PROPOSED ADDITION FOR

BRAE ST. RESIDENCE

PROJECT DESCRIPTION

ADDITION TO AN EXISTING HOME AT 4045 BONNIE BRAE ST, ARGYLE, TX 76226. THIS PROJECT WAS STARTED BY PREVIOUS OWNER AND WAS LEFT INCOMPLETE. CURRENT OWNER IS LOOKING TO FINISH THE PROJECT.

THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES:

-2015 INTERNATIONAL RESIDENTIAL CODE
-2018 INTERNATIONAL RESIDENTIAL CODE
-2021 INTERNATIONAL RESIDENTIAL CODE
-2018 INTERNATIONAL MECHANICAL CODE
-2021 INTERNATIONAL MECHANICAL CODE
-2018 INTERNATIONAL PLUMBING CODE
-2021 INTERNATIONAL PLUMBING CODE
-2017 NATIONAL ELECTRICAL CODE
-2020 NATIONAL ELECTRICAL CODE
-2023 NATIONAL ELECTRICAL CODE
-2018 INTERNATIONAL FIRE CODE
-2021 INTERNATIONAL FIRE CODE
-2018 INTERNATIONAL ENERGY CONSERVATION CODE
-2021 INTERNATIONAL ENERGY CONSERVATION CODE

-ALL APPLICABLE STATE AND LOCAL CODES.

SQUARE FOOTAGES

LOT AREA = 11.769 ACRES

EXISTING SQUAREFOOTAGES

	AREA
MAIN FLOOR	3055
UPPER FLOOR	2001
SUBTOTAL	5056
PORCH	508
2 CAR GARAGE / WORKSHOP	1174
COV. OUTDOOR LIVING	589
POTRICOCHERE	256
TOTAL	7583
TOTAL SLAB	5582

PROPOSED SQUAREFOOTAGES

	AREA
MAIN FLOOR	4435
UPPER FLOOR	2373
SUBTOTAL	6808
PORCH	104
2 CAR GARAGE / WORKSHOP	1037
COV. OUTDOOR LIVING	777
POTRICOCHERE	0
TOTAL	8726
TOTAL SLAB	6453

INDEX

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REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

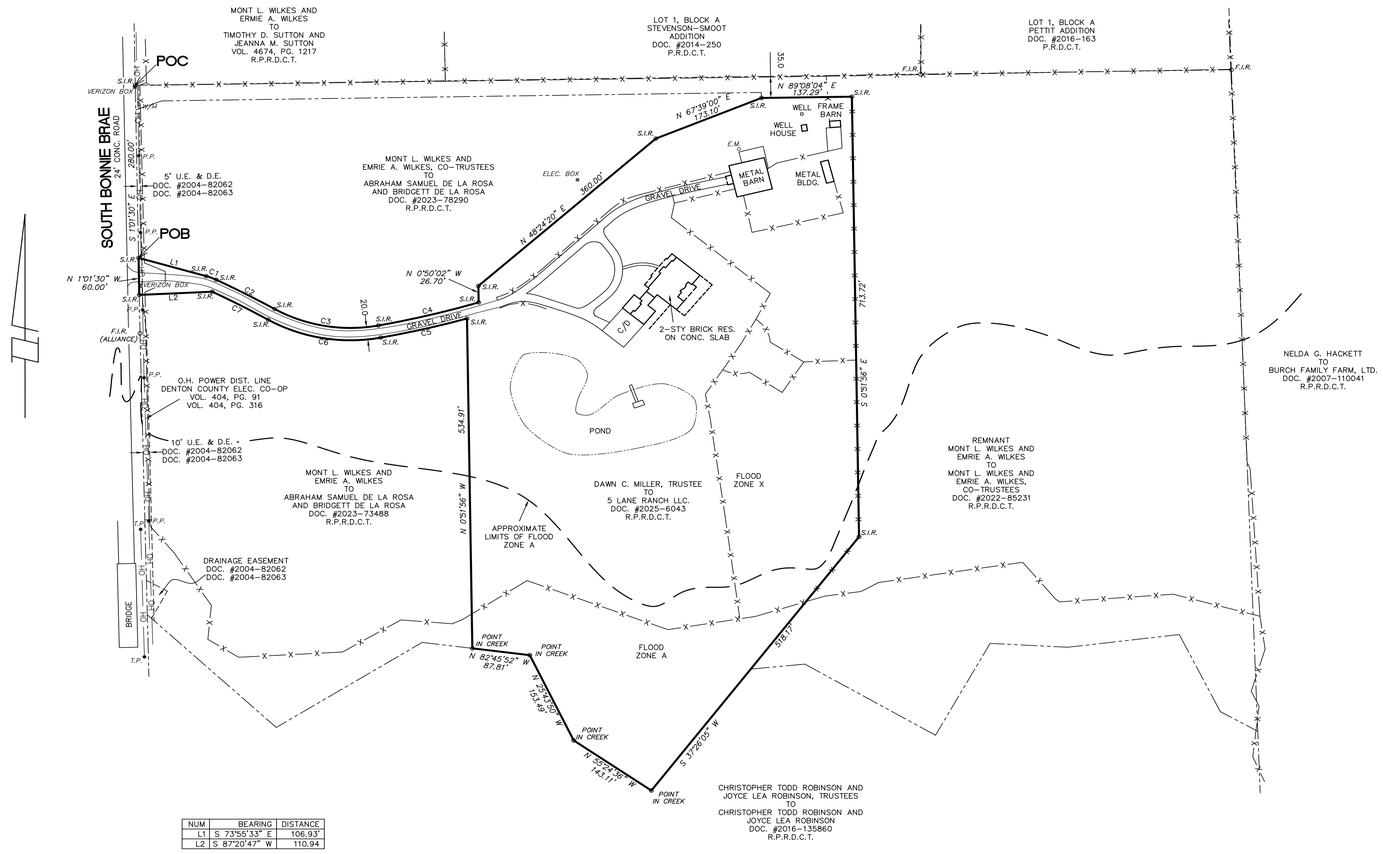
IDEA SCOPE

= INNOVATIVE = DESIGN
= ENGINEERING = ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

COVER SHEET

A0.0



NUM	BEARING	DISTANCE
L1	S 73°55'33" E	106.93'
L2	S 87°20'47" W	110.94

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°18'58"	16.20'	90.00'	S 68°46'04" E	16.18'
C2	3°31'40"	100.64'	1634.46'	S 61°50'46" E	100.62'
C3	40°34'13"	162.86'	230.00'	S 80°22'02" E	159.48'
C4	6°20'40"	156.69'	1415.00'	N 76°10'31" E	156.61'
C5	5°22'02"	134.43'	1435.00'	S 76°39'50" W	134.38'
C6	40°34'13"	177.02'	250.00'	N 80°22'02" W	173.35'
C7	3°24'38"	96.10'	1614.46'	N 61°47'15" W	96.09'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

FIELD NOTES
11.769 ACRES

BEING all that certain lot, tract, or parcel of land situated in the William Roark Survey Abstract Number 1087 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Dawn C. Miller, Trustee to 5 Lane Ranch, Llc. recorded in Document Number 2025-6043, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 found for corner in the east line of South Bonnie Brae, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees to Abraham Samuel De La Rosa and Bridgett Diane De La Rosa recorded in Document Number 2023-78290, Real Property Records, Denton County, Texas

THENCE S 73° 55' 33" **E,** 106.93 feet with the south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the right having a central angle of 10° 18' 58", a radius of 90.00 feet, an arc length of 16.20 feet, whose chord bears S 68° 46' 04" E, 16.18 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the right having a central angle of 03° 31' 40", a radius of 1634.46 feet, an arc length of 100.64 feet, whose chord bears S 61° 50' 46" E, 100.62 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the left having a central angle of 40° 34' 13", a radius of 230.00 feet, an arc length of 162.86 feet, whose chord bears S 80° 22' 02" E, 159.48 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the left having a central angle of 06° 20' 40", a radius of 1415.00 feet, an arc length of 156.69 feet, whose chord bears N 76° 10' 31" E, 156.61 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 0° 50' 02" **W,** 26.70 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 48° 24' 20" **E,** 360.00 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 67° 39' 00" **E,** 173.10 with said south line of said De La Rosa tract recorded in Document Number 2023-78290 feet to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 89° 08' 04" **E,** 137.29 feet to a capped iron rod marked RPLS 4561 found for corner at an inner ell of the remnant of that certain tract of land conveyed by deed from Mont L. Wilkes and Emrie A. Wilkes to Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees recorded in Document Number 2022-85231, Real Property Records, Denton County, Texas;

THENCE S 00° 51' 56" **E,** 713.72 feet with a west line of said Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees tract to a capped iron rod marked RPLS 4561 found for corner;

THENCE S 37° 26' 05" W, 518.17 feet with said west line of said Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees tract to a point in a creek for corner, said point lying in the north line of that certain tract of land conveyed by deed from Christopher Todd Robinson and Joyce Lea Robinson, Trustees too Christopher Todd Robinson and Joyce Lea Robinson recorded under Document Number 2016-135860, Real Property Records, Denton County, Texas;

THENCE N 55° 24' 36" W, 143.11 feet with said creek and with the north line of said Robinson tract to a point in said creek for corner;

THENCE N 25° 43' 50" W, 153.49 feet with said creek and with the north line of said Robinson tract to a point in said creek for corner;

THENCE N 82° 45' 52" W, 87.81 feet with said creek and with the north line of said Robinson tract to a point in said creek for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Mont L. Wilkes and Emrie A. Wilkes to Abraham Samuel De La Rosa and Bridgett Diane De La Rosa recorded in Document Number 2023-73488, Real Property Records, Denton County, Texas;

THENCE N 0° 51' 56" **W,** 534.91 feet with the east line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner at an inner ell of said De La Rosa tract recorded in Document Number 2023-73488;

THENCE along the arc of a curve to the right having a central angle of 05° 22' 02", a radius of 1435.00 feet, an arc length of 134.43 feet, whose chord bears N 76° 39' 50" W, 134.38 feet with north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the right having a central angle of 40° 34' 13", a radius of 250.00 feet, an arc length of 177.02 feet, whose chord bears N 80° 22' 02" W, 173.35 feet with said north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the left having a central angle of 03° 24' 38", a radius of 1614.46 feet, an arc length of 96.10 feet, whose chord bears N 61° 47' 15" W, 96.09 feet with said north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner;

THENCE S 87° 20' 47" **W,** 110.94 feet with said north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner in said east line of said South Bonnie Brae;

THENCE N 1° 01' 30" W, 60.00 feet with said east line of said South Bonnie Brae to the **PLACE OF BEGINNING** containing 11.769 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO PROVIDENCE TITLE:
I hereby certify that on the 6th day of February, 2025, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0370G, dated April 18, 2011. (Subject property lies in Zone A and Zone X approximately as shown).

STATE OF TEXAS · REGISTERED · GERALD YENSAN · 4561 · PROFESSIONAL · LAND SURVEYOR

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

SURVEY PLAT
11.769 ACRES IN THE
WILLIAM ROARK SURVEY A-1087
DENTON COUNTY, TEXAS

PURCHASER: 5 LANE RANCH, LLC.

LANDMARK SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

B.L. = BUILDING LINE
C/O/P = COVERED PATIO/PORCH
C/O = SANITARY SEWER CLEANOUT
C/W = CONCRETE SIDEWALK
E.B. = ELECTRIC BOX
F.I.R. = FOUND IRON ROD
G.M. = GAS LINE MARKER
P.P. = POWER POLE
S.P. = SERVICE POLE
STM MH=STORM SEWER MANHOLE
W/D = WOOD DECK
W/V = WATER VALVE
FENCE ——X——
CATV = CABLE TV BOX
C/D = CONCRETE DRIVE
C/P = CONCRETE PATIO/PORCH
D.E. = DRAINAGE EASEMENT
F.H. = FIRE HYDRANT
FOC = FIBER OPTIC CABLE
L.P. = LIGHT POLE
S.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD
SSMH = SANITARY SEWER MANHOLE
TEL. PED. = TELEPHONE BOX
W/M = WATER METER
U.E. = UTILITY EASEMENT
OVERHEAD POWER LINE ——— OH ———

DRAWN BY: BTH
SCALE: 1"=100'
PROVIDENCE TITLE G.F. 15700099I
DATE: 06 FEBRUARY, 2025 JOB NO: 2337827

Existing Surey Plat

SCALE: NTS

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE

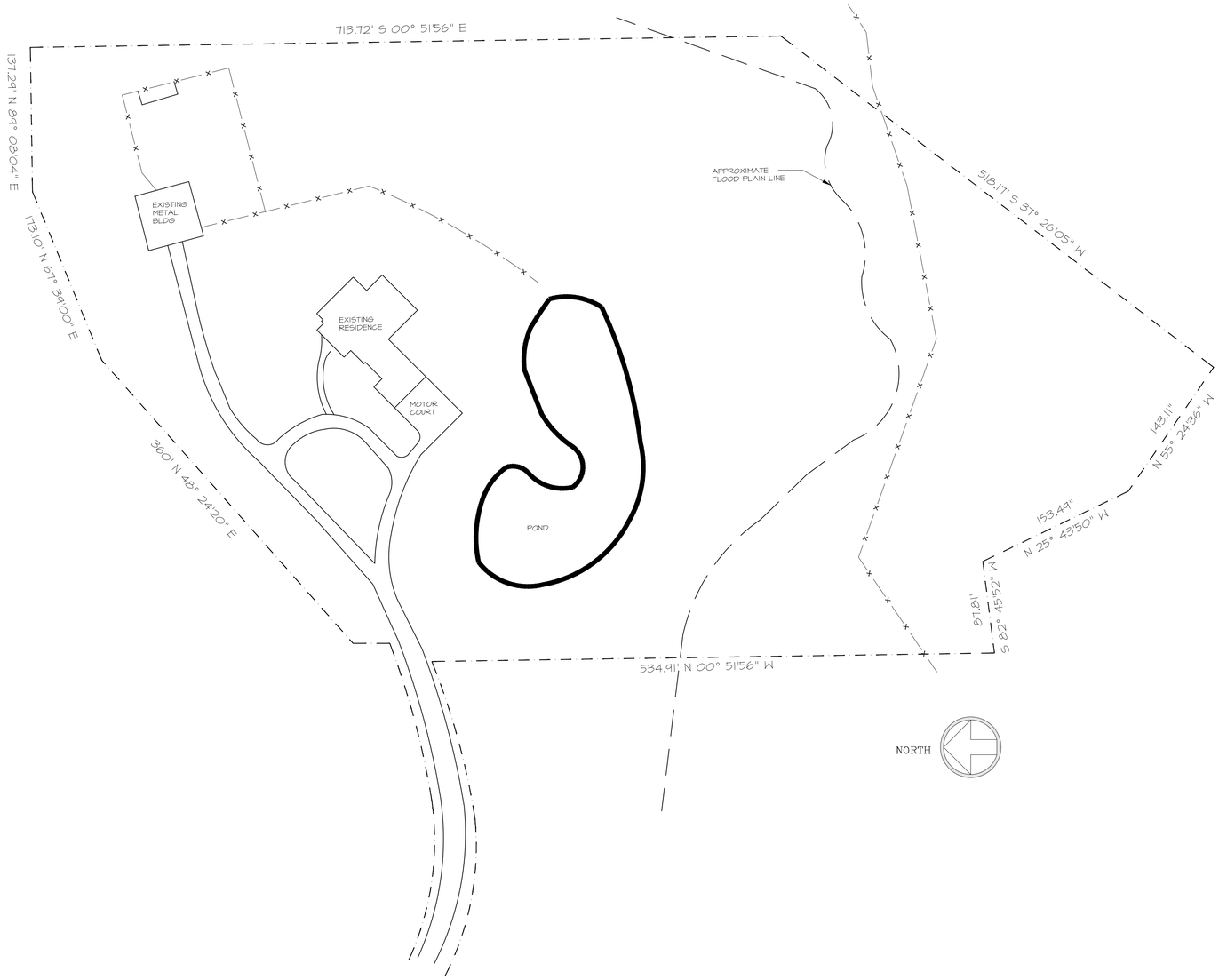
■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-25

SURVEY PLAT

A0.01

SQUARE FOOTAGES
LOT AREA = 11.769 ACRES
EXISTING BUILT-UP AREA = 7520 SQ.FT.



Site Plan

SCALE: 1/64"=1'-0" (22x34)

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IDEA SCOPE

INNOVATIVE ▪ DESIGN
ENGINEERING ▪ ARCHITECTURE

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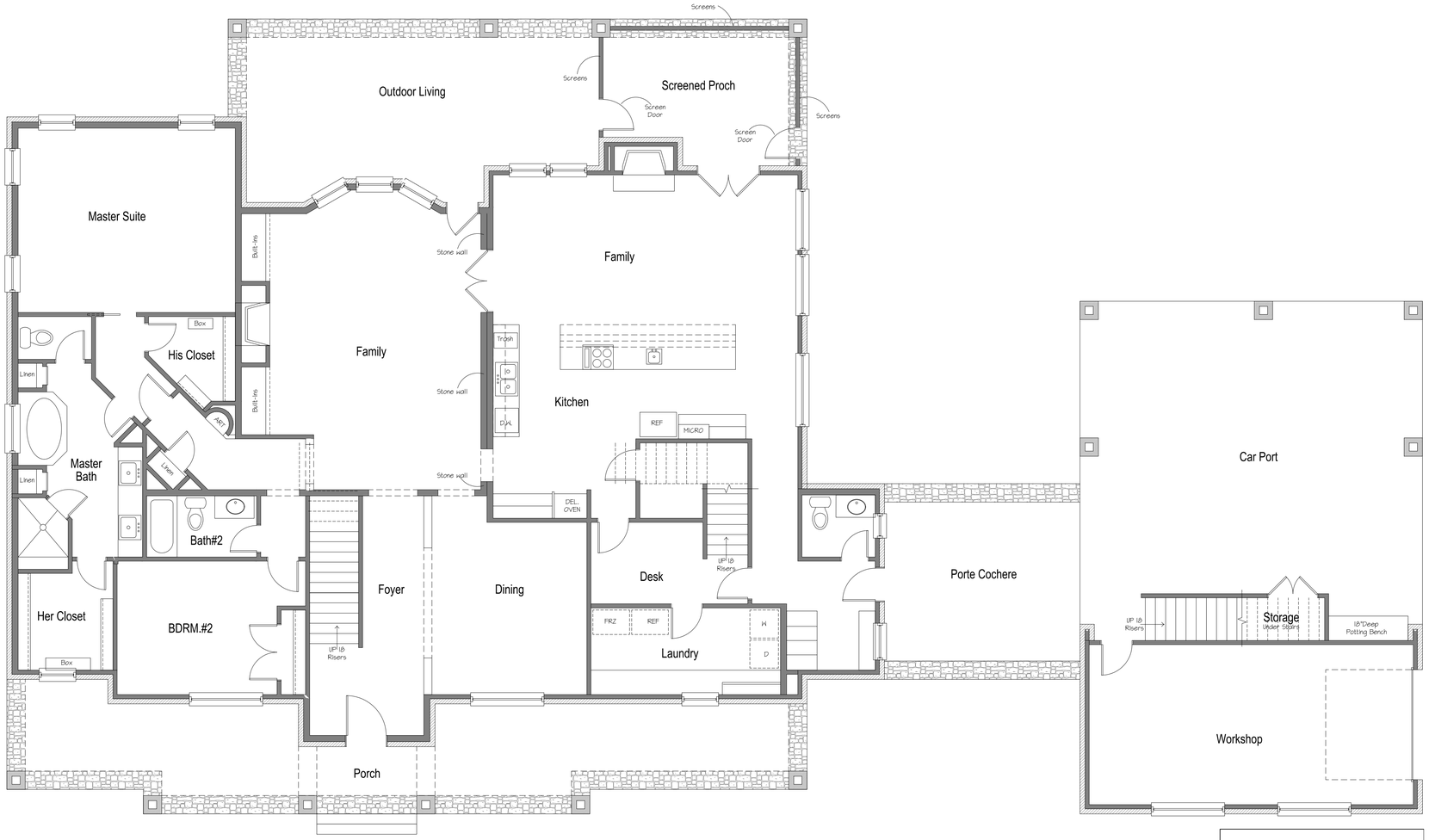
ISSUE DATE: 2025-02-26

SITE PLAN

A0.1



EXISTING SQUAREFOOTAGES	
	AREA
MAIN FLOOR	3055
UPPER FLOOR	2001
SUBTOTAL	5056
PORCH	508
2 CAR GARAGE / WORKSHOP	1114
GOV. OUTDOOR LIVING	589
POTRICOCHERE	256
TOTAL	7583
TOTAL SLAB	5582

Existing First Floor Plan

SCALE: 3/16"=1'-0" (22x34)

REVISIONS

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4045 Bonnie Brae St., Argyle, TX 76226

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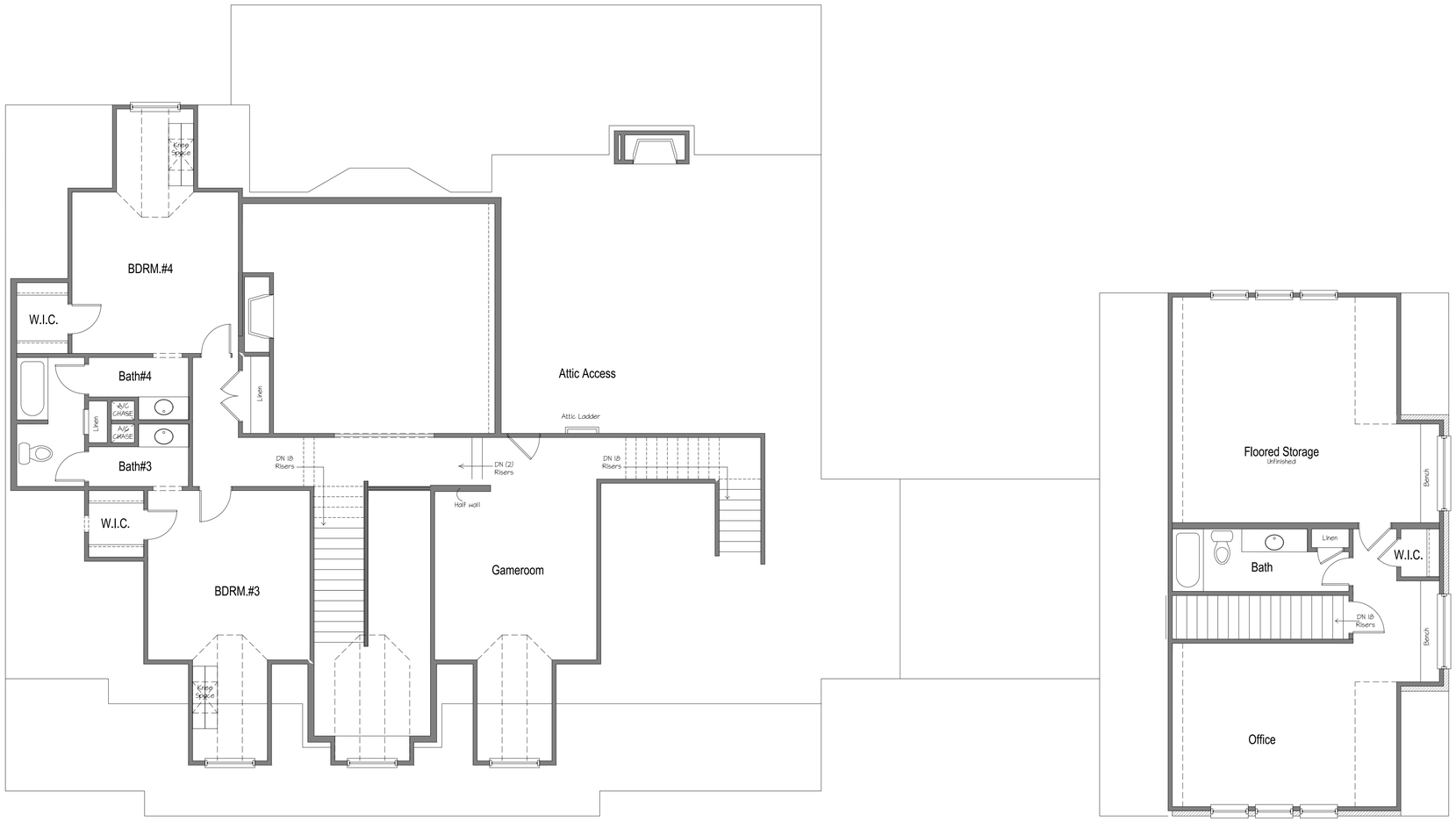
EXISTING
FIRST FLOOR PLAN

A1.1



EXISTING SQUAREFOOTAGES	
	AREA
MAIN FLOOR	3055
UPPER FLOOR	2001
SUBTOTAL	**5056**
PORCH	508
2 CAR GARAGE / WORKSHOP	1174
COV. OUTDOOR LIVING	584
POTRICOCHERE	256
TOTAL	**7583**
TOTAL SLAB	5582

Existing Second Floor Plan

SCALE: 3/16"=1'-0" (22x34)

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PROPOSED DRAWINGS FOR

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IDEA SCOPE

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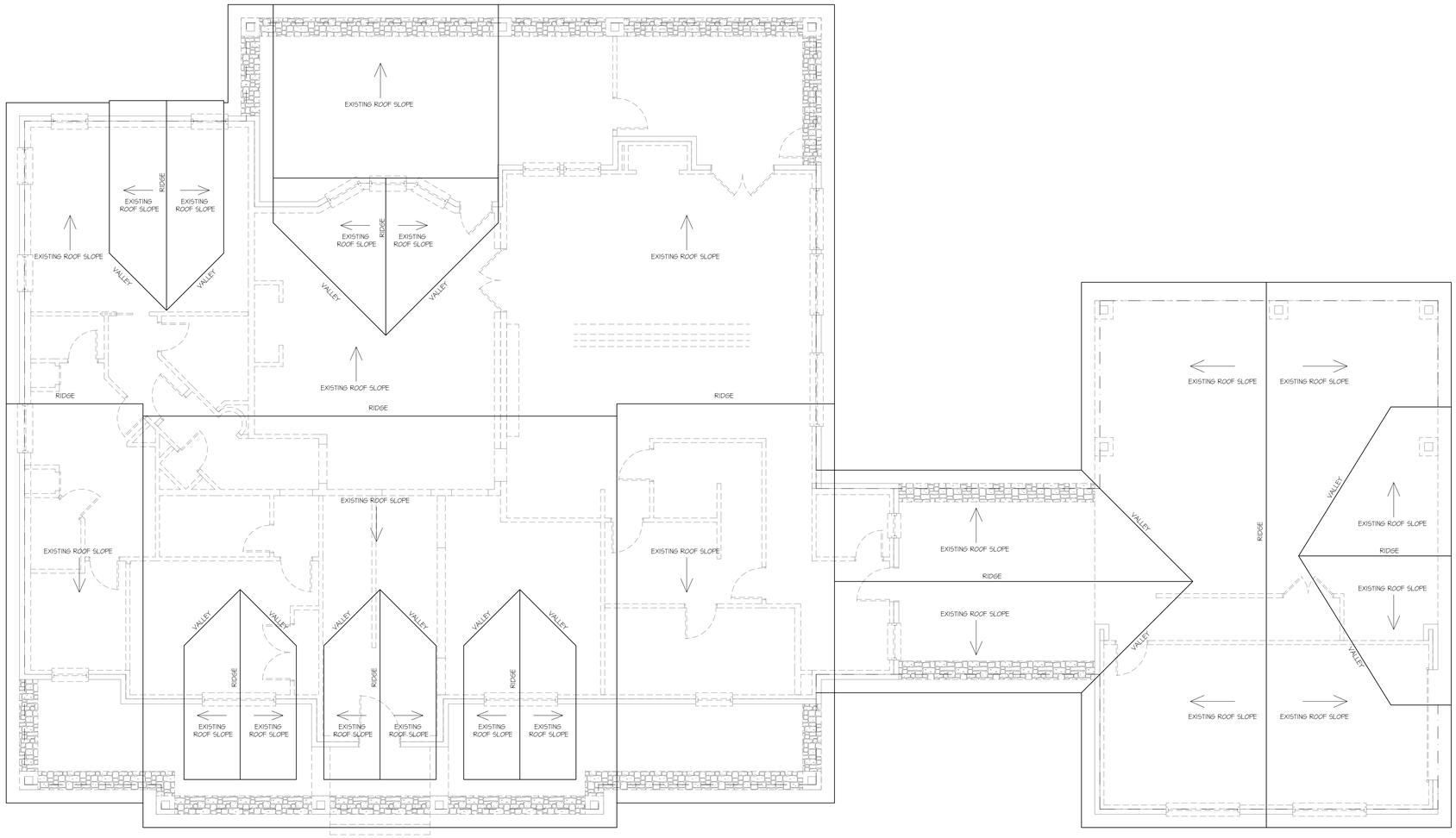
EXISTING
SECOND FLOOR PLAN

A1.2



Existing Roof Plan

SCALE: 3/16"=1'-0" (22x34)

REVISIONS

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PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

iDEA SCOPE

■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

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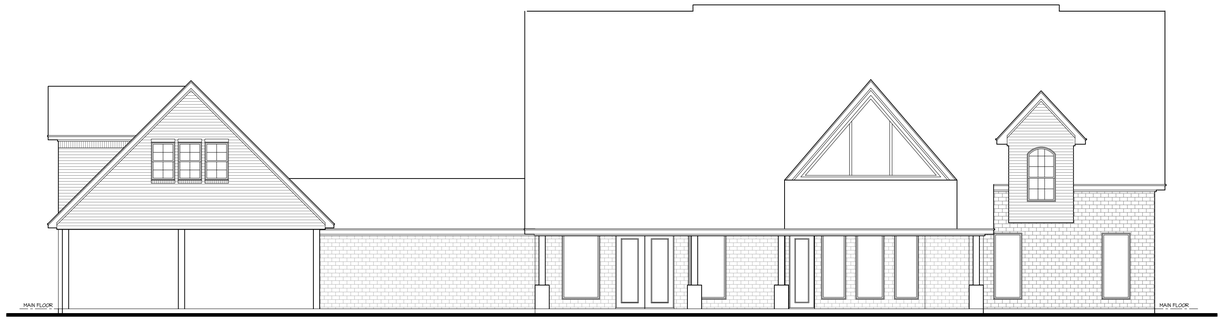
EXISTING ROOF PLAN

A1.3



Rear Elevation

SCALE: 1/4"=1'-0" (22x34)

Left Side Elevation

SCALE: 1/8"=1'-0" (22x34)

Front Side Elevation

SCALE: 1/8"=1'-0" (22x34)

Right Side Elevation

SCALE: 1/8"=1'-0" (22x34)

Existing Elevations

SCALE: 1/8"=1'-0" (22x34)

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IDEA SCOPE

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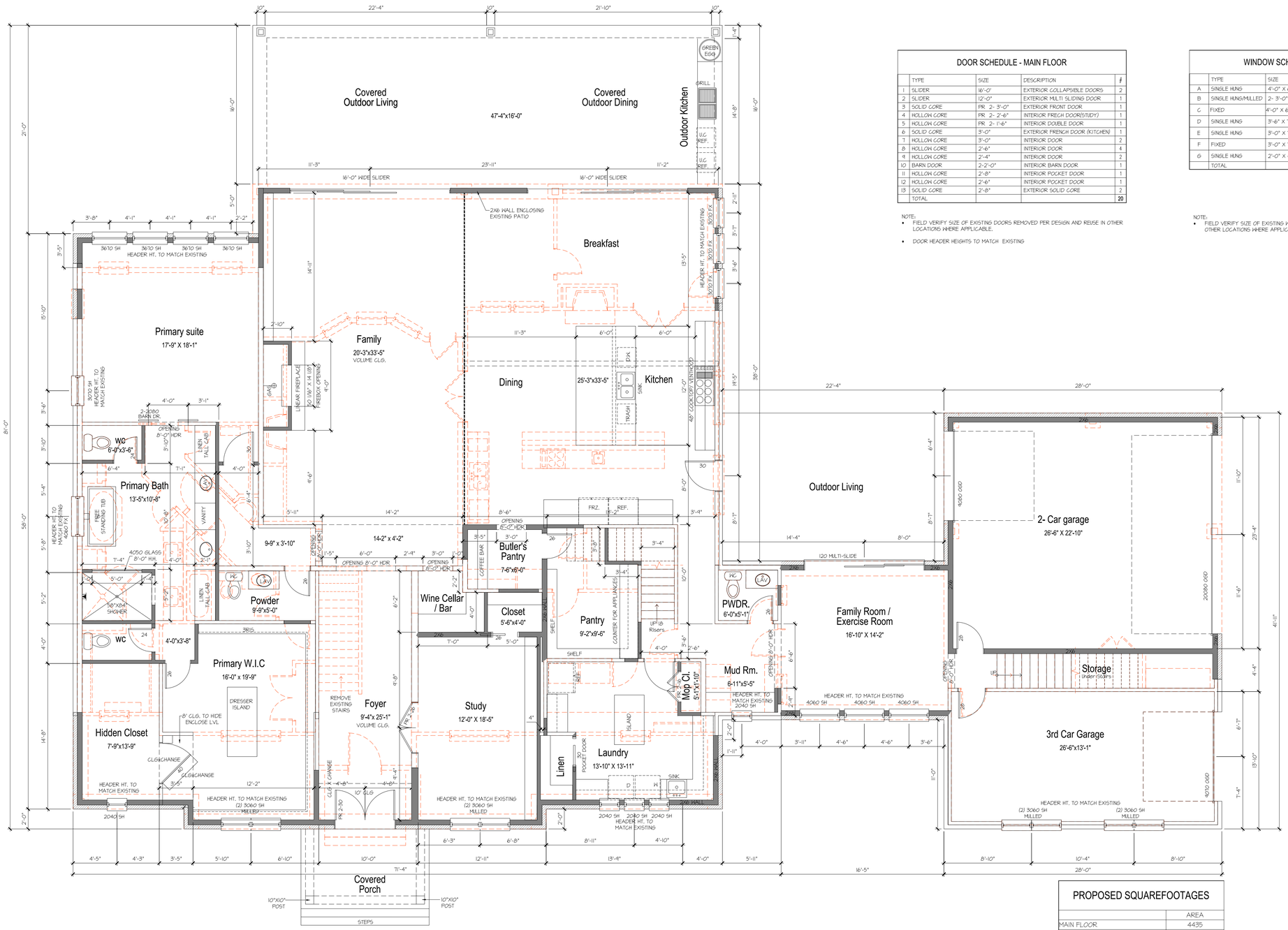
EXISTING
RIGHT & REAR SIDE
RIGHT & REAR SIDE
ELEVATIONS

A1.4



DOOR SCHEDULE - MAIN FLOOR

	TYPE	SIZE	DESCRIPTION	#
1	SLIDER	16'-0"	EXTERIOR COLLAPSIBLE DOORS	2
2	SLIDER	12'-0"	EXTERIOR MULTI SLIDING DOOR	1
3	SOLID CORE	PR. 2'- 3'-0"	EXTERIOR FRONT DOOR	1
4	HOLLOW CORE	PR. 2'- 2'-6"	INTERIOR FRECH DOOR(STUDY)	1
5	HOLLOW CORE	PR. 2'- 1'-6"	INTERIOR DOUBLE DOOR	1
6	SOLID CORE	3'-0"	EXTERIOR FRENCH DOOR (KITCHEN)	1
7	HOLLOW CORE	3'-0"	INTERIOR DOOR	2
8	HOLLOW CORE	2'-6"	INTERIOR DOOR	4
9	HOLLOW CORE	2'-4"	INTERIOR DOOR	2
10	BARN DOOR	2-2'-0"	INTERIOR BARN DOOR	1
11	HOLLOW CORE	2'-8"	INTERIOR POCKET DOOR	1
12	HOLLOW CORE	2'-6"	INTERIOR POCKET DOOR	1
13	SOLID CORE	2'-8"	EXTERIOR SOLID CORE	2
	TOTAL			20

NOTE:
- FIELD VERIFY SIZE OF EXISTING DOORS REMOVED PER DESIGN AND REUSE IN OTHER LOCATIONS WHERE APPLICABLE.
- DOOR HEADER HEIGHTS TO MATCH EXISTING

WINDOW SCHEDULE - MAIN FLOOR

	TYPE	SIZE	DESCRIPTION	#
A	SINGLE HUNG	4'-0" X 6'-0"	HEADER HT. TO MATCH EXISTING	3
B	SINGLE HUNG/MULLED	2- 3'-0" X 6'-0"	HEADER HT. TO MATCH EXISTING	4
C	FIXED	4'-0" X 6'-0"	HEADER HT. TO MATCH EXISTING	1
D	SINGLE HUNG	3'-6" X 7'-0"	HEADER HT. TO MATCH EXISTING	4
E	SINGLE HUNG	3'-0" X 7'-0"	HEADER HT. TO MATCH EXISTING	1
F	FIXED	3'-0" X 7'-0"	HEADER HT. TO MATCH EXISTING	3
G	SINGLE HUNG	2'-0" X 4'-0"	HEADER HT. TO MATCH EXISTING	5
	TOTAL			21

NOTE:
- FIELD VERIFY SIZE OF EXISTING WINDOWS REMOVED PER DESIGN AND REUSE IN OTHER LOCATIONS WHERE APPLICABLE.

WALL LEGEND:

- EXISTING WALLS
- PROPOSED WALLS
- EXISTING WALLS
- PROPOSED WALLS

PROPOSED SQUAREFOOTAGES

	AREA
MAIN FLOOR	4435
UPPER FLOOR	2373
SUBTOTAL	6808
PORCH	104
2 CAR GARAGE / WORKSHOP	1037
COV. OUTDOOR LIVING	771
POTRICOCHERE	0
TOTAL	8726
TOTAL SLAB	6453

DIMENSIONS AS PER EXISTING PLANS,
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR TO REACH OUT TO THE ENGINEER IN CASE OF ANY DISCREPANCY.

Proposed First Floor Plan

SCALE: 3/16"=1'-0" (22x34)

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PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

iDEA! SCOPE

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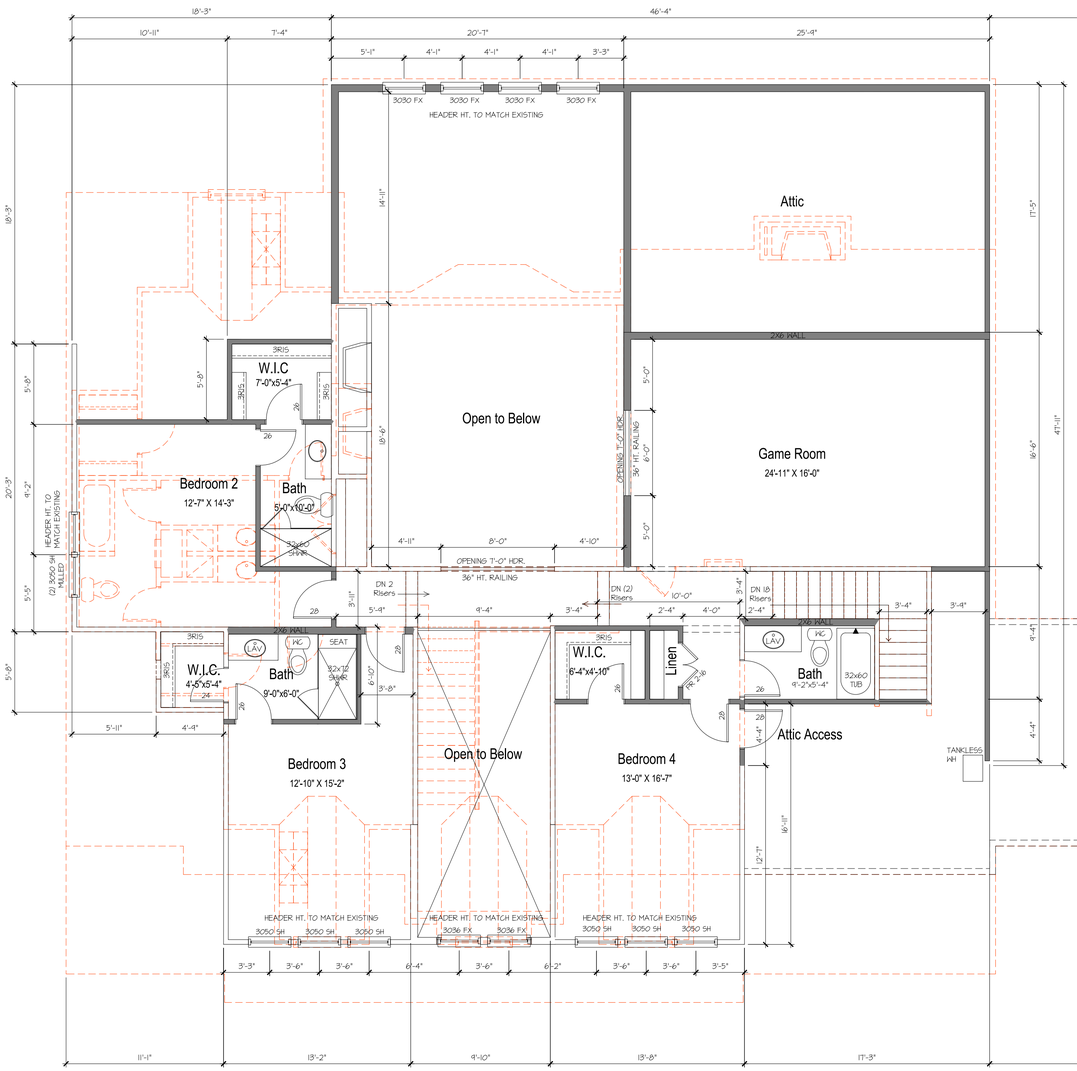
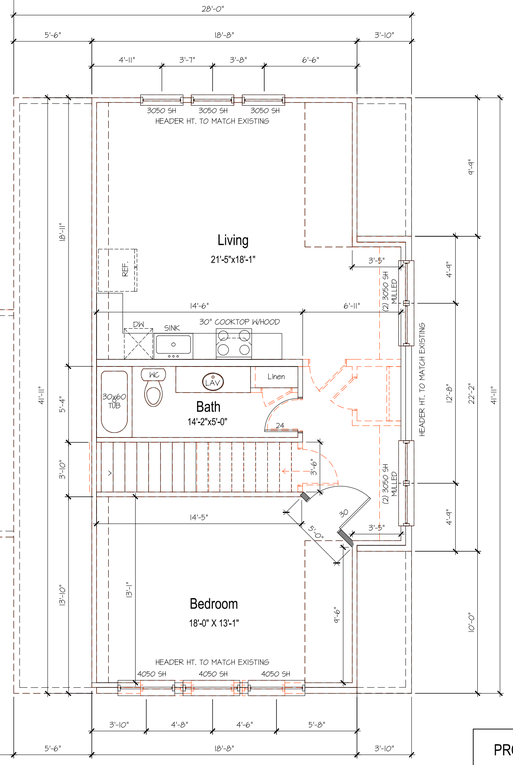
PROPOSED
FIRST FLOOR PLAN

A2.1





DOOR SCHEDULE - SECOND FLOOR

	TYPE	SIZE	DESCRIPTION	#
1	HOLLOW CORE	3'-0"	INTERIOR DOOR	1
2	HOLLOW CORE	2'-8"	INTERIOR DOOR	4
3	HOLLOW CORE	2'-6"	INTERIOR DOOR	5
4	HOLLOW CORE	2'-4"	INTERIOR DOOR	2
5	HOLLOW CORE	PR 2'-1'-6"	INTERIOR DOOR	1
6	SOLID CORE	2'-8"	ATTIC ACCESS DOOR	1
	TOTAL			14

NOTE:
- FIELD VERIFY SIZE OF EXISTING DOORS REMOVED PER DESIGN AND REUSE IN OTHER LOCATIONS WHERE APPLICABLE.
- DOOR HEADER HEIGHTS TO MATCH EXISTING

WINDOW SCHEDULE - SECOND FLOOR

	TYPE	SIZE	DESCRIPTION	#
A	SINGLE HUNG	4'-0" X 5'-0"	HEADER HT. TO MATCH EXISTING	3
B	SINGLE HUNG/MULLED	2'-3"-0" X 5'-0"	HEADER HT. TO MATCH EXISTING	3
C	SINGLE HUNG	3'-0" X 5'-0"	HEADER HT. TO MATCH EXISTING	9
D	FIXED	3'-0" X 3'-6"	HEADER HT. TO MATCH EXISTING	2
E	FIXED	3'-0" X 3'-0"	HEADER HT. TO MATCH EXISTING	4
	TOTAL			21

NOTE:
- FIELD VERIFY SIZE OF EXISTING WINDOWS REMOVED PER DESIGN AND REUSE IN OTHER LOCATIONS WHERE APPLICABLE.

PROPOSED SQUAREFOOTAGES

	AREA
MAIN FLOOR	4435
UPPER FLOOR	2313
SUBTOTAL	6808
PORCH	104
2 CAR GARAGE / WORKSHOP	1081
COV. OUTDOOR LIVING	777
POTRICOCHERE	0
TOTAL	8726
TOTAL SLAB	6453

DIMENSIONS AS PER EXISTING PLANS,
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR TO REACH OUT TO THE ENGINEER IN CASE OF ANY DISCREPANCY.

Proposed Second Floor Plan

SCALE: 3/16"=1'-0" (22x34)

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PROPOSED DRAWINGS FOR

Brae St. Residence

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IDEA SCOPE

= INNOVATIVE = DESIGN
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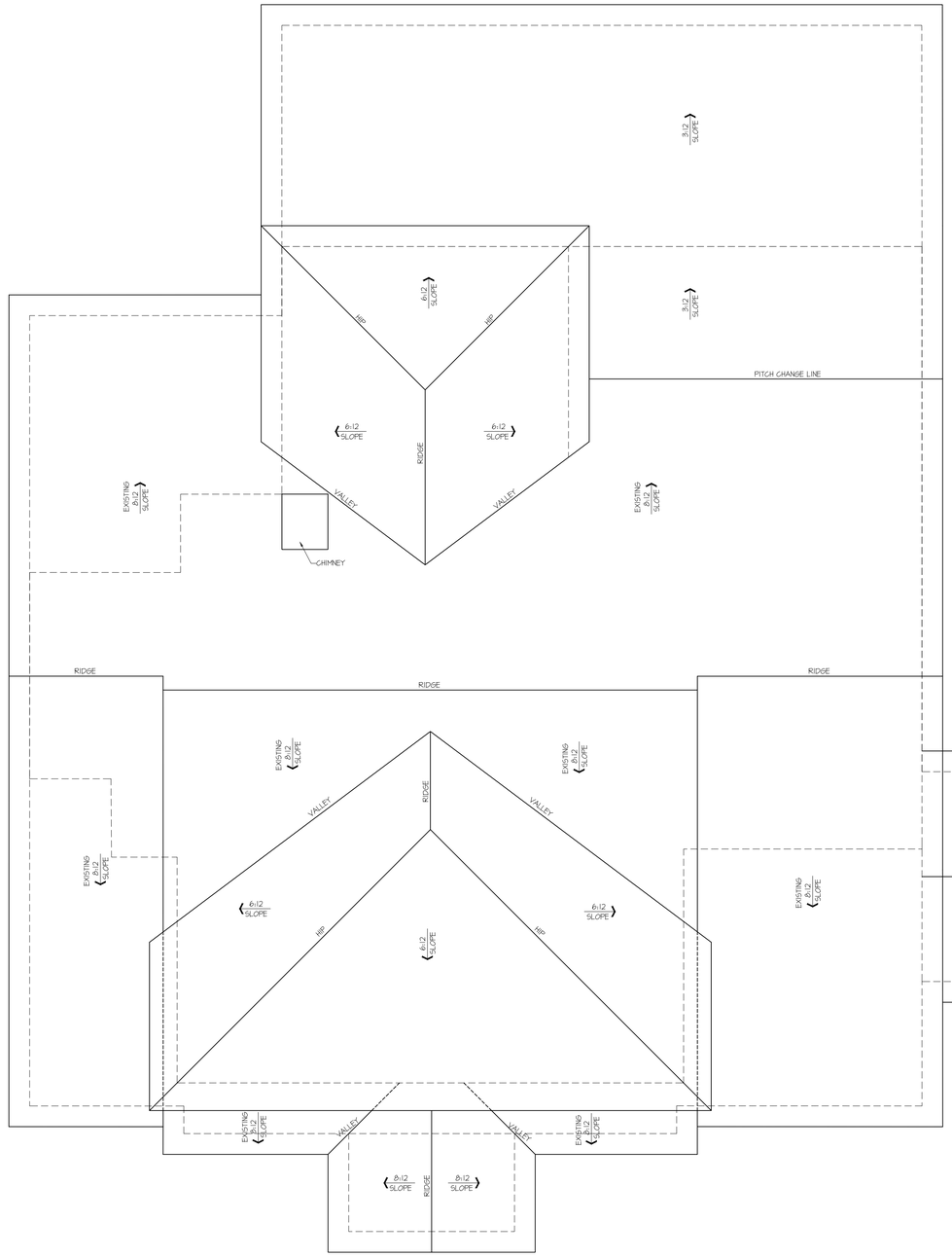
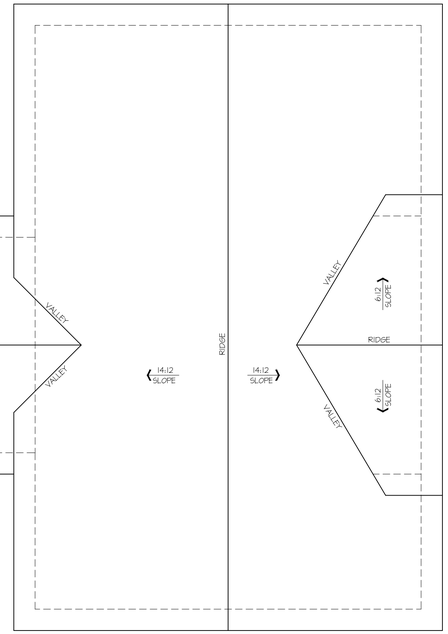
PROPOSED
SECOND FLOOR PLAN

A2.2





Proposed Roof Plan

SCALE: 3/16"=1'-0" (22x34)

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

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IDEA SCOPE

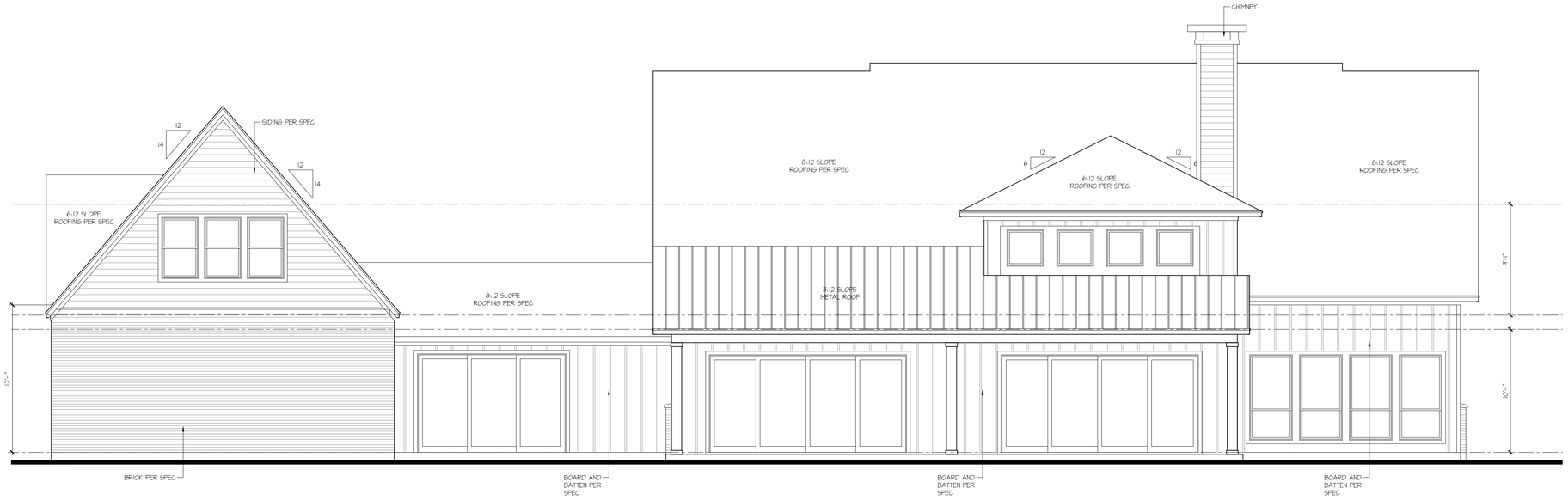
■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072

ISSUE DATE: 2025-02-26

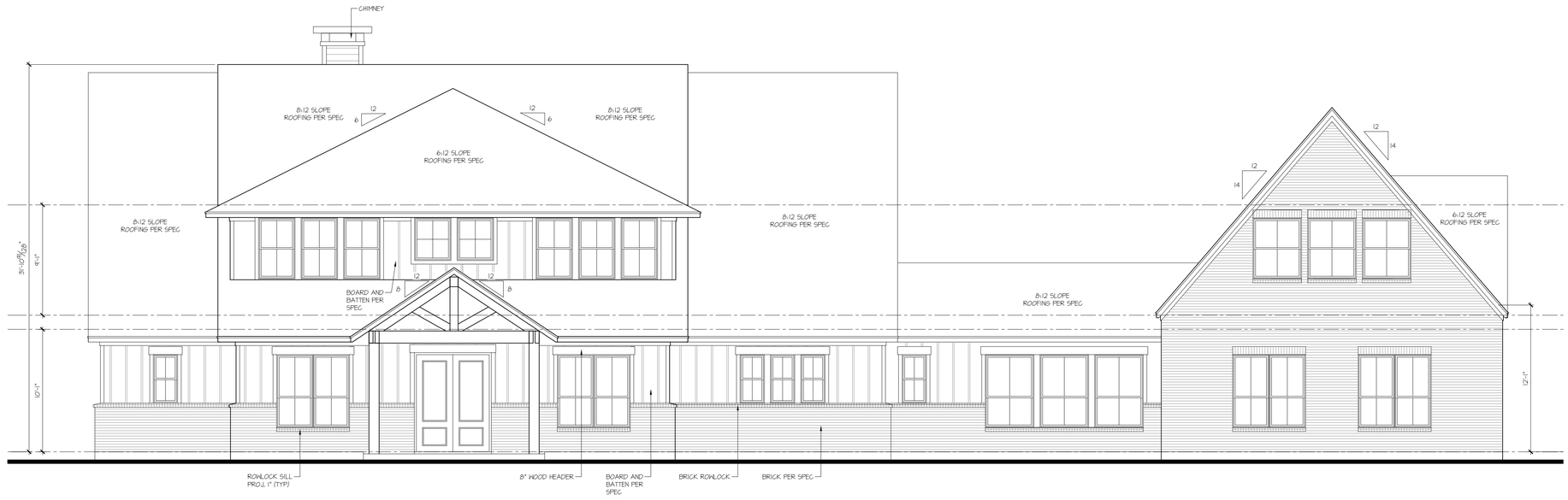
PROPOSED
ROOF PLAN

A2.3



Rear Elevation

SCALE: 3/16"=1'-0" (22x34)



Front Eevation

SCALE: 3/16"=1'-0" (22x34)

DIMENSIONS AS PER EXISTING PLANS,
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR TO REACH OUT TO THE ENGINEER IN
CASE OF ANY DISCREPANCY.

Proposed Elevations

SCALE: 1/8"=1'-0" (22x34)

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

iDEA! SCOPE

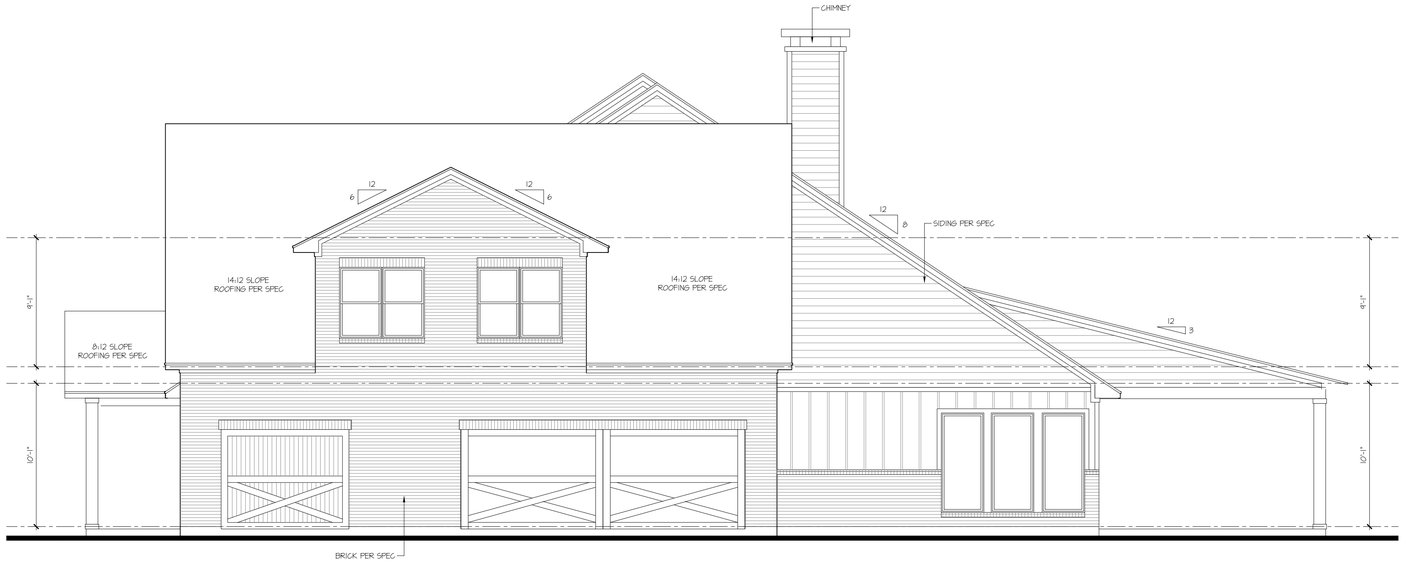
■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

PROPOSED

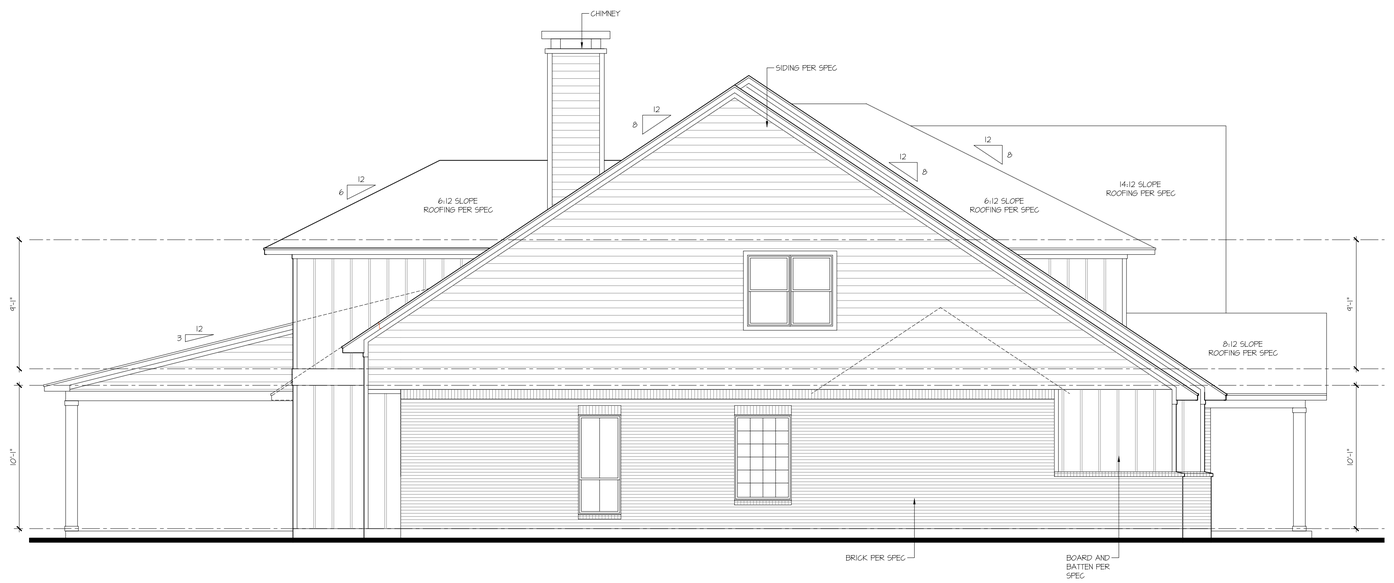
ELEVATIONS

A3.1



Right Side Elevation

SCALE: 3/16"=1'-0" (22x34)



Left Side Eevation

SCALE: 3/16"=1'-0" (22x34)

DIMENSIONS AS PER EXISTING PLANS,
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR TO REACH OUT TO THE ENGINEER IN
CASE OF ANY DISCREPANCY.

Proposed Elevations

SCALE: 1/8"=1'-0" (22x34)

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE

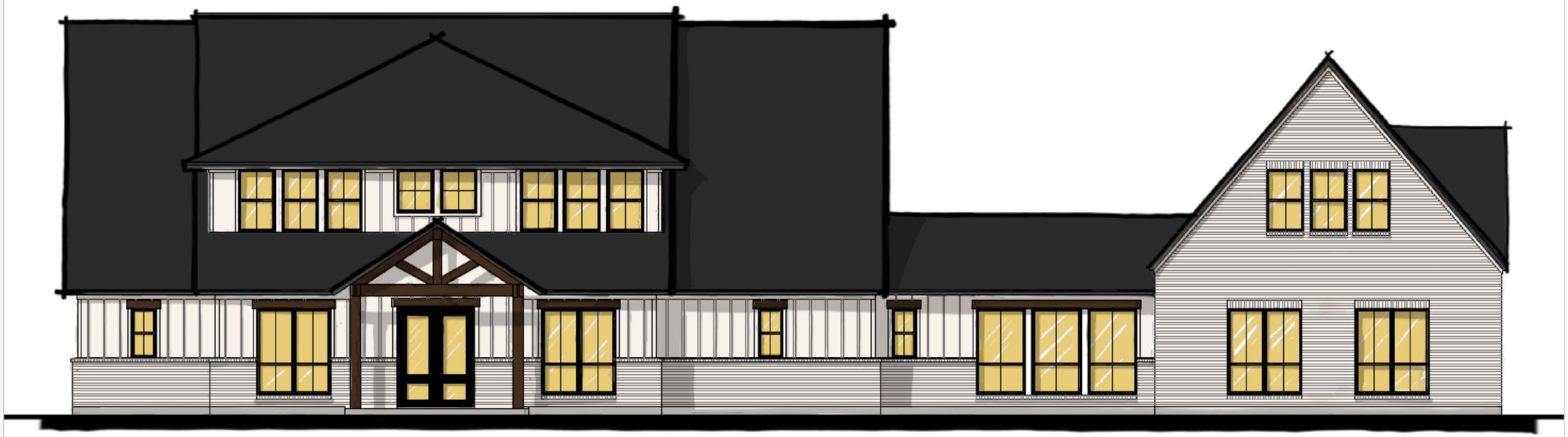
■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

PROPOSED

ELEVATIONS

A3.2



Proposed Front View

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE

■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

PROPOSED
FRONT VIEW

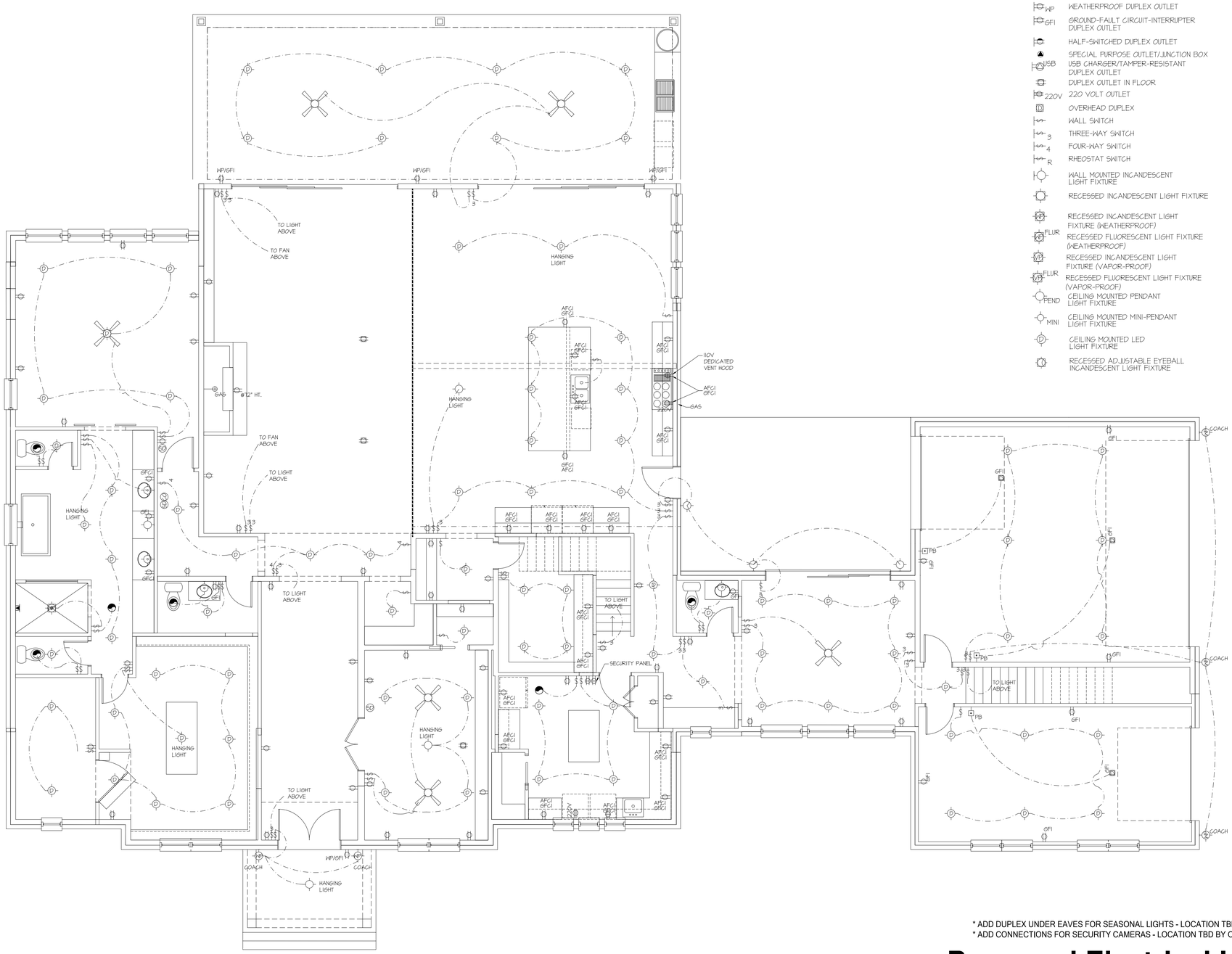
A3.3

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
2. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
3. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
4. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
5. ALL ELECTRICAL AND MECHANICAL EQUIPMENT (I.E. FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
6. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY HABITABLE SPACE SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12(A) & (B).
7. ALL GARAGE RECEPTACLE OUTLETS TO BE SERVED BY A SEPARATE BRANCH CIRCUIT THAT DOES NOT SUPPLY OTHER OUTLETS OF THE DWELLING UNIT.

ELECTRICAL DEVICES:	ABOVE FINISHED FLOOR:
SWITCHES OVER COUNTER	48" TO CL
WALL OUTLETS OVER COUNTER	48" TO CL
REMAINING SWITCHES	48" TO CL
WALL OUTLETS	12" TO CL
BATH VANITY BRACKET OUTLET (1" ABOVE TOP OF MIRROR)	80" TO CL
WATER SOFTENER AND SUMP OUTLETS	48" TO CL
TELEPHONE OUTLETS	12" TO CL
TELEVISION OUTLETS	12" TO CL
EXTERIOR GFI OUTLETS	12" TO CL
GARAGE GFI (ABOVE GARAGE FLOOR)	48" TO CL
BASEMENT WALL OUTLETS	48" TO CL
FRONT DOOR COACH LIGHT	72" TO CL
GARAGE DOOR COACH LIGHT, (ABOVE GARAGE FLOOR)	84" TO CL
DINING AND BREAKFAST FIXTURE	64" TO BTM OF FIXTURE
FOYER AND STAIRWAY FIXTURE	96" TO BTM OF FIXTURE
THERMOSTAT	54" TO CL
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	16" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
WASHER/DRYER OUTLET	48" TO CL

CL = CENTER LINE
1 = FIELD VERIFY
2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"



ELECTRICAL KEY:

- SINGLE POLE OUTLET
- DUPLEX CONVENIENCE OUTLET
- DUPLEX OUTLET ABOVE COUNTER
- WP — WEATHERPROOF DUPLEX OUTLET
- GFI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- HALF-SWITCHED DUPLEX OUTLET
- SPECIAL PURPOSE OUTLET/JUNCTION BOX
- USB — USB CHARGER/TAMPER-RESISTANT DUPLEX OUTLET
- DUPLEX OUTLET IN FLOOR
- 220V — 220 VOLT OUTLET
- OVERHEAD DUPLEX
- WALL SWITCH
- 3 — THREE-WAY SWITCH
- 4 — FOUR-WAY SWITCH
- R — RHEOSTAT SWITCH
- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
- RECESSED INCANDESCENT LIGHT FIXTURE
- WP — RECESSED INCANDESCENT LIGHT FIXTURE (WEATHERPROOF)
- FLUR — RECESSED FLUORESCENT LIGHT FIXTURE (WEATHERPROOF)
- VP — RECESSED INCANDESCENT LIGHT FIXTURE (VAPOR-PROOF)
- FLUR VP — RECESSED FLUORESCENT LIGHT FIXTURE (VAPOR-PROOF)
- PEND — CEILING MOUNTED PENDANT LIGHT FIXTURE
- MINI — CEILING MOUNTED MINI-PENDANT LIGHT FIXTURE
- CEILING MOUNTED LED LIGHT FIXTURE
- RECESSED ADJUSTABLE EYEBALL INCANDESCENT LIGHT FIXTURE
- EMERGENCY LIGHT
- FLUORESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE WITH PULL CHAIN
- PC — TRACK LIGHT
- EXHAUST FAN (VENT TO EXTERIOR)
- EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- EXHAUST FAN WITH HEAT LAMP (VENT TO EXTERIOR)
- CH — CHIMES
- SD — SMOKE DETECTOR
- HD — HEAT DETECTOR
- CD — CO DETECTOR
- TV — TELEVISION
- ELECTRIC METER
- ELECTRIC PANEL
- TEL — TELEPHONE
- COMPUTER
- CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
- CEILING FAN
- T — THERMOSTAT
- S — SPEAKER (PROVIDE ADEQUATE SUPPORT)
- DM — DIMMER SWITCH
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- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- PC — INCANDESCENT LIGHT FIXTURE WITH PULL CHAIN
- EXIT LIGHT
- PB — PUSHBUTTON SWITCH
- KEYPAD — KEYPAD

* ADD DUPLEX UNDER EAVES FOR SEASONAL LIGHTS - LOCATION TBD BY OWNER
* ADD CONNECTIONS FOR SECURITY CAMERAS - LOCATION TBD BY OWNER

Proposed Electrical Layout At First Floor Extension

SCALE: 3/16"=1'-0" (22x34)

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence
4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE

■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

PROPOSED ELECTRICAL LAYOUT AT FIRST FLOOR EXTENSION

E1.1

ELECTRICAL NOTES:

1. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
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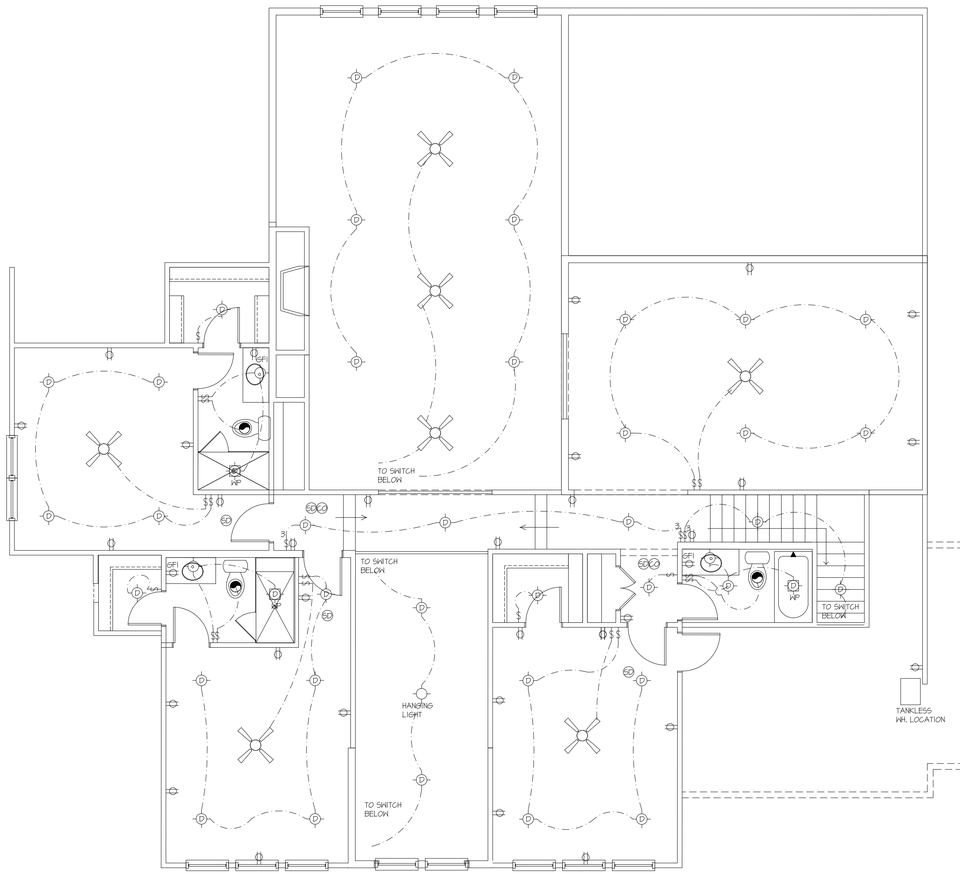
DOORBELL CHIMES	84" TO CL
DOORBELL BUTTON	LEVEL W/ DR HANDLE
KITCHEN HOOD FAN "WHIP"	66" TO CL
KITCHEN WALL HUNG MICROWAVE OUTLET	76" TO CL
KITCHEN DISHWASHER RECEPTACLE	UNDER SINK
KITCHEN RANGE	24" TO CL
KITCHEN REFRIGERATOR	48" TO CL
WASHER/DRYER OUTLET	48" TO CL

CL = CENTER LINE
I = FIELD VERIFY
2 = MASTER BATH STANDARD 30" HIGH VANITY TO BE RAISED 4"



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- WP — WEATHERPROOF DUPLEX OUTLET
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- WALL MOUNTED INCANDESCENT LIGHT FIXTURE
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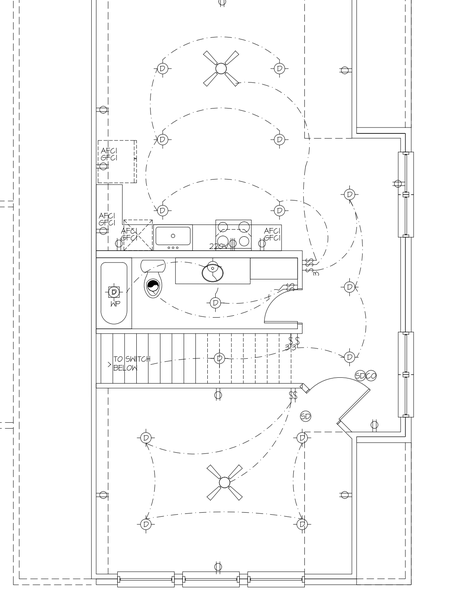


* ADD DUPLEX UNDER EAVES FOR SEASONAL LIGHTS - LOCATION TBD BY OWNER
* ADD CONNECTIONS FOR SECURITY CAMERAS - LOCATION TBD BY OWNER

Proposed Electrical Layout At Second Floor Extension

SCALE: 3/16"=1'-0" (22x34)

REVISIONS | DESCRIPTIONS | DATE | REV

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

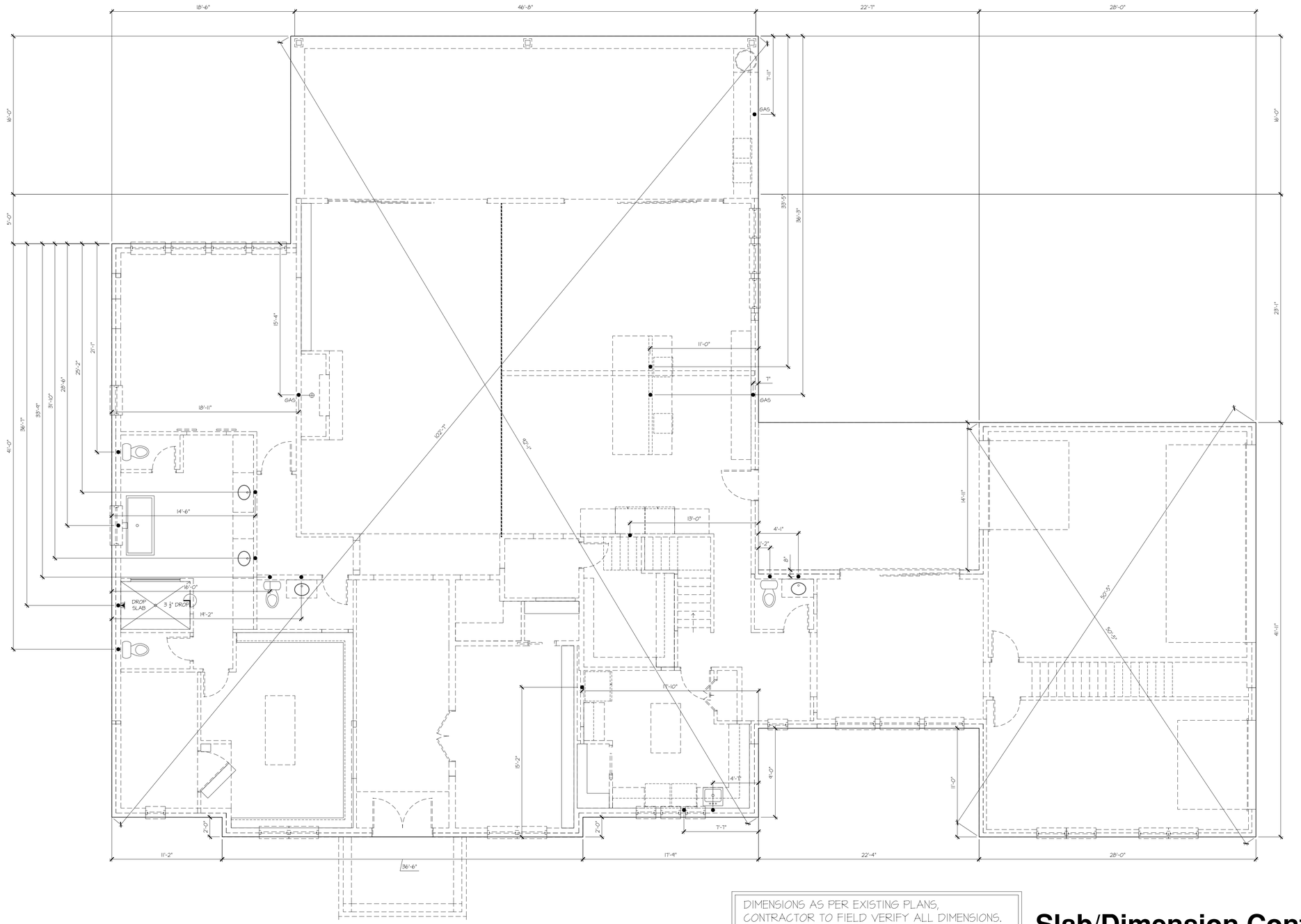
iDEA SCOPE

■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

PROPOSED ELECTRICAL LAYOUT AT SECOND FLOOR EXTENSION

E1.2



DIMENSIONS AS PER EXISTING PLANS,
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR TO REACH OUT TO THE ENGINEER IN CASE OF ANY DISCREPANCY.

Slab/Dimension Control Plan

SCALE: 3/16"=1'-0" (22x34)

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

iDEA! SCOPE

■ INNOVATIVE ■ DESIGN
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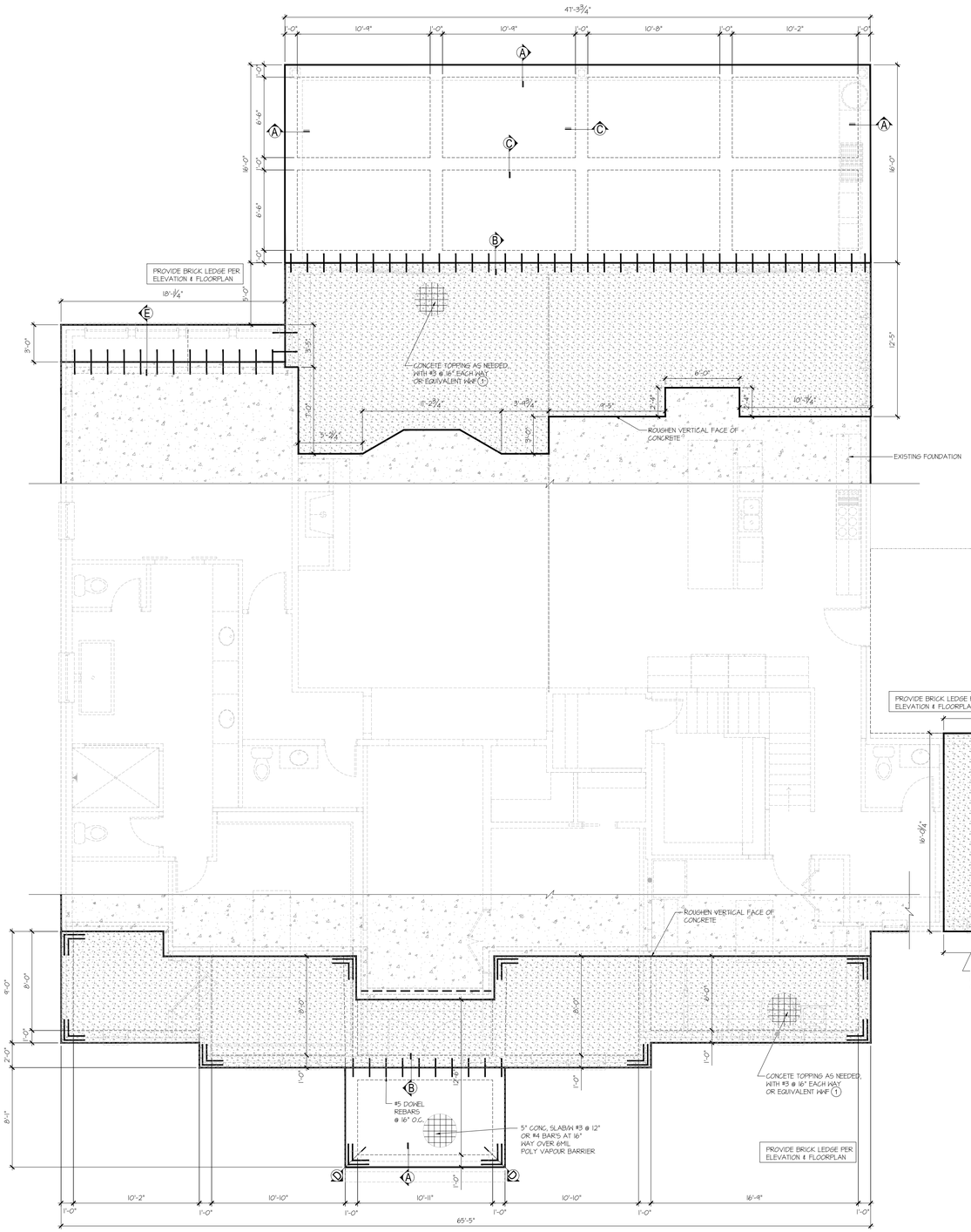
JOB NO: A1072

ISSUE DATE: 2025-02-26

SLAB / DIMENSION CONTROL PLAN

A4.1



CONTRACTOR TO CONFIRM PRESENCE OF ENGINEERED SLAB ON GRADE AND NOT FLATWORK IN AREAS OF CONCRETE TOPPING.

EXISTING FOUNDATION DESIGNED BY OTHERS.

CONTRACTOR TO CONFIRM THE PRESENCE OF FOOTER OR GRADE BEAM UNDER ANY EXISTING COLUMN TO REMAIN.

DISCLAIMER: IDEASCOPE HAS USED REASONABLE INDUSTRY STANDARDS TO ANTICIPATE EXISTING LOCATIONS AND COMPOSITIONS OF AS-BUILT STRUCTURAL ELEMENTS. HOWEVER, DUE TO HIDDEN STRUCTURAL ELEMENTS, THERE IS NO GUARANTEE REGARDING THE PERFORMANCE OF THE EXISTING STRUCTURE. CONTRACTOR IS TO VERIFY AS-BUILT CONDITIONS AND CONTACT IDEASCOPE IF AS-BUILT CONDITIONS VARY FROM WHAT IS SHOWN ON PLAN. IDEASCOPE PROVIDES NO GUARANTEE OF THE PERFORMANCE OF THE EXISTING STRUCTURAL ELEMENTS.

DIMENSIONS AS PER EXISTING PLANS,
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR TO REACH OUT TO THE ENGINEER IN CASE OF ANY DISCREPANCY.

EXISTING SLAB - FINISHED FLOOR LVL

EXISTING SLAB - DROPPED (TO BE TOPPED TO FINISHED FLOOR LEVEL) (1)

PROPOSED SLAB

(1) DRILL & EPOXY #3 VERTICAL BARS @ 24" C/C MAX., 2" IN TO EXISTING CONCRETE PROJECTING 2" INTO TOP OFF CONCRETE

Foundation Layout

SCALE: 3/16"=1'-0" (22x34)

STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED PROFESSIONAL ENGINEER
02-26-2025

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

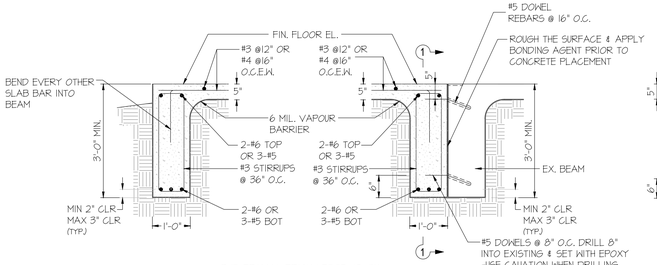
IDEA! SCOPE

= INNOVATIVE = DESIGN
= ENGINEERING = ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

ADDITION FOR
FIRST FLOOR PLAN
FOUNDATION DETAILS

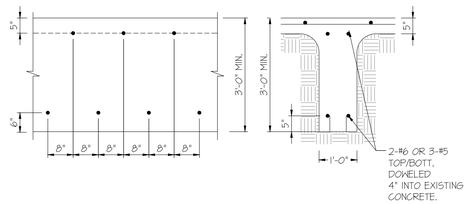
S1.1



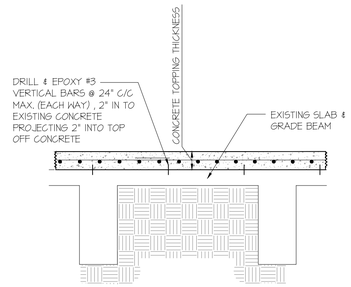
SECTION A

EXT. BEAM W/ BRICK LEDGE: 12"X36"
12" BELOW EXISTING GRADE
#6 (60 ksi) REBAR (CONT') TOP,
#5 (60 ksi) REBAR (CONT') BOTTOM,
#5 CORNER BARS TOP AND BOTTOM
5" CONC. SLAB,
#4 (60 ksi) REBAR (CONT') @ 16" O.C.B.W.
OR #3 (60 ksi) rebar @ 12" o.c.b.w

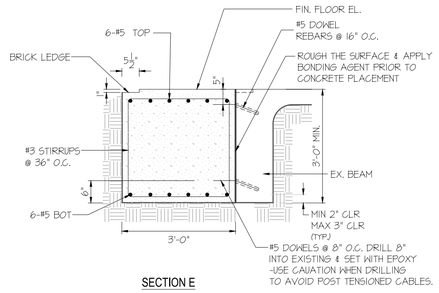
SECTION B



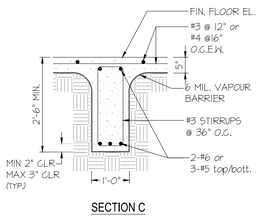
SECTION 1-1 TYP. BEAM



EXISTING FOUNDATION TOP OFF DETAIL

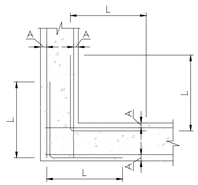


SECTION E



SECTION C

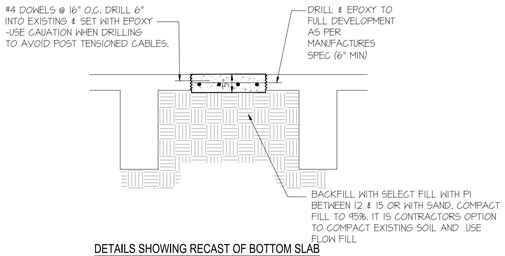
INT. BEAM: 12"X30"
12" BELOW EXISTING GRADE
#6 (60 ksi) REBAR (CONT) TOP,
#5 (60 ksi) REBAR (CONT) BOTTOM,
5" CONC. SLAB,
@ #4 (60 ksi) REBAR (CONT) 16" O.C.B.W.
OR #3 (60 ksi) rebar @ 12" o.c.b.w



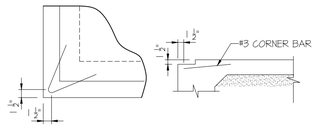
TYP. CORNER REINFORCING:
A = 1 1/2" WHEN CONCRETE IS CAST AGAINST FORMS
A = 3" WHEN CONCRETE IS CAST AGAINST EARTH
L = 30 BAR DIAMETERS OR 24" MINIMUM

CORNER BARS SAME SIZE AND NUMBER AS LARGEST HORIZONTAL REINFORCING STEEL

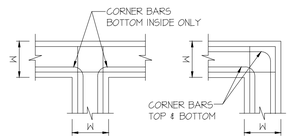
SECTION D



DETAILS SHOWING RECAST OF BOTTOM SLAB



TOP VIEW SIDE VIEW



CONCRETE BEAM CORNER BARS DETAIL
(CORNER BARS TO BE SAME SIZE OF BEAM BARS)

SLAB-ON-GRADE FOUNDATION

1. Place 6 mil. polyethylene under slab.
2. Reinforcing shall be placed on plastic or metal chairs to maintain proper clearance above grade.
3. Concrete trucks shall not run over placed reinforcing steel to extent that the reinforcing steel becomes bent or damaged.
4. Flat work concrete shall be finished by screeding and first trawled to level with as little surface work and manipulation as possible to prevent the drawing of fine aggregate and water to the surface. Screeds must be sufficiently rigid to resist distortion as the concrete is spread. Excess water is to be removed by draining or blotting with mats.
5. After any water sheen has disappeared and the concrete surface has hardened to bear a person's wight without leaving an indentation, final finishing may proceed. Building floors shall receive a power steel float, but no to a slick finish and shall have a slightly rough finish that is not slick when wetted after curing. Exterior slabs subject to weather shall have a broom finish and sloped to drain.

GENERAL NOTES:

1. BOTTOM OF ALL BEAMS SHALL EXTEND 12" INTO UNDISTURBED SOIL OR BEAR ON ENGINEERED FILL.
2. LAP ALL BAR STEEL 40 DIAMETERS AND LAP ALL WIRE MESH 6"
3. FOR SLAB LENGTHS MORE THAN 50', UP TO 60', PROVIDE 3-#5 IN BOTTOM
4. DEAD END BEAMS ARE NOT ACCEPTABLE.
5. BEAM AND SLAB STEEL SHALL EXTEND TO WITHIN 1 1/2" PF EXTERIOR FORMS
6. BEAM STEEL SHALL BE SUPPORTED AND TIED EVERY 4'-0".

CONCRETE NOTES

General Specifications-

1. Concrete shall be Type 1, and have 5-sacks of cement (90 pounds per sack) with a thirty day compressive strength of 3,000 psi.
2. See "Concrete Temperature Specification" for a hot weather specification and the use of fly ash.
3. Concrete shall have between 4½% to 5% air-entrainment by volume.
4. Reinforcing steel shall be 60 ksi material.
5. Reinforcing steel shall be clean and free of rust and debris.
6. Reinforcing steel shall be placed as follows:
   A. Reinforcing steel lap splices shall be as follows:
      3/8" (#3's) diameter = 21"
      1/2" (#4's) diameter = 28"
      5/8" (#5's) diameter = 36"
      3/4" (#6's) diameter = 46"
      Lap splices in the adjacent bars (of grade beams) that are laid in a row shall not occur within four feet of each other as measured along the reinforcing steel.
   B. Reinforcing steel shall have the following minimum concrete coverage:
      a.3" for concrete cast against and permanently exposed to earth.
      b.2" for concrete not exposed to weather.
      c.1" for concrete not exposed to weather or in contact with earth.
   C. Reinforcing hooks' radius and legs is as follows:
      3/8"(#3's) radius=1 1/2", leg=4 1/2"
      1/2" (#4's) radius=2", leg=6"
      5/8" (#5's) radius=2 1/2",7 1/2"
   D. Development embedment of hooks is as follows:
      3/8"(#3's) and 1/2" (#4's) = 8"
      5/8" (#5's) = 10"

SLAB-ON-GRADE SITE PREPARATION

1. Site preparation will assure at least a minimum amount of stability for the reinforced, concrete foundation. The use of this specification does not mean that the characteristic of the underlying soils to heave and settle with soils moisture changes has been arrested. This action can cause the supported foundation to heave and settle and that movement can crack finish veneers.
2. Remove upper two inches of organic material including any exposed roots.
3. All trees located within the construction area must be uprooted and their locations are o be watered to compact the soils. all top soils, vegetation, boulders, fill and surface soils containing organic material are to be removed for the pad site.
4. Compact and.or proof roll existing soils to collapse existing voids.
5. Moisten existing dry soils to pre-swell. Do not saturate.
6. Use compacted select fill to fill any existing voids and to bring the foundation up to the proper elevation.
7. Select fill shall be layered in no greater than eight inch, compacted lifts.
8. Sand bed is not recommended with select fill pad.
9. Locate any existing utilities within the site.
10. All underground utility trenches and excavations are to be backed filled with specified materials and are to be compacted with techniques described within this specification.
11. Positive drainage around the foundation during the wet months and the "watering" of the foundation during the dry moths is required to minimize foundation movement.

Foundation Details

SCALE: 3/16"=1'-0" (22x34)

STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED PROFESSIONAL ENGINEER
02-26-2025

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE

■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

ADDITION FOR
FIRST FLOOR PLAN
FOUNDATION DETAILS

S1.2

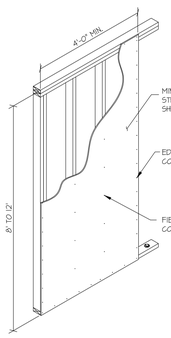


TABLE 2308.6.3(1)
BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNES	FIGURE	CONNECTION CRITERIAa	
			FASTENERS	SPACING
WSP WOOD STRUCTURAL PANEL	3/8" IN ACCORDANCE WITH TABLE 2308.6.3(2) OR 2308.6.3(3)		TABLE 2304.10.1	6" EDGES 12" FIELD

REFER, TABLE 2308.6.3(2)
REFER, TABLE 2308.6.3(3)
REFER, TABLE 2304.10.1

METHOD WSP: WOOD STRUCTURAL PANEL

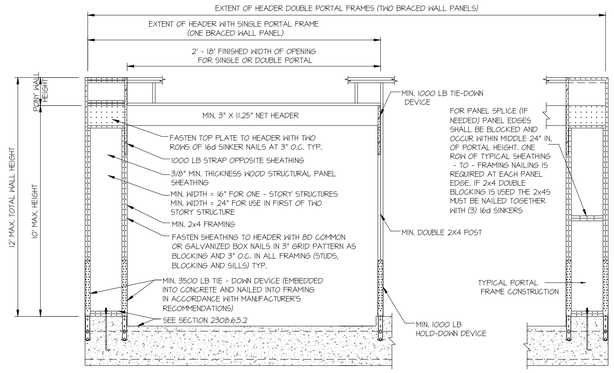


FIGURE 2308.6.5.2
PORTAL FRAME WITH HOLD-DOWNS (PFH)

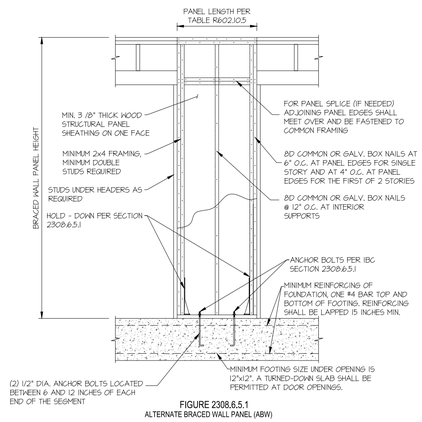
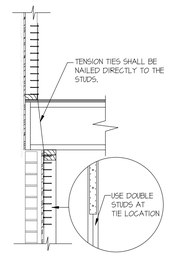
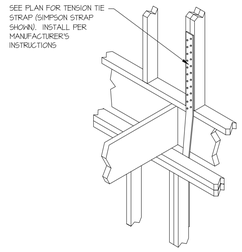


FIGURE 2308.6.5.1
ALTERNATE BRACED WALL PANEL (ABW)

TABLE 2304.10.1 - CONTINUED
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMINGa			
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
3/8"-1/2"	6D COMMON OR DEFORMED (2" x 0.113") (SUBFLOOR AND WALL)	6	12
	8D BOX OR DEFORMED (2 1/2"x 0.113") (ROOF)	6	12
	23/8" x 0.113" NAIL (SUBFLOOR AND WALL)	6	12



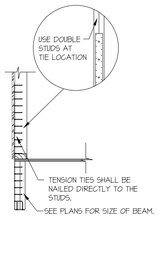


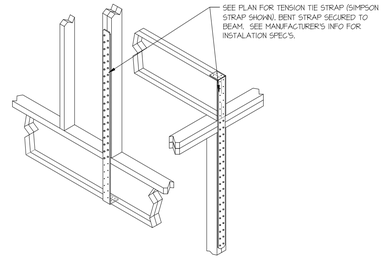
INDICATES A SPLICE
INDICATES A STRUT

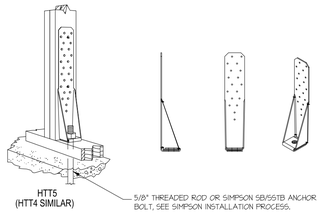
NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2021 SPAN CHARTS

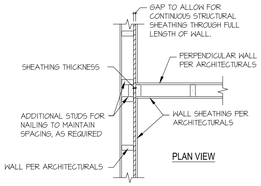
ROOF BRACING SCHEDULE

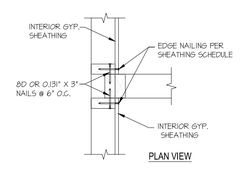
	HEIGHT	REQUIREMENTS	SECTION
TYP. ROOF BRACING	I - 10 FT.	2x4 "T" BRACING	2x4 2x4
	II - 20 FT.	2x6/2x4 "T" BRACING	2x4 2x6
	21 - 30 FT.	2x8/2x6 "T" BRACING	2x6 2x8



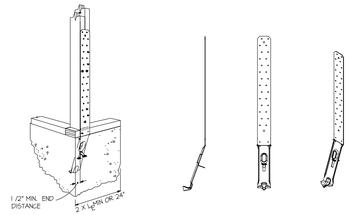




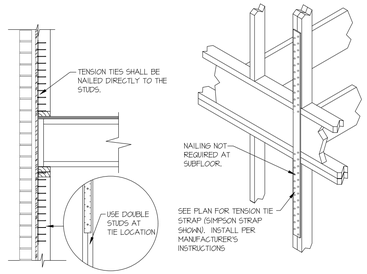




ALTERNATE CONTINUITY BLOCKING FOR
INTERIOR GYP. BRACED WALL PANEL



TYPICAL STHD
CORNER INSTALLATION



STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED
PROFESSIONAL ENGINEER
02-26-2025

REVISIONS
DESCRIPTIONS
DATE
REV

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

IDEA! SCOPE

= INNOVATIVE = DESIGN
= ENGINEERING = ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

FRAMING DETAILS

F0.1

GENERAL FRAMING NOTES

1. DESIGNED IN ACCORDANCE WITH IRC 2012, 2015, 2018, 2021. ALL CONSTRUCTION METHODS, WORKMANSHIP AND CONNECTIONS MUST BE IN COMPLIANCE WITH IRC 2012, 2015, 2018, 2021. THE STAIR FRAMING AND CONNECTIONS DETAILING, INCLUDING TREADS, STRINGERS, LANDINGS, AND HANDRAILS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW. THE STAIR SHOP DRAWING WITH SUPPORTING DESIGN SHALL BE SEALED BY A REGISTERED ENGINEER. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED IN COMPLIANCE WITH IRC R301.5, TO RESIST A 50 PLF LIVE LOAD ALONG ITS TOP EDGE, AND A NON-CONCURRANT 200# CONCENTRATED LOAD, APPLIED IN ANY DIRECTIONS.

2. ABBREVIATIONS:

ARCH ARCHITECT/DESIGNER	
CANT CANTILEVER	CJ CEILING JOIST
DB DROP BEAM	DBL DOUBLE MEMBER
FB FLUSH BEAM	FJ FLOOR JOISTS
FRB FOR ROOF BRACE	FT FLOOR TRUSS
H HEADER	LLV LONG LEG VERTICAL
OC ON CENTER	PSL PARALLEL STRAND LUMBER
UCA UNDER COLUMN ABOVE	UWA UNDER WALL ABOVE
UNO UNLESS NOTED OTHERWISE	CONT CONTINUOUS
BLK BLOCKING	LVL LAMINATED VENEER LUMBER
GL GLULAM BEAM	LSL LAMINATED STRAND LUMBER
TRPL TRIPLE MEMBER	

3. THE STABILITY OF THE WALLS, FLOOR, CEILING, AND ROOF IS NOT ACHIEVED UNTIL DECKING/SHEATHING IS INSTALLED.

4. FRAMING LAYOUT AS SHOWN IS ONLY A SCHEMATIC MEANT TO SHOW SPAN LENGTHS AND DIRECTIONS. FIELD VERIFY CONVENTIONAL FRAMING LAYOUT WHILE MAINTAINING REQUIRED SPACING. ENGINEERED JOISTS AND TRUSSES SHOULD BE LAID OUT ACCORDING TO MANUFACTURER/SUPPLIER DRAWINGS.

BEAMS & HEADERS

5. LOAD BEARING HEADERS ARE TO BE 2~2X6 #2 SYP U.N.O. 2~2X6 #2 SYP U.N.O. U.N.O.

6. COMMON JOIST, BEAMS AND HEADER ARE AS FOLLOWS (W/ ASSOC. HANGER WHERE REQUIRED):

2X6, LUS26	2~2X6,	LUS26-2	3.5X11.25, HGUS412
2X8, LUS28	2~2X8,	LUS28-2	3.5X14,16,18, HGUS414
2X10, LUS210	2~2X10,	LUS210-2	5.25X11.25, HGUS5.5/12
2X12, LUS210	2~2X12,	HUS212-2	5.25X14,16,18, HGUS5.5/14
	3~2X10,	HU210-3	7X11.25, HGUS7.25/12
	3~2X12,	HU212-3	7X14,16,18, HGUS7.25/14

ALL MULTI-PLY DIMENSIONAL LUMBER HEADERS TO HAVE 1/2" PLYWOOD/OSB SPACERS.

7. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM DESIGN STRESSES:

		PSL	LSL	LVL
a.	MODULUS OF ELASTICITY (E)	2,000,000 PSI	1,550,000 PSI	1,900,000 PSI
b.	FLEXURAL STRESS (FB)	2,900 PSI.	2,325 PSI	2,600 PSI
c.	COMP. PERP. TO GRAIN & PARALLEL TO WIDE FACE (FC)	750 PSI	900 PSI	750 PSI
d.	HORIZONTAL SHEAR PERP. TO WIDE FACE OF STRANDS (FV)	290 PSI	310 PSI	285 PSI

APPROVED ENGINEERED STRUCTURAL COMPOSITE LUMBER MAY BE SUBSTITUTED FOR BEAMS NOTATED ON PLAN, PROVIDED THAT THE STRENGTH VALUES ARE EQUAL TO OR GREATER THAN THE VALUES LISTED ABOVE AND ARE OF EQUAL DEPTH AND WIDTH.

UNIFORM DESIGN LOADS

8. CODES AND STANDARDS: IRC 2012, 2015, 2018

9. THE CODE RECOMMENDED LIVE LOADS ARE AS FOLLOWS:

ROOF	20 PSF LIVE LOAD	10 PSF DEAD LOAD
RESIDENTIAL FLOOR	40 PSF LIVE LOAD	10 PSF DEAD LOAD
PRIVATE STAIRS	40 PSF LIVE LOAD	10 PSF DEAD LOAD
LIMITED ATTIC STORAGE	20 PSF LIVE LOAD	10 PSF DEAD LOAD
NON-STORAGE ATTIC	10 PSF LIVE LOAD	5 PSF DEAD LOAD
RESIDENTIAL BALCONIES	60 PSF LIVE LOAD	10 PSF DEAD LOAD

10. DEFLECTION CRITERIA

• RAFTERS GREATER THAN 3:12	L/180 (DEAD LOAD)
• CEILING	L/240 (DEAD LOAD)
• FLOORS	L/360 (DEAD LOAD)
• MASONRY VENEER	L/600 (TOTAL LOAD)

WALL FRAMING

11. U.N.O., 1ST & 2ND FLOOR EXTERIOR, AND SHEARWALLS ARE TO BE STUD GRADE SYP 2x4 @16" O.C., ASSUMES 10' MAX PLATE HEIGHTS AND COUNTING ROOF DECKS AND DECK ACCESS AREAS AS STORIES. FURTHER, ANY WALLS DRAWN AS 2X6 WIDTH ON THE ARCH BACKGROUNDS ARE TO BE 2X6 @16" O.C. U.N.O.

12. WALL TOP PLATES ARE TO BE DOUBLE #3 SYP. RUN ONE PLATE PLY CONT THROUGH ALL PLATE INTERSECTIONS.

13. OPENINGS UP TO 5'-11" REQUIRE 1 KING STUD & 1 TRIMMER. OPENINGS 6'-0" AND LARGER REQUIRE 1 KING STUD & 2 TRIMMERS. ADDITIONAL KING STUDS WHEN REQUIRED WILL BE SHOWN IN PLAN.

14. PROVIDE TWO KING STUDS AT PSL HEADERS U.N.O.

15. ALL STAND ALONE SUPPORTS (I.E. AT PORCHES, OR INSIDE COLUMN WRAPS) TO BE 4X4 U.N.O. STRAP EACH SIDE OF BEAM TO POST W/ LSTA24.

16a. THE FOLLOWING STUD PACKS REQUIRED FOR ALL HEADERS U.N.O. (INCREASE STUD SIZES TO 2X6 FOR 2X6 WALLS):
10" NOMINAL DEPTH OR LESS: 1 TRIMMER, 1 KING
12" & 14" NOMINAL DEPTH: 2 TRIMMERS, 2 KING
16" NOMINAL DEPTH OR MORE: 3 TRIMMERS, 2 KING

16b. FOR ALL FLUSH BEAMS AND GIRDER TRUSSES, PROVIDE A MINIMUM NUMBER OF STUDS UNDER BEAM TO PROVIDE FULL BEARING ACROSS FRAMING MEMBER WIDTH. AT UPPER FLOORS, STUD PACKS AND JACK STUDS WITH 2 OR MORE STUDS SHALL BE CONTINUED AT LOWER FLOORS TO THE FOUNDATIONS, TO INCLUDE BLOCKING THROUGH SUBFLOOR AS NECESSARY.

17. NOTCHING IN ANY STUD IN A NONBEARING WALL SHALL NOT EXCEED 40 PERCENT OF ITS WIDTH. NOTCHING OF ANY STUD IN AN EXTERIOR OR LOAD BEARING WALL SHALL NOT EXCEED 25 PERCENT OF ITS WIDTH.

18. HOLES IN ANY STUD IN A NONBEARING WALL SHALL NOT EXCEED 60 PERCENT OF ITS WIDTH. HOLES IN ANY STUD IN AN EXTERIOR OR LOAD BEARING WALL SHALL NOT EXCEED 40 PERCENT OF ITS WIDTH. HOLE DIAMETER MAY BE INCREASE TO 60 PERCENT OF THE STUD WIDTH IF THE STUDS ARE DOUBLE AND NOT MORE THAN TWO SUCCESSIVE STUDS ARE SO BORED. HOLES MAY NOT BE LOCATED WITHIN 5/8 INCH OF THE EDGE OF THE STUD OR IN THE SAME SECTION AS A NOTCH. APPROVED STUD SHOES MAY ALSO BE USED.

19. FINGER-JOIST STUDS OF THE SAME SIZE AND GRADE ARE INTERCHANGEABLE WITH DIMENSIONAL LUMBER STUDS.

FLOOR FRAMING

20. ALL FJ FRAMING MUST BE #2 SYP U.N.O., 2x12 U.N.O., AND SPACED @24" O.C. U.N.O. PROVIDE CONT FULL DEPTH 2X BAND ON CANTILEVERED F.J.

21. FT DESIGN BY MANUFACTURER. (FT MAY BE SUBSTITUTED WITH ENGINEERED I-JOISTS, LAYOUT MUST BE ENGINEERED AND STAMPED BY AN ENGINEER.) DESIGNER TO PROVIDE RIBBON OR RIM JOIST ON CANTILEVERS CAPABLE OF DISTRIBUTING LOADS FROM ABOVE EVENLY.

22. DECKING FOR FLOORS SHALL BE MIN. 23/32" THICK T&G APA RATED PLYWOOD. STANDARD C-D RATED WITH EXTERIOR GLUE OR OSB WITH PANEL SPAN RATING OF 48/24. INSTALL DECKING WITH FACE GRAIN ACROSS SUPPORTS.

CEILING FRAMING

23. ALL CJ MUST BE 2X6 #2 SYP @ 24" O.C. U.N.O. STUB JOIST 3'-0" OR LESS CAN BE 2x4 #2 SYP @ 24" O.C. U.N.O.

24. DOUBLE ALL CEILING JOISTS UNDER OPTIONAL STORAGE AREAS OR MECHANICAL AREAS, UNLESS MECHANICALS ARE HANGING FROM RAFTERS. NO MECHANICAL/STORAGE AREAS SHALL BE LOCATED ABOVE VAULTED, COFFERED OR ANY HORIZONTAL FRAMING ABOVE CEILING HEIGHT. WATER HEATER MUST BE LOCATED ABOVE A LOAD BEARING WALL.

26. CEILING JOIST 2X12 OR GREATER, SHALL HAVE STRONGBACKS CONSISTING OF 1 FLAT 2X4 NOT EXCEEDING 8 FEET. SECURE WITH 2~16D NAILS AT EA JOIST.

ROOF FRAMING NOTES

26. ALL RAFTERS MUST BE 2x6 #2 SYP @ 24" O.C. U.N.O., FOR ASPHALT COMPOSITION SHINGLE ROOFING. CONTACT ENGINEER IF CLAY TILE IS TO BE INSTALLED UNLESS FRAMING PLANS INDICATE A CLAY TILE DESIGN HAS BEEN PROVIDED.

27. RIDGE, HIP, AND VALLEY MEMBERS SHALL BE ONE NOMINAL SIZE LARGER THAN THE RAFTERS THEY SUPPORT, EXCEPT AT PITCHES OF 12:12 OR GREATER, WHERE RIDGE MEMBERS SHALL BE TWO NOMINAL SIZES LARGER. VALLEYS UNBRACED FOR MORE 14' IN PLAN ARE TO BE 2-PLY. BRACE RIDGES, HIPS AND VALLEYS DOWN TO BEAMS AND WALLS BELOW AS SHOWN ON PLANS AND AT ALL SPLICES.

28. SEE FRAMING PLAN AND ROOF FRAMING NOTES FOR PURLIN LOCATION.

29. 2X4 STRUTS UP TO 8' IN LENGTH, 2X4/2X6 T-BRACE OTHERWISE. SPACE STRUTS AT 48" MAX. SCAB TO SIDE OF RAFTERS. BRACE TO WALLS, AND BEAMS AS INDICATED ON PLANS., STRUT BRACING ANGLE SHALL NOT EXCEED 45° IN ANY DIRECTION.

30. MAX RAFTER SPAN WITHOUT/BETWEEN PURLIN SUPPORT IS 11'-0" FOR 2X6 RAFTERS @ 24" O.C., 13'-11" FOR 2X8 RAFTERS @ 24" O.C, U.N.O.

31. BRACE RAISED BEAMS AT 48" O.C., EA SIDE.

32. 2X4 RAFTER TIES AT 48" O.C. WHEN APPLICABLE.

34. PROVIDE 2X4 COLLAR TIES @48" O.C. PERPENDICULAR TO ALL RIDGES WITH MORE THAN 4' OF CLEARANCE TO THE CJ BELOW THEM. INSTALL AT UPPER 1/3 OF ROOF/RAFTER SPAN.

LATERAL NOTE

34. FRAMING AND ANCHORAGE FOR THIS STRUCTURE ARE IN COMPLIANCE WITH IRC 2012, 2015, 2018 REQUIREMENTS FOR 115 MPH (ULTIMATE WIND SPEED) WIND LOAD, EXP. B.

SHEARWALL NOTES

35. SHEARWALL DESIGNATIONS INDICATE THE FOLLOWING:
-->SW1 - 7/16" (MIN.) OSB OR CDX PLYWOOD APPLIED ONE FACE OF WALL WHERE SHOWN. FASTEN SHEATHING TO STUDS WITH 8D COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD. BLOCK WALL AT PANEL EDGES.
OR
-->SW1 - 0.108" STRUCTURAL (RED) THERMOPLY SHALL BE SECURED ONE FACE OF WALL WITH LARGE FLAT HEAD 11 GAUGE BY 1 1/4" LONG GALVANIZED ROOFING NAILS OR 1-1/4" 16 GAUGE GALVANIZED STAPLES W/1" CROWN AT 3" O.C. AT ALL EDGES AND 3" O.C. AT ALL INTERMEDIATE STUDS.
-->SW2 - 1/2" GYP SHALL BE SECURE ONE FACE OF WALL WITH 6D COOLER NAILS AT 4" O.C. AT ALL EDGES AND AT ALL INTERMEDIATE STUDS.
-->SW3 - 5/8" TYPE "X" STRUCTURAL GYP SHEATHING APPLIED DIRECTLY TO 16" MAX SPACED STUDS ON ONE FACE OF WALL WHERE SHOWN. FASTEN SHEATHING TO STUDS WITH 6D NAILS 1-7/8" LONG, 0.0915 IN. SHANK AND 1/4" DIA. HEADS @ 7" O.C. AT ALL EDGES AND 7" O.C. ALONG EACH INTERMEDIATE STUD.
-->SW4 - 0.078" STRUCTURAL (GREEN) THERMOPLY SHALL BE SECURED ONE FACE OF WALL WITH LARGE FLAT HEAD 11 GAUGE BY 1 1/4" LONG GALVANIZED ROOFING NAILS OR 1-1/4" 16 GAUGE GALVANIZED STAPLES W/1" CROWN AT 3" O.C. AT ALL EDGES AND 3" O.C. AT ALL INTERMEDIATE STUDS.

36. JOIST/TRUSS MUST BE INSTALLED ABOVE PARALLEL FRAMED INTERIOR SHEARWALLS, AND ALL INTERIOR SHEARWALLS MUST BE ATTACHED TO ABOVE FRAMING ACCORDING TO THE "SHEARWALL DIAPHRAGM CONNECTION DETAILS."

37. SHEARWALL SHEATHING MUST BE CONTINUOUS FROM BOTTOM PLATE TO UNDERSIDE OF FLOOR OR ROOF DIAPHRAGM.

38. EMBEDDED HOLDOWNS MAY NOT BE SUBSTITUTED AND MUST BE "WET-SET" AS SPECIFIED. OTHERWISE, ALLOWABLE HOLDOWN SUBSTITUTIONS ARE:
STHD10: HTT5 STHD14: HTT5KT LTT20B: HTT5 HTT4: HTT5 HTT5: HTT5KT

39. ALL HOLDOWNS TO USE SIMPSON RECOMMENDED SSTB ANCHORS. WHERE SSTB ARE TOO LONG FOR GRADE BEAM DEPTH, EPOXY ANCHORS MUST BE USED.

40. POST INSTALLED ANCHORS OF EQUIVALENT DIAMETER MAY BE USED IN LIEU OF "WET-SET" ANCHORS (FOR NON-EMBEDDED STYLE HOLDOWNS) USING SIMPSON "SET" AS FOLLOWS:
-->5/8" ANCHORS MUST HAVE A MIN 5" EMBED, EXCEPT WITHIN 7-1/2" OF ANY SLAB EDGE OR DROP, EMBED MUST BE 9-3/8".
-->7/8" ANCHORS MUST HAVE A MIN 7-3/4" EMBED, EXCEPT WITHIN 11-5/8" OF ANY SLAB EDGE OR DROP, EMBED MUST BE 13-1/8".

41. PROVIDE FULL BOLTING AND/OR NAILING FROM HOLDOWN TO STUD PACKS AS REQUIRED BY SIMPSON FOR MAXIMUM TABLE VALUES. HD SERIES HOLDOWNS TO BE INSTALLED ON TRIPLE STUD PACKS.

FASTENING SCHEDULE

CONNECTION	TYPE	NAILING
JOIST TO SILL OR GIRDER	TOENAIL	3-8d
RAFTER TO PLATE	TOENAIL	3-8d
BRIDGING TO JOIST	TOENAIL EACH END	2-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOENAIL OR END NAIL	4-8d OR 2-16d
DOUBLE STUDS	FACE NAIL	16d @ 16" O.C.
TRIPLE STUDS	FACE NAIL	16d @ 16" O.C.
DOUBLED TOP PLATE	FACE NAIL	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	ALONG EACH EDGE	16d @ 16" O.C.
CEILING JOISTS TO PLATE	TOENAIL	3-8d
CONTINUOUS HEADER TO STUD	TOENAIL	4-16d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL	3-16d
FLOOR JOIST TO PLATE	TOENAIL	2-16d
BUILT-UP CORNER STUDS	ALONG FACE	16d @ 24" O.C.
BUILT-UP GIRDER AND BEAMS	T&B STAGGER	16d @ 16" O.C.
NOTES: 3 ROWS OF NAIL REQ'D FOR BEAMS 16" & DEEPER		
	ENDS AND SPLICES	4-16d
CEILING JOIST TO PARALLEL RAFTER	FACE NAIL	3-16d
FLOOR DECK TO JOIST	PANEL EDGE	10d @ 6" O.C.
	FIELD	10d @ 12" O.C.
ROOF DECK TO RAFTERS	PANEL EDGE	8d @ 6" O.C.
	FIELD	8d @ 6" O.C.

EXTERIOR WALL STUD SCHEDULE

STUD HEIGHT (FEET)	STUD SIZE AND SPACING
0' to 10'-1"	2x4 @ 16" O.C. OR 2x6 @ 16" O.C.
10'-2" to 11'-1"	2x4 #2 @ 12" O.C. OR 2x6 @ 16" O.C.
11'-2" to 12'-1"	DBL 2x4 @ 16" O.C. OR 2x6 @ #2 16" O.C.
12'-2" to 16'-1"	2x4 #2 @ 16" O.C.

INTERIOR LOAD BEARING WALL SCHEDULE

STUD HEIGHT (FEET)	STUD SIZE AND SPACING
0' to 10'-1"	2x4 @ 24" O.C. OR 2x6 @ 24" O.C. U.N.O
10'-2" to 12'-1"	2x4 @ 16" O.C. OR 2x6 @ 16" O.C. U.N.O

LOOSE LINTEL SCHEDULE

BEAM SIZE (INCHES X INCHES)	LINTEL SIZE	BEARING MIN. (EACH SIDE)
0' to 4'-0"	L 4 x 4 x 1/4	3"
4'-1" to 8'-0"	L 6 x 4 x 5/16	6"
8'-1" to 10'-0"	L 6 x 4 x 5/16	8"

NOTES:
1. LLV = LONG LEG VERTICAL
2. SHORING OF LINTELS IS NOT REQUIRED.

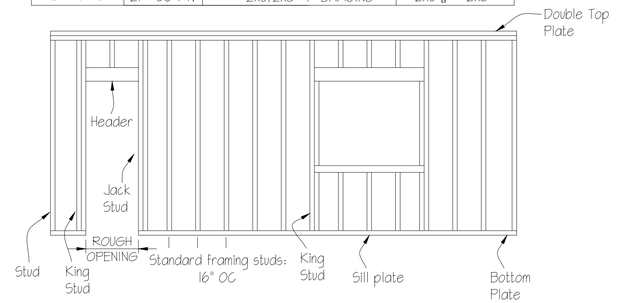
INDICATES A SPLICE

INDICATES A STRUT

NOTE:
IF MATERIAL CHANGE OCCURS,.
REFER TO IRC 2021 SPAN CHARTS

ROOF BRACING SCHEDULE

	HEIGHT	REQUIREMENTS	SECTION
TYP. ROOF BRACING	1 - 10 FT.	2x6/2x4 "T" BRACING	2x6 2x4
	11 - 20 FT.	2x6/2x6 "T" BRACING	2x6 2x6
	21 - 30 FT.	2x6/2x8 "T" BRACING	2x6 2x8



STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED
PROFESSIONAL ENGINEER
02-26-2025

REVISIONS

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PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

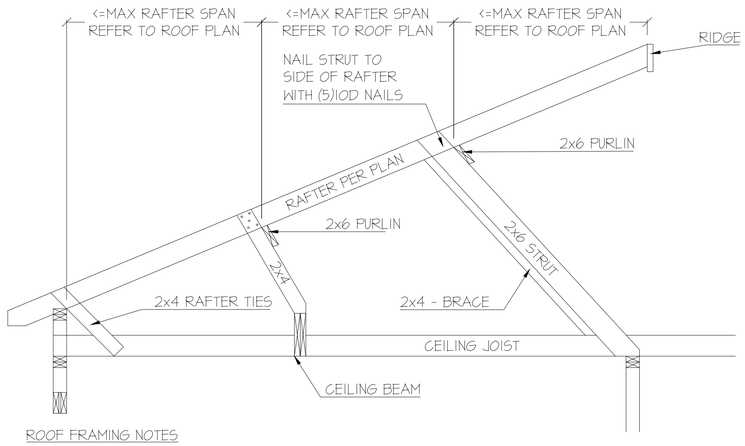
iDEA! SCOPE

= INNOVATIVE = DESIGN
= ENGINEERING = ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

FRAMING DETAILS

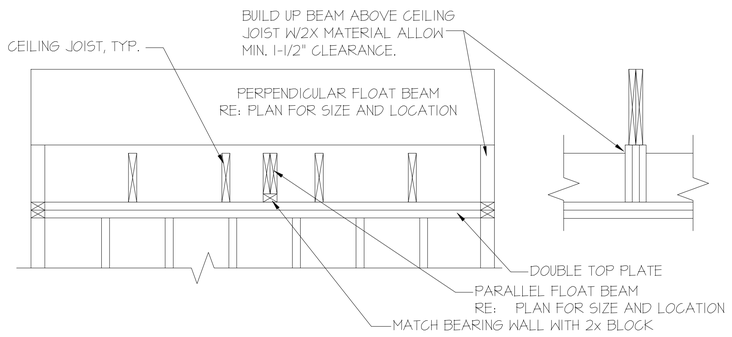
F0.2



ROOF FRAMING NOTES

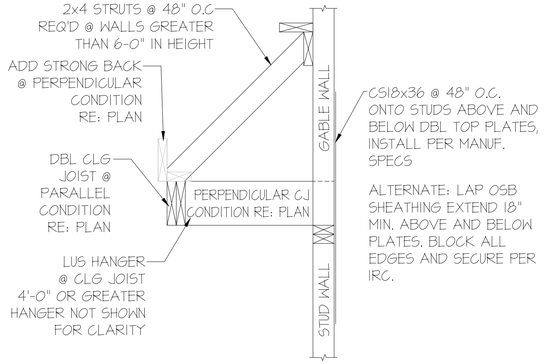
1. 2x6 CONT. PURLIN. SEE PLAN AND ROOF FRAMING NOTES FOR LOCATION.
2. 2X4 STRUTS UP TO 8' IN LENGTH, 2X4 / 2X6 T-BRACE OTHERWISE. SPACE STRUTS AT 48" MAX. SCAB TO SIDE OF RAFTERS. BRACE TO WALLS, AND BEAMS AS INDICATED ON PLANS., STRUT BRACING ANGLE SHALL NOT EXCEED 45° IN ANY DIRECTION.
3. MAX RAFTER SPAN WITHOUT/BETWEEN PURLIN SUPPORT IS 11'-0" FOR 2X6 RAFTERS, 13'-11" FOR 2X8 RAFTERS U.N.O.
4. BRACE RAISED BEAMS AT 48" O.C., EA SIDE.
5. 2X4 RAFTER TIES AT 48" O.C. WHEN APPLICABLE.
6. PROVIDE 2X4 COLLAR TIES @ 48" O.C. PERPENDICULAR TO ALL RIDGES WITH MORE THAN 4' OF CLEARANCE TO THE CJ BELOW THEM. INSTALL AT UPPER 1/3 OF ROOF/RAFTER SPAN.

1 ROOF / CEILING FRAMING NOTES

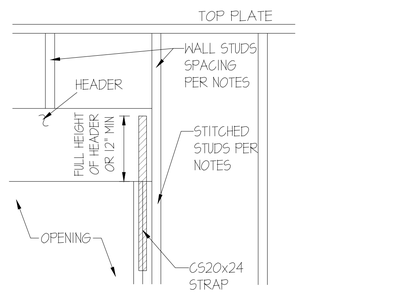


NOTE: BRACE RAISED BEAMS AT EA END & 48" O.C., EA SIDE.

2 FLOAT BEAM DETAIL

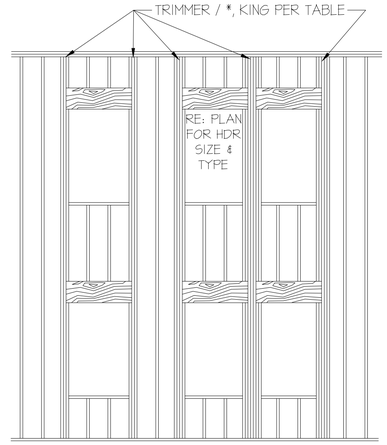


3 GABLE @ PARALLEL AND PERP. CLG JOIST



NOTE: ONLY NEEDED @ HEADERS 6'-0" AND LARGER THAT ARE DIRECTLY SUPPORTING RAFTERS ON THE UPPER MOST FLOOR

4 LOAD BEARING HEADER STRAP DETAIL

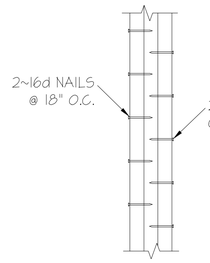


R. HGT	WINDOW OPENING WIDTH	NUM. OF TRIMMERS	NUM. OF KINGS
14'-0"	≤ 4	1	1
	≤ 6	2	1
16'-0"	≤ 4	1	2
	≤ 6	2	2
18'-0"	≤ 4	1	2
	≤ 6	2	2
20'-0"	≤ 4	1	3
	≤ 6	2	3
22'-0"	≤ 4	1	3
	≤ 6	2	3

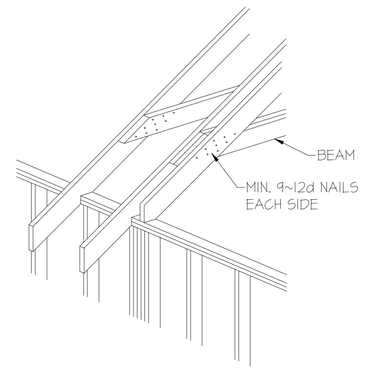
RE: PLAN FOR OPENINGS GRAETER THAN 6'-0" IN WIDTH OR CONTACT E.O.R.

NOTE: ALL KING STUDS SHALL BE 2x6 & FRAMED FROM SOLE PLATE TO DBL TOP PLATE
* TO GET REQUIRED AMOUNT OF KING STUDS REMOVE TRIMMERS, USE HEADER HANGER HH6, ATTACHED TO KING STUD

9 BALLOON FRAME WALL DETAIL & SCHEDULE



5 BUILT-UP STUD PACK DETAIL



NOTE: IF 3 PLY BEAM IS REQ'D USE 3~1/4" THRU BOLTS

6 RAFTER SANDWICH DETAIL BEAM @ RAISED CEILING

MAXIMUM RAFTERS SPANS
STANDARD ROOF COVERING, CEILING NOT ATTACHED TO RAFTERS
ROOF LIVE LOAD = 20 psf, L/Δ =180

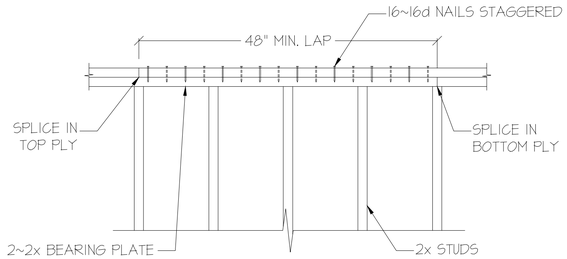
LUMBER	SPACING							
	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2x4	10'-10"	9'-10"	9'-3"	8'-7"	10'-6"	9'-1"	8'-4"	7'-5"
2x6	17'-0"	15'-1"	13'-9"	12'-3"	15'-1"	13'-0"	11'-11"	10'-8"
2x8	22'-5"	19'-5"	17'-9"	15'-10"	19'-5"	16'-10"	15'-4"	13'-9"
2x10	>26'-0"	23'-2"	21'-2"	18'-11"	23'-2"	20'-1"	18'-4"	16'-5"
2x12	>26'-0"	>26'-0"	24'-10"	22'-2"	>26'-0"	23'-7"	21'-6"	19'-3"

#2 YP

MAXIMUM RAFTERS SPANS
STANDARD ROOF COVERING, CEILING ATTACHED TO RAFTERS
ROOF LIVE LOAD = 20 psf, L/Δ =240

LUMBER	SPACING							
	DEAD LOAD = 10 psf				DEAD LOAD = 20 psf			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2x4	9'-10"	8'-11"	8'-5"	7'-10"	9'-10"	8'-11"	8'-4"	7'-5"
2x6	15'-6"	14'-1"	13'-3"	12'-3"	15'-1"	13'-0"	11'-11"	10'-8"
2x8	20'-5"	18'-6"	17'-5"	15'-10"	19'-5"	16'-10"	15'-4"	13'-9"
2x10	>26'-0"	23'-2"	21'-2"	18'-11"	23'-2"	20'-1"	18'-4"	16'-5"
2x12	>26'-0"	>26'-0"	24'-10"	22'-2"	>26'-0"	23'-7"	21'-6"	19'-3"

#2 YP



NOTE:
MINIMUM LAP SHALL BE 2'-0" WITH 8~16D STAGGERED AT NON-BEARING WALLS

10 BEARING PLATE SPLICE DETAIL

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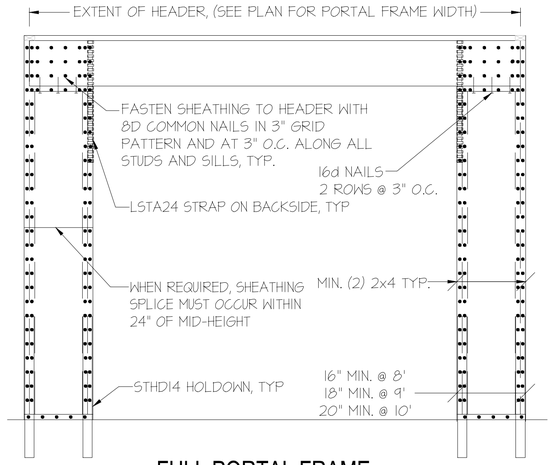
FRAMING DETAILS

F0.3

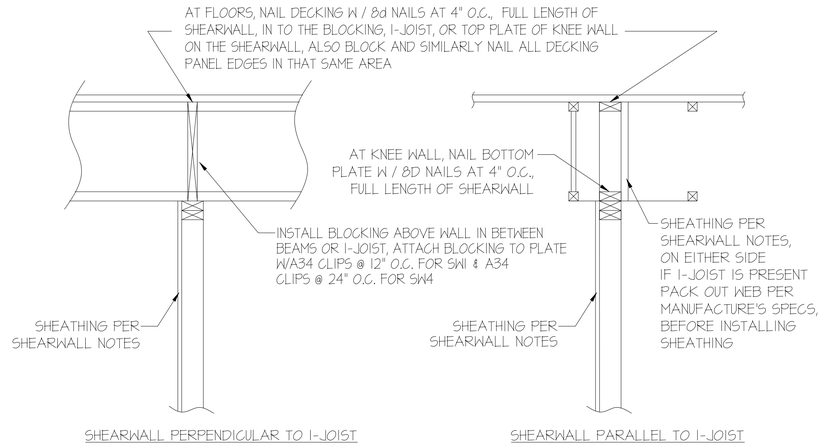
ATTACHMENT ANCHOR TYPE	EMBEDMENT	ATTACHMENT SPACING					
		EXTERIOR WALLS	LOAD BEARING INTERIOR WALLS	SW1	SW2	SW3	SW4
1/2" Φ ANCHOR BOLTS	7"	48" O.C.	72" O.C.	24" O.C.	48" O.C.	48" O.C.	48" O.C.
1/2" Φ EXPANSION ANCHORS	2 1/4"	N.A.	72" O.C.	24" O.C.	48" O.C.	48" O.C.	48" O.C.
0.177Φ POWDER-ACTUATED HIGH PERFORMANCE NAILS	1 1/2"	N.A.	24" O.C.	6" O.C.	16" O.C.	24" O.C.	16" O.C.
M.A.S.	4"	48"	N.A.	24" O.C.	48" O.C.	48" O.C.	48" O.C.

NOTES:
1. EXPANSION ANCHORS SHALL NOT BE ALLOWED WITHIN 10 INCHES OF SLAB EDGE OR DROP.

BEARING & SHEARWALL WALL ANCHOR SCHED

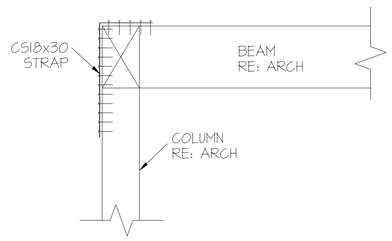


FULL PORTAL FRAME

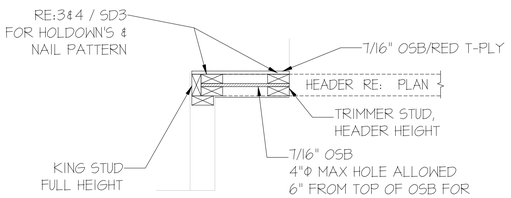


SHEARWALL DIAPHRAGM CONNECTION DETAILS

(REQUIRED AT ALL SHEARWALLS, PORTAL FRAMES, & SSW)



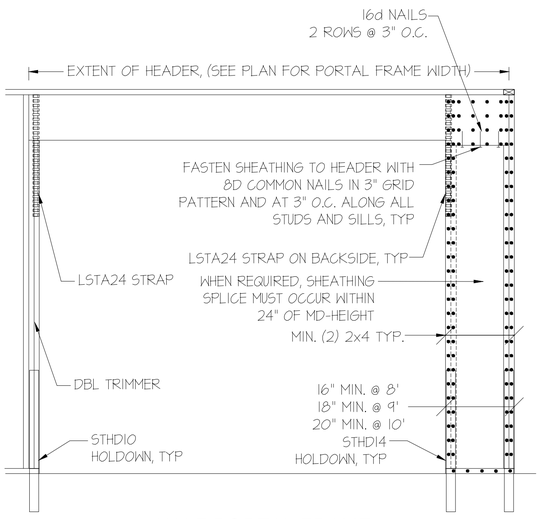
PATIO / PORCH COL TO BEAM CONNECTION DETAIL



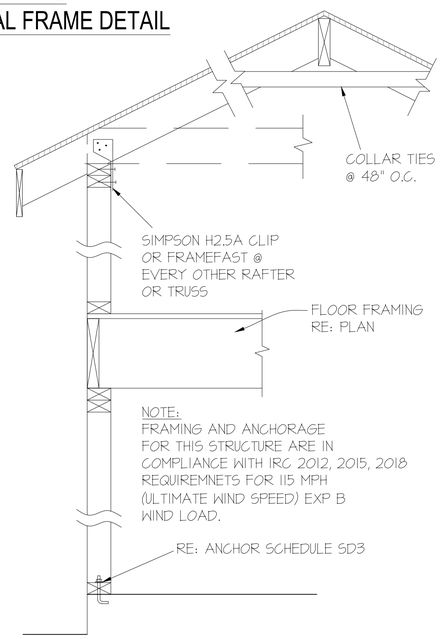
12" - 15" OSB PORTAL FRAME DETAIL

SHEARWALL ANCHORAGE SCHEDULE @ 2ND FLOOR		
SHEARWALL TYPE	WALL ℄ TO DIAPHRAGM NAILING	
	SIZE	SPACING
SW1	16d	8"
SW2	16d	12"
SW3	16d	16"
SW4	16d	16"

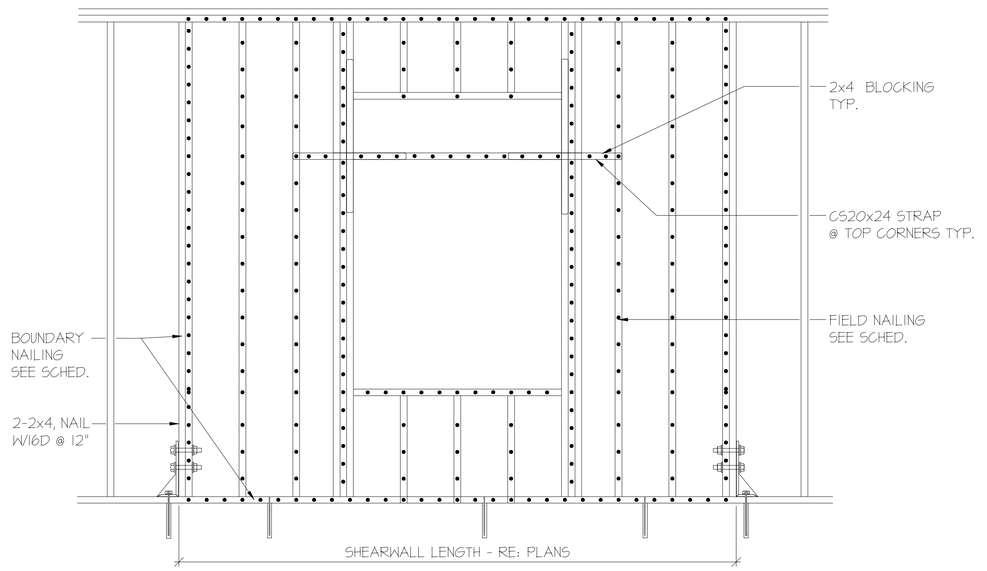
SHEARWALL ANCHOR SCHEDULE @ 2ND FLOOR



HALF PORTAL FRAME



STRAP / CLIP DETAIL



SHEARWALL ELEVATION WITH OPENING

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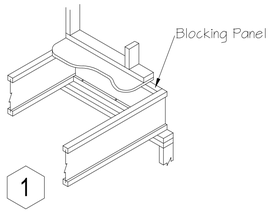
FRAMING DETAILS

F0.4



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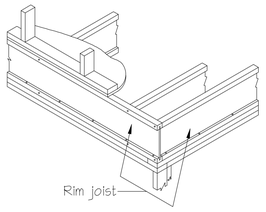
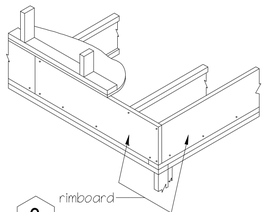
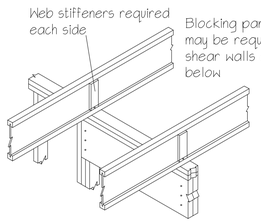


2 Must have 1 3/4" minimum joist bearing at ends



3 Must have 1 3/4" minimum joist bearing at ends



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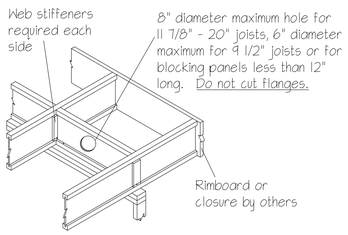

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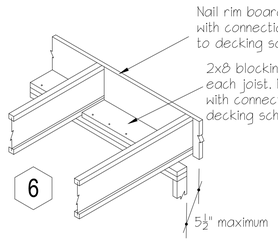

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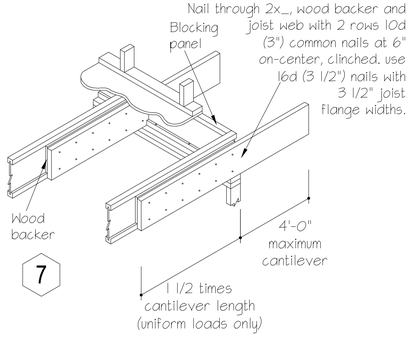
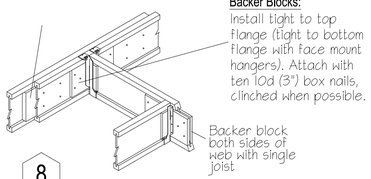


7

Filler Block:
Nail with ten 10d (3") box nails, clinched. Use ten 16d (3 1/2") box nails from each side with 3 1/2" joist flange widths. Use fifteen nails with joist depths greater than 16".

Backer Blocks:
Install tight to top flange (tight to bottom flange with face mount hangers). Attach with ten 10d (3") box nails, clinched when possible.



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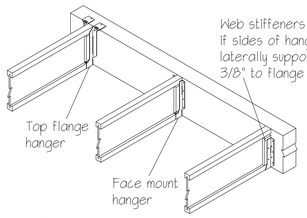
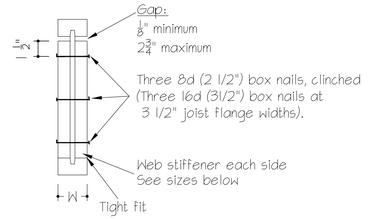
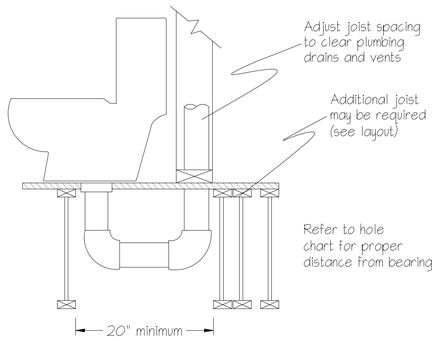


9 Hanger height must be a minimum of 60% of joist depth

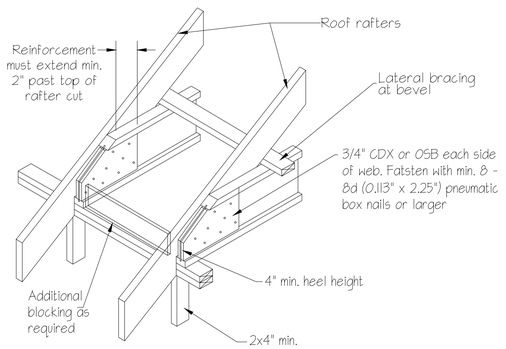


Joist Size	Stiffener Size
2 5/16"	1" x 2 5/16" minimum
3 1/2"	2x4

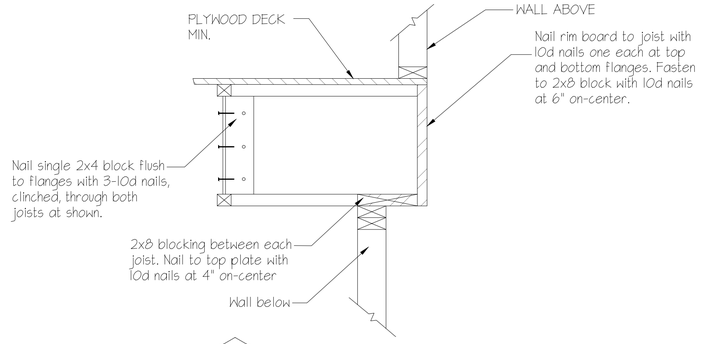
10 WEB STIFFENER



11 WATER CLOSET DETAIL
DO NOT CUT FLANGES



12 STANDARD RAFTER CUT DETAIL
NOTE:
FOR SLOPES LESS THAN 6/12, CONTACT MANUFACTURER



OL6 OUTLOOKER DETAIL

GENERAL I-JOIST NOTES:
1) FOLLOW I-JOIST MANUFACTURERS MULTI-PLY BEAM NAIL PATTERN AND HOLE CHART SPECIFICATIONS.
2) BUILDER TO PROVIDE NECESSARY BLOCKING WHERE NEEDED IN ORDER TO TRANSFER EXCESSIVE LOADS FROM ABOVE.
3) POSITION I-JOISTS OR BEAMS AS TO NOT INTERFERE WITH PLUMBING ABOVE.

JOIST HANGERS FOR 11" & 11-7/8" SUPPORTING BEAMS				
Joist	Single	Double	Skew L	Skew R
TJI110	IUS1.81/11.88	MIU3.56/11	SUL1.81/11	SUR1.81/11
TJI230	IUS2.37/11.88	MIU4.75/11	SUL2.37/11	SUR2.37/11
TJI360	IUS2.37/11.88	MIU4.75/11	SUL2.37/11	SUR2.37/11
BCI4500	IUS1.81/11.88	MIU3.56/11	SUL1.81/11	SUR1.81/11
BCI6000	IUS2.37/11.88	MIU4.75/11	SUL2.37/11	SUR2.37/11
BCI60	IUS2.37/11.88	MIU4.75/11	SUL2.37/11	SUR2.37/11
JOIST HANGERS FOR 14" SUPPORTING BEAMS				
Joist	Single	Double	Skew L	Skew R
TJI110	IUS1.81/14	MIU3.56/14	SUL1.81/14	SUR1.81/14
TJI230	IUS2.37/14	MIU4.75/14	SUL2.37/14	SUR2.37/14
TJI360	IUS2.37/14	MIU4.75/14	SUL2.37/14	SUR2.37/14
BCI4500	IUS1.81/14	MIU3.56/14	SUL1.81/14	SUR1.81/14
BCI6000	IUS2.37/14	MIU4.75/14	SUL2.37/14	SUR2.37/14
BCI60	IUS2.37/14	MIU4.75/14	SUL2.37/14	SUR2.37/14
JOIST HANGERS FOR 16" SUPPORTING BEAMS				
Joist	Single	Double	Skew L	Skew R
TJI110	IUS1.81/16	MIU3.56/16	SUL1.81/14	SUR1.81/14
TJI230	IUS2.37/16	MIU4.75/16	SUL2.37/14	SUR2.37/14
TJI360	IUS2.37/16	MIU4.75/16	SUL2.37/14	SUR2.37/14
BCI4500	IUS1.81/16	MIU3.56/16	SUL1.81/14	SUR1.81/14
BCI6000	IUS2.37/16	MIU4.75/16	SUL2.37/14	SUR2.37/14
BCI60	IUS2.37/16	MIU4.75/16	SUL2.37/14	SUR2.37/14

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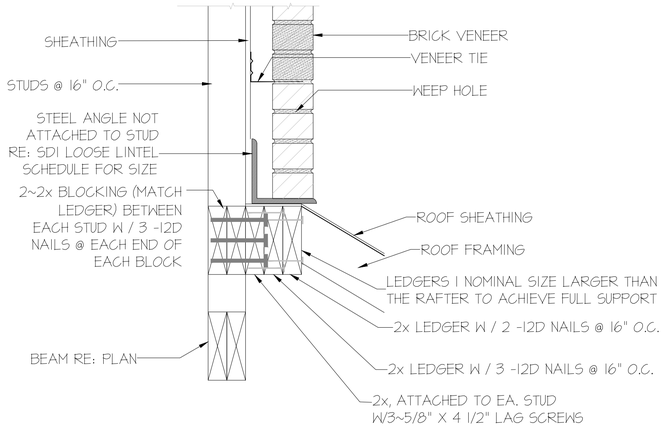
PROPOSED DRAWINGS FOR
Brae St. Residence
4045 Bonnie Brae St., Argyle, TX 76226

IDEAL SCOPE
■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

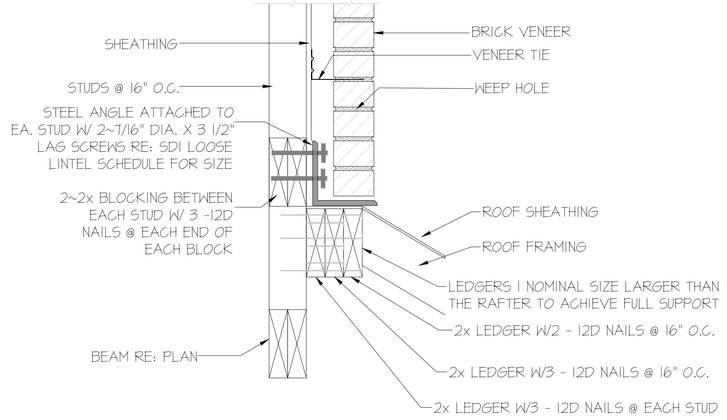
JOB NO: A1072
ISSUE DATE: 2025-02-26

FRAMING DETAILS

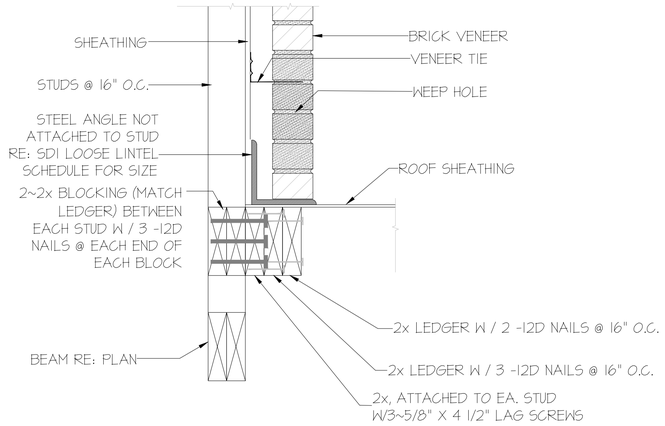
F0.5



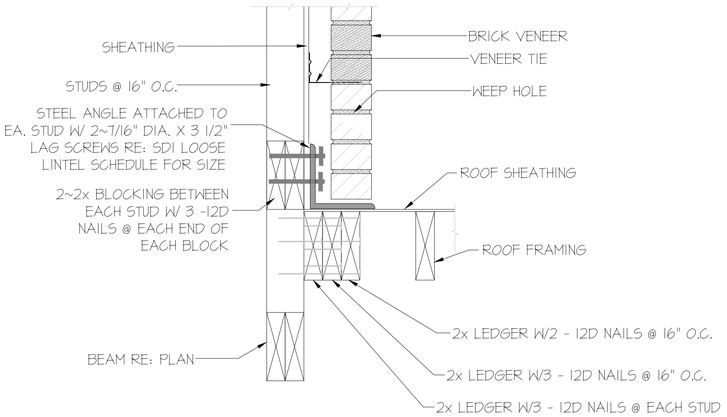
TRIPLE RAFTER UNDER BRICK
(RAFTER PERPENDICULAR)



TRIPLE RAFTER UNDER BRICK
W / ATTACHED LINTEL
(RAFTER PERPENDICULAR)



TRIPLE RAFTER UNDER BRICK
(RAFTER PARALLEL)



TRIPLE RAFTER UNDER BRICK
W / ATTACHED LINTEL
(RAFTER PARALLEL)

STATE OF TEXAS
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Brae St. Residence

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iDEA! SCOPE
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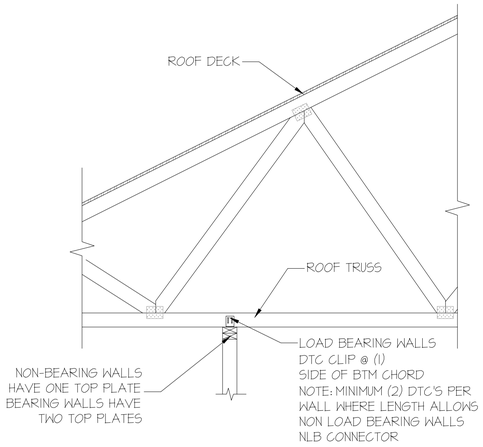
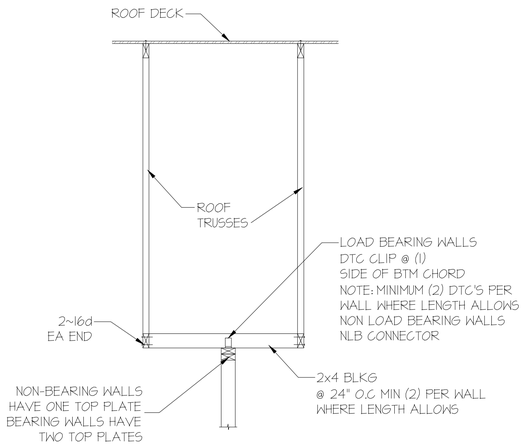
FRAMING DETAILS

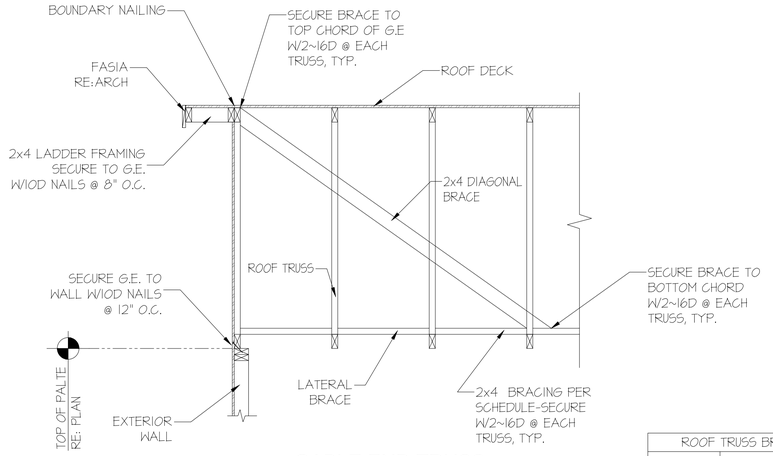
F0.6



1 WALL - TRUSS PERP.

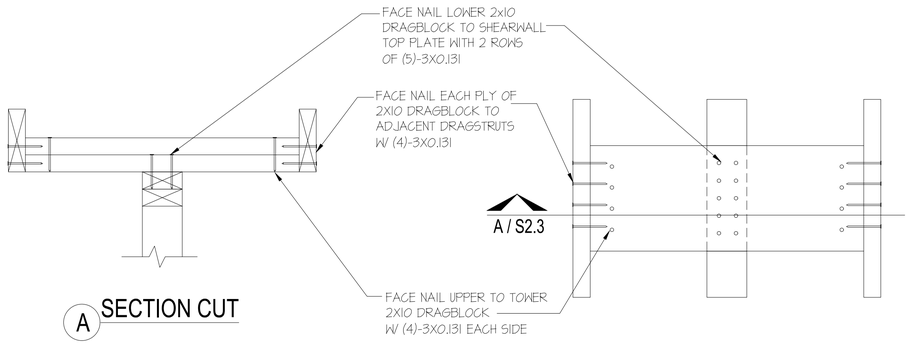


2 WALL - TRUSS PARALLEL



3 GABLE END TRUSS
SOFFIT EXTENSION 12" OR LESS

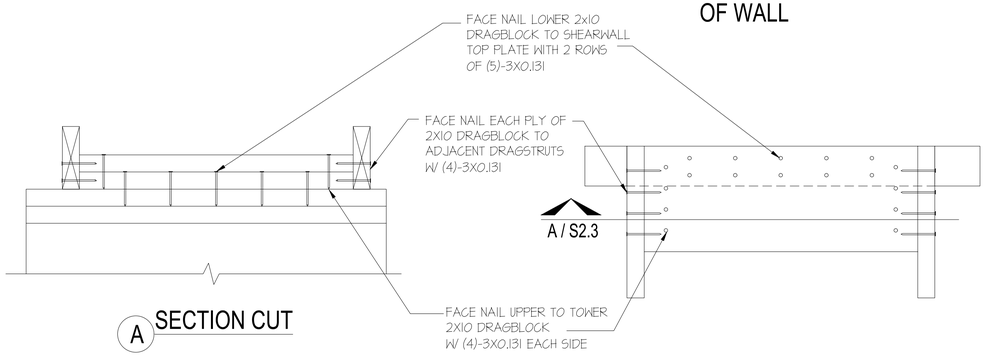
ROOF TRUSS BRACING	
TRUSS SPAN	DIAGONAL / LATERAL BRACE SPACING
0 - 20 FT	8' O.C.
20 FT <	7' O.C.



A SECTION CUT

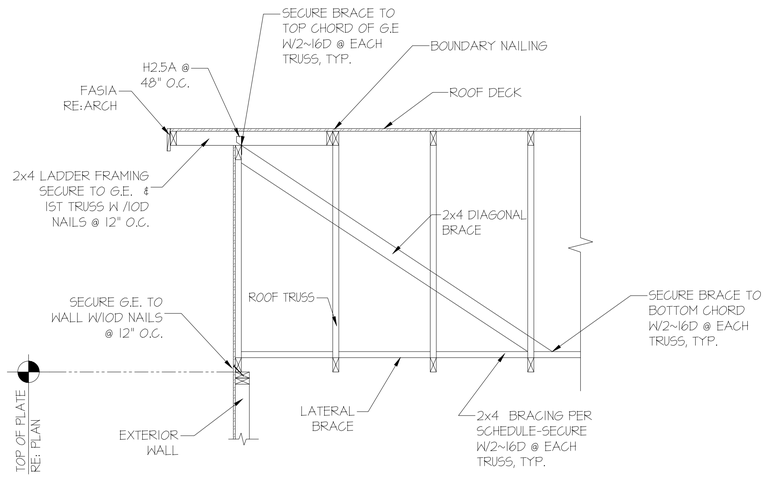
12 DRAG BLOCK
PARALLEL TO WALL

INSTALL ONE
DRAG BLOCK
NEAR MID SPAN
OF WALL



A SECTION CUT

12 DRAG BLOCK
PERPENDICULAR TO WALL



4 GABLE END TRUSS
SOFFIT EXTENSION 13" OR 30"

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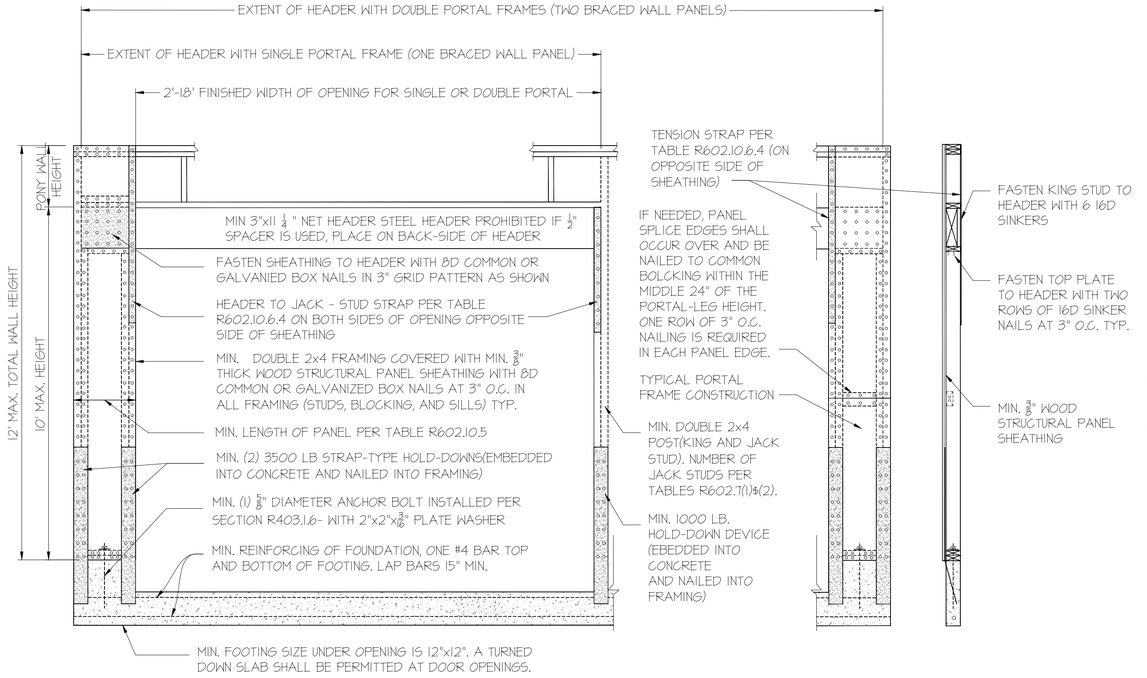
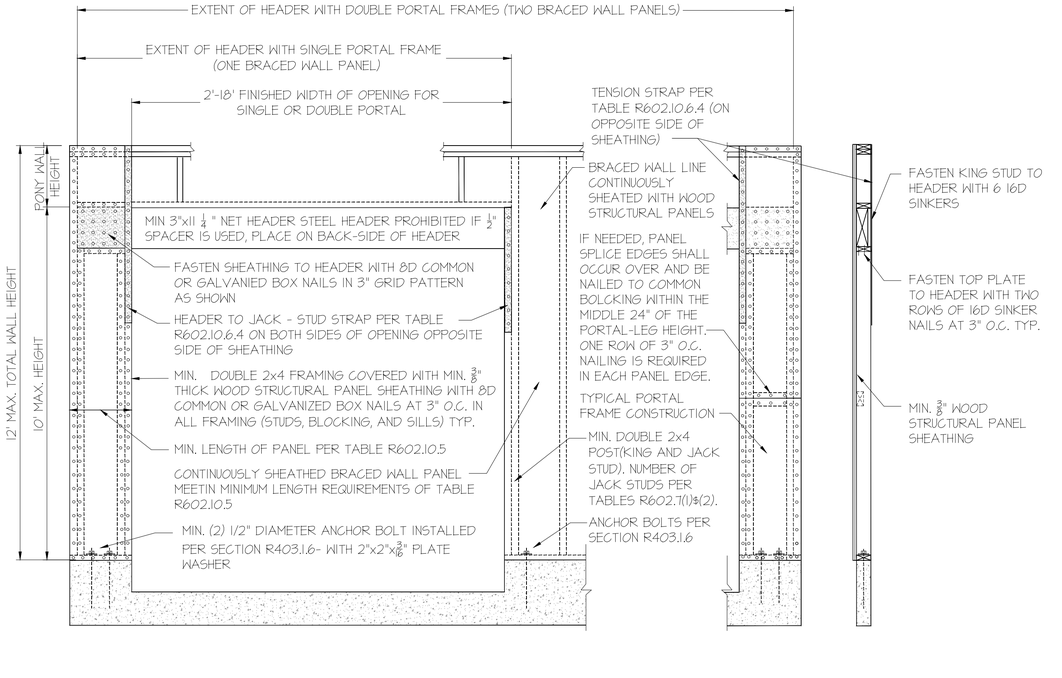
FRAMING DETAILS

F0.7



FRONT ELEVATION

SECTION

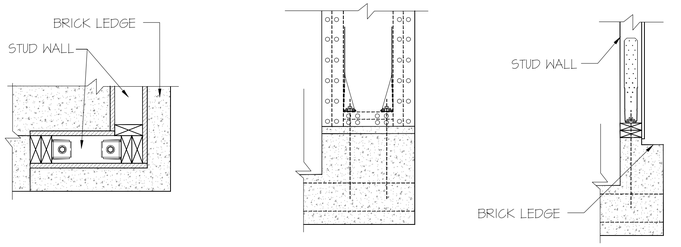


OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FIGURE R602.10.6.2- METHOD PFH:
PORTAL FRAME WITH HOLD-DOWNS
1 N.T.S.

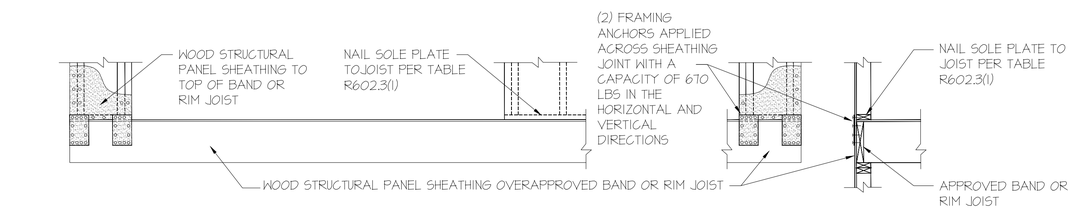
TABLE R602.10.5
MINIMUM LENGTH OF BRACED WALL PANELS

METHOD		MINIMUM LENGTH (inches)				
		WALL HEIGHT				
		8 FEET	9 FEET	10 FEET	11 FEET	12 FEET
PFH	SUPPORTING ROOF ONLY	16	16	16	18	20
	SUPPORTING ONE STORY AND ROOF	24	24	24	27	29
CS-PF	SDC A, B AND C	16	18	20	22	24



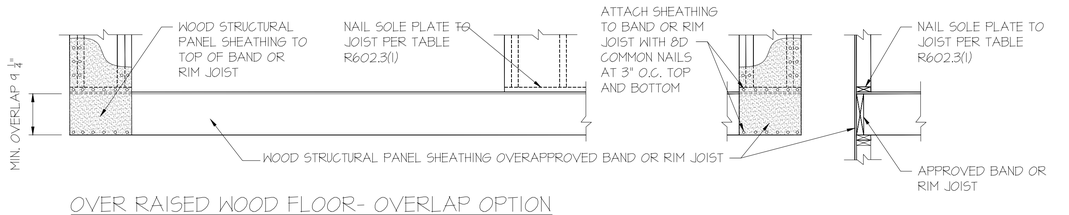
TOP VIEW FRONT VIEW SIDE VIEW

RETROFITED TENSION TIE
N.T.S.



OVER RAISED WOOD FLOOR- FRAMING ANCHOR OPTION

(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM BOARD)



OVER RAISED WOOD FLOOR- OVERLAP OPTION

(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

FIGURE R602.10.6.4- METHOD CS-PF:
CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION
2 N.T.S.

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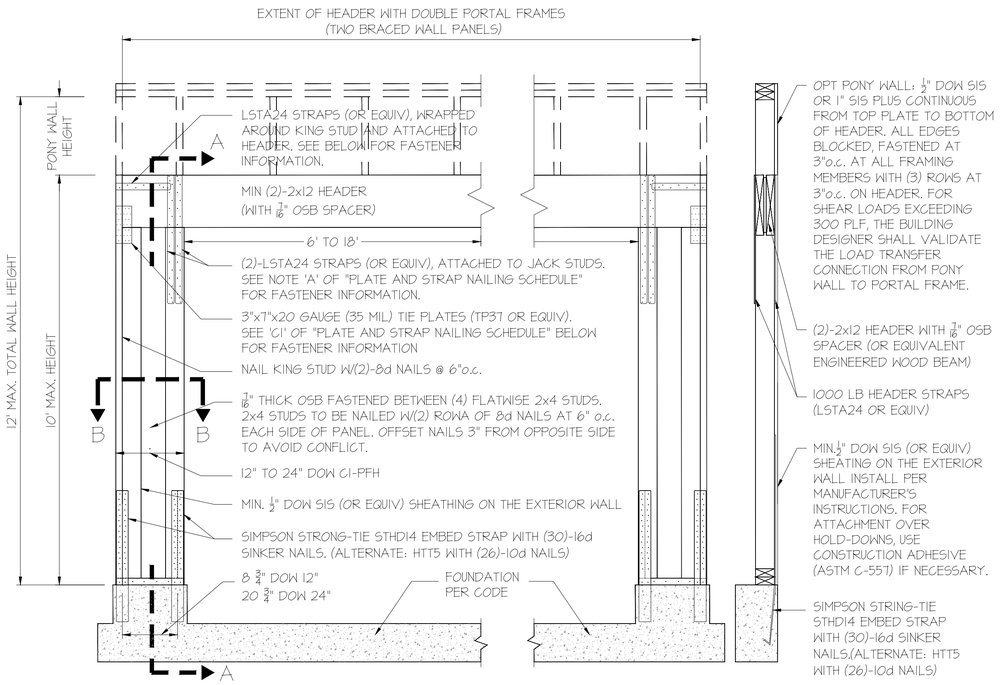
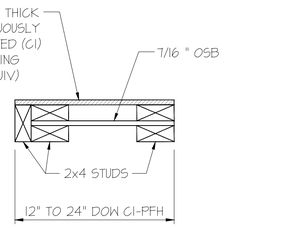
F0.8

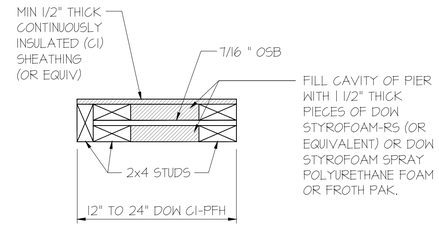


1 **DOW 12" TO 24" CI-PFH FRONT ELEVATION**
N.T.S.



*** IF STHDI4 HOLD-DOWN IS USED, PLACE TO THIS SIDE.

SECTION 'B'--'B'
(WITHOUT INSULATION)
N.T.S.

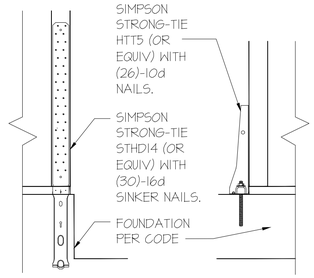


*** IF STHDI4 HOLD-DOWN IS USED, PLACE TO THIS SIDE.

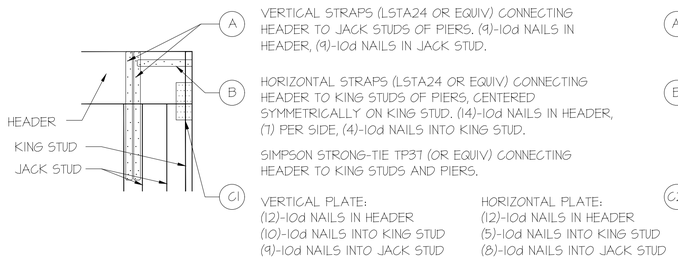
SECTION 'B'--'B'
(WITH INSULATION)
N.T.S.

NOTE: UP TO (3) ADDITIONAL 1 1/2" ROUND HOLES CAN BE PLACED ANYWHERE WITHOUT STIFFENERS IN 7/16" OSB. MIN 6" CLEAR SPACING BETWEEN ALL OPENINGS. NO OPENINGS ALLOWED IN STUDS & STIFFENER.

SECTION 'A'--'A'
N.T.S.

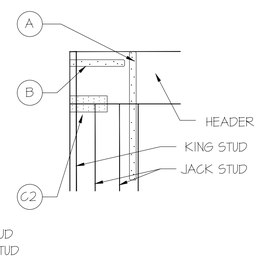


DOW 12" TO 24" CI-PFH BACK ELEVATION
N.T.S.



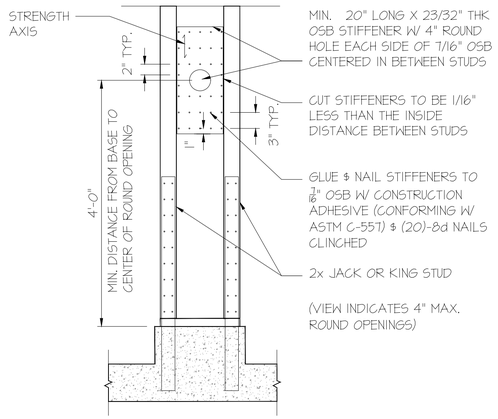
FRONT ELEVATION

DETAIL 'C'
N.T.S.



BACK ELEVATION

PLATE AND STRAP NAILING SCHEDULE
NAIL QUANTITIES ARE PER STRAP/ PER PLATE



OPTIONAL WEB OPENINGS
N.T.S.

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F0.9

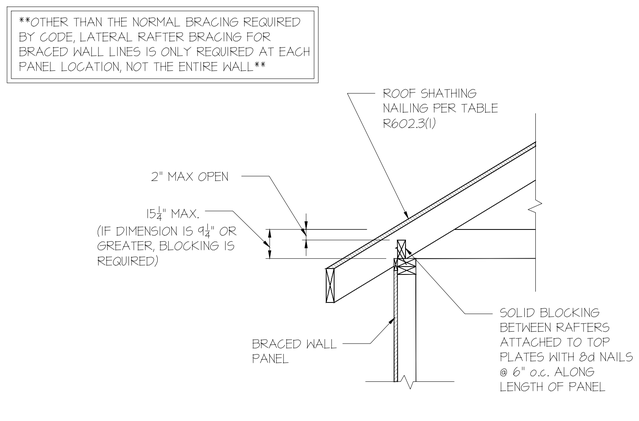


FIGURE R602.10.8.2(1): BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

N.T.S.

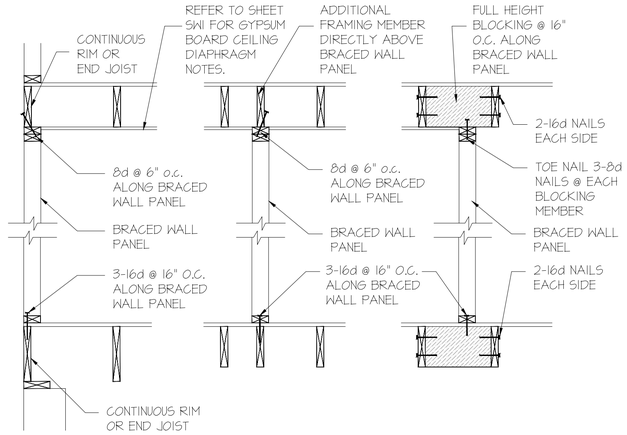


FIGURE R602.10.8(2)- BRACED WALL PANEL CONNECTION PARALLEL TO FLOOR / CEILING FRAMING

N.T.S.

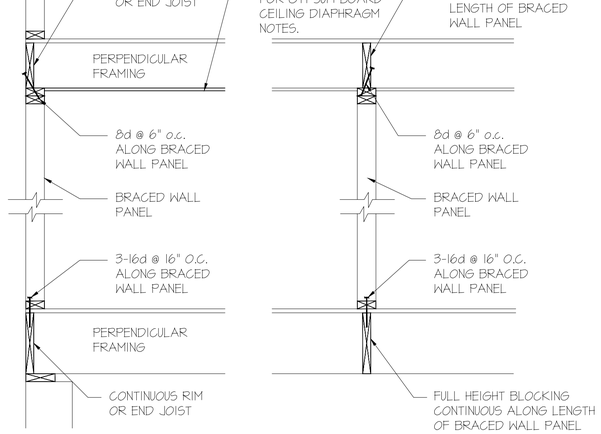


FIGURE R602.10.8(1): BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR / CEILING FRAMING

N.T.S.

THERMO-PLY (RED) & (BLUE)

THERMO-PLY (RED)x0.113" THICK AND (BLUE)x0.135" THICK-PROTECTIVE SHEATHINGS ARE PERMITTED TO BE USED AS STRUCTURAL WALL SHEATHING TO PROVIDE LATERAL, TRANSVERSE, AND UPLIFT LOAD RESISTANCE FOR WALL ASSEMBLIES USED IN CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION.

FOR STRUCTURAL APPLICATIONS:
* SHEATHING PANELS MAY BE INSTALLED IN THE VERTICAL OR HORIZONTAL ORIENTATION WITH THE FIBROUS BOARD FACING THE 2" NOMINAL WOOD STUDS SPACED AT 16"O.C. MAXIMUM, ALL EDGES BLOCKED.
* SHEATHING PANELS ARE TO BE APPLIED TO WALL FRAMING WITH MINIMUM NO. 16 GAUGE GALVANIZED STAPLES HAVING A 1" CROWN AND 1 1/4" LEG LENGTHS, WITH A MINIMUM 1" PENETRATION INTO FRAMING MEMBERS.
* FASTENER SPACING NOT TO EXCEED 3"o.c. AT PANEL EDGES OR AT INTERMEDIATE MEMBERS.
*STAPLES APPLIED WITH CROWN PARALLEL TO FRAMING MEMBERS AND NOT LESS THAN 3/8" FROM PANEL EDGES.
*SHEATHING JOINTS MAY BE BUTTED OR OVERLAPPED:
--OVERLAP JOINTS BY AT LEAST 3/4" AND FASTEN WITH SINGLE ROW OF FASTENERS,
--BUTT JOINTS SHALL BE INSTALLED WITH 1/8" GAP BETWEEN PANELS AND FASTENED TO FRAMING MEMBERS WITH SINGLE ROW OF FASTENERS AT EACH PANEL EDGE.
*THERMO-PLY (RED) AND (BLUE) PROTECTIVE SHEATHINGS MAY BE USED ON BRACED WALL LINES AS AN EQUIVALENT ALTERNATIVE TO METHODS WSP AND CS-WSP OF THE 2021 IRC WHEN INSTALLED IN ACCORDANCE WITH SECTIONS R602.10 & R602.10.4 AND PER TECHNICAL EVALUATION REPORT TER No. 1004-01.
* FOR NON-CONTINUOUS SHEATHING APPLICATIONS, MINIMUM PANEL WIDTH MUST NOT EXCEED MAXIMUM HEIGHT-TO-WIDTH ASPECT RATIO OF 4:1 (REF TER No. 1004-01)

ACCEPTABLE ALTERNATIVES TO THERMO-PLY:
-7/16" THICK OSB SHEATHING
-1/2" QUIETBRACE WALL SHEATHING
-RMAX THERMASHEATH-5I
-STYROFOAM 5IS AND 5IS PLUS
-MIN. 7/16" THICK ZIP SYSTEM

RMAX THERMASHEATH-5I SHEATHING

RMAX THERMASHEATH-5I 1/2" TO 1" THICK PROTECTIVE SHEATHINGS ARE PERMITTED TO BE USED AS STRUCTURAL WALL SHEATHING TO PROVIDE LATERAL, TRANSVERSE, AND UPLIFT LOAD RESISTANCE FOR WALL ASSEMBLIES USED IN CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION.

FOR STRUCTURAL APPLICATIONS:
*SHEATHING PANELS MUST BE INSTALLED VERTICALLY, WITH THE RMAX LOGO FACING THE EXTERIOR, ONTO (MIN) 2" NOMINAL WOOD STUDS SPACED 16"o.c. MAX.
*ALL JOINTS AND PANEL EDGES MUST BE BLOCKED.
*SHEATHING PANELS ARE TO BE APPLIED TO WALL FRAMING WITH MINIMUM NO. 16 GAUGE GALVANIZED STAPLES HAVING A 1/2" OR 1" CROWN, WITH 1 1/4" LEG LENGTHS, AND A MINIMUM 1" PENETRATION INTO FRAMING MEMBERS, FASTENERS MAY BE COUNTERSUNK BENEATH THE SURFACE OF THE FOAM PLASTIC SHEATHING.
*FASTENER SPACING NOT TO EXCEED 3"o.c. AT PANEL EDGES OR 6"O.C. AT INTERMEDIATE MEMBERS.
*STAPLES APPLIED WITH CROWN PARALLEL TO FRAMING MEMBER AND NOT LESS THAN 3/8" FROM PANEL EDGES.
*SHEATHING JOINTS MUST BE BUTTED AT FRAMING WITH SINGLE ROW OF FASTENERES APPLIED TO EACH PANEL EDGE INTO STUD BEHIND.
* THERMASHEATH-5I MAY BE USED ON BRACED WALL LINES AS AN EQUIVALENT ALTERNATIVE TO METHODS WSP AND CS-WSP OF THE 2021 IRC WHEN INSTALLED IN ACCORDANCE WITH SECTIONS R602.10 & R602.10.4 AND PER TECHNICAL EVALUATION REPORT, TER No. 1207-01.

+++FOR ALL SHEATHING APPLICATIONS REQUIRED BRACED WALL PAVEL LENGTHS FOR THERMASHEATH-5I SHALL BE DETERMINED BY MULTIPLYING THE LENGTH GIVEN IN TABLES R602.10.3(1) AND R602.10.3(3) WITH AN EQUIVALENCY FACTOR OF 1.1
(REF TER No. 1207-01 TABLE 1)

ACCEPTABLE ALTERNATIVES TO THERMO-PLY:
-7/16" THICK OSB / ZIP SYSTEM SHEATHING
-1/2" QUIETBRACE WALL SHEATHING
-THERMO-PLY (RED) AND (BLUE) SHEATHING
-STYROFOAM 5IS AND 5IS PLUS

STYROFOAM 5IS SHEATHING

STYROFOAM STRUCTURAL INSULATED SHEATHING (5IS) AND STYROFOAM 5IS PLUS ARE PERMITTED TO BE USED AS STRUCTURAL WALL SHEATHING TO PROVIDE LATERAL TRANSVERSE, AND UPLIFT LOAD RESISTANCE FOR WALL ASSEMBLIES USED IN CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION.

FOR STRUCTURAL APPLICATIONS:
*SHEATHING PANELS MAY BE INSTALLED VERTICALLY OR HORIZONTALLY WITH THE FIBROUS BOARD FACING THE 2" NOMINAL (MIN) WOOD FRAMING MEMBERS.
*ALL JOINTS AND PANEL EDGES MUST BE BLOCKED
*SHEATHING PANELS ARE TO BE APPLIED TO WALL FRAMING WITH MINIMUM NO. 16 GAUGE GALVANIZED STAPLES WITH 7/16" CROWN, 1" MINIMUM PENETRATION INTO FRAMING MEMBERS REQUIRED.
*FASTENER SPACING NOT TO EXCEED 3"o.c. AT PANEL EDGES OR AT INTERMEDIATE MEMBERS,
*FASTENERS ARE APPLIED IN A SINGLE ROW NOT LESS THAN 3/8" FROM PANEL EDGES; MAY BE COUNTERSUNK BENEATH THE SURFACE OF THE FOAM PLASTIC.
* STUDS SHALL BE SPACED AT 16"o.c. MAX FOR 2x4 STUDS OR 24"o.c. FOR 2x6 STUDS.
* 5IS AND 5IS PLUS SHEATHINGS MAY BE USED ON BRACED WALL LINES AS AN EQUIVALENT ALTERNATIVE TO METHODS WSP AND CS-WSP OF THE 2021 IRC WHEN INSTALLED IN ACCORDANCE WITH SECTIONS R602.10 & R602.10.4 AND PER TECHNICAL EVALUATION REPORT TER No. 0804-01.
* FOR NON-CONTINUOUS SHEATHING APPLICATIONS, REQUIRED BRACED WALL PANEL LENGTHS SHALL BE AS DETERMINED USING TABLE 1 IN TER No. 0804-01, AND TABLE R602.10.3(1) IN 2021 IRC.

ACCEPTABLE ALTERNATIVES TO 5IS AND 5IS PLUS:
-7/16" THICK OSB SHEATHING
-1/2" QUIETBRACE WALL SHEATHING
-THERMO-PLY (RED) STRUCTURAL SHEATHING
-THERMO-PLY (BLUE) STRUCTURAL SHEATHING
-RMAX THERMASHEATH-5I
-MIN. 7/16" THICK ZIP SYSTEM

ZIP SYSTEM WALL SHEATHING

ZIP SYSTEM WALL SHEATHING SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH FOR 7/16" OSB SHEATHING ABOVE IN ADDITION TO THE REQUIREMENTS SET FORTH BELOW:

*INSTALLATION OF ZIP SYSTEM WALL SHEATHING PANELS MUST COMPLY WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, WHICH MUST BE AVAILABLE AT THE JOBSITE DURING INSTALLATION.

DENSGLASS FIREGUARD 5/8" (FIREWALL)

*DENSGLASS SHEATHING IS NONCOMBUSTIBLE AS DESCRIBED AND TESTED IN ACCORDANCE WITH ASTM E 136 OR CAN/ULC S114. 5/8" DENSGLASS FIREGUARD SHEATHING IS INCLUDED IN A VARIETY OF UL AND ULC LISTINGS AND OTHER DESIGNS IN THE GA-600 FIRE RESISTANCE DESIGN MANUAL.

IN ADDITION, 5/8" DENSGLASS FIREGUARD SHEATHING IS CLASSIFIED AS "TYPE X" IN ACCORDANCE WITH ASTM C 1177 AND MY REPLACE 5/8" GYPSUM SHEATHING SPECIFIED AS TYPE X IN GENERIC FIRE-RATED WALL ASSEMBLIES.

DENSGLASS SHEATHING MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURING SPECIFICATIONS. THE FRAMING WIDTH SHALL NOT BE LESS THAN 1-1/2" WIDE FOR WOOD FRAMING AND 1-1/4" FOR STEEL FRAMING. FRAMING MEMBERS SHALL NOT VARY MORE THAN 1/8" FROM THE PLANE OF THE FACES OF ADJACENT FRAMING. FASTENERS SHOULD BE DRIVEN FLUSH WITH THE PANEL SURFACE (NOT COUNTER SUNK) AND INTO THE FRAMING SYSTEM. LOCATE FASTENERS AT LEAST 3/8" FROM THE ENDS AND EDGES OF THE SHEATHING NAILS OR SCREWS (PER MANUFACTURER SPECIFICATIONS) MAY BE USED TO ATTACH DENSGLASS SHEATHING TO FRAMING.

INSTALL DENSGLASS SHEATHING WITH END JOINTS STAGGERED ON HORIZONTAL APPLICATIONS. ENDS AND EDGES OF THE SHEATHING SHOULD FIT TIGHTLY. DENSGLASS SHEATHING PANELS SHALL NOT BE LESS THAN 1' FROM THE FINISH GRADE IN FULLY WEATHER AND WATER PROTECTED SIDING SYSTEMS AND NOT LESS THAN 12" FROM THE GROUND FOR PROPERLY DRAINED AND VENTILATED CRAWL SPACES.

7/16" OSB SHEATHING

7/16" OSB STRUCTURAL SHEATHING IS PERMITTED TO BE USED AS STRUCTURAL WALL SHEATHING TO PROVIDE LATERAL, TRANSVERSE, AND UPLIFT LOAD RESISTANCE FOR WALL ASSEMBLIES USED IN CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION

FOR STRUCTURAL APPLICATIONS:
*SHEATHING PANELS SHALL BE INSTALLED VERTICALLY ONTO 2" (MIN) NOMINAL WOOD FRAMING MEMBERS.
*ALL JOINTS AND PANEL EDGES MUST BE BLOCKED.
*SHEATHING PANELS ARE TO BE APPLIED TO WALL FRAMING WITH MINIMUM 8d COMMON NAILS SPACED AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE FRAMING MEMBERS.
*FASTENERS ARE APPLIED IN A SINGLE ROW NOT LESS THAN 3/8" FROM PANEL EDGES.
*STUDS SHALL BE SPACED AT 16'o.c. MAX.
*OSB SHEATHING MAY BE USED ON BRACED WALL LINES FOR METHODS WSP AND CS-WSP OF THE 2021 IRC WHEN INSTALLED IN ACCORDANCE WITH SECTIONS R602.10 & R602.10.4
*CONTINUOUS SHEATHING SHALL EXTEND FROM TOP PLATE TO BOTTOM PLATE AND SHALL BE APPLIED ABOVE AND BELOW ALL OPENINGS.
*FOR NON-CONTINUOUS SHEATHING APPLICATIONS, MINIMUM PANEL WIDTH MUST MEET REQUIREMENTS SPECIFIED IN TABLES R602.10.5 IN THE 2021 IRC.
*FOR CONTINUOUS SHEATHING APPLICATIONS, MINIMUM PANEL WIDTH MUST BE EQUAL TO THAT SPECIFIED IN TABLE R602.10.5 IN THE 2021 IRC.

ACCEPTABLE ALTERNATIVES TO 7/16" OSB:
-1/2" QUIETBRACE WALL SHEATHING
-THERMO-PLY (RED) STRUCTURAL SHEATHING
-THERMO-PLY (BLUE) STRUCTURAL SHEATHING
-STYROFOAM 5IS AND 5IS PLUS
-RMAX THERMASHEATH-5I

QUIETBRACE WALL SHEATHING

1/2" QUIETBRACE WALL SHEATHING IS PERMITTED TO BE USED AS STRUCTURAL WALL SHEATHING TO PROVIDE LATERAL, TRANSVERSE, AND UPLIFT LOAD RESISTANCE FOR WALL ASSEMBLIES USED IN CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION.

FOR STRUCTURAL APPLICATIONS:
*SHEATHING PANELS SHALL BE INSTALLED VERTICALLY ONTO 2" (MIN) NOMINAL WOOD FRAMING MEMBERS.
*ALL JOINTS AND PANEL EDGES MUST BE BLOCKED.
*SHEATHING PANELS ARE TO BE APPLIED TO WALL FRAMING WITH MINIMUM 8d COMMON NAILS SPACED AT 6"o.c. AT PANEL EDGES AND 12"o.c. AT INTERMEDIATE FRAMING MEMBERS.
*FASTENERS ARE APPLIED IN A SINGLE ROW NOT LESS THAN 3/8" FROM PANEL EDGES.
*STUDS SHALL BE SPACED AT 16"o.c. MAX.
*OSB SHEATHING MAY BE USED ON BRACED WALL LINES FOR METHODS WSP AND CS-WSP OF THE 2021 IRC WHEN INSTALLED IN ACCORDANCE WITH SECTIONS R602.10 & R602.10.4
*CONTINUOUS SHEATHING SHALL EXTEND FROM TOP PLATE TO BOTTOM PLATE AND SHALL BE APPLIED ABOVE AND BELOW ALL OPENINGS.
*FOR NON-CONTINUOUS SHEATHING APPLICATIONS, MINIMUM PANEL WIDTH MUST MEET REQUIREMENTS SPECIFIED IN TABLES R602.10.5 IN THE 2021 IRC.
*FOR CONTINUOUS SHEATHING APPLICATIONS, MINIMUM PANEL WIDTH MUST BE EQUAL TO THAT SPECIFIED IN TABLE R602.10.5 IN THE 2021 IRC.

ACCEPTABLE ALTERNATIVES TO 7/16" OSB:
-7/16" THICK OSB SHEATHING
-THERMO-PLY (RED) STRUCTURAL SHEATHING
-THERMO-PLY (BLUE) STRUCTURAL SHEATHING
-STYROFOAM 5IS AND 5IS PLUS
-RMAX THERMASHEATH-5I

STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED PROFESSIONAL ENGINEER
02-26-2025

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE

■ INNOVATIVE ■ DESIGN
■ ENGINEERING ■ ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

FRAMING DETAILS

F0.10

FLOOR JOISTS

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for FLOOR JOIST 30 LBS LIVE, 10 LBS DEAD, 360 DEFLECTION (SLEEPING AREAS)				
2x6	12	11'-10"	11'-3"	9'-2"
	16	10'-9"	10'-3"	7'-11"
	19.2	10'-1"	9'-6"	7'-3"
	24	9'-4"	8'-6"	6'-5"
2x8	12	15'-7"	14'-11"	11'-6"
	16	14'-2"	13'-3"	10'-0"
	19.2	13'-4"	12'-1"	9'-1"
	24	12'-4"	10'-10"	8'-2"
2x10	12	19'-10"	18'-1"	14'-0"
	16	18'-0"	15'-8"	11'-1"
	19.2	16'-5"	14'-4"	11'-0"
	24	14'-8"	12'-10"	9'-10"
2x12	12	24'-2"	21'-4"	16'-6"
	16	21'-4"	18'-6"	14'-4"
	19.2	19'-6"	16'-10"	13'-1"
	24	17'-5"	15'-1"	11'-8"

Southern Pine (IRC 2021)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for FLOOR JOIST 40 LBS LIVE, 10 LBS DEAD, 360 DEFLECTION (LIVING AREAS)				
2x6	12	10'-9"	10'-3"	8'-2"
	16	9'-9"	9'-4"	7'-1"
	19.2	9'-2"	8'-6"	6'-5"
	24	8'-6"	7'-7"	5'-9"
2x8	12	14'-2"	13'-6"	10'-3"
	16	12'-10"	11'-10"	8'-11"
	19.2	12'-1"	10'-10"	8'-2"
	24	11'-3"	9'-8"	7'-3"
2x10	12	18'-0"	16'-2"	12'-6"
	16	16'-1"	14'-0"	10'-10"
	19.2	14'-8"	12'-10"	9'-10"
	24	13'-1"	11'-5"	8'-10"
2x12	12	21'-11"	19'-1"	14'-9"
	16	19'-1"	16'-6"	12'-10"
	19.2	17'-5"	15'-1"	11'-8"
	24	15'-7"	13'-6"	10'-5"

Southern Pine (IRC 2021)

FLOOR FRAMING NOTES:

: U.N.O. ALL FLOOR JOIST TO BE 2x12's #2Y.P. @ 24"O.C. W/MIN. 3/4" PLYWOOD SUBFLOOR.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

CEILING JOISTS

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for CEILING JOIST - w/ Gypsum Clg. 10 LBS LIVE, 5 LBS DEAD, 240 DEFLECTION (NO ATTIC STORAGE)				
2x4	12	12'-5"	11'-10"	10'-1"
	16	11'-3"	10'-9"	8'-9"
	19.2	10'-7"	10'-2"	8'-0"
	24	9'-10"	9'-3"	7'-2"
2x6	12	19'-6"	18'-8"	14'-11"
	16	17'-8"	16'-11"	12'-11"
	19.2	16'-8"	15'-7"	11'-9"
	24	15'-6"	13'-11"	10'-6"
2x8	12	25'-8"	24'-7"	18'-9"
	16	23'-10"	21'-7"	16'-3"
	19.2	22'-0"	19'-8"	14'-10"
	24	20'-5"	17'-7"	13'-3"
2x10	12	* NOTE	* NOTE	22'-9"
	16	* NOTE	25'-7"	19'-9"
	19.2	* NOTE	23'-5"	18'-0"
	24	24'-0"	20'-11"	16'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

2x12	12	26'-0"	26'-0"	26'-0"
	16	26'-0"	26'-0"	23'-4 1/2"
	19.2	26'-0"	26'-0"	21'-4"
	24	26'-0"	24'-6"	19'-1"

Southern Pine (AWC)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for CEILING JOIST - w/ Gypsum Clg. 20 LBS LIVE, 10 LBS DEAD, 240 DEFLECTION (ATTIC STORAGE)				
2x4	12	9'-10"	9'-3"	7'-2"
	16	8'-11"	8'-0"	6'-2"
	19.2	8'-5"	7'-4"	5'-8"
	24	7'-8"	6'-7"	5'-1"
2x6	12	15'-6"	13'-11"	10'-6"
	16	14'-0"	12'-0"	9'-2"
	19.2	12'-9"	11'-0"	8'-4"
	24	11'-5"	9'-10"	7'-5"
2x8	12	20'-5"	17'-7"	13'-3"
	16	17'-9"	15'-3"	11-6'
	19.2	16'-2"	13'-11"	10'-6"
	24	14'-6"	12'-6"	9'-5"
2x10	12	24'-0"	20'-11"	16'-1"
	16	20'-9"	18'-1"	14'-0"
	19.2	18'-11"	16'-6"	12'-9"
	24	16'-11"	14'-9"	11'-5"

Southern Pine (IRC 2021)

2x12	12	26'-0"	24'-7"	19'-1"
	16	24'-7"	21'-4"	16'-6"
	19.2	22'-4"	19'-4"	14'-2"
	24	20'-1"	17'-4"	13'-5"

Southern Pine (AWC)

CEILING FRAMING NOTES:

: U.N.O. ALL CEILING JOIST TO BE 2x6's #2 Y.P. @ 24" O.C. NO ATTIC STORAGE UNLESS NOTED.

: U.N.O. FRAMING UNDER HVAC TO COMPLY w/ATTIC STORAGE (L.A.S.) SPAN CHARTS.

: U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.

: U.N.O. ALL EXTERIOR DECK FRAMING MATERIAL TO BE TREATED.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: USE BLOCKING WHERE REQUIRED BY IRC.

: ALL CONNECTIONS TO BE PROPERLY HANGERED WHERE REQUIRED ACCORDING TO IRC.

: ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES, RUNNING THE LENGTH OF THE APPLIANCE.

ROOF RAFTERS

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for RAFTERS - Standard roof covering 20 LBS LIVE, 10 LBS DEAD, 240 DEFLECTION, (CEILING NOT ATACHED TO RAFTERS)				
2x6	12	15'-6"	14'-9"	11'-9"
	16	14'-1"	13'-5"	10'-2"
	19.2	13'-3"	12'-3"	9'-4"
	24	12'-3"	11'-0"	8'-4"
2x8	12	20'-5"	19'-6"	14'-10"
	16	18'-6"	17'-1"	12'-10"
	19.2	17'-5"	15'-7"	11'-9"
	24	16'-2"	13'-11"	10'-6"
2x10	12	* NOTE	23'-5"	18'-0"
	16	23'-2"	20'-3"	15'-7"
	19.2	21'-2"	18'-6"	14'-3"
	24	18'-11"	16'-6"	12'-9"
2x12	12	* NOTE	* NOTE	21'-4"
	16	* NOTE	23'-10"	18'-6"
	19.2	25'-2"	21'-9"	16'-10"
	24	22'-6"	19'-6"	15'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for RAFTERS - Standard roof covering 20 LBS LIVE, 20 LBS DEAD, 240 DEFLECTION, (w/CEILING ATACHED TO RAFTERS)				
2x6	12	15'-6"	13'-6"	10'-2"
	16	13'-7"	11'-8"	8'-10"
	19.2	12'-4"	10'-8"	8'-1"
	24	11'-1"	9'-6"	7'-3"
2x8	12	19'-10"	17'-1"	12'-10"
	16	17'-2"	14'-9"	11'-2"
	19.2	15'-8"	13'-6"	10'-2"
	24	14'-0"	12'-1"	9'-1"
2x10	12	23'-2"	20'-3"	15'-7"
	16	20'-1"	17'-6"	13'-6"
	19.2	18'-4"	16'-0"	12'-4"
	24	16'-5"	14'-4"	11'-0"
2x12	12	* NOTE	23'-10"	18'-6"
	16	23'-10"	20'-8"	16'-0"
	19.2	21'-9"	18'-10"	14'-7"
	24	19'-6"	16'-10"	13'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

ROOF FRAMING NOTES:

: U.N.O. ALL RAFTERS TO BE 2x6's #2 Y.P. @24" O.C. w/ 2x8 HIPS & VALLEYS, AND 2x10 RIDGE RAFTERS.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: PURLIN BRACING AS REQUIRED TO BE IN ACCORDANCE WITH IRC.

: NAIL ALL CONNECTIONS IN ACCORDANCE WITH IRC.

: PROVIDE 2x4 RAFTER TAILS AS NEEDED.

INDICATES A SPLICE

INDICATES A STRUT

ROOF RAFTERS w/TILE

SIZE	Spacing In. O.C.	No. 1	No. 2	No. 3
Maximum clear span for RAFTERS - Standard roof covering 20 LBS LIVE, 20 LBS DEAD, 240 DEFLECTION				
2x6	12	15'-6"	13'-6"	10'-2"
	16	13'-7"	11'-8"	8'-10"
	19.2	12'-4"	10'-8"	8'-1"
	24	11'-1"	9'-6"	7'-3"
2x8	12	19'-10"	17'-1"	12'-10"
	16	17'-2"	14'-9"	11'-2"
	19.2	15'-8"	13'-6"	10'-2"
	24	14'-0"	12'-1"	9'-1"
2x10	12	23'-2"	20'-3"	15'-7"
	16	20'-1"	17'-6"	13'-6"
	19.2	18'-4"	16'-0"	12'-4"
	24	16'-5"	14'-4"	11'-0"
2x12	12	* NOTE	23'-10"	18'-6"
	16	23'-10"	20'-8"	16'-0"
	19.2	21'-9"	18'-10"	14'-7"
	24	19'-6"	16'-10"	13'-1"

Southern Pine * NOTE: span exceeds 26' in length (IRC 2021)

ROOF FRAMING NOTES:

: U.N.O. ALL RAFTERS TO BE 2x8's #2 Y.P. @16" O.C. w/ 2x10HIPS & VALLEYS, AND 2x12 RIDGE RAFTERS.

: SEE D.O.M.'s FOR ADDITIONAL FRAMING INFORMATION.

: ALL EXTERIOR OPENINGS TO BE LOAD BEARING.

: PROVIDE COLLAR TIES AT 4'-0" O.C. ON ALL RIDGES.

: FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.

: BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.

: FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.

: SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.

: PURLIN BRACING AS REQUIRED TO BE IN ACCORDANCE WITH IRC.

: NAIL ALL CONNECTIONS IN ACCORDANCE WITH IRC.

: PROVIDE 2x4 RAFTER TAILS AS NEEDED.

INDICATES A SPLICE

INDICATES A STRUT

NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2021 SPAN CHARTS.

Framing Span Charts

STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED
PROFESSIONAL ENGINEER
02-26-2025

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

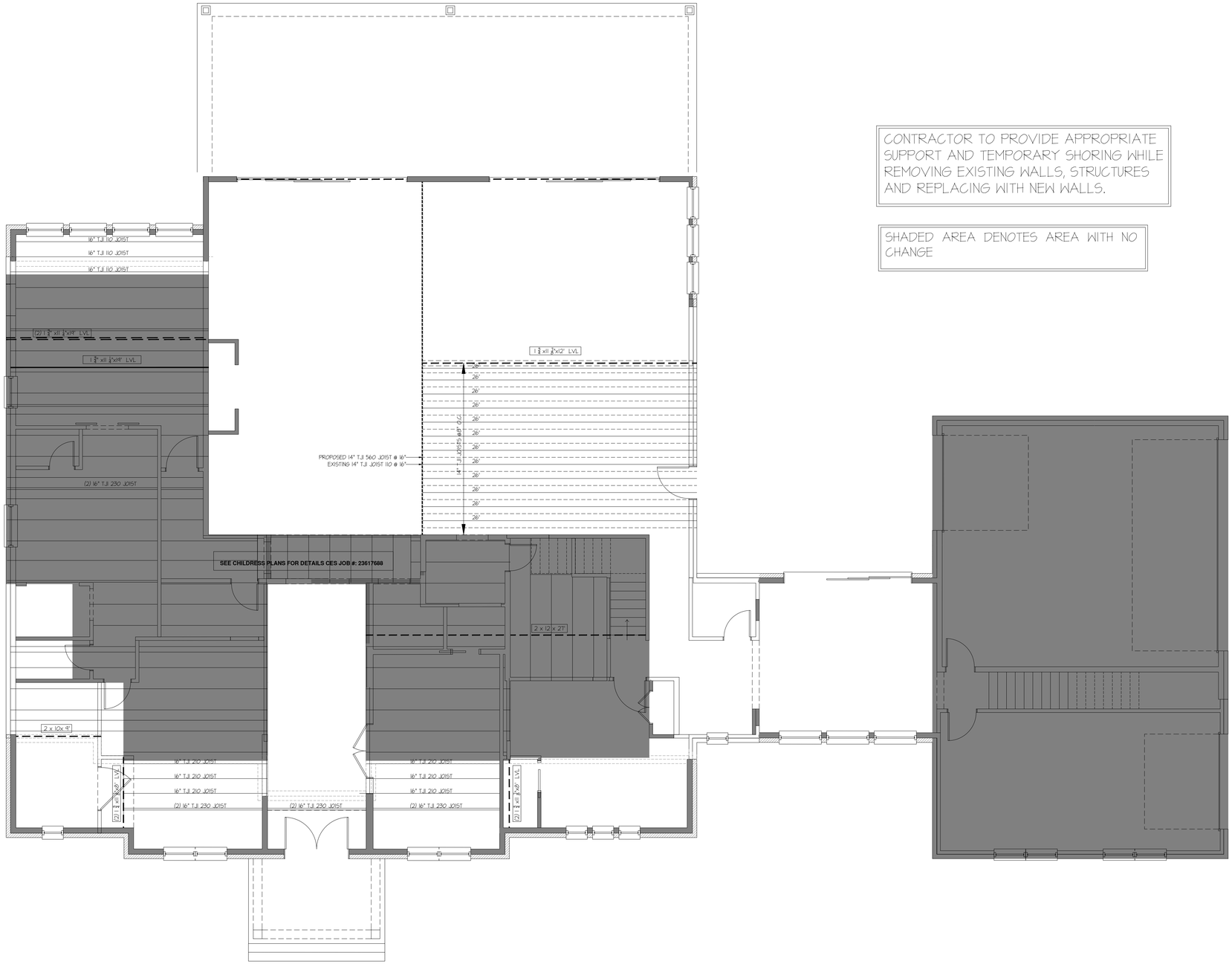
4045 Bonnie Brae St., Argyle, TX 76226

IDEA SCOPE
INNOVATIVE DESIGN ENGINEERING ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-25

FRAMING DETAILS FOR FRAMING SPAN CHARTS

F0.11



CONTRACTOR TO PROVIDE APPROPRIATE SUPPORT AND TEMPORARY SHORING WHILE REMOVING EXISTING WALLS, STRUCTURES AND REPLACING WITH NEW WALLS.

SHADED AREA DENOTES AREA WITH NO CHANGE

Proposed Floor Framing Layout At First Floor

SCALE: 3/16"=1'-0" (22x34)

STATE OF TEXAS
SUSHIL STEPHEN
106332
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02-26-2025

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PROPOSED DRAWINGS FOR

Brae St. Residence

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IDEA SCOPE

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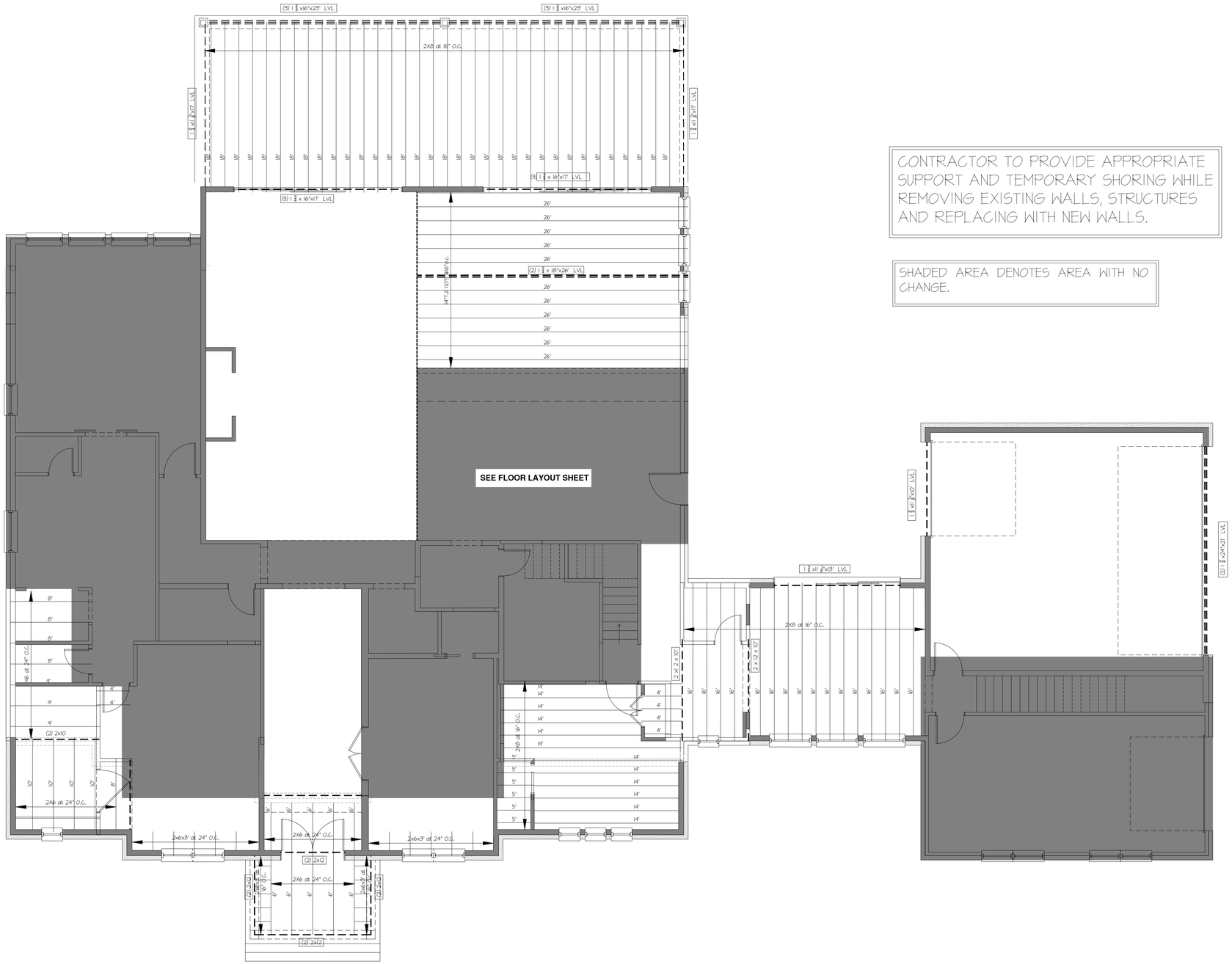
JOB NO: A1072

ISSUE DATE: 2025-02-26

PROPOSED FLOOR FRAMING LAYOUT AT FIRST FLOOR

F1.1



CONTRACTOR TO PROVIDE APPROPRIATE SUPPORT AND TEMPORARY SHORING WHILE REMOVING EXISTING WALLS, STRUCTURES AND REPLACING WITH NEW WALLS.

SHADED AREA DENOTES AREA WITH NO CHANGE.

Proposed Ceiling Joist Layout At First Floor

SCALE: 3/16"=1'-0" (22x34)

STATE OF TEXAS
SUSHIL STEPHEN
106332
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PROFESSIONAL ENGINEER
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PROPOSED DRAWINGS FOR

Brae St. Residence

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IDEA SCOPE

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■ ENGINEERING ■ ARCHITECTURE

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PROPOSED CEILING JOIST LAYOUT AT FIRST FLOOR

F1.2

CEILING FRAMING NOTES:

1. U.N.O. ALL CEILING JOIST TO BE 2X6'S #2 YP @ 16" O.C. NO ATTIC STORAGE UNLESS NOTES.
2. U.N.O. FRAMING UNDER HVAC TO BE 2X8'S #2 YP @16"O.C. W/ $\frac{3}{4}$" PLYWOOD PAD AS REQD.
3. U.N.O. ALL BEAMS TO BE #2 GRADE MATERIAL.
4. SEE D.O.M.'S FOR ADDITIONAL FRAMING INFORMATION.
5. FRAMER IS TO TRANSFER BEARING POINTS TO FOUNDATION. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
6. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS REPRESENTATIVES, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.
7. FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE BUILDER IMMEDIATELY.
8. SUB-CONTRACTORS SHALL NOT CUT OR OTHERWISE ALTER ANY PRE-FABRICATED OR ENGINEERED FRAMING MEMBER WITHOUT APPROVAL OF BUILDER.
9. USE BLOCKING WHERE REQUIRED BY 2021 IRC.
10. ALL CONNECTIONS TO BE PROPERTY HANGERED WHERE REQUIRED ACCORDING TO 2021 IRC.
11. ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES RUNNING THE LENGTH OF THE APPLIANCE.
12. PROVIDE BLOCKING FOR MEMBER GREATER THEN 15'0"

CEILING JOIST AND RAFTER CONNECTIONS:

THE FOLLOWING BRACING REQUIREMENTS MAY BE USED TO STRENGTHEN THE RIDGE RAFTERS AND PROVIDE RESISTANCE TO RAFTER THRUST WHEN CEILING JOISTS ARE NOT PARALLEL TO THE RAFTERS, AS OUTLINED IN SECTION R802.31 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC). RAFTERS MAY BE BRACED TO A WALL OR TO A STRUCTURAL BEAM.

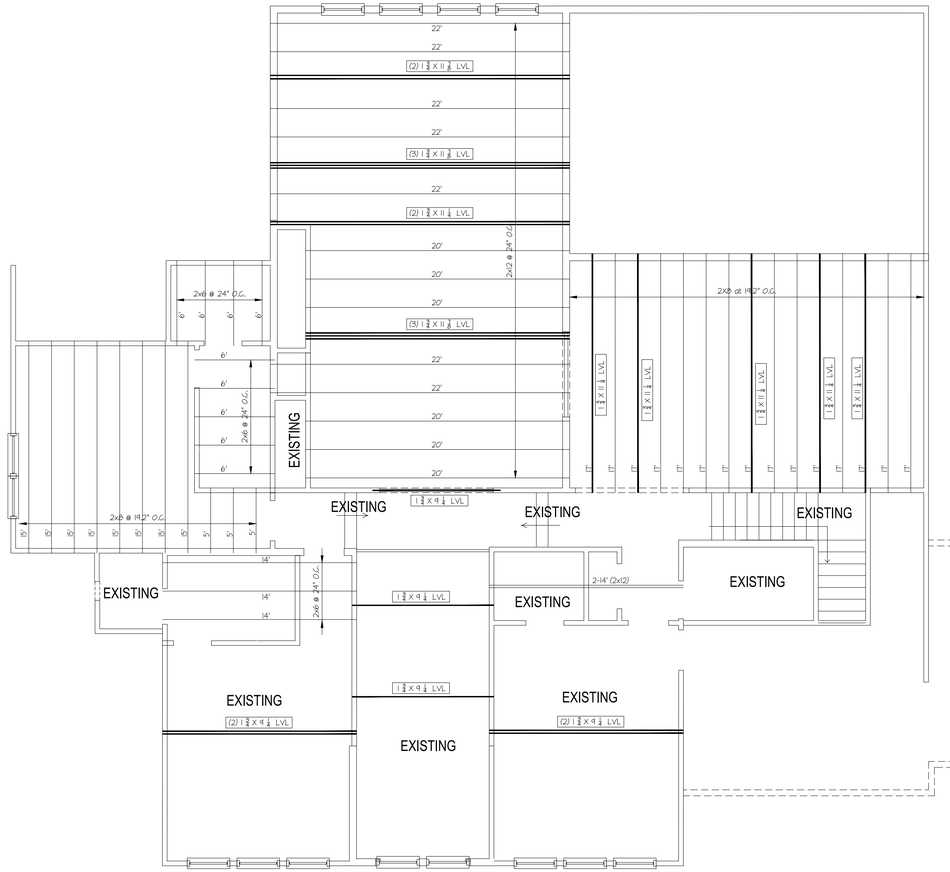
NOTE:
IF MATERIAL CHANGE OCCURS, REFER TO IRC 2021 SPAN CHARTS.

NOTES:
KNEE BRACES SHALL BE SAME SIZE AS RAFTERS

KNEE BRACES SHALL BE NAILED OR BOLTED TO THE SIDE OF RAFTER

USE A MINIMUM OF 8-16D NAILS BETWEEN EACH MEMBER, OR 4 1/2" DIAMETER LAG SCREWS, SCREWED ALL THE WAY THROUGH THE MEMBERS.

TYPICAL KNEE BRACES CONNECTIONS DETAILS



CONTRACTOR TO PROVIDE APPROPRIATE SUPPORT AND TEMPORARY SHORING WHILE REMOVING EXISTING WALLS, STRUCTURES AND REPLACING WITH NEW WALLS.

Proposed Ceiling Joist Layout At Second Floor

SCALE: 3/16"=1'-0" (22x34)

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IDEA SCOPE

INNOVATIVE DESIGN
ENGINEERING ARCHITECTURE

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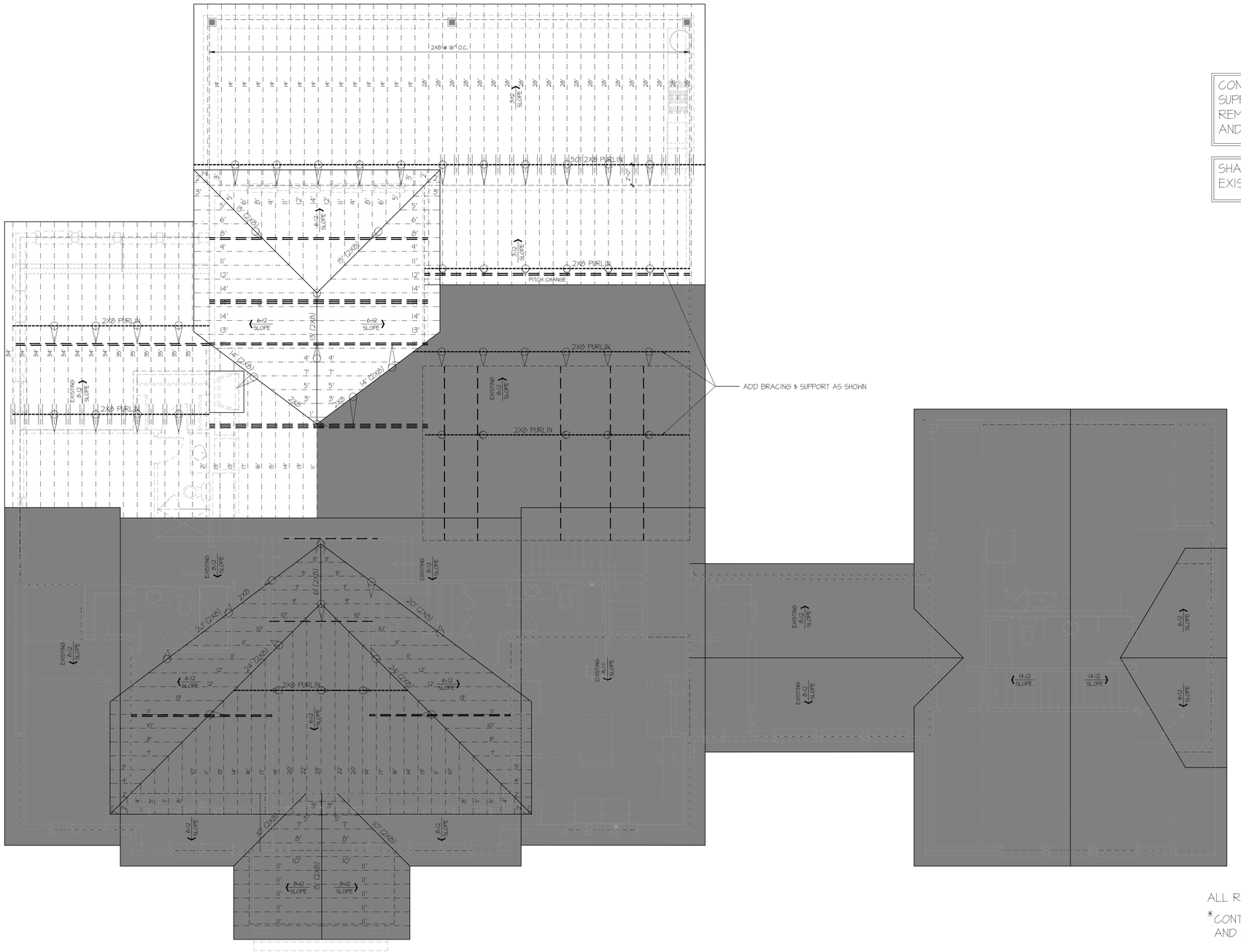
PROPOSED CEILING JOIST LAYOUT AT SECOND FLOOR

F1.3



CONTRACTOR TO PROVIDE APPROPRIATE SUPPORT AND TEMPORARY SHORING WHILE REMOVING EXISTING WALLS, STRUCTURES AND REPLACING WITH NEW WALLS.

SHADED AREA OF ROOF DENOTES EXISTING ROOF IN PLACE.

ALL RAFTER BEAM 2X6@16"o.c. SP2

*CONTRACTOR TO VERIFY PITCH AND ADJUST LENGTH ACCRODINGLY

Proposed Roof Framing Layout At Extension

SCALE: 3/16"=1'-0" (22x34)

STATE OF TEXAS
SUSHIL STEPHEN
106332
LICENSED PROFESSIONAL ENGINEER
02-26-2025

REVISIONS

REV	DATE	DESCRIPTIONS

PROPOSED DRAWINGS FOR

Brae St. Residence

4045 Bonnie Brae St., Argyle, TX 76226

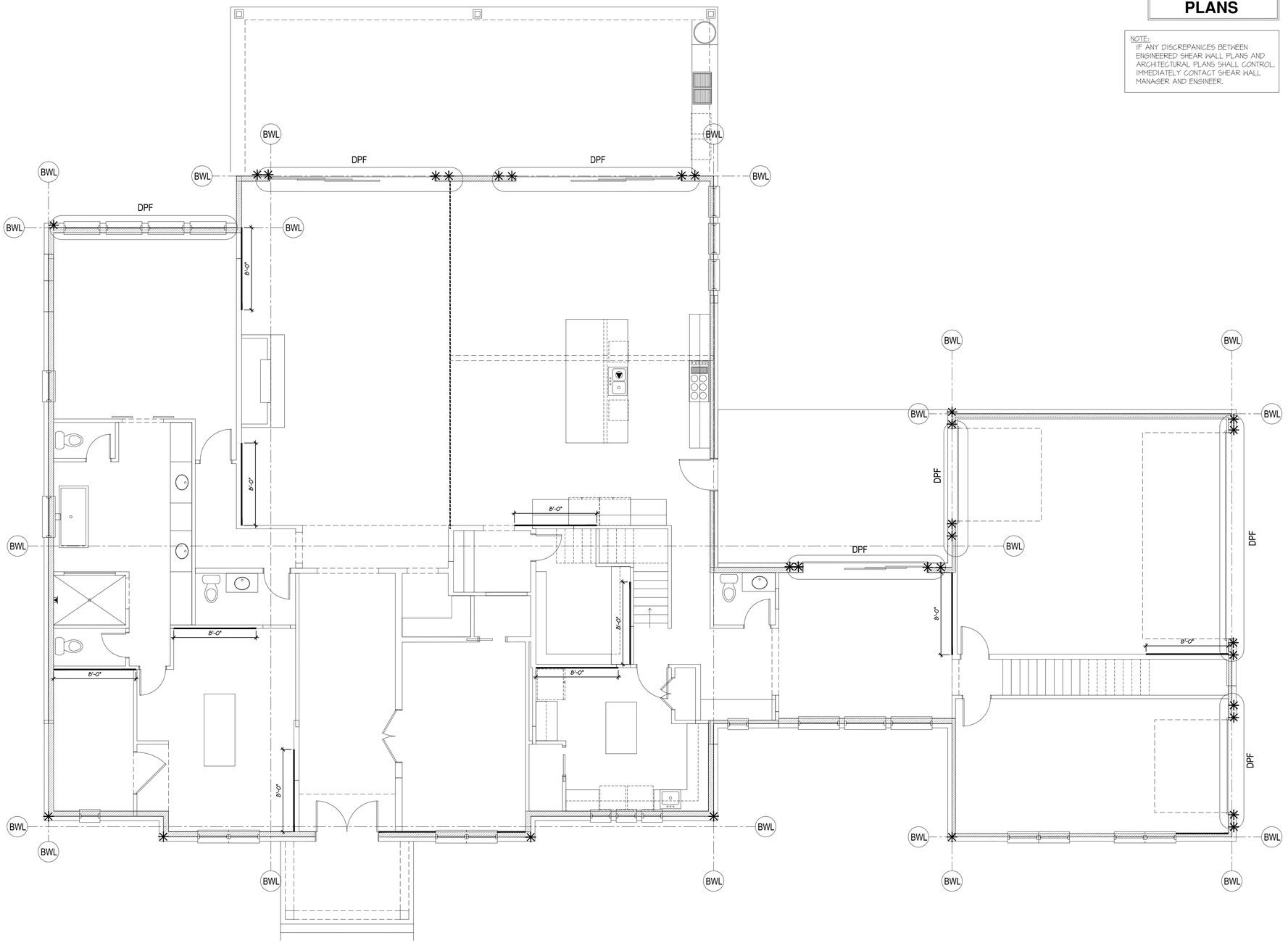
IDEA SCOPE

= INNOVATIVE = DESIGN
= ENGINEERING = ARCHITECTURE

JOB NO: A1072
ISSUE DATE: 2025-02-26

PROPOSED ROOF FRAMING LAYOUT AT EXTENSION

F1.4



SHEAR WALL PLANS

NOTE:
IF ANY DISCREPANICES BETWEEN ENGINEERED SHEAR WALL PLANS AND ARCHITECTURAL PLANS SHALL CONTROL. IMMEDIATELY CONTACT SHEAR WALL MANAGER AND ENGINEER.

EXTERIOR / INTERIOR WALL BRACING MATERIAL:

DENOTES CONTINUOUSLY SHEATHED WITH ZIP SYSTEM TO BE INSTALLED ABOVE AND BELOW ALL OPENINGS

4'-0" — DENOTES LENGTH OF ZIP PANEL (7/16")

* ATTACH USING 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.

* STAPLES: (R3)
  MIN. 16 GA. STAPLES WITH 7/16" CROWN, 2" LENGTH, MIN. 1" PENETRATION INTO FRAMING
* STUDS @ 16" O.C. MAX.
* STAPLES SPACED @ 3" O.C. AT EDGES & 6" O.C. IN FILLED

INTERIOR WALL BRACING MATERIAL:

DENOTES LET-IN-BRACING (LIB)

* METHOD LIB BRACING SHALL HAVE GYP. BOARD ATTACHED TO AT LEAST ONE SIDE OF THE WALL ACCORDING TO RELEVANT IRC.

1x4 WOOD LIB:
* INSTALLED AT 45-60 DEGREE ANGLES FOR STUDS SPACED AT 16" O.C. MAX.
* ATTACH USING (2)-8d NAILS PER STUD INCLUDING TOP AND BOTTOM PLATES.

METAL STRAPS: SIMPSON STRONG-TIE WBC BRACE STRAPS (OR EQUIVALENT)
* 1 1/4" WIDE 16 GAGE GALVANIZED STEEL BRACING STRAPS; MUST BE INSTALLED IN 'X' PAIRS TO RESIST IN-PLANE RACKING SHEAR LOADS.
* ATTACH USING (2)-16d NAILS IN TOP AND BOTTOM PLATES AND (1)-8d NAIL AT EACH STUD (SPACED AT 16" O.C. OR 24" O.C.).
* REFER TO MANUFACTURER'S SPECIFICATIONS FOR ALLOWABLE INSTALLATION ANGLES AND STRAP LENGTHS.

INTERIOR WALL SILL PLATE ANCHORAGE:

* 1/2" DIA. SIMPSON STRONG-TIE TITEN HD ANCHORS BOLTS WITH 2 3/4" EMBEDMENT SPACED AT 4' O.C., ALONG SILL PLATE AT ALL INTERIOR SHEAR WALL LINES. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NO MORE THAN 12" LESS THAN 6" FROM EACH END.
* USE CAUTION WHEN INSTALLING TO AVOID DAMAGING P-T CABLES.

✳ DENOTES HOLDOWN LOCATION

* SIMPSON STRONG-TIE STHD14 (OR EQUIV) WITH (30)-16d SINKER NAILS.
* SIMPSON STRONG-TIE HTT4 (OR EQUIV) WITH 5/8" DIAM ANCHOR BOLT AND (18)-16dc2 1/2" NAILS. (FOR INSTALLATION PROCEDURES, REFER TO SIMPSON MANUAL)

◄ DENOTES TIE-DOWN LOCATION

* SIMPSON STRONG-TIE CS14 (OR EQUIVALENT) WITH (26)-10d NAILS AND 15" END LENGTH (AT FLOOR SYSTEM, STRAPS TO EXTEND 15" MIN. ABOVE AND BELOW TOP AND BOTTOM PLATES)

BWL — DENOTES BRACE WALL LINES

COMPLIANT WITH:	2021 IRC
ULTIMATE WIND SPEED:	115MPH
EXPOSURE CATEGORY:	B

WALL LEGEND:

EXISTING WALL

PROPOSED WALL

Proposed First Floor Shear Wall plan

SCALE: 3/16"=1'-0" (22x34)

STATE OF TEXAS
SUSHIL STEPHEN
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Brae St. Residence

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iDEAL SCOPE

■ INNOVATIVE ■ DESIGN
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JOB NO: A1072
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PROPOSED FIRST FLOOR SHEAR WALL PLAN

SW.1

SHEAR WALL PLANS

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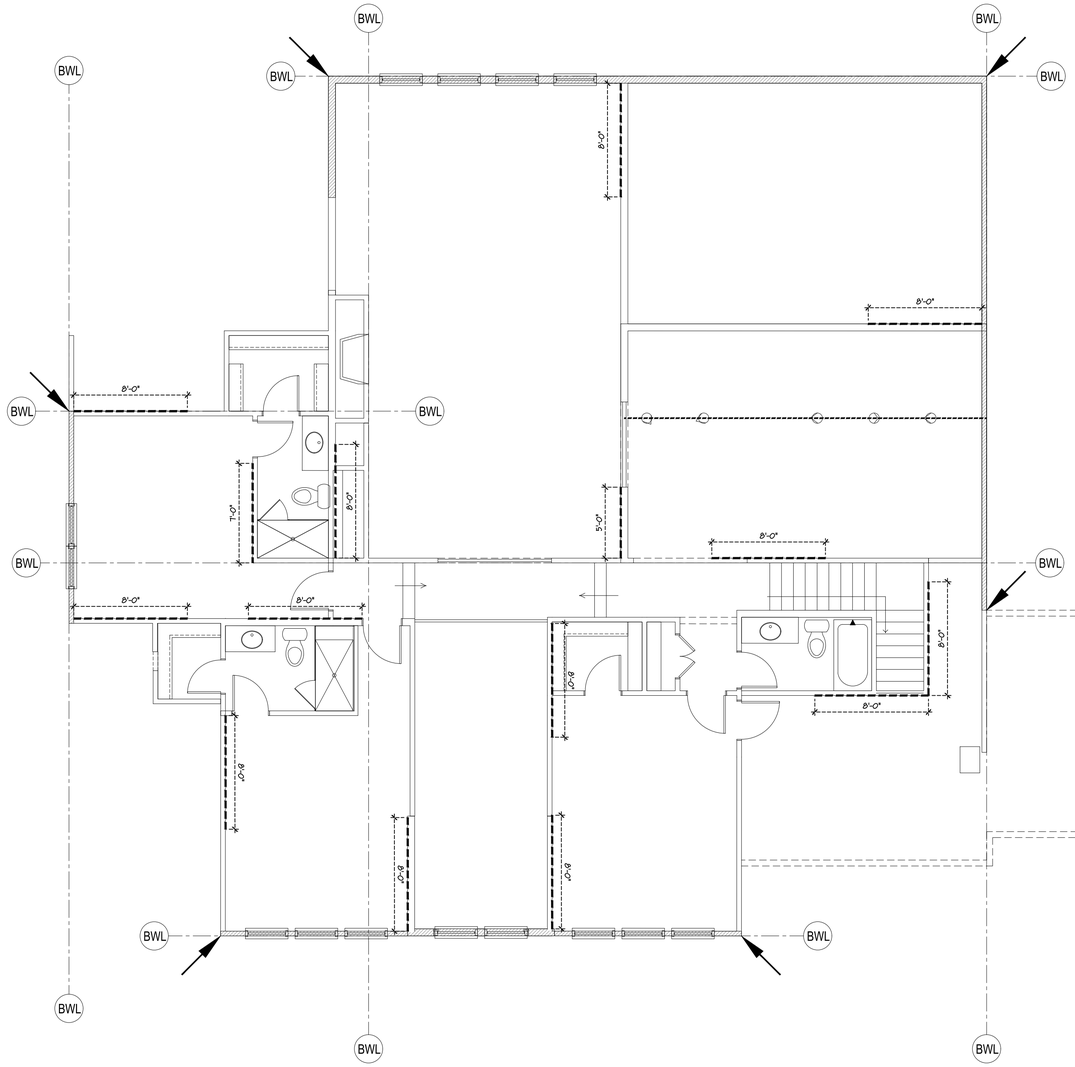

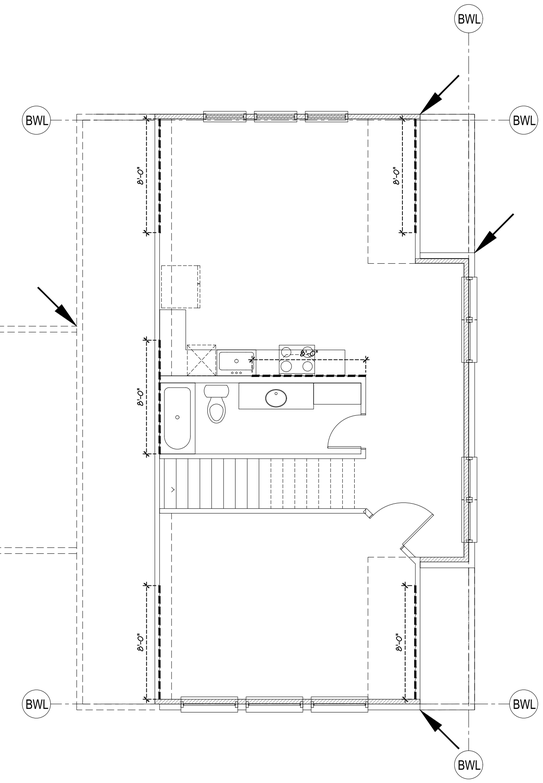

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BWL — DENOTES BRACE WALL LINES

COMPLIANT WITH:	2021 IRC
ULTIMATE WIND SPEED:	115MPH
EXPOSURE CATEGORY:	B

Proposed Second Floor Shear Wall plan

SCALE: 3/16"=1'-0" (22x34)

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PROPOSED SECOND FLOOR SHEAR WALL PLAN

SW.2