HISTORIC AND DESIGN REVIEW COMMISSION May 20, 2020

| HDRC CASE NO: | 2020-178 |
|------------------------------|--|
| ADDRESS: | 203 MADISON ST |
| LEGAL DESCRIPTION: | NCB 740 BLK 3 LOT 11 N 1/2 OF 12 |
| ZONING: | RM-4,H |
| CITY COUNCIL DIST.: | 1 |
| DISTRICT: | King William Historic District |
| LANDMARK: | Schuwirth House |
| APPLICANT: | Zane Reinhard |
| OWNER: | Zane Reinhard |
| TYPE OF WORK: | Exterior modifications, construction of a side porch |
| APPLICATION RECEIVED: | April 29, 2020 |
| 60-DAY REVIEW: | Not applicable due to City Council Emergency Orders |
| CASE MANAGER: | Stephanie Phillips |

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a 1-story covered patio to the side of the primary historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.
B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate. iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.

iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.

v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.

ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider characterdefining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

5. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required. B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

6. Designing for Energy Efficiency

A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties. C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

FINDINGS:

- a. The primary structure located at 203 Madison is a 2-story single family residential structure constructed circa 1915 in the Folk Victorian style. The structure is located on a corner lot at the intersection of Madison and Turner. The structure is contributing to the King William Historic District.
- b. MASSING AND SCALE The applicant has proposed to construct a 1-story side porch to the existing 2-story primary structure. The porch will be an extension upon an existing side porch, which originally was a 2-story open porch per Sanborn Maps but now features an enclosure on the second story. The footprint is approximately 300 square feet. The porch will be visible from the public right-of-way in the side yard along Madison. According to the Historic Design Guidelines, new additions should be compatible with the primary structure, should be subordinate in scale, massing, and detailing, and should not remove or conceal historic features. Staff generally finds the concept and location of the porch to be acceptable, but finds that the roof form should be modified to reduce the overall massing and height of the porch. The side gable roof as proposed creates a height of 1.5 stories and conceals a portion of the enclosed porch with blind windows.
- c. ROOF FORM The applicant has proposed a side gable roof form. As noted in finding b, staff finds that the roof form should be modified to reduce the overall massing and height of the porch. Staff finds a low-sloping hipped roof to be most appropriate, as found on other portions of the primary structure that feature a 1-story porch element. The roof should not conceal the 2-story enclosed porch element. The applicant is required to submit updated drawings that reflect this change prior to receiving a Certificate of Appropriateness.
- d. MATERIAL The applicant has proposed to utilize simple wood 6x6" columns, wood siding, metal roofing, and a stone column base to house an outdoor grill and counter. The column bases will be concealed by an existing wooden privacy fence. Staff generally finds these materials to be compatible with the primary historic structure, but requires final material specifications for the stone base.
- e. ARCHITECTURAL DETAILS According to the Guidelines, new architectural details that are in keeping with the architectural style of the original structure should be incorporated. Details should be simple in design

and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. Staff finds the proposal generally compatible with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- I. That the applicant retains the existing porch columns.
- II. That the applicant modifies the gable roof configuration to be a low-sloping hipped roof as noted in findings b and c. The roof shall not conceal the 2-story enclosed porch. The applicant is required to submit updated drawings to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- III. That the applicant submits final material specifications to staff for review and approval.

The applicant has agreed to meet staff's stipulations.















NEW PATIO FLOOR PLAN

1/4"=1'-0"

| | Project: 203 MADISON | |
|-----------------|--|---|
| | Title: PATIO COVER | |
| | Designed by: MEC | |
| | Date: MAY 2020 | |
| | Signature: | |
| | Scale: 1/4"=1'=0" | |
| | | |
| | NEW PATIO COVER TO EXISTING HOME FOR 203 MADISON SAN ANTONIO TEXAS 78204 | |
| ZE R BETWEEN | MARIO E. CARRAZCO ARCHITECT 7915 MAINLAND DR. SAN ANTONIO, TX. OFFICE: 210-558-9954 CELL: 951-522-6082 Date: MAY 2020 Signature: Revision Notes: REV. : Drawing Number: 203 MADISON | 2 |
| | Sheet: A 01 | |

 ♥ SINGLE POLE SWITCH
 ♥ WALL MOUNTED INCANDESCENT LIGHT
 ♥ DUPLEX FLOOR RECEPTACLE
 ● DUPLEX FLOOR RECEPTACLE
 ● LIGHT FIXTURE.
 1 X 4 SURFACE MNTD. FLUORESCENT LIGHT FIXTURE.
 PRECESSED LIGHT FIXTURE
 ● RECESSED FLUORESCENT LIGHT FIXTURE
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➡ 220 V. RECEPTACLE VERIFY HT. ABOVE FLOOR

DUPLEX RECEPTACLE © 12" ABOVE FLOOR PROVIDE AFCI AT ALL 15 AND 20 AMP. OUTLETS IN ALL BEDROOMS.

220

- $igodolmodes_{GAS}$ gas outlet as required
- SERVICE DISCONNECT SWITCH
- $\begin{array}{c} \mbox{$\downarrow$}\\ \mbox{$hose$ bibb for yard or refrig. verify pipe size}\\ \mbox{$h.b.$}\\ \mbox{$and anti-siphon requirments} \end{array}$

ELEC. PNL. 200 AMP. ELECTRICAL PANEL.VERIFY LOCATION W/ ELECTRIC CO. LOCATE SUB PANEL CLOSE TO DOOR BETWEEN GARAGE AN HOUSE.

THERMOSTAT

MOTOR AS PER MANUFACTURE OF EQUIP.

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION SIM.

Project: 203 MADISON COVER PATIO Title: Designed by: MEC Date: MAY 2020 Signature: Scale: 1/4"=1'=0" FOR COVER TO EXISTING HOME **MADISON** 78204 TEXAS ANTONIO NEW PATIO 203 SAN OUTIO) MARIO E. CARRAZCO ARCHITECT 7915 MAINLAND DR. SAN ANTONIO, TX. OFFICE: 210-558-9954 CELL: 951-522-6082 MAY 2020 Date: Signature: **Revision Notes:** REV.: Drawing Number: 203 MADISON Sheet: A.02

1/4" = 1'-0"

ROOFING

1. CODE APPROVED COMPOSITE SHINGLES OR STANDING SEAM METAL ROOFING AS SPECIFIED OVER 1-LAYER OF 30# FELT OVER 1/2" CDX ROOF SHEATHING PROVIDE G.I. NAILS & FLASHINGS 1 x SHIPLAP SHEATHING WHERE EXPOSED TO WEATHER AT OVERHANGS.

FINISHES

- 1. SURFACES OF ALL FLOORS SHALL BE OF SLIP RESISTANT MATERIAL
- 2. SURFACE OF ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, UNO.
- 3. EXTERIOR FINISH: 7/8" EXT. STUCCO O/PAPERBACKED WIRE MESH 0/2 x 4 STUDS @ 16" O.C.. MATCH EXISTING TEXTURE AND COLOR

ELECTRICAL WHERE APPLICABLE

- 1. ALL NEW ELECTRICAL WORK SHALL COMPLY WITH THE 2009 IRC. AND ANY LOCAL REQUIREMENTS.
- 2. ALL RECEPTACLE OUTLETS SHALL COMPLY WITHN CODE ALLOWANCES (12" MIN. ABOVE FINISH FLOOR).
- 3. SWITCHES SHALL BE GROUPED AND LOCATED TO COMPLY WITH CODE ALLOWANCES (3' MIN/ 4' MAX ABOVE FINISHED FLOOR).

METALS WHERE APPLICABLE

- 1. ALL EXPOSED STRUCTURAL AND MISCELLANEOUS STEEL SHALL RECEIVE ONE COAT OF STANDARD SHOP PRIMER PAINT.
- 2. ALL HANDRAILS AND RAILINGS SHALL BE CAPABLE OF WITHSTANDING 200 LBS. CONCENTRATED LOAD AT ANY POINT FROM ANY DIRECTION, AND 50 LBS. UNIFORM LOAD APPLIED SIMULTANEOUSLY IN BOTH VERTICAL AND HORIZONTAL DIRECTIONS.
- 3. ALL GALVANIZED SHEET METAL SHALL CONFORM TO ASTM A 526, G 90, MILL PHOSPHATIZED.
- 4. STEEL PLATE AND STRUCTURAL MEMBERS SHALL CONFORM TO ASTM A 36.

WOOD AND PLASTICS

- 1. TOP PLATE OF ALL STUD WALLS SHALL BE 2 PIECES OF THE SAME SIZE LUMBER, THE SAME SIZE AS THE STUDS. SPLICES TO LAP 4' MINIMUM AND BE NAILED WITH 10-16d NAILS MIN. EACH SIDE OF JOINT, UNLESS SPECIFICALLY DETAILED OTHERWISE.
- 2. BOLT HOLES IN WOOD SHALL BE 1/32" TO 1/16" LARGER THAN THE NORMAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT UNLESS NOTED OTHERWISE.
- 3. PROVIDE 2x SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL SUPPORTS. BLOCKING SHALL BE ONE PIECE AND THE FULL DEPTH OF THE JOIST OR RAFTER, UNLESS OTHERWISE NOTED OR DETAILED.
- 4. ALL NAILS SHALL BE COMMON. NAILING SHALL BE PER CHAPTER 25 OF THE UNIFORM BUILDING CODE. PRE-DRILL HOLES 7/8 NAIL DIAMETER, IF NECESSARY, TO PREVENT SPLITTING.
- 5. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE OF THE FOLLOWING GRADES, CONFORMING TO THE STANDARD GRADING RULES OF FOR WEST COAST LUMBER, UNLESS NOTED OTHERWISE:

| JOISTS & RAFTERS | NO.2 1250f |
|---------------------------|------------------|
| BEAMS, HEADERS, PURLINS | NO.2 1500f |
| 6x & LARGER BEAMS & POSTS | DENSE NO.2 1500f |
| STUD WALL FRAMING | NO.2 1250f |

- 6. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC., UNLESS SPECIFICALLY DETAILED FOR EACH OCCURENCE.
- 7. ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR.
- 8. ALL PLYWOOD SHALL BE MANUFACTURED USING EXTERIOR GLUE AND SHALL CONFORM TO U.S. PRODUCT STANDARD PS 1-74.

SITE WORK

- 1. SITE SHALL BE FINE GRADED TO DIRECT WATER AWAY FROM THE BUILDING.
- 2. UTILITY TRENCH BACKFILL AND ANY OTHER BACK FILL MUST BE MECHANICALLY COMPACTED. JETTING AND FLOODING SHALL NOT BE PERMITTED.
- 3. ALL EXCAVATIONS SHALL BE PROPERLY BACK FILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE AND MORTAR HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL BRACE OR PROTECT ALL BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHING FLOORS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF ALL SUCH BRACING. SEE STUDY BY BMC CONSULTING. 1/21/11
- 4. FOOTINGS SHALL BEAR ON NATURAL UNDISTRUBED UNIFORM EARTH OR APPROVED ENGINEERED COMPACTED FILL MATERIAL.

THERMAL & MOISTURE *PROTECTION*

- 1. CEILING INSULATION TO BE R-30 (GLASS BATT).
- 2. WALL INSULATION TO BE R-13 OR R19 U.N.O. (GLASS BATT)
- 3. FLOOR INSULATION TO BE R-13 (GLASS BATT) WHERE APPLICABLE.

CONCRETE

- 1. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE SLABS OR FOOTINGS UNLESS SPECIFICALLY DETAILED TO DO SO.
- 2. AGGREGATES SHALL BE NATURAL SAND AND ROCK CONFORMING TO ASTM C33.
- 3. CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS: SEE STRUCTURAL
- 4. LAP ALL BARS A MINIMUM OF 40 BAR DIAMETERS (2' MIN.) AT SPLICES UNLESS NOTED OTHERWISE.
- 5. HOLD REINFORCEMENT IN ITS TRUE POSITION WITH DEVICES SUFFICIENTLY NUMEROUS TO PREVENT DISPLACEMENT.
- 6. MINIMUM CONCRETE COVERAGE:
- CENTER OF SLAB SLAB ON GRADE – 3" CLEAR UNFORMED, BELOW GRADE FORMED IN CONTACT W/ EARTH - 2" CLEAR EXPOSED ABOVE GRADE, EXTERIOR - 1 1/2" CLEAR
- EXPOSED BELOW GRADE, INTERIOR 1" CLEAR
- 7. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 40 FOR #4 AND SMALLER BARS, AND GRADE 60 FOR #5 AND LARGER BARS.
- 8. REINFORCING FABRIC SHALL CONFORM TO ASTM A185.
- 9. ANCHOR BOLTS, DOWELS, INSERTS, ETC. SHALL BE SECURELY TIED IN PLACE PRIOR TO THE POURING OF ANY CONCRETE.
- 10. CONSTRUCTION JOINTS ARE TO BE LEFT ROUGH WHEN POURING CONCRETE. NO DEBRIS SHALL BE ALLOWED TO BE EMBEDDED IN THE CONCRETE. BEFORE PLACING NEW CONCRETE, THOROUGHLY CLEAN ALL ABUTTING EDGES (WITH COMPRESSED AIR) AND WET THOROUGHLY. CONSULT WITH ARCHITECT PRIOR TO SCORING OR TOOL JOINTING CONCRETE AREAS. ALL CONCRETE SHALL BE STAINED AND SEALED. UNO. SUBMIT TO THE ARCHITECT PROPOSED STAINING PROCESS PRIOR TO BIDDING, AND / OR CONSTRUCTION.

GENERAL REQUIREMENTS

A. GENERAL:

- 1. ALL NEW WORK SHALL CONFORM TO THE 2018 EDITION OF THE INTER. RESIDENTIAL CODE, AS WELL AS ANY LOCAL REQUIREMENTS.
- 2. DIMENSIONS ARE TO FACE OF STUD AT EXTERIOR WALLS AND TO CENTERLINE OF STUD AT INTERIOR WALLS. UNLESS OTHERWISE NOTED.
- 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR COMMENCING WORK.
- 5. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES OR OMMISIONS PRIOR TO COMMENCING OR CONTINUING WORK.

| | MADISON | | |
|------------|--------------------------|--------------|--|
| | ● PROJECT LOCATION | si. | |
| TURNER ST. | KING WILLIAMS | e sheridan 1 | |
| | | | |

VICINITY MAP NO SCALE

PROJECT INFO

OWNER: MR. & MRS. REINHARD SITE ADDRESS: 203 MADISON SAN ANTONIO, TX 78204

DESCRIPTION OF PROJECT: COVERED PATIO

NEW PATIO COVER SQ. FOOTAGE;. 198.00 SF NEW COVERED PATIO AREA:

TYPE OF CONSTRUCTION VB ZONING: **R1** OCCUPANCY: LEGAL DESCRIPTION: NCB 740 BLK. 3 LOT 11 N 1/2 OF 12

DRAWING INDEX

AS.01 SITE PLAN, PROJECT DATA AND NOTES A.01 FLOOR / ELECTRICAL PLAN A.02 EXTERIOR ELEVATIONS S.01 FOUNDATION PLAN & DTLS. S.02 PATIO FRAMING AND DETAILS S.03 GENERAL FOUNDATION & FRAMING NOTES

S.01

| PAD FOOTING CAPACITY CHART based on 1,500 psf assumable soil capacity irc r401.4.1 | F(|
|---|--|
| | |
| MARK SIZE REINFORCING CAPACITY A. (| GENERAL: |
| F0 1'-6" X 1'-6" X 1'-0" 2-#4 EA. WAY 4,000 # | GRID T GRID T THE SO 2. CONTR |
| F1 2'-0" X 2'-0" X 1'-0" 3-#4 EA. WAY 6,000 # | CONDI CONTR FOR IN 3. CONTR |
| F2 2'-6" X 2'-6" X 1'-0" 4-#4 EA. WAY 9,375 # | GIVEN. INSPEC |
| F3 3'-0" X 3-0" X 1'-0" 4-#4 EA. WAY 13,500 # | 5. CONTR SUPER CONST |
| F4 3'-6" X 3'-6" X 1'-0" 5-#4 EA. WAY/ T&B 18,375 # | 3. IT IS OWNER THE LI WARRA |
| F5 4'-0" X 4'-0" X 1'-0" 5-#4 EA. WAY 24,000 # | SITE PREF I. FOUND AND O |
| F6 4'-6" X 4'-6" X 1'-0" 5-#4 EA. WAY 30,375 # | CONDI WORK. 2. PROVIE |
| F7 5'-0" X 5'-0" X 1'-0" 5-#4 EA. WAY 37,500 # | WATER MEMBR SHALL TRENC |

| ANCHOR BOLT SCHEDULE | | | |
|----------------------|----------|-----------------|-----|
| SYMBOL | SPACING | A.B. SIZE *1 | NO. |
| 8 | 8" O.C. | 1/2" DIA. x 12" | |
| 16 | 16" O.C. | 1/2" DIA. x 12" | |
| 24 | 24" O.C. | 1/2" DIA. x 12" | |
| 32 | 32" O.C. | 1/2" DIA. x 12" | |
| 40 | 40" O.C. | 1/2" DIA. x 12" | |
| 48 | 48" O.C. | 1/2" DIA. x 12" | |
| 56 | 56" O.C. | 1/2" DIA. x 12" | |
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| | | | |
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INSPECTION.

- WORK. TRENCHES.
- INDIVIDUAL TREE.
- C. CONCRETE:
- ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR A 28 DAY
- ACCORDANCE WITH ASTM C39. D. GRADE BEAMS: SUSCEPTIBLE SOILS CONDITIONS.
- E. REINFORCING STEEL: TO ASTM A615-03 GRADE 60.

- EXPRESSLY PROHIBITED.
- PER DETAILS. F. CONSTRUCTION:

- FABRIC. SEE DETAILS.
- THE FOLLOWING:

- METHOD.

- G. ANCHOR BOLTS:

| DESIGN LEVEL | S | SOIL TYF |
|-----------------|-------------------------|--------------------------|
| | | B |
| | E | BEAN |
| BEAM WIDTH | EXT. BM. DEPTH | EXT. B DEPTH GRADE |
| 1'-2" | VARIES 2'-0" MIN. | 1'-4' MIN. |

FOUNDATION GENERAL NOTES

THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION, AND AS SUCH WILL MOVE WITH THE SOILS ON WHICH IT BEARS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STEM WALL AND BLOCK OUT CONDITIONS AND LOCATIONS WITH THE ARCHITECTURAL FLOOR PLANS. THE CONTRACTOR SHALL VERIFY ANY DISCREPANCIES AND NOTIFY THE ARCHITECT FOR INTERPRETATION PRIOR TO BIDDING, FABRICATION OR CONSTRUCTION. CONTRACTOR SHALL NOT POUR ANY CONCRETE PRIOR TO A PRE-POUR INSPECTION BY THE ARCHITECT AND HIS APPROVAL TO PROCEED HAS BEEN GIVEN. CONTRACTOR SHALL GIVE THE ARCHITECT 24 HR. PRIOR NOTICE FOR

CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THE FOUNDATION WILL REQUIRE MORE THAN 2 POURS.

. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SUPERVISION REQUIRED TO PERFORM ALL WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROPERTY OWNER OF THE IMPORTANCE OF ITEMS C2 AND D2 WRITTEN BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 WRITTEN ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

ITE PREPARATION, FOUNDATION AND FINISH:

FOUNDATION AREA SHALL BE CLEARED AND SCARIFIED OF ALL DELETERIOUS AND ORGANIC MATERIAL DOWN TO SOLID BASE. CONTRACTOR SHALL VERIFY SOILS CONDITIONS FOR GENERAL CONFORMANCE AND UNSPECIFIED OR HIDDEN CONDITIONS AND NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH ANY

PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF NO LESS THAN 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL BE EXTEND TO WITHIN 6 INCHES TO THE BOTTOM OF THE BEAM

. CONTRACTOR SHALL POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FOUNDATION AT ALL TIMES DURING AND AFTER THE CONSTRUCTION. THE TOP OF THE FOUNDATION SLAB SHALL BE SET A MINIMUM OF 8" ABOVE THE FINISH GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHALL SLOPE AWAY A MINIMUM OF 6" IN THE FIRST 5 FEET.

4. ALL TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHALL BE PLANTED NOT CLOSER THAN ONE HALF THE POTENTIAL HEIGHT OF THE

5. ALL AIR CONDITIONING OR WATER HEATER DRAINAGE LINES SHALL EXTEND A MINIMUM OF 5 FEET FROM THE PERIMETER OF THE FOUNDATION.

1. CONCRETE SHALL BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE WITH ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. THE CONTRACTOR SHALL VERIFY THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED USES. CONTRACTOR SHALL CONFIRM ALL CONCRETE MIXES ARE IN CONFORMANCE. 2. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R . FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH

COMPRESSIVE STRENGTH TEST ARE RECOMMENDED TO BE PERFORMED IN

1. ALL GRADE BEAMS DEPTHS MAY BE REDUCED TO A MINIMUM OF 14 INCHES IF THE BEAM IS BEARING ON SOLID ROCK WITH NO UNDERLINING

2. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36 INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING 2-#4 BARS HORIZONTAL EVERY 18 INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8 FEET IN DEPTH, SEE DETAILS FURNISHED.

1. REINFORCING BARS SHALL BE BILLIT STEEL, DEFORMED BARS, CONFORMING

2. LAP AND SPLICE A MINIMUM OF 40 BAR DIAMETERS. 3. ALL BEAM AND SLAB REINFORCING BARS SHALL BE SUPPORTED WITH

PLASTIC CHAIRS OR CONCRETE BRICKS IN ACCORDANCE WITH IBC CHAPTER 19, SECTION 1907.5 THROUGH 1907.7 AND ACI 318 SECTION 7.6. CHAIRS FOR SLAB REINFORCING BARS SHALL BE PLACED AT BAR INTERSECTIONS AT A RATE OF NOT LESS THAN 1 CHAIR

PER 4 SQUARE FEET OF SLAB AREA. THE USE OF CLAY BRICK CHAIRS IS 4. ALL BARS SHALL HAVE A MINIMUM COVER OF 3 INCHES FROM THE BOTTOM AND SIDES OF THE BEAM. SLAB REINFORCEMENT SHALL BE AT MID PLANE.

5. CORNER REINFORCING BARS: TWO BARS AT CORNERS OF BEAM/WALL AS

1. FOR ALL FOUNDATION STEM WALLS IN EXCESS OF 3 FEET, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM SUFFICIENT IN CAPACITY TO INTERCEPT AND TRANSFER WATER FROM BENEATH FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTORS RESPONSIBILITY TO ESTABLISH THE THE DIRECTION OF FLOW AND POINT OF DISCHARGE. THE DISCHARGE OUTLET SHALL BE A MINIMUM OF 5 FEET AWAY FROM THE FOUNDATION. SOLID WALL PIPE SHALL BE USED OUTSIDE THE FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N SERIES OR EQUAL FILTER

2. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH OF 2 FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL BE IN CONFORMANCE TO ONE OF

A. INTERIOR BEAMS MAY BE DEEPENED TO MAINTAIN A 2 FOOT MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE D2 SHALL BE ADDED IF REQUIRED ..

B. IF BEARING OVER SOLID ROCK, 14 INCH DIA. PIERS, FORMED WITH SONO-TUBE, SHALL BE PLACED AT ALL BEAM INTERSECTIONS. PIERS SHALL BE REINFORCED WITH A MINIMUM OF 4-#4 VERTICAL BARS WITH #3 TIES AT 12 INCHES O.C. VERTICALLY. SEE SEE DETAILS.

C. IF EARTH SUPPORTED, SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE PLACED IN 8 INCH LOOSE LIFTS AND CONSOLIDATED USING VIBRATORY

D. ALTERNATIVELY, IF EARTH SUPPORTED, CRUSHED LIMESTONE BASE FILL WITH 100% PASSING A 1¹/₂" SIEVE AND 0% PASSING NO. 4 SIEVE, CAN ME PLACED WITHOUT COMPACTION.

3. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.

4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION. 5. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED

BY RAINFALL OR SEEPAGE AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

^{1.} PLACE $\frac{1}{2}$ "X12" (EMBEDDED 7") ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4'-O" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL. BOLT PLACEMENT SHALL COMMENCE AT 12 INCHES FROM ALL EXTERIOR CORNERS, IN ACCORDANCE WITH IRC SECTION 403.1.6.

| SOILS INFORMATION | | | | | | | |
|-------------------|-------------------|--------------|--------------------|--------------------|---------|-----------|-------------------|
| ⊃E | | P.I. | | BY | | | DATE |
| ASE | D ON 150 | 0 PSF SOIL | BRG CAPA | ACITY | | | |
| Л | AND | SLAB | SCHE | DULE | | | |
| ЗМ. IN E | INT. BM. DEPTH | BEAM BARS | STIRRUP EXT. BM | STIRRUP INT. BM | P BA | AD ARS | SLAB THICKNESS |
| " | 2'-0" U.N.O. | 4-#6 | #3-18" 0.C. | #3-18" 0.C. | N, | ⁄A | 4" MIN. |

DESIGN CRITERIA

| A. DESIGN CRITERIA NOTES: 1. THE INTENDED DESIGN ST A. GENERAL: INTERNATION B. WOOD: NDS C. WOOD TRUSSES: ANSI, | TANDARDS AS SHOWN BELOW: NAL RESIDENTIAL CODE. /TPI |
|---|---|
| 2. DESIGN LOADS: A. DEAD LOADS: ROOF: FLOOR: CEILING: | 10 PSF 10 PSF 5 PSF, 10 PSF @ GARAGE |
| B. LIVE LOADS: FLOOR: ROOF: CEILING: | 40 PSF 20 PSF 10 PSF, 20 PSF @ GARAGE |

BRACED PANEL SCHEDULE V (Ib/ft) SOLE NAILING 16d @ __ 0. NO. MATERIAL NAILING (2) LAYERS BLOCKED 5/8" DRYWALL & FIELD AT FACE LAYER & FIELD AT FACE LAYER 12" 2 1/2" DRYWALL 5d COOLER @ 7" O.C. EDGES & FIELD. 16" 3 5/8° DRYWALL 6d COOLER @ 7" O.C. EDGES & FIELD. 16" 4 1/2" DRYWALL 5d COOLER @ 4" O.C. EDGES & FIELD. 16" 5/8" DRYWALL 6d COOLER • 4" O.C. EDGES & FIELD. 16" 6 | 1/2" DRYWALL 5d COOLER • 4" O.C. EDGES & FIELD. 16" 7 5/8" DRYWALL BLOCKED 6d COOLER @ 4" O.C. EDGES & FIELD. 16" 7/8" STUCCO PAPER BACKED WIRE LATH W/11 go.1-1/2" 7/16"HEAD, GALVANIZED & BE FURRED A MIN. OF 1/4" ● " 0.C. T&B PLATES, EDGES, & FIELD 90⁄ 10" 180 OPTIONAL: TABLE 602.10.4, METHOD LIB: 1 X 4 LET-IN DIAGONAL BRACE OR OR SIMPSOM STRONG-TIE TWB OR RCWB @ 45' TO 60' FROM HORIZONTAL. 9 3/8" CDX PLYWOOD Bd COMMON @ 6" 0.C. EDGE & 12 FIELD OR 10d BOX OR 12d SINKER. 220 6" 10 3/8" CDX PLYWOOD 0R 10d BOX OR 12d SINKER. 320 * ______ 1/2" CDX 8d COMMON • 3" O.C. EDGE & 12 FIELD OR 10d BOX OR 12d SINKER. 4" 350 * 12 ** 1/2" CDX Bd COMMON **9** 3" O.C. EDGE & 12 FIELD OR 10d BOX OR 12d SINKER. 3" 410 * 1/2" CDX PLYWOOD 8d COMMON @ 2" O.C. EDGE & 12 FIELD OR 10d BOX OR 12d SINKER. 3" 530 * 14 ** 1/2" CDX PLYWOOD 10d COMMON @ 2" O.C. EDGE & 12 FIELD OR 16d BOX OR 13 GA. STAPLES 2" 770 15 ** 1/2" CDX ST.1 PLYWOOD OR 16d SINKER OR 13 gg. STAPLES 2" 870

* FRAMING AT ADJOINING PANEL EDGES SHALL BE $3x_{-}$ or wider and nails shall be staggered. ** SILL PLATE SHALL BE 3x_

NOTES: A. USE CDX, CC, OR SRD W/EXT. GLUE IN-LIEU OF STRUCTURAL PLYWOOD. THESE VALUES ARE FOR S.Y.P., OTHER LUMBER SPECIES MAY REQUIRE CHANGE (USE OF OSB OR SIMILAR PRODUCTS INSTALLED PER IRC APPROVAL IS ADEQUATE). B. PROVIDE 2x_ BLOCKING AT HORIZONTAL PLYWOOD PANEL JOINTS.

C. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF WALL AND NAL SPACING IS LESS THAN AN 6" OC, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3×_ OR WIDER (OR 2-2×_) AND NAILS STAGGERED ON EACH SIDE D. WHERE NAILS ARE SPACED AT 2" O.C., THEY SHALL BE STAGGERED AND $3x_$ OR WIDER (OR $2-2x_$) FRAMING MEMBERS SHALL BE USED AT ADJOINING PANEL EDGES.

E. PROVIDE BLOCKING AT EXTERIOR WALL CORNERS FOR LOAD TRANSFER PER TABLE R602.30 AND FIGURE R602.10.6 OF THE I.R.C.

| | I | | | Project: 203 MADIOSN | | | |
|---|--|--|---|--|--|--|--|
| | FF | RAMING GENERAL | NOTES | Title: PATIO COVER | | | |
| | A. ROUGH CARPH 1. ALL WOOD MAXIMUM I SOUTHERN 2. ALL LOAD AND LAPPH 3. ALL PARTI EXCEEDING 4. ALL MULTH ACCORDAN 5. ALL FRAMI MASONRY 6. PREFABRIC HOLD DOW BY "SIMPS 7. PREFABRIC MANUFACT MINIMUM B A. LVL'S: B. PSL'S: C. GLULAM 8. ALL PLATE HARDWARE 9. INSTALL AI WALL BOAN 10. ATTACH EX AT 4'-O" BEGINNING 11. INSTALL CO OF THE BE SINGLE JAN 12. ATTACH W O.C. INTER 13. THE CONTE BEAMS, BE | ENTRY: FRAMING MATERIALS SHALL BE SUP MOISTURE CONTENT. ALL FRAMING LI YELLOW PINE OR BETTER. BEARING PARTITIONS SHALL RECEIVE ED AT CORNERS. TIONS SHALL BE BRACED ON THE THE G FEET O.C. PLE GIRDERS, BEAMS AND JOISTS SI ICE WITH IRC 2009 WALL FRAMING S NG EXPOSED TO WEATHER OR IN CO SHALL BE PRESSURE TREATED. CATED METAL JOIST HANGERS, HURR N ANCHORS AND OTHER ACCESSORI ON STRONG TIE" OR APPROVED EQU CATED LVL'S, GLULAM'S AND PSL HE URED BY "TRUSS JOIST Macmillan C SENDING STRESSES SHALL BE AS SH 2,600 PSI 2,900 PSI 'S: 2,400 PSI S, ANCHORS, NAILS, BOLTS, NUTS, EXPOSED TO WEATHER SHALL BE H LL BLOCKING NECESSARY FOR ATTAK RD, CABINETRY ETC XTERIOR WOOD PLATES TO FOUNDAT O.C. MAXIMUM SPACING WITH AT LE. 12" FROM ALL CORNERS. OLUMNS AT ALL LINTELS, BEAMS, HI EAM. ALL MEMBERS WITH SPANS LESS CK STUDS. ALL AND ROOF SHEATHING TO FRAM MEDIATE SUPPORTS AND 6" O.C. ED RACTOR SHALL INSURE THAT ALL LO EARING WALLS, COLUMNS, ETC. ARE | NOTES REACED DRY AND USED AT 19% UMBER SHALL BE NO. 2 E A DOUBLE 2X TOP PLATE OP AT THE INTERVALS NOT HALL BE GANGED NAILED IN SPECIFICATIONS. ONTACT WITH CONCRETE OR ICANE CLIPS, ES, SHALL BE MANUFACTURED JAL. ADERS AND BEAMS SHALL BE SORP." OR APPROVED EQUAL. OWN BELOW: WASHERS AND OTHER HOT DIPPED GALVANIZED. CHING ALL FINISHES, GYPSUM ION WITH ½ ANCHORS BOLTS AST 2 BOLTS PER PLATE EADERS EQUAL TO THE WIDTH SS THAN 5 FEET SHALL HAVE MING WITH 9D NAILS AT 12" OGE SUPPORTS. DADS AND REACTIONS FROM CONTINUOUSLY SUPPORTED TO | Project: 203 MADIOSN Title: PATIO COVER Designed by: MEC Date: MAY 2020 Signature: Scale: 1/4"=1'=0" NOT SUPPORT SIGNATION SIGNATURES SIGNATURE: SCALE: 1/4"=1'=0" | | | |
| | THE FOUND 14. ALL FLOOR SHEATHING 15. TAPERED E PRODUCTS 16. NOTCHING PERMITTED RECOMMEN | BEAMS, BEARING WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION. 14. ALL FLOOR SHEATHING SHALL BE A MINIMUM ⅔" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 9D NAILS. 15. TAPERED END CUTS OF PREFABRICATED JOISTS AND LAMINATED WOOD PRODUCTS SHALL MEET MANUFACTURER'S REQUIREMENTS. 16. NOTCHING OF PREFABRICATED SOLID WEB TJI JOISTS SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. | | | | | |
| - | | EXTERIOR HEADER | SHEDULE | | | | |
| | SIZE | ONE STORY | TWO STORY | | | | |
| | 2-2X6 2-2X8 | 5'-5 "6'-10" | 3'-1" 3'-10" | | | | |
| | 2-2X10 | 8'-5" | 4'-9" | A V NA | | | |
| | 2-2X12 | 9'-9" | | | | | |
|) | | INTERIOR HEADER | SHEDULE | | | | |
| | SIZE | ONE STORY | TWO STORY | | | | |
| | 2-2X6 2-2X8 | <u> </u> | <u>3'-6"</u> | FRED 4Rob | | | |
| | 2-2X10 | 6'-1" 7' 0" | 4'-3" | S CAPPY | | | |
| | 2-2/12 | HANGER SCHE | | | | | |
| | MEMBER | HANGER | REACTION (LBS) | TE OF TEN | | | |
| | (1) 2X'S | HU SERIES | 500 MIN. | MARIO E. CARRAZCO | | | |
| | (2) 2X10 | HU210-2 | 1,650 | ARCHITECT 5838 HEATHER VIEW ST. | | | |
| | (2) 2X12 (3) 2X10 | HU212-2 HU210-3 | 2,145 | SAN ANTONIO, TX. OFFICE: 210-558-9954 CELL: 951-522-6082 | | | |
| | (3) 2X12 | HU212-3 | 2,145 | Date: MAY 2020 | | | |
| | F | OR LVL'S, PSL'S AND GL'S: (2) MEN | IBERS X DEPTH | Signaturo: | | | |
| | 3.5 X 9.25 3.5 X 11.875 | HUS410 HUS412 | 2,510 | | | | |
| | 3.5 X 14 | HUS416 | 2,680 | Revision Notes: | | | |
| | 3.5 X 16 | HHUS410 | 5,190 | REV. : | | | |
| | <u></u> | (3) MEMBERS X DEPTH | 11,100 | | | | |
| | 5.25 X 9.25 | HU5.31/9 | 1,875 | | | | |
| | 5.25 X 11.875 | HHUS5.5/10 | 5,190 | | | | |
| | 5.25 X 14 5.25 X 16 | HHUS5.5/10 HHUS5.5/10 | 5,190 | | | | |
| | 5.25 X 18 | HGUS5.5/14 | 11,180 | Drawing Number: | | | |
| | TJI'S FRAMING NOTES: 1. ALL CEILIN UNLESS O 2. ALL FLOOF OTHERWISE 3. ALL RAFTE OTHERWISE 4. ALL HIP, N UNLESS O 5. FIELD VERI | IUT SERIES IG JOISTS TO BE 2X6 SOUTHERN YEI THERWISE NOTED. R JOISTS TO BE TYPE 16" OPEN WEE NOTED. RS TO BE 2X6 SOUTHERN YELLOW I NOTED. (ALLEY AND RIDGE MEMBERS TO BE THERWISE NOTED. IFY ROOF PITCH. | 730 MIN. LLOW PINE NO. 2 @ 24" O.C. B WOOD @ 16" O.C. UNLESS PINE NO. 2 @ 24" O.C. UNLESS 2X10 SOUTHERN YELLOW PINE | 203 MADISON | | | |
| | 6. PURLINS T 4'-0" O.C. 7. SEE HEADE 8. PRIOR TO CONSTRUC CONSTRUC THIS SHAL TO THE CO DOCUMENT | O BE 2X6 SOUTHERN YELLOW PINE MIN. ER SCHEDULE FOR SIZES. CONSTRUCTION, THE CONTRACTOR S TION LINES, GRADES, ELEVATIONS AI TION REQUIREMENTS WITH ARCHITEC L MAKE THE CONTRACTOR RESPONS DNSTRUCTION WORK DUE TO DISCREF S WITH EXISTING SITE CONDITIONS. | NO. 2 AND SUPPORTED @ SHALL VERIFY ALL DIMENSIONS, ND SITE SPECIFIC TURAL PLANS. FAILURE TO DO IBLE FOR ANY CORRECTIONS PANCIES OF THE CONSTRUCTION | Sheet: S.03 | | | |

