April 15, 2025

To: Historic Preservation Officer
City of McKinney Planning Department

I, Callie Miller, am submitting this Letter of Intent on behalf of the owner, Brian Miller, for a Certificate of Appropriateness for renovation and addition work to be performed at 401 N. Bradley Street, McKinney, Texas 75069.

Project Description and Type of Work

This application is for **Alteration and New Construction** involving the renovation of the existing house, the addition of new construction on the southwest end of the existing structure, and the replacement of the existing fence with a new one. The property is currently unoccupied and will continue to serve as a single-family residential home.

Detailed Description of Exterior Work

Structure

The existing structure will undergo significant renovation to improve its condition while preserving its historic character. An addition will be constructed on the southwest end of the existing structure, designed to complement the original architecture and meet modern building standards. Elevation changes will occur due to the addition and dormers being added upstairs.

Roof & Roofing Materials

The roof, which is currently in poor condition, will be completely replaced with historically appropriate materials that align with the character of the neighborhood. Dormers will be added upstairs as part of the renovation to enhance both exterior design and interior functionality.

Windows

Existing windows will be restored or replaced as needed. Restoration will involve repairing and repainting windows that are structurally sound but show signs of wear. If windows are beyond repair due to rot or decay, they will be replaced with historically accurate designs that replicate the original style while incorporating modern energy-efficient materials. This approach balances preservation with functionality and sustainability.

Doors

Exterior doors will be refurbished or replaced as needed with historically appropriate styles. Doors for the addition will align with the design and scale of the existing structure.

Siding/Cladding

The siding on the existing structure will be repaired or replaced using materials compatible with historic preservation standards. The addition will feature cladding that matches or complements the original siding in texture and color.

Trims and Decorative Elements

Trim work and decorative elements on the existing house will be restored or replaced as necessary. The addition will include trims and details that reflect the historic character of the neighborhood.

Porches

The existing porch will be preserved and repaired as needed, maintaining its historic design features. No porches are planned for the new addition at this time.

Fencing

The current fence surrounding the property is in poor condition and will be removed entirely. A new fence will be installed using materials compatible with historic preservation standards to ensure aesthetic consistency with the neighborhood while improving security and privacy for future occupants.

Proposed Materials

All materials for renovation, addition, and fencing have been selected for durability and compatibility with historic preservation standards, including wood cladding, energy-efficient windows, historically accurate trims, and fencing materials suitable for historic districts.

Current Condition of Property

The property is currently unoccupied, with an existing single-family residence in need of significant renovation due to age-related wear. The southwest end of the property adjacent to the existing structure is open space where the new addition is planned. The current fence is deteriorated and requires replacement.

Property Location Details

The property is located at 401 N. Bradley Street, McKinney, Texas 75069:

- Situated within McKinney's historic district

Special Considerations

The design incorporates engineering solutions tailored to site-specific soil conditions as outlined in certifications from RCS Enterprises, LP (Texas No. 90427). Structural plans have been developed to ensure compatibility with local environmental factors such as wind exposure category B and seismic design requirements.

Justification for Certificate of Appropriateness

This project complies with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties in several ways:

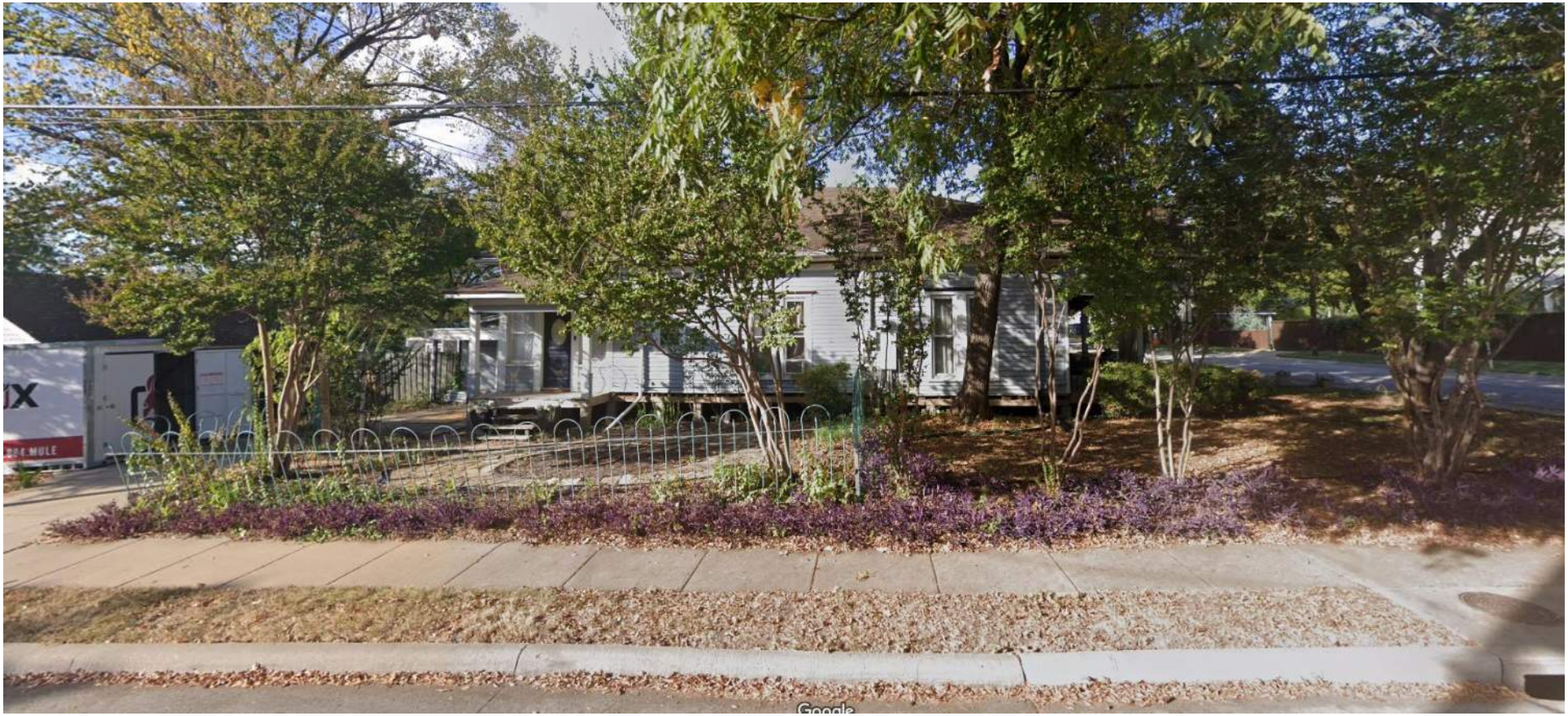
1. Renovation work preserves original materials and features wherever possible while ensuring structural integrity.
2. The addition is designed to complement but not mimic historic features, maintaining compatibility without creating false historical elements.
3. All work respects the scale, proportion, massing, and materiality typical of properties within McKinney's historic district.
4. Modern construction techniques are employed in a manner that ensures reversibility should future restoration be necessary.
5. The replacement fence enhances both functionality and aesthetic value while adhering to historic guidelines.

I believe this project enhances both the functionality and aesthetic value of the property while contributing positively to McKinney's historic district.

Respectfully submitted,

Callie Miller
Representative for Brian Miller (Owner)
Phone: (206) 972-0691
Email: callie.ryan.miller@gmail.com


701


Google


804
STORAGE. ON THE MOVE.
469.884.MULE

401 N Bradley street views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"SURVEY PLAT"

BEING A TRACT OF LAND SITUATED IN THE T.T. BRADLEY SURVEY, ABSTRACT NO. 88, IN COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THE T.T. BRADLEY ADDITION, AN UNRECORDED ADDITION TO THE CITY OF McKINNEY AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO TRACY S. MONTIERTH, OF RECORD IN VOLUME 4474, PAGE 1412, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

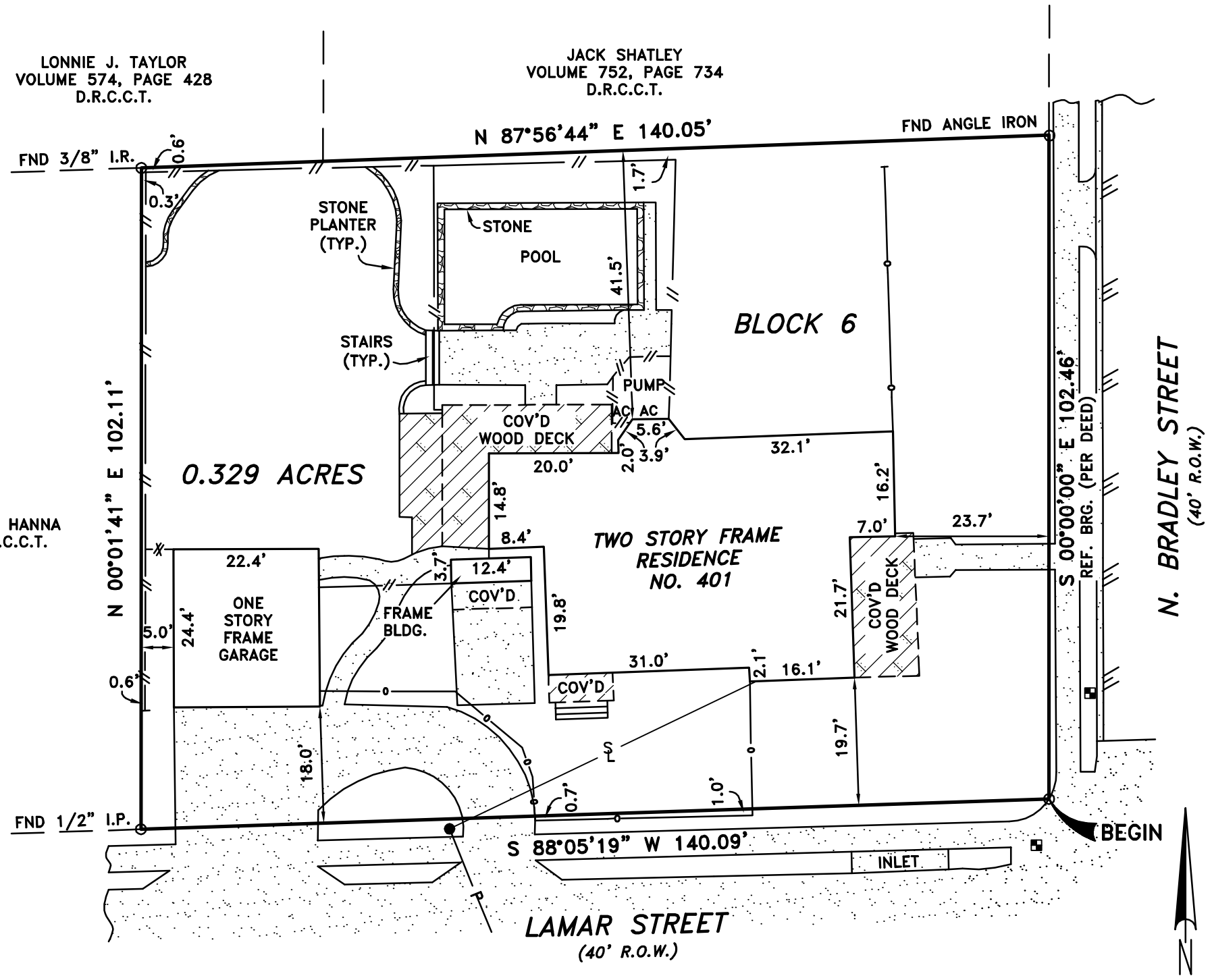
BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF N. BRADLEY STREET (40' R.O.W.) WITH THE NORTH RIGHT-OF-WAY LINE OF LAMAR STREET (40' R.O.W.) AT THE SOUTHEAST CORNER OF SAID BLOCK 6 SAME BEING THE SOUTHEAST CORNER OF SAID MONTIERTH TRACT;

THENCE SOUTH 88°05'19" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LAMAR STREET, A DISTANCE OF 140.09 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°01'41" EAST ALONG THE WEST LINE OF SAID MONTIERTH TRACT, A DISTANCE OF 102.11 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE NORTH 87°56'44" EAST ALONG THE NORTH LINE OF SAID MONTIERTH TRACT, A DISTANCE OF 140.05 FEET TO AN ANGLE IRON FOUND FOR CORNER AT THE NORTHEAST CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID N. BRADLEY STREET;

THENCE SOUTH 00°00'00" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID N. BRADLEY STREET, A DISTANCE OF 102.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.329 ACRES OF LAND.



ADDRESS: 401 N. BRADLEY STREET

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480135 0280J, DATED 06/02/09, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE:

(P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

SYMBOL LEGEND	
—//—	WOOD FENCE
—X—	CHAIN LINK FENCE
—x—	WIRE FENCE
—o—	WROUGHT IRON FENCE
☒	COLUMN
●	POWER POLE
▪	WATER METER
—P—	POWERLINE
—S—	OVERHEAD SERVICE LINE
T	TRANSFORMER AND PAD
G	GAS METER
///	ASPHALT SURFACE
⁘	CONCRETE

FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONJUNCTION WITH TITLE COMMITMENT GF NO. 09R17033A PROVIDED BY REPUBLIC TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT.

JASON L. MORGAN R.P.L.S. NO. 5587

STATE OF TEXAS · REGISTERED · JASON L. MORGAN · 5587 · PROFESSIONAL LAND SURVEYOR

THIS SURVEY WAS PERFORMED FOR:

REPUBLIC TITLE

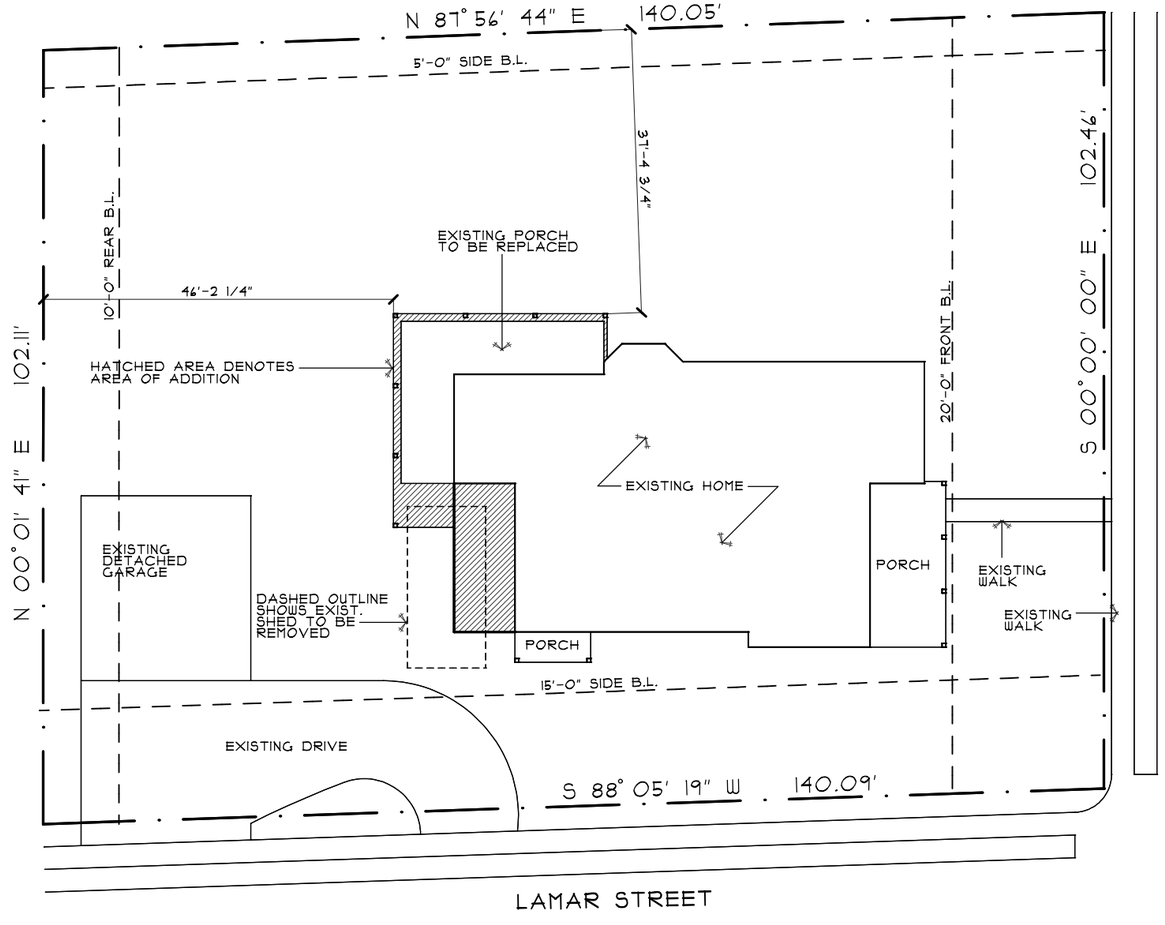
USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.

NAME	RICHARDSON
JOB NO.	09-12-043
DATE	12/14/09
GF#	09R17033A
TECH	BM
DRN. BY	BRS

Global Land Surveying, Inc.

704 Central Parkway East
Suite 1214
Plano, Texas 75074
Phone (972) 881-1700
Fax (972) 423-1083
email: info@gls-inc.com

SHEET INDEX



PLOT PLAN
SCALE: 1" = 20'-0"

TOTAL LOT = 14,318 S.F.
TOTAL COVERAGE = 3,278 S.F. AT 23%

1

NORTH

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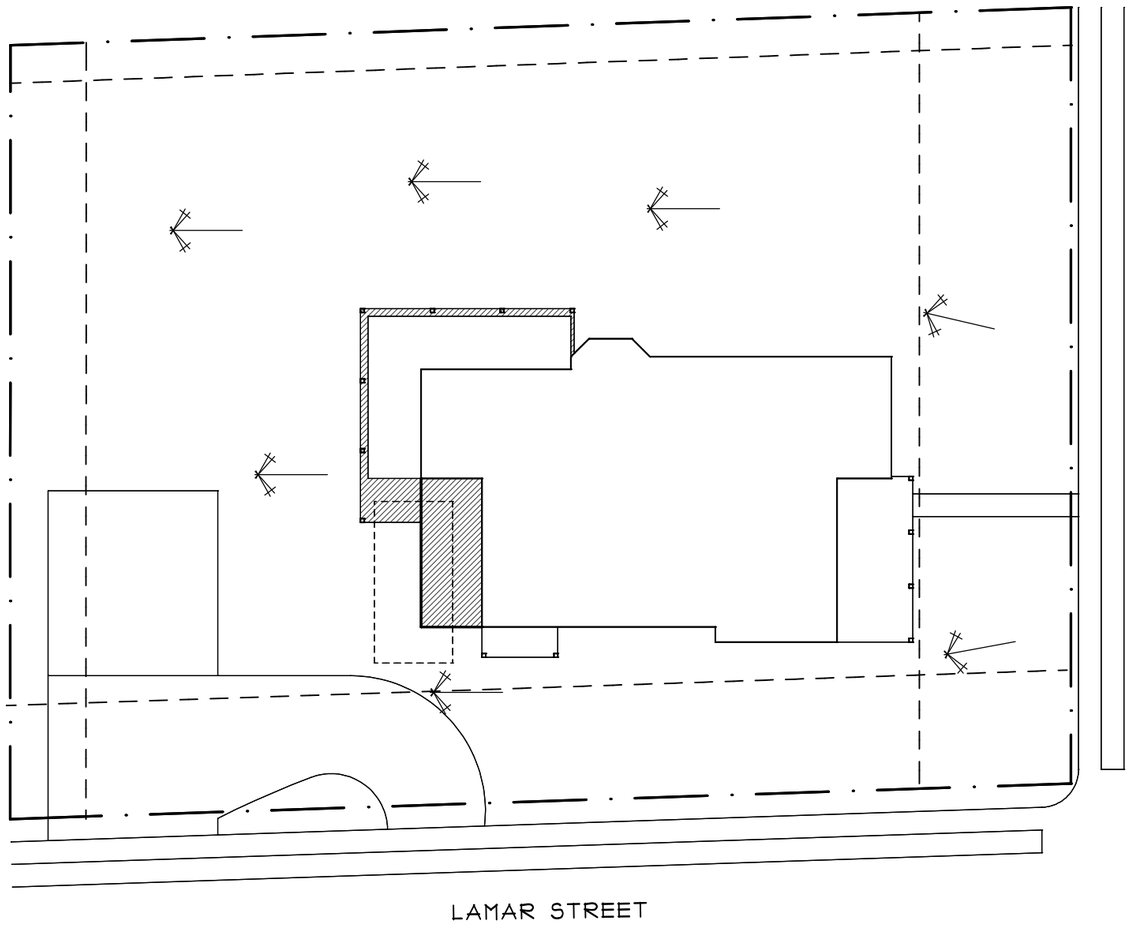
Revision:

COVER SHEET/
SITE PLAN

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A1



DRAINAGE PLAN

SCALE: 1" = 20'-0"

1

NORTH

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Revision:

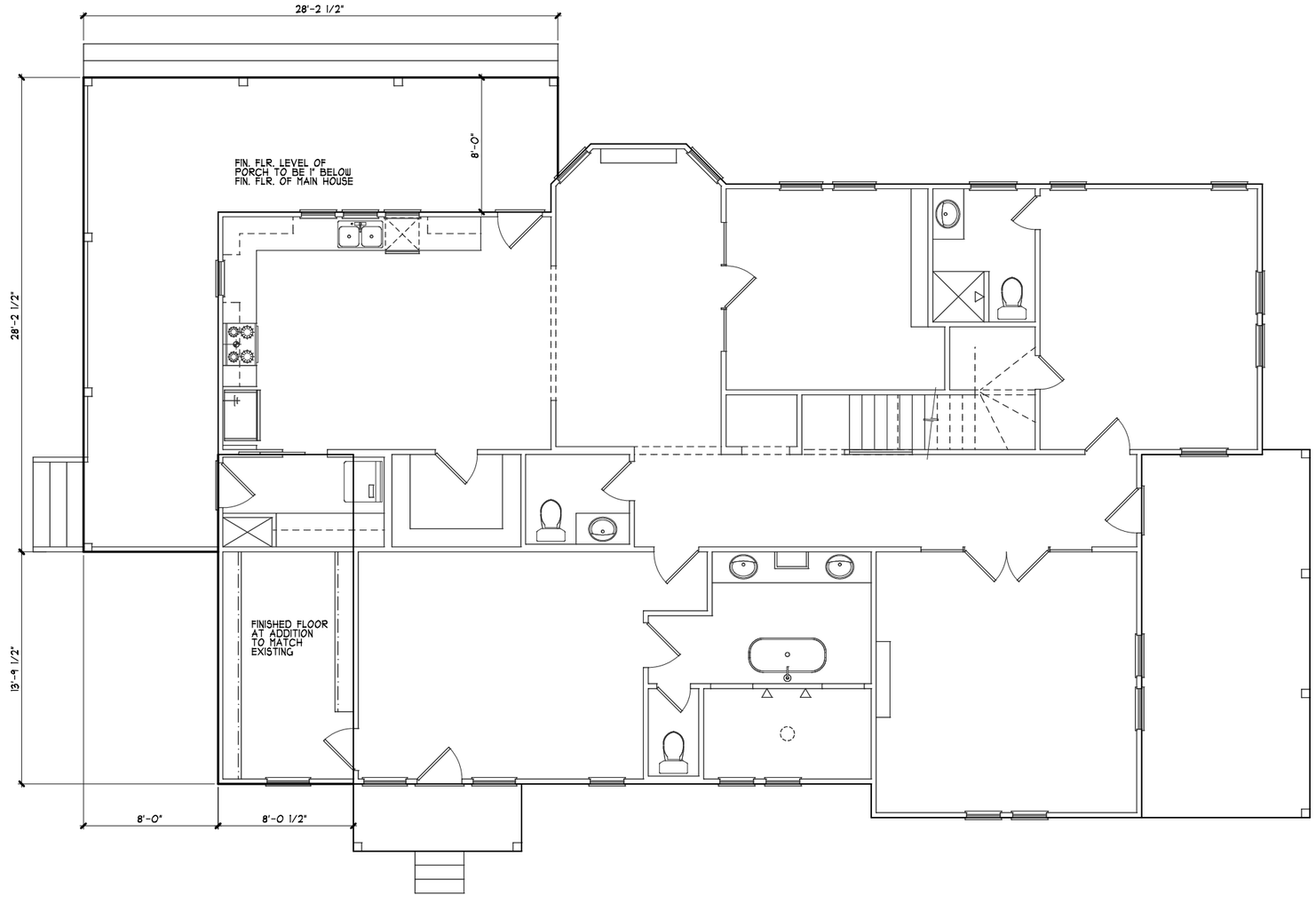
DRAINAGE PLAN

MARK McREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONTRACTORS AND SUB-CONTRACTORS WHO ARE HIRED BY OWNER AND/OR OWNER'S AGENTS TO PERFORM WORK ON THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PURSUING AND OBTAINING ALL PERMITS AND APPROVALS FROM THE CITY AND/OR HOA AND FOR ALL CONSTRUCTION SITE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT. OWNER AND MCREYNOLDS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A2



FOUNDATION / PLUMBING OUTLINE

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

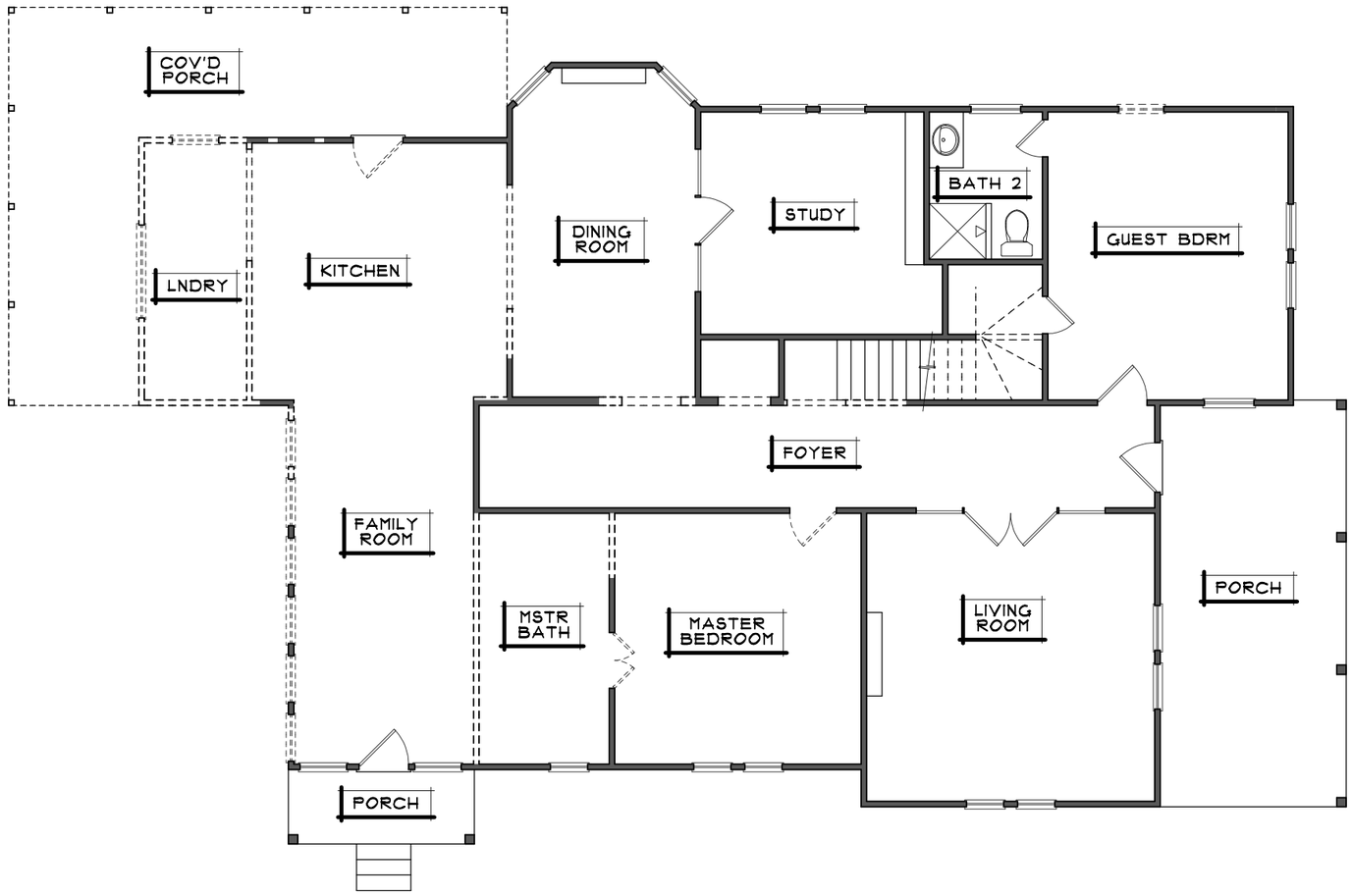
FOUNDATION / PLUMBING OUTLINE

MARK McREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS OR SAFETY ON THE JOB SITE. ALL CONTRACTORS AND SUB-CONTRACTORS WHO ARE HIRED BY OWNER OR OWNER'S CONTRACTOR IS RESPONSIBLE FOR PURSUING AND MAINTAINING ALL CONSTRUCTION PERMITS AND INSPECTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STANDARDS PER ZONING REQUIREMENTS AND ALL CONSTRUCTION WORK MUST MEET OR EXCEED ALL APPLICABLE CODES. THESE PLANS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A3



EXISTING / DEMO. MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

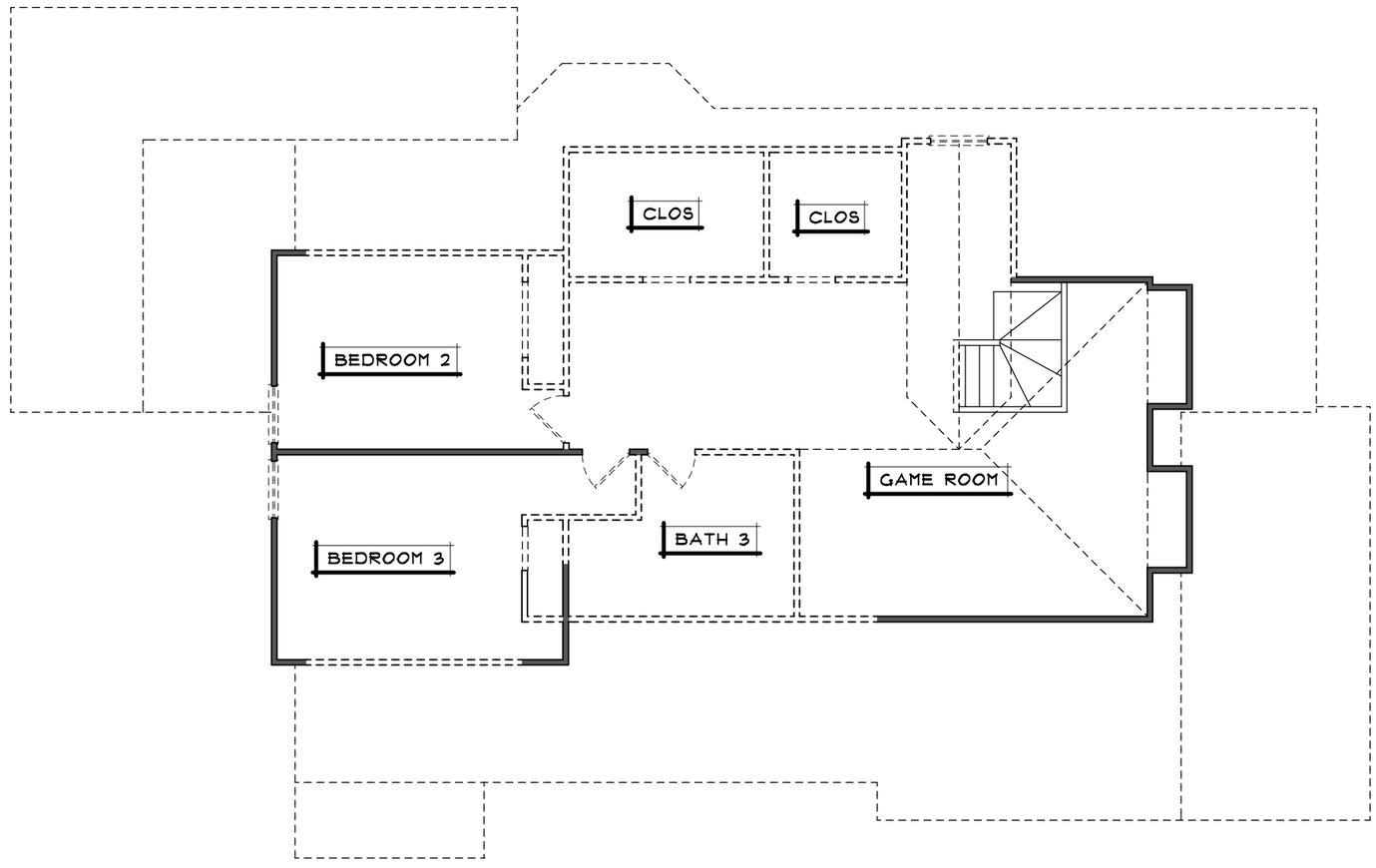
EXISTING / DEMO. MAIN LEVEL PLAN

MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES/STANDARDS OF ANY AND ALL CONTRACTORS. ANY AND ALL DEMO AND CONSTRUCTION TO BE PERFORMED BY CONTRACTORS AND SUBCONTRACTORS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR PURSUING AND OBTAINING ALL PERMITS AND INSPECTIONS. ALL CONSTRUCTION MUST BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SITE VISITS BY MARK MCREYNOLDS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A4



DENOTES WALLS/DOORS TO BE REMOVED

DENOTES WALLS TO REMAIN

EXISTING / DEMO. UPPER LEVEL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

EXISTING / DEMO. MAIN LEVEL PLAN

MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES/STANDARDS OF ANY AND ALL CONTRACTORS. ALL CONTRACTORS ARE TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR PURSUING AND OBTAINING ALL PERMITS AND INSPECTIONS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. SITE VISITS BY MARK MCREYNOLDS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

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A Remodel To:
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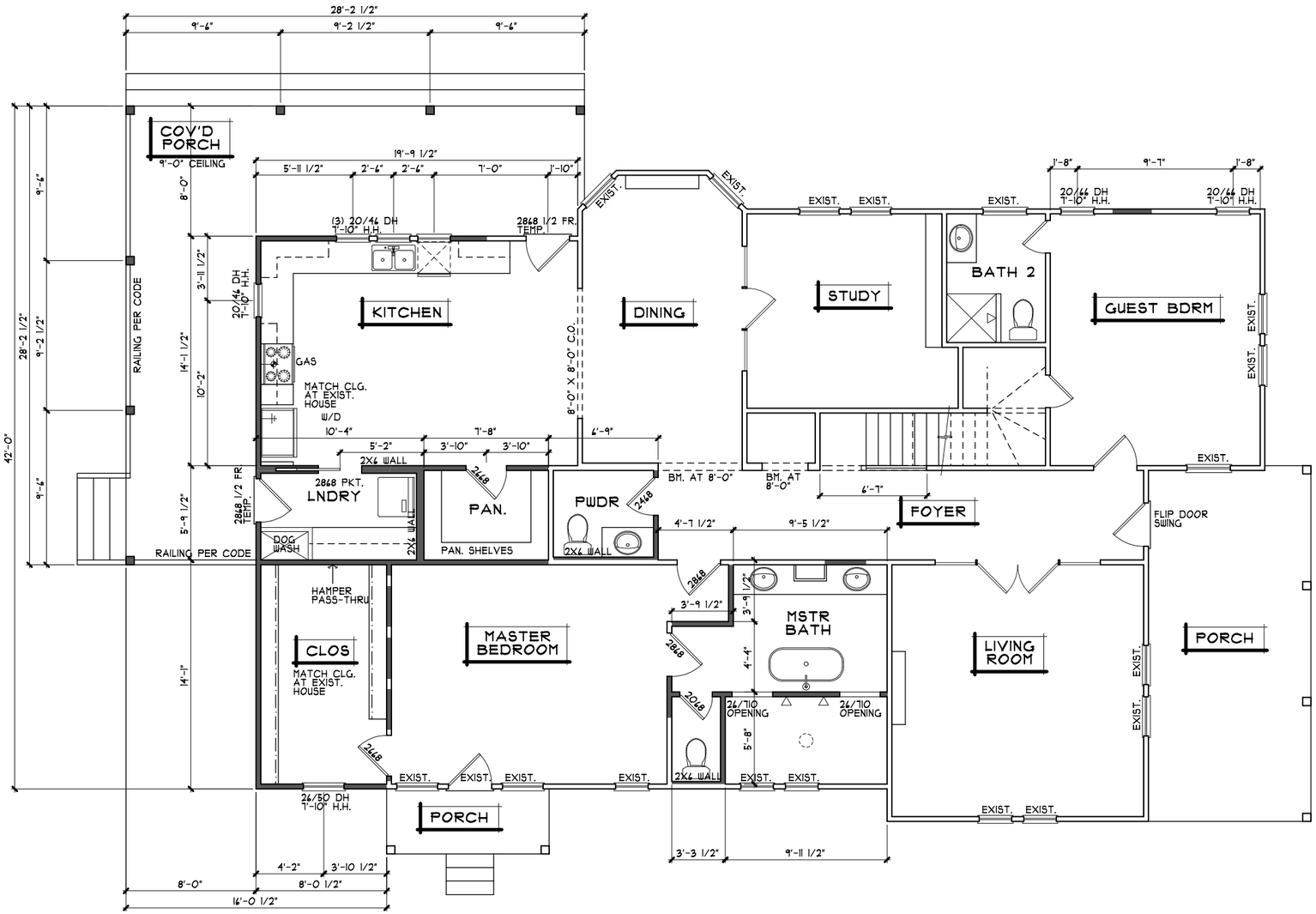
McKinney, TX

A5



EXISTING FOOTAGES
MAIN LEVEL = 1935 S.F.
UPPER LEVEL = 1074 S.F.
TOTAL A/C = 3009
FRONT PORCH = 217 S.F.
SIDE PORCH = 40 S.F.
REAR PORCH = 288 S.F.
TOTAL COVERED = 3551 S.F.

PROPOSED FOOTAGES
MAIN LEVEL = 2092 S.F.
UPPER LEVEL = 1250 S.F.
TOTAL A/C = 3342
FRONT PORCH = 217 S.F.
SIDE PORCH = 40 S.F.
REAR PORCH = 387 S.F.
TOTAL COVERED = 3986 S.F.

DENOTES WALLS TO REMAIN

DENOTES NEW WALL LOCATION

MAIN LEVEL REMODEL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

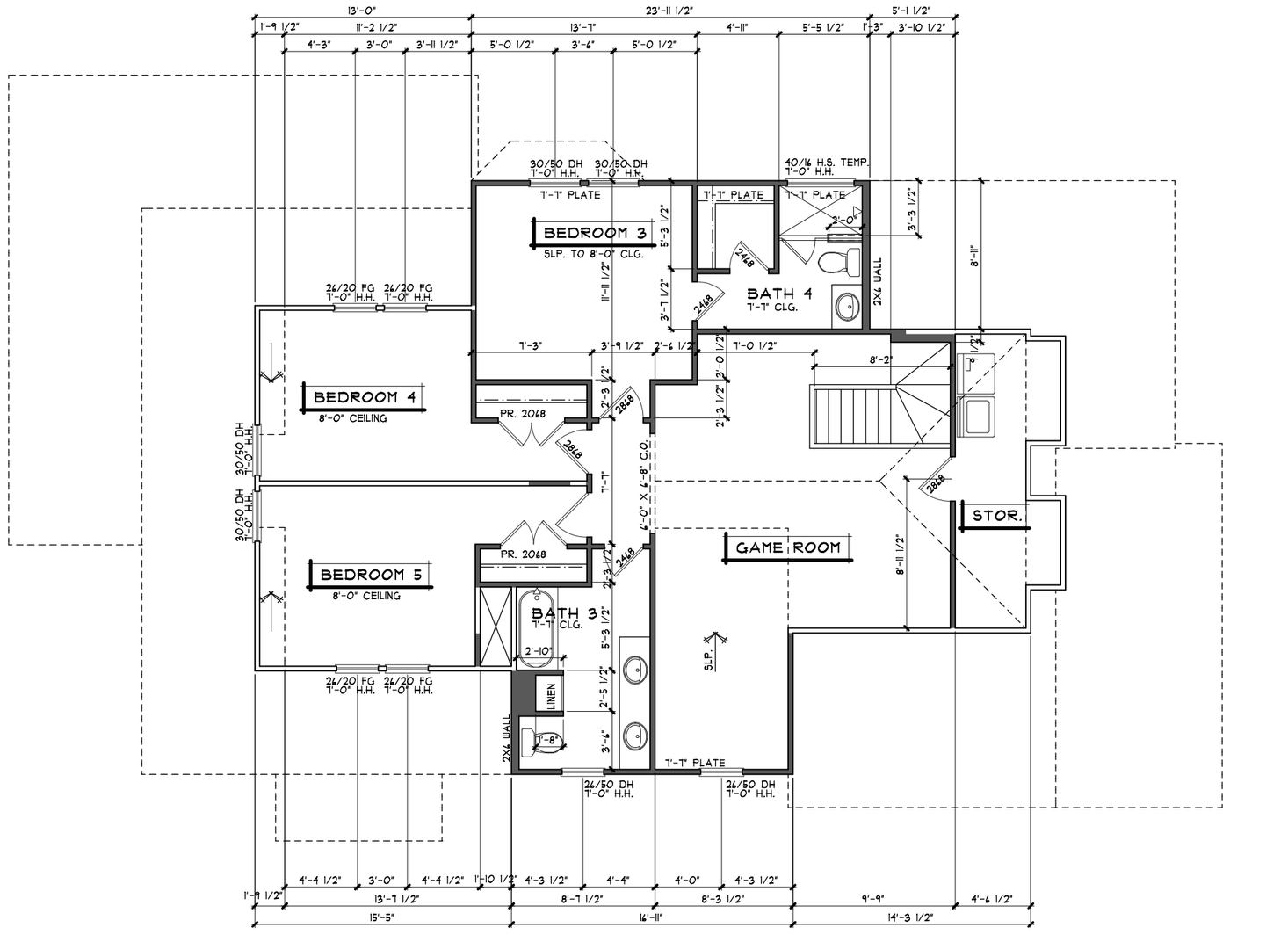
MAIN LEVEL REMODEL PLAN

MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES/STANDARDS OF ANY AND ALL CONTRACTORS ASSOCIATED WITH THIS PROJECT. THE GENERAL CONTRACTOR SHALL CONTACT MCREYNOLDS DESIGNS AT 214-551-5014 IF ANY DISCREPANCIES ARE FOUND IN THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PURSUING AND MAINTAINING ALL NECESSARY PERMITS AND INSPECTIONS. SITE VISITS BY MARK MCREYNOLDS OR MANUFACTURER'S INSTRUCTIONS OF PROJECT ADMINISTRATION. DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A6



DENOTES WALLS TO REMAIN

DENOTES NEW WALL LOCATION

UPPER LEVEL REMODEL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER): 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

UPPER LEVEL REMODEL PLAN

MARK MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR THE CONSTRUCTION PRACTICES, STANDARDS AND ALL CONTRACTORS PROVIDING ANY AND ALL CONSTRUCTION SUPERVISION. THIS PLAN IS PROVIDED BY MARK MCREYNOLDS DESIGNS AND IS THE PROPERTY OF MARK MCREYNOLDS DESIGNS AND IS NOT TO BE COPIED, REPRODUCED, MANUFACTURED OR DISTRIBUTED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF MARK MCREYNOLDS DESIGNS. ALL VISITORS TO THE JOB SITE ARE REQUIRED TO FOLLOW ALL SAFETY INSTRUCTIONS GIVEN BY THE CONTRACTOR AND HIS SUBCONTRACTORS. SITE VISITS BY MARK MCREYNOLDS DESIGNS OR ANY OF ITS EMPLOYEES DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
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McKinney, TX

A7

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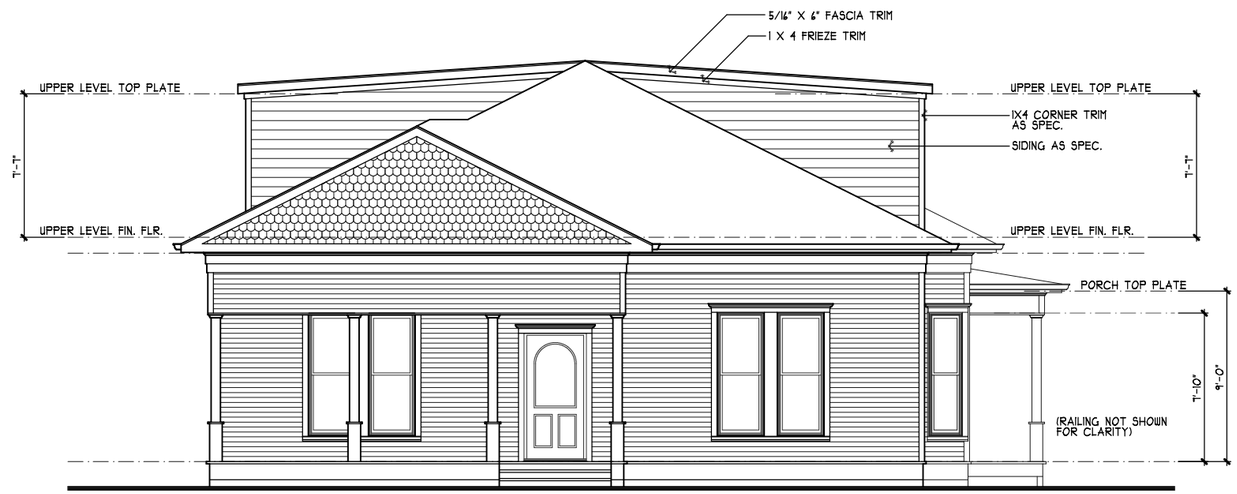
LEFT ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

2



FRONT ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

NOTE:
PROVIDE GALV. MTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.

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Revision:

ELEVATIONS

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
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McKinney, TX

A8

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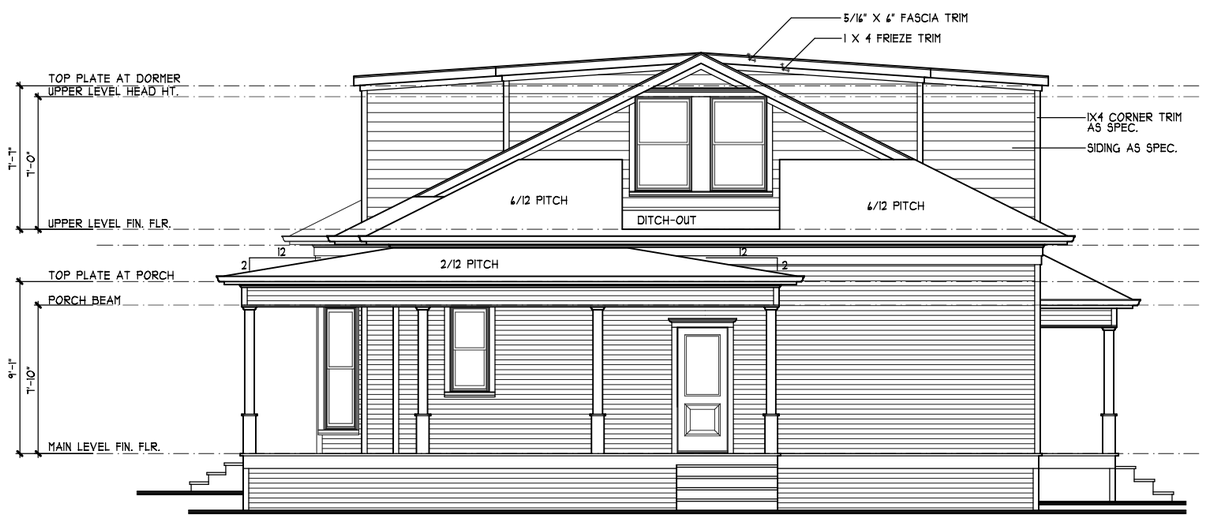
NOTE:
PROVIDE GALV. MTL. FLASHING AT ALL ROOF/WALL INTERSECTIONS.

RIGHT ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

2



REAR ELEVATION

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

ELEVATIONS

MARK McREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND ALL CONTRACTORS AND SUB-CONTRACTORS WHO ARE HIRED BY OWNER TO PERFORM WORK ON THIS PROJECT ARE TO BE RESPONSIBLE FOR PURSUING AND MAINTAINING CONTRACTOR IS RESPONSIBLE FOR PURSUING AND MAINTAINING ALL APPLICABLE PERMITS AND APPROVALS FOR THIS PROJECT. VISITING BY MANUFACTURER'S INSTALLATIONS SITE VISITING BY MARK McREYNOLDS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
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McKinney, TX

A9

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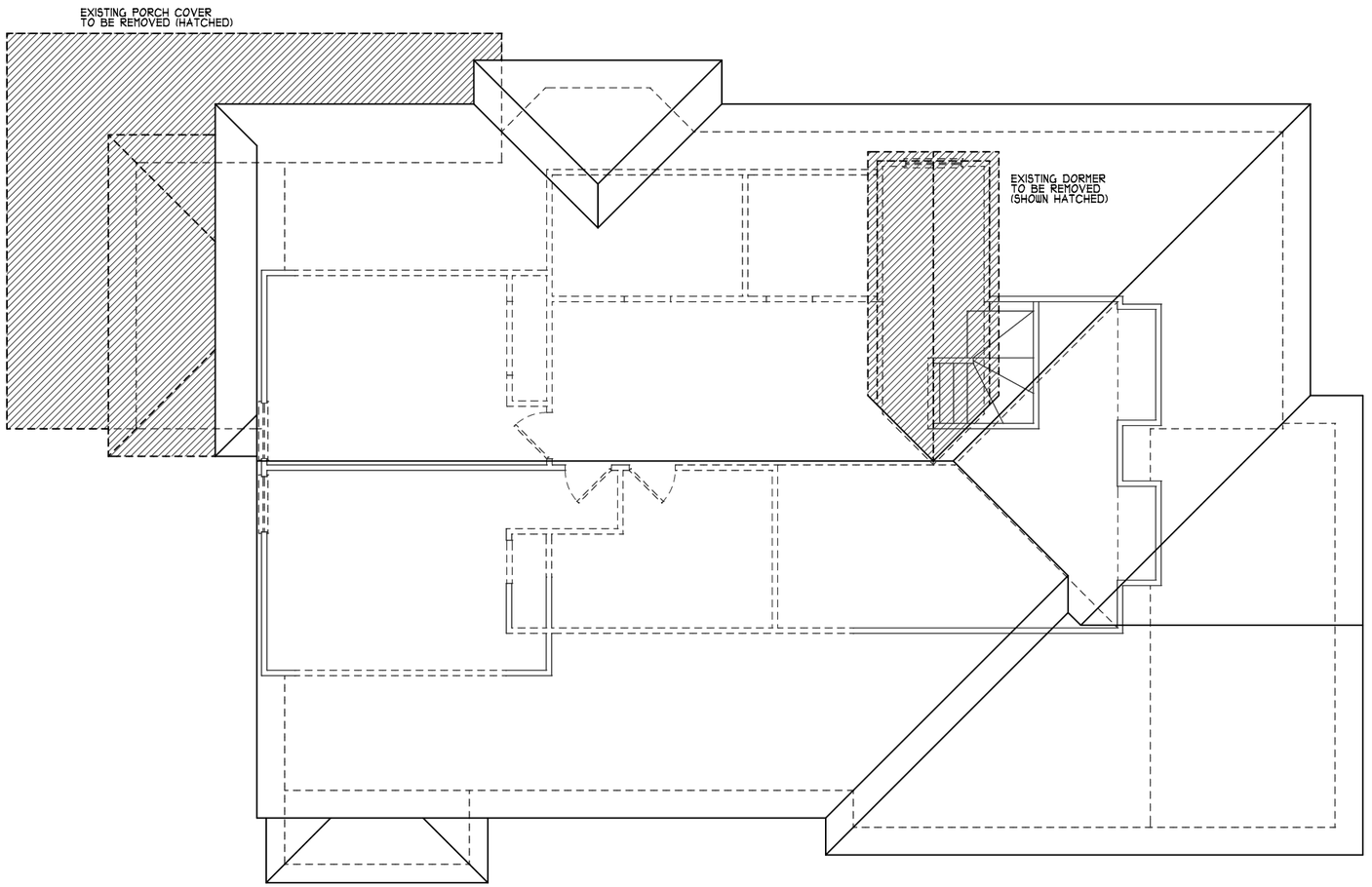

EXISTING / DEMO. ROOF PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER): 1/4" = 1'-0" (24 X 36 PAPER)

1

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Revision:

EXISTING / DEMO. ROOF PLAN

MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ALL CONTRACTORS AND SUB-CONTRACTORS WHO ARE HIRED BY THE OWNER TO PERFORM WORK ON THIS PROJECT ARE INDEPENDENT CONTRACTORS AND NOT EMPLOYEES OF MARK MCREYNOLDS/MCREYNOLDS DESIGNS. THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR PURCHASING, CONSTRUCTION, AND OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED BY THE CITY AND/OR COUNTY. MARK MCREYNOLDS/MCREYNOLDS DESIGNS DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

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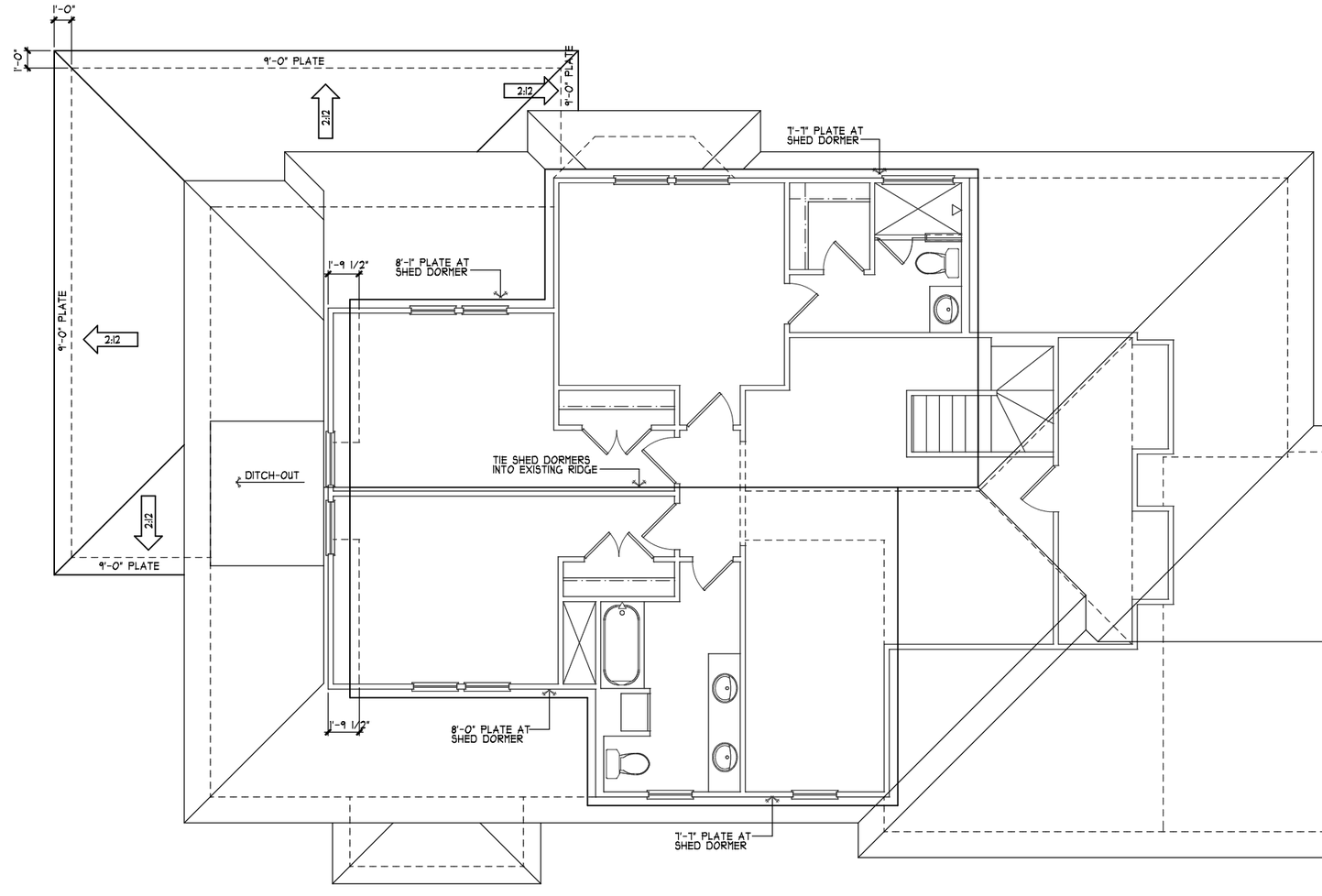
A10



NOTE:
ALL PLATE HEIGHTS ARE DESIGNATED FROM TOP OF SLAB AT FOYER.

PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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PROPOSED ROOF PLAN

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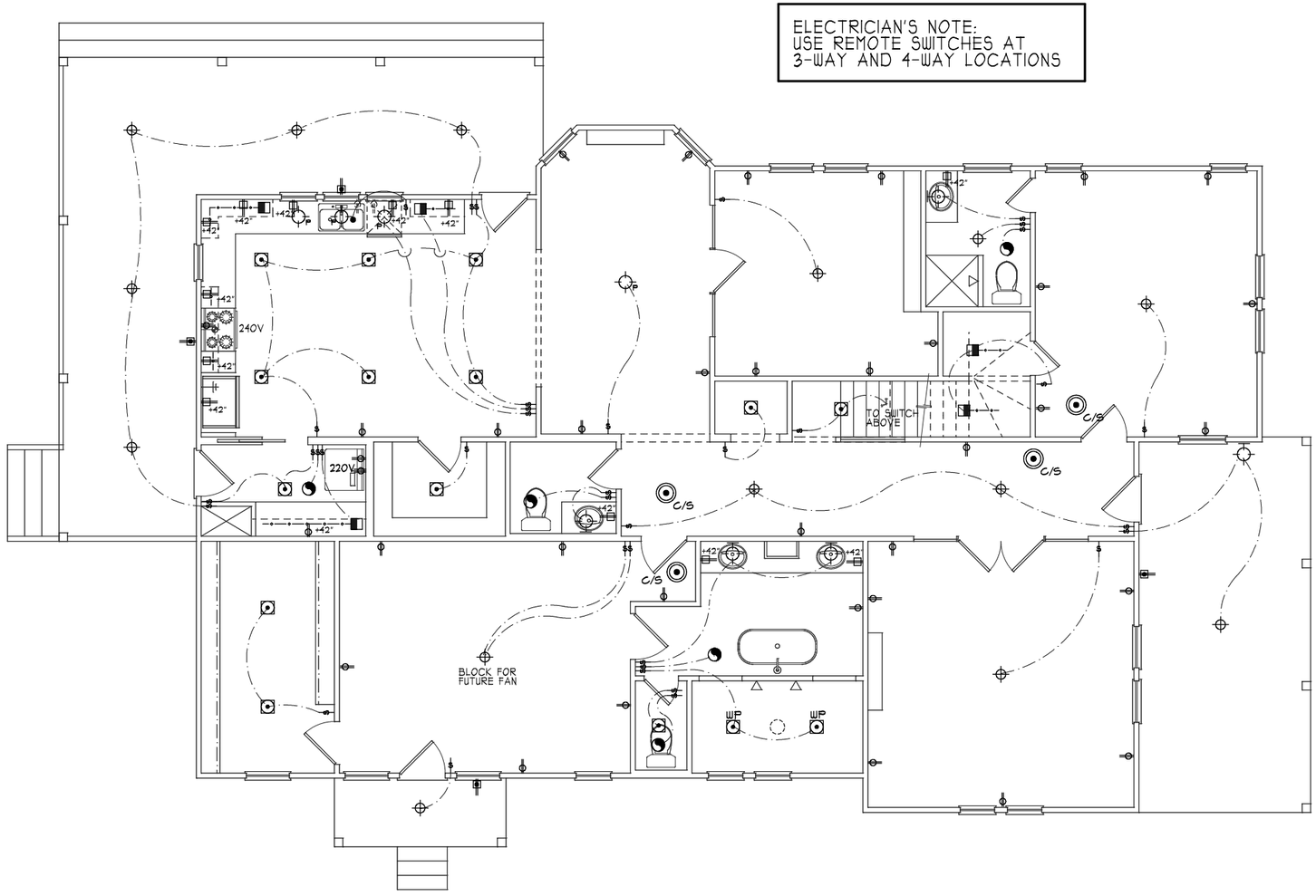
A11

ELECTRICIAN'S NOTE:
USE REMOTE SWITCHES AT
3-WAY AND 4-WAY LOCATIONS



MAIN LEVEL ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

ELECTRICAL LEGEND

- RECESSED WALL WASHER FIXTURE
- SURFACE-MOUNTED LIGHT (CEILING)
- FB — LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
- RECESSED LIGHT FIXTURE (WP INDICATES WATER PROOF)
- DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15" U.N.O.
- STANDARD DUPLEX OUTLET AT 15" U.N.O.
- STANDARD DUPLEX OUTLET-1/2 HOT AT 15" A.F.F. U.N.O.
- STANDARD WATERPROOF DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER AT 15" U.N.O.
- STANDARD FLOOR OUTLET
- STANDARD FLOOR OUTLET - 1/2 HOT
- 220 — STANDARD 220 VOLT OUTLET AT 18" A.F.F.
- STANDARD QUADRAPLEX OUTLET
- C/S — COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
- C — CARBON MONOXIDE DETECTOR - WALL MOUNTED AT 15"
- STANDARD LIGHT SWITCH
- STANDARD LIGHT SWITCH w/ MANUAL ON MOTION SENSOR (VACANCY SENSOR)
- STANDARD SWITCH w/ DIMMER CONTROL
- STANDARD SWITCH TO EXTERIOR LIGHTING
- JS — BUTTON SWITCH - DOOR JAMB OPERATED
- BRACKET/SCONCE LIGHT (WALL MOUNTED)
- LED STRIP FIXTURE
- UNDER COUNTER LED STRIP LIGHTING
- P — PENDANT FIXTURE
- TV — TELEVISION LOCATION - CONSULT OWNER FOR EXACT POWER AND OTHER WIRING REQUIREMENTS
- AUTOMOBILE EV CHARGER OUTLET
- THERMOSTAT J-BOX MOUNTED AT 48" A.F.F.
- CEILING MOUNTED EXHAUST FAN
- WGS — PANASONIC "WHISPER GREEN SELECT" CONTINUOUS VENTILATION FAN.
- SAC — PANASONIC "SELECT CYCLER" MODEL SAC62K-06 CONT. VENT FAN CONTROLLER.
- FUSED DISCONNECTION SWITCH
- ELECTRICAL SUB-PANEL
- GARBAGE DISPOSAL
- SURFACE MOUNTED LED UTILITY FIXTURE - 2 TUBE BULB
- WHF — WHOLE HOUSE FAN. PROVIDE WALL MOUNT CONTROL. SEE TITLE 24
- CEILING PADDLE FAN
- ATTIC — PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
- CRAWL — PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE

McREYNOLDS DESIGNS
NEW HOMES • REMODELS • RENOVATIONS
214-551-5014 mark@mcreynoldsdesigns.com

Revision:

MAIN LEVEL ELECTRICAL PLAN

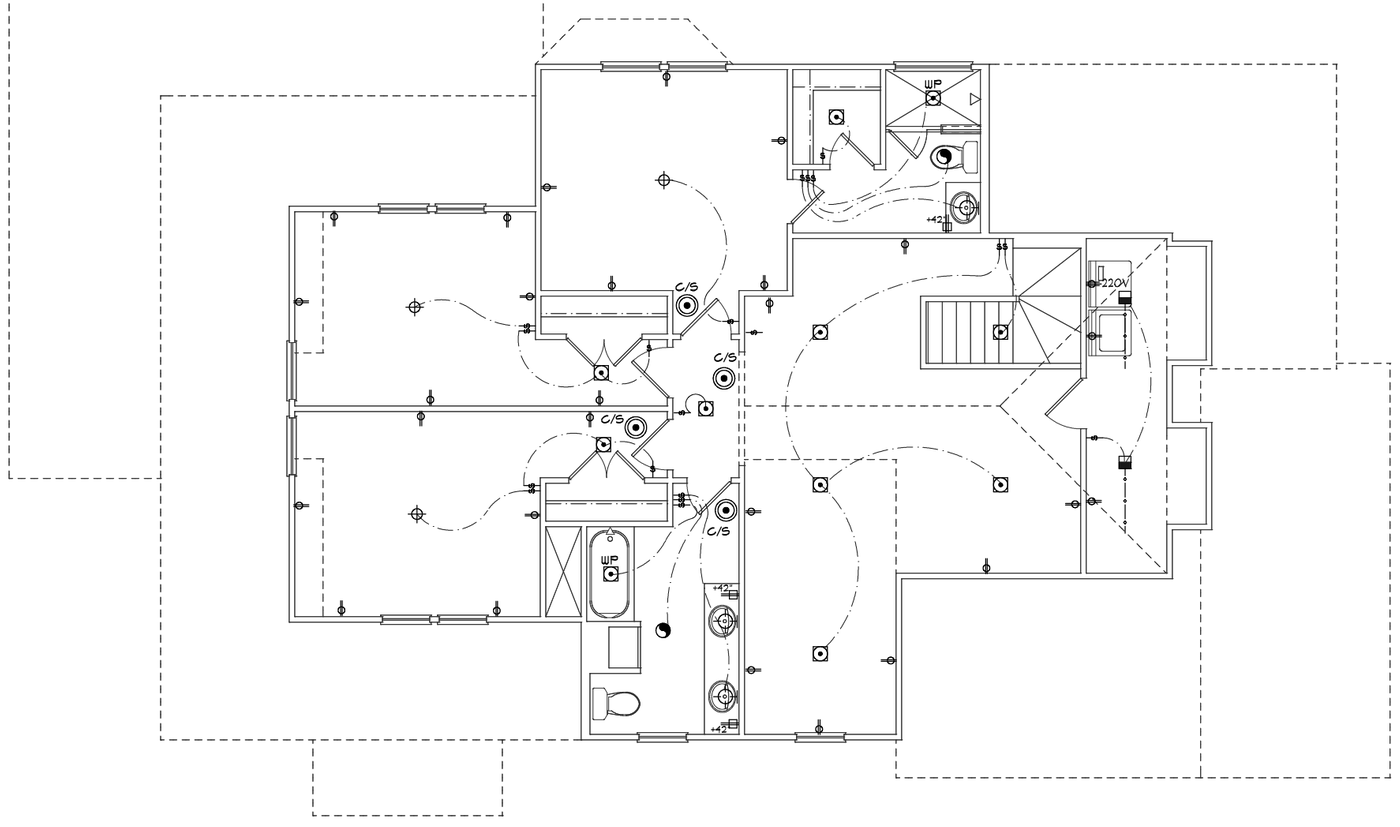
MARK MCREYNOLDS/MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND ALL CONTRACTORS AND SUB-CONTRACTORS ARE HIRED BY THE HOMEOWNER AND ARE RESPONSIBLE FOR PURSUING AND OBTAINING ALL PERMITS AND INSPECTIONS. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STANDARDS AND REQUIREMENTS AND ALL CONSTRUCTION SHOWN ON THESE PLANS. DO NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A12

ELECTRICIAN'S NOTE:
USE REMOTE SWITCHES AT
3-WAY AND 4-WAY LOCATIONS



ELECTRICAL LEGEND

- RECESSED WALL WASHER FIXTURE
- SURFACE-MOUNTED LIGHT (CEILING)
- FB — LIGHTING OUTLET BOX FOR PADDLE FAN SUPPORT
- RECESSED LIGHT FIXTURE (WP INDICATES WATER PROOF)
- DUPLEX OUTLET WITH GROUND-FAULT INTERRUPTER AT 15" U.N.O.
- STANDARD DUPLEX OUTLET AT 15" U.N.O.
- STANDARD DUPLEX OUTLET-1/2 HOT AT 15" A.F.F. U.N.O.
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- CEILING PADDLE FAN
- ATTIC — PROVIDE SWITCH/LIGHT/OUTLET IN ATTIC
- CRAWL — PROVIDE SWITCH/LIGHT/OUTLET IN CRAWL SPACE

UPPER LEVEL ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" (11 X 17 PAPER); 1/4" = 1'-0" (24 X 36 PAPER)

1

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214-551-5014 mark@mcreynoldsdesigns.com

Revision:

UPPER LEVEL ELECTRICAL PLAN

MARK MCREYNOLDS DESIGNS IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND ALL CONTRACTORS AND SUB-CONTRACTORS ARE HIRED BY THE HOMEOWNER AND ARE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. ALL CONSTRUCTION STANDARDS SHALL BE PER ZONING REQUIREMENTS AND ALL APPLICABLE CODES. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY A LICENSED ENGINEER. MARK MCREYNOLDS DESIGNS DOES NOT IMPLY AN ASSUMPTION OF PROJECT ADMINISTRATION.

Date 01-17-25

A Remodel To:
The Miller Residence
Location:
401 N. Bradley Street
McKinney, TX

A13

RCS Enterprises, LP
Engineering & Inspection Services

800 N. Watters Road
Suite # 180
Allen, Texas 75013
(972) 727–8572

April 8th, 2025

To: Brian Miller

Re: New Residential – Foundation & Framing Certification Letter
Property Address:
401 N. Bradley Street
McKinney, Texas 75069

This letter is to certify that the foundation and framing designs issued by RCS Enterprises, LP for the above-mentioned property, have been designed in accordance with site specific soil conditions and in compliance with the requirements of the 2021 revision of the International Residential Code and other recognized engineering practices.

Setting of the Finished floor elevations, site/plot & water shed patterns, localized drainage methods, etc. all are not within the scope of this design.

If I can be of any further assistance, just let me know.

_____
J. Martin Montgomery
Registered Professional Engineer
State of Texas No. 90427
F-2071

Notations

Limitations of Liability

THIS REPORT, ITS OPINIONS, AND ITS RECOMMENDATIONS DO NOT CONSTITUTE A PERFORMANCE CONTRACT WITH EITHER OUR CUSTOMER OR ANY OTHER PARTY. IN NO EVENT SHALL RCS ENTERPRISES, LP'S AGGREGATE LIABILITY UNDER THIS AGREEMENT EXCEED THE MONIES PAID TO RCS ENTERPRISES, LP BY THEIR CUSTOMER UNDER THIS AGREEMENT. RCS ENTERPRISES, LP WILL NOT BE LIABLE FOR ANY CLAIM OR DAMAGE AGAINST THEIR CUSTOMER BY ANY OTHER PARTY. IN NO EVENT SHALL RCS ENTERPRISES, LP BE LIABLE FOR ANY SPECIAL INDIRECT, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT OR THE USE OF THE INFORMATION OR OPINIONS PROVIDED HEREIN, REGARDLESS OF WHETHER RCS ENTERPRISES, LP HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

DESIGN PARAMETERS:
- WIND SPEED: 115 MPH 3-SEC. GUST PER ASCE 7-16
- WIND EXPOSURE CATEGORY: B
- SEISMIC DESIGN CATEGORY: B (SITE CLASS D)
- SOIL BEARING CAPACITY: 1500 PSF (FIELD CONFIRM).

GENERAL NOTES:
THIS FOUNDATION IS SITE SPECIFIC AND HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS VARIOUS SECTIONS FROM:
- 2021 INTERNATIONAL RESIDENTIAL CODE
- DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND, SECOND EDITION, 1996, POST TENSIONING INSTITUTE
- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-02/318 R-02, AMERICAN CONCRETE INSTITUTE.
- SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301-84, AMERICAN CONCRETE INSTITUTE.
- CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL SLABS-ON-GROUND, BRAB REPORT #33
- DESIGN AND CONSTRUCTION OF FROST-PROTECTED SHALLOW FOUNDATION, (FPSF) DOCUMENT NUMBER: ASCE 32-01

DRAINAGE & SITE NOTES:
- SITE, SUB GRADE, CONCRETE, AND CURING SHALL CONFORM TO THE PROVISIONS OF ACI 302.1 R-04, GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
- THIS FOUNDATION DESIGN IS BASED ON EXISTING "UNIMPROVED" SOIL CONDITIONS. REMOVE ALL LOOSE AND EXCAVATED SOIL FROM BEAM TRENCHES AND UTILITY RUNS AND REPLACE WITH ON-SITE FILL OR ENGINEERED SELECT FILL.
- THE MINIMUM LEVEL OF COMPACTION FOR ALL FILL MATERIAL SHALL BE 95% OF ASTM D698 STANDARD PROCTOR DENSITY.
- REMOVE VEGETATION, INCLUDING, ROOTS, FROM THE SLAB SITE.
- DO NOT ALLOW THE SOIL TO DRY OUT TO THE POINT WHERE IT CRACKS OR PULLS AWAY FROM THE FOUNDATION. THE KEY TO A STABLE FOUNDATION IS BOTH SHORT AND LONG TERM CONTROL OF SOIL MOISTURE LEVELS. TREES AND LARGE VEGETATION DRAW MOISTURE FROM UNDER THE FOUNDATION AND CAN CAUSE DRY SOIL CONDITIONS AND RESULT IN SEASONAL MOVEMENT. INSTALLATION OF ROOT BARRIERS AND ON-GOING FOUNDATION MAINTENANCE CAN PREVENT LONGER TERM MOVEMENT.
- THE FOUNDATION SLAB SHALL EXTEND 6" ABOVE THE ADJACENT SOIL GRADE AND THE SOIL SHOULD SLOPE AWAY FROM THE FOUNDATION 6" (MINIMUM) OVER 6'.
- EROSION OF THE SOIL ALONG THE PERIMETER OF THE FOUNDATION SHOULD BE PREVENTED WITH THE USE OF SURFACE LANDSCAPING, RETAINING WALLS OR OTHER MEANS.
- ONLY CLAY SOILS SHOULD BE PLACED WITHIN THE FIRST 3' OF THE FOUNDATION TO MINIMIZE MOISTURE PENETRATION NEAR THE FOUNDATION.
- DO NOT POUR SLAB IN MUDDY SOIL CONDITIONS. IN DRY SOIL CONDITIONS, SEVERAL INCHES OF WATER SHOULD BE ADDED TO THE TRENCHES AT LEAST 24 HOURS PRIOR TO POURING OF THE SLAB TO PRE-SWELL THE SOIL.
- SEVERAL FACTORS RELATED TO CIVIL/ARCHITECTURAL DESIGN AND/OR MAINTENANCE CAN WHICH CAN SIGNIFICANTLY AFFECT FUTURE MOVEMENTS OF FOUNDATION:
  -- WHERE POSITIVE SURFACE DRAINAGE CANNOT BE ACHIEVED BY GRADING THE GROUND SURFACE ADJACENT TO BUILDINGS, A COMPLETE SYSTEM OF GUTTERS AND DOWNSPOUTS SHALL CARRY RUNOFF WATER A MINIMUM OF 10' FROM THE COMPLETED STRUCTURES.
  -- PLANTERS LOCATED ADJACENT TO THE STRUCTURES SHALL PREFERABLY BE SELF-CONTAINED. SPRINKLER MAINS SHALL BE LOCATED A MINIMUM OF 5' FROM THE BUILDING LINE
  -- PLANTER BOX STRUCTURES PLACED ADJACENT TO THE BUILDING SHALL BE PROVIDED WITH A MEANS TO ASSURE CONCENTRATIONS OF WATER DO NOT INFILTRATE THE SUBSOILS STRATIGRAPHY.
  -- LARGE TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER TO THE FOUNDATIONS THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY THEIR MATURE HEIGHT DUE TO THEIR SIGNIFICANT MOISTURE DEMAND UPON MATURING.
  -- MOISTURE CONDITIONS SHALL BE MAINTAINED "CONSTANT" AROUND THE EDGE OF THE SLABS. PONDING OF WATER IN PLANTERS, IN UNPAVED AREAS AND AROUND JOINTS IN PAVING AND SIDEWALKS CAN CAUSE SLAB MOVEMENTS BEYOND THOSE PREDICTED.
  -- ROOF DRAINS SHALL DISCHARGE ON PAVEMENT OR BE EXTENDED AWAY FROM THE STRUCTURES. IDEALLY, ROOF DRAINS SHALL DISCHARGE TO STORM SEWERS BY CLOSED PIPE.

CONCRETE NOTES:
- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS WITH 1" MINIMUM AGGREGATE SIZE, A MAXIMUM SLUMP OF 4", AND HAVE 3-5% AIR ENTRAINMENT.
- ALL CONCRETE SHALL BE NORMAL WEIGHT, TRANSIT MIXED CONCRETE CONFORMING TO ACI 318, ACI 301, AND ASTM C94, LATEST EDITIONS.
- ADMIXTURES CONTAINING CHLORIDE IONS ARE NOT PERMITTED.
- ALL CONCRETE SLAB CONSTRUCTION AND CURING SHALL CONFORM TO "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION", ACI 302.1 R-04.
- CONCRETE WATER CONTENT AND QUALITY SHOULD BE CONTROLLED IN ACCORDANCE WITH ACI BUILDING CODE REQUIREMENTS.

REINFORCEMENT NOTES:
- ALL CONVENTIONAL REINFORCING BARS (REBAR) SHALL CONFORM TO ASTM A615. REBAR SHALL BE GRADE 60.
- EXERCISE CARE IN PLACING CONCRETE TO ENSURE THAT REBAR LOCATIONS ARE MAINTAINED.
- USE CONTINUOUS STEEL IN WALLS AS MUCH AS POSSIBLE. OTHERWISE, TOP BARS SHALL BE SPLICED AT CENTER SPAN AND BOTTOM BARS OVER THE SUPPORTS. MINIMUM SPLICE TO BE 36 BAR DIAMETERS. CONSTRUCTION JOINTS IN BEAMS AND SUPPORTED SLAB SHALL BE MADE AT QUARTER SPAN.
- REBAR USED FOR REINFORCEMENT OF FOUNDATION MUST BE A MIN. OF 3" FROM SOIL AND 1½" FROM CONTACT WITH AIR EXCEPT IN SLAB WHERE IT IS CENTERED.

CONSTRUCTION NOTES:
- UPON COMPLETION OF THE FINAL GRADING, ALL BEAMS SHALL HAVE 18" MINIMUM SOIL COVERAGE. THERE SHOULD BE A MINIMUM OF 6" CLEARANCE BETWEEN TOP OF SLAB OR BRICK LEDGE AND SOIL SURFACE.
- IF SOLID ROCK IS ENCOUNTERED DURING BEAM EXCAVATIONS, THE BEAM DEPTH CAN BE DECREASED TO MINIMUM DEPTH OF 12 INCHES.
- PLACE A 10 MIL POLYETHYLENE VAPOR BARRIER WITH LAPPED JOINTS BENEATH ALL SLAB AREAS. DO NOT ALLOW THE POLY TO EXTEND ACROSS THE BEAM BOTTOMS.
- PLASTIC FLASHING SHALL BE PLACED BETWEEN THE BRICK AND THE SLAB. THE CORNERS MUST BE COVERED WITH A SEPARATE PIECE OF PLASTIC TO PREVENT CORNER SLAB CRACKS.
- PLUMBING LINES SHOULD BE LOCATED IN TRENCHES BETWEEN BEAMS AND CROSS AT RIGHT ANGLES UNDER BEAMS.
- ALL PLUMBING AND ELECTRICAL LINES PASSING UNDER THE FOUNDATION SHOULD BE SEALED WITH CONCRETE OR TIGHTLY PACKED CLAY TO PREVENT A CHANNEL FOR MOISTURE MIGRATION UNDER THE SLAB WHICH CAN CAUSE LOCALIZED SWELLING OF THE SOIL.
- ALL COPPER PIPES SHALL BE PROPERLY WRAPPED AND PROTECTED FROM THE CONCRETE.
- ALL LEAVE-OUTS AND SLAB PENETRATIONS SHALL BE PROPERLY WRAPPED IN ACCORDANCE WITH ACI STANDARDS.
- PROVIDE A MINIMUM OF 2" CLEARANCE BETWEEN STRANDS AND CONCRETE EDGES AT CORNERS, DROPS AND BLOCKOUTS.
- TO MINIMIZE CRACKING DUE TO SHRINKAGE, PARTIAL STRESSING TO 30% OF TOTAL REQUIRED STRESS IS RECOMMENDED 24 TO 36 HOURS AFTER POURING. APPLY POST TENSION LOAD TO CABLE WITHIN 7 TO 10 DAYS OF THE POUR AND AT A MINIMUM COMPRESSION STRENGTH OF CONCRETE OF 2,000 PSI.
- ENCLOSED SPACE:

a) VENTILATION OF ENCLOSED UNDER-FLOOR SPACE SHALL BE PROVIDED WITH A MINIMUM NET AREA OF OPENINGS NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF ENCLOSED AREA (WHERE A CLASS 7 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA MAY BE REDUCED TO 1 SQUARE FOOT FOR EACH 1500 SQUARE FEET OF ENCLOSED AREA). ONE VENT SHALL BE WITHIN 3 FEET OF EACH CORNER. IN LIEU OF VENTILATION, ENCLOSED UNDER-FLOOR SPACE MAY BE CONDITIONED AND SEALED FROM THE EXTERIOR. CONDITIONED SPACE REQUIREMENTS:
  -- R-8 RIGID INSULATION ATTACHED TO CONCRETE PERIMETER WALL W/ CONSTRUCTION ADHESIVE AND EXTENDED 24" HORIZONTALLY FROM BASE OF WALL
  -- FLOOR JOIST CAVITY ADJACENT TO EXTERIOR MUST BE INSULATED TO THE INSIDE OF THE FOUNDATION (R-19 MINIMUM)
  -- CONDITIONED AIR MUST BE PROVIDED TO THE ENCLOSED UNDER-FLOOR SPACE TO MAINTAIN A POSITIVE PRESSURE

b) A REMOVABLE/OPENABLE ACCESS OPENING SHALL BE PROVIDED TO THE ENCLOSED SPACE, AND SHALL BE NOT LESS THAN 18 INCHES BY 24 INCHES, AND NOT LOCATED UNDER A DOOR.

c) ALL DIMENSIONAL LUMBER SHALL BE #2 SYP OR BETTER

d) 18" MIN SOIL TO JOIST CLEARANCE AND 12" MIN SOIL TO GIRDER CLEARANCE REQUIRED.

BEAM NOTES:
- MIN. CONCRETE COVER FROM BOTTOM OF BEAM TO REINFORCING STEEL TO BE 3"
- MIN. BEAM PENETRATION BELOW FINISHED GRADE TO BE 12"

** ALL EXT. BEAMS MUST EXTEND AT LEAST 12" BELOW UNDISTURBED SOIL OR SUITABLE FILL SOIL WHICH HAS BEEN COMPACTED TO 95% MODIFIED PROCTOR DENSITY. ALL EXT. BEAMS MUST ALSO EXTEND TO THE LOCAL FROST DEPTH (CONSULT WITH LOCAL BUILDING AUTHORITIES FOR THE OFFICIAL FROST LINE DEPTH).

REFERENCES & LIMITATIONS:
ALL MODIFICATIONS OR CHANGES SHALL BE IN WRITING AND NO VERBAL DEVIATIONS ARE PERMITTED, ANY CHANGES OR ANY DEVIATIONS TO THIS PLAN CONSTITUTES A BREACH OF THIS PLAN AND RENDERS VOID THE ENGINEER'S CERTIFICATION AS WELL AS ALL EXPRESSED OR IMPLIED LIABILITY OR WARRANTY OF THIS DESIGN. RCS ENTERPRISES, LP LIABILITY FOR THIS DESIGN IS LIMITED TO $500. USE OF THIS PART OF THIS DESIGN INDICATES ACCEPTANCE OF ALL OF THE REQUIREMENTS. THE WARRANTY OF THIS DESIGN IS LIMITED TO THIS PLAN AND DOES NOT INCLUDE WHAT MAY NOT BE INSTALLED AT CONSTRUCTION. PLEASE CONTACT US IF YOU HAVE QUESTIONS ABOUT THIS DESIGN OR THE STIPULATIONS OF ITS USE. WE EXPRESSLY DENY ANY WARRANTY THAT THIS DESIGN WILL SATISFY THE PARTICULAR DESIRES OF A PARTICULAR CUSTOMER.

STRUCTURAL NOTES

SHEET INDEX:

RCS Enterprises, LP
Engineering & Inspection Services
800 N. Watters Rd. Suite #180
Allen, Texas 75013
(972) 727-8572
www.rcsenterprises.net

PROJECT:
BRIAN MILLER
PROPERTY ADDRESS:
401 N. BRADLEY STREET
MCKINNEY, TX 75069

STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
LICENSED PROFESSIONAL ENGINEER

Digitally signed by J. Martin Montgomery
Date: 2025.04.08 14:14:27-05'00'

J. MARTIN MONTGOMERY
REGISTERED PROFESSIONAL
ENGINEER STATE OF TEXAS - NO. 90427
RCS ENTERPRISES, LP F-2071

REVISION HISTORY

NO.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

ISSUE DATE: 04/08/25
DRAWN BY: JBA
SCALE: N.T.S. 11x17
SCALE: N.T.S. 24x36

SHEET NUMBER:
S0.1

FRAMING DESIGN

1. WALL FRAMING
   A) ALL FRAMING LUMBER TO BE #3/STUD GRADE SYP/SPF OR BETTER (HEADERS TO BE #2 SYP OR BETTER)
2. FLOOR FRAMING
   A) ALL FRAMING LUMBER TO BE #2 SYP OR BETTER
   B) DESIGN LOAD: 30 PSF LIVE LOAD (SLEEPING AREAS); 40 PSF LIVE LOAD (LIVING AREAS)

GENERAL

1. GRADE MARKS ON ALL LUMBER SHALL BE VISIBLE AT TIME OF INSPECTION.
2. DO NOT USE END JOINTED LUMBER FOR HORIZONTAL FRAMING MEMBERS.
3. ALL CONNECTIONS TO BE FASTENED PER FRAMING DETAILS AND THE IRC.
4. ALL FRAMING CREATED CONCENTRATED LOADS TO BE INSTALLED EXACTLY IN THE LOCATIONS SHOWN ON PLAN AND/OR PROVIDE A CONTINUOUS LOAD TRANSFER PATH TO FOUNDATION BELOW.
5. THESE PLANS ARE COPYRIGHT RCS ENTERPRISES, LP OF THE YEAR DATED.

FLOOR AND FLOOR JOISTS

1. BEARING - AT END OF EACH JOIST. BEAR A MINIMUM LENGTH OF 1-1/2". WHERE JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT. LAP MINIMUM 3" AND FASTEN WHERE JOISTS FRAME INTO THE SIDE OF A GIRDER. USE JOIST HANGER IN ACCORDANCE WITH THE SCHEDULE.
2. LATERAL RESTRAINT SUPPORTS - LATERALLY SUPPORT JOISTS AT THE ENDS BY FULL DEPTH SOLID BLOCKING. ATTACHMENT TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD.

WOOD I-JOISTS NOTES:

1. ALL I-JOISTS SHALL BE SUPPLIED BY A MANUFACTURER APPROVED BY RCS ENTERPRISES, LP.
2. I-JOISTS SHALL BE INSTALLED WITH PROPER BRACING DURING CONSTRUCTION TO PREVENT TOPPLING OR DOMINO-ING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP I-JOISTS. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
3. NOTCHING OR CUTTING OF I-JOIST FLANGES IS PROHIBITED.
4. HOLES MAY BE CUT IN I-JOIST WEBS AS PER MANUFACTURER'S RECOMMENDATIONS.
5. TO REDUCE FLOOR VIBRATION, A 2X4 FLAT STRAPPING AT 8-FOOT ON CENTER ALONG BOTTOM CHORD WHEN A GYPSUM CEILING IS NOT DIRECTLY APPLIED TO BOTTOM FLANGE OF I-JOIST. ATTACH WITH (2) 10D NAILS AT EACH I-JOIST.

WOOD WALL FRAMING

1. R601.2.1 COMPRESSIBLE MATERIALS - MATERIALS THAT COMPRESS MORE THAN 1/32 INCH WHEN SUBJECTED TO 50 PSI SHALL NOT EXTEND BENEATH WALLS.
2. R602.1.1 END JOINTED LUMBER - APPROVED END JOINTED LUMBER MAY BE USED INTERCHANGEABLY WITH SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADE.
3. R602.2 GRADE - STUDS SHALL BE A MIN. #3 STANDARD OR STUD GRADE. S.P.F.
4. R602.3.2 TOP PLATE - CAP WOOD STUD WALLS WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". JOINTS NEED NOT OCCUR OVER STUDS. PLATES TO BE SAME SIZE AS STUDS AND MIN. UTILITY GRADE S.P.F.
5. R602.6.1 DRILLING AND NOTCHING OF TOP PLATE - WHEN TOP PLATE WIDTH IS REDUCED BY MORE THAN 50% INSTALL SIMPSON RPS/USP KRPS TIES ACROSS THE NOTCH AND TO THE PLATE AT EACH SIDE OF THE OPENING WHEN NOT LESS THAN EIGHT 16d NAILS AT EACH SIDE.
6. BOTTOM PLATES - PLATES IN CONTACT WITH WITH CONCRETE MUST BE PRESSURE TREATED IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE ANCHORED TO CONCRETE BY THE FOLLOWING METHODS:
   (a) EXTERIOR PLATES IN CONTACT WITH CONCRETE:
   (I) 1/2"x7" LONG ANCHOR BOLTS SPACED 6'-0" ON CENTER, MAX. WITH 0.229x3x3 STEEL PLATE
   (II) SIMPSON MAS/USP FA3 MUDSILL ANCHORS INSTALLED PER MANUFACTURERS SPECIFICATIONS AND SPACED 5' ON CENTER, MAX. IF ONE OF THE ABOVE METHODS CANNOT BE PLACED BETWEEN 4" AND 12" FROM THE ENDS OF EACH PLATE SECTION, USE (2) SIMPSON PDPWL-300 (OR EQUAL) PLACED AT 6" AND 10" FROM EACH END OF THE SILL PLATES.
   (b) INTERIOR NON-SHEARWALL PLATES IN CONTACT CONCRETE SHALL BE ANCHORED TO CONCRETE W/ SIMPSON PDPWL-300 (OR EQUAL) AT 32" O.C.
   (c) INTERIOR SHEARWALL PLATES IN CONTACT CONCRETE SHALL BE ANCHORED TO CONCRETE W/ SIMPSON PDPWL-300 (OR EQUAL) AT 8" O.C.
   (d) PLATE HEIGHT: SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
7. UNEXPECTED CONDITIONS - IF CONDITIONS ARISE THAT ARE NOT COVERED BY THE IS PLAN. CONTACT THE ENGINEER AT ONCE FOR ADDITIONAL INSTRUCTIONS.

ENGINEERED BEAMS

1. CAPACITY
   (A) ALL SOLID SAWN LUMBER BEAMS/HEADERS LABELED ON PLAN 2x12 OR GREATER TO BE #2 SOUTHERN PINE U.N.O.
   (B) ALL STRUCTURAL COMPOSITE LUMBER USED IN CONSTRUCTION MUST HAVE THE FOLLOWING MINIMUM CAPACITIES:
   FIBER BENDING (Fb) = 2600 PSI
   MODULES OF ELASTICITY (E) = 2,000,000 PSI
   SHEAR STRENGTH (Fv) = 285 PSI
   COMPRESSION PERPENDICULAR ($F_{c\perp}$) = 750 PSI
2. SUPPORT - FOR WOOD FRAMED WALLS, SUPPORT ALL BEAMS WITH STUD PACKS THAT EQUAL THE NUMBER OF BEAM PLIES PLUS ONE STUD FOR FULL BEARING.
3. ELEVATION - BEAMS SHOWN ON PLANS ARE DROPPED BEAMS OR HEADERS UNLESS NOTED AS OLD (CONCEALED) OR FLT (FLOATING).
4. FLOATING BEAMS - FLOATING BEAMS SHALL HAVE A MINIMUM CLEARANCE OF 1-1/2" FROM BOTTOM OF BEAM.
5. LATERAL RESTRAINT - ALL BEAMS SHALL BE LATERALLY BRACED AT ALL SUPPORT POINTS. FLOATING BEAMS SHOULD HAVE ADDITIONAL LATERAL SUPPORT AT 1/3 SPAN POINTS. ALL KICKERS SHOULD BE PLACED AT AN ANGLE BETWEEN 45° AND HORIZONTAL.
6. SUBSTITUTIONS - CONTACT RCS ENTERPRISES IF BEAM SUBSTITUTIONS ARE REQUIRED/DESIRED.

JOIST AND BEAM HANGER NOTES:

1. HANGERS MUST BE INSTALLED USING THE SPECIFIC FASTENERS IN ALL HOLES INCLUDING TRIANGULAR HOLES AS PER MANUFACTURES SPECIFICATIONS.
2. ALL SPECIFIED FASTENERS MUST BE INSTALLED PRIOR TO LOADING THE CONNECTION.
3. TECO NAILS SHOULD BE ONLY POWER DRIVEN USING PNEUMATIC TOOLS CAPABLE OF SUPPORTING POSITIVE PLACEMENT MECHANISM TO ENSURE NAILS ARE DRIVEN INTO PERFORMED HANGER NAIL HOLES.
4. TECO NAILS MAY NOT BE SUBSTITUTED FOR COMMON NAILS IN DOUBLE SHEAR HANGERS (i.e. LUS, HUS, HHUS, HGUS)
5. JOIST MUST BEAR COMPLETELY ON CONNECTOR SEAT, AND THE GAP BETWEEN JOIST AND GIRDER MUST NOT EXCEED 1/8".

TJI JOIST HANGER SCHEDULE

JOIST		SINGLE JOIST - FACE MOUNT		JOIST		DOUBLE JOIST - FACE MOUNT	
DEPTH	TJI	HANGER	CAPACITY (LBS)	DEPTH	TJI	HANGER	CAPACITY (LBS)
0'-9 1/2"	110	IUS1.81/9.5	950	0'-9 1/2"	110	MIU3.56/9	2215
	210	IUS2.6/9.5	950		210	MIU4.28/9	2305
	230	IUS2.37/9.5	950		230	MIU4.75/9	2305
0'-11 7/8"	110	IUS1.81/11.88	975	0'-11 7/8"	110	MIU3.56/11	2215
	210	IUS2.06/11.88	1070		210	MIU4.28/11	2395
	230	IUS2.37/11.88	1120		230	MIU4.75/11	2490
	360	IUS2.37/11.88	1140		360	MIU4.75/11	2525
	560	IUS3.56/11.88	1150		560	HU412-2	2380
1'-2"	110	IUS1.81/14	975	1'-2"	110	MIU3.5614	2215
	210	IUS2.06/14	1070		210	MIU4.28/14	2395
	230	IUS2.37/14	1120		230	MIU4.75/14	2490
	360	IUS2.37/14	1140		360	MIU4.75/14	2525
	560	IUS3.56/14	1150		560	HU414-2	2925
1'-4"	110	IUS1.81/16	975	1'-4"	110	MIU3.35/16	2215
	210	IUS2.06/16	1070		210	MIU4.28/16	2395
	230	IUS2.37/16	1120		230	MIU4.75/16	2490
	360	IUS2.37/16	1140		360	MIU4.75/16	2525
	560	IUS3.56/16	1150		560	HU414-2	2925

JOIST & BEAM HANGER SCHEDULE

FACE MOUNT HANGER SCHEDULE

MEMBER	SIMPSON		USP	
	PROJECT NUMBER	CAPACITY (100%)	PRODUCT NUMBER	CAPACITY (100%)
2x4	LU24	530	JL24	545
2x6, 8	LU26	800	JL26	815
2x10	LU28	1065	JL28	1360
2x12	LJ210	1330	JL210	1905
2-2X4	U24-2	530	SUH24-2	830
2-2x6, 8	U26-2	165	SUH26-2	1380
2-2x10, 12	U210-2	1860	SUH210-2	1930
2-1.75x11.25	HGUS48	6805	THDH410	8170
2-1.75x14, 16	HUGS410	8780	THDH412	9875
2-1.75x18	HUGS414	10015	THDH414	1110
3-2x10, 12	U210-3	1860	SUH210-3	1930
3-1.75x11.25	HGUS5. 50/12	9155	THDH610	8640
3-1.75x14-18	HGUS5, 50/14	10015	THDH612	9935
4-2x10, 12	HHUS210-4	5190	HD210-4	3360
4-1.75x11.25	HGUS7.25/12	9835	THDH7212	9875
4-1.75x14-18	HGUS7.25/14	11110	THDH7214	11580
ALL 5 PLY LVL	HHGU9.00-SDS	17845	KEG9	18185
45° SKEWED HANGERS				
2X4	SUR/L24	530	SKH24R/L	510
2x6, 8	SUR/L26	800	SKH26R/L	830
2x10, 12	SUR/L210	1330	SKH210R/L	1790
2-2x6, 8	SUR/L26-2	1065	SKH26/R/L-2	830
2-2x10, 12	SUR/L210-2	1860	SKH210R/L-2	1930
2-1.75x11.25, 14	HSUR/L410	2680	SKH410R/L	2240
2-1.75x16,18	HSUR/L414	3485	SKH414R/L	3080

CEILING AND CEILING JOISTS

1. LOADING - ATTIC AREAS ARE DESIGNED AS UNINHABITABLE WITH LIMITED STORAGE (MAXIMUM LIVE LOAD = 20 PSF, DEAD LOAD = 10 PSF).
2. R802.3.1 CEILING JOIST CONNECTIONS - WHERE CEILING JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT, JOISTS SHALL BE LAPPED 3" AND FASTENED. WHERE JOISTS ARE NOT CONNECTED TO RAFTERS AT THE TOP PLATE, JOISTS SHALL BE INSTALLED HIGHER IN THE ATTIC TO PROVIDE A CONTINUOUS TIE. WHERE JOISTS ARE NOT PARALLEL TO RAFTERS, 2x4 RAFTER TIES SHALL BE INSTALLED.
3. BEARING - A END OF EACH JOIST, BEAR A MINIMUM LENGTH OF 1-1/2". WHERE JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT, LAP MINIMUM 3". WHERE JOIST FRAME INTO THE SIDE OF A GIRDER, USE SIMPSON HANGER IN ACCORDANCE WITH THE SCHEDULE.
4. R802.8 LATERAL SUPPORT - RAFTERS AND CEILING JOIST 2x10 OR GREATER SHALL BE PROVIDED WITH LATERAL SUPPORT AT BEARING POINTS TO PREVENT ROTATION. SUPPORT JOISTS BY SOLID BLOCKING AT SUPPORT POINTS. DIAGONAL BRIDGING , OR A CONTINUOUS 1x4 RAT RUN NAILED ACROSS JOISTS AT INTERVALS NOT EXCEEDING 8'.
5. STABILITY OF NONBEARING WALLS - WHERE CEILING JOISTS ARE PARALLEL TO NONBEARING WALL. BRACE TOP OF WALL WITH 2X4 BLOCKING AT 24" O.C. BETWEEN JOISTS
6. R802.9 FRAMING OF OPENINGS - OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH DOUBLE HEADER AND DOUBLE TRIMMER JOISTS.
7. MECHANICAL EQUIPMENT SUPPORT - IF NOT DESIGNATED ON PLAN. ALL MECHANICAL EQUIPMENT AND WATER HEATERS SHALL BE SUPPORTED BY MIN. DOUBLE 2x10 JOISTS AT 24" O.C.
8. R301.5 LIVE LOADS TABLE R301.5 ATTICS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN JOIST AND RAFTERS IS LESS THAN 42".
9. R807.1 ATTIC ACCESS - A ROUGH FRAMED OPENING NOT LESS THAN 22"x30" SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR MORE.
10. R80.24 ALLOWABLE CEILING JOIST SPANS - SPANS FOR CEILING JOIST SHALL BE IN ACCORDANCE WITH TABLES R802.4(2).

ROOF AND RAFTERS

1. ROOFING MATERIAL AND MAXIMUM WEIGHT - COMPOSITION ROOF COVERING NOT TO EXCEED 5 PSF. CONTACT ENGINEER AT ONCE IF DISCREPANCIES ARE FOUND.
2. R802.3.1 CEILING JOIST AND RAFTER CONNECTIONS - FASTEN CEILING JOISTS AND RAFTERS TOGETHER AND TO THE WALL TOP PLATE. CREATE CONTINUITY FROM ONE SIDE OF WALL TOP PLATE. CREATE CONTINUITY FROM ONE SIDE OF ROOF TO OPPOSITE BY NAILING RAFTERS TO ADJACENT CEILING JOISTS MIN. 1x4 COLLAR TIES @ 48" O.C. SHALL BE FASTENED TO OPPOSING RAFTERS IN THE UPPER THIRD OF THE ATTIC. WHERE RAFTERS/JOIST ASSEMBLY IS EXPOSED TO WIND LOAD FROM BELOW. SUCH AS PORCHES AND PATIOS. CONNECT EACH ASSEMBLY TO BEARING LOCATION WITH SIMPSON H2.5/USP R17 HURRICANE TIE.
3. ROOF BRACES - BRACE ONLY AS SHOWN AND PROVIDE TWO STUDS IN WALLS DIRECTLY BENEATH BRACE POINTS. FOR BRACE LENGTHS UP TO 12', USE A 2x6 WITH A 2x6 STIFFBACK.
4. R802.5.1 PURLINS - PURLINS SHALL BE INSTALLED WHERE SHOWN ON PLAN. PURLINS SHALL BE CONTINUOUS. THE SAME SIZE AS THE SUPPORTED RAFTERS AND BRACED AT 45° O.C. TO DESIGNATED LOCATIONS. SLOPE BETWEEN 45 DEGREES AND VERTICAL.
5. R802.5 ALLOWABLE RAFTERS SPANS - SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITH TABLES R8025.1(1) AND R802.5.1(2).
6. OPENINGS - OPENINGS SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. IF HEADER SPAN IS LESS THAN 4'. THE HEADER AY BE A SINGLE MEMBER THE SAME SIZE AS RAFTER. A SINGLE TRIMMER MAY BE USED TO CARRY A BEARING. IF HEADER SPAN EXCEEDS 4' THE HEADER AND TRIMMERS SHALL BE DOUBLED AND JOIST HANGERS SHALL BE INSTALLED.

STRUCTURAL NOTES (CONT)

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PROJECT:
BRIAN MILLER
PROPERTY ADDRESS:
401 N. BRADLEY STREET
MCKINNEY, TX 75069

STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
LICENSED
PROFESSIONAL ENGINEER
SURVEYED

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Date: 2025.04.08 14:14:28-05'00'

J. MARTIN MONTGOMERY
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RCS ENTERPRISES, LP F-2071

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ISSUE DATE: 04/08/25

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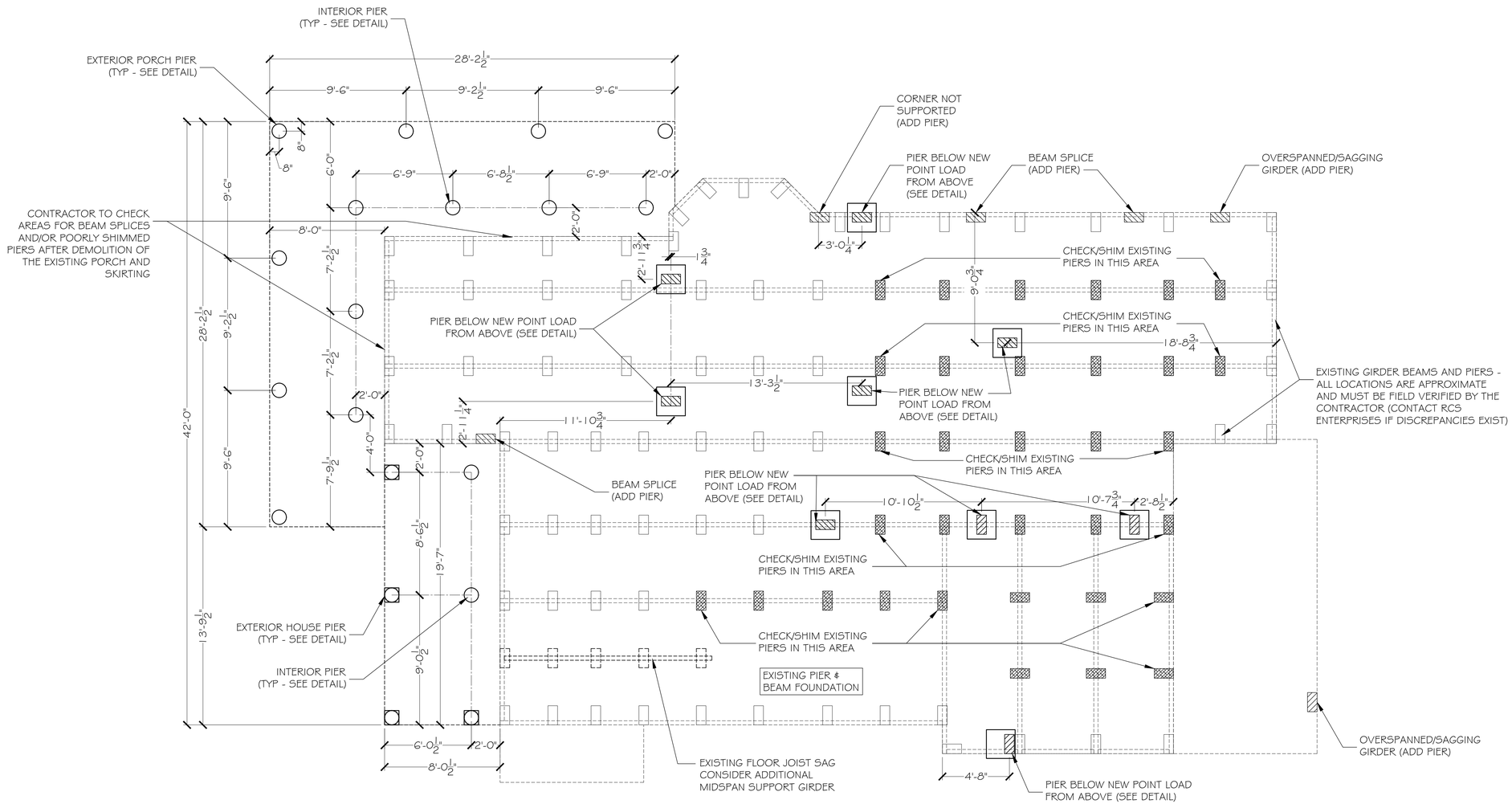

PIER & BEAM FOUNDATION - PLAN VIEW

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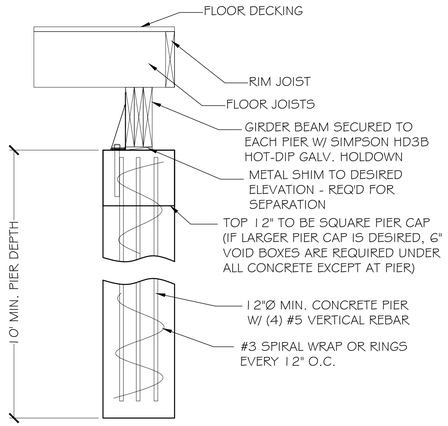
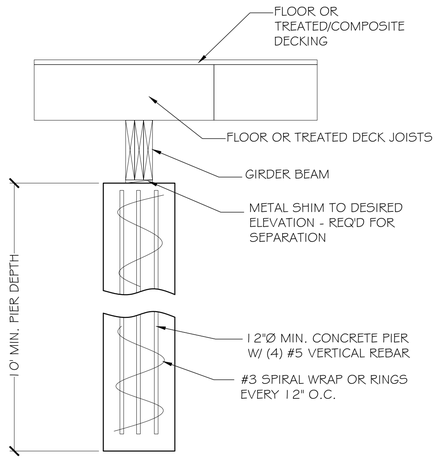
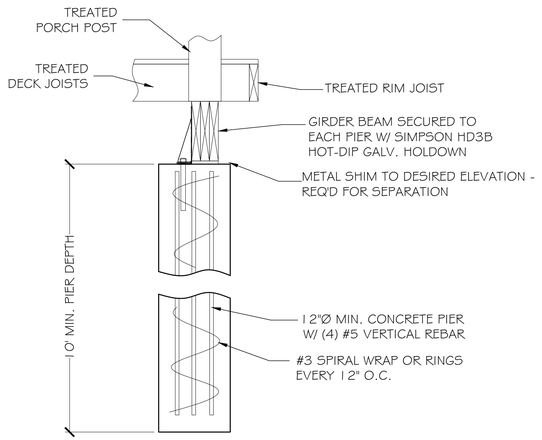


TYPICAL EXTERIOR HOUSE PIER



TYPICAL INTERIOR PIER



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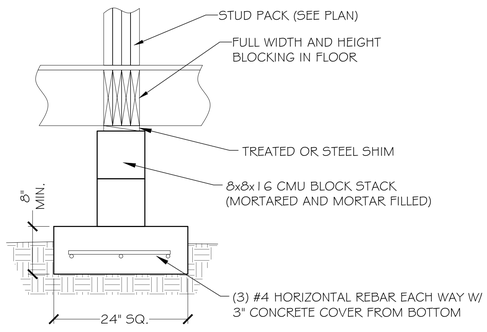

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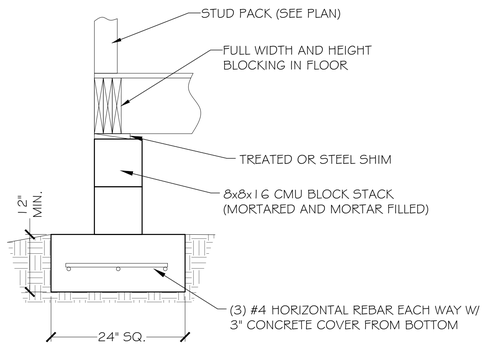

NEW SPOT FOOTING BELOW EXTERIOR POINT LOAD

PIER & BEAM FOUNDATION - CONSTRUCTION DETAILS

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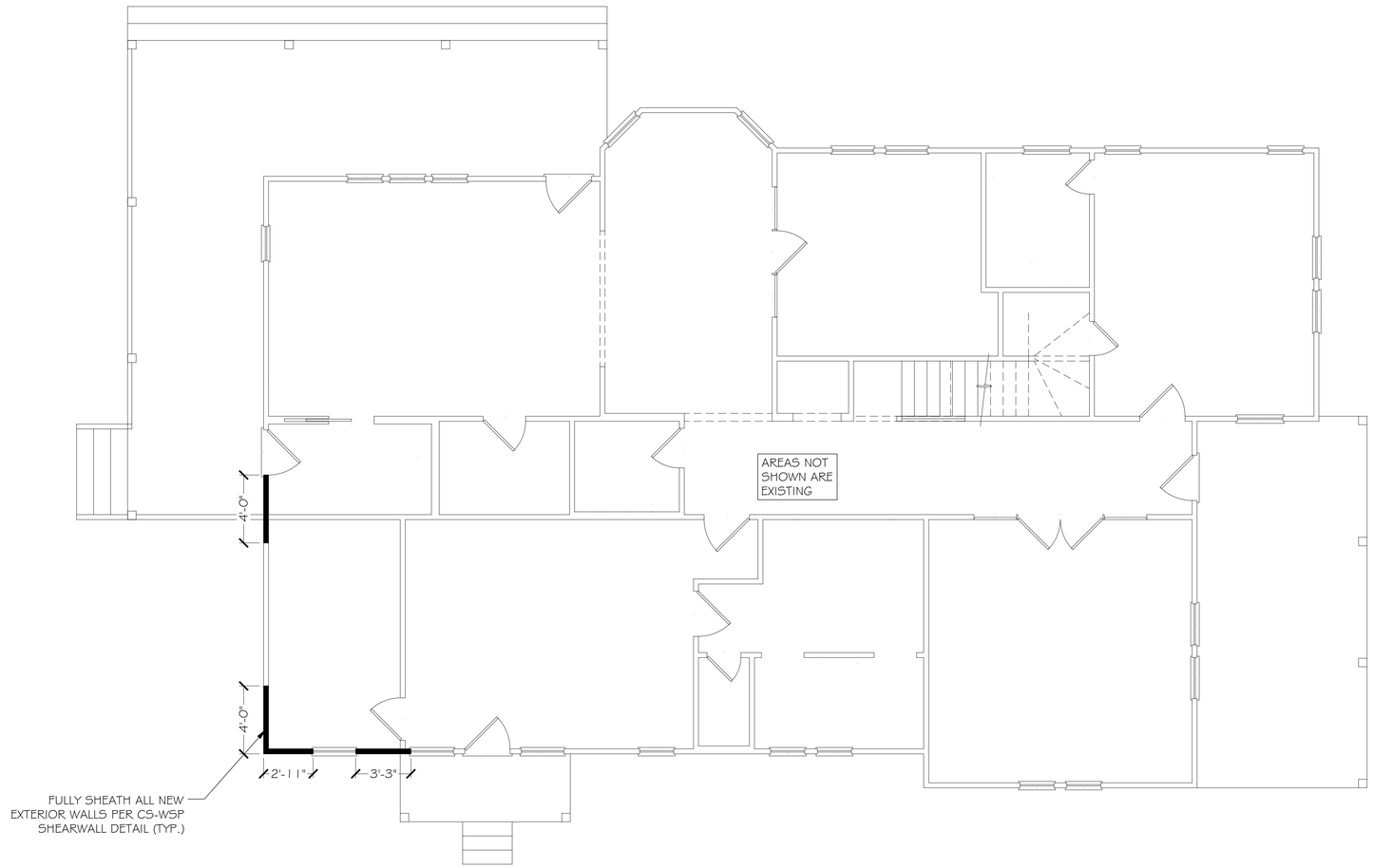

SHEARWALL - FIRST FLOOR PLAN

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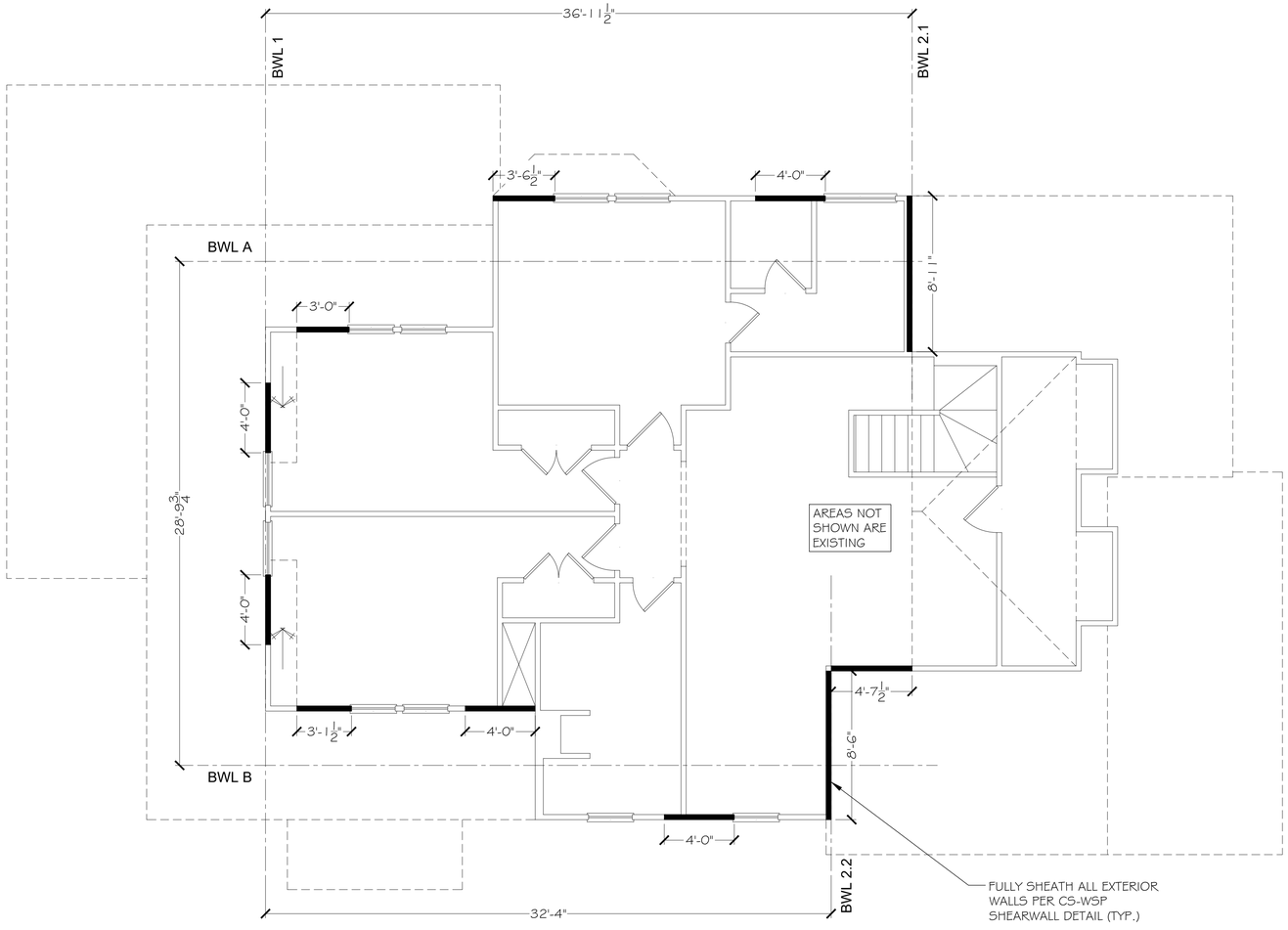

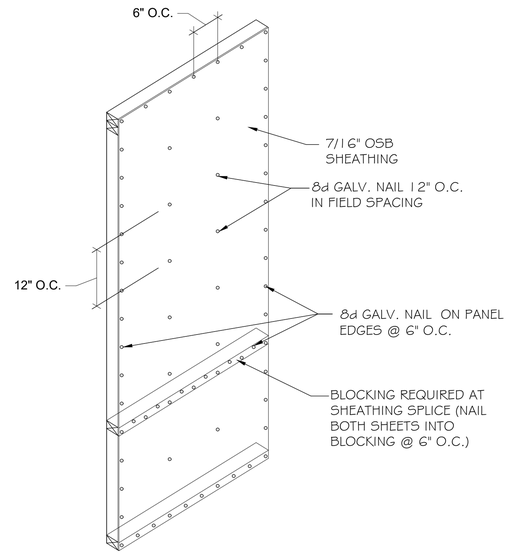

CS-WSP SHEARWALL SHEATHING DETAIL

SCALE: NTS

SHEARWALL - SECOND FLOOR PLAN & CONSTRUCTION DETAILS

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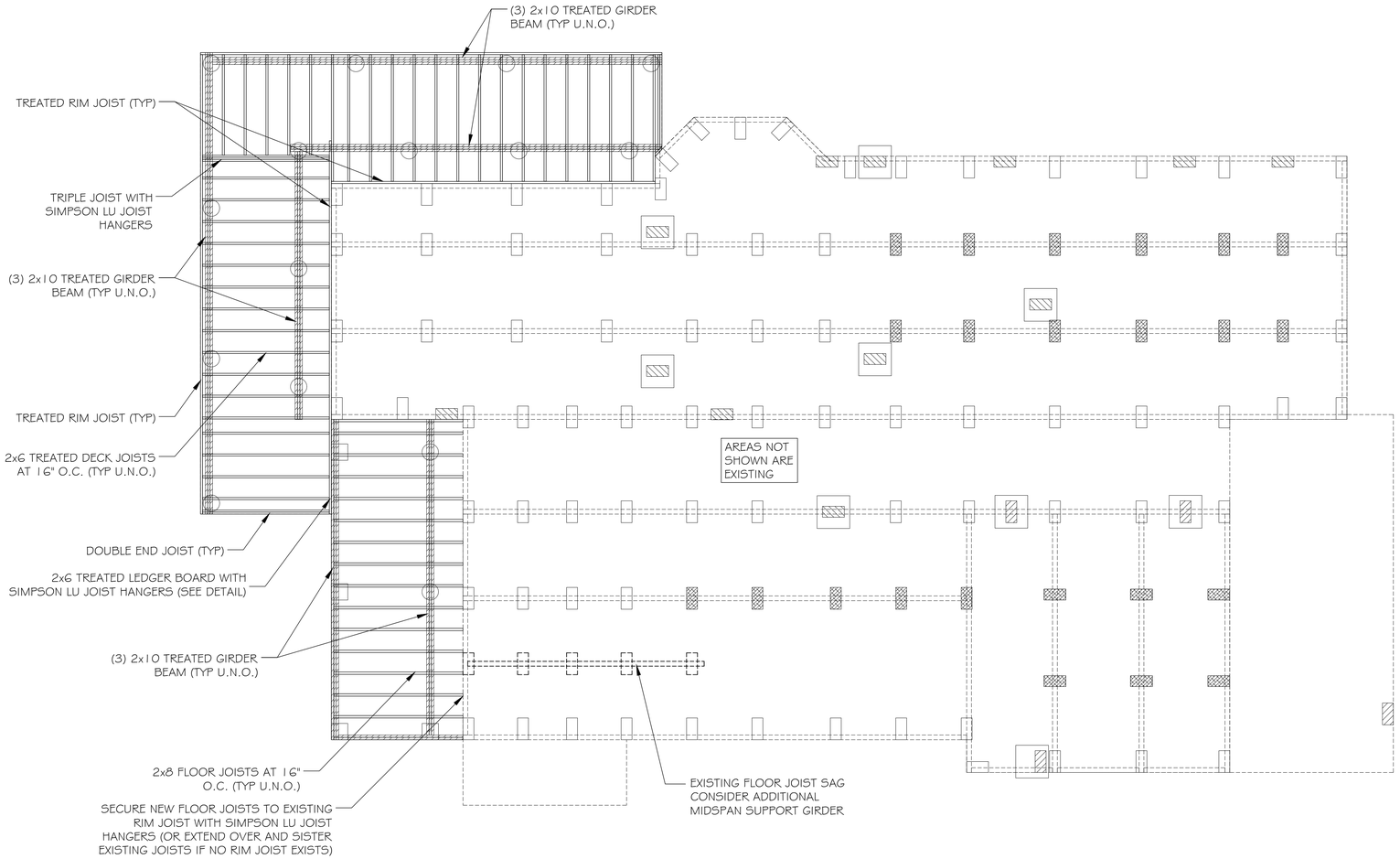

FRAMING - FIRST FLOOR FLOOR PLAN

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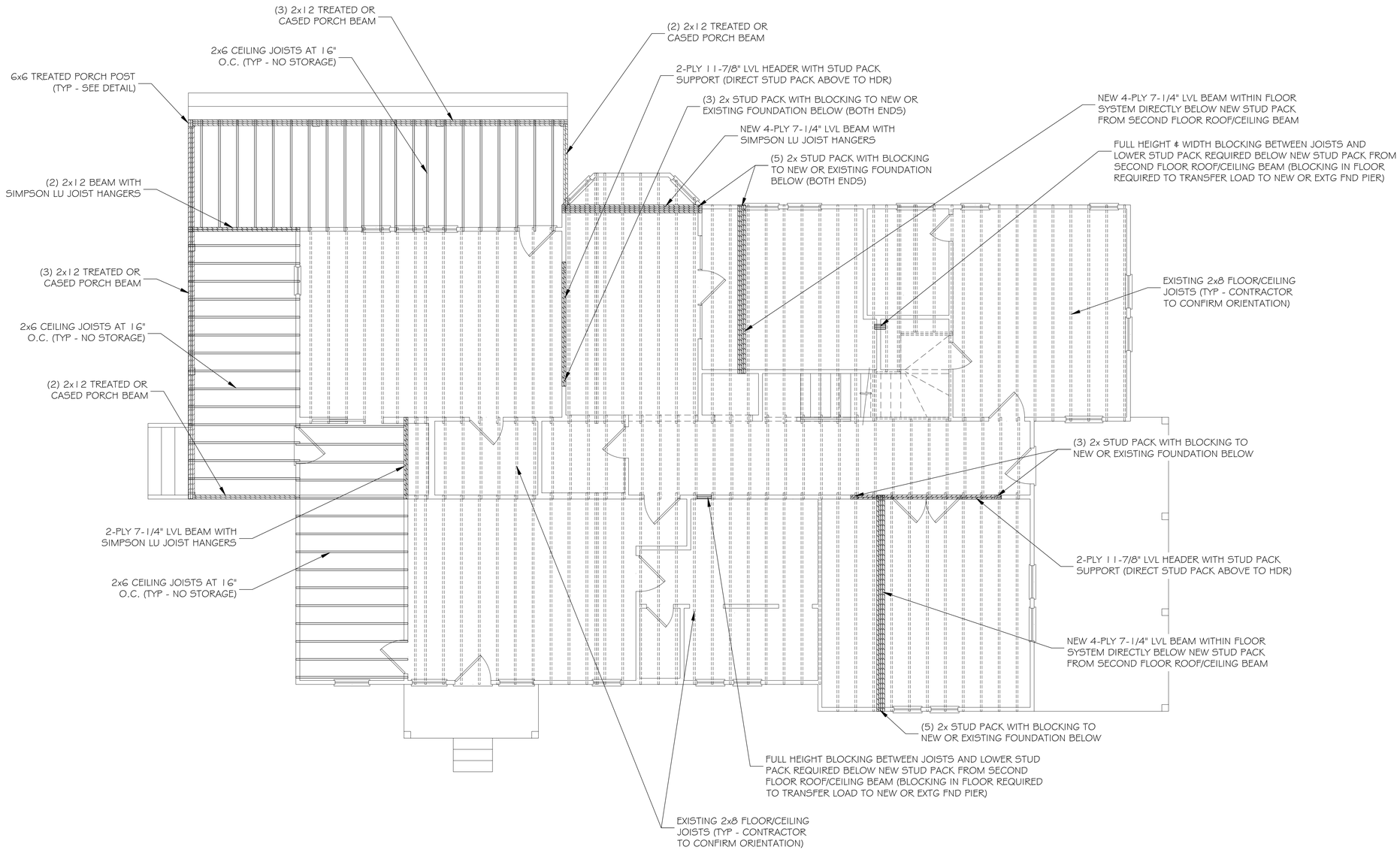

NOTE:

UNLESS OTHERWISE SPECIFIED, ALL WINDOW AND DOOR OPENINGS BELOW LOAD BEARING WALLS SHALL HAVE HEADERS BASED ON THE SPAN TABLES PROVIDED IN THE FLOOR/WALL DETAILS PAGE.

FRAMING - FIRST FLOOR CEILING/SECOND FLOOR FLOOR PLAN

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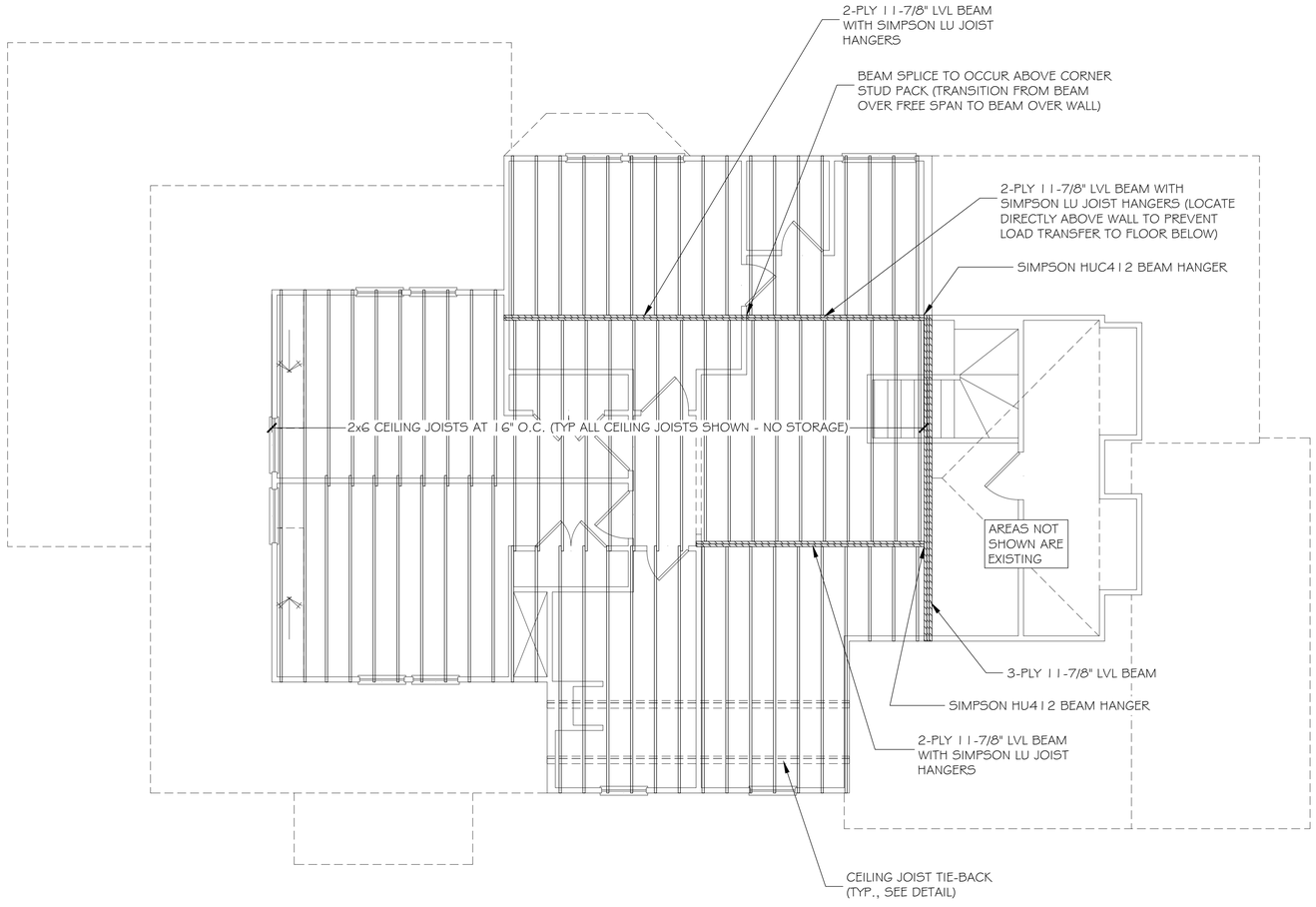

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FRAMING - SECOND FLOOR CEILING

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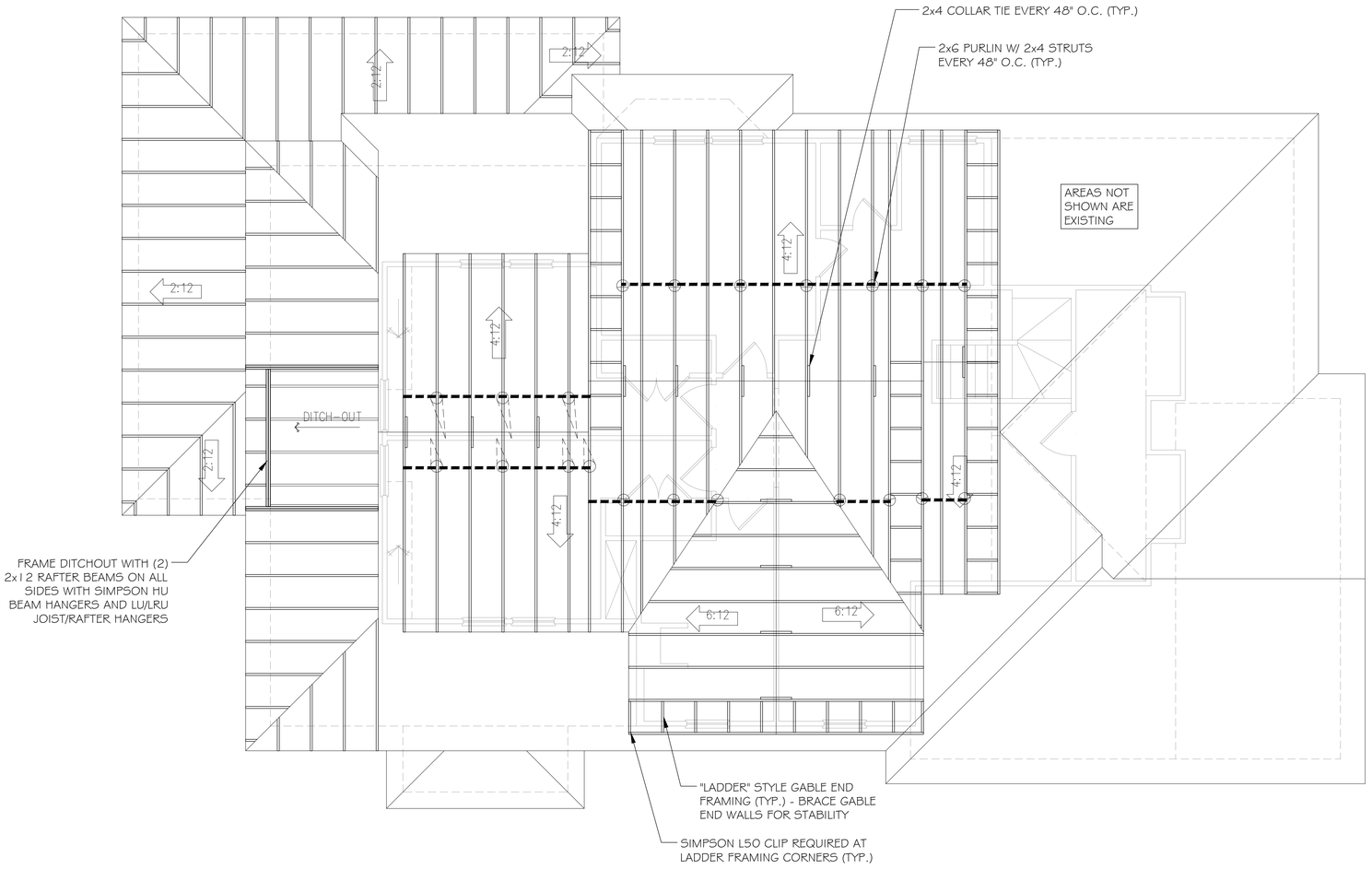

NOTES:

1) UNLESS NOTED OTHERWISE, ALL ROOF FRAMING TO BE 2x6 RAFTERS @ 24" O.C. W/ 2x8 RIDGE AND VALLEY BOARDS.
2) WHERE IT CAN BE AVOIDED, ROOF SUPPORTS SHALL NOT BEAR ONTO DOOR HEADERS.

FRAMING - ROOF PLAN

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SCALE: 1/8" = 1'-0 | 11x17

SCALE: 1/4" = 1'-0" | 24x36

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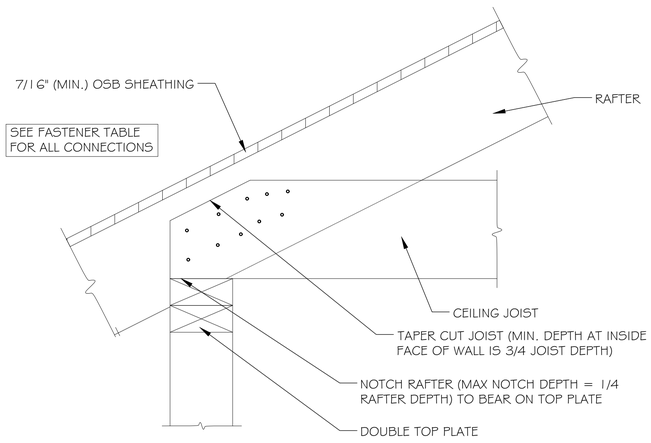
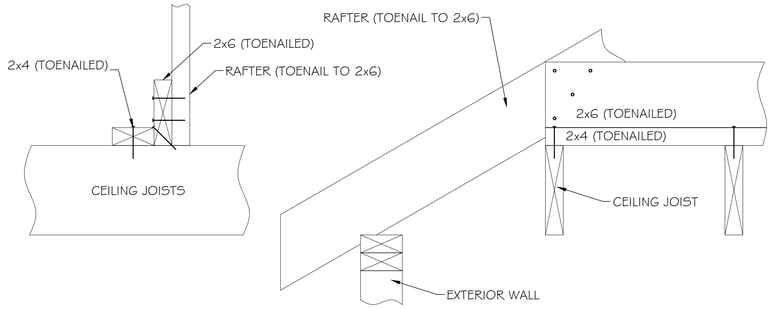
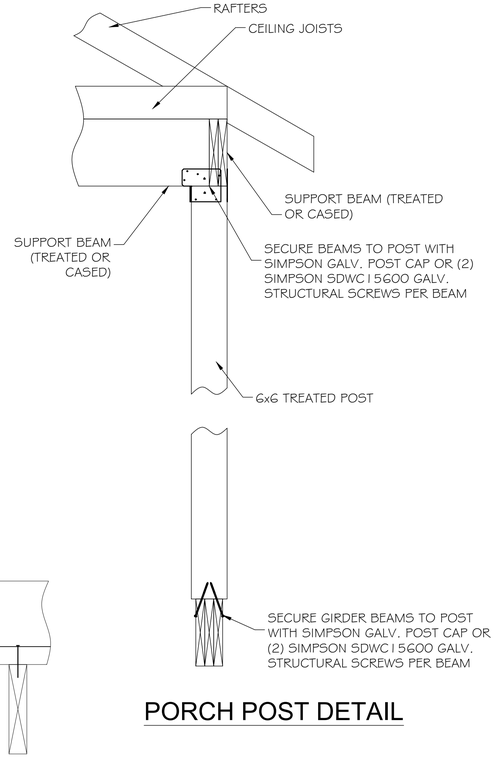


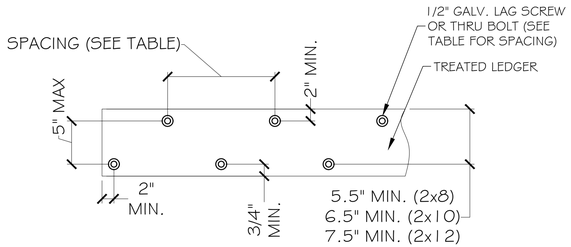
ROOF/CEILING DETAIL



CEILING JOIST TIE BACK DETAIL



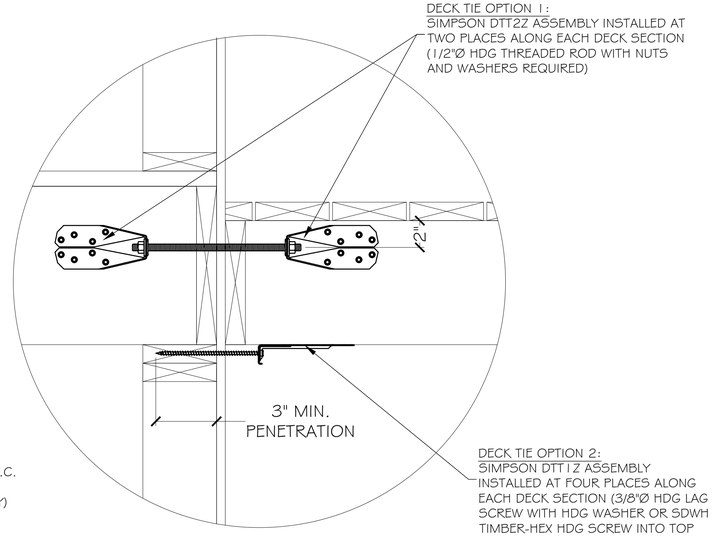
PORCH POST DETAIL



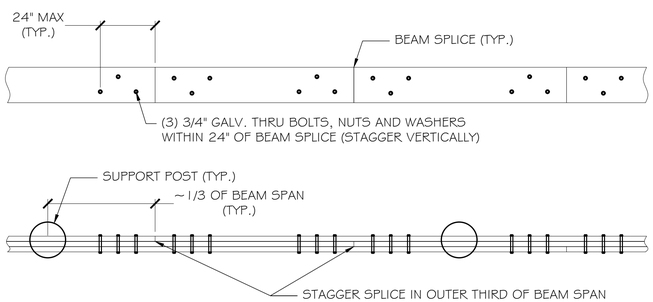
LEDGER BOARD ATTACHMENT DETAIL (TO RIM JOIST)

LEDGER BOARD MAX O.C. FASTENER SPACING							
CONNECTION TYPE	DECK SPAN						
	6' AND LESS	6'-1" TO 8'	8'-1" TO 10'	10'-1" TO 12'	12'1" TO 14'	14'-1" TO 16'	16'-1" TO 18'
1/2"Ø LAG SCREW	30"	23"	18"	15"	13"	11"	10"
1/2"Ø THRU BOLT	36"	36"	34"	29"	24"	21"	19"

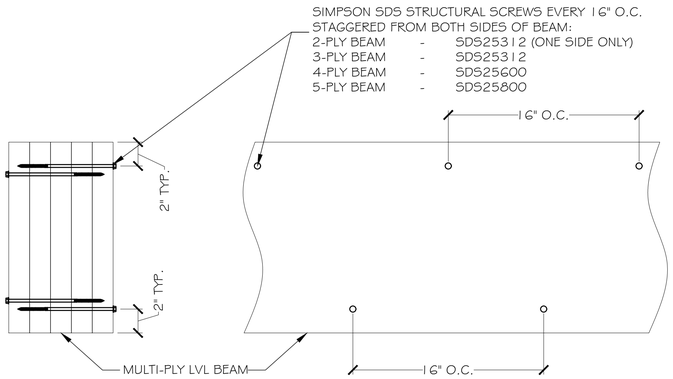
NOTE: MAXIMUM SHEATHING THICKNESS OF 1/2" IS ALLOWED BETWEEN CONNECTION OF LEDGER AND RIM BOARD.



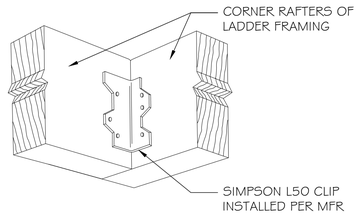
DECK TENSION TIE LATERAL RESTRAINT DETAIL



BEAM SPLICE DETAIL



LVL ATTACHMENT DETAIL



SIMPSON L50 DETAIL

FRAMING - CONSTRUCTION DETAILS

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STATE OF TEXAS
J. MARTIN MONTGOMERY
90427
LICENSED
PROFESSIONAL ENGINEER

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J. MARTIN MONTGOMERY
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SCALE: N.T.S. 24x36

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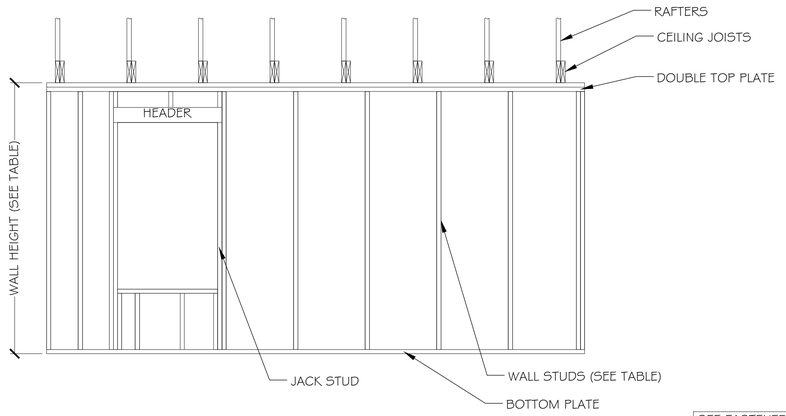
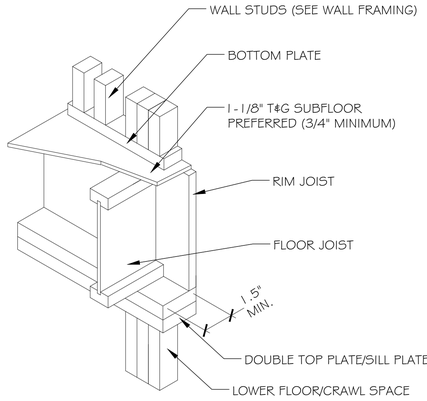
S3.5

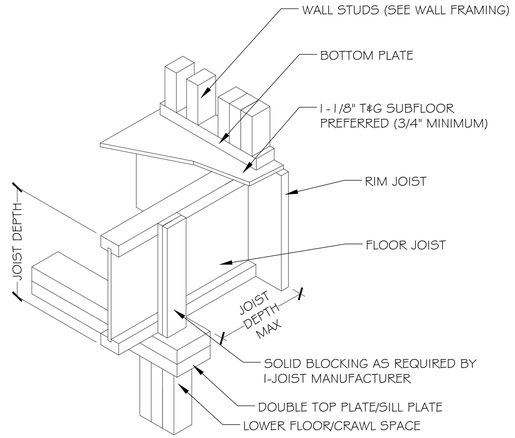


SINGLE STORY WALL DETAIL

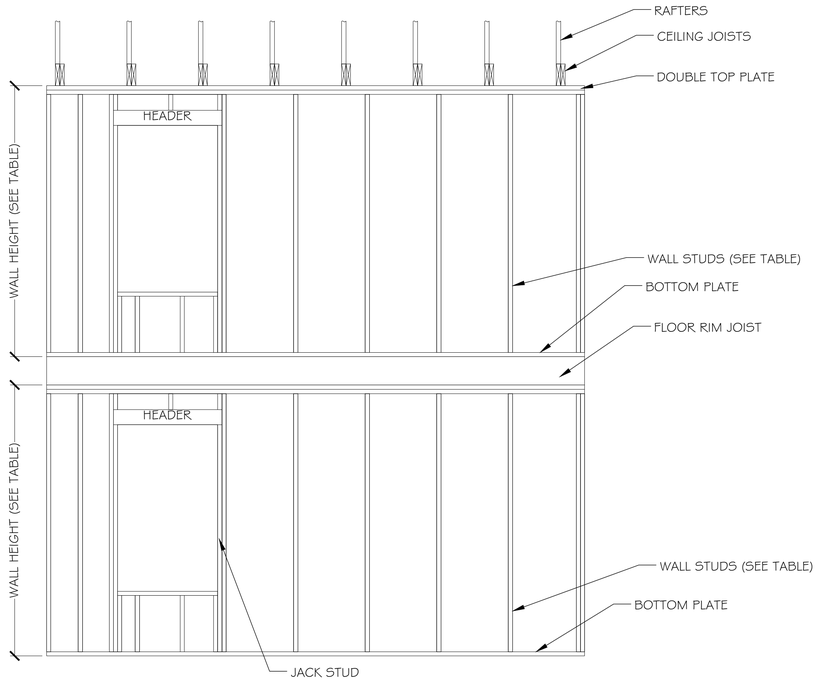
SEE FASTENER TABLE FOR ALL CONNECTIONS



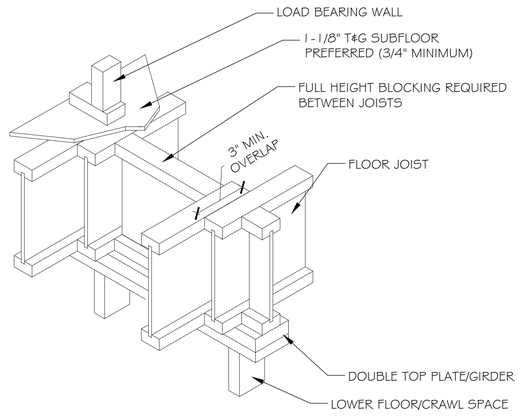
FLOOR JOIST AT EXTERIOR WALL (NO CANTILEVER)



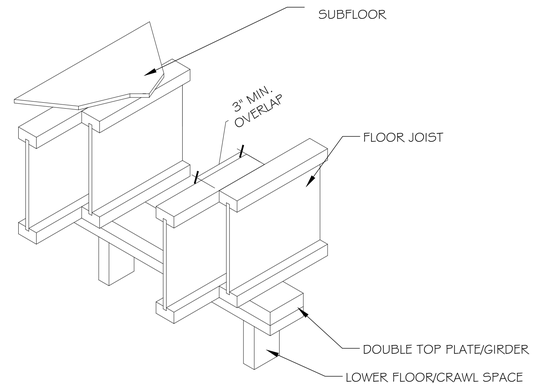
FLOOR JOIST AT EXTERIOR WALL (W/ CANTILEVER)



TWO STORY WALL DETAIL

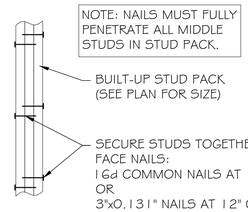


FLOOR JOIST AT INTERIOR WALL (LOAD-BEARING)



FLOOR JOIST AT INTERIOR WALL (NON LOAD-BEARING)

WALL FRAMING REQUIREMENTS				
STUD SIZE	MAXIMUM WALL HEIGHT		MAXIMUM STUD SPACING	
	16" O.C.	24" O.C.	FIRST FLOOR OF SINGLE STORY OR SECOND FLOOR OF TWO STORY	FIRST FLOOR OF TWO STORY
2x4	10'-0"	9'-0"	24" O.C.	16" O.C.
2x6	15'-0"	12'-0"	24" O.C.	24" O.C.
2x8	20'-0"	15'-0"	24" O.C.	24" O.C.



STUD PACK DETAIL

EXTERIOR BEARING WALL HEADER SPANS			
SUPPORTING ROOF & CEILING ONLY		SUPPORT ROOF, CEILING & ONE FLOOR	
HEADER SIZE	MAX OPENING WIDTH	HEADER SIZE	MAX OPENING WIDTH
(2) 2x6	4'-8"	(2) 2x6	3'-5"
(2) 2x8	5'-11"	(2) 2x8	4'-4"
(2) 2x10	7'-3"	(2) 2x10	5'-3"
(2) 2x12	8'-5"	(2) 2x12	6'-1"

INTERIOR BEARING WALL HEADER SPANS			
SUPPORTING CEILING/ROOF ONLY		SUPPORTING ONE FLOOR	
HEADER SIZE	MAX OPENING WIDTH	HEADER SIZE	MAX OPENING WIDTH
(2) 2x6	4'-8"	(2) 2x6	3'-11"
(2) 2x8	5'-11"	(2) 2x8	5'-0"
(2) 2x10	7'-3"	(2) 2x10	6'-1"
(2) 2x12	8'-5"	(2) 2x12	7'-0"

FRAMING - FLOOR/WALL DETAILS

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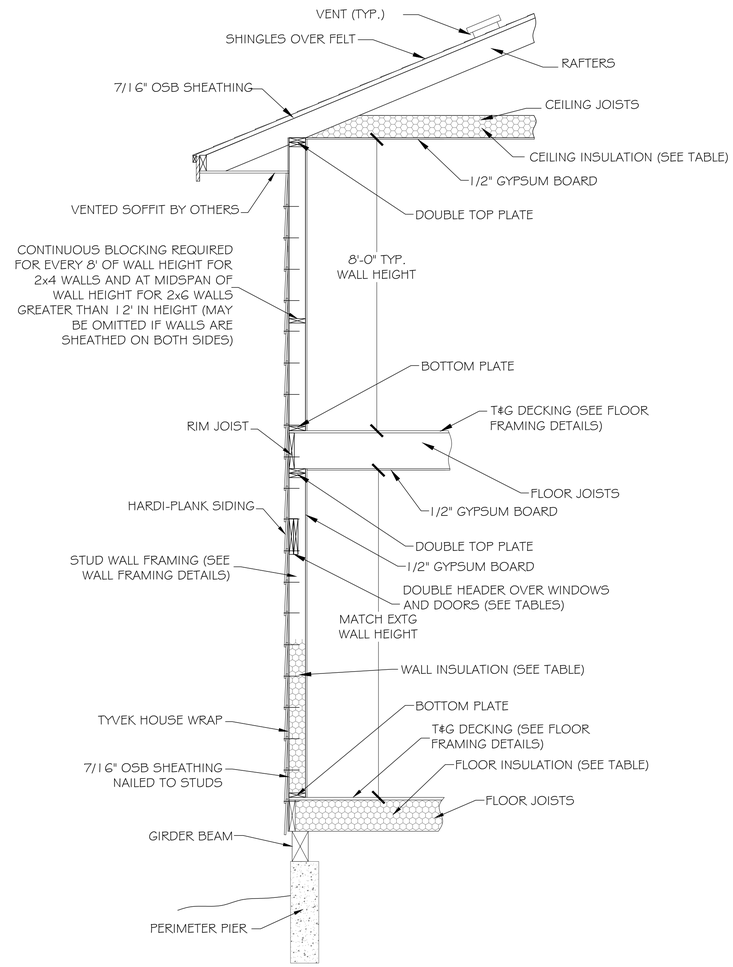
IRC FASTENING SCHEDULE			
ITEM	**DESCRIPTION OF BUILDING ELEMENTS**	**NUMBER AND TYPE OF FASTENER**	**SPACING AND LOCATION**
		ROOF	
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	(3) 8d COMMON OR (3) 10d BOX	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	(3) 8d COMMON OR (3) 10d BOX	TOE NAIL (PER JOIST)
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER	(3) 16d COMMON OR (4) 10d BOX	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	REFER TO IRC TABLE R802.5.1(9)	FACE NAIL
5	COLLAR TIE TO RAFTER	(3) 10d COMMON OR (4) 10d BOX	FACE NAIL EACH RAFTER
6	RAFTER OR TRUSS TO PLATE	(3) 10d COMMON OR (3) 16d BOX	2 TOE NAILS ON ONE SIDE AND ONE TOE NAIL ON OPPOSITE SIDE OF RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO RIDGE BEAM	(3) 10d COMMON OR (4) 10d BOX	TOE NAIL
		(2) 16d COMMON OR (3) 10d BOX	END NAIL
		WALL	
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON	24" O.C. FACE NAIL
		10d BOX	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16" BOX	12" O.C. FACE NAIL
		16d COMMON	16" O.C. FACE NAIL
10	BUILT-UP HEADER	16d COMMON	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	(4) 8d COMMON OR (4) 10d BOX	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON	16" O.C. FACE NAIL
		10d BOX	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	(8) 16d COMMON OR (12) 10d BOX	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON	16" O.C. FACE NAIL
		16d BOX	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	(2) 16d COMMON OR (3) 16d BOX	16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	(4) 8d BOX OR (3) 16d BOX	TOE NAIL
		(2) 16d COMMON OR (3) 10d BOX	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON OR (3) 10d BOX	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON OR (2) 10d BOX	FACE NAIL
19	1X6 SHEATHING TO EACH BEARING	(2) 8d COMMON OR (2) 10d BOX	FACE NAIL
20	1X8 AND WIDER SHEATHING TO BEARING	(3) 8d COMMON OR (4) 8d BOX	FACE NAIL
		FLOOR	
21	JOIST TO SILL, TOP PLATE OR GIRDER	(3) 8d COMMON OR (3) 10d BOX	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (INCLUDES ROOF APPLICATIONS)	8d COMMONR OR 10d BOX	6" O.C. TOE NAIL
23	1X6 SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON OR (3) 8d BOX	FACE NAIL
24	2" SUBFLOOR TO JOISTOR GIRDER	(2) 16d COMMON OR (3) 16d BOX	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d COMMON OR (3) 16d BOX	FACE NAIL AT EACH BEARING
26	BAND OR RIM JOIST TO JOIST	(3) 16d COMMON OR (4) 10d BOX	END NAIL
27	BUILT-UP GIRDERS AND BEAMS (2x LUMBER)	10d BOX	24" O.C. FACE NAIL AT TO PAND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND (3) 10d BOX	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON OR (4) 10d BOX	FACE NAIL AT EACH JOIST OR RAFTER
29	BRIDGING TO JOIST	(2) 10d	TOE NAIL AT EACH END
		SHEATHING	
30	ROOF OSB SHEATHING TO RAFTERS	8d COMMON	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING
31	WALL OSB SHEATHING TO STUDS	8d COMMON	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING
32	1/2" GYPSUM TO STUDS	1.5" GALV. ROOFING NAIL	7" O.C. EDGE AND FIELD SPACING
33	5/8" GYPSUM TO STUDS	1.75" GALV. ROOFING NAIL	7" O.C. EDGE AND FIELD SPACING
34	3/4" FLOOR SHEATHING	8d COMMON	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING
35	1-1/8" FLOOR SHEATHING	10d COMMON OR 8d DEFORMED	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING



FRAMING - TYPICAL WALL DETAILS

(REPRESENTATION ONLY - REFER TO ARCHITECTURAL OR IRC DETAILS FOR SPECIFIC CONSTRUCTION METHODS)

INSULATION REQUIREMENTS			
CLIMATE ZONE	WALL R-VALUE	CEILING R-VALUE	FLOOR R-VALUE (IF APPLICABLE)
3	20 or 13+5 (CONTINUOUS)	42	19

NOTE: CONTINUOUS INSULATION SHALL BE RIGID FOAM INSTALLED ON EXTERIOR. NO SLAB INSULATION IS REQUIRED FOR THE CLIMATE ZONES SHOWN.

FRAMING - FASTENER SCHEDULE & TYPICAL WALL DETAIL

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S3.7