

CITY HISTORIC MARKER NOMINATION



All Marker Applications must be submitted online via the Customer Self-Service (CSS) Portal.

INCOMPLETE AND/OR PAPER APPLICATIONS WILL NOT BE ACCEPTED.

By submitting this application to the City of McKinney, the applicant affirms:

- All submitted information for this application represents an accurate description and narrative of the history of the property.
- The McKinney Historic Marker does not confer landmark status.
- The marker is one component of eligibility for a Marker Level tax exemption within the HNIZ which is subject to a separate application process.
- The Marker will be mounted on the front façade of the approved building within thirty (30) calendar days of award of the Marker. The owner will purchase the marker from the city and install the plaque.
- It is understood that approval of this application by the Historic Preservation Officer and the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.

II. General Property Information (Upload a pdf of this section to your application.)

Name of Building: DAVIS-LUCAS-LINDSAY RESIDENCE
Address of Building: 210 S. BENDLEY
Date of Construction: 1888 Check one: Known or Circa
Architect/Designer: UNKNOWN
Builder/Contractor: UNKNOWN
Architectural Period: _____ **Architectural Style:** AMERICAN GOTHIC
Is Building Location Original? Yes No (Specify Original location): _____

Parcel ID and Legal Description of Property

PARCELS 10: 1125035 LOT 482 MAP 10 068J PARCEL R-0926-000-4820-1

Building Use:

Original Uses

- Agriculture _____
- Commerce _____
- Education _____
- Government _____
- Healthcare _____
- Industrial _____
- Recreation _____
- Religious _____
- Residential _____
- Social _____

Adapted Uses

- Agriculture _____
- Commerce _____
- Education _____
- Government _____
- Healthcare _____
- Industrial _____
- Recreation _____
- Religious _____
- Residential _____
- Social past photography studio



Originally
208 S
Bradley in
the 1800s,
the historic
home
located at
the current
address of
**210 S
Bradley St,
McKinney,
TX**, is
known as
the **Davis-
Lucas
home** and
was
originally
built in
1888 by the
Davis
family. The
property
was used
as a
photograph
y studio

living. Seven of her children were with her on this happy birthday occasion. The three who could not attend were Mrs Catherine Mahan of Mt. Ave, Iowa; Mrs. J. B. Wright of Abilene and Urban Lucas of Ennis. The day was happily spent by the honoree, her children and grandchildren. Mrs. Lucas is in splendid health for her advanced years. Those present with her Sunday were Mr. and Mrs. F. W. Allen, Mrs. Raymond Wilkerson and daughter, Nancy Jane, Mrs. C. F. Reeves, all of Ennis; Gabe Allen of

Lucas

MRS. GABE LUCAS HONORED ON HER 80TH BIRTHDAY

McKinney Weekly Democrat, July 22, 1937

Mrs. Gabe Lucas celebrated her 80th birthday Sunday, July 11, at her home 210 South Bradley Street. Mrs. Lucas is the mother of eleven children, ten of whom are living. Seven of her children were with her on this happy birthday occasion. The three who could not attend were Mrs Catherine Mahan of Mt. Ave, Iowa; Mrs. J. B. Wright of Abilene and Urban Lucas of Ennis.

The day was happily spent by the honoree, her children and grandchildren. Mrs. Lucas is in splendid health for her advanced years.

Those present with her Sunday were Mr. and Mrs. F. W. Allen, Mrs. Raymond Wilkerson and daughter, Nancy Jane, Mrs. C. F. Reeves, all of Ennis; Gabe Allen of

around the turn of the 19th century after it was purchased from the William Davis family (who donated 120 acres to invest in downtown McKinney's progression in late 1800s) to the Gabriel (Gabe) Lucas family. Fun fact: Gabe H Lucas being the namesake of Lucas, Texas thanks to his father Peter F Lucas submitting the name for the "town" post office in 1888 and town was later incorporated as the Town of Lucas in 1970.

Gabe Lucas died in 1919 but Mrs. Gabe Lucas raised her eleven children at this house and still lived at 210 S Bradley till her death in 1948. The McKinney Weekly Democrat publication of July 22nd 1937 supports this in a write up of her 80th birthday. One of her children being Capt. Tully Lucas, father of Loie Lucas Holcomb who lived in the house with her grandmother and helped run the Lucas Studios photography studio at the front of the house until relocating the studio downtown later on. Loie lived at 210 South Bradley Street until her death in 2000. Daughter Mary Holcomb Dickerson is the oldest living relative to confirm the status of the house and was the one that unfortunately (in her own words) had to sell the residence in the early 2000s. Mary and the current owner actually have a fun connection as she went to Boyd High School/McKinney High with the current owner's dad, Phillip Carter, in 1958-1960 and played in school band together. The owner even has multiple portraits of her grandmother developed by the Lucas Studios.

When the home was sold, the buyer renovated the inside and outside of the home but kept original structure and renovated keeping the historical farmhouse exterior. The front of the house and farm pitched roof was kept the same as the original to honor the farmhouse of the 1800s.

Here are some images from Sanborn maps, McKinney website, and Mary Holcomb Dickerson of the home.

the property as the "[Davis-Lucas home](#)". This indicates that the Lucas family were significant, long-term residents or owners of the property.

The Lucas Family in McKinney

The Lucas family were prominent early settlers in the general area.

- **Peter F. Lucas** was an early settler who arrived in the mid-1850s.
- His son, **Gabriel H. Lucas**, and his wife Nancy Wetsel Lucas, were long-time residents of the area, and the nearby town of Lucas, Texas, was named in their honor.
- Members of the family, including Mrs. J. B. Hammock, Mrs. Walker Thurman, and Tulley B. Lucas, were still living in McKinney in the mid-20th century.



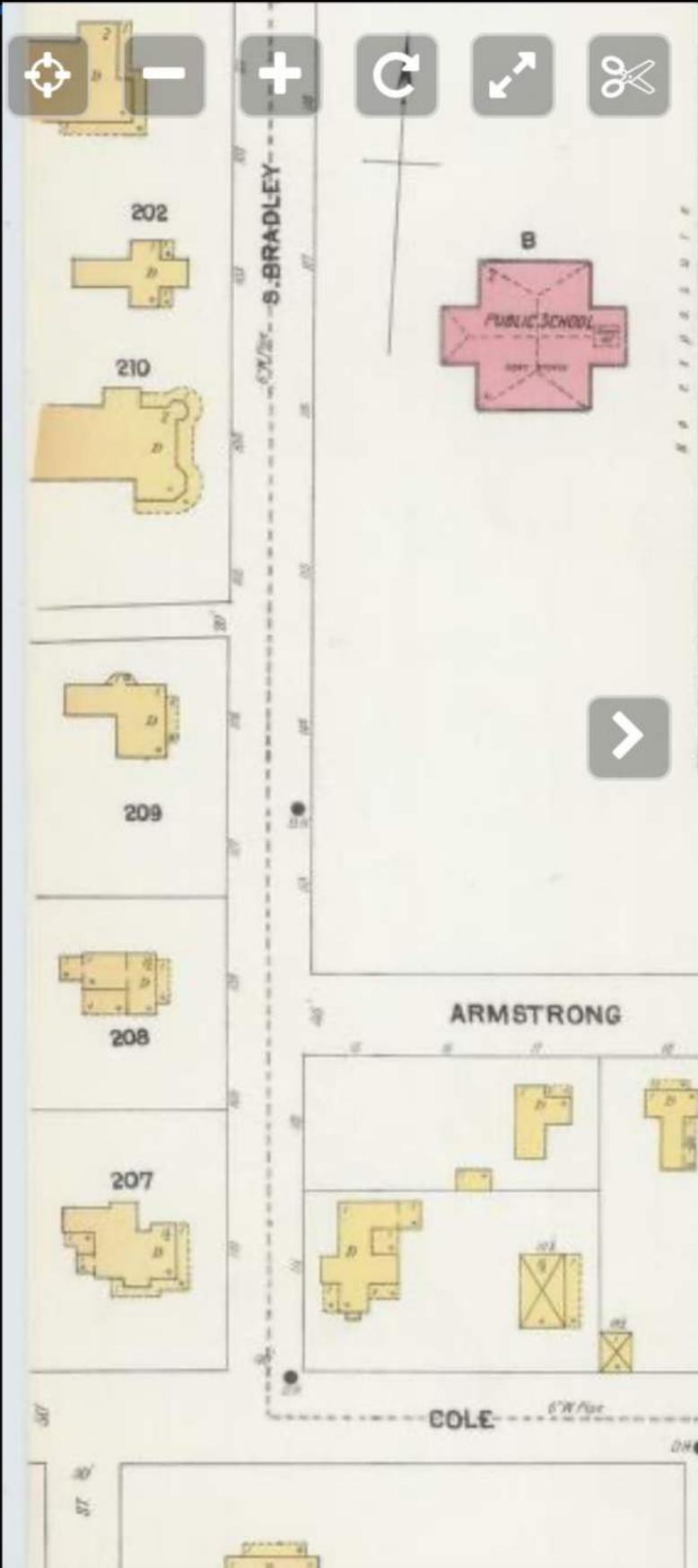
Home in 1980

Home History Summary

- **Original Structure:** The house was built in 1888. Some property records indicate a build year of 1901, likely reflecting a remodel or official recording date in the early 1900s of new resident family, Lucas.
- **Address Change:** The address was likely remembered as 208 S Bradley St in 1900 and later became known as 210 S Bradley St. This type of renumbering was common in the early 1900s as cities formalized their addressing systems.
- **[Davis-Lucas Home](#):** The McKinney Historic Resource Inventory refers to



home in 1948, the year Mrs. Gabe Lucas passed.



December 23rd, 2025

To: James West

Re: Residential Addition – Foundation & Framing Letter
Jeff Lindsay
210 S. Bradley Street
McKinney, Texas 75069

This letter is to certify that the foundation and framing designs issued by RCS Enterprises, LP for the residential addition at the above-mentioned address have been designed in accordance with site specific soil conditions and in compliance with the requirements of the 2024 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.

No overall dimensions or levelness checks were made as this is considered the responsibility of the contractor.

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

Jacob Brian Ackerman
Registered Professional Engineer
State of Texas No. 127649
RCS Enterprises, LP No. 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 7-22
- WIND EXPOSURE CATEGORY: B
- SEISMIC DESIGN CATEGORY: B
- 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:

- 2024 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 LOCATED CLOSER TO THE FOUNDATIONS THAN A HORIZONTAL DISTANCE EQUAL TO ROUGHLY THEIR MATURE HEIGHT DUE TO THEIR SIGNIFICANT MOISTURE DEMAND UPON MATURING. ROOT BARRIERS CAN BE INSTALLED BETWEEN THE TREES AND THE FOUNDATION.
 - 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.

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.

HELICAL PILE GENERAL NOTES:

- 1) HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE (IBC) ADOPTED BY THE LOCAL JURISDICTION.
- 2) HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED BY RAM JACK OR APPROVED EQUAL.
- 3) HELICAL PILE SHALL BE RECOGNIZED BY ICC AND THE MANUFACTURER SHALL HOLD A CURRENT ICC-ES ESR REPORT SHOWING COMPLIANCE WITH AC308 AND CURRENT INTERNATIONAL BUILDING CODE (IBC) ADOPTED BY THE LOCAL JURISDICTION.
- 4) DIMENSIONS OF THE CENTRAL SHAFT AND THE NUMBER, SIZE, SPACING AND THICKNESS OF THE HELICAL BEARING PLATES SHALL BE DESIGNED AND FABRICATED TO SUPPORT THE SPECIFIED DESIGN LOADS.
- 5) ONLY ROUND CENTRAL PILE SHAFTS WILL BE ALLOWED.
- 6) MINIMUM AND MAXIMUM INSTALLATION TORQUES SHALL BE SPECIFIED BY THE HELICAL PILE MANUFACTURER. THE MINIMUM INSTALLATION TORQUE SHALL BE HIGH ENOUGH TO ACHIEVE THE REQUIRED BEARING CAPACITY, INCLUDING A SAFETY FACTOR OF 2. THE MAXIMUM INSTALLATION TORQUE SHALL NOT EXCEED THE ALLOWABLE TORSIONAL CAPACITY OF THE PILE SHAFTS.
- 7) HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED TO RESIST ALL STRESSES INDUCED BY INSTALLATION.
- 8) EXISTING CONDITIONS AND UNDERGROUND OBSTRUCTIONS SHALL BE CONFIRMED BY THE PILE INSTALLER. PROBING OR SCANNING MAY BE NECESSARY TO LOCATE UNDERGROUND OBSTRUCTIONS. REPORT ANY UNFORESEEN OBSTRUCTIONS TO THE STRUCTURAL ENGINEER.
- 9) LOCATIONS OF PILES SHALL NOT BE CHANGED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL BEGINNER.
- 10) SPECIAL INSPECTION OF THE HELICAL PILE INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1704.10 OF THE 2009 & 2012 IBC OR SECTION 1705.9 OF THE 2015 IBC UNLESS EXCEPTIONS NOTED IN SECTION 1704.2 OF IBC ARE MET. THE INSPECTOR SHALL RECORD THE FOLLOWING:

- A. INSTALLATION DATE.
- B. PILE MANUFACTURER.
- C. INSTALLATION CONTRACTOR.
- D. IDENTIFICATION OF INSTALLATION EQUIPMENT.
- E. MINIMUM ALLOWABLE INSTALLATION TORQUE.
- F. MAXIMUM ALLOWABLE INSTALLATION TORQUE.
- G. CENTRAL SHAFT DIAMETER OF EACH PILE.
- H. HELIX PLATE CONFIGURATION OF EACH PILE.
- I. ACTUAL TIP EMBEDMENT OF EACH PILE.
- J. ACTUAL INSTALLATION TORQUE OF EACH PILE.
- K. ULTIMATE CAPACITY OF EACH PILE AS SPECIFIED BY MANUFACTURER.
- L. ALLOWABLE CAPACITY OF EACH PILE AS SPECIFIED BY MANUFACTURER.

HELICAL PILE SPEC NOTES:

1. REFERENCES
 - A. AMERICAN SOCIETY OF TESTING AND MATERIALS (ASTM)
 - a. ASTM-A29 STEEL BARS, CARBON AND ALLOY, HOT WROUGHT AND COLD FINISHED
 - b. ASTM-A36 STRUCTURAL CARBON STEEL
 - c. ASTM-A53 WELDED AND SEAMLESS STEEL PIPE
 - d. ASTM-A500, GRADE C, COLD FORMED WELDED AND SEAMLESS CARBON STEEL STRUCTURAL TUBING IN ROUNDS AND SHAPES
 - e. ASTM-A307 CARBON STEEL BOLTS AND STUDS
 - f. ASTM-563 CARBON AND ALLOY STEEL NUTS
 - B. AMERICAN WELDING SOCIETY (AWS)
 - a. AWS D1.1 STRUCTURAL WELDING CODE - STEEL
 - C. SOCIETY OF AUTOMOTIVE ENGINEERS (SAE)
 - a. SAE J429 MECHANICAL AND MATERIAL REQUIREMENTS FOR EXTERNALLY THREADED FASTENERS
 - D. INTERNATIONAL CODE COUNCIL - EVALUATION SERVICES (ICC-ES)
 - a. ACCEPTANCE CRITERIA FOR CORROSION PROTECTION OF STEEL FOUNDATION SYSTEMS USING POLYMER (EAA) COATINGS (AC228)
 - b. ACCEPTANCE CRITERIA FOR HELICAL PILE SYSTEMS AND DEVICES (AC358)
 - c. EVALUATION SERVICE REPORT (ESR)
 - E. INTERNATIONAL ORGANIZATION FOR STANDARDIZATION (ISO)
 - a. ISO 9001:2008 - QUALITY MANAGEMENT SYSTEM



PROJECT:
 JAMES WEST
 JEFF LINDSEY
 210 S BRADLEY ST
 MCKINNEY, TX 75069



JACOB BRIAN ACKERMAN
 REGISTERED PROFESSIONAL
 ENGINEER STATE OF TEXAS - NO.
 127649
 RCS ENTERPRISES, LP F-2071

REVISION HISTORY	NO.	DATE	DESCRIPTION				

ISSUE DATE: 12/23/2025

DRAWN BY: JBA

SCALE: N.T.S.	11x17
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SCALE: N.T.S.	24x36
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SHEET NUMBER:

S0.1

SHEET INDEX:
 S0.1 - STRUCTURAL NOTES
 S0.2 - STRUCTURAL NOTES (CONT.)
 SLAB ON PIER FOUNDATION
 FRAMING
 S2.1 - PLAN VIEWS
 S2.2 - CONSTRUCTION DETAILS

STRUCTURAL NOTES

FRAMING DESIGN

- WALL FRAMING
 - ALL FRAMING LUMBER TO BE #3/4 STUD GRADE SYP/SPF OR BETTER (HEADERS TO BE #2 SYP OR BETTER)
- FLOOR FRAMING
 - ALL FRAMING LUMBER TO BE #2 SYP OR BETTER
 - DESIGN LOAD: 30 PSF LIVE LOAD (SLEEPING AREAS); 40 PSF LIVE LOAD (LIVING AREAS)

GENERAL

- GRADE MARKS ON ALL LUMBER SHALL BE VISIBLE AT TIME OF INSPECTION
- DO NOT USE END JOINTED LUMBER FOR HORIZONTAL FRAMING MEMBERS
- ALL CONNECTIONS TO BE FASTENED PER FRAMING DETAILS AND THE IRC.
- 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.
- THESE PLANS ARE COPYRIGHT RCS ENTERPRISES, LP OF THE YEAR DATED

FLOOR AND FLOOR JOISTS

- R502.2.1 FRAMING AT BRACED WALL LINES. A LOAD PATH FOR LATERAL FORCES SHALL BE PROVIDED BETWEEN FLOOR FRAMING AND BRACED WALL PANELS LOCATED ABOVE OR BELOW A FLOOR, AS SPECIFIED IN SECTION R602.10.8.
- R502.2.2 BLOCKING AND SUBFLOORING BLOCKING FOR FASTENING PANEL EDGES OR FIXTURES SHALL BE NOT LESS THAN UTILITY GRADE LUMBER, NO. 4 COMMON GRADE BOARDS OR WOOD STRUCTURAL PANELS AS SPECIFIED IN SECTION R502.2. FIREBLOCKING SHALL BE OF ANY GRADE LUMBER.
- R502.3.1 SLEEPING AREAS AND ATTIC JOISTS. TABLE R602.3(1) SHALL BE USED TO DETERMINE THE MAXIMUM ALLOWABLE SPAN OF FLOOR JOISTS THAT SUPPORT SLEEPING AREAS AND ATTICS THAT ARE ACCESSED BY MEANS OF A FIXED STAIRWAY IN ACCORDANCE WITH SECTION R311.7 PROVIDED THAT THE DESIGN LIVE LOAD DOES NOT EXCEED 30 POUNDS PER SQUARE FOOT (1.44 KPA) AND THE DESIGN DEAD LOAD DOES NOT EXCEED 20 POUNDS PER SQUARE FOOT (0.96 KPA). THE ALLOWABLE SPAN OF CEILING JOISTS THAT SUPPORT ATTICS USED FOR LIMITED STORAGE OR NO STORAGE SHALL BE DETERMINED IN ACCORDANCE WITH SECTION R602.5.
- R502.3.3 FLOOR CANTILEVERS. FLOOR CANTILEVER SPANS SHALL NOT EXCEED THE NOMINAL DEPTH OF THE WOOD FLOOR JOIST. FLOOR CANTILEVERS CONSTRUCTED IN ACCORDANCE WITH TABLE R502.3.3(1) SHALL BE PERMITTED WHERE SUPPORTING A LIGHTFRAME BEARING WALL AND ROOF ONLY. FLOOR CANTILEVERS SUPPORTING AN EXTERIOR BALCONY ARE PERMITTED TO BE CONSTRUCTED IN ACCORDANCE WITH TABLE R502.3.3(2).
- R502.4 JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.
- R502.4 JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL-DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.
- R502.6.1 FLOOR SYSTEMS JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP NOT LESS THAN 3 INCHES (76 MM) AND SHALL BE NAILED TOGETHER WITH A MINIMUM THREE 10D FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED.
- R502.6.2 JOIST FRAMING JOISTS FRAMING INTO THE SIDE OF A WOOD GIRDER SHALL BE SUPPORTED BY APPROVED FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES (51 MM BY 51 MM).
- R502.7 LATERAL RESTRAINT AT SUPPORTS. JOISTS SHALL BE SUPPORTED Laterally AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES (51 MM) NOMINAL IN THICKNESS, OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD OR SHALL BE OTHERWISE PROVIDED WITH LATERAL SUPPORT TO PREVENT ROTATION. EXCEPTIONS: 1. TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUED-LAMINATED MEMBERS AND JOISTS SHALL BE SUPPORTED Laterally AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS. 2. IN SEISMIC DESIGN CATEGORIES D0, D1 AND D2, LATERAL RESTRAINT SHALL BE PROVIDED AT EACH INTERMEDIATE SUPPORT.
- R502.7.1 BRIDGING JOISTS EXCEEDING A NOMINAL 2 INCHES BY 12 INCHES (51 MM BY 305 MM) SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH BY 3-INCH (25 MM BY 76 MM) STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FEET (2438 MM), EXCEPTION: TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUED-LAMINATED MEMBERS AND JOISTS SHALL BE SUPPORTED Laterally AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS.
- R502.8.1 SAWN LUMBER. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES (102 MM) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER, WHERE THE MEMBER IS NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES (51 MM) TO THE NOTCH.
- R502.9 FASTENING FLOOR FRAMING SHALL BE NAILED IN ACCORDANCE WITH TABLE R602.3(1). WHERE POSTS AND BEAM OR GIRDER CONSTRUCTION IS USED TO SUPPORT FLOOR FRAMING, POSITIVE CONNECTIONS SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT.
- R502.10 FRAMING OF OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM), THE HEADER JOIST SHALL BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS SHALL BE USED WHERE A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM), THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER.

WOOD I-JOISTS NOTES:

- ALL I-JOISTS SHALL BE SUPPLIED BY A MANUFACTURER APPROVED BY RCS ENTERPRISES, LP.
- I-JOISTS SHALL BE INSTALLED WITH PROPER BRACING DURING CONSTRUCTION TO PREVENT TPOUPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP I-JOISTS. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- NOTHING OR CUTTING OF I-JOIST FLANGES IS PROHIBITED.
- HOLES MAY BE CUT IN I-JOIST WEBS AS PER MANUFACTURER'S RECOMMENDATIONS.
- 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

- R602.1.1 COMPRESSIBLE FLOOR-COVERING MATERIALS. COMPRESSIBLE FLOOR-COVERING MATERIALS THAT COMPRESS MORE THAN 1/32 INCH (0.8 MM) WHEN SUBJECTED TO 50 POUNDS (23 KG) APPLIED OVER 1 INCH SQUARE (645 MM) OF MATERIAL AND ARE GREATER THAN 1/8 INCH (3.2 MM) IN THICKNESS IN THE UNCOMPRESSED STATE SHALL NOT EXTEND BENEATH WALLS, PARTITIONS OR COLUMNS, WHICH ARE FASTENED TO THE FLOOR.
- R602.1.1 SAWN LUMBER. SAWN LUMBER SHALL BE IDENTIFIED BY A GRADE MARK OF AN ACCREDITED LUMBER GRADING OR INSPECTION AGENCY AND HAVE DESIGN VALUES CERTIFIED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC P5 20. IN LIEU OF A GRADE MARK, A CERTIFICATION OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE ACCEPTED.
- R602.1.2 END-JOINTED LUMBER. INSIGHTS APPROVED END-JOINTED LUMBER IDENTIFIED BY A GRADE MARK CONFORMING TO SECTION R602.1 SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADE. ENDJOINTED LUMBER USED IN AN ASSEMBLY REQUIRED ELSEWHERE IN THIS CODE TO HAVE A FIRE-RESISTANCE RATING SHALL HAVE THE DESIGNATION "HEAT RESISTANT ADHESIVE" OR "HRA" INCLUDED IN ITS GRADE MARK.
- R602.1.8 WOOD STRUCTURAL PANELS. WOOD STRUCTURAL PANEL SHEATHING SHALL CONFORM TO DOC P5-1, DOC P5-2 OR, WHEN MANUFACTURED IN CANADA, CSA 0325 OR CSA 0457. PANELS SHALL BE IDENTIFIED FOR GRADE, BOND CLASSIFICATION, AND PERFORMANCE CATEGORY BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
- R602.2 GRADE STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER. EXCEPTION: BEARING STUDS NOT SUPPORTING FLOORS AND NONBEARING STUDS SHALL BE PERMITTED TO BE UTILITY GRADE LUMBER, PROVIDED THAT THE STUDS ARE SPACED IN ACCORDANCE WITH TABLE R602.3(5).
- R602.2 TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET NOT LESS THAN 24 INCHES (610 MM). JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE NOT LESS THAN 2-INCHES (51 MM) NOMINAL THICKNESS AND HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STUDS.
- R602.6 DRILLING AND NOTCHING OF STUDS. DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 1. NOTCHING. A STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL NOT BE CUT OR NOTCHED TO A DEPTH EXCEEDING 25 PERCENT OF ITS DEPTH. STUDS IN NONBEARING PARTITIONS SHALL NOT BE NOTCHED TO A DEPTH EXCEEDING 40 PERCENT OF A SINGLE STUD DEPTH; 2. BORING. THE DIAMETER OF BORED HOLES IN STUDS SHALL NOT EXCEED 60 PERCENT OF THE STUD DEPTH, THE EDGE OF THE HOLE SHALL NOT BE LESS THAN 5/8 INCH (16 MM) FROM THE EDGE OF THE STUD, AND THE HOLE SHALL NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. WHERE THE DIAMETER OF A BORED HOLE IN A STUD LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS IS OVER 40 PERCENT, SUCH STUD SHALL BE DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS SHALL BE SO BORED. SEE FIGURES R602.6(1) AND R602.6(2), EXCEPTION WHERE APPROVED. STUD SHOES ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- R602.6.1 DRILLING AND NOTCHING OF TOP PLATE. WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.064 INCH THICK (1.37 MM) (16 GA) AND 1 1/2 INCHES (38 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 100 (0.148 INCH DIAMETER) NAILS HAVING A MINIMUM LENGTH OF 1 1/2 INCHES (38 MM) AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND NOT LESS THAN 6 INCHES PAST THE OPENING. SEE FIGURE R602.6.1 EXCEPTION. WHERE THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.
- 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:
 - EXTERIOR PLATES IN CONTACT WITH CONCRETE:
 - 1/2"x7" LONG ANCHOR BOLTS SPACED 6'-0" ON CENTER, MAX. WITH 0.229x3x3 STEEL PLATE
 - SIMPSON MASI/SP FAS 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.
 - INTERIOR NON-SHEARWALL PLATES IN CONTACT CONCRETE SHALL BE ANCHORED TO CONCRETE W/ SIMPSON PDPWL-300 (OR EQUAL) AT 32" O.C.
 - INTERIOR SHEARWALL PLATES IN CONTACT CONCRETE SHALL BE ANCHORED TO CONCRETE W/ SIMPSON PDPWL-300 (OR EQUAL) AT 8" O.C.
 - PLATE HEIGHT: SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS.
- UNEXPECTED CONDITIONS - IF CONDITIONS ARISE THAT ARE NOT COVERED BY THE IS PLAN, CONTACT THE ENGINEER AT ONCE FOR ADDITIONAL INSTRUCTIONS.

ENGINEERED BEAMS

- CAPACITY
 - ALL SOLID SAWN LUMBER BEAMS/HEADERS LABELED ON PLAN 2x12 OR GREATER TO BE #2 SOUTHERN PINE U.N.O.
 - ALL STRUCTURAL COMPOSITE LUMBER USED IN CONSTRUCTION MUST HAVE THE FOLLOWING MINIMUM CAPACITIES:
 - FIBER BENDING (Fb) = 2600 PSI
 - MODULUS OF ELASTICITY (E) = 2,000,000 PSI
 - SHEAR STRENGTH (Fv) = 285 PSI
 - COMPRESSION PERPENDICULAR (FCL) = 750 PSI
- SUPPORT - FOR WOOD FRAMED WALLS, SUPPORT ALL BEAMS WITH STUD PACKS THAT EQUAL THE NUMBER OF BEAM PILES PLUS ONE STUD FOR FULL BEARING.
- ELEVATION - BEAMS SHOWN ON PLANS ARE DROPPED BEAMS OR HEADERS UNLESS NOTED AS OLD (CONCEALED) OR FLT (FLOATING).
- FLOATING BEAMS - FLOATING BEAMS SHALL HAVE A MINIMUM CLEARANCE OF 1-1/2" FROM BOTTOM OF BEAM.
- 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.
- SUBSTITUTIONS - CONTACT RCS ENTERPRISES IF BEAM SUBSTITUTIONS ARE REQUIRED/DESIRED.

JOIST AND BEAM HANGER NOTES:

- HANGERS MUST BE INSTALLED USING THE SPECIFIC FASTENERS IN ALL HOLES INCLUDING TRIANGULAR HOLES AS PER MANUFACTURES SPECIFICATIONS.
- ALL SPECIFIED FASTENERS MUST BE INSTALLED PRIOR TO LOADING THE CONNECTION.
- 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.
- TECO NAILS MAY NOT BE SUBSTITUTED FOR COMMON NAILS IN DOUBLE SHEAR HANGERS (i.e. LUS, HUS, HHUS, HGUS).
- JOIST MUST BEAR COMPLETELY ON CONNECTOR SEAT, AND THE GAP BETWEEN JOIST AND GIRDER MUST NOT EXCEED 1/8".

CEILING AND CEILING JOISTS

- LOADING - ATTIC AREAS ARE DESIGNED AS UNINHABITABLE WITH LIMITED STORAGE (MAXIMUM LIVE LOAD = 20 PSF, DEAD LOAD = 10 PSF).
- R802.5 CEILING JOISTS. CEILING JOISTS SHALL BE CONTINUOUS ACROSS THE STRUCTURE OR SECURELY JOINED WHERE THEY MEET OVER INTERIOR PARTITIONS IN ACCORDANCE WITH SECTION R802.5.2.1. CEILING JOISTS SHALL BE FASTENED TO THE TOP PLATE IN ACCORDANCE WITH TABLE R602.3(1).
- R802.5.2 CEILING JOIST AND RAFTER CONNECTIONS. WHERE CEILING JOISTS RUN PARALLEL TO RAFTERS AND ARE LOCATED IN THE BOTTOM THIRD OF THE RAFTER HEIGHT, THEY SHALL BE INSTALLED IN ACCORDANCE WITH FIGURE R802.4.5 AND FASTENED TO RAFTERS IN ACCORDANCE WITH TABLE R602.5.2(1). WHERE THE CEILING JOISTS ARE INSTALLED ABOVE THE BOTTOM THIRD OF THE RAFTER HEIGHT, THE RIDGE SHALL BE DESIGNED AS A BEAM IN ACCORDANCE WITH SECTION R802.3. WHERE CEILING JOISTS DO NOT RUN PARALLEL TO RAFTERS, RAFTERS SHALL BE TIED ACROSS THE STRUCTURE WITH A RAFTER TIE IN ACCORDANCE WITH SECTION R802.5.2.2, OR THE RIDGE SHALL BE DESIGNED AS A BEAM IN ACCORDANCE WITH SECTION R802.3.
- R802.5.2.1 CEILING JOISTS LAPPED. ENDS OF CEILING JOISTS SHALL BE LAPPED NOT LESS THAN 3 INCHES (76 MM) OR BUTTED OVER BEARING PARTITIONS OR BEAMS AND TOE-NAILED TO THE BEARING MEMBER. WHERE CEILING JOISTS ARE USED TO PROVIDE THE CONTINUOUS TIE ACROSS THE BUILDING, LAPPED JOISTS SHALL BE NAILED TOGETHER IN ACCORDANCE WITH TABLE R802.5.2(1) AND BUTTED JOISTS SHALL BE TIED TOGETHER WITH A CONNECTION OF EQUIVALENT CAPACITY. LAPS IN JOISTS THAT DO NOT PROVIDE THE CONTINUOUS TIE ACROSS THE BUILDING SHALL BE PERMITTED TO BE NAILED IN ACCORDANCE WITH TABLE R602.3(1).
- R802.6 BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1 1/2 INCHES (38 MM) OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES (76 MM) ON MASONRY OR CONCRETE. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH (51 MM) MINIMUM NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE RAFTER OR CEILING JOIST. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (3098 MM2), WHERE THE ROOF PITCH IS GREATER THAN OR EQUAL TO 3 UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE), AND CEILING JOISTS OR RAFTER TIES ARE CONNECTED TO RAFTERS TO PROVIDE A CONTINUOUS TENSION TIE IN ACCORDANCE WITH SECTION R802.5.2. VERTICAL BEARING OF THE TOP OF THE RAFTER AGAINST THE RIDGE BOARD SHALL SATISFY THIS BEARING REQUIREMENT.
- R802.6 LATERAL SUPPORT. ROOF FRAMING MEMBERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 5 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. FOR ROOF RAFTERS WITH CEILING JOISTS ATTACHED IN ACCORDANCE WITH TABLE R602.3(1), THE DEPTH-TO-THICKNESS RATIO FOR THE TOTAL ASSEMBLY SHALL BE DETERMINED USING THE COMBINED THICKNESS OF THE RAFTER PLUS THE ATTACHED CEILING JOIST. EXCEPTION: ROOF TRUSSES SHALL BE BRACED IN ACCORDANCE WITH SECTION R802.10.3.
- R802.6.1 BRIDGING RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 6 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR A CONTINUOUS 1-INCH BY 3-INCH (25 MM BY 76 MM) WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8 FEET (2438 MM).
- 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
- R802.9 FRAMING OF OPENINGS. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET (1219 MM), THE HEADER JOIST SHALL BE PERMITTED TO BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS SHALL BE PERMITTED TO BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET (914 MM) OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET (1219 MM), THE TRIMMER JOISTS AND THE HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTER FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHERE THE HEADER JOIST SPAN EXCEEDS 6 FEET (1829 MM), TAIL JOISTS OVER 12 FEET (3658 MM) LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES (51 MM BY 51 MM).
- 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..

ROOF AND RAFTERS

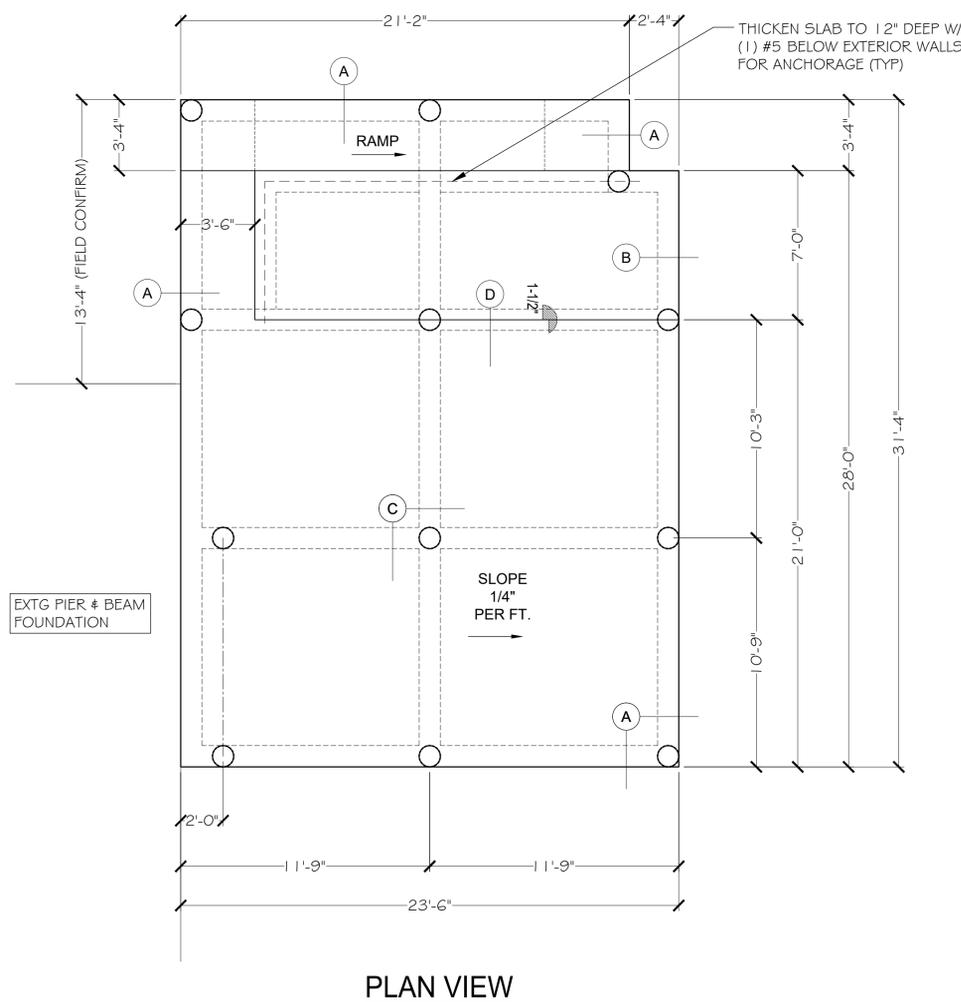
- ROOFING MATERIAL AND MAXIMUM WEIGHT - COMPOSITION ROOF COVERING NOT TO EXCEED 5 PSF. CONTACT ENGINEER AT ONCE IF DISCREPANCIES ARE FOUND.
- R802.3 RIDGE. A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS SHALL BE NOT LESS THAN 1 INCH (25 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE CONTINUOUS TIES ACROSS THE STRUCTURE AS REQUIRED BY SECTION R802.5.2, THE RIDGE SHALL BE SUPPORTED BY A WALL OR RIDGE BEAM DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SUPPORTED ON EACH END BY A WALL OR COLUMN. THE RIDGE SHALL BE INSTALLED ABOVE THE BOTTOM THIRD OF THE RAFTER HEIGHT, THE RIDGE SHALL BE DESIGNED AS A BEAM IN ACCORDANCE WITH SECTION R802.3. WHERE CEILING JOISTS DO NOT RUN PARALLEL TO RAFTERS, RAFTERS SHALL BE TIED ACROSS THE STRUCTURE WITH A RAFTER TIE IN ACCORDANCE WITH SECTION R802.5.2.2, OR THE RIDGE SHALL BE DESIGNED AS A BEAM IN ACCORDANCE WITH SECTION R802.3.
- R802.4.2 FRAMING DETAILS. RAFTERS SHALL BE FRAMED OPPOSITE FROM EACH OTHER AT A RIDGE BOARD. SHALL NOT BE OFFSET MORE THAN 1 1/2 INCHES (38 MM) FROM EACH OTHER AND SHALL BE CONNECTED WITH A COLLAR TIE OR RIDGE STRAP IN ACCORDANCE WITH SECTION R802.4.6 OR DIRECTLY OPPOSITE FROM EACH OTHER TO A GUSSET PLATE IN ACCORDANCE WITH TABLE R602.3(1). RAFTERS SHALL BE NAILED TO THE TOP WALL PLATES IN ACCORDANCE WITH TABLE R602.3(1) UNLESS THE RIDGE ASSEMBLY IS REQUIRED TO COMPLY WITH THE UPLIFT REQUIREMENTS OF SECTION R802.11.
- R802.4.3 HIPS AND VALLEYS. HIP AND VALLEY RAFTERS SHALL BE NOT LESS THAN 2 INCHES (51 MM) NOMINAL IN THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- R802.4.4 RAFTER SUPPORTS WHERE THE ROOF PITCH IS LESS THAN 3:12 (25-PERCENT SLOPE). STRUCTURAL MEMBERS THAT SUPPORT RAFTERS, SUCH AS RIDGES, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS, AND BEARING SHALL BE PROVIDED FOR RAFTERS IN ACCORDANCE WITH SECTION R802.6
- R802.4.5 PURLINS. INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED AS SHOWN IN FIGURE R802.4.5. PURLINS SHALL BE SIZED NOT LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH (51 MM BY 102 MM) BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45 DEGREES (0.79 RAD) FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET (2438 MM).
- R802.4.6 COLLAR TIES. WHERE COLLAR TIES ARE USED TO CONNECT OPPOSING RAFTERS, THEY SHALL BE LOCATED IN THE UPPER THIRD OF THE ATTIC SPACE AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1). COLLAR TIES SHALL BE NOT LESS THAN 1 INCH BY 4 INCHES (25 MM x 102 MM) NOMINAL, SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. RIDGE STRAPS SHALL BE PERMITTED TO REPLACE COLLAR TIES. RIDGE STRAPS SHALL BE NOT LESS THAN 1 1/4-INCH (32 MM) x 20 GAUGE AND SHALL BE NAILED TO THE TOP EDGE OF EACH RAFTER WITH NOT FEWER THAN THREE 10D COMMON (3" x 0.148") NAILS WITH THE CLOSEST NAIL NOT CLOSER THAN 23/8 INCHES (60.3 MM) FROM THE END OF THE RAFTER.
- R802.5.2.2 RAFTER TIES. WOOD RAFTER TIES SHALL BE NOT LESS THAN 2 INCHES BY 4 INCHES (51 MM x 102 MM) INSTALLED IN ACCORDANCE WITH TABLE R802.5.2(1) AT A MAXIMUM OF 24 INCHES (610 MM) ON CENTER. OTHER APPROVED RAFTER TIE METHODS SHALL BE PERMITTED.
- R802.7.1.1 CANTILEVERED PORTIONS OF RAFTERS. NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS ARE PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 3/12 INCHES (89 MM) AND THE LENGTH OF THE CANTILEVER DOES NOT EXCEED 24 INCHES (610 MM) IN ACCORDANCE WITH FIGURE R802.7.1.1.

IRC FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON OR (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	TOE NAIL
	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATES, TO RAFTER OR TRUSS FLAT BLOCKING TO TRUSS AND WEB FILLER	(2) 8d COMMON OR (2) 3"x .131 (Kc27APBX)	EACH END TOE NAIL
		(2) 16d COMMON OR (3) 3"x .131 (Kc27APBX)	END NAIL
2	CEILING JOISTS TO TOP PLATE	(3) 8d COMMON OR (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	6" O.C. FACE NAIL
3	NOT USED	-	-
4	NOT USED	-	-
5	NOT USED	-	-
6	RAFTER OR TRUSS TO PLATE	(3) 10d COMMON OR (3) 16d BOX OR (4) 3"x .131 (Kc27APBX)	2 TOE NAILS ON ONE SIDE AND ONE TOE NAIL ON OPPOSITE SIDE OF RAFTER OR TRUSS
7	NOT USED	-	-
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON	24" O.C. FACE NAIL
		10d BOX OR 3"x .131 (Kc27APBX)	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON	16" O.C. FACE NAIL
		16d BOX OR 3"x .131 (Kc27APBX)	12" O.C. FACE NAIL
10	BUILT-UP HEADER	16d COMMON	16" O.C. EACH EDGE FACE NAIL
		3"x .131 (Kc27APBX)	8" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	(4) 8d COMMON OR (4) 10d BOX OR (4) 3"x .131 (Kc27APBX)	TOE NAIL
12	ADJACENT FULL-HEIGHT STUD TO END OF HEADER	(3) 16d COMMON OR (4) 10d BOX OR (4) 3"x .131 (Kc27APBX)	END NAIL
13	TOP PLATE TO TOP PLATE	16d COMMON	16" O.C. FACE NAIL
14	DOUBLE TOP PLATE SPLICE	(8) 16d COMMON OR (12) 10d BOX OR (12) 3"x .131 (Kc27APBX)	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON	16" O.C. FACE NAIL
		16d BOX OR 3"x .131 (Kc27APBX)	12" O.C. FACE NAIL
16	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	(2) 16d COMMON OR (3) 16d BOX OR (4) 3"x .131 (Kc27APBX)	16" O.C. FACE NAIL
		(4) 8d BOX OR (3) 16d BOX OR (4) 3"x .131 (Kc27APBX)	TOE NAIL
17	TOP OR BOTTOM PLATE TO STUD	(2) 16d COMMON OR (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	END NAIL
		(2) 16d COMMON OR (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	FACE NAIL
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(2) 16d COMMON OR (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	FACE NAIL
19	1" BRACE TO EACH STUD AND PLATE	(2) 8d COMMON OR (2) 10d BOX (2) 3"x .131 (Kc27APBX)	FACE NAIL
20	1X8 SHEATHING TO EACH BEARING	(2) 8d COMMON OR (2) 10d BOX	FACE NAIL
21	1X8 AND WIDER SHEATHING TO BEARING	(3) 8d COMMON OR (4) 8d BOX	FACE NAIL
FLOOR			
22	JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 8d COMMON OR (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	TOE NAIL (NAIL FROM BOTH SIDES)
		8d COMMON OR 10d BOX OR 3"x .131 (Kc27APBX)	6" O.C. TOE NAIL
23	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (INCLUDES ROOF APPLICATIONS)	(2) 8d COMMON OR (3) 8d BOX OR (4) 3"x .131 (Kc27APBX)	6" O.C. TOE NAIL
24	1X8 SUBFLOOR OR LESS TO EACH JOIST	(2) 8d COMMON OR (3) 8d BOX OR (4) 3"x .131 (Kc27APBX) OR (2) STAPLES 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
25	2" SUBFLOOR TO JOISTOR GIRDER	(2) 16d COMMON OR (3) 16d BOX	BLIND AND FACE NAIL
26	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	(2) 16d COMMON OR (3) 16d BOX	FACE NAIL AT EACH BEARING
27	BAND OR RIM JOIST TO JOIST	(3) 16d COMMON OR (4) 10d BOX OR (4) 3"x .131 (Kc27APBX)	END NAIL
		10d BOX OR 3"x .131 (Kc27APBX)	24" O.C. FACE NAIL AT TOE AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	BUILT-UP GIRDERS AND BEAMS (2x LUMBER)	AND (3) 10d BOX OR (3) 3"x .131 (Kc27APBX)	FACE NAIL AT ENDS AND AT EACH SPLICE
		(3) 16d COMMON OR (4) 10d BOX OR (4) 3"x .131 (Kc27APBX)	FACE NAIL AT EACH JOIST OR RAFTER
29	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(2) 8d COMMON OR (2) 10d OR (2) 3"x .131 (Kc27APBX)	TOE NAIL AT EACH END
SHEATHING			
30	ROOF OSB SHEATHING TO RAFTERS	8d COMMON OR 3.0"x .131 (FULL ROUND HEAD) (Kc27APBSS)	6" O.C. EDGE SPACING AND 6" O.C. FIELD SPACING
		8d COMMON OR 2.375"x .113 (FULL ROUND HEAD) (Gd24APBSS)	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING
31	WALL OSB SHEATHING TO STUDS (NON-SHEAR WALL LOCATIONS)	1-1/2" LONG; 1-1/4" SCREWS (TYPE W OR S) OR 0.099" DIA. x 1-5/8" LONG 1564"HEAD NAIL (Bt18AAAQ)	7" O.C. EDGE AND FIELD SPACING
32	1/2" GYPSUM TO STUDS	1-5/8" LONG; 1-5/8" SCREWS (TYPE W OR S) OR 0.099" DIA. x 1-5/8" LONG 1564"HEAD NAIL (Bt18AAAQ)	7" O.C. EDGE AND FIELD SPACING
33	5/8" GYPSUM TO STUDS	8d COMMON OR 2.0-2.5"x .131 (Kd25APBSS OR GT24APBP) 10d COMMON OR 8d DEFORMED (OR 2" #9 WOOD SCREW OR 2" #8 HARDENED WOOD SCREW AS ALLOWED BY THE MFR) OR 3"x .148 (M027APBSS)	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING
34	3/4" FLOOR SHEATHING	10d COMMON OR 8d DEFORMED (OR 2" #9 WOOD SCREW OR 2" #8 HARDENED WOOD SCREW AS ALLOWED BY THE MFR) OR 3"x .148 (M027APBSS)	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING
35	1-1/8" FLOOR SHEATHING	10d COMMON OR 8d DEFORMED (OR 2" #9 WOOD SCREW OR 2" #8 HARDENED WOOD SCREW AS ALLOWED BY THE MFR) OR 3"x .148 (M027APBSS)	6" O.C. EDGE SPACING AND 12" O.C. FIELD SPACING



PROJECT:
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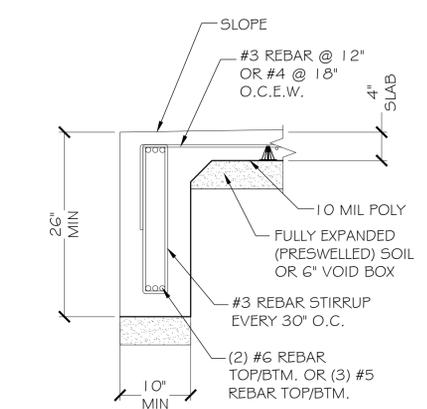




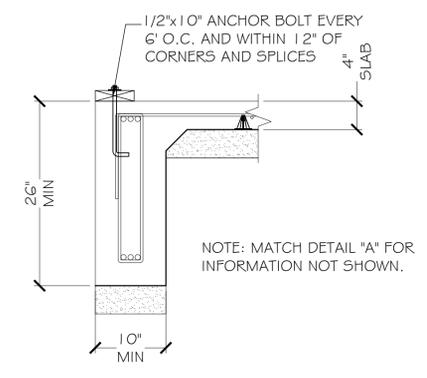
PLAN VIEW

SOILS NOTE:
 THE SOIL IS TO BE FULLY PRESWELLED PRIOR TO POURING THE FOUNDATION. IN LIEU OF PRESWELLING, 6" VOID BOXES SHALL BE REQUIRED UNDER ALL BEAMS AND SLABS EXCEPT AT PIER LOCATIONS.

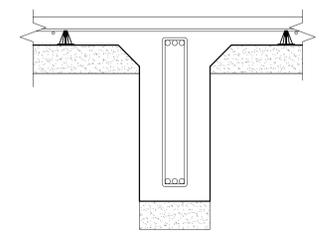
SITE GRADING/DRAINAGE NOTES:
 1. FINISHED FLOOR ELEVATION BY OTHERS.
 2. SITE, LOT AND WATER SHED PATTERNS TO BE ESTABLISHED BY OTHERS.
 3. GRADING & DRAINAGE TO BE SLOPED AWAY FROM THE FOUNDATION OVER SEVERAL FEET.
 4. LOCALIZED DRAINAGE AROUND THE FOUNDATION MUST NOT BE RESTRICTED BY OBSTRUCTIONS SUCH AS SIDEWALKS, PLANTERS, ETC.



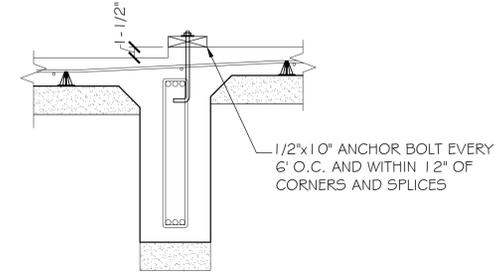
A) PORCH BEAM DETAIL



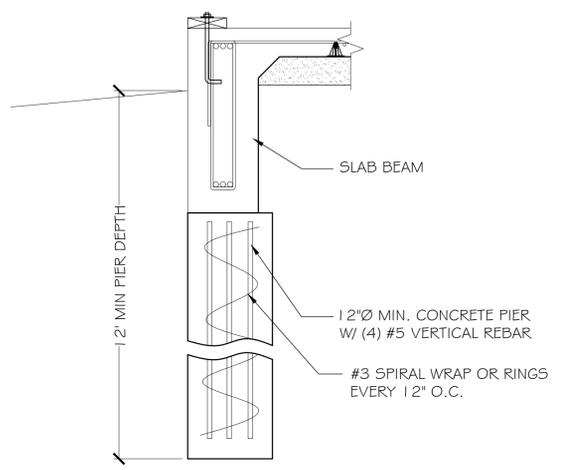
B) EXT BEAM DETAIL



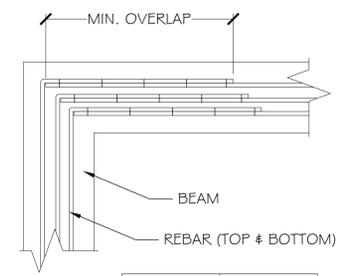
C) INT BEAM DETAIL



D) DROP BEAM DETAIL



TYPICAL SUBSURFACE SLAB PIER



REBAR SIZE	MIN REBAR OVERLAP
#3	14 "
#4	18 "
#5	23 "
#6	27 "

BEAM CORNER REBAR DETAIL

NOTE: WHERE BEAMS WITH REBAR "T" OR "L" INTERSECT WITH OTHER BEAMS, THE REBAR SHALL EXTEND INTO THE OTHER BEAM AT LEAST MIN. OVERLAP * VIA BENDS OR "Ls".



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JACOB BRIAN ACKERMAN
 REGISTERED PROFESSIONAL
 ENGINEER STATE OF TEXAS - NO.
 127649
 RCS ENTERPRISES, LP F-2071

NO.	DATE	REVISION HISTORY				
		DESCRIPTION				

ISSUE DATE: 12/23/2025

DRAWN BY: JBA

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

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

SHEET NUMBER:

S1.1

SLAB ON PIER FOUNDATION - PLAN VIEW & CONSTRUCTION DETAILS

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REVISION HISTORY	
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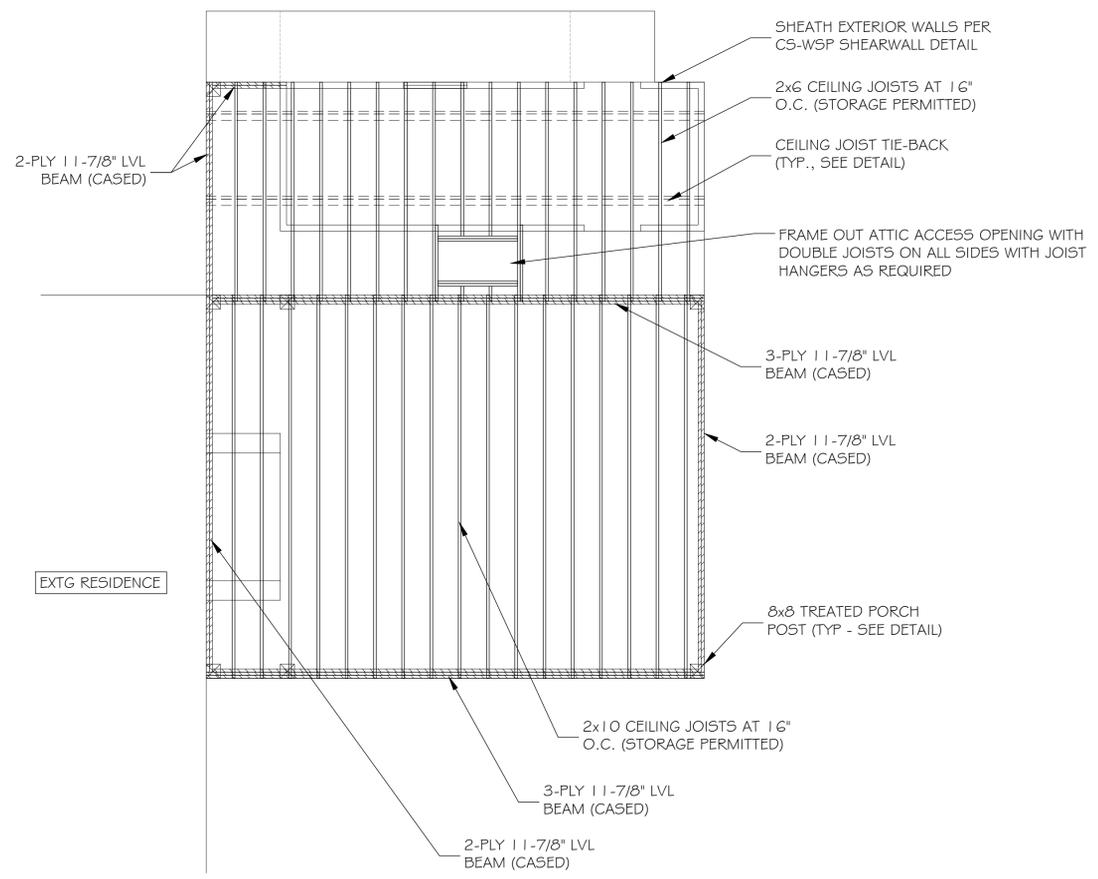
DRAWN BY: JBA

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

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

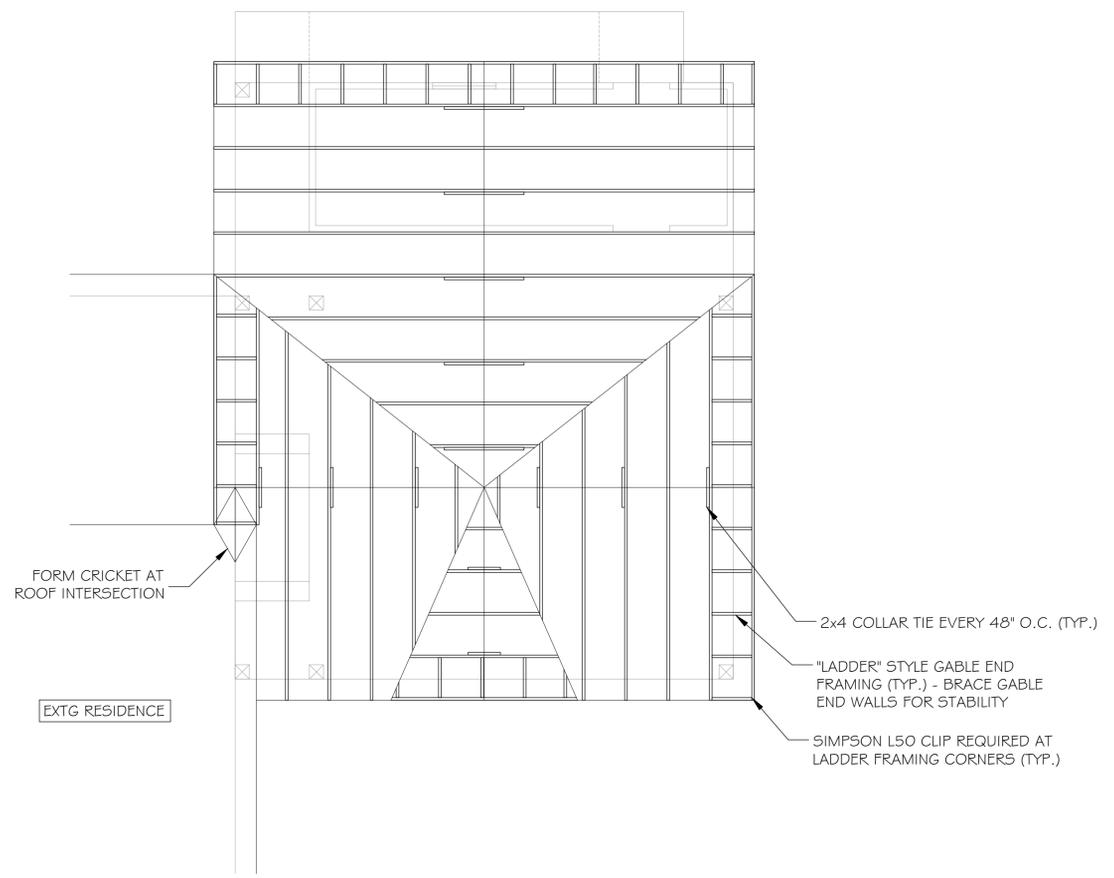
SHEET NUMBER:

S2.1



CEILING PLAN

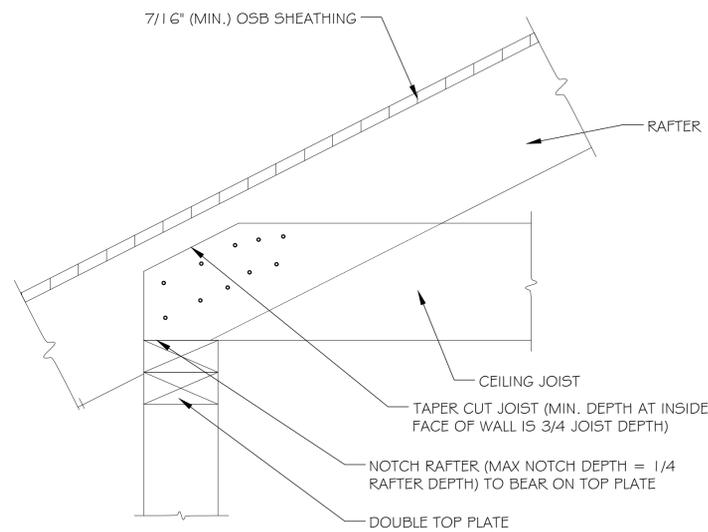
NOTE:
 UNLESS OTHERWISE SPECIFIED, ALL WINDOW AND DOOR OPENINGS BELOW LOAD BEARING WALLS SHALL HAVE HEADERS BASED ON THE SPAN TABLES PROVIDED IN THE CONSTRUCTION DETAILS PAGE.



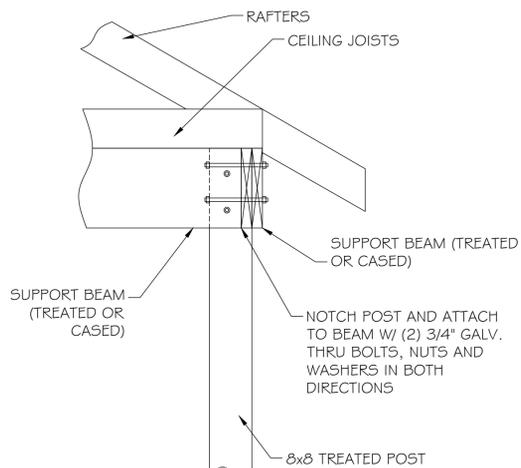
ROOF PLAN

NOTES:
 1) UNLESS NOTED OTHERWISE, ALL ROOF FRAMING TO BE 2x8 RAFTERS @ 24" O.C. W/ 2x10 RIDGE AND VALLEY BOARDS OR 2x6 RAFTERS AT 16" O.C. W/ 2x10 RIDGE AND VALLEY BOARDS.
 2) WHERE IT CAN BE AVOIDED, ROOF SUPPORTS SHALL NOT BEAR ONTO DOOR HEADERS.

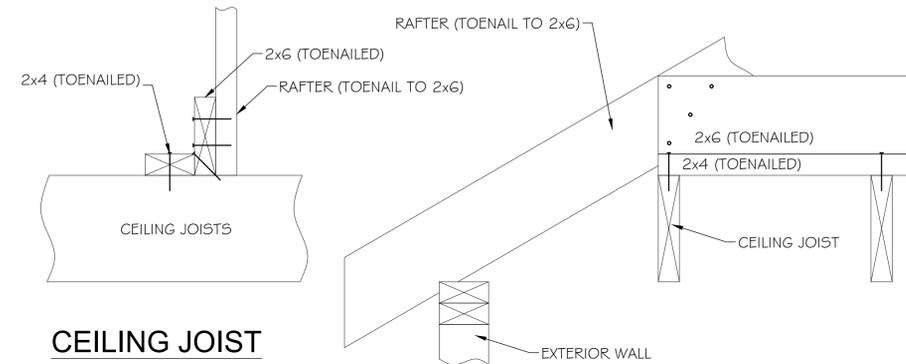
FRAMING - PLAN VIEWS



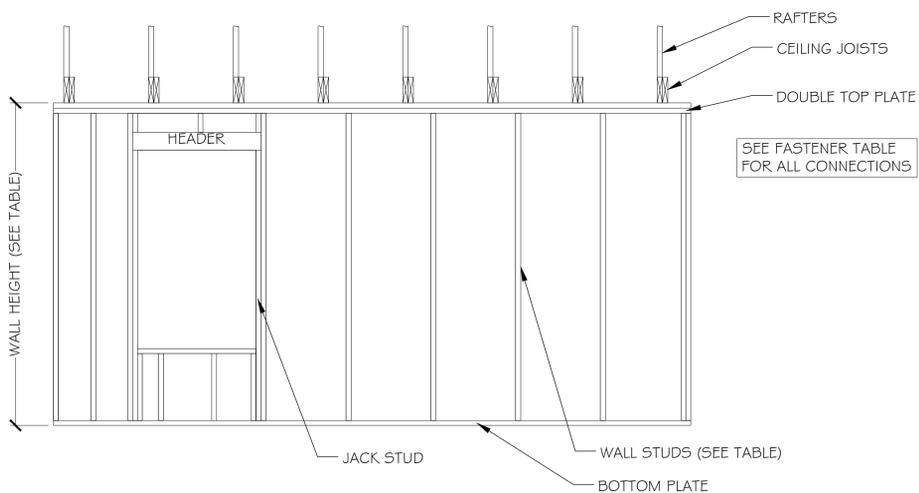
ROOF/CEILING DETAIL



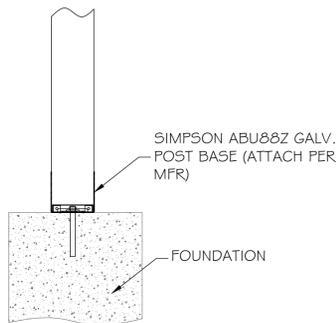
CEILING JOIST TIE BACK DETAIL



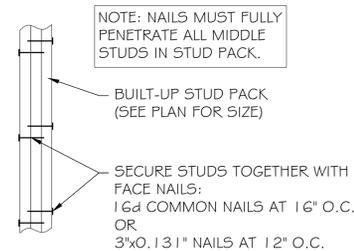
CS-WSP SHEARWALL SHEATHING DETAIL



SINGLE STORY WALL DETAIL



PORCH POST DETAIL



STUD PACK DETAIL

STUD SIZE	WALL FRAMING REQUIREMENTS			
	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.

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"



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NO.	DATE	DESCRIPTION	REVISION HISTORY			
			1	2	3	4

ISSUE DATE: 12/23/2025

DRAWN BY: JBA

SCALE: N.T.S. 11x17

SCALE: N.T.S. 24x36

SHEET NUMBER:

S2.2

FRAMING - CONSTRUCTION DETAILS

Collin CAD Property Search

Property Details

Account		
Property ID:	1125035	Geographic ID: R-0926-000-4820-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	210 S BRADLEY ST MCKINNEY, TX 75069	
Map ID:	068.J	
Legal Description:	MCKINNEY OUTLOTS (CMC), LOT 482	
Abstract/Subdivision:	S0926	
Neighborhood:	(CMCHIST) CITY OF MCKINNEY, HISTORIC DISTRICT	
Owner		
Owner ID:	1095587	
Name:	LINDSAY JEFF D & SUMMER CARTER	
Agent:		
Mailing Address:	210 S BRADLEY ST MCKINNEY, TX 75069-4510	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Value Method:	N/A
Market Value:	

[Privacy](#) - [Terms](#)

Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

📌 Taxing Entities

For proposed tax rates, adopted tax rates, and tax estimates visit the Tax Transparency website: [CollinTaxes.org \(https://collintaxes.org\)](https://collintaxes.org)

For tax statements or to make payments, visit the Tax Office website: [CollinCAD.org/tax-offices \(https://collincad.org/tax-offices\\)](https://collincad.org/tax-offices)

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	N/A	N/A	N/A
GCN	COLLIN COUNTY	N/A	N/A	N/A
JCN	COLLIN COLLEGE	N/A	N/A	N/A
SMC	MCKINNEY ISD	N/A	N/A	N/A

Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 3563.5 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R05+	1901	1581
CP	Covered Porch/Patio	R05+	1901	360
MA2	Main Area 2nd Floor	R05+	1901	490
MA	Main Area	R05+	2012	911
MA2	Main Area 2nd Floor	R05+	2012	582
CP	Covered Porch/Patio	R05+	2012	168
STG	Storage	R05+	2012	240

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.56	24,350.04			N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$602,000	\$323,000	\$0	\$925,000	\$119,745	\$805,255
2024	\$575,424	\$239,400	\$0	\$814,824	\$82,774	\$732,050
2023	\$488,000	\$252,000	\$0	\$740,000	\$74,500	\$665,500
2022	\$504,265	\$216,000	\$0	\$720,265	\$115,265	\$605,000
2021	\$415,000	\$135,000	\$0	\$550,000	\$0	\$550,000

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search](https://collin.tx.publicsearch.us/) (<https://collin.tx.publicsearch.us/>).

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/31/2019	WD	Warranty Deed	BERNDT DONALD W III & DARCI D	LINDSAY JEFF D & SUMMER CARTER			20190201000111280
6/12/2014	WD	Warranty Deed	VICKREY CHRIS &	BERNDT DONALD W III & DARCI D			20140616000603010
8/19/2011	WDNL	Warranty Deed / No Letter	VICKREY CHRIS	VICKREY CHRIS &			20110819000880430











