TIMELESS DESIGN BUILT TO LAST

PROVIDENTIAL
CUSTOM HOMES

SINCE 1978

SPECIAL USE PERMIT (SUP) PROPOSAL

Accessory Pavilion / Barn Structure

516 N. Pearson Lane, Keller, Texas

Project Overview

The applicant is requesting approval of a **Special Use Permit (SUP)** for a detached accessory **pavilion/barn** structure located behind the primary single-family residence currently under construction at **516 N. Pearson Lane**.

The pavilion is designed as a **residential accessory structure**, fully subordinate to the primary home, and intended exclusively for **private, non-commercial use** by the homeowner.

Architect & Builder

- **Architect:** Richardson Design, LLC
- **Builder:** Providential Custom Homes

The pavilion was designed by the **same architect as the primary residence**, ensuring architectural consistency and visual cohesion across the property.

Structure Description & Specifications

Based on the submitted construction documents:

- **Total Covered Area:** 1,276 SF
  - Pavilion Garage / Shop: 1,038 SF
  - Covered Patio: 238 SF
- **Uncovered Sport Court Area:** 1,577 SF

- **Building Height:**
  - Overall building height: **16 feet 7 inches**
  - Highest roof point: **22 feet 1 inch**
- **Construction Type:**
  - Wood-framed structure on slab foundation
  - 2x6 exterior wall construction
- **Roof:**
  - Pitched roof with **8:12 slope**
  - CertainTeed Belmont shingles and standing-seam metal roofing to match the main house
- **Exterior Materials:**
  - Hardie board-and-batten siding
  - Trim, proportions, and finishes to match the primary residence

These specifications place the structure well within the scale and character expected of an estate-style residential accessory building in Keller .

Intended Use

The pavilion/barn will be used **exclusively by the homeowner** for:

- **Boat storage**
- **Private exercise / fitness space**
- **Covered patio and porch area** overlooking a private pickleball/sport court

There will be:

- No commercial activity
- No rental or event use
- No public access

Site Placement & Orientation

- The pavilion is located **behind the primary residence**, significantly reducing visibility from Pearson Lane.
- The structure is oriented inward toward the home and private sport court.
- All access is via the existing residential driveway system.
- Setbacks and placement comply with applicable requirements or SUP allowances shown on the site plan

Accessory Pavilion / Barn – Summary Exhibit Table

Property: 516 N. Pearson Lane, Keller, Texas

Category	Description / Value
Structure Type	Detached accessory pavilion / barn
Primary Use	Private residential accessory use
Secondary Uses	Boat storage, private exercise space, covered patio
Commercial Use	None
Public Access / Events	None
Architect	Richardson Design, LLC
Builder	Providential Custom Homes
Relationship to Main House	Same architect, coordinated materials and design
Location on Lot	Rear of property, behind primary residence

Building Area Summary

Area Type	Square Footage
Pavilion Garage / Shop	1,038 SF
Covered Pavilion Patio	238 SF
Total Covered Area	**1,276 SF**
Uncovered Sport Court	1,577 SF

Height & Massing

Measurement	Dimension
Building Height (as defined)	16’ – 7”
Highest Roof Point	22’ – 1”
Roof Pitch	8:12
Structure Type	Single-story accessory building

Construction & Exterior Materials

Element	Specification
Foundation	Slab-on-grade
Framing	2x6 exterior wall construction
Exterior Siding	Hardie board-and-batten
Roofing	CertainTeed Belmont shingles & standing seam metal
Trim & Details	Coordinated with primary residence
Exterior Lighting	Residential-scale, non-intrusive

Site & Impact Considerations

Item	Description
Visibility from Pearson Ln.	Minimal (rear-yard placement)
Traffic Impact	None
Parking Demand	None beyond existing residential use
Noise Impact	None (private, non-amplified use)
Lighting Impact	Shielded, residential scale
Utilities	Served from existing on-site infrastructure

TIMELESS DESIGN BUILT TO LAST

PROVIDENTIAL
CUSTOM HOMES

SINCE 1978

LETTER OF JUSTIFICATION

Special Use Permit – Pavilion / Barn

516 N. Pearson Lane, Keller, TX

To the Planning & Zoning Commission and City Council,

We respectfully submit this request for a Special Use Permit for the proposed pavilion/barn accessory structure at **516 N. Pearson Lane**. The structure is designed to function as a private, residential accessory building that complements the single-family home currently under construction on the property.

The following addresses the City's decision criteria:

1. Harmony and Compatibility with Surrounding Uses

The proposed pavilion/barn is fully compatible with the surrounding residential neighborhood. It is accessory in nature, located behind the main residence, and architecturally consistent with the primary home. The scale, height, and materials are appropriate for a large-lot residential property and do not introduce any incompatible land use.

2. Relationship to Permitted Uses in the Base District

Accessory structures such as storage buildings, private fitness spaces, and recreational support structures are **commonly associated with single-family residential estates**. The pavilion directly supports the residential use of the property and remains subordinate to the primary dwelling in both size and function.

3. Reasonableness and Appropriateness of the Use

The pavilion's use is reasonable and appropriate given the property size and context. Boat storage, private exercise space, and a covered patio are customary amenities for estate-style homes and do not alter the residential character of the site.

4. Mitigation of Potential Impacts

The design and placement of the pavilion mitigate any potential impact on neighboring properties:

- No commercial or event use
- No increase in traffic or parking demand
- No amplified sound systems
- Shielded and residential-scale exterior lighting
- Rear-yard placement limits visibility

As designed, the pavilion will have **no adverse impact** on nearby homes.

5. Preservation of District Intent

The proposed pavilion upholds the intent of the zoning district by:

- Maintaining low-density residential character
- Preserving neighborhood aesthetics
- Enhancing property value through high-quality design
- Remaining clearly accessory to the primary residence

The applicant is willing to accept reasonable conditions of approval to ensure ongoing compliance with the City's expectations.

Conclusion

This pavilion/barn is a thoughtfully designed, well-integrated accessory structure that enhances the residential use of the property while respecting the surrounding neighborhood. We respectfully request approval of the Special Use Permit.

Sincerely,

Providential Custom Homes

On behalf of the Property Owner

516 N. Pearson Lane

Keller, Texas

GOODRUM Pavilion

516 NORTH PEARSON LANE
Keller, TX

RENDERINGS ARE FOR GENERAL REPRESENTATION OF DESIGN CHARACTER ONLY AND MAY BE AT VARIANCE WITH CONSTRUCTION DOCUMENTS. CONSTRUCTION DOCUMENTS GOVERN. RENDERINGS ARE NOT TO BE USED FOR CONSTRUCTION. **REFER TO BUILDER'S SPECIFICATIONS FOR FINAL MATERIAL TYPE, COLOR, AND OTHER SELECTIONS.**

DRAWING INDEX - PAVILION

CONTACT INFORMATION

BUILDER: PROVIDENTIAL CUSTOM HOMES
624 STONEGLEN DRIVE
KELLER, TX 78248
817.205.1480

DESIGNER: RICHARDSON DESIGN, LLC
[redacted]
682.558.1331

RICHARDSON DESIGN,LLC
682.558.1331
NICK@RICHARDSONDESIGNSTUDIO.COM
RICHARDSONDESIGNSTUDIO.COM

12.15.2025

GOODRUM RESIDENCE
516 NORTH PEARSON LANE
KELLER, TX

PROJECT NO. 24121

BUILDER
PROVIDENTIAL CUSTOM HOMES
624 STONEGLEN DRIVE
KELLER, TEXAS 76248
817.205.1480

REVISION SCHEDULE

PAV-1
COVER

CONSTRUCTION DOCUMENTS

STANDARD ABBREVIATIONS

AFF ABOVE FINISH FLOOR
ADDN. ADDITIONAL
AHU AIR HANDLING UNIT
ALUM. ALUMINUM
APPROX. APPROXIMATE
ARCH. ARCHITECT, ARCHITECTURAL

BLKG. BLOCKING
BD. BOARD
BLDG. BUILDING
B.L. BUILDING LINE
B.O. BOTTOM OF

CAB. CABINET
CPT. CARPET
CLG. CEILING
CLO. CLOSET
COL. COLUMN
CONC. CONCRETE
CL CENTERLINE
CMU CONCRETE MASONRY UNIT
C.J. CONTROL JOINT
CONT. CONTINUOUS

DET. DETAIL
DIA. DIAMETER
DIM. DIMENSION
DBL. DOUBLE
DN. DOWN
DRWS. DRAWERS
D.S. DOWNSPOUT
DWG. DRAWING
D DRYER
D. DEEP
DW DISHWASHER

EA. EACH
E.J. EXPANSION JOINT
ELEC. ELECTRICAL
ELEV. ELEVATION
EQUIP. EQUIPMENT
EXIST. EXISTING

FDN. FOUNDATION
FIN. FINISH
FIXT. FIXTURE
FLR. FLOOR
FURR. FURRING
F.D. FURR DOWN
F.F. FINISH FLOOR
F.P. FIREPLACE

GA. GAUGE
GALV. GALVANIZED
GEN. GENERAL
GL. GLASS, GLAZING
GYP. BD., S/R GYPSUM BOARD

H. HIGH / HEIGHT
H.B. HOSE BIBB
HDR. HEADER
HORIZ. HORIZONTAL
HT. HEIGHT
H.H. HEAD HEIGHT
HVAC HEATING, VENTILATION, AND AIR CONDITIONING

I.M. ICE MAKER
I.D. INSIDE DIAMETER
INSUL. INSULATION

LIN. LINEN(S)

MANF. MANUFACTURER
MAS. MASONRY
MAX. MAXIMUM
M.C. MEDICINE CABINET
MECH. MECHANICAL
MTL. METAL
MICRO. MICROWAVE
MIN. MINIMUM
MISC. MISCELLANEOUS
MUD MUD ROOM

N.I.C. NOT IN CONTRACT
NOM. NOMINAL

O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OPNG. OPENING
OPP. OPPOSITE

PAN. PANTRY
PDR. POWDER
PL PLATE
PNT. PAINT

QUAD. QUADRUPLE

R. RADIUS, RISER
R.D. ROOF DRAIN
REF. REFERENCE
REFR. REFRIGERATOR
REINF. REINFORCE
REQD. REQUIRED
RM. ROOM
R.O. ROUGH OPENING
RD RICHARDSON DESIGN, LLC

SCHED. SCHEDULE
SECT. SECTION
SHT. SHEET
SHLVS. BOOKSHELVES
SIM. SIMILAR
SPEC. SPECIFICATIONS
S.S. STAINLESS STEEL
STD. STANDARD
STL. STEEL
STRUCT. STRUCTURAL
STOR. STORAGE
SUSP. SUSPENDED

T TREAD
TELE. TELEPHONE
TEMP. TEMPERED
TYP. TYPICAL
T.O. TOP OF
T.O.W. TOP OF WALL
T.O.S. TOP OF STEEL
TRPL. TRIPLE

U.N.O. UNLESS NOTED OTHERWISE
UTIL. UTILITY

V.I.F. VERIFY IN FIELD

W.I.C. WALK IN CLOSET
W/ WITH
WD. WOOD
WIND. WINDOW
W WASHER
W.H. WATER HEATER

1R/1S 1 ROD 1SHELF
2R/2S 2 ROD 2SHELVES
1R/2S 1 ROD 2SHELVES
5S 5 SHELVES

GRAPHIC SYMBOLS

Rise/Run — Run — 4" — Roof Slope

Elevation Number / Sheet Number — 1/A1 — Interior Elevation

Elevation Number / Sheet Number — 1/A1 — Exterior Elevation

A-1 — Appliance Tag

Drawing Number / Sheet Number — 1/A1 — Building Section

A1 — Detail Tag

3 1/2" — Floor Elevation Change

11 — Window Tag

101 — Door Tag

Elevation/Spot Elevation

Centerline

Plate Line

GAS — Gas Stub Out

HB — Hose Bib / Appliance Waterline

101 — Opening Tag

WALL LEGEND

- 4" STUD
- 6" STUD
- STONE ON 4" STUD
- STONE ON 6"

HOME BUILDER AND SUBCONTRACTORS TO VERIFY ALL STRUCTURAL FRAMING INFORMATION WITH ENGINEER. TRUSS, JOIST, AND LVL INFORMATION ON THESE PLANS ARE FOR REFERENCE AND PER BUILDER RECOMMENDATIONS. RICHARDSON DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL LOAD FRAMING REQUIREMENTS. REFER TRUSS DESIGN AND STRUCTURAL ENGINEERING DRAWINGS FOR ACTUAL SIZE AND LOCATION REQUIREMENTS.

GENERAL NOTES

1. UNLESS NOTED OTHERWISE, ALL EXT. WALLS UP TO 10' HIGH WILL BE 2"X6" STUDS @ 16" O.C.
   - SEE BUILDER FOR FRAMING SPECS

2. UNLESS NOTED OTHERWISE, ALL EXT. WALLS W/ CONTINUOUS FULL LENGTH STUDS OVER 10' HIGH WILL BE 2"X6" STUDS @ 16" O.C. - SEE BUILDER FOR FRAMING SPECS

3. NOTE TO FRAMER: DISCUSS FRAMING OF GARAGE DOOR WALL AND HEADERS W/ BUILDER PRIOR TO CONSTRUCTION

4. SEE HOUSING DETAIL FOR MOTORIZED DROP SHADES

5. INSTALL RADIANT BARRIER ROOF DECKING ONLY WHERE INDICATED ON THE ATTIC PLAN. INSTALL STANDARD OSB DECKING IN ALL SPRAY FOAM ENCAPSULATED ROOF AREAS

6. ALL WALL PLATE HEIGHT CALLOUTS ARE FROM MAIN SLAB FLOOR OF LIVING AREA. PORCHES AND GARAGES WILL FRAME OUT HIGHER DUE TO DROPPED FLOORS IN THOSE AREAS.

7. SET GARAGE CEILING JOISTS ON 10' PLATE LINE. SET GARAGE RAFTERS ON 12' PLATE LINE. SEE ELEVATIONS & ROOF PLAN

8. REVIEW FRAMING, MATERIALS, PLANS, LUMBER DETAILS AND ALL SPECS. W/ PROJECT MANAGER PRIOR TO STARTING CONSTRUCTION

9. FRAMER SHALL REFER TO ENGINEERED FRAMING DRAWINGS

10. SEE BUILDING FRAMING DETAILS FOR HEADERS OVER SLIDING DOOR UNITS

11. VERIFY ALL WINDOW SIZES AND HEADER HEIGHTS W/ BUILDER PRIOR TO STARTING CONSTRUCTION

12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY RD OF ANY DISCREPANCIES FOUND

13. CONTRACTOR SHALL COMPLY W/ ALL APPLICABLE CODES, CITY ORDINANCES & SUBDIVISION RESTRICTIONS

14. THESE DRAWINGS HAVE BEEN PREPARED FOR ARCHITECTURAL USE ONLY. CIVIL, STRUCTURAL, MECHANICAL AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILITY OF THE BUILDER TO ACQUIRE.

15. ALL SLIDING DOOR UNIT WALLS WILL BE 2"X6" STUDS AT 16" O.C. FOR TRIPLE LVL HEADERS - SEE BUILDER

16. UNLESS NOTED OTHERWISE ALL GARAGE DOOR WALLS WILL BE 2"X6" STUDS @ 16" O.C. FOR TRIPLE LVL HEADERS - SEE BUILDER

17. PLUMBING WALLS AT TOILETS WILL BE 2"6" STUDS

18. ALL FIRST FLOOR DOORS SHALL BE 8'-0" TALL. ALL SECOND FLOOR DOORS SHALL BE 8'-0" TALL. - SEE HEADER SCHEDULE.

19. ALL GLAZING WITHIN 2'-0" FROM JAMB OF EXTERIOR DOOR SHALL BE TEMPERED

20. STAIRS SHALL COMPLY W/ 2015 I.B.C. AND 2015 I.R.C AS WELL AS OTHER APPLICABLE CODES OR GOVERNING BODIES.

21. ALL ROOF PENETRATIONS SHALL BE ON SIDES OR REAR FACE OF ROOF

22. CONTRACTOR / BUILDER IS RESPONSIBLE FOR DISTRIBUTING MOST CURRENT INFORMATION TO SUB-CONTRACTORS

DOOR & WINDOW NOTES

DOOR SCHEDULE NOTES:

NOTE TO FRAMER: VERIFY ALL DOORS WITH DOOR ESTIMATE & SPECS PRIOR TO FRAMING ROUGH OPENINGS

WINDOW SCHEDULE NOTES:

NOTE: FINAL WINDOW SIZES MAY BE ADJUSTED BASED ON MANUFACTURER'S STANDARD AVAILABLE SIZES.

NOTE TO FRAMER: VERIFY ALL SILL HEIGHTS FOR WINDOWS

RECESS ALL WINDOWS @ STUCCO AREAS - SEE DETAIL ON PAGE A-3 - TYPICAL ALL

NOTE: THE HOME BUILDER AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO THE COMMENCEMENT OF WORK

NOTES: HEADER SCHEDULE FOR FRAMER

- HEADER HT. FOR 8' DOORS & C.O.'S - 99" AFF
- HEADER HT. FOR 9' C.O.'S - 111" AFF
- HEADER HT. FOR 10' C.O.'S - 123" AFF
- HEADER HT. FOR 10' C.O.'S - 121.25" AFF (W/ 24" BEAM)
- HEADER HT. FOR WINDOWS - SILL HT. CALL OUT AFF WINDOW HT. CALL OUT - SEE WINDOW SCHEDULE
- HEADER HT. FOR 10' SLIDING DOORS - 121.25" AFF. USE TRIPLE 24" LVL HEADER ABV 10' SLIDING DOOR UP TO 16' WIDE ONLY - CONSULT W/ BUILDER AND SEE ENGINEERING FOR DOORS OVER 16' WIDE.
- HEADER HT. FOR 8' SLIDING DOORS - 97.5" AFF. SEE HEADER SCHEDULE IN FRAME MANUAL FOR 8' SLIDING DOOR UNIT
- ALL HEADERS WILL BE BOX FRAMED - NO SANDWICH HEADERS
- REFER TO LUMBER PLANS FOR MATERIAL TYPES OVER ALL WIDE SPAN OPENINGS.
- ALL "ABOVE WALL" BEAMS TO EXTEND MIN. 8" BEYOND LEADING EDGE OF WALL - 8" BEARING ON TOP OF WALL
- IN WALL HEADERS AS SPECIFIED BY LUMBER ENGINEER

NOTES: HVAC

- FINAL HVAC DESIGN AND UNIT COUNT TO BE DETERMINED BY HVAC ENGINEER

NOTES TO FRAMER

- OPENING WIDTH DETERMINES CRIPPLES UNDER HEADER

UP TO 8' = (2) CRIPPLES
8' TO 12' = (3) CRIPPLES
12' TO 16' = (4) CRIPPLES
16' TO 20' = (5) CRIPPLES
OVER 20' = ADD (1) CRIPPLE FOR EVERY 4' OF LENGTH

NOTES TO FRAMER

REFER TO WINDOW SUPPLIER SPECIFICATIONS FOR ALL WINDOW ROUGH OPENING DIMENSIONS

ROUGH OPENING DIMENSIONS WILL BE SPECIFIC TO FINAL SELECTIONS, WINDOW BRAND, MANUFACTURER AND SERIES

NOTES TO FRAMER

- ALL FLOOR TRUSSES SET ON 12'-1" OR 10'-1" PLATE HEIGHTS
- SEE DIMENSIONED & ATTIC PLAN PAGES FOR ADDITIONAL FRAMING SPECIFICATIONS
- INSTALL WEB FLOOR TRUSSES FOR ALL LIVING AREAS
- INSTALL TJI'S FOR ALL ATTIC STORAGE AREAS UNLESS NOTED OTHERWISE ON PLANS
- ALL FLOOR TRUSSES FOR UPSTAIRS FLOOR SYSTEM WILL BE 24" DEEP/TALL, REFER TRUSS PLANS
- SEE DOOR & WINDOW SCHEDULE, CONSTRUCTION NOTES, AND DETAILS.

NOTES TO FRAMER

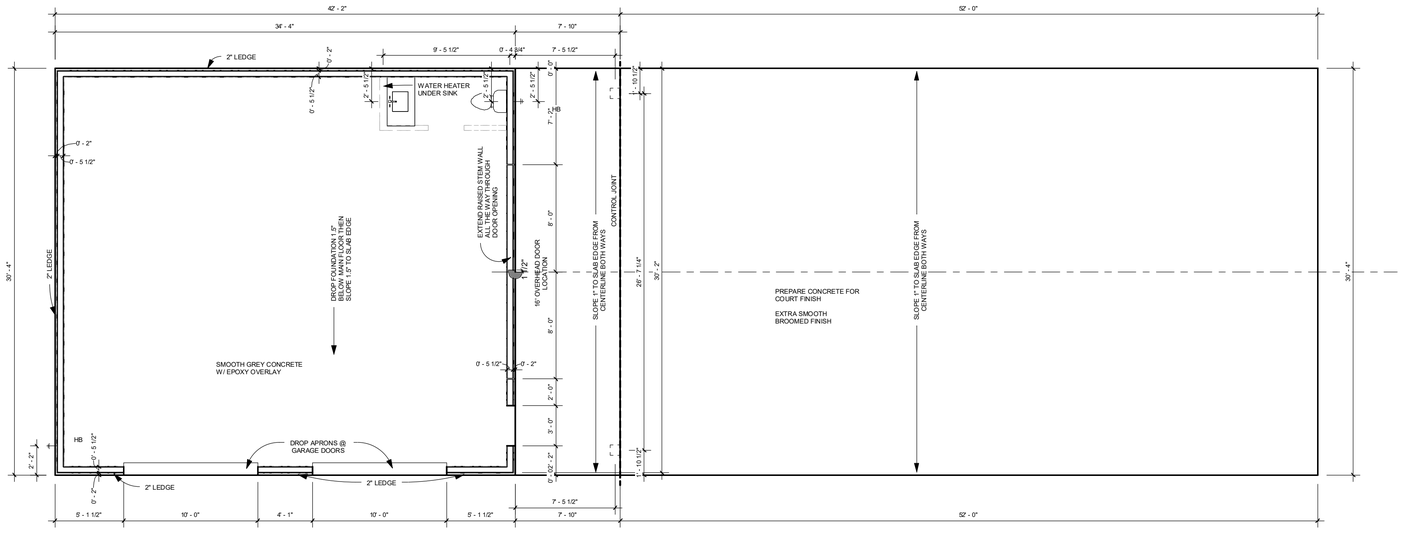
AT STONE LOCATIONS, SET INSIDE OF EXTERIOR WALLS @ 9" FOR 2"X4" WALLS AND 11" FOR 2"X6" WALLS FROM OUTSIDE EDGE OF FOUNDATION

NOTES TO LUMBER ENGINEER

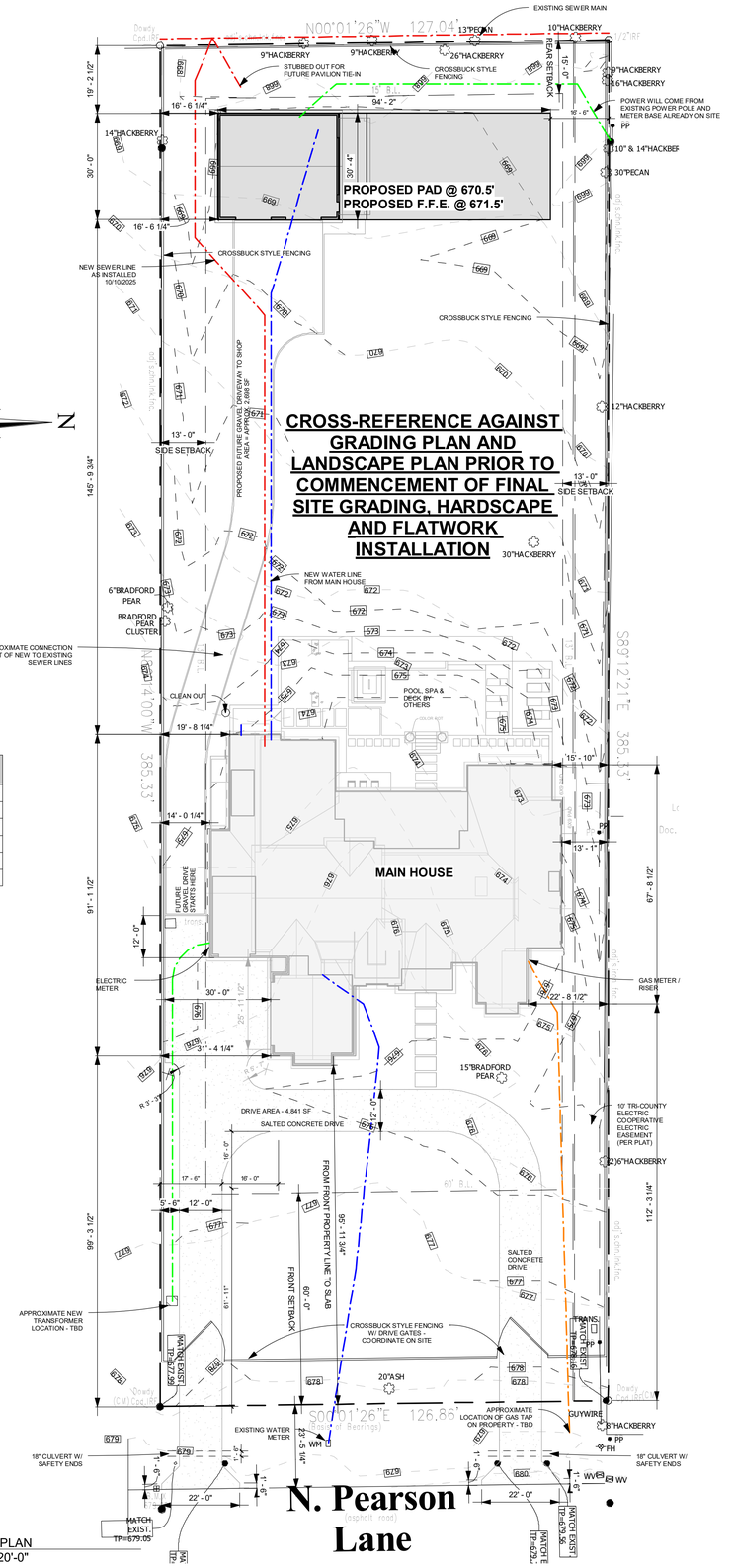
USE DIMENSIONED PLAN PAGES, A-5 & A-7, FOR LUMBER LAYOUTS AND TAKEOFFS.

AREA CALCULATIONS - PAVILION

PAVILION GARAGE	1038 SF
PAVILION - PATIO	238 SF
TOTAL COVERED: 2	1276 SF
PAVILION - COURT	1577 SF
TOTAL UNCOVERED: 1	1577 SF



2 PAV-2 SLAB PLAN - PAVILION
3/16" = 1'-0"



1 PAV-2 SITE PLAN
1" = 20'-0"

RICHARDSON DESIGN, LLC
682.558.1331

12.15.2025

GOODRUM RESIDENCE

516 NORTH PEARSON LANE
KELLER, TX

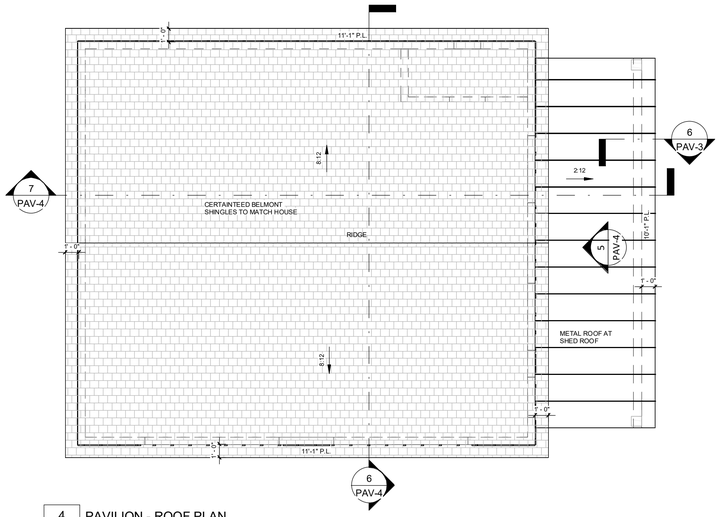
PROJECT NO. 24121

BUILDER
PROVIDENTIAL CUSTOM HOMES
624 STONEGLEN DRIVE
KELLER, TEXAS 76248
817.205.1480

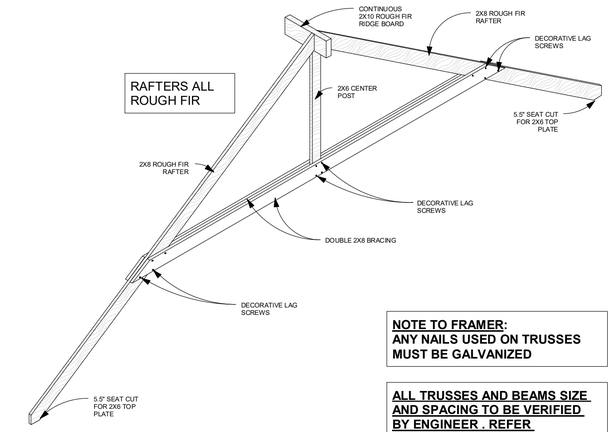
REVISION SCHEDULE

PAV-2
SITE PLAN, FOUNDATION PLAN, INDEX

CONSTRUCTION DOCUMENTS



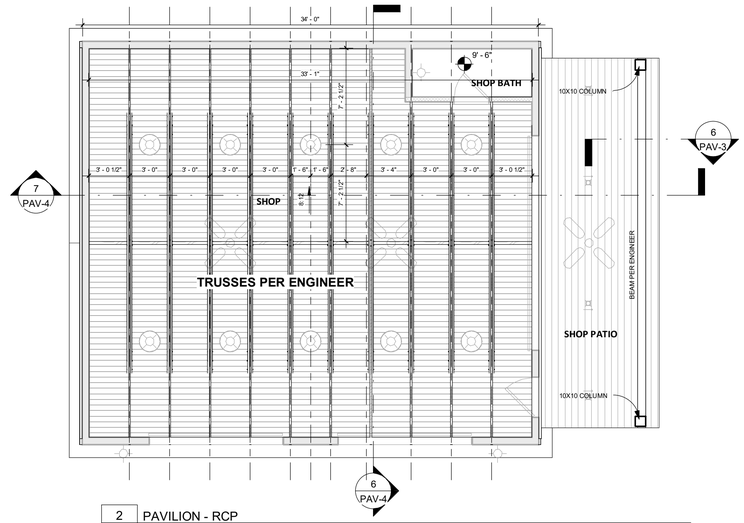
4 PAVILION - ROOF PLAN
PAV-3 3/16" = 1'-0"



NOTE TO FRAMER:
ANY NAILS USED ON TRUSSES MUST BE GALVANIZED

ALL TRUSSES AND BEAMS SIZE AND SPACING TO BE VERIFIED BY ENGINEER . REFER ENGINEERING DOCUMENTS FOR ACTUAL SIZE AND SPACING REQUIRED.

3 TRUSS AXON @ 36" O.C.
PAV-3



2 PAVILION - RCP
PAV-3 3/16" = 1'-0"

WINDOW SCHEDULE NOTES

1. MISSING ID LETTERS ARE INTENTIONAL. THOSE WINDOWS NOT USED.
2. WINDOW LOCATED IN WET AREAS SHALL BE OF NON-WOOD MATERIAL. EXTERIOR COLOR SHALL MATCH PRIMARY SELECTION OF THE PROJECT.
3. UNIT COUNT INDICATES NUMBER OF UNITS MULLED SIDE BY SIDE. UNIT WIDTHS ARE EQUAL UNLESS OTHERWISE NOTED. WIDTH DIMENSIONS ARE OVERALL SIZES. DIVIDE WIDTH BY UNIT COUNT TO GET INDIVIDUAL UNIT WIDTH.
4. ALL WINDOWS WITHIN THE SAME ROOM TO MATCH.

WINDOW SCHEDULE - PAVILION

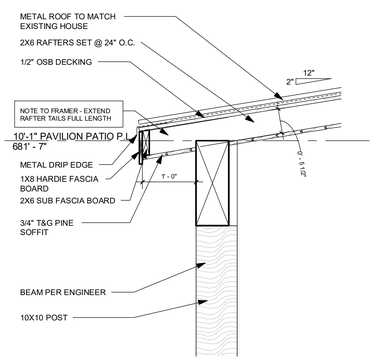
ID	Unit Count	Window Size		Type	Sill Height	Head Height	Room	Level	Comments
		Width	Height						
W1	1	2' - 0"	2' - 0"	Fixed	6' - 0"	8' - 0"	SHOP BATH	FIRST FLOOR	
W2	1	6' - 0"	2' - 0"	Fixed	16' - 0"	18' - 0"	SHOP	FIRST FLOOR	

DOOR SCHEDULE NOTES

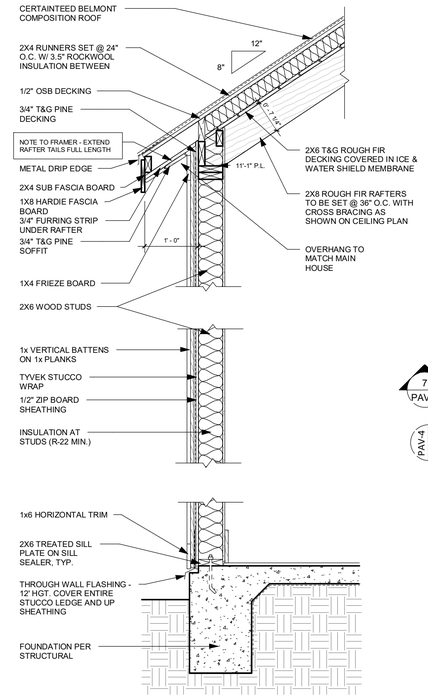
1. PASSAGE SETS TO CONTAIN THUMB LOCKS AT ALL BEDROOMS AND BATHROOMS, EXCEPT FOR DOUBLE DOOR LOCATIONS
2. ALL DOORS FROM GARAGE INTO HOUSE TO BE FIRE RATED ACCORDING TO CURRENT IRC REGULATIONS
3. POCKET DOORS TO HAVE CONTINUOUS PLYWOOD SHEATHING ENCLOSING POCKET UNIT
4. LEAF COUNT INDICATES NUMBER OF LEAVES COMPRISING THE DOOR UNIT. LEAF WIDTHS ARE EQUAL UNLESS OTHERWISE NOTED. WIDTH DIMENSIONS ARE OVERALL SIZES. DIVIDE WIDTH BY LEAF COUNT TO GET INDIVIDUAL LEAF WIDTH.
5. MISSING ID NUMBERS ARE INTENTIONAL. THOSE DOORS NOT USED.

DOOR SCHEDULE - PAVILION

ID	Width	Height	Type	Leaf Count	Operation	R/O Frame HEader Height	Room	Level	Function	Lockset	Material	Comments
D01	3' - 0"	8' - 0"	French	1	Swing	99" AFF	SHOP	FIRST FLOOR	Exterior	Dead Bolt	Wood	
D02	2' - 8"	8' - 0"	Panel	1	Swing	99" AFF	SHOP BATH	FIRST FLOOR	Interior	Passage	Wood	
D03	10' - 0"	8' - 0"	Plank Style		Overhead	99" Above Apron	SHOP	FIRST FLOOR	Exterior	N/A	Wood	
D04	10' - 0"	8' - 0"	Plank Style		Overhead	99" Above Apron	SHOP	FIRST FLOOR	Exterior	N/A	Wood	
D05	16' - 0"	8' - 0"	Overhead		Fixed	99" Above Apron	SHOP	FIRST FLOOR	Exterior	N/A	Wood	

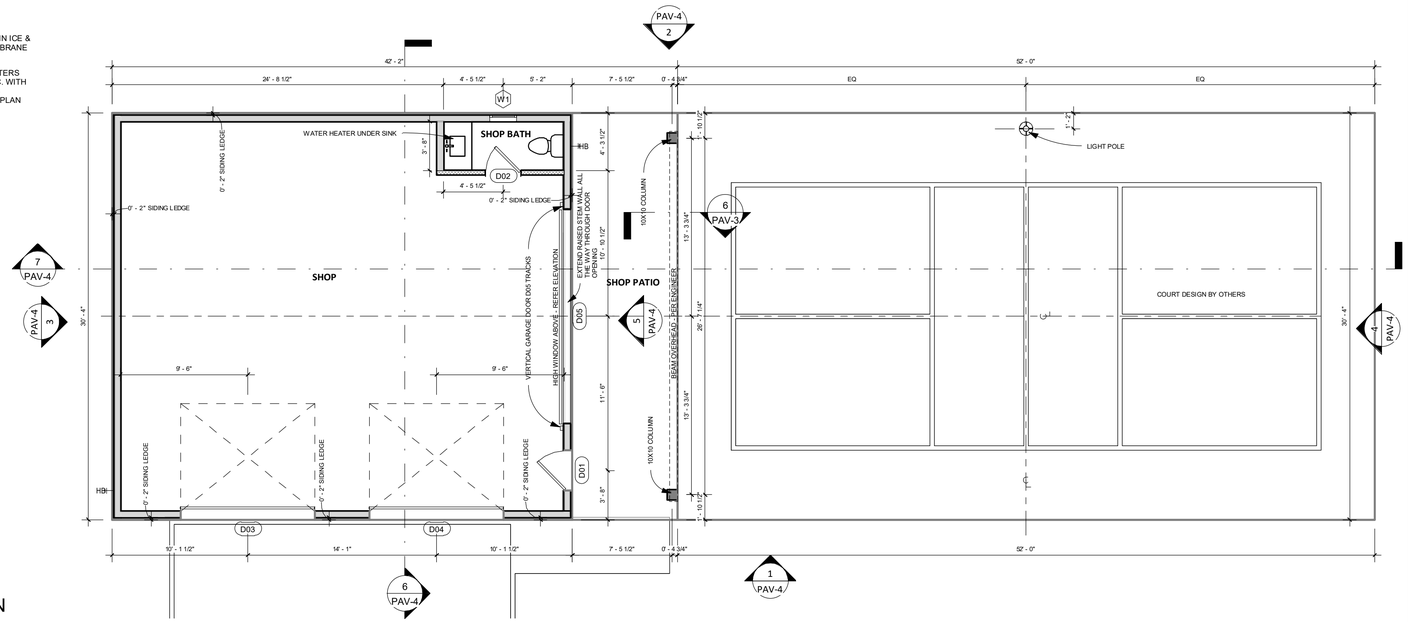


6 SHED ROOF DETAIL
PAV-3 3/4" = 1'-0"



WALL SECTION @ BOARD & BATTEN

5 WALL SECTION
PAV-3 3/4" = 1'-0"



1 PAVILION - FLOOR PLAN
PAV-3 3/16" = 1'-0"

RICHARDSON DESIGN, LLC
682.558.1331

12.15.2025

GOODRUM RESIDENCE

516 NORTH PEARSON LANE
KELLER, TX

PROJECT NO. 24121

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PROVIDENTIAL CUSTOM HOMES
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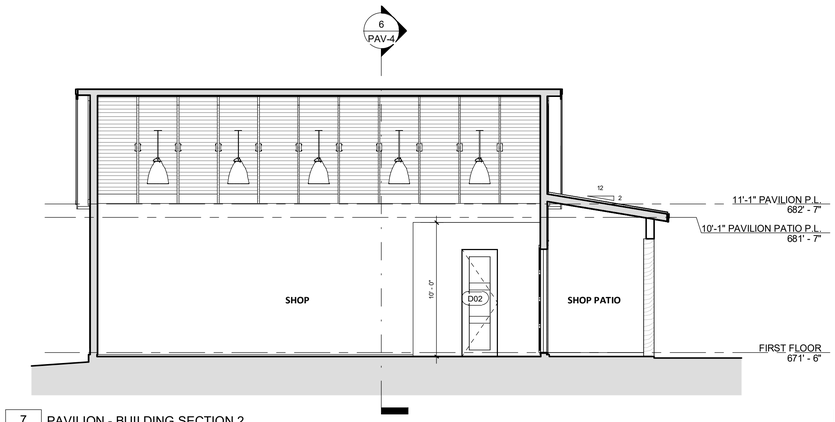
817.205.1480

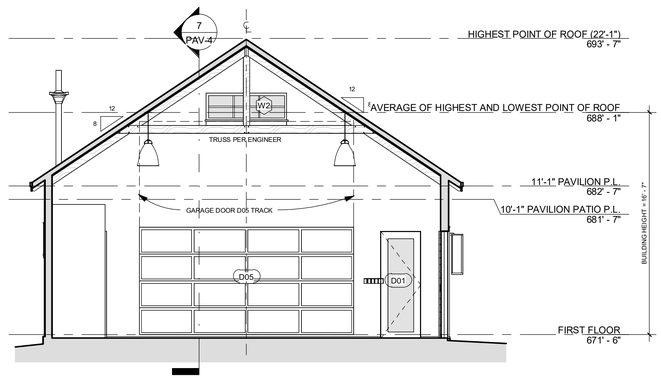
REVISION SCHEDULE

PAV-3
FLOOR PLAN, RCP, ROOF PLAN, & DETAILS

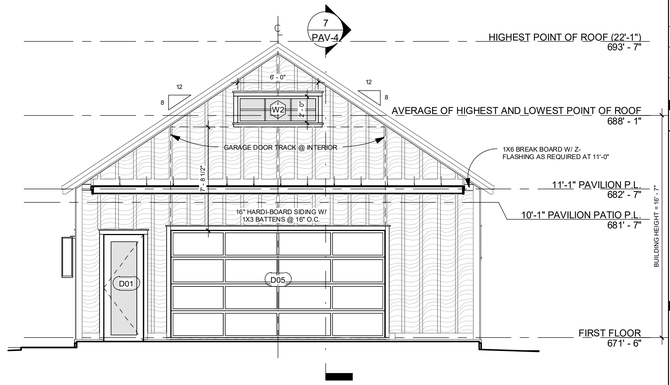
CONSTRUCTION DOCUMENTS



7 PAV-4 PAVILION - BUILDING SECTION 2
3/16" = 1'-0"



6 PAV-4 PAVILION - BUILDING SECTION
3/16" = 1'-0"



5 PAV-4 ELEVATION @ PAVILION PATIO
3/16" = 1'-0"

EXTERIOR FINISHES TO MATCH MAIN HOUSE

4 PAV-4 PAVILION ELEVATION - RIGHT
3/16" = 1'-0"

2 PAV-4 PAVILION ELEVATION - REAR
3/16" = 1'-0"

3 PAV-4 PAVILION ELEVATION - LEFT
3/16" = 1'-0"

1 PAV-4 PAVILION ELEVATION - FRONT
3/16" = 1'-0"

RICHARDSON DESIGN, LLC
682.558.1331

12.15.2025

GOODRUM RESIDENCE

516 NORTH PEARSON LANE
KELLER, TX

PROJECT NO. 24121

BUILDER
PROVIDENTIAL CUSTOM HOMES
624 STONEGLEN DRIVE
KELLER, TEXAS 76248
817.205.1480

REVISION SCHEDULE

PAV-4
ELEVATIONS & BUILDING SECTIONS

CONSTRUCTION DOCUMENTS

REFER TO ELITE A/V PLAN FOR ALL
- TOE KICK LIGHTING
- LED STRIP SHELF LIGHTING
- CEILING/BEAM STRIP LIGHTING
- ANY OTHER TYPE OF LED STRIP LIGHTING

ELECTRICIAN TO COORDINATE WITH ELITE A/V FOR ANY ELECTRICAL REQUIREMENTS RELATIVE TO LOW VOLTAGE OR HOME AUTOMATION ITEMS;

SEE ALL LOCATIONS FOR CAMERAS, SECURITY, CONTROL 4, SPEAKERS, SWITCHES, MOTORIZED SHADES, ETC. ON ELITE PLANS

ELECTRICAL NOTES

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS AND ALL EXISTING ON-SITE CONDITIONS. THE CONTRACTOR SHALL REPORT TO RD ANY ERRORS, INCONSISTENCIES OR OMISSIONS PRIOR TO THE COMMENCEMENT OF ANY WORK IN QUESTION.

2. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH CURRENT LOCAL CODES PER JURISDICTION.

3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.

4. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" AFF. U.N.O.

5. OUTLETS MOUNTED ABOVE CABINETS TO BE 6" ABOVE THE NOMINAL WORKING SURFACE U.N.O., SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE. ALL NOTED HEIGHTS ARE TO CENTER OF OUTLET.

6. REFRIGERATOR AND APPLIANCE OUTLETS TO BE INSTALLED AT HEIGHT RECOMMENDED PER MANUFACTURER

7. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 42" AFF. OR 8" ABOVE COUNTER (IF HIGHER THAN STD. 2'-8").

8. ALL OUTLETS WITHIN 6'-0" OF WET AREA TO BE GFI.

9. MICROWAVE OUTLETS SHALL BE 20 AMP SEPARATE RECEPTACLE

10. SWITCH BOXES TO BE MOUNTED @ 48" AFF TO CENTER LINE OF BOX OR CLUSTER OF BOXES .

11. ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS, SWITCH BOX MOUNTED @ ENTRY POINT OF WORKSPACE.

12. WASHER TO HAVE SEPARATED 20 AMP DUPLEX OUTLET

13. DRYER TO HAVE SEPARATE 220 V 30 AMP SINGLE OUTLET

14. ALL OUTLETS IN GARAGE TO BE GFI - INCLUDING GARAGE DOOR OPENER

15. ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED.

16. TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" AFF. OR 8"ABOVE COUNTER UNO), COVER PLATE, 6/C WIRE, TERMINATE NEAR PANEL.

17. ALL KITCHEN OUTLETS THAT SERVE COUNTERTOPS MUST BE GFCI PROTECTED INCLUDING ISLANDS.

18. TYPICALLY LOCATE CEILING LIGHT FIXTURES, FANS, ETC. IN CENTER OF ROOM OR BEAM FUR DOWNS UNLESS NOTED OTHERWISE.

19. GANG ELECTRICAL SWITCHES WHERE POSSIBLE.

20. ALL BATHROOMS MUST HAVE SEPARATE 20 AMP BRANCH CIRCUIT.

21. LAUNDRY ROOM TO HAVE SEPARATE 20 AMP BRANCH CIRCUIT. OUTLETS TO BE GFCI PROTECTED.

22. ALL NON-GFI OUTLETS (ALL INHABITABLE ROOMS EXCEPT BATHROOMS, KITCHEN, AND LAUNDRY) TO HAVE ARC-FAULT CIRCUIT INTERRUPTER.

23. REFER TO APPLIANCE MANUFACTURER'S SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS AND LOCATION.

24. ELEVATORS- CONSULT MANUFACTURER FOR REQUIRED ELECTRICAL AND PHONE FOR UNIT.

25. ALL RECEPTACLE OUTLETS TO BE LISTED AS TAMPER RESISTANT.

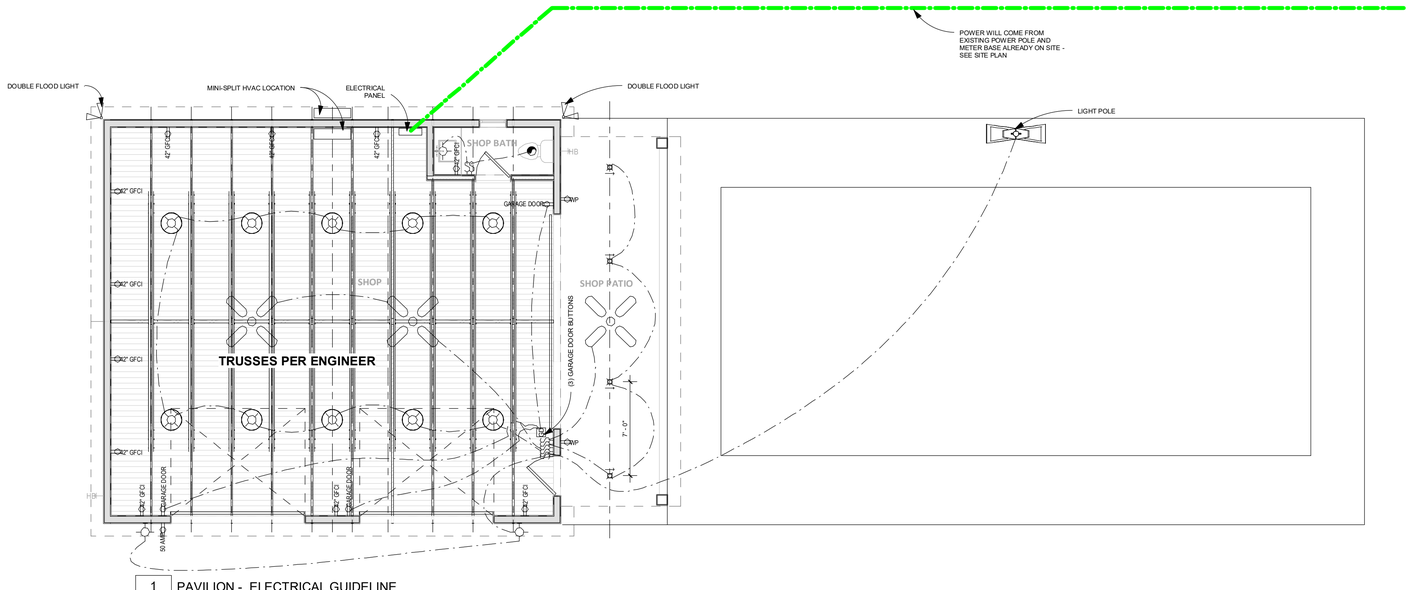
26.ANY HANGING FIXTURES ABOVE TUBS TO BE NO LOWER THAN 8' ABOVE THE TOP SURFACE OF TUB/TUB DECK.

27. ALL CAN LIGHTS LOCATED ABOVE TUBS AND SHOWERS TO BE WATERPROOF.

Electrical Legend

Note: Not All Devices Are Necessarily Used

- Duplex Convenience Outlet, 12" A.F.F.
- WP Weather Proof Duplex Outlet (GFCI)
- GFI Ground Fault Circuit Interrupter (GFCI)
- U.C. Locate Underside of Cabinet Above
- (xx.) Associated Appliance. Power per Manufac. Spec.
- (x') A.F.F.
- Drwr. In Drawer
- Locate Below Counter
- 220 Volt Outlet
- Duplex Receptacle Floor/Ceiling Outlet
- Floor At Floor
- Clng. At Ceiling
- U.C. Locate Underside of Cabinet Above
- Eave At Roof Eave (GFCI)
- Cab. Power for Cabinet Lighting, Coordinate w/ Cabinet Designer
- Wall Switch
- Light Switching Controlled by Panel - Actual Panel Locations TBD by Lighting Specialist
- 3 3 Way
- 4 4 Way
- D Dimmer
- M Motion
- Ceiling Mounted Light Fixture
- Pen. Pendant
- Hanging Hanging / Chandelier, Provide Adequate Support
- P.C. Pull Chain
- Wall Mounted Light Fixture
- Recessed Light Fixture
- Recessed Light Fixture - Directional
- Recessed Light Fixture - sloped
- Mini Can
- Under and Above Cabinet Light Fixture
- UCL Under Cabinet Only
- ACL Above Cabinet Only
- COVE Cove Lighting
- Exhaust Fan (Vent to Exterior)
- Exhaust Fan Light/Heat Fixture (Vent to Exterior)
- TV Television / Cable Connection
- Phone/Data Jack
- DB Door Bell
- GD Garage Door Push Button
- J Junction Box
- Ceiling Fan Provide Adequate Support
- SD Smoke Alarm
- HD Heat Detector
- CD Carbon Monoxide Detector
- SC Combination Smoke and Carbon Monoxide Detector
- Tread/Wall Recessed Lighting
- LED Pad Size Per Bldr Specs
- SEC Security Keypad
- = HEATED FLOOR IN PRIMARY BATHROOM



1 PAV-5 PAVILION - ELECTRICAL GUIDELINE
3/16" = 1'-0"

RICHARDSON DESIGN, LLC
682.558.1331

12.15.2025

GOODRUM RESIDENCE

516 NORTH PEARSON LANE
KELLER, TX

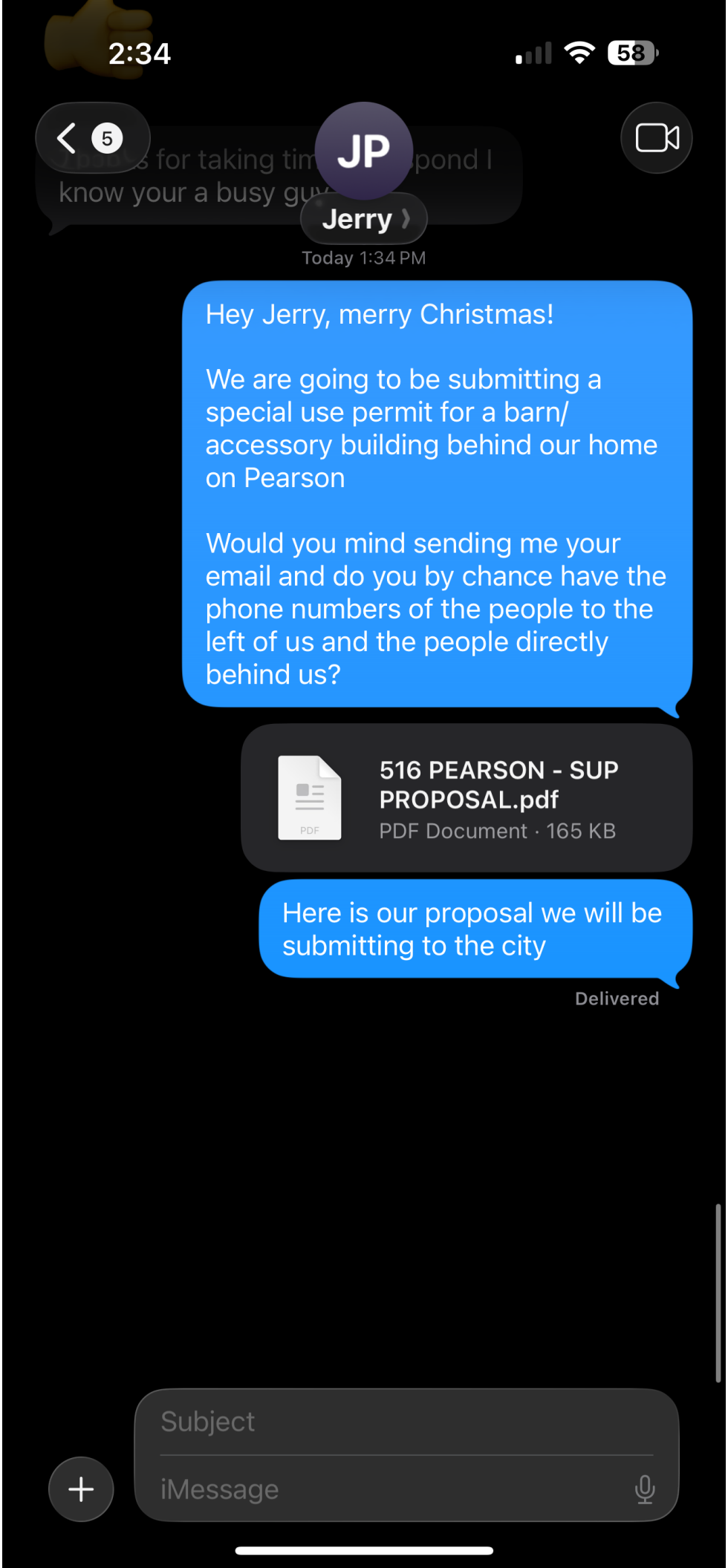
PROJECT NO. 24121

BUILDER
PROVIDENTIAL CUSTOM HOMES
624 STONEGLEN DRIVE
KELLER, TEXAS 76248
817.205.1480

REVISION SCHEDULE

PAV-5
ELECTRICAL GUIDELINE

CONSTRUCTION DOCUMENTS


2:34
58
5
JP
Jerry
for taking tim pond I
know your a busy gu
Today 1:34 PM
Hey Jerry, merry Christmas!
We are going to be submitting a special use permit for a barn/ accessory building behind our home on Pearson
Would you mind sending me your email and do you by chance have the phone numbers of the people to the left of us and the people directly behind us?
516 PEARSON - SUP PROPOSAL.pdf
PDF Document · 165 KB
Here is our proposal we will be submitting to the city
Delivered
Subject
iMessage

December 19, 2025

Providential Custom Homes
624 Stoneglen Drive
Keller, TX 78248

Re: 516 North Pearson Lane (Lot 1/Block A) {Pavilion}
Gary Cromwell Addition
Keller, TX

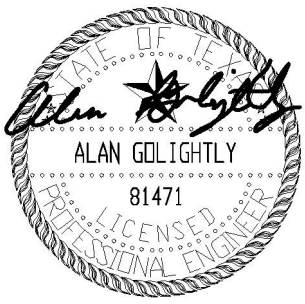
To Whom it May Concern:

The foundation for the above referenced project was designed using current engineering practices and site-specific geotechnical data. The design complies with recommendations set forth by the ***Post-Tensioning Institute (PTI) 3rd Edition*** and/or specifications stated in the ***2021 International Residential Code***. Geotechnical information used for the design is as follows:

Geotechnical Lab: **CRI LABS**
Report #: **25-127**
Report Date: **07/25**
Allowable Bearing Capacity: **3000 PSF**

Please contact us if you have any questions.

Sincerely,



Alan Golightly, PE
F-4031

AUSTIN
13801 Avenue K
Austin, TX 78728
p. (512) 251-1044
f. (512) 251-0681

BELTON/TEMPLE
2016 S. Highway Blvd.
Belton, TX 76513
p. (254) 939-0888
f. (254) 939-0823

SAN ANTONIO
464 Rodeo Drive
Spring Branch, TX 78070
p. (210) 657-2741
f. (210) 657-4764

DALLAS/FT. WORTH
4329 Clay Ave
Haltom City, TX 76117
p. (817) 577-9444
f. (817) 577-9949

Foundation Maintenance and Care for Homeowners

Your new home has been constructed using a concrete slab-on-grade foundation. This is the most used type of foundation system in Texas. This type of foundation can be reinforced with conventional mild steel reinforcing, post- tensioned tendons, or a combination of the two. Most builders in the area use post- tensioning, along with some conventional reinforcing.

All slab-on-grade foundations are designed to sit on top of the ground and float or flex with movement in the bearing soils. The foundations are built with a certain amount of rigidity; however, they are allowed by normal design parameters to deflect and bend a certain amount. Typically, foundation movements are caused by some change in the bearing soils beneath and directly surrounding the house. The most critical "changeable" factor in the sub-grade soils is the moisture content. This is important because most of the clay soils in the Central Texas area are "active", that is, they have an electromagnetic attraction for water and swell or heave upward when they can absorb water. On the other hand, these clays shrink and subside when they become dry. Thus, it is said that to stabilize and control the movement of clay soils, it is necessary to control their access to water. If the moisture content under the foundation is maintained in a stable condition, the foundation itself will tend to be more stable, and deflection or cracking in the walls of the home should be minimized.

When a home is constructed, the moisture content of the soil beneath the foundation is fairly uniform and evenly distributed. The slab foundation acts as a lid or covering, and protects and stabilizes it, except at the edges. Around the edges, swelling or subsidence can take place, depending upon environmental influences. If the soil outside the foundation along the perimeter is not well-drained, rainwater, sprinkler water or other irrigation water may puddle and slowly saturate the adjacent soil under the foundation. The saturated soil will swell and heave upward, causing "edge lift". On the other hand, if watering is neglected, and the soil is exposed to summer sun and hot breezes, the soil will dry out, shrink, crack visibly, and subside, causing "edge drop" or "center lift". Either of these conditions may progress to the point where the foundation of the home is deflected, and the frame structure above is distorted and develops severe cracking.

It is important that as a homeowner you realize that your foundation is more than just inert, passive concrete and steel. It is an element that will respond to changing conditions, and it needs understanding and maintenance if it is going to give satisfactory service.

The following are several recommended procedures, which will be helpful in this regard:

1) Be certain that the yard around the house slopes away from the foundation. Any standing or ponding water next to the foundation can cause undue unnecessary soil and foundation movement. Be sure the builder has sloped the yard for good drainage and that all drainage swales are working. A 5% slope is now recommended by the International Residential Code. (5% equals a 6-inch drop in 10 feet)

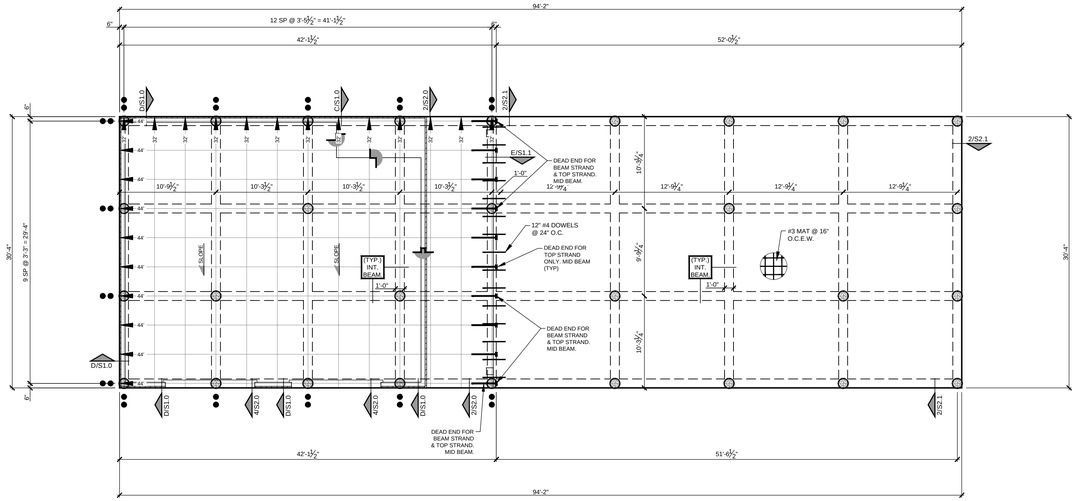
2) Even and consistent watering should be performed regularly and increased during dry or "drought" periods. Watering should be done around all sides of the home. If a sprinkler system is installed, it should water the entire perimeter. Zoning the system is recommended where over-saturation might otherwise occur along various portions of the home. During dry periods and if it is intended to water only the foundation, a soaker hose laid approximately 18" from the foundation can be allowed to drip moisture slowly into the soils several hours a week. This procedure has been used successfully. (How much water is enough? The answer is that soil should be damp to the touch and should be able to be squeezed into a ball, which will retain its shape. If the soil is hard or dusty or cracked, it is too dry. If it is saturated or "squishy", it is too wet.)

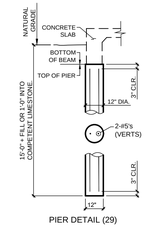
3) Trees and shrubs can absorb large quantities of water and their root systems can undermine your foundation. It is typically recommended that new trees be planted more than 1/2 the canopy width of the mature tree away from the foundation, but no closer than 20 feet. Existing trees adjacent to the foundation should be removed. The larger the tree, the greater the threat. Deep planter beds filled with absorbent planter mix soils should not be placed adjacent to the foundation.

4) It is recommended that you check for leaky hose bibs and air conditioner condensation drainpipes which could induce localized water into the sub-grade.

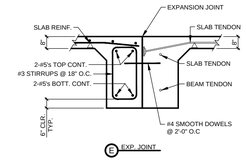
5) Gutters can typically be used to help prevent roof-run-off from dumping concentrated quantities of water into the ground at re-entrant areas and roof valley locations. Homes with gutters should have downspout extensions and splash blocks and the systems should be cleaned regularly. The splash blocks should not direct the flow into planter beds.

6) Be aware that alterations and improvements such as new landscaping, addition, pools, decks, sidewalks, etc., can change the drainage patterns of your home and could induce problems if area drainage is not properly addressed. Note changes in surrounding of adjacent lots since additional water could be directed at your residence.





PIER DETAIL (29)



NOTE:
THE CONTRACTOR SHALL VERIFY ALL DROPS, DIMENSIONS, AND BRICK LEDGES.
(DO NOT SET FORMS OFF OF FOUNDATION PLAN.)
ANY DROPS ADJUSTED IN THE FIELD TO AN OVERALL HEIGHT GREATER THAN 18" WILL REQUIRE REVISED PLANS.

NOTE:
USE 3500 PSI CONCRETE

STRAND SCHEDULE	
QTY	LF
23	32'
18	44'
TOTALS:	
41	1528'

GeoT: CRI LABS		Report No. 25-127	
Date: 07/25		Brg. Cap.= 3000 psf	3rd Ed.
Em(Cntr)	Em(Edge)	Ym(Cntr)	Ym(Edge)
9.0	4.7	1.0	1.3

CRI
DEPARTMENT OF ENGINEERING
ESTD 1976
TX FIRM REG. NO. F-4031
WWW.CRITEXAS.COM

1. IT IS THE BUILDER'S RESPONSIBILITY TO HAVE THE FOUNDATION BEAMS A MINIMUM OF 12 INCHES INTO UNDISTURBED NATURAL SOIL OR COMPACTED ENGINEERED FILL (SEE NOTE 6 UNDER CONSTRUCTION). IF ENGINEERED FILL IS USED IT MUST COMPLY WITH NOTE 6 UNDER CONSTRUCTION. NOTE 6 UNDER MATERIALS ON TYPICAL DETAIL SHEET. COMPACTION IS TO BE CONFIRMED BY GEOTECHNICAL TESTING. IF CONSTRUCTING A BUILDING PAD, CONTACT ENGINEER OF RECORD
2. PRE-POUR INSPECTION ARE VALID FOR ONE WEEK ONLY.

ALAN D. LIGHTLY
B1471
LICENSED
PROFESSIONAL ENGINEER

11/26/25

● = 1 BEAM TENDON, 1 SLAB TENDON
○ = 1 BEAM TENDON, NO SLAB TENDON
●● = 2 BEAM TENDON, 1 SLAB TENDON
○○ = 2 BEAM TENDON, NO SLAB TENDON

516 NORTH PEARSON LANE (PAVILION)

KELLER, TEXAS

PROVIDENTIAL CUSTOM HOMES

GARY CROMWELL ADDITION
LOT: 1 BLOCK: A
PLAN # 24121

PLEASE NOTIFY CONSOLIDATED REINFORCEMENT IF THERE ARE ANY POINT LOADS FROM FRAMING THAT EXCEED 6,500 LBS.

CONCRETE INFO
(APPROX)

VOLUME: 76 YRDS
INT. FOOTAGE: 368 LF
EXT FOOTAGE: 245 LF
SLAB AREA: 2856 SF

BEAM NOTE

BEAMS WIDTH 12" MIN.
EXTERIOR BEAMS DEPTH 26" MIN.
INTERIOR BEAMS DEPTH 26" MIN.

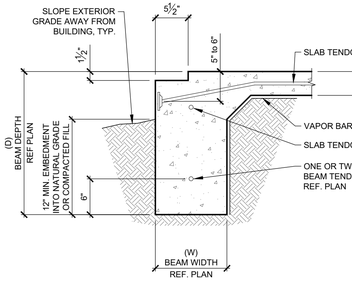
REVISION NOTES

1	11/26/25 ADD PAVILION	JTS
2	"	"
3	"	"
4	"	"

PLANS ARE VOID
IF MATERIALS ARE NOT SUPPLIED BY CONSOLIDATED REINFORCEMENT CO., L.P.
817-572-2444
DFWMATERIALS@CRITEXAS.COM

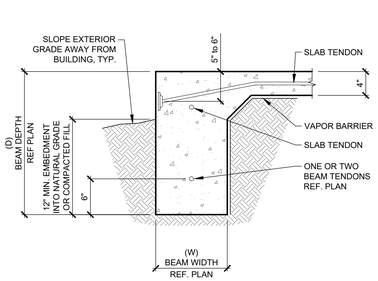
FOUNDATION PLAN

DATE 7/16/25
SHEET S1.0
SCALE 1/8" = 1'-0"
DRAWN BY: JOSH S.
JOB NUMBER:



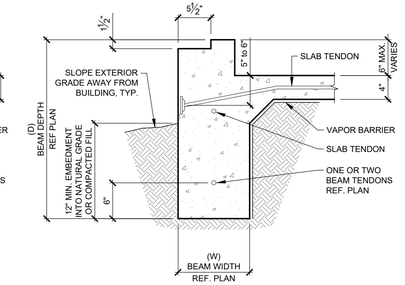
1 EXTERIOR BEAM WITH BRICK LEDGE

SCALE: 1" = 1'-0"



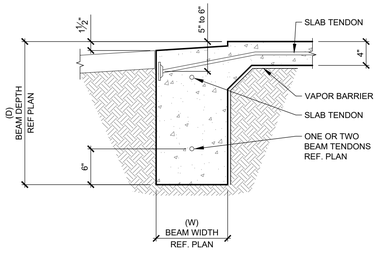
2 EXTERIOR BEAM WITHOUT BRICK LEDGE

SCALE: 1" = 1'-0"



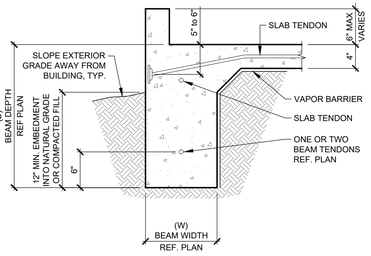
3 EXTERIOR BEAM WITH BRICK LEDGE & CURB

SCALE: 1" = 1'-0"



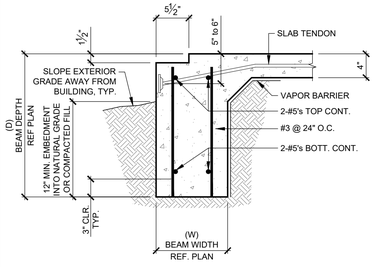
4 EXTERIOR BEAM AT GARAGE ENTRY

SCALE: 1" = 1'-0"



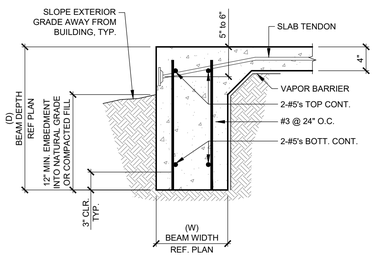
5 EXTERIOR BEAM WITH CURB

SCALE: 1" = 1'-0"



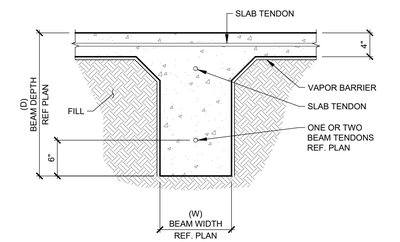
6 EXTERIOR BEAM WITH BRICK LEDGE

SCALE: 1" = 1'-0"



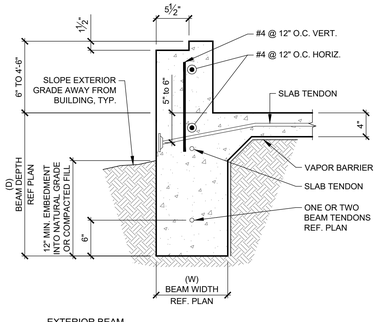
7 EXTERIOR BEAM WITHOUT BRICK LEDGE

SCALE: 1" = 1'-0"



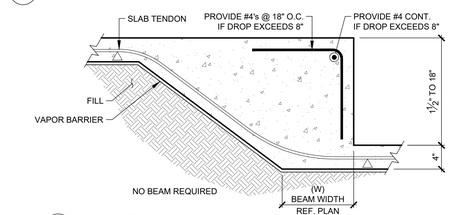
8 TYPICAL INTERIOR BEAM

SCALE: 1" = 1'-0"



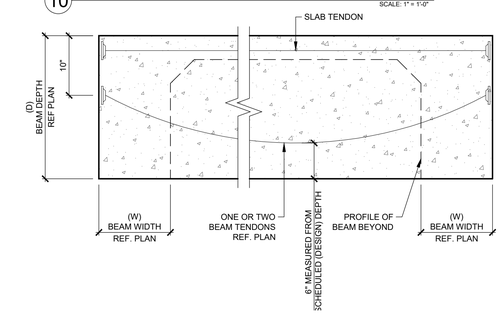
9 EXTERIOR BEAM
STEM WALL WITH BRICK LEDGE

SCALE: 1" = 1'-0"



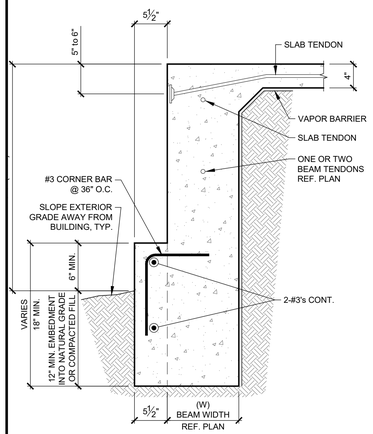
10 INTERIOR DROP UP TO 18"

SCALE: 1" = 1'-0"



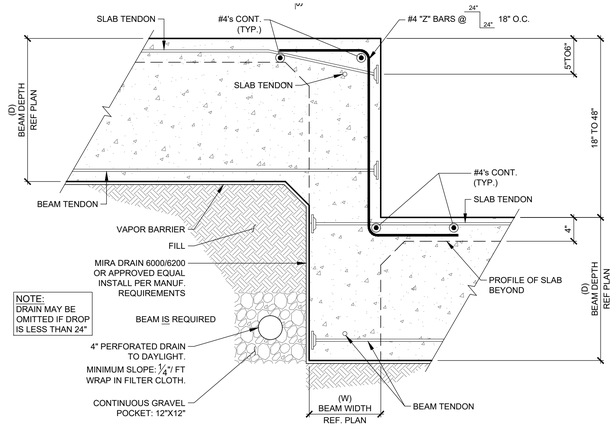
11 DRAPED BEAM DETAIL

SCALE: 1" = 1'-0"



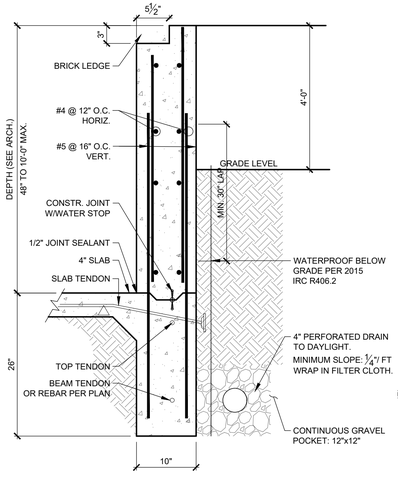
12 EXTERIOR BEAM UP TO 6'-0"
WITH DROP BRICK LEDGE

SCALE: 1" = 1'-0"



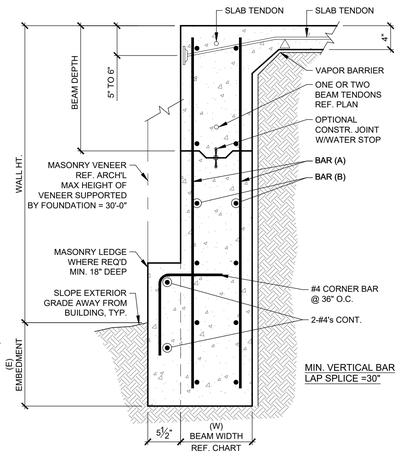
13 INTERIOR DROP OVER 18"

SCALE: 1" = 1'-0"



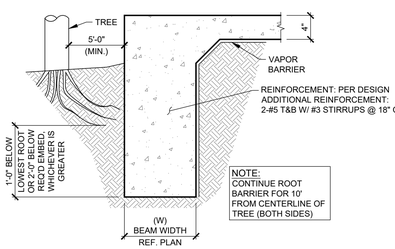
14 DETAIL @ 48" TO 10' DROPPED SLAB

SCALE: 1" = 1'-0"



15 EXTERIOR DEEP BEAM REINFORCING DETAIL

SCALE: 1" = 1'-0"



16 BEAM ROOT BARRIER DETAIL
(TO BE USED FOR TREES WITHIN 20'-0" OF FOUNDATION)

SCALE: 1" = 1'-0"

NOTES AND SPECIFICATIONS

DESIGN

1. This design is based on acceptable engineering practices per requirements of PTI, BRAB report #33 WRI, IRC and ACI 318 and appropriate soil reports.
2. The design shown is applicable for this specific location. Use of this design for other locations is prohibited.
3. Beam sizes shown on drawings are minimums.
4. Live loads per IRC. Dead loads per building material weights.

MATERIALS

1. All concrete to be normal weight Type I or II with a compressive strength of 3000 psi at 28 days. Additives with calcium chloride are prohibited.
2. All post-tensioned tendons to be ½ inch 270 ksi unbonded strand.
3. All non-prestressed reinforcing to be ASTM 615 Gr 60 except #3 bars may be Gr 40.
4. Vapor barrier to be minimum of 6 mil, unless governing jurisdiction directs otherwise. Contractor is responsible for required vapor barrier thickness.
5. Waterproofing for walls below grade to be miradrain 6000/6200 or approved equal
6. In form fill to be TX DOT road base or crusher fines.

CONSTRUCTION

1. Remove all vegetation and top 6 inches of top soil prior to constructing foundation.
2. In form fill does not need to be compacted.
3. Drainage around the perimeter of the foundation shall be done per IRC such that no water shall collect under or adjacent to the slab.
4. All downspouts and A/C overflow outlets should be directed away from the foundation or connected to an underground drainage system.
5. Heavy vegetation such as trees within 10 ft. of foundation may cause excessive water removal and possible damage to foundations. No trees should be planted within 10 ft or the mature height of the tree planted.
6. Unless directed by the Geotechnical report or otherwise noted on the plans, exterior beams to be a minimum of 12 inches into undisturbed soil or compacted select fill. When conditions prohibit this depth, contact the Engineer of record.
7. Provide a vapor barrier under the slab, drape vapor barrier down beam sides a minimum of 6 inches, adjacent sheets shall be overlapped 6 inches and pinned or sealed.
8. Additional beam reinforcing required for beams over 48 inches deep. See Deep beam reinforcing details.
9. For field conditions not explicitly covered by plans and details, contact Engineer of Record.
10. Adequately support tendons and rebar.
11. Stress tendons at concrete strength of 2000 psi or at 7 to 10 days.
12. Properly consolidate concrete especially around anchors with vibrators.
13. Do not set forms by the foundation plans, use architectural plans.
14. Contractor to verify all drops, dimensions, and brick ledges.
15. Exterior beam depths change with topography, see details.
16. Report all conflicts to the Engineer of record.
17. For PI of less than 15 or solid rock, notify Engineer of record
18. Waterproofing on walls below grade that enclose interior spaces shall extend bottom of the footing to finished grade. All joints shall be lapped and sealed per manuf. requirements.
19. Cold weather concreting shall meet to requirements of ACI 305 and hot weather concreting shall meet the requirements of ACI 305
20. Pre-pour inspections of slabs are valid for one week only.

FILL MATERIAL

All foundations built in compacted fill material in areas of expansive clays shall comply with the requirements of the report of the geotechnical firm of record or the following.

1. Maximum PI of material passing the No. 4 sieve shall not exceed 35
2. The material shall have at least 50 percent passing the No. 4 sieve
3. Minimum PI of 3
4. Minimum and maximum passing #200 sieve: 10% to 70%
5. No stones larger than 3 inches
6. Lifts shall not exceed 8 inches prior to compaction
7. Each lift should be compacted to 95 percent of maximum laboratory density per ASTM D998
8. Fill shall be within 4 percentage points of optimum moisture content during compaction
9. Each lift shall be inspected and tested for density compliance by a qualified geotechnical firm under the supervision of a geotechnical engineer prior to placing the next lift.
10. Not less than one field density test per 2500 square feet or a minimum of 3 per lift is required
11. Fill to extend 3 foot outside foundation prior to sloping at 1:6 to natural grade

THE CONTRACTOR SHALL VERIFY ALL DROPS, DIMENSIONS, AND BRICK LEDGES. (DO NOT SET FORMS OFF OF FOUNDATION PLAN.)

SEE BEAM NOTES ON PAGE ONE FOR BEAM DEPTH & ANY ADDITIONAL BEAM REINFORCEMENT.

DEEP BEAM REINFORCING CHART

WALL HEIGHT	("W") WALL THICKNESS	BARS (A)	BARS (B)	EMBEDMENT (E) SOIL	EMBEDMENT (E) ROCK
>4' TO 6' *	12"	#4 @ 16"	#4 @ 16"	1'	6"
>6' TO 9' *	12"	#4 @ 12"	#4 @ 12"	1'	6"
>9' TO 12' *	12"	#5 @ 16"	#4 @ 12"	1'	6"
>12' TO 15'	12"	#5 @ 12"	#5 @ 16"	2'	6"
>15' TO 18'	15"	#6 @ 12"	#5 @ 16"	2'	6"

ALAN GOLIGHTLY
81471
LICENSED
ENGINEER
STATE OF TEXAS
06/17/24

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TX FIRM REG. NO. F-4031

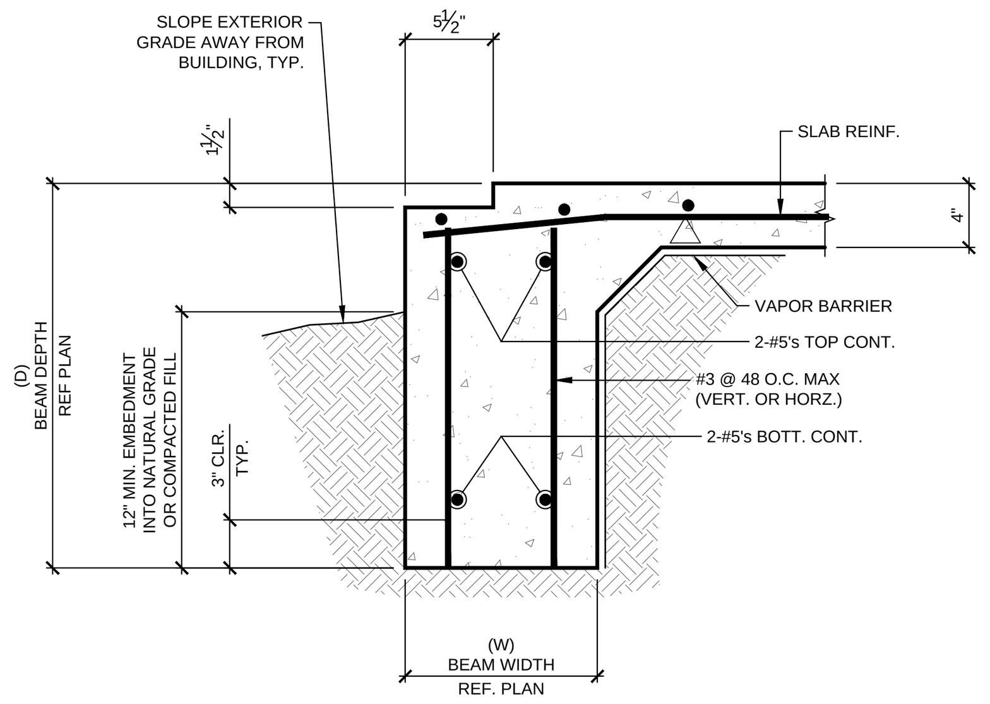
DETAIL SHEET TYPICAL POST-TENSION

REVISION NOTES

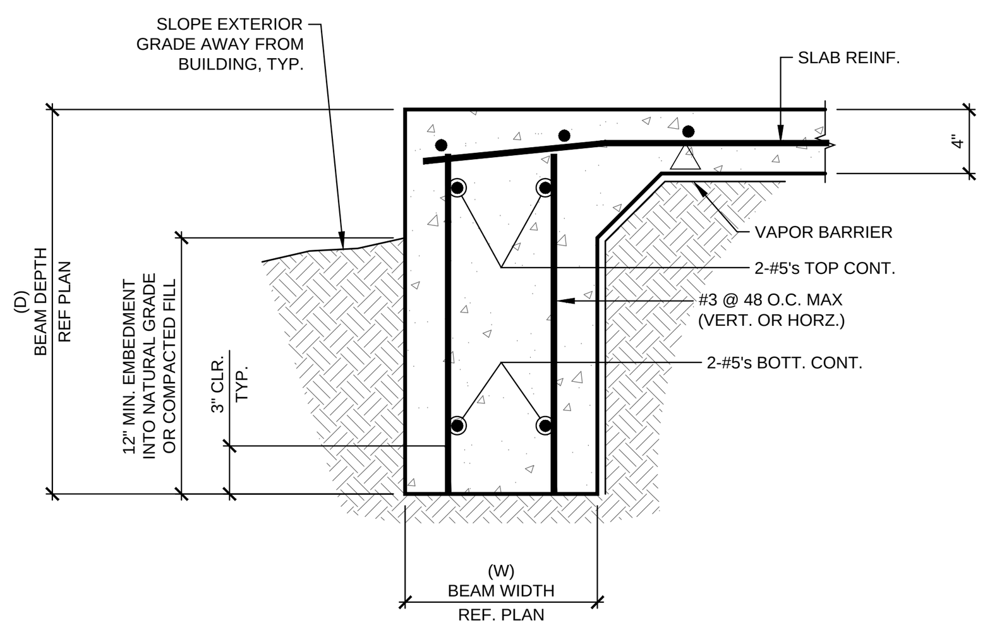
DATE	SHEET
05/28/24	S2.0
SCALE: scale	

DRAWN BY: --

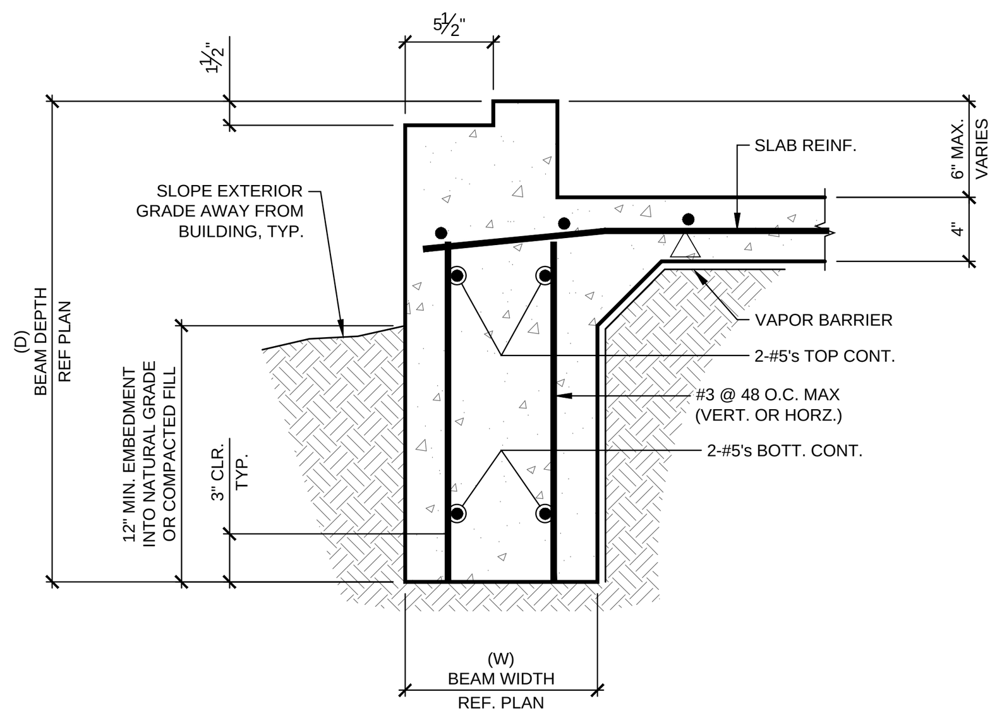
DETAIL INFO: TYPICAL (DALLAS)



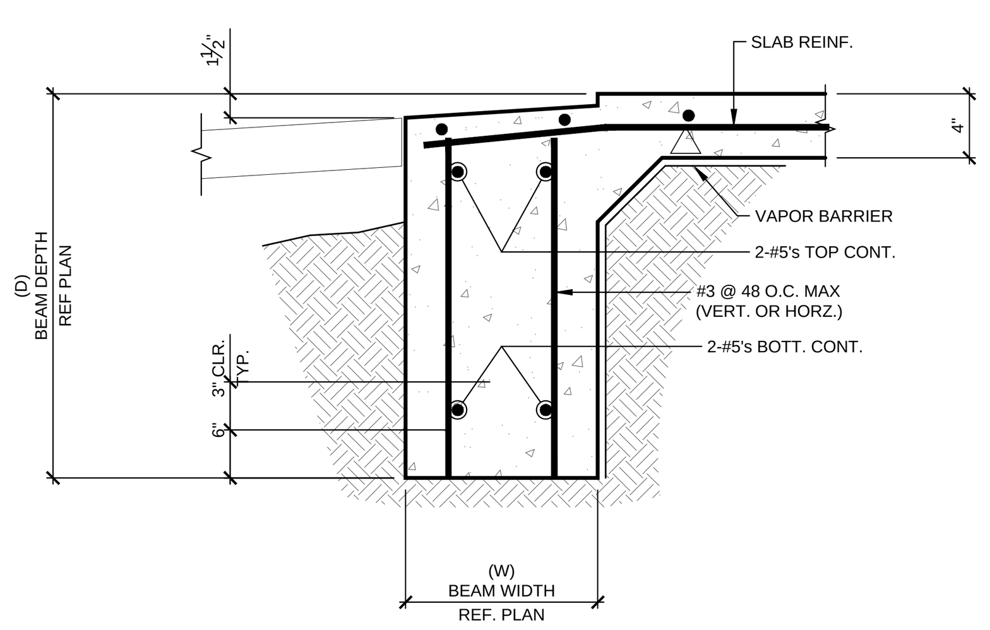
1 EXTERIOR BEAM WITH BRICK LEDGE
SCALE: 1" = 1'-0"



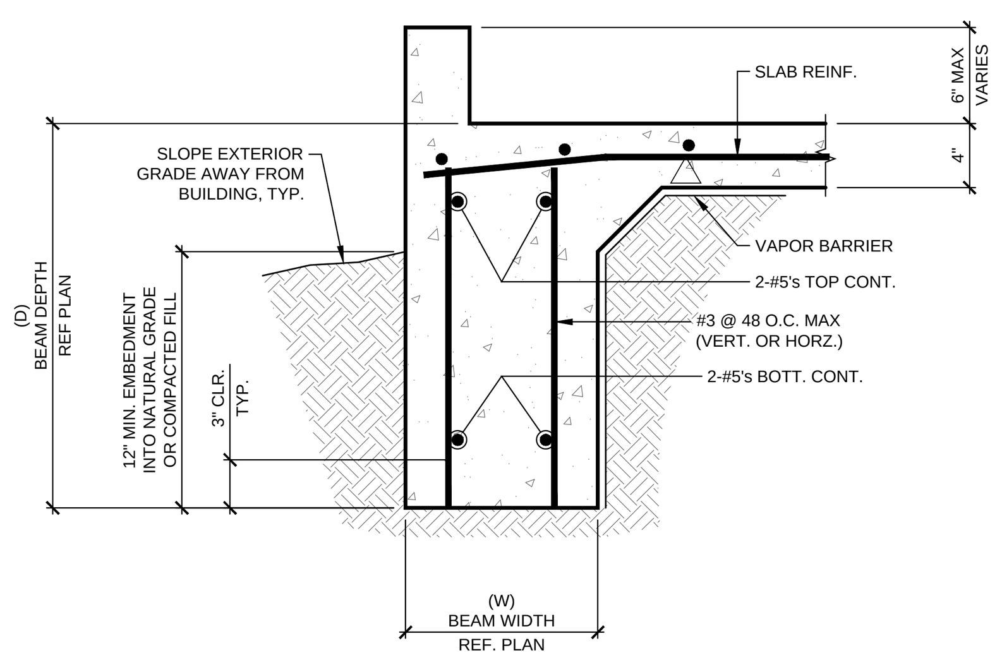
2 EXTERIOR BEAM WITHOUT BRICK LEDGE
SCALE: 1" = 1'-0"



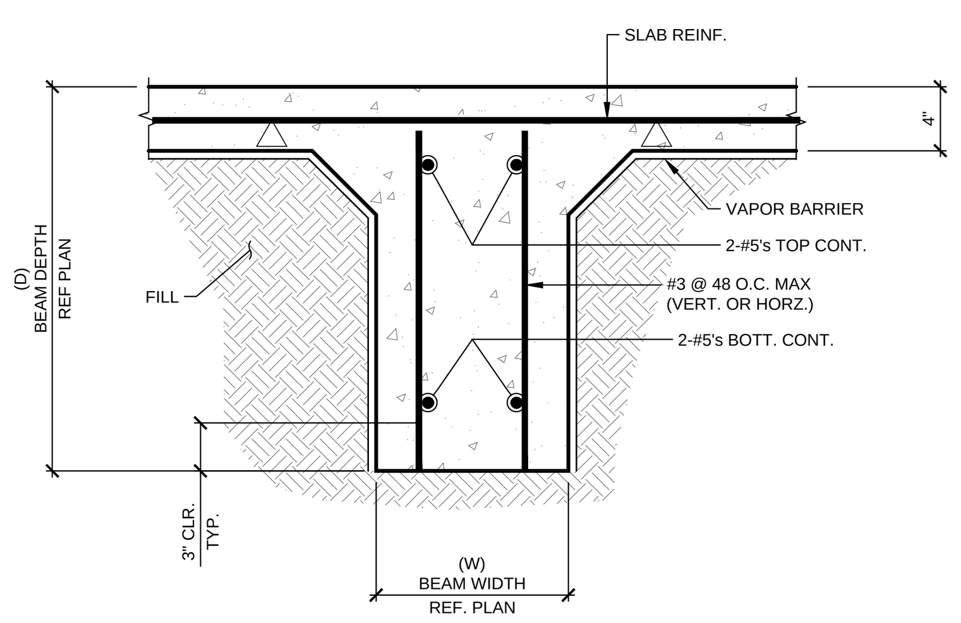
3 EXTERIOR BEAM WITH BRICK LEDGE & CURB
SCALE: 1" = 1'-0"



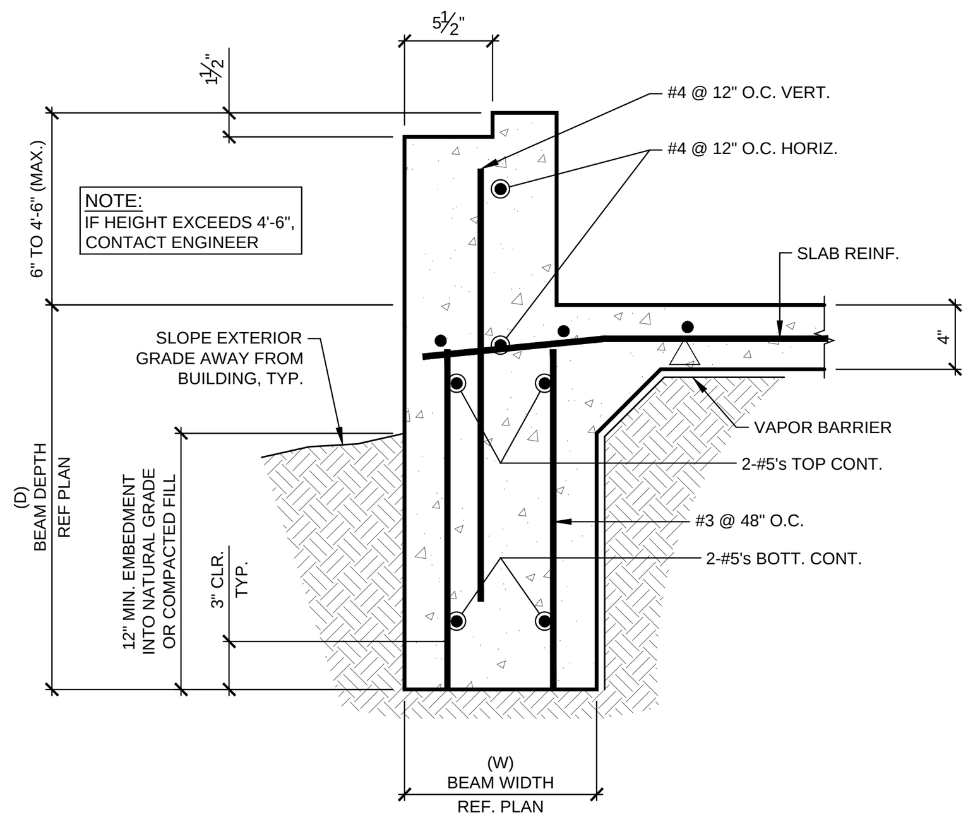
4 EXTERIOR BEAM AT GARAGE ENTRY
SCALE: 1" = 1'-0"



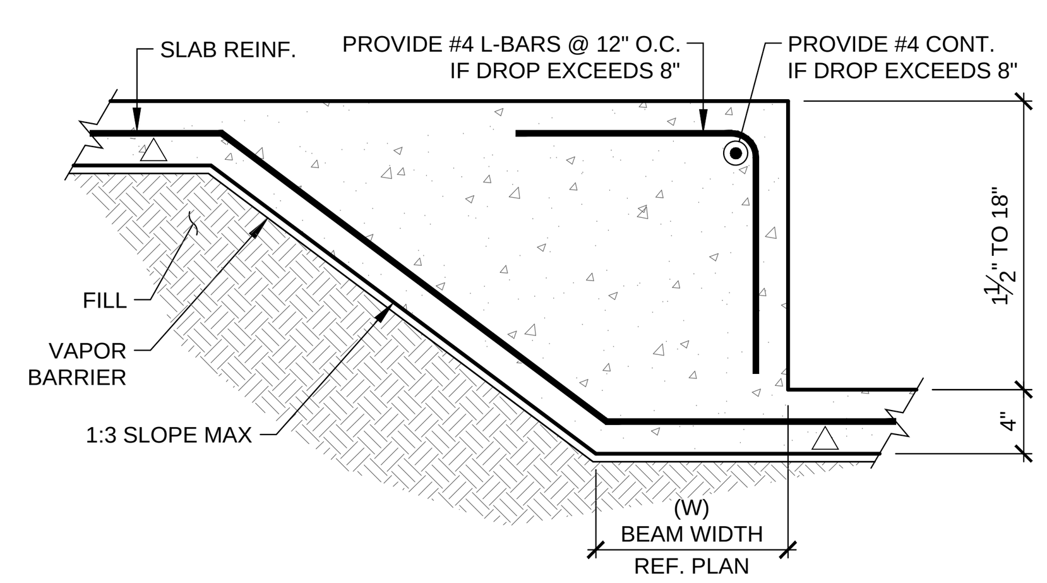
5 EXTERIOR BEAM WITH CURB
SCALE: 1" = 1'-0"



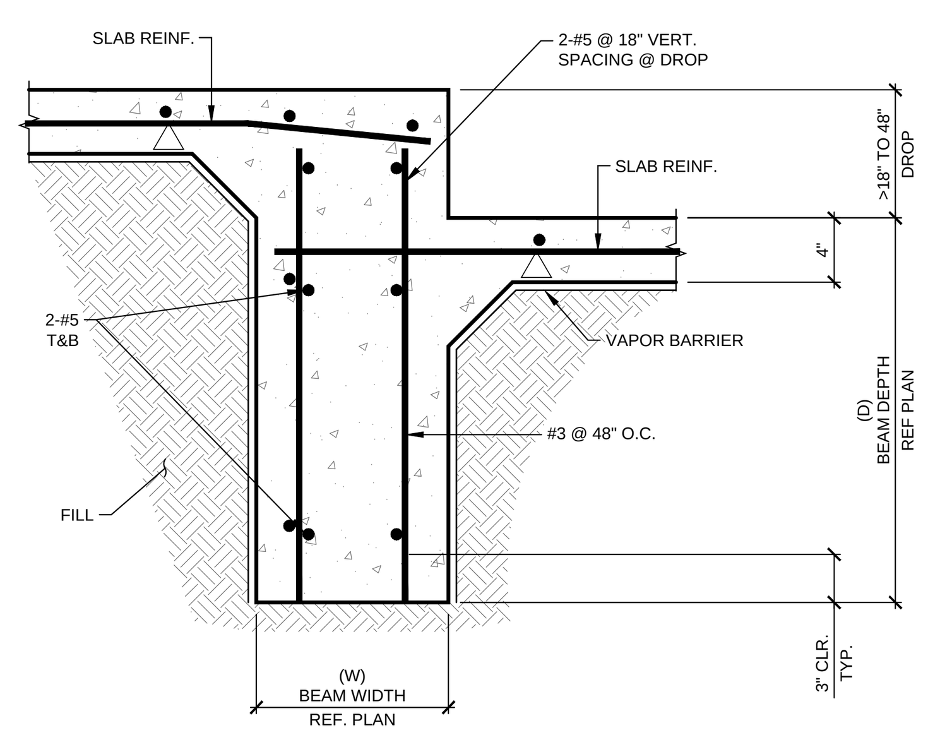
6 TYPICAL INTERIOR BEAM
SCALE: 1" = 1'-0"



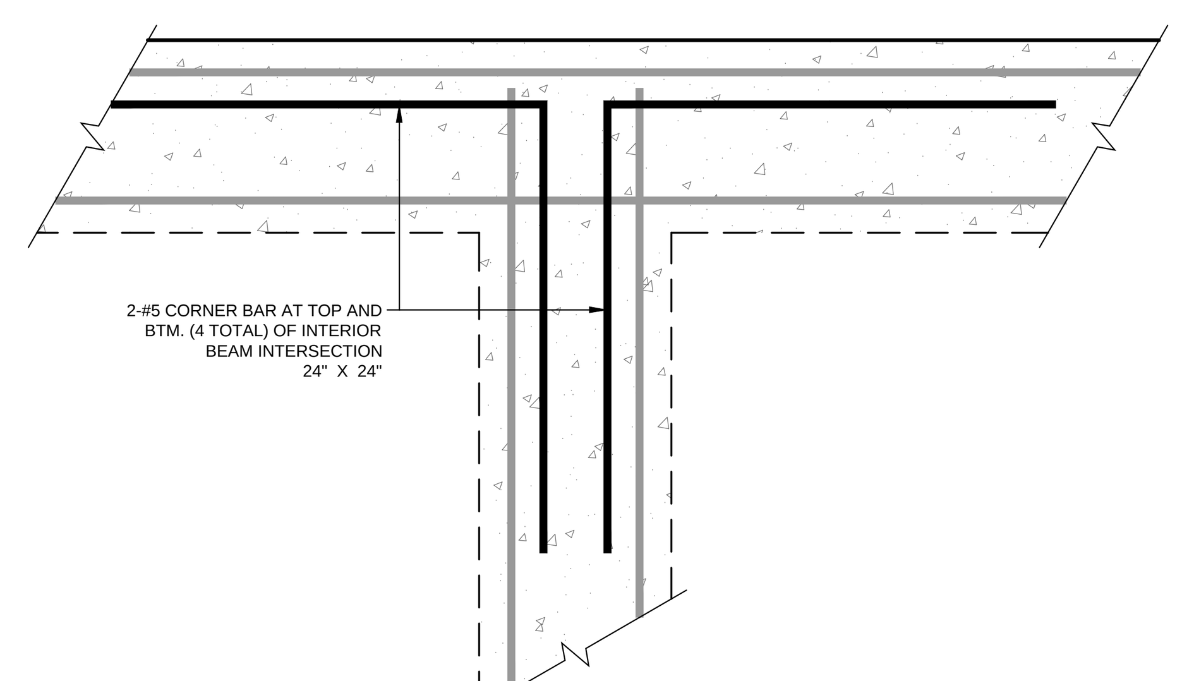
7 EXTERIOR BEAM STEM WALL WITH BRICK LEDGE
SCALE: 1" = 1'-0"



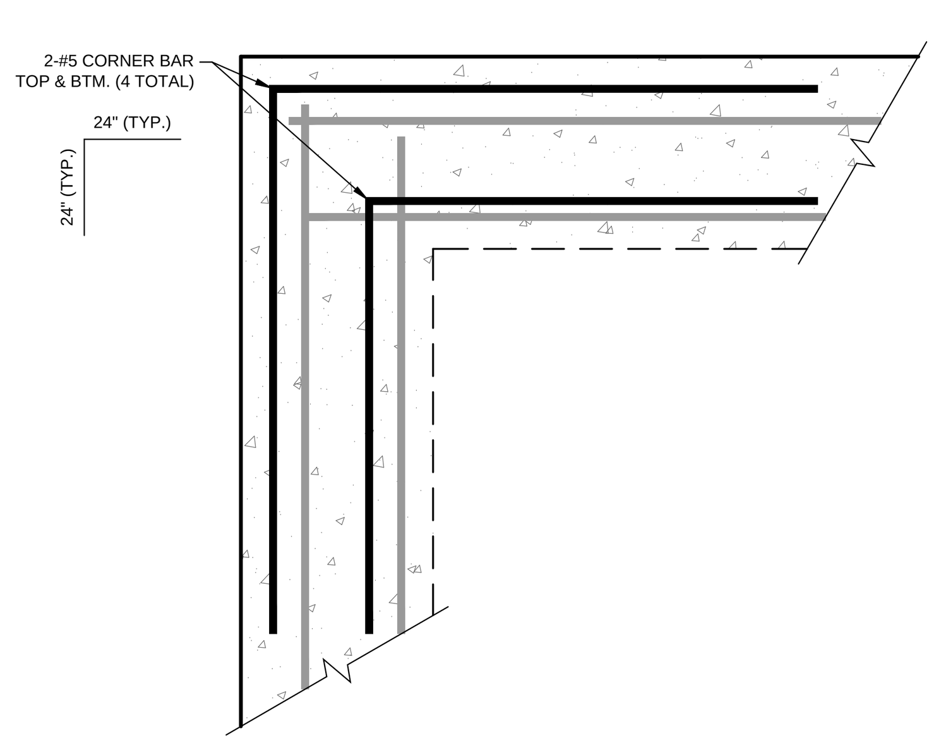
8 INTERIOR DROP UP TO 6"
SCALE: 1" = 1'-0"



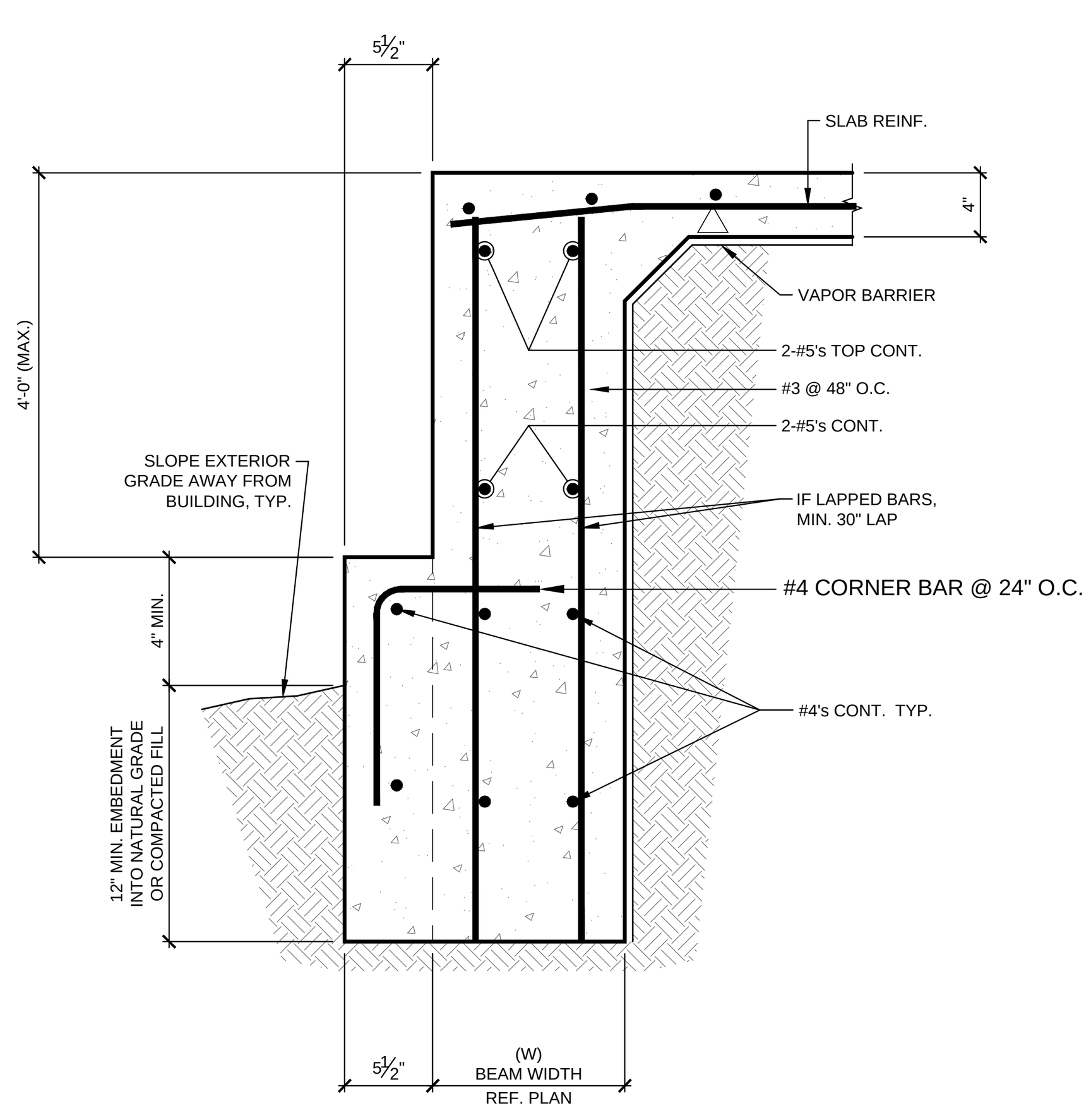
9 INTERIOR DROP 18" TO 48"
SCALE: 1" = 1'-0"



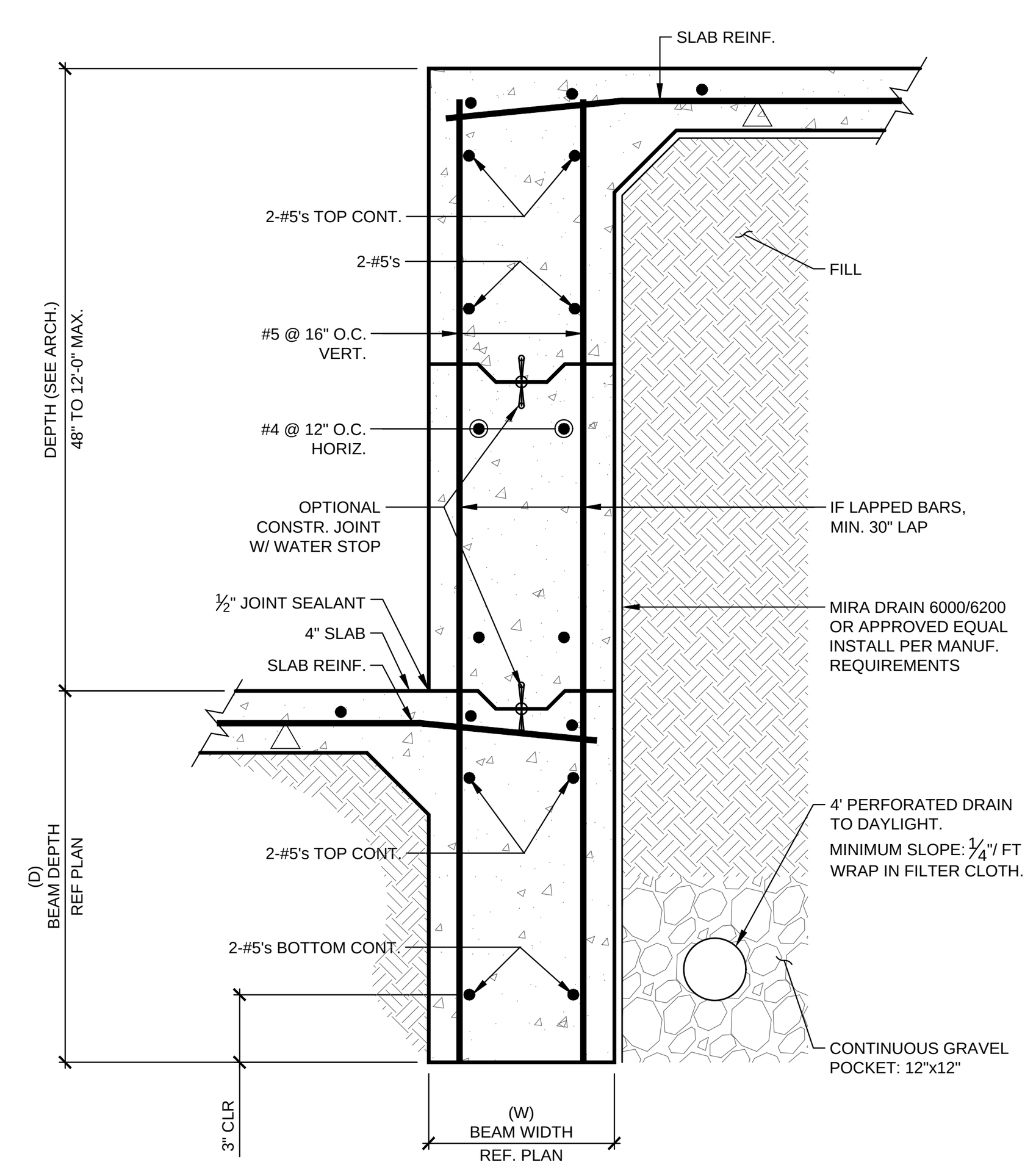
10 INTERIOR/EXTERIOR BEAM INTERSECTION
SCALE: 1" = 1'-0"



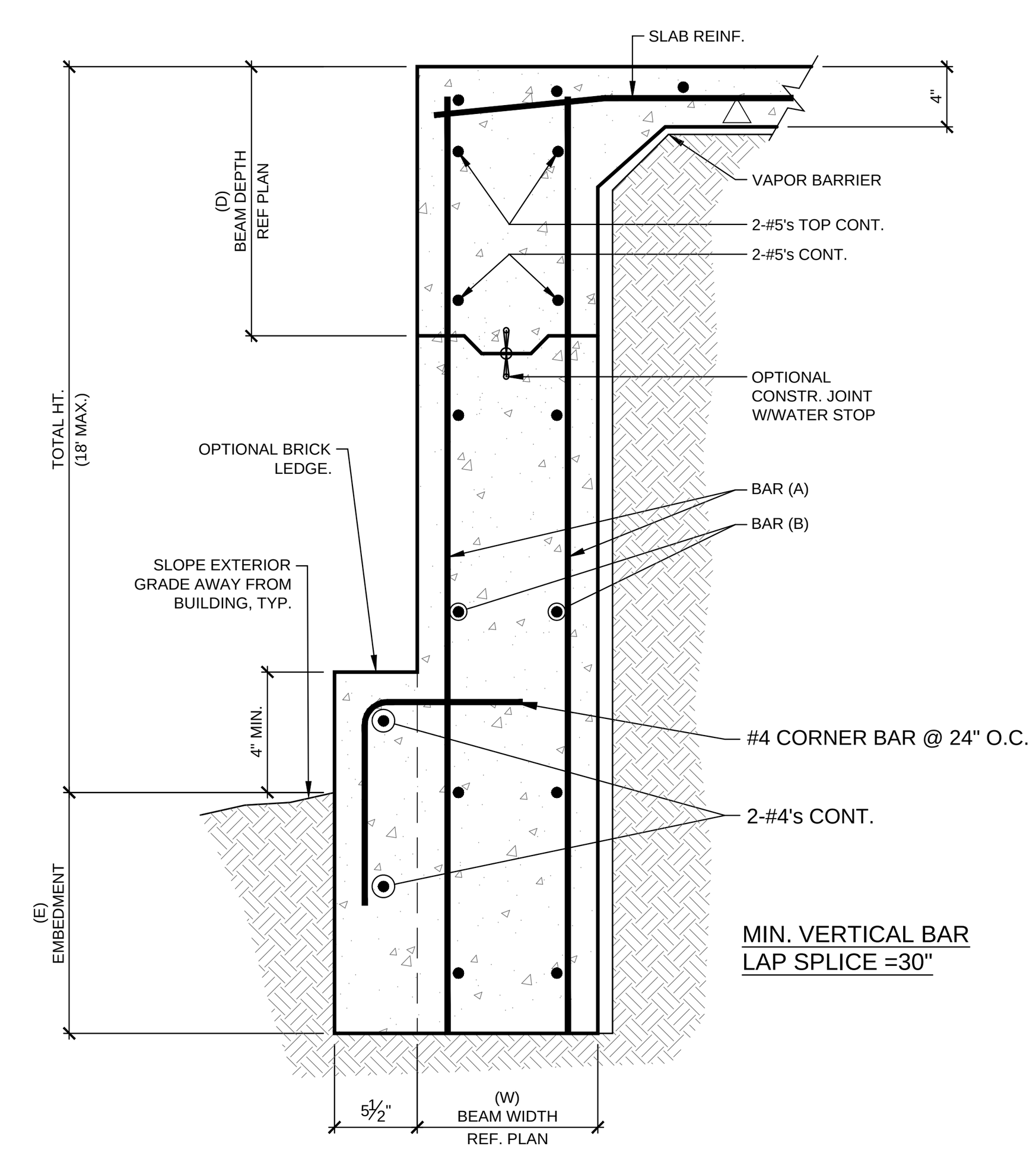
11 CORNER BAR DETAIL
SCALE: 1" = 1'-0"



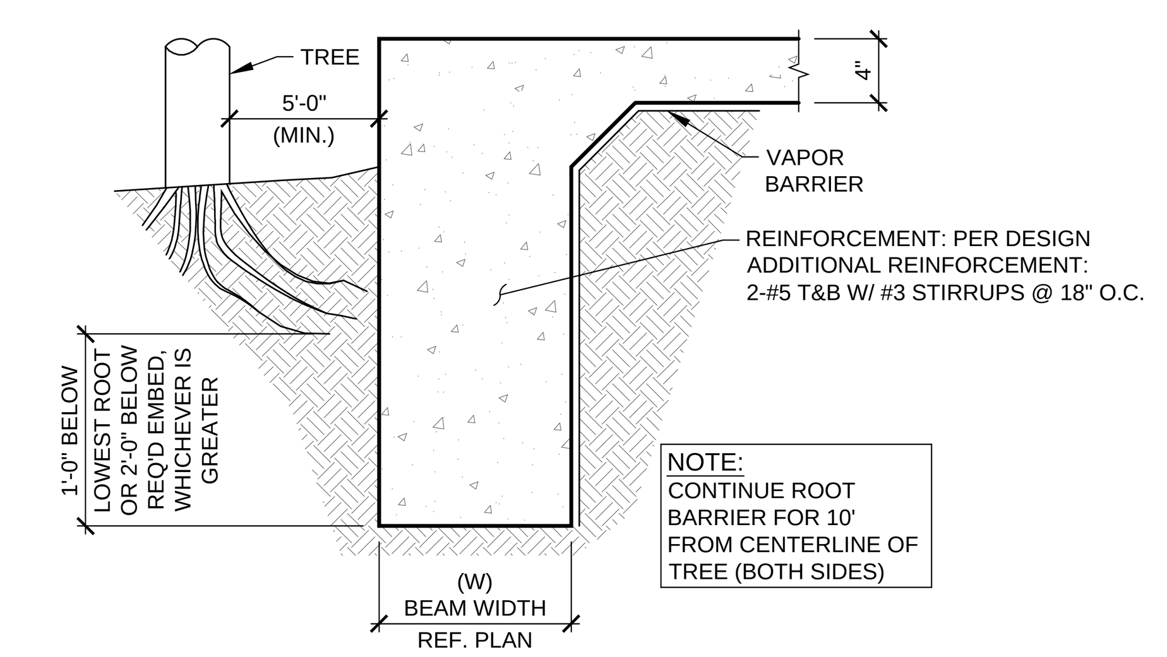
12 EXTERIOR BEAM UP TO 4'-0" WITH DROP BRICK LEDGE
SCALE: 1" = 1'-0"



13 DETAIL @ 48" TO 12' DROPPED SLAB
SCALE: 1" = 1'-0"



14 EXTERIOR DEEP BEAM REINFORCING DETAIL
SCALE: 1" = 1'-0"



15 BEAM ROOT BARRIER DETAIL
SCALE: 1" = 1'-0"
(TO BE USED FOR TREES WITHIN 10'-0" OF FOUNDATION)

DEEP BEAM REINFORCING CHART					
WALL HEIGHT	("W") WALL THICKNESS	BARS (A)	BARS (B)	EMBEDMENT (E) SOIL / ROCK	
>4' TO 6' *	12"	#4 @ 16"	#4 @ 16"	1'	6"
>6' TO 9' *	12"	#4 @ 12"	#4 @ 12"	1'	6"
>9' TO 12' *	12"	#5 @ 16"	#4 @ 12"	1'	6"
>12' TO 15'	12"	#5 @ 12"	#5 @ 16"	2'	6"
>15' TO 18'	15"	#6 @ 12"	#5 @ 16"	2'	6"

NOTES AND SPECIFICATIONS

DESIGN

1. This design is based on acceptable engineering practices per requirements of BRAB report #33, WRI,IRC and ACI 318 and appropriate soil reports.
2. The design shown is applicable for this specific location. Use of this design for other locations is prohibited.
3. Beam sizes shown on drawings are minimums.
4. Live loads per IRC. Dead loads per building material weights.

MATERIALS

1. All concrete to be normal weight Ty I or II with a compressive strength of 3000 psi at 28 days. Additives with calcium chloride are prohibited.
2. All non-prestressed reinforcing to be ASTM 615 Gr 60 except #3 bars may be Gr 40.
3. Fill for building foundation pads to be a granular material with a LL 30 and a PI 4-15.
4. Vapor barrier to be minimum of 6 mil, unless governing jurisdiction directs otherwise. Contractor is responsible for required vapor barrier thickness.
5. Waterproofing for walls below grade to be miradrain 6000/6200 or approved equal
6. In form fill to be TX DOT road base or crusher fines.

CONSTRUCTION

1. Remove all vegetation and top 6 inches of top soil prior to constructing foundation.
2. In form fill must be nominally compacted.
3. Drainage around the perimeter of the foundation shall be done per IRC such that no water shall collect under or adjacent to the slab.
4. All downspouts and A/C overflow outlets should be directed away from the foundation or connected to an underground drainage system.
5. Heavy vegetation such as trees within 10 ft. of foundation may cause excessive water removal and possible damage to foundations. No trees should be planted within 10 ft or the mature height of the tree planted.
6. Unless directed by the Geotechnical report or otherwise noted on the plans, beams to be a minimum of 12 inches into undisturbed soil or compacted select fill. When conditions prohibit this depth, contact the Engineer of record.
7. Provide a vapor barrier under the slab, drape vapor barrier down beam sides a minimum of 6 inches, adjacent sheets shall be overlapped 6 inches and pinned or sealed.
8. Additional beam reinforcing required for beams over 48 inches deep. See Deep beam reinforcing details.
9. For field conditions not explicitly covered by plans and details, contact Engineer of Record.
10. Adequately support rebar.
11. Properly consolidate concrete especially around anchors with vibrators.
12. Do not set forms by the foundation plans, use architectural plans.
13. Contractor to verify all drops, dimensions, and brick ledges.
14. Exterior beam depths change with topography, see details.
15. Report all conflicts to the Engineer of record.
16. For PI of less than 15 or solid rock, notify Engineer of record
17. Waterproofing on walls below grade that enclose interior spaces shall extend from bottom of the footing to finished grade. All joints shall be lapped and sealed per manuf. requirement.
18. Cold weather and hot weather concreting shall meet to requirements of ACI 305.
19. Pre-pour inspections of slabs are valid for one week only.

PAD FILL MATERIAL

All foundations built in compacted fill material in areas of expansive clays shall comply with the requirements of the report of the geotechnical firm of record or the following.

1. Maximum PI of material passing the No. 4 sieve shall not exceed 35
2. The material shall have at least 50 percent passing the No. 4 sieve
3. Minimum PI of 4
4. Minimum and maximum passing #200 sieve: 10% to 70%
5. No stones larger than 3 inches
6. Lifts shall not exceed 8 inches prior to compaction
7. Each lift should be compacted to 95 percent of maximum laboratory density per ASTM D698
8. Fill shall be within 4 percentage points of optimum moisture content during compaction
9. Each lift shall be inspected and tested for density compliance by a qualified geotechnical firm under the supervision of a geotechnical engineer prior to placing the next lift.
10. Not less than one field density test per 2500 square feet or a minimum of 3 per lift is required
11. Fill to extend 3 foot outside foundation prior to sloping at 1:6 to natural grade

THE CONTRACTOR SHALL VERIFY ALL DROPS, DIMENSIONS, AND BRICK LEDGES.
(DO NOT SET FORMS OFF OF FOUNDATION PLAN.)

SEE BEAM NOTES ON PAGE ONE FOR BEAM DEPTH & ANY ADDITIONAL BEAM REINFORCEMENT.

Alan Golightly
ALAN GOLIGHTLY
81471

11/26/24

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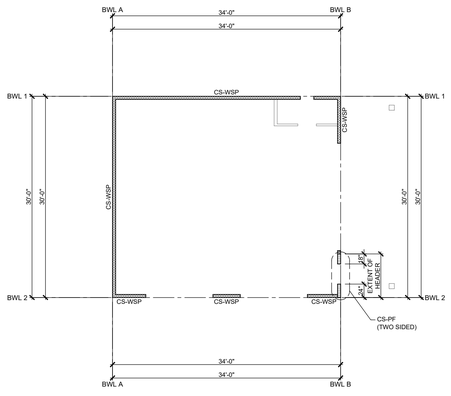
TX FIRM REG. NO. F-4031

DETAIL SHEET TYPICAL REBAR

REVISION NOTES

DATE 11/26/24
SCALE SEE DETAIL
SHEET S2.1
DRAWN BY: ADAM C.
DETAIL INFO: TYPICAL (DALLAS)



NOTES:

1. WIND LOADS PER 2021 INTERNATIONAL RESIDENTIAL CODE:
   ULTIMATE WIND SPEED: 115 MPH (3 SEC. GUST)
   EXPOSURE: B
   BUILDING CATEGORY II
   I = 1.0
2. SHEATHING TO BE 7/16" STRUCTURAL PLYWOOD OR OSB. ATTACH WITH/ FASTENERS 6" O.C. @ EDGES AND 12" O.C. INTERMEDIATE STUDS. 2x STUDS AT 16" O.C.. FASTEN STUDS PER ADOPTED IRC. OPTIONALLY, USE THERMO-PLY RED OR BLUE (STRUCTURAL GRADE) FASTENED W/1" CROWN X 1¼" LEG X 16 GA. STAPLES, U.N.O. FASTEN THERMO-PLY 3" ON EDGES AND 3" ON INTERMEDIATE SUPPORT STUDS.
3. FASTENERS BETWEEN PANEL ENDS SHALL BE PER ADOPTED IRC.
4. FLOOR DECK SHALL BE ¾" (MIN.) PLYWOOD OR OSB FASTENED WITH 8D COMMON NAILS @ 6" O.C. (EDGES) AND 12" O.C. (INTERMEDIATE)
5. ROOF DECK SHALL BE 7/16" (MIN.) PLYWOOD OR OSB FASTENED WITH 8D COMMON NAILS @ 6" O.C. (EDGES) AND 12" O.C. (INTERMEDIATE)
6. ALL GYPSUM SHEATHING SHALL BE ½" THICK, AND FASTENED WITH 1½" GALVANIZED ROOFING NAIL; 1½" SCREW, TYPE W (REF. TABLE R602.10.4) NAILS/ SCREWS @ 7" O.C.

LEGEND		
SYMBOL	DESCRIPTION	BRACING METHOD (1)
	7/16" PLYWOOD / OSB SHEATHING	WSP: WOOD STRUCTURAL PANEL (2)
	7/16" PORTAL FRAME (PLYWOOD/OSB)	PFH (3) / PFG (4) / CS-PF (5), REFER PLAN AND DETAIL 11/ 12/ 14 ON SHEET S4.1
	STRUCTURAL GRADE T- PLY (THERMO PLY)	CS-SFB: STRUCTURAL FIBER BOARD
	NOT USED	NOT USED
	NOT USED	NOT USED
*	HOLD DOWN LOCATION	REF. DETAIL 4/S4.0 FOR USE, TYPE AND CAPACITY

BRACING METHOD (1)		THICKNESS (TABLE R602.10.4)	FASTENERS (TABLE R602.10.4)
CS-WSP	CONT. SHEATHED WOOD STRUCTURAL PANEL	7/16"	8d COMMON (2 ½" LONG x 0.131" DIA.) NAILS.
GB	GYPSUM BOARD	1/2"	[REF. TABLE R602.3(1)]
PF	PORTAL FRAME	7/16"	[REF. TABLE R602.10.4]

(1) IRC 2021: R602.10.4
(2) EITHER SIDE OF WALL ON INTERIOR WALLS. NOTED SIDE PREFERRED.
(3) PORTAL FRAME (INTERMITTENT) WITH HOLD DOWNS.
(4) PORTAL FRAME AT GARAGE.
(5) CONTINUOUSLY SHEATHED PORTAL FRAME

REGISTERED ENGINEER
BIBEK SHAKYA
135656
PROFESSIONAL

12/18/25

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WWW.CRITEXAS.COM
TX FIRM REG. NO. F-4031

516 NORTH PEARSON LANE

KELLER, TEXAS

PROVIDENTIAL CUSTOM HOMES

GARY CROMWELL ADDITION
SECT.: N/A PHASE: N/A
LOT: 1 BLOCK: A
PLAN# 24121

NOTES

THIS DESIGN MEETS OR EXCEEDS REQUIREMENTS OF PRESCRIPTIVE METHOD FOR WIND BRACING DESIGN PER R602.10 OF ADOPTED CODE. WHERE STRUCTURAL ELEMENTS EXCEEDS THE LIMIT OF THIS METHOD, ENGINEERED DESIGN HAS BEEN APPLIED PER SECTION R301.1.3 OF ADOPTED CODE.

REVISION NOTES

12/18/25 ADD PAVILION	JTS
- -	-
- -	-
- -	-

PAVILION WIND BRACING PLAN

DATE 07/15/25

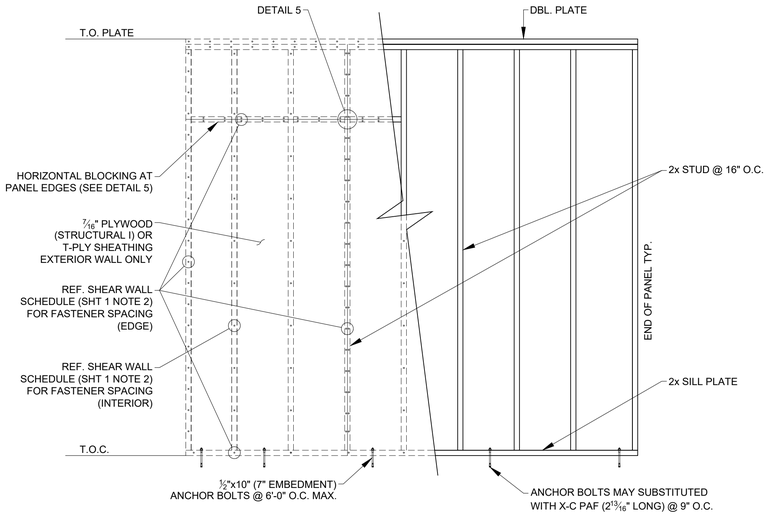
SHEET S3.0

SCALE 3/32" = 1'-0"

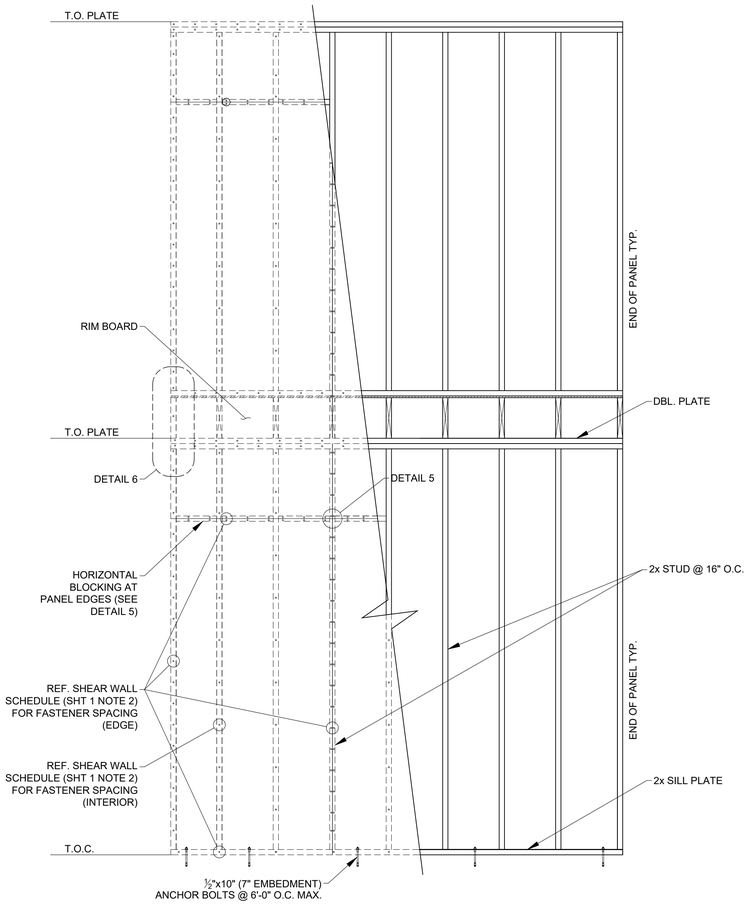
SIZE: 24x36

DRAWN BY: JOSH S.

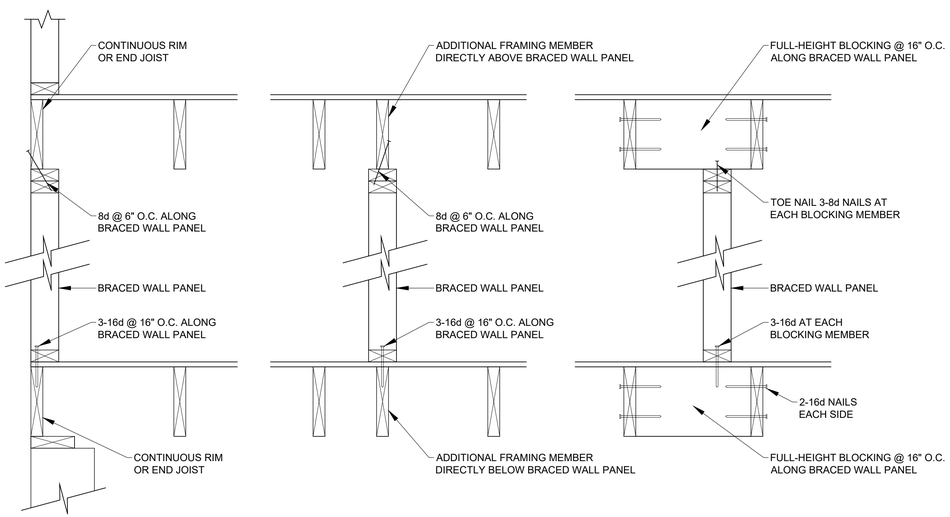
JOB NUMBER: X-XX-XXXXX



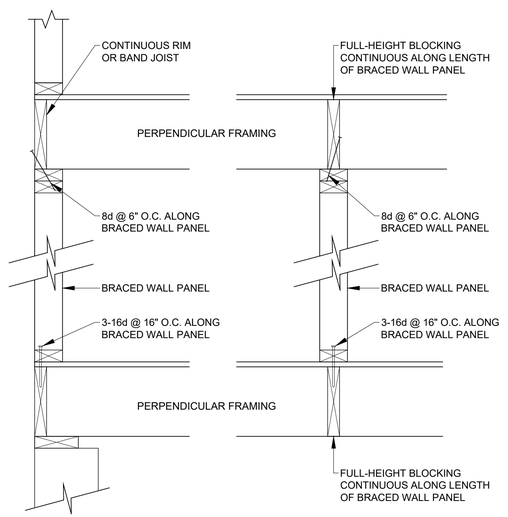
1 ONE STORY WALL PANEL



2 TWO STORY WALL PANEL

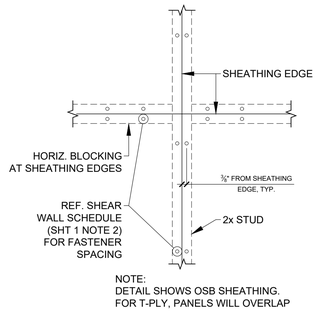


CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

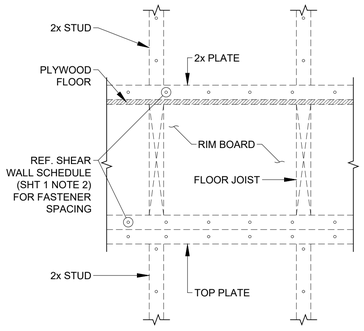


CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

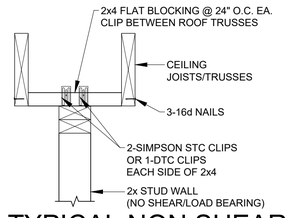
3 BRACED WALL PANEL FRAMING CONNECTION



5 SHEAR WALL PANEL DETAIL



6 SHEAR WALL CONNECTION
2 STORY

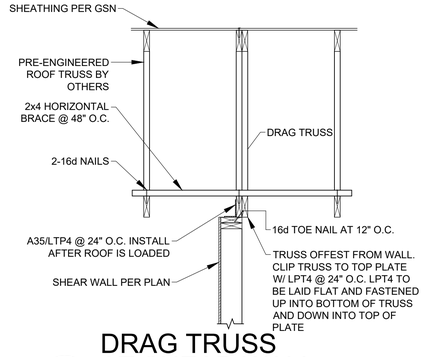


7 TYPICAL NON SHEAR/ BEARING WALL CONN.

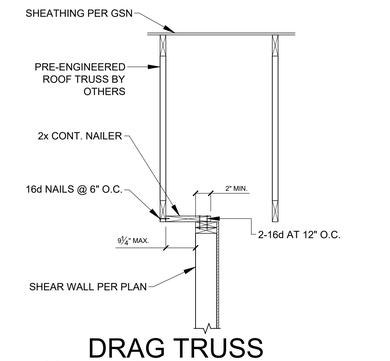
DESCRIPTION OF USE	HOLD-DOWN CAPACITY REQUIRED	HOLD-DOWN TO USE (SIMPSON OR EQUIVALENT)[a,b]
AT PFH PORTAL FRAME (STRAP TYPE HOLD-DOWN)	3500 LB	STHD14/ STHD14RJ
AT PFH PORTAL FRAME (STRAP TYPE HOLD-DOWN)	1000 LB	LSTHD8
AT END OF BRACED WALL LINE HOLD-DOWN (WHERE REQUIRED)	800 LB	DTT1Z
AT CS-PF PORTAL FRAME OVER RAISED WOOD FLOOR (FRAMING ANCHOR OPTION)	670 LB	LTP4 (LONG DIMENSION HORIZONTAL) OR LSTA18 (STRAP TYPE OPTION)

a. Connector shall be installed in accordance with manufacturer's recommendations.
b. Hold-Down/ Connectors can be replaced with like or better option if required.

4 HOLD-DOWN SCHEDULE



8 DRAG TRUSS AT SHEAR WALL
TRUSS ALIGNED W/ SHEAR WALL



9 DRAG TRUSS AT SHEAR WALL
TRUSS ALIGNED W/ SHEAR WALL

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WIDTH (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a] Ultimate Design Wind Speed V_{ult} (mph) ≤ 110	115	130	≤ 110	115	130
				Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

DR = Design Required
a. Straps shall be installed in accordance with manufacturer's recommendations.

10 PORTAL FRAME HEADER STRAP CAPACITY

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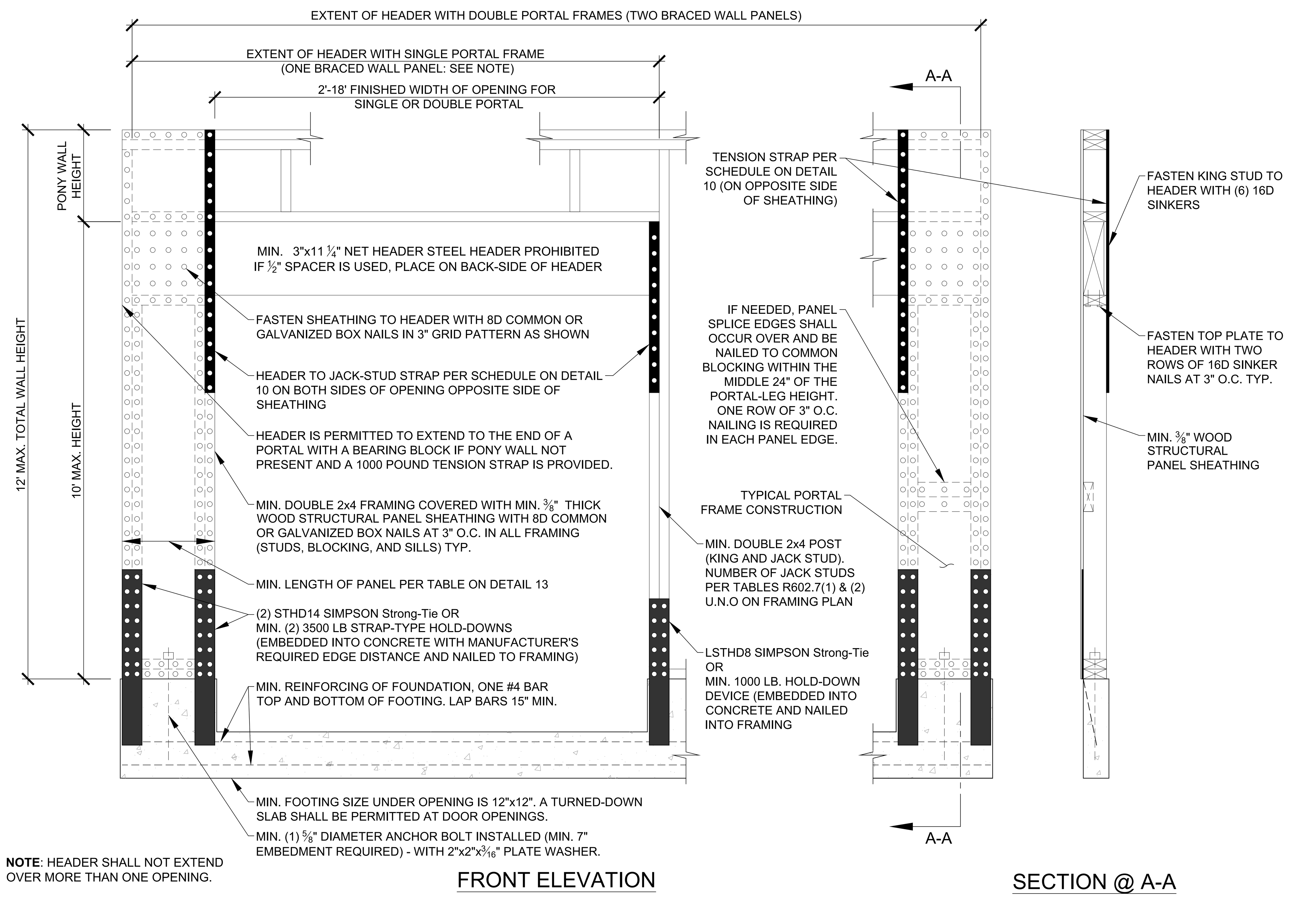
TYPICAL LATERAL WIND BRACING DETAILS

REVISION NOTES		
05/02/24	REVISED & ADDED DET.	BS
-	-	-
-	-	-
-	-	-

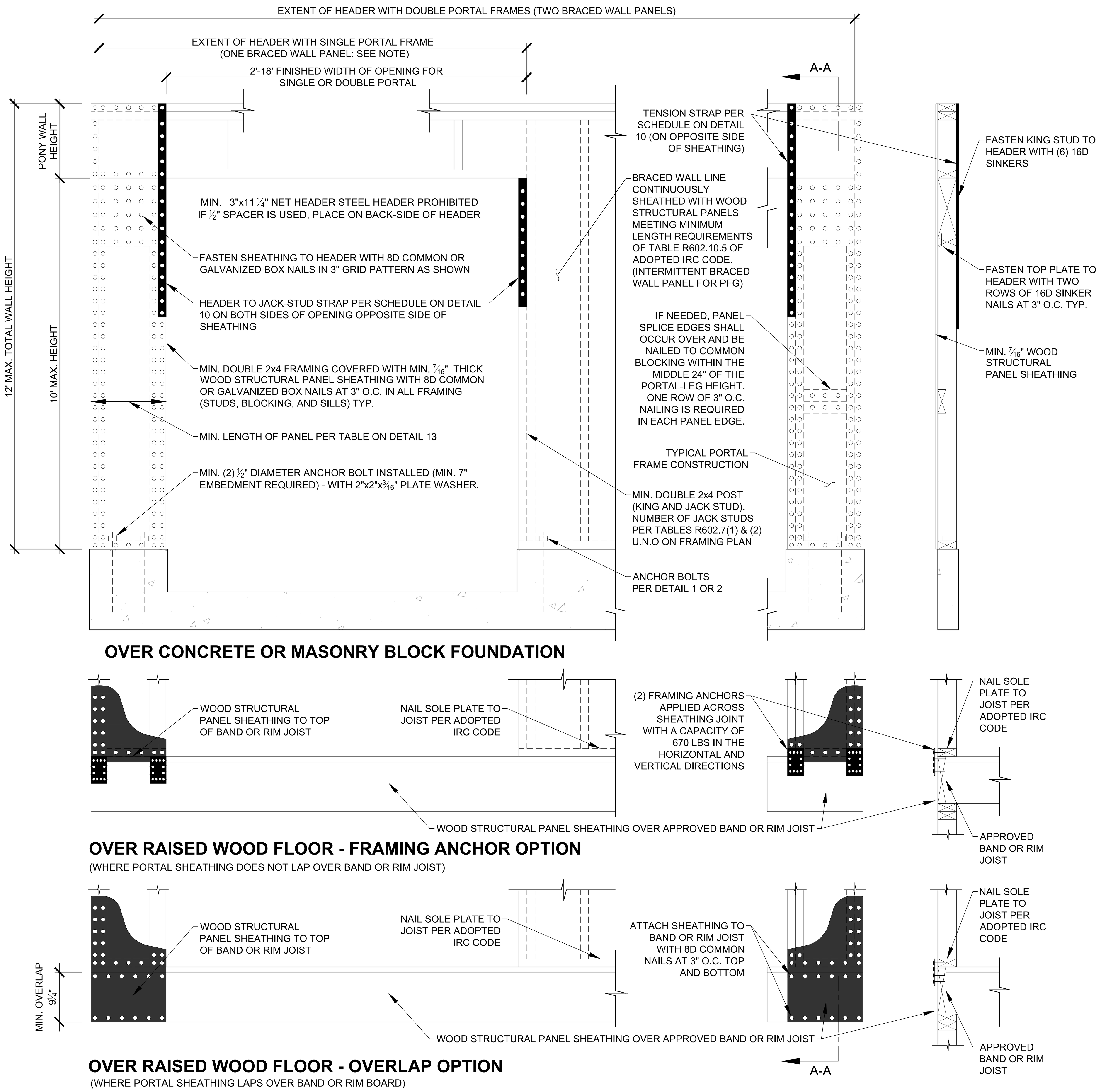
DATE	SHEET
05/03/24	S4.0
SCALE N/A	

DRAWN BY: ADAM C.
DETAIL INFO: TYPICAL



NOTE: HEADER SHALL NOT EXTEND OVER MORE THAN ONE OPENING.

11 PORTAL FRAME (PFH) - WITH HOLD-DOWNS

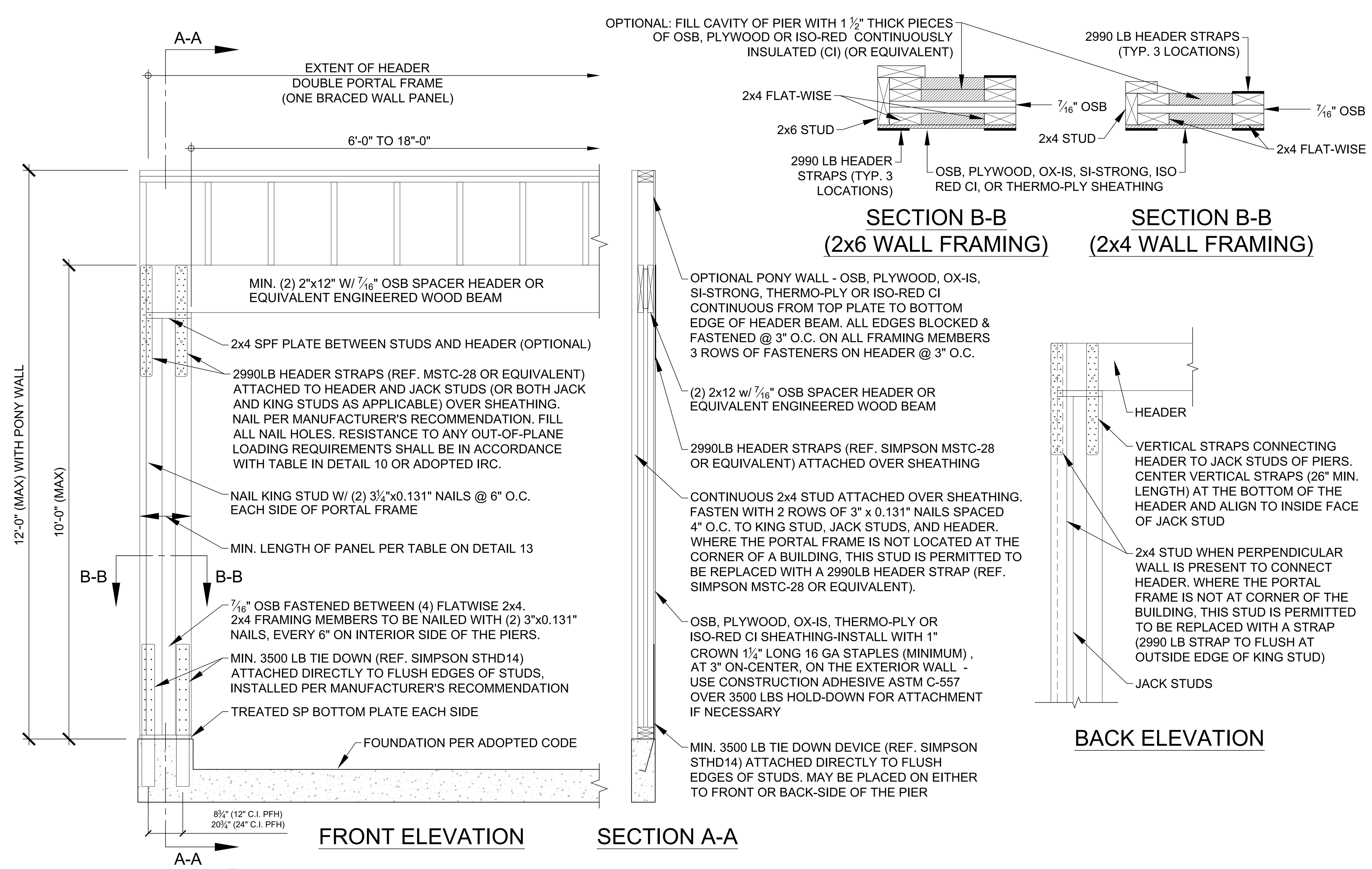


NOTE: HEADER SHALL NOT EXTEND OVER MORE THAN ONE OPENING.

FRONT ELEVATION

SECTION @ A-A

12 CONTINUOUSLY SHEATHED PORTAL FRAME (CS-PF) PORTAL FRAME AT GARAGE (PFG)



14 12"-24" C.I. PORTAL FRAME (PFH) - ALTERNATIVE

METHOD		MINIMUM PANEL LENGTH (inches) PORTAL HEADER HEIGHT 8 Feet	9 Feet	10 Feet	11 Feet	12 Feet	CONTRIBUTING LENGTH (inches)
PFH	Supporting roof only	16	16	16	Note b	Note b	48
	Supporting one story and roof	24	24	24	Note b	Note b	
12" - 24" C.I. PFH	Supporting roof only	12	12	12	Note b	Note b	48
	Supporting one story and roof	24	24	24	Note b	Note b	
PFG		24	27	30	Note c	Note c	1.5 x Actual[a]
CS-PF	SDC A, B AND C	16	18	20	Note d	Note d	1.5 x Actual[a]

a. Use the actual length where it is greater than or equal to the minimum length.
b. Maximum header height for PFH, 12" PFH is 10 feet, but wall height shall be permitted to be increased of 12 feet with pony wall.
c. Maximum header height for PFG is 10 feet, but wall height shall be permitted to be increased of 12 feet with pony wall.
d. Maximum header height for CS-PF is 10 feet, but wall height shall be permitted to be increased of 12 feet with pony wall.

13 MINIMUM LENGTH OF PANEL ON PORTAL FRAME

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TYPICAL LATERAL WIND BRACING DETAILS

REVISION NOTES

05/02/24	REVISED & ADDED DET.	BS
–	–	–
–	–	–
–	–	–

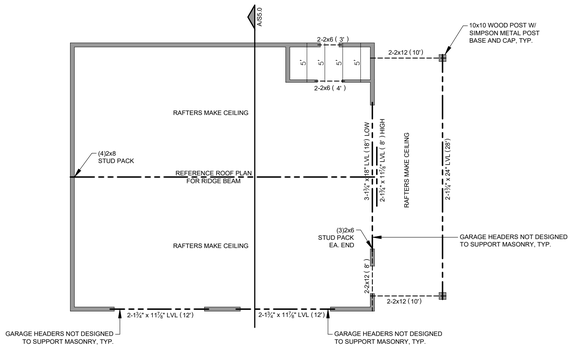
DATE 05/03/24

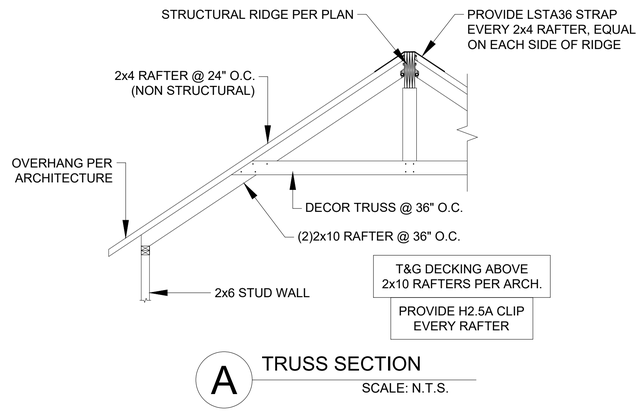
SCALE N/A

SHEET S4.1

DRAWN BY: ADAM C.

DETAIL INFO: TYPICAL





A TRUSS SECTION

SCALE: N.T.S.

PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
2. DESIGN IS FOR A **COMPOSITION SHINGLE OR METAL ROOF**, 2x6 RAFTERS @ 24" O.C. TYP. (U.N.O)
3. CEILING JOISTS SHALL BE 2x6 @ 24" ON CENTER UNLESS NOTED OTHERWISE.
4. ALL HEADERS TO BE BOX FRAMED U.N.O.
5. REFERENCE FRAMING NOTES SHEET FOR ADDITIONAL REQUIREMENTS.
6. STORAGE NOT ALLOWED ON ATTIC UNLESS SHOWN ON PLAN.
7. ALL BEAMS TO HAVE MATCHING PLY STUD PACK SUPPORT U.N.O.
8. ALL ELEVATED BEAMS TO BE LATERALLY BRACED FOR STABILITY.

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516 NORTH PEARSON LANE (PAVILION)

PROVIDENTIAL CUSTOM HOMES
KELLER, TEXAS
GARY CROMWELL ADDITION
SECT.: N/A PHASE: N/A
LOT: 1 BLOCK: A
(1F) CUSTOM HOME (DFW)

NOTES

THE LENGTHS OF FRAMING MEMBERS GIVEN IS A COURTESY EXTENDED TO THE CLIENT FROM CRI, AND SHOULD BE USED FOR COST ESTIMATION PURPOSES ONLY. ACTUAL LENGTHS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

REVISION NOTES

12/18/25 ADD PAVILION PLAN	B.S.
- -	-
- -	-
- -	-

CEILING FRAMING PLAN

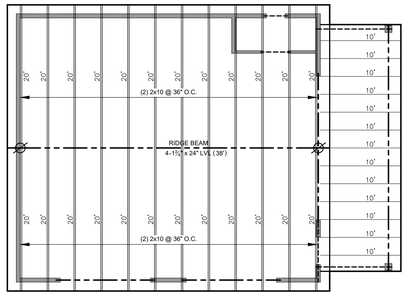
DATE 12/18/25

SHEET S5.0

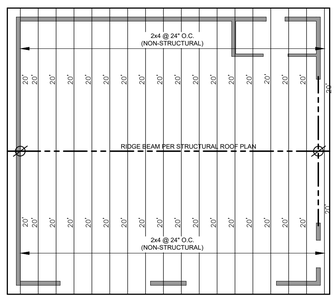
SCALE 1/8" = 1'-0"

DRAWN BY: BIBEK S.

JOB NUMBER: DFW25-0226 R2



STRUCTURAL ROOF FRAMING PLAN



FALSE FRAME ROOF PLAN

PLAN NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
2. DESIGN IS FOR A **COMPOSITION SHINGLE OR METAL ROOF**, 2x6 RAFTERS @ 24" O.C. TYP. (U.N.O)
3. CEILING JOISTS SHALL BE 2x6 @ 24" ON CENTER UNLESS NOTED OTHERWISE.
4. ALL HEADERS TO BE BOX FRAMED U.N.O.
5. REFERENCE FRAMING NOTES SHEET FOR ADDITIONAL REQUIREMENTS.
6. STORAGE NOT ALLOWED ON ATTIC UNLESS SHOWN ON PLAN.
7. ALL BEAMS TO HAVE MATCHING PLY STUD PACK SUPPORT U.N.O.
8. ALL ELEVATED BEAMS TO BE LATERALLY BRACED FOR STABILITY.

BIBEK SHAKYA
13505
LICENSED
PROFESSIONAL
ENGINEER

12/18/25

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TX FIRM REG. NO. F-4031

516 NORTH PEARSON LANE (PAVILION)

PROVIDENTIAL CUSTOM HOMES
KELLER, TEXAS
GARY CROMWELL ADDITION
SECT.: N/A PHASE: N/A
LOT: 1 BLOCK: A
(1F) CUSTOM HOME (DFW)

NOTES

THE LENGTHS OF FRAMING MEMBERS GIVEN IS A COURTESY EXTENDED TO THE CLIENT FROM CRI, AND SHOULD BE USED FOR COST ESTIMATION PURPOSES ONLY. ACTUAL LENGTHS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

REVISION NOTES

12/18/25 ADD PAVILION PLAN	B.S.
– –	–
– –	–
– –	–

ROOF FRAMING PLAN

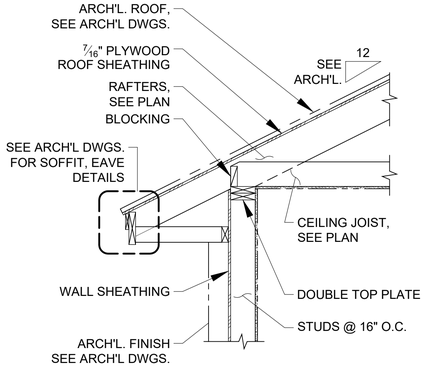
DATE 12/18/25

SHEET S5.1

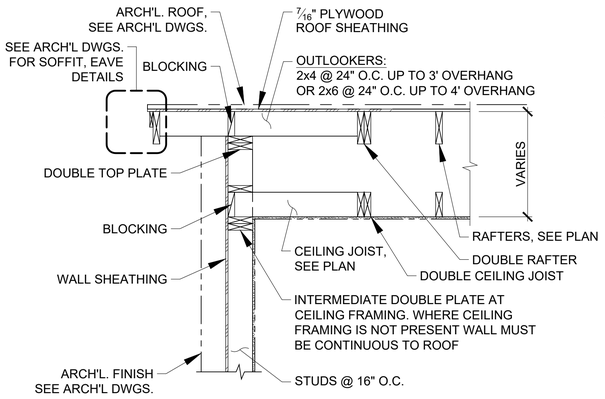
SCALE 1/8" = 1'-0"

DRAWN BY: BIBEK S.

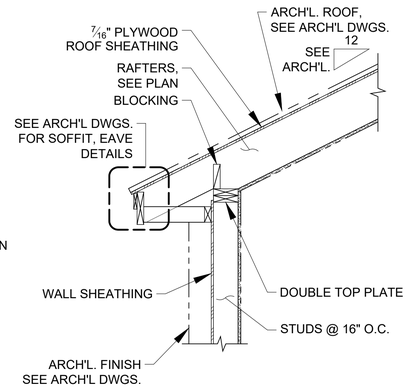
JOB NUMBER: DFW25-0226 R2



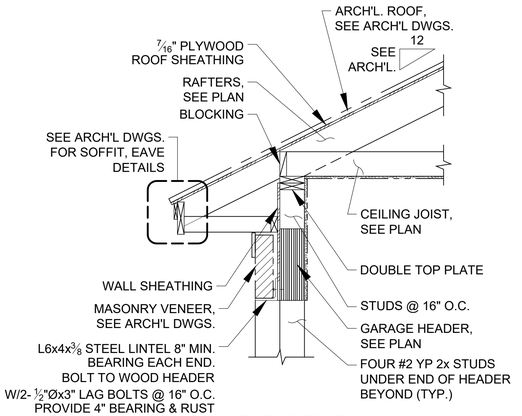
SECTION A



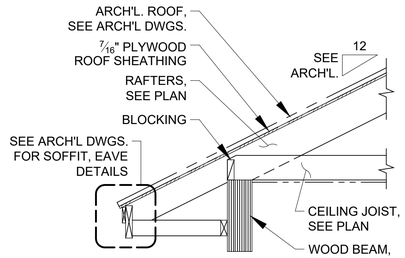
SECTION B



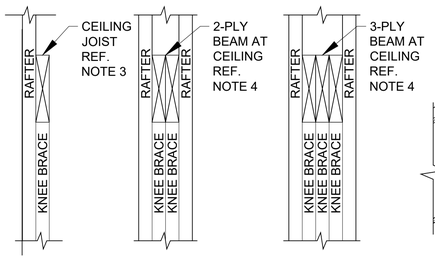
SECTION C

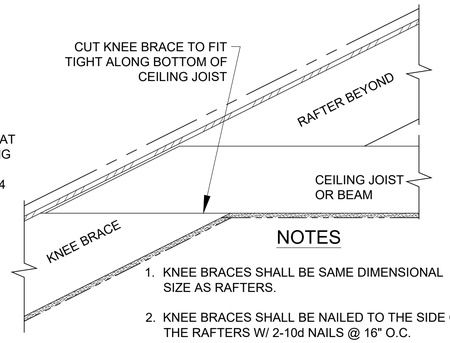


SECTION D



SECTION E

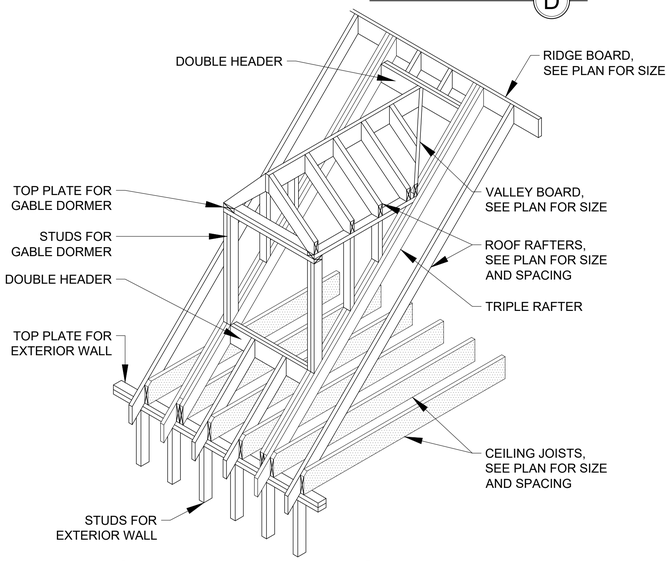




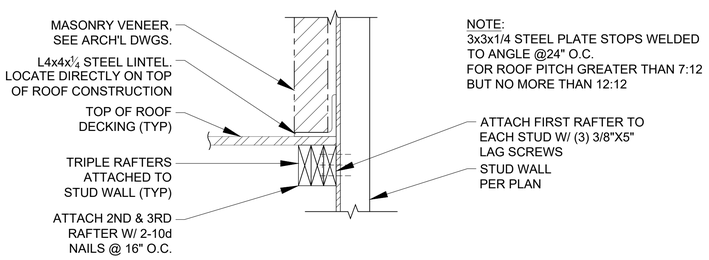
KNEE BRACE CONNECTION DETAIL F

NOTES

1. KNEE BRACES SHALL BE SAME DIMENSIONAL SIZE AS RAFTERS.
2. KNEE BRACES SHALL BE NAILED TO THE SIDE OF THE RAFTERS W/ 2-10d NAILS @ 16" O.C.
3. AT CEILING JOISTS, PROVIDE 4-10d FACE NAILS FROM EACH SIDE BETWEEN RAFTER AND CEILING JOIST.
4. AT CEILING BEAM PROVIDE 21-10d FACE NAILS @ 2" O.C. EACH WAY FROM EACH SIDE BETWEEN RAFTERS AND BEAM.

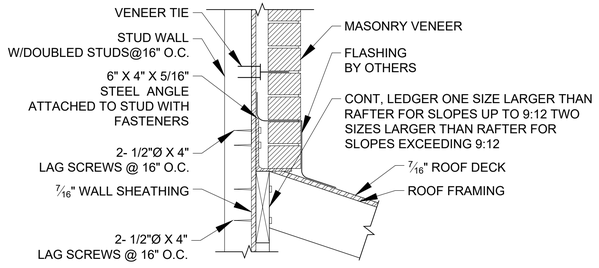


DORMER FRAMING DETAIL G

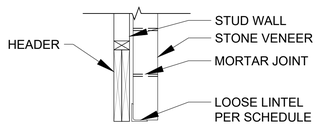


NOTE:
3x3x1/4 STEEL PLATE STOPS WELDED TO ANGLE @24" O.C.
FOR ROOF PITCH GREATER THAN 7:12 BUT NO MORE THAN 12:12

SUPPORT OF MASONRY VENEER ABOVE ROOF SECTION H



SUPPORT OF MASONRY VENEER ABOVE ROOF SECTION I



LOOSE LINTEL SECTION

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER		
SIZE OF STEEL ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE
3 x 3 x 1/4	6'-0"	4'-6"
4 x 3 x 1/4	8'-0"	6'-0"
5 x 3 1/2 x 5/16	10'-0"	8'-0"
6 x 3 1/2 x 5/16	14'-0"	9'-6"

NOTES:

1. MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE LOAD OF THE VENEER ABOVE
2. PROVIDE MINIMUM 4" BEARING AT EACH END OF THE OPENING
3. PROVIDE ONE ANGLE FOR EACH 4" NOMINAL WYTHE OF VENEER
4. LONG LEG OF ANGLE SHALL BE PLACED IN THE VERTICAL POSITION
5. STEEL LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITIVE PAINT, EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE
6. IF SPAN EXCEEDS ALLOWABLE SPAN LISTED IN TABLE, USE A BOLTED LINTEL PER DETAIL D

LOOSE LINTEL DETAIL J

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TX FIRM REG. NO. F-4031

DETAIL SHEET TYPICAL FRAMING

REVISION NOTES

04/28/21	REVISION TO NOTES 6.2	AC
-	-	-
-	-	-
-	-	-

DATE 05/18/23

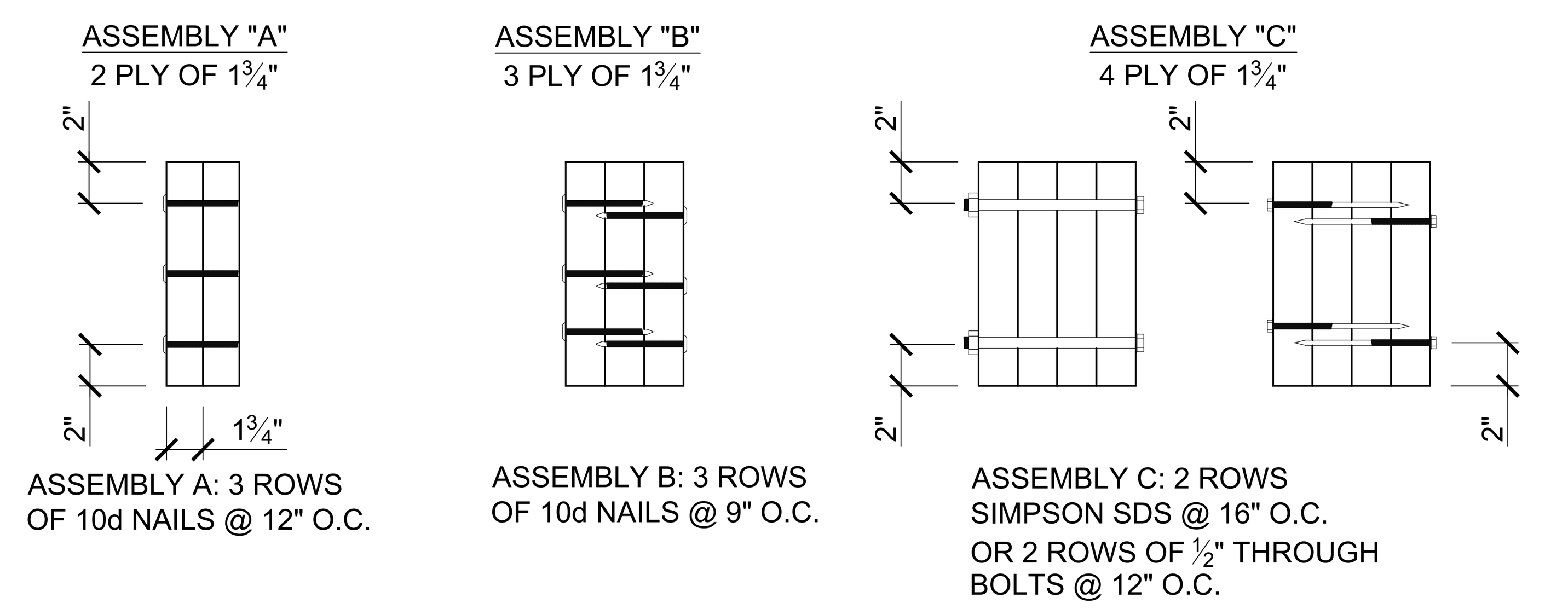
SCALE 3/4" = 1'-0"

SHEET S6.0

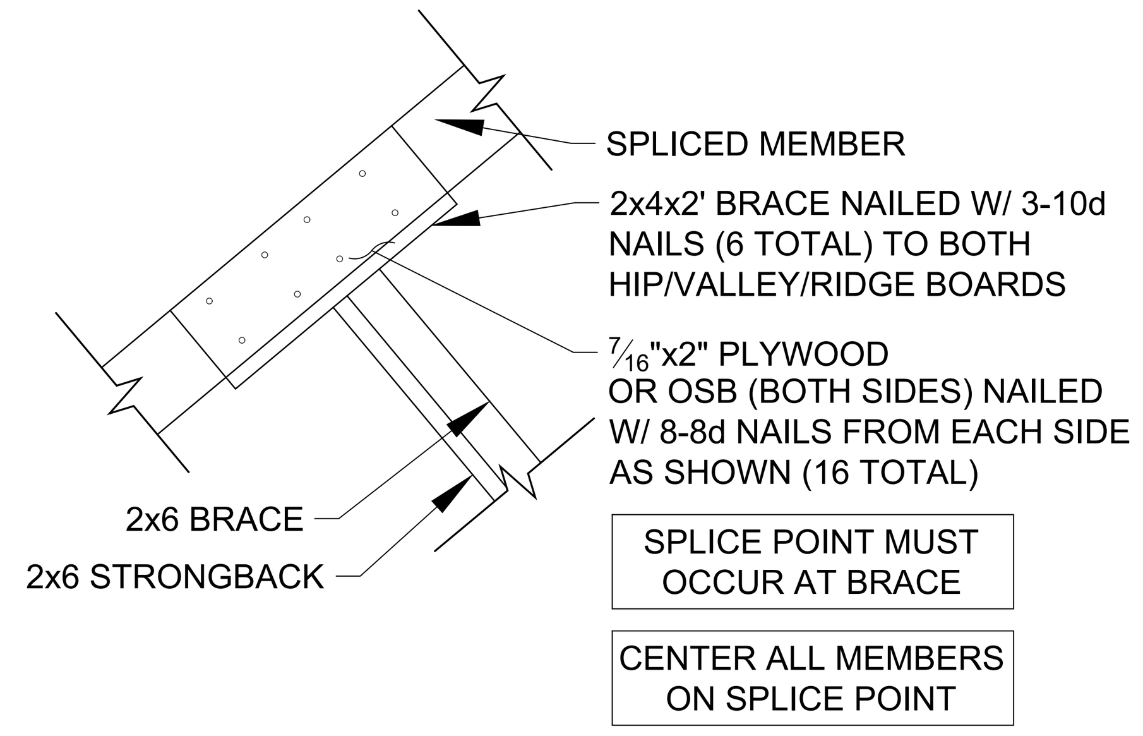
DRAWN BY: ADAM C.

DETAIL INFO: TYPICAL

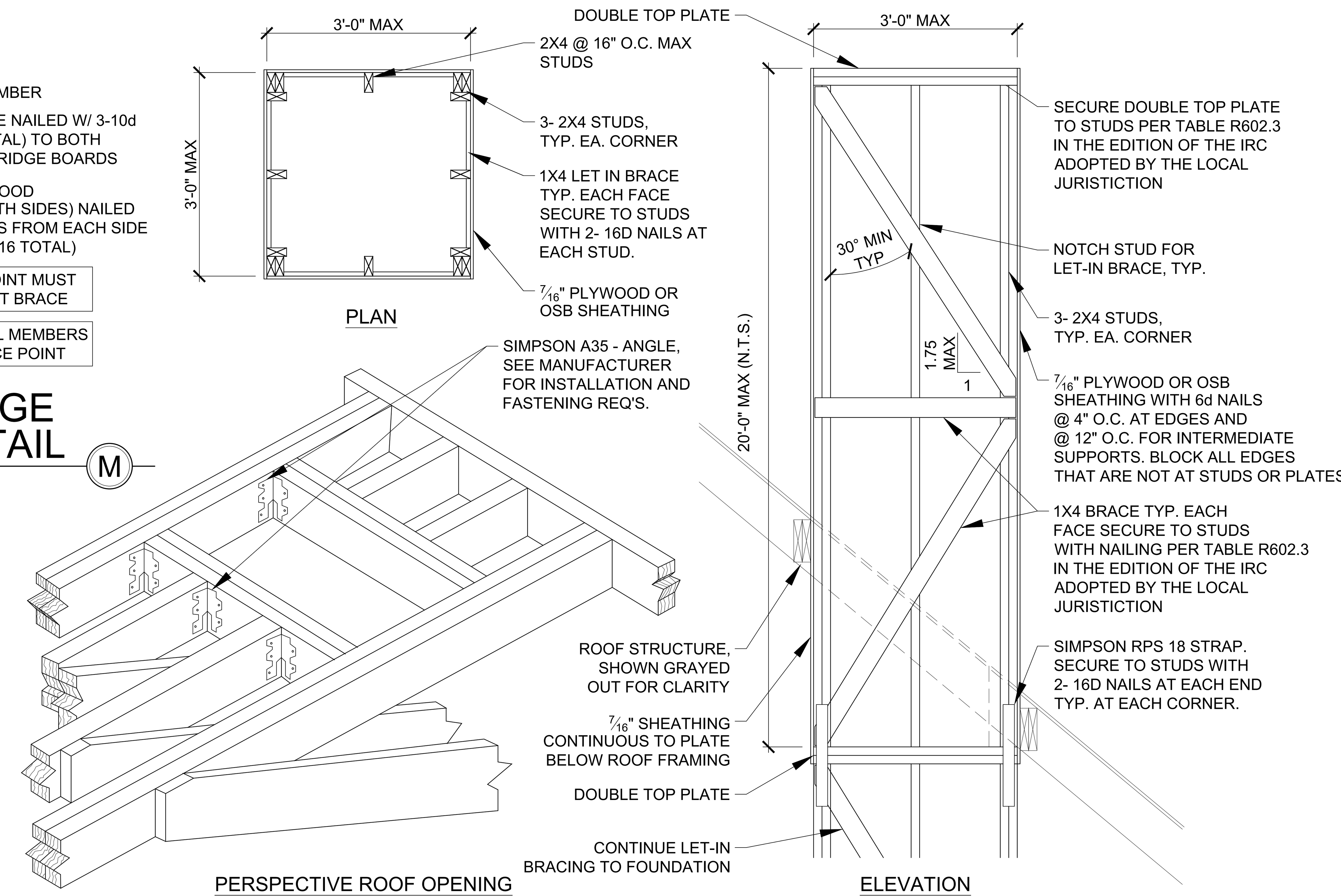
ALL MULTIPLE PLY-MEMBERS TO BE NAILED, SCREWED OR BOLTED TOGETHER. AS PER DETAIL



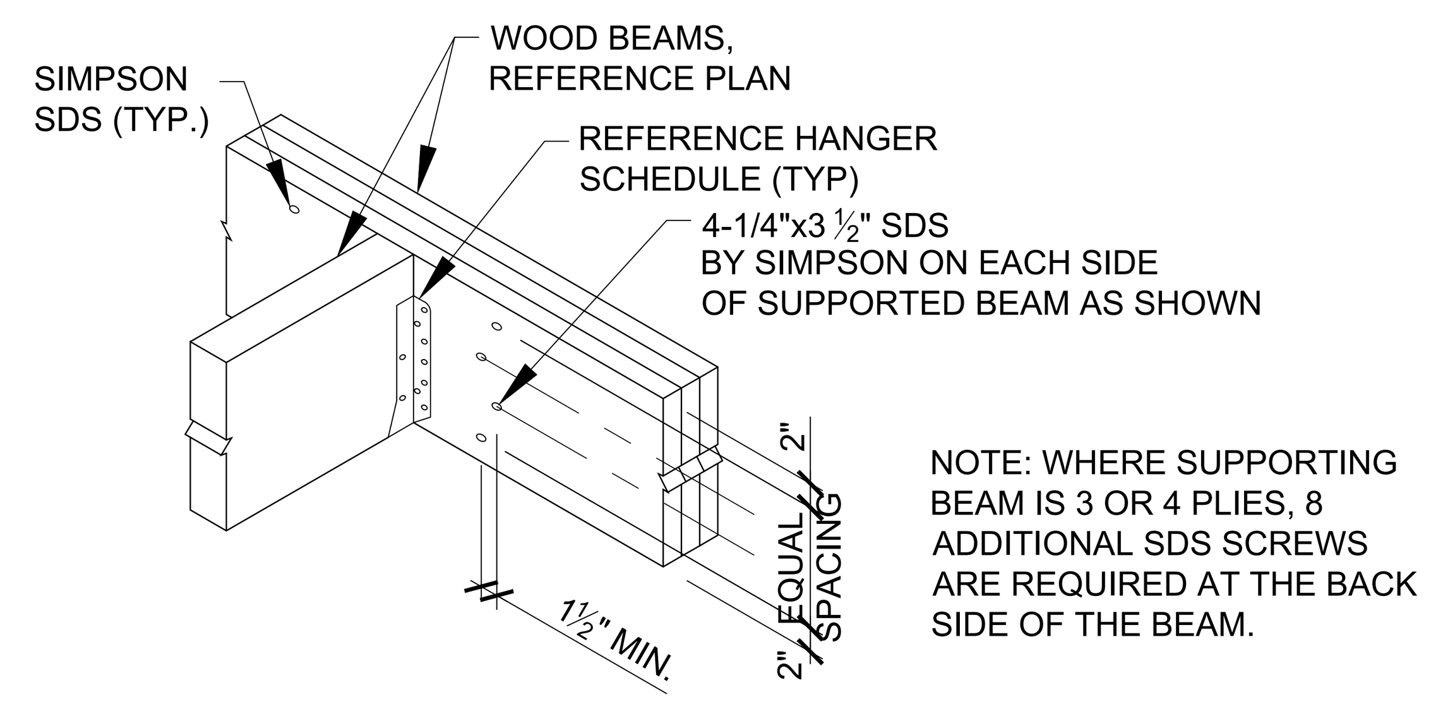
MULTIPLE MEMBER CONNECTION DETAIL (K)



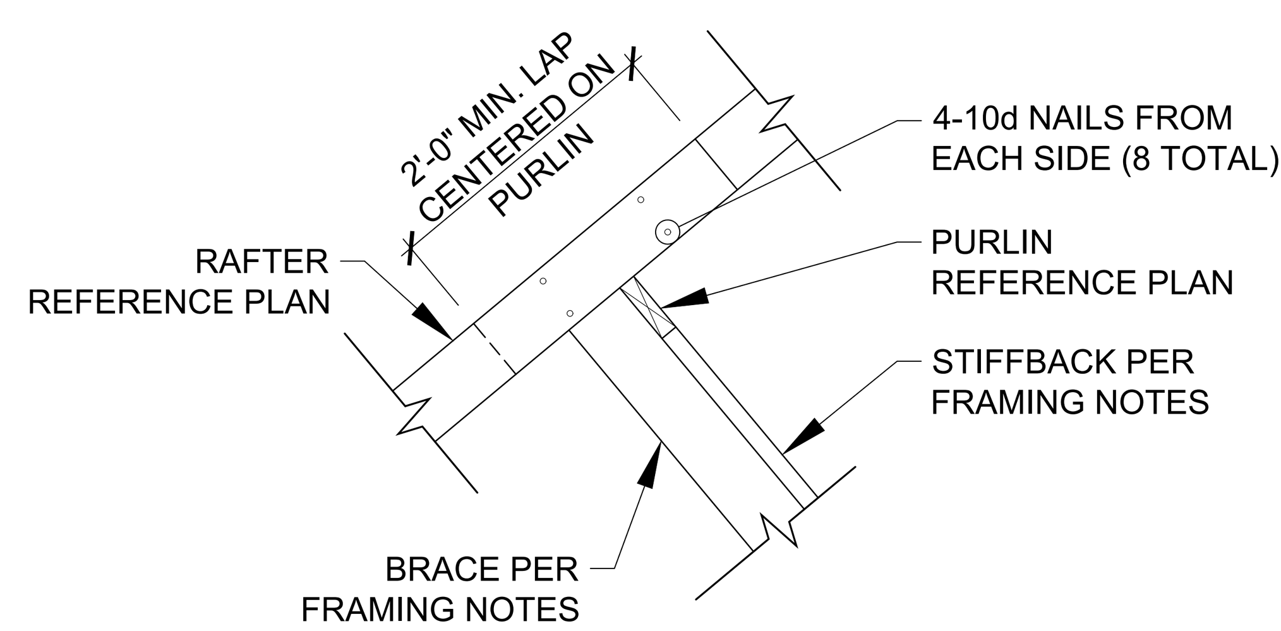
HIP/VALLEY/RIDGE SPLICE DETAIL (M)



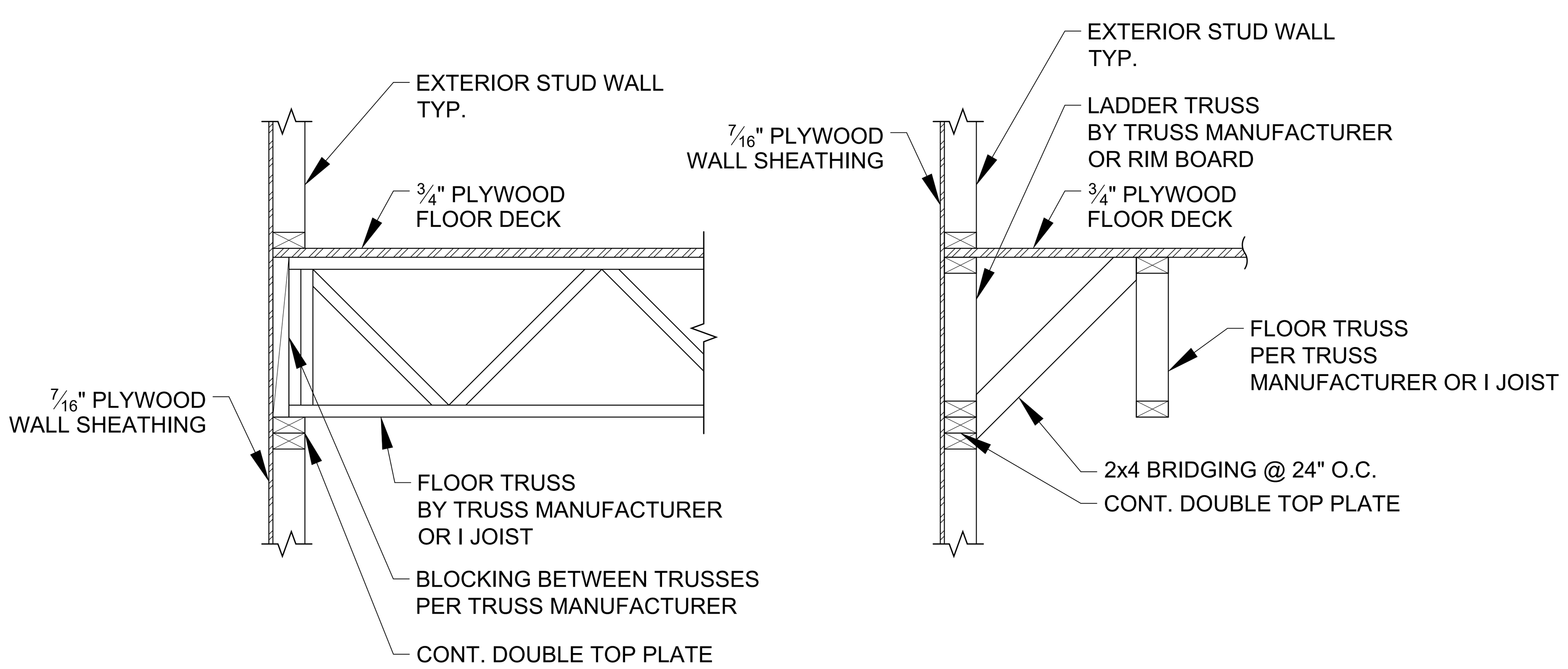
CHIMNEY FRAMING DETAIL (O)



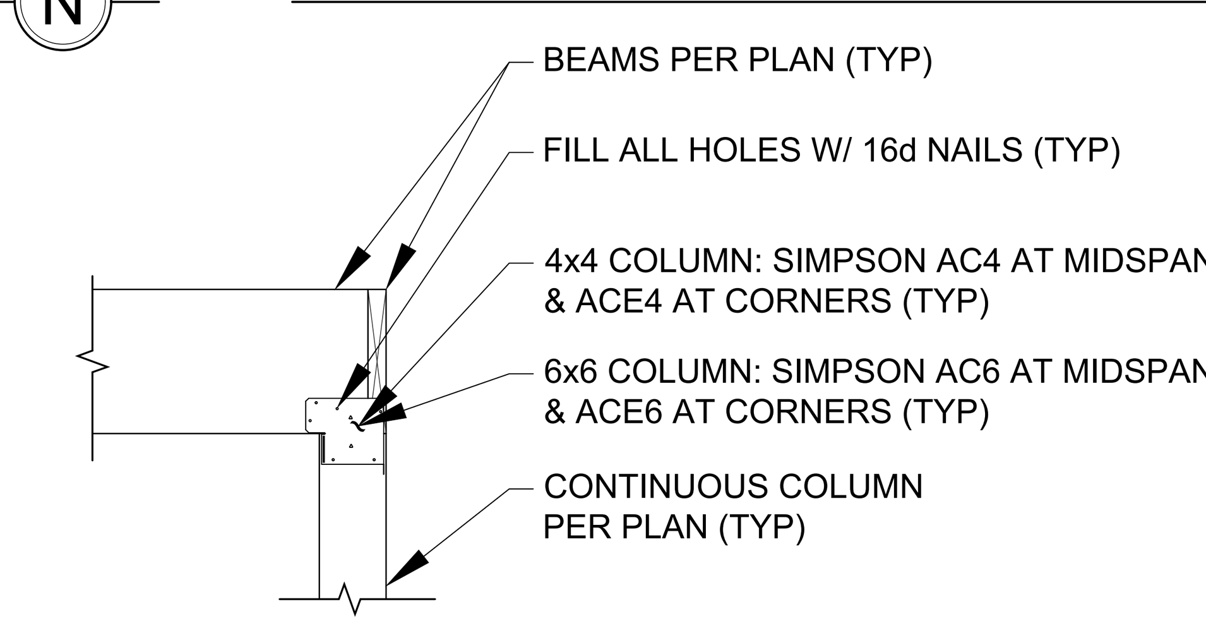
TYPICAL SIDE LOADED LVL 8-SCREW CONNECTION DETAIL (L)



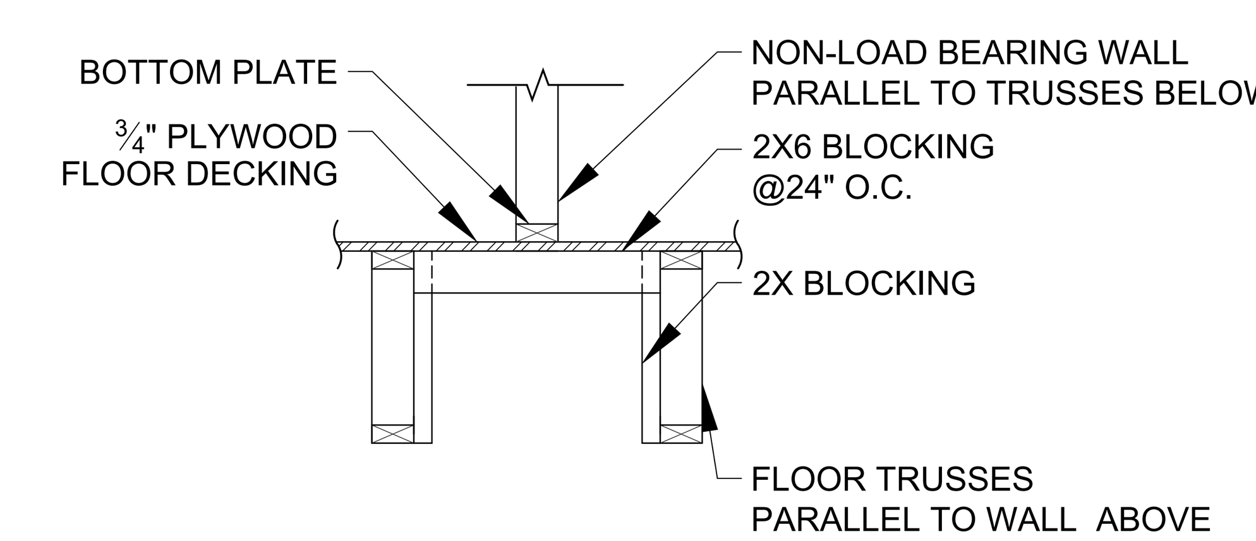
RAFTER SPLICE AT PURLIN (N)



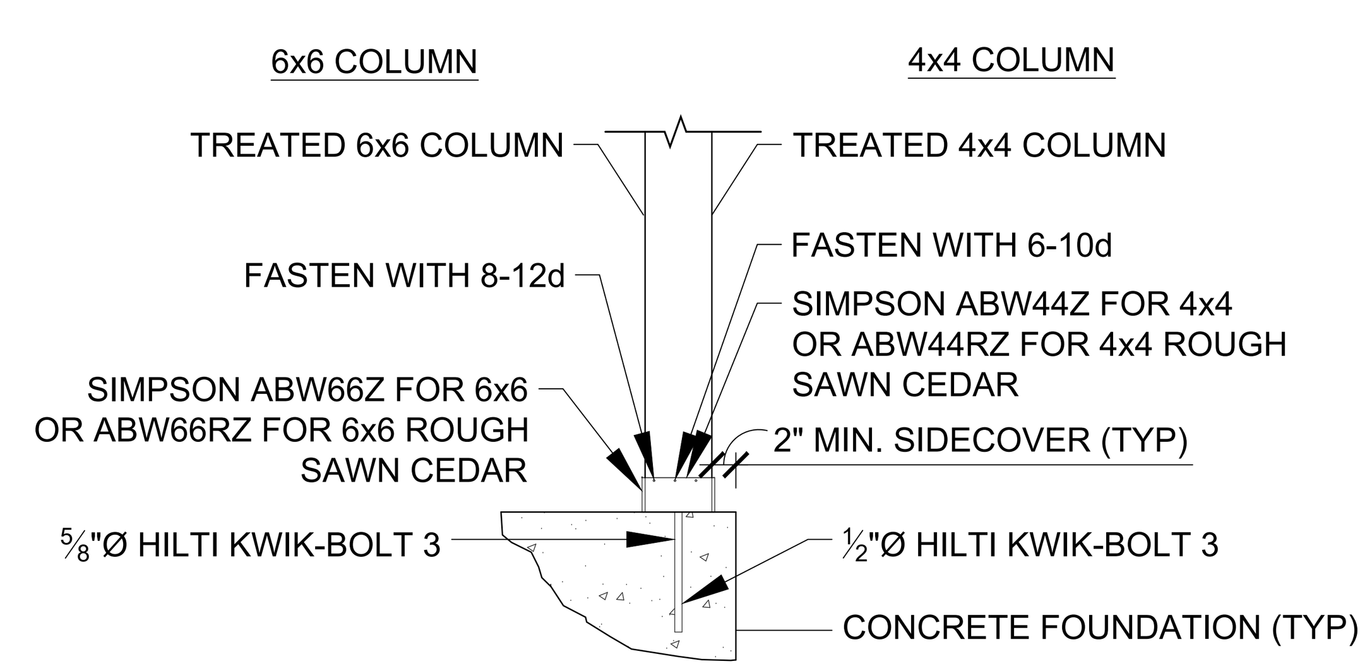
FLOOR TRUSS SECTIONS (P)



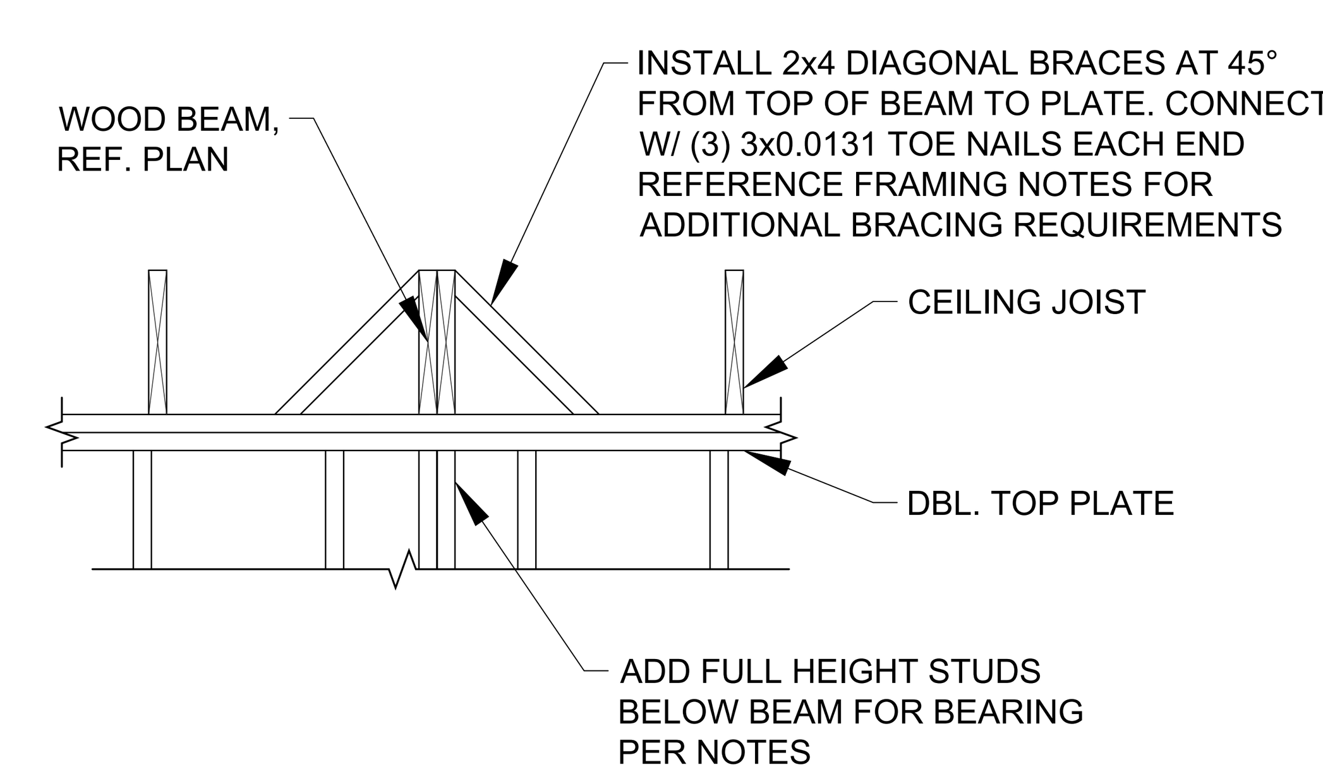
BEAM TO COLUMN CONNECTION (TOP) DETAIL (Q)



PARALLEL TRUSS/WALL DETAIL (S)



COLUMN BASE CONNECTION DETAIL (R)



BEAM BRACING DETAIL (T)

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05/18/23

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DETAIL SHEET TYPICAL FRAMING

REVISION NOTES

04/28/21	REVISION TO NOTES 6.2	AC
-	-	-
-	-	-
-	-	-

DATE 05/18/23
SCALE 3/4" = 1'-0"
SHEET S6.1
DRAWN BY: ADAM C.
DETAIL INFO: TYPICAL

FACE MOUNT HANGER SCHEDULE[1]		
MEMBER	SIMPSONS PRODUCT NUMBER	CAPACITY (lbs) (100%)
2x4	LUS24	670
2x6, 2x8	LUS26	865
2x10	LUS28	1100
2x12	LUS210	1340
2-2x4	LUS24-2	800
2-2x6, 2-2x8	LUS26-2	1030
2-2x10, 2-2x12	LUS210-2	1830
2-1.75x9.25 LVL	HGUS410	9100
2-1.75x11.25 LVL	HGUS48	7460
2-1.75x14 LVL, 2-1.75x16 LVL	HGUS410	9100
2-1.75x18 LVL	HGUS414	10100
2-1.75x24 LVL	HGU3.63-SDS	13160
3-2x10	HU210-3	2085
3-2x12	HU212-3	2380
3-1.75x9.25 LVL	HGUS5.50/10	9100
3-1.75x11.25 LVL	HGUS5.50/12	9600
3-1.75x14-24 LVL	HGUS5.50/14	10100
4-2x10, 4-2x12	HHUS210-4	5635
4-1.75x9.25 LVL	HGUS7.25/10	9100
4-1.75x11.25 LVL	HGUS7.25/12	9600
4-1.75x14-24 LVL	HGUS7.25/14	10100
ALL 5 PLY LVL	HHGU9.00-SDS	17845
45° SKEWED HANGER		
2x6	LSU26	695
2x8	LSSU28	885
2x10, 2x12	LSSU210	995
2-2x6, 2-2x8	SUR/L26-2	1150
2-2x10, 2-2x12	SUR/L210-2	2015
2-1.75x11.25 LVL, 2-1.75x14 LVL	HSUR/L410	2975
2-1.75x16 LVL, 2-1.75x18 LVL	HSUR/L414	3870
* OR APPROVED EQUAL		

[1] WHERE THIS FOOTNOTE IS REFERENCED ON THE PLAN, USE THE FOLLOWING SIMPSON STRONG-DRIVE SDS FACE SCREWS IN LIEU OF NAILS WITH A SIMPSON FACE MOUNT HANGER SELECTED FROM THE TABLE ABOVE. WHEN THE FOLLOWING FACE SCREWS ARE NOT COMPATIBLE WITH THE SELECTED FACE MOUNT HANGER, SELECT AN EQUIVALENT OR STRONGER COMPATIBLE HANGER.

FACE MOUNT (SUPPORTING) BEAM NUMBER OF PLIES:	FACE MOUNT STRONG-DRIVE SDS SCREWS REQUIRED:
2-PLY	1/4" X 3-1/2" SDS
3-PLY	1/4" X 5" SDS
4-PLY	1/4" X 8" SDS

STRUCTURAL NOTES

THESE STRUCTURAL NOTES SHALL APPLY UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NEW AND/OR EXISTING, AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH ARCHITECTURAL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. IN CASE THERE ARE DISCREPANCIES AMONG DRAWINGS AND NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.

STRUCTURAL STEEL

1. ALL HOT ROLLED STRUCTURAL STEEL W-SHAPES SHALL CONFORM TO ASTM SPECIFICATION A992, GRADE 50.
2. ALL STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM SPECIFICATION A-500, GRADE B.
3. ALL STRUCTURAL STEEL M-SHAPES, S-SHAPES, CHANNELS, ANGLES, PLATES AND BARS SHALL CONFORM TO ASTM SPECIFICATION A36 UNLESS OTHERWISE SHOWN OR NOTED OTHERWISE.
4. ALL ROUND, SQUARE AND RECTANGULAR HOLLOW STRUCTURAL SHAPES (HSS) SHALL CONFORM TO ASTM A500, GRADE B.
5. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM SPECIFICATION A53, GRADE B.
6. ALL ANCHOR RODS SHALL CONFORM TO ASTM SPECIFICATION F1554, GRADE 55.
7. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION AND THE STEEL JOIST INSTITUTE.
8. ALL STRUCTURAL STEEL BOLTS SHALL CONFORM TO ASTM A325, TYPE I, HEAVY HEX UNLESS OTHERWISE SHOWN OR NOTED. FURNISH HEAVY HEX CARBON-STEEL NUTS PER ASTM A563 AND HARDENED CARBON-STEEL WASHERS PER ASTM F436 AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR RODS. ANCHOR RODS SHALL BE ASTM A307.
10. ALL BEAMS AND COLUMNS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.
11. ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS WITHIN THE PREVIOUS SIX MONTHS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS A.W.S. D1.1.
12. WELD FILLER METAL SHALL BE E70XX ELECTRODES, UNLESS OTHERWISE SPECIFIED. MINIMUM WELD SIZE SHALL BE 1/4 INCH FILLET WELD, UNLESS OTHERWISE NOTED. STEEL JOISTS SHALL BE FABRICATED IN ACCORDANCE WITH A.W.S. D1.1.
13. ERECTION CONNECTORS SHALL BE PROVIDED IN ORDER TO PROPERLY ALIGN AND BE TRUE AND PLUMB WHEN WELDS ARE MADE.
14. SHOP DRAWINGS SHALL BE PREPARED FOR ALL STRUCTURAL STEEL AND SUBMITTED FOR REVIEW BY ENGINEER. ENGINEERING DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS.
15. ALL COMPLETE PENETRATION WELDS, BOTH SHOP AND FIELD, SHALL BE MADE UNDER THE OBSERVATION OF A QUALIFIED TESTING LABORATORY INSPECTOR.
16. THE FABRICATOR SHALL SUPPLY BACK UP PLATES AND EXTENSION TABS FOR ALL COMPLETE PENETRATION WELDS.
17. ALL STRUCTURAL STEEL MEMBERS SHALL BE CLEANED IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL (SSPC) SP-1 SOLVENT CLEANING.
18. SHOP PAINT ALL STEEL EXCEPT GALVANIZED ITEMS, ITEMS EMBEDDED IN CONCRETE, AND AREA TO BE WELDED, WITH 5 MIL COAT OF PITTSBURGH PPG PITT-GUARD PRIMER AND 3 MIL COAT OF PPG PITTHANE. COLOR TO BE SELECTED BY OWNER.
19. ALL STEEL BEAMS BENEATH PLYWOOD FLOOR OR ROOF DECKS SHALL BE INSTALLED WITH A 2x NAILER AT THE TOP OF THE BEAM. THE WIDTH OF THE NAILER SHALL MATCH THE WIDTH OF THE BEAM AND BE CONNECTED WITH TWO TB1460S SCREWS BY SIMPSON EVERY 6" ON CENTER.

FLOOR FRAMING

1. UNLESS NOTED OTHERWISE, ALL LUMBER SHALL BE CLEARLY MARKED SOUTHERN PINE #2 BY THE SPIB.
2. LATERALLY SUPPORT FLOOR JOISTS OR TRUSSES AT THE ENDS BY FULL DEPTH SOLID BLOCKING OR CONTINUOUS RIM BOARD. WHERE CONNECTED TO THE FACE OF A HEADER USE A HANGER SPECIFIED IN THE FACE MOUNT HANGER SCHEDULE.
3. PROVIDE A MINIMUM OF 1.5" OF BEARING FOR ALL JOISTS.
4. WHERE 2x12 FRAMING IS USED, PROVIDE FULL DEPTH BLOCKING OR BRIDGING AT 8' ON CENTER MAXIMUM.
5. FLOOR DECKING SHALL BE 3/4" MINIMUM THICKNESS, TONGUE AND GROOVE, RATED FOR THE SPACING OF THE SUPPORTING JOISTS.
6. AT EXTERIOR DECKS, CONTRACTOR SHALL PROVIDE TREATED LUMBER OR FULLY WEATHERPROOF ALL FRAMING MEMBERS.
7. IF FLOOR BEAMS ARE TO BE DESIGNED BY OTHERS, THE DESIGNER SHALL VERIFY THAT ALL LOADS FROM ROOFS, CEILINGS, AND WALLS ABOVE ARE ADEQUATELY SUPPORTED BY THE FLOOR FRAMING SYSTEM.
8. BEAMS DESIGNED BY OTHERS THAT DIRECTLY OR INDIRECTLY SUPPORT MASONRY VENEER SHALL BE DESIGNED TO LIMIT THE TOTAL LOAD DEFLECTION TO L/600.

WALL FRAMING

1. UNLESS OTHERWISE NOTED, ALL STUDS SHALL BE CLEARLY MARKED SOUTHERN PINE #2 BY THE SPIB.
2. END JOINTED LUMBER GRADED BY SPIB MAY BE USED INTERCHANGABLY WITH SOLID SAWN LUMBER OF THE SAME SPECIES AND GRADE.
3. MAXIMUM LATERALLY UNSUPPORTED LENGTHS OF WOOD WALL STUDS FOR THE GIVEN STUD SIZE AND SPACING:

SUPPORTING ROOF ONLY

2x4 @ 16" O.C.	12'-0"
2x6 @ 24" O.C.	14'-0"
2x6 @ 16" O.C.	16'-0"
2x6 @ 12" O.C.	18'-0"
2x6 @ 8" O.C.	20'-0"

SUPPORTING ONE FLOOR AND A ROOF

2x4 @ 16" O.C.	10'-0"
2x6 @ 24" O.C.	12'-0"
2x6 @ 16" O.C.	16'-0"
2x6 @ 12" O.C.	18'-0"
2x6 @ 8" O.C.	20'-0"

SUPPORTING TWO FLOORS AND A ROOF

2x6 @ 24" O.C.	10'-0"
2x6 @ 16" O.C.	14'-0"
2x6 @ 12" O.C.	16'-0"
2x6 @ 8" O.C.	18'-0"

4. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS.
5. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.
6. BOTTOM PLATES IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED AND SHALL BE ANCHORED TO THE CONCRETE BY THE FOLLOWING METHODS:

   EXTERIOR PLATES: 1/2" DIAMETER x 7" EMBEDMENT BOLTS WITH WASHERS AT 6'-0" ON CENTER MAX, OR MASA BY SIMPSON AT 6'-0" ON CENTER MAX.

   INTERIOR PLATES: 1/2" DIAMETER x 7" EMBEDMENT BOLTS WITH WASHERS AT 6'-0" ON CENTER MAX, OR X-C PAF (2 13/16" LONG) BY HILTI @ 9" ON CENTER MAX.

7. GABLE WALLS SHALL BE BRACED BY CEILING FRAMING AT THE TOP PLATE. PROVIDE BLOCKING BETWEEN CEILING JOISTS. PROVIDE STUDS THAT COMPLY WITH MAXIMUM HEIGHT LISTED IN THESE NOTES.
8. THE CONTINUOUS DOUBLE TOP PLATE MAY BE INTERRUPTED IF NEEDED TO INSTALL THE SPECIFIED HEADER. IF THE TOP PLATE IS INTERRUPTED BY A HEADER, ATTACH THE TOP PLATE TO THE HEADER AT EACH END WITH 3"x12"x0.036" GALVANIZED STEEL PLATE WITH (12)8d NAILS AT EACH SIDE OF THE JOINT.

CEILING FRAMING

1. UNLESS NOTED OTHERWISE, ALL LUMBER SHALL BE CLEARLY MARKED SOUTHERN PINE #2 BY THE SPIB.
2. UNLESS NOTED OTHERWISE, CEILING JOISTS SHALL BE 2x6 @ 24" ON CENTER.
3. PROVIDE MINIMUM 1.5" BEARING AT THE ENDS OF ALL JOISTS. WHERE JOISTS FRAME INTO THE SIDE OF A BEAM, USE METAL JOIST HANGERS AS INDICATED IN THE FACE MOUNT HANGER SCHEDULE.
4. PROVIDE BLOCKING BETWEEN CEILING JOISTS AT EXTERIOR WALLS. WHERE THE JOISTS ARE 2X10 OR 2X12, BLOCKING IS REQUIRED AT ALL SUPPORTS. FOR 2X10 FRAMING, PROVIDE FULL DEPTH BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL), OR A CONTINUOUS 1-INCH BY 3-INCH WOOD STRIP NAILED ACROSS THE CEILING JOISTS AT INTERVALS NOT EXCEEDING 8 FEET. FOR 2X12 FRAMING, PROVIDE FULL DEPTH BLOCKING AT INTERVALS NOT EXCEEDING 8 FEET.
5. WHERE CEILING JOISTS ARE PARALLEL TO A NONBEARING WALL, BRACE THE TOP OF THE WALL WITH 2x4 BLOCKING AT 24" ON CENTER BETWEEN JOISTS.

ROOF AND RAFTERS

1. UNLESS NOTED OTHERWISE, ALL LUMBER SHALL BE CLEARLY MARKED SOUTHERN PINE #2 BY THE SPIB.
2. FRAMING FOR COMPOSITION SHINGLE OR METAL ROOFS IS DESIGNED ASSUMING THE ROOFING MATERIAL WEIGHS A MAXIMUM OF 5 PSF. CONTACT ENGINEER IF ROOFING MATERIAL EXCEEDS THIS WEIGHT.
3. FRAMING FOR TILE ROOFS IS DESIGNED ASSUMING THE ROOFING MATERIAL WEIGHS A MAXIMUM OF 10 PSF. CONTACT ENGINEER IF ROOFING MATERIAL EXCEEDS THIS WEIGHT.
4. PROVIDE BLOCKING BETWEEN RAFTERS AT EXTERIOR WALLS. FOR 2x12 FRAMING, PROVIDE FULL DEPTH BLOCKING OR BRIDGING AT 8'-0" ON CENTER MAXIMUM.
5. ROOF BRACING SHALL BE INSTALLED SUCH THAT THE SLOPE OF THE BRACE IS BETWEEN VERTICAL AND 45 DEGREES. PROVIDE TWO STUDS BELOW THE BRACE WHERE THE BRACE IS SUPPORTED BY A WALL. IF THE SUPPORTING WALL IS ON AN UPPER LEVEL, PROVIDE STUDS ON ALL LEVELS BELOW TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION.
6. AT POINT OF SUPPORT FOR ROOF BRACES, ADEQUATELY BLOCK WALLS AND BEAMS TO PREVENT ROTATION AND HORIZONTAL MOVEMENT.
7. BRACES UP TO 6' MAY BE CONSTRUCTED WITH A SINGLE 2x4. BRACES LONGER THAN 6' AND UP TO 14' MAY BE CONSTRUCTED WITH A 2x4 WITH A 2x4 STIFFBACK. BRACES LONGER THAN 14' AND UP TO 22' MAY BE CONSTRUCTED WITH A 2x6 WITH A 2x6 STIFFBACK. CONTACT ENGINEER IF BRACE LENGTH EXCEEDS 22'.
8. ROOF DECKING SHALL BE MINIMUM 7/16" PLYWOOD OR OSB ATTACHED PER THE FASTENING SCHEDULE.

ENGINEERED BEAMS

1. LVL BEAMS (LAMINATED VENEER LUMBER) SHALL HAVE A MINIMUM Fb=2600psi, Fv=285psi, E=2000ksi.
2. PSL BEAMS (PARALLEL STRAND LUMBER) SHALL HAVE A MINIMUM Fb=2900psi, Fv=290psi, E=2000ksi.
3. APB BEAMS (ANTHONY POWER BEAM) SHALL HAVE A MINIMUM Fb=3000psi, Fv=300psi, E=2100ksi.
4. FOR BEAMS BEARING ON STUD WALLS, PROVIDE STUDS DIRECTLY BENEATH THE BEAM. IF THE BEAM IS ON AN UPPER LEVEL, PROVIDE STUDS ON ALL LEVELS BELOW TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. THERE SHALL BE TWO STUDS BELOW BEAMS UP TO 4" WIDE, THREE STUDS BELOW BEAMS UP TO 6" WIDE, AND FOUR STUDS FOR BEAMS UP TO 8" WIDE.
5. ALL BEAMS SHALL BE LATERALLY BRACED AT ALL SUPPORT POINTS. BEAMS WHICH ARE NOT DIRECTLY LOADED BY CEILING JOISTS SHALL HAVE ADDITIONAL LATERAL SUPPORTS AT 1/3 SPAN POINTS.
6. GLU-LAM OR PSL BEAMS MAY BE SUBSTITUED FOR BEAMS INDICATED ON THE DRAWINGS, PROVIDED THAT THEIR DESIGN VALUES MEET OR EXCEED THOSE LISTED ABOVE AND THE WIDTH AND DEPTH MEET OR EXCEED THOSE OF THE SPECIFIED BEAM. LVL BEAMS MAY NOT BE SUBSTITUTED FOR GLU-LAM OR PSL BEAMS UNLESS APPROVED BY THE ENGINEER.

REGISTERED PROFESSIONAL ENGINEER
BIBEK SHAKYA
135656
05/18/23

Consolidated REINFORCEMENT
WWW.CRITEXAS.COM
TX FIRM REG. NO. F-4031

DETAIL/SPECS SHEET TYPICAL FRAMING

REVISION NOTES		
04/28/21	REVISION TO NOTES 6.2	AC
-	-	-
-	-	-
-	-	-

DATE	SHEET
05/18/23	S6.2
SCALE N/A	

DRAWN BY: ADAM C.

DETAIL INFO: TYPICAL

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
		ROOF	
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 ½" x 0.113") OR 3-8d COMMON (2 ½" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 ½" x 0.113") OR 3-8d COMMON (2 ½" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9)]	4-10d BOX (3" x 0.128"); OR 3-16d COMMON (3 ½" x 0.162"); OR 4-3" x 0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R802.3.1, R802.3.2 AND TABLE R802.5.1(9)]	TABLE R802.5.1(9)	FACE NAIL
5	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3 ½" x 0.135"); OR 3-10d COMMON NAILS (3" x 0.148"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 ½" x 0.135"); OR 3-10d COMMON (3 ½" x 0.148"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
		3-16d BOX (3 ½" x 0.135"); OR 2-16d COMMON (3 ½" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
		WALL	
7	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	24" O.C. FACE NAIL
		10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	16" O.C. FACE NAIL
8	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 ½" x 0.135"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
9	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16d COMMON (3 ½" x 0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3 ½" x 0.135")	12" O.C. EACH EDGE FACE NAIL
10	CONTINUOUS HEADER TO STUD	5-8d BOX (2 ½" x 0.113"); OR 4-8d COMMON (2 ½" x 0.131"); OR 4-10d BOX (3" x 0.128")	TOE NAIL
11	TOP PLATE TO TOP PLATE	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
		10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
12	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 ½" x 0.162"); OR 12-16d BOX (3 ½" x 0.135"); OR 12-10d BOX (3" x 0.128"); OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
13	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½" x 0.162")	16" O.C. FACE NAIL
		16d BOX (3 ½" x 0.135"); OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d BOX (3 ½" x 0.135"); OR 2-16d COMMON (3 ½" x 0.162"); OR 4-3" x 0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
15	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 ½" x 0.113"); OR 3-16d BOX (3 ½" x 0.135"); OR 4-8d COMMON (2 ½" x 0.131"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	TOE NAIL
		3-16d BOX (3 ½" x 0.135"); OR 2-16d COMMON (3 ½" x 0.162"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	END NAIL
16	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3" x 0.128"); OR 2-16d COMMON (3 ½" x 0.162"); OR 3-3" x 0.131" NAILS	FACE NAIL
17	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 ½" x 0.113"); OR 2-8d COMMON (2 ½" x 0.131"); OR 2-10d BOX (3" x 0.128"); OR 2 STAPLES 1 ¾"	FACE NAIL
18	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 ½" x 0.113"); OR 3-8d COMMON (2 ½" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 3-3" x 0.131" NAILS	TOE NAIL
19	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 ½" x 0.113")	4" O.C. TOE NAIL
		8d COMMON (2 ½" x 0.131"); OR 10d BOX (3" x 0.128"); OR 3" x 0.131" NAILS	6" O.C. TOE NAIL
20	1" x 6" SUBFLOOR OR LESS EACH JOIST	3-8d BOX (2 ½" x 0.113"); OR 2-8d COMMON (2 ½" x 0.131"); OR 3-10d BOX (3" x 0.128"); OR 2 STAPLES, 1" CROWN, 16 ga. 1 ¾" LONG	FACE NAIL
		FLOOR	
21	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 ½" x 0.135"); OR 2-16d COMMON (3 ½" x 0.162")	BLIND AND FACE NAIL
22	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3 ½" x 0.135"); OR 2-16d COMMON (3 ½" x 0.162")	AT EACH BEARING, FACE NAIL
23	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS; OR 4-3" x 14 ga. STAPLES, 7/16" CROWN	END NAIL
24	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	REFERENCE DETAIL K	
25	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½" x 0.135"); OR 3-16d COMMON (3 ½" x 0.162"); OR 4-10d BOX (3" x 0.128"); OR 4-3" x 0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
26	BRIDGING TO JOIST	2-10d (3" x 0.128")	EACH END, TOE NAIL

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES (INCHES)	INTERMEDIATE SUPPORT (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING			
27	3/8" - ½"	6d COMMON (2" x 0.113") NAIL (SUBFLOOR, WALL) 8d COMMON (2 ½" x 0.131") NAIL (ROOF)	6	12'
28	19/32" - 1"	8d COMMON (2 ½" x 0.131")	6	12'
29	1 ⅛" - 1 ¼"	10d COMMON (3" x 0.148") NAIL; OR 8d (2 ½" x 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING			
30	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 ga. , 1 ¼" LONG	3	6
31	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 ga. , 1 ¼" LONG	3	6
32	½" GYPSUM SHEATHING[d]	1 ½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ½" LONG; 1 ¼" SCREWS, TYPE W OR S	7	7
33	5/8" GYPSUM SHEATHING[d]	1 ¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 5/8" LONG; 1 5/8" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
34	¾" AND LESS	6d DEFORMED (2" x 0.120") NAIL; OR 8d COMMON (2 ½" x 0.131") NAIL	6	12
35	⅞" - 1"	8d COMMON (2 ½" x 0.131") NAIL; OR 8d DEFORMED (2" x 0.120") NAIL	6	12
36	1 ⅛" - 1 ¼"	10d COMMON (3" x 0.148") NAIL; OR 8d DEFORMED (2 ½" x 0.120") NAIL	6	12

BIBEK SHAKYA
13656
PROFESSIONAL ENGINEER
05/18/23
Consolidated REINFORCEMENT
WWW.CRITEXAS.COM
TX FIRM REG. NO. F-4031

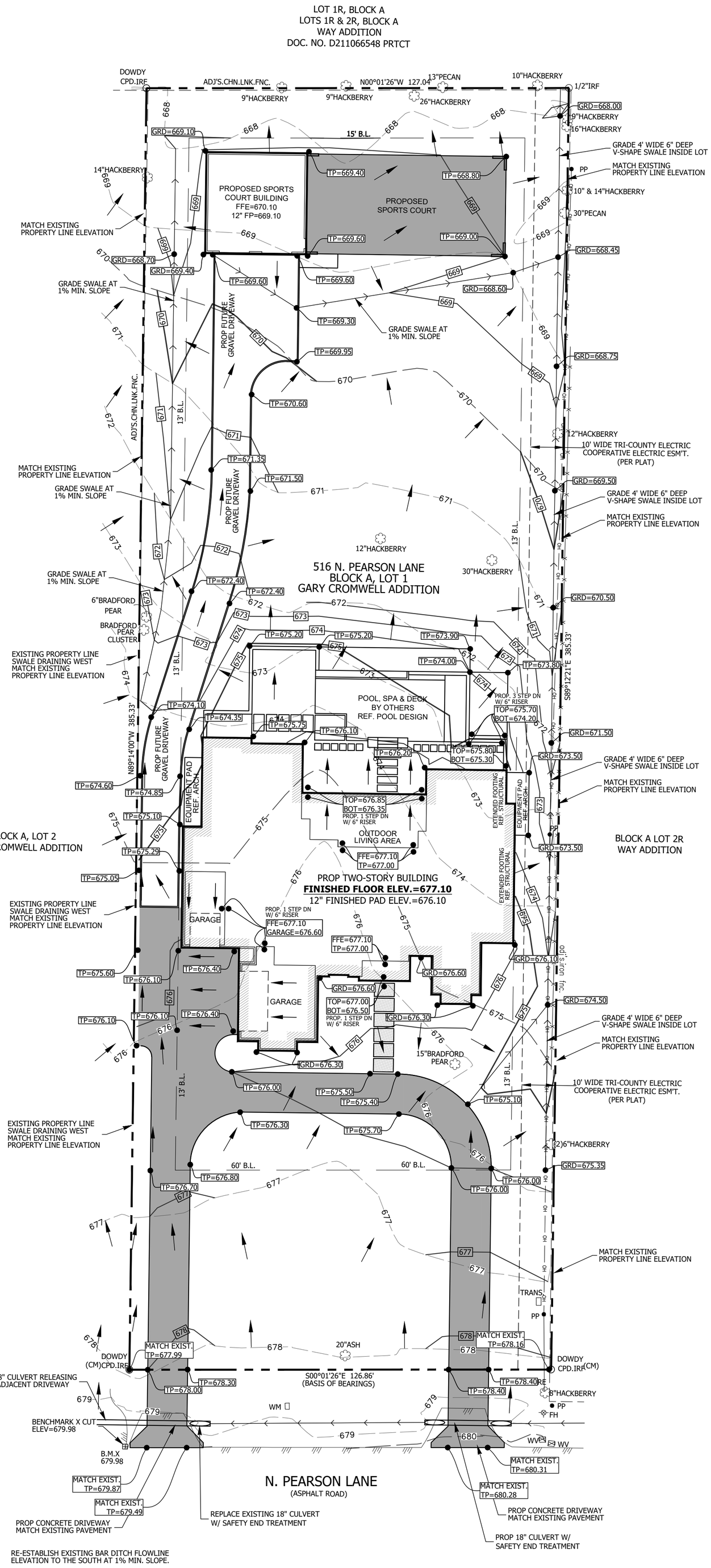
DETAIL/SPECS SHEET TYPICAL FRAMING

REVISION NOTES

04/28/21	REVISION TO NOTES 6.2	AC
-	-	-
-	-	-
-	-	-

DATE 05/18/23
SHEET S6.3
SCALE N/A
DRAWN BY: ADAM C.
DETAIL INFO: TYPICAL

J:\250260 - 516 N Pearson Ln\Out\250260 - 516 N Pearson Ln Grading.dwg



ALEX SRUR
127967
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

A.N.A. CONSULTANTS, LLC
TBPE REGISTERED FIRM NO. F-20

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEX SRUR, P.E. #127967 ON 07/07/2025

0 20 40 60

GRAPHIC SCALE IN FEET

LEGEND

- PROPOSED CONC. PAVEMENT SEE ARCH. PLANS
- PROPOSED CONC. SIDEWALK SEE ARCH. PLANS
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW

NOTE:
CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND IN THE FIELD, AND/OR ANY ADDITIONAL INFORMATION IS REQUIRED DURING THE CONSTRUCTION PHASE.

THIS PLAN SHEET IS INTENDED TO PROVIDE ONLY THE GRADING DESIGN FOR THIS LOT. CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLAN SET FOR ADDITIONAL DESIGN INFORMATION SUCH AS DEMOLITION, DIMENSIONAL CONTROL, PAVING, UTILITY SERVICES, EROSIONAL CONTROL, CONSTRUCTION DETAILS, AND TREE PROTECTION.

TOPOGRAPHIC SURVEY BY:
ROOME LAND SURVEYING
JOB NO. ES737636

TP = TOP OF PAVEMENT ELEVATION
GRD=GRADE ELEVATION
TC=TOP OF CURB ELEVATION
GT=GUTTER ELEVATION
TW=TOP OF WALL
BW=BOTTOM OF WALL

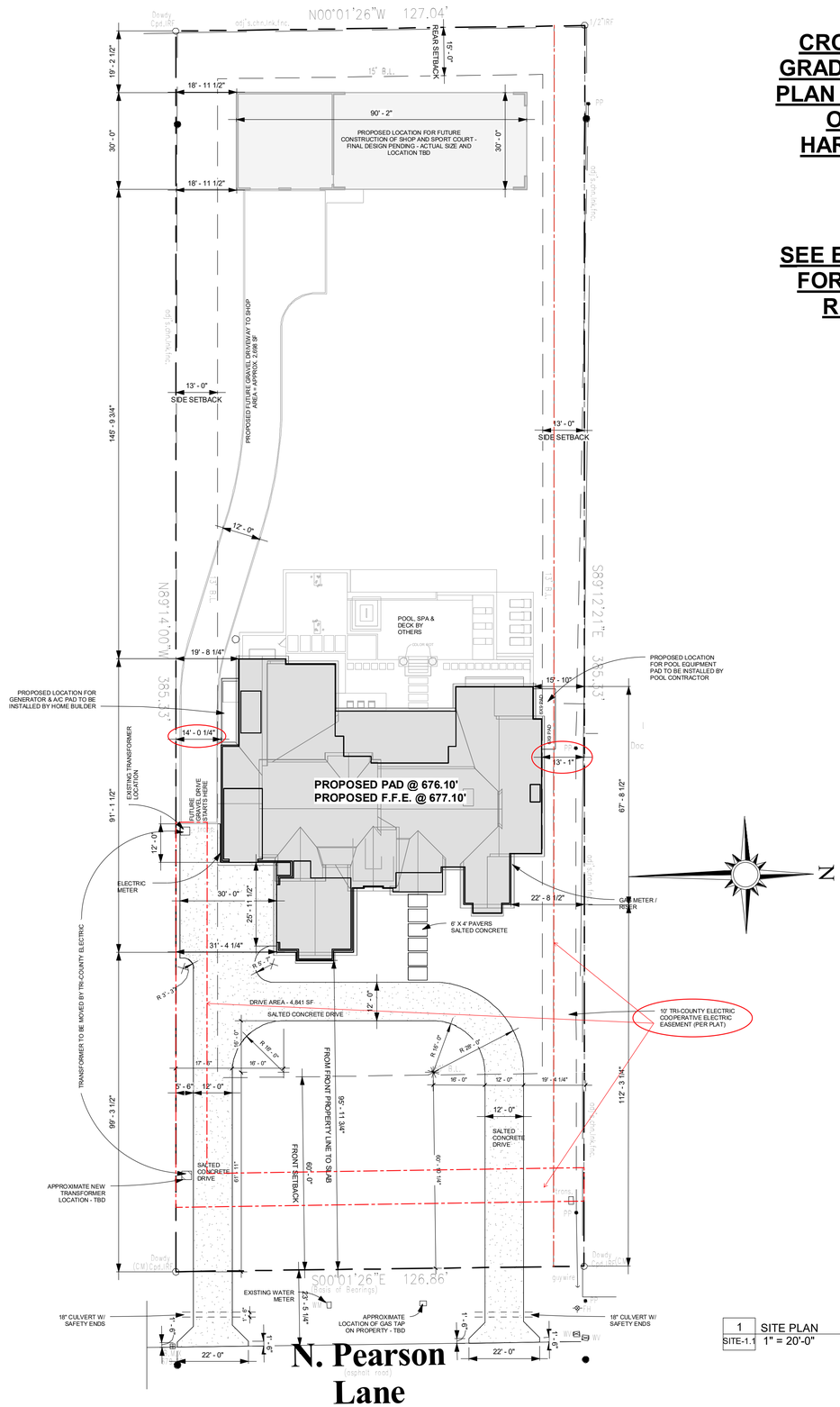
ANA PROJECT NO.	25-0260
DATE	7/7/2025
SHEET NO.	C1.00

GRADING PLAN

516 N. PEARSON LN.
BLOCK A, LOT 1
GARY CROMWELL ADDITION
CITY OF KELLER
TARRANT COUNTY, TEXAS

NO.	REVISION DESCRIPTIONS:	DATE:

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
5000 Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800



CROSS-REFERENCE AGAINST GRADING PLAN AND LANDSCAPE PLAN PRIOR TO COMMENCEMENT OF FINAL SITE GRADING, HARDSCAPE AND FLATWORK INSTALLATION

SEE ENGINEERED GRADING PLAN FOR ALL FINAL LOT DRAINAGE RELATED REQUIREMENTS

IMPERVIOUS LOT		
LOT SIZE	48,906	SF
30% IMPERVIOUS ALLOWED	14,672	SF
FOOTPRINT - MAIN RESIDENCE	6,417	SF
PERCENT IMPERVIOUS	13.12	%
ALL POOL RELATED DECKING	632	SF
DRIVES & WALKS WITHIN LOT	4,398	SF
A/C PADS	181	SF
PERCENT IMPERVIOUS	10.66	%
FUTURE PAVILLION FOOTPRINT	2,716	SF
FUTURE DRIVEWAY TO SHOP	2,895	SF
PERCENT IMPERVIOUS	11.60	%
50% TOTAL IMPERIOUS ALLOWED	24,453	SF
TOTAL IMPERVIOUS ON LOT	17,239	SF
TOTAL PERCENT IMPERVIOUS	35.38	%

1 SITE-1.1 SITE PLAN 1" = 20'-0"

0' 10' 20' 40' 80'

Initial PBG DS KS DS GW

RICHARDSON DESIGN, LLC
682.558.1331

07.07.2025

GOODRUM RESIDENCE

516 NORTH PEARSON LANE
KELLER, TX

PROJECT NO. 24121

BUILDER
PROVIDENTIAL CUSTOM HOMES
624 STONEGLEN DRIVE
KELLER, TEXAS 76248
817.205.1480

REVISION SCHEDULE

SITE-1.1
SITE PLAN

CONSTRUCTION DOCUMENTS