



View from the street of the front of the house



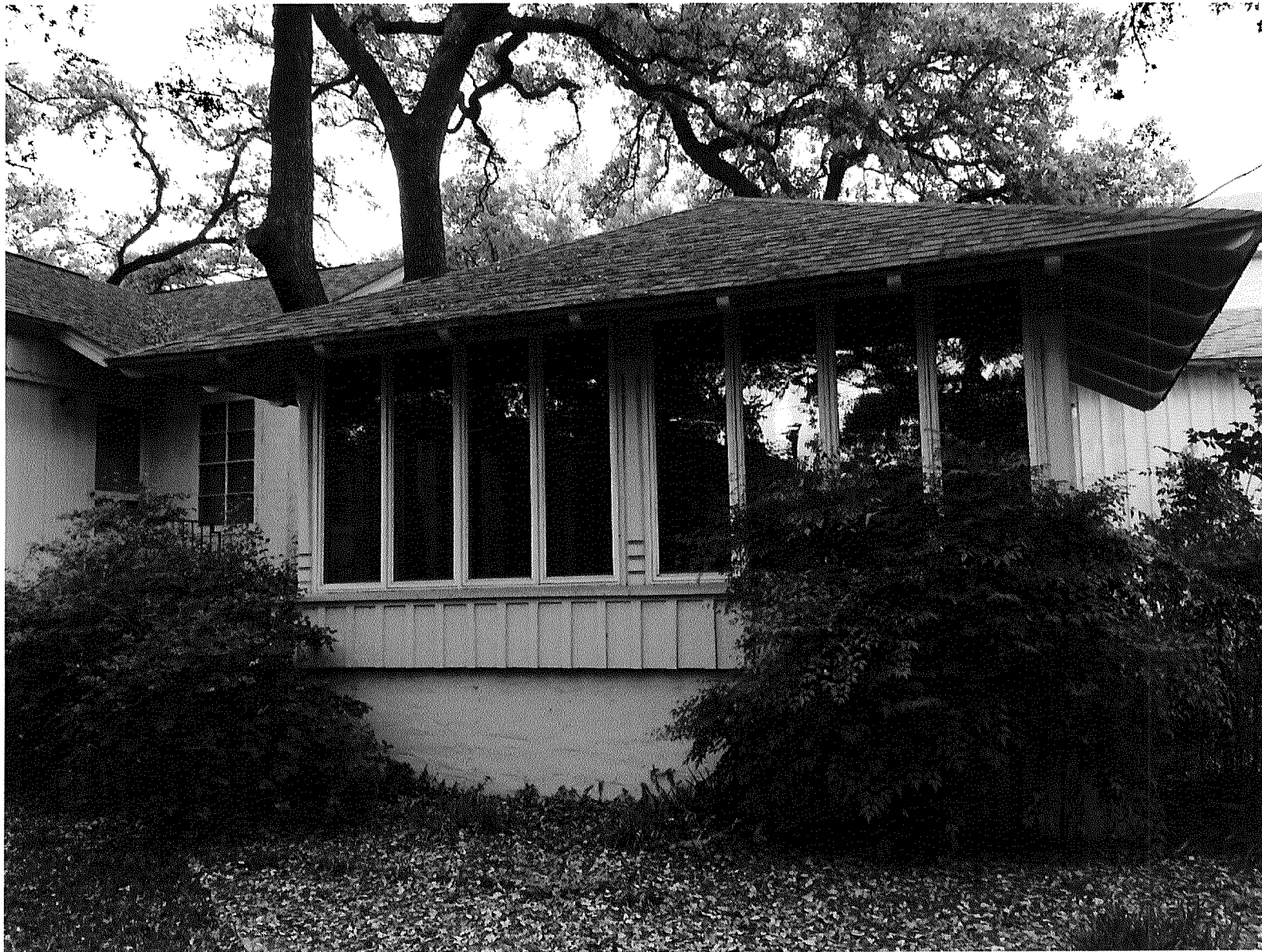
View to the left side of the house



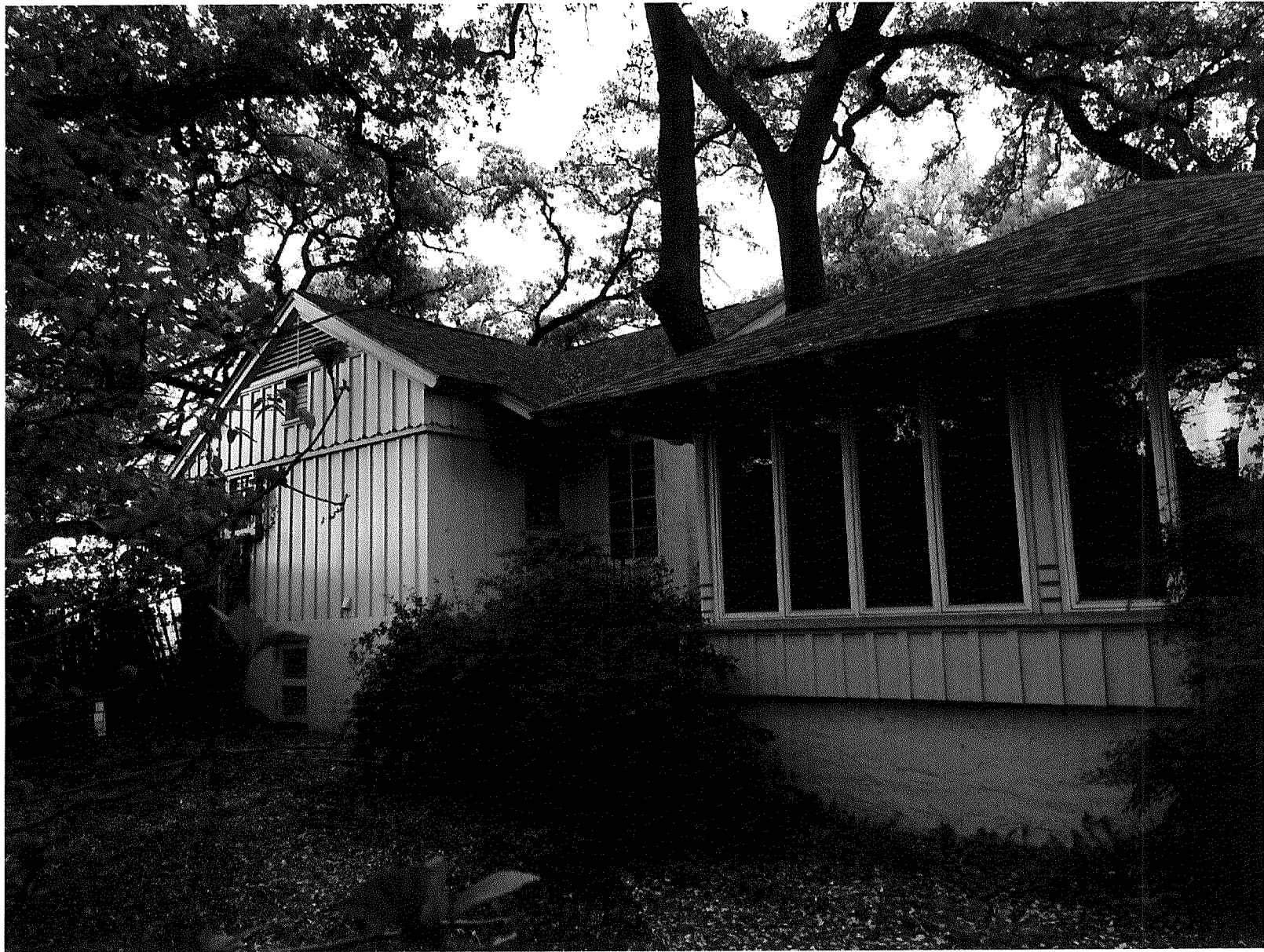
View from the left, back side of the house



View of the backside of the house



View to the right, backside of the house



View of the right side of the house

BUILDING COVERAGE

LOT SIZE 11,689 S.F.	EXISTING	NEW / ADDITION	
1st Floor Conditioned Area (Unit A)	1,612 S.F.	311 S.F.	1,923 S.F.
1st Floor Conditioned Area (Unit B)	N/A	937 S.F.	
2nd Floor Conditioned Area (Unit B)	N/A	1,437 S.F.	2,374 S.F.
3rd Floor Conditioned Area	N/A	N/A	
Basement	N/A	N/A	
Garage / Carport			
Attached Garage (Unit B)	N/A	578 S.F.	
Attached Carport (Unit A)	N/A	193 S.F.	
Wood Decks (must be counted at 100%)	N/A	N/A	
Breezeways	N/A	N/A	
Covered Patios	N/A	N/A	
Covered Porches	145 S.F.	269 S.F.	
Balconies	N/A	N/A	
Swimming Pool (surface area)	N/A	N/A	
Other Building or Covered Areas (if applicable)			
Specify: Eaves over 2 feet	8 S.F.	N/A	
TOTAL BUILDING AREA (add a. through i.)	1,765 S.F.	3,725 S.F.	

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered)	4,053 S.F. 34.7% OF LOT
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IMPERVIOUS COVERAGE

Total Building Coverage on Lot (see above)	4,053 S.F.
Driveway Area on Private Property	867 S.F.
Sidewalk / Walkways on Private Property	108 S.F.
Uncovered Patios	48 S.F.
Uncovered Wood Decks (may be counted at 50%)	N/A
Air Conditioner Pad(s)	9 S.F.
Concrete Decks	N/A
Other:	
Existing concrete steps	40 S.F.
Existing stone wall	20 S.F.
Ramp	70 S.F.
New concrete steps	22 S.F.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)	5,237 S.F. 44.8% of lot
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GROSS FLOOR AREA AND FLOOR AREA RATIO

	EXISTING	NEW / ADDITION
1st Floor Gross Area		
a. 1st Floor Area (excluding covered or uncovered finished ground-floor porches) (Unit A)	1,612 S.F.	311 S.F.
1st Floor Area (excluding covered or uncovered finished ground-floor porches) (Unit B)	N/A	937 S.F.
b. 1st Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
c. TOTAL (add a and b above)	1,612 S.F.	1,248 S.F.
2nd Floor Gross Area		
d. 2nd Floor Area (Unit B)	N/A	1,437 S.F.
e. 2nd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
f. TOTAL (add d and e above)	N/A	1,437 S.F.
3rd Floor Gross Area		
g. 3rd Floor Area (including all areas covered by a roof)	N/A	N/A
h. 3rd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
i. TOTAL (add g and h above)	N/A	N/A
Basement Gross Area		
j. Floor area outside footprint of first floor	N/A	N/A
Garage (Unit B)		
k. Attached (subtract 200 sq. ft. if used to meet the minimum parking requirement)		578 - 200 = 378 S.F.
l. Detached (subtract 450 square feet if more than 10 feet from principle structure)		N/A
Carport (Unit A)		
(Open on two or more sides without habitable space above it subtract 450 sq. ft.)	N/A	193 - 450 = 0 S.F.
TOTAL	1,612 S.F.	3,083 S.F.

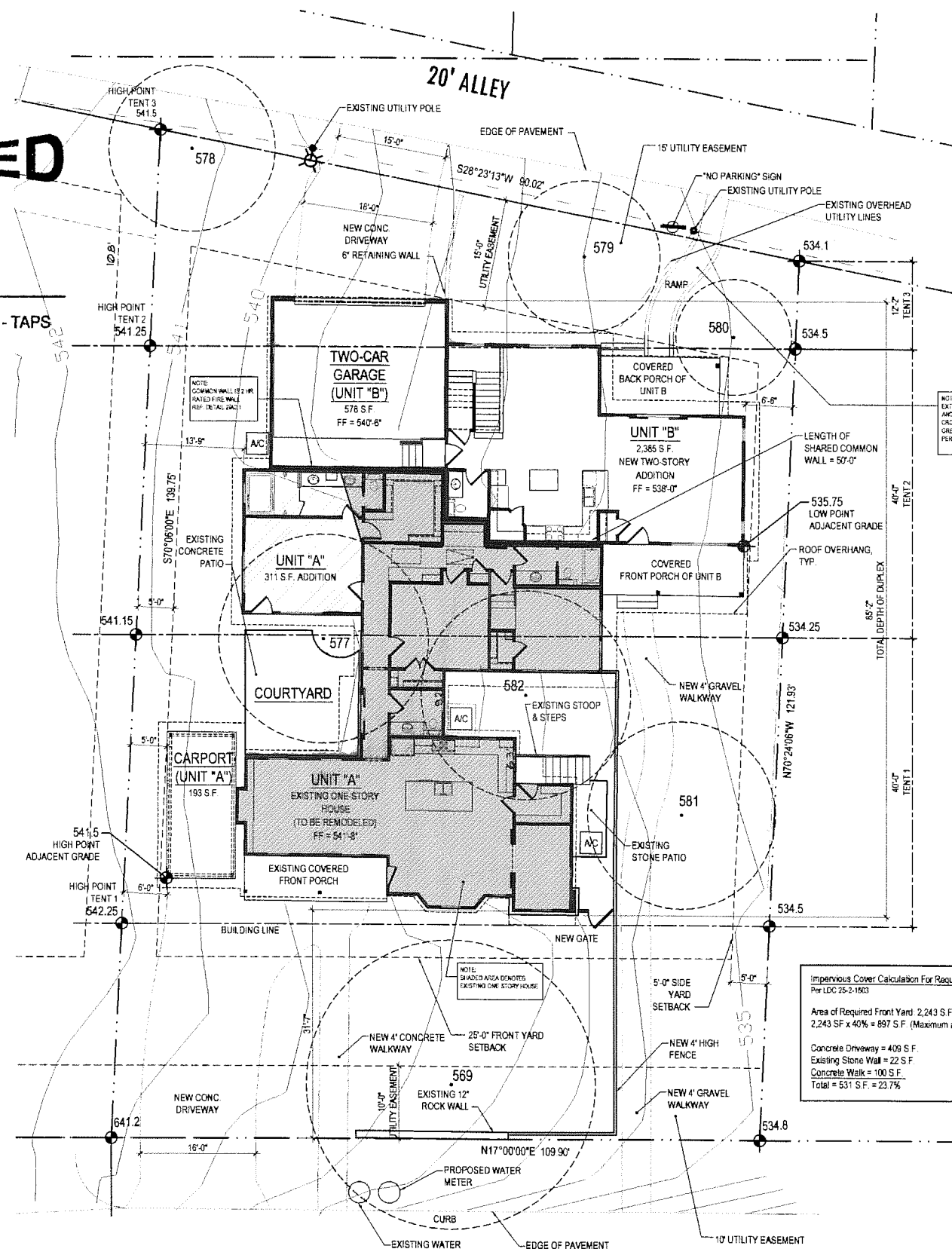
TOTAL GROSS FLOOR AREA	4,675 S.F.
GROSS AREA OF LOT	11,689 S.F.

FLOOR AREA RATIO (gross floor area / gross area of lot)	40.0% or 0.40 to 1.0
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REVIEWED

APR 10 2015

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS



DRAWING INDEX

- A1.1 Architectural Site Plan & Project Information
- A1.2 Existing House Plan & Demolition Plan
- A2.1 1st Floor Plan
- A2.2 2nd Floor Plan
- A2.3 RCP & Power Plan: 1st Floor
- A2.4 RCP & Power Plan: 2nd Floor
- A2.5 Roof Plan
- A3.1 Exterior Elevations
- A3.2 Exterior Elevations

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
APR 10 2015
100-306
DRB

TREE LISTING
569 40" Live Oak
577 29" Live Oak
578 23" Live Oak
579 21" Live Oak
580 18" Elm
581 28" Post Oak
582 29" Live Oak

PROPERTY ADDRESS:
613 Theresa Avenue
Austin, Texas 78703

ZONING:
FRONT YARD SETBACK 25 FEET
SIDE YARD SETBACK 5 FEET
REAR YARD SETBACK 10 FEET
MAXIMUM BUILDING COVERAGE 40%
MAXIMUM IMPERVIOUS COVERAGE 45%
LEGAL DESCRIPTION:
LOT B THERESA AVENUE ESTATES

LEGEND

---	PROPERTY LINE
---	BUILDING FOOTPRINT
---	REQUIRED SETBACKS
---	ELECTRICAL LINES
---	UTILITY POLE
AC	AC UNIT
515.0	PROPOSED SPOT ELEV
511	EXISTING GRADE
676	TREE SYMBOL W/ 1/2 C.R.Z. (CRITICAL ROOT ZONE)

01 Architectural Site Plan
SCALE: 1" = 20'-0"

hatch + ulland o v
architect

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THERESA AVENUE DUPLEX

Eix & Blackw
Design & Constr

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ISSUE DATES:	PERMIT SE
04/06/15	
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Architectural Site Plan
Project Information

A1.

1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE DEMOLITION

2. ALL ELECTRICAL WORK TO COMPLY WITH CURRENT CITY CODE

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BY: By act of submitting a bid for the proposed contract, the bidder warrant, offer, and all subcontracts and new suppliers, he intends to use have carefully reviewed the drawings and specifications and other construction documents and have found them correct in any ambiguous and sufficient to express intended. The bidder further agrees to the best of their or their subcontractor and material supplier's knowledge all products specified or indicated be acceptable for all applicable codes and authorities.

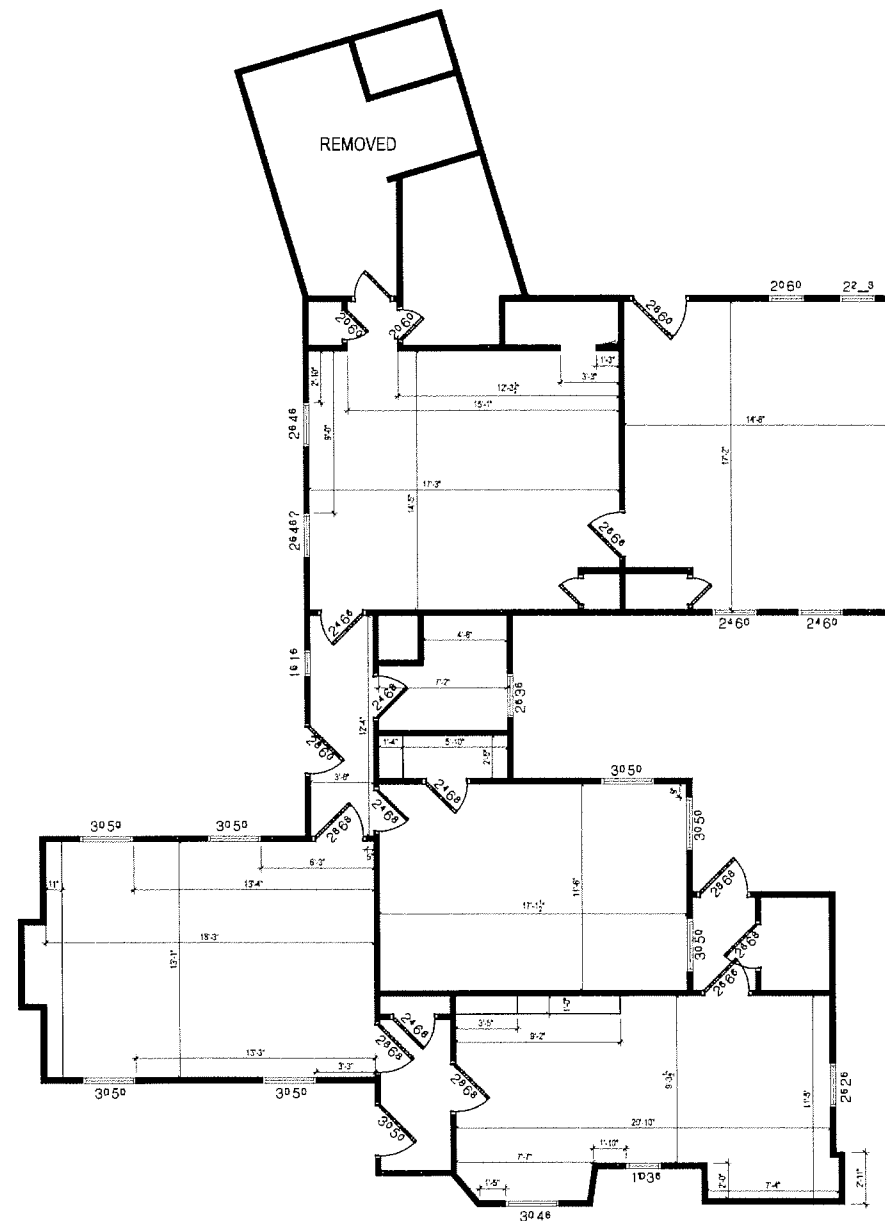


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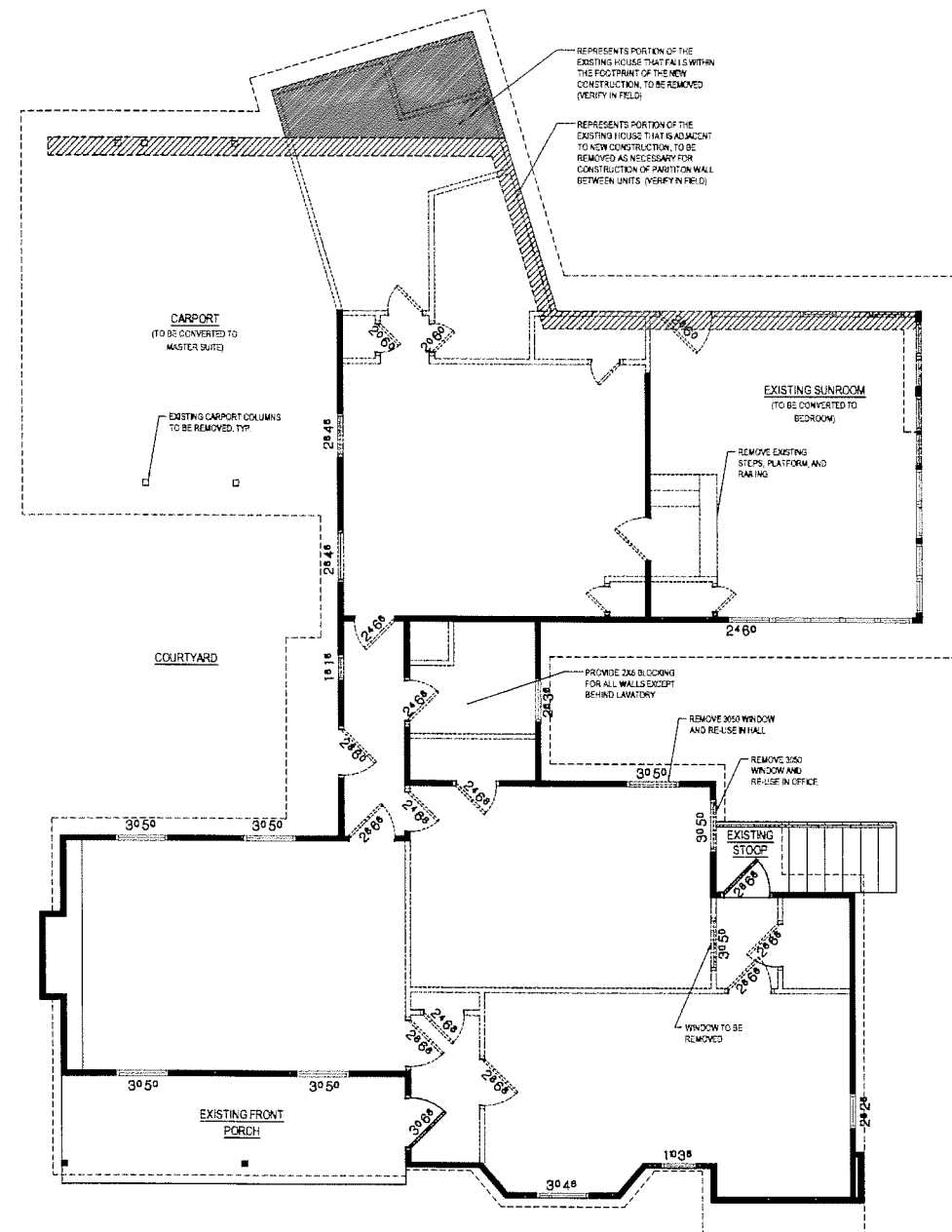
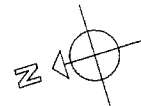
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1.1.1.2	1.1.1.2
1.1.1.3	1.1.1.3
1.1.1.4	1.1.1.4
1.1.1.5	1.1.1.5
1.1.1.6	1.1.1.6
1.1.1.7	1.1.1.7
1.1.1.8	1.1.1.8
1.1.1.9	1.1.1.9
1.1.1.10	1.1.1.10

Existing House Pl.
Demolition Pl.

A1.



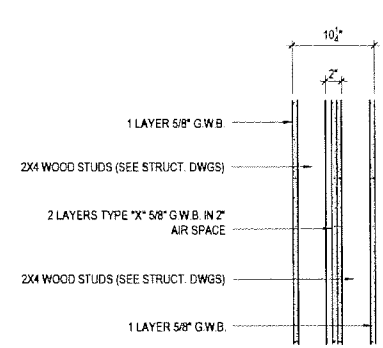
01 | Plan of Existing Home
SCALE: 3/32" = 1'-0"



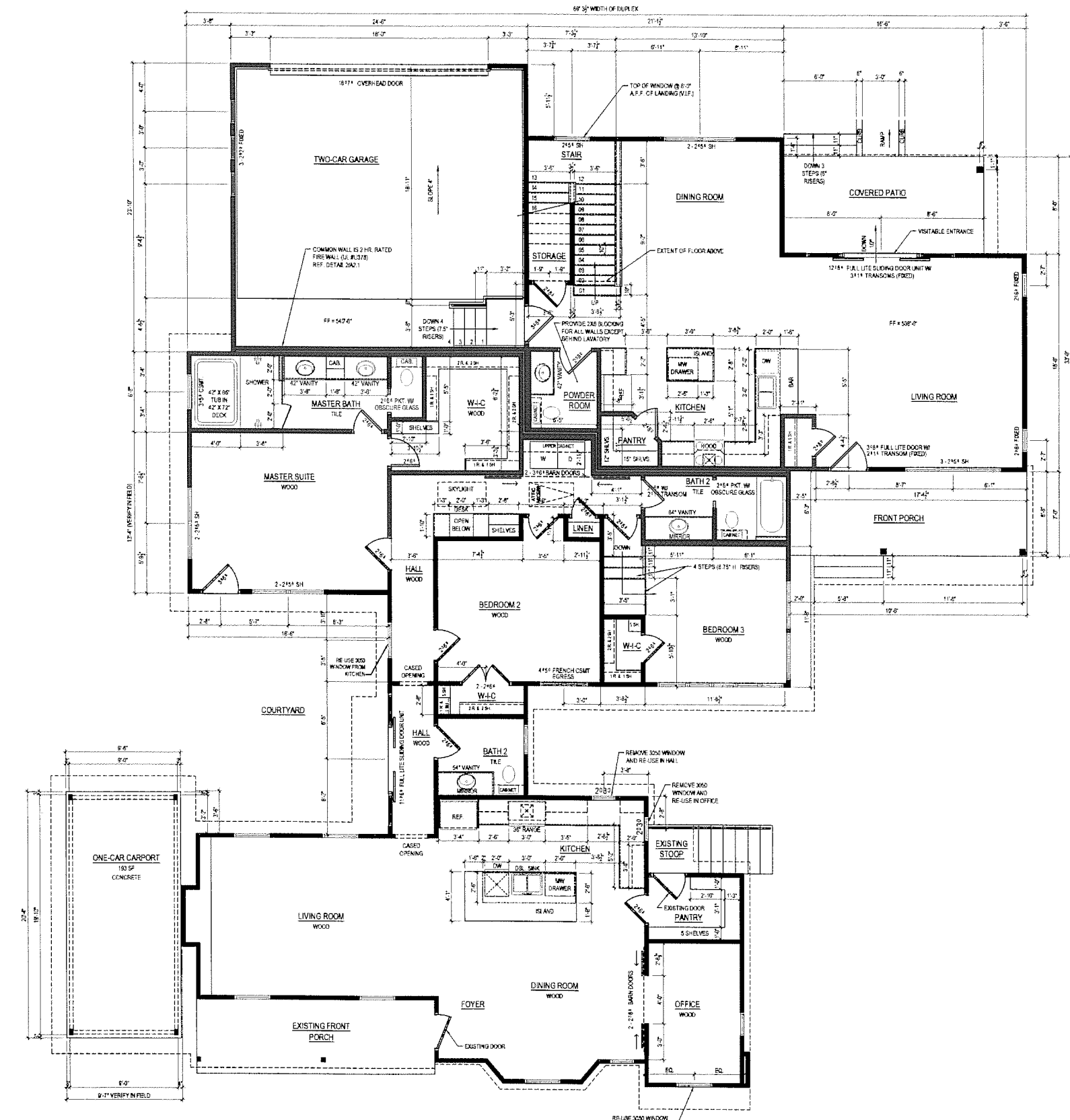
02 | Demolition Plan
SCALE: 3/32" = 1'-0"



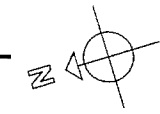
GENERAL PLAN NOTES:
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE DEMOLITION
 2. ALL ELECTRICAL WORK TO COMPLY WITH CURRENT CITY CODE



02 Common Wall Detail
 SCALE: 1/2" = 1'-0"



01 1st Floor Plan
 SCALE: 3/32" = 1'-0"



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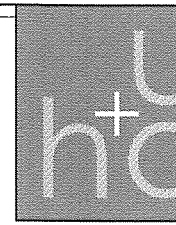


ISSUE DATES:

DATE	DESCRIPTION
04/08/15	PERMIT SET

1st Floor Plan
 Demolition Plan

A2.



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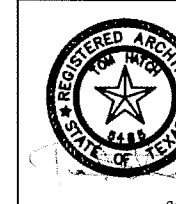
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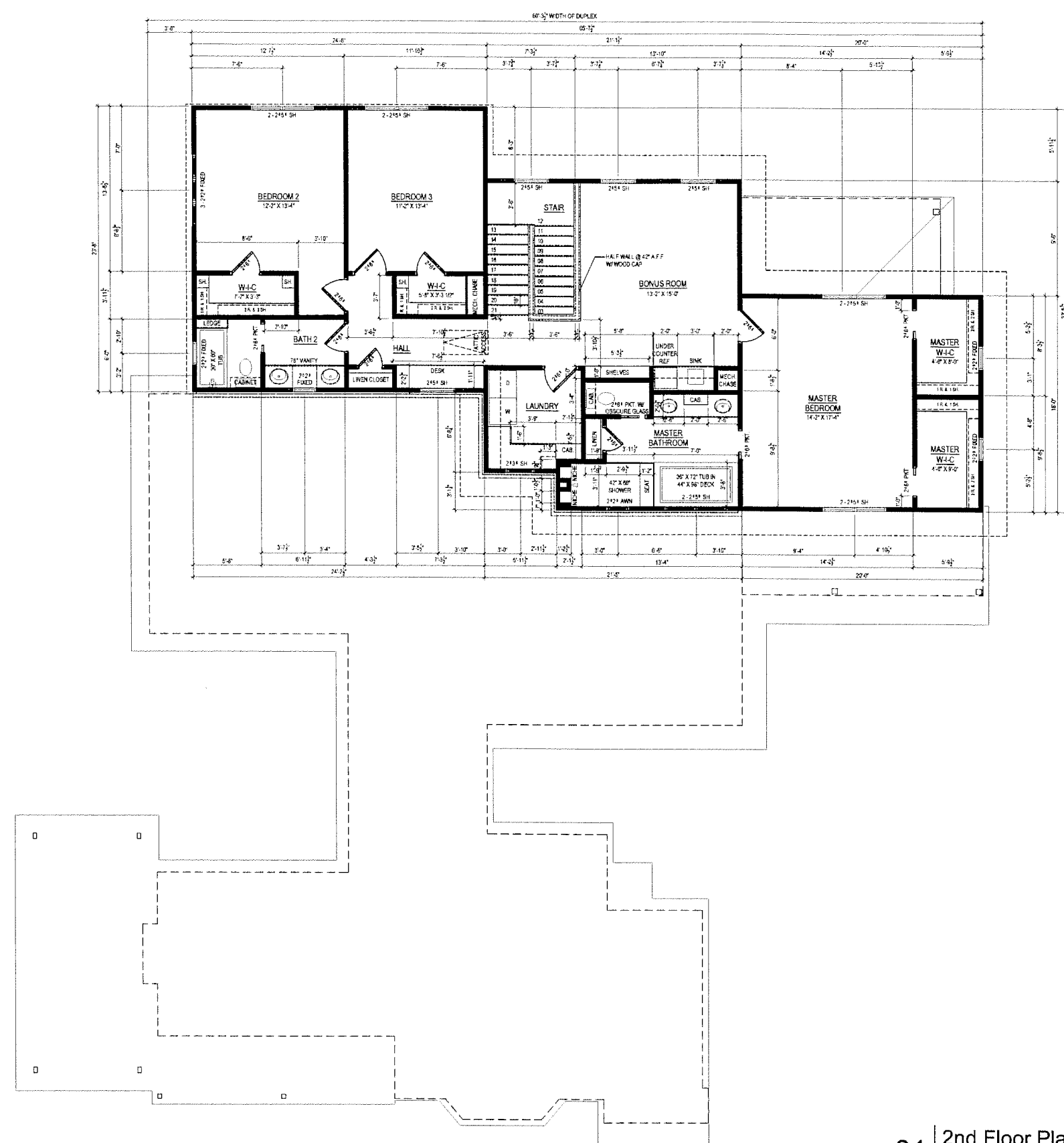
NOTE: By not submitting a bid for a proposed contract, the bidder warrants that all subcontractors and suppliers he intends to use have been thoroughly reviewed (the drawings and documents and have been found free from any ambiguities and surface purpose intended. The bidder further warrants that the best of their or their subcontractors and material supplier's knowledge and products specified or indicated be responsible for all applicable codes and authorities.



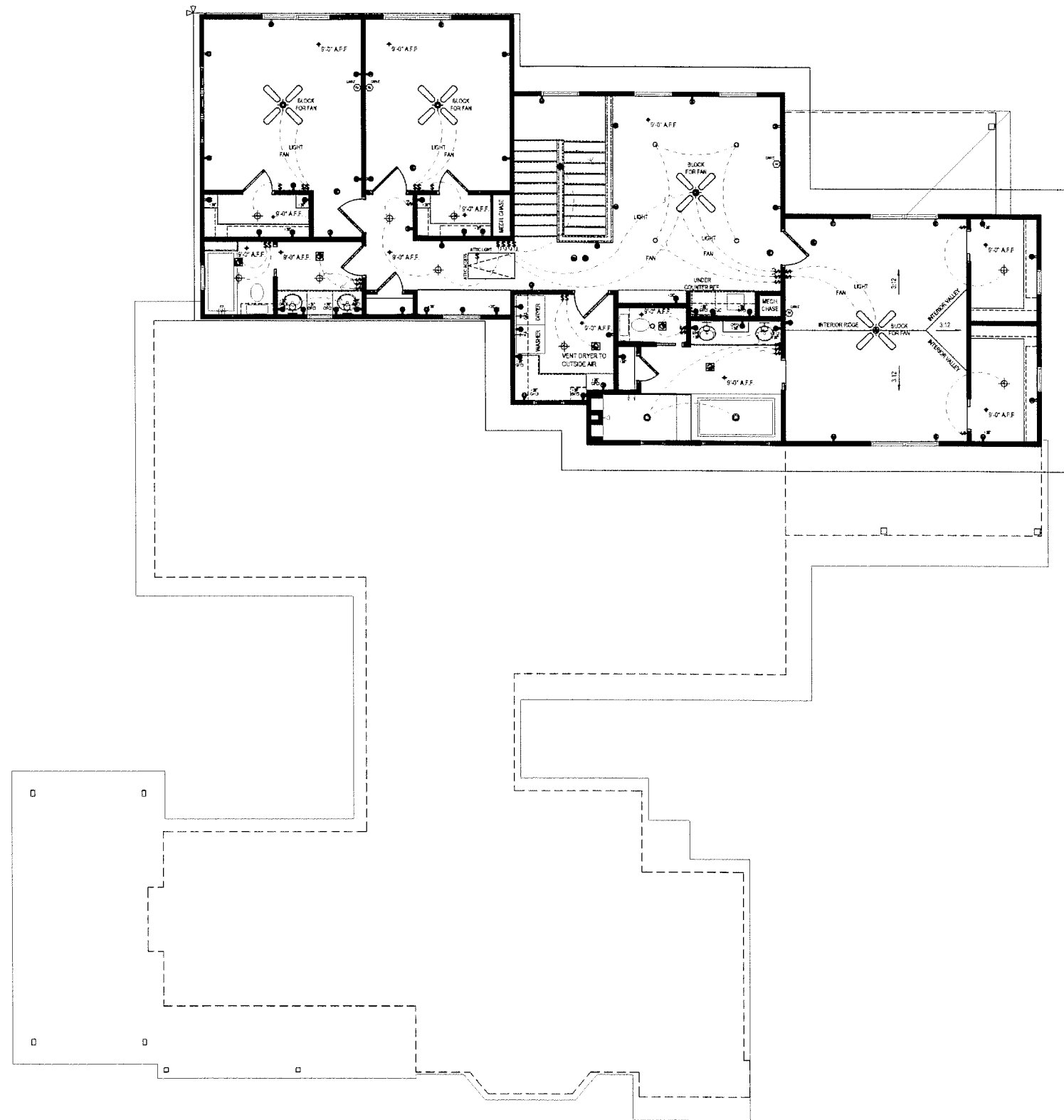
ISSUE DATES:	
04/06/15	PERMIT SET

2nd Floor Plan

A2.



01 | 2nd Floor Plan
SCALE: 3/32" = 1'-0"



- GENERAL RCP NOTES:**
1. ALL ELECTRICAL WORK IS TO COMPLY WITH CURRENT CITY CODE
 2. LIGHT FIXTURES (N.I.C.) TO BE SELECTED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR
 3. SMOKE DETECTORS TO BE INSTALLED PER FIRE CODE
 4. LOW VOLTAGE SYSTEMS INCLUDE SECURITY PRE-WIRE HOME-RUN TO MASTER CLOSET
 5. PHONE AND CABLE IN ALL BEDROOMS, PHONE IN KITCHEN, CABLE IN GREAT ROOM. ALL TO BE HOME-RUN TO MASTER CLOSET
 6. PRE-WIRE FAMILY ROOM & MASTER FOR SURROUND SOUND
 7. PRE-WIRE COVERED DECK FOR STEREO, EXCLUDING SPEAKERS

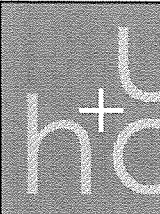
VISIBILITY COMPLIANCE NOTES:
Reference Section 320 (Visibility), City Code Section 25-12-243, which is a local amendment to the International Residential Code.

R320.4 Visible Light Switches, Receptacles, and Environmental Controls
The first floor of a visitable dwelling must meet the following requirements:
1. Light switches and environmental controls must be no higher than 48 inches above the interior floor level.
2. Outlets and receptacles must be a minimum of 15 inches above the interior floor level, except for floor outlets and receptacles.

- SYMBOL LEGEND**
- 9'-0" AFF. CEILING HEIGHT
 - BELL DOORBELL W/ LIGHT
 - LEW/FAN RECEPTICAL SWITCH
 - THREE-WAY WALL SWITCH
 - DIMMER SWITCH
 - SWITCH LOCATED IN CASIMETRY
 - STANDARD DUPLEX RECEPTICAL
 - DUPLEX RECEPTICAL FOR MAJOR APPLIANCES
 - STANDARD WATERPROOF DUPLEX RECEPTICAL
 - UNDER COUNTER DUPLEX RECEPTICAL
 - SWITCH OPERATED DUPLEX RECEPTICAL
 - FLOOR OUTLET
 - CEILING OUTLET
 - TELEPHONE
 - CABLE / TELEVISION
 - PLUMBING CONNECTION
 - GAS CONNECTION
 - HOSE BIBB
 - THERMOSTAT
 - MOTION ACTIVATED SECURITY LIGHT

- LIGHT FIXTURE SCHEDULE**
- SMOKE DETECTOR (PER CODE)
 - CARBON MONOXIDE DETECTOR (PER CODE)
 - WALL MOUNTED FIXTURE
 - EXTERIOR WALL SCONCE
 - RECESSED DOWNLIGHT
 - DIRECTIONAL RECESSED LIGHT
 - HEAT / FAN / LIGHT COMBO VENT TO OUTSIDE AIR
 - EXHAUST FAN / LIGHT COMBO VENT TO OUTSIDE AIR
 - EXHAUST FAN VENT TO OUTSIDE AIR
 - FLUSH MOUNTED CEILING FIXTURE
 - PENDANT
 - UNDER CABBINET LIGHTING
 - CEILING FAN W/ LIGHT (EXTERIOR TO BE UL WET RATED)
 - CEILING FAN W/ LIGHT (EXTERIOR TO BE UL WET RATED)
 - UNDER CABBINET LIGHTING (LED STRIP LIGHTING OR SIMILAR)
 - UL WET RATED EXTERIOR DOWNLIGHT SURFACE MOUNT
 - UTILITY FLUORESCENT
 - CHANDSELER
 - WET RATED LIGHT W/ INTEGRAL FAN

01 | 2nd Floor Plan RCP & Power Plan
SCALE: 3/32" = 1'-0"

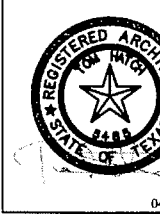


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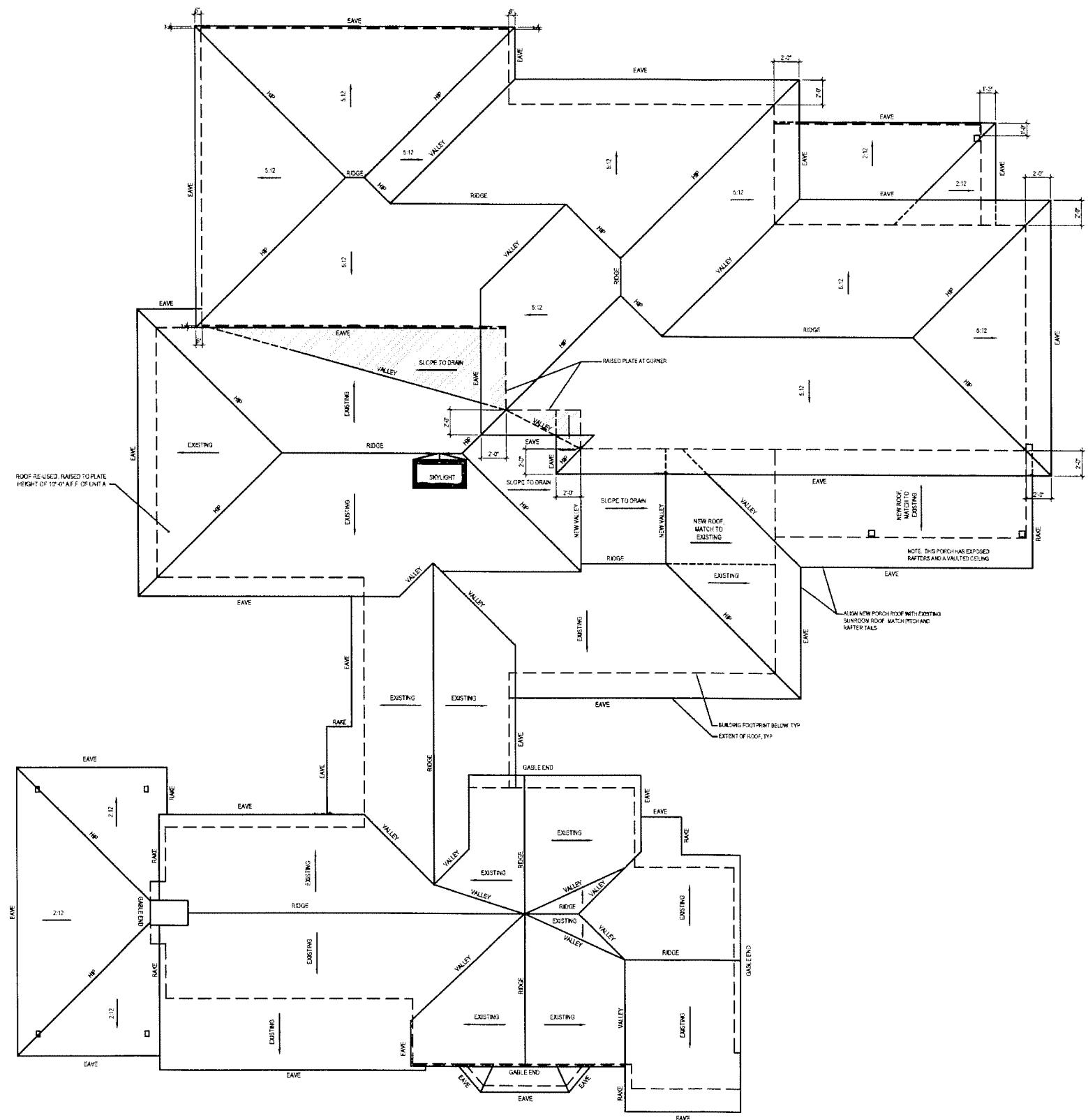
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ISSUE DATES:

DATE	DESCRIPTION
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2nd Floor RCP
Power Plan
A2.



01 | Roof Plan
SCALE: 3/32" = 1'-0"



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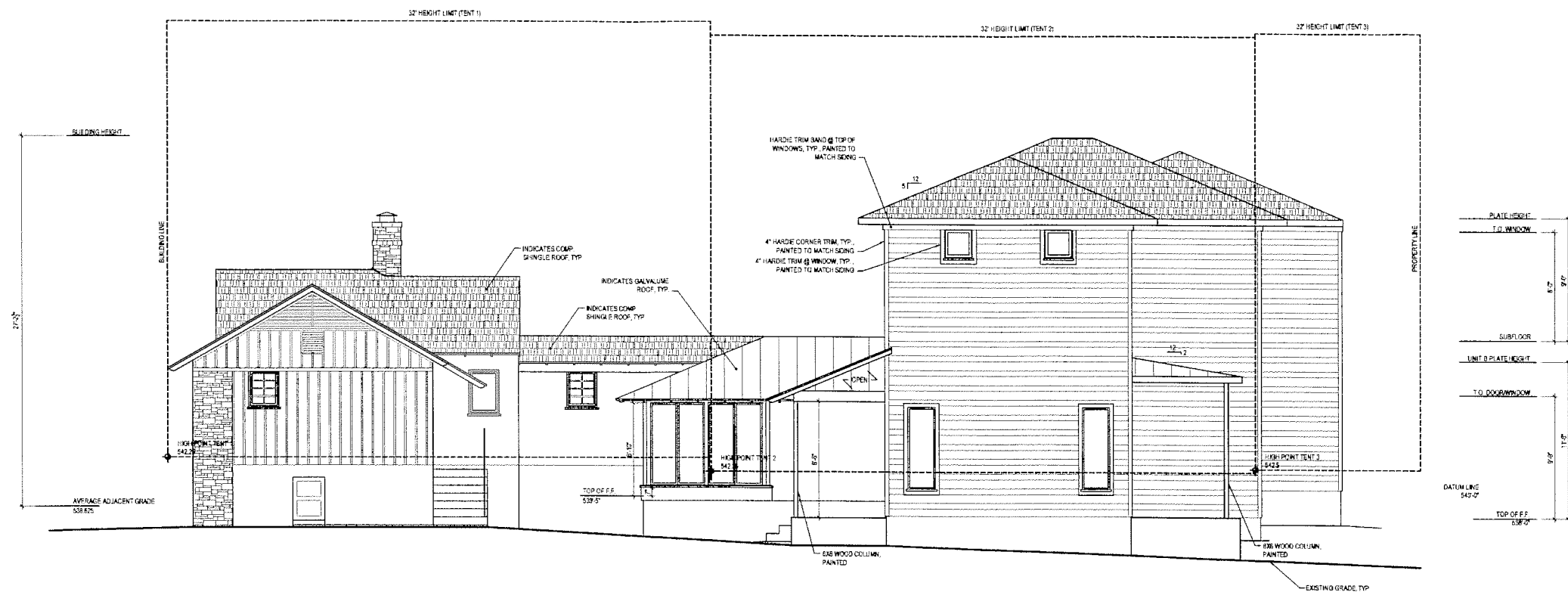
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ISSUE DATES:	
04/06/15	PERMIT SET



02 Proposed Side Elevation
SCALE: 3/32" = 1'-0"



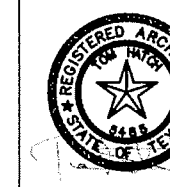
01 Proposed Front Elevation
SCALE: 3/32" = 1'-0"



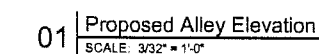
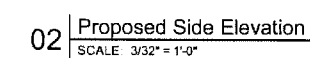
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[illegible]Proposed
Exterior Finish

A3.

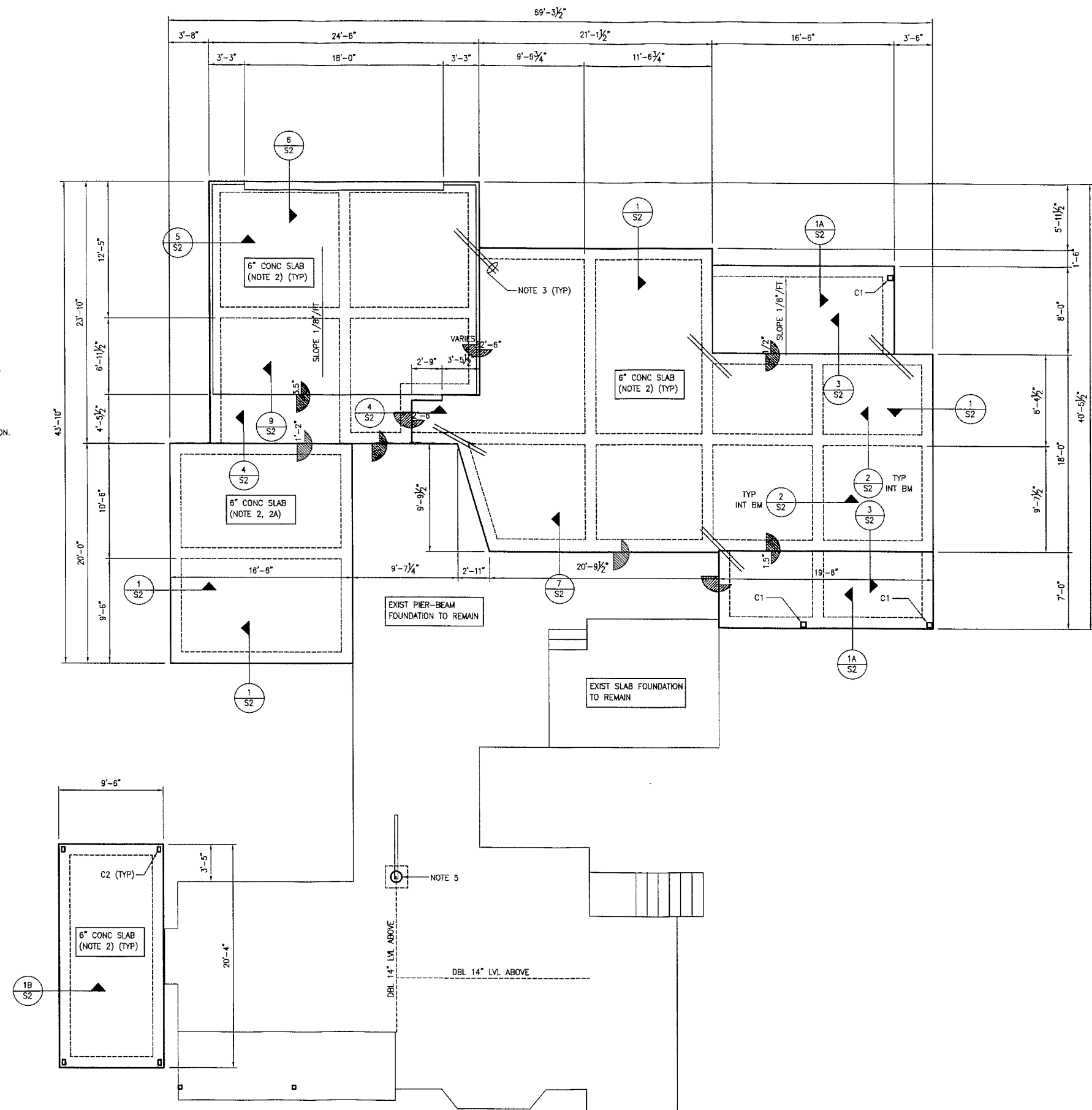


FOUNDATION PLAN

3/16" = 1'-0" IN 22X34
3/32" = 1'-0" IN 11X17

PLAN NOTES:

1. VERIFY ALL DIMENSIONS, SLAB DROPS W/ ARCHITECTURAL DRAWINGS PRIOR TO STARTING WORK.
2. 6" SLAB OVER VAPOR RETARDER OVER COMPACTED STRUCTURAL FILL. REINF SLAB WITH #4 @ 12" O.C.E.W. AT MID DEPTH. SEE NOTES FOR STRUCTURAL FILL REQUIREMENTS.
- 2A. EXISTING SLAB MAY REMAIN AND BE USED AS "FILL" AT THE BUILDER'S OPTION. CUT SLAB AS REQUIRED AT NEW GRADE BEAMS.
3. 2-#4x4'-0" CORNER BARS - TYPICAL AT ALL RE-ENTRANT CORNERS.
4. C1 = 6x6 WOOD COLUMN; C2 = 4x6 WOOD COLUMN. PROVIDE SIMPSON CBSQ POST BASE OR APPROVED EQUAL.
5. ADD NEW PIER UNDER STUD COLUMN ABOVE. SEE DETAIL 8/S2.



Zhiyong Zhang
04/06/2015



GREENEARTH ENGINEERING, INC.
2200 WEST MOUNTAIN CAMPUS BL.
AUSTIN, TX 78749
PHONE (512) 286-8086
FAX (512) 286-8086
DE JOB NO. 15084

613 THERESA AVE
AUSTIN, TX

REV.	DATE

CHK. BY: TZ
DRWN. BY: TZ
DATE: 04/06/2015

SHEET NO.
S1
OF

DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET

Zhang Zhang
04/06/2015



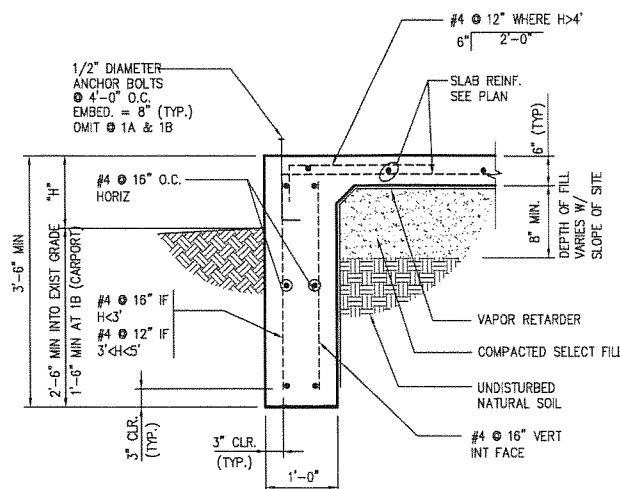
GREENEARTH ENGINEERING, INC.
2500 WEST MILAM AVENUE, SUITE 200
AUSTIN, TX 78745
PHONE (512) 288-0000
FAX (512) 442-0000
SE JOB NO.: 15004

613 THERESA AVE
AUSTIN, TX

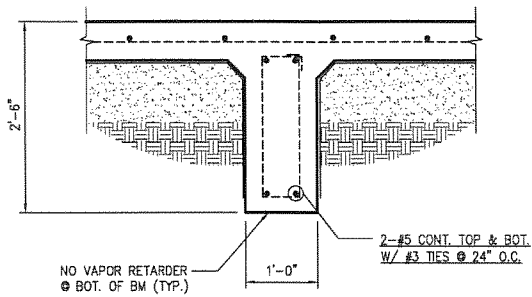
REV.	DATE

CHK. BY: TZ
DRWN. BY: TZ
DATE: 04/06/2015

SHEET NO.
S2
OF

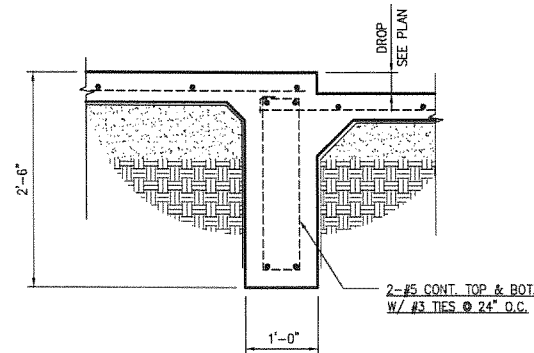


1A, 1B
SECTION
3/4" = 1'-0"



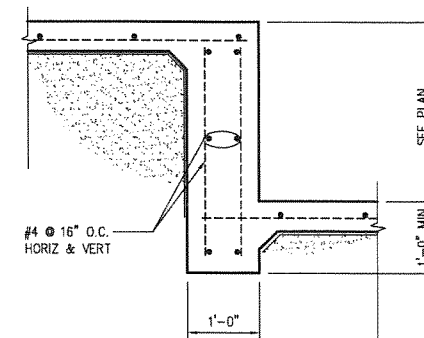
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

SECTION
3/4" = 1'-0"



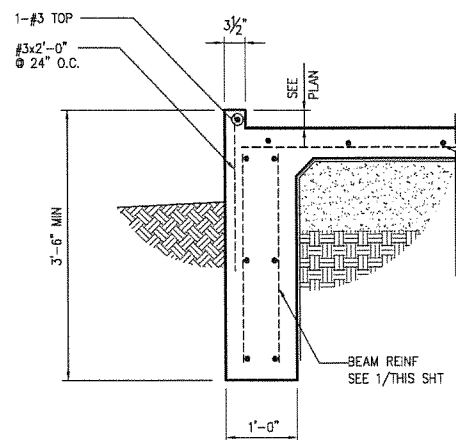
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SECTION
3/4" = 1'-0"



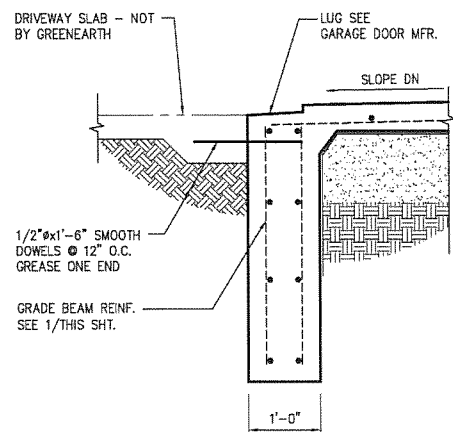
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SECTION
3/4" = 1'-0"



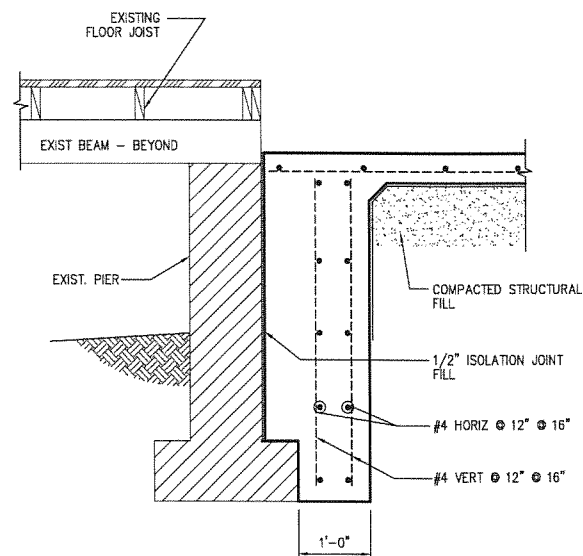
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

SECTION
3/4" = 1'-0"

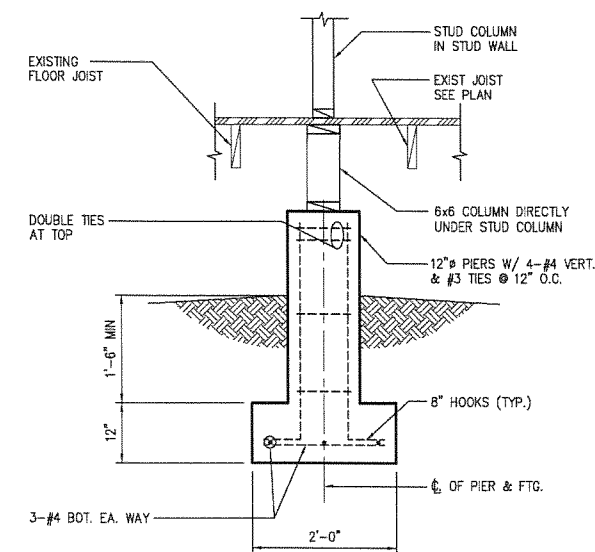


NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

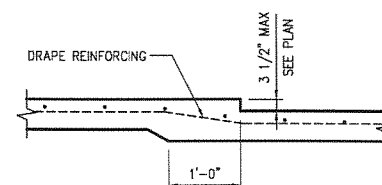
AT GARAGE DOOR
SECTION
3/4" = 1'-0"



SECTION
3/4" = 1'-0"



SECTION
3/4" = 1'-0"



SECTION
3/4" = 1'-0"

BUILDING PAD PREPARATION

- Structural fill material shall consist of crushed limestone base material with the gradation as follows:

Retained on	0%
2-1/2" screen	0% - 25%
1-1/2" screen	15% - 55%
3/4" screen	45% - 75%
1/4" screen	60% - 90%
- Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 2'-0" beyond building line. All exposed surfaces shall then be recompact to a minimum of 95 percent of the maximum dry density as defined by TxDOT test method TEX 113-E or 114-E at a moisture content within 3 percent of the optimum moisture content.
- Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in TxDOT test method TEX 113-E at a moisture content within 3 percent of the optimum moisture content.
- Provide a 10 mil polyolefin Stago retarder. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

CAST IN PLACE CONCRETE

- Cast in place concrete shall meet the following requirements:

Class	Strength	Type	Size	Slump	Use
A	3000 psi	C 33	1"	4" to 6"	ALL CONCRETE

The use of fly ash is recommended, but shall not exceed 25% of the total of the cement plus fly ash by weight.

- Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractors option.

CONCRETE REINFORCING

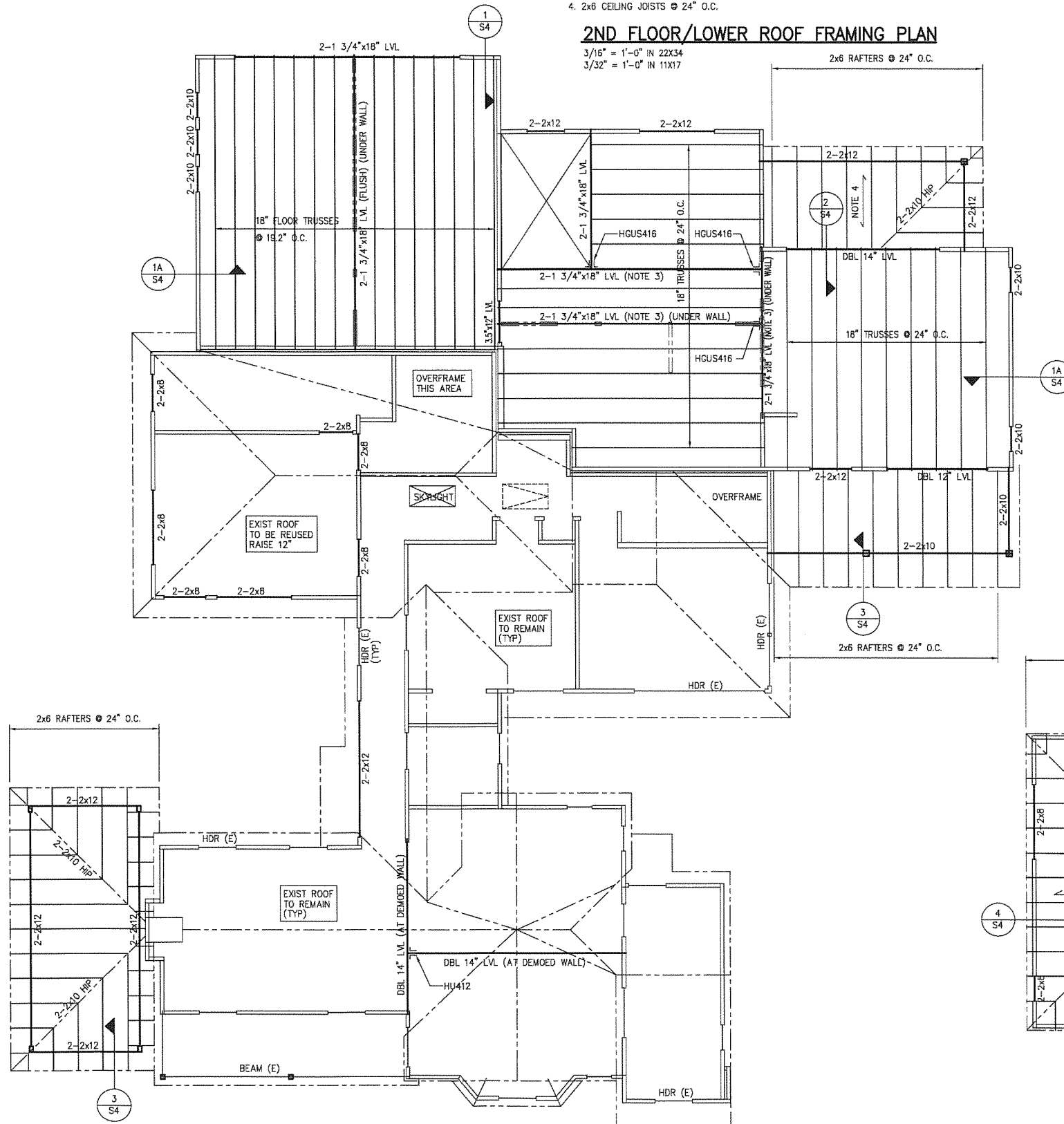
- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- Provide 2-#4 bent bar with 2'-0" legs top and bottom in interior and exterior face of grade beams at corners and top and bottom in exterior face of grade beam at intersections.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
 - Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)

PLAN NOTES:

- ALL WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
SEE ARCH'L FOR 2x6 PLUMBING WALLS.
- BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
- 8"x16" MAX PENETRATIONS ARE ALLOWED IN THIS LVL BEAM. HOWEVER, THEY SHALL BE REINFORCED PER DETAIL 6/S4.
- 2x6 CEILING JOISTS @ 24" O.C.

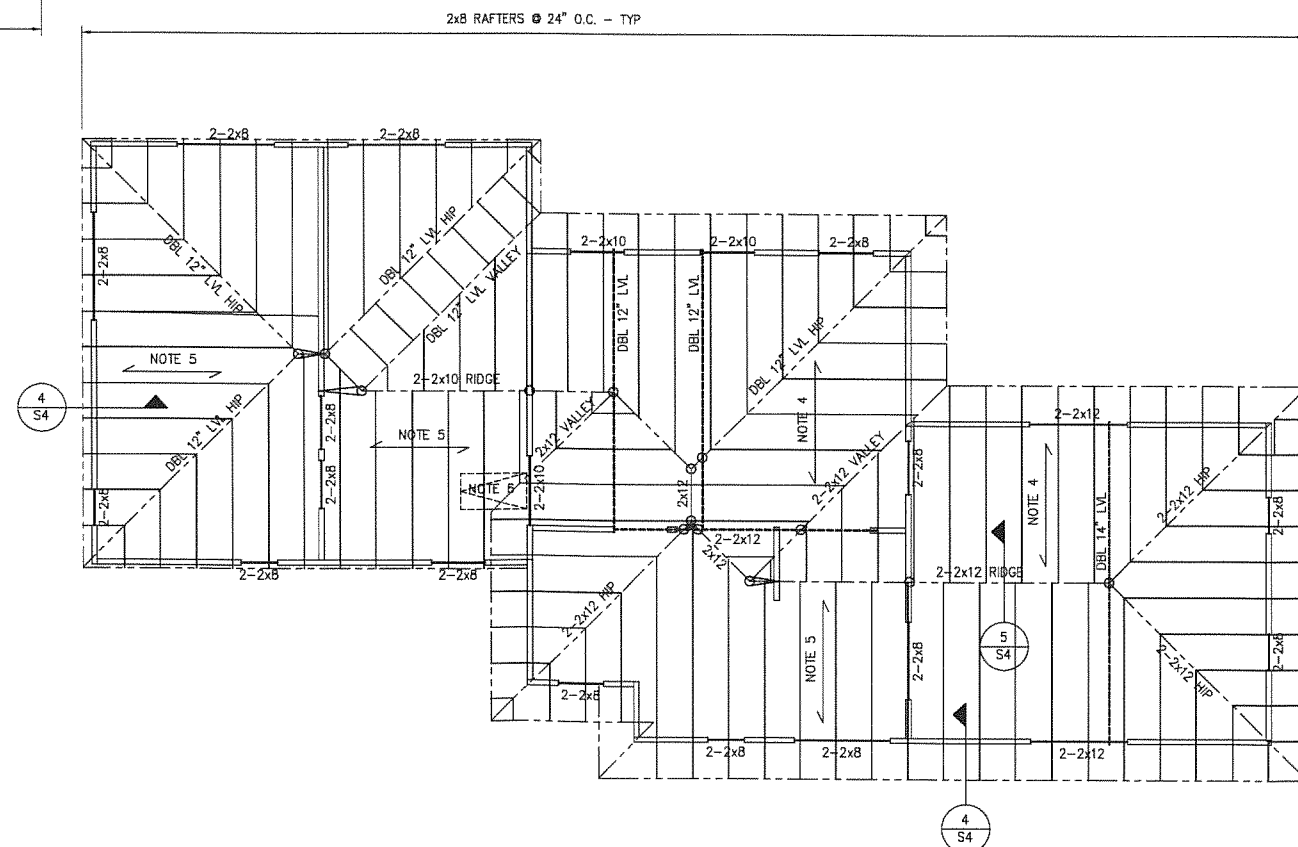
2ND FLOOR/LOWER ROOF FRAMING PLAN

3/16" = 1'-0" IN 22X34
3/32" = 1'-0" IN 11X17



ROOF FRAMING PLAN

3/16" = 1'-0" IN 22X34
3/32" = 1'-0" IN 11X17



PLAN NOTES:

- BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
- ALL WALLS ARE 2x4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. SEE ARCH'L FOR PLUMBING WALLS THAT NEED TO BE 2x6.
- DESIGNATES 2-2x4 BRACE TO WALL OR CEILINGBEAM BELOW.
- 2x8 CEILING JOISTS @ 16" O.C.
- 2x8 CEILING JOISTS @ 24" O.C.
- ATTIC ACCESS - FRAME WITH 2-2x8 EACH SIDE AND WITH LUS28-2 HANGERS.

Zhang Zhang
04/06/2015



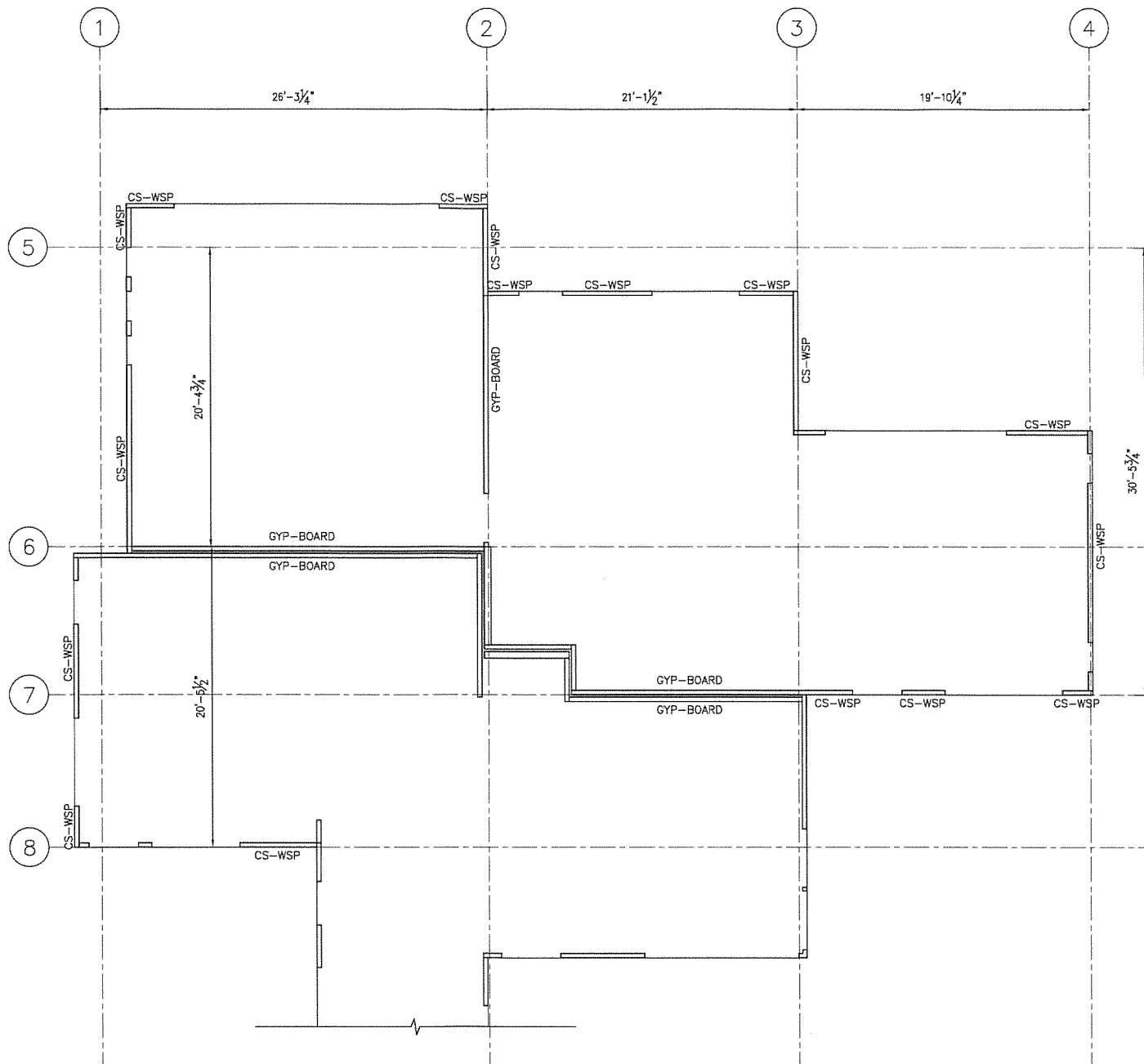
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DRWN. BY: TZ
DATE: 04/06/2015

SHEET NO.
S3.1
OF

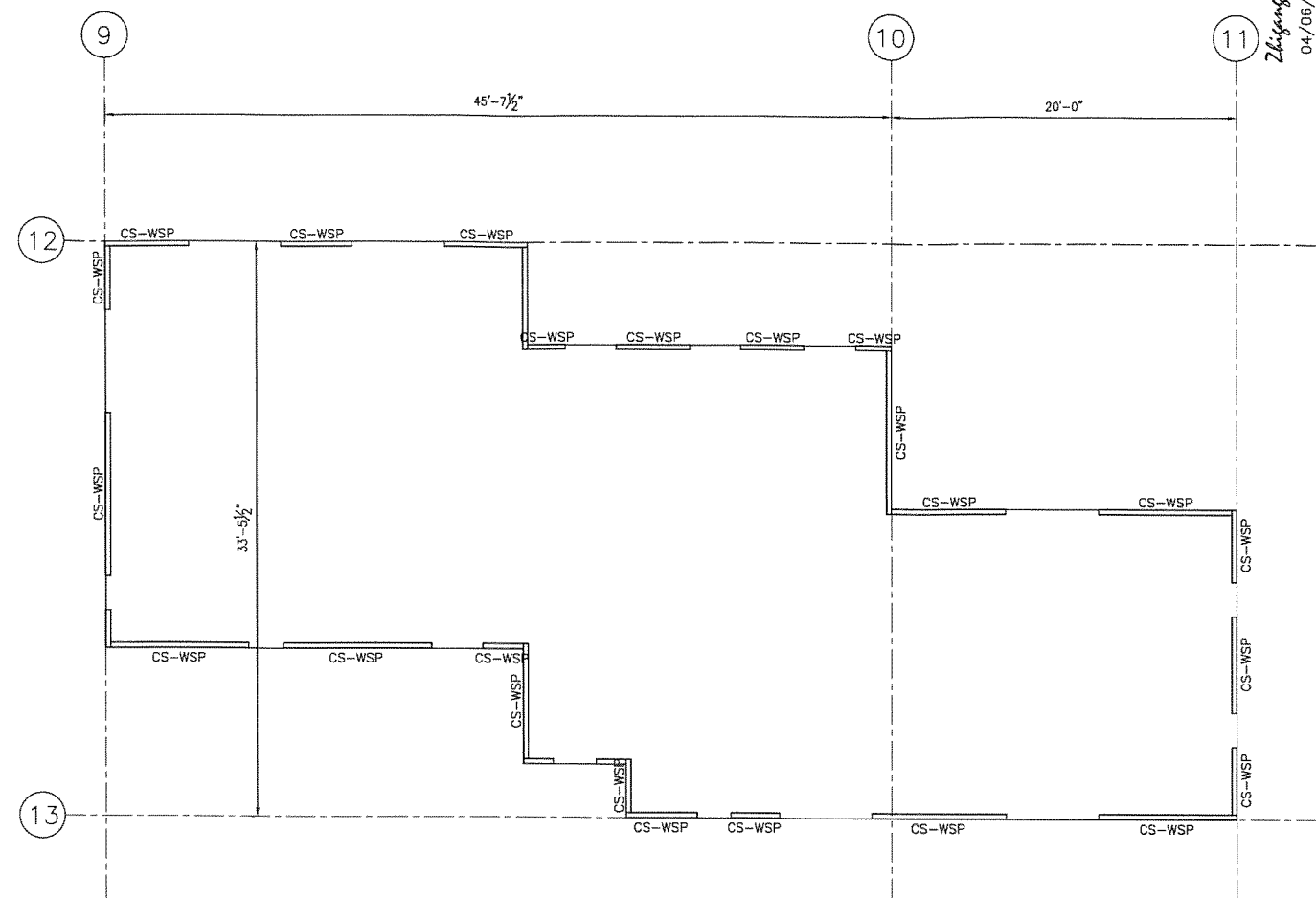


1ST FLOOR WALL BRACING PLAN

3/16" = 1'-0" IN 22X34
3/32" = 1'-0" IN 11X17

BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
1	1 OF 2	26	8	16+
2	1 OF 2	26	8	12.5
3	1 OF 2	21	7	9.5
4	1 OF 2	20	6	12+
5	1 OF 2	20	6	12+
6	1 OF 2	20	12	24
7	1 OF 2	30	9	15
8	1 OF 1	20	3.5	5
9	2 OF 2	46	7	12+
10	2 OF 2	46	7	9+
11	2 OF 2	20	3.5	12+
12	2 OF 2	33	5.5	12+
13	2 OF 2	33	5.5	12+

LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL;
GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.



2ND FLOOR WALL BRACING PLAN

3/16" = 1'-0" IN 22X34
3/32" = 1'-0" IN 11X17

- BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATEGORY A AND A WIND SPEED OF 90 MPH OR LESS.
- MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
- WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
- THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS. @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- THE ROOF DECK SHALL BE 5/8" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- GYPSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 5d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

Zhiyong Zhang
04/06/2015



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OF

STRUCTURAL GENERAL NOTES

CODES

1. Building Code: 2012 International Residential Code.
2. Wood Framing: National Design Specifications For Wood Construction with Supplement, National Forest and Paper Products Association, Latest Edition.
3. Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.
4. Prefabricated Metal Plate Connected Wood Trusses: Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-95.

DESIGN LOADS

1. Live Loads
 - a. Roof 20 psf
 - b. Floor 40 psf
 - c. Stair 40 psf

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine or douglas fir, except that non-loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce-pine-fir.
2. All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine or Douglas Fir.
3. All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
4. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
5. The entire exterior wall framing shall be braced by a 1/2" thick panel of APA rated sheathing with an exposure 1 rating extending from the sill plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
6. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
7. All framing members framing into the side of a header, hip, valley, ridge, truss or any other beams shall be attached using metal joist hangers manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
8. Nailing and attachment of all framing members and sheathing shall be as specified in the International Residential Code Nailing Schedule (Table R602.3) unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
9. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
10. Provide double joists under all interior partition walls oriented parallel to the joists.
11. Provide triple studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning over 10'-0" unless noted otherwise. Provide double studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning 5'-0" to 10'-0" unless noted otherwise.
12. The new generation of pressure treated lumber products are highly corrosive to metal connectors and fasteners. All fasteners and metal connectors used in conjunction with the new generation of pressure treated lumber shall be hot-dip galvanized or stainless steel. These locations include, but are not limited to the following:
 - Anchor bolts at sole plate to foundation.
 - Nails from sole plate to wall studs.
 - Nails at exterior plywood sheathing to sole plate.
 - Bolts at ledger to concrete.
 - Joist to treated ledger connections.
 - All hangers on treated joists.
 - Wood posts to concrete.
 - Deck board to treated joists.

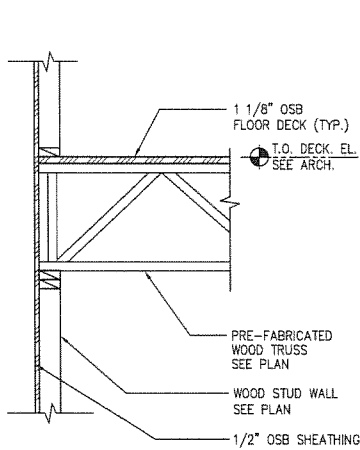
PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

1. Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-95).
2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
3. Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.
7. Trusses shall be designed in accordance with the following requirements:
 - a. Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
 - b. Limit live load deflection of floor trusses to L/480. Total load deflections shall be limited to L/350.

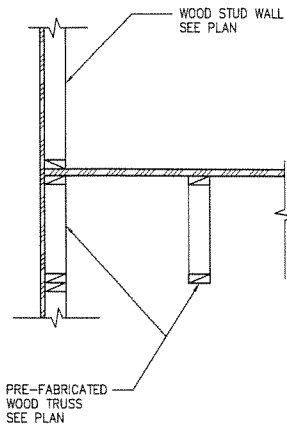
COMPOSITE WOOD MEMBERS

1. Where noted on the drawings, joists shall be TJI "SP" series engineered wood joists, and beams shall be "Micro-Lam" or "Paralam" beams as manufactured by the Trus Joist Macmillan Corporation.
2. Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
4. Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
5. Provide web stiffeners where required by the manufacturer for the specified support condition.

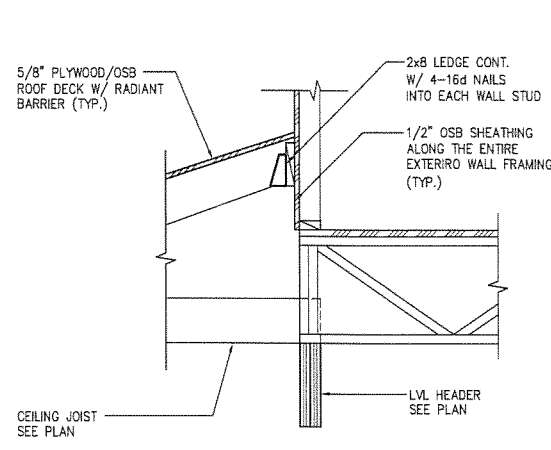
DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET



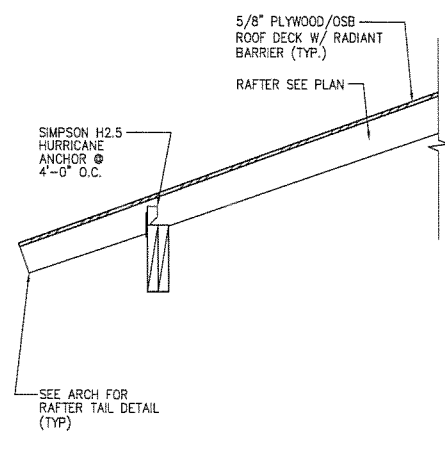
1 SECTION
3/4" = 1'-0"



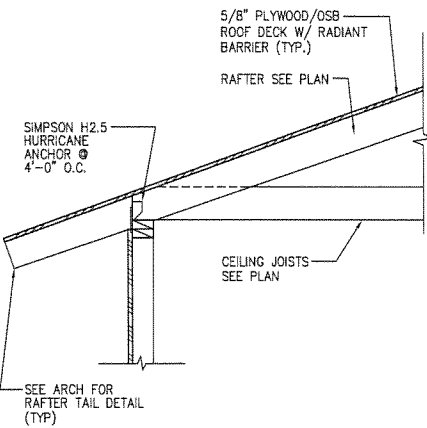
1A SECTION
3/4" = 1'-0"



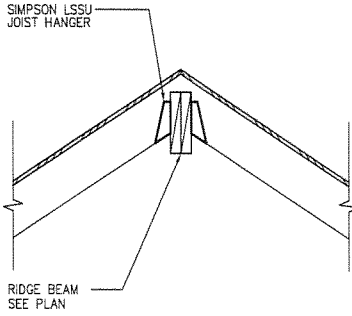
2 SECTION
3/4" = 1'-0"



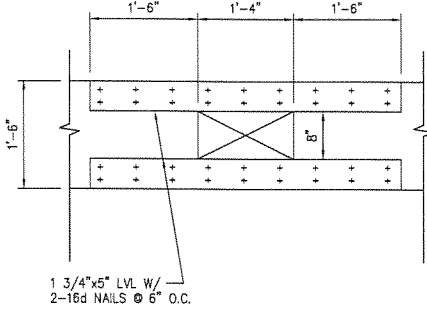
3 SECTION
3/4" = 1'-0"



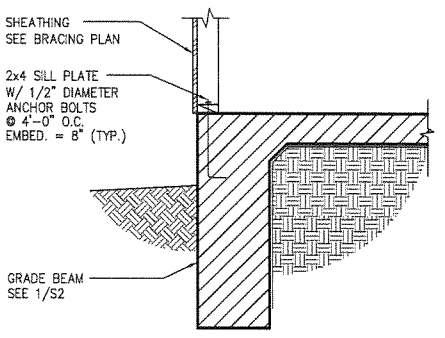
4 SECTION
3/4" = 1'-0"



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



6 TYPICAL DETAIL
NOT TO SCALE



7 SECTION
3/4" = 1'-0"

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04/06/2015



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