

REVIEWED

JUN 16 2015

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

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

AE APPROVED
JUN 16 2015
RLS 167-12

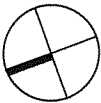


06/16/15

RESTRUCTURESTUDIO

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7500 Ladle Lane Austin, TX 78749
www.restructurestudio.com

LEGAL DESCRIPTION:
LOT 65, ENFIELD C, VOL 3, PG 106,
TRAVIS COUNTY, TX.



WOODLAWN RESIDENCE


PLOT PLAN
1513 WOODLAWN BLVD
AUSTIN, TX 78703

Project No: 1421

Scale: 3/32" = 1'-0"

GENERAL NOTES

1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.	1. ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.	2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ELECTRICAL OR MECHANICAL DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT IMMEDIATELY. AN ANNOTATED INSTALLATION IT SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.	3. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE ELECTRICAL OR MECHANICAL DRAWINGS, THE CONTRACTOR SHALL ADVISE THE ARCHITECT IMMEDIATELY. AN ANNOTATED INSTALLATION IT SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER OR ARCHITECT.
4. STRUCTURAL DRAWINGS GOVERN SIZE, SPACING AND CONNECTIONS OF ALL STRUCTURAL MATERIALS AND MEMBERS. IN CASE OF DISCREPANCIES CONSULT WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.	4. STRUCTURAL DRAWINGS GOVERN SIZE, SPACING AND CONNECTIONS OF ALL STRUCTURAL MATERIALS AND MEMBERS. IN CASE OF DISCREPANCIES CONSULT WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
5. FINAL LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PANEL, BOARDS, METERS, FIXTURES, FUSES, VENTS ETC SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.	5. FINAL LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PANEL, BOARDS, METERS, FIXTURES, FUSES, VENTS ETC SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT HIS WORK SHALL BE MADE BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES OR EQUIPMENT WHICH MAY AFFECT HIS WORK, AND ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR ANY EXPENSE TO WHICH HE MAY BE PUT INTO DUE TO FAILURE OR NEGLIGENCE ON HIS PART TO MAKE SUCH AN EXAMINATION. ANY CONFLICT OR OMISSIONS, ETC SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION TO NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO FAILURE TO MAKE SUCH AN EXAMINATION. MEASUREMENTS AND DIMENSIONS INDICATED ON THE DRAWINGS.	7. EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT HIS WORK SHALL BE MADE BY THE CONTRACTOR WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES OR EQUIPMENT WHICH MAY AFFECT HIS WORK, AND ALLOWANCE SHALL SUBSEQUENTLY BE MADE IN HIS BEHALF FOR ANY EXPENSE TO WHICH HE MAY BE PUT INTO DUE TO FAILURE OR NEGLIGENCE ON HIS PART TO MAKE SUCH AN EXAMINATION. ANY CONFLICT OR OMISSIONS, ETC SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION TO NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED DUE TO FAILURE TO MAKE SUCH AN EXAMINATION. MEASUREMENTS AND DIMENSIONS INDICATED ON THE DRAWINGS.
8. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATION TO EXISTING FACILITIES WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF THE WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS. SHALL BE PROVIDED BY THE OWNER AND INCLUDED IN HIS WORK AT NO ADDITIONAL COST TO THE OWNER.	8. THE CONTRACTOR IS CAUTIONED THAT HIS WORK INCLUDES ALTERATION TO EXISTING FACILITIES WORK WHICH IS OBVIOUSLY REQUIRED TO BE PERFORMED TO PROVIDE A COMPLETELY OPERABLE INSTALLATION WITHIN THE SCOPE OF THE WORK, BUT WHICH IS NOT SPECIFICALLY INCLUDED ON THE PLANS. SHALL BE PROVIDED BY THE OWNER AND INCLUDED IN HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
9. ITEMS OF WORK INDICATED ON THE DRAWINGS AS N.C. (NOT IN CONTRACT) SHALL BE PERFORMED, FURNISHED OR LET UNDER SEPARATE CONTRACT BY THE OWNER. THE CONTRACTOR SHALL COORDINATE HIS WORK ACCORDINGLY AS REQUIRED FOR A SMOOTH WORK SCHEDULE.	9. ITEMS OF WORK INDICATED ON THE DRAWINGS AS N.C. (NOT IN CONTRACT) SHALL BE PERFORMED, FURNISHED OR LET UNDER SEPARATE CONTRACT BY THE OWNER. THE CONTRACTOR SHALL COORDINATE HIS WORK ACCORDINGLY AS REQUIRED FOR A SMOOTH WORK SCHEDULE.
10. IT SHALL BE CONSTRUED THAT EACH SUBCONTRACT IS AN INTEGRAL PART OF THE GENERAL CONTRACT AND CONTRACTOR SHALL PROVIDE AND MAINTAIN IN FULL OPERATION AT ALL TIMES DURING THE PERFORMANCE OF THE CONTRACT A SUFFICIENT CREW OF LABORERS, MECHANICS AND FOREMAN TO PROSECUTE THE WORK WITH DISPATCH.	10. IT SHALL BE CONSTRUED THAT EACH SUBCONTRACT IS AN INTEGRAL PART OF THE GENERAL CONTRACT AND CONTRACTOR SHALL PROVIDE AND MAINTAIN IN FULL OPERATION AT ALL TIMES DURING THE PERFORMANCE OF THE CONTRACT A SUFFICIENT CREW OF LABORERS, MECHANICS AND FOREMAN TO PROSECUTE THE WORK WITH DISPATCH.
11. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE DURATION OF THE JOB. HE SHALL MAINTAIN CLEANLINESS THROUGHOUT AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS PROVIDE AND MAINTAIN TEMPORARY BARICADES, CLOSURE WALLS, ETC AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE COURSE OF CONSTRUCTION.	11. THE CONTRACTOR SHALL ARRANGE FOR THE PREMISES TO BE MAINTAINED IN AN ORDERLY MANNER THROUGHOUT THE DURATION OF THE JOB. HE SHALL MAINTAIN CLEANLINESS THROUGHOUT AND CONTROL ANY DUST CAUSED BY THE WORK, AS WELL AS PROVIDE AND MAINTAIN TEMPORARY BARICADES, CLOSURE WALLS, ETC AS REQUIRED TO PROTECT THE PUBLIC AND OWNER DURING THE COURSE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT FROM HIS OPERATIONS AT THE CONCLUSION OF INSTALLATION. ALL FIXTURES AND RELIABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNER INSTRUCTIONS.	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL LEFTOVER MATERIALS, DEBRIS, TOOLS AND EQUIPMENT FROM HIS OPERATIONS AT THE CONCLUSION OF INSTALLATION. ALL FIXTURES AND RELIABLE MATERIALS TO BE REMOVED ARE TO BE STORED OR DISPOSED OF AS PER OWNER INSTRUCTIONS.



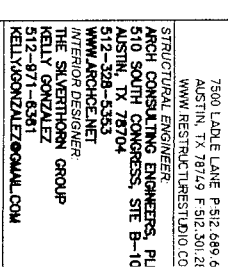
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SCALE _____

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 PROJECT NO. _____

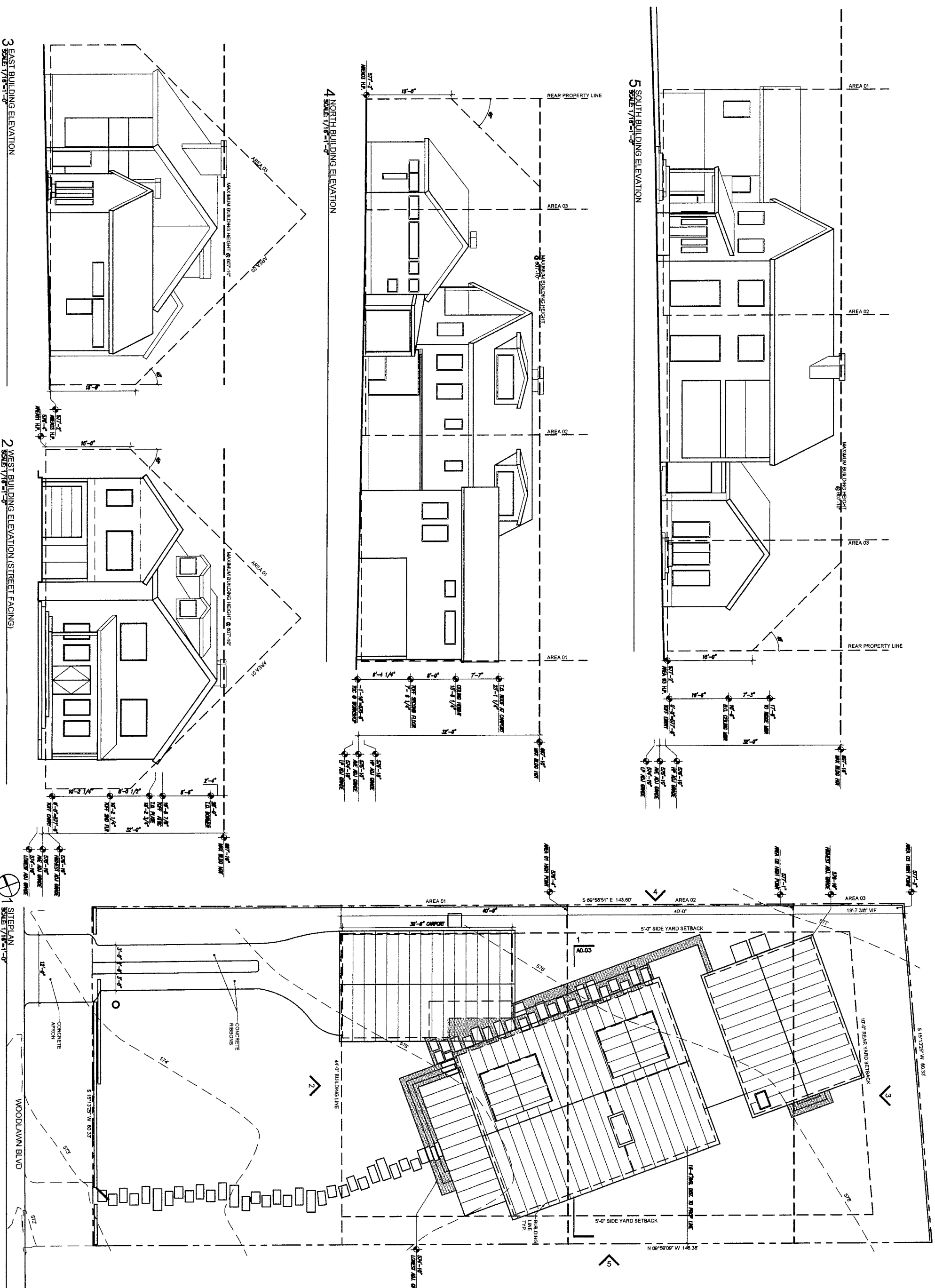


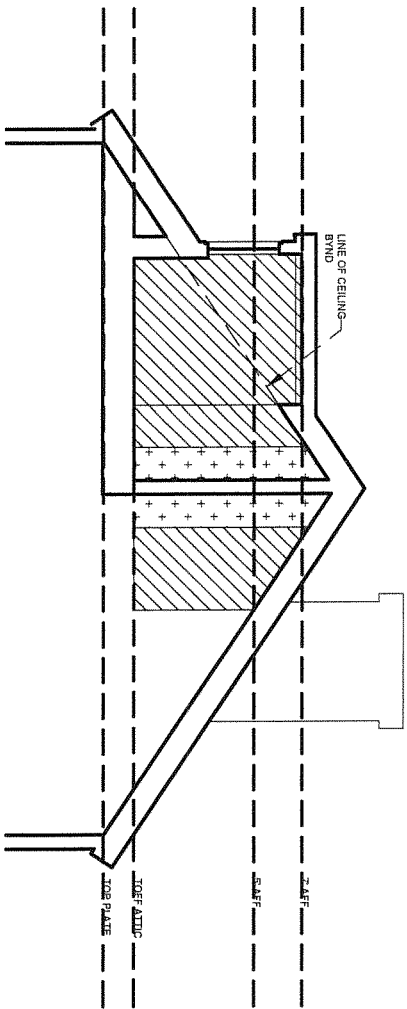
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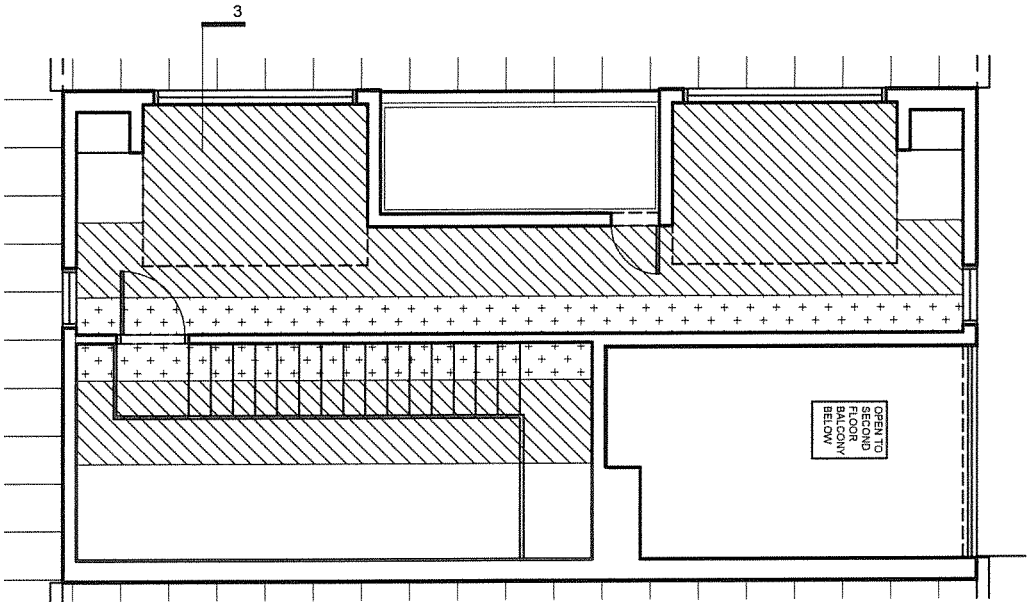
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CODE COMPL

SCALE:	1/4"
DATE:	04
PROJECT NO:	





3 ATTIC AREA DIAGRAM SECTION
SCALE 7/8"=1'-0"

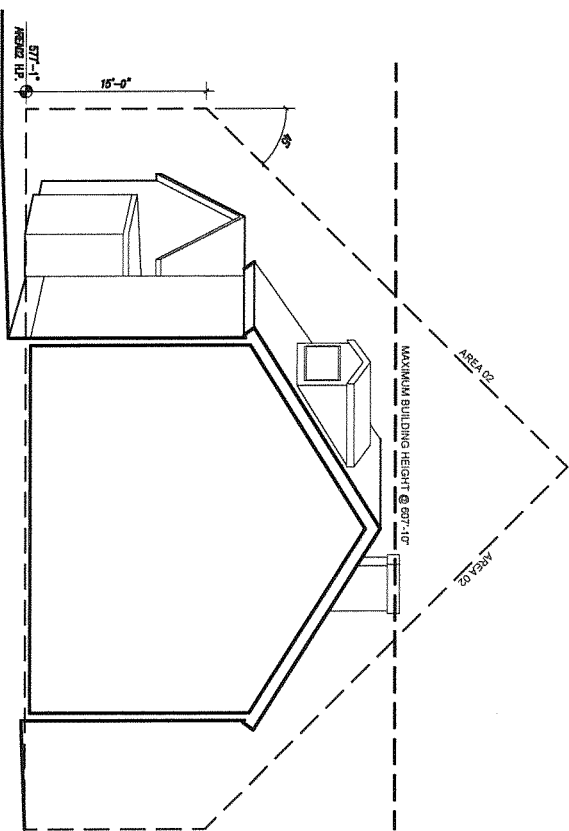


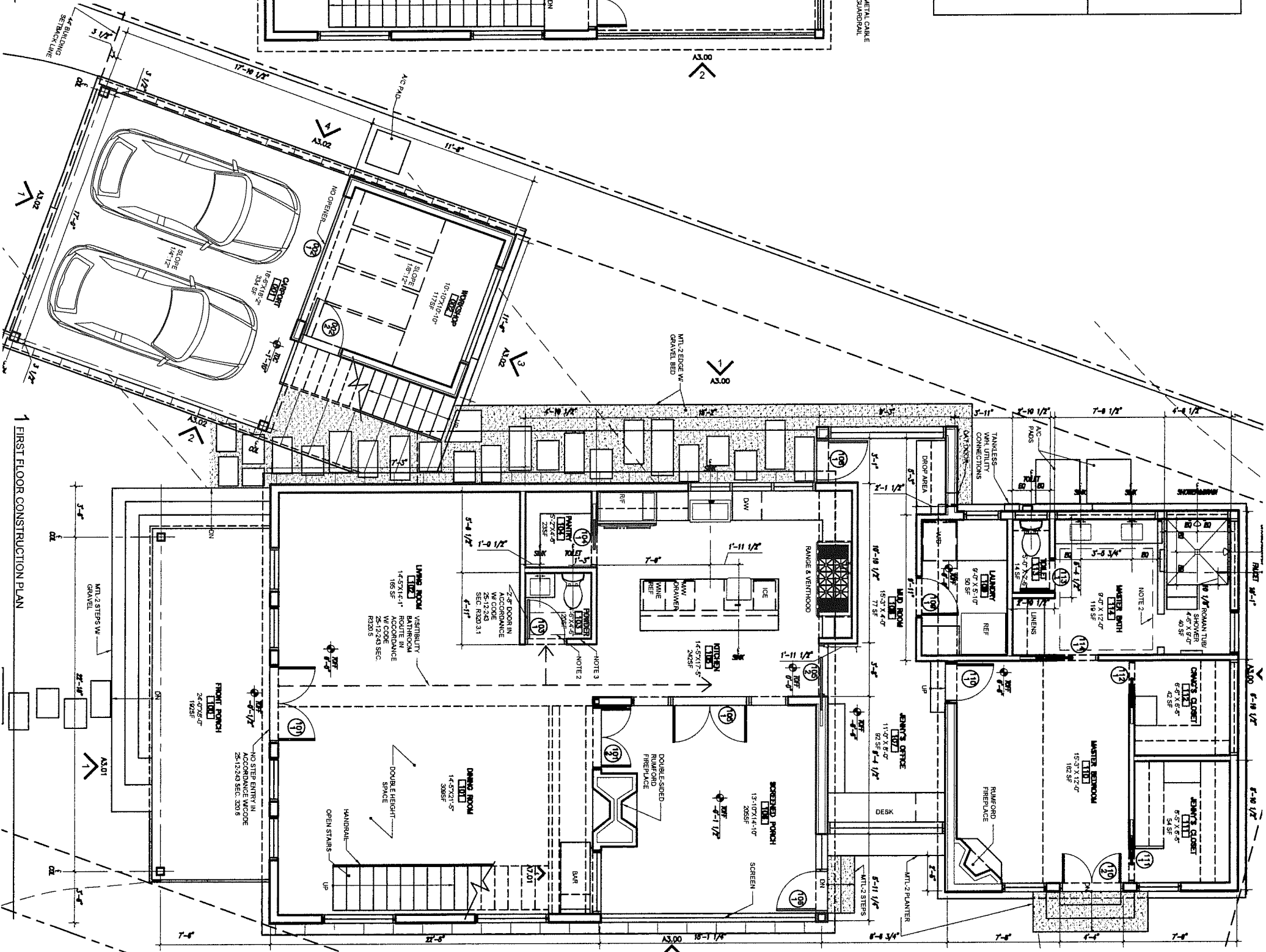
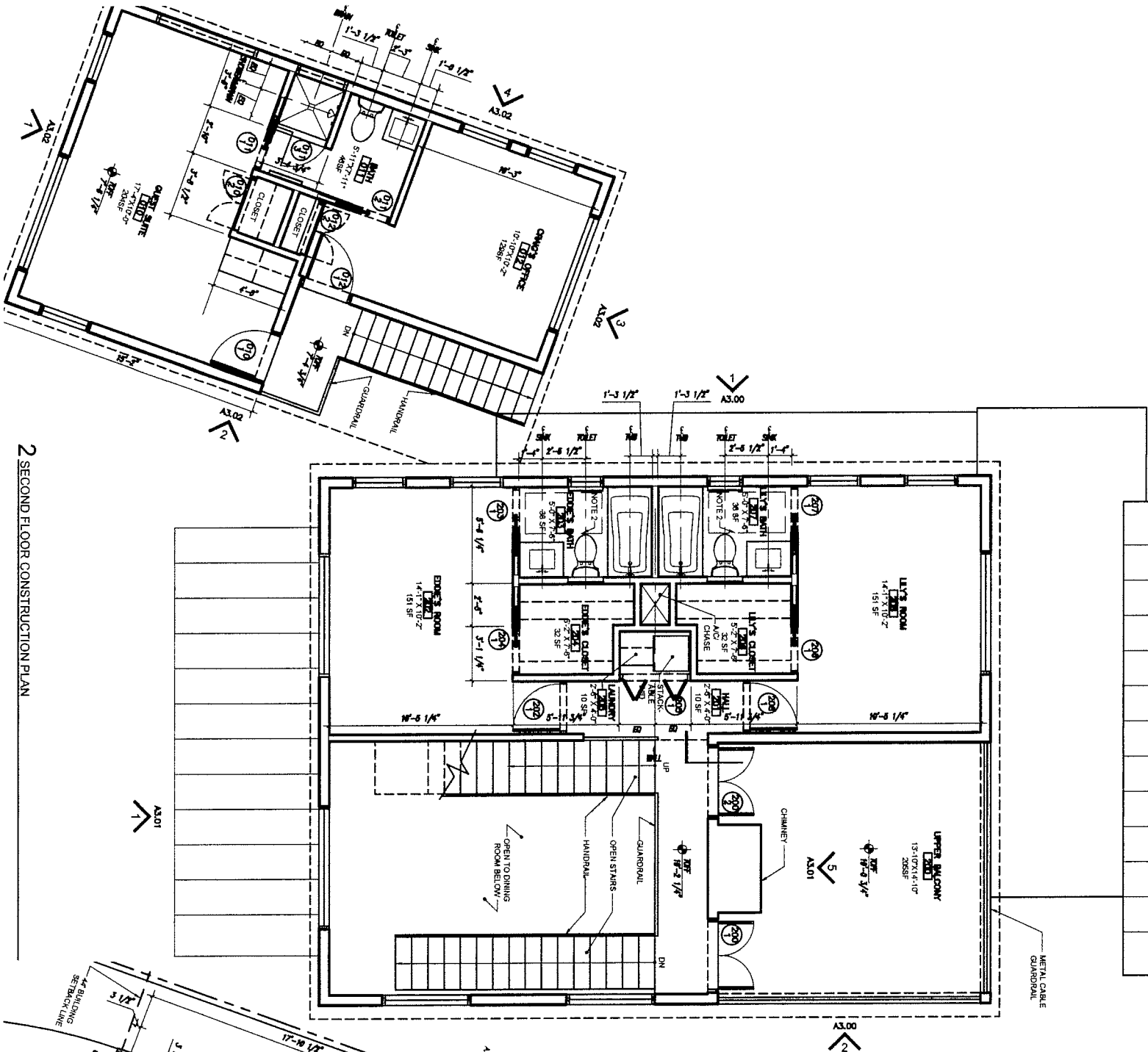
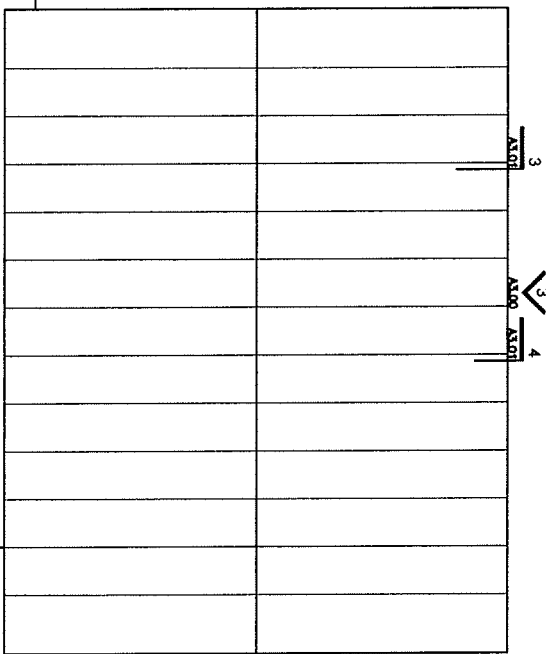
2 ATTIC AREA DIAGRAM
SCALE 7/8"=1'-0"

ATTIC AREA CALCULATIONS

TOTAL AREA: 399 SF
AREA WITH CEILING HEIGHT BTWN 5'-0" & 7'-0": 279 SF, 70%
AREA WITH CEILING HEIGHT ABOVE 7'-0": 80 SF, 20%

1 NORTH SOUTH SECTION
SCALE 1/8"=1'-0"





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KELLY GONZALEZ
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KELLYGONZALEZ@GMAIL.COM

LEGEND
— AREAS W/ RADIANT ELECTRIC FLO
— HEATING ELEMENT
— DOOR TAGS

NOTES
1. TOC 6-07 = REF. ELEV. 57.7'-0"
2. ELECTRIC RADIANT FLOOR HEATING ELEMENTS SHALL BE INSTALLED IN ALL BATHS, KITCHEN, AND LIVING ROOMS.
3. ALL BATHROOMS SHALL INSTALL A 2' X 6' AND CENTERED 3" AIR IN ACCORDANCE WITH 25-12-243 SECTION R230.2.2 AND R230.3.3
4. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE

ISSUE	DATE	DESCRIPTION
1	06/12/2015	PROJECT SET
2	06/12/2015	PROJECT SET



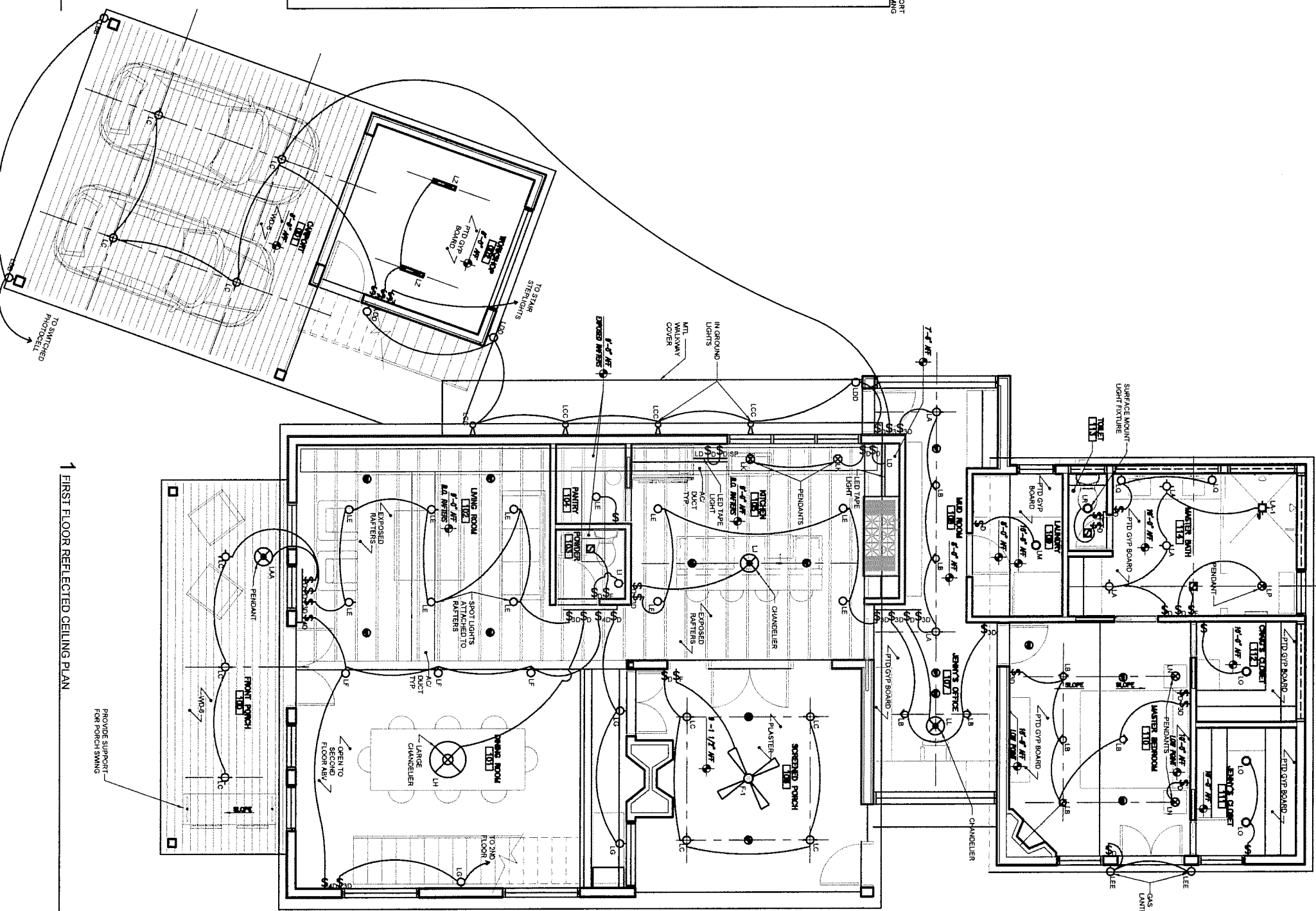
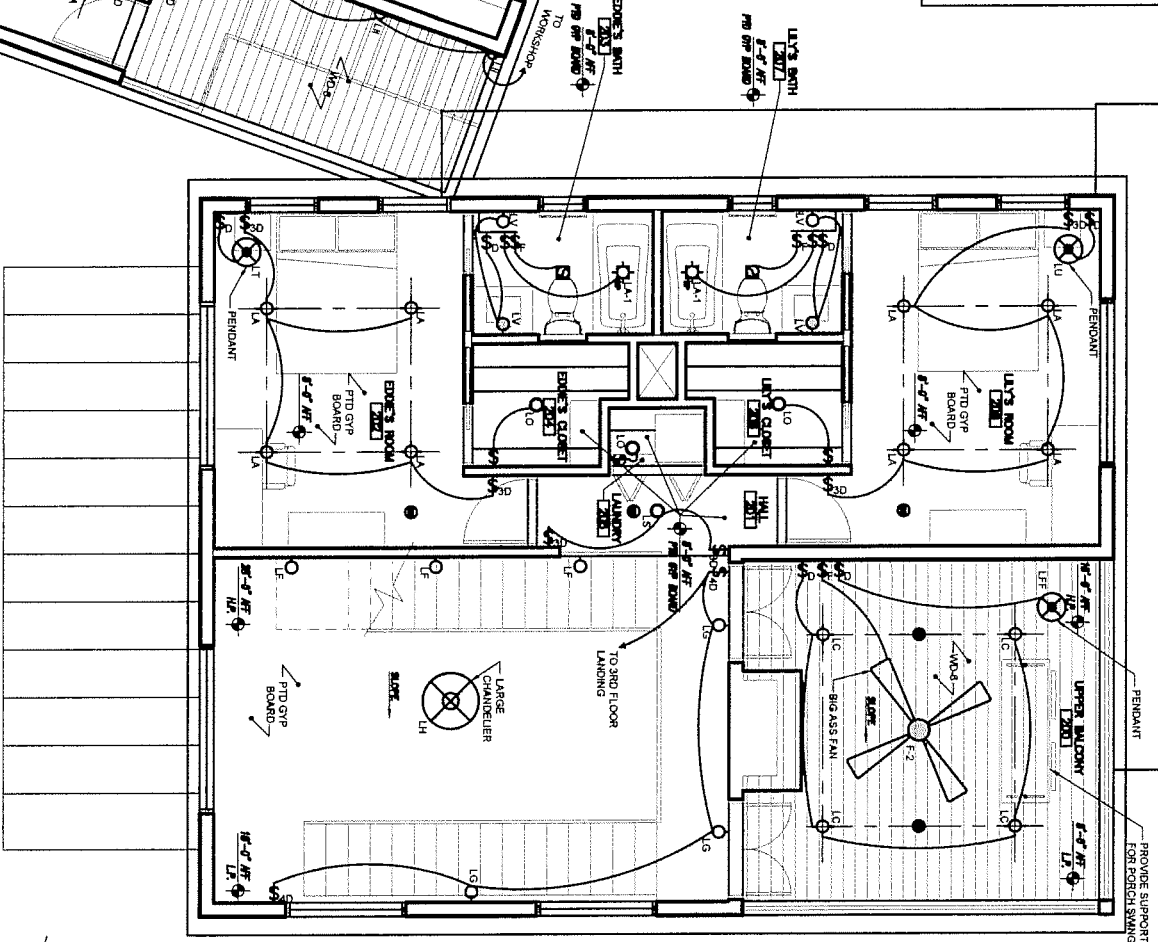
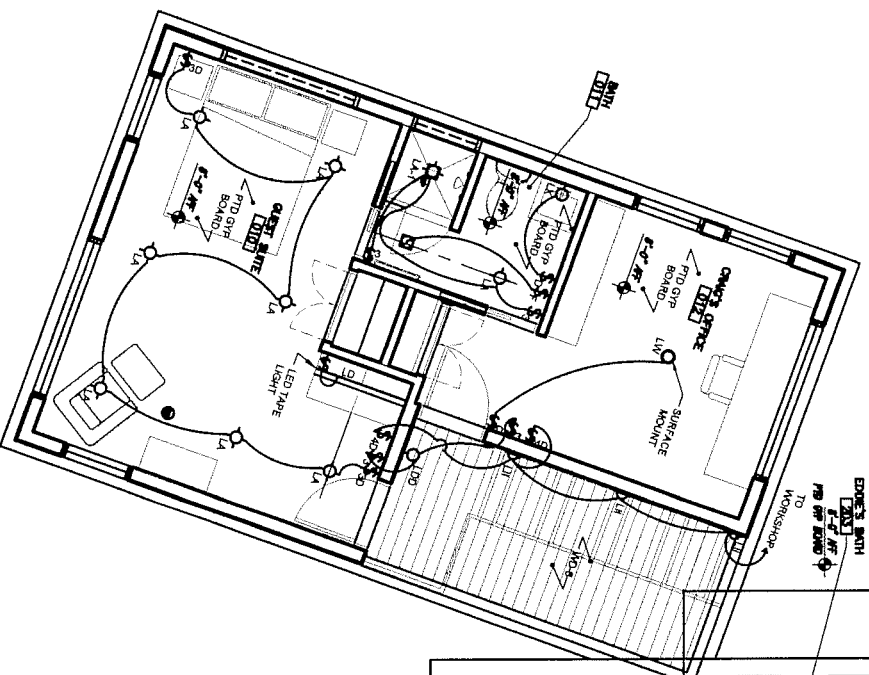
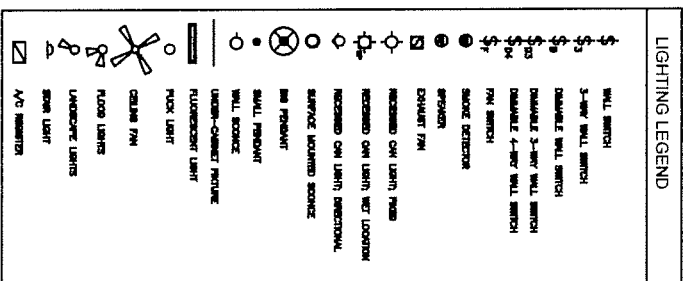
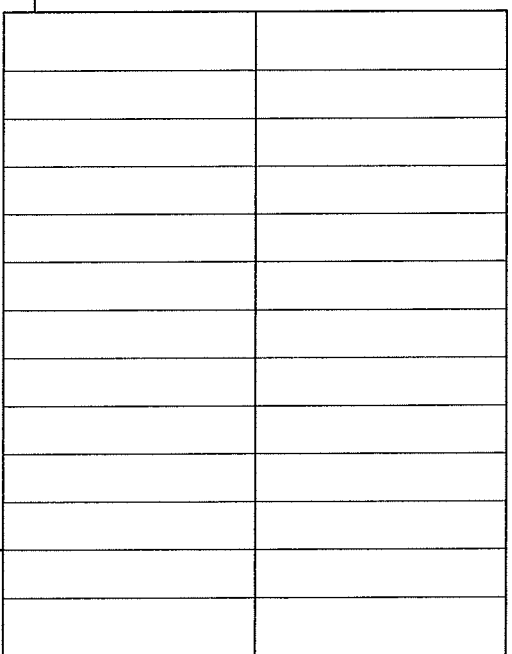
WOODLAWN RESIDENTIAL
1513 WOODLAWN E
AUSTIN, TX 71


A2.0
FIRST & SECOND FL
CONSTRUCTION PL

SCALE: 1/8" = 1'-0"
DATE: 06/12/2015
PROJECT NO: 1513 WOODLAWN E

2 SECOND FLOOR CONSTRUCTION PLAN

1 FIRST FLOOR CONSTRUCTION PLAN



 **RESTITURESTUDIO**

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163620

NOTES

1. O.C. TO MEET ALL REQUIREMENTS OF ROOM 4, ORDINANCE NO. 20140-0021. THE FIRST PLIC FOR AIR-CONDITIONING MUST MEET THE FOLLOWING REQUIREMENTS:
 - a. 1 LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 46 INCHES ABOVE THE INTERIOR FLOOR LEVEL, AND
 - b. 2 OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL. 1 RECEPTACLE FOR FLOOR OUTLETS AND RECEPTACLES.
2. SEE LIGHTING SCHEDULE IN PROJECT BOOK F. MORE INFORMATION.
3. WALL SOCKETS TO BE LOCATED WITH INTERIOR DESIGNER AND CLIENT IN FIELD.
4. LUTRON CASFA SYSTEM OR SIMILAR FOR AUTOMATION, THERMOSTAT & SECURITY AUTOMATION.

PERMANENT SET	08/19/11
PERMANENT SET	08/19/11



WOODLAWN
RESIDENC
1513 WOODLAWN BL
AUSTIN, TX 7871

A2.2C FIRST & SECOND FLOOR REFLECTED CEILING PLAN

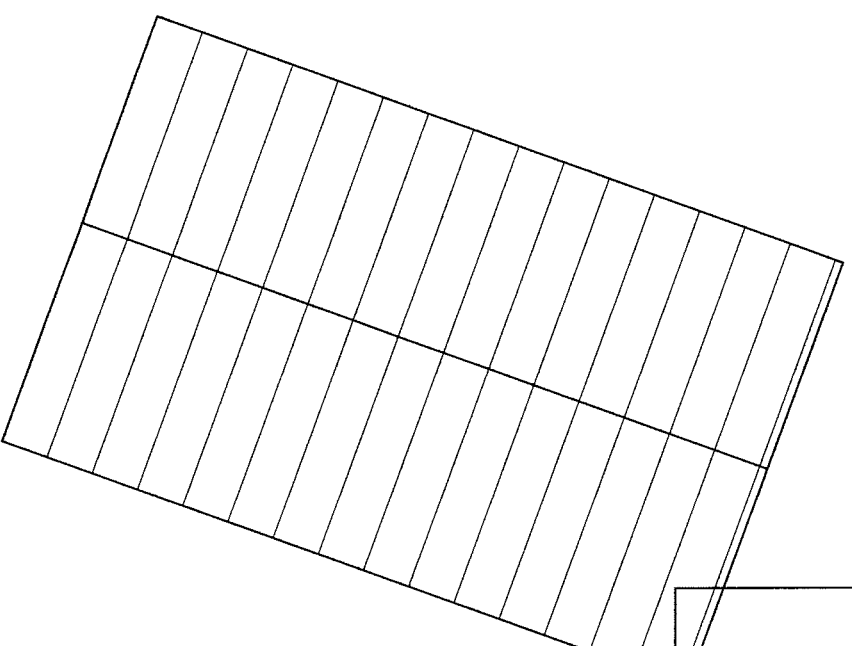
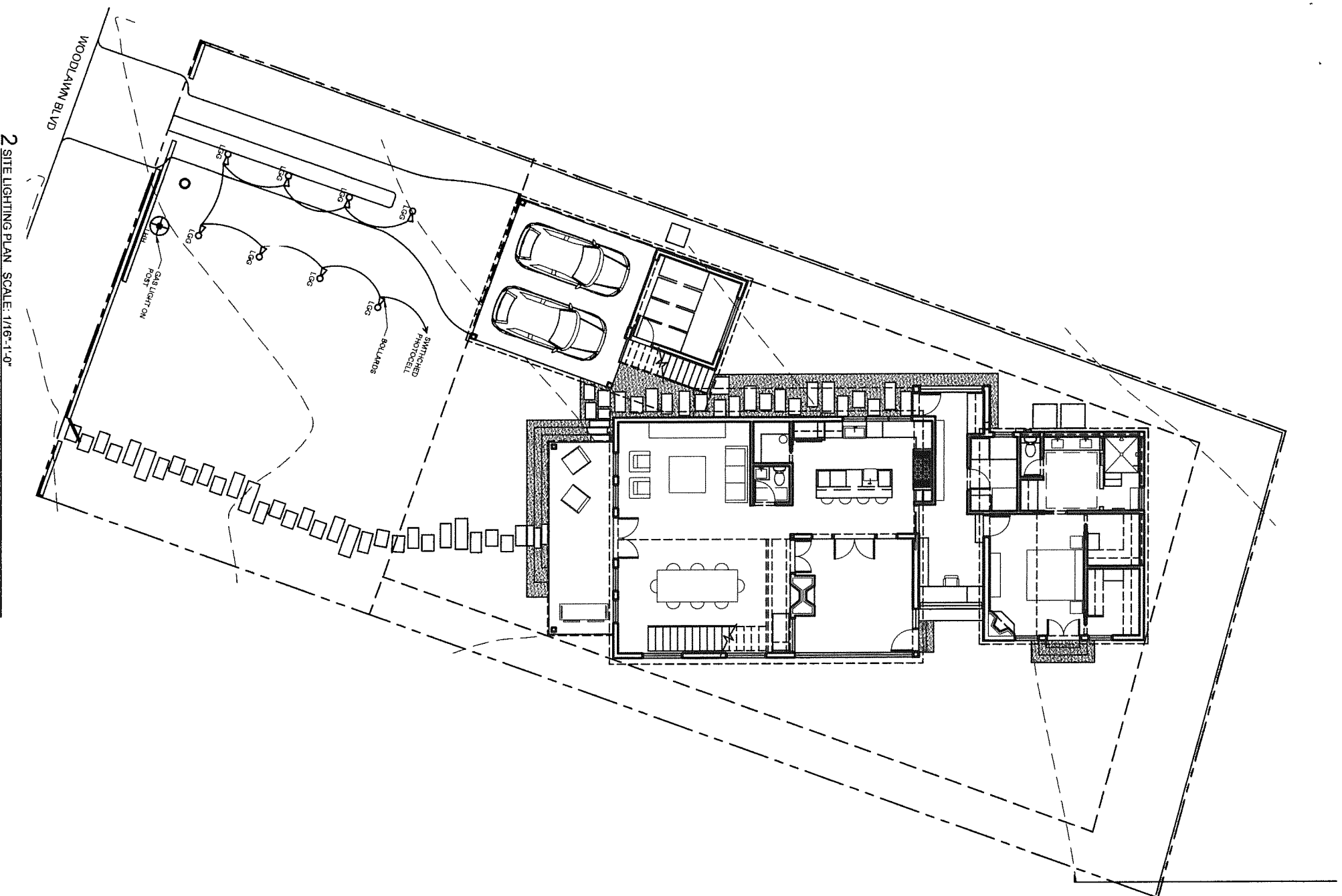
SCALE: 1/8" = 1'

DATE: 02/18

PROJECT NO. 1

1 FIRST FLOOR REFLECTED CEILING PLAN

2 SECOND FLOOR REFLECTED CEILING PLAN



LIGHTING LEGEND	
\$	WALL SWITCH
3	3-WAY WALL SWITCH
3S	3-WAY WALL SWITCH
\$D	DOUBLE 3-WAY WALL SWITCH
\$D	DOUBLE 4-WAY WALL SWITCH
3W	PM SWITCH
●	SMOKE DETECTOR
●	SPRINKLER
☑	DOORWAY PM
○	RECEIVED ON LIGHT PM
⊙	RECEIVED ON LIGHT WET LOCATION
⊙	RECEIVED ON LIGHT WIREWORK
⊙	RECEIVED ON LIGHT WIREWORK, SERVICE ADJUTED BOXES
○	NO PRODUCT
●	WALL PRODUCT
○	WALL BOXES
—	UNDER-COATED FINISH
—	FLUORESCENT LIGHT
✂	FLICK LIGHT
✂	CLEAR PM
✂	FLOOD LIGHTS
✂	UNDERCOAT LIMITS
☑	A/E REMARKS

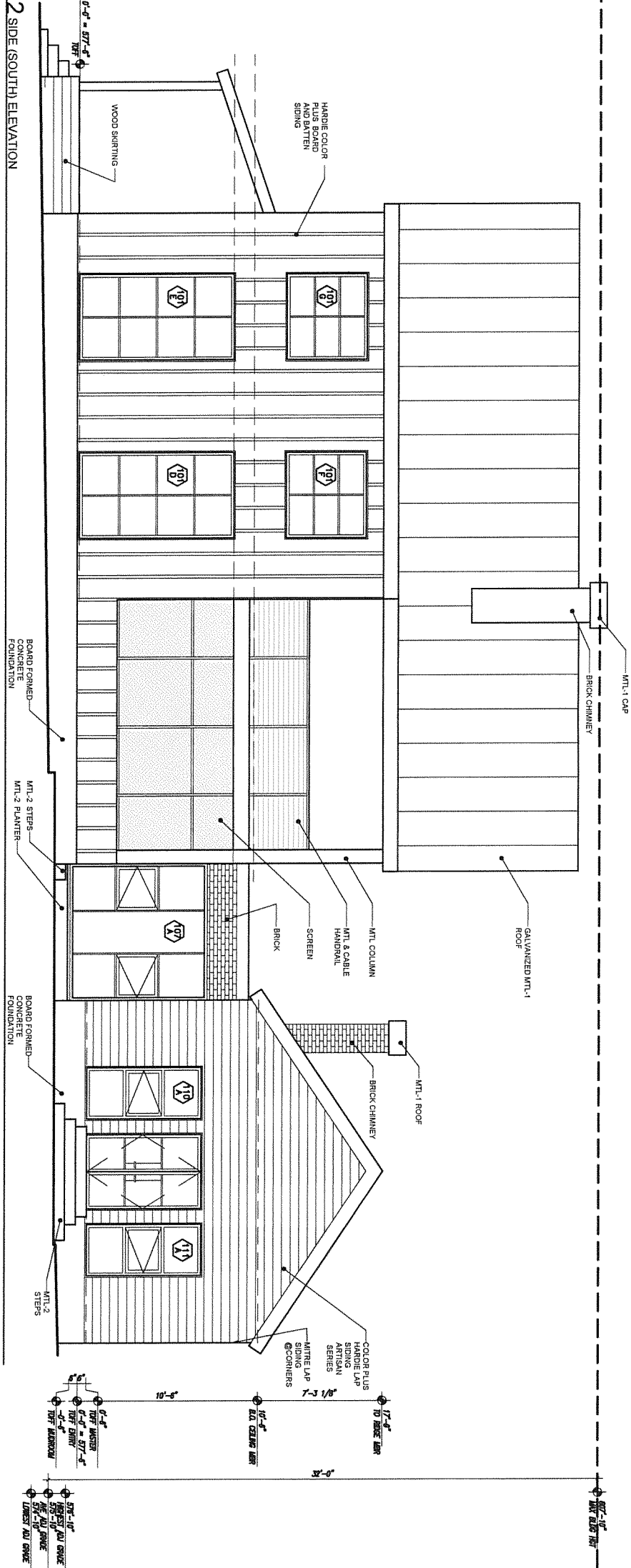


08/19/2015

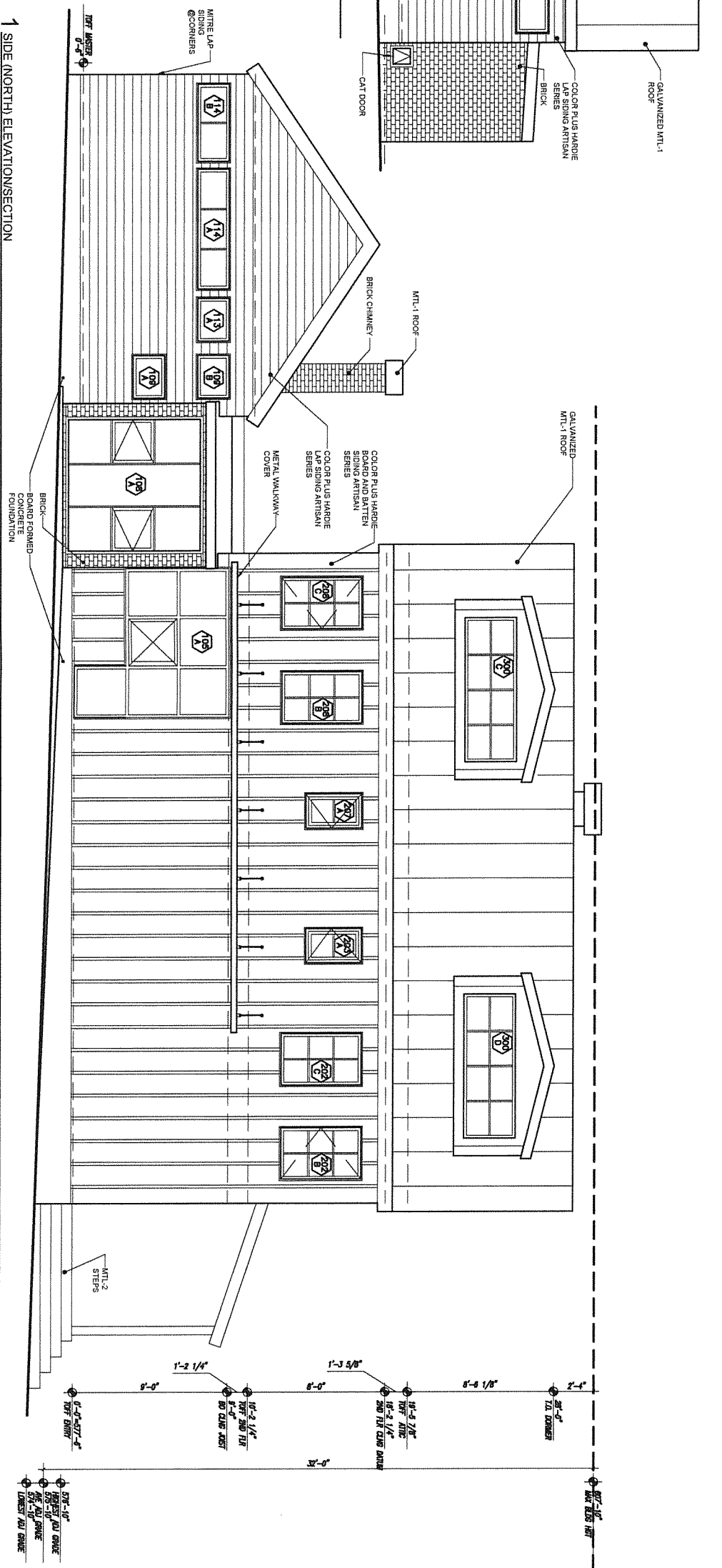
WOODLAW
RESIDENC
1513 WOODLAWN BL.
AUSTIN, TX 787

A3.00
BUILDING ELEVATION
MAIN HOU

SCALE 1/8" = 1'
DATE 08/15
PROJECT NO.



2 SIDE (SOUTH) ELEVATION



1 SIDE (NORTH) ELEVATION/SECTION

3 MASTER SUITE REAR (EAST) ELEVATION



06/18/2015

WOODLAW
RESIDENC
1513 WOODLAWN BL
AUSTIN, TX 787

A30-0
BUILDING ELEVATIONS
SECTIONS MAIN HOU

SCALE: 1/8" = 1'

DATE: 06/15

PROJECT NO:

ISSUE	DATE
PRICING SET	05/01/17
PERMIT SET	02/19/17

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WOODLAW
RESIDENC
1513 WOODLAWN BL.
AUSTIN, TX 787

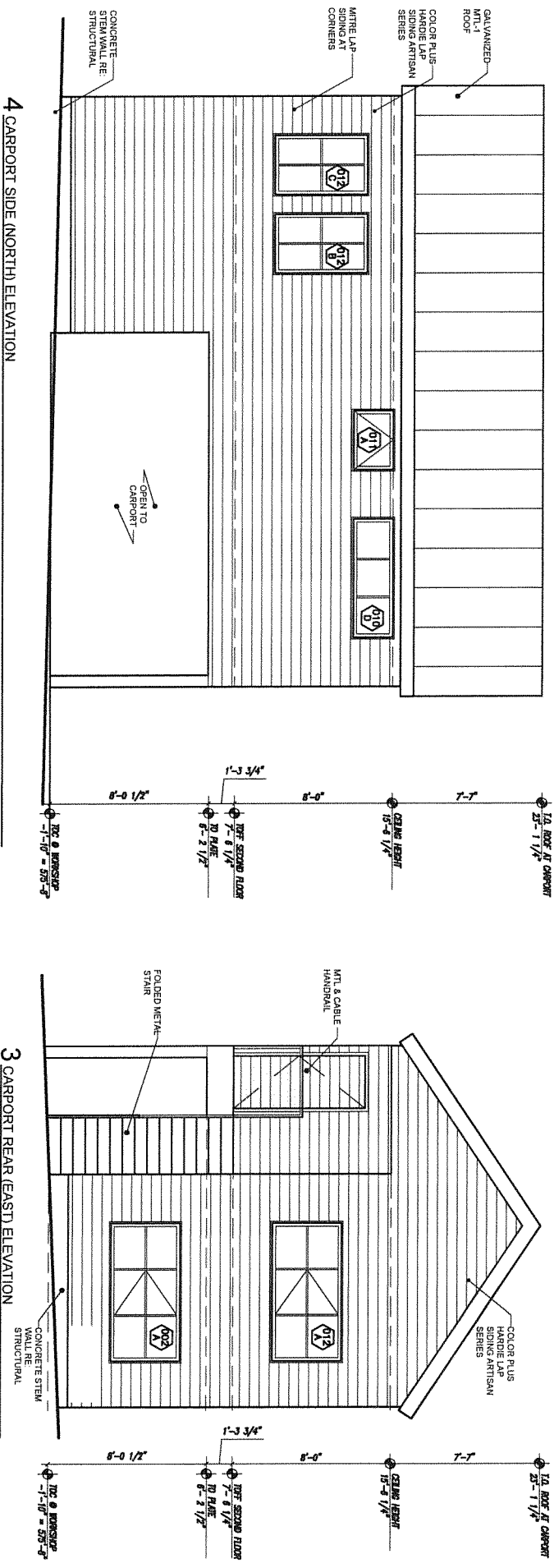
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BUILDING ELEVATION
GUEST SUITE

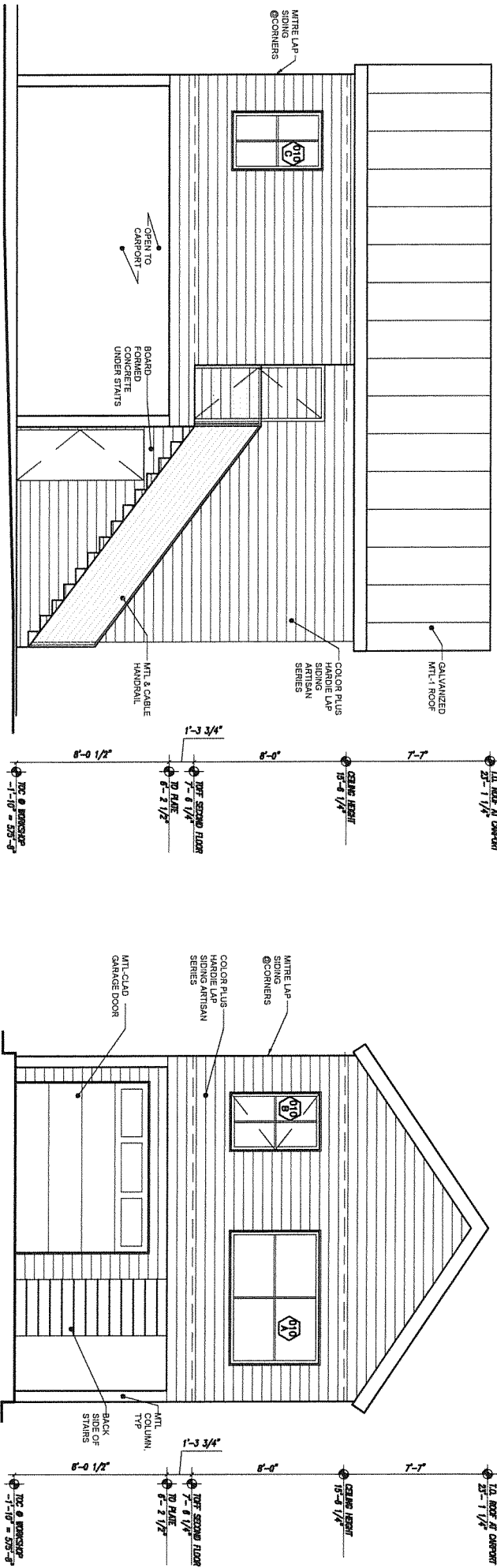
SCALE: 1/8" = 1'

DATE: 03/11

PROJECT NO:



4 CARPORT SIDE (NORTH) ELEVATION



2 CARPORT SIDE (SOUTH) ELEVATION

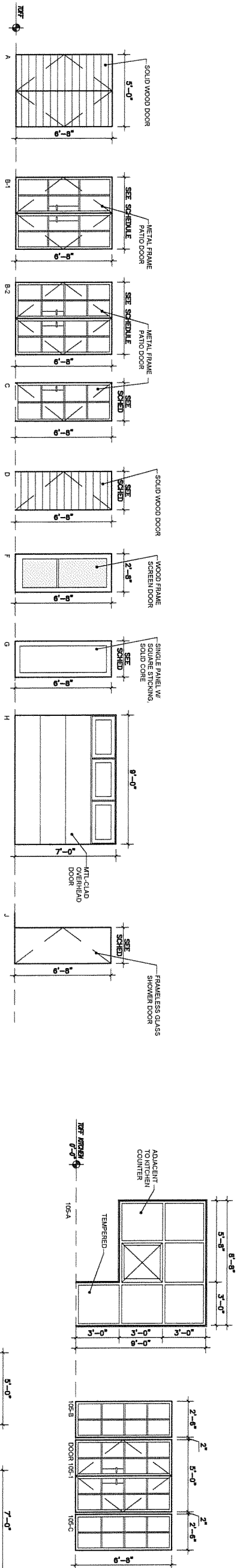
1 CARPORT FRONT (WEST) ELEVATION

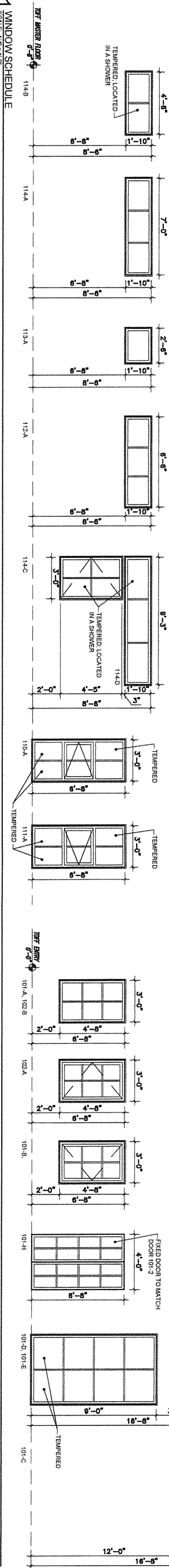
DOOR SCHEDULE: WOODLAWN RESIDENCE

DETAILS										NOTES
DOOR NO.	ROOM NAME	IN/EX	DOOR TYPE	LEAF HEIGHT	HEAD	JAMB	SILL	MANUFACTURE		
FIRST FLOOR										
000-1	WORKSHOP	E	H	9'-0"	7'-0"				Overhead	
002-2	WORKSHOP	E	D	3'-0"	6'-8"				Pocket	
010-1	GUEST SUITE	E	D	2'-8"	6'-8"				French door	
010-2	GUEST SUITE	I	G	3'-0"	6'-8"				Pocket	
011-1	GUEST BATH	I	G	2'-0"	6'-8"				Pocket	
011-2	GUEST BATH	I	G	2'-0"	6'-8"				Pocket	
011-3	GUEST BATH	I	I	2'-0"	6'-8"				Shower door	
012-2	GUESTS OFFICE	E	D	2'-8"	6'-8"				French door	
012-3	GUESTS OFFICE	E	G	3'-0"	6'-8"				French door	
FIRST FLOOR										
101-1	DINING	E	A	5'-0"	6'-8"				French door	
101-2	DINING	E	B, Z	4'-0"	6'-8"				French door	
103-1	POWDER	I	G	2'-8"	6'-8"				Must be 30" clear when open	
104-1	PANTRY	I	G	2'-0"	6'-8"				Pocket	
105-1	KITCHEN	E	B, Z	5'-0"	6'-8"				French door	
105-2	KITCHEN	E	G	3'-3 1/2"	2'-6"				Pocket	
106-1	SECRET DOOR	E	C	2'-8"	6'-8"				Secret door	
108-1	MUD ROOM	E	C	2'-8"	6'-8"				Secret door	
109-1	LALMON	I	C	2'-6"	6'-8"				Pocket	
110-1	MASTER BED	I	G	2'-6"	6'-8"				French door	
110-2	MASTER BED	E	B, I	4'-0"	6'-8"				Pocket	
111-1	EDWIN'S CLOSET	I	G	2'-0"	6'-8"				Pocket	
112-1	GEM'S CLOSET	I	G	2'-0"	6'-8"				Pocket	
113-1	MASTER TOILET	I	G	2'-6"	6'-8"				Pocket	
114-1	MASTER BATH	I	G	2'-0"	6'-8"				Pocket	
SECOND FLOOR										
200-1	BALCONY	E	B, Z	4'-0"	6'-8"				French door	
200-2	BALCONY	E	B, Z	4'-0"	6'-8"				French door	
202-1	EDDIE'S ROOM	I	G	2'-8"	6'-8"				Pocket	
203-1	EDDIE'S BATH	I	G	2'-4"	6'-8"				Pocket	
205-1	EDDIE'S CLOSET	I	G	2'-4"	6'-8"				Pocket	
205-2	AD'S LAUNDRY	I	G	3'-8"	6'-8"				Bi-fold	
206-1	AD'S CLOSET	I	G	2'-4"	6'-8"				Pocket	
207-1	LIT'S BATH	I	G	2'-4"	6'-8"				Pocket	
208-1	LIT'S ROOM	I	G	2'-8"	6'-8"				Pocket	
300-1	PLAYROOM	I	G	2'-8"	6'-8"					

06/17/15

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EDULE

GENERAL NOTES

GENERAL CONDITIONS

1. THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
3. DISCREPANCIES AND/OR VARIATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT AND ENGINEER.
4. CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.
5. THE STRUCTURAL SYSTEM OF THE BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, THE STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.
6. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEERS SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
7. THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT INDICATE THE EXACT LOCATION, ALL AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THEM.
8. THE CONTRACT STRUCTURAL DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART FOR SHOP DRAWING SUBMITTALS.
9. CONTRACTOR SHALL NOTE THAT ARCH CONSULTING ENGINEERS, PLLC REQUIRES A MINIMUM OF TWO WEEKS TO REVIEW ALL SHOP DRAWING SUBMITTALS.
10. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED SITE VISITS.
11. THE GEOTECHNICAL REPORT IS A SEPARATE DOCUMENT (NOT PART OF THE CONTRACT DOCUMENTS) FURNISHED BY THE PROJECT OWNER. THE CONTRACTOR SHALL OBTAIN A COPY OF THE REPORT FOR REFERENCE AS IT DESCRIBES SUB-SURFACE CONDITIONS THAT MAY BE ENCOUNTERED DURING INSTALLATION OF FOUNDATIONS AND CONTAINS OTHER INFORMATION PERTINENT TO CONSTRUCTION DRAWINGS.
12. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO REVIEW THE FINAL DESIGN PLANS AND SPECIFICATIONS SO COMMENTS CAN BE MADE REGARDING INTERPRETATION AND IMPLEMENTATION OF THE GEOTECHNICAL RECOMMENDATIONS IN THE DESIGN AND SPECIFICATIONS.
13. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE TESTING AND OBSERVATIONS DURING EXCAVATION, GRADING, FOUNDATION INSTALLATION, AND OTHER CONSTRUCTION PHASES OF THE PROJECT.

DESIGN CRITERIA

1. BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE
2. GRAVITY LOADS:
 - A. DEAD LOADS
 - 1) FLOOR FINISHES 15 PSF
 - 2) WOOD FRAMED FLOOR 20 PSF
 - 3) SUSPENDED CONCRETE W/ TILE 125 PSF
 - B. LIVE LOADS
 - 1) ROOF 20 PSF (REDUCIBLE)
 - 2) FLOOR 40 PSF
 - C. SNOW LOADS
 - 1) GROUND SNOW LOAD P_s 5 PSF
 - 2) IMPORTANCE FACTOR I 1.0
 - D. LATERAL LOADS
 - A. WIND LOADS
 - 1) WIND SPEED 90 MPH
 - 2) IMPORTANCE FACTOR I 1.0
 - B. EXPOSURE 1
 - C. EXPOSURE 1
 - B. SEISMIC DESIGN CATEGORY 1
 - 2) SITE CLASS D
 - 3) SEISMIC IMPORTANCE FACTOR, I_e 1.0

FOUNDATION SUBGRADE PREPARATIONS

1. THE FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE SOILS ANALYSIS REPORT NO. 14-0246 DATED JANUARY 14, 2015 PREPARED BY CAPITAL GEOTECHNICAL SERVICES PLLC.
2. ALL SUBGRADE PREPARATION, FILL AND FILL PLACEMENT, AND FOUNDATION CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE STRUCTURAL PLANS AND THE SOILS ANALYSIS REPORT NOTED ABOVE. ALL SUBGRADE PREPARATION SHALL BE OBSERVED, TESTED, AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PROCEEDING.

3. ALL OF THE GRASS TOPSOIL (SOIL WITH HIGH ORGANIC CONTENT), TREE ROOTS, VEGETATION, AND ANY SOFT OR LOOSE SOILS MUST BE REMOVED FROM THE PROPOSED BUILDING AREA AND ANY ADDITIONAL AMOUNT TO PROVIDE A MINIMUM OF 10 INCHES OF CLEAR (VOID) SPACE BELOW ALL GRADE BEAMS AND CONCRETE SLABS.

4. THE GRADE BEAMS AND SLABS MAY BE CAST ON CARTON FORMS. INSTALLATION MUST BE PERFORMED WITH CARE TO ASSURE THE VOID BOXES ARE NOT ALLOWED TO BECOME WET OR CRUSHED BEFORE AND DURING CONCRETE PLACEMENT AND FINISHING OPERATIONS. CARDBOARD FORMS THAT HAVE BEEN DAMAGED BY RAIN MUST BE REPLACED OR ALLOWED TO DRY AND HAVE THEIR CAPACITY VERIFIED BEFORE PLACEMENT OF CONCRETE. MASONITE BOARDS CAN BE APPLIED ON TOP OF THE CARTON FORMS TO REDUCE THE RISK OF CRUSHING.

5. ALL GRADE BEAMS SHALL BE ROUGH FORMED. EARTH FORMING WILL NOT BE PERMITTED. SOIL RETAINERS SHALL BE USED TO PREVENT SUBSEQUENT SOIL BACKFILL FROM DISPLACING THE VOID BOX. THE SOIL AT THE BOTTOM OF THE VOIDS BENEATH THE BEAMS SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE PIERS.

6. THE BACKFILL ALONG THE PERIMETER OF THE HOUSE SHALL CONSIST OF A LOW PERMEABILITY BACKFILL (CLAY SOIL) TO LIMIT WATER INFILTRATION AND ACCUMULATION IN THESE VOIDS. THE BACKFILL SHALL BE GRADED AWAY FROM THE HOUSE TO PROMOTE RAPID DRAINAGE. ROOF GUTTER DRAIN DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE NEAR VOID BOXES OR WITHIN NEARBY PERIMETER BEAM BACKFILL.
7. PROVIDE 10 MIL VAPOR BARRIER UNDER ALL CONCRETE SLABS AND GRADE BEAMS. VAPOR BARRIER SHALL CONFORM TO ASTM E1725 CLASS A REQUIREMENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND ASTM E 1645-98.
8. ANY STANDING WATER ON THE SURFACE OF THE VAPOR BARRIER SHALL BE REMOVED OR DRIED PRIOR TO CONCRETE PLACEMENT.

PIERS

1. ALL PIERS HAVE BEEN DESIGNED USING A NET BEARING VALUE OF 6,000 PSF IN ACCORDANCE WITH THE SOILS ANALYSIS REPORT. PIERS HAVE BEEN DESIGNED TO RESIST AN UPLIFT FORCE OF 75D.
2. ALL PIERS SHALL BE BELLED TO THE DIAMETERS NOTED AND BEAR AT A MINIMUM DEPTH OF 24 FEET BELOW ORIGINAL GRADE. ALL PIERS SHALL BEAR ON THE STIFF, LIGHT OLIVE BROWN CLAY.
3. BELLING OR "MUSHROOMING" AT THE TOP OF THE PIERS SHALL BE AVOIDED. SHOULD BELLING OCCUR AT THE TOP OF PIERS, SONOTUBE FORMS SHALL BE USED TO EXTEND THE PIER TO THE PROPER ELEVATION.
4. CONCRETE SHALL BE PLACED IN ALL PIER HOLES WITHIN 8 HOURS AFTER EXCAVATION. ANY ACCUMULATED WATER SHALL BE PUMPED FROM THE PIER HOLES PRIOR TO CONCRETE PLACEMENT. TEMPORARY PIER CASING MIGHT BE REQUIRED IF GROUNDWATER IS ENCOUNTERED AT THE TIME OF CONSTRUCTION.
5. CASINGS SHALL BE METAL OR AMPE STRENGTH TO WITHSTAND HANDLING STRESSES, CONCRETE AND EARTH PRESSURES AND SHALL BE WATER TIGHT. CONTRACTORS BID SHALL FURNISH UNIT PRICES FOR CASING OF DIFFERENT SIZE PIER SHAFTS.
6. DRILL PIERS TO THE EXACT SIZE SHOWN. SHAFTS SHALL BE DRILLED PLUMB WITH A TOLERANCE OF TWO INCHES. PIER BOTTOMS SHALL BE THOROUGHLY CLEAN AND FREE OF WATER WHEN CONCRETE IS PLACED.
7. ALL PIERS SHALL BE CENTERED ON BEAMS UNLESS OTHERWISE SHOWN.
8. FOR ESTIMATING PURPOSES, CARRY ALL PIERS TO THE DEPTHS INDICATED ON THE DRAWINGS. WHEN DIRECTED BY THE GEOTECHNICAL ENGINEER, CARRY PIERS TO GREATER OR LESSER DEPTHS TO PROVIDE SUITABLE BEARING. ADJUSTMENTS WILL BE MADE IN THE CONTRACT PRICE FOR MORE OR LESS DEPTH IN ACCORDANCE WITH THE UNIT PRICES QUOTED IN THE CONTRACTORS BID.
9. EACH PIER SHAFT SHALL BE INSPECTED BY QUALIFIED GEOTECHNICAL PERSONNEL. PROVIDE SUITABLE ACCESS AND LIGHTING FOR INSPECTION OF THE EXCAVATIONS FOR CLEANLINES AND FOR CORRECTNESSES OF DIMENSIONS AND ALIGNMENT.
10. PIERS AND GRADE BEAM DIMENSIONS AND/OR LOCATIONS MAY NOT BE ALTERED WITHOUT APPROVAL BY THE ENGINEER.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 308.4R). ALL CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO ACI 308.4R. ALL CONCRETE WORK SHALL ALSO CONFORM TO SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 308.16.
2. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

- 28 DAY COMPRESSIVE STRENGTH.....3,600 PSI
- MINIMUM CEMENT CONTENT.....529-610 LB/CY
- WATER / CEMENT RATIO.....0.47-0.55
- SUMP RANGE - SLAB / BEAMS.....2" MIN - 5" MAX
- PIERS.....5" MIN - 7" MAX
- NOMINAL MAX AGGREGATE SIZE.....1"
- AIR CONTENT FOR NONVULNERATED INTERIOR SLABS.....LESS THAN 3%
- FLY ASH CAN BE SUBSTITUTED FOR CEMENT UP TO 30% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX.

- FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS.

- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. AGGREGATE SHALL CONFORM TO ASTM C-33.

- SEE ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL DEPRESSIONS, OPENINGS, CAST-IN-PLACE ACCESSORIES, ETC.

- ALL FLOOR SLABS SHALL BE CONSTRUCTED TO HAVE A MINIMUM FLATNESS OF F-35 AND A MINIMUM LEVELNESS OF Fp-25 IN ACCORDANCE WITH ASTM E 1195.

- CURE CONCRETE SURFACE EITHER BY WATER CURING, WET COVERING, OR APPLYING A CURING COMPOUND. CURING COMPOUND THAT MEETS OR EXCEEDS THE REQUIREMENTS OF ASTM C-499.

- WHEN WATER CURING OR WET COVERING IS USED PROVIDE 7 DAYS OF UNINTERRUPTED CURING.

- IF A CURING COMPOUND IS USED, PROVIDE A LETTER OF COMPATIBILITY FROM THE MFR. INSURING THAT THE CURING COMPOUND WILL NOT INTERFERE WITH SUBSEQUENT FLOOR FINISHES.

- EMBEDDED CONDUITS AND PIERS, AND SLICES SHALL MEET THE REQUIREMENTS OF ACI 308.4R, INCLUDING THE FOLLOWING REQUIREMENTS:

- A. CONDUITS AND PIERS EMBEDDED WITHIN A SLAB WALL OR BEAM (OTHER THAN THOSE PASSING THROUGH) SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN 1/3 THE OVERALL THICKNESS OF THE SLAB WALL OR BEAM IN WHICH THEY ARE EMBEDDED.
- B. CONDUITS, PIERS, AND SLICES SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTHS OR CENTER-TO-CENTER SPACES SHALL BE OF UNCOATED OR GALVANIZED IRON OR STEEL NOT THINNER THAN STANDARD SCHEDULE 40 PIPE.

REINFORCEMENT

1. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE, ACI 315 LATEST EDITION.
2. ALL REINFORCING BARS SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A-615, GRADE 60.
3. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE: SLABS ON GRADE TOP.....1 1/2 IN.
GRADE BEAMS AND PIERS TOPS.....1 1/2 IN.
SIDES.....3 IN.
BOTTOMS.....3 IN.
OTHER.....1 1/2 IN.
4. CORNER REINFORCING BARS SHALL BE USED AT ALL CORNERS AND INTERSECTIONS. SEE TYPICAL DETAIL.
5. TOP BARS IN BEAMS, SLABS, OR JOISTS SHALL BE SPLICED AT MIDSPAN BETWEEN SUPPORTS, UNLESS NOTED OTHERWISE.
6. BOTTOM BARS IN BEAMS, SLABS, OR JOISTS SHALL BE SPLICED AT SUPPORTS, UNLESS NOTED OTHERWISE.
7. WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
8. PROVIDE (6) #4 X 3'-0" LONG DIAGONAL BARS AT ALL RE-ENTRANT CORNERS.
9. PROVIDE 1/2" DIAMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4'-0" O.C. IN THE FOUNDATION AT THE LOCATIONS OF ALL EXTERIOR WOOD FRAMED WALLS.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED, DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS.
2. ALL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A 992 (Fy=50 KSI). ALL TUBE COLUMNS SHALL CONFORM TO ASTM A 500, GRADE B (Fy=46 KSI). ALL STRUCTURAL STEEL, PIPE SHALL CONFORM TO ASTM A 53, GRADE B (Fy=35 KSI). ALL OTHER STEEL SHALL CONFORM TO ASTM A 36 (Fy= 36 KSI).
3. ALL ERECTION BOLTS SHALL BE ASTM A 307. ALL PERMANENT BOLTS SHALL BE ASTM A 325 UNLESS OTHERWISE SHOWN OR NOTED. FINISH HARDENED WASHERS AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR BOLTS.
4. ALL BEAMS AND COLUMNS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.
5. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING ANCHORS, ETC., FOR THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.
6. ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS A.W.S. D11.
7. ALL WELDS SHALL BE PERFORMED USING E70 ELECTRODES. ALL FILLET WELDS SHALL BE 3/16" UNLESS OTHERWISE NOTED.
8. SHOP DRAWINGS SHALL BE PREPARED FOR ALL MISCELLANEOUS STEEL ITEMS INCLUDING STAIRS AND HANDRAILS FOR REVIEW BY THE ARCHITECT AND ENGINEER. CALCULATIONS SHALL BE SUBMITTED WITH THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.
9. ALL STRUCTURAL STEEL, EXCEPT EMBEDDED ITEMS, SHALL BE PAINTED WITH ONE SHOP COAT OF RUST INHIBITIVE PAINT.
10. ALL BOLTS SHALL BE TIGHTENED BY THE AISC "SNUG TIGHT" METHOD UNLESS NOTED OTHERWISE.

TIMBER NOTES

1. UNLESS NOTED OTHERWISE, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2, K.D. FINE BY THE SPIB WITH A MINIMUM Pp=1000 PSI. ALL WALL STUDS SHALL BE S-P-F LUMBER, NO. 2 OR BETTER.
2. SOLID 2" BLOCKING SHALL BE PROVIDED AT THE ENDS AND POINTS OF SUPPORT OF ALL JOISTS, RAFTERS, AND PURLINS, AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" APART. ALL WALLS SHALL HAVE SOLID 2" BLOCKING AT 8'-0" O.C. MAX. VERTICALLY. END NAIL WITH (2)-16d NAILS OR SIDE TOE NAIL WITH (3)-12d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.
3. ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FASTENING SCHEDULE TABLE R602.3(1).
4. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS OTHERWISE.
5. INCLUDE AN ALLOWANCE FOR 200 BOARD FEET OF LUMBER TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS NOT COVERED BY NOTE OR DRAWING (LABOR FOR ERECTING SAME TO BE INCLUDED). UPON COMPLETION OF PROJECT, REBATE TO OWNER ANY AMOUNT REMAINING.
6. PROVIDE TRIPLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING 5'-0" TO 10'-0" UNLESS NOTED OTHERWISE.
7. ALKALINE COPPER QUATERNARY (ACQ) PRESSURE TREATED LUMBER PRODUCTS ARE HIGHLY CORROSIVE TO METAL CONNECTIONS AND FASTENERS. ALL FASTENERS AND METAL CONNECTIONS USED IN CONJUNCTION WITH THE ACQ PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED MIN. GMS COATING/ SQ. FT. 36 OR 316 STAINLESS STEEL. THESE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - ANCHOR BOLTS AT SOLE PLATE TO FOUNDATION
 - MUD SILL ANCHORS 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
 - ALL WOOD STUDS ON TREATED JOISTS
 - WOOD POSTS TO CONCRETE
 - NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
 - DECK BOARDS TO TREATED JOISTS

PRE-FABRICATED WOOD TRUSSES

1. FOR SIZE AND LOCATION OF MECHANICAL UNITS AND / OR OPENINGS REQUIRED IN TRUSSES WERE FOR DUCTS OR MECHANICAL UNITS, SEE MECHANICAL DRAWINGS.
2. ALL TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD ACCORDING TO THE DESIGN CRITERIA OR TO THE LOADING DIAGRAMS SHOWN.
3. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, AND CALCULATIONS, WITH SEAL OF REGISTERED ENGINEER IN THE STATE OF TEXAS, FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE ALL REQUIRED BLOCKING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSS TO BE USED TO SUPPORT THE TRUSS. THE TRUSS SHALL BE ORIENTED TO SUPPORT TRUSSES AND COMMON JACK TRUSSES TO CORNER TRUSSES.
4. TRUSS MANUFACTURER SHALL PROVIDE A COPY OF RECI GUIDE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES TO TRUSS ERECTOR.

PLYWOOD DECKING AND SHEATHING

1. ALL PLYWOOD SHEATHING AT WALLS SHALL BE 15/32" THICK GRADE C-D WITH EXTERIOR GLUE. PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS.
2. ALL PLYWOOD DECKING AT ROOFS SHALL BE 19/32" THICK GRADE C-D WITH EXTERIOR GLUE. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED.
3. ALL WALL SHEATHING AND ROOF DECKING SHALL BE Nailed TO SUPPORTING MEMBERS ALONG THE EDGES WITH 8d NAILS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS SPACED AT 12" O.C. 1 1/4" 16 GAGE STAPLES CAN BE USED IN LIEU OF NAILS FOR EXTERIOR SHEATHING PROVIDED THE STAPLES ARE SPACED AT 3" O.C. AT ALL EDGES AND 6" O.C. AT ALL INTERMEDIATE SUPPORTS ORIENTED STRAND BOARD MAY BE USED IN LIEU OF PLYWOOD AT CONTRACTORS OPTION.
4. ALL PLYWOOD DECKING AT FLOORS SHALL BE 1 1/8" THICK GRADE C-D WITH EXTERIOR GLUE. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED. GLUE AND SCREW ALL FLOOR DECKING TO WOOD FRAMING MEMBERS.

3. FLOOR DECKING SHALL BE SCREWED TO SUPPORTING MEMBERS ALONG THE EDGES WITH 2 1/2" LONG #8 WOOD SCREWS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 3 1/2" LONG #8 WOOD SCREWS SPACED AT 12" O.C.

LAMINATED VENEER LUMBER

1. ALL LVLS SHALL BE FABRICATED TO STANDARDS SET FORTH IN THE NATIONAL EVALUATION SERVICE (NBS) REPORT NO. NER-481 AND SHALL PROVIDE MINIMUM ALLOWABLE DESIGN VALUES OF 2600 PSI IN BENDING, 385 PSI IN HORIZONTAL SHEAR PERPENDICULAR TO THE GLUE LINE, AND 1900/000 PSI IN MODULUS OF ELASTICITY.

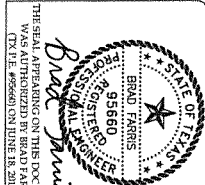
POST-INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER OF RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR IMPROPERLY CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER OF RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER. THE CALCULATIONS SHALL BE BASED ON THE MANUFACTURERS PUBLISHED PERFORMANCE VALUES. THE CONTRACTOR SHALL PROVIDE EVIDENCE OF THE MANUFACTURERS PUBLISHED PERFORMANCE VALUES (MINIMUM OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARDS) AS REQUIRED BY THE BUILDING CODE. PROVIDE CONTINUOUS SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE EVALUATION REPORT (ICC-ES ESR). CONTACT MANUFACTURERS REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY. CALL SIMPSON STRONG-TIE AT (800) 999-3099.

CONCRETE ANCHORS

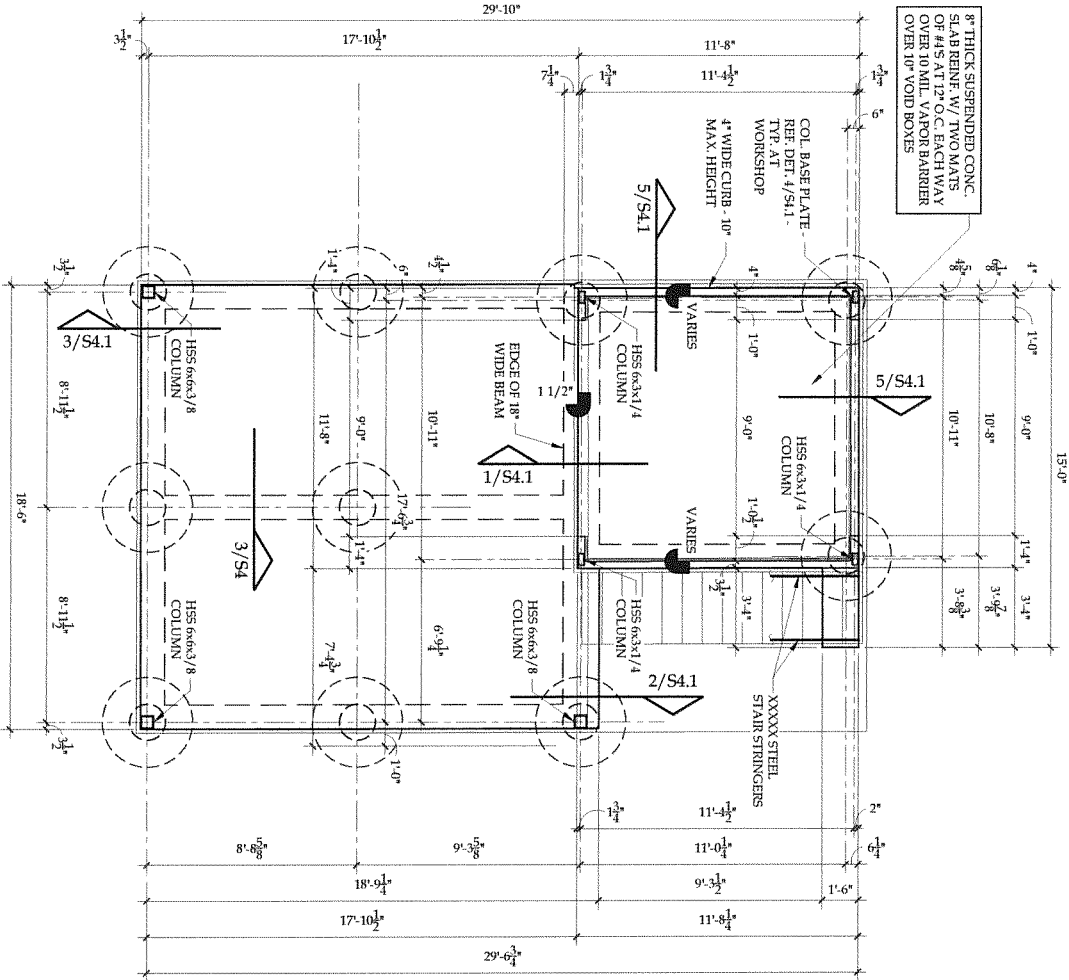
4. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - (1) SIMPSON STRONG-TIE "TITEN HD" AND "TITEN HD" ROD HANGER (ICC-ES ESR-271)
 - (2) SIMPSON STRONG-TIE "STRONG-BOLT" (ICC-ES ESR-177)
 - (3) SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-307)
4. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES ESR-2083. ALL ADHESIVE ANCHORS SHALL BE PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
 - (1) SIMPSON STRONG-TIE "SET-1X4" (ICC-ES ESR-2908)

SHEET IS FORMATTED TO 22"x34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.



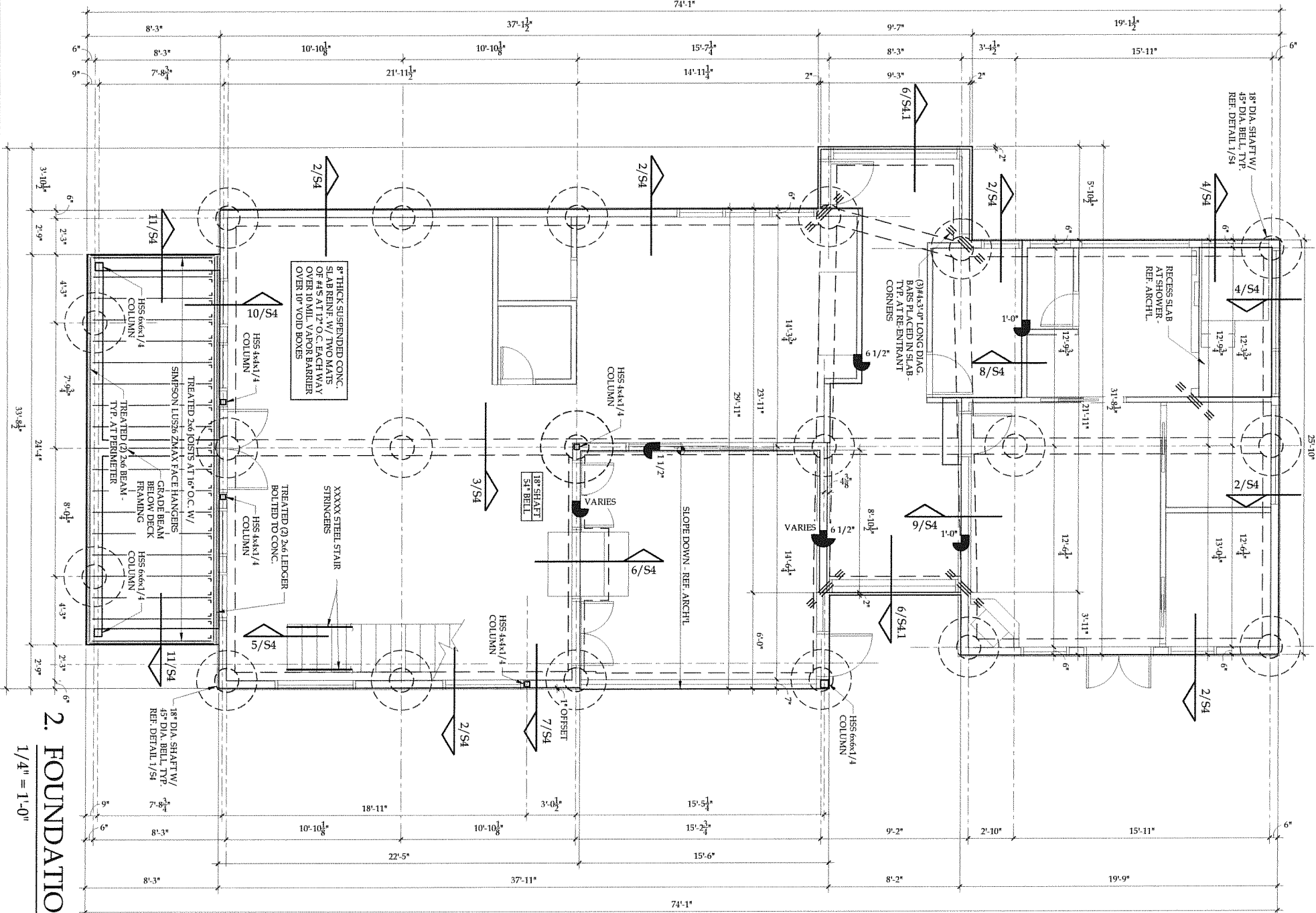
NOTES

- ALL PILES ARE 18" DIAMETER DRILLED SHAFTS
18" DIA. BELL, TYP. BEARING AT A
MINIMUM DEPTH OF 25 FEET TO EXISTING
GRADE UNLESS NOTED OTHERWISE. REFER
TO DETAIL 1/S4.
- ALL SLABS ARE 8" THICK SUSPENDED
CONCRETE SLAB REINFORCED W/ TWO MATS
OF #4S AT 12" O.C. EACH WAY OVER 10 MIL.
VAPOR BARRIER OVER 10" VOID BOXES.
- ALL BEAMS ARE 12" WIDE x 12" DEEP
REINFORCED W/ (3) #6S TOP AND BOTTOM W/
#3 CLOSED STIRRUPS AT 12" O.C. ALL
CONCRETE BEAMS SHALL BE BOARD FORMED.
NO EARTH FORMING IS PERMITTED.



1. FOUNDATION PLAN

1/4" = 1'-0"



2. FOUNDATION PLAN

1/4" = 1'-0"

SHEET IS FORMATTED TO 27x34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

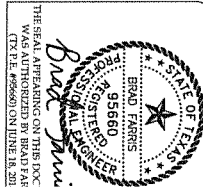
BACHLER RESIDENCE

1513 WOODLAWN BLVD.

AUSTIN, TEXAS 78703



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T.B.P.E. Registration # F-9361

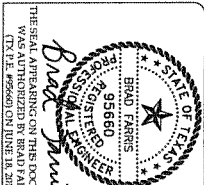


DATE	06/7
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FOUNDATION PLAN

S1

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CONSULTING ENGINEERS, PLLC
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AUSTIN, TEXAS 78703

BACHLER RESIDENCE

1513 WOODLAWN BLVD.

DATE	06/7
PROJECT NUMBER	
REVISIONS	

FRAMING PLAN

S2

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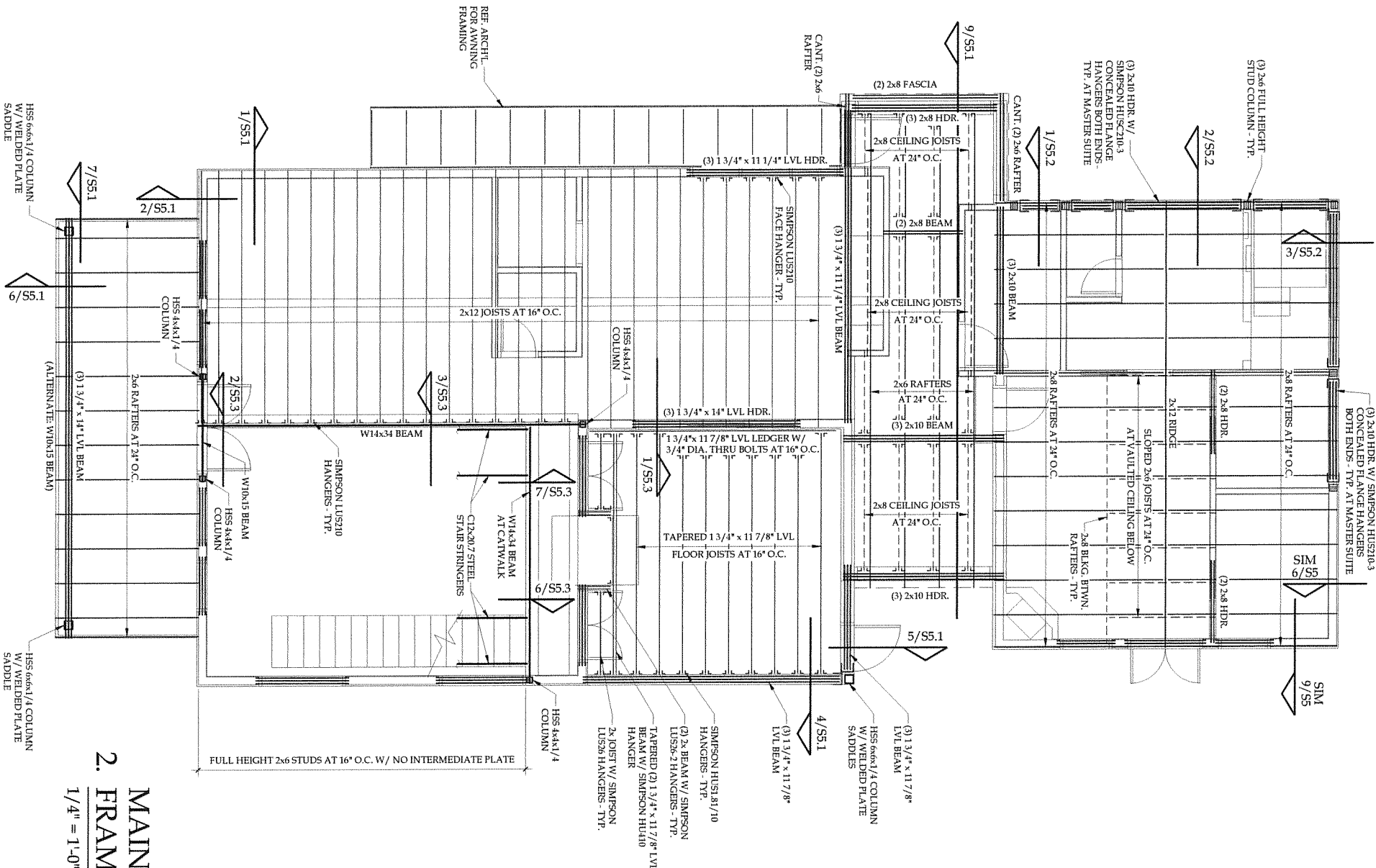
CONNECTIONS	NAILING SCHEDULE	NAILING
1. JOIST TO SILL OR GIRDER, JOIST NAIL		3-8D
2. 1"x6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL		2-8D
3. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL		2-16D
4. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL		16D AT 16" O.C.
5. TOP OF SOLE PLATE TO STUD, END NAIL		2-16D
6. STUD TO SOLE PLATE, TOENAIL		3-8D OR 2-16D
7. DOUBLE STUDS, FACE NAIL		16D AT 24" O.C.
8. DOUBLE TOP PLATES, FACE NAIL		16D AT 24" O.C.
9. SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS		3-16D AT 16" O.C.
10. DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OR END JOINTS, FACE NAIL IN LAPPED AREA		8-16D
11. BLOCKING BRVN. JOISTS OR RAFTERS TO TOP PLATE, TOENAIL		3-8D
12. RIM JOIST TO TOP PLATE, JOE NAIL		8D AT 6" O.C.
13. TOP PLATES, LAYS AT CORNERS AND INTERSECTIONS, FACE NAIL		2-16D
14. BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER		16D AT 16" O.C. ALONG EACH EDGE
15. CONTINUED HEADER, TWO PIECES		16D AT 16" O.C. ALONG EACH EDGE
16. CEILING JOIST TO PLATE, TOENAIL		3-8D
17. CONTINUOUS HEADER TO STUD, TOENAIL		4-8D
18. CEILING JOIST, LAYS OVER PARTITIONS, FACE NAIL		3-16D
19. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL		3-16D
20. RAFTER TO PLATE, TOENAIL		2-16D
21. 1" BRACE TO EA STUD AND PLATE, FACE NAIL		3-8D
22. 1"x6" SHEATHING TO EA BEARING, FACE NAIL		2-8D
23. 1"x8" SHEATHING TO EA BEARING, FACE NAIL		2-8D
24. WIDER THAN 1"x8" SHEATHING TO EA BEARING, FACE NAIL		3-8D
25. BUILT-UP CORNER STUDS		16D @ 24" O.C.
26. BUILT-UP GIRDERS AND BEAMS		16D @ 32" O.C. AT TOP AND BOTTOM 2-16D @ ENDS AND AT EACH SPICE
27. 2" PLANKS, EACH BEARING		2-16D
28. ROOF RAFTER TO RIDGE, VALLEY, OR HIP RAFTERS		4-16D, TOENAIL OR 3-16D, FACE NAIL
29. RAFTER TIES TO RAFTERS, FACE		3-8D
30. COLLAR TIE TO RAFTER, FACE		3-16D

2012 IRC NAILING SCHEDULE

CEILING JOIST SCHEDULE			
JOISTS / SPACING	MAX. SPAN W/O ATTIC STORAGE (LIVE LOAD = 10 PSF)	MAX. SPAN W/ ATTIC STORAGE (LIVE LOAD = 20 PSF)	
2 x 6's AT 24" O.C.	11'-0"	16'-0"	
2 x 8's AT 24" O.C.	14'-6"	13'-0"	
2 x 10's AT 24" O.C.	18'-6"	16'-6"	
2 x 12's AT 24" O.C.	22'-6"	19'-6"	
ALL JOISTS ARE NO. 2 SOUTHERN YELLOW PINE			
INSTALL FULL DEPTH BLOCKING BETWEEN JOISTS AT 8'-0" O.C. MAX. SPACING			

MAIN LEVEL FRAMING PLAN

1/4" = 1'-0"

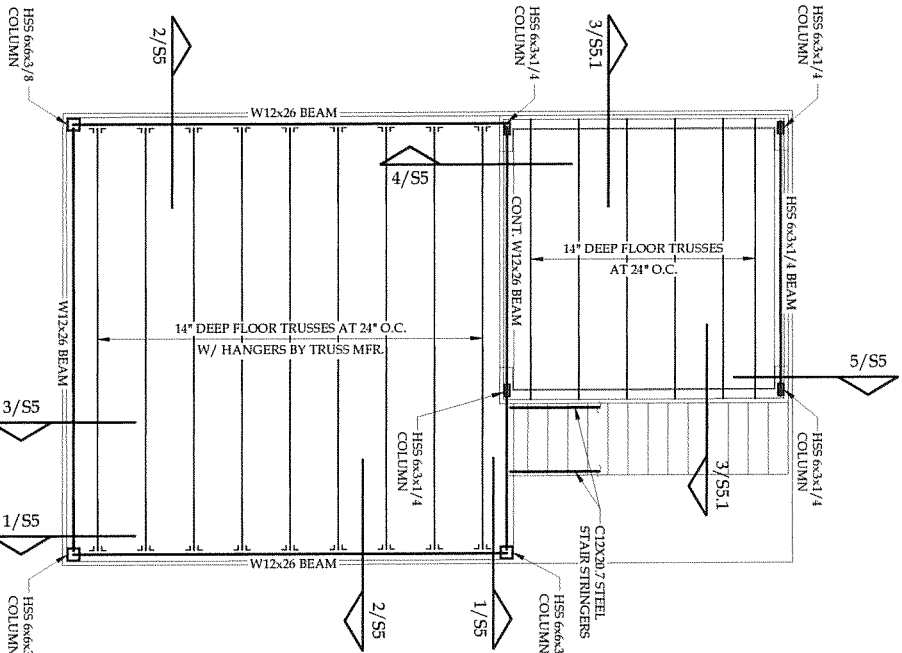


NOTES

- ALL HEADERS IN 2x4 WALLS ARE (2) 2x6 NO. 2 SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
- ALL HEADERS IN 2x6 WALLS ARE (3) 2x6 NO. 2 SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
- ALL HANGERS AT FLOOR TRUSSES ARE TO BE SPECIFIED BY TRUSS MANUFACTURER.

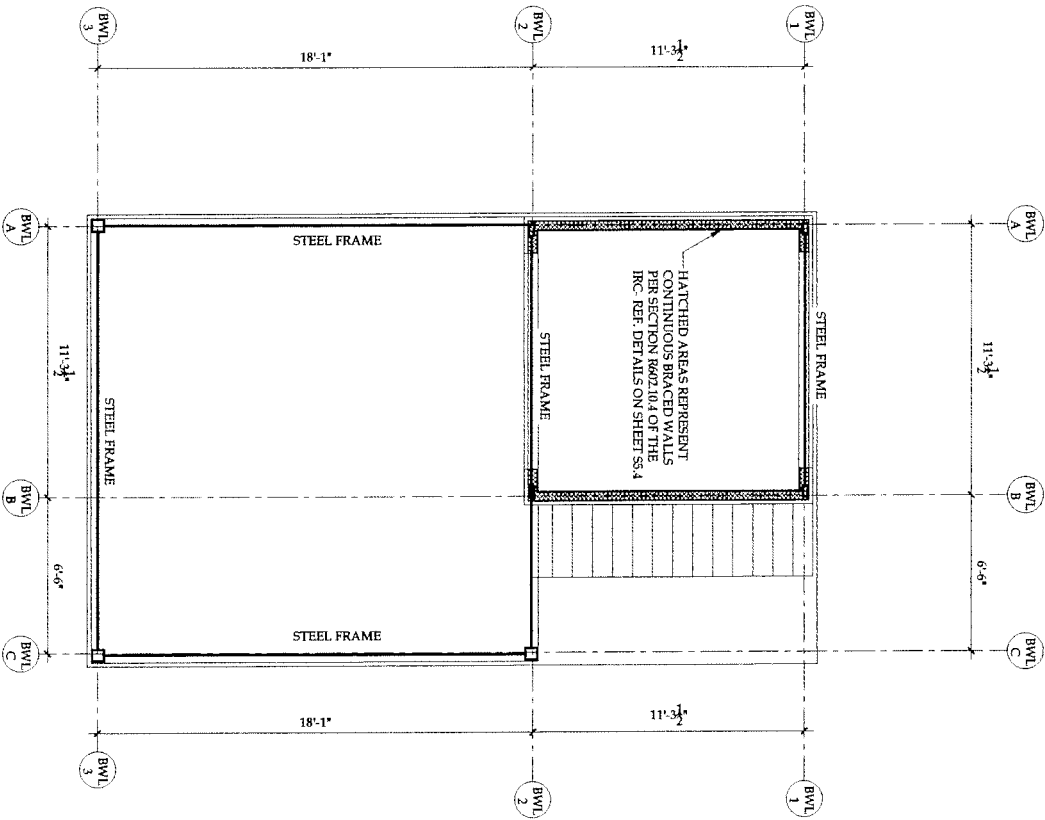
1. MAIN LEVEL FRAMING PLAN

1/4" = 1'-0"



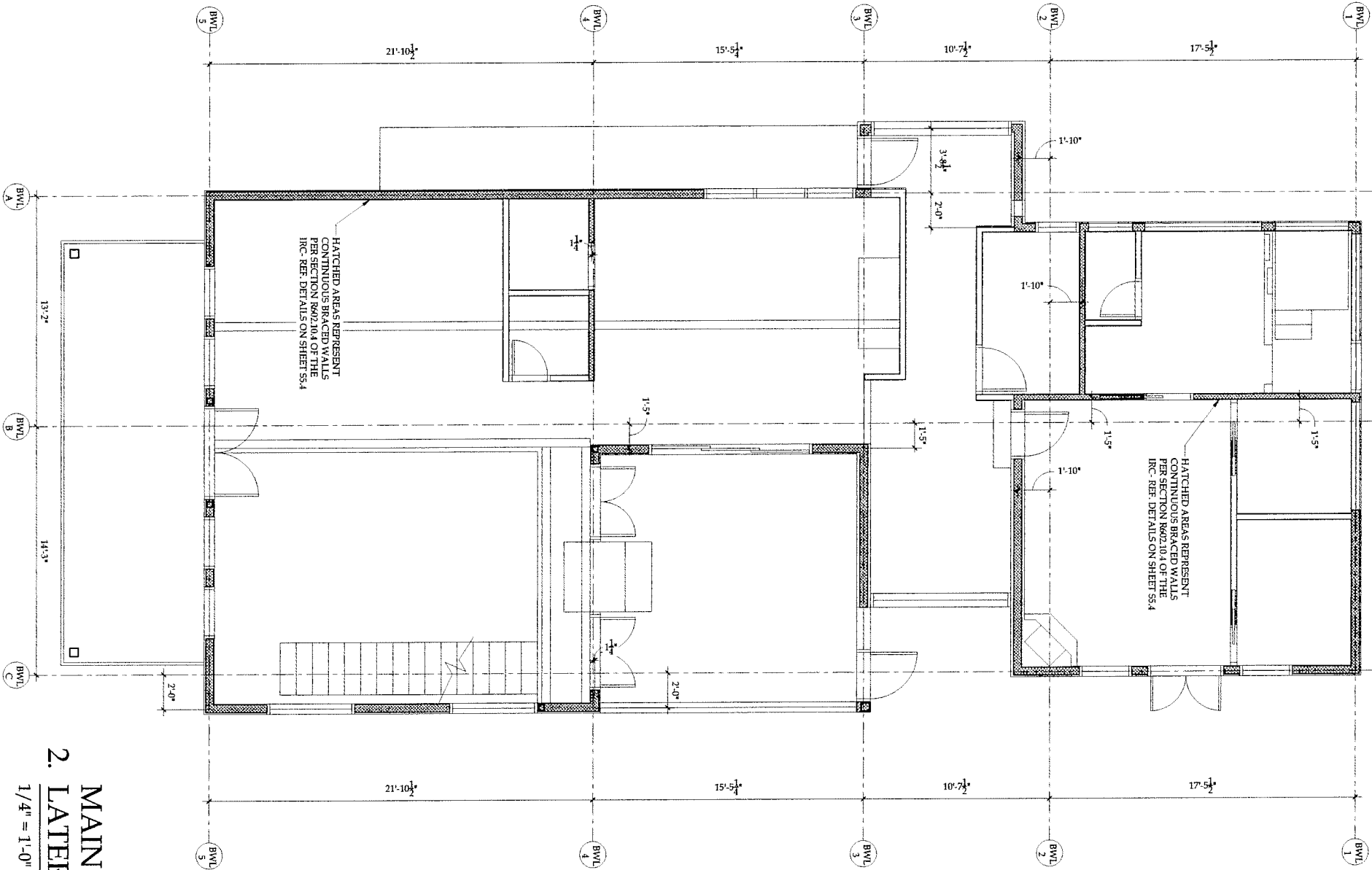
LATERAL BRACING NOTES

1. ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH PLYWOOD PER GENERAL NOTES. ALL SHEATHING SHALL BE NAILED TO SUPPORTING MEMBERS ALONG THE EDGES WITH 8d NAILS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS SPACED AT 12" O.C. EXTERIOR WALLS SHALL BE BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS.
2. ALL INTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" MINIMUM THICKNESS GYPSUM BOARD. ALL SHEATHING SHALL BE NAILED TO SUPPORTING MEMBERS ALONG THE EDGES WITH 8d NAILS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS SPACED AT 12" O.C. INTERIOR WALLS SHALL BE BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS.



1. MAIN LEVEL LATERAL BRACING PLAN

1/4" = 1'-0"



2. MAIN LEVEL LATERAL BRACING PLAN

1/4" = 1'-0"

SHEET IS FORMATTED TO 27"x34"
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

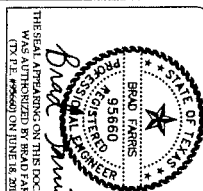
BACHLER RESIDENCE

1513 WOODLAWN BLVD.

AUSTIN, TEXAS 78703



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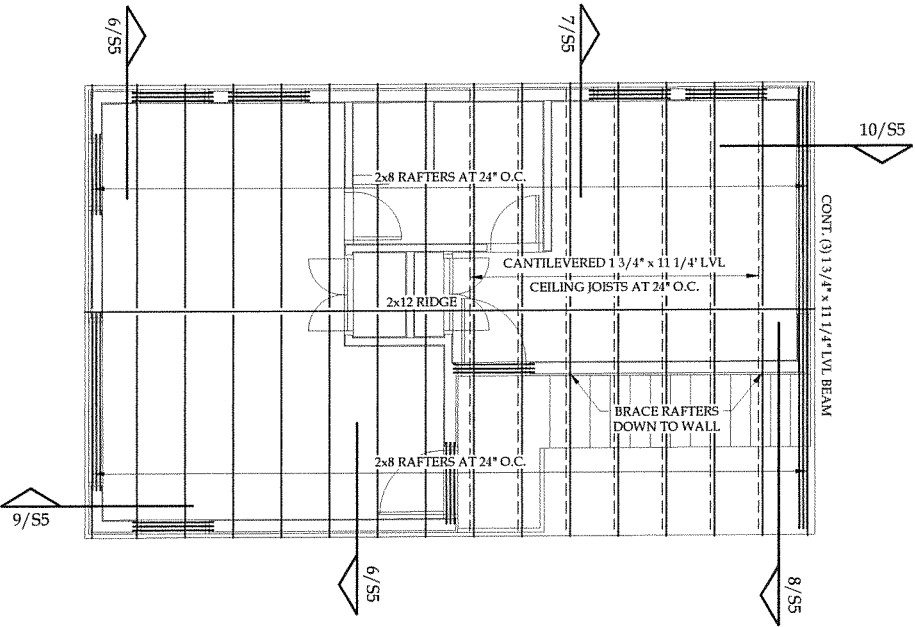
LATERAL
BRACING PLAN

S2.1

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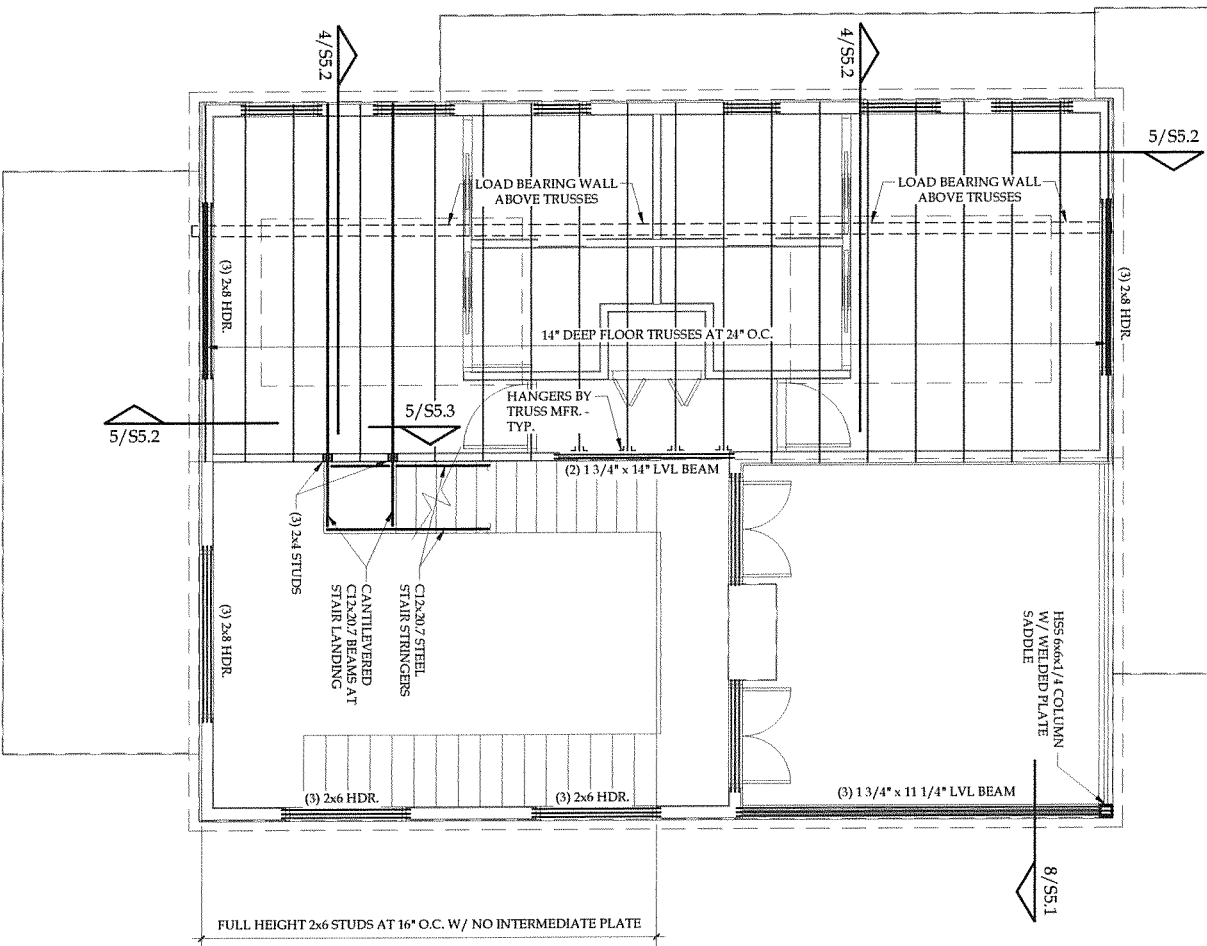
NOTES

1. ALL HEADERS IN 2x4 WALLS ARE (2) 2x6 NO. 2 SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
2. ALL HEADERS IN 2x6 WALLS ARE (3) 2x6 NO. 2 SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
3. ALL HANGERS AT FLOOR TRUSSES ARE TO BE SPECIFIED BY TRUSS MANUFACTURER.



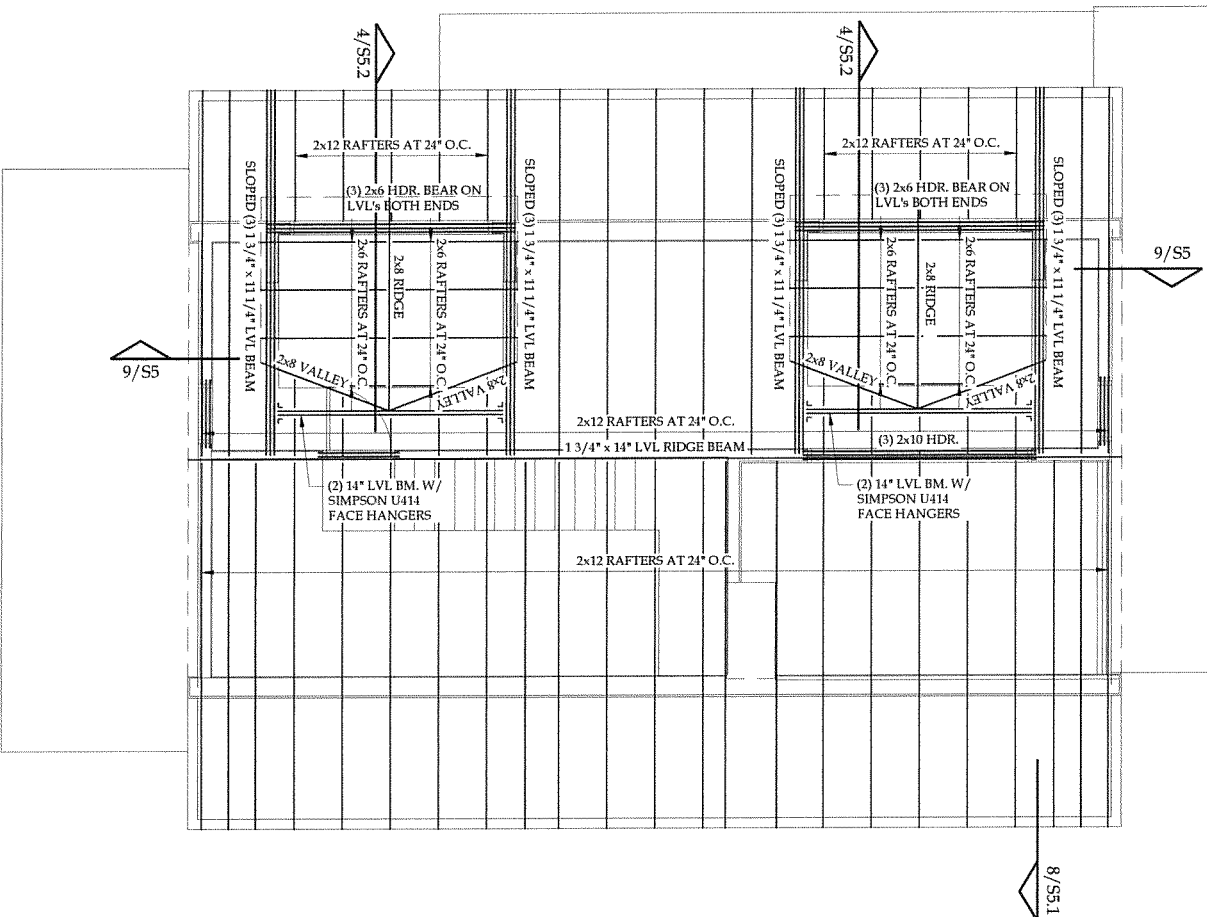
1. UPPER ROOF FRAMING PLAN

1/4" = 1'-0"



2. UPPER FLOOR FRAMING PLAN

1/4" = 1'-0"



3. UPPER ROOF FRAMING PLAN

1/4" = 1'-0"

SHEET IS FORMATTED TO 27"x34"
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

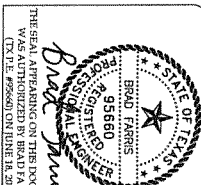
BACHLER RESIDENCE

1513 WOODLAWN BLVD.

AUSTIN, TEXAS 78703



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FRAMING PLAN

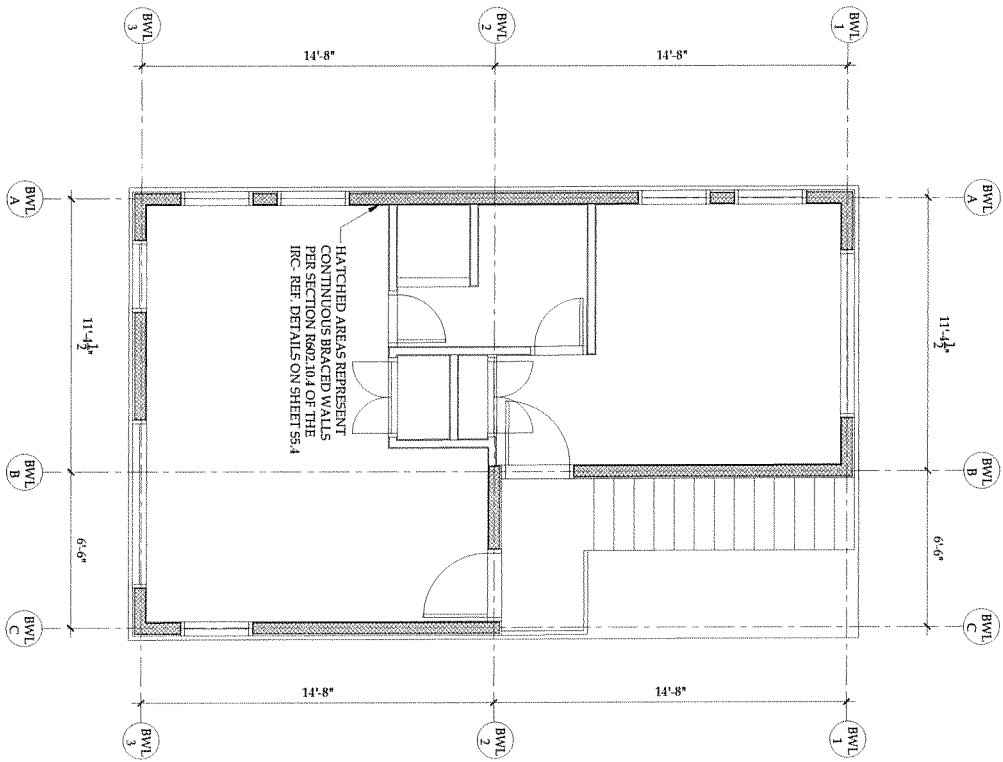
DATE 06/
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REVISIONS

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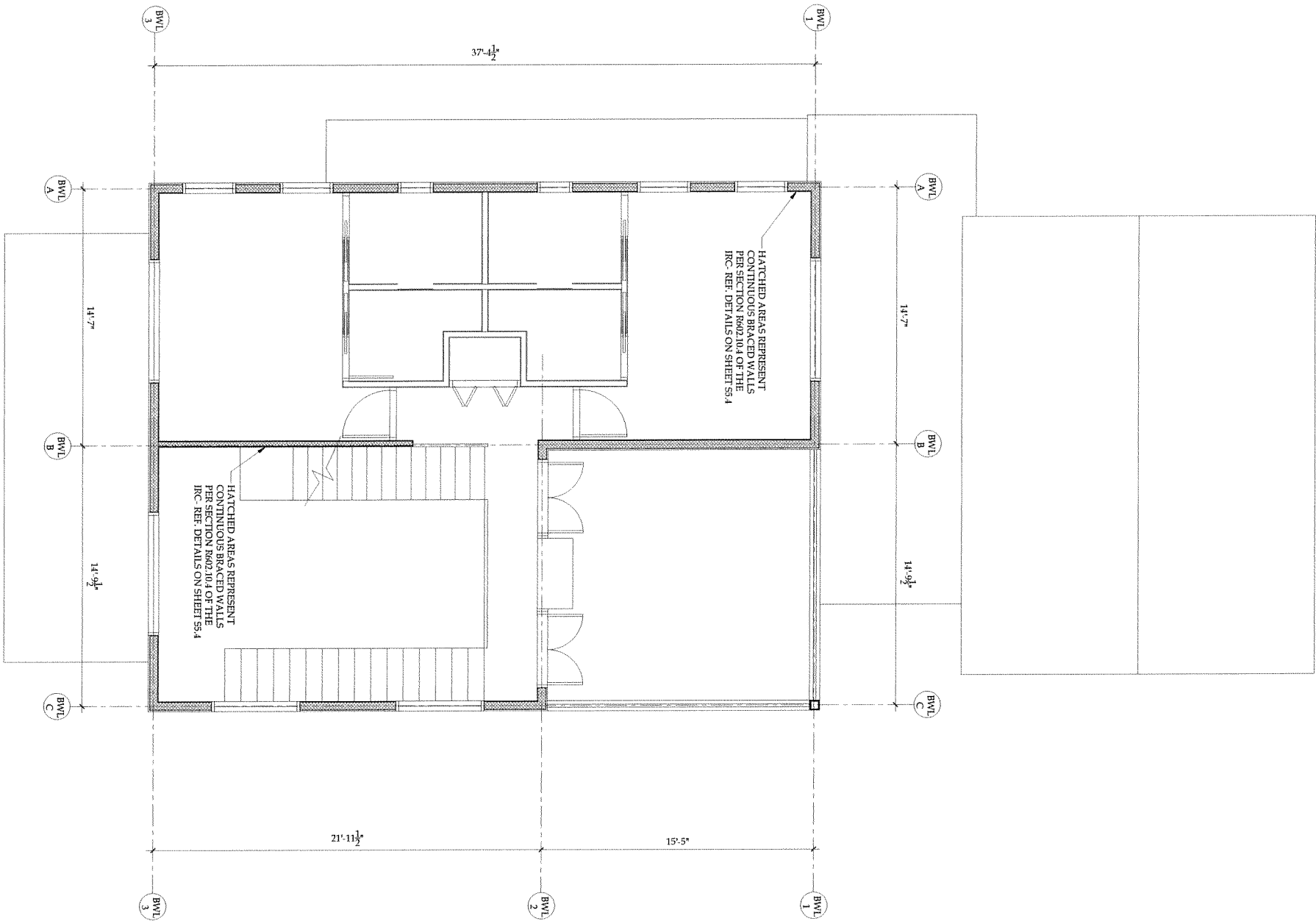
LATERAL BRACING NOTES

1. ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH PLYWOOD PER GENERAL NOTES. ALL SHEATHING SHALL BE NAILED TO SUPPORTING MEMBERS ALONG THE EDGES WITH #4 NAILS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH #4 NAILS SPACED AT 17" O.C. AND 1/2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS.
2. ALL INTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" MINIMUM THICKNESS GYPSUM BOARD. ALL SHEATHING SHALL BE ATTACHED TO SUPPORTING MEMBERS WITH #4 NAILS SPACED AT 6" O.C. AND 1/2" BLOCKING AT ALL JOINTS IN GYPSUM BOARD. ALL INTERIOR WALLS SHALL BE NAILED TO SUPPORTING MEMBERS ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS IN ACCORDANCE WITH TABLE 603.3 OF THE IRC.



1. UPPER LEVEL LATERAL BRACING PLAN

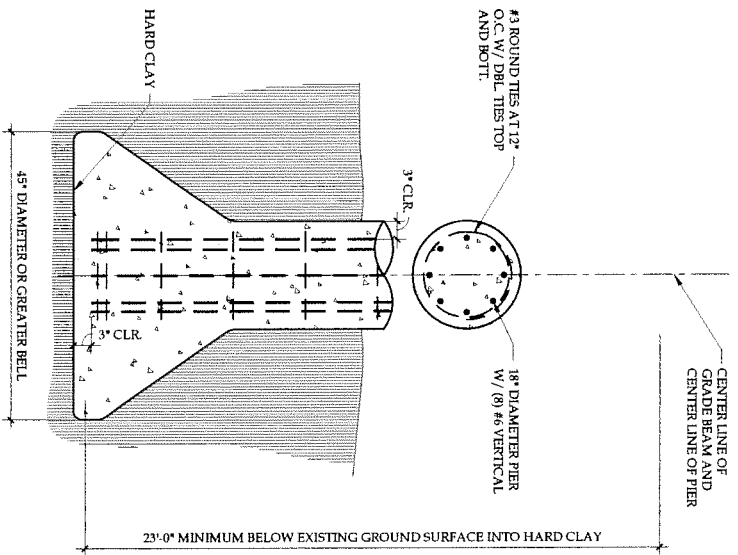
1/4" = 1'-0"



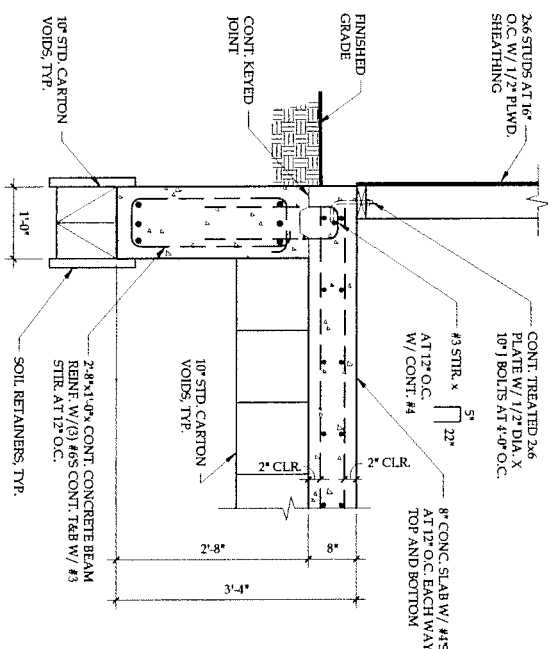
2. UPPER LEVEL LATERAL BRACING PLAN

1/4" = 1'-0"

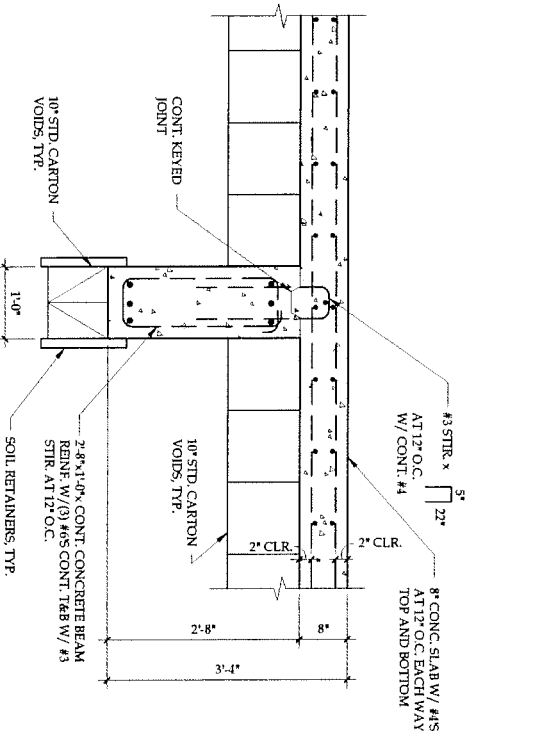
SHEET IS FORMATTED TO 27"x34".
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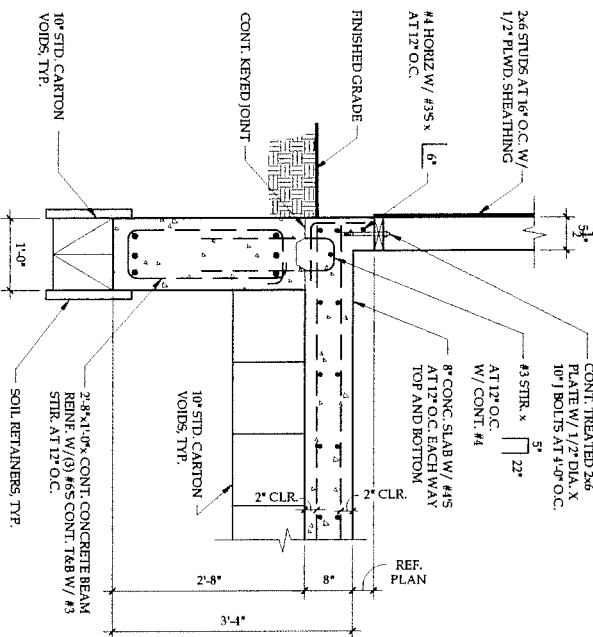
1. TYP. BELL PIER DETAIL
3/4" = 1'-0"



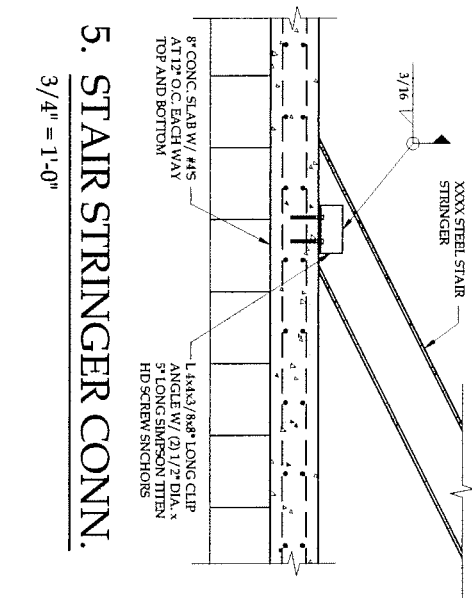
2. CONC. BEAM AT EXTERIOR
3/4" = 1'-0"



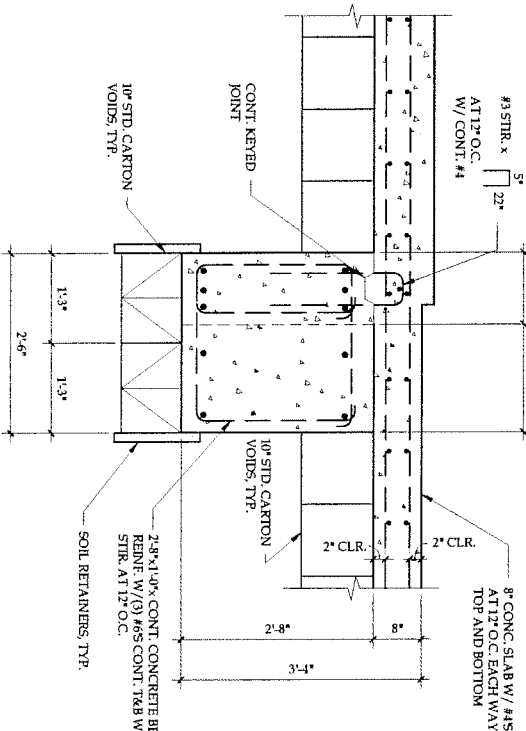
3. CONC. BEAM AT INTERIOR
3/4" = 1'-0"



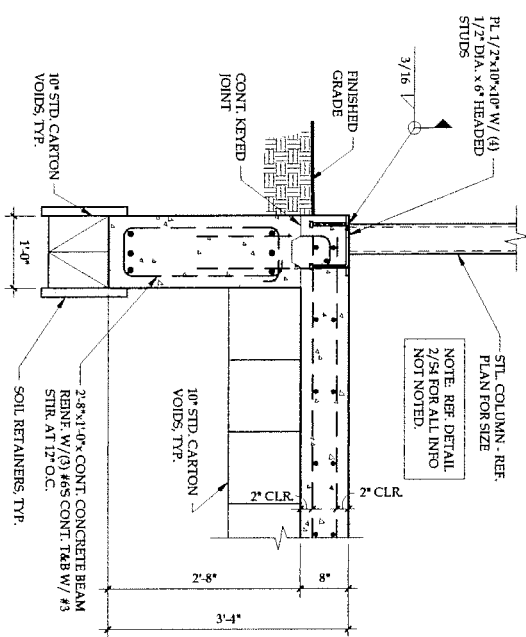
4. SECTION AT SLAB DROP
3/4" = 1'-0"



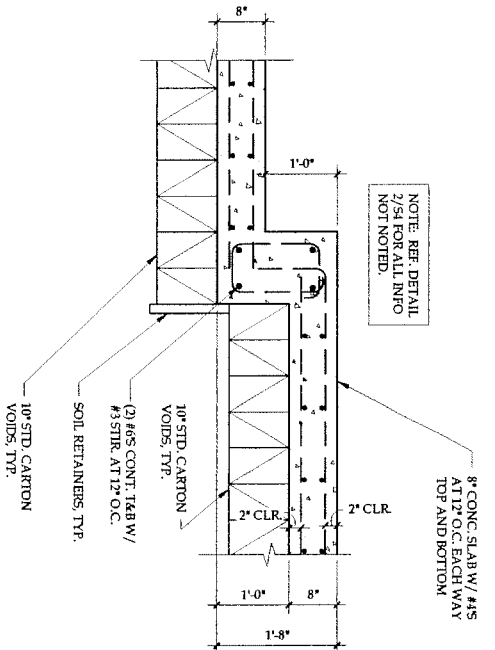
5. STAIR STRINGER CONN.
3/4" = 1'-0"



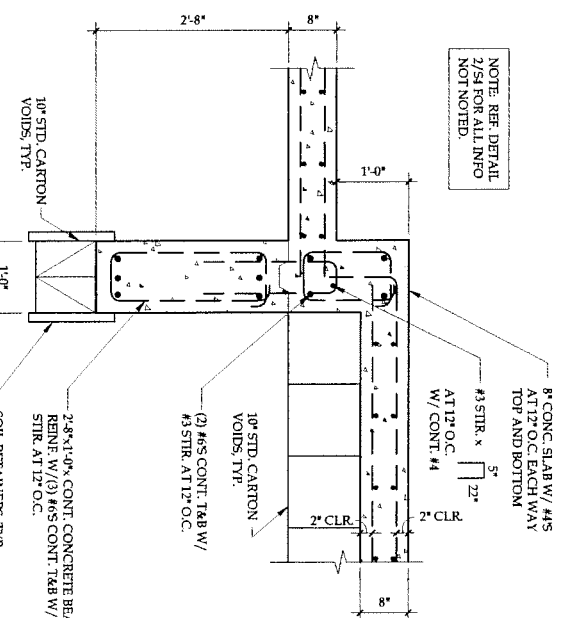
6. SECTION AT FIREPLACE FOOTING
3/4" = 1'-0"



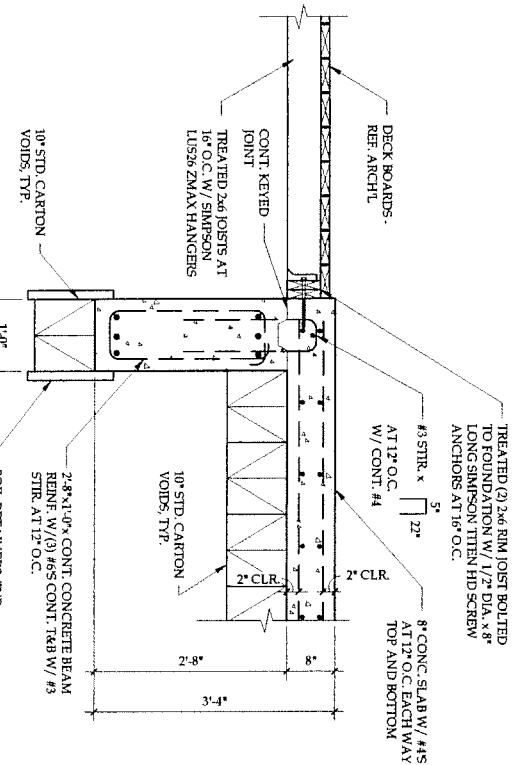
7. TYP. COLUMN CONN.
3/4" = 1'-0"



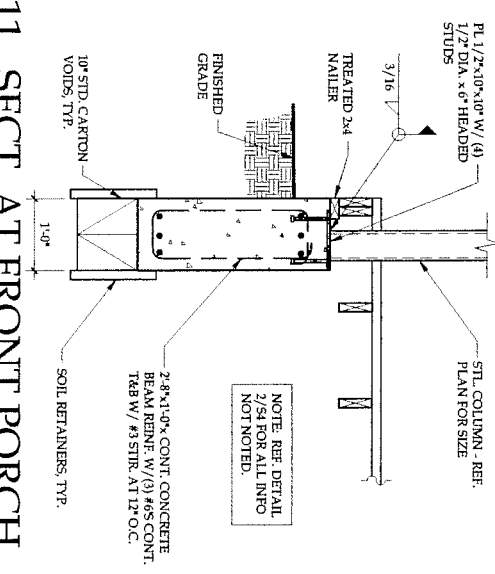
8. SLAB DROP DETAIL
3/4" = 1'-0"



9. SLAB DROP AT BEAM
3/4" = 1'-0"



10. SECTION AT FRONT PORCH
3/4" = 1'-0"



11. SECT. AT FRONT PORCH
3/4" = 1'-0"

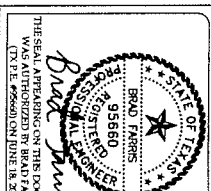
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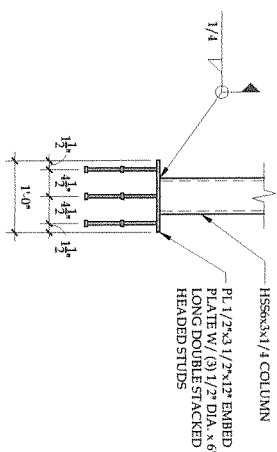
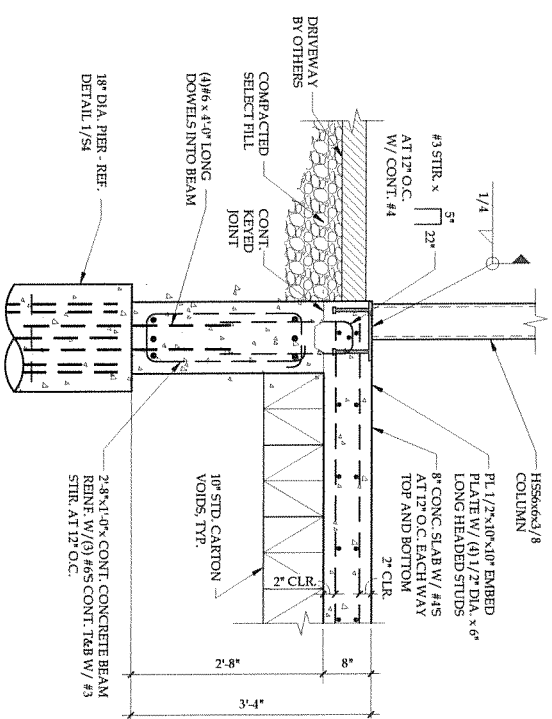
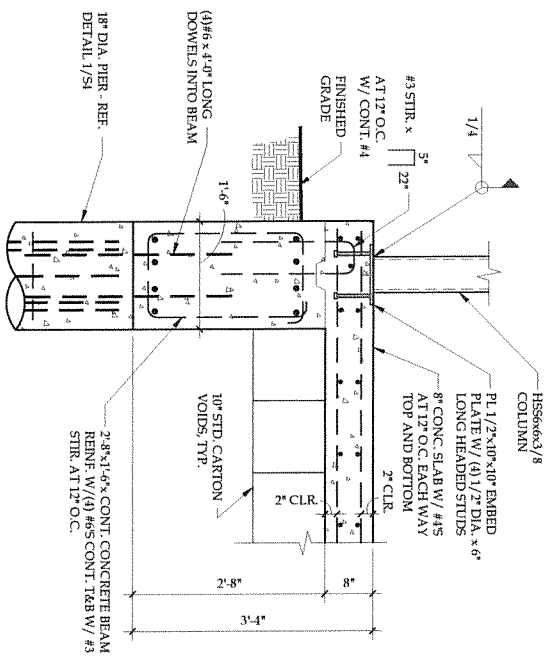
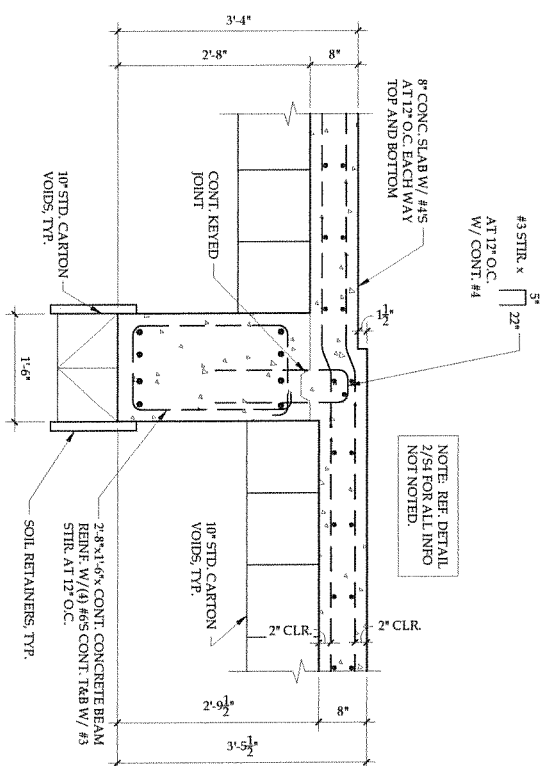
DATE	06/
PROJECT NUMBER	
REVISIONS	
FOUNDATION DETAIL	

BACHLER RESIDENCE

1513 WOODLAWN BLVD. AUSTIN, TEXAS 78703

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1. SECTION AT WORKSHOP

$$3/4'' = 1'-0''$$

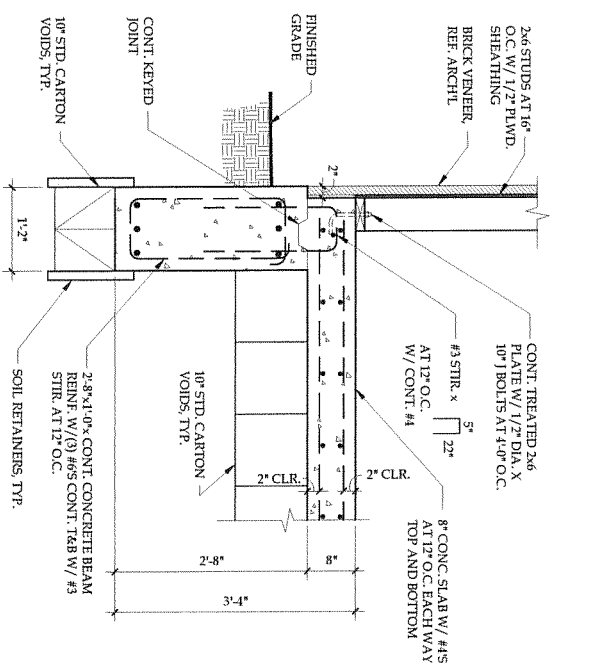
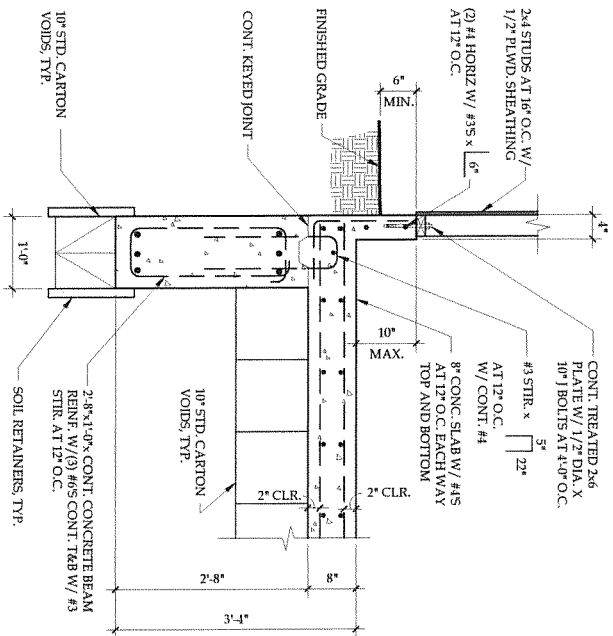
2. SECTION AT CARPORT COL.

$$3/4'' = 1'-0''$$

3. SECTION AT DRIVEWAY

$$3/4'' = 1'-0''$$

4. WORKSHOP COL. DET.

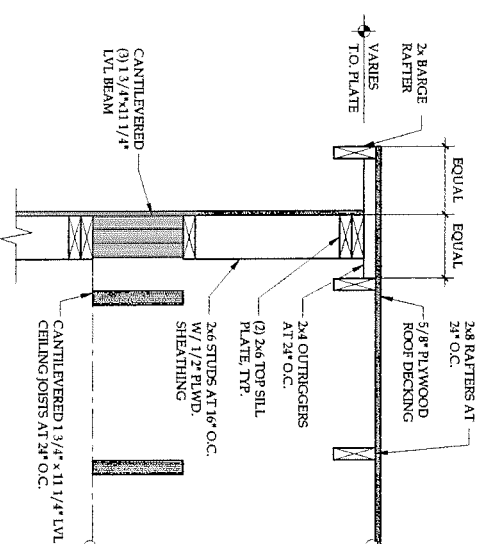
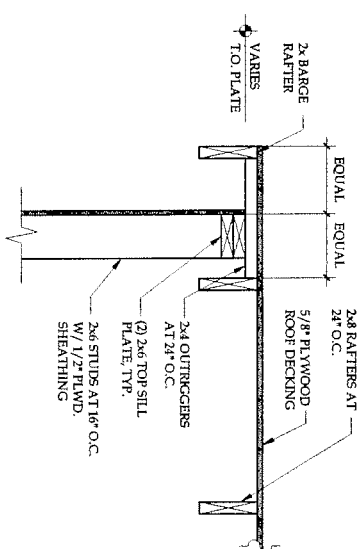
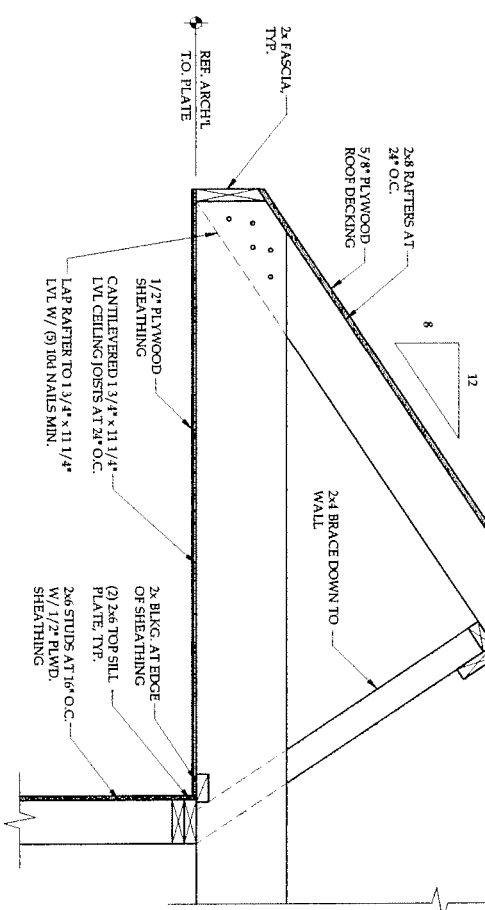
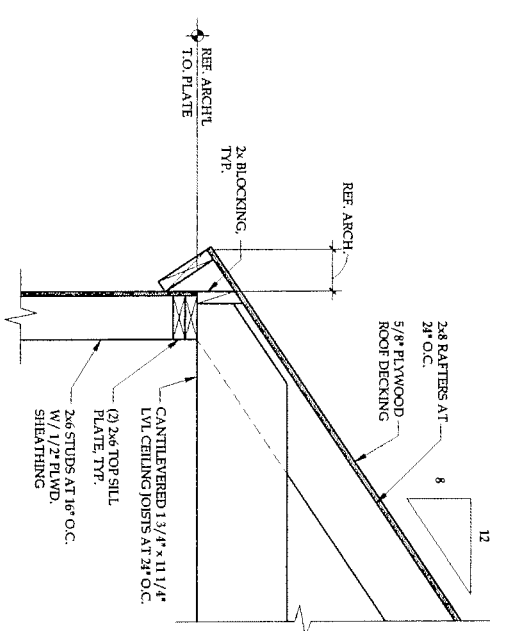
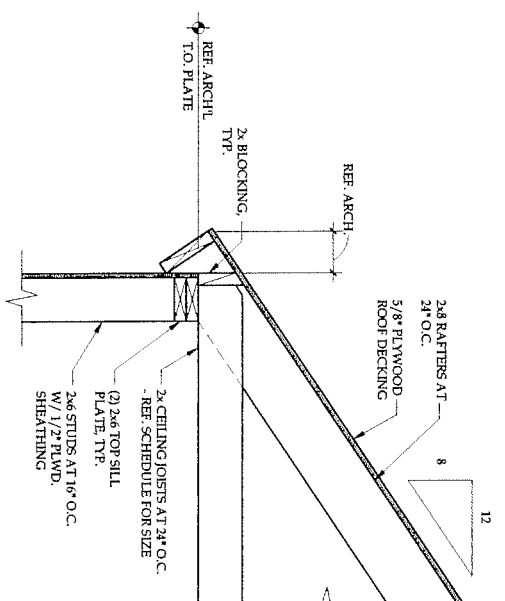
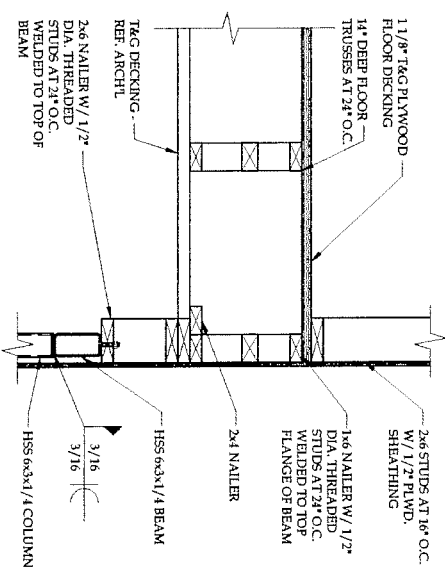
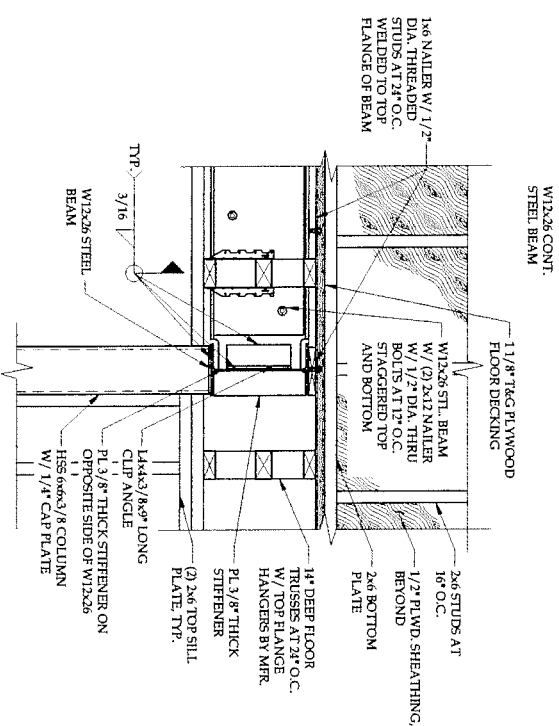
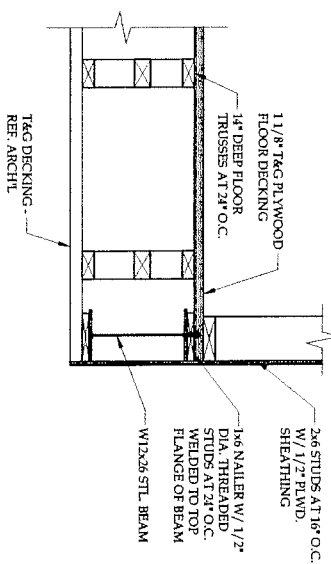
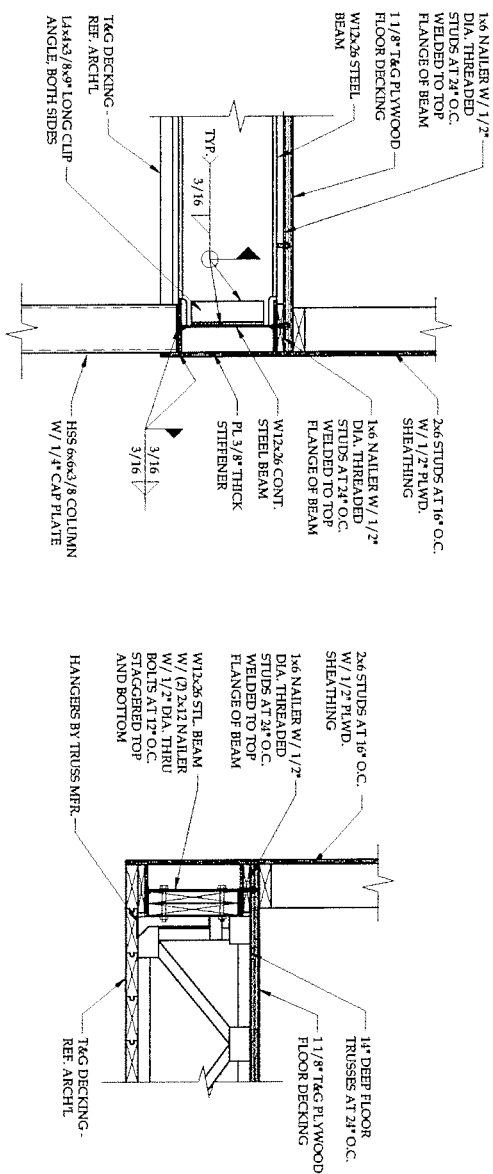
$$3/4'' = 1'-0''$$


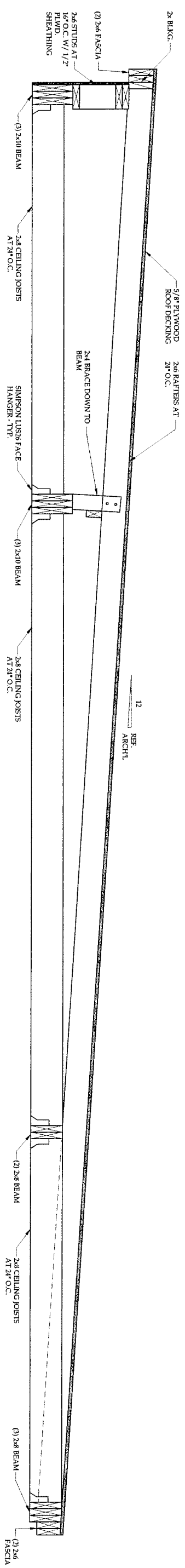
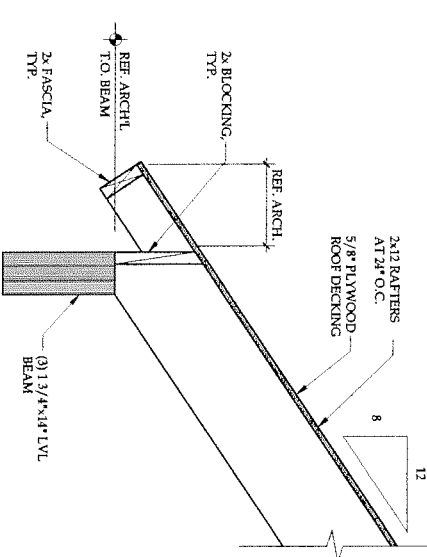
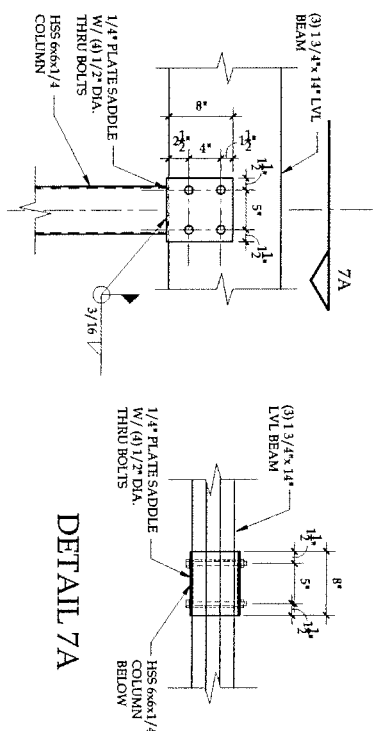
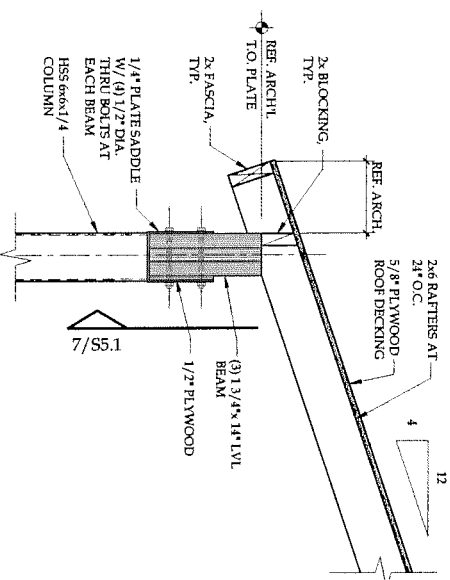
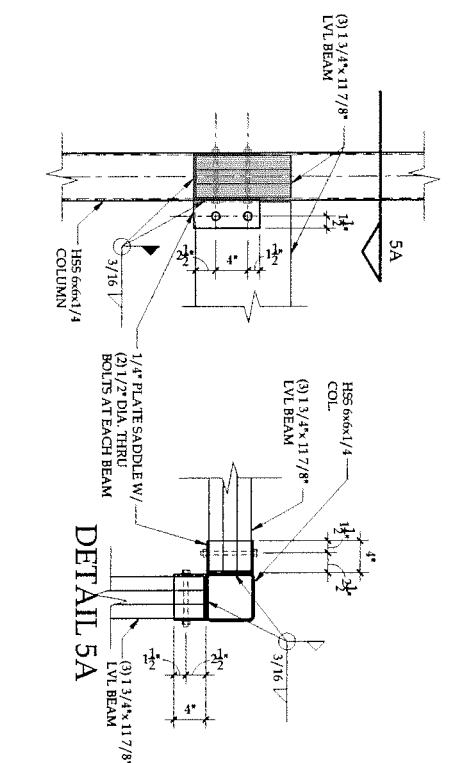
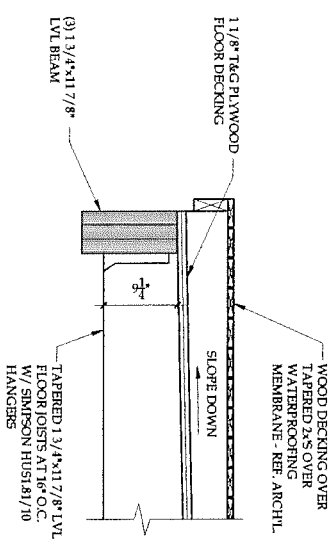
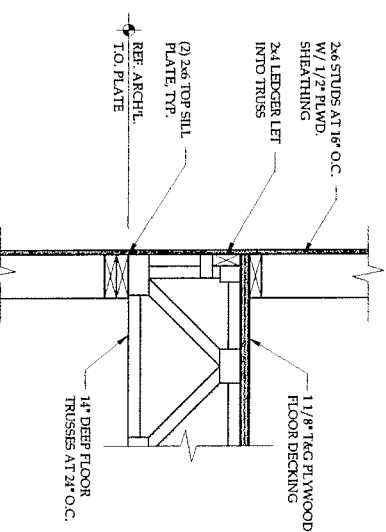
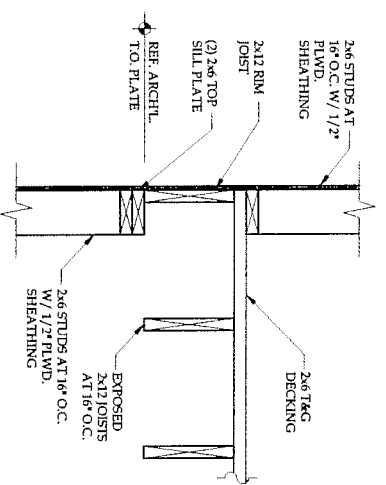
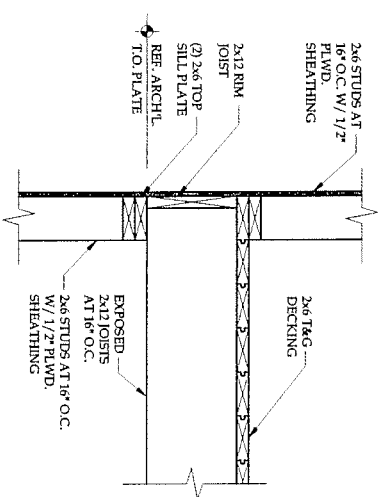
5. SECTION AT CURB

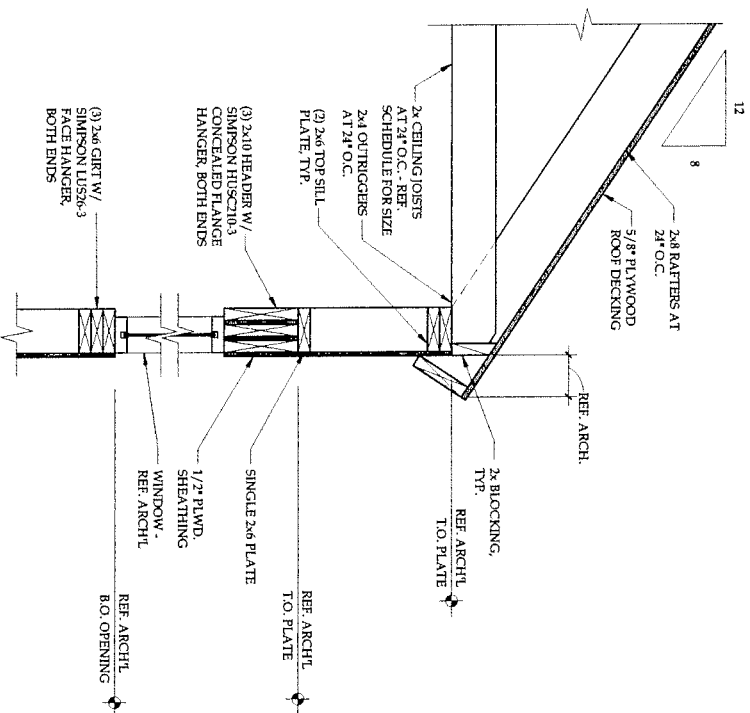
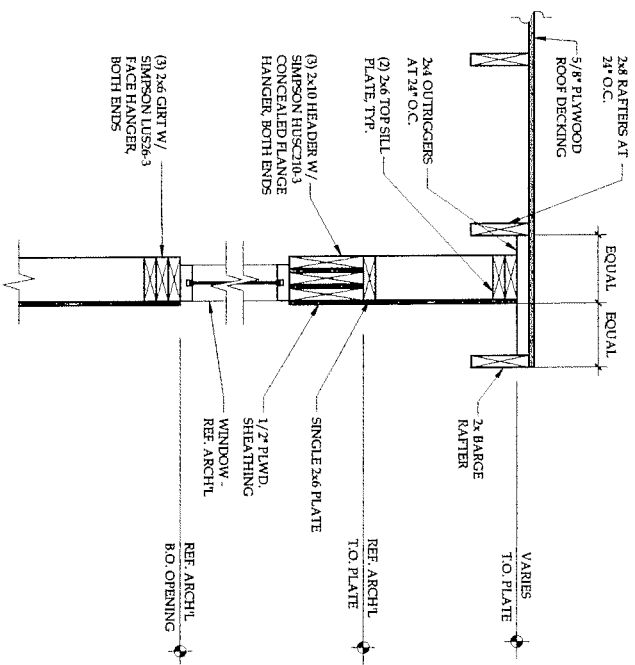
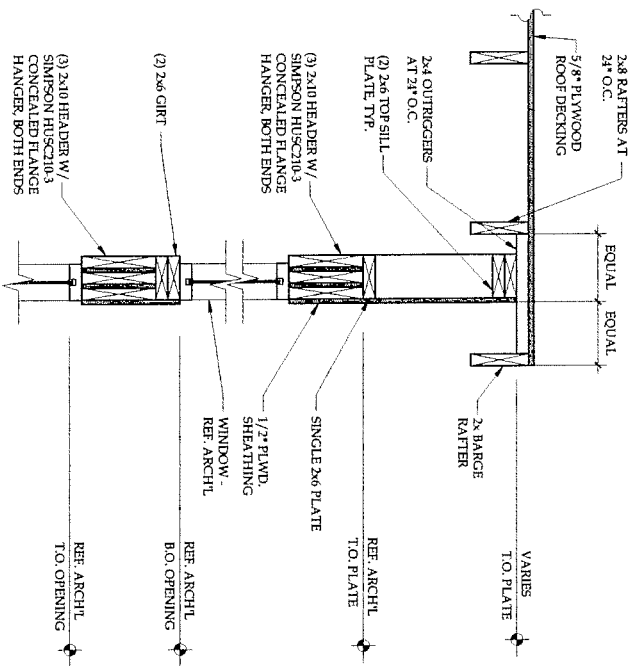
$$3/4'' = 1'-0''$$

6. SECTION AT LUG

$$3/4'' = 1'-0''$$







1. HEADERS AT EXTERIOR FRAMING

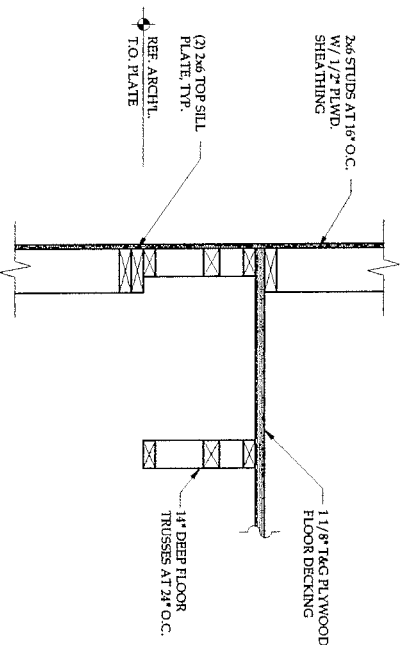
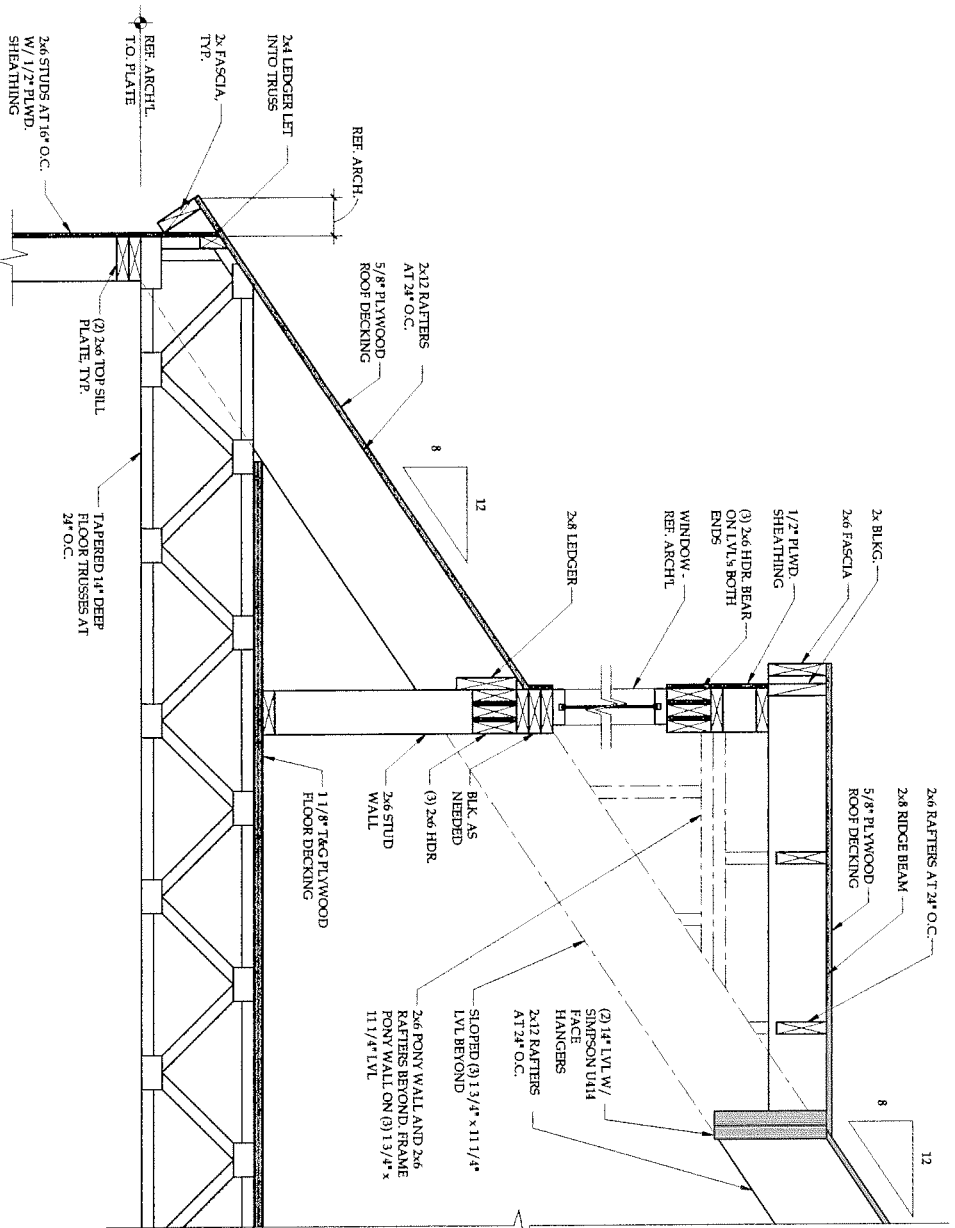
1" = 1'-0"

2. HEADERS AT EXTERIOR FRAMING

1" = 1'-0"

3. HEADERS AT EXTERIOR FRAMING

1" = 1'-0"



5. FLOOR TRUSS AT EXT. WALL

1" = 1'-0"

4. FLOOR TRUSS AT EXT. WALL

1" = 1'-0"

SHEET IS FORMATTED TO 27x34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT FULL SIZE.

FRAMING DETAIL

S5.2
11 of 13

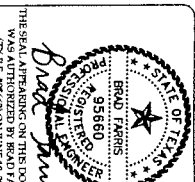
BACHLER RESIDENCE

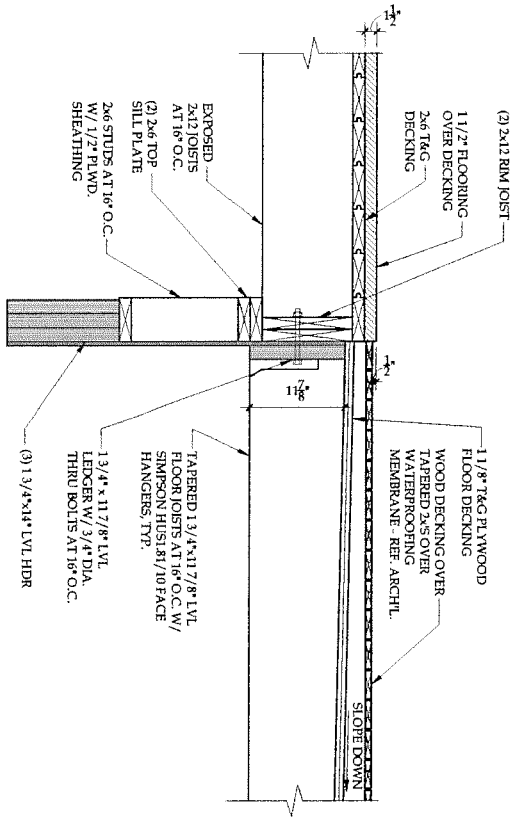
1513 WOODLAWN BLVD.

AUSTIN, TEXAS 78703

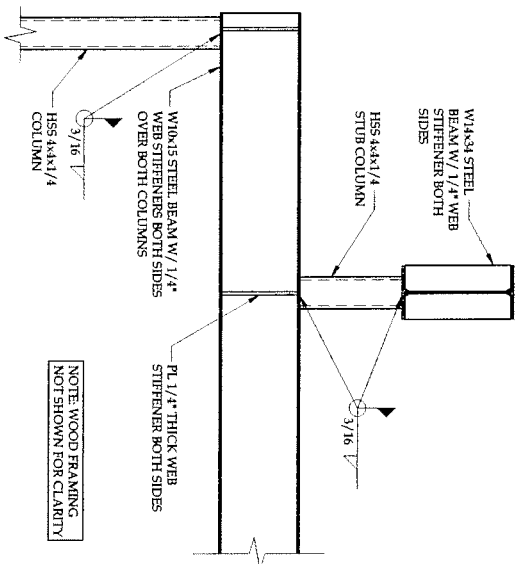
ARCH

CONSULTING ENGINEERS, PLLC
T.B.P.E. Registration # F-9361

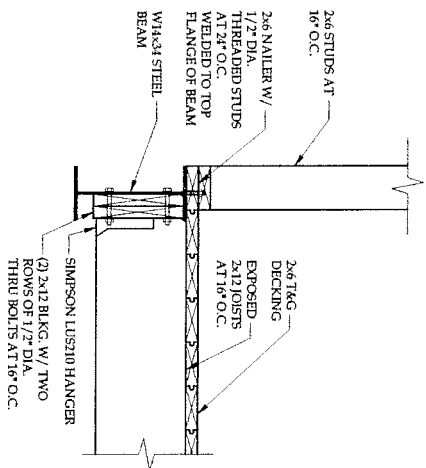




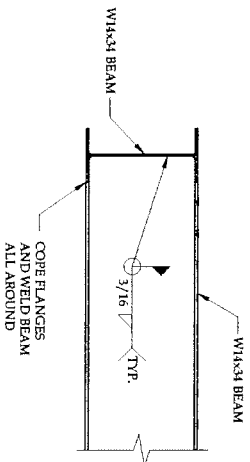
1. FLOOR JOISTS AT WALL
1" = 1'-0"



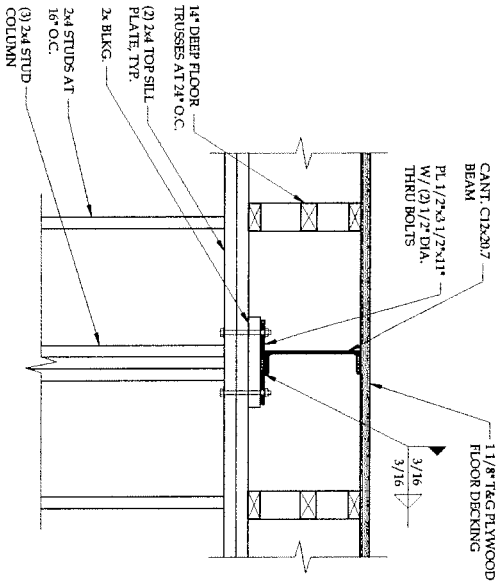
2. STEEL BEAM / HEADER CONN.
1" = 1'-0"



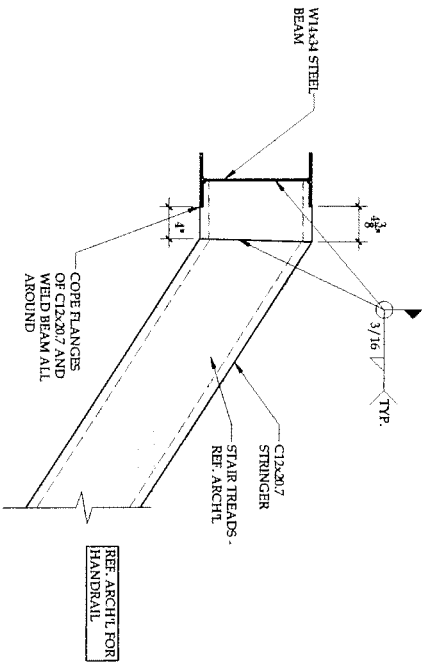
3. STEEL BEAM / JOIST CONN.
1" = 1'-0"



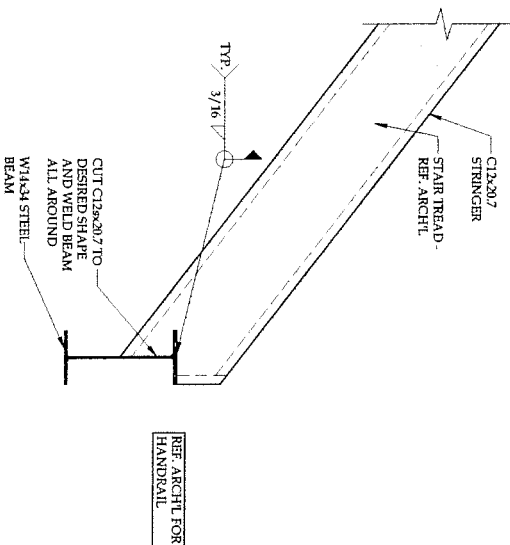
4. BEAM / BEAM CONN.
1" = 1'-0"



5. BEAM / WALL CONN.
1" = 1'-0"



6. BEAM / STRINGER CONN.
1" = 1'-0"



7. BEAM / STRINGER CONN.
1" = 1'-0"

