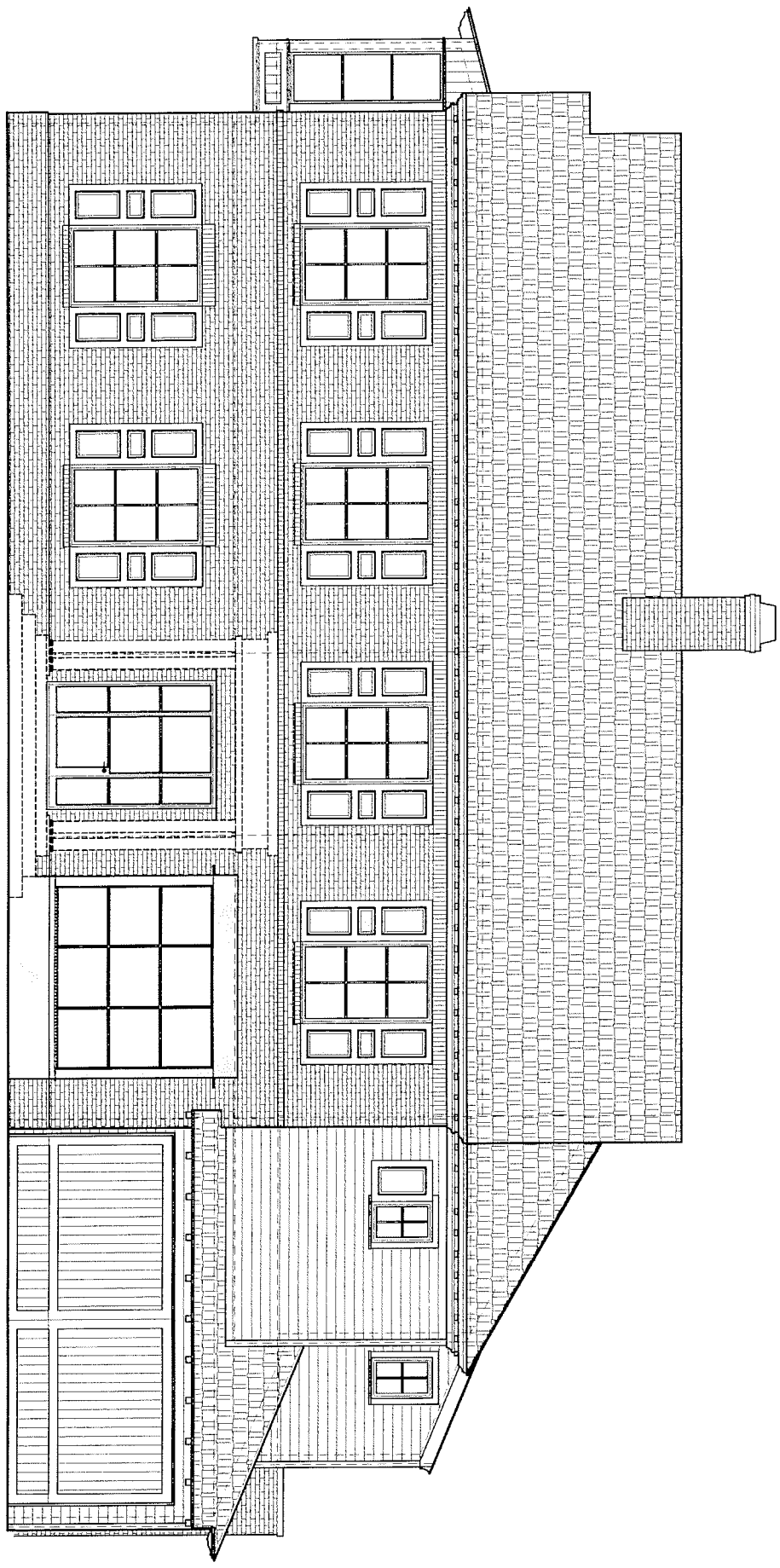


Cover

A0.0

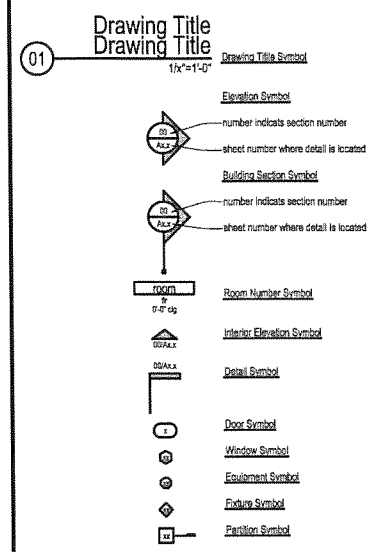
Issued
for permit 16 Sept 2015

Residence
1401 Wathen Avenue
Austin, Texas 78703

Ryan Street & Associates
2414 Exposition Boulevard
Suite B140
Austin, Texas 78703
512.421.0800

General Notes

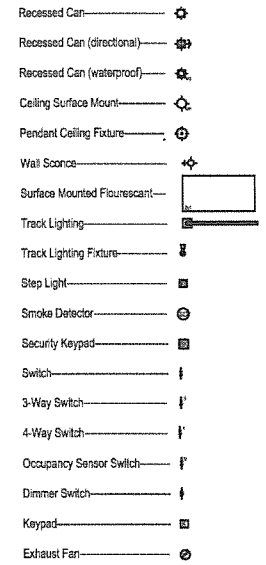
Symbol Legend



Room Square Footage

NOTE: these dimensions are to inside face of framed walls	
Entry Level	
Living Room	350sf
Family Room	383sf
Dining Room	195sf
Kitchen/Breakfast	383sf
Mud Room	114sf
Garage	315sf
Upper Level	
Master Bedroom	235sf
Sitting Room	102sf
Bed 1	145sf
Bed 2	152sf
Office	195sf

Electrical/RCP Key



HVAC Zones

Zone 1 - comprised of the 1st floor
(include approximate tonnage based on ton/500 s.f.)
Zone 2 - comprised of the 2nd floor
(include approximate tonnage based on ton/500 s.f.)

Floor Plans

1. Interior and exterior wall framing shall be 2x8's or 2x4's @ 16" o.c., u.n.o.
2. Locate hose bibs approximately 24" above finish grade u.n.o.
3. Heights indicated on plans are relative to top of foundation or top of decking.
4. Walls that are not hatched do not extend to ceiling.
5. Shower heads shall be mounted at 7'-0" u.n.o. Refer to interior elevations for balance of information.
6. The designated visitable bathroom shall comply with the following requirements
   - 6.1 A minimum clear opening of 30"
   - 6.2. Lateral 2'-0" or larger nominal wood blocking must be installed flush with stud edges of bathroom walls
   - 6.3. The centerline of blocking must be 34" from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.
7. Dimensions are to face of stud or to centerline of columns, doors and windows.
8. Install Tempered Glass where required by IRC Sec R309.4
9. All handrails installed shall comply with IRC Sec R311.5.6
10. All guardrails installed shall comply with IRC Sec R312.1 and R312.2
11. Though dimensions are believed to be reasonably accurate, careful measurements shall be made from the existing structure prior to fabricating materials or preparing work which is to be installed. Some surfaces may not be plumb level or true (alert RSA of any significant discrepancies).
12. GC shall compare and field verify plan dimensions with existing conditions. GC shall coordinate and verify any field adjustments based on existing conditions with RSA.
13. Structural engineering and structural determinations shall be provided by a licensed professional engineer. RSA is not responsible for structural engineering.
14. Interior walls and ceilings shall be clad with gypsum wallboard panels and prepared to receive finish materials, including paint, plaster, and wood decking or paneling. Walls and ceilings to receive tile shall be clad with a suitable cementitious fiberboard.

Electrical/Lighting Plans

1. All entry level outlets and receptacles shall be a minimum of 15" above the interior floor level, except floor outlets and receptacles.
2. All light switches are to be rocker switches and shall be located 36" a.f.f. to center of device, u.n.o.
3. All lighting control / whole house control touch screens or keypads shall be located 48" a.f.f. to center of device, u.n.o.
4. Dimensions on electrical and lighting plans are drawn to center line of device or fixture
5. Interior wet area outlets shall be GFCI per code.
6. Above counter outlets shall be located horizontally. See Electrical Plan for heights.
7. Lighting circuits shall be switched to dimmers, except in closets, storage, and mechanical spaces.
8. Exterior outlets and fixtures shall be waterproof per code.
9. Prewire for security.
10. Prewire for speakers. Refer to drawings by A/V consultant.
11. Appliances, electrical equipment and fixtures shall be installed per manufacturer's recommendations.
12. Thermostats installed above light switches shall be centered on each other.
13. Stack switches in areas where number of switches is more than 4. Devices shall be centered on each other
14. Provide light fixtures and switches in attic at scuttles and/or pull down stairs as needed.
15. Smoke Detector system shall be hardwired, interconnected, battery backup, at each sleeping room and vicinity, if applicable as well as on each additional story within the dwelling unit including in basements. In accordance with IRC Sec R313.
16. Locate smoke detectors in accordance with code and install per manufacturer's instructions.
17. Electrical work shall be carried out in accordance with applicable codes and ordinances.
18. Verify switch, outlet, cover style and color with Owner and RSA
19. Field verify locations of recessed cans, pendants and surface mounted light fixtures with owner and RSA PRIOR TO PULLING WIRE.
20. Once locations have been clearly indicated in the field, field verify locations of electrical and lighting boxes, audio/video equipment and fixtures, information technology equipment and fixtures, automatic shade switches, thermostats, security equipment and smoke detectors with RSA and Owner PRIOR TO PULLING WIRE. It is to be expected that some field modification will occur once the boxes and equipment locations have been walked with the owner & RSA. Verify in writing that all box and equipment locations are acceptable to Owner and RSA PRIOR TO PULLING WIRE.
21. Eave-mounted flood lights shall be controlled by the security system. Provide a main disconnect switch to be located by Owner. As an alternate, install switches to individual flood circuits per plans.

Lighting Control Notes

1. Lighting control system shall be selected by Owner and installed by Contractor.
2. The keypad symbol on plan indicates possible location for lighting control keypads.

Audio Notes

1. Speakers flush mounted in plaster or wood ceilings shall have round, paintable grilles.
2. Outdoor speakers shall be surface mounted on the wall within 12" of ceiling.
3. Volume controls shall be located 42" to centerline above finished floor and centered above lighting switches

Heating, Ventilating and Air Conditioning

1. Cooling equipment size and capacity shall be determined by means of ACCA's Manual J Residential Load Calculation Procedures. The sizing calculation shall be based on actual building design, specifications, orientation, and climate data of a project.
2. Indoor HVAC equipment, including ducts, shall be located within the thermal envelope.
3. Ducts outside the thermal envelope shall be wrapped with R-6 insulation.
4. Air handlers and compressors shall have variable speed capacity with a minimum of 600 s.f. per ton of cooling
5. Gas furnaces shall be sealed-combustion, direct-vent models.
6. Cooling equipment minimum efficiency shall be 14.0 SEER for split systems.
7. Duct plenum and main trunk lines shall be sheet metal with flex-duct connections to the diffusers. Length of flexible ducts shall not exceed 10 ft.
8. Ducts shall be cut to exact length with the original diameter maintained. No single bend more than 90 degrees, and no change in direction more than 180 degrees for any single duct shall be accepted.
9. Supply registers shall be placed on the ceiling or high on the wall and shall be curved blade type.
10. Pressure-relief for all bedrooms shall be provided by means of jump ducts or ducted returns.
11. Return air grilles shall have a minimum face dimension of 200 square inches per ton of cooling. The return air ducts shall be sized to match the air flow.
12. Pleated media filters no smaller than 4 inches shall be installed at the air handler and shall be easily accessible.
13. Provide mechanical ventilation with damper and humidity sensor to bring outside air into return air plenum.
14. Ductwork shall be masked and sealed at supplies and returns during construction.
15. Only programmable thermostats shall be installed.
16. The building envelope and HVAC system shall be tested by a third party home-performance testing company approved by RSA. Testing shall consist of the following: a) Blower door test resulting in no more than 0.5 air changes per hour; b) system air flow, static pressure and return air sizing; c) duct leakage resulting in less than 10% as verified by a direct-pressure test; d) Combustion safety, backdraft test

Insulation and Fenestration Schedule

Climate - Subclimate Zone	2.2
Window to Wall Area Ratio	30% maximum
Fenestration U-Factor	0.46 maximum
Skylight U-Factor	0.45 maximum
Glazed Fenestration SHGC	0.30 maximum
Attic Ceiling R-Value	R-38 minimum
Cathedral Ceiling R-Value	R-38 minimum
Wood Framed Walls R-Value	R-19 minimum
Floors R-Value	R-19 minimum
Crawlspace Walls R-Value	R-10 minimum

Legal Description

Lot 8, Block 19 Pemberton Heights, Section 5
Austin, Texas 78703

Jurisdiction

City of Austin, full purpose

Code Compliance

This project shall comply with the following codes and local amendments:

2012 International Residential Code for One- and Two-Family Dwellings
2011 National Electrical Code
2012 Uniform Mechanical Code
2012 Uniform Plumbing Code
2012 International Fire Code
2012 International Energy Conservation Code

This project shall also comply with:

City of Austin Code [Title 25 Land Development];
and Subchapter F: Residential Design and Compatibility Standards, in effect since October 1, 2006.

Zoning

Residential Zoning	SF-3
Maximum Height	35 ft.
Minimum Front Yard Setback	25 ft.
Minimum Street Side Yard Setback	15 ft.
Minimum Inside Side Yard Setback	5 ft.
Minimum Rear Yard Setback	10 ft.
Maximum Building Coverage	40%
Maximum Impervious Cover	45%

These site development standards are superceded by Subchapter F: Residential Design and Compatibility Standards, commonly known as the "McMansion Ordinance" adopted by the City of Austin effective 1 October 2006.

Compatibility Standards

Neighborhood	Pemberton Heights
Maximum Development Permitted	.4 to 1 FAR
Maximum Building Height	32 ft. above avg. natural grade
Natural Grade High Point Adjacent to Bldg.	Elevation = 100'-0"
Natural Grade Low Point Adjacent to Bldg.	Elevation = 99'-0"
Average Natural Grade	Elevation = 99'-6"
Maximum Building Height	Elevation = 132'-0"
Minimum Front Yard Setback	Avg. or per site dev. standards
Minimum Street Side Yard Setback	per site dev. standards
Minimum Inside Side Yard Setback	per site dev. standards
Minimum Rear Yard Setback	per site dev. standards
Setback Planes	refer to elevations
Side Wall Articulation	refer to elevations

HOA

This project shall comply with the Central West Austin Neighborhood guidelines.

Project Description

Addition / Remodel of a single-family residence with attached two-car garage. The residence is a two-story, conventionally framed wood structure on an existing pier and beam foundation. The new addition portion of the home will have a new pier and beam foundation. The project also includes an in-ground pool. Existing guest house will have minor interior remodeling.

Contacts

Architect-	Eran Montoya, Ryan Street & Assoc.	(512) 421-0800
General Contractor-	Mark Audino, Audino Construction, Inc.	(512) 258-5728
Surveyor-	Edward Rumsey, All-Star Surveying	(512) 249-8149
Geotechnical Engineer-	Travis Bryant, Hoit Engineering	(512) 447-8166
Structural Engineer-	Dennis Duffy, Duffy Engineering	(512) 402-0074
Landscape Architect-	Rick Sheen, LandWest	(512) 263-3464

Site Plan

1. Field verify location of building with RSA and Owner prior to construction.
2. Refer to geotechnical report for information regarding site preparation and foundation structural recommendations. Recommendations in geotechnical report shall be strictly followed.
3. Tree Protection: When within 10 feet of a protected tree, explore sub-grade conditions for existing tree roots at proposed grade beam locations. Roots smaller than 2" in diameter shall be cut cleanly at the beam and buried promptly. Roots greater than 2" in diameter shall be preserved and protected. Install a fence at the dripline of trees to be preserved or as indicated on the plans. No trenching shall be allowed within the drip line of trees to be preserved. Refer to tree protection diagrams on sheet A0.2 for balance of information.
4. Grade site to provide positive drainage away from entire building perimeter. Establish appropriate drainage early in the project and maintain throughout construction. Refer to grading plan and landscape plan (if available) for other grading information.
5. Provide and maintain silt fence per code. Refer to erosion control diagrams on sheet A0.2 for balance of information.
6. Downspouts shall be connected to a below grade drainage system composed of 6" diameter, schedule 40 PVC drain lines to run adjacent to the building foundation at a slope of no less than 1/8" per foot. Provide cleanouts as required.
7. At stake out, before proceeding with any other work or ordering materials, the Contractor and/or subcontractors shall verify plan dimensions and measurements, locations of all lot lines, easements, building setback lines, and side and rear yard requirements and shall be responsible for the correct and appropriate location and relationship of these lines to what will be constructed.
8. Utilities: Prior to construction, the General Contractor shall verify extent of utility work with Owner and RSA. GC shall locate existing gas and water meters and shall determine whether repair or replacement is required. GC shall verify location of electrical, cable television and telephone connections, and will help determine on-site the most appropriate route for either underground or overhead connections. GC shall verify location and condition of existing sewer lines and cleanouts.

Roof Plans

1. Dimensions on plans are from outside face of framing unless noted otherwise.
2. Locate all plumbing & exhaust caps in nearest roof plane out of view from street, courtyards or rear yard whenever possible.
3. Exposed metal plumbing & exhaust vents shall be installed with cap as close to roof plane as possible. Exposed metal roof vents shall be painted to match roof.
4. Plumbing vents shall have as low a profile as possible
5. Downspouts reaching grade or foundation shall tie into a subgrade drainage system. Provide sleeves in foundation as needed.
6. Underlayment: One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4869 Type IV) or approved equal is required as minimal underlayment on all tile roof applications. Tile installed on roofs with a slope less than 3:12 is considered decorative and shall require the installation of an approved built-up roof, or a single-ply roof membrane assembly. Where roof slopes fall between 3:12 and 4:12, a single layer, type 90 granular-surface, asphalt roll roofing; or two layers of No. 30 felt, installed shingle fashion; or single-ply system installed per code may be used as underlayment.

Index of Sheets

Sheets	Issue Dates: Permit 16 September 2015
● New Drawing ○ Re-Issued, No Change ◐ Revision ◑ Eliminated	
ARCHITECTURAL	
A0.0 - Cover Sheet	●
A0.1 - General Notes	●
A1.1 - Plot Plan	●
A1.2 - Setback Compliance Plan	●
A2.1 - Existing Entry Level Plan	●
A2.2 - Existing Upper Level	●
A2.3 - Demo Entry Level Plan	●
A2.4 - Demo Upper Level	●
A2.5 - Entry Level Plan	●
A2.6 - Upper Level	●
A2.7 - Roof Plan	●
A3.1 - Elevations	●
A3.2 - Elevations	●
A5.0 - Door and Window Schedules	●
STRUCTURAL	
S1.0 - General Notes	●
S2.0 - Foundation Plan	●
S2.1 - Lower Level Ceiling Framing Plan	●
S3.0 - Details	●
CIVIL ENGINEER	
Topographic and Tree Survey	●

Ryan Street & Associates
2414 Exposition Boulevard
Suite B140
Austin, Texas 78703
512.421.0800

Residence
1401 Wathen Avenue
Austin, Texas 78703

Issued

for permit
16 Sept 2015

General Notes

A0.1

Area Description Note: Provide a seperate calculation for each distinct area Measurements are to the outside surface of exterior wall	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a. 1st Level Conditioned Area	1,854	171	2,025
b. 2nd Level Conditioned Area	1,603	630	2,233
c. Basement	0	0	0
d. Covered Parking (garage or carport)	526	-11	515
e. Covered Patio, Deck, or Porch to be included			
Entry Covered Terrace (Entry Level)	73	0	73
	0	0	0
	0	0	0
	0	0	0
	0	0	0
f. Covered Patio, Deck, or Porch to be excluded			
	0	0	0
	0	0	0
	0	0	0
g. Balcony	440	0	440
h. Other (Guest House)	0	0	0
Total Building Coverage (exclude b, c, f, g, & h from total)	2,893	160	3,053
i. Driveway	700	0	700
j. Sidewalks	238	-6	232
k. Uncovered Patio (Front & Rear Terraces)	1,325	-929	396
l. Uncovered Wood Deck (count at 50%)	0	0	0
m. AC pads	39	0	39
n. Other (Pool Coping, Retaining Walls, etc)	0	124	124
Stepping stones	117	-40	77
	0	0	0
	0	0	0
Pool Coping	0	124	124
Pool Equipment	0	24	24
Total Site Coverage	5,311	-543	4,768
o. Pool & Spa	0	416	416

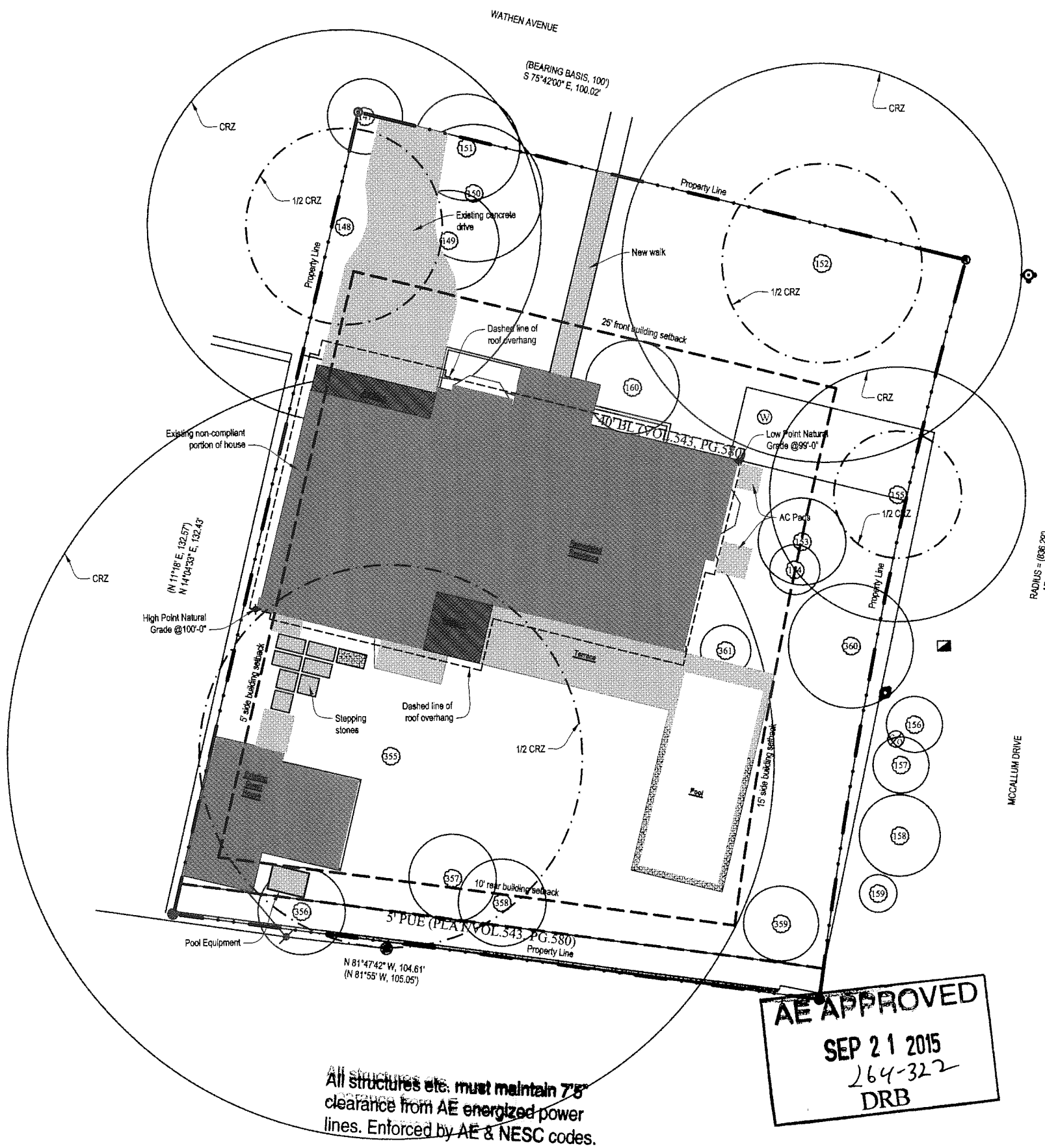
Building Coverage Information	Lot Area = 12,774 40% maximum allowable for SF-3 per Zoning Ordinance		
Existing Building Coverage (sq ft)	2,893	% of lot size	23%
Total Building Coverage (sq ft)	3,053	% of lot size	23.90%
Maximum Allowed Building Coverage	5,110	% of lot size	40.00%
Difference	2,057		

Impervious Coverage Information	Lot Area = 12,774 45% maximum allowable for SF-3 per Zoning Ordinance		
Existing Impervious Coverage (sq ft)	5,311	% of lot size	42%
Total Impervious Coverage (sq ft)	4,768	% of lot size	37.33%
Maximum Allowed Impervious Coverage	5,748	% of lot size	45.00%
Difference	980		

Gross Floor Area	Existing Sq Ft	New/Added Sq Ft	Exemption	Total Sq Ft
1st Level Conditioned Area	1,854	171	0	2,025
2nd Level Conditioned Area	1,603	630	0	2,233
Basement	0	0	0	0
Entry Terrace	73	0	-73	0
Garage (attached)	526	-11	-200	315
Garage (detached)	0	0	0	0
Carport (attached)	0	0	0	0
Carport (detached)	0	0	0	0
Accessory building(s) (detached)	440	0	0	440
Ceilings over 15' tall	0	0	0	0

Total Gross Floor Area	5,013

Floor to Area Ratio FAR	Lot Area = 12,774 40% maximum allowable for SF-3 per Zoning Ordinance		
Existing FAR (sq ft)	4,496	% of lot size	35%
Total FAR (sq ft)	5,012.50	% of lot size	39.24%
Maximum Allowed FAR	5,110	% of lot size	40.00%
Difference	97		



TREE LEGEND	
147	6" MAGNOLIA
148	31.5" OAK
149	4"/ 4"/ 6" CREPE MYRTLE
150	6"/ 8" CREPE MYRTLE
151	3"/ 5"/ 6" CREPE MYRTLE
152	32" OAK
153	4"/ 5" MAPLE
154	2"/ 2"/ 3" MAPLE
155	20.5" OAK
156	3"/ 3"/ 3" CREPE MYRTLE
157	3"/ 3" CREPE MYRTLE
158	3"/ 3"/ 3"/ 3"/ 3" CREPE MYRTLE
159	3" CREPE MYRTLE
160	2"/ 3"/ 6" YAUPON
355	37"/ 43" OAK
356	4"/ 5" MAGNOLIA
357	4"/ 5" LEGUSTRUM
358	3"/ 4"/ 5" LEGUSTRUM
359	6" TREE UNKNOWN
360	5"/ 6"/ 7" YAUPON
361	4" MOUNT LAUREL

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

AE APPROVED
SEP 21 2015
164-322
DRB

Ryan Street & Associates
2414 Exposition Boulevard
Suite B140
Austin, Texas 78703
512.421.0800

Residence
1401 Wathen Avenue
Austin, Texas 78703

Legal Description

Lot 8, Block 19, Pemberton Heights Section 5

Property Address

1401 Wathen Avenue
Austin, Texas 78703

Site Plan Legend

- Drive, Paths, Sidewalks, Pool Coping, Impervious Cover
- Existing Residence Footprint
- Addition

Issued
for permit 16 Sept 2015

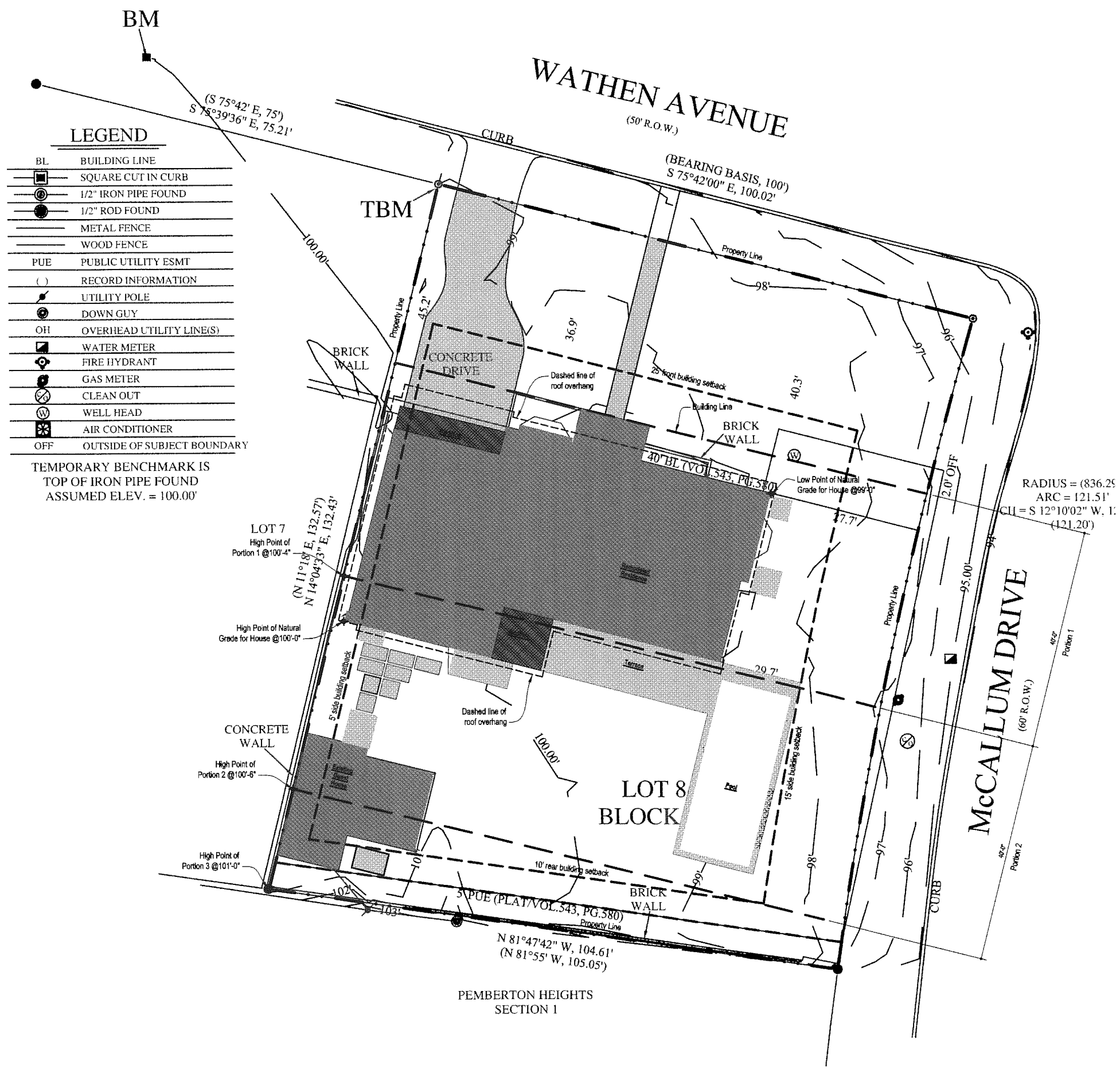
01 Plot Plan
1"=20'-0"

north

See A0.1 for general notes, schedules and balance of information for all drawings

Plot Plan

A1.1



RSA
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Suite B140
Austin, Texas 78703
512.421.0800

Residence
1401 Wathen Avenue
Austin, Texas 78703

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16 Sept 2015

Legal Description
Lot 8, Block 19, Pemberton Heights Section 5

Property Address
1401 Wathen Avenue
Austin, Texas 78703

Site Plan Legend
- Drive, Paths, Sidewalks, Pool Coping, Impervious Cover
- Existing Residence Footprint
- Addition

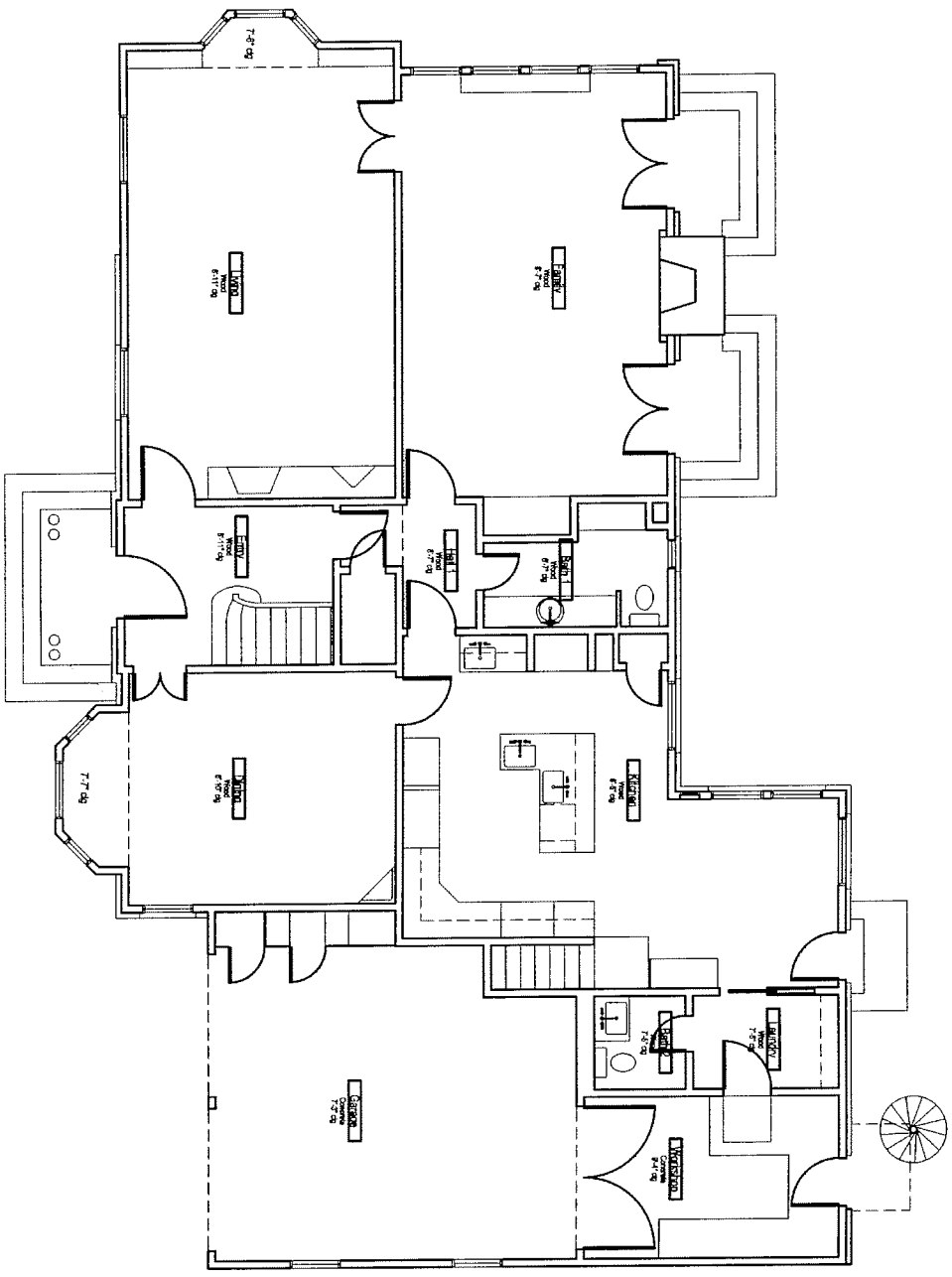
01 Setback Compliance Plan
1"=20'-0"

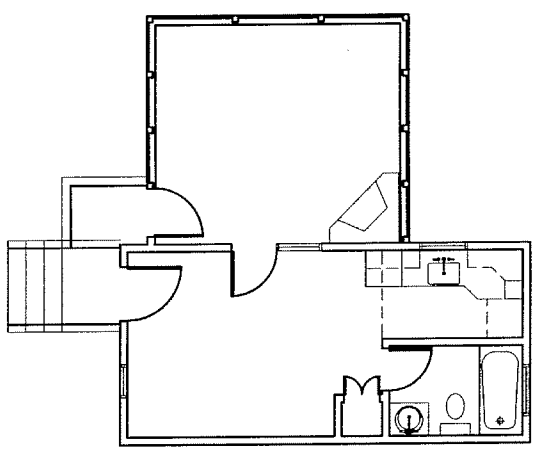
Setback Compliance Plan

A1.2

north

See A0.1 for general notes, schedules and balance of information for all drawings





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Residence
1401 Wathen Avenue
Austin, Texas 78703

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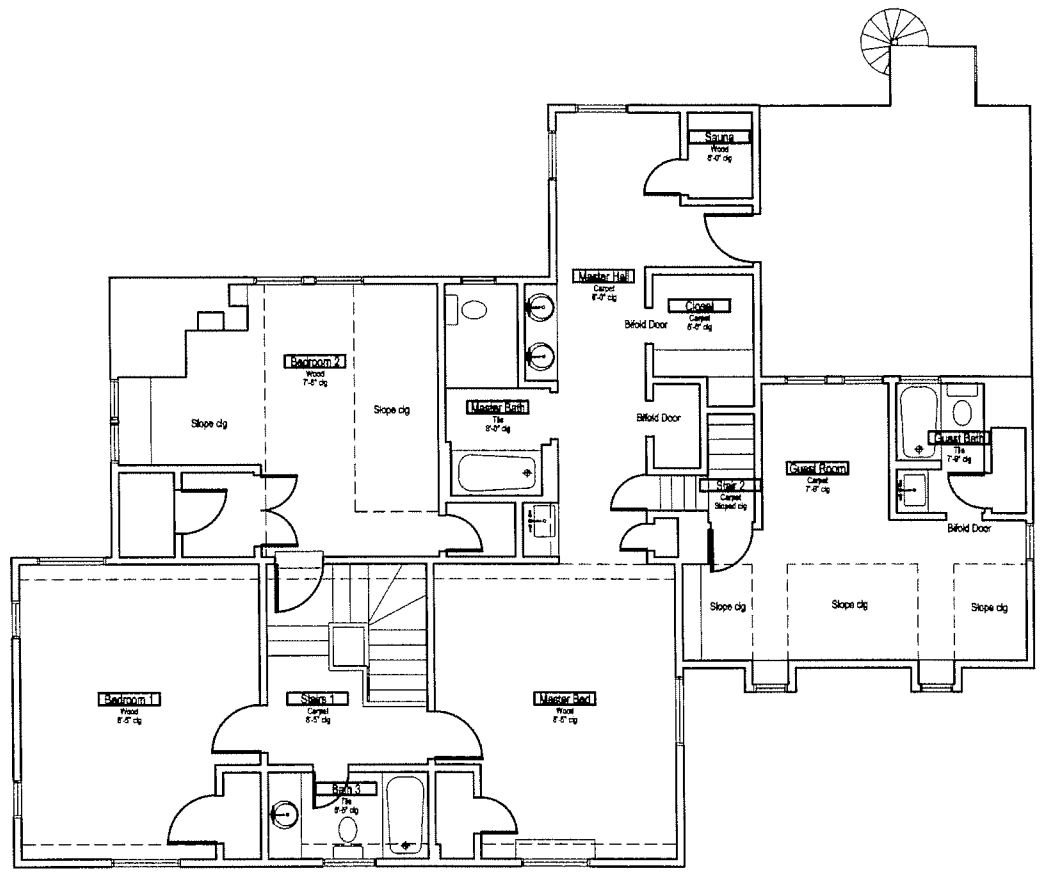
Existing Entry Level Plan

A2.1

01 Existing Entry Level Plan
3/16"=1'-0"

See A0.1 for general notes, schedules and balance of information for all drawings

north



01 Existing Upper Level Plan
3/16"=1'-0"

north

See A0.1 for general notes, schedules and balance of information for all drawings

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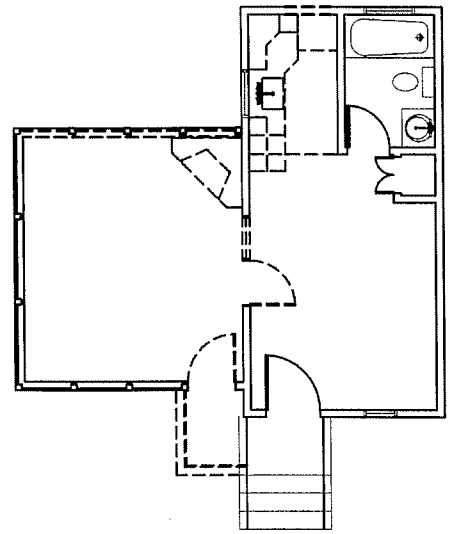
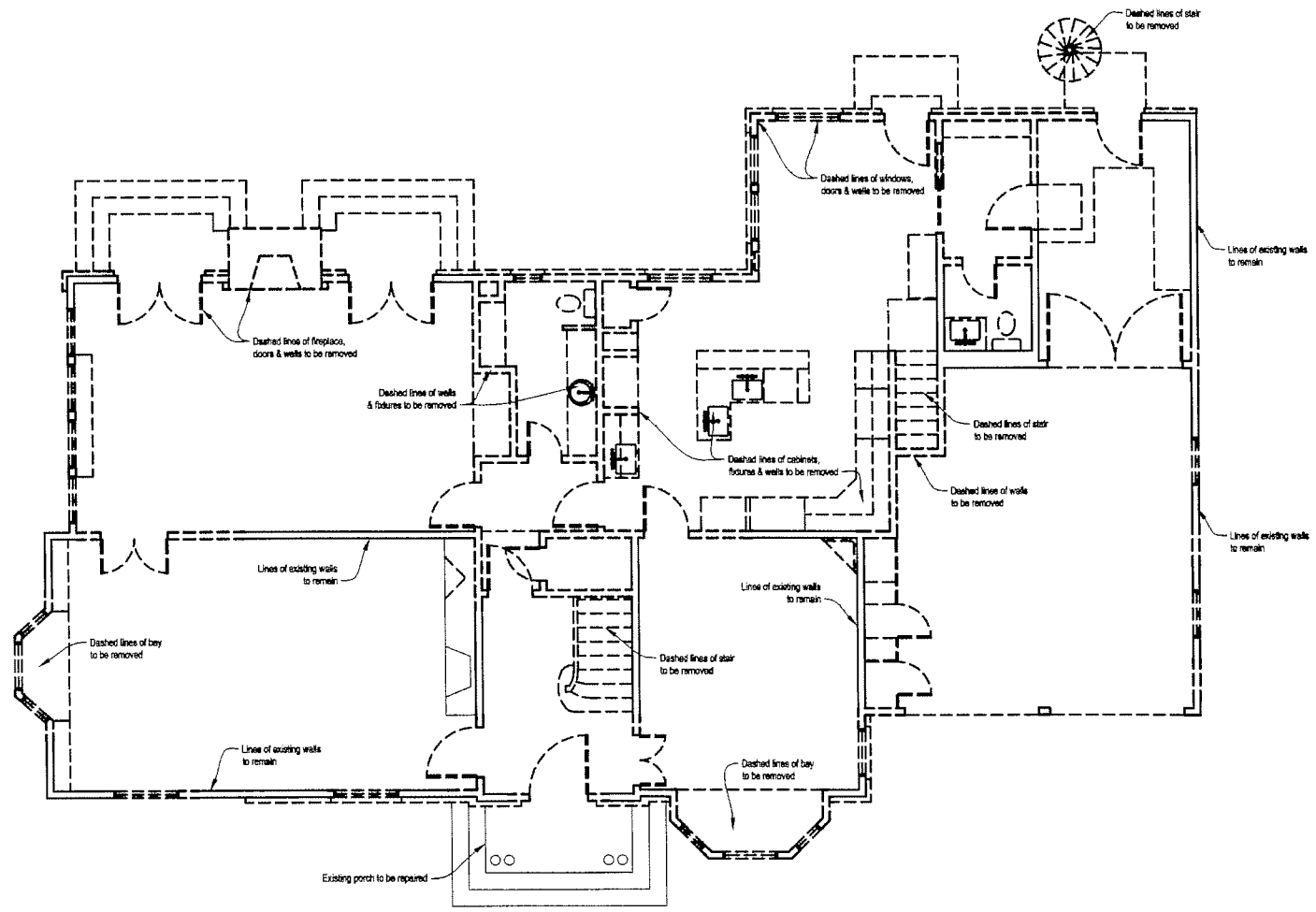
Existing Upper Level Plan

A2.2





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Demo Entry Level Plan

A2.3

01 Demo Entry Level Plan
3/16"=1'-0"

north

See A0.1 for general notes, schedules and balance of information for all drawings

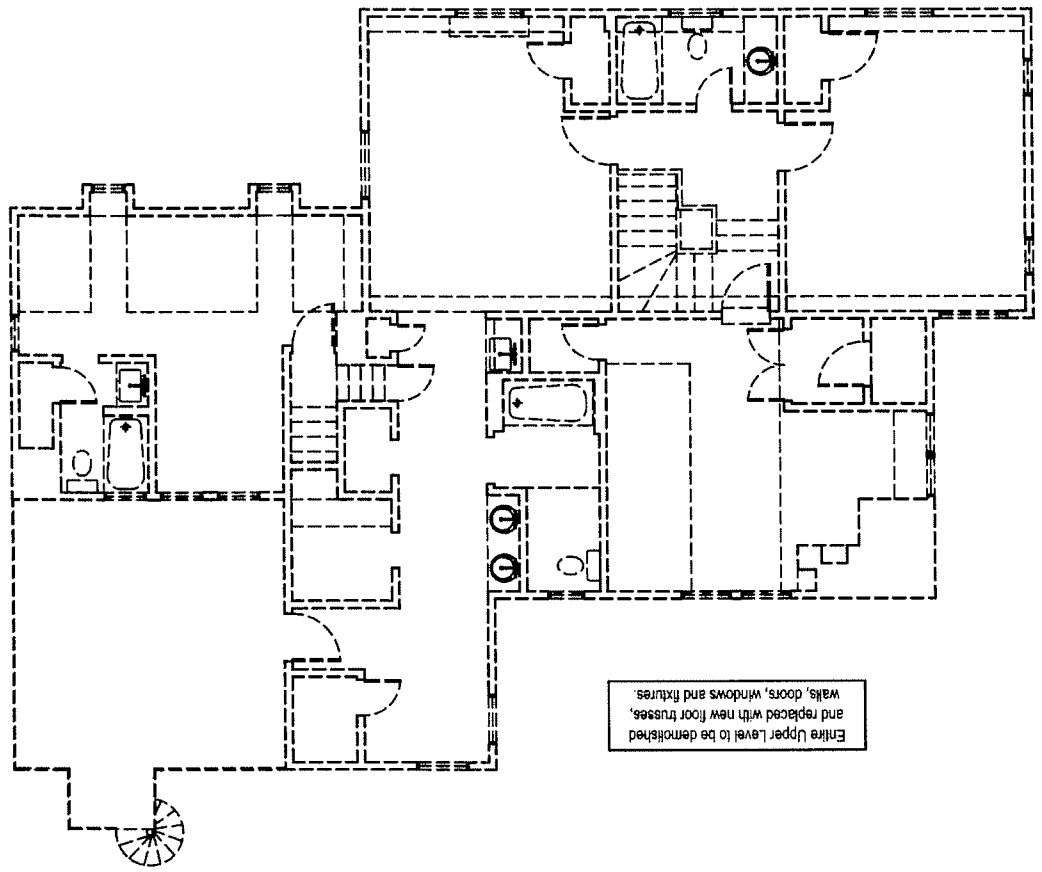
Demo Entry Level Plan

A2.4

01 Demo Entry Level Plan
3/16"=1'-0"

See A0.1 for general notes, schedules and balance of information for all drawings

north



Entire Upper Level to be demolished and replaced with new floor trusses, walls, doors, windows and fixtures.

Issued
for permit 15 Sept 2015

Residence
1401 Wathen Avenue
Austin, Texas 78703

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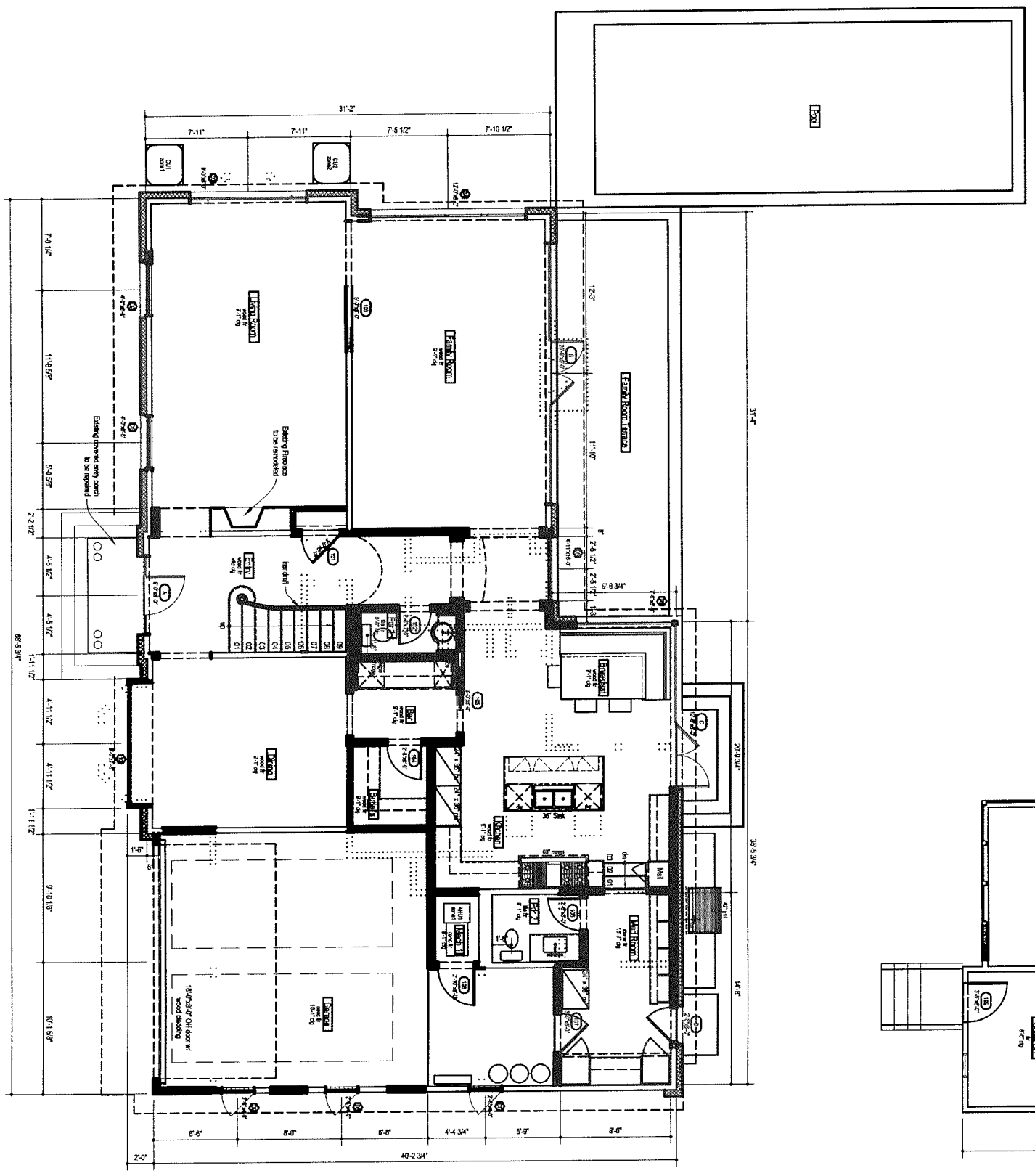

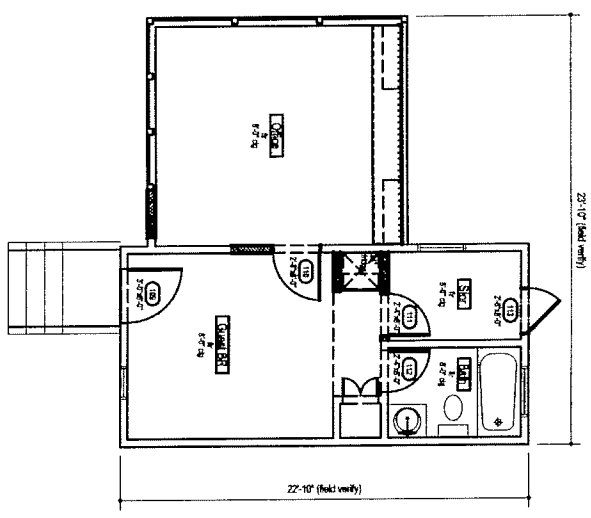

north

01 Entry Level Plan
3/16"=1'-0"

See A0.1 for general notes, schedules and balance of information for all drawings

A2.5

Entry Level Plan

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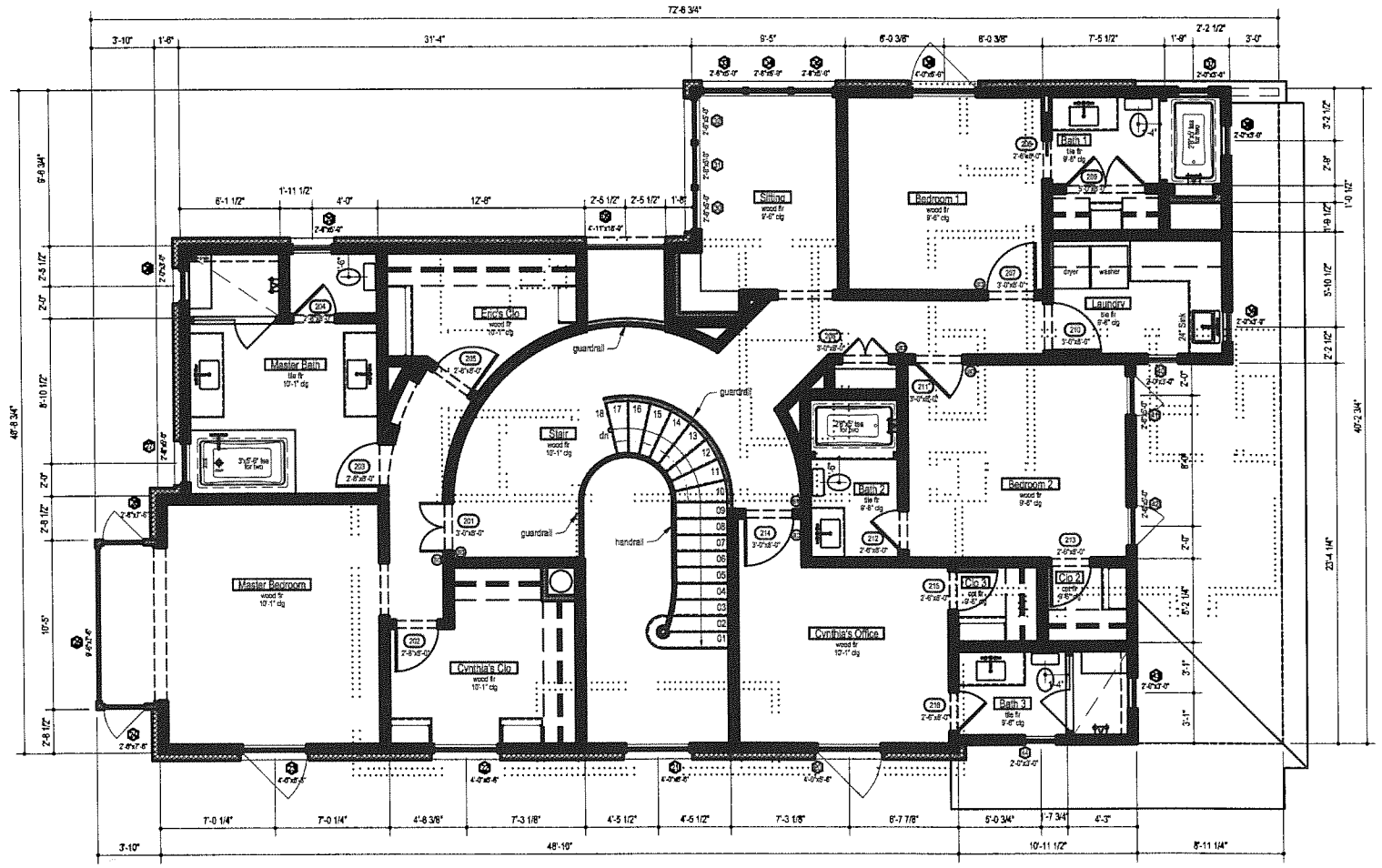

01 Upper Level Plan
3/16"=1'-0"

north

See A0.1 for general notes, schedules and balance of information for all drawings

RSA
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Austin, Texas 78703
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Residence
1401 Wathen Avenue
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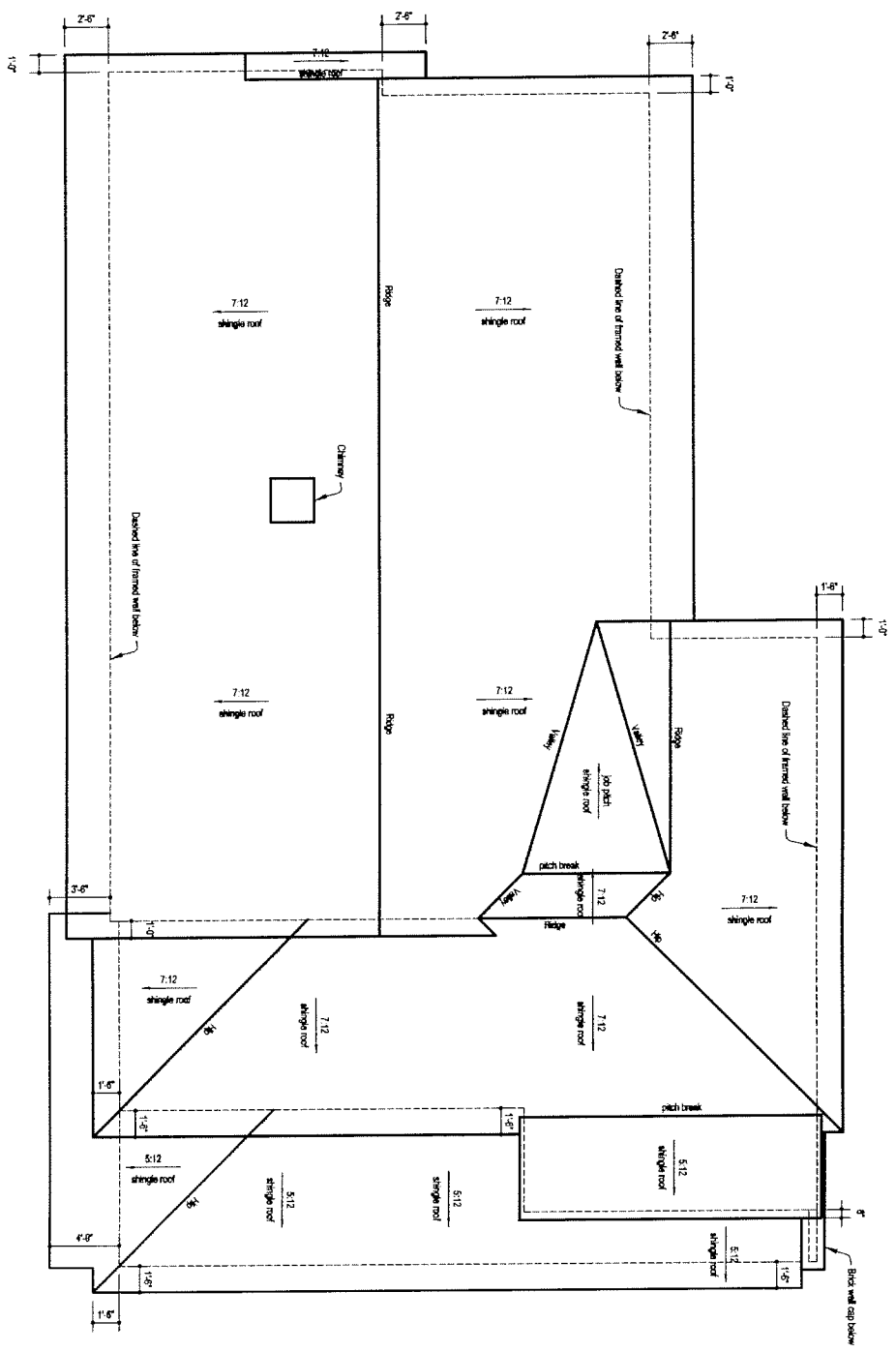
Issued
for permit 16 Sept 2015

Upper Level Plan

A2.6



north

01 Roof Plan
3/16"=1'-0"

See A0.1 for general notes, schedules and balance of information for all drawings

Roof Plan

A2.7

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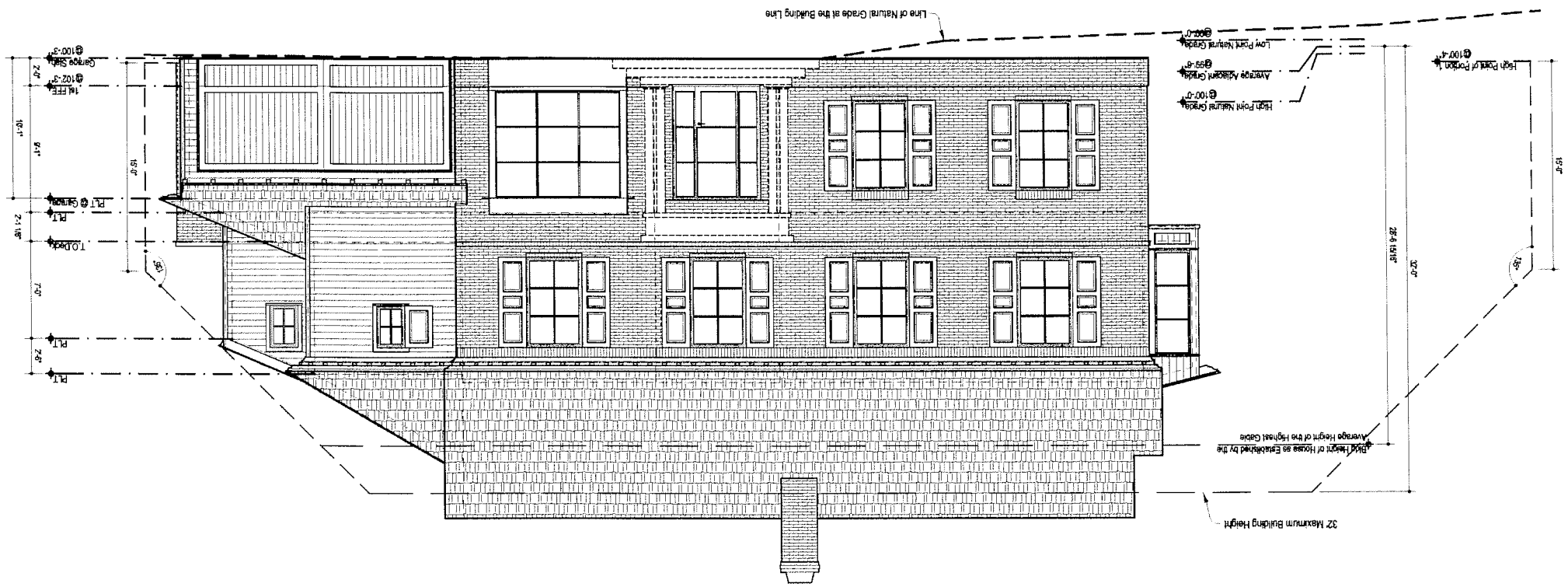
Front & Right Elev

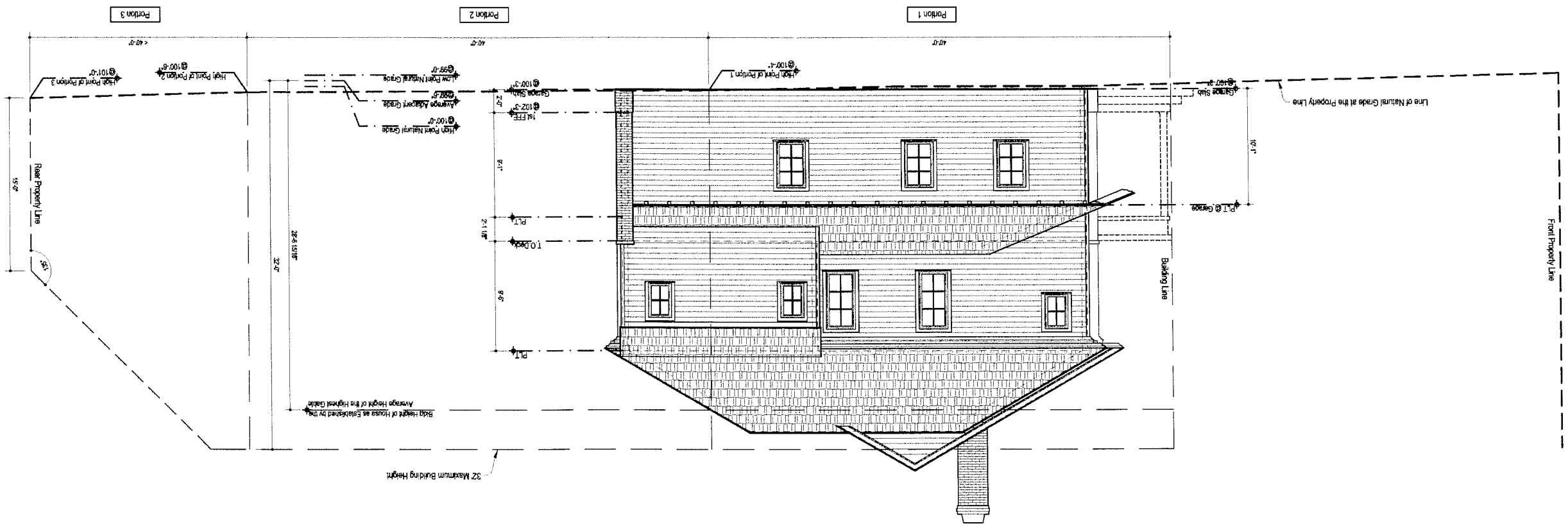
A3.1

See A0.1 for general notes, schedules and balance of information for all drawings

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



02 Right Elevation
3/32"=1'-0"



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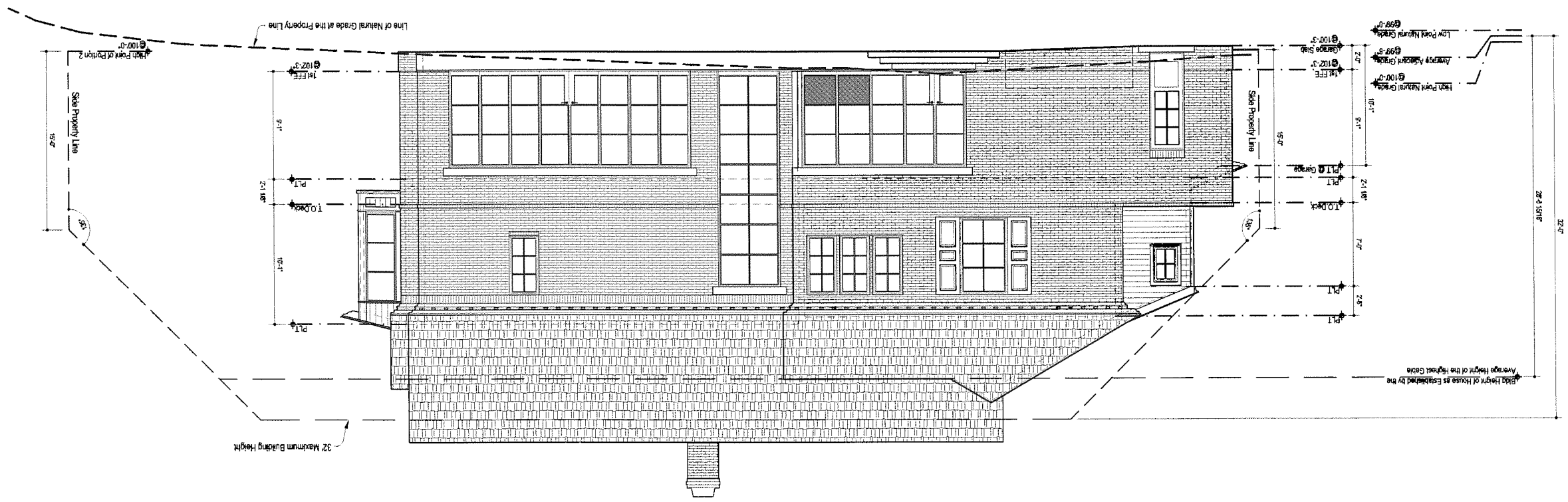
See A0.1 for general notes, schedules and balance of information for all drawings

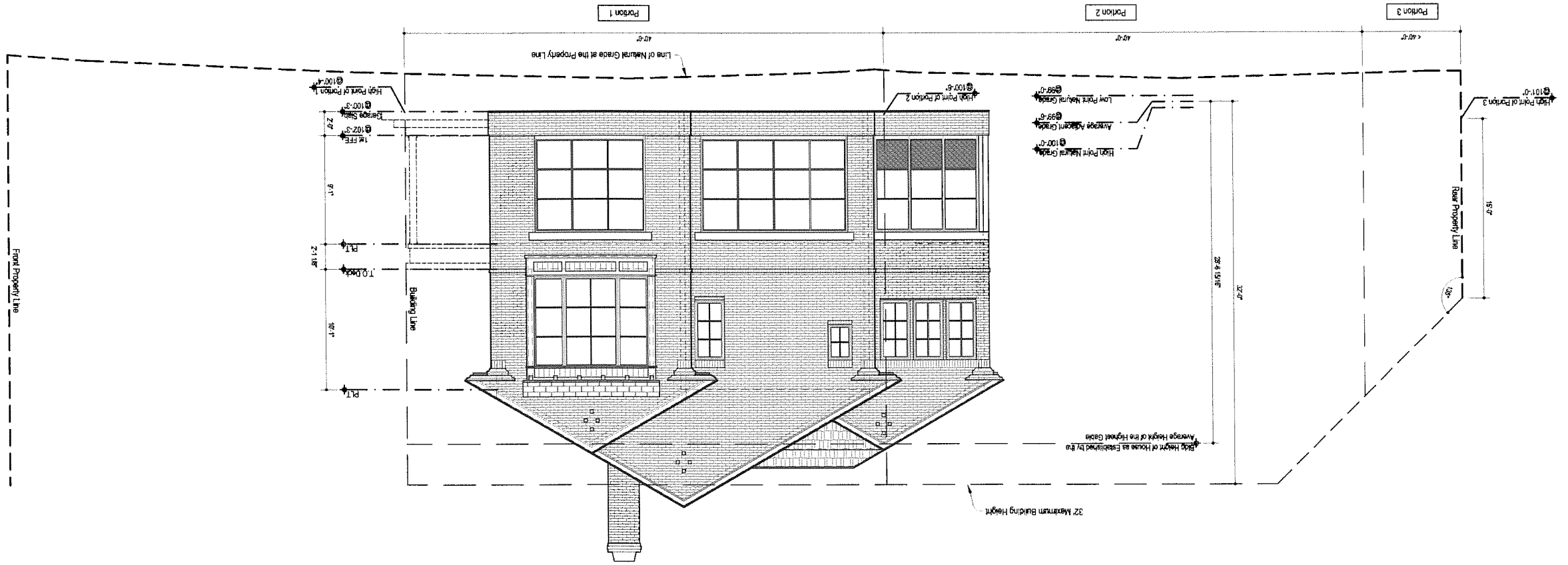
Rear Elevation

01 — 3/32"=1'-0"



Left Elevation

02 — 3/32"=1'-0"



A3.2

Rear & Left Elev

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Window Schedule

Window											
		Size			Material			Details			
Window	Manufacturer	Width	Height	Jamb	Exterior	Interior	Finish	Hardware	Glazing	Operable	Remarks
1	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
2	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
3	Rehme	8'-0"	8'-0"	2"	Steel	Steel	Bronze		Tempered	Fixed	
4	Rehme	12'-0"	8'-0"	2"	Steel	Steel	Bronze		Tempered	Fixed	
5	Rehme	4'-11"	18'-0"	2"	Steel	Steel	Bronze		Tempered	Fixed	
6	Rehme	7'-6"	8'-0"	2"	Steel	Steel	Bronze		Tempered	Fixed	
7	Lincoln	2'-6"	4'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Casement	
8	Lincoln	2'-6"	4'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Casement	
9	Lincoln	2'-6"	4'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Casement	
10	Rehme	9'-0"	7'-8"	2"	Steel	Steel	Bronze		Tempered	Fixed	
20	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted	Egress	Tempered	Casement	
21	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
22	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
23	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted	Egress	Tempered	Casement	
24	Lincoln	2'-6"	7'-6"	4-9/16"	Aluminum Clad	Wood	Painted	Egress	Tempered	Casement	
25	Lincoln	9'-6"	7'-6"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
26	Lincoln	2'-6"	7'-6"	4-9/16"	Aluminum Clad	Wood	Painted	Egress	Tempered	Casement	
27	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
28	Lincoln	2'-0"	3'-0"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
29	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
30	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
31	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
32	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
33	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
34	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
35	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
36	Lincoln	4'-0"	6'-6"	4-9/16"	Aluminum Clad	Wood	Painted	Egress	Tempered	Casement	
37	Lincoln	2'-0"	3'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
38	Lincoln	2'-0"	3'-0"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
39	Lincoln	2'-6"	4'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Casement	
40	Lincoln	2'-0"	3'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	
41	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted	Egress		Casement	
42	Lincoln	2'-6"	5'-0"	4-9/16"	Aluminum Clad	Wood	Painted	Egress		Casement	
43	Lincoln	2'-0"	3'-0"	4-9/16"	Aluminum Clad	Wood	Painted		Tempered	Fixed	
44	Lincoln	2'-0"	3'-0"	4-9/16"	Aluminum Clad	Wood	Painted			Fixed	

Exterior Door Schedule

Door												
		Size							Frame			
Door Number	Location	Width	Height	Thickness	Manufacturer	Exterior Material	Finish	Interior Material	Finish	Thickness	Detail	Remarks
A	Entry	6'-0"	8'-0"		Rehme	Steel	Bronze	Steel	Bronze	2"		single door w/ flanking side lites
B	Family Room	20'-0"	8'-0"		Rehme	Steel	Bronze	Steel	Bronze	2"		french doors w/ flanking side lites
C	Breakfast	12'-6"	8'-0"		Rehme	Steel	Bronze	Steel	Bronze	2"		french doors w/ side lites
D	Mud Room	2'-8"	8'-0"		Lincoln	Clad	Painted	Wood	Stained	2"		single door

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Door & Wdw Schedules

A6.0

NAILING SCHEDULE:

joist to sill or girder, toe nail	3-8d
1"x6" subfloor or less to each joist, face nail	2-8d
2" subfloor to joist or girder, blind and face nail	2-16d
sole plate to joist or blocking, face nail	16d @16"o.c.
top or sole plate to stud, end nail	2-16d
stud to sole plate, toe nail	3-8d or 2-16d
double studs, face nail	10d@24"o.c.
double top plates, face nail	10d@24"o.c.
sole plate to joist or blocking at braced wall panels	3-16d@16" o.c.
double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d
blocking between joists or rafters to top plate, toe nail	3-8d
rim joist to top plate, toe nail	8d@6"o.c.
top plates, laps at corners and intersections, face nail	2-10d
built-up header, two pieces with 1/2" spacer	16d @ 16"o.c. each edge
continued header, two pieces	16d @ 16"o.c. each edge
ceiling joists to plate, toe nail	3-8d
continuous header to stud, toe nail	4-8d
ceiling joist, laps over partitions, face nail	3-10d
ceiling joist to parallel rafters, face nail	3-10d
rafter to plate, toe nail	2-16d
1" brace to each stud and plate, face nail	2-8d or 2 stpls 1 3/4
1"x6" sheathing to each bearing, face nail	2-8d or 2 stpls 1 3/4
1"x8" sheathing to each bearing, face nail	3-8d or 3 stpls 1 3/4
wider than 1"x8" sheathing to each bearing, face nail	3-8d or 4 stpls 1 3/4
built-up corner studs	10d @ 24"o.c.
built-up girders and beams, 2" lumber layers, at top and bottom and staggered. Two nails at ends and at each splice.	10d @ 32"o.c.
2" planks	2-16d @ ea. bearing
roof rafters to ridge, valley or hip rafters: toe nail / face nail	4-16d / 3-16d
collar ties to rafters, face nail	3-8d
5/16" to 1/2" wood structural panel 6d (wall) 8d (roof)	6" edge 12" field
19/32" to 1" wood structural panel 8d	6" edge 12" field
1-1/8" to 1-1/4" wood structural panel 10d	6" edge 12" field
1/2" gypsum sheathing 1-1/2" galv. roofing nail or 1-1/2" screw, type w or s	4" edge8" field
5/8" gypsum sheathing 1-3/4" galv. roofing nail or 1-5/8" screw, type w or s	4" edge8" field

GENERAL:

1. Dimensions refer to rough surfaces. The contractor must verify all dimensions prior to start of construction. the engineer shall be notified of any discrepancies or inconsistencies.
2. All drawings are considered part of the contract documents. The contractor shall be responsible for review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies that occur shall be brought to the attention of the engineer prior to the start of construction so that clarification can be issued. Any work in conflict with the contract documents or any code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or structural engineer.
3. These drawings are based on architectural drawings by:

Ryan Street & Associates
received September 2, 2015

4. All work shall conform to the minimum standards of the building code as well as any other regulating authority over any portion of the work including those additional codes and standards listed in the structural notes and specifications.
5. The engineer shall not control and shall not be responsible for construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the work, for acts or omissions of the contractor, subcontractor or for any persons performing the work, or for the failure of any of them to carry out the work in accordance with the contract documents.
6. Site observations by field representatives of the engineer are solely for the purpose of determining if the work of the contractor is proceeding in accordance with the structural contract drawings. This limited site observation should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather an effort to guard the owner against defects or deficiencies in the work of the contractor.
7. All structures require periodic maintenance to extend life span and to insure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include items such as painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spalls and cracks in concrete.

STRUCTURAL FASTENERS:

NAILS:

All nails sinker nails per ASTM F1667-95, steel wire, t-head diamond point, round smooth shank, bright.

FINISHES:

Where a preservative other than borate is used and connectors and fasteners (including nails and bolts) contact treated lumber, use stainless steel connectors and fasteners, unless builder and supplier can demonstrate that pressure treatment is not corrosive to galvanized metal.

GLUE:

Glue shall meet the requirements of the American Plywood Association adhesive specification AFG-01 and shall be applied as directed by the glue manufacturer. Glue may be applied manually or with pneumatic or electric equipment.

EXPANSION ANCHORS:

Simpson Strong-Bolt, 1/2" dia., installed as directed by manufacturer.

WOOD SCREWS, LAG SCREWS AND BOLTS:

Wood screws shall comply with ASME B18.6.1. Unless noted otherwise, screws are #8.

Lag screws shall comply with ASME B18.2.1. Unless noted otherwise, lag screws are 1/2" dia. by length as required to penetrate secondary member entirely minus 1/2".

Applicable ASTM specifications for bolts:

For common bolts:	ASTM A307, Gr.A (Fu= 60 ksi)
For nuts:	ASTM A563
For washers:	ASTM F436
For threaded rod:	ASTM A36 (Fy=36 ksi, Fu = 58-80 ksi)

POWDER-ACTUATED FASTENERS (PAFS):

PAFs shall comply with CABO NER-272. where permitted by details, wood sill plates may be fastened to the concrete slab using powder driven pins following manufacturer's recommendations. The fastening system shall have ICBO approval. Pins shall have a minimum shank diameter of 0.177", a minimum length of 3 1/4", and be spaced per the details.

FINISHING MATERIALS:

1. Masonry Veneer:

a. Maximum wall height. Install over a backing of wood wall and limited in height to a maximum of 30 feet above the foundation (36 feet permitted at the top of gable ends).
b. Masonry on wood: Where indicated on plans, masonry weighing less than 40 psf may be supported on wood framing (deflection limited to L/600). Install a movement joint between the veneer supported by wood and the veneer supported by foundation.
c. Anchorage: Anchor to wood wall framing with corrosion-resistant 22 gage x 7/8" corrugated sheet metal ties spaced a maximum of 24" horizontally and 19.5" vertically.
d. Lintels over openings: Support masonry on loose lintels per code supported on masonry to foundation at each end.
e. Isolation joints: Install vertical isolation/expansion joints at approximately 25 feet on center.
2. Gypsum: Comply with GA-216-2000 "Application and Finishing of Gypsum Board." Flexibility details in GA-216-2000 such as control joints and corner details shall be used.
3. Tile: Comply with American National Standard Specifications for the Installation of Ceramic Tile. Flexibility details in specification such as control and expansion joints shall be used.

STRUCTURAL STEEL

STANDARD SPECIFICATIONS AND CODES:

Structural steel design, fabrication and construction governed by ASD Specification for Structural Steel Buildings, Specification for Structural Joints using ASTM A325 or A490 bolts, and Code of Standard Practice for Steel Buildings and Bridges.

MATERIAL:

1. All hot rolled structural steel plates, shapes and bars shall be new steel conforming to ASTM A6-99A.
2. Unless noted otherwise on these drawings, structural steel shall be as follows:

W-shapes:	ASTM A992
C-shapes:	ASTM A36
L-shapes:	ASTM A36
HSS-shapes:	ASTM A500, Fy = 46 KSI

3. All connection material including bearing plates, gusset plates, stiffener plates, angles, etc.: ASTM A36 (unless higher grade is required by strength)

CONNECTIONS:

1. See typical details on drawings.

STRUCTURAL BOLTS AND THREADED FASTENERS:

1. Unless noted otherwise, all bolts in structural connections shall conform to ASTM A325 type 1.
2. Threaded rod: ASTM 572 grade 50
3. Pins: ASTM A36

WELDING

1. Welding shall conform to the American Welding Society Standard D1.1.
2. Unless noted otherwise, electrodes for welding shall conform to E70XX (SMAW)

ANCHOR RODS

1. Anchor rods: ASTM F1554 grade 36

GROUT

1. Grout: non-metallic, non-shrink grout with a minimum strength of 6000 psi.

HEADED CONCRETE ANCHORS:

1. Headed concrete anchors shall be nelson headed concrete anchors (or approved equal), and shall conform to ASTM A108, grades C-1010 through C-1020.
2. Anchors shall be automatically end welded with suitable stud welding equipment in the shop or in the field. welding shall be in accordance with the recommendations of the nelson stud welding company.

WOOD FRAMING:

GENERAL:

1. Lumber: All materials and workmanship shall conform with the requirements of the latest "National Design Specifications for Stress-Grade Lumber and its Fastenings" by National Forest Products Association.
2. All lumber shall be Southern Pine (S4S) conforming to the standard grading and dressing rules of the Southern Pine Inspection Bureau.
3. Unless indicated otherwise, the minimum grade of structural members shall be as follows:

studs : no. 3
other lumber : no. 2

4. Microlam (LVL) laminated veneer lumber: LVL shall be manufactured by Trus Joist, and design shall be in accordance with ICBO ES ER-4979.
5. Plywood or OSB: Sheathing/single floor shall be exterior grade bear the following APA span rating:

15/32" roof sheathing : 32/16
1 1/8" single floor t&g : 48 oc
15/32" wall sheathing : 32/16

6. All floor sheathing shall be glued to the joists. The field-glued system shall comply with the recommendations of the American Plywood Association.
7. At roofs, unsupported plywood panel end and side edges shall be backed with 2x4 flat blocking or Simpson panel sheathing clips.
8. All framing connectors shall be Simpson Strong-Tie. Where connectors and fasteners contact treated lumber, use stainless steel connectors and fasteners, unless builder and supplier can demonstrate that pressure treatment is not corrosive to galvanized metal.

STUD WALL NOTES:

1. See architectural drawings for exact plate height.
2. Compare architect's plate heights and wall sizes to the table below for acceptable maximum. Contact engineer if discrepancies are found.

supporting roof only

2x4 @ 24" o.c.	10'-0"
2x4 @ 16" o.c.	12'-0"
2x6 @ 24" o.c.	16'-0"
2x6 @ 16" o.c.	18'-0"

supporting one floor and a roof

2x4 @ 24" o.c.	not permitted
2x4 @ 16" o.c.	10'-0"
2x6 @ 24" o.c.	14'-0"
2x6 @ 16" o.c.	18'-0"

3. Bottom plate: Treated 2x same width as wall studs. Anchor with 1/2" dia. anchor bolt embedded 7" and spaced maximum 6'-0" o.c. Locate anchors within 12" of each end of each plate section.
4. Attach interior walls to slab with pafs spaced at 12" o.c. with two pins 6" and 10" from each end of each plate.
5. Where joists, trusses or rafters are spaced more than 16" o.c. and bearing studs below are spaced at 24" members must bear within 5" of studs beneath.
6. Drilling and notching - Studs:
   a. In exterior walls or bearing partitions, notch a maximum of 25%.
   b. In nonbearing partitions, notch a maximum of 40%.
   c. Any stud, bore/drill no closer than 5/8" to edge of stud and not in the same section as a cut or notch and a maximum diameter of 40%.
   d. Studs may be bored to 60% of stud width provided the stud is doubled and no more than two successive studs are bored. With engineer's prior approval Simpson HSS/SS stud shoes may be used in specific cases of notches or bores exceeding these maximums.
7. Drilling and notching - Top plate: When piping in a wall necessitates the cutting of a top plate by more than 50% its width, use a Simpson RPS strap tie at each plate with six 16d nails each side of notch.

WOOD FRAMING: (continued)

WALL BRACING NOTES:

1. Braced wall lines: Using braced wall panel construction in accordance with the prescriptive methods of IRC, brace walls as follows:
   a. Exterior walls: Continuous structural panel sheathing (thickness as noted above), including above and below openings, shall be used on the outside face of all exterior walls (blocking of edges not required), and any braced wall lines that include an exterior wall are considered adequately braced.
   b. Interior walls: 1x4 let-in braces sloped between 45 and 60 degrees from horizontal and notched into top and bottom plates and intervening studs and attached with two 8d nails at each plate/stud or simpson WB wall bracing installed in accordance with manuf. specs. or 1/2" thickness gypsum board minimum 48" wide attached to studs w/ 6d nails @ 7" o.c.
2. Bracing locations: As described below where architectural layout will not permit the application of these prescriptive methods, use engineered shear walls as indicated and detailed on these drawings. Contractor must review drawings prior to construction and contact engineer if discrepancies are found.
   a. For one story or top story of two or three: Locate at each end and at least every 25 feet on center but not less than 16% of braced wall line.
   b. First story of two story second story of three story: Locate at each end and at least every 25 feet on center but not less than 25% of braced wall line.
3. Locate braced wall panels within 12'-6" of the end of each braced wall line.
4. Out-of-plane offsets up to 4'-0" are permitted in braced wall lines.
5. Alternate braced wall panel: In one and two story houses, a panel constructed in accordance with IRC R602.10.6 can be considered a braced panel.

ROOF AND CEILING STRUCTURE NOTES:

1. Where shown on plan, provide purlin same size as rafters and braced with (2)2x4 braces at 48" o.c.. Slope braces between 45 degrees and vertical and lap onto rafters and nail.
2. Ridge board braced as shown on plan with (2) 2x4 braces sloped between 60 degrees and vertical.
3. Brace roof only as shown on plan. Contractor must compare resulting rafter spans to allowable span chart and contact engineer for approval of any necessary additional braces.
4. Unless noted otherwise, for ridges, hips and valleys, use one mill size larger than the common rafters it supports. Center any splices on an approved brace point.
5. At point-of-support for braces, adequately block walls and beams to prevent rotation and horizontal movement.
6. Compare ceiling joist sizes shown on plan with allowable span table below and contact engineer if discrepancies are found.

Maximum Span for #2 Southern Pine Ceiling Joists:

spacing:	24" o.c.	16" o.c.	12" o.c.
2x6 :	11'-0"	13'-6"	15'-6"
2x8 :	14'-2"	17'-5"	20'-1"
2x10 :	18'-11"	20'-9"	23'-11"
2x12 :	19'-10"	24'-4"	28'-1"

from International Residential Code Table R802.4.2 with 20 psf live load, 10 psf dead load, L/240 allowable deflection

7. Maximum Span for #2 Southern Pine Rafters with Light Roof Covering and Not Supporting Ceiling:

spacing:	24" o.c.	16" o.c.	12" o.c.
2x6 :	12'-3"	14'-1"	15'-6"
2x8 :	15'-10"	18'-6"	20'-5"
2x10 :	18'-11"	23'-2"	24'-0"
2x12 :	22'-2"	24'-0"	24'-0"

from International Residential Code Table R802.5.1(1) with 20 psf live load, 10 psf dead load, L/180 allowable

8. Unless noted otherwise, install Simpson H2.5 hurricane ties at every rafter.
9. Block beams, joists, rafters and trusses at bearing as required to prevent rotation.

FLOOR TRUSSES:

1. Trusses to be designed by truss engineer employed by truss manufacturer and in accordance with
   - National Design Specification for Wood Construction, AF&PA;
   - National Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-1995
   - Local code jurisdictions
2. Design trusses for the minimum line and point loads shown on plan (line loads from upper walls are minimum 100 lb/ft u.n.o.) and, unless noted otherwise on the plan, the following minimum area loads:

Top chord live load:	40 psf
Top chord dead load:	20 psf
Bottom chord dead load:	5 psf

Maximum deflections:

under live load only:	L/360
under live+dead load:	L/240

3. Prior to fabrication, truss design drawings bearing the seal and registration number of Texas registered engineer shall be submitted to:
   - Builder/Architect for approval of all truss dimensions, pitches and elevations;
   - Engineer for approval of truss layout and design inputs.
4. Strongbacks: Install continuous 2x6 (min.) strongbacks through floor trusses at mid-span and spaced a maximum of 10'-0" o.c.
   - Fasten with three 16d nails at each vertical.
   - Where vertical web members are not suitably located for strongback attachment, install vertical 2x4 block fastened with two 16d nails at top and bottom chords.
   - Restrain strongback at each end.
   - Locate strongback as close to bottom chord as possible.
5. Alterations to trusses: cutting and altering trusses is not permitted.
6. Truss bracing:
   - Restrain top chord with roof sheathing.
   - Brace bottom chord with 1x4 spaced per truss designers requirements (8'-0" maximum).
   - Restrain trusses at points of bearing with blocking and hurricane ties per details.
   - Brace web compression members with continuous 2x4 per truss designers requirements.
   - Install 2x4 X-braces at third points of common truss span. Extend X-braces from girder truss to girder truss.

ROOF TRUSSES:

1. Trusses to be designed by truss engineer employed by truss manufacturer and in accordance with
   - National Design Specification for Wood Construction, AF&PA;
   - National Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-1995
   - Local code jurisdictions
2. Design trusses for the minimum line and point loads shown on plan and, the following minimum area loads, unless noted otherwise on the plan.:

Top chord live load:	See Roof Live Load
Top chord dead load:	See Dead Load
Bot. chord live load:	10 psf
Bot. chord dead load:	5 psf

Maximum deflections:

under live load only:	L/360
under live+dead load:	L/240

3. Prior to fabrication, truss design drawings bearing the seal and registration number of Texas registered engineer shall be submitted to:
   - Builder/Architect for approval of all truss dimensions, pitches and elevations;
   - Engineer for approval of truss layout and design inputs.
4. Strongbacks: install continuous 2x6 (min.) strongbacks through floor trusses at mid-span and spaced a maximum of 10'-0" o.c.
   - Fasten with three 16d nails at each vertical.
   - Where vertical web members are not suitably located for strongback attachment, install vertical 2x4 block fastened with two 16d nails at top and bottom chords.
   - Restrain strongback at each end.
   - Locate strongback as close to bottom chord as possible.
5. Alterations to trusses: cutting and altering trusses is not permitted.
6. Truss bracing:
   - Restrain top chord with roof sheathing.
   - Brace bottom chord with 1x4 spaced per truss designers requirements (8'-0" maximum).
   - Restrain trusses at points of bearing with blocking and hurricane ties per details.
   - Brace web compression members with continuous 2x4 per truss designers requirements.
   - Install 2x4 X-braces at third points of common truss span. Extend X-braces from girder truss to girder truss.

HANGER SCHEDULE

Member Size	Simpson Designation	Floor Load	Roof Load
2x4	LU24	445	555
2x6	LU26	665	830
2x8	LU28	890	1,110
2x10	LU28	890	1,110
2x12	LU210	1,110	1,390
(2)2x4	LUS24-2	765	960
(2)2x6	LUS26-2	1,000	1,250
(2)2x8	LUS28-2	1,265	1,585
(2)2x10	LUS210-2	1,765	2,210
(2)2x12	LUS210-2	1,765	2,210
(3)2x6	LUS26-3	1,000	1,250
(3)2x8	LUS28-3	1,265	1,585
(3)2x10	LUS210-3	1,765	2,210
(3)2x12	LUS210-3	1,765	2,210
(2)1.75x11.875	HGUS48	6,805	7,925
(2)1.75x14	HGUS410	8,780	8,940
(2)1.75x16	HGUS410	8,780	8,940
(2)1.75x18	HGUS414	10,015	10,015
(3)1.75x11.875	HGUS5.50/12	9,155	9,155
(3)1.75x14	HGUS5.50/14	10,015	10,015
(3)1.75x16	HGUS5.50/14	10,015	10,015
(3)1.75x18	HGUS5.50/14	10,015	10,015

DRAINAGE, WATERPROOFING AND VENTILATION:

The following items are beyond the scope of the structural engineer and are therefore the responsibility of others. The client is responsible for arranging for the design of these systems. Any mention of these items on these drawings is for information purposes only and does not relieve the client of these responsibilities.

- Drainage systems including surface drainage, any area inlets, grate drains, french drains and subgrade drain pipes.
- Waterproofing systems including vapor barriers, roofing, flashing, waterproofing and drip edges.
- Ventilation systems including crawlspace and attic.

SELECT FILL:

1. Scarify and re-compact all areas to receive fill. Surfaces steeper than 1 vertical to 4 horizontal which are to receive fill must be benched.
2. Select underslab fill material shall be composed of hard durable particles of gravel or crushed stone and shall meet the following criteria:
   Gradation:

sieve size	% finer by weight
1-3/4"	100
1-1/2"	85 - 100
3/4"	45 - 75
No. 4	25 - 70
No. 40	10 - 40

   Material passing the no. 40 sieve:

% minus no. 40	max. PI	min. PI
25-40	15	3
10-25	20	4

   Maximum liquid limit of the minus no. 40 material shall be 45.
3. No organic matter is permitted.
4. Compaction shall be to 95 percent of maximum laboratory density determined in accordance with ASTM D 698. Material shall be within three percent of optimum moisture at time of compaction.
5. Placements should be in lifts not exceeding six inches after compaction.
6. Backslopes: Select fill shall extend a minimum of three feet horizontally beyond slab edges before sloping downward at 1V 2H backslope to natural soil. Backslope fill shall be well compacted. If perimeter grade beams are carried into natural soil, backslope fill is not required.

REQUIRED TESTING AND APPROVALS

- Fill material composition, placement and compaction shall be tested and approved by the Geotechnical Engineer.
- A 100 pound sample of proposed fill material shall be submitted to the Geotechnical Engineer a minimum 7 days in advance of filling and compaction operations to determine Moisture-Density Relationship.
- Testing Frequency Not less than one field density test per 2,000 square feet and minimum 3 tests per lift.

If foundation bearing elements (including exterior grade beams and interior piers or hard points) penetrate fill, THE ABOVE TESTING AND APPROVALS ARE NOT REQUIRED, and the underslab fill will be considered forming fill.

REINFORCED CONCRETE

STANDARD SPECIFICATIONS AND CODES:

Structural Concrete Building Code Requirements for Reinforced Concrete, ACI 318-02.

MATERIALS:

1. Concrete shall meet the following requirements:

28 day strength:	3000 psi
aggregate type:	C33
max. aggregate size:	11/2"

2. Reinforcing steel shall meet the following requirements:
   #3 to #18: ASTM A615 grade 60

REINFORCING STEEL COVERAGE:

For layer nearest surface unless specified otherwise on drawings:

1. Concrete surfaces cast against and permanently in contact with earth:
   #3 to #18 bars: 3"
2. Concrete surfaces exposed to earth or weather:
   #3 to #5 bars: 1.5"
   #6 to #18 bars: 2"
3. Concrete surfaces not exposed to weather or in contact with earth:
   #3 to #11 bars in slabs & walls: 1"
   #3 to #18 bars in beams & columns: 1.5"

DETAILS:

1. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer.
2. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-02, Section 6.3.

CONCRETE CRACK CONTROL:

1. Install crack control joints @ 15'-0" o.c.e.w. If crack control is not a consideration as determined by both the builder and the owner, then the joints may be eliminated.
2. Create crack control joints by tooling or sawcutting to a depth of one third the slab thickness. Tool the base of all drops-in-slab to function as control joints.

FILL PLACEMENT:

1. Use select fill as specified below (not on site fill) in areas under building footprints. All compaction to minimum of 95% of the maximum dry density obtained from standard proctor (ASTM D 698). No remove and replace required beyond organics and top soil.
2. Scarify and re-compact all areas to receive fill. surfaces steeper than IV 4H which are to receive fill must be benched.
3. Select underslab fill material shall be composed of hard durable particles of gravel or crushed stone and shall meet the following criteria:

   A. Gradation

sieve size	% finer by wt.
1-3/4"	100
1-1/2"	85-100
3/4"	45-75
NO. 4	25-70
NO. 40	10-40

   B. Material passing the no. 40 sieve shall meet the following:
   % passing

no. 40	max. PI	min. PI
25-40	15	3
10-25	20	4

   Maximum liquid limit of the -no. 40 material shall be 45. No organic matter is permitted.
4. Placements should be in lifts not exceeding six inches after compaction. A one inch sand level-up course may be placed immediately below concrete slab and waterproof membrane.
5. Proposed fill material should be submitted to testing agency for approval, in advance of placement.
6. Backslopes. Select fill shall extend a minimum of three feet horizontally before sloping downward at 1V 2H backslope to natural soil. Backslope fill shall be well compacted. If perimeter grade beams are carried into natural soil, backslope fill is not required.

DESIGN DATA

GENERAL BUILDING CODE
The contract documents are based on the requirements of
THE 2012 INTERNATIONAL RESIDENTIAL CODE.

Ground snow load:	5 psf
Wind speed (3 second gust):	90 mph
Exposure category:	C
Seismic design category:	A

Live Loads:

exterior balconies :	60 psf
deck :	40
fire escapes :	40
passenger vehicle garages :	50
attics without storage :	10
attics with storage :	20
rooms other :	40
sleeping rooms :	30
stairs :	40
guardrails and handrails :	200lbs

Roof Live Load: tributary area

roof slope	0-200	201-600	601-up
4:12	20 psf	16	12
4.12 to <12:12	16	14	12
12:12 and up	12	12	12

Dead Loads:

roofing:	asphalt shingle (2 psf)
flooring:	ceramic tile 3/4" thick (10 psf) hardwood 7/8" thick (4 psf) carpet and pad (2 psf)

Note: Materials indicated above were assumed in design. Prior to construction, builder must compare to actual materials and weights and contact engineer if differences are found. Actual dead loads must not exceed the loads indicated.

Deflections:

The building movement specified below is anticipated and should be considered by the contractor in the performance of the work.

rafters :	L/180
floors/ceilings :	L/360
others :	L/240

STRUCTURAL OBSERVATION:

1. The structural engineer of record, or his designate, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages and at completion of the structural system as noted elsewhere in the contract documents.
2. The contractor shall notify the engineer a minimum of 72 hours prior to the date the observation is required.
3. The following items require structural observation:
   - Foundation reinforcing and pre-pour setup
   - Framing prior to insulation

FOUNDATION:

1. The foundation design is based on the geotechnical investigation performed by DUFFY ENGINEERING.

DE
DUFFY
ENGINEERING
Austin, Texas | (512) 402-0024
Firm Registration No. F-8037

STATE OF TEXAS
DENNIS DUFFY
65899
REGISTERED
PROFESSIONAL ENGINEER
12 Dec 2015

PROJECT NUMBER:
15181

CLIENT:
Eric & Cynthia Korman

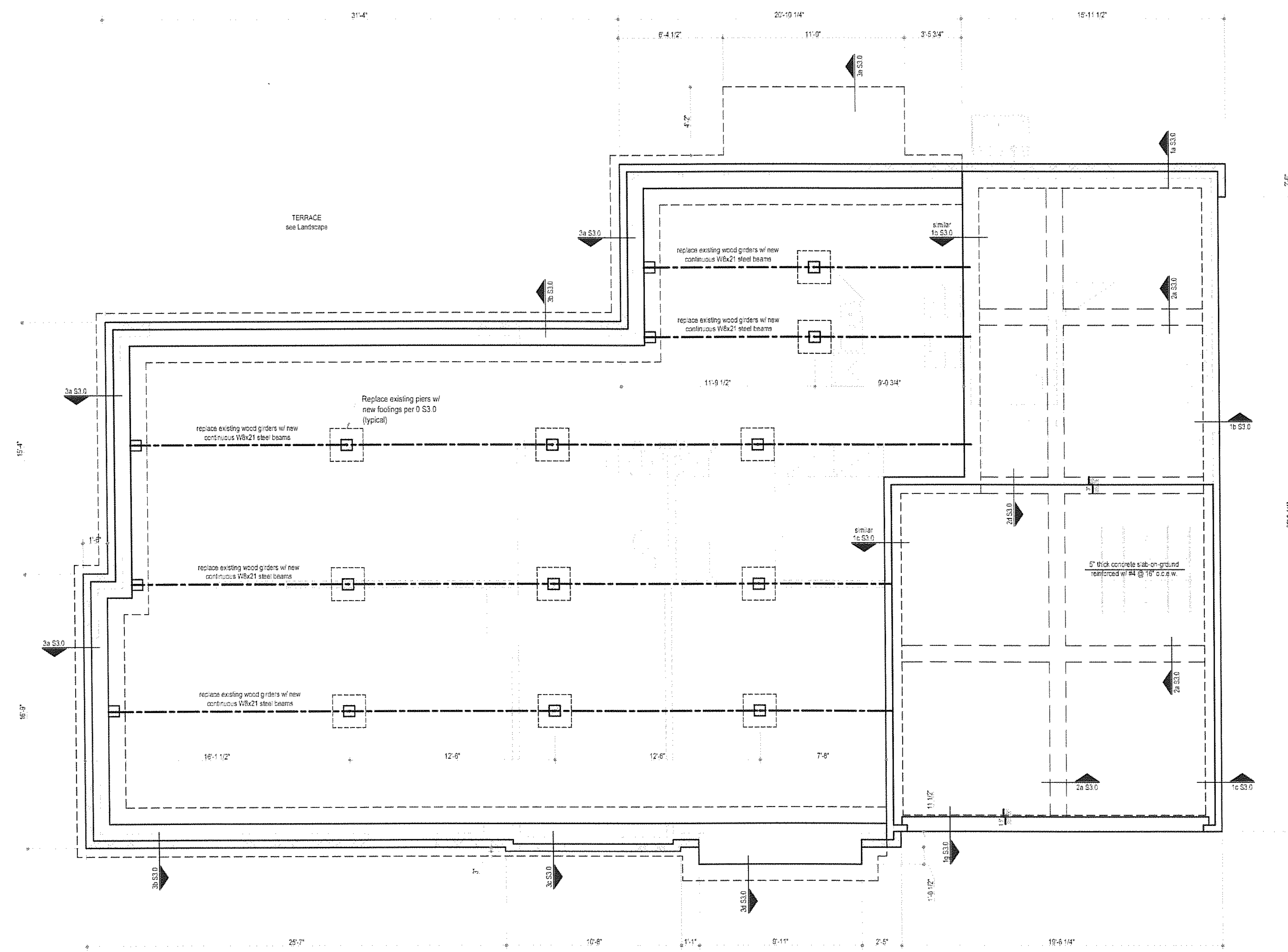
Korman Residence
1401 Wathen Avenue
Austin, Texas

ISSUE:

package	date
0 - for permit	08 sep 2015

SHEET TITLE:
Notes

SHEET NUMBER:
S1.0



Foundation Plan

1/8" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.

DUFFY ENGINEERING

Austin, Texas | (512) 402-0074

Firm Registration No. F-8637

STATE OF TEXAS
DENNIS DUFFY
86899
REGISTERED PROFESSIONAL ENGINEER
08 sep 2015

PROJECT NUMBER: 15181

CLIENT: Eric & Cynthia Korman

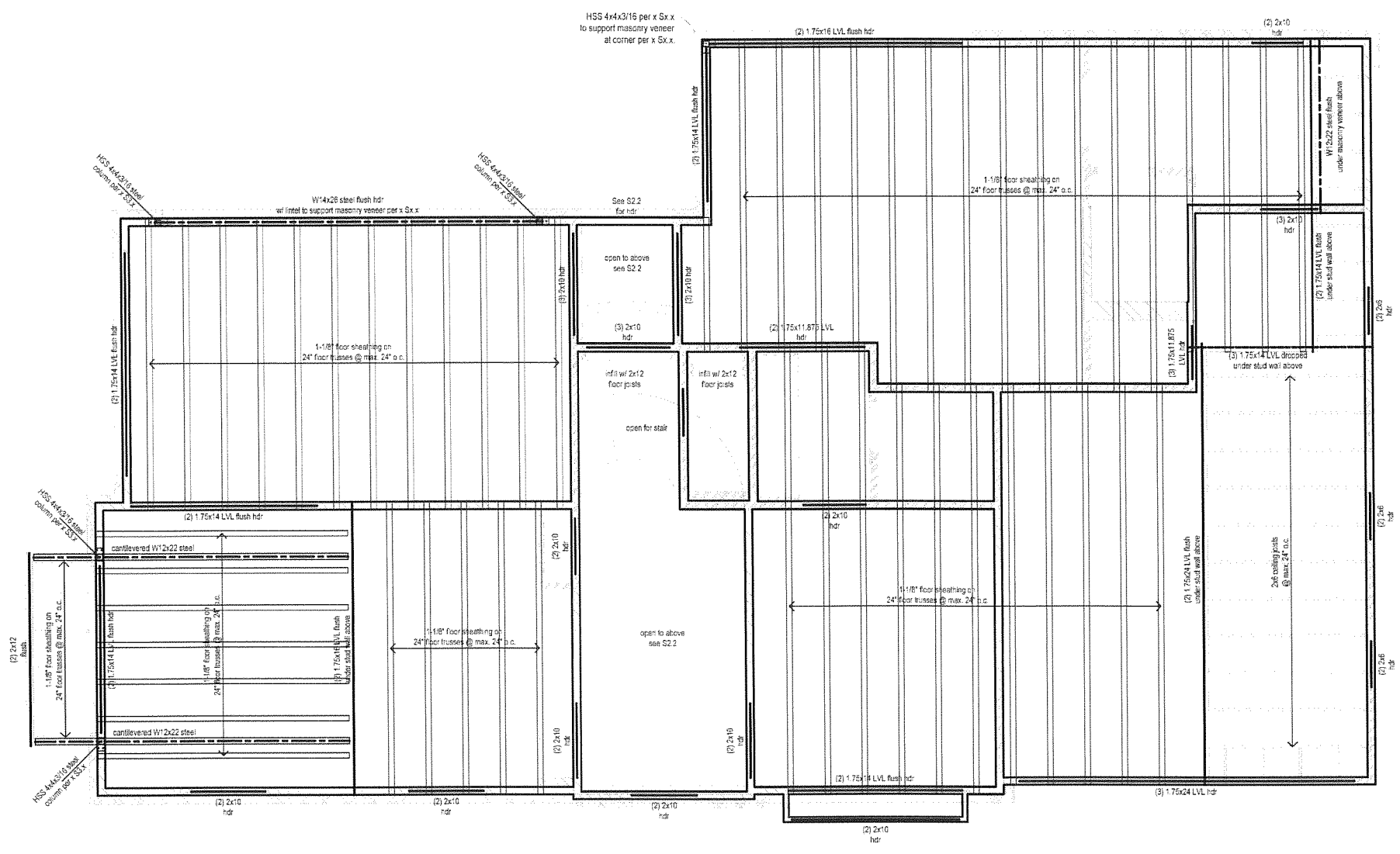
Korman Residence

1401 Wathen Avenue
Austin, Texas

ISSUE: package	date
0 - for permit	08 sep 2015

SHEET TITLE: Foundation Plan

SHEET NUMBER: S2.0



Lower Ceiling Framing Plan

1/8" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.

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ENGINEERING
Austin, Texas | (512) 402-0074
Firm Registration No. F-8937

STATE OF TEXAS
DENNIS DUFFY
86899
REGISTERED PROFESSIONAL ENGINEER
09 Sep 2015

PROJECT NUMBER:
15181

CLIENT:
Eric & Cynthia Korman

Korman Residence

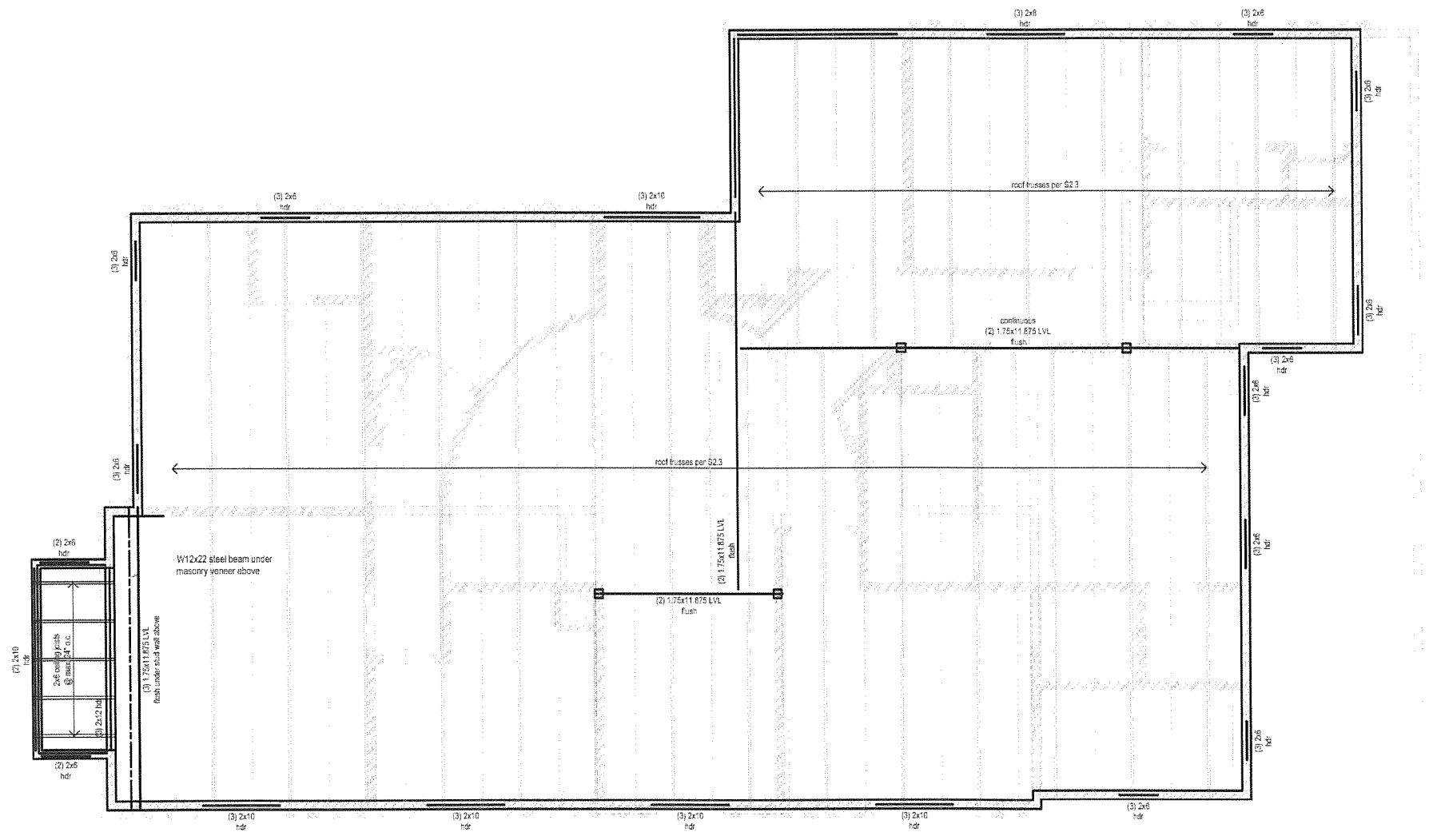
1401 Walhen Avenue
Austin, Texas

ISSUE:

package	date
0 - for permit	08 sep 2015

SHEET TITLE:
Lower Level Ceiling Framing Plan

SHEET NUMBER:
S2.1



Upper Ceiling Framing Plan

1/8" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.

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Austin, Texas | (512) 402-0074
Firm Registration No. F-8697

STATE OF TEXAS
DENNIS DUFFY
86899
REGISTERED PROFESSIONAL ENGINEER
08 SEP 2015

PROJECT NUMBER:
15181

CLIENT:
Eric & Cynthia Korman

Korman Residence

1401 Walnen Avenue
Austin, Texas

ISSUE:

package	date
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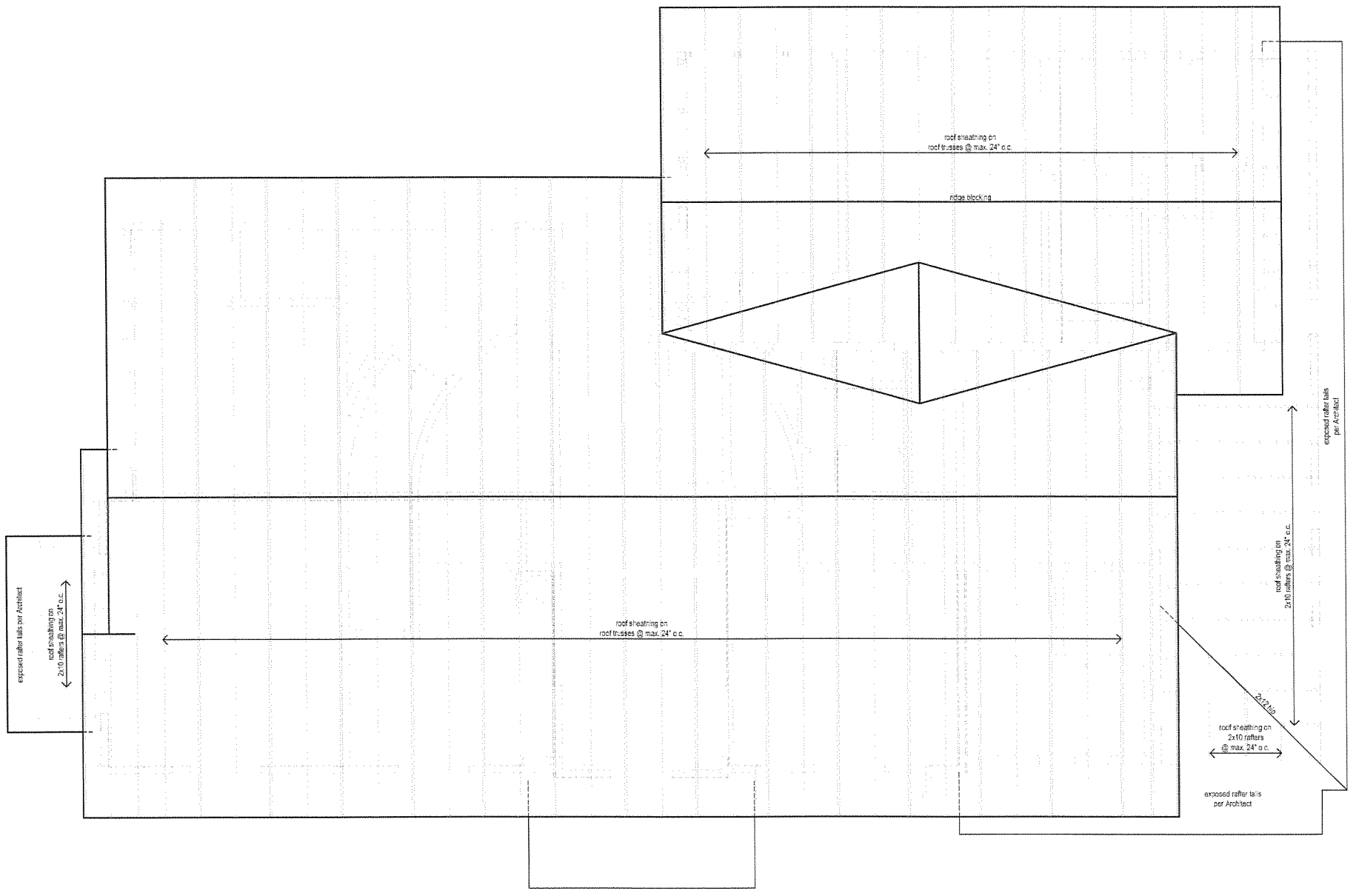
SHEET TITLE:
Upper Level Ceiling Framing Plan

SHEET NUMBER:
S2.2



Roof Framing Plan

1/8" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.
2. Unless noted otherwise, rafters are 2x10 @ 24" o.c.

DUFFY ENGINEERING
Austin, Texas | (512) 482-0924
Firm Registration No. F-8637

STATE OF TEXAS
DENNIS DUFFY
85899
REGISTERED PROFESSIONAL ENGINEER
08 sep 2015

PROJECT NUMBER:
15181

CLIENT:
Eric & Cynthia Korman

Korman Residence

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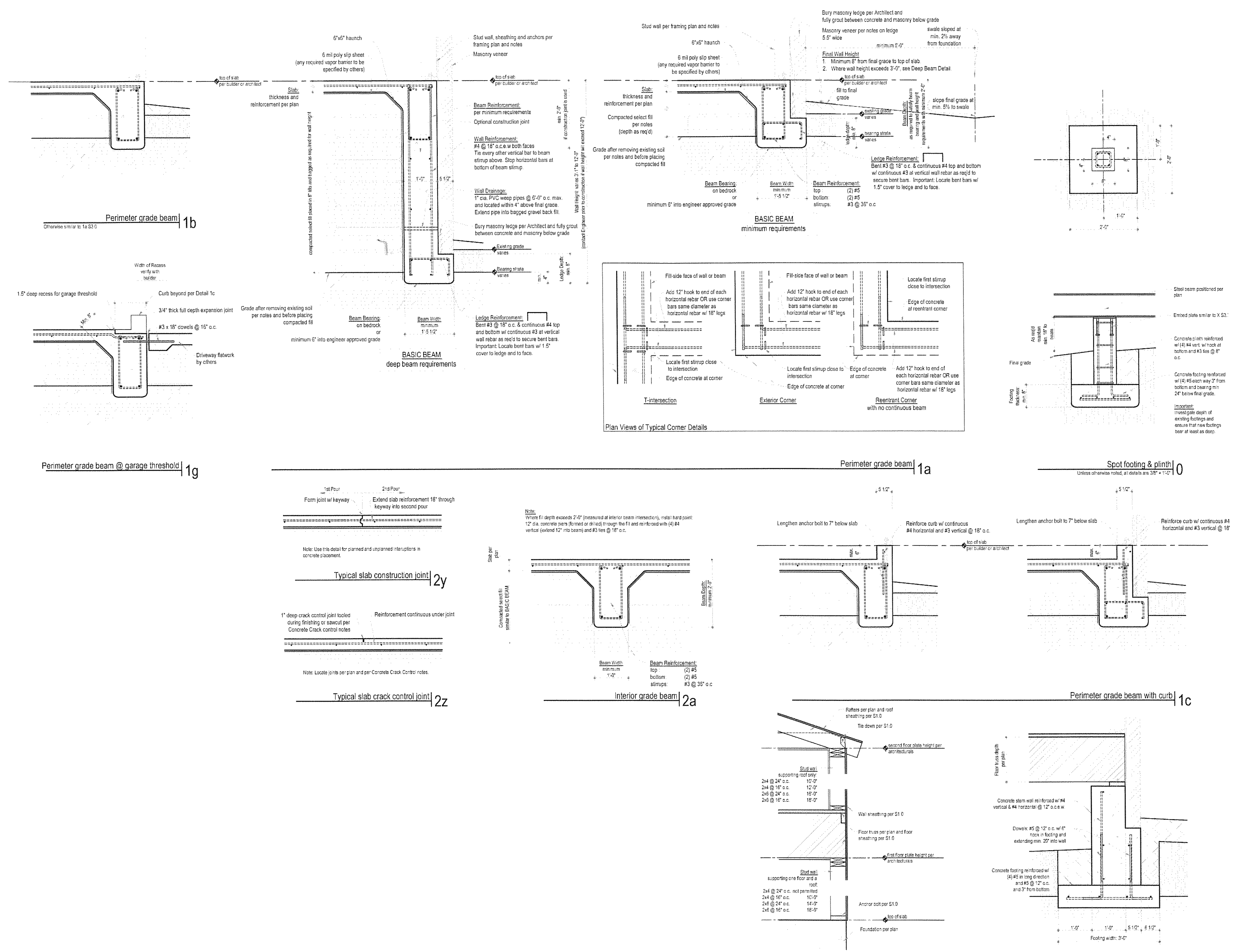
Austin, Texas

ISSUE: package	date
0 - for permit	08 sep 2015

SHEET TITLE:
Roof Framing Plan

SHEET NUMBER:
S2.3



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ENGINEERING
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Firm Registration No. F-9937

STATE OF TEXAS
DENNIS DUFFY
86899
REGISTERED PROFESSIONAL ENGINEER
08 sep 2015

PROJECT NUMBER: 15181

CLIENT: Eric & Cynthia Korman

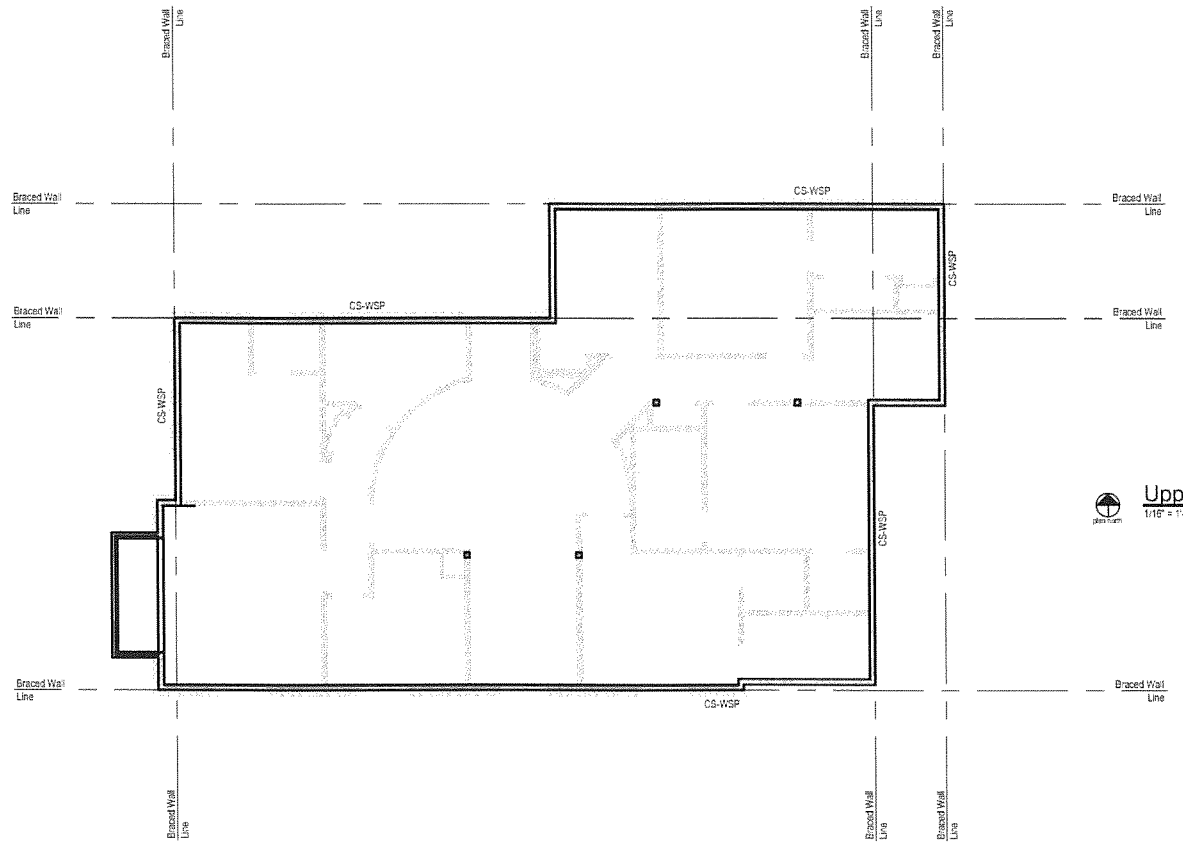
Korman Residence
1401 Wathen Avenue
Austin, Texas

ISSUE: package	date
0 - for permit	08 sep 2015

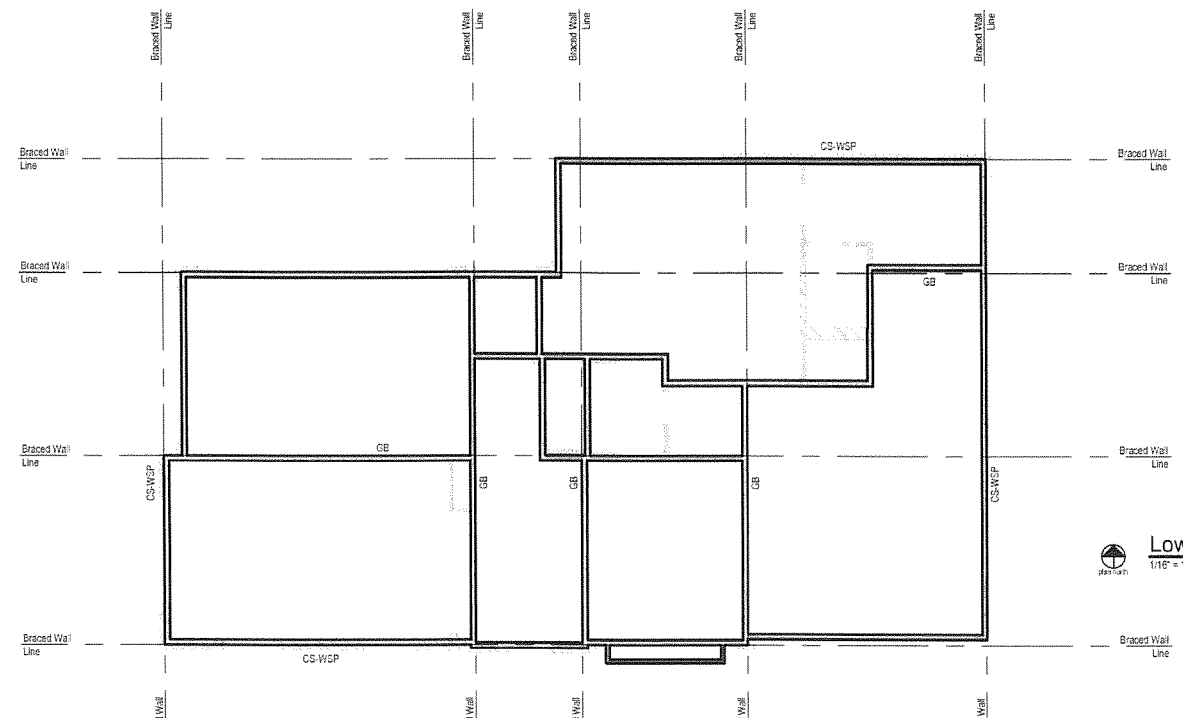
SHEET TITLE: Details

SHEET NUMBER: S3.0

BRACING METHODS				
Designation	and Method	Material	Fasteners	Spacing
LIB	Let-in-bracing	Simpson WB, RCW or TWB	per manufacturer	each stud per manufacturer
WSP	Wood structural panel	7/16" thick	8d common (2.5"x0.131") 1.75" penetration	6" edges, 12" field
GB	Gypsum board	1/2" thick	nails or screws per 2012 IRC Table R702.3.5	7" edges, 7" field
ABW	Alternate braced wall	7/16" thick	see 2012 IRC Figure R602.10.6.1	
CS-WSP	Continuously sheathed wood structural panel	7/16" thick	8d common (2.5"x0.131") 1.75" penetration	6" edges, 12" field



Upper Level Bracing Plan
1/16" = 1'-0"



Lower Level Bracing Plan
1/16" = 1'-0"

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ENGINEERING

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Firm Registration No. F-9637

STATE OF TEXAS
DENNIS DUFFY
86899
REGISTERED PROFESSIONAL ENGINEER
08 Sep 2015

PROJECT NUMBER:
15181

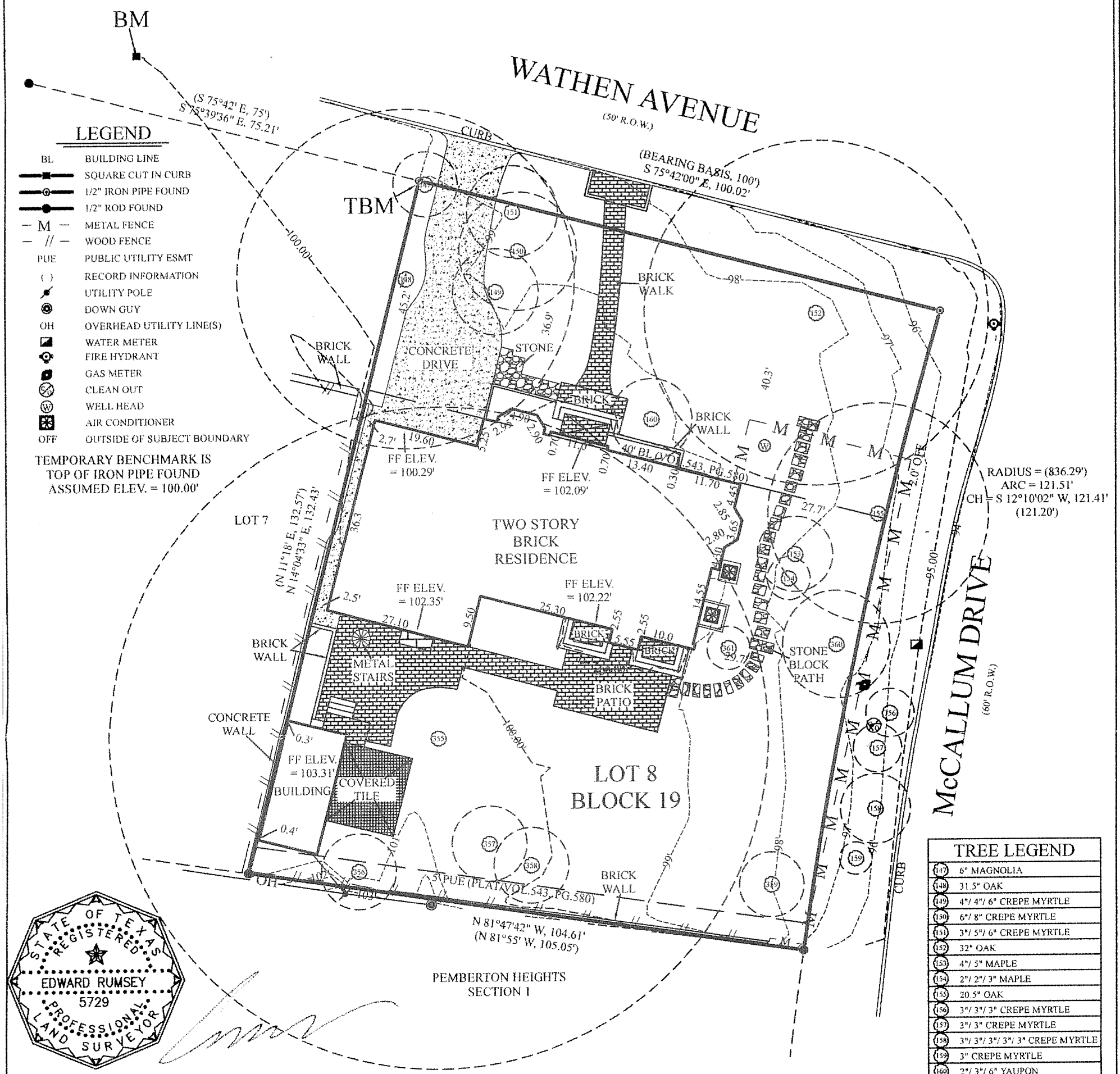
CLIENT:
Eric & Cynthia Korman

Korman Residence
1401 Wathen Avenue
Austin, Texas

ISSUE:	
package	*date*
0 - for permit	08 sep 2015

SHEET TITLE:
Lateral Bracing Plan

SHEET NUMBER:
S4.0



LEGEND

BL	BUILDING LINE
	SQUARE CUT IN CURB
	1/2" IRON PIPE FOUND
	1/2" ROD FOUND
— M —	METAL FENCE
— // —	WOOD FENCE
PUE	PUBLIC UTILITY ESMT
( )	RECORD INFORMATION
	UTILITY POLE
	DOWN GUY
OH	OVERHEAD UTILITY LINE(S)
	WATER METER
	FIRE HYDRANT
	GAS METER
	CLEAN OUT
	WELL HEAD
	AIR CONDITIONER
OFF	OUTSIDE OF SUBJECT BOUNDARY

TEMPORARY BENCHMARK IS
TOP OF IRON PIPE FOUND
ASSUMED ELEV. = 100.00'

TREE LEGEND

147	6" MAGNOLIA
148	31.5" OAK
149	4"/ 4"/ 6" CREPE MYRTLE
150	6"/ 8" CREPE MYRTLE
151	3"/ 5"/ 6" CREPE MYRTLE
152	32" OAK
153	4"/ 5" MAPLE
154	2"/ 2"/ 3" MAPLE
155	20.5" OAK
156	3"/ 3"/ 3" CREPE MYRTLE
157	3"/ 3" CREPE MYRTLE
158	3"/ 3"/ 3"/ 3"/ 3" CREPE MYRTLE
159	3" CREPE MYRTLE
160	2"/ 3"/ 6" YAUPON
355	37"/ 43" OAK
356	4"/ 5" MAGNOLIA
357	4"/ 5" LEGUSTRUM
358	3"/ 4"/ 5" LEGUSTRUM
359	6" TREE UNKNOWN
360	5"/ 6"/ 7" YAUPON
361	4" MOUNT LAUREL

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

HERITAGE TITLE COMPANY

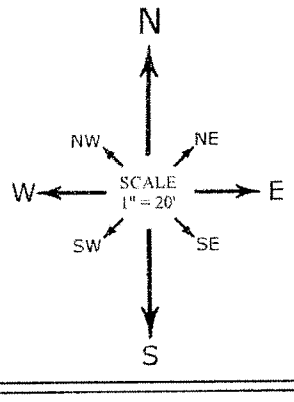
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCED TITLE COMMITMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

RESTRICTIONS

SUBJECT TO RESTRICTIONS AS PER VOL.5436, PG.580.

LEGAL DESCRIPTION

LOT 8, BLOCK 19, PEMBERTON HEIGHTS SECTION 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 244, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0445H
PANEL: 0445H
DATED: 9-26-2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

ADDRESS

ERIC KORMAN and
CYNTHIA KORMAN
1401 WATHEN AVENUE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE:	MARCH 25, 2015	FIELDED BY:	REX NOWLIN	03/24/2015
TITLE CO.:	HERITAGE TITLE COMPANY	CALC. BY:	EDWARD RUMSEY	03/25/2015
G.F. NO.:	201500712	DRAWN BY:	DAMIAN SMITH	03/25/2015
JOB NO.:	A0310715	RPLS CHECK:	EDWARD RUMSEY	03/25/2015