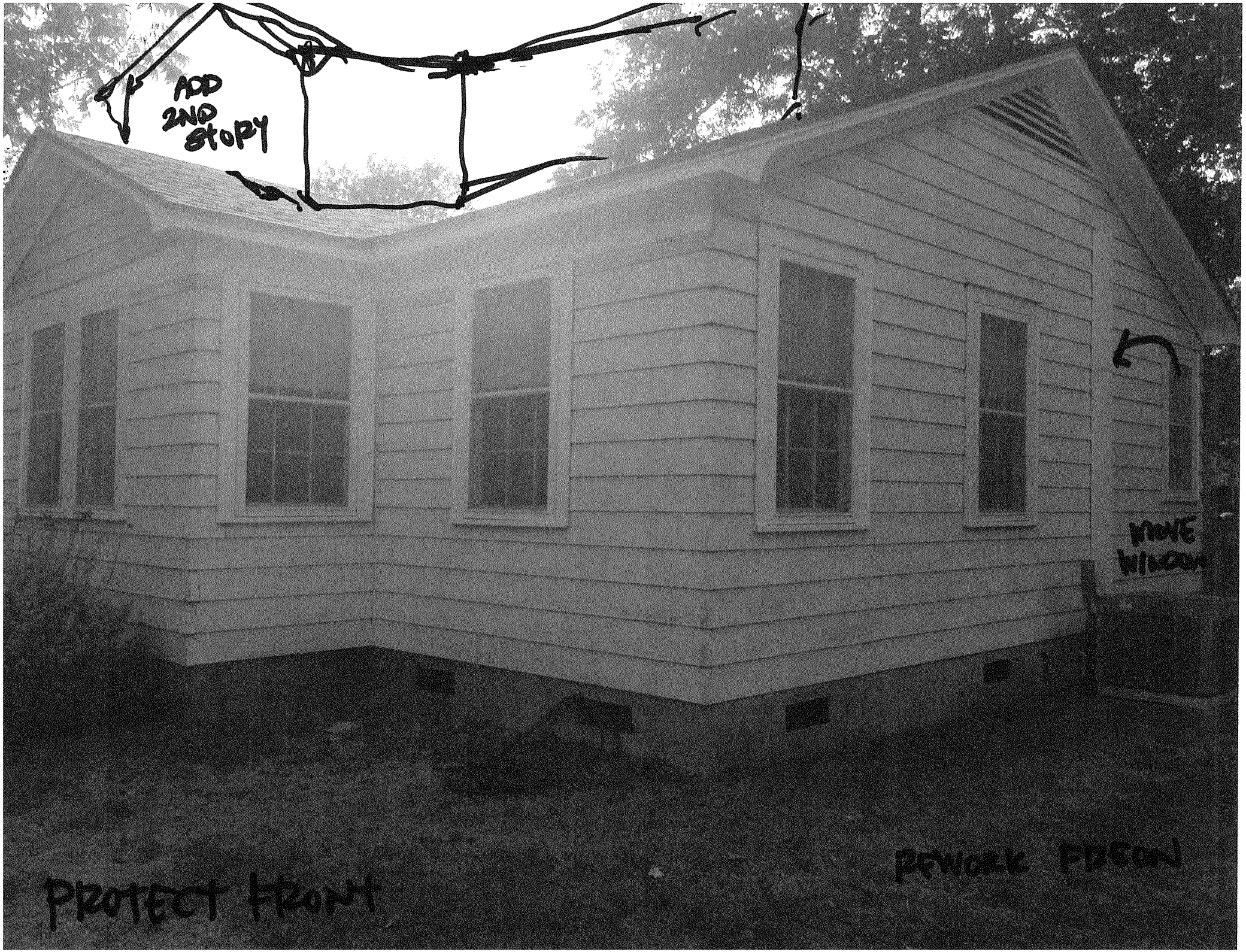

ADD 2ND STORY
NO CHANGE TO FRONT

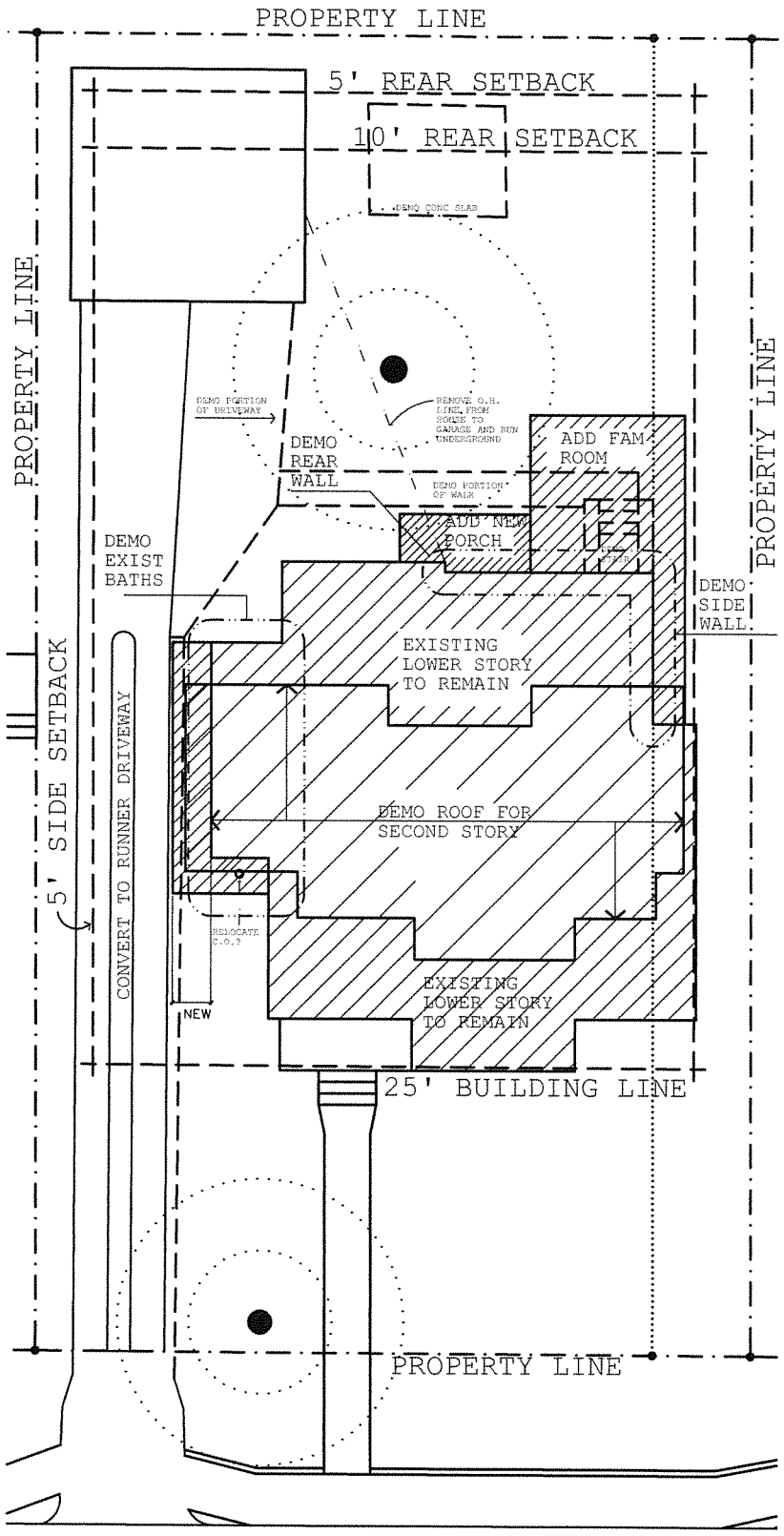

ADD
2ND
STORY
MOVE
WINDOW
PROTECT FRONT
REWORK FENCE


DEMO ROOF
FOR ADDITION
EXIST TO
REMAIN
SAVE
FOR
REUSE
DEMO WALL
FOR NEW DOOR
PROTECT TREE


PROTECT
FRON
EXISTING TO REMAIN
REMOVE EXIST BATHS
TO ACCOMODATE NEW

REGISTERED ARCHITECT
DEREK BARCINSKI
17566
STATE OF TEXAS

14 OCT 2015



DEMO

DEMO PLAN

SCALE: 1/16" = 1'-0" 14 OCT 2015

FOR PERMIT ONLY

OLMSTEAD HOUSE

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1. BUILDING & SITE AREA CALCULATIONS 09-29-2015

	(etr) = existing to remain	EXIST (etr)		NEW		TOTAL	
a.	FIRST FLR. CONDITIONED AREA	1454	sf	412	sf	1866	sf
b.	SECOND FLR. CONDITIONED AREA	0	sf	750	sf	750	sf
c.	THIRD FLR. CONDITIONED AREA	0	sf	0	sf	0	sf
d.	BASEMENT	0	sf	0	sf	0	sf
e.	GARAGE 1. ATTACHED (or <10' away)	0	sf	0	sf	0	sf
	2. DETACHED (>10' away)	415	sf	0	sf	415	sf
	3. CARPORT 2 sides 80% open	0	sf	0	sf	0	sf
f.	COVERED PATIO, DECK OR PORCH	52	sf	55	sf	107	sf
	BALCONIES (not over bldg)	0	sf	0	sf	0	sf
g.	OTHER BUILDING OR COVERED AREAS	0	sf	0	sf	0	sf
h.	UNCOVERED WOOD DECK(s) (count 100%)	0	sf	0	sf	0	sf
i.	SWIMMING POOL (water surface only)	0	sf	0	sf	0	sf
j.	SPA	0	sf	0	sf	0	sf
k.	TOTAL BLDG AREA (a thru k)	1921	sf	1217	sf	3138	sf

2. BUILDING COVERAGE covered by bldg or roof

		EXIST		NEW		TOTAL	
n.	TOTAL BLDG COVERAGE (k less b,c,d,h,i & j) EXIST BLDG COVERAGE per LDC 25-1-21	1869	sf	412	sf	2281	sf
z.	TOTAL LOT AREA					7,186	sf
	PROPOSED % OF BLDG COVERAGE ON LOT (2281/7186)					31.7	%
	ALLOWABLE % OF BLDG COVERAGE ON LOT = 2874 SF					40	%

3. IMPERVIOUS COVERAGE per LDC 25-1-23

		EXIST		NEW		TOTAL	
n.	TOTAL BLDG COVERAGE (k less b,c,d,h,i & j)	1869	sf	412	sf	2281	sf
o.	DRIVEWAY ON PRIVATE PROPERTY demo 406sf	631	sf	0	sf	631	sf
p.	SIDEWALK/WALKWAYS ON PRIVATE PROP.	103	sf	0	sf	103	sf
q.	UNCOVERED PATIOS	0	sf	0	sf	0	sf
h'	UNCOVERED WOOD DECKS (count 50%) (XX x .5)	0	sf	0	sf	0	sf
r.	AIR CONDITIONER PADS	9	sf	9	sf	18	sf
s.	CONCRETE DECKS	0	sf	0	sf	0	sf
t.	SITE WALLS & RETAINING	0	sf	0	sf	0	sf
u.	OTHER (coping, lugs, etc.) slab <demo116>	0	sf	0	sf	0	sf
v.	TOTAL IMPERVIOUS COVERAGE	2612	sf	421	sf	3033	sf
z.	TOTAL LOT AREA					7,186	sf
	PROPOSED IMPERVIOUS COVERAGE (3033/7186)					42.2	%
	ALLOWABLE IMPERVIOUS COVERAGE ON LOT = 3234 sq ft					45	%

4. F.A.R. CALCULATIONS per LDC 25-2 subchap F

		EXIST		NEW		TOTAL	
a.	FIRST FLR. CONDITIONED AREA	1454	sf	412	sf	1866	sf
a'	FIRST FLR. CONDITIONED AREA > 15'	0	sf	9	sf	9	sf
f	FIRST FLR COVERED PORCH	52	sf	55	sf	107	sf
f'	FIRST FLR COVERED PORCH EXEMPTION (i-200)	<52>	sf	<55>	sf	<107>	sf
b.	SECOND FLR. CONDITIONED AREA	0	sf	750	sf	750	sf
b'	SECOND FLR. CONDITIONED AREA > 15'	0	sf	0	sf	0	sf
b"	SECOND FLR. COVERED PORCHES	0	sf	0	sf	0	sf
c.	THIRD FLR. CONDITIONED AREA	0	sf	0	sf	0	sf
d.	BASEMENT	0	sf	0	sf	0	sf
d'	BASEMENT EXEMPTION	0	sf	0	sf	0	sf
x	ATTIC	0	sf	0	sf	0	sf
x'	HABITABLE ATTIC EXEMPTION	0	sf	0	sf	0	sf
e.	GARAGE 1. ATTACHED	0	sf	0	sf	0	sf
	2. DETACHED >10' away	415	sf	0	sf	415	sf
e'	3. CARPORT	0	sf	0	sf	0	sf
	PARKING EXEMPTION (e1-200, e2-450, e3-450)	<415>		0	sf	<415>	sf
g.	OTHER BUILDING OR COVERED AREAS	0	sf	0	sf	0	sf
y.	TOTAL HOUSE GROSS FLOOR AREA	1454	sf	1171	sf	2625	sf
z.	TOTAL LOT AREA					7,186	sf
	PROPOSED % FLOOR AREA RATIO (2625/7186)					36.5	%
	ALLOWABLE FLOOR AREA RATIO 40% x 7186 = 2874 sq ft					40	%

SIDEWALK ALREADY EXISTS THEREFORE SIDEWALK FEE NOT REQUIRED.

PROJECT INFO:

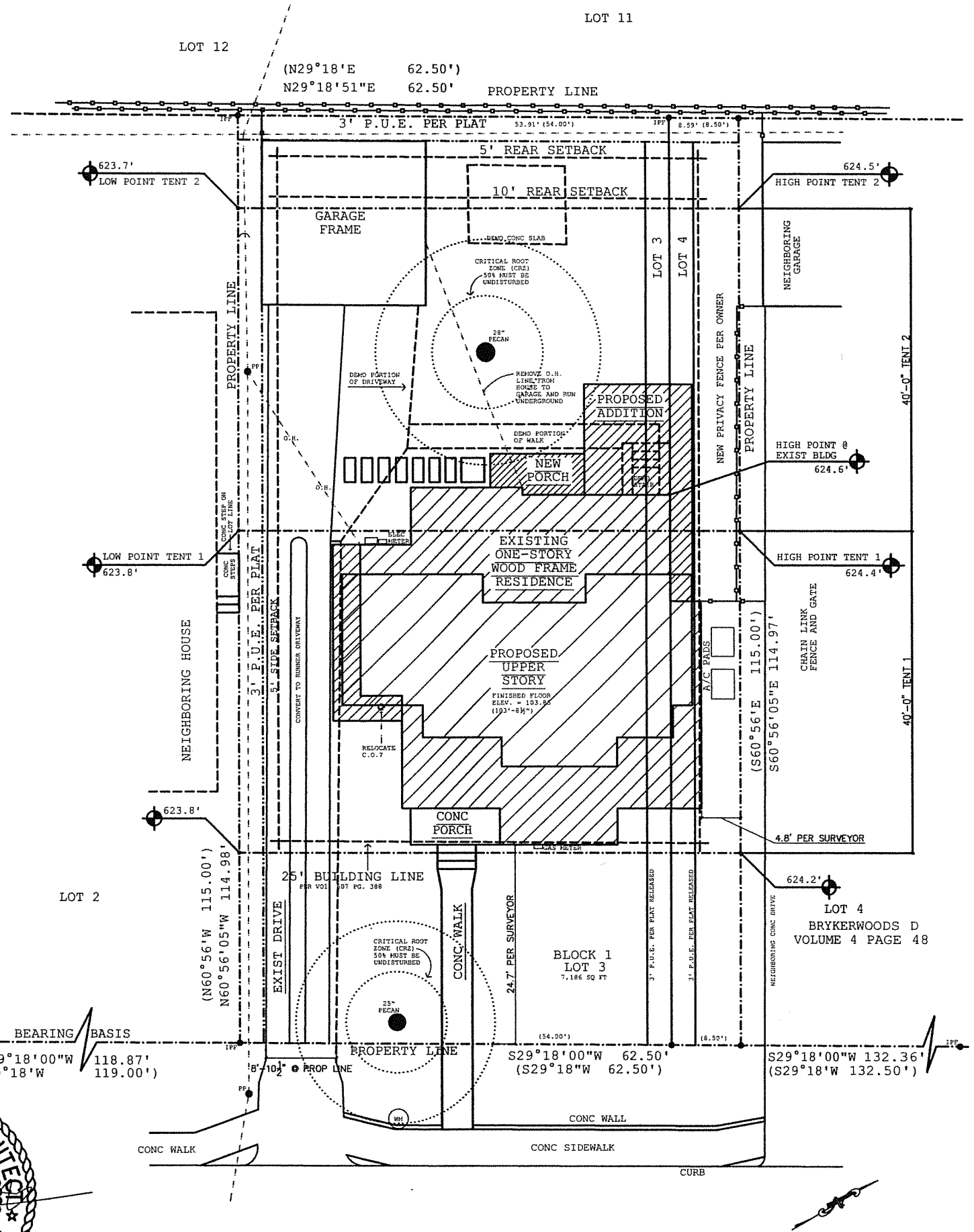
ZONING	SF-3
ALLOWABLE BLDG COVERAGE	40%
IMPERVIOUS COVER LIMIT	45%
SUB-CHAPTER F	YES
F.A.R. LIMIT	40%
HEIGHT LIMIT - 32 FEET	see 4/2.1

LEGAL DESCRIPTION:

LOT 3, BLOCK 1, BRYKERWOODS, VOL 607, PAGE 388, TRAVIS CO.

REGISTERED ARCHITECT BERK BARCINSKI 17566 STATE OF TEXAS

14 OCT 2015



1 / 0.1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

DRAWING INDEX

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

ADOPTED BUILDING CODES:

2012	(International RESIDENTIAL Code)
2012	(International Building Code)
2014	(National Electrical Code)
2012	(Uniform Mechanical Code)
2012	(Uniform Plumbing Code)
2012	(Int'l Energy Conservation Code)

ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS AND LAWS OF BUILDING OFFICIALS OR AUTHORITIES HAVING JURISDICTION. ALL WORK NECESSARY TO COMPLY WITH SUCH REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR. DISCREPANCIES BETWEEN CODES, STANDARD PRACTICES AND INFORMATION WITHIN CONSTRUCTION DOCUMENTS THEMSELVES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON DISCOVERY AND PRIOR TO CONSTRUCTION OF THE AREAS AFFECTED.

ALL LOT CONDITIONS AND INFORMATION BASED UPON INFORMATION PROVIDED BY SURVEY FROM OWNER. SURVEY BY HOLT CARSON INC. DATED 19 JUNE 2013 AND IS FOR ESTIMATING PURPOSES ONLY. VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THESE DRAWINGS DO NOT, NOR ARE INTENDED TO, LOCATE PROPERTY LINES, BUILDING SET BACKS, NOR HEIGHT LIMITATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE THE BUILDING AND CONSTRUCT IT TO, AND WITHIN, APPLICABLE CODE RESTRICTIONS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADDRESS SITE DRAINAGE APPROPRIATE TO THE SITE AND IN CONSIDERATION TO ADJOINING PROPERTIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FITTING NEW WORK WITH EXISTING CONSTRUCTION. INFORMATION ON EXISTING BUILDINGS SHOWN IN THE DRAWINGS WAS BASED UPON THE INFORMATION SUPPLIED BY OWNERS. THIS INFORMATION IS NOT AS-BUILT DATA AND THE ACTUAL AS-BUILT CONSTRUCTION MAY DIFFER FROM THAT REPRESENTED IN THE DRAWINGS. CONTRACTORS SHALL VERIFY ALL INFORMATION. VARIATIONS FROM THE DIMENSIONS INDICATED ON THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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AUSTIN, TEXAS

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14 OCT 2015

A
0.1

1 / 1.1 EXISTING LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

DEMO NOTES
SAVE ALL REMOVED WINDOWS FOR RE-USE
SAVE ALL REMOVED DOORS FOR RE-USE
PROTECT ALL OAK FLOORS
SEE X.1 FOR EXISTING DIMENSIONS

2 / 1.1 PROPOSED LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

NEW WALLS
EXISTING WALLS

ENERGY NOTES
DWELLING UNIT INCLUDING IN BASEMENTS IN ACCORDANCE WITH 2012 IRC SECTION R314.
GENERAL CONTRACTOR SHALL VERIFY FOR HOME DEFECTS TO BE LOCATED AT LEAST 5' FROM ANY DUCTS OR MECHANICAL AIR FLOW PER 2007 NFPA 72 CHAPTER 11.
APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHICH HAVE FUEL FIRED APPLIANCES OR WHICH HAVE ATTACHED GARAGES IN ACCORDANCE WITH 2012 IRC SECTION R315.1.

REGISTERED ARCHITECT BARCINSKI 17566 STATE OF TEXAS
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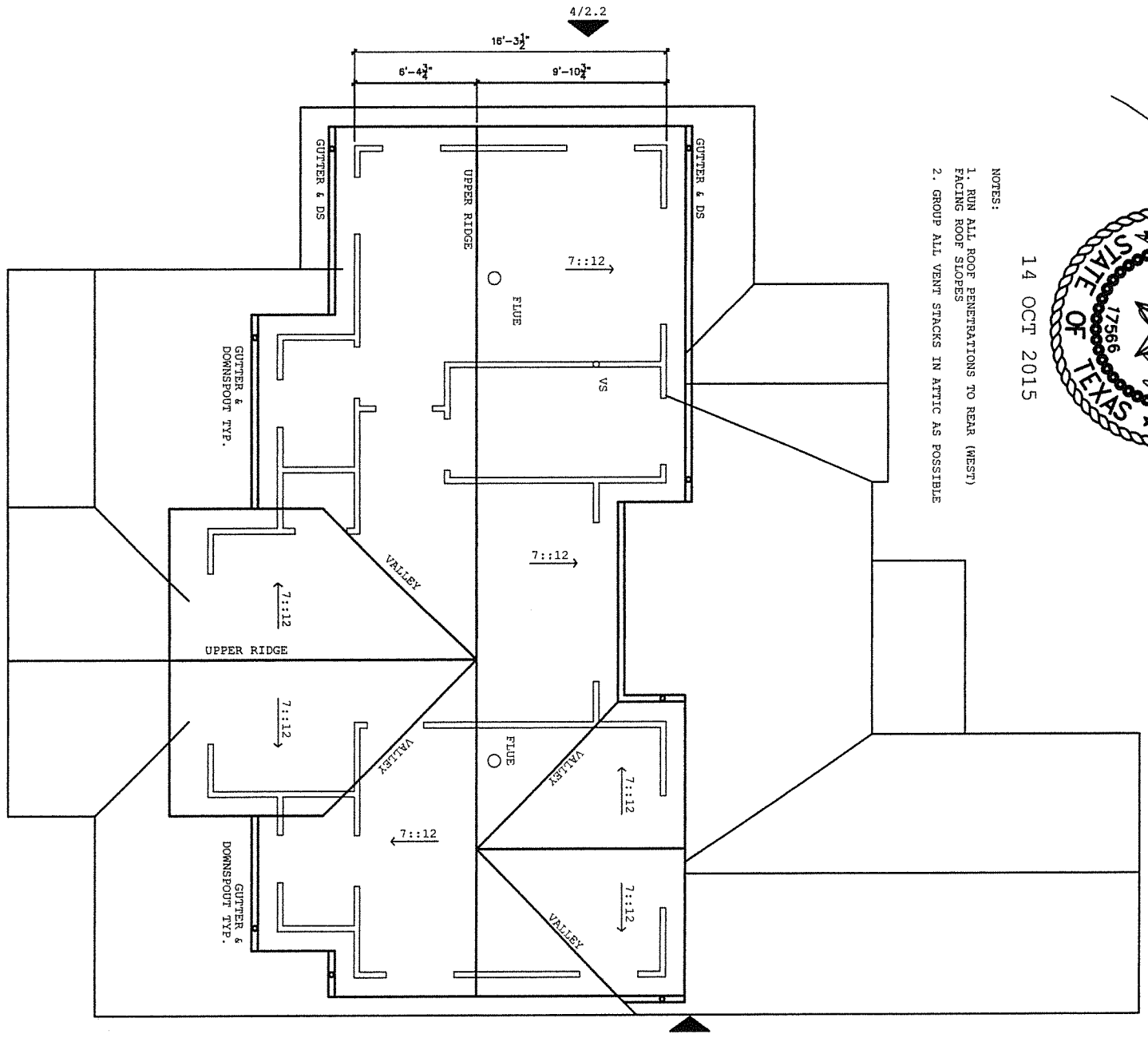


NOTES:

1. RUN ALL ROOF PENETRATIONS TO REAR (WEST) FACING ROOF SLOPES
2. GROUP ALL VENT STACKS IN ATTIC AS POSSIBLE

2 / 1.2 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

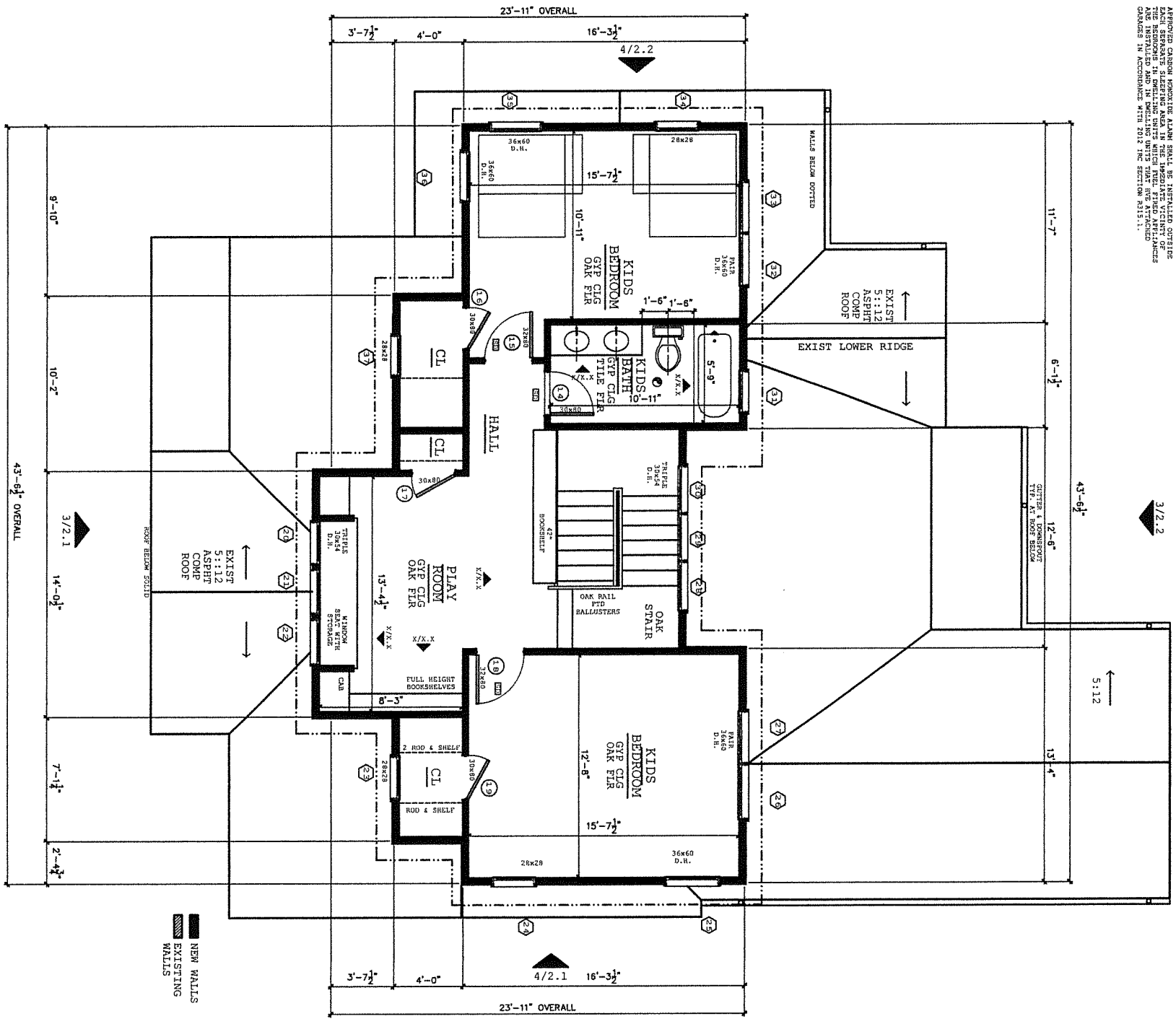
REGISTERED ARCHITECT STATE OF TEXAS DEREK BARCINSKI 17566

14 OCT 2015

PROVIDE SMOKE DETECTOR SYSTEM - HARD WIRED, INTERCONNECTED, BATTERY BACKUP AT EACH SLEEPING ROOM AND VICINITY IF APPICABLE AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING IN BASEMENTS IN ACCORDANCE WITH 2012 IRC SECTION R314.

GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW PER 2007 NFPA 72 CHAPTER 11.

APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHICH FUEL FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HVE ATTACHED GARAGES IN ACCORDANCE WITH 2012 IRC SECTION R315.1.



1 / 1.2 PROPOSED PLAN UPPER FLOOR
SCALE: 1/8" = 1'-0"

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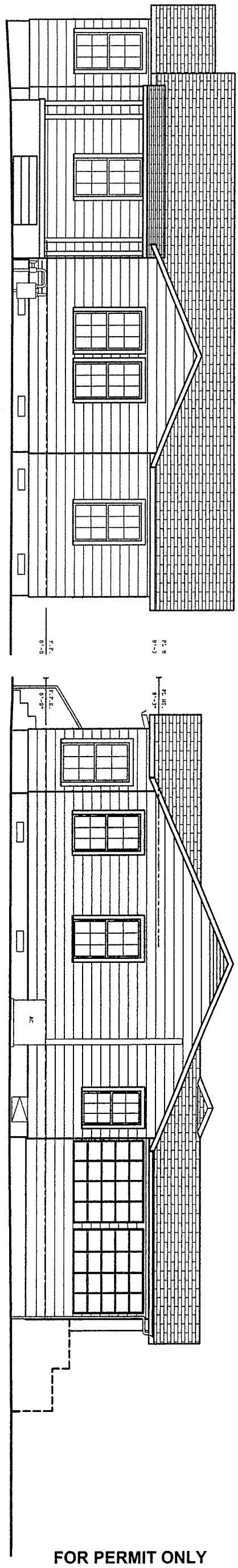
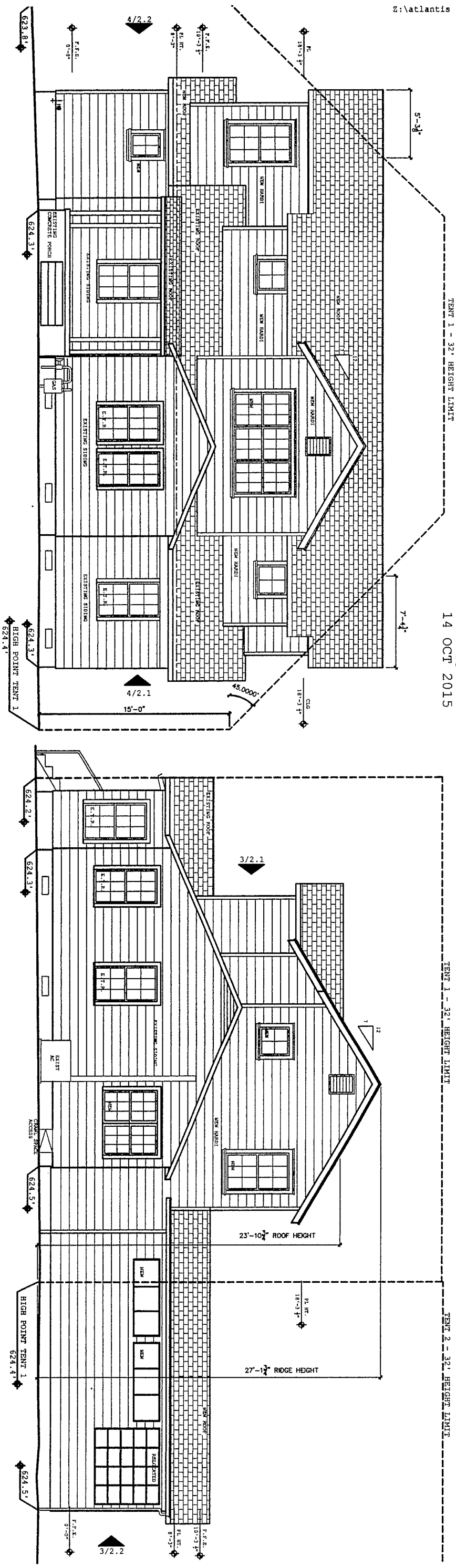


1 / 2.1 EXISTING ELEVATION FRONT
SCALE: 1/8" = 1'-0"

2 / 2.1 EXISTING ELEVATION RIGHT
SCALE: 1/8" = 1'-0"



3 / 2.1 PROPOSED FRONT (EAST) ELEVATION AS SEEN FROM KERBEY LANE
SCALE: 1/8" = 1'-0"

4 / 2.1 PROPOSED NORTH SIDE YARD ELEVATION
SCALE: 1/8" = 1'-0"

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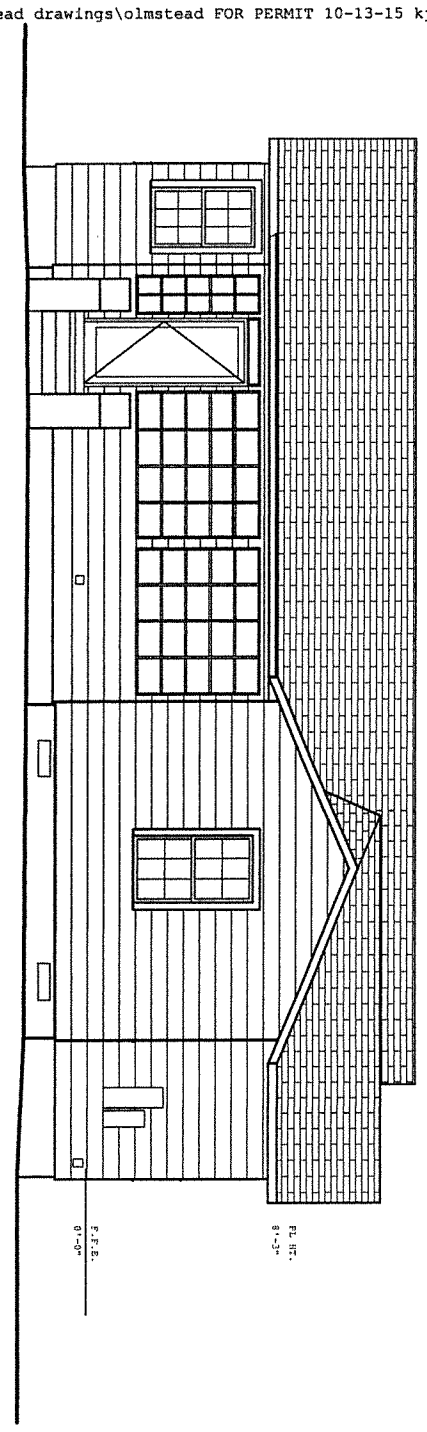
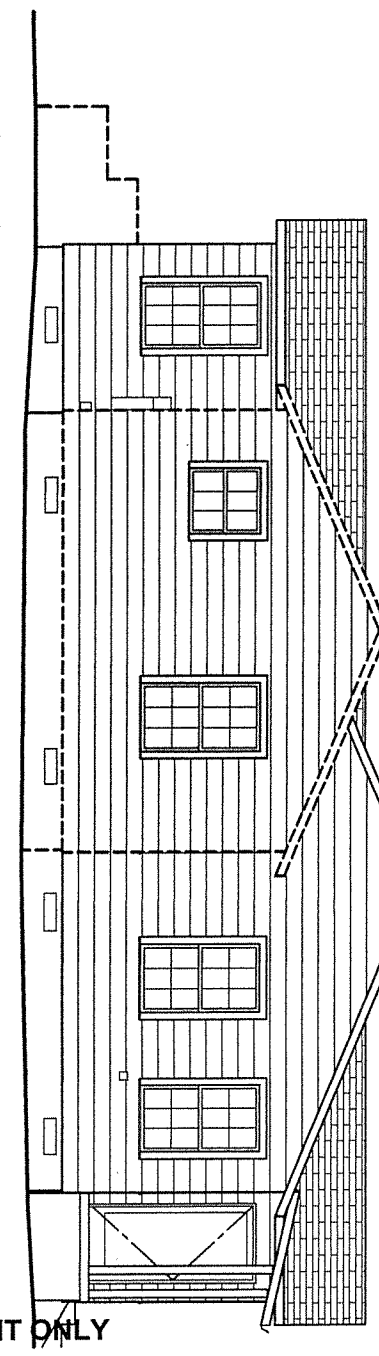


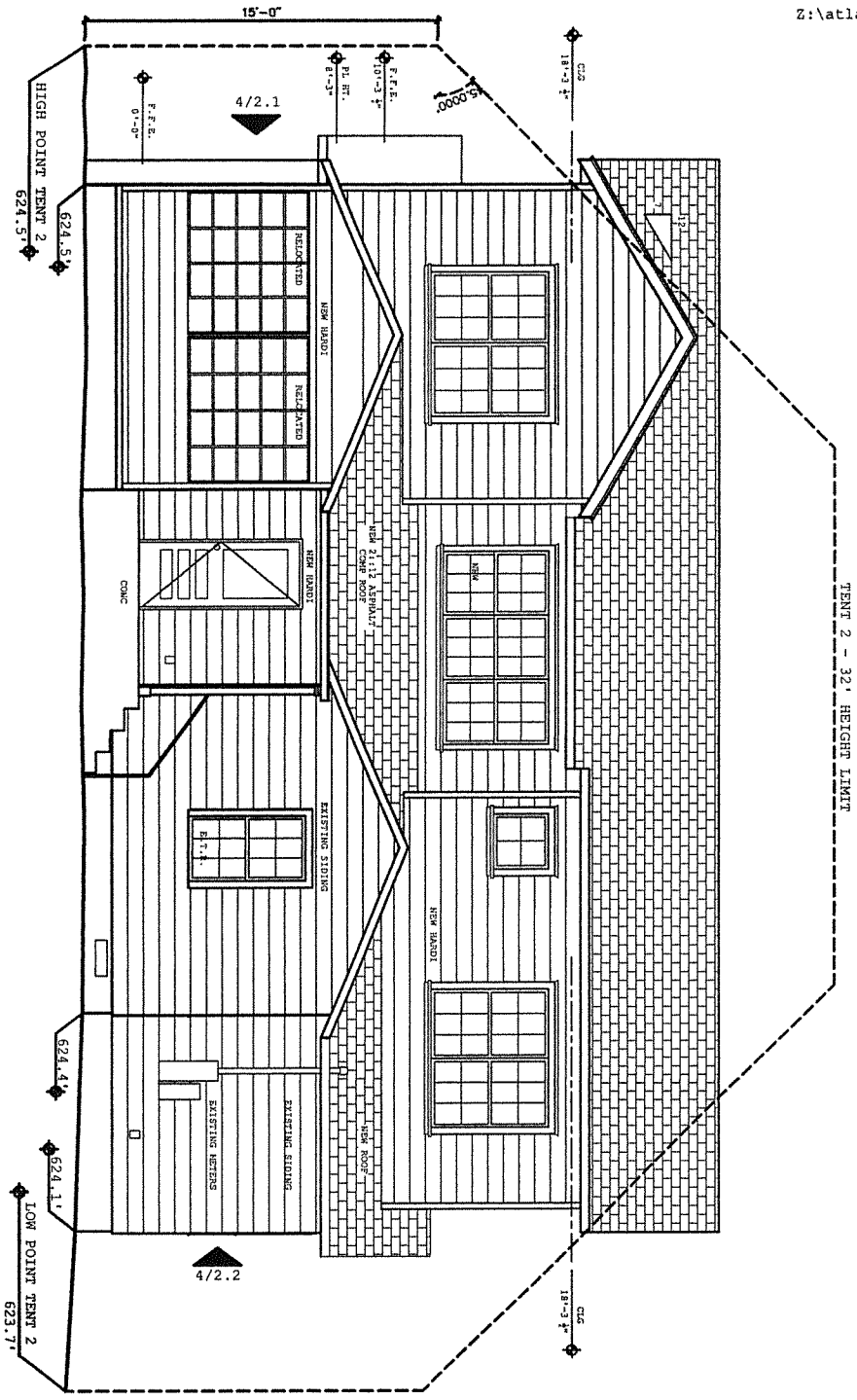
1 / 2.2 EXISTING ELEVATION REAR (WEST)

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



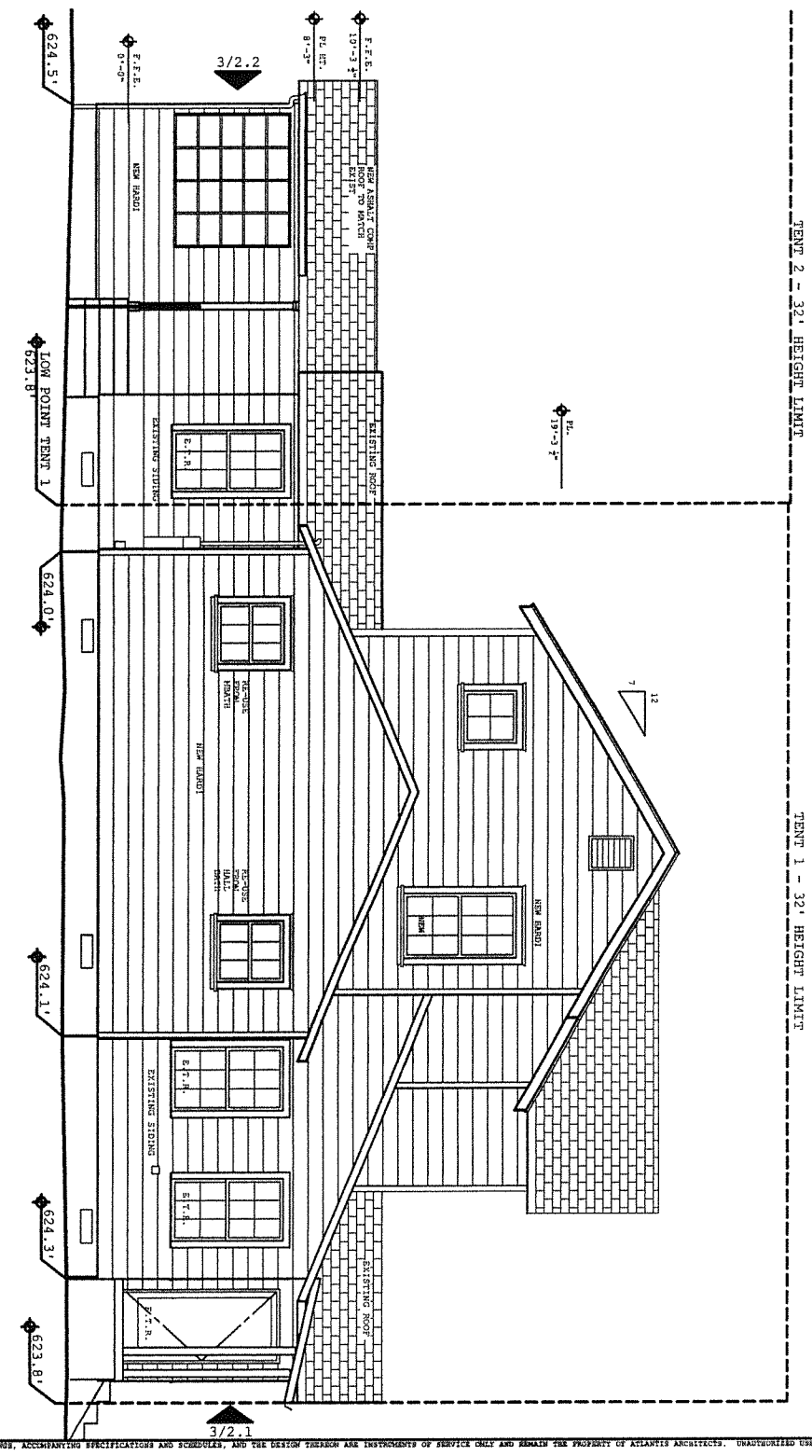
2 / 2.2 EXISTING ELEVATION DRIVE

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



3 / 2.2 PROPOSED WEST ELEVATION AS SEEN FROM YARD

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



4 / 2.2 PROPOSED SOUTH ELEVATION AS SEEN FROM DRIVE

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

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REGISTERED ARCHITECT BEREK BARCINSKI 17586 STATE OF TEXAS

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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 ENGINEER 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 ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC., SHALL BE PROPERLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE, AND 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.

DESIGN CRITERIA

1. BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE
2. GRAVITY LOADS:

A. DEAD LOADS	
1) ROOF	16 PSF
2) FLOOR	20 PSF
B. LIVE LOADS	
1) ROOF	20 PSF (REDUCIBLE)
2) FLOOR	40 PSF
C. SNOW LOADS	
1) GROUND SNOW LOAD, Pg	5 PSF
2) IMPORTANCE FACTOR, I	1.0

3. LATERAL LOADS

A. WIND LOADS	
1) WIND SPEED	90 MPH
2) IMPORTANCE FACTOR, I	1.0
3) EXPOSURE	"C"
B. SEISMIC LOADS	
1) SEISMIC DESIGN CATEGORY	A
2) SITE CLASS	D
3) SEISMIC IMPORTANCE FACTOR, IE	1.0

FOUNDATION SUBGRADE PREPARATIONS

1. THE FOUNDATIONS HAVE BEEN DESIGNED USING AN ALLOWABLE SOIL BEARING VALUE OF 1,500 PSF FOR SPREAD FOOTINGS IN ACCORDANCE WITH TABLE R401.4.1 IN THE 2012 INTERNATIONAL RESIDENTIAL CODE.
2. SPREAD FOOTING AND CONTINUOUS FOOTING DIMENSIONS AND/OR LOCATIONS MAY NOT BE ALTERED WITHOUT APPROVAL BY THE ENGINEER.
3. ALL TOPSOIL, VEGETATION, AND ANY DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE PROPOSED ADDITION AREA TO PERMIT THE INSTALLATION OF A WOOD FLOORING SYSTEM WITH PIER-AND-BEAM SUPPORTS AND A MINIMUM 18-INCH TALL CRAWL SPACE.
4. PROVIDE VENTING OF CRAWL SPACE IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.
5. FOOTINGS SHALL BEAR AT LEAST 36 INCHES BELOW FINISHED GRADE ON UNDISTURBED SOIL.
6. FOOTINGS SHALL BE POURED THE SAME DAY THE EXCAVATIONS ARE COMPLETED.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE. ALL CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO ACI 302.1R-04. ALL CONCRETE WORK SHALL ALSO CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
2. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOPE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
3. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. AGGREGATE SHALL CONFORM TO ASTM C-33.
4. CURE CONCRETE SURFACE EITHER BY WATER CURING, WET COVERING, OR APPLYING A LIQUID MEMBRANE-FORMING CURING COMPOUND THAT MEETS OR EXCEEDS THE REQUIREMENTS OF ASTM C 309.
5. WHEN WATER CURING OR WET COVERING IS USED PROVIDE 7 DAYS OF UNINTERRUPTED CURING.
6. 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.
7. EMBEDDED CONDUITS AND PIPES, AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 318-05, INCLUDING THE FOLLOWING REQUIREMENTS:
   A. CONDUITS AND PIPES 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 INWHICH THEY ARE EMBEDDED.
   B. CONDUITS, PIPES, AND SLEEVES SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER.
   C. CONDUITS, PIPES, AND SLEEVES SHALL BE OF UN-COATED 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. LAP REINFORCING 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OR DETAILED OTHERWISE.
5. WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
6. PROVIDE (3) #4 X 3'-0' LONG DIAGONAL BARS AT ALL RE-ENTRANT CORNERS.
7. AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS

TIMBER NOTES

1. UNLESS NOTED OTHERWISE, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2 K.D. PINE BY THE SPIB WITH A MINIMUM Fb=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 (2)-12d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.
3. ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE INACCORDANCE 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 DETAILED 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 OVER 10'-0" UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING 5'-0" TO 10'-0" UNLESS NOTED OTHERWISE.
7. ALKALINE COPPER QUATERNARY (ACQ) PRESSURE TREATED LUMBER PRODUCTS ARE HIGHLY CORROSIVE TO METAL CONNECTORS AND FASTENERS. ALL FASTENERS AND METAL CONNECTORS USED IN CONJUNCTION WITH THE ACQ PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED (MIN. G185 COATING) OR TYPE 304 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
   - PLYWOOD DECKING TO TREATED JOISTS
   - WOOD POSTS TO CONCRETE
   - NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
   - DECK BOARDS TO TREATED JOISTS

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. ORIENTED STRAND BOARD MAY BE USED IN LIEU OF PLYWOOD AT CONTRACTOR'S 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.
5. 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 2 1/2" LONG #8 WOOD SCREWS SPACED AT 12" O.C.

LAMINATED VENEER LUMBER

1. ALL LVL'S SHALL BE FABRICATED TO STANDARDS SET FORTH IN THE NATIONAL EVALUATION SERVICE (NES) REPORT NO. NER-481 AND SHALL PROVIDE MINIMUM ALLOWABLE DESIGN VALUES OF 2600 PSI IN BENDING, 285 PSI IN HORIZONTAL SHEAR PERPENDICULAR TO THE GLUE LINE, AND 1,900,000 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 MISPLACED 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 MANUFACTURER'S 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 DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERTINENT EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) 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 MANUFACTURER'S REPRESENTATIVE FOR THE INITIAL TRAINING AND INSTALLATION OF ANCHORS AND FOR PRODUCT RELATED QUESTIONS AND AVAILABILITY. CALL SIMPSON STRONG-TIE AT (800) 999-5099.
2. CONCRETE ANCHORS
   a. MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193 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-2713)
      (2) SIMPSON STRONG-TIE "STRONG-BOLT" (ICC-ES ESR-1771)
      (3) SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
   b. ADHESIVE ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
      (1) SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)

NAILING SCHEDULE

CONNECTIONS	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	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	10D AT 24" O.C.
8. DOUBLE TOP PLATES, FACE NAIL	10D 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 OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16D
11. BLOCKING BTWN. JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-8D
12. RIM JOIST TO TOP PLATE, TOE NAIL	8D AT 6" O.C.
13. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10D
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, LAPS OVER PARTITIONS, FACE NAIL	3-10D
19. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10D
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	10D @ 24" O.C.
26. BUILT-UP GIRDERS AND BEAMS 2-INCH LUMBER LAYERS, FACE NAIL	10D @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED, 2-10D @ ENDS AND AT EACH SPLICE
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	3-10D

2012 IRC NAILING SCHEDULE

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

STATE OF TEXAS
BRAD FARRIS
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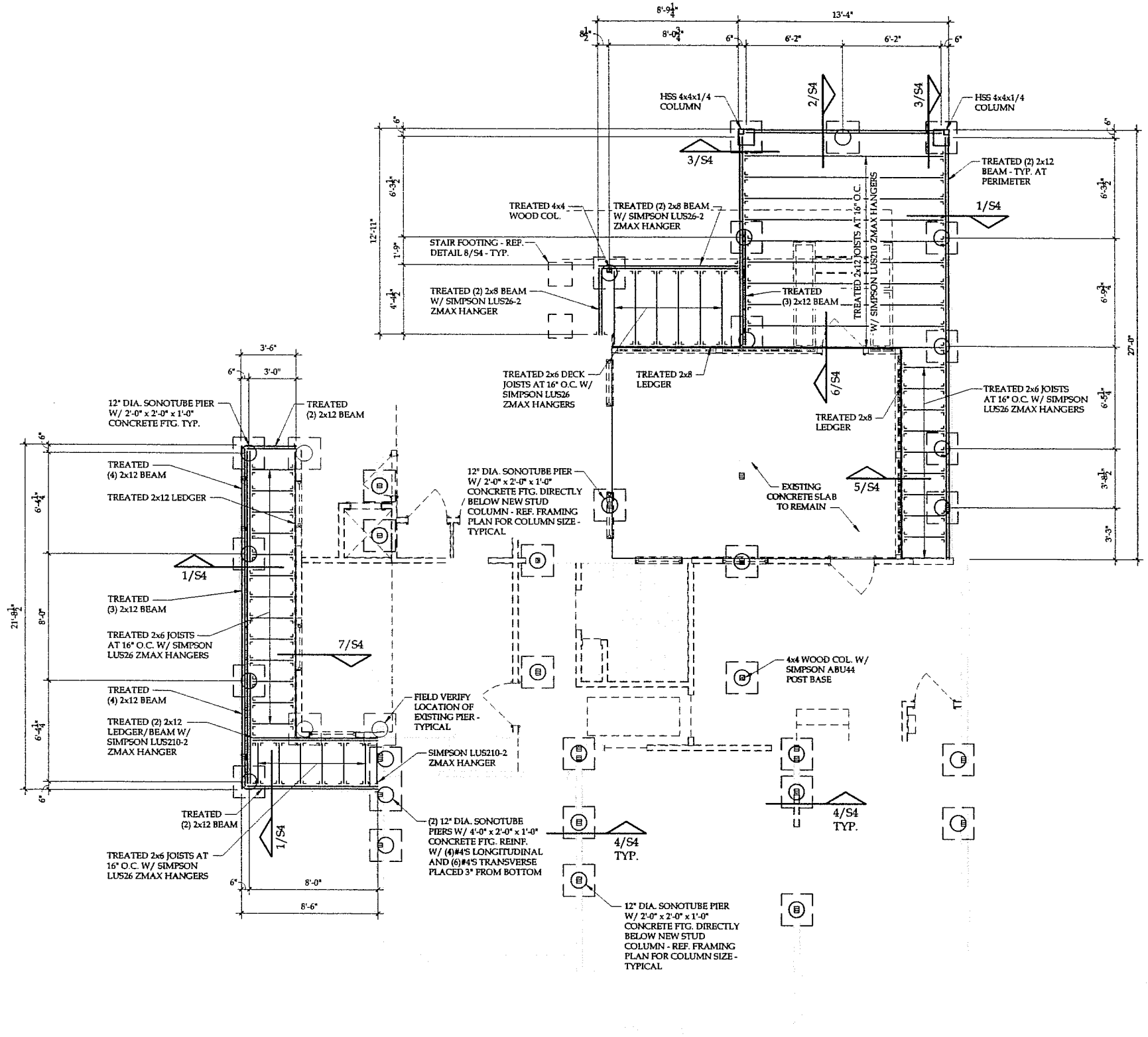
GENERAL NOTES

S0



NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. CONTACT ENGINEER IF CONDITIONS ARE DIFFERENT THAN SHOWN.
2. PROVIDE SHORING, BRACING, ETC. OF REMAINING STRUCTURE AS REQ'D. FOR SAFETY AND STRUCTURAL INTEGRITY.
3. PROVIDE WEATHER PROTECTION FOR THE DURATION OF THE DEMOLITION WORK.
4. REF. ARCH'L. DRAWINGS FOR ALL OPENING DIMENSIONS AND LOCATIONS TO LOCATE NEW FRAMING AND FOOTING LOCATIONS.
5. REPLACE ANY DAMAGED WOOD FRAMING WITH MEMBERS OF SAME SIZE AND SPACING. NOTIFY ENGINEER OF ANY STRUCTURAL DEFICIENCIES POUND IN EXISTING FRAMING THAT NEED TO BE ADDRESSED (I.E. SPLIT, CUT, OR MEMBERS SHOWING EXCESSIVE DEFLECTIONS.
6. ALL NEW FLOOR FRAMING TO BE TREATED NO. 2 SOUTHERN YELLOW PINE.

1. FOUNDATION PLAN

1/4" = 1'-0"

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FOUNDATION PLAN

S1

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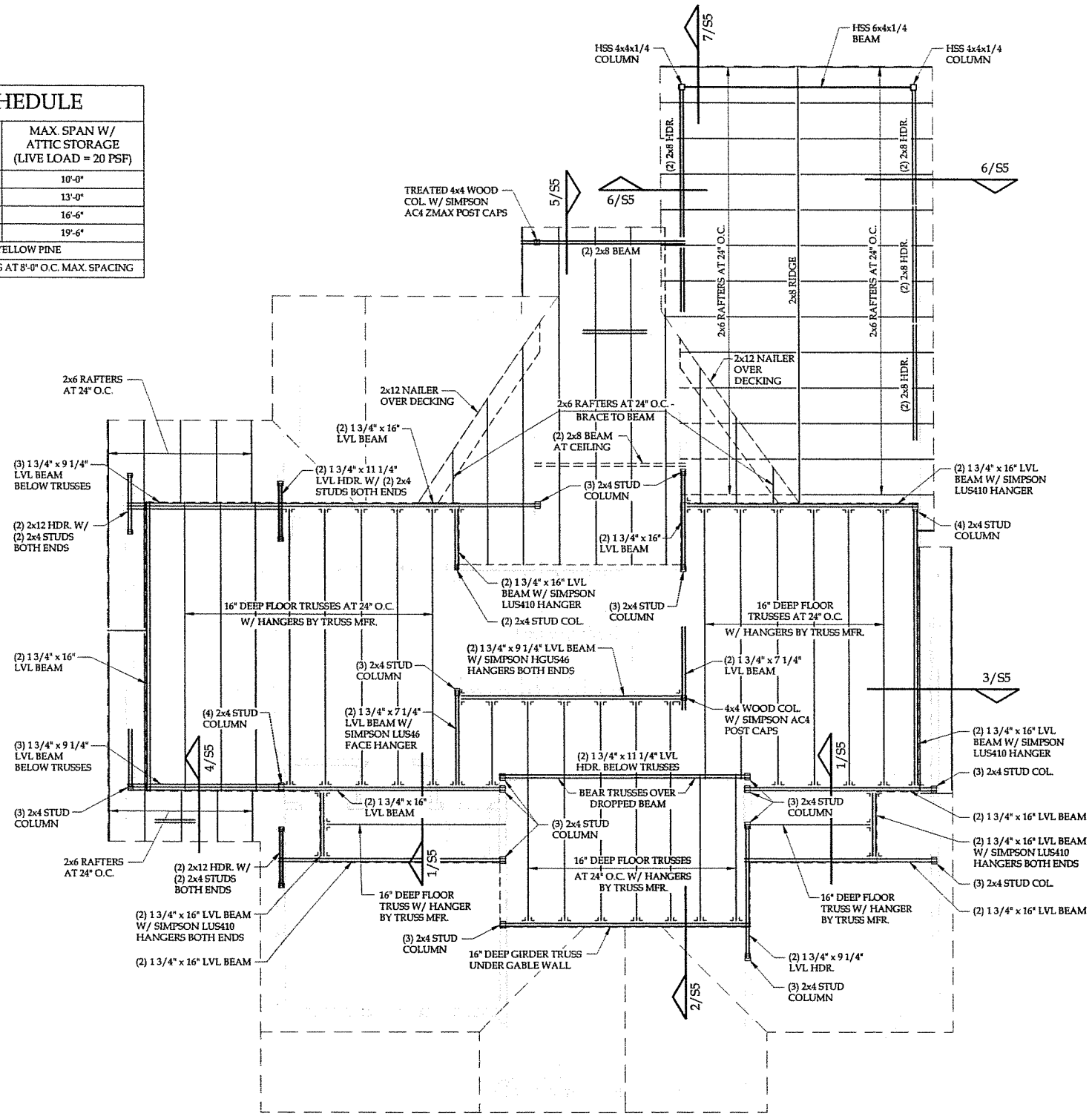
CEILING JOIST SCHEDULE		
JOISTS / SPACING	MAX. SPAN W/O ATTIC STORAGE (LIVE LOAD = 10 PSF)	MAX. SPAN W/ ATTIC STORAGE (LIVE LOAD = 20 PSF)
2 x 6's AT 24" O.C.	11'-0"	10'-0"
2 x 8's AT 24" O.C.	14'-6"	13'-0"
2 x 10's AT 24" O.C.	18'-6"	16'-6"
2 x 12's AT 24" O.C.	22'-6"	19'-6"
ALL JOISTS ARE NO. 2 SOUTHERN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



1. LOWER ROOF/ SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. CONTACT ENGINEER IF CONDITIONS ARE DIFFERENT THAN SHOWN.
2. PROVIDE SHORING, BRACING, ETC. OF REMAINING STRUCTURE AS REQ'D. FOR SAFETY AND STRUCTURAL INTEGRITY.
3. PROVIDE WEATHER PROTECTION FOR THE DURATION OF THE DEMOLITION WORK.
4. REF. ARCH'L. DRAWINGS FOR ALL OPENING DIMENSIONS AND LOCATIONS TO LOCATE NEW FRAMING AND FOOTING LOCATIONS.
5. REPLACE ANY DAMAGED WOOD FRAMING WITH MEMBERS OF SAME SIZE AND SPACING. NOTIFY ENGINEER OF ANY STRUCTURAL DEFICIENCIES FOUND IN EXISTING FRAMING THAT NEED TO BE ADDRESSED (I.E. SPLIT, CUT, OR MEMBERS SHOWING EXCESSIVE DEFLECTIONS.
6. ALL HEADERS IN 2x4 WALLS ARE (2) 2x6 NO. 2 SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
7. REFER TO DETAIL 4/S5.1 FPR TYPICAL OVERFRAMING.

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LOWER ROOF/ SECOND FLOOR FRAMING PLAN

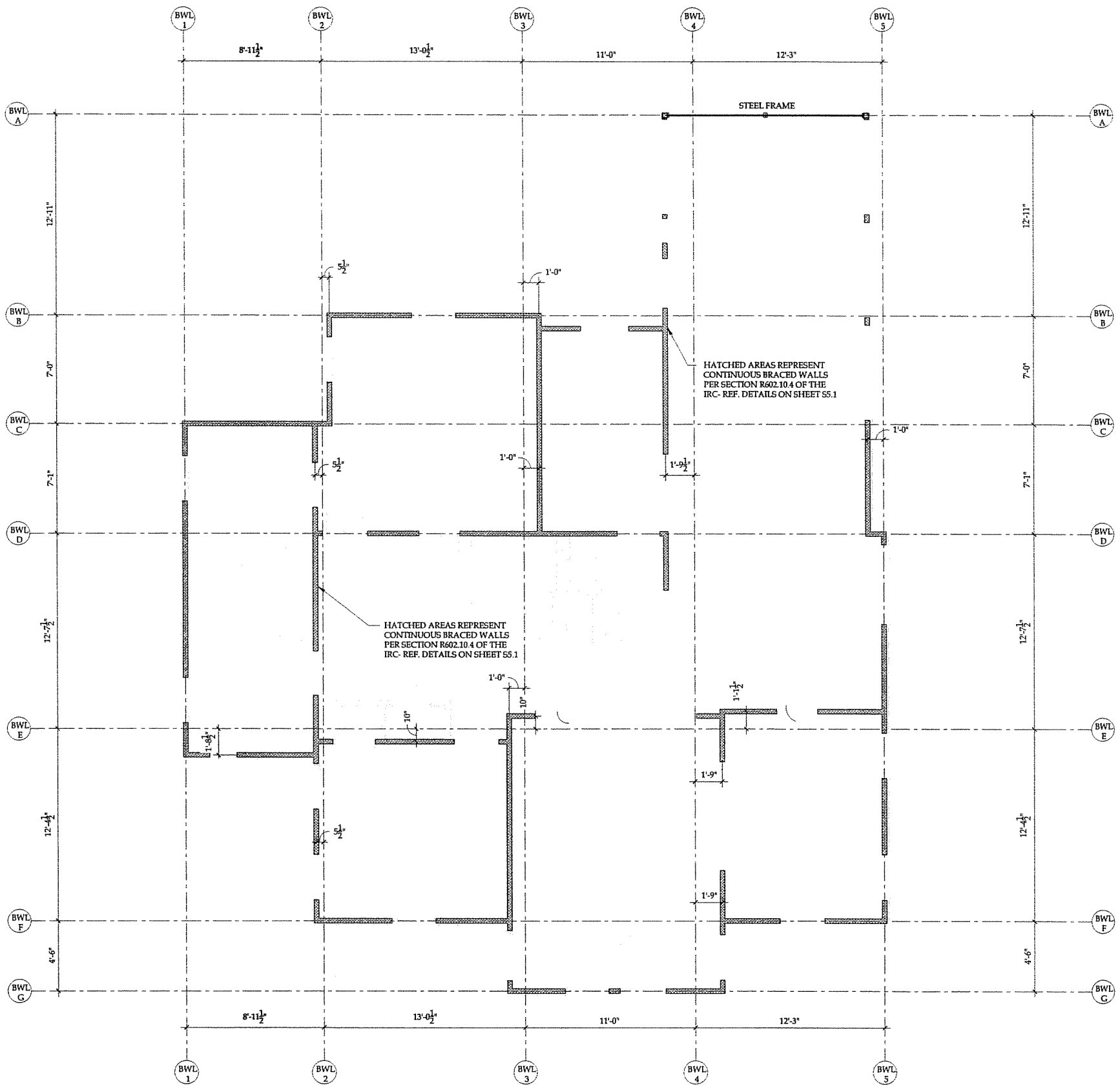
S2

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

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. PROVIDE SOLID 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 1 1/4" LONG SCREWS (TYPE W OR S) SPACED AT 12" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS IN ACCORDANCE WITH TABLE R702.3.5 OF THE IRC.



1. LATERAL BRACING PLAN

1/4" = 1'-0"

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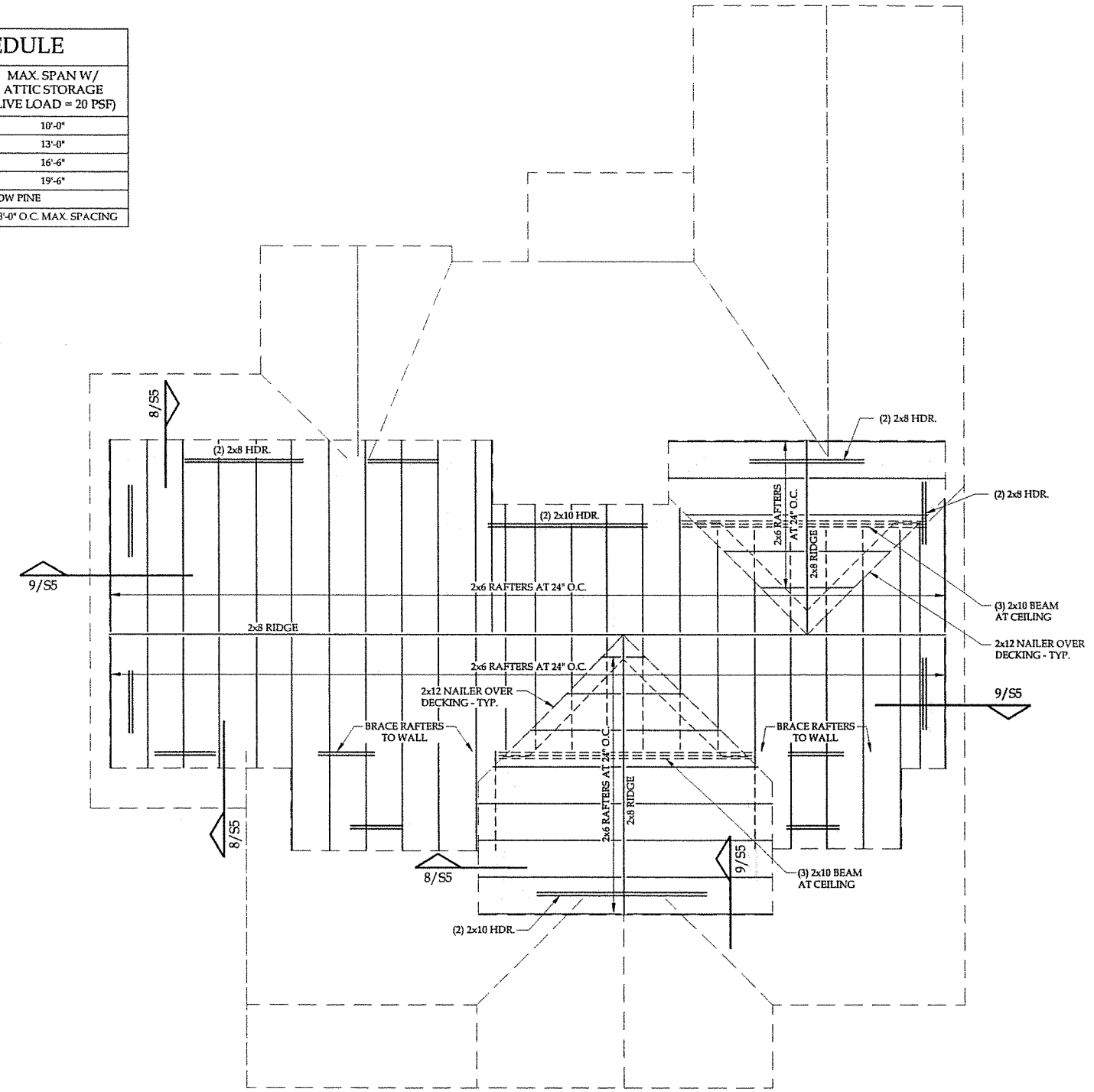
LATERAL BRACING PLAN

S2.1

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

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"	10'-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		



NOTES:

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2. PROVIDE SHORING, BRACING, ETC. OF REMAINING STRUCTURE AS REQ'D. FOR SAFETY AND STRUCTURAL INTEGRITY.
3. PROVIDE WEATHER PROTECTION FOR THE DURATION OF THE DEMOLITION WORK.
4. REF. ARCH'L. DRAWINGS FOR ALL OPENING DIMENSIONS AND LOCATIONS TO LOCATE NEW FRAMING AND FOOTING LOCATIONS.
5. REPLACE ANY DAMAGED WOOD FRAMING WITH MEMBERS OF SAME SIZE AND SPACING. NOTIFY ENGINEER OF ANY STRUCTURAL DEFICIENCIES FOUND IN EXISTING FRAMING THAT NEED TO BE ADDRESSED (I.E. SPLIT, CUT, OR MEMBERS SHOWING EXCESSIVE DEFLECTIONS.
6. ALL HEADERS IN 2x4 WALLS ARE (2) 2x6 NO. 2 SOUTHERN YELLOW PINE UNLESS NOTED OTHERWISE.
7. REFER TO DETAIL 4/S5.1 FPR TYPICAL OVERFRAMING.

1. UPPER ROOF FRAMING PLAN

1/4" = 1'-0"

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UPPER ROOF FRAMING PLAN

S3

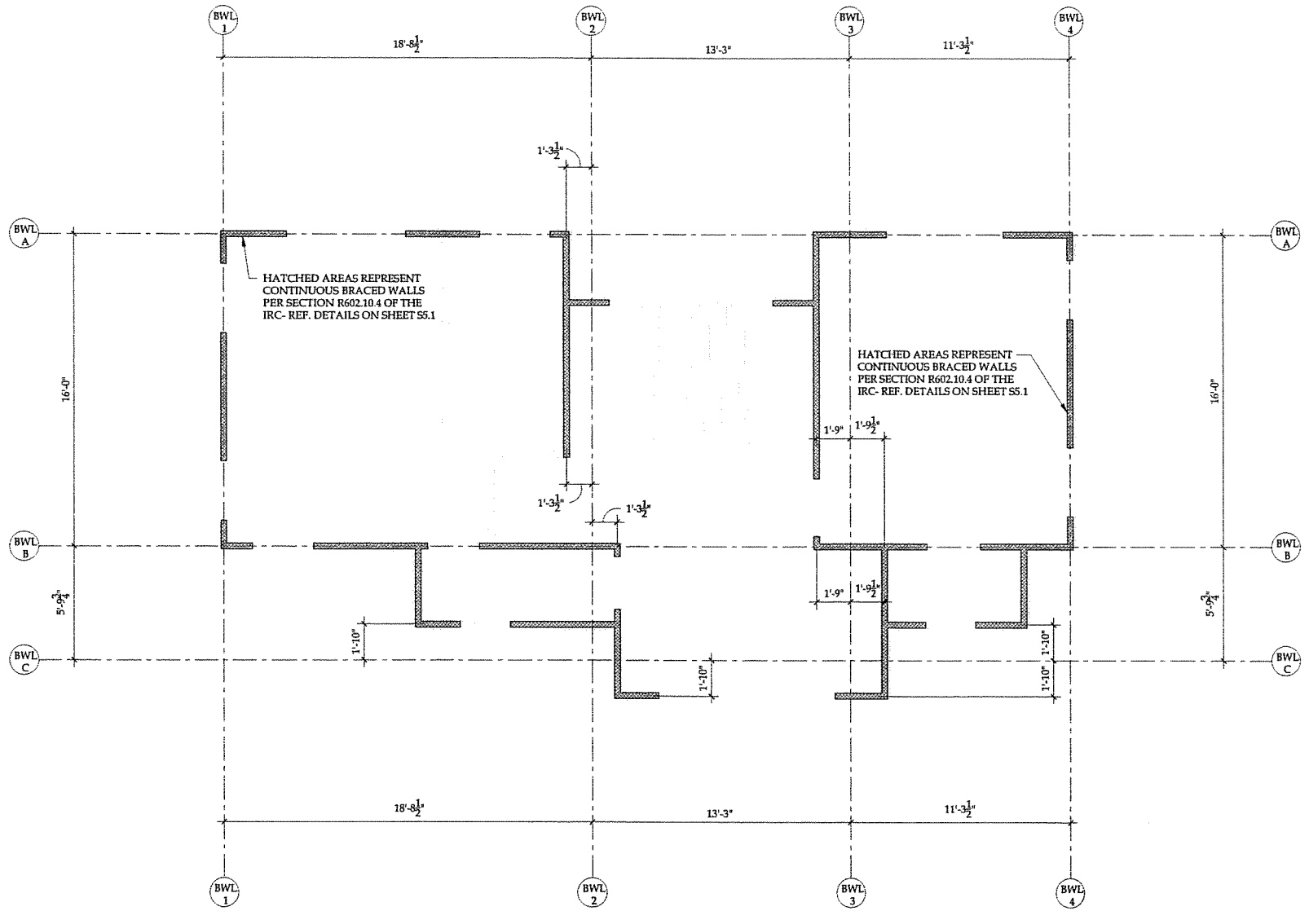
5 OF 9

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

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. PROVIDE SOLID 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 1 1/4" LONG SCREWS (TYPE W OR S) SPACED AT 12" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS IN ACCORDANCE WITH TABLE R702.3.5 OF THE IRC.



1. LATERAL BRACING PLAN

1/4" = 1'-0"

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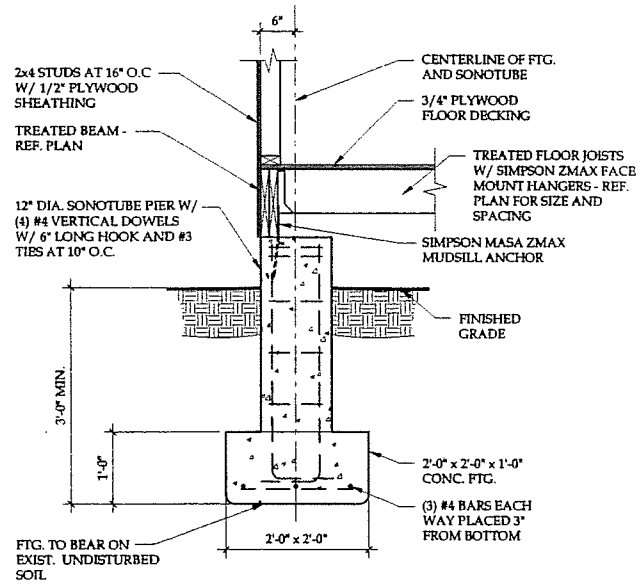
LATERAL BRACING PLAN

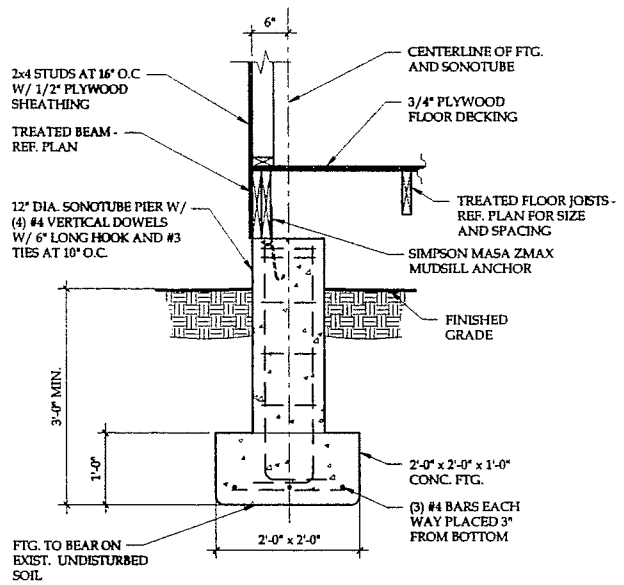
S3.1

NOTE: 12" x 12" SQUARE PIERS W/ (4) #4 VERTICAL DOWELS W/ 6" LONG HOOK AND #3 TIES AT 10" O.C. MAY BE USED AT CONTRACTORS OPTION.



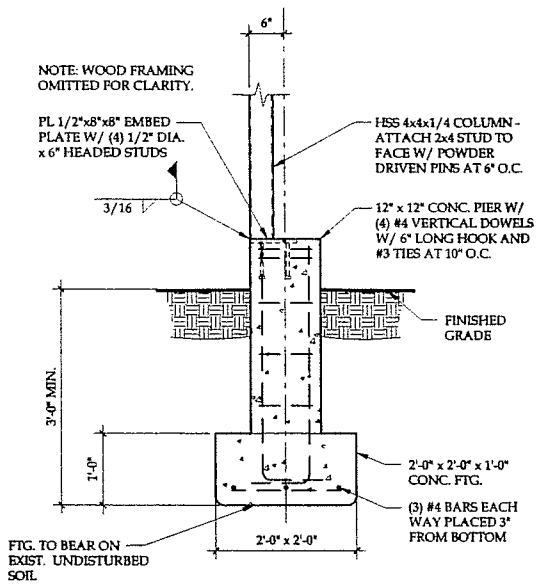
1. TYP. PERIMETER DETAIL

3/4" = 1'-0"



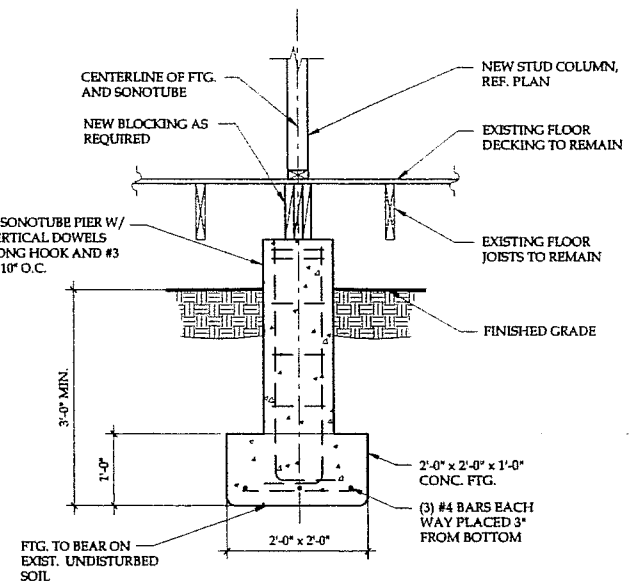
2. TYP. PERIMETER DETAIL

3/4" = 1'-0"



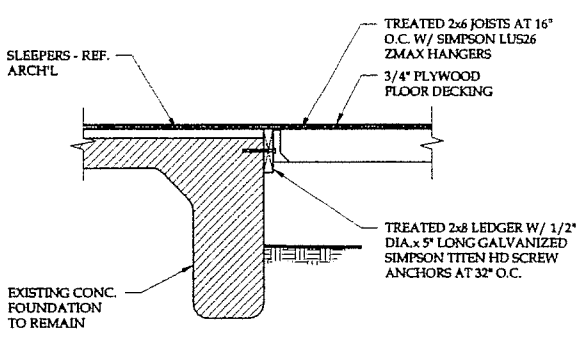
3. FOOTING AT STEEL COL.

3/4" = 1'-0"



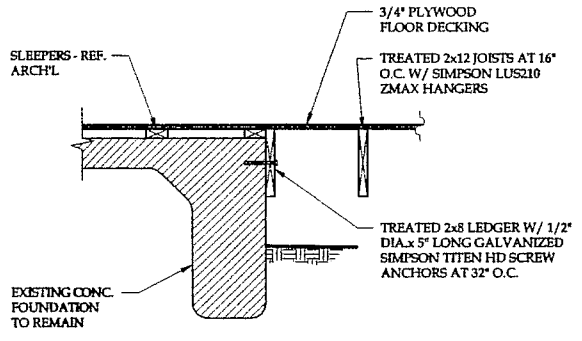
4. NEW FTG. AT EXISTING

3/4" = 1'-0"



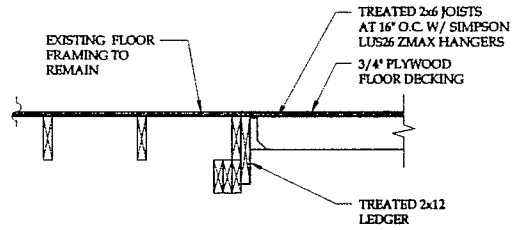
5. SECT. AT NEW / EXISTING

3/4" = 1'-0"



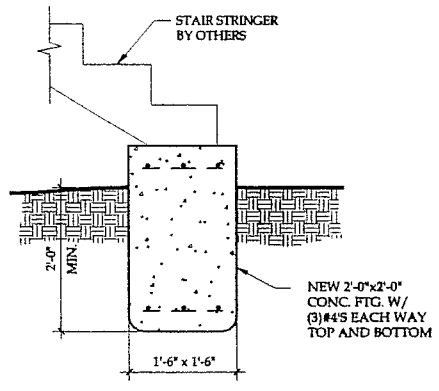
6. SECT. AT NEW / EXISTING

3/4" = 1'-0"



7. SECT. AT NEW / EXISTING

3/4" = 1'-0"



8. EXT. STAIR FOOTING

3/4" = 1'-0"

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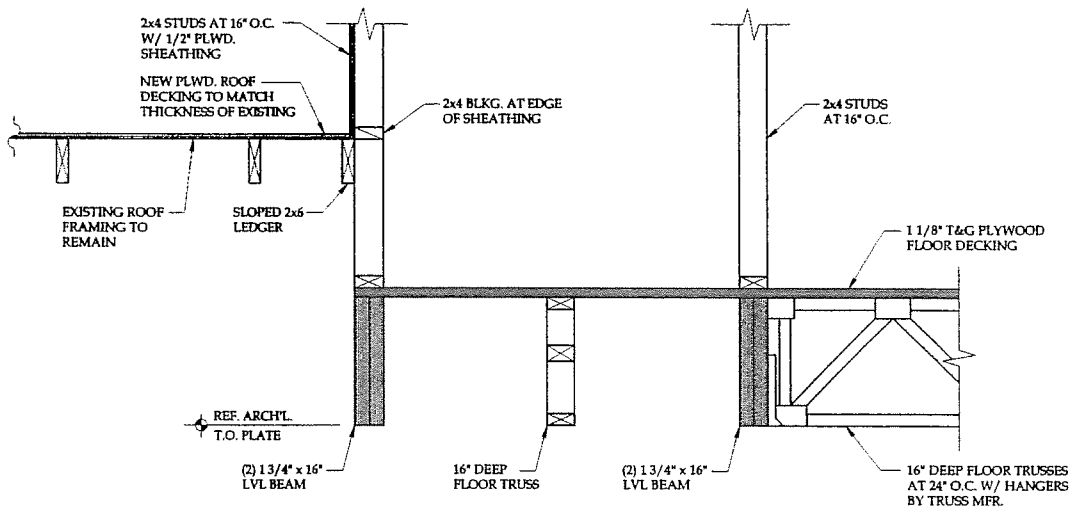
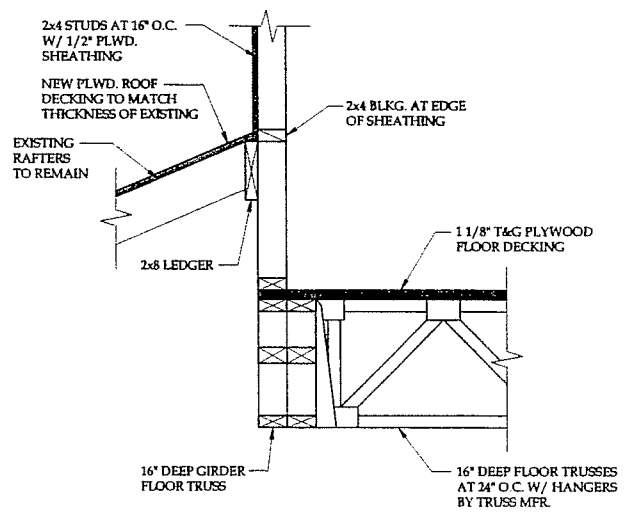
FOUNDATION DETAILS

S4



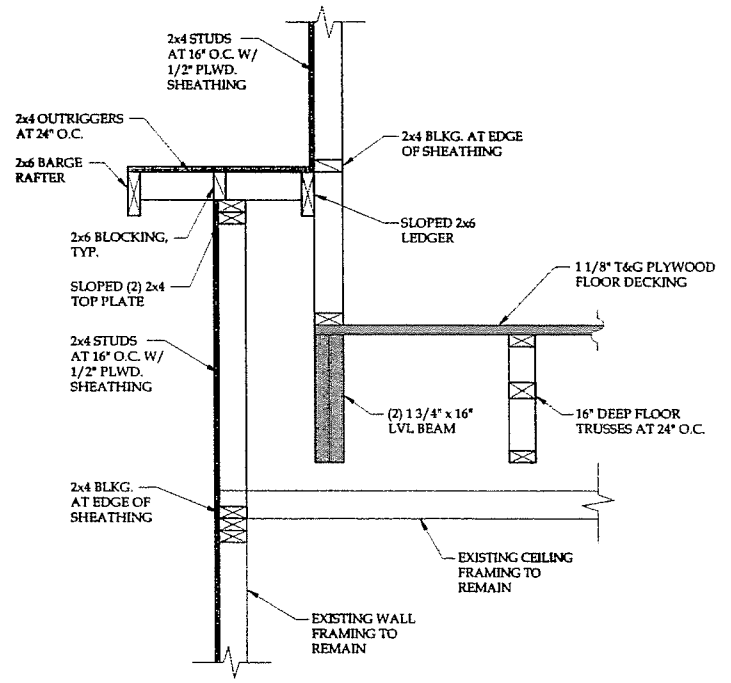
1. FLOOR / ROOF FRAMING DETAIL

1" = 1'-0"



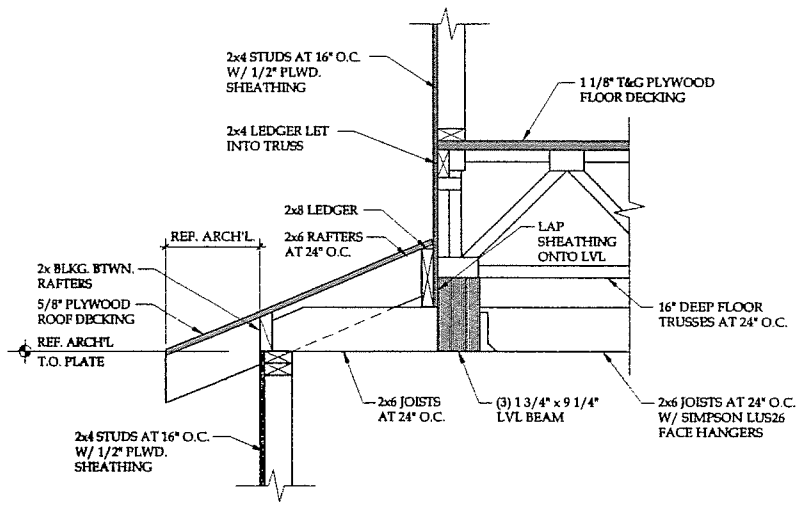
2. FLOOR / ROOF FRAMING DETAIL

1" = 1'-0"



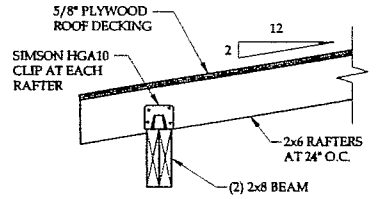
3. FLOOR / ROOF FRAMING DETAIL

1" = 1'-0"



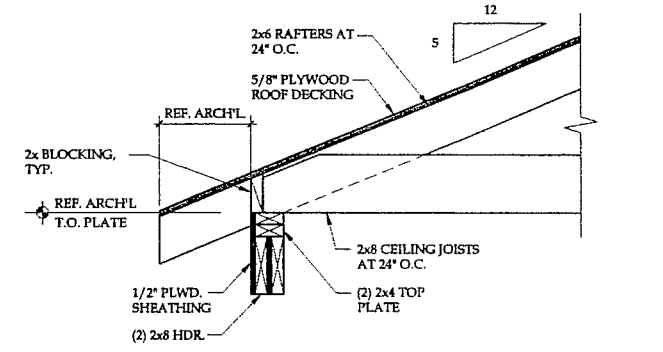
4. FRAMING AT NEW BATH

1" = 1'-0"



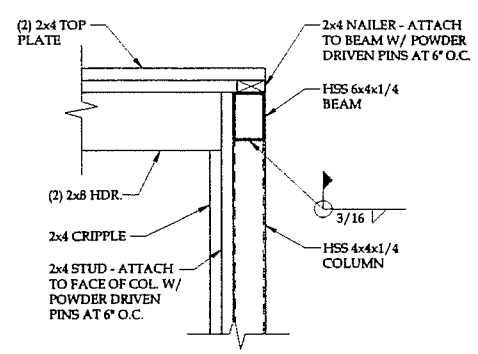
5. PORCH FRMG. DETAIL

1" = 1'-0"



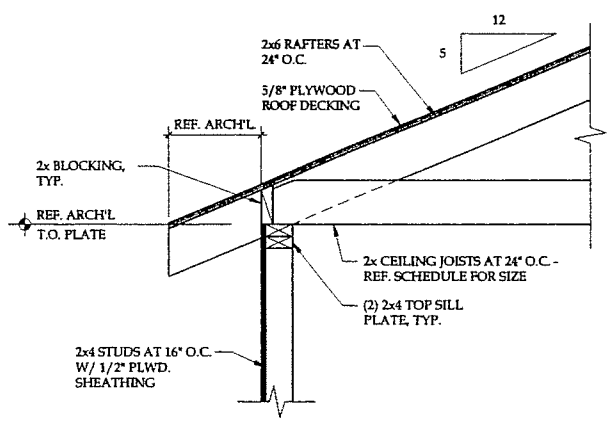
6. SECTION AT FAMILY ROOM

1" = 1'-0"



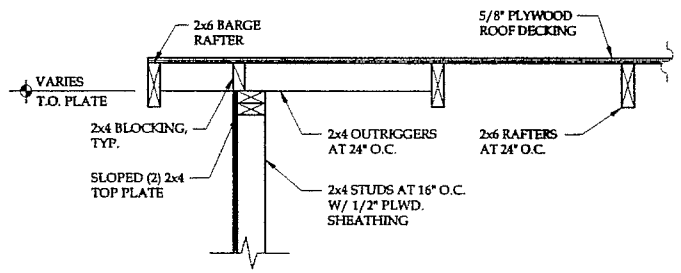
7. SECT. AT FAMILY ROOM

1" = 1'-0"



8. RAFTER / CEILING JOIST DET.

1" = 1'-0"



9. SECTION AT OUTRIGGERS

1" = 1'-0"

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

STATE OF TEXAS
BRAD FARRIS
95660
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRAD FARRIS (TX P.E. #95660) ON OCTOBER 12, 2015.

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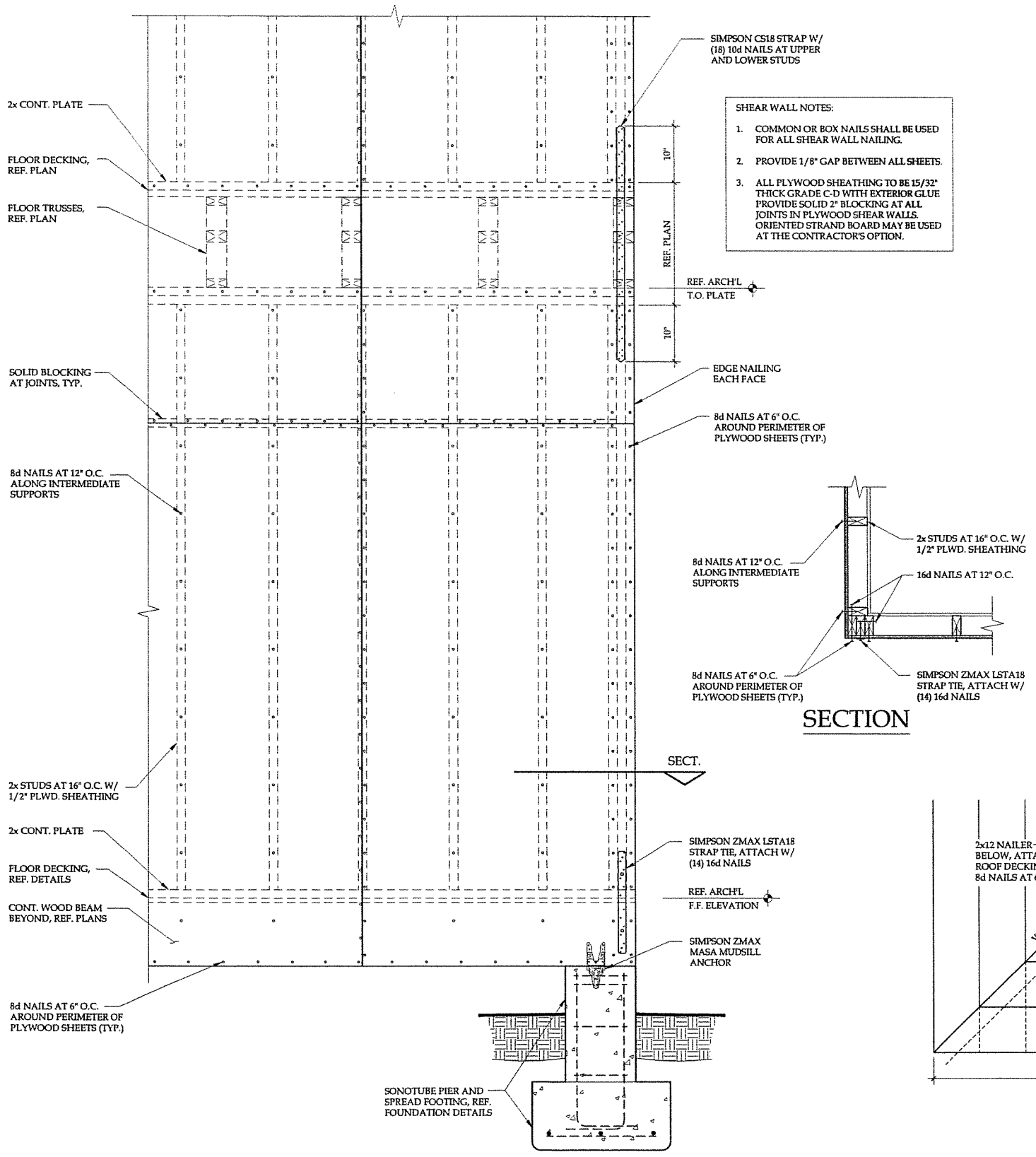
3204 KERBEY LANE AUSTIN, TEXAS 78703

DATE	10/12/15
PROJECT NUMBER	15122
REVISIONS	

FRAMING DETAILS

S5

8 OF 9



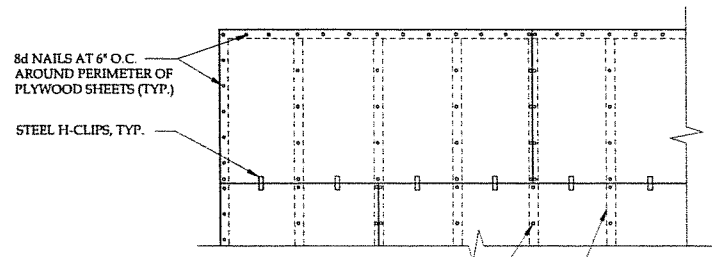
SHEAR WALL NOTES:

1. COMMON OR BOX NAILS SHALL BE USED FOR ALL SHEAR WALL NAILING.
2. PROVIDE 1/8" GAP BETWEEN ALL SHEETS.
3. ALL PLYWOOD SHEATHING TO BE 15/32" THICK GRADE C-D WITH EXTERIOR GLUE PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS. ORIENTED STRAND BOARD MAY BE USED AT THE CONTRACTOR'S OPTION.

SECTION

1. TYP. SHEARWALL NAILING PATTERN

N.T.S.



PLYWOOD DIAPHRAGM NOTES:

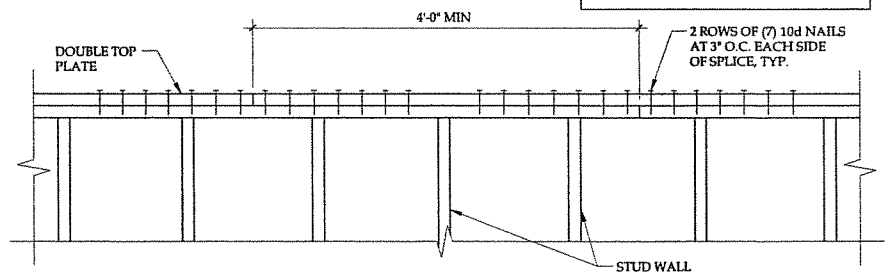
1. COMMON OR BOX NAILS SHALL BE USED FOR ALL DIAPHRAGM NAILING.
2. PROVIDE 1/8" GAP BETWEEN ALL SHEETS.
3. ALL PLYWOOD DECKING TO BE GRADE C-D WITH EXTERIOR GLUE. REF. GENERAL NOTES AND DETAILS FOR THICKNESS.
4. STAGGER ALL JOINTS IN PLYWOOD DECKING

2. TYPICAL ROOF DECK NAILING PATTERN

N.T.S.

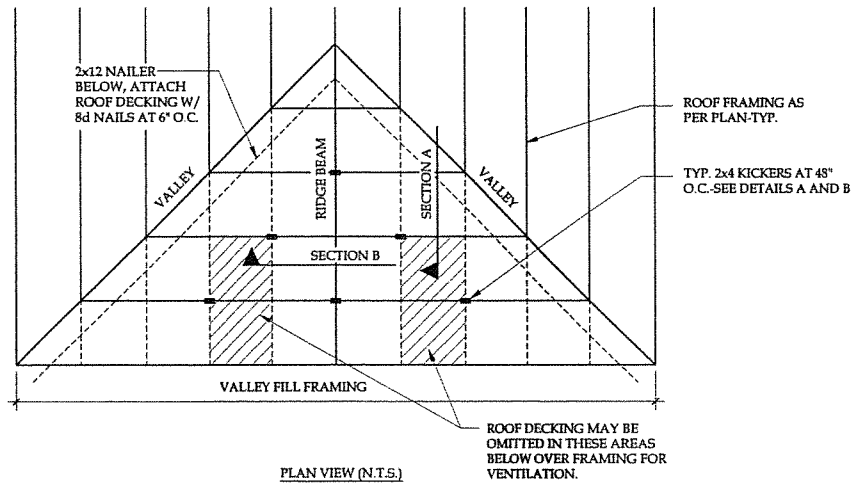
NOTE:

10d NAILS AT 12" O.C. TYPICAL TOP PLATE CONNECTION AT ALL OTHER LOCATIONS



3. TYPICAL TOP PLATE SPLICE

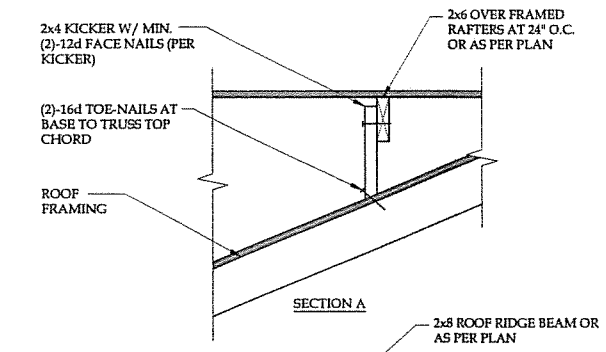
N.T.S.



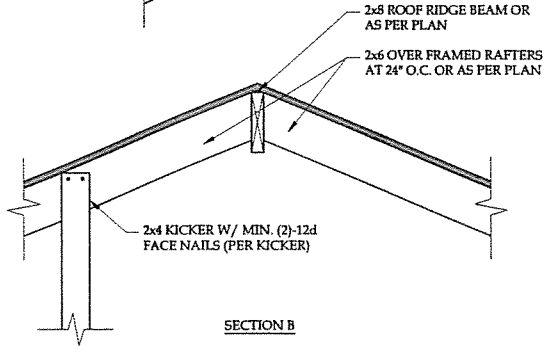
PLAN VIEW (N.T.S.)

4. TYP. OVERFRAMING DETAIL

N.T.S.



SECTION A



SECTION B

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

STATE OF TEXAS
BRAD FARRIS
95660
REGISTERED PROFESSIONAL ENGINEER
Brad Farris
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRAD FARRIS (TX P.E. #95660) ON OCTOBER 12, 2015.

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LATERAL BRACING DETAILS

S5.1

9 OF 9