

REV #1 2/16/17 Austin, TX

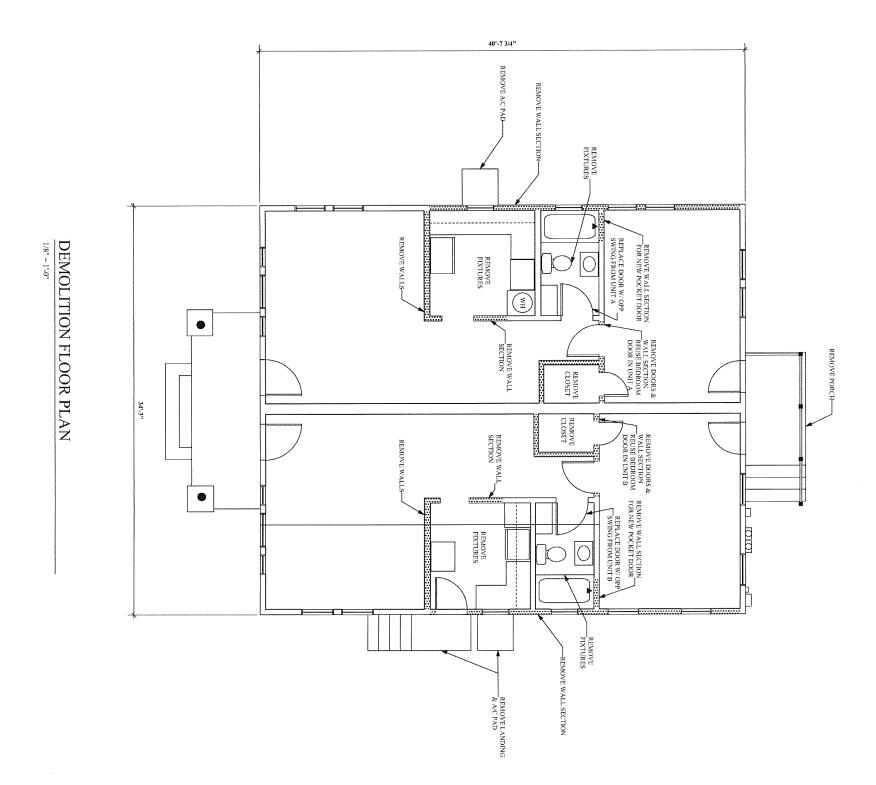
Leland F. Decker

104 Darling Dr.

512/457-0230

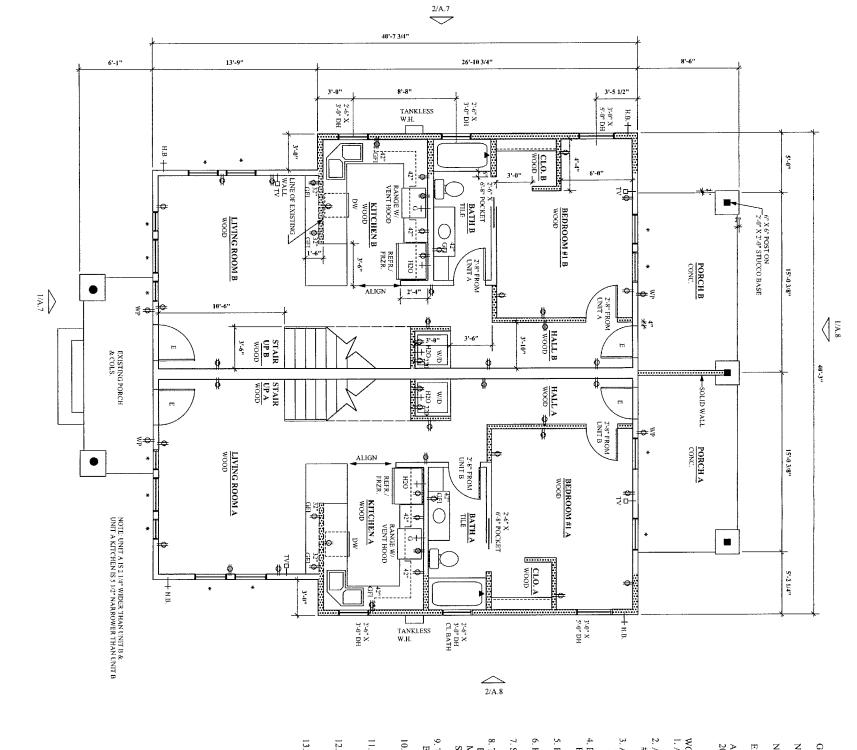
Architect
Wimberley, TX
Reg. #12424





REVIEWED CITY OF AUSTIN CONFLIANCE

A	REV#1	PERMIT	BIDS	Duplex Renovation	Leland F. Decker	Architect	SE ARCE
.2	2/1	1/24/	10/10/	4207 Avenue H	104 Darling Dr.	Wimberley, TX	12424 59
	6/17	17	16	Austin, TX	512/457-0230	Reg. #12424	1/24/17 OF



GENERAL NOTES:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 IRC, 2012 IECC AND CITY OF AUSTIN AMENDMENTS. EXTENSIONS TO EXISTING WALLS SHOWN AS EXISTING WALL THICKNESSES. NEW INTERIOR WALLS SHOWN AS SHADED 4 1/2" FINISHED WALL THICKNESS NEW EXTERIOR WALLS SHOWN AS SHADED 5 1/2" FINISHED WALL THICKNESS

WOOD FRAMING NOTES: 1. ALL STRUCTURAL MEMBERS SHALL BE #2 SOUTHERN PINE $\,$ KD OR BETTER.

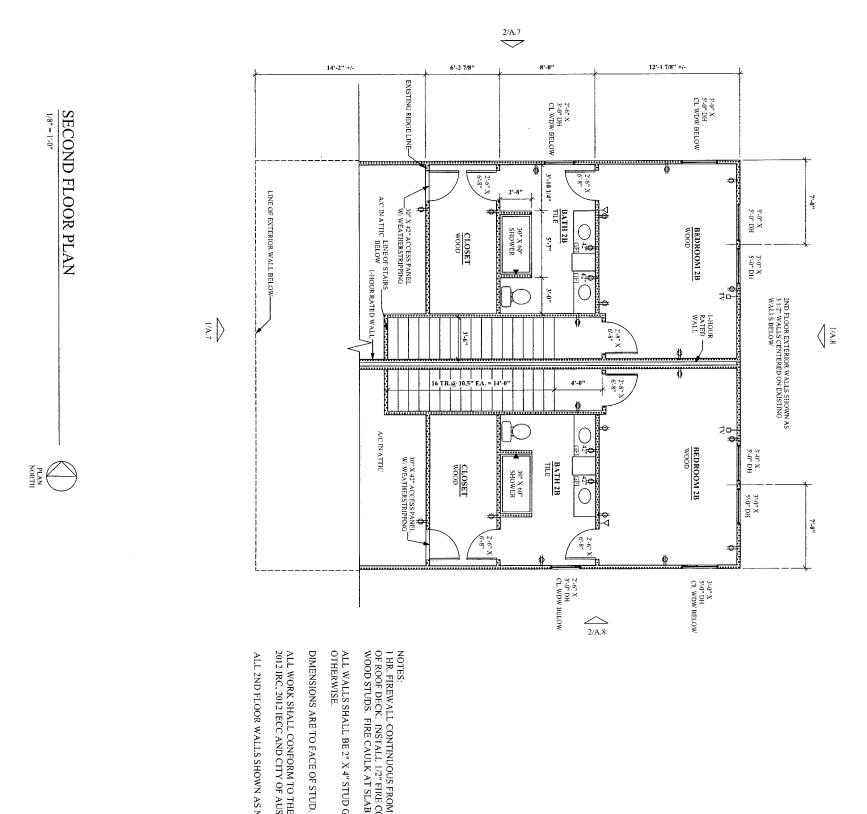
- 2. ALL STUD WALLS SHALL BE SPF STUD GRADE OR BETTER KD OR #2 SOUTHERN PINE KD @ 16" O.C.
- 3. ALL EXPOSED MEMBERS AND SILL PLATES SHALL BE TREATED #2 SOUTHERN PINE KD.
- 4. PROVIDE TRIPLE STUD SUPPORT @ GIRDER TRUSSES, DOUBLE STUD SUPPORT FOR ALL 2" X 12" BEAMS AND HEADERS.
- 5. ROOF DECKING SHALL BE APA RATED 5/8" EXPOSURE I PLYWOOD.
- 6. FLOOR DECKING SHALL BE 1 1/8" THICK T&G PLYWOOD, EXPOSURE 1 RATING.
- 7. SHEATHING SHALL BE 1/2" THICK, EXP-1 APA RATED PLYWOOD.
- 8. TRUSS MEMBERS AND THEIR CONNECTIONS SHALL BE DESIGNED AND PRODUCED BY REPUTABLE MANUFACTURER AND ERECTED PER THE MANUFACTURER'S GUIDELINES. TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
- 9. TRUSS MANUFACTURER SHALL DESIGN AND SPECIFY CONNECTORS BETWEEN THEIR PRODUCTS TO RESIST WIND LOADING PER CODE.
- 10. TRUSS MANUFACTURER SHALL PROVIDE THE NECESSARY MECHANICAL CHASE WEB OPENINGS, COORDINATE WITH GC AND HVAC CONTRACTOR.
- 11. PROVIDE TRUSS BLOCKING AND BRIDGING PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES.
- 12. BUILDER SHALL INSTALL CAPACITY MATCHING OR JOIST AND BEAM HANGERS WITH A SHEAR EXCEEDING THAT OF THE MEMBER BEING SUPPORTED.
- 13. BUILDER SHALL TAKE EXTRA CARE TO ASSURE THAT UPPER LEVEL LOADBEARING WALLS AND POSTS CAN TRANSFER THEIR LOAD TO THE SLAB BELOW.

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512/457-0230





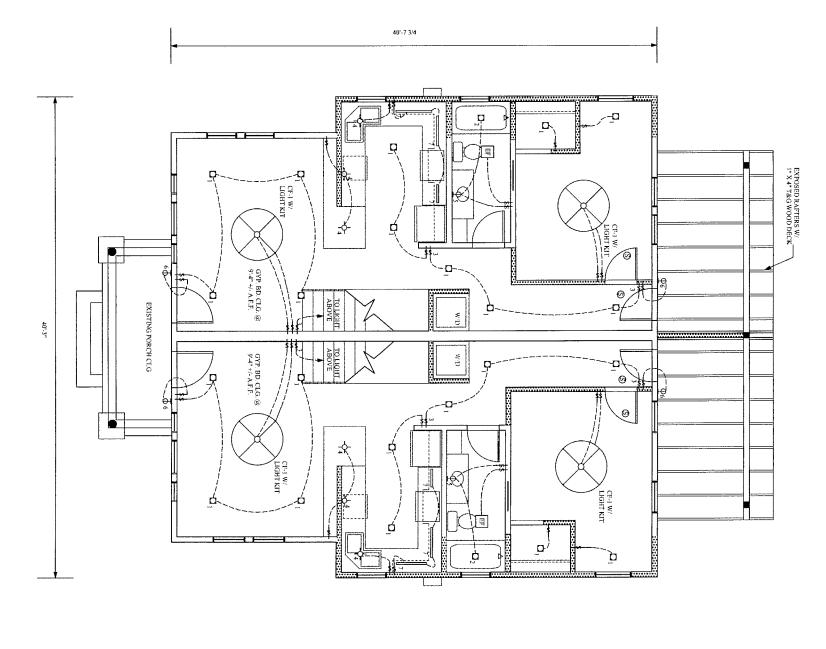
NOTES:
I HR. FIREWALL CONTINUOUS FROM 2ND FLOOR DECK TO UNDERSIDE OF ROOF DECK. INSTALL 12" FIRE CODE GYP. BD. ON EACH FACE OF WOOD STUDS. FIRE CAULK AT SLAB & AT ALL PENETRATIONS.

ALL WALLS SHALL BE 2" X 4" STUD GRADE @ 16" O.C. UNLESS NOTED OTHERWISE.

ALL 2ND FLOOR WALLS SHOWN AS NEW SHADED 3 1/2" WALLS. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 IRC, 2012 IECC AND CITY OF AUSTIN AMENDMENTS.

REVIEWED FOR CODE COMPLIANCE

Duplex Renovation PERMIT 1/24/17 BIDS Leland F. Decker Architect A.4 4207 Avenue H 10/10/16 Wimberley, TX 104 Darling Dr. Reg. #12424 Austin, TX 512/457-0230



FIRST FLOOR REFLECTED CEILING & LIGHTING PLAN

FIXTURE SCHEDULE:

1. RECESSED COMPACT FLUORESCENT.

2. RECESSED COMPACT FLUORESCENT WATERPROOF W/ GLASS LENS.

3. SURFACE MOUNTED COMPACT FLUORESCENT.

7. UNDERCOUNTER MINI TRACK W/HALOGEN LAMPS @ 4" O.C. 6. EXTERIOR WALL SCONCE. WALL SCONCE. 4. PENDANT MOUNTED.

SMOKE/CARBON MONOXIDE DETECTOR-HARD WIRE W/BATTERY BACK-UP.

EF. EXHAUST FAN W/ REMOTE BLOWER.

CF-1. INTERIOR CEILING FAN.

REVIEWED FOR CODE COMPLIANCE

вирѕ PERMIT 1/24/17 10/10/16

Duplex Renovation

4207 Avenue H

Austin, TX

Leland F. Decker

104 Darling Dr.

512/457-0230

Architect

Wimberley, TX Reg. #12424



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SECOND FLOOR REFLECTED CEILING & LIGHTING PLAN

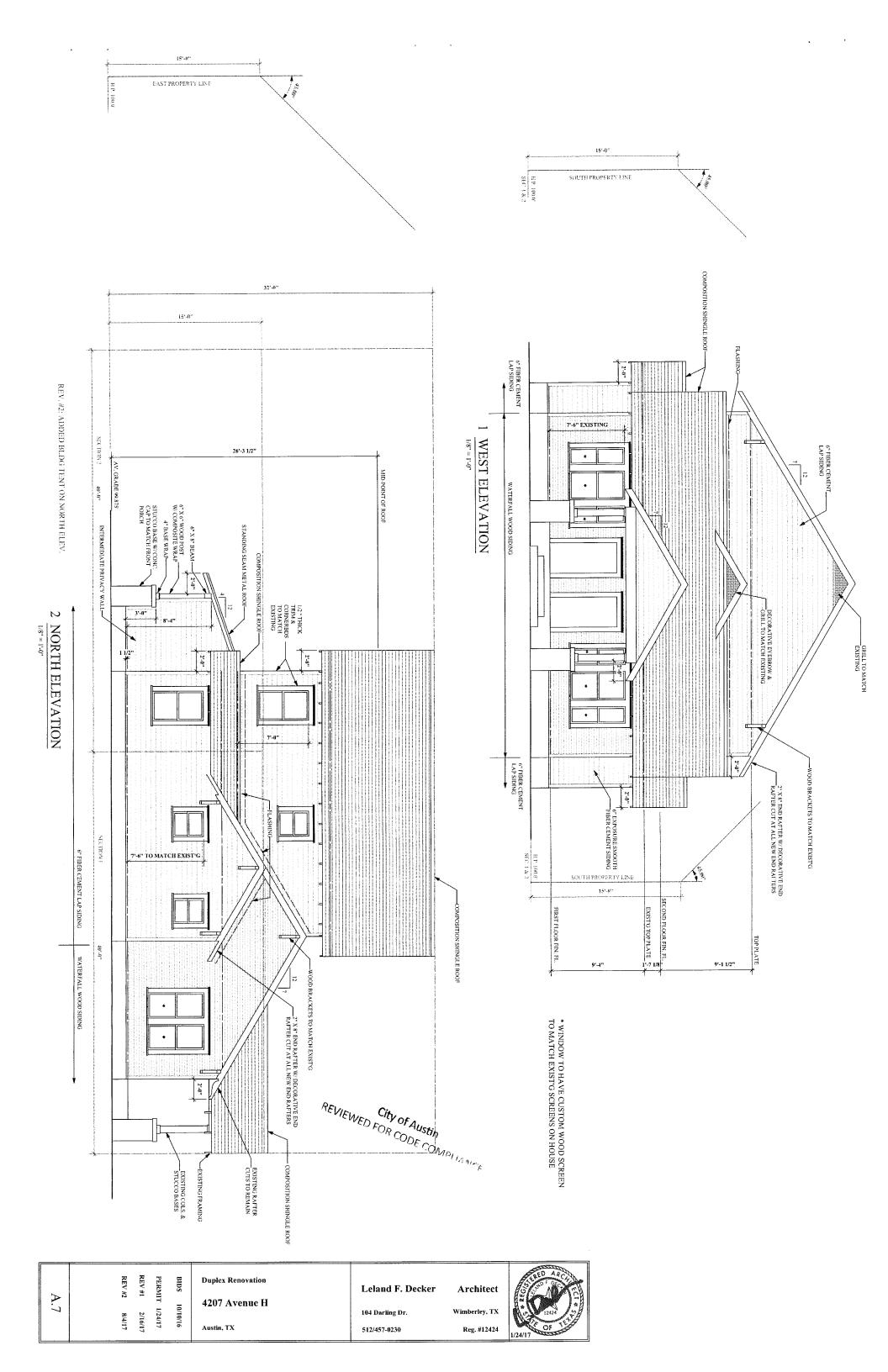
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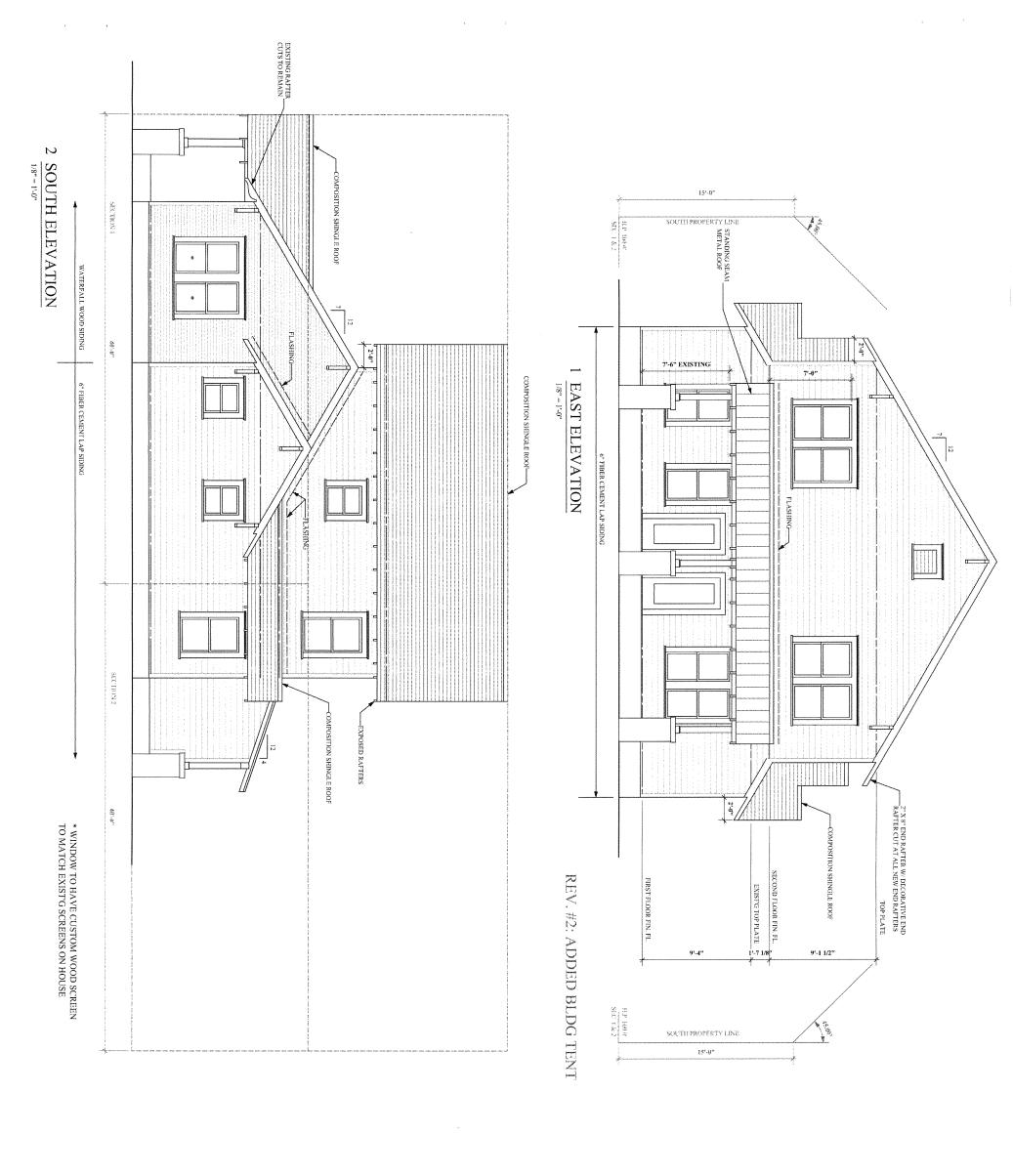
FIXTURE SCHEDULE:

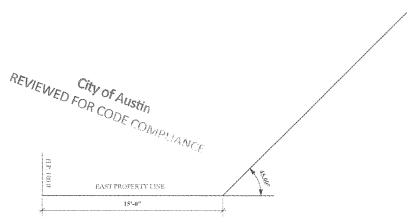
- 1. RECESSED COMPACT FLUORESCENT.
- 2. RECESSED COMPACT FLUORESCENT WATERPROOF W/ GLASS LENS.
- 3. SURFACE MOUNTED COMPACT FLUORESCENT.
- 4. PENDANT MOUNTED.
- 5. WALL SCONCE.
- 6. EXTERIOR WALL SCONCE.
 7. UNDERCOUNTER MINI TRACK W/ HALOGEN LAMPS @ 4" O.C.
- 8. UTILITY LIGHT: CF-1. INTERIOR CEILING FAN.
- EF. EXHAUST FAN W/REMOTE BLOWER.

 © . SMOKE/CARBON MONOXIDE DETECTOR.-HARD WIRE W/ BATTERY BACK-UP.

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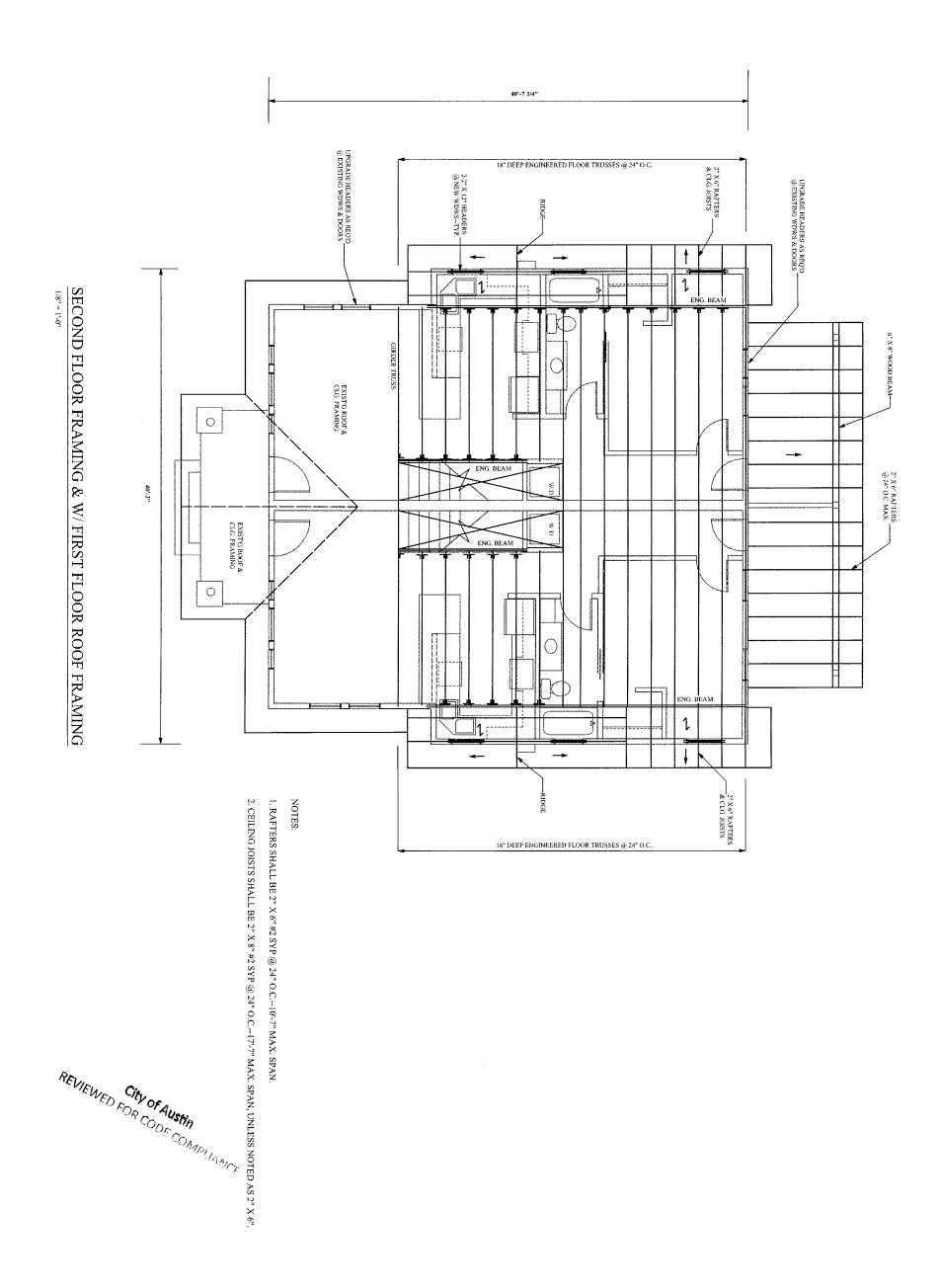
Duplex Renovation

Leland F. Decker Architect

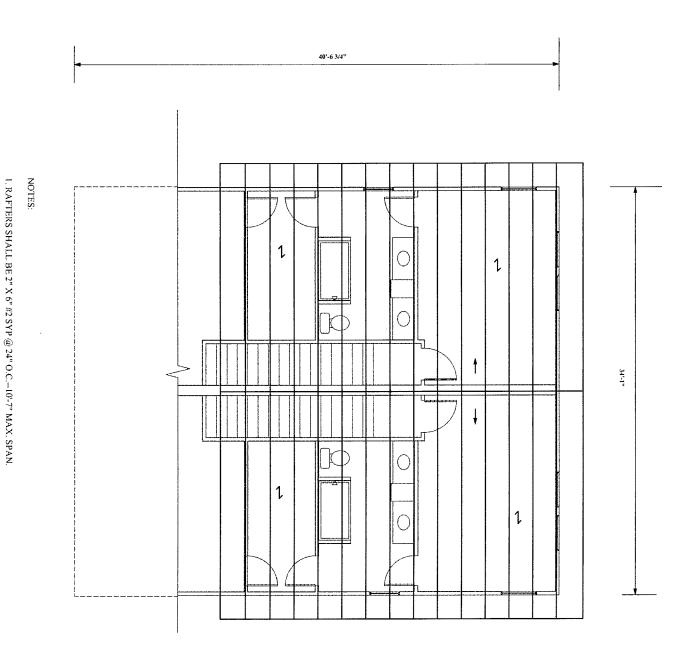
4207 Avenue H

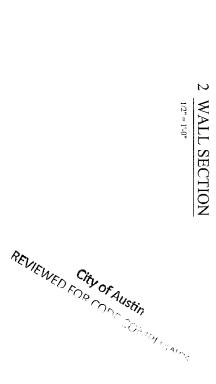
104 Darling Dr. Wimberley, TX

512/457-0230 Reg. #12424



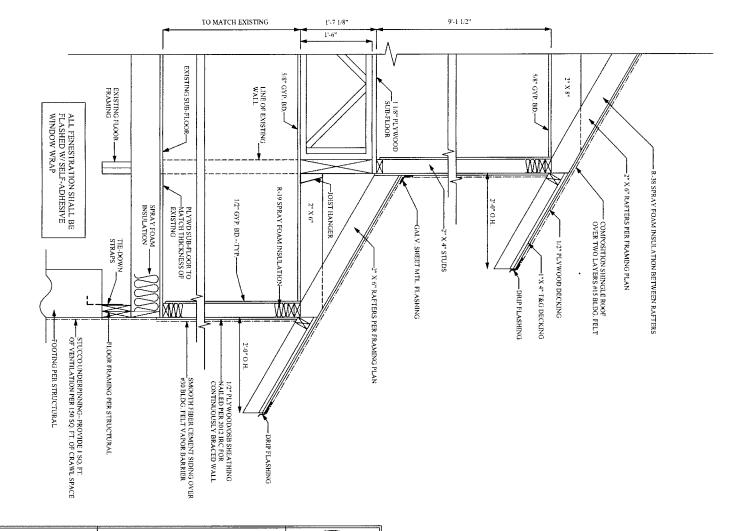
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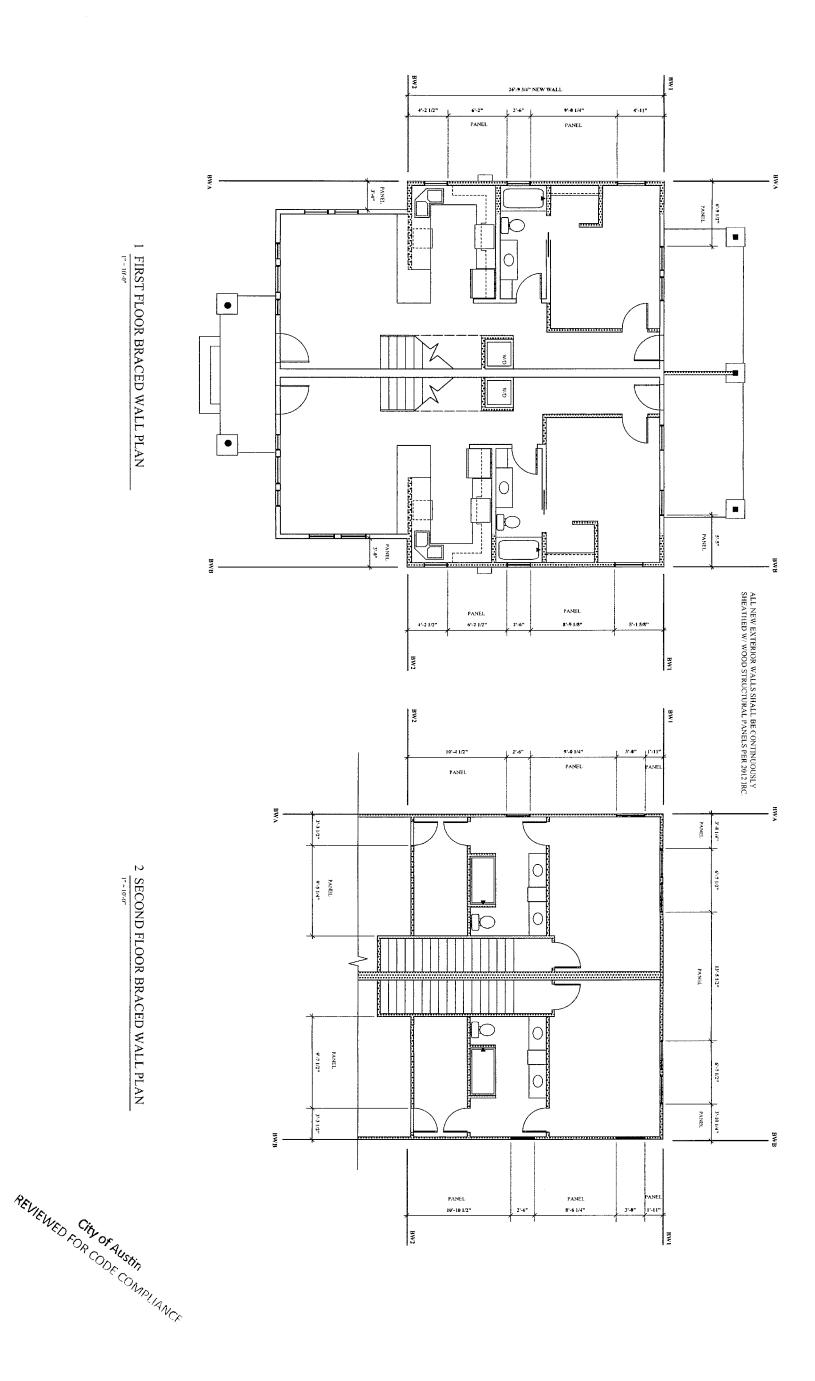


2. CEILING JOISTS SHALL BE 2" X 8" #2 SYP @ 24" O.C.--17'-7" MAX. SPAN, UNLESS NOTED AS 2" X 6".

1 SECOND FLOOR ROOF FRAMING



A.	REV#1	쫖	BIDS	Duplex Renovation 4207 Avenue H	Leland F. Decker	Architect	RED ARCH
10] = = :	/24/	10/10/16		164 Darling Dr.	Wimberley, TX	12424
	117	7	5	Austin, TX	512/457-0230	Reg. #12424	1/24/17



A.11	REV#1 2/16/17	PERMIT 1/24/17	BIDS 10/10/16	Duplex Renovation 4207 Avenue H Austin, TX	Leland F. Decker 104 Darling Dr. 512/457-0230	Architect Wimberley, TX Reg. #12424	TOP DE TENE
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GENERAL NOTES

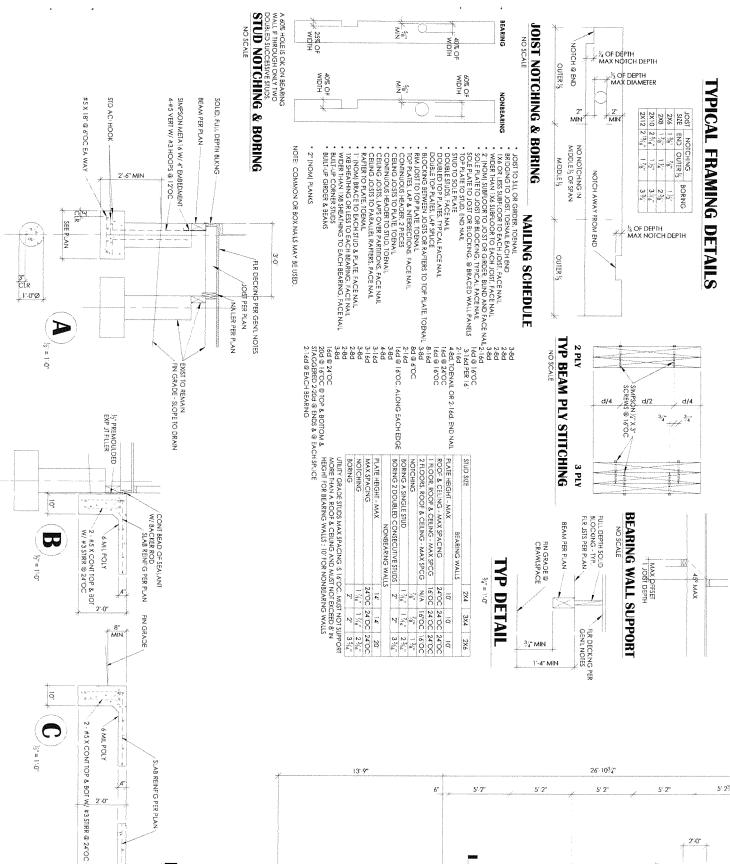
ALL CONCRETE SHALL EST 3000 PS AT 38 DAYS, AVERAGE SUMP SHALL 84." MAXIMUM SLUMP SHALL NOT EXCEED 6: ADMIXTURES SHALL NOT CONTAIN MORE THAN 30.5% CHLORDE IONS. FLY ASH CONTENT SHALL NOT EXCEED 5."

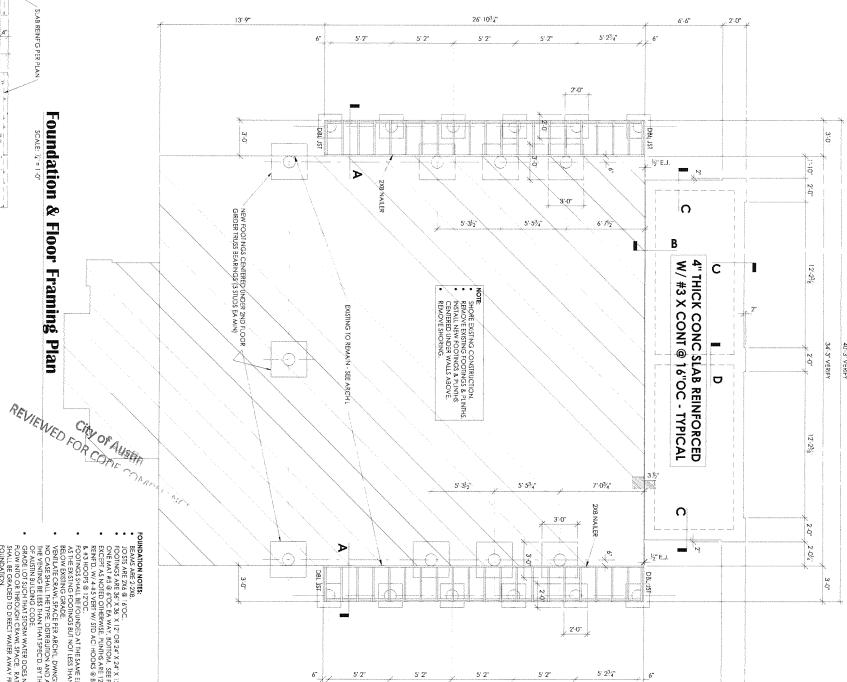
ALL CONCRETE SHALL BE PRODUCED AND DELIVERED IN ACCORDANCE WITH ASTM COY. ALL CONCRETE SHALL BE PRODUCED AND DELIVERED IN ACCORDANCE WITH ASTM COY. ALL CONCRETE WHAT ASSM COY. AND THE ASSM COY. AND THE ASSM COY. AS

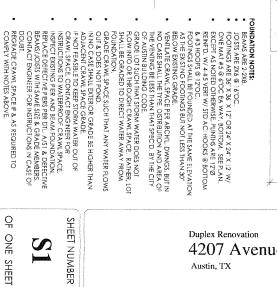
REINFORCING STEEL SHALL BE NEW BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60. BARS TO BE WELDED SHALL CONFORM TO ASTM A706, TACK WELDS ON REINFORCING BARS ARE PROHBITED. DETAILING OF BEINFORCING STEEL SHALL CONFORM TO THE AMERICAN CONCEREE INSTITUTE DETAILING AND AND LOT OF AND BOTTOM AT ALL CORPORES AND TO THE RESECTIONS OF FOUNDATION BEAMS, ALL HOOKS AND BEINS IN REINFORCING STEEL SHALL CONFORM TO ACTIONADED. UNLESS SPECIFICALLY SHOWN AND NOTED OTHERWISE. LAP CONTINUOUS UNSCHEDULED REINFORCING BARS 36 BAR DIAMETERS. HORIZONTAL WALL REINFORCING SHALL BE CONTINUOUS WITH 90 DEGREE BENDS AND 12 NICH RETURNS ALONG EACH WALL AT CORNERS. ALL REINFORCING BARS SHALL BE ADEQUATELY SUPPORTED IN THE FORMS, BEAMS AND SLABS SO AS TO ENSURE THEIR POSITION DURING CONCRETE PLACEMENT. REINFORCING STEEL COVERAGE SHALL BE AS FOLLOWS:

GRADE BEAMS CAST-IN-PLACE WALLS

FRAMING LIMBER SHALL BE #2 SOUTHERN YELLOW PINE. SURFACEEDRY, USED AT 19% MAX MOSTURE CONTENT, IREATED LIMBER SHALL BE PRESSURE IMPREGNATED WITH WOLMAN SALTS, GROUND CONTACT RATED FRATENESS PREITRATING FRALTE DLUMBER SHALL BE MY LEFT AND GALLE. ANCHOR BOLTS SHALL BE \$700 C. EACH PLATE SEGMENT SHALL RECEIVE NOT LESS THAN TWO ANCHOR BOLTS. EACH ANCHOR BOLTS. HALL HAVE 2"X 2" X 3" WASSHER. WASSHER. WHILL SHEATHING SHALL BE \$1/4" FINCK ORBIT SHALL BE SHALL BE BE CORRECT SHALL BE 15" FINCK (SEE PLANS) WITH SEAR NARTING OF 16/32". HOOR PANELS SHALL BE PLACED WITH FACE GREAT PLANS WITH SHALL SHALL BE AN LED CONTROLLER AND SHALL BE AN A PERFORMANCE SPECIFICATION AFOLD. PARELS SHALL BE PLACED WITH FACE GREAT PLANS SHALL BE 15" FOR THE PLACED WITH GOVERNOONS OF THE PLACED WITH GOVERNOO







6 MIL POLY

4 MIL POLY

SLAB REINFIG PER PLAN

Foundation & Floor Framing Plan

4207 Avenue H

13'-9" VERIFY

Y CONSUL	TING ENG	INEERS, INC.	
117 Ruby Ranch Roa	d, Buda, Texas 78610	Office & Fax - (512) 416-57	759
CHECKED BY:	JOB NO:	REVISED:	
	117 Ruby Ranch Roa	117 Ruby Ranch Road, Buda, Texas 78610	

26'-103/4"

DESCRIPTIO	N DATI
ISSUED FOR CONSTRUCTION	3-16-1
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CLIENT REVIEW (NOT FOR CONST	RUCTION
CDY ENGINEERING REVIEW	

2'-0"