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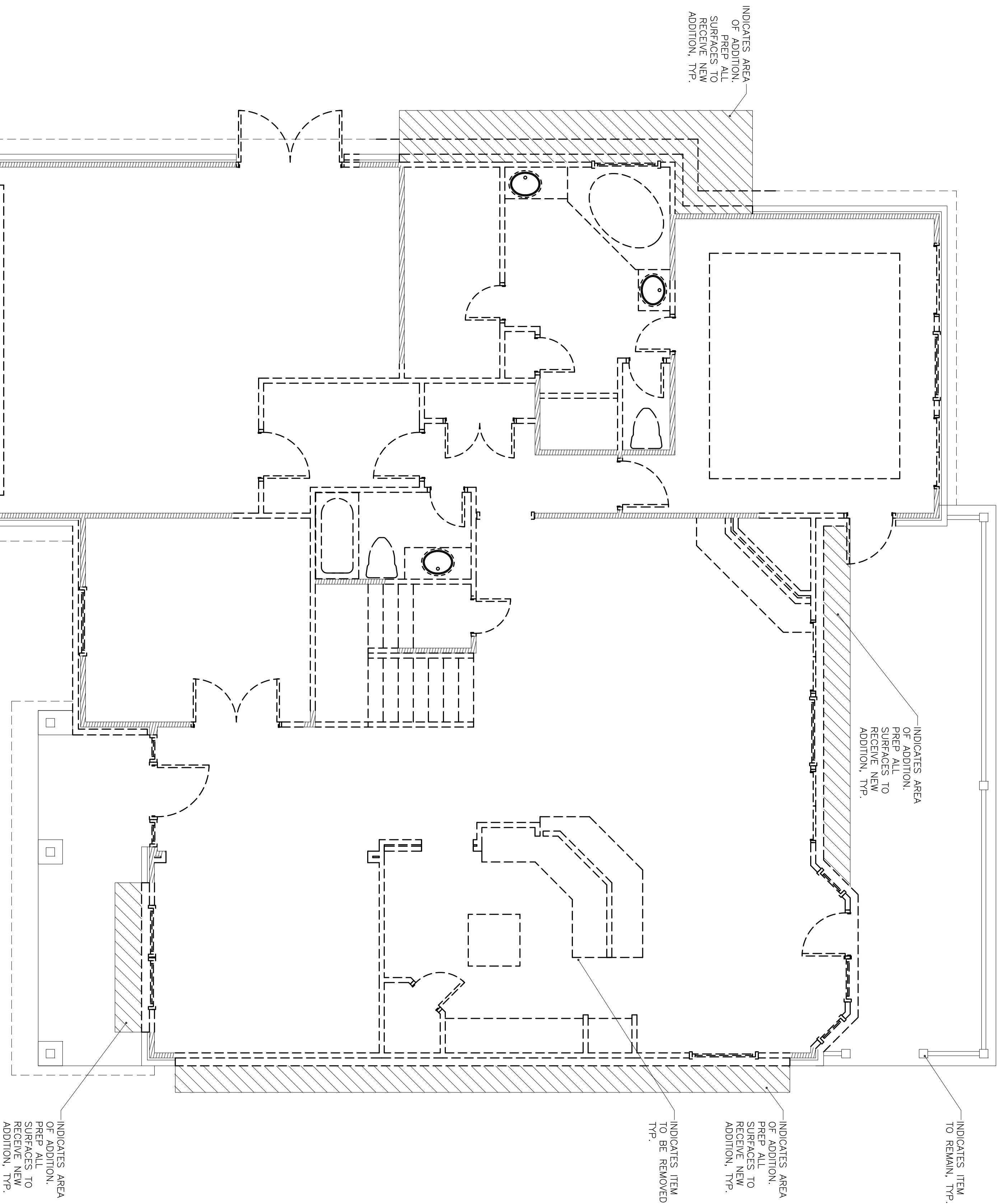
Misa Residence  
2800 Rivercross Drive  
Austin, TX 78746  
Travis County

1st Floor Demo Plan

DATE: Nov.6, 2018  
SCALE: AS NOTED

SHEET NO.

D1.01

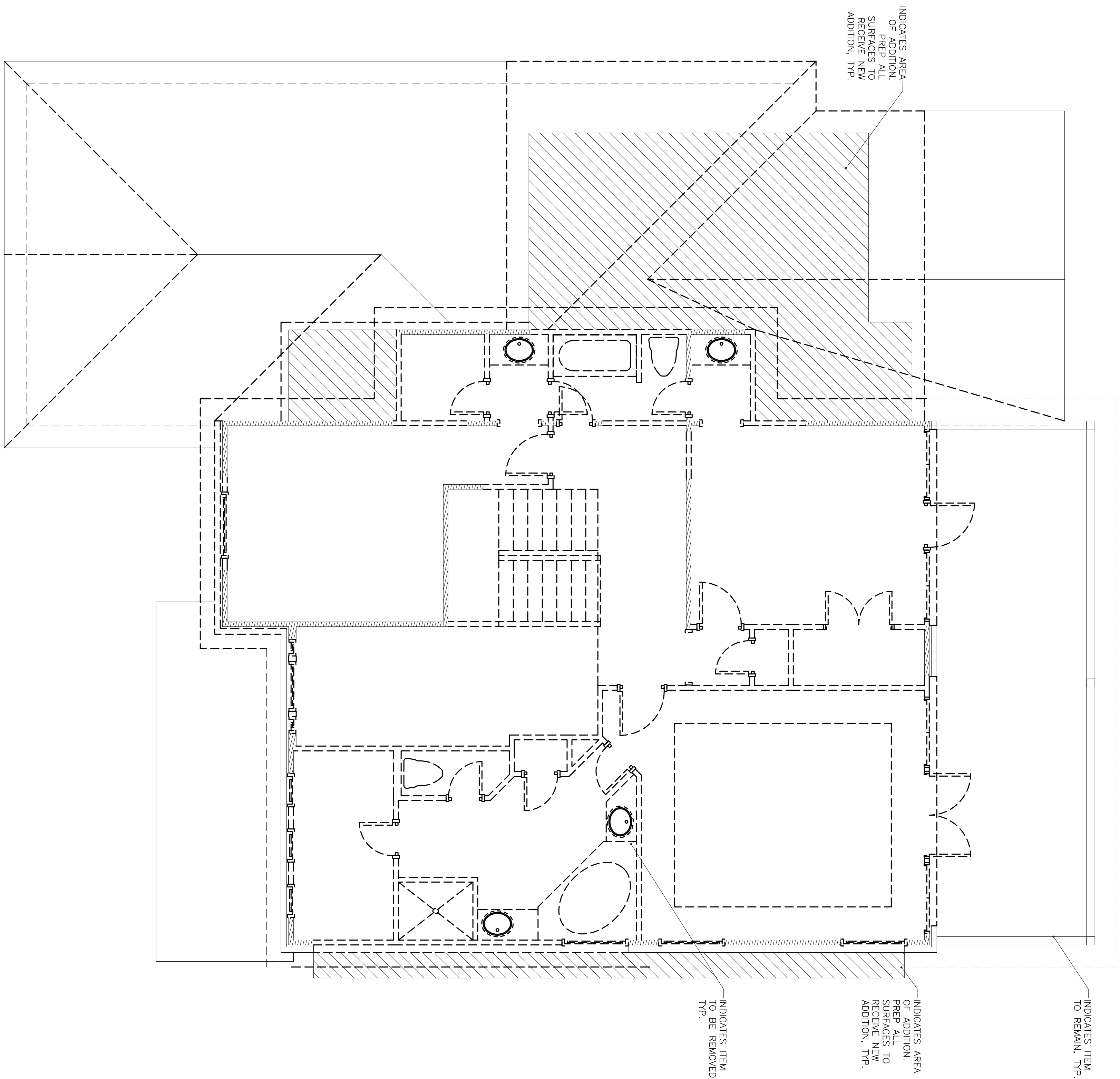


**GENERAL NOTES**

1. REMOVE ALL DOORS, WINDOWS, WALLS ETC., AS INDICATED. PREPARE EXPOSED AREAS TO RECEIVE NEW MATERIALS, FINISHES, ETC. PROVIDE WATERPROOFING AS REQUIRED.
2. REMOVE ALL FLOORING AS INDICATED OR PER OWNER AND PREPARE BASE TO RECEIVE NEW FLOOR FINISH.
3. REMOVE ALL WINDOWS @ SECOND FLOOR AND 1ST FLOOR. INSTALL NEW TRIM AROUND EACH WINDOW AS REQ. W/ APPROVED FINISHING AND WATERPROOFING.
4. REMOVE ROOFING MATERIAL AND REPLACE WITH BERRIDGE 2800. PRE. FIN. STAINLESS STEEL. COLOR TO MATCH WINDOWS.
5. REMOVE ATTIC INSULATION. REPLACE WITH 8" OPEN CELL. SPRAY FOAM INSULATION. REFR. TO COMPLETE THE ENVELOPE TO THE EXTERIOR WALLS.
6. REMOVE ELECTRICAL PANELS, OUTLETS, REQ. TO ACCOMMODATE THE REMODEL.
7. REMOVE ALL WOOD SIDING. INSPECT, REPAIR/REPLACE DAMAGED WOOD. REPAIR/REPLACE WOOD FOR NEW VENEER/FINISH.

TRUE PLAN  
SCALE: 1/8" = 1'-0" @ 24x36  
1st Floor Demo Plan





## GENERAL NOTES

1. REMOVE ALL DOORS, WINDOWS, WALLS, ETC. AS NOTICED AND PREPARE NEW MATERIALS, FINISHES, ETC. PROVIDE WATERPROOFING AS REQUIRED.
2. REMOVE ALL FLOORING AS INDICATED OR PER OWNER AND PREPARE BASE TO RECEIVE NEW FLOOR FINISH.
3. REMOVE ALL WINDOWS AND SECOND FLOOR AND REPLACE TO MATCH 1ST FLOOR. INSTALL NEW TRIM AROUND EXISTING WINDOW AS NOTICED AND PROVIDE FLASHING AND WATERPROOFING.
4. REMOVE ROOFING MATERIALS AND REPLACE WITH NEW ROOFING MATERIAL. STANDING SEAM, COLOR TO MATCH WINDOWS.
5. REMOVE ATTIC FLOORING AND REPLACE WITH NEW FLOORING. SPRAY FOAM AT OPEN RAFTERS. PROVIDE INSULATION AS REQ. TO COMPLETE THE ENVELOPE TO THE EXTERIOR WALLS.
6. REMOVE ELECTRICAL FIXTURES, OUTLETS, SWITCHING, ETC. AS REQ. TO ACCOMMODATE THE REMODEL.
7. REMOVE ALL WOOD SIDING, INSPECT, REPAIR/REPLACE DAMAGED JACOBI RETARDER & PREP FOR NEW VENEER/FINISH.

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Wise Residence  
2800 Rivercrest Driv  
Austin, TX 7874  
Travis Count

## 2nd Floor Demo Plan

DATE: Nov. 6, 2011  
SCALE: AS NOTED

SHEET NO.

# D1.02

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GENERAL NOTES

1. DIMENSIONS ARE FROM STONE LUG @ VENERED STUD @ NON-STONE VENER WALLS.
2. ALL MILL MARKS MUST BE SANDED.
3. ALL TRIM SHALL BE CONTINUOUS WHERE POSSIBLE, OR ALIGN W/ ADJACENT MILLWORK.
4. WALL, FLOOR & CEILING COORDINATED WITH FIXTURE LOCATIONS TO ALLOW FIXTURES TO TAKE PRECEDENCE. ADJUST FLOOR/ROOF FRAMING AS NECESSARY TO BE IN LOCATION AS SHOWN ON MEP PLANS.
5. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
6. ALL HAND/GUARD RAILS TO BE INSTALLED PER CODE.
7. ALL FRAMELESS GLASS SHOWER ENCLOSURES AND CLOSETS SHALL BE TEMPERED GLASS.
8. PROVIDE SOUND BATT. INSUL. @ ALL INTERIOR WALLS.

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Misa Residence  
2800 Rivercross Drive  
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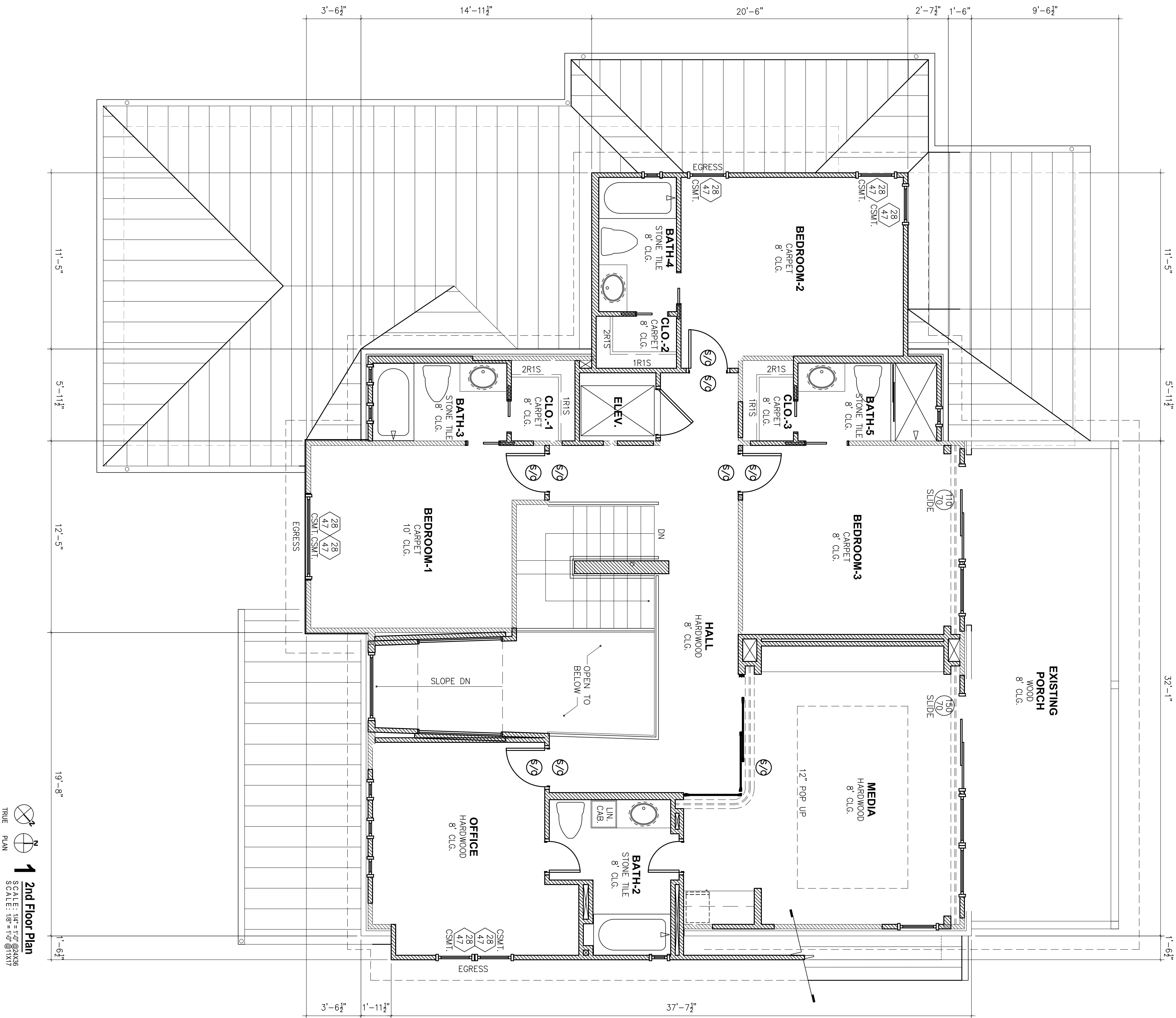
2nd Floor Plan

DATE: Feb. 19th 2019

SCALE: AS NOTED

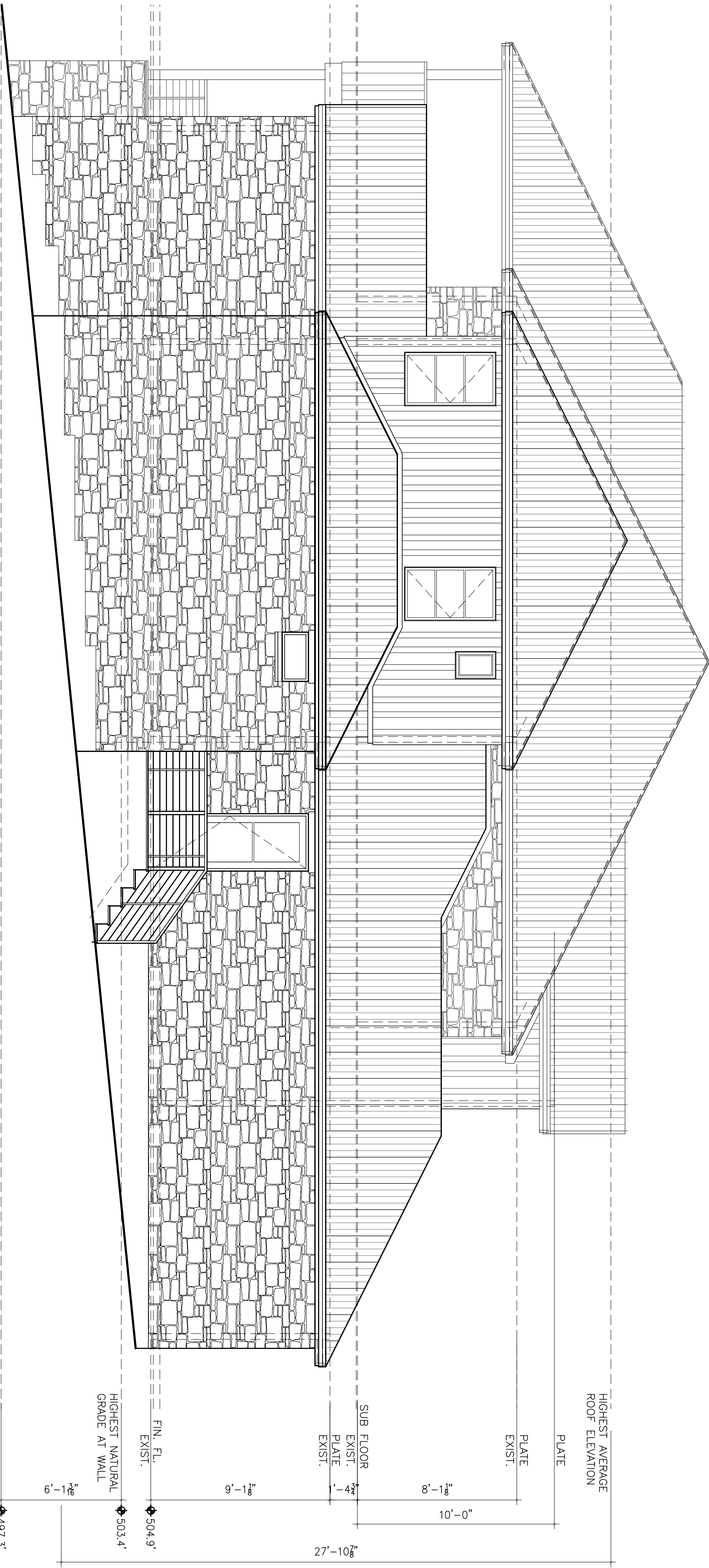
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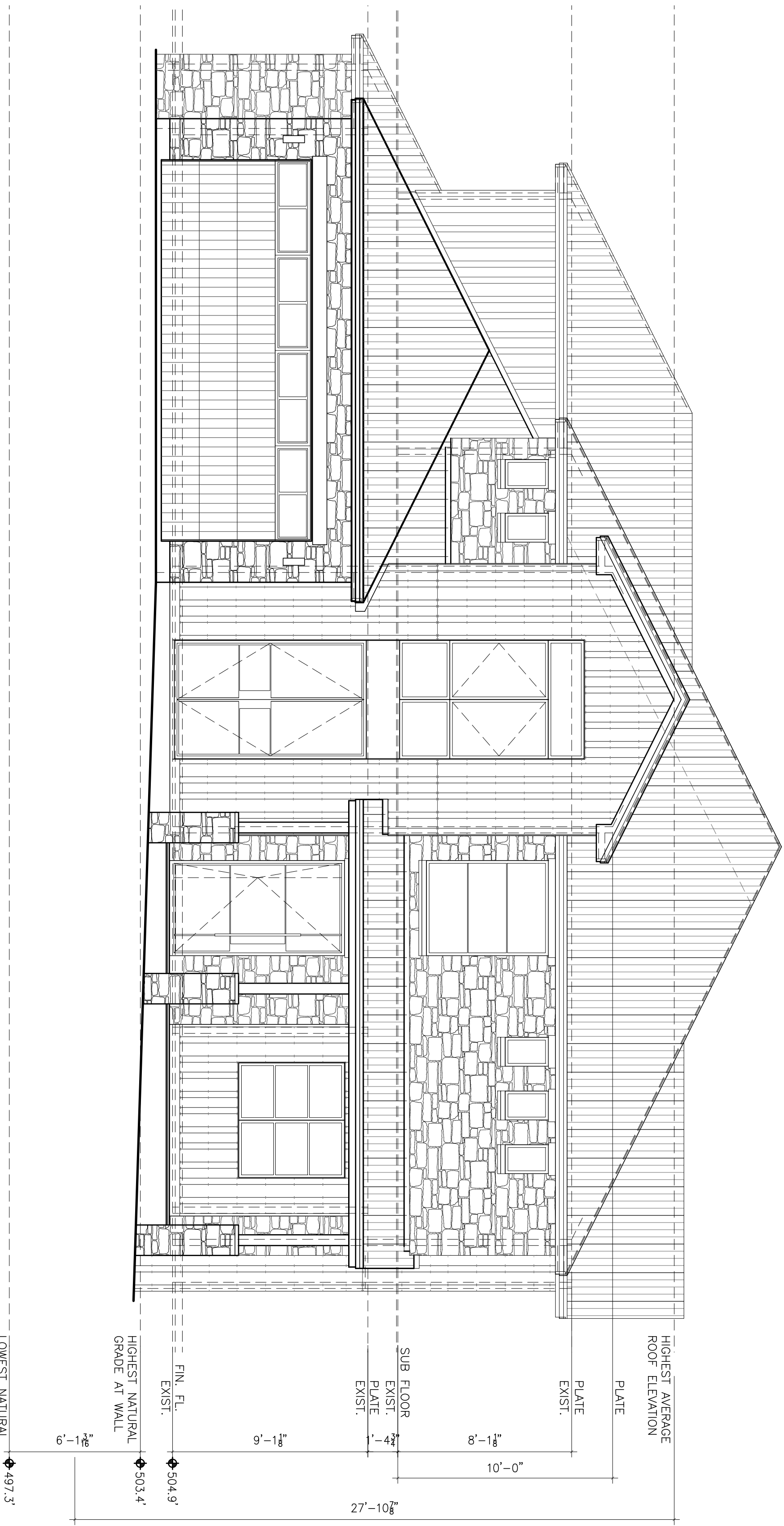


- GENERAL NOTES
1. DIMENSIONS ARE FROM STONE LUG @ VENERED STUD @ NON-STONE VENER WALLS.
  2. ALL MILL MARKS MUST BE SANDED.
  3. ALL TRIM SHALL BE CONTINUOUS WHERE POSSIBLE, OR ALIGN W/ ADJACENT MILLWORK.
  4. WALL, FLOOR & CEILING COORDINATED WITH FIXTURE PRECEDENCE. ADJUST FLOOR/ROOF FRAMING AS NECESSARY TO BE IN LOCATION AS SHOWN ON MEP PLANS.
  5. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
  6. ALL HAND/GUARD RAILS TO BE INSTALLED PER CODE.
  7. ALL FRAMELESS GLASS SHOWER ENCLOSURES AND GLASS PARTS SHALL BE TEMPERED GLASS.
  8. PROVIDE SOUND BATT. INSUL. @ ALL INTERIOR WALLS.
- COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR

TRUE PLAN  
1 2nd Floor Plan  
SCALE: 1/8" = 1'-0" @ 11x17



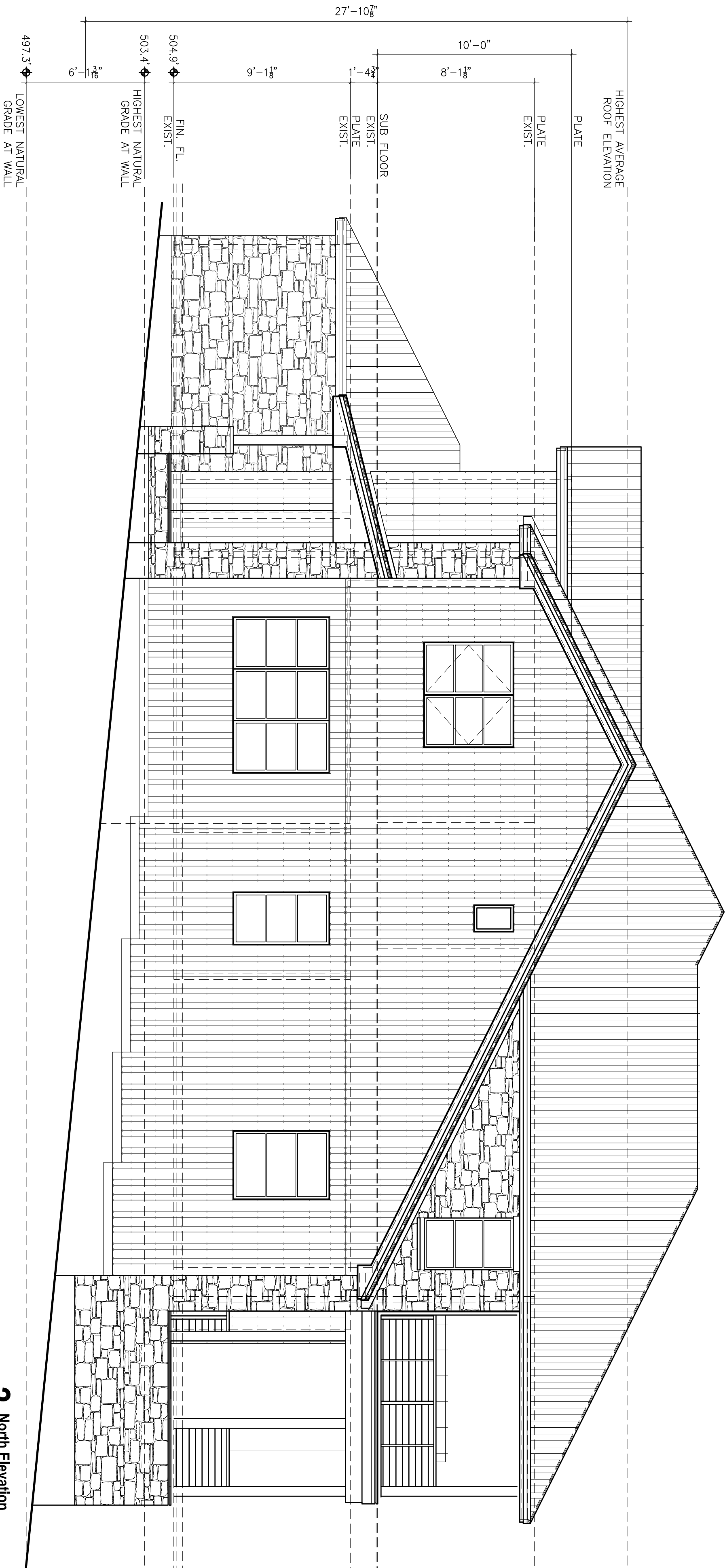
2 South Elevation  
SCALE: 1/8" = 1'-0" @ 1/8" = 1'-0" @ 1/8" = 1'-0"



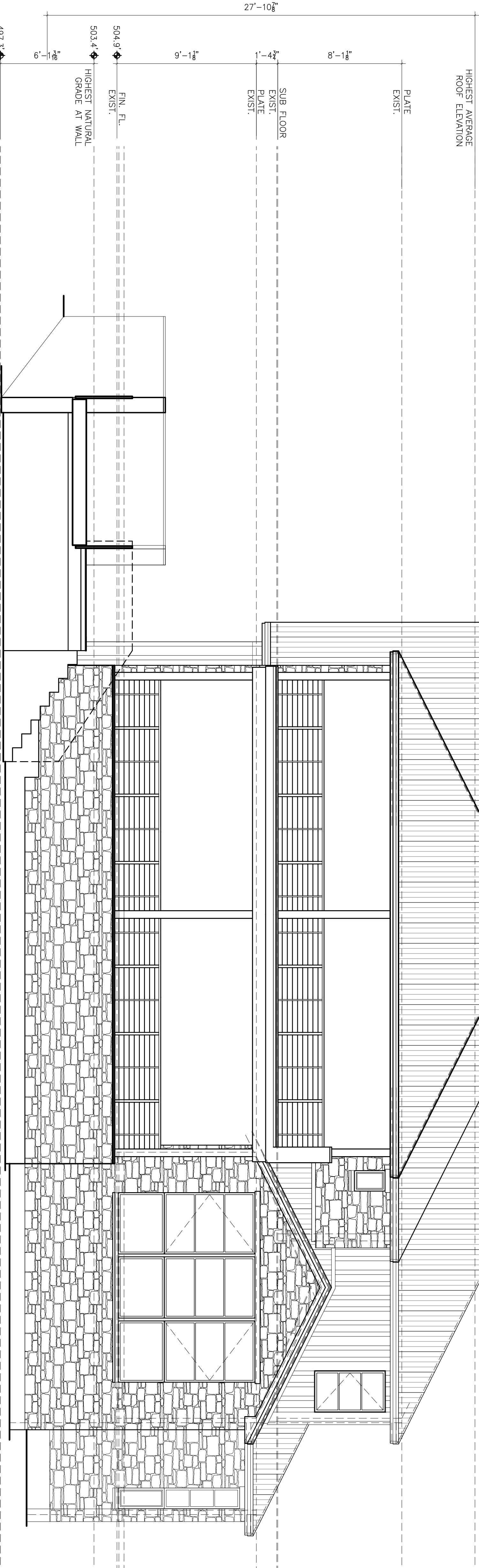
1 East Elevation  
SCALE: 1/8" = 1'-0" @ 1/8" = 1'-0" @ 1/8" = 1'-0"

GENERAL NOTES

1. C.J. IS ABBREVIATED TO MEAN CONTROL JOINT
2. ALL MILL MARKS MUST BE SANDED.
3. ALL TRM SHALL BE CONTINUOUS WHERE POSSIBLE.
4. ALL ELEVATION MARKERS ARE FROM FINISHED SLAB ELEVATION U.N.O.
5. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
6. ALL HAND/GUARD RAILS TO BE INSTALLED PER CODE.
7. T. IS ABBREVIATED TO INDICATE PANELS OF GLASS THAT ARE TEMPERED
8. GRADE SHALL ALWAYS SLOPE AWAY FROM BUILDING.



2 North Elevation  
SCALE: 1/8" = 1'-0" @ 1/4"



1 West Elevation  
SCALE: 1/8" = 1'-0" @ 1/4"

GENERAL NOTES

1. C.U. IS ABBREVIATED TO MEAN CONTROL JOINT
2. ALL MILL MARKS MUST BE SANDED.
3. ALL TRM SHALL BE CONTINUOUS WHERE POSSIBLE.
4. ALL ELEVATION MARKERS ARE FROM FINISHED SLAB ELEVATION U.N.O.
5. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS.
6. ALL HAND/GUARD RAILS TO BE INSTALLED PER CODE.
7. I. IS ABBREVIATED TO INDICATE PANELS OF GLASS THAT ARE TEMPERED
8. GRADE SHALL ALWAYS SLOPE AWAY FROM BUILDING.

1000: SUPERIMPOSED DESIGN LOADS / BUILDING CODE

- 1] ROOF LIVE LOAD [UNREDUCED] ..... 20 PSF
- 2] ROOF DEAD LOAD [METAL]..... 15 PSF
- 3] 1ST AND 2 ND FLOOR LIVE LOAD ..... 40 PSF
- 4] 1ST AND 2ND FLOOR DEAD LOAD ..... 10 PSF
- 5] WIND LOADS: (20 PSF MINIMUM) ..... PER CODE
- 6] BUILDING CODE: ..... 2015 I.R.C.

1300: GENERAL

- 1] PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR MATERIAL SIZES.
- 2] VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL AND EXISTING CONDITIONS.

2260: SELECT FILL (BELOW SLAB ON GRADE)

- 1] THE SUBGRADE BELOW THE SLAB SHALL HAVE ALL VEGETATION AND "TOP SOIL" AND 2'-0" MINIMUM OF EXISTING SOIL REMOVED.
- 2] THE EXPOSED SURFACE OF THE SUBGRADE SHALL BE PROOF-ROLLED AND ALL WEAK AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT FILL.
- 3] THE EXPOSED SUBGRADE SHALL BE SCARIFIED JUST PRIOR TO SELECT FILL PLACEMENT TO A MINIMUM DEPTH OF 6" AND RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 COMPACTION TEST. THE WATER CONTENT OF THE SUBGRADE SHALL BE MAINTAINED AT TO 4% ABOVE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.
- 4] A MINIMUM OF 2'-0" OF SELECT FILL SHALL BE PLACED BELOW THE SLAB. ADDITIONAL SELECT FILL MAY BE REQUIRED TO ELEVATE THE SUBGRADE BELOW THE SLAB.
- 5] THE SELECT FILL MATERIAL SHALL BE A NON-EXPANSIVE, WELL-GRADED SOIL WITH SUFFICIENT BINDER MATERIAL FOR COMPACTION PURPOSES. THE FILL SHALL CONFORM TO THE FOLLOWING:
- MAXIMUM AGGREGATE .....3"

% RETAINED ON #4 SIEVE .....25 TO 50

% RETAINED ON #40 SIEVE .....50-75

PLASTICITY INDEX .....5-20
- 6] THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, 6" TO 8" THICK AND COMPACTED TO A MINIMUM 95% OF ASTM D 698 MAXIMUM DRY DENSITY @ TO 4% ABOVE OPTIMUM MOISTURE CONTENT. THE CONTRACTOR SHALL MAINTAIN THE MOISTURE CONTENT IN THE TOP LIFT UNTIL THE CONCRETE SLAB IS PLACED.
- 7] COMPACTION AND MOISTURE CONTENT OF THE SUBGRADE AND FILL SHALL BE VERIFIED BY AN INDEPENDENT TESTING LABORATORY.

3000: CONCRETE MIX GUIDELINES

- 1] PROVIDE CONCRETE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATION:
- | CLASS | 28 DAY STRENGTH | AGGREGATE   | AGG. SIZE | USAGE       |
|-------|-----------------|-------------|-----------|-------------|
| B     | 4,000 PSI       | C-33 [HDRK] | 3/4"      | SLABS/BEAMS |
- 2] WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED PER THE MANUFACTURER AND APPROVED BY THE ENGINEER.
- 3] DO NOT PROVIDE AIR ENTRAINMENT ADMIXTURE IN CONCRETE.
- 4] THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED.
- 5] CEMENT SHALL BE TYPE I OR III PER ASTM C 150.
- 6] ALL CONCRETE SHALL HAVE A MINIMUM OF 4.5 (CLASS A) / 5.5 (CLASS B) SACKS OF CEMENTITIOUS (CEMENT AND FLYASH) MATERIAL PER CUBIC YARD OF CONCRETE. CONTRACTOR'S MIX DESIGNER SHALL PROPORTION RATIO OF CEMENT/FLY ASH. IT IS PREFERRED TO HAVE A HIGHER CEMENT RATIO FOR SLAB CONCRETE WHEN PLACING IN COLDER TEMPERATURES.
- 7] CONCRETE SLUMP SHALL BE DETERMINED BY MIX DESIGN. THE DESIGN SLUMP SHALL BE SHOWN ON THE READY-MIX TICKET. THIS SPECIFIED SLUMP MAY BE USED AS QUALITY CONTROL CHECK ON THE CONCRETE AT THE SITE.
- 8] CONTRACTOR'S MIX DESIGNER SHALL PROPORTION RATIO OF CEMENT/FLY ASH. IT IS PREFERRED TO HAVE A HIGHER CEMENT RATIO FOR SLAB CONCRETE WHEN PLACING IN COLDER TEMPERATURES.
- 9] THE CONTRACTOR SHALL INCLUDE THE FOLLOWING FOR EACH SUBMITTED MIX DESIGN:
- A] WEIGHT OF INDIVIDUAL ELEMENTS PER CUBIC YARD OF CONCRETE INCLUDING, CEMENT, SAND, AGGREGATE, WATER, AND EACH ADDITIVE.

B] THE MAXIMUM AGGREGATE SIZE.

C] 30 CONSECUTIVE TESTS (ACT 301/318) OR

D] 5-28 DAY CYLINDER BREAKS (ACI 301)

3010: SLAB-ON-GRADE NOTES

- 1] THE MOISTURE BARRIER BELOW THE CONCRETE FLOOR SLAB SHALL BE A 10 MIL POLYOLEFIN MEMBRANE CONFORMING TO ASTM 1745, CLASS A. **DO NOT USE 6 MIL BLACK POLY.** ALL JOINTS SHALL LAP A MINIMUM OF 6" AND SHALL BE SEALED WITH AN ADHESIVE TAPE SUPPLIED BY THE MEMBRANE MFR.. YELLOW STEGO WRAP 10 MIL WITH STEGO WRAP RED POLYETHYLENE TAPE [4" WIDE] AND RAVEN VAPOR BLOCK 10 MIL WITH RAVEN VAPOR BOND TAPE ARE ACCEPTABLE PRODUCTS.
- 2] THE CONCRETE GROUND FLOOR SLAB SHALL BE 5" THICK AND SHALL BE REINFORCED AS SHOWN ON THE PLAN AND DETAILS. PROVIDE #5 X 4'-0" OR 2 #4 X 4'-0" DIAGONAL CORNER BARS AT EACH CORNER CONDITION IN THE SLAB. SEE PLAN AND DETAILS FOR ADDITIONAL SLAB REINFORCING AND "THICKENED" SLAB LOCATIONS.
- 3] THE CONCRETE SLAB REINFORCING SHALL BE LOCATED WITH 1 1/2" CLEARANCE BELOW THE TOP OF THE SLAB.
- 4] CONTRACTOR SHALL APPLY CURING COMPOUND OR INITIATE MOISTURE RETENTION PROGRAM FOR SLAB SURFACE IMMEDIATELY AFTER FINISHING.
- 5] THE CONTRACTOR SHALL CONFIRM THAT ANY SEALER / CURING AGENTS APPLIED TO THE CONCRETE SURFACE ARE COMPATIBLE WITH THE WATER BASED ADHESIVES USED ON THE TILE / CARPET TO BE INSTALLED.
- 6] USE PREFABRICATED PLASTIC CHAIRS, METAL CHAIRS, OR SOLID CONCRETE OR BRICK BLOCKS TO ELEVATE THE SLAB REINFORCEMENT.

3200: CONCRETE REINFORCEMENT

- 1] REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
- 2] DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL.
- 3] SPLICE TOP BARS AT THE CENTERLINE BETWEEN MEMBER SUPPORTS. SPLICE BOTTOM BARS DIRECTLY OVER MEMBER SUPPORTS.
- 4] ALL BAR SPLICES SHALL BE 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- 5] PROVIDE CORNER BARS FOR EACH BAR AT THE OUTSIDE FACES OF INTERSECTING BEAMS. THE CORNER BARS SHALL BE EQUAL IN SIZE (MAXIMUM SIZE #5) TO THE INTERSECTING HORIZONTAL BARS AND SHALL LAP 24" EACH LEG.
- 6] ALL STUDS, HEADED STUDS, HEADED ANCHORS, SHEAR CONNECTORS SHOWN ATTACHED TO A METAL ASSEMBLY/BEAM SHALL BE MADE OF MATERIAL CONFORMING TO ASTM A108 WITH A MIN. TENSION STRENGTH OF 60,000 PSI. STUDS/ANCHORS SHALL BE AUTOMATICALLY END WELDED.
- 7] REINFORCING STEEL FOR SLABS AND BEAMS SHALL BE ELEVATED ON PREFABRICATED PLASTIC CHAIRS, METAL CHAIRS, OR SOLID CONCRETE OR BRICK BLOCKS TO ELEVATE THE SLAB REINFORCEMENT.

3300: CAST-IN-PLACE CONCRETE

- 1] ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-2014.
- 2] ALL GRADE BEAMS BELOW GRADE SHALL BE FORMED STRAIGHT AND TO THE LINES AT GRADE DETAILED. **THE FULL HEIGHT OF THE OUTSIDE FACE OF THE PERIMETER BEAM SHALL BE FORMED AND NOT CAST DIRECTLY AGAINST THE EXCAVATED EARTH.**
- 3] SEE ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION OF ALL CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, ETC. AND FOR SLAB LEAVE-OUTS, SLOPES, DEPRESSIONS, ETC..
- 4] THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
- | CAST AGAINST EARTH [ALL BARS] .....    | 3"     |
|--|--------|
| EXPOSED AGAINST EARTH OR WEATHER ..... | 2"     |
| NOT EXPOSED .....                      | 1 1/2" |

THE MAXIMUM COVER AT A FORMED OR FINISHED SURFACE SHALL BE 1" GREATER THAN THE MINIMUM COVER LISTED.

- 5] CONTRACTOR SHALL REJECT ANY CONCRETE THAT IS OLDER THAN 75 MINUTES (BETWEEN BATCHING AND MIXING) WITH AIR TEMPERATURES 90° OR HIGHER UNLESS ICE IS USED IN THE MIX.
- 6] CONTRACTOR SHALL NOT USE A COMPANY WHICH DOES NOT BATCH THE CONCRETE IT DELIVERS.
- 7] CONTRACTOR SHALL COAT THE CONCRETE SLAB SURFACE IMMEDIATELY AFTER FINISHING WITH A CURING COMPOUND COMPATIBLE WITH ALL FLOOR FINISHES. AS AN ALTERNATE, THE CONTRACTOR MAY PROVIDE A WATERING SYSTEM OR COVER WITH APPROVAL BY ENGINEER.

6100: WOOD FRAMING

- 1] ALL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE OR DOUGLAS FIR WITH AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI OR GREATER. AND AN ALLOWABLE MODULUS OF ELASTICITY OF 1200KSI MIN. ALL LVL (LAMINATED VENEER LUMBER) SHALL HAVE AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 2400 PSI OR GREATER AND AN ALLOWABLE MODULUS OF ELASTICITY OF 1600 KSI.

- 2] THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING [ROOF, CEILING OR FLOOR JOISTS].
- 3] PROVIDE SOLID STUDS BELOW THE FULL WIDTH OF THE BEAMS AT EACH BEARING POINT. STUDS/BLOCKING SHALL BE CONTINUOUS TO THE CONCRETE FLOOR.
- 4] STUDS SHALL BE DOUBLED AT CORNERS AND EACH SIDE OF AN OPENING LESS THAN 6'-0" WIDE. PROVIDE 4 STUDS EACH SIDE OF OPENINGS 6'-0" AND WIDER. TWO OF THE FOUR STUDS SHALL BE BELOW THE HEADER AND THE TWO REMAINING STUDS SHALL BE ADJACENT AND CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF FRAMING ABOVE.
- 5] PROVIDE SOLID BLOCKING IN ALL WOOD FRAMED STUD WALLS AT THE FOLLOWING LOCATIONS AT 4'-0" IN ALL UNSHEATHED LOAD BEARING WALLS.
- 6] PROVIDE "2X" BLOCKING BETWEEN STUDS AT THE INSIDE FACE OF ALL WALLS AT EACH LOCATION WHERE CURTAIN RODS, RAILS, RACKS, ETC. WILL BE ATTACHED AFTER INSTALLATION OF SHEETROCK.
- 7] PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. "2X" SILL PLATES SHALL BE BOLTED TO THE GRADE BEAM AT 4'-0" O.C. THE BOLTS SHALL BE 1/2" DIAM. X 10" LONG AND 1" WASHER(GALV.).
- 8] THE FOLLOWING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAY OR ROT OF 20 YEARS OR MORE:
- A] THE BOTTOM PLATE IN CONTACT WITH THE FOUNDATION CONCRETE.

B] ALL EXTERIOR DECK FRAMING.

C] ALL FRAMING IN CONTACT WITH OR WITHIN 6" OF THE GRADE. SEE PLAN AND DETAILS FOR OTHER TREATED WOOD LOCATIONS.
- 9] PROVIDE THE FOLLOWING FASTENERS IN CONTACT WITH THE TREATED WOOD MEMBERS
- A] ALL SCREWS AND NAILS SHALL BE RATED FOR TREATED WOOD.

B] ALL COLD-FORMED PLATES/CONNECTORS SHALL HAVE A G180 ZINC COATING.

C] ALL BOLTS AND ROLLED STEEL SHALL BE HOT DIPPED GALVANIZED.

- 10] PROVIDE BLOCKING OR BAND BOARDS AT ALL JOIST AND RAFTER BEARING LOCATIONS AND IN THE CENTER OF ALL SPANS OVER 8'-0" MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0"

- 11] PROVIDE DOUBLE FLOOR JOIST UNDER ALL INTERIOR PARTITION WALLS.

- 12] UNLESS OTHERWISE DETAILED, USE FLUSH TYPE METAL CONNECTIONS FOR FLOOR OR ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS. THE CONNECTION HANGERS SHALL BE TYPE LU AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. THE TYPE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE JOIST SUPPORTED.

- 13] CONNECTIONS OF MAJOR STRUCTURAL WOOD MEMBERS AT LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE-NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.

- 14] PROVIDE HOT DIP GALVANIZED NAILS AND BOLTS AT ALL EXTERIOR FRAMING. EXTERIOR STEEL CONNECTION PLATES SHALL ALSO BE GALVANIZED (HOT-DIP OR 2 COATS OF "ZRC", ZINC RICH PAINT).

- 15] INSTALL A SIMPSON H2.5A OR EQUAL HURRICANE ANCHOR AT EACH ROOF RAFTER TO PERIMETER WALL CONNECTION U.N.O.

- 16] STRUTS FROM THE CEILING TO THE ROOF SHALL BE SINGLE 2 X 4 TO 6'-0" LONG, 2-2 X 4 IN "T" SHAPE FROM 6'-0" TO 12'-0" AND 2-2 X 6 IN "T" SHAPE FROM 12'-0" TO 16'-0".

- 17] KICKERS FROM CEILING SUPPORT TO RIDGE/HIP AND VALLEY BEAMS SHALL BE 2 - 2 X 6 IN "T" SHAPE UP TO 6'-0".

- 18] CONTACT ENGINEER PRIOR TO NOTCHING THE FACE OF ANY MEMBER.

- 19] HOLES TO 1" Ø MAY BE DRILLED THRU ANY MEMBER AT THE MID-DEPTH. CONTACT ENGINEER FOR ALL OTHER HOLES PRIOR TO DRILLING.

- A] BOTTOM PLATE WASHERS

B] 2 X 4 WALL: PL 1/4 X 3 X 3 (3 GAGE MIN.)

C] 2 X 6 WALL: PL 1/4 X 5 X 5 (3 GAGE MIN.)

6150: PLYWOOD

- 1] THE OUTSIDE FACE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD. THE PLYWOOD SHEATHING SHALL EXTEND FROM THE BOTTOM PLATE TO THE TOP PLATE OF THE WALL. SEE PLANS FOR ADDITIONAL PLYWOOD. ALLOW 1/8" SPACE AT EACH PANEL END AND EDGE. SEE "SHEAR WALL" SHEET FOR FASTENING REQUIREMENT.

- 2] ALL PLYWOOD FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH THE FACE GRAIN ORIENTED PERPENDICULAR TO THE SPAN OF THE SUPPORTING MEMBER. SHEATHING SHALL BE CONTINUOUS FOR A MINIMUM OF 2 SPANS (3 SUPPORTS).

- 3] PROVIDE 5/8" CDX PLYWOOD RATED FOR 24" SUPPORT SPACING AT ROOF SHEATHING. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8d NAILS @ 6" O.C. @ PERIMETER SUPPORTS AND @ 12" O.C. @ INTERIOR SUPPORTS.
- 4] PROVIDE 3/4" PLYWOOD TONGUE AND GROOVED SUBFLOOR AT WOOD FLOORS. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8d SHANK NAILS OR 2 1/2" LONG DECK SCREWS @ 6" O.C. ALONG SUPPORTED PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS. IF ADHESIVE IS INSTALLED ON THE SUPPORTING JOISTS/TRUSSES, IT SHALL BE INSTALLED

UNIFORMLY ACROSS ALL SUPPORTS. (SEE OWNER FOR ADHESIVE REQUIREMENTS.)

- 5] SHEATHING LESS THAN 24" WIDE SHALL BE SUPPORTED ON ALL EDGES. PROVIDE 2 X 4 BLOCKING BETWEEN SUPPORTS AS REQUIRED.

- 6] PROVIDE 3/8" SANDED UNDERLAYMENT OVER SUBFLOOR AT ALL LOCATIONS RECEIVING VINYL TILE FLOOR COVERING. PLACE THE UNDERLAYMENT WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORTING JOISTS, OFFSET THE JOINTS IN THE SUBFLOOR A MINIMUM OF 4", AND PROVIDE 1/32" GAP BETWEEN ADJACENT PIECES ON ALL SIDES. ATTACH THE UNDERLAYMENT TO THE SUBFLOOR WITH 3d SHANK NAILS @ 6" O.C. ALONG THE EDGES AND @ 8" O.C. EACH WAY WITHIN THE PANEL.

- 7] PROVIDE 1/2" CEMENT BOARD ("WONDER BOARD") UNDERLAYMENT OVER SUBFLOOR AT ALL LOCATIONS RECEIVING CERAMIC FLOOR TILE COVERING.

- 8] STANDARD O.S.B. [ORIENTED STRAND BOARD] IS "NOT" AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD. A TREATED O.S.B. SUCH AS "ADVANTECH" MAY BE SUBSTITUTED FOR PLYWOOD.

6170: PREFABRICATED WOOD TRUSSES

- 1] PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES / TPI - 85" PUBLISHED BY THE TRUSS PLATE INSTITUTE.

- 2] TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED TO RESIST THE FOLLOWING LOADS U.N.O.:

- ROOF LIVE LOADS.....

ROOF DEAD LOADS.....

CEILING LOADS.....

NET ROOF UPLIFT LOADING .....

FLOOR LIVE LOADS.....

FLOOR DEAD LOADS.....
- 20 PSF

15 PSF

10 PSF

12 PSF

40 PSF

10 PSF

THE DESIGNER MAY UTILIZE A MAXIMUM ALLOWABLE STRESS INCREASE OF 15% FOR MEMBERS SUPPORTING ROOF LIVE LOADS.

- 3] THE TRUSS MANUFACTURER SHALL ONLY USE PLATES PRODUCED BY A MEMBER OF THE TRUSS PLATE INSTITUTE AND TESTED BY I.C.B.O..

- 4] THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT PRIOR TO FABRICATION A LAYOUT PLAN OF THE FLOOR AND ROOF TRUSSES AND A SUMMARY DESIGN SHEET FOR EACH TRUSS SHOWING MEMBER SIZES, GRADE OF WOOD, PLATE SIZES, PLATE ORIENTATION AND LOCATION AT JOINT, LOADS, END REACTIONS AND SPLICE LOCATIONS. EACH TRUSS DESIGN SHEET SHALL BE SEALED, SIGNED, AND DATED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF TEXAS.

- 5] ALL WOOD MATERIAL IN THE TRUSS SHALL BE #2 K.D. OR BETTER. GRADE #3 IS ONLY ACCEPTABLE IN WEB MEMBERS IF CAREFULLY CULLED FOR DEFECTS.

- 6] TOP CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE SPECIFIED FLOOR/ROOF LOADS. **USE 2 X 6 MINIMUM FOR TOP CHORD OF ALL ROOF TRUSSES.**

- 7] DEFLECTIONS DUE TO LIVE LOADS SHALL BE LIMITED TO L/360.

- 8] BOTTOM CHORDS SHALL NOT BE SPLICED WITHIN THE MIDDLE THIRD OF THE SPAN.

- 9] TRUSS MANUFACTURER SHALL DESIGN THE END BEARING FOR THE TRUSSES ON WOOD PLATES WITH A MAXIMUM ALLOWABLE COMPRESSIVE STRESS PERPENDICULAR TO GRAIN OF 520 PSI.

- 10] TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL TRUSS TO TRUSS CONNECTIONS, U.N.O. THE CONNECTIONS SHALL BE WITH METAL "JOIST - HANGERS" AND/OR SHEAR PLATES/ANGLES AS REQUIRED. "TOENAILING" IS NOT ALLOWED.

- 11] TRUSS MANUFACTURER SHALL PROVIDE CONTRACTOR WITH ALL PERMANENT BRACING REQUIREMENTS FOR THE TRUSS WEB MEMBERS. THIS INCLUDES DIAGONAL BRACING BACK TO THE PLYWOOD ROOF DIAPHRAGM OR ADDITIONAL CAPACITY IN THE WEB MEMBERS IN THE END TRUSSES CAPABLE OF PROVIDING THE CUMULATIVE REQUIRED BRACING RESISTANCE.

- 12] THE MINIMUM HORIZONTAL BRACING FOR ALL TRUSS WEB MEMBERS LONGER THAN 6'-0" O.C SHALL BE CONTINUOUS 2 X 4'S FASTENED TO EACH DIAGONAL WITH TWO 16D NAILS. THE HORIZONTAL BRACING SHALL BE SPACED NO GREATER THAN 6'-0" O.C. ALONG THE LENGTH OF THE WEB MEMBERS. THE BRACING SHALL BE "LAPPED" ONE TRUSS SPACE.

- 13] THE CONTRACTOR SHALL HANDLE, INSTALL, AND TEMPORARILY BRACE THE TRUSSES IN ACCORDANCE WITH BCSI 1-03, GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PRODUCED BY THE WOOD TRUSS COUNCIL OF AMERICA AND THE TRUSS PLATE INSTITUTE.

- 14] INSTALL A SIMPSON H2.5A (H2.5T WITH 2 X 4 BOTTOM CHORDS) OR EQUAL HURRICANE ANCHOR AT EACH ROOF TRUSS TO PERIMETER WALL CONNECTION U.N.O..

- 15] ALL WEB MEMBERS 6'-8" AND LONGER SHALL BE BRACED Laterally AT A Spacing NOT TO EXCEED 6'-0" O.C.

- 16] THE BOTTOM CHORDS OF THE TRUSSES NOT HAVING SHEETROCK ATTACHED SHALL BE Laterally Braced @ 8'-0" MAXIMUM Spacing.

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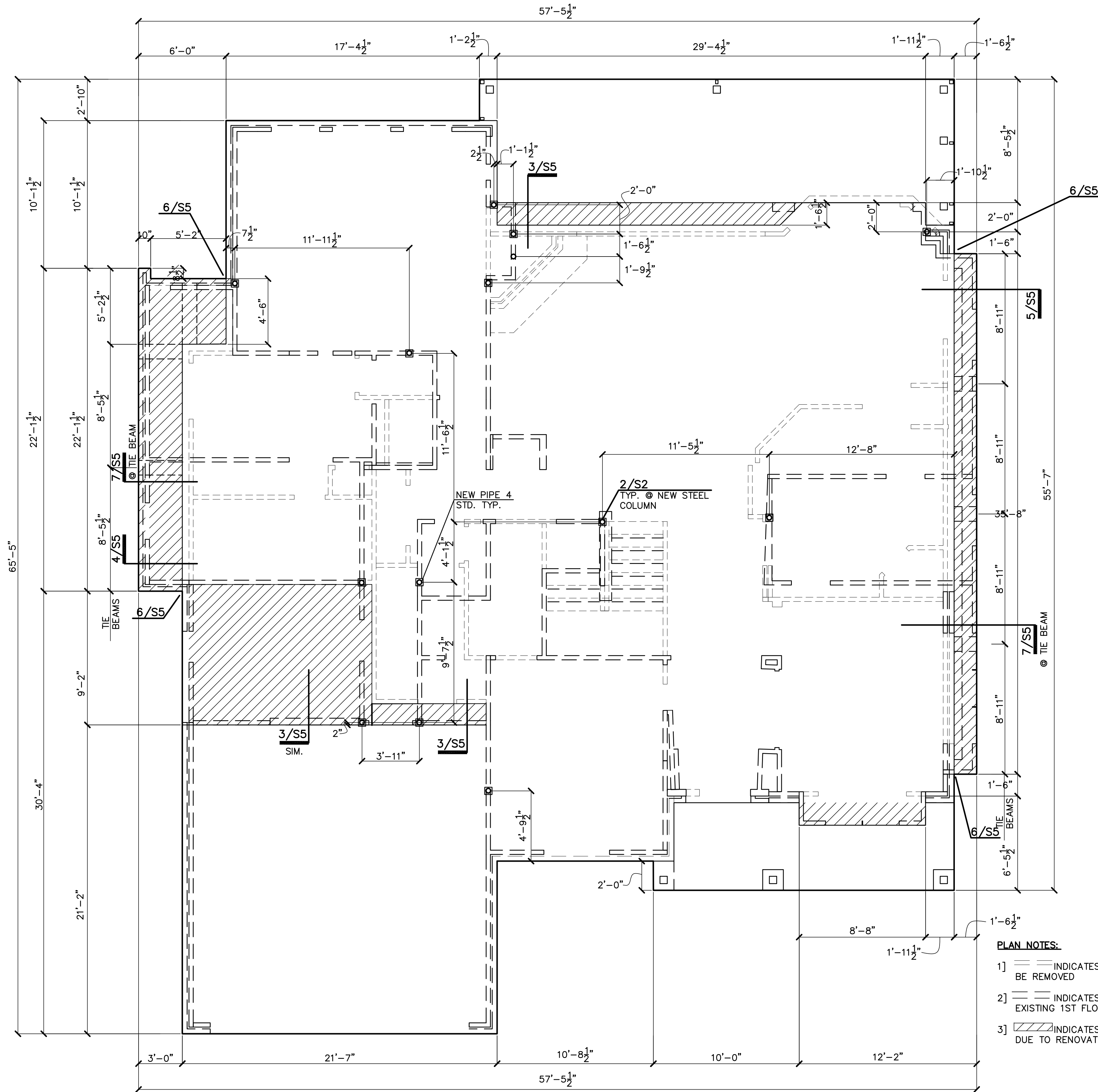
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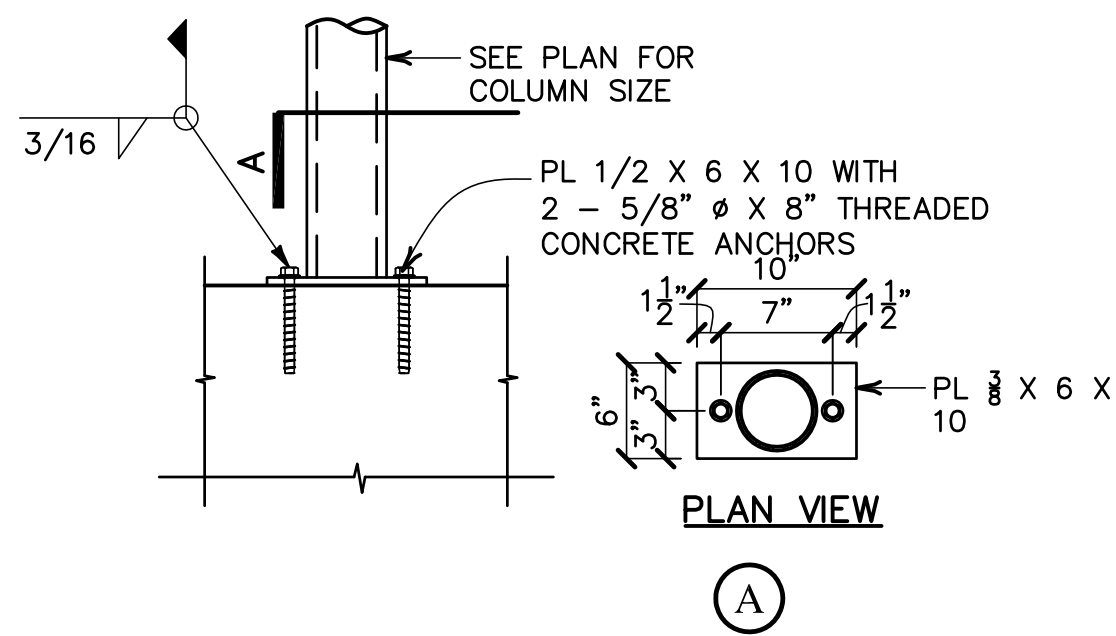
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5100: STRUCTURAL STEEL NOTES

- 1] STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" ADOPTED 2017 (AISC MANUAL, 15TH EDITION)".
- 2] STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM TO AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" ADOPTED 2017. (AISC MANUAL, 15TH EDITION).
- 3] WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY.
- 4] STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992, GRADE 50.
- 5] CHANNELS, ANGLES, PLATES, BARS, AND RODS SHALL CONFORM TO ASTM A36.
- 6] STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500 GRADE B [FY = 46 KSI].
- 7] STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A 53, TYPE E OR S, GRADE B [FY = 35 KSI].
- 8] PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT, UNLESS DETAILED OTHERWISE ON THE DRAWING.



2 1" = 1'-0" @ 22 X 34  
1/2" = 1'-0" @ 11 X 17

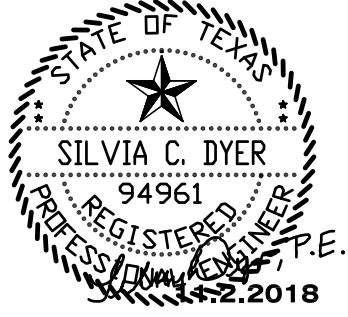
PLAN NOTES:

- 1] --- INDICATES EXISTING 1ST FLOOR WALLS TO BE REMOVED
- 2] --- INDICATES NEW 1ST FLOOR WALLS AND EXISTING 1ST FLOOR WALLS TO REMAIN
- 3] /// INDICATES AREAS OF FOUNDATION WORK DUE TO RENOVATION

1 FOUNDATION PLAN  
1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"

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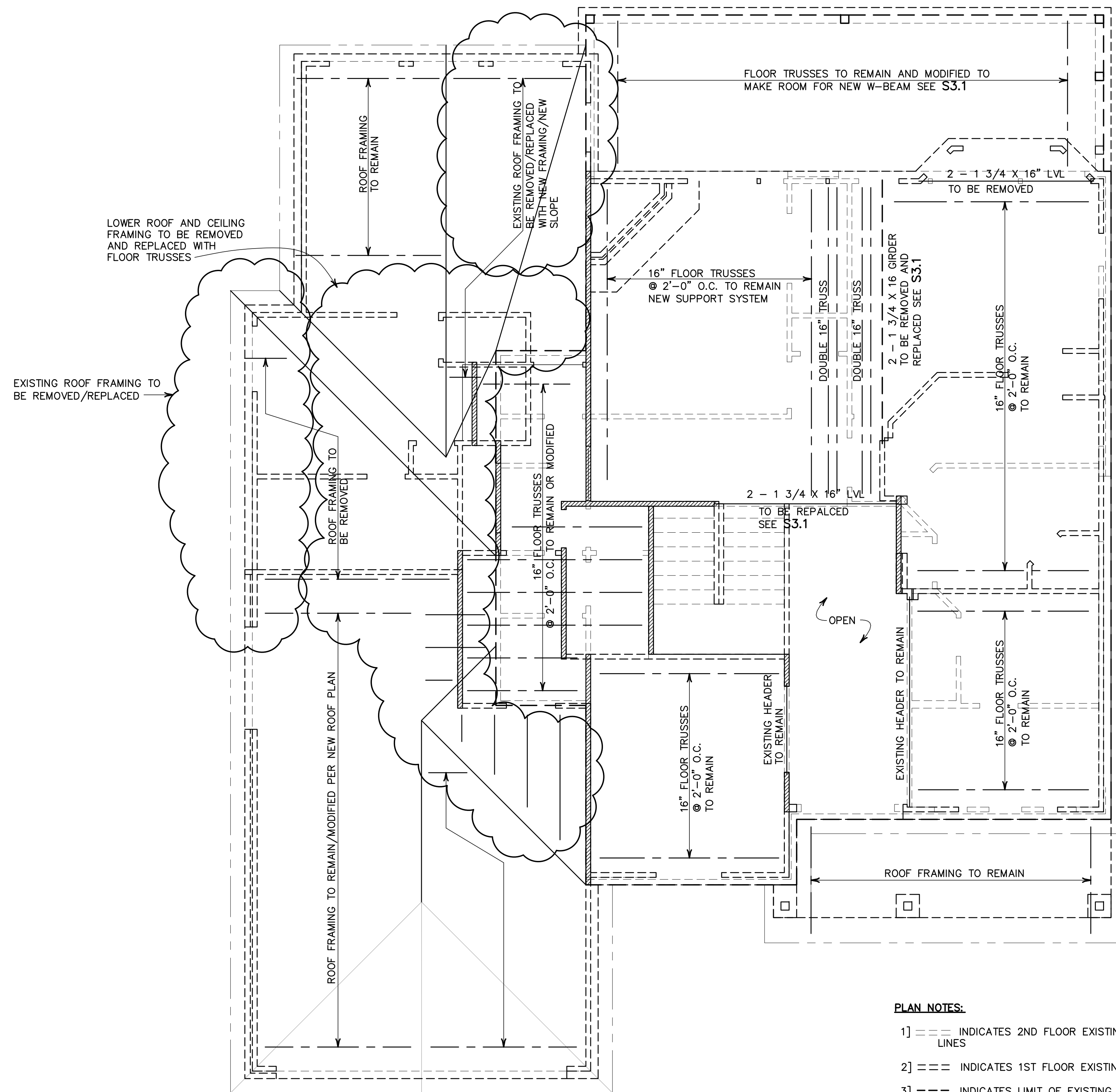


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PLAN NOTES:

- 1]  INDICATES 2ND FLOOR EXISTING WALLS AND ROOF LINES
- 2]  INDICATES 1ST FLOOR EXISTING WALLS
- 3]  INDICATES LIMIT OF EXISTING 2ND FLOOR.
- 4]  INDICATES EXISTING INTERIOR LOAD BEARING WALL.

# 1 EXISTING 2ND FLOOR/LOW ROOF FRAMING PLAN

1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"

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S3

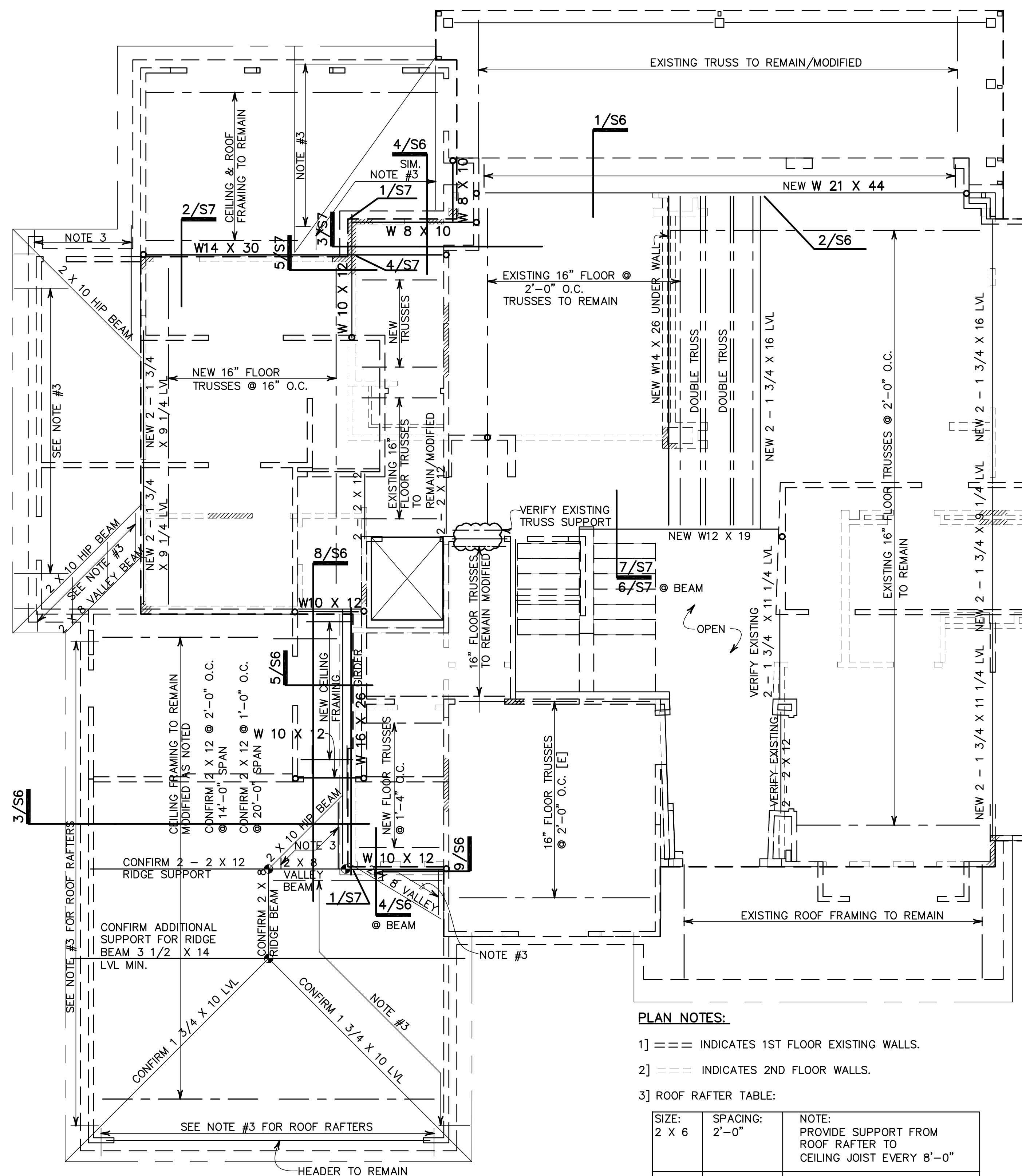


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### S3.1



1 NEW 2ND FLOOR/LOW ROOF  
FRAMING PLAN 1/4" = 1'-0" ON 2

1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"

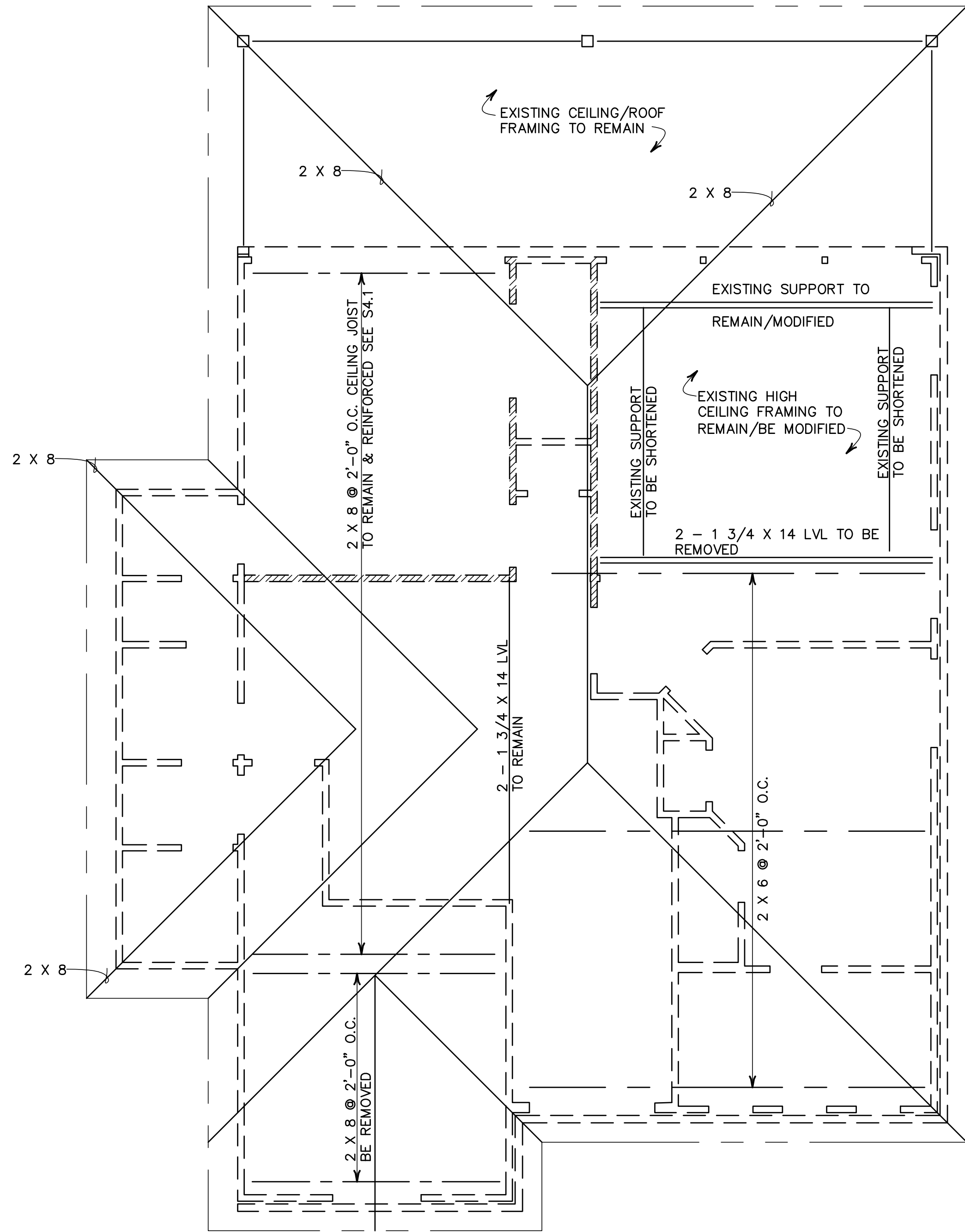
PLAN NOTES:

- 1] === INDICATES 1ST FLOOR EXISTING WALLS.  
2] === INDICATES 2ND FLOOR WALLS.  
3] ROOF RAFTER TABLE:

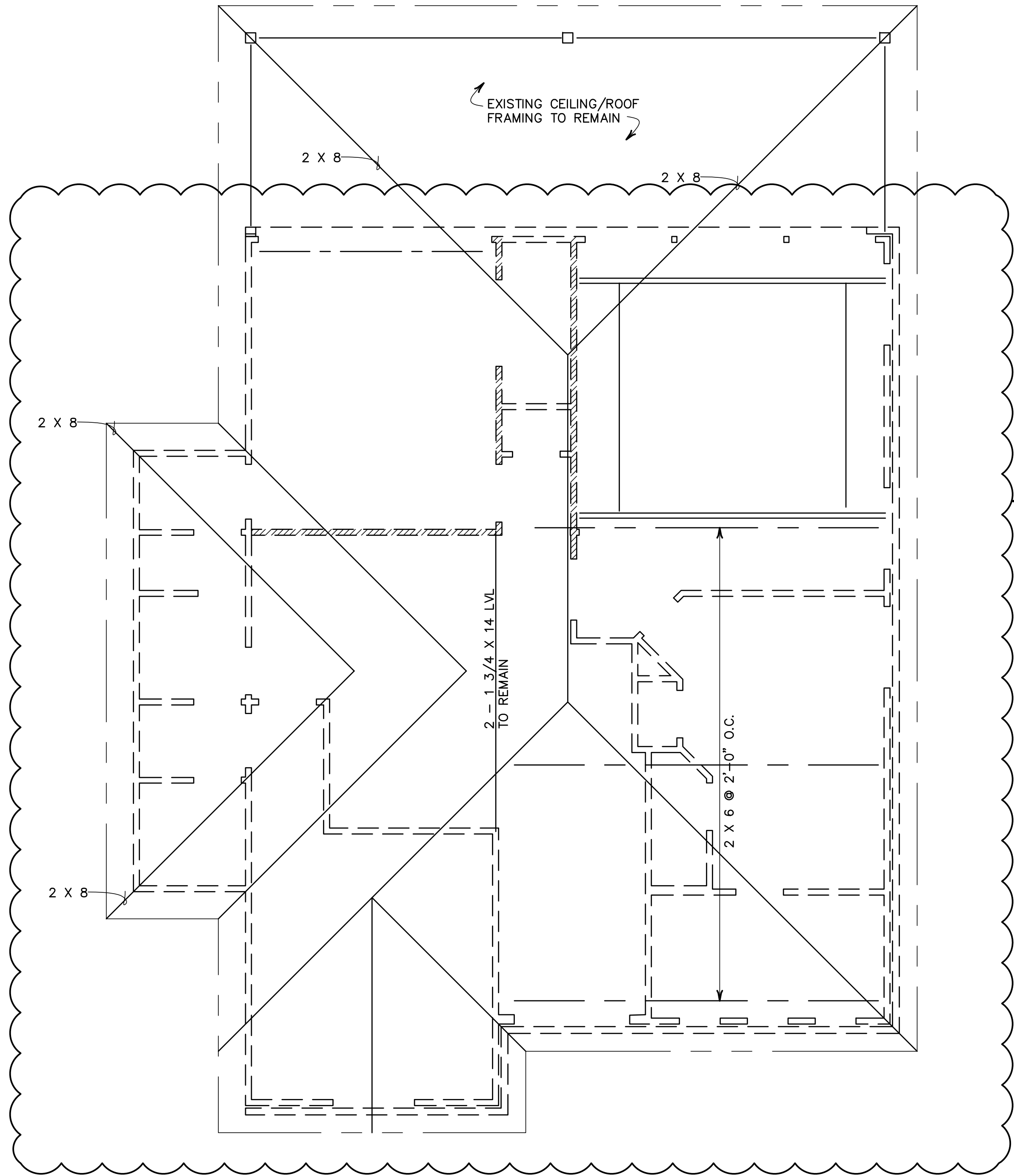
SIZE: 2 X 6	SPACING: 2'-0"	NOTE: PROVIDE SUPPORT FROM ROOF RAFTER TO CEILING JOIST EVERY 8'-0"
2 X 8	2'-0"	PROVIDE SUPPORT FROM ROOF RAFTER TO CEILING JOIST EVERY 10'-0"

PROVIDE SUPPORTS TO EXISTING RAFTERS.

- 4]  INDICATES KICKER SUPPORT FROM ROOF  
RIDGE, HIP OR VALLEY BEAM TO WALL/B EAM BELOW.

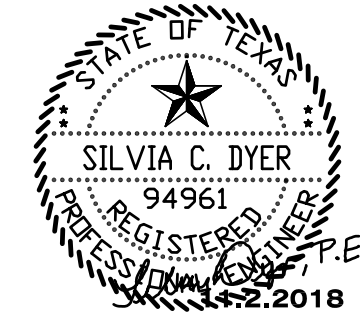


1 EXISTING 2ND FLOOR/CEILING FRAMING PLAN  
1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"



2 EXISTING HIGH ROOF FRAMING PLAN  
1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"

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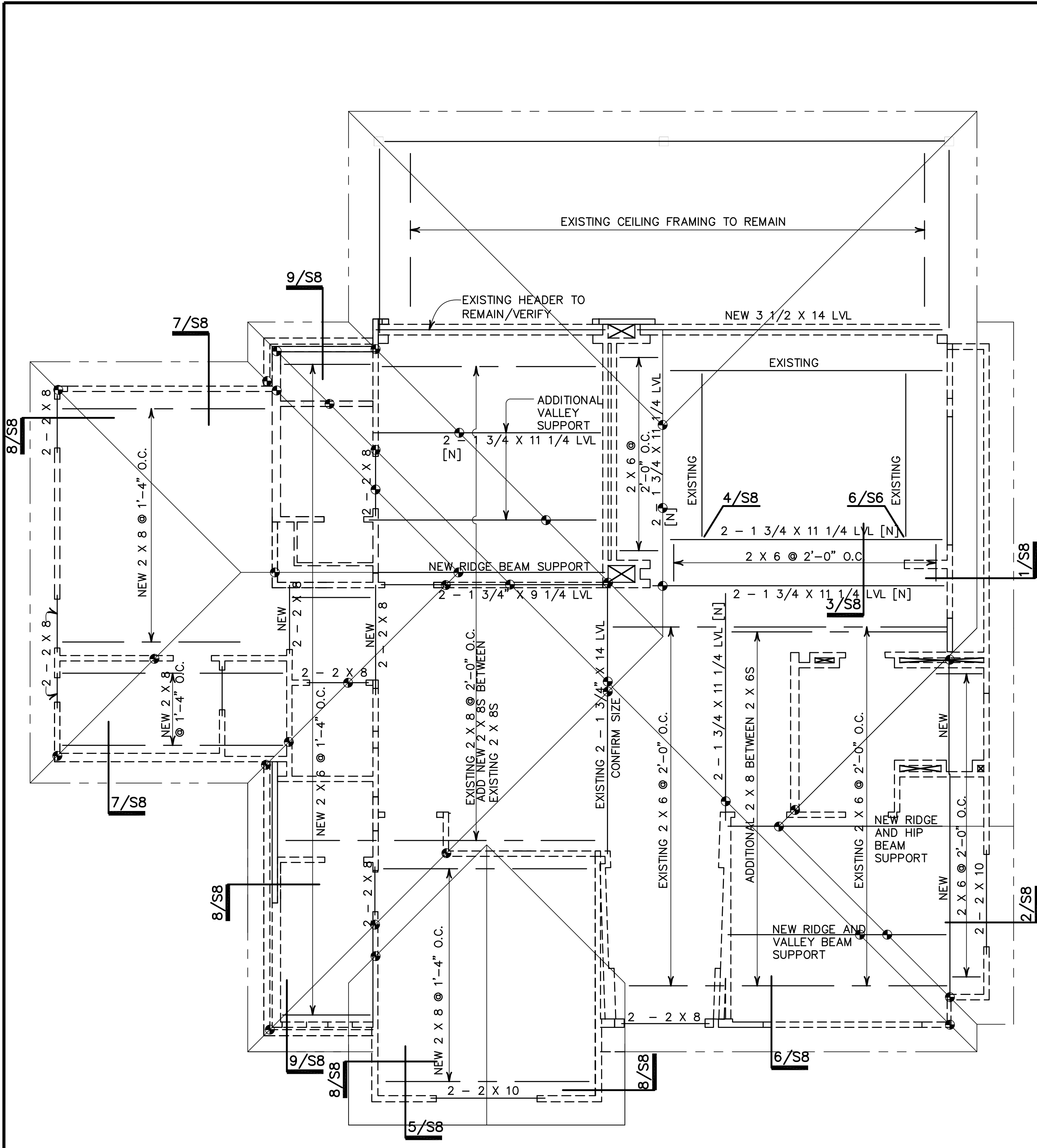


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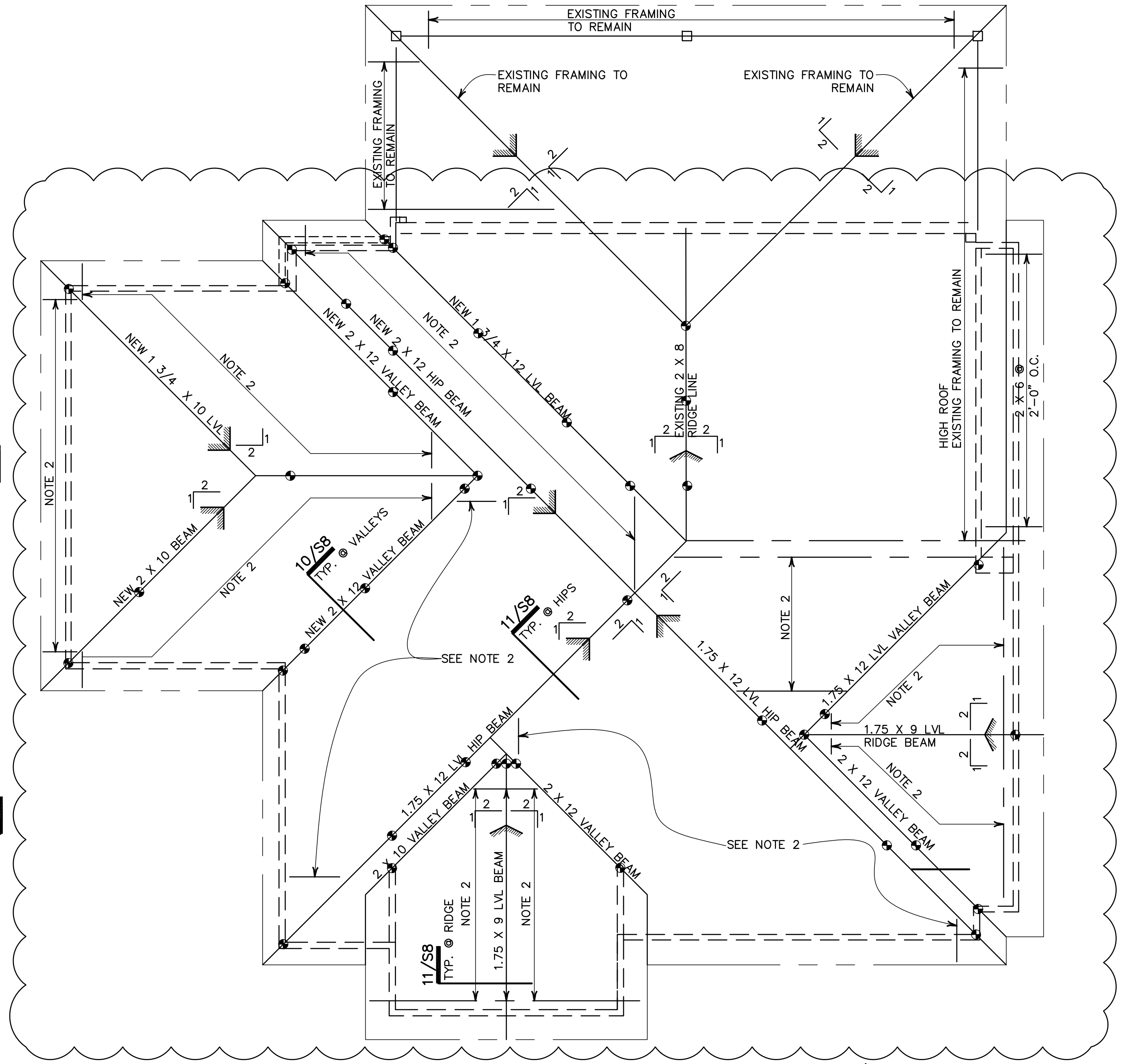
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1 NEW 2ND FLOOR CEILING PLAN  
1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"  
PLAN NOTES:  
1] ● INDICATES LOCATION OF SUPPORT FOR VALLEY, HIP OR RIDGE BEAM ABOVE



2 NEW 2ND ROOF FRAMING PLAN  
1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"  
PLAN NOTES:  
1] ● INDICATES SUPPORT FOR VALLEY, HIP, OR RIDGE BEAMS TO WALL OR 2ND FLOOR CEILING BEAM BELOW.  
2] ROOF RAFTER TABLE:  
3] ● INDICATES KICKER SUPPORT FROM ROOF RIDGE, HIP OR VALLEY BEAM TO WALL/BEAM BELOW.

SIZE:	SPACING:	NOTE:
2 X 6	2'-0"	PROVIDE SUPPORT FROM ROOF RAFTER TO CEILING JOIST EVERY 8'-0"
2 X 8	2'-0"	PROVIDE SUPPORT FROM ROOF RAFTER TO CEILING JOIST EVERY 10'-0"

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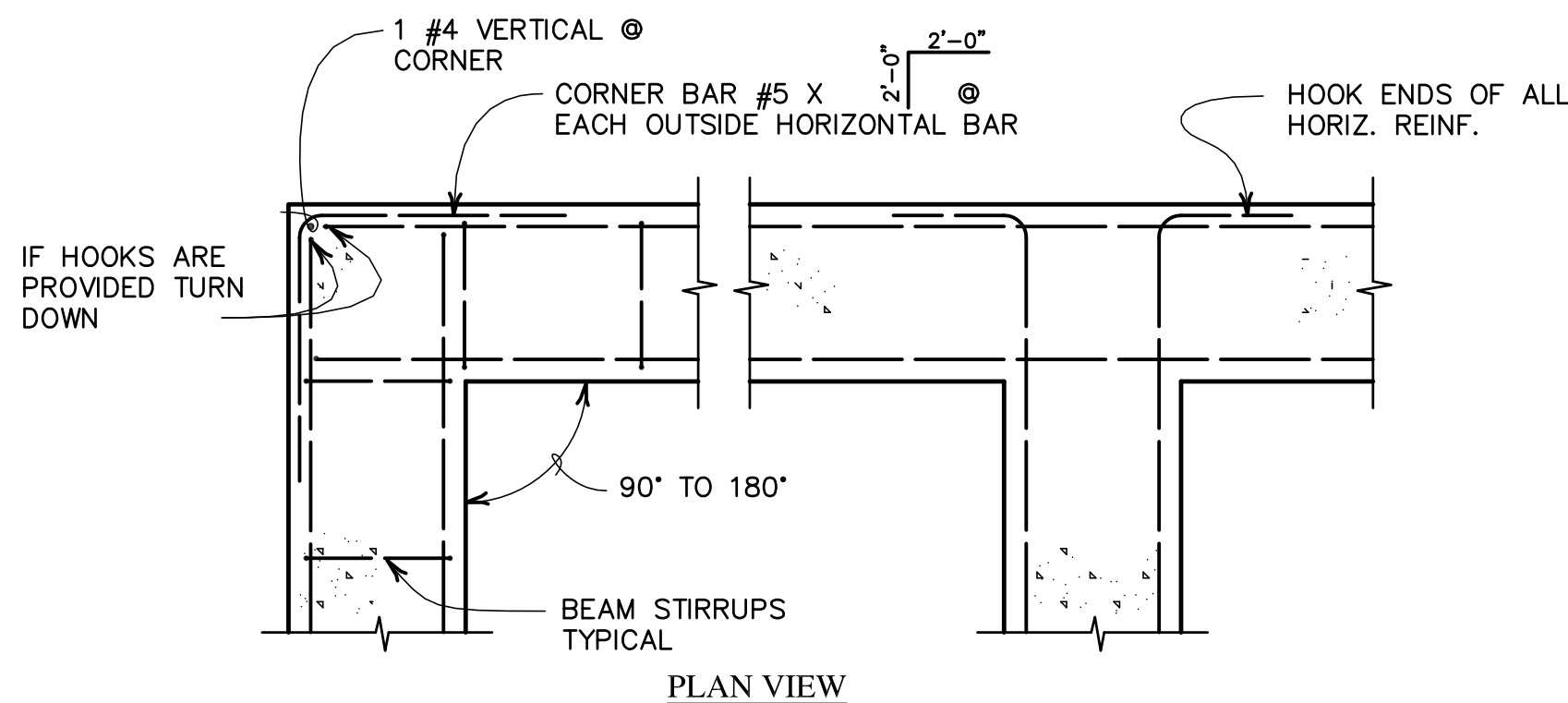


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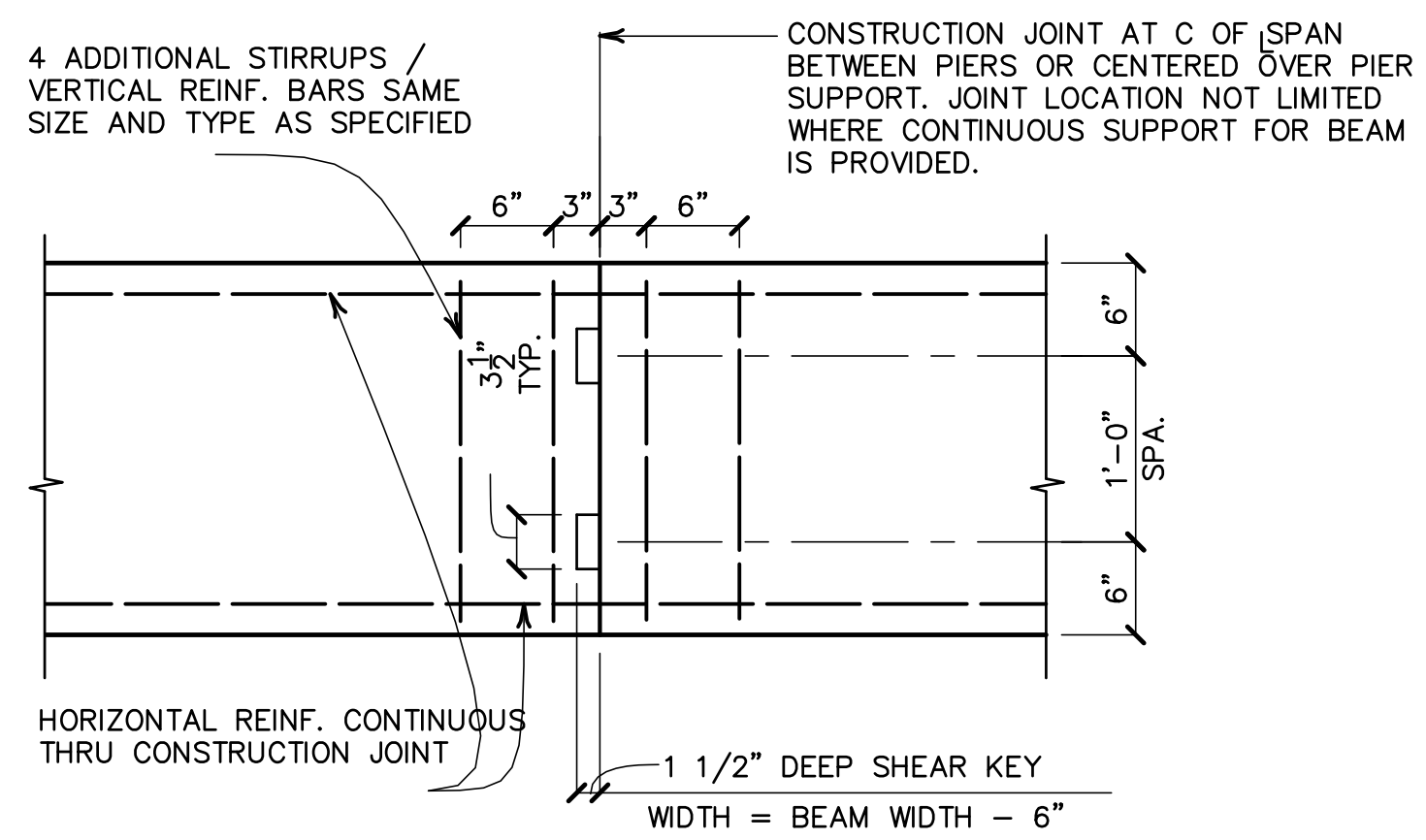
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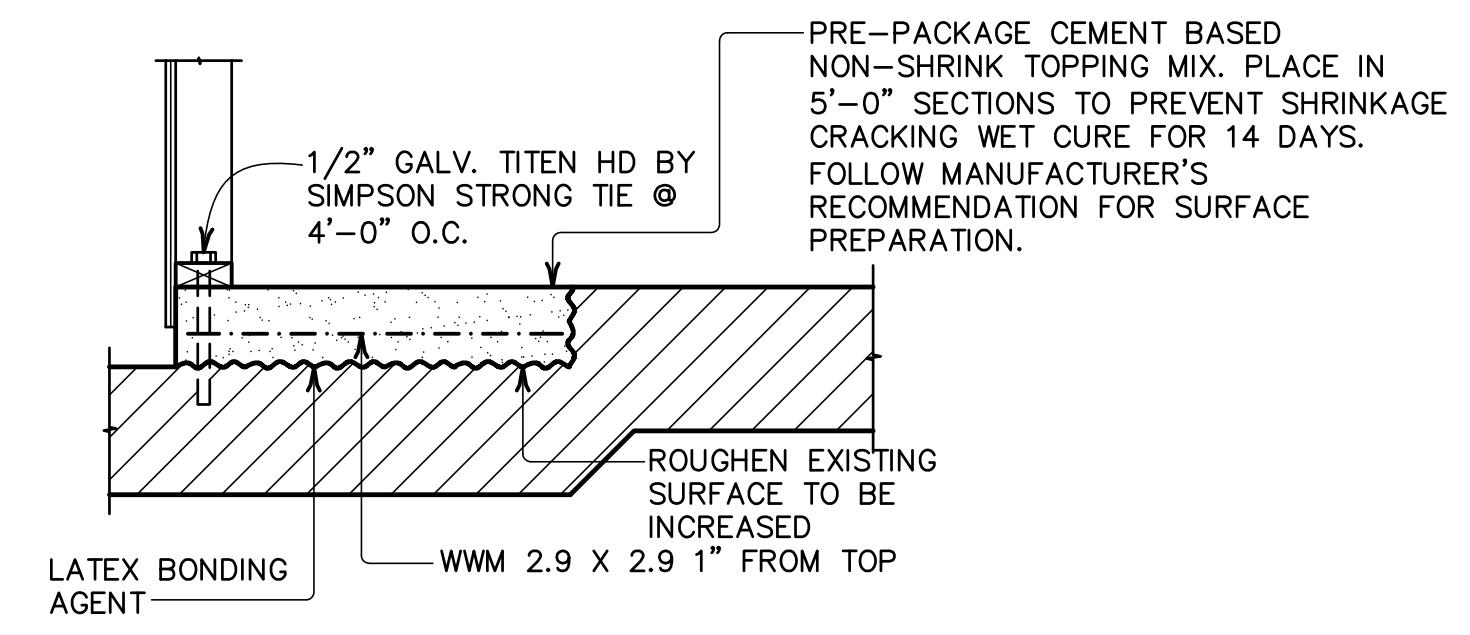
S4.1



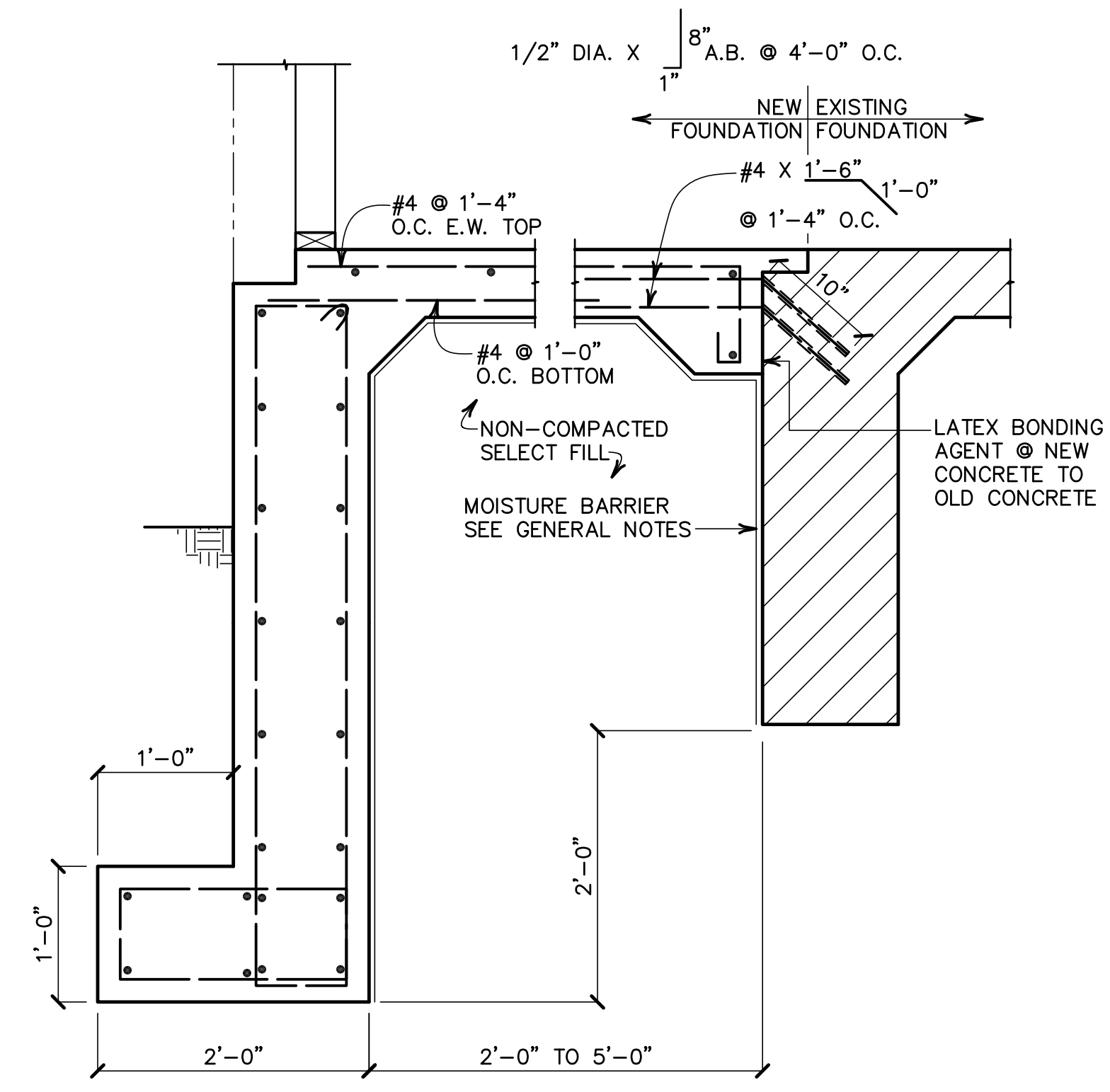
1 GRADE BEAM REBAR DETAIL  
N.T.S.



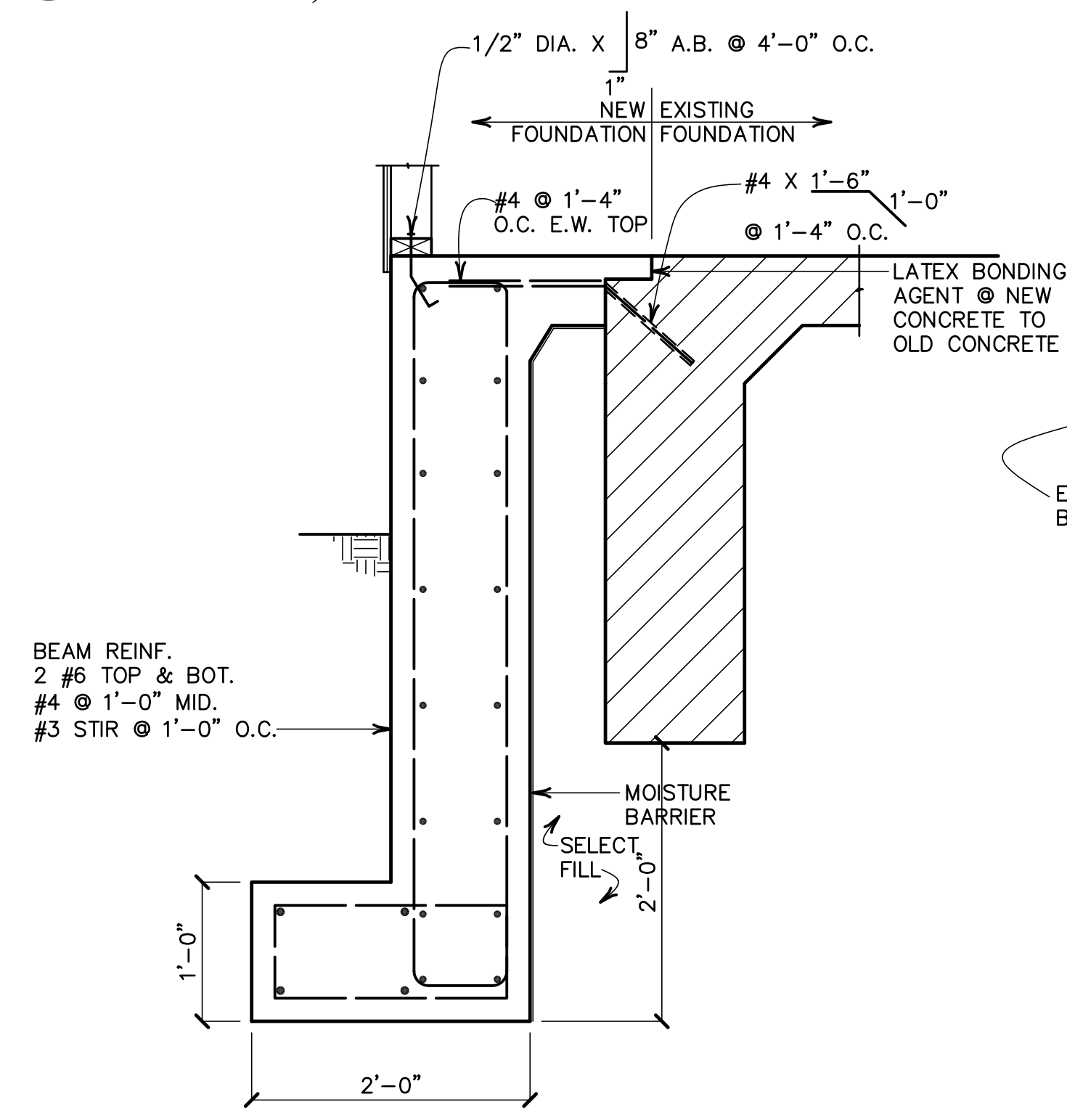
2 BEAM CONSTRUCTION JOINT DETAIL  
TYPICAL) N.T.S.



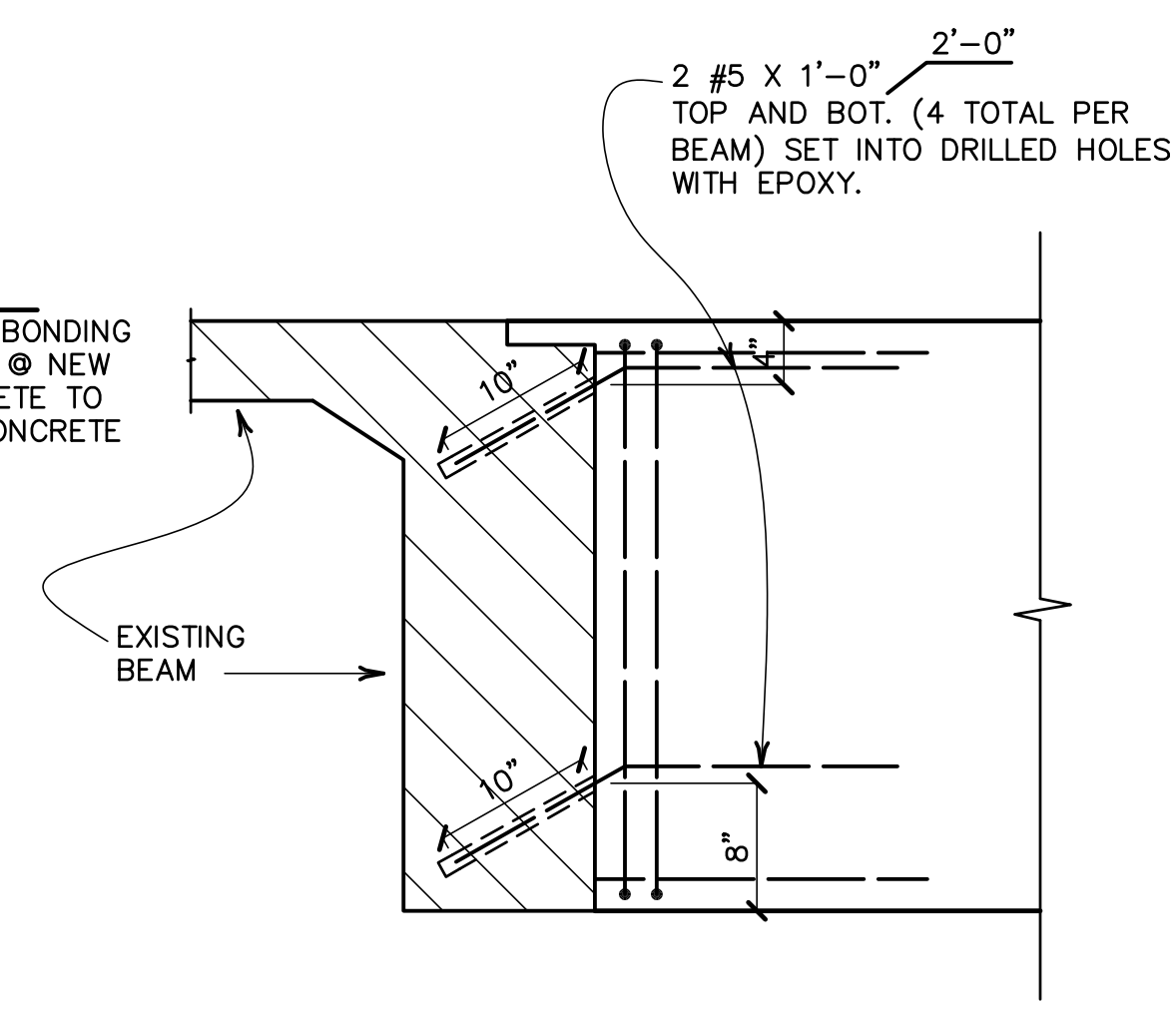
3 1" = 1'-0" @ 22 X 34  
1/2" = 1'-0" @ 11 X 17



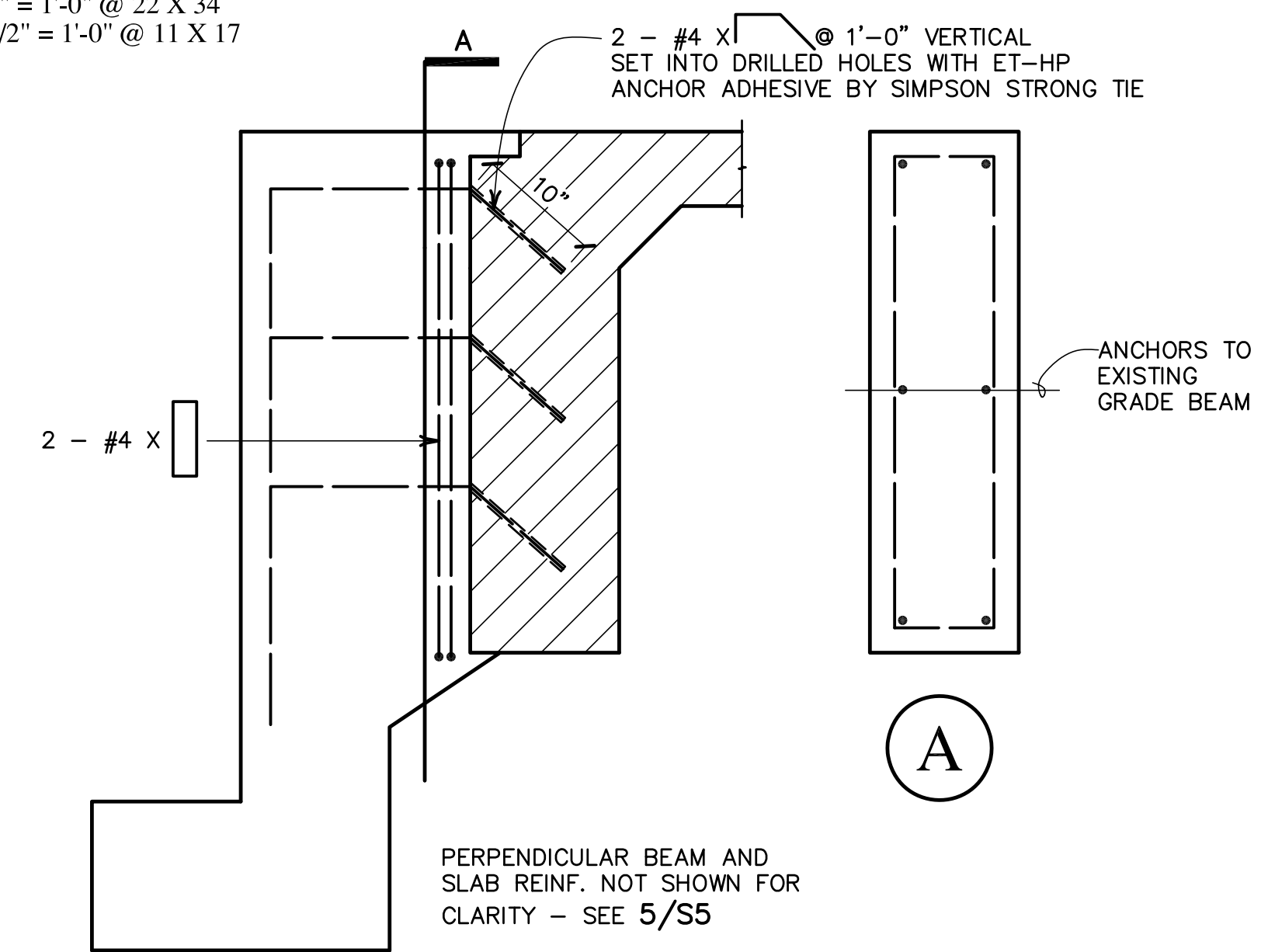
4 1" = 1'-0" @ 22 X 34  
1/2" = 1'-0" @ 11 X 17



5 1" = 1'-0" @ 22 X 34  
1/2" = 1'-0" @ 11 X 17



6 1" = 1'-0" @ 22 X 34  
1/2" = 1'-0" @ 11 X 17



7 1" = 1'-0" @ 22 X 34  
1/2" = 1'-0" @ 11 X 17

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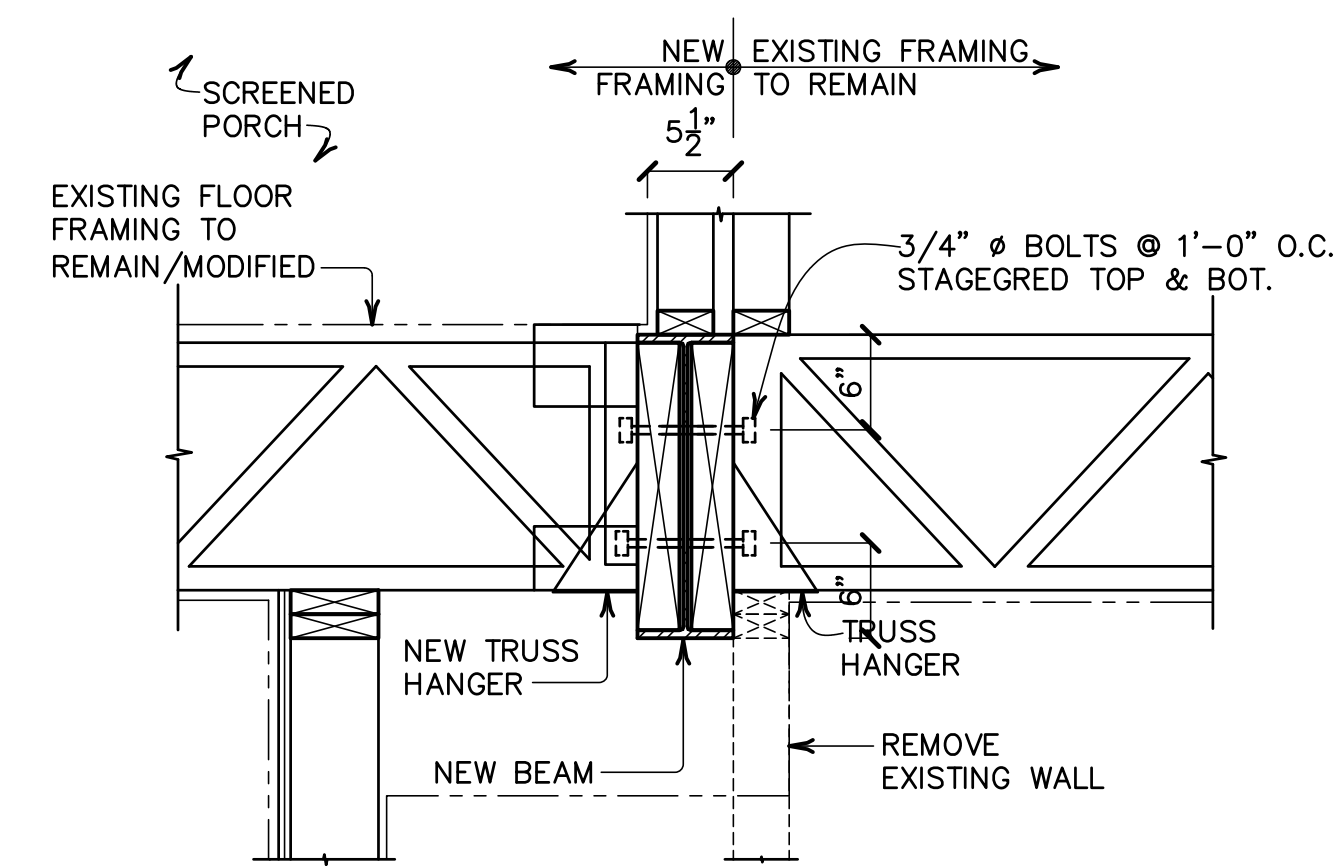


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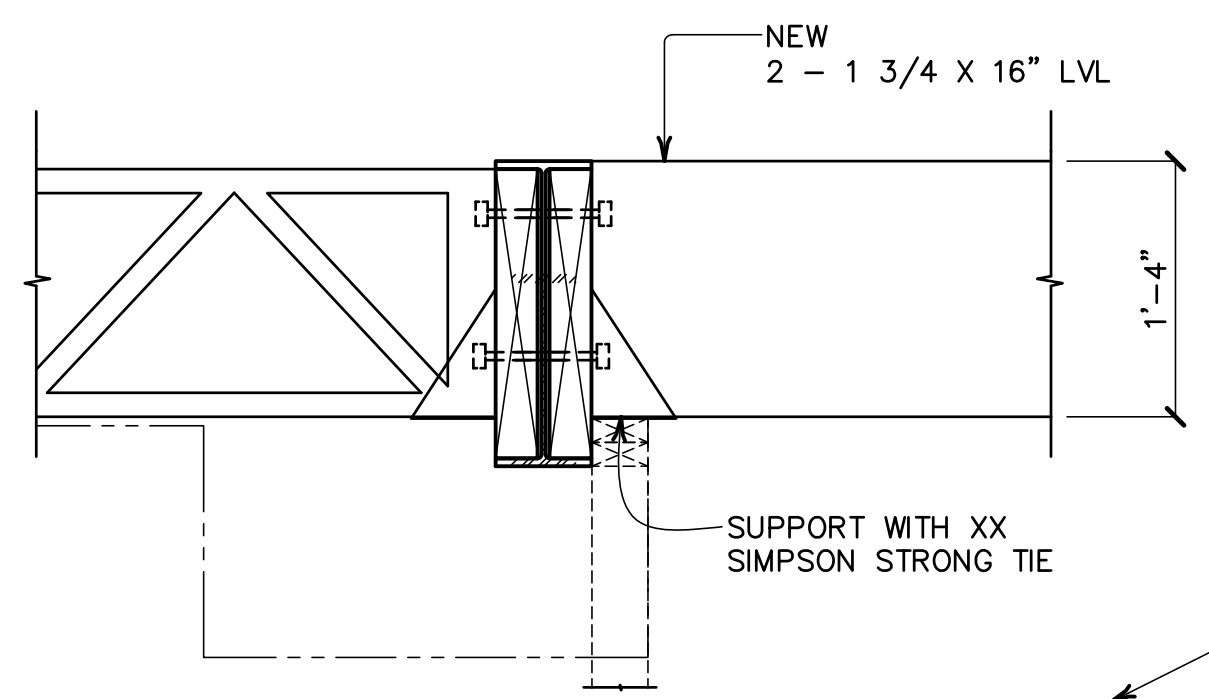
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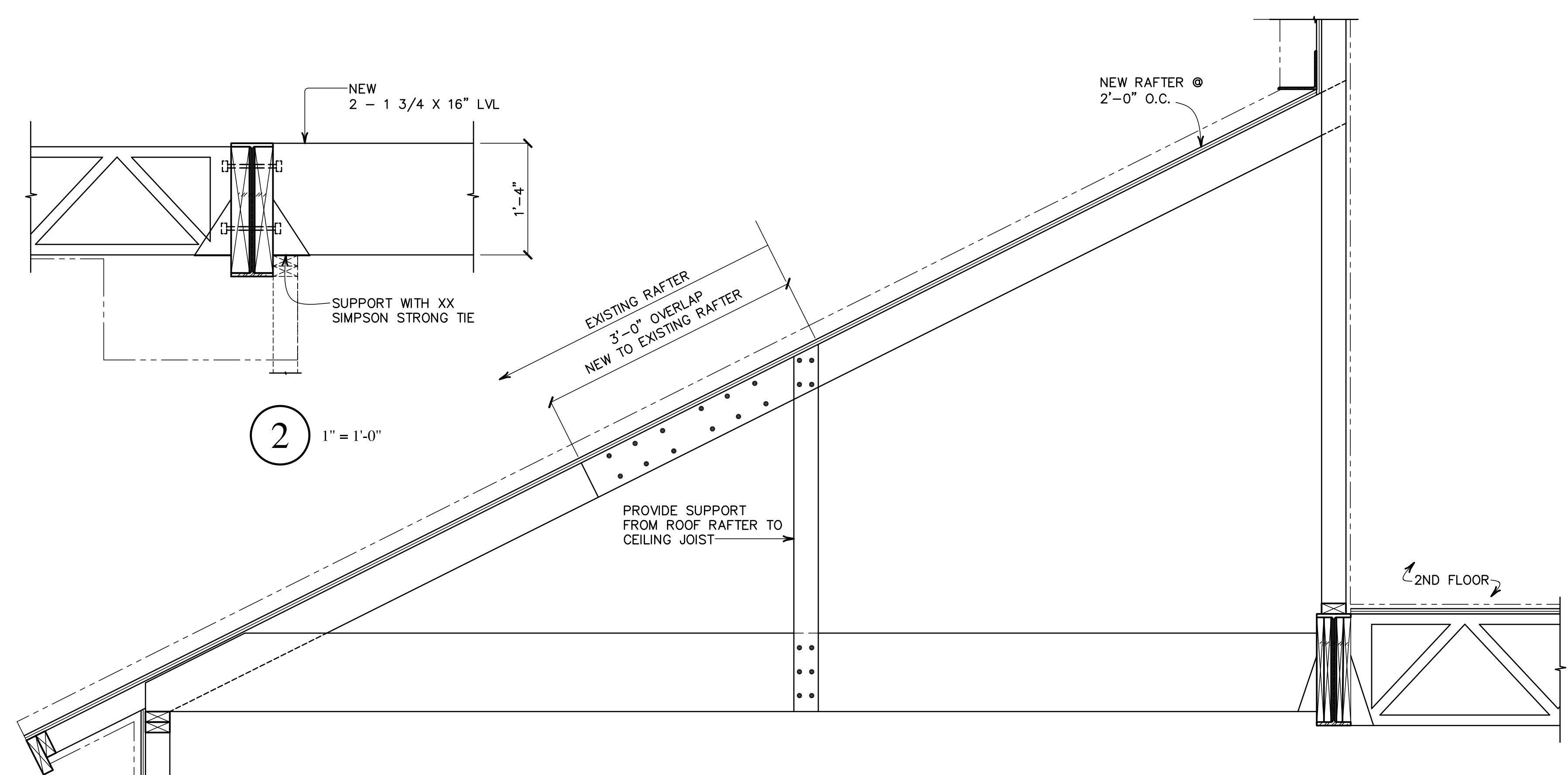
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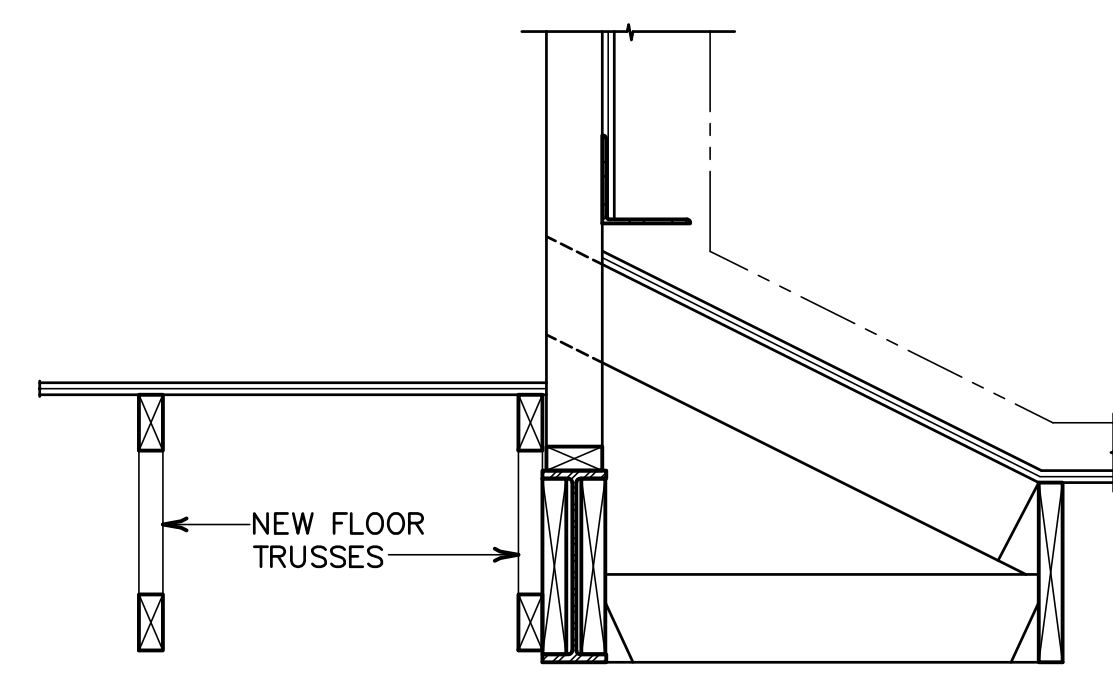
1 1" = 1'-0"



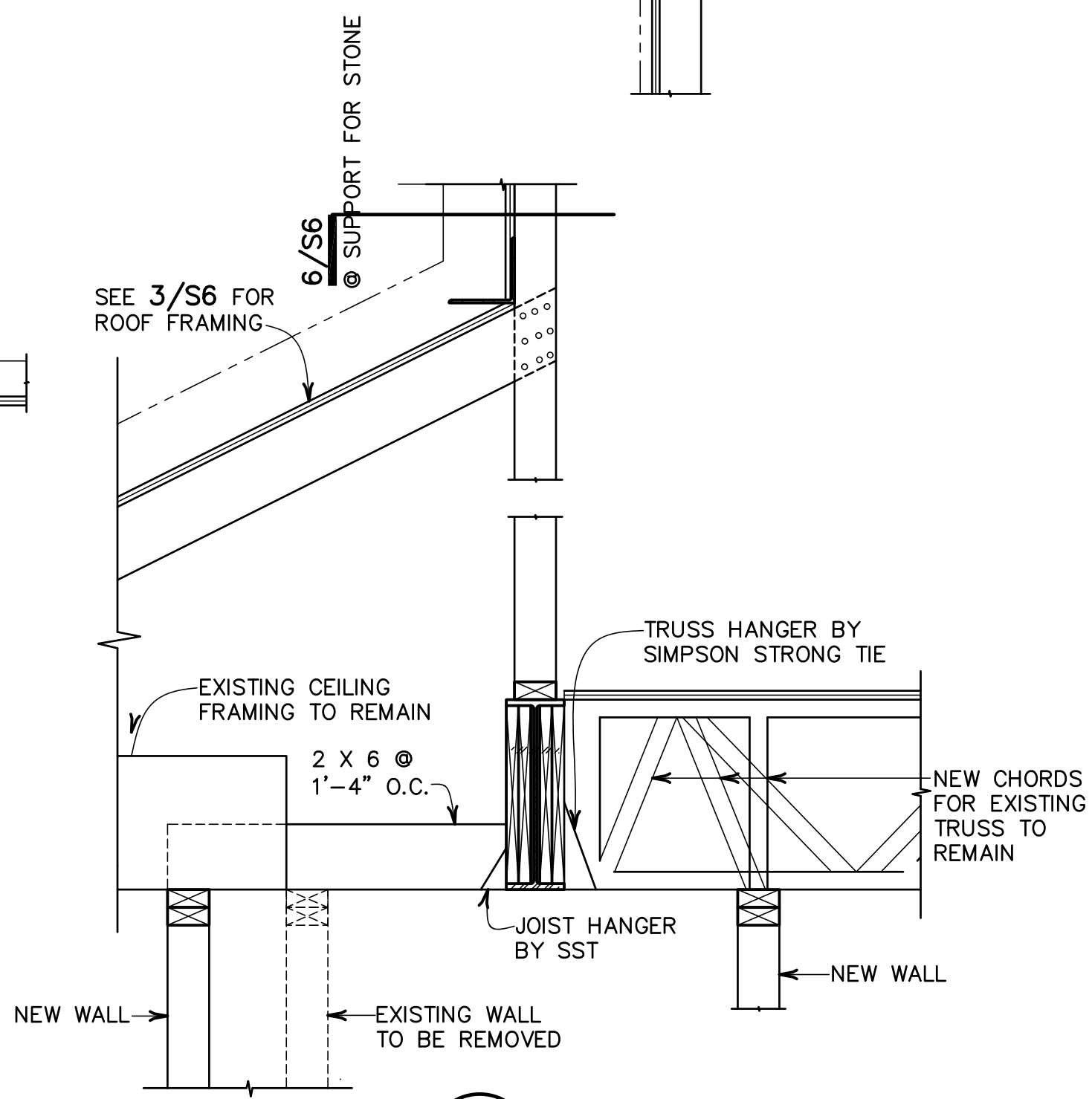
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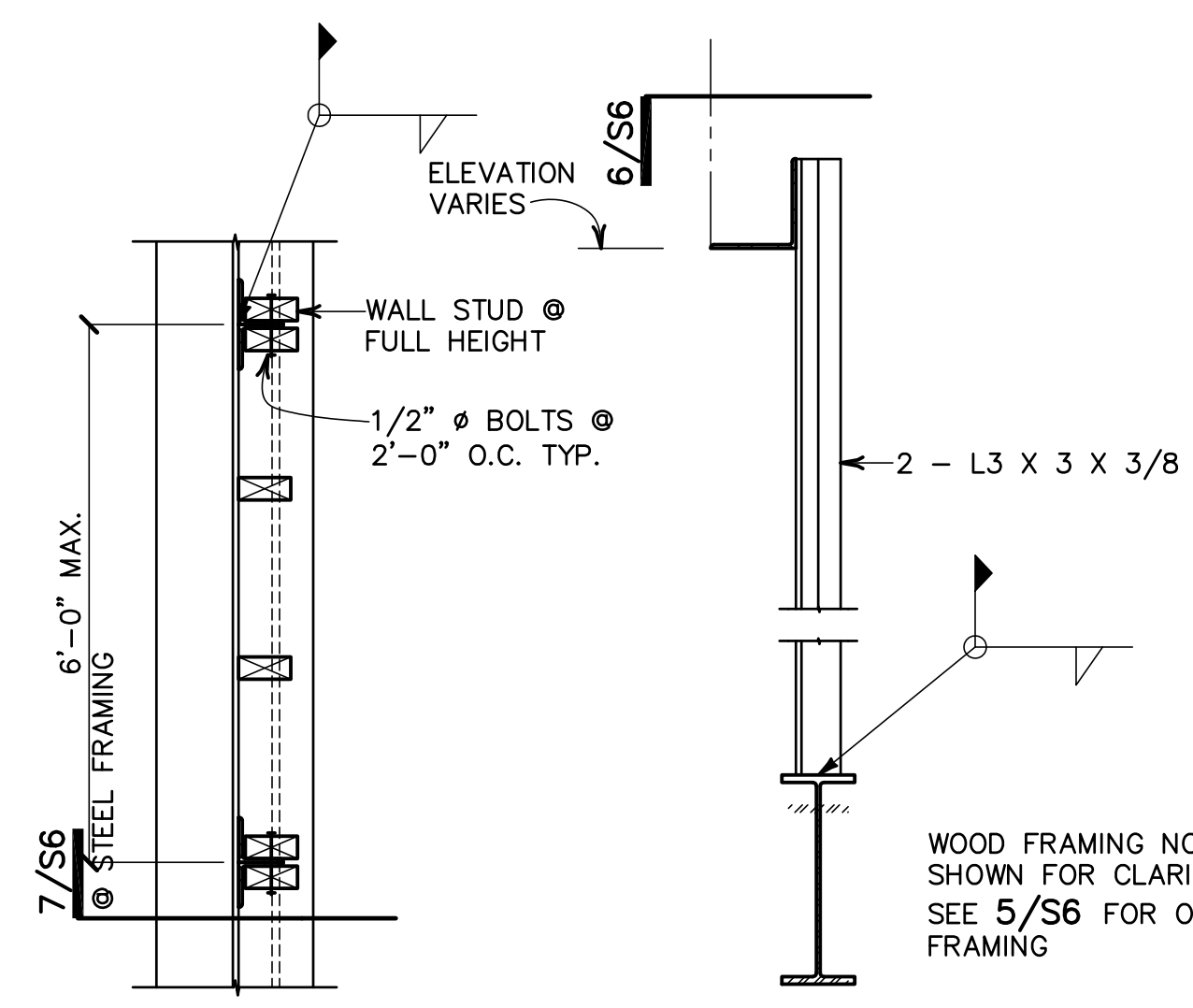
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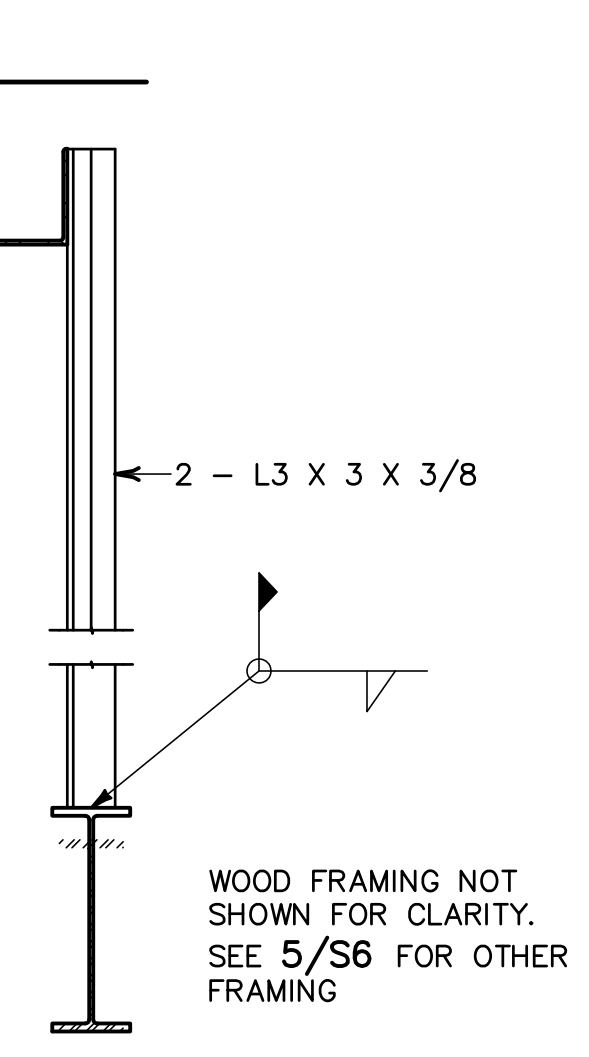
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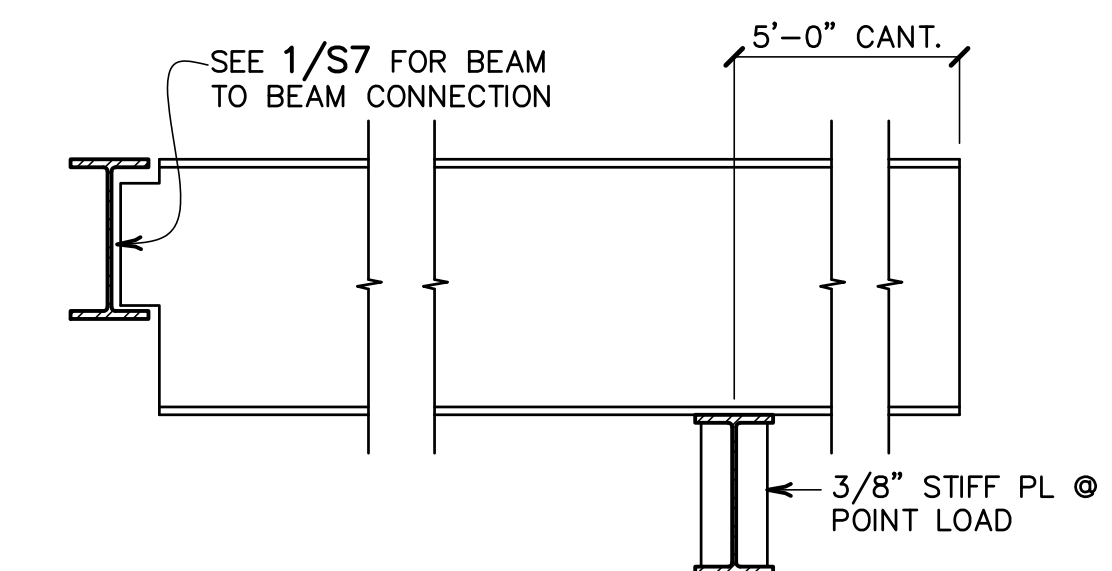
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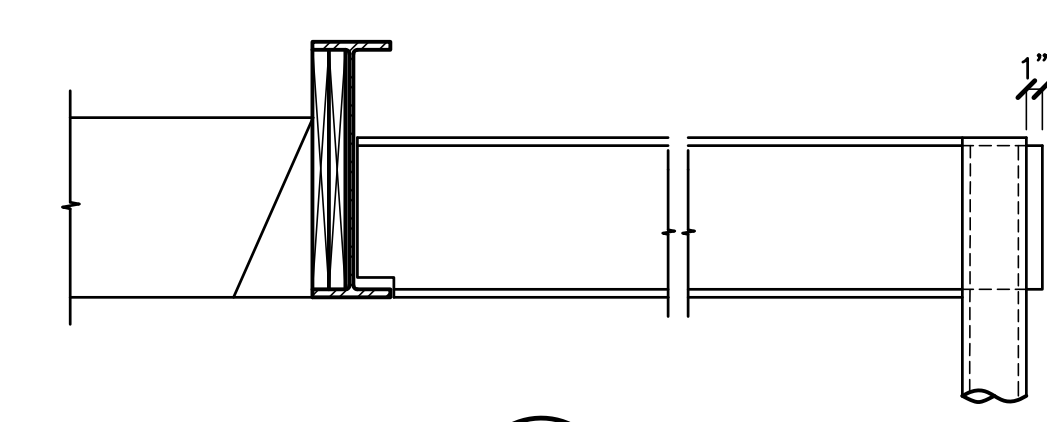
6 1" = 1'-0"



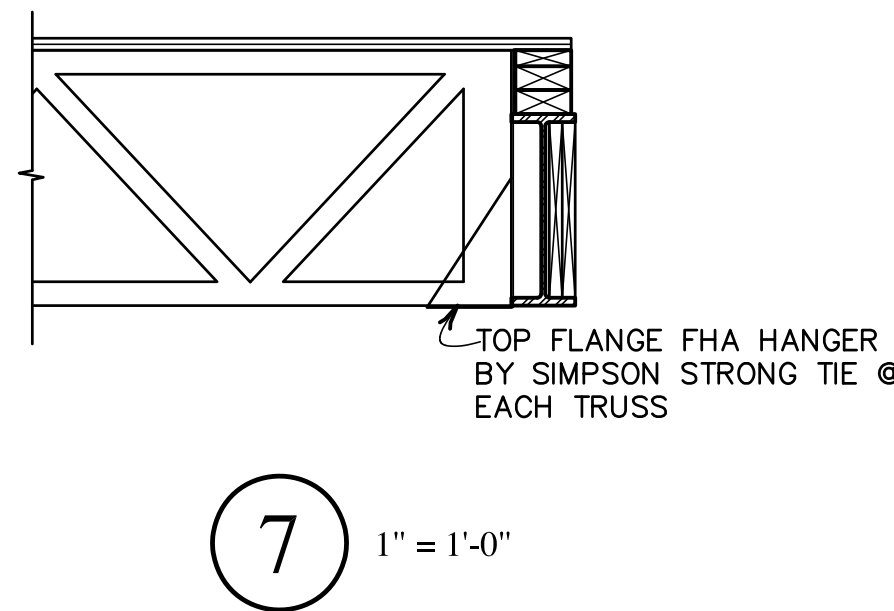
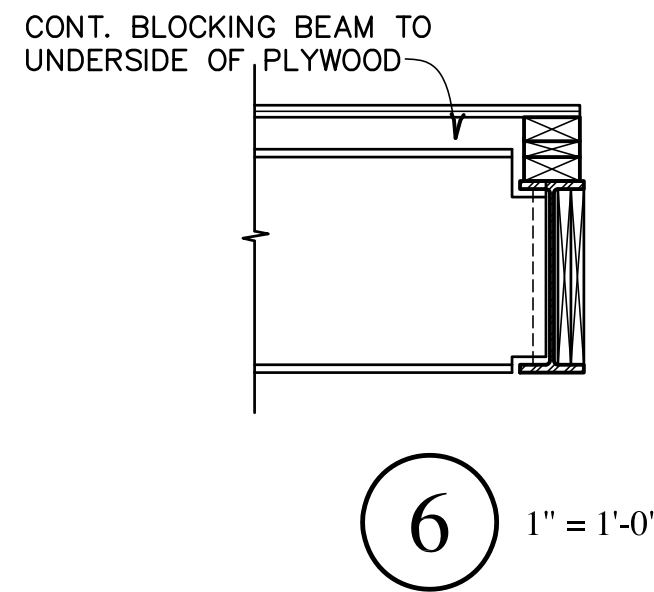
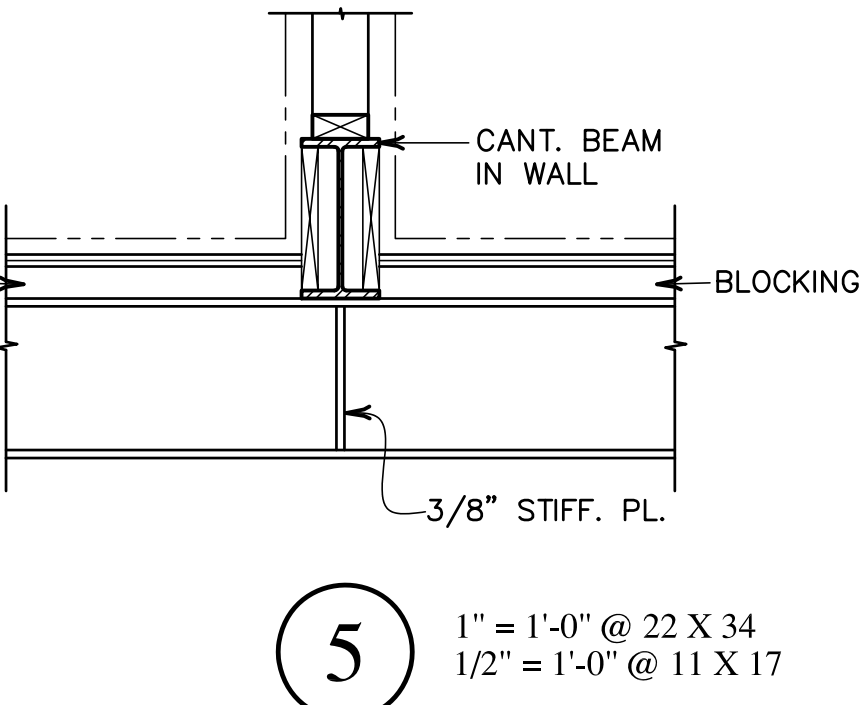
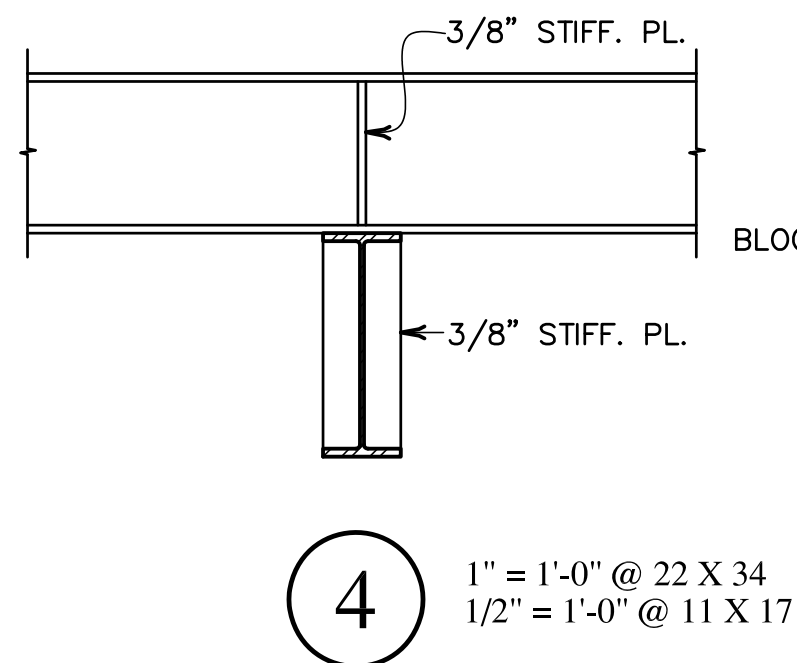
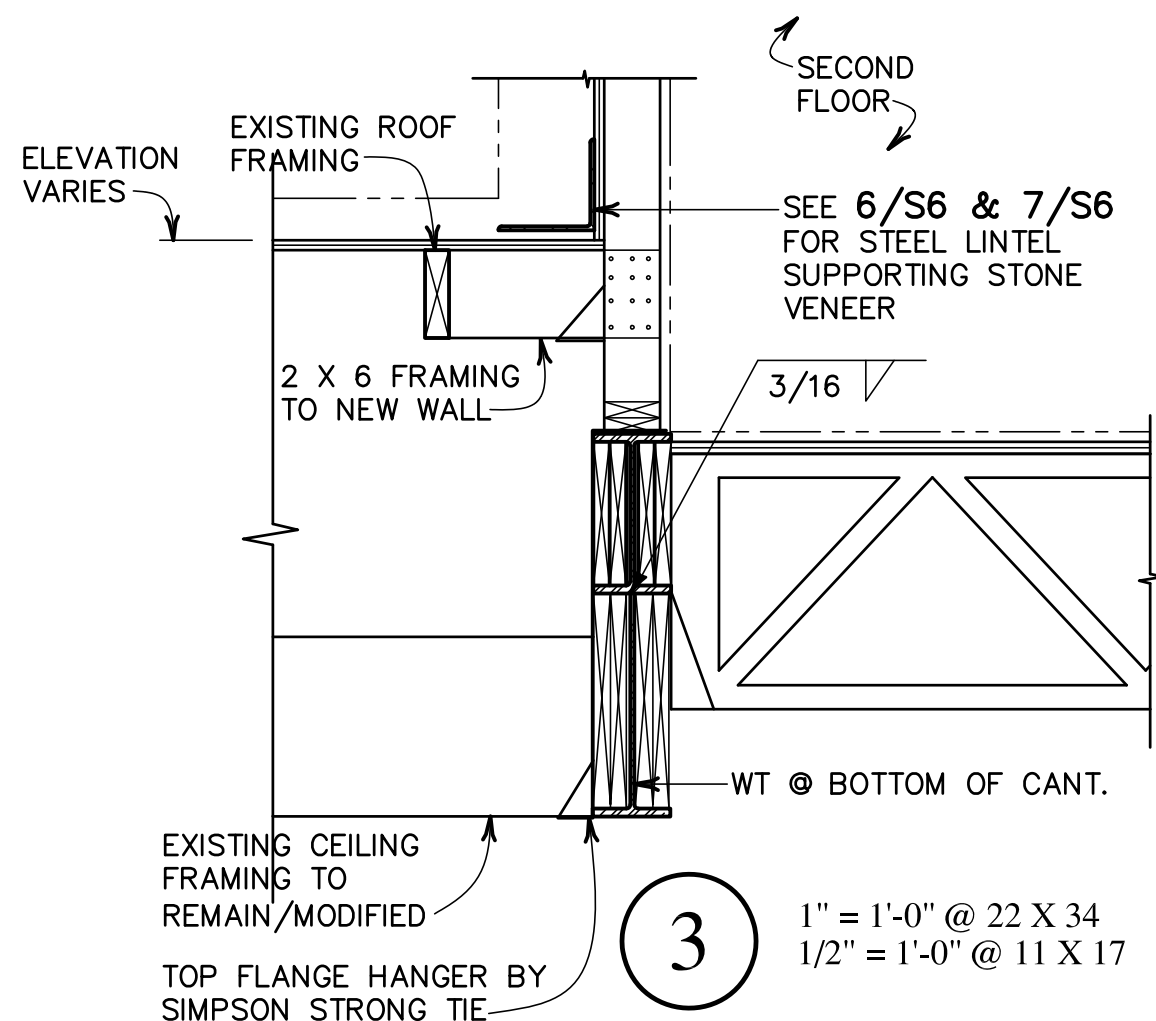
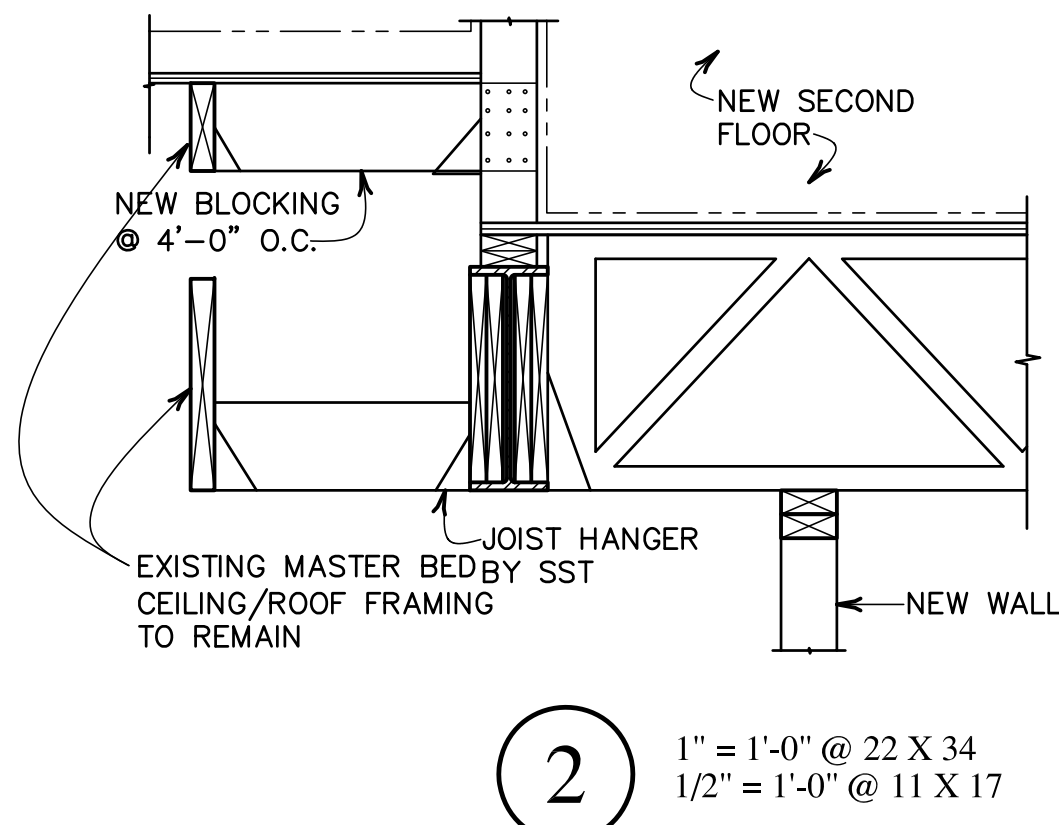
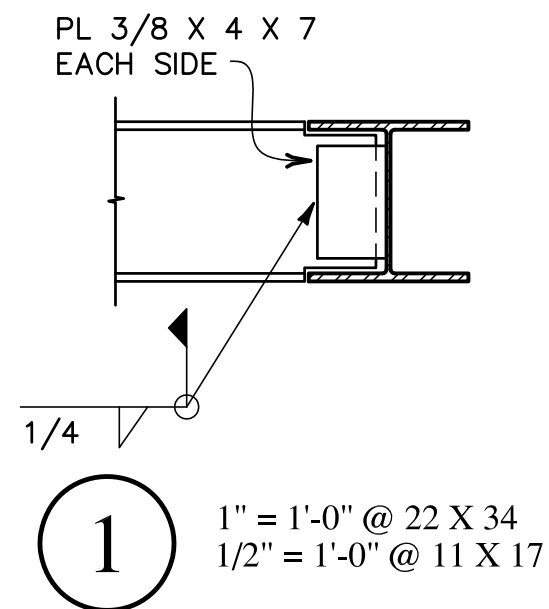
7 1" = 1'-0"



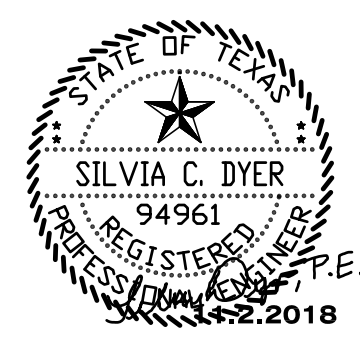
8 1" = 1'-0"



9 1" = 1'-0"



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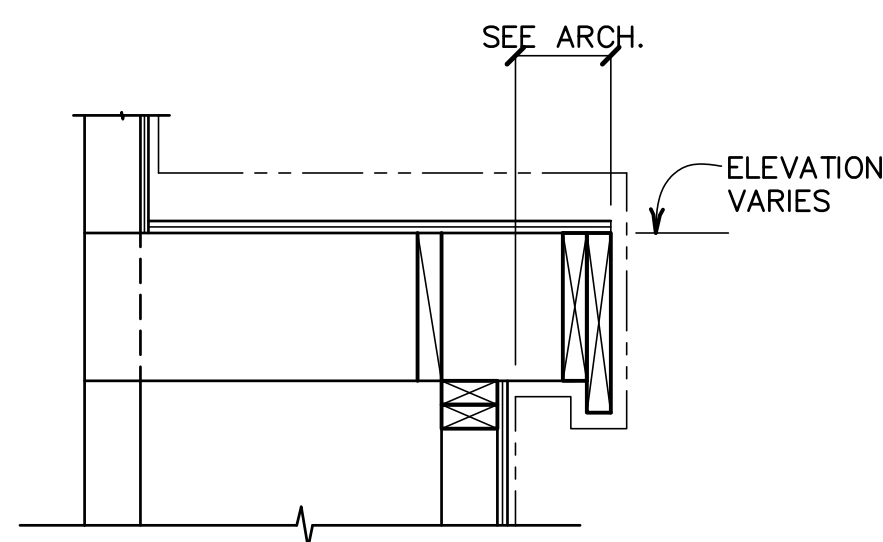


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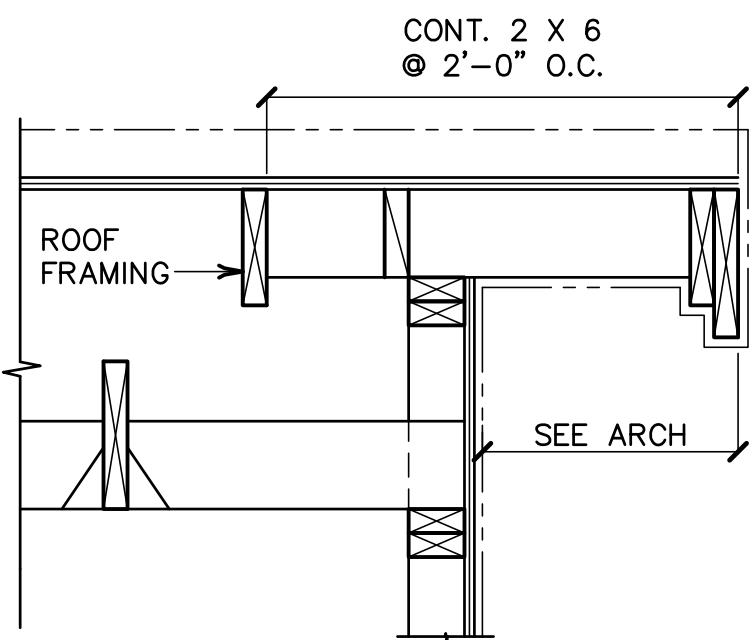
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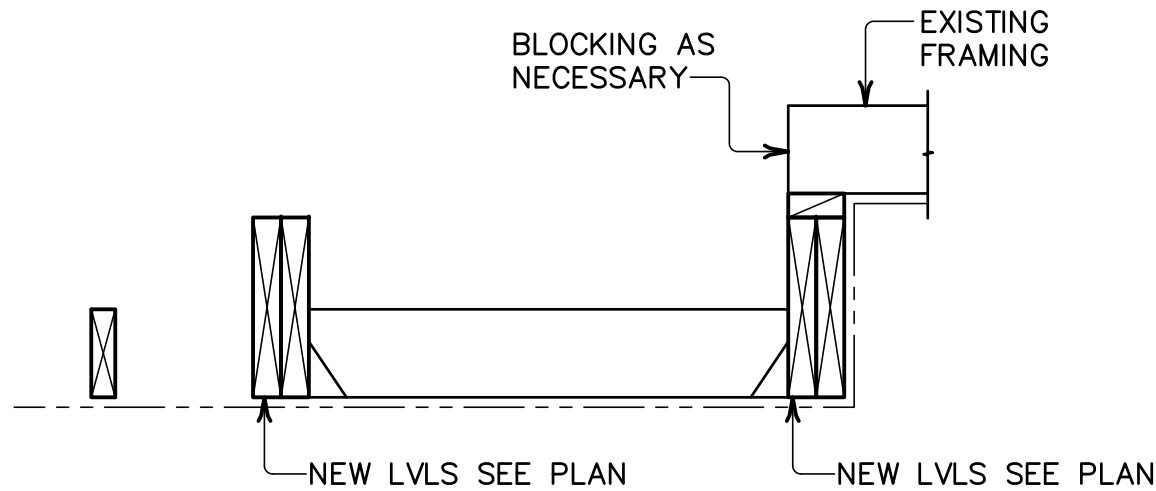
S7



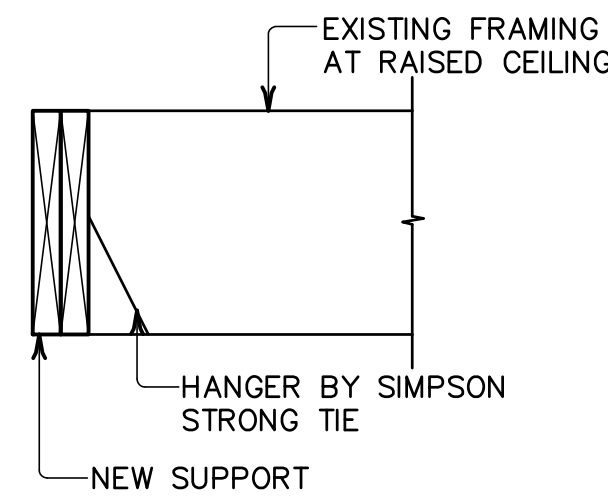
1 1" = 1'-0"



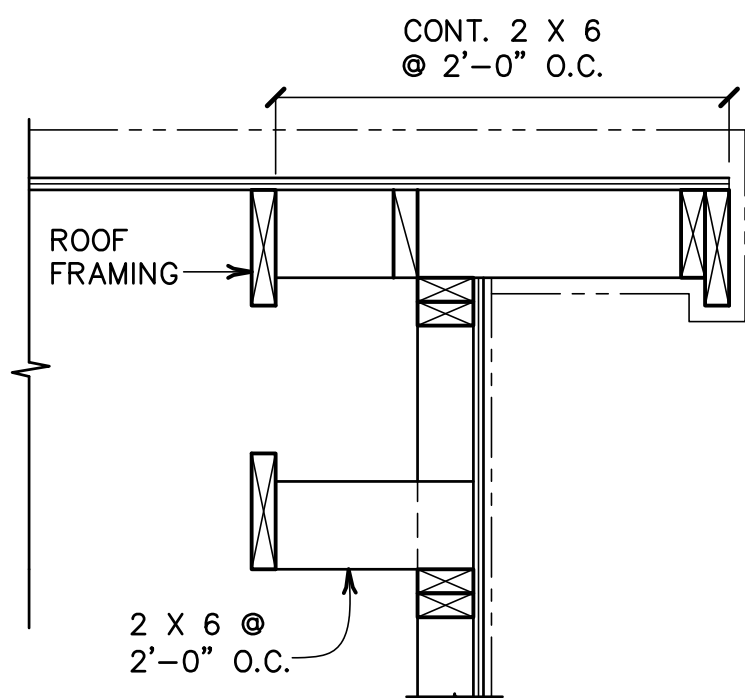
2 1" = 1'-0"



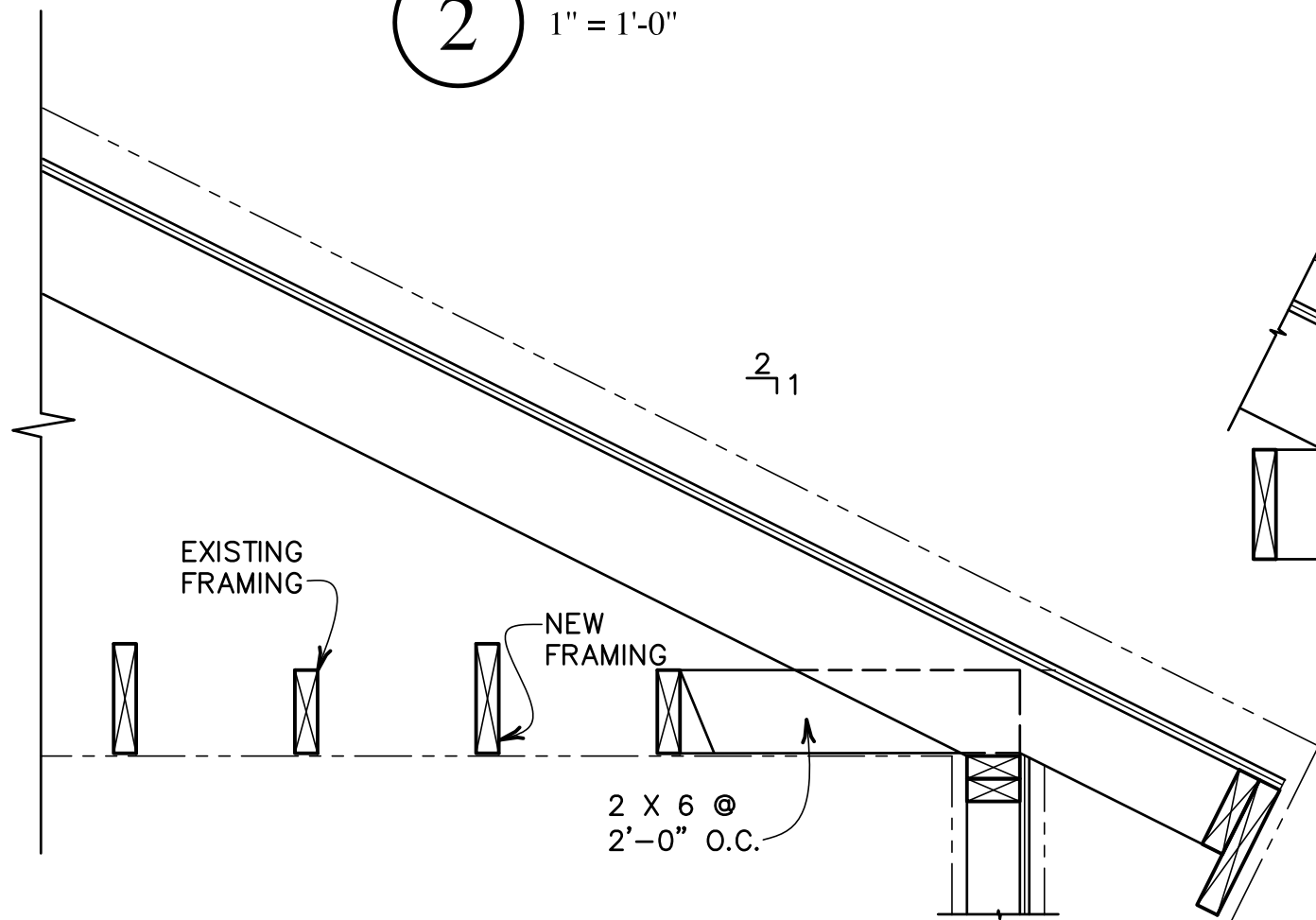
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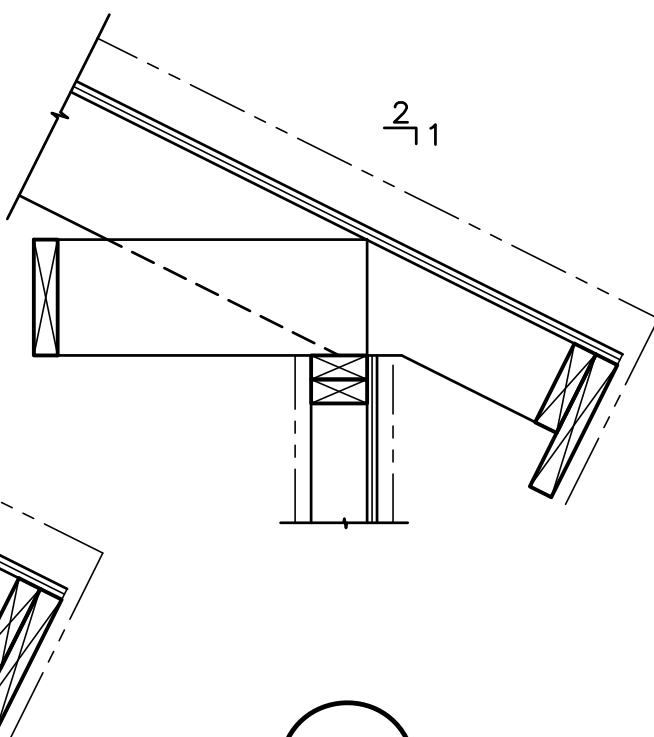
4 1" = 1'-0"



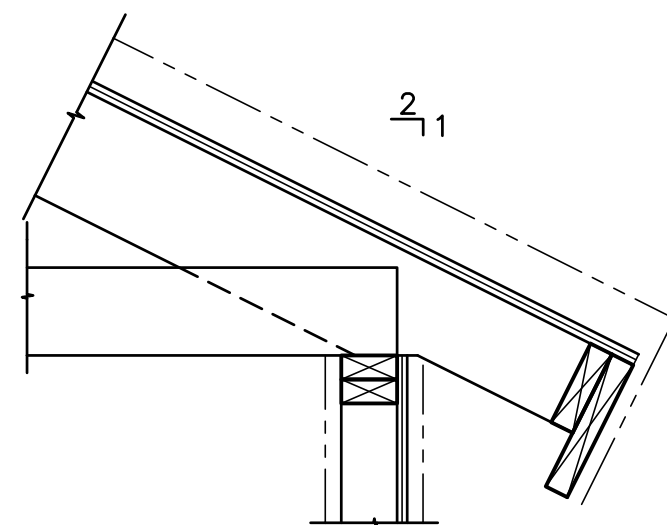
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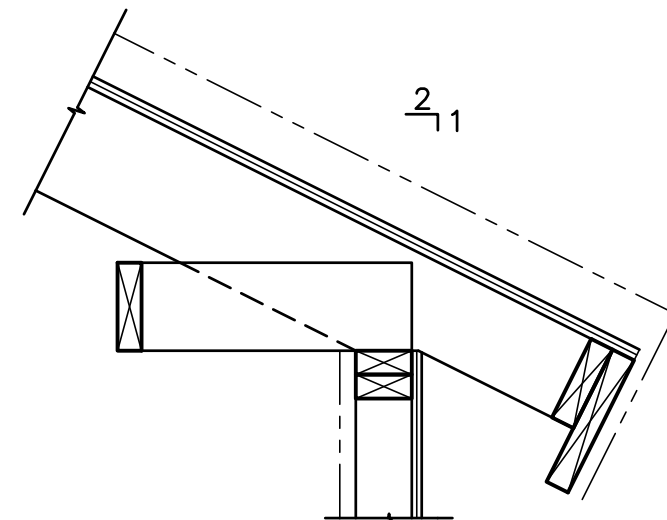
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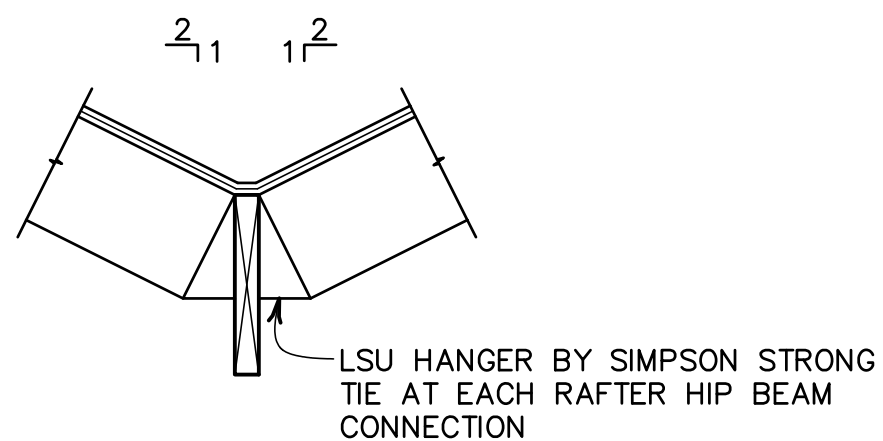
7 1" = 1'-0"



8 1" = 1'-0"

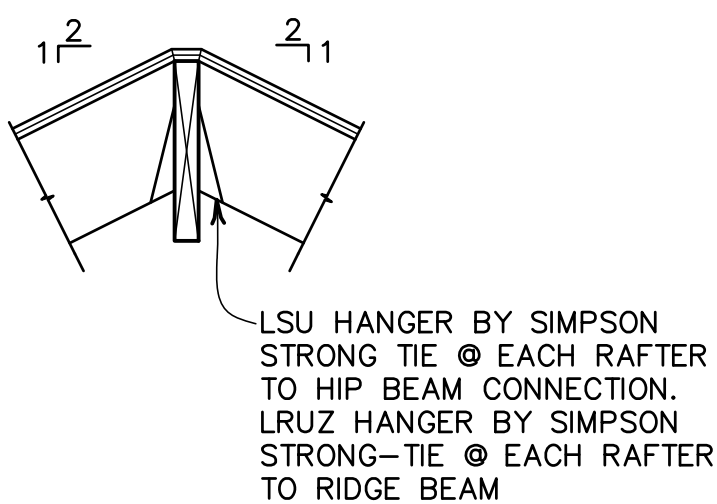


9 1" = 1'-0"



VALLEY BEAM

10 1" = 1'-0"



HIP BEAM/RIDGE BEAM

11 1" = 1'-0"

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**2800 RIVERCREST DR.  
AUSTIN, TX. 78746**

REV	DATE	DESCRIPTION	PURPOSE
1	11-22-18	90% SET	FOR PERMIT

**S8**

1000: SUPERIMPOSED DESIGN LOADS / BUILDING CODE

- 1] FLOOR LIVE LOAD ..... 40 PSF
- 2] WIND LOADS: (20 PSF MINIMUM) ..... PER CODE
- 3] BUILDING CODE: ..... 2015 I.R.C.

1300: GENERAL

- 1] PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR MATERIAL SIZES.
- 2] VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL.

2260: SELECT FILL (BELOW SLAB ON GRADE)

- 1] THE SUBGRADE BELOW THE POOL SLAB SHALL HAVE ALL VEGETATION AND "TOP SOIL" REMOVED.
- 2] THE EXPOSED SURFACE OF THE SUBGRADE SHALL BE PROOF-ROLLED AND ALL WEAK AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
- 3] SELECT FILL MAY BE REQUIRED TO ELEVATE THE SUBGRADE BELOW THE SLAB.
- 4] THE SELECT FILL MATERIAL SHALL BE A NON-EXPANSIVE, WELL-GRADED SOIL WITH SUFFICIENT BINDER MATERIAL FOR COMPACTION PURPOSES. THE FILL SHALL CONFORM TO THE FOLLOWING:
- |                               |          |
|-------------------------------|----------|
| MAXIMUM AGGREGATE .....       | 3"       |
| % RETAINED ON #4 SIEVE .....  | 25 TO 50 |
| % RETAINED ON #40 SIEVE ..... | 50-75    |
| PLASTICITY INDEX .....        | 5-20     |
- 5] ANY FILL MATERIAL REQUIRED TO REPLACE "SOFT-SPOTS" OR TO ELEVATE THE SLAB SHALL CONSIST OF A LOW PI MATERIAL [PI'S 5 TO 15]. THE FILL SHALL BE PLACED IN 8" LIFTS AND COMPACTED AT 93% TO 105% OF MAXIMUM DENSITY PER ASTM D 698 AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 5% ABOVE OPTIMUM MOISTURE CONTENT.

2351: SUBGRADE PREPARATION & FOOTING FOUNDATION NOTES

- 1] THE FOOTING FOUNDATION DESIGN IS BASED ON INFORMATION NOTED IN ECS SOUTHWEST LLP DATED NOVEMBER 7, 2018 ECS PROJECT #: 17:5051.
- 2] THE ALLOWABLE BEARING PRESSURE IS 1,200 PSF (POUNDS PER SQUARE FOOT) FOR A FOOTING RESTING IN UNDISTURBED NATIVE SOILS.
- 3] THE FOOTING EXCAVATION SHALL BE FREE OF LOOSE MATERIAL AND WATER PRIOR TO PLACING THE CONCRETE.
- 4] ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED BELOW THE FOOTING.

3000: CONCRETE MIX GUIDELINES

- 1] ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND A MINIMUM CEMENTITIOUS CONTENT OF 5 SACKS PER CUBIC YARD (CEMENT AND FLY ASH). AGGREGATE SHALL CONFORM TO ASTM C 33.
- 2] WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED PER THE MANUFACTURER AND APPROVED BY THE ENGINEER.
- 3] DO NOT PROVIDE AIR ENTRAINMENT ADMIXTURE IN CONCRETE.
- 4] THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED.
- 5] CEMENT SHALL BE TYPE I OR III PER ASTM C 150.
- 6] CONCRETE SLUMP SHALL BE DETERMINED BY MIX DESIGN. THE DESIGN SLUMP SHALL BE SHOWN ON THE READY-MIX TICKET. THIS SPECIFIED SLUMP MAY BE USED AS QUALITY CONTROL CHECK ON THE CONCRETE AT THE SITE.
- 7] THE CONTRACTOR SHALL INCLUDE THE FOLLOWING FOR EACH SUBMITTED MIX DESIGN:
- A] WEIGHT OF INDIVIDUAL ELEMENTS PER CUBIC YARD OF CONCRETE INCLUDING, CEMENT, SAND, AGGREGATE, WATER, AND EACH ADDITIVE.
- B] THE MAXIMUM AGGREGATE SIZE.
- C] 30 CONSECUTIVE TESTS (ACT 301/318)
- OR
- D] 5-28 DAY CYLINDER BREAKS (ACI 301)

3200: CONCRETE REINFORCEMENT

- 1] REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
- 2] DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL.

- 3] SPLICE TOP BARS AT THE CENTERLINE BETWEEN MEMBER SUPPORTS. SPLICE BOTTOM BARS DIRECTLY OVER MEMBER SUPPORTS.
- 4] ALL BAR SPLICES SHALL BE 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- 5] PROVIDE CORNER BARS FOR EACH BAR AT THE OUTSIDE FACES OF INTERSECTING BEAMS. THE CORNER BARS SHALL BE EQUAL IN SIZE (MAXIMUM SIZE #5) TO THE INTERSECTING HORIZONTAL BARS AND SHALL LAP 24" EACH LEG.
- 6] PROVIDE #5 X 4'-0" DIAGONAL CORNER BARS AT EACH CORNER CONDITION IN THE SLAB.
- 7] ALL STUDS, HEADED STUDS, HEADED ANCHORS, SHEAR CONNECTORS SHOWN ATTACHED TO A METAL ASSEMBLY/BEAM SHALL BE MADE OF MATERIAL CONFORMING TO ASTM A108 WITH A MIN. TENSION STRENGTH OF 60,000 PSI. STUDS/ANCHORS SHALL BE AUTOMATICALLY END WELDED.
- 8] REINFORCING STEEL FOR SLABS AND BEAMS SHALL BE ELEVATED ON PREFABRICATED PLASTIC CHAIRS.

3300: CAST-IN-PLACE CONCRETE

- 1] ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-2014.
- 2] ALL WALLS BELOW GRADE SHALL BE FORMED STRAIGHT AND TO THE LINES AT GRADE DETAILED. THE HEIGHT OF THE OUTSIDE FACE OF THE PERIMETER BEAM / WALL SHALL BE FORMED TO 1'-0" BELOW GRADE.
- 3] SEE ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATION OF ALL CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, ETC. AND FOR SLAB LEAVE-OUTS, SLOPES, DEPRESSIONS, ETC..
- 4] THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
- |  |        |
|--|--------|
| CAST AGAINST EARTH [ALL BARS] .....    | 3"     |
| EXPOSED AGAINST EARTH OR WEATHER ..... | 2"     |
| NOT EXPOSED .....                      | 1 1/2" |

THE MAXIMUM COVER AT A FORMED OR FINISHED SURFACE SHALL NOT BE 1" GREATER THAN THE MINIMUM COVER LISTED.

- 5] CONTRACTOR SHALL REJECT ANY CONCRETE THAT IS OLDER THAN 75 MINUTES (BETWEEN BATCHING AND MIXING) WITH AIR TEMPERATURES 90° OR HIGHER UNLESS ICE IS USED IN THE MIX.
- 6] CONTRACTOR SHALL NOT USE A COMPANY WHICH DOES NOT BATCH THE CONCRETE IT DELIVERS.
- 7] CONTRACTOR SHALL COAT THE CONCRETE SLAB SURFACE IMMEDIATELY AFTER FINISHING WITH A CURING COMPOUND COMPATIBLE WITH ALL FLOOR FINISHES. AS AN ALTERNATE, THE CONTRACTOR MAY PROVIDE A WATERING SYSTEM OR COVER WITH APPROVAL BY ENGINEER.

5100: STRUCTURAL STEEL NOTES

- 1] STRUCTURAL STEEL SHALL CONFORM TO THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" ADOPTED 2011 (AISC MANUAL, 14TH EDITION)".
- 2] STRUCTURAL STEEL FABRICATION AND ERECTION SHALL CONFORM TO AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" ADOPTED 2011. (AISC MANUAL, 14TH EDITION).
- 3] WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY.
- 4] BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". (2011) HARDENED WASHERS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SPECIFICATION.
- 5] CHANNELS, ANGLES, PLATES, BARS, AND RODS SHALL CONFORM TO ASTM A36.
- 6] STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM A500 GRADE B [FY = 46 KSI].
- 7] STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A 53, TYPE E OR S, GRADE B [FY = 35 KSI].
- 8] TEMPORARY CONSTRUCTION BRACING SHALL REMAIN IN PLACE UNTIL AFTER THE FLOOR AND ROOF DECK INSTALLATIONS ARE COMPLETED.
- 9] ALL NON-SLIP CRITICAL CONNECTIONS SHALL HAVE A MINIMUM OF FOOT POUNDS FOR A 1/2" DIAMETER BOLT.
- 10] PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT, UNLESS DETAILED OTHERWISE ON THE DRAWING.
- 11] EXPOSED STEEL BOLTS / NUTS SHALL BE GALVANIZED PER ASTM A153.
- 12] GROUT BELOW BASE PLATES SHALL BE A PRE-MIXED NON-SHRINK MATERIAL WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 5,000 P.S.I.
- 13] THE EXPOSED STEEL SHALL BE GALVANIZED OR RECEIVE ONE COAT OF TNEC SERIES 10 PRIMER OR APPROVED EQUAL. THE COATING SHALL BE 2.5

MILS THICK AND SHALL BE APPLIED IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE PRIMER COLOR SHALL BE GRAY. DO NOT APPLY PRIMER TO ANY STEEL SURFACE THAT WILL BE COVERED WITH CONCRETE OR COATED WITH FIREPROOFING. THE PRIME FINISHED STEEL SHALL BE TOUCHED UP AFTER FIELD WELDING AND ERECTION.

- 14] THE CONTRACTOR SHALL PROVIDE TEMPORARY FRAME BRACING AS REQUIRED UNTIL THE STEEL FRAME AND DECK INSTALLATION HAS BEEN TOTALLY COMPLETED.

5200: HANDRAIL NOTES

- 1] RAILING, INCLUDING ATTACHMENT TO STEEL STAIR STRINGERS SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES:
- UNIFORM LOAD OF 50 LBF/FT. APPLIED IN ANY DIRECTION.
  - CONCENTRATED LOAD OF 200 LBF APPLIED IN ANY DIRECTION
  - UNIFORM AND CONCENTRATED LOADS NEED NOT TO BE ASSUMED TO ACT CONCURRENTLY.

6100: WOOD FRAMING

- 1] ALL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE OR DOUGLAS FIR WITH AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI OR GREATER.
- 9] ALL WOOD FRAMING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAY OR ROT OF 20 YEARS OR MORE.
- 10] PROVIDE THE FOLLOWING FASTENERS IN CONTACT WITH THE TREATED WOOD MEMBERS
- A] ALL SCREWS AND NAILS SHALL BE RATED FOR USE WITH TREATED MATERIAL.
- B] ALL COLD-FORMED PLATES/CONNECTORS SHALL HAVE A G180 ZINC COATING.
- C] ALL BOLTS AND ROLLED STEEL SHALL BE HOT DIPPED GALVANIZED.
- 11] PROVIDE BLOCKING OR BAND BOARDS AT ALL JOIST BEARING LOCATIONS AND IN THE CENTER OF ALL SPANS OVER 8'-0" MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0"

- 13] UNLESS OTHERWISE DETAILED, USE FLUSH TYPE METAL CONNECTIONS FOR FLOOR OR ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS. THE CONNECTION HANGERS SHALL BE TYPE LU AS MANUFACTURED BY SIMPSON COMPANIES. THE TYPE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE JOIST SUPPORTED.

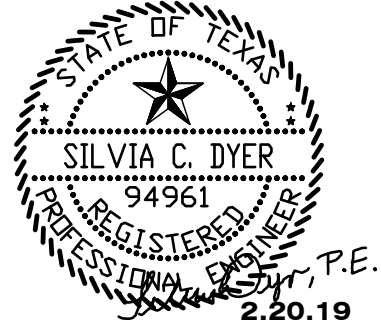
- 14] CONNECTIONS OF MAJOR STRUCTURAL WOOD MEMBERS AT LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE-NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.

- 15] PROVIDE HOT DIP GALVANIZED NAILS AND BOLTS AT ALL EXTERIOR FRAMING. EXTERIOR STEEL CONNECTION PLATES SHALL ALSO BE GALVANIZED (HOT-DIP OR 2 COATS OF "ZRC", ZINC RICH PAINT).

6050: GLUE LAMINATED BEAMS

- 1] GLUE LAMINATED WOOD MEMBERS SHALL BE SOUTHERN PINE OR DOUGLAS FIR WITH GRADE COMBINATIONS AS REQUIRED TO FURNISH A MINIMUM ALLOWABLE EXTREME FIBER STRESS IN BENDING OF 2,400 PSI (TOP AND BOTTOM FOR CANTILEVERED BEAMS).
- 2] MEMBERS SHALL CONFORM TO VOLUNTARY PRODUCT STANDARD 56-73 "STRUCTURAL GLUE LAMINATED TIMBER".
- 3] MEMBERS TO BE COVERED MAY BE INDUSTRIAL APPEARANCE GRADE AND EXPOSED MEMBERS SHALL BE ARCHITECTURAL APPEARANCE GRADE.
- 4] ALL ADHESIVE USED SHALL BE RATED FOR "WET-USE" PER AITC 405. (USE "CLEAR" ADHESIVE FOR EXPOSED MEMBERS).
- 5] FOR TRUSSES WITH GLU-LAMINATED MEMBERS, THE TOP CHORD MATERIAL SHALL BE SOUTHERN YELLOW PINE OR DOUGLAS FIR WITH A 2.4 KSI ALLOWABLE BENDING STRESS, AND A 1.10 KSI ALLOWABLE TENSILE STRESS. THE DIAGONALS AND BOTTOM CHORD SHALL BE SOUTHERN YELLOW PINE OR DOUGLAS FIR WITH A 2.4 KSI ALLOWABLE BENDING STRESS AND A 1.50 KSI ALLOWABLE TENSILE STRESS.

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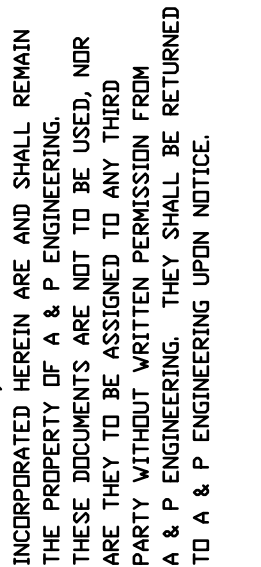
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2800 RIVERCREST POOL  
AUSTIN, TX. 78746

REV	DATE	DESCRIPTION	PURPOSE
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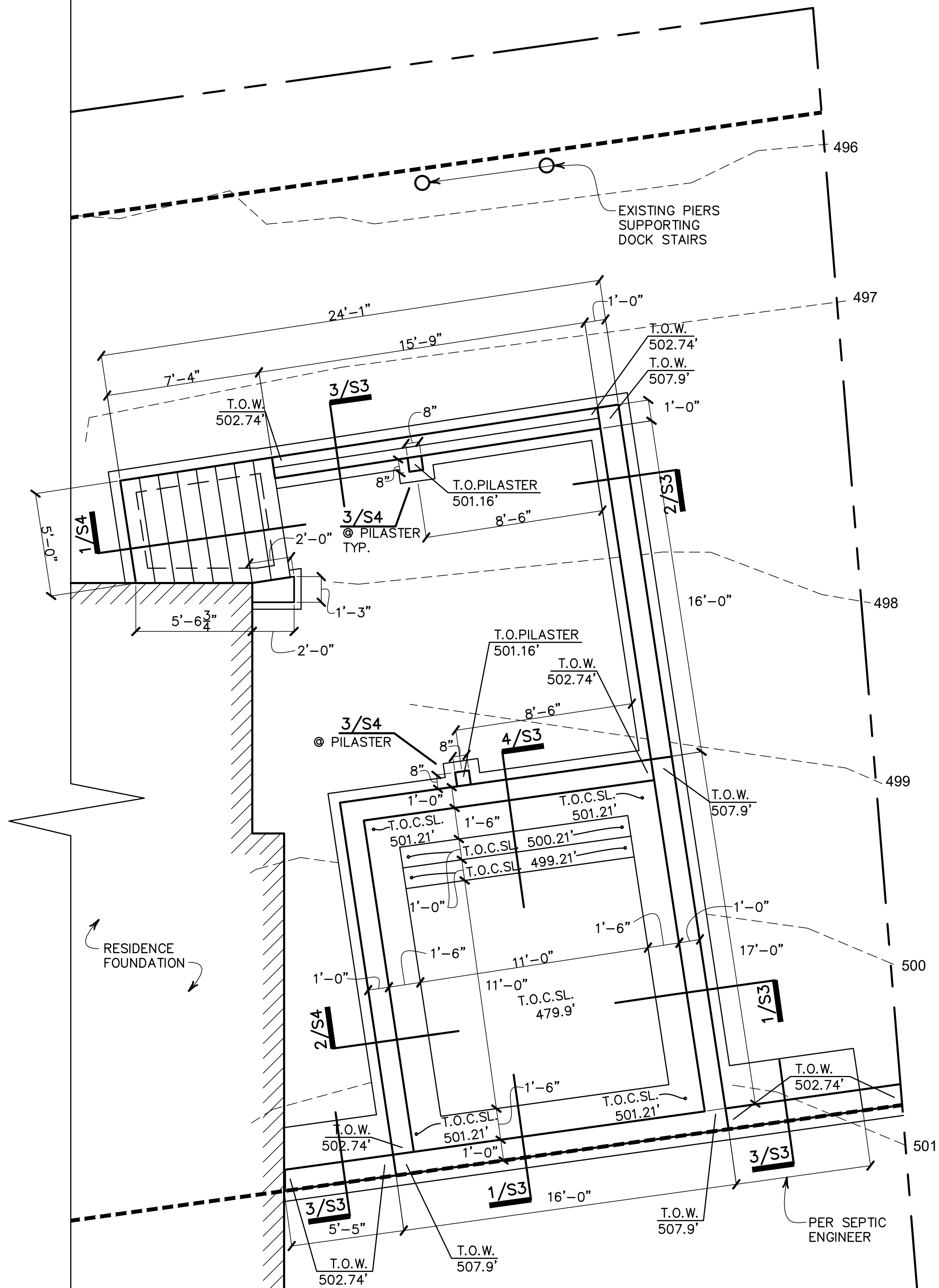
S1



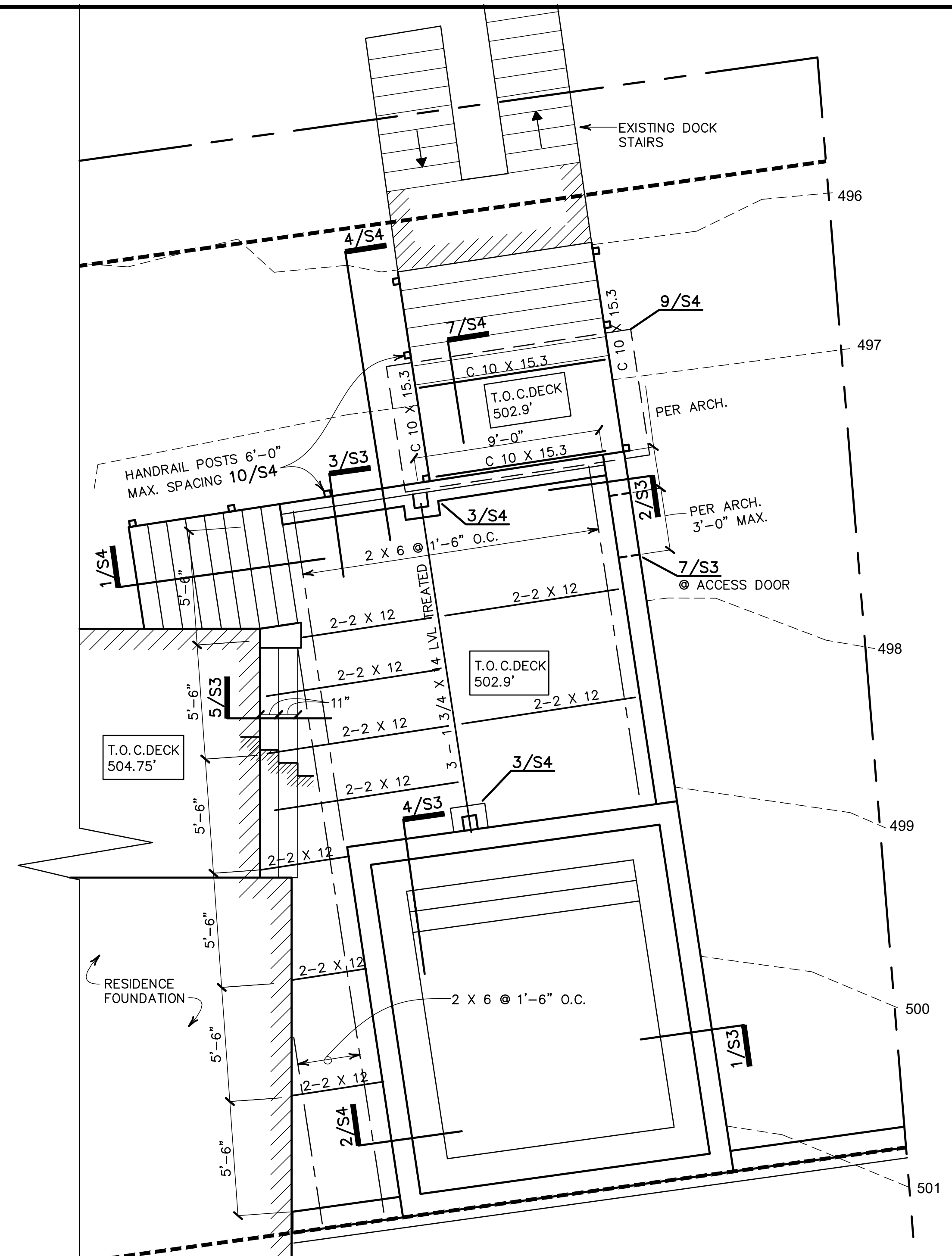
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REV	DATE	DESCRIPTION	PURPOSE
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S2

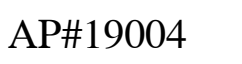


# 1 POOL / DECK FOUNDATION PLAN 1/4" = 1'-0" ON 22" X 34" 1/8" = 1'-0" ON 11" X 17"



# 1 POOL DECK FRAMING PLAN

1/4" = 1'-0" ON 22" X 34"  
1/8" = 1'-0" ON 11" X 17"

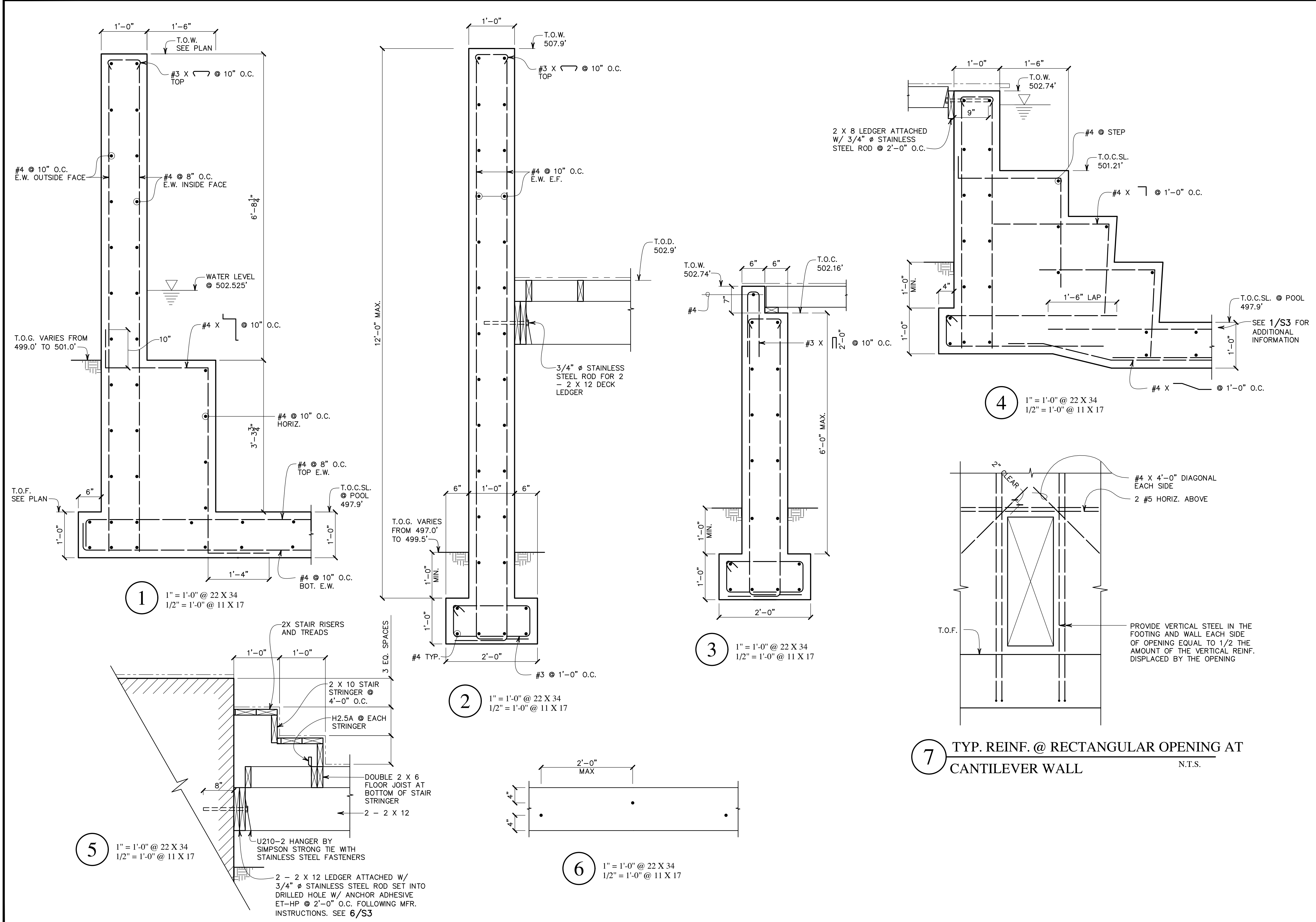


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2800 RIVERCREST POOL  
AUSTIN, TX. 78746

REV	DATE	DESCRIPTION	PURPOSE
1	2-20-19	CONSTRUCTION	FOR CONSTRUCTION

S3



A  $1'' = 1'-0'' @ 22 \times 34$   
 $1/2'' = 1'-0'' @ 11 \times 17$

[illegible]

I-3/49



I-3/50



I-3/51

