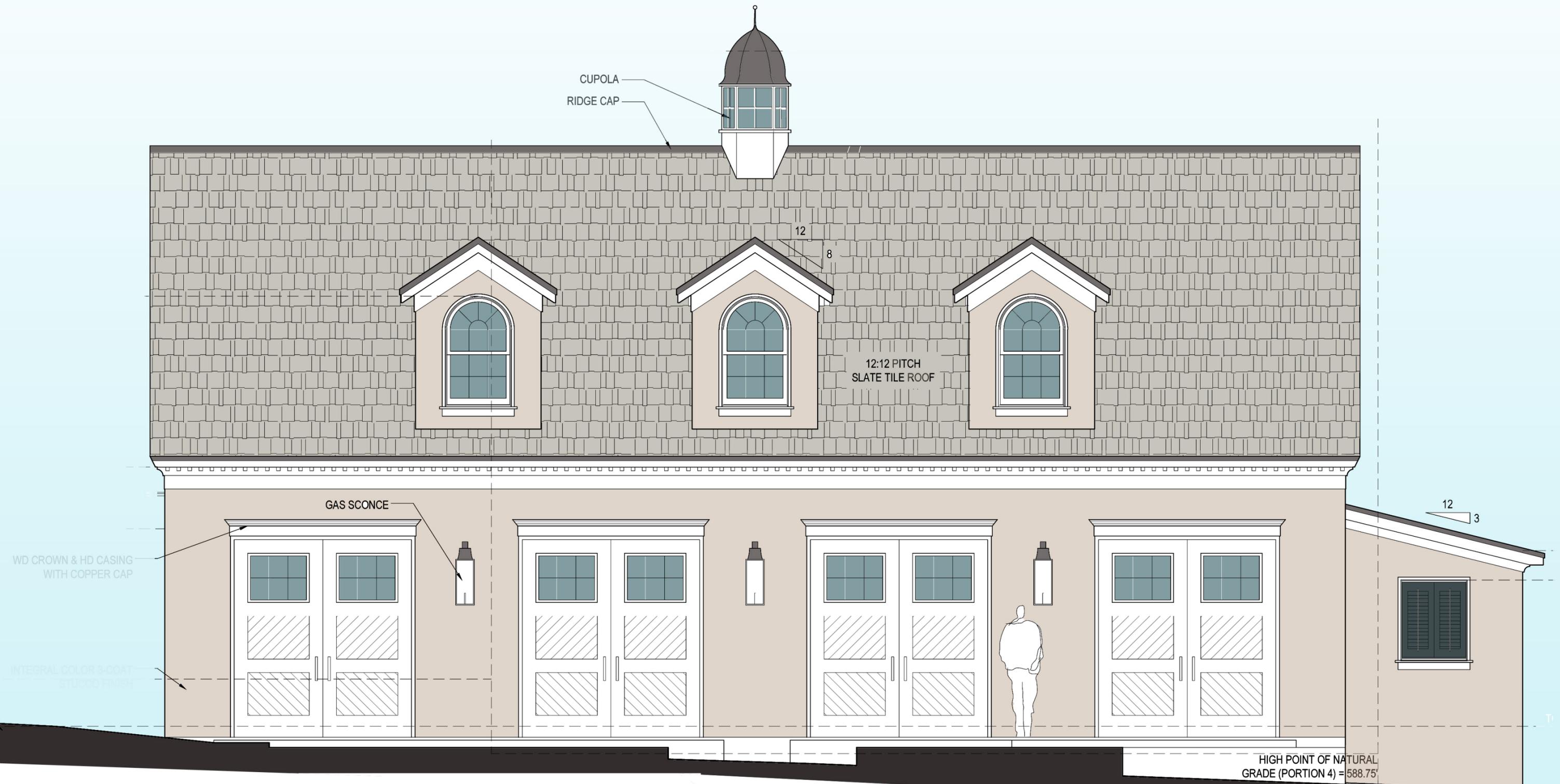


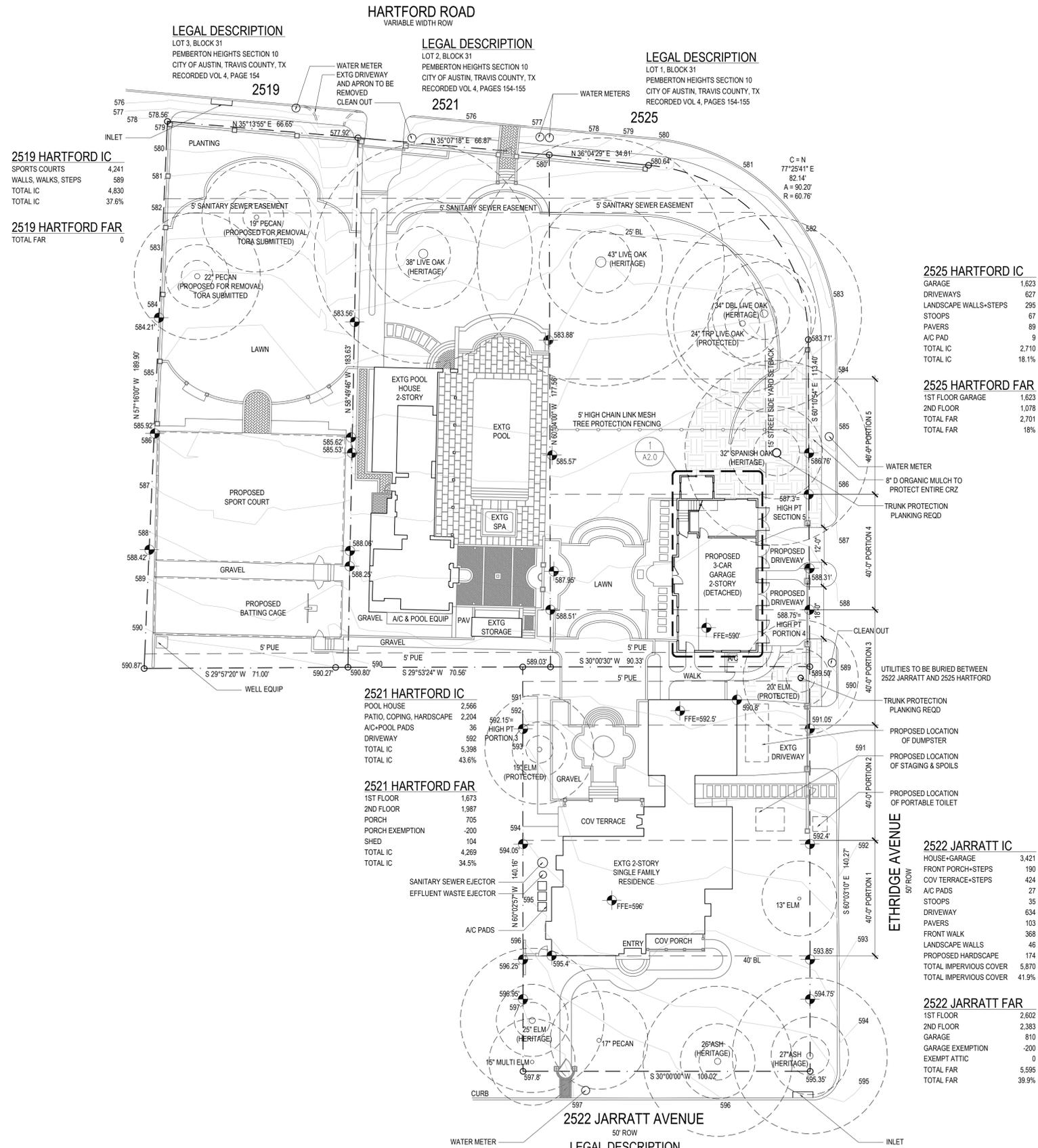
1 EXTERIOR ELEVATION - SW
 SCALE: 1/4" = 1'-0"
 AT HALF SIZE, SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NE
 SCALE: 1/4" = 1'-0"
 AT HALF SIZE, SCALE: 1/8" = 1'-0"

PERMIT SET FOR REGULATORY APPROVAL

COPYRIGHT 2020 by STOUSE DESIGN, L.L.C.
 All rights reserved. No part of this work covered by the copyright herein may be reproduced or used in any form or by any means - graphic, electronic, or mechanical, including photocopying, recording, taping or information storage and retrieval systems - without written permission of the copyright holder.



2519 HARTFORD IC

SPORTS COURTS	4,241
WALLS, WALKS, STEPS	589
TOTAL IC	4,830
TOTAL IC	37.6%

2519 HARTFORD FAR

TOTAL FAR	0
-----------	---

2525 HARTFORD IC

GARAGE	1,623
DRIVEWAYS	627
LANDSCAPE WALLS+STEPS	295
STOOPS	67
PAVERS	89
A/C PAD	9
TOTAL IC	2,710
TOTAL IC	18.1%

2525 HARTFORD FAR

1ST FLOOR GARAGE	1,623
2ND FLOOR	1,078
TOTAL FAR	2,701
TOTAL FAR	18%

2521 HARTFORD IC

POOL HOUSE	2,566
PATIO, COPING, HARDSCAPE	2,204
A/C+POOL PADS	36
DRIVEWAY	592
TOTAL IC	5,398
TOTAL IC	43.6%

2521 HARTFORD FAR

1ST FLOOR	1,673
2ND FLOOR	1,987
PORCH	705
PORCH EXEMPTION	-200
SHED	104
TOTAL IC	4,269
TOTAL IC	34.5%

2522 JARRATT IC

HOUSE+GARAGE	3,421
FRONT PORCH+STEPS	190
COV TERRACE+STEPS	424
A/C PADS	27
STOOPS	35
DRIVEWAY	634
PAVERS	103
FRONT WALK	368
LANDSCAPE WALLS	46
PROPOSED HARDSCAPE	174
TOTAL IMPERVIOUS COVER	5,870
TOTAL IMPERVIOUS COVER	41.9%

2522 JARRATT FAR

1ST FLOOR	2,602
2ND FLOOR	2,383
GARAGE	810
GARAGE EXEMPTION	-200
EXEMPT ATTIC	0
TOTAL FAR	5,595
TOTAL FAR	39.9%

AREA CALCULATIONS

2522 JARRATT	14,023
2525 HARTFORD	14,967
2521 HARTFORD	12,387
2519 HARTFORD	12,838
UNIFIED SITE	54,215

IMPERVIOUS COVER

2522 JARRATT	5,870
2525 HARTFORD	2,710
2521 HARTFORD	5,398
2519 HARTFORD	4,830
UNIFIED SITE	18,808
UNIFIED SITE	34.7%

FAR

2522 JARRATT	5,795
2525 HARTFORD	2,701
2521 HARTFORD	4,269
2519 HARTFORD	0
UNIFIED SITE	12,565
UNIFIED SITE	23.2%

1 SITE PLAN
 SCALE: 1" = 20'-0"
 AT HALF SIZE, SCALE: 1" = 40'-0"

NOTES CONCERNING TREE PROTECTION:
 COA ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2

- 5' MIN CHAIN LINK MESH TREE FENCING IS REQUIRED ALONG ALL FULL CRITICAL ROOT ZONES, WHERE UNACHIEVABLE, FENCE AS MUCH OF THE CRZ AS PRACTICAL, WHERE THE TREE PROTECTION FENCING CANNOT INCORPORATE ALL OF THE 1/2 CRZ 8 INCHES OF MULCH IS REQUIRED IN THE FULL CRZ. TREE PROTECTION FENCING MUST BE ON GRADE (FLAT POST BASES WEIGHTED DOWN WITH SAND BAGS) AND MUST ENCOMPASS THE 1/2 CRZ AT MINIMUM. 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM, 18" TALL PREFERRED) TO BE STRAPPED SECURELY AROUND PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.
- NO MATERIAL STAGING, DUMPSTER AND SPOILS PLACEMENT, OR ACCESS ROUTE IN THE 1/2 CRZ. WHEN NOT POSSIBLE, MINIMIZE IMPACT AND PROTECT WITH 8 INCHES OF MULCH IN THE FULL CRZ OF IMPACTED TREE.
- WHEN HEAVY MACHINERY IS ANTICIPATED TO ENCRROACH INTO THE ROOT ZONES OF PROTECTED TREES, COVER THESE AREAS WITH A MINIMUM OF 12" OF ORGANIC MULCH, 2X4 PLANKS AND 3/4" PLYWOOD ON TOP TO BRIDGE OVER THE ROOT ZONE AND MINIMIZE ROOT COMPACTION.
- PLEASE AVOID THE 1/2 CRZ OF ALL OF THE PROTECTED TREES. TRENCHES HAVE TO BE AIR SPADED BY A CERTIFIED ARBORIST FOR THE TOP 30" TO AVOID CUTTING ROOTS 1.5" OR MORE IN DIAMETER. PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
- WHEN POURING THE FOUNDATION, PLEASE MAKE SURE THAT NO BATTER BOARD OR FOUNDATION FORMWORK STAKES ARE PLACED WITHIN THE 1/2 CRZ EXCEPT FOR #5 REBAR W/ POINTED TIP. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.
- IF PRUNING IS EXPECTED, HAVE A CERTIFIED ARBORIST ASSESS THE PRUNING NEEDS FOR THE PROJECT AND PROVIDE A WRITTEN ASSESSMENT WITH THE UPDATE SUBMITTALS OF THE ESTIMATED PERCENTAGE OF CANOPY THAT THE PRUNING IS PROPOSED TO REMOVE - THIS CANNOT EXCEED 25% PER PROTECTED TREE. A "PAID IN FULL" RECEIPT FOR THE WORK WILL BE REQUIRED FROM THIS CERTIFIED ARBORIST TO THE FINAL TREE INSPECTOR. IF 25% OR MORE OF THE CANOPY IS DESIRED TO BE REMOVED (FOR ANY PROTECTED TREE), A CERTIFIED ARBORIST MUST PROVIDE A WRITTEN REPORT TO US BEFORE PERFORMING THIS WORK IN ORDER FOR US TO CONSIDER THE PERMIT REQUIRED TO DO SO.
- IF A CONCRETE LINE PUMP WILL BE USED TO POUR FOUNDATION, PLEASE WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT SLURRY FROM LEACHING INTO GROUND AND NEAR ROOTS OF TREES.



11.18.2020

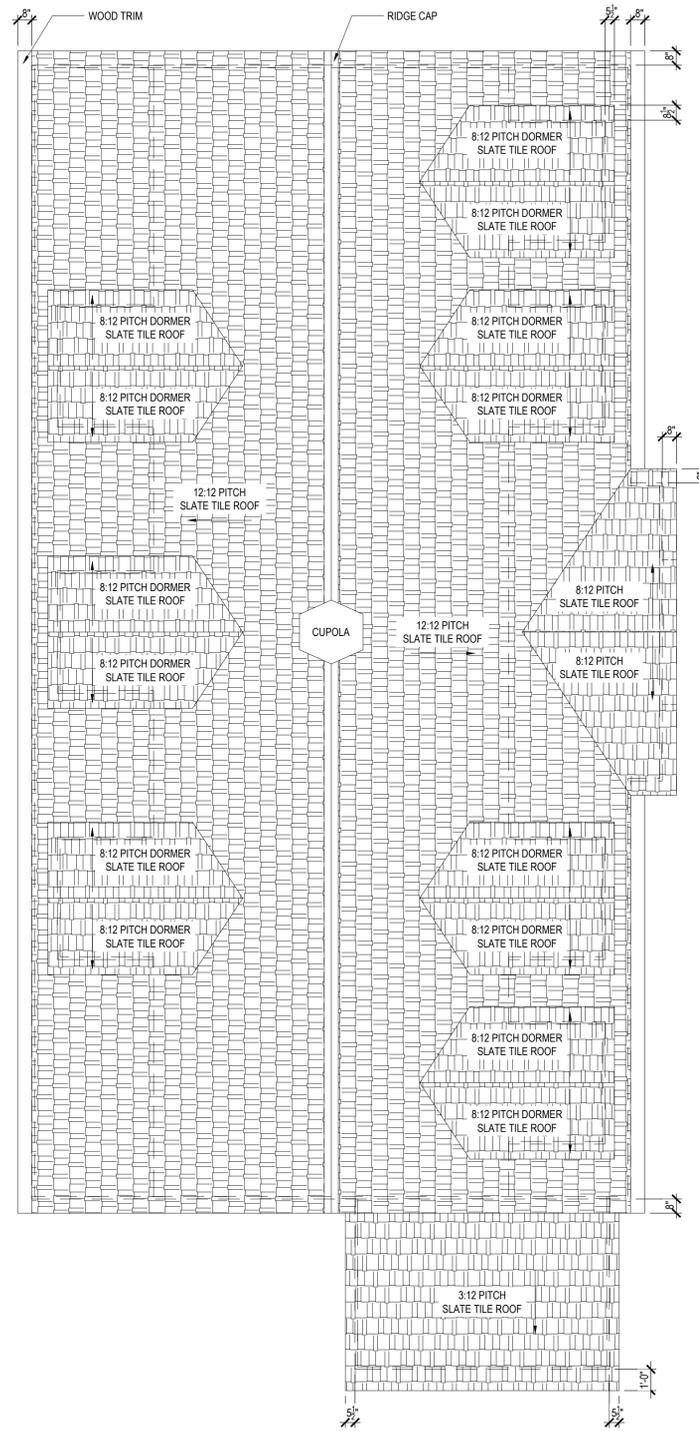
GREENBERG GARAGE
 2525 HARTFORD ROAD
 AUSTIN, TX 78703

SITE PLAN
 date NOVEMBER 20, 2020

drawing number
A1.0

PERMIT SET FOR
REGULATORY
APPROVAL

COPYRIGHT 2020 by
STOUSE DESIGN, LLC.
All rights reserved. No part of this work covered
by the copyright hereon may be reproduced or
used in any form or by any means - graphic,
electronic, or mechanical, including photocopying,
recording, taping or information storage and
retrieval systems - without written permission of
the copyright holder.



1 ROOF PLAN - GARAGE
SCALE: 1/4"=1'-0"
AT HALF SIZE, SCALE: 1/8"=1'-0"



GREENBERG GARAGE
2525 HARTFORD ROAD
AUSTIN, TX 78703

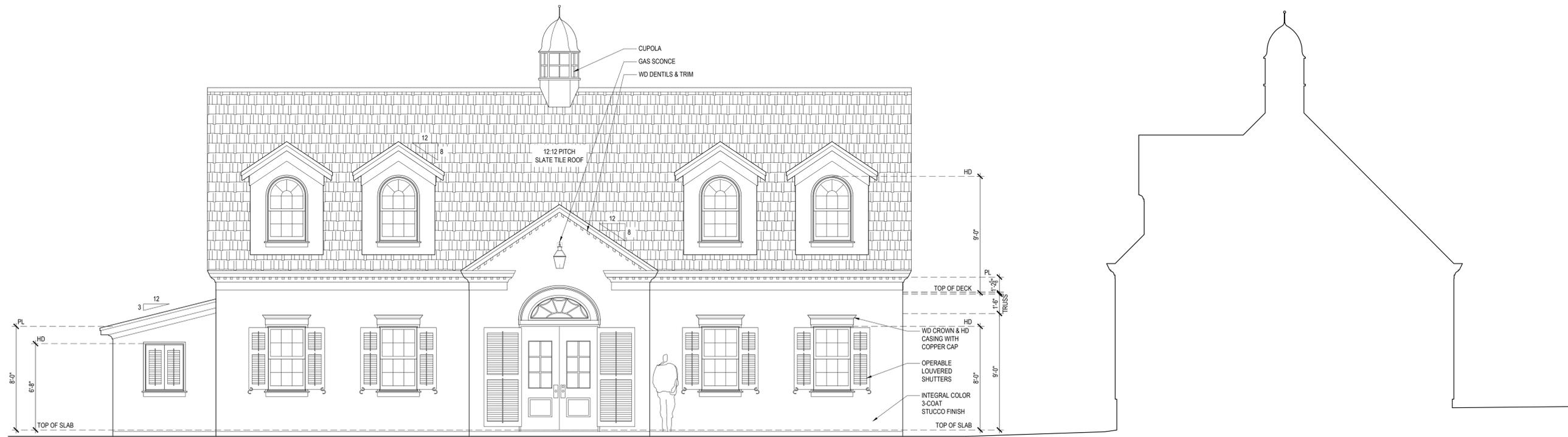
date NOVEMBER 20, 2020

drawing number

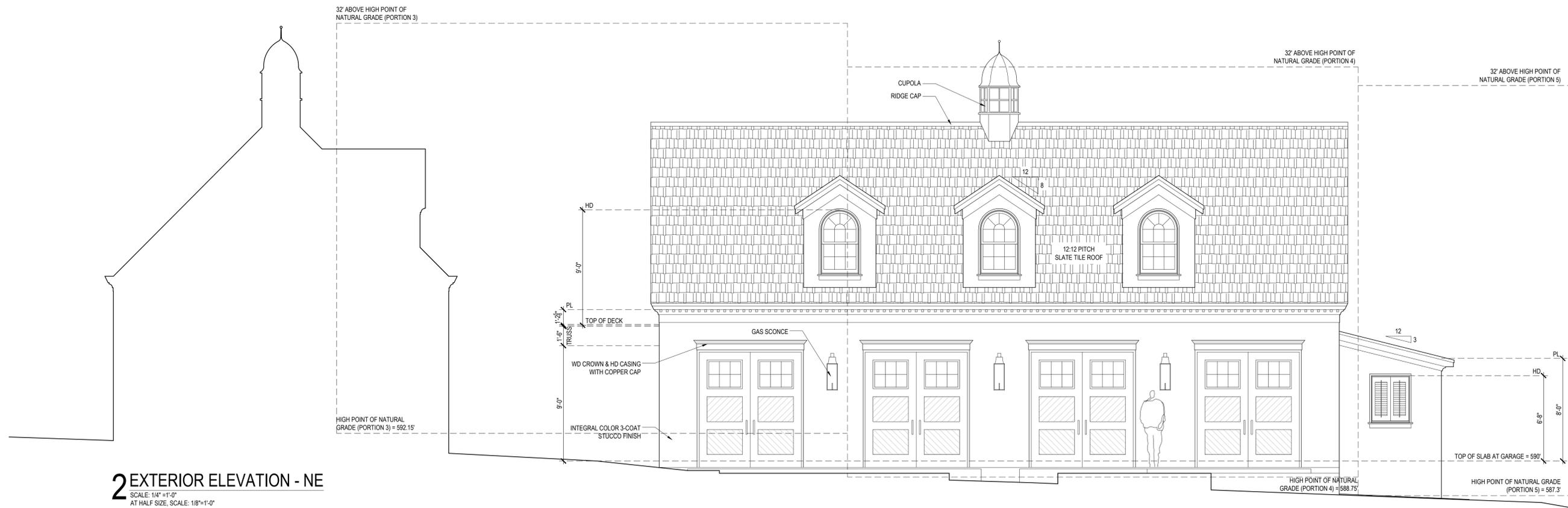
A2.1

PERMIT SET FOR
REGULATORY
APPROVAL

COPYRIGHT 2020 by
STOUSE DESIGN, L.L.C.
All rights reserved. No part of this work covered
by the copyright hereon may be reproduced or
used in any form or by any means - graphic,
electronic, or mechanical, including photocopying,
recording, taping or information storage and
retrieval systems - without written permission of
the copyright holder.



1 EXTERIOR ELEVATION - SW
SCALE: 1/4" = 1'-0"
AT HALF SIZE, SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NE
SCALE: 1/4" = 1'-0"
AT HALF SIZE, SCALE: 1/8" = 1'-0"



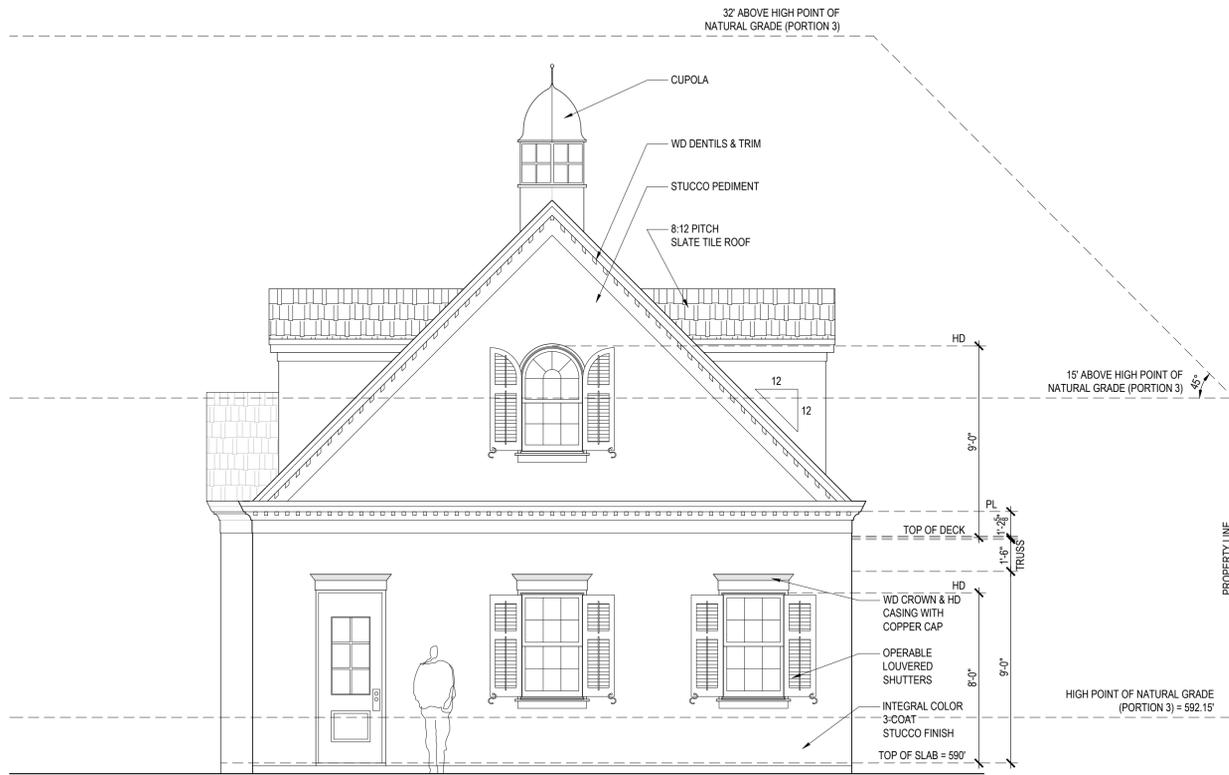
11.18.2020

GREENBERG GARAGE
2525 HARTFORD ROAD
AUSTIN, TX 78703

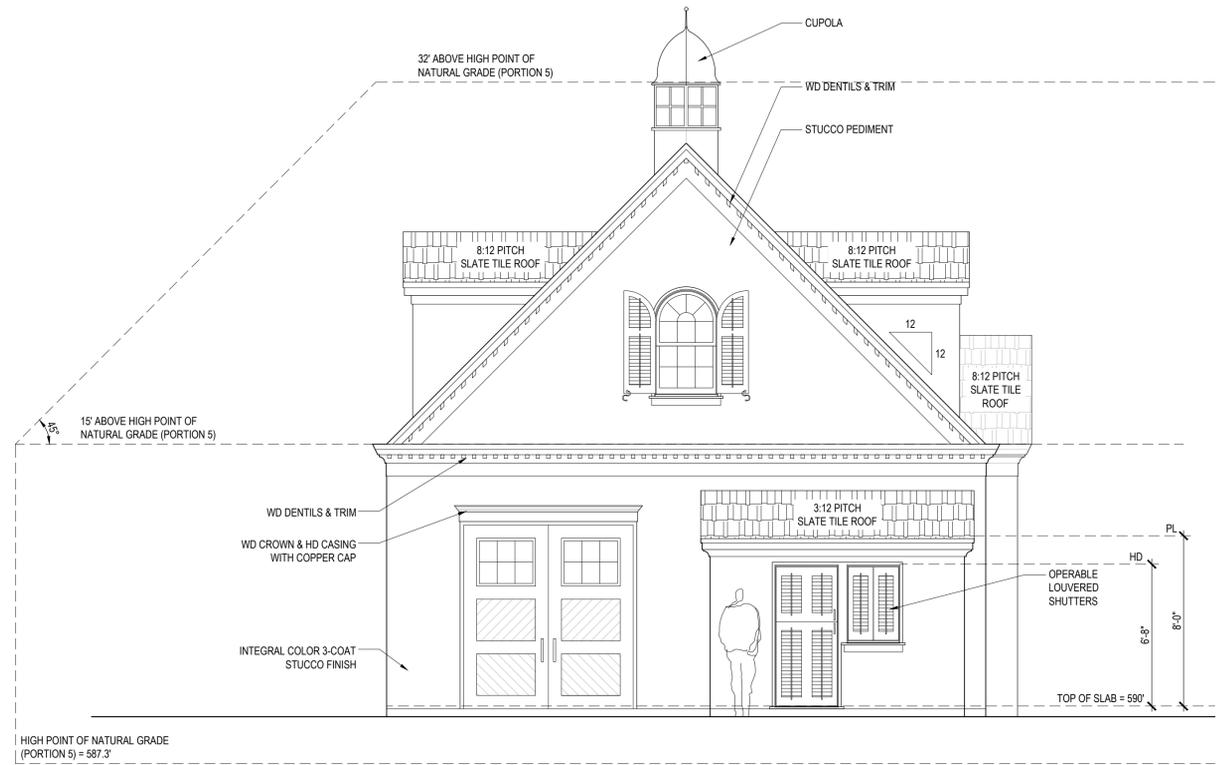
date NOVEMBER 20, 2020

drawing number

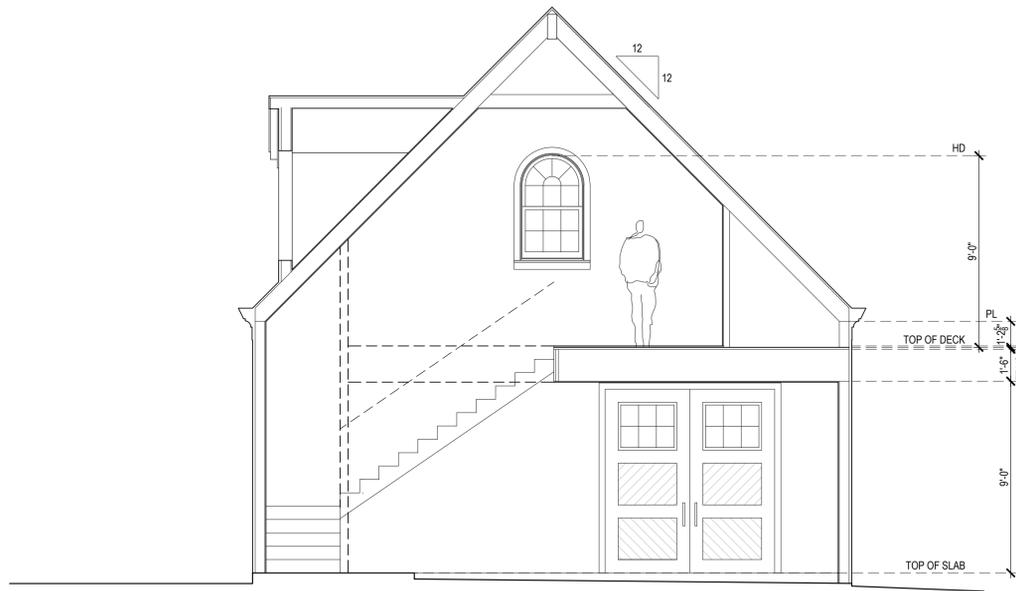
A3.0



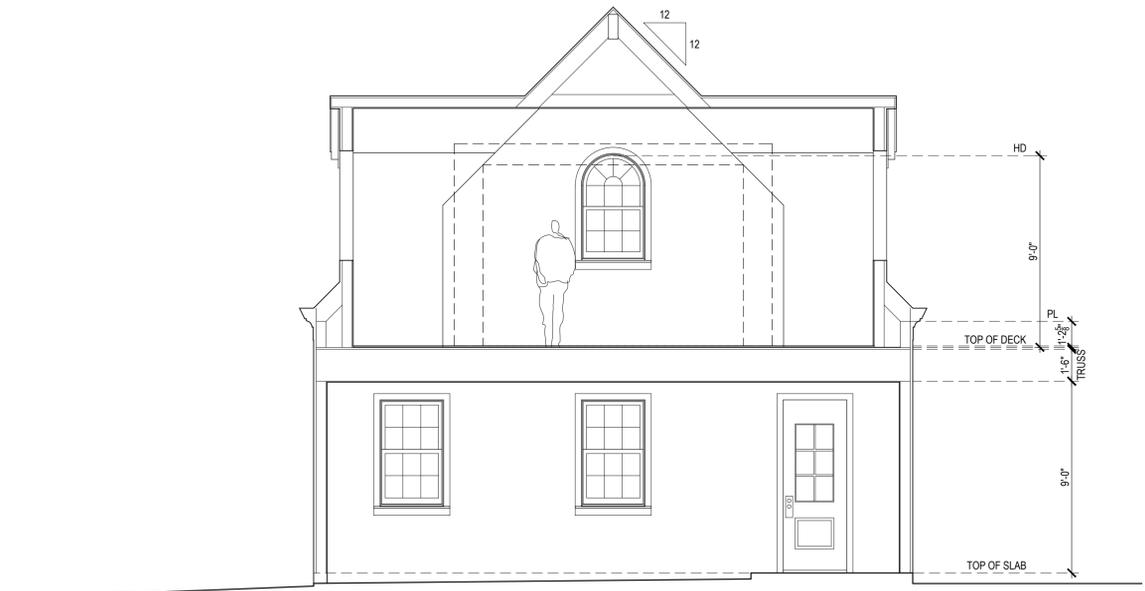
1 EXTERIOR ELEVATION - SE
 SCALE: 1/4"=1'-0"
 AT HALF SIZE, SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATION - NW
 SCALE: 1/4"=1'-0"
 AT HALF SIZE, SCALE: 1/8"=1'-0"



3 BUILDING SECTION
 SCALE: 1/4"=1'-0"
 AT HALF SIZE, SCALE: 1/8"=1'-0"



4 BUILDING SECTION
 SCALE: 1/4"=1'-0"
 AT HALF SIZE, SCALE: 1/8"=1'-0"

PERMIT SET FOR
 REGULATORY
 APPROVAL

COPYRIGHT 2020 by
 STOUSE DESIGN, L.L.C.
 All rights reserved. No part of this work covered
 by the copyright hereon may be reproduced or
 used in any form or by any means - graphic,
 electronic, or mechanical, including photocopying,
 recording, taping or information storage and
 retrieval systems - without written permission of
 the copyright holder.



11.18.2020

GREENBERG GARAGE
 2525 HARTFORD ROAD
 AUSTIN, TX 78703

date NOVEMBER 20, 2020

drawing number

A3.1

GENERAL NOTES

GENERAL CONDITIONS

- THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS.
- 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.
- DISCREPANCIES AND/OR VARIATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT AND ENGINEER.
- CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 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.
- 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.
- 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.
- THE CONTRACT STRUCTURAL DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART FOR SHOP DRAWING SUBMITTALS.
- CONTRACTOR SHALL NOTE THAT ARCH CONSULTING ENGINEERS, PLLC REQUIRES A MINIMUM OF TWO WEEKS TO REVIEW ALL SHOP DRAWING SUBMITTALS.
- GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED SITE VISITS.

DESIGN CRITERIA

- BUILDING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE
- GRAVITY LOADS:
 - DEAD LOADS
 - ROOF 25 PSF
 - FLOOR 20 PSF
 - LIVE LOADS
 - ROOF 20 PSF (REDUCIBLE)
 - FLOOR 40 PSF
 - SNOW LOADS
 - GROUND SNOW LOAD, P_g 5 PSF
 - IMPORTANCE FACTOR, I 1.0
- LATERAL LOADS
 - WIND LOADS
 - WIND SPEED (ULT) 115 MPH
 - IMPORTANCE FACTOR, I 1.0
 - EXPOSURE "B"
 - SEISMIC LOADS
 - SEISMIC DESIGN CATEGORY A
 - SITE CLASS D
 - SEISMIC IMPORTANCE FACTOR, I_E 1.0

FOUNDATION SUBGRADE PREPARATIONS

- FOR A DISTANCE OF 3'-0" OUTSIDE THE BUILDING LINE, REMOVE A MINIMUM OF 6'-0" OF EXISTING SOIL.
- REWORK AND COMPACT THE TOP 6" OF THE EXPOSED SUBGRADE TO 95% OF MAXIMUM DRY DENSITY AT 2% TO 3% ABOVE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM METHOD D 698. DO NOT ALLOW THE EXPOSED SUBGRADE TO DRY OUT PRIOR TO PLACING THE STRUCTURAL FILL.
- FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW. FILL SHALL EXTEND AT LEAST 3'-0" BEYOND THE FOUNDATION PERIMETER AND SLOPE DOWN AT NOT MORE THAN ONE TO TWO SLOPE TO NATURAL SOIL EXCEPT AT DEEP BEAM CONDITIONS.
- SELECT FILL SHALL BE CRUSHED LIMESTONE BASE MATERIAL MEETING THE REQUIREMENTS OF TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) 2004 STANDARD SPECIFICATIONS ITEM 246, TYPE A, GRADE 3.
NOTE: SANDY LOAM IS NOT ACCEPTABLE SELECT FILL MATERIAL OR ANY MATERIAL CONTAINING ANY ORGANIC MATTER.
- SELECT FILL SHALL BE COMPACTED IN THE FIELD IN LOOSE LIFTS NOT TO EXCEED 8" IN THICKNESS TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (FILL SHALL BE WITHIN 2% OF OPTIMUM MOISTURE CONTENT DURING COMPACTION) AS DETERMINED BY ASTM D 698. FIELD DENSITIES SHALL BE CHECKED IN ACCORDANCE WITH ASTM D-2922.
- LABORATORY MOISTURE-DENSITY CURVE OR CURVES AS REQUIRED AND RESULTS OF AT LEAST 2 FIELD DENSITY CHECKS PER LIFT ARE TO BE SUBMITTED TO THE ARCHITECT OR ENGINEER.
- BEAM TRENCHES SHALL BE CUT DIRECTLY INTO COMPACTED FILL TO PLAN DIMENSIONS AND SACKING OF TRENCHES WILL BE PERMITTED FOR INSIDE OF PERIMETER BEAMS. IN CASE SACKING IS USED, DENSITY TESTING WILL NOT BE PERFORMED CLOSER THAN 4'-0" FROM THE INSIDE OF THE PERIMETER BEAM FACE.
- ALL FOUNDATION EXCAVATIONS SHALL BE EXTENDED TO FINAL GRADE AND THE FOOTINGS CONSTRUCTED AND POURED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE (DUE TO WETTING AND/OR DRYING) TO BEARING SOILS. FOUNDATION CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE.
- EXTEND ALL GRADE BEAMS A MINIMUM OF 5'-0" BELOW FINAL ADJACENT EXTERIOR GRADE.
- PROVIDE 10 MIL VAPOR BARRIER UNDER ALL CONCRETE SLABS AND GRADE BEAMS. VAPOR BARRIER SHALL CONFORM TO ASTM E 1745 CLASS A REQUIREMENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98.
- ANY STANDING WATER ON THE SURFACE OF THE VAPOR BARRIER SHALL BE REMOVED OR DRIED PRIOR TO CONCRETE PLACEMENT.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318-14). ALL CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO ACI 302.1R-04. ALL CONCRETE WORK SHALL ALSO CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 301-14.

28 DAY COMPRESSIVE STRENGTH.....	3,000 PSI
MINIMUM CEMENT CONTENT.....	520-610 LB/CY
WATER / CEMENT RATIO.....	0.47-0.55
SLUMP RANGE.....	2" MIN - 5" MAX
NOMINAL MAX AGGREGATE SIZE.....	1"
AIR CONTENT FOR TROWEL-FINISHED INTERIOR SLABS.....	LESS THAN 3%
- CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
FLY ASH CAN BE SUBSTITUTED FOR CEMENT UP TO 30% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX.
FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. AGGREGATE SHALL CONFORM TO ASTM C-33.
- SEE ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL DEPRESSIONS, OPENINGS, CAST-IN-PLACE ACCESSORIES, ETC.
- ALL FLOOR SLABS SHALL BE CONSTRUCTED TO HAVE A MINIMUM FLATNESS OF F=35 AND A MINIMUM LEVELNESS OF F1=25 IN ACCORDANCE WITH ASTM E 1155.
- 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.
- WHEN WATER CURING OR WET COVERING IS USED PROVIDE 7 DAYS OF UNINTERRUPTED CURING.
- IF A CURING COMPOUND IS USED, PROVIDE A LETTER OF COMPATIBILITY FROM THE MFR. INSURING THAT THE CURING COMPOUND WILL NOT INTERFERE WITH SUBSEQUENT FLOOR FINISHES.
- EMBEDDED CONDUITS AND PIPES, AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 318-14, INCLUDING THE FOLLOWING REQUIREMENTS:
 - 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 IN WHICH THEY ARE EMBEDDED.
 - CONDUITS, PIPES, AND SLEEVES SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER.
 - CONDUITS, PIPES, AND SLEEVES SHALL BE OF UN-COATED OR GALVANIZED IRON OR STEEL NOT THINNER THAN STANDARD SCHEDULE 40 PIPE.

REINFORCEMENT

- 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.
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60.
- 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.
- LAP REINFORCING 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OR DETAILED OTHERWISE.
- WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
- PROVIDE (3) #4 X 3'-0" LONG DIAGONAL BARS AT ALL RE-ENTRANT CORNERS.
- PROVIDE 1/2" DIAMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4'-0" O.C. IN THE FOUNDATION AT THE LOCATIONS OF ALL EXTERIOR WOOD FRAMED WALLS.
- 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

- 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.
- 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.
- ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FASTENING SCHEDULE (TABLE R602.3(1)).
- ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.
- 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.
- 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.
- 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

- 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.
- ALL PLYWOOD DECKING AT ROOFS SHALL BE 19/32" THICK GRADE C-D WITH EXTERIOR GLUE. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED.
- ALL WALL SHEATHING AND ROOF DECKING SHALL BE NAILED TO SUPPORTING MEMBERS ALONG THE EDGES WITH 8d NAILS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS SPACED AT 12" O.C. 1 3/4" 16 GAGE STAPLES CAN BE USED IN LIEU OF NAILS FOR EXTERIOR SHEATHING PROVIDED THAT STAPLES ARE SPACED AT 3" O.C. AT ALL EDGES AND 6" O.C. AT ALL INTERMEDIATE SUPPORTS. ORIENTED STRAND BOARD MAY BE USED IN LIEU OF PLYWOOD AT CONTRACTOR'S OPTION.
- 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.
- 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.

PRE-FABRICATED WOOD TRUSSES

- FOR SIZE AND LOCATION OF MECHANICAL UNITS AND / OR OPENINGS REQUIRED IN TRUSS WEBS FOR DUCTS OR MECHANICAL UNITS, SEE MECHANICAL DRAWINGS.
- ALL FLOOR AND ROOF TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD ACCORDING TO THE DESIGN CRITERIA OR TO THE LOADING DIAGRAMS SHOWN.
- TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, AND CALCULATIONS, WITH SEAL OF REGISTERED ENGINEER IN THE STATE OF TEXAS, FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE SIZE AND LOCATION OF ALL REQUIRED BRACING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSS TO TRUSS CONNECTIONS (EXAMPLE: HIP JACK TRUSS TO GIRDER TRUSS AND COMMON JACK TRUSSES TO GIRDER TRUSS).
- TRUSS MANUFACTURER SHALL PROVIDE A COPY OF BCSI GUIDE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES TO TRUSS ERECTOR.
- MAXIMUM LIVE LOAD DEFLECTION SHALL BE SPAN LENGTH / 360 FOR ROOF, FLOOR, BALCONY, AND CORRIDOR TRUSSES. MAXIMUM TOTAL LOAD DEFLECTION SHALL BE SPAN LENGTH / 240 FOR ROOF, FLOOR, BALCONY, AND CORRIDOR TRUSSES. THE MAXIMUM DEFLECTION SHALL NOT EXCEED 1 INCH.

LAMINATED VENEER LUMBER

- 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

- 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.
 - CONCRETE ANCHORS
 - MECHANICAL ANCHORS SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC108 FOR CRACKED AND UNCRACKED CONCRETE RECOGNITION. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - SIMPSON STRONG-TIE "TITEN-HID" AND "TITEN-HID ROD HANGER" (ICC-ES ESR-2713)
 - SIMPSON STRONG-TIE "STRONG-BOLT" (ICC-ES ESR-1771)
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
 - 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:
 - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)



ARCH

CONSULTING ENGINEERS, PLLC

11.B.P.E. Registration # F-9361
2579 WESTERN TRAILS BLVD. SUITE 230
AUSTIN, TEXAS 78745
www.archce.net

GREENBERG GARAGE

2525 HARTFORD ROAD
AUSTIN, TEXAS 78703

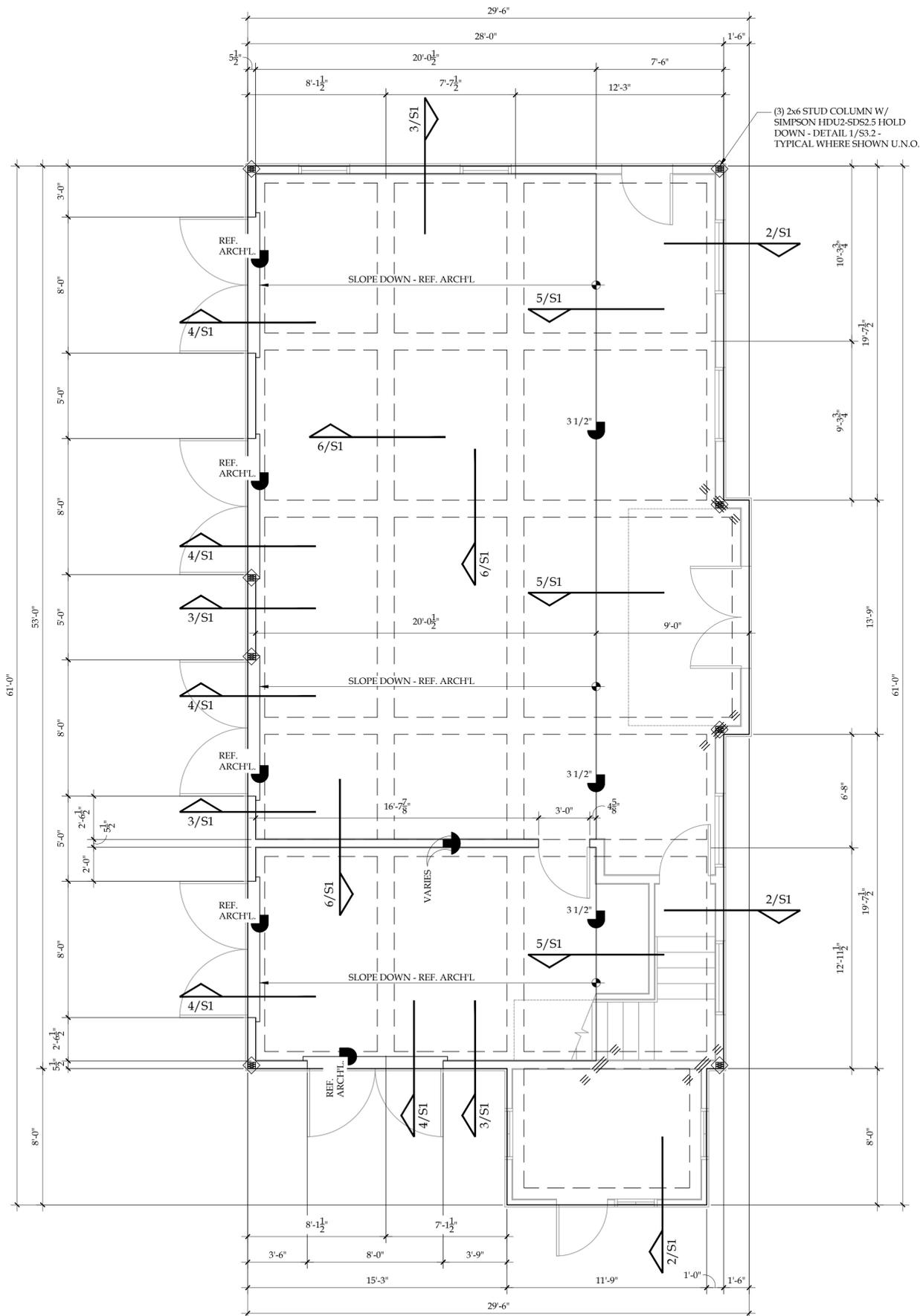
DATE	11/16/20
PROJECT NUMBER	20219
REVISIONS	

GENERAL NOTES

S0

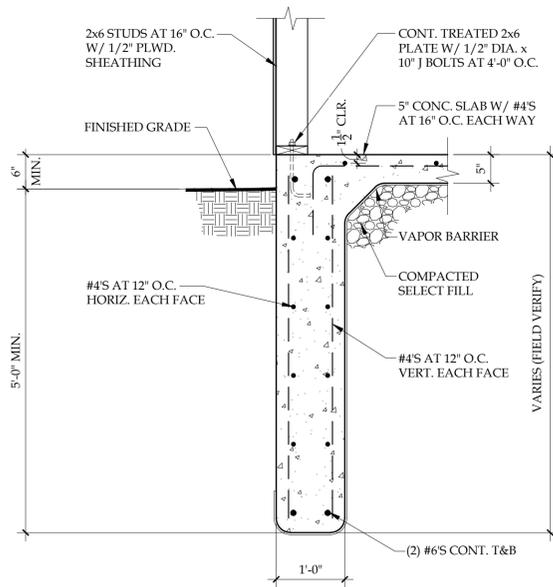
1 OF 7

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



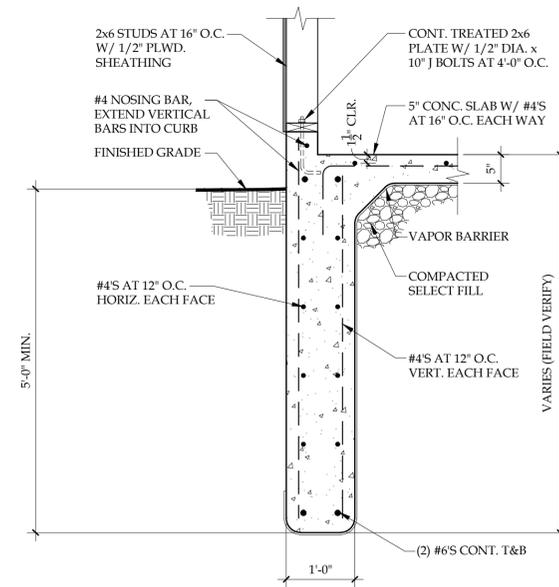
1. FOUNDATION PLAN

1/4" = 1'-0"



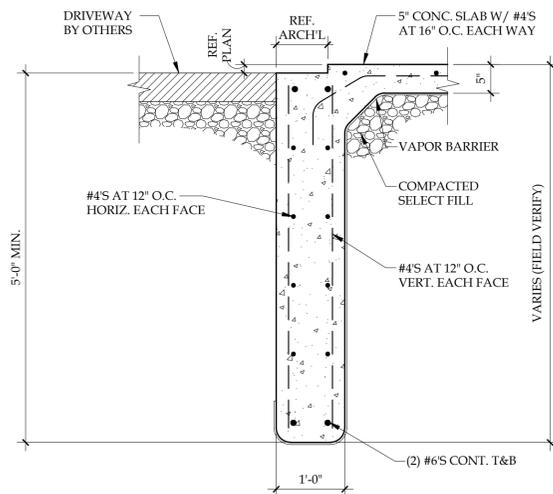
2. PERIMETER BEAM DETAIL

3/4" = 1'-0"



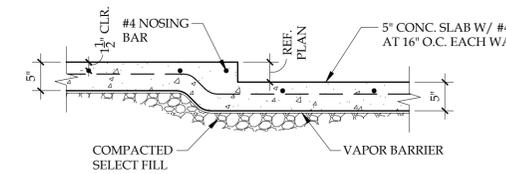
3. PERIMETER BEAM W/ CURB

3/4" = 1'-0"



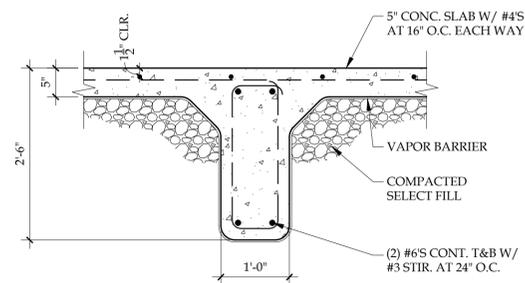
4. SECTION AT DRIVEWAY

3/4" = 1'-0"



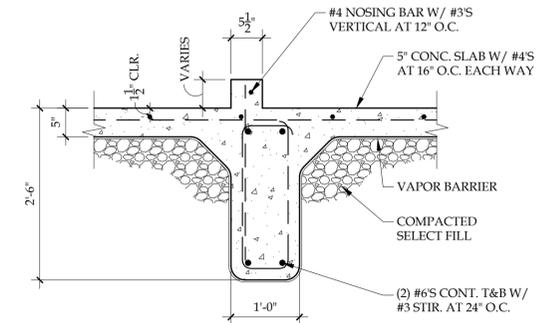
5. SECTION AT SLAB DROP

3/4" = 1'-0"



6. TYP. INTERIOR BEAM

3/4" = 1'-0"



7. INTERIOR BEAM W/ CURB

3/4" = 1'-0"

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

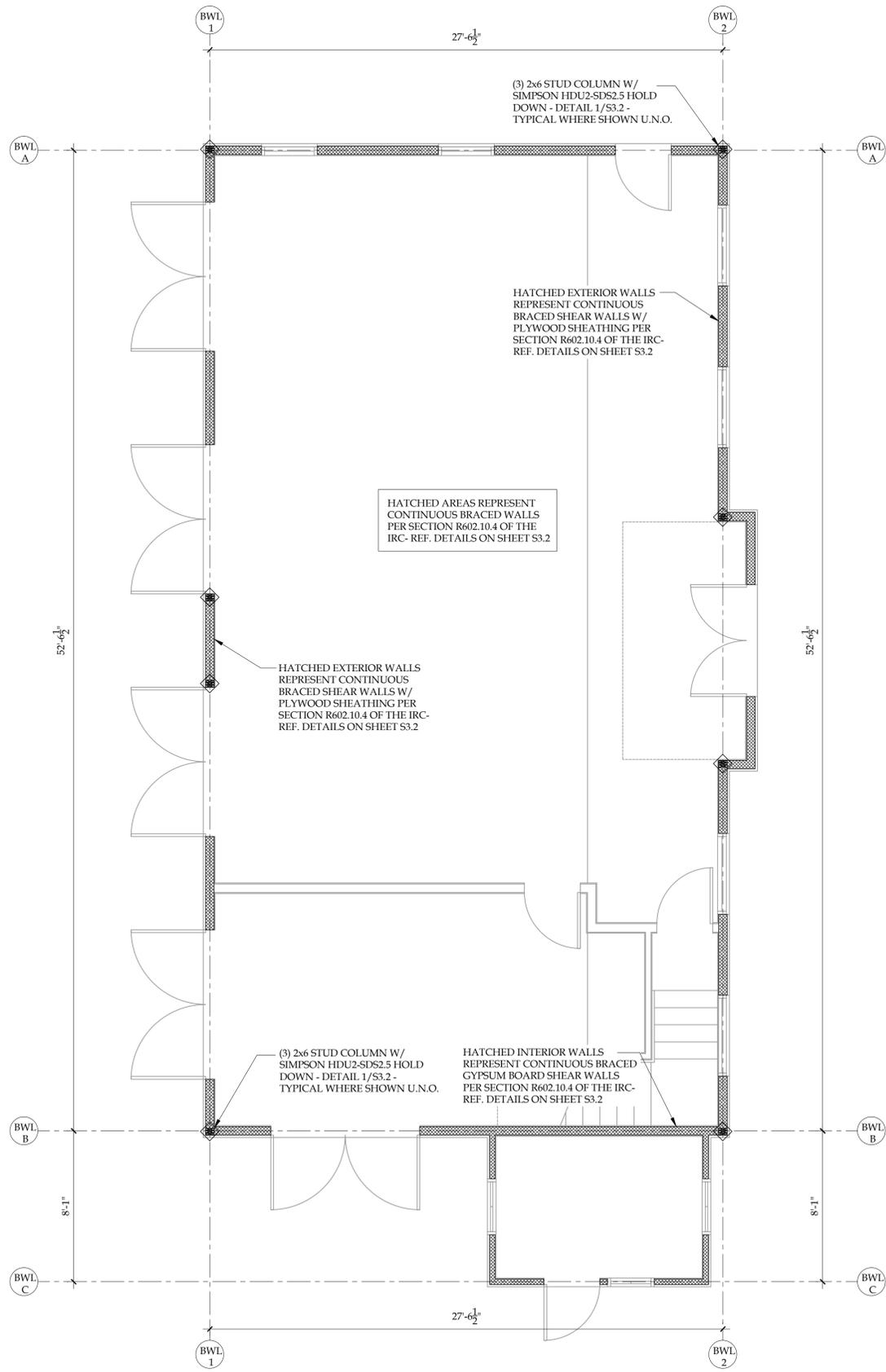


ARCH
CONSULTING ENGINEERS, PLLC
T.B.P.E. Registration # F-9561
2579 WESTERN TRAILS BLVD. SUITE 230
AUSTIN, TX 78745
www.archce.net

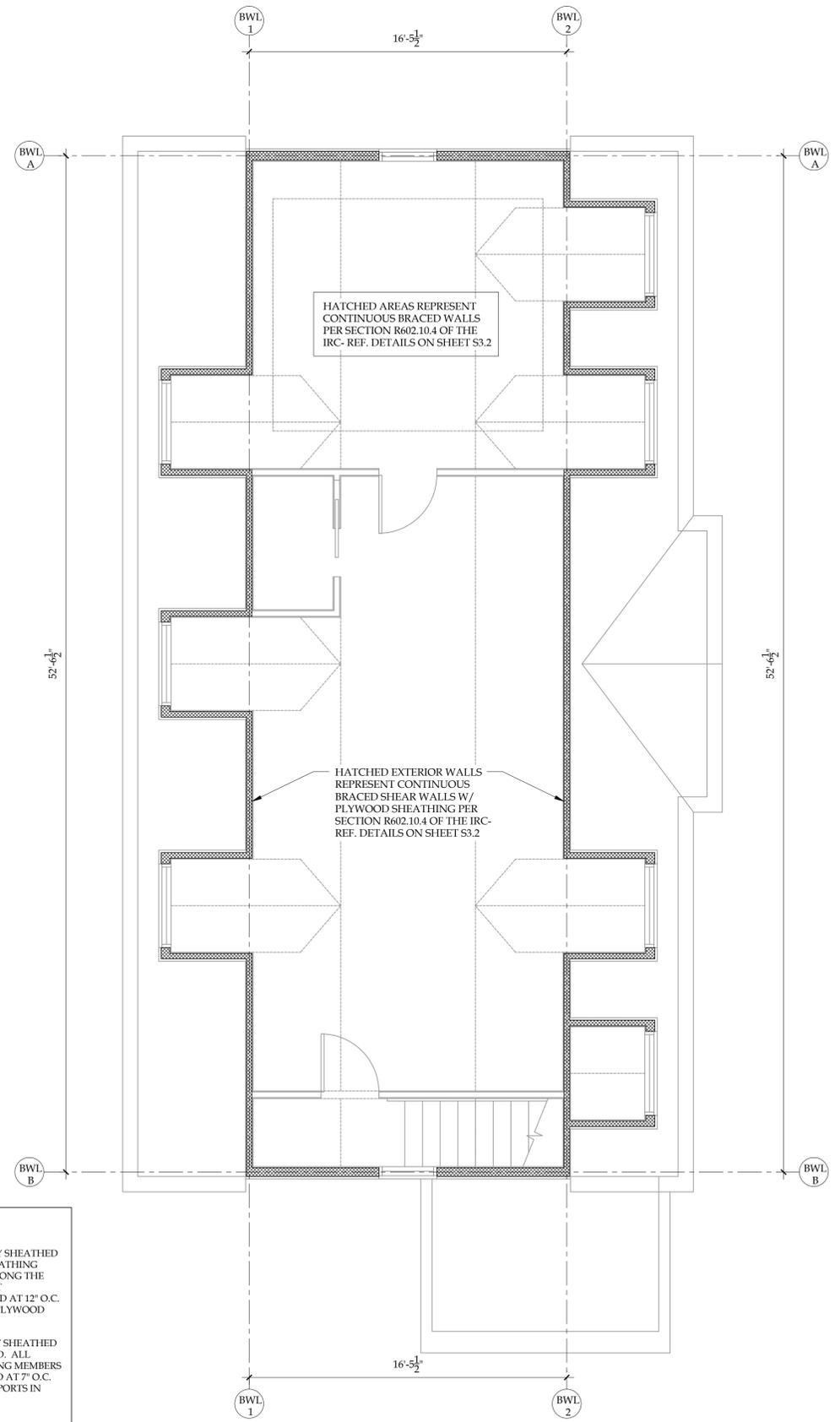
GREENBERG GARAGE
AUSTIN, TEXAS 78703
2525 HARTFORD ROAD

DATE	11/16/20
PROJECT NUMBER	20219
REVISIONS	

FOUNDATION
PLAN AND DETAILS
S1
2 OF 7



1. MAIN LEVEL LATERAL BRACING PLAN
1/4" = 1'-0"



2. UPPER LEVEL LATERAL BRACING PLAN
1/4" = 1'-0"

LATERAL BRACING NOTES

- 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.
- 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 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS IN ACCORDANCE WITH TABLE R702.3.5 OF THE IRC.



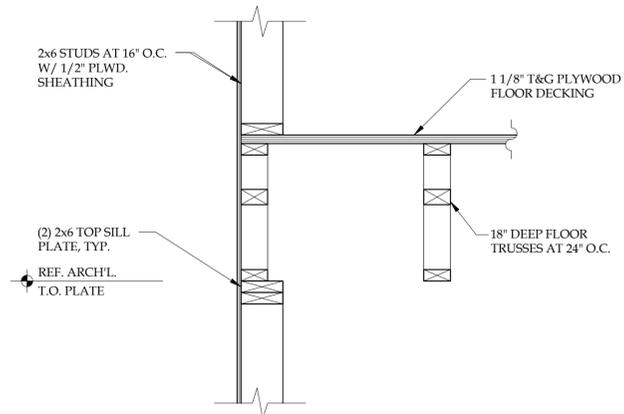
ARCH
CONSULTING ENGINEERS, PLLC
11.B.P.E. Registration # F-9361
2579 WESTERN TRAILS BLVD. SUITE 230
AUSTIN, TX 78745
512.328.5353 PHONE
www.archce.net

GREENBERG GARAGE
2525 HARTFORD ROAD
AUSTIN, TEXAS 78703

DATE	11/16/20
PROJECT NUMBER	20219
REVISIONS	

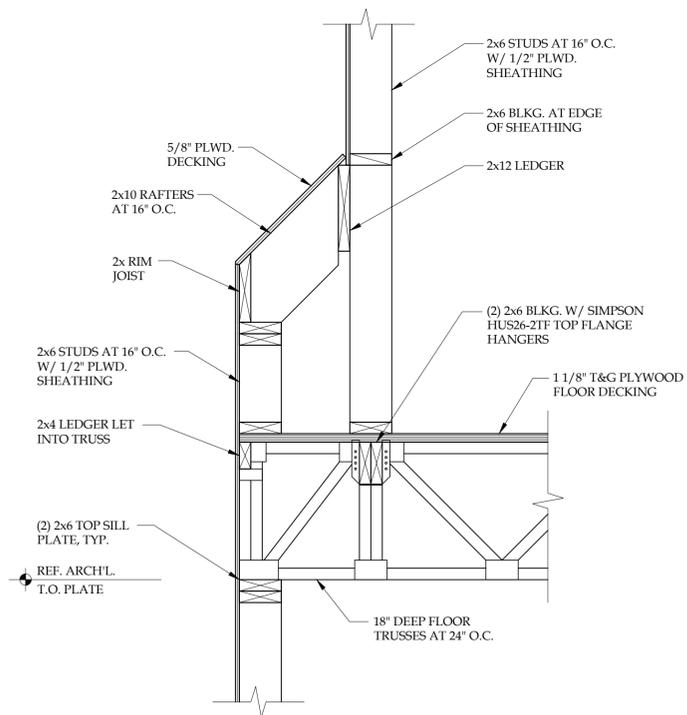
LATERAL BRACING PLANS
S2.1
4 OF 7

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



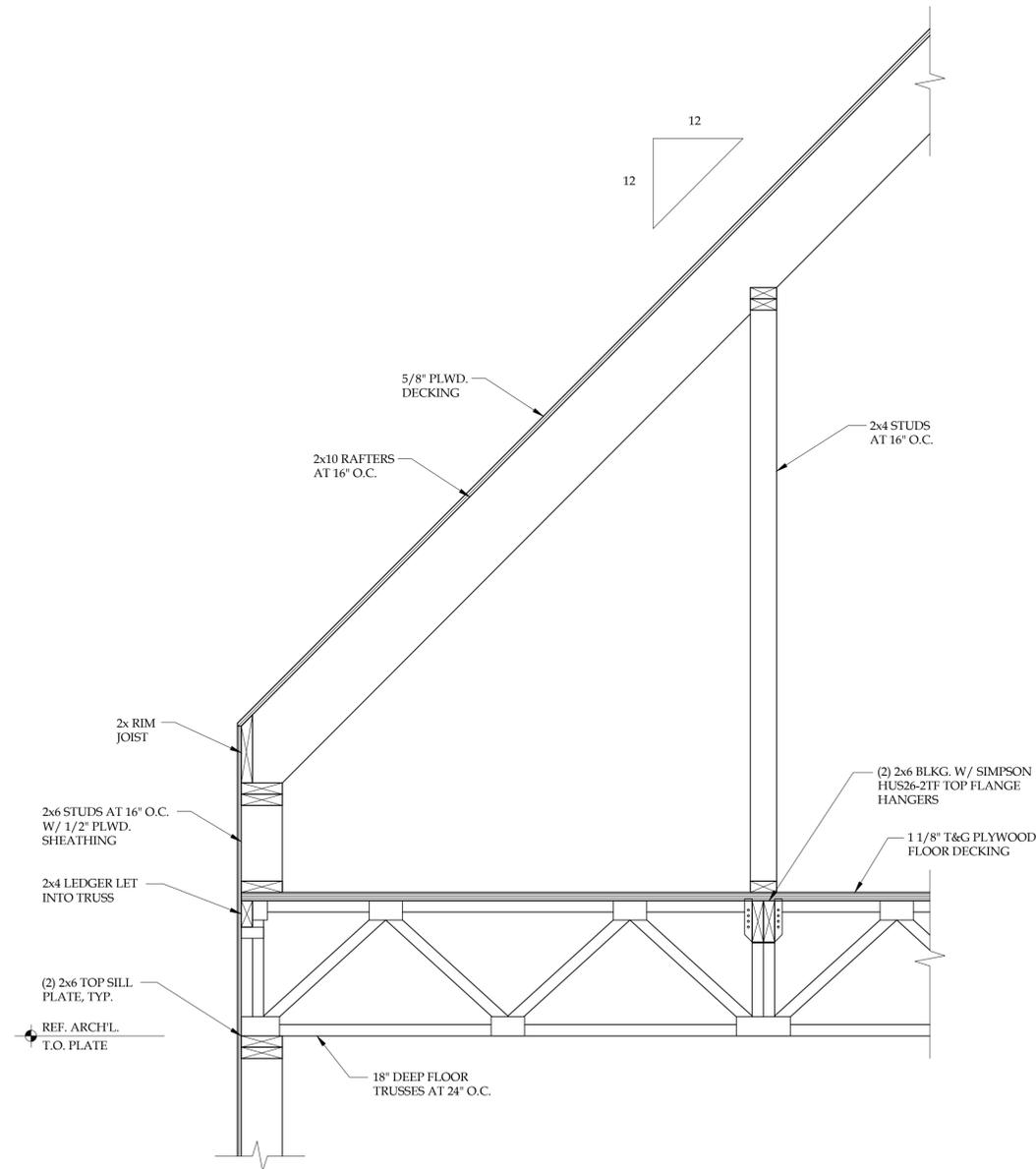
1. FLOOR TRUSS AT EXT. WALL

1" = 1'-0"



2. FLOOR / ROOF FRAMING DETAIL

1" = 1'-0"



3. FLOOR / ROOF FRAMING DETAIL

1" = 1'-0"



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY BRAD FARRIS (TX P.E. #95660) ON NOVEMBER 16, 2020.

ARCH
CONSULTING ENGINEERS, PLLC
 T.B.P.E. Registration # F-9361
 2579 WESTERN TRAILS BLVD. SUITE 230
 AUSTIN, TX 78745
 www.archce.net
 512 328 5353 PHONE

GREENBERG GARAGE

AUSTIN, TEXAS 78703

2525 HARTFORD ROAD

DATE	11/16/20
PROJECT NUMBER	20219
REVISIONS	

FRAMING DETAILS

S3

5 OF 7

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

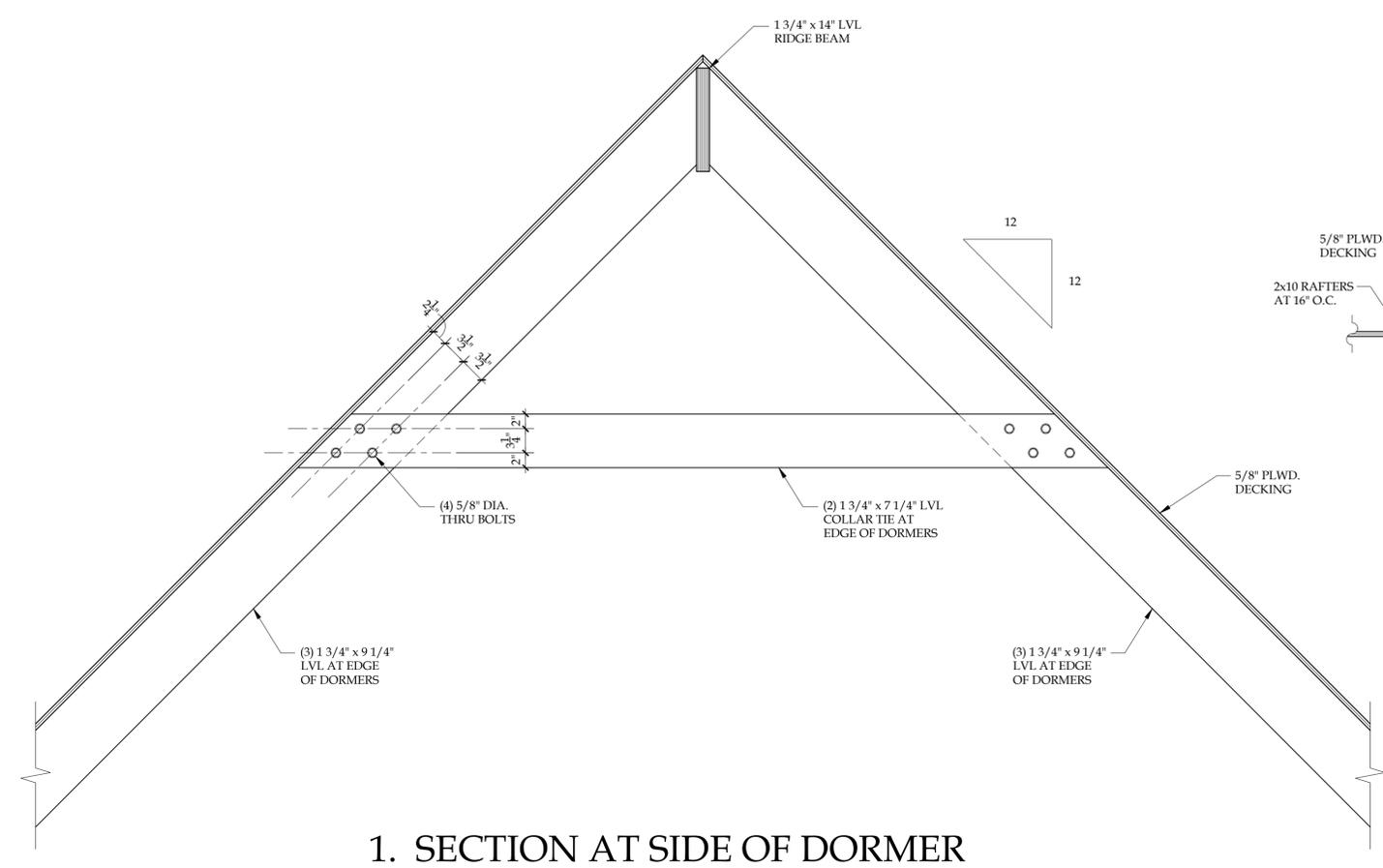


ARCH
CONSULTING ENGINEERS, PLLC
 T.B.P.E. Registration # F-9561
 2579 WESTERN TRAILS BLVD. SUITE 230
 AUSTIN, TX 78745
 www.archce.net

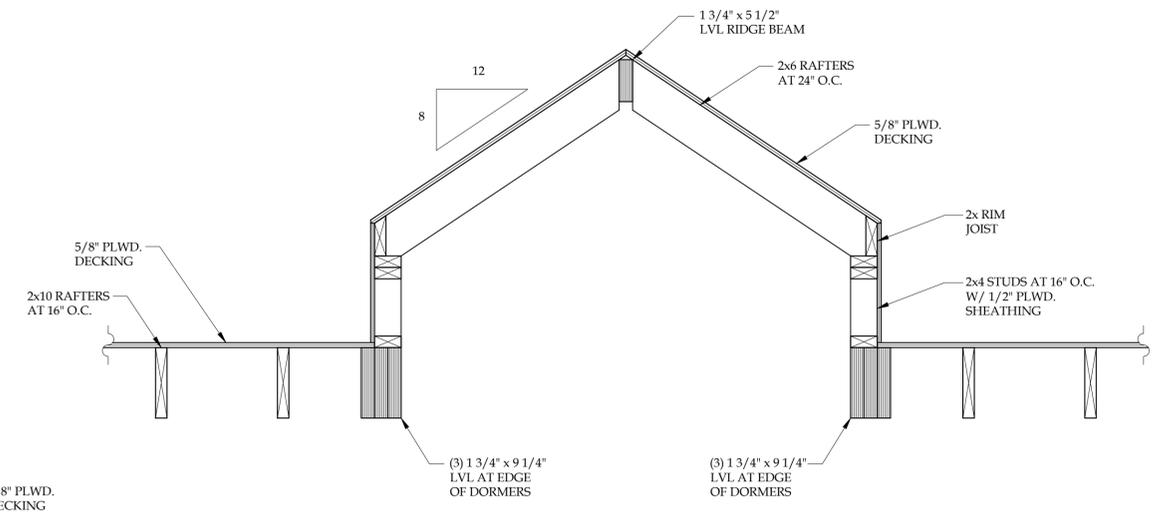
GREENBERG GARAGE
 2525 HARTFORD ROAD
 AUSTIN, TEXAS 78703

DATE	11/16/20
PROJECT NUMBER	20219
REVISIONS	

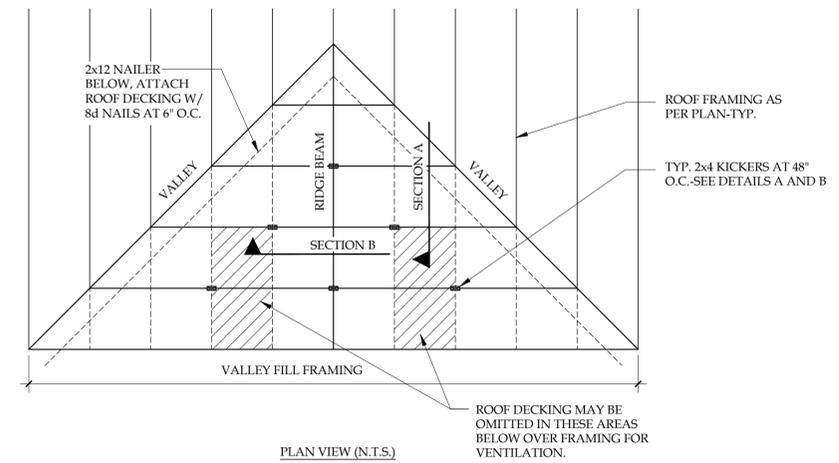
FRAMING DETAILS
S3.1
 6 OF 7



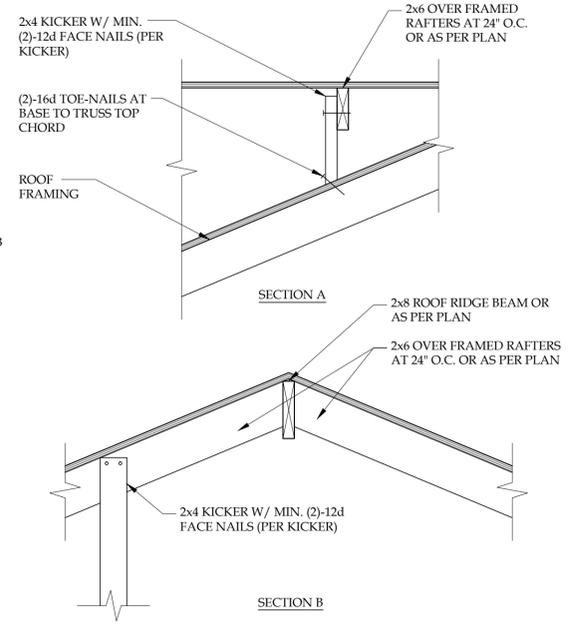
1. SECTION AT SIDE OF DORMER
 1" = 1'-0"



2. SECTION THRU DORMER
 1" = 1'-0"



3. TYP. OVERFRAMING DETAIL
 N.T.S.



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

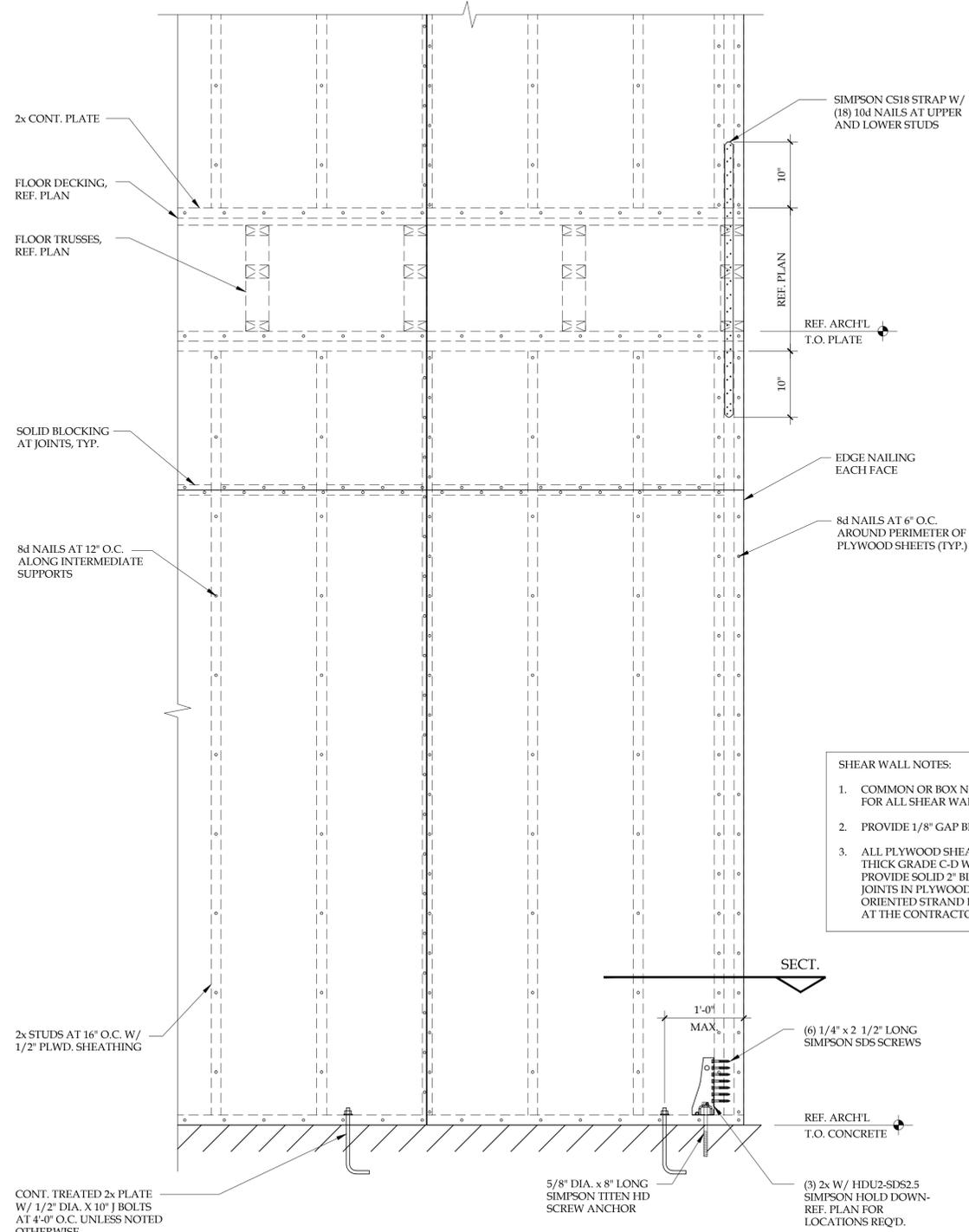


ARCH
CONSULTING ENGINEERS, PLLC
 T.B.P.E. Registration # F-9361
 2579 WESTERN TRAILS BLVD. SUITE 230
 AUSTIN, TX 78745
 www.archce.net

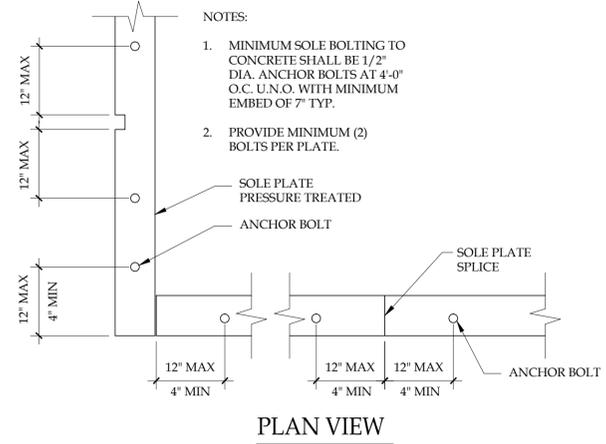
GREENBERG GARAGE
 2525 HARTFORD ROAD
 AUSTIN, TEXAS 78703

DATE	11/16/20
PROJECT NUMBER	20219
REVISIONS	

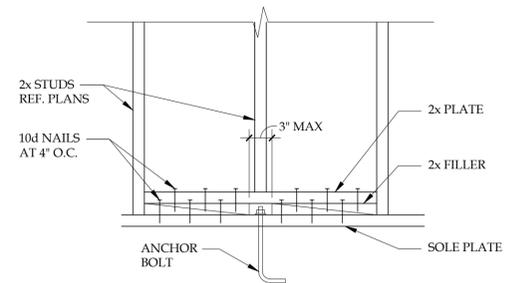
LATERAL BRACING DETAILS
S3.2
 7 OF 7



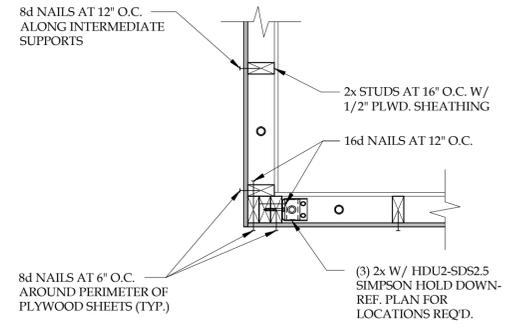
1. TYP. SHEARWALL NAILING PATTERN
 N.T.S.



2. TYP. SILL PLATE BOLTING
 N.T.S.

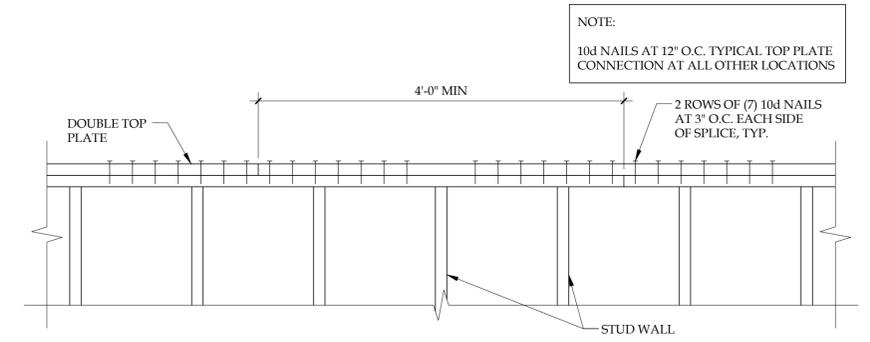


3. TYP. SILL PL AT STUD
 N.T.S.

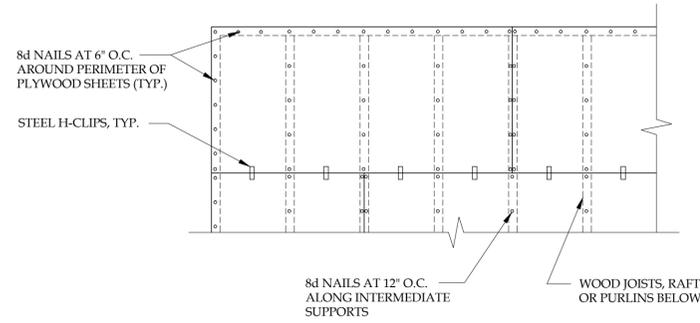


SECTION

- SHEAR WALL NOTES:**
- COMMON OR BOX NAILS SHALL BE USED FOR ALL SHEAR WALL NAILING.
 - PROVIDE 1/8" GAP BETWEEN ALL SHEETS.
 - 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.



4. TYP. TOP PLATE SPLICE
 N.T.S.



5. TYPICAL ROOF DECK NAILING PATTERN
 N.T.S.

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

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