

STRUCTURAL FOUNDATION PLAN, BRACED PLAN, FRAMING PLANS AND DETAILS FOR NEW ADDITION

IN COLLABORATION WITH REYNOLDS ARCHITECTURE

1409 WOODLAWN BLVD
AUSTIN, TEXAS 78703

GENERAL NOTES:

APPLICABLE CODES:

-AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 14TH EDITION
-INTERNATIONAL BUILDING CODE (IBC) 2015
-INTERNATIONAL RESIDENTIAL CODE (IRC) 2015
-ASCE 07-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
-NDS 2015 DESIGN OF WOOD STRUCTURES
-ACI 318-14: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

LOADS (ASD):

-BUILDING CATEGORY II
-WIND VELOCITY 115 MPH
-EXPOSURE CATEGORY C
-ROOF LIVE LOAD
20 PSF
-ATTIC LIVE LOAD
20 PSF
-FLOOR LIVE LOAD
40 PSF
-DEAD LOAD
15 PSF
-ASSUMED SOILS TAKEN FROM IBC 2015 - TABLE 1806.2:

CLASS OF MATERIALS CLASS 5 (CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT & SANDY SILT)

-ALLOWABLE BEARING FROM IBC 2015 - TABLE 1806.2:

ALLOWABLE BEARING - 1500 PSF
MIN BEARING DEPTH - 2' - 0" MIN BELOW GRADE & 6" MIN INTO UNDISTURBED

MATERIAL GRADES:

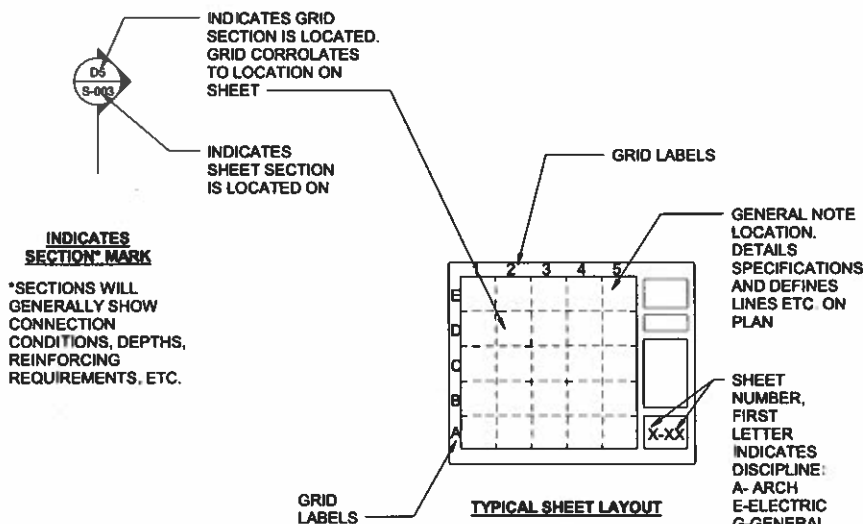
- A. CONCRETE
i. SLABS AND FOUNDATIONS 3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MAX WATER TO CEMENT RATIO
- B. STEEL
i. WIDE FLANGE BEAM/COLUMN A992 GR 60
ii. HOLLOW STRUCTURAL STEEL MEMBERS A500 GR 48
iii. REBAR 60 KSI DEFORMED REBAR
iv. MISC ANGLE, PLATE, & CHANNEL A36 GR 36
- C. TIMBER
ALL WOOD FRAMING TO BE SOUTHERN PINE
i. WOOD STUD COLUMN - F_c = 1650 PSI OR GREATER
ii. WOOD ROOF AND CEILING FRAMING - F_b = 1,350 PSI OR GREATER, E_{min} 1600ksi
iii. WALL SHEATHING = 15/32" OR THICKER, ATTACH PER S-003.
iv. ROOF SHEATHING = 1/2" OR THICKER ATTACH PER S-003.
v. PURLIN SPACING TO BE AT 16" OR LESS UNLESS NOTED OTHERWISE
vi. REFER TO A3/S-002 FOR ADDITIONAL FRAMING CONSTRUCTION DETAILS

FOUNDATIONS:

- A. SCARIFY AND REMOVE TOP 6"-12" OF SOIL AND ALL ORGANIC DEBRIS. PLACE COMPACTED FILL IN 6" MAX LIFTS. SOILS TO HAVE PI IN BETWEEN 5 AND 15 IN WITH NO MORE THAN 15% FINES RETAINED BELOW #200 SIEVE.
B. GRADE BEAMS/CONTINUOUS STRIP FOOTINGS MAY BE FORMED WITH EARTH FORMS, PROVIDED THE EXCAVATIONS ARE KEPT WITHIN A TOLERANCE OF +/- 1" AND ALL MINIMUM CLEARANCES ON DRAWINGS ARE MET.
C. SUPPORT ALL REBAR WITH PLASTIC OR CONCRETE CHAIRS SPACED AT 3'-0" MAX. PIECES OF DEBRIS AND WOOD ARE UNACCEPTABLE CHAIRS.
D. CURE CONCRETE WITH ASTM APPROVED WET CURE OR CURING COMPOUND FOR 7 DAYS AFTER POUR. MAINTAIN ACI MIN REQUIRED TEMPERATURE FOR 7 DAYS. IF COLD WEATHER ISSUES ARISE, CONTACT ENGINEER OF RECORD (EOR) FOR COLD WEATHER PROCEDURES. IF CURING COMPOUND IS USED, USE LOW VOC, WATER BASED COMPOUND, THAT CAN BE REMOVED TO ALLOW ADHERED FLOORING, COLORING, STAINING, ETC.
E. DO NOT PLACE CONCRETE WHEN TEMPERATURES EXCEED 100 F. CONTACT EOR FOR HOT WEATHER PLACEMENT TECHNIQUES IF TEMPERATURES EXCEED 100F.

COORDINATION:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION DUTIES & DESIGN INTENT WITHIN THE SUBCONTRACTORS & PROFESSIONAL DISCIPLINES. ANY CONFLICTS ARE TO BE BROUGHT TO THE AOR/EOR BEFORE WORK IS TO BEGIN. THE GENERAL CONTRACTOR IS THEREFORE RESPONSIBLE FOR ALL COSTS OR CORRECTIONS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY COORDINATE THE CONSTRUCTION DUTIES & DESIGN INTENT.
2. THE CONTRACTOR SHALL NOTIFY THE EOR/AOR OF ANY SUBSTITUTIONS OR IF CONDITIONS VARY FROM THE ASSUMED CONTRACT DRAWINGS. MODIFICATIONS TO THE STRUCTURE, DUE TO THE CONTRACTOR DEVIATING FROM THE PLANS, IS NOT THE RESPONSIBILITY OF THE EOR/AOR.
3. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE EOR/AOR FOR APPROVAL. SUBSTITUTIONS SHALL NOT BE PERMITTED TO BE USED WITHOUT CONSENT FROM THE EOR/AOR.
4. EXISTING CONDITIONS AND SIZES ARE TO BE VERIFIED BY THE CONTRACTOR. EOR/AOR SHALL NOT ASSUME RESPONSIBILITY FOR INCORRECT MEMBER SIZES/ MATERIAL ORDERS.
5. SOME ITEMS ON THE CONTRACT DOCUMENTS ARE ASSUMED, DUE TO ITEMS NOT BEING ACCESSIBLE, HIDDEN, OR UNDISCLOSED AT THE TIME OF CONTRACT DOCUMENT COMPLETION & DELIVERY. IN SUCH CASE NOTIFY THE EOR/AOR WITH A REQUEST FOR INFORMATION AND GUIDANCE AND DETAILING WILL BE PROVIDED BY THE EOR/AOR. DO NOT PROCEED WITHOUT CONSENT FROM THE EOR/AOR.
6. GEO-TECHNICAL REPORT NOT PROVIDED, GC TO VERIFY SOILS CONDITIONS MEET OR EXCEED ASSUMPTIONS. WHERE VOIDS, EXCESSIVE DEBRIS, OR LOOSE MATERIALS ARE ENCOUNTERED, A GEO-TECHNICAL ENGINEER SHOULD BE EMPLOYED TO DETERMINE SOLUTION. EOR NOT RESPONSIBLE FOR ISSUES WITH FOUNDATIONS, WHERE CONDITIONS ARE NOT VERIFIED. WHERE OWNER DECLINES GEO-TECHNICAL REPORT, OWNER AT RISK.



DOCUMENT LEGEND
1 1/2" = 1'-0"

SHEET INDEX:

- S-001 GENERAL NOTES & SHEET INDEX
S-002 FOUNDATION DETAILS
S-003 FRAMING DETAILS
S-004 FRAMING DETAILS
S-101 FOUNDATION PLAN
S-102 BRACED FOUNDATION PLAN
S-121 ROOF FRAMING PLAN

ABBREVIATIONS LIST:

-AOR	ARCHITECT OF RECORD
-BOT	BOTTOM
-COL	COLUMN
-CONC	CONCRETE
-CONST	CONSTRUCTION
-CONT	CONTINUOUS
-DIA	DIAMETER
-EA	EACH
-EW	EACH WAY
-EOR	ENGINEER OF RECORD
-EXST	EXISTING
-FOUND	FOUNDATION
-HSS	HOLLOW STRUCTURAL SECTION
-HORZ	HORIZONTAL
-JBE	JOIST BEARING ELEVATION
-LONG	LONGITUDINAL
-MANFR	MANUFACTURER
-MAX	MAXIMUM
-MIN	MINIMUM
-OC	ON CENTER
-PL	PLATE
-REF	REFER
-REINF	REINFORCING
-TOC	TOP OF CONCRETE
-TOS	TOP OF STEEL
-TOB	TOP OF BEAM
-TRANS	TRANSVERSE
-TYP	TYPICAL
-UNO	UNLESS NOTED OTHERWISE
-VERT	VERTICAL

NOTE:
SHEETS ARE DRAWN TO SCALE ON ANSI D SIZE
SCALE. THESE DRAWINGS SCALE BY HALF WHEN
PRINTING TO 11x17 SHEETS



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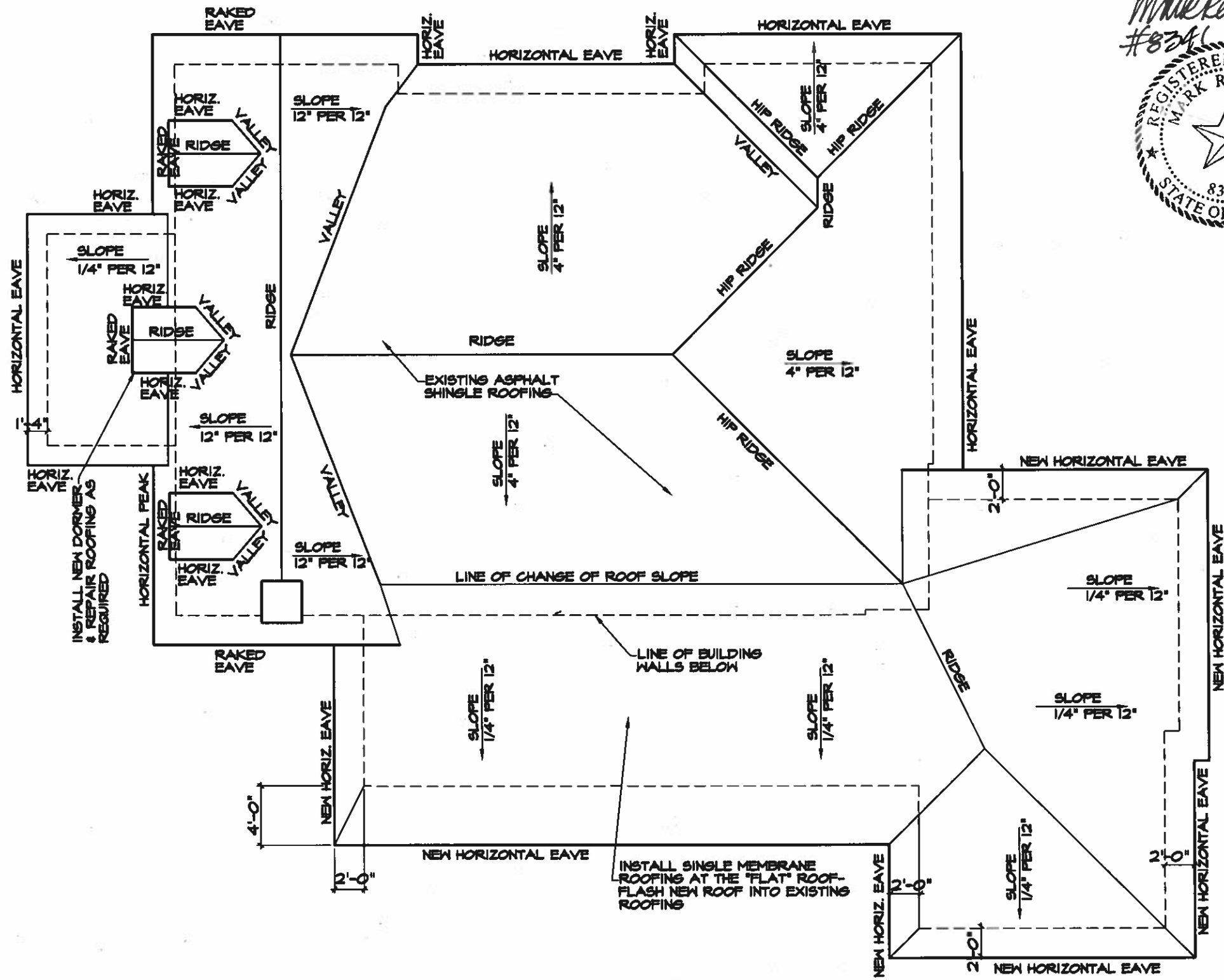
STRUCTURAL PLANS
FOR NEW ADDITION

Rev	Date	Description
00	06/28/2021	100% CONST DWGS

Project Number : 1808.21

Sheet: S-001
GENERAL NOTES &
SHEET INDEX

Scale: 1 1/2" = 1'-0"



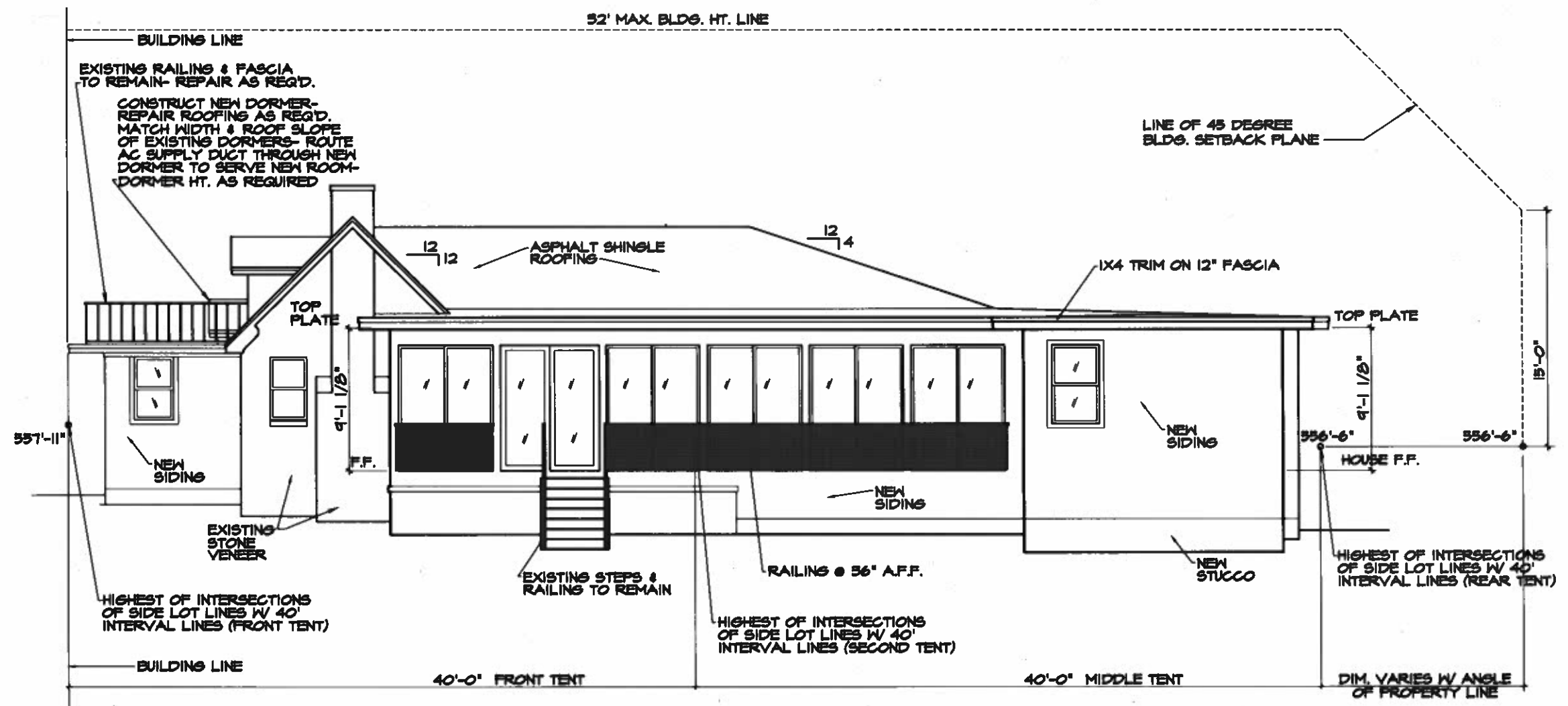
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PLANS FOR AN ADDITION

1409 WOODLAWN BLVD.
AUSTIN, TEXAS

PROJECT NO. 2018



RIGHT SIDE ELEVATION

1/8" = 1'-0"



MARK REYNOLDS AND ASSOCIATES

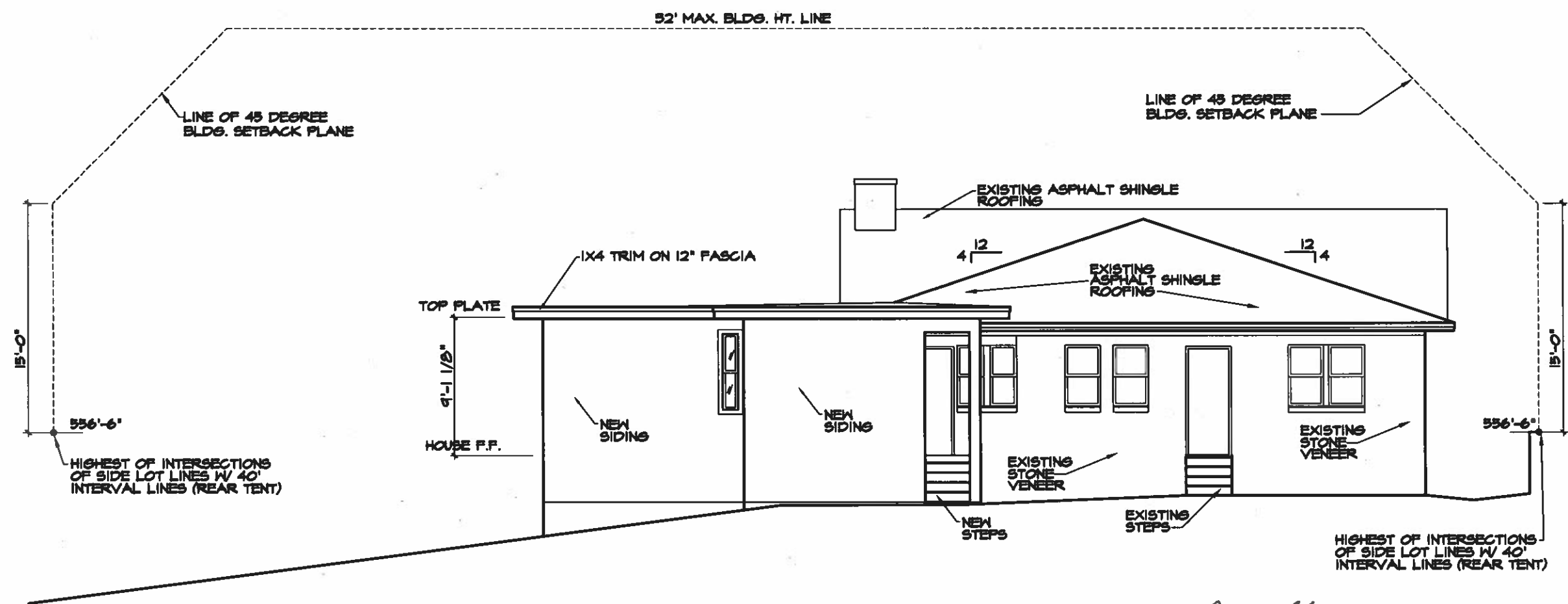
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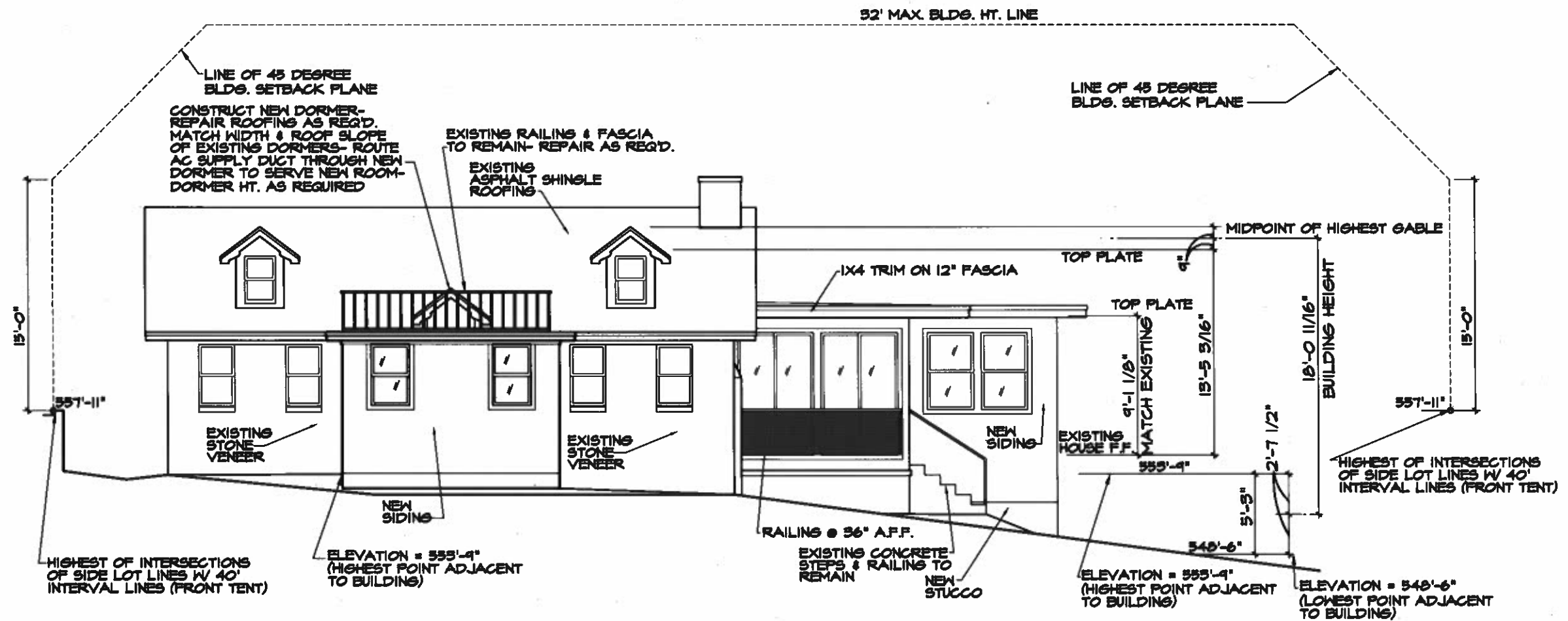
REAR ELEVATION
1/8" = 1'-0"

Mark Reynolds
#8341 6/28/21



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PLANS FOR AN ADDITION
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FRONT ELEVATION

1/8" = 1'-0"

PLANS FOR AN ADDITION

PROJECT NO. 2015

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AUSTIN, TEXAS