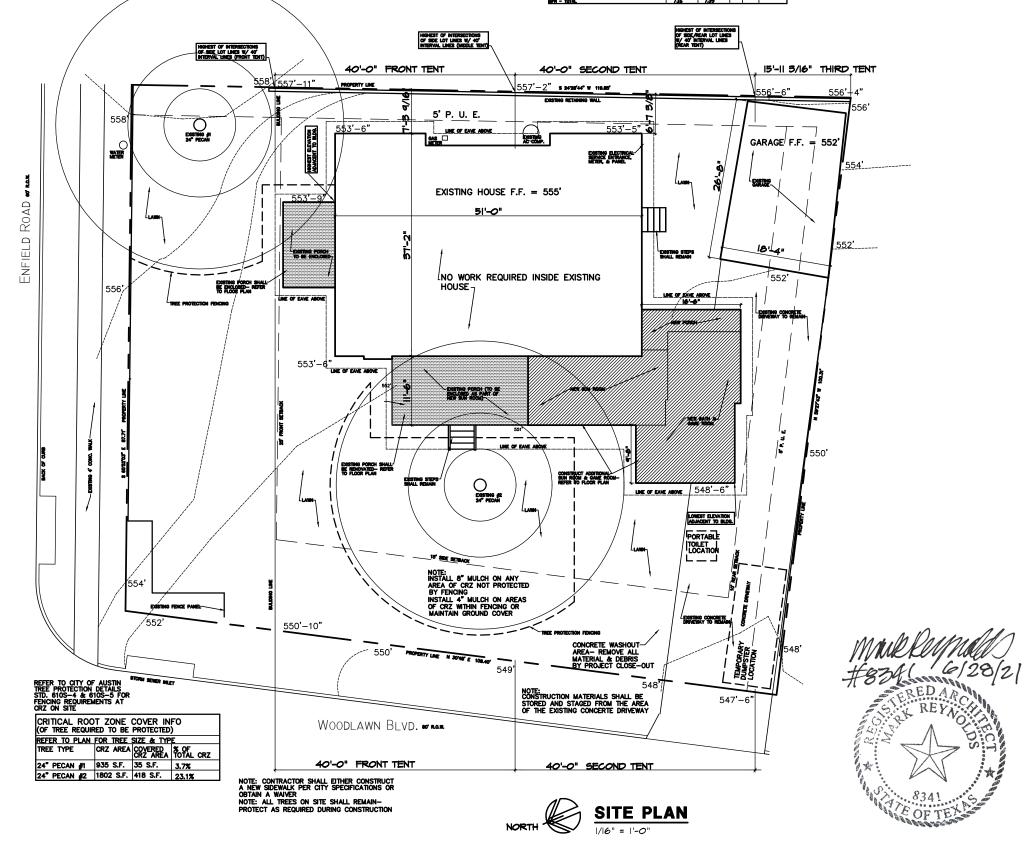
PLUMBING SYSTEM SIZING									
FIXTURE DESCRIPTION	DOMESTIC WATER				HOT VATER	R VASTE VATER			
	LD.	QTY	VS F.U.	TOTAL F.U.	TOTAL F.U.	QTY	DF.U.	TOTAL F	
WITER CLOSET	VC	3	2.5	7.5		3	3.5	10.5	
LAVATORY-EDIGLE BASIN	LAV.	4	0.5	2	1.46	4	1	4	
TUB DOL SDOK - KETCHEN	13 SK HE	ł	3.5 4	3.5 4	0.09 3	ł	3	3	
SDK - SNOLE BOYL	HE		2				3		
SHOVER CLUTHES WASHER-BONESTIC	SH	3	2.5	25	1.07	3	2	6	
TOTALS				25.5	15.42			29.5	
OPM EQUEVALENT OF TOTAL F.M.				7.16	7.39				
GPM - CONTINUOUS LOADING			0						

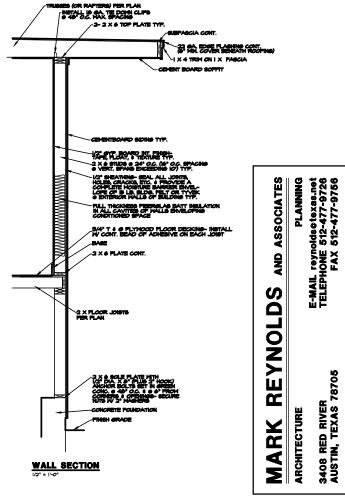
ALL WORK SHALL CONFORM TO THE STANDARDS OF, THE INTERNATIONAL RESIDENTIAL CODE- 2018 EDITION THE INTERNATIONAL ENERGY CODE- 2018 EDITION NATIONAL ELECTRICAL CODE- 2028 EDITION INTERNATIONAL PLANNICAL CODE- 2018 EDITION INTERNATIONAL PLANNICAL CODE- 2018 EDITION INTERNATIONAL PLANNICAL CODE- 2018 EDITION FIRE PREVENTION CODE- 2018 EDITION TEXAS ACCESSIBILITY STANDARDS LAVIS OF THE STATE OF TEXAS ALL OTHER REGUIREMENTS OF AUTHORITIES HAVING JURISDICTION ON THIS SITE



SITE BEING LOT 5, ENFIELD SUBDIVISION, AUSTIN, TRAVIS COUNTY, TEXAS AS RECORDED IN THE RECORDS OF TRAVIS COUNTY, TEXAS ADDRESS IS 1404 MOODLAWN BLVD., AUSTIN, TEXAS LOT IS ZONED MF- S TOTAL AREA OF LOT = 10,745 S.F. SCOPE OF WORK; REFURBISHING & ENCLOSING EXISTING PORCHES AND ADDING A SUN ROOM, GAME ROOM, & A BATHROOM EXISTING CONDITIONS: EXISTING GROUND FLOOR CONDITIONED AREA = EXISTING UNCONDITIONED GARAGE = 1.854 S.F. 472 S.F. EXISTING PORCHES = (83 S.F. TO BE ENCLOSED & 211 S.F. TO BE RENOVATED & ENCLOSED) = 294 S.F. BUILDING COVER: 40% ALLOWABLE X 10,743 S.F. = 4,297 S.F. FINAL GROUND FLOOR CONDITIONED AREA = 2,842 S.F. UNCONDITIONED GARAGE (NO CHANGE) = 472 S.F. FINAL PORCH AREA = 75 S.F. AREA OF ROOF PROJECTING IN EXCESS OF 24" FROM THE EXTERIOR WALLS 85 S.F. ACTUAL BUILDING COVER = 52.5% = 5,472 S.F. IMPERVIOUS COVER: 45% ALLOWABLE X 10,745 S.F. = 4,854 S.F. BUILDING COVER = 5.472 S.F. CONCRETE DRIVEWAY = 1.107 S.F. EQUIPMENT PADS, STEPS, RETAINING WALL = 42 S.F. ACTUAL IMPERVIOUS COVER = 45,4% = 4671 S.F. ALLOWABLE BUILDING AREA -40% ALLOWABLE X 10,748 S.F. = 4.297 S.F. GROUND FLOOR CONDITIONED AREA = 2,842 S.F. UNCONDITIONED GARAGE = 472 S.F. GROUND FLOOR PORCH (MITHOUT HABITABLE SPACE ABOVE) = 75 S.F ART. 5.5.2.A.I- UP TO 450 S.F. EXCLUSION FOR DETACHED REAR PARKING = -450 S.F. ART. 555.A.I - EXCLUSION OF GROUND FLOOR PORCH NOT CONNECTED TO DRIVENAY & WITHOUT HABITABLE SPACE ABOVE = -75 S.F. TOTAL BUILDING AREA = (FAR = 26.6%) = 2864 S.F. BUILDING HEIGHT = 18'-0 11/16"

BUILDING INFORMATION





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:

-AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 14TH EDITION -INTERNATIONAL BUILDING CODE (IBC) 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

-BUILDING CATEGORY II -WIND VELOCITY 115 MPH -ROOF LIVE LOAD -ATTIC LIVE LOAD -FLOOR LIVE LOAD -DEAD LOAD

-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 -MIN BEARING DEPTH -

A500 GR 46

60 KSI DEFORMED REBAR

2'-0" MIN BELOW GRADE & 6" MIN INTO UNDISTURBED

3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MAX WATER TO CEMEMNT RATIO

i. SLABS AND FOUNDATIONS

В

i. WIDE FLANGE BEAM/COLUMN . HOLLOW STRUCTURAL STEEL MEMBERS

V. MISC ANGLE, PLATE, & CHANNEL

ALL WOOD FRAMING TO BE SOUTHERN PINE

i. WOOD STUD COLUMN - F'c = 1'650 PSI OR GREATER

- il. WOOD ROOF AND CEILING FRAMING Fb = 1,350 PSI OR GREATER, Emin 1600ksi ili. 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

A. SCARIFY AND REMOVE TOP 6"-12" OF SOIL AND ALL ORGANIC DEBRIS. PLACE COMPACTED FILL IN 6" MAX LIFTS SOILS TO HAVE PI INBETWEEN 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 (FOR). FOR COLD WEATHER PROCEDURES. IF CURING COMPOUND IS USED, USE LOW VOC, WATER BASED COMOUND, THAT CAN BE REMOVED TO ALLOW ADHERED FLOORING, COLORING, STAINING, ETC.

E. DO NOT PLACE CONCRETE WHEN TEMPERATURES EXCEED 100 F. CONCTACT FOR HOT WEATHER PLACEMEN TECNIQUES IF TEMPERATURES EXCEED 100F

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 CONTSTRUCTION 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 STRUCUTRE, DUE TO THE CONTRACTOR DEVIATING FROM THE PLANS, IS

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

5. SOME ITEMS ON THE CONTRACT DOCUMENTS ARE ASSUMED, DUE TO ITEMS NOT BEING ACCESIBLE, 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

6. GEO-TECHNICAL REPORT NOT PROVIDED, GC TO VERIFY SOILS CONDITIONS MEET OR EXCEED ASSUMPTIONS. WHERE VOIDS, EXCESSIVE DEBRIS, OR LOOSE MATERIALS ARE ENCOUTERED, 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

INDICATES GRID SECTION IS LOCATED. GRID CORROLATES TO LOCATION ON INDICATES **GRIO LABELS** SHEET SECTION IS LOCATED ON GENERAL NOTE DETAILS PECIFICATIONS. *SECTIONS WILL AND DEFINES LINES ETC. ON GENERALLY SHOW PLAN CONDITIONS, DEPTHS REQUIREMENTS, ETC. NUMBER LETTER DISCIPLINE: A- ARCH E-ELECTRIC TYPICAL SHEET LAYOUT G-GENERAL P-PLUM8

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:

ARCHITECT OF RECORD BOTTOM -COL COLUMN CONCRETE CONSTRUCTION DIAMETER **FACH** EACH WAY ENGINEER OF RECORD EXISTING FOUNDATION HOLLOW STRUTURAL SECTION HORIZONTAL
JOIST BEARING ELEVATION MANUFACTURER -MAN -MAX -MIN -OC -PL -REF MAXIMUM MINIMUM ON CENTER PLATE REFER -REINF -TOC -TOS -TOB REINFORCING TOP OF CONCRETE TOP OF STEEL TYPICAL UNLESS NOTED OTHERWISE

NOTE:

SHEETS ARE DRAWN TO SCALE ON ANSI D SIZE SCALE, THESE DRAWINGS SCALE BY HALF WHEN **PRINTING TO 11x17 SHEETS**

Consulting & Engineering, LLC

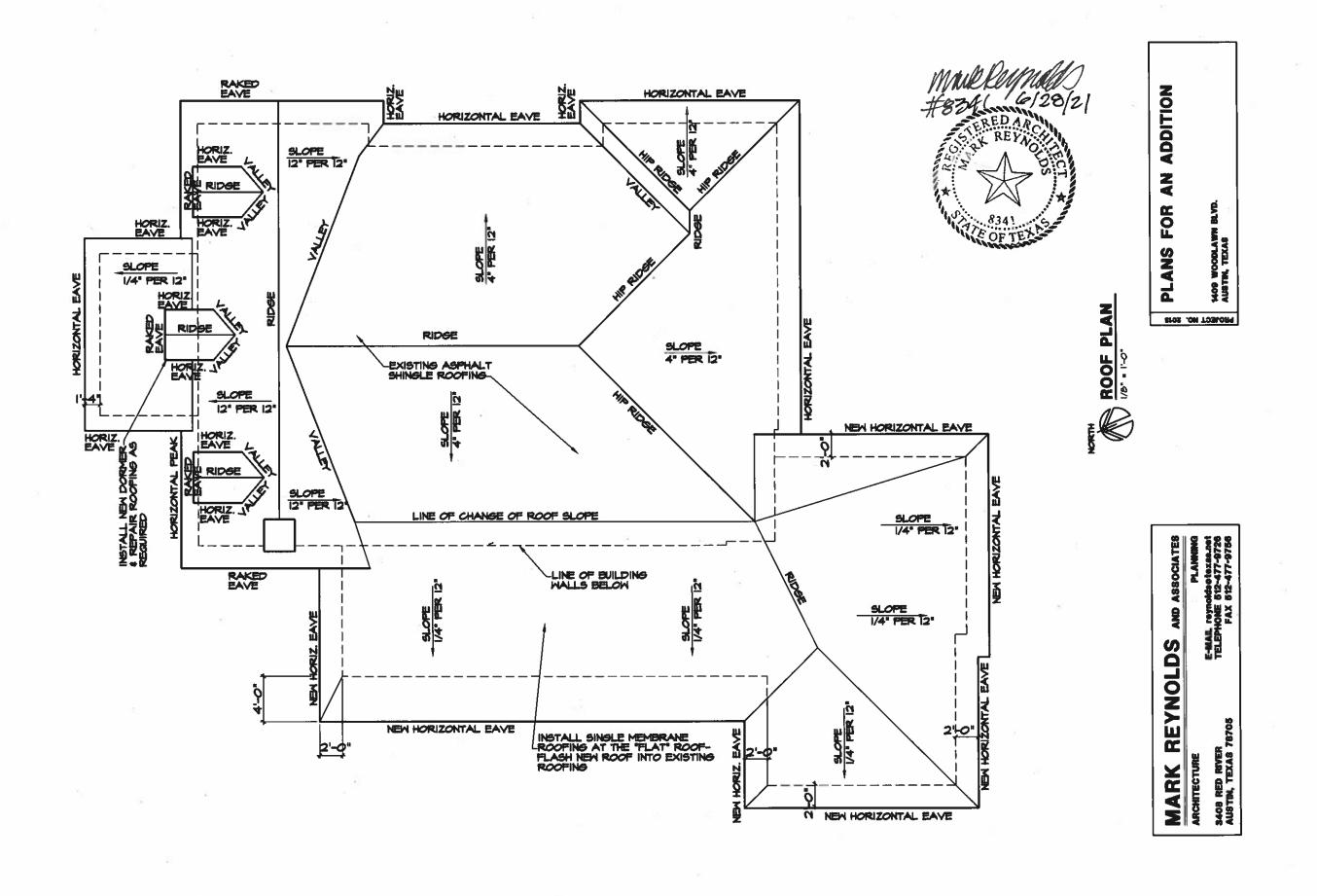


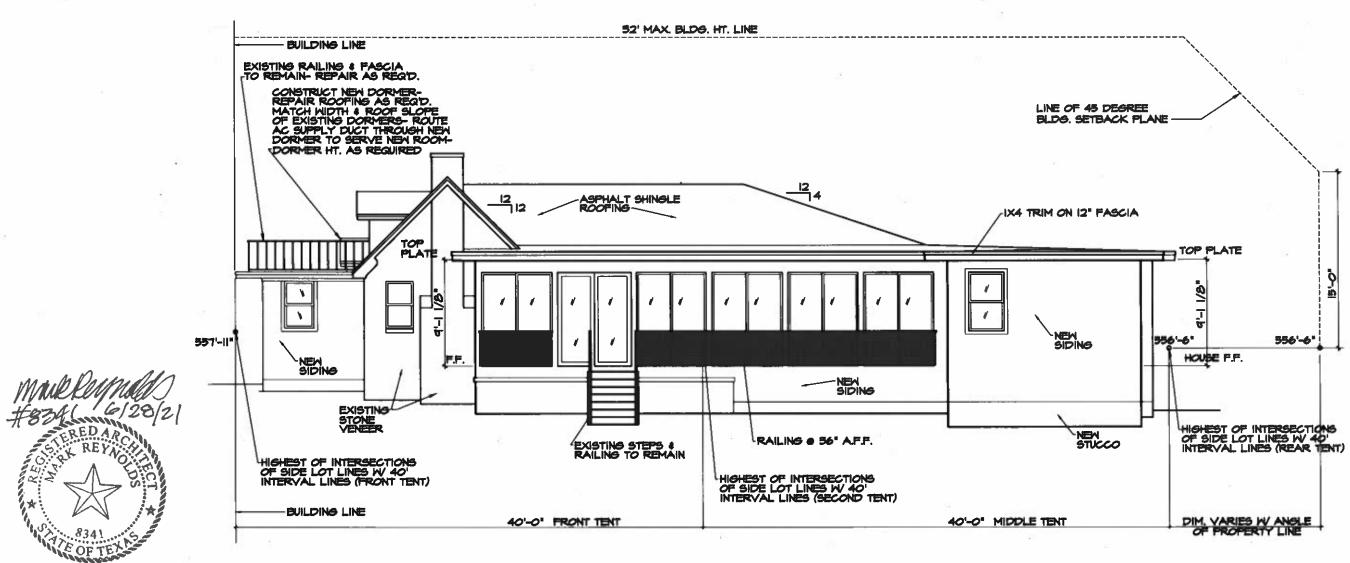
409 WOODLAWN BLVD AUSTIN, TEXAS 78703 JCTUR NEW, STRU(FOR I

Date Description 06/28/2021 | 100% CONST DWGS 00 Project Number

S-001 **GENERAL NOTES &** SHEET INDEX

1 1/2" = 1'-0"





RIGHT SIDE ELEVATION

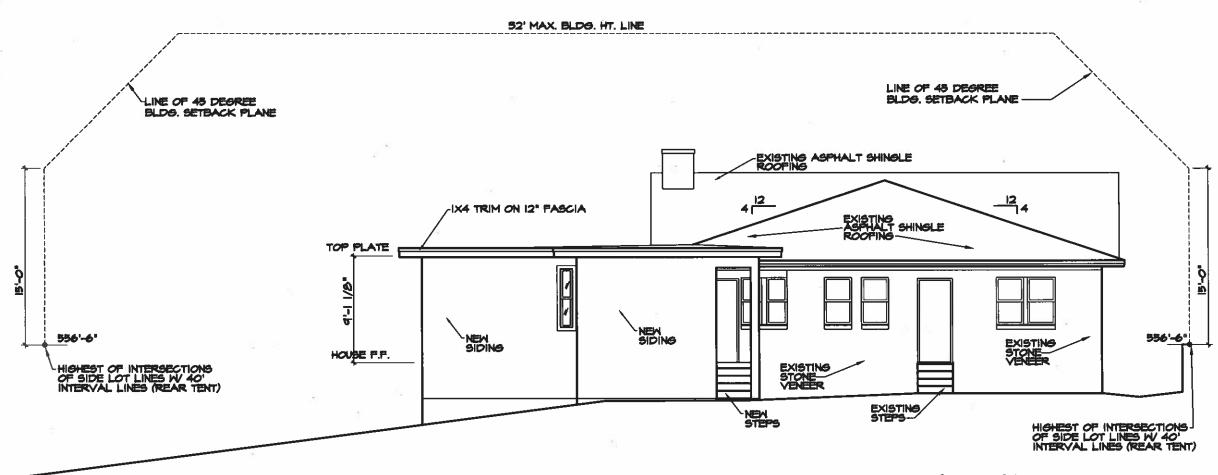
MARK REYNOLDS AND ASSOCIATES

ARCHITECTURE

PLANNIN

3408 RED RIVER AUSTIN, TEXAS 78705 E-MAIL reynoldsetexes.net TELEPHONE 512-477-9726 FAX 512-477-9756 PLANS FOR AN ADDITION

1409 WOODLAWN BLVD. AUSTN, TEXAS



REAR ELEVATION

MARK REYNOLDS AND ASSOCIATES

ARCHITECTURE

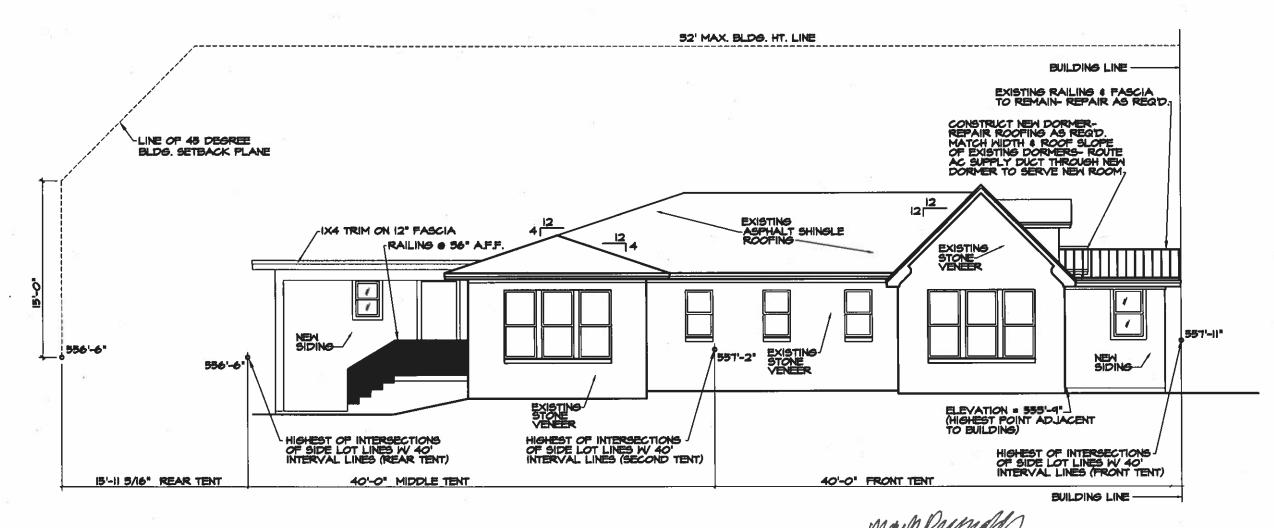
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3408 RED RIVER AUSTIN, TEXAS 78705 E-MAIL reynoldeetexes.net TELEPHONE 512-477-9726 FAX 512-477-9756



PLANS FOR AN ADDITION

1409 WOODLAWN BLVD. AUSTIN, TEXAS



MARK REYNOLDS AND ASSOCIATES

ARCHITECTURE

PLANNING

3408 RED RIVER AUSTIN, TEXAS 78705 E-MAIL reynoldsotexas.net TELEPHONE 512-477-9726 FAX 512-477-9756 LEFT SIDE ELEVATION

#834 (6/28/21 #834 (6/28/21) REYNOLOGY RE

PLANS FOR AN ADDITION

1409 WOODLAWN BLVD. AUSTIN, TEXAS

