

906 E 14th Street, Austin, TX 78702



FRONT/STREET VIEW (SOUTH ELEVATION)



SIDE VIEW (EAST ELEVATION, FROM NE CORNER)



BACK VIEW (NORTH ELEVATION, FROM NE CORNER)



SIDE VIEW (WEST ELEVATION, FROM NW CORNER)

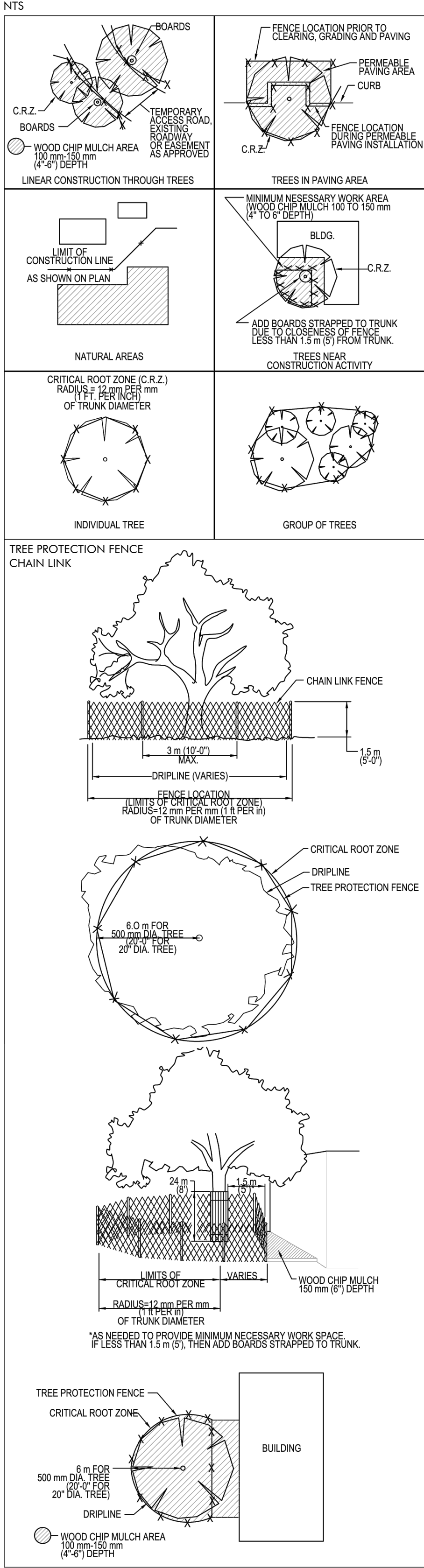


SIDE VIEW (WEST ELEVATION, FROM SW CORNER)

GENERAL PROTECTED TREE NOTES

1. NO IMPACTS SHALL OCCUR WITHIN 1/2 CRITICAL ROOT ZONE OF TREE(S).
2. FOOTINGS SHALL BE DUG WITH AIRSPADE OR BY AT ROOT ZONE(S) SO AS NOT TO DAMAGE ROOTS.
3. NO CUT OR FILL GREATER THAN 4" SHALL OCCUR WITHIN 1/2 CRITICAL ROOT ZONE OF TREE(S).
4. PROVIDE MULCH AROUND TREE(S).
5. PROTECT CRITICAL ROOT ZONES OF ALL TREES IN CONSTRUCTION ZONE WITH 5'-0"-HIGH CHAIN LINK FENCE DURING CONSTRUCTION, TYP.
6. DEMOLITION IN THE 1/2 AND 1/3 CRITICAL ROOT ZONES OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.
7. IF ANY PRUNING IS REQUIRED, EXTENT OF IMPACTS MUST BE COMMUNICATED TO CITY ARBORIST FOR APPROVAL AND RECEIPTS FOR WORK FROM CERTIFIED ARBORIST SHALL BE DUE TO TREE INSPECTOR AT TIME OF FINAL INSPECTION.

TREE PROTECTION DIAGRAMS



GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING SOIL CONDITIONS AND CONDITIONS RELATED TO EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK. ALL DISCREPANCIES SHALL BE REPORTED TO OWNER AND ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS OR DETAILS; USE GIVEN DIMENSIONS. CHECK DETAILS AND NOTES FOR LOCATIONS OF ALL ITEMS NOT DIMENSIONED ON PLANS.
3. BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED PER MINIMUM MANUFACTURER RECOMMENDATIONS. NOTIFY ARCHITECT OF ANY RESULTING CONFLICTS.
4. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE CODES OR ORDINANCES, THE CODES OR ORDINANCES SHALL GOVERN.
5. INSTALL DUST BARRIERS AND/OR OTHER PROTECTION AS REQUIRED TO PROTECT INSTALLED FINISHES, FIXTURES, AND APPLIANCES.
6. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR/TRADE TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN ARCHITECTURAL, STRUCTURAL, AND SUBCONTRACTOR, SHOP, OR SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO OWNER AND ARCHITECT'S ATTENTION.
7. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING, AS DEFINED BY THE IRC SEC R308.4.
8. THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC.; ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION ON DRAWINGS. OFFSET STUDS WHERE REQUIRED SO THAT FINISHED WALL SURFACE WILL BE FLUSH.
9. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS.
10. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IRC.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE UNLESS DECAY-RESISTANT HEARTWOOD OF CEDAR OR REDWOOD IS USED. FASTENERS FOR PRESSURE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
12. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.
13. STRUCTURAL NOTES ARE LOCATED WITHIN THIS SET.
14. NO MATERIALS FROM THE WORK ARE TO BE STOCK PILED ON PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND DEBRIS SHALL BE REMOVED FROM SITE.
15. ADJACENT PROPERTIES, STREETS, AND WALKS SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES.
16. ALL EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING, CENTERLINE OF COLUMN/DOOR/WINDOW, OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
17. ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION, ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
19. WALL COVERING PRODUCTS AND OTHER FINISHES SENSITIVE TO ADVERSE WEATHER SHALL NOT BE INSTALLED UNTIL ADEQUATE WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED. EXTERIOR SHEATHING SHALL BE DRY BEFORE APPLYING EXTERIOR COVER.
20. INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH IRC CHAPTER 7. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF SEC R302.9.

ABBREVIATIONS

ABV	ABOVE	HORIZ	HORIZONTAL
ADJ	ADJUSTABLE/ADJACENT	HT	HEIGHT
AFF	ABOVE FINISHED FLOOR	INSUL	INSULATION
ALT	ALTERNATE	INT	INTERIOR
ALUM	ALUMINUM	JT	JOINT
APPROX	APPROXIMATE	LAV	LAVATORY
BD	BOARD	MAT	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCK	MECH	MECHANICAL
BLKG	BLOCKING	MFR	MANUFACTURER
BO	BOTTOM OF	MIN	MINIMUM
CJ	CONTROL JOINT	MTD	MOUNTED
CL	CENTERLINE	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CONC	CONCRETE	OH	OVERHEAD
CONT	CONTINUOUS/CONTINUE	OPG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
DBL	DOUBLE	PL	PLATE/PROPERTY LINE
DEMO	DEMOLISH/DEMOLITION	PLY	PLYWOOD
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REIN	REINFORCED
DR	DOOR	REQ'D	REQUIRED
DS	DOWNSPOUT	RM	ROOM
DTL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	SF	SQUARE FEET
EA	EACH	SHT	SHEET
EL/ELEV	ELEVATION	SIM	SIMILAR
ELEC	ELECTRIC	SPEC	SPECIFICATION
EQ	EQUAL	ST	STONE
ETR	EXISTING TO REMAIN	STG	STORAGE
EXIST	EXISTING	STL	STEEL
EXT	EXTERIOR	T&G	TONGUE & GROOVE
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FF	FINISH FLOOR	TEMP	TEMPERED
FIN	FINISH	TO	TOP OF
FLR	FLOOR/FLOORING	TYP	TYPICAL
FND	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
FO	FACE OF	VF	VERIFY IN FIELD
FTG	FOOTING	WD	WOOD
GA	GAUGE	WH	WATER HEATER
GALV	GALVANIZED	WND	WINDOW
CWB	GYPSUM WALL BOARD	WP	WATERPROOF(ING)
GYP	GYPSUM		
HB	HOSE BIB		
HDR	HEADER		
HM	HOLLOW METAL		

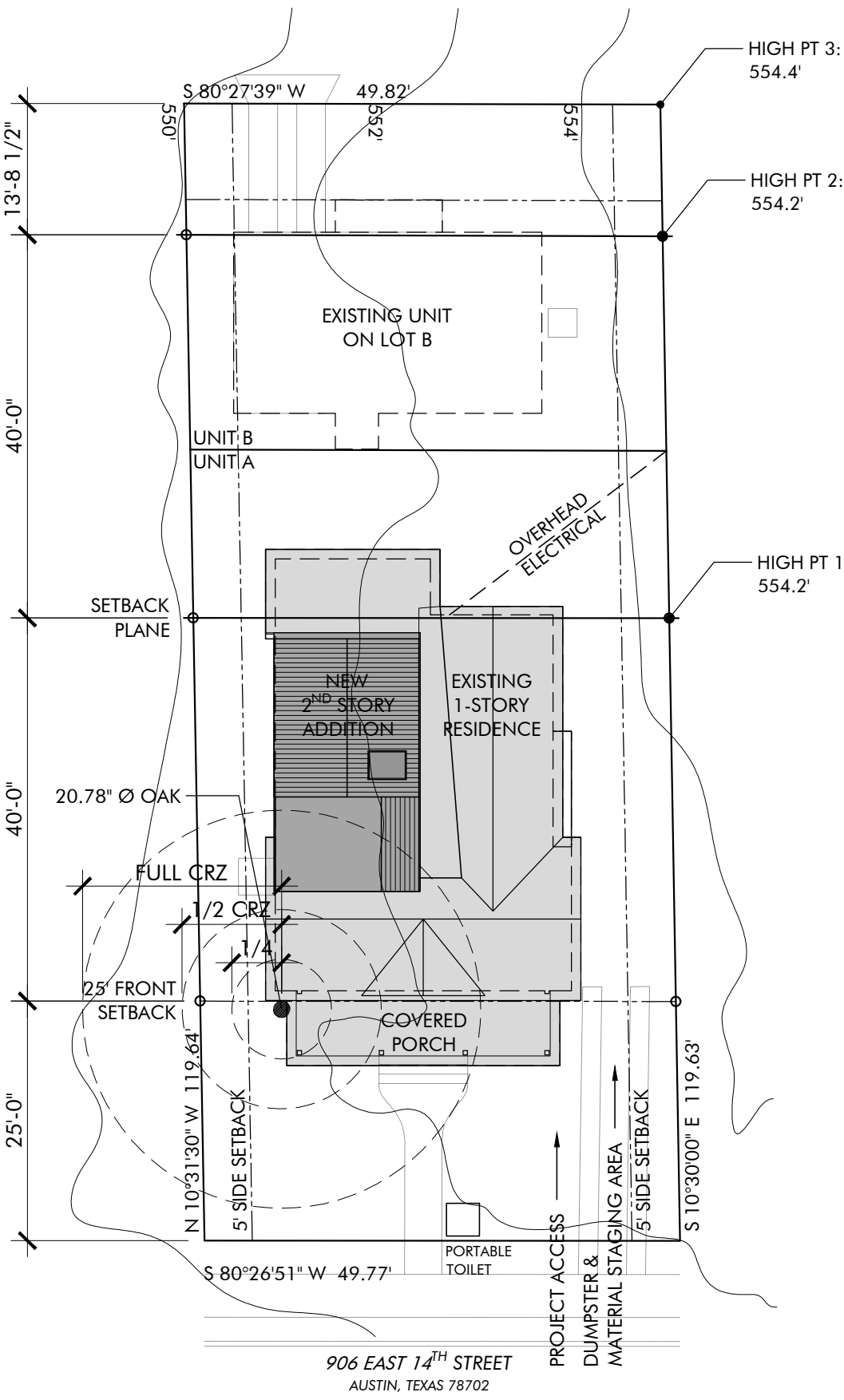
NOTE: IF AN ABBREVIATION FOUND IN THE DRAWINGS IS NOT LISTED ABOVE AND THERE IS ANY QUESTION AS TO ITS INTENDED MEANING, NOTIFY THE ARCHITECT IMMEDIATELY.

PLOT PLAN NOTES

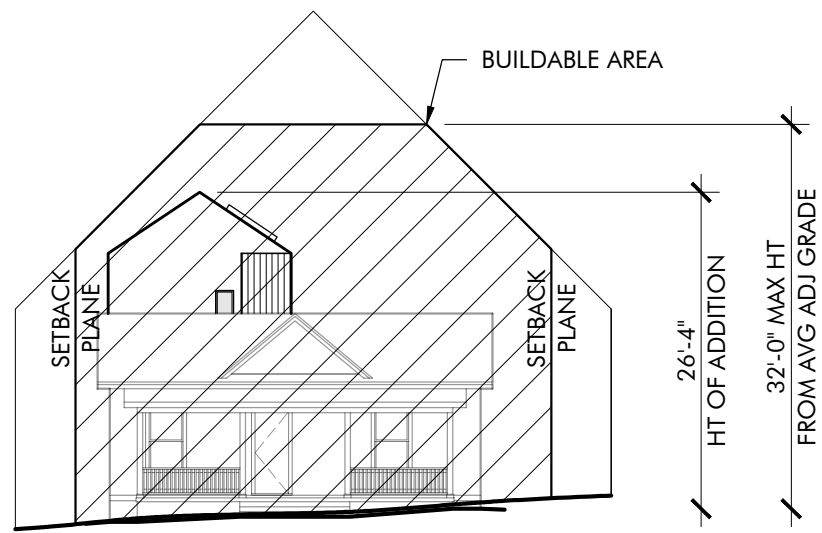
1. BEFORE PROCEEDING WITH ANY OTHER WORK OR ORDERING MATERIALS, CONTRACTOR AND/OR SUBCONTRACTORS SHALL VERIFY PLAN DIMENSIONS AND MEASUREMENTS, LOCATIONS OF LOT LINES, EASEMENTS, BUILDING SETBACK LINES, AND SIDE/REAR YARD REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THE CORRECT AND APPROPRIATE LOCATION AND RELATIONSHIP OF THESE LINES TO THE NEW WORK IN THESE DRAWINGS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXTENT OF UTILITY WORK WITH OWNER. CONTRACTOR SHALL LOCATE EXISTING GAS AND WATER METERS, LOCATIONS OF ELECTRICAL, CABLE TELEVISION, AND TELEPHONE CONNECTIONS, AND SHALL HELP DETERMINE ON-SITE THE MOST APPROPRIATE ROUTE FOR EITHER UNDERGROUND OR OVERHEAD CONNECTIONS. CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF EXISTING SEWER LINES AND CLEANOUTS.
3. REFER TO STRUCTURAL (AND GEOTECHNICAL REPORT) FOR INFORMATION REGARDING SITE PREPARATION AND FOUNDATION.
4. GRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM ENTIRE BUILDING PERIMETER.
5. ENTIRE VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PRIOR TO PROCEEDING WITH THE DEMOLITION WORK.
6. COORDINATE EXTENT OF DEMOLITION WORK WITH DIMENSIONS OF NEW CONSTRUCTION.
7. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED IN THE DRAWINGS INCLUDING BUT NOT LIMITED TO ITEMS SHOWN DASHED. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH ALL CONSTRUCTIONS TO REMAIN AS NECESSARY IN ACCORDANCE WITH THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL REMOVED MATERIALS. VERIFY WITH OWNER THE DISPOSAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
8. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED WITH TEMPORARY SUPPORT/BRACING ADDED AS NECESSARY. REF STRUCTURAL DRAWINGS FOR EXTENT OF DEMOLITION FOR STRUCTURAL WORK.
9. REMOVE FIXTURES AND LINES NOT BEING USED BACK TO A CONCEALED LOCATION AND CAP.

SETBACK PLANE COMPLIANCE PLAN (SUBCHAPTER F EXHIBITS)

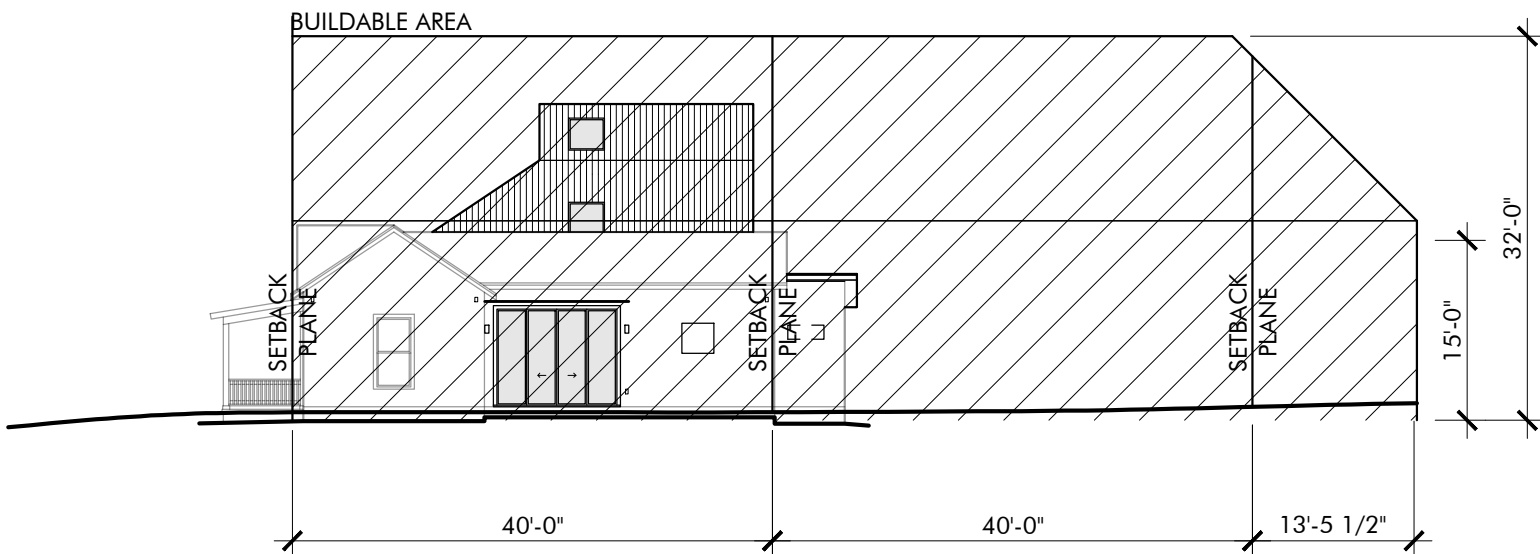
AVG ADJ GRADE = 552.415'
HIGHEST ADJ GRADE = 553.25' @ NE CORNER
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1 SETBACK PLANE EXHIBIT: PLAN
22x34 SCALE: 1/16" = 1'-0"
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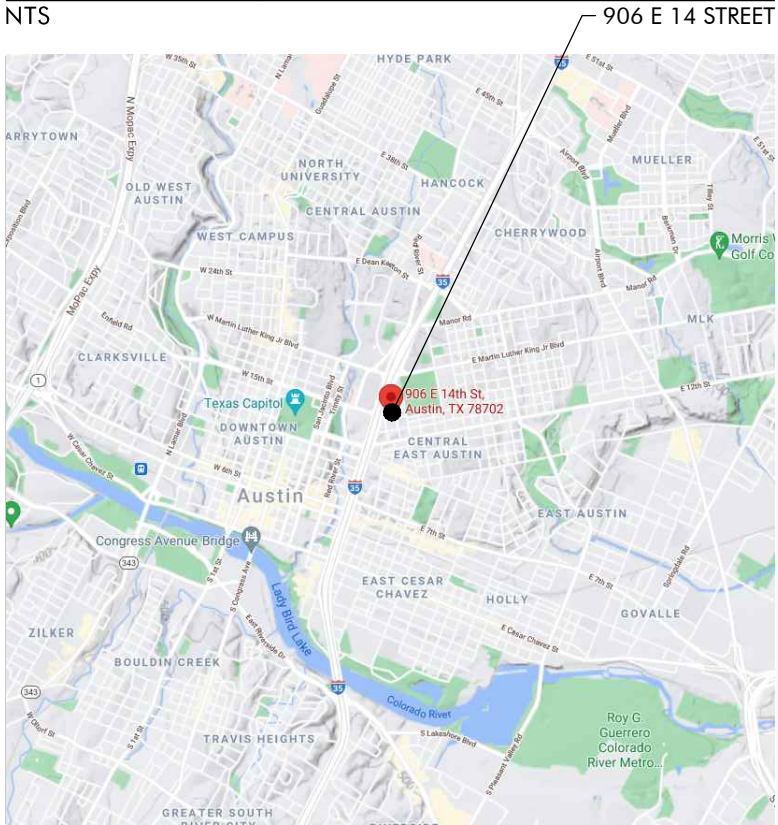


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3 SETBACK PLANE EXHIBIT: SIDE ELEVATION
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VICINITY MAP



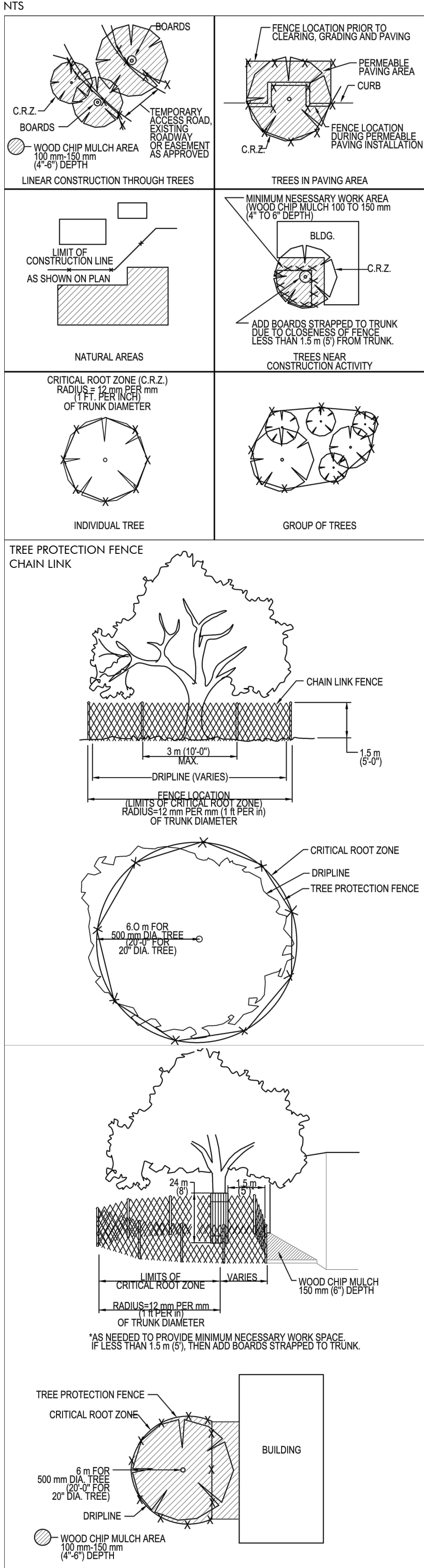
PROJECT INFORMATION

PROJECT ADDRESS	906 EAST 14 STREET, UNIT A AUSTIN, TX 78702
LEGAL DESCRIPTION	LOT 3 BLOCK 2 MONTGOMERY, RECTOR, & MINTER SUBDIVISION OF OUTLOT 42, DIVISION B, VOL 36, PG 266 OF PLAT RECORDS; UNIT A 906 EAST 14TH CONDOMINIUMS PLUS 50% INT IN COMMON AREA
ARCHITECT	CHELSEA SCHARBACH, RA SCHARBACH WORKSHOP PLLC 918.991.5521
STRUCTURAL ENGINEER	RICHARD LUEVANO, JR, PE STEINMAN LUEVANO STRUCTURES LLP 512.891.6766
PROJECT DATA	
JURISDICTION	CITY OF AUSTIN
ZONING	SF-3-NP; ADU APPROX AREA REDUCED PARKING; CENTRAL EAST AUSTIN: SUB-DISTRICT 1 NEIGHBORHOOD PLAN
CODES	2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 UNIFORM MECHANICAL CODE (UMC) 2021 UNIFORM PLUMBING CODE (UPC) 2021 NATIONAL ELECTRICAL CODE (NEC)

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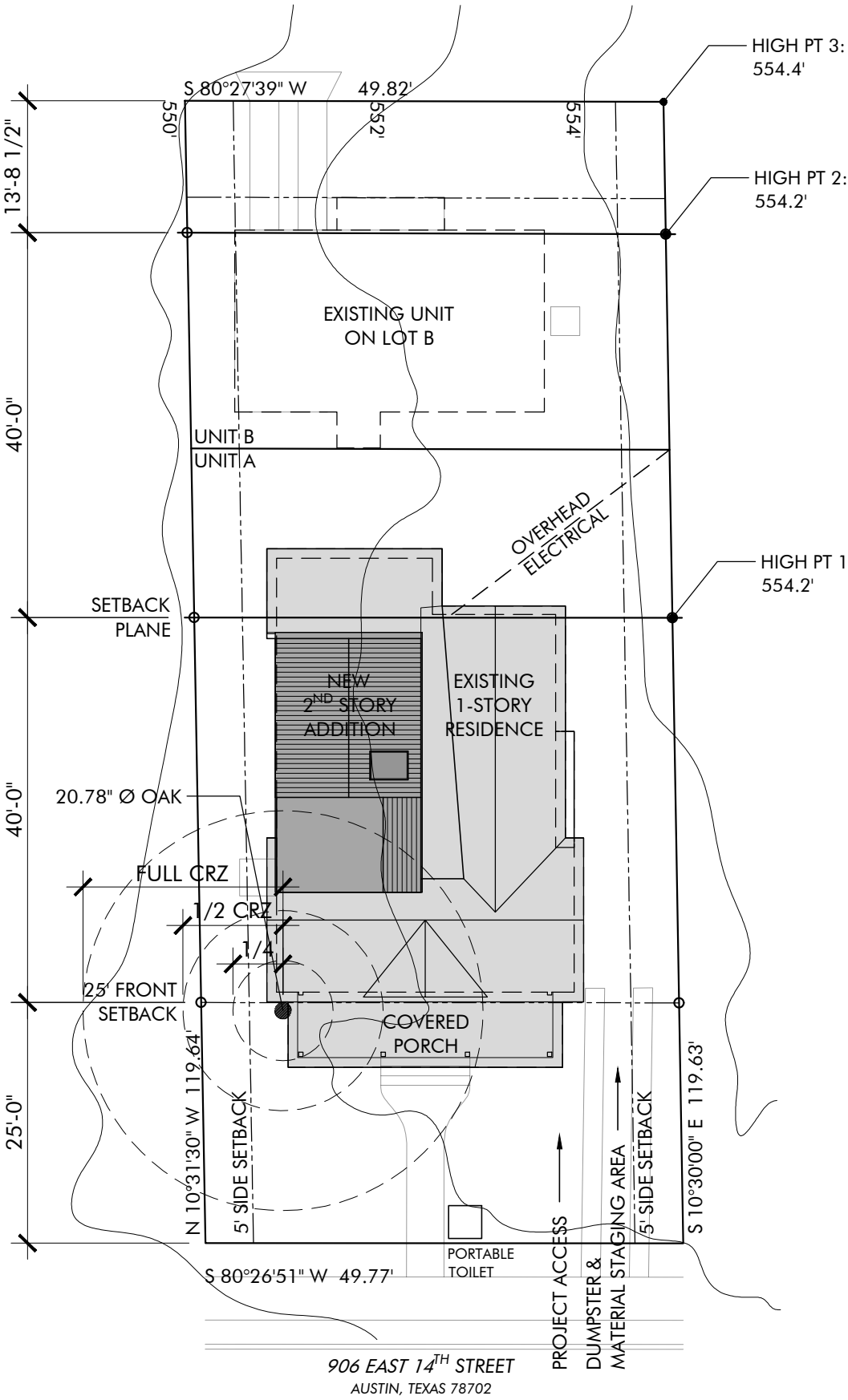
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PLOT PLAN NOTES

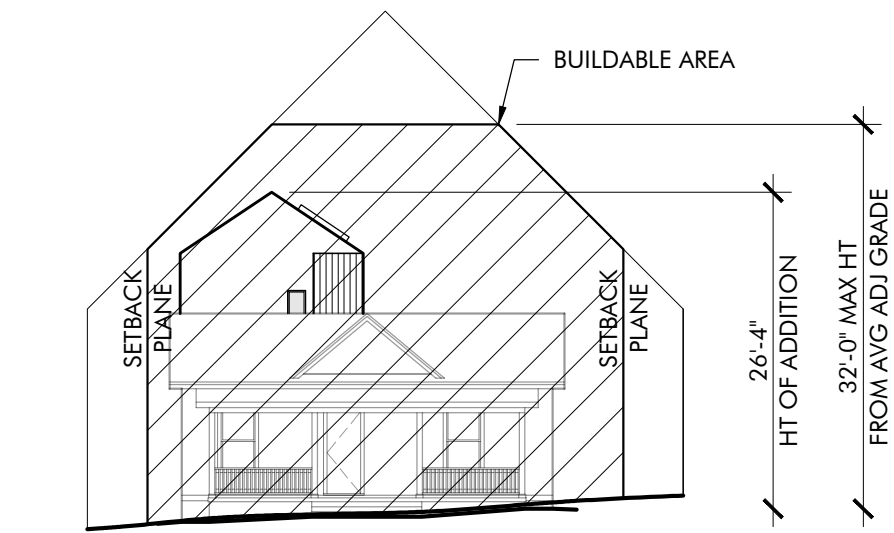
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SETBACK PLANE COMPLIANCE PLAN (SUBCHAPTER F EXHIBITS)

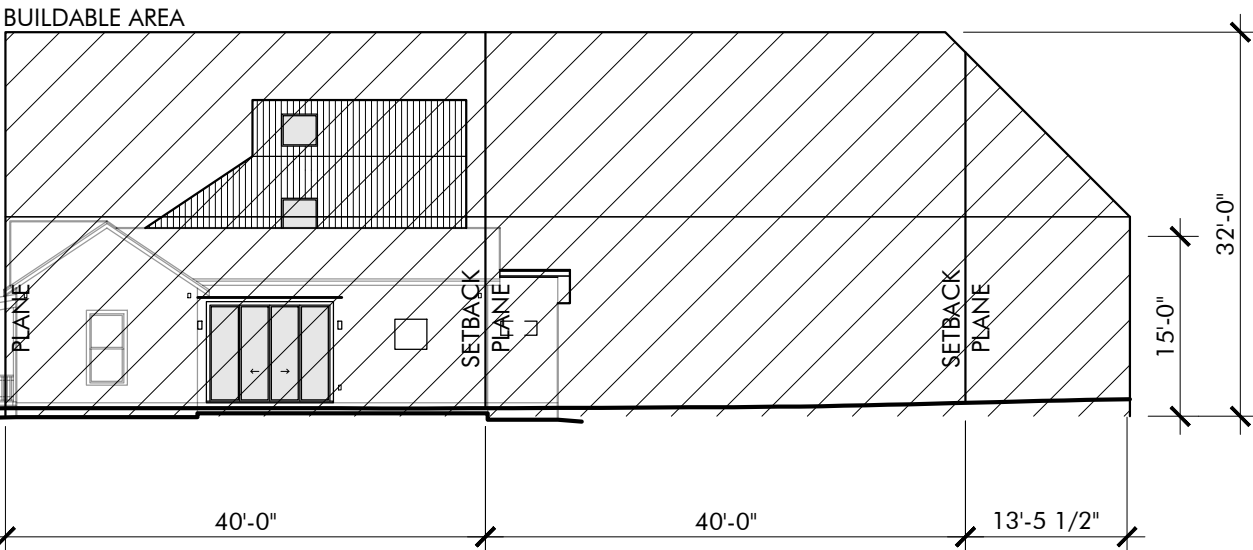
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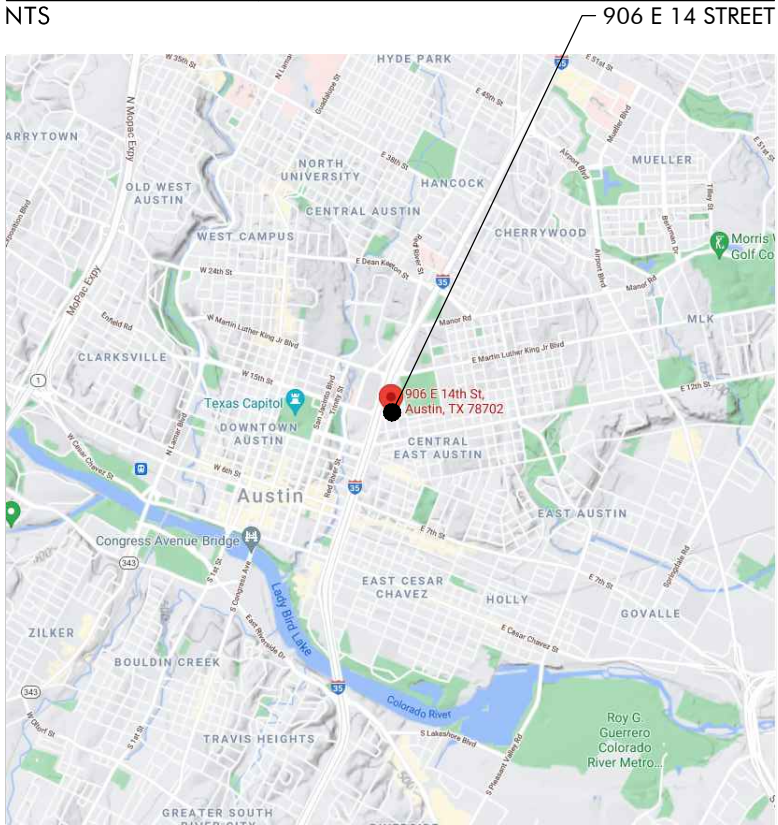


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VICINITY MAP



PROJECT INFORMATION

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LEGAL DESCRIPTION	LOT 3 BLOCK 2 MONTGOMERY, RECTOR, & MINTER SUBDIVISION OF OUTLOT 42, DIVISION B, VOL 36, PG 266 OF PLAT RECORDS; UNIT A 906 EAST 14TH CONDOMINIUMS PLUS 50% INT IN COMMON AREA
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SHEET INDEX

A0.0	COVER & EXHIBITS
A0.2	DEMOLITION PLANS
A1.0	FIRST & SECOND FLOOR PLANS
A1.1	FIRST & SECOND FLOOR REFLECTED CEILING PLANS
A1.2	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	SECTIONS & DETAILS
A7.0	OPENING SCHEDULES
S1	FOUNDATION PLAN & DETAILS
S2	FRAMING PLANS
S3	FRAMING PLAN
S4	LATERAL BRACING PLANS & FRAMING DETAILS
S5	STRUCTURAL NOTES



SHUTTLESWORTH RESIDENCE
906 EAST 14TH STREET, UNIT A
AUSTIN, TX 78702



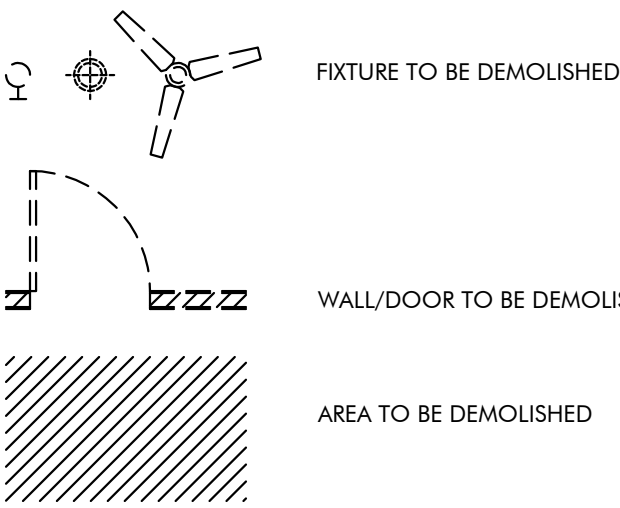
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COVER
& EXHIBITS

A0.0

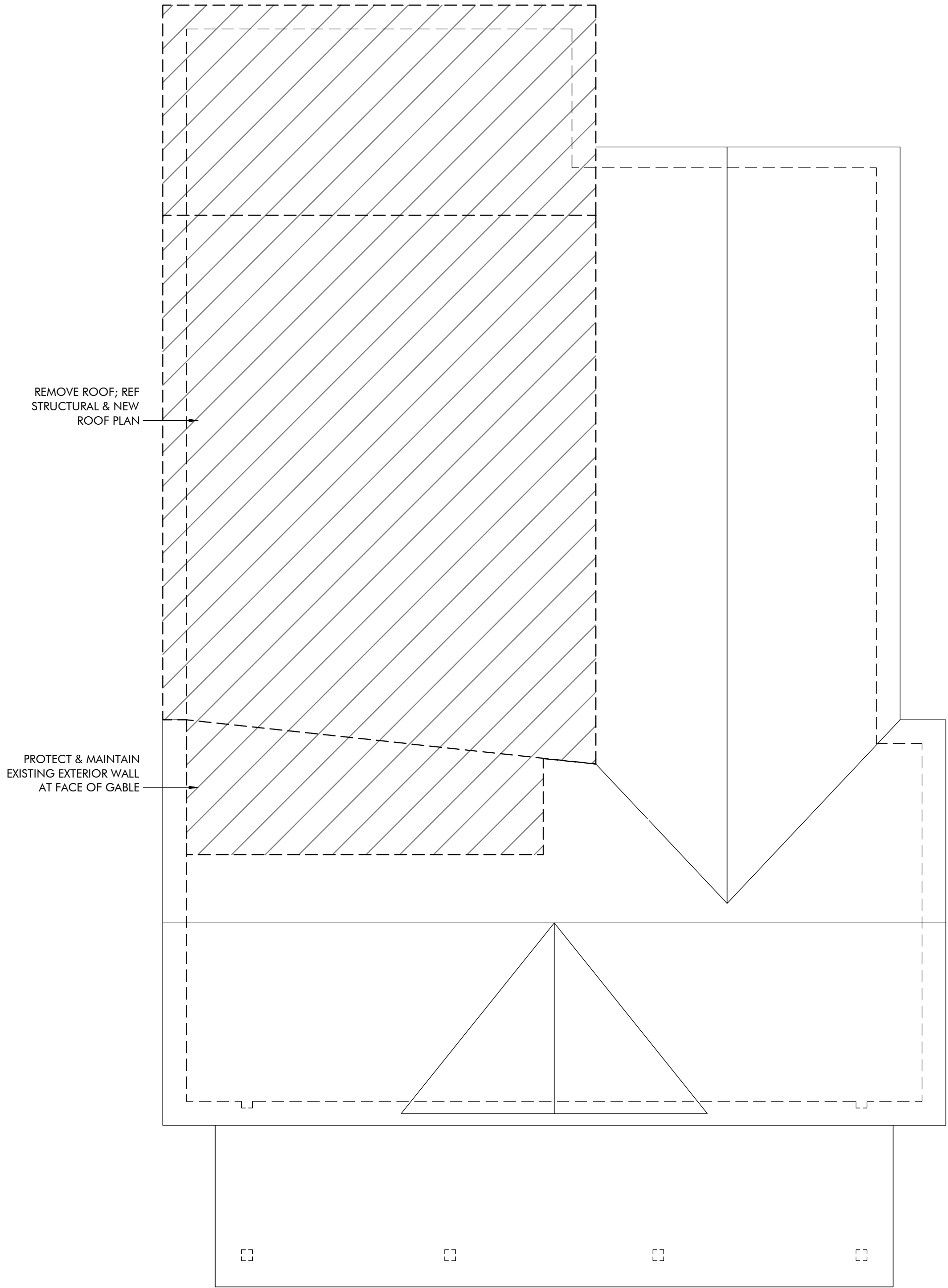
SALVAGED ITEM SCHEDULE			
ITEM	EXISTING LOCATION	NEW LOCATION	REMARKS
BATHTUB	MASTER BATHROOM	109 MASTER BATHROOM	
TOILET	MASTER BATHROOM	109 MASTER BATHROOM	
DOOR(S)	MASTER BEDROOM	107 MASTER BEDROOM	

DEMOLITION LEGEND

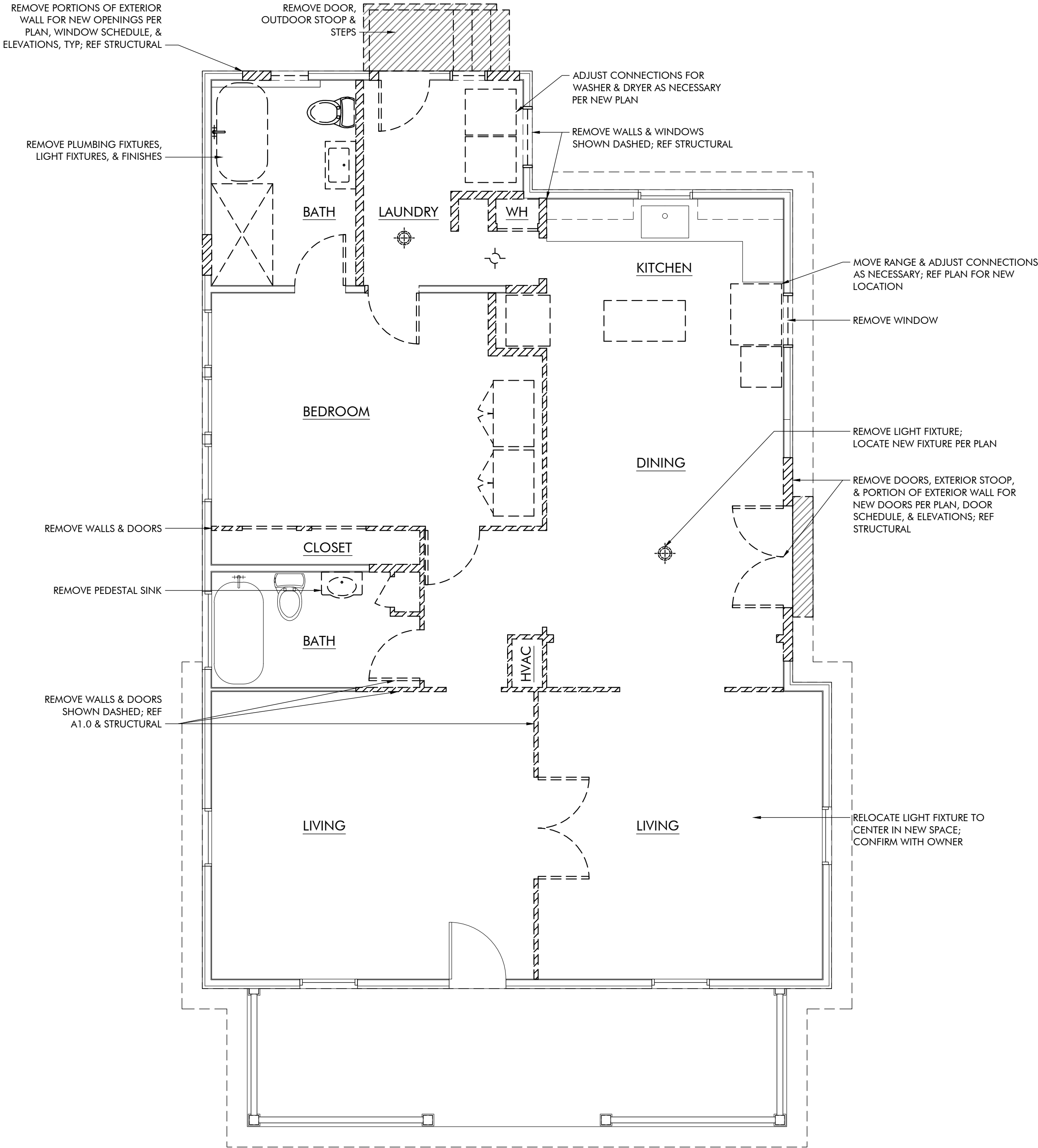


SHEET NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PRIOR TO PROCEEDING WITH THE DEMOLITION WORK.
2. COORDINATE EXTENT OF DEMOLITION WORK WITH DIMENSIONS OF NEW CONSTRUCTION.
3. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED IN THE DRAWINGS INCLUDING BUT NOT LIMITED TO ITEMS SHOWN DASHED. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH ALL CONSTRUCTIONS TO REMAIN AS NECESSARY IN ACCORDANCE WITH THE DRAWINGS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL REMOVED MATERIALS. VERIFY WITH OWNER THE DISPOSAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
5. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED WITH TEMPORARY SUPPORT/BRACING ADDED AS NECESSARY. REF STRUCTURAL DRAWINGS FOR EXTENT OF DEMOLITION FOR STRUCTURAL WORK.
6. REMOVE FIXTURES AND LINES NOT BEING USED BACK TO A CONCEALED LOCATION AND CAP.



2 ROOF DEMOLITION PLAN
22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



SHUTTLESWORTH RESIDENCE

906 EAST 14TH STREET, UNIT A
AUSTIN, TX 78702



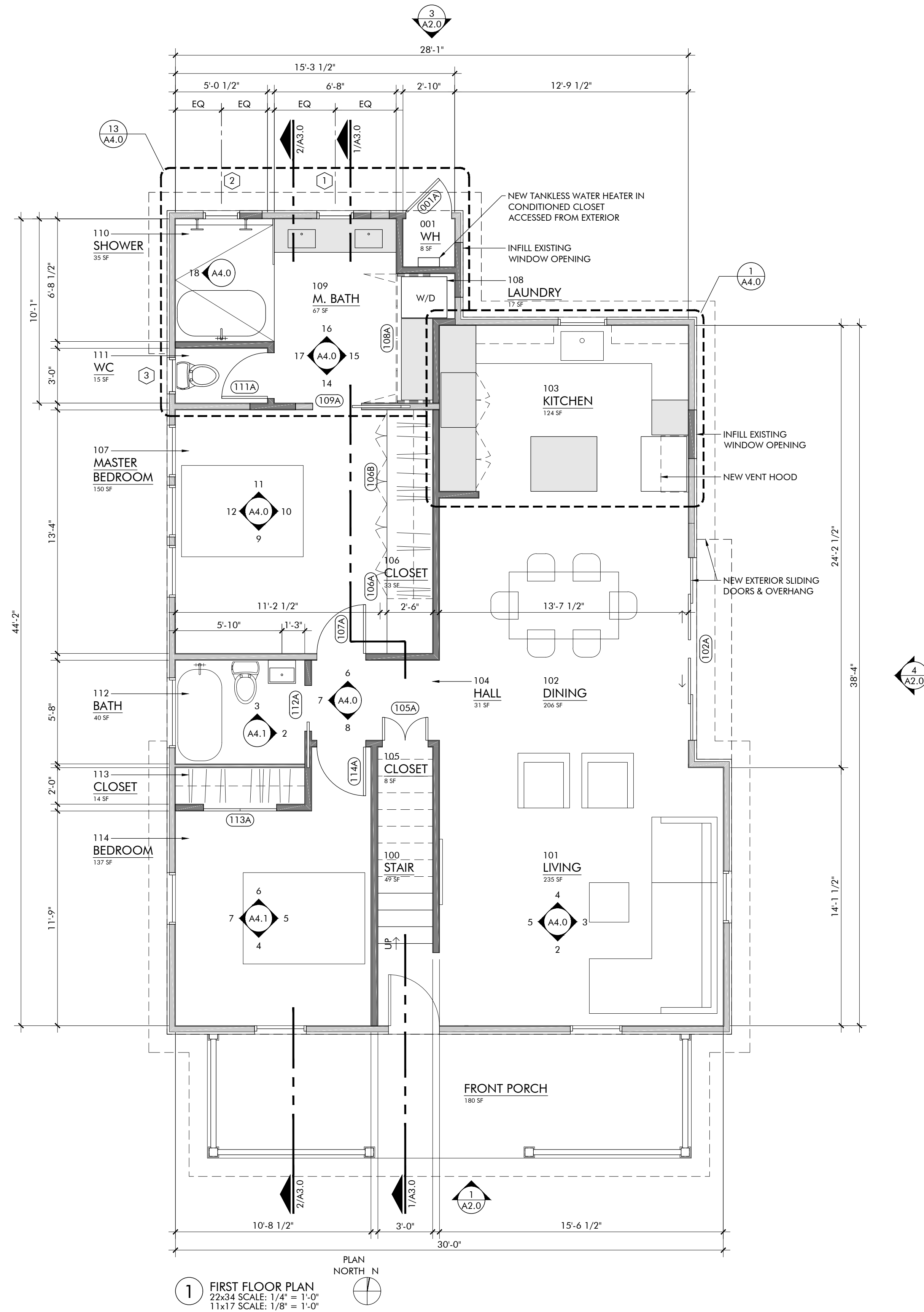
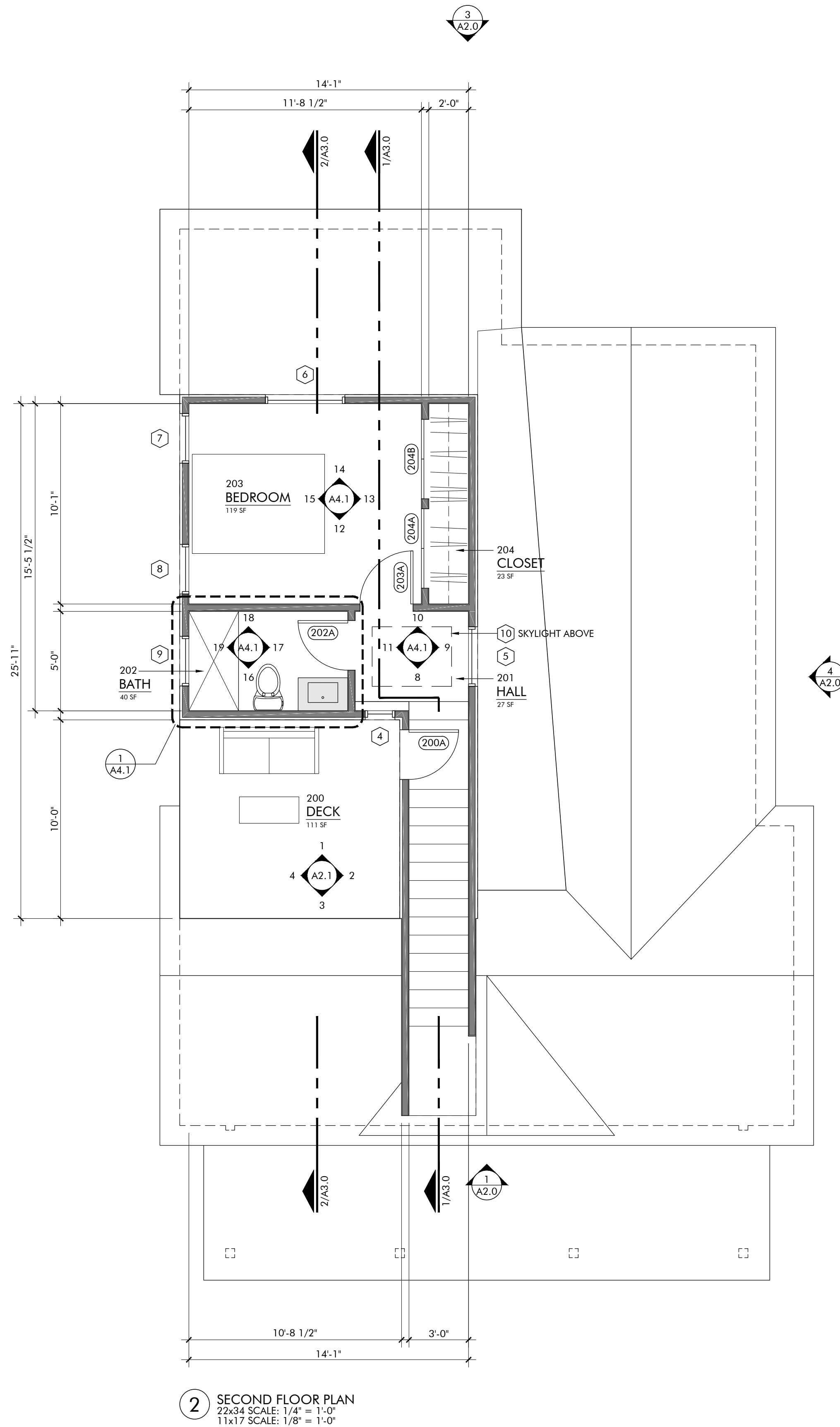
11.02.21 PERMIT SET

DEMOLITION
PLANS


A0.2


SHEET NOTES


1. VERIFY ALL EXISTING DIMENSIONS IN FIELD.
2. DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINES OF WINDOWS/DOORS, UNO.
3. INSTALL TEMPERED GLASS WHERE REQUIRED BY IRC SEC R308.4.
4. INSTALL 2x6 BLOCKING IN ALL LOCATIONS WHERE CABINETRY IS SHOWN ON PLAN.
5. VERIFY APPLIANCE DIMENSIONS AND REQUIREMENTS FOR ELECTRICAL/PLUMBING CONNECTIONS WITH OWNER.
6. VERIFY DRYWALL FINISH LEVEL WITH OWNER.
7. CONFIRM ALL INTERIOR PAINT COLORS AND FINISHES WITH OWNER.





ELECTRICAL LEGEND


-  SWITCH


 3-WAY SWITCH



 DIMMER SWITCH


 DUPLEX RECEPTACLE*


 GFCI DUPLEX RECEPTACLE


 WATERPROOF RECEPTACLE


 APPLIANCE RECEPTACLE

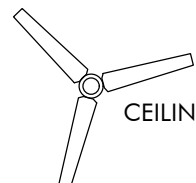
 220V RECEPTACLE
-  SMOKE & CO DETECTOR

 EXTERIOR WALL-MOUNTED LIGHT

 WALL-MOUNTED LIGHT

 RECESSED LIGHT

 PENDANTS

 CEILING FAN WITH LIGHT
- *WITH USB CHARGING WHERE INDICATED

FIXTURE SCHEDULE			
MARK	FIXTURE	QTY	DESCRIPTION
A	CEILING-MOUNTED	1	
B1	PENDANT	1	
B2	PENDANT	1	
C	RECESSED	16	
D1	WALL-MOUNTED	1	
D2	WALL-MOUNTED	2	
D3	WALL-MOUNTED	1	
D4	WALL-MOUNTED	2	
D5	WALL-MOUNTED	1	
D6	WALL-MOUNTED	1	
E	RECESSED EXHAUST WITH LIGHT	3	
F	CEILING FAN WITH LIGHT	2	
G	SMOKE & CO2 DETECTOR	4	

SHEET NOTES

1.

DIMENSIONS ARE DRAWN TO CENTERLINES OF DEVICES/FIXTURES.
2.

INTERIOR WET-LOCATION OUTLETS SHALL BE GFCI PER CODE.
3.

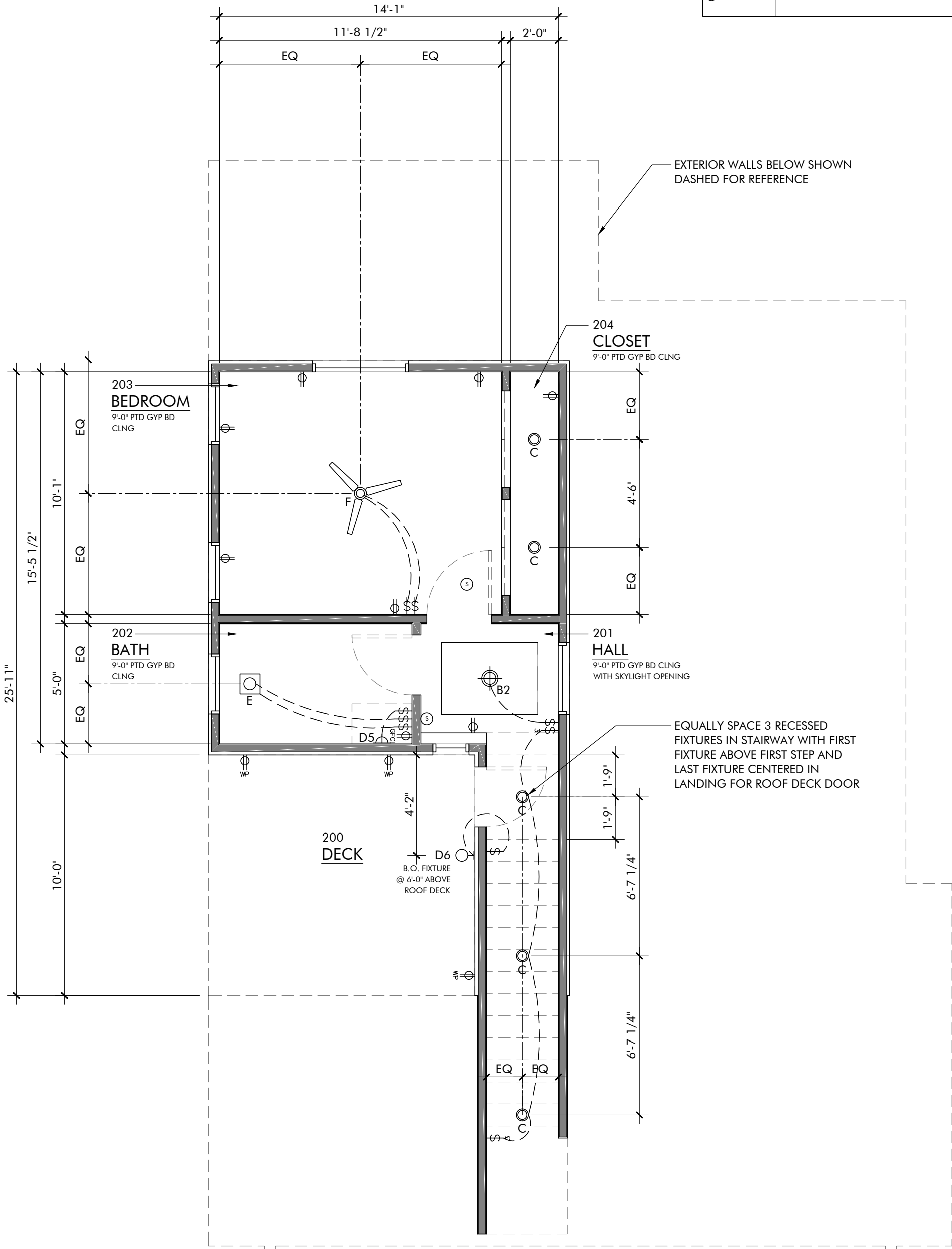
EXTERIOR OUTLETS AND FIXTURES SHALL BE WATERPROOF PER CODE.
4.

LOCATE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH CODE AND INSTALL PER MANUFACTURER INSTRUCTIONS.
5.

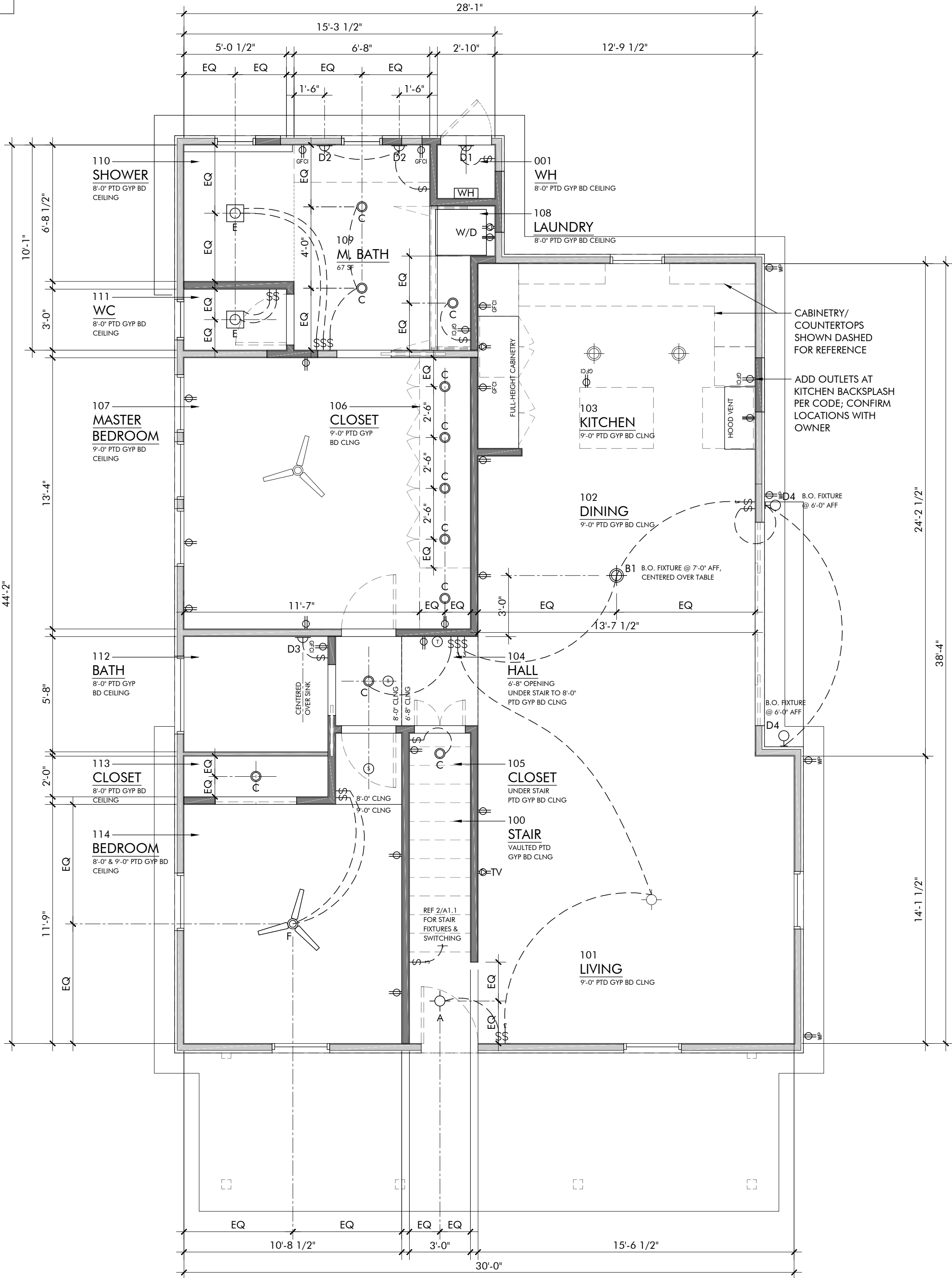
OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH IRC SEC E3901.
6.

ALL INTERIOR LIGHTS SHALL BE DIMMABLE WHERE NOTED ON SWITCHES.
7.

ALL CLOSET LIGHTS SHALL BE ON MOTION SENSOR SWITCHES.



2 SECOND FLOOR REFLECTED CEILING PLAN
22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR REFLECTED CEILING PLAN
22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



SHUTTLESWORTH RESIDENCE
906 EAST 14TH STREET, UNIT A
AUSTIN, TX 78702



11.02.21 PERMIT SET

FIRST & SECOND FLOOR
REFLECTED CEILING PLANS

A1.1

- SHEET NOTES
1.

PROVIDE ALL NECESSARY BLOCKING AND NAILING FOR WATERTIGHT AND WATERPROOF INSTALLATION.
2.

ATTIC SPACE SHALL BE COMPLETELY SEALED AND NON-VENTED WITH INSULATION AT ROOF LINE.
3.

REFERENCE A3.0 FOR DETAILS RELATED TO TRIM, FLASHING, AND GUTTERS.



SHUTTLESWORTH RESIDENCE

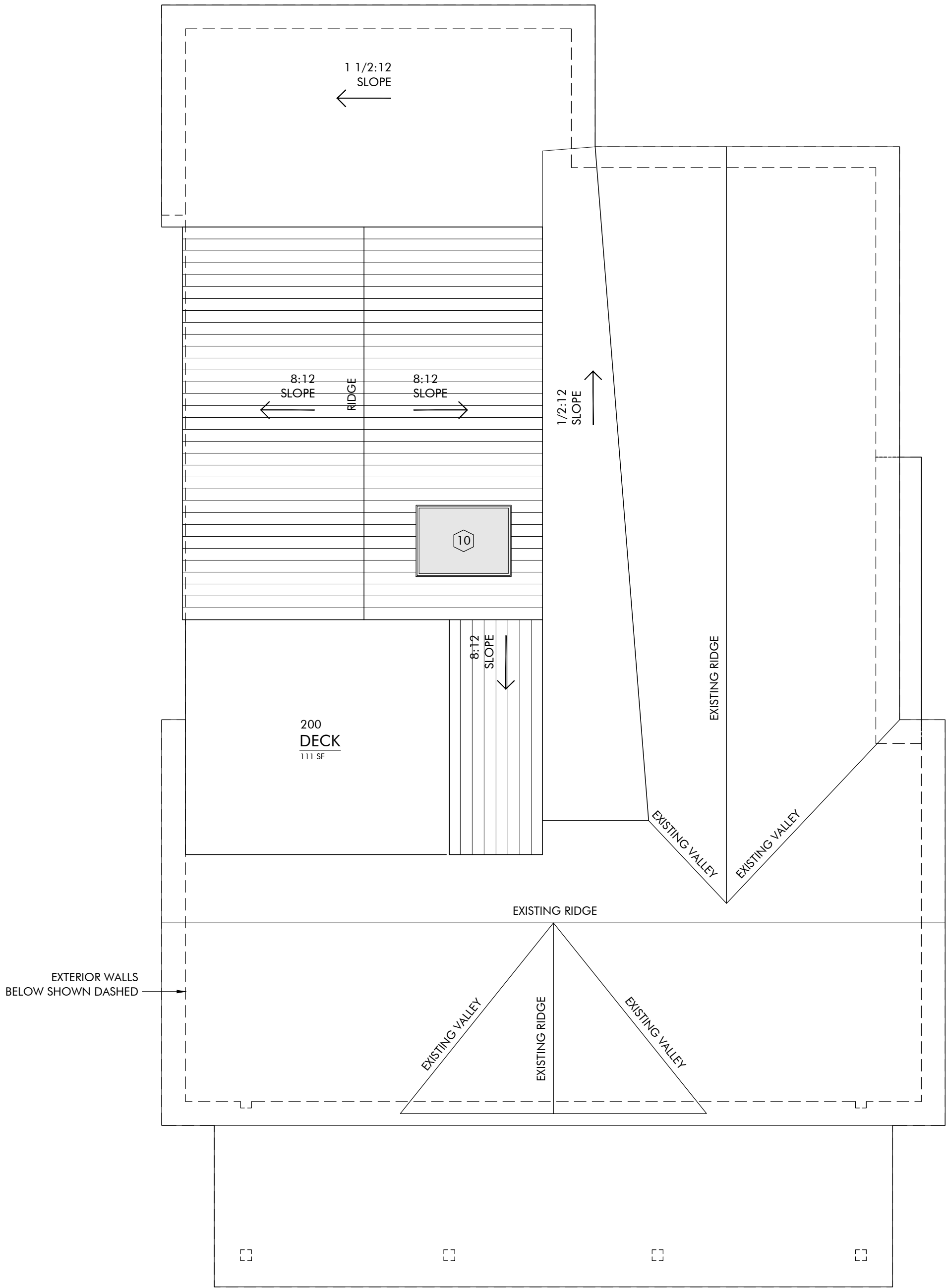
906 EAST 14TH STREET, UNIT A
AUSTIN, TX 78702



11.02.21 PERMIT SET

ROOF
PLAN

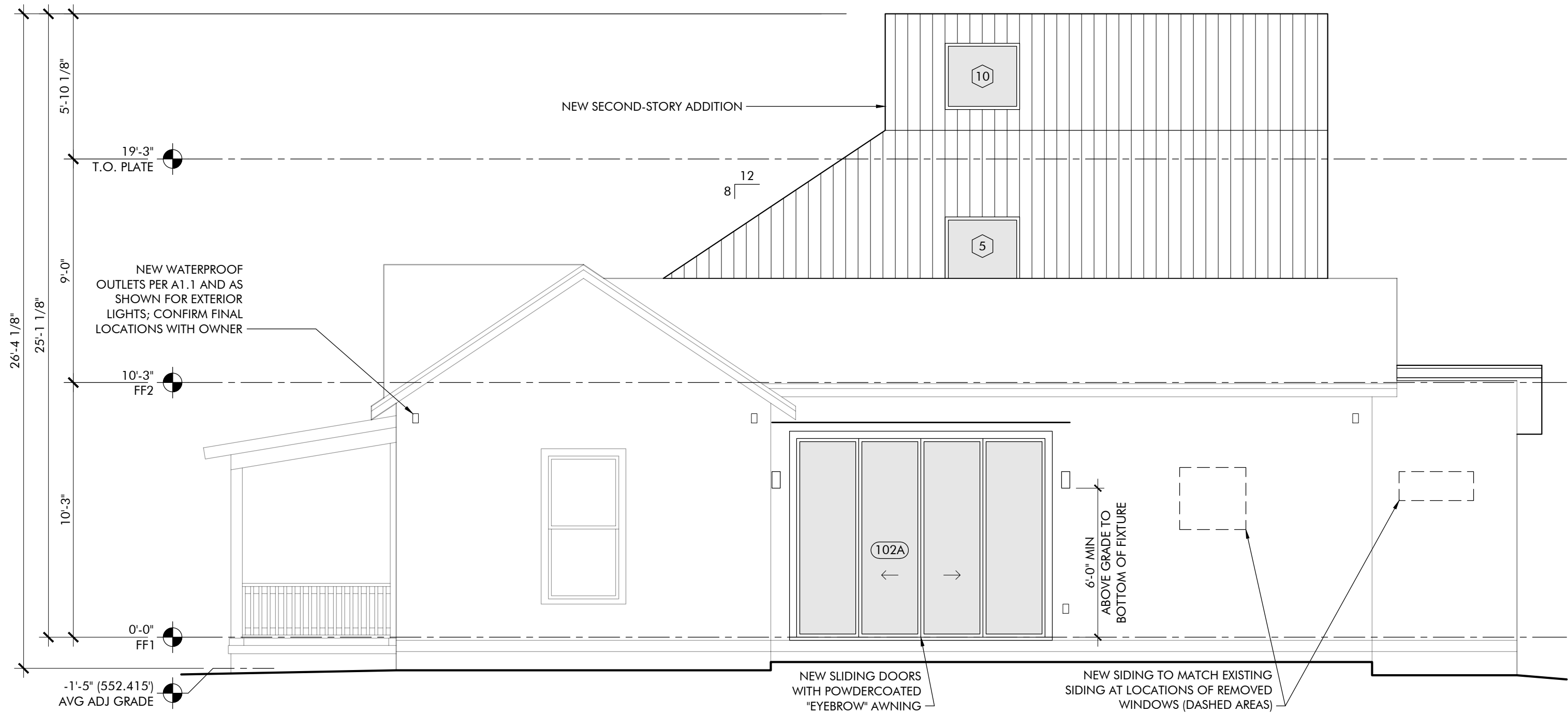
A1.2



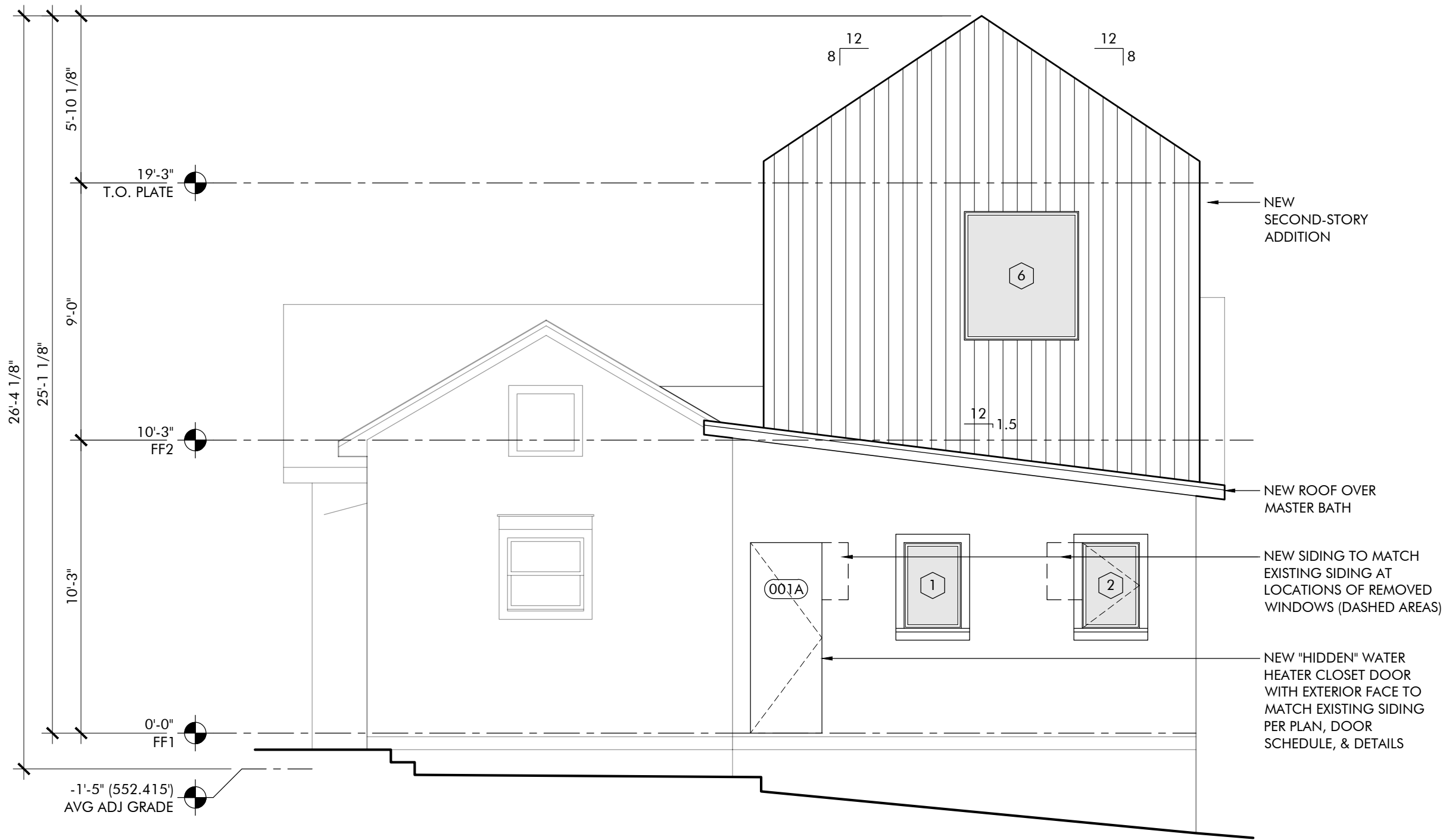
1 ROOF PLAN
22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

SHEET NOTES

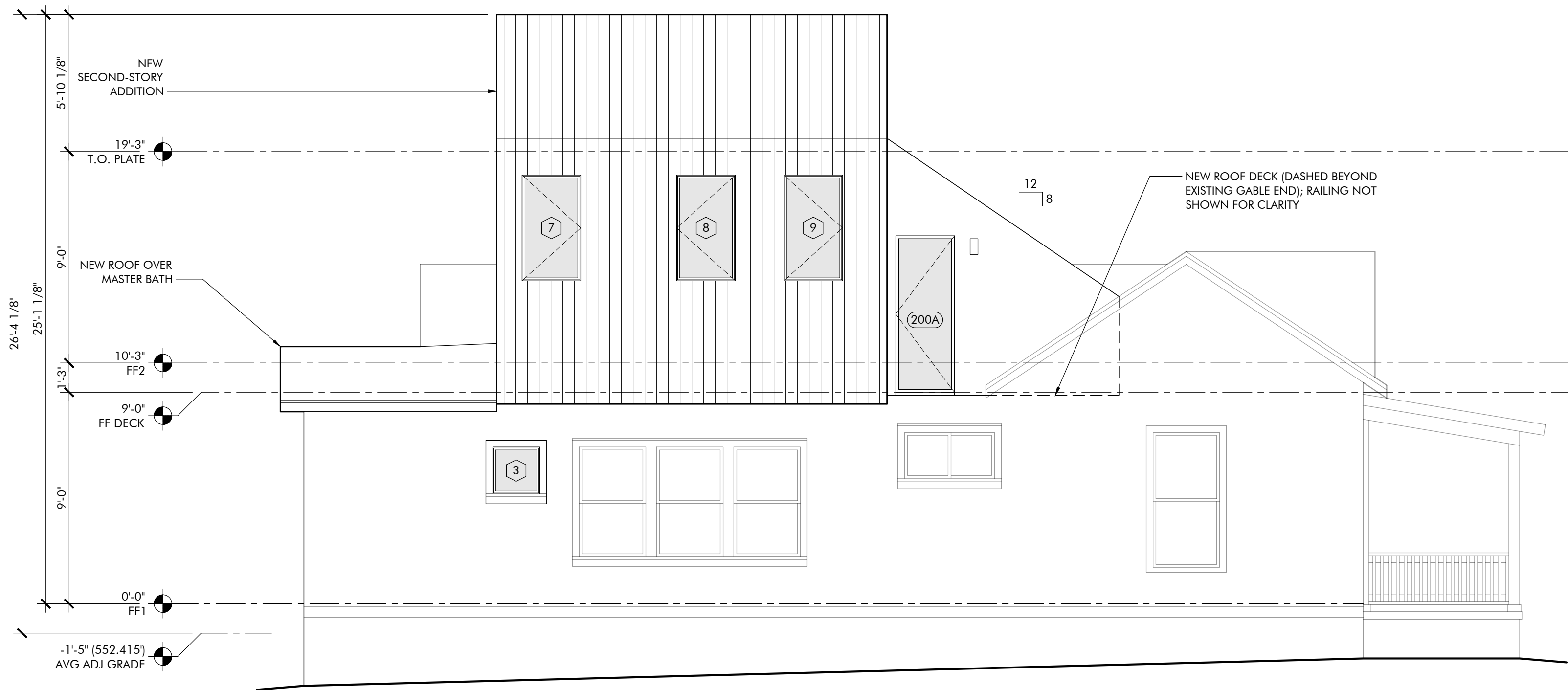
1. VERIFY ALL EXISTING DIMENSIONS IN FIELD.
2. INSTALL TEMPERED GLASS WHERE REQUIRED BY IRC SEC R308.4.
3. UTILIZE A SPLIT RECESSED MOUNTING BLOCK AT ALL EXTERIOR ELECTRICAL/PLUMBING PENETRATIONS.



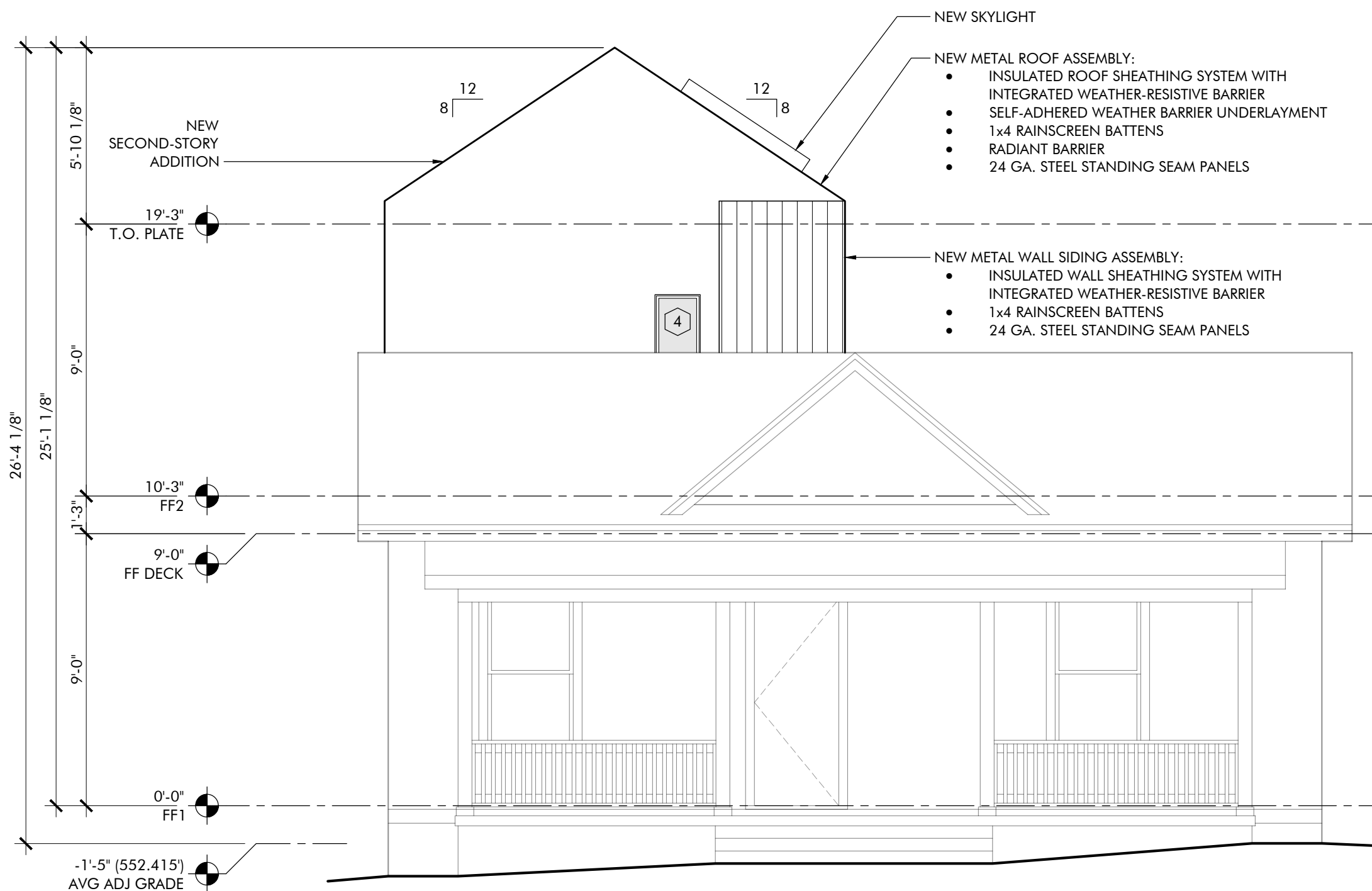
4 SIDE ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

- SHEET NOTES
1.

VERIFY ALL EXISTING DIMENSIONS IN FIELD.
2.

INSTALL TEMPERED GLASS WHERE REQUIRED BY IRC SEC R308.4.
3.

UTILIZE A SPLIT RECESSED MOUNTING BLOCK AT ALL EXTERIOR ELECTRICAL/PLUMBING PENETRATIONS.



SHUTTLESWORTH RESIDENCE

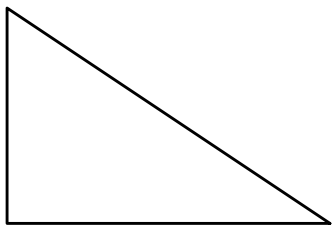
906 EAST 14TH STREET, UNIT A
AUSTIN, TX 78702

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NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

09.20.21 PROGRESS SET

EXTERIOR
ELEVATIONS

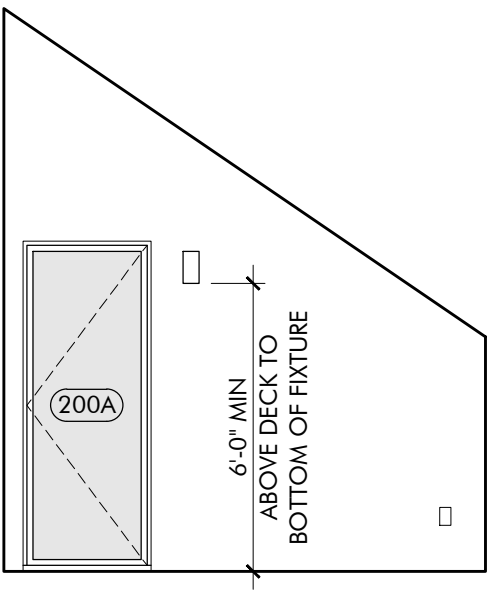
A2.1



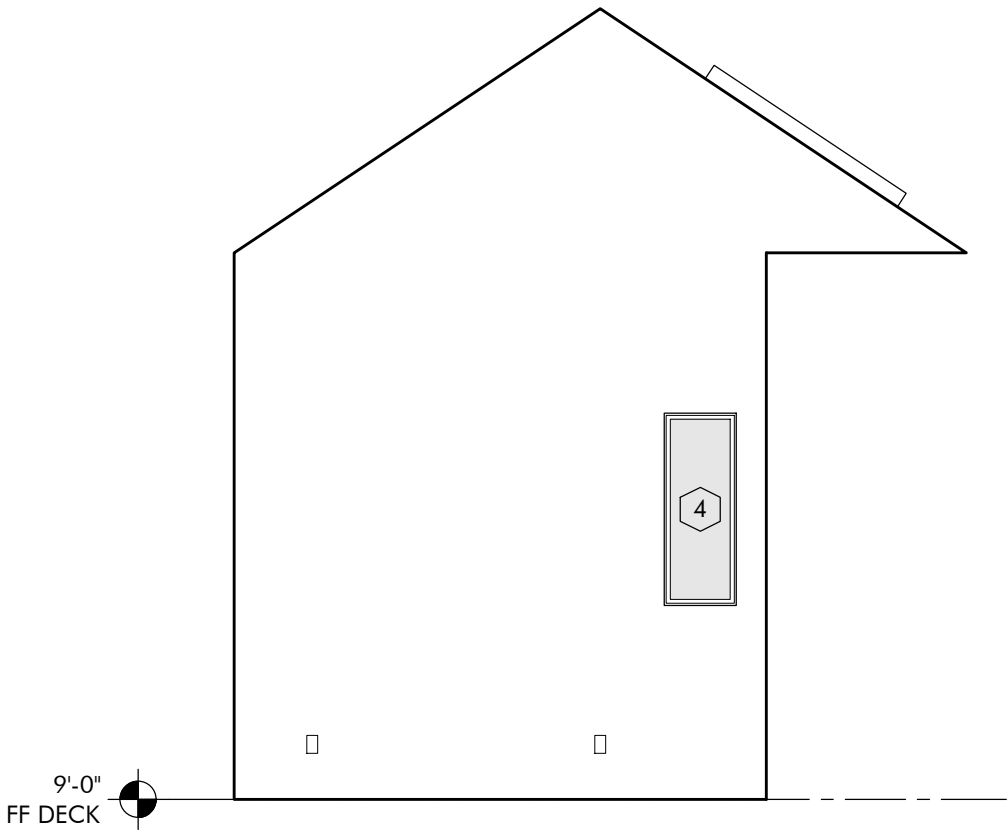
4 ROOF DECK ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



3 ROOF DECK ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"



2 ROOF DECK ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

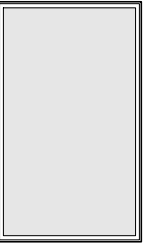


1 ROOF DECK ELEVATION
22x24 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

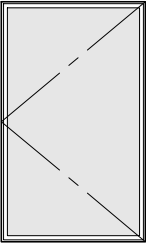
WINDOW SCHEDULE				
#	TYPE	SIZE (WxH)	SILL HEIGHT	REMARKS
1	A	2'-0" x 3'-0"	3'-8"	REEDED/FROSTED GLASS
2	B	2'-0" x 3'-0"	3'-8"	REEDED/FROSTED GLASS
3	A	2'-0" x 2'-0"	4'-8"	
4	A	1'-6" x 4'-0"	2'-8"	
5	A	3'-0" x 4'-0"	2'-8"	
6	A	4'-0" x 4'-6"	3'-6"	REEDED/FROSTED GLASS
7	B	2'-6" x 4'-6"	3'-6"	MEET IRC 2021 REQUIREMENTS FOR EGRESS
8	B	2'-6" x 4'-6"	3'-6"	MEET IRC 2021 REQUIREMENTS FOR EGRESS
9	B	2'-6" x 4'-6"	3'-6"	
10	C	3'-0" x 4'-0"	-	

- WINDOW SCHEDULE NOTES
1. VERIFY FINAL TYPES AND SIZES BEFORE ORDERING; CONFIRM WITH OWNER.
 2. VERIFY HARDWARE TYPES AND FINISHES WITH OWNER.
 3. MEET REQUIREMENTS FOR TEMPERED GLAZING PER 2021 IRC SECTION 312.2.

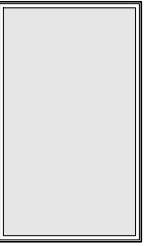
WINDOW TYPES



A
FIXED



B
CASEMENT



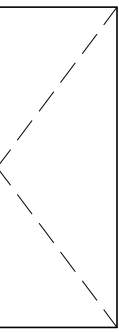
C
SKYLIGHT

DOOR SCHEDULE				
#	TYPE	SIZE (WxH)	HARDWARE	REMARKS
001A	E	2'-6" x 6'-8"	KEYED KNOB/LEVER	CUSTOM SIDED EXTERIOR FACE TO MATCH EXISTING SIDING TO APPEAR HIDDEN; REF DETAIL
102A	G	10'-0" x 7'-0"	KEYED SLIDING SET	
105A	B	2'-6" x 6'-8"	DUMMY	
107A	A	2'-8" x 6'-8"	PRIVACY	
108A	D	7'-0" x 8'-0"	DUMMY	
109A	C	2'-8" x 6'-8"	PRIVACY	
111A	A	2'-6" x 6'-8"	PRIVACY	
112A	C	2'-6" x 6'-8"	PRIVACY	
113A	B	4'-0" x 6'-8"	DUMMY	
114A	A	2'-8" x 6'-8"	PRIVACY	
200A	F	2'-6" x 6'-8"	KEYED KNOB/LEVER + DEADBOLT	
202A	A	2'-6" x 6'-8"	PRIVACY	
203A	A	2'-8" x 6'-8"	PRIVACY	
204A	B	4'-0" x 6'-8"	DUMMY	
204B	B	4'-0" x 6'-8"	DUMMY	

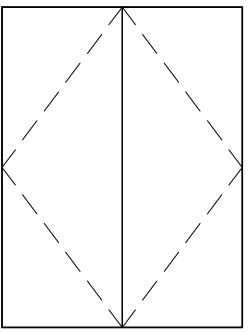
DOOR HARDWARE GROUP SCHEDULE			
GROUP #	FUNCTION	LEVER/PULL MODEL	FINISH
	1 KEYED LEVER/PULL		
	2 KEYED SLIDING	PER DOOR MFR	
	3 PRIVACY		
	4 POCKET PRIVACY		
	5 DUMMY		

- DOOR SCHEDULE NOTES
1. VERIFY FINAL TYPES AND SIZES BEFORE ORDERING; CONFIRM WITH OWNER.
 2. VERIFY HARDWARE TYPES AND FINISHES WITH OWNER.
 3. MEET REQUIREMENTS FOR TEMPERED GLAZING PER 2021 IRC SECTION 312.2.

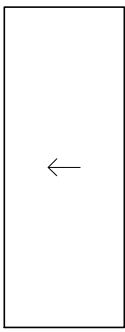
DOOR TYPES



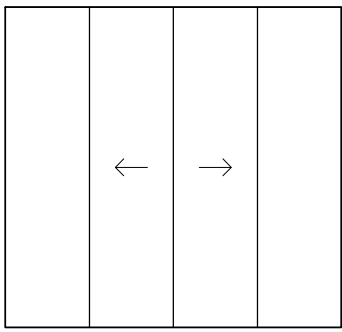
A
INTERIOR SWING
SOLID CORE
PTD WOOD
1ST FLR: MATCH EXISTING
2ND FLR: FLAT SLAB



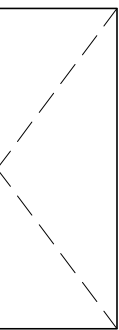
B
INTERIOR SWING, PAIR
SOLID CORE
PTD WOOD
1ST FLR: MATCH EXISTING
2ND FLR: FLAT SLAB



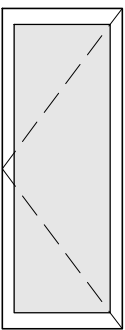
C
INTERIOR POCKET
SOLID CORE
PTD WOOD
REUSE/MATCH EXISTING



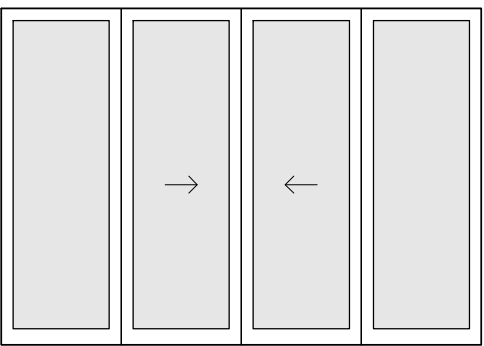
D
BI-FOLD POCKET, PAIR
MATCH NEW CABINETRY



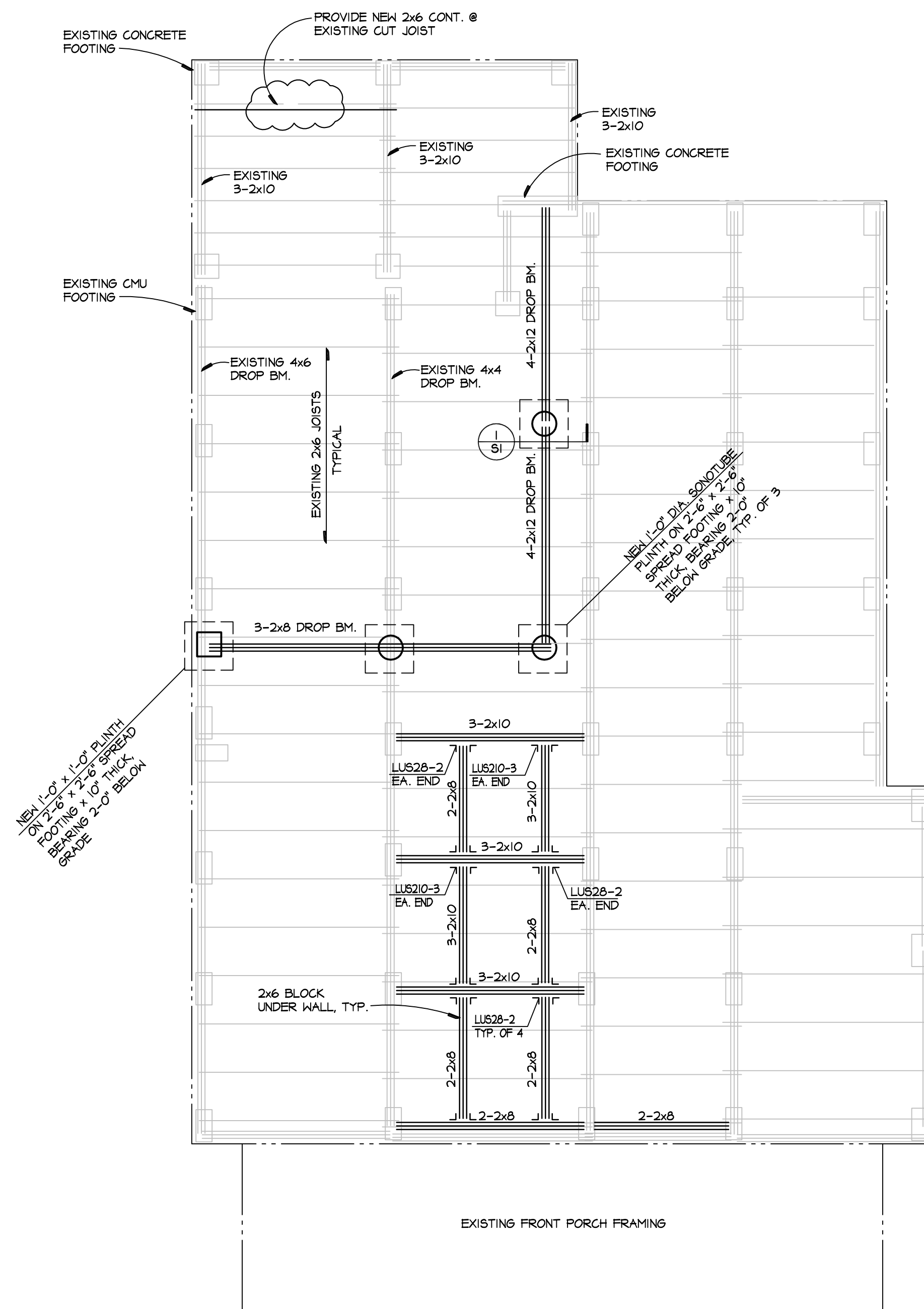
E
EXTERIOR SWING
SOLID CORE
PTD WOOD
FLAT SLAB

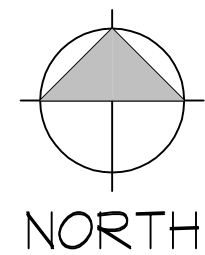


F
EXTERIOR SWING
FIBERGLASS/ALUM
TEMP GLASS PANEL




G
EXTERIOR SLIDING
FIBERGLASS/ALUMINUM FRAME (CONFIRM W/OWNER)
TEMPERED GLASS PANEL

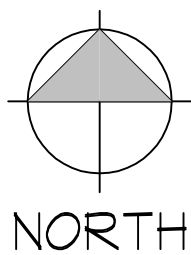
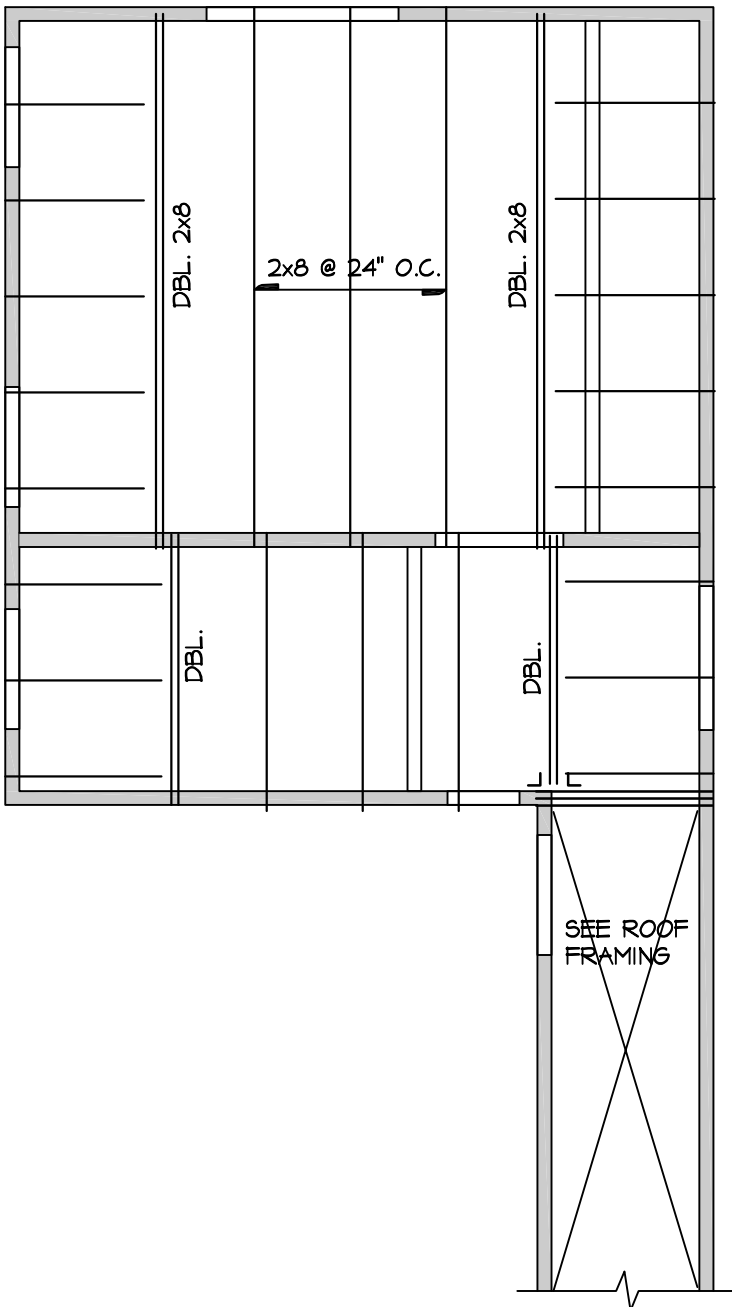




SECOND FLOOR CEILING FRAMING


SCALE: 1/4"=1'-0"

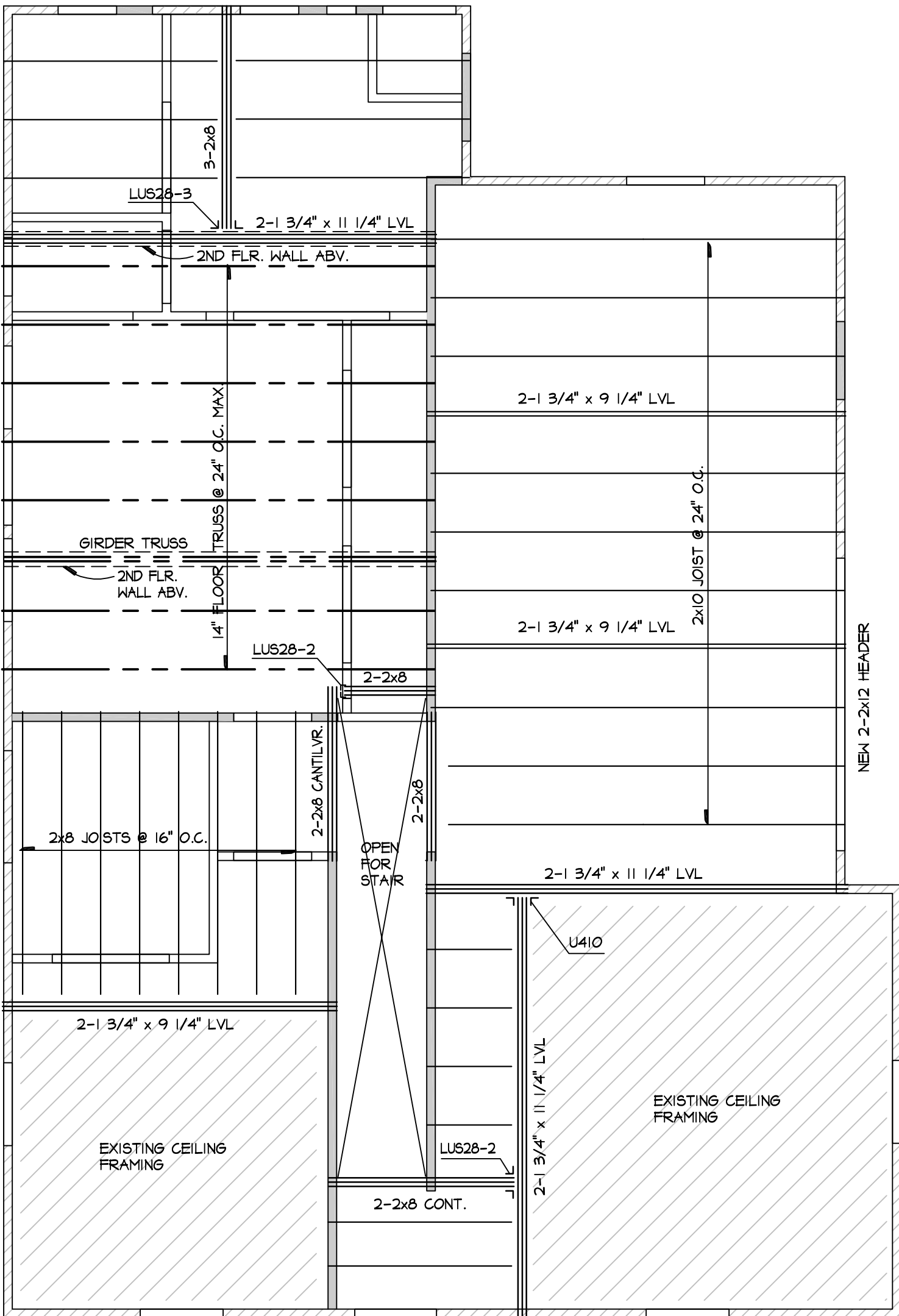
- NOTES:
- ALL CEILING JOISTS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE
 - LOAD BEARING WALLS INDICATED AS  SHALL BE 2x STUDS @ 16" O.C.
 - PROVIDE MINIMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
 - HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x8 UNLESS NOTED OTHERWISE
HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x8 UNLESS NOTED OTHERWISE



FIRST FLOOR CEILING FRAMING AND SECOND FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"

- NOTES:
- ALL CEILING JOISTS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE
 - LOAD BEARING WALLS INDICATED AS  SHALL BE 2x STUDS @ 16" O.C.
 - PROVIDE MINIMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
 - HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x8 UNLESS NOTED OTHERWISE
HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x8 UNLESS NOTED OTHERWISE



REVISIONS



JOB NUMBER: 20216326

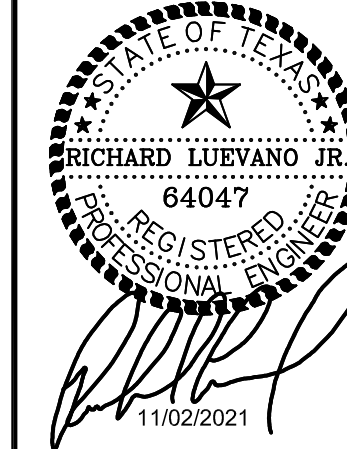
DRAWN BY: AC

CHECKED BY: RL

DATE: 11/02/2021

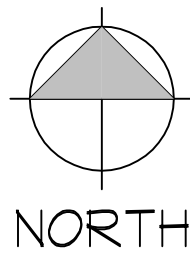
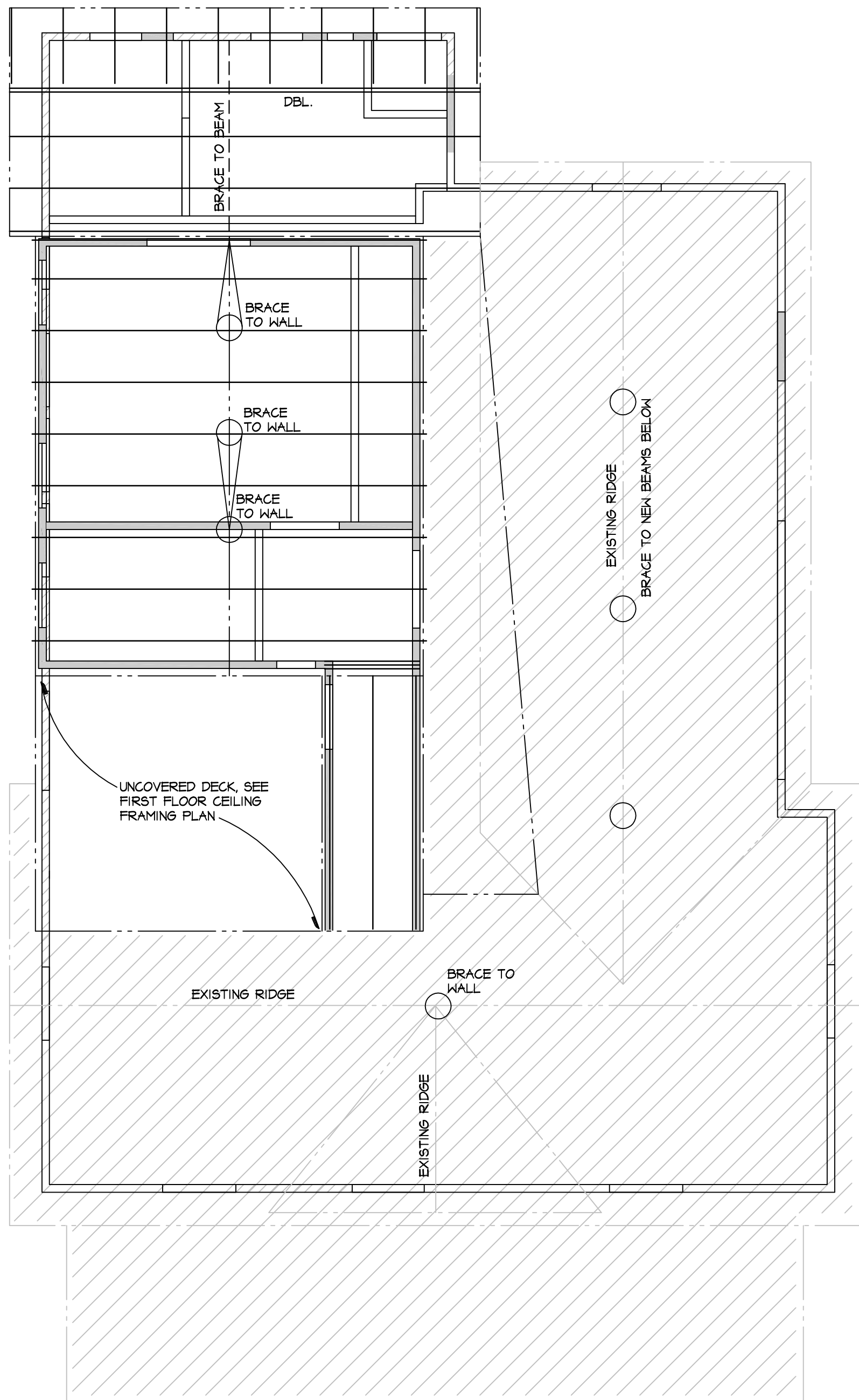
DRAWING NO.

S2



SHUTTLESWORTH RESIDENCE
906 E. 14TH STREET AUSTIN, TEXAS 78702

Steinman Luevano Structures
STEINMAN LUEVANO STRUCTURES LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD. BLDG B101 AUSTIN, TEXAS 78749
TEL: 512.481.4766 FAX: 512.481.4766
E-MAIL: INFO@SLSTRUCTURES.COM



ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

- NOTES:
1. ALL RAFTERS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE - MAX SPAN 12'-0".
 2. ALL HIPS, VALLEY & RIDGE RAFTERS SHALL BE 2x8 UNLESS NOTED OTHERWISE - MAX SPAN 10'-0".
 3. LOAD BEARING WALLS INDICATED AS SHALL BE 2x STUDS @ 16" O.C.
 4. PROVIDE MINIMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
 5. HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x8 UNLESS NOTED OTHERWISE. HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x8 UNLESS NOTED OTHERWISE.

REVISIONS

DRAWING NO.

S3

JOB NUMBER:

20216326

DRAWN BY:

AC

CHECKED BY:

RL

DATE:

11/02/2021

SHUTTLESWORTH RESIDENCE

906 E. 14TH STREET AUSTIN, TEXAS 78702

STEINMAN LUEVANO STRUCTURES

STEINMAN LUEVANO STRUCTURES LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD BLDG 8101 AUSTIN, TEXAS 78749
TEL: 512.481.4766 FAX: 512.481.4898
E-MAIL: INFO@SLSTRUCTURES.COM

STATE OF TEXAS

RICHARD LUEVANO JR

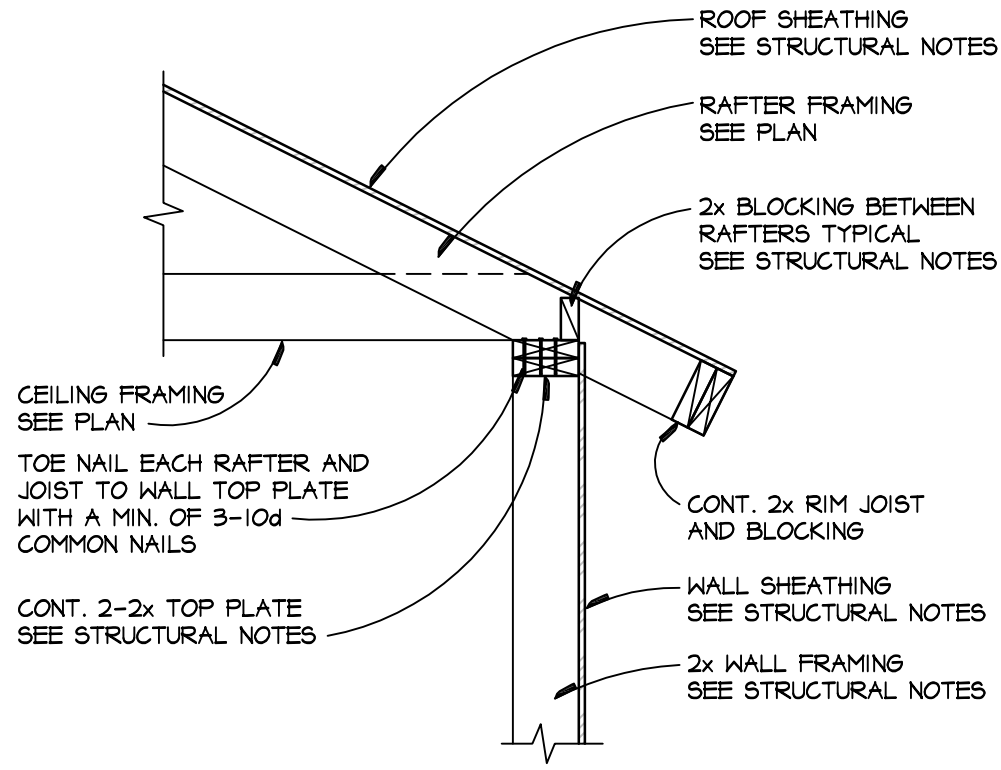
64047

REGISTERED PROFESSIONAL ENGINEER

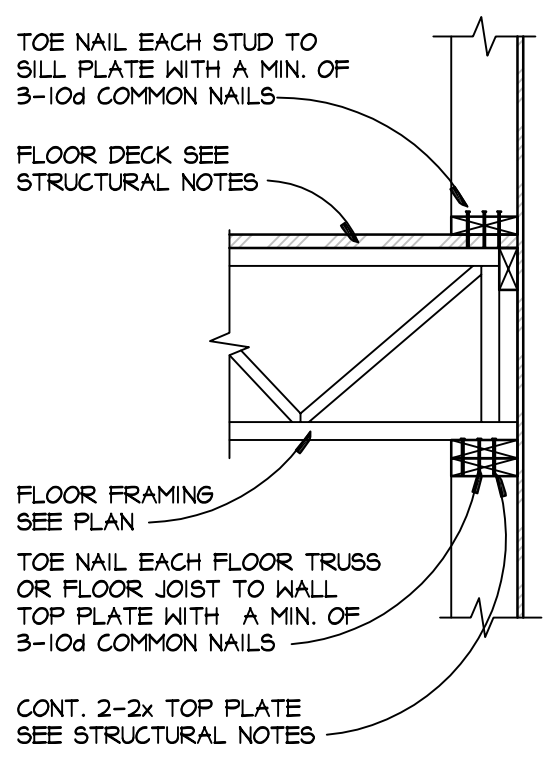
11/02/2021

STEINMAN LUEVANO STRUCTURES

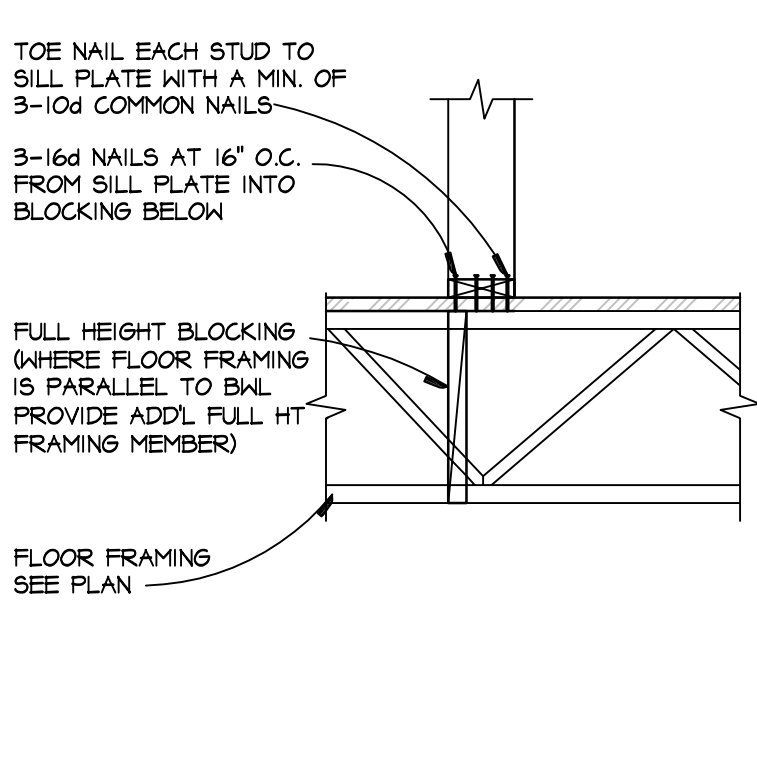
STEINMAN LUEVANO STRUCTURES LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD BLDG 8101 AUSTIN, TEXAS 78749
TEL: 512.481.4766 FAX: 512.481.4898
E-MAIL: INFO@SLSTRUCTURES.COM



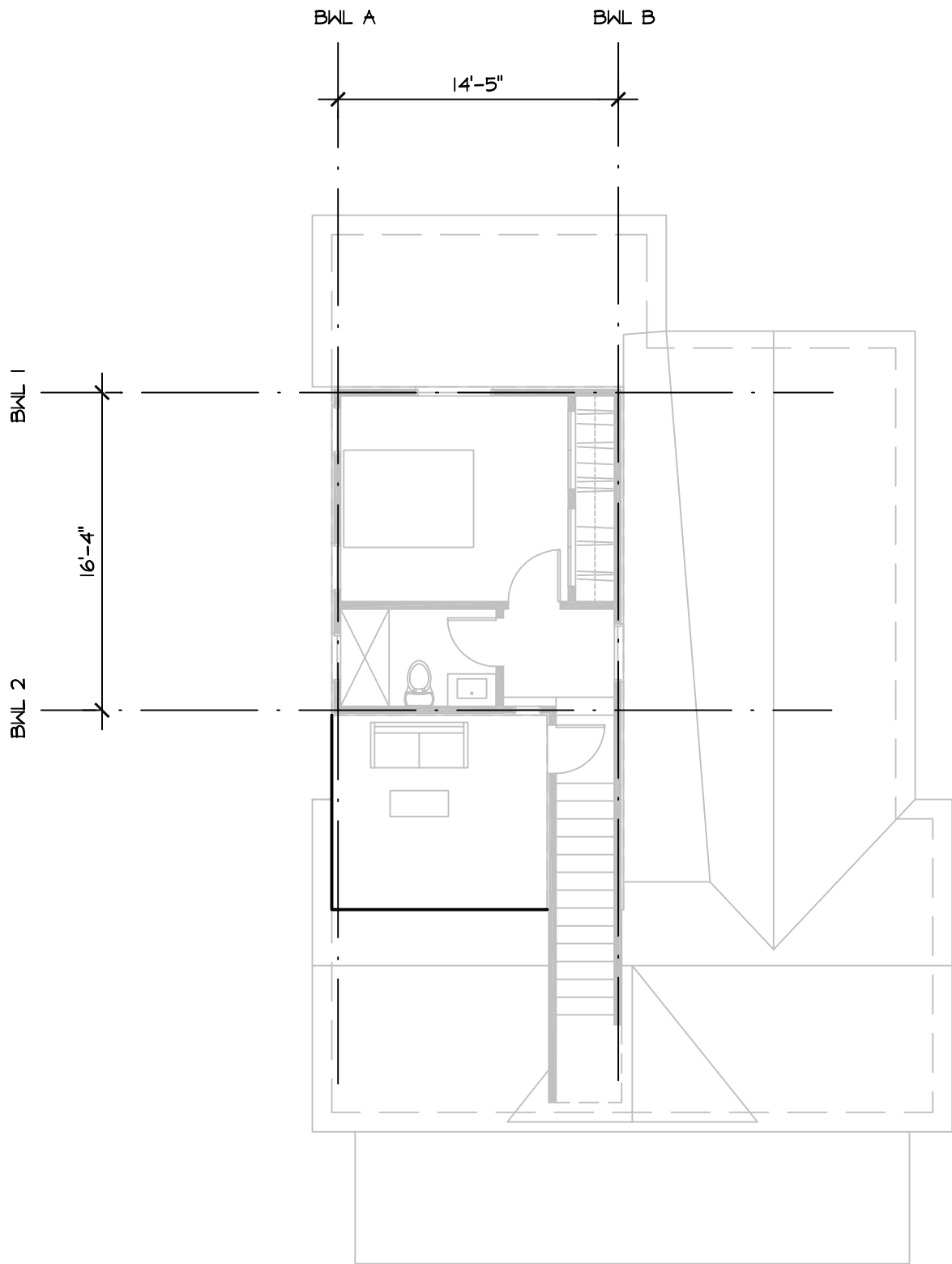
1 TYPICAL ROOF FRAMING DETAIL
AT EXTERIOR WALL



2 TYPICAL FLOOR FRAMING DETAIL
AT EXTERIOR WALL



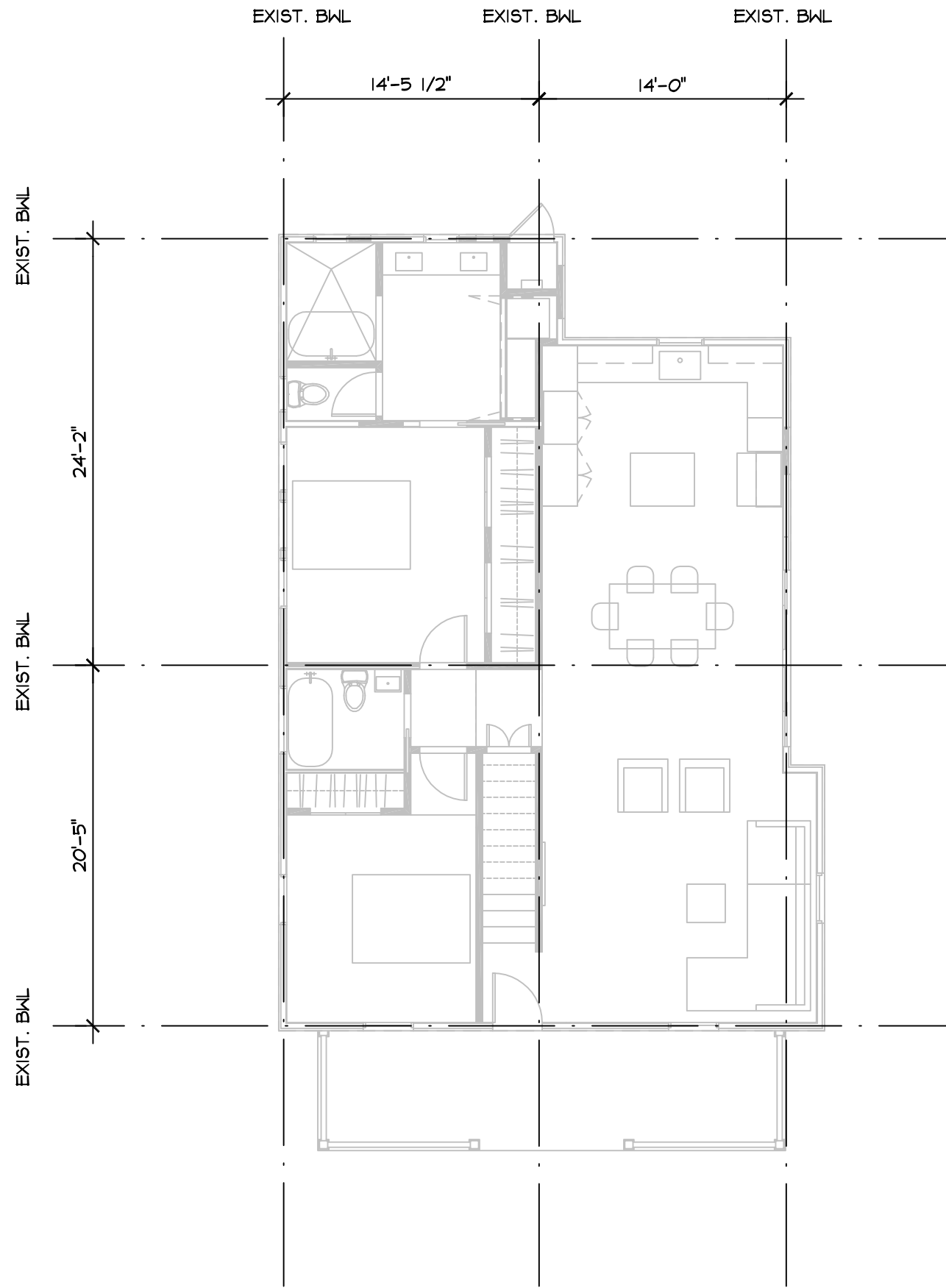
3 TYPICAL FLOOR FRAMING DETAIL
INTERIOR WALL AT BRACED WALL LINE
(SIMILAR WHERE FLOOR FRAMING IS PARALLEL AT BWL)



SECOND FLOOR BRACE WALL PLAN

SCALE: 1/8"=1'-0"

- NOTES:
1. WALLS NOTED [HATCHING] SHALL BE SHEAR WALL TYPE "CS-WSP" (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS). WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" PLYWOOD OR OSB (SEE STRUCTURAL NOTES).
 2. WALLS NOTED [HATCHING] SHALL BE SHEAR WALL TYPE "GB" (GYPSUM BOARD) SHEATHED WITH 1/2" GYPSUM BOARD (SEE STRUCTURAL NOTES).
 3. INTERIOR WALLS WITHOUT HATCHING ARE NON-STRUCTURAL. GYPSUM BOARD OR OTHER COVERING MAY BE USED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
 4. DIMENSIONS ON BRACED WALL PLAN ARE FOR PURPOSE OF GENERAL CODE COMPLIANCE ONLY. DO NOT LOCATE WALLS BASED ON THESE DIMENSIONS.



FIRST FLOOR BRACE WALL PLAN

SCALE: 1/8"=1'-0"

- NOTES:
1. WALLS NOTED [HATCHING] SHALL BE SHEAR WALL TYPE "CS-WSP" (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS). WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 7/16" PLYWOOD OR OSB (SEE STRUCTURAL NOTES).
 2. WALLS NOTED [HATCHING] SHALL BE SHEAR WALL TYPE "GB" (GYPSUM BOARD) SHEATHED WITH 1/2" GYPSUM BOARD (SEE STRUCTURAL NOTES).
 3. INTERIOR WALLS WITHOUT HATCHING ARE NON-STRUCTURAL. GYPSUM BOARD OR OTHER COVERING MAY BE USED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
 4. DIMENSIONS ON BRACED WALL PLAN ARE FOR PURPOSE OF GENERAL CODE COMPLIANCE ONLY. DO NOT LOCATE WALLS BASED ON THESE DIMENSIONS.

S T R U C T U R A L N O T E S

CODES

1. Building Code: International Residential Code, 2021 Edition
2. Minimum Design Loads: American Society of Civil Engineers, AISC 7-16
3. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-19.
4. Wood Framing: National Design Specifications for Wood Construction with Supplement, American Wood Council, AWC NDS – 2018.
5. Structural Plywood: Composite Panel Association, ANSI A135.6-2012.
6. Prefabricated Metal Plate Connected Wood Trusses: Truss Plate Institute, TPI 1-2014.

SUBSTITUTIONS

1. All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

DESIGN LOADS

1. Live Loads
- | | |
|---|---------|
| a. Roof | 20 psf |
| b. Single Family Residential | |
| Typical u.n.o. | 40 psf |
| Sleeping Areas | 30 psf |
| Attic Space w/o storage | 10 psf |
| Attic Space w/ storage | 20 psf |
| c. Wind Lateral Load on Structural Frame is based on the following: | |
| Basic Wind Speed | 115 mph |
| Exposure | B |
| Risk Category | II |
2. Dead Loads include the self weight of the structural elements and the following superimposed loads:
- | | |
|-------------------------------------|--------|
| a. Ceiling and Mechanical at roof | 10 psf |
| b. Ceiling and Mechanical at floors | 15 psf |
| c. Roofing and rigid insulation | 5 psf |
| d. Access flooring | 10 psf |

3. Loading for mechanical rooms and kitchens are based on the weights of equipment and concrete pads as indicated on the contract documents. Any revisions in equipment type, size, or quantity shall be reported to the Architect immediately for verification of the structural design.

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine, except that non-loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce-pine-fir.
2. Exterior stud walls shall be 2x6's @16" on center for walls up to 12'-2". Interior load bearing stud walls shall be 2x4's @ 16" o.c. up to 12'-2" in height. Any load bearing wall taller than 12'-2" shall be 2x6 laminated strand lumber (LSL) spaced at 16" o.c. Load bearing 2x6 walls up to 12'-2" in height shall be no. 2 southern yellow pine, no. 2 douglas fir, or no. 2 spruce-pine-fir.
3. All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine, U.N.O.
4. Wood beams shall have a direct load path to the foundation with a minimum number of studs and blocking below each bearing point equal to the width of the supported beam.
5. All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
6. All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
7. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
8. Floor sheathing: 1 1/8" APA rated tongue and groove sheathing with an Exposure 1 rating or 1 1/8" grade C-D tongue and groove plywood with exterior glue. Provide 1/8" joints between all sheets of plywood sheets. Stagger joints in sheathing. Floor sheathing shall be glued to the wood support members with a wet use adhesive. In addition sheathing shall also be nailed to the supports with 10d ring shank nails at 6" on center at supported edges and 12" on center at intermediate supports. As an alternate to nailing, floor sheathing may be fastened with 15 gauge staples. Staples shall have a minimum leg length of x 2 1/2" and shall have a minimum crown width of 7/16". Staples shall be spaced at 4" on center at supported edges and 8" on center at intermediate supports.

9. Roof sheathing: 15/32" APA rated sheathing with an exposure I rating or 15/32" grade C-D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Provide 1/8" joints between all sheets of plywood. Stagger joints in sheathing. Fasteners may be 8d common nails or 16 gauge staples. Nails shall penetrate supporting member by 1.75". Staples shall have a minimum leg length of x 1 3/4" and shall have a minimum crown width of 7/16". Fastener spacing shall be as specified below: Southern Yellow Pine or Douglas Fir framing member: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports.

10. All exterior wall framing shall be braced by 4'-0" wide x 15/32" panels of APA rated sheathing with an exposure I rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Fasteners may be 8d common nails or 16 gauge staples. Nails shall penetrate supporting member by 1.75". Staples shall have a minimum leg length of x 1 3/4" and shall have a minimum crown width of 7/16". Fastener spacing shall be as specified below:
- ??a. Southern Yellow Pine or Douglas Fir exterior wall framing: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports.
- b. Spruce-Pine-Fir: Nails shall be spaced at 4" on center at supported edges and 8" on center at intermediate supports. Staples shall be spaced at 2" on center at supported edges and 4" on center at intermediate supports.
11. All interior shear walls noted on plan shall be braced by a minimum 1/2" gypsum board with No.6, 1 5/8" Type W or S screws spaced at 7" on center along the panel edges and 7" on center at interior framing members.

12. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
13. Provide double joists under all interior partition walls oriented parallel to the joists.
14. All framing members framing into the side of a header or beam shall be attached using metal joist hangers of type "LU" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported. All hangers shall be installed with 16d nails U.N.O. All pressure treated members shall be attached using stainless steel hangers.

15. Nailing and attachment of all framing members and sheathing shall be as specified in the International Building Code Nailing Schedule unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
16. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" double hot dipped galvanized or stainless steel anchor bolts with a minimum embedment of 7" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. As an alternate, attach sill plates with a triple zinc (Zmax) Simpson MAS sill plate connector @ 48" o.c. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative. All interior load bearing walls shall be attached to the foundation as outlined above. As an alternate, interior load bearing wall bottom plates may be attached to concrete foundation elements with powder actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6 and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum. At interior non-load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X-DNI 72P8S36 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.

17. All fasteners & connectors, including nails, attached to treated lumber shall be double hot dipped galvanized, triple zinc (Zmax), or stainless steel.
18. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be double hot dip galvanized, triple zinc (Zmax), or stainless steel.
19. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

20. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24" inches. Plates shall have a width equal to the width of the studs.
- a. Where both top plate members are discontinuous, place a 3" x 12" X 0.036" thick steel plate. Attached with 12-8d nails on each side of cut or penetration.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

1. Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "National Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-2002).
2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
3. Provide adequate erection bracing in accordance with Truss Plate Institute publication H1B-91.
4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.

7. Trusses shall be designed in accordance with the following requirements:

- a. Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord, including dead loads from tile or concrete flooring.

- b. Limit live load deflection of floor trusses to L/360. Total load deflections shall be limited to L/240. Limit live load deflections under tile or concrete floors to L/600.

- c. Truss members and connections shall be proportioned with a maximum allowable stress increase for duration of load as follows:

Roof Loads	25 percent
Wind Loads	33 percent
Floor	15 psf
Roof	10 psf

- e. Trusses shall be designed for the superimposed wind loads in accordance with the specified building code and the specified basic wind speed, exposure, and importance factor. Increase member sizes or provide additional bridging as required to resist uplift forces.

8. Truss girders shall have a direct load path to the foundation with a minimum number of studs below each bearing point equal to the number of plys of the truss. Truss girder connections to the bearing wall and wall hold downs at truss girder locations shall be specified by a Professional Engineer registered to practice in the State of Texas. These connections shall be specified upon the Engineer's receipt of approved truss shop drawings.

9. Additional blocking, studs, hold downs, or other miscellaneous framing or truss connectors may be required for trusses with exceptionally high load. Any additional items required will be specified by the engineer upon receipt of approved truss shop drawings.

10. For size and location of mechanical openings see mechanical drawings.

11. Truss manufacturer shall submit shop drawings and calculations for review. Shop drawings shall bear the seal of a Professional Engineer registered to practice in the State of Texas.

12. Floor joists shall be proven by testing as demonstrated either by ICC and NRB acceptance or through a test program meeting ICC ESR-1153.

13. Tag all connection points on web members where permanent lateral bracing is required by design.

COMPOSITE WOOD MEMBERS

1. Where noted on the drawings, beams shall be "Micro-Lam" LVL or "Parallam" PSL beams as manufactured by the Weyerhaeuser Company or approved equal.
2. Do not notch beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam, unless noted otherwise on plan. As an alternative to bolts use 1/4" diameter wood screws top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam. Screws shall penetrate all plys of members a minimum of 1 1/2".
4. At beam hanger locations provide 4 additional nails or 3 additional bolts or 1/4" screws each side of hanger for additional transfer of load to all beam plys.
5. Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.

6. Connectors for double 1 3/4" beams or single 3 1/2" beams shall be Simpson "HHU410" face mounted hangers, typical u.n.o. All hangers shall be installed with 16d nails u.n.o.

INSPECTIONS

1. Contractor shall notify the Engineer a minimum of 48 hours prior to the requested date of required inspections.
2. Reinspections shall be required at the discretion of the Engineer.

- a. REINSPECTIONS REQUIRED DUE TO INCOMPLETE WORK OR NON-CONFORMANCE OF THE CONTRACT DOCUMENTS SHALL BE BILLED AT A RATE TWICE THAT OF THE NORMAL AGREED UPON INSPECTION RATE.

COORDINATION

1. Only larger sleeve openings and framed openings in structural framing component members are indicated on the structural drawings. However, all sleeves, inserts and openings, including frames and/or sleeves shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical and Plumbing work. This work shall include the coordination of sizes, alignment, dimensions, position, locations, elevations and grades as required to serve the intended purpose. Openings not indicated on the structural drawings, but required as noted above, shall be submitted to the Engineer for review.
2. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.
3. Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals.
4. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
5. All dimensions and conditions of existing construction shall be verified at the job site. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.
6. The design and provision of all temporary supports such as guys, braces, falsework, supports and anchors for safety lines, cribbing, or any other temporary elements required for the execution of the contract are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.

SHEET NOTES

1. VERIFY ALL EXISTING DIMENSIONS IN FIELD.
2. DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINES OF WINDOWS/DOORS, UNO.
3. INSTALL TEMPERED GLASS WHERE REQUIRED BY IRC SEC R308.4.
4. INSTALL 2x6 BLOCKING IN ALL LOCATIONS WHERE CABINETS/RY IS SHOWN ON PLAN.
5. VERIFY APPLIANCE DIMENSIONS AND REQUIREMENTS FOR ELECTRICAL/PLUMBING CONNECTIONS WITH OWNER.
6. VERIFY DRYWALL FINISH LEVEL WITH OWNER.
7. CONFIRM ALL INTERIOR PAINT COLORS AND FINISHES WITH OWNER.

