

1004 EASON RESIDENCE

1004 EASON STREET
AUSTIN, TX 78703

PROJECT NO. 2103

PERMITTING SUBMITTAL

08 FEBRUARY 2023



ARCHITECTURE

SHEET #	SHEET NAME
A01	PROPERTY SURVEY
A02	SITE PLAN
A03	BASEMENT & FIRST FLOOR PLAN
A04	SECOND FLOOR & ROOF PLAN
A21	EXTERIOR ELEVATIONS
A22	EXTERIOR ELEVATIONS

SUBCHAPTER F

SHEET #	SHEET NAME
F01	SUBCHAPTER F SITE PLAN
F02	SUBCHAPTER F ELEVATIONS

STRUCTURAL

SHEET #	SHEET NAME
S0.01	STRUCTURAL NOTES
S0.02	STRUCTURAL NOTES
S0.03	SPECIAL INSPECTIONS
S1.01A	BASEMENT & 1ST FLOOR PLAN
S1.02A	2ND FLOOR & ROOF PLAN
S2.00A	SHEAR WALL PLAN
S3.01	TYPICAL CONCRETE DETAILS
S3.02	TYPICAL CONCRETE DETAILS
S3.10	FOUNDATION DETAILS
S4.01	TYPICAL STEEL DETAILS
S5.01	TYPICAL WOOD DETAILS
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S5.06	TYPICAL WOOD DETAILS
S5.05	TYPICAL WOOD DETAILS
S5.07	WOOD SHEAR WALL DETAILS
S5.08	WOOD SHEAR WALL DETAILS
S5.10	WOOD FRAMING DETAILS
S5.11	WOOD FRAMING DETAILS

ARCHITECT

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807 Brazos St., Suite 800
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CONTRACTOR

Lavesque & Co.
P.O. Box 66938
Austin, TX 78766
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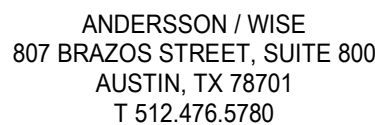
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8500 Bluffstone Cove, STE B103
Austin, TX 78759
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MEP ENGINEER

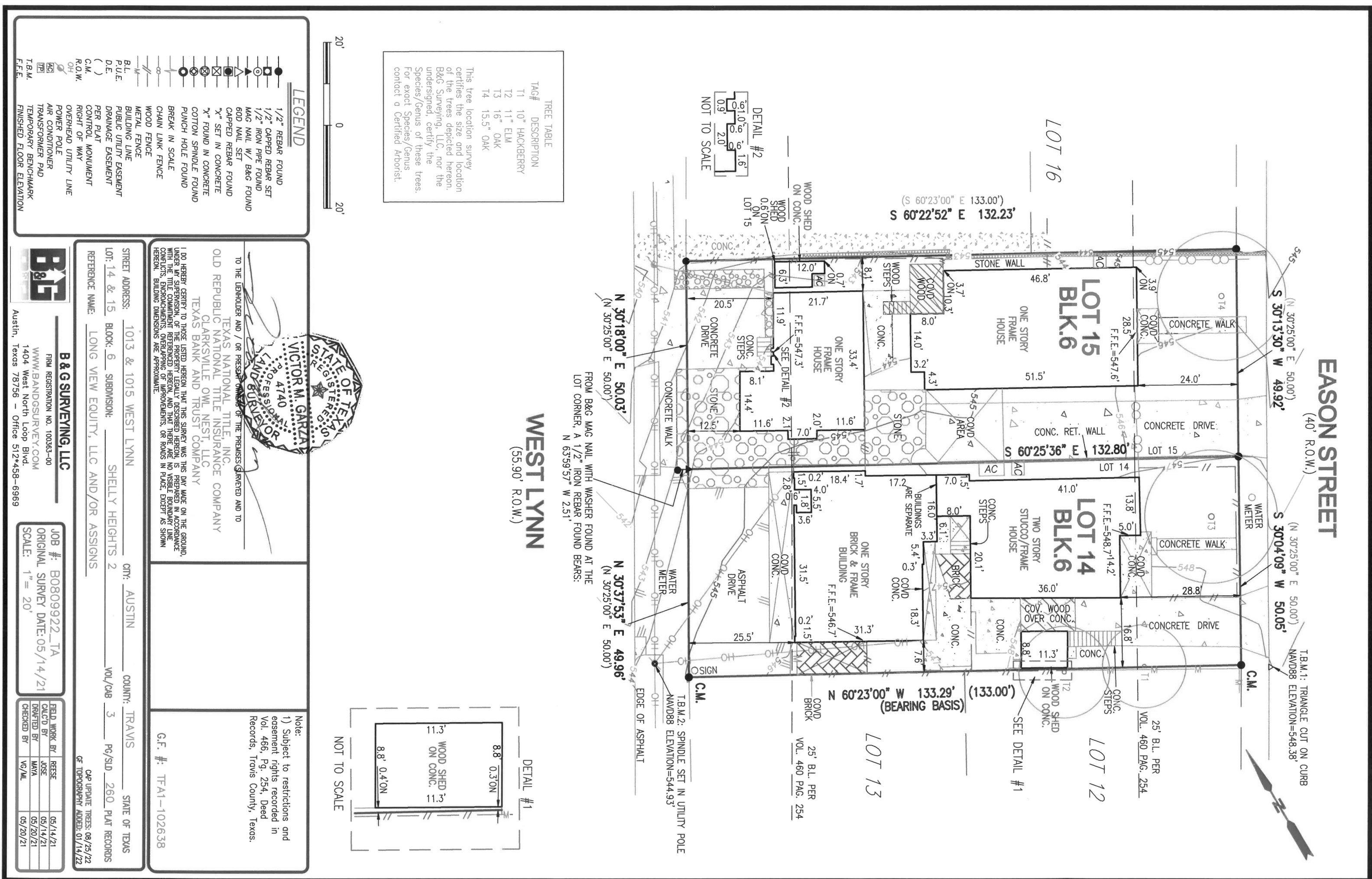
CAPCo Engineering
T 210.920.5326





PROJECT NO. 2103

ISSUE DATE : 08 FEB 2023



GENERAL NOTES	
1	GROUND FLOOR FINISH ELEVATION = 546'-4"
2	ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED WITH A BATTERY BACKUP AND INTERCONNECTED PER CODE
3	INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS, AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24", PER IRC R314
4	INSTALL CARBON MONOXIDE DETECTORS IN THE AREA ADJACENT TO ALL SLEEPING ROOMS, PER IRC R315

KEYNOTES	
01.01	LINE OF EAVE ABOVE
03.01	CONCRETE FLOOR
03.02	CONCRETE COLUMN; REF: STRUCTURAL
05.02	STEEL HANDRAIL; FINISH: TRANSPARENT
06.11	CUSTOM WINDOW SEAT; FINISH: TBD
07.01	CONCRETE TOPPING SLAB OVER MEMBRANE ROOFING
07.03	METAL GUTTER & DOWNSPOUT SYSTEM
08.01	WOOD ENTRY DOOR SYSTEM W/ SIDELITES
08.04	OVERHEAD GARAGE DOOR
08.10	GLASS SHOWER PARTITION
09.01	WOOD FLOORING
09.02	WOOD TREADS & RISERS
09.03	TILE FLOORING
11.04	UNIT WARDROBE CABINETRY
11.05	UNIT BATHROOM BASE CABINETRY W/ SOLID SURFACE COUNTERTOP
14.01	DUMBWAITER

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WINDOW SCHEDULE		
TYPE MARK	WIDTH	HEIGHT
AC-1	2'-0 1/2"	3'-6"
AC-2	3'-0"	5'-4"
AC-3	3'-3"	6'-0"
AL-1	1'-9"	1'-10"

DOOR SCHEDULE		
DOOR NUMBER	WIDTH	HEIGHT
002	2'-8"	6'-8"
003A	3'-0"	6'-8"
003B	3'-0"	6'-8"
101	3'-0"	7'-0"
103	2'-8"	6'-8"
104	3'-0"	6'-8"
105	2'-6"	6'-8"
106A	18'-3"	8'-0"
106B	3'-0"	6'-8"
201	3'-0"	7'-0"
204	3'-0"	6'-8"
206	2'-8"	6'-8"
208	2'-8"	6'-8"
209	2'-6"	6'-8"
210	2'-6"	6'-8"
211	3'-0"	6'-8"
212	3'-0"	6'-8"

CEILING LEGEND	
NOTE: ALL CEILINGS ARE A MIN OF 8' - 0" ABOVE FINISH FLOOR U.N.O.	
	SMOKE & CARBON MONOXIDE DETECTOR

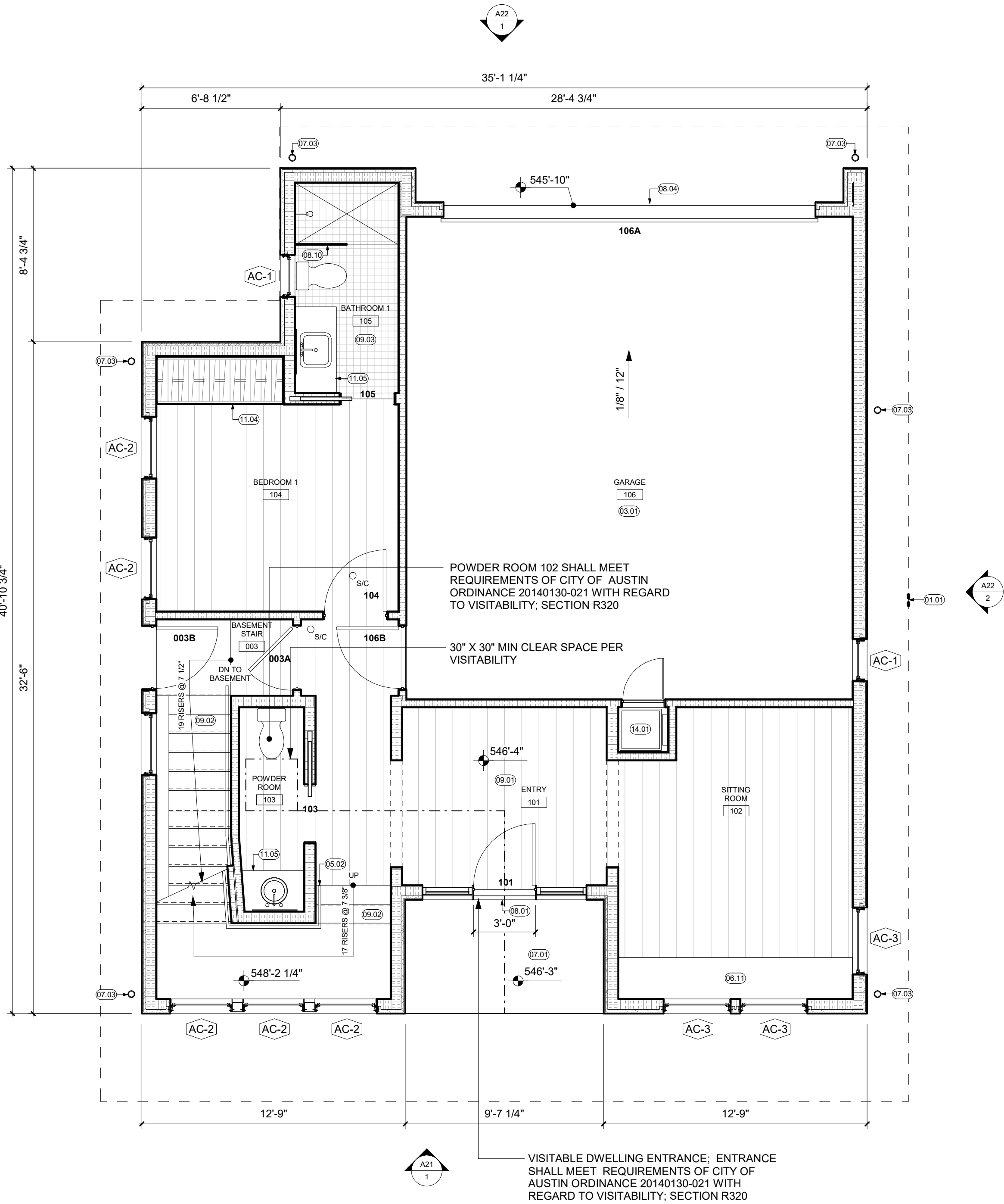
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ARCHITECT:
ARTHUR W. ANDERSSON
FREDERICK C. WISE

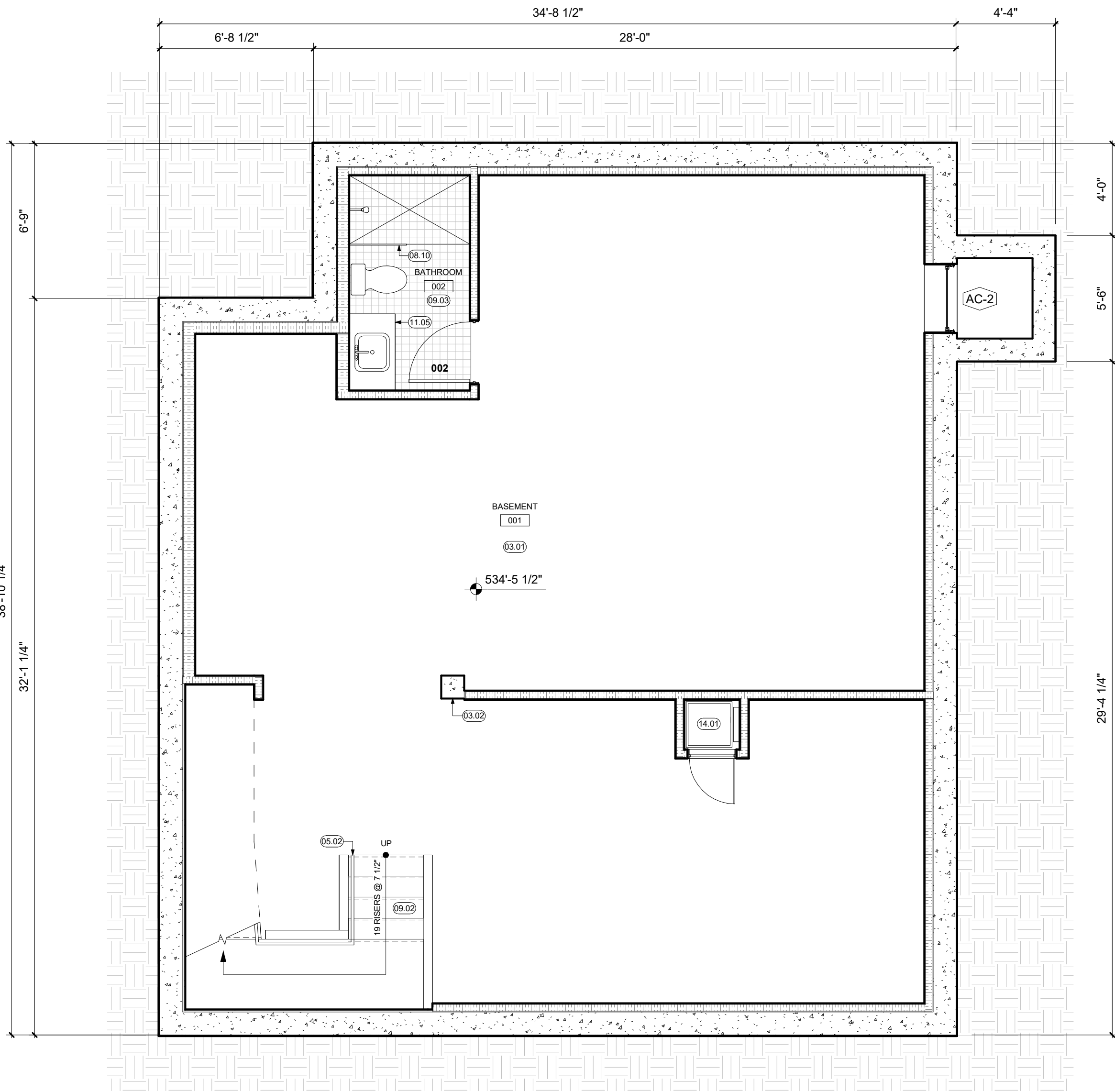
TX REGISTRATION # 13257
TX REGISTRATION # 19639

BASEMENT &
FIRST FLOOR PLAN

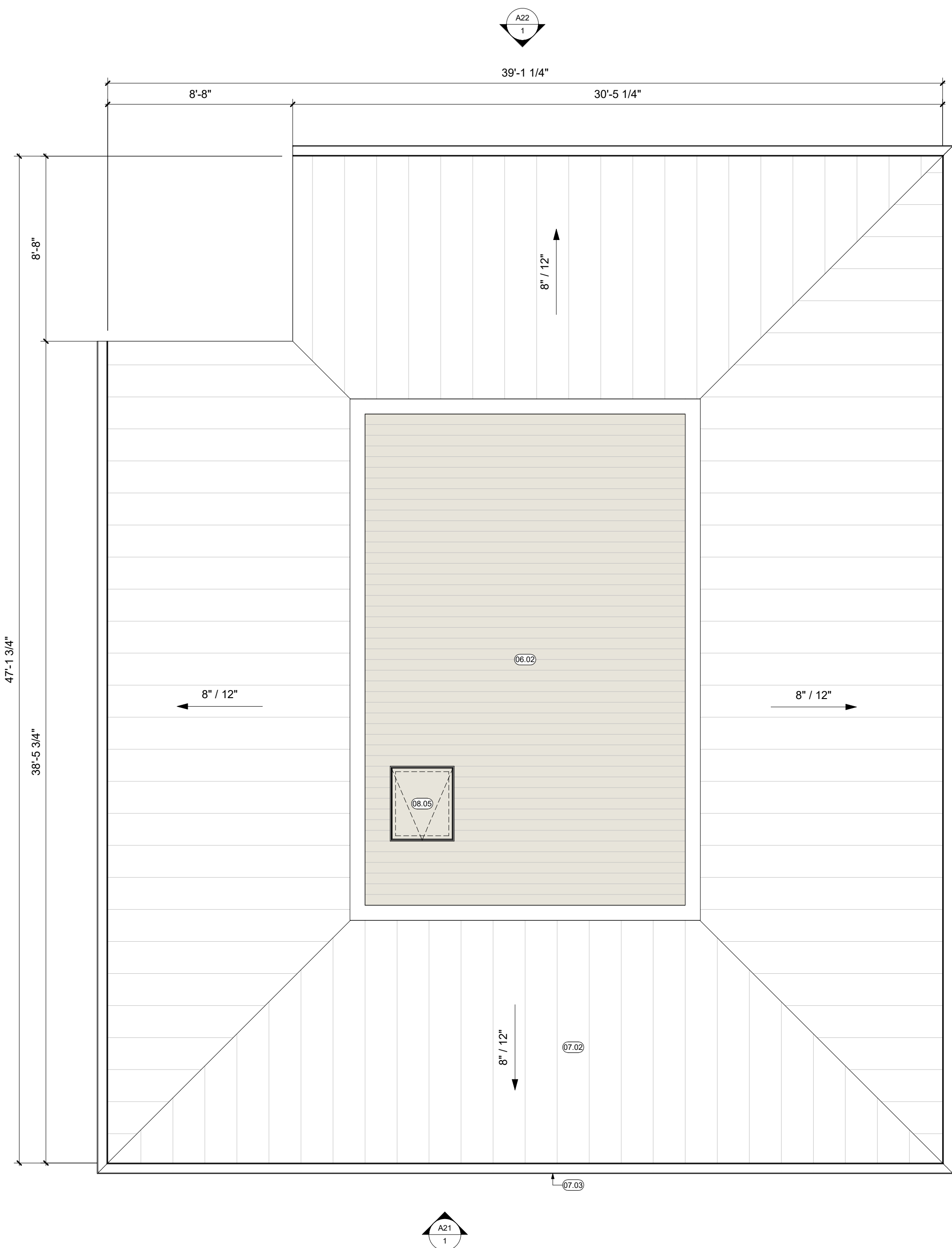
A03



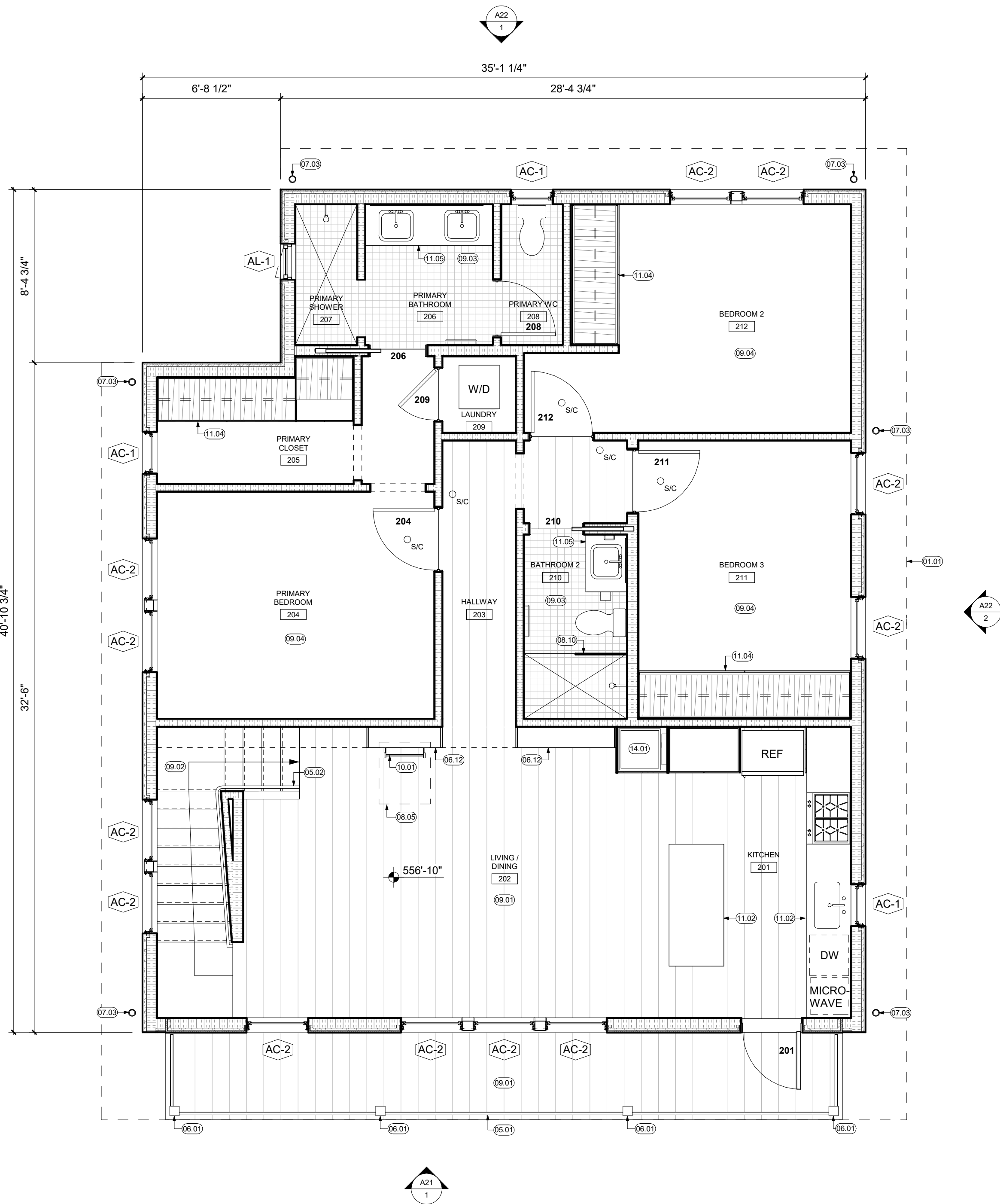
2 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



2 ROOF PLAN
Scale: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES	
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4	INSTALL CARBON MONOXIDE DETECTORS IN THE AREA ADJACENT TO ALL SLEEPING ROOMS, PER IRC R315

KEYNOTES	
01.01	LINE OF EAVE ABOVE
05.01	CUSTOM STEEL GUARD SYSTEM; FINISH: PAINTED
05.02	STEEL HANDRAIL; FINISH: TRANSPARENT
06.01	WOOD COLUMN; FINISH: PAINTED
06.02	WOOD PATIO DECKING
06.12	CUSTOM SHELVLING; FINISH: TBD
07.02	STANDING SEAM METAL ROOFING
07.03	METAL GUTTER & DOWNSPOUT SYSTEM
08.05	SKYLIGHT ROOF HATCH; BASIS OF DESIGN: BILCO GS-50
08.10	GLASS SHOWER PARTITION
09.01	WOOD FLOORING
09.02	WOOD TREADS & RISERS
09.03	TILE FLOORING
09.04	CARPET
10.01	SLIDING LIBRARY LADDER & RAIL SYSTEM; BASIS OF DESIGN: MWE MODEL SL.6002
11.02	UNIT KITCHEN BASE CABINETRY W/ STONE COUNTERTOP
11.04	UNIT WARDROBE CABINETRY
11.05	UNIT BATHROOM BASE CABINETRY W/ SOLID SURFACE COUNTERTOP
14.01	DUMBWAITER

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CEILING LEGEND	
NOTE: ALL CEILINGS ARE A MIN OF 8' - 0" ABOVE FINISH FLOOR U.N.O.	
	SMOKE & CARBON MONOXIDE DETECTOR

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SECOND FLOOR & ROOF PLAN

A04

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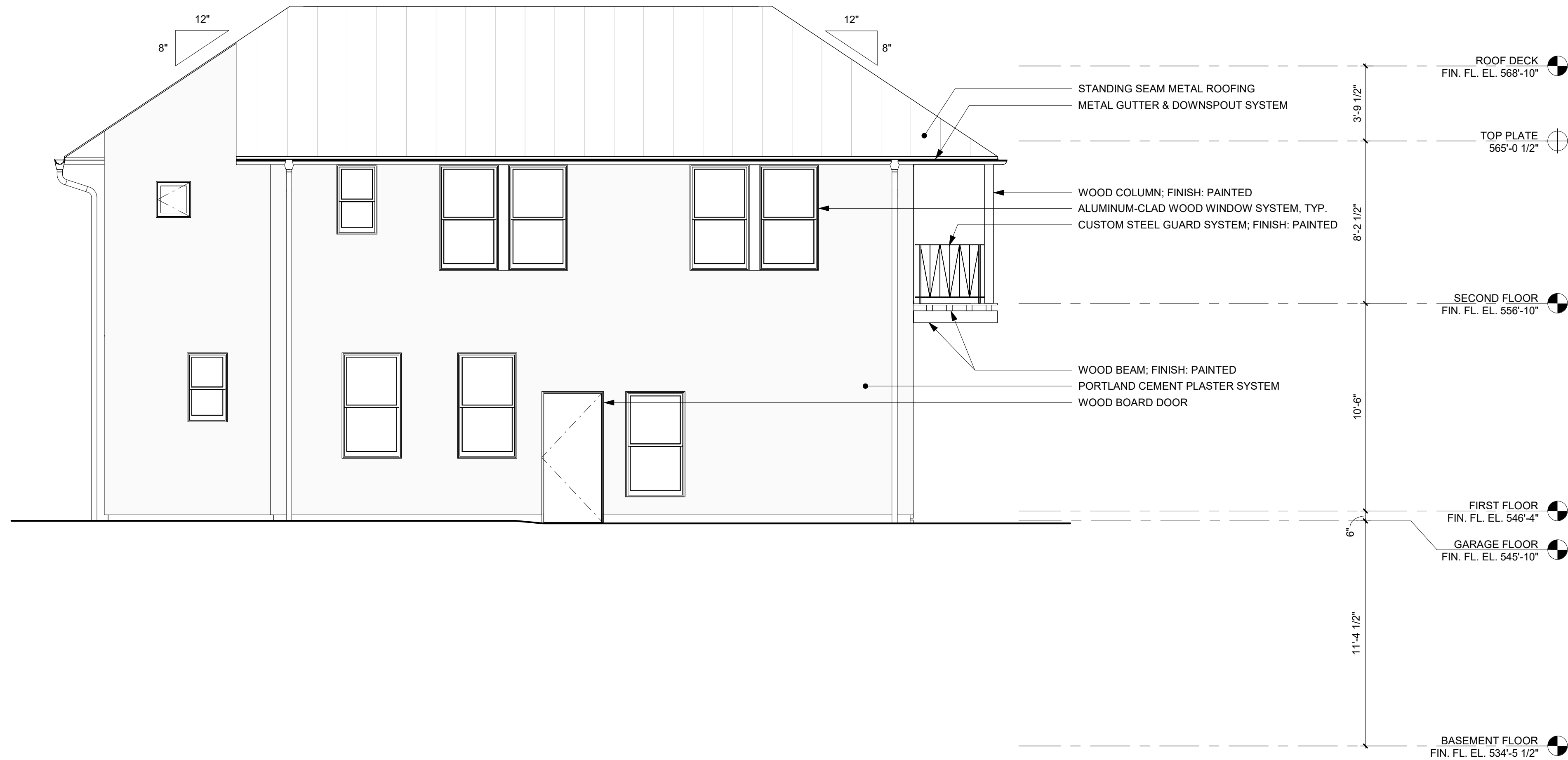
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EXTERIOR
ELEVATIONS

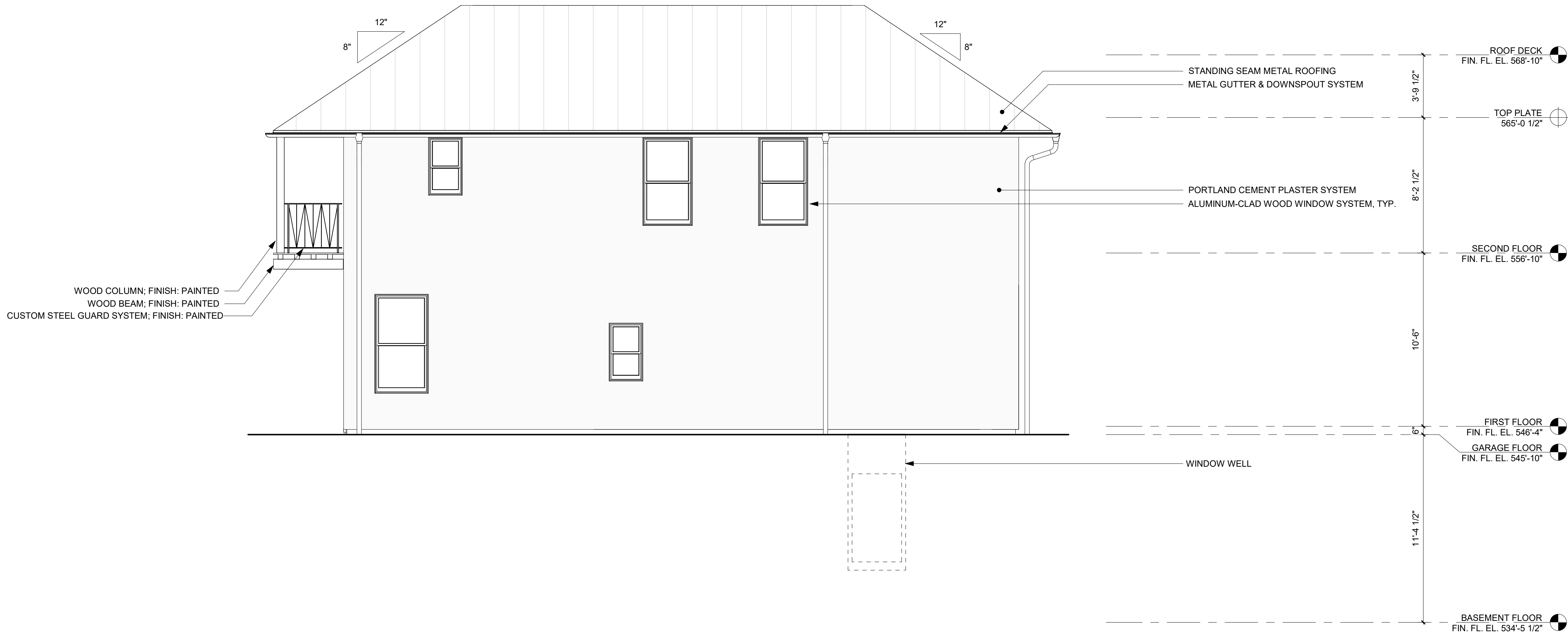
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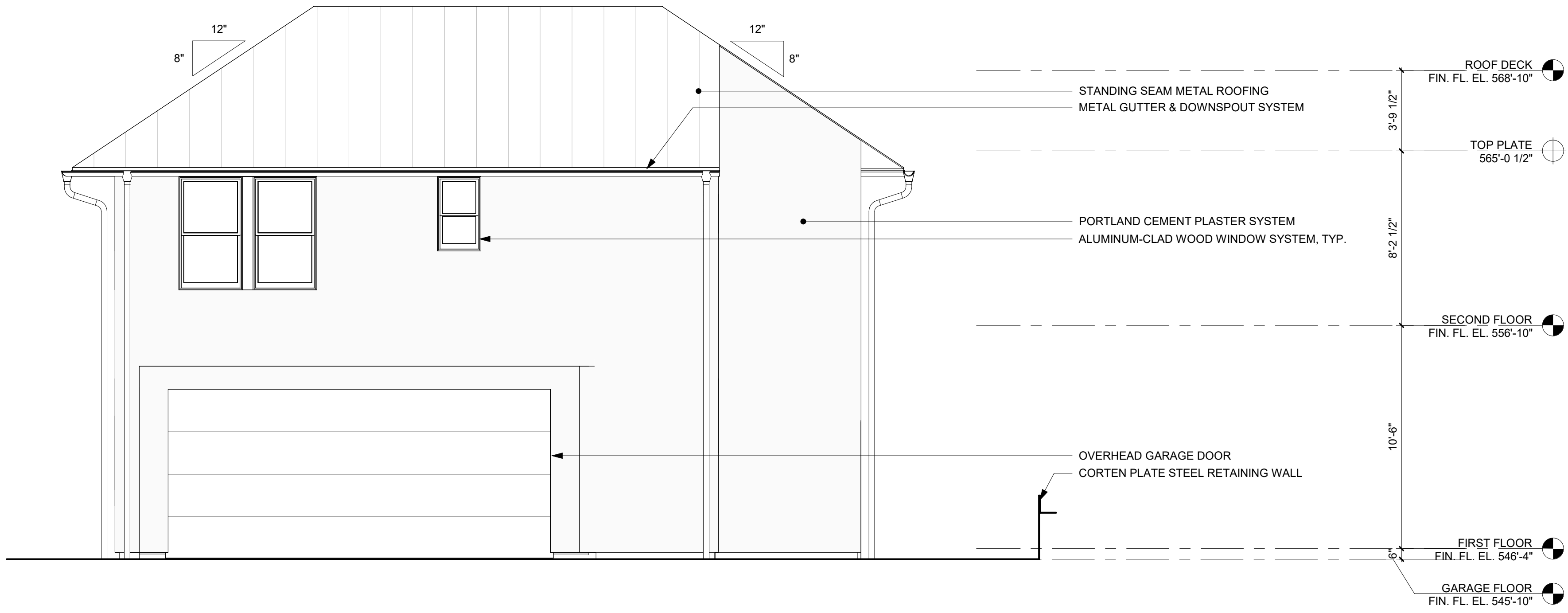
2 EXTERIOR ELEVATION - SOUTH
Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - EAST
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
Scale: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - WEST
Scale: 1/4" = 1'-0"

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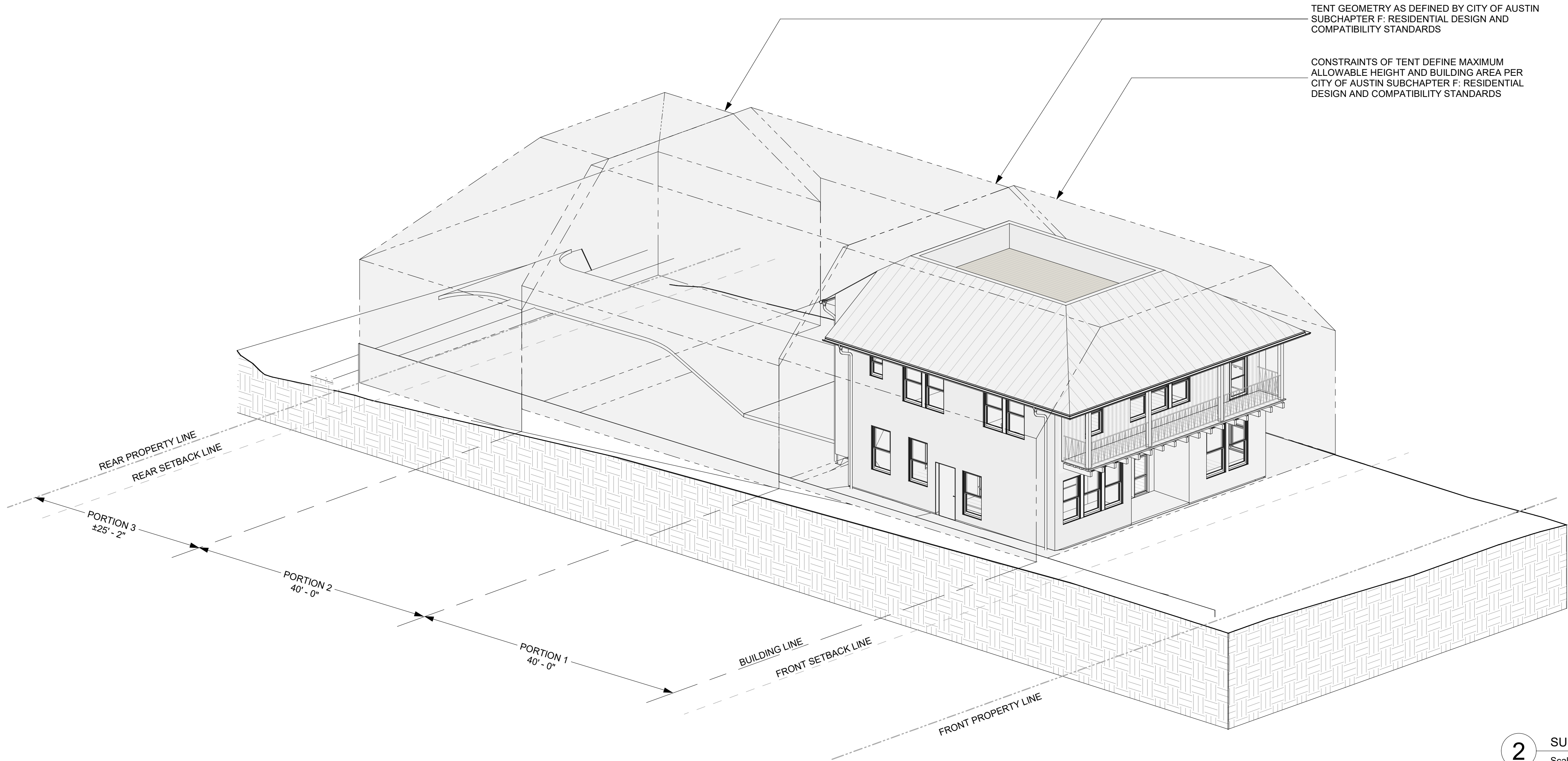
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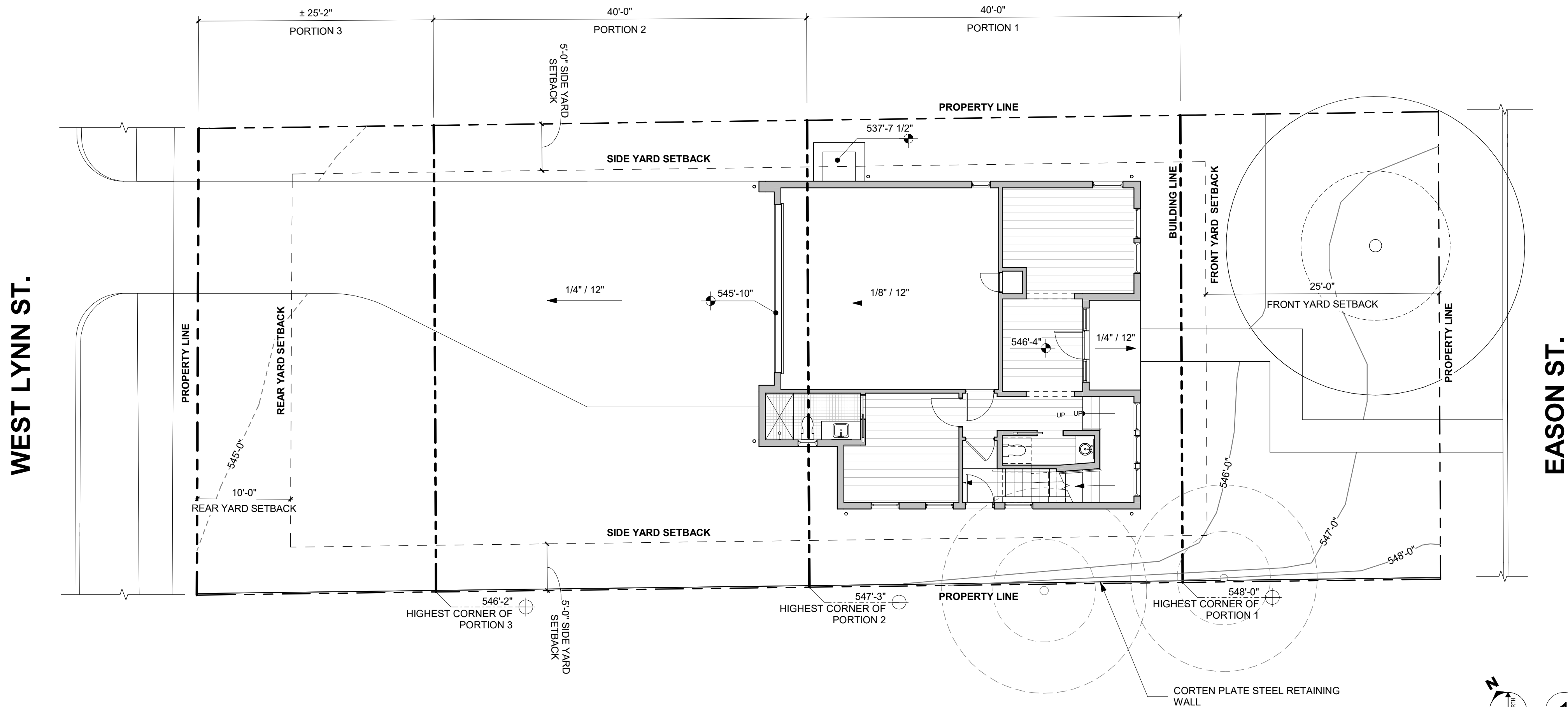
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EXTERIOR ELEVATIONS

A22



2 SUBCHAPTER F TENT - AXON VIEW
Scale:



1 SUBCHAPTER F - SITE PLAN
Scale: 1/8" = 1'-0"

DESIGN AND COMPATIBILITY STANDARDS

PORTION 1 - HIGHEST CORNER	548' - 0"
PORTION 2 - HIGHEST CORNER	547' - 3"
PORTION 3 - HIGHEST CORNER	546' - 2"
HIGHEST GRADE ADJACENT TO BUILDING	545' - 10"
LOWEST GRADE ADJACENT TO BUILING (WINDOW WELL)	537' - 7 1/2"
AVERAGE GRADE ADJACENT TO BUILDING	541' - 8 3/4"
MAX. ALLOWABLE BUILDING HEIGHT (32' ABOVE AVERAGE GRADE)	573' - 8 3/4"
ACTUAL BUILDING HEIGHT (30' + 1 1/4" FROM AVERAGE GRADE)	571' - 10"

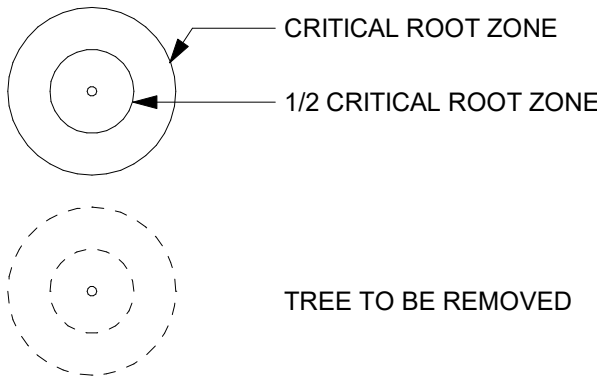
GROSS FLOOR AREA

GROSS FLOOR AREA TOTAL	2,473.00 SF
SITE AREA	6,652.00 SF
FLOOR AREA RATIO	0.40
ACTUAL F.A.R.	0.37

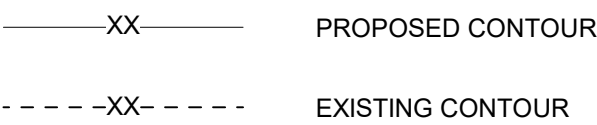
IMPERVIOUS COVER

TOTAL IMPERVIOUS COVER	2,582.00 SF
SITE AREA	6,652.00 SF
MAX. IMPERVIOUS COVER PER SUBCHAPTER F	45.00%
ACTUAL IMPERVIOUS COVER	38.82%

TREE LEGEND



SITE LEGEND



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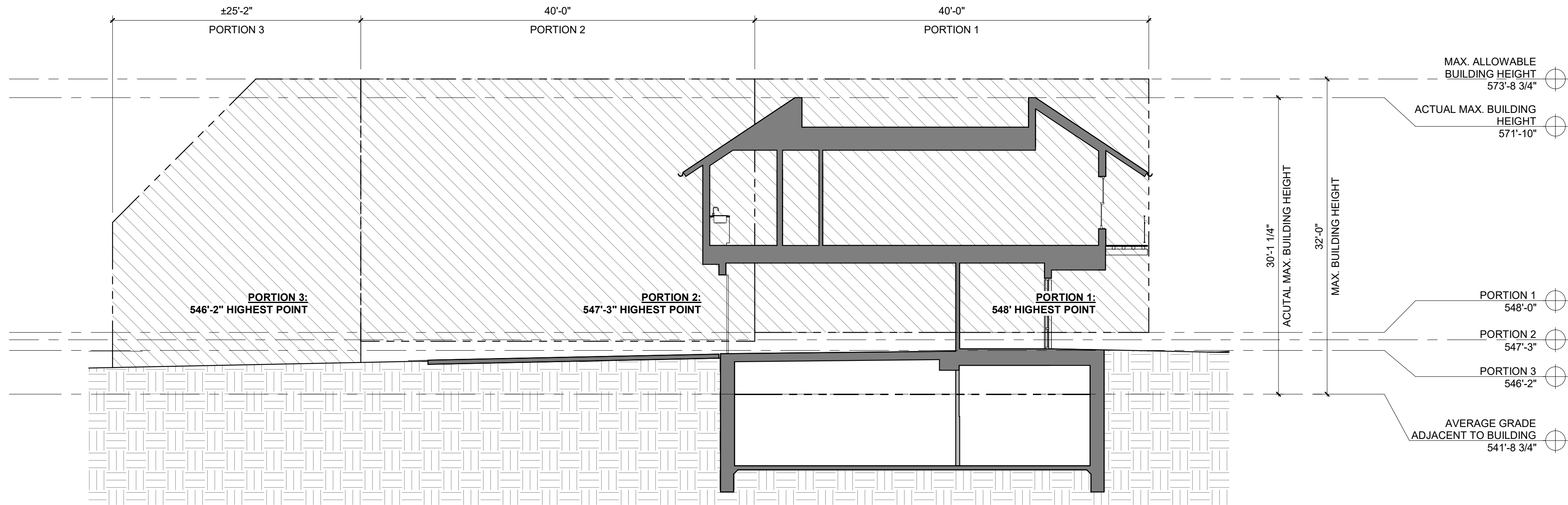
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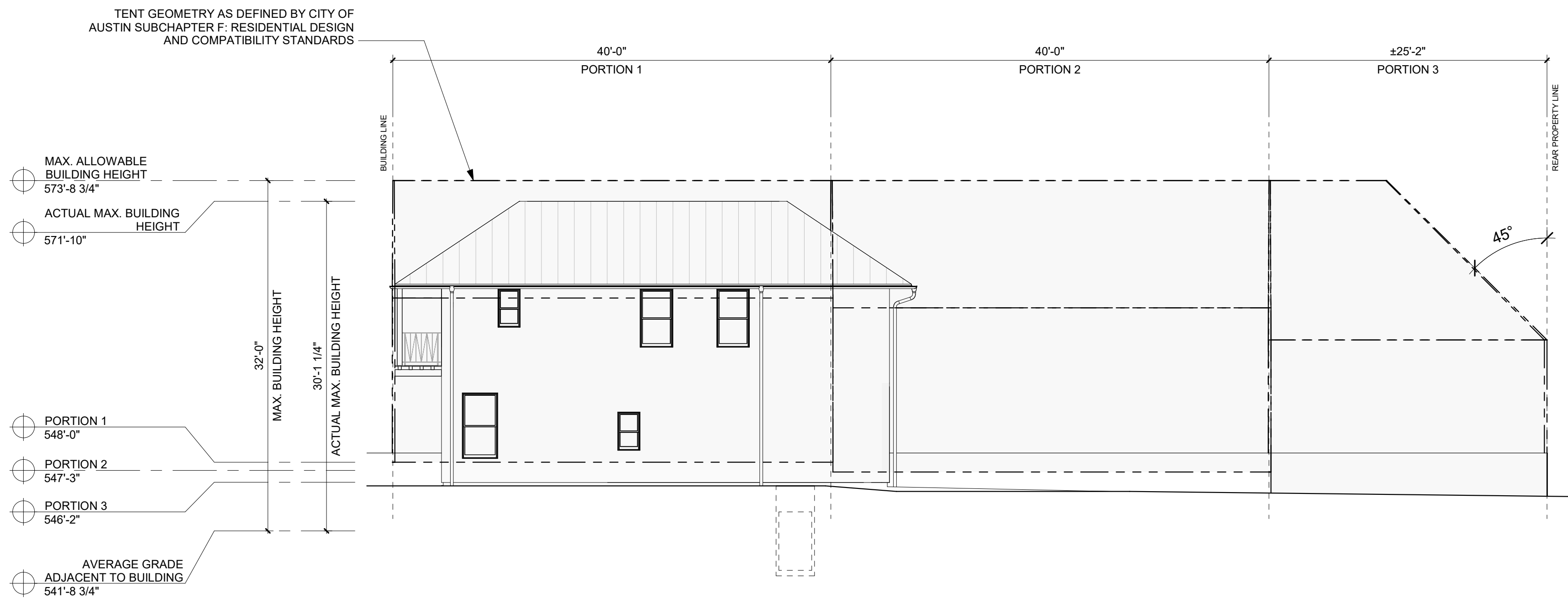
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SUBCHAPTER F
SITE PLAN

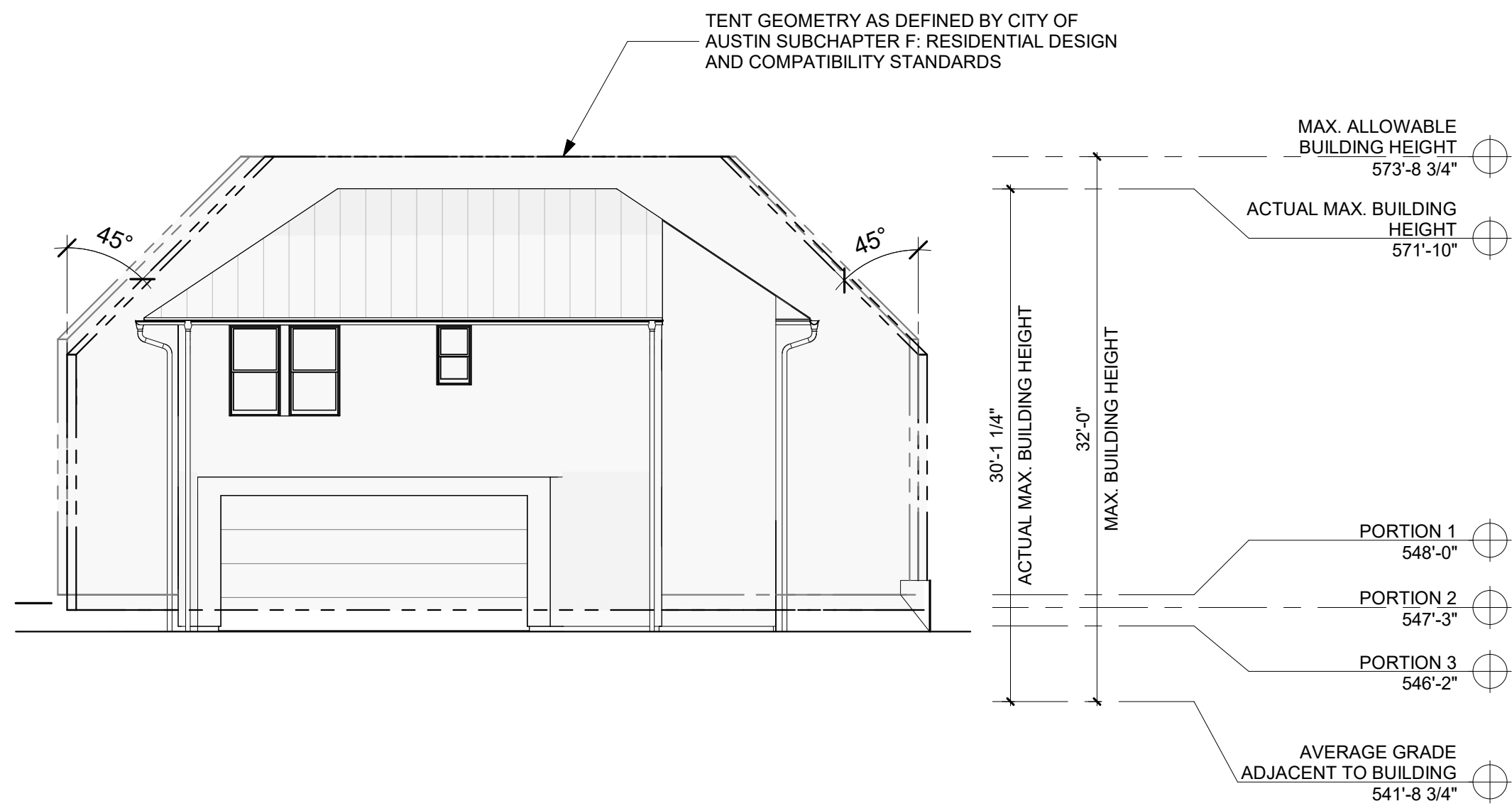
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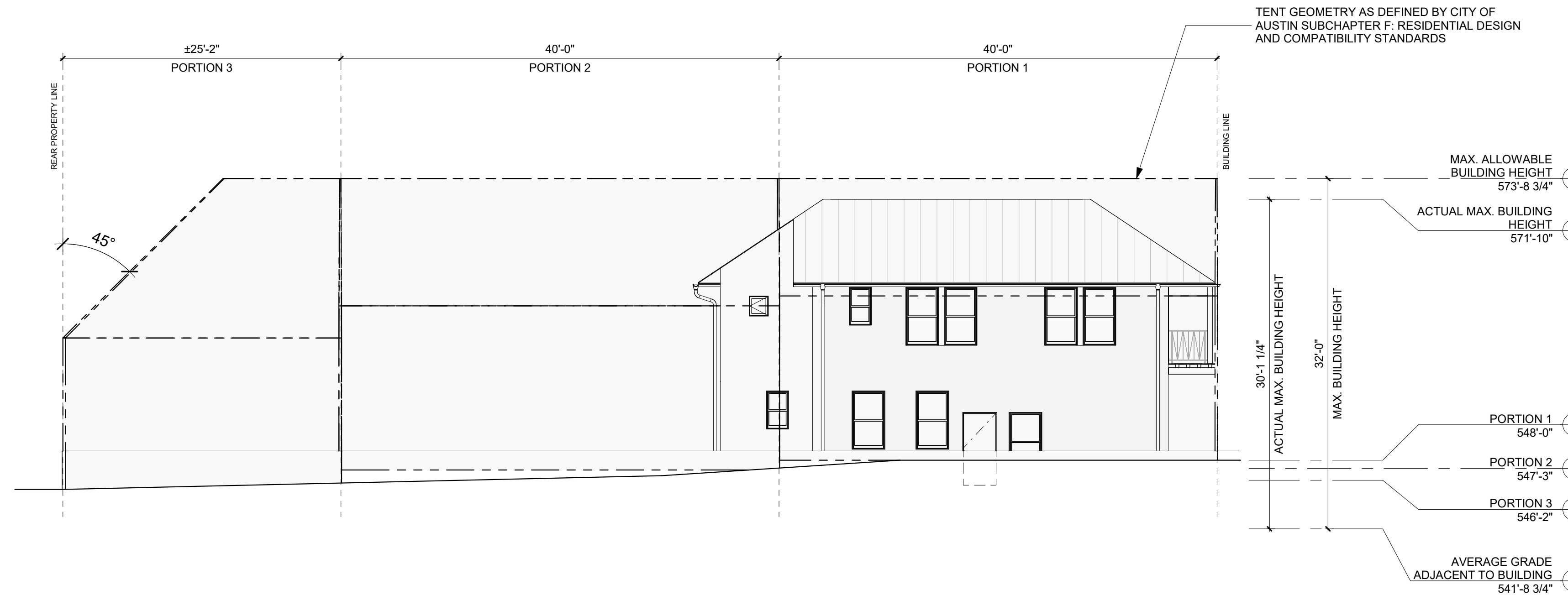
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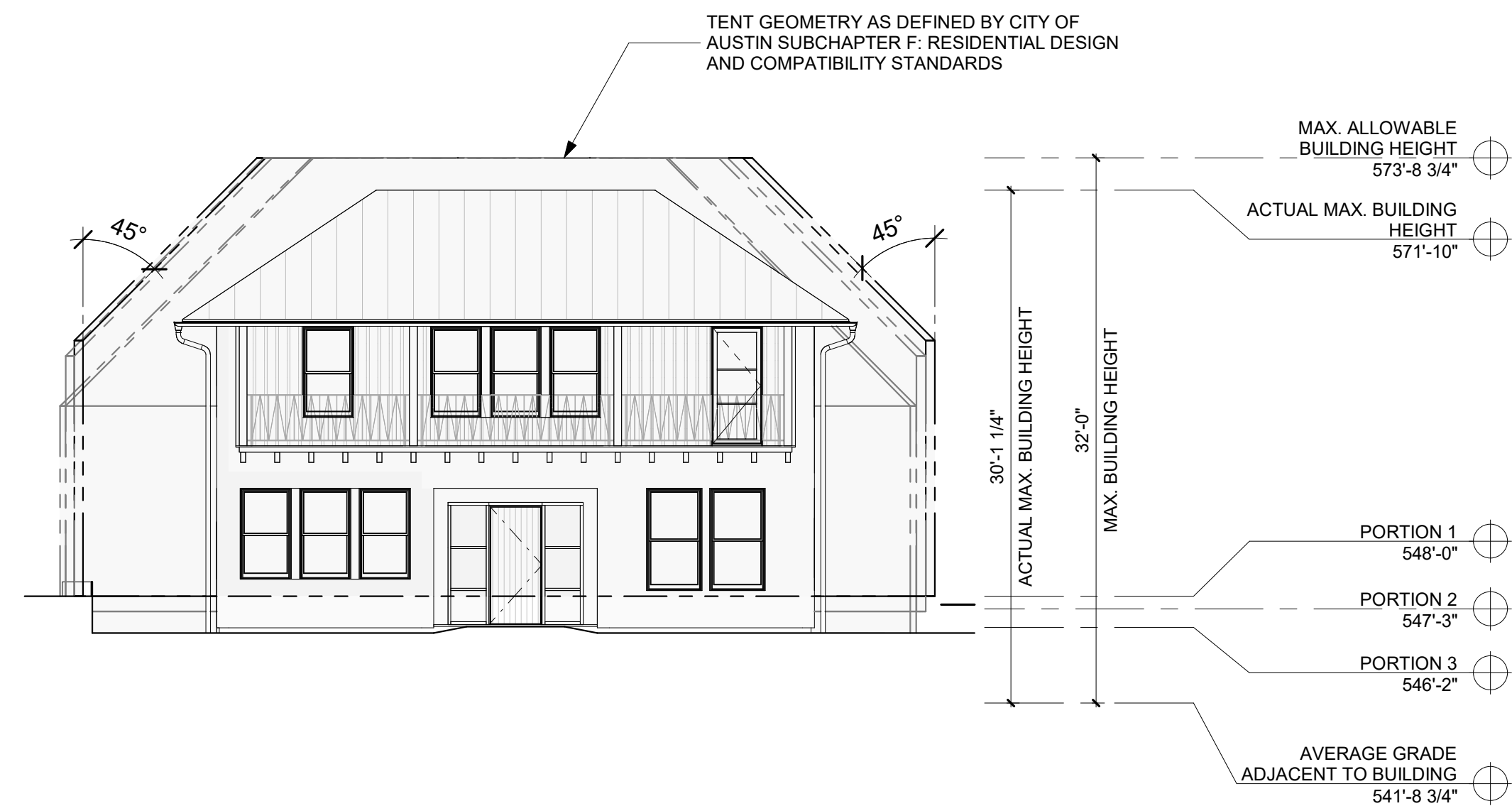
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Scale: 1/8" = 1'-0"



3 SUBCHAPTER F - TENT ELEVATION - WEST
Scale: 1/8" = 1'-0"



2 SUBCHAPTER F - TENT ELEVATION - SOUTH
Scale: 1/8" = 1'-0"



1 SUBCHAPTER F - TENT ELEVATION - EAST
Scale: 1/8" = 1'-0"

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SUBCHAPTER F ELEVATIONS

F02

COORDINATION

1. The Contractor shall compare the Architectural, Structural, Mechanical, Electrical, Plumbing, and other series drawings and report any discrepancies between each set of drawings and within each set of drawings prior to fabrication and installation of any structural members.
2. 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.
3. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.
4. 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. 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.
5. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Structural Drawings shall not be reproduced and used as shop drawings. All items deviating from the Structural Drawings or from previously submitted shop drawings shall be clouded.
6. The details designated as "Typical Details" apply generally to the Structural Drawings in all areas where conditions are similar to those described in the details.
7. All dimensions and conditions of existing construction shall be verified at the job site prior to the preparation of shop drawings. Differences between existing construction and that shown on the Structural Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.
8. All structural elements of the project have been designed by the Engineer to resist the required code vertical and lateral forces that could occur in the final completed structure only. It is the responsibility of the Contractor to provide all required bracing during construction to maintain the stability and safety of all structural elements during the construction process until the lateral-load resisting or stability-providing system is completely installed and the structure is completely tied together. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.
9. The Contract Structural Drawings and Specifications represent the finished structure, and except where specifically shown, do not indicate the means or methods of construction. The Contractor and their Sub-Contractors shall supervise and direct the Work and shall be solely responsible for all construction means, methods, procedures, techniques, sequences and safety measures including, but not limited to, adherences to all OSHA guidelines. The Engineer shall not have control of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors, or any other person performing any of the Work, or for the failure of any of these persons to carry out the Work in accordance with the Structural Contract Documents.
10. Where conflict exists among the various parts of the Structural Contract Documents, Structural Drawings, Structural Notes, and Specifications, the strictest requirements, as indicated by the Engineer, shall govern.
11. Periodic site observation by field representatives of Encotech is solely for the purpose of determining if the Work is proceeding in accordance with the Structural Contract Documents. This limited site observation is not intended to be a check of the quality or quantity of the Work, but rather a periodic check in an effort to inform the Owner against defects and deficiencies in the work of the Contractor.
12. These structural drawings do not address water issues as it relates to but not limited to site drainage, roof runoff, or water introduced by adjacent properties. Adequate drainage shall be provided to limit the effects of erosion and to maintain the integrity of the structural system described. Water issues and/or waterproofing are the responsibility of the Architect and Contractor and are beyond the scope of these documents.

MAINTENANCE STATEMENT

1. All structures require periodic maintenance to extend lifespan and to insure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include such items as but not limited to painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spalls and cracks in concrete, and pressure washing of exposed structural elements exposed to a salt environment or other harsh chemicals.

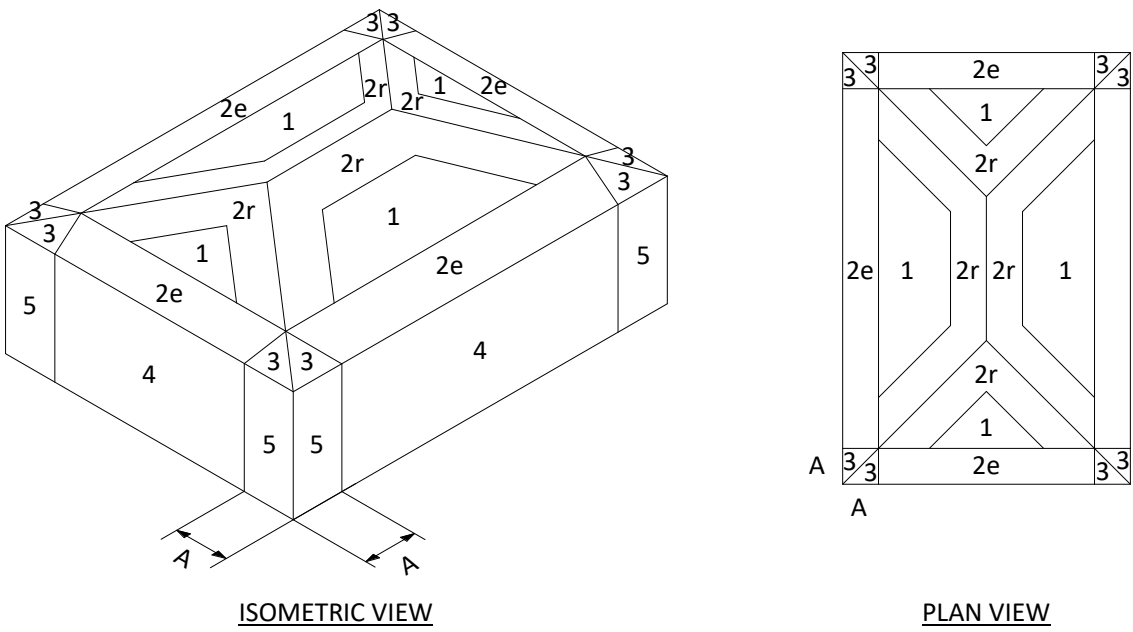
CODES AND REFERENCED REPORTS

1. The General Building Code used as the basis for the structural design is as follows:
- A. International Building Code, 2021 Edition
1. Structural Loading: Minimum Design Loads and Associated Criteria for Buildings and Other Structures, American Society of Civil Engineers, ASCE 7-16, as reference by the General Building Code.
2. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318, as referenced by the General Building Code.
3. Wood Framing: National Design Specifications for Wood Construction with Supplement, National Forest and Paper Products Association, as referenced by the General Building Code.
4. Structural Plywood: Plywood Design Specification, American Plywood Association, as referenced by the General Building Code.
5. Geotechnical Report: Foundation elements have been designed in accordance with information provided in the following geotechnical report:

Geotechnical Engineer: Terracon
Report Number: 96225001 Rev 1
Date: 01/20/2023

DESIGN LOADS

1. 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 – 5 psf
C. Roofing and rigid insulation – 8 psf
2. Live Loads
- A. Residential
- a. Private rooms and corridors serving them 40 psf
- B. Residential roofs
- a. Ordinary flat, pitched, and curved roofs 20 psf
b. Roof areas used for occupants 40 psf
3. Snow Loads
- A. Ground snow load, Pg 5 psf
4. Seismic Loads
- A. The structure and structural components of the building have been designed in accordance with General Building Code with the following criteria:
- a. Risk Category II
b. Seismic Importance Factor: Ie 1.0
c. Site Class D
d. Seismic Design Category A
e. Spectral Response Coefficients
- Ss (%) 0.053
 - S1 (%) 0.031
 - SDS 0.056
 - SD1 0.049
- f. Basic Seismic-force-resisting system
- Light-frame wood walls sheathed with wood structural panels
- g. Response Modification Factor(s), R 6.5
h. Seismic Response Coefficient(s), Cs SDS/(R/Ie)
i. Design Base Shear, V Cs*W
j. Analysis Procedure Used Equivalent Lateral Force
5. Wind Loads
- A. Wind lateral load on structural frame is based on ASCE 7 using the following:
- a. Basic Wind Speed (LRFD) 107 mph
(ASD) 85 mph
- b. Exposure B
c. Internal Pressure Coefficient, Gcpi +/-0.18
d. Risk Category II
- B. Components and cladding



DESIGN WIND PRESSURE, Pnet, (PSF) FOR COMPONENTS & CLADDING

EFFECTIVE WIND AREA (SQ. FT.)					
ZONE	10	20	50	100	500
ZONE 1	16.0 -26.5	16.0 -22.4	16.0 -19.4	16.0 -16.3	
ZONE 2e	16.0 -33.3	16.0 -26.8	16.0 -22.0	16.0 -17.1	
ZONE 2r	16.0 -35.0	16.0 -29.2	16.0 -24.9	16.0 -20.6	
ZONE 3	16.0 -39.0	16.0 -28.5	16.0 -20.6	16.0 -20.6	
ZONE 4	20.6 -22.3	19.4 -21.1	18.4 -20.2	17.5 -19.2	16.0 -17.1
ZONE 5	20.6 -27.6	19.4 -25.1	18.4 -23.2	17.5 -21.4	16.0 -17.1

BUILDING MOVEMENTS

1. The building movements specified herein are anticipated to occur and shall be taken into account by the Contractor in the design, detailing, and installation of the building elements.
2. Spandrel beam deflections: Provisions shall be made in the building cladding for relative floor to floor vertical deflections of L/240.
3. Interior floor/roof deflections: Provisions shall be made in interior partitions and other elements supported by or attached to the floors or roofs for relative floor to floor vertical deflections of L/240.
4. Slab-on-grade movement: Provisions shall be made in the building cladding and interior partitions for relative deflections between the soil-supported slab on grade and the roof or floor level directly above. Design of soil supported building slabs is based on a range of 0 inch(es) to 1.5 inch(es), based on the recommendations of the project geotechnical report. Refer to Building Pad Preparation Notes for soil stabilization under soil-supported building slabs.
5. Lateral building drift: Provisions shall be made in building cladding and other architectural finishes for relative floor to floor lateral deflections of story height/400.

SUBMITTALS

1. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Structural Drawings shall not be reproduced and used as shop drawings. All items deviating from the Structural Drawings or from previously submitted shop drawings shall be clouded.
2. Contractor shall review shop drawings for compliance with the Structural Drawings and shall certify that they have done so by a stamp noting that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the Contractor and the date. Submittals which do not reflect the Contractor's approval, signature and date will be returned without review.
3. Contractor shall be responsible for delays caused by rejection of inadequate shop drawings.
4. Where review and return of shop drawings is required or requested, the Engineer will review each submittal and, where possible, return within two (2) weeks of receipt.
5. Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the Contractor from compliance with requirements of the plans and specifications. Engineer's review is for general conformance with the requirements of the Structural Drawings. Contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction, and coordinating the work with that of all other contractors.
6. Refer to individual sections for specific submittal requirements.
7. Contractor shall provide submittals electronically to Architect. Architect will provide to Engineer for review and comment. Engineer will return reviewed submittal to Architect for distribution to the Architect, Owner, and Contractor. Contractor will be responsible for providing and distributing Engineer's comments to their subcontractors.

EXCAVATION PROTECTION

1. An excavation retention system may be required to maintain a stable excavation. Excavation retention systems are normally the responsibility of the general contractor and should be designed by a licensed professional engineer experienced in the design of such systems. The final decision on which wall pressures to use should be made by the temporary retention system designer and the permanent below-grade wall designer, depending on the exact system types used for this project and the interaction between the temporary and permanent systems.
2. Surcharge pressures for adjacent roads should be accounted for in the shoring and building designs using a uniform lateral stress distribution equal to the surcharge pressure multiplied by the appropriate lateral stress ratio for either at-rest or active case restraint. The lateral pressure due to surcharge(s) need to be applied within Stratum 1 and 2 soils and may be based on the weighted average lateral stress ratio of the soils.
3. Contractor shall submit drawings and calculations sealed by a Registered Engineer licensed in the state having jurisdiction at the project site for the design of any temporary retention or alternative protective systems. Temporary retention or alternative protective systems shall be designed to resist the soil pressures stipulated in the referenced geotechnical report. In addition, the design shall consider surcharges created by construction equipment, excavation spoil, and other surface encumbrances.
4. Contractor shall comply with all Occupational Safety and Health Administration standards and all other regulatory agency standards regarding excavation safety.

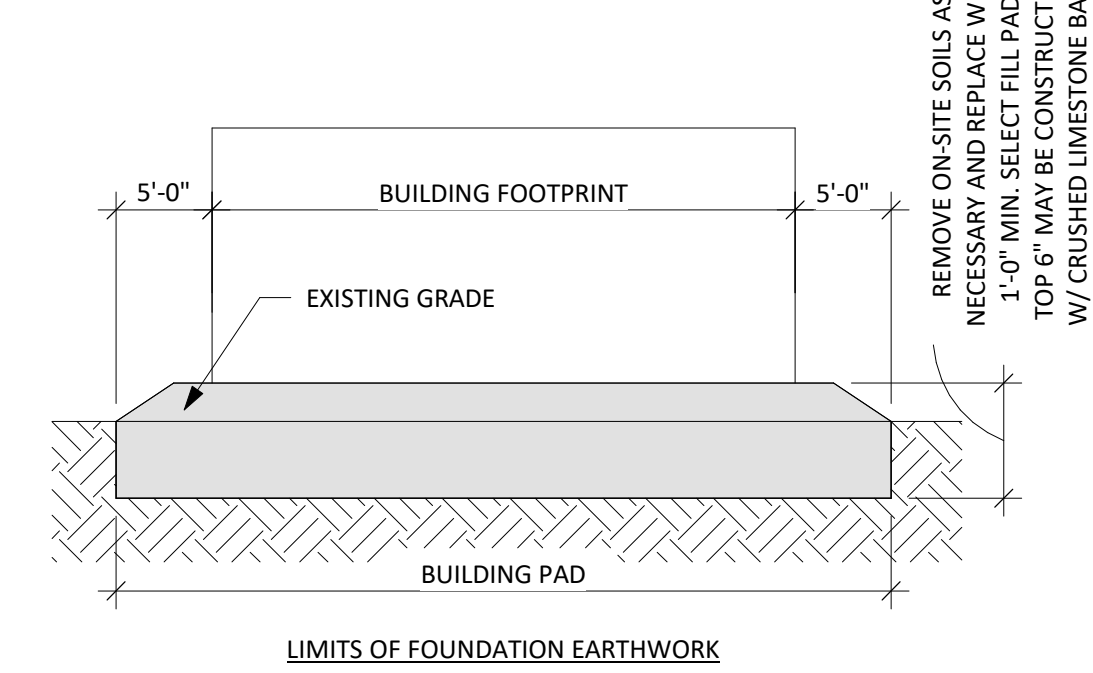
BUILDING PAD PREPARATION

1. After demolition of the existing structures, construction areas shall be stripped of all vegetation, concrete, asphalt, loose soils, fill soils, top soils, construction debris, and other unsuitable material currently present at the site. Roots of trees to be removed within construction areas, if any, shall be grubbed to full depths, including the dry soil around the roots. All remnants of existing foundations shall be completely excavated and removed to at least 2 feet below finished grades. If any unusual items are unearthed during or after demolition, please contact the project Geotechnical Engineer for further evaluation. Utilities to be abandoned shall be completely removed from all proposed construction areas. If this is not feasible, then the abandoned utility piping shall be filled with flowable fill (COA Item No. 4025 or TxDOT Item No. 401) and plugged such that it does not become a conduit for water flow. Project Geotechnical Engineer shall be retained to assist in evaluating exposed subgrades during earthwork so that unsuitable materials, if any, are removed at the time of construction.
2. Once initial subgrade elevations have been achieved (i.e., after cuts but prior to fills), the exposed subgrade in all construction areas (except landscaping) shall be carefully and thoroughly proof-rolled with a 20-ton pneumatic roller, fully-loaded dump truck, or similar equipment to detect weak zones in the subgrade. Weak areas detected during proof-rolling, zones containing debris or organics, and voids resulting from removal of tree roots, existing foundation elements, utilities, fill, boulders, etc. shall be removed and replaced with soils exhibiting similar classification, moisture content, and density as the adjacent in-situ soils (or flowable fill). Proper site drainage shall be maintained during construction so that ponding of surface runoff does not occur and cause construction delays and/or inhibit site access.
3. **Grade level areas:** The on-site Stratum 1 soils shall be reworked and recompacted to a depth of 1 foot below existing grades. Any and all new fill within building areas shall be properly compacted select fill.
- Below-grade building areas:** The on-site Stratum 2 materials shall be excavated and removed from the residence areas to at least 1-foot below bottom of slab. The excavated soils shall then be replaced with properly compacted select fill, up to finished grades. All fill within building areas shall be select fill.

4. When the existing structures are demolished, it is likely that the Earthwork Contractor will uncover additional fills and possibly low plasticity select fill below the slab footprint. The Contractor shall perform several test pit excavations (with the project geotechnical engineer observing) in the fill pad area to assess the thickness of the existing select fill. At that same time, the project geotechnical engineer shall obtain samples for testing to ensure the existing select fill, if present, meets our plasticity requirements (Pl<20). If so, the existing select fill below the existing buildings would be acceptable for re-use under the proposed structures; however, the Earthwork Contractor shall be careful to not intermix the excavated select fill with the Stratum 2 clayey sands observed in the borings.
5. After proof-rolling, and just prior to placement of fill, the exposed soil subgrade in all construction areas (except landscaping) shall be evaluated for moisture and density through field density testing. If the moisture and/or density field test results do not meet the moisture and density requirements below, the subgrade shall be scarified to a minimum depth of 6 inches, moisture conditioned and compacted as per the fill compaction requirements. As an alternative to evaluation of the existing soil subgrade through moisture-density testing in building areas, the subgrade may be over-excavated an additional 6 inches to allow for placement and compaction of an additional 6 inches of select fill. If this option is selected, the additional excavation shall be made prior to proof-rolling.
6. Imported select/Structural Fill shall be classified as CL, SC, and/or GC and conform to one of the following:
- TxDOT Item 247, Type A, Grade 3
 - Percent Retained on No 4 Sieve < 40 % with a PI between 5 and 20 and rocks < 4" in maximum dimensions
 - Crushed concrete (TxDOT Item 247, Type D, Grade 3 or better
7. Remove additional material as required to place a minimum of 1 foot of select fill beneath the building slab. All exposed surfaces shall then be scarified to a depth of 6 inches, watered as required and recompacted to a minimum of 95 percent of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test) at a moisture content within 3 percent of the optimum moisture content.
8. On site Stratum 1 soils may be reworked and reused as select fill if approved by the Geotechnical Engineer. Ref Geotechnical report for requirements pertaining to reuse of Stratum 1 soils as select fill.

BUILDING PAD PREPARATION continued

9. Structural fill pads greater than 5 ft in depth shall be compacted to at least 100% of the ASTM D 698 maximum dry unit weight. All other structural fill shall be compacted to a minimum 95% of the ASTM D 689 dry unit weight at a moisture content within 3 percent of the optimum moisture content.
10. Compaction and moisture content of subgrade and each lift of structural fill shall be inspected and approved by a qualified engineering technician, supervised by a Geotechnical Engineer.
11. Provide a vapor retarder that conforms to ASTM E1745, Class A or better with a maximum vapor permeance of 0.03 perms per ASTM E96. Vapor retarder shall be no less than 15 mils thick.
12. The above recommendations have been prepared in accordance with the referenced geotechnical report.



CONTROLLED BACKFILL BEHIND BASEMENT AND RETAINING WALLS

1. Backfill material shall be clean gravel compacted to between 95 and 100 percent of the Standard Proctor (ASTM D 698) maximum dry density.
2. Fill shall be placed in lifts not to exceed 8".
3. Compaction and moisture content of controlled backfill shall be verified by an independent testing laboratory.
4. The final 12 to 24 inches of backfill near the street level surface shall consist of fine-grained cohesive clay soils (CH or CL) or flowable fill (TxDOT Item 401).
5. Backfill material shall not be placed against foundation walls until all supporting slabs, beams, struts, etc., have attained their 28 day design strength unless proper bracing is installed.
6. Where backfill is required on both sides of a structure or building element, backfill shall be placed simultaneously along both sides so that the backfill height on one side does not exceed the height on the opposite side by more than 4'-0".
7. Compaction and moisture content of subgrade and each lift of structural fill shall be inspected and approved by a qualified engineering technician, supervised by a Geotechnical Engineer.
8. Design of basement walls is based on equivalent hydrostatic pressures of 54 pcF, assuming drained crushed limestone or gravel backfill.
9. The above recommendations have been prepared in accordance with the referenced geotechnical report.

CAST-IN-PLACE CONCRETE

1. Classes of Concrete: All concrete shall conform to the requirements as specified in the table below, unless noted otherwise on the Structural Drawings:

Concrete Mix Schedule

DESCRIPTION OF USE	STRENGTH (psi)	AGG. TYPE	AGG. SIZE	SLUMP (inches)	MAX W/C	EXPOSURE CLASSES	AIR CONTENT
Grade Beams and Footings	3000	NWT	1 1/2"	5-7	-	F0/S0/W0/C1	-
Slab-on-Grade	3000	NWT	1"	3-5	-	F0/S0/W0/C1	-
Basement Walls	4000	NWT	1"	3-5	-	F0/S0/W0/C1	-
Structural Beams and Slabs	4000	NWT	1"	3-5	-	F0/S0/W0/C1	-
Structural Columns	4000	NWT	1"	3-5	-	F0/S0/W0/C1	-

- A. "NWT" refers to normal concrete having air dry unit weight of approximately 145 PCF (ASTM C33 aggregate).
- B. Where w/c ratio is not indicated in the Concrete Mix Schedule, it shall be as necessary to meet strength requirements.
- C. Where the w/c ratio is shown, it shall be adhered to regardless of strength requirements.
- D. "Strength" is required compressive cylinder strength at an age of 28 days.
2. The concrete design mix for exposure class F2 shall meet the following additional requirements:
- A. A maximum water/cement ratio of 0.45.
- B. A high-range water reducing admixture shall be added to increase the slump to 5-6". The noted slump applies before the addition of the admixture.
- C. Maximum shrinkage of the concrete shall be 0.03% at 28 days as determined by ASTM C157.
- D. Minimum entrained air content shall be 5 to 7 percent.
3. A maximum of 20% of the cementitious materials used in mix designs may be replaced with class C or F fly ash.
4. Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractor's option.
5. Horizontal construction joints in concrete placements shall be permitted only where indicated on the Structural Drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on the Structural Drawings for review by the Architect and Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.
6. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318, Section 26.8, including the following:
- A. 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.
- B. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.
7. Concrete placements shall not exceed 10,000 square feet or 100 linear feet on each side without prior approval by the Architect for each placement.
8. Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.
9. Concrete sampling for quality assurance: Concrete that is pumped shall be sampled at the point of discharge from the truck.

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1004 EASON
RESIDENCE
PROJECT NO. 21141

1004 Eason St, Austin, TX 78703

ISSUE DATE : 08 FEB 2023
Δ REVISIONS

PERMITTING
SUBMITTAL

STRUCTURAL
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CONCRETE REINFORCING

- Concrete reinforcement for the project shall conform to the following:
 - All reinforcing steel shall be new billet steel in accordance ASTM A615, Grade 60, unless noted otherwise in the Structural Drawings or these notes.
- Detailing of reinforcing steel shall conform to the American Concrete Institute 315 Detailing Manual and all hooks and bends in reinforcing bars shall conform to ACI detailing standards, unless noted otherwise on the Structural Drawings.
- In unscheduled grade beams, walls, and slabs, detail reinforcing as follows:
 - Class A lap beam top reinforcing bars at mid span.
 - Class A lap beam bottom reinforcing bars at the supports.
 - Provide Class B lap at other location pending Engineer's approval.
 - Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls and slabs.
 - Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if horizontal bars are hooked.
 - Provide 2-#4 diagonal bars at all slab re-entrant corners placed under the top mat of steel.
- Reinforcing steel clear cover shall be as follows:
 - Basement Walls 1" Int., 2" ext. exposure
 - Beams 1 1/2" Int., 2" ext. exposure
 - Columns 1 1/2" Int., 2" ext. exposure
 - Earth-formed grade beams 1 1/2" top, 3" sides, 3" bottom
 - One way slabs 3/4"
 - Slab-on-grade 3/4" top
- Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Structural Drawings for use as shop drawings.

COMPOSITE WOOD MEMBERS

- Where noted on the Structural Drawings, joists shall be either Laminated Veneer Lumber (LVL) or Parallel Strand Lumber (PSL) as specified on the drawings with the following properties.
 - Laminated Veneer Lumber (LVL):
 - Elastic Modulus: 1,900,000 psi
 - Allowable Bending Stress: 2,600 psf
 - Parallel Strand Lumber (PSL)
 - Elastic Modulus: 2,000,000 psi
 - Allowable Bending Stress: 2,900 psf
- Do not notch joists or 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.
- Multiple wood beams up to three members thick shall be nailed together with three rows of 12d 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 2 rows at 24" on center, staggered top and bottom for the full length of the beam.
- Where multiples of two 1 3/4" Micro-Lam beams are noted on the Structural Drawings, the Contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
- Provide web stiffeners where required by the manufacturer for the specified support condition.
- Connectors for double 1 3/4" beams or single 3 1/2" beams shall be Simpson HHUS410 face mounted hangers, typical unless noted otherwise on the Structural Drawings.

GLUE LAMINATED WOOD

- Glue laminated wood members shall be southern pine or douglas fir, with grade combinations that furnish a minimum allowable extreme fiber stress in bending of 2,400 pounds per square inch in the tension zone.
- Members noted to be "balanced" shall be provided with laminations conforming to tension zone requirements in both the top and bottom of the member resulting in a minimum extreme fiber bending stress in bending of 2400 pounds per square inch in both the tension and compression zones.
- Members noted "T" or "C" on the drawings are loaded primarily in tension and compression, respectively. Axially loaded members shall be furnished with grade combinations that furnish a minimum allowable stress in tension parallel to grain of 1000 pounds per square inch and in compression parallel to grain of 1550 pounds per square inch for four or more laminations.
- Members shall conform to the latest edition of "Standard Specifications for Structural Glued Laminated Timber of Softwood Species (AITC 117)," The American Institute of Timber Construction.
- Members to be covered shall be AITC Industrial Appearance Grade. Exposed members shall be AITC Architectural (or Premium) appearance grade.
- All holes for bolts or connectors shall be shop drilled using templates. Bolt holes shall be 1/16" larger than bolt diameter.
- Provide standard camber in all members to compensate for short and long term dead load deflection, unless camber is shown on the Structural Drawings.

TIMBER FRAMING

- Unless noted otherwise on the Structural Drawings, all structural framing lumber shall be clearly marked No. 2 Spruce-Pine-Fir, No. 2 Southern Pine, or No. 2 Douglas Fir, except that non-load bearing interior walls may be stud grade Spruce-Pine-Fir, Southern Pine, or Douglas Fir.
- Refer to schedule for stud size and spacing at load-bearing walls. Non load-bearing walls shall be 2x4 at 16" on center.
- Wood Preservative Treated Lumber (Pressure Treated):
 - Preservative Treated Lumber shall be Southern Pine and shall be treated as described below.
 - Preservative Treatment by Pressure Process should be performed according to the AWWPA methods described below. The preservative chemicals shall be waterborne and can include Alkaline Copper Quat (ACQ-C, ACQ-D) and Copper Azole (CBA-C & CA-B) for interior or exterior uses and Inorganic Boron (SBX) for interior use only. Preservative shall not contain arsenic or chromium and shall not contain ammonia carriers.
 - Wood Installed for above ground use shall be preservative treated using water-borne preservatives in accordance with AWWPA U2, use category UC3B. The locations to be treated are as follows:
 - Wood joists or wood floor without joists are closer than 18 inches or wood girders are closer than 12 inches to the exposed ground in crawl space.
 - Wood Framing members including wood sheathing which rest on exterior foundation walls and are less than 6 inches from the exposed earth.
 - Wood framing members or furring strips attached directly to the interior of exterior or concrete walls below grade.
 - Wood sleepers and sill plates on concrete or masonry slab that is in direct contact with earth.
 - Wood Girder ends supported by exterior masonry or concrete walls unless 1/2 inch airspace is provided on top, sides, and end.
 - Wood Siding closer than 6 inches to earth.
 - Posts or columns supported directly on a footing unless separated by an impervious moisture barrier and a minimum 6 inches above grade and 1 inch above slab where a slab exists or 8 inches above earth on a concrete pier where no slab exists.
 - Portions of Glued-laminated timbers exposed to weather.
 - Wood in contact with Ground (exposed earth) or fresh water shall be preservative treated using water-borne preservatives in accordance with AWWPA U1, with use category UC4C.
 - Wood member that form supports of buildings, balconies, porches, or similar permanent building appurtenances where such members are exposed to the weather without adequate protection from the roof, eave, overhang, etc. to prevent water accumulation on the surface or between joints shall be preservative treated using water-borne preservatives in accordance with AWWPA U1 with use category UC3A.
 - Other wood members noted in the drawings shall be preservative treated using water-borne preservatives in accordance with AWWPA U1 with use category UC3A.
- All wood headers, beams, and top plates shall be No. 2 Spruce-pine-Fir, No. 2 Southern Pine, or No. 2 Douglas Fir.
- All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
- All load bearing walls shall have solid 2x blocking at 4'-0" on center maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
- Floor sheathing: 3/4" APA rated 48/24 tongue and groove sheathing with an Exposure 1 rating (or) 3/4" grade C-D tongue and groove plywood with exterior glue. Floor sheathing shall be glued to the wood support members with a wet use adhesive, in addition to being nailed to the supports with 10d ring shank nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
- Roof sheathing: 1/2" APA rated 32/16 sheathing with an exposure 1 rating (or) 1/2" 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. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
- 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.
- All framing members framing into the side of a header 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 manufacturer's recommendations for the size of joist supported.
- Nailing and attachment of all framing members and sheathing shall be as specified in the International Building Code Nailing Schedule unless noted otherwise on the Structural Drawings. Common wire nails shall be used for all framing unless noted otherwise on the Structural Drawings.
- Place a single plate at the bottom and a double plate at the top of all stud walls.
- Simpson Strong Tie steel connectors in contact with Pressure Treated Lumber shall the following composition/ finish:

USAGE	TYPE OF PRESERVATIVE RETENTION LEVEL	SIMPSON FINISH
Interior	SBX/DOT	G90
Interior/Exterior	ACQ (All) / 0.40 pcf (max)	HDG/ ZMAX
Interior/Exterior	CBA-A) / 0.41 pcf (max)	HDG/ ZMAX
Interior/Exterior	CA-B / 0.21 pcf (max)	HDG/ ZMAX
- Provide double joists under all interior partition walls oriented parallel to the joists.
- 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 hot dip galvanized or stainless steel.
- 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.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

- 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).
- 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.
- Provide adequate erection bracing in accordance with Truss Plate Institute publication BCSI-1-06.
- 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.
- All timber truss members shall be Spruce-pine-fire, Southern Pine, or Douglas Fir with a maximum moisture content of 19%. Chord members shall be No. 2 or better and web members shall be No. 3 or better.
- Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A653 grade 33 steel, with a G60 galvanized coating.
- Trusses shall be designed in accordance with the following requirements:
 - Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
 - Limit live load deflection of trusses to L/360. Total load deflections shall be limited to L/240.
 - Trusses shall be designed for the superimposed dead, live and snow loads as noted in the Structural Notes and as indicated on the Structural Drawings. Superimposed dead loads shall not be less than the following:
 - Roof Trusses:
 - Dead Load
 - Top Chord 15 psf
 - Bottom Chord 5 psf
 - Live Load
 - Top Chord 16 psf
 - Bottom Chord 4 psf
 - Roof - Flat Trusses:
 - Dead Load
 - Top Chord 15 psf
 - Bottom Chord 5 psf
 - Live Load
 - Top Chord 16 psf
 - Bottom Chord 4 psf
 - Roof - Flat Trusses at Mechanical:
 - Dead Load
 - Top Chord 15 psf
 - Bottom Chord 5 psf
 - Live Load
 - Top Chord 40 psf
 - Bottom Chord 10 psf
 - Floor Trusses:
 - Dead Load
 - Top Chord 30 psf
 - Bottom Chord 5 psf
 - Live Load 40 psf
 - Trusses shall be designed for the superimposed wind loads in accordance with the specified General 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.
 - For size and location of mechanical openings, see Mechanical Drawings.
 - Truss manufacturer shall submit shop drawings and calculations for review. Shop drawings shall bear the seal of a registered professional engineer licensed in the state having jurisdiction at the project site.
 - Floor joists shall be proven by testing as demonstrated either by ICBO and NRB acceptance.
 - Tag all connection points on web members where permanent lateral bracing is required by design.
 - At roof ridges and valleys not framed with hip trusses, provide blocking between trusses as required to provide continuous support for roof sheathing.
 - All truss-to-truss, truss-to-beam and truss-to-wall connections shall be designed and supplied by the truss manufacturer. All beam-to-truss connections shall be provide by the engineer of record.
 - Orientation, spacing, and location of wood trusses indicated on plan are schematic and are intended to show design intent. The structural engineer responsible for the delegated design of these components may modify the aforementioned parameters in order to accommodate mechanical, architectural, or other design considerations or to provide a more economical or efficient design. Deviations from the framing assumptions indicated on plan, particularly changes which affect load paths, must be coordinated with Encotech prior to incorporation into the submitted drawings.

DESIGN BY OTHERS

- In accordance with the Specifications the items listed below are not included in the Contract Documents. Design of these elements shall be the responsibility of the Contractor, and shall be designed and sealed by a registered professional engineer licensed in the state having jurisdiction at the project site.
 - Wood Trusses
 - Excavation Support and Protection
- Design of the items listed above shall be in accordance with the General Building Code, and shall include all attachments to the structure.

DEFERRED SUBMITTALS

- In accordance with the General Building Code, Section 107.3.4.2, the following submittals will not be issued at the time of permit application, and will be "deferred" to a later date. Deferred submittals are required to be submitted to the Building Official. However, these submittals shall be submitted and approved by the Registered Design Professional in Responsible Charge (RDP/RC) prior to submitting to the Building Official. Deferred submittals are design items being delegated to the Contractor which shall be designed and sealed by a registered professional engineer licensed in the state having jurisdiction at the project site.
- The following structural components shall be treated as deferred submittals:
 - Wood Floor and Roof Trusses
 - Excavation Support and Protection
- Design of the items listed above shall be in accordance with the General Building Code, and shall include all attachments to the structure.
- Work associated with Deferred Submittals shall not be performed until the deferred submittal documents have been approved by the Building Official.
- Refer to the Contract Documents for additional Deferred Submittal items.

STRUCTURAL STEEL

- Material
 - All hot rolled steel members shall be new and conform to ASTM specification A6.
 - ASTM Specification and Grade - clearly mark the grade on each member.
 - Unless Noted otherwise on the Structural Drawings, structural steel members shall be:
 - W-shapes shall conform to ASTM A992.
 - Channels shall conform to ASTM A36.
 - Angles shall conform to ASTM A36.
 - Steel pipe shall conform to ASTM A53, Type E or S, Grade B.
 - Round hollow structural shape members shall conform to ASTM A500, Grade B Fy = 42 ksi.
 - Square or rectangular hollow structural shape members shall conform to ASTM A500 Grade B, Fy = 46 ksi.
 - Structural steel plate shall conform to ASTM A36.
 - Any other steel shall conform to ASTM A36.
- Fabrication
 - Fabricator shall participate in the AISC Quality Certification Program and be designated an AISC-Certified Plant, Category BU at time of bid.
 - Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
 - Dimensional tolerances of fabricated structural steel shall conform to Section 6.4 of the AISC Code of Standard Practice unless noted otherwise on the Structural Drawings.
 - Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.
- Erection
 - Erection tolerances of anchor bolts, embedded items, and all structural steel unless specified otherwise on the Structural Drawings shall conform to the AISC Code of Standard Practice.
 - Field cutting of structural steel or any field modifications to structural steel shall not be made without prior approval of the Engineer.
 - Contractor shall protect any unpainted structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.
 - Hot dip galvanize after fabrication all structural steel items and connections permanently exposed to the weather, whether specified on the Structural Drawings or not. Such items include, but are not limited to:
 - Shelf angles
 - All embedded plates in concrete
 - Building cladding support steel in space not air conditioned and/or exposed to moisture outside the exterior waterproofing surface if any.
 - Railing exposed to weather.
 - Examine the Architectural and Structural Drawings for other items required to be hot dipped galvanized. Galvanize all nuts, bolts, and washers used in connection with such steel. Field welded connections shall have welds protected with "Z.R.C. Cold Galvanizing Compound" as manufactured by Z.R.C. Company.
- Submittal: Provide drawings showing details for fabrication and shop assembly of members, erection plans and details. Include details of connections, camber, weld profiles and sizes and spacing. Shop and erection drawings shall not be made using reproductions of the Structural Drawings.

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**1004 EASON
RESIDENCE**
PROJECT NO. 21141

1004 Eason St, Austin, TX 78703

ISSUE DATE : 08 FEB 2023
Δ REVISIONS

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STRUCTURAL
NOTES

S0.02

SPECIAL INSPECTIONS

The following Statement and Schedules of Inspections are those Special Inspections and Tests that shall be performed for this project. Special Inspectors shall reference these plans and IBC Chapter 17 for all special inspection requirements.

The owner shall retain an “approved agency” per IBC 1703 to provide special inspections for this project. Special Inspectors shall be qualified persons per IBC 1704.2.1. Submit copies of all inspection reports to the Architect/Engineer and the Authority Having Jurisdiction for review. In addition to special inspection reports and tests, submit reports and certificates noted in IBC 1704.5 to the Authority Having Jurisdiction. Final special inspection reports will be required by each special inspection firm per IBC 1704.2.4.

STATEMENT OF SPECIAL INSPECTIONS:

This statement of Special Inspections has been written with the understanding that the Building Official will:

- Review and approve the qualifications of the Special Inspectors
- Monitor the special inspection activity on the project site to assure that Special Inspectors are qualified and performing their duty as state within this statement.
- Review all Special Inspection Reports submitted to them by the Special Inspector Perform inspections as required by IBC Section 110.3.

SPECIAL INSPECTION OF SHOP FABRICATED STRUCTURAL LOAD BEARING MEMBERS

Special inspection of shop fabricated, structural load bearing members shall be verified by the Special Inspector per Section 1704.2.5

SPECIAL INSPECTION OF CONCRETE CONSTRUCTION

Special inspection and tests of concrete construction shall be performed in accordance with this section and Table 1705.3 with the following exceptions:

- Special inspections shall not be required for:
 1. Isolated spread concrete footings of buildings three stories or less above the grade plane fully supported on earth or rock.
 2. Continuous footings supporting walls of buildings three stories or less above the grade plane that are fully supported on earth or rock where:
 - a. The footings support walls of light frame construction.
 - b. The footings are designed in accordance with IBC Table 1809.7.
 - c. The structural design of the footing is based on a specified compressive strength, f'_c , not more than 2,500 psi.
 3. Nonstructural concrete supported directly on the ground, including prestressed slabs on grade, where the effective prestress in the concrete is less than 150 psi
 4. Concrete foundation walls constructed in accordance with Table 1807.1.6.2.
 5. Concrete patios, driveways, and sidewalks, on grade.

SCHEDULES OF SPECIAL INSPECTIONS:

TABLE 1705.3					
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION					REQUIRED? Y/N
VERIFICATION AND INSPECTION TASK	FREQUENCY		REFERENCED STANDARD	IBC REFERENCE	
	CONTINUOUS	PERIODIC			
1. Inspect reinforcement, including pre-stressing tendons, and verify placement.	—	X	AC I 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4	Y
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706. b. Inspect single pass fillet weld maximum 5/16". c. Inspect all other welds.	— — X	X X —	AWS D1.4 ACI 318: 26.6.5	—	N
3. Inspect anchors cast in concrete.	—	X	ACI 318: 17.8.2	—	Y
4. Inspect anchors post-installed in hardened concrete members: a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads. b. Mechanical anchors and adhesive anchors not defined in 4a.	X —	— X	ACI 318: 17.8.2.4 ACI 318: 17.8.2	— —	Y Y
5. Verify use of required design mix.	—	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1-3	Y
6. Prior to concrete placement, fabricate specimens, for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—	ASTM C172 ASTM C31 ACI 318: 26.12	1908.10	Y
7. Inspect concrete and shotcrete placement for proper application techniques.	X	—	ACI 318: 26.5	1908.6-8	Y
8. Verify maintenance of specified curing temperature and techniques.	—	X	ACI 318 :26.5.3 - 26.5.5	1908.9	Y
9. Inspect Prestressed concrete for: a. Application of prestressing forces. b. Grouting of bonded prestressing tendons.	X X	— —	ACI 318: 26.5.3 - 26.5.5 ACI 318: 26.10	— —	N N
10. Inspect erection of precast concrete members.	—	X	ACI 318: 26.11.2	—	N
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.	—	X	ACI 318: 26.11.2	—	N
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	ACI 318: 26.11.1.2(b)	—	Y

TABLE 1705.6			
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS			REQUIRED? Y/N
VERIFICATION AND INSPECTION TASK	FREQUENCY DURING TASK LISTED		
	CONTINUOUS	PERIODIC	
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X	Y
2. Verify excavations are extended to proper depth and have reached proper material.	—	X	Y
3. Perform classification and testing of compacted fill materials	—	X	Y
4. Verify use of proper materials, densities and lift thickness during placement and compaction of compacted fill.	X	—	Y
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	—	X	Y

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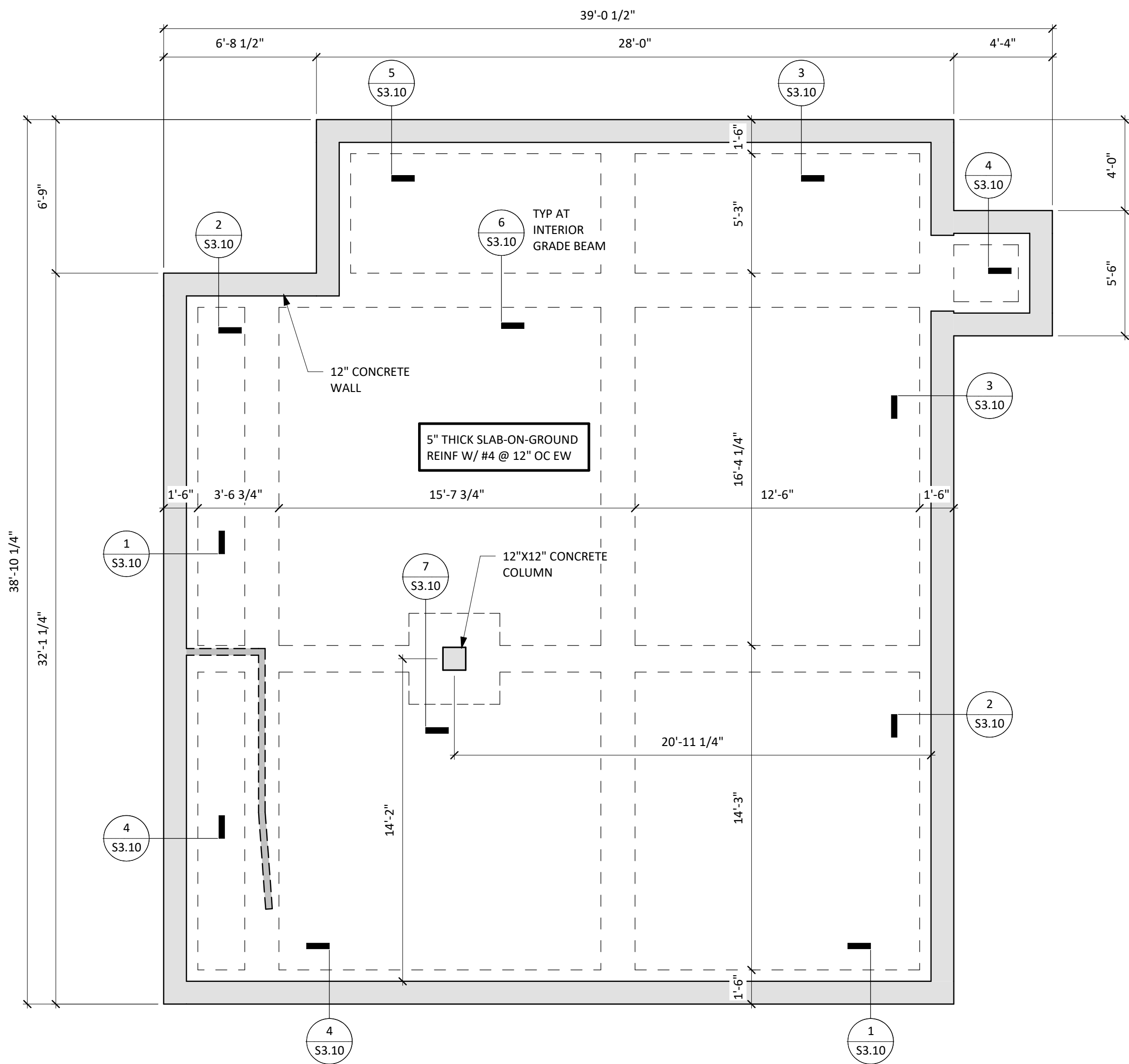
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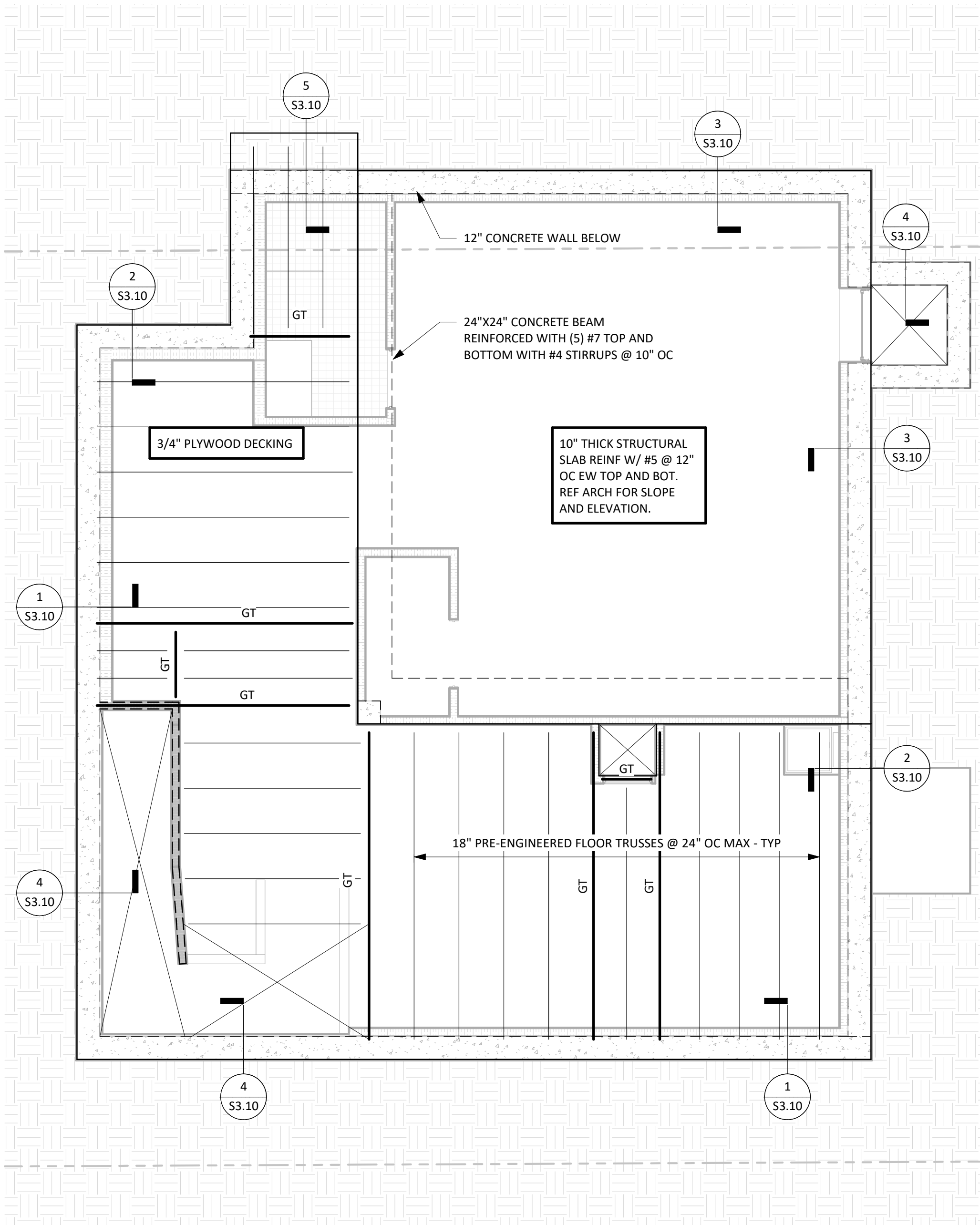
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SPECIAL
INSPECTIONS

S0.03



1 1004 EASON BASEMENT FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



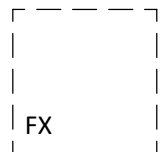
2 1004 EASON 1ST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

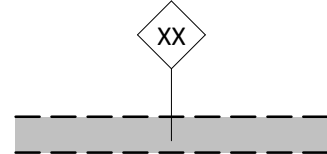
- Top of structural concrete elevation is noted on plan as TOC. If a reference elevation is used, ref Arch or Civil for absolute elevation.
- Posts are called out at the level where they begin. Refer to level below for all posts supporting beams and girders. Base condition is also denoted in post call out. Wood post sizes are denoted as follows:



- Ref footing schedule for size and reinforcement. Footings are denoted as follows:



- Typical load bearing wall stud size and spacing are denoted in the schedule on this sheet. Deviations from the typical design are tagged as follows on plan:

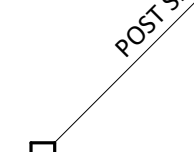


- Provide construction or control joints at column lines and spaced at 15'-0" OC max. Ref typical concrete details.

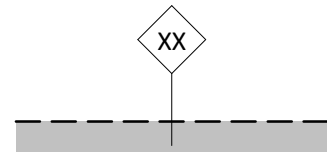
- Refer to architectural drawings for all opening dimensions and locations.

FRAMING PLAN NOTES

- Floor framing to be 18" deep wood trusses at 24" OC max spacing unless noted otherwise. Trusses to be spaced as required to avoid plumbing.
- Posts are called out at the level where they begin. Refer to level below for all posts supporting beams and girders. Wood and steel post sizes are denoted as follows:

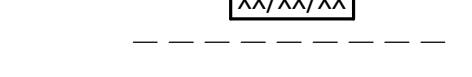


- Typical load bearing wall stud size and spacing are denoted in the schedule on this sheet. Deviations from the typical design are tagged as follows on plan:



- 'GT' denotes girder truss to be designed by truss manufacturer.

- Load bearing walls above that do not stack with walls below are denoted as follows:



LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

LIVE LOAD

DEAD LOAD

ROOF LIVE LOAD

XX/XX/XX

TYPICAL LOAD BEARING STUD WALL SCHEDULE

LEVEL	WALL TYPE	
	EXTERIOR	INTERIOR
2	2X6 @ 16" OC	2X4 @ 16" OC
1	2X6 @ 16" OC	2X4 @ 12" OC

LOAD BEARING STUD WALL TAGS

TAG	STUD SIZE AND SPACING
4.1	2X4 @ 16" OC
4.2	2X4 @ 12" OC
4.3	2X4 @ 8" OC
6.1	2X6 @ 16" OC
6.2	2X6 @ 12" OC
6.3	2X6 @ 8" OC

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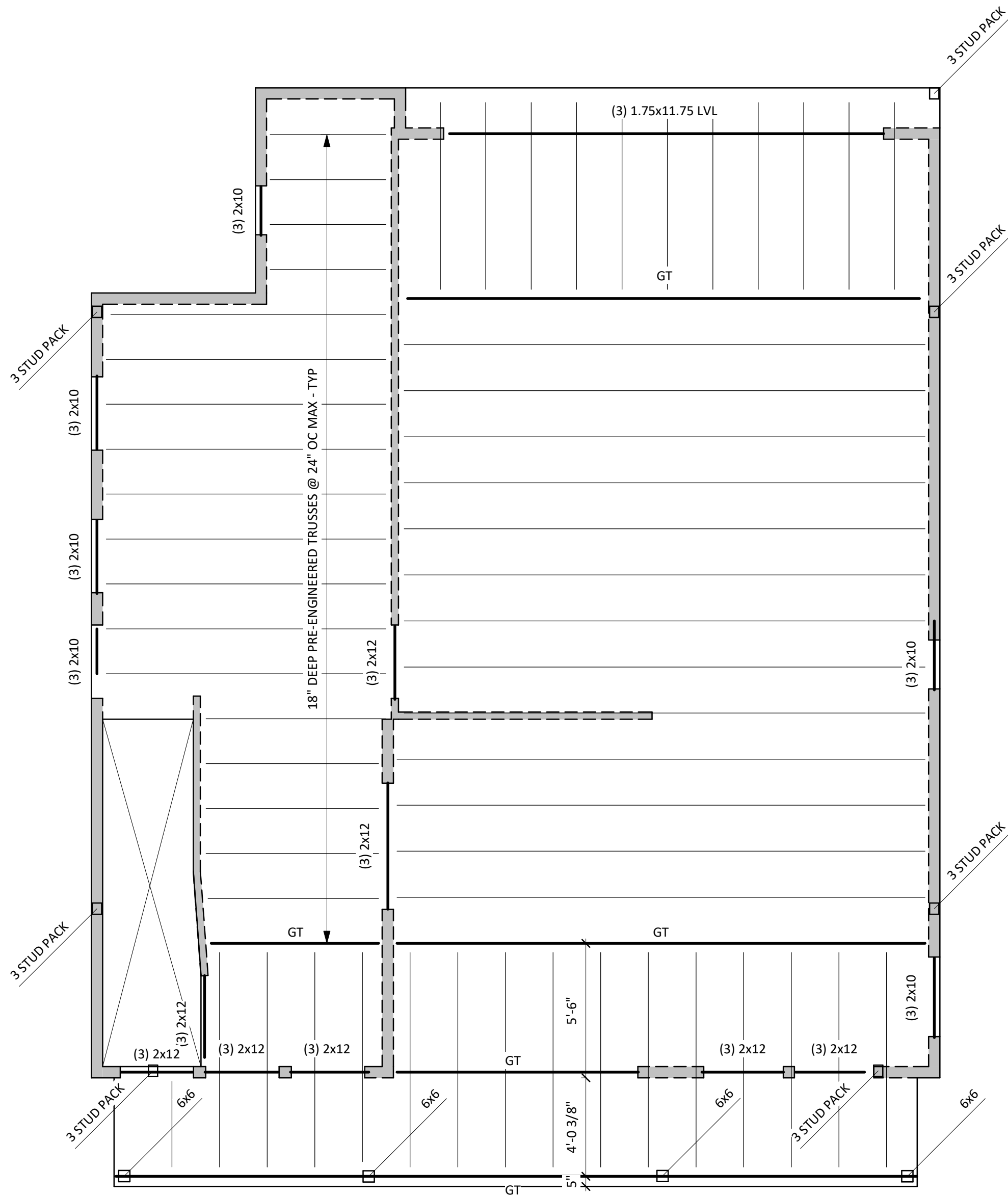
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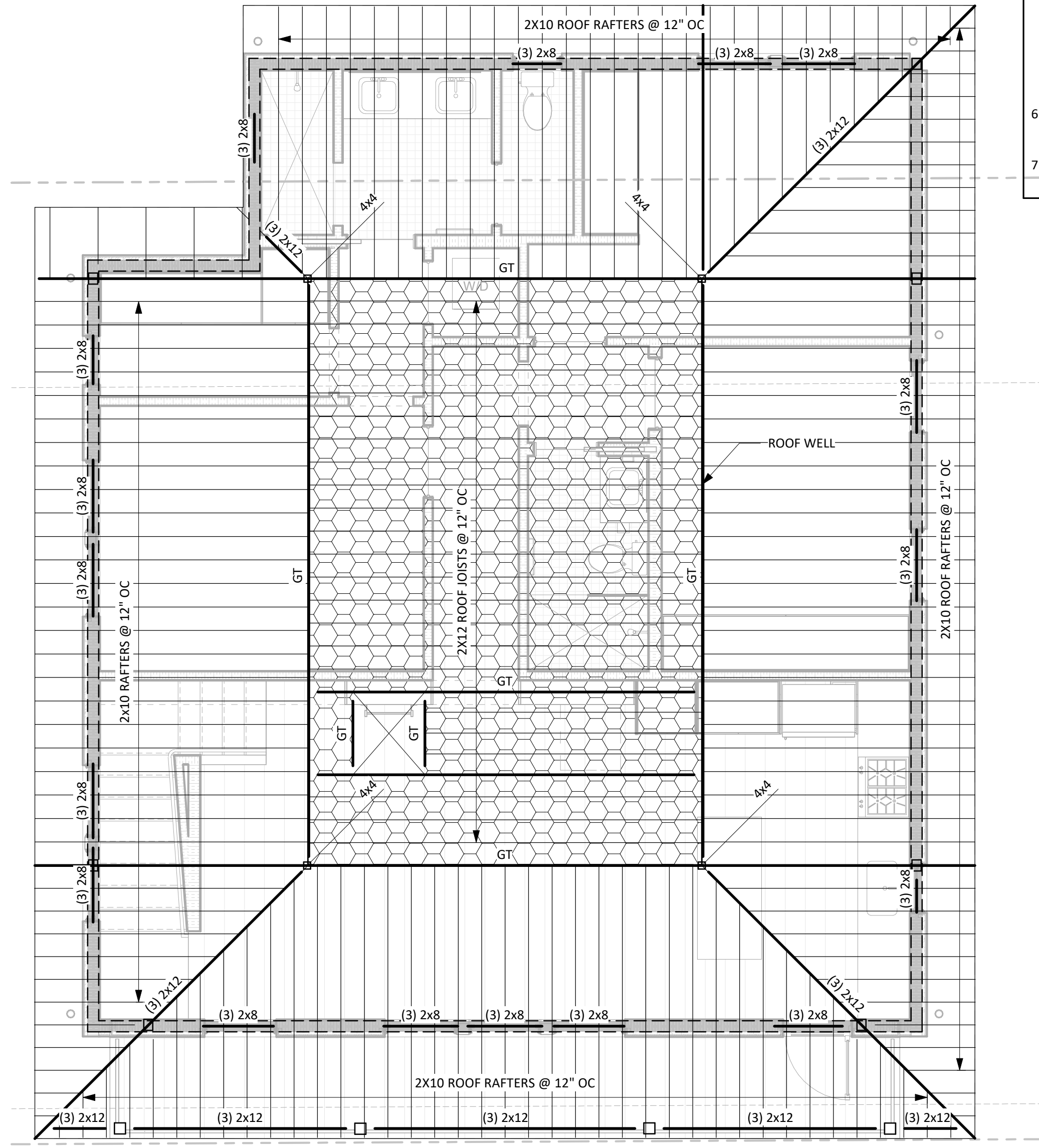
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BASEMENT & 1ST
FLOOR PLAN

S1.01A



1 1004 EASON 2ND FLOOR
SCALE: 1/4" = 1'-0"



2 1004 EASON ROOF
SCALE: 1/4" = 1'-0"

FRAMING PLAN NOTES

1.

Floor framing to be 18" deep wood trusses at 24" OC max spacing unless noted otherwise. Trusses to be spaced as required to avoid plumbing.

2.

Posts are called out at the level where they begin. Refer to level below for all posts supporting beams and girders. Wood and steel post sizes are denoted as follows:

□

POST SIZE

3.

Typical load bearing wall stud size and spacing are denoted in the schedule on this sheet. Deviations from the typical design are tagged as follows on plan:

XX

4.

'GT' denotes girder truss to be designed by truss manufacturer.

5.

Load bearing walls above that do not stack with walls below are denoted as follows:

LIVE LOAD

DEAD LOAD

XX/XX/XX

ROOF LIVE LOAD

6.

Truss placement to be coordinated with closet flanges and shower drain locations. Ref ARCH.

7.

Refer to architectural drawings for all opening dimensions and locations.

Loads shown are service level loads in PLF.

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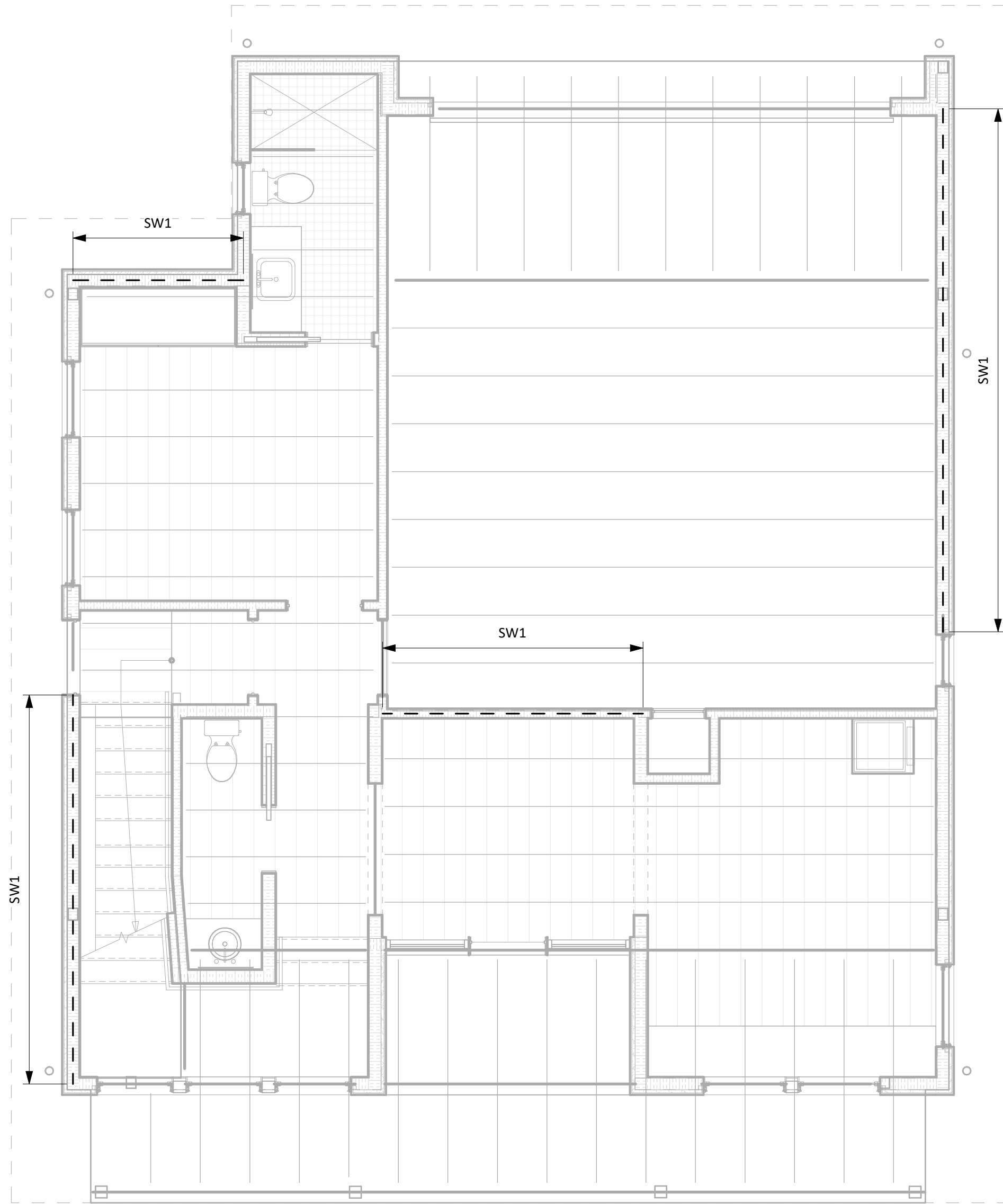
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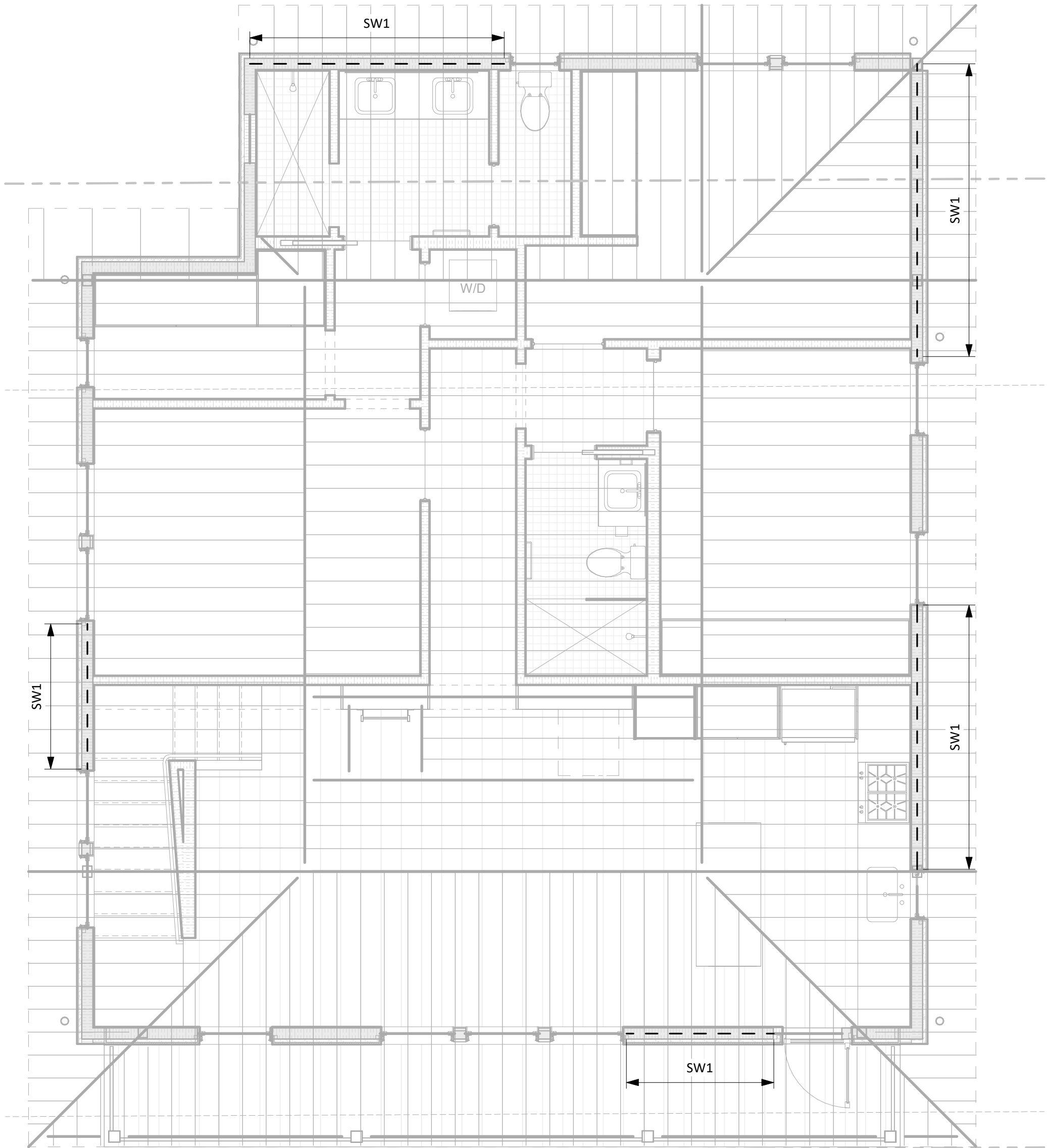
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2ND FLOOR &
ROOF PLAN

S1.02A



1 1004 EASON 1ST FLOOR SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"



2 1004 EASON 2ND FLOOR SHEAR WALL PLAN
SCALE: 1/4" = 1'-0"

SHEAR WALL PLAN NOTES

1.

Shear walls are denoted as follows:

SHEAR WALL TYPE

Ref shear wall and hold down schedules. Hold downs noted in schedule are to be installed at each end of shear wall call out.

2.

Lengths of shear wall are not indicated. Shear wall extends entire length of wall.

3.

Shear wall types apply to full height of walls. Refer to shear wall schedule for specific information about the shear wall at each level.

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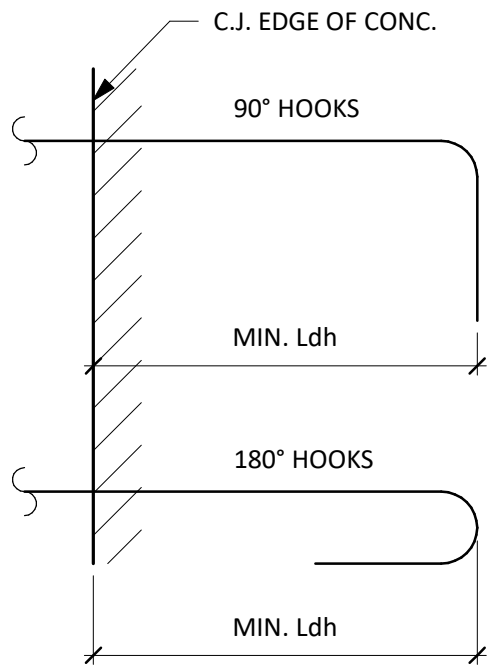
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SHEAR WALL PLAN

S2.00A

REINFORCEMENT SPLICE LENGTH BEAM SCHEDULE													
		f'c=3000 psi CONCRETE		f'c=4000 psi CONCRETE		f'c=5000 psi CONCRETE		f'c=6000 psi CONCRETE		f'c=7000 psi CONCRETE		f'c=8000 psi CONCRETE	
CLASS BAR SIZE	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	"A"	"B"	
	#3	1'-5"	1'-10"	1'-3"	1'-7"	1'-1"	1'-5"	1'-0"	1'-4"	1'-0"	1'-4"	1'-0"	1'-4"
#4	1'-10"	2'-5"	1'-7"	2'-1"	1'-5"	1'-10"	1'-4"	1'-8"	1'-3"	1'-7"	1'-2"	1'-6"	
#5	2'-4"	3'-0"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-1"	1'-6"	2'-0"	1'-5"	1'-10"	
#6	2'-9"	3'-7"	2'-5"	3'-1"	2'-2"	2'-9"	2'-0"	2'-7"	1'-10"	2'-4"	1'-8"	2'-2"	
#7	4'-0"	5'-3"	3'-6"	4'-6"	3'-1"	4'-1"	2'-10"	3'-8"	2'-8"	3'-5"	2'-6"	3'-2"	
#8	4'-7"	6'-0"	4'-0"	5'-2"	3'-7"	4'-7"	3'-3"	4'-3"	3'-0"	3'-11"	2'-10"	3'-8"	
#9	5'-2"	6'-10"	4'-6"	5'-10"	4'-0"	5'-3"	3'-8"	4'-9"	3'-5"	4'-5"	3'-2"	4'-1"	
#10	5'-10"	7'-8"	5'-1"	6'-7"	4'-6"	5'-10"	4'-1"	5'-4"	3'-10"	4'-11"	3'-7"	4'-8"	
#11	6'-6"	8'-6"	5'-7"	7'-3"	5'-0"	6'-6"	4'-7"	5'-11"	4'-3"	5'-6"	4'-0"	5'-2"	

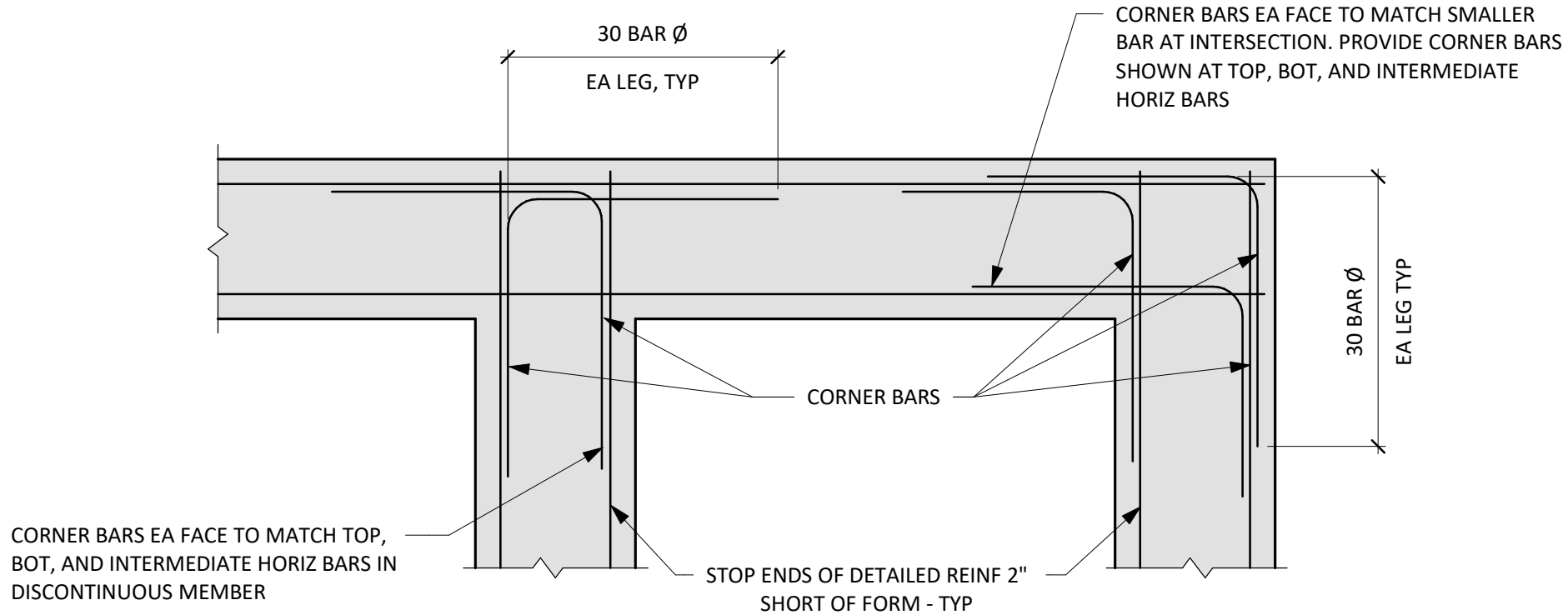
- NOTE:
- WHERE SPLICE TYPE IS NOT INDICATED, USE CLASS "B" SPLICE.
 - LAP LENGTHS LISTED ABOVE APPLY UNDER THE FOLLOWING CONDITIONS:
 - BEAM AND COLUMN BARS ARE SPACED AT LEAST 1 BAR DIAMETER OC WITH CLEAR COVER NOT LESS THAN 1 BAR DIA.
 - WALL AND SLAB BARS ARE SPACED AT LEAST 2 BAR DIA OC.
 - FOR UNCOATED AND ZINC-COATED (GALVANIZED) REINFORCEMENT.
 - FOR REINFORCEMENT THAT CONFORMS DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE TO ASTM A615 GR. 60.
 - FOR LIGHTWEIGHT CONCRETE, MULTIPLY TABULATIONS BY 1.3.
 - FOR HORIZ TOP BARS WITH 12" OF CONCRETE CAST BELOW, MULTIPLY TABULATIONS BY 1.3.
 - WHERE A LARGER BAR LAPS A SMALLER BAR, THE SMALLER SCHEDULED LAP LENGTH APPLIES.
 - REFER TO "CONCRETE REINFORCING" SECTION OF THE STRUCTURAL NOTES FOR FURTHER INFORMATION.
 - FOR CMU REINFORCEMENT SPLICE LENGTH SCHEDULE, SEE CMU DETAILS.



HOOK DEVELOPMENT LENGTH SCHEDULE, Ldh						
BAR SIZE	3000 psi	4000 psi	5000 psi	6000 psi	7000 psi	8000 psi
#3	9"	8"	7"	6"	6"	6"
#4	11"	10"	9"	8"	8"	7"
#5	1'-2"	1'-0"	11"	10"	9"	9"
#6	1'-5"	1'-3"	1'-1"	1'-0"	11"	11"
#7	1'-8"	1'-5"	1'-3"	1'-2"	1'-1"	1'-0"
#8	1'-10"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"
#9	2'-1"	1'-10"	1'-8"	1'-6"	1'-5"	1'-4"
#10	2'-4"	2'-0"	1'-10"	1'-8"	1'-7"	1'-6"
#11	2'-7"	2'-3"	2'-0"	1'-10"	1'-9"	1'-7"

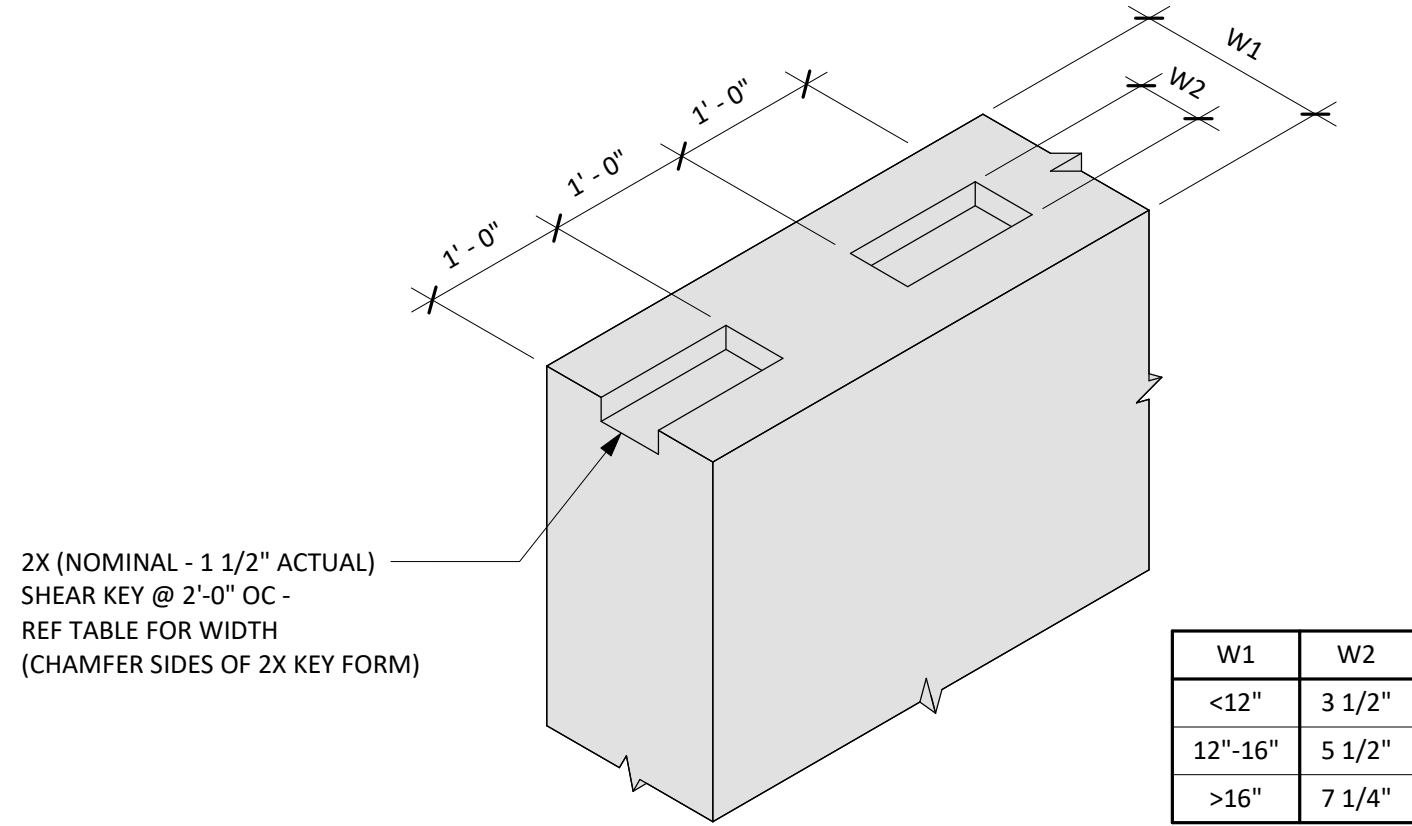
- NOTES:
- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
 - FOR TABULATED BARS SIZES ONLY:
 - IF CONCRETE COVER SATISFIES ACI 318-14, SECTION 25.4.3.2, THEN A MODIFICATION FACTOR OF 0.7 MAY BE APPLIED BUT THE LENGTH MUST NOT BE LESS THAN 8 x db NOR 6 IN.
 - IF HOOK IS ENCLOSED IN TIES OR STIRRUPS PER ACI 318-14, SECTION 25.4.3.2, THEN A MODIFICATION FACTOR OF 0.8 MAY BE APPLIES BUT THE LENGTH MUST NOT BE LESS THAN 8 x db NOR 6 IN.
 - FOR EPOXY-COATED HOOKS, MULTIPLY THE TABULATED VALUES BY 1.2.

- NOTES:
- WHERE 90 DEGREE HOOKS ARE PROVIDED FOR TOP BARS, CORNER BARS MAY BE OMITTED AT TOP. WHERE 90 DEGREE HOOKS ARE PROVIDED FOR BOTTOM BARS, CORNER BARS MAY BE OMITTED AT BOTTOM.
 - MATCH SIZE, LOCATION AND NUMBER OF HORIZONTAL BEAM AND WALL BARS, EXCEPT THAT WHERE THERE ARE MORE THAN 2 TOP OR BOTTOM BARS, ONLY THE INSIDE AND OUTSIDE BARS MUST BE MATCHED.



1 TYPICAL DETAIL

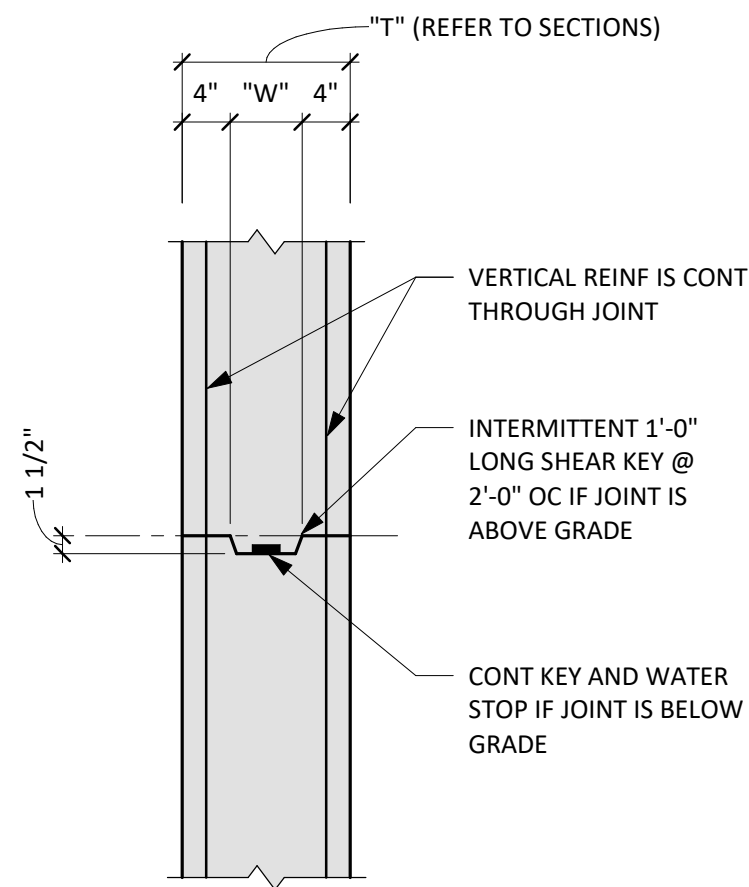
LAP SPLICE SCHEDULE
SCALE: NTS



2 TYPICAL DETAIL

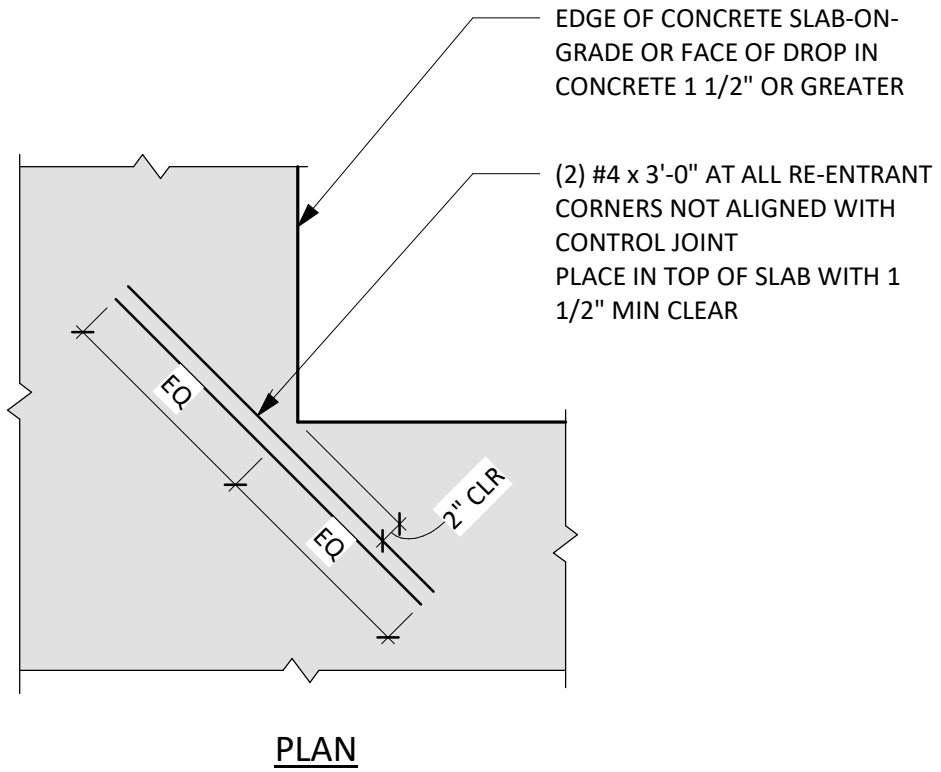
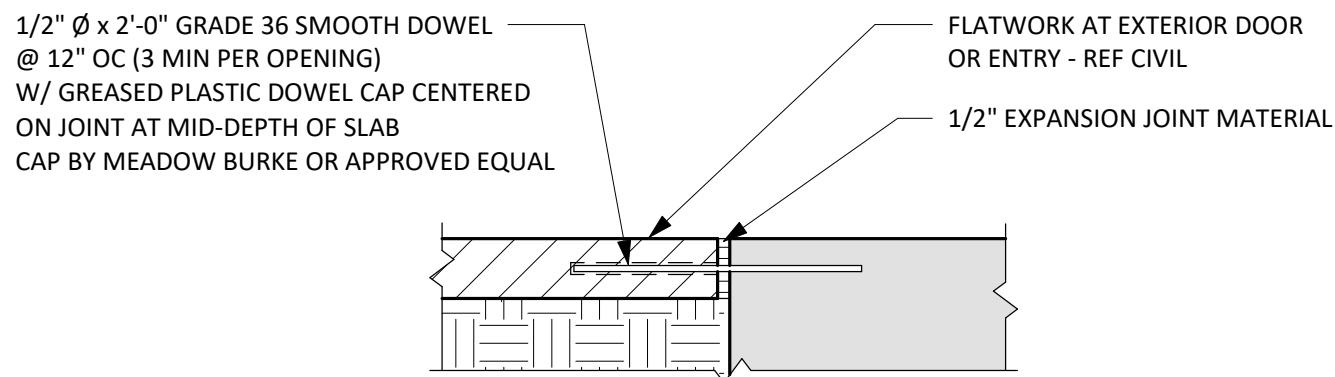
STANDARD HOOK SCHEDULE
SCALE: NTS

KEY WIDTH	
"T"	"W"
≤ 12"	3 1/2"
12" - 16"	5 1/2"
16" - 20"	7 1/4"
20" - 24"	9 1/4"
24" - 30"	11 1/4"



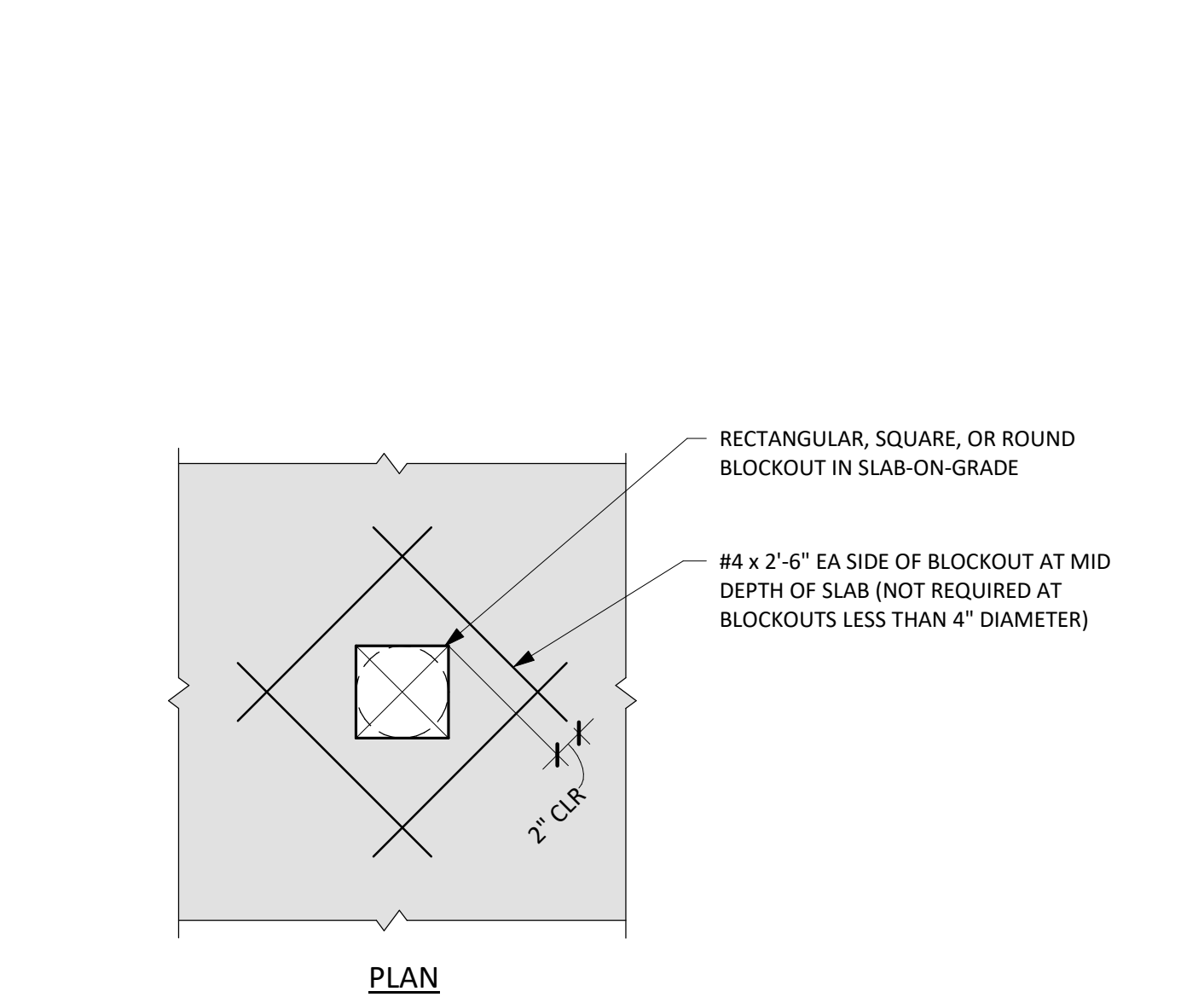
3 TYPICAL DETAIL

CORNER BARS AT WALL OR GRADE BEAM INTERSECTION
SCALE: NTS



4 TYPICAL DETAIL

SHEAR WALL KEY AT HORIZONTAL JOINT DETAIL
SCALE: NTS



5 TYPICAL DETAIL

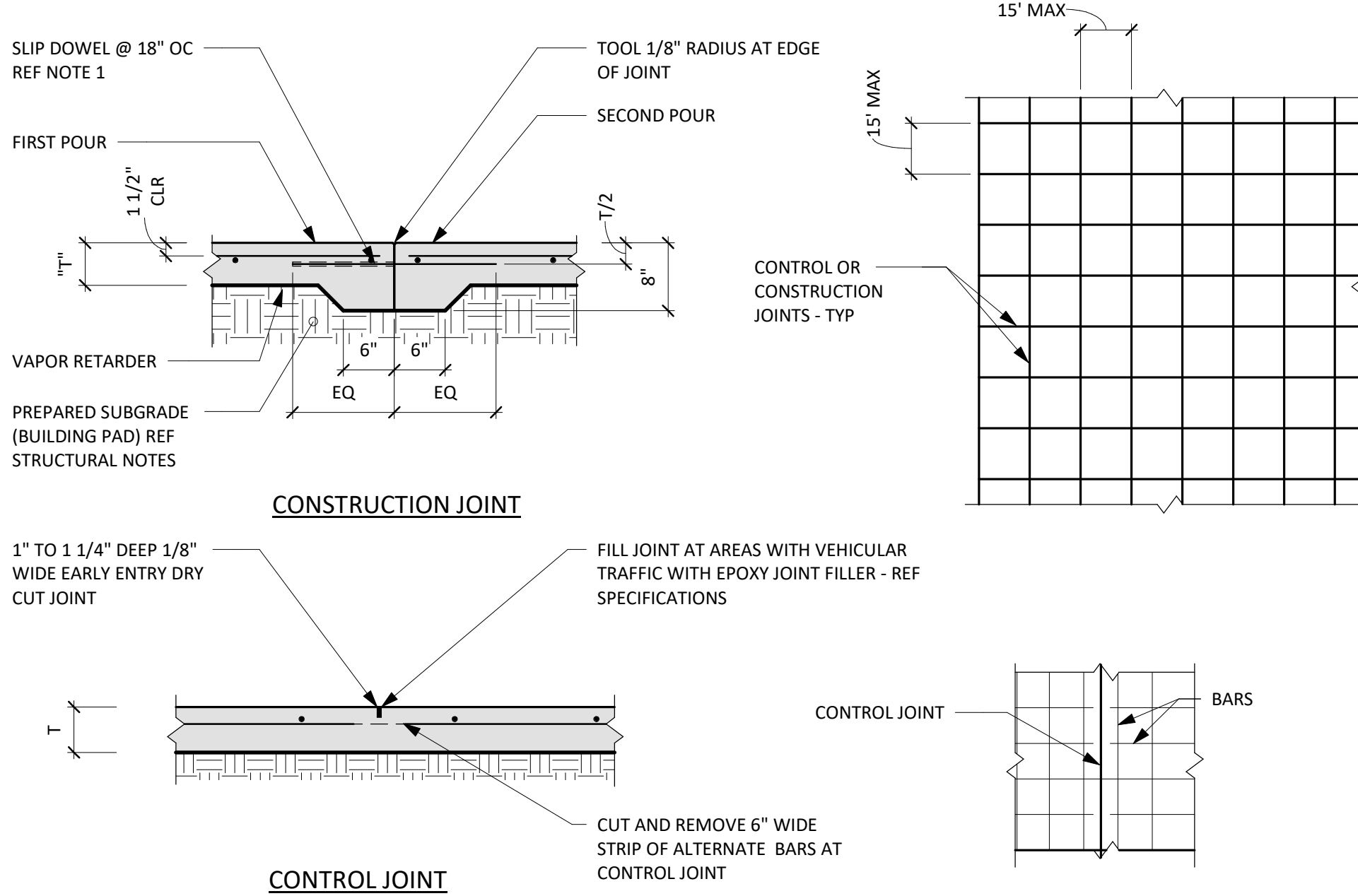
HORIZONTAL CONSTRUCTION JOINT IN WALLS
SCALE: NTS

- NOTE:
- PROVIDE ONE OF THE FOLLOWING SLIP DOWELS:
 - PNA CONSTRUCTION TECHNOLOGIES 1/4" x 4 1/2" x 4 1/2" "DIAMOND DOWEL" PLATE DOWEL SYSTEM.
 - GREENSTREAK 5/8" Ø SMOOTH x 24" "SPEED DOWEL" SYSTEM.
 - 1/2" DIA. x 2'-0" A 36 SMOOTH ROD.

- SLAB-ON-GRADE NOTES:
- REF PLAN FOR THICKNESS OF SLAB (T) AND REINFORCING.
 - SAWCUT JOINTS WITHIN THE TIME FRAME NOTED BELOW:
 - 12 HOURS FOR SLABS COVERED BY FINISHES OR NON PUBLIC SPACES.
 - 4 HOUR FOR SLABS EXPOSED TO PUBLIC VIEW OR WHERE NOTED, "SOFF-CUT" BRAND SAW SHALL BE USED.
 - IF METAL FORMS ARE USED, REMOVE THEM BEFORE PLACING ADJACENT SLAB.
 - FOR SLABS WITH THICKNESS (T) GREATER THAN 6", THICKENED EDGES ARE NOT REQUIRED AT JOINTS.
 - PROVIDE A CONSTRUCTION OR A CONTROL JOINT ON THE CENTERLINES OF COLUMNS.
 - LAP REINFORCING 38 BAR DIAMETER MINIMUM.

6 TYPICAL DETAIL

FLATWORK AT EXTERIOR DOORS
SCALE: NTS



7 TYPICAL DETAIL

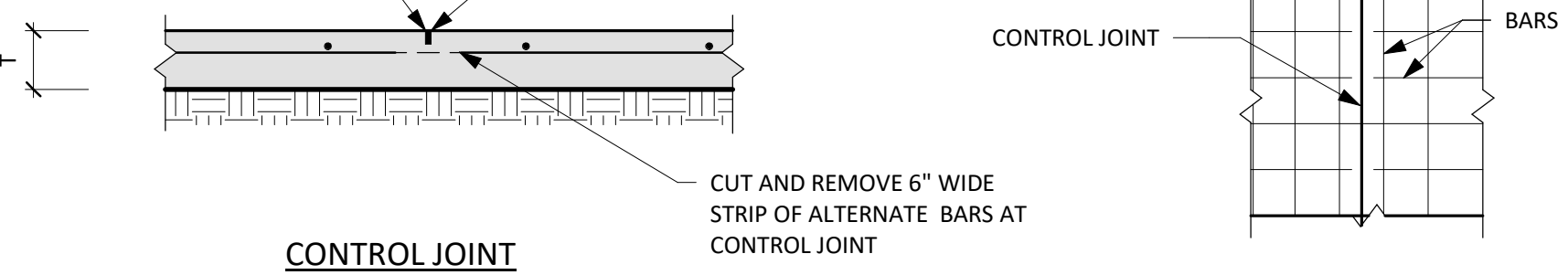
RE-ENTRANT CORNER REINFORCING
SCALE: NTS

8 TYPICAL DETAIL

VERTICAL PENETRATION REINFORCEMENT
SCALE: NTS

9 TYPICAL DETAIL

CONSTRUCTION JOINT
SCALE: 3/4" = 1'-0"



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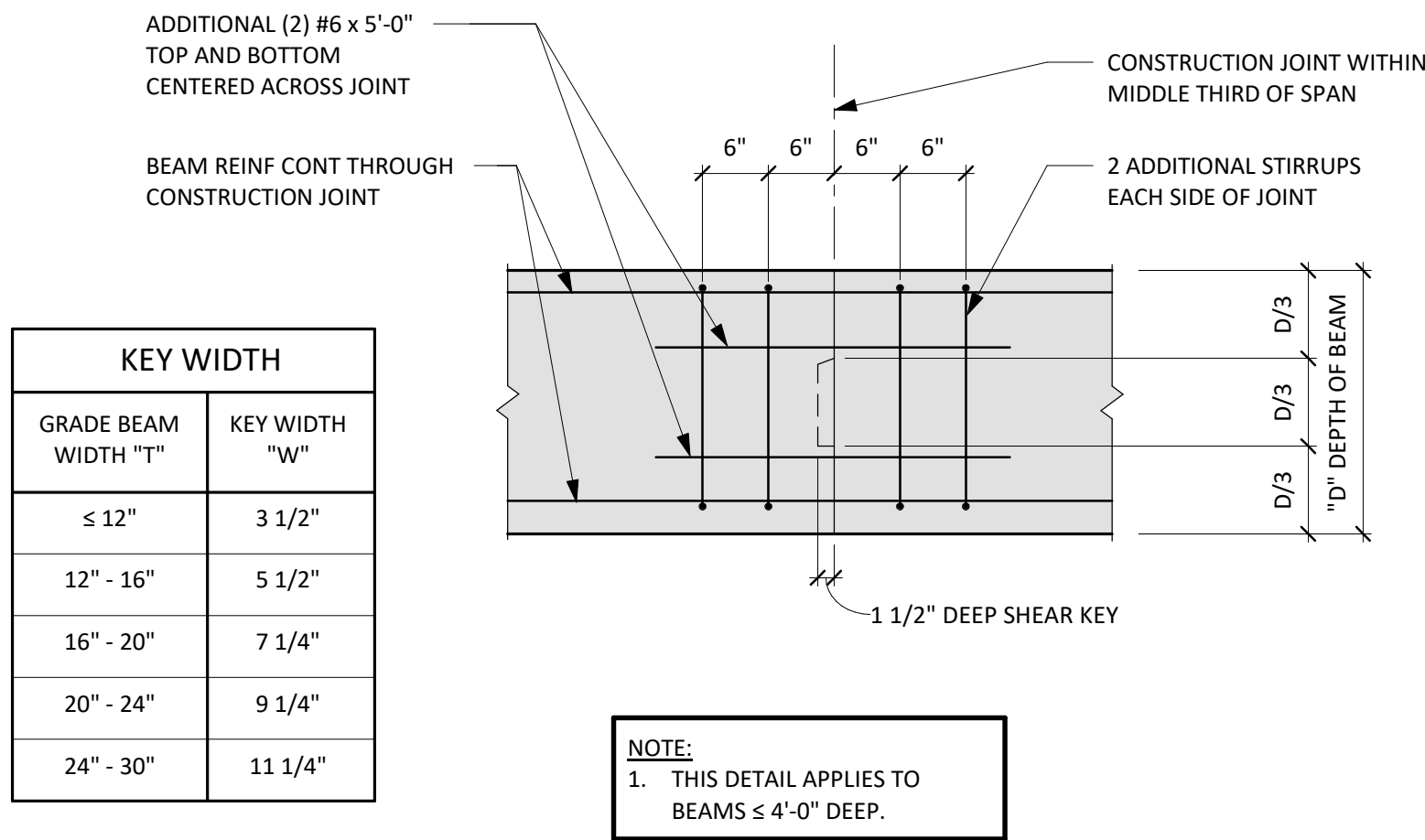
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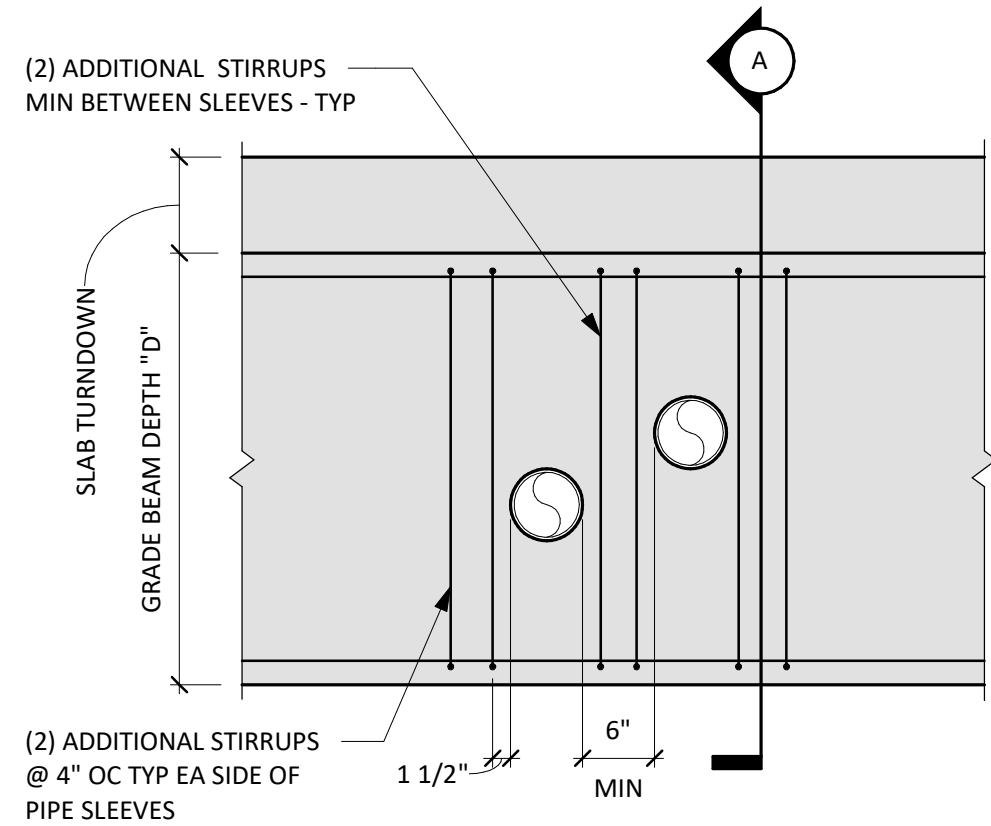
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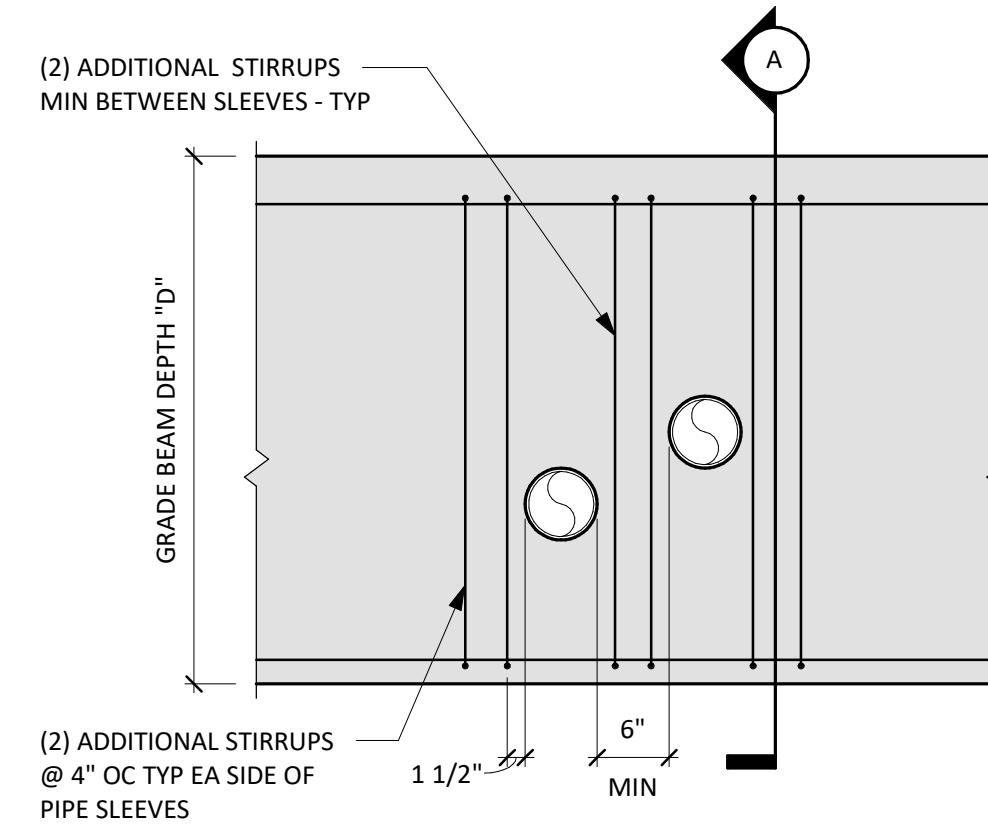
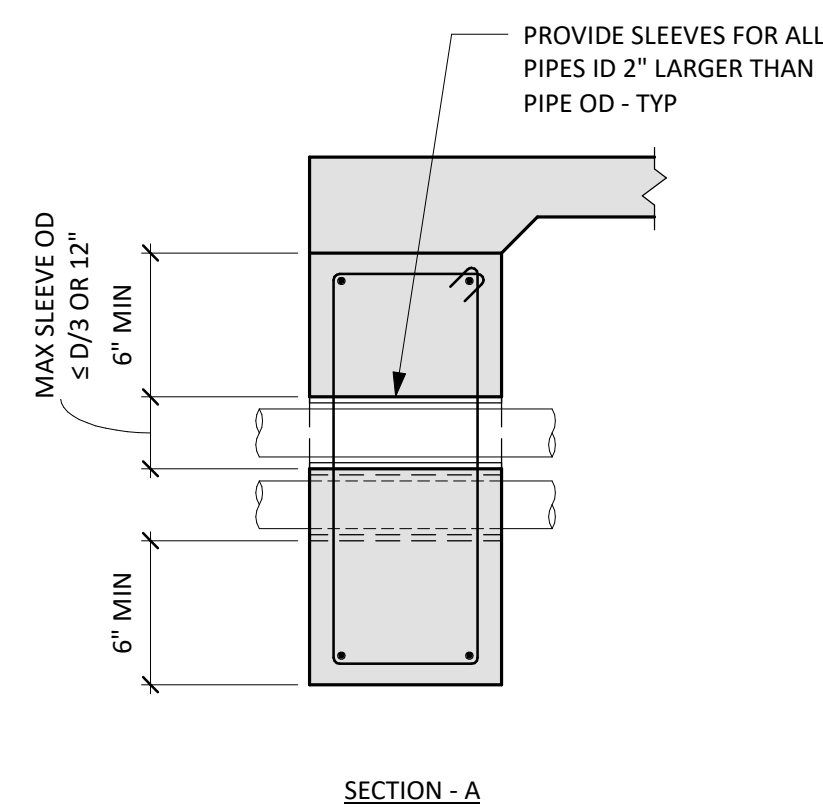
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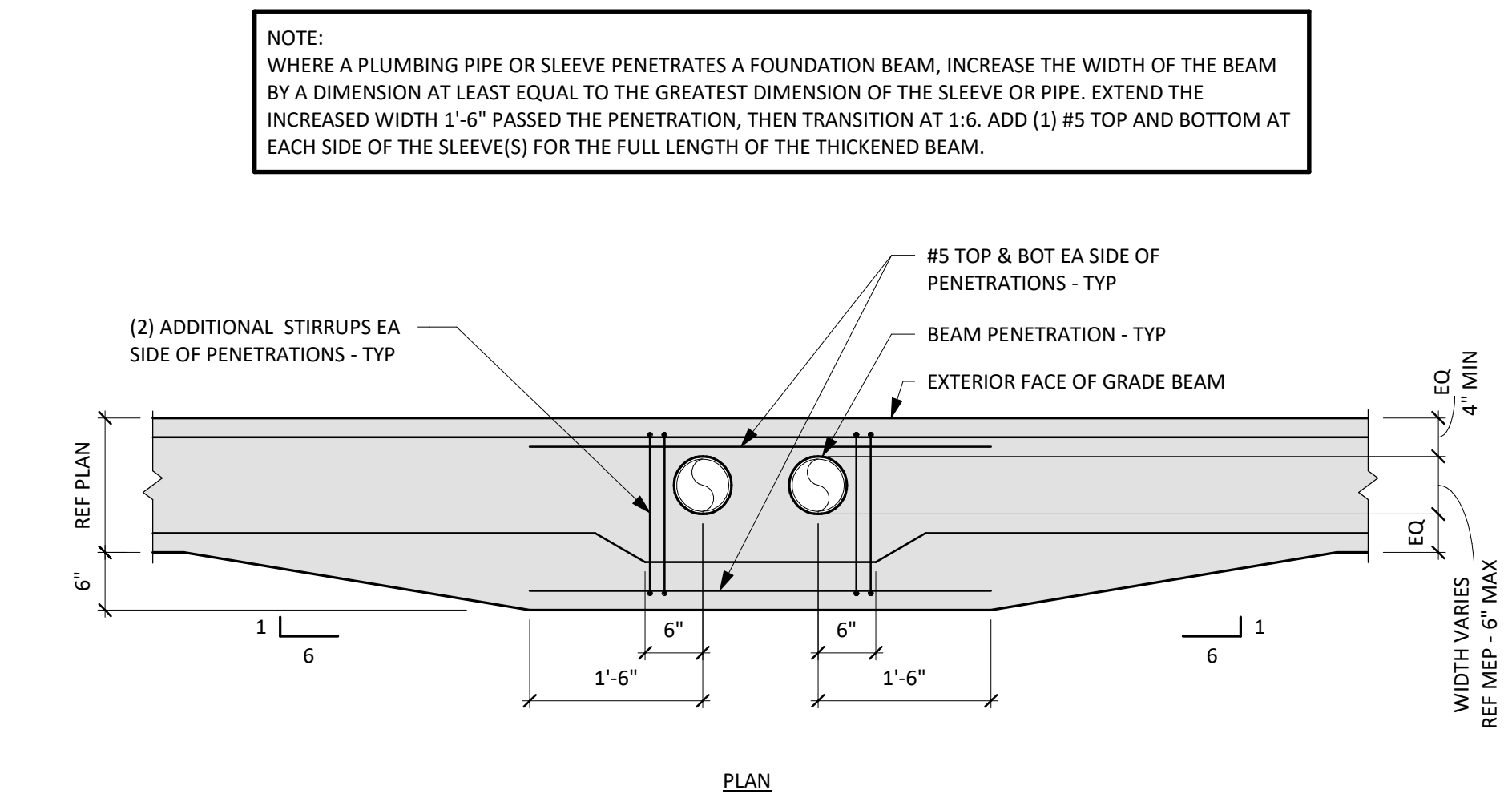
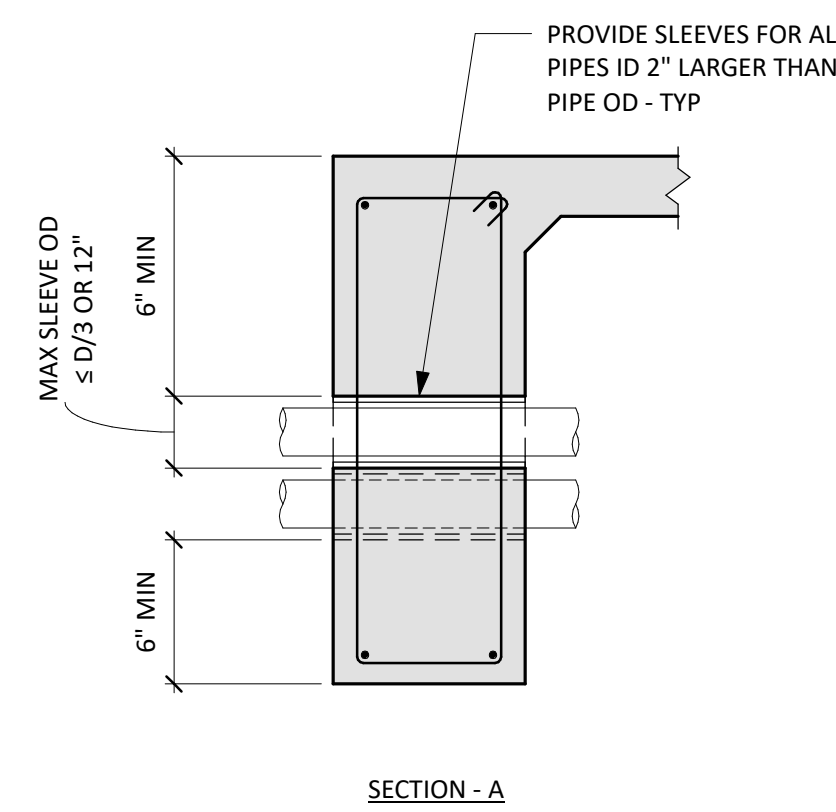
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GRADE BEAM CONSTRUCTION JOINT
TYPICAL DETAIL
SCALE: NTS



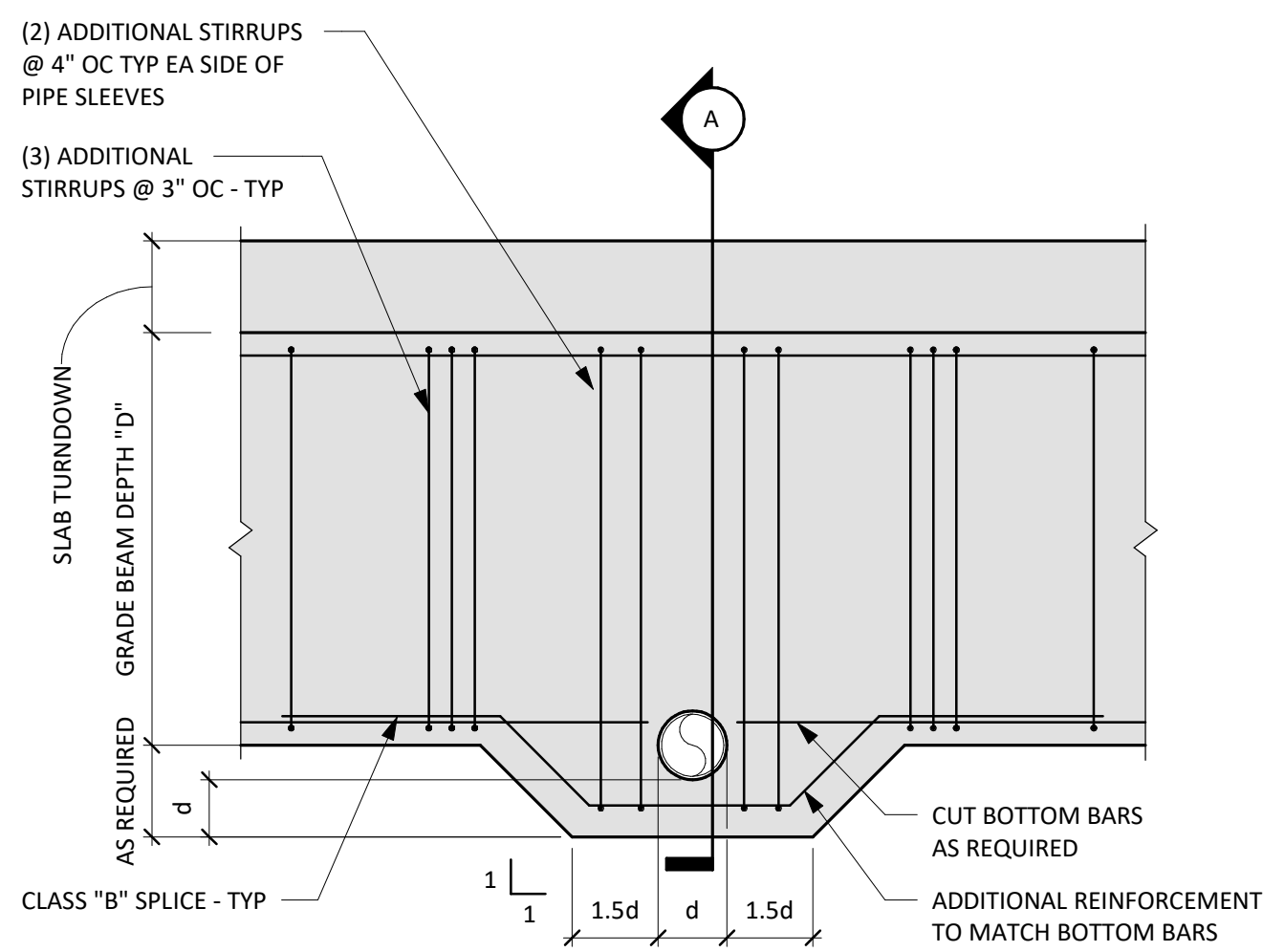
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HORIZONTAL GRADE BEAM PENETRATION
TYPICAL DETAIL
SCALE: NTS



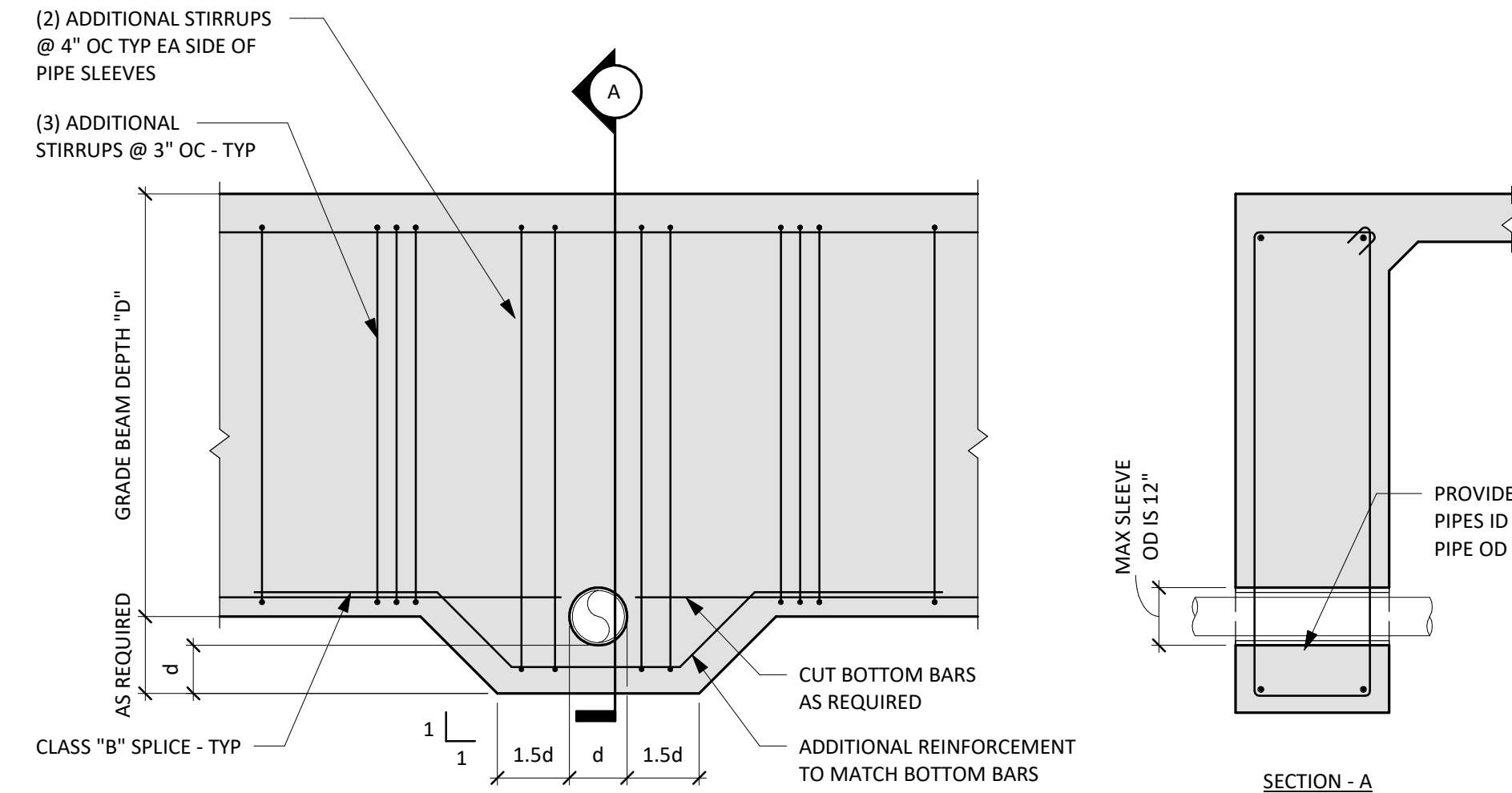
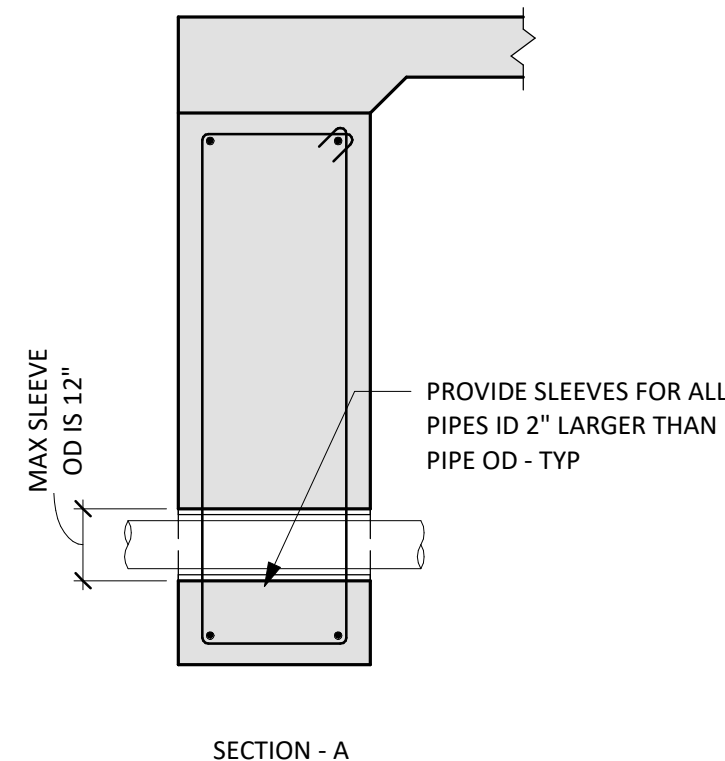
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HORIZONTAL GRADE BEAM PENETRATION
TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



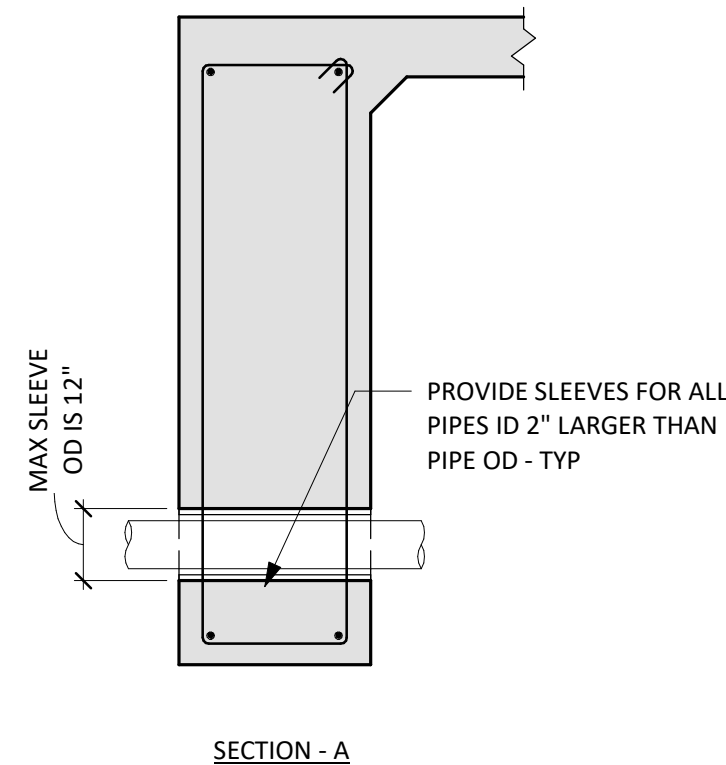
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VERTICAL GRADE BEAM PENETRATION
TYPICAL DETAIL
SCALE: NTS



5
HORIZONTAL GRADE BEAM PENETRATION THROUGH BOTTOM
TYPICAL DETAIL
SCALE: NTS



6
HORIZONTAL GRADE BEAM PENETRATION THROUGH BOTTOM
TYPICAL DETAIL
SCALE: NTS



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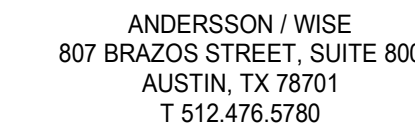
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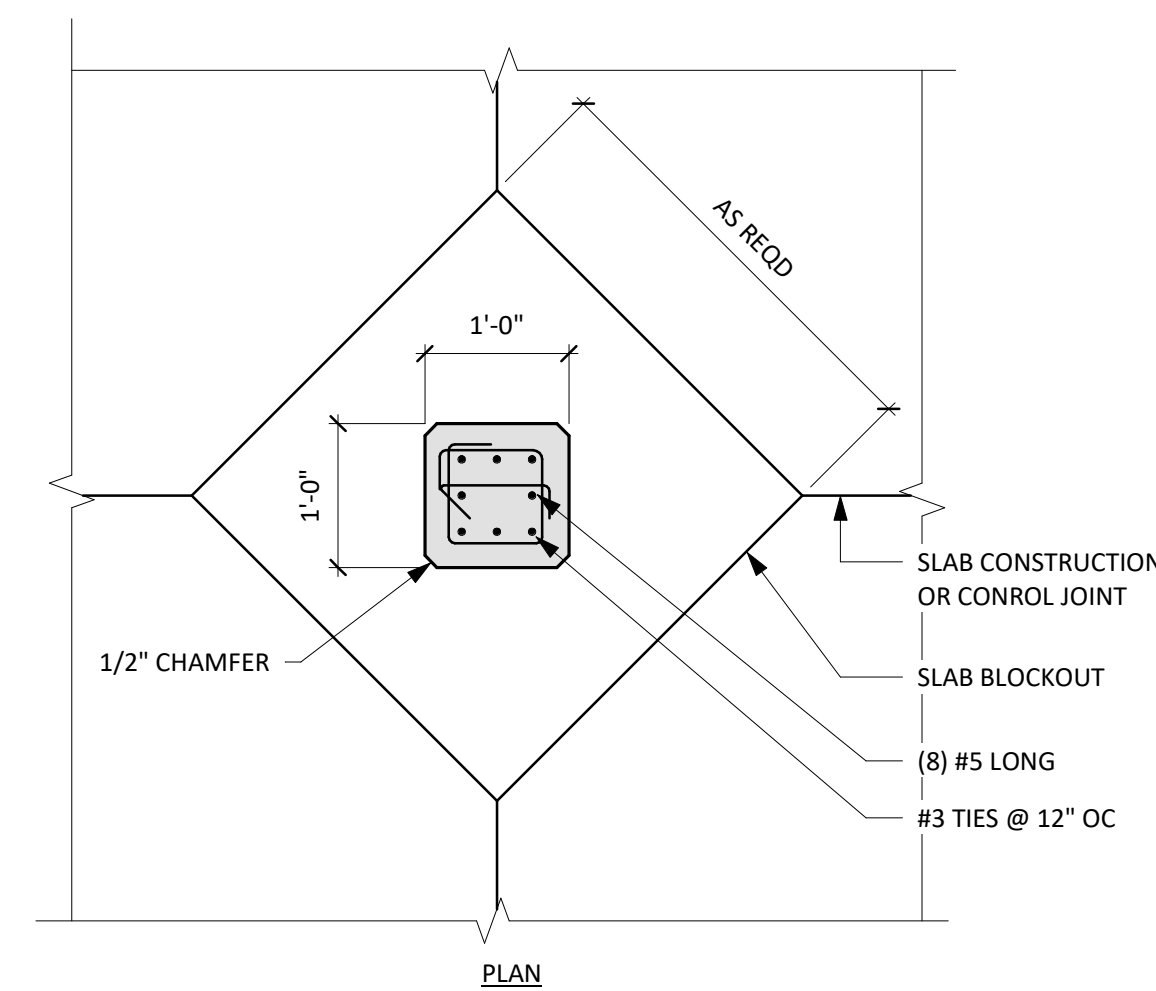
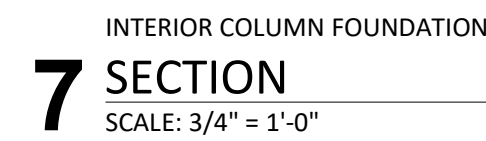
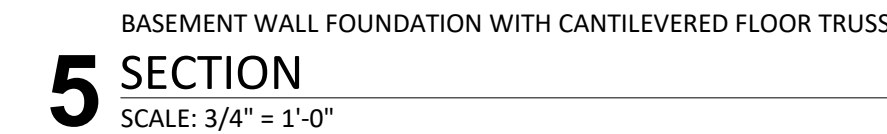
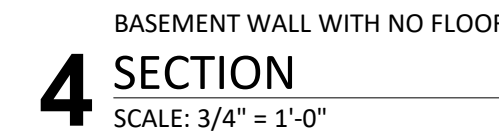
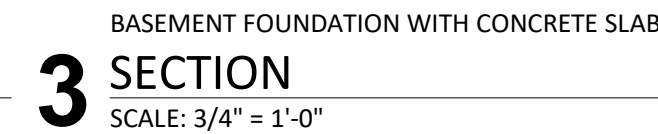
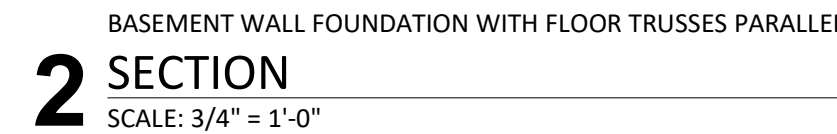
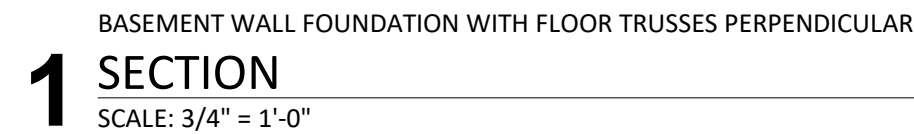


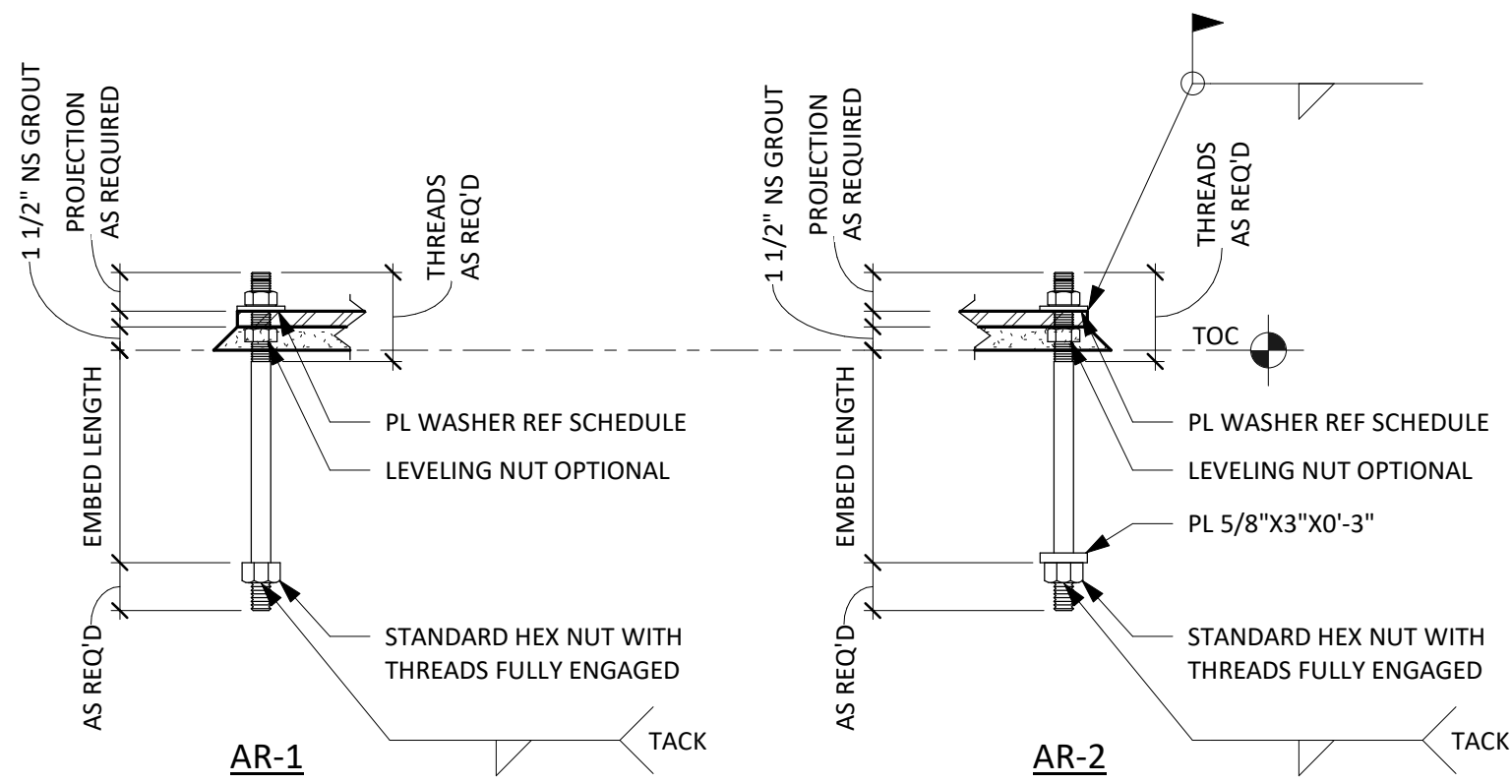
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1 CONSTRUCTION 02/00/000

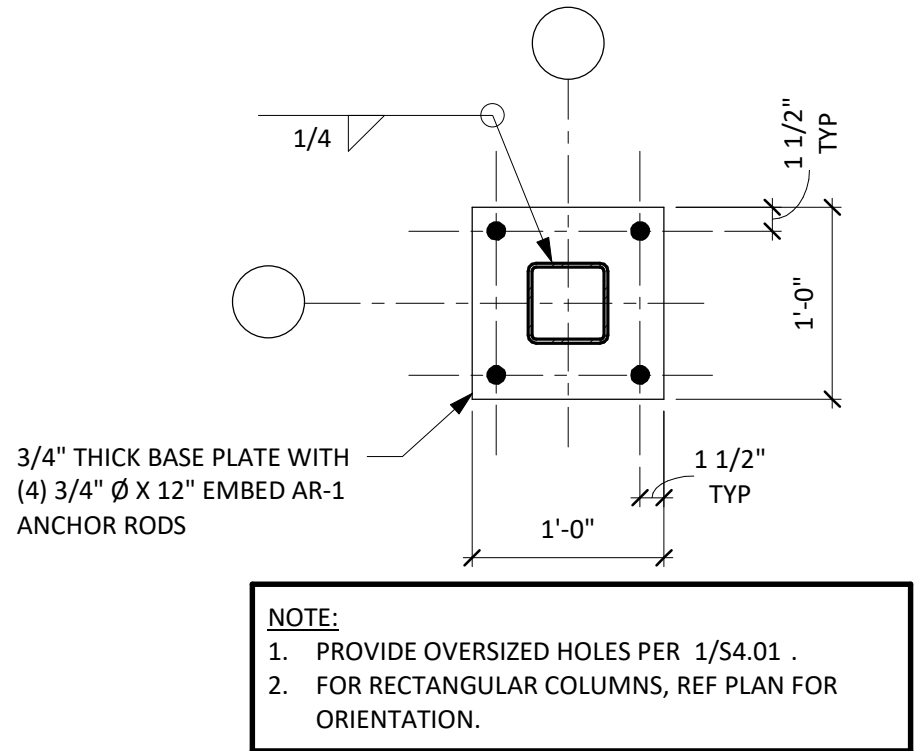
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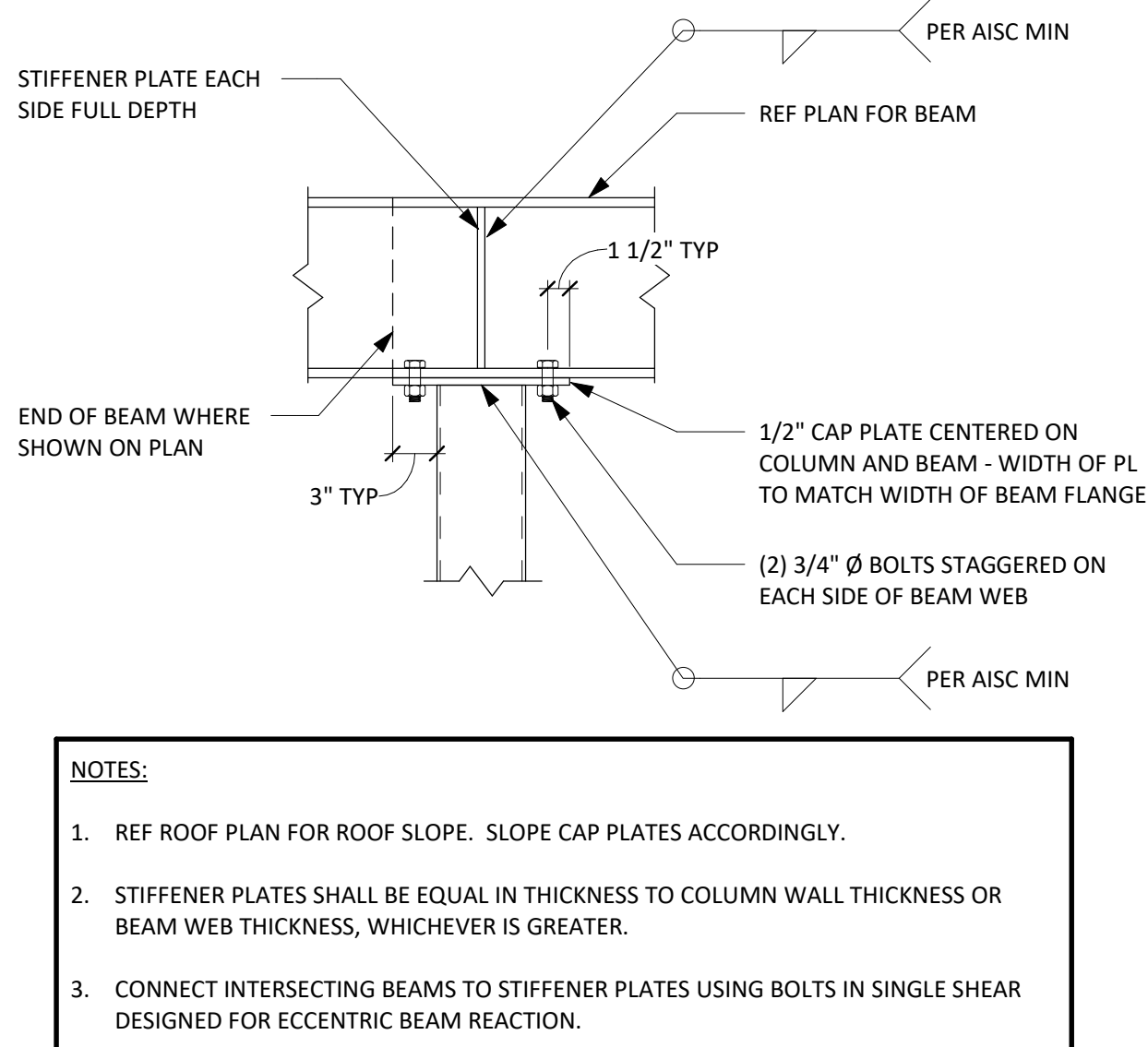


BASE PLATE HOLE AND WASHER SCHEDULE			
ANCHOR ROD Ø	MAX HOLE Ø	WASHER SIZE	WASHER THICKNESS
3/4"	1 5/16"	2"	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3"	3/8"

ANCHOR ROD TYPES
1 TYPICAL DETAIL
SCALE: 1" = 1'-0"



BASE PLATE- H126
2 TYPICAL DETAIL
SCALE: NTS



CAP PLATE CONNECTION ON HSS COL
3 TYPICAL DETAIL
SCALE: NTS

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WALL		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
STUD TO STUD (NOT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162")	24" OC FACE NAIL
	10d BOX (3" X 0.128") 3"X0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	16" OC FACE NAIL
	16d COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 1/2" X 0.135") 3"X0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" OC FACE NAIL
BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2" X 0.162")	16" OC EA EDGE, FACE NAIL
	16d BOX (3 1/2" X 0.135")	12" OC EA EDGE, FACE NAIL
CONTINUOUS HEADER TO STUD	4-8d COMMON (2 1/2" X 0.131") 4-10d BOX (3" X 0.128")	TOENAIL
TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
	10d BOX (3" X 0.128") 3"X0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" OC FACE NAIL
	8-16d COMMON (3 1/2" X 0.162") 12-10d BOX (3" X 0.128") 12-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" X 0.162")	16" OC FACE NAIL
	16d BOX (3" X 0.135") 3"X0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	12" OC FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	2-16d COMMON (3 1/2" X 0.162") 3-16d BOX (3" X 0.135") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	16" OC FACE NAIL
STUD TO TOP OR BOTTOM PLATE	4-8d COMMON (2 1/2" X 0.131") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
	2-16d COMMON (3 1/2" X 0.162") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
TOP OR BOTTOM PLATE STUD	2-16d COMMON (3 1/2" X 0.162") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
TOP PLATES, LAPS AT CORNERS, AND INTERSECTIONS	2-16d COMMON (3 1/2" X 0.162") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
1" BRACE TO EACH STUD AND PLATE	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (3" X 0.128") 2-3"X0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
1"X6" SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (3" X 0.128")	FACE NAIL
1"X8" AND WIDER SHEATHING TO EACH BEARING	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (3" X 0.128")	FACE NAIL

ROOF		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
BLOCKING BETWEEN CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON (2 1/2" X 0.131") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON (2 1/2" X 0.131") 2-3"X0.131" NAILS 3-3" 14 GAGE STAPLES	EACH END, TOENAIL
	2-16d COMMON (3 1/2" X 0.162") 3-3"X0.131" NAILS 3-3" 14 GAGE STAPLES	END NAIL
FLAT BLOCKING TO TRUSS WEB FILLER	16d COMMON (3 1/2" X 0.162") @ 6" OC 3"X0.131" NAILS @ 6" OC 3" 14 GAGE STAPLES @ 16" OC	FACE NAIL
CEILING JOISTS TO TOP PLATE	3-8d COMMON (2 1/2" X 0.131") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST, TOENAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	3-16d COMMON (3 1/2" X 0.162") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
COLLAR TIE TO RAFTER	3-10d COMMON (3" X 0.148") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	FACE NAIL
RAFTER OR ROOF TRUSS TOP TOP PLATE	3-10d COMMON (3" X 0.148") 3-16d COMMON (3 1/2" X 0.135") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM	2-16d COMMON (3 1/2" X 0.162") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
	3-10d COMMON (3 1/2" X 0.148") 3-16d COMMON (3 1/2" X 0.135") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL

FLOOR		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON (2 1/2" X 0.131") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	TOENAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2 1/2" X 0.131") 10d BOX (3" X 0.128") 3"X0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	6" OC TOENAIL
1"X6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (3" X 0.128")	FACE NAIL
2" SUBFLOOR TO JOIST OR GIRDER	2-16d BOX (3 1/2" X 0.162")	FACE NAIL
2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d BOX (3 1/2" X 0.162")	EACH BEARING, FACE NAIL
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" X 0.192")	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	10d BOX (3" X 0.128") 3"X0.131" NAILS 3" 14 GAGE STAPLES, 7/16" CROWN	24" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20d COMMON (4" X 0.192") 3-10d BOX (3" X 0.128") 3-3"X0.131" NAILS 3-3" 14 GAGE STAPLES, 7/16" CROWN	ENDS AND AT EACH SPLICE, FACE NAIL
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d COMMON (3 1/2" X 0.162") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	EACH JOIST OR RAFTER, FACE NAIL
JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON (3 1/2" X 0.162") 4-10d BOX (3" X 0.128") 4-3"X0.131" NAILS 4-3" 14 GAGE STAPLES, 7/16" CROWN	END NAIL
BRIDGING OR BLOCKING TO JOIST, RAFTER, OR TRUSS	2-8d COMMON (2 1/2" X 0.131") 2-10d BOX (3" X 0.128") 2-3"X0.131" NAILS 2-3" 14 GAGE STAPLES, 7/16" CROWN	EACH END, TOENAIL

IBC WOOD CONNECTION TABLE

1 TYPICAL DETAIL

SCALE: 3/4" = 1'-0"

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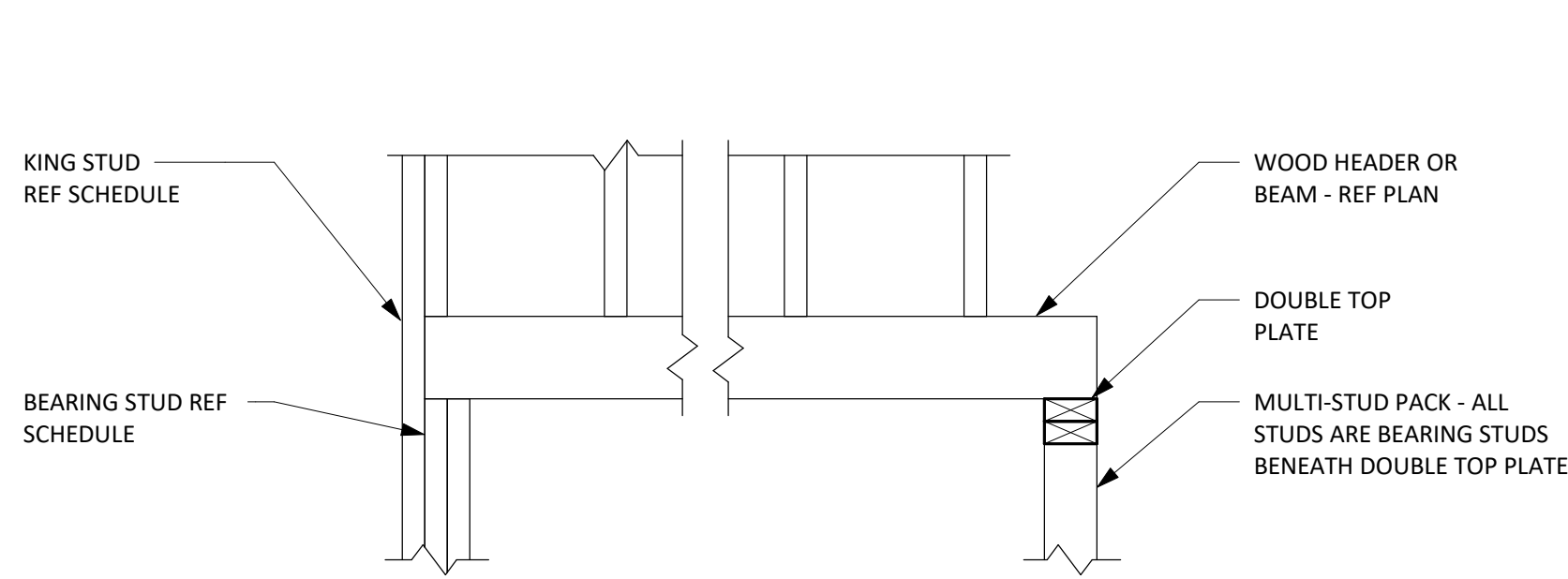
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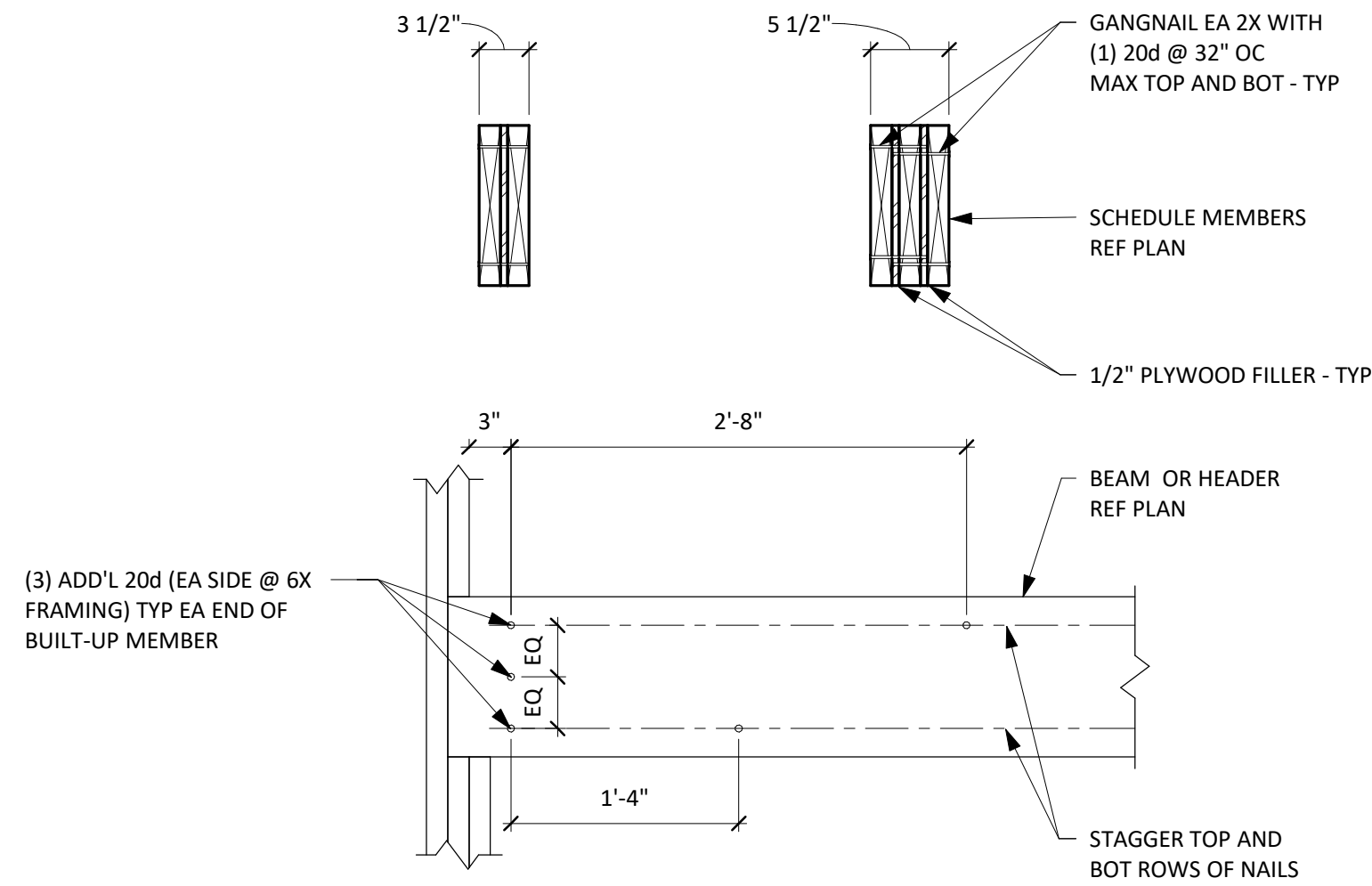
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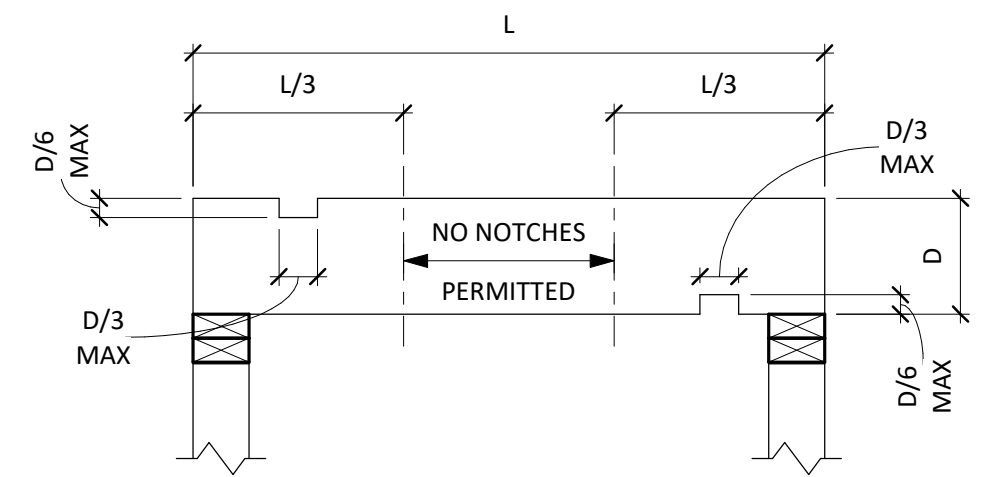
AT HEADER AT BEAM

MULTI-STUD PACK NAILING SCHEDULE	
PACK	FASTENERS
2-STUD	10d NAILS EA SIDE @ 8" OC
3-STUD	30d NAILS EA SIDE @ 8" OC
4-STUD	30d NAILS EA SIDE AND STUD @ 8" OC

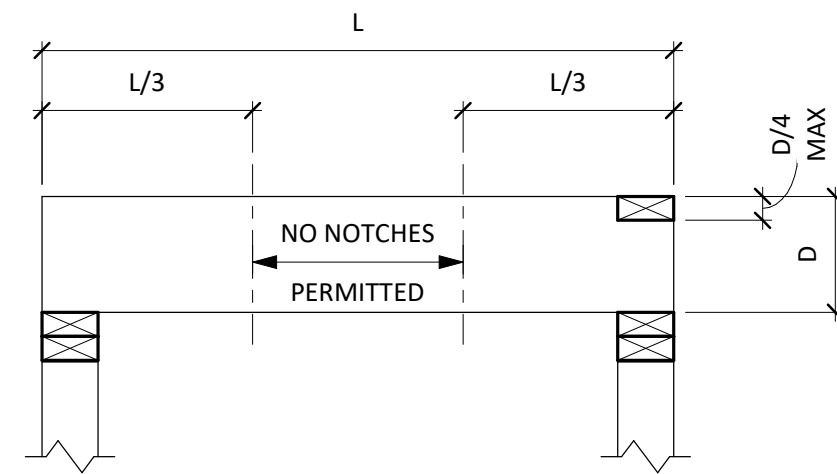
1 MULTI-STUD PACK
TYPICAL DETAIL
SCALE: NTS



2 BUILT UP MEMBER NAILING
TYPICAL DETAIL
SCALE: NTS

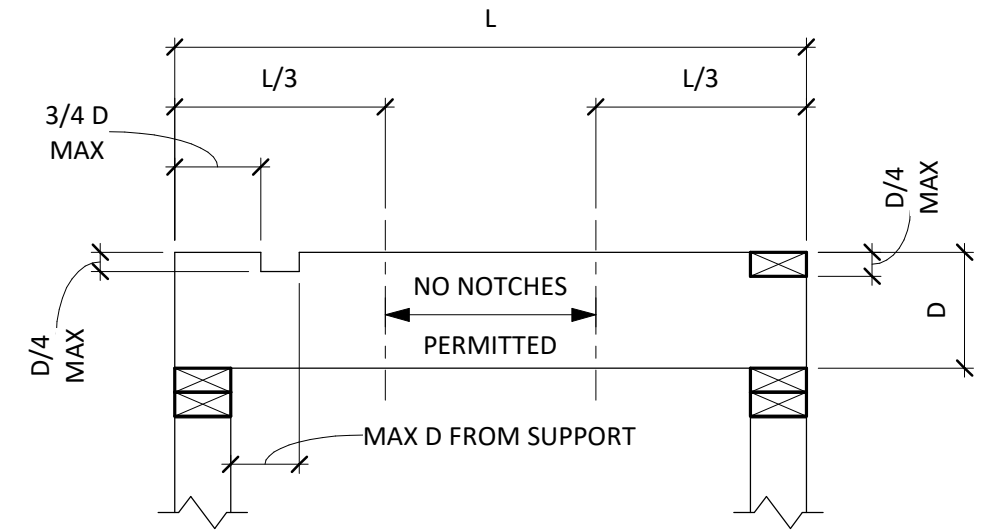


FLOOR JOIST - CENTER CUTS

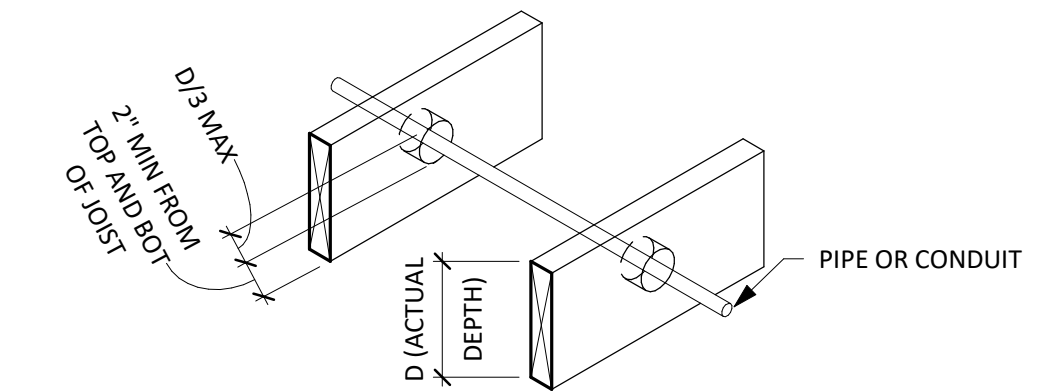


FLOOR JOIST - END CUTS

3 CUTTING, NOTCHING, AND DRILLING
TYPICAL DETAIL
SCALE: NTS

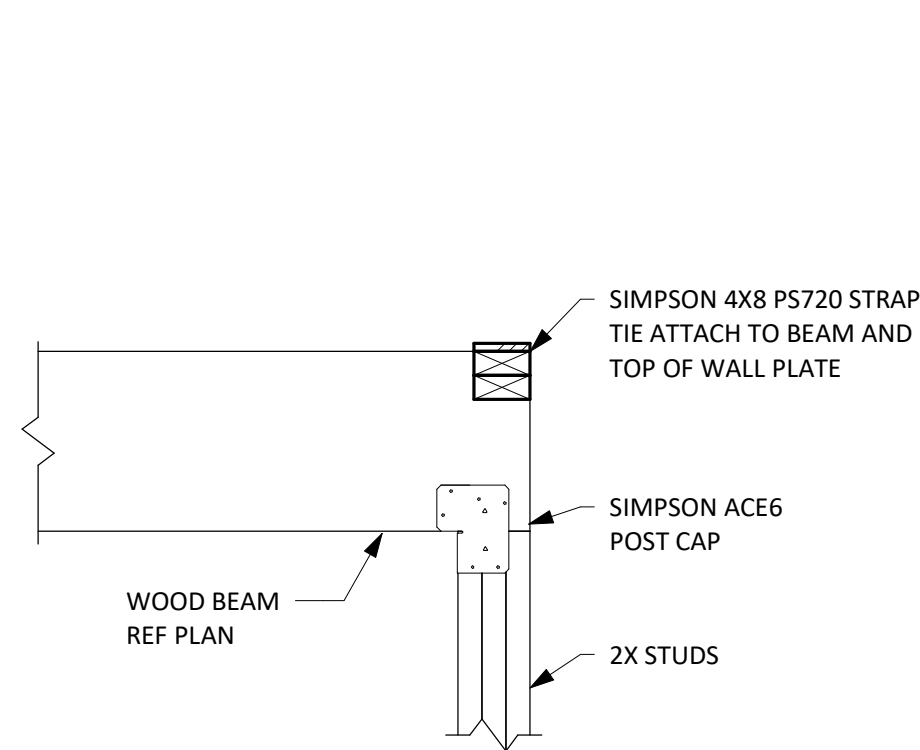


RAFTER/CEILING JOISTS

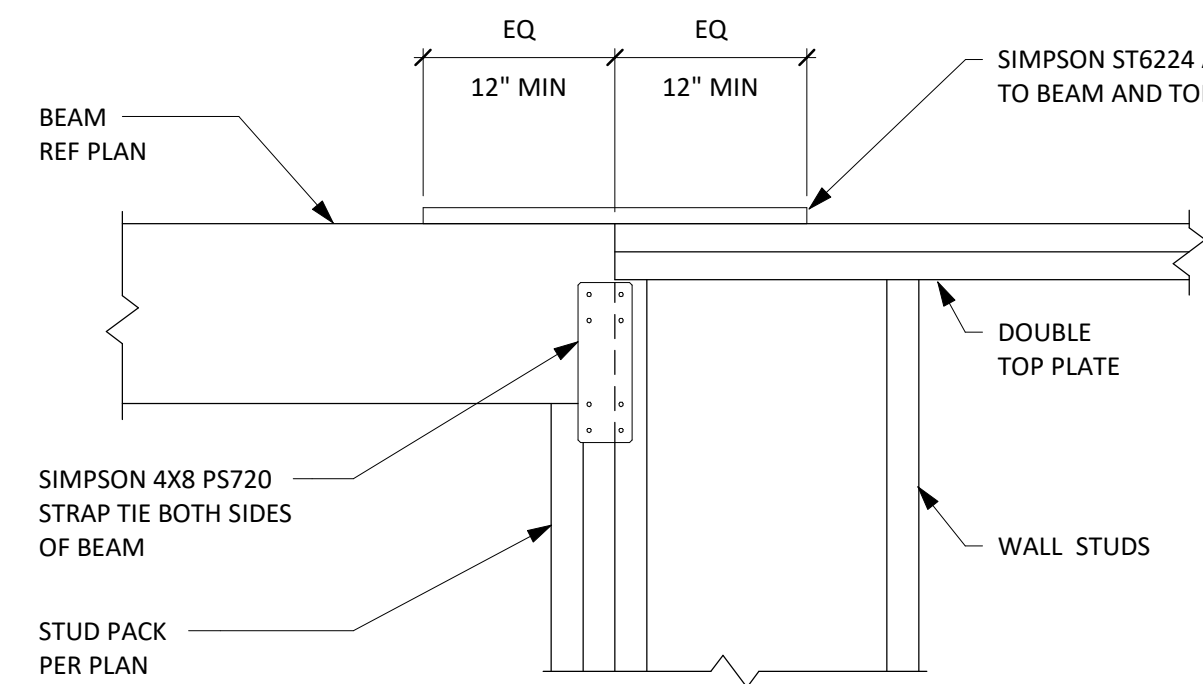


FLOOR JOIST - END CUTS

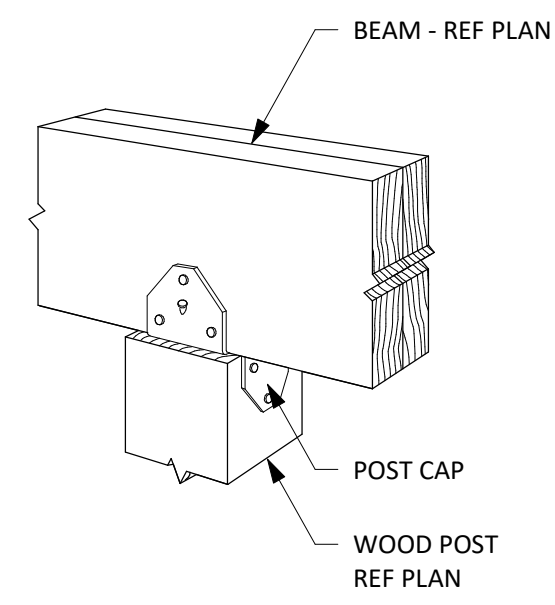
- NOTES:
1. NOTCH CUTS ALLOWED IN TOP OF JOISTS ONLY - NOTIFY ENGINEER PRIOR TO CUTTING BEAMS - TYP U.N.O.
 2. THIS DETAIL DOES NOT APPLY TO ENGINEERED WOOD "I" JOISTS.



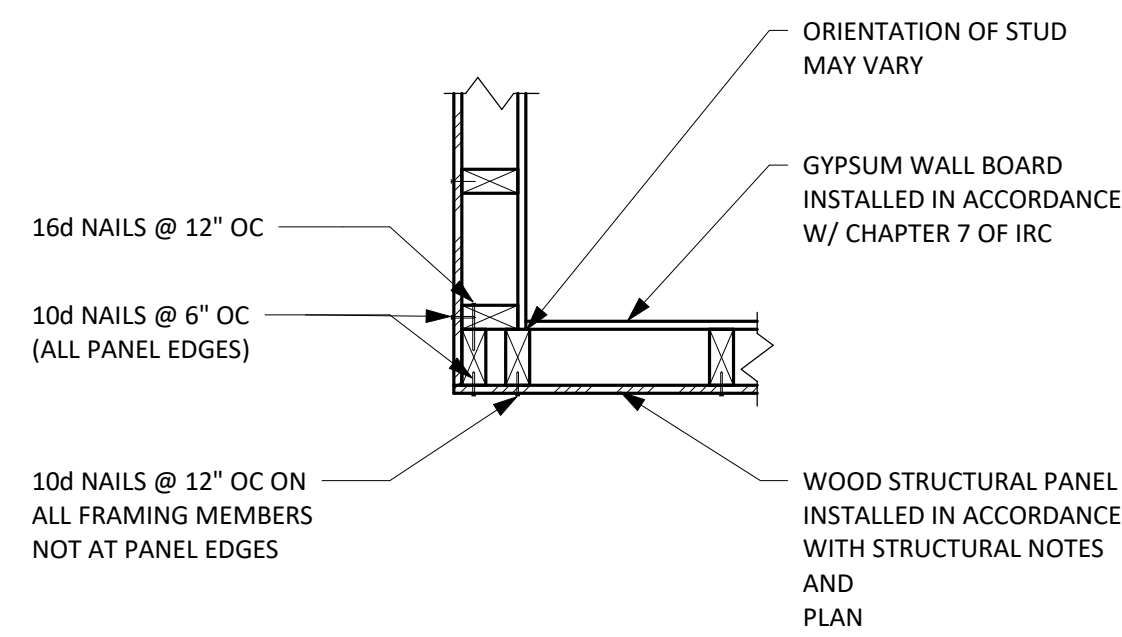
4 BEAM TO COL CONNECTION AT TOP PLATE
TYPICAL DETAIL
SCALE: NTS



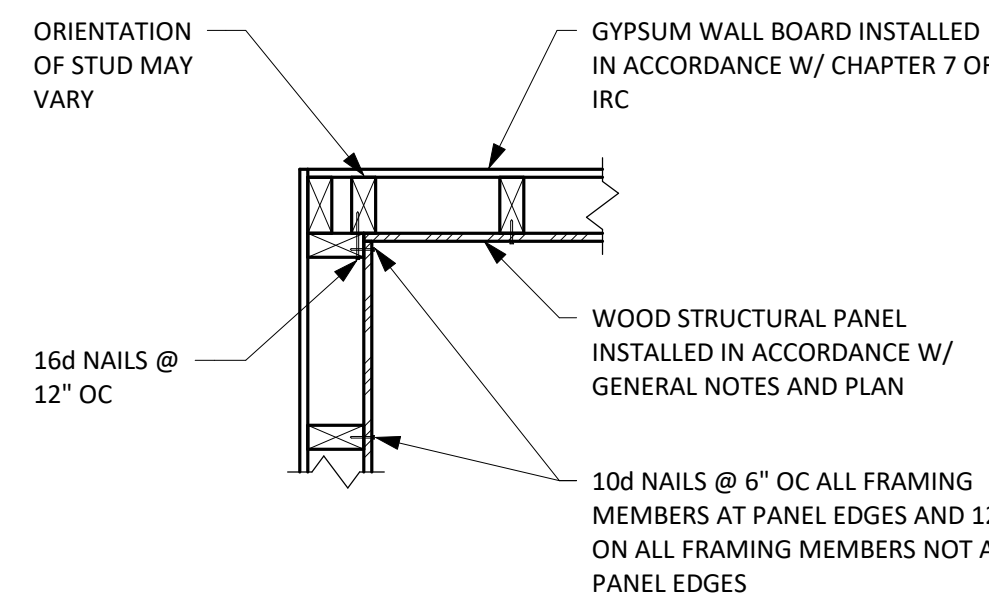
5 BEAM TO TOP PLATE SPLICE
TYPICAL DETAIL
SCALE: NTS



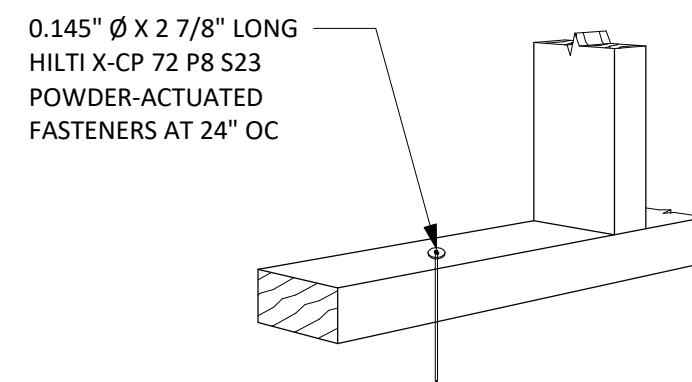
6 POST CONNECTION
TYPICAL DETAIL
SCALE: NTS



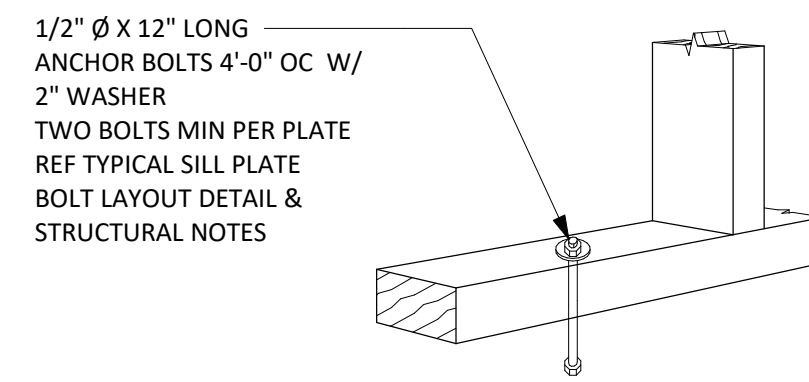
OUTSIDE CORNER DETAIL



INSIDE CORNER DETAIL



INTERIOR WALL SILL PLATE



EXTERIOR WALL SILL PLATE

8 SILL PLATE TO CONCRETE ATTACHMENT
TYPICAL DETAIL
SCALE: NTS

7 EXTERIOR CORNER FRAMING FOR CONTINUOUS PANEL SHEATHING
TYPICAL DETAIL
SCALE: NTS

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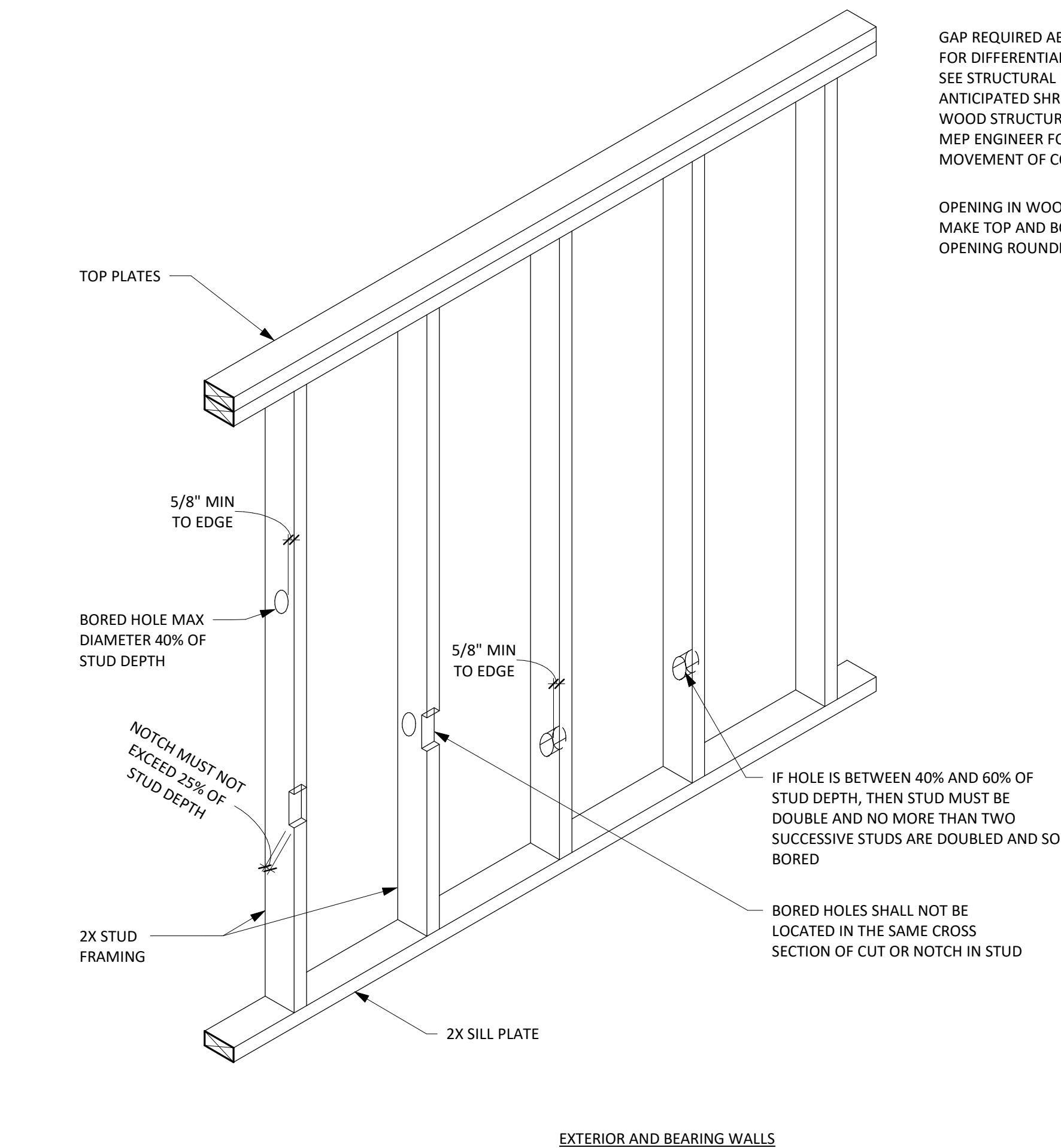
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DETAILS

S5.02

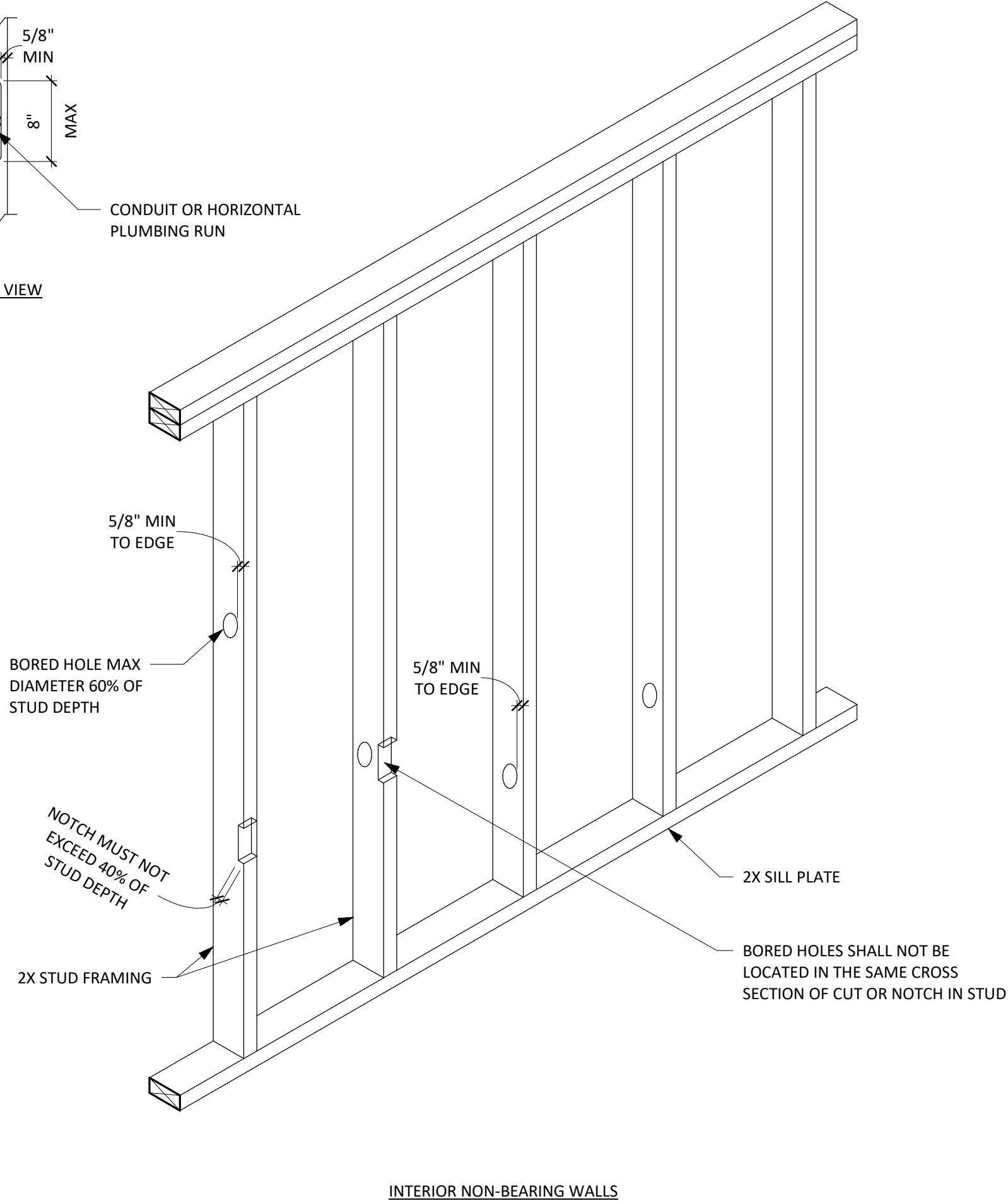


NOTCHING AND BORED HOLE LIMITATIONS IN WALLS
1 TYPICAL DETAIL
SCALE: NTS

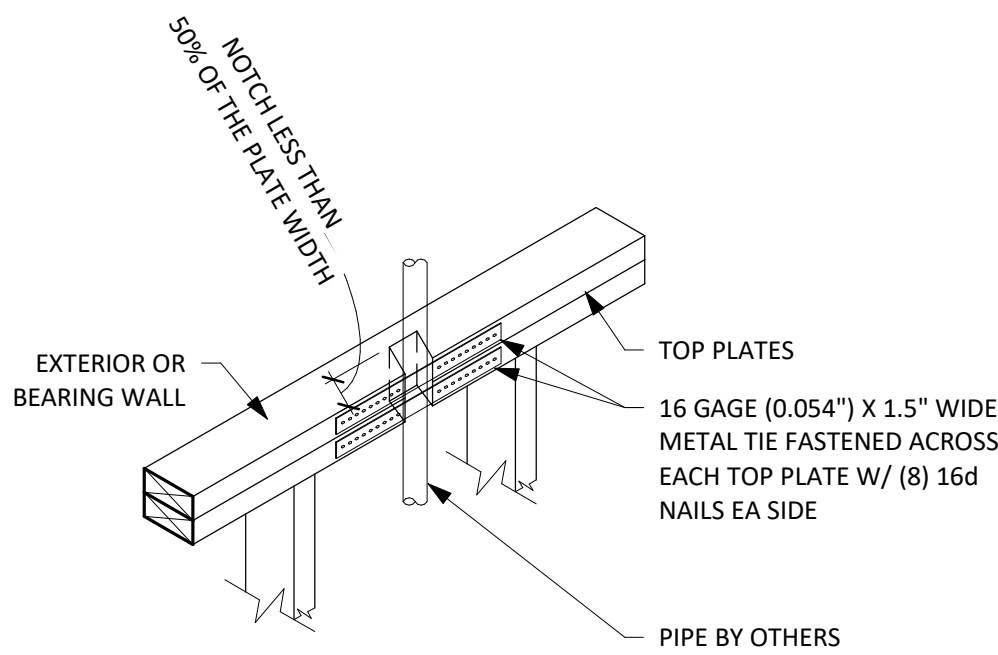
GAP REQUIRED ABOVE & BELOW FOR DIFFERENTIAL MOVEMENT, SEE STRUCTURAL NOTES FOR ANTICIPATED SHRINKAGE OF WOOD STRUCTURE. CONSULT W/ MEP ENGINEER FOR ANTICIPATED MOVEMENT OF CONDUIT OR PIPE.

OPENING IN WOOD STUD. MAKE TOP AND BOTTOM OF OPENING ROUNDED

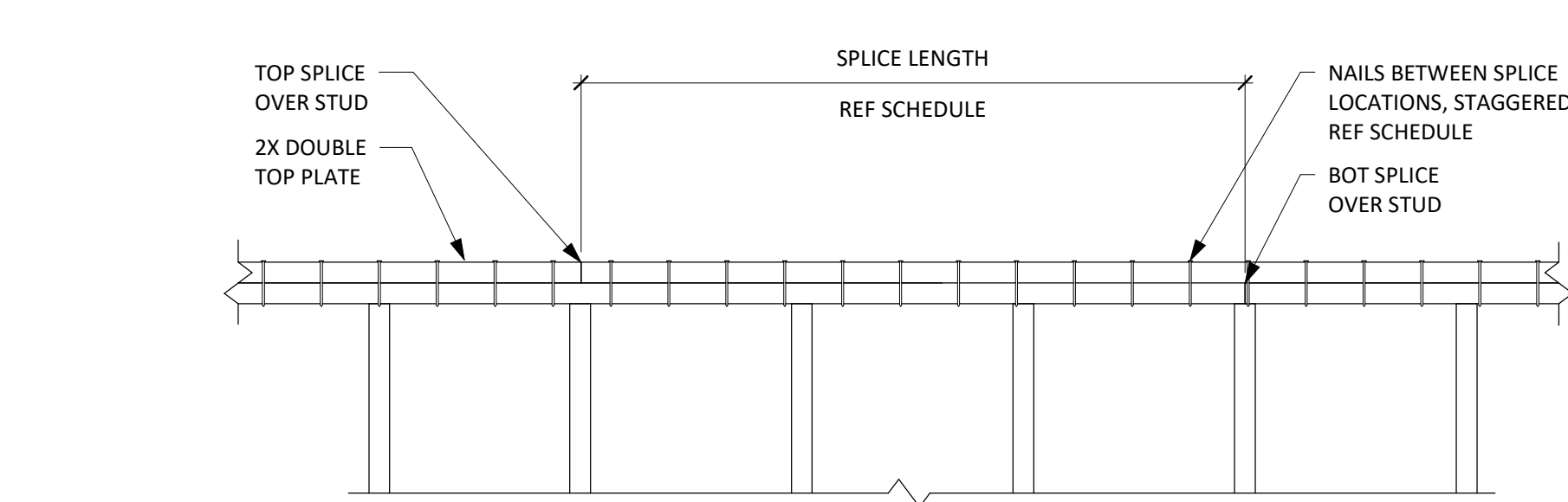
ELEVATION VIEW



TOP PLATE FRAMING TO ACCOMMODATE PIPING
2 TYPICAL DETAIL
SCALE: NTS



SILL PLATE BOLT LAYOUT
3 TYPICAL DETAIL
SCALE: NTS

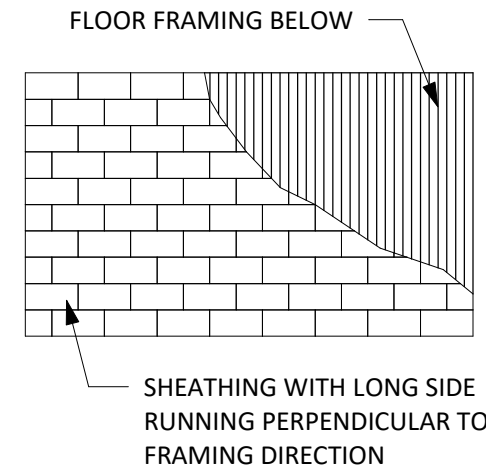


LENGTH OF PLATE (BETWEEN PERP WALL)	SPLICE LENGTH MIN	NAIL ALONG SPLICE LENGTH	TOP PLATE FLOOR LEVEL	ATTACHMENT
> 30'-0"	4'-0"	27-16d	THIRD FLOOR	NAILS
20'-0" ≥ 30'-0"	2'-8"	18-16d	SECOND FLOOR	REINFORCE W/ I-LSTA 24 STRAP
< 20'-0"	1'-4"	10-16d	FIRST FLOOR	REINFORCE W/ I-LSTA 24 STRAP

NOTES:

- DO NOT SPLICE TOP PLATES WITHIN 6'-0" OF ENDS OF TIMBER SHEAR WALLS.
- THIS DETAIL APPLIES AT ALL WALLS.

TOP PLATE SPLICE
5 TYPICAL DETAIL
SCALE: NTS



NOTES

- GLUE WOOD STRUCTURAL PANEL TO ALL TRUSSES.
- STAGGER PANEL JOINTS AS SHOWN.

FLOOR DIAPHRAGM NAILING WITHOUT BLOCKING
6 TYPICAL DETAIL
SCALE: NTS

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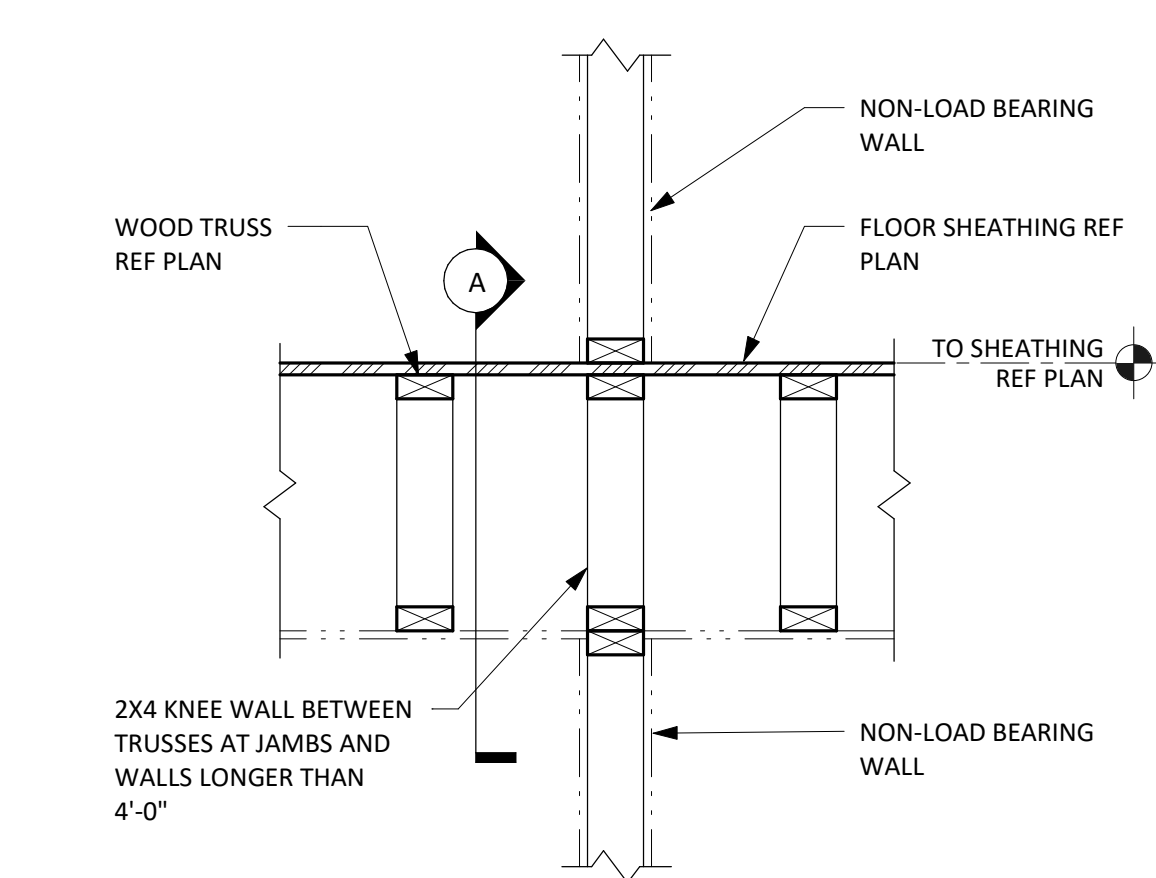
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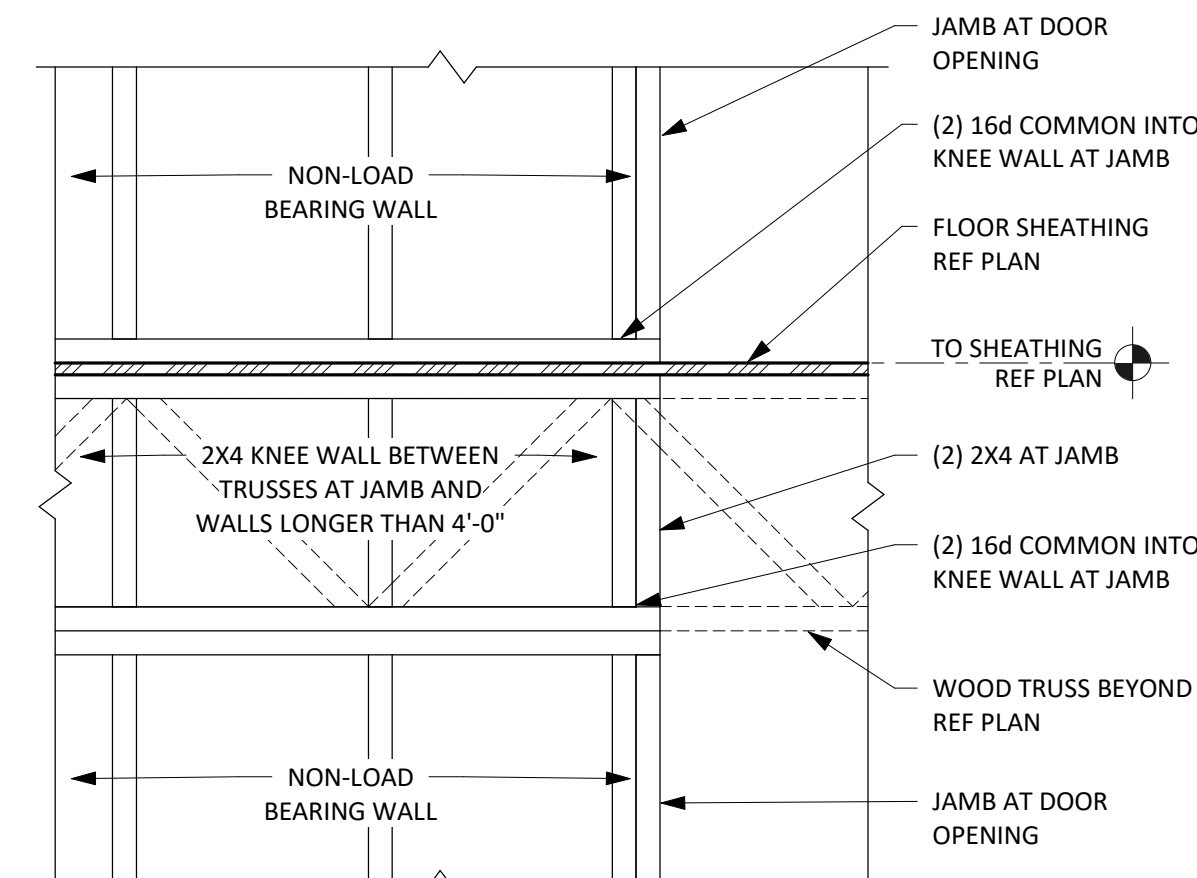
PERMITTING
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TYPICAL WOOD
DETAILS

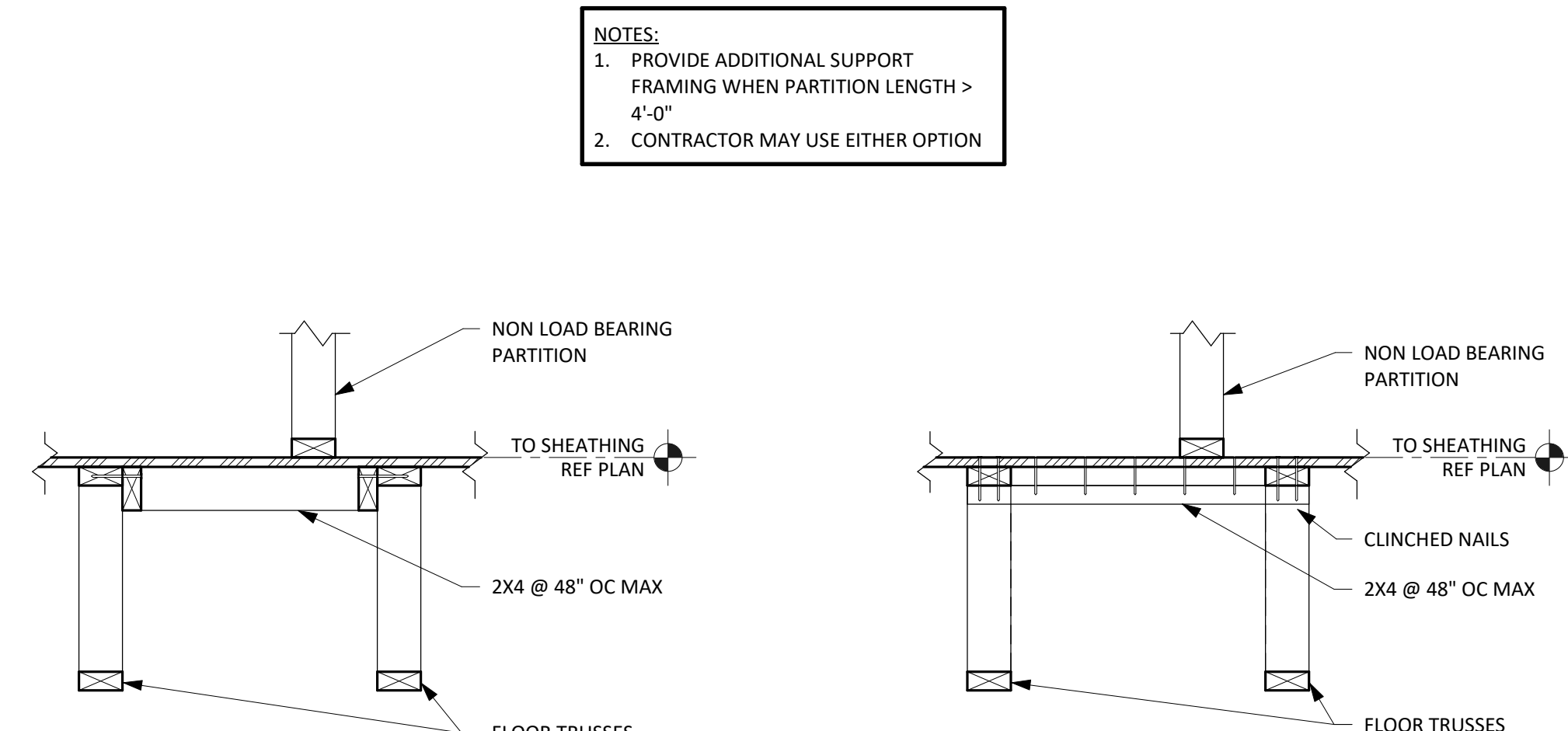
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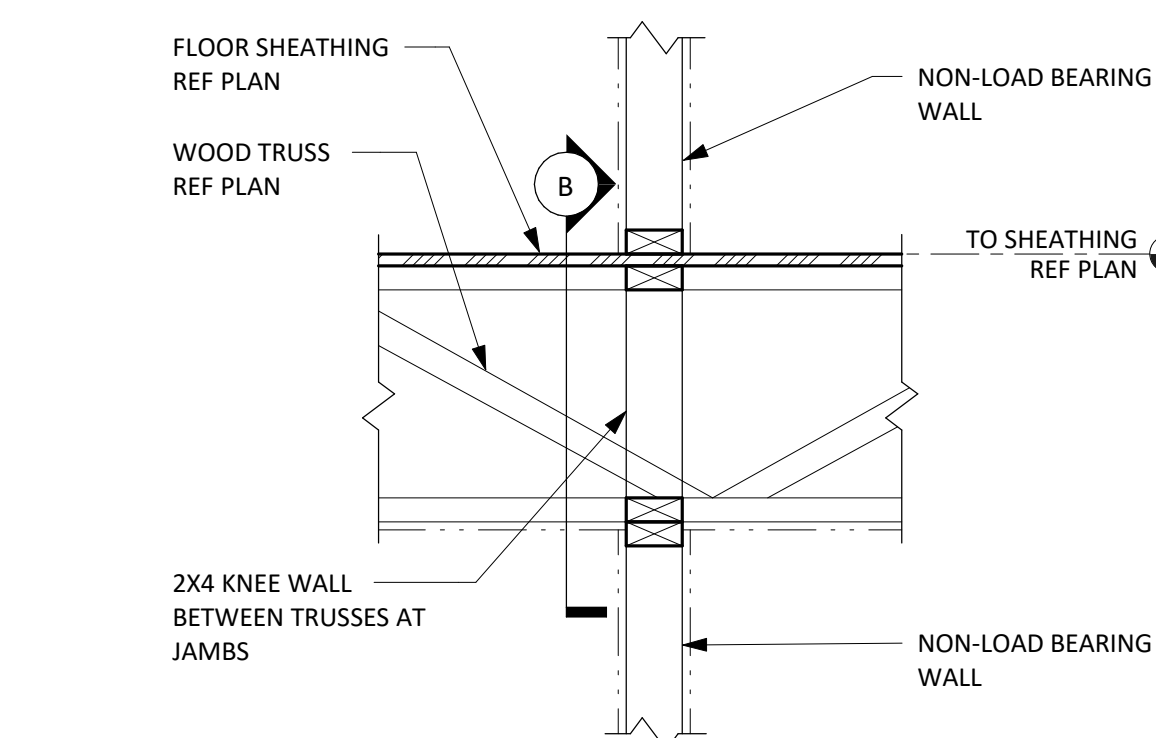
NON-LOAD BEARING PARTITION PARALLEL TO TRUSSES
1 TYPICAL DETAIL
 SCALE: NTS



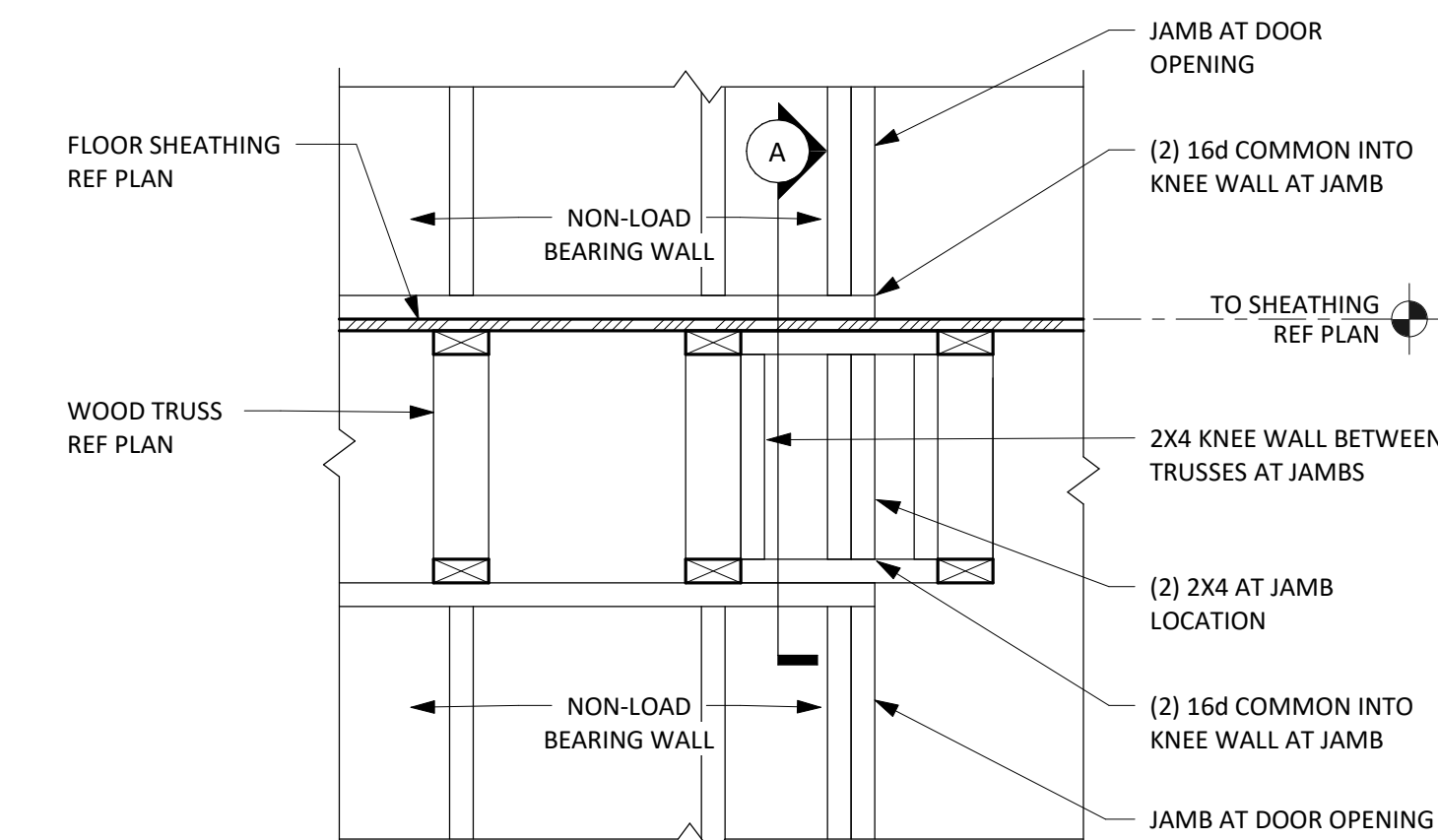
SECTION A



NON-LOAD BEARING PARTITION PARALLEL TO TRUSSES
2 TYPICAL DETAIL
 SCALE: NTS

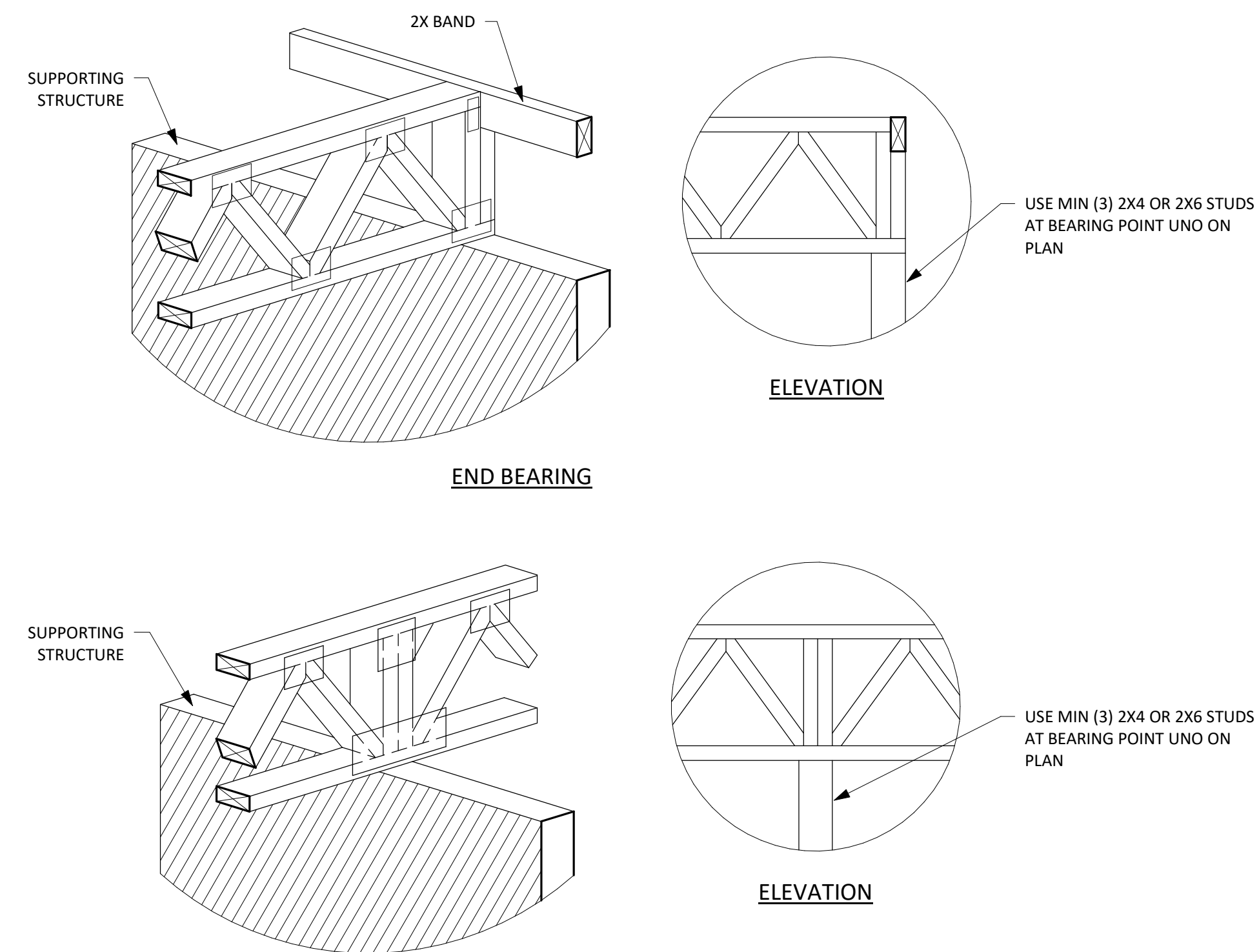


SECTION A



SECTION B

NON-LOAD BEARING WALL PERPENDICULAR TO FLOOR TRUSSES
3 TYPICAL DETAIL
 SCALE: NTS



PRE-ENGINEERED GIRDER TRUSS BOTTOM CHORD BEARINGS
4 TYPICAL DETAIL
 SCALE: NTS

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TYPICAL WOOD
 DETAILS

S5.04



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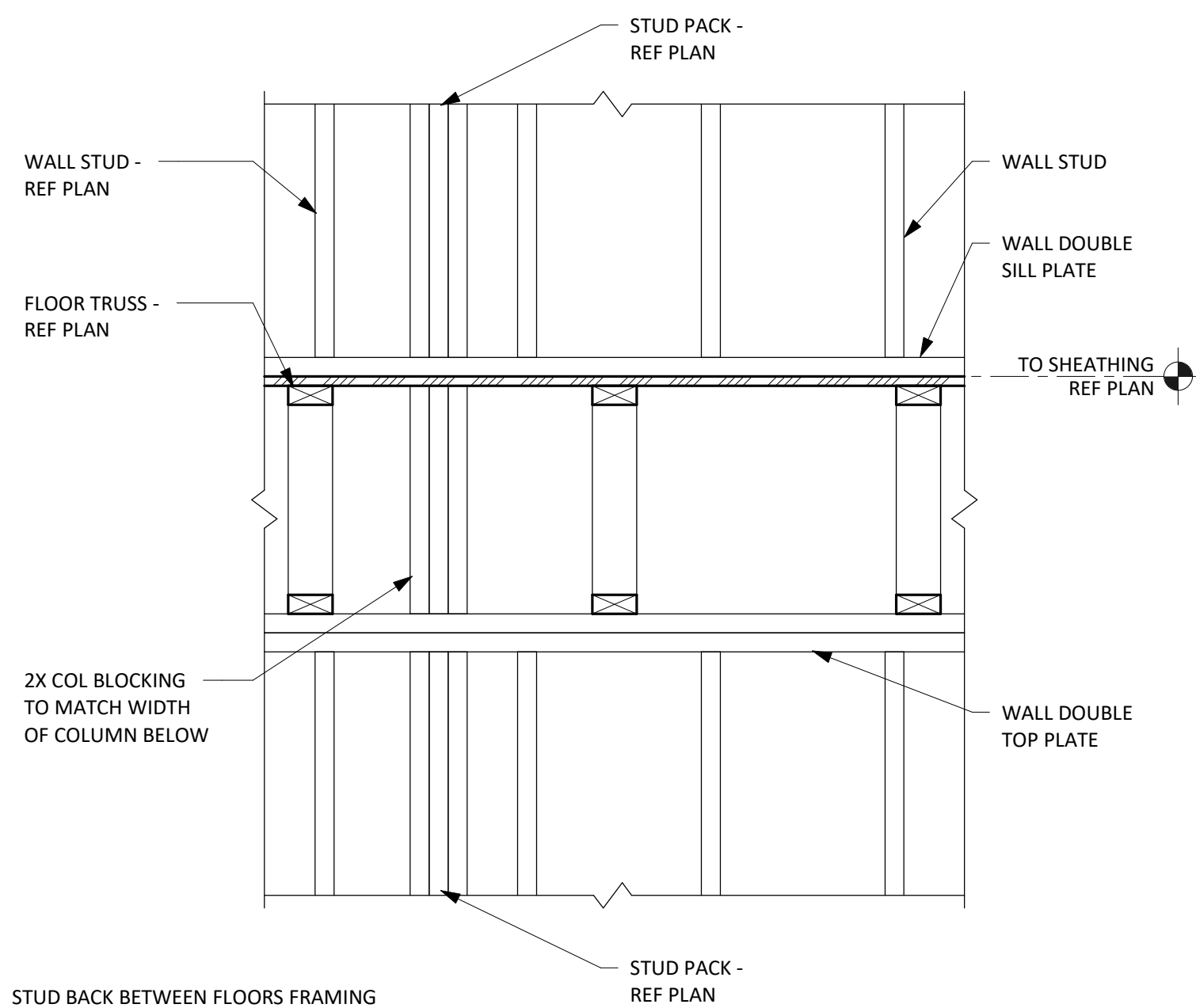
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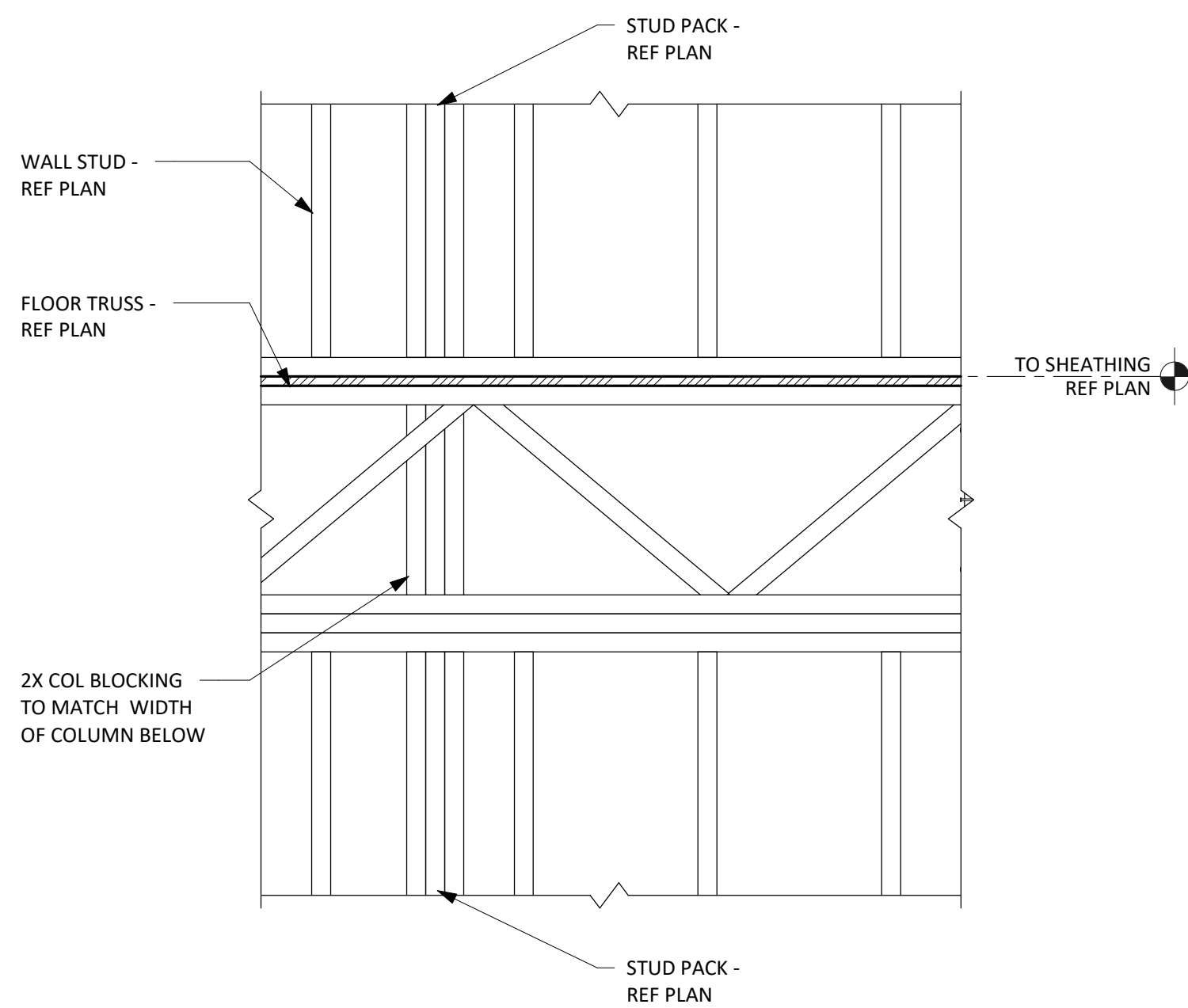
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SUBMITTAL

TYPICAL WOOD
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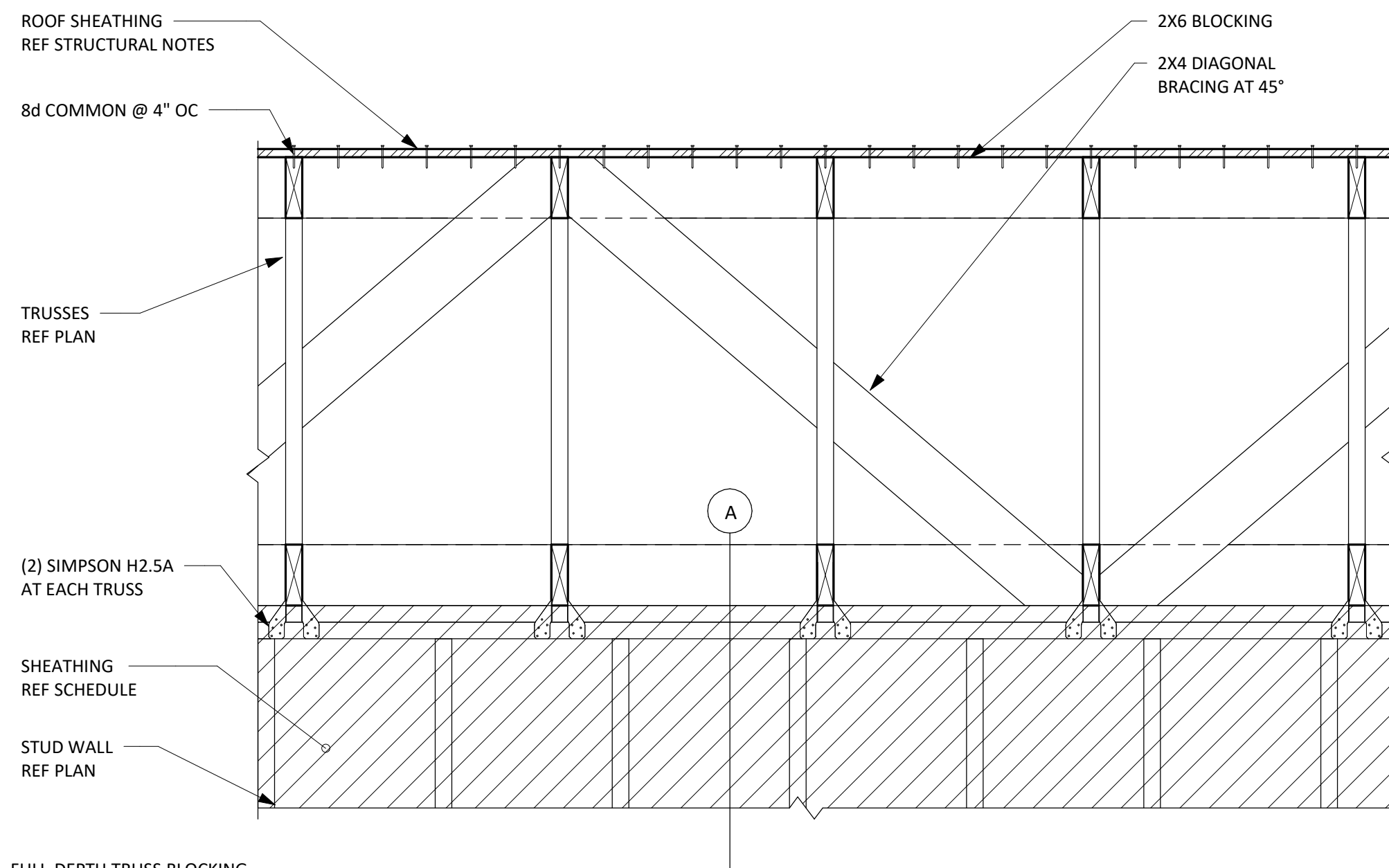
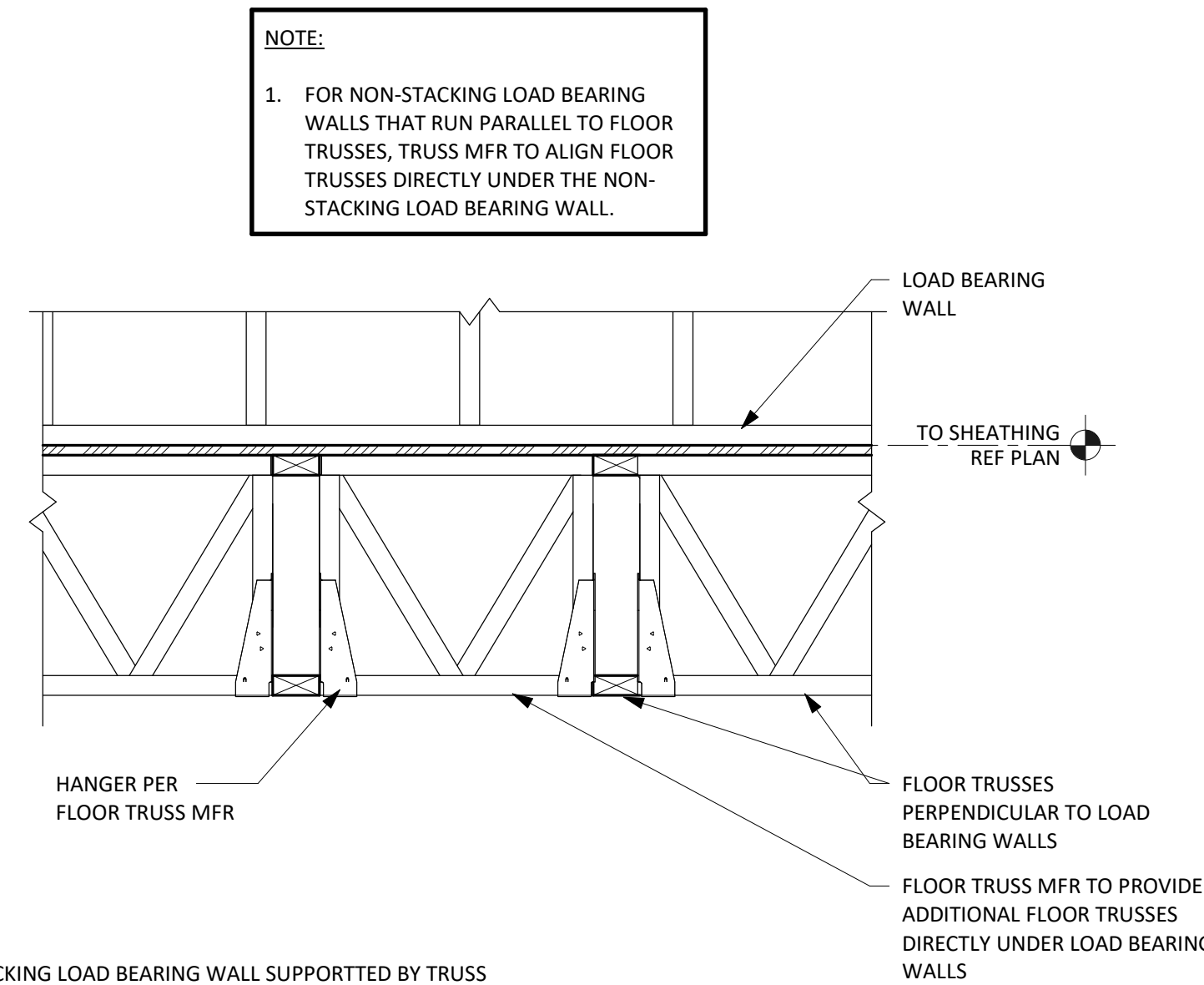
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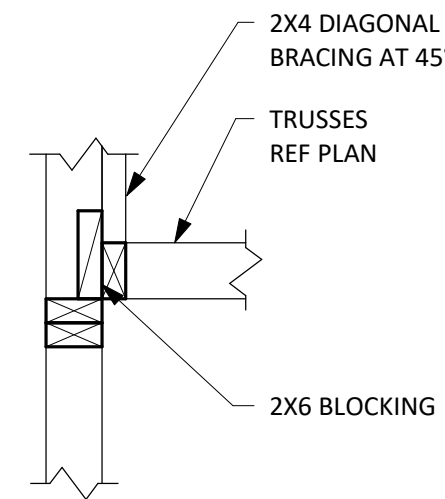
1 TYPICAL DETAIL
SCALE: 1" = 1'-0"



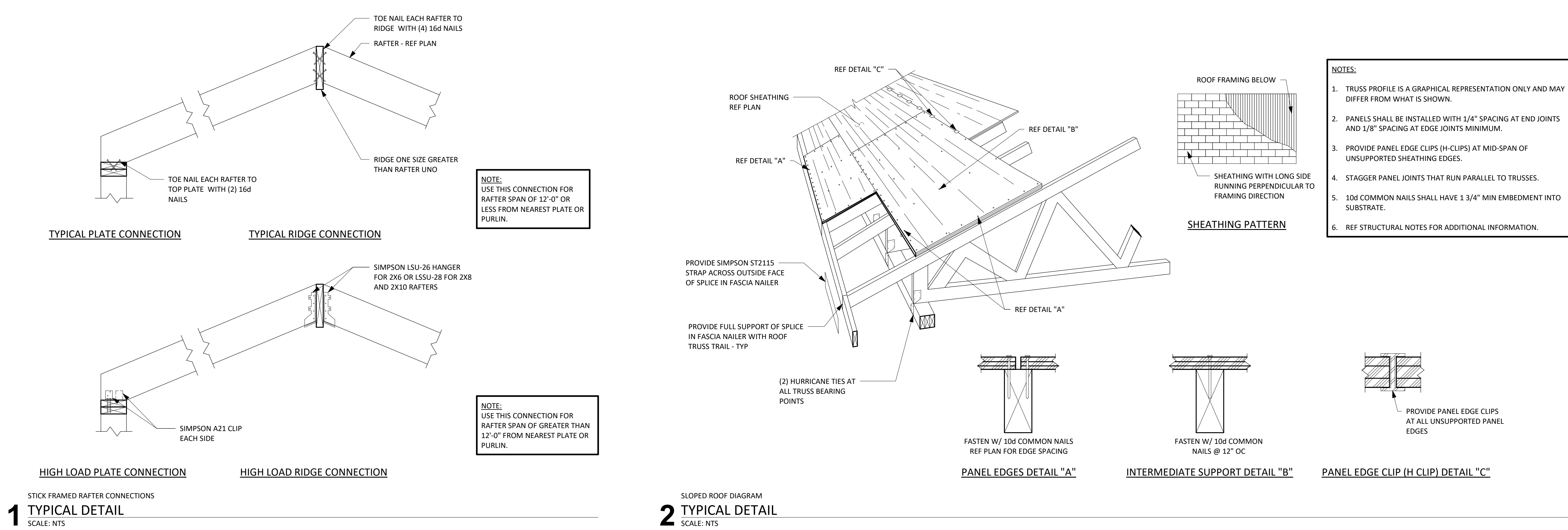
2 TYPICAL DETAIL
SCALE: 1" = 1'-0"



3 TYPICAL DETAIL
SCALE: NTS



SECTION "A"



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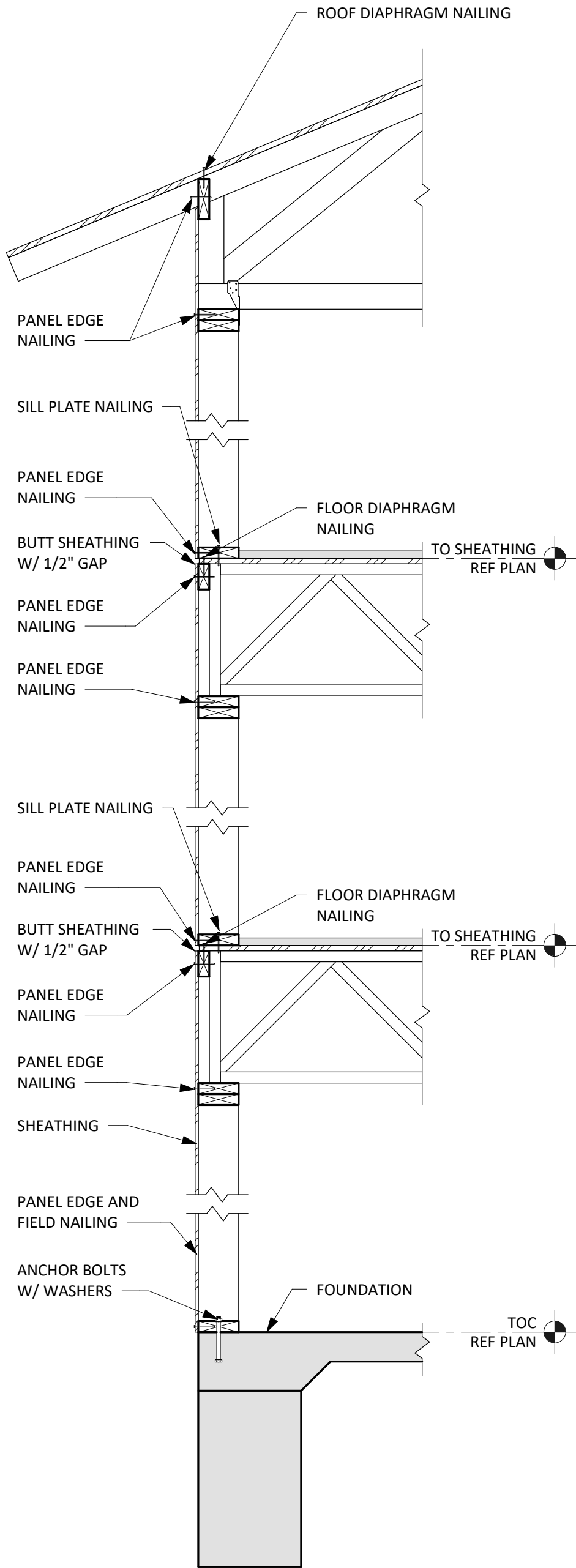
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TYPICAL WOOD
DETAILS

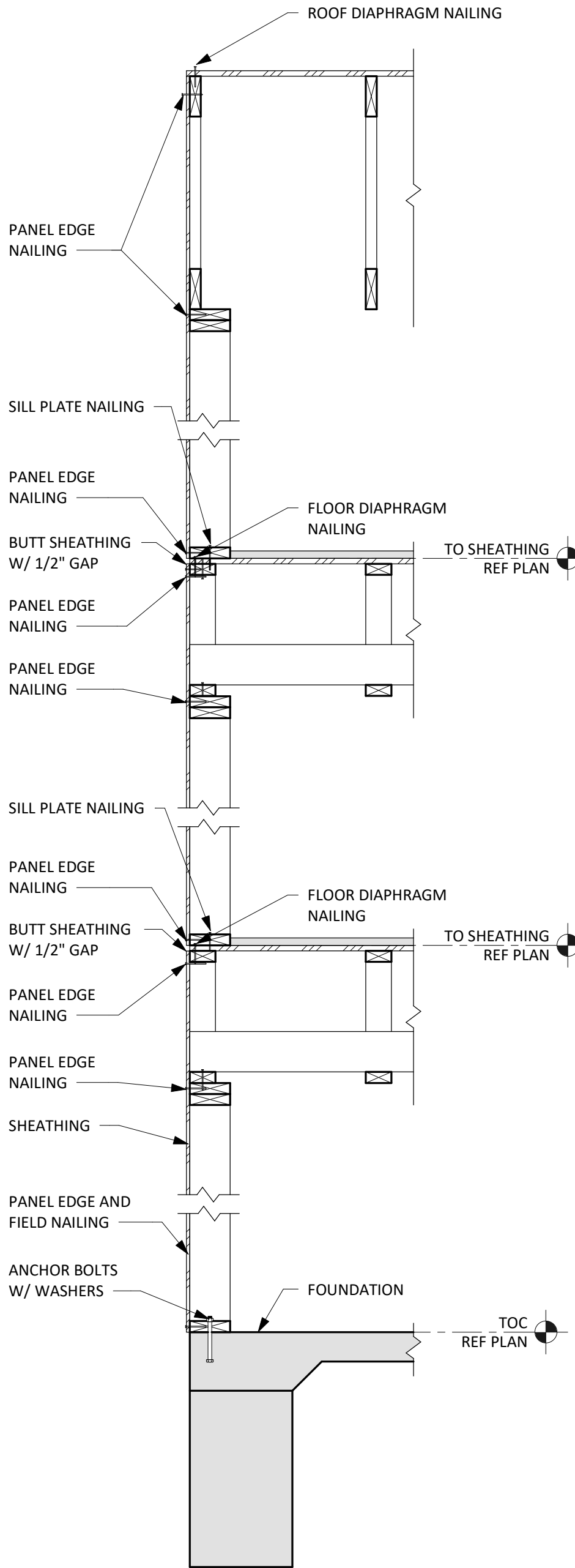
S5.06

- NOTES:
1. PRIOR TO CONSTRUCTION OF SHEARWALLS, REVIEW LATEST DIMENSIONED ARCHITECTURAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER OF ANY LOCATIONS WHERE MINIMUM SHEARWALL LENGTHS ARE NOT MET. MINIMUM LENGTHS BASED ON OUT TO OUT FACE OF TIEDOWN POSTS.
 2. SEE PLANS FOR SHEARWALL LOCATIONS. SEE SCHEDULE FOR HOLDDOWNS AND SIZES.
 3. PLACE SHEATHING ON SIDE OF WALL WHERE SHEARWALL SYMBOL OCCURS.
 4. HORIZONTAL SHEATHING SPLICES TO OCCUR AT RIBBON BAND. WHERE WALL HEIGHT DICTATES HORIZONTAL SPLICE AT WALL, PROVIDE 3x BLOCKING. DO NOT SPLICE AT DOUBLE 2x TOP PLATE.
 5. SEE DETAIL FOR TYPICAL SHEARWALL DETAIL AT INTERSECTING PARTITION WALL.
 6. SHEATHING THICKNESS IS MINIMUM.
 7. WALL SECTIONS SHOWN ARE DIAGRAMS, SEE DETAILS FOR INFO NOT SHOWN.
 8. FOR SPECIFIC INFORMATION ABOUT HOLD-DOWNS, INCLUDING BOUNDARY MEMBERS, REF 1/SS.08
 9. NAILS USED FOR GYPSUM WALLBOARD SHALL BE COOLER NAILS.

SHEAR WALL SCHEDULE							
MARK	SHEATHING	BLOCKING	PANEL EDGE NAILING	SILL PLATE NAILING	ANCHOR BOLTS AT FOUNDATION	END STUD PACK	HOLD DOWN
SW2	5/8" GYPSUM WALLBOARD ON EA SIDE	UNBLOCKED	6d @ 7" OC	16d @ 16" OC	5/8"Øx12" @ 32" OC	(2) STUDS	HDU2-SDS2.5
SW1	7/16" STRUCTURAL WOOD SHEATHING	BLOCKED	8d @ 6" OC	16d @ 6" OC	5/8"Øx12" @ 32" OC	(2) STUDS	HDU2-SDS2.5



CONDITION A
TRUSSES PERPENDICULAR
TO EXTERIOR SHEAR WALL



CONDITION A
TRUSSES PARALLEL TO
EXTERIOR SHEAR WALL

1 SHEAR WALL SCHEDULE
TYPICAL DETAIL
SCALE: 3/4" = 1'-0"

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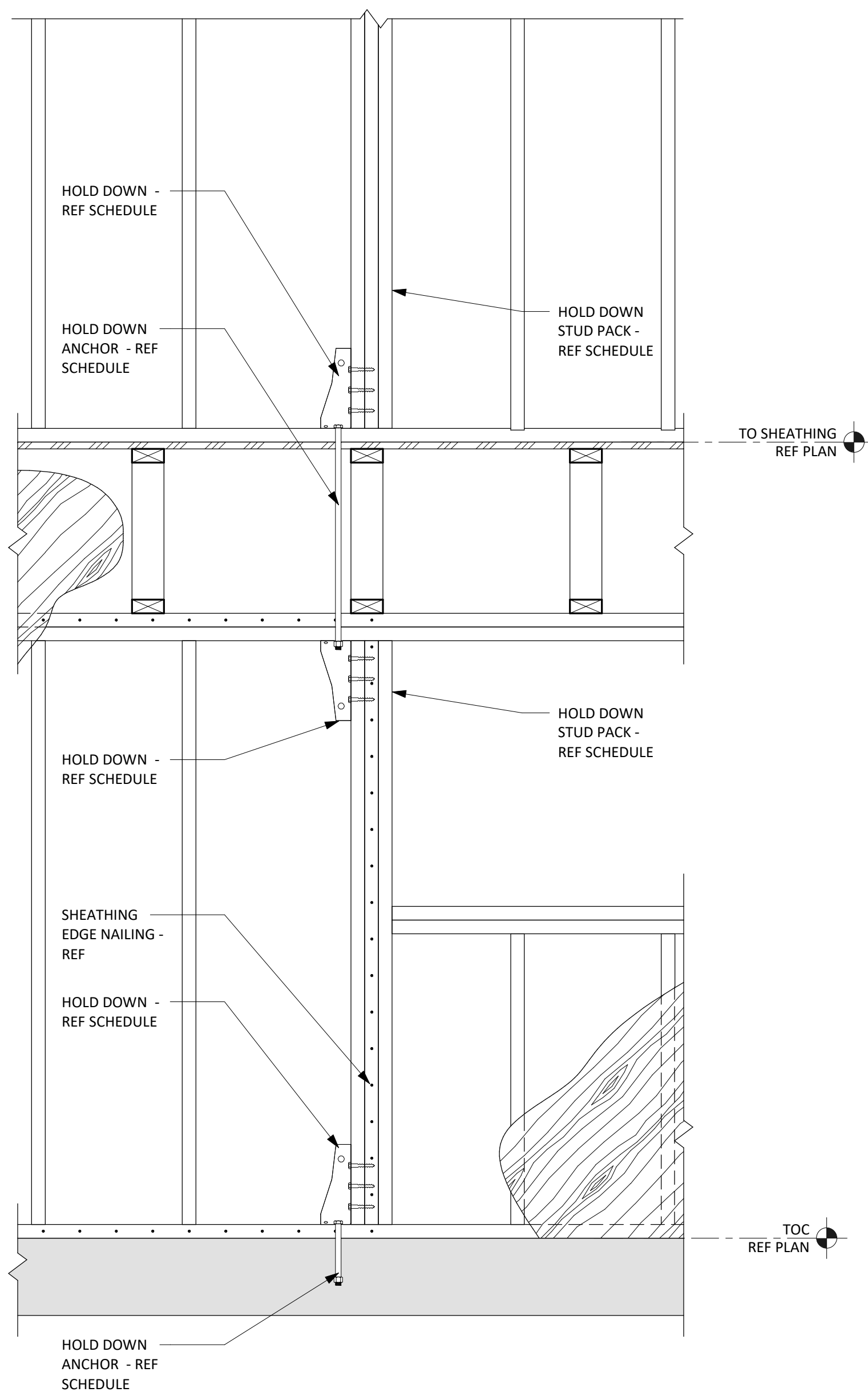
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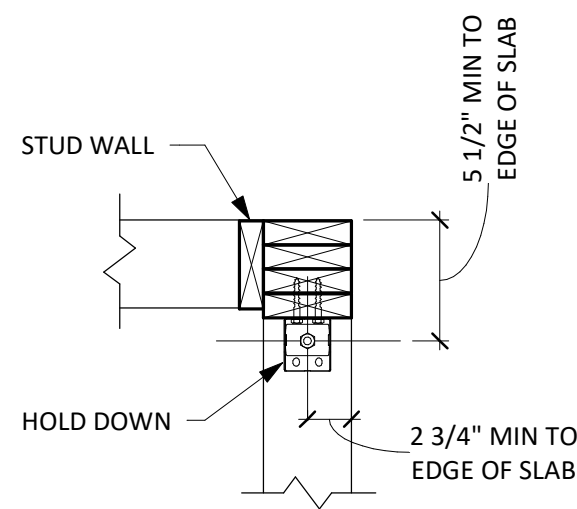
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WOOD SHEAR
WALL DETAILS

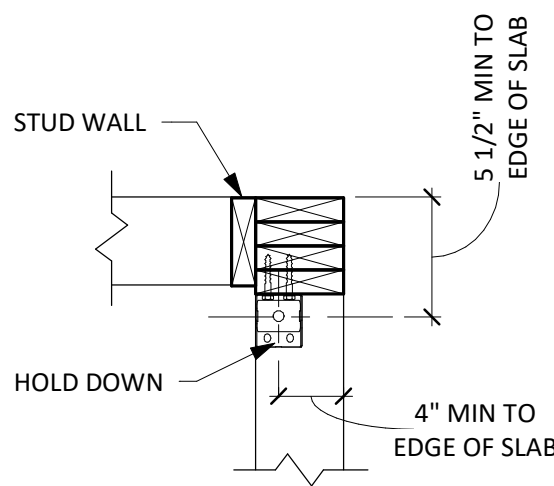
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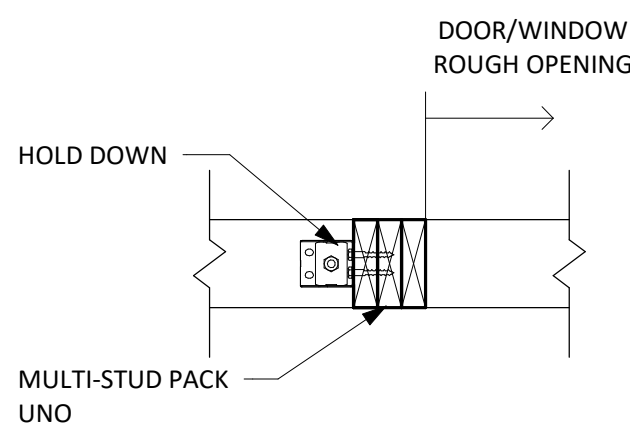
- NOTES:
1. INSTALL ALL HARDWARE PER MANUFACTURER'S SPECIFICATIONS. CONTACT ENGINEER FOR ALL HARDWARE SUBSTITUTIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF HOLDOWN ANCHOR BOLTS.
 3. PROVIDE 5" PROJECTION ABOVE CONCRETE ON ALL ANCHOR BOLTS.
 4. IF POST-INSTALLED ANCHORS ARE REQUIRED, COORDINATE ANCHOR EPOXY SYSTEM AND DESIGN WITH ENGINEER.



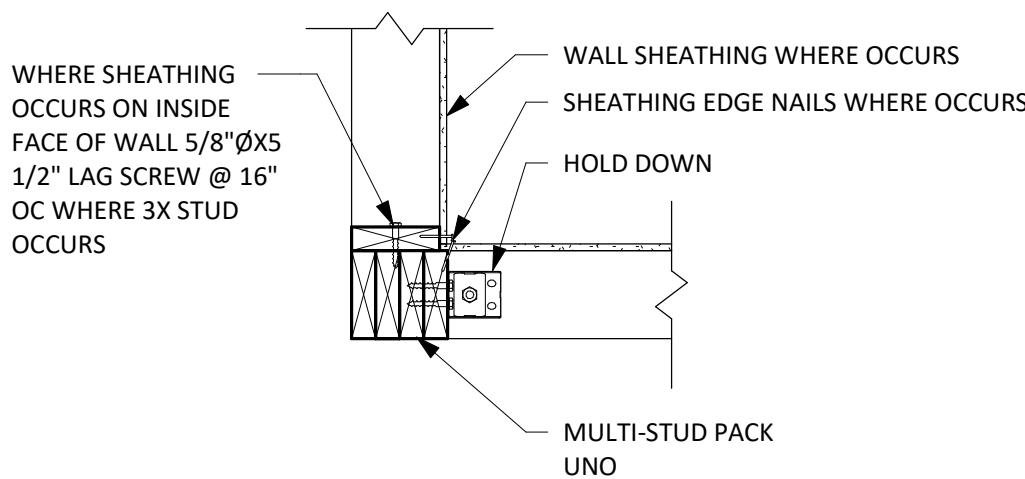
CAST-IN-PLACE ANCHOR HOLD DOWN



POST INSTALLED ANCHOR HOLD DOWN



DOOR/WINDOW OPENING - PLAN VIEW



OUTSIDE CORNER - PLAN VIEW

CAST-IN-PLACE ANCHORS			
HOLD DOWN	BOUNDARY MEMBER	SDS SCREW TYPE	ANCHOR ROD TYPE
SIMPSON HDU2-SDS2.5	2-STUD PACK	(6) 1/4 X 2 1/2 SDS	5/8"Ø THREADED ROD WITH 4" EMBED
SIMPSON HDU4-SDS2.5	2-STUD PACK	(10) 1/4 X 2 1/2 SDS	5/8"Ø THREADED ROD WITH 6" EMBED

1 SHEARWALL HOLDOWN SCHEDULE

SCALE: NTS

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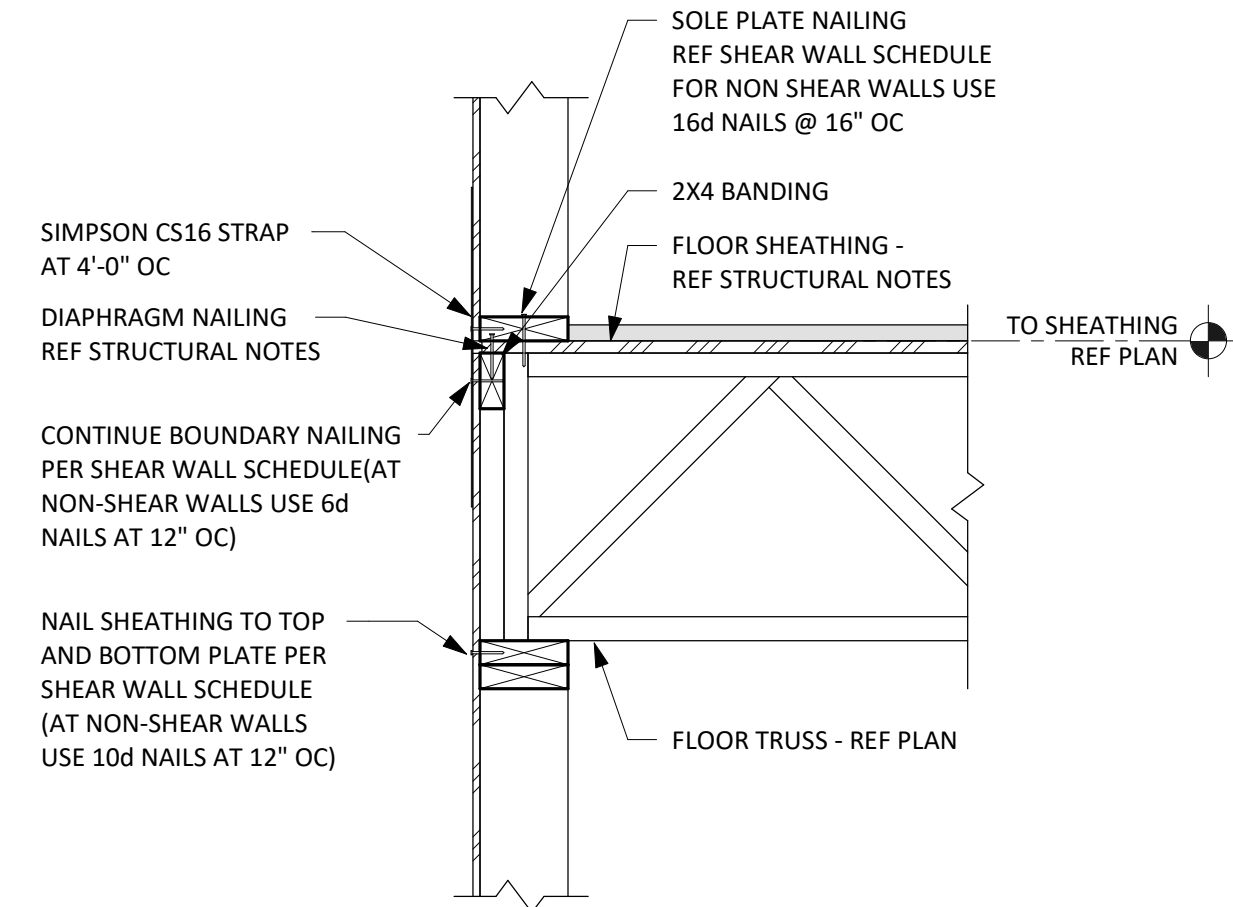
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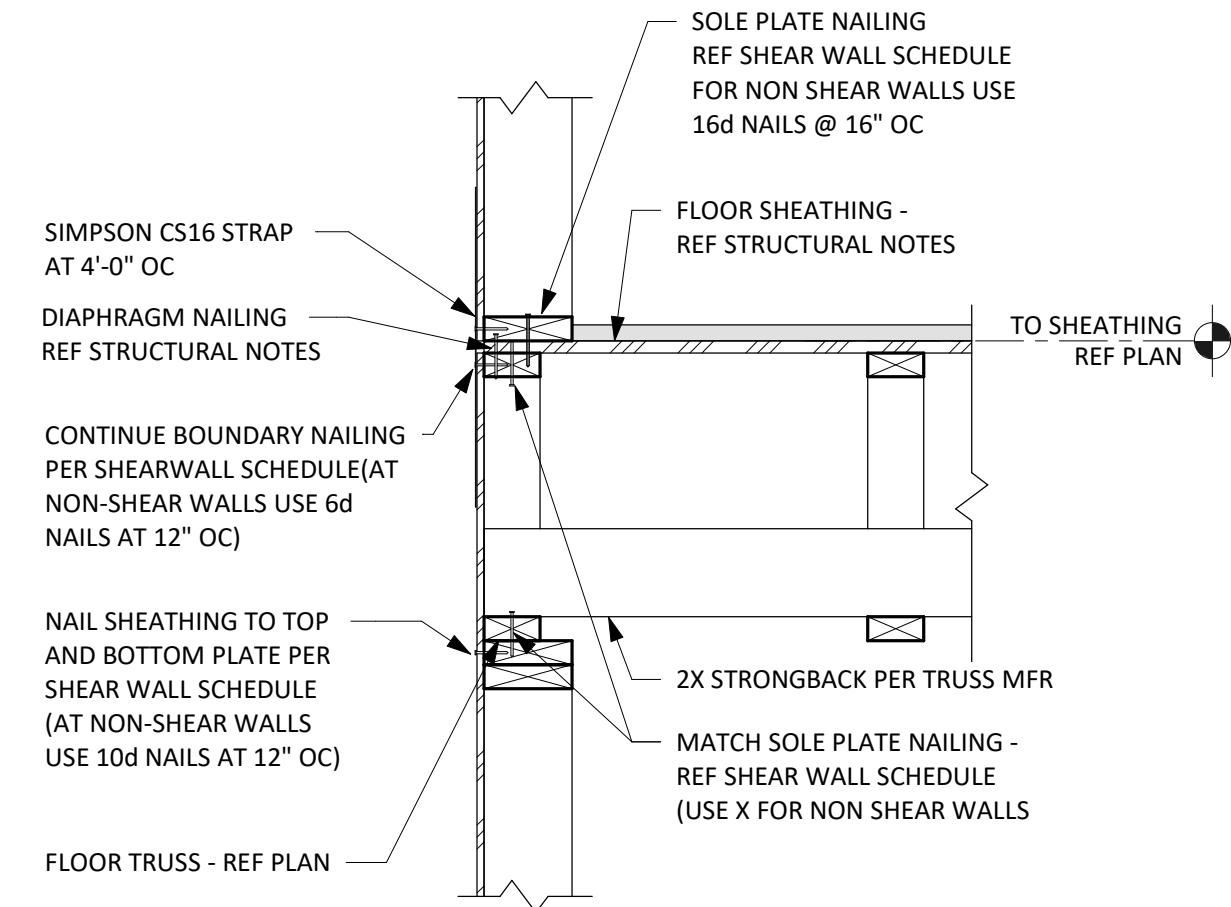
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WOOD SHEAR
WALL DETAILS

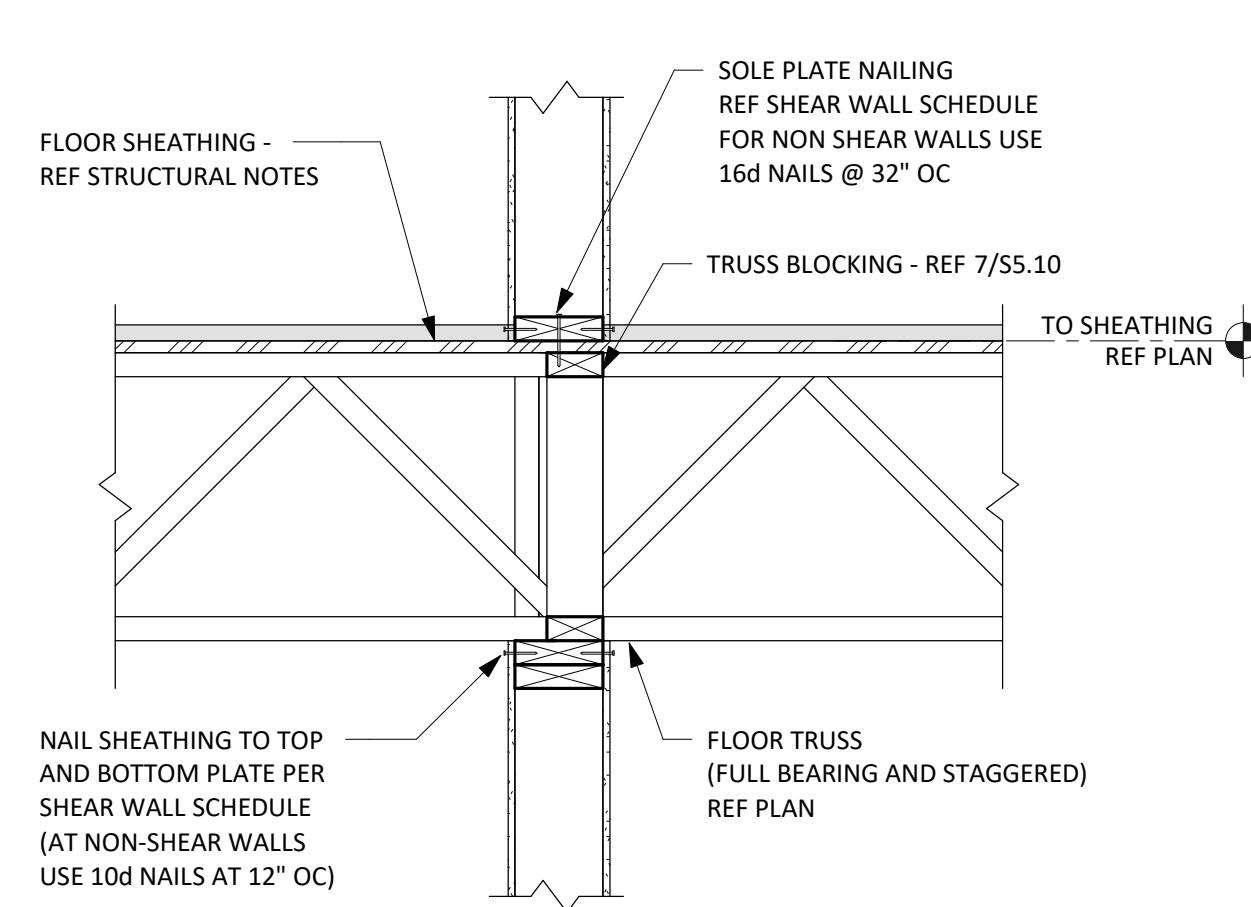
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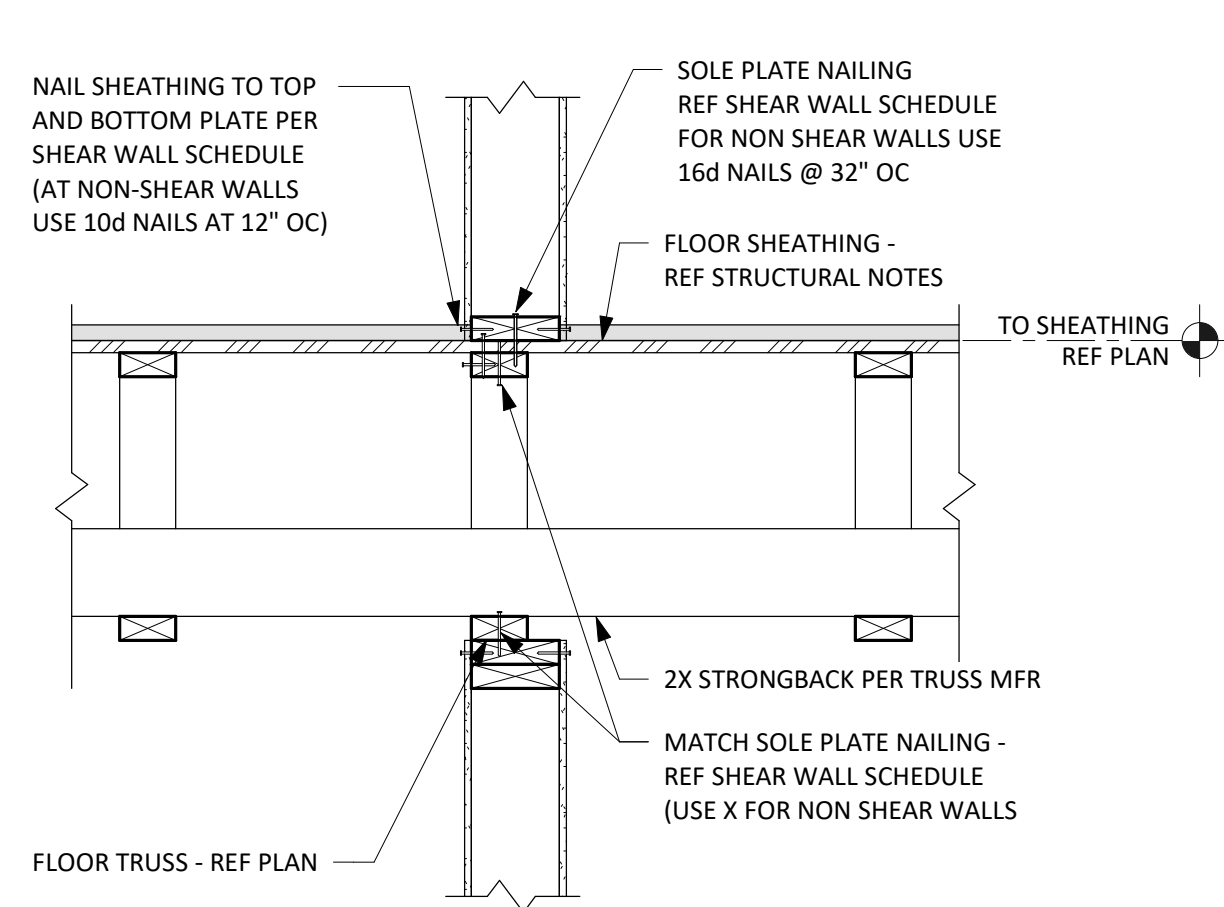
1 FLOOR TRUSS PERPENDICULAR TO EXTERIOR WALL
SCALE: 1" = 1'-0"



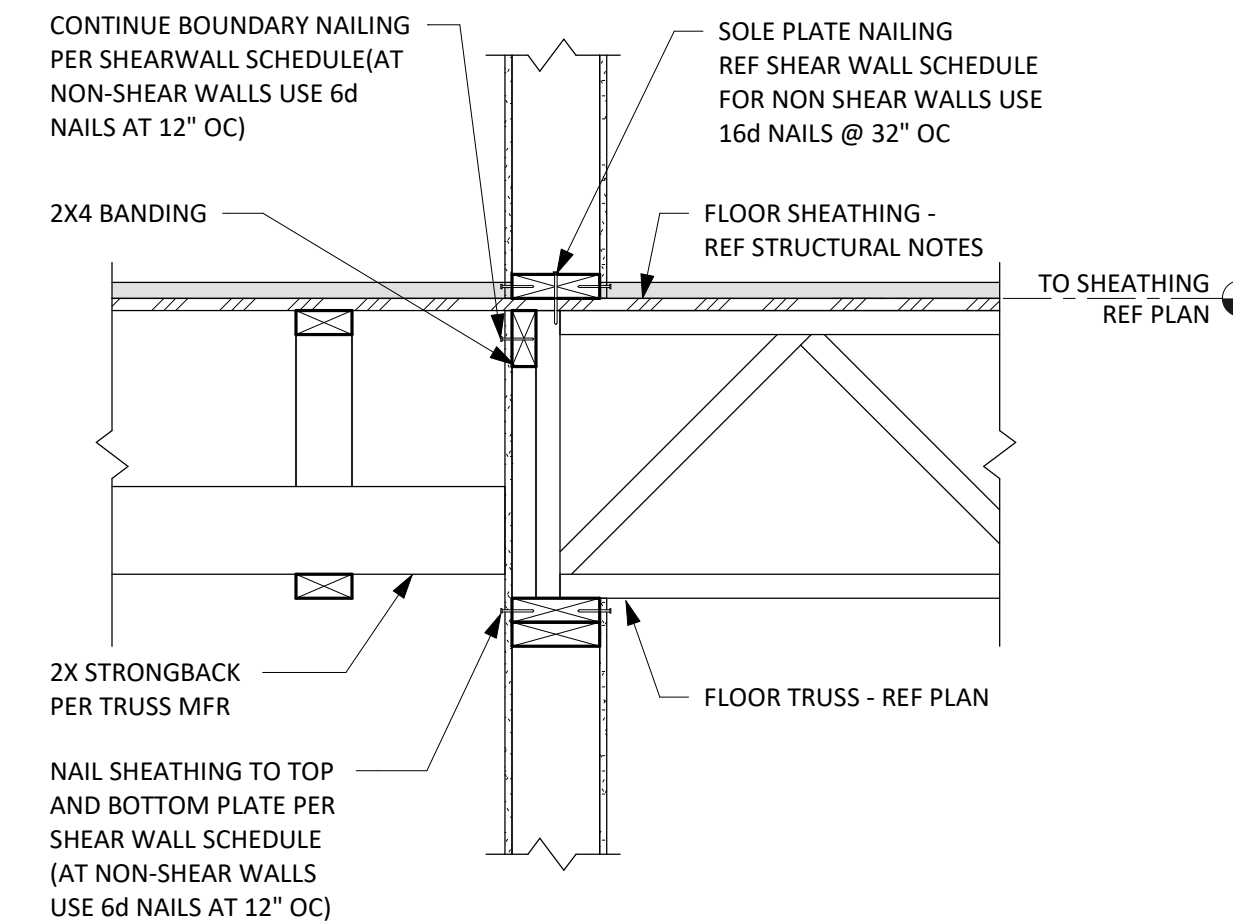
2 FLOOR TRUSS PARALLEL TO EXTERIOR WALL
SCALE: 1" = 1'-0"



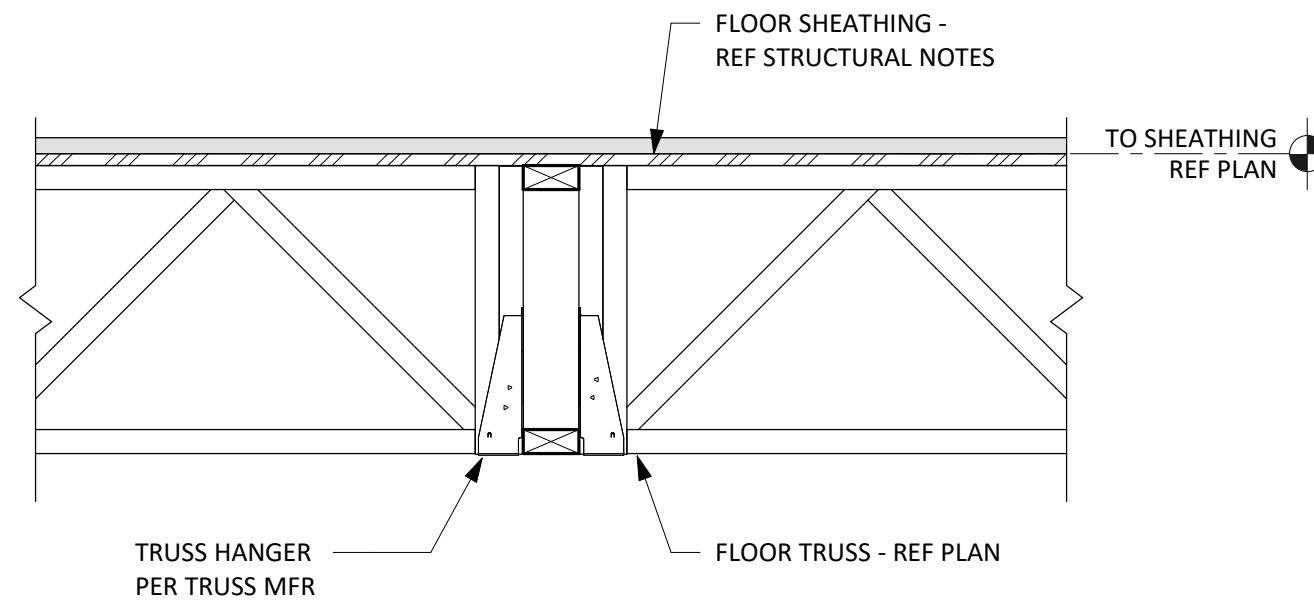
3 FLOOR TRUSS PERPENDICULAR TO INTERIOR WALL
SCALE: 1" = 1'-0"



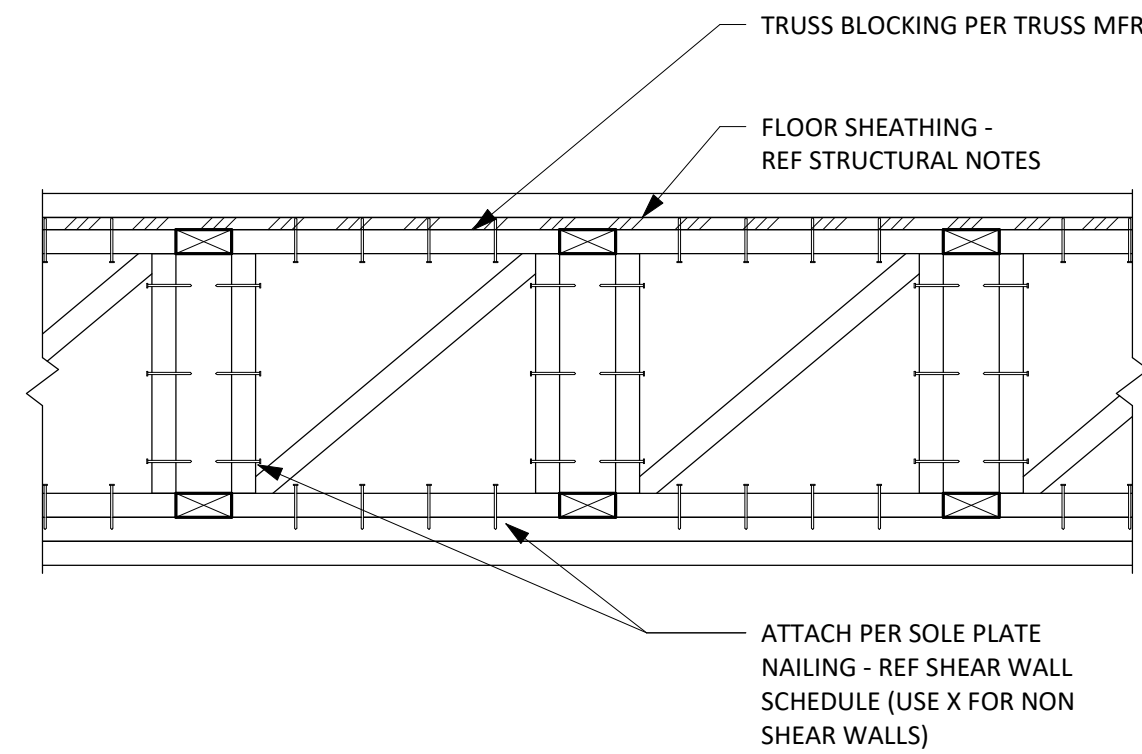
4 FLOOR TRUSS PARALLEL TO INTERIOR WALL
SCALE: 1" = 1'-0"



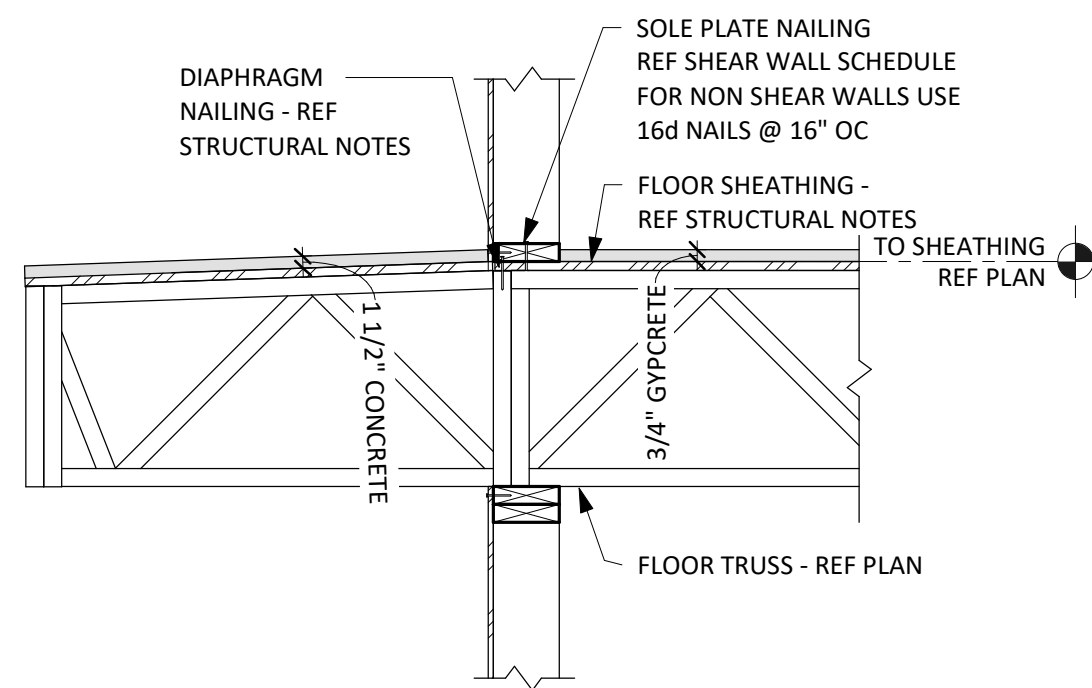
5 FLOOR TRUSS FRAMING DIRECTION CHANGE
SCALE: 1" = 1'-0"



6 FLOOR TRUSS TO GIRDER TRUSS
SCALE: 1" = 1'-0"



7 TRUSS BLOCKING
SCALE: 1" = 1'-0"



8 CANTILEVER FLOOR TRUSS
SCALE: 3/4" = 1'-0"

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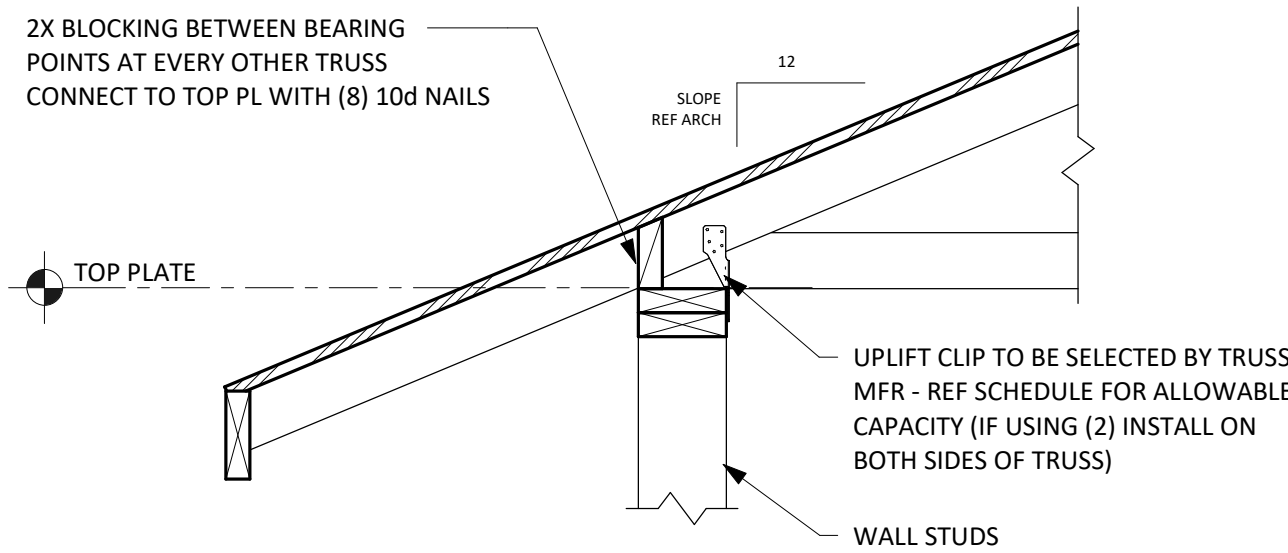
WOOD FRAMING
DETAILS

S5.10

NOTES:

1. ALL SOFFIT OVERHANGES TO BE NON-STRUCTURAL.
2. USE (1) 2X MIN AT BEARING POINTS.
3. USE (4) 2X STUDS AT GIRDER TRUSS BEARING POINTS.
4. TRUSS MFR TO ENSURE LATERAL DIAPHRAGMATIC LOADS TO WALL.

SIMPSON UPLIFT CLIP	MAX. REACTION (ALLOWABLE)
(1) SIMPSON H2.5 HURRICANE TIE	565 LBS
(2) SIMPSON H2.5 HURRICANE TIE	1130 LBS



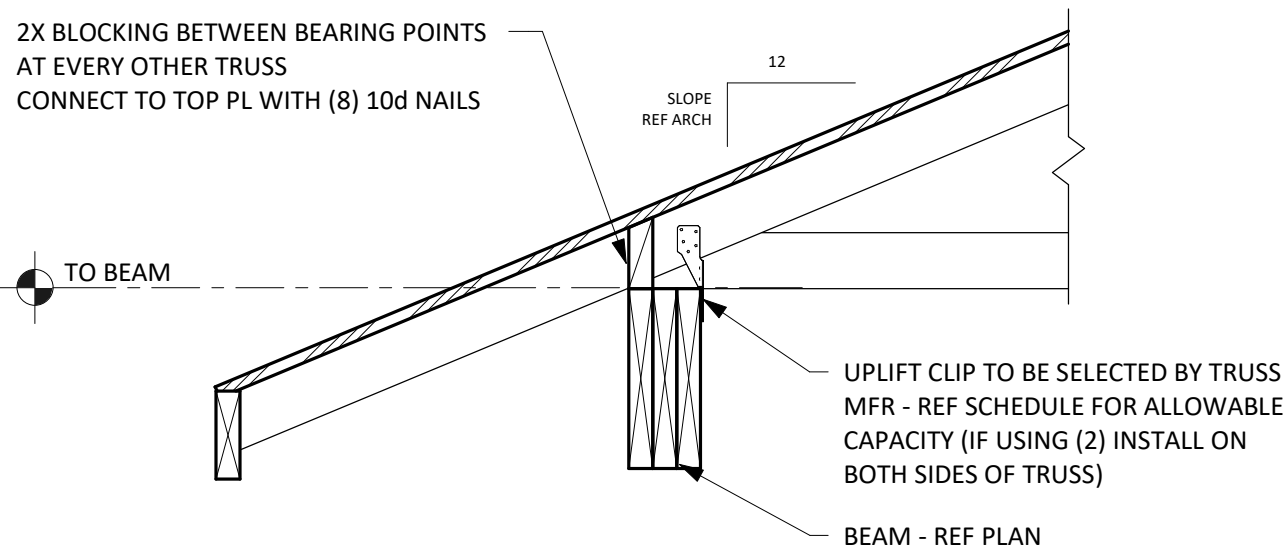
1 PRE-ENGINEERED TRUSS EAVE AT WALL

SCALE: NTS

NOTES:

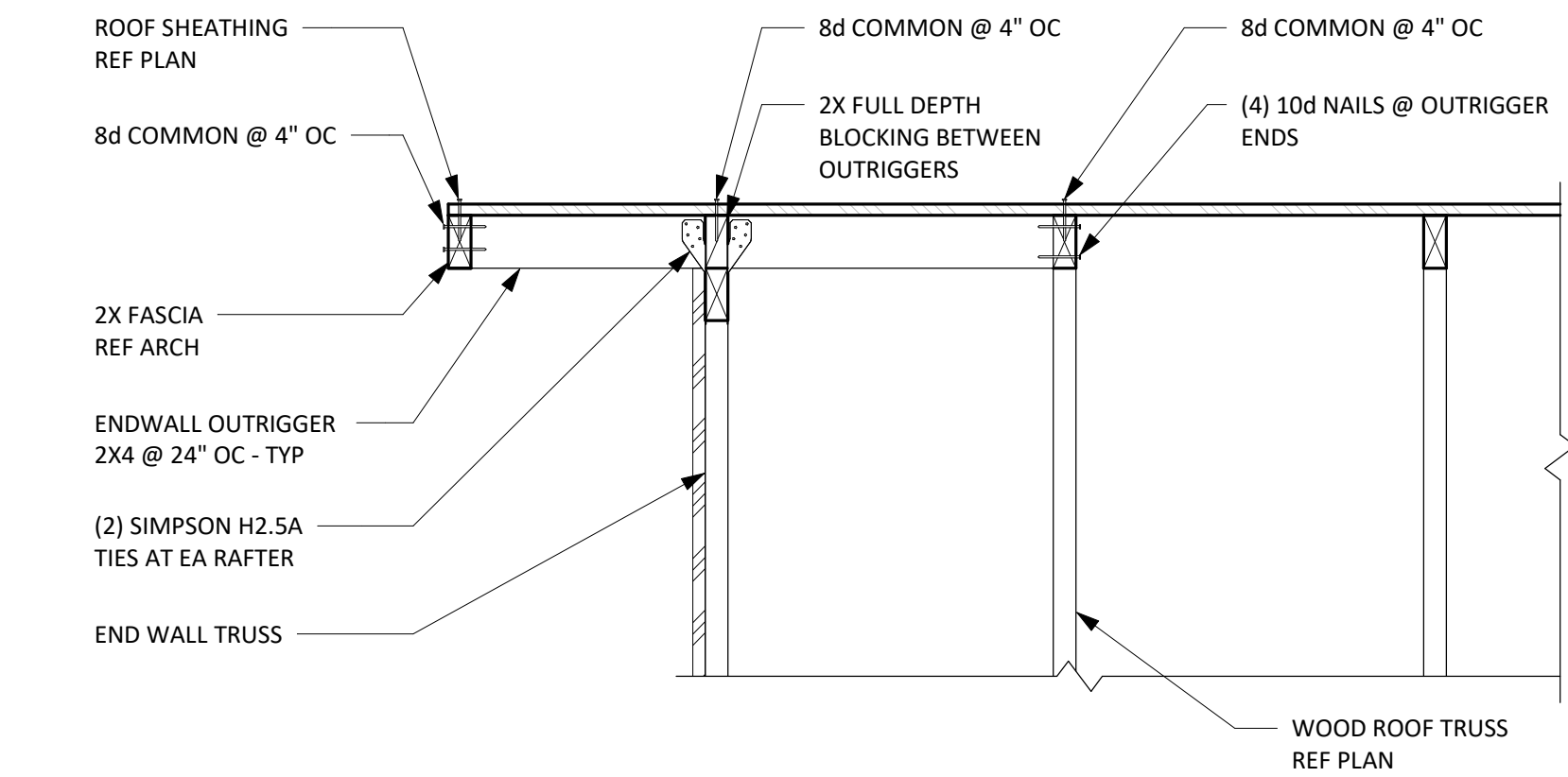
1. ALL SOFFIT OVERHANGES TO BE NON-STRUCTURAL.
2. USE (1) 2X MIN AT BEARING POINTS.
3. USE (4) 2X STUDS AT GIRDER TRUSS BEARING POINTS.
4. TRUSS MFR TO ENSURE LATERAL DIAPHRAGMATIC LOADS TO WALL.

SIMPSON UPLIFT CLIP	MAX. REACTION (ALLOWABLE)
(1) SIMPSON H2.5 HURRICANE TIE	565 LBS
(2) SIMPSON H2.5 HURRICANE TIE	1130 LBS



2 PRE-ENGINEERED TRUSS EAVE AT BEAM

SCALE: NTS

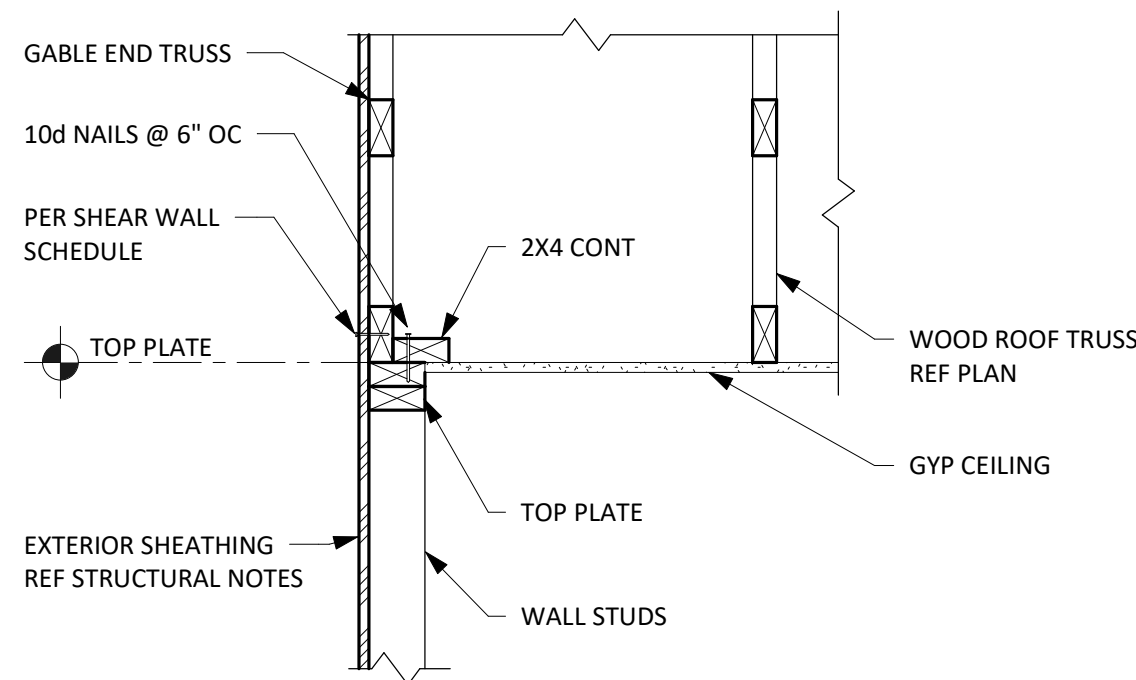


3 GABLE END FRAMING

SCALE: NTS

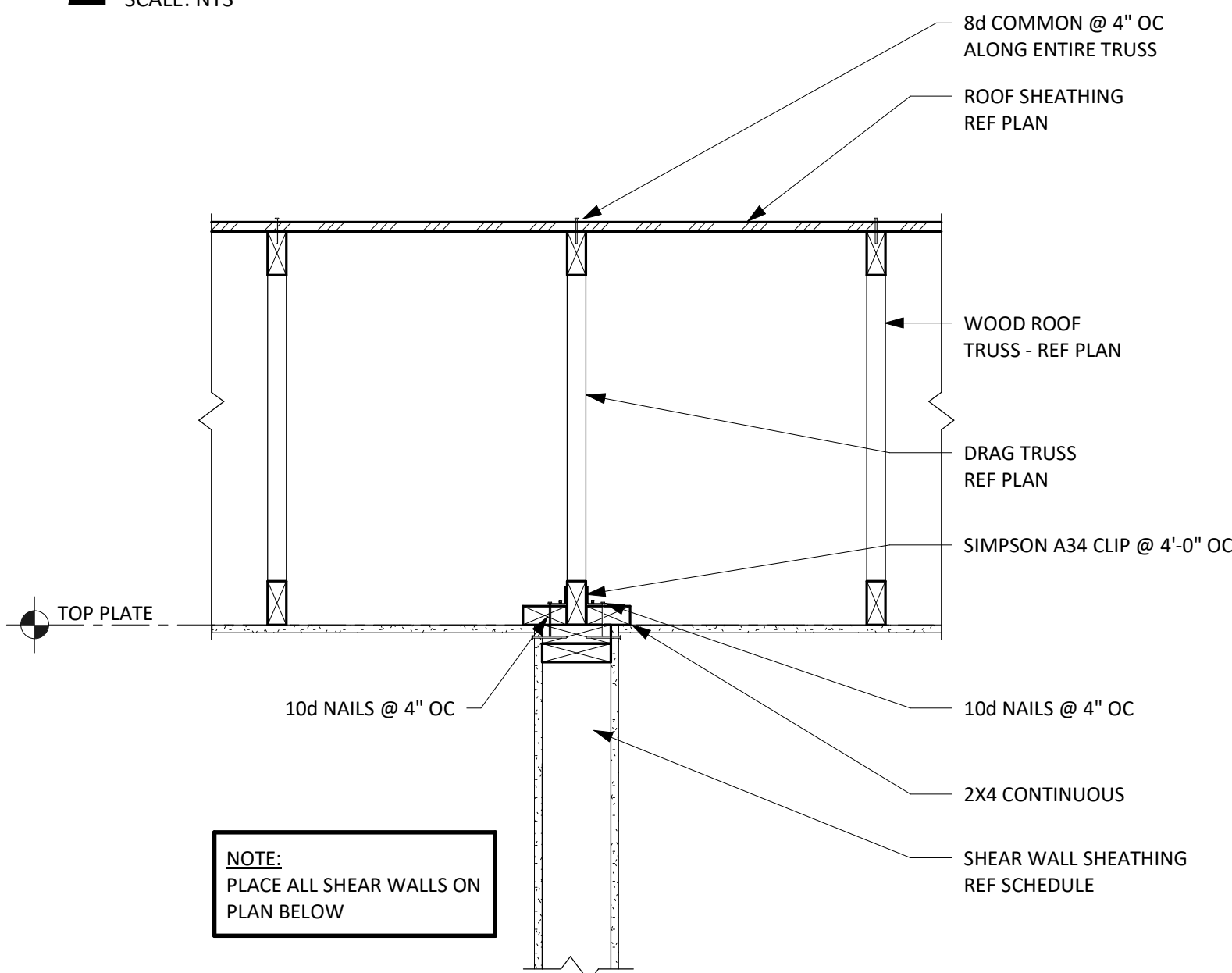
NOTE:

GABLE END WALL TRUSS TO BE DESIGNED TO TRANSFER SHEAR LOADS FROM TOP TO BOTTOM CHORD AS NOTED ON PLANS



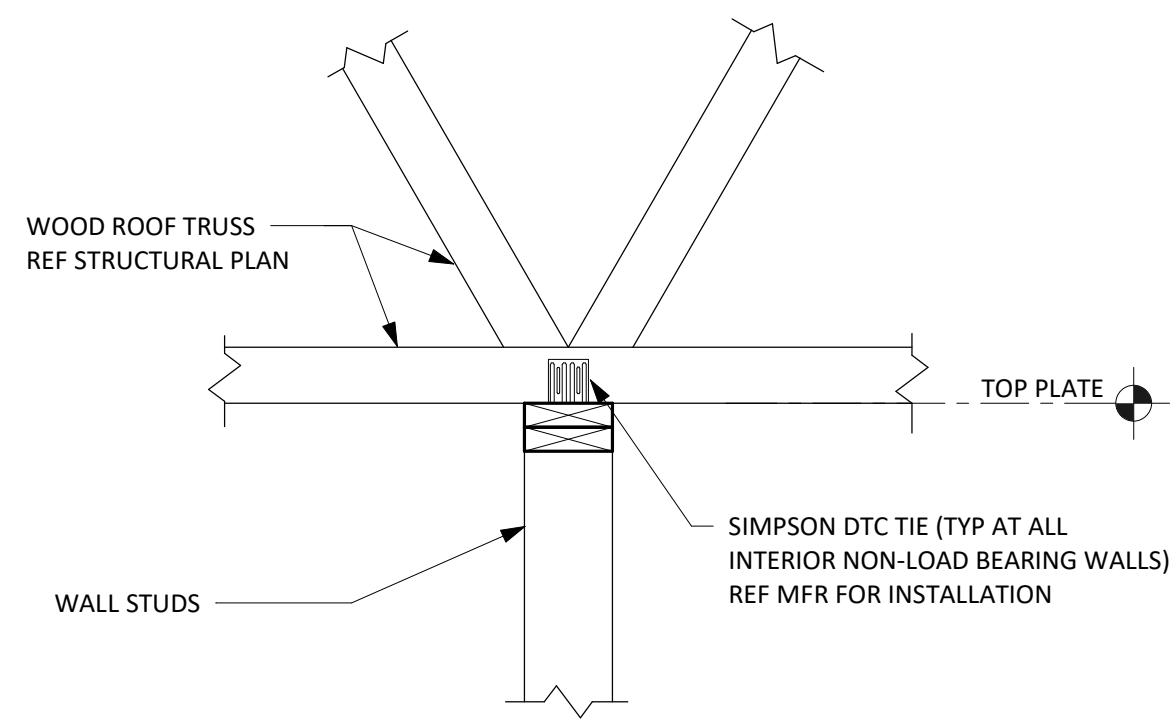
4 EXTERIOR WALL PARALLEL TO ROOF TRUSS

SCALE: NTS



5 DRAG TRUSS AT PARALLEL SHEAR WALL AT ROOF

SCALE: NTS



6 ROOF TRUSS TO INTERIOR NON-LOAD BEARING WALL CONNECTION

SCALE: NTS

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DETAILS

S5.11