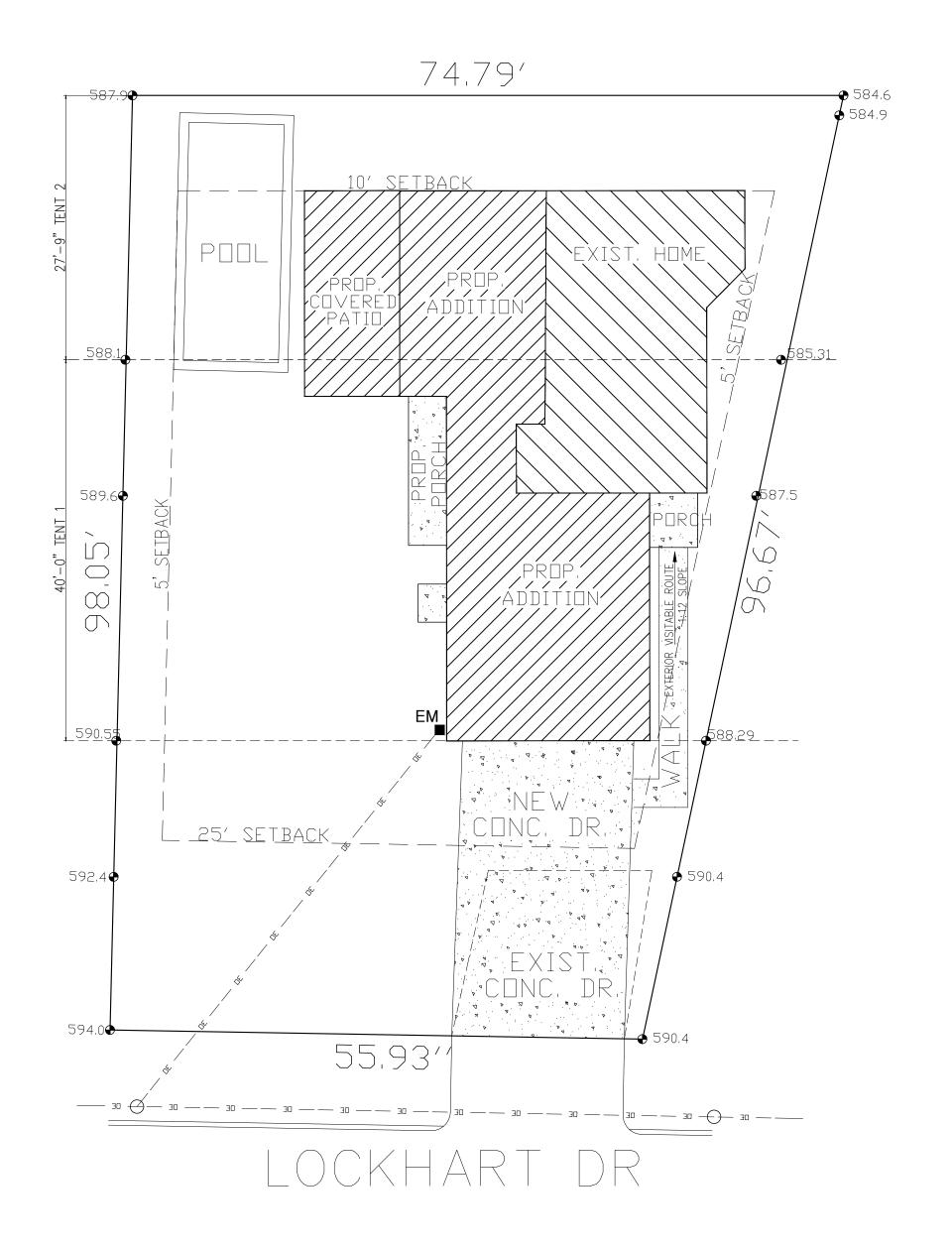
PROP, ADDITION PATRICK AND STEPHANIE DAILEY 402 LOCKHART DR. AUSTIN, 1X. 78754



NI -NOTES DI -DETAILS <u> 10' SETBACK</u>

LOCKHART DR

INDEX OF DRAWINGS

CI - COVER / SITE PLAN

A2 -PROP, FLOOR PLAN

A5 -ELEVATIONS/DETAILS

A6 -ELEVATIONS/ DETAILS

A3 -ELECTRICAL PLAN

A4 -VISITABLE PLAN

AI -EXIST./ DEMO FLOOR PLAN

GENERAL PLAN NOTES

- 1. These plans conform to the 2021 IRC except as noted otherwise or as amended by specific jurisdiction.
- 2. Living Square Footage is measured to the outside face of the walls. Stairwells are counted once in calculations. Open to below spaces, covered porches & garages not included in calculations.
- 3. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
- 4. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where applicable.
- 5. Called—out dimensions govern over scaled dimensions
- 6. Details take precedence over drawing notes
- 7. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be input upon on site conditions.
- 8. These plans address the load baring walls to be removed. the other walls to be removed do not bear load to an extent necessary to address them in this plan.

CITY OF AUSTIN MAX. ALLOWED						
LOT SIZE 6454.0 SQ.FT.	F.A.R.	IMPERVIOUS	BUILDING	SQ. FT.		
EXIST.1ST FLOOR	619.0	619.0	619.0	SQ. FT.		
EXIST. 2ND FLOOR	619.0			SQ. FT.		
PROP. 1ST FLOOR	516.0	516.0	516.0	SQ. FT.		
PROP. 2ND FLOOR	554.0			SQ. FT.		
EXIST PORCH		34.0		SQ. FT.		
PROP. PORCH		62.0		SQ. FT.		
PROP. GARAGE	433.0-200=233.	0 433.0	433.0	SQ. FT.		
PROP. PATIO		216.0		SQ. FT.		
EXIST. DRIVE WAY/WALK		627.0		SQ. FT.		
A/C PAD		12.0		SQ. FT.		
POOL COPING		74.0		SQ. FT.		
POOL EQUIP.		18.0		SQ. FT.		
TOTAL	2541.0	2611.0	1568.0	SQ. FT.		
PERCENTAGE LOT SIZE 6454.0	39.37%	40.46%	24.30%			

GARAGE ARE REDUCED BY 200 PER SEC. 3.3.2 OF THE COMPATIBILITY STANDARDS

SITE PLAN

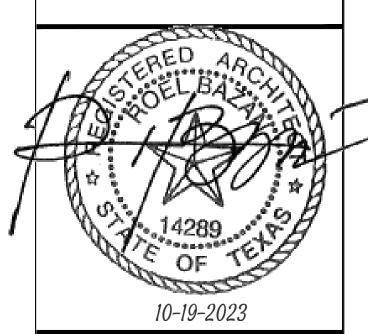
FULL SCALE: 1=20 HALF SCALE: 1=40

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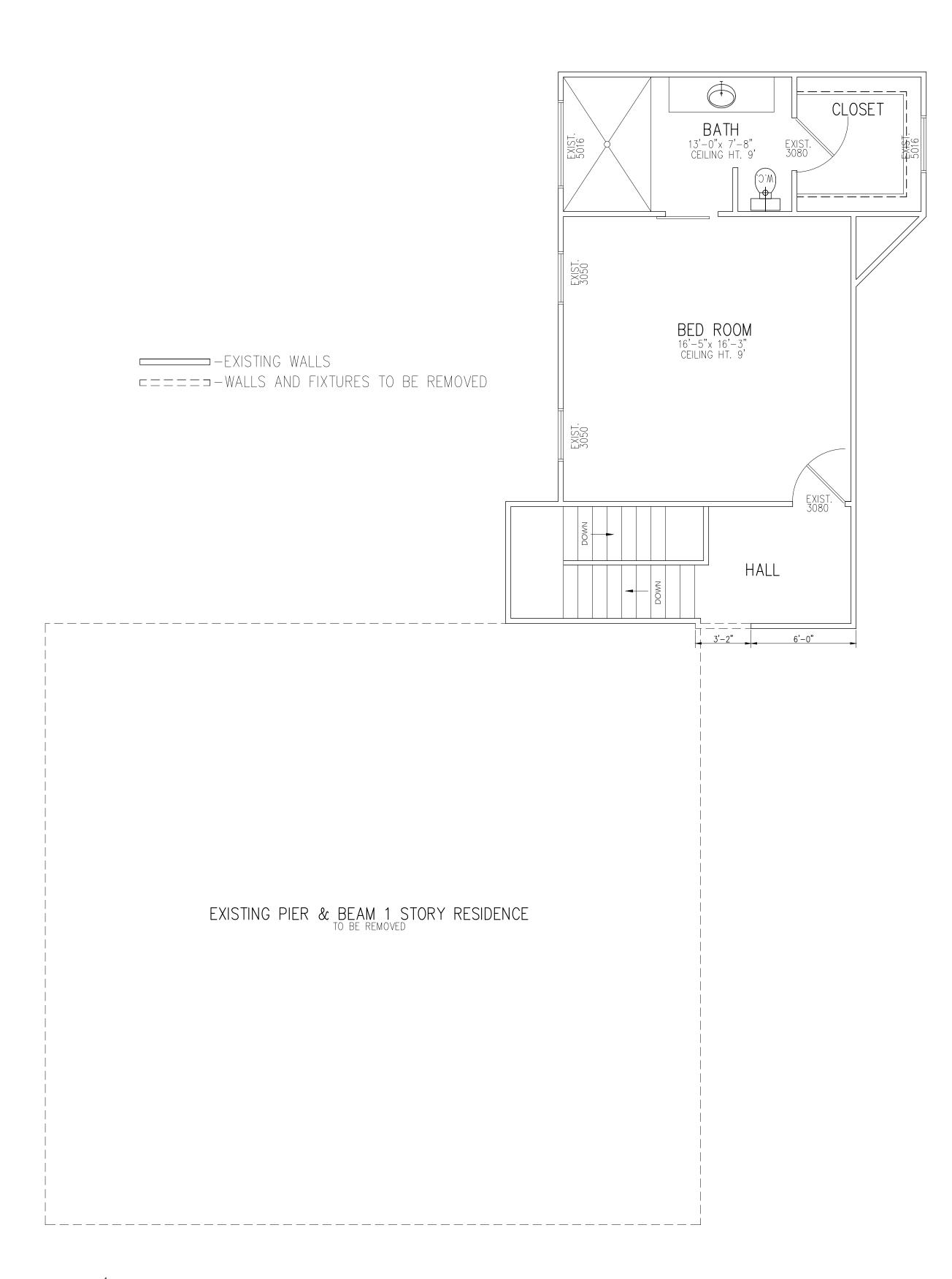
11502 Knipp Cove Austin, Texas 78739 (512)791-2986 roelbazan48@gmail.com



FULL SCALE: 1=20 HALF SCALE: 1=40

EXIST./DEMO 1ST FLOOR PLAN

FULL SCALE: 1/4" = 1'-0"HALF SCALE: 1/8" = 1'-0" NOTE: NO CHANGE TO 2ND FLOOR PLAN



EXIST./DEMO 2ND FLOOR PLAN

FULL SCALE: 1/4" = 1'-0"HALF SCALE: 1/8" = 1'-0" NO. REVISIONS/DATE

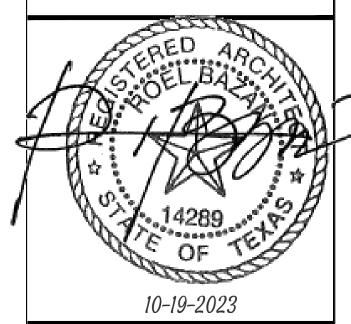
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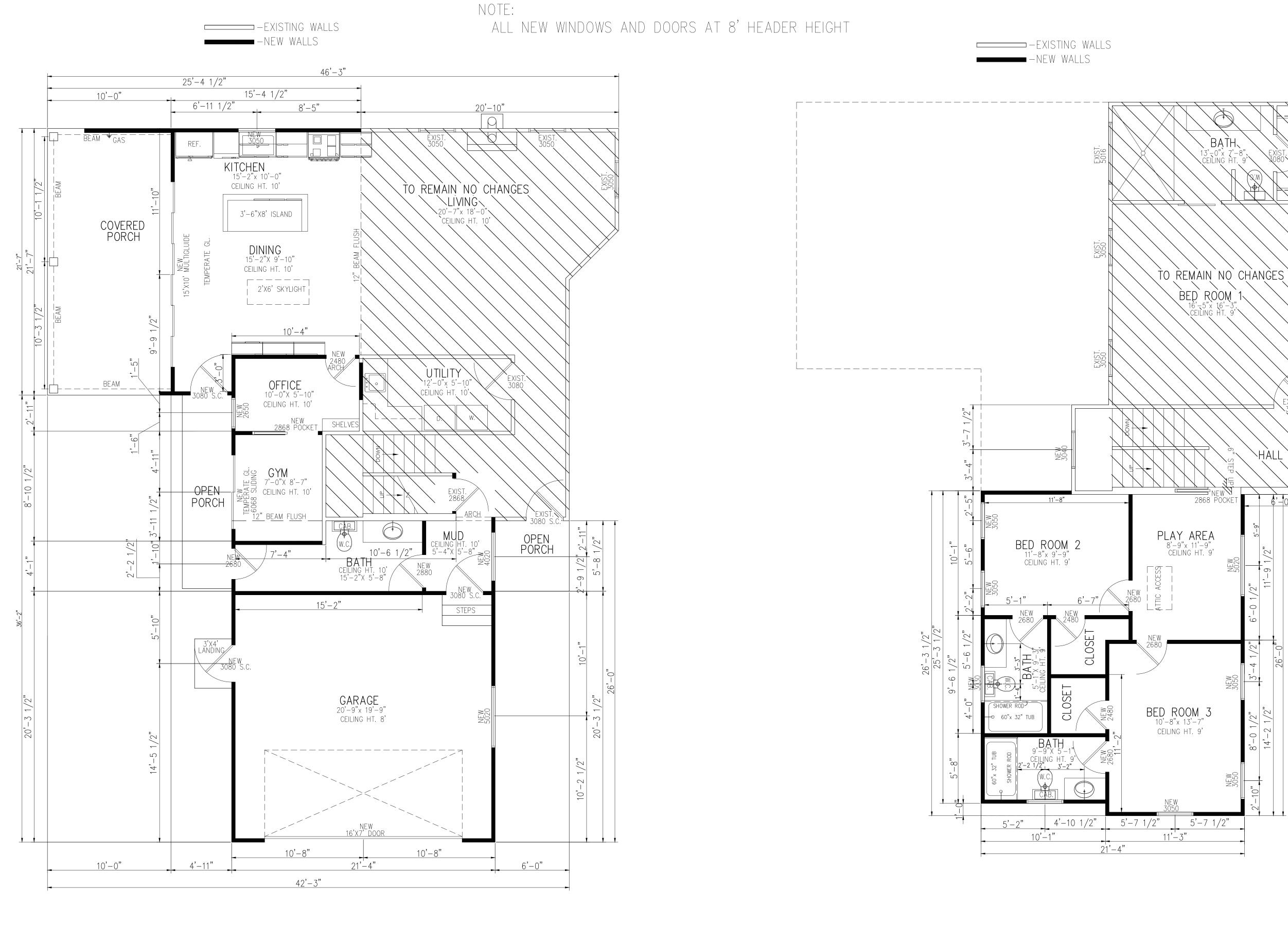
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PROP. 2ND FLOOR PLAN

FULL SCALE: 1/4" = 1'-0"HALF SCALE: 1/8" = 1'-0"

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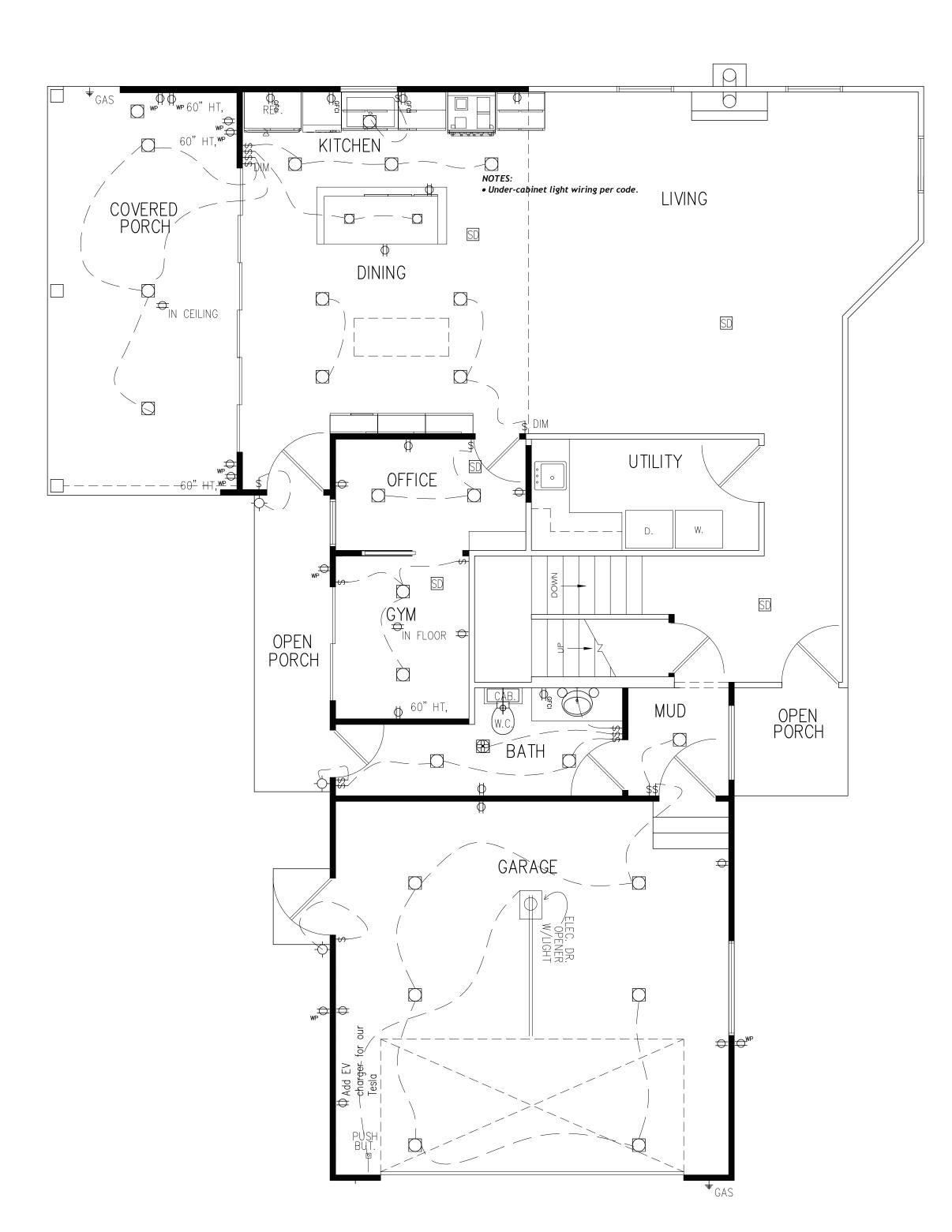
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2868 POCKE

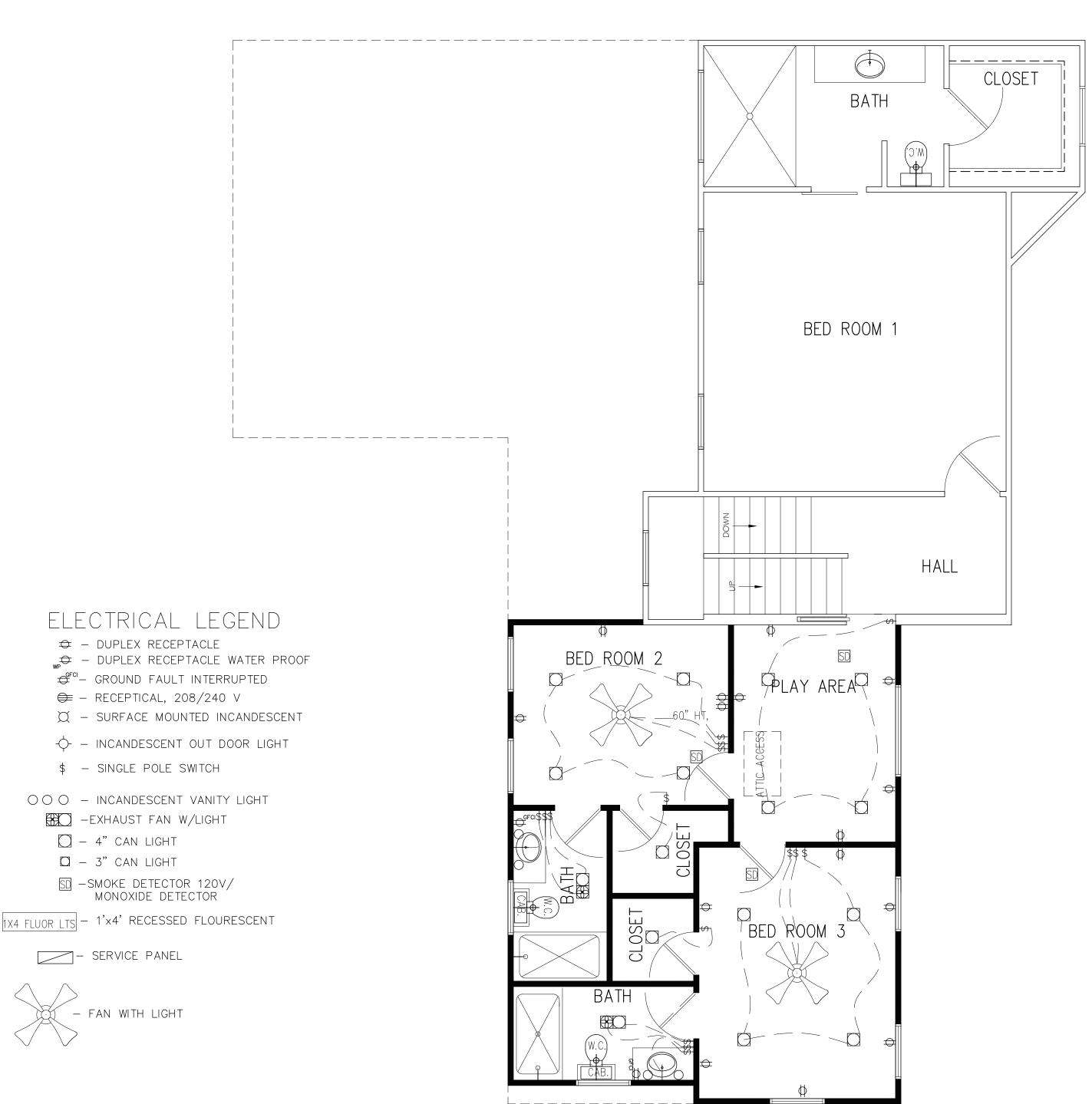
A2

FULL SCALE: 1/4" = 1'-0"HALF SCALE: 1/8" = 1'-0"

PROP. 1ST FLOOR PLAN



RT4. SMOKE AND CARBON MONOXIDE ALARMS: Smoke and Carbon Monoxide alarms throughout the dwelling need to be up to compliance. This applies to alterations, repairs & additions as well as new construction per 2021 IRC R314.2.2. SMOKE ALARMS: PER 2021 IRC R314, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE SMOKE ALARMS - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FT. FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION, AND IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. NOTE: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS/REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE. CARBON MONOXIDE ALARMS: PER 2021 IRC R315, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE CARBON MONOXIDE ALARM -HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE.



PROP. 2ND FL. ELEC. PLAN

FULL SCALE: 1/4" = 1'-0"HALF SCALE: 1/8" = 1'-0"

 □ - 4" CAN LIGHT □ - 3" CAN LIGHT

_____ SERVICE PANEL

- FAN WITH LIGHT

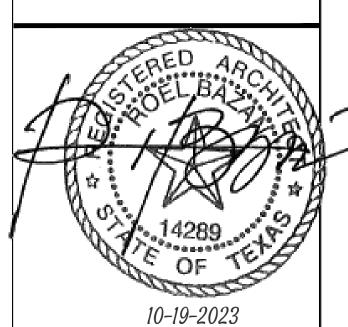
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A3

FULL SCALE: 1/4" = 1'-0"HALF SCALE: 1/8" = 1'-0"

PROP. 1ST FL. ELEC. PLAN

R.302.3 VISITABLE BATHROOMS

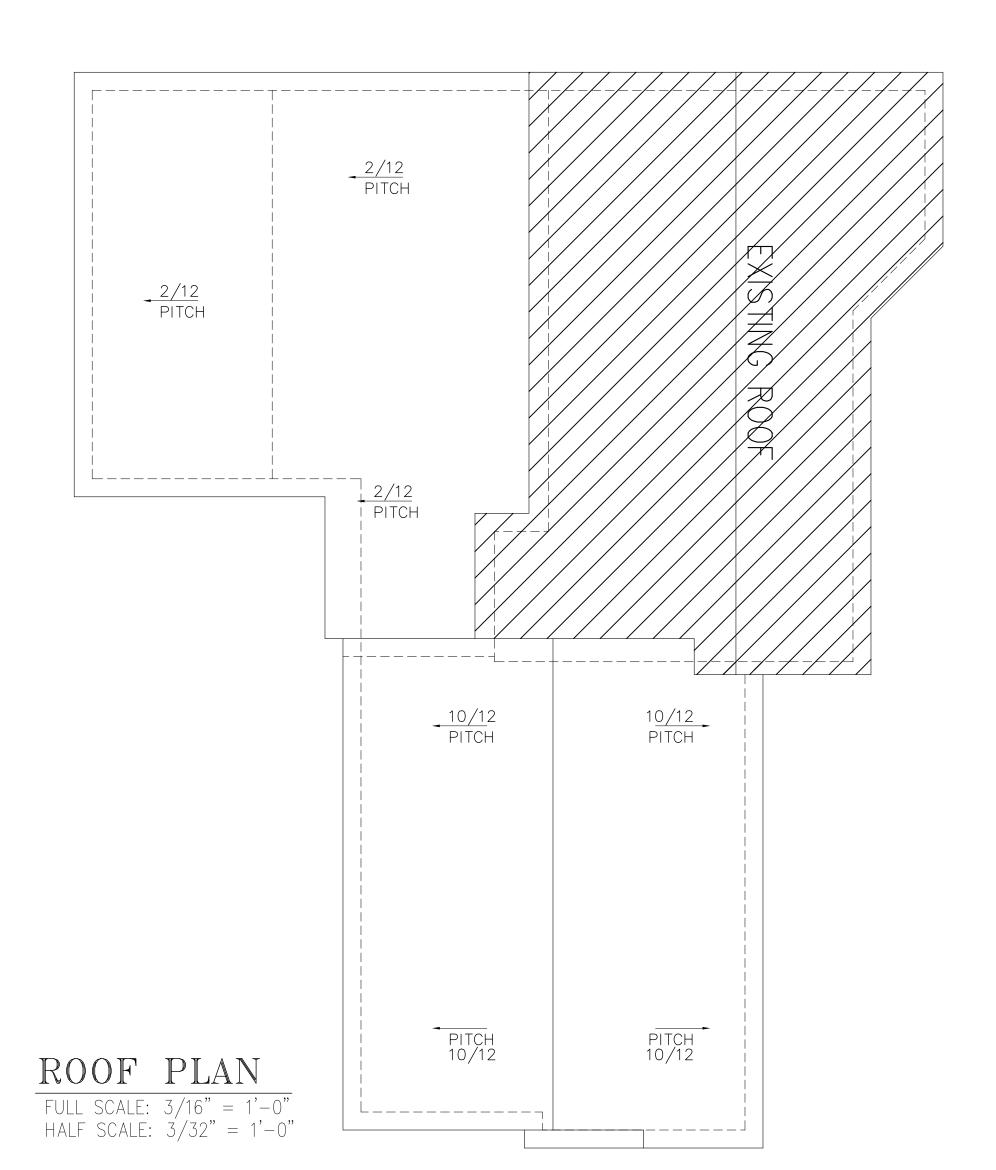
- 1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED 2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- 3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

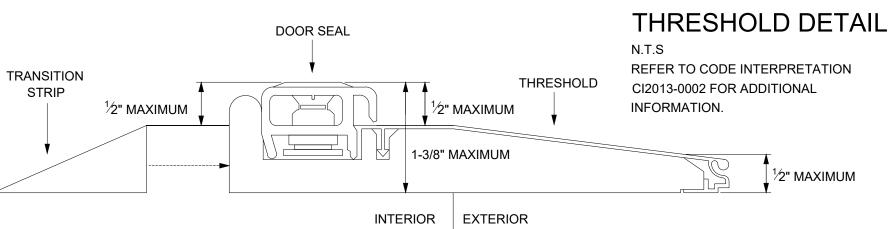
R.320.6 VISITABLE DWELLING ENTRANCE

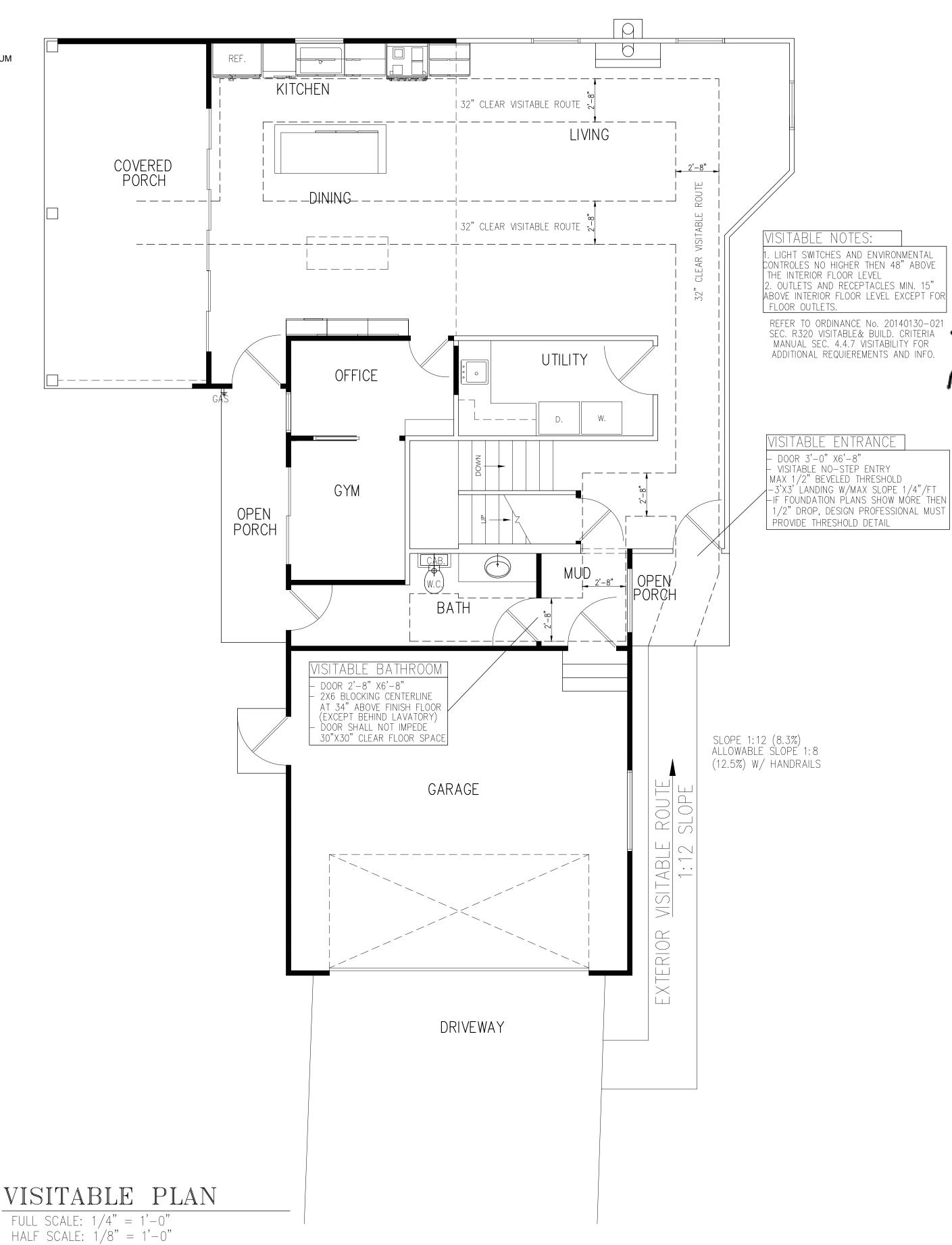
1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

R.320.7 VISITABLE DWELLING ROUTE

1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM







REVISIONS/DATE

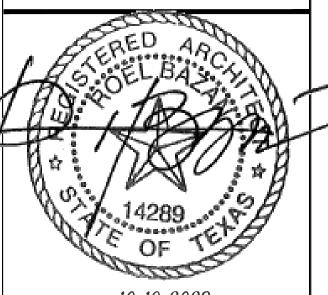
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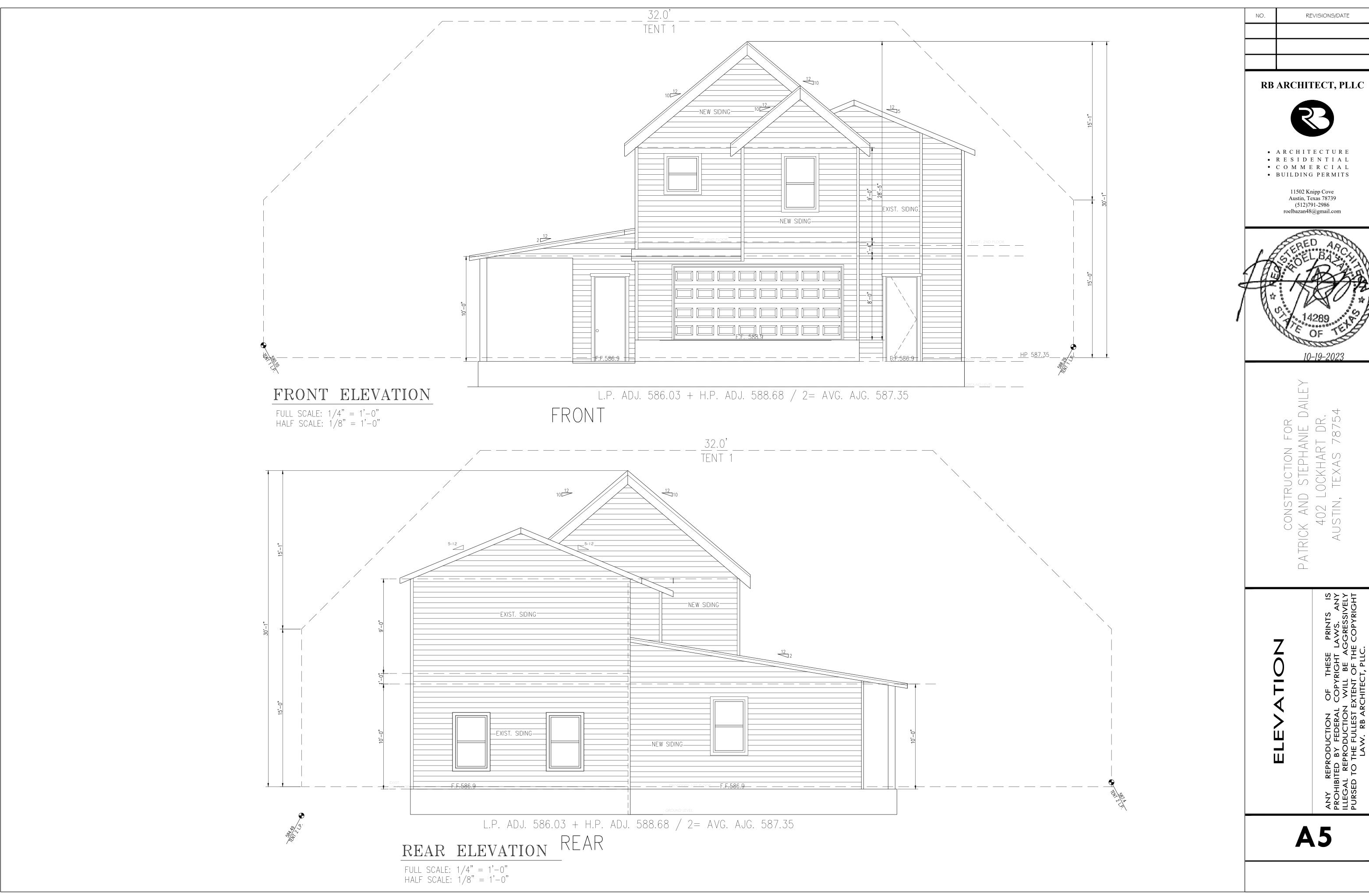


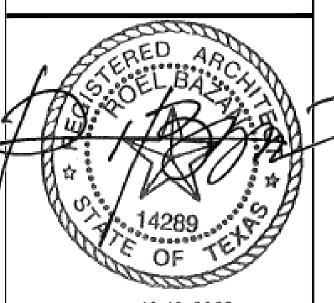
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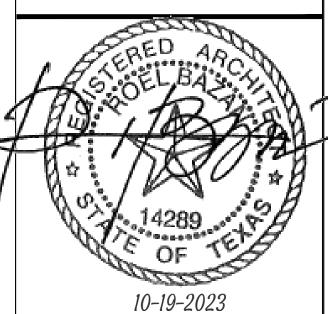
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A4









NAILING SCHEDULE		FACTORY BUILT (PREFAB) FIREPLACES	WINDOWS / EGRESS	I.C.B.O./N.E.R. NUMBERS	ENERGY REQUIREMENTS
CONNECTION 1. JOIST TO SILL OR GIRDER, TOENAIL 2. BRIDGING TO JOIST, TOENAIL EACH END	NAILING 1 3-8d 2-8d	1. FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (U.L. 127) AND/OR HAVE AN ACTIVE I.C.B.O./N.E.R. EVALUATION REPORT.	MINIMUM NET OPENABLE WIDTH AT WINDOWS SHALL BE 22" CLEAR WITH A NET OPENING OF 5.7 SQUARE FT. MINIMUM AT BEDROOMS. MAXIMUM WINDOW SILL HEIGHT NOT TO EXCEED 44" ABOVE FLOOR AT BEDROOMS.	ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S)	1. BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2006 IRC/2006 IECC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING.
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL 4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	2-8d	2. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE	3. ALL GLASS WITHIN 18" ABOVE FINISHED FLOOR AND IN HAZARDOUS AREAS SHALL BE TEMPERED GLASS.	OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES. I.C.B.O. 2240 W.P. GYP. BD. N.E.R. 5019 DECKFLEX WATERPROOF DECKING	2. AIR LEAKAGE: a. ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED.
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	3-8d 2-16d	MANUFACTURER'S WRITTEN INSTRUCTIONS. 3. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS	SHOWERS / TUBS	I.C.B.O. 1998 SKYLIGHT I.C.B.O. 2656 CONCRETE FLAT TILE I.C.B.O. 2093 MONIER TILE I.C.B.O. 3899 WESTERN ONE—KOTE STUCCO	b. RECESSED LIGHTS TYPE IC RATED 0.5" FOAM COMB. & 3" FROM INSULATION 3. SOLAR HEAT GAIN COEFFICIENT: a. SHGC =0.4
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED	16d AT 16" O.C.	SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL CENTERED ABOUT THE PRE-FAB FIREBOX OPENING.	1. SHOWER WALLS TO BE FINISHED WITH MOISTURE RESISTANT SHEET ROCK AND CERAMIC TILE OR EQUAL TO MINIMUM 6'-0" ABOVE FLOOR.	I.C.B.O. 3523 MISSION TILE I.C.B.O. 1254 K-LATH I.C.B.O. 4525 "ROY LIGHT" EXPANDED POLYSTYRENE INSULATION BOARDS.	4. MATERIALS AND INSULATION INFORMATION: a. MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS.
WALL PANELS 3–16d PE 7. TOP PLATE TO STUD, END NAIL	ER 16" (406 MM) 2-16d	4. HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL	2. SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL.	ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE	b. BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP. c. INSULATION VALUES: 2x2 - R7, 2x4 - R11, 2x6 - R19, 2x8 - R22, CLG R30
8. STUD TO SOLE PLATE 4-8d, TOENAIL OR 2	2-16d, END NAIL	RESISTIVE BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL. 5. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE—FAB	3. CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES.	REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS	d. GLAZING U-FACTORS: .61 e. DOOR U-FACTORS: .46 f. HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN.
10. DOUBLED TOP PLATES, FACE NAIL	16d AT 24" O.C. 16d AT 16" O.C.	FIREBOX OPENING AND/OR WITHIN 12" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE	LUMBER	OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.	g. A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION.
DOUBLED TOP PLATES, LAP SPLICE 11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	8-16d 3-8d	MANUFACTURER'S WRITTEN INSTALLATION MANUAL. 6. PROVIDE AGA LISTED AND APPROVED SHUT—OFF DAMPERS. DAMPERS SHALL BE	1. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.	FIRE BLOCKING REQUIRED	5. DUCT INSULATION: a. SUPPLY DUCTS — INSULATION R—VALUE = 8
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.	WELDED OPEN 1" OR PROVIDED WITH A 3" ? HOLE. 7. PROVIDE (U.L.) APPROVED RAINTIGHT GAS FITTING AT DISCHARGE.	2. BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD. 3. FIRE BLOCK STUD WALLS AT DROPPED CEILING, SOFFITS, AND AT MAXIMUM 10'	1. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED	b. RETURN—AIR DUCTS — INSULATION R— VALUE = 8 c. PLENUMS — INSULATION R—VALUE = 8 6. DUCT CONSTRUCTION:
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL 14. CONTINUOUS HEADER TWO PIECES 16d AT 16" O.C. AL	2-16d ONG EACH EDGE	8. PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX. 9. A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOILD	INTERVALS. 4. INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6's AT 16" O.C.	SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FT. INTERVALS BOTH VERTICAL AND HORIZONTAL. 2. AT ALL INTER—CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL	a. ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC—PLUS—EMBEDDED—FABRIC OR TAPES (DUCT TAPE NOT PERMITTED).
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d 4-8d	FUEL SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED. THE INSTALLATION OF A PERMANENT GAS OR ELECTRIC LOG INSERT WILL BE REQUIRED. A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.	5. PROVIDE MINIMUM 22"x30" ATTIC SCUTTLE TO ALL ATTIC AREAS.	SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS. 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND THE	b. DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS. c. COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER.
16. CONTINUOUS HEADER TO STUD, TOENAIL 17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d	STRUCTURAL NOTES	SMOKE DETECTORS	BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.	d. AIR FILTERS REQUIRED IN RETURN—AIR. e. HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS. 7. TEMPERATURE CONTROLS:
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 19. RAFTER TO PLATE, TOENAIL	3-16d 3-8d	FOUNDATION NOTES	SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS. ONLY DETECTORS SHALL BE PROVIDED AND INTERCONNECTED WITH	4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS,	a. THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS: — HEATING ONLY — 55 DEGREES F TO 75 DEGREES F
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d	1. A SOILS CONTAMINANT EVALUATION AND GEOTECHINICAL REPORT IS	2. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER. 3. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE	USE NON-COMBUSTIBLE MATERIALS. 5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR	- COOLING ONLY - 70 DEGREES F TO 85 DEGREES F - HEATING & COOLING - 55 DEGREES F TO 85 DEGREES F
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL 22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 3-8d	RECOMMENDED FOR THIS PROJECT PRIOR TO CLEARING AND GRUBBING OF SITE. IF NO SOILS REPORT IS AVAILABLE, CONTRACTOR SHALL ASSURE AN ALLOWABLE SOIL BEADING VALUE OF 1500 B.S.E. MINIMUM AT 18" BELOW LINDISTURDED SOIL	HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE	FACTORY—BUILT CHIMNEYS. 6. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIRED OR CLASS FIRED OR OTHER APPROVED.	b. PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR. c. HEAT PUMP THERMOSTAT MUST PREVENT BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE.
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.	SOIL BEARING VALUE OF 1500 P.S.F. MINIMUM AT 18" BELOW UNDISTURBED SOIL OR ENGINEER CERTIFIED COMPACTED SOIL. 2. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4"	HALLWAY AND IN THE ADJACENT ROOM. 4. SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE	HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL. 7. THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.	8. HVAC PIPING INSULATION:
BOTTOM AND ST.	AGGERED 2-20d	PER FOOT. 3. SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS.	STAIRWAY ON UPPER FLOOR LEVEL. (IF APPLICABLE) 5. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN THE BASEMENT. (IF	SPRAY FOAM ROOFING GENERAL NOTE	FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED. 9. SERVICE WATER HEATING:
	AT EACH SPLICE T EACH BEARING	4. PROVIDE #4's AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMN FOOTINGS.	APPLICABLE)	SPRAY FOAM ROOFING SHALL BE 1" (INCH) THICK SPRAYED IN PLACE POLYURETHANE	a. WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE HEAT TRAP ON BOTH INLET & OUTLIT UNLESS WATER HEATER HAS INTEGRAL HEAT TRAP OR PART OF CIRCULATING SYSTEM. b. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPE
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2 SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm)		5. PROVIDE 2-#4's CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING. 6. PROVIDE COPPER UFER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN).	HANDRAILS	FOAM APPLIED TO PREPARED PLYWOOD DECK. UL #R16029 "PRO-TECH PRODUCTS" (480) 945-7303. FINISH SHALL BE 3 COATS ACRYLIC ELASTOMERIC PAINT. THE	MUST BE INSULATED.
1/2" AND LESS 19/32"-3/4"	6d ³ 8 ⁴ or 6d ⁵	7. PROVIDE 2-#4's IN FOOTINGS OVER RETURN AIR DUCTS. EXTEND 12" EACH SIDE. 8. FIREPLACE FOOTING MINIMUM 18" BELOW UNDISTURBED SOIL WITH MINIMUM #4's	HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. HAND GRIP PORTION OF HANDRAIL(S) SHALL	SECOND COAT SHALL BE PIGMENTED TO MATCH HOUSE AND SHALL HAVE #30 SILICA AGGREGATE BROADCAST ON WHILE PAINT IS STILL PLASTIC. A FINAL MIST	
7/8"-1" 1 1/8"-1 1/4"	8d ³ 10 ⁴ d or 8d ⁵ a	AT 12" O.C. EACH WAY WHEN MASONRY FIREPLACES ARE USED (VERIFY WITH FOUNDATION PLAN).	NOT BE LESS THAN 1 1/2" IN CROSS-SECTIONAL DIMENSION. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE	COAT SHALL BE APPLIED IN SUFFICIENT QUANTITY TO INSURE ADHESION OF AGGREGATE. PROVIDE 24"x24" RUBBER MAT SPLASH BLOCKS AT ALL PARAPET SLEEVES.	
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS	10d or 8d ⁴ 6d ⁵	9. PROVIDE A NON-SLIP SURFACE ON ALL EXTERIOR CONCRETE. MATERIAL SPECIFICATIONS	WALL AND THE HANDRAIL. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POSTS, OR SAFETY TERMINALS EXTEND HANDRAILS 12" PLUS	BUILT-UP ROOF GENERAL NOTE	
7/8"-1" 1 7/8"-1 1/4"	10 ⁴ or 8d ⁵	1. CONCRETE - F'C=2500 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY	ONE TREAD LENGTH AND ON A HORIZONTAL PLANE AT 34" HT. (TYP. AT TOP AND FOOT OF ALL STAIRWAYS.)	RATED BUILT-UP ROOF COVERING ASSEMBLY SHALL CONSIST OF AN APPROVED AND LISTED "CLASS C" OR BETTER ASSEMBLY (TESTED IN ACCORDANCE WITH	
27. PANEL SIDING (TO FRAMING): 1/2"	6d6	2. MASONRY - GRADE 'N', F'M=1350 PSI 3. MORTAR - TYPE S, F'M=1800 PSI 4. GROUT - F'C=2000 PSI	PLUMBING	U.L. STANDARD NO. 55-A), AND INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS	
5/8" 28. FIBERBOARD SHEATHING: 7	00	5. REINFORCING STEEL - A-615, FY=40 KSI 6. STRUCTURAL STEEL - A-36, FY=36 KSI	1. SOLDER FLUX HAVING A LEAD CONTENT IN EXCESS OF 2/10 OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN	2. 1/2" CDX PLYWOOD SHEATHING. 8d AT 13" O.C. AT INTERIOR.	
1/2" (13 mm)	NO. 11 GA. ⁸ 6d ⁴	7. BOLTS - A-307, FY=33 KSI 8. GLUE-LAM BEAMS - FB=2400 PSI, E=1.8x10 PSI, FV=165 PSI	RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS.	8d AT 6" O.C. AT EDGES. MINIMUM ROOF SLOPE: 1/4" P.L.F.	
25/32" (20 mm)		9. ORIENTED STRAND BOARD, STRUCTURAL PARTICLE BOARD, COMPOSITE BOARD, WAFER BOARD AND PLYWOOD SHALL CONFORM TO NER-124.	2. PLUMBING FIXTURES SHALL BE AS FOLLOWS: (ORDINANCE #2785) WATER CLOSETS — 1.5 GALLON PER FLUSH MAXIMUM.	CEILING JOIST SCHEDULE	
	NO. 16 GA. 9	10. PLYWOOD WALL SHEATHING 3/8" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX.	SHOWER HEAD — 2.75 GALLON PER MINUTE MAXIMUM. LAVATORY/SINK FAUCETS — 3 GALLON PER MINUTE MAXIMUM.	SIZE SPACING MAX. SPAN SIZE SPACING MAX. SPAN 2x4 24" 0.C. 8'-8" 2x8 24" 0.C. 18'-0"	
29. INTERIOR PANELING: 1/4"	4d10	11. PLYWOOD ROOF - 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16.	HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS.	2x6 24" O.C. 13'-8" 2x10 24" O.C. 22'-11" CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER	
3/8" 1 COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.		12. PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16. 13. PLYWOOD FLOOR - 3/4" T&G STANDARD SHEATHING, PANEL INDEX 48/24.	GLASS BLOCK	RIPPER/BUILT-UP ROOF JOIST NOTE	
2 NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL		13. PETWOOD FLOOR — 3/4 TAG STANDARD SHEATHING, PANEL INDEX 46/24. 14. USE TYPE S/I RATIO EDGE INTERMEDIATE WALL 3/8 32/16 6d AT 6" O.C. 6d AT 12" O.C.	1. GLASS BLOCK PANELS SHALL HAVE A MINIMUM 3" THICKNESS AT THE MORTAR JOINT.	1. WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (i.e. TO OBTAIN SLOPE	
SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS		ROOF 1/2 32/16 8d AT 6" O.C. 8d AT 12" O.C. ROOF 5/8 T&G 32/16 8d AT 6" O.C. 8d AT 12" O.C.	2. MORTARED SURFACES OF BLOCKS SHALL BE TREATED FOR MORTAR BONDING. 3. GLASS BLOCK SHALL BE LAID IN TYPE 'N' MORTAR. MORTAR SHALL HAVE 750	FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1 1/2" DEEP, 3"x3"x1/2" (MINIMUM)	
NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING. 3 COMMON OR DEFORMED SHANK		FLOOR 3/4 T&G 24" O.C. 10d AT 6" O.C. 10d AT 10" O.C. * SEE PLAN FOR TYPE AND LOCATION	P.S.I. MINIMUM 28 DAY COMPRESSIVE STRENGTH 4. BOTH VERTICAL AND HORIZONTAL MORTAR JOINTS SHALL BE AT LEAST 1/4"	PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MINIMUM) STAGGERED BETWEEN SIDES. EACH CLEAT SHALL BE SECURED WITH 4-6d (MINIMUM), 2 INTO THE JOIST AND 2 INTO THE RIPPER.	
4 COMMON 5 DEFORMED SHANK 6 CORROSION-RESISTANT SIDING OR CASING NAILS		LUMBER NOTES (KILN DRIED WOOD)	AND NOT MORE THAN 3/8" THICK AND SHALL BE COMPLETELY FILLED. 5. GLASS BLOCK PANELS SHALL HAVE JOINT REINFORCEMENT SPACED NOT MORE	2. RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS,	
7 FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES		1. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.	THAN 16" ON CENTER AND LOCATED IN THE MORTAR BED JOINT EXTENDING THE ENTIRE LENGTH OF THE PANEL. THE REINFORCEMENT SHALL ALSO BE PLACED	THEY SHALL STAIR-STEP IN HEIGHT.	
ON CENTER AT INTERMEDIATE SUPPORTS. 8 CORROSION—RESISTANT ROOFING NAILS WITH 7/16—INCH—DIAMETER HEAD AND		2. ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED 3. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER	IN THE JOINTS IMMEDIATELY BELOW AND ABOVE ANY OPENINGS IN THE PANEL. JOINT REINFORCEMENT SHALL BE GALVANIZED. IN ACCORDANCE WITH U.B.C.	SEISMIC ZONE	
1 1/2—INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4—INCH LENGTH FOR 25/32—INCH SHEATHING		 3. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER. 4. Fb (psi) Fv (psi) E (psi) JOISTS 1006 (REP) 95 1,700,000 	6. EXTERIOR GLASS BLOCK PANELS SHALL BE PROVIDED WITH MINIMUM 3/8"	SEISMIC ZONE C A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C	
9 CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH	1	BEAMS WIDTH 4" OR LESS 875 (SING) 95 1,600,000	EXPANSION JOINTS AT THE SIDES AND TOP. EXPANSION JOINTS SHALL BE ENTIRELY FREE OF MORTAR AND SHALL BE FILLED WITH RESILIENT MATERIAL. 7. GLASS BLOCK PANELS SHALL NOT BE USED AS LOAD BEARING MEMBERS.	B) ZONE FACTOR, Z=0.075	
SHEATHING 10 PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED). CASING OR FINISH NAILS		WIDTH GREATER THAN 4" 875 (SING) 85 1,600,000 LEDGERS 875 (SING) 95 1,600,000		CONSTRUCTION CODES	
SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. 11 PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON		STUDS 776 (REP) 95 1,400,000 5. ALL GLUE—LAM BEAMS SHALL HAVE A 2400 Fb MINIMUM.	EXITS / DOORS 1. ALL EXIT DOORS SHALL BE DEAD BOLTED.	ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCE:	
PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.		6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS. 7. PROVIDE SOUR PLOCKING AT 8' O' O.C. MAXIMUM AT PARTERS AND POOF JOISTS.	1. ALL EXIT DOORS SHALL BE DEAD BOLTED. 2. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE—MOUNTED FLUSH	2021 International Building Code 2021 International Residential Code	
CHANGE ORDERS		 PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS. PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS. 	BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS. 3. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ALL COMMON WALLS AND CEILING, AT	2021 International Mechanical Code 2021 International Fire Code	
THE USE OF CHANGE ORDERS IS A BASIC ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS IN THE UNITED STATES. WHILE EVERY CLIENT AND DESIGN		9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)	GARAGE, STORAGE AND MECHANICAL ROOMS. 4. DOOR INTO HOUSE FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND	2021 International Plumbing Code 2021 International Electrical Code	
PROFESSIONAL WANTS PLANS AND SPECIFICATIONS TO BE CAREFULLY COORDINATED AND UNAMBIGUOUS, THE REALITY OF THE SITUATION IS THAT IT IS NOT COST—		SIZE OF HEADER SUPPORTING ONE FLOOR SUPPORTING ROOF AND ROOF AND CEILING ONLY	SWEEP 1 3/4" SOLID CORE WITH SELF-CLOSER.	2021 International Fuel Gas Code	
EFFECTIVE FOR A CLIENT TO PAY A DESIGN PROFESSIONAL FOR THE LEVEL OF SERVICE NECESSARY TO ACHIEVE A "PERFECT" SET OF INSTRUMENTS OF SERVICE: AND NO MATTER HOW EXTENSIVE DESIGN SERVICES MAY BE, CERTAIN ASPECTS OF		6x6 3'-0" 4'-0"	JACUZZI TUB	DESIGN CRITERIA	
THE DESIGN WILL REQUIRE MODIFICATIONS TO REFLECT CONDITIONS AT THE CONSTRUCTION SITE. CONSTRUCTION IS NOT MANUFACTURING: THERE IS NO ABILITY		6x8 5'-0" 5'-11" ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.	PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP. CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. THE PANEL OF THE TRAP.	DESIGN CRITERIA:	
TO REFINE THE PROJECT PROTOTYPES, DESTRUCTIVE TESTING, AND REDESIGN. REASONABLE PRACTICE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE			3. PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING. 4. SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS.	This plan has been prepared based on the following design criteria. Any deviation in requirements due to geographical, or jurisdiction is to be verified by a local design professional, licensed to practice	
DEVELOPMENT OF A PROJECT AS IT MOVES FROM FINAL DESIGN THROUGH THE			5. PROVIDE G.F.I.C. OUTLET FOR PUMP	within that jurisdiction, who will make the necessary modifications and affix his seal. Roof: Live Load 16 LBS	
AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PLACEMENT OF MATERIALS. THE			MASONRY NOTES COLUMN BASE & 6'-0" WALL	Dead Load (flat roofs) 15 LBS	
ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.			1. PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMBS AND 4'-0" MAXIMUM ELSEWHERE.	Minimum Footing Depth: 18" into undisturbed soil or engineered tested fill per the engineer's report.	
GENERAL NOTES		WFFD CARFEN	2. PROVIDE 8" BOND BEAM WITH 1-#4 CONTINUOUS AT MASONRY PLATE HEIGHT, AT 8'-0" ABOVE FINISH FLOOR, AND AT TOP OF ALL PARAPET WALLS. 3. PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C. VERTICAL (TYPICAL).	1500 PSF to be verified by a geo—technical report	
1. FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE. 2. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA (OR AS NOTED ON CRADING PLAN)	-	WEEP SCREED 1. GALVANIZED CORROSION RESISTANT WEEP SCREED:	4. PROVIDE STANDARD JOINT REINFORCEMENT AT 16 O.C. VERTICAL (TYPICAL). 4. PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH #2 TIES AT 16" O.C. HORIZONTAL.		
WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.) 3. IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR. 4. MINIMUM INSULATION:		1. GALVANIZED CORROSION RESISTANT WEEP SCREED: A) WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". B) PLACE A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL	#2 HES AT TO O.C. HORIZONTAL. 5. PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C. MAXIMUM.		
4. MINIMUM INSULATION: 2x2 - R7		EXTERIOR STUD WALLS. C) PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.			
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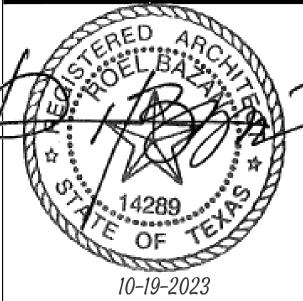
REVISIONS/DATE

RB ARCHITECT, PLLC



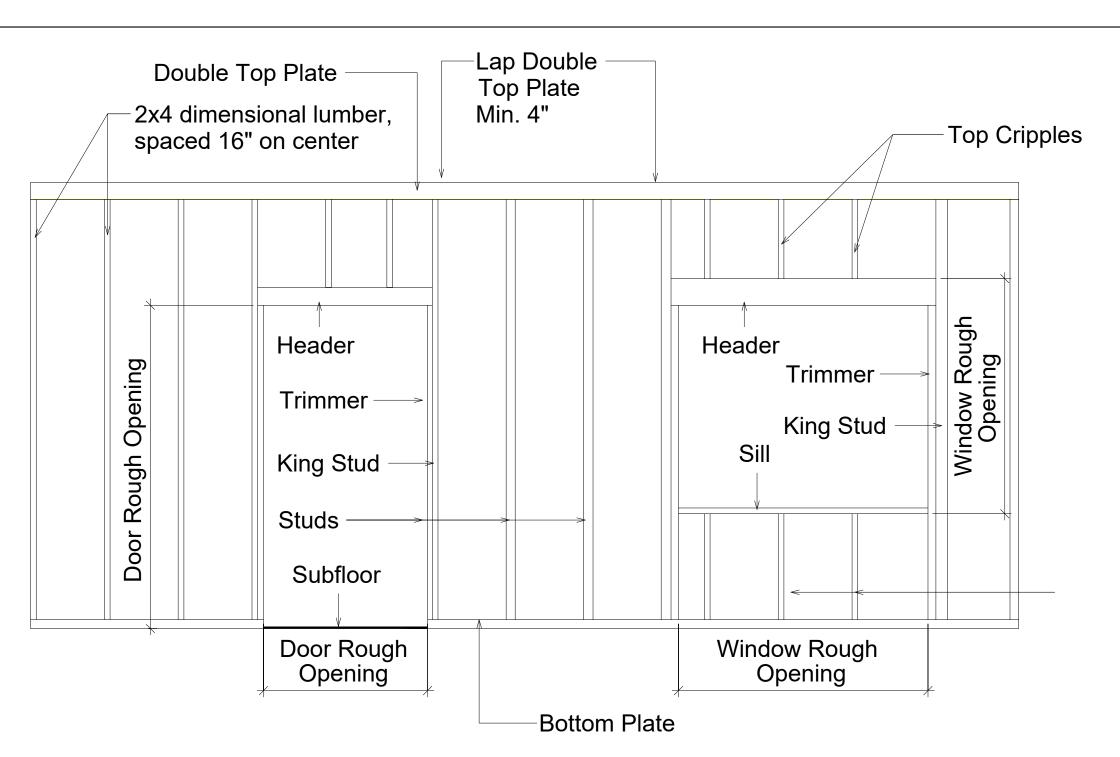
- ARCHITECTURE • RESIDENTIAL
- C O M M E R C I A L BUILDING PERMITS

11502 Knipp Cove Austin, Texas 78739 (512)791-2986 roelbazan48@gmail.com

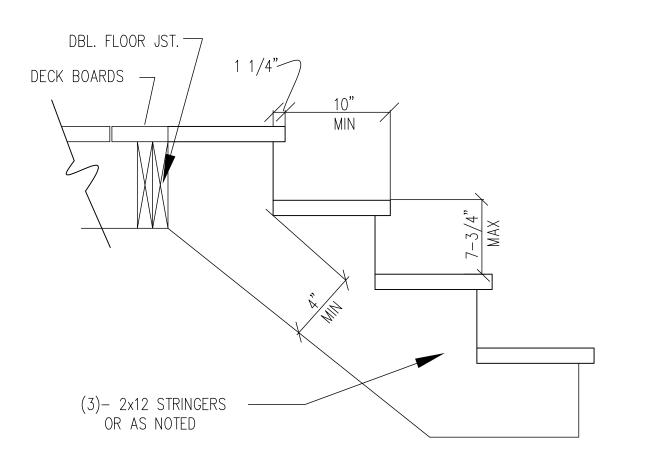


CONSTRUCTION FOR PATRICK AND STEPHANIE D, 402 LOCKHART DR. AUSTIN, TEXAS 78754

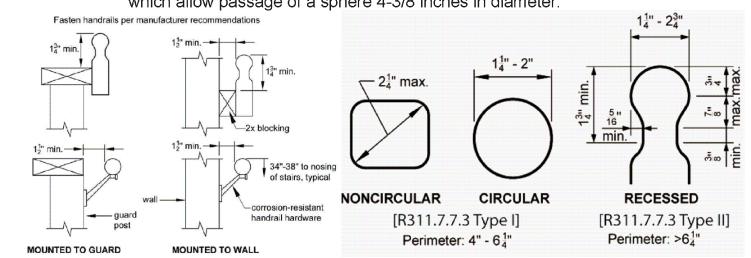
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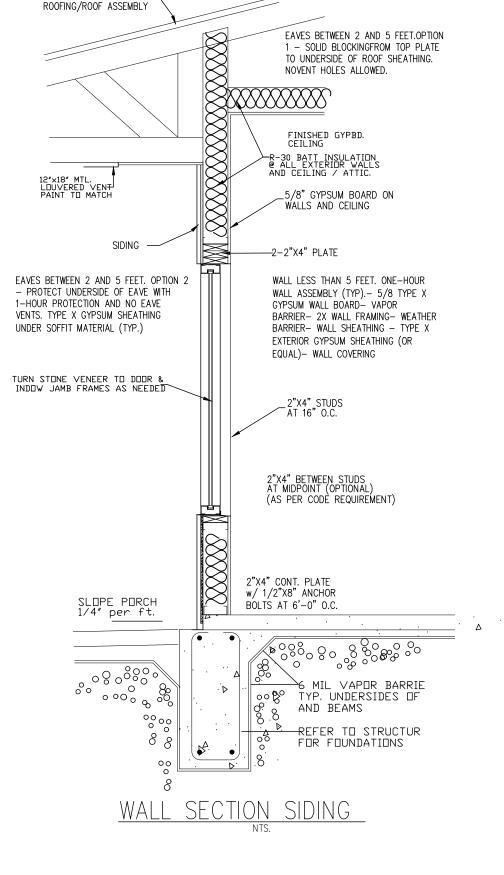


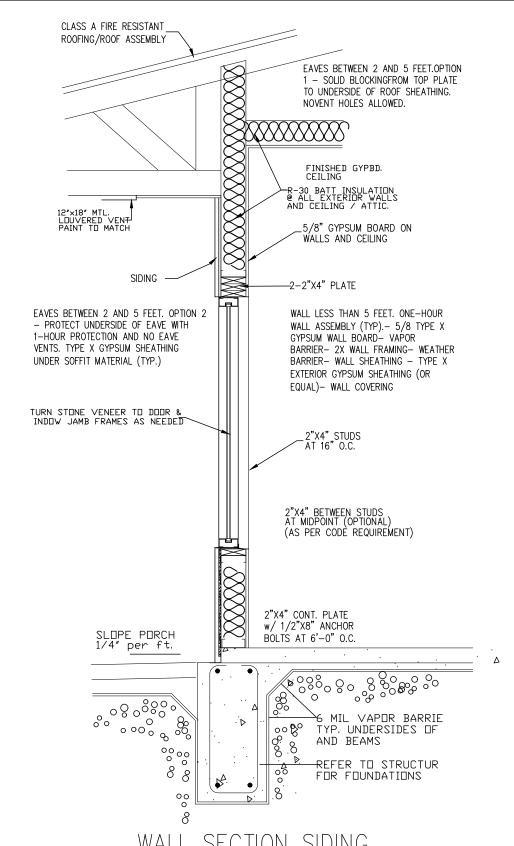


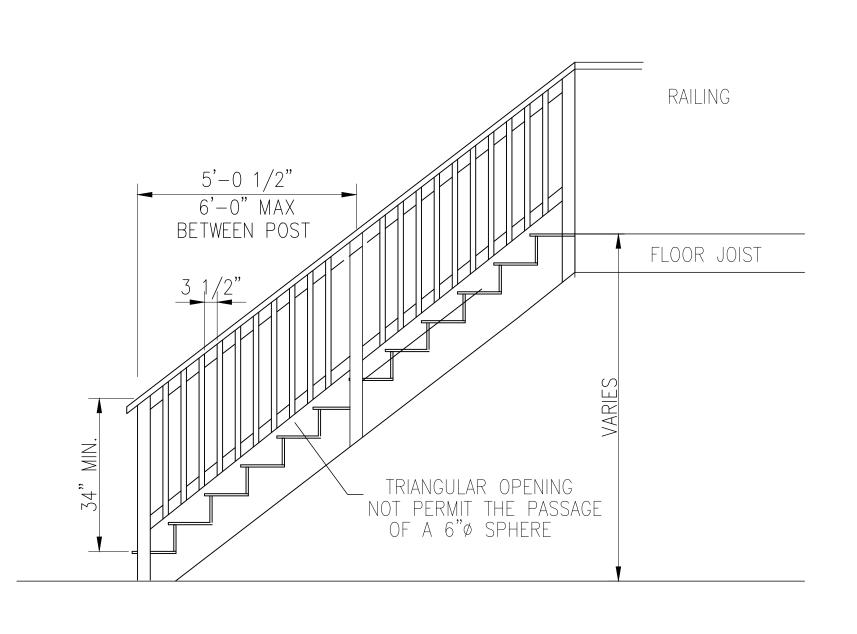


- a. R312.1 Guards. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 horizontally to the edge of the open side.
- b. R312.1.2 Height. Guards shall not be less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of treads. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.
- c. **R312.1.3 Opening limitations.** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter









TYPICAL STAIRS DETAIL FULL SCALE: NTS

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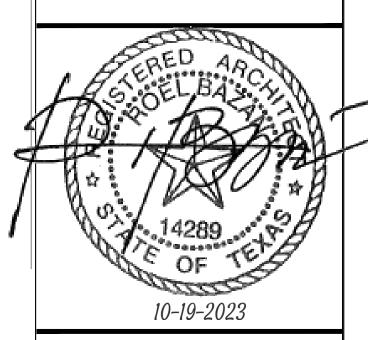
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• BUILDING PERMITS



STRUCTURAL FOUNDATION PLANS, BRACED PLANS, FRAMING PLANS AND DETAILS FOR REMODEL/ADDITION

402 LOCKHART DR. AUSTIN, TEXAS 78754

GENERAL NOTES:

APPLICABLE CODES

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 14TH EDITION

LOADS (ASD)

-ROOF LIVE LOAD 20 PSF -ATTIC LIVE LOAD 20 PSF -FLOOR LIVE LOAD 40 PSF -DEAD LOAD

15 PSF

-ASSUMED SOILS TAKEN FROM IBC 2021 - TABLE 1806.2;

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

-ALLOWABLE BEARING FROM IBC 2021 - TABLE 1806.2.ALLOWABLE BEARING -1500 PSF MIN BEARING DEPTH -2' - 0" MIN BELOW GRADE & 6" MIN INTO UNDISTURBED

MATERIAL GRADES:

A. CONCRETE i. SLABS AND FOUNDATIONS

B. STEEL

WIDE FLANGE BEAM/COLUMN

- ii. HOLLOW STRUCTURAL STEEL MEMBERS
- iv. MISC ANGLE, PLATE, & CHANNEL
- C. TIMBER
 - ALL WOOD FRAMING TO BE SOUTHERN PINE GRADE NO. 2 OR BETTER & MEETING THE FOLLOWING;

BELOW GRADE.

A992 GR 60

A500 GR 46

A36 GR 36

WATER TO CEMEMNT RATIO

60 KSI DEFORMED REBAR

1ft INTO LIMESTONE STRATUM, VARIES & APPROX. 8' TO 25'

3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MAX

- i. WOOD STUD COLUMN F'c = 1'650 PSI OR GREATER
- ii. WOOD ROOF AND CEILING FRAMING F'b = 1,350 PSI OR GREATER, Emin 1600ksi
- iii. WALL SHEATHING = 15/32" OR THICKER, ATTACH PER S-003. iv. ROOF SHEATHING = 1/2" OR THICKER ATTACH PER S-003.
- v. PURLIN SPACING TO BE AT 16" OR LESS UNLESS NOTED OTHERWISE
- vi. REFER TO A3/S-002 FOR ADDITIONAL FRAMING CONSTRUCTION DETAILS

FOUNDATIONS:

A. PREPARE SOILS, TO MATCH EXISTING SOILS AT SLAB ON GRADE ADDITION. GC TO DIG TEST PIT BESIDE HOME & REMOVE AND REPLACE SOILS TO MATCH. REPLACE SOILS WITH LOW PI BETWEEN 5 & 15. LESS THAN 2% PASSING THE #200 SIEVE, AND COMPACTED TO 95% IN 6" LAYERS.

B. GRADE BEAMS/CONTINUOUS STRIP FOOTINGS MAY BE FORMED WITH EARTH FORMS, PROVIDED THE EXCAVATIONS ARE KEPT WITHIN A TOLERANCE OF +/-1" AND ALL MINIMUM CLEARANCES ON DRAWINGS ARE MET. C.SUPPORT ALL REBAR WITH PLASTIC OR CONCRETE CHAIRS SPACED AT 3'-0" MAX. PIECES OF DEBRIS AND WOOD ARE UNACCEPTABLE CHAIRS.

D. CURE CONCRETE WITH ASTM APPROVED WET CURE OR CURING COMPOUND FOR 7 DAYS AFTER POUR. MAINTAIN ACI MIN REQUIRED TEMPERATURE FOR 7 DAYS. IF COLD WEATHER ISSUES ARISE, CONTACT ENGINEER OF RECORD (EOR) FOR COLD WEATHER PROCEDURES. IF CURING COMPOUND IS USED, USE LOW VOC, WATER BASED COMOUND, THAT CAN BE REMOVED TO ALLOW ADHERED FLOORING, COLORING, STAINING, ETC.

E. DO NOT PLACE CONCRETE WHEN TEMPERATURES EXCEED 100 F. CONCTACT EOR FOR HOT WEATHER

PLACEMENT TECNIQUES IF TEMPERATURES EXCEED 100F.

COORDINATION

1 1/2" = 1'-0"

4. EXISTING CONDITIONS AND SIZES ARE TO BE VERIFIED BY THE CONTRACTOR. EOR/AOR SHALL NOT ASSUME

WITH A REQUEST FOR INFORMATION AND GUIDANCE AND DETAILING WILL BE PROVIDED BY THE EOR/AOR PROCEED WITHOUT CONSENT FROM THE EOR/AOR

6. GEO-TECHNICAL REPORT NOT PROVIDED, GC TO VERIFY SOILS CONDITIONS MEET OR EXCEED ASSUMPTIONS. WHERE VOIDS, EXCESSIVE DEBRIS, OR LOOSE MATERIALS ARE ENCOUTERED. A GEO-TECHNICAL ENGINEER SHOULD BE EMPLOYED TO DETERMINE SOLUTION. EOR NOT RESPONSIBLE FOR ISSUES WITH FOUNDATIONS, WHERE CONDITIONS ARE NOT VERIFIED. WHERE OWNER DECLINES GEO-TECHNICAL REPORT, OWNER AT RISK.

INDICATES GRID SECTION IS LOCATED. **GRID CORROLATES** TO LOCATION ON SHEET **INDICATES GRID LABELS** SHEET SECTION IS LOCATED ON **GENERAL NOTE** LOCATION. **INDICATES** DETAILS **SECTION* MARK** SPECIFICATIONS, AND DEFINES *SECTIONS WILL LINES ETC. ON **GENERALLY SHOW** CONNECTION PLAN CONDITIONS, DEPTHS, REINFORCING REQUIREMENTS, ETC. **SHEET NUMBER** FIRST LETTER **INDICATES DISCIPLINE** A- ARCH GRID **TYPICAL SHEET LAYOUT E-ELECTRIC LABELS G-GENERAL** M-MECH P-PLUMB A3 DOCUMENT LEGEND S-STRUCT

SHEET INDEX:

S-001 GENERAL NOTES & SHEET INDEX S-002 FOUNDATION DETAILS S-003 FRAMING DETAILS S-004 FRAMING DETAILS & ATTACHMENT SCHED. S-101 FOUNDATION PLAN & 1ST FL. BRACED FOUNDATION PLAN S-111 BRACED 2ND FLOOR & 1ST FLOOR FRAMING

ABBREVIATIONS LIST:

S-121 2ND FL. ATTIC & ROOF FRAMING

APARTMENT DWELLING UNIT

ARCHITECT OF RECORD

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

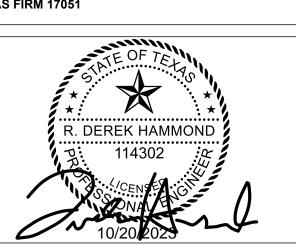
NOTE:

-ADU

-AOR

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



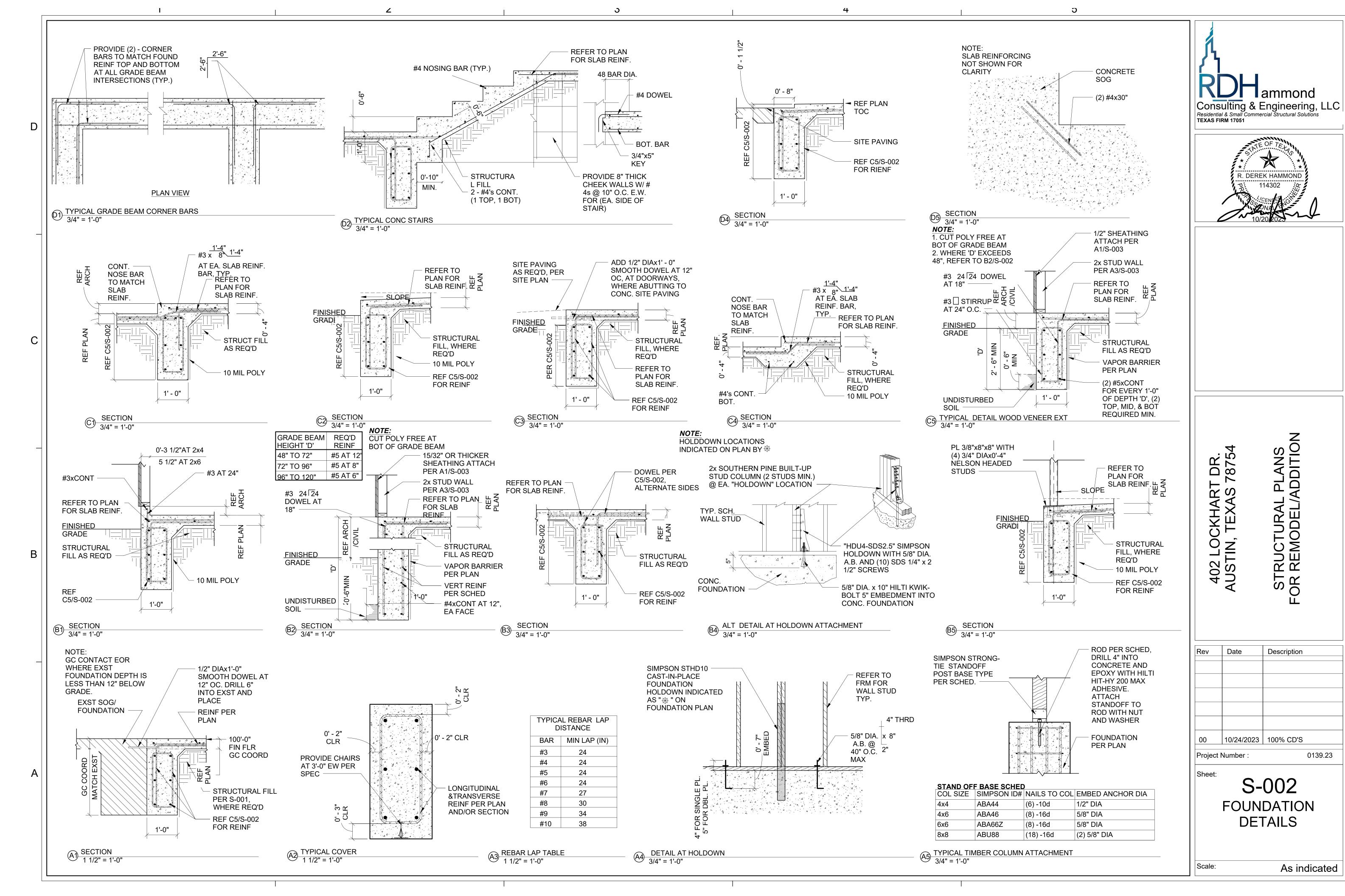


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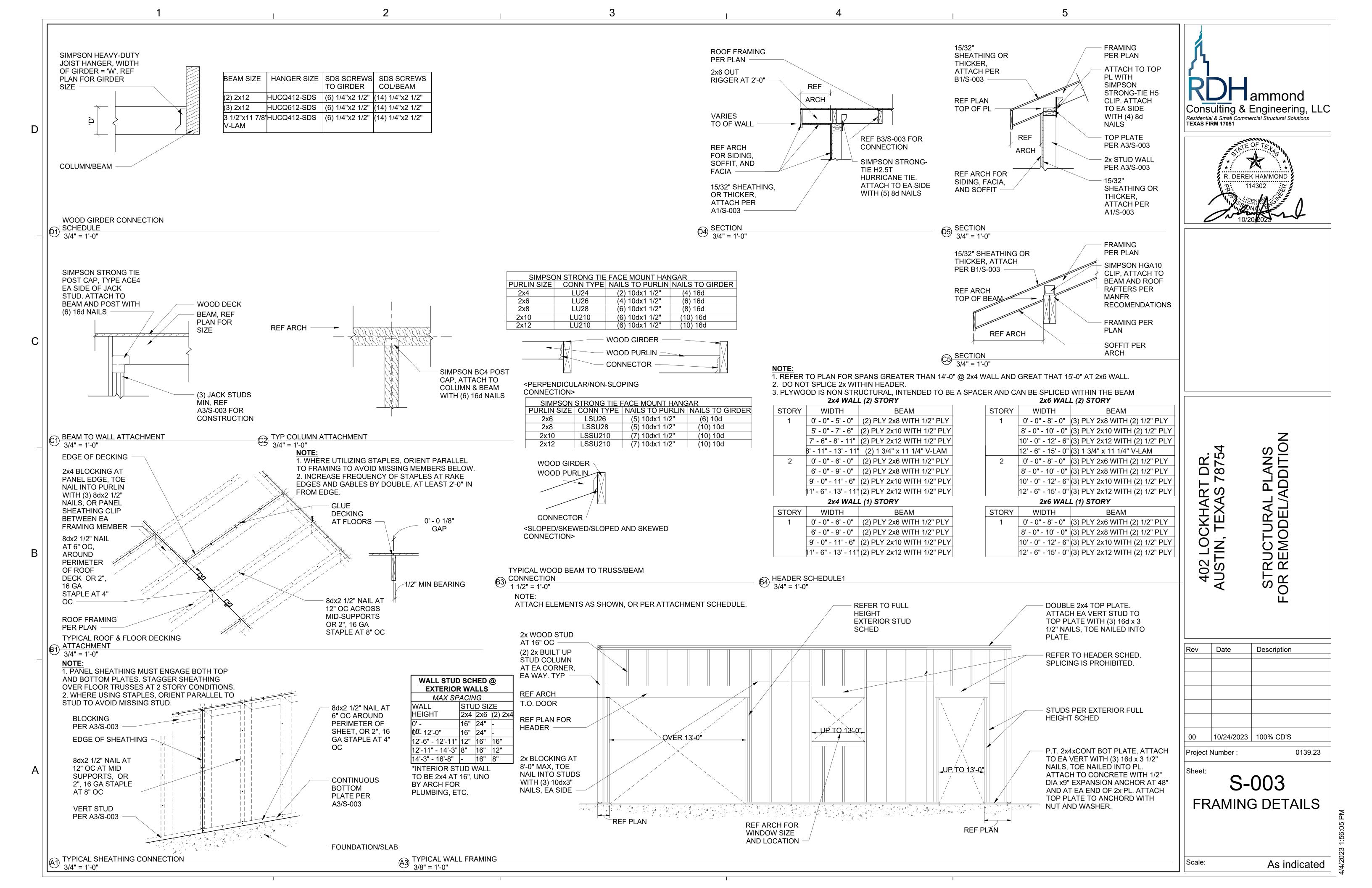
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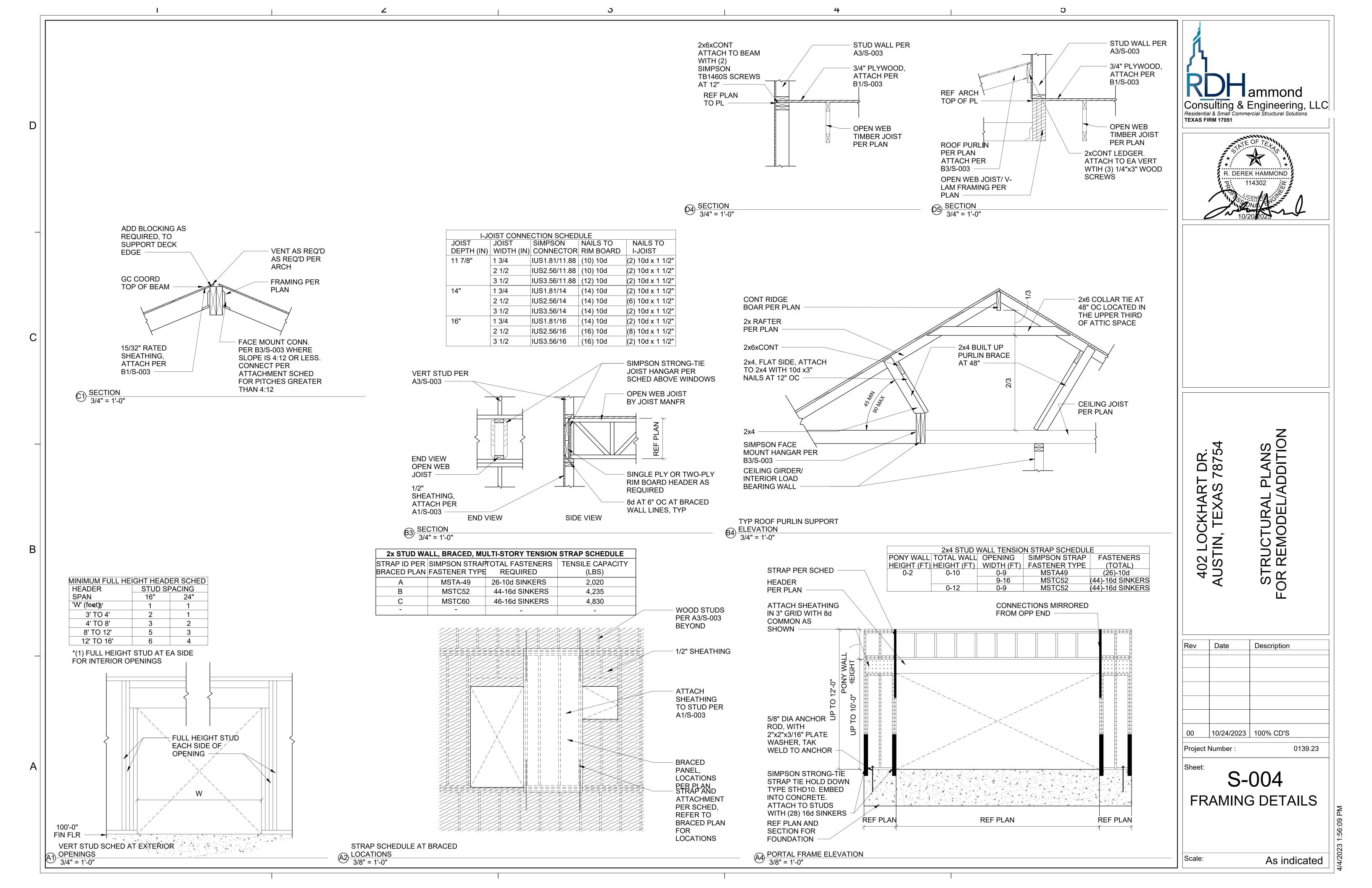
GENERAL NOTES & SHEET INDEX

1 1/2" = 1'-0"



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NO. & TYPE OF FASTENER SPACING AND LOCATION **BUILDING ELEMENT** CEILING & ROOF BLOCKING BETWEEN CEILING JOISTS RAFTERS OR (3) 8d COMMON OR EA END, TOENAIL TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW (3) 10d BOX BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT (2) 8d COMMON EA END, TOENAIL THE WALL TOP PLATE, TO TRUSS OR RAFTER CEILING FRAMING TO TOP PLATE (3) 8d COMMON OR EA NAIL 10d BOX (3) 8d COMMON OR CEILING FRAMING NOT ATTACHED TO PARALLEL FACE NAIL RAFTER, LAPS OVER PARTITION PER IBC SECTION 10d BOX 2308.7.3.1 & IBC TABLE 2308.7.3.1 (3) 8d COMMON OR COLLAR TIE TO RAFTER FACE NAIL (4) 10d BOX REFER TO HEADER SCHED. RAFTER OR ROOF TRUSS TO TOP PLATE (3) 10d COMMON OR SPLICING IS PROHIBITED. TOENAIL (3) 16d BOX STUDS PER EXTERIOR ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS (2) 16d COMMON OR **ENDNAIL** FULL HEIGHT SCHED (3) 10d BOX REF ARCH (2) 16d COMMON OR **ENDNAIL** (3) 10d BOX STUD TO STUD (NOT AT BRACED WALL PANELS) (3) 10d BOX 16" OC FACE NAIL STUD TO STUD AND ABUTTING STUDS AT (3) 16d COMMON 16" OC FACE NAIL INTERSECTING WALL CORNERS (AT BRACED WALL 16" OC EA EDGE, FACE NAIL BUILT UP HEADER (2" TO 2" HEADER) 16d COMMON NOTCH VERT STUDS CONT. HEADER TO STUD (4) 10d BOX TOENAIL TO ALLOW LET IN **BRACE INSTALLATION** TOP PLATE TO TOP PLATE 16d COMMON 16" OC EA EDGE, FACE NAIL TOP PLATE TO TOP PLATE AT END JOINTS EA SIDE OF END JOINT, FACE NAIL (MIN (8) 16d COMMON 24" LAP SPLICE, EA END OF JOINT) 16" OC FACE NAIL BOT PLATE TO JOIST, RIM JOIST, BAND JOIST, OR 16d COMMON BLOCKING (NOT AT BRACED WALL PANEL) BOT PLATE TO JOIST, RIM JOIST, BAND JOIST, OR (2) 16d COMMON 16" OC FACE NAIL BLOCKING AT BRACED WALL PANEL STUD TO TOP PLATE OR BOT PLATE (2) 16d COMMON **END NAIL TOE NAIL** (4) 10d COMMON TOP PLATES, LAP AT CORNERS AND INTERSECTIONS (2) 16d COMMON OR **FACE NAIL** (3) 10d BOX **FLOOR** JOIST TO SILL. TOP PLATE. OR GIRDER **TOENAIL** (3) 10d BOX 10d BOX AT 16" OC 1X6 LET IN BRACE, OR P.T. 2x4xCONT BOT PLATE, ATTACH TO EA RIM JOIST, BAND JOIST, OR BLOCKING TO TOP **HOLD-DOWN AS** 14GA x 2" LG STRAP EA VERT WITH (3) 16d x 3 1/2" NAILS, TOE NAILED PLATER, SILL OR OTHER FRAMING BELOW INDICATED ON DIRECTION. ATTACH TO INTO PL. ATTACH TO CONCRETE WITH 1/2" DIA BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS 10d BOX 24" OC, FACE NAIL AT TOP & BOT, EA VERT PER SCHED x9" EXPANSION ANCHOR AT 48" AND AT EA PLAN STAGGERED ON OPPOSITE SIDES END OF 2x PL. ATTACH TOP PLATE TO ANCHORD WITH NUT AND WASHER. AND: ENDS AND AT EACH SPLICE. FACE NAIL (3) 10d BOX NAILS LEDGER STRIP SUPPORTING JOISTS OR RAFTERS (3) 16d COMMON OR EACH JOIST OR RAFTER, FACE NAIL B3 LINE IN BRACE DETAIL 1 1/2" = 1'-0" (4) 10d BOX NO. & TYPE OF FASTENER SPACING AND LOCATION **BUILDING ELEMENT** FLOOR CONT. MIN V-LAM END BEARING AREA (INCHES) SPAN BEAM JOIST TO BAND JOIST OR RIM JOIST (3) 16d COMMON OR **ENDNAIL** (4) 10d BOX 7 1/4" | 9 1/4" | 9 1/2" | 11 1/4" | 11 7/8" | BRIDGING OR BLOCKING TO TO JOIST, RAFTER OR (2) 8d COMMON OR EACH END, TOENAIL **TRUSS** (2) 10d BOX 4" | 5 1/2" | 5 1/2" | 7" | 7 1/2" | 9 1/4" 6' - 0" WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING 8' - 0" 3 3/44" | 5" | 5 1/4" | 6 1/4" | 6 3/4" | 8 1/4" | 10" 10' - 0" 3" | 4 1/2" | 4 3/4" | 6" | 6 1/2" | 8" | 9 1/4" **EDGE** INTERMIDIATE 12' - 0" 2 1/2" | 3 3/4" | 4" | 5 1/2" | 6" | 7 1/2" | 9" | 10 1/4" SUPPORTS 14' - 0" 2" | 3 1/4" | 3 1/2" | 4 3/4" | 5 1/4" | 6 1/2" | 8 1/4" | 3/8" TO 1/2" 8d COMMON 6 INCHES 12 INCHES 16' - 0" 1 3/4" | 3" 3" | 4 1/4" | 4 1/2" | 5 3/4" | 7 1/4" 19/32" TO 3/4" 8d COMMON 6 INCHES 12 INCHES 2 1/2" | 2 3/4" | 3 3/4" | 4" | 5" | 6 1/2" | 8" 18' - 0" 7/8" TO 1 1/4" 8d DEFORMED 6 INCHES 12 INCHES 20' - 0" 2 1/4" | 2 1/2" | 3 1/4" | 3 3/4" | 4 1/2" | 5 3/4" | 7 1/4" WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING 22' - 0" 3" | 3 1/4" | 4" | 5 1/4" | 6 1/2" 2 3/4" | 3" | 3 3/4" | 4 3/4" | 6" 24' - 0" INTERMIDIATE 26' - 0" 2 3/4" | 3 1/2" | 4 1/2" | 5 1/2" SUPPORTS 28' - 0" 8d COMMON 6 INCHES 12 INCHES 3/4" AND LESS 30' - 0" ATTACHMENT SCHEDULE MIN V-LAM END BEARING
1 1/2" = 1'-0"

1" = 1'-0"

Consulting & Engineering, LLC
Residential & Small Commercial Structural Solutions TEXAS FIRM 17051



DR. 18754 CKT, TEX 402 LOC AUSTIN,

AL PLANS L/ADDITION UR/ STRUCTU FOR REMOI

Rev	Date	Description	
00	10/24/2023	100% CD'S	
Project I	Number :		0139.23

Project Number

16"

14"

3 1/4" 4"

3" | 3 3/4" | 4 3/4"

18"

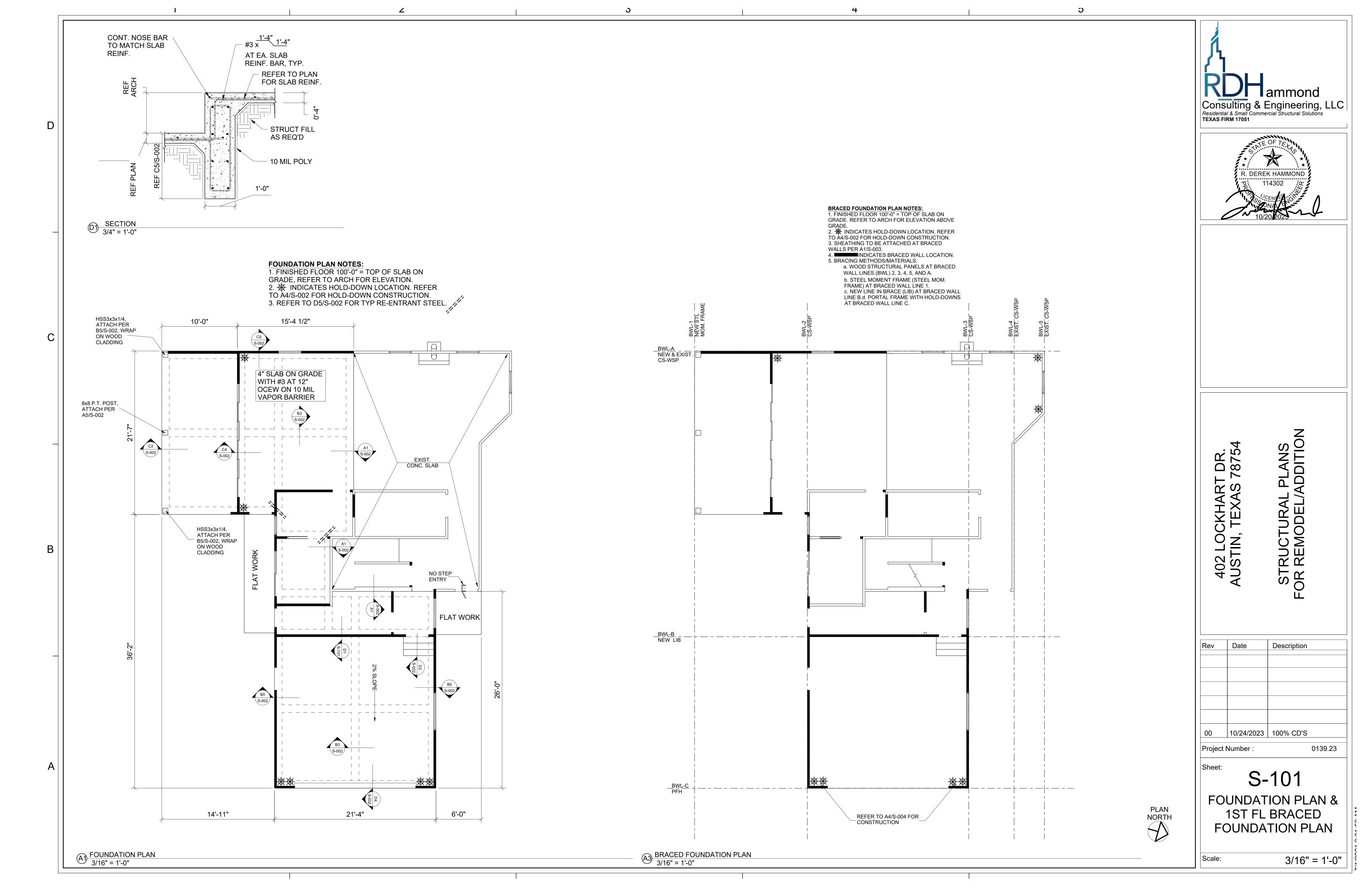
5"

S-005 FRAMING DETAILS & **ATTACHMENT**

SCHEDULE

Scale:

As indicated



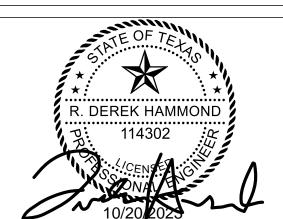
BRACED SECOND FLOOR FRAMING PLAN NOTES:

1. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003. BRACING METHODS/MATERIALS:
 a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL), 6, 7, 8, 9, 10, D, E, F, & G.

3. INDICATES BRACED STRUCTURAL PANELS 4. | | | INDICATES STRAP LOCATION, INSTALL PER A2/S-004 **ATTIC FRAMING PLAN NOTES:** 1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER. 2. CEILING RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX. 3. REFER TO B3/S-003 FOR FACE MOUNT CONNECTIONS. SHORE TRUSSES BEARING ON

— PROPOSED WALLS TO BE
DEMOLISHED PRIOR TO DEMO ATTACH BEAMS TO COL WITH SIMPSON S.T. LCE4 AT CORNERS ATTACH TRUSSES TO BEAM PER B3/S-003 ADD'L 2X8 EXIST. FLOOR __12" JOIST ATTACH BEAMS TO COL_ WITH SIMPSON S.T. LCE4 AT CORNERS _BWL-E _ _ _ _ NEW & EXIST. ____ TRUSS MANFR NOTE ADD'L LINE LOAD LL = 210 PLF DL = 158 PLF HEADER PER CENTER V-LAM BELOW - KING POST INTERIOR __BWL-F CS-WSP __**E** _BWL-G ___ _ _ _ CS-WSP (2) 1 3/4" x 14" V-LAM PLAN NORTH $\boxed{A3} \frac{1ST FLOOR FRAMING PLAN}{3/16" = 1'-0"}$ BRACED 2ND FLOOR
3/16" = 1'-0"

RDH ammond
Consulting & Engineering, LLC
Residential & Small Commercial Structural Solutions
TEXAS FIRM 17051



402 LOCKHART DR. AUSTIN, TEXAS 78754

v Date Description

STRUCTURAL PLANS FOR REMODEL/ADDITION

00 10/24/2023 100% CD'S

Project Number: 0139.23

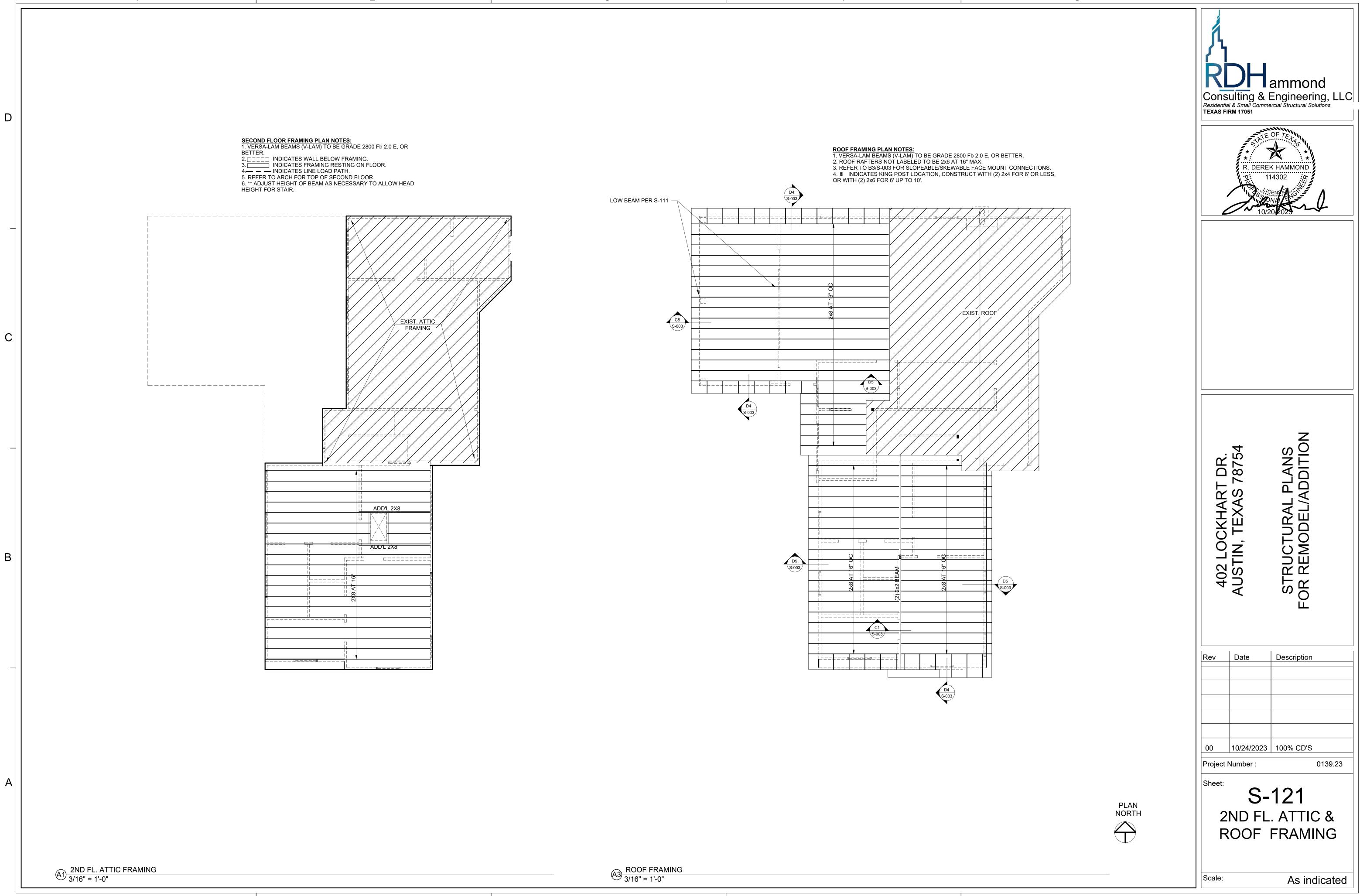
Sheet:

S-111
BRACED 2ND
FLOOR &

FLOOR & 1ST FLOOR FRAMING PLAN

ale:

3/16" = 1'-0"



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Rev	Date	Description	
		-	
00	10/24/2022	1000/ CDIS	
00	10/24/2023	100% CD'S	
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