

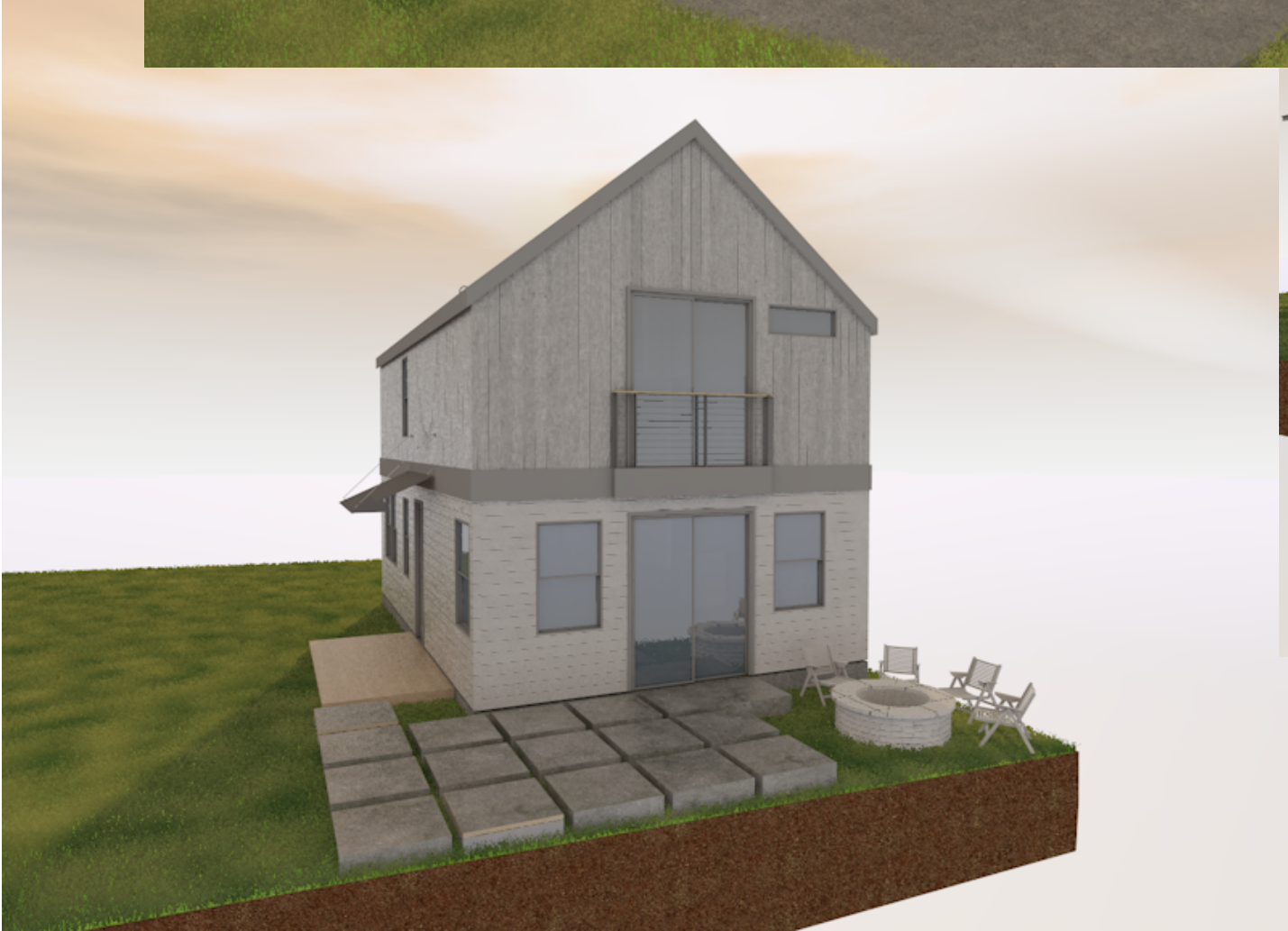
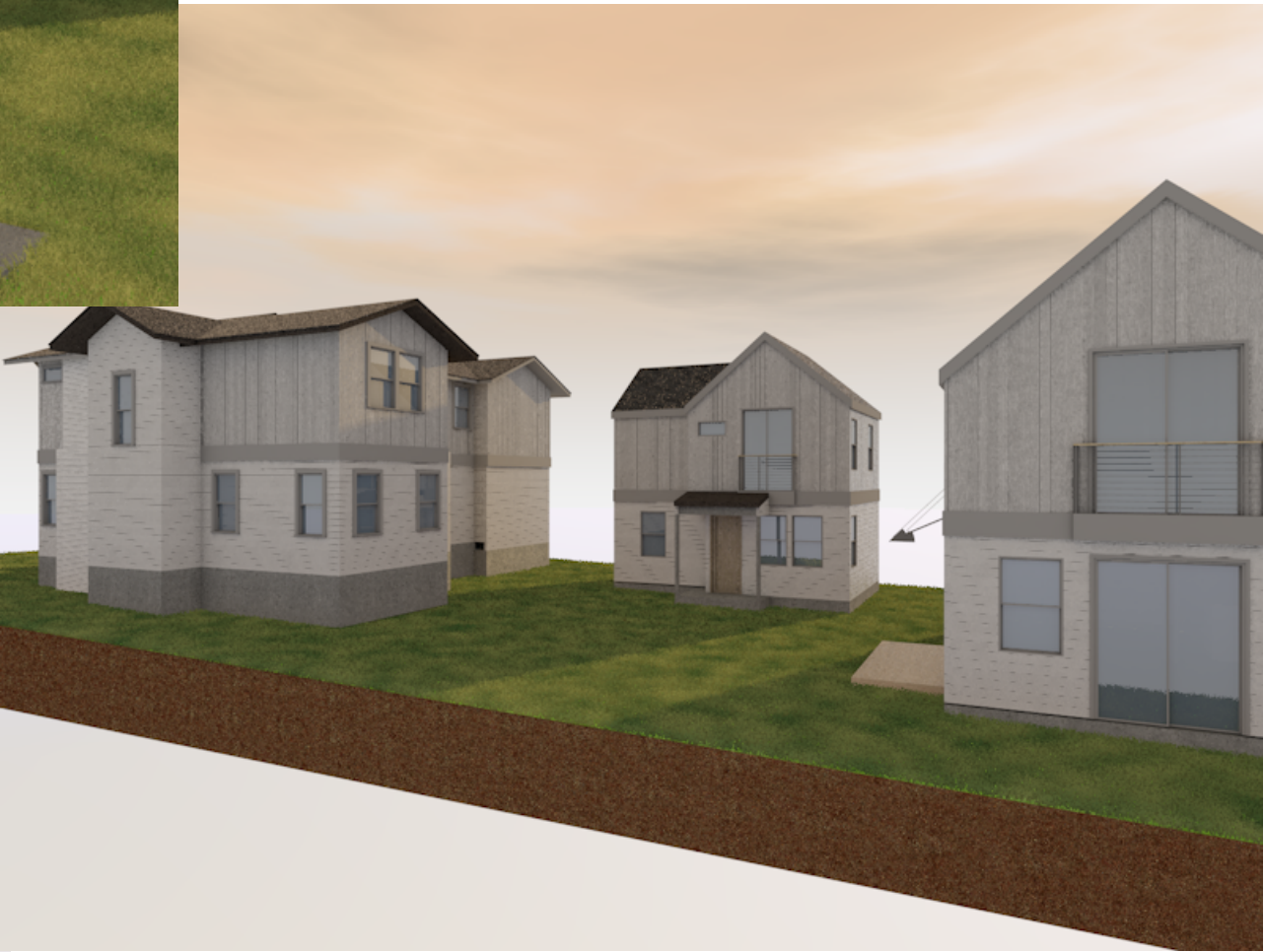
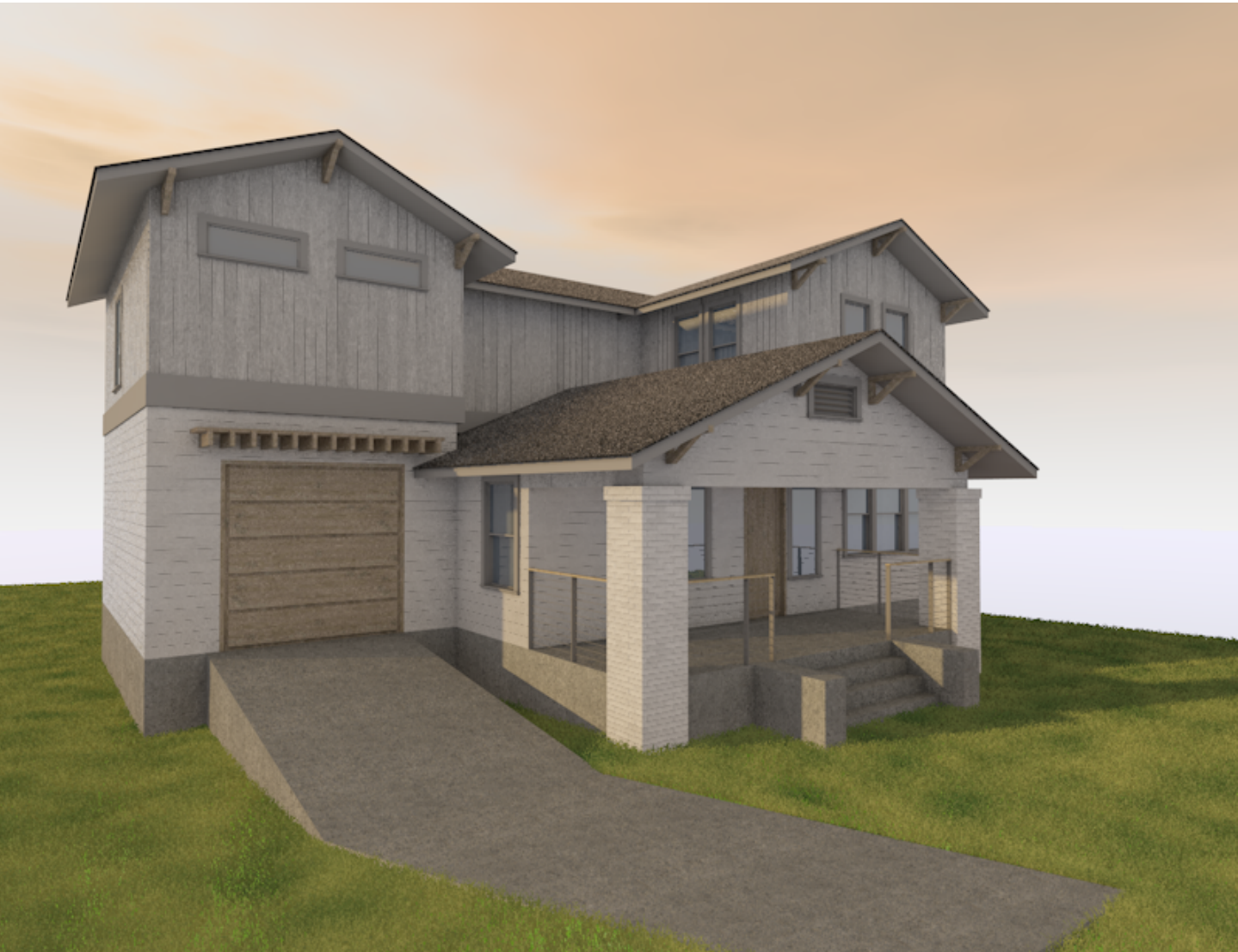
ROMIT AGGARWAL & GUPTA MONIKA

501 TEXAS AVE
AUSTIN TX

SF3 -NP

MAIN HOUSE
REMODEL WITH SQFT ADDITION

ADU
INTERIOR REMODEL



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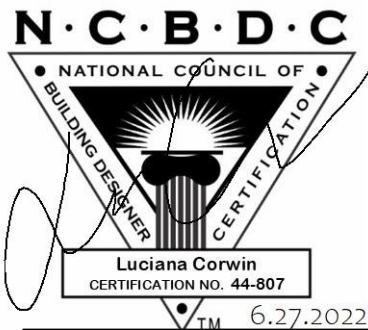


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MARCH 2024

501 TEXAS AVE
AUSTIN TX
REMODEL WITH SQFT ADDITION



COVER SHEET

SCALE
1" = 1'-0"

G-001

GENERAL CONDITIONS.

1. These documents comprise a portion of a contract between the Owner and the General Contractor. No contract is implied or stated between the Owner and any other party, nor between the Building Designer and any party.
2. No set of contract documents is able to contain all the information required to construct a project. Interpretation by the General Contractor is required. By use of these documents, both the Owner and the General Contractor assent to this understanding of the nature of contract documents.
3. The General Contractor is responsible for the provision of minor details and appurtenances not shown in the contract documents.
4. The General Contractor and his/her subcontractors are responsible for the final design of the HVAC, plumbing, and electrical systems.
5. The General Contractor may not revise or modify the contract documents, in whole or in part, without the prior approval of the Owner. Consultation with the Building Designer beforehand is strongly recommended. And precisely locate all the piping, fitting, offsets, bends, devices and equipments.
6. The General Contractor may not modify the plans, elevations, or site plan shown in the contract documents without obtaining Building Designer consultation and Owner approval beforehand.
7. Should the Owner request changes to the contract documents, the General Contractor is responsible for ensuring that the changes do not result in a built condition that does not comply with codes and/or regulations. Consultation with the Building Designer and/or an Inspector is highly recommended.
8. The Building Designer is not an inspector and is not liable for the General Contractor's failure to execute the Work in accordance with the contract documents and/or in conformance with any and/or all applicable codes, laws, statutes and regulations.
9. The Owner shall not be held liable nor be made to pay for the remediation of work judged substandard and/or rejected by the Building Designer, the Owner, and/or any Inspector (municipal or third-party). The Owner alone reserves the right to accept work judged substandard by either the Building Designer or the Owner. Should the Owner elect to accept substandard work, the Owner reserves the right to request monetary credit and/or a reduction in the contract sum.
10. The Owner and/or the Building Designer shall be permitted to access the project site, in part and as a whole, at any reasonable time without prior notice. If the project site, in part or as a whole, is locked or otherwise secured, the Building Designer shall coordinate with the General Contractor to gain access. Neither the Owner nor the General Contractor shall be held liable for the consequences of the Building Designer's presence onsite unless said consequences arise from an unsafe or otherwise substandard project condition.
11. The General Contractor is solely responsible for obtaining and maintaining all such bonding, sureties, and insurances such as may be required to shield the Owner from claims pertaining to the General Contractor's and/or Subcontractors' execution of the Work and their respective conduct onsite.
12. The General Contractor is solely responsible for ensuring that working conditions onsite are safe and comply with all relevant rules, laws, codes, and standards. Likewise, the General Contractor is solely responsible for ensuring that all personnel onsite conduct themselves in a safe and prudent manner at all times, whether or not the General Contractor is present.
13. In case of discrepancies or conflicts on the drawings and specifications or between drawings and existing conditions, contact the designer or owner before proceeding with the work.

NOTES REGARDING CODES, REGULATIONS, STANDARDS, PERMITS AND INSPECTIONS.

1. The General Contractor is responsible for ensuring built compliance with all codes, regulations, and standards such as may be in force. These codes include but may not be limited to:
2021 International Building Code - 2021 Edition
2021 International Residul Code for One- and Two-Family Dwellings
2021 International Energy Conservation Code
2021 International Mechanical Code/ntie
2021 International Fire Code - 2021 Edition as amended by Travis County Emergency Service District No. 6
2021 International Gas Code
2021 National Electrical Code
2021 Uniform Plumbing Code
2021 International Existing Building Code
2021 International Property Maintenance Code
2. Should the General Contractor become aware of a condition shown or depicted in the contract documents that would result in a violation of any code or regulation listed above, the General Contractor shall contact the Building Designer immediately for resolution.
3. The General Contractor shall be responsible for obtaining any permit not provided beforehand by the Owner.
4. The General Contractor and/or his/her subcontractors shall be responsible for coordinating all required inspections.
5. The Owner and/or the General Contractor shall commission a third-party inspector. Failure on the part of the Owner and/or the General Contractor to retain a third-party inspector shall release the Building Designer from any and all liability for the project.
6. Neither the Owner nor the Building Designer shall be considered to act in the role of an Inspector. While the Owner and the Building Designer shall endeavor to alert the General Contractor to any perceived or observed defect in the construction, failure to do so shall not in any way relieve the General Contractor from his/her obligation to ensure that the built work is safe, of good quality, and compliant with all relevant codes and regulations.
7. The General Contractor is responsible for ensuring that all work, whether performed by subcontractors or by the General Contractor him/herself, is of good workmanship and quality.

NOTES REGARDING VISITABILITY REQUIREMENTS.

- (Ref: City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 to the 2021 International Residential Code)
1. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
 2. Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.
 3. Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.
 4. Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.
 5. At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.
 6. A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum 36" in clear width and shall have a maximum cross-slope of 1:50.

NOTES REGARDING VISITABILITY REQUIREMENTS. - not applicable for THE CITY OF LAKEWAY
(Ref: City of Austin ordinance #20140130-021 and City of Austin amendments to section R320 to the 2021 International Residential Code)

1. Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
2. Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 34" above finish floor level.
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6. A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum 36" in clear width and shall have a maximum cross-slope of 1:50.

NOTES REGARDING CERTAIN AREA, CLEAR SPACE, AND CEILING HEIGHT REQUIREMENTS.

(Ref: 2021 International Residential Code as locally amended)

1. Habitable / occupiable rooms and hallways with flat ceilings shall have a ceiling height of not less than 7 feet. (R305.1)
2. Habitable / occupiable rooms with sloping ceilings in which a minimum floor area of 70 square feet is required by code shall have a minimum of 35 square feet in which the ceiling height is not less than 7 feet. (R305.1, exception 1)
3. Bathrooms, toilet rooms, and laundry rooms with flat ceilings shall have a ceiling height of not less than 6 feet 8 inches. (R305.1)
4. Sinks in bathrooms with sloped ceilings shall have a clear space directly in front of the sink with a ceiling height of not less than 6 feet 8 inches. The clear space in front of a sink shall be as wide as the sink and a minimum of 21 inches deep as measured perpendicularly from the furthest edge of the sink or counter from the wall. (R305.1, 1; R307.1)
5. Toilets in bathrooms and toilet rooms with sloped ceilings shall have a clear space directly in front of the toilet with a ceiling height of not less than 6 feet 8 inches. The clear space in front of a toilet shall be 32 inches wide (16 inches to either side of the centerline of the toilet) and shall be a minimum of 21 inches deep as measured perpendicularly from the furthest edge of the toilet seat from the wall. (R305.1, 1; R307.1)
6. Tubs and/or showers equipped with showerheads in bathrooms with sloped ceilings shall have a ceiling height of not less than 6 feet 8 inches above an area not less than 30 inches by 30 inches at the showerhead. (R305.1, exception 2)
7. When measured vertically above the permitted handrail height and at 6 feet 8 inches above the sloped line between tread nosings, the clear width of stairs (except spiral stairs) and ramps shall be not less than 36 inches. When measured at and below the permitted handrail height, the clear width of stairs (except spiral stairs) and ramps shall be not less than 32 1/2 inches for stairs or ramps with handrails on one side and shall be not less than 29 inches for stairs or ramps with handrails on two sides. (R311.7.1)
8. The headroom above stairs and ramps shall be not less than 6 feet 8 inches as measured vertically from the sloped line between tread nosings. (R311.7.2) The required headroom may be reduced to 6 feet 6 inches for spiral stairs. (R311.7.10.1)

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK.

1. FOUNDATIONS.

- A. All concrete slab-on-grade and pier+beam foundations shall be designed by a structural engineer licensed in the state of Texas.
 - B. All concrete intended for exposure as flooring shall be protected during construction.
2. FRAMING.
- A. All wall framing, floor trusses, and roof trusses/framing shall be designed by a structural engineer licensed in the state of Texas.
 - B. All wall studs shall be sized as indicated in Building Designenural drawings.
3. SHEATHING AND DECKING.
- A. All wall sheathing, floor decking, and roof decking shall be of the thickness indicated on engineering drawings.
4. AIR AND WATER BARRIERS.
- A. All exterior wall sheathing shall receive a vapor-permeable air+water barrier equal to or better than Fortiflyer HydroTex.
 - B. All sheathing shall be sealed at joints and junctions as required by manufacturer.
 - C. Sheathing at window and door assemblies shall be chingled over head and jamb fins and shall be further sealed with compatible self-adhered membrane flashing.
 - D. All roof sheathing shall receive an ice+water shield.
5. INSULATION, SEALANTS AND VENTILATION.
- A. All exterior wall and roof assemblies shall receive either open-cell spray-foam insulation or closed-cell spray-foam insulation.
 - B. All insulation shall comply with the following minimum thermal-performance requirements:
Roofs R-38, Walls R-19
 - C. All penetrations through exterior cladding shall be sealed with silicone sealant to prevent water intrusion.
 - D. All crawlspaces beneath pier+beam foundations shall be ventilated by means of 6" diameter round vents with insect screens.
 - E. All floor/ceiling cavities shall receive acoustic insulation .

6. EXTERIOR CLADDING AND TRIM.

- A. All exterior cladding shall be installed in strict accordance with manufacturers' instructions and placed per Building Designenural elevations.
- B. All cement-board cladding shall be smooth with no false wood grain.
- C. All cement-board plank siding shall be of the exposure noted on Building Designenural elevations. Where no exposure size is given, 6" horizontal exposure shall be assumed.
- D. All joints in cement-board plank siding shall be staggered and before painting.
- E. All vertical cement-board paneling shall be made from 4" x 8" sheets of smooth cement board with no false wood grain, with 1x2 wood or RealTrim battens at 24" o.c. unless otherwise noted.
- F. All wood siding shall be clear-sealed cedar or redwood shiplap siding, 6" exposure unless noted otherwise.
- G. All stucco cladding shall be 3-coat portland-cement stucco (NO EIFS OR SYNTHETIC STUCCO) on paper-backed metal lath with the 3rd coat consisting of an elastomeric color coating.
- H. Unless noted otherwise, all stucco cladding shall receive control joints as per the following:
1) VERTICAL JOINTS: at a spacing of 32' maximum in plan and at all window+door corners.
2) HORIZONTAL JOINTS: at the top of deck of every floor level.
- J. All stone cladding shall be Austin-shale or Lueders limestone masonry, random-ashlar bond, nominal 4-1/2" thickness.
- K. All exterior trim shall be RealTrim, nominal 1x4 size, smooth all sides (S4S) with no false wood grain.
- L. All exterior fasciae shall be cement board or RealTrim, nominal 1x6 size, smooth all sides (S4S) with no false wood grain.

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

7. ROOFING.

- A. All roofing shall consist of one of the following assemblies:
1) Standing-seam metal roofing, 1-1/2" minimum seam, dark-bronze finish;
2) 30-year Building Designenural composition-shingle roofing; and/or
3) Walkable TPO roofing.
 - B. Composition-shingle roofs lower than 4:12 slope shall be double-felted per the requirements of IRC Section R9.05.
8. DECKS AND BALCONIES.
- A. All roof decks above conditioned space shall receive a waterproofing membrane of walkable TPO roofing. Torch-down membrane assemblies are expressly prohibited.
 - B. All balconies and uncovered wood decks above covered porches shall receive one of the following deck surfaces:
1) Synthetic wood decking on treated wood deck structure per structural engineer; or,
2) Walkable TPO roofing.
 - C. All sleepers and structure under synthetic wood decking shall be pressure-treated without exception.
 - D. All thinset ceramic or porcelain tile used on decks and balconies shall be installed upon a suitable crack-isolation membrane.
 - E. All roof decks, balconies, and uncovered roof decks above covered porches shall receive guards as per the following:
1) 36" minimum height balustrade comprised of 1.5"-square steel tubing attached to front of exterior fascia or balcony, with stainless-steel cable railing at 3.5" vertical separation o.c.; or,
2) 36" minimum height parapet with continuous metal coping on top.
9. FLASHINGS, COPINGS, GUTTERS, AND SCUPPERS.
- A. All flashings and counterflashings shall be galvanized steel unless noted otherwise.
 - B. All joints between flashings shall be lapped and sealed unless acceptable per industry standard based on specific conditions.
 - C. All copings on parapets and deck railings shall be galvanized steel, dark-bronze finish, unless noted otherwise.
 - D. All copings on parapets shall be continuous with sealed lap joints (NO BUTT JOINTS, EVEN IF SEALED).
 - E. All low eaves on shed, gable, and hip roofs shall receive 6" gutters unless noted otherwise. Where roof plan does not show gutters, 6" gutters shall be assumed.
 - F. All gutters shall be either dark-bronze finish to match metal roof or painted to match fascia.
 - G. All downspouts shall be either dark-bronze finish to match gutter or painted to match cement-board siding.
 - J. Downspouts shall be located near corners at ends of walls and centered in middle of walls unless specifically noted otherwise on Building Designenural elevations. Where downspouts are not shown, downspouts shall be located as per the following:
1) WALLS LESS THAN 20' IN LENGTH: One downspout
2) WALLS GREATER THAN 20' IN LENGTH: One downspout per 20' of length, minimum two per wall
 - J. Through-wall scuppers shall be provided at all parapets. Through-wall scuppers shall be 6" wide by 6" tall and shall be galvanized-metal or TPO-coated metal.
 - K. Scuppers shall be located as indicated in Building Designenural elevations and roof plans. Where no scuppers are indicated in Building Designenural elevations or roof plans, scuppers shall be located as follows:
1) PARAPET LESS THAN 10' IN LENGTH: One scupper, in center
2) PARAPET'S GREATER THAN 10' IN LENGTH: One scupper per 10' of wall length, minimum two
 - M. All scuppers shall be installed such that roof and/or deck material behind parapet shingles on top of back of scupper.
 - P. All undersides of copings and gutter attachments to cladding shall be sealed with silicone sealant.
 - Q. All through-wall scuppers shall be sealed at all junctions with exterior wall.
10. WINDOWS.
- A. All windows shall be one of the following specifications:
1) VINYL, fin-mounted windows, Andersen 100 series or better;
2) ALUMINUM-CLAD WOOD fin-mounted windows, Andersen 200 series or better; or,
3) ALUMINUM fin-mounted windows, RAM or better.
 - B. All sleeping rooms shall have at least one window rated for egress by the manufacturer.
 - C. Glazing meeting ANY of the following conditions shall be tempered (per IRC section R308.4):
1) Glazing in doors;
2) Glazing where the exposed area of any individual pane is larger than 36 square feet;
3) Glazing within 24" of either side of a door in the plane of the door in a closed position;
4) Glazing on a wall perpendicular to the plane of an in-swinging door in a closed position AND within 24" of the hinge side of the door;
5) Glazing in guards and/or railings;
6) Glazing in walls, enclosures, or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools where the bottom edge of the glazing is less than 60" above any standing or walking surface;
7) Glazing within 36" of the walking surfaces of stairways, ramps, or landings; or
8) Glazing that meets NONE of the conditions above but meets ALL of the following conditions:
a) The exposed area of any individual pane is larger than 9 square feet AND
b) The bottom edge of glazing is less than 18" above the floor AND
c) The top edge of glazing is more than 36" above the floor AND
d) The glazing is within 36" (measured horizontally) and in a straight line) of one or more walking surfaces.
 - D. All sash, moving, and casement windows whose sill height is lower than 24" above finish floor shall be fitted with window-opening control devices (WOCDS) per IRC section R312.2.2.
 - E. All windows shall be listed as compliant with current energy codes and shall have a maximum U-factor of 0.40 without exception.
 - F. The General Contractor is responsible for ensuring that thermal performance is compliant with all relevant energy codes and the requirements of these contract documents

NOTES REGARDING SPECIFIC PORTIONS OF THE WORK (continued).

11. EXTERIOR DOORS.

- A. All exterior doors shall be one of the following:
1) SOLID-CORE WOOD SWINGING DOORS with tempered glazing;
2) STEEL SWINGING DOORS with tempered glazing; or,
3) ALUMINUM SLIDING DOORS with tempered glazing.
 - B. All exterior swinging doors shall receive lever hardware (NO KNOBS).
12. INTERIOR DOORS.
- A. All interior doors shall be one of the following:
1) SOLID-CORE WOOD DOORS with flat paneling; or,
2) SOLID-CORE WOOD DOORS with 5-panel (5x2) paneling.
 - B. Doors shall be paint-grade unless noted otherwise.
 - C. Swinging doors shall receive lever hardware (NO KNOBS).
13. TRIM AND CASINGS.
- A. All interior baseboards shall be one of the following assemblies:
1) 1x4 flat MDF or paint-grade wood with no quarter-round; or,
2) 1x4 stain-grade wood with no quarter-round.
 - B. All interior door trim shall be one of the following assemblies:
1) 1x4 flat MDF or paint-grade wood; or,
2) 1x4 stain-grade wood.
14. FLOORING.
- A. All flooring shall be one of the following assemblies:
1) Clear-sealed polished concrete, Level 4 finish;
2) Engineered-wood plank flooring, finish as per OWNER;
3) Carpet, color as per OWNER;
4) Ceramic tile, 12x12 or as selected by OWNER; or,
5) Ceramic tile, 1" diameter white "penny tile" with black grout.
 - B. All interior tile shall be installed upon a crack-isolation membrane.
15. DRYWALL AND BACKING.
- A. All interior drywall at walls shall be 1/2" gypsum board except at common walls between duplex units.
 - B. All interior drywall at common walls between duplex units shall be 5/8" TYPE X gypsum board.
 - C. All interior drywall at ceilings shall be 5/8" gypsum board.
 - D. All drywall at WET AREAS (baths, utility rooms) shall consist of one of the following:
1) Exterior-grade fiber/glass-backed gypsum board, installed at full height of wall; or,
2) Cementitious backer board, installed at full height of wall.

16. PAINTING AND TEXTURING.

- A. All exterior cladding suitable for painting (stucco, cement board, fasciae and trim) shall receive exterior-grade latex paint. Color shall be WHITE unless otherwise selected by OWNER.
 - B. All exterior metal suitable for painting (railings, columns, beams, balustrades) shall receive exterior-grade latex paint intended for use on metal. Color shall match roof unless otherwise selected by OWNER.
 - C. All interior walls, trim, casings, and ceilings shall be receive no-VOC latex paint. Color shall be WHITE unless otherwise selected by OWNER.
 - D. All interior walls and ceilings shall receive orange-peel texture.
17. CABINETS AND COUNTERTOPS.
- A. All interior cabinets and shelving shall consist of one of the following assemblies:
1) Paint-grade wood or MDF cabinetry; or,
2) Stain-grade wood cabinetry.
 - B. All cabinets shall be full-flush-overlay cabinets with concealed (European) hinges and drawer extensions.
 - C. All drawer fronts shall receive brushed-nickel linear pulls installed as follows:
VERTICAL DIMENSION: CL of pull 1" below top of drawer front.
HORIZONTAL DIMENSION: Centered on width of drawer front.
 - D. All door fronts shall receive brushed-nickel linear pulls installed as follows:
VERTICAL DIMENSION: CL of pull 1" below top of door front (at BASE) or 2" above top of door front (at UPERS).
 - E. All countertops shall be as selected by OWNER. Where OWNER has made no selection, countertops shall be white Silstone.
18. ELECTRICAL SYSTEMS.
- A. Electrical systems shall be designed by master electrician.
 - B. A whole-house surge protector shall be installed unless deleted by OWNER.
 - C. Location of meters and load center shall be determined by master electrician.
19. PLUMBING SYSTEMS.
- A. Plumbing systems shall be designed by master plumber.
 - B. Interior supply shall be via flexible (PEX) system with manifold.
 - C. A master cutoff valve shall be installed at manifold unless deleted by OWNER.
 - D. All piping in exterior walls shall be insulated.
20. HVAC SYSTEMS.
- A. HVAC systems shall be designed by master HVAC technician.
 - B. HVAC systems shall consist of one of the following:
1) Heat pump compliant with current energy code;
2) Gas furnace with 10% makeup air compliant with current energy code;
3) ductless cassette-style split system, compliant with current energy code.
 - C. All HVAC systems shall incorporate makeup air as required by energy code



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MARCH 2024

501 TEXAS AVE

AUSTIN TX

REMODEL WITH SOFT ADDITION



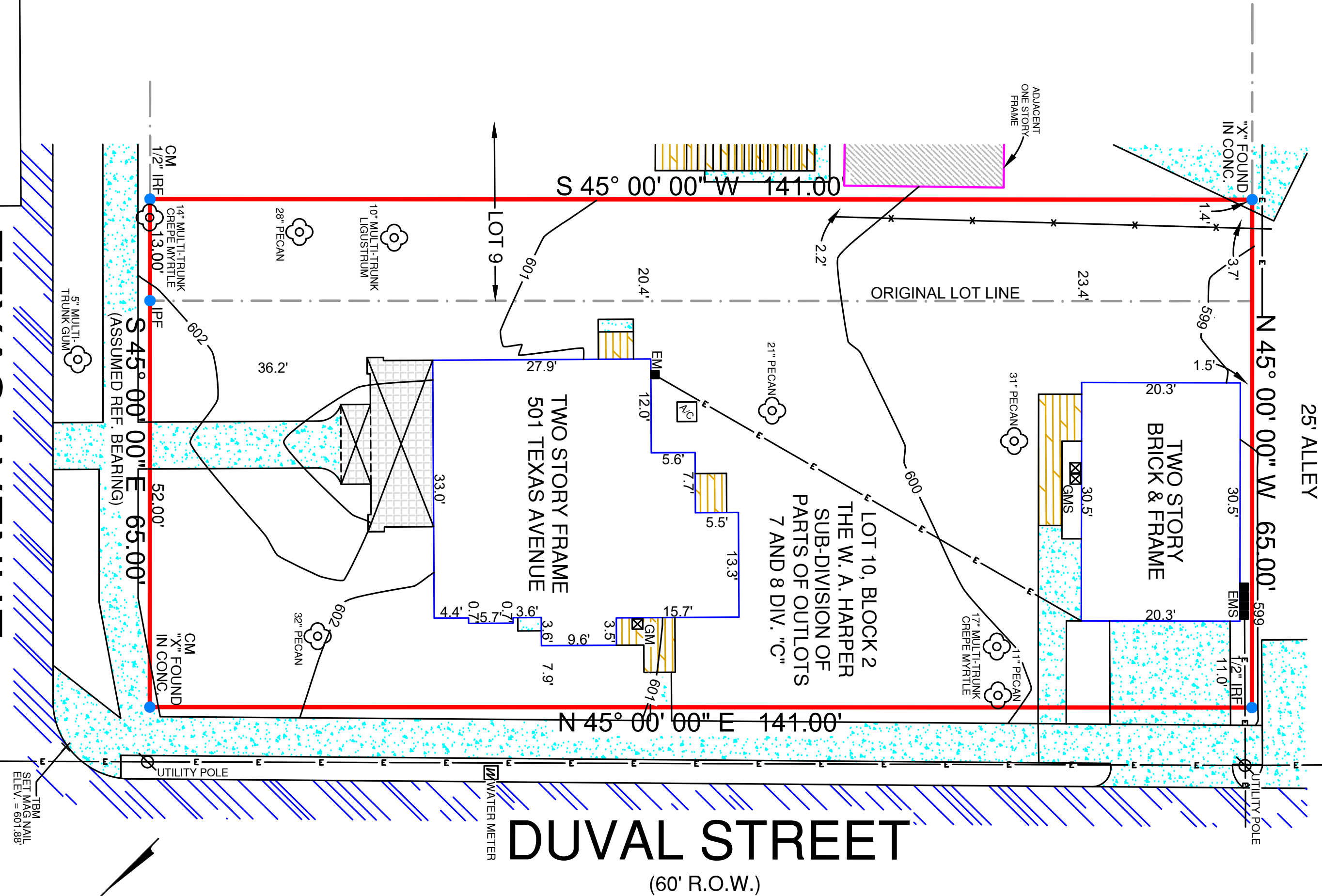
NOTES

SCALE
1" = 1'-0"

G-002

SCALE
1:28.57

AS-001



LEGEND:

—X—X—	BARBIRE FENCE	ASPHALT =
—O—O—	CHAINLINK FENCE	CONCRETE =
—□—□—	WROUGHT IRON FENCE	GRAVEL =
—/—/—	WOOD FENCE	TILE =
—V—V—	VINYL FENCE	WOOD =
—E—E—	ELECTRIC LINE	BRICK =
GM =	GAS METER	STONE =
EM =	ELECTRIC METER	CM =
IPF =	IRON PIPE FOUND	CONTROLING MONUMENT (WOOD RAILROAD TIE =
IRS =	IRON ROD SET WITH "PREMIER" CAP	
IRF =	IRON ROD FOUND	
CM =	CONTROLING MONUMENT (WOOD RAILROAD TIE =	

NOTES:
BEARINGS ARE ASSUMED
TBM = TEMPORARY BENCHMARK
CONTOUR INTERVAL EQUALS ONE FOOT
ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.

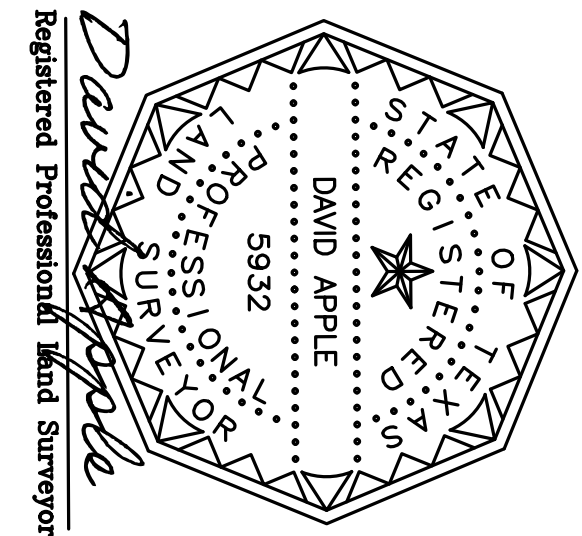
LEGAL DESCRIPTION:
BEING LOT 10 AND THE WEST 13 FEET OF LOT 9, BLOCK 2, THE W. A. HARPER SUB-DIVISION OF PARTS OF OUTLOTS 7 AND 8 DIV. "C", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 89, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS. EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

DATE: 10/24/23 JOB NO.: 23-03005TOPOTS
FIELD: 10/16/23

501 TEXAS AVENUE, AUSTIN, TX 78705

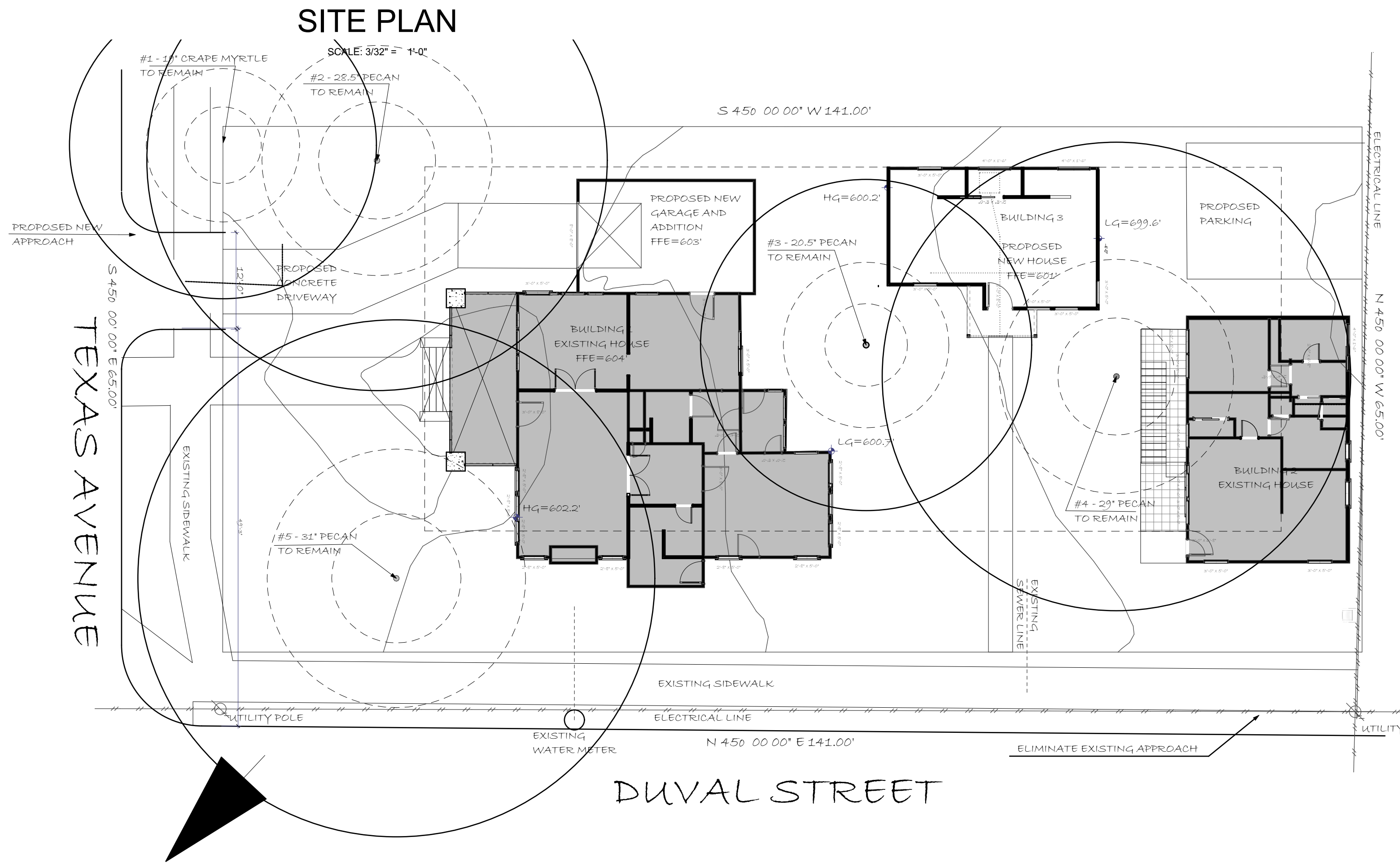
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Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com



Registered Professional Land Surveyor

DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



LOT SIZE 9,175 SQFT

BUILDING COVERAGE 2004 SQFT 21.08%
IMPERVIOUS COVERAGE 3,028 SQFT 33%

TOTAL FAR 46.6
BUILDING 1 24.3
BUILDING 2 13
BUILDING 3 9.3

BUILDING 1

	EXISTING	PROPOSED
1ST FLOOR	1,083 SQFT	
2ND FLOOR	832 SQFT	320 SQFT
TOTAL	1,925 SQFT	

BUILDING 2

	EXISTING
1ST FLOOR	600 SQFT
2ND FLOOR	600 SQFT
TOTAL	1,200 SQFT

BUILDING 3

	PROPOSED
1ST FLOOR	428 SQFT
2ND FLOOR	434 SQFT

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MARCH 2024

501 TEXAS AVE

AUSTIN TX

REMODEL WITH SQFT ADDITION



ELECTRICAL LINES/ POL
ES

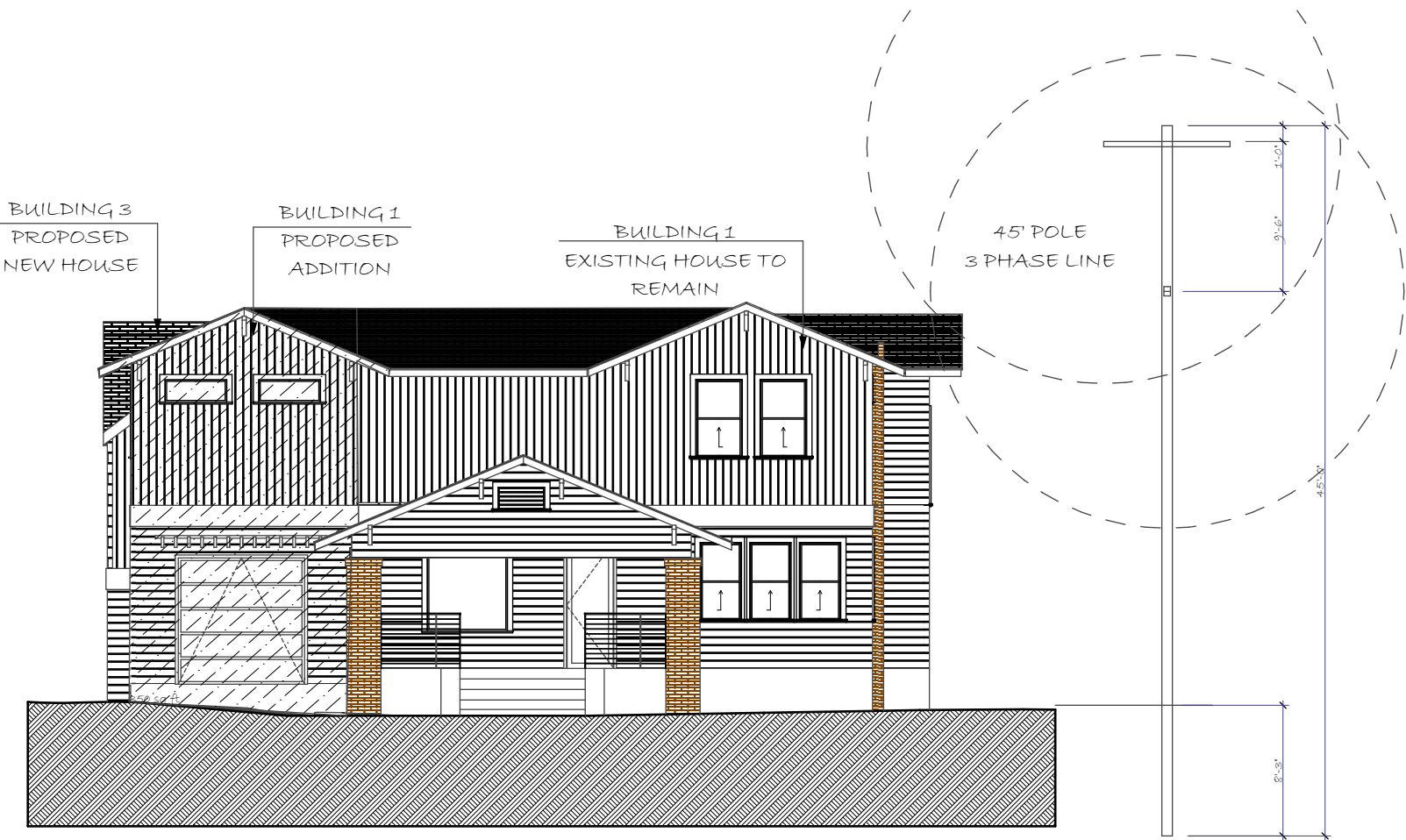
SCALE
3/32" = 1'-0",
1/16" = 1'-0"

AS-004



FROM DUVAL STREET

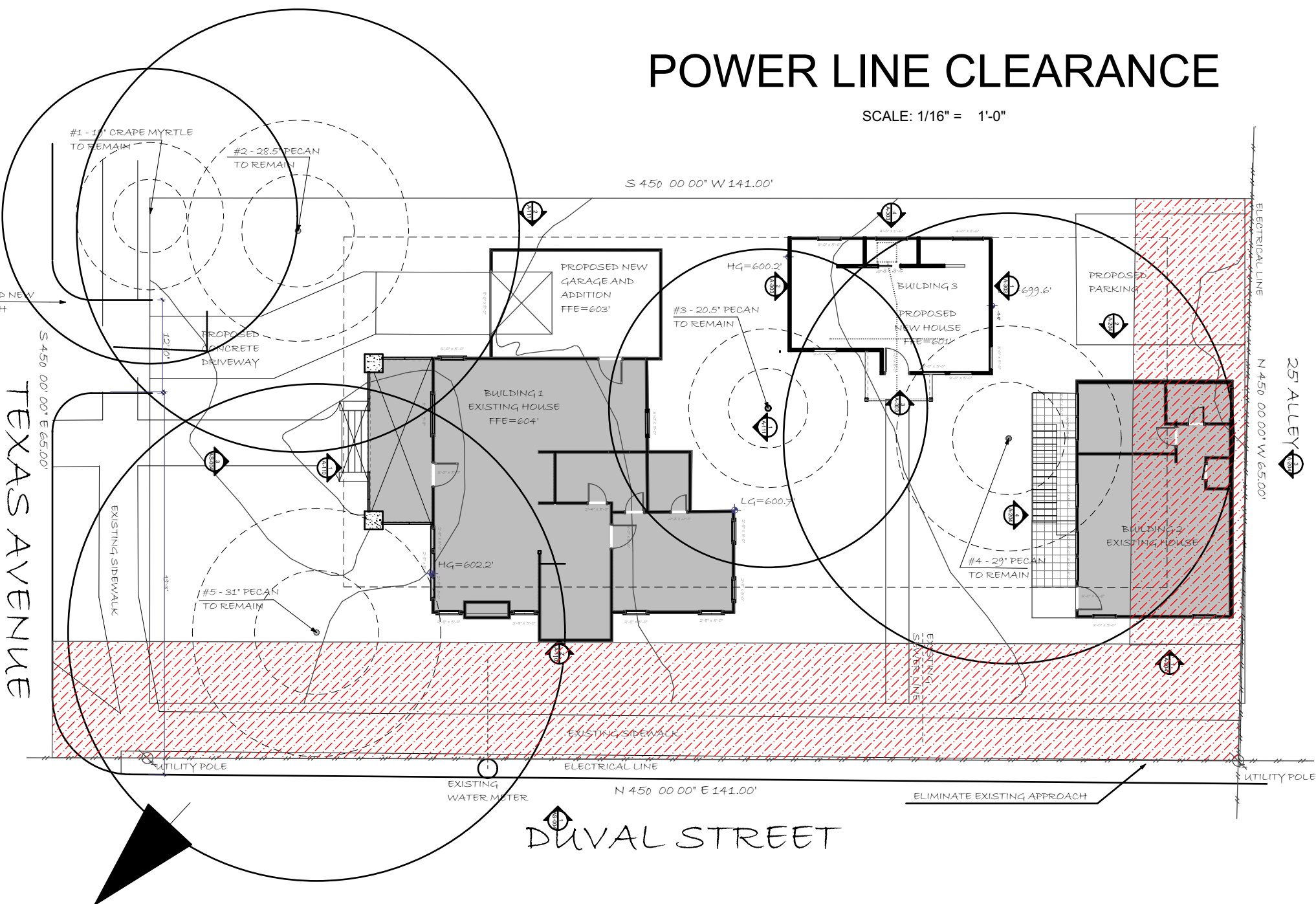
SCALE: 3/32" = 1'-0"

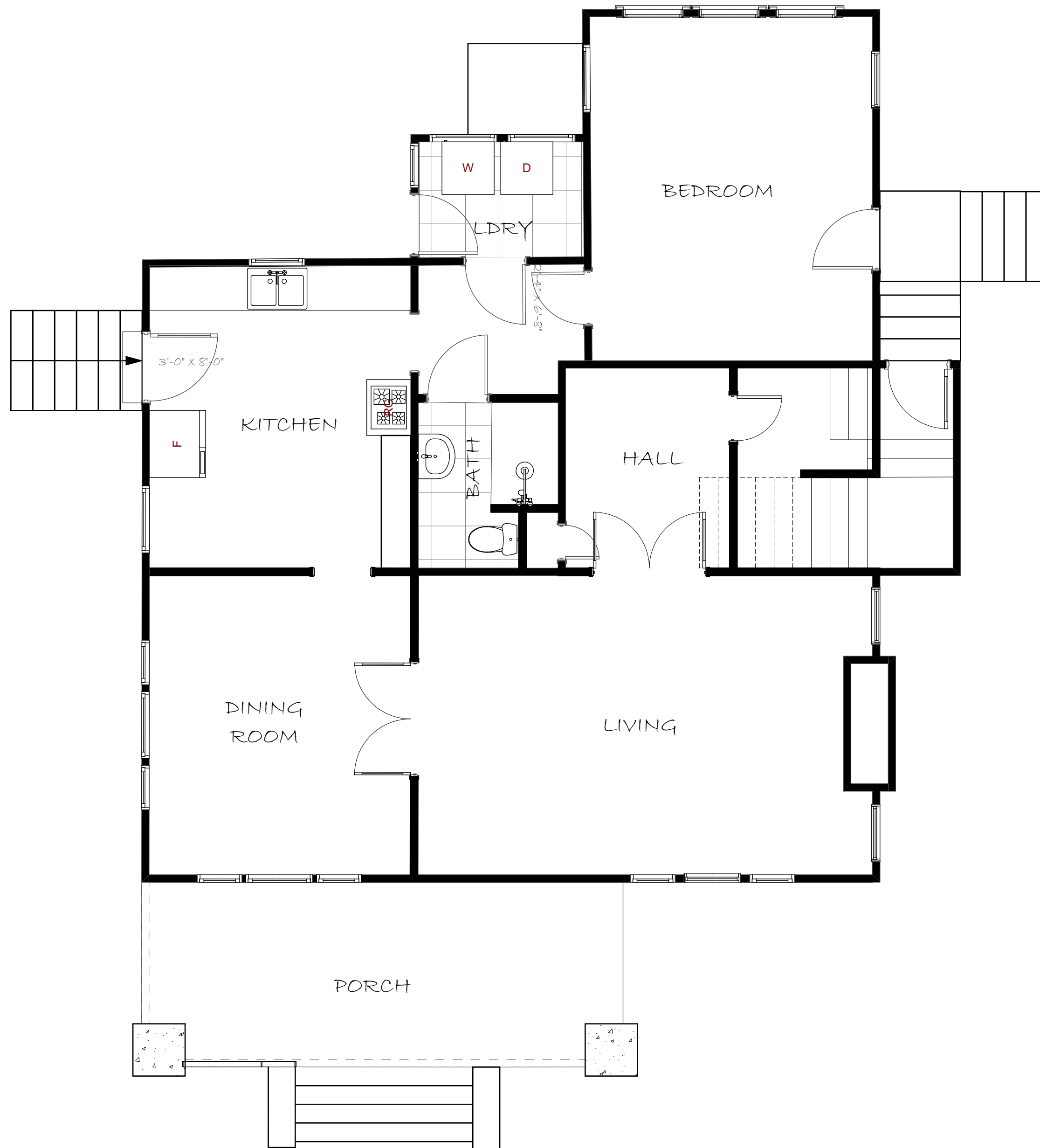


FROM TEXAS AVE

SCALE: 3/32" = 1'-0"

BUILDING 1 AND BUILDING 2
ARE EXISTING HOUSES AND WILL
REMAIN.
BUILDING 3 IS A NEW CONSTRUCTION
AND IS OUT OF POWER LINE CLEARANCE





EXISTING 1ST FLOOR

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

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MARCH 2024

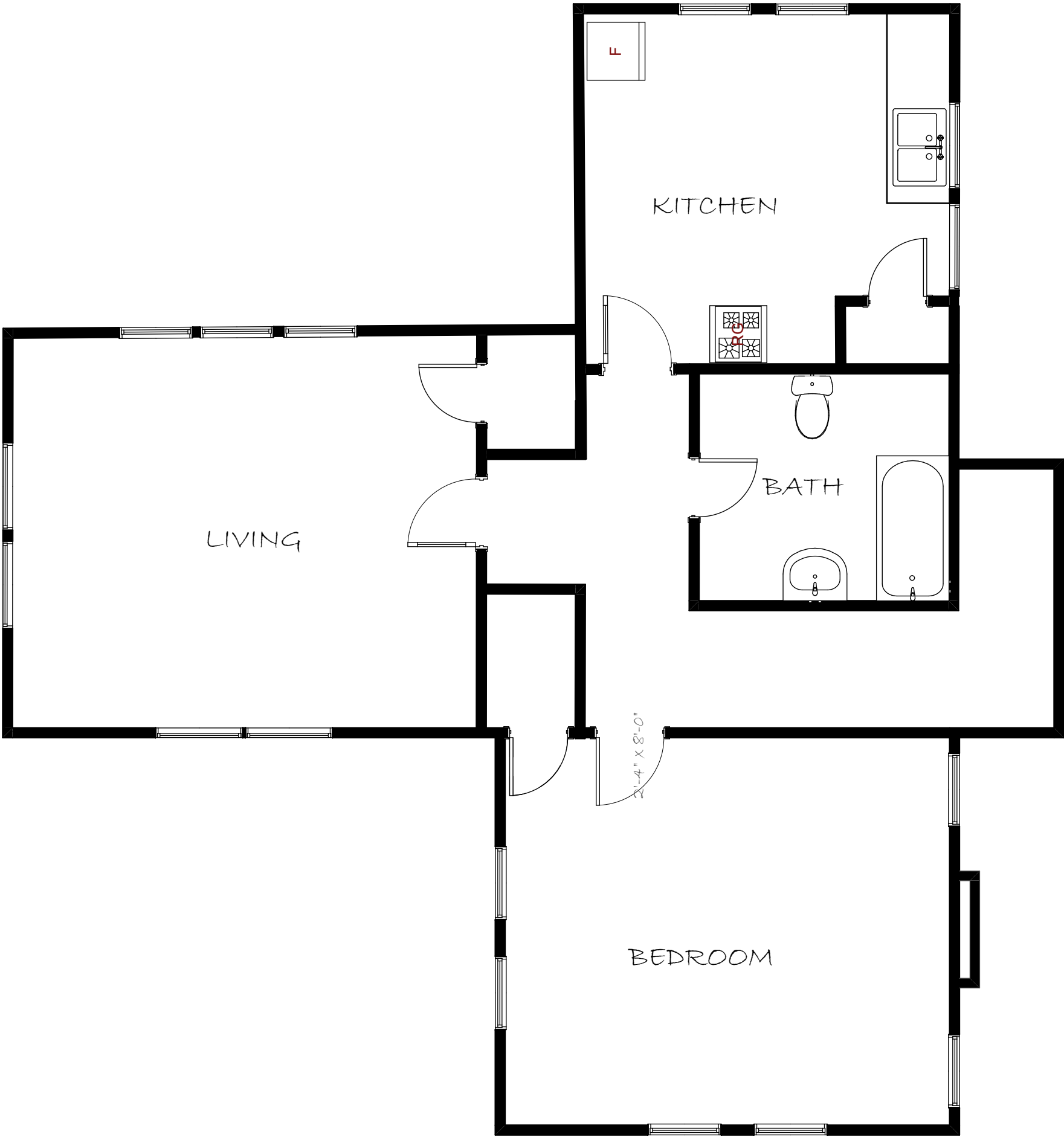
501 TEXAS AVE
AUSTIN TX
REMODEL WITH SQFT ADDITION



1ST FLOOR

SCALE
1/4" = 1'-0"

A-101



EXISTING 2ND FLOOR

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

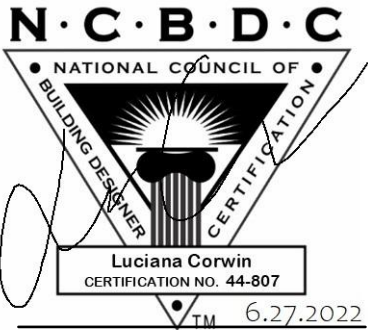
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MARCH 2024

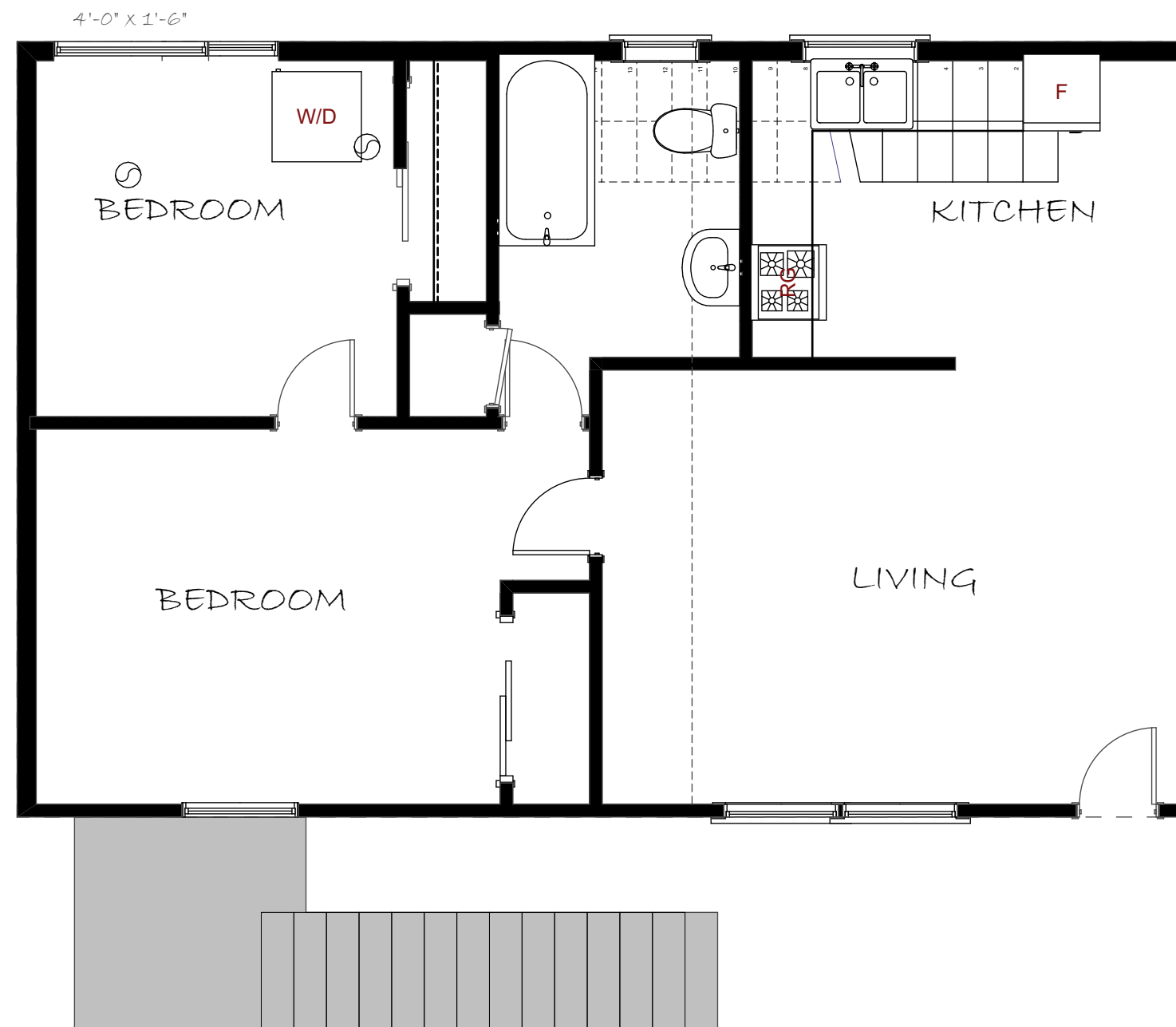
501 TEXAS AVE
AUSTIN TX
REMODEL WITH SQFT ADDITION



2ND FLOOR

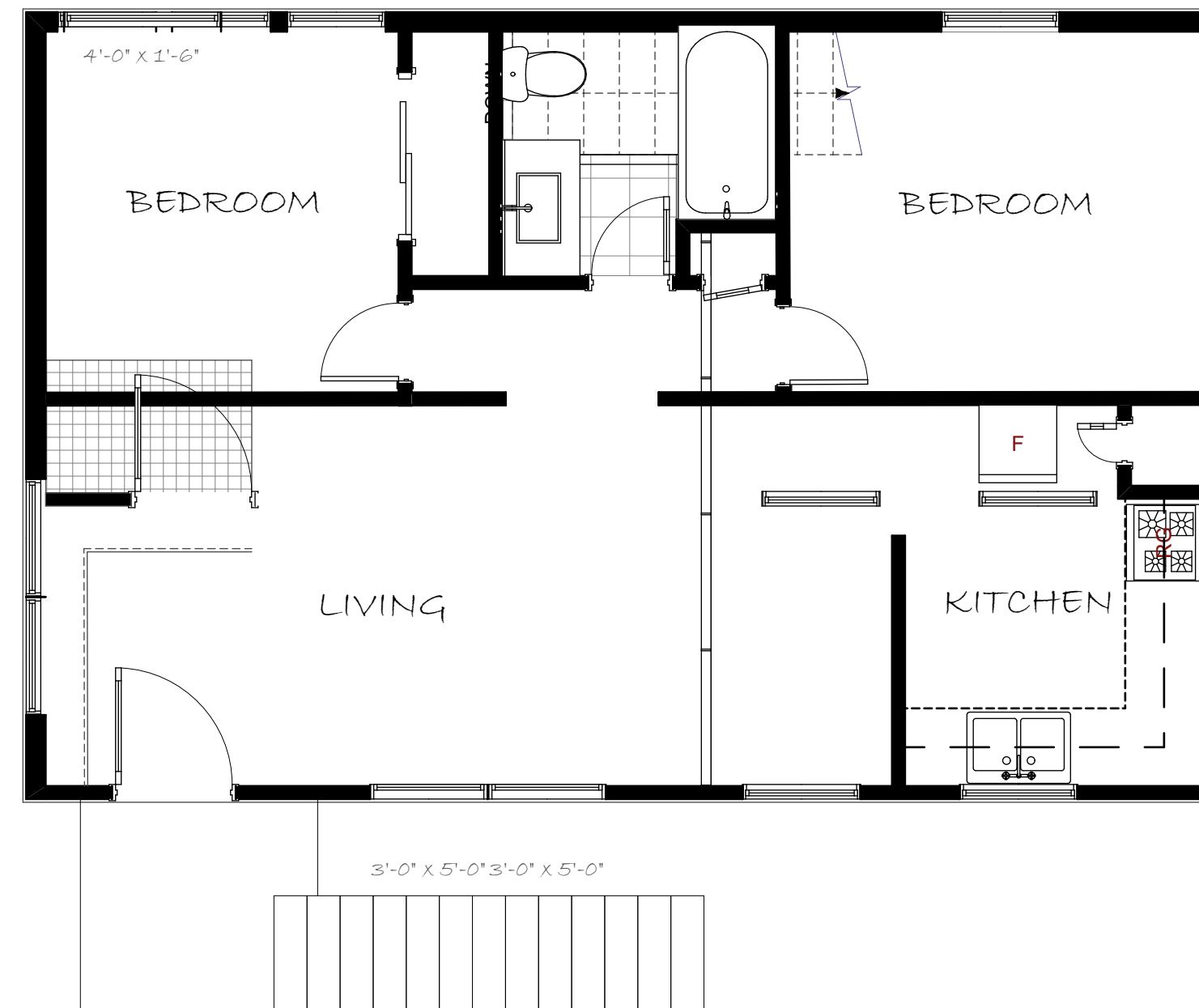
SCALE
1/4" = 1'-0"

A-102



EXISTING 1ST FLOOR

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



EXISTING 2ND FLOOR

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

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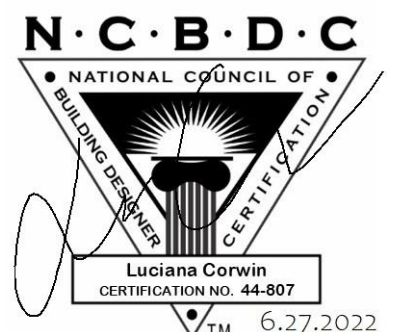
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501 TEXAS AVE

AUSTIN TX

REMODEL WITH SQFT ADDITION



ADU PLANS

SCALE
1/4" = 1'-0"

A-103

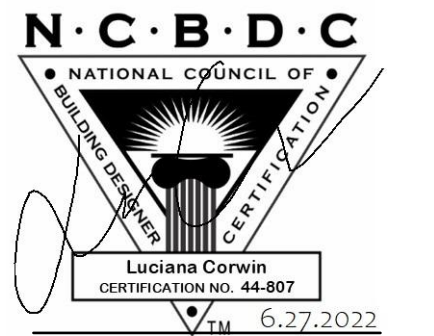


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AUSTIN TX

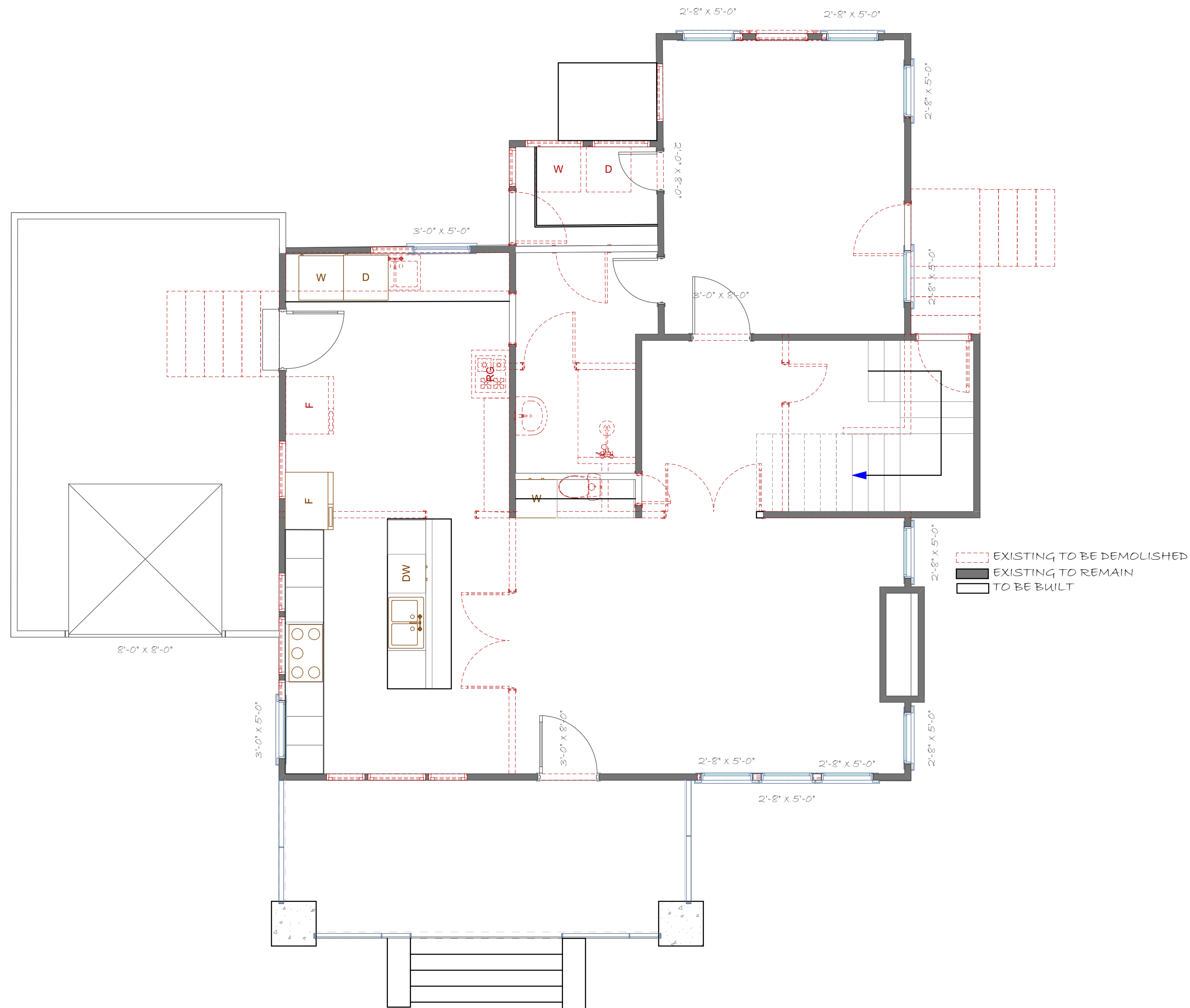
REMODEL WITH SQFT ADDITION



ST FLOOR

SCALE
1/4" = 1'-0"

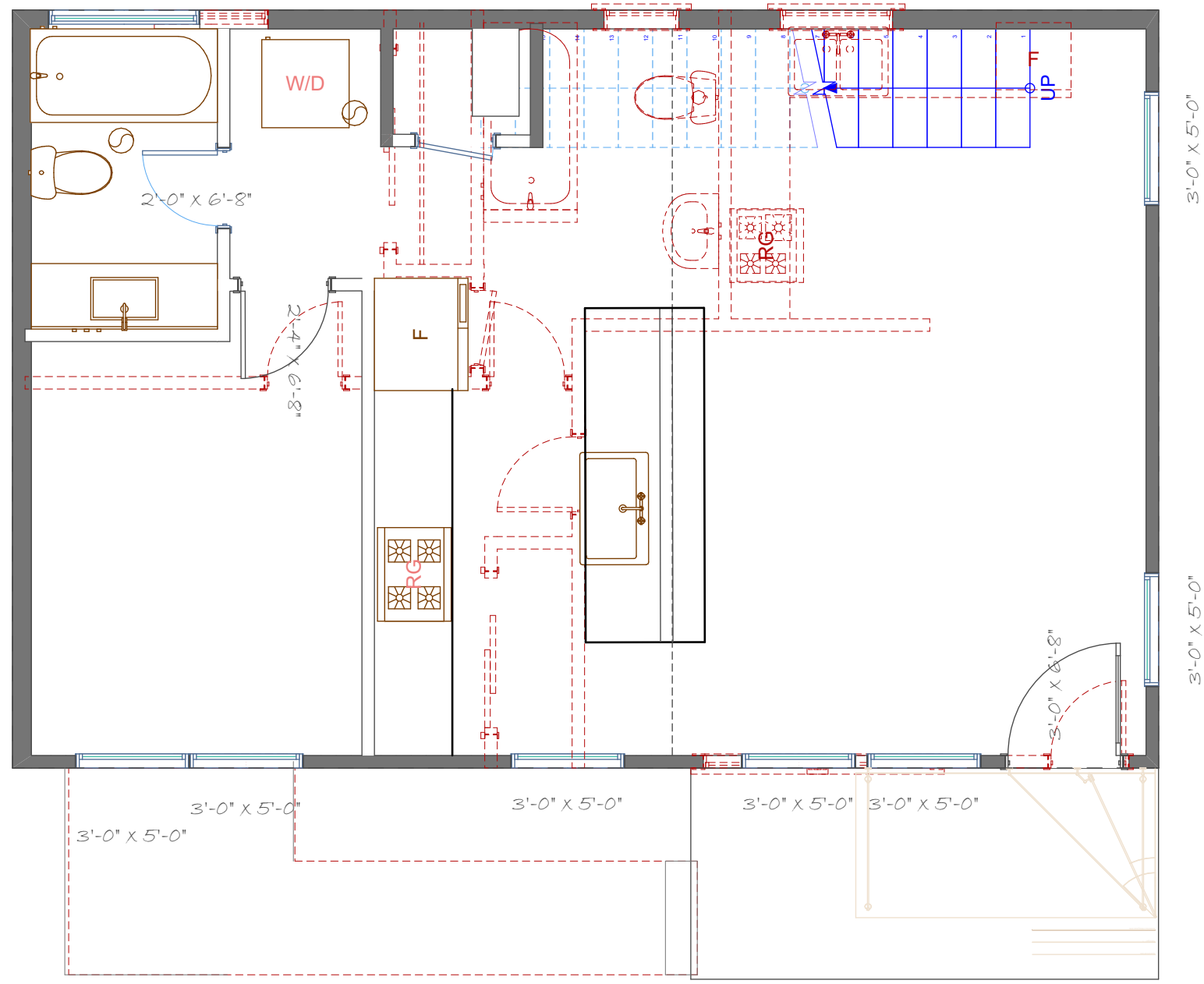
A-104



1ST FLOOR DEMO

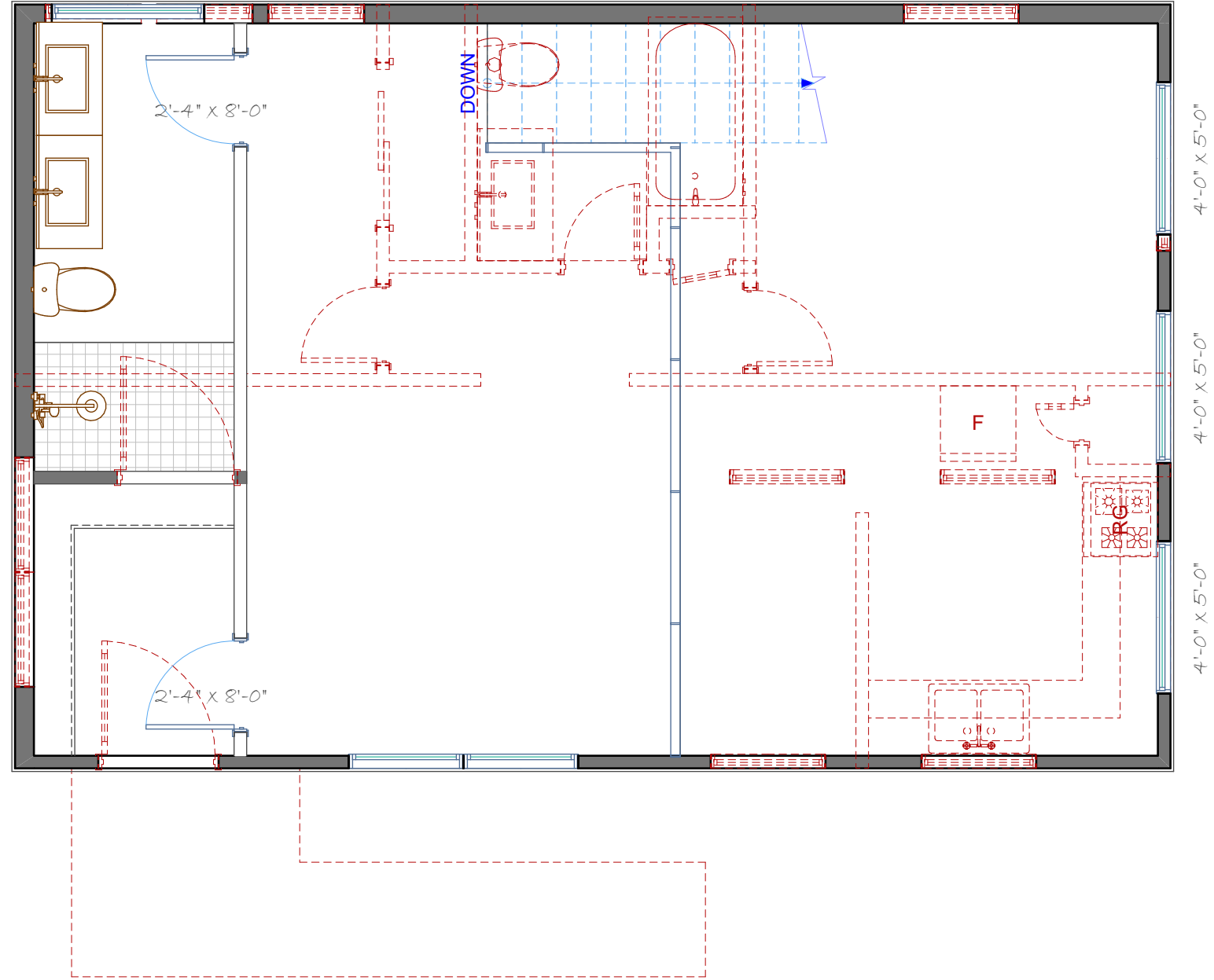
SCALE: 1/4" = 1'-0"

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



1ST FLOOR DEMO

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



2ND FLOOR DEMO

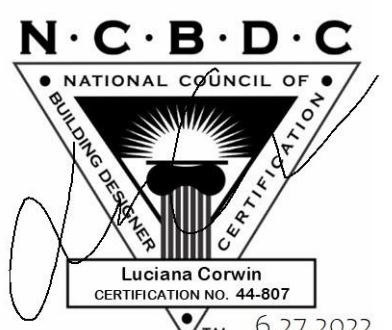
SCALE: 1/4" = 1'-0"

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501 TEXAS AVE
AUSTIN TX
REMODEL WITH SQFT ADDITION

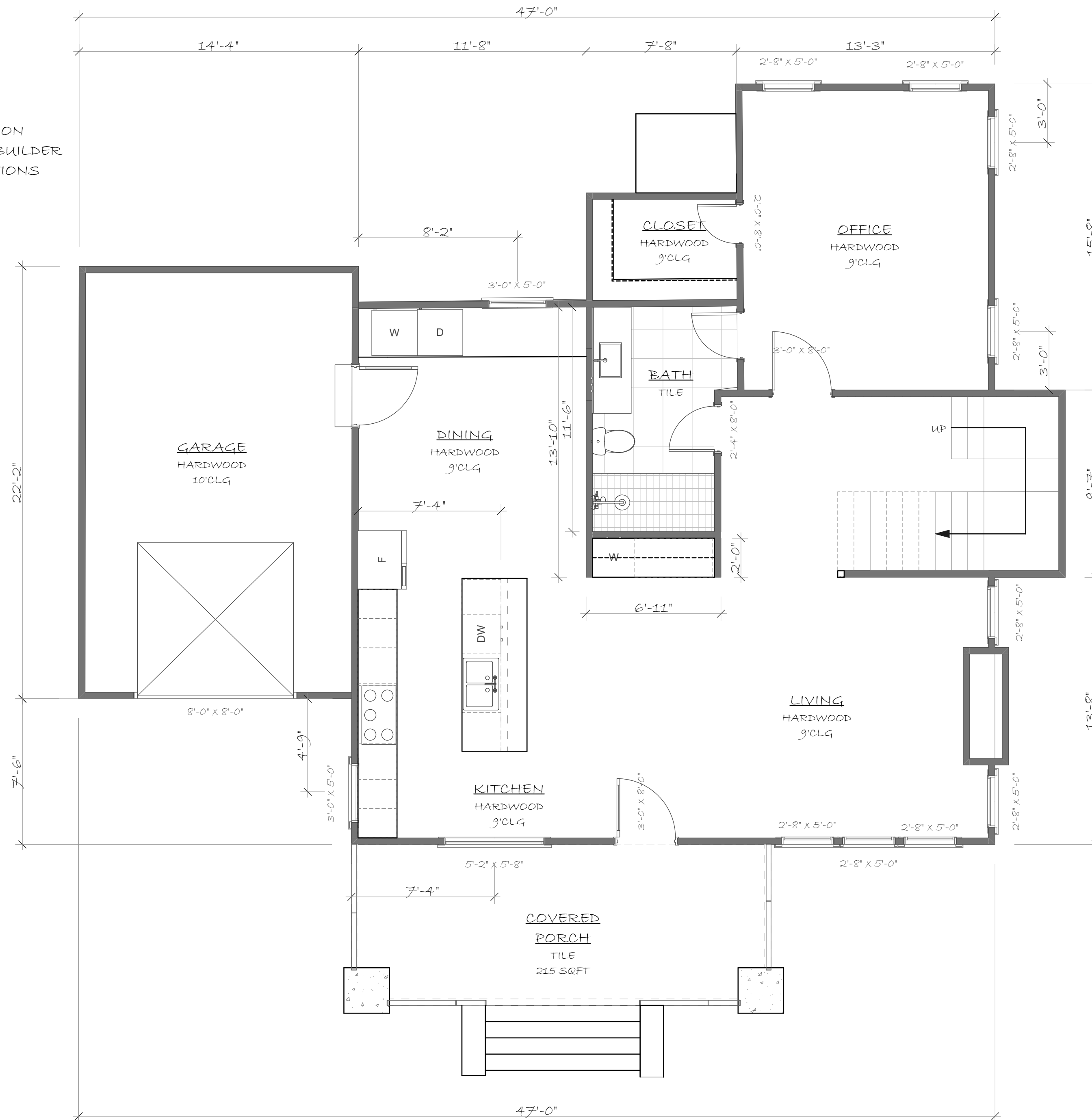


ADU PLANS

SCALE
1/4" = 1'-0"

A-106

NOTE:
DIMENTIONS BASED ON
SURVEY PROVIDED. BUILDER
TO CONFIRM DIMENTIONS
AT JOBSITE



PROPOSED 1ST FLOOR

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



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501 TEXAS AVE
AUSTIN TX

REMODEL WITH SQFT ADDITION

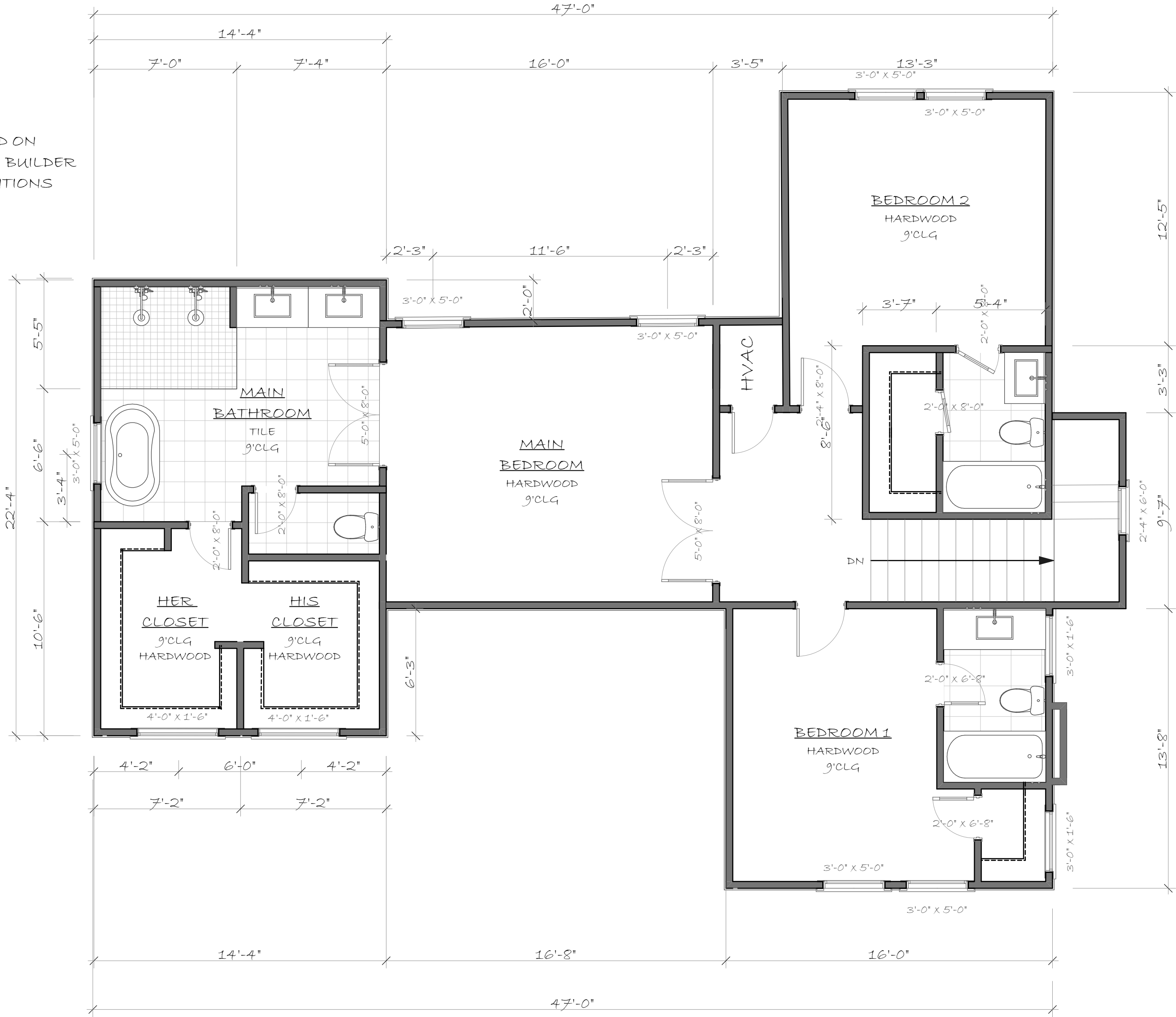


PROPOSED 1ST FLOOR

SCALE
1/4" = 1'-0"

A-107

NOTE:
DIMENTIONS BASED ON
SURVEY PROVIDED. BUILDER
TO CONFIRM DIMENTIONS
AT JOBSITE



PROPOSED 2ND FLOOR

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



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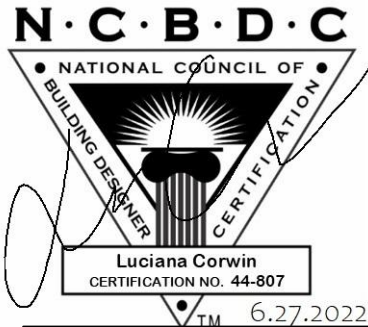
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501 TEXAS AVE

AUSTIN TX

REMODEL WITH SQFT ADDITION



PROPOSED 2ND FLOOR

SCALE
1/4" = 1'-0"

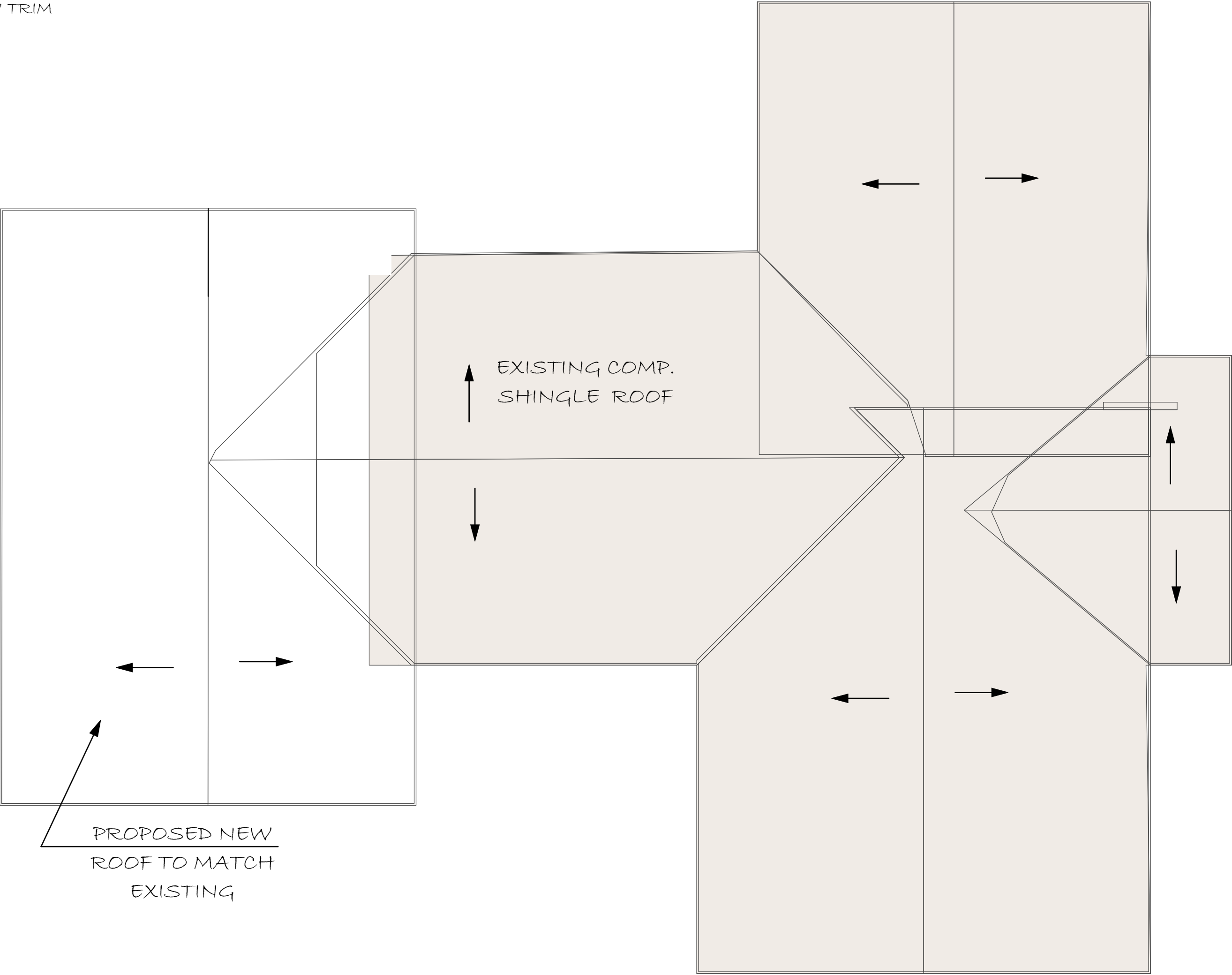
A-108

NOTES:

- 1. NEW ROOF MATHERIAL. PITCH AND EAVES TO MATCH EXISTING
- 2. KEEP EXISTING WINDOW TRIM
- 3. PROPOSED WINDOW TRIM TO MATCH EXISTING
- 4. WINDOWS TO BE REPLACES AS PER PROPOSED PLANS
- 5. SIDDINGS TO BE REPLACED AS PER ELEVATIONS

TYPE 1 - ALTERNATE 12" HARD BOARD AND 1" TRIM
TYPE 2 - 8" HARDIE SIDDING

- 6. GC TO CHECK DIMENSIONS AT JOBSITE
- 7. COLOR PER OWNER



ROOF PLAN

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

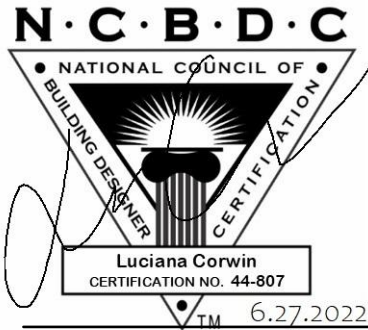


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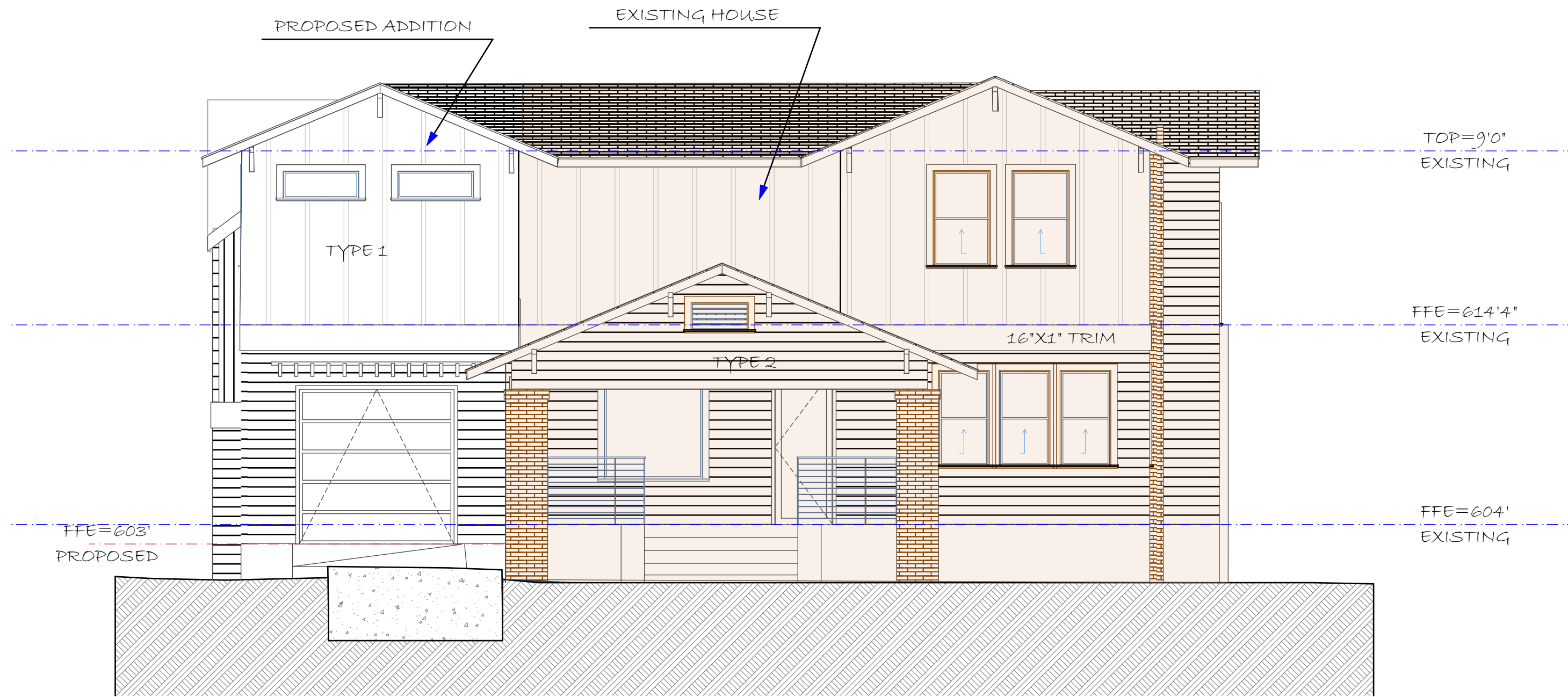
501 TEXAS AVE
AUSTIN TX
REMODEL WITH SQFT ADDITION



ROOF PLAN

SCALE
1/4" = 1'-0"

A-109



NORTHEAST ELEVATIONS

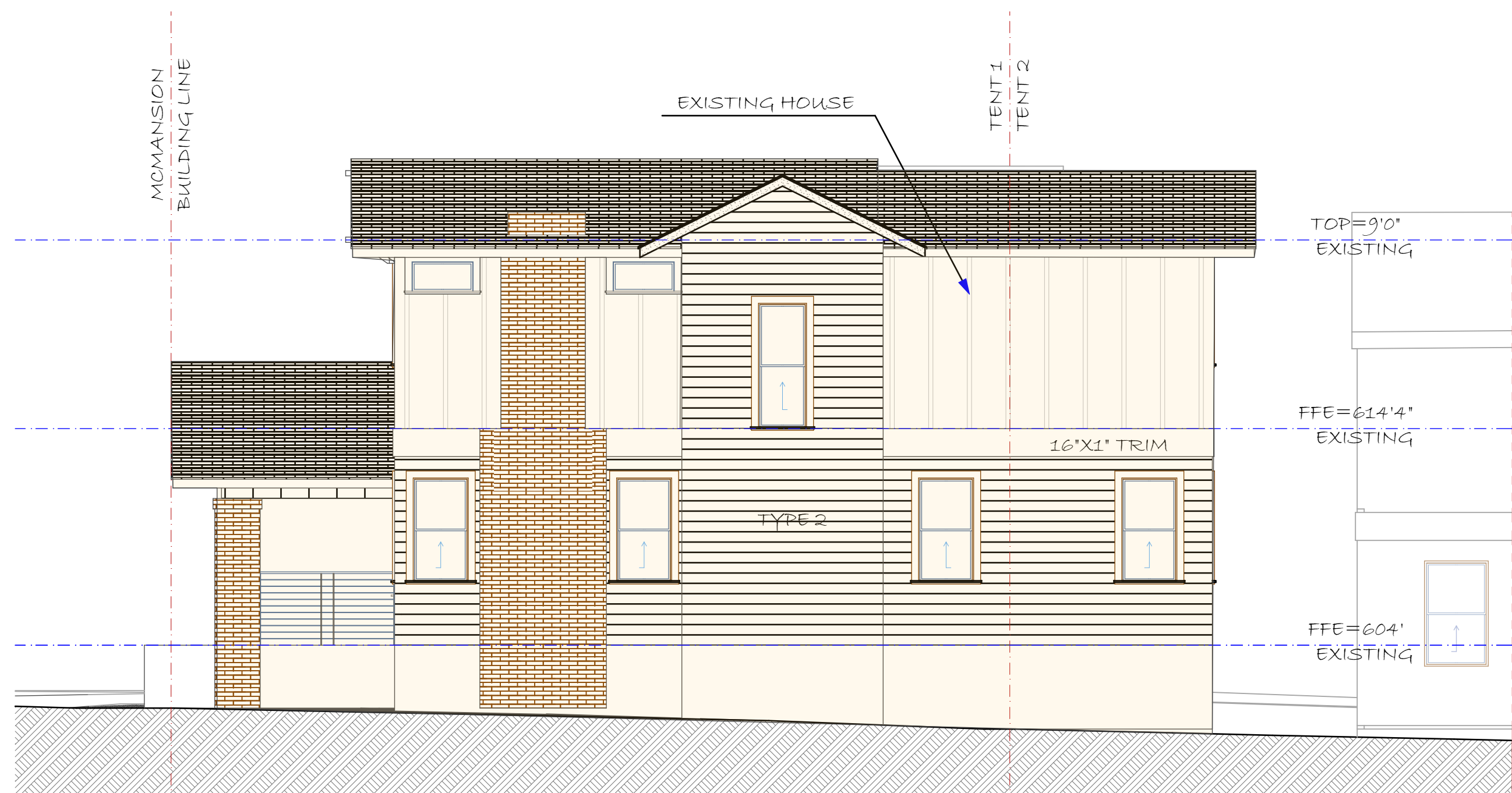
SCALE: 3/16" = 1'-0"

NOTES:

1. NEW ROOF MATHERIAL. PITCH AND EAVES TO MATCH EXISTING
2. KEEP EXISTING WINDOW TRIM
3. PROPOSED WINDOW TRIM TO MATCH EXISTING
4. WINDOWS TO BE REPLACES AS PER PROPOSED PLANS
5. SIDDINGS TO BE REPLACED AS PER ELEVATIONS

TYPE 1 - ALTERNATE 12" HARD BOARD AND 1" TRIM
TYPE 2 - 8" HARDIE SIDDING

6. GC TO CHECK DIMENSIONS AT JOBSITE
7. COLOR PER OWNER



NORTHWEST ELEVATION

SCALE: 3/16" = 1'-0"

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501 TEXAS AVE

AUSTIN TX

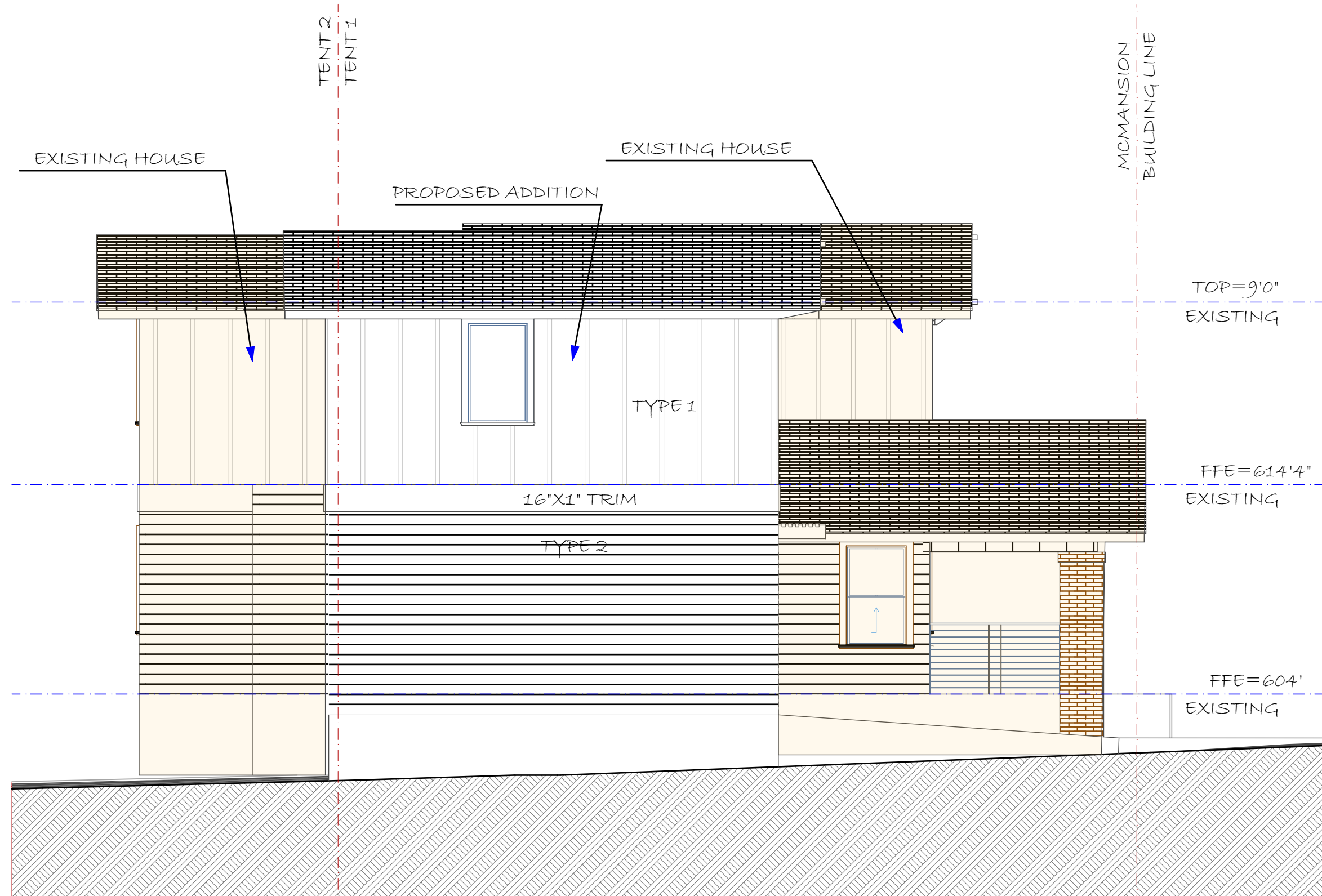
REMODEL WITH SQFT ADDITION



ELEVATIONS

SCALE
3/16" = 1'-0"

A-110



SOUTHEAST ELEVATION

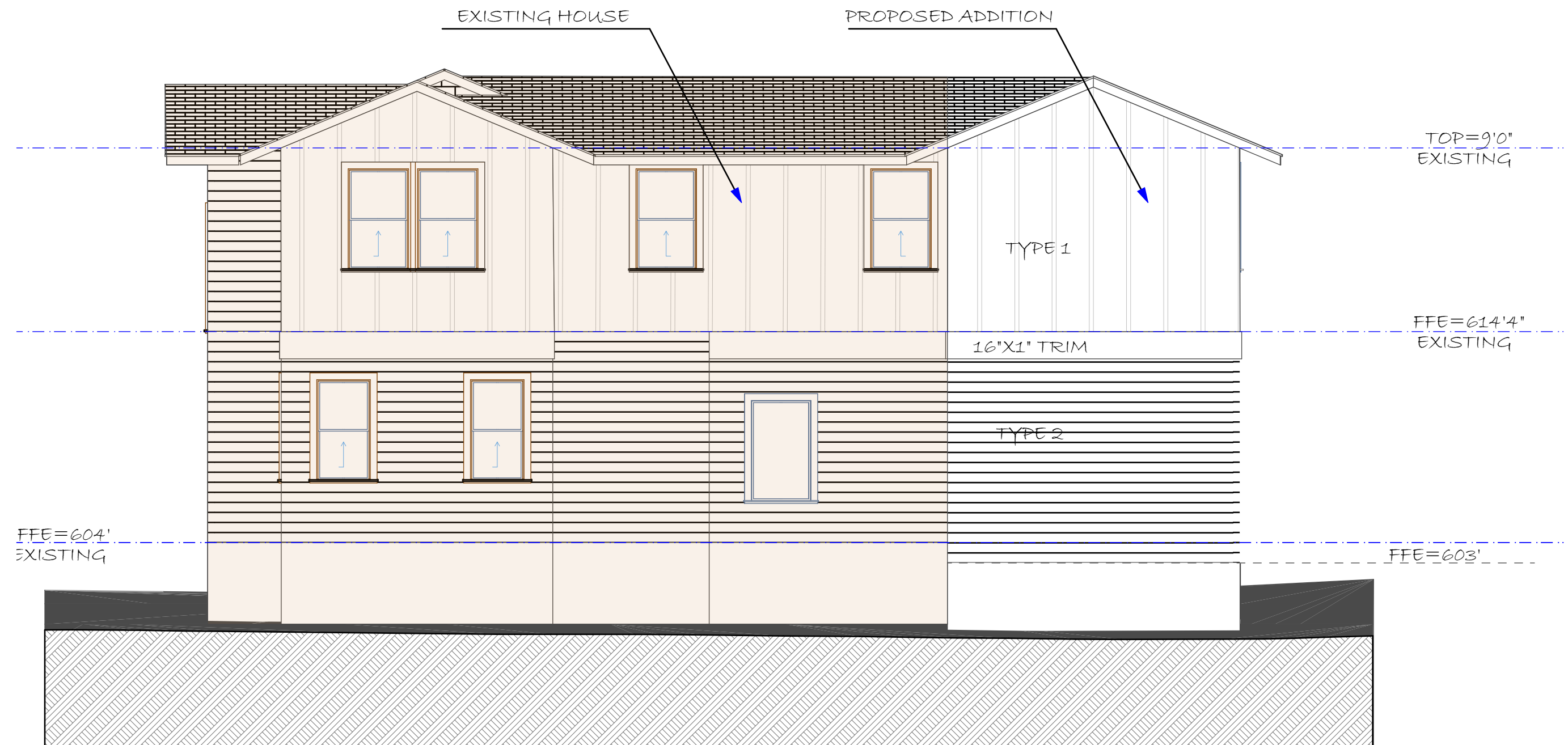
SCALE: 3/16" = 1'-0"

NOTES:

1. NEW ROOF MATHIERIAL. PITCH AND EAVES TO MATCH EXISTING
2. KEEP EXISTING WINDOW TRIM
3. PROPOSED WINDOW TRIM TO MATCH EXISTING
4. WINDOWS TO BE REPLACES AS PER PROPOSED PLANS
5. SIDDINGS TO BE REPLACED AS PER ELEVATIONS

TYPE 1 - ALTERNATE 12" HARD BOARD AND 1" TRIM
TYPE 2 - 8" HARDIE SIDDING

6. GC TO CHECK DIMENSIONS AT JOBSITE
7. COLOR PER OWNER



SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"

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AUSTIN TX

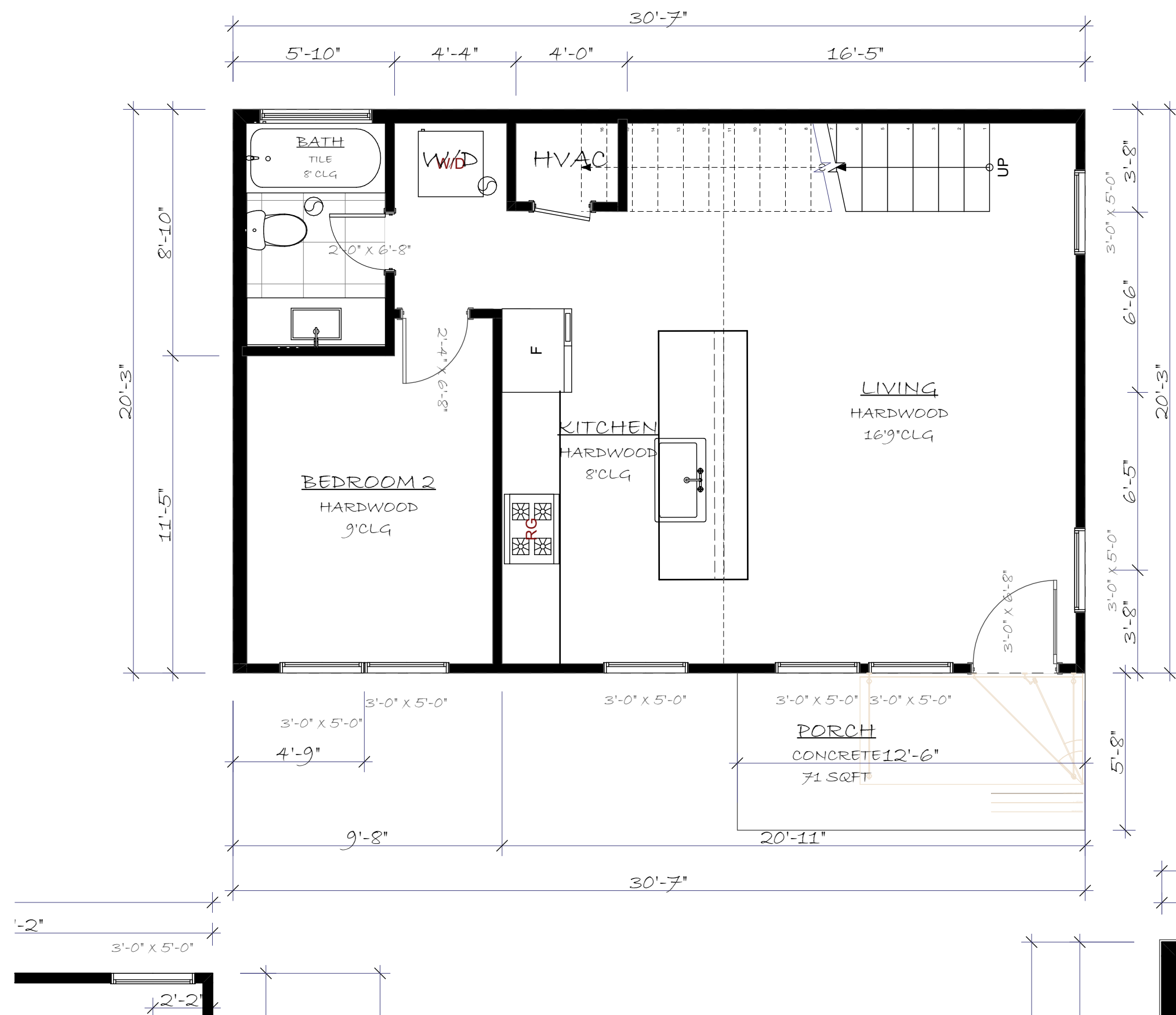
REMODEL WITH 50FT ADDITION



ELEVATIONS

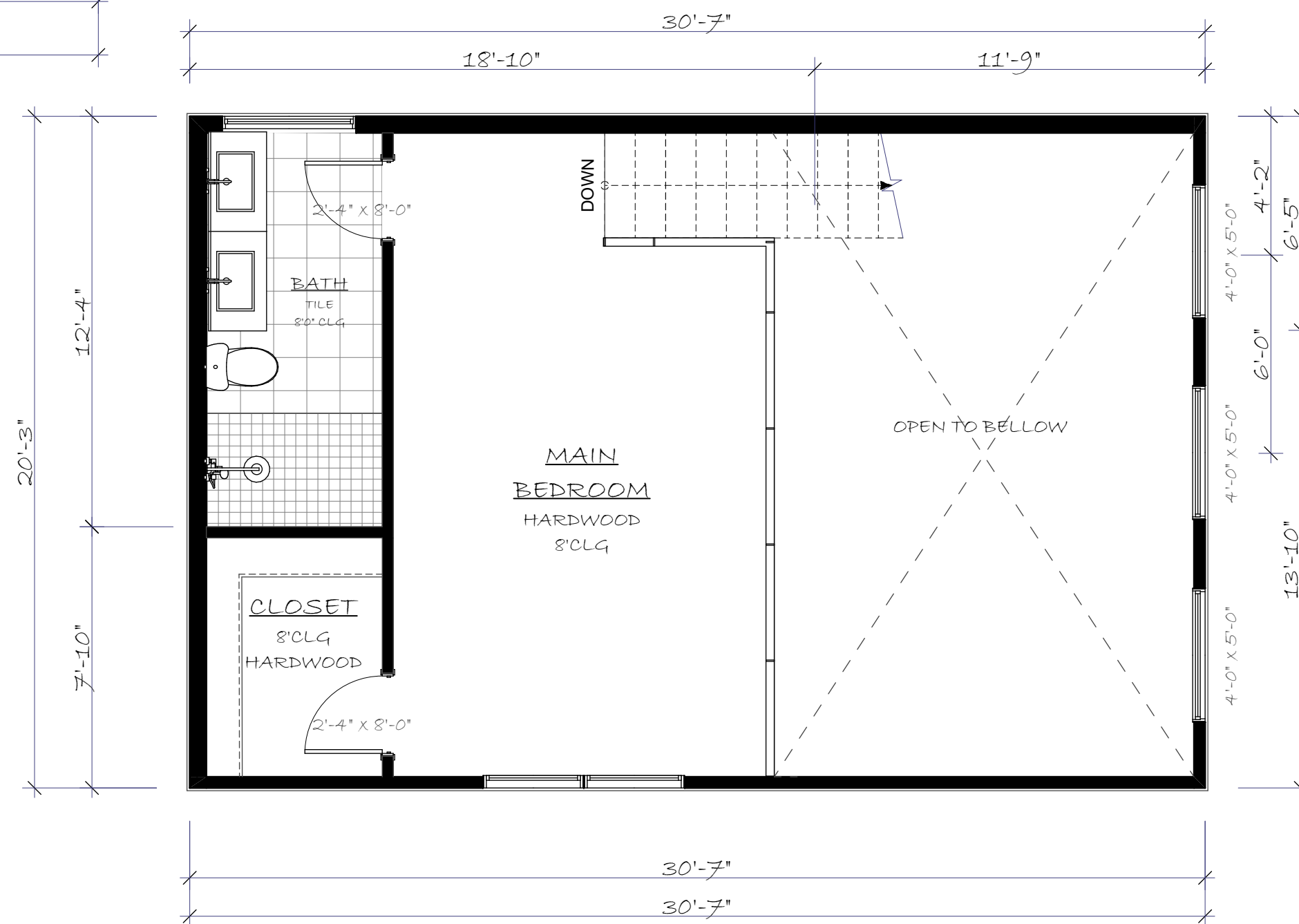
SCALE
3/16" = 1'-0"

A-III



PROPOSED 1ST FLOOR

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



PROPOSED 2ND FLOOR

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

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AUSTIN TX

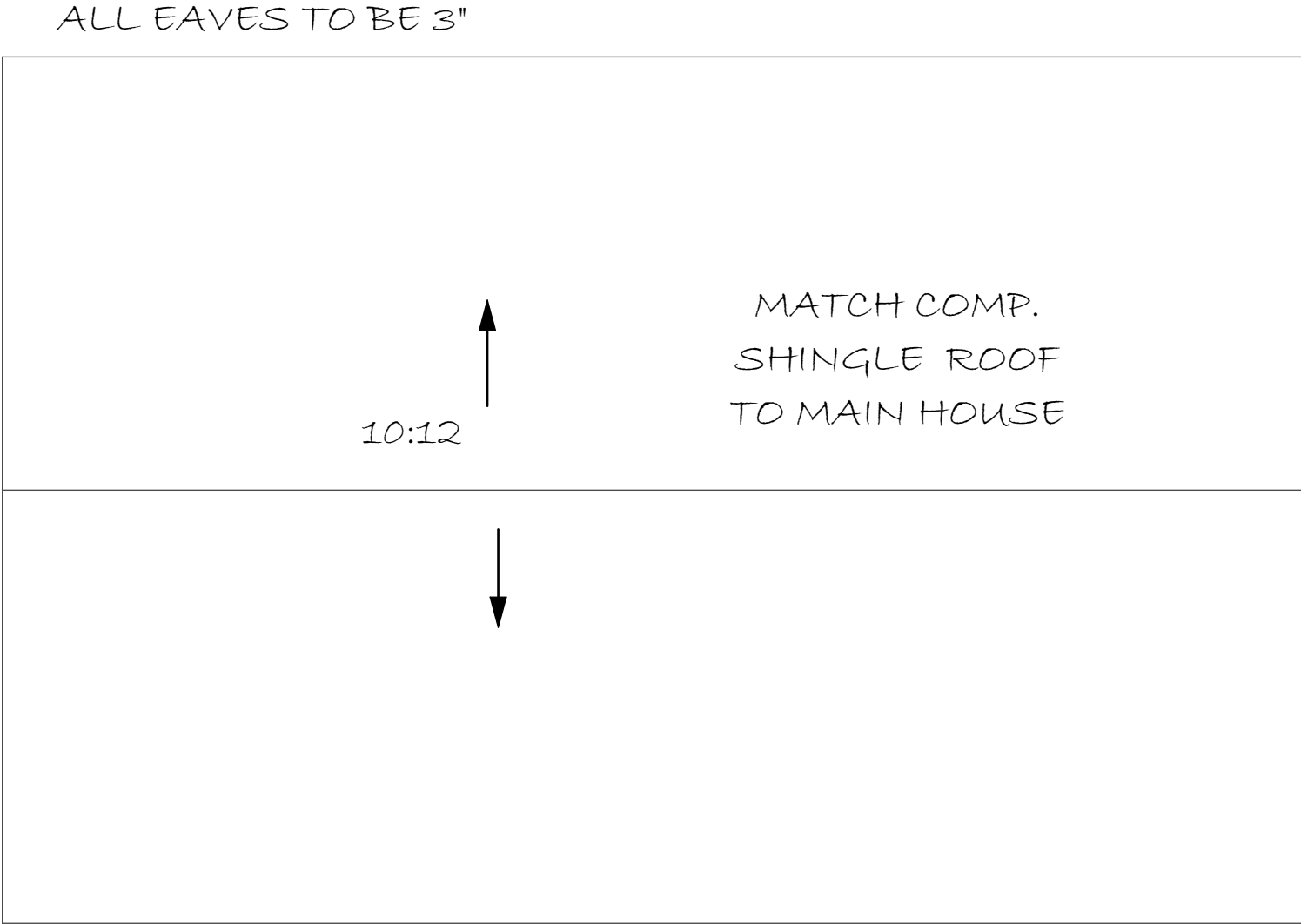
REMODEL WITH SQFT ADDITION



PROPOSED PLANS

SCALE
1/4" = 1'-0"

A-203



ROOF PLAN

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



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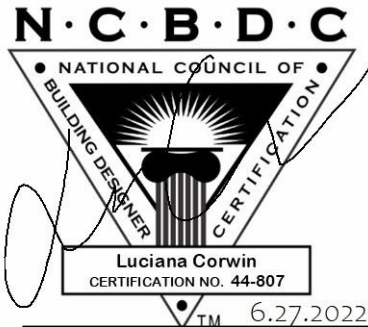
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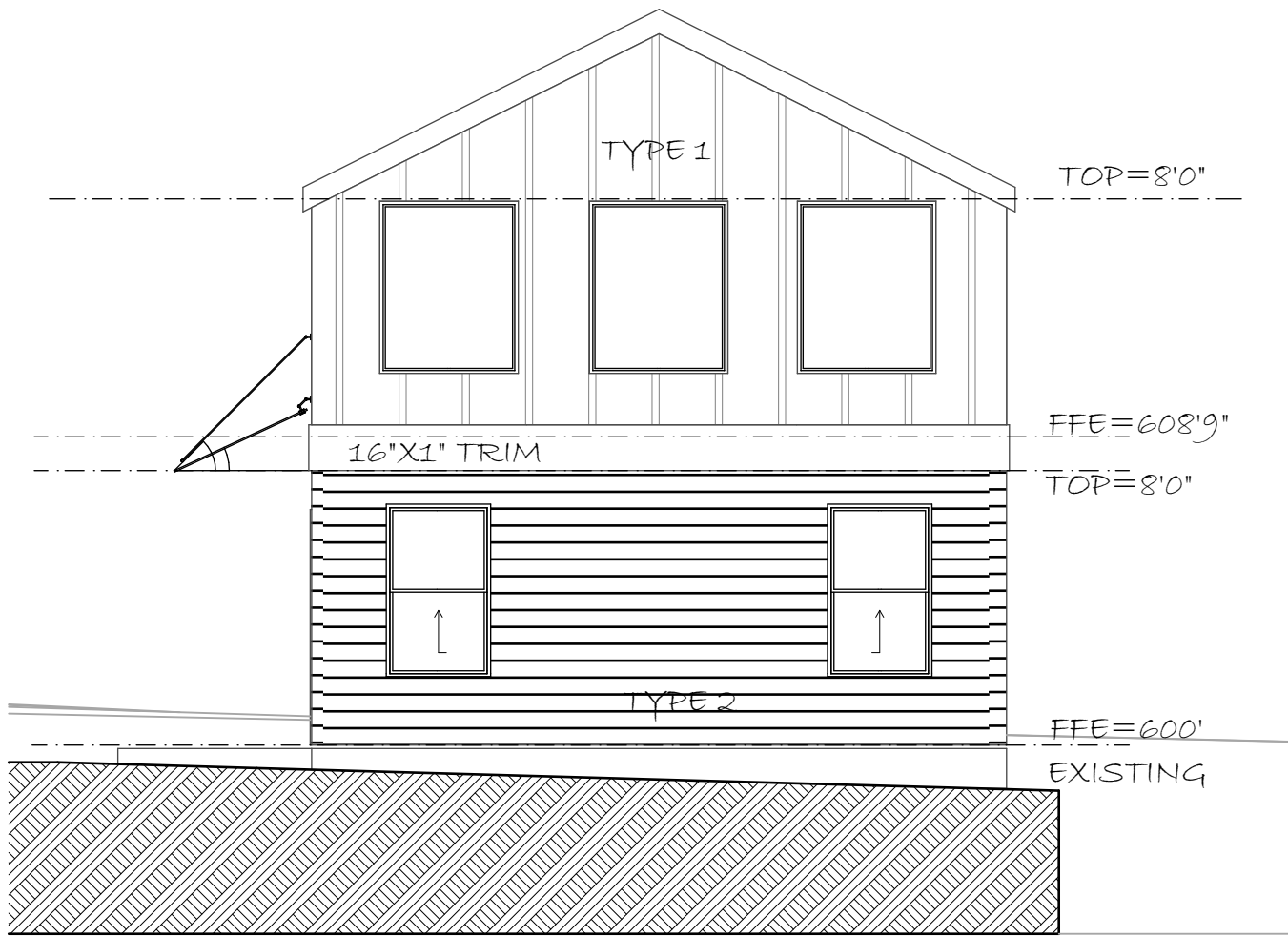
REMODEL WITH SQFT ADDITION



ROOF PLAN

SCALE
1/4" = 1'-0"

A-205



NORTHWEST ELEVATION

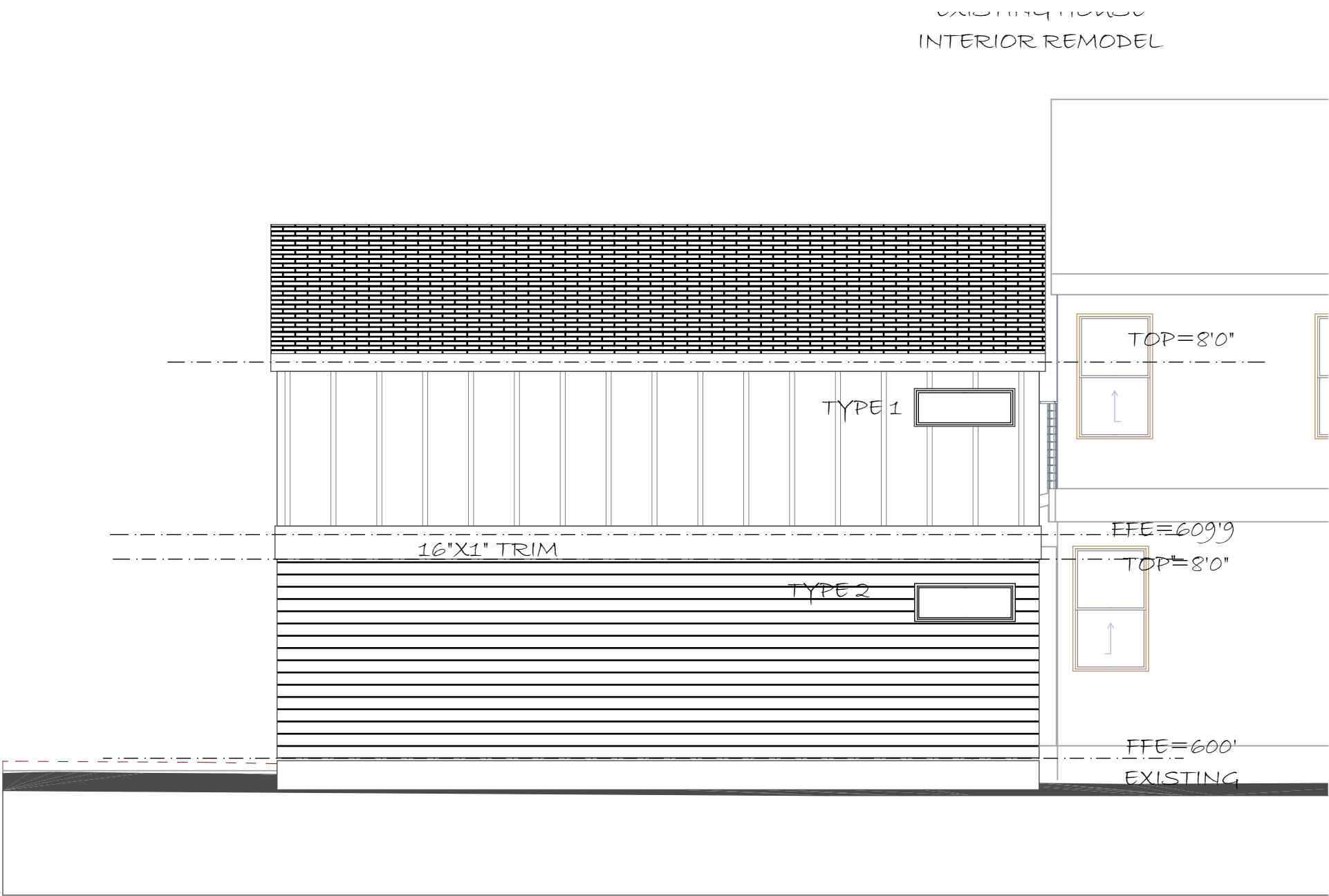
SCALE: 3/16" = 1'-0"

NOTES:

1. SCOPE OF REMODEL WORK: NEW ROOF, NEW SIDING, INTERIOR RECONFIGURATION AND STRUCTURE
2. EXTERIOR STRUTURE TO REMAIN
3. SQFT AND SLAB TO REMAIN
4. NEW ROOF PITCH TO RESPECT (GET AWAYO FROM ELECTRIC LINES ON THE BACK OF THE LOT
5. SIDDINGS TO BE REPLACED AS PER ELEVATIONS

TYPE 1 - ALTERNATE 12" HARD BOARD AND 1" TRIM
 TYPE 2 - 8" HARDIE SIDING

6. RELOCATE NEW WINDOWS AND DOORS
7. GC TO CHECK DIMENSIONS AT JOBSITE
8. COLOR PER OWNER



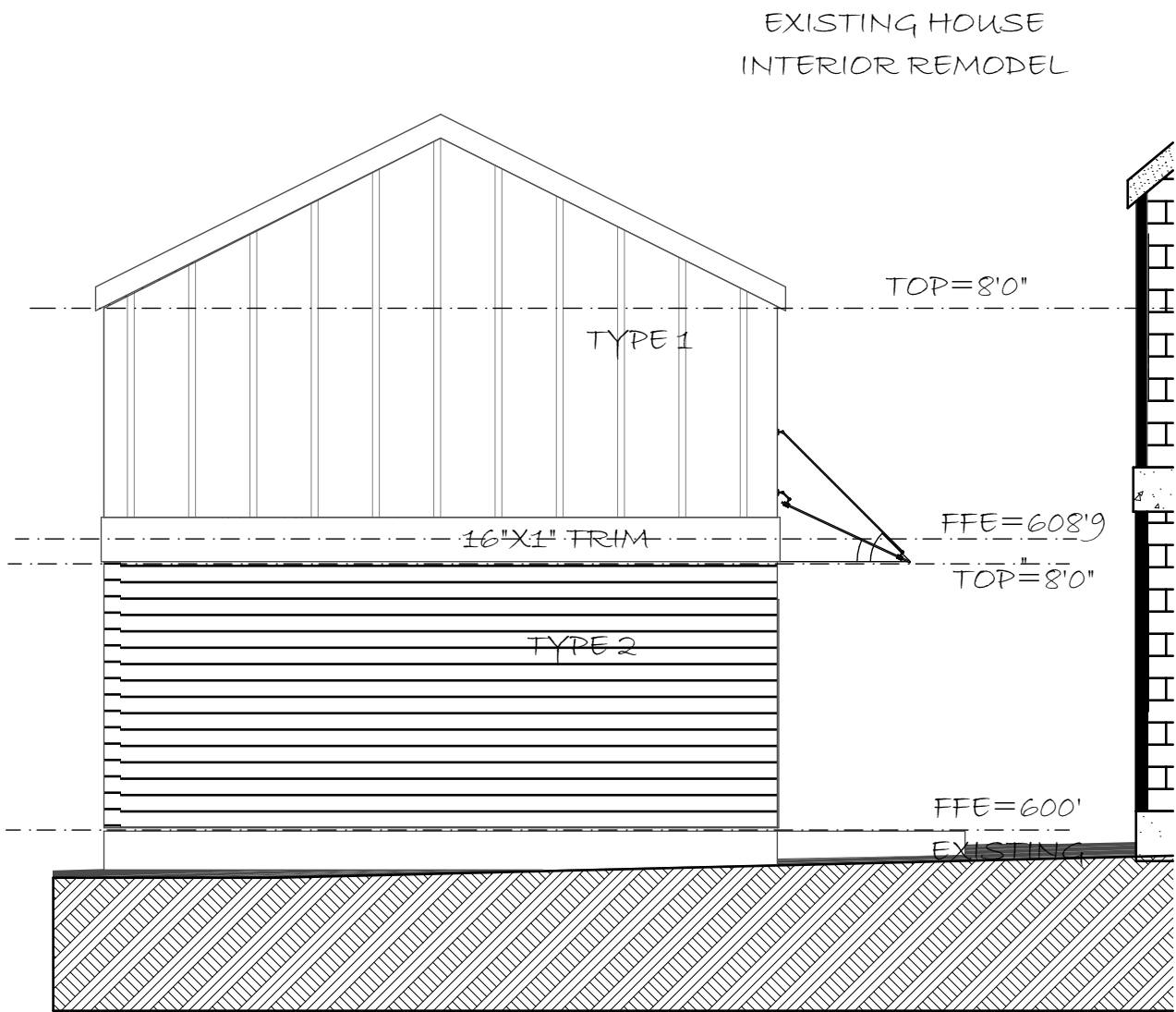
SOUTHWEST ELEVATION

SCALE: 3/16" = 1'-0"



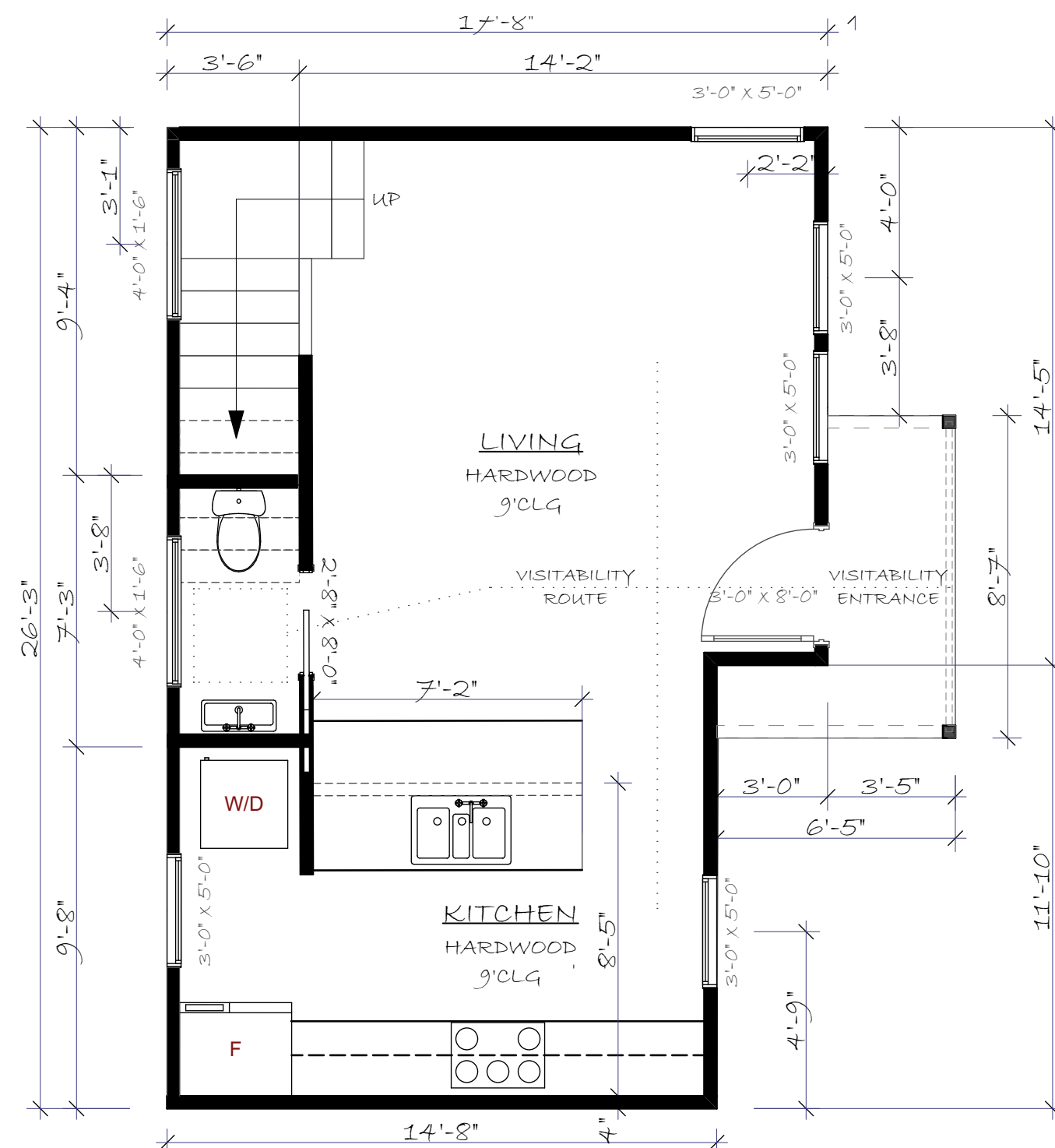
NORTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



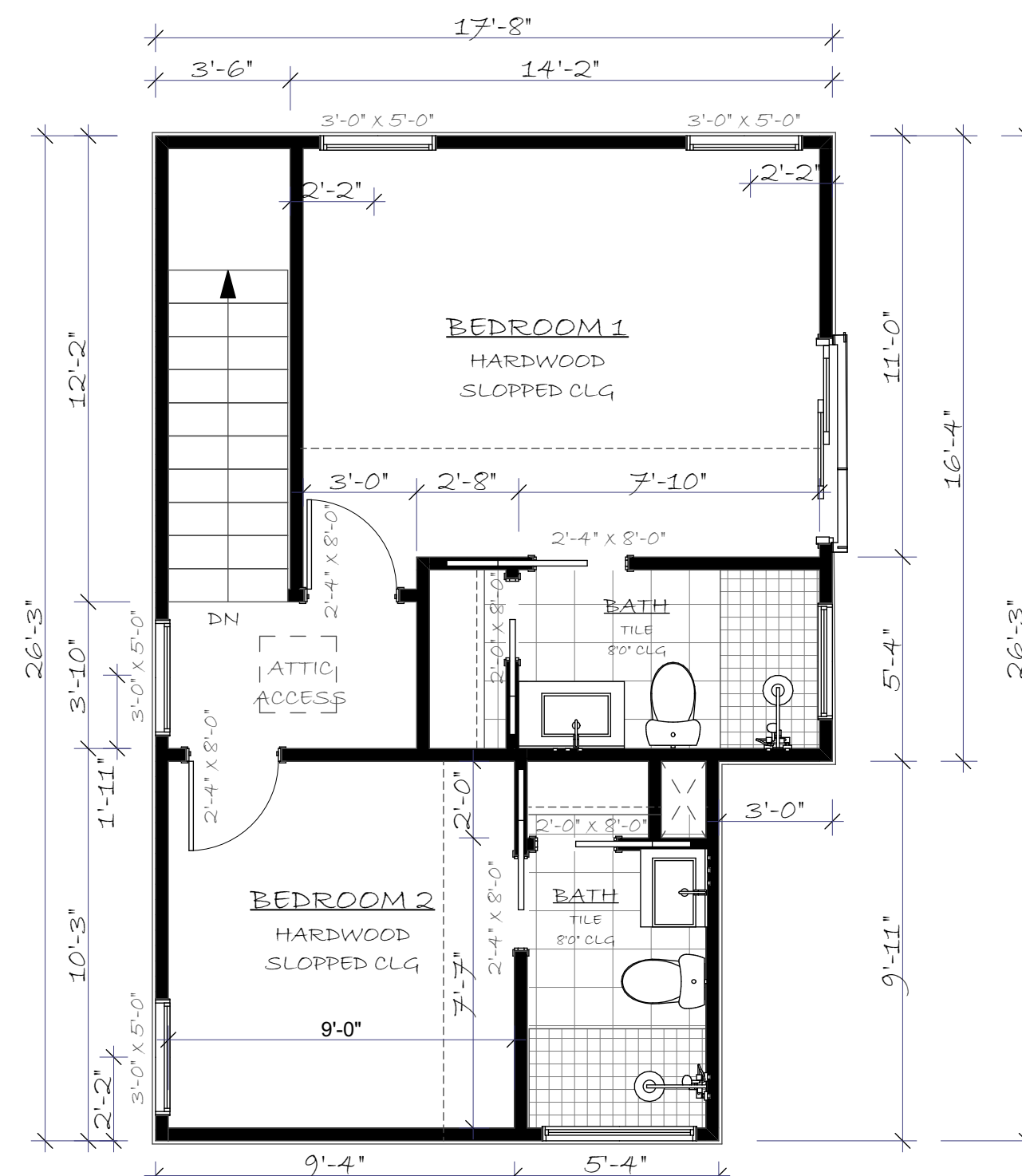
SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



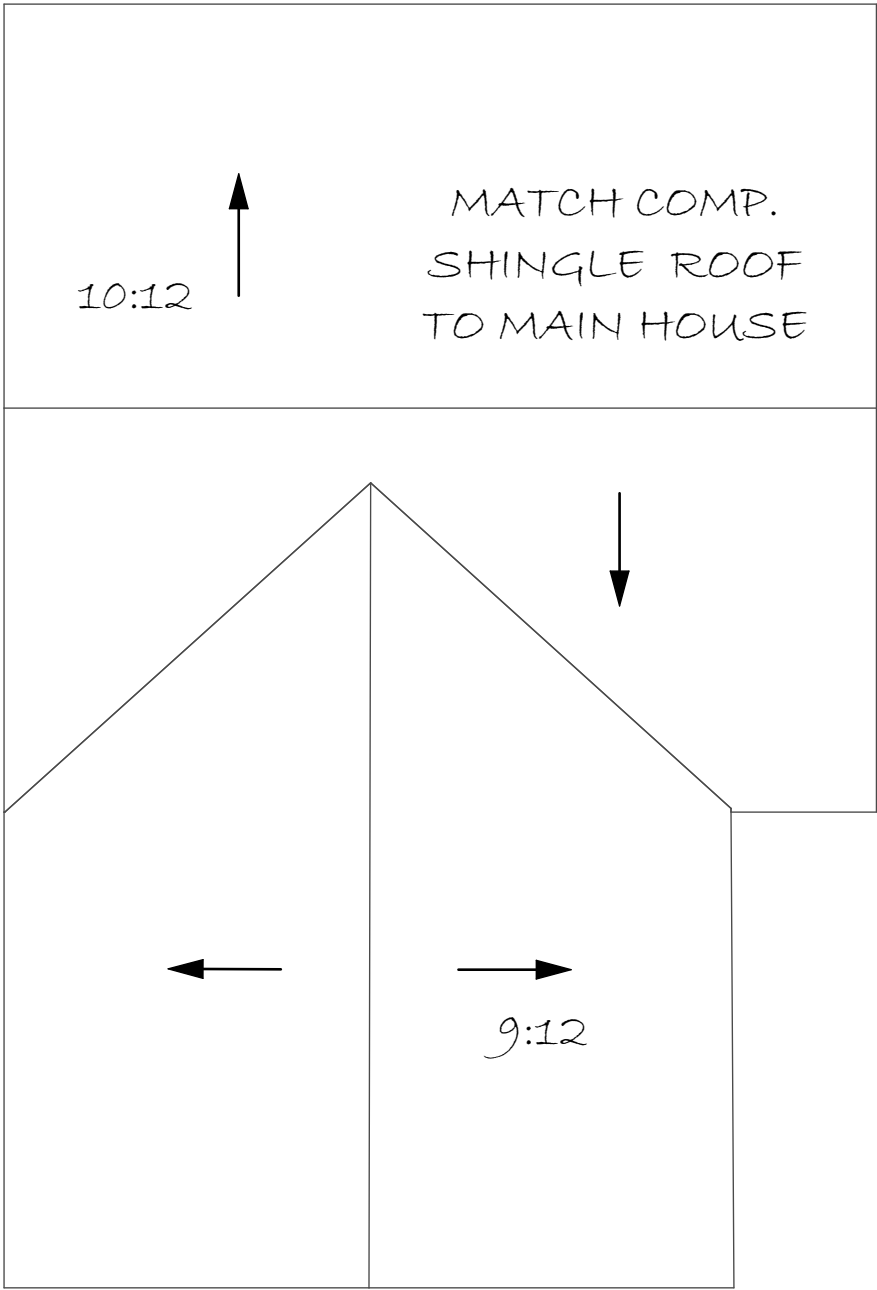
PROPOSED 1ST FLOOR

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



PROPOSED 2ND FLOOR

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



ROOF PLAN

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



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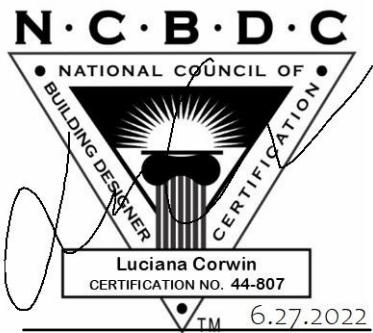
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501 TEXAS AVE

AUSTIN TX

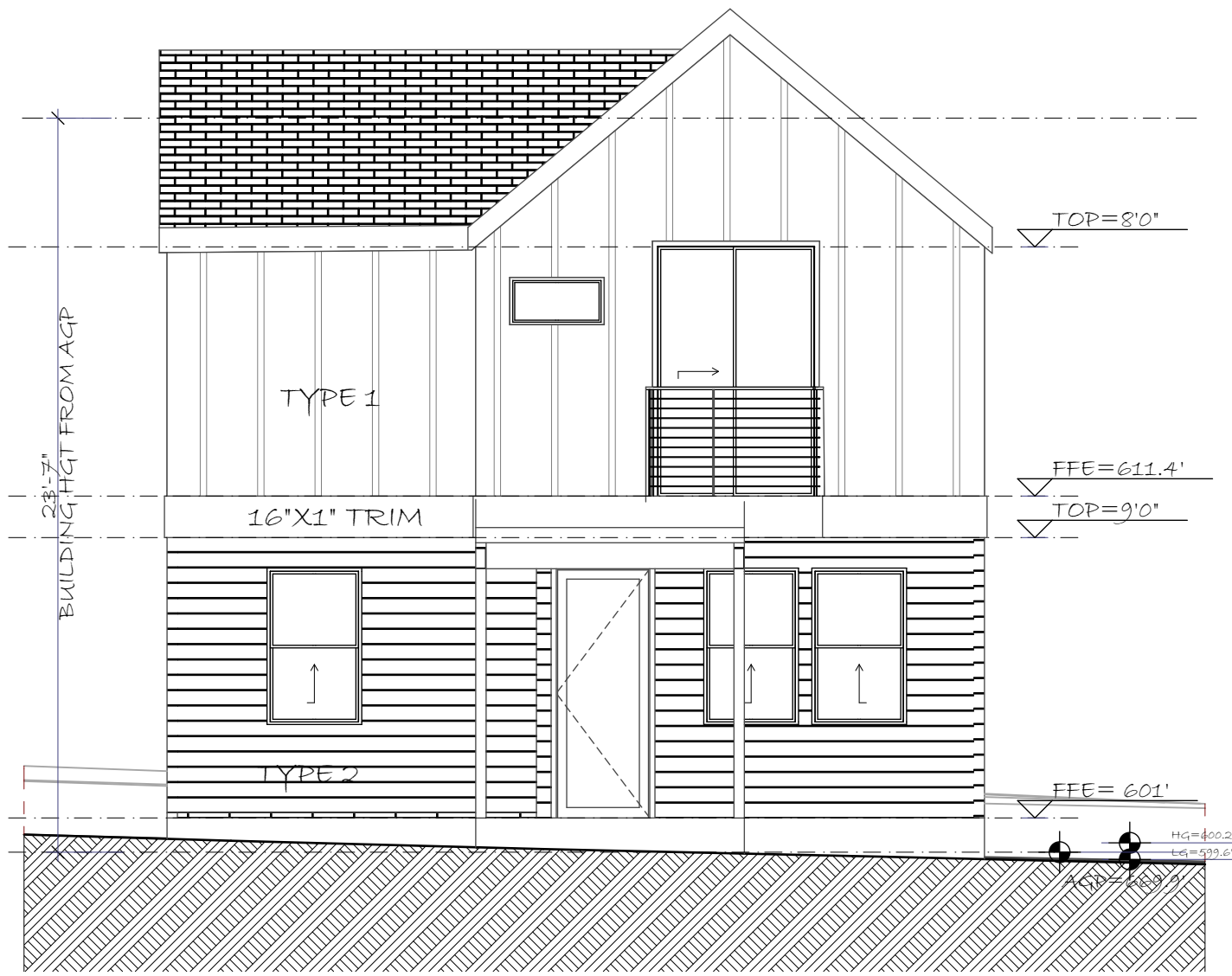
REMODEL WITH SQFT ADDITION



ROOF PLAN

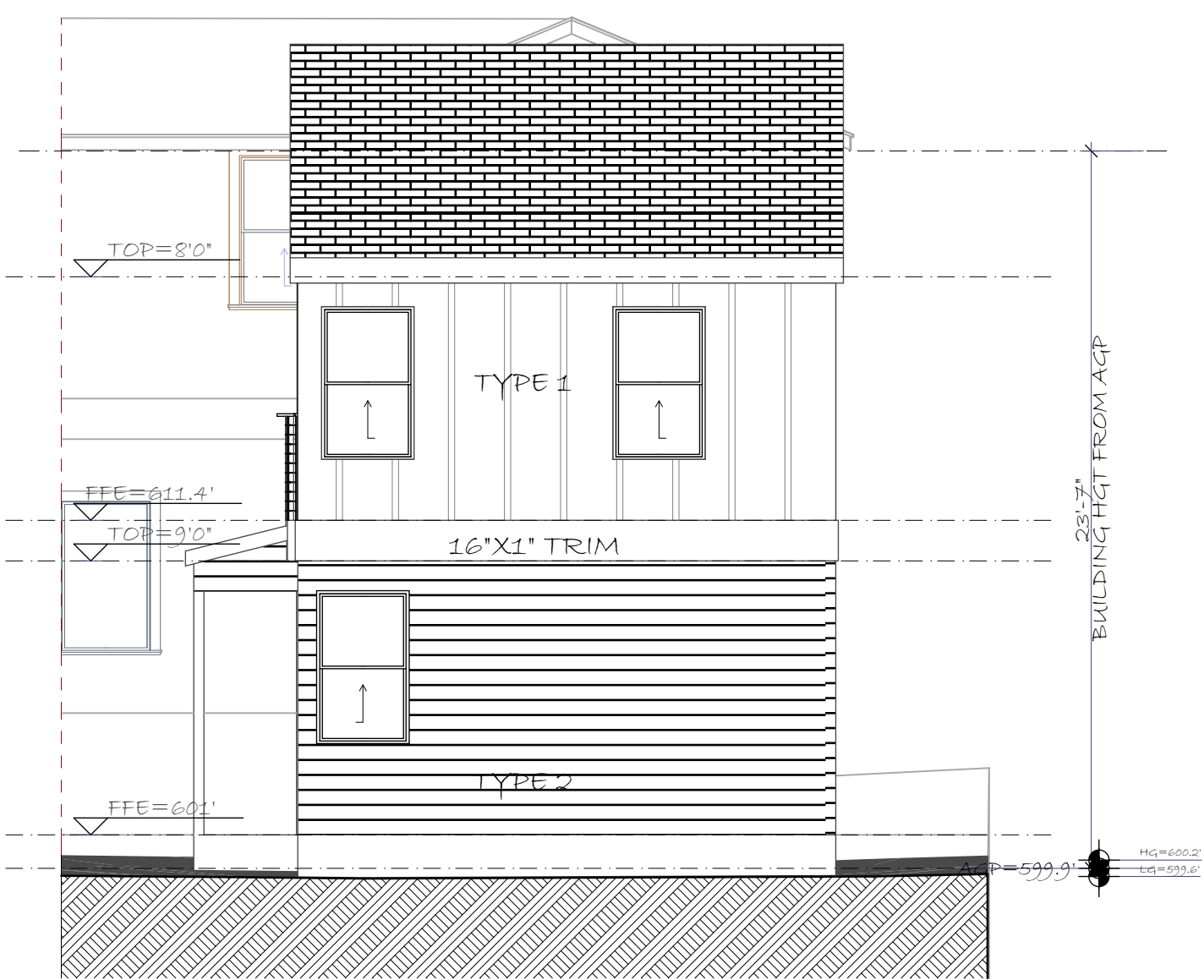
SCALE
1/4" = 1'-0"

A-302



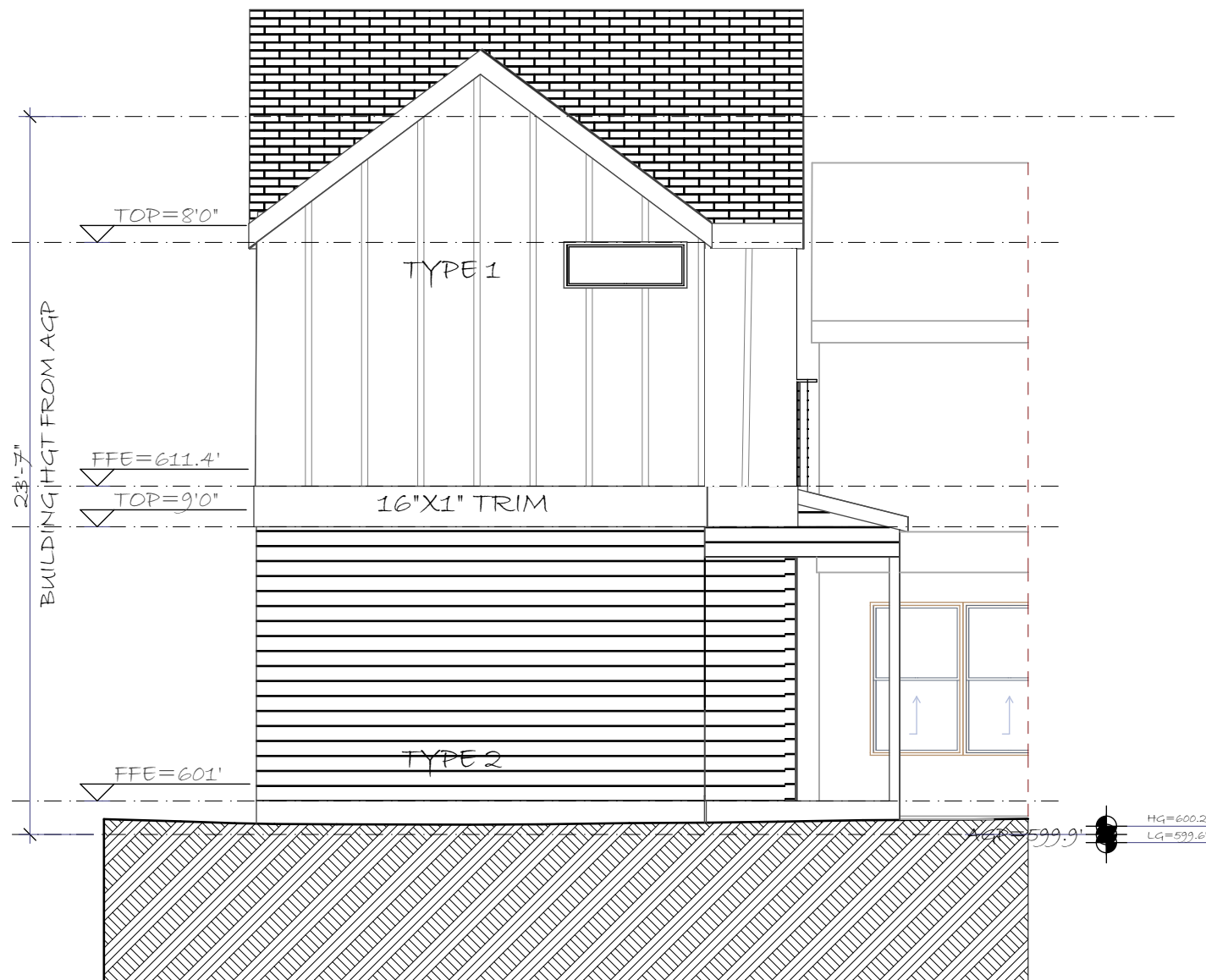
NORTHWEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTHWEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTHEAST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 3/16" = 1'-0"

DO NOT CONSTRUCT IN A HALF CRITICAL ROOT ZONE FOR ANY PROTECTED TREE, IF PROPOSED FOUNDATION LIES WITHIN A HALF CRITICAL ROOT ZONE IN THE FIELD, CONTACT ENGINEER FOR FOUNDATION DESIGN REVISIONS

HALF CRITICAL ROOT ZONE NOTES:

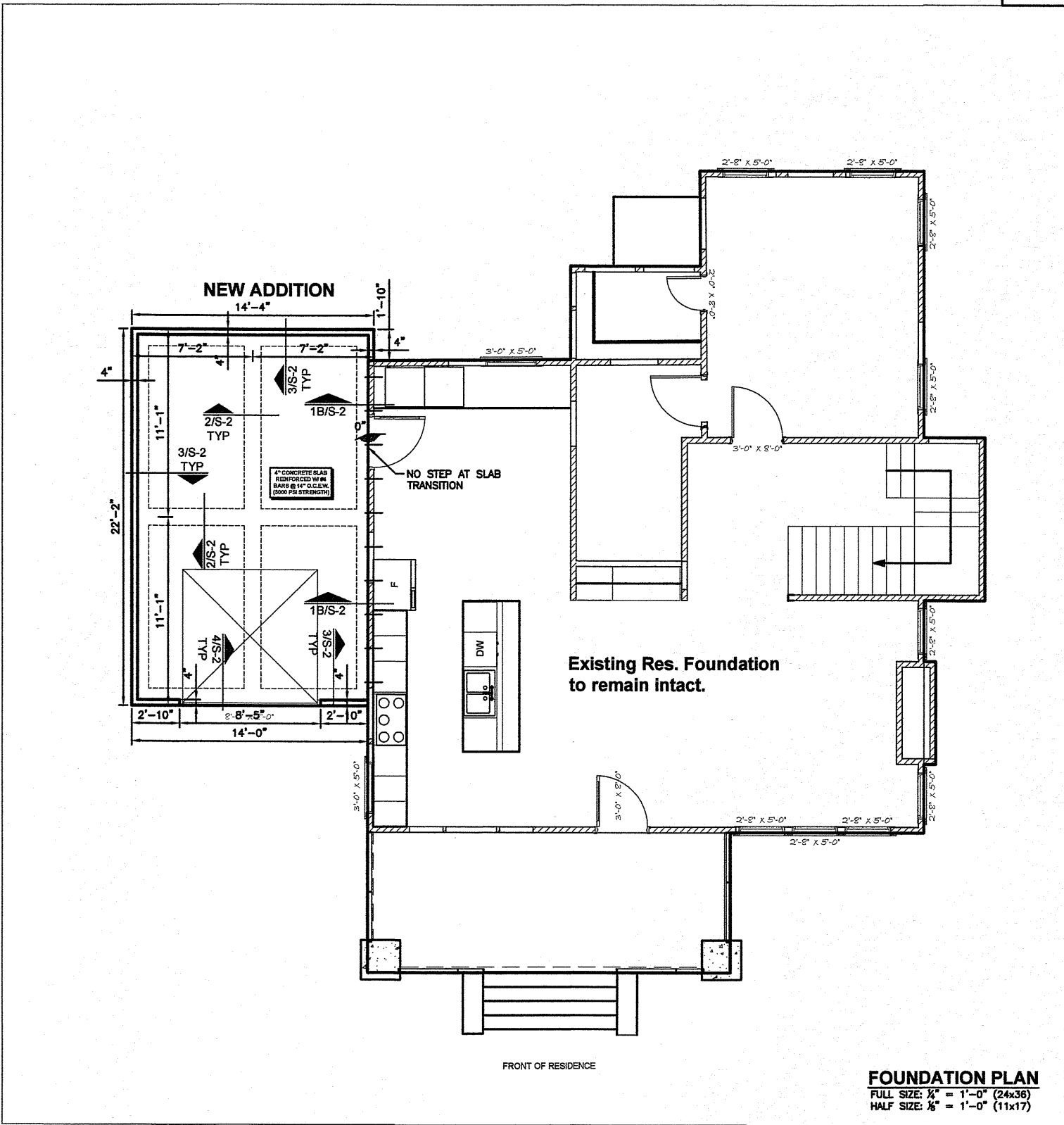
- Heavy equipment, use of backhoes, steel tread tractors or any heavy vehicles are not permitted in critical root zone unless approved by qualified arborist. If allowed, a protective root buffer is required.
- Interfering roots shall be cut in a clean (smooth cut) fashion.
- If excavation is required for utilities, drainage, irrigation or other purposes it is the contractors duty to tunnel under or around any roots that are 2" in diameter or greater.

TREE PROTECTION NOTES

- All trees close to structure shall be protected with fencing.
- Tree protection fences shall be erected according to City of Austin Standards, including types of fencing and signage.
- Tree protection fences shall be installed prior to the commencement of any site preparation work.
- Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall take place before construction begins. All pruning must be done according to City of Austin standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques).
- All tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.

CONTENTS

S-1.....	FOUNDATION PLAN
S-2.....	FOUNDATION DETAILS
S-3.....	LEVEL 2 FLOOR FRAMING PLAN
S-4.....	ROOF FRAMING PLAN
S-5.....	LEVEL 1 WALL BRACING PLAN
S-6.....	LEVEL 2 WALL BRACING PLAN
S-7.....	FRAMING DETAILS I
S-8.....	FRAMING DETAILS II



FOUNDATION PLAN
FULL SIZE: 1/8" = 1'-0" (24x36)
HALF SIZE: 1/8" = 1'-0" (11x17)

Approved Plans Correction Notes:
1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.

PLAN NOTES:

- Concrete contractor shall verify all foundation dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
- Dimensions for interior beams are taken from edge of foundation to center of interior beam.
- Do NOT scale off dimensions on plans.

SLAB PENETRATIONS:

Refer to architectural drawings for all locations, sizes and typical requirements.

FINISHED FLOOR ELEVATION:

To be set min. 6" to 8" above highest point of natural ground inside the perimeter of the proposed concrete foundation.
To be set per approved architectural drawings.

LEGEND

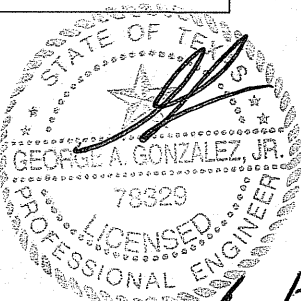
- SLAB DROP, SEE HEIGHT
- L-60 ANCHOR BOLT

REFER TO S-2 FOR FOUNDATION NOTES

GENERAL PROJECT NOTES

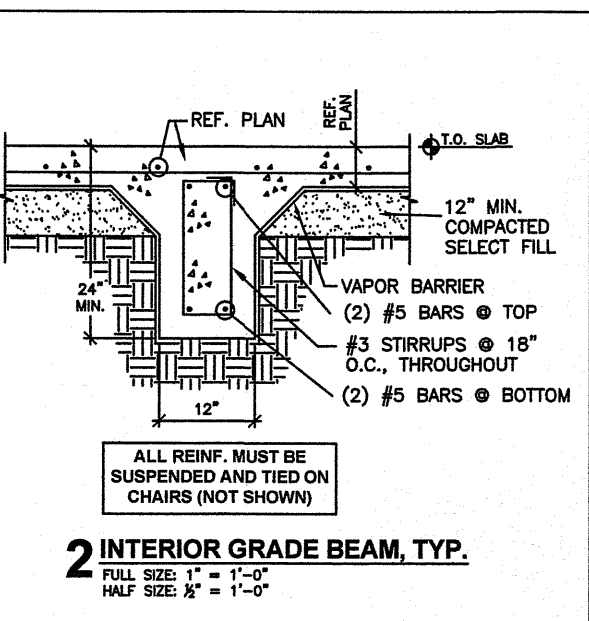
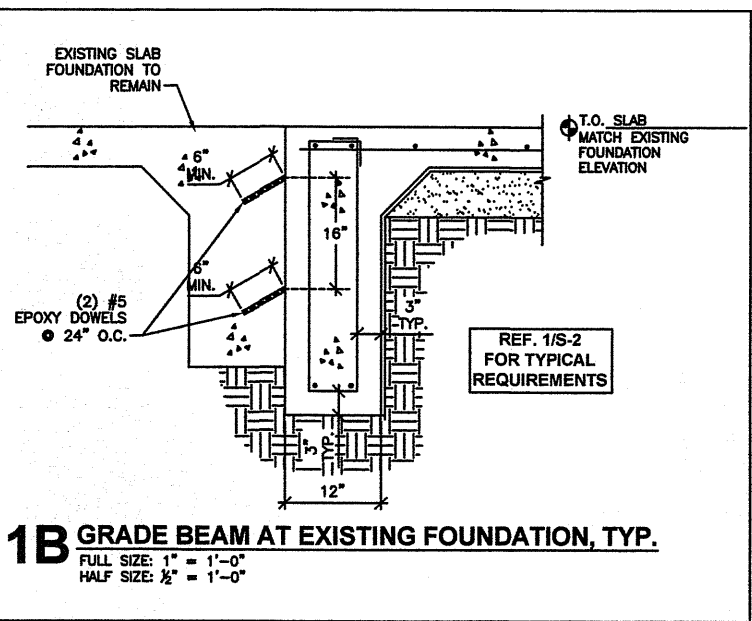
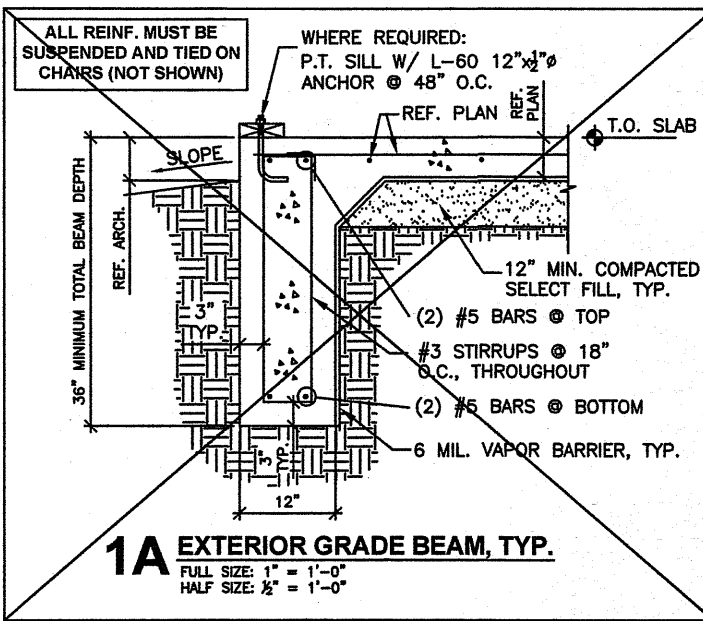
- The design of this project is the property of Genesis 1 Engineering Co. Any changes without prior written permission are not permitted.
- Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.
- All required permits by City of Austin, TX shall be secured prior to start of construction.
- All contractors and subcontractors shall have at least five years experience in the construction industry.
- Job site shall be cleaned daily of all excess debris and spoils.
- The site and building shall be designed in accordance with the 2021 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

INSPECTION NOTE:
Detail 7-2 Bars, Contractor shall assure that Z-Bars shall be installed at all foundation level differentials. Failure to comply with this note might result in third party inspection non-compliance and contractor shall assume all liability

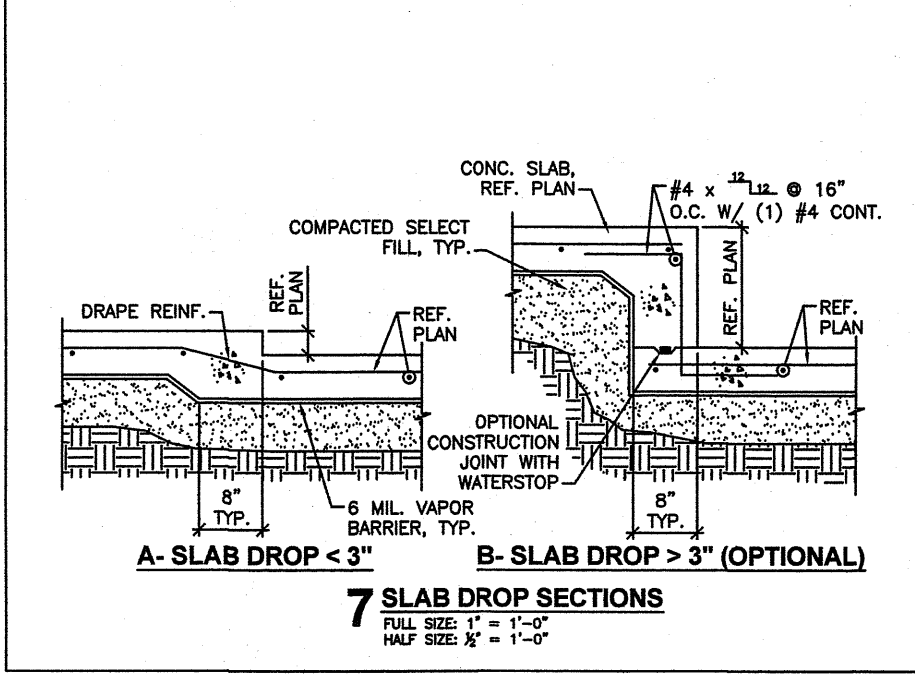
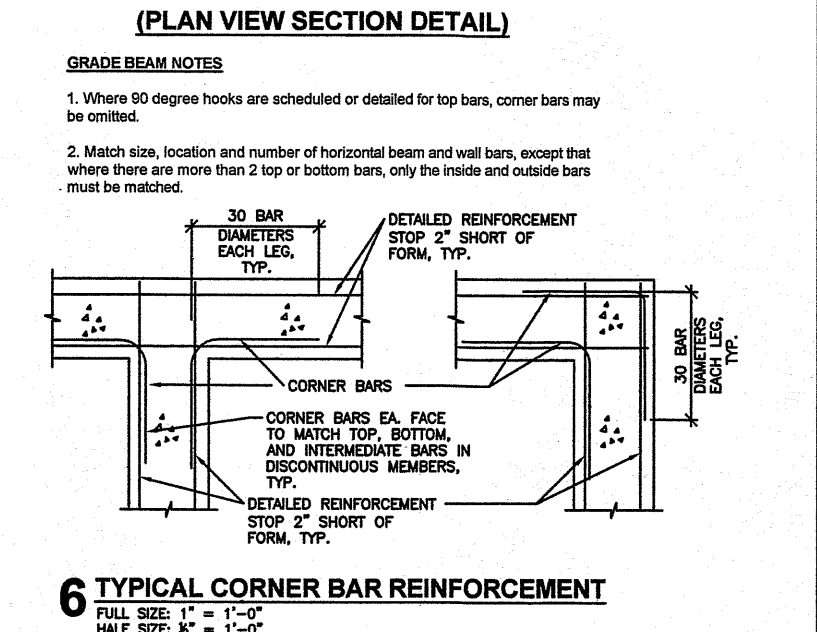
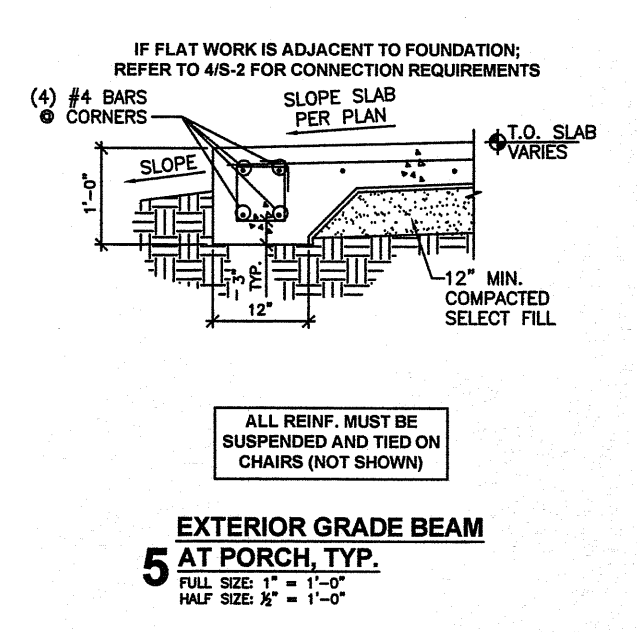
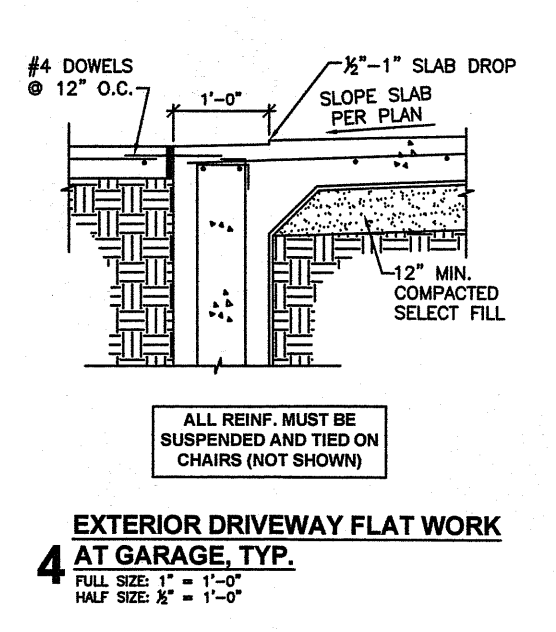
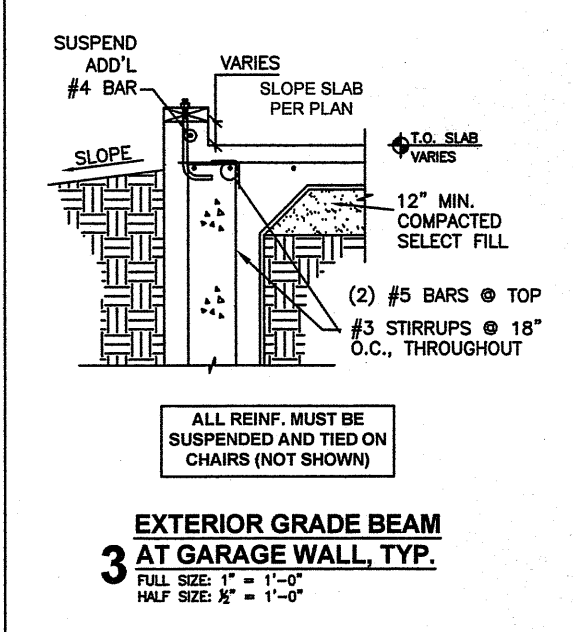
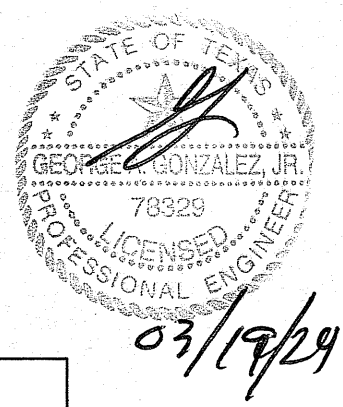


03/19/24

PROJECT ADDRESS: 501 TEXAS AVE.-BUILDING 01 AUSTIN, TEXAS 78705		CLIENT NAME: AGGARWAL RESIDENCE	
Genesis 1 Engineering Company Commercial Residential 6104 South First St., Ste. 105 Austin, TX 78745 Office: 512-899-2246 Fax: 512-899-2203 T.B.P.E. Registered Firm #F-2565		PROJECT NAME: Res. Remodel-Add. Struct. Design	
DRAWING NAME: FOUNDATION PLAN		PROJECT NUMBER: AU-24-07	
VERSION: VERSION 2.0		DRAWN BY: SB	
APPROVED BY: GG		REVISION:	
SCALE: AS NOTED		SHEET: S-1	
1 of 8			



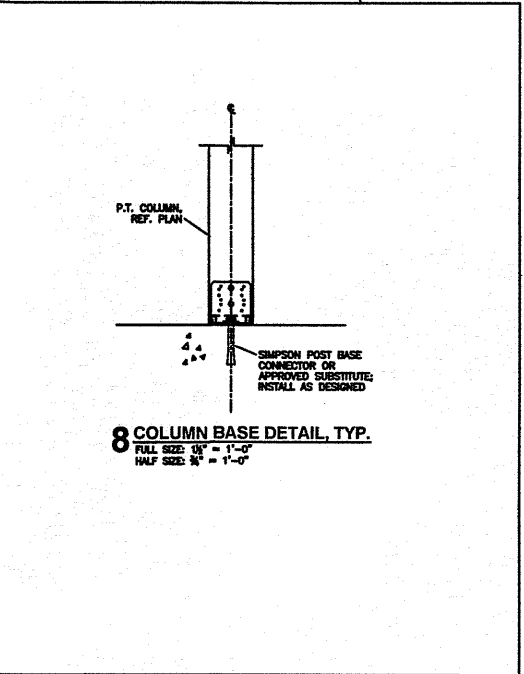
Approved Plans Correction Notes:
 1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
 2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.



FOUNDATION NOTES:

- Typical section marks and details shown are "typical" and shall apply to similar situations.
- All beams are to be a minimum of 12" wide by 36" deep (exterior) and 12" wide by 24" deep (interior), slab to be 4.0" thick, unless noted otherwise (U.N.O.) on foundation layout.
- All exterior beams must extend a minimum of 12" into undisturbed soil or to rock. If solid rock is encountered beneath the beam, the beam depth may be reduced. The maximum reduction in beam depth may not exceed 50% of the original depth. Specific permission must be obtained from the engineer prior to beam construction.
- No accelerators are to be used in the event of cold weather.
- All concrete shall be consolidated by use of a mechanical vibrator.
- Reinforcing bars shall be designed, fabricated, and placed in accordance with the latest edition of the ACI Code.
- Reinforcing bars shall be ASTM A615 Grade 60, except #3 and #4 bar ties shall be grade 40.
- Continuous reinforcing bars shall have a minimum lap of 30 diameters or 24", whichever is greater. Provide corner bars for all continuous reinforcing bars at all corners with a minimum lap of 30 diameters or 24" whichever is greater.
- Deposit concrete as nearly as possible to its final location to avoid aggregation due to rehandling and flowing. Do not subject concrete to any procedure which might cause segregation. Do not use mechanical vibrators to relocate concrete.
- All concrete shall be normal weight and shall have a minimum compressive strength of 3,000 p.s.i. at 28-days. Concrete design mix shall be as per ACI 318.
- All reinforcing bars shall conform to ASTM A-615.
- Water shall not be added to the concrete mix at the jobsite. Approved admixtures may be added to improve workability.
- Embedded conduits, sleeves, and pipes meet the following requirements:
 - 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 which they embed.
 - Conduits, pipes, and sleeves shall not be spaced closer than three diameters or widths on-center.
 - Embedded conduits, pipes, and sleeves shall be of approved plastic or galvanized steel not thinner than standard schedule 40 steel pipe.
- All reinforcement shall be clean and free of all concrete, dirt, grease, and other foreign material prior to concrete placement.
- Heat shall not be used in the fabrication or installation of reinforcement, except in cutting straight bars to length.
- In slabs, provide (2) #4 x 4'-0" bars at each re-entrant corner, placed on the diagonal with 1-inch clearance from corner and top of slab. This includes any rectilinear holes made due to standard construction practices.
- Reinforcing bars for footings and slabs-on-grade shall be supported on precast concrete blocks at 3'-0" O.C. or bar chairs with sheet metal or plastic bases at 4'-0" O.C.
- Reinforcing steel clear cover shall be as follows, unless otherwise noted.

Slabs on grade	1 1/2" top, 3" bottom & sides
Footings and Grade Beams:	3" top, bottom and sides
- The welding of reinforcing steel will not be permitted.



Genesis 1 Engineering Company
 Commercial Residential
 6104 South First St., Ste. 105
 Austin, TX 78745
 Office: 512-899-2246
 Fax: 512-899-2203
 T.B.P.E. Registered Firm #P-2565

501 TEXAS AVE.-BUILDING 01
AUSTIN, TEXAS 78705

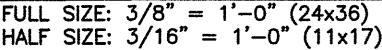
AGGARWAL RESIDENCE

TYPICAL FOUNDATION DETAILS

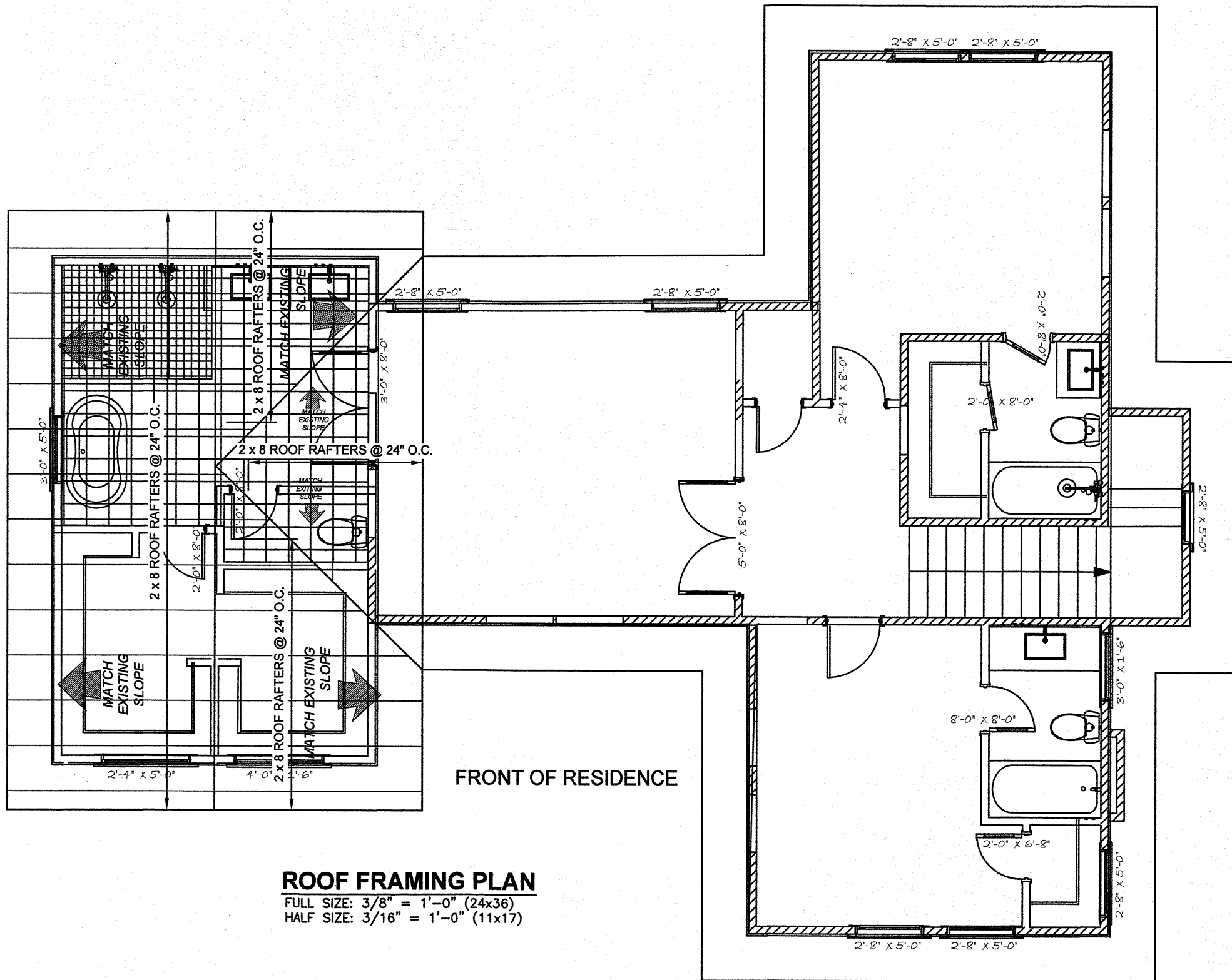
Res. Remodel-Add. Struct. Design

PROJECT NUMBER: AU-24-07
 VERSION: 2.0
 DRAWN BY: SB
 CHECKED BY: GG

S-2
 2 of 8



S-3 3 of 8	SHEET:	SCALE: AS NOTED	REVISION:	APPROVED BY: GG DRAWN BY:	PROJECT NUMBER: AU-24-07	VERSION: VERSION 2.0	PROJECT NAME: STRUTURAL FLOOR FRAMING PLAN	PROJECT ADDRESS: Genesis 1 Engineering Company Commercial Residential 6104 South First St., Ste. 105 Austin, TX 78745 Office: 512-895-2246 Fax: 512-895-2205 T.B.P.E. Registered Firm #E-2565	CLIENT NAME: AGGARWAL RESIDENCE	PROJECT ADDRESS: 501 TEXAS AVE.-BUILDING 01 AUSTIN, TEXAS 78705	1. THIS SET OF DRAWINGS EXHIBITS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES. 2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.
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ROOF FRAMING PLAN

FULL SIZE: 3/8" = 1'-0" (24x36)
 HALF SIZE: 3/16" = 1'-0" (11x17)

FRONT OF RESIDENCE

Approved Plans Correction Notes:

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- Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.

NOTES:

- Framing contractor shall verify all dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
- Do NOT scale off dimensions on plans.
- Framing members on this plan are shown for conceptual purposes based on the typical spacing. Do NOT base quantity take offs on the number of members shown.
- Construct ceiling framing spanning the short direction where possible. Reference "Ceiling Joist Maximum Span Table" on sheet S-7 or appropriate joist sizes.
- Refer to "Header Schedule" on sheet S-7 for typical header size requirements.
- Refer to "Roof Rafter Span Table" on sheet S-8 for maximum rafter span lengths. Install wood purlins with posts bearing on interior walls/beams below as required not to exceed maximum span limitations (reference detail 75-8).
- Install posts as required to help support ridge and valley members; reference detail 35-8.
- Refer to "Header Schedule" on sheet S-7 for typical header size requirements.
- If insulation placed between rafters, use 2x8 rafters. If insulation placed above ceiling, joist depth depends on span tables (reference sheet S-4).

LEGEND

- HANGER
- VERTICAL POST
- OFFSET POST (NOLINED)

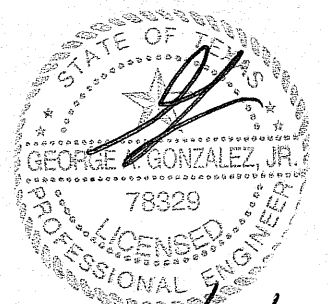
REFER TO S-7 FOR FRAMING NOTES

SIMPSON LSLULSSU SERIES RAFTER HANGERS MUST BE USED AT ALL RAFTER TO LEDGER CONNECTIONS. TOE-NAILING IS NOT PERMITTED

REFER TO S-7 FOR "CEILING JOIST MAXIMUM SPAN TABLE"

ALL ROOF FRAMING MEMBERS SHALL BE 2x8 RAFTERS @ 24" O.C.; UNLESS NOTED OTHERWISE

NUMBER OF HOLES ON EACH LVL SPAN SHALL NOT EXCEED 3 (0 ON CANTILEVER)



03/19/24

PROJECT ADDRESS: 501 TEXAS AVE.-BUILDING 01 AUSTIN, TEXAS 78705		CLIENT NAME: AGGARWAL RESIDENCE	
COMPANY NAME: Genesis 1 Engineering Company Commercial Residential 6104 South First St., Ste. 105 Austin, TX 78745 Office: 512-899-2246 Fax: 512-899-2203 T.B.P.E. Registered Firm #F-2565		DRAWING NAME: ROOF FRAMING PLAN PROJECT NUMBER: Res. Remodel-Add. Struct. Design	
PROJECT NUMBER: AU-24-07		VERSION: VERSION 2.0	
DRAWN BY: SB		APPROVED BY: GG	
SCALE: AS NOTED		SHEET: S-4	
4 of 8			

CODES	
Building Code	International Residential code 2021 Edition. Section R602.10
WALL BRACING LEGEND	
CS-WSP	Continuous wood structural panel sheathing: Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
GB	Gypsum board: Minimum thickness: 1/2" Connection criteria: 13 gage, 1-3/8" long, 19/84 head; 0.098" diameter, 1-1/4" long; annular-ringed; 5d cooler nail, 0.086" diameter, 1-5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1-5/8" long, 9/32" head. Spacing: Nails, @ 8" o.c.; Screws, @ 16" o.c.

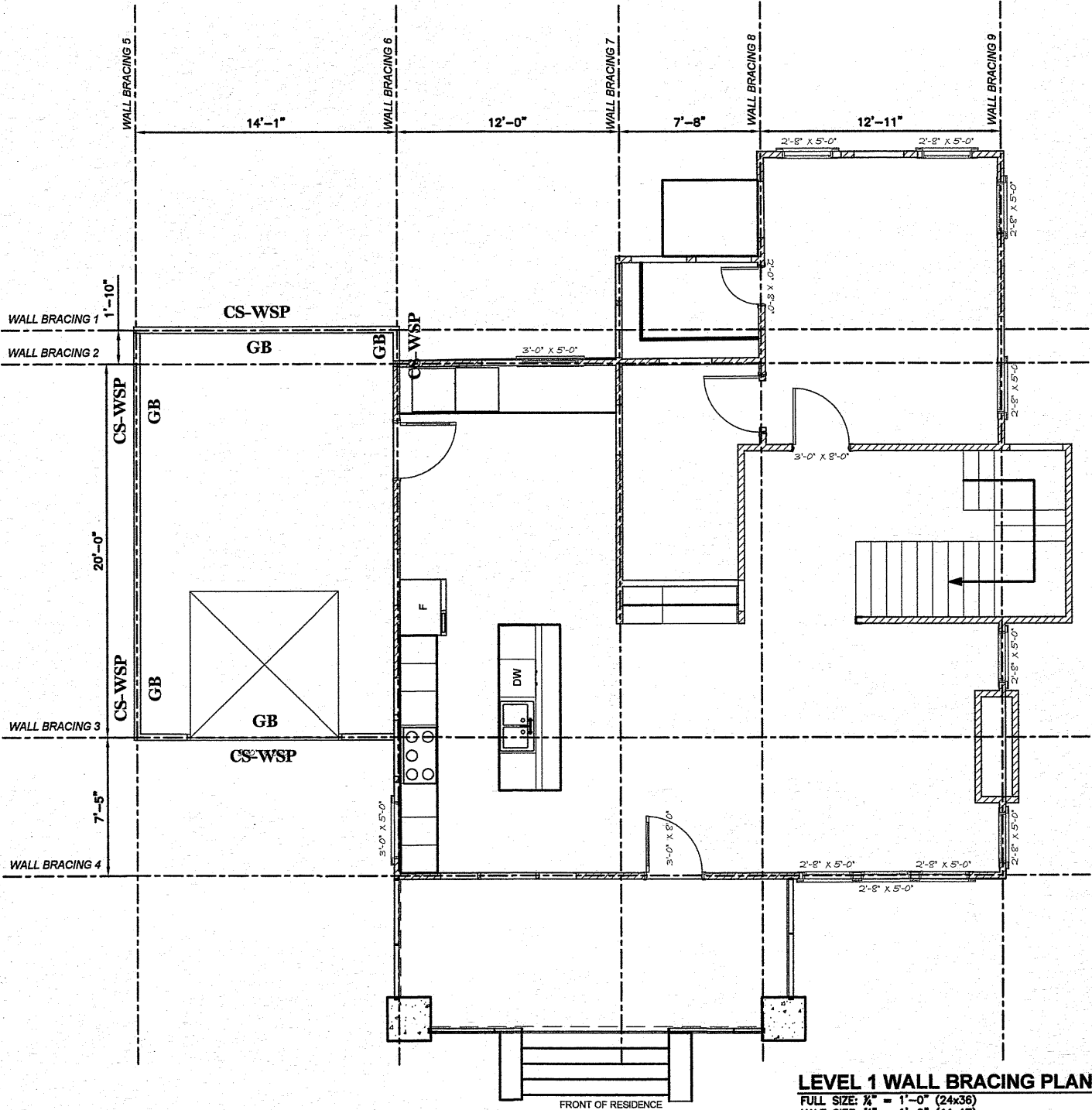
WALL BRACING NOTES

- The design of the wall bracing for this new project is based on the 2021 edition of the International Residential Code (IRC 2021)
- Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
- If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

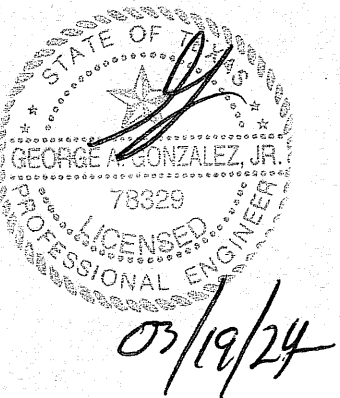
DIMENSION NOTE:

- Wall bracing dimension presented only for City of Austin plan review purposes.
- For framing dimensions refer to Architectural floor plans

Approved Plans Correction Notes:
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LEVEL 1 WALL BRACING PLAN
FULL SIZE: 1/4" = 1'-0" (24x36)
HALF SIZE: 1/8" = 1'-0" (11x17)



1. THIS SET OF DRAWINGS EXIST AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT/ADDRESS:
501 TEXAS AVE.-BUILDING 01
AUSTIN, TEXAS 78705

CLIENT NAME:
AGGARWAL RESIDENCE

Genesis 1 Engineering Company
Commercial Residential
604 South First St., Ste. 105
Austin, TX 78745
Office: 512-899-2246
Fax: 512-899-2203
T.B.P.E. Registered Firm #F-2565

G1E

DRAWING NAME:
LEVEL 1
WALL BRACING PLAN

PROJECT NAME:
Res. Remodel-Add. Struct. Design

PROJECT NUMBER:
AU-24-07

VERSION:
VERSION 2.0

DRAWN BY:
SB

APPROVED BY:
GG

REVISION:

SCALE:
AS NOTED

0'-0"

S-5

5 of 8

TYPICAL WALL SECTIONS - WOOD FRAMING

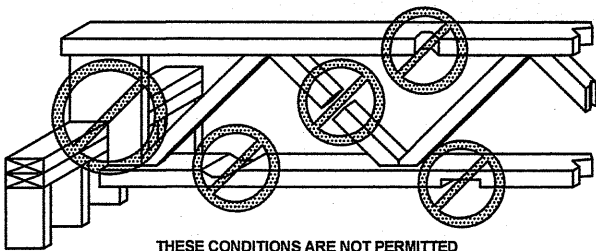
WALL	STUDS	SHEATHING		INSULATION
		SIDE 1	SIDE 2	
EXTERIOR 4"	2x4 @ 16" O.C.	7/8" OSB	1/2" GWB	R-12
EXTERIOR 6"	2x6 @ 16" O.C.	7/8" OSB	1/2" GWB	R-20
INTERIOR 4"	2x4 @ 16" O.C.	1/2" GWB	1/2" GWB	SOUND
INTERIOR 6"	2x6 @ 16" O.C.	1/2" GWB	1/2" GWB	SOUND
EXT. SHEAR 4"	2x4 @ 16" O.C.	STR 1 1/2"	1/2" GWB	R-12
EXT. SHEAR 6"	2x6 @ 16" O.C.	STR 1 1/2"	1/2" GWB	R-20
INT. SHEAR 4"	2x4 @ 16" O.C.	STR 1 1/2"	1/2" GWB	SOUND
INT. SHEAR 6"	2x6 @ 16" O.C.	STR 1 1/2"	1/2" GWB	SOUND

OSB = APA RATED ORIENTED STRAND BOARD / GWB = GYPSUM WALL BOARD /
STR 1 = APA RATED STRUCTURAL SHEATHING

SHEATHING FASTENING SCHEDULE- WOOD FRAMING

NAME	PANEL	ORIENTATION TO FRAMING	MAX. FASTENER SPACING		
			SIZE	EDGES	INTERM.
SHEAR WALL	7/8" OSB	⊥ OR	8d	4"	12"
ROOF SHEATHING	3/4" PLYWOOD	⊥	10d	4"	8"
INTERIOR WALL	1/2" GWB	⊥	6d	12"	12"

H-CLIPS OR SOLID BLOCKING REQ'D AT ALL WOOD PANEL EDGES



MWT TRUSS MODIFICATION LIMITATIONS
NOT TO SCALE

MANUFACTURED WOOD TRUSSES

- Manufactured wood trusses shall be metal plate connected wood trusses designed and fabricated in accordance with the National Design Standard For Metal Plate Connected Wood Truss Construction (ANSI/TPI 1-1995).
- Trusses shall be designed by a Professional Engineer licensed in Texas (truss designer).
- Lumber shall be kiln-dried and shall have a moisture content at time of manufacture between 7% and 15% by weight.
- Connector plates shall be manufactured by a Wood Truss Council of America member plate supplier. Connector plates shall be 0.035-inch thickness minimum and shall conform to ASTM A653/A653m steel, grade 33 minimum. All plates shall be G80 galvanized in accordance with ASTM A924/A924m.
- Truss erection shall be in accordance with Commentary And Recommendations For Handling, Installing And Bracing Metal Plate Connected Wood Trusses (TPIHIB-91).
- All trusses are bottom chord bearing U.N.O.
- Trusses with multiple point loads shall be designed for unbalanced loading.
- Field verify span dimensions.
- Truss configurations shown are schematic. Truss designer shall determine truss configuration.
- Center opening of trusses are to remain clear of diagonal members to allow clearance for HVAC ductwork.
- Cutting or altering of trusses is not permitted.
- Coordinate with mechanical for duct chase sizes & locations.
- Deflection criteria:
Floor Trusses:
Live-load deflection: span/800
Total-load deflection: span/480 or 1/2" max.
Roof Trusses:
Live-load deflection: span/480
Total-load deflection: span/360

Wood Framing

Unless noted otherwise, the following materials are typical:

Framing lumber: #2 southern pine, kiln dried 15% MC

Studs: #2 spf, kiln dried 15% MC

Plywood: APA-rated exterior exposure, thickness as noted.

Sheathing: APA-rated panels, thickness or span-rating as noted.

Rimboard: APA EWS 1" rim board.

LVL: 2950 FB 2.0E, APA certified

Bolts: ASTM A307, U.N.O., drill holes 1/16" larger than bolt dia., use ASTM F844 standard washers at both ends (outside diameter of the washer shall be at least 2.5 times the bolt diameter).

Connectors: Simpson Strong-Tie or approved substitute

Glue: PL-400 construction adhesive, exterior exposure, or approved substitute

Pressure-treated: ACQ treated to per AIAWA treatment standards, designated as (P.T.) on the drawings, kiln-dried after treatment (KDAT) where noted. Use Simpson Zmax (G185) connectors or approved substitute.

2. All framing shall be done in accordance with nationally-recognized framing standards, as reference in International Residential Code 2021

3. Headers shall be as shown on the drawings. If not shown on drawings, headers shall be as prescribed in Table R602.7.1 of the International Residential Code. Contact Engineer for headers not shown on the drawings and not specified in Table R602.7.1

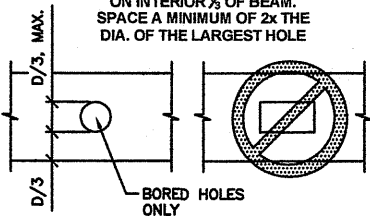
HEADER SCHEDULE

(FOR SAWN LUMBER HEADERS NOT OTHERWISE SPECIFIED)

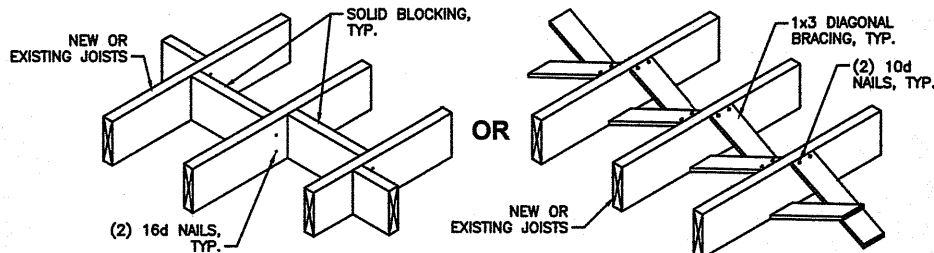
HEADER SIZE	MAX. ALLOWABLE SPAN, FT.	
	NON-STRUCTURAL SHEATHING	STRUCTURAL SHEATHING
DBL 2x4	2'-6"	3'-6"
DBL 2x6	3'-6"	4'-6"
DBL 2x8	4'-6"	5'-6"
DBL 2x10	5'-6"	6'-6"
DBL 2x12	6'-6"	7'-6"

ALL SAWN LUMBER HEADERS SHALL BE NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE

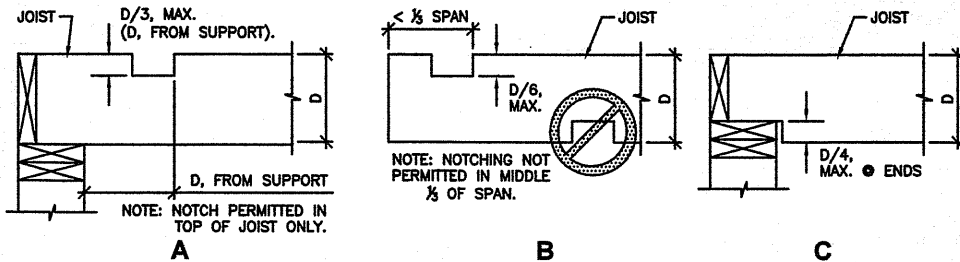
BORED HOLES ALLOWED ONLY ON INTERIOR 1/2 OF BEAM. SPACE A MINIMUM OF 2x THE DIA. OF THE LARGEST HOLE



JOIST PENETRATION LIMITATIONS
NOT TO SCALE



TYPICAL LUMBER BLOCKING OR BRIDGING
NOT TO SCALE



JOIST NOTCHING LIMITATIONS
NOT TO SCALE

Approved Plans Correction Notes:

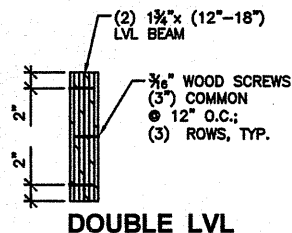
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JOIST HANGER SCHEDULE
(NOT OTHERWISE SPECIFIED)

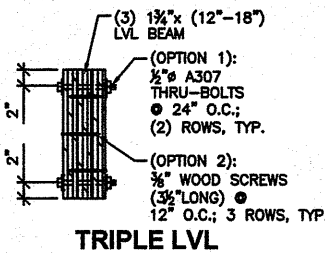
MEMBER	HANGER #	FACE FASTENER	JOIST FASTENER
2x4	HU24	(4) 10d	(2) 10dx1.5
2x6	HU26	(6) 10d	(4) 10dx1.5
2x8	HU26	(6) 10d	(4) 10dx1.5
2x10	HU210	(10) 10d	(6) 10dx1.5
2x12	HU210	(10) 10d	(6) 10dx1.5
2x14	HU214	(12) 10d	(8) 10dx1.5
DBL 2x4	HU24-2	(4) 10d	(2) 10d
DBL 2x6	HU26-2	(6) 10d	(4) 10d
DBL 2x8	HU26-2	(6) 10d	(4) 10d
DBL 2x10	HU210-2	(14) 10d	(6) 10d
DBL 2x12	HU210-2	(14) 10d	(6) 10d
DBL 2x14	HU210-2	(14) 16d	(6) 16d

NOTES:

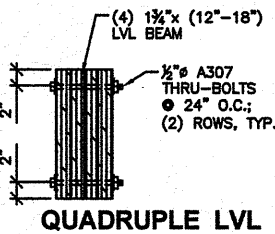
- Based on Simpson Strong-Tie.
- Hangers shown are for nominal dimensioned lumber. (1.5" thick). For rough sawn lumber use Simpson "IUS" or "IUT" series hangers, or approved substitute.
- Use all available fastener holes.
- Use only manufacturers approved fasteners.
- Hangers and fasteners in exterior conditions must be H.D. Galv.



DOUBLE LVL



TRIPLE LVL



QUADRUPLE LVL

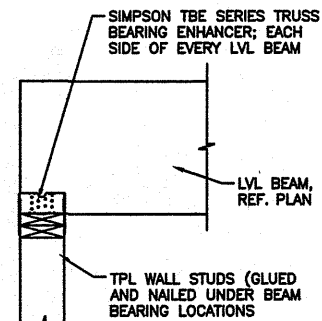
MULTIPLE LVL FASTENING DETAIL
NOT TO SCALE

CEILING JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

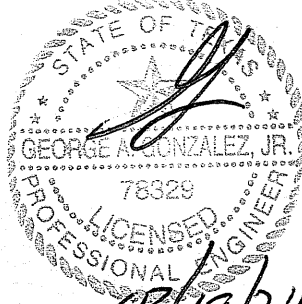
MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x4	16" O.C.	10'-9"
	24" O.C.	9'-3"
2x6	16" O.C.	16'-11"
	24" O.C.	13'-11"
2x8	16" O.C.	21'-7"
	24" O.C.	17'-7"
2x10	16" O.C.	25'-7"
	24" O.C.	20'-11"

Based on International Residential Code Table R802.4(1) (LL=10 psf; DL=5 psf L/Δ=240)

FOR ANY OTHER LUMBER SPECIES REFERENCE THE 2021 IRC CODE OR CONSULT WITH DESIGN ENGINEER



9 LVL BEAM BEARING DETAIL, TYP.
NOT TO SCALE



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2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

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AUSTIN, TEXAS 78705
GENESIS 1 Engineering Company
Commercial Residential
6104 South First St., Ste. 105
Austin, TX 78745
Office: 512-899-2246
Fax: 512-899-2203
T.B.P.E. Registered Firm #1-2565

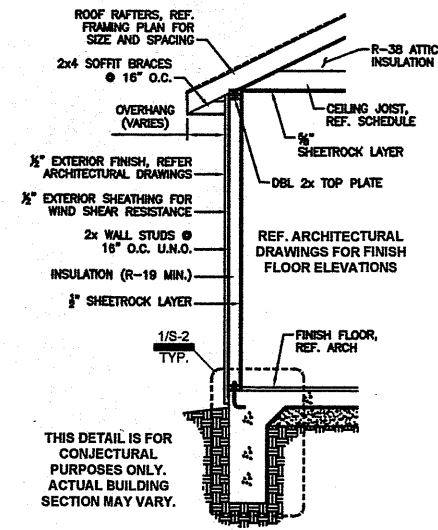
TYPICAL FRAMING DETAILS I
Res. Remodel-Add. Struct. Design
PROJECT NUMBER: AU-24-07
VERSION: 2.0
DRAWN BY: SB
APPROVED BY: GG
SCALE: AS NOTED
SHEET: S-7
7 of 8

FLOOR JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x6	16" O.C.	9'-4"
	24" O.C.	7'-7"
2x8	16" O.C.	11'-10"
	24" O.C.	9'-8"
2x10	16" O.C.	14'-0"
	24" O.C.	11'-5"
2x12	16" O.C.	16'-6"
	24" O.C.	13'-6"

Based on International Residential Code Table 502.3.1(2)
(LL=40 psf; DL=10 psf L/A=360)

FLOOR JOIST SPAN TABLE
N.T.S.



1A TYPICAL EXTERIOR WALL SECTION
N.T.S.

INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5 (2)
WITH CEILING ATTACHED

ROOF RAFTERS TABLE R802.5.1(2) LD=20 psf. DD=10 psf

RAFTERS SPACING (in)	SPECIES & GRADE	MAXIMUM RAFTER SPAN				
		2x4	2x6	2x8	2x10	2x12
16" O.C.	SOUTHERN PINE #2	8'-7"	13'-5"	17'-1"	20'-3"	23'-10"
24" O.C.	SOUTHERN PINE #2	7'-4"	11'-0"	13'-11"	16'-6"	19'-6"

* = Span exceeds 26 feet in length.

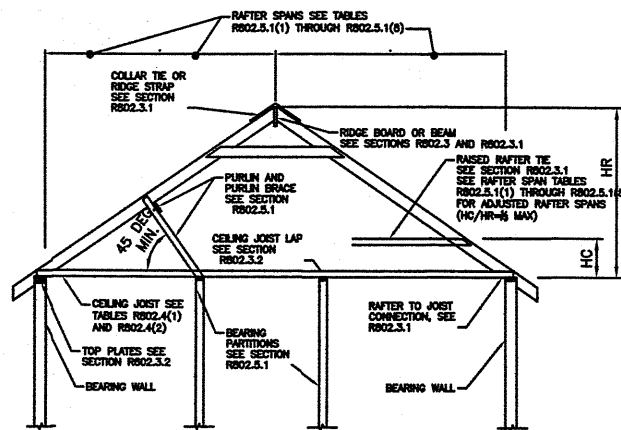
INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5 (1)
WITHOUT CEILING ATTACHED

ROOF RAFTERS TABLE R802.5.1(1) LD=20 psf. DD=10 psf

RAFTERS SPACING (in)	SPECIES & GRADE	MAXIMUM RAFTER SPAN				
		2x4	2x6	2x8	2x10	2x12
16" O.C.	SOUTHERN PINE #2	9'-0"	13'-6"	17'-1"	20'-3"	23'-10"
24" O.C.	SOUTHERN PINE #2	7'-4"	11'-0"	13'-11"	16'-6"	19'-6"

* = Span exceeds 26 feet in length.

R802.5.1 PURLINS. Installation of purlins to reduce the span of rafters is permitted as shown in Figure R802.5.1. Purlins shall be sized not less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees (0.785 rad) from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).

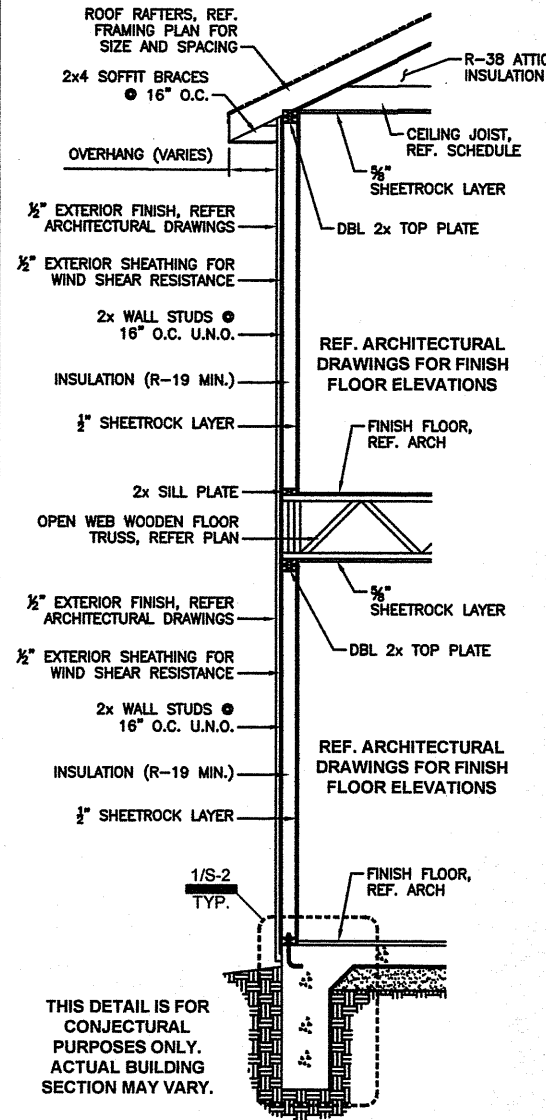


For S1: 1 inch=25.4 mm, 1 foot=305 mm, 1 degree=0.018 rad.
Note: Where ceiling joists run perpendicular to the rafter, rafter ties shall be installed in accordance with Section R802.3.1.
Hs=Height of ceiling joists or rafter ties measured vertically above the top of rafter support walls.
Hr=Height of roof ridge measured vertically above the top of the rafter support walls.

FIGURE R802.5.1
BRACED RAFTER CONSTRUCTION

SECTION SHOWN IS FOR CONJECTURAL PURPOSES ONLY AND MAY NOT REFLECT THE ACTUAL ROOF SECTION

7 ROOF RAFTER SPAN TABLES
N.T.S.

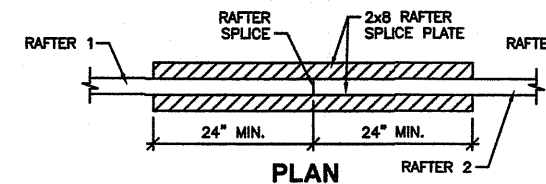


THIS DETAIL IS FOR CONJECTURAL PURPOSES ONLY. ACTUAL BUILDING SECTION MAY VARY.

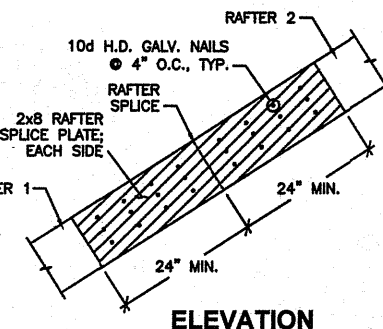
1B TYPICAL EXTERIOR WALL SECTION
N.T.S.

GLUE AND NAIL SIDE PLATES TO RAFTERS

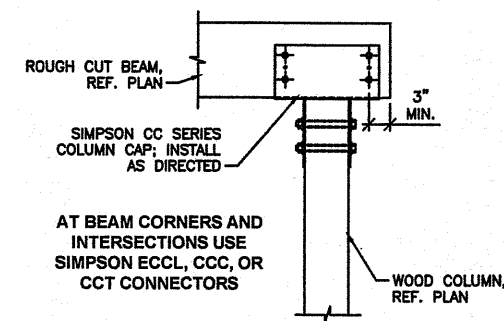
GLUE AND NAIL SIDE PLATES TO RAFTERS



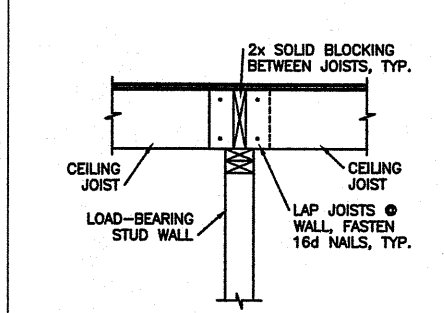
8 TYPICAL RAFTER SPLICE DETAIL
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



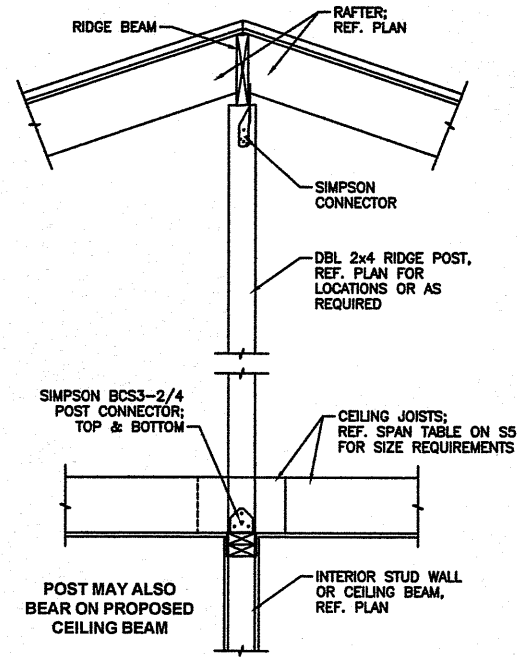
5 COLUMN CAP AT EXTERIOR BEAM
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



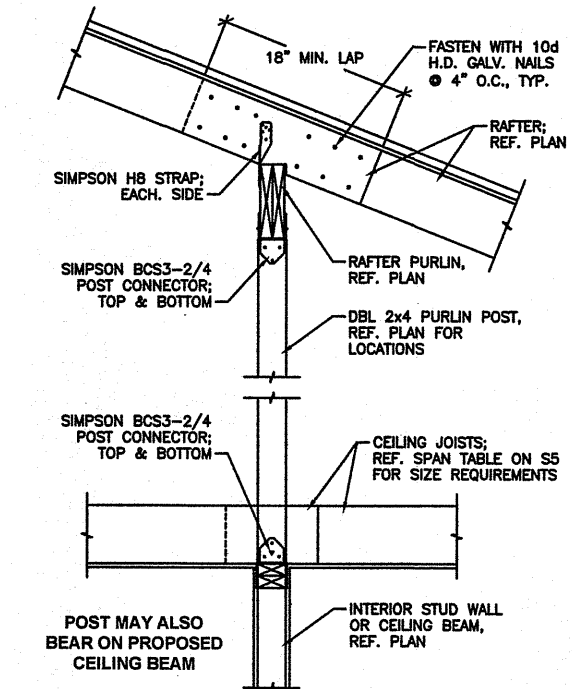
6 JOIST LAP OVER WALL DETAIL
FULL SIZE (24x36): 1" = 1'-0"
HALF SIZE (11x17): 1/2" = 1'-0"



3 RIDGE & VALLEY SUPPORT DETAIL, TYP.
N.T.S.

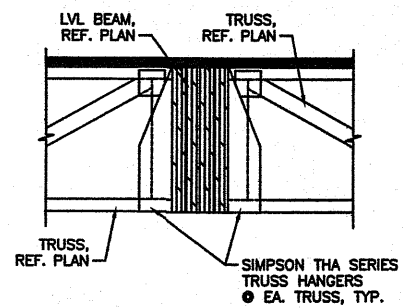
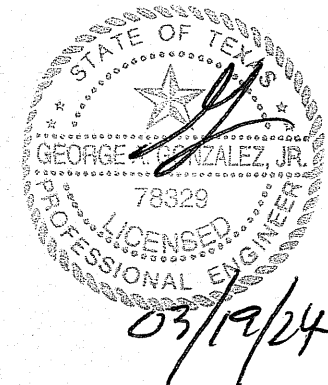


4 RAFTER PURLIN SUPPORT DETAIL, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



Approved Plans Correction Notes:

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- Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.



MWT-TO-LVL CONNECTION
NOT TO SCALE

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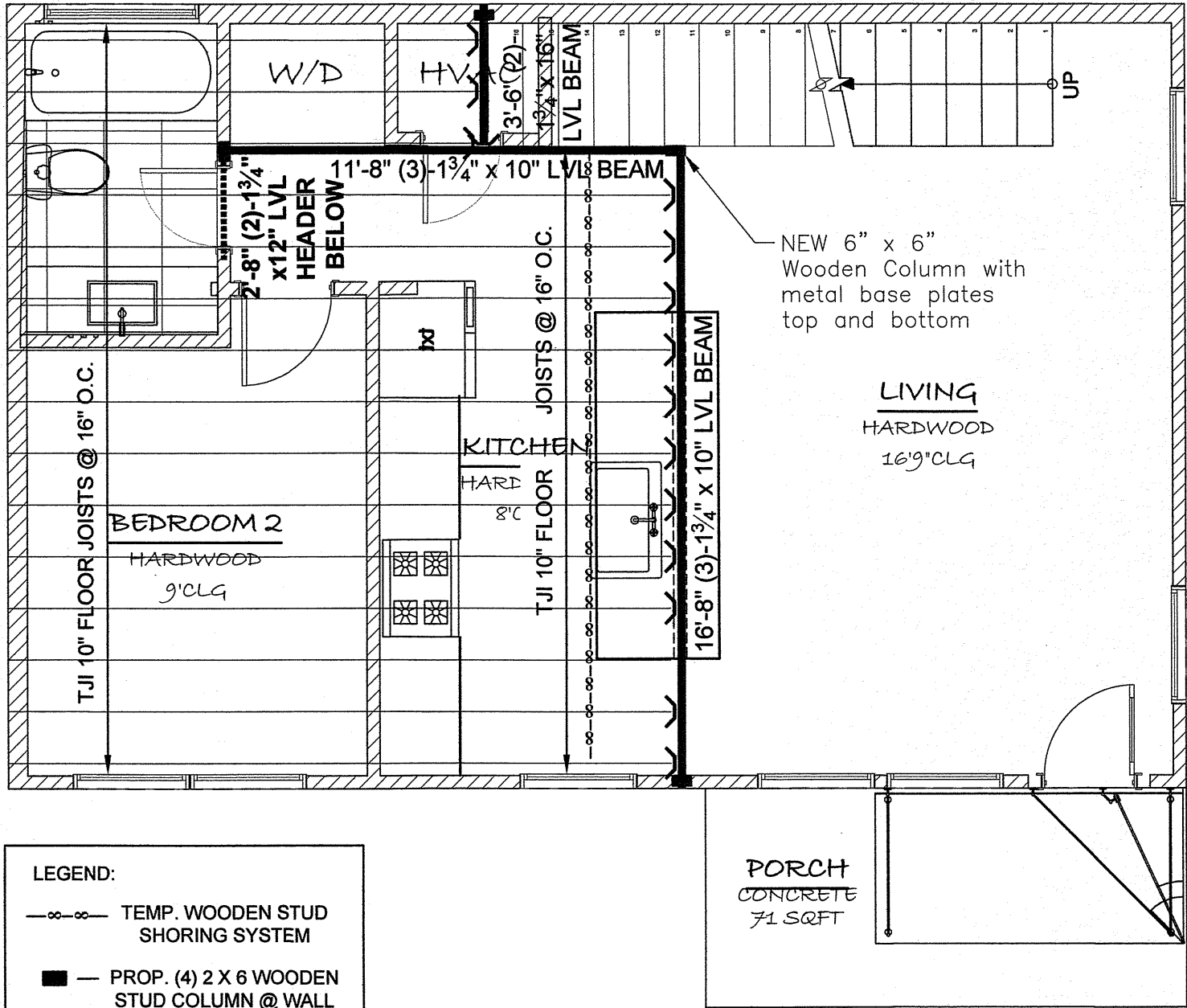
TYPICAL FRAMING DETAILS

Res. Remodel-Add. Struct. Design

PROJECT NUMBER: **AU-24-07**
VERSION: **VERSION 2.0**
DRAWN BY: **SB** / APPROVED BY: **GG**
SCALE: **AS NOTED**
SHEET: **S-8**
8 of 8

CONTENTS

S-1.....	STRUCT. FLOOR FRAMING PLAN
S-2.....	ROOF FRAMING PLAN
S-3.....	LEVEL 1 WALL BRACING PLAN
S-4.....	LEVEL 2 WALL BRACING PLAN
S-5.....	FRAMING DETAILS I
S-6.....	FRAMING DETAILS II



STRUCTURAL FLOOR FRAMING PLAN

FULL SIZE: 1/2" = 1'-0" (24x36)
HALF SIZE: 1/4" = 1'-0" (11x17)

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- NOTES:
1. Framing contractor shall verify all dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
 2. Do NOT scale off dimensions on plans.
 3. Framing members on this plan are shown for conjectural purposes based on the typical spacing. Do NOT base quantity take offs base on the number of members shown.
 4. Construct ceiling framing spanning the short direction where possible. Reference "Ceiling Joist Maximum Span Table" on sheet S-5 or appropriate joist sizes.
 5. Refer to "Header Schedule" on sheet S-5 for typical header size requirements

- LEGEND
- HANGER
 - VERTICAL POST
 - ◑ OFFSET POST (INCLINED)

REFER TO S-5 FOR FRAMING NOTES

SIMPSON LSU/LSSU SERIES RAFTER HANGERS MUST BE USED AT ALL RAFTER TO LEDGER CONNECTIONS. TOE-NAILING IS NOT PERMITTED

REFER TO S-7 FOR "CEILING JOIST MAXIMUM SPAN TABLE"

ALL ROOF FRAMING MEMBERS SHALL BE 2x8 RAFTERS @ 24" O.C.; UNLESS NOTED OTHERWISE

NUMBER OF HOLES ON EACH LVL SPAN SHALL NOT EXCEED 3 (0 ON CANTILEVER)

STATE OF TEXAS
PROFESSIONAL ENGINEER
GEORGE A. GONZALEZ, JR.
78329
03/19/24

PROJECT ADDRESS
**501 Texas Ave.-BLDG. 02-ADU
AUSTIN, TEXAS 78705**

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G1E

PROJECT NAME
STRUCTURAL FLOOR FRAMING PLAN

PROJECT NUMBER
AU-24-07

VERSION
VERSION 2.0

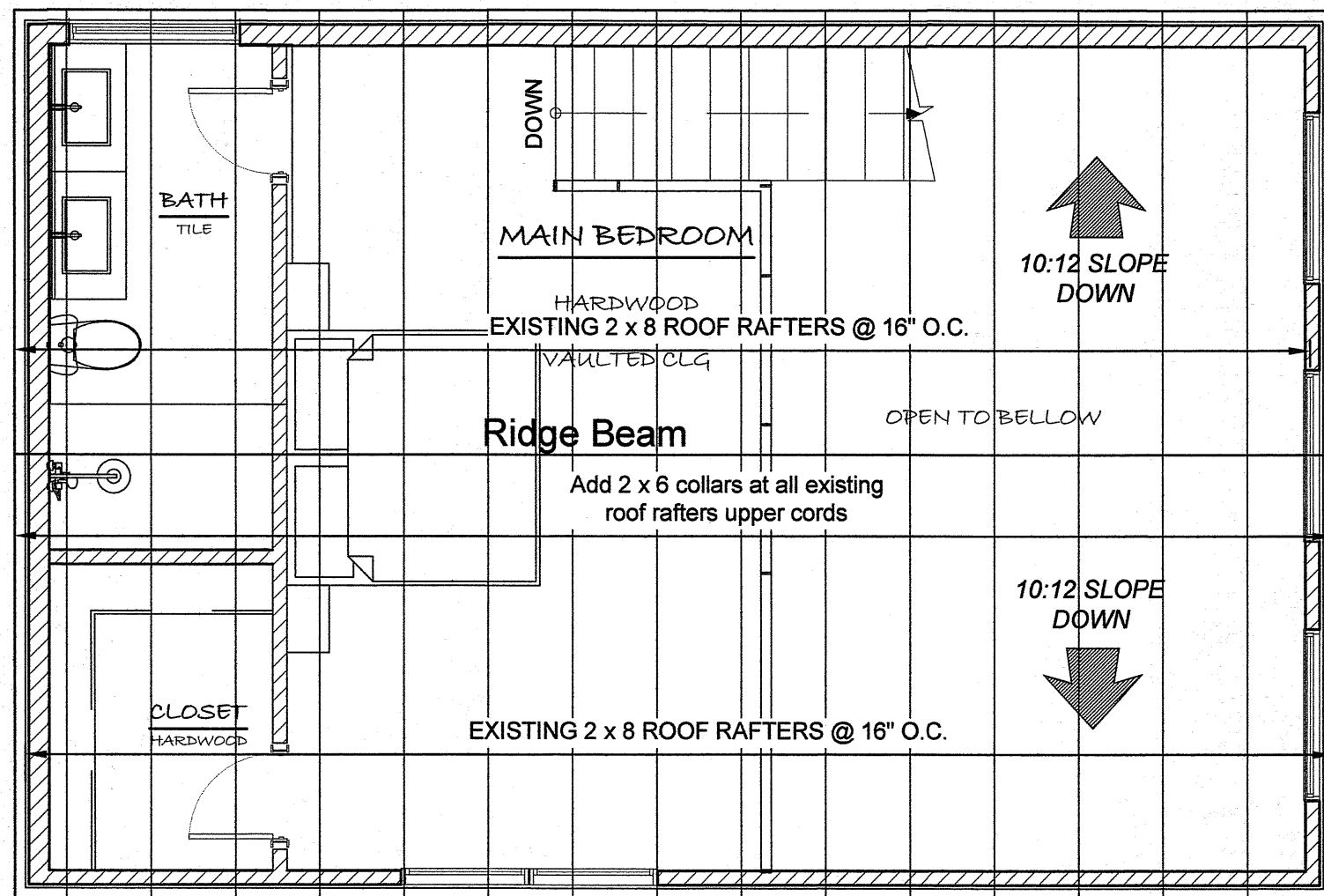
DRAWN BY
SB

APPROVED BY
GG

DATE
AS NOTED

SHEET
S-1

1 of 6



FRONT OF RESIDENCE

ROOF FRAMING PLAN

FULL SIZE: 1/2" = 1'-0" (24x36)
HALF SIZE: 1/4" = 1'-0" (11x17)

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5. Refer to "Header Schedule" on sheet S-5 for typical header size requirements
6. Refer to "Roof Rafter Span Table" on sheet S-6 for maximum rafter span lengths. Install wood purlins with posts bearing on interior walls/beams below as required not to exceed maximum span limitations (reference detail 7/S-6).
7. Install posts as required to help support ridge and valley members; reference detail 3/S-6
8. Refer to "Header Schedule" on sheet S-5 for typical header size requirements
9. If insulation placed between rafters, use 2 x 8 rafters. If insulation placed above ceiling, joist depth depends on span tables (reference sheet S-6).

LEGEND

- ~ HANGER
○ VERTICAL POST
◑ OFFSET POST (INCLINED)

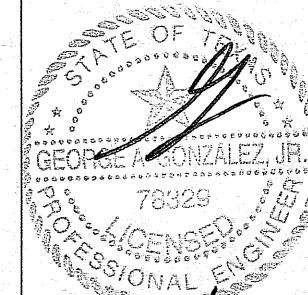
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RAFTERS @ 24" O.C.;
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NUMBER OF HOLES ON EACH
LVL SPAN SHALL NOT
EXCEED 3 (0 ON CANTILEVER)



03/19/24

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G1E

DRAWING NAME
ROOF FRAMING PLAN
PROJECT NAME
Res. Remodel. Struct. Design

PROJECT NUMBER
AU-24-07
REVISION
VERSION 2.0
DRAWN BY
SB
APPROVED BY
GG

SCALE
AS NOTED
SHEET

S-2

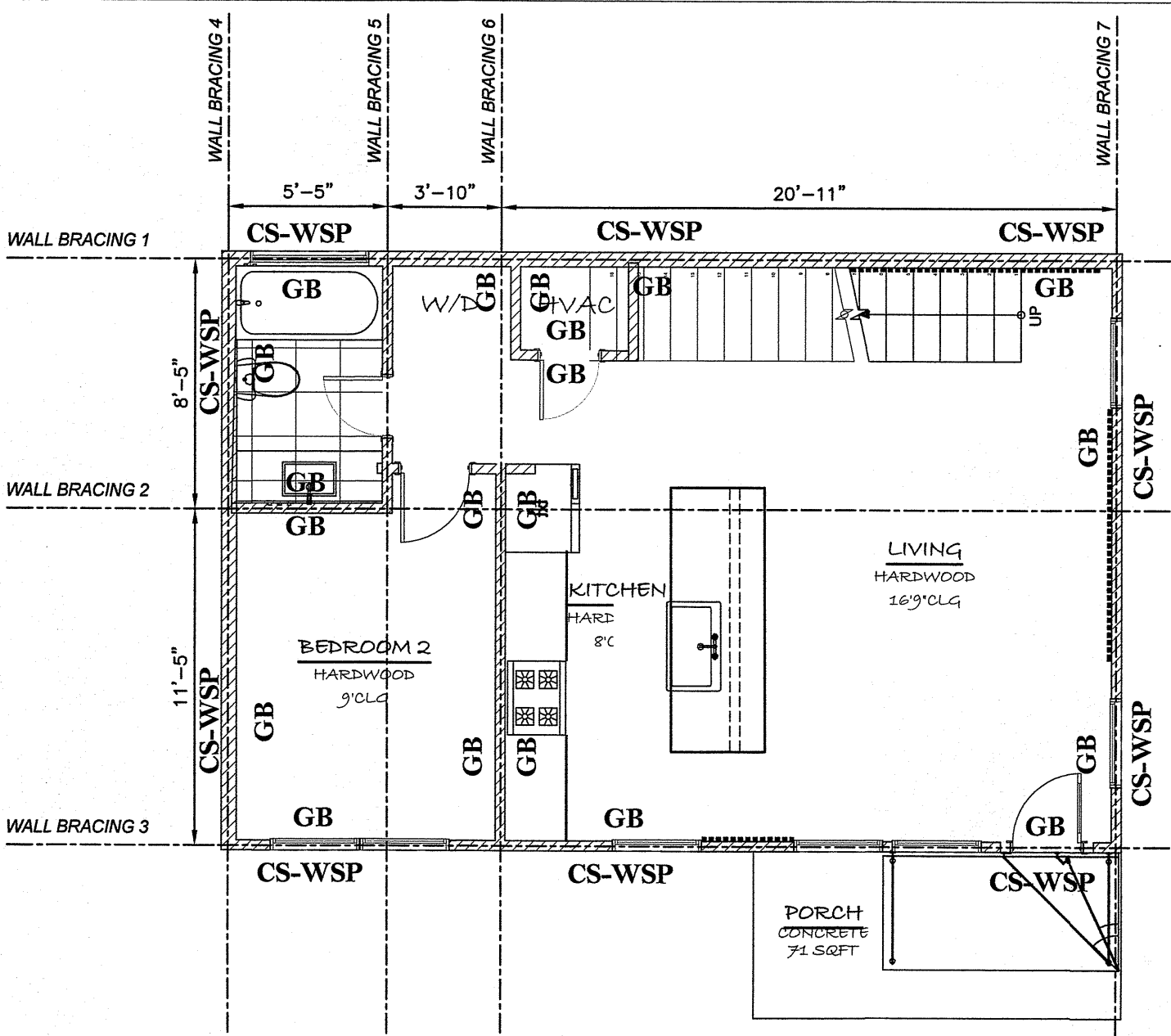
2 of 6

CODES	
Building Code	International Residential code 2021 Edition. Section R602.10
WALL BRACING LEGEND	
CS-WSP	Continuous wood structural panel sheathing: Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
GB	Gypsum board: Minimum thickness: 1/2" Connection criteria: 13 gage, 1-3/8" long, 19/64 head; 0.098" diameter, 1-1/4" long; annular-ringed; 5d cooler nail, 0.086" diameter, 1-5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1-5/8" long, 9/32" head. Spacing: Nails, @ 8" o.c.; Screws, @ 16" o.c.

- WALL BRACING NOTES
1. The design of the wall bracing for this new project is based on the 2021 edition of the International Residential Code (IRC 2021)
2. Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
3. If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method
- DIMENSION NOTE:
1. Wall bracing dimension presented only for City of Austin plan review purposes.
2. For framing dimensions refer to Architectural floor plans

- Approved Plans Correction Notes:
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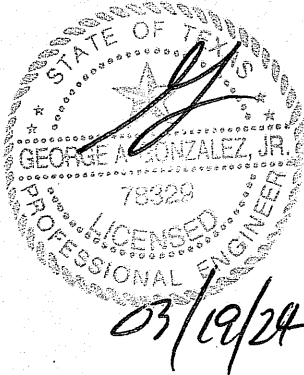
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LEGEND: 1" x 4" x 1/2" steel band
diagonal wall stud
straps fastened
with (2) 3/8" screws
at each wood stud

LEVEL 1 WALL BRACING PLAN

FULL SIZE: 3/8" = 1'-0" (24x36)
HALF SIZE: 3/16" = 1'-0" (11x17)



PROJECT ADDRESS:

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T.B.P.E. Registered Firm #T-2565

G1E

DRAWING NAME:

LEVEL 1
WALL BRACING PLAN

PROJECT NUMBER:

AU-24-07

VERSION:

VERSION 2.0

DRAWN BY:

SB

APPROVED BY:

GG

REVISION:

SCALE:

AS NOTED

SHEET:

S-3

3 of 6

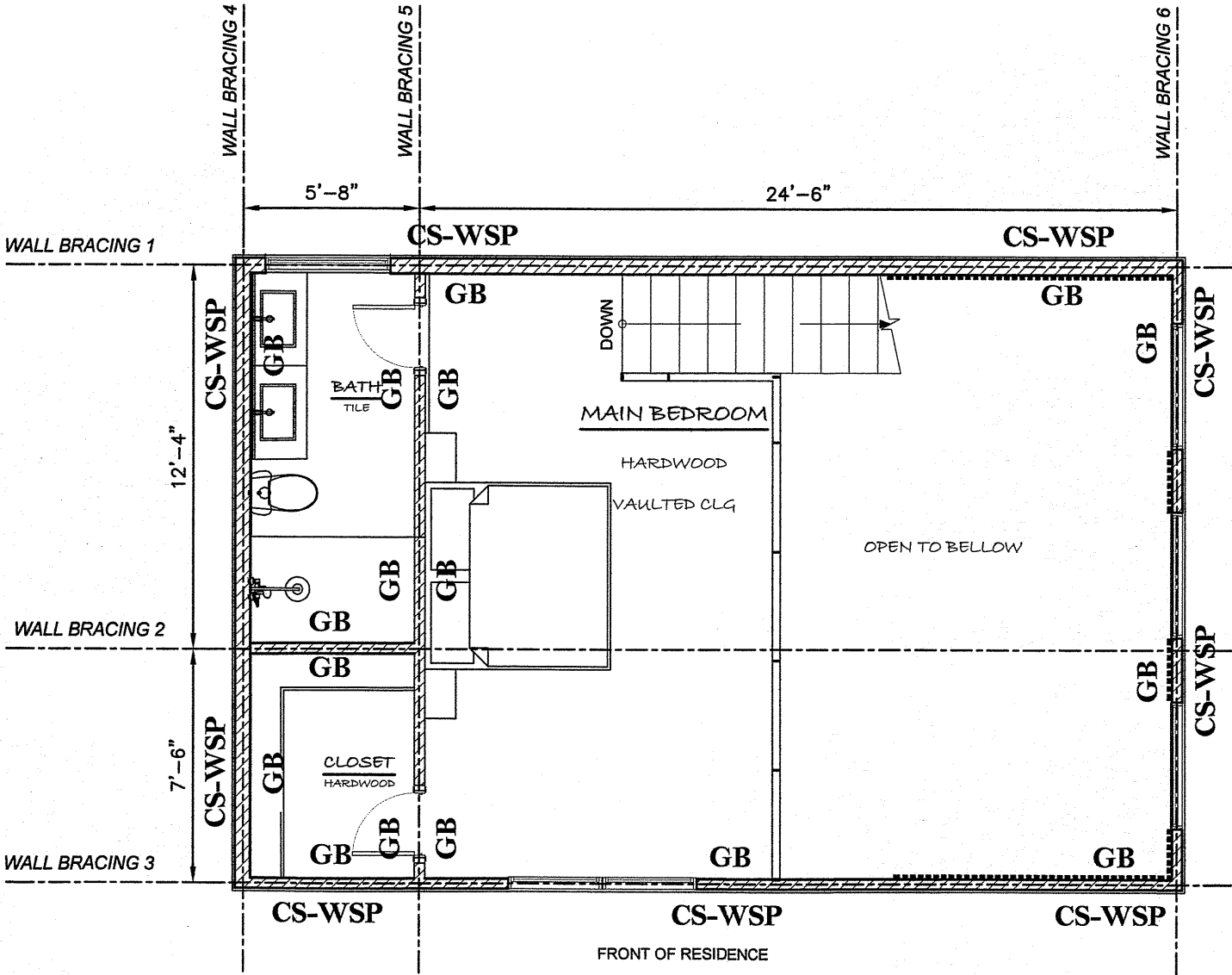
Res. Remodel. Struct. Design

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WALL BRACING LEGEND	
CS-WSP	Continuous wood structural panel sheathing: Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 8" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
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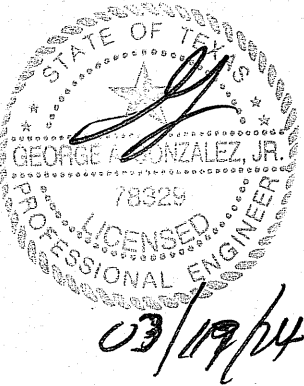


LEGEND:

1" x 4" x 1/2" steel band diagonal wall stud straps fastened with (2) 3/8" screws at each wood stud

LEVEL 2 WALL BRACING PLAN

FULL SIZE: 3/8" = 1'-0" (24x36)
HALF SIZE: 3/16" = 1'-0" (11x17)



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T.B.P.E. Registered Firm #E-2565

DRAWING NAME

LEVEL 2 WALL BRACING PLAN

PROJECT NUMBER

AU-24-07

VERSION

VERSION 2.0

DRAWN BY

SB

APPROVED BY

GG

SCALE

AS NOTED

SHEET

S-4

Res. Remodel. Struct. Design

4 of 6

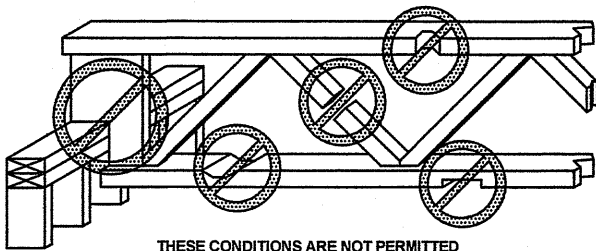
TYPICAL WALL SECTIONS - WOOD FRAMING				
WALL	STUDS	SHEATHING		INSULATION
		SIDE 1	SIDE 2	
EXTERIOR 4"	2x4 @ 16" O.C.	1/8" OSB	1/2" GWB	R-12
EXTERIOR 6"	2x6 @ 16" O.C.	1/8" OSB	1/2" GWB	R-20
INTERIOR 4"	2x4 @ 16" O.C.	1/2" GWB	1/2" GWB	SOUND
INTERIOR 6"	2x6 @ 16" O.C.	1/2" GWB	1/2" GWB	SOUND
EXT. SHEAR 4"	2x4 @ 16" O.C.	STR 1 1/2"	1/2" GWB	R-12
EXT. SHEAR 6"	2x6 @ 16" O.C.	STR 1 1/2"	1/2" GWB	R-20
INT. SHEAR 4"	2x4 @ 16" O.C.	STR 1 1/2"	1/2" GWB	SOUND
INT. SHEAR 6"	2x6 @ 16" O.C.	STR 1 1/2"	1/2" GWB	SOUND

OSB = APA RATED ORIENTED STRAND BOARD / GWB = GYPSUM WALL BOARD /
STR T = APA RATED STRUCTURAL SHEATHING

SHEATHING FASTENING SCHEDULE- WOOD FRAMING

NAME	PANEL	ORIENTATION TO FRAMING	MAX. FASTENER SPACING		
			SIZE	EDGES	INTERM.
SHEAR WALL	1/8" OSB	⊥ OR	8d	4"	12"
ROOF SHEATHING	3/4" PLYWOOD	⊥	10d	4"	8"
INTERIOR WALL	1/2" GWB	⊥	6d	12"	12"

H-CLIPS OR SOLID BLOCKING REQ'D AT ALL WOOD PANEL EDGES



MWT TRUSS MODIFICATION LIMITATIONS
NOT TO SCALE

MANUFACTURED WOOD TRUSSES

- Manufactured wood trusses shall be metal plate connected wood trusses designed and fabricated in accordance with the National Design Standard For Metal Plate Connected Wood Truss Construction (ANSI/TPI 1-1995).
- Trusses shall be designed by a Professional Engineer licensed in Texas (truss designer).
- Lumber shall be kiln-dried and shall have a moisture content at time of manufacture between 7% and 15% by weight.
- Connector plates shall be manufactured by a Wood Truss Council of America member plate supplier. Connector plates shall be 0.038-inch thickness minimum and shall conform to ASTM A653/A653m steel, grade 33 minimum. All plates shall be G60 galvanized in accordance with ASTM A924/A924m.
- Truss erection shall be in accordance with Commentary And Recommendations For Handling, Installing And Bracing Metal Plate Connected Wood Trusses (TPI HIB-91).
- All trusses are bottom chord bearing U.N.O.
- Trusses with multiple point loads shall be designed for unbalanced loading.
- Field verify span dimensions.
- Truss configurations shown are schematic. Truss designer shall determine truss configuration.
- Center opening of trusses are to remain clear of diagonal members to allow clearance for HVAC ductwork.
- Cutting or altering of trusses is not permitted.
- Coordinate with mechanical for duct chase sizes & locations.
- Deflection criteria:

Floor Trusses	span/600
Live-load deflection:	span/480 or 1/4" max.
Roof Trusses	
Live-load deflection:	span/480
Total-load deflection:	span/360

Wood Framing

Unless noted otherwise, the following materials are typical:

Framing lumber: #2 southern pine, kiln dried 15% MC

Studs: #2 spf, kiln dried 15% MC

Plywood: APA-rated exterior exposure, thickness as noted.

Sheathing: APA-rated panels, thickness or span-rating as noted.

Rimboard: APA EWS 1" rim board.

LVL: 2950 FB 2.0E, APA certified

Bolts: ASTM A307, U.N.O., drill holes 1/16" larger than bolt dia., use ASTM F844 standard washers at both ends (outside diameter of the washer shall be at least 2.5 times the bolt diameter).

Connectors: Simpson Strong-Tie or approved substitute

Glue: PL-400 construction adhesive, exterior exposure, or approved substitute

Pressure-treated: ACQ treated to per AWPA treatment standards, designated as (P.T.) on the drawings, kiln-dried after treatment (KDAT) where noted. Use Simpson Zmax (G185) connectors or approved substitute.

2. All framing shall be done in accordance with nationally-recognized framing standards, as reference in International Residential Code 2021

3. Headers shall be as shown on the drawings. If not shown on drawings, headers shall be as prescribed in Table R602.7.1 of the International Residential Code. Contact Engineer for headers not shown on the drawings and not specified in Table R602.7.1

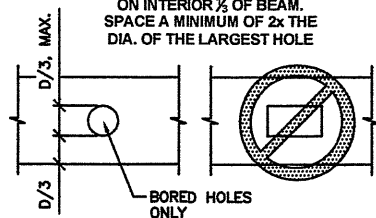
HEADER SCHEDULE

(FOR SAWN LUMBER HEADERS NOT OTHERWISE SPECIFIED)

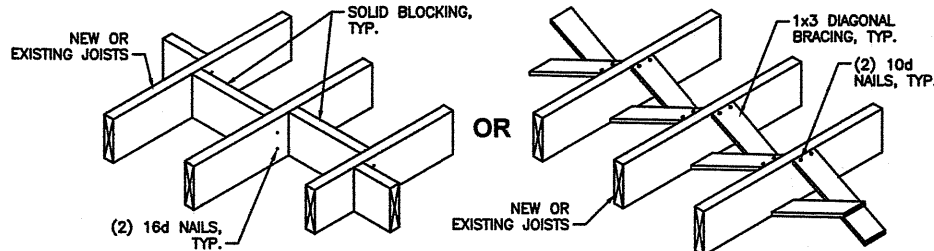
MAX. ALLOWABLE SPAN, FT.		
HEADER SIZE	NON-STRUCTURAL SHEATHING	STRUCTURAL SHEATHING
DBL 2x4	2'-6"	3'-6"
DBL 2x6	3'-6"	4'-6"
DBL 2x8	4'-6"	5'-6"
DBL 2x10	5'-6"	6'-6"
DBL 2x12	6'-6"	7'-6"

ALL SAWN LUMBER HEADERS SHALL BE NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE

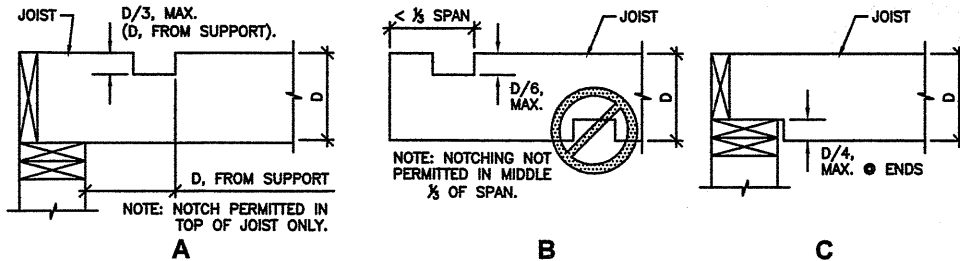
BORED HOLES ALLOWED ONLY ON INTERIOR 1/2 OF BEAM. SPACE A MINIMUM OF 2x THE DIA. OF THE LARGEST HOLE



JOIST PENETRATION LIMITATIONS
NOT TO SCALE



TYPICAL LUMBER BLOCKING OR BRIDGING
NOT TO SCALE



JOIST NOTCHING LIMITATIONS
NOT TO SCALE

Approved Plans Correction Notes:

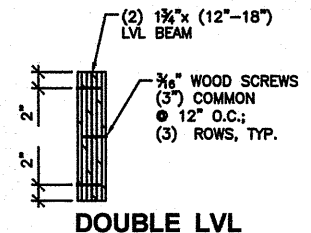
- Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
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JOIST HANGER SCHEDULE (NOT OTHERWISE SPECIFIED)

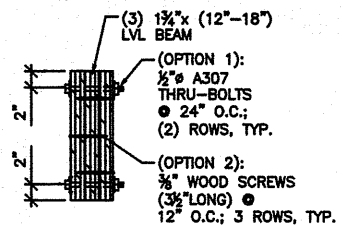
MEMBER	HANGER #	FACE FASTENER	JOIST FASTENER
2x4	HU24	(4) 10d	(2) 10dx1.5
2x6	HU26	(6) 10d	(4) 10dx1.5
2x8	HU26	(6) 10d	(4) 10dx1.5
2x10	HU210	(10) 10d	(6) 10dx1.5
2x12	HU210	(10) 10d	(6) 10dx1.5
2x14	HU214	(12) 10d	(8) 10dx1.5
DBL 2x4	HU24-2	(4) 10d	(2) 10d
DBL 2x6	HU26-2	(8) 10d	(4) 10d
DBL 2x8	HU26-2	(8) 10d	(4) 10d
DBL 2x10	HU210-2	(14) 10d	(6) 10d
DBL 2x12	HU210-2	(14) 10d	(6) 10d
DBL 2x14	HU210-2	(14) 16d	(6) 16d

NOTES:

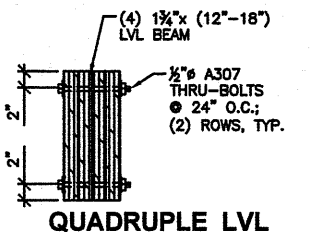
- Based on Simpson Strong-Tie.
- Hangers shown are for nominal dimensioned lumber. (1.5" thick). For rough sawn lumber use Simpson "IUS" or "IUT" series hangers, or approved substitute.
- Use all available fastener holes.
- Use only manufacturers approved fasteners.
- Hangers and fasteners in exterior conditions must be H.D. Galv.



DOUBLE LVL



TRIPLE LVL



QUADRUPLE LVL

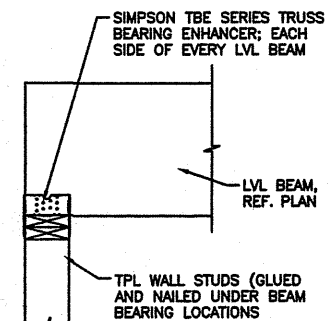
MULTIPLE LVL FASTENING DETAIL
NOT TO SCALE

CEILING JOIST MAXIMUM SPAN TABLE (FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

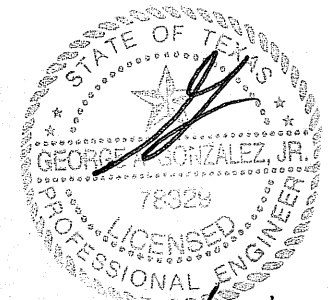
MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x4	16" O.C.	10'-9"
	24" O.C.	9'-3"
2x6	16" O.C.	16'-11"
	24" O.C.	13'-11"
2x8	16" O.C.	21'-7"
	24" O.C.	17'-7"
2x10	16" O.C.	25'-7"
	24" O.C.	20'-11"

Based on International Residential Code Table R802.4(1) (LL=10 psf; DL=5 psf L/A=240)

FOR ANY OTHER LUMBER SPECIES REFERENCE THE 2021 IRC CODE OR CONSULT WITH DESIGN ENGINEER



9 LVL BEAM BEARING DETAIL, TYP.
NOT TO SCALE



03/19/24

501 Texas Ave.-BLDG. 02-ADU
AUSTIN, TEXAS 78705

Genesis 1 Engineering Company
Commercial Residential
6104 South First St., Ste. 105
Austin, TX 78745
Office: 512-999-2246
Fax: 512-999-2203
T.B.P.E. Registered Firm #F-2565

TYPICAL FRAMING DETAILS I
Res. Remodel. Struct. Design

PROJECT NO. AU-24-07

VERSION 2.0

DESIGNED BY SB

APPROVED BY GG

SCALE AS NOTED

SHEET

S-5

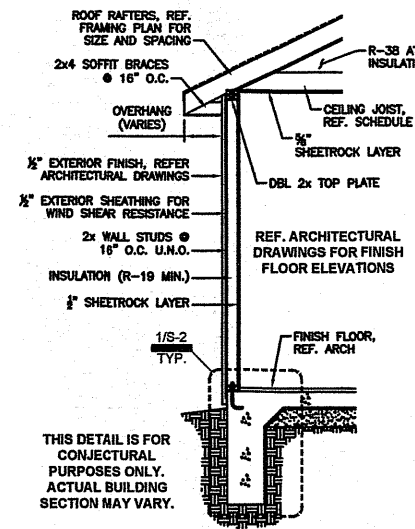
5 of 6

FLOOR JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x6	16" O.C.	9'-4"
	24" O.C.	7'-7"
2x8	16" O.C.	11'-10"
	24" O.C.	9'-8"
2x10	16" O.C.	14'-0"
	24" O.C.	11'-5"
2x12	16" O.C.	16'-6"
	24" O.C.	13'-6"

Based on International Residential Code Table 502.3.1(2)
(LL=40 psf; DL=10 psf L/A=360)

FLOOR JOIST SPAN TABLE
N.T.S.



1A TYPICAL EXTERIOR WALL SECTION
N.T.S.

INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5 (2)
WITH CEILING ATTACHED

RAFTERS SPACING (in)	SPECIES & GRADE	MAXIMUM RAFTER SPAN				
		2x4	2x6	2x8	2x10	2x12
16" O.C.	SOUTHERN PINE #2	8'-7"	13'-5"	17'-1"	20'-3"	23'-10"
24" O.C.	SOUTHERN PINE #2	7'-4"	11'-0"	13'-11"	16'-6"	19'-6"

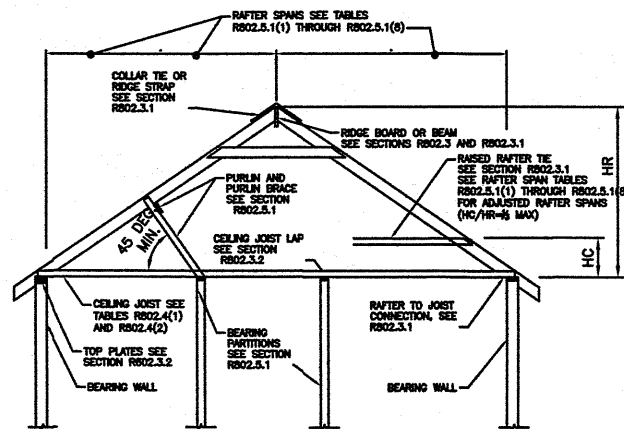
* = Span exceeds 26 feet in length.

INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5 (1)
WITHOUT CEILING ATTACHED

RAFTERS SPACING (in)	SPECIES & GRADE	MAXIMUM RAFTER SPAN				
		2x4	2x6	2x8	2x10	2x12
16" O.C.	SOUTHERN PINE #2	9'-0"	13'-6"	17'-1"	20'-3"	23'-10"
24" O.C.	SOUTHERN PINE #2	7'-4"	11'-0"	10'-11"	16'-6"	19'-6"

* = Span exceeds 26 feet in length.

R802.5.1 PURLINS. Installation of purlins to reduce the span of rafters is permitted as shown in Figure R802.5.1. Purlins shall be sized not less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51mm by 102mm) braces installed to bearing walls at a slope not less than 45 degrees (0.785 rad) from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).

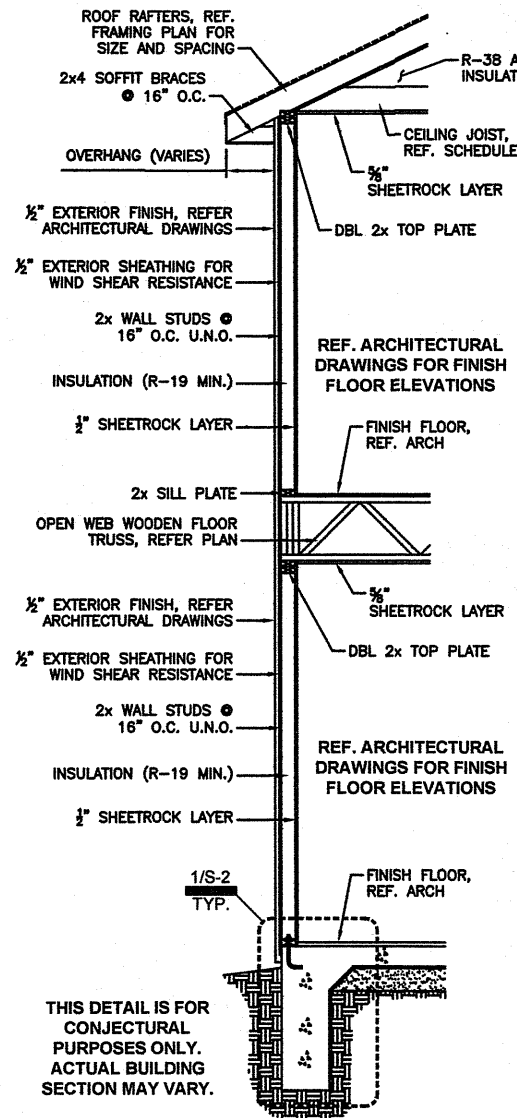


For S1: 1 inch=25.4 mm, 1 foot=305 mm, 1 degree=0.018 rad.
Note: Where ceiling joists run perpendicular to the rafter, rafter ties shall be installed in accordance with Section R802.5.1.
Hc=Height of ceiling joists or rafter ties measured vertically above the top of rafter support walls.
Hr=Height of roof ridge measured vertically above the top of the rafter support walls.

FIGURE R802.5.1
BRACED RAFTER CONSTRUCTION

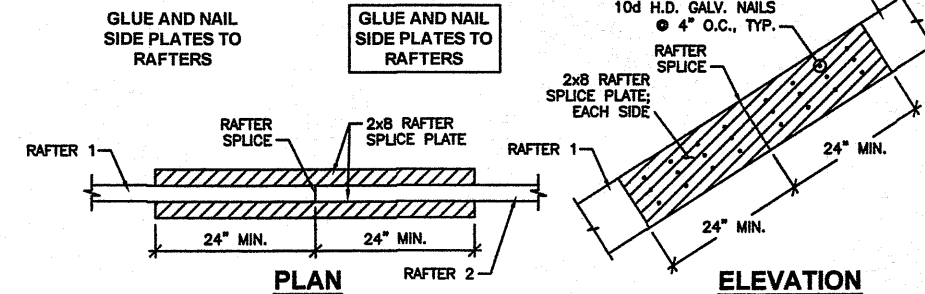
SECTION SHOWN IS FOR CONJECTURAL PURPOSES ONLY AND MAY NOT REFLECT THE ACTUAL ROOF SECTION

7 ROOF RAFTER SPAN TABLES
N.T.S.



THIS DETAIL IS FOR CONJECTURAL PURPOSES ONLY. ACTUAL BUILDING SECTION MAY VARY.

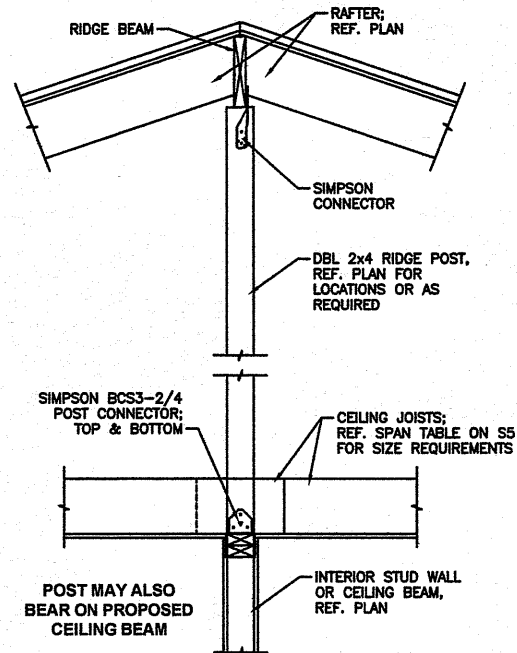
1B TYPICAL EXTERIOR WALL SECTION
N.T.S.



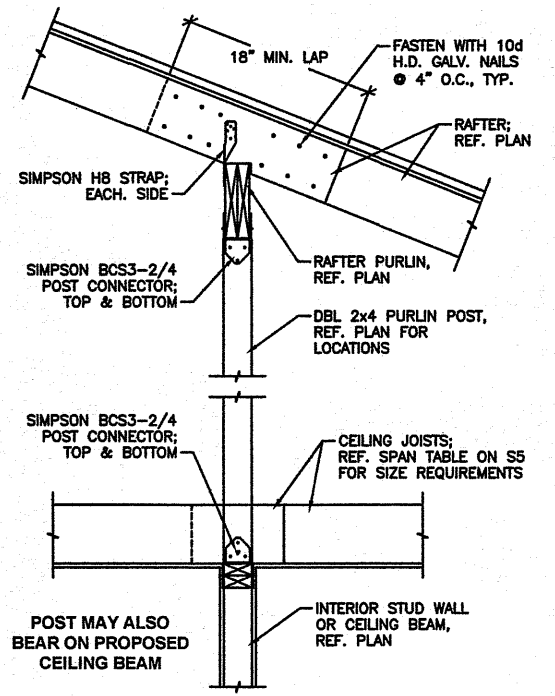
8 TYPICAL RAFTER SPLICE DETAIL
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"

Approved Plans Correction Notes:

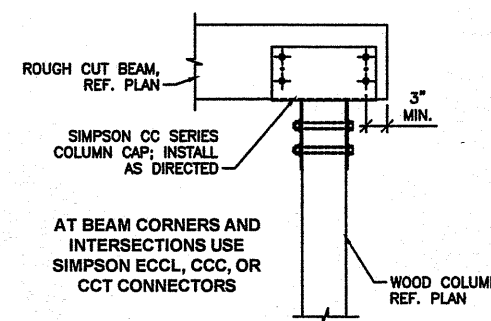
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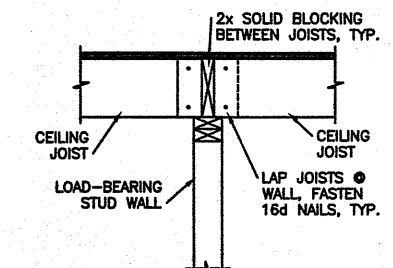
3 RIDGE & VALLEY SUPPORT DETAIL, TYP.
N.T.S.



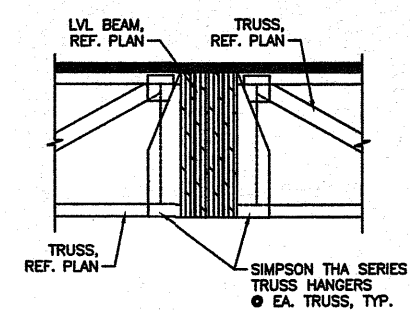
4 RAFTER PURLIN SUPPORT DETAIL, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



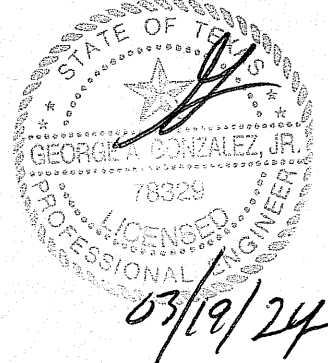
5 COLUMN CAP AT EXTERIOR BEAM
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



6 JOIST LAP OVER WALL DETAIL
FULL SIZE (24x36): 1" = 1'-0"
HALF SIZE (11x17): 1/2" = 1'-0"



MWT-TO-LVL CONNECTION
NOT TO SCALE



1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT NAME: 501 Texas Ave.-BLDG. 02-ADU
AUSTIN, TEXAS 78705

CLIENT NAME: AGGARWAL RESIDENCE

Genesis 1 Engineering Company
Commercial Residential
6104 South First St., Ste. 105
Austin, TX 78745
Office: 512-899-2246
Fax: 512-899-2203
T.B.P.E. Registered Firm #P-2565

TYPICAL FRAMING DETAILS II

PROJECT NUMBER: AU-24-07

REVISION: VERSION 2.0

DRAWN BY: SB

APPROVED BY: GG

SCALE: AS NOTED

SHEET: S-6

6 of 6

Res. Remodel. Struct. Design

03/19/24

DO NOT CONSTRUCT IN A HALF CRITICAL ROOT ZONE FOR ANY PROTECTED TREE, IF PROPOSED FOUNDATION LIES WITHIN A HALF CRITICAL ROOT ZONE IN THE FIELD, CONTACT ENGINEER FOR FOUNDATION DESIGN REVISIONS

HALF CRITICAL ROOT ZONE NOTES:

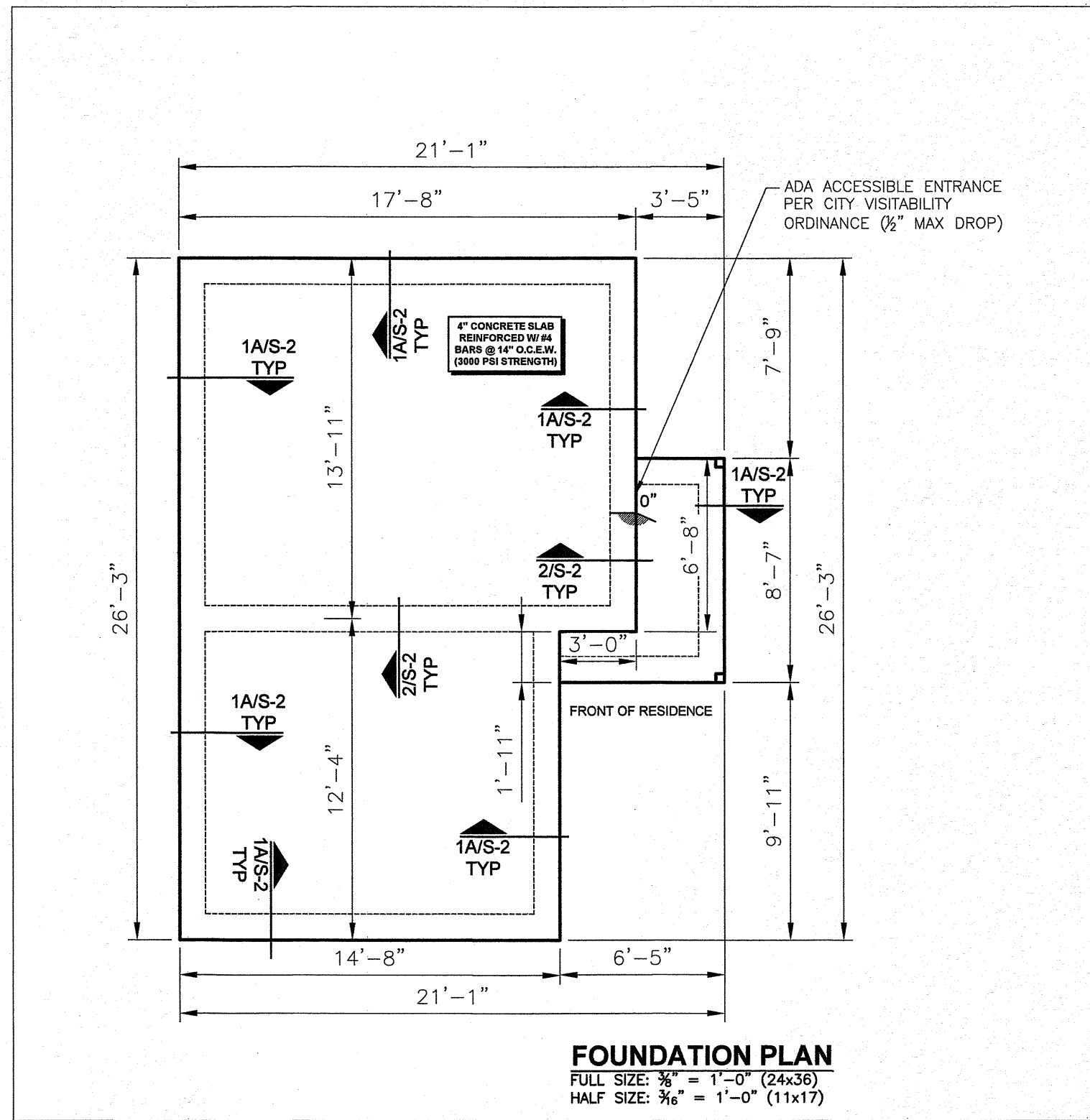
1. Heavy equipment, use of backhoes, steel tread tractors or any heavy vehicles are not permitted in critical root zone unless approved by qualified arborist. If allowed, a protective root buffer is required.
2. Interfering roots shall be cut in a clean (smooth cut) fashion.
3. If excavation is required for utilities, drainage, irrigation or other purposes it is the contractors duty to tunnel under or around any roots that are 2" in diameter or greater.

TREE PROTECTION NOTES

1. All trees close to structure shall be protected with fencing.
2. Tree protection fences shall be erected according to City of Austin Standards, including types of fencing and signage.
3. Tree protection fences shall be installed prior to the commencement of any site preparation work.
4. Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall take place before construction begins. All pruning must be done according to City of Austin standards and as outlined in literature provided by the international Society of Arboriculture (ISA pruning techniques).
5. All tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.

CONTENTS

S-1.....	FOUNDATION PLAN
S-2.....	FOUNDATION DETAILS
S-3.....	LEVEL 2 FLOOR FRAMING PLAN
S-4.....	ROOF FRAMING PLAN
S-5.....	LEVEL 1 WALL BRACING PLAN
S-6.....	LEVEL 2 WALL BRACING PLAN
S-7.....	FRAMING DETAILS I
S-8.....	FRAMING DETAILS II



Approved Plans Correction Notes:
1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.

PLAN NOTES:

1. Concrete contractor shall verify all foundation dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
2. Dimensions for interior beams are taken from edge of foundation to center of interior beam.
3. Do NOT scale off dimensions on plans.

SLAB PENETRATIONS:

Refer to architectural drawings for all locations, sizes and typical requirements.

FINISHED FLOOR ELEVATION:

To be set min. 6" to 8" above highest point of natural ground inside the perimeter of the proposed concrete foundation.

To be set per approved architectural drawings.

LEGEND

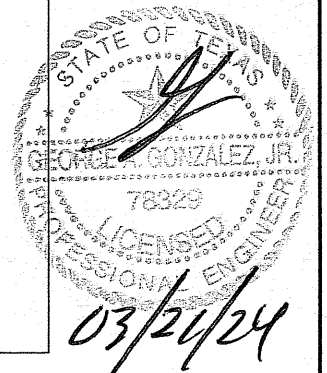
- ▴ SLAB DROP, SEE HEIGHT
- L-60 ANCHOR BOLT

REFER TO S-2 FOR FOUNDATION NOTES

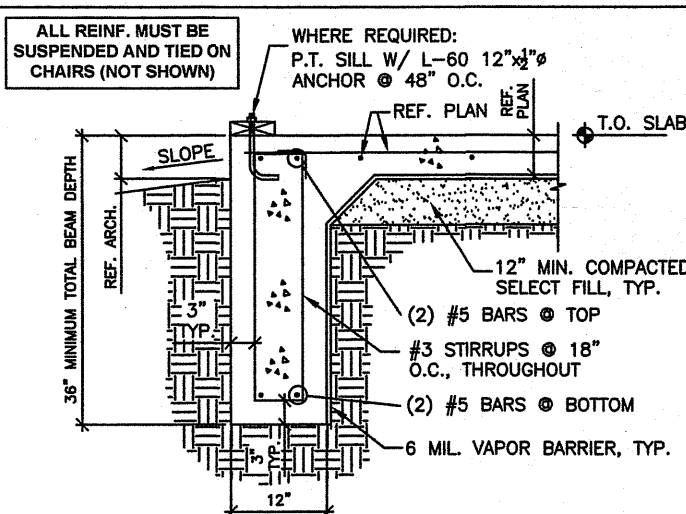
GENERAL PROJECT NOTES

1. The design of this project is the property of Genesis 1 Engineering Co. Any changes without prior written permission are not permitted.
2. Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.
3. All required permits by City of Austin, TX shall be secured prior to start of construction.
4. All contractors and subcontractors shall have at least five years experience in the construction industry.
5. Job site shall be cleaned daily of all excess debris and spoils.
6. The site and building shall be designed in accordance with the 2021 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

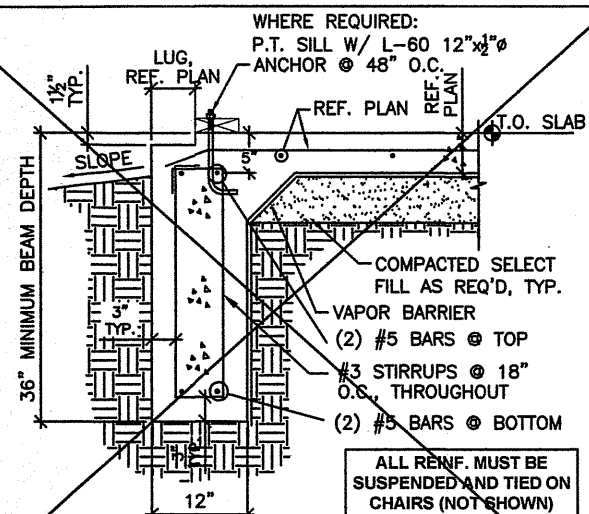
INSPECTION NOTE:
Detail 5-Z Bars; Contractor shall assure that Z-Bars shall be installed at all foundation level differentials, Failure to comply with this note might result in third party-Inspection non-compliance and contractor shall assume all liability



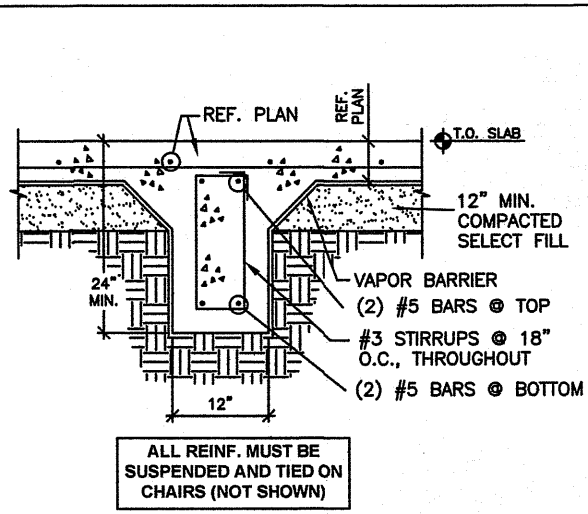
1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO VERIFY THE ACCURACY OF THE INFORMATION ON THIS SHEET. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.	
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.	
PROJECT ADDRESS	501 TEXAS AVE.-BUILDING 03 AUSTIN, TEXAS 78705
CLIENT NAME	AGGARWAL RESIDENCE
GENESIS 1 Engineering Company Commercial Residential 604 South First St., Ste. 105 Austin, TX 78745 Office: 512-899-2246 Fax: 512-899-2203 T.B.P.E. Registered Firm #F-2565	G1E
FOUNDATION PLAN	Project Name: New Res. Structural Design
PROJECT NUMBER: AU-24-07	VERSION: 1.0
DATE: 03/26/24	APPROVED BY: GG
SCALE: AS NOTED	SHEET: S-1
1 of 8	



1A EXTERIOR GRADE BEAM, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"

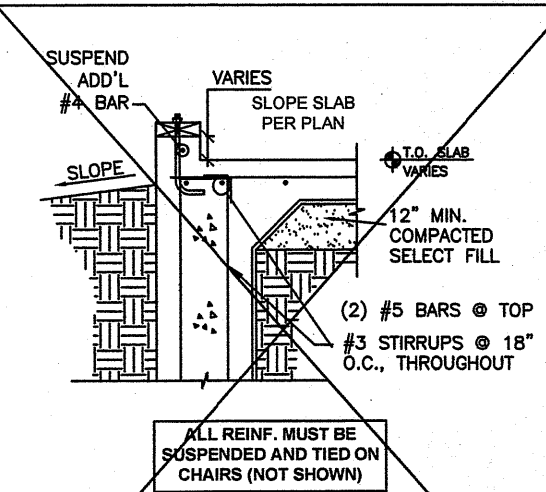


1B EXTERIOR GRADE BEAM, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"

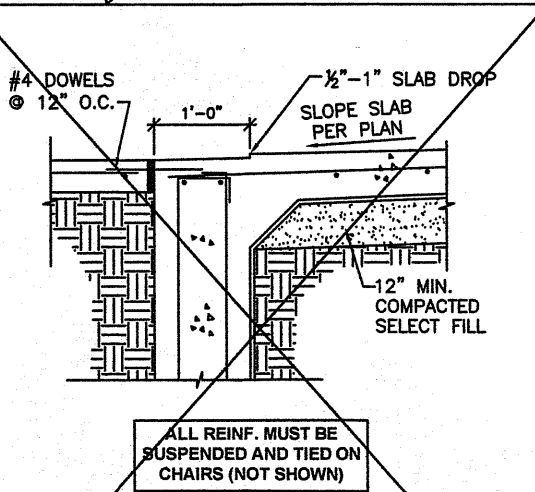


2 INTERIOR GRADE BEAM, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"

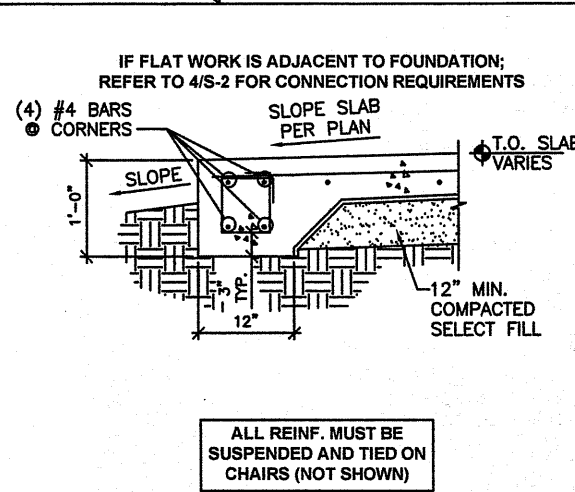
Approved Plans Correction Notes:
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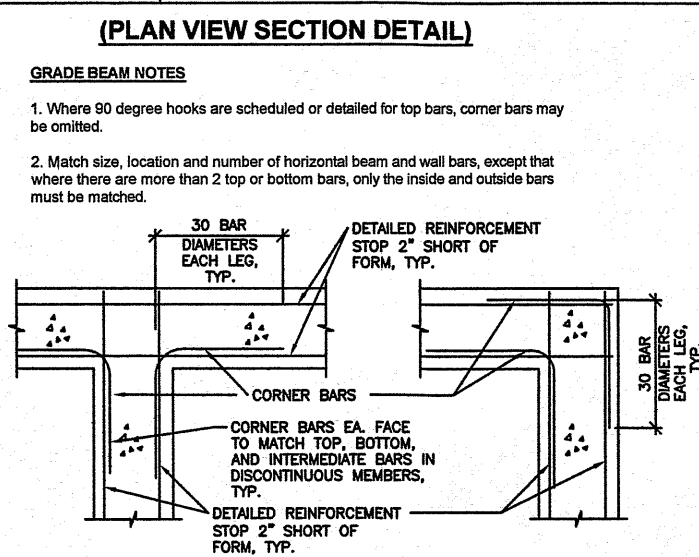
3 EXTERIOR GRADE BEAM AT GARAGE WALL, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



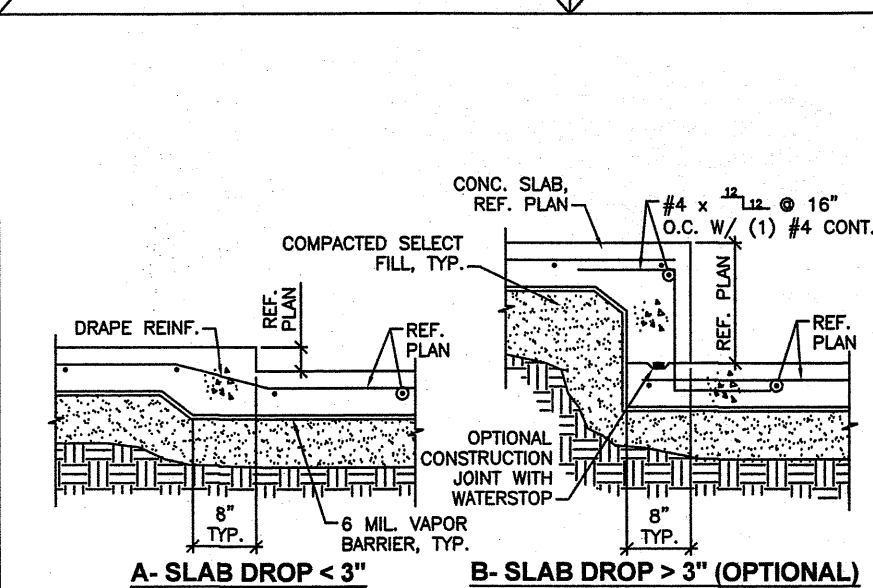
4 EXTERIOR DRIVEWAY FLAT WORK AT GARAGE, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



5 EXTERIOR GRADE BEAM AT PORCH, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



6 TYPICAL CORNER BAR REINFORCEMENT
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"

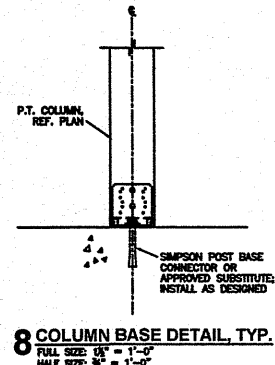


7 SLAB DROP SECTIONS
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"

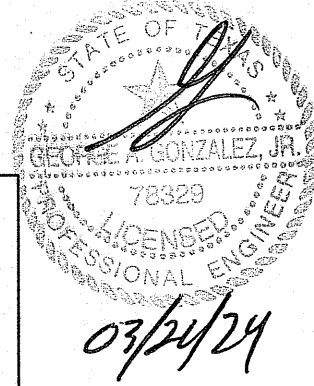
FOUNDATION NOTES:

- Typical section marks and details shown are "typical" and shall apply to similar situations.
- All beams are to be a minimum of 12" wide by 36" deep (exterior) and 12" wide by 24" deep (interior), slab to be 4.0" thick, unless noted otherwise (U.N.O.) on foundation layout.
- All exterior beams must extend a minimum of 12" into undisturbed soil or to rock. If solid rock is encountered beneath the beam, the beam depth may be reduced. The maximum reduction in beam depth may not exceed 50% of the original depth. Specific permission must be obtained from the engineer prior to beam construction.
- No accelerators are to be used in the event of cold weather.
- All concrete shall be consolidated by use of a mechanical vibrator.
- Reinforcing bars shall be designed, fabricated, and placed in accordance with the latest edition of the ACI Code.
- Reinforcing bars shall be ASTM A615 Grade 60, except #3 and #4 bar ties shall be grade 40.
- Continuous reinforcing bars shall have a minimum lap of 30 diameters or 24", whichever is greater. Provide corner bars for all continuous reinforcing bars at all corners with a minimum lap of 30 diameters or 24" whichever is greater.
- Deposit concrete as nearly as possible to its final location to avoid aggregation due to rehandling and flowing. Do not subject concrete to any procedure which might cause segregation. Do not use mechanical vibrators to relocate concrete.
- All concrete shall be normal weight and shall have a minimum compressive strength of 3,000 p.s.i. at 28-days. Concrete design mix shall be as per ACI 318.
- All reinforcing bars shall conform to ASTM A-615.
- Water shall not be added to the concrete mix at the jobsite. Approved admixtures may be added to improve workability.
- Embedded conduits, sleeves, and pipes meet the following requirements:
 - 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 which they embed.
 - Conduits, pipes, and sleeves shall not be spaced closer than three diameters or widths on-center.
 - Embedded conduits, pipes, and sleeves shall be of approved plastic or galvanized steel not thinner than standard schedule 40 steel pipe.
- All reinforcement shall be clean and free of all concrete, dirt, grease, and other foreign material prior to concrete placement.
- Heat shall not be used in the fabrication or installation of reinforcement, except in cutting straight bars to length.
- In slabs, provide (2) #4 x 4'-0" bars at each re-entrant corner, placed on the diagonal with 1-inch clearance from corner and top of slab. This includes any rectilinear holes made due to standard construction practices.
- Reinforcing bars for footings and slabs-on-grade shall be supported on precast concrete blocks at 3'-0" O.C. or bar chairs with sheet metal or plastic bases at 4'-0" O.C.
- Reinforcing steel clear cover shall be as follows, unless otherwise noted.

Slabs on grade	1 1/2" top, 3" bottom & sides
Footings and Grade Beams:	3" top, bottom and sides
- The welding of reinforcing steel will not be permitted.



8 COLUMN BASE DETAIL, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

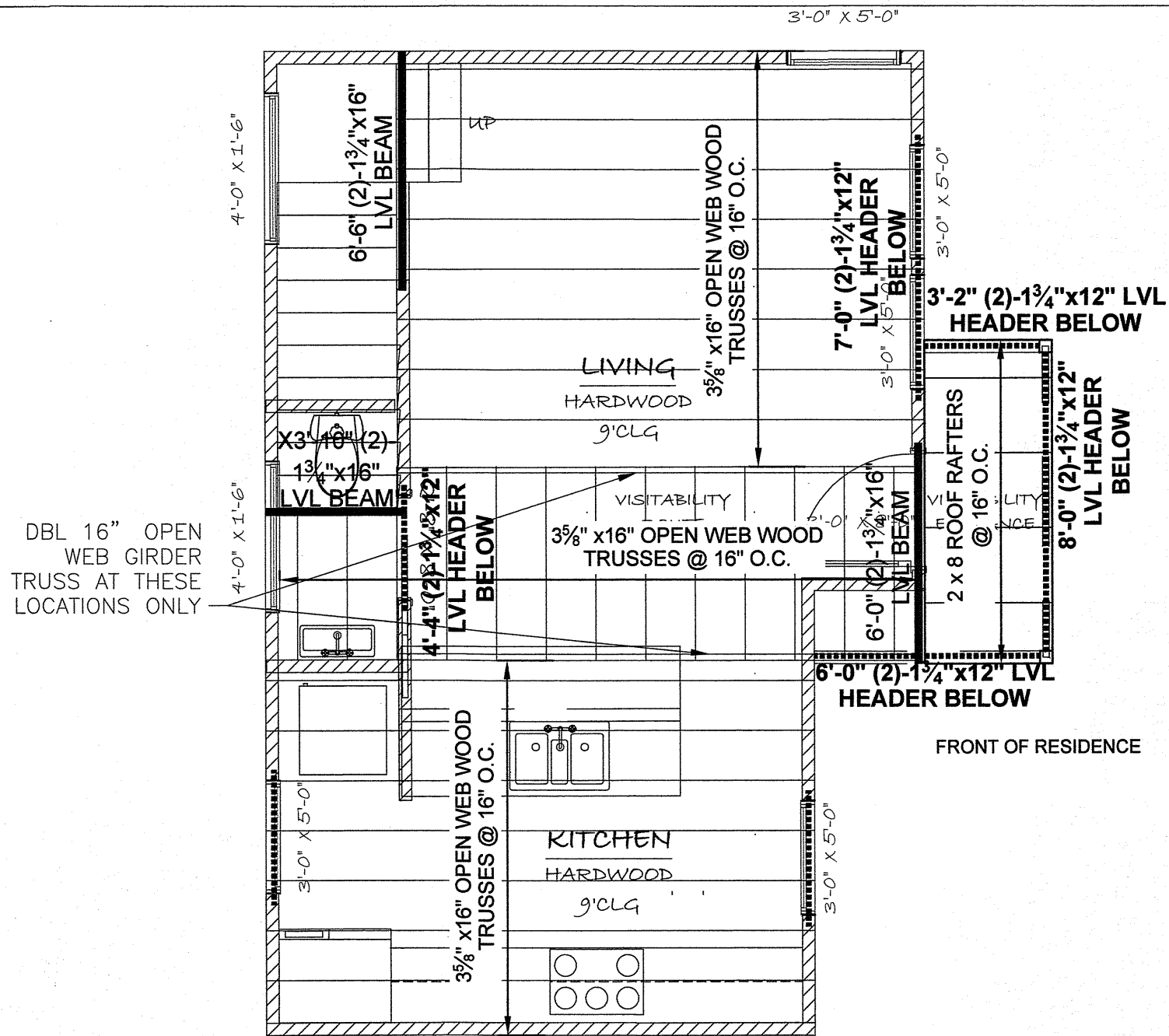
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT NUMBER: **501 TEXAS AVE.-BUILDING 03**
 ADDRESS: **AUSTIN, TEXAS 78705**
 CLIENT NAME: **AGGARWAL RESIDENCE**

Genesis 1 Engineering Company
 Commercial Residential
 6104 South First St., Ste. 105
 Austin, TX 78745
 OFFICE: 512-899-2246
 FAX: 512-899-2203
 T.B.P.E. Registered Firm #1-2565

G1E

PROJECT NAME: **Typical Foundation Details**
 PROJECT NUMBER: **AU-24-07**
 VERSION: **1.0**
 DRAWN BY: **SB** / APPROVED BY: **GG**
 SCALE: **AS NOTED**
S-2
 2 of 8



STRUCTURAL FLOOR FRAMING PLAN

FULL SIZE: 1/2" = 1'-0" (24x36)
HALF SIZE: 1/4" = 1'-0" (11x17)

Approved Plans Correction Notes:
1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.

- NOTES:
1. Framing contractor shall verify all dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
 2. Do NOT scale off dimensions on plans.
 3. Framing members on this plan are shown for conjectural purposes based on the typical spacing. Do NOT base quantity take offs base on the number of members shown.
 4. Construct ceiling framing spanning the short direction where possible. Reference "Ceiling Joist Maximum Span Table" on sheet S-7 or appropriate joist sizes.
 5. Refer to "Header Schedule" on sheet S-7 for typical header size requirements

- LEGEND
- HANGER
 - VERTICAL POST
 - ⦿ OFFSET POST (INCLINED)

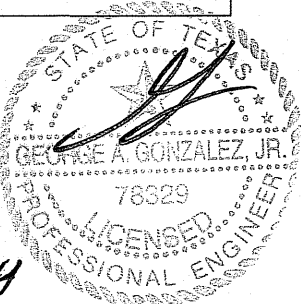
REFER TO S-7 FOR
FRAMING NOTES

SIMPSON LSU/LSSU SERIES RAFTER
HANGERS MUST BE USED AT ALL
RAFTER TO LEDGER CONNECTIONS.
TOE-NAILING IS NOT PERMITTED

REFER TO S-7 FOR
"CEILING JOIST
MAXIMUM SPAN TABLE"

ALL ROOF FRAMING
MEMBERS SHALL BE 2x8
RAFTERS @ 24" O.C.;
UNLESS NOTED OTHERWISE

NUMBER OF HOLES ON EACH
LVL SPAN SHALL NOT
EXCEED 3 (0 ON CANTILEVER)



09/24/24

PROJECT NUMBER: 501 TEXAS AVE.-BUILDING 03
AUSTIN, TEXAS 78705
CLIENT NAME: AGGARWAL RESIDENCE

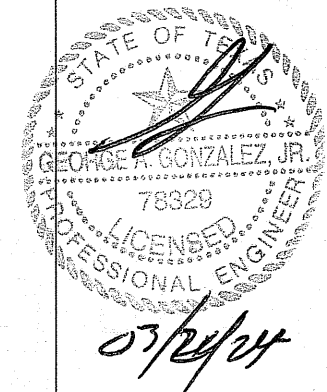
Genesis 1 Engineering Company
Commercial Residential
6104 South First St., Ste. 105
Austin, TX 78745
Office: 512-899-2206
Fax: 512-899-2205
T.B.P.E. Registered Firm #1-2565

PROJECT NAME: STRUCTURAL FLOOR FRAMING PLAN
PROJECT NAME: New Res. Structural Design

PROJECT NUMBER: AU-24-07
VERSION: VERSION 1.0
DRAWN BY: SB / APPROVED BY: GG
SCALE: AS NOTED
SHEET: S-3
3 of 8



FULL SIZE: 1/2" = 1'-0" (24x36)
HALF SIZE: 1/4" = 1'-0" (11x17)



4 of 8

CODES	
Building Code	International Residential code 2021 Edition. Section R602.10
WALL BRACING LEGEND	
CS-WSP	Continuous wood structural panel sheathing: Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4" staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.
GB	Gypsum board: Minimum thickness: 1/2" Connection criteria: 13 gage, 1-3/8" long, 19/64 head; 0.098" diameter, 1-1/4" long; annular-ringed; 5d cooler nail, 0.086" diameter, 1-5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1-5/8" long, 5/32" head. Spacing: Nails, @ 8" o.c.; Screws, @ 16" o.c.

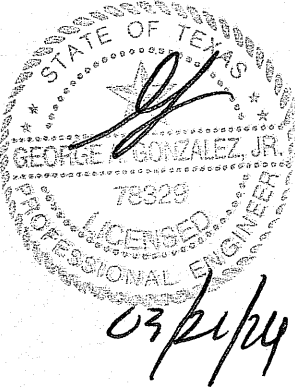
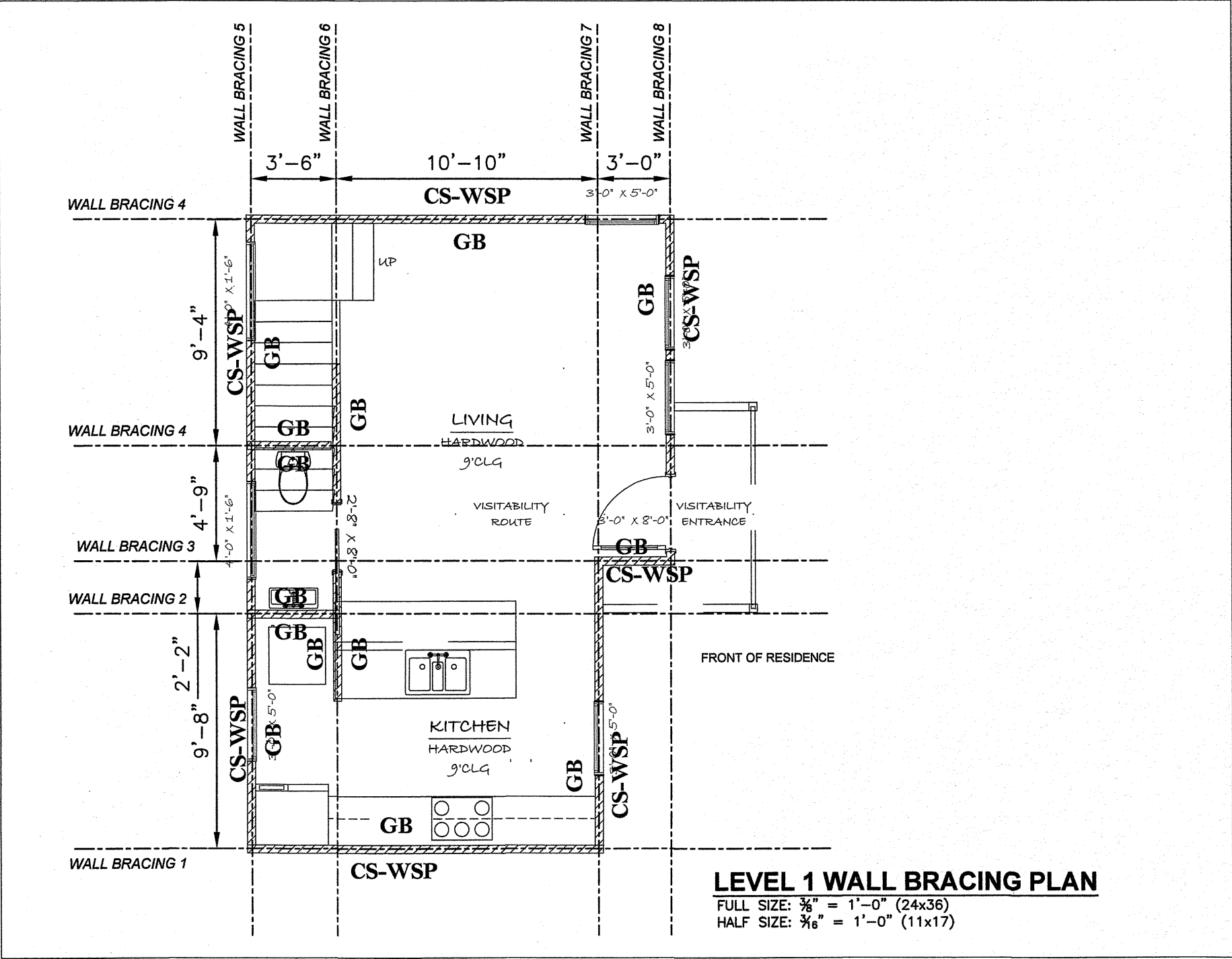
WALL BRACING NOTES

- The design of the wall bracing for this new project is based on the 2021 edition of the International Residential Code (IRC 2021)
- Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
- If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

DIMENSION NOTE:

- Wall bracing dimension presented only for City of Austin plan review purposes.
- For framing dimensions refer to Architectural floor plans

Approved Plans Correction Notes:
1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
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2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

PROJECT NUMBER
501 TEXAS AVE.-BUILDING 03
AUSTIN, TEXAS 78705

CLIENT NAME
AGGARWAL RESIDENCE

Genesis 1 Engineering Company
Commercial Residential
6104 South First St., Ste. 105
Austin, TX 78745
Office: 512-899-2246
Fax: 512-899-2205
T.B.P.E. Registered Firm #P-2565

G1E

DRAWING NAME
LEVEL 1 WALL BRACING PLAN

PROJECT NAME
New Res. Structural Design

PROJECT NUMBER
AU-24-07

VERSION
VERSION 1.0

DRAWN BY
SB

APPROVED BY
GG

REVISION

SCALE
AS NOTED

SHEET
S-5

5 of 8

TYPICAL WALL SECTIONS - WOOD FRAMING

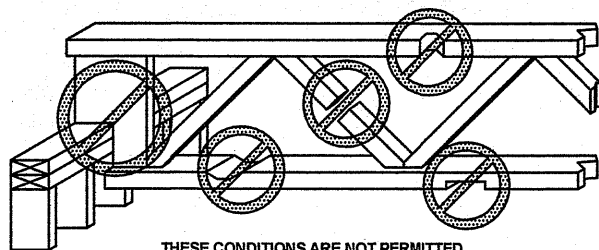
WALL	STUDS	SHEATHING		INSULATION
		SIDE 1	SIDE 2	
EXTERIOR 4"	2x4 @ 16" O.C.	3/8" OSB	1/2" GWB	R-12
EXTERIOR 6"	2x6 @ 16" O.C.	3/8" OSB	1/2" GWB	R-20
INTERIOR 4"	2x4 @ 16" O.C.	1/2" GWB	1/2" GWB	SOUND
INTERIOR 6"	2x6 @ 16" O.C.	1/2" GWB	1/2" GWB	SOUND
EXT. SHEAR 4"	2x4 @ 16" O.C.	STR 1 1/2"	1/2" GWB	R-12
EXT. SHEAR 6"	2x6 @ 16" O.C.	STR 1 1/2"	1/2" GWB	R-20
INT. SHEAR 4"	2x4 @ 16" O.C.	STR 1 1/2"	1/2" GWB	SOUND
INT. SHEAR 6"	2x6 @ 16" O.C.	STR 1 1/2"	1/2" GWB	SOUND

OSB = APA RATED ORIENTED STRAND BOARD / GWB = GYPSUM WALL BOARD /
STR = APA RATED STRUCTURAL SHEATHING

SHEATHING FASTENING SCHEDULE- WOOD FRAMING

NAME	PANEL	ORIENTATION TO FRAMING	MAX. FASTENER SPACING		
			SIZE	EDGES	INTERM.
SHEAR WALL	3/8" OSB	⊥ OR	8d	4"	12"
ROOF SHEATHING	3/4" PLYWOOD	⊥	10d	4"	8"
INTERIOR WALL	1/2" GWB	⊥	6d	12"	12"

H-CLIPS OR SOLID BLOCKING REQ'D AT ALL WOOD PANEL EDGES



THESE CONDITIONS ARE NOT PERMITTED

MWT TRUSS MODIFICATION LIMITATIONS

NOT TO SCALE

MANUFACTURED WOOD TRUSSES

- Manufactured wood trusses shall be metal plate connected wood trusses designed and fabricated in accordance with the National Design Standard For Metal Plate Connected Wood Truss Construction (ANSI/TPI 1-1995).
- Trusses shall be designed by a Professional Engineer licensed in Texas (truss designer).
- Lumber shall be kiln-dried and shall have a moisture content at time of manufacture between 7% and 15% by weight.
- Connector plates shall be manufactured by a Wood Truss Council of America member plate supplier. Connector plates shall be 0.036-inch thickness minimum and shall conform to ASTM A653/A653m steel, grade 33 minimum. All plates shall be G60 galvanized in accordance with ASTM A924/A924m.
- Truss erection shall be in accordance with Commentary And Recommendations For Handling, Installing And Bracing Metal Plate Connected Wood Trusses (TPI HB-91).
- All trusses are bottom chord bearing U.N.O.
- Trusses with multiple point loads shall be designed for unbalanced loading.
- Field verify span dimensions.
- Truss configurations shown are schematic. Truss designer shall determine truss configuration.
- Center opening of trusses are to remain clear of diagonal members to allow clearance for HVAC ductwork.
- Cutting or altering of trusses is not permitted.
- Coordinate with mechanical for duct chase sizes & locations.
- Deflection criteria:
 - Floor Trusses
 - Live-load deflection: span/600
 - Total-load deflection: span/480 or 1/2" max.
 - Roof Trusses
 - Live-load deflection: span/480
 - Total-load deflection: span/360

Wood Framing

Unless noted otherwise, the following materials are typical:

Framing lumber: #2 southern pine, kiln dried 15% MC

Studs: #2 spf, kiln dried 15% MC

Plywood: APA-rated exterior exposure, thickness as noted.

Sheathing: APA-rated panels, thickness or span-rating as noted.

Rimboard: APA EWS 1" rim board.

LVL: 2950 FB 2.0E, APA certified

Bolts: ASTM A307, U.N.O., drill holes 1/16" larger than bolt dia., use ASTM F844 standard washers at both ends (outside diameter of the washer shall be at least 2.5 times the bolt diameter).

Connectors: Simpson Strong-Tie or approved substitute

Glue: PL-400 construction adhesive, exterior exposure, or approved substitute

Pressure-treated: ACQ treated to per AWWA treatment standards, designated as (P.T.) on the drawings, kiln-dried after treatment (KDAT) where noted. Use Simpson 2max (G185) connectors or approved substitute.

2. All framing shall be done in accordance with nationally-recognized framing standards, as reference in International Residential Code 2021

3. Headers shall be as shown on the drawings. If not shown on drawings, headers shall be as prescribed in Table R602.7.1 of the International Residential Code. Contact Engineer for headers not shown on the drawings and not specified in Table R602.7.1

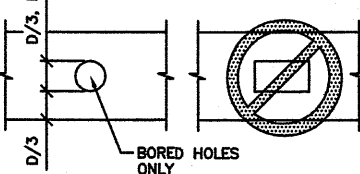
HEADER SCHEDULE

(FOR SAWN LUMBER HEADERS NOT OTHERWISE SPECIFIED)

HEADER SIZE	MAX. ALLOWABLE SPAN, FT.	
	NON-STRUCTURAL SHEATHING	STRUCTURAL SHEATHING
DBL 2x4	2'-6"	3'-6"
DBL 2x6	3'-6"	4'-6"
DBL 2x8	4'-6"	5'-6"
DBL 2x10	5'-6"	6'-6"
DBL 2x12	6'-6"	7'-6"

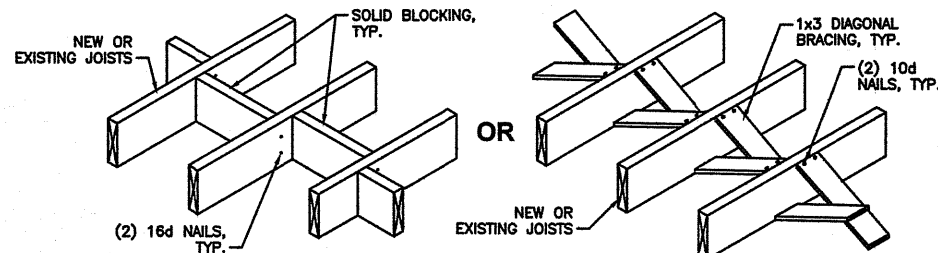
ALL SAWN LUMBER HEADERS SHALL BE NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE

BORED HOLES ALLOWED ONLY
ON INTERIOR 1/2 OF BEAM.
SPACE A MINIMUM OF 2x THE
DIA. OF THE LARGEST HOLE



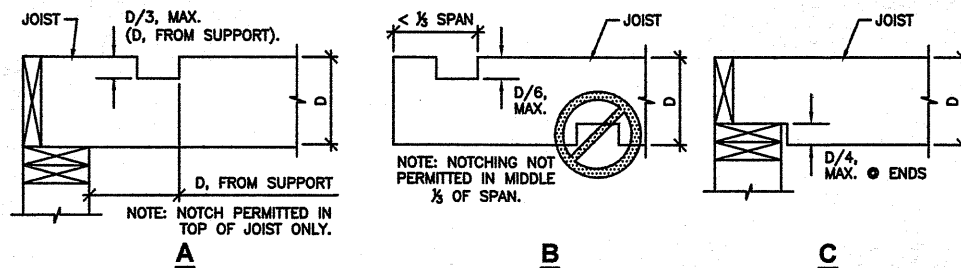
JOIST PENETRATION LIMITATIONS

NOT TO SCALE



TYPICAL LUMBER BLOCKING OR BRIDGING

NOT TO SCALE



JOIST NOTCHING LIMITATIONS

NOT TO SCALE

Approved Plans Correction Notes:

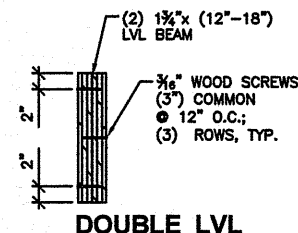
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JOIST HANGER SCHEDULE
(NOT OTHERWISE SPECIFIED)

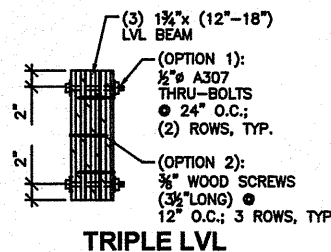
MEMBER	HANGER #	FACE FASTENER	JOIST FASTENER
2x4	HU24	(4) 10d	(2) 10dx1.5
2x6	HU26	(6) 10d	(4) 10dx1.5
2x8	HU28	(8) 10d	(4) 10dx1.5
2x10	HU210	(10) 10d	(6) 10dx1.5
2x12	HU210	(10) 10d	(6) 10dx1.5
2x14	HU214	(12) 10d	(8) 10dx1.5
DBL 2x4	HU24-2	(4) 10d	(2) 10d
DBL 2x6	HU26-2	(8) 10d	(4) 10d
DBL 2x8	HU26-2	(8) 10d	(4) 10d
DBL 2x10	HU210-2	(14) 10d	(6) 10d
DBL 2x12	HU210-2	(14) 10d	(6) 10d
DBL 2x14	HU210-2	(14) 16d	(6) 16d

NOTES:

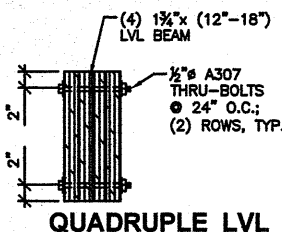
- Based on Simpson Strong-Tie.
- Hangers shown are for nominal dimensioned lumber. (1.5" thick). For rough sawn lumber use Simpson "IUS" or "IUT" series hangers, or approved substitute.
- Use all available fastener holes.
- Use only manufacturers approved fasteners.
- Hangers and fasteners in exterior conditions must be H.D. Galv.



DOUBLE LVL



TRIPLE LVL



QUADRUPLE LVL

MULTIPLE LVL FASTENING DETAIL

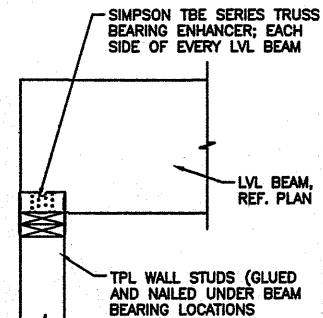
NOT TO SCALE

CEILING JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x4	16" O.C.	10'-9"
	24" O.C.	9'-3"
2x6	16" O.C.	16'-11"
	24" O.C.	13'-11"
2x8	16" O.C.	21'-7"
	24" O.C.	17'-7"
2x10	16" O.C.	25'-7"
	24" O.C.	20'-11"

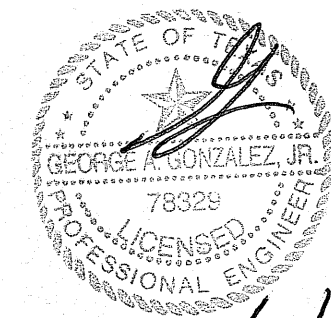
Based on International Residential Code Table R802.4(1)
(LL=10 psf; DL=5 psf L/A=240)

FOR ANY OTHER LUMBER SPECIES REFERENCE
THE 2021 IRC CODE OR CONSULT WITH DESIGN ENGINEER



9 LVL BEAM BEARING DETAIL, TYP.

NOT TO SCALE



03/21/24

1. THIS SET OF DRAWINGS EXITS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR AND SUBCONTRACTOR TO REVIEW THESE DRAWINGS FOR ANY DISCREPANCIES. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.

2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

501 TEXAS AVE.-BUILDING 03
AUSTIN, TEXAS 78705
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T.B.E. Registered Firm #F-2565

TYPICAL FRAMING DETAILS 1
New Res. Structural Design

PROJECT NUMBER: AU-24-07
VERSION: 1.0
DRAWN BY: SB
CHECKED BY: GG
DATE: 03/21/24

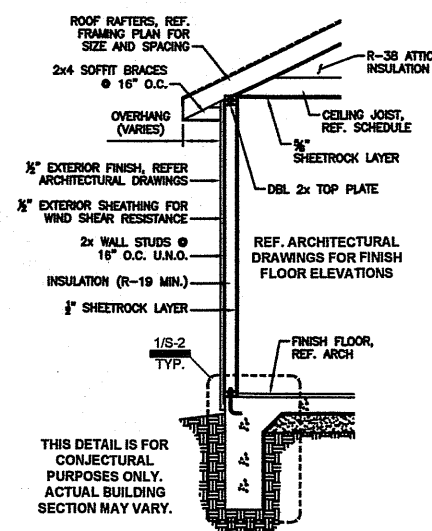
AS NOTED
S-7
7 of 8

FLOOR JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x6	16" O.C.	9'-4"
	24" O.C.	7'-7"
2x8	16" O.C.	11'-10"
	24" O.C.	9'-8"
2x10	16" O.C.	14'-0"
	24" O.C.	11'-5"
2x12	16" O.C.	16'-6"
	24" O.C.	13'-6"

Based on International Residential Code Table 502.3.1(2)
(LL=40 psf; DL=10 psf L/A=360)

FLOOR JOIST SPAN TABLE
N.T.S.



1A TYPICAL EXTERIOR WALL SECTION
N.T.S.

INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5 (2)
WITH CEILING ATTACHED

RAFTERS SPACING (in)	SPECIES & GRADE	MAXIMUM RAFTER SPAN				
		2x4	2x6	2x8	2x10	2x12
16" O.C.	SOUTHERN PINE #2	8'-7"	13'-5"	17'-1"	20'-3"	23'-10"
24" O.C.	SOUTHERN PINE #2	7'-4"	11'-0"	13'-11"	16'-6"	19'-6"

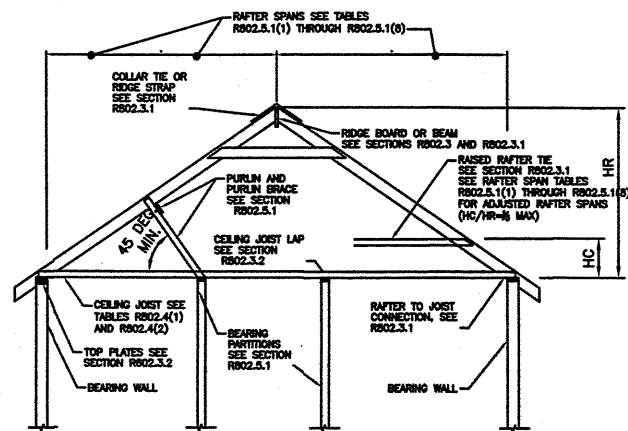
* = Span exceeds 26 feet in length.

INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5 (1)
WITHOUT CEILING ATTACHED

RAFTERS SPACING (in)	SPECIES & GRADE	MAXIMUM RAFTER SPAN				
		2x4	2x6	2x8	2x10	2x12
16" O.C.	SOUTHERN PINE #2	9'-0"	13'-6"	17'-1"	20'-3"	23'-10"
24" O.C.	SOUTHERN PINE #2	7'-4"	11'-0"	10'-11"	16'-6"	19'-6"

* = Span exceeds 26 feet in length.

R802.5.1 PURLINS. Installation of purlins to reduce the span of rafters is permitted as shown in Figure R802.5.1. Purlins shall be sized not less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2-inch by 4-inch (51mm by 102 mm) braces installed to bearing walls at a slope not less than 45 degrees (0.785 rad) from the horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center and the unbraced length of braces shall not exceed 8 feet (2438 mm).

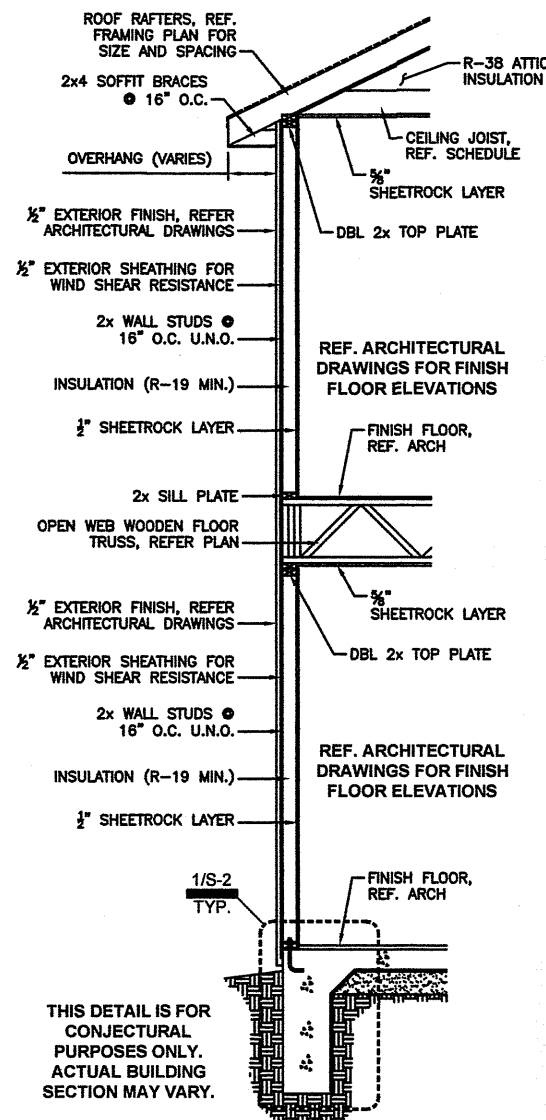


For Slt 1 inch=25.4 mm, 1 foot=305 mm, 1 degree=0.018 rad.
Note: Where ceiling joists run perpendicular to the rafter, rafter ties shall be installed in accordance with Section R802.3.1.
H=Height of ceiling joists or rafter ties measured vertically above the top of rafter support walls.
H=Height of roof ridge measured vertically above the top of the rafter support walls.

FIGURE R802.5.1
BRACED RAFTER CONSTRUCTION

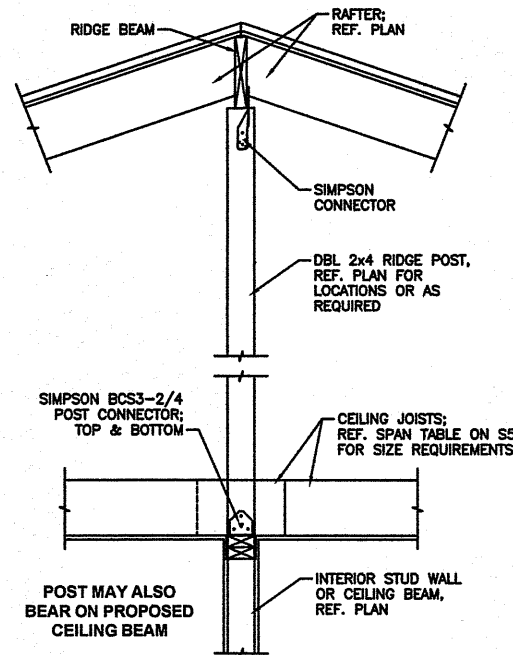
SECTION SHOWN IS FOR CONJECTURAL PURPOSES ONLY AND MAY NOT REFLECT THE ACTUAL ROOF SECTION

7 ROOF RAFTER SPAN TABLES
N.T.S.

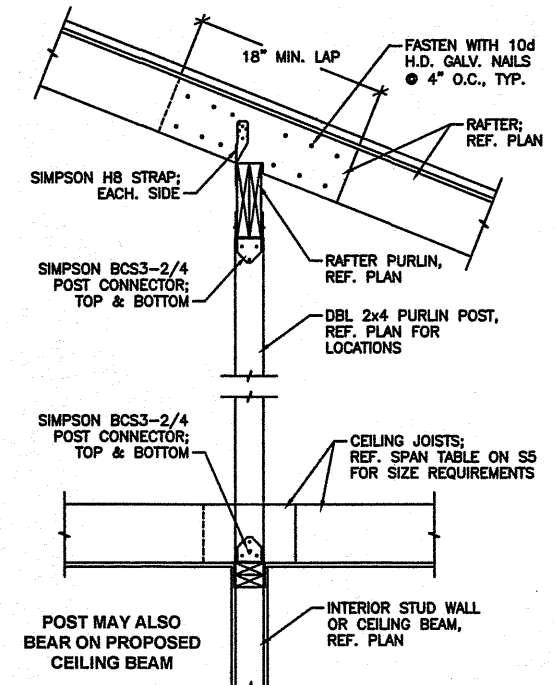


THIS DETAIL IS FOR CONJECTURAL PURPOSES ONLY. ACTUAL BUILDING SECTION MAY VARY.

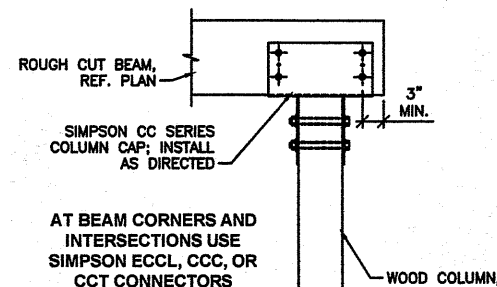
1B TYPICAL EXTERIOR WALL SECTION
N.T.S.



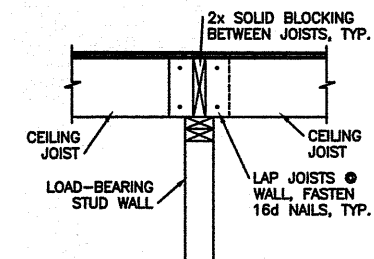
3 RIDGE & VALLEY SUPPORT DETAIL, TYP.
N.T.S.



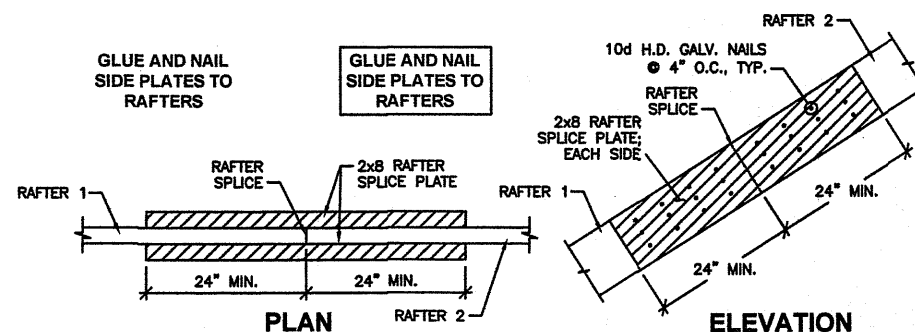
4 RAFTER PURLIN SUPPORT DETAIL, TYP.
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



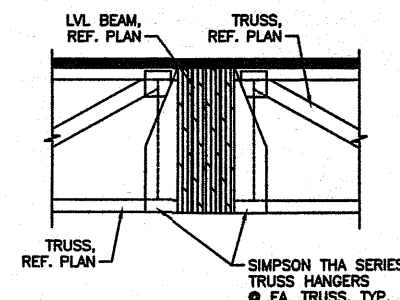
5 COLUMN CAP AT EXTERIOR BEAM
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



6 JOIST LAP OVER WALL DETAIL
FULL SIZE (24x36): 1" = 1'-0"
HALF SIZE (11x17): 1/2" = 1'-0"



8 TYPICAL RAFTER SPlice DETAIL
FULL SIZE: 1" = 1'-0"
HALF SIZE: 1/2" = 1'-0"



MWT-TO-LVL CONNECTION
NOT TO SCALE

Approved Plans Correction Notes:
1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.

1. THIS SET OF DRAWINGS EXITS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

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TYPICAL FRAMING DETAILS II
New Res. Structural Design

PROJECT NUMBER: AU-24-07
VERSION: 1.0
DRAWN BY: SB
APPROVED BY: GG

SCALE: AS NOTED
SHEET:

S-8
8 of 8

