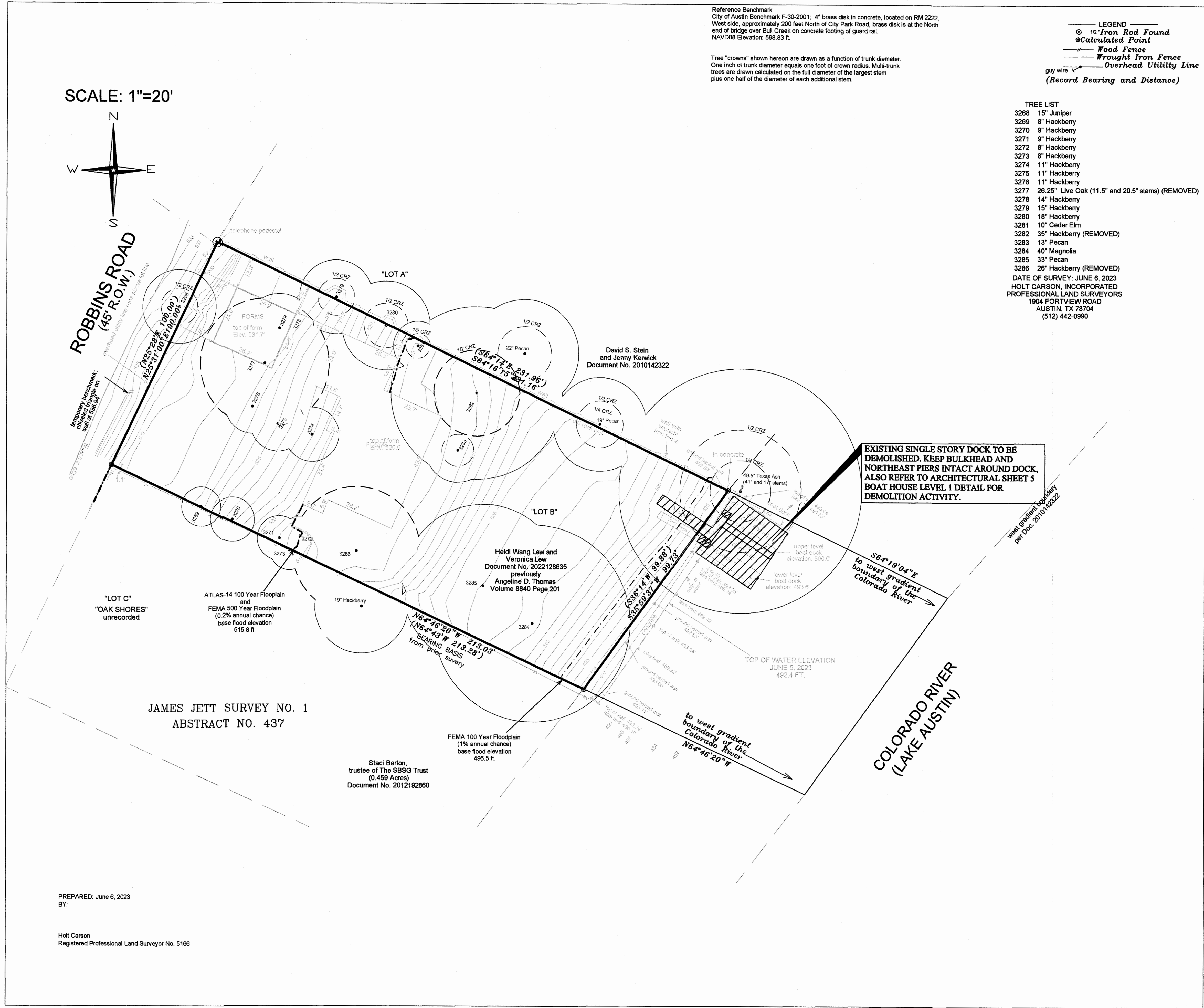


Holt Carson
Registered Professional Land Surveyor No. 5168



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DRAWN BY: CD
CHECKED BY: A.I.
DATE: 11/6/23
JOB NO. 2023000002



ADVANCED CONSULTING ENGINEERS
Civil Engineering Consultants, Planners
5624 BEE CAYE ROAD, SUITE 1-4
AUSTIN, TEXAS 78746
(512) 444-1739
TBE Firm No.: F-10



LEW FAMILY BOAT DOCK
3701 ROBBINS ROAD, AUSTIN
DEMOLITION PLAN

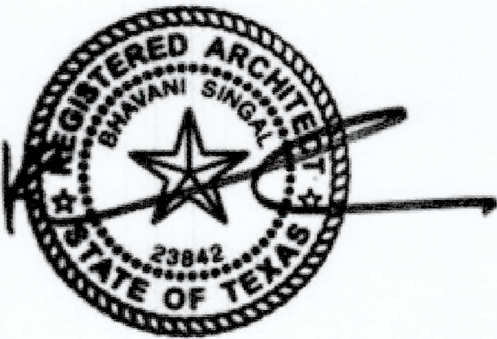
SHEET NO.
4 OF 8

WORKSHOP



ARCHITECTURE + INTERIORS
5409 WOODROW AVE, UNIT C
AUSTIN, TEXAS 78756
512.243.8346

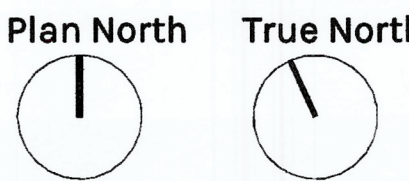
Seal:



11.07.2023

SHEET IS FORMATTED TO 24" x 36".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

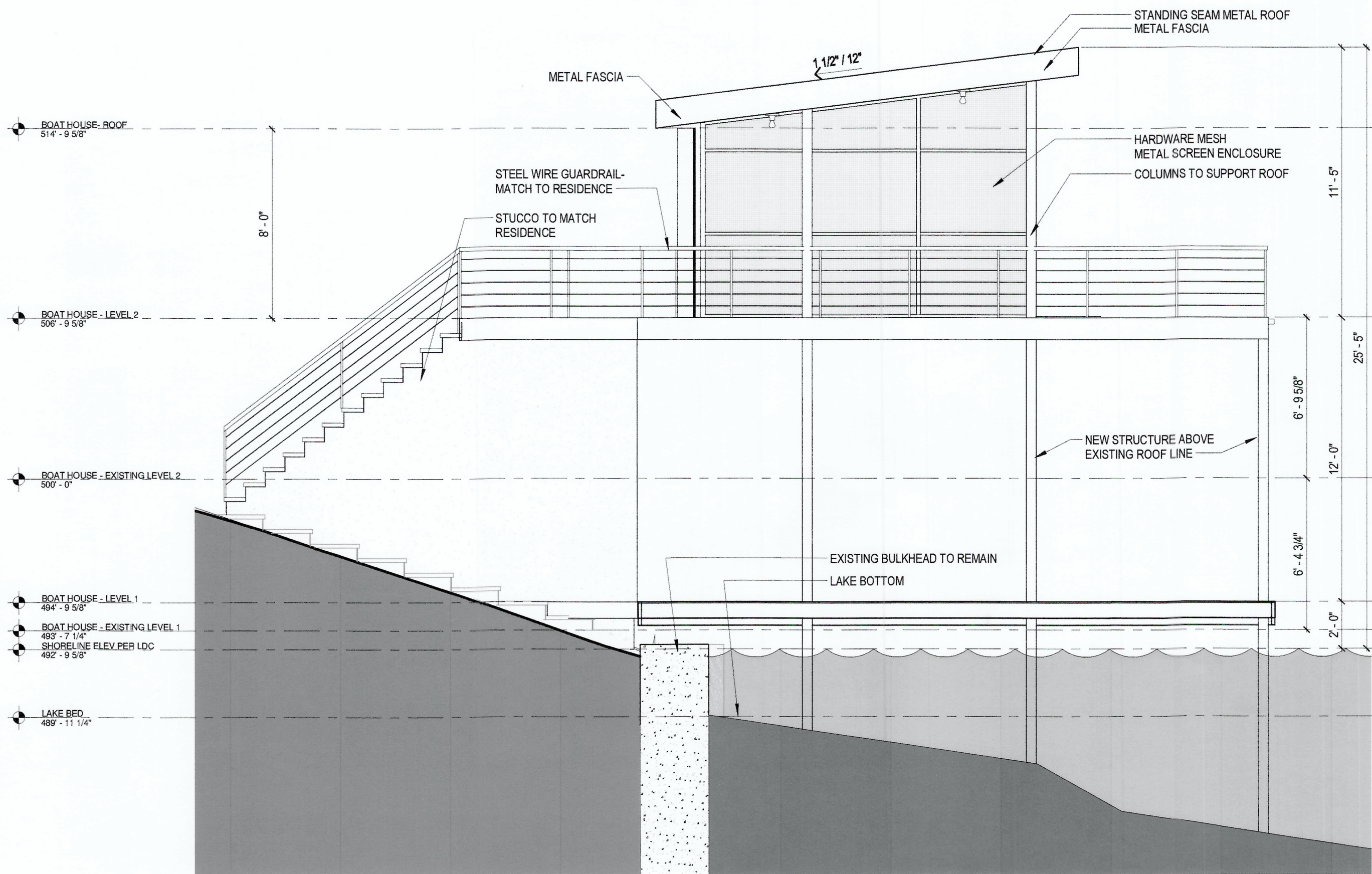
LEW FAMILY
BOAT DOCK
3701 ROBBINS RD
AUSTIN TX 78730



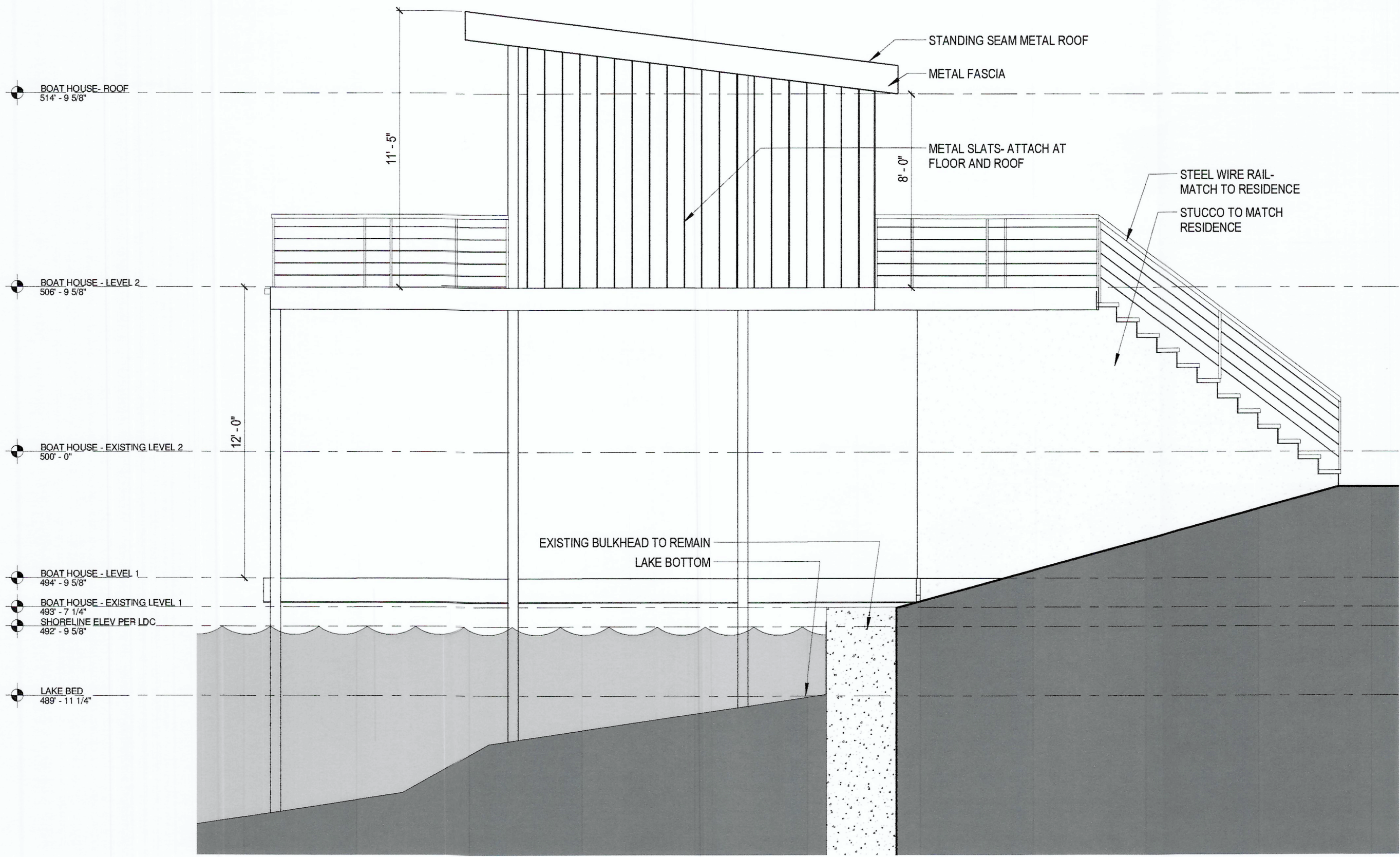
Issue
1 11.07.2023 SUBMITTAL DATE

Project Number, 21-004
Drawn By, SW
Checked By, BS

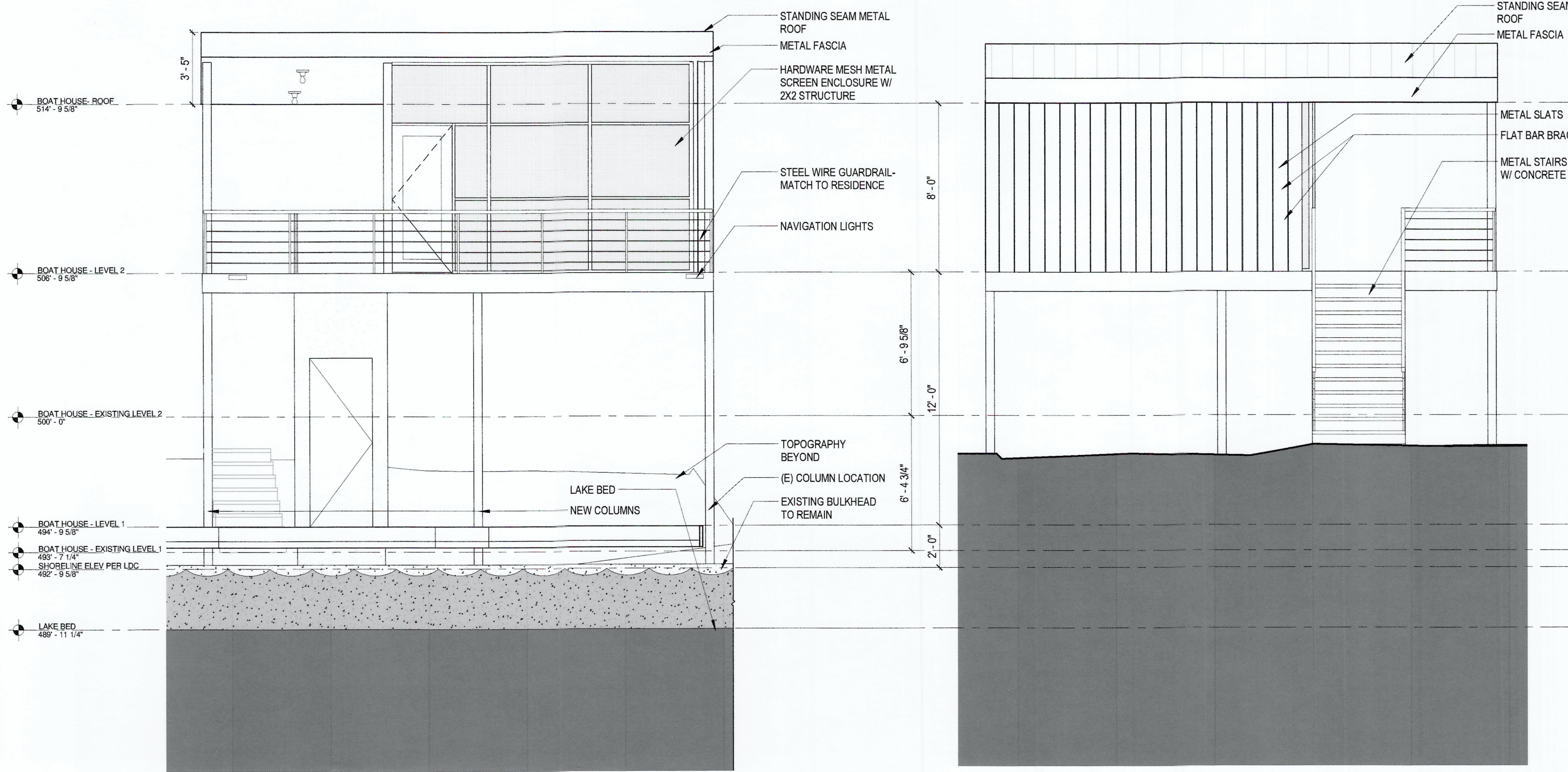
ARCHITECTURAL PLAN
AND ELEVATIONS



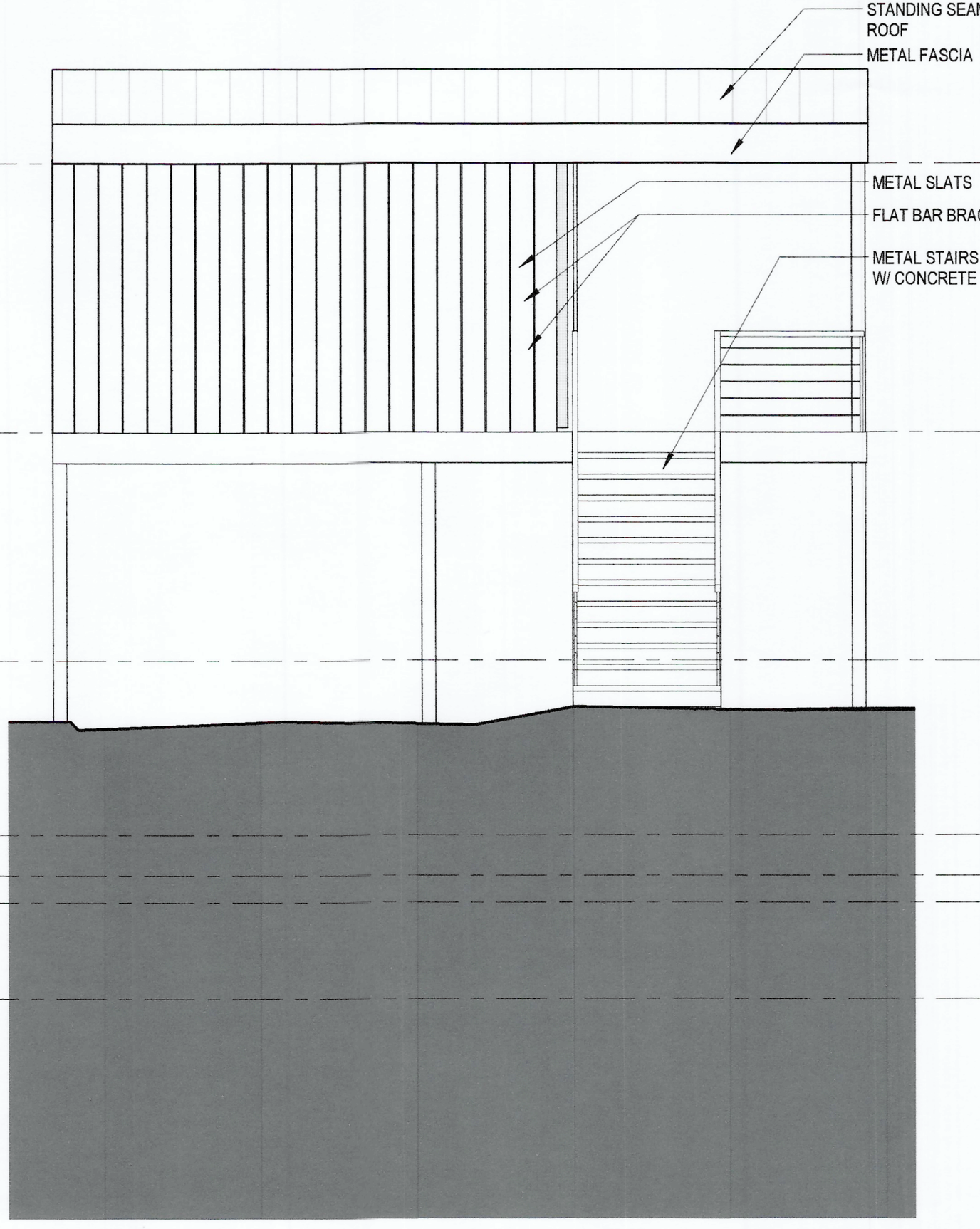
BOAT DOCK SOUTH ④
1/4" = 1'-0"



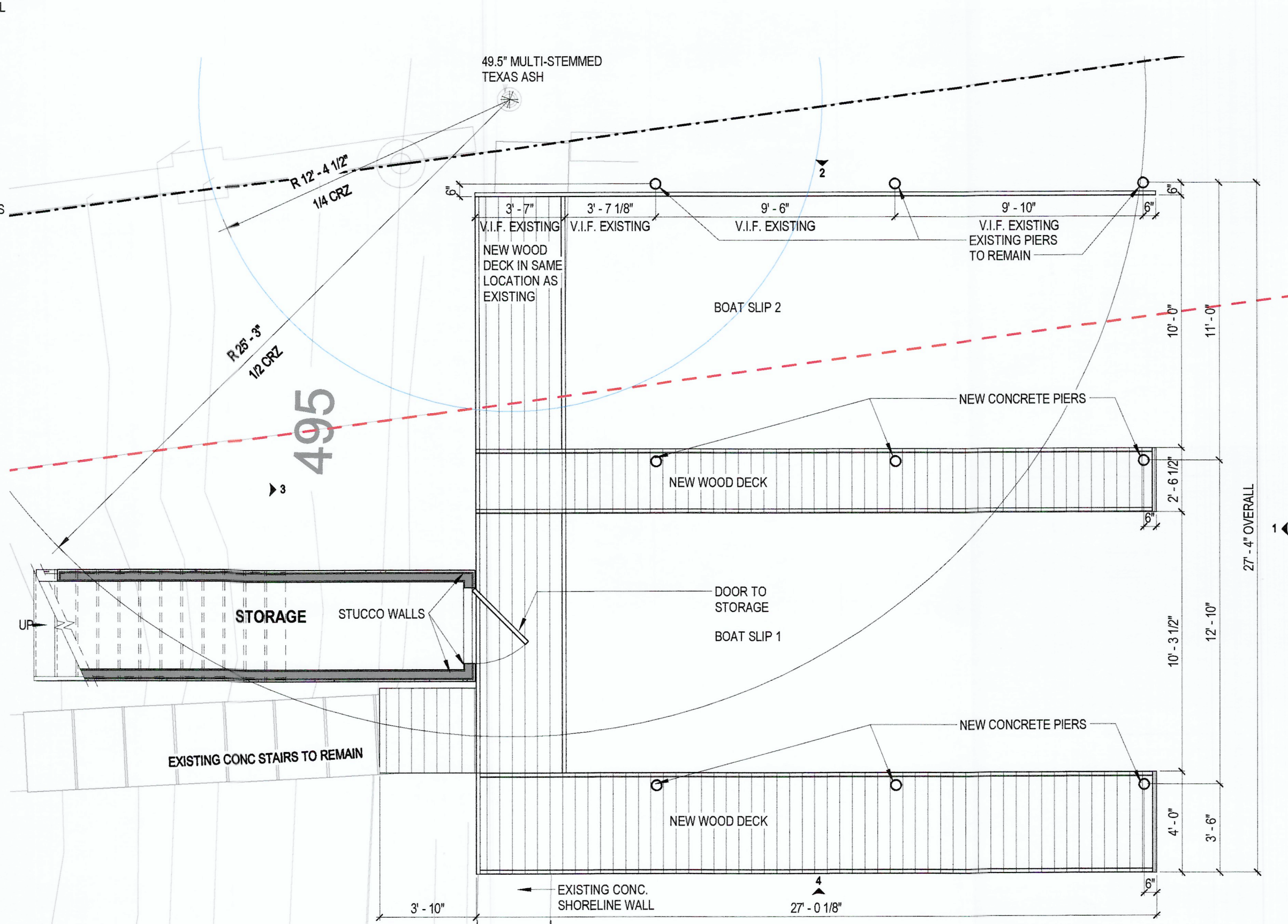
BOAT DOCK NORTH ②
1/4" = 1'-0"



BOAT DOCK EAST ①
1/4" = 1'-0"



BOAT DOCK WEST ③
1/4" = 1'-0"



BOAT HOUSE - LEVEL 1 ⑤
1/4" = 1'-0"

GENERAL NOTES

GENERAL CONDITIONS

- THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL BE RESPONSIBLE FOR CONDITIONS OF ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
- DISCREPANCIES AND/OR VARIATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT AND ENGINEER.
- CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE.
- THE STRUCTURAL SYSTEM OF THE BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, THE STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.
- THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, FASTENINGS, ETC., SHALL BE PROPERLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THEM.
- THE CONTRACT STRUCTURAL DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART FOR SHOP DRAWING SUBMITTALS.
- CONTRACTOR SHALL NOTE THAT ARCH CONSULTING ENGINEERS, PLLC REQUIRES A MINIMUM OF TWO WEEKS TO REVIEW ALL SHOP DRAWING SUBMITTALS.
- GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED SITE VISITS.

DESIGN CRITERIA

- BUILDING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2014 ASCE 24 FLOOD RESISTANT DESIGN AND CONSTRUCTION
- GRAVITY LOADS:
 - DEAD LOADS:
 - ROOF 12 PSF
 - UPPER FLOOR 50 PSF
 - LOWER FLOOR 16 PSF
 - LIVE LOADS:
 - ROOF 20 PSF (NON-REDUCIBLE)
 - FLOOR 40 PSF
 - SNOW LOADS:
 - GROUND SNOW LOAD, P_g 5 PSF
 - IMPORTANCE FACTOR, I 1.0
 - SNOW EXPOSURE FACTOR, C_e 1.0
 - THERMAL FACTOR, C_t 1.0
- LATERAL LOADS:
 - WIND LOADS:

WIND SPEED	Vult	108 MPH
	Vasd	84 MPH
RISK CATEGORY	II	
EXPOSURE	C	
INTERNAL PRESSURE COEFFICIENT	0.00	
IMPORTANCE FACTOR, I	1.0	
 - SEISMIC LOADS:
 - SEISMIC DESIGN CATEGORY A
 - SITE CLASS D
 - SEISMIC IMPORTANCE FACTOR, I_e 1.0

DRIVEN STEEL PILES

- ALL STEEL PILES SHALL BE DRIVEN TO REFUSAL. EACH PILE SHALL HAVE A MINIMUM BUTT DIAMETER OF 6 INCHES AND SHALL BE SEATED INTO THE LIMESTONE ROCK FORMATION. EACH PILE SHALL BE DRIVEN TO REFUSAL, AND SHALL HAVE A MINIMUM ALLOWABLE CAPACITY OF 45,000 POUNDS.
- ALL STEEL PIPE PILES SHALL BE 6" DIAMETER STANDARD WEIGHT PIPE AND SHALL CONFORM TO ASTM A-53, GRADE B ($F_y=35$ KSI).
- ALL STEEL PIPE PILES SHALL HAVE A 3/4" THICK BOTTOM PLATE CONTINUOUSLY WELDED TO BOTTOM OF PIPE.
- PILES SHALL BE PRE-DRILLED TO AN APPROXIMATE DEPTH OF 5 FEET TO 10 FEET. PILES SHALL BE STARTED PLUMB OR TO WITHIN A TOLERANCE OF ONE INCH IN 10 FEET (MAXIMUM OF 4 INCHES OVERALL). PILES THAT ARE OUT OF SPECIFICATION ON PLUMBNESS MAY BE SUPPLEMENTED WITH ADDITIONAL ADJACENT PILES AS DIRECTED BY THE ENGINEER.
- PILES SHALL BE INSTALLED WITH A DRIVING CAP WITH A CUSHIONED BLOCK.
- ALL PILES SHALL BE FILLED WITH CONCRETE AFTER INSTALLATION IS COMPLETE. THE CONCRETE SHALL BE NORMAL WEIGHT WITH A SLUMP OF 6 INCHES TO 8 INCHES, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- PILE DRIVING CONTRACTOR SHALL FURNISH THE SPECIFICATIONS OF THE DRIVING EQUIPMENT INCLUDING MODEL NUMBER, WEIGHT AND TYPE OF HAMMER USED. ALL EQUIPMENT SHALL BE TESTED, ADJUSTED, AND IN PROPER WORKING ORDER BEFORE FINAL ACCEPTANCE AND SHALL BE CERTIFIED TO OWNER IN WRITING.
- PILE DRIVING INSTALLATION SHALL BE SUPERVISED AND INSPECTED ON A FULL TIME BASIS BY QUALIFIED PERSONNEL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. A COPY OF THE PILING LOG INCLUDING DEPTH OF DRIVEN PILE BELOW GRADE, BLOWS PER INCH AT FIVE FOOT INTERVALS, SEATING BLOWS PER INCH, COMPUTED PILE CAPACITY BY DRIVING CRITERIA, AND TOP OF PILE ELEVATION AFTER TRIMMING SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER.
- THE PILE CAPACITY SHALL BE DETERMINED IN THE FIELD DURING INSTALLATION BY THE CASE METHOD OR THE WAVE EQUATION ANALYSIS. A MINIMUM OF 3 PILES SHALL BE TESTED. THE RESULTS OF THE PILE CAPACITY TESTS SHOULD BE PRESENTED IN A REPORT PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SHOULD INCLUDE THE RECOMMENDED PILE CAPACITY AND SAFETY FACTOR FOR THE PILES.

STRUCTURAL STEEL

- ALL STRUCTURAL STEEL SHALL BE DESIGNED, DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATIONS.
- ALL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A-992 ($F_y=50$ KSI). ALL TUBE COLUMNS SHALL CONFORM TO ASTM A-500, GRADE B ($F_y=46$ KSI). ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53, GRADE B ($F_y=35$ KSI). ALL OTHER STEEL SHALL CONFORM TO ASTM A-36 ($F_y=36$ KSI).
- ALL ERECTION BOLTS SHALL BE ASTM A-307. ALL PERMANENT BOLTS SHALL BE ASTM A-325 UNLESS OTHERWISE SHOWN OR NOTED. FURNISH HARDENED WASHERS AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR BOLTS.
- ALL BEAMS AND COLUMNS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.
- REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING ANCHORS, ETC., FOR THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.
- ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY SPECIFICATIONS A.W.S. D1.1.
- ALL WELDS SHALL BE PERFORMED USING E70 ELECTRODES. ALL FILLET WELDS SHALL BE 3/16" UNLESS OTHERWISE NOTED.
- SHOP DRAWINGS SHALL BE PREPARED FOR ALL MISCELLANEOUS STEEL ITEMS INCLUDING STAIRS AND HANDRAILS FOR REVIEW BY THE ARCHITECT AND ENGINEER. CALCULATIONS SHALL BE SUBMITTED WITH THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS.
- ALL STRUCTURAL STEEL, EXCEPT EMBEDDED ITEMS, SHALL BE PAINTED WITH ONE SHOP COAT OF RUST INHIBITIVE PAINT.
- ALL BOLTS SHALL BE TIGHTENED BY THE AISC "SNUG TIGHT" METHOD UNLESS NOTED OTHERWISE.
- EDGE ANGLES AT PERIMETERS OF FLOORS AND ROOFS NOTED AS "CONTINUOUS" ON DETAILS SHALL BE BUTT WELDED AT SPLICES TO DEVELOP FULL ALLOWABLE TENSILE STRENGTH OF MEMBER.

METAL DECK

- ALL METAL DECK AT FLOOR LEVELS AND LANDINGS SHALL BE 1.0C26 GAGE DECK AS MANUFACTURED BY VULCRAFT OR APPROVED EQUAL.
- DECK SHALL BE ATTACHED TO SUPPORTING MEMBERS AROUND PERIMETER EDGE AND INTERIOR SUPPORTS FOR DIAPHRAGM ACTION WITH PUDDLE WELDS IN A 33/4 PATTERN.
- SIDE LAPS SHALL CONSIST OF (2) #10 TEK SCREW CONNECTION AT (3) EQUAL SPACES PER SPAN.
- ALL METAL DECK PANELS SHALL SPAN ACROSS A MINIMUM OF THREE JOISTS OR BEAMS.
- ALL METAL DECK SHALL BE GALVANIZED AND SHALL CONFORM TO ASTM A924 AND/OR ASTM A653.
- WELDING OF LIGHTGAGE MATERIALS INDICATED ON DETAILS SHALL BE 1/8 INCH FILLET WELDS, UNLESS NOTED OTHERWISE. USE SPECIAL WELDING EQUIPMENT TO PREVENT FLOW-OUT OR BURNING THROUGH MATERIALS.

CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318-05). ALL CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO ACI 302.1R-04. ALL CONCRETE WORK SHALL ALSO CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 301-05.
- CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

28 DAY COMPRESSIVE STRENGTH.....	3,000 PSI
MINIMUM CEMENT CONTENT.....	520-610 LB/CY
WATER / CEMENT RATIO.....	0.47-0.55
SLUMP RANGE.....	2" MIN - 5" MAX
NOMINAL MAX AGGREGATE SIZE.....	1"
AIR CONTENT FOR TROWEL-FINISHED INTERIOR SLABS.....	LESS THAN 3%

FLY ASH CAN BE SUBSTITUTED FOR CEMENT UP TO 30% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX.

FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS.
- PORTLAND CEMENT SHALL CONFORM TO ASTM C-150. AGGREGATE SHALL CONFORM TO ASTM C-33.
- SEE ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL DEPRESSIONS, OPENINGS, CAST-IN-PLACE ACCESSORIES, ETC.
- ALL FLOOR SLABS SHALL BE CONSTRUCTED TO HAVE A MINIMUM FLATNESS OF $F_4=35$ AND A MINIMUM LEVELNESS OF $F_4=25$ IN ACCORDANCE WITH ASTM E 1155.
- CURE CONCRETE SURFACE EITHER BY WATER CURING, WET COVERING, OR APPLYING A LIQUID MEMBRANE-FORMING CURING COMPOUND THAT MEETS OR EXCEEDS THE REQUIREMENTS OF ASTM C 309.
- WHEN WATER CURING OR WET COVERING IS USED PROVIDE 7 DAYS OF UNINTERRUPTED CURING.
- IF A CURING COMPOUND IS USED, PROVIDE A LETTER OF COMPATIBILITY FROM THE MFR. INSURING THAT THE CURING COMPOUND WILL NOT INTERFERE WITH SUBSEQUENT FLOOR FINISHES.
- EMBEDDED CONDUITS AND PIPES, AND SLEEVES SHALL MEET THE REQUIREMENTS OF ACI 318-05, INCLUDING 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 IN WHICH THEY ARE EMBEDDED.
 - CONDUITS, PIPES, AND SLEEVES SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER.
 - CONDUITS, PIPES, AND SLEEVES SHALL BE OF UN-COATED OR GALVANIZED IRON OR STEEL NOT THINNER THAN STANDARD SCHEDULE 40 PIPE.

REINFORCEMENT

- ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE", ACI 315 LATEST EDITION.
- ALL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615, GRADE 60.
- STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

SLABS ON GRADE (TOP).....	1 1/2 IN.
GRADE BEAMS AND PIERS	
TOPS.....	1 1/2 IN.
SIDES.....	3 IN.
BOTTOMS.....	3 IN.
OTHER.....	1 1/2 IN.
- TOP BARS IN BEAMS, SLABS, OR JOISTS SHALL BE SPLICED AT MIDSPAN BETWEEN SUPPORTS, UNLESS NOTED OTHERWISE.
- BOTTOM BARS IN BEAMS, SLABS, OR JOISTS SHALL BE SPLICED AT SUPPORTS, UNLESS NOTED OTHERWISE.
- LAP REINFORCING 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OR DETAILED OTHERWISE.
- WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
- AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS.

POST-INSTALLED ANCHORS INTO CONCRETE, MASONRY AND STEEL AND CAST-IN-PLACE ANCHORS INTO CONCRETE

THE BELOW PRODUCTS ARE THE DESIGN BASIS FOR THIS PROJECT. SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED BELOW MAY BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD (EOR) FOR REVIEW. SUBSTITUTIONS WILL ONLY BE CONSIDERED FOR PRODUCTS HAVING A CODE REPORT RECOGNIZING THE PRODUCT FOR THE APPROPRIATE APPLICATION AND PROJECT BUILDING CODE. SUBSTITUTION REQUESTS SHALL INCLUDE CALCULATIONS THAT DEMONSTRATE THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE EQUIVALENT PERFORMANCE VALUES OF THE DESIGN BASIS PRODUCT. CONTRACTOR SHALL CONTACT MANUFACTURER'S REPRESENTATIVE (800-999-5099) FOR PRODUCT INSTALLATION TRAINING AND A LETTER SHALL BE SUBMITTED TO THE EOR INDICATING TRAINING HAS TAKEN PLACE. REFER TO THE BUILDING CODE AND/OR EVALUATION REPORT FOR SPECIAL INSPECTIONS AND PROOF LOAD REQUIREMENTS.

1. FOR ANCHORING INTO CRACKED AND UNCRACKED CONCRETE

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ACI 355.2 AND/OR ICC-ES AC109 FOR CRACKED CONCRETE AND SEISMIC APPLICATIONS. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
 - SIMPSON STRONG-TIE "TORQ-CUT" (ICC-ES ESR-2705)
 - SIMPSON STRONG-TIE "TITEN-HD ROD HANGER" (ICC-ES ESR-2713)

2. FOR ANCHORING INTO UNCRACKED CONCRETE

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH FACTORY MUTUAL AND UNDERWRITERS LABORATORIES STANDARDS AND MEET THE APPROPRIATE FEDERAL SPECIFICATIONS REQUIREMENTS. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "SLEEVE-ALL" (FEDERAL SPECIFICATION A-A-1922A)
 - SIMPSON STRONG-TIE "DROP-IN" (FEDERAL SPECIFICATION A-A-55614, TYPE 1)

3. FOR CAST-IN-PLACE INSERTS IN CONCRETE

- CAST-IN-PLACE INSERTS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH FACTOR MUTUAL AND UNDERWRITERS LABORATORIES STANDARDS. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "BLUE BANGER HANGER" (UL STANDARD 2043, 2ND EDITION)

4. FOR ANCHORING INTO GROUT-FILLED CONCRETE MASONRY UNITS

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC01 OR ICC-ES AC106. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "STRONG-BOLT 2" (APMO-LIBS ER-240)
 - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
 - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
 - SIMPSON STRONG-TIE "SLEEVE-ALL" (FEDERAL SPECIFICATION A-A-1922A)

5. FOR ANCHORING INTO HOLLOW CONCRETE MASONRY UNITS

- MECHANICAL ANCHORS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC106 FOR PERFORMANCE IN HOLLOW CONCRETE MASONRY. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "TITEN HD"

6. FOR ANCHORING LOW VELOCITY FASTENERS, THREADED STUDS AND FASTENERS INTO CONCRETE MASONRY AND STEEL

- POWDER-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "POWDER ACTUATED PINS" (ICC-ES ESR-2138)
- GAS-ACTUATED FASTENERS SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ICC-ES AC70. PRE-APPROVED PRODUCTS INCLUDE:
 - SIMPSON STRONG-TIE "GAS ACTUATED PINS" (ICC-ES ESR-2811)

PLYWOOD DECKING AND SHEATHING

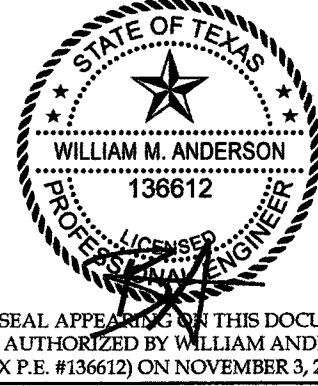
- ALL PLYWOOD SHEATHING AT WALLS SHALL BE 15/32" THICK GRADE C-D WITH EXTERIOR GLUE. PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS.
- ALL PLYWOOD DECKING AT ROOFS SHALL BE 23/32" THICK GRADE C-D WITH EXTERIOR GLUE. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED.
- ALL WALL SHEATHING AND ROOF DECKING SHALL BE NAILED TO SUPPORTING MEMBERS ALONG THE EDGES WITH 8d NAILS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 8d NAILS SPACED AT 12" O.C. 13/4" 16 GAGE STAPLES CAN BE USED IN LIEU OF NAILS FOR EXTERIOR SHEATHING PROVIDED THAT STAPLES ARE SPACED AT 3" O.C. AT ALL EDGES AND 6" O.C. AT ALL INTERMEDIATE SUPPORTS.
- FLOOR DECKING SHALL BE SCREWED TO SUPPORTING MEMBERS ALONG THE EDGES WITH 2 1/2" LONG #8 WOOD SCREWS SPACED AT 6" O.C. AND AT INTERMEDIATE SUPPORTS WITH 2 1/2" LONG #8 WOOD SCREWS SPACED AT 12" O.C.

TIMBER NOTES

- UNLESS NOTED OTHERWISE, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2 K.D. PINE BY THE SPIB WITH A MINIMUM $F_b=1000$ PSI. ALL WALL STUDS SHALL BE S-P-F LUMBER, NO. 2 OR BETTER.
- SOLID 2" BLOCKING SHALL BE PROVIDED AT THE ENDS AND POINTS OF SUPPORT OF ALL JOISTS, RAFTERS, AND PURLINS, AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" APART. ALL WALLS SHALL HAVE SOLID 2" BLOCKING AT 8'-0" O.C. MAX. VERTICALLY. END NAIL WITH (2)-16d NAILS OR SIDE TOE NAIL WITH (2)-12d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.
- ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FASTENING SCHEDULE (TABLE R602.3(i)).
- ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.
- INCLUDE AN ALLOWANCE FOR 200 BOARD FEET OF LUMBER TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS NOT COVERED BY NOTE OR DRAWING (LABOR FOR ERECTING SAME TO BE INCLUDED). UPON COMPLETION OF PROJECT, REBATE TO OWNER ANY AMOUNT REMAINING.
- ALKALINE COPPER QUATERNARY (ACQ) PRESSURE TREATED LUMBER PRODUCTS ARE HIGHLY CORROSIVE TO METAL CONNECTORS AND FASTENERS. ALL FASTENERS AND METAL CONNECTORS USED IN CONJUNCTION WITH THE ACQ PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED (MIN. G185 COATING) OR TYPE 304 OR 316 STAINLESS STEEL. THESE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - ANCHOR BOLTS AT SOLE PLATE TO FOUNDATION
 - MUD SILL ANCHORS AT SOLE PLATE TO FOUNDATION
 - NAILS FROM SOLE PLATE TO WALL STUDS
 - NAILS AT EXTERIOR PLYWOOD SHEATHING TO SOLE PLATE
 - BOLTS AT LEDGER TO CONCRETE
 - JOIST TO TREATED LEDGER CONNECTIONS
 - ALL HANGERS ON TREATED JOISTS
 - PLYWOOD DECKING TO TREATED JOISTS
 - WOOD POSTS TO CONCRETE
 - NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
 - DECK BOARDS TO TREATED JOISTS

NAILING SCHEDULE		
CONNECTIONS	FASTENERS (COMMON NAILS)	
1. JOIST TO SILL, TOP PLATE OR GIRDER, TOE NAIL	3-8D	
2. 1"x6" SUBFLOOR OR LESS TO EA JOIST, FACE NAIL	2-8D	
3. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16D	
4. BTM. PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16D AT 16" O.C.	
5. TOP OR BOTTOM PLATE TO STUD	4-8D TOE NAIL 2-16D END NAIL	
6. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS), FACE NAIL	16D AT 16" O.C.	
7. DOUBLE STUDS, FACE NAIL	16D AT 24" O.C.	
8. TOP PLATE TO TOP PLATE, FACE NAIL	16D AT 16" O.C.	
9. BAND OR RIM JOIST TO JOIST, END NAIL	3-16D	
10. DOUBLE TOP PLATE SPLICE, MINIMUM 24-INCH LAP SPLICE LENGTH EACH SIDE OF JOINT, FACE NAIL ON EACH SIDE OF END JOINT	12-16D	
11A. BLOCKING BTWN. CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8D TOE NAIL	
11B. BLOCKING BTWN. RAFTERS OR TRUSS NOT AT THE WALL TOP PLATES, TO RAFTER OR TRUSS	2-8D EACH END TOE NAIL 2-16D END NAIL	
11C. FLAT BLOCKING TO TRUSS AND WEB FILLER	16D @ 6" O.C. FACE NAIL	
12. RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE, TOE NAIL	8D AT 6" O.C.	
13. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-16D	
14. BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16D AT 16" O.C. ALONG EACH EDGE	
15. LEDGER STRIP SUPPORTING JOIST OR RAFTERS, FACE NAIL	3-16D AT EACH JOIST OR RAFTER	
16. CEILING JOIST TO TOP PLATE, TOENAIL/JOIST	3-8D	
17. CONTINUOUS HEADER TO STUD, TOE NAIL	4-8D	
18. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3-16D	
19. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	TABLE R802.5.2(1)	
20. RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	2-10D ONE SIDE 1-10D OTHER SIDE	
21. 1" BRACE TO EA STUD AND PLATE, FACE NAIL	2-8D	
22. 1"x6" SHEATHING TO EA BEARING, FACE NAIL	2-8D	
23. 1"x8" SHEATHING TO EA BEARING, FACE NAIL	3-8D	
24. WIDER THAN 1"x8" SHEATHING TO EA BEARING, FACE NAIL	3-8D	
25. STUD TO STUD (NOT AT BRACED WALL PANELS), FACE NAIL	16D @ 24" O.C.	
26. BUILT-UP GIRDERS AND BEAMS 2-INCH LUMBER LAYERS, FACE NAIL	20D @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED. 2-20D @ ENDS AND AT EACH SPLICE	
27. 2" PLANKS, EACH BEARING	2-16D	
28. ROOF RAFTER TO RIDGE, VALLEY, OR HIP RAFTERS OR ROOF RAFTER TO MIN. 2" RIDGE BEAM	3-10D TOE NAIL / 2-16D, END NAIL	
29. BRIDGING TO JOIST, TOE NAIL EACH END	2-10D	
30. COLLAR TIE TO RAFTER, FACE NAIL AT EACH RAFTER	3-10D	

2021 IRC NAILING SCHEDULE



THIS SEAL IS VALID. THIS DOCUMENT WAS AUTHORIZED BY WILLIAM ANDERSON (TX P.E. #136612) ON NOVEMBER 3, 2023.

ARCH

CONSULTING ENGINEERS, PLLC

11.B.P.E. Registration # F-9361

2579 WESTERN TRAILS BLVD. SUITE 230 AUSTIN, TX 78745

512.328.5353 PHONE www.archce.net

LEW FAMILY BOAT DOCK

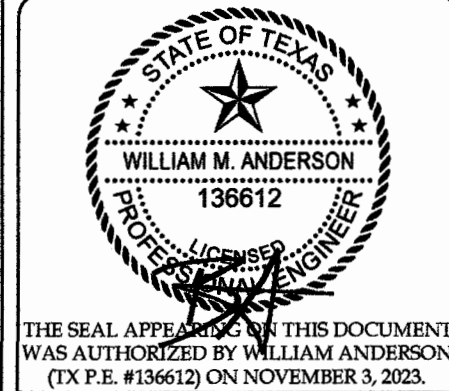
AUSTIN, TEXAS 78730

3701 ROBBINS ROAD

DATE	11/03/23
PROJECT NUMBER	22077
REVISIONS	

GENERAL NOTES

SO



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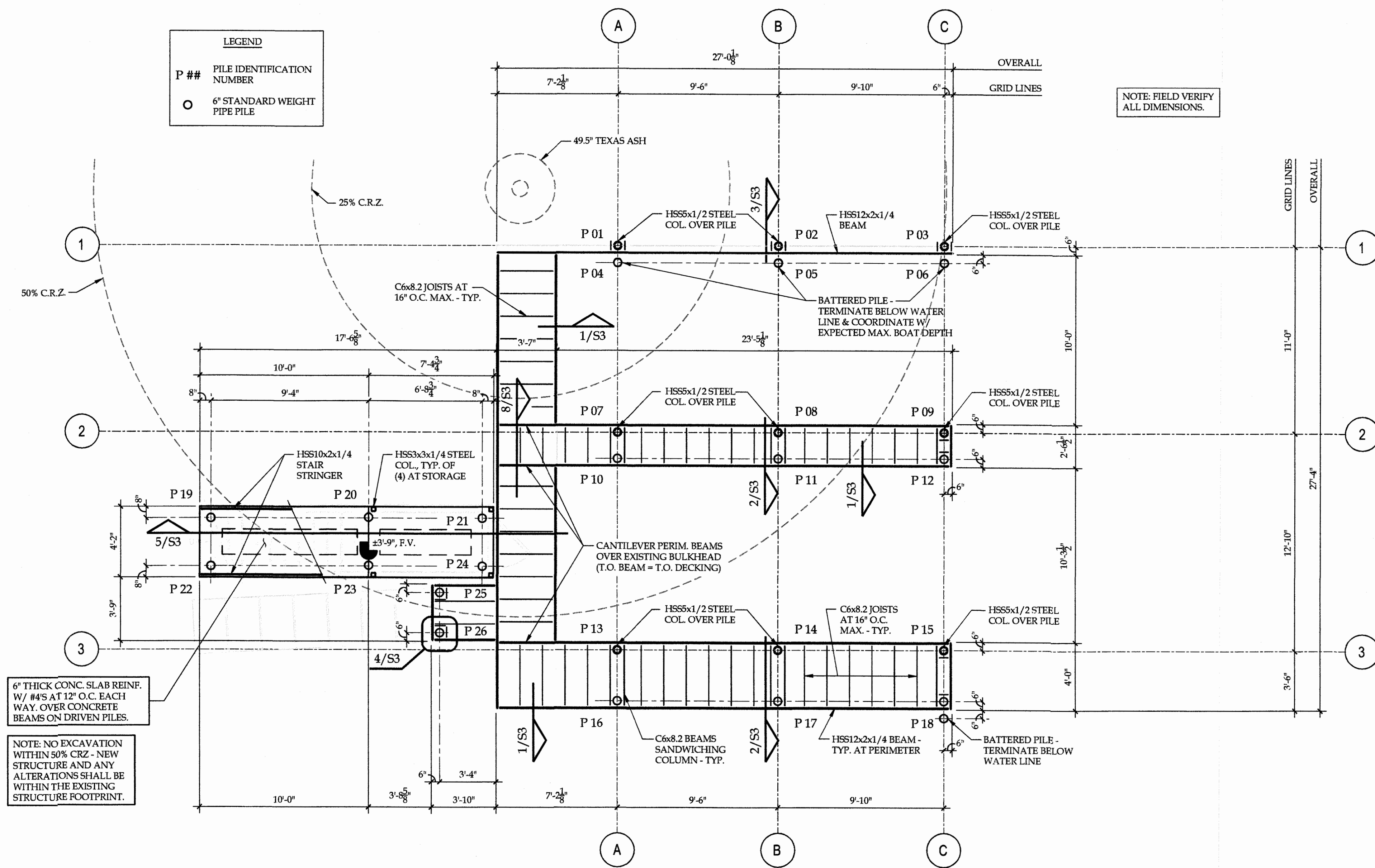
LEW FAMILY BOAT DOCK
3701 ROBBINS ROAD
AUSTIN, TEXAS 78730

DATE	11/03/23
PROJECT NUMBER	22077
REVISIONS	

FOUNDATION AND LOWER
LEVEL FRAMING PLAN

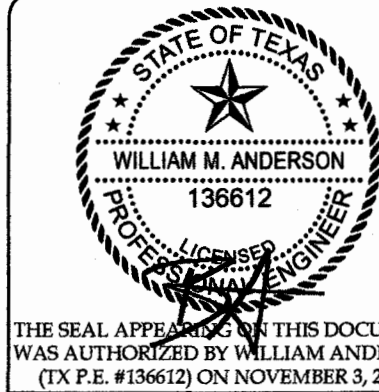
S1

7 OF 8



1. FOUNDATION AND LOWER LEVEL FRAMING PLAN

1/4" = 1'-0"



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LEW FAMILY BOAT DOCK

AUSTIN, TEXAS 78730

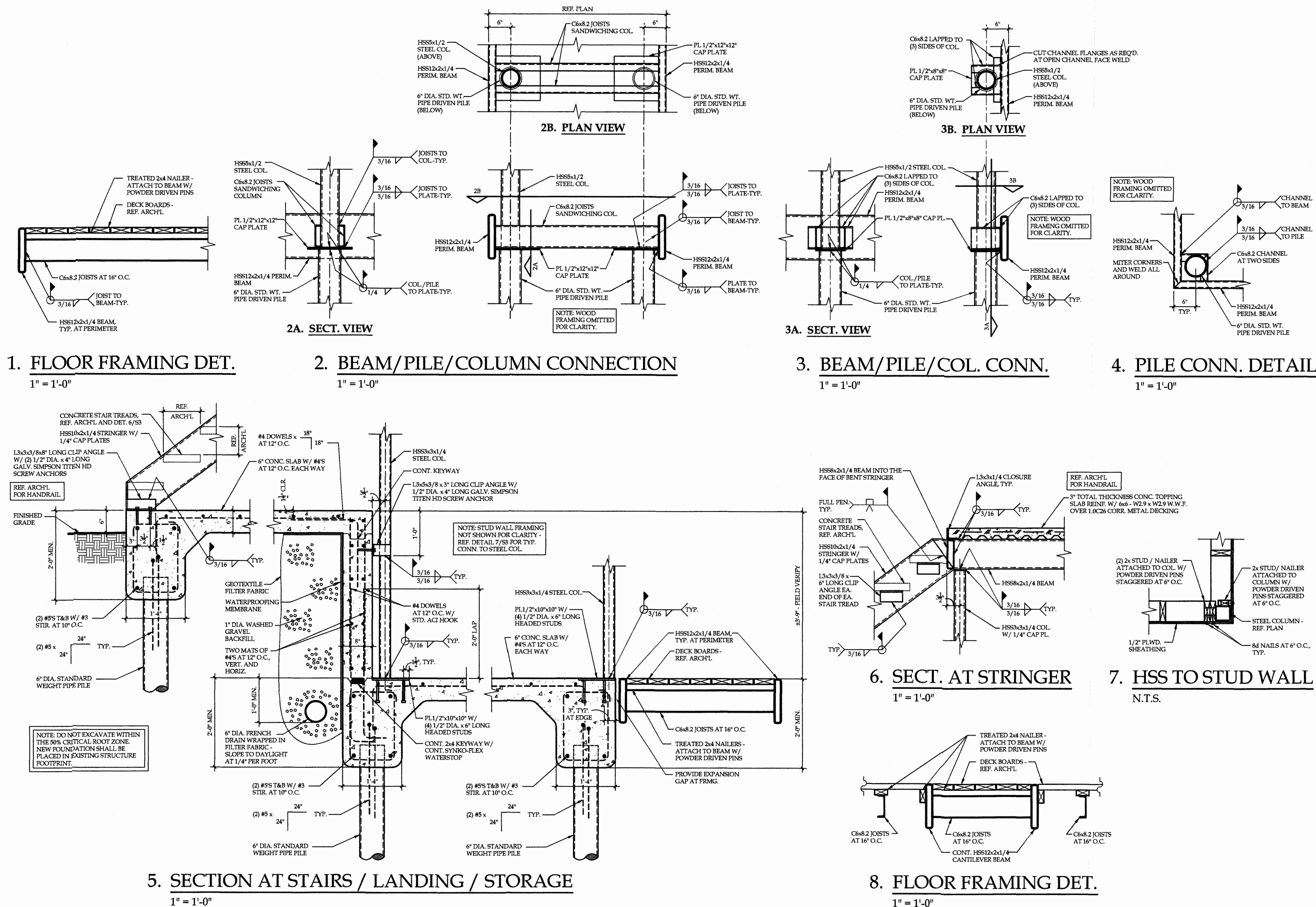
3701 ROBBINS ROAD

DATE 11/03/23
PROJECT NUMBER 22077
REVISIONS

DETAILS

S3

8 OF 8





Item02/21

Sarah Wigfield [REDACTED]

3701 Robbins Rd- ERI proposal request

Skylar Netherland [REDACTED]

Mon, Mar 4, 2024 at 12:31 PM

To: Sarah Wigfield <sarah.wigfield@cityofaustin.gov>
Cc: Bhavani Singal <bhavani.singal@cityofaustin.gov>

Hi Sarah,

From an ecological perspective it would be much less disruptive to leave the dock where it is. It is currently surrounded by fringe wetlands that you would be required to complete mitigation for impacts if construction occurred in them.

I don't know much about the required setbacks for construction but if they are requiring or requesting you move the dock then I would advise touching base with the watershed protection department in the process. Watershed protection will be the ones that will require mitigation for impacts to the wetland areas and they often aren't brought into the mix until the end of the process for some reason. If they are already involved then I would advise contacting them to see what their options are.

FYI, I have taken a position out of state so I have moved. I am happy to respond and help as I can through email but I'm a couple time zones away so coordination to consult with watershed protection directly for me is impractical.

Best,

Skylar

Skylar Netherland, PWS, CAPM
Flameleaf Environmental
2301 W. Anderson Ln. #102
Austin, TX 78757
[REDACTED]



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Item02/22

Sarah Wigfield <[REDACTED]>

SP-2023-0463D- Ecological impact

4 messages

Sarah Wigfield [REDACTED] Thu, Mar 21, 2024 at 12:38 PM
To: "Sparks, Kenneth" <kenneth.sparks@austintexas.gov>, "Reinhard, Miranda" <Miranda.Reinhard@austintexas.gov>
Cc: Bhavani Singal <[REDACTED]>, "Davis, Clarissa" <clarissa.davis@austintexas.gov>

Good afternoon Kenneth and Miranda,

Clarissa and I spoke about the boat dock variance today. As the team leader, she asked to be copied on all emails responding to questions about the project.

Can you elaborate on the brief discussion we had online regarding the ecological impacts to the wetlands if we move the boat dock rather than rebuilding it where it is? I understand that mitigation will be required in both cases, but is it true that less damage to the wetland vegetation will result if we restrict construction to the current footprint?

We appreciate your help!
All the best,
Sarah



Sarah Wigfield- IIDA
Interior Designer
s [REDACTED]
workshopno5.com
5409 Woodrow Ave Unit C, Atx 78756
[REDACTED]

Reinhard, Miranda <Miranda.Reinhard@austintexas.gov> Tue, Mar 26, 2024 at 11:45 AM
To: Sarah Wigfield <[REDACTED]>, "Sparks, Kenneth" <Kenneth.Sparks@austintexas.gov>
Cc: "vani@workshopno5.com" <[REDACTED]>, "Davis, Clarissa" <Clarissa.Davis@austintexas.gov>

Hi Sarah,

Thanks for the information and glad we have a plan moving forward to keep everyone on the same page.

1:1 mitigation will be required for both designs. The current proposed designs will be impacts to the wetland CEF setbacks; however, they do not appear to affect the wetland CEFs themselves.

Keeping the construction within the existing footprint will have less impact to the existing wetland CEFs on-site. Moving the boat dock will have new impacts to the wetland CEFs themselves and wetland CEF setbacks that would not occur within the existing footprint.

Thanks,

Miranda Reinhard

Environmental Scientist Senior – Policy & Environmental Review

City of Austin | Watershed Protection Department

O: ([REDACTED])

www.austintexas.gov/watershed

www.facebook.com/austinwatershed

www.twitter.com/austinwatershed



From: Sarah Wigfield <[REDACTED]>
Sent: Thursday, March 21, 2024 12:39 PM
To: Sparks, Kenneth <Kenneth.Sparks@austintexas.gov>; Reinhard, Miranda <Miranda.Reinhard@austintexas.gov>
Cc: [REDACTED]; Davis, Clarissa <Clarissa.Davis@austintexas.gov>
Subject: SP-2023-0463D- Ecological impact

External Email - Exercise Caution

[Quoted text hidden]

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

Sarah Wigfield <[REDACTED]> Tue, Mar 26, 2024 at 11:52 AM
To: "Reinhard, Miranda" <Miranda.Reinhard@austintexas.gov>
Cc: "Sparks, Kenneth" <Kenneth.Sparks@austintexas.gov>, [REDACTED] "Davis, Clarissa" <Clarissa.Davis@austintexas.gov>

Thanks, Miranda,
We appreciate the clarification about the proposed impacts!

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[Quoted text hidden]

Reinhard, Miranda <Miranda.Reinhard@austintexas.gov> Tue, Mar 26, 2024 at 12:12 PM
To: Sarah Wigfield <[REDACTED]>
Cc: "Sparks, Kenneth" <Kenneth.Sparks@austintexas.gov>, [REDACTED] "Davis, Clarissa" <Clarissa.Davis@austintexas.gov>

You're welcome!

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