





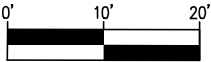
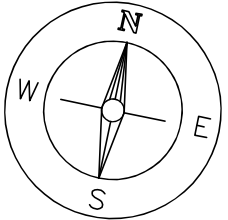




Commercial Engineering, PLLC
SURVEY PLAT

LEGAL DESCRIPTION:
LOT 43, HOLY CROSS HEIGHTS RESUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 8, PAGE 83 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ADDRESS:
2000 CEDAR AVENUE
AUSTIN, TEXAS



GRAPHIC SCALE
1" = 20'

BEARING BASIS:
TEXAS COORDINATE SYSTEM
CENTRAL ZONE (4203), NAD83
INTERNATIONAL FEET (GRID)
ELEVATIONS ARE BASED ON
THE N.A.V.D. 88, GEOID 12B.

LEGEND

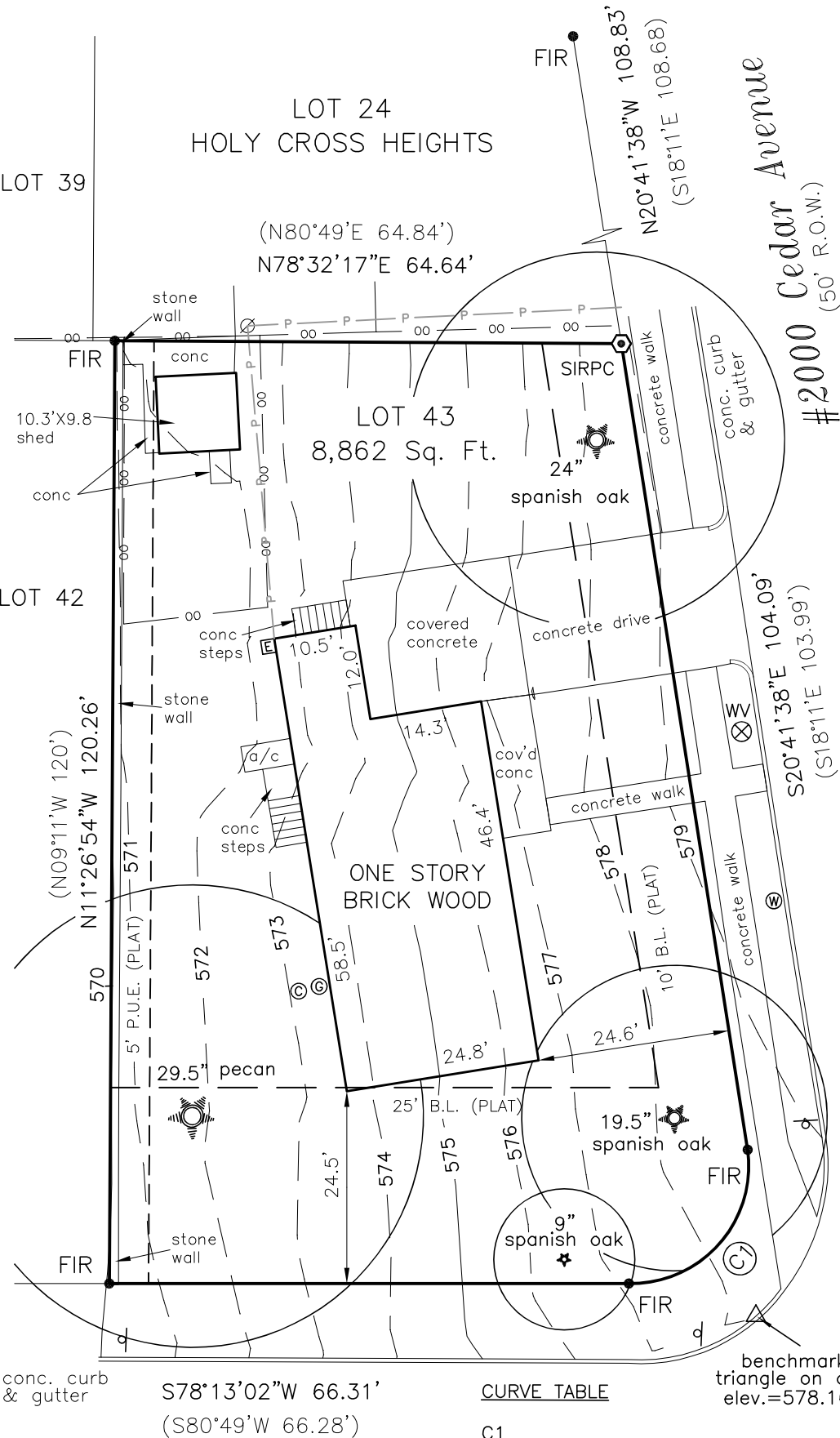
1/2" FOUND IRON ROD	FIR ●
SET IRON W/CAP	SIRPC ⊕
RECORD INFORMATION	()
CHAINLINK FENCE	— 00 —
UTILITY POLE	⊙
UTILITY/POWER LINE	— P —
WATER METER	WV ⊗
WATER VALVE	⊗
ELECTRIC METER	⊗
GAS METER	⊗
CLEANOUT	⊗
SIGN	⊗
BUILDING LINE (PLAT)	B.L.
PUBLIC UTILITY EASEMENT	P.U.E.

NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.



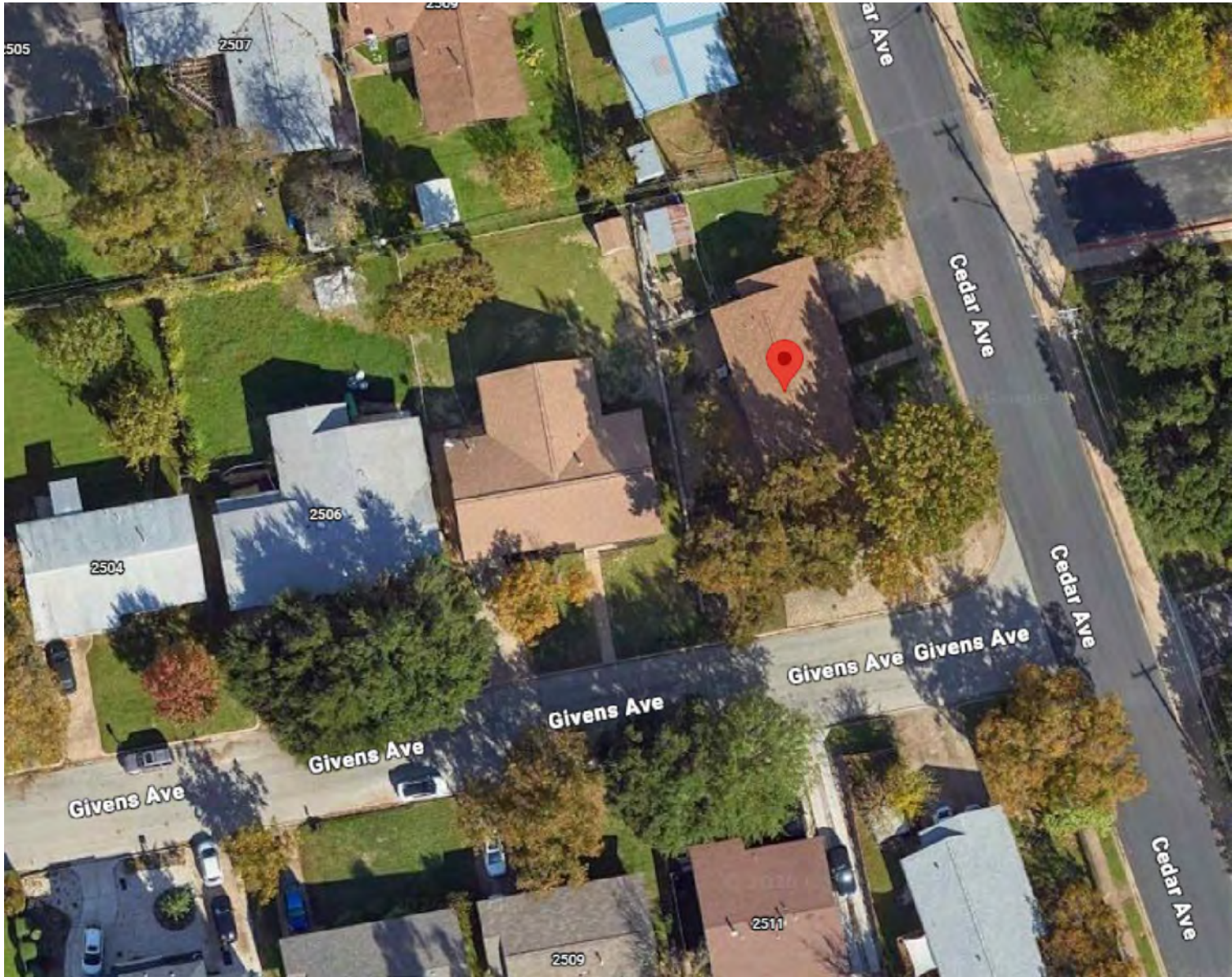
Todd Blenden

Todd Blenden, R.P.L.S. 6186
Commercial Engineering, PLLC



State of Texas:
County of Travis:
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B & 6 Condition II Survey. It appears that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Emergency Management Agency, FIRM Flood hazard boundary map revised as per Map Number:48453C0465K Zone:X Dated:1/6/2016. Dated this 30th day of July, 2026.

PROP. INTERIOR REMODEL
FOR
SIMMS PAULETTE LIFE ESTATE & GREGORY KEATH HARRIS ETAL
2000 CEDAR AVE,
AUSTIN, TX. 78722



SITE PLAN
SCALE: NTS

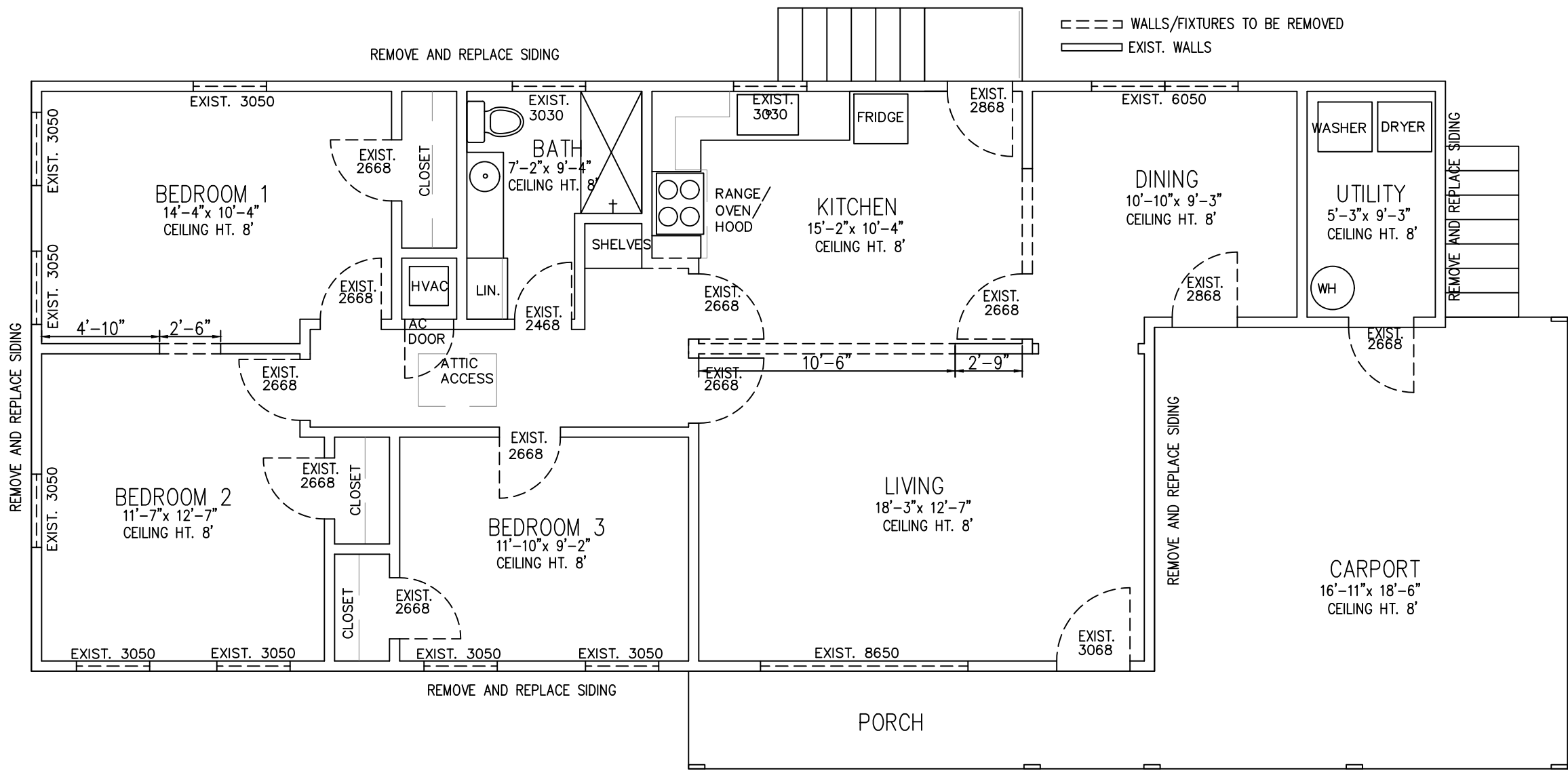
INDEX OF DRAWINGS

C1 - COVER / SITE PLAN
A1 - EXIST/DEMO FLOOR PLAN
A2 - PROP. FLOOR PLAN
A3 - ELECTRICAL PLAN
N1 - NOTES

- GENERAL PLAN NOTES
1. These plans conform to the 2024 IRC except as noted otherwise or as amended by specific jurisdiction.
 2. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
 3. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where
 4. Called-out dimensions govern over scaled dimensions
 5. Details take precedence over drawing notes
 6. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be input upon on site conditions.

NOTE:

- 1. ALL WINDOWS TO BE REMOVED AND REPLACED IN KIND.
- 2. ALL DOOR TO BE REMOVED AND REPLACED IN KIND.
- 3. REMOVE AND REPLACE SIDING



EXIST/DEMO FLOOR PLAN

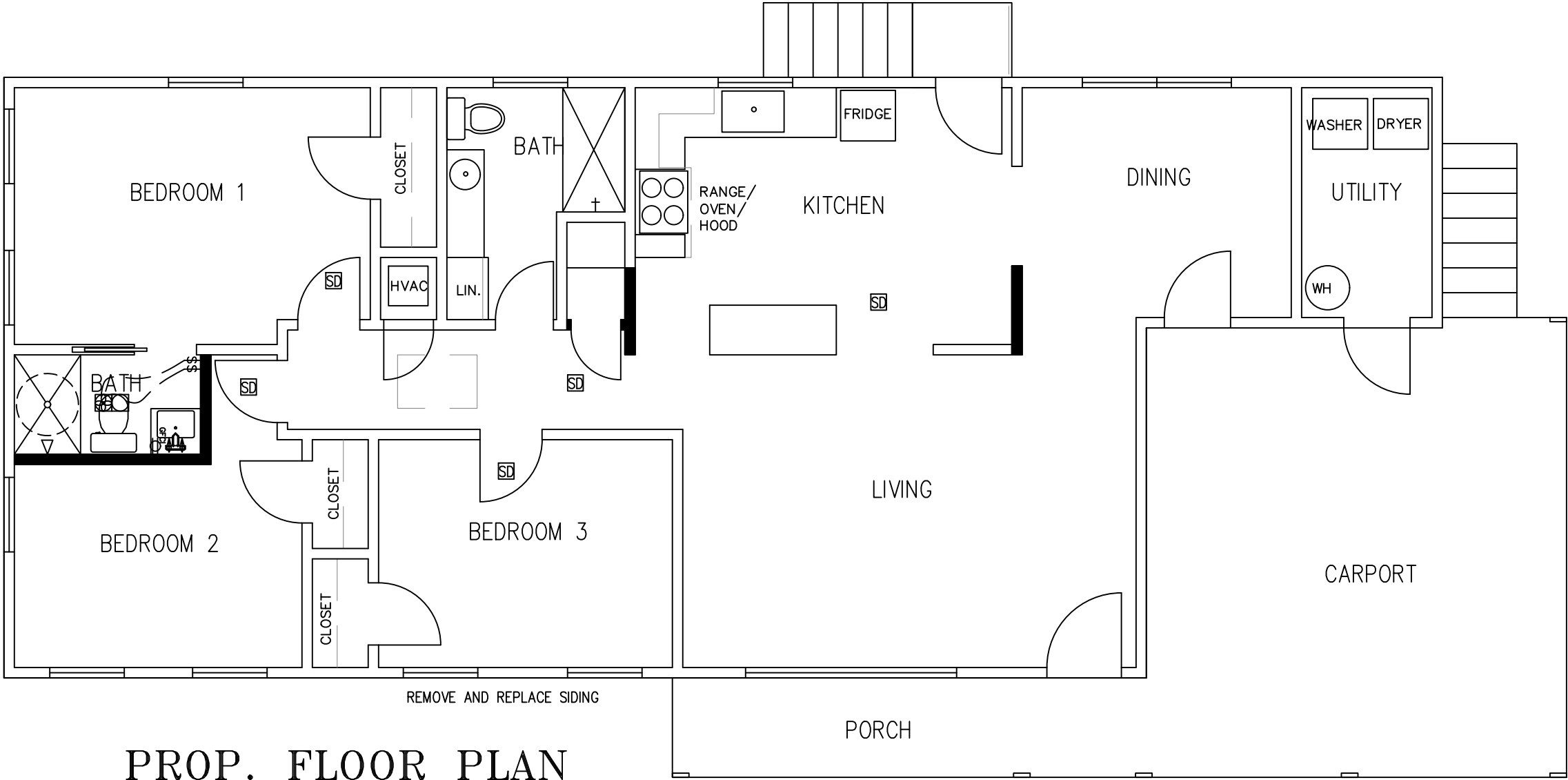
SCALE: 3/16"=1'

SEE OWNER FOR ANY ADDITIONAL ELECTRICAL THAT MAY OR MAY NOT BE ON PLANS

ELECTRICAL LEGEND
ONLY NEW ELECTRICAL SHOWN

-  - DUPLEX RECEPTICAL
-  - GROUND FAULT INTERRUPTED
-  - SINGLE POLE SWITCH
-  -SMOKE DETECTOR 120V/
MONOXIDE DETECTOR
-  -EXHAUST FAN W/LIGHT

NOTE:
RT4. SMOKE AND CARBON MONOXIDE ALARMS: Smoke and Carbon Monoxide alarms throughout the dwelling need to be up to compliance. This applies to alterations, repairs & additions as well as new construction per 2024 IRC R314.2.2.
SMOKE ALARMS: PER 2024 IRC R314, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE SMOKE ALARMS – HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FT. FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION, AND IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. NOTE: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS/REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE.
CARBON MONOXIDE ALARMS: PER 2024 IRC R315, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE CARBON MONOXIDE ALARM – HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE.



PROP. FLOOR PLAN
SCALE: 3/16"=1'

Austin Express Permits
Turn Key solutions

CONSTRUCTION FOR
SIMMS PAULETTE LIFE ESTATE &
GREGORY KEATH HARRIS ETAL
2000 CEDAR AVE,
AUSTIN, TX. 78722

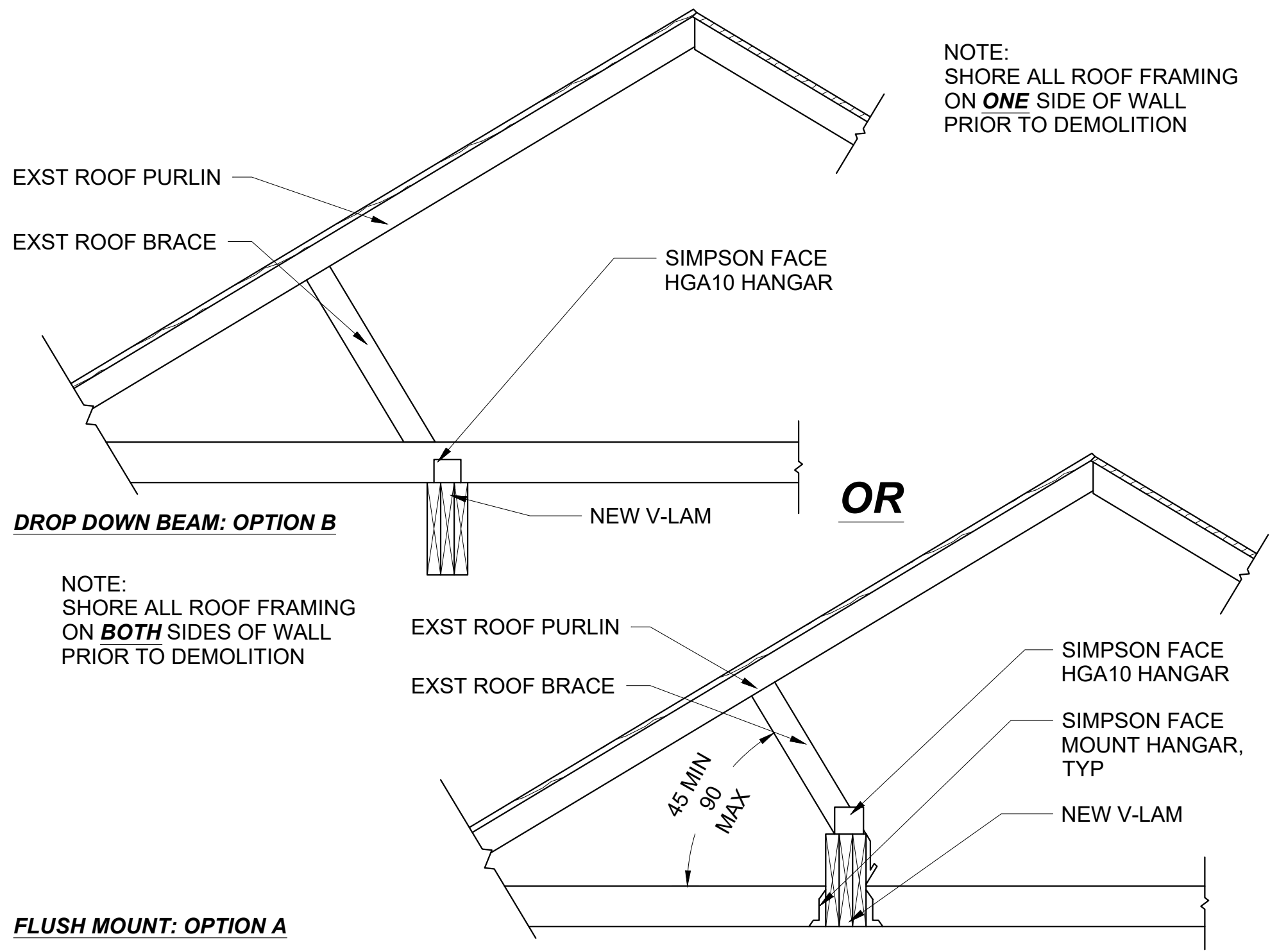
SHEET:
A3
OF:
3

D

C

B

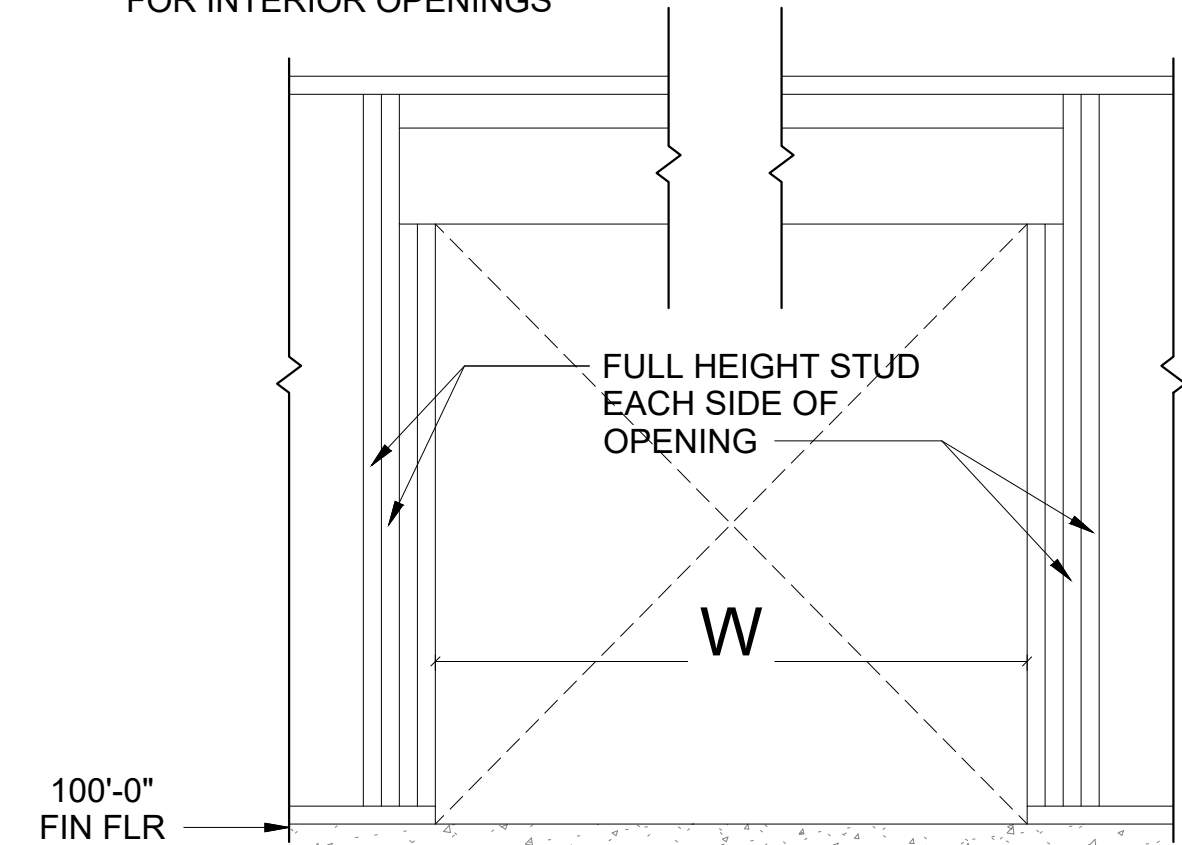
A



D1 ROOF PURLIN DETAIL
3/4" = 1'-0"

MINIMUM FULL HEIGHT HEADER SCHED	STUD SPACING	
	16"	24"
SPAN "W" (feet)		
3' TO 4'	2	1
4' TO 8'	3	2
8' TO 12'	5	3
12' TO 16'	6	4

*(1) FULL HEIGHT STUD AT EA SIDE FOR INTERIOR OPENINGS



A1 VERT STUD SCHED AT EXTERIOR OPENINGS
3/4" = 1'-0"

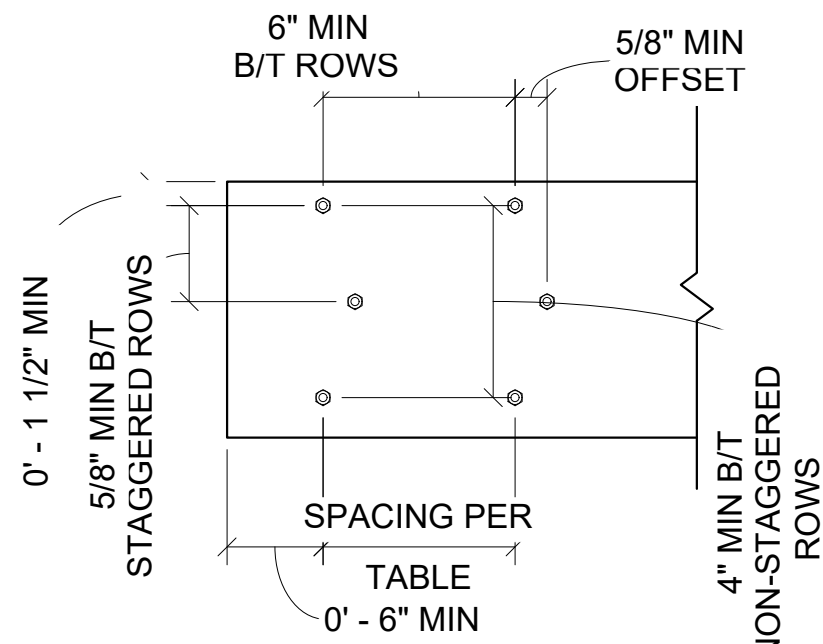
WALL STUD SCHED @ EXTERIOR WALLS		
MAX SPACING		
WALL HEIGHT	2x4	2x6 (2) 2x4
0' - 12'-0"	16" 24"	-
12'-6" - 12'-11"	12" 16"	16"
12'-11" - 14'-3"	8" 16"	12"
14'-3" - 16'-8"	-	16" 8"

*INTERIOR STUD WALL TO BE 2x4 AT 16", UNO BY ARCH FOR PLUMBING, ETC.

A3 TYPICAL WALL FRAMING
3/8" = 1'-0"

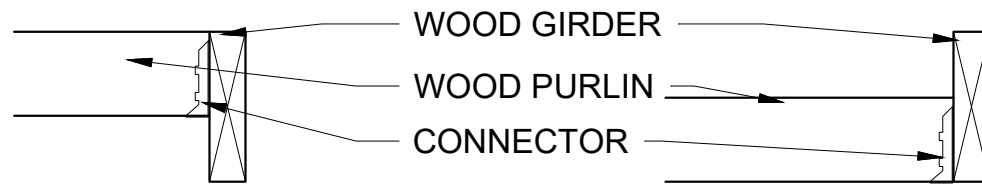
VERSA-LAM BEAM WIDTH	SDW MODEL & LENGTH	ROWS	SPACING
(2) - 1 3/4"	SDW22338 3 3/8"	(3)	16" OC
(3) - 1 3/4"	SDW22500 5"	(3)	12" OC
(4) - 1 3/4"	SDW22500 6 3/4"	(3)	12" OC

1. SCREWS MAY BE INSTALLED FROM ONE SIDE.



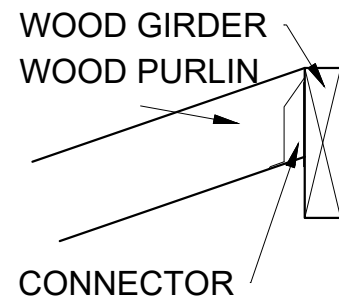
D3 TYPICAL V-LAM ATTACHMENT TABLE
1 1/2" = 1'-0"

PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x4	LU24	(2) 10dx1 1/2"	(4) 16d
2x6	LU26	(4) 10dx1 1/2"	(6) 16d
2x8	LU28	(6) 10dx1 1/2"	(8) 16d
2x10	LU210	(6) 10dx1 1/2"	(10) 16d
2x12	LU210	(6) 10dx1 1/2"	(10) 16d



<PERPENDICULAR/NON-SLOPING CONNECTION>

PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x6	LSSR26Z	(5) 10dx1 1/2"	(6) 10d
2x8	LSSR28Z	(5) 10dx1 1/2"	(10) 10d
2x10	LSSR210Z	(7) 10dx1 1/2"	(10) 10d
2x12	LSSR210Z	(7) 10dx1 1/2"	(10) 10d



<SLOPED/SKEWED/SLOPED AND SKEWED CONNECTION>

B3 TYPICAL WOOD BEAM TO TRUSS/BAM CONNECTION
1 1/2" = 1'-0"

NOTE: ATTACH ELEMENTS AS SHOWN, OR PER ATTACHMENT SCHEDULE.

NOTE:
1. REFER TO PLAN FOR SPANS GREATER THAN 14'-0" @ 2x4 WALL AND GREAT THAT 15'-0" AT 2x6 WALL.
2. DO NOT SPLICE 2x WITHIN HEADER.
3. PLYWOOD IS NON STRUCTURAL, INTENDED TO BE A SPACER AND CAN BE SPLICED WITHIN THE BEAM

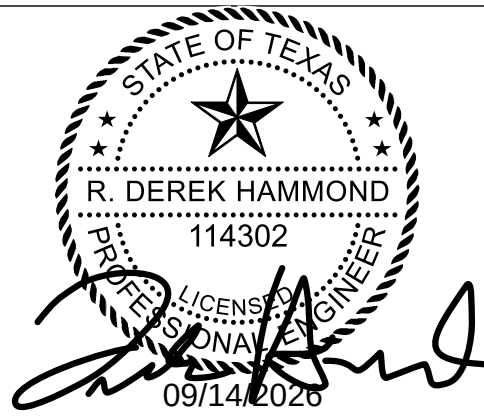
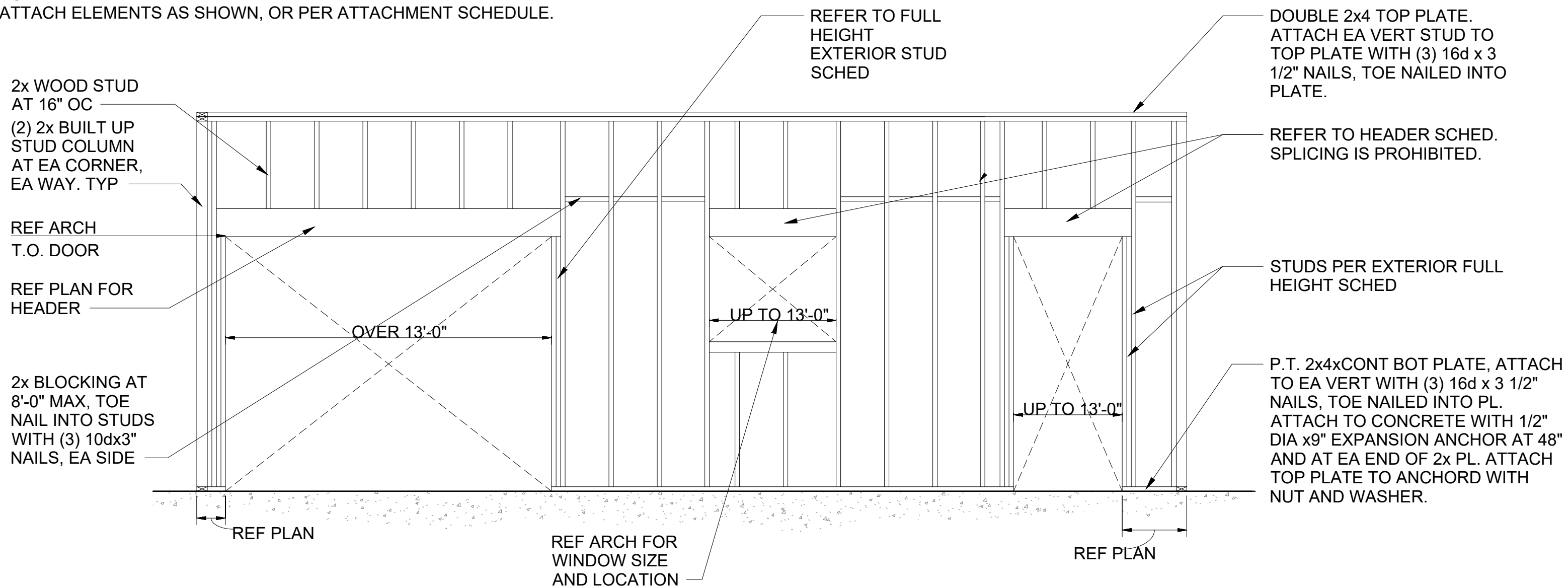
2x4 WALL (2) STORY		
STORY	WIDTH	BEAM
1	0' - 0" - 5' - 0"	(2) PLY 2x8 WITH 1/2" PLY
	5' - 0" - 7' - 6"	(2) PLY 2x10 WITH 1/2" PLY
	7' - 6" - 8' - 11"	(2) PLY 2x12 WITH 1/2" PLY
	8' - 11" - 13' - 11"	(2) 1 3/4" x 11 1/4" V-LAM
2	0' - 0" - 6' - 0"	(2) PLY 2x6 WITH 1/2" PLY
	6' - 0" - 9' - 0"	(2) PLY 2x8 WITH 1/2" PLY
	9' - 0" - 11' - 6"	(2) PLY 2x10 WITH 1/2" PLY
	11' - 6" - 13' - 11"	(2) PLY 2x12 WITH 1/2" PLY

2x4 WALL (1) STORY		
STORY	WIDTH	BEAM
1	0' - 0" - 6' - 0"	(2) PLY 2x6 WITH 1/2" PLY
	6' - 0" - 9' - 0"	(2) PLY 2x8 WITH 1/2" PLY
	9' - 0" - 11' - 6"	(2) PLY 2x10 WITH 1/2" PLY
	11' - 6" - 13' - 11"	(2) PLY 2x12 WITH 1/2" PLY

2x6 WALL (2) STORY		
STORY	WIDTH	BEAM
1	0' - 0" - 8' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x10 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x12 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) 1 3/4" x 11 1/4" V-LAM
2	0' - 0" - 8' - 0"	(3) PLY 2x6 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x10 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) PLY 2x12 WITH (2) 1/2" PLY

2x6 WALL (1) STORY		
STORY	WIDTH	BEAM
1	0' - 0" - 8' - 0"	(3) PLY 2x6 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x10 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) PLY 2x12 WITH (2) 1/2" PLY

B4 HEADER SCHEDULE1
3/4" = 1'-0"



2000 CEDAR AVE,
AUSTIN, TX 78722

STRUCTURAL PLANS
INTERIOR REMODEL

Rev	Date	Description
00	09/14/2026	100% PERMIT DWGS

Project Number : **0136.26**

Sheet:
S-003
FRAMING DETAILS

Scale: As indicated

1

2

3

4

5

D

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B

A

FOUNDATION PLAN NOTES:
1. FINISHED FLOOR 100'-0" = TOP OF SLAB ON GRADE, REFER TO ARCH FOR ELEVATION.
2. * INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.

ADD PIER BELOW V-LAM
BEAM ENDS PER B5/S-002

EXIST. 2X8 AT 16"

EXISTING
PIER & BEAM

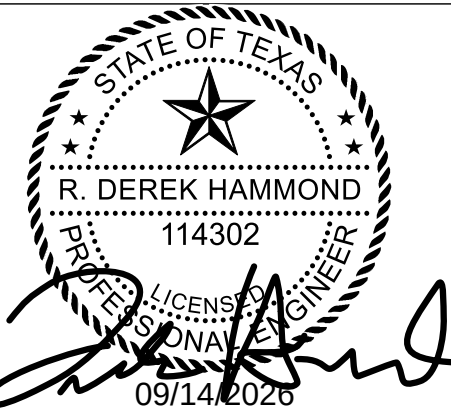
EXIST. 2X8 AT 16"



(A1) FOUNDATION PLAN
1/4" = 1'-0"



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



2000 CEDAR AVE,
AUSTIN, TX 78722

STRUCTURAL PLANS
INTERIOR REMODEL

Rev	Date	Description
00	09/14/2026	100% PERMIT DWGS

Project Number : 0136.26

Sheet: S-101

FOUNDATION
PLAN

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

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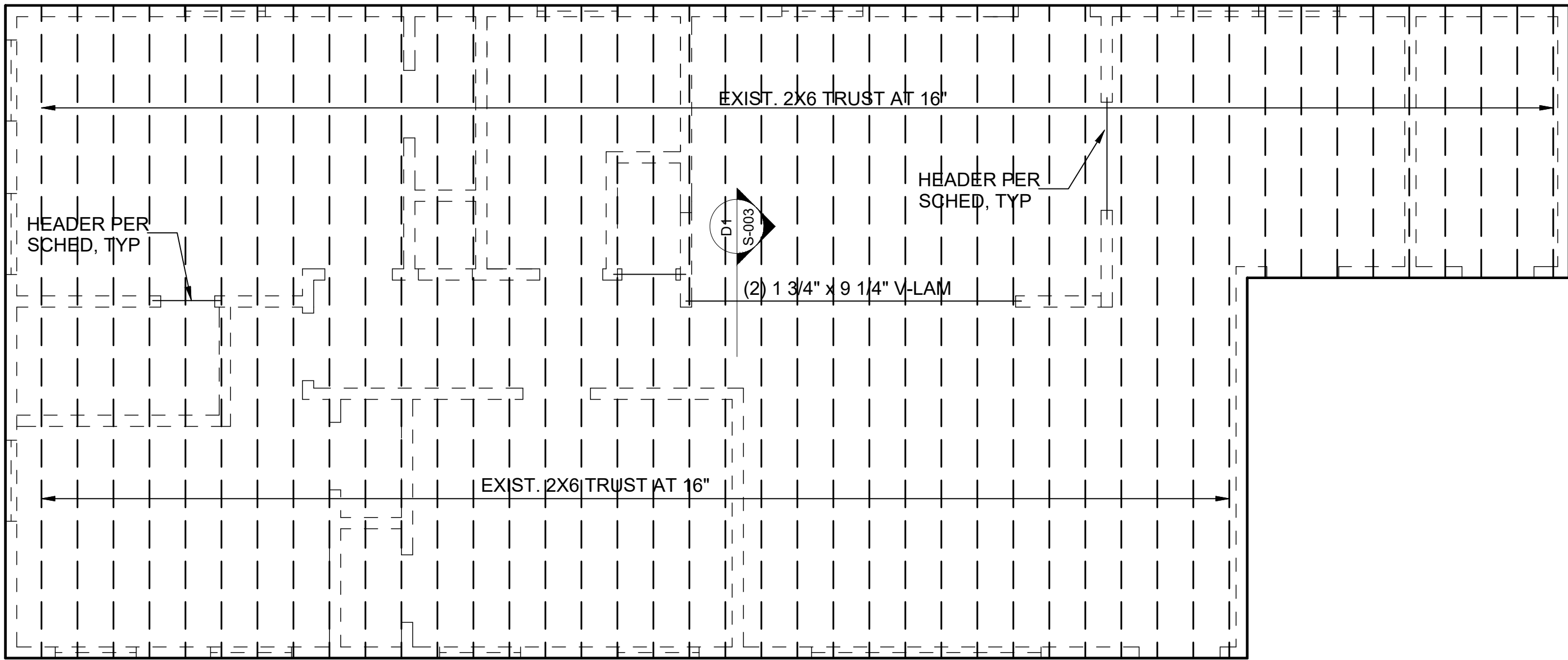
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- ATTIC FRAMING PLAN NOTES:**
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
 2. CEILING RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX.
 3. REFER TO B3/S-003 FOR FACE MOUNT CONNECTIONS.





RDH ammond

Consulting & Engineering, LLC

Residential & Small Commercial Structural Solutions

TEXAS FIRM 17051



2000 CEDAR AVE,
AUSTIN, TX 78722

STRUCTURAL PLANS
INTERIOR REMODEL

Rev	Date	Description
00	09/14/2026	100% PERMIT DWGS

Project Number : 0136.26

Sheet: S-111

2ND FLOOR &
ATTIC FRAMING
PLANS

Scale: As indicated