







GOODSHADE ADDITION
VOL. 523, PG. 1

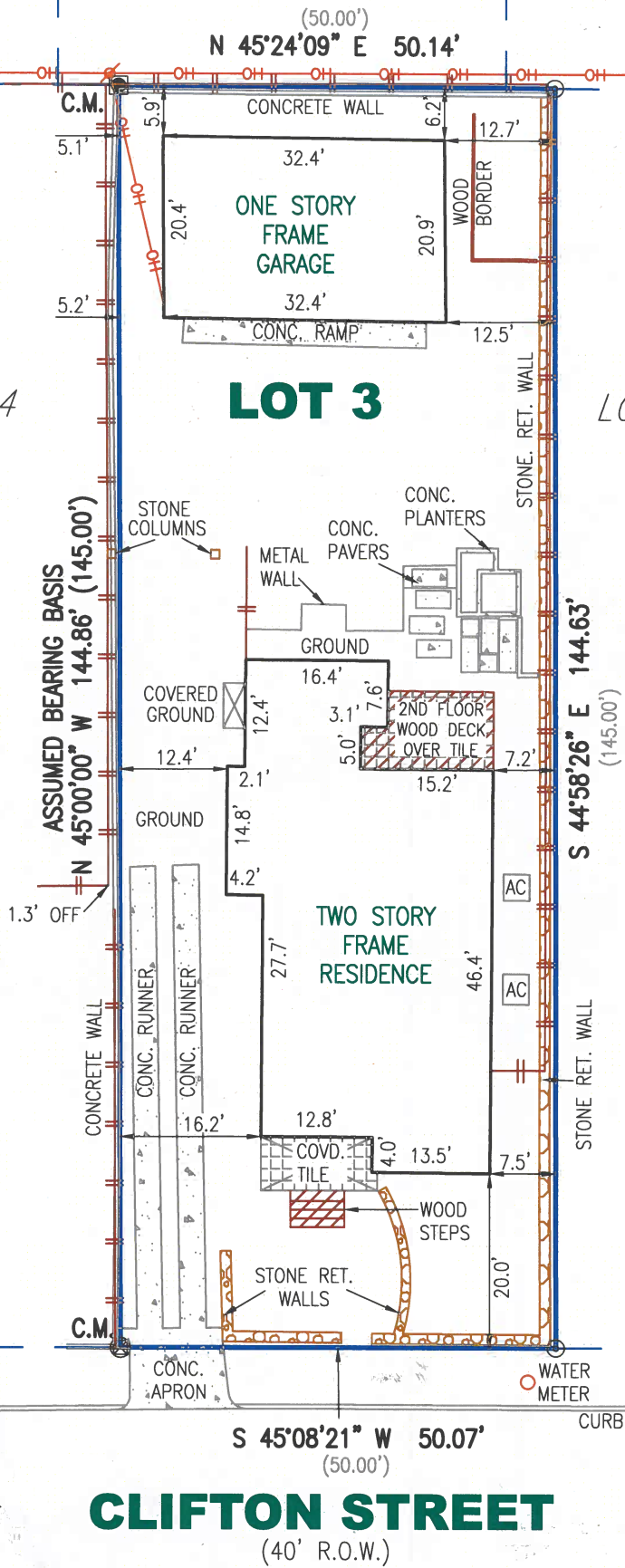
LOT F

LOT A

LOT 4

LOT 3

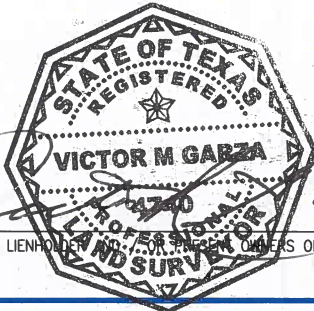
LOT 2



CLIFTON STREET
(40' R.O.W.)

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- 60D NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- COTTON SPINDLE FOUND
- PUNCH HOLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- PP POWER POLE
- AC AIR CONDITIONER
- TP TRANSFORMER PAD



TO THE LIENHOLDER OR NEW OWNERS OF THE PREMISES SURVEYED.

IMPERVIOUS COVERAGE

a. House	1422	sq. ft.
b. Garage	675	sq. ft.
c. Concrete runners	343	sq. ft.
d. Covered ground	13	sq. ft.
e. 2nd floor wood deck over tile	124	sq. ft.
f. Covered tile	80	sq. ft.
g. Wood steps 26/2=	13	sq. ft.
h. Concrete ramp	79	sq. ft.
i. Wood border 5/2=	3	sq. ft.
j. Concrete wall	25	sq. ft.
k. Stone ret. walls	239	sq. ft.
l. Stone columns	2	sq. ft.
m. ACs	20	sq. ft.
n. Concrete pavers & planters	90	sq. ft.

LOT AREA	7253	sq. ft.
TOTAL IMPERVIOUS COVERAGE (a through n added)	3128	sq. ft.
% IMPERVIOUS	43.1	% of lot

IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING, LLC.
Building dimensions are approximate.

STREET ADDRESS: 2112 CLIFTON STREET CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 3 SUBDMISION: PLEASANT VIEW ADDITION VOL/CAB 3 PG/SLD 27 PLAT RECORDS
REFERENCE NAME: ERICK RIBBENS ORIGINAL SURVEY DATE: 01/24/22



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEYING.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

JOB #: B0910124_TA
DATE: 10/03/24
SCALE: 1" = 20'

FIELD WORK BY	WB	10/02/24
CALC'D BY	GF	10/02/24
DRAFTED BY	MR	10/03/24
CHECKED BY	VG/ML	10/03/24

STRUCTURAL FOUNDATION PLANS, BRACED PLANS, FRAMING PLANS AND DETAILS FOR ADU ADDITION

RIBBENS RESIDENCE
2112 CLIFTON STREET
AUSTIN, TEXAS 78704

GENERAL NOTES:

APPLICABLE CODES:

-AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 16TH EDITION
-INTERNATIONAL BUILDING CODE (IBC) 2024
-INTERNATIONAL RESIDENTIAL CODE (IRC) 2024
-ASCE 07-22 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
-NDS 2024 DESIGN OF WOOD STRUCTURES
-ACI 318-22: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

LOADS (ASD):

-BUILDING CATEGORY II
-WIND VELOCITY 115 MPH
-EXPOSURE CATEGORY C
-ROOF LIVE LOAD
20 PSF
-ATTIC LIVE LOAD
20 PSF
-FLOOR LIVE LOAD
40 PSF
-DEAD LOAD
15 PSF
-ASSUMED SOILS TAKEN FROM IBC 2024 - TABLE 1806.2;

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

-ALLOWABLE BEARING FROM IBC 2024 - TABLE 1806.2.

ALLOWABLE BEARING - 1500 PSF
MIN BEARING DEPTH - 2' - 0" MIN BELOW GRADE & 6" MIN INTO UNDISTURBED

MATERIAL GRADES:

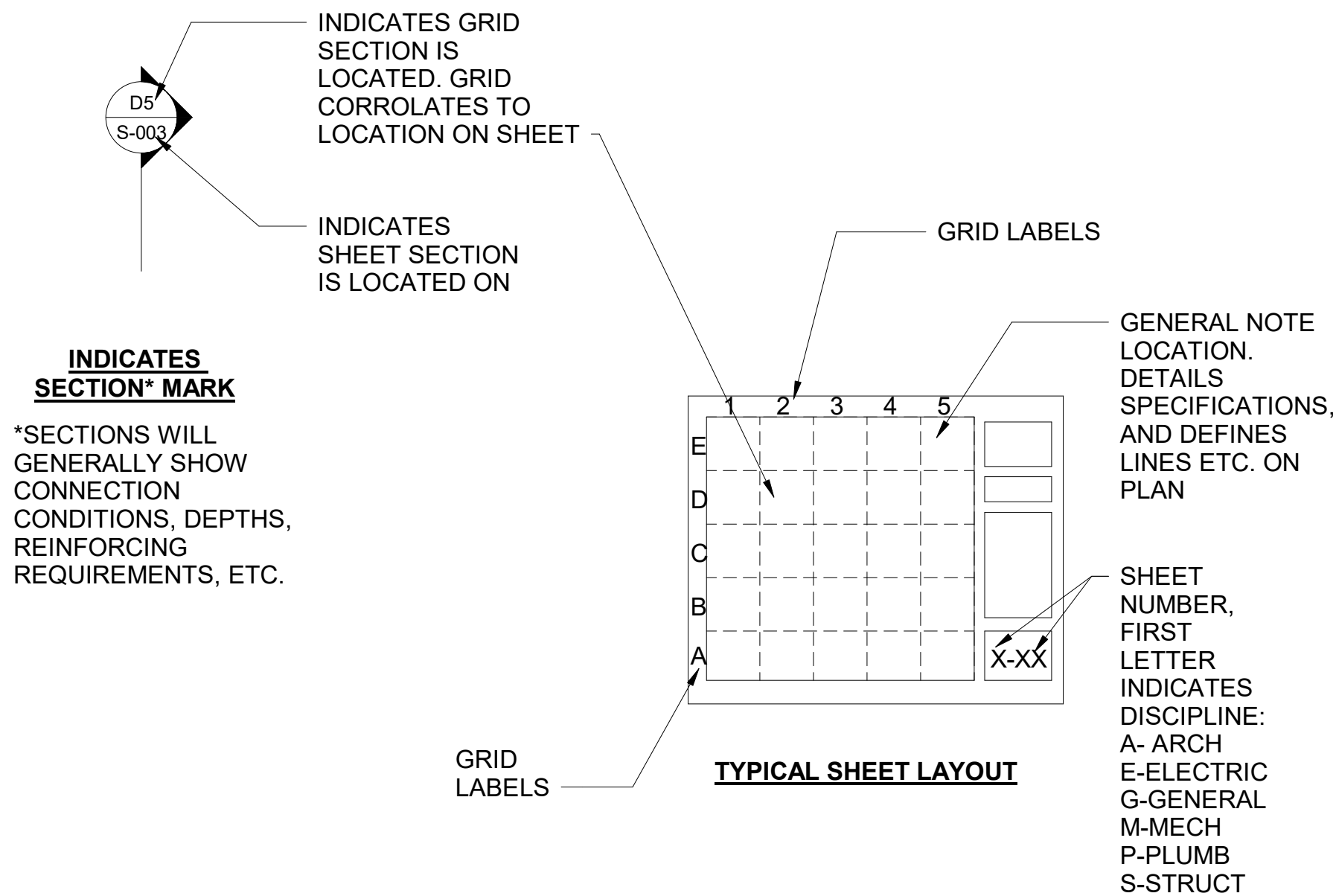
- A. CONCRETE
i. SLABS AND FOUNDATIONS 3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MAX WATER TO CEMENT RATIO
- B. STEEL
i. WIDE FLANGE BEAM/COLUMN A992 GR 60
ii. HOLLOW STRUCTURAL STEEL MEMBERS A500 GR 46
iii. REBAR 60 KSI DEFORMED REBAR
iv. MISC ANGLE, PLATE, & CHANNEL A36 GR 36
- C. TIMBER
ALL WOOD FRAMING TO BE SOUTHERN PINE
i. WOOD STUD COLUMN - F_c = 1'650 PSI OR GREATER
ii. WOOD ROOF AND CEILING FRAMING - F_b = 1,350 PSI OR GREATER, E_{min} 1600ksi
iii. WALL SHEATHING = 15/32" OR THICKER, ATTACH PER S-003.
iv. ROOF SHEATHING = 1/2" OR THICKER ATTACH PER S-003.
v. PURLIN SPACING TO BE AT 16" OR LESS UNLESS NOTED OTHERWISE
vi. REFER TO A3/S-002 FOR ADDITIONAL FRAMING CONSTRUCTION DETAILS

FOUNDATIONS:

- A. SCARIFY AND REMOVE TOP 12"-18" OF SOIL AND ALL ORGANIC DEBRIS. PLACE COMPACTED FILL IN 6" MAX LIFTS. SOILS TO HAVE PI IN BETWEEN 5 AND 15 IN WITH NO MORE THAN 15% FINES RETAINED BELOW #200 SIEVE..
B. GRADE BEAMS/CONTINUOUS STRIP FOOTINGS MAY BE FORMED WITH EARTH FORMS, PROVIDED THE EXCAVATIONS ARE KEPT WITHIN A TOLERANCE OF +/-1" AND ALL MINIMUM CLEARANCES ON DRAWINGS ARE MET.
C. SUPPORT ALL REBAR WITH PLASTIC OR CONCRETE CHAIRS SPACED AT 3'-0" MAX. PIECES OF DEBRIS AND WOOD ARE UNACCEPTABLE CHAIRS.
D. CURE CONCRETE WITH ASTM APPROVED WET CURE OR CURING COMPOUND FOR 7 DAYS AFTER POUR. MAINTAIN ACI MIN REQUIRED TEMPERATURE FOR 7 DAYS. IF COLD WEATHER ISSUES ARISE, CONTACT ENGINEER OF RECORD (EOR) FOR COLD WEATHER PROCEDURES. IF CURING COMPOUND IS USED, USE LOW VOC, WATER BASED COMPOUND, THAT CAN BE REMOVED TO ALLOW ADHERED FLOORING, COLORING, STAINING, ETC.
E. DO NOT PLACE CONCRETE WHEN TEMPERATURES EXCEED 100 F. CONTACT EOR FOR HOT WEATHER PLACEMENT TECHNIQUES IF TEMPERATURES EXCEED 100F.

COORDINATION:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION DUTIES & DESIGN INTENT WITHIN THE SUBCONTRACTORS & PROFESSIONAL DISCIPLINES. ANY CONFLICTS ARE TO BE BROUGHT TO THE AOR/EOR BEFORE WORK IS TO BEGIN. THE GENERAL CONTRACTOR IS THEREFORE RESPONSIBLE FOR ALL COSTS OR CORRECTIONS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY COORDINATE THE CONSTRUCTION DUTIES & DESIGN INTENT.
2. THE CONTRACTOR SHALL NOTIFY THE EOR/AOR OF ANY SUBSTITUTIONS OR IF CONDITIONS VARY FROM THE ASSUMED CONTRACT DRAWINGS. MODIFICATIONS TO THE STRUCTURE, DUE TO THE CONTRACTOR DEVIATING FROM THE PLANS, IS NOT THE RESPONSIBILITY OF THE EOR/AOR.
3. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE EOR/AOR FOR APPROVAL. SUBSTITUTIONS SHALL NOT BE PERMITTED TO BE USED WITHOUT CONSENT FROM THE EOR/AOR.
4. EXISTING CONDITIONS AND SIZES ARE TO BE VERIFIED BY THE CONTRACTOR. EOR/AOR SHALL NOT ASSUME RESPONSIBILITY FOR INCORRECT MEMBER SIZES/ MATERIAL ORDERS.
5. SOME ITEMS ON THE CONTRACT DOCUMENTS ARE ASSUMED, DUE TO ITEMS NOT BEING ACCESSIBLE, HIDDEN, OR UNDISCLOSED AT THE TIME OF CONTRACT DOCUMENT COMPLETION & DELIVERY. IN SUCH CASE NOTIFY THE EOR/AOR WITH A REQUEST FOR INFORMATION AND GUIDANCE AND DETAILING WILL BE PROVIDED BY THE EOR/AOR. **DO NOT** PROCEED WITHOUT CONSENT FROM THE EOR/AOR.
6. GEO-TECHNICAL REPORT NOT PROVIDED, GC TO VERIFY SOILS CONDITIONS MEET OR EXCEED ASSUMPTIONS. WHERE VOIDS, EXCESSIVE DEBRIS, OR LOOSE MATERIALS ARE ENCOUNTERED, A GEO-TECHNICAL ENGINEER SHOULD BE EMPLOYED TO DETERMINE SOLUTION. EOR NOT RESPONSIBLE FOR ISSUES WITH FOUNDATIONS, WHERE CONDITIONS ARE NOT VERIFIED. WHERE OWNER DECLINES GEO-TECHNICAL REPORT, OWNER AT RISK.



A3 DOCUMENT LEGEND
1 1/2" = 1'-0"

SHEET INDEX:

- S-001 GENERAL NOTES & SHEET INDEX
S-002 FOUNDATION DETAILS
S-003 FRAMING DETAILS
S-004 FRAMING DETAILS
S-101 FOUNDATION PLAN
S-102 BRACED FOUNDATION PLAN
S-111 2nd FLOOR FRAMING PLAN
S-112 BRACED 2nd FLOOR FRAMING PLAN
S-121 ATTIC FRAMING PLAN
S-122 ROOF FRAMING PLAN

ABBREVIATIONS LIST:

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

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



2112 CLIFTON STREET
AUSTIN, TEXAS 78704

STRUCTURAL PLANS
FOR ADU ADDITION

Rev	Date	Description
00	09/03/2026	100% CONST DWGS

Project Number : 0504.26

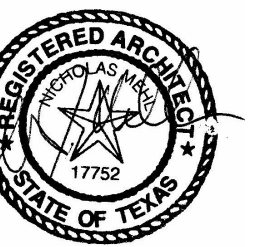
Sheet:
S-001
GENERAL NOTES & SHEET INDEX

Scale: 1 1/2" = 1'-0"



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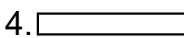
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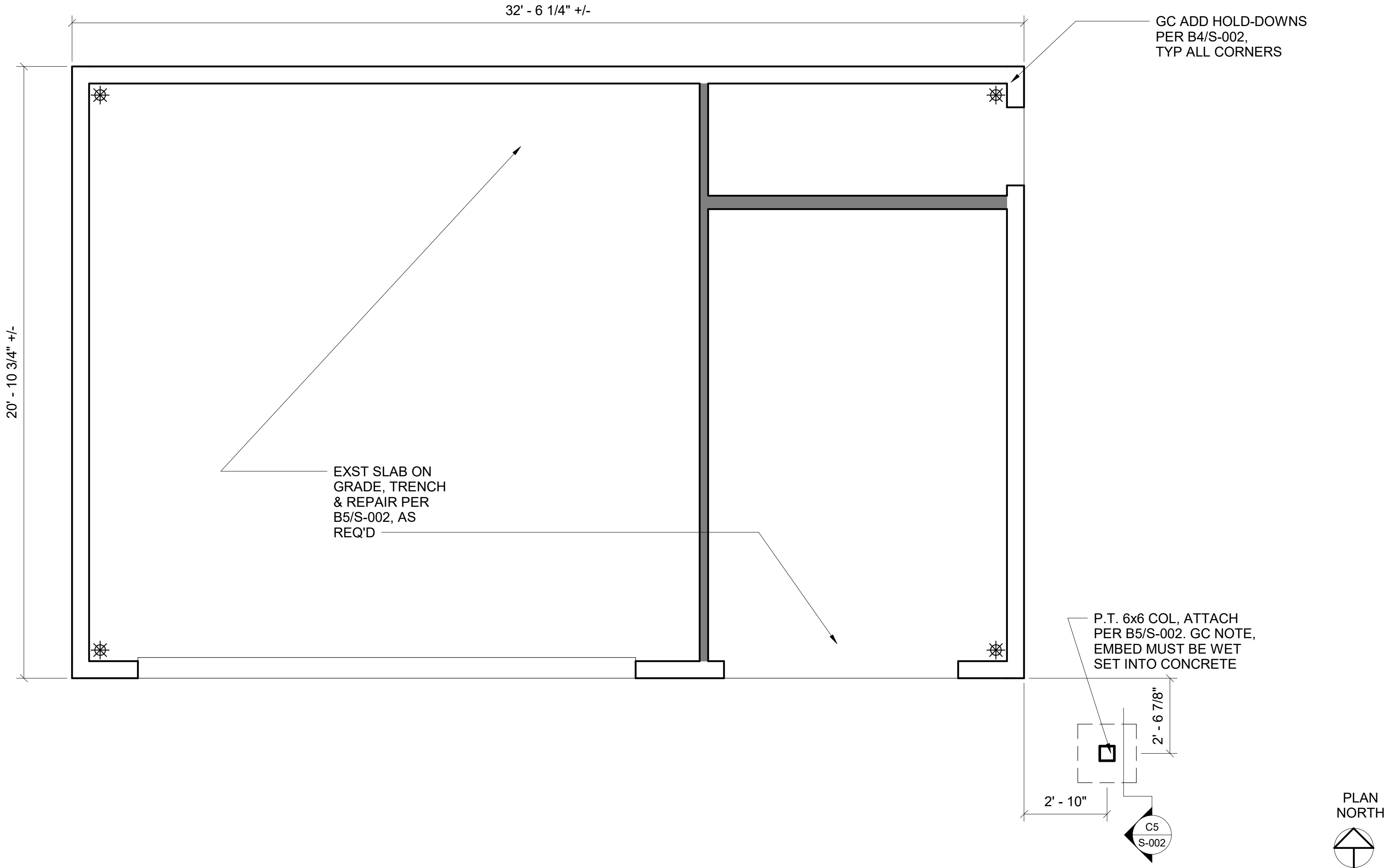
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FOUNDATION PLAN NOTES:

1. FINISHED FLOOR 100'-0" = TOP OF EXISTING SLAB ON GRADE/FLOOR FRAMING. GC COORDINATE.
2. * INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.
3. +/- INDICATES EXISTING CONDITIONS, GC VERIFY
4.  INDICATES EXISTING WALL.
5.  INDICATES NEW WALL FRAMING, CONSTRUCT PER A3/S-003.

TREE PROTECTION PLAN NOTES

1. FLATWORK
 - FLATWORK WITHIN THE ROOTZONE TO BE NO DEEPER THAN 4".
2. FOUNDATIONS/ CONCRETE FORMWORK
 - NO BATTER BOARD OR CONCRETE FORMWORK STAKES WITHING 1/2 CRZ EXCEPT #5 WITH POINTED TIP. USE A STRONG BACK DESIGN TO GET ANY LARGER STAKES OUT OF 1/2 CRZ.
 - ANY DIGGING OR TRENCHING WITHIN THE TREES FULL CRZ SHALL BE HAND DUG OR AIR SPADED. ALL TREEPROTECTION SHALL LAST THROUGH THE END OF CONSTRUCTION.
3. CRITICAL ROOT ZONE IMPACTS
 - THERE SHALL BE NO IMPACT ON THE TREES 1/4 CRZ.
4. GC SHALL NOT DISTURB ANY SOIL ABOVE THE 1/2 CRZ, SLAB MUST BE CANTILEVERED ABOVE 4" MIN ABOVE GRADE PER SECTION.



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Sheet:
S-101
FOUNDATION PLAN

Scale: 3/8" = 1'-0"

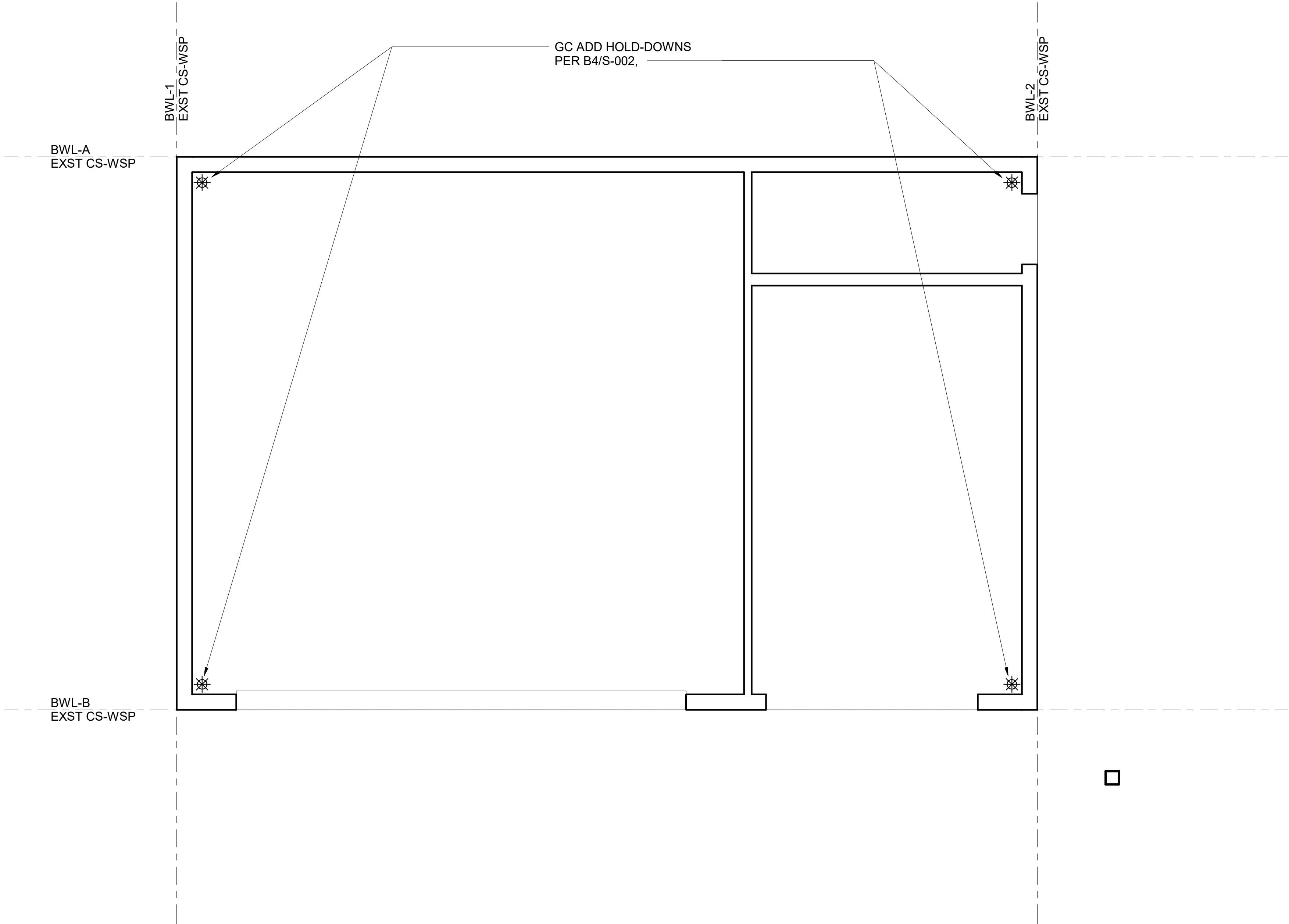
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- BRACED FOUNDATION PLAN NOTES:**
1. FINISHED FLOOR 100'-0" = TOP OF SLAB ON GRADE. REFER TO ARCH FOR ELEVATION.
 2. * INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.
 3. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
 4. ■■■■■ INDICATES BRACED WALL LOCATION.
 5. BRACING METHODS/MATERIALS:
 - a. NEW WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) X, X, AND X.
 - b. PORTAL FRAME WITH HOLD-DOWNS (PFH) AT BRACED WALL LINE (BWL) X.
 - c. LINE IN BRACE (LIB) AT BRACED WALL LINE (BWL) X & X. CONSTRUCT WITH EITHER 1X4 CUT INTO STUDS, OR (2) 14 GA x 2" LG STRAP IN 'X' SHAPE.
 - d. MOMENT FRAME (MOM. FRAME) AT BRACED WALL LINE (BWL) X.
 - e. NEW & EXST WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) X, X, AND X.
 - f. EXST WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) X, X, AND X.



A1 BRACED FOUNDATION PLAN
3/8" = 1'-0"

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Residential & Small Commercial Structural Solutions
TEXAS FIRM 17051



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STRUCTURAL PLANS
FOR ADU ADDITION

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Project Number : **0504.26**

Sheet:
S-102
BRACED
FOUNDATION PLAN

Scale: 3/8" = 1'-0"

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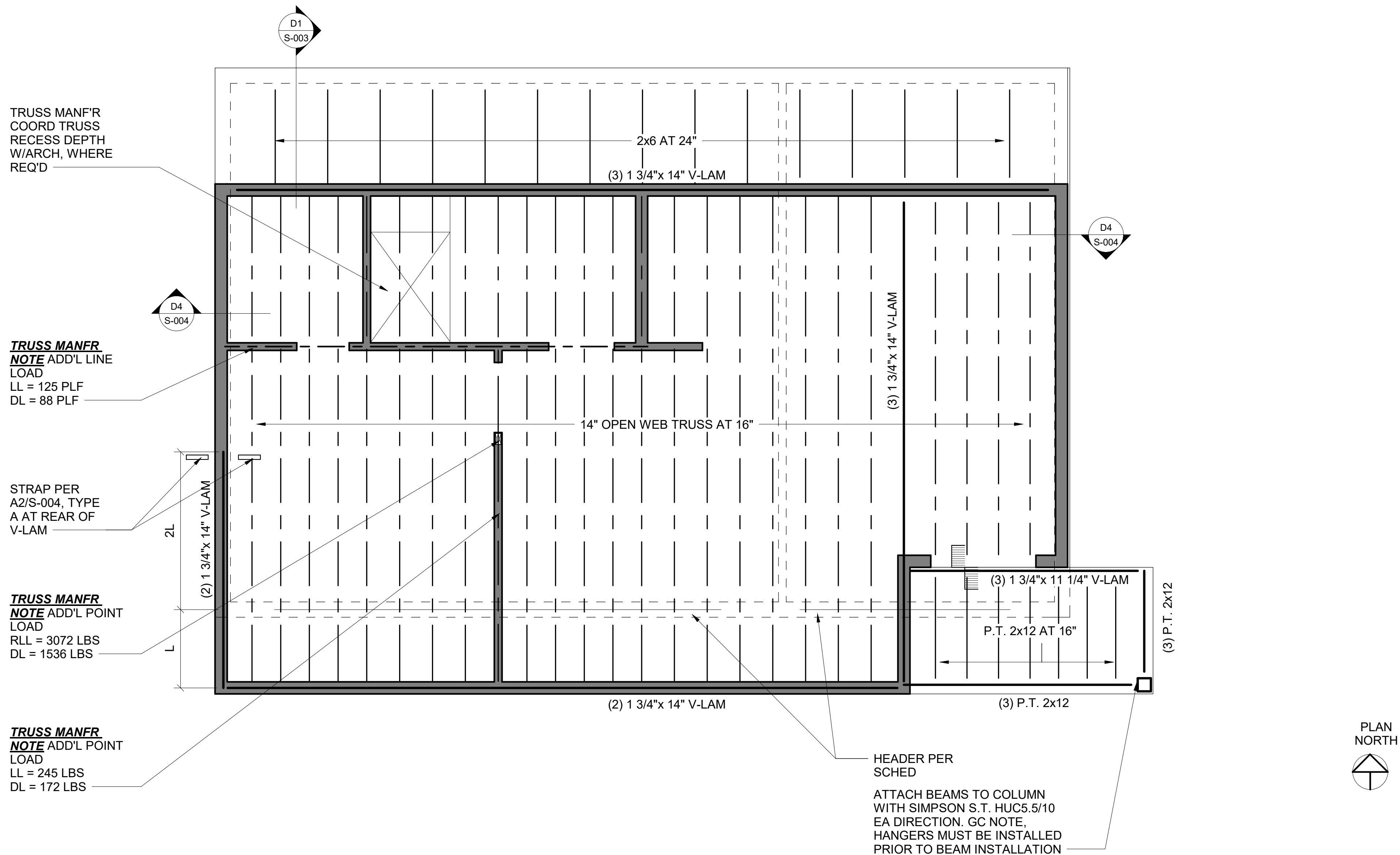
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SECOND FLOOR FRAMING PLAN NOTES:

1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
2.  INDICATES WALL BELOW FRAMING.
3.  INDICATES EXST WALL RESTING ON FLOOR.
4.  INDICATES NEW WALL RESTING ON FLOOR, REFER TO A3/S-003 FOR CONSTRUCTION.
5.  INDICATES LINE LOAD PATH.
6. GC COORD WITH EXST OR REFER TO ARCH FOR TOP OF SECOND FLOOR.
- 7.. TRUSSES TO BE DESIGNED FOR PRESSURES LISTED BELOW & LINE LOADS ON PLAN AS WELL AS DEFLECTIONS LISTED BELOW. CONFIGURATION BELOW IS SHOWN FOR GRAPHICAL PURPOSES (ASIDE FROM CALLED OUT V-LAM BEAMS), TRUSSES ARE TO BE A DELEGATED DESIGN ITEM. FINAL TRUSS DESIGN AND LAYOUT TO BE SIGNED AND SEALED BY PROFESSIONAL ENGINEER. COORDINATE DUCT LOCATIONS WITH ARCH/MECH ENGINEER.
 - i. FLOOR LIVE LOAD = 40 PSF
 - ii. FLOOR DEAD LOAD = 20 PSF
 - iii. ATTIC/CEILING LIVE LOAD = 20 PSF
 - iv. ATTIC/CEILING DEAD LOAD = 14 PSF
 - v. ROOF LIVE LOAD = 20 PSF
 - vi. ROOF DEAD LOAD = 10 PSF
 - vii. MAX LIVE LOAD DEFLECTION = L/480
 - viii. MAX TOTAL LOAD DEFLECTION = L/360



A1- 2ND FLOOR FRAMING PLAN
3/8" = 1'-0"



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Sheet:
S-111
2nd FLOOR
FRAMING PLAN

Scale: 3/8" = 1'-0"

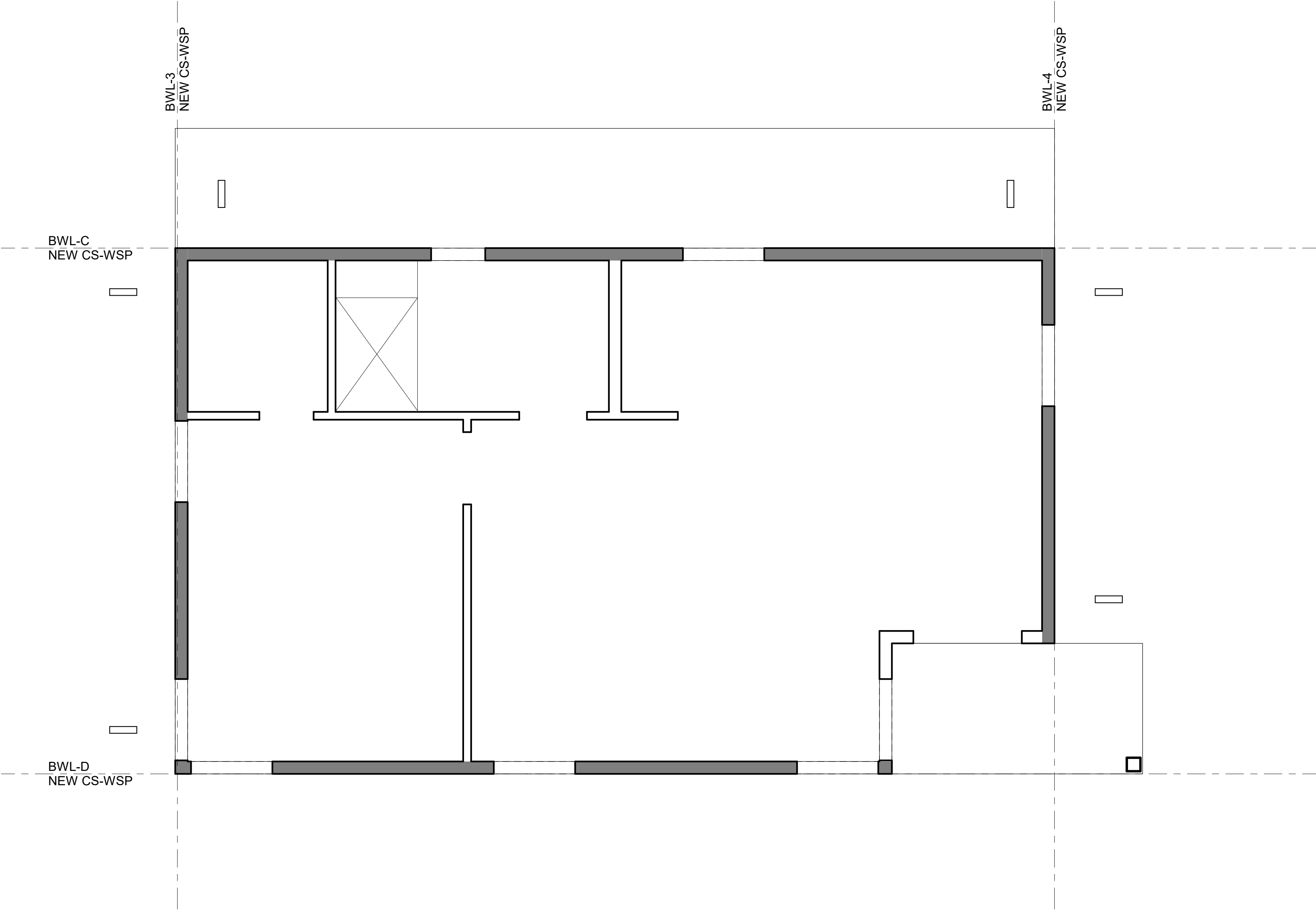
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- BRACED SECOND FLOOR FRAMING PLAN NOTES:**
- 1. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
 - 2. BRACING METHODS/MATERIALS:
 - a. NEW WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) 3, 4, C, & D.
 - 3.  INDICATES BRACED STRUCTURAL PANELS LOCATIONS.
 - 4.  INDICATES STRAP LOCATION, INSTALL PER XX/S-004. TYPE A, UNO.



A1 BRACED 2ND FLOOR FRAMING PLAN
3/8" = 1'-0"

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



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AUSTIN, TEXAS 78704

STRUCTURAL PLANS
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Project Number : **0504.26**

Sheet:
S-112
BRACED 2nd FLOOR
FRAMING PLAN

Scale: **3/8" = 1'-0"**

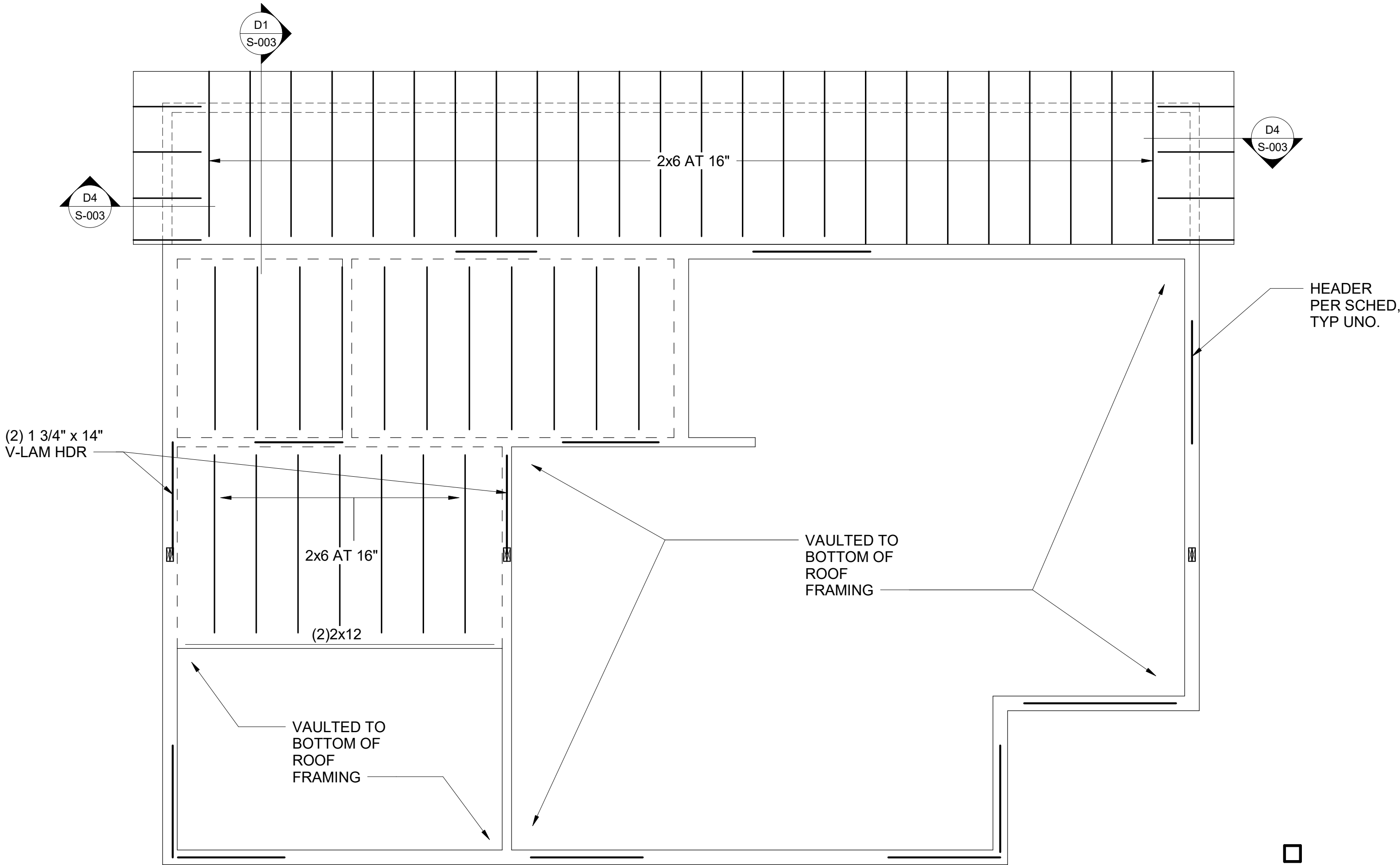
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A1 ATTIC FRAMING PLAN
3/8" = 1'-0"



- 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.
 4. ■ INDICATES KING POST LOCATION ON INTERIOR WALL, REFER TO ROOF PLAN FOR CONSTRUCTION.



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Sheet:
S-121
ATTIC FRAMING
PLAN

Scale: 3/8" = 1'-0"

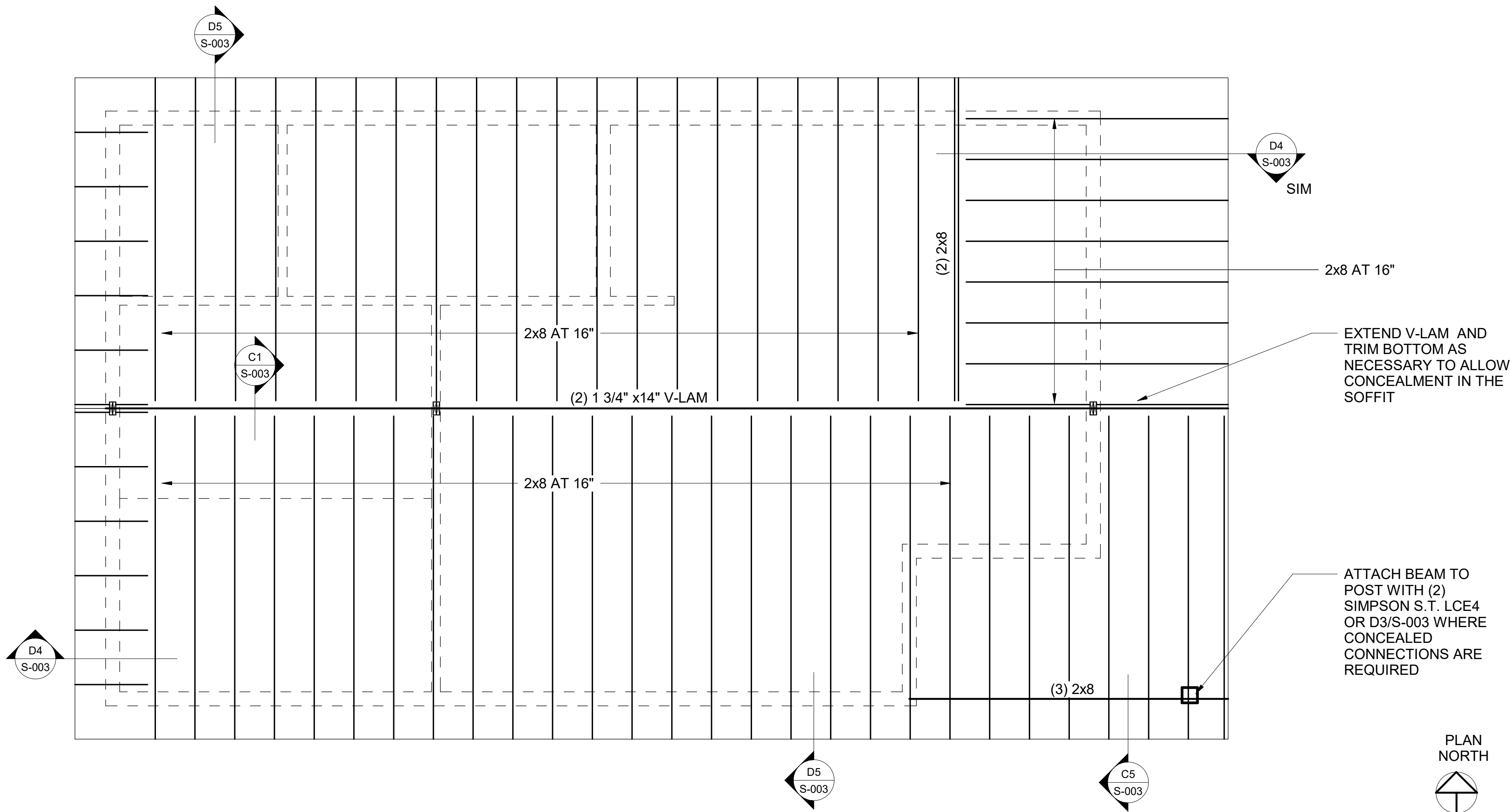
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A1 ROOF FRAMING PLAN
3/8" = 1'-0"



- ROOF FRAMING PLAN NOTES:**
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
 2. ROOF RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX.
 3. REFER TO B3/S-003 FOR SLOPEABLE/SKEWABLE FACE MOUNT CONNECTIONS.
 4. ■ INDICATES KING POST LOCATION. (2) 2x4 WHERE H < 8', (2) 2x6 H < 12'.
 5. — — — — — INDICATES LET IN BRACE LOCATION.



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STRUCTURAL PLANS
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Project Number : 0504.26

Sheet:
S-122
ROOF FRAMING
PLAN

Scale: 3/8" = 1'-0"

