



SITE DEVELOPMENT INFORMATION	
Occupancy Type:	(R) Residential
Construction Type:	V
Sq. Footage Allowed:	2,800
Sq. Footage Actual:	2,721
Imp. Cover Allowed:	3,150 sq. ft.
Imp. Cover Actual:	2,662 sf. (38%)
Site Square Footage:	7,000 sq. ft.
Parking Req'd / Provided:	4 / 4
Zoning:	SF-3
Gross Site Area:	7,000 sq. ft.

GENERAL NOTE:

ALL OUTSTANDING PERMITS HAVE BEEN RESOLVED PRIOR TO COMMENCEMENT OF WORK OUTLINED HEREIN.

01

GENERAL CONDITIONS

01700

ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE, AND LOCAL ORDINANCES AND WITH THE APPLICATION EDITION OF THE UBC. DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING. CONTRACTOR SHALL UNDERTAKE ALL NECESSARY MEASURES TO INSURE SAFETY OF ALL PERSONS AND STRUCTURES AT THE JOB SITE AND ADJACENT TO THE SITE. OBSERVATION VISITS TO THE SITE BY THE DESIGNER OR ENGINEER DOES NOT INCLUDE REVIEW OF THESE MEASURES OR ANY OF THE CONTRACTOR'S WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ON-SITE DIMENSIONS AND CONDITIONS AND SHALL REPORT DISCREPANCIES IMMEDIATELY TO THE DESIGNER (ODOM TURNER STUDIO). WHEN APPLICABLE, THE SOIL REPORT, THE STRUCTURAL CALCULATIONS AND THE ENERGY CALCULATIONS, AS WELL AS THE RECOMMENDATIONS CONTAINED THEREIN, ARE AN INTEGRAL PART OF THE CONTRACT DOCUMENTS.

THE INTENTION OF THESE DOCUMENTS IS TO INCLUDE LABOR, MATERIALS, SERVICE, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK INDICATED ON THE DRAWINGS AND THE WORK THAT CAN BE REASONABLY INFERRED THEREFROM AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS. THE DRAWINGS SHALL NOT BE SCALED FOR MEASUREMENTS.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR EXECUTION OF THIS PROJECT. PERMITTING FEES ARE TO BE INCLUDED IN THE CONTRACTOR'S FINAL BID PACKAGE. THE OWNER IS RESPONSIBLE FOR PROVIDING THE CONTRACTOR WITH ALL NECESSARY DRAWINGS AND SPECIFICATIONS IN A TIMELY MANNER, FOR THE PERMITTING PROCESS.

CLEAN-UP: THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH. AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE SITE AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. FINAL CLEANING SHALL INCLUDE: BROOM CLEAN ALL PAVED AREAS ON THE SITE AND ADJACENT AREAS. REMOVE ALL TRACES OF SOIL, WASTE MATERIAL, SMUDGES AND OTHER FOREIGN MATTER FROM ALL INTERIOR AND EXTERIOR SURFACES. CLEAN ALL GLASS SURFACES AND MIRRORS, INSIDE AND OUTSIDE.

02000

TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES AND THE UNDERGROUND AND OVERHEAD UTILITY LINES. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. WHERE EXCAVATIONS ARE MADE TO DEPTHS GREATER THAN INDICATED, THEY SHALL BE FILLED WITH CONCRETE AS SPECIFIED FOR FOOTINGS, UNDER FOOTINGS AND FOUNDATIONS, AND WITH PROPERLY COMPACTED SOIL IN ALL OTHER AREAS. BACK FILL SHALL BE COMPACTED TO A MINIMUM 90 PERCENT DENSITY AND SHALL BE DONE IN LAYERS OF 1'-0" MAX.

SANDBLAST CONCRETE RETAINING WALLS FOLLOWING COMPLETE CURING. REMOVE ALL EXPOSED AND LOOSE PAPER BAG RUBBISH FROM SITE AND DISPOSE OF PROPERLY.

03000

MINIMUM COMPRESSION STRENGTH AT 28 DAYS FROM INITIAL DATE OF POUR:
FOOTINGS 2,000 PSI
SLABS ON GRADE 2,000 PSI
ALL OTHER CONCRETE 3,000 PSI

THE CONCRETE SHALL BE SUPPLIED BY AN APPROVED READY MIX PLANT, THE SLUMP SHALL NOT EXCEED 4"

REINFORCING STEEL SHALL BE DEFORMED BAR STEEL, GRADE 40 FOR #3 AND 44, GRADE 60 FOR #5 AND LARGER, CONFORMING TO ASTM A615. LAP BARS 40 DIAM. MIN. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1 85.

REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE PROTECTIVE COVERINGS AS FOLLOWS:
POURED AGAINST EARTH 3"
POURED AGAINST FORMS BUT EXPOSED TO EARTH OR WEATHER 2"
WALLS AND SLABS NOT EXPOSED TO EARTH OR WEATHER 1 1/2"

WELDED WIRE FABRIC SHALL BE LAPPED 1 1/2" SPACES. (9" MIN). WELDED REBAR TO BE A706 GRADE 60 USE E90XX WELDING ROD. INTERIOR SLABS SHALL RECEIVE A STEEL TROWEL FINISH, THE EXTERIOR SLABS TO BE BROOM FINISHED, UNLESS NOTED OTHERWISE.

BOLTS, ANCHORS, HOLD-DOWNS AND ALL INSERTS SHALL BE ACCURATELY LOCATED AND SECURELY HELD IN PLACE UNTIL CONCRETE IS HARDENED. ALL HOLD-DOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

04000

CONCRETE MASONRY UNITS SHALL BE GRADE N UNITS CONFORMING TO THE ASTM DESIGNATION C90 AND, IN ADDITION, THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION.

PORTLAND CEMENT SHALL CONFORM TO ASTM DESIGNATION C150.
MORTAR SHALL CONFORM TO ASTM C270.

GROUT SHALL BE FLUID CONSISTENCY, GROUT MIX SHALL BE TRANSIT MIX CONFORMING TO ASTM C-94 AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM DESIGNATION A 615 EXCEPT THAT 1/4" TIES MAY BE PLAIN BARS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM DESIGNATION A82.

ALL GROUT SHALL BE CONSOLIDATED BY: VIBRATING USING A 3/4" HEAD VIBRATOR FOR ONE OR TWO SECONDS, WITH VIBRATION DONE AFTER THE INITIAL LOSS OF WATER AND BEFORE INITIAL SET, IN LIFTS, NOT EXCEEDING 4'-0".

TOOL ALL JOINTS TO A DENSE, SMOOTH CONCAVE SURFACE.

05000

FURNISH AND INSTALL METAL FLASHING, GUTTERS, COPINGS, ETC.. WHERE REQUIRED.

INSTALL EXPANSION JOINTS WHERE APPLICABLE, TO ADEQUATELY PROVIDE FOR THERMAL MOVEMENT OF THE FINISHED WORK.

06000

FRAMING LUMBER SHALL BE #2 SOUTHERN PINE OR AS NOTED ON THE DRAWINGS. FASCIAS, OUTLOOKERS, EXPOSED BEAMS, ETC. SHALL BE RESAWN UNLESS NOTED OTHERWISE.

PROVIDE 2 X BACKING FOR ALL WALL HUNG CABINETS, SHELVING, HANDRAILS, LIGHT FIXTURES, ACCESSORIES, ETC.. THE FRAMING HARDWARE NOTATIONS ARE BASED ON SIMPSON STRONG TIES, EQUAL PRODUCTS OF OTHER MANUFACTURES ARE ACCEPTABLE. APPLY A CONTINUOUS BEAD OF STRUCTURAL GLUE TO EACH JOIST WHEN THE SPAN OF THE HEADER EXCEEDS 4'-0".

VERIFY ALL NOTES WITH STRUCTURAL PLANS

06200

ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH NAILS SET AND SURFACES FREE OF TOOL MARKS. SHELVING SHALL HAVE SOLID EDGING AND WOOD SPECIES AS NOTED, GRADE AA-INT.

WOOD WORK SHALL BE ACCURATELY SCRIBED TO FIT ADJOINING SURFACES.

ALL WORK SHALL BE MACHINED OR HAND-SANDED, SHARP EDGES AND SPLINTERS REMOVED AND COMPLETELY PREPARED FOR FINISH.

FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHEREVER APPLICABLE OR SPECIFICALLY NOTED.

EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH THE ALLOWANCE FOR PAINTER'S FINISHES.

07000

FURNISH AND INSTALL UNFACED BLANKET INSULATION WITH R-VALUES AS REQUIRED. SUPPORT THE INSULATION WHERE REQUIRED TO PREVENT FALLING OUT, WITH WIRE, NETTING, ETC.

ALL OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED OR OTHERWISE SEALED.

INCLUDING BUT NOT LIMITED TO:

- EXTERIOR JOINTS AROUND DOOR AND WINDOW FRAMES. BETWEEN WALL PLATES AND FLOOR OR CEILING, RIM JOISTS AND MASONRY FIREPLACES, ETC..
- OPENINGS FOR PLUMBING, ELECTRICAL, COMMUNICATION, AND MECHANICAL WORK IN WALLS, CEILINGS AND FLOORS.
- OPENINGS IN THE ATTIC CEILING.

DRAWING INDEX

A0.01	GENERAL CONDITIONS AND DRAWING INDEX
A0.02	EXISTING SURVEY
A0.03	SITE PLAN
A0.04	BUILDING DEMOLITION PLAN
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	ROOF PLAN
A2.01	EAST AND NORTH BUILDING ELEVATIONS
A2.02	WEST AND SOUTH BUILDING ELEVATIONS
A3.01	BUILDING SECTION AND DETAILS
A4.01	FIRST FLOOR POWER AND LIGHTING PLAN
A4.02	SECOND FLOOR POWER AND LIGHTING PLAN

S1	FOUNDATION PLAN
S2	FOUNDATION NOTES AND DETAILS
S3.1	FLOOR AND ROOF FRAMING PLANS
S3.2	UPPER ROOF FRAMING PLAN
S3.3	FIRST FLOOR BRACING PLAN
S3.4	SECOND FLOOR BRACING PLAN
S4	STRUCTURAL GENERAL NOTES

THOROUGHLY CLEAN ALL JOINTS TO BE SEALED AND APPLY PRIMER WHERE RECOMMENDED BY THE SEALANT MANUFACTURER. ALL WATERPROOFING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

07100

ON THE EXTERIOR SURFACE OF WALLS BELOW GRADE, APPLY TEMPROOF 60, VULKAM 201 H OR SIMILAR MATERIAL MEETING ASTM C-836-78 FOLLOWING THE MANUFACTURERS INSTRUCTIONS.

SURFACES TO RECEIVE DAMP PROOFING; SHALL BE SMOOTH AND FREE OF LOOSE DIRT, EXCESS MORTAR, ETC..

INSTALL AMOC06 POLYSTYRENE PROTECTION BOARD BEFORE BACK FILLING DAMP PROOFING WALLS.

08000

SOLID CORE DOORS TO BE PAINTED, SHALL BE PAINT GRADE WOOD VENEER FOR FLUSH DOORS

CLEARANCES AT THE LOCK AND HANGING STILES AT THE TOP SHALL NOT EXCEED 1/8". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FINISH FLOOR COVERING SCHEDULE, INCLUDING CARPETING.

LOCK STILE EDGES SHALL BE BEVELED.

DOORS SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING AND WITHOUT HINGE BOUND CONDITIONS, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

09200

USE 5/8" THICKNESS DRYWALL PANELS ON WALLS AND CEILINGS U.N.O.. TAPE AND FLOAT ALL DRYWALL EDGES. SMOOTH FINISH ALL WALLS AND CEILINGS. NO TEXTURE IS TO BE APPLIED TO ANY SURFACE. PREPARE ALL SURFACES FOR PAINT FINISH.

15700

MECHANICAL SYSTEMS TO BE INSTALLED BY A LICENSED PROFESSIONAL INSTALLER IN COMPLIANCE WITH LOCAL CODES. SYSTEM MUST BE APPROVED BY DANIEL SCOTT TURNER DESIGN PRIOR TO INSTALLATION.

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Sebastien Weyland and
Dana Wassarman

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REVISION # DATE

01	09 March, 2015
02	17 April, 2015
03	08 May, 2015

SHEET TITLE(S)

PROJECT CONDITIONS
DRAWING INDEX
Subchapter F Compliance

REVISION DATE:

ISSUE DATE: 21 DEC, 2014

PROJECT NUMBER: 14003

FOR REGULATORY REVIEW

A0.01

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REVISION # DATE

01 09 March, 2015
02 17 April, 2015

SHEET TITLE(S)

SURVEY OF
EXISTING
CONDITIONS

REVISION DATE:

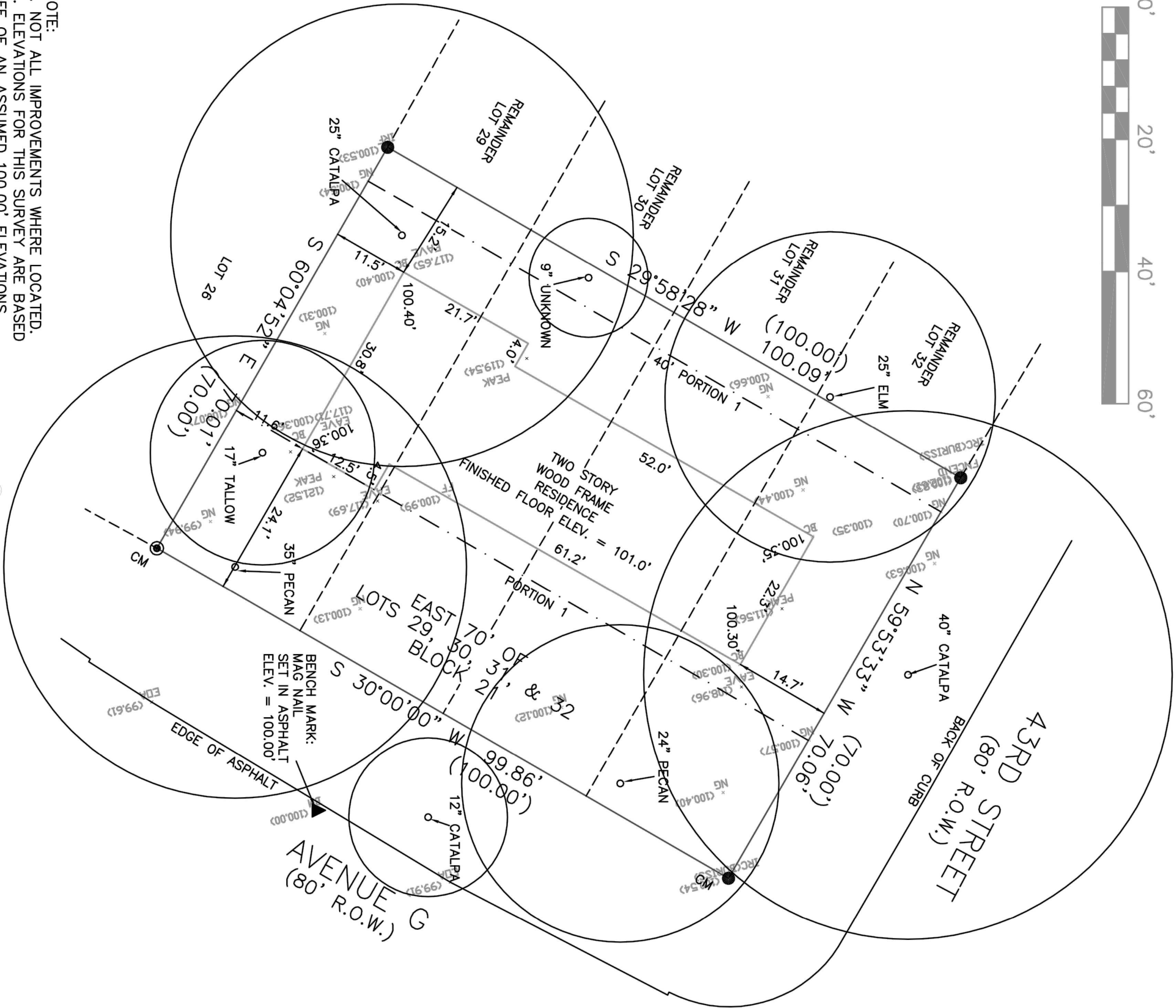
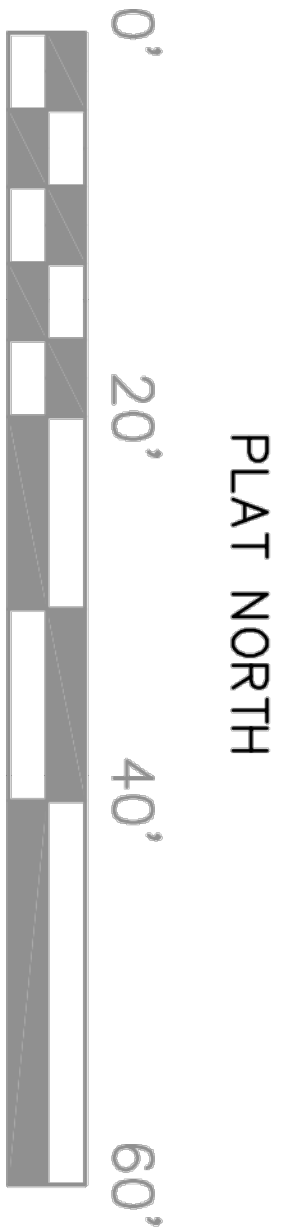
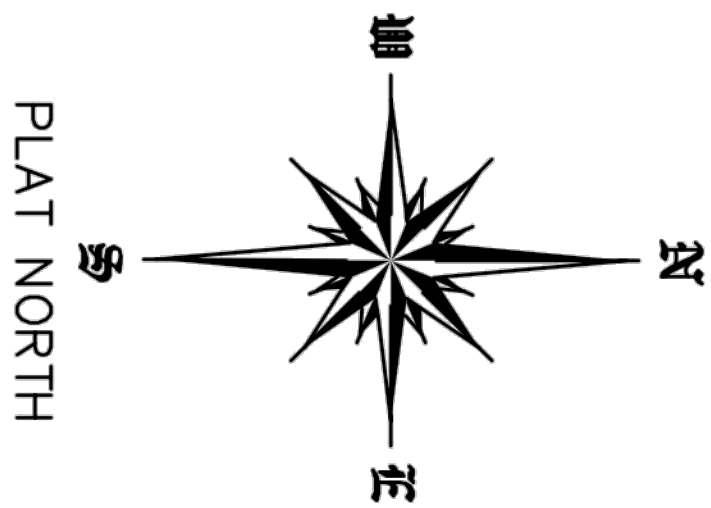
ISSUE DATE: 21 DEC, 2014

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MAP SYMBOLS:

P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING LINE
● 1/2" REBAR FOUND
● 1/2" REBAR SET
⊙ IRON PIPE FOUND
⊙ CONTROL MONUMENT
() RECORD DATA FROM
PLAT 1/67
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY

LOCATIVE SURVEY
4214 AVENUE G, AUSTIN, TEXAS
LOTS 29 – 32, BLOCK 21
HYDE PARK ADDITION
VOL. 1, PG. 67



NOTE:
1. NOT ALL IMPROVEMENTS WHERE LOCATED.
2. ELEVATIONS FOR THIS SURVEY ARE BASED
OFF OF AN ASSUMED 100.00' ELEVATIONS.

HARRIS—GRANT SURVEYING, INC.
PO BOX 807 MANCHACA, TEXAS 78652
(512)444-1781 FAX (512) 444-6123

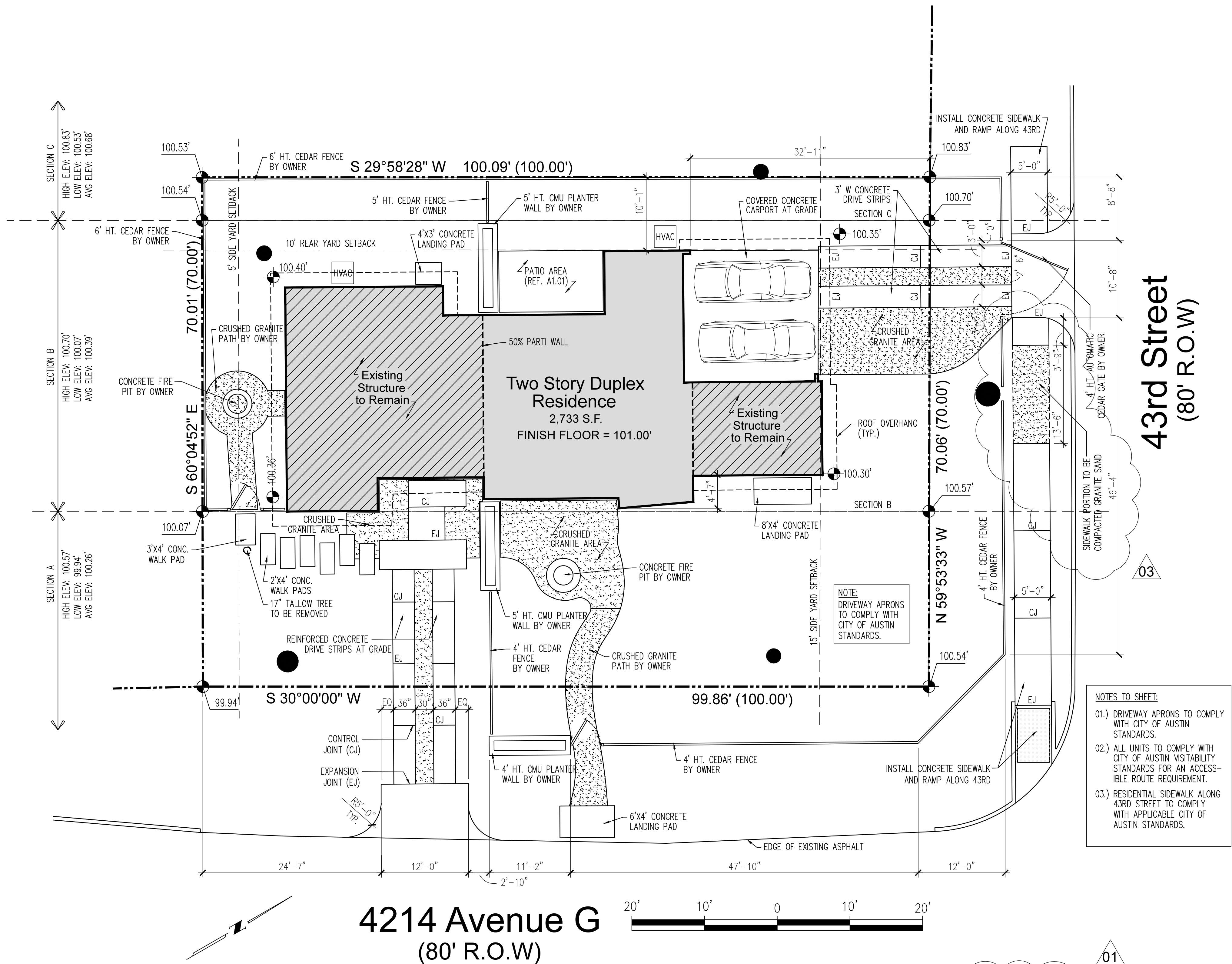
James M. Grant
JAMES M. GRANT R.P.L.S. 1919
DATE: AUGUST 10, 2014



FLOOD NOTE:
I HAVE EXAMINED THE F.E.M.A.'S FLOOD INSURANCE
RATE MAP FOR TRAVIS COUNTY, TEXAS EFFECTIVE DATE
09-26-08; AND THAT MAP INDICATED THAT THIS
PROPERTY IS WITHIN ZONE X (DETERMINED TO BE
OUTSIDE A DESIGNATED 100-YEAR FLOOD PLAN AREA)
AS SHOWN ON PANEL No. 465 H OF SAID MAP.
WARNING: IF THIS SITE IS NOT WITHIN ZONE AE (AN
IDENTIFIED 100-YEAR FLOOD PLAN AREA), THIS FLOOD
STATEMENT DOES NOT IMPLY THAT THE PROPERTY
AND/OR THE STRUCTURES THEREON WILL BE FREE FROM
FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS,
GREATER FLOODS CAN AND WILL OCCUR AND FLOOD
HEIGHTS MAY BE INCREASED BY MAN-MADE OR
NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT
CREATE LIABILITY ON THE PART OF THE SURVEYOR.

HARRIS—GRANT SURVEYING, INC. FIRM NO. 10036100
INVOICE NO. 45818 WORK ORDER NO. 44398

C:\CARL D\2014\44398



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01	09 March, 2015
02	17 April, 2015

SHEET TITLE(S)
**EXISTING RESIDENCE
DEMOLITION PLANS**

Subchapter F Compliance

REVISION DATE:

ISSUE DATE: 21 DEC, 2014

PROJECT NUMBER: 14003

DEMOLITION WALL LEGEND

- INDICATES WALLS TO REMAIN
- INDICATES WALLS TO REMAIN

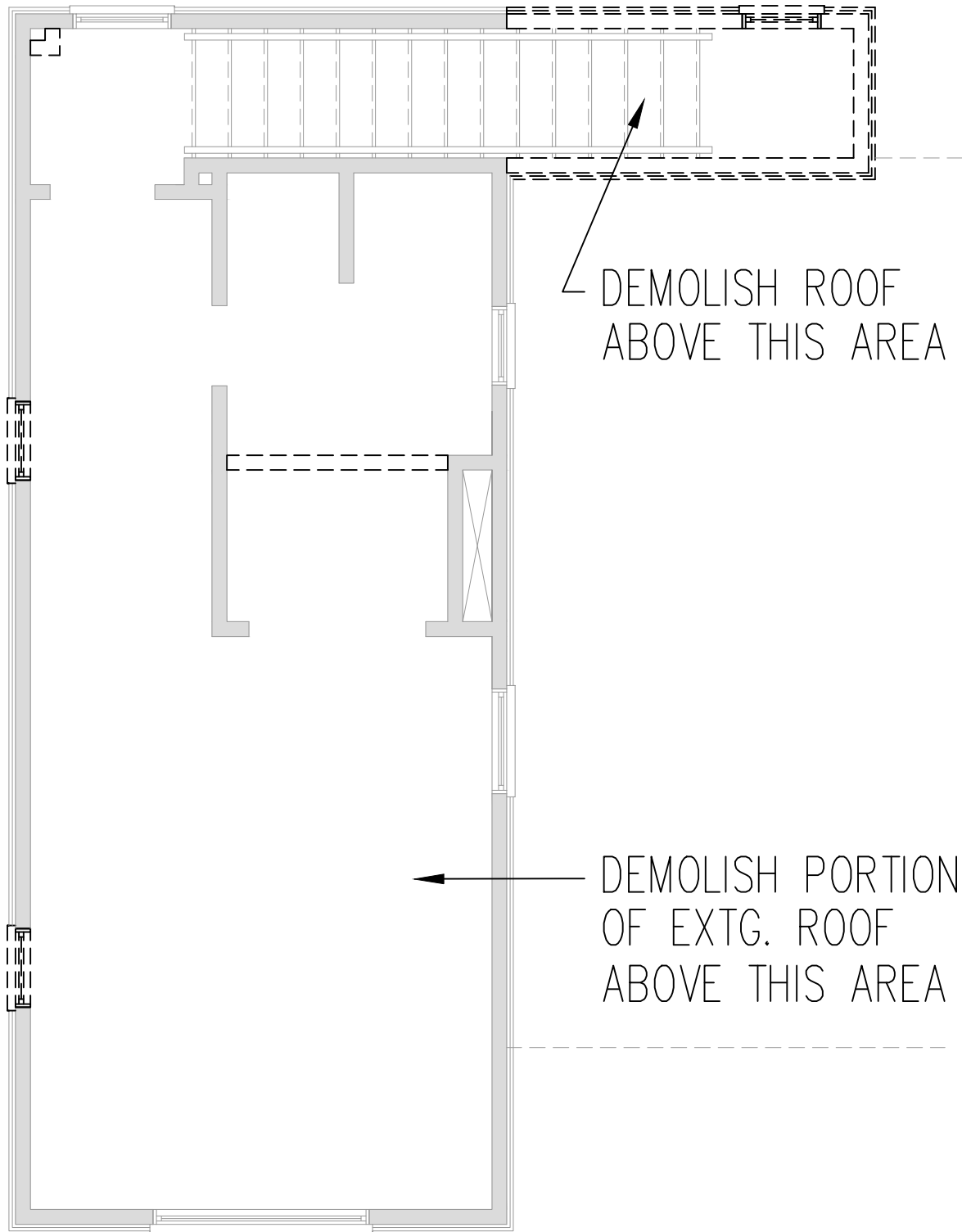
EXTERIOR WALL COMPLIANCE

TOTAL LENGTH OF EXTERIOR WALLS:
316.7 FEET

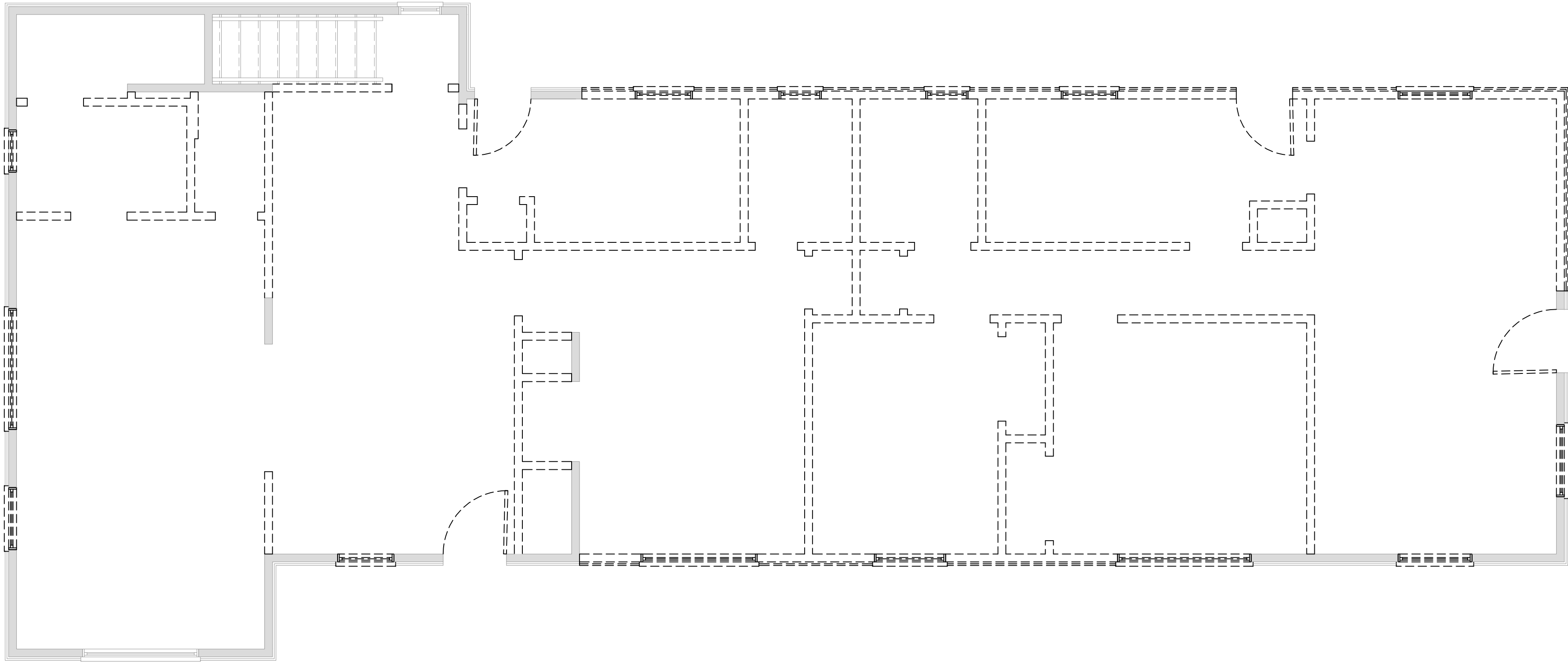
TOTAL LENGTH OF WALLS TO REMAIN:
205.6 FEET

PERCENTAGE OF EXTERIOR WALLS TO BE DEMOLISHED:
35.08 %

01



01 SECOND FLOOR DEMOLITION
SCALE 1/8" = 1'-0"



01 FIRST FLOOR DEMOLITION
SCALE 1/8" = 1'-0"

DOOR SCHEDULE				
TAG	SIZE	TYPE	NOTE	QUANTITY
01	3'-0" X 7'-0"	EXT - SCWD	STOREFRONT	1
02	3'-0" X 7'-0"	EXT - GLASS	STOREFRONT	1
03	6'-0" X 7'-0"	EXT - GLASS	PATIO SLIDER	3
04	2'-8" X 7'-0"	EXT - SCWD	FULL LITE GLASS	3
05	5'-0" X 7'-0"	EXT - SCWD	PAIR	1
06	2'-8" X 7'-0"	INT - SCWD	POCKET DOOR	3
07	2'-8" X 7'-0"	INT - SCWD	PRIVACY HDWR	1
08	5'-0" X 7'-0"	INT - SCWD	PAIR - POCKET	1
09	2'-8" X 7'-0"	INT - SCWD	PAIR	1

GENERAL PLAN NOTES

- 1.) REFERENCE ELEVATION SHEETS A2.01 TO A2.04 FOR WINDOW SCHEDULE AND HEIGHT INFORMATION.
- 2.) ALL DIMENSIONS ARE ROUGH FRAMING DIMENSIONS TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 3.) ALL WINDOW DIMENSIONS ARE TO THE CENTER OF THE FRAME. VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW UNIT DIMENSIONS.

GENERAL PLAN LEGEND

- 01/A3.02 BUILDING SECTION / ELEVATION
- ⊕

HOSE BIB
- ⌘

NATURAL GAS
- =====

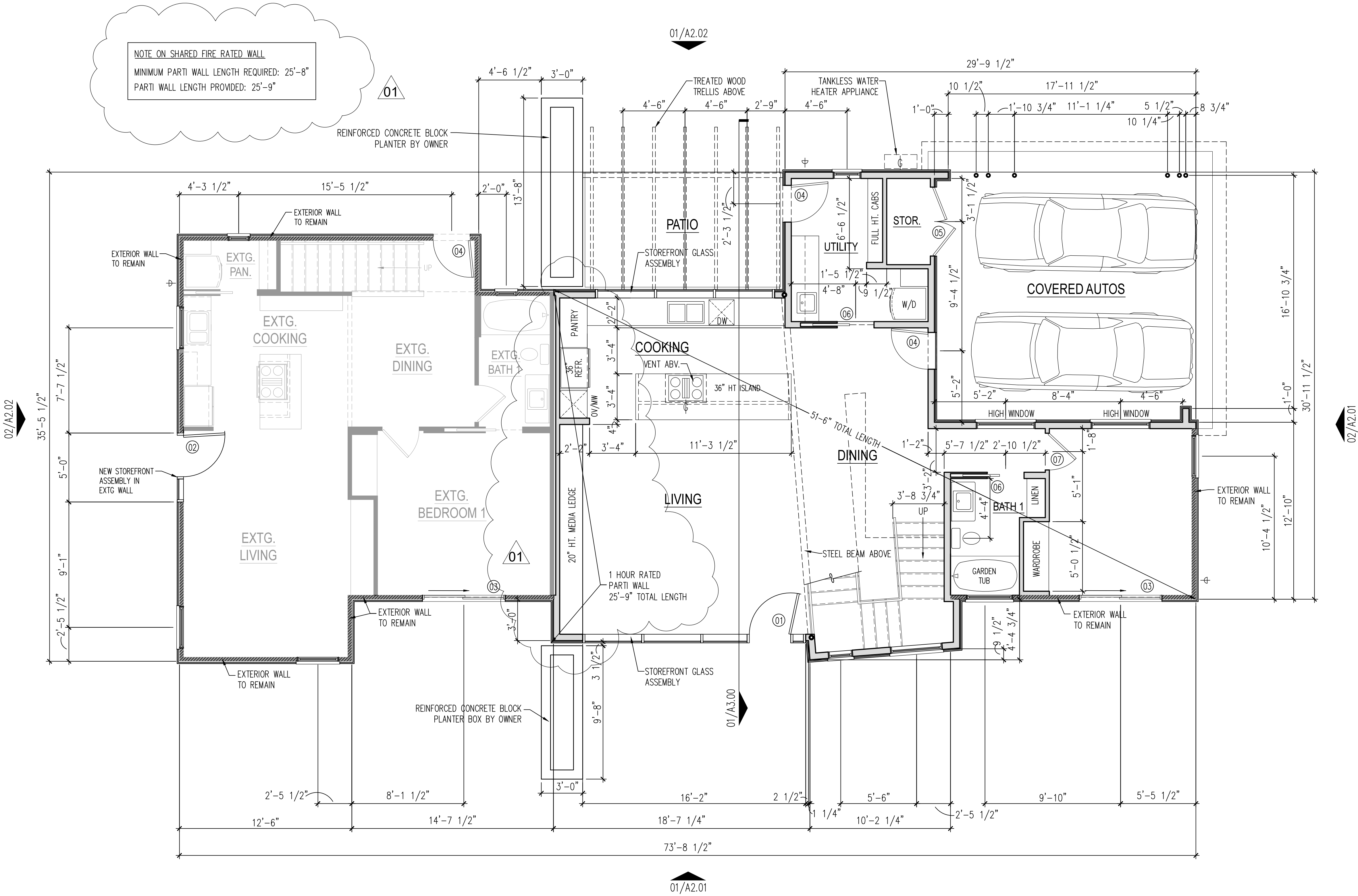
NEW CONSTRUCTION EXTERIOR WALL
- =====

NEW CONSTRUCTION INTERIOR WALL
- =====

EXISTING WALL TO REMAIN

VISITABILITY COMPLIANCE NOTES

- 1.) VISITABILITY COMPLIANT ENTRANCE TO HAVE MAXIMUM 1/2" BEVELED THRESHOLD.
- 2.) ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED MAX. 48" A.F.F.
- 3.) WALL MOUNT ELECTRICAL RECEPTACLES TO BE MOUNTED AT 15" A.F.F.
- 4.) COMPLIANT BATHROOM, LIVING ROOM, DINING ROOM, AND KITCHEN ON VISITABILITY ROUTE.
- 5.) PROVIDE 2X6 BLOCKING IN WALLS AND AS REQUIRED IN ACCORDANCE WITH CITY OF AUSTIN ORDINANCE 20140130-021



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01	09 March, 2015
02	17 April, 2015
03	08 May, 2015

SHEET TITLE(S)
**GROUND FLOOR
NEW CONSTRUCTION
PLAN**

REVISION DATE:

ISSUE DATE: 21 DEC, 2014

PROJECT NUMBER: 14003

01 GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

FOR REGULATORY REVIEW

A1.01

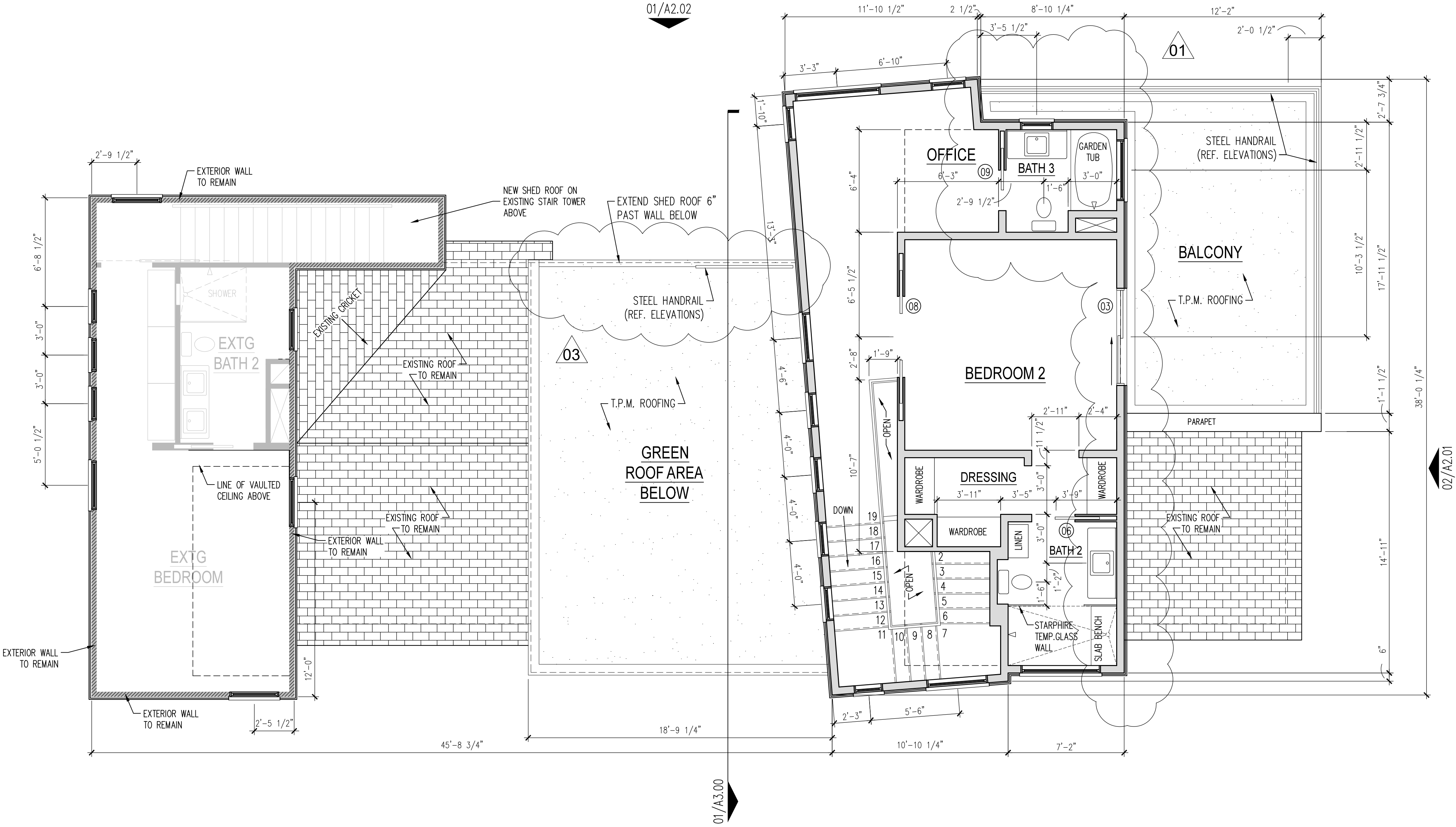
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GENERAL PLAN LEGEND

- 01/A3.02
- BUILDING SECTION / ELEVATION
- HOSE BIB
- NATURAL GAS
- NEW CONSTRUCTION EXTERIOR WALL
- NEW CONSTRUCTION INTERIOR WALL
- EXISTING WALL TO REMAIN



01

SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

FOR REGULATORY REVIEW

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SHEET TITLE(S)

SECOND FLOOR
NEW CONSTRUCTION
PLAN

REVISION DATE:

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A1.02

DOOR SCHEDULE					
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GENERAL PLAN NOTES

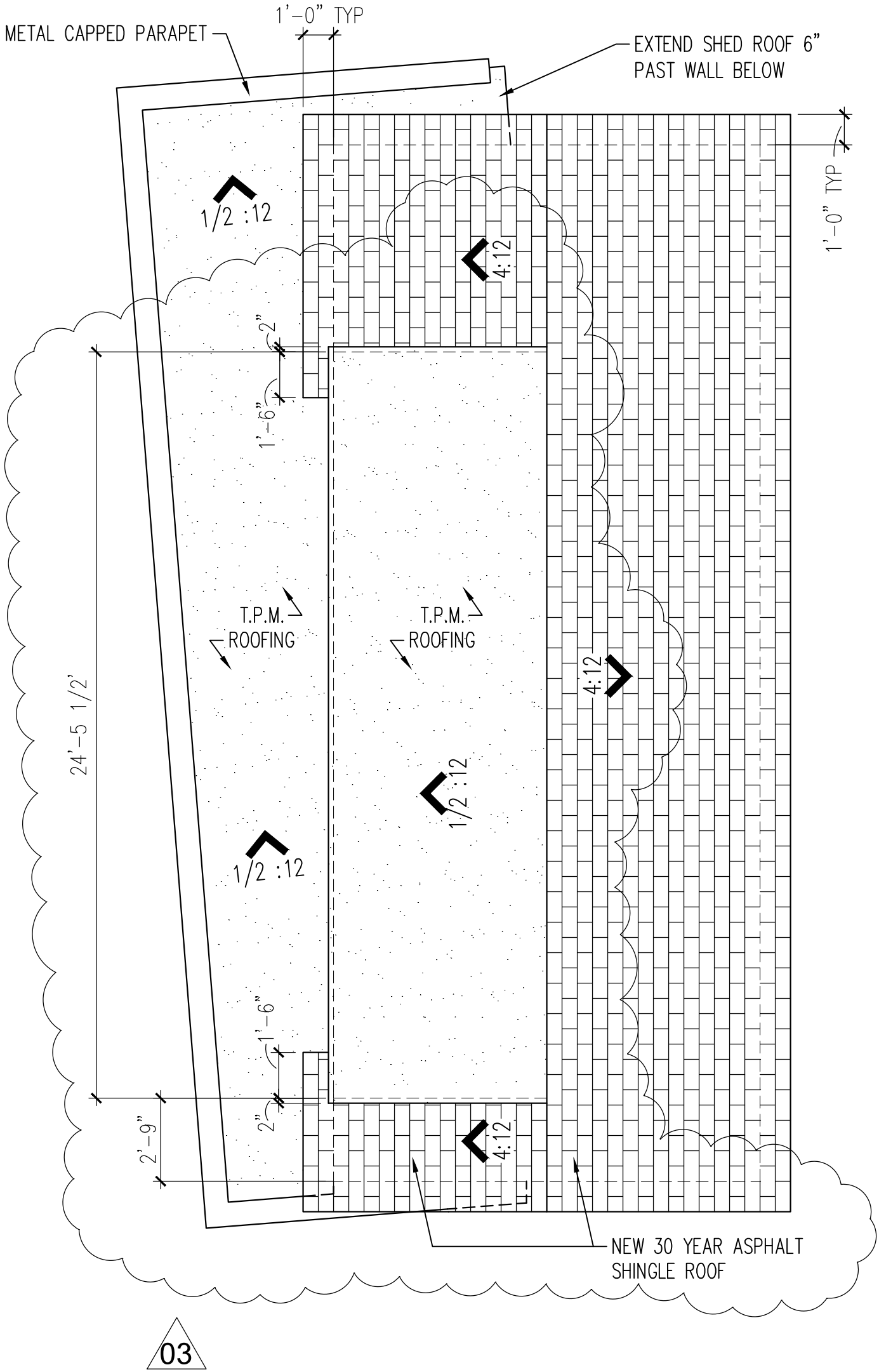
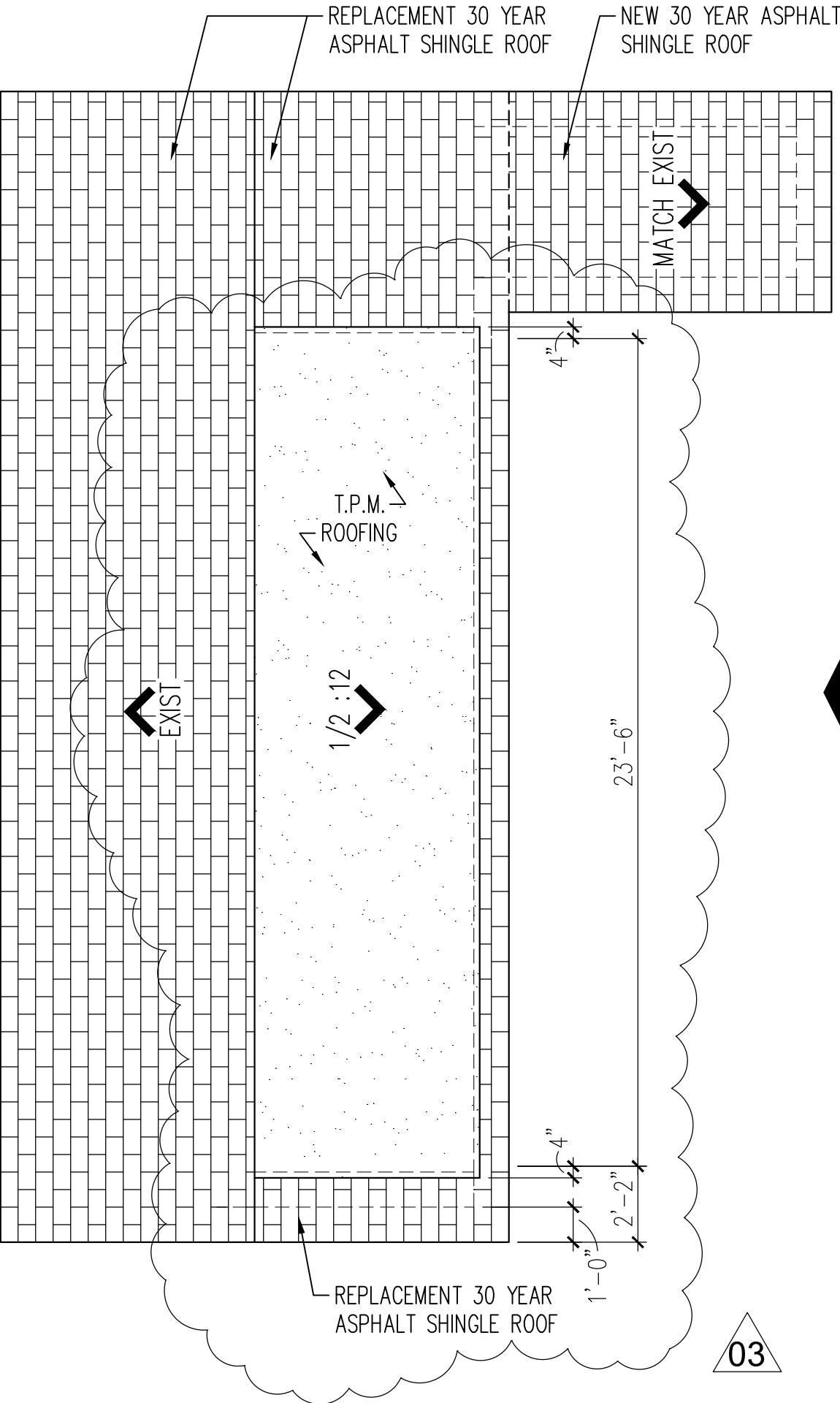
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GENERAL PLAN LEGEND

- 01/A3.02 — BUILDING SECTION / ELEVATION
- ⊕ — HOSE BIB
- ⊕ — NATURAL GAS
- ===== NEW CONSTRUCTION EXTERIOR WALL
- ===== NEW CONSTRUCTION INTERIOR WALL
- ===== EXISTING WALL TO REMAIN

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- 5.) PROVIDE 2X6 BLOCKING IN WALLS AND AS REQUIRED IN ACCORDANCE WITH CITY OF AUSTIN ORDINANCE 20140130-021



01

ROOF / CLERESTORY PLAN

SCALE 1/8" = 1'-0"

FOR REGULATORY REVIEW

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SHEET TITLE(S)

ROOF / CLERESTORY
NEW CONSTRUCTION
PLAN

REVISION DATE:

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A1.03

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Austin, Texas 78751
Sebastien Weyland and
Dana Wassarman

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REVISION #	DATE
01	09 March, 2015
02	17 April, 2015
03	08 May, 2015

SHEET TITLE(S)
EXTERIOR
ELEVATIONS

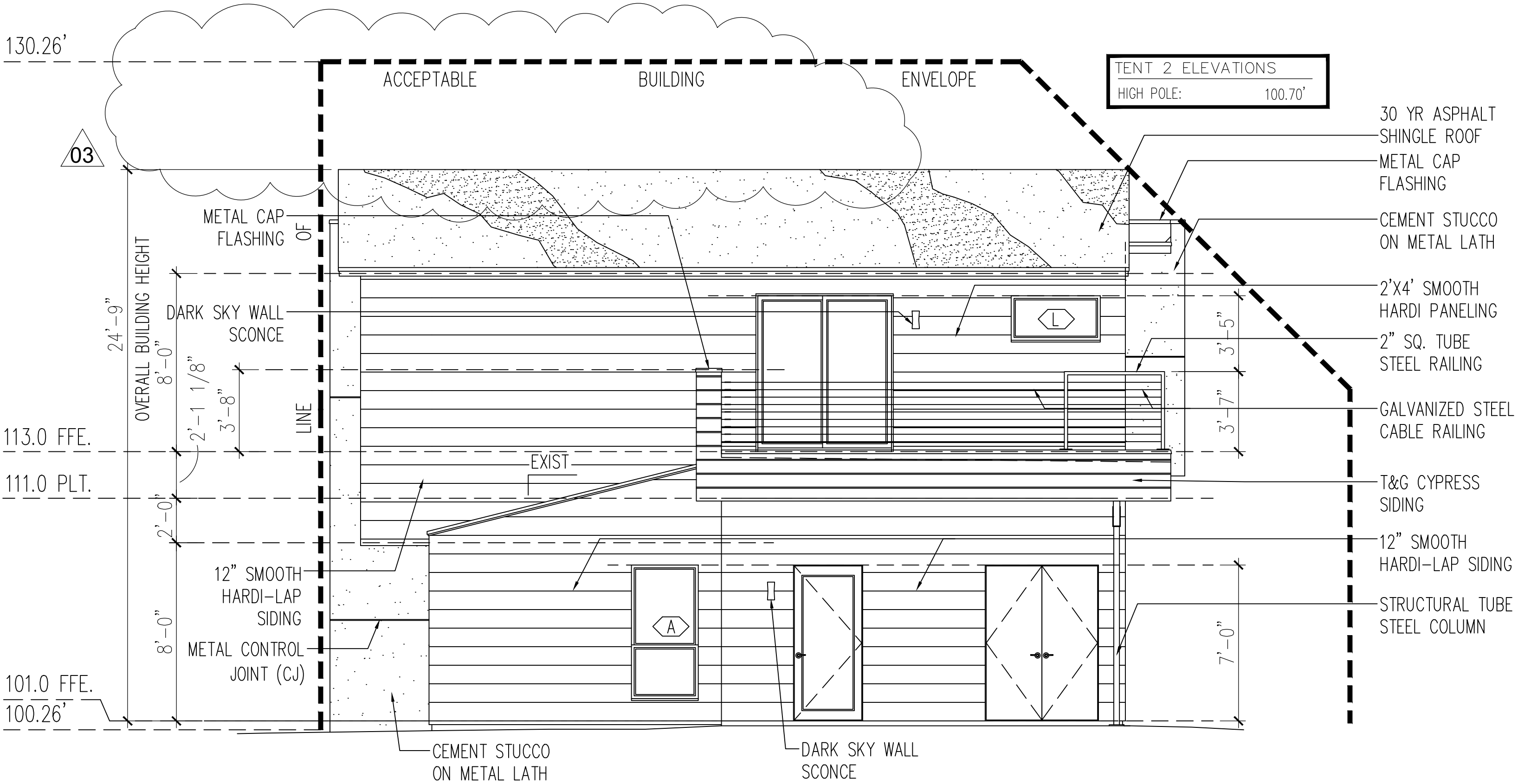
REVISION DATE:

ISSUE DATE: 21 DEC, 2014

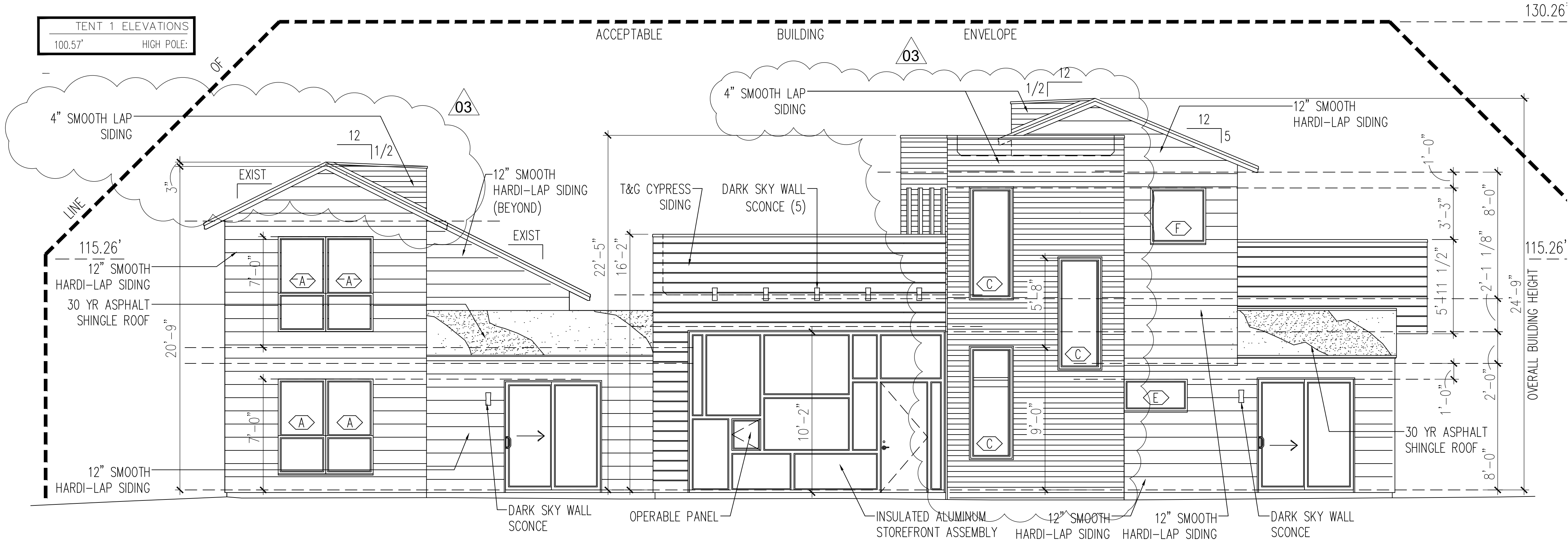
PROJECT NUMBER: 14003

A2.01

WINDOW SCHEDULE					
TAG	SIZE	OPERATION	WALL TYPE	QUANTITY	SAFETY GL.
A	6'-0" X 3'-0"	DBL HUNG	2X4	6	T
B	2'-6" X 4'-6"	CSMNT	2X4	1	T
C	2'-8" X 7'-0"	PICTURE	2X6	3	T
D	2'-6" X 3'-0"	PICTURE	2X4	1	T
E	4'-0" X 2'-0"	PICTURE	2X4	1	T
F	3'-6" X 3'-6"	PICTURE	2X6	1	
G	2'-0" X 4'-6"	CSMNT	2X6	1	T
H	2'-8" X 4'-6"	CSMNT	2X6	1	T
J	4'-6" X 2'-6"	PICTURE	2X6	4	
K	5'-0" X 1'-8" VERIFY W / OWNER	2X4	2X4	7	T
L	4'-0" X 2'-0"	PICTURE	2X6	2	
M	4'-0" X 2'-0"	CSMNT	2X6	1	T
N	1'-6" X 6'-0"	PICTURE	2X6	1	T
P	2'-0" X 2'-0"	PICTURE	2X6	1	
Q	2'-0" X 6'-0"	PICTURE	2X6	1	T
R	6'-0" X 1'-6"	PICTURE	2X6	1	
S	1'-8" X 1'-8"	PICTURE	2X6	1	
T	1'-6" X 4'-6"	PICTURE	2X4	1	T
U	3'-0" X 3'-6"	CSMNT	2X4	1	T
V	1'-6" X 6'-0"	PICTURE	2X4	1	T

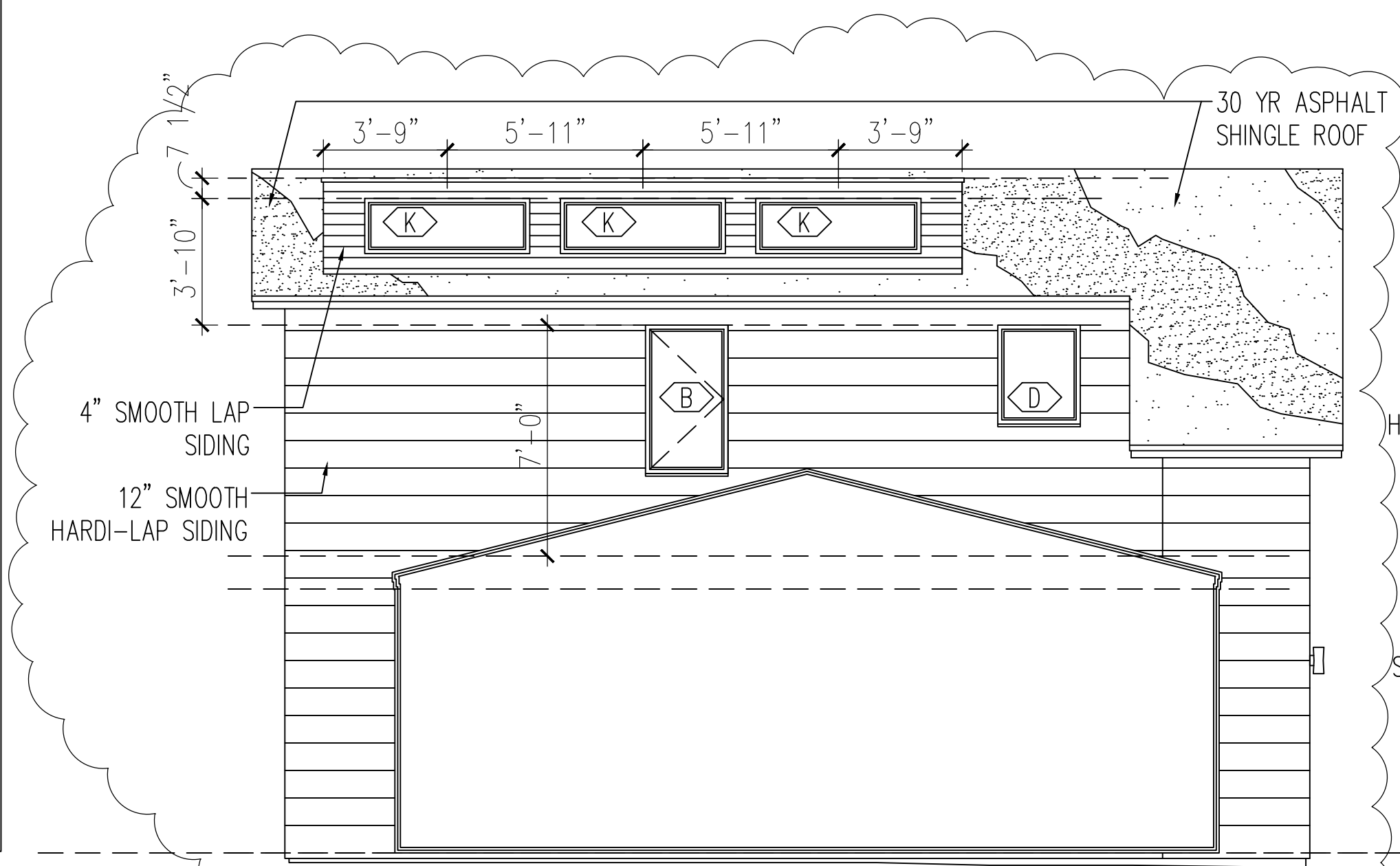


02 NORTH (STREET) ELEVATION
SCALE 1/4" = 1'-0"

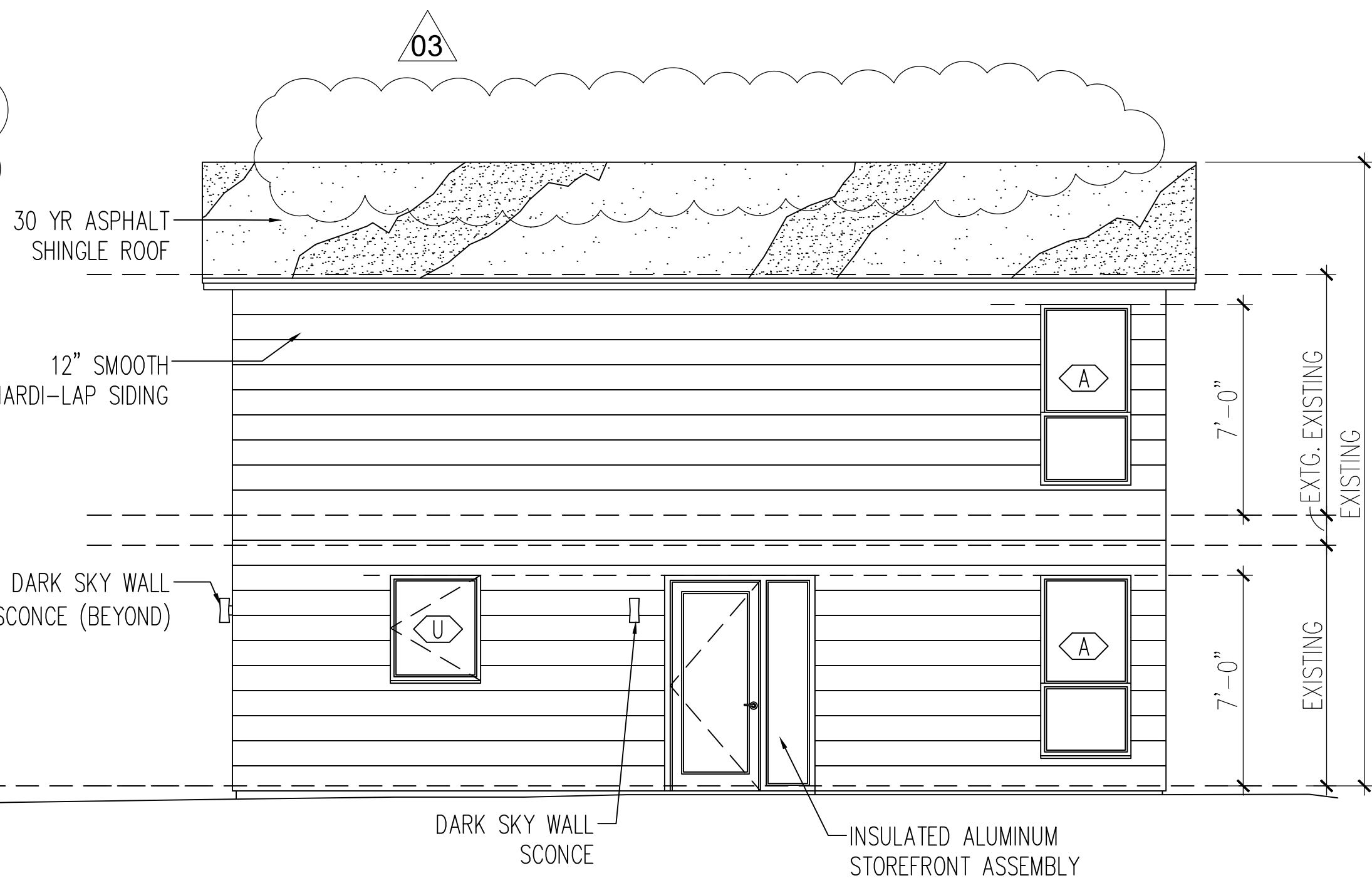


01 EAST (STREET) ELEVATION
SCALE 1/4" = 1'-0"

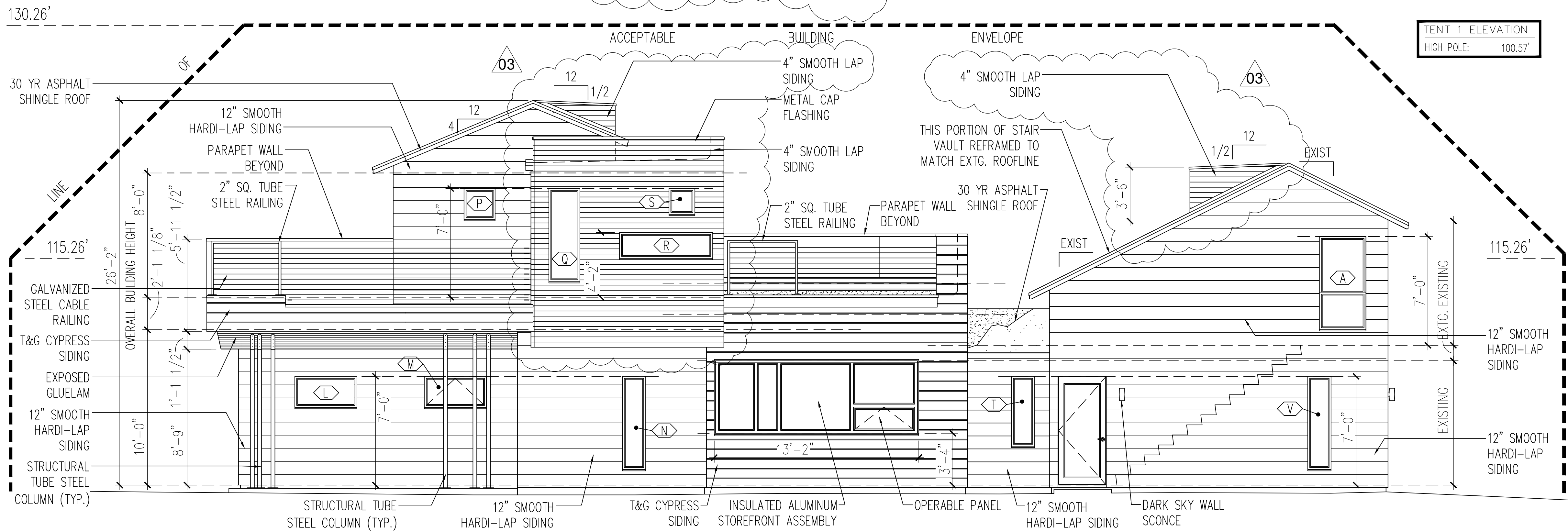
WINDOW SCHEDULE						
TAG	SIZE	OPERATION	WALL TYPE	QUANTITY	SAFETY GL.	
<A>	6'-0" X 3'-0"	DBL HUNG	2X4	6	T	
	2'-6" X 4'-6"	CSMNT	2X4	1	T	
<C>	2'-8" X 7'-0"	PICTURE	2X6	3	T	
<D>	2'-6" X 3'-0"	PICTURE	2X4	1	T	
<E>	4'-0" X 2'-0"	PICTURE	2X4	1	T	
<F>	3'-6" X 3'-6"	PICTURE	2X6	1		
<G>	2'-0" X 4'-6"	CSMNT	2X6	1	T	
<H>	2'-8" X 4'-6"	CSMNT	2X6	1	T	
<J>	4'-6" X 2'-6"	PICTURE	2X6	4		
<K>	5'-0" X 1'-8" VERIFY W / OWNER	2X4	2X4	7	T	
<L>	4'-0" X 2'-0"	PICTURE	2X6	2		
<M>	4'-0" X 2'-0"	CSMNT	2X6	1	T	
<N>	1'-6" X 6'-0"	PICTURE	2X6	1	T	
<P>	2'-0" X 2'-0"	PICTURE	2X6	1		
<Q>	2'-0" X 6'-0"	PICTURE	2X6	1	T	
<R>	6'-0" X 1'-6"	PICTURE	2X6	1		
<S>	1'-8" X 1'-8"	PICTURE	2X6	1		
<T>	1'-6" X 4'-6"	PICTURE	2X4	1	T	
<U>	3'-0" X 3'-6"	CSMNT	2X4	1	T	
<V>	1'-6" X 6'-0"	PICTURE	2X4	1	T	



03 PART. N ELEVATION
SCALE 1/4" = 1'-0"



02 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



01 WEST (REAR) ELEVATION
SCALE 1/4" = 1'-0"

CONSULTANTS

PROJECT NAME

4214 Avenue G
Residence
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Sebastien Weyland and
Dana Wassarman

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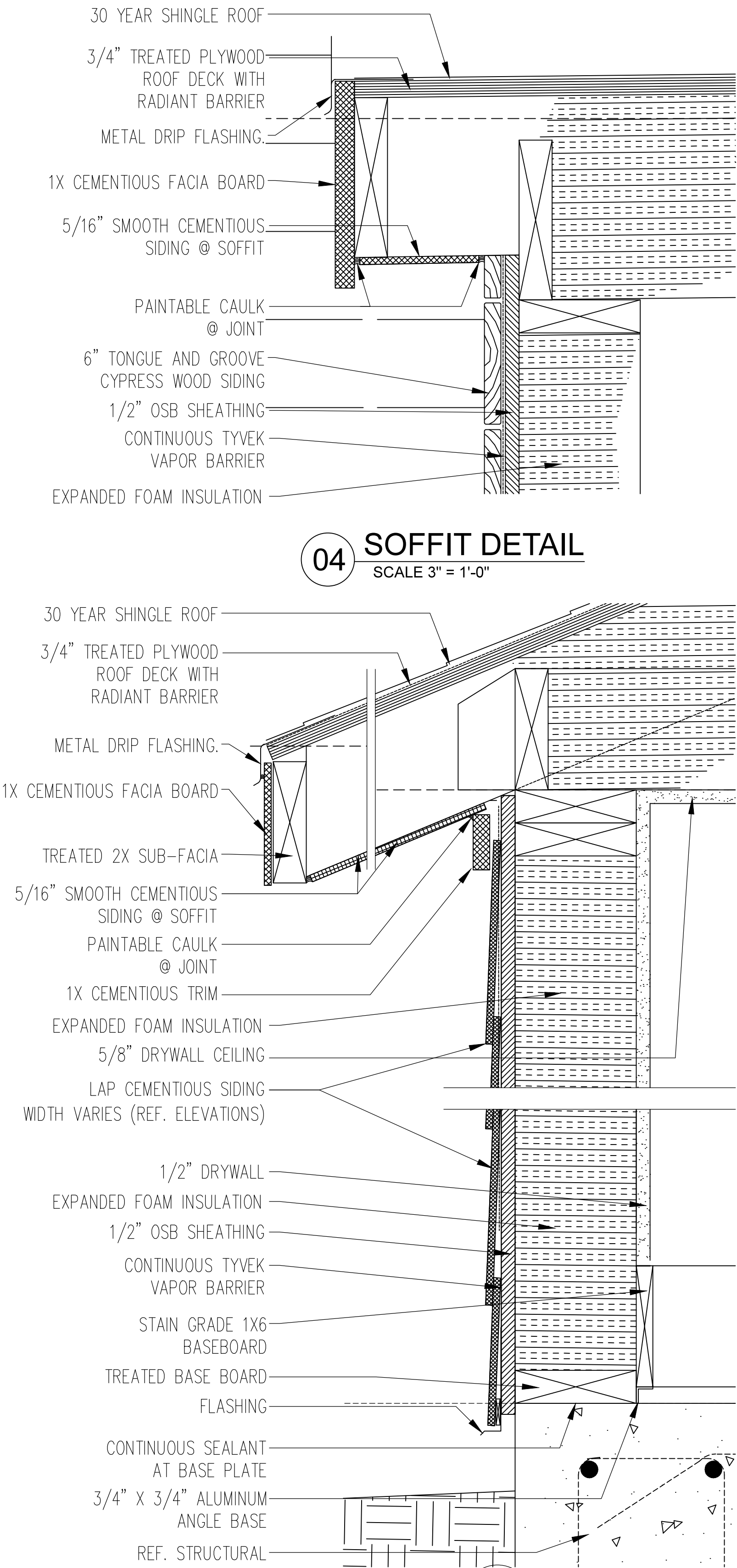
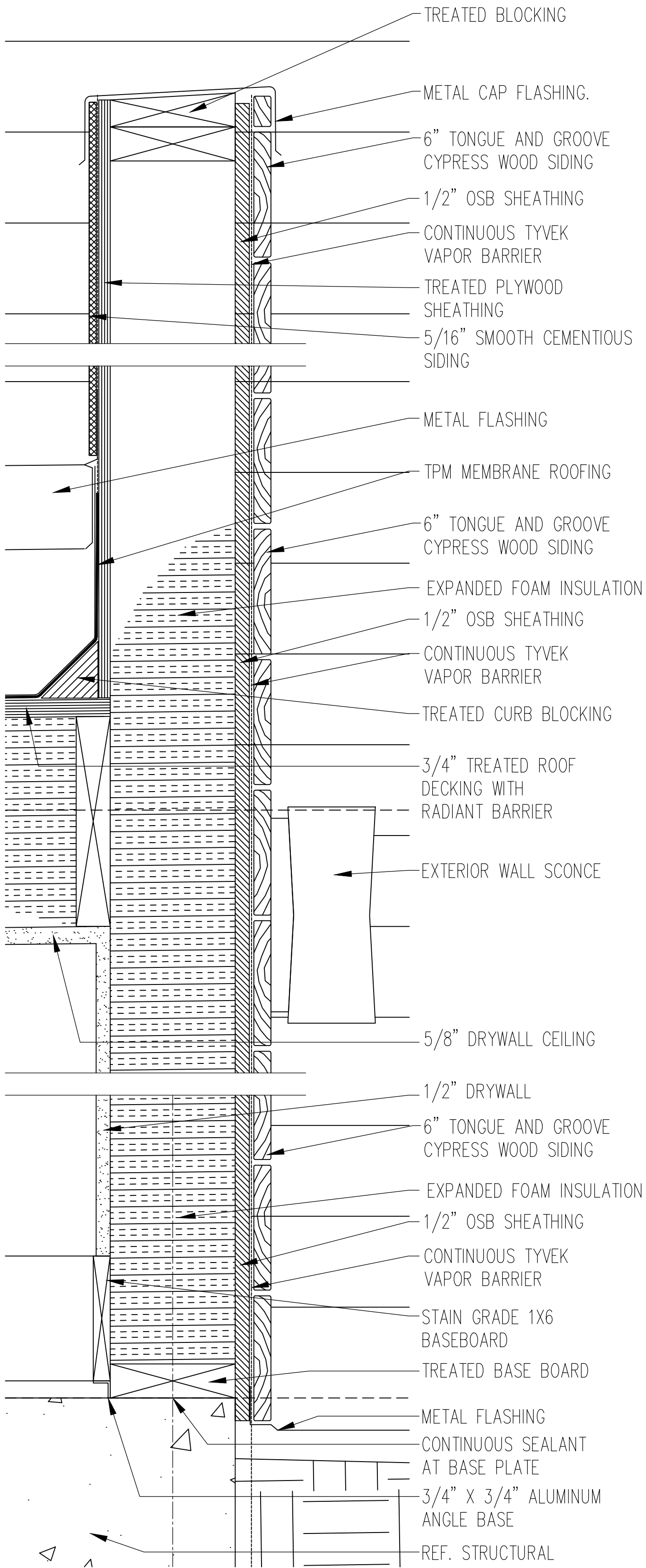
SHEET TITLE(S)

BUILDING SECTION
AND DETAILS

REVISION DATE:

ISSUE DATE: 21 DEC, 2014

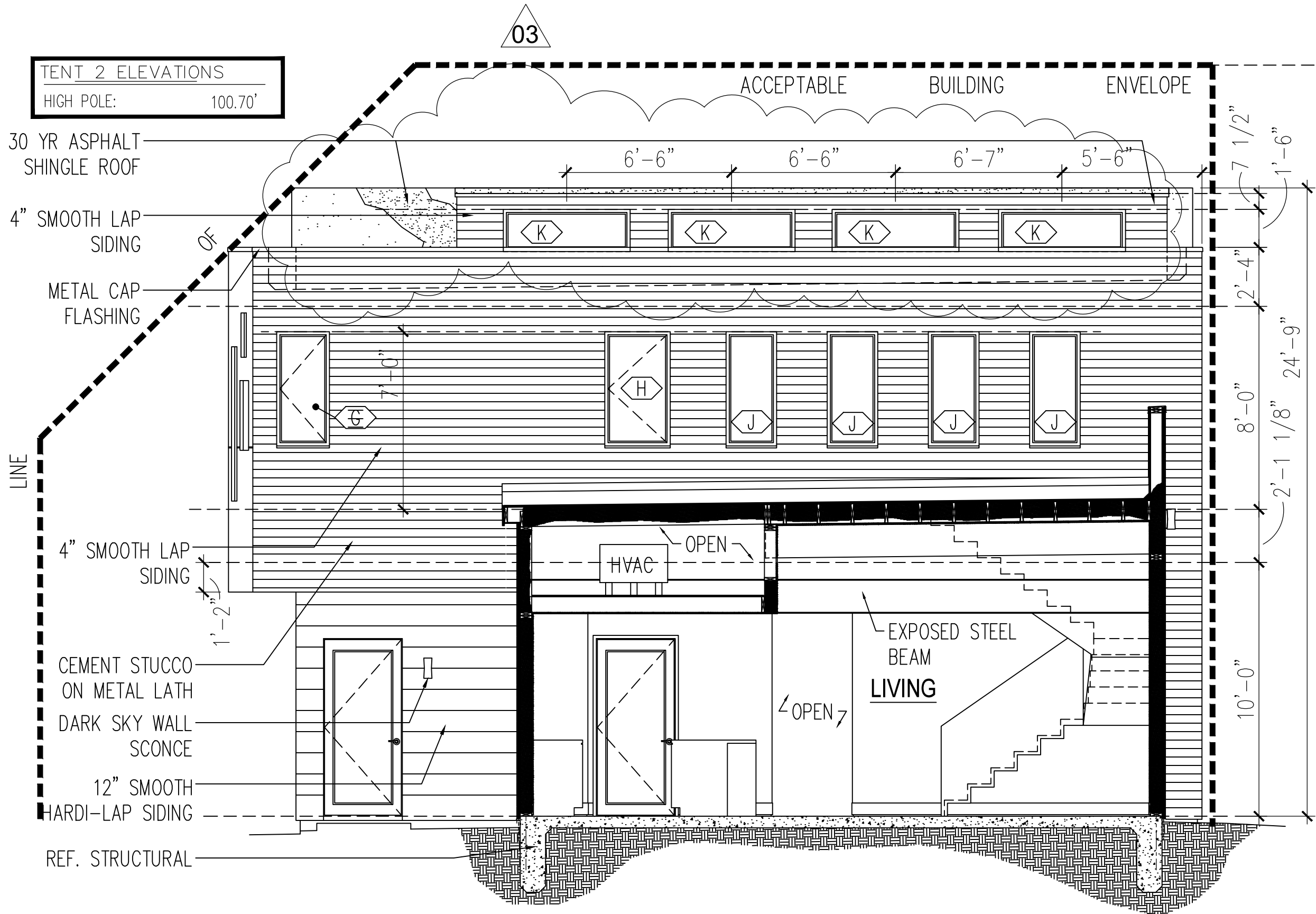
PROJECT NUMBER: 14003



02 WALL DETAIL
SCALE 3" = 1'-0"

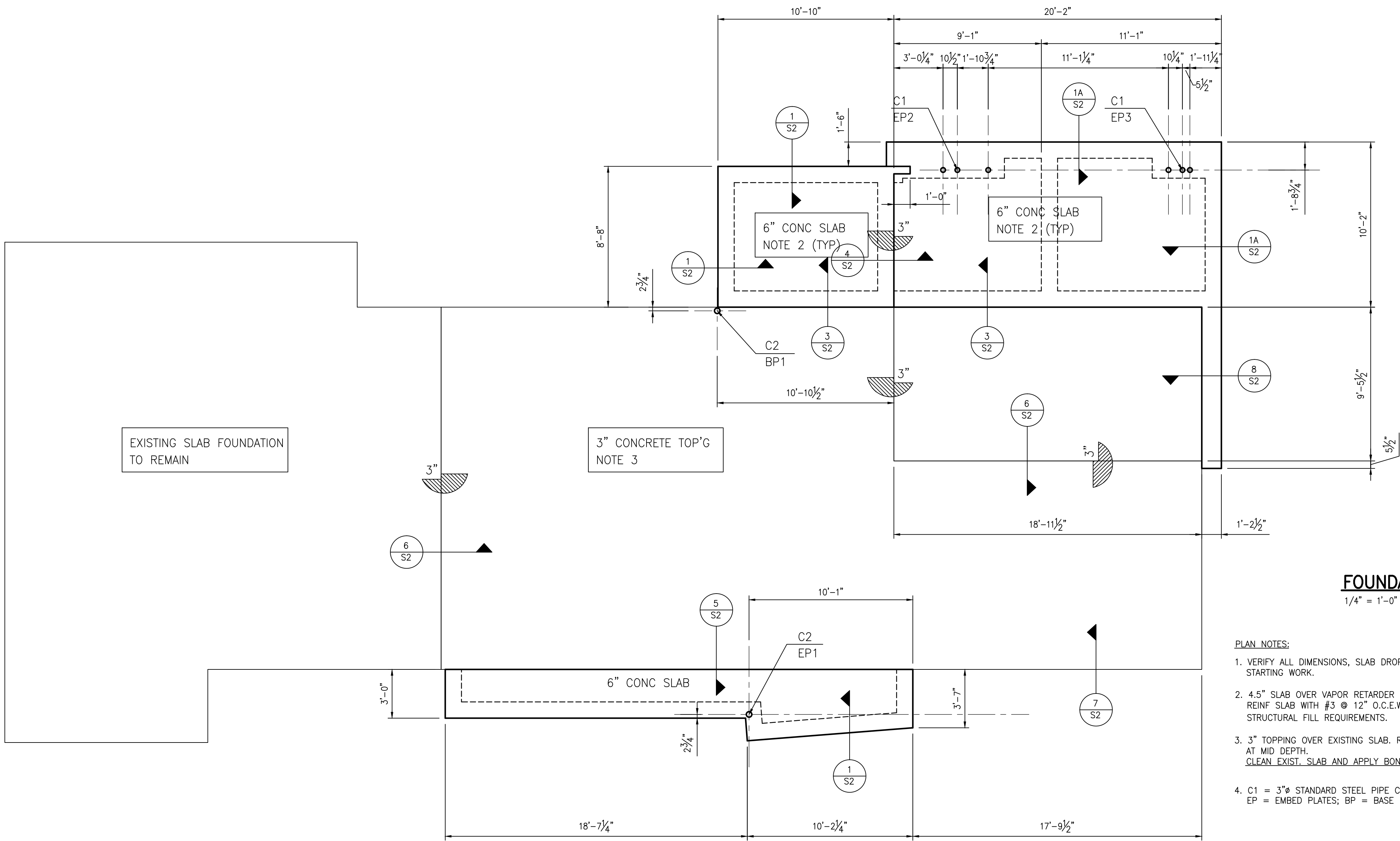
01

WINDOW SCHEDULE					
TAG	SIZE	OPERATION	WALL TYPE	QUANTITY	SAFETY GL.
A	6'-0" X 3'-0"	DBL HUNG	2X4	6	T
B	2'-6" X 4'-6"	CSMNT	2X4	1	T
C	2'-8" X 7'-0"	PICTURE	2X6	3	T
D	2'-6" X 3'-0"	PICTURE	2X4	1	T
E	4'-0" X 2'-0"	PICTURE	2X4	1	T
F	3'-6" X 3'-6"	PICTURE	2X6	1	
G	2'-0" X 4'-6"	CSMNT	2X6	1	T
H	2'-8" X 4'-6"	CSMNT	2X6	1	T
J	4'-6" X 2'-6"	PICTURE	2X6	4	
K	5'-0" X 1'-8" VERIFY W / OWNER	2X4	2X4	7	T
L	4'-0" X 2'-0"	PICTURE	2X6	2	
M	4'-0" X 2'-0"	CSMNT	2X6	1	T
N	1'-6" X 6'-0"	PICTURE	2X6	1	T
P	2'-0" X 2'-0"	PICTURE	2X6	1	
Q	2'-0" X 6'-0"	PICTURE	2X6	1	T
R	6'-0" X 1'-6"	PICTURE	2X6	1	
S	1'-8" X 1'-8"	PICTURE	2X6	1	
T	1'-6" X 4'-6"	PICTURE	2X4	1	T
U	3'-0" X 3'-6"	CSMNT	2X4	1	T
V	1'-6" X 6'-0"	PICTURE	2X4	1	T



01 SECTION LOOKING NORTH
SCALE 1/4" = 1'-0"

03 WALL DETAIL
SCALE 3" = 1'-0"

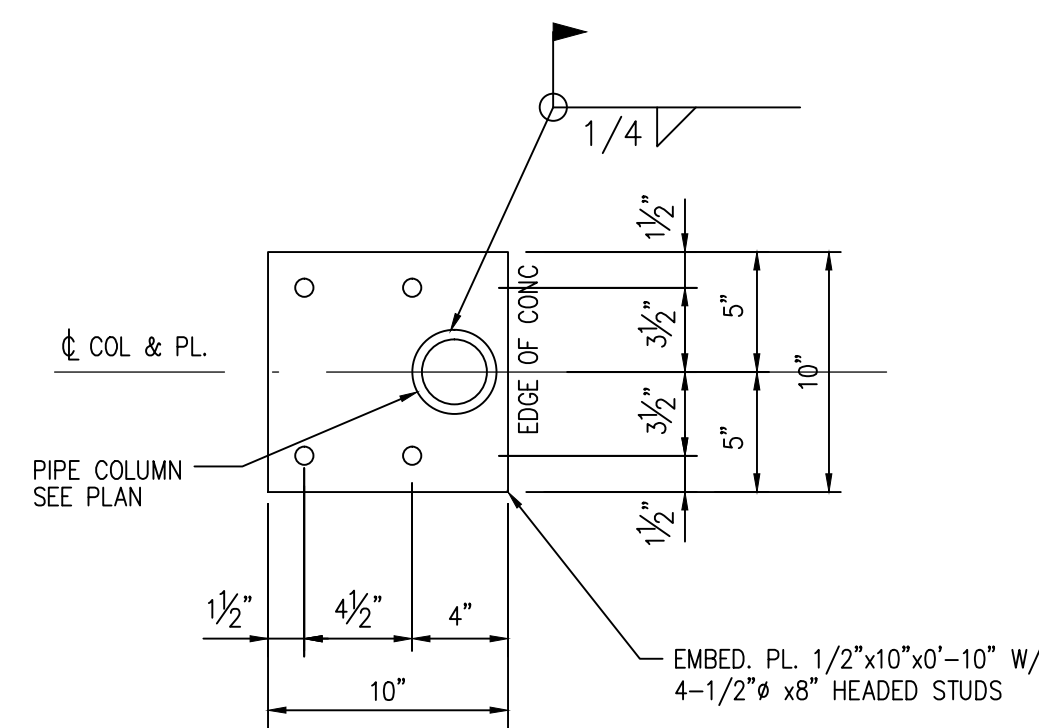


FOUNDATION PLAN

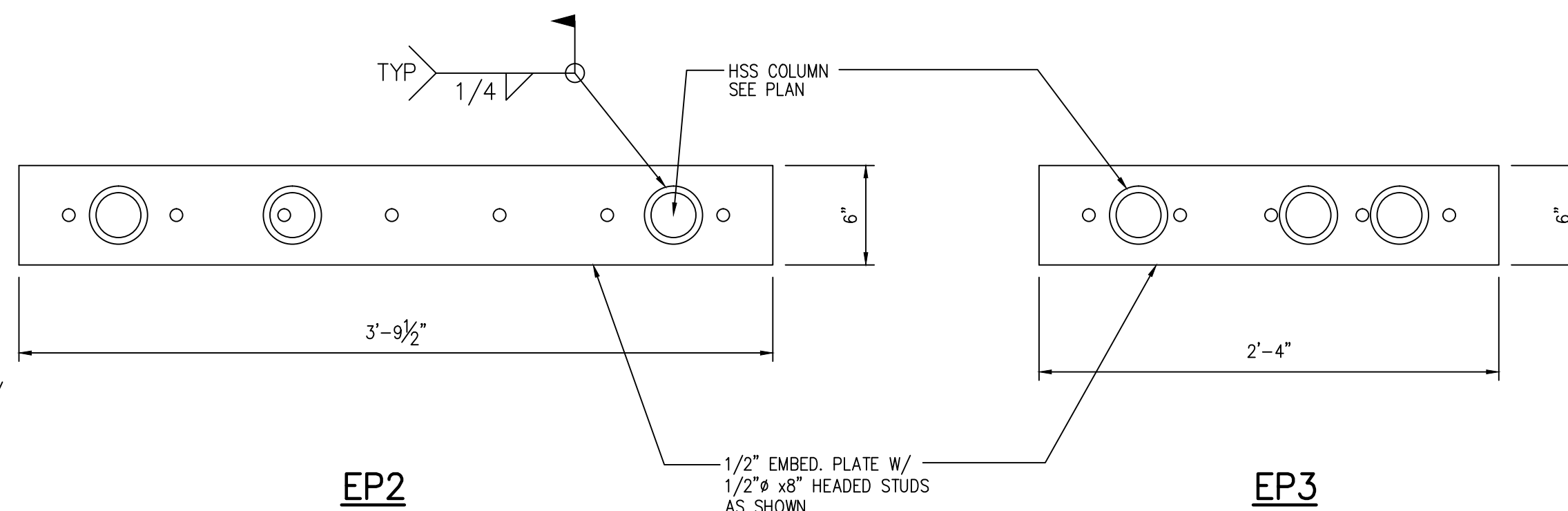
1/4" = 1'-0"

PLAN NOTES:

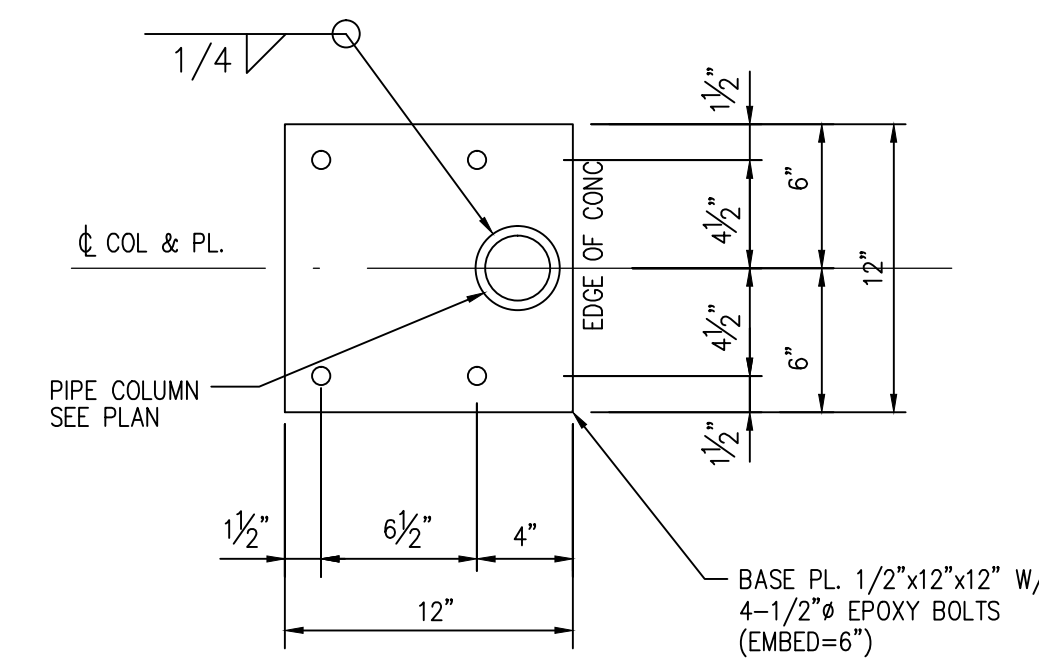
1. VERIFY ALL DIMENSIONS, SLAB DROPS W/ ARCHITECTURAL DRAWINGS PRIOR TO STARTING WORK.
2. 4.5" SLAB OVER VAPOR RETARDER OVER COMPACTED STRUCTURAL FILL. REINF SLAB WITH #3 @ 12" O.C.E.W. AT MID DEPTH. SEE NOTES FOR STRUCTURAL FILL REQUIREMENTS.
3. 3" TOPPING OVER EXISTING SLAB. REINFORCE SLAB WITH 6x6-W2.9xW2.9 WIRE MESH AT MID DEPTH. CLEAN EXIST. SLAB AND APPLY BONDING AGENT BEFORE POURING NEW CONCRETE.
4. C1 = 3"Ø STANDARD STEEL PIPE COLUMN; C2 = 3.5"Ø STANDARD STEEL PIPE COLUMN. EP = EMBED PLATES; BP = BASE PLATE; SEE DETAILS IN THIS SHEET.



EP1



EP2



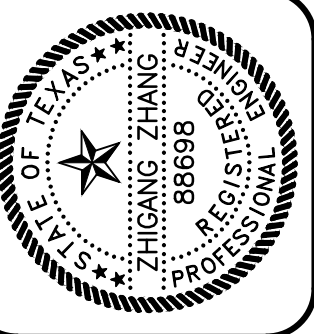
BP1

NOTE: PLACE BASE PLATE OVER 1" MIN. NON-SHRINK HIGH-STRENGTH GROUT IF NECESSARY..

EMBEDDED PLATE DETAIL
1 1/2" = 1'-0"

BASE PLATE DETAIL
1 1/2" = 1'-0"

Zhiyong Zhang
12/21/2014



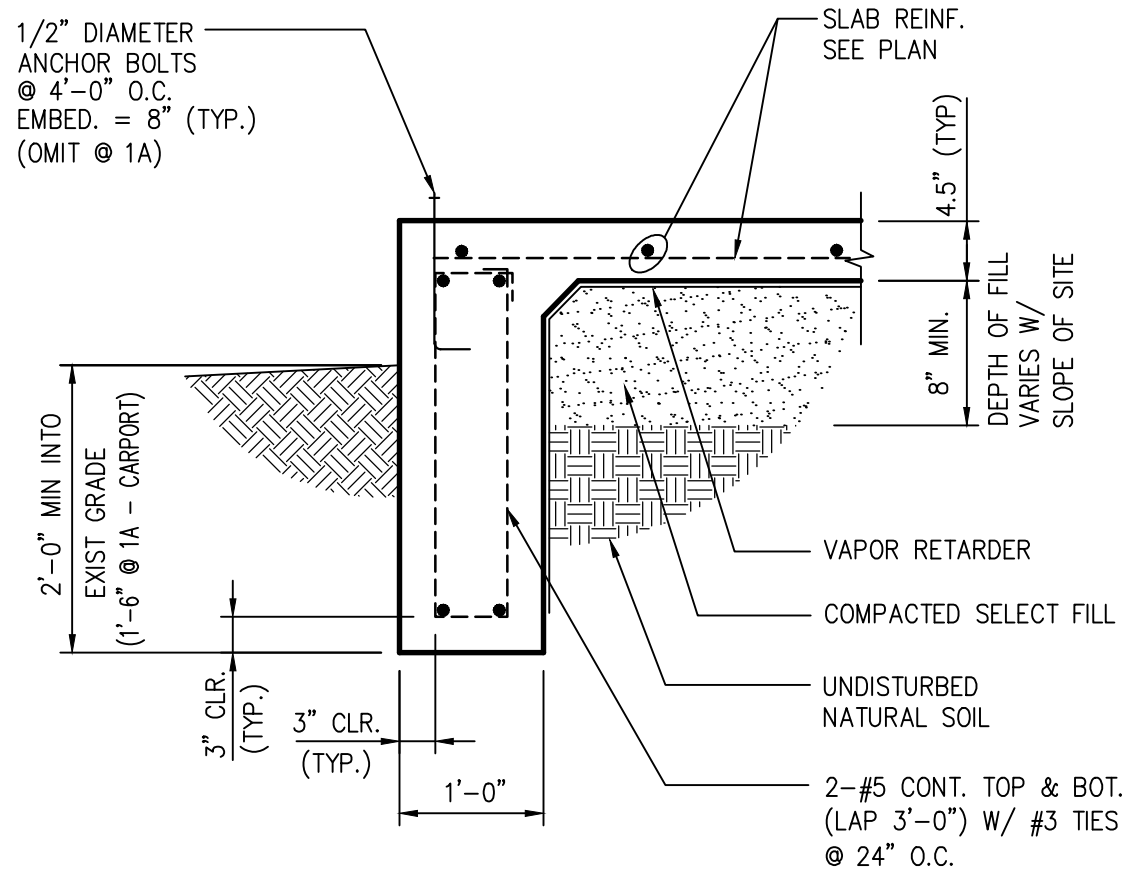
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2800 WEST LAMAR AVENUE, SUITE 200
AUSTIN, TEXAS 78705
PHONE (512) 280-8086 FAX (512) 482-0800
GE JOB NO.: 14192

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AUSTIN, TX

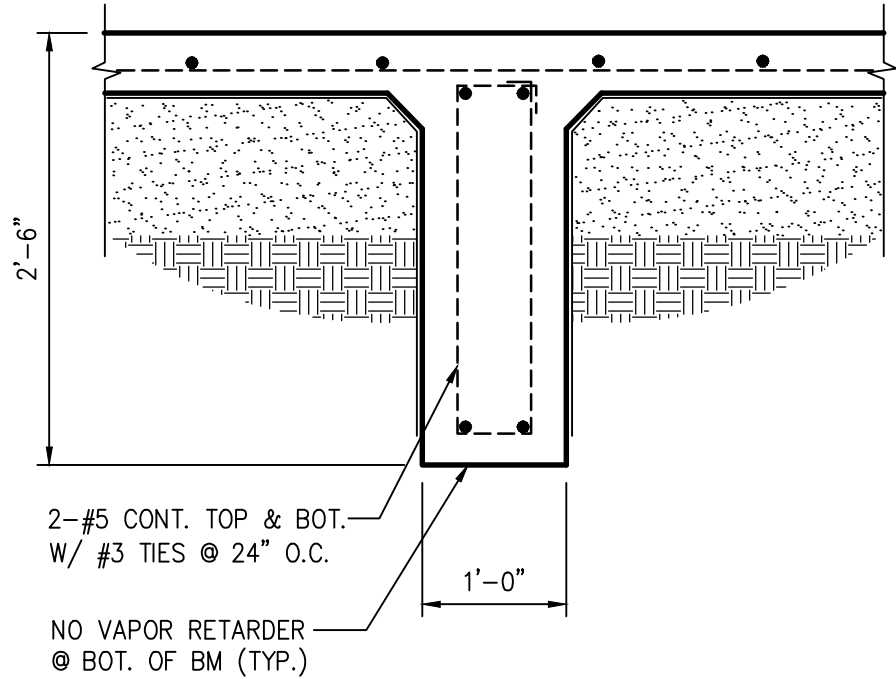
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DRWN. BY: TZ
DATE: 12/21/2014

SHEET NO.
S1
OF

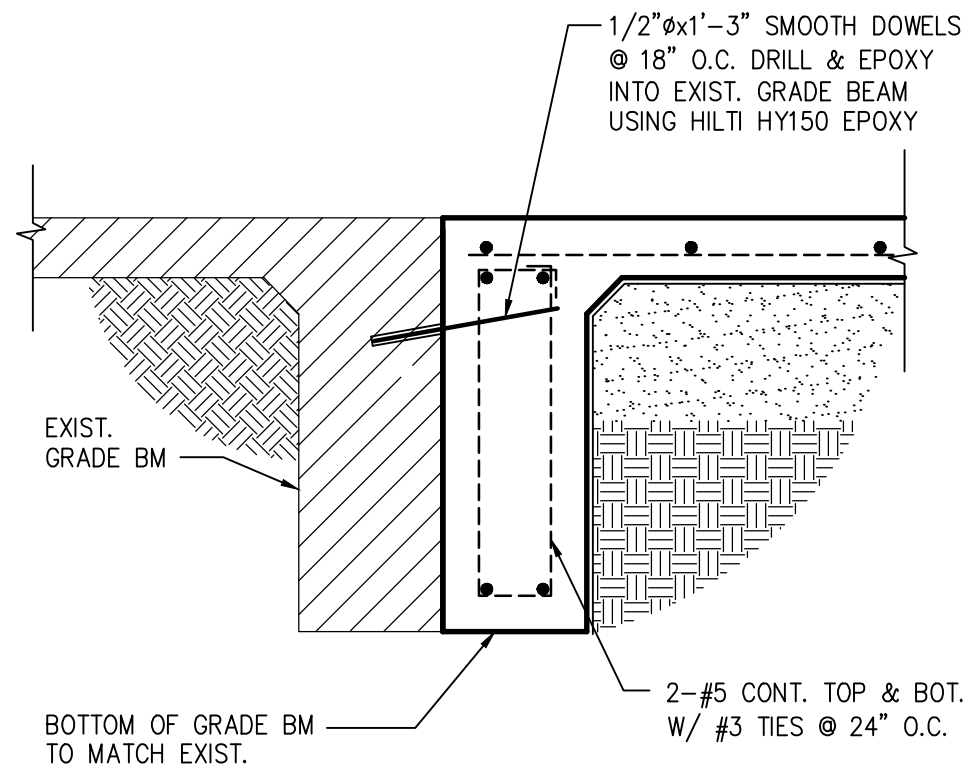


1A
SECTION
1
1/2" = 1'-0"



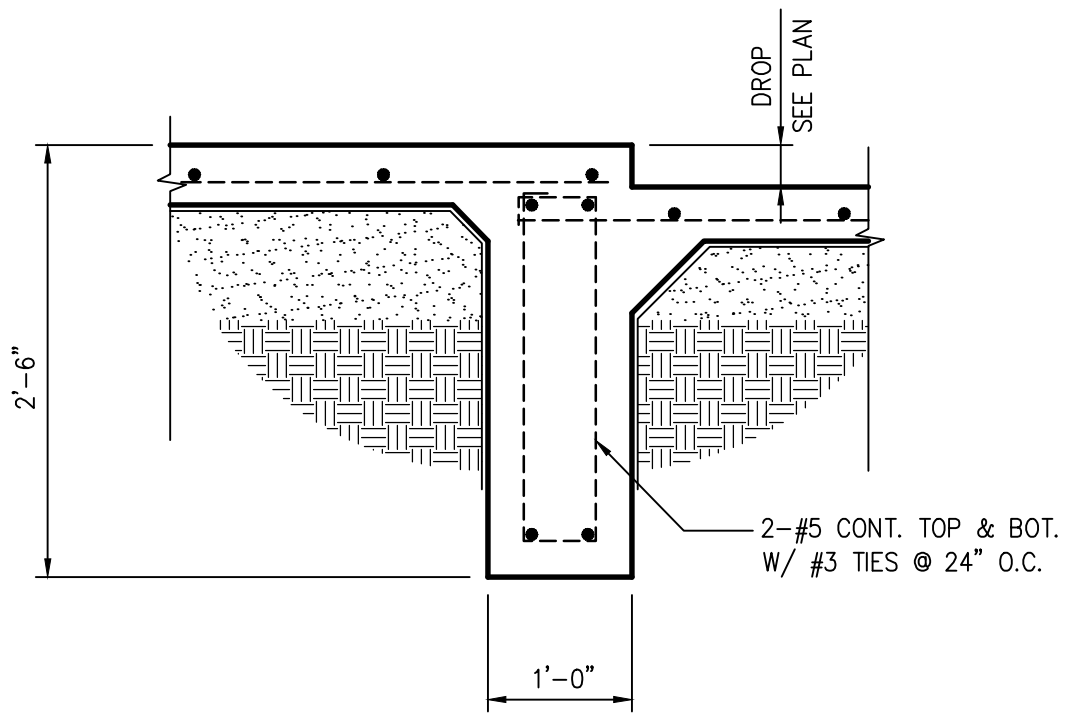
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

SECTION
2
1/2" = 1'-0"



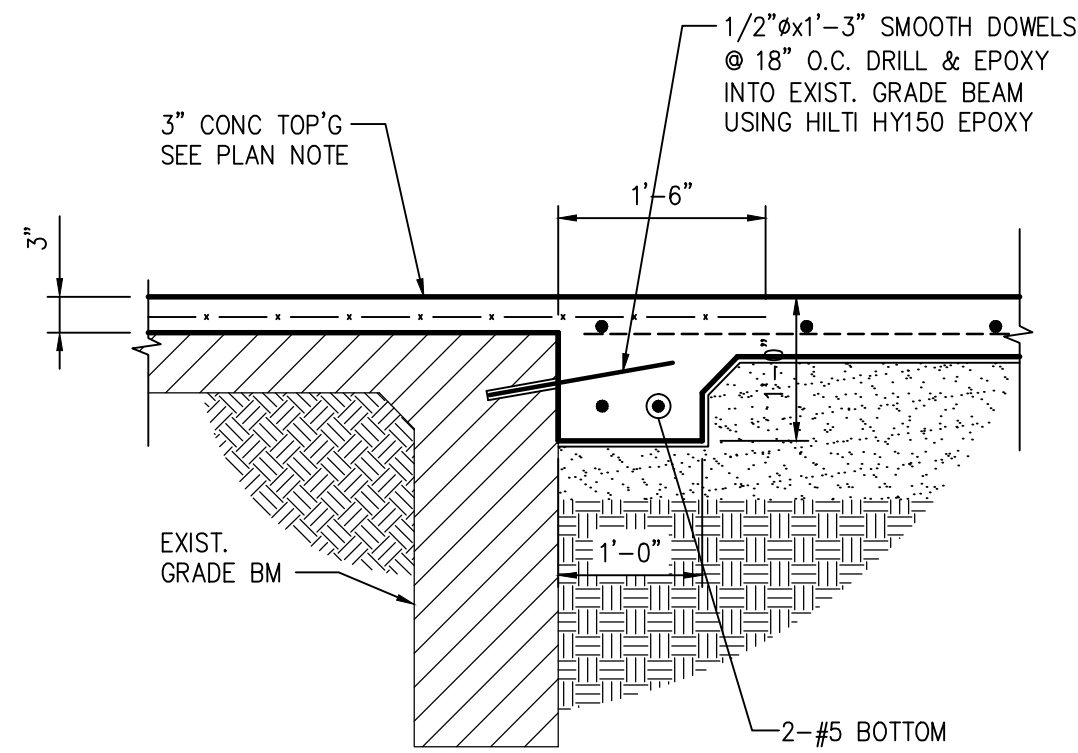
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

SECTION
3
1/2" = 1'-0"



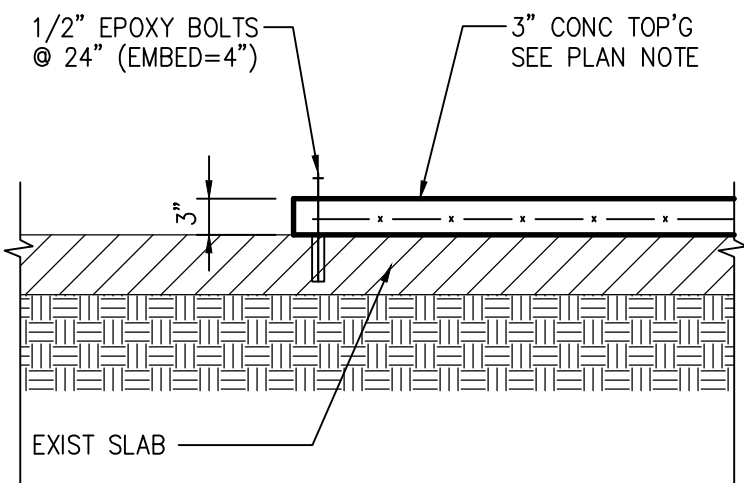
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

SECTION
4
1/2" = 1'-0"

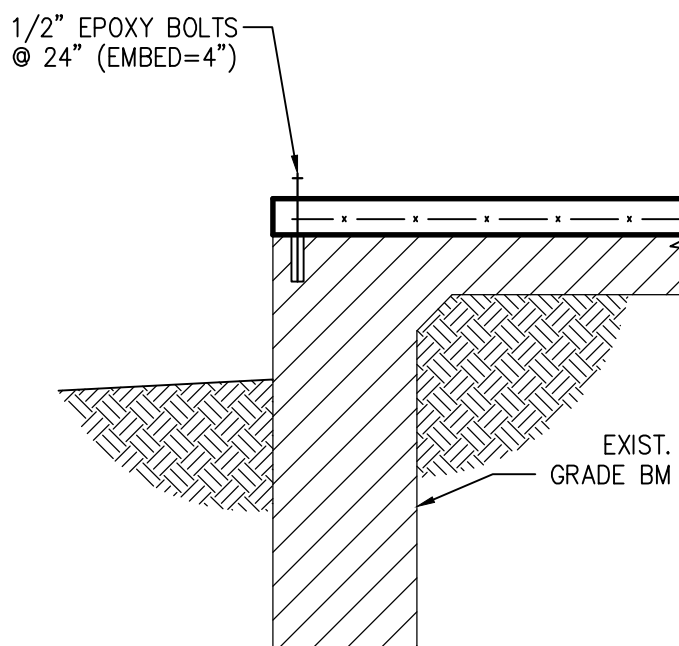


NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

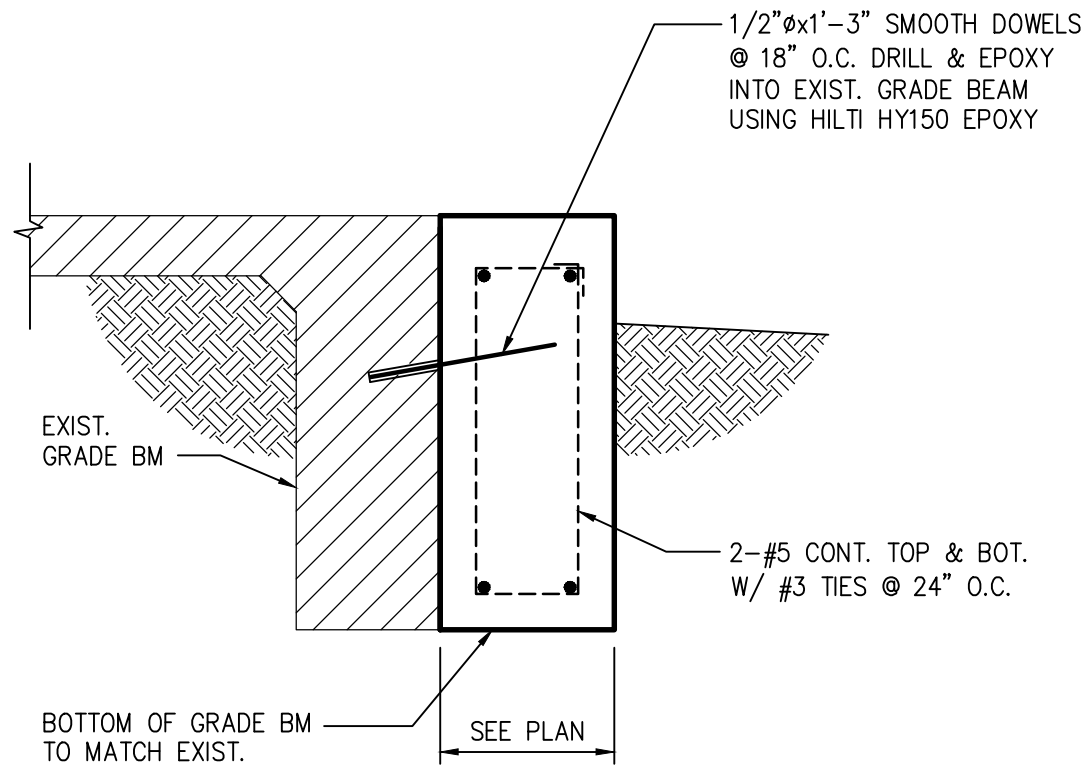
SECTION
5
1/2" = 1'-0"



SECTION
6
1/2" = 1'-0"



SECTION
7
1/2" = 1'-0"



NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

SECTION
8
1/2" = 1'-0"

BUILDING PAD PREPARATION

- Structural fill material shall consist of crushed limestone base material with the gradation as follows:

Retained on	0%
2-1/2" screen	0%
1-1/2" screen	0% - 25%
3/4" screen	15% - 55%
1/4" screen	45% - 75%
No. 40 mesh sieve	60% - 90%
- Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 2'-0" beyond building line. All exposed surfaces shall then be recompacted to a minimum of 95 percent of the maximum dry density as defined by TxDOT test method TEX 113-E or 114-E at a moisture content within 3 percent of the optimum moisture content.
NOTE: THIS NOTE DOES NOT APPLY TO THE 50% CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in TxDOT test method TEX 113-E at a moisture content within 3 percent of the optimum moisture content.
- Provide a 10 mil polyolefin Stego retarder. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

CAST IN PLACE CONCRETE

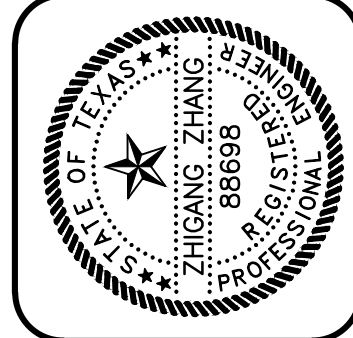
- Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Size	Slump	Use
A	3000 psi	C 33	1"	4" to 6"	Slab-on-grade & grade beams

The use of fly ash is recommended, but shall not exceed 25% of the total of the cement plus fly ash by weight.

CONCRETE REINFORCING

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- Provide 2-#4 bent bar with 2'-0" legs top and bottom in interior and exterior face of grade beams at corners and top and bottom in exterior face of grade beam at intersections.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
 - Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)



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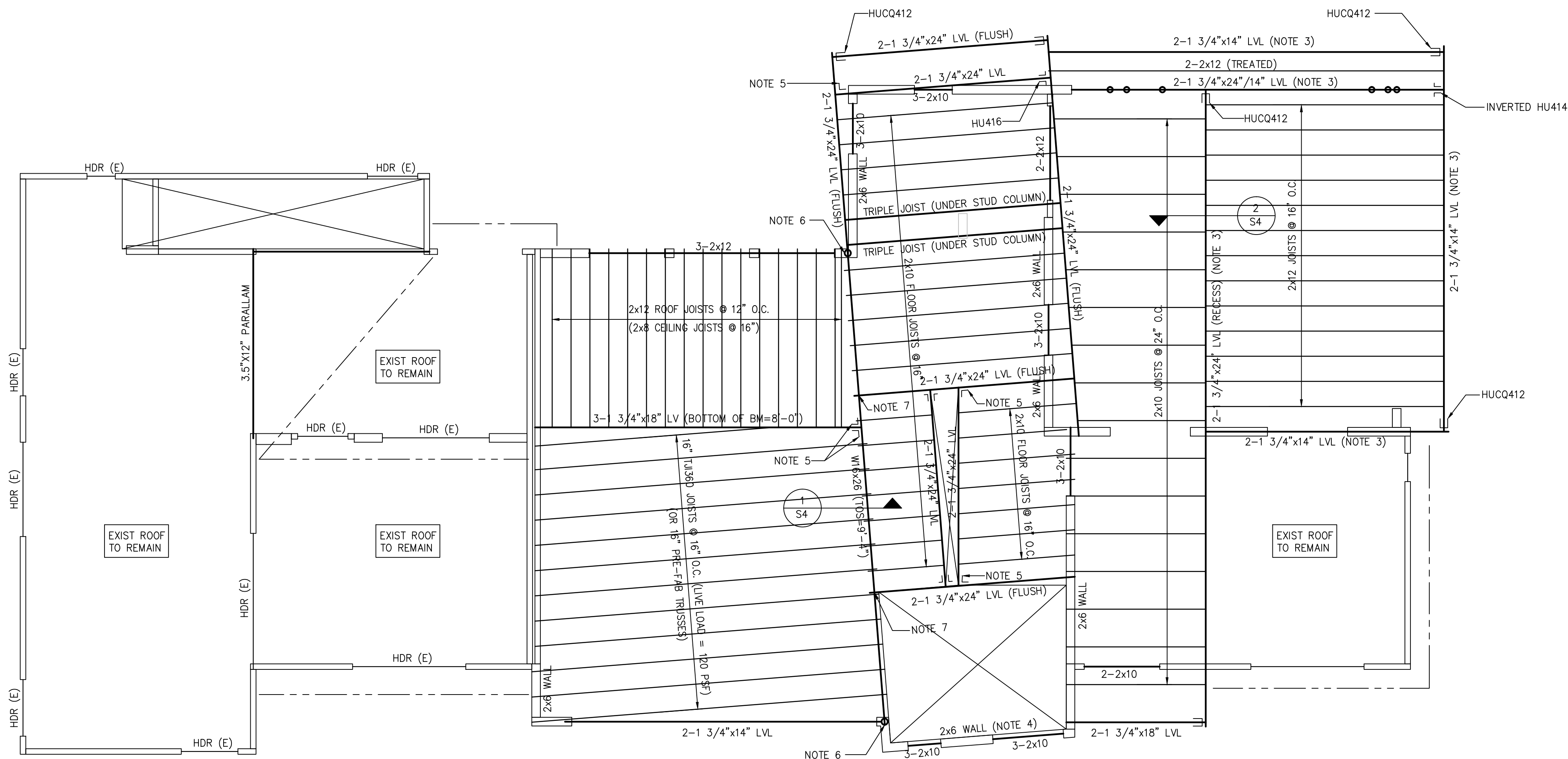
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SHEET NO.
S2
OF

Zhigang Zhang
12/21/2014

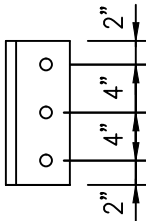


2ND FLOOR/LOWER ROOF FRAMING PLAN

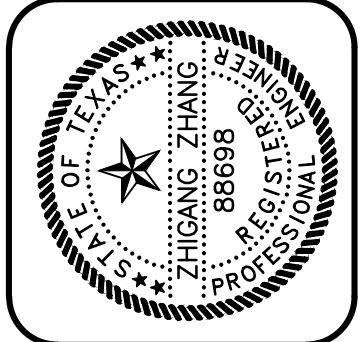
1/4" = 1'-0"

PLAN NOTES:

- ALL WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
WALLS MARKED 2x6 ARE 2x6 @ 16" O.C.
- BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
- LVL BEAMS AT THE BALCONY SHALL BE WRAPPED WITH WATERPROOF MATERIAL.
- EXTERIOR WALLS AT THE STAIR SHALL BE CONTINUOUS FROM FOUNDATION TO ROOF.
- L4x4x1/4 x 12" LONG WITH 3-3/4"Ø THRU BOLTS INTO LVL BEAM AND WELD TO STEEL BEAM W/ 1/4" FILLET WELD
- 4"Ø STANDARD STEEL PIPE COLUMN. SEE 3/S4 FOR STEEL BEAM OVER COLUMN CONNECTION.



BUILT-UP COLUMN SCHEDULE	
BEAM SIZE	BUILT-UP STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x ____	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN



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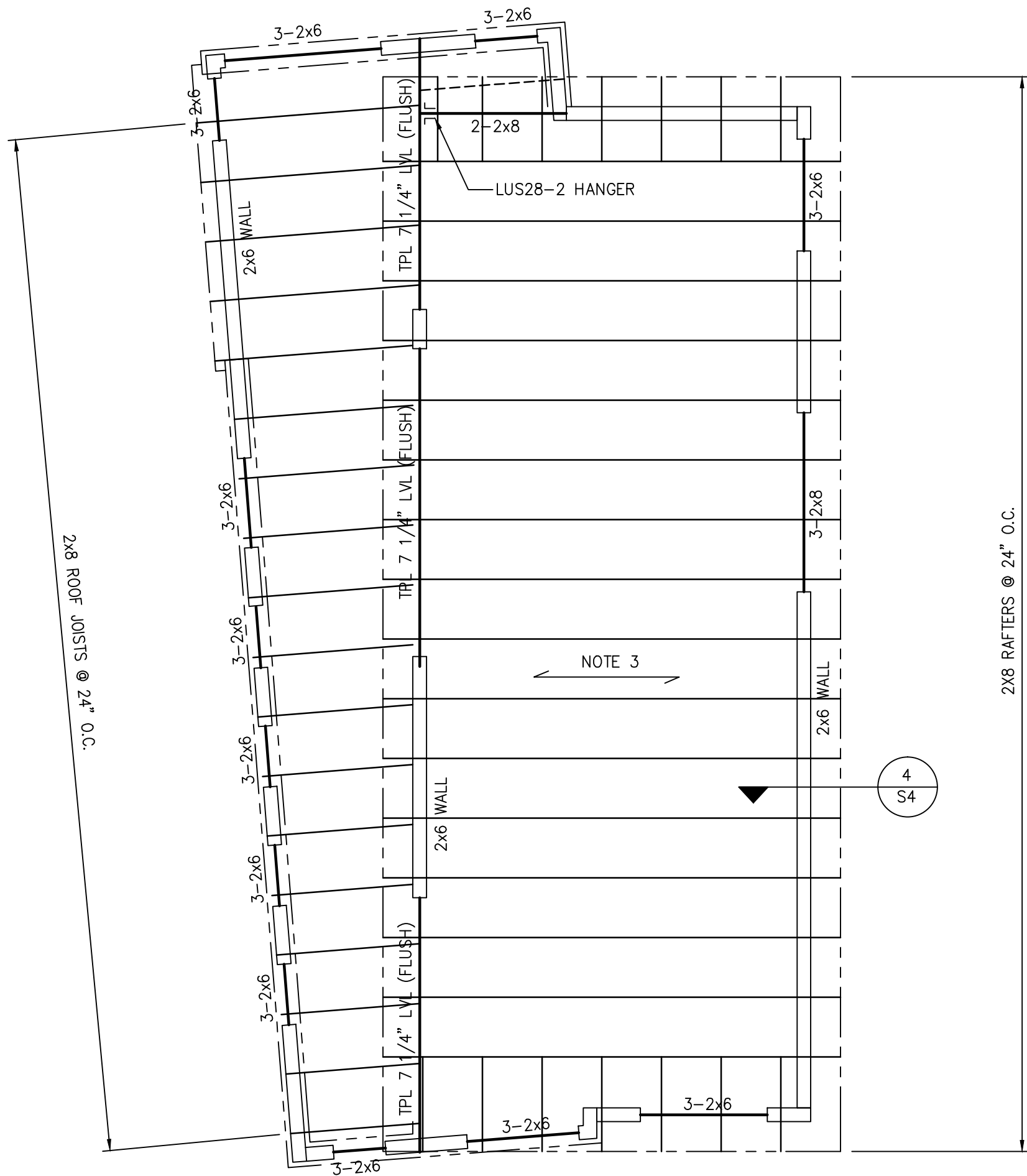
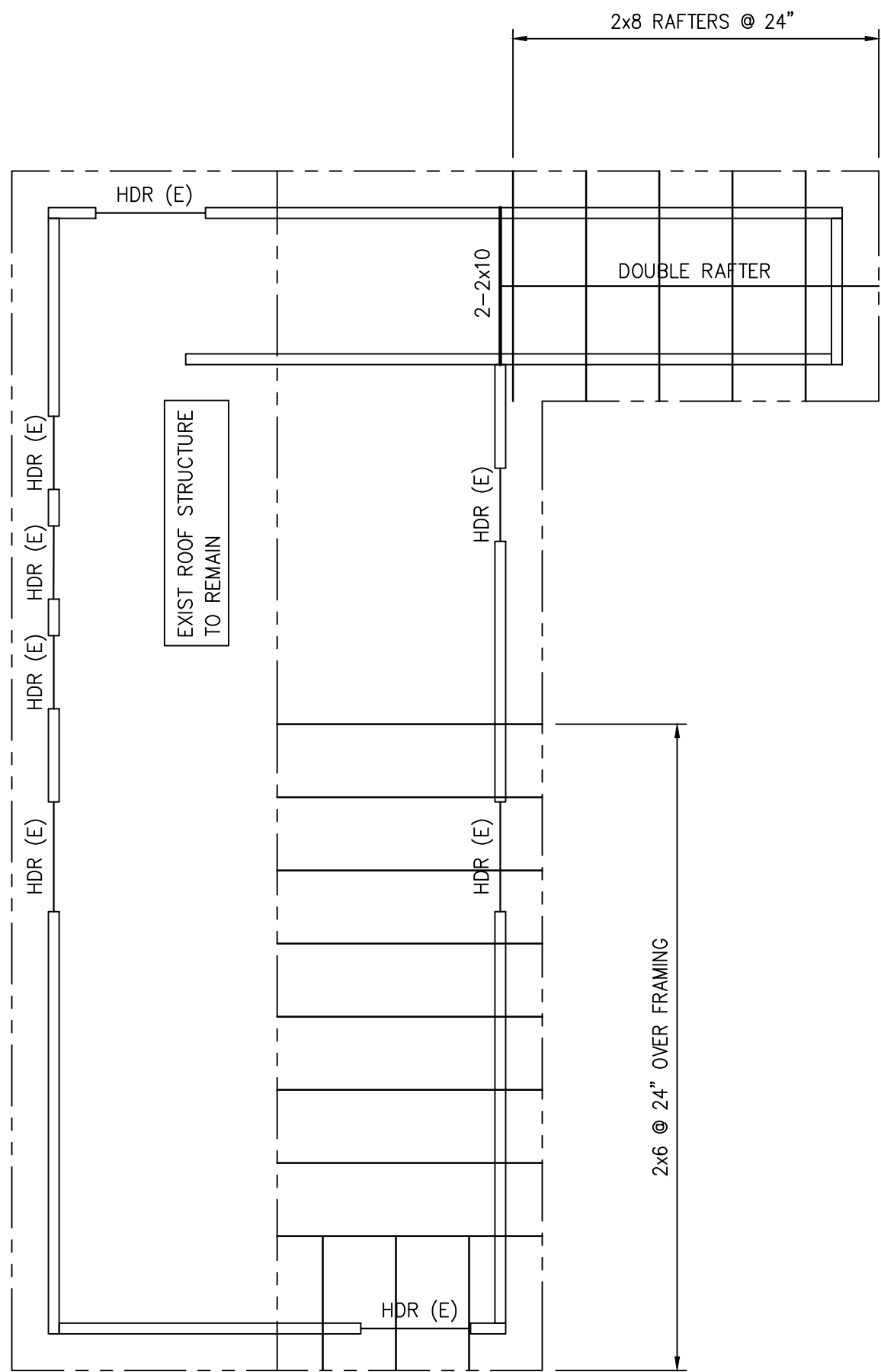
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SHEET NO.
S3.1
OF

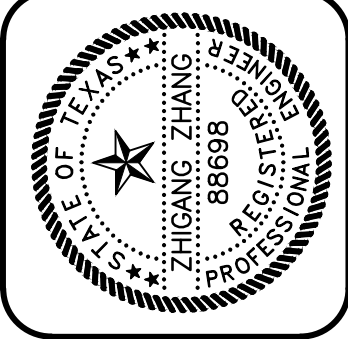
Zhigang Zhang
12/21/2014



ROOF FRAMING PLAN
1/4" = 1'-0"

- PLAN NOTES:
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WALLS MARKED 2x6 ARE 2x6 @ 16" O.C.
 - BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
 - 2x8 CEILING JOISTS @ 24" O.C. - NOT SHOWN FOR CLARITY.

BUILT-UP COLUMN SCHEDULE	
BEAM SIZE	BUILT-UP STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x__	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN



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GE JOB NO.: 14192

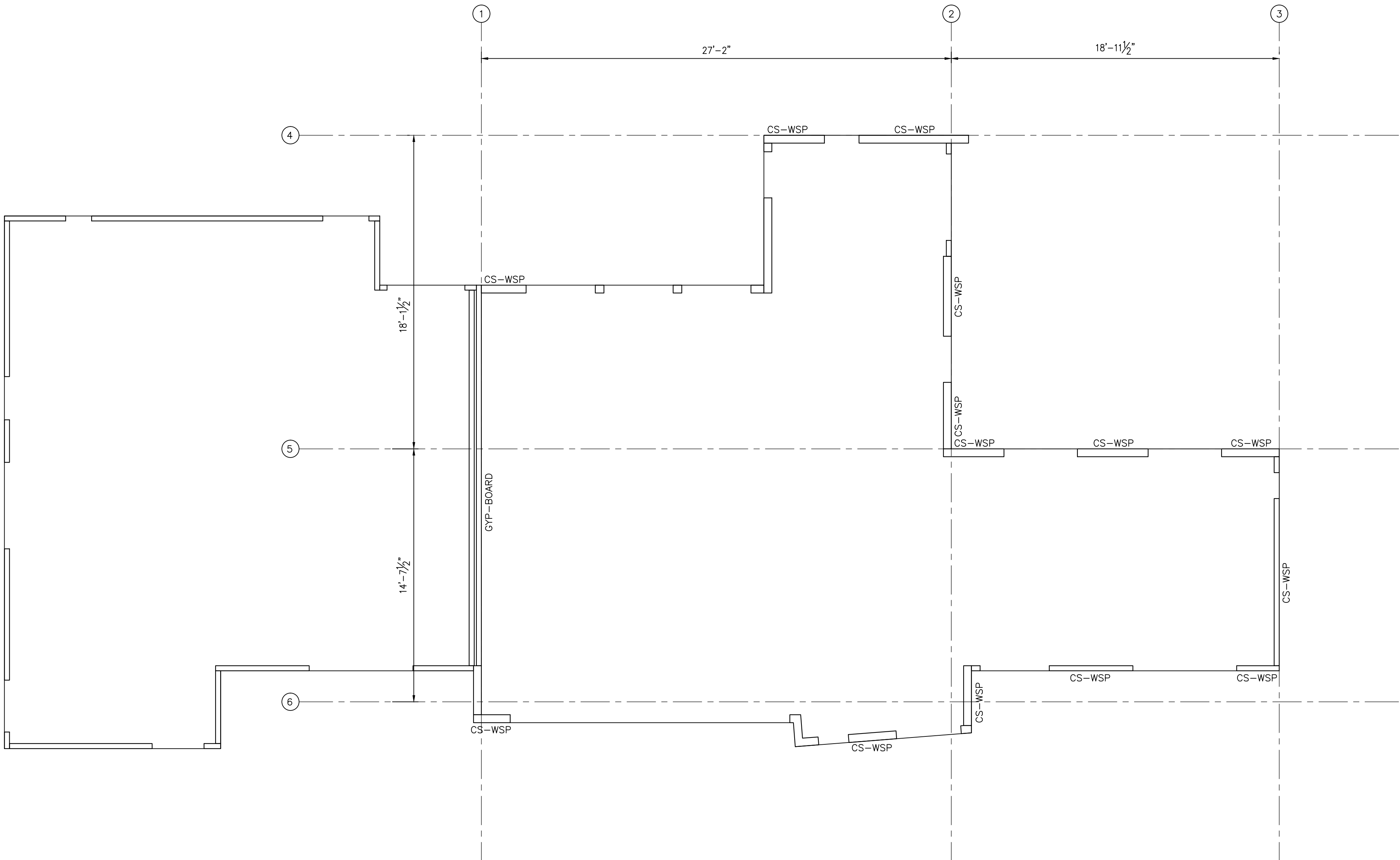
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SHEET NO.
S3.2
OF

Zhigang Zhang
12/21/2014



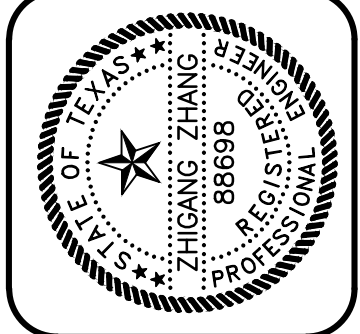
1ST FLOOR WALL BRACING PLAN

1/4" = 1'-0"

BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
1	1 OF 2	27	18	25
2	1 OF 2	27	9	12
3	1 OF 2	19	6.5	9+
4	1 OF 2	18	6.5	9+
5	1 OF 2	18	6.5	9+
6	1 OF 2	14	5	9+
LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL; GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.				

- BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATAGORY A AND A WIND SPEED OF 90 MPH OR LESS.
- MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
- WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
- THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS. @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- THE ROOF DECK SHALL BE 5/8" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- GYBSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

Zhiyong Zhang
12/21/2014



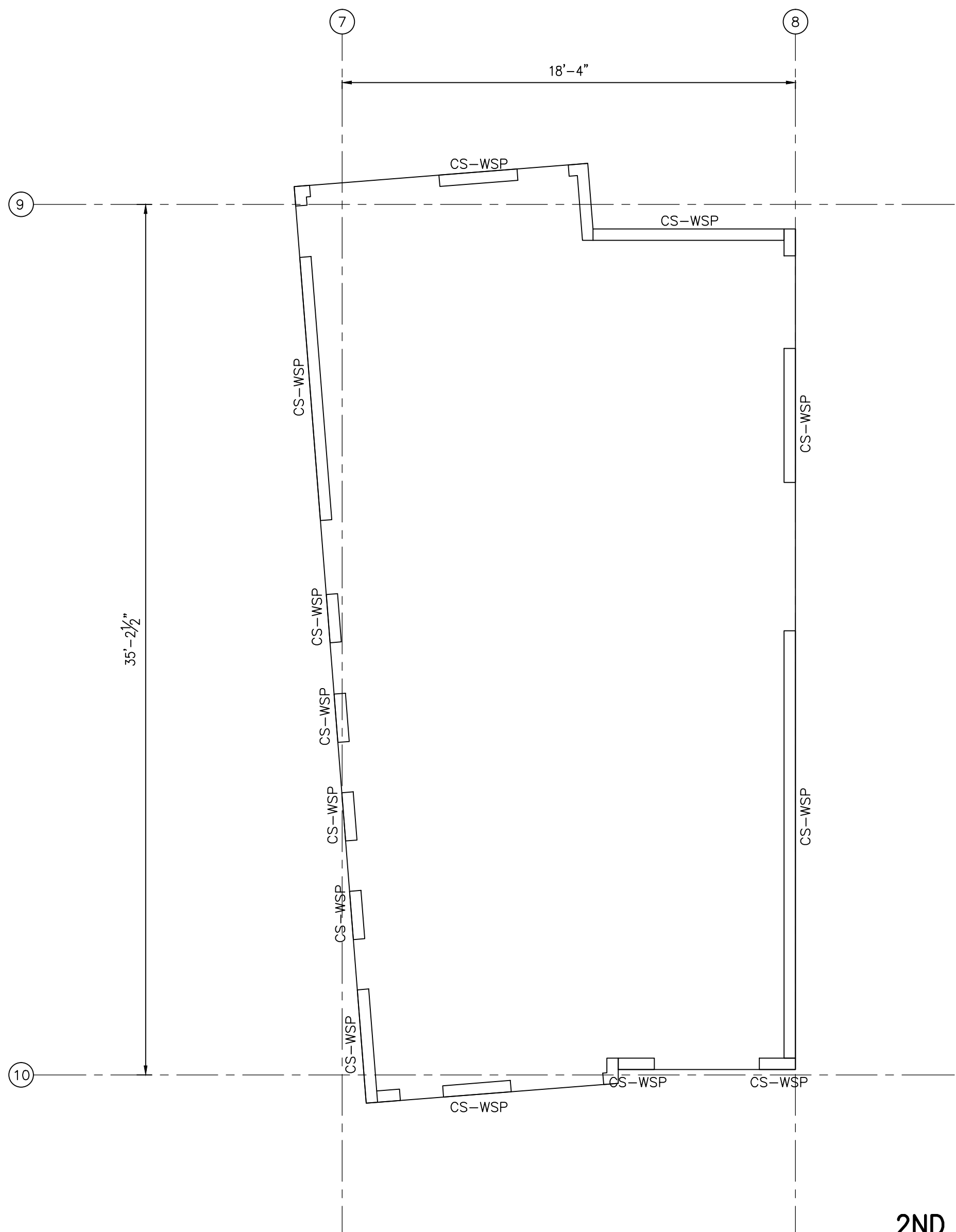
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SHEET NO.
S3.3
OF



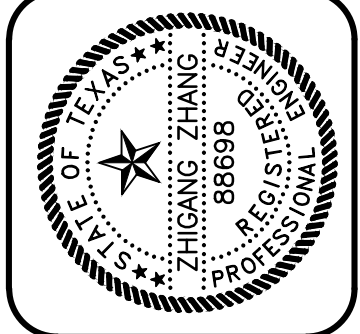
2ND FLOOR WALL BRACING PLAN

1/4" = 1'-0"

BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
7	2 OF 2	18	3.5	8+
8	2 OF 2	18	3.5	8+
9	2 OF 2	35	6	8+
10	2 OF 2	35	6	6
LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL; GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.				

1. BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATAGORY A AND A WIND SPEED OF 90 MPH OR LESS.
2. MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
3. WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
4. ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
5. THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS. @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
6. THE ROOF DECK SHALL BE 5/8" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
7. GYBSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

Zhiyong Zhang
12/21/2014



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DATE: 12/21/2014

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S3.4
OF

STRUCTURAL GENERAL NOTES

CODES

- Building Code: 2012 International Residential Code.
- Wood Framing: National Design Specifications For Wood Construction with Supplement, National Forest and Paper Products Association, Latest Edition.
- Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.
- Prefabricated Metal Plate Connected Wood Trusses: Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI Latest Edition.

DESIGN LOADS

- Live Loads
 - Roof 20 psf
 - Floor 40 psf
 - Stairs 40 psf

TIMBER FRAMING

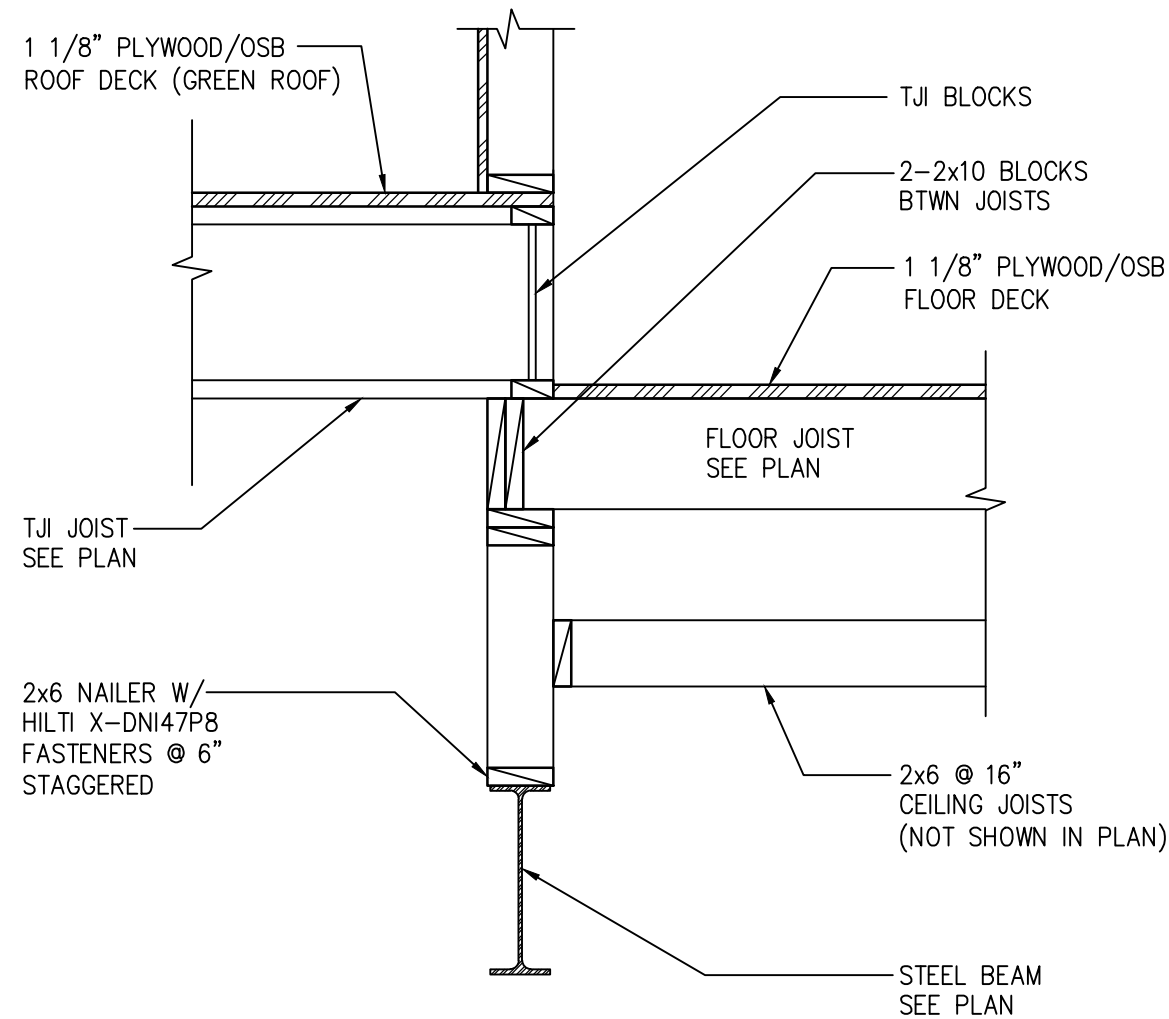
- Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine or douglas fir, except that non-loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce-pine-fir.
- All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine or Douglas Fir.
- All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
- The entire exterior wall framing shall be braced by a 4'-0" wide x 1/2" panel of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
- Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
- All framing members framing into the side of a header, hip, valley, ridge, truss or any other beams shall be attached using metal joist hangers manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
- Nailing and attachment of all framing members and sheathing shall be as specified in the International Residential Code Nailing Schedule (Table R602.3) unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
- Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
- Provide double joists under all interior partition walls oriented parallel to the joists.
- Provide triple studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning over 10'-0" unless noted otherwise. Provide double studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning 5'-0" to 10'-0" unless noted otherwise.
- The new generation of pressure treated lumber products are highly corrosive to metal connectors and fasteners. All fasteners and metal connectors used in conjunction with the new generation of pressure treated lumber shall be hot-dp galvanized or stainless steel. These locations include, but are not limited to the following:
 - Anchor bolts 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.
 - Wood posts to concrete.
 - Deck board to treated joists.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

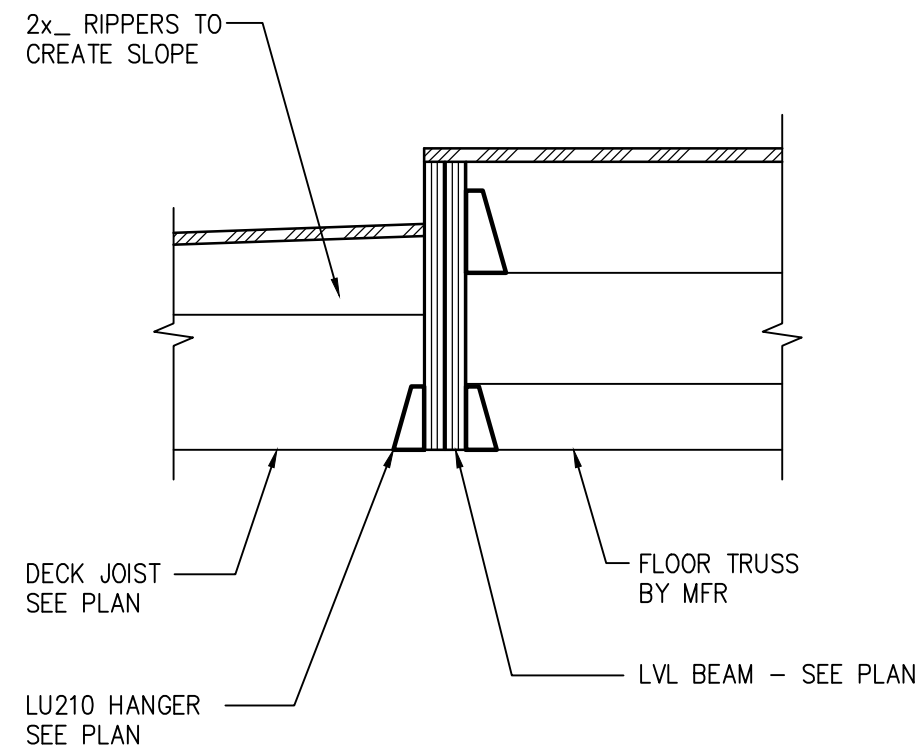
- Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-95).
- Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
- Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
- Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
- All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
- Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.
- Trusses shall be designed in accordance with the following requirements:
 - Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
 - Limit live load deflection of floor trusses to L/480. Total load deflections shall be limited to L/360.

COMPOSITE WOOD MEMBERS

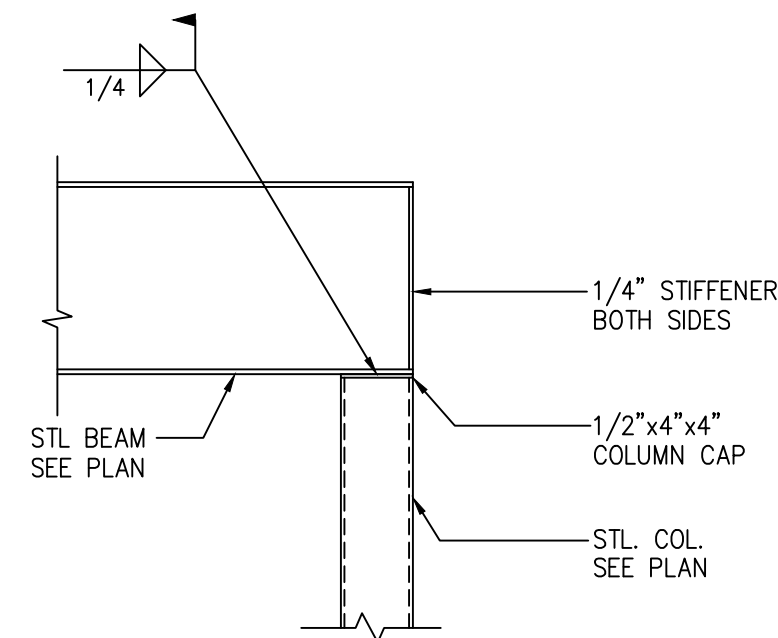
- Where noted on the drawings, joists shall be TJI "SP" series engineered wood joists, and beams shall be "Micro-Lam" or "Parallam" beams as manufactured by the Trus Joist Macmillan Corporation.
- Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
- Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
- Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
- Provide web stiffeners where required by the manufacturer for the specified support condition.



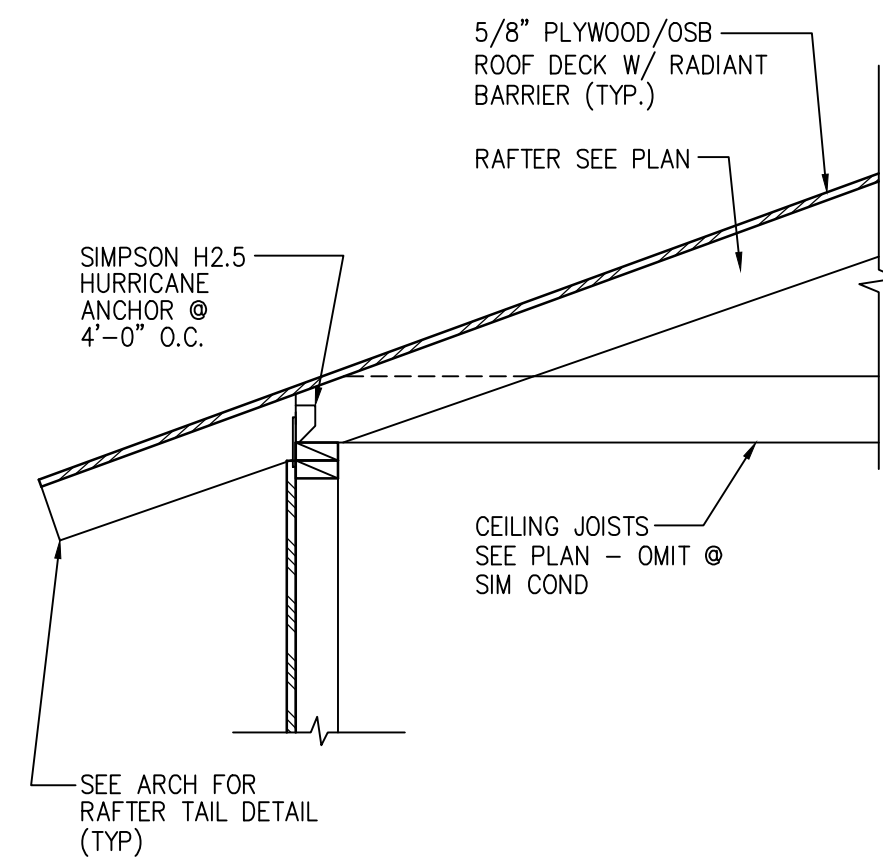
1 SECTION
3/4" = 1'-0"



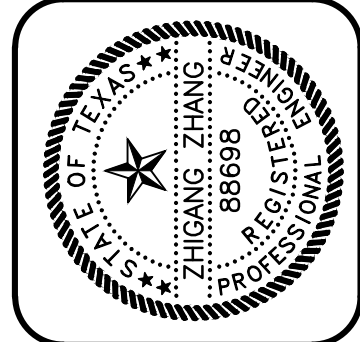
2 SECTION
3/4" = 1'-0"



3 TYPICAL DETAIL
I-BEAM OVER HSS COL CONN
NOT TO SCALE



4 SECTION
3/4" = 1'-0"



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