

TRANSMITTAL

Project (#)	Davies Residence (19054)
Date	11/16/2020
To	City of Austin Residential Permitting
From	Ari Cohen
Via	Email
Regarding	518 E 40 th St., Austin TX 78751
Copies	1
Documents Included	Completed Residential Permit Application (8 ½ x 11, 2 sheets) Completed Demolition Permit Application (8 ½ x 11, 2 sheets) Signed Owner-Agent Authorization Form (8 ½ x 11, 1 sheet) Austin Energy Building Service Plan Application (BSPA) (8 ½ x 11, 1 sheet) Tax Certificate (8 ½ x 11, 1 sheet) 1 Large-Format set of Architectural drawings - (22x34, 12 sheets) 1 Large-Format set of Structural drawings - (24x36, 15 sheets)

END



Residential New Construction and Addition Permit Application

Property Information

Project Address:	Tax Parcel ID:
Legal Description:	
Zoning District:	Lot Area (sq ft):
Neighborhood Plan Area (if applicable):	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing ? Y N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone ? Y N (If yes, approval through Aviation is required)	Does this site have a septic system ? Y N (If yes, submit a copy of approved septic permit. OSSF review required)
Does the structure exceed 3,600 square feet total under roof? Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline ? Y N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone ? Y N (If yes, EHZ review is required)	Is this property within 100 feet of the 100-year floodplain ? Y N (Proximity to floodplain may require additional review time.)
Are there trees 19" or greater in diameter on/adjacent to the property? Y N If yes , how many? ____ (Provide plans with a tree survey, tree review required.)	
Was there a pre-development consultation for the Tree Review? Y N Proposed impacts to trees: (Check all that apply) Root zone Canopy Removal None/Uncertain	
Is this site in the Capital View Corridor ? Y N (If yes, a preliminary review through land use is needed to determine if full view corridor review is required.)	Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area ? (LDC 25-2 Subchapter F) Y N
Does this site currently have: water availability? Y N wastewater availability? Y N	(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
Does this site have or will it have an auxiliary water source? Y N (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y N Case # _____ (if applicable) (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

Description of Work

Is Total New/Added Building Area > 5,000 sq. Ft.? Y N	(If yes, construction material recycling is required per LDC 25-11-39)
Existing Use:	vacant single-family residential duplex residential two-family residential other: _____
Proposed Use:	vacant single-family residential duplex residential two-family residential other: _____
Project Type:	new construction addition addition/remodel other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y N (Notes: Removal of all or part of a structure requires a Demolition Permit Application per LDC 25-11-37. A demo permit is not required for the removal of all or part of an interior wall, floor or ceiling)	
# existing bedrooms:	# bedrooms upon completion:
# baths existing:	# baths upon completion:
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) _____ _____ _____	
Trades Permits Required (Check as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)	

Total Remodeled Floor Area (if applicable)								
_____ sq ft. (work within existing habitable square footage)								
Job Valuation – For Properties in a Floodplian Only								
Total Job Valuation: \$ _____ Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.			Amount for Primary Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N					
			Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N					
Site Development Information								
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			Existing sq. ft. to Remain		New/Added sq. ft.		Total sq. ft.	
			Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2	Bldg. 1	Bldg. 2
a) 1 st Floor conditioned area								
b) 2 nd Floor conditioned area								
c) 3 rd Floor conditioned area								
d) Basement								
e) Covered parking (garage or carport)								
f) Covered patio, deck, porch, and/or balcony area(s)								
g) Other covered or roofed area								
h) Uncovered wood decks								
Total Building Area (total a through h)								
i) Pool								
j) Spa								
k) Remodeled Floor Area, excluding Addition / New Construction								
The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.								
Building Coverage Information								
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)								
Total Building Coverage (sq ft): _____ % of lot size: _____								
Impervious Cover Information								
Note: Impervious cover is the total horizontal area of covered spaces including building coverage, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)								
Total Impervious Cover (sq ft): _____ % of lot size: _____								
Setbacks								
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)								Y N
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)								Y N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)								Y N
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)					Parking (LDC 25-6 Appendix A & 25-6-478)			
Building Height: _____ ft ____ in Number of Floors: _____					# of spaces required: _____ # of spaces provided: _____			
Right-of-Way Information								
Is a sidewalk required for the proposed construction? (LDC 25-6-353)								Y N
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.								
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?								Y N
Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft								
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property?								Y N
(If driveway is located within 10 feet of driveway, Drainage review is required)								

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing sq. ft. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 st Floor						
2 nd Floor						
3 rd Floor						
Area w/ ceilings > 15'				Must follow article 3.3.5		
Ground Floor Porch ¹ (check article utilized)	FRONT: 220 REAR: 127		REAR: 22	<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input checked="" type="checkbox"/> 200 sq. ft. (3.3.3 A 2)		
Basement ⁴				Must follow article 3.3.3B, see note below		
Attic ⁵				Must follow article 3.3.3C, see note below		
Garage ² (check article utilized)	Attached			<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		
	Detached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)		
Carport ² : (check article utilized)	Attached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 3) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 1) ³		
	Detached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		
Accessory Building(s) (detached)						
Totals				TOTAL GROSS FLOOR AREA		

(Total Gross Floor Area ÷ Lot Area) x 100 = _____ Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

1 Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

2 Garage and carport exemptions (in relation to primary structure): Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

3 Ordinance article 3.3.2 B 1 is 200 sq. ft. exemption may be combined with a 450 sq. ft. exemption. Otherwise only one 450 exemption or one 200 sq. ft. exemption may be taken.

4 Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

5 Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area over 5 feet has a ceiling height of seven feet or less.

Contact Information			
Owner		Applicant/Agent	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	
General Contractor		Design Professional	
Mailing Address		Mailing Address	
Phone		Phone	
Email		Email	

Authorization

___ I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

___ I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

___ **I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required.**

___ I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

___ As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted. I understand that without consent the review process may be delayed.

___ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov. This initiates the septic system permitting requirement needed to proceed with the development review process.

___ Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. **Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.**

___ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

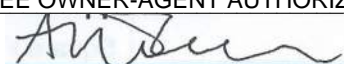
___ I have checked for any property-specific information that may affect the review and/or construction of this project, including but not limited to: any subdivision notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or other requirements specific to proposed development on this property (collectively, the "Property Information"), located at: _____.


___ I understand that the review of this project by the City of Austin will not include a review of any private restrictive covenants or deed restrictions that may apply to this property.

___ I am responsible for any conflicts between the Property Information and the request submitted to the City of Austin. I further acknowledge that I understand the implications of use and/or development restrictions that are a result of the Property Information. Additionally, I understand that the issuance of a City permit for this project does not affect the enforceability of any private restrictive covenants applicable to the property.

___ I understand that if requested I must provide copies of any and all of the Property Information that may apply to this property.

Owner's signature: SEE OWNER-AGENT AUTHORIZATION FORM Date: _____

Applicant's signature:  Date: _____

Design Professional's signature:  Date: _____

General Contractor's signature: N/A Date: _____



Development SERVICES DEPARTMENT

One Texas Center

505 Barton Springs Road, Austin, TX 78704 | Phone: 3-1-1

Demolition Permit Application

Application Type: ☐ Commercial ☒ Residential

Fee Paid: \$ _____ Submission Date: _____

For Office Use Only – Permit Information

BP- _____ PR- _____ LHD_NRD_HDP- _____ Ca. _____

Referred By: _____ NRHD/LHD: _____

☐ Release Permit ☐ Do Not Release Permit ☐ HLC Review- _____

Historic Preservation Office

Date

IMPORTANT: Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after twelve (12) months from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office (see www.austintexas.gov/department/historic-preservation).

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of the next page,
OR a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 512-854-9473)
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street
- ☐ 5. Review Fee (see [fee schedule](#) for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Property Information

Address: _____

City: _____ Zip: _____

Current Use: _____

Demolition Type

☐ Total ☐ Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:

Demolition Contractor Information

Company: _____

Address: _____

City: _____ Zip: _____

Phone: _____


Structural Information

Square Feet: _____

Building Materials: _____

Foundation Type: _____

Estimated Cost of Demolition: _____

Applicant	Owner
Name: _____	Name: _____
Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____
Phone: _____	Phone: _____
Email: _____	Email: _____
Additional Questions	
<p>Are there trees 19 inches or greater in diameter on the site or along neighboring properties? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Was the structure inhabited within the last 12 months? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>What is the total number of housing units that will be demolished? _____</p> <p>What is the total number of bedrooms in the units that will be demolished? _____</p> <p>How many currently occupied residential units will be demolished? _____</p> <p>If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).</p>	
Consent, Authorizations, and Signatures	
<p>I understand and will adhere to the following rules or regulations:</p> <ol style="list-style-type: none"> No work may begin prior to issuance of this permit. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information. Erosion and Sedimentation Controls are required per Section 25-8-181 of the City of Austin Land Development Code. Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day. <ol style="list-style-type: none"> Inspection of erosion, sedimentation controls, and tree protection shall be requested by the owner before construction begins (25-1-288.A & 25-1-288.F): (512) 974-2278 or environmental.inspections@austintexas.gov. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained from the City of Austin Transportation Department (512-974-7180) or on the website at austintexas.gov/rowman. The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by Section 25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed. All demolition permitted commercial and multifamily projects are required to divert construction debris from the landfill (LDC 25-11-39)." Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time. <p>I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.</p> <p><input type="checkbox"/> As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.</p> <p>Signature of Applicant (if different than owner): <u></u> Date: <u>10/30/2020</u></p> <p>Signature of Owner: <u>SEE OWNER-AGENT AUTHORIZATION FORM</u> Date: _____</p> <p>Sworn and subscribed before me this _____ day of _____, 20____</p> <p>Signature of Public Notary: _____ My commission expires: _____</p> <p style="text-align: center;"><i>Notary Public in and for the State of Texas</i></p>	




Owner's Authorization Letter

For delegating requests and applications

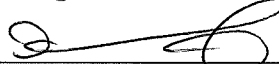
DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Section 1: Signatures

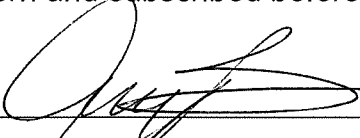
First Owner's Signature  Date Nov. 2 2020

First Owner's printed name PENELOPE J. E. DAVIES

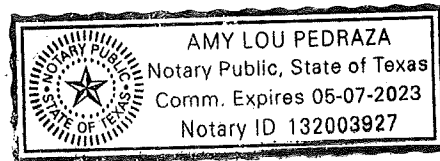
Second Owner's Signature  Date Nov 2 2020

Second Owner's printed name Daniel P. Shumacher

Sworn and subscribed before me this 02 day of November, 2020


Notary Public in and for the State of Texas

My commission expires on 5/7/2023





AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road

Phone: (512) 974-2632, (512) 974-9112

Email: aebspa@austinenergy.com



☒ This project will require a Temporary Loop

☐ Design Required

Building Service Planning Application (BSPA)

This form to be used for review of Residential Building Permits only

For use in DAC only

Person Responsible for Request: Ari Cohen

Email: ari@claytonkorte.com

Project Address: 518 E 40th St., Ausin TX 78751

-OR-

Legal Description: _____ Lot: _____ Block: _____

Who is your electrical provider? ☒ AE ☐ Other: _____

☒ Overhead Service ☐ Underground Service ☐ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: At west facade towards rear of house

Scope of work: Second floor addition

Ari Cohen

512-177-1727 x207

BSPA Completed by (print name)

Phone

Ari Cohen

10/30/2020

BSPA Completed by (signature)

Date

(Any change to the above information requires review and re-approval)

AE Representative Use Only

APPROVED

By PaceM at 2:21 pm, Nov 06, 2020

ALL structures MUST maintain 7' 6" clearance from AE energized Distribution power lines (this includes eaves and overhangs).

Enforced by AE and NESC codes.

This review DOES NOT include Transmission lines.

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2281473

ACCOUNT NUMBER: 02-1806-1007-0000

PROPERTY OWNER:

DAVIES PENELOPE J E
518 E 40TH ST
AUSTIN, TX 78751-5104

PROPERTY DESCRIPTION:

LOT 15-16 BLK 8 OLT 12 DIV C OAKLA
WN ADDN

ACRES .1759 MIN% .000000000000 TYPE

SITUS INFORMATION: 518 E 40 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2020	AUSTIN ISD	5,621.56
	CITY OF AUSTIN (TRAV)	2,567.84
	TRAVIS COUNTY	1,601.66
	TRAVIS CENTRAL HEALTH	471.93
	ACC (TRAVIS)	560.16

TOTAL SEQUENCE 0 10,823.15

TOTAL TAX:	10,823.15
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	10,823.15

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2020 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/05/2020

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

MONTESS printed on 11/05/2020 @ 14:18:27:45

Page# 1

DAVIES RESIDENCE

CONCEPT RENDERING



VICINITY MAP



SYMBOL LEGEND

	ELEVATION	ROOM NAME		ROOM NAME NUMBER AREA
	BUILDING SECTION			DOOR NUMBER
	WALL SECTION			WINDOW TYPE
	SECTION DETAIL			PARTITION TYPE
	DETAIL			PLUMBING FIXTURE TYPE
				TOILET ACCESSORY TYPE

PROJECT TEAM

OWNER	PENELOPE DAVIES 518 EAST 40TH ST. AUSTIN, TEXAS 78751	STRUCTURAL ENGINEER	A-1 ENGINEERING 1006 VANCE JACKSON RD. SAN ANTONIO, TEXAS 78201
	PENELOPE DAVIES 512-232-2319 PJEDAVIES@AUSTINTEXAS.EDU		JULIO SIERRA 210-591-8829 JULIO@A-1ENGINEERING.COM
ARCHITECT	CLAYTON & LITTLE 2201 N LAMAR BLVD AUSTIN, TEXAS 78705		
	NATHAN QUIRING 512-477-1727 x205 NATHAN@CLAYTONANDLITTLE.COM		

GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
- THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
- ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
- ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
- IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.

16. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

17. ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

18. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.

19. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

ZONING & CODE ANALYSIS

LEGAL DESCRIPTION	LOT 15-16 BLK 8 OLT 12 DIV C OAKLAWN ADDN
PARCEL ID	213237
ZONING	SF-3-CO-NP
BUILDING CODES	2015 INTERNATIONAL RESIDENTIAL BUILDING CODE W/ LOCAL AMENDMENTS
BUILDING DESCRIPTION	INTERIOR REMODEL, GROUND FLOOR PORCH ADDITION, AND SECOND FLOOR ADDITION TO SINGLE-STORY WOOD FRAMED RESIDENCE
LEGAL JURISDICTION	AUSTIN, TEXAS, TRAVIS COUNTY
OCCUPANCY CLASSIFICATION	N/A
FIRE SPRINKLER	NOT REQUIRED

AREA CALCULATIONS

LOT SIZE - 7,292 SF	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	1,569 SF	54 SF	1,623 SF
2ND FLOOR CONDITIONED	0 SF	995 SF	995 SF
BASEMENT	0 SF	0 SF	0 SF
COVERED PARKING	136 SF	0 SF	136 SF
COVERED PATIO	260 SF	42 SF	302 SF
COVERED BALCONY	0 SF	26 SF	26 SF
OTHER	148 SF	144 SF	292 SF
TOTAL BUILDING COVERAGE	2,113 SF	1,261 SF	2,353 SF
% BUILDING COVERAGE (2,353 / 7,292) = 32%			
DRIVEWAY	162 SF	0 SF	162 SF
SIDEWALKS	325 SF	0 SF	325 SF
UNCOVERED PATIO	44 SF	22 SF	66 SF
UNCOVERED WOOD DECK	0 SF	0 SF	0 SF
AC PADS	0 SF	0 SF	0 SF
OTHER	347 SF	0 SF	347 SF
TOTAL NON-BUILDING COVERAGE	878 SF	22 SF	900 SF
TOTAL SITE COVERAGE (IMPERVIOUS)	3,016 SF	262 SF	3,253 SF
% IMPERVIOUS COVER (3,253 / 7,292) = 44.6%			

DRAWING INDEX

ARCHITECTURAL		STRUCTURAL	
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D1.2	ROOF DEMOLITION PLAN	S2.0	FLOOR DEMOLITION PLAN
A1.0	SITE PLAN	S2.1	ROOF DEMOLITION PLAN
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A1.2	SECOND FLOOR PLAN	S2.3	FIRST FLOOR FRAMING PLAN
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		S2.8	ROOF FRAMING PLAN
		S3.1	FOUNDATION DETAILS
		S4.1	TYPICAL FRAMING SECTION
		S4.2	TYPICAL FRAMING DETAILS

CLAYTON & LITTLE



ISSUED DATE 2020-11-06
PROJECT NUMBER 19054

PERMIT SET



EXISTING SOUTH ELEVATION - FRONT FACING STREET



EXISTING SOUTHEAST ELEVATION - SIDE FACING STREET



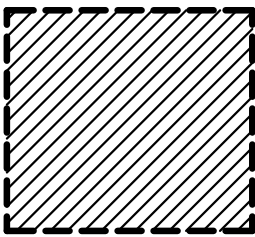
EXISTING NORTHEAST ELEVATION



EXISTING SOUTHWEST ELEVATION

NOTE: REFER TO SHEETS D1.1-D1.2 FOR EXTENTS OF DEMOLITION

DEMO PHOTO LEGEND



INDICATES AREA TO
BE DEMOLISHED

CLAYTON
& LITTLE



ISSUED DATE 2020-11-06
PROJECT NUMBER 19054

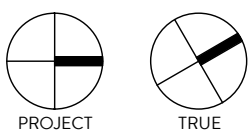
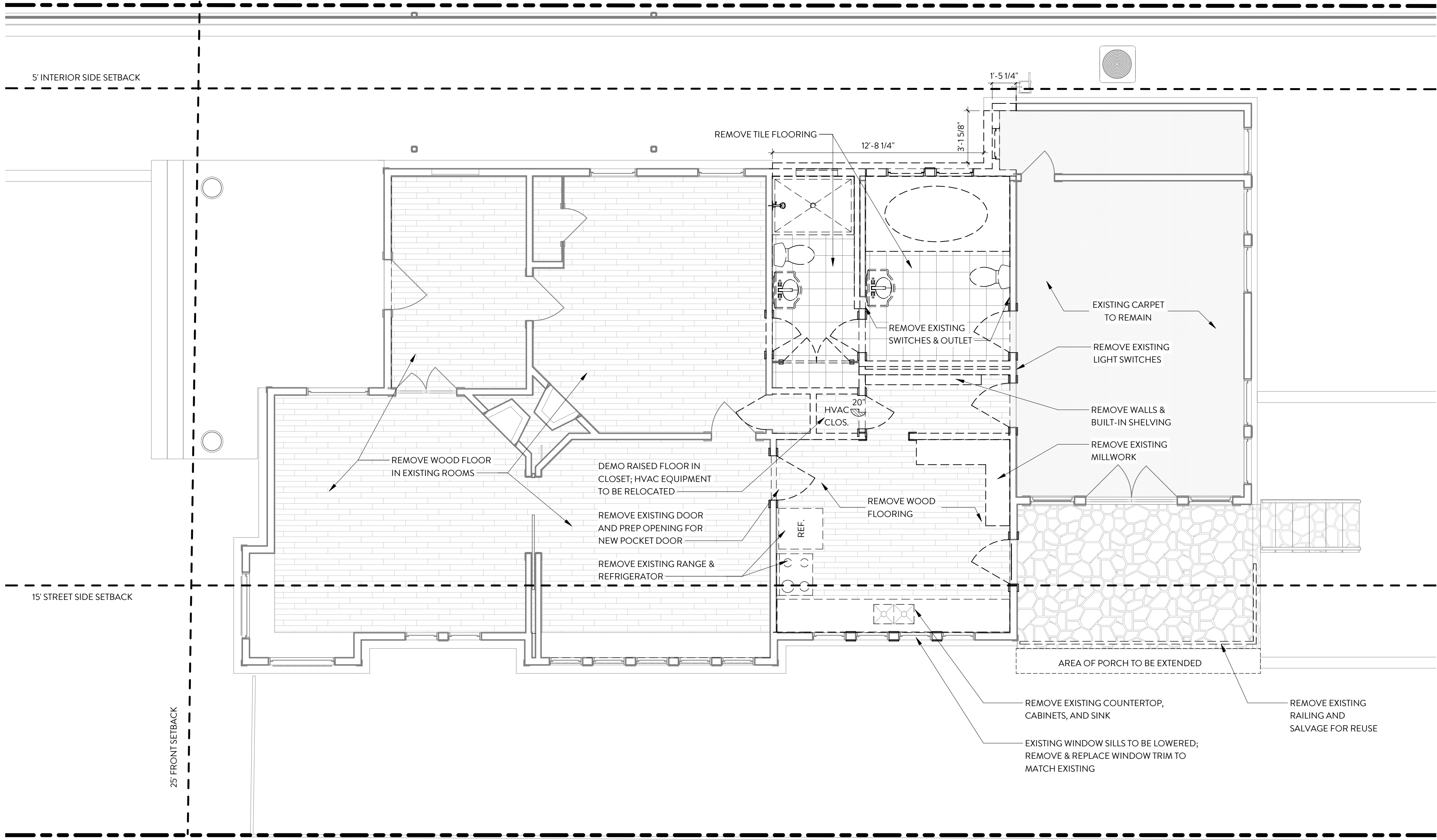
PERMIT SET

DAVIES RESIDENCE

518 EAST 40TH STREET
AUSTIN, TEXAS 78751

D1.0

DEMOLITION
PHOTOS



1 FIRST FLOOR - DEMO PLAN
1/4" = 1'-0"

DEMO LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE REMOVED
	WOOD FLOORING
	TILE FLOORING
	CARPET

DEMOLITION NOTES

1. SALVAGE ALL EXISTING TRIM FOR RE-USE. EXISTING WOOD FLOOR TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL EXISTING COMPONENTS TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (GC). ANY DAMAGED MATERIAL IS TO BE REPAIRED, REPLACED, OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
3. THE GC IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHES/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
4. DAMAGES TO THE PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE GC. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGE TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, VEHICLES, UTILITIES, FINISHES, FURNISHINGS, ETC.
5. PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE NEW FINISHES INDICATED.
6. CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN.
7. REVIEW POWER OUTLETS AND LIGHT SWITCHES/FIXTURES TO BE DEMOLISHED WITH OWNER AND ARCHITECT PRIOR TO DEMO. SOME LIGHT FIXTURES TO BE STORED FOR RE-USE.



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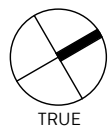
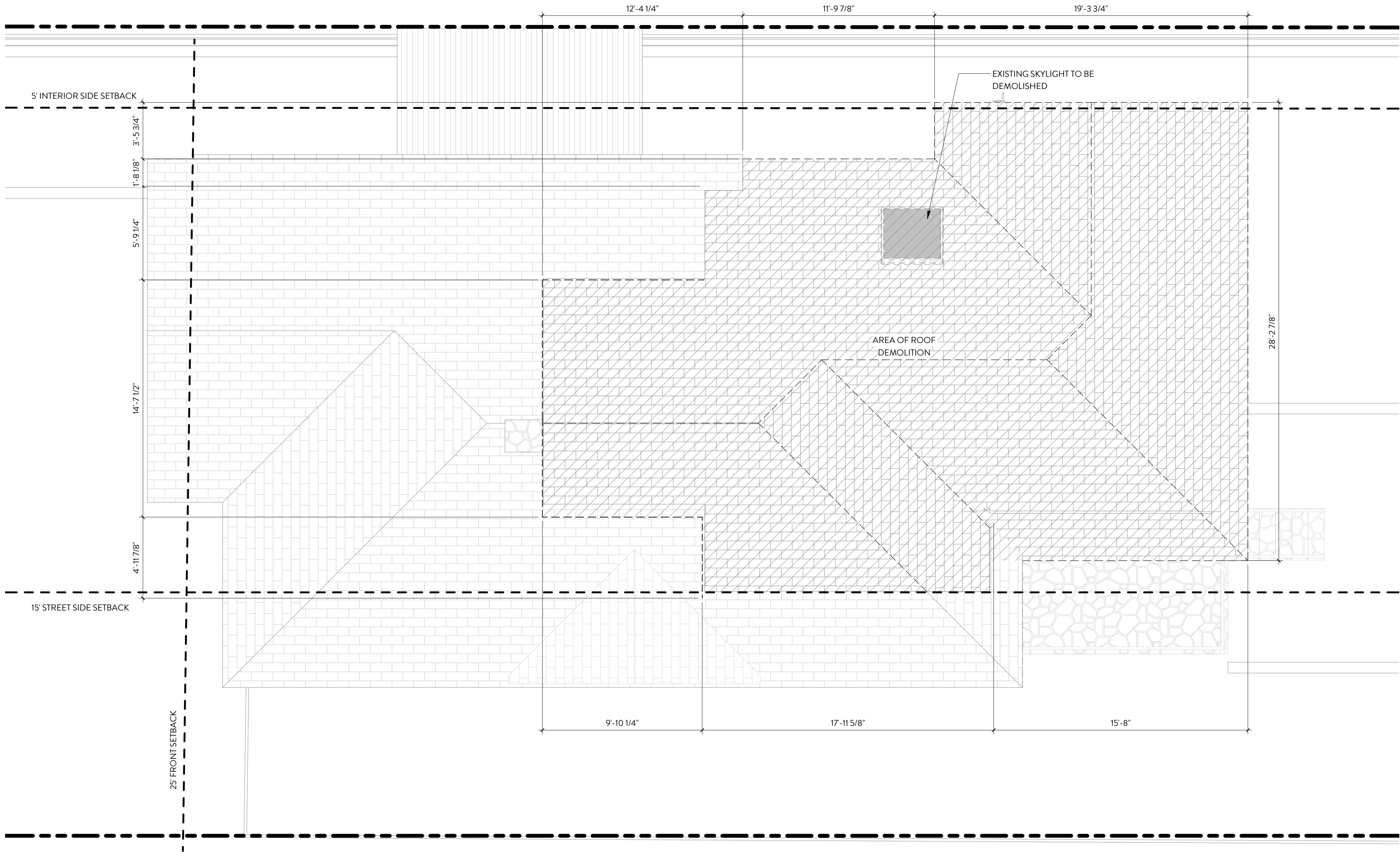
PERMIT SET

DAVIES RESIDENCE

518 EAST 40TH STREET
AUSTIN, TEXAS 78751

D1.1

FIRST FLOOR
DEMOLITION PLAN



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

DEMO LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- WOOD FLOORING
- TILE FLOORING
- CARPET

DEMOLITION NOTES

- SALVAGE ALL EXISTING TRIM FOR RE-USE. EXISTING WOOD FLOOR TO REMAIN UNLESS NOTED OTHERWISE.
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- PATCH, REPAIR, AND PREPARE ALL SURFACES AS REQUIRED TO ACCOMMODATE NEW FINISHES INDICATED.
- CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN.
- REVIEW POWER OUTLETS AND LIGHT SWITCHES/FIXTURES TO BE DEMOLISHED WITH OWNER AND ARCHITECT PRIOR TO DEMO. SOME LIGHT FIXTURES TO BE STORED FOR RE-USE.



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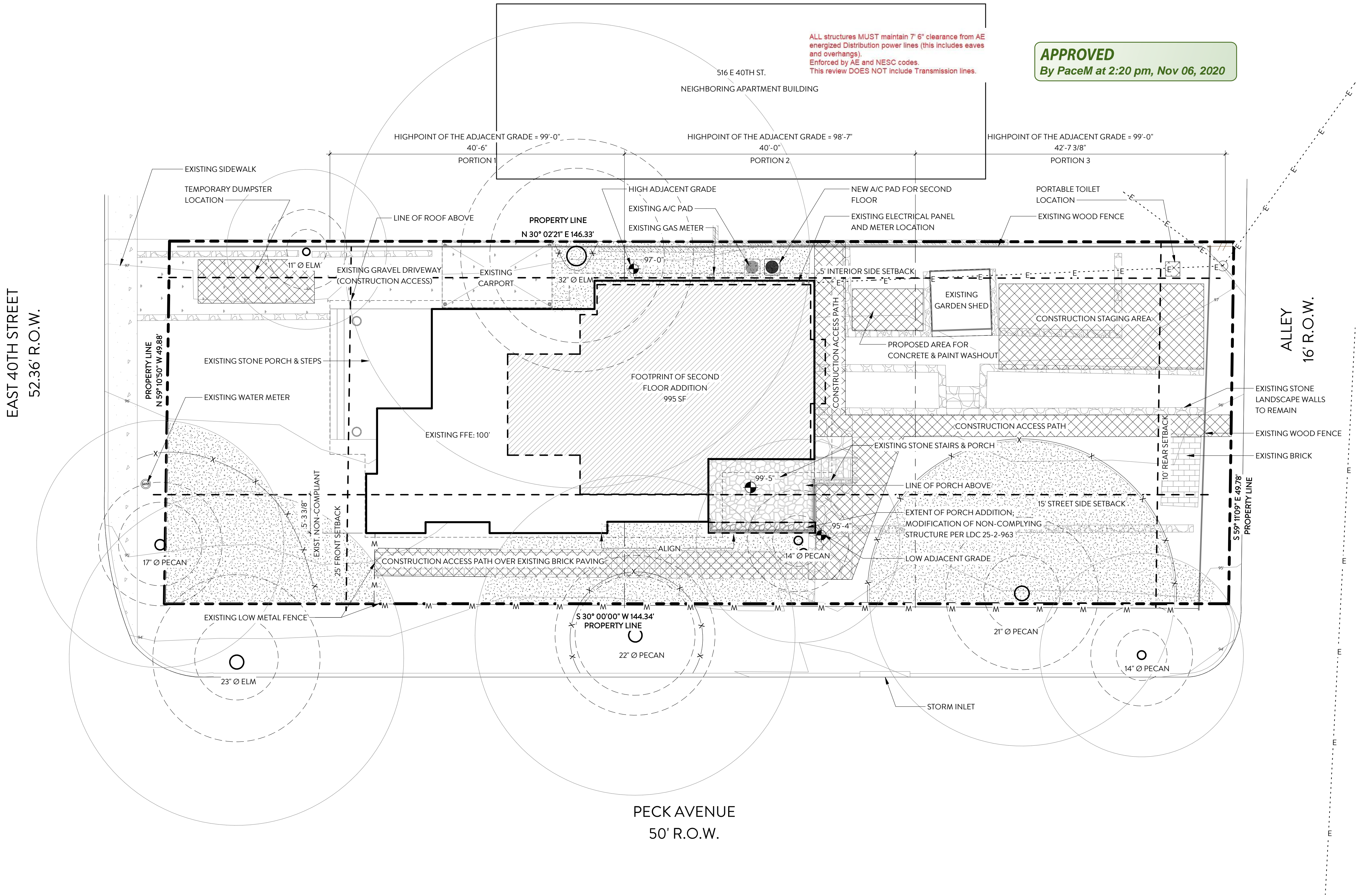
PERMIT SET

DAVIES RESIDENCE

518 EAST 40TH STREET
AUSTIN, TEXAS 78751

D1.2

ROOF
DEMOLITION PLAN



SITE LEGEND

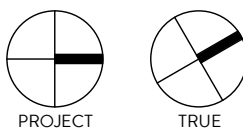
- PROPERTY LINE
- BUILDING SETBACKS
- METAL FENCE
- 8" LAYER OF MULCH COVERED WITH BURLAP AND KEPT MOIST FOR TREE PROTECTION
- EXISTING TREE TO REMAIN
- FOOTPRINT OF ADDITION
- OVERHEAD ELECTRICAL LINES
- TREE PROTECTION FENCE LOCATION

SITE INFORMATION:

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY B&G SURVEYING LLC, SURVEY 10/01/2020, MICHAEL J. LANCASTER 5529

TREE PROTECTION NOTES

- PROVIDE TREE PROTECTION FENCING PER CITY OF AUSTIN REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.
- PROVIDE BREATHABLE RUBBER MAT OVER 8" MULCH AT LOCATIONS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE.
- WRAP 2X4 BOARDS AROUND TREE TRUNKS DURING CONSTRUCTION.
- ALL LIMBS AND TREE TRIMMING TO BE PERFORMED BY OWNER APPROVED ARBORIST.
- GC TO ENSURE THAT ANY CONCRETE WASHOUT DOES NOT HAPPEN WITHIN THE CRZ OF ANY PROTECTED TREES.
- GC TO AVOID TRENCHING INSIDE THE 1/2 CRZ OF ANY PROTECTED TREES.
- REQUIRED TREE TRIMMING TO BE PERFORMED BY A CERTIFIED ARBORIST AND MUST NOT EXCEED 25% REDUCTION OF THE LIVE CANOPY OF ANY AFFECTED PROTECTED TREES.



1 SITE PLAN
1/8" = 1'-0"



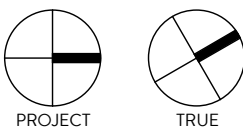
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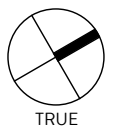
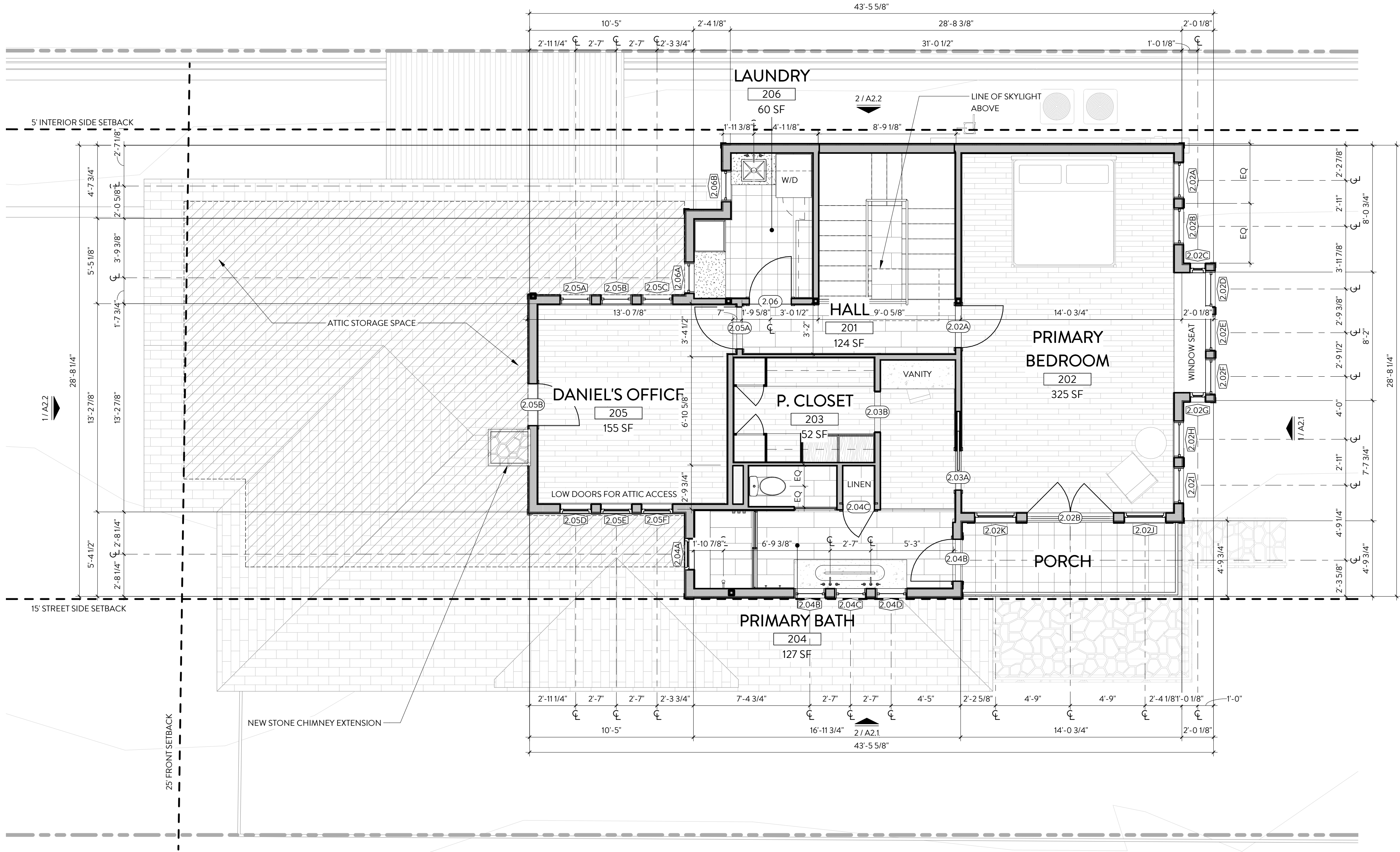
DAVIES RESIDENCE

518 EAST 40TH STREET
AUSTIN, TEXAS 78751

DIMENSIONS OF EXISTING CONSTRUCTION TO BE VERIFIED
IN FIELD.
ALL DIMENSIONS TO EXISTING WALLS TO BE FROM FACE OF
FINISH.
ALL DIMENSIONS TO NEW WALLS TO BE FROM FACE OF
FRAMING.
RE: A5.0 FOR WALL TYPES, ALL INTERIOR WALLS TO BE TYPE
B, U.N.O. ALL EXTERIOR WALLS TO BE TYPE A, U.N.O.
ALL BATHROOM WALLS TO HAVE SOUND INSULATION.
ALL BEDROOM WALLS TO HAVE SOUND INSULATION.



1 FIRST FLOOR PLAN



1 SECOND FLOOR
1/4" = 1'-0"

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WOOD FLOORING
- TILE FLOORING
- TRAVERTINE FLOORING

GENERAL FLOOR PLAN NOTES

- DIMENSIONS OF EXISTING CONSTRUCTION TO BE VERIFIED IN FIELD.
- ALL DIMENSIONS TO EXISTING WALLS TO BE FROM FACE OF FINISH.
- ALL DIMENSIONS TO NEW WALLS TO BE FROM FACE OF FRAMING.
- RE: A5.0 FOR WALL TYPES, ALL INTERIOR WALLS TO BE TYPE B, U.N.O. ALL EXTERIOR WALLS TO BE TYPE A, U.N.O.
- ALL BATHROOM WALLS TO HAVE SOUND INSULATION.
- ALL BEDROOM WALLS TO HAVE SOUND INSULATION.



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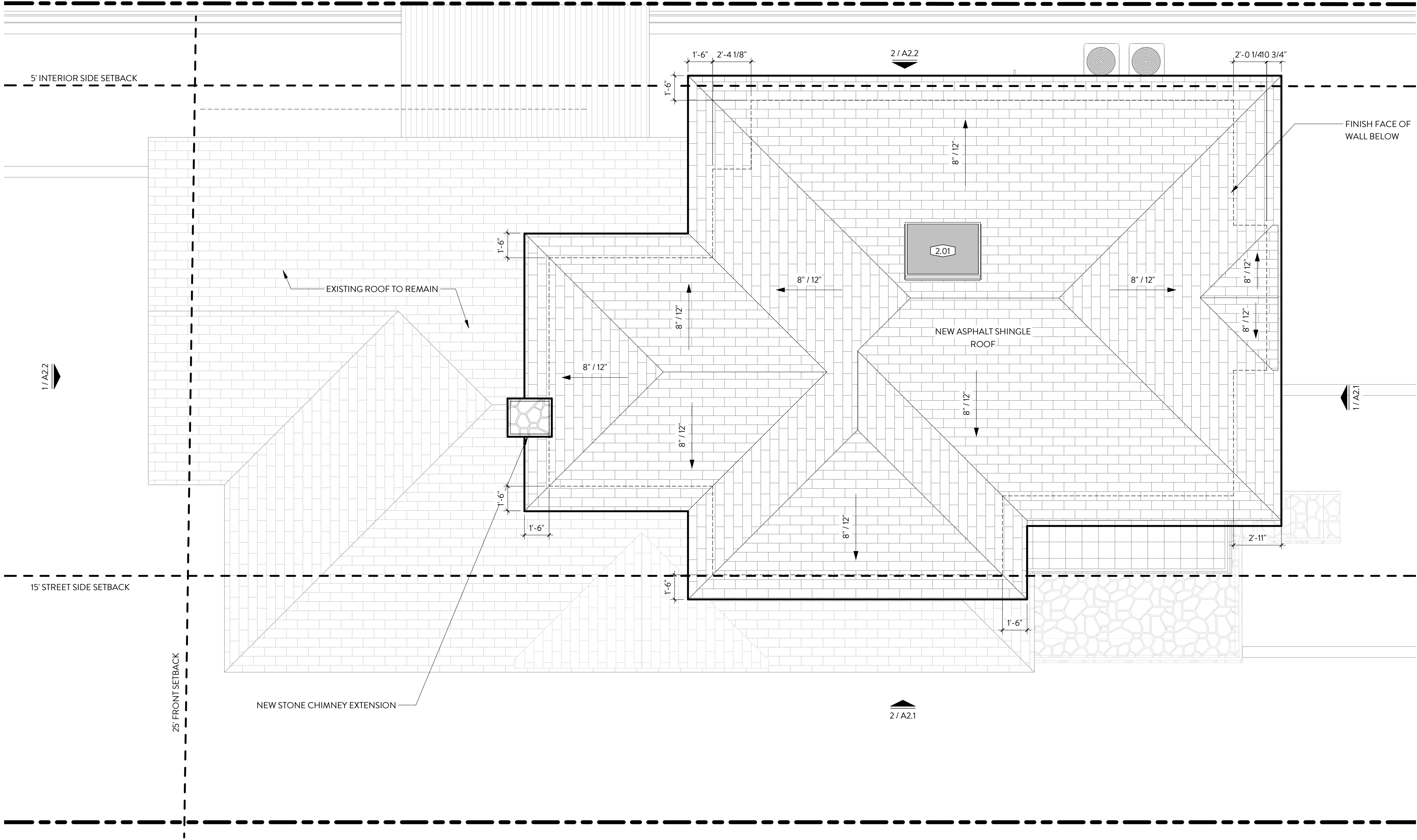
PERMIT SET

DAVIES RESIDENCE

518 EAST 40TH STREET
AUSTIN, TEXAS 78751

A1.2

SECOND FLOOR
PLAN



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

PLAN LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	WOOD FLOORING
	TILE FLOORING
	TRAVERTINE FLOORING

GENERAL FLOOR PLAN NOTES

- DIMENSIONS OF EXISTING CONSTRUCTION TO BE VERIFIED IN FIELD.
- ALL DIMENSIONS TO EXISTING WALLS TO BE FROM FACE OF FINISH.
- ALL DIMENSIONS TO NEW WALLS TO BE FROM FACE OF FRAMING.
- RE: A5.0 FOR WALL TYPES, ALL INTERIOR WALLS TO BE TYPE B, U.N.O. ALL EXTERIOR WALLS TO BE TYPE A, U.N.O.
- ALL BATHROOM WALLS TO HAVE SOUND INSULATION.
- ALL BEDROOM WALLS TO HAVE SOUND INSULATION.

CLAYTON & LITTLE



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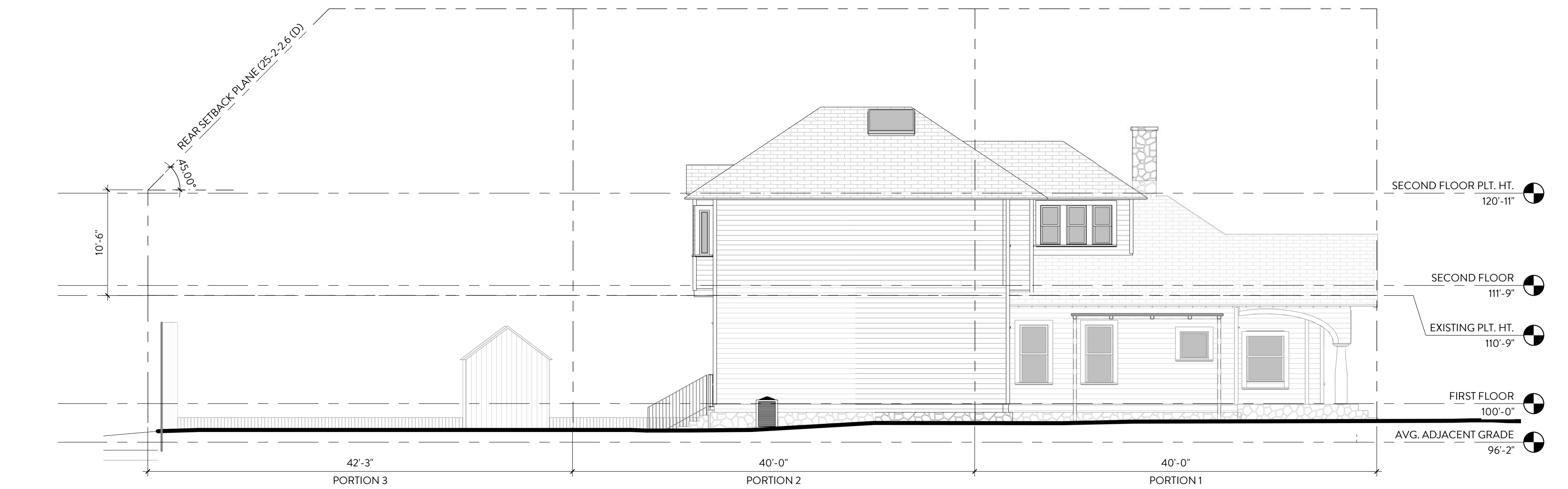
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DAVIES RESIDENCE

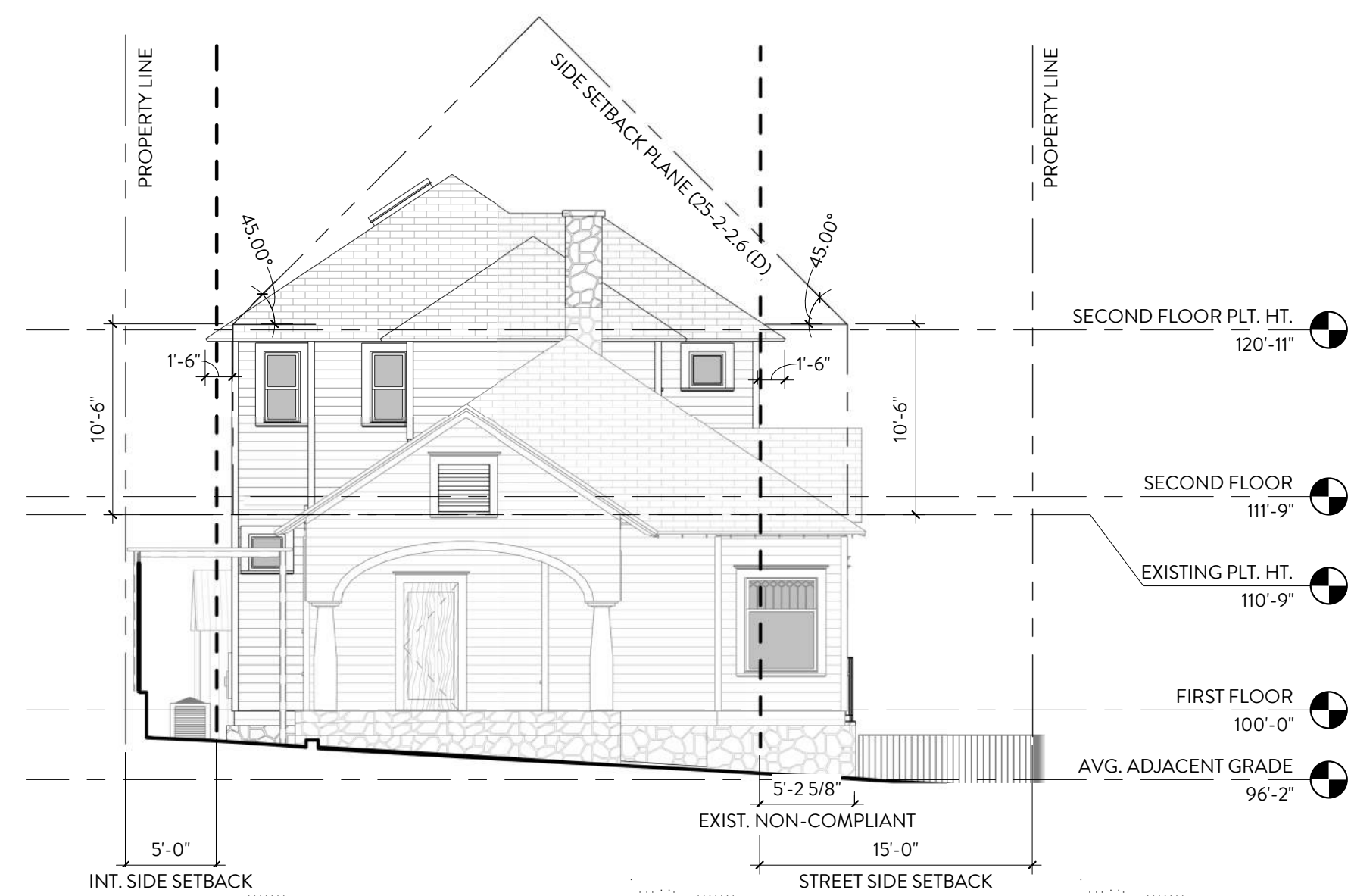
518 EAST 40TH STREET
AUSTIN, TEXAS 78751

A1.3

ROOF PLAN



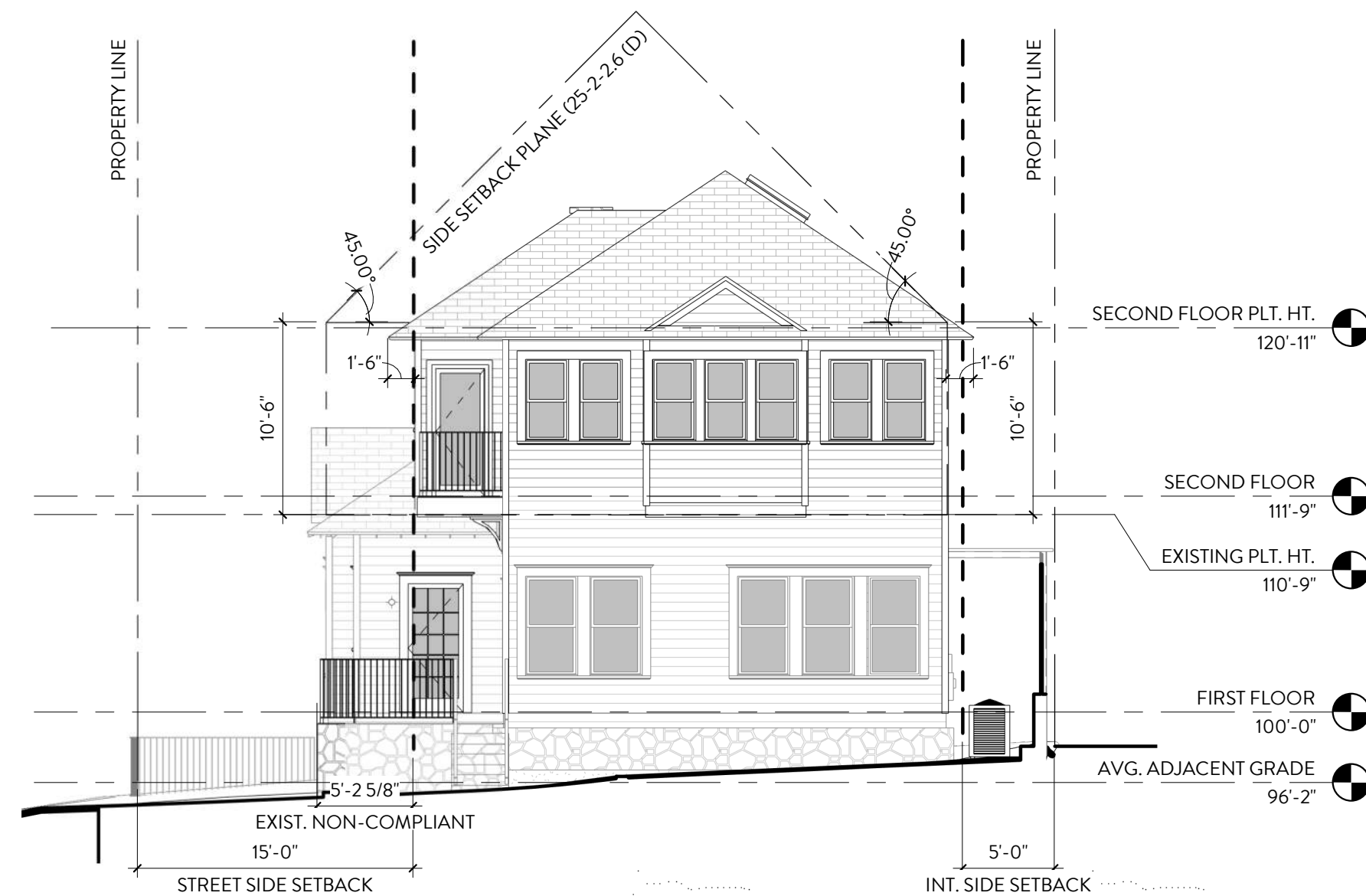
4 WEST ELEVATION - SETBACK TENT DIAGRAM
1/8" = 1'-0"



3 SOUTH ELEVATION - SETBACK TENT DIAGRAM
1/8" = 1'-0"



2 EAST ELEVATION - SETBACK TENT DIAGRAM
1/8" = 1'-0"



1 NORTH ELEVATION - SETBACK TENT DIAGRAM
1/8" = 1'-0"



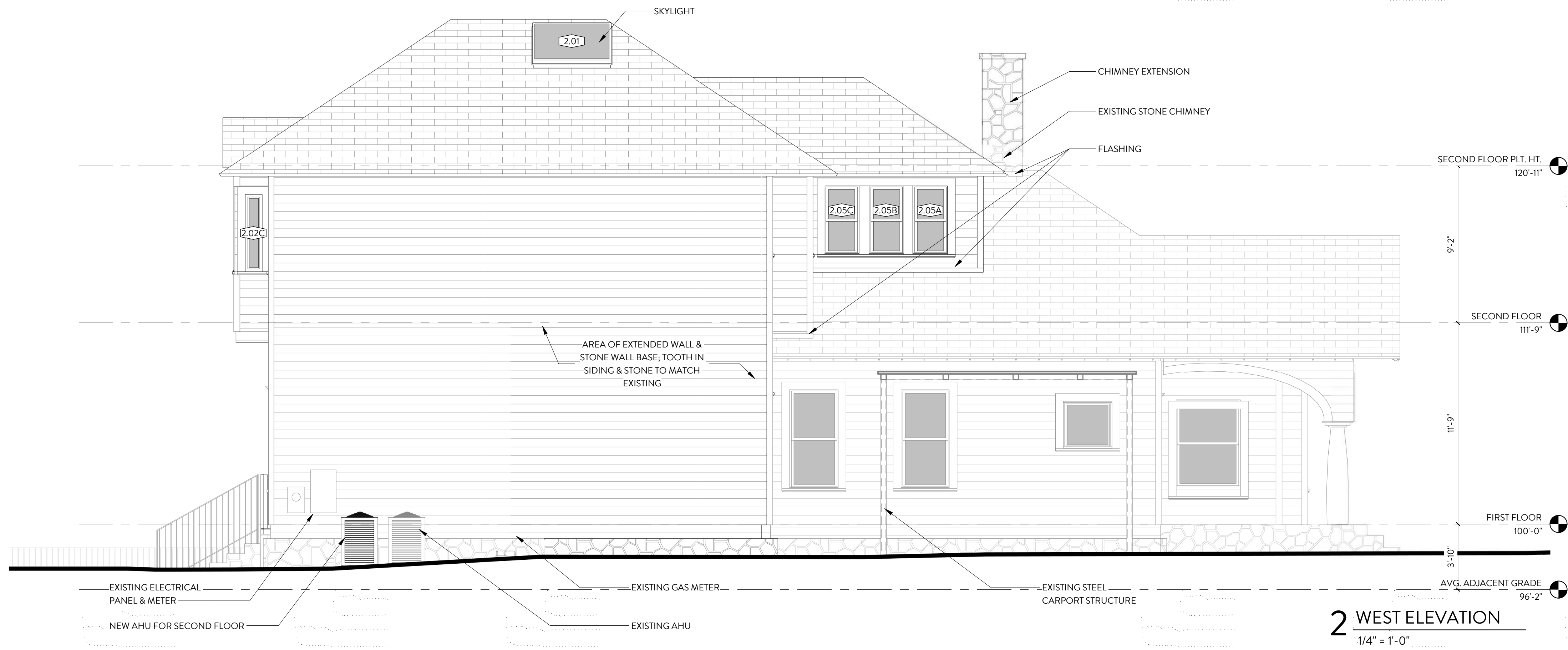


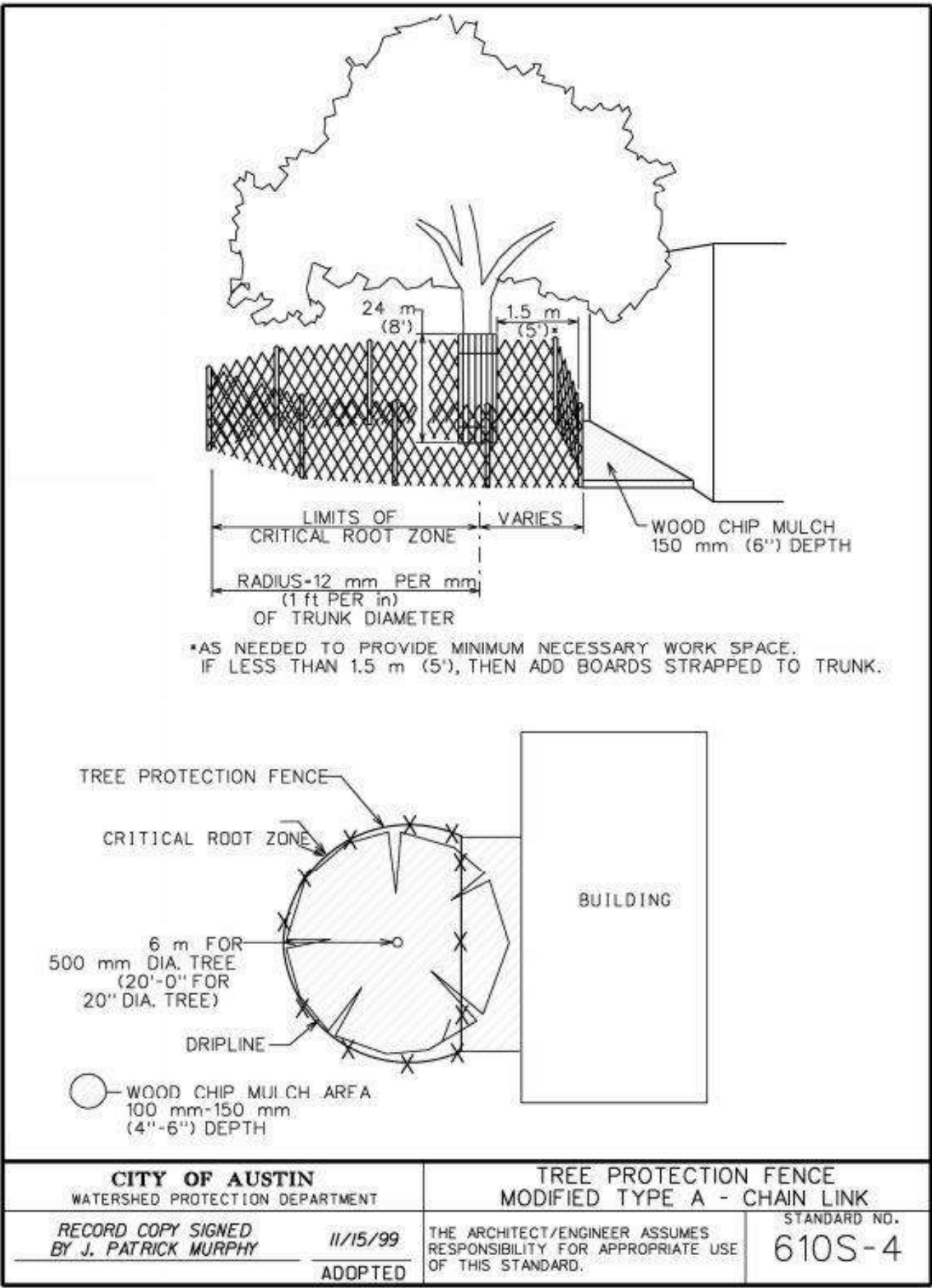
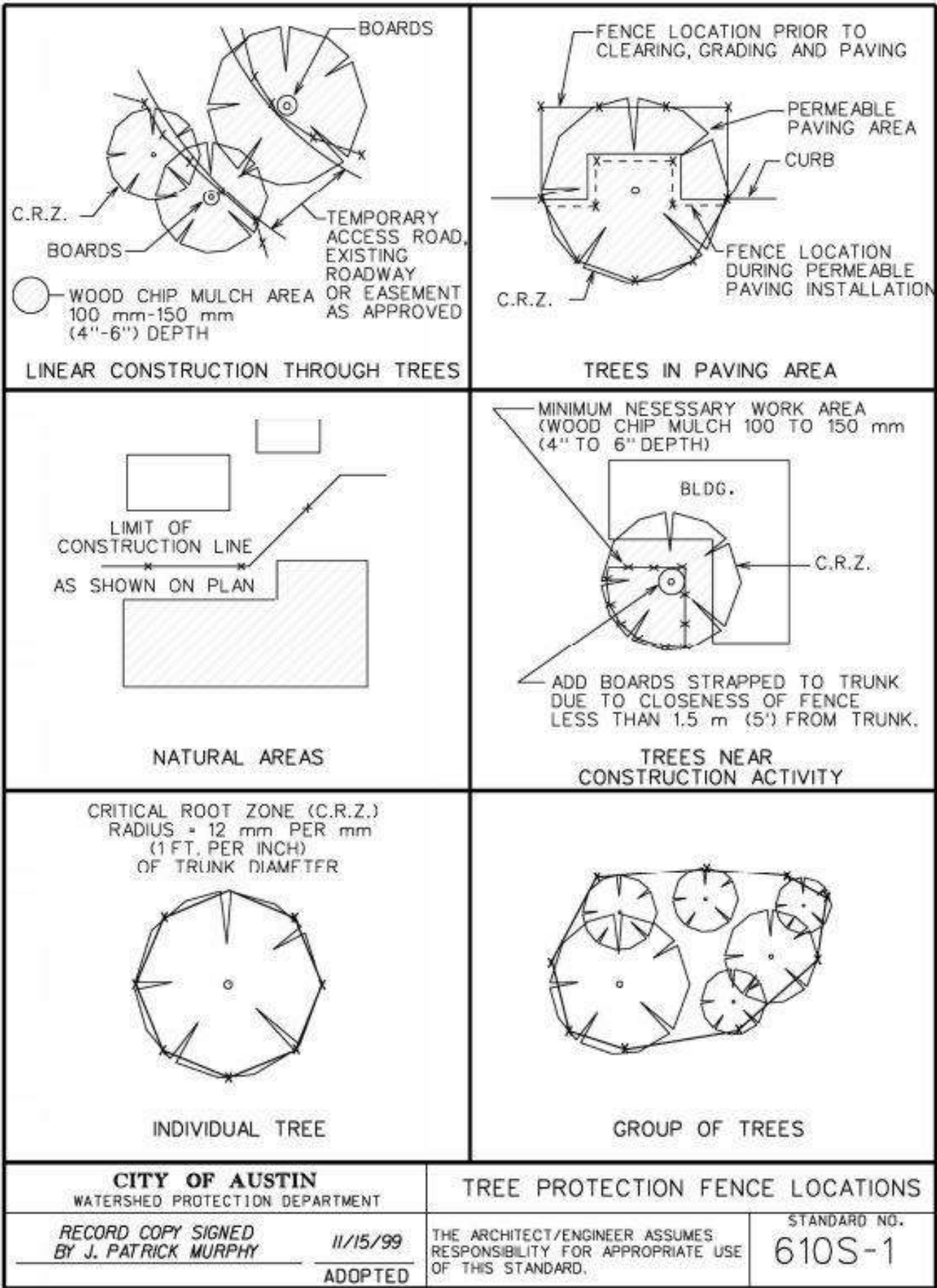
2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"







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PROJECT NUMBER 19054

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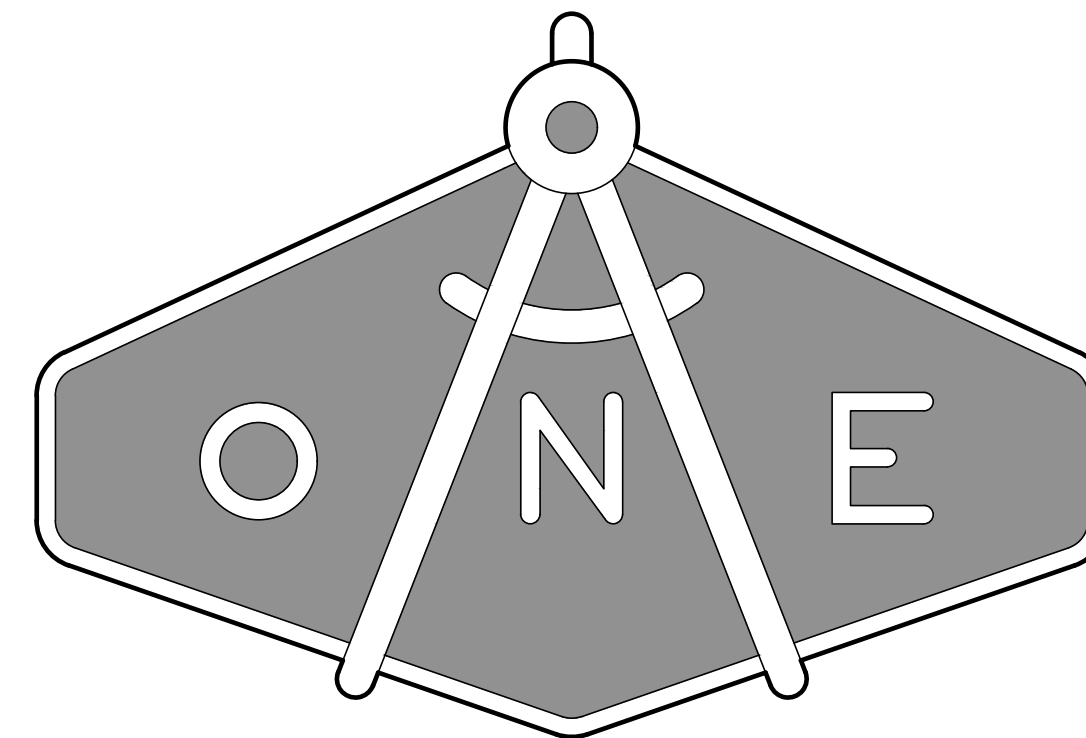
DAVIES RESIDENCE

518 EAST 40TH STREET
AUSTIN, TEXAS 78751

A5.2
DETAILS

PENELOPE DAVIES & DANIEL SHMORHUN
518 EAST 40TH STREET
AUSTIN, TEXAS 78751

A-1 ENGINEERING, LLC

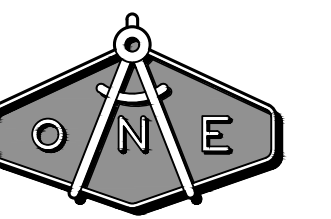


ENGINEERING

structural + civil

INDEX OF DRAWINGS

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- S1.1 GENERAL NOTES
- S1.2 SCHEDULES
- S2.0 FLOOR DEMOLITION PLAN
- S2.1 ROOF DEMOLITION PLAN
- S2.2 PIER FOUNDATION PLAN
- S2.3 FIRST FLOOR FRAMING PLAN
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- S2.5 SECOND FLOOR FRAMING PLAN
- S2.6 SECOND FLOOR BEAM/HEADER FRAMING PLAN
- S2.7 SECOND FLOOR CEILING FRAMING PLAN
- S2.8 ROOF FRAMING PLAN
- S3.1 FOUNDATION DETAILS
- S4.1 TYPICAL FRAMING SECTION
- S4.2 TYPICAL FRAMING DETAILS



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STRUCTURAL DESIGN:
DAVIS/SHMORHUN RESIDENCE
518 EAST 40TH STREET
AUSTIN, TEXAS 78751

COVER SHEET

ISSUE	DATE	REMARKS	BY
	11.3.2020	ISSUE FOR PERMIT	MAC



-12583

THIS DOCUMENT EXPIRES 12 MONTHS FROM THE DATE OF SIGNATURE.

SHEET SIZE: 24" x 36"

ISSUE DATE: 11.3.2020

DRAWN BY:

SHEET:

S0.0

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDIANCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

ISSUED FOR PERMIT



STRUCTURAL GENERAL NOTES AND SPECIFICATIONS:

(01 40 00) STRUCTURAL GENERAL NOTES:

- 1) THESE DOCUMENTS WERE PREPARED FOR THE SOLE USE OF THIS PROJECT. THIS SET OF DOCUMENTS AND INDIVIDUAL SHEETS ARE COPY RIGHT PROTECTED AND MAY NOT BE REPRODUCED, DISTRIBUTED OR PUBLISHED TO THE PUBLIC OR FOR ANY OTHER USE. PROJECT, CONSTRUCTION, RESEARCH, ILLUSTRATION OR MEDIA WITHOUT EXPRESSED WRITTEN CONSENT BY A-1 ENGINEERING. THE PROJECT OWNER, CONTRACTORS AND CONSULTANTS THAT ARE BIDDING, CONSTRUCTING OR DESIGNING ELEMENTS FOR THIS PROJECT MAY REPRODUCE THESE DOCUMENTS FOR THEIR USE IN THEIR ENTIRETY.
- 2) THE SPECIFICATIONS FOR FASTENERS, ANCHORING SYSTEMS, FRAMING MEMBERS, FOUNDATIONS, MATERIALS AND OVERALL STRUCTURAL DESIGNS PROVIDED IN THESE DOCUMENTS ARE SOLELY APPLICABLE TO THIS DESIGN. DO NOT USE OR INTERPRET THESE SPECIFICATIONS AND DESIGN FOR OTHER USES, PROJECTS OR CONSTRUCTION TYPES OR SYSTEMS.
- 3) UNLESS NOTED OTHERWISE, A-1 ENGINEERING, LLC, IS NOT ACCEPTING THE RESPONSIBILITY OF "DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE" FOR THIS PROJECT. REFER TO CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR GUIDANCE ON THE PROJECT SPECIAL INSPECTIONS AND THE LOCAL BUILDING OFFICIAL.
- 4) THE TEXAS ARCHITECTURAL BARRIERS ACT (ARTICLE 9102, TEXAS CIVIL STATUTES) REQUIRES THE PRIME DESIGN CONSULTANT SUBMIT CONSTRUCTION DOCUMENTS FOR ALL PROJECTS WITH AN ESTIMATED CONSTRUCTION COST OF \$50,000 OR MORE TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW BEFORE COMMENCING CONSTRUCTION. FAILURE TO COMPLY MAY RESULT IN UP TO \$1,000 PER DAY ADMINISTRATIVE PENALTIES FOR EACH VIOLATION. THE OWNER AND PRIME DESIGN CONSULTANT UNDERSTAND A-1 ENGINEERING WILL PERFORM ONLY STRUCTURAL ENGINEERING SERVICES, WHICH DOES NOT INCLUDE SUBMITTING DOCUMENTS TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
- 5) THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS. IGNORANCE OF CONDITIONS IS NOT A BASIS FOR A CLAIM FOR ADDITIONAL COMPENSATION. LAYOUT THE BUILDING BY A LICENSED SURVEYOR.
- 6) DRAWINGS OF SPECIFIC DETAILS ON THE DRAWINGS INDICATE THE INTENT OF THE STRUCTURAL DESIGN AND IN MOST CASES, ARE TYPICAL CONDITIONS OR VERY SIMILAR TO OTHER DETAILS. CONSIDER TYPICAL CONDITIONS NOT NECESSARILY NOTED AS TYPICAL AS TYPICAL FOR OTHER CONDITIONS. NOTIFY THE STRUCTURAL ENGINEER IF FIELD VERIFIED CONDITIONS LIMIT, INHIBIT OR PREVENT THE INTENDED DESIGN FROM BEING CONSTRUCTED.
- 7) UNDERSTANDING THE STRUCTURAL REQUIREMENTS SHOWN ON THE STRUCTURAL DOCUMENTS REQUIRES COOPERATION AMONG ALL PARTIES INVOLVED. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH A-1 ENGINEERING DESIGNED THE PROJECT WITH DUE CARE AND DILIGENCE, WE DO NOT GUARANTEE PERFECTION. COMMUNICATION IS NECESSARY. IMMEDIATELY REPORT STRUCTURAL DISCREPANCIES FOR OUR INTERPRETATION. CONSIDER UNRESOLVED DISCREPANCIES AS THE MORE COSTLY INTERPRETATION OF THE DISCREPANCY.
- 8) COMBINING ALL CONSTRUCTION DOCUMENTS WITH THE STRUCTURAL DOCUMENTS DEFINES THE TOTAL PROJECT. THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. VERIFY ALL FIELD CONDITIONS THAT AFFECT NEW AND EXISTING CONSTRUCTION BEFORE STARTING CONSTRUCTION. TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. CORRECT AT OWN EXPENSE ANY SUBSIDIENCE STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY YOUR OPERATIONS.
- 9) THE STRUCTURAL DRAWINGS WERE DEVELOPED BASED ON OUR INTERPRETATION AND REFERENCE TO ARCHITECTURAL DRAWINGS PROVIDED TO A-1 ENGINEERING. OUR DIMENSIONS, LAYOUT, ORIENTATION, LUGS, DROPS, AND SLOPES SHOULD BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. A-1 ENGINEERING SHOULD BE CONTACTED PRIOR TO CONSTRUCTION TO ADJUST VERIFIED DIMENSIONS SHOWN ON OUR PLANS.
- 10) WE RECOMMEND THE OWNER, CONTRACTORS AND DESIGN CONSULTANTS FOR THE PROJECT TO HAVE A PRE-CONSTRUCTION MEETING PRIOR TO COMMENCING CONSTRUCTION.
- 11) QUESTIONS AND INQUIRIES BY CONTRACTORS TO THE STRUCTURAL ENGINEER SHOULD BE SENT IN WRITING FOLLOWING A FORMAL REQUEST FOR INFORMATION (RFI) PROCESS AND FORM DEVELOPED BY THE CONTRACTOR. ALLOW AT LEAST 5 BUSINESS DAYS FOR A RESPONSE. RFIS RECEIVED AFTER 3PM WILL BE CONSIDERED RECEIVED THE NEXT BUSINESS DAY.
- 12) CONTRACTORS MAY PROPOSE ALTERNATIVE PRODUCTS AND DESIGNS FROM THOSE SPECIFIED IN THESE DOCUMENTS FOR REVIEW BY THE STRUCTURAL ENGINEER. ALTERNATIVE PRODUCTS AND DESIGNS SHOULD BE SUBMITTED WITH A COVER LETTER OR SUBMITTAL FORM EXPLAINING THE REASON FOR THE ALTERNATIVE PROPOSAL ALONG WITH SUPPORTING DOCUMENTATION THAT SHOWS OR EXPLAINS HOW THE PRODUCT OR DESIGN IS EQUIVALENT OR BETTER THAN THE SPECIFICATION IN THESE DOCUMENTS. SUBMITTAL OF THE ALTERNATIVE PRODUCTS OR DESIGNS DOES NOT IMPLY OR SUGGEST AUTOMATIC APPROVAL OF THE SUBMITTAL. ALTERNATIVE PRODUCTS OR DESIGNS USED IN LIEU OF THE SPECIFICATIONS AND DESIGN IN THESE DOCUMENTS WITHOUT APPROVAL MAY REQUIRE REMOVAL.
- 13) THE BUILDING CODE REQUIREMENTS FOR 2018 INTERNATIONAL BUILDING CODE IS THE BASIC CODE DOCUMENT USED IN THE PREPARATION OF THESE STRUCTURAL DOCUMENTS. ADDITIONAL CODES AND REFERENCES ARE AS NOTED. ALL STRUCTURAL WORK SHALL BE ACCORDING TO ALL LOCAL CODES IN ADDITION TO THIS BASIC CODE DOCUMENT.
- 14) THE STRUCTURAL ENGINEER-OF-RECORD PREPARED SPECIFICATIONS FOR STRUCTURAL RELATED PORTIONS OF THE PROJECT AND HAS INCLUDED THESE SPECIFICATIONS ON THE STRUCTURAL DRAWINGS. ARCHITECTURAL SPECIFICATIONS FOR NON-STRUCTURAL PORTIONS OF THE PROJECT ARE INCLUDED IN THE PROJECT MANUAL.
- 15) DIFFERENTIAL MOVEMENT OF THE FOUNDATION WILL OCCUR WITH VARIATIONS IN THE MOISTURE CONTENT OF THE SUBSURFACE SOILS. THE FINAL FINISHED ELEVATION SHOULD BE CONSIDERED TEMPORARY AND MAY FLUCTUATE WITH SEASONAL MOISTURE CONTENTS. VARIATIONS IN MOISTURE CONTENT MAY RESULT FROM SOURCES SUCH AS SEASONAL DRYING OF THE SOILS, BROKEN PLUMBING, IRRIGATION, AND PRECIPITATION. THE PROPERTY OWNER SHOULD IMPLEMENT A MAINTENANCE PLAN TO MONITOR AND REMEDIATE THE PONDING OF WATER IN AN EFFORT TO MINIMIZE THE FLUCTUATION OF THE FINISHED FLOOR ELEVATION. WE ANTICIPATE THE DIFFERENTIAL MOVEMENTS OF THE SUBSURFACE TO BE AT LEAST 1-INCH VERTICALLY.
- 16) THE FOUNDATION DESIGN DOES NOT CONSIDER THE REMOVAL AND REPLACEMENT OF SOILS OR THE CONDITIONING OF SOILS FOR GEOTECHNICAL PURPOSES. WE RECOMMEND CONSULTING WITH A GEOTECHNICAL ENGINEER FOR SITE SPECIFIC GEOTECHNICAL CONSIDERATIONS TO ACCOMMODATE OUR DESIGN.

STRUCTURAL DESIGN CRITERIA

- 17) THE DESIGN OF STRUCTURAL FRAMING MEMBERS WAS BASED ON ALLOWABLE STRESS DESIGN METHODS

DESIGN LOAD COMBINATIONS (ALLOWABLE STRESS DESIGN METHOD)

D
D + L
D + L + (LR OR S OR R)
D + (W OR 0.7E) + L + (LR OR S OR R)
0.6D + W
0.6D + 0.7E

- 18) STRUCTURAL DESIGN IS BASED ON THE FOLLOWING LOADING CONDITIONS (WERE APPLICABLE):
- REFER TO THE ARCHITECTURAL FLOOR PLANS FOR AREA USE AND OCCUPANCY TO CORRELATE THE APPLICABLE LOADING CONDITION.
- A) LIVE LOADS:
FLOOR LIVE LOADS (AS APPLICABLE):
ROOF LIVE LOAD = 12/16/20 PSF, TRIBUTARY AREA CONSIDERED, PONDING NOT CONSIDERED
ROOF UPLIFT = 5 PSF
- B) DEAD LOADS:
• FLOOR = SELF WEIGHT
• ROOF = SELF WEIGHT
• TOP CHORD = 10 PSF
• BOTTOM CHORD = 10 PSF
- C) GROUND SNOW LOAD = 5 PSF, IMPORTANCE FACTOR (I) = 1.0
- D) WIND LOADS
ASCE 7 METHOD 2 - BUILDING AND OTHER STRUCTURES <= 60
V LIFT AT EXP. C = 115 MPH
STRUCTURE TYPE = BUILDING
- 19) SOIL DESIGN PARAMETERS:

THE SOILS SUPPORTING THE FOUNDATION ARE NON-EXPANSIVE WITH AN EFFECTIVE PLASTICITY INDEX (PI) < 15
- A) ALLOWABLE SOIL BEARING CAPACITY (FP)
TOTAL LOAD = 1500 PSF
B) COEFFICIENT OF SLAB SUBGRADE FRICTION = 0.75 TO 1.00
C) MODULUS OF SUBGRADE REACTION (K) = 200 PCF

(01 33 00) STRUCTURAL SUBMITTALS:

- 1) SUBMIT TO THE STRUCTURAL ENGINEER FOR REVIEW APPROPRIATE SCHEDULES, SHOP DRAWINGS, SAMPLES, TEST REPORTS, AND PRODUCT DATA THAT IS RELATED TO THE STRUCTURAL PORTION OF THE WORK ACCORDING TO STANDARD GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT PREPARED BY ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE (EJCDC). NO WORK SHALL BE FABRICATED UNTIL STRUCTURAL ENGINEER'S REVIEW HAS BEEN OBTAINED. A LIST OF STRUCTURAL SUBMITTALS REQUIRED FOR THIS PROJECT IS:

FABRICATION / ERECTION DRAWINGS:
GLULAM WOOD BEAMS:
PREFABRICATED WOOD TRUSSES:

REPORTS:

LUMBER GRADE CERTIFICATIONS:
GLULAM BEAM GRADE CERTIFICATIONS:

(33 00 00) - CONCRETE:

- 3.1) CONSTRUCT FORMWORK TO MAINTAIN TOLERANCES AS OUTLINED IN ACI 347. REUSE FORMWORK ACCORDING TO ACI 347. EXTEND FORMWORK AT LEAST SIX (6) INCHES BELOW THE FINISH GRADE ELEVATION ON PERIMETER BEAMS. CUT TEMPORARY PORT OPENINGS IN ORDER TO DRAIN EXPOSED TRENCHES DURING CONSTRUCTION IN CASE OF INOLEMENT WEATHER.
- 3.2) TRENCH GRADE BEAMS IN ORDER TO PROVIDE THE BEAM CROSS SECTION INDICATED. BEAM AND SLAB DEPTHS AND WIDTHS INDICATED ARE MINIMUM ACCEPTABLE SIZES. LARGER SIZE BEAMS AND SLABS FORMED BY LESS ACCURATE TRENCHING MAY REQUIRE ADDITIONAL REINFORCING NOT SHOWN WHICH SHALL BE DETERMINED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION REVIEW. ALL LOOSE DIRT FROM SIDES AND BOTTOMS OF TRENCHES SHALL BE REMOVED. CUT HAUNCHES ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO MAINTAIN THE VERTICAL SIDES OF THE TRENCH. PENETRATE EXTERIOR BEAM SOFFITS A MINIMUM OF 30-INCHES BELOW THE FINAL EXTERIOR GRADE OR UNTIL SOLID ROCK IS EXPOSED.
- 3.3) WHERE TREES EXIST WITHIN FIVE FEET OF FOUNDATION, DEEPEN BEAMS A MINIMUM OF 24-INCHES BELOW SPECIFIED BEAM DEPTH FOR A DISTANCE OF TEN FEET IN EACH DIRECTION OF TREE (TOTAL LENGTH OF TWENTY FEET). CUT OFF AND TREAT ALL ROOTS EXTENDING UNDER THE FOUNDATION TO PREVENT ANY FUTURE ROOT GROWTH UNDER THE FOUNDATION. REINFORCE THE DEEPENED BEAM SECTION WITH (2)-#6 BARS CONTINUOUS AND PROVIDE "Z" TRANSITION BARS AT DEEPENED SECTION ENDS. LAP BOTTOM BEAM REINFORCING.
- 3.4) TRENCH BELOW THE SLAB THICKNESS FOR PLACING ELECTRICAL CONDUIT AND PLUMBING LINES. BURY ELECTRICAL CONDUIT AND PLUMBING LINES BELOW THE SLAB THICKNESS AND OUTSIDE OF THE GRADE BEAM TRENCHES. DO NOT PLACE CONDUIT OR PLUMBING PIPES UNDER AND PARALLEL TO GRADE BEAMS. WRAP ANY SEWER, STORM, WATER, OR ELECTRICAL PIPING LINES CROSSING GRADE BEAMS WITH PVC SLEEVES FOR PROTECTION FROM GROUND MOVEMENTS. EXTEND SLEEVES AT LEAST 6-INCHES PAST THE TRENCH WIDTH. ISOLATE CONCRETE-ENCASED GROUNDING ELECTRODE FROM STRUCTURAL REINFORCING.
- 3.5) REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS WITH SPLICES LAPPED AT LEAST 40 DIAMETERS. STIRRUPS AND TIES MAY BE GRADE 40 FOR BARS #3 AND SMALLER. TIE WIRE SHALL BE 18 GAGE ANNEALED TYPE.
- 3.6) FABRICATE BENT BARS ACCORDING TO ACI 315. INSTALL REINFORCING WITH CLEARANCE FOR CONCRETE COVERAGE AROUND REINFORCING STEEL ACCORDING TO ACI 318. SUBMIT FOR REVIEW FABRICATION AND PLACEMENT SHOP DRAWINGS INDICATING BAR SIZES, SPACINGS, LENGTHS, LAPS, LOCATIONS, AND QUANTITIES OF REINFORCING STEEL, BENDING AND CUTTING SCHEDULES, AND SUPPORTING AND SPACING DEVICES.
- 3.7) CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRESS (FC) OF AT LEAST 3,000 PSI. MIX CONCRETE ACCORDING TO ACI 301. WATER CEMENT RATIO SHALL NOT EXCEED 0.50 (3,000 PSI). USE A MAXIMUM AGGREGATE SIZE OF 1-1/8" OR ACCORDING TO ACI 318. MAXIMUM AGGREGATE SIZE BETWEEN BARS SHALL ALSO PERTAIN TO BETWEEN THE FORMS AND BARS.
- 3.8) THE PROPORTIONS OF MATERIALS AND USE OF ADMIXTURES INFLUENCE THE CONCRETE STRENGTH ALONG WITH THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THAT THE CONCRETE IS SUITABLE FOR ITS INTENDED PURPOSE. THE ENGINEER RECOMMENDS THE CONTRACTOR CONSIDER THE FOLLOWING IN DETERMINING THE CONCRETE FOR THIS PROJECT: CEMENT SHALL TYPE I (GRAY). FLY ASH SHALL BE BOKAL MATERIALS, CLASS C. IF FLY ASH IS USED, DO NOT EXCEED 20% OF THE TOTAL FLY ASH AND CEMENT USED BY WEIGHT. INCLUDE A POLYMERIC COMPOUND WATER-REDUCING ADMIXTURE THAT COMPLIES WITH ASTM C494. DO NOT ADD AN AIR ENTRAINMENT ADDITIVE. MIX SHALL RESULT IN A FINISHED CONCRETE PRODUCT WITH MOISTURE CONTENTS NECESSARY TO PROPERLY CURE THE CONCRETE. FLOOR SEALERS, HARDENERS, FINISHES AND COVERINGS SHALL BE COMPATIBLE WITH CONCRETE PROPERTIES (I.E., BUT NOT LIMITED TO, MOISTURE AND ALKALINITY PROPERTIES).

- 3.9) BEFORE PLACEMENT OF ANY CONCRETE, SUBMIT CONCRETE MIX DESIGN(S) TO BE USED ON THE PROJECT. CONCRETE SHALL BE IN STRICT ACCORDANCE WITH THE MIX DESIGN.
- 3.10) PLACE AND CURE CONCRETE ACCORDING TO ACI 302.1R. DO NOT USE CONCRETE THAT HAS NOT BEEN PLACED IN THE FORMS BEFORE 1.5 HOURS AFTER THE INITIAL MIXING WATER WAS ADDED, REGARDLESS OF TEMPERATURE OR SLUMP - NO EXCEPTIONS. FINISH ACCORDING TO ACI 117 TOLERANCES.
- 3.11) COORDINATE STRUCTURAL ENGINEER'S REVIEW AND THE BUILDING OFFICIAL IN EACH CONCRETE PLACEMENT. THE BUILDING OFFICIAL SHALL INSPECT FOOTINGS AND FOUNDATIONS (IBC SECTION 110). THE BUILDING OFFICIAL MAY ACCEPT A REVIEW BY THE STRUCTURAL ENGINEER IN PLACE OF THE BUILDING OFFICIAL CONDUCTING THE REVIEW.

BEFORE CONCRETE PLACEMENT, THE SPECIAL INSPECTOR (SI) SHALL INSPECT ALL REINFORCING STEEL, VERIFY QUANTITIES AND PLACEMENT ALONG WITH PROPER CONCRETE PROTECTION FOR REINFORCEMENT. INSPECT ALL BOLTS INSTALLED IN CONCRETE, AND VERIFY THE USE OF THE REPORTED MIX DESIGN(S) AT THE BEGINNING OF EACH DAY'S POUR FOR EACH TYPE OF CONCRETE.

DURING CONCRETE PLACEMENT, THE SPECIAL INSPECTOR (SI) SHALL MONITOR AND TEST THE CONCRETE ACCORDING TO ACI 311.5R. BATCH PLANT INSPECTION IS NOT REQUIRED. TEST ACCORDING TO FREQUENCY REQUIREMENTS IN ACI 311.5R, SECTION 5.6.2.1. TEST NUMBER OF TEST SPECIMENS ACCORDING TO ACI 311.5R, SECTION 2.4.13. REJECT OR ACCEPT CONCRETE BASED ON THE RESULTS OF TESTS.

DURING CONCRETE PLACEMENT, THE SPECIAL INSPECTOR (SI) SHALL WITNESS PROPER APPLICATION TECHNIQUES, VERIFY AND INSPECT FOR MAINTENANCE OF THE CURING TEMPERATURE AND TECHNIQUES.

- 3.12) THE SPECIAL INSPECTOR SHALL PREPARE, SIGN AND SUBMIT TO THE RDPIC WITH A COPY TO THE OWNER AND THE GENERAL CONTRACTOR (AND TO THE BUILDING OFFICIAL IF HE REQUESTS) HIS "REPORT OF REQUIRED SPECIAL INSPECTIONS" AFTER THE GENERAL CONTRACTOR COMPLETES HIS WORK ACCORDING TO THE APPROVED PLANS. THE SPECIAL INSPECTOR SHALL PREPARE HIS "REPORT OF REQUIRED INSPECTIONS" USING THE FORM APPROVED BY AND AVAILABLE FROM THE BUILDING OFFICIAL.

(06 10 00) WOOD FRAMING:

- 6.1) ALL LUMBER SHALL BE PS 20, NEW AND UNDAMAGED GRADED LUMBER IN ACCORDANCE WITH NFPA GRADING RULES. LUMBER STRESSES SPECIFIED DO NOT INCLUDE REPETITIVE MEMBER USE. FRAMING MEMBERS SHALL BE S4S UNLESS NOTED OTHERWISE. ALL WOOD BEARING ON CONCRETE OR MASONRY OR PERMANENTLY EXPOSED TO WEATHER SHALL BE WOLMANIZED.

- A) ROUGH FRAMING:
(2X4 - 2X12) SHALL CONSIST OF #2 SOUTHERN YELLOW PINE (SYP) WITH 19 PERCENT MAXIMUM MOISTURE CONTENT HAVING NO LESS THAN AN ALLOWABLE BENDING STRESS (FB) OF:
1,100 PSI (2X4)
1,000 PSI (2X6)
925 PSI (2X8)
800 PSI (2X10)
750 PSI (2X12)
A MODULUS OF ELASTICITY OF 1,400,000 PSI, AND AN ALLOWABLE SHEAR STRESS OF 175 PSI.

- B) FRAMING DESIGNATED AS LVL BEAMS ON THE PLANS SHALL CONSIST OF SOLID PLYWOOD BEAMS MANUFACTURED BY THE BOISE-CASCADE TRUS-JOIST CORPORATION OR LOUISIANA PACIFIC AND SHALL HAVE NO LESS THAN AN ALLOWABLE BENDING STRESS (FB) OF 2,600 PSI, A MODULUS OF ELASTICITY OF 1,800,000 PSI, AND AN ALLOWABLE SHEAR STRESS OF 185 PSI (OR LARGER), UNLESS INDICATED OTHERWISE.

- 6.2) NAILS SHALL BE GALVANIZED FOR EXTERIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND TREATED WOOD; PLAIN FINISH FOR OTHER INTERIOR LOCATIONS. SIZE AND TYPE TO SUIT APPLICATION. TYPICAL NAILING SHALL BE WITH COMMON WIRE NAILS. STAPLES SHALL NOT BE USED INSTEAD OF REQUIRED NAILS.

BOLTS, NUTS, WASHERS, LAGS AND SCREWS SHALL BE MEDIUM CARBON STEEL, SIZE AND TYPE TO SUIT APPLICATION. GALVANIZED FOR EXTERIOR LOCATIONS, HIGH HUMIDITY LOCATIONS, AND TREATED WOOD; PLAIN FINISH FOR OTHER INTERIOR LOCATIONS.

BOTTOM PLATE ANCHORS TO FOUNDATION SHALL BE A307 CARBON STEEL, 1/2-INCH DIAMETER SHANK, WITH 7-INCHES EMBEDMENT INTO THE CONCRETE WITH 90 DEGREE BEND. FASTEN TO PLATES WITH HEXAGONAL HEAD NUTS AND CUT WASHERS. PROVIDE CONTINUOUS DEAD OR SEALANT BETWEEN PLATE AND FOUNDATION. INTERIOR NON-LOAD BEARING WALL BOTTOM PLATES MAY BE FASTENED TO FOUNDATION WITH POWDER DRIVEN FASTENERS INSTEAD OF WITH BOLTS.

PLYWOOD SHEATHING CLIPS SHALL BE SIMPSON STRONG-TIE 18 GAGE GALVANIZED STEEL X PLYWOOD THICKNESS.

UNLESS OTHERWISE INDICATED, USE TYPE LUS JOIST HANGERS AS MANUFACTURED BY THE SIMPSON COMPANY FOR FLUSH TYPE JOIST CONNECTIONS TO SUPPORTING BEAMS. COLUMN CAP AND BASE CONNECTIONS SHALL BE AS MANUFACTURED BY THE SIMPSON COMPANY. TYPE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE OF JOIST OR COLUMN AND BEAMS BEING CONNECTED.

- 6.3) STORE FRAMING MATERIAL A MINIMUM OF 12-INCHES ABOVE THE GROUND IN A MANNER TO ALLOW FOR PROPER DRAINAGE, VENTILATION AND PROTECTION FROM THE WEATHER.

- 6.4) AT HEADERS BUILT-UP WITH MULTIPLE SYP #1#2 2X MEMBERS, NAIL TOGETHER WITH AT LEAST 16d NAILS AT 16-INCHES ON CENTER ALONG EACH EDGE AND WITH AT LEAST (1)-16d NAIL PER 6-INCHES NOMINAL DEPTH OF HEADER. PROVIDE PLYWOOD SPACERS BETWEEN 2X MEMBERS TO WIDEN HEADER TO THE WIDTH OF THE STUD WALL.

AT BEAMS BUILT-UP WITH MULTIPLE LVL MEMBERS, SCREW TOGETHER WITH AT LEAST #10 SCREWS AT 12-INCHES ON CENTER ALONG EACH EDGE AND WITH AT LEAST (1) #10 SCREW PER 6-INCHES NOMINAL DEPTH OF HEADER. PROVIDE PLYWOOD SPACERS BETWEEN 2X MEMBERS TO WIDEN HEADER TO THE WIDTH OF THE STUD WALL.

- 6.5) FRAMING MEMBERS SHALL BE INSTALLED WITHIN 1/4-INCH FROM TRUE POSITION. SQUARE END CUTS SHALL BE WITHIN 1/16-INCH PER FOOT OF DEPTH AND WIDTH. END SURFACES SHALL BE CUT TO PROVIDE CONTACT OVER SUBSTANTIALLY THE ENTIRE SURFACE. LENGTHS OF FRAMING MEMBERS SHALL BE 116-INCH + UP TO 20-FEET IN LENGTH, AND 1/16-INCH PER 20-FEET OF SPECIFIED LENGTH FOR MEMBERS OVER 20-FEET IN LENGTH.
- 6.6) MAINTAIN SHEATHING SURFACE FLATNESS OF MAXIMUM 1/8-INCH IN 10-FEET OR MORE.
- 6.7) INSTALL BUILDING PAPER ON ALL EXTERIOR WALLS. INSTALL HORIZONTALLY AND WEATHER LAP A MINIMUM OF 2-INCHES FOR HORIZONTAL JOINTS AND 6-INCHES FOR VERTICAL JOINTS. STAGGER VERTICAL JOINTS.

- 6.8) PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1

1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18-INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12-INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.

2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8-INCHES FROM THE EXPOSED GROUND.

3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2-INCH ON TOPS, SIDES, AND ENDS.

5. WOOD SIDING, SHEATHING, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING CLEARANCES OF LESS THAN 6-INCHES FROM THE GROUND OR LESS THAN 2-INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

8. WOOD PERMANENTLY EXPOSED TO WEATHER.

- 6.9) COORDINATE STRUCTURAL ENGINEER'S REVIEW AND THE BUILDING OFFICIAL INSPECTION.

THE BUILDING OFFICIAL SHALL INSPECT THE PRIMARY STRUCTURAL FRAMING. THE BUILDING OFFICIAL MAY ACCEPT A REVIEW BY A LICENSED PROFESSIONAL ENGINEER IN PLACE OF THE BUILDING OFFICIAL CONDUCTING HIS INSPECTION. (IBC CHAPTER 1103.4)

(06 17 53) PREFABRICATED WOOD TRUSSES:

- 1) DESIGN OF PLATE CONNECTED TRUSSES SHALL CONFORM TO NATIONAL DESIGN STANDARDS (NDS-2015), TRUSS PLATE INSTITUTE CRITERIA (TPI 1-2014).

- 2) TRUSS STRUCTURAL DESIGN CRITERIA:

ROOF DEAD LOAD: 20 PSF (DOES NOT INCLUDE SELF WEIGHT OF TRUSS)
ROOF LIVE LOAD: 20 PSF (DO NOT REDUCE)
FLOOR DEAD LOAD: 20 PSF (DOES NOT INCLUDE SELF WEIGHT OF TRUSS)
FLOOR LIVE LOAD: 60 PSF (DO NOT REDUCE)
DEFLECTION CRITERIA:
TOTAL LOAD: L/240 BUT NOT MORE THAN 3/4-INCH
TOTAL DEAD LOAD: L/360 BUT NOT MORE THAN 3/4-INCH

ADDITIONAL LINE LOADS AND CONCENTRATED LOADS ARE SHOWN ON THE FRAMING PLANS.

DEAD LOAD OF 2X WALL FRAMING BELOW CANTILEVERED TRUSS OR BEARING ON TRUSSES IS 10 PSF PER HEIGHT OF WALL.

- 3) TRUSS FABRICATION SHALL COMPLY WITH TPI QUALITY CONTROL STANDARDS (QCM-77). TRUSS PLANT SHALL BE INSPECTED BY THIRD PARTY CERTIFIED AGENCY.

- 4) INSPECTION OF FABRICATORS (IBC CHAPTER 1704.2) THE FABRICATOR SHALL SUBMIT TO THE STRUCTURAL ENGINEER, THE OWNER AND THE GENERAL CONTRACTOR A CERTIFICATE OF COMPLIANCE STATING THAT HE FABRICATED HIS WORK EITHER UNDER THE INSPECTION SERVICES OF A SPECIAL INSPECTOR OR UNDER THE INSPECTION SERVICES OF A NATIONALLY RECOGNIZED TRADE ORGANIZATION THAT REQUIRES QUALITY CONTROL INSPECTIONS.

- 5) TRUSS DESIGNS AND LAYOUTS SHALL BE SEALED BY A TEXAS LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTAL SHALL CLEARLY INDICATE DESIGN LOADS, MEMBER STRESSES, LUMBER GRADES, SPLICE LOCATIONS, REQUIRED BLOCKING, BRIDGING, BRACING, PLACEMENT, PLACEMENT PROCEDURES, LOAD BEARING WALLS, TRUSS DESIGNATION, BUILDING NUMBER, AND NAME OF PROJECT. LOADING SHALL BE AS NOTED AND INDICATED ON THE DRAWINGS.

- 6) DURING CONSTRUCTION TRUSSES SHALL BE ERECTED, BRACED, AND BLOCKED IN ACCORDANCE WITH BCSP: "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" BY TPUSBCA. ALL TEMPORARY BRACING SHALL NOT BE REMOVED AND CONSIDERED PERMANENT UNLESS REMOVAL IS REQUIRED FOR COMPLETION OF WORK.

- 7) PROVIDE PERMANENT 2x4 LATERAL "X" BRACING IN THE PLANE OF THE TRUSS WEBS AND FRAME AT A 45 DEGREE ANGLE. NAIL TO EACH CROSSING TRUSS WITH AT LEAST (2)-16d NAILS. THE "X" BRACING SHALL ALIGN WITH THE BOTTOM CHORD LATERAL BRACING AND OCCUR AT EACH END OF THE BUILDING AND AT 25-FEET INTERVALS.

- 8) ROOF TRUSSES SHALL BE CONNECTED TO BEARING PLATE WITH SIMPSON STRONG-TIE HURRICANE CLIPS. CLIP TYPE TO BE SPECIFIED AFTER SIGNED AND SEALED TRUSS SUBMITTALS ARE REVIEWED. ATTACH CLIP AS RECOMMENDED BY SIMPSON.

- SCISSORS TRUSSES SHALL BE CONNECTED TO BEARING PLATE WITH SIMPSON STRONG-TIE TO TRUSS CONNECTOR ATTACHED AS RECOMMENDED. BRACE SUPPORTING WALL AGAINST LATERAL DISPLACEMENT FOR PLUMBNESS AND ALIGNMENT UNTIL TRUSS IS ATTACHED TO CONNECTOR.

- 9) PROVIDE PRE-ENGINEERED TRUSS SHEAR BLOCKING BETWEEN TRUSSES AT ALL SHEAR WALL LOCATIONS. TRUSS SUPPLIER SHALL PROVIDE TRUSS SHEAR BLOCK TO TRUSS COMPONENT CONNECTION DETAIL. SHEAR BLOCK SHALL BE FULL HEIGHT OF TRUSS ASSEMBLY.

DESIGN CRITERIA FOR PREFABRICATED SHEAR BLOCKING/ENDWALL TRUSS:
IN PLANE SHEAR LOAD (WIND LOAD): 300 #/LF

- 10) ATTACH TOPS OF NON-LOAD BEARING WALLS TO TRUSS BOTTOM CHORD WITH SIMPSON STRONG-TIE STC ROOF TRUSS CLIPS ATTACHED AS RECOMMENDED.

PEDESTALS:

- 1) PERFORM PEDESTAL FOOTING CONSTRUCTION FOLLOWING STANDARD CONSTRUCTION PRACTICES.
- 2) ALL CONCRETE FOOTINGS SHALL BEAR A MINIMUM OF 3'-0" BELOW THE EXISTING ADJACENT SOIL.
- 3) SHIMS USED FOR LOCALIZED LEVELING SHALL BE A36 STEEL PLATES. MAXIMUM ALLOWABLE SHIM HEIGHT IS 1/2-INCH.
- 4) COORDINATE INSPECTION OF PEDESTALS WITH STRUCTURAL ENGINEER BEFORE PLACEMENT OF CONCRETE.

OBSERVATIONS BY STRUCTURAL ENGINEER:

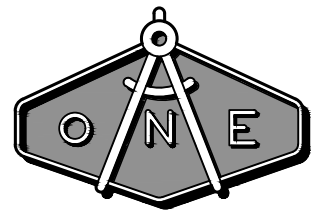
DATE

ITEM

FOOTING EXCAVATION

CONSTRUCTION OF FOOTING PRIOR TO CONCRETE PLACEMENT AND BACKFILL

CONSTRUCTION OF PEDESTAL AFTER BACKFILL IS COMPLETE



ENGINEERING
structural + civil

F-12583

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STRUCTURAL + CIVIL ENGINEERING

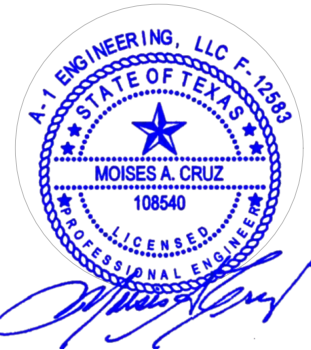
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STRUCTURAL DESIGN:
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518 EAST 40TH STREET
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GENERAL NOTES

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
DATE	11.3.2020								
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TABLE #1

NAILING SCHEDULE	
CONNECTION	NAILING
JOIST OR TRUSS BEARING ON SILL OR GIRDER, TOENAIL	(3) 8d
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL TO EACH STUD	(2) 16d
STUD TO SOLE PLATE	(4) 8d TOENAIL OR (2) 16d END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER OR TRUSS TO PLATE, TOE NAIL	(3) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.

- NOTES:
- MINIMUM NAILING SPECIFIED HEREIN SHALL BE PROVIDED UNLESS OTHERWISE NOTED ON DETAILS OR STRUCTURAL NOTES.
 - COMMON OR BOX NAILS MAY BE USED. 16d NAILS MAY BE EITHER COMMON OR SINKER.

TABLE #2B

STRUCTURAL SHEATHING / DECKING							
STRUCTURAL SYSTEM	SHEATHING TYPE	EXPOSURE CATEGORY	THICKNESS (MIN.)	SPAN RATING	NAILING PATTERN		NOTES
					EDGE SUPPORT	INTERIOR SUPPORT	
WALL SHEATHING	APA RATED SHEATHING	EXP. 1	7/16"	24/16	10d AT 6" O.C.	10d AT 12" O.C.	1,2,3,4
ROOF DECKING	APA RATED SHEATHING	EXP. 1	7/16"	24/16	8d AT 6" O.C.	8d AT 12" O.C.	1,2,3,4
FLOOR DECKING	APA RATED SHEATHING	EXP. 1	3/4"	24/16	10d AT 6" O.C.	10d AT 12" O.C.	1,2,3,4,6

- NOTES:
- STRUCTURAL PANELS SHALL BE LABELED / STAMPED WITH APA APPROVED MARKINGS AND LABELS SHOWING CONFORMANCE WITH SPECIFICATIONS.
 - ALL PANELS SHALL BE LAID OUT / ORIENTATED TO BE PERPENDICULAR TO SUPPORTS.
 - STAPLES MAY NOT BE SUBSTITUTED FOR NAILS.
 - BLOCK EDGES OF ALL WALL, ROOF, AND FLOOR SHEATHING PANELS.
 - O.C.= DENOTES ON-CENTER
 - TONGUE AND GROOVE

TABLE #3B (SEE FRAMING PLAN)

LABEL	MEMBER	SIZE	GRADE
	HIP RIDGE	2 x 10	SYP #2
	GABLE RIDGE	2 x 10	SYP #2
	VALLEY	2 x 10	SYP #2
⌞R1⌟	COMMON RAFTER	2 x 6 AT 2'-0" O.C. U.N.O.	SYP #2
⌞R2⌟	COMMON RAFTER	2 x 8 AT 2'-0" O.C.	SYP #2
⌞R3⌟	COMMON RAFTER	2 x 10 AT 2'-0" O.C. U.N.O.	SYP #2
⌞R4⌟	COMMON RAFTER	2 x 12 AT 2'-0" O.C. U.N.O.	SYP #2
⌞G⌟	OUTRIGGERS	2 x 4 AT 2'-0" O.C.	SYP #2
⌞FB⌟	FASCIA BOARD	1 x 8	SYP #2
⌞C⌟	CEILING	2 x 6 AT 1'-4" O.C.	SYP #2
⌞F1⌟	FLOOR-TRUSS	4 x 2 WOOD TRUSS 22" DEEP AT 2'-0" O.C. U.N.O.	
⌞F2⌟	FLOOR-JOIST	(2) 2 x 12 AT 2'-0" O.C. TREATED	SYP #2
⌞F3⌟	FLOOR-JOIST	2 x 6 AT 1'-4" O.C. TREATED	SYP #2
⌞GT⌟	GIRDER TRUSS	22" DEEP 4X- GIRDER TRUSS	

O.C. = DENOTES ON-CENTER
U.N.O. = DENOTES UNLESS NOTED OTHERWISE

TABLE #4 (SEE FRAMING PLAN)

HEADER SCHEDULE			
MEMBER	HEADER	SPECIES	JACK STUDS
H1	(2) 2 x 6	SYP #2	(1) SPF #2
H2	(2) 2 x 8	SYP #2	(1) SPF #2
H3	(2) 2 x 10	SYP #2	(2) SPF #2
H4	(2) 2 x 12	SYP #2	(2) SPF #2
H5	(3) 2 x 12	SYP #2	(2) SPF #2

TABLE #5B (SEE FRAMING PLAN)

WALL FRAMING SCHEDULE			
LEVEL	SIZE/SPACING	SPECIES	TOP OF PLATE
1st FLOOR WALLS	EXISTING	SPF #2	
1st FLOOR BOTTOM PLATE	EXISTING	SPF #2	
1st FLOOR TOP PLATE	EXISTING	SPF #2	EXISTING
2nd FLOOR WALLS	2 x 6 AT 16" O.C.	SPF #2	
2nd FLOOR BOTTOM PLATE	2 x 6	SPF #2	
2nd FLOOR TOP PLATE	(2) 2 x 6	SPF #2	20'-6"

O.C. = DENOTES ON-CENTER

TABLE #6 (SEE FRAMING PLAN)

BEAM SCHEDULE			
BEAM	SIZE	GRADE	JACK STUDS
B1	(2) 1.75" x 22" LVL	Fb=2600	(2) SPF #2

TABLE #7 (SEE FRAMING)

HANGER SCHEDULE			
LABEL	CONDITION	HANGER	MODEL TYPE
⌞J1⌟	CEILING JOIST TO BEAM	SIMPSON STRONG TIE LUS	2 x 4 - LUS24, 2 x 6 - LUS26, 2 x 8 - LUS28, 2 x 10 - LUS210, 2 x 12 - LUS212
⌞J2⌟	2X SAWN LUMBER TO BEAM	SIMPSON STRONG TIE LUS	2 x 4 - LUS24, 2 x 6 - LUS26, 2 x 8 - LUS28, 2 x 10 - LUS210, 2 x 12 - LUS212
⌞J3⌟	LVL BEAM TO LVL BEAM	THA4X-SERIES	MATCH LVL DEPTH
⌞J4⌟	GLULAM BEAM TO GLULAM BEAM	LGU5-25-SDS	MATCH GLULAM BEAM DEPTH
⌞J5⌟	4X FLOOR TRUSS TO WOOD BEAM	THA4X-SERIES	MATCH TRUSS DEPTH
⌞J6⌟	HIP RIDGE BOARD TO RIDGE	HRC	HRC 1.8

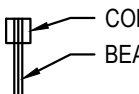
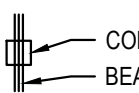
- NOTES:
- HANGER AND MODEL TYPE MANUFACTURED BY SIMPSON STRONG TIE
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENING TO ACHIEVE FULL DESIGN CAPACITY

TABLE #8 (SEE FRAMING PLAN)

COLUMN SCHEDULE				
LABEL	SIZE	MATERIAL	BASE MODEL	NOTES
⌞K1⌟	4 x 4	SPF #2	CB44	1,2

- NOTES:
- COLUMN BASE TYPE MANUFACTURED BY SIMPSON STRONG TIE
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENING TO ACHIEVE FULL DESIGN CAPACITY.

TABLE #9 (SEE FRAMING PLAN)

COLUMN CAP SCHEDULE				
LABEL	CONDITION	CAP MODEL	COMMENTS	LAYOUT DIAGRAM
⌞P1⌟	CORNER COLUMN WITH MAIN BEAM	LCE	USE FOR 4x4 AND 6x6 WOOD POST	
⌞P2⌟	INTERMEDIATE COLUMN WITH BEAM	CCQ	MATCH CAP DIMENSIONS TO BEAM WIDTH	

- NOTES:
- FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FASTENERS AND INSTALLATION OF CAPS
 - CAP MODELS MANUFACTURED BY SIMPSON STRONG TIE.

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AUSTIN, TEXAS 78751

SCHEDULES

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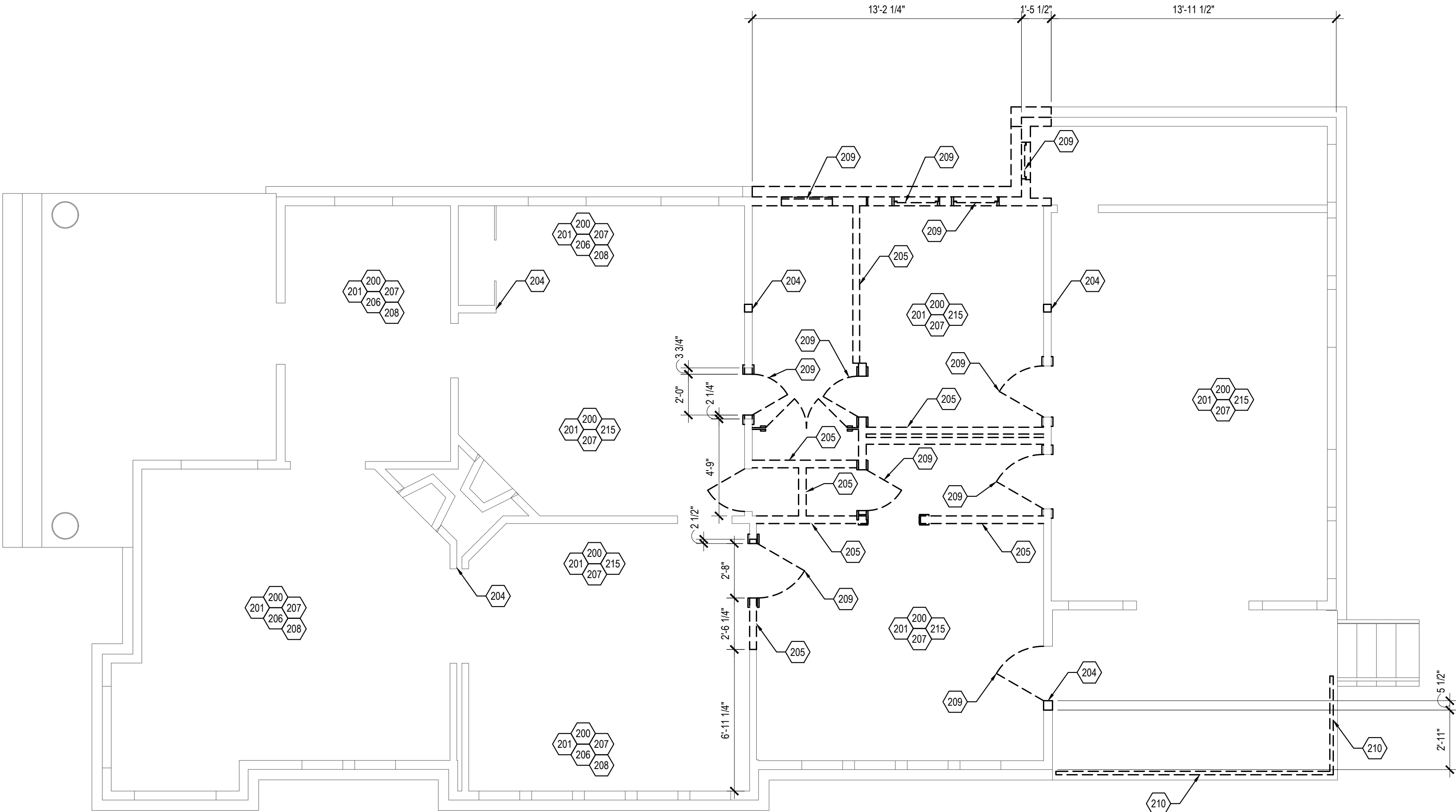


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1 FLOOR DEMOLITION PLAN
SCALE : 1/4" = 1'-0"

DEMOLITION/EXISTING CONDITIONS PLAN KEYNOTES:

- 200 EXISTING WALL CONSTRUCTION TO REMAIN.
- 201 EXISTING FRAMING TO REMAIN.
- 204 DEMO EXISTING WALL SECTION TO ACCOMMODATE INSTALLATION OF NEW BEAM (FRAMING) WITH SUPPORT.
- 205 EXISTING WALL/CONSTRUCTION PROPOSED TO BE REMOVED.
- 206 EXISTING CEILING FRAMING TO REMAIN.
- 207 EXISTING FLOOR FRAMING TO REMAIN.
- 208 EXISTING ROOF FRAMING TO REMAIN.
- 209 EXISTING DOORS AND WINDOWS TO BE REMOVED, SEE OWNER FOR STORING LOCATION.
- 210 EXISTING GUARDRAIL TO BE REMOVED.
- 215 EXISTING CEILING TO BE REMOVED.



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AUSTIN, TEXAS 78751
FLOOR DEMOLITION PLAN

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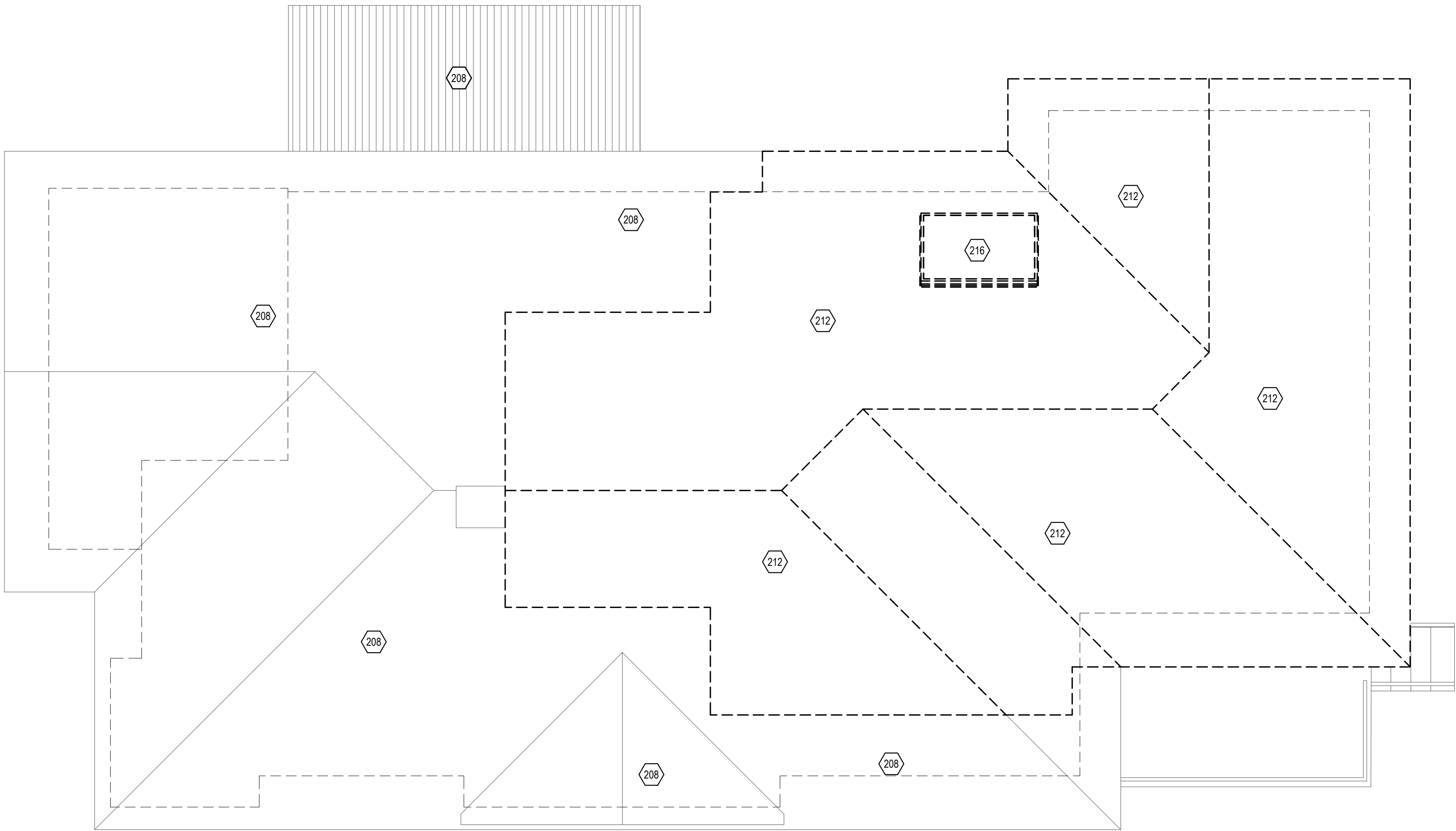
DEMOLITION/EXISTING CONDITIONS PLAN KEYNOTES:

- 208

EXISTING ROOF FRAMING TO REMAIN.
- 212

EXISTING ROOF FRAMING TO BE DEMOLISHED.
- 216

EXISTING SKYLIGHT TO BE REMOVED, SEE OWNER FOR STORING LOCATION.



2

ROOF DEMOLITION PLAN

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

0'

2

4

8

12'

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ROOF DEMOLITION PLAN

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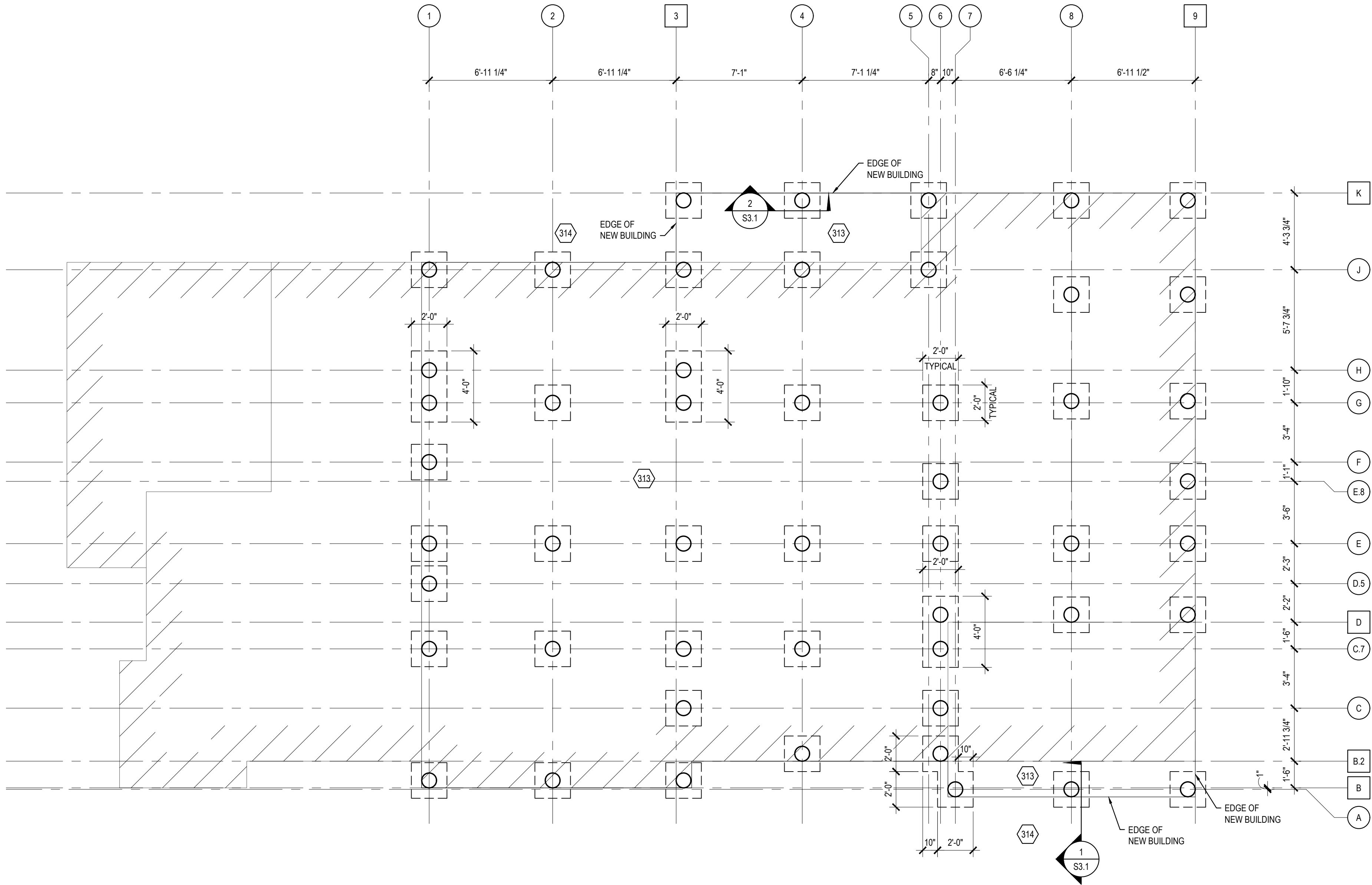
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3 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

FOUNDATION PLAN GENERAL NOTES:

- PRIOR TO EXCAVATION OF SOILS FOR THE FOUNDATION, THE CONTRACTOR SHALL COORDINATE LOCATING EXISTING UTILITY LINES ACROSS THE SITE TO ENSURE THAT NO EXISTING UTILITIES ARE DISTURBED WITH THE EXCAVATION OF THE FOUNDATION.
- SITE TOPOGRAPHY MAY REQUIRE FOR THE FOUNDATION GRADE BEAMS TO BE GREATER THAN 3 FEET IN TOTAL DEPTH. AT A MINIMUM, THE FOUNDATION PERIMETER GRADE BEAMS SHOULD BE CONSTRUCTED TO BE EMBEDDED AT LEAST 36-INCHES BELOW THE GROUND LEVEL OR BEAR DIRECTLY ON ROCK; UNLESS THE FOUNDATION DETAILS NOTE OTHERWISE. AT A MINIMUM, THE FOUNDATION FINISHED FLOOR SHOULD BE AT LEAST 6-INCHES HIGHER THAN THE ADJACENT GROUND UNLESS NOTED OTHERWISE BY THE BUILDING DESIGNER OR A CIVIL ENGINEER FOR THE PROJECT.
- ALL EXCAVATED MATERIAL SHOULD BE PROPERLY DISPOSED OF AND NOT REUSED WITHIN THE FOUNDATION FOOTPRINT UNLESS PERMITTED BY THE STRUCTURAL ENGINEER OR A GEOTECHNICAL ENGINEER FOR THE PROJECT.
- THE CONTRACTOR SHOULD COORDINATE THE EXCAVATION OF THE FOUNDATION WITH NEARBY TREES TO PROTECT AND PRESERVE TREES THAT ARE INTENDED TO REMAIN. EXCAVATION OF SOILS AROUND THE ROOTS OF TREES CAN PERMANENTLY DAMAGE TREES. A TREE ARBORIST SHOULD BE CONSULTED WITH IF TREE ROOTS ARE ENCOUNTERED OR IF THE EXCAVATION NEAR A TREE IS EXPECTED.
- THE FOUNDATION DESIGN DOES NOT INCLUDE OR ACCOUNT FOR FLATWORK AROUND THE BUILDING. ALL SOILS AND FLATWORK AROUND THE BUILDING SHOULD BE CONSTRUCTED IN SUCH A MANNER THAT ENCOURAGES SURFACE WATER TO FLOW AWAY FROM THE BUILDING AND DOES NOT ALLOW FOR SURFACE WATER TO POND OR COLLECT NEAR THE BUILDING.
- IN THE EVENT OF RAIN, THE FOUNDATION GRADE BEAMS SHOULD BE FULLY DRAINED OF ANY STANDING WATER. THE FOUNDATION GRADE BEAM BOTTOMS SHOULD BE CLEARED OF ANY LOOSE SOIL OR DEBRIS. ALLOW AT LEAST 48 HOURS FOR THE SOILS TO DRY PRIOR TO PLACEMENT OF CONCRETE.
- ANY EXISTING CONCRETE FOUNDATION ELEMENTS OR ASPHALT PAVEMENTS THAT ARE ENCOUNTERED DURING THE EXCAVATION OF THE FOUNDATION SHOULD BE FULLY REMOVED TO ALLOW FOR THE EXCAVATION OF THE FOUNDATION. LARGE SURFACES OF CONCRETE OR ASPHALT PAVEMENTS WITHIN THE FOUNDATION FOOTPRINT MAY REMAIN AND NOT BE DEMOLISHED PROVIDED THE PAVEMENT OR FLATWORK DOES NOT INTERFERE WITH THE CONSTRUCTION OF THE FOUNDATION ELEMENTS AS INTENDED ON THE PLANS.
- THE FOUNDATION SHOULD BE CONSTRUCTED WITH THE ARCHITECTURAL OR BUILDING DESIGNER PLANS ON HAND AND IN A COORDINATED REFERENCE BETWEEN THE LATEST ARCHITECTURAL OR DESIGN PLANS AND THE STRUCTURAL PLANS. ANY DISCREPANCY BETWEEN THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM TO REVIEW.
- THE CONTRACTOR SHALL COORDINATE INSPECTION AND REVIEW OF THE FOUNDATION CONSTRUCTION WITH THE OWNER AND THE DESIGN TEAM WITH AT LEAST 4 DAY NOTICE PRIOR TO THE DATE OF THE REQUIRED INSPECTION AND AT LEAST 7 DAYS PRIOR TO THE PLACEMENT OF CONCRETE. INSPECTION REQUESTS MADE AFTER 3PM WILL BE CONSIDERED REQUESTS MADE THE FOLLOWING DAY. REQUESTS MADE AFTER 3PM ON FRIDAYS WILL BE CONSIDERED REQUESTS MADE ON THE NEXT BUSINESS DAY.
- THE CONTRACTOR SHOULD MAINTAIN AT LEAST ONE SUPERINTENDENT OR PROJECT MANAGER ON SITE DURING INSPECTION TO ADDRESS DISCREPANCIES.
- THE ADEQUACY OF THE FOUNDATION FORM WORK, DIMENSIONS AND THE SQUARENESS OF THE FOUNDATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE BLEMISHES, HONEYCOMBS AND OTHER IMPERFECTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM AND THE OWNER PRIOR TO REPAIR ATTEMPTS. REPAIRS TO HONEYCOMBS WITHOUT THE GUIDANCE OF THE STRUCTURAL ENGINEER MAY REQUIRE REWORK.
- UNLESS NOTED OTHERWISE, INITIAL AND FINAL CURING OF THE CONCRETE SHALL BE BY WE CURING METHODS ONLY (CONTINUOUS SPRINKLING OR STEAM, OR MOISTURE RETAINING COVER).
- DIMENSIONS SHOWN ASSOCIATED WITH ANY EXISTING ELEMENTS OR BUILDINGS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND DEVELOPMENT OF ANY FABRICATION AND ERECTION DRAWING.
- ADDITIONAL REQUIREMENTS FOR MATERIAL SPECIFICATIONS, DIMENSIONS, REINFORCEMENT AND CONSTRUCTION IS FOUND IN THE STRUCTURAL GENERAL NOTES AND FOUNDATION DETAILS AND KEYNOTES IN THE PLAN SET. ANY DISCREPANCY BETWEEN THE DETAILS AND THE FOUNDATION LAYOUT SHOULD BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO COMPLETING THE CONSTRUCTION OF THE ELEMENTS AFFECTED BY THE DISCREPANCY.
- ALL PLUMBING LINES THAT CROSS A FOUNDATION GRADE BEAM OR PENETRATE THROUGH A PERIMETER FOUNDATION GRADE BEAM SHALL BE SLEEVED WITH A SLEEVE THAT IS AT LEAST 3-INCHES LARGER THAN PLUMBING PIPE. THE SLEEVED PIPE SHOULD BE CENTERED IN THE SLEEVE.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE FOUNDATION.

FOUNDATION KEYNOTES:

- 313 DIRT AREA
- 314 FINAL GRADE ALONG THE PERIMETER OF THE BUILDING SHALL BE GRADED AT LEAST 5% FOR A DISTANCE OF 10'-0" OUTWARD FROM THE EDGE OF THE BUILDING. ADD SOD ALONG THE FULL PERIMETER.

LEGEND:

DIAGONAL HATCHING DENOTES EXISTING BUILDING LAYOUT



FOUNDATION KEY PLAN

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PIER FOUNDATION PLAN

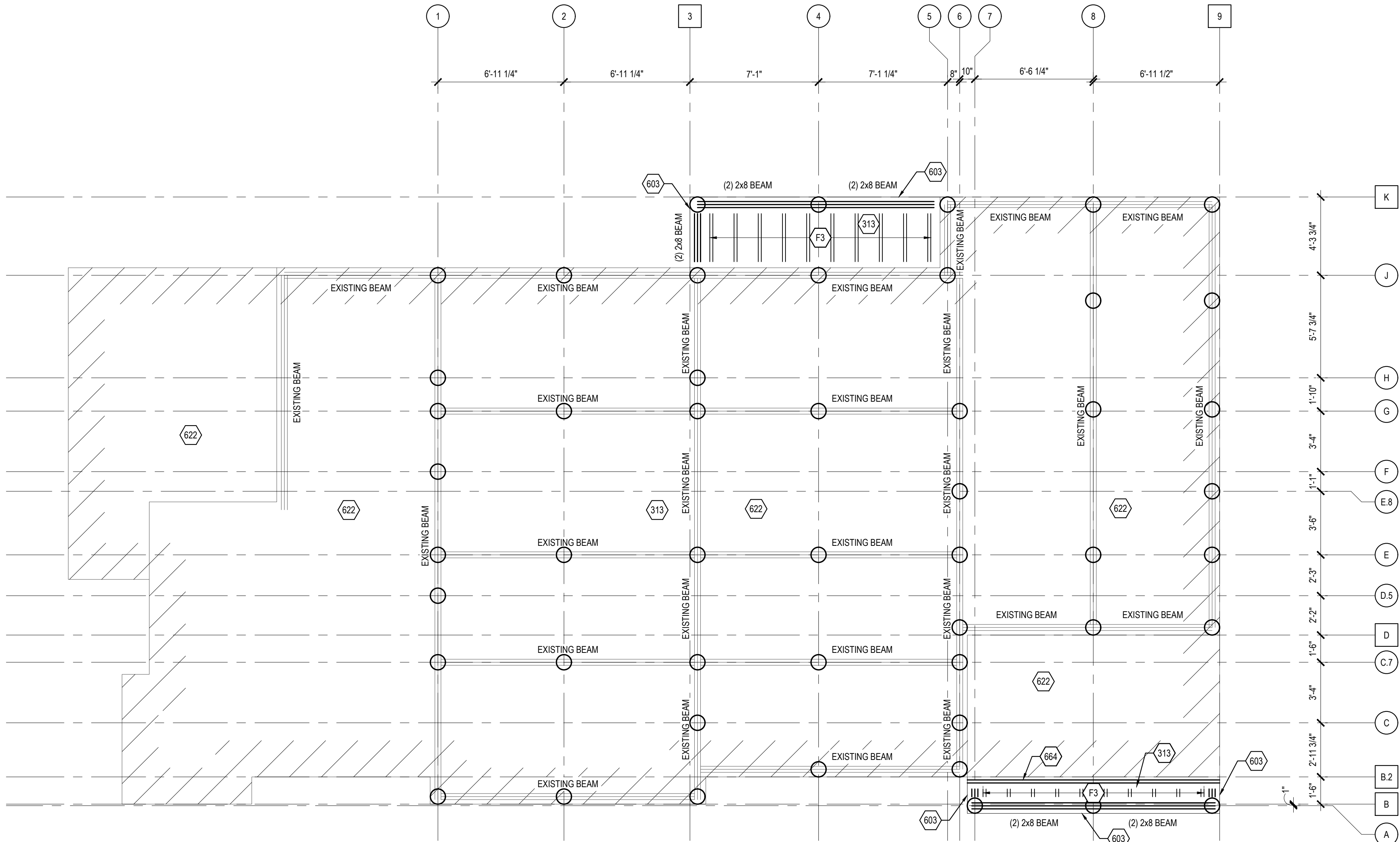
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STATE OF TEXAS
MOISES A. CRUZ
109540
REGISTERED PROFESSIONAL ENGINEER

F-12583

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4 FIRST FLOOR FRAMING PLAN
SCALE : 1/4" = 1'-0"
0' 2' 4' 8' 12'

WOOD FRAMING PLAN GENERAL NOTES:

- 1) THE FRAMING PLAN IS INTENDED TO SPECIFY THE MAIN STRUCTURAL MEMBERS AND ORIENTATION FOR THE ROOF, FLOOR, WALLS AND CEILING SYSTEM. FRAMING FOR BLOCKING, FURR DOWNS, STAIRS, DROPPED OR RAISED CEILING, REINFORCEMENT FOR WALL MOUNTED ITEMS, FIRE BLOCKING OR PROTECTION AND FRAMING MEMBERS FOR NON-STRUCTURAL ELEMENTS ARE NOT SHOWN AND MAYBE NEEDED. REFER TO THE ARCHITECTURAL/DESIGNER/OWNER PLANS AND OVERALL PROJECT SCOPE, SPECIFICATIONS AND LOCAL BUILDING CODES FOR FRAMING REQUIREMENTS BEYOND THE MAIN STRUCTURAL SYSTEM.
- 2) THE FRAMER SHOULD REFERENCE BOTH THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS FOR COORDINATING AND ALIGNING SECOND FLOOR AND ROOF BEAMS AS NEEDED TO ADEQUATELY SUPPORT THE FRAMING. NOTIFY THE STRUCTURAL ENGINEER IF LOWER LEVEL WALLS AND BEAMS DO NOT ALIGN WITH THE LATEST ARCHITECTURAL PLANS.
- 3) DO NOT ALLOW NON-LOAD BEARING WALLS AND CEILINGS TO SUPPORT UPPER FLOORS OR ROOF FRAMING MEMBERS.
- 4) REFER TO STRUCTURAL GENERAL NOTES ON SHEET S1.1 FOR PROJECT SPECIFICATIONS.
- 5) REFER TO SCHEDULES AND TABLES ON SHEET S1.2 FOR DESIGN SPECIFICATIONS.
- 6) WHERE MEMBER SIZES, SPECIFICATIONS, OR DESIGN KEYNOTES ON STRUCTURAL DETAILS AND SECTIONS CONFLICT WITH PROJECT SPECIFICATIONS, SCHEDULES AND TABLES, THE PROJECT SPECIFICATIONS, SCHEDULES AND TABLES SHALL GOVERN FIRST.
- 7) NOTIFY THE STRUCTURAL ENGINEER IF FIELD VERIFIED CONDITIONS LIMIT, INHIBIT OR PREVENT THE STRUCTURAL FRAME FROM BEING CONSTRUCTED FOLLOWING CONVENTIONAL WOOD FRAMING TECHNIQUES AND PRACTICES.
- 8) ALL FRAMING SHOULD REMAIN EXPOSED AND UNCONCEALED FOR REVIEW BY THE STRUCTURAL ENGINEER WHEN THE ENTIRE STRUCTURAL FRAME IS COMPLETE. THE CONTRACTOR SHOULD NOTIFY THE STRUCTURAL ENGINEER OF ANY AND ALL DEVIATIONS FROM THE PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. DEVIATIONS FROM THE PLANS MAY NOT BE ACCEPTED BY THE STRUCTURAL ENGINEER AND MAY REQUIRE THE FRAME TO BE REMOVED AND RECONSTRUCTED.

FRAMING KEYNOTES:

- 313 DIRT AREA
- 603 EDGE OF EXTERIOR WALL
- 622 EXISTING FRAMING TO REMAIN
- 664 DOUBLE 2X LEDGER

LEGEND

- X DENOTES KEYNOTE
- X DENOTES DIRECTION OF FRAMING (SPAN) FOR CEILING, ROOF AND/OR FLOOR JOISTS.
- EXISTING BUILDING LAYOUT

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STRUCTURAL DESIGN:
DAVIS/MORHUN RESIDENCE
518 EAST 40TH STREET
AUSTIN, TEXAS 78751
FIRST FLOOR FRAMING PLAN

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
DATE	11.3.2020								
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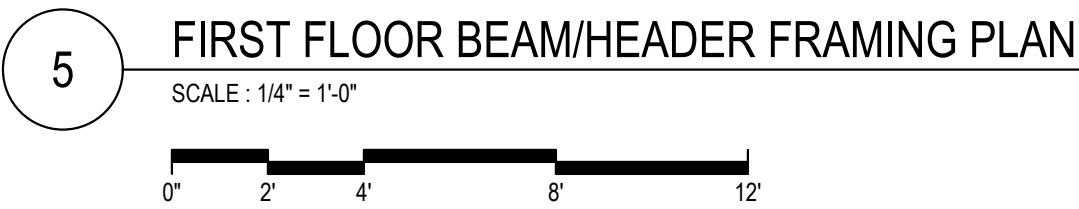
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S2.3

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

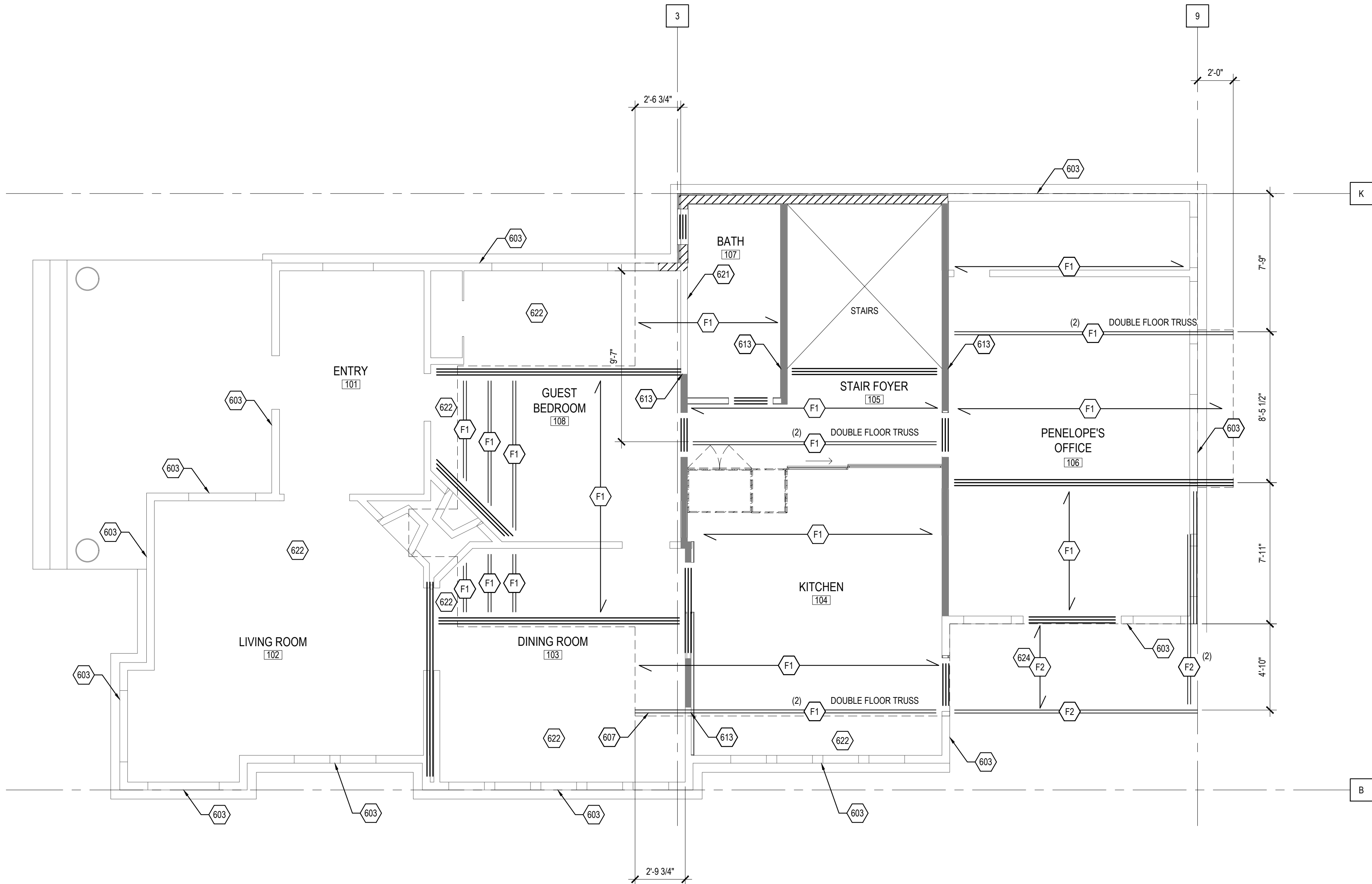
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 DENOTES INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE

SHEET:

S2.4



6 SECOND FLOOR FRAMING PLAN
SCALE : 1/4" = 1'-0"
0' 2' 4' 8' 12'

WOOD FRAMING PLAN GENERAL NOTES:

- 1) THE FRAMING PLAN IS INTENDED TO SPECIFY THE MAIN STRUCTURAL MEMBERS AND ORIENTATION FOR THE ROOF, FLOOR, WALLS AND CEILING SYSTEM. FRAMING FOR BLOCKING, FURR DOWNS, STAIRS, DROPPED OR RAISED CEILING, REINFORCEMENT FOR WALL MOUNTED ITEMS, FIRE BLOCKING OR PROTECTION AND FRAMING MEMBERS FOR NON-STRUCTURAL ELEMENTS ARE NOT SHOWN AND MAYBE NEEDED. REFER TO THE ARCHITECTURAL/DESIGNER/OWNER PLANS AND OVERALL PROJECT SCOPE, SPECIFICATIONS AND LOCAL BUILDING CODES FOR FRAMING REQUIREMENTS BEYOND THE MAIN STRUCTURAL SYSTEM.
- 2) THE FRAMER SHOULD REFERENCE BOTH THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS FOR COORDINATING AND ALIGNING SECOND FLOOR AND ROOF BEAMS AS NEEDED TO ADEQUATELY SUPPORT THE FRAMING. NOTIFY THE STRUCTURAL ENGINEER IF LOWER LEVEL WALLS AND BEAMS DO NOT ALIGN WITH THE LATEST ARCHITECTURAL PLANS.
- 3) DO NOT ALLOW NON-LOAD BEARING WALLS AND CEILINGS TO SUPPORT UPPER FLOORS OR ROOF FRAMING MEMBERS.
- 4) REFER TO STRUCTURAL GENERAL NOTES ON SHEET S1.1 FOR PROJECT SPECIFICATIONS.
- 5) REFER TO SCHEDULES AND TABLES ON SHEET S1.2 FOR DESIGN SPECIFICATIONS.
- 6) WHERE MEMBER SIZES, SPECIFICATIONS, OR DESIGN KEYNOTES ON STRUCTURAL DETAILS AND SECTIONS CONFLICT WITH PROJECT SPECIFICATIONS, SCHEDULES AND TABLES, THE PROJECT SPECIFICATIONS, SCHEDULES AND TABLES SHALL GOVERN FIRST.
- 7) NOTIFY THE STRUCTURAL ENGINEER IF FIELD VERIFIED CONDITIONS LIMIT, INHIBIT OR PREVENT THE STRUCTURAL FRAME FROM BEING CONSTRUCTED FOLLOWING CONVENTIONAL WOOD FRAMING TECHNIQUES AND PRACTICES.
- 8) ALL FRAMING SHOULD REMAIN EXPOSED AND UNCONCEALED FOR REVIEW BY THE STRUCTURAL ENGINEER WHEN THE ENTIRE STRUCTURAL FRAME IS COMPLETE. THE CONTRACTOR SHOULD NOTIFY THE STRUCTURAL ENGINEER OF ANY AND ALL DEVIATIONS FROM THE PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. DEVIATIONS FROM THE PLANS MAY NOT BE ACCEPTED BY THE STRUCTURAL ENGINEER AND MAY REQUIRE THE FRAME TO BE REMOVED AND RECONSTRUCTED.

FRAMING KEYNOTES:

- 603 EDGE OF EXTERIOR WALL
- 607 CANTILEVER FRAMING OVER SUPPORT BELOW
- 613 SOLID BUILT UP 2X FRAMED COLUMN. BUILT UP COLUMN SHALL BE FULL HEIGHT COLUMN TO EXTEND FROM BOTTOM PLATE TO TOP PLATE WITHOUT ANY INTERMEDIATE INTERRUPTIONS OF COLUMN.
- 622 EXISTING FRAMING TO REMAIN
- 624 CANTILEVER DECK FLOOR JOIST OVER EXTERIOR WALL. FLOOR JOIST MUST EXTEND 6'-0" INTO INTERIOR FLOOR FRAMING. FACE NAIL FLOOR JOIST TO ROOF TRUSSES.

LEGEND

- X DENOTES KEYNOTE
- X DENOTES DIRECTION OF FRAMING (SPAN) FOR CEILING, ROOF AND/OR FLOOR JOISTS.
- K# SEE TABLE #8 FOR COLUMN, ON SHEET S1.2
- PH# SEE TABLE #9 FOR COLUMN CAP, ON SHEET S1.2
- [Hatched Box] DENOTES EXTERIOR BRACED WALL PANELS
- [Solid Box] DENOTES INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE

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STRUCTURAL DESIGN:
DAVIS/MORHUN RESIDENCE
518 EAST 40TH STREET
AUSTIN, TEXAS 78751
SECOND FLOOR FRAMING PLAN

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
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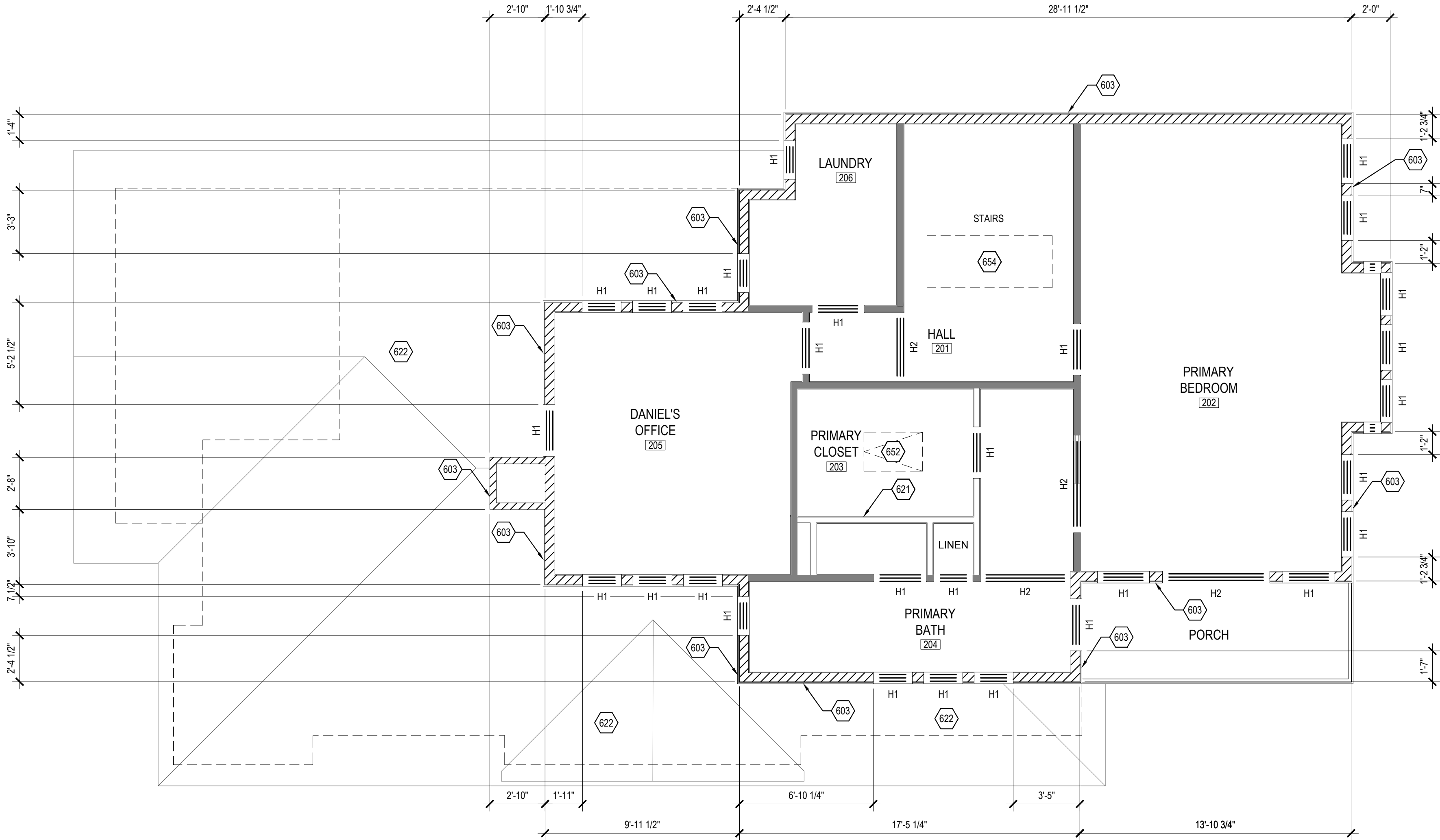
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ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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7 SECOND FLOOR BEAM/HEADER FRAMING PLAN
SCALE : 1/4" = 1'-0"

WOOD FRAMING PLAN GENERAL NOTES:

- 1) THE FRAMING PLAN IS INTENDED TO SPECIFY THE MAIN STRUCTURAL MEMBERS AND ORIENTATION FOR THE ROOF, FLOOR, WALLS AND CEILING SYSTEM. FRAMING FOR BLOCKING, FURR DOWNS, STAIRS, DROPPED OR RAISED CEILING, REINFORCEMENT FOR WALL MOUNTED ITEMS, FIRE BLOCKING OR PROTECTION AND FRAMING MEMBERS FOR NON-STRUCTURAL ELEMENTS ARE NOT SHOWN AND MAYBE NEEDED. REFER TO THE ARCHITECTURAL/DESIGNER/OWNER PLANS AND OVERALL PROJECT SCOPE, SPECIFICATIONS AND LOCAL BUILDING CODES FOR FRAMING REQUIREMENTS BEYOND THE MAIN STRUCTURAL SYSTEM.
- 2) THE FRAMER SHOULD REFERENCE BOTH THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS FOR COORDINATING AND ALIGNING SECOND FLOOR AND ROOF BEAMS AS NEEDED TO ADEQUATELY SUPPORT THE FRAMING. NOTIFY THE STRUCTURAL ENGINEER IF LOWER LEVEL WALLS AND BEAMS DO NOT ALIGN WITH THE LATEST ARCHITECTURAL PLANS.
- 3) DO NOT ALLOW NON-LOAD BEARING WALLS AND CEILINGS TO SUPPORT UPPER FLOORS OR ROOF FRAMING MEMBERS.
- 4) REFER TO STRUCTURAL GENERAL NOTES ON SHEET S1.1 FOR PROJECT SPECIFICATIONS.
- 5) REFER TO SCHEDULES AND TABLES ON SHEET S1.2 FOR DESIGN SPECIFICATIONS.
- 6) WHERE MEMBER SIZES, SPECIFICATIONS, OR DESIGN KEYNOTES ON STRUCTURAL DETAILS AND SECTIONS CONFLICT WITH PROJECT SPECIFICATIONS, SCHEDULES AND TABLES, THE PROJECT SPECIFICATIONS, SCHEDULES AND TABLES SHALL GOVERN FIRST.
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- 8) ALL FRAMING SHOULD REMAIN EXPOSED AND UNCONCEALED FOR REVIEW BY THE STRUCTURAL ENGINEER WHEN THE ENTIRE STRUCTURAL FRAME IS COMPLETE. THE CONTRACTOR SHOULD NOTIFY THE STRUCTURAL ENGINEER OF ANY AND ALL DEVIATIONS FROM THE PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. DEVIATIONS FROM THE PLANS MAY NOT BE ACCEPTED BY THE STRUCTURAL ENGINEER AND MAY REQUIRE THE FRAME TO BE REMOVED AND RECONSTRUCTED.

FRAMING KEYNOTES:

- 603 EDGE OF EXTERIOR WALL
- 621 DO NOT SUPPORT FRAMING ON WALL LINE. ALLOW FOR A 1-INCH CLEAR SPACE BETWEEN BOTTOM OF NEW FRAMING AND TOP OF EXISTING FRAMING.
- 622 EXISTING FRAMING TO REMAIN
- 652 ATTIC STAIR: COORDINATE SIZE OF ATTIC OPENING WITH ARCHITECT/DESIGNER/OWNER.
- 654 SKYLIGHT: COORDINATE SIZE OF SKYLIGHT OPENING WITH ARCHITECT/DESIGNER/OWNER.

LEGEND

- (X) DENOTES KEYNOTE
- (X) DENOTES DIRECTION OF FRAMING (SPAN) FOR CEILING, ROOF AND/OR FLOOR JOISTS.
- [Hatched Box] DENOTES EXTERIOR BRACED WALL PANELS
- [Solid Grey Box] DENOTES INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE



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STRUCTURAL DESIGN:
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AUSTIN, TEXAS 78751

SECOND FLOOR BEAM/HEADER FRAMING PLAN

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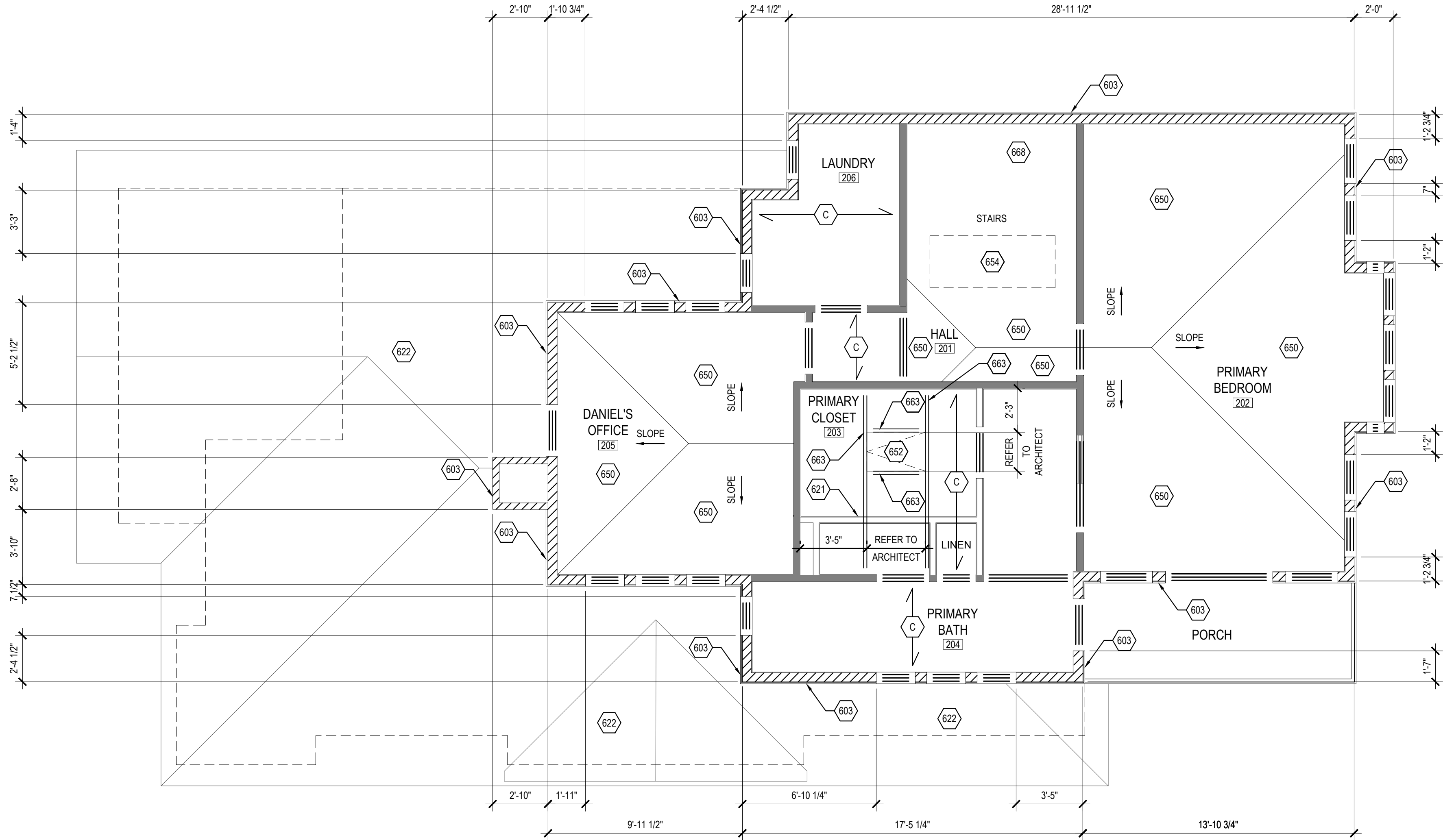
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ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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8 SECOND FLOOR CEILING FRAMING PLAN
SCALE : 1/4" = 1'-0"
0' 2' 4' 8' 12'

- WOOD FRAMING PLAN GENERAL NOTES:**
- 1) THE FRAMING PLAN IS INTENDED TO SPECIFY THE MAIN STRUCTURAL MEMBERS AND ORIENTATION FOR THE ROOF, FLOOR, WALLS AND CEILING SYSTEM. FRAMING FOR BLOCKING, FURR DOWNS, STAIRS, DROPPED OR RAISED CEILING, REINFORCEMENT FOR WALL MOUNTED ITEMS, FIRE BLOCKING OR PROTECTION AND FRAMING MEMBERS FOR NON-STRUCTURAL ELEMENTS ARE NOT SHOWN AND MAYBE NEEDED. REFER TO THE ARCHITECTURAL/DESIGNER/OWNER PLANS AND OVERALL PROJECT SCOPE, SPECIFICATIONS AND LOCAL BUILDING CODES FOR FRAMING REQUIREMENTS BEYOND THE MAIN STRUCTURAL SYSTEM.
 - 2) THE FRAMER SHOULD REFERENCE BOTH THE STRUCTURAL PLANS AND THE ARCHITECTURAL PLANS FOR COORDINATING AND ALIGNING SECOND FLOOR AND ROOF BEAMS AS NEEDED TO ADEQUATELY SUPPORT THE FRAMING. NOTIFY THE STRUCTURAL ENGINEER IF LOWER LEVEL WALLS AND BEAMS DO NOT ALIGN WITH THE LATEST ARCHITECTURAL PLANS.
 - 3) DO NOT ALLOW NON-LOAD BEARING WALLS AND CEILINGS TO SUPPORT UPPER FLOORS OR ROOF FRAMING MEMBERS.
 - 4) REFER TO STRUCTURAL GENERAL NOTES ON SHEET S1.1 FOR PROJECT SPECIFICATIONS.
 - 5) REFER TO SCHEDULES AND TABLES ON SHEET S1.2 FOR DESIGN SPECIFICATIONS.
 - 6) WHERE MEMBER SIZES, SPECIFICATIONS, OR DESIGN KEYNOTES ON STRUCTURAL DETAILS AND SECTIONS CONFLICT WITH PROJECT SPECIFICATIONS, SCHEDULES AND TABLES, THE PROJECT SPECIFICATIONS, SCHEDULES AND TABLES SHALL GOVERN FIRST.
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 - 8) ALL FRAMING SHOULD REMAIN EXPOSED AND UNCONCEALED FOR REVIEW BY THE STRUCTURAL ENGINEER WHEN THE ENTIRE STRUCTURAL FRAME IS COMPLETE. THE CONTRACTOR SHOULD NOTIFY THE STRUCTURAL ENGINEER OF ANY AND ALL DEVIATIONS FROM THE PLANS FOR REVIEW BY THE STRUCTURAL ENGINEER. DEVIATIONS FROM THE PLANS MAY NOT BE ACCEPTED BY THE STRUCTURAL ENGINEER AND MAY REQUIRE THE FRAME TO BE REMOVED AND RECONSTRUCTED.

- FRAMING KEYNOTES:**
- 603 EDGE OF EXTERIOR WALL
 - 621 DO NOT SUPPORT FRAMING ON WALL LINE. ALLOW FOR A 1-INCH CLEAR SPACE BETWEEN BOTTOM OF NEW FRAMING AND TOP OF EXISTING FRAMING.
 - 622 EXISTING FRAMING TO REMAIN
 - 650 ROOF FRAMING TO ACT AS CEILING JOISTS FOR SLOPED CEILING.
 - 652 ATTIC STAIR: COORDINATE SIZE OF ATTIC OPENING WITH ARCHITECT/DESIGNER/OWNER.
 - 654 SKYLIGHT: COORDINATE SIZE OF SKYLIGHT OPENING WITH ARCHITECT/DESIGNER/OWNER.
 - 663 DOUBLE CEILING FRAMING: PROVIDE DOUBLE CEILING FRAMING AROUND PERMITER OF ATTIC STAIR OPENING FOR FIRM SUPPORT FOR ATTIC STAIR.
 - 668 CURVED CEILING REFER TO ARCHITECT FOR RADIUS OF CURVE.

- LEGEND**
- DENOTES KEYNOTE
 - DENOTES DIRECTION OF FRAMING (SPAN) FOR CEILING, ROOF AND/OR FLOOR JOISTS.
 - DENOTES EXTERIOR BRACED WALL PANELS
 - DENOTES INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE



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518 EAST 40TH STREET
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SECOND FLOOR CEILING FRAMING PLAN

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
DATE	11.3.2020								
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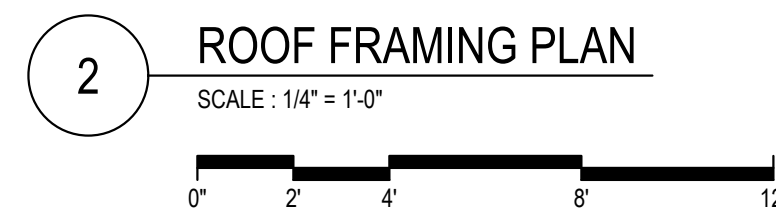
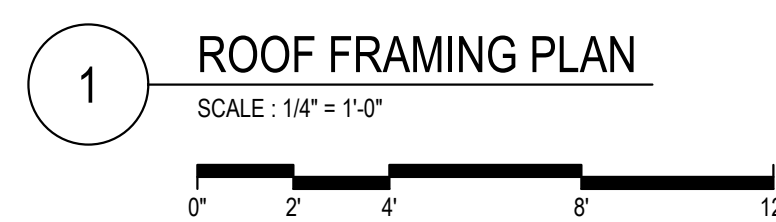
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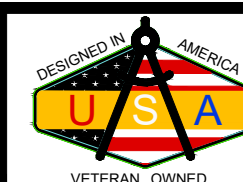
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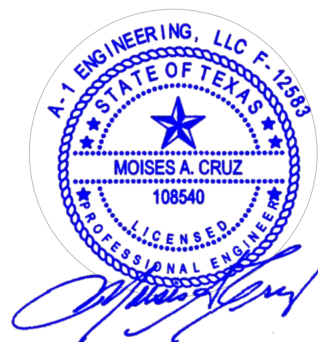


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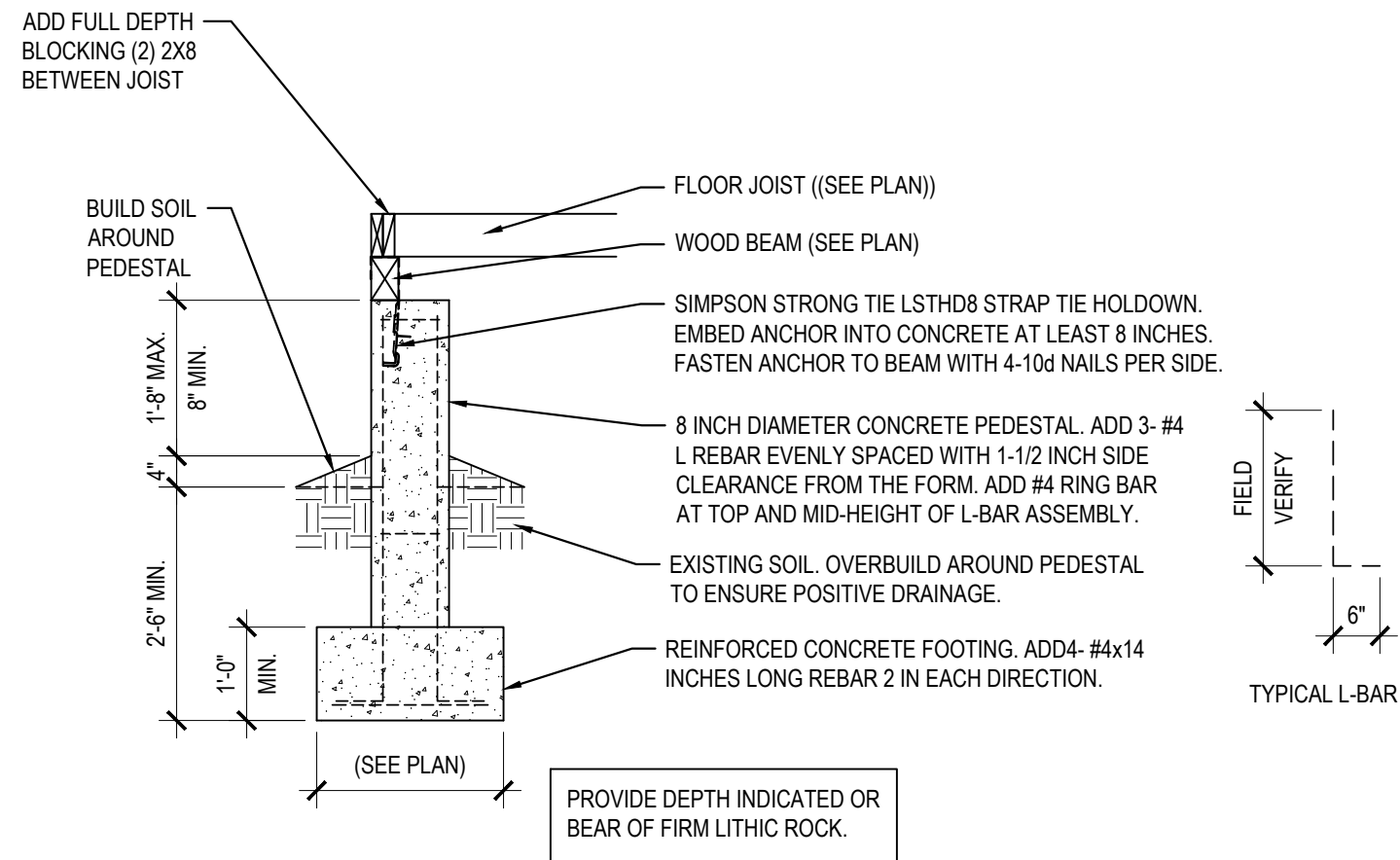
ROOF FRAMING PLAN

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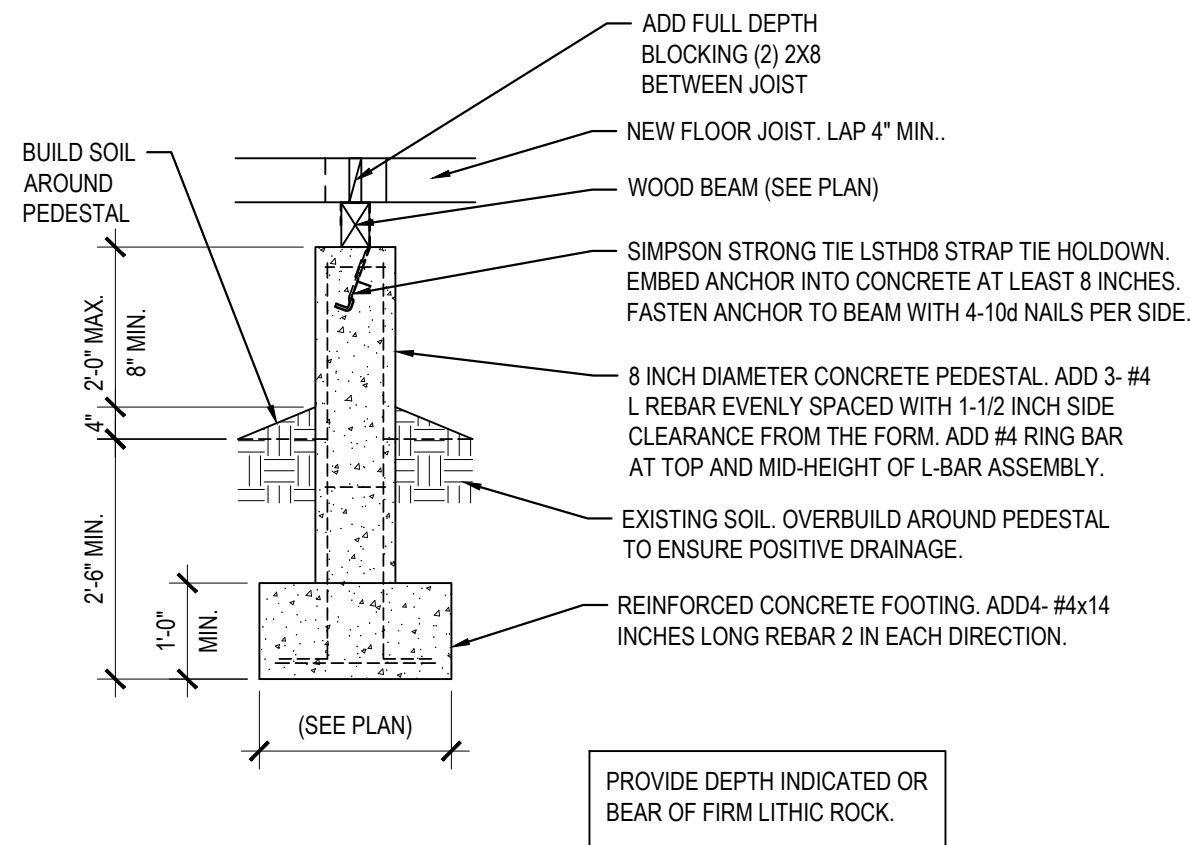


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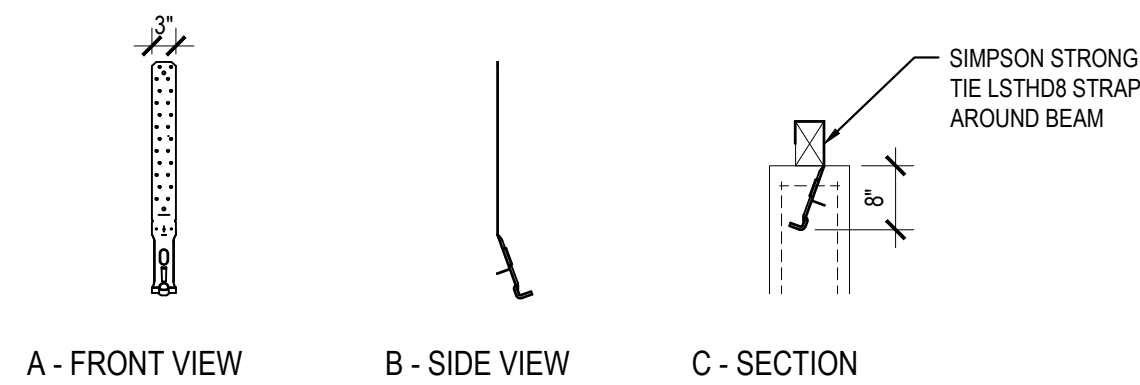
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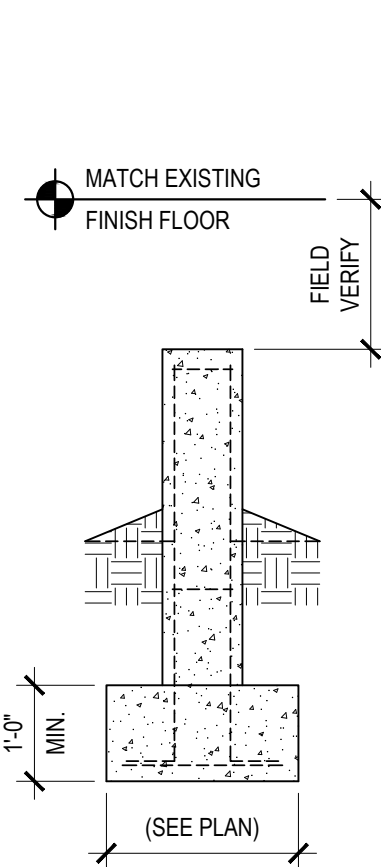
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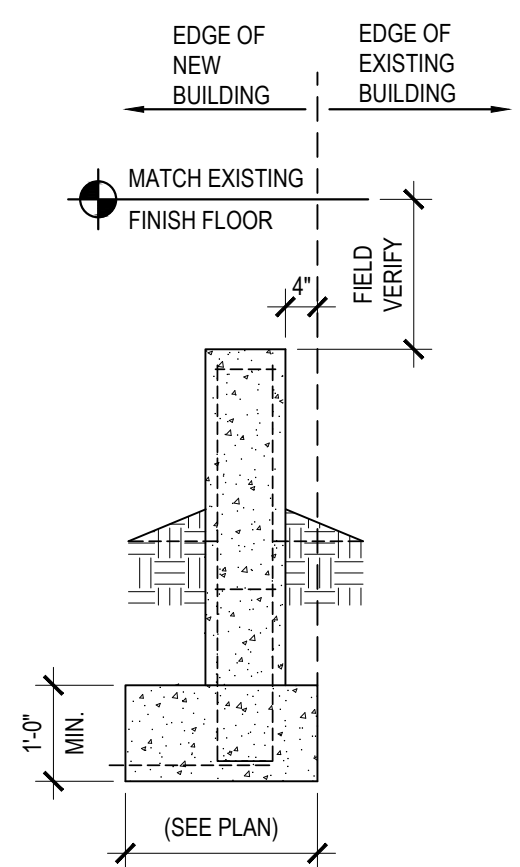
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SCALE : 1/2" = 1'-0"



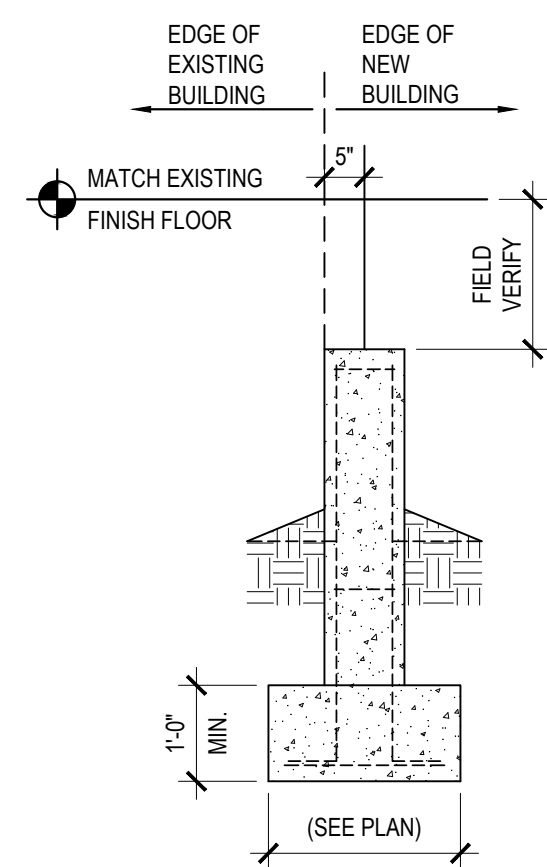
3 SIMPSON STRONG TIE LSTHD8 STRAP TIE HOLDOWN
SCALE : 1/2" = 1'-0"



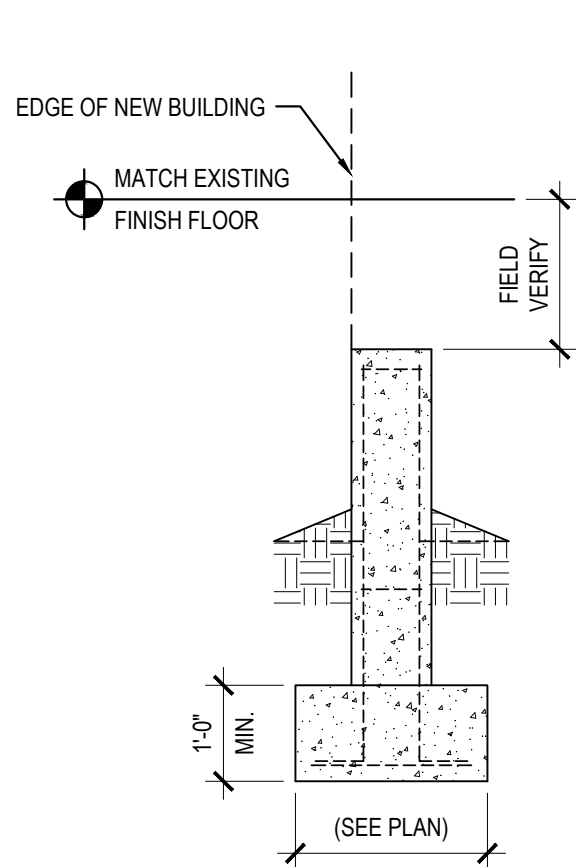
4 INTERNAL BUILDING FOUNDATION PEDESTAL
SCALE : 1/2" = 1'-0"



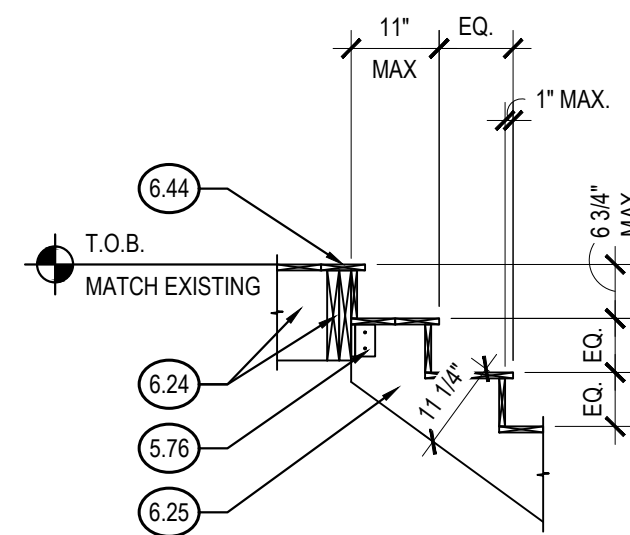
5 FOUNDATION PEDESTAL AT EXISTING BUILDING
SCALE : 1/2" = 1'-0"



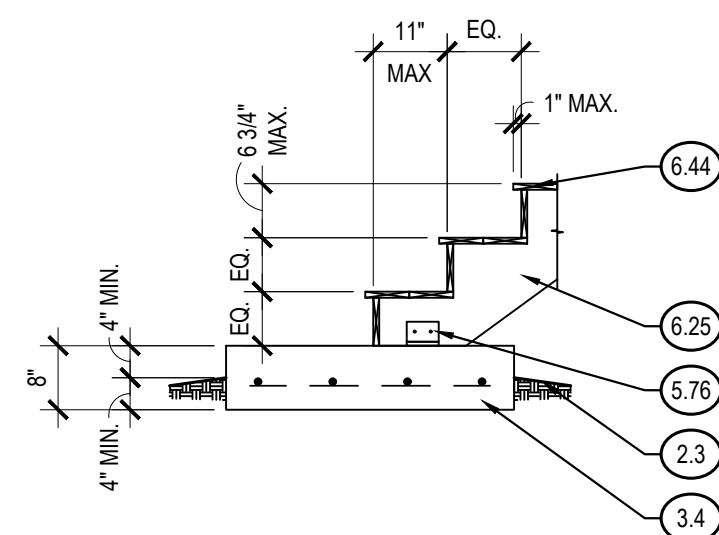
6 FOUNDATION PEDESTAL AT EXISTING BUILDING
SCALE : 1/2" = 1'-0"



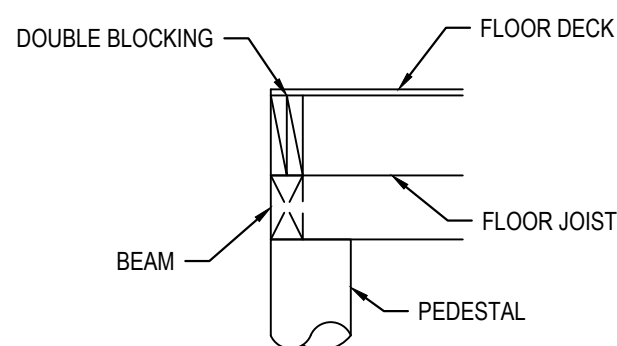
7 FOUNDATION PEDESTAL AT NEW BUILDING EDGE
SCALE : 1/2" = 1'-0"



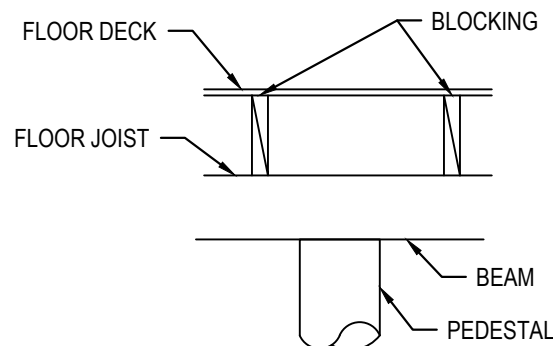
8 STAIR STRINGER AT HIGH BEAM CONNECTION
SCALE : 1/2" = 1'-0"



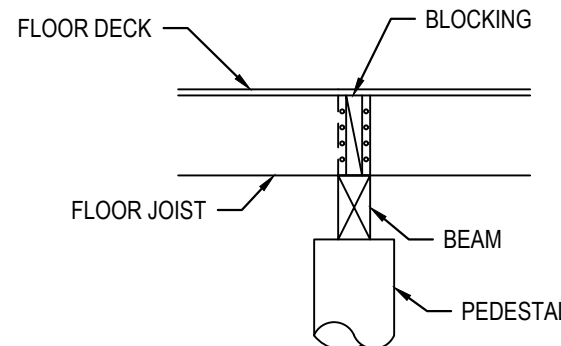
9 STAIR STRINGER AT CONCRETE FOOTING
SCALE : 1/2" = 1'-0"



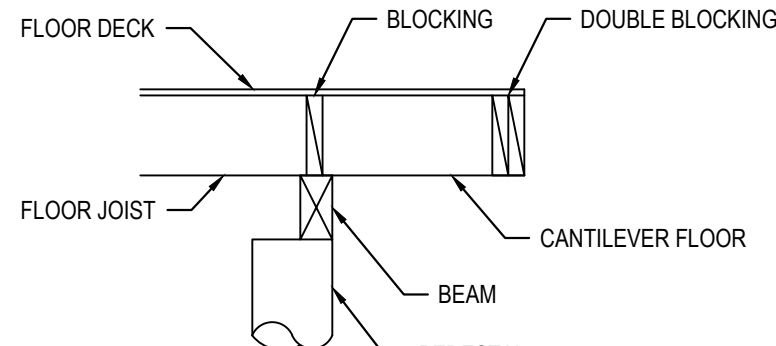
10 PERIMETER PEDESTAL
SCALE : 1/2" = 1'-0"



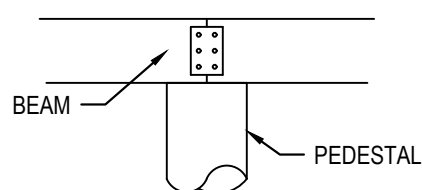
11 INTERIOR PEDESTAL
SCALE : 1/2" = 1'-0"



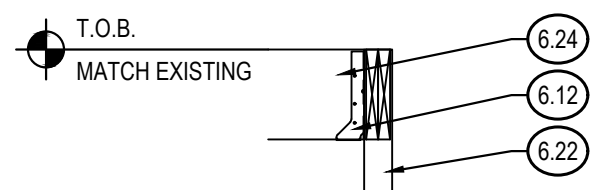
12 INTERIOR PEDESTAL
SCALE : 1/2" = 1'-0"



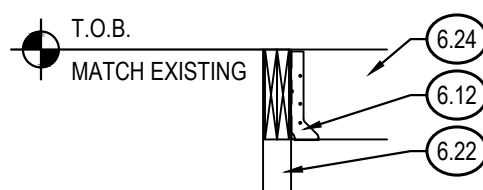
13 PERIMETER PEDESTAL WITH CANTILEVER
SCALE : 1/2" = 1'-0"



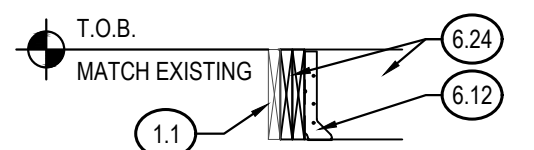
14 SPLICED BEAM
SCALE : 1/2" = 1'-0"



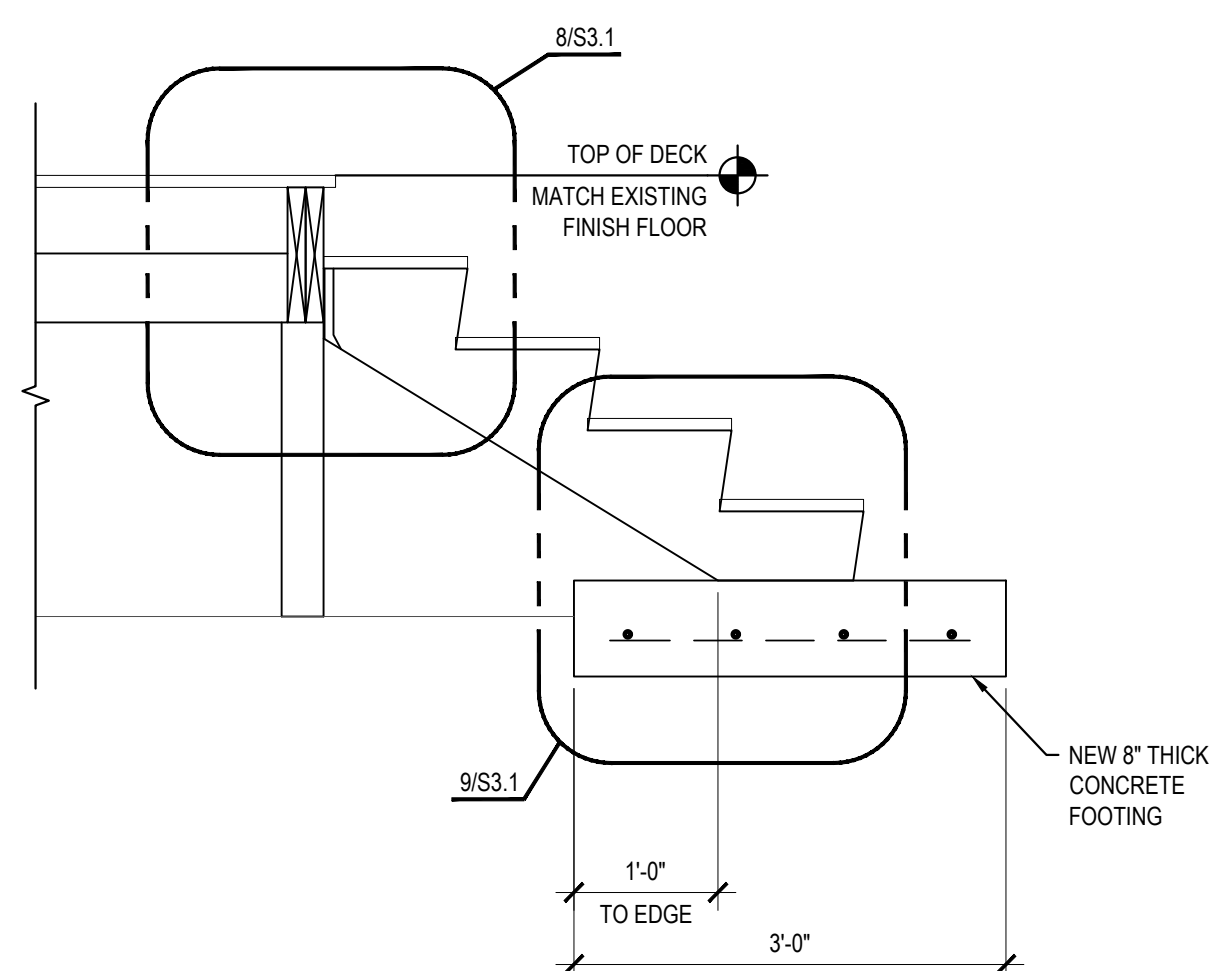
15 COLUMN AT BEAM CONNECTION
SCALE : 1/2" = 1'-0"



16 COLUMN AT BEAM CONNECTION
SCALE : 1/2" = 1'-0"



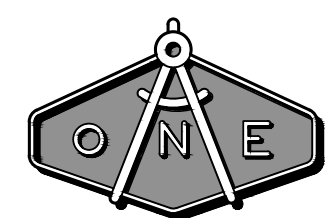
17 NEW BEAM CONNECTION AT EXISTING
SCALE : 1/2" = 1'-0"



18 STAIR SECTION
SCALE : 3/4" = 1'-0"

KEY NOTES

- 1.1) EXISTING FOUNDATION TO REMAIN - FIELD VERIFY AS NEEDED.
- 2.1) SELECT STRUCTURAL COMPACTED FILL.
- 2.2) COMPACTED EXISTING SOIL.
- 2.3) FINAL GRADE ALONG THE PERIMETER OF THE BUILDING SHALL BE AT LEAST 5% FOR A DISTANCE OF 10'-0" OUTWARD FROM THE EDGE OF THE BUILDING. ADD SOD ALONG THE FULL PERIMETER.
- 3.4) FOOTING REINFORCING SHALL BE #6 BARS AT 8" ON CENTER BOTH WAYS 3-INCHES CLEAR FROM BOTTOM OF FOOTING.
- 5.76) 3"x3"x3/16" CLIP ANGLE 4-INCH LONG. ATTACH WITH AT LEAST (3) 1/4-INCH" WOOD SCREWS AT EACH LEG.
- 6.12) JOIST HANGERS TO BE SIMPSON STRONG-TIE LUS TYPE HANGERS. INSTALL AS RECOMMENDED BY MANUFACTURER.
- 6.22) WOOD COLUMN - SEE PLAN.
- 6.24) WOOD BEAM - SEE PLAN.
- 6.25) 2X STRINGER - SEE PLAN.
- 6.44) 2x6 TREATED FLOOR DECKING. ATTACH TO FLOOR JOIST AND STAIR STRINGERS WITH AT LEAST 3-10d NAILS.



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STRUCTURAL DESIGN:
DAVIS/MORHUN RESIDENCE
518 EAST 40TH STREET
AUSTIN, TEXAS 78751

FOUNDATION DETAILS

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
DATE	11.3.2020								
ISSUE									



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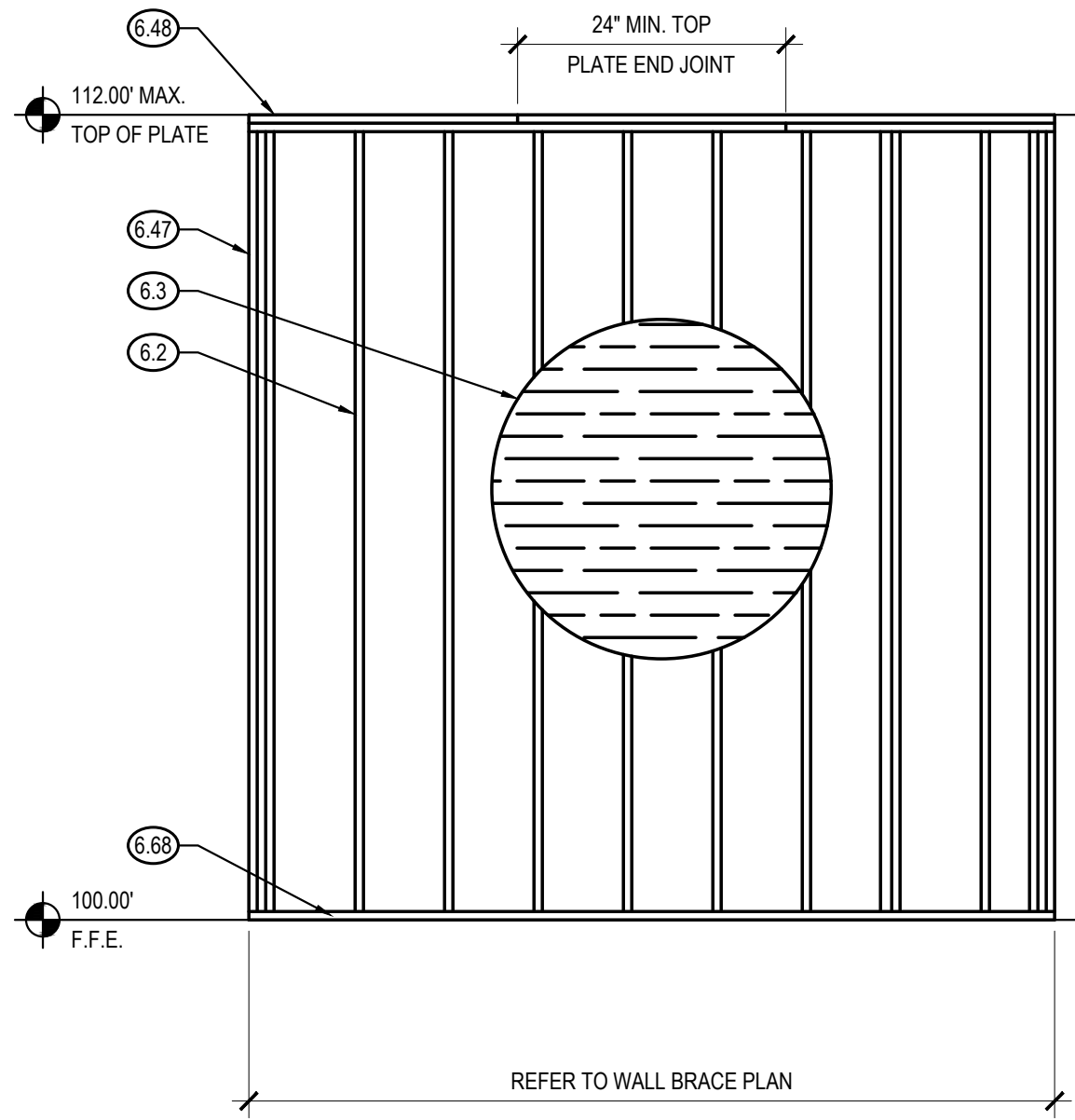
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S3.1

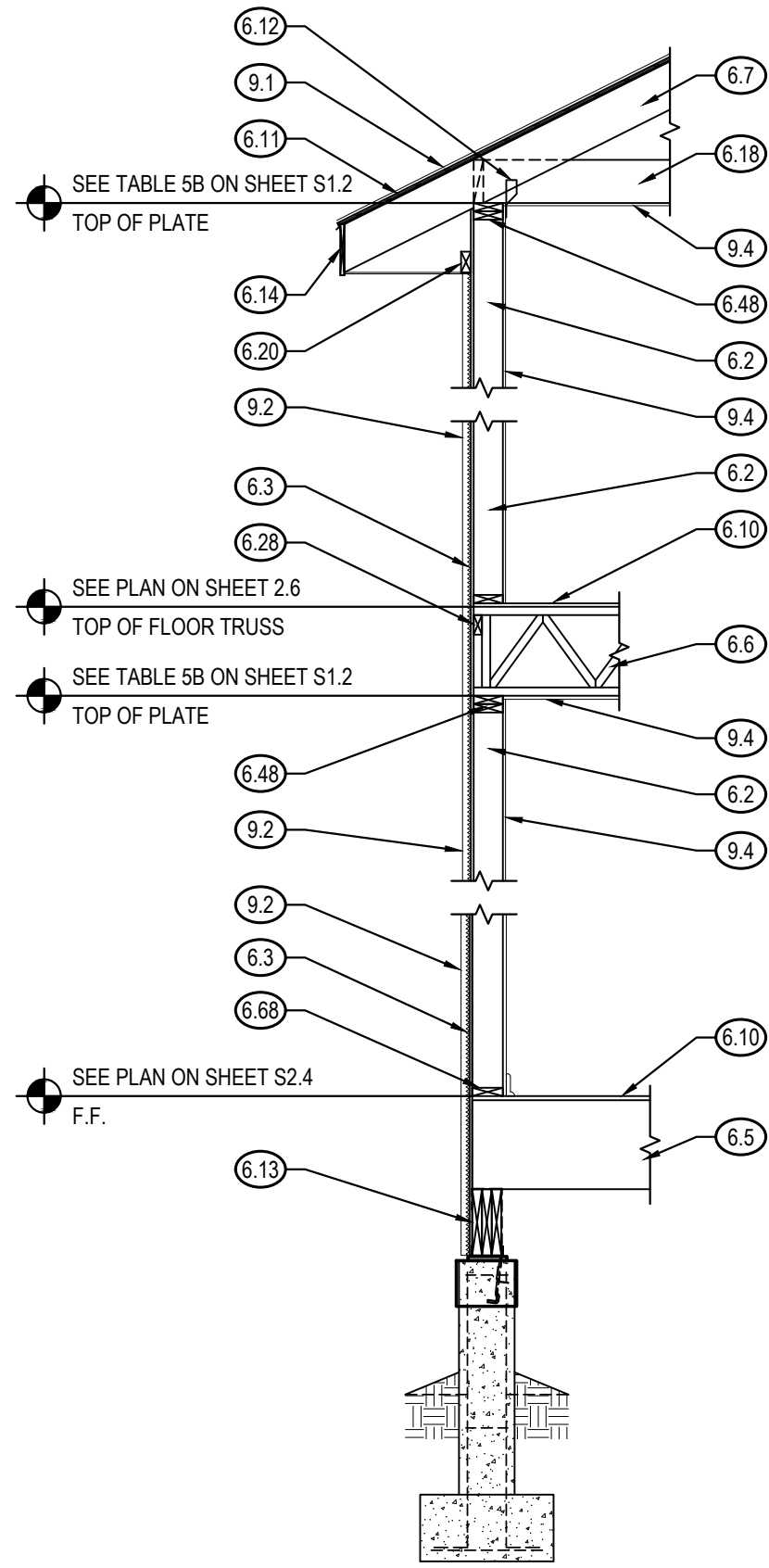
ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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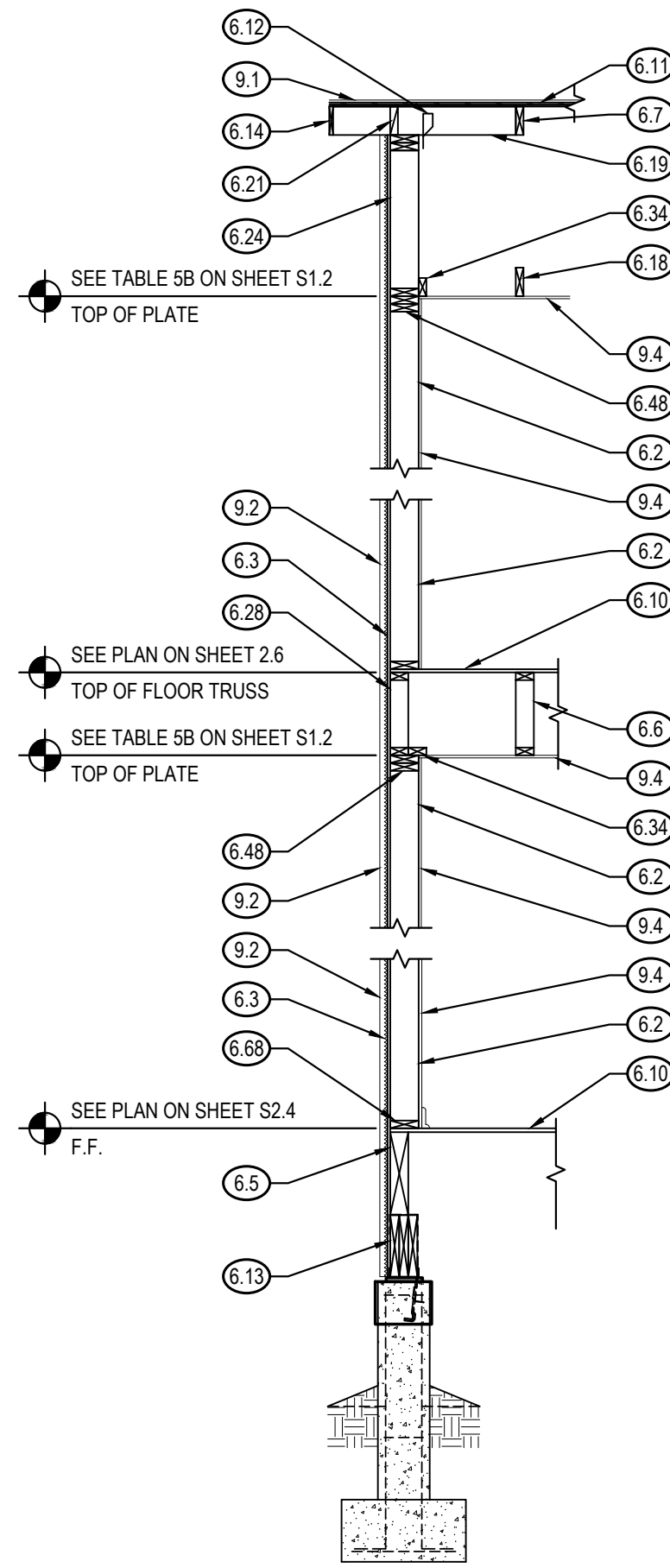




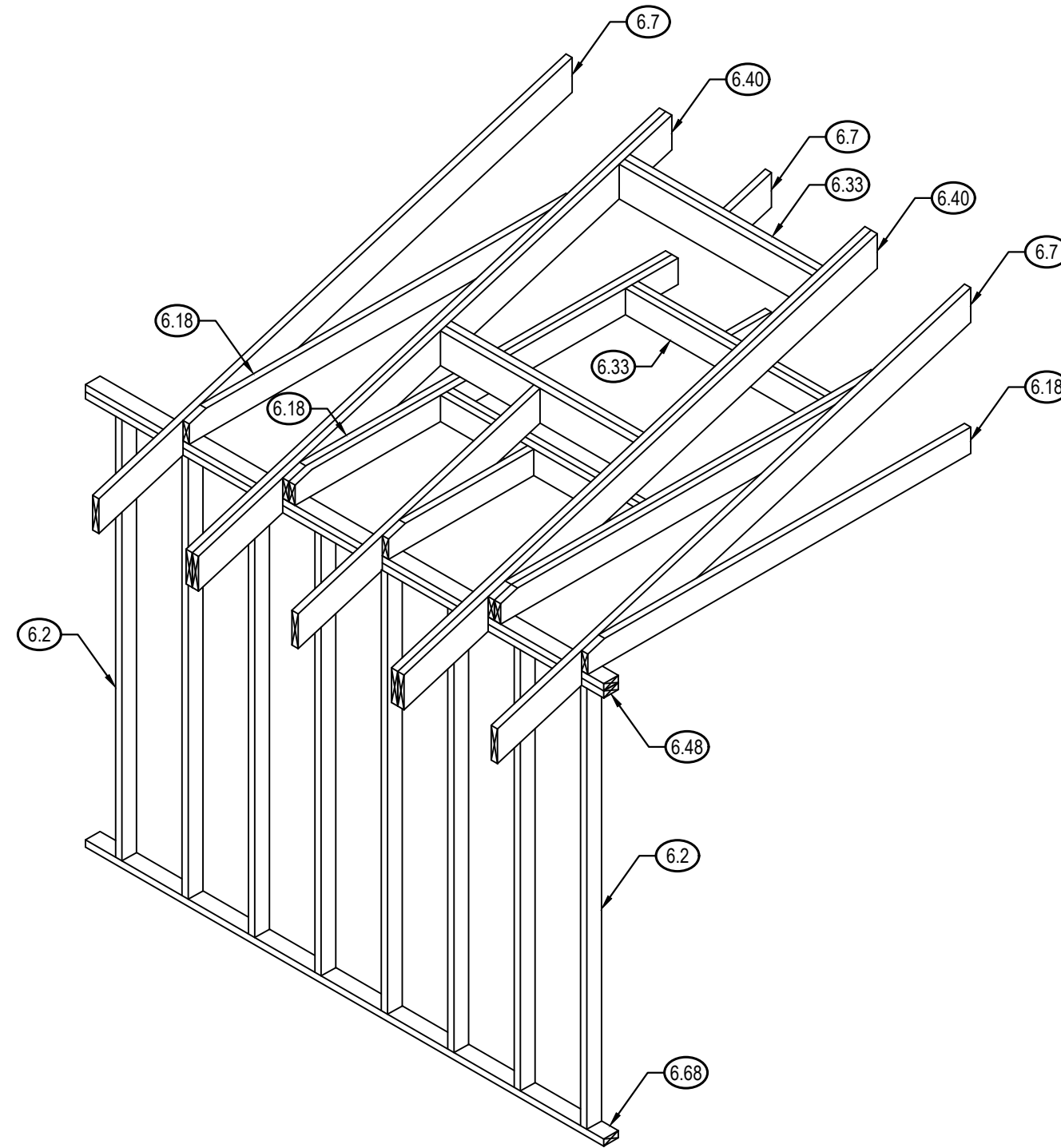
1 TYPICAL SCHEMATIC OF
ENGINEERED BRACED WALL PANEL
SCALE : 3/8" = 1'-0"



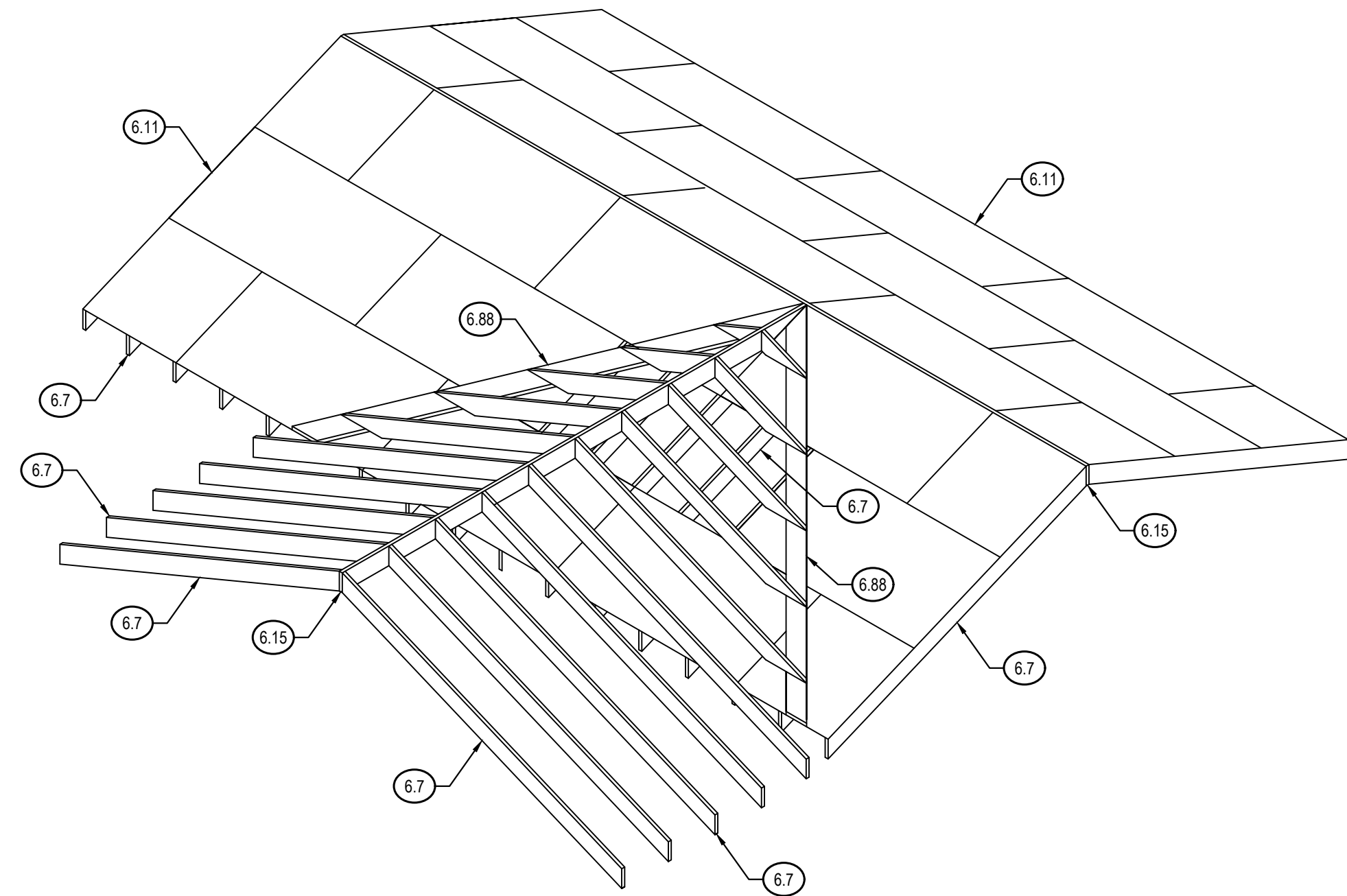
2 TYPICAL EXTERIOR BRACED WALL
SCALE : 3/8" = 1'-0"



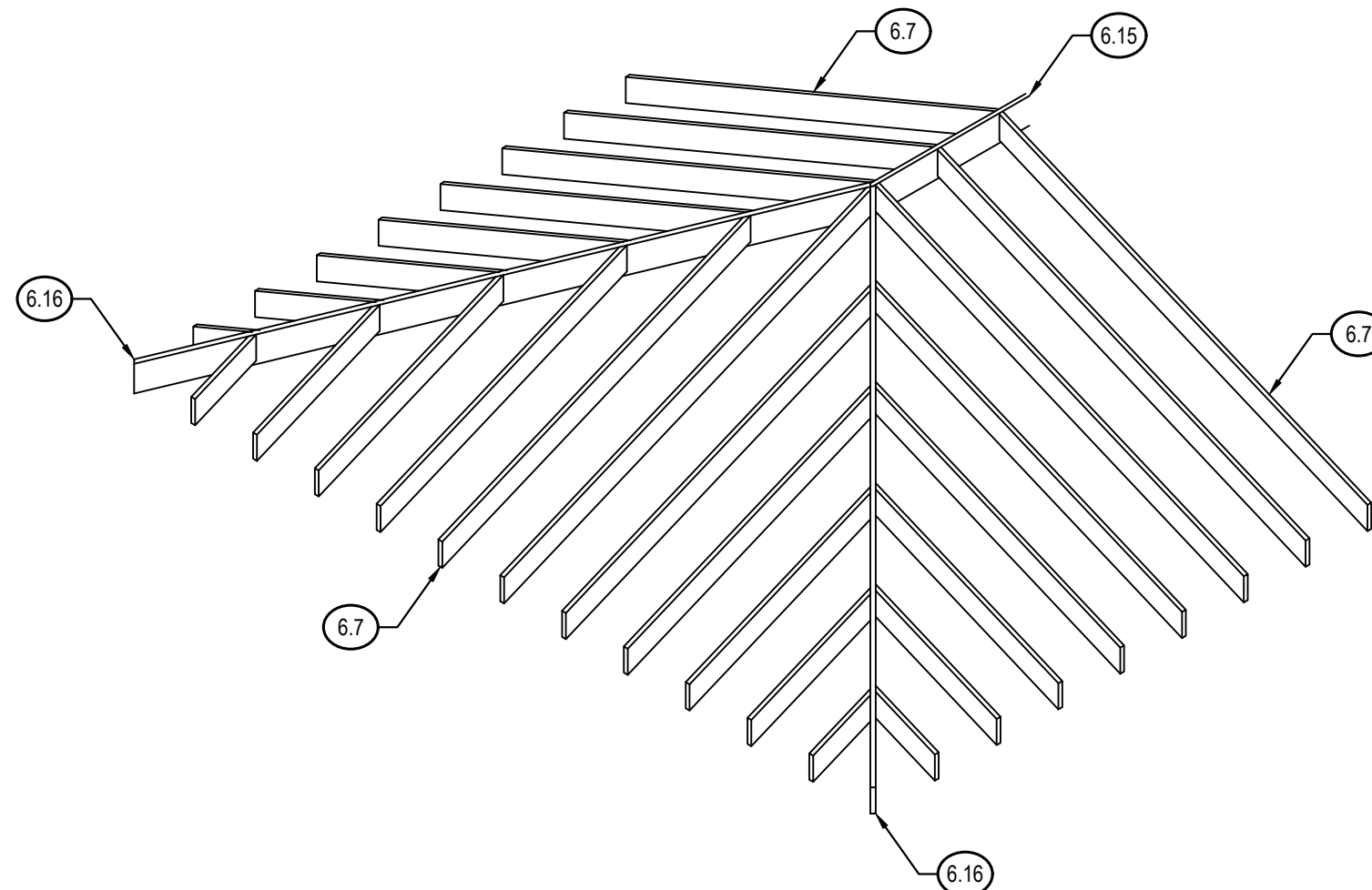
3 TYPICAL EXTERIOR BRACED WALL
SCALE : 3/8" = 1'-0"



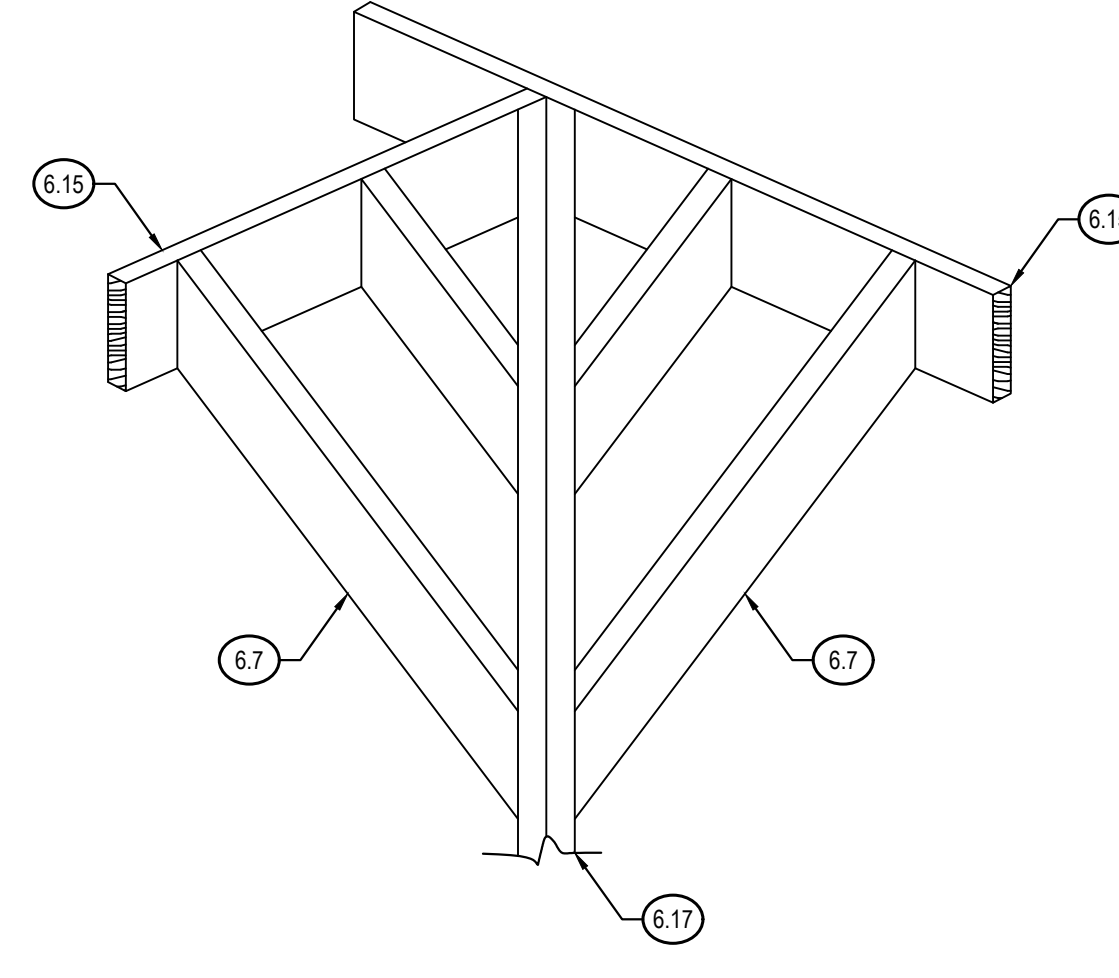
4 TYPICAL OPENING AT ROOF
SCALE : 3/8" = 1'-0"



5 VALLEY ROOF FRAMING DETAIL
SCALE : 1/4" = 1'-0"



6 HIP ROOF FRAMING DETAIL
SCALE : 1/4" = 1'-0"



7 VALLEY RAFTER ROOF FRAMING
SCALE : 3/4" = 1'-0"

FRAMING KEY NOTES

- 6.2) WALL STUDS: SEE TABLE 5B, ON SHEET S1.2
- STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, AND AROUND ALL OPENINGS. NOT LESS THAN (3) STUDS SHALL BE INSTALLED AT EACH WALL CORNER.
- PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF ALL WOOD STUD BEARING WALLS LOCATED ON THE FIRST FLOOR OF BUILDINGS.
- 6.3 EXTERIOR STRUCTURAL WALL SHEATHING - SEE TABLE 2B, ON SHEET S1.2
- ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS INDICATED ON THE DRAWINGS SHALL BE EFFECTIVELY AND THOROUGHLY SHEATHED.
- 6.5) FLOOR JOIST: 2X CONVENTIONAL FLOOR JOIST - SEE PLAN AND TABLE 3B, ON SHEET S1.2
- 6.6) FLOOR TRUSS: PREFABRICATED 4X WOOD FLOOR TRUSS - SEE PLAN ON SHEET S2.6 AND TABLE 3B, ON SHEET S1.2
- FLOOR AND ROOF TRUSSES SHALL BEAR WITHIN 5-INCHES OF THE WIDTH BENEATH THE DOUBLE TOP PLATE. TOENAIL TRUSS TO TOP PLATE WITH AT LEAST (4) 8d NAILS.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL CANTILEVERED JOISTS SHALL EXTEND INTO THE BUILDING A DISTANCE EQUAL TO THE CANTILEVER. CANTILEVERED JOISTS RUNNING PERPENDICULAR TO FRAMING INSIDE THE BUILDING SHALL BE CONNECTED TO INSIDE MEMBER WITH STANDARD JOIST HANGERS. CANTILEVERED JOIST RUNNING PARALLEL TO FRAMING INSIDE THE BUILDING SHALL BE NAILED TO THE SIDE OF THE INSIDE MEMBERS WITH 16d NAILS AT 12-INCHES ON CENTER TOP AND BOTTOM.
- 6.7) ROOF RAFTER: 2X CONVENTIONAL ROOF RAFTER - SEE ROOF FRAMING PLAN AND TABLE 3B, ON SHEET S1.2
- 6.10) FLOOR DECKING: SEE TABLE 2B, ON SHEET S1.2
- PLACE TONGUE AN GROOVE PLYWOOD FLOOR WITH REQUIRED JOINT SPACES BETWEEN SHEETS AND WITH END JOINTS STAGGERED. PLYWOOD GRAIN SHALL BE PERPENDICULAR TO FRAMING. SECURE SHEETS OVER FIRM BEARING. PROVIDE EDGE BLOCKING AT ALL FLOOR OPENINGS.
- 6.11) ROOF DECKING: SEE TABLE 2B, ON SHEET S1.2
- PLACE PLYWOOD ROOF SHEATHING WITH REQUIRED JOINT SPACES BETWEEN SHEETS AND WITH END JOINTS STAGGERED. PLYWOOD GRAIN SHALL BE PERPENDICULAR TO FRAMING.
- 6.12) JOIST HANGER: SEE TABLE 7, ON SHEET S1.2
- 6.13) WOOD BEAM - SEE FRAMING PLAN AND TABLE 6, ON SHEET S1.2
- 6.14) FASCIA BOARD: CONTINUOUS FASCIA BOARD - SEE FRAMING PLAN AND REFER TO ARCHITECT/DESIGNER/OWNER. IF NOT PROVIDED BY OTHERS, SEE TABLE 3B, ON SHEET S1.2
- 6.15) RIDGE BOARD/BEAM: SEE FRAMING PLAN. SEE TABLE 3B ON SHEET S1.2 FOR RIDGE BOARD AND TABLE 6 ON SHEET S1.2 FOR BEAM, AS APPLICABLE.
- 6.16) HIP BOARD/BEAM: SEE FRAMING PLAN. SEE TABLE 3B ON SHEET S1.2 FOR HIP BOARD AND TABLE 6 ON SHEET S1.2 FOR BEAM, AS APPLICABLE.
- 6.17) VALLEY BOARD/BEAM: SEE FRAMING PLAN. SEE TABLE 3B ON SHEET S1.2 FOR VALLEY BOARD AND TABLE 6 ON SHEET S1.2 FOR BEAM, AS APPLICABLE.
- 6.18) CEILING JOIST: SEE FRAMING PLAN. SEE TABLE 3B, ON SHEET S1.2
- 6.19) ROOF OUTRIGGER - SEE FRAMING PLAN, ON SHEET S2.8 AND TABLE 3B, ON SHEET S1.2
- 6.20) SOFFIT SUPPORT: 2x4 HORIZONTAL SUPPORT FOR SOFFIT. FASTEN TO 2X NAILER ALONG WALL WITH (2) 10d TOE NAILS.
- 6.21) BLOCKING FOR JOISTS: 2X FULL DEPTH BLOCKING BETWEEN ALL FLOOR JOISTS, CEILING JOISTS AND ROOF RAFTERS. BLOCKING DEPTH TO MATCH SIZE OF FRAMING MEMBER BEING REINFORCED.
- 6.24) WALL STUDS AT END WALL OF GABLE: MATCH BUILDING WALL STUDS FROM FLOOR BELOW. SEE TABLE 5B, ON SHEET S1.2
- 6.28) RIBBON BLOCKING FOR TRUSS/JOIST FRAMING: CONTINUOUS 2X RIBBON BLOCKING FACE NAILED TO EACH TRUSS/JOIST WITH (2) 16d NAILS.
- 6.33) BLOCK-OUT HEADER: DOUBLE BLOCK-OUT HEADER AT OPENING. REFER TO ARCHITECT/DESIGNER/OWNER FOR LOCATION AND SIZE. BLOCK-OUT HEADER TO BE (2) 2X MEMBERS, MATCHING SIZE, SHAPE AND SPECIES, AS INTERSECTING AND ADJACENT FRAMING MEMBERS.
- 6.34) EDGE SUPPORT FOR CEILING: CONTINUOUS 2x4 NAILED TO WALL TO PROVIDE FOR FIRM EDGE SUPPORT OF CEILING.
- 6.40) DOUBLE TRIMMER RAFTER: (2) 2X RAFTERS AT EACH SIDE OF BLOCK-OUT OPENING. DOUBLE TRIMMER RAFTERS TO MATCH SIZE OF ADJACENT RAFTERS. SEE FRAMING PLAN AND TABLE 3B, ON SHEET S1.2
- 6.47) CORNER STUDS AT END OF BRACED WALL: (2) 2X CORNER STUDS AT EACH END OF BRACED WALL. SEE DETAIL H FOR FRAMING INTERSECTING WALLS TO BRACED WALLS. DO NOT ADD 2X BLOCKING TO CORNER STUDS AT BRACED WALLS.
- 6.48) DOUBLE TOP PLATE FOR BRACED WALLS: DOUBLE 2X TOP PLATE. SEE TABLE 5B, ON SHEET S1.2 FOR MEMBER SIZE. LAP TOP PLATE MEMBERS AT LEAST 24-INCHES FOR CONTINUITY.
- 6.68) SOLE (BOTTOM) PLATE: 2X SPF # 2 OR BETTER. ANCHOR SOLE PLATE TO FLOOR JOIST WITH 1/2-INCH DIAMETER X 5-INCH LONG LAG SCREW AT 32-INCHES ON CENTER.
- 6.88) ADD 2x6 FLAT NAILER TO TOP OF WOOD DECK. FASTEN NAILER TO WOOD DECK WITH (3) NO. 10 STRUCTURAL WOOD SCREWS AT EACH INTERSECTING SUPPORT BELOW.
- 9.1) ROOFING MATERIAL - REFER TO ARCHITECT/DESIGNER/OWNER.
- 9.2) EXTERIOR FINISH - REFER TO ARCHITECTURAL/DESIGNER/OWNER.
- 9.4) INTERIOR FINISH - REFER TO ARCHITECT/DESIGNER/OWNER.

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STRUCTURAL DESIGN:
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518 EAST 40TH STREET
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TYPICAL FRAMING SECTION

BY	MAC								
REMARKS									
DATE	11.3.2020								
ISSUE									

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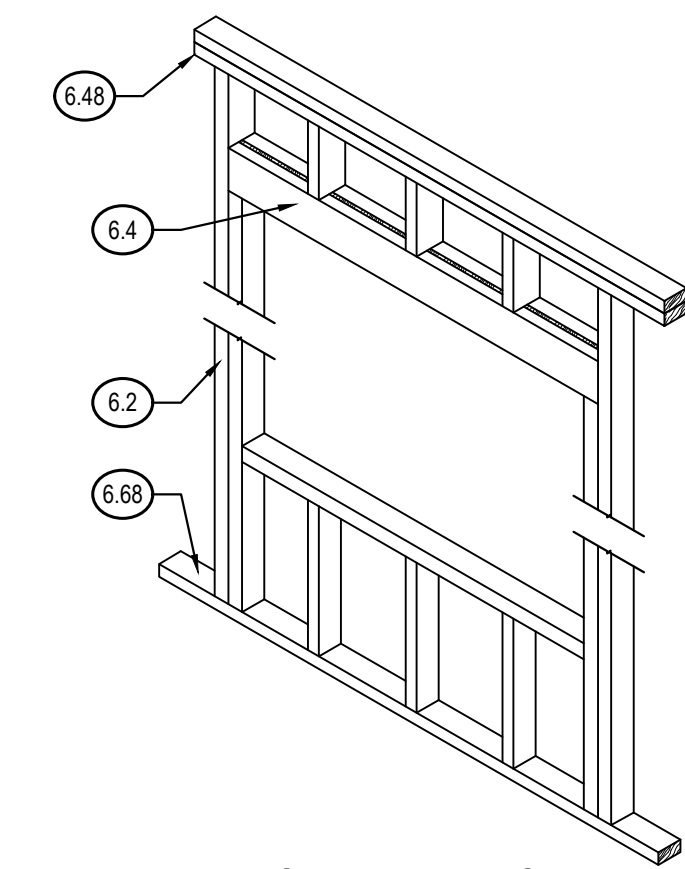
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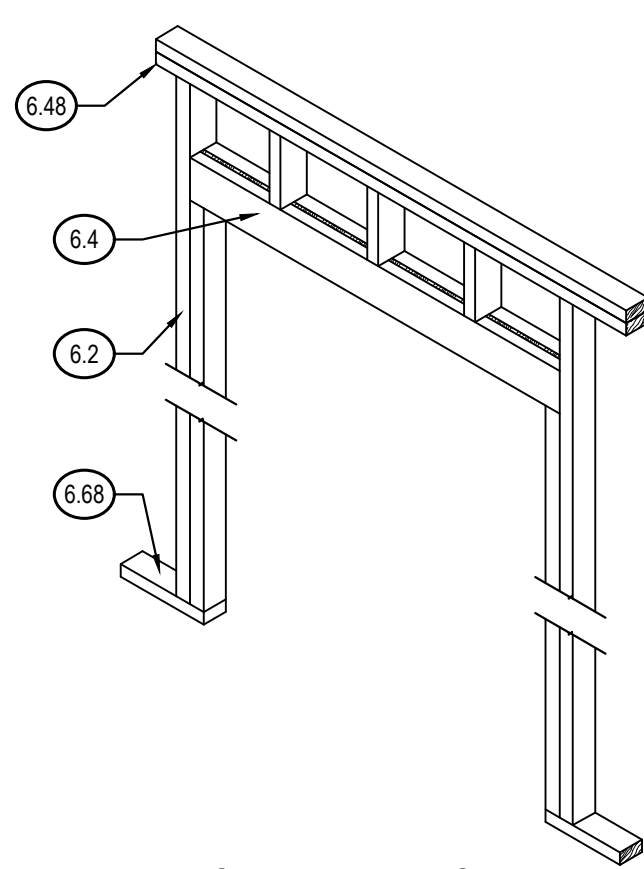
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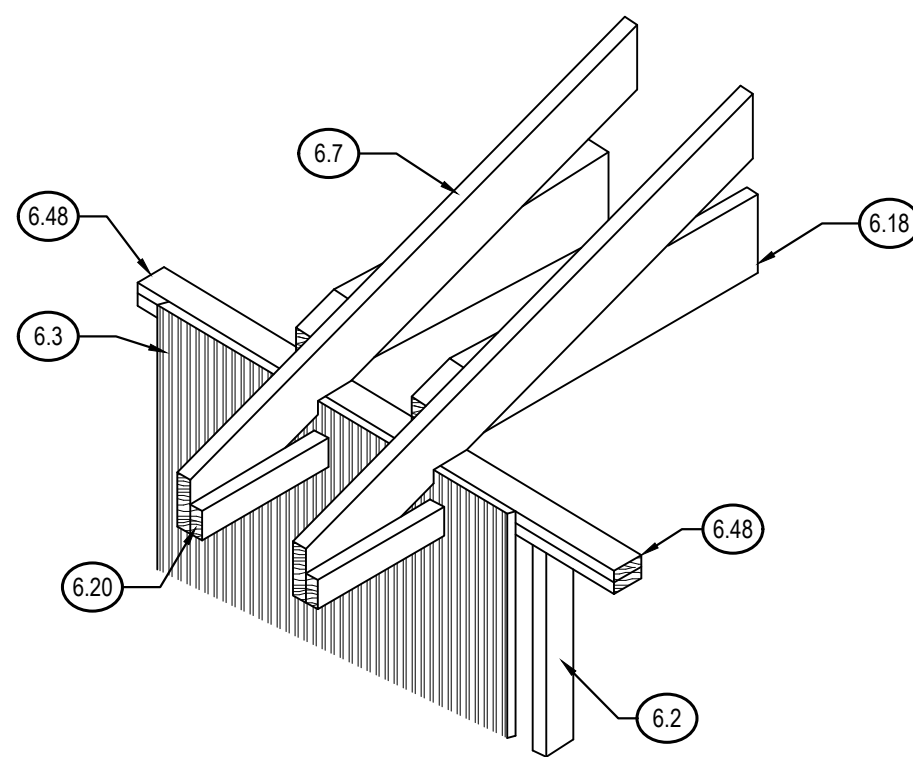
TYPICAL EXTERIOR WALL OPENINGS

SCALE : 3/4" = 1'-0"



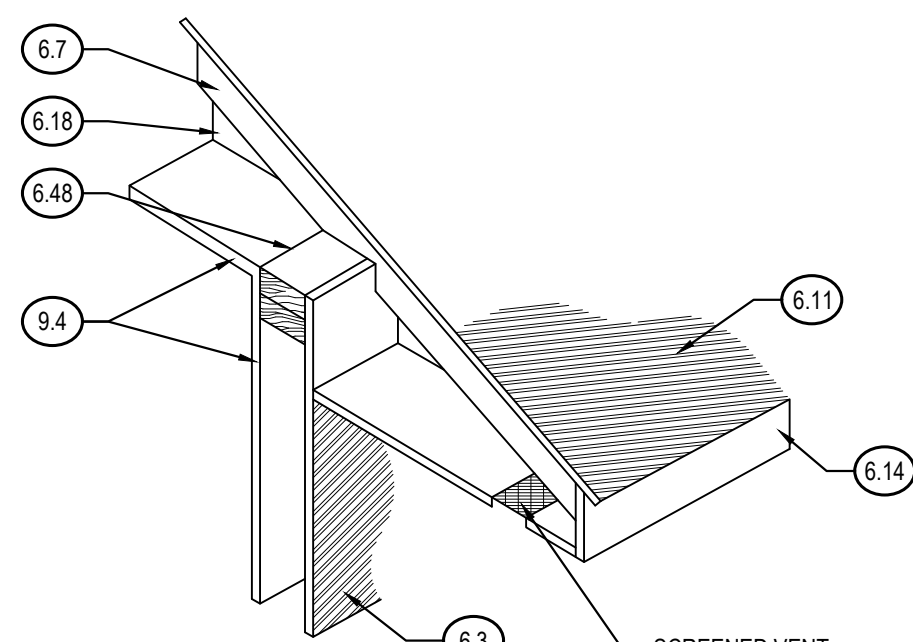
TYPICAL EXTERIOR DOOR OPENINGS

SCALE : 3/4" = 1'-0"



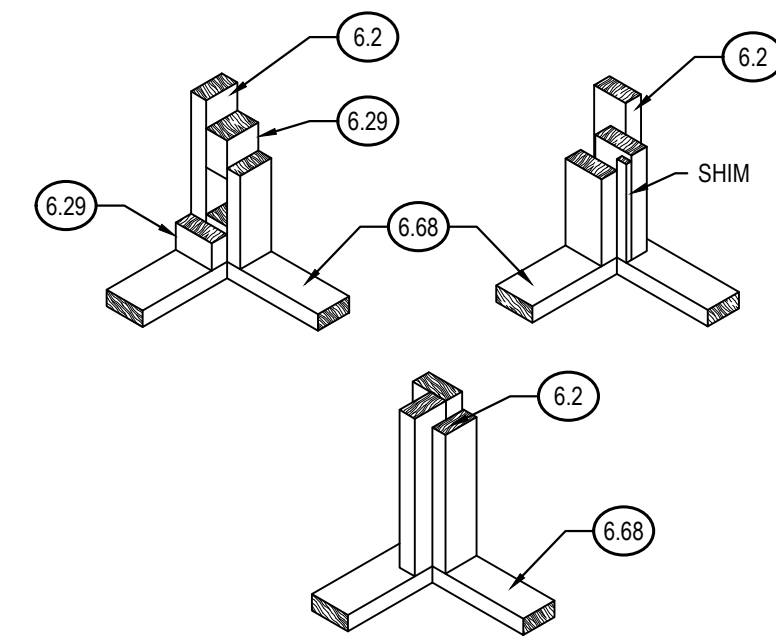
TYPICAL ROOF FRAMING AT EAVE

SCALE : 3/4" = 1'-0"



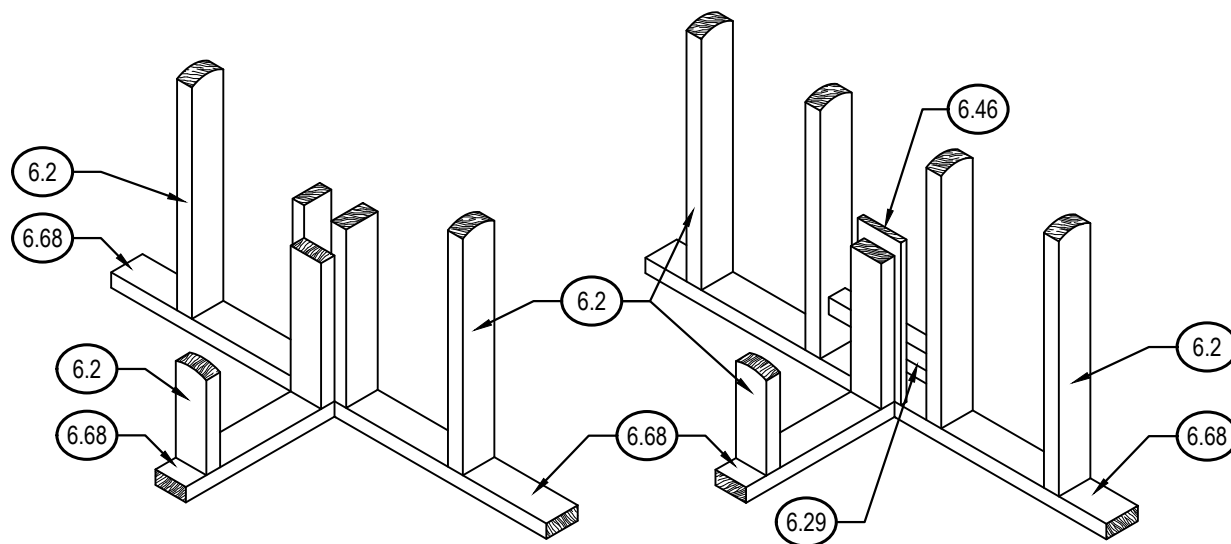
VENTILATING EAVE OVERHANGS

SCALE : 3/4" = 1'-0"



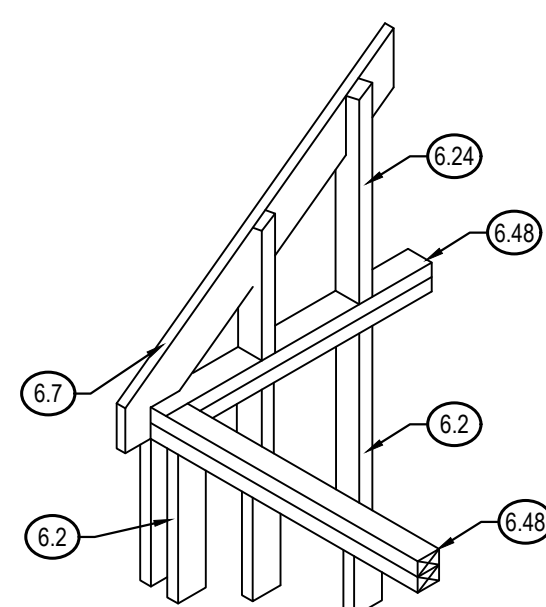
TYPICAL MULTIPLE STUDS AT CORNERS

SCALE : 3/4" = 1'-0"



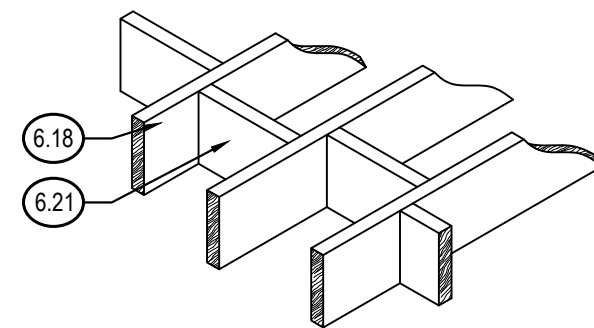
TYPICAL WALL FRAMING AT INTERSECTING PARTITIONS

SCALE : 3/4" = 1'-0"



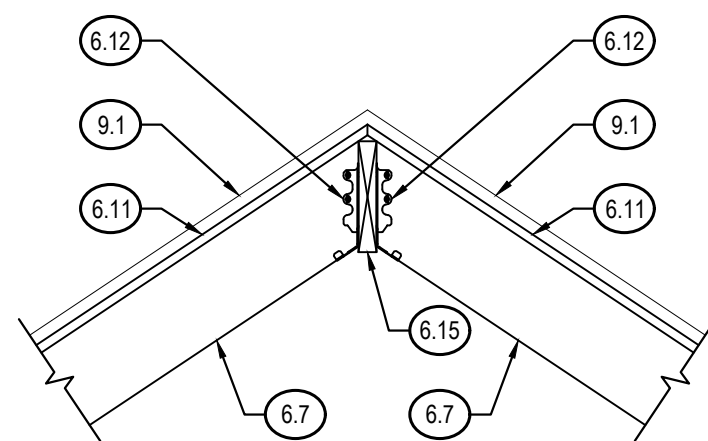
TYPICAL WALL FRAMING AT GABLE ENDS

SCALE : 3/4" = 1'-0"



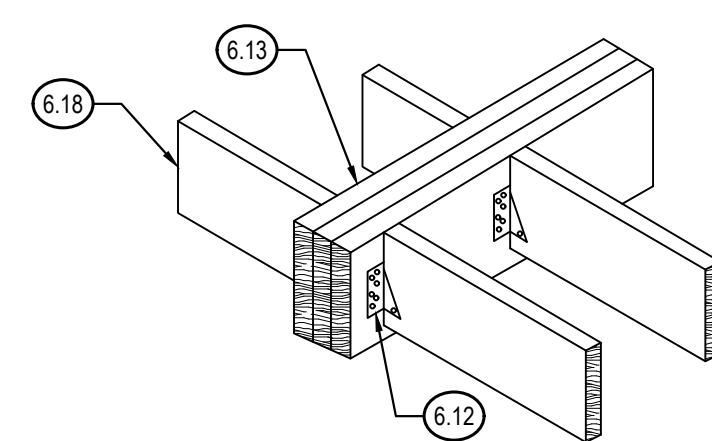
TYPICAL JOIST BLOCKING

SCALE : 3/4" = 1'-0"



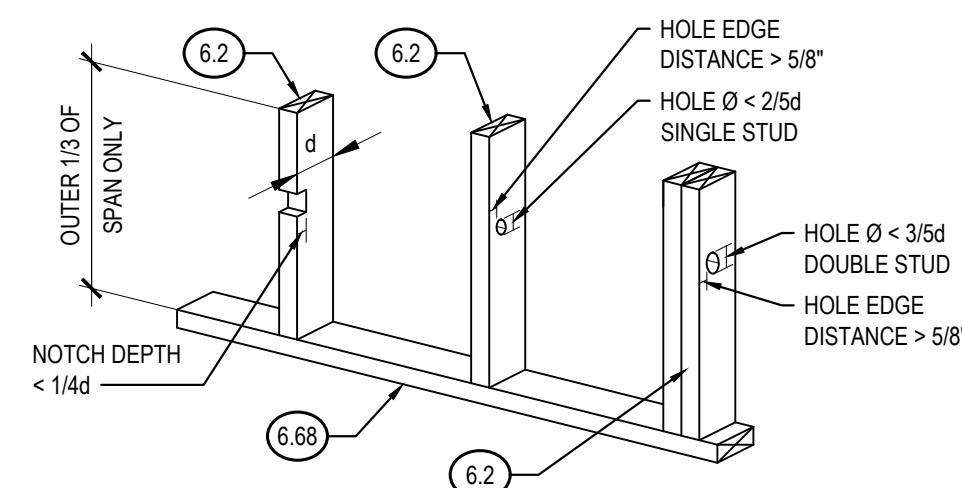
TYPICAL ROOF SECTION

SCALE : 3/4" = 1'-0"



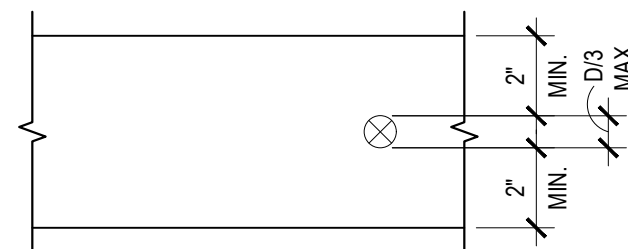
TYPICAL CEILING JOIST TO BEAM

SCALE : 3/4" = 1'-0"



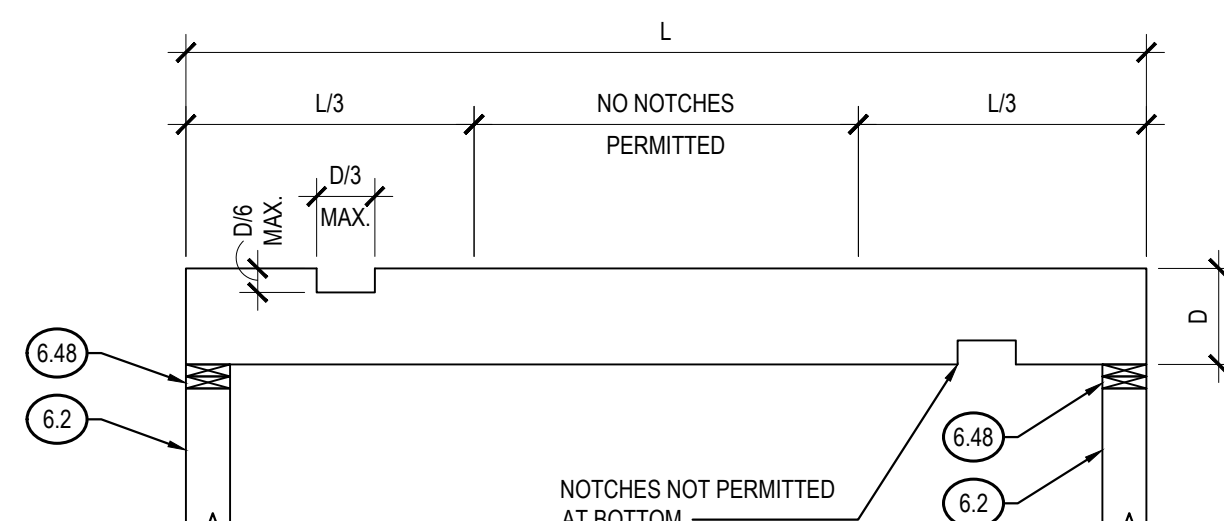
ALLOWABLE STUD NOTCHES

SCALE : 3/4" = 1'-0"



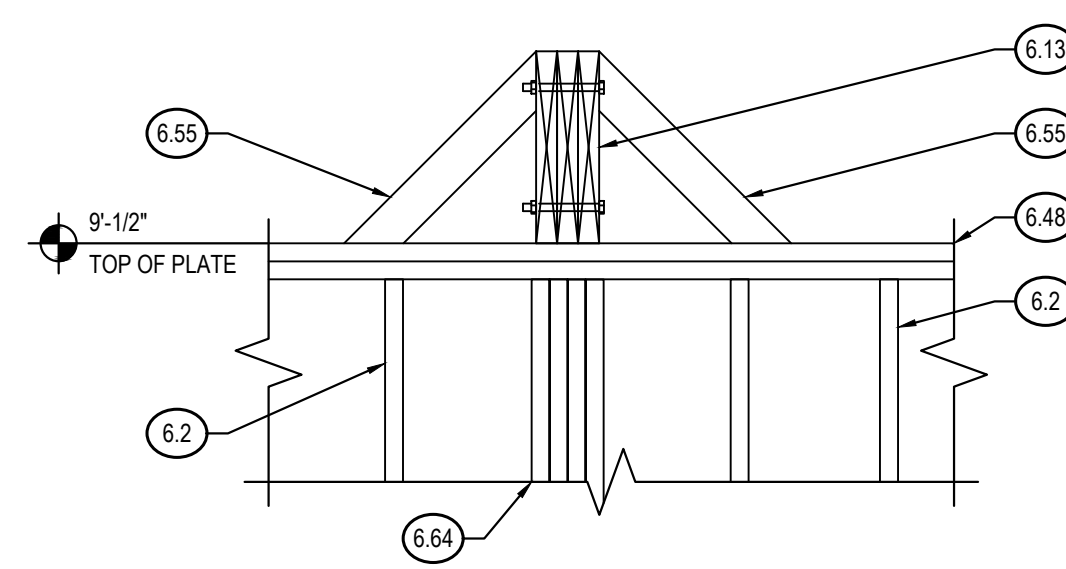
ALLOWABLE HOLES IN RAFTERS

SCALE : 3/4" = 1'-0"



ALLOWABLE NOTCHES IN RAFTERS

SCALE : 3/4" = 1'-0"



BEAM BRACE DETAIL

SCALE : 3/4" = 1'-0"

FRAMING KEY NOTES

6.2) WALL STUDS: SEE TABLE 5, ON SHEET S1.2

STUDS SHALL BE DOUBLED AT ALL ANGLES, CORNERS, AND AROUND ALL OPENINGS. NOT LESS THAN (3) STUDS SHALL BE INSTALLED AT EACH WALL CORNER.

PROVIDE 2X SOLID BLOCKING AT MID-HEIGHT OF ALL WOOD STUD BEARING WALLS LOCATED ON THE FIRST FLOOR OF BUILDINGS.

6.3) EXTERIOR STRUCTURAL WALL SHEATHING - SEE TABLE 2, ON SHEET S1.2

ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS INDICATED ON THE DRAWINGS SHALL BE EFFECTIVELY AND THOROUGHLY SHEATHED.

6.4) HEADER: SEE FRAMING PLAN AND TABLE 4 ON SHEET S1.2

UNLESS NOTED OTHERWISE, ADD (1) 2X CRIPPLE STUD AT EACH END OF THE END AND (1) KING STUD FACE NAILED TO CRIPPLE STUD AT EACH END.

6.7) ROOF RAFTER: 2X CONVENTIONAL ROOF RAFTER - SEE ROOF FRAMING PLAN AND TABLE 3, ON SHEET S1.2

6.11) ROOF DECKING: SEE TABLE 2, ON SHEET S1.2

PLACE PLYWOOD ROOF SHEATHING WITH REQUIRED JOINT SPACES BETWEEN SHEETS AND WITH END JOINTS STAGGERED. PLYWOOD GRAIN SHALL BE PERPENDICULAR TO FRAMING.

6.12) JOIST HANGER: SEE TABLE 7, ON SHEET S1.2

6.13) WOOD BEAM - SEE FRAMING PLAN AND TABLE 6, ON SHEET S1.2

6.14) FASCIA BOARD: CONTINUOUS FASCIA BOARD - SEE FRAMING PLAN AND REFER TO ARCHITECT/DESIGNER/OWNER, IF NOT PROVIDED BY OTHERS, SEE TABLE 3, ON SHEET S1.2

6.15) RIDGE BOARD/BEAM: SEE FRAMING PLAN. SEE TABLE 3B ON SHEET S1.2 FOR RIDGE BOARD AND TABLE 6 ON SHEET S1.2 FOR BEAM, AS APPLICABLE.

6.18) CEILING JOIST: SEE FRAMING PLAN. SEE TABLE 6, ON SHEET S1.2

6.20) SOFFIT SUPPORT: 2x4 HORIZONTAL SUPPORT FOR SOFFIT. FASTEN TO 2X NAILER ALONG WALL WITH (2) 10d TOE NAILS.

6.21) BLOCKING FOR JOISTS: 2X FULL DEPTH BLOCKING BETWEEN ALL FLOOR JOISTS, CEILING JOISTS AND ROOF RAFTERS. BLOCKING DEPTH TO MATCH SIZE OF FRAMING MEMBER BEING REINFORCED.

6.24) WALL STUDS AT END WALL OF GABLE: MATCH BUILDING WALL STUDS FROM FLOOR BELOW. SEE TABLE 5B ON SHEET S1.2

6.29) BLOCKING FOR STUDS: 2X BLOCKING BETWEEN 2X STUDS AT 32-INCHES ON CENTER ALONG THE FULL HEIGHT OF BLOCKED STUDS. TOE NAIL BLOCKING TO STUDS WITH (2) 8d NAILS PER SIDE.

6.46) CONTINUOUS NAILER: CONTINUOUS 2X NAILER. MATCH NAILER DEPTH TO SUPPORTED FRAMING MEMBER.

FASTEN TO STRUCTURAL WALL AS FOLLOWS:

2x4 NAILER: (2) NO. 10 STRUCTURAL WOOD SCREWS AT EACH STUD.
2x6 NAILER: (3) NO. 10 STRUCTURAL WOOD SCREWS AT EACH STUD.
2x8 NAILER: (4) NO. 10 STRUCTURAL WOOD SCREWS AT EACH STUD.
2x10 NAILER: (5) NO. 10 STRUCTURAL WOOD SCREWS AT EACH STUD.
2x12 NAILER: (6) NO. 10 STRUCTURAL WOOD SCREWS AT EACH STUD.

NAILS MAY NOT BE SUBSTITUED FOR STRUCTURAL WOOD SCREWS.

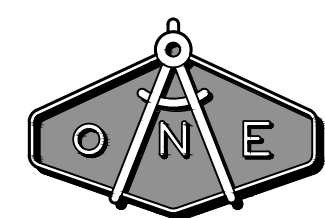
6.48) DOUBLE TOP PLATE FOR BRACED WALLS: DOUBLE 2X TOP PLATE. SEE TABLE 5B, ON SHEET S1.2 FOR MEMBER SIZE. LAP TOP PLATE MEMBERS AT LEAST 24-INCHES FOR CONTINUITY.

6.55) TOP PLATE DIAGONAL BRIDGING TO STUD: 2x4 DIAGONAL BRIDGING AT 2-FEET ON CENTER ALONG FULL LENGTH OF WALL. FASTEN TO TOP OF JOIST/TRUSS AND TO TOP OF PLATE WITH (2) 10d NAILS.

6.68) SOLE (BOTTOM) PLATE: 2X SPF # 2 OR BETTER. ANCHOR SOLE PLATE TO FLOOR JOIST WITH 1/2-INCH DIAMETER x 5-INCH LONG LAG SCREW AT 32-INCHES ON CENTER.

9.1) ROOFING MATERIAL - REFER TO ARCHITECT/DESIGNER/OWNER.

9.4) INTERIOR FINISH - REFER TO ARCHITECT/DESIGNER/OWNER.



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518 EAST 40TH STREET
AUSTIN, TEXAS 78751

TYPICAL FRAMING DETAILS

BY	MAC								
REMARKS	ISSUE FOR PERMIT								
DATE	11.3.2020								
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THIS DOCUMENT EXPIRES 12 MONTHS FROM THE DATE OF SIGNATURE.

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S4.2

ANY PARTY, REFERENCING THESE PLANS FOR PRICING OR CONSTRUCTION, SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THEIR SCOPE OF WORK, THE PROCUREMENT OF MATERIAL, AND FABRICATION OF COMPONENTS FOR THE CONSTRUCTION SHOWN ON THESE PLANS PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED, THE DOCUMENTS DO NOT INDICATE THE MEANS AND METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF PROPERTY AND HIMSELF, DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, RETAINING PROFESSIONAL TO AID IN DEVELOPING, SHORING AND BRACING SYSTEMS, AND INSPECTION OF THE ASSEMBLY AND MAINTENANCE OF BRACING AND SHORING SYSTEMS. DESIGN, CONSTRUCT, INSPECT AND MAINTAIN BRACING AND SHORING SYSTEMS TO SUSTAIN PRESCRIBED SERVICE LOADS PER THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSIDENCE, STRUCTURAL DAMAGE OR OTHER OBJECTIONAL CONDITIONS CAUSED BY HIS OPERATIONS.

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