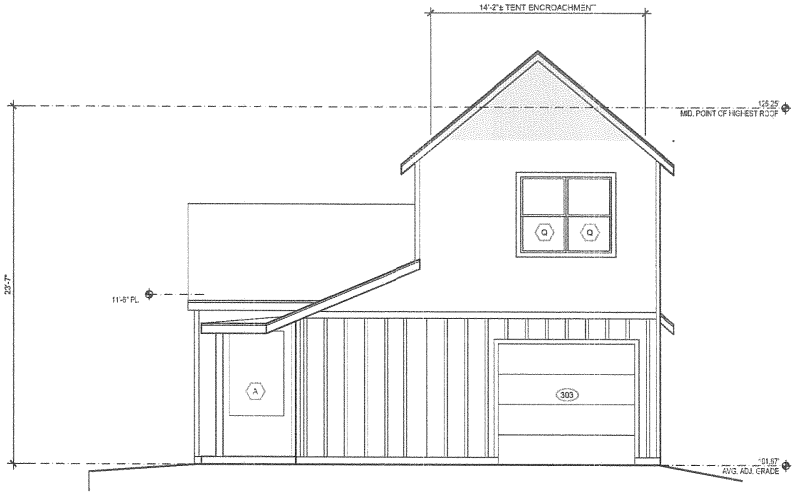
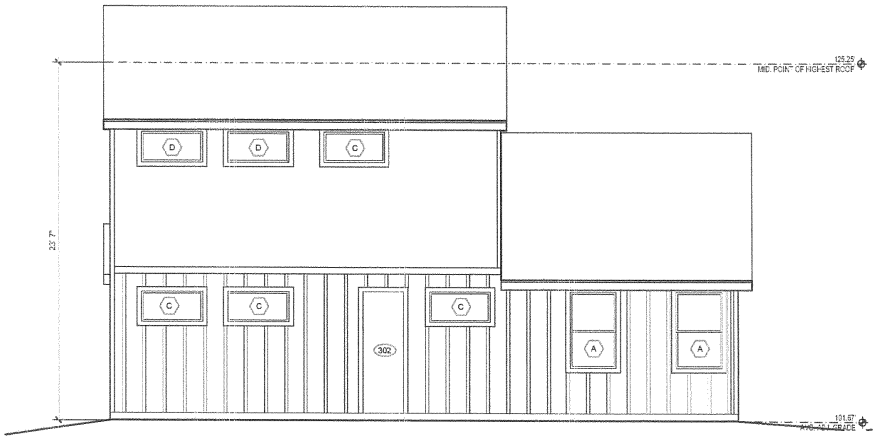
D-11/101

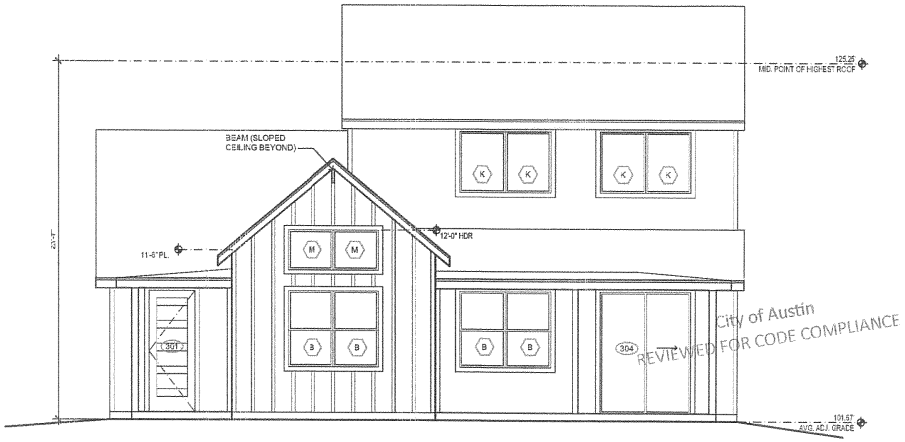


4 NORTH ELEVATION



3 WEST ELEVATION

2 SOUTH ELEVATION



1 EAST ELEVATION

NOTE:
TYPICAL BASE PLATE HEIGHT 9'-0" BOTH FLOORS U.N.O
1ST FLOOR DOOR AND HEADER HEIGHT 8'-0" U.N.O.
2ND FLOOR DOOR AND HEADER HEIGHT 8'-0" U.N.O

ISSUED FOR CONSTRUCTION

City of Austin
REVIEWED FOR CODE COMPLIANCE

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
7800 E. 11TH ST. SUITE C (78702)
P.O. BOX 6456, AUSTIN, TX 78762-6456
512-472-5572
gmail@kinneyarchitects.com

1510 E 2ND STREET
EXTERIOR ELEVATIONS
UNIT 2
AUSTIN TEXAS

BID DOC. DATE | CONTRACT DOC. DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES
EC | DD | PER | CA
SD | CD | BID

PROJECT NUMBER 1812 | CODE NAME 1510 E 2ND ST.
PROCEDURE SHEET FOR THIS SECTION A3.1 TO A3.3 | SEQUENCE NUMBER 10 OF 12

A3.3

THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNTIL THE LATEST DATE SEQUENCED IN THE TITLE BLOCK CORRESPONDS WITH OFFICIAL POST DATED THE CONSTRUCTION DOCUMENT DATE.
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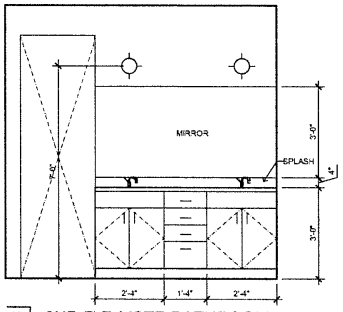
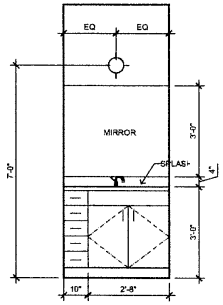
D-11/102

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE.
FIELD VERIFY.

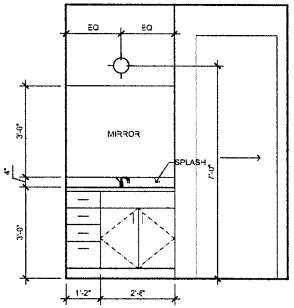
ISSUED FOR CONSTRUCTION



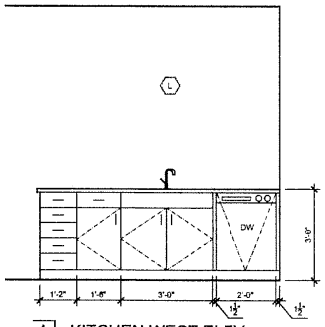
7 2ND FLR MSTR BATHROOM



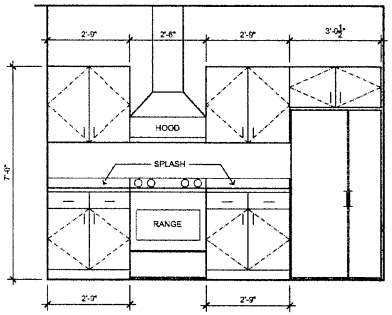
6 2ND FLR BATHROOM



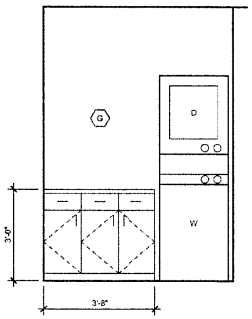
5 1ST FLR BATHROOM



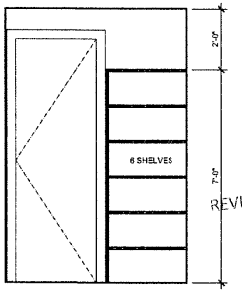
4 KITCHEN WEST ELEV.



3 KITCHEN EAST ELEV.



2 UTILITY ELEV. SOUTH



1 UTILITY ELEV. NORTH

City of Austin
REVIEWED FOR CODE COMPLIANCE

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1000 E 6TH ST, SUITE C7/7/7/03
P.O. BOX 6466, AUSTIN, TX 78762-6466
512-472-5572
gtarris@kinneyarchitects.com

1510 E 2ND STREET
INTERIOR ELEVATIONS AND SCHEDULES
UNIT 1
AUSTIN TEXAS

BID DOC. DATE | CONTRACT DOC. DATE

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES
EC | DD | PER | CA
SD | CD | BID

PROJECT NUMBER 1812
CODE NAME 1510 E 2ND ST.
INCLUSIVE SHEET NOS THIS SECTION A4.1 TO A4.2
SEQUENCE NUMBER 11 OF 12

A4.1

THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THE SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE INDICATED IN THE TITLE BLOCK COINCIDES WITH OR THEREBY DATES THE CONSTRUCTION DOCUMENT DATE.
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D-11/103

DOOR SCHEDULE - UNIT 2

	DOOR								FRAME			OUTSIDE			NOTES	
	DIMENSIONS	THICKNESS	TYPE	MATERIAL	FINISH	SOUND RATING (STC)	FIRE RATING	SMOKE & GASKET	MATERIAL	FINISH	ELEV	HEAD	JAMB (SIDE)	SILL	REMARKS	
101	3'0" X 8'0"															
102	2'8" X 8'0"															
103	9'0" X 8'0"		D-													
104	6'0" X 8'0"		D-													
105	2'8" X 8'0"															
106	4'0" X 8'0"		D-													
107	2'8" X 8'0"															
108	2'8" X 8'0"															
109	2'8" X 8'0"		F-1													
110	2'8" X 8'0"															
111	3'0" X 8'0"															
201	2'8" X 8'0"															
202	2'0" X 8'0"															
203	2'8" X 8'0"															

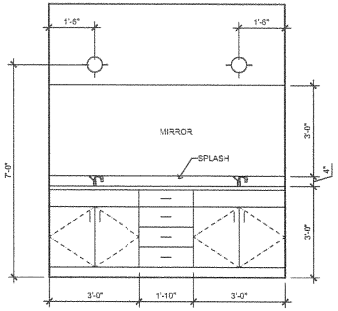
1812 - 1510 E 2nd St - WINDOW SCHEDULE - UNIT 2

		WINDOW			FRAME			Details/Notes	
A	•	3'-0" X 5'-0"	SH						A
B								NOT USED	B
C	•	4'-0" X 2'-0"	FG						C
D								NOT USED	D
E	•	4'-0" X 3'-0"	AWN						E
F	•	4'-0" X 5'-0"	SH						F
G	•	3'-0" X 4'-0"	SH						G
H								NOT USED	H
J								NOT USED	J
K								NOT USED	K
L	•	4'-0" X 3'-0"	AWN					MULLED	L
M								NOT USED	M
N	•	3'-0" X 1'-0"	FG						N
O								NOT USED	O
P								NOT USED	P
Q	•	3'-0" X 5'-0"	SH					MULLED / TEMPERED	Q
R	•	3'-0" X 5'-0"	SH					TEMPERED	R

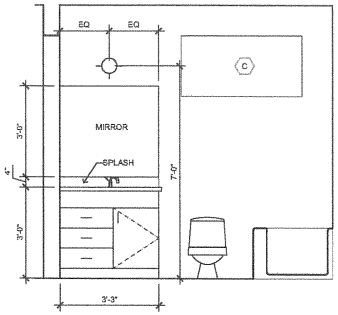
(1"2" = 1'-0")

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE.
FIELD VERIFY.

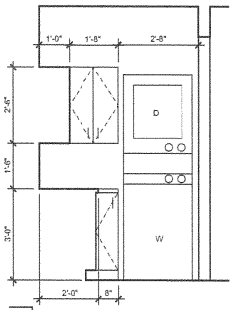
ISSUED FOR CONSTRUCTION



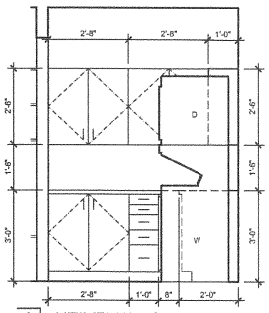
7 2ND F_R MSTR BATHROOM



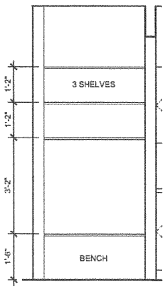
6 1ST FLR BATHROOM



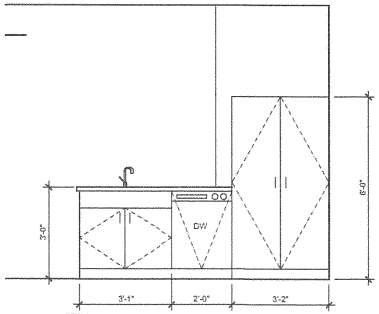
5 UTILITY NORTH ELEV.



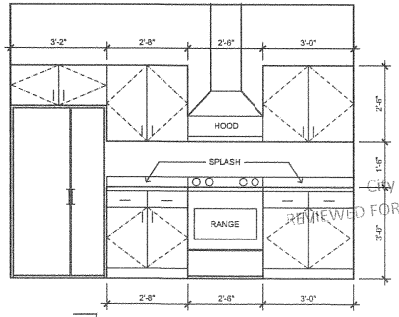
4 UTILITY WEST ELEV.



3 MUD AREA ELEV.



2 KITCHEN ELEV. EAST



1 KITCHEN ELEV. WEST

City of Austin
REVIEWED FOR CODE COMPLIANCE

KINNEY & ASSOCIATES
PROJECT ANALYSIS
PROJECT PROGRAMMING
PLANNING
ARCHITECTURE
1900 E. 6TH ST. SUITE C (78702)
P.O. BOX 8456, AUSTIN, TX 78762-8456
512-472-5572
gkinney@kinneyarchitects.com

1510 E 2ND STREET
INTERIOR ELEVATIONS AND SCHEDULES
UNIT 2
AUSTIN TEXAS

EDITION DATES
26 APR 19
03 MAY 19
09 MAY 19

WORK PHASES: EC | DD | PER | CA | SD | CD | BID

PROJECT NUMBER	CODE NAME
1812	1510 E 2ND ST.

PRESENTATION SHEET INCLUDES SECTION	SEQUENCE NUMBER
A4.1 TO A4.2	12

A4.2

THE DRAWINGS & OTHER INFORMATION CONTAINED ON THIS SHEET ARE TO BE USED ONLY IN CONNECTION WITH THE PROJECT LOCATED AT THE PROJECT ADDRESS SHOWN IN THE TITLE BLOCK. NO REPRODUCTION OF THIS SHEET MAY BE MADE WITHOUT THE WRITTEN CONSENT OF KINNEY & ASSOC. THIS SHEET IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE LATEST DATE RECORDED IN THE TITLE BLOCK COINCIDES WITH OFFICIAL CONSTRUCTION DOCUMENT DATE.
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STRUCTURAL FOUNDATION, BRACED, 2ND FLOOR FRAMING, PLANS AND DETAILS FOR NEW ADU

WALDROP BECKWORTH, LLC
1510E 2ND STREET
AUSTIN, TEXAS, 78702

GENERAL NOTES:

APPLICABLE CODES:

-AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 13TH EDITION
-INTERNATIONAL BUILDING CODE (IBC) 2015
-INTERNATIONAL RESIDENTIAL CODE (IRC) 2015
-ASCE 07-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
-NDS 2005 DESIGN OF WOOD STRUCTURES
-ACI 318-11: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

LOADS (ASD):

-BUILDING CATEGORY II
-WIND VELOCITY 115 MPH
-EXPOSURE CATEGORY C
-ROOF LIVE LOAD
20 PSF
-ATTIC LIVE LOAD
20 PSF
-FLOOR LIVE LOAD
40 PSF
-DEAD LOAD
15 PSF
-ALLOWABLE BEARING BASED ON HISTORIC GEOTECHINCAL INFORMATION ON THE AREA.

ALLOWABLE BEARING - 1500 PSF
MIN BEARING DEPTH - 2'-0" +/- INTO UNDISTURBED SOIL, OR 6" INTO LIMESTONE STRATUM IS STRATUM WHEREENCOUNTERED

MATERIAL GRADES:

A. CONCRETE
i. SLABS AND FOUNDATIONS — 3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MIN WATER TO CEMEMNT RATIO

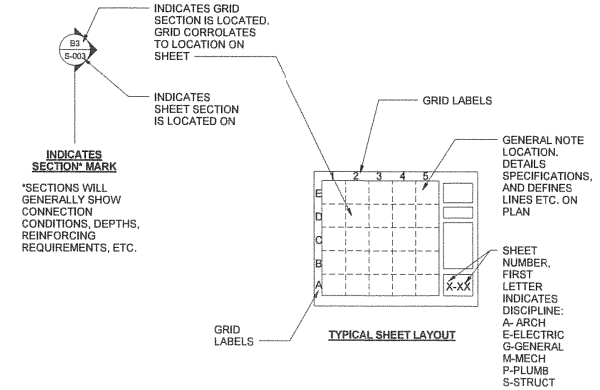
B. STEEL
i. REBAR — 60 KSI DEFORMED REBAR
ii. MISC ANGLE, PLATE, & CHANNEL — A36 GR 36

C. TIMBER
ALL WOOD FRAMING TO BE SOUTHERN PINE OR DOUGLS FIR

i. WOOD STUD COLUMN - F'c = 1'650 PSI OR GREATER
ii. WOOD ROOF AND CEILING FRAMING - F'b = 1,350 PSI OR GREATER, Emin 1600ksi
iii. WALL SHEATHING = 15/32" OR THICKER, ATTACH PER S-003.
iv. ROOF SHEATHING = 1/2" OR THICKER ATTACH PER S-003.
v. PURLIN SPACING TO BE AT 16" OR LESS UNLESS NOTED OTHERWISE
vi. REFER TO A3/S-002 FOR ADDITIONAL FRAMING CONSTRUCTION DETAILS

FOUNDATIONS:

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



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

SHEET INDEX:

S-001 GENERAL NOTES & SHEET INDEX
S-002 FOUNDATION DETAILS
S-003 FRAMING DETAILS
S-004 FRAMING DETAILS
S-101 FOUNDATION PLAN UNITS 1 & 2
S-102 BRACED FOUNDATION PLAN UNITS 1 & 2
S-103 POST TENSIONED FOUNDATION PLAN UNITS 1 & 2
S-121 SECOND FLOOR FRAMING PLAN UNITS 1 & 2
S-122 BRACED SECOND FLOOR FRAMING PLAN UNITS 1 & 2
S-131 ATTIC FRAMING PLAN UNITS 1 & 2
S-141 ROOF FRAMING PLAN UNITS 1 & 2

ABBREVIATIONS LIST:

-BOT	BOTTOM
-COL	COLUMN
-CONC	CONCRETE
-CONST	CONSTRUCTION
-CONT	CONTINUOUS
-DIA	DIAMETER
-EW	EACH WAY
-EOR	ENGINEER OF RECORD
-EXST	EXISTING
-FOUND	FOUNDATION
-JBE	JOIST BEARING ELEVATION
-MANFR	MANUFACTURER
-MAX	MAXIMUM
-MIN	MINIMUM
-OC	ON CENTER
-REF	REFER
-REINF	REINFORCING
-TOC	TOP OF CONCRETE
-TOS	TOP OF STEEL
-TOB	TOP OF BEAM
-TYP	TYPICAL
-UNO	UNLESS NOTED OTHERWISE
-VERT	VERTICAL

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

RDHammond Consulting & Engineering, LLC
Residential & Small Commercial Structural Solutions
TEXAS FIRM 17051
STATE OF TEXAS R. DEREK HAMMOND 114302 LICENSED PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

Rev	Date	Description
01	06/05/2019	ISSUE FOR CONST
00	06/03/2019	100% CONST DWGS

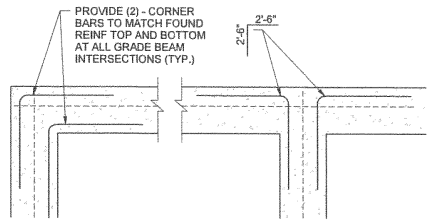
Project Number : 0204.19

Sheet:
S-001
GENERAL NOTES & SHEET INDEX

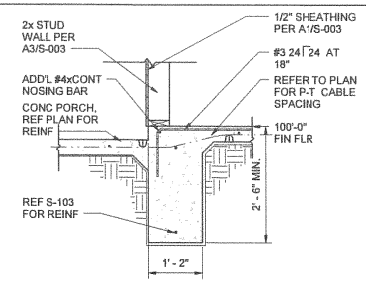
Scale: 1 1/2" = 1'-0"

6/5/2019 4:14:44 PM

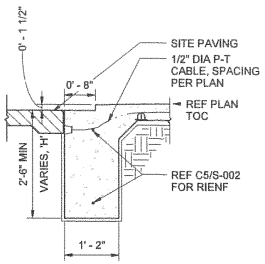
D-11/105



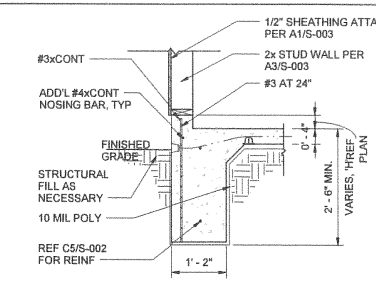
D1 TYPICAL GRADE BEAM CORNER BARS
3/4" = 1'-0"



D3 SECTION
3/4" = 1'-0"

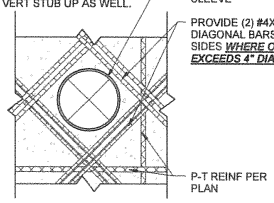


D4 SECTION
3/4" = 1'-0"

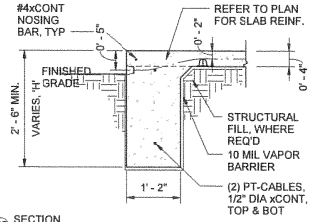


D5 SECTION
3/4" = 1'-0"

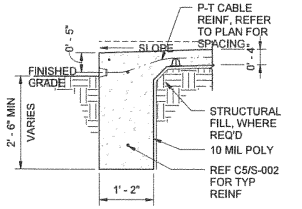
NOTE:
SLEEVES MAY ONLY BE HORIZONTAL, NEVER VERTICAL THROUGH FOOTING. APPLIES TO VERT STUB UP AS WELL.



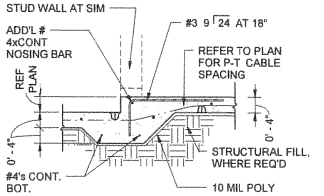
C1 TYP SLEEVE AT PENETRATION AT SLAB ON GRADE
1 1/2" = 1'-0"



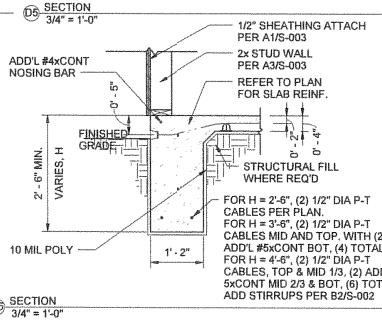
C2 SECTION
3/4" = 1'-0"



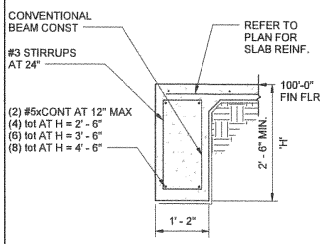
C3 SECTION
3/4" = 1'-0"



C4 SECTION
3/4" = 1'-0"



C5 SECTION
3/4" = 1'-0"



B1 CONVENTIONAL GRADE BEAM REINF
3/4" = 1'-0"

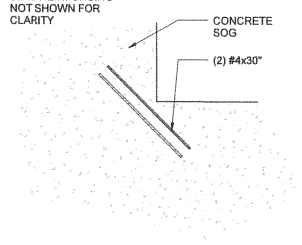
NOTE:
TABLE APPLICABLE TO STANDARD REBAR ONLY.
DO NOT SPLICE CABLES

TYPICAL REBAR LAP DISTANCE

BAR	MIN LAP (IN)
#3	24
#4	24
#5	24
#6	24
#7	27
#8	30
#9	34
#10	38

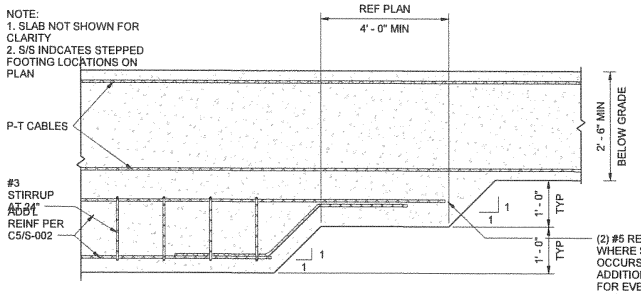
B2 REBAR LAP TABLE
1 1/2" = 1'-0"

NOTE:
SLAB REINFORCING NOT SHOWN FOR CLARITY

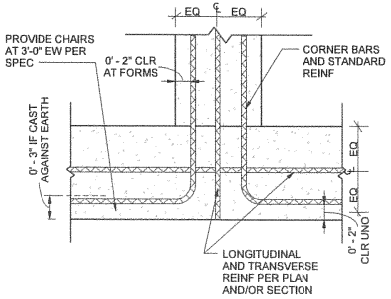


B3 TYPICAL RE-ENTRANT CORNER
3/4" = 1'-0"

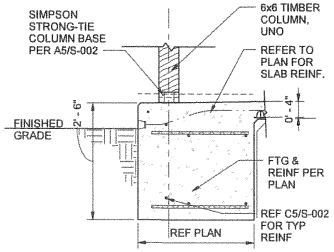
NOTE:
1. SLAB NOT SHOWN FOR CLARITY
2. S/S INDCATES STEPPED FOOTING LOCATIONS ON PLAN



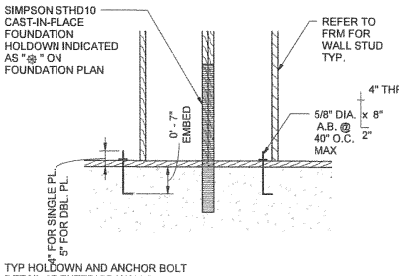
B4 TYPICAL STEPPED FOOTING REINF (WHERE REQUIRED FOR FOOTINGS OVER 36" DEEP)
3/4" = 1'-0"



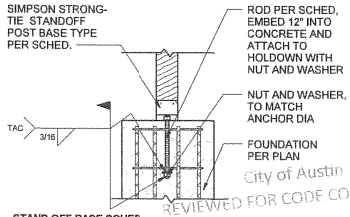
A1 TYPICAL COVER
1 1/2" = 1'-0"



A3 SECTION
3/4" = 1'-0"



A4 TYP HOLDOWN AND ANCHOR BOLT DETAIL AT EXTERIOR WALLS
3/4" = 1'-0"



STAND OFF BASE SCHED

COL SIZE	SIMPSON ID#	NAILS TO COL	EMBED ANCHOR DIA
4x4	ABA44	(6) -10d	1/2" DIA
4x6	ABA46	(8) -16d	5/8" DIA
6x6	ABA66Z	(8) -16d	5/8" DIA
8x8	ABU88	(18) -16d	(2) 5/8" DIA

A5 TYPICAL TIMBER COLUMN ATTACHMENT
3/4" = 1'-0"

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PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

Rev	Date	Description
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Project Number : 0204.19

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S-002
FOUNDATION DETAILS

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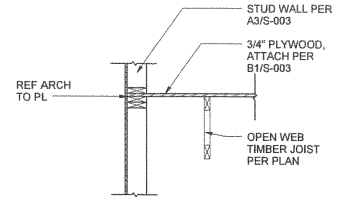
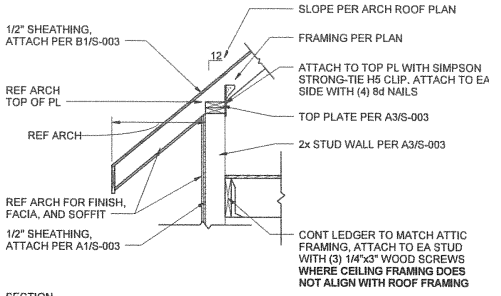
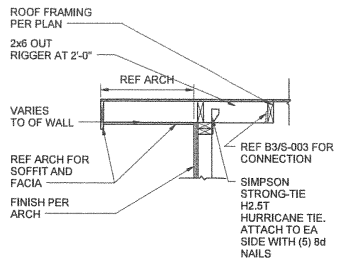


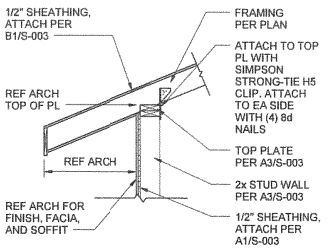
D1 SECTION 3/4" = 1'-0"



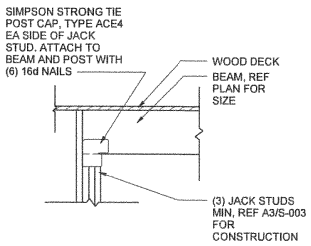
D2 SECTION 3/4" = 1'-0"



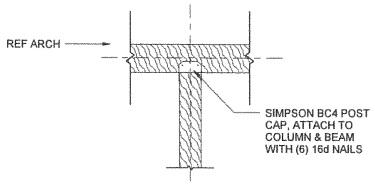
D4 SECTION 3/4" = 1'-0"



D5 SECTION 3/4" = 1'-0"

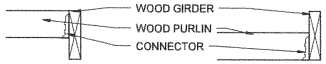


C1 BEAM TO WALL ATTACHMENT 3/4" = 1'-0"



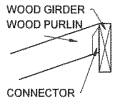
C2 TYP COLUMN ATTACHMENT 3/4" = 1'-0"

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



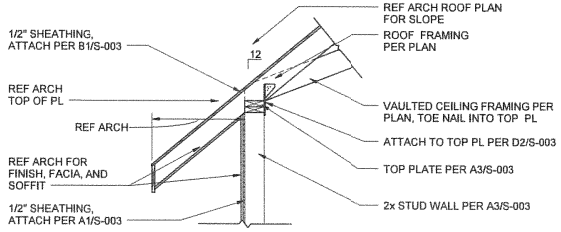
<PERPENDICULAR/NON-SLOPING CONNECTION>

SIMPSON STRONG TIE FACE MOUNT HANGAR			
PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x6	LSU26	(5) 10dx1 1/2'	(6) 10d
2x8	LSSU28	(5) 10dx1 1/2'	(10) 10d
2x10	LSSU210	(7) 10dx1 1/2'	(10) 10d
2x12	LSSU210	(7) 10dx1 1/2'	(10) 10d

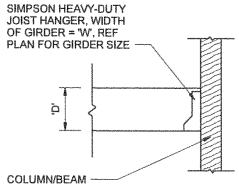


<SLOPED/SKEWED/SLOPED AND SKEWED CONNECTION>

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

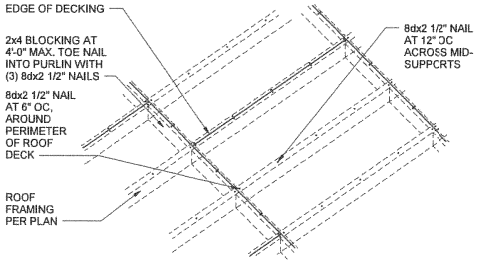


C4 SECTION 3/4" = 1'-0"

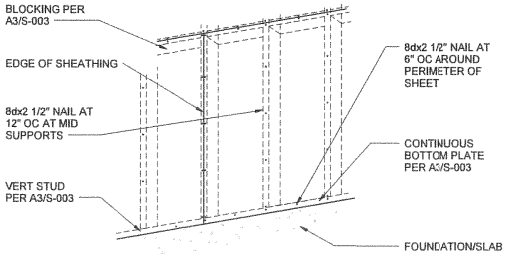


BEAM SIZE	HANGER SIZE	SDS SCREWS TO GIRDER	SDS SCREWS COL/BEAM
(2) 2x12	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
(3) 2x12	HUCQ612-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
3 1/2"x11 7/8" V-LAM	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"

B4 WOOD GIRDER CONNECTION SCHEDULE 3/4" = 1'-0"

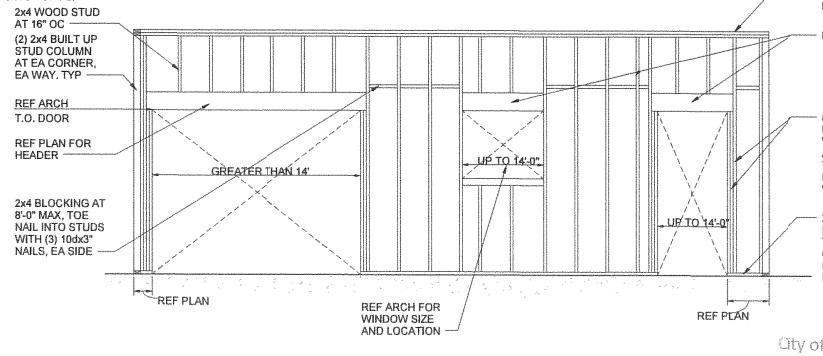


B1 TYPICAL ROOF DECKING ATTACHMENT 3/4" = 1'-0"



A1 TYPICAL SHEATHING CONNECTION 3/4" = 1'-0"

NOTE:
CONNECT ALL BUILT UP STUD COLUMNS WITH A MIN OF (1) 10Dx3" FACE NAIL AT 16". FOR BUILT UP COLUMNS WITH 2+ VERTS, CONNECT FIRST (2) STUDS PER NOTE ABOVE, THEN ADD EA STUD ON TOP WITH ADDITIONAL 10dx3" FACE NAILED AT 16". TOE NAIL PARTIAL HEIGHT STUDS INTO HEADERS WITH (4) 10dx3" TOE NAILED, AND (3) 16dx 3 1/2" TOE NAILED INTO TOP PL.



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

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FRAMING DETAILS

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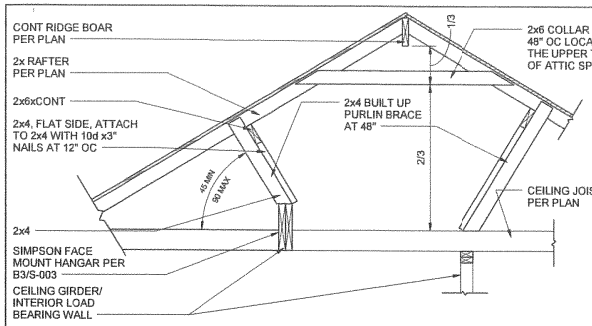
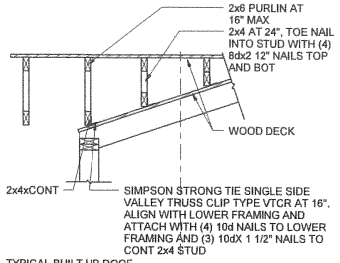
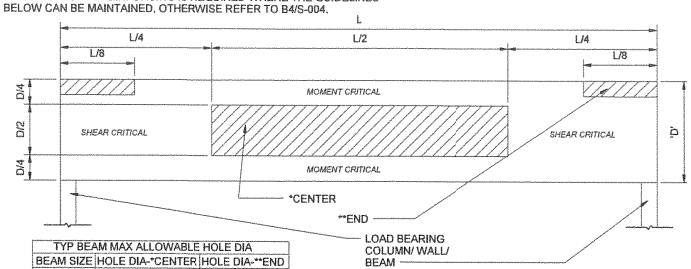


D1 TYP ROOF PURLIN SUPPORT ELEVATION
3/4" = 1'-0"



D3 TYPICAL BUILT UP ROOF
3/4" = 1'-0"

NOTE:
1. ☐ INDICATES ZONES WHERE PASSAGE OF HOLES ARE PERMITTED.
2. ☐ INDICATES AREA WHERE HOLES ARE NOT PERMITTED. IF REQUIRED, REF B4/S-004 FOR REQUIRED REINFORCING.
3. NO ADDITIONAL REINFORCING IS REQUIRED WHERE THE GUIDELINES BELOW CAN BE MAINTAINED, OTHERWISE REFER TO B4/S-004.

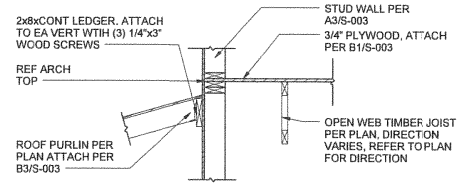


TYP BEAM MAX ALLOWABLE HOLE DIA		
BEAM SIZE	HOLE DIA-*CENTER	HOLE DIA-**END
2x6	2"	1"
2x8	2"	1"
2x10	3"	1 1/4"
2x12	4"	1 1/4"

WHERE LARGER HOLES ARE REQUIRED REFER TO D2/S-002 FOR ADDITIONAL REINFORCING REQUIREMENTS

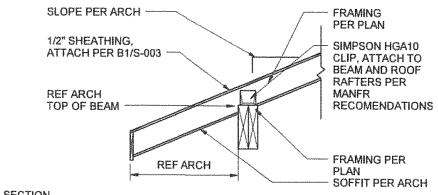
EXAMPLE
BEAM LENGTH 'L' = 12'-0", 2X12 BEAM, 'D' = 11 1/4"
*CENTER AREA - 12'/2 = 6' & 11 1/4"/2 = 5 5/8"
ALLOWABLE INCISING AREA = 6' X 5 5/8"

C4 ELEVATION: BEAM INCISING REQUIREMENTS
3/4" = 1'-0"

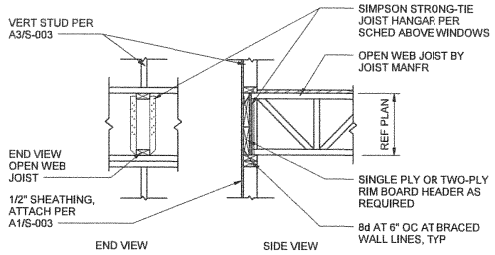


C1 SECTION
3/4" = 1'-0"

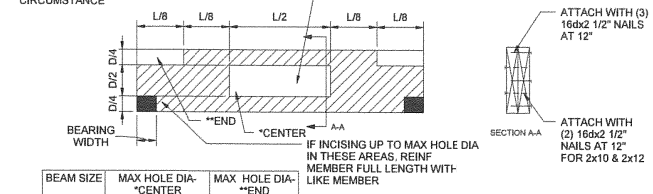
I-JOIST CONNECTION SCHEDULE				
JOIST DEPTH (IN)	JOIST WIDTH (IN)	SIMPSON CONNECTOR	NAILS TO RIM BOARD	NAILS TO I-JOIST
11 7/8"	1 3/4	IUS1.81/11.88	(10) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/11.88	(10) 10d	(2) 10d x 1 1/2"
	3 1/2	IUS3.56/11.88	(12) 10d	(2) 10d x 1 1/2"
14"	1 3/4	IUS1.81/14	(14) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/14	(14) 10d	(6) 10d x 1 1/2"
	3 1/2	IUS3.56/14	(14) 10d	(2) 10d x 1 1/2"
16"	1 3/4	IUS1.81/16	(14) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/16	(16) 10d	(8) 10d x 1 1/2"
	3 1/2	IUS3.56/16	(16) 10d	(2) 10d x 1 1/2"



B1 SECTION
3/4" = 1'-0"



B3 SECTION
3/4" = 1'-0"



NOTE:
1. CONTACT EOR FOR REQUIRED BEAM REINFORCING WHERE HOLES MUST EXCEED LIMITATIONS NOTED BELOW.
2. ■ INDICATES BEARING AREA, THESE AREAS SHALL NOT BE INCISED UNDER ANY CIRCUMSTANCE

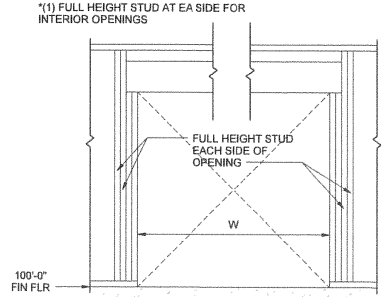
BEAM SIZE	MAX HOLE DIA-*CENTER	MAX HOLE DIA-**END
2x6	3"	2"
2x8	3"	2"
2x10	4 1/2"	2 1/2"
2x12	5 1/2"	3"

EXAMPLE:
BEAM LENGTH 'L' = 12'-0", 2X12 BEAM, 'D' = 11 1/4"
*CENTER AREA - 12'/2 = 6' & 11 1/4"/2 = 5 5/8"
ALLOWABLE INCISING AREA = 6' X 5 5/8"

B4 INCISED BEAM REINFORCEMENT
3/4" = 1'-0"

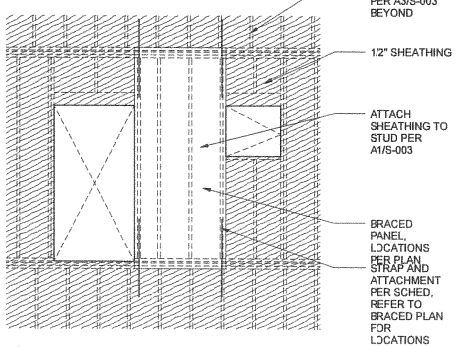
MINIMUM FULL HEIGHT HEADER SCHED		
HEADER SPAN 'W' (feet)	STUD SPACING 16"	24"
< 3'	1	1
3' TO 4'	2	1
4' TO 8'	3	2
8' TO 12'	5	3
12' TO 16'	6	4

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



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

2x STUD WALL, BRACED, MULTI-STORY TENSION STRAP SCHEDULE			
STRAP ID PER BRACED PLAN	SIMPSON STRAP FASTENER TYPE	TOTAL FASTENERS REQUIRED	TENSILE CAPACITY (LBS)
A	MSTA-49	26-10d SINKERS	2,020
B	MSTC52	44-16d SINKERS	4,235
C	MSTC60	46-16d SINKERS	4,830
-	-	-	-



A2 STRAP SCHEDULE AT BRACED LOCATIONS
3/8" = 1'-0"

2x4 WALL (2) STORY

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

NOTE:
FOR SPANS GREATER THAN 13'-11", REFER TO PLAN.

2x4 WALL (1) STORY

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

A4 HEADER SCHEDULE
3/4" = 1'-0"

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FRAMING DETAILS

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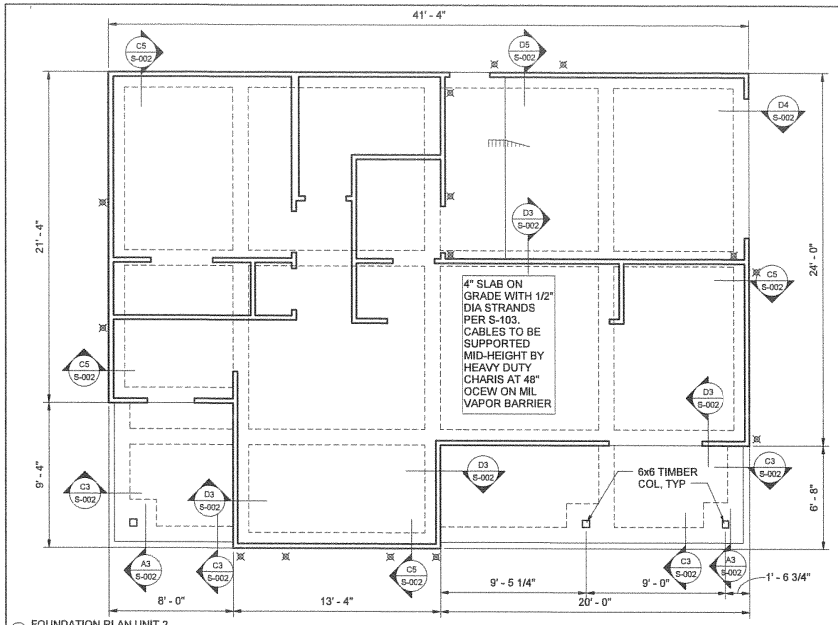
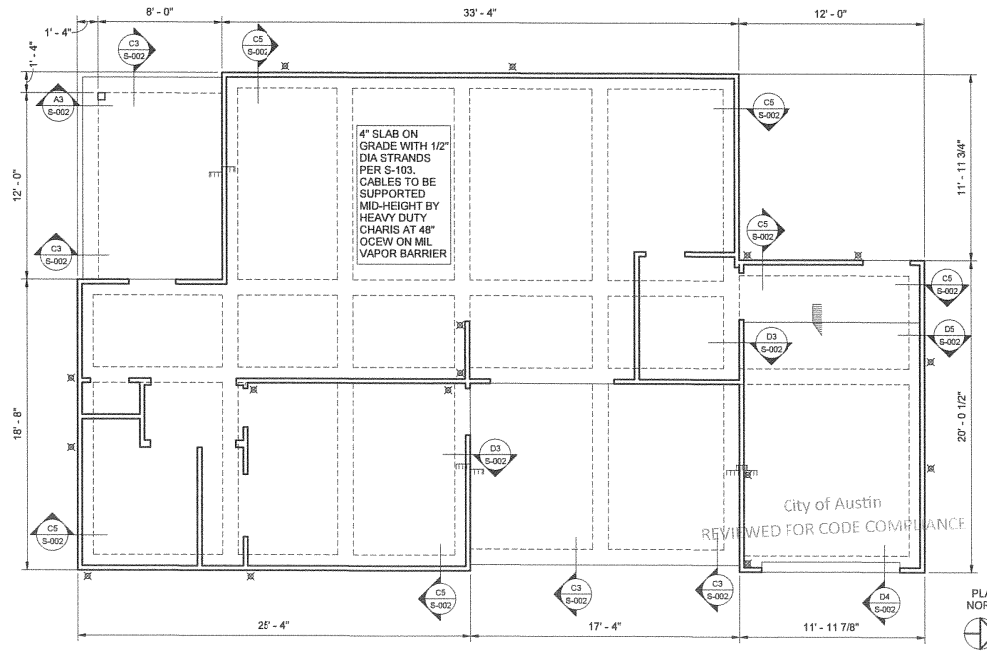


C1 FOUNDATION PLAN UNIT 2
1/4" = 1'-0"

FOUNDATION PLAN NOTES:
1. FINISHED FLOOR 100'-0" = 102.17'
2. ⋇ INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.

PLAN NORTH

FOUNDATION PLAN NOTES:
1. FINISHED FLOOR 100'-0" = 102.17'
2. ⋇ INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.



A2 FOUNDATION PLAN UNIT 1
1/4" = 1'-0"

PLAN NORTH

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Sheet:
S-101
FOUNDATION PLAN UNITS 1 & 2

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

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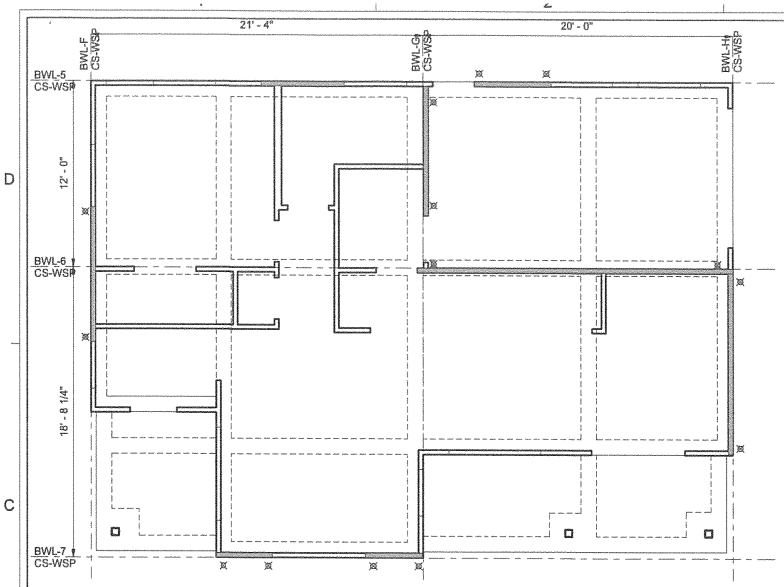
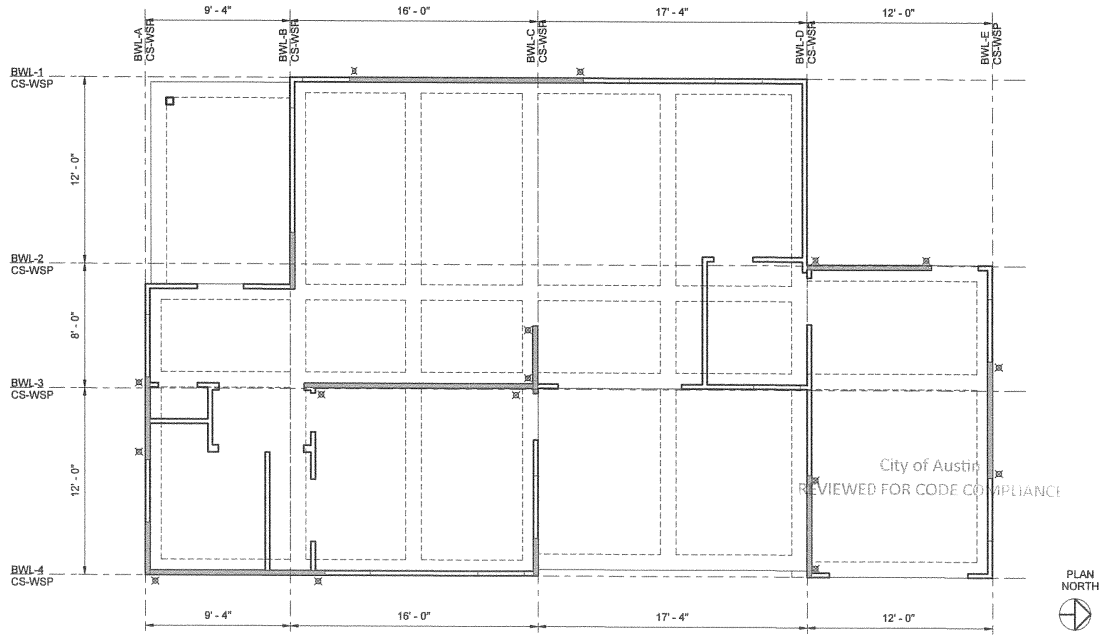


C1 BRACED FOUNDATION PLAN
1/4" = 1'-0"

BRACED FOUNDATION PLAN NOTES:
1. FINISHED FLOOR 100'-0" = 102.17'
2. ⋇ INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.
3. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
4. ▭ INDICATES BRACED WALL LOCATION.
5. BRACING METHODS/MATERIALS
   a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) 5, 6, 7, F, G, AND H.

BRACED FOUNDATION PLAN NOTES:
1. FINISHED FLOOR 100'-0" = 102.17'
2. ⋇ INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.
3. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
4. ▭ INDICATES BRACED WALL LOCATION.
5. BRACING METHODS/MATERIALS:
   a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) 1, 2, 3, 4, A, B, C, D, AND E.



City of Austin
REVIEWED FOR CODE COMPLIANCE

A3 BRACED FOUNDATION PLAN
1/4" = 1'-0"

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

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED
PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

Rev	Date	Description
01	06/05/2019	ISSUE FOR CONST
00	06/03/2019	100% CONST DWGS

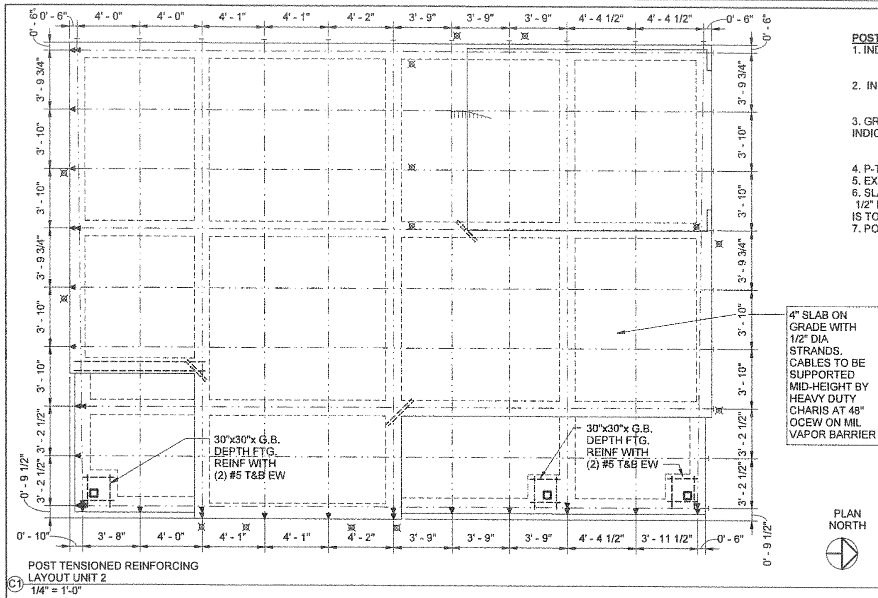
Project Number : 0204.19

Sheet:
S-102
BRACED FOUNDATION PLAN UNITS 1 & 2

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

6/5/2019 4:19:10 PM

D-11/110



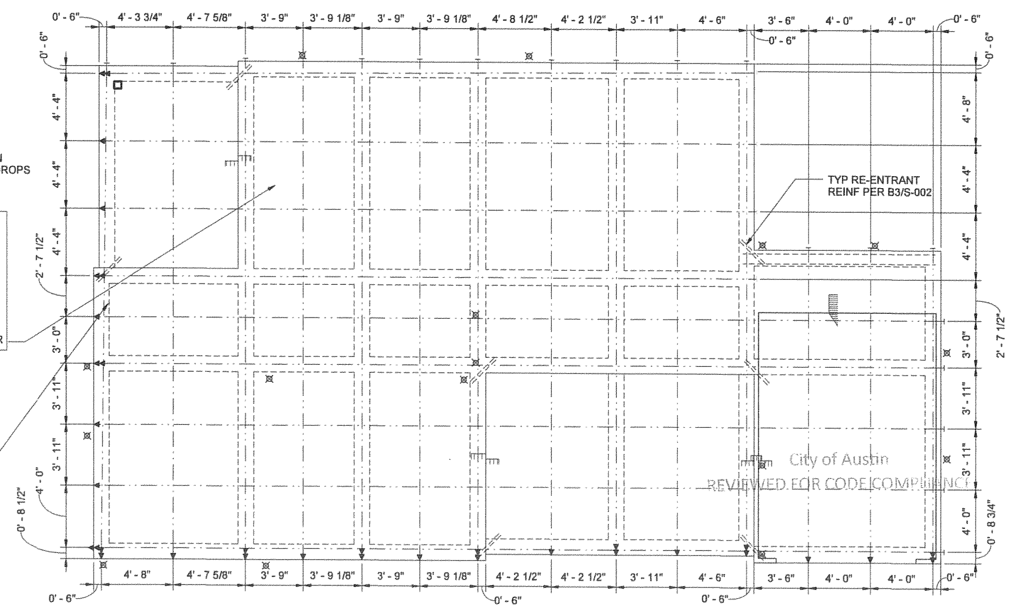
C1 POST TENSIONED REINFORCING LAYOUT UNIT 2
1/4" = 1'-0"

POST-TENSIONED REINFORCING LAYOUT PLAN NOTES

1. INDICATES STRESSING END ——— INDICATES ANCHOR END
SINGLE P-T TENDON
2. INDICATES STRESSING END ——— INDICATES ANCHOR END
(2) P-T TENDONS (ONE TOP, ONE BOT OF GRADE BEAM)
3. GRADE BEAMS NOT INDICATED AS PT, TO BE REINFORCED PER B1/S-002 AND AS INDICATED ON PLAN AS ==============
4. P-T CABLES LAYOUT TOLERANCE +/- 1/2"
5. EXTERIOR GRADE BEAMS 14" WIDE, INTERIOR GRADE BEAMS 12" WIDE, TYP.
6. SLAB CABLE VERTICAL DRAPE AND HORIZONTAL SWEEP IS TO BE NO MORE THAN 1/2" IN 3'-0" UNO. THE DRAPE/VERTICAL SLOPE OF ANY CABLE AT ENDS AND SLAB DROPS IS TO BE NO MORE THAN 2" PER FOOT.
7. POUR INTENDED TO BE PLACED MONOLITHICALLY

POST-TENSIONED REINFORCING LAYOUT PLAN NOTES

1. INDICATES STRESSING END ——— INDICATES ANCHOR END
SINGLE P-T TENDON
2. INDICATES STRESSING END ——— INDICATES ANCHOR END
(2) P-T TENDONS (ONE TOP, ONE BOT OF GRADE BEAM)
3. GRADE BEAMS NOT INDICATED AS PT, TO BE REINFORCED PER B1/S-002 AND AS INDICATED ON PLAN AS ==============
4. P-T CABLES LAYOUT TOLERANCE +/- 1/2"
5. EXTERIOR GRADE BEAMS 14" WIDE, INTERIOR GRADE BEAMS 12" WIDE, TYP.
6. SLAB CABLE VERTICAL DRAPE AND HORIZONTAL SWEEP IS TO BE NO MORE THAN 1/2" IN 3'-0" UNO. THE DRAPE/VERTICAL SLOPE OF ANY CABLE AT ENDS AND SLAB DROPS IS TO BE NO MORE THAN 2" PER FOOT.
7. POUR INTENDED TO BE PLACED MONOLITHICALLY



City of Austin
REVIEWED FOR CODE COMPLIANCE

A2 POST TENSIONED REINFORCING LAYOUT UNIT 1
1/4" = 1'-0"

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

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

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Project Number : 0204.19

Sheet: S-103

POST TENSIONED REINFORCING LAYOUT UNITS 1 & 2

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

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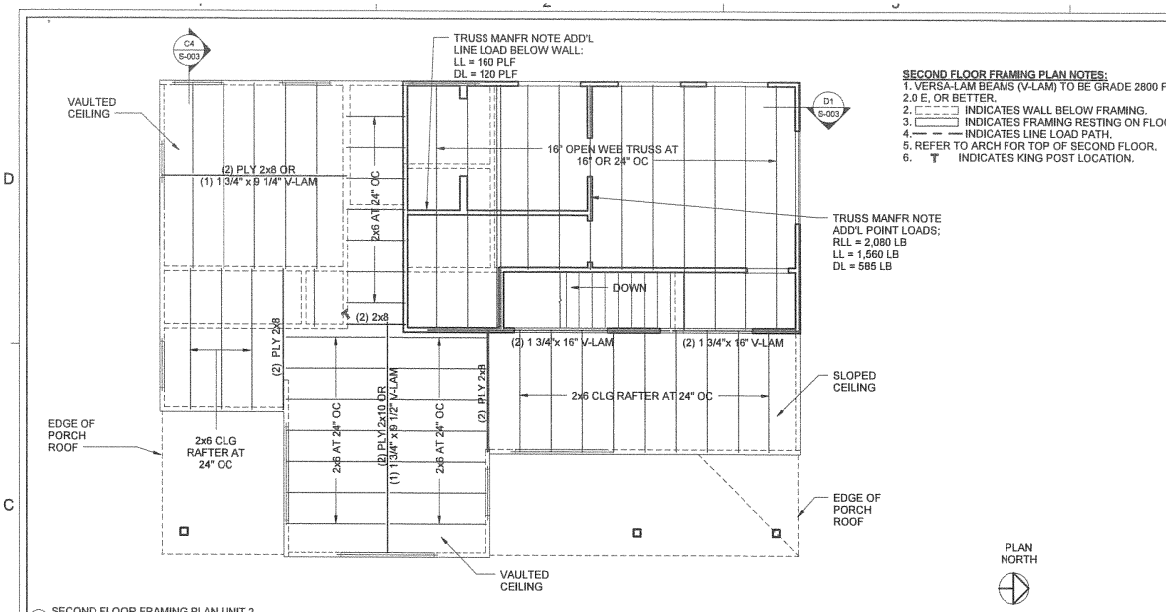
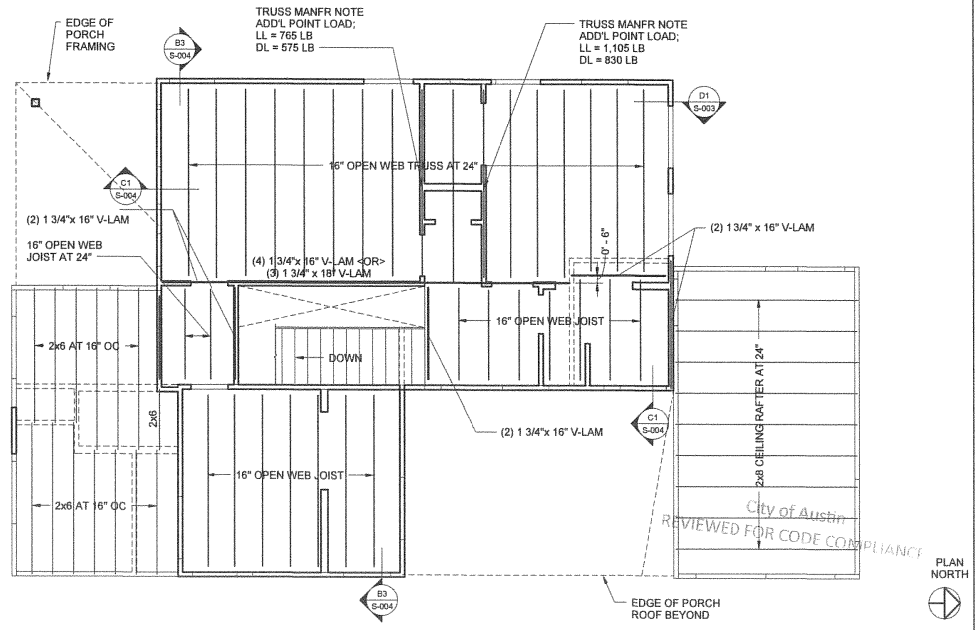
D-11/111



C1 SECOND FLOOR FRAMING PLAN UNIT 2
1/4" = 1'-0"

SECOND FLOOR FRAMING PLAN NOTES:
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
2. INDICATES WALL BELOW FRAMING.
3. INDICATES FRAMING RESTING ON FLOOR.
4. — — — INDICATES LINE LOAD PATH.
5. REFER TO ARCH FOR TOP OF SECOND FLOOR.
6. T INDICATES KING POST LOCATION.



SECOND FLOOR FRAMING PLAN NOTES:
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
2. INDICATES WALL BELOW FRAMING.
3. INDICATES FRAMING RESTING ON FLOOR.
4. — — — INDICATES LINE LOAD PATH.
5. REFER TO ARCH FOR TOP OF SECOND FLOOR.

A2 SECOND FLOOR FRAMING PLAN & LOW ATTIC FRAMINGPLAN
1/4" = 1'-0"

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

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

Rev	Date	Description
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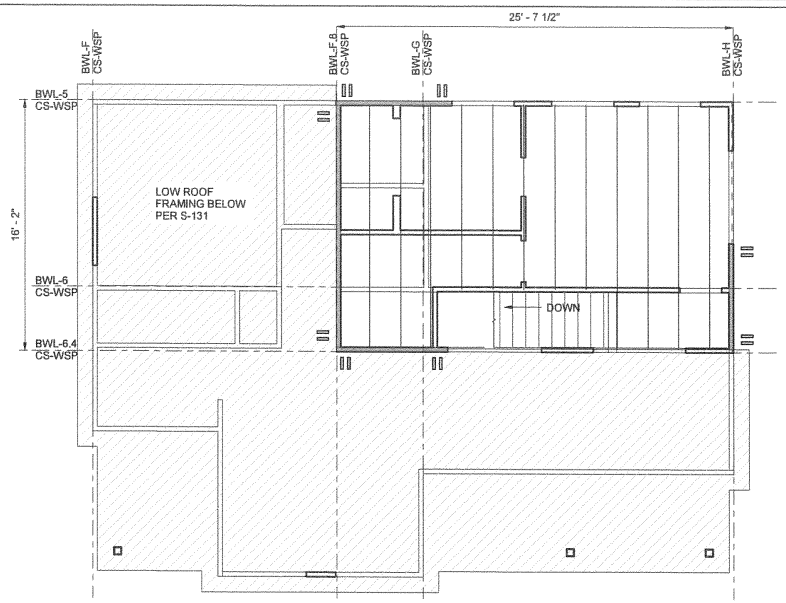
Project Number : 0204.19

Sheet:
S-121
SECOND FLOOR FRAMING PLAN UNITS 1 & 2

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

6/5/2019 4:25:46 PM

D-11/112

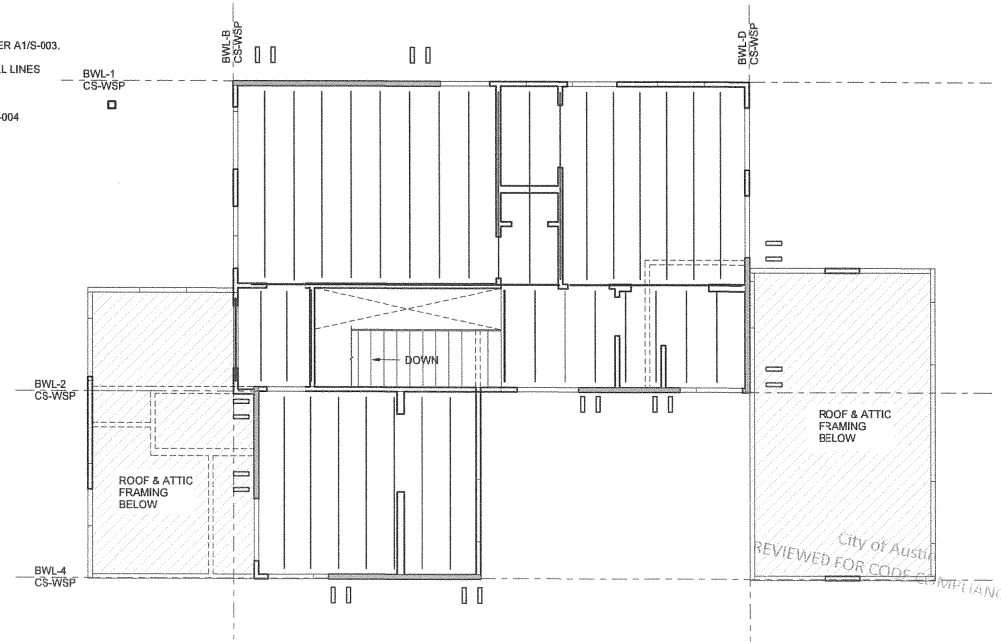


BRACED 2ND FLOOR FRAMING PLAN
C1 UNIT 2
1/4" = 1'-0"

BRACED SECOND FLOOR FRAMING PLAN NOTES:
1. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
2. BRACING METHODS/MATERIALS:
   a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) 5, 6.4, F.8 & H.
3. INDICATES BRACED STRUCTURAL PANELS LOCATIONS.
4. INDICATES STRAP LOCATION, INSTALL PER A2/S-004

PLAN NORTH

BRACED SECOND FLOOR FRAMING PLAN NOTES:
1. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
2. BRACING METHODS/MATERIALS:
   a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) 1, 2, 4, B & D.
3. INDICATES BRACED STRUCTURAL PANELS LOCATIONS.
4. INDICATES STRAP LOCATION, INSTALL PER A2/S-004



BRACED 2ND FLOOR FRAMING PLAN
A2 UNIT 1
1/4" = 1'-0"

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

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

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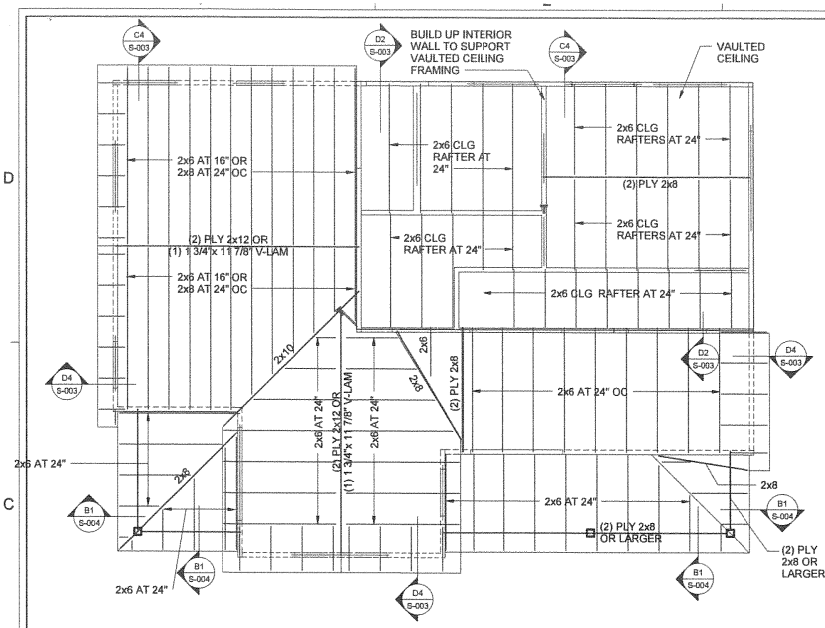
Project Number : 0204.19

Sheet:
S-122
BRACED SECOND FLOOR FRAMING PLAN UNITS 1 & 2

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

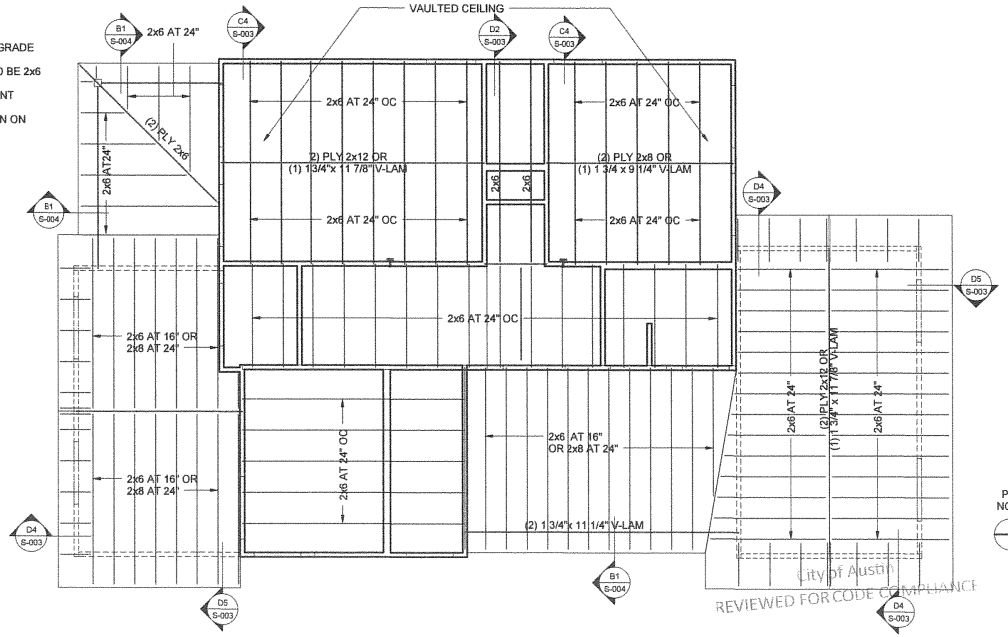
6/5/2019 4:13:21 PM

D-11/113



ATTIC FRAMING AND LOW ROOF FRAMING PLANS UNIT 2
(C1) 1/4" = 1'-0"

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



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

ATTIC FRAMING & LOW ROOF FRAMING PLANS UNIT 1
(A2) 1/4" = 1'-0"

City of Austin
REVIEWED FOR CODE COMPLIANCE

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

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED
PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW RESIDENCE AND ADU

Rev	Date	Description
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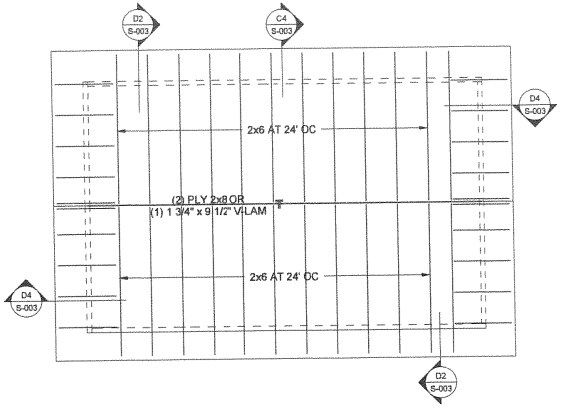
Project Number : 0204.19

Sheet:
S-131
ATTIC FRAMING PLAN UNITS 1 & 2

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

D-11/114

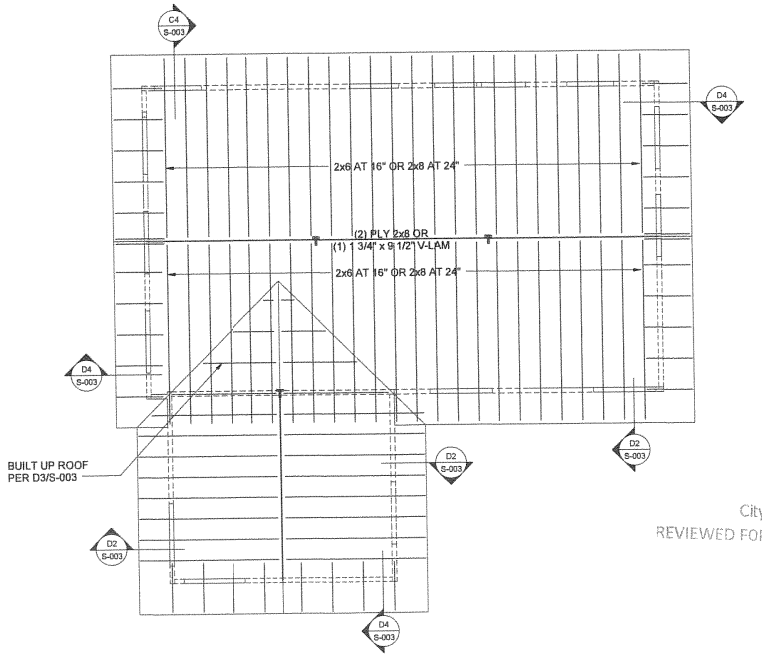
ROOF FRAMING PLAN NOTES:
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
2. ROOF RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX.
3. REFER TO B3/S-003 FOR SLOPEABLE/SKEWABLE FACE MOUNT CONNECTIONS.
4. T INDICATES KING POST LOCATION, REFER TO S-131 FOR LOCATION ON INTERIOR WALLS.



PLAN NORTH

C1 ROOF FRAMING PLAN UNIT 2
1/4" = 1'-0"

ROOF FRAMING PLAN NOTES:
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
2. ROOF RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX.
3. REFER TO B3/S-003 FOR SLOPEABLE/SKEWABLE FACE MOUNT CONNECTIONS.
4. T INDICATES KING POST LOCATION, REFER TO S-131 FOR LOCATION ON INTERIOR WALLS.



City of Austin
REVIEWED FOR CODE COMPLIANCE

PLAN NORTH

A2 ROOF FRAMING PLAN UNIT 1
1/4" = 1'-0"

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

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED
PROFESSIONAL ENGINEER
06/05/2019

1510E 2ND STREET
AUSTIN, TEXAS 78702

STRUCTURAL PLANS FOR NEW
RESIDENCE AND ADU

Rev	Date	Description
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00	06/03/2019	100% CONST DWGS

Project Number : 0204.19

Sheet:
S-141
ROOF FRAMING
PLAN UNITS 1 & 2

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

D-11/115

E. 2ND STREET

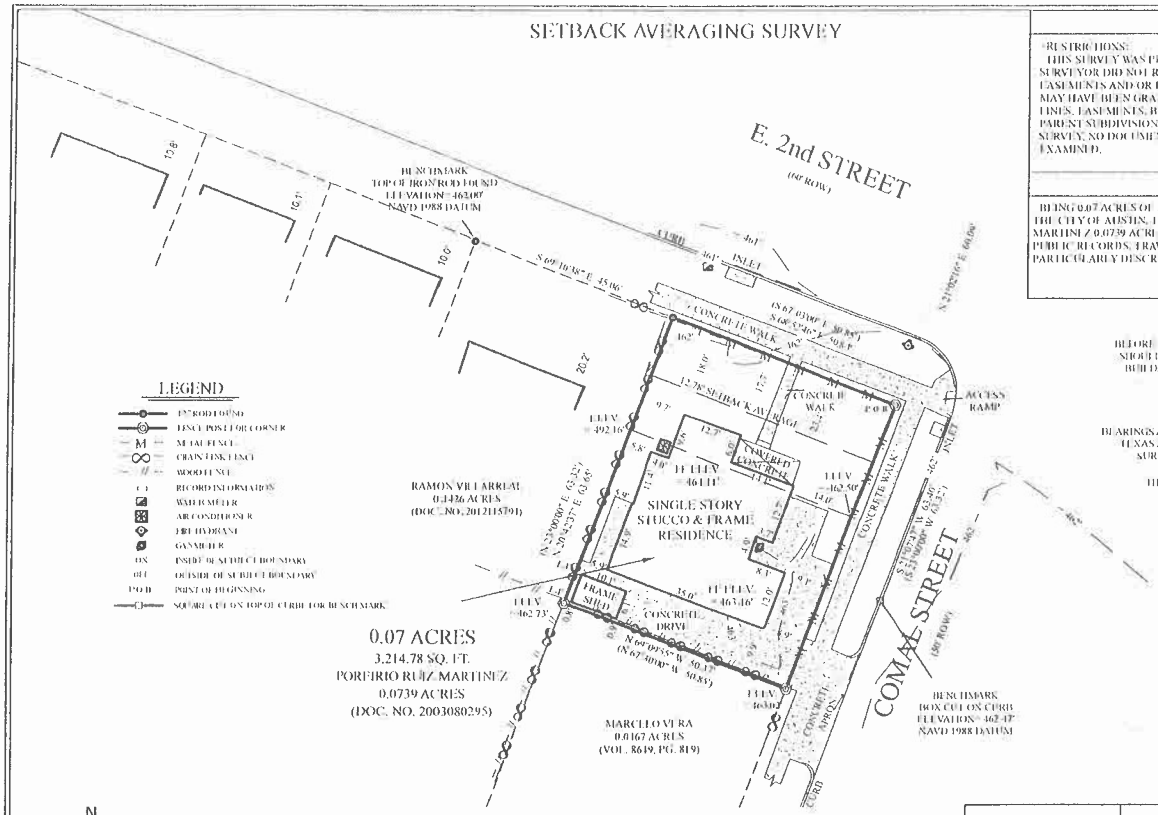
1513 E. 2ND STREET, AUSTIN, TEXAS 78702

CONTACT

MTTR MGMT, LLC.
1107 S. 8TH STREET
AUSTIN, TEXAS 78704
512.596.1751
INFO@MA77ER.COM

OWNER

NEWCASTLE HOMES
5109 AVENUE G
AUSTIN, TEXAS 78751
512.454.4600
NEWCASTLE512@GMAIL.COM



AE APPROVED

FEB 21 2018

S2-S04

MCP

RESTRICTIONS

RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND OR BOUNDARY LINE AGREEMENTS. THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY. NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

BEING 0.07 ACRES OF LAND, BEING A PORTION OF OUTLOT NUMBER 26, DIVISION "O", IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID BEING THAT CERTAIN PORFIRIO RUIZ MARTINEZ 0.0739 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2003080295 OF OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.07 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS

BEARING BASIS
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL AND ARE IN SURFACE WITH A COMBINED SCALE FACTOR OF 0.9999888

THERE ARE NO PROTECTED TREES ON THIS PROPERTY

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

TO THE LIENHOLDER AND OR OWNERS OF THE PREMISES SURVEYED I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON CERTIFIED ONLY TO BUILDING LINES AND EASEMENTS AS PER PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 10193900

ADDRESS

PORFIRIO RUIZ MARTINEZ
1513 E. 2nd STREET
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE	NOVEMBER 27, 2017	FIELDED BY	DERICK SOLOMON	11/17/2017
TITLE CO		CALC. BY	CHRIS ZOTTER	11/27/2017
GF NO		DRAWN BY	SEAN SUTTON	11/27/2017
JOB NO	A1106517	RPLS CHECK	EDWARD RUMSEY	11/27/2017

1 SURVEY
24X36 SIZE SCALE: 1" = 15'-0" (11X17 SIZE SCALE: 1" = 30'-0")

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS
JOHN D ALLEN
44,491
2/18/18

City of Austin
REVIEWED FOR CODE COMPLIANCE

MTTR MGMT
BENJAMIN RICE
512.596.1751
BEN@MA77ER.COM

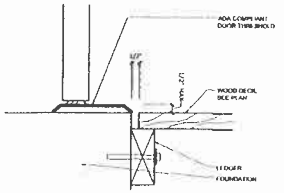
1513 E 2ND STREET
AUSTIN, TEXAS 78702
PERMIT SET - NOT FOR CONSTRUCTION

DRAWN BY:	JC
CONTACT:	BR
DATE:	02/15/18
JOB #:	18.01

SURVEY

COVER

D-11/116



3 THRESHOLD DETAIL @ ENTRANCE
24X36 SIZE SCALE: 3" = 1'-0" (11X17 SIZE SCALE: 1 1/2"=1'-0")

VISITABILITY NOTES:

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

VISITABILITY ENTRANCE:

- DOOR 3'X8'
VISITABLE NO STEP ENTRY MAX 1/2" BEVELED THRESHOLD, SEE DETAIL 2/-
- 3'X3' LANDING WITH MAX SLOPE 1/4" / FT
- IF FOUNDATION PLAN SHOWS MORE THAN 1-1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL

VISITABILITY BATHROOM:

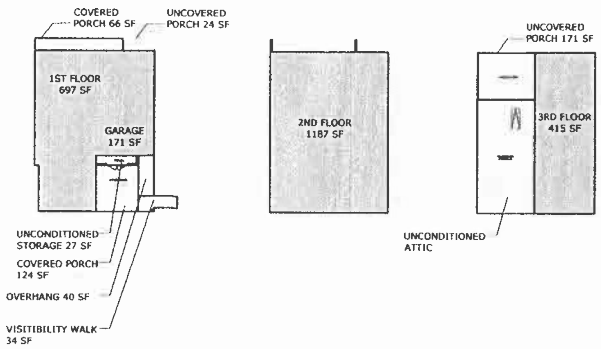
- DOOR 3'X8'
- 2X8 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXPECT BEHIND LAVATORY)

LOT SUMMARY

TOTAL LOT AREA: 3219.82 SF

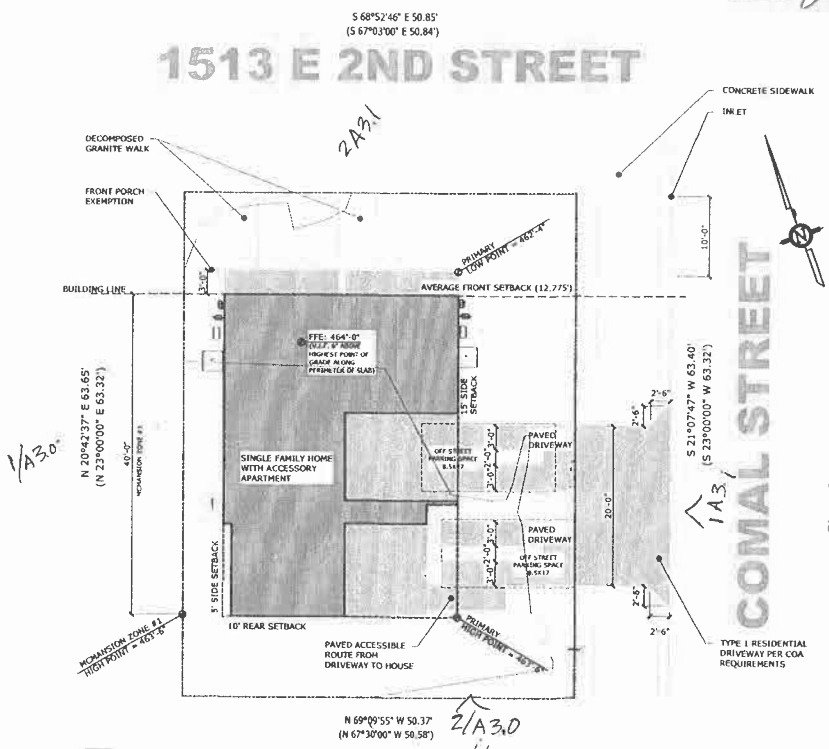
	PRIMARY	Ac.Apt.	TOTALS
1ST FLOOR CONDITIONED:	557.00	140.00	697.00 SF
2ND FLOOR CONDITIONED:	586.00	601.00	1187 SF
3RD FLOOR CONDITIONED:		415.00	415.00 SF
GARAGE ATTACHED	160		160 SF (0 TO FAR)
COVERED PORCH	190		190 SF
UNCOVERED WOOD DECK (50%)			
OVERHANG	40		40 SF
SIDEWALK	34		34 SF
DRIVEWAY			196 SF
BUILDING COVERAGE:			1087 SF (33%)
IMPERVIOUS COVERAGE:			1359 SF (42%)
FAR:			2299 SF (71%)

LEGEND
AC — A/C UNIT
ELEC. METER
GAS METER
WATER METER
WATER HEATER



2 AREA CALCULATIONS
24X36 SIZE SCALE: 1/16" = 1'-0" (11X17 SIZE SCALE: 1/32"=1'-0")

CITY OF AUSTIN – TECHNICAL REVIEW
Approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions currently adopted residential building code or any other ordinance of the City of Austin which might have been omitted or overlooked in the plan review process.
BY: 77 DATE: 4/17/18



1 SITE PLAN
24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

City of Austin
Approved for Permit
Expedited Plan Review
Development Services Department
BY: 77 DATE: 4-17-18
The granting of a permit for or approval of these plans and specification shall not be construed to be a permit for or approval of any violation of any of the provisions of the current adopted building code or any other ordinances of the City of Austin.

AE APPROVED
FEB 21 2018
52-504
MCP

City of Austin
REVIEWED FOR CODE COMPLIANCE

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL CERTIFICATION
JOHN D ALLEN
44491
2/18/18

MTTR MGMT
BENJAMIN RIGE
512 596 1751
BR@MTTR.COM

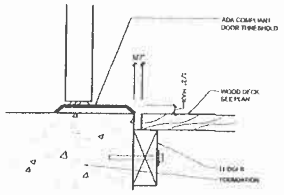
1513 E 2ND STREET
AUSTIN, TEXAS 78702
PERMIT SET - NOT FOR CONSTRUCTION

DRAWN BY: JC
CONTACT: BR
DATE: 02/15/18
JOB #: 18.01

SITE PLAN

A1.0

D-11/117



3 THRESHOLD DETAIL @ ENTRANCE
24X36 SIZE SCALE: 3" = 1'-0" (11X17 SIZE SCALE: 1 1/2"=1'-0")

VISITABILITY NOTES:

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
2. OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

VISITABILITY ENTRANCE:

- DOOR 3'X8'
VISITABLE NO STEP ENTRY MAX 1/2" BEVELED THRESHOLD. SEE DETAIL 2/-
- 3'X3' LANDING WITH MAX SLOPE 1/4" / FT
- IF FOUNDATION PLAN SHOWS MORE THAN 1-1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL

VISITABILITY BATHROOM:

- DOOR 3'X8'
- 2X6 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXPECT BEHIND LAVATORY)

LOT SUMMARY

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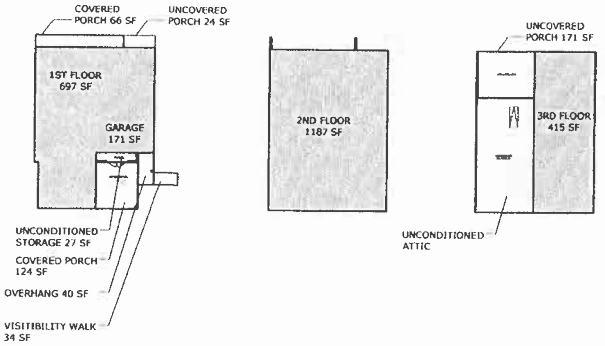
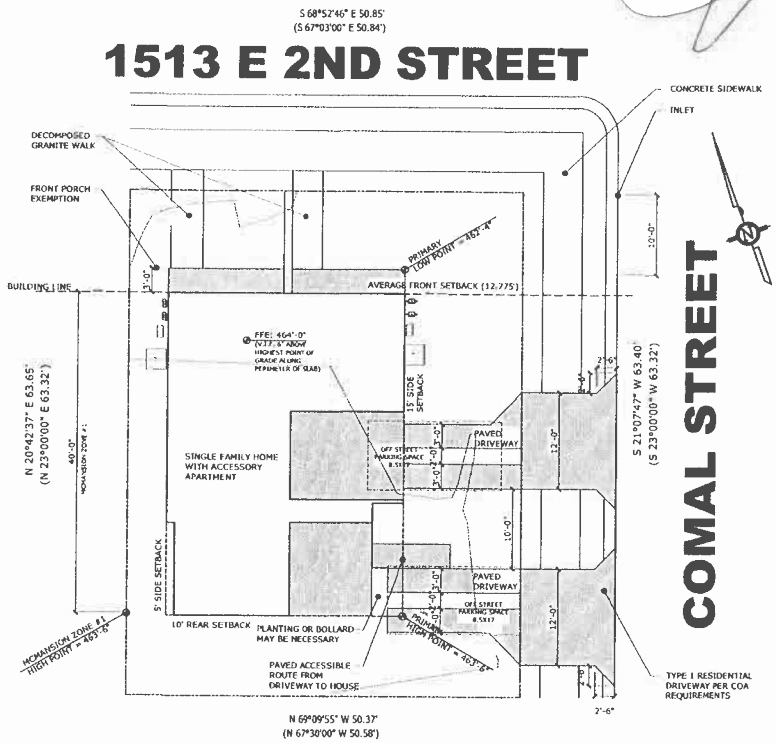
BUILDING COVERAGE:			1087 SF (33%)
IMPERVIOUS COVERAGE:			1381 SF (43%)
FAR:			2299 SF (71%)

LEGEND
- AC — A/C UNIT
- EM — ELEC. METER
- GM — GAS METER
- WM — WATER METER
- WH — WATER HEATER



2 AREA CALCULATIONS
24X36 SIZE SCALE: 1/16" = 1'-0" (11X17 SIZE SCALE: 1/32"=1'-0")

1513 E 2ND STREET



1 SITE PLAN
24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

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SITE PLAN

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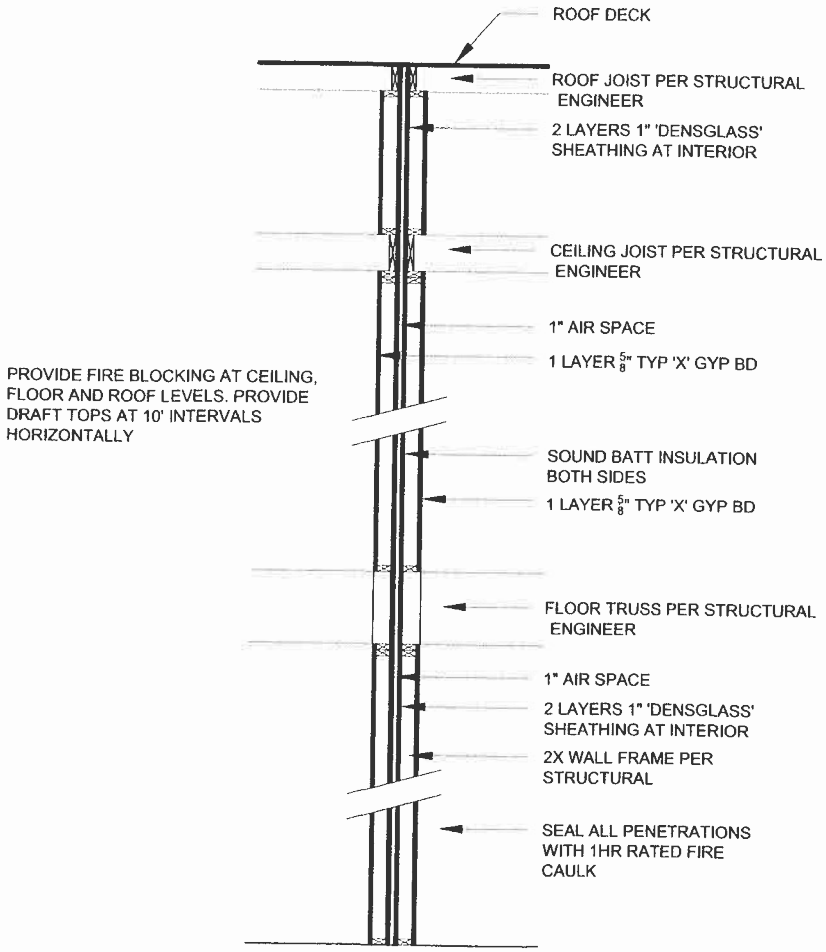
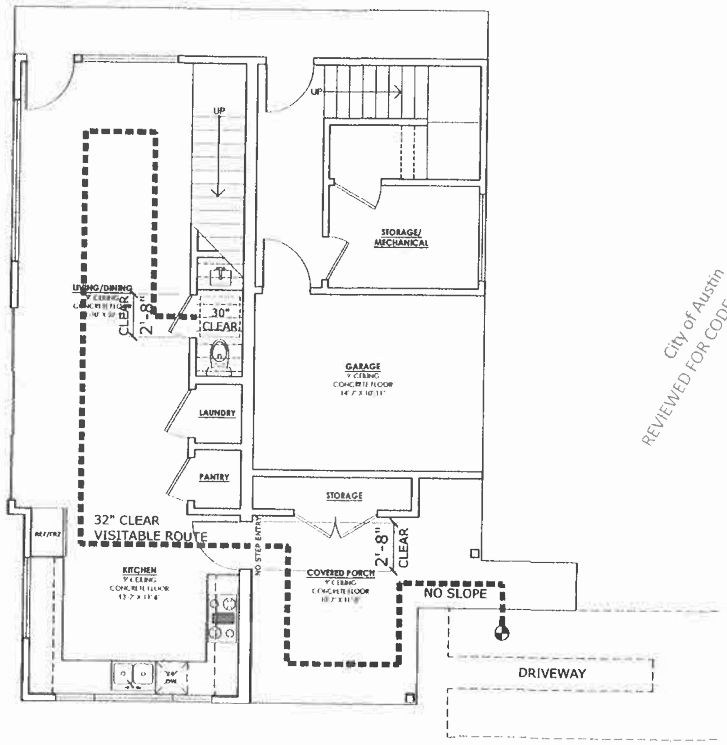
D-11/118



2 SEPARATION WALL SECTION
24X36 SIZE SCALE: 3/4" = 1'-0" (11X17 SIZE SCALE: 3/8"=1'-0")



1 VISITABILITY PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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VISITABILITY

A1.1

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D-11/119

GENERAL NOTES:

1. PROVIDE SMOKE DETECTOR SYSTEM - HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT, INCLUDING BASEMENTS, IN ACCORDANCE WITH 2015 IRC SEC R314
2. GENERAL CONTRACTOR SHALL VERIFY FOR SMOKE DETECTORS TO BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW. PER NFPA 71 CHAPTER 11
3. APPROVED CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ACCORDANCE WITH 2015 IRC SEC R315.1 WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM IN ACCORDANCE WITH 2015 IRC SEC R315.5. APPROVED CARBON MONOXIDE ALARMS WILL BE PROVIDED IN DWELLING UNITS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT IN ACCORDANCE WITH 2015 IRC SEC R315.1.
4. ALL INTERIOR WALLS; 2X4; ALL EXTERIOR WALLS 2X4; LAUNDRY WALLS; 2X6
5. WINDOWS TO BE GLAZED WITH TEMPERED GLASS WHERE REQUIRED BY CODE.
6. EXHAUST SYSTEM IN ALL BATHROOMS TO MEET ALL REQUIREMENTS PER R303.3 OF THE 2015 IRC CODE

PLAN NOTES:

1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2015 IRC R310.1, R311.2, R312.2.
2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2015 IRC R311.5.1, R311.7, R312.1
3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL VISITABILITY STANDARDS UNDER CITY CODE SEC. 25-12-243, R320
4. CONTRACTOR TO ENSURE THAT ALL GARAGE AND CARPORT FINISHED FLOORS SLOPE AWAY FROM BUILDING AT ¼" PER FOOT MINIMUM.
5. ALL DIMENSIONS SHOWN ARE TO FRAMING. CONTRACTOR SHALL VERIFY IN FIELD AND ENSURE THAT NO FINISHES EXCEED THE BUILDING SETBACKS AS REQUIRED BY CODE.

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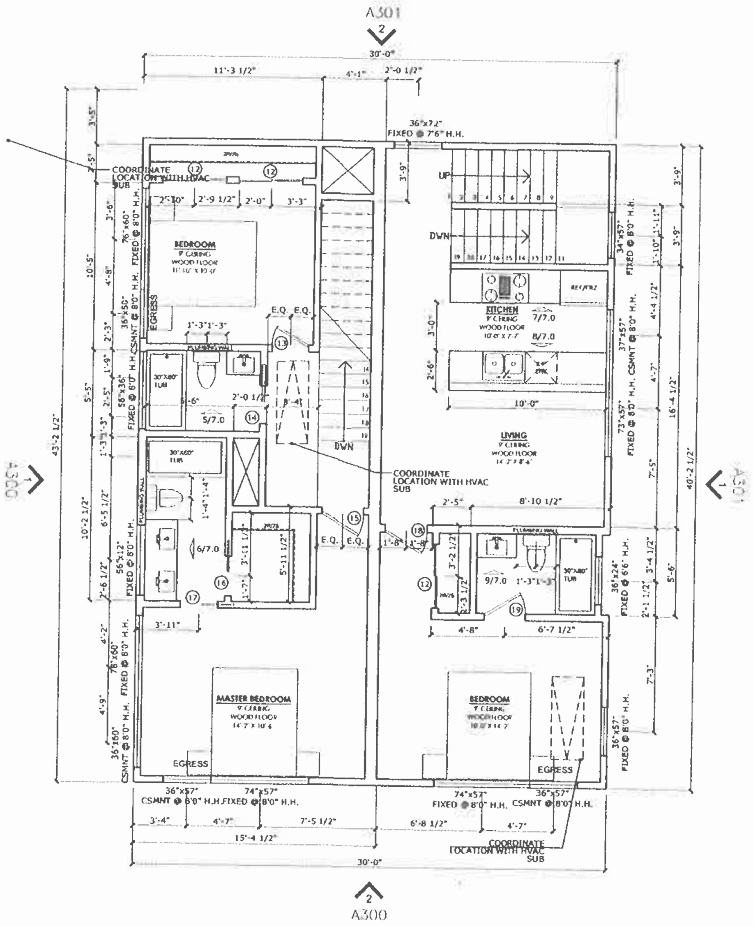
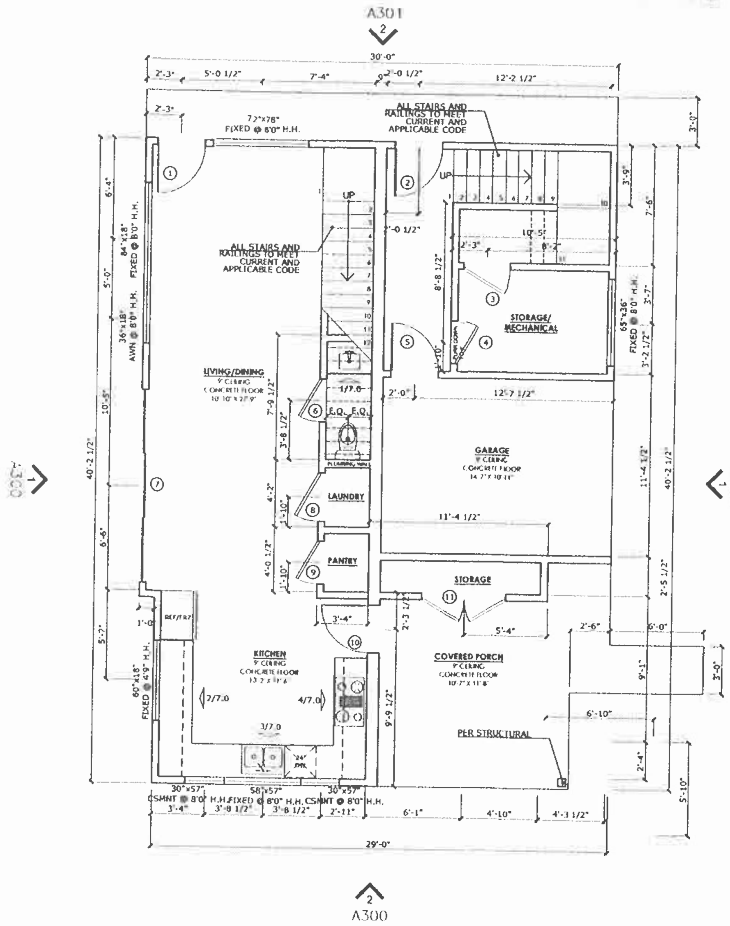


2 SECOND FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 FIRST FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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FLOOR PLANS

A2.0

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D-11/120

GENERAL NOTES:

1. DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS.

2. REFER TO REFLECTED CEILING PLAN FOR EXTENT OF SOFFITS.

3. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS CENTERED IN METAL ROOF PANEL SYMMETRICAL WITH STANDING SEAMS AT 12" O.C., AND COORDINATE WITH RAFTERS AT 16" O.C.

4. ROOF ASSEMBLY: METAL ROOF SYSTEM, MBCI "BATTENLOK HS" OR APPROVED EQUAL, MINIMUM 24 GAUGE PERFORMED, GALVALUME, LARGE BATTEN, VERTICAL LEG, CONCEALED FASTENER, STANDING SEAM METAL ROOF SYSTEM, CONTINUOUSLY LOCKED, MECHANICALLY SEAMED ROOF PANEL SYSTEM.

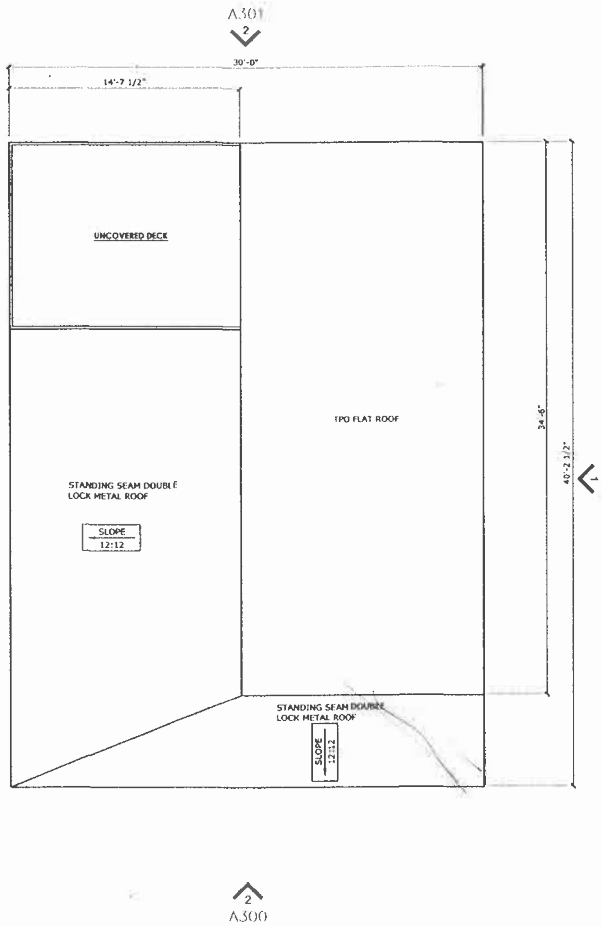
5. BREATHABLE, HIGH TEMP METAL ROOF UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATIONS BASED ON ROOF SLOPE(S). PROVIDE 1" UNDER-DECK VENTILATION / AIR SPACE WHEN USING POLYURETHANE FOAM INSULATION

6. ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF

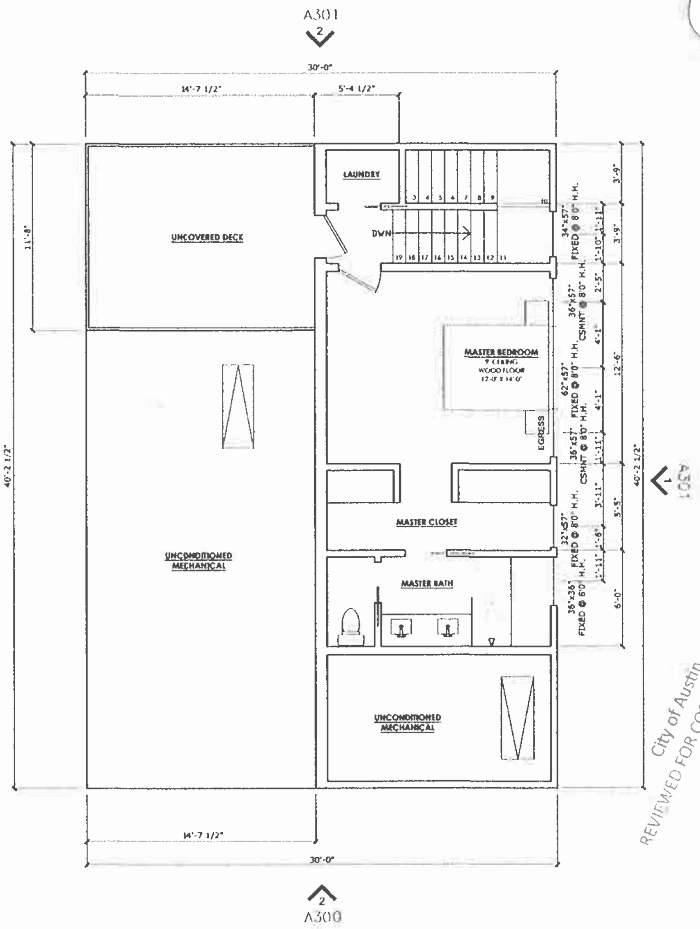
7. PROVIDE FLEXIBLE PIPE FLASHINGS UNITS AT ALL PLUMBING, COOKTOP/RANGE, AND DRYER VENT PENETRATIONS THROUGH THE METAL ROOF.

8. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.

9. ALL DIMENSIONS SHOWN ARE TO FRAMING. CONTRACTOR SHALL VERIFY IN FIELD AND ENSURE THAT NO FINISHES EXCEED THE BUILDING SETBACKS AS REQUIRED BY CODE.



2 ROOF PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 ATTIC PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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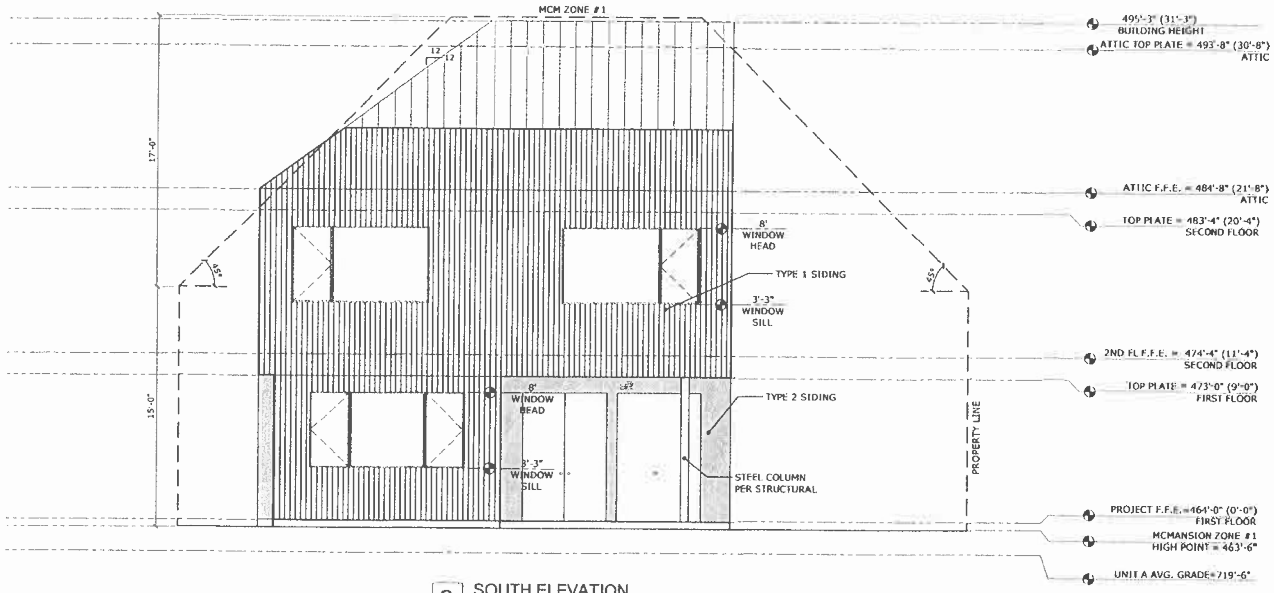
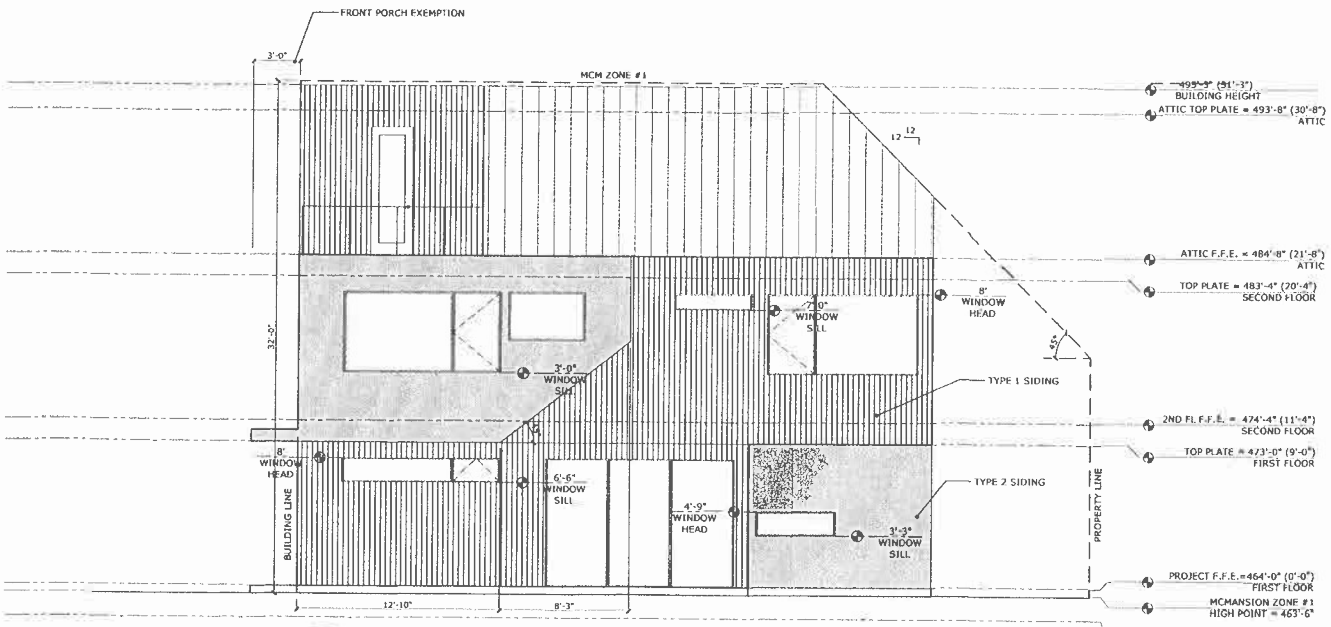
ATTIC AND ROOF PLAN

A2.1

D-11/121



2 SOUTH ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 WEST ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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4/3/18

FINISH NOTES:

- ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH

SIDING NOTES:

- **TYPE 1 SIDING:** FIBER CEMENT LAP SIDING, 4" EXPOSURE, "HARDIE SIDING" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.
- **TYPE 2 SIDING:** FIBER CEMENT REVEAL SIDING "HARDIE BOARD" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.

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UNIT A ELEVATIONS

A3.0

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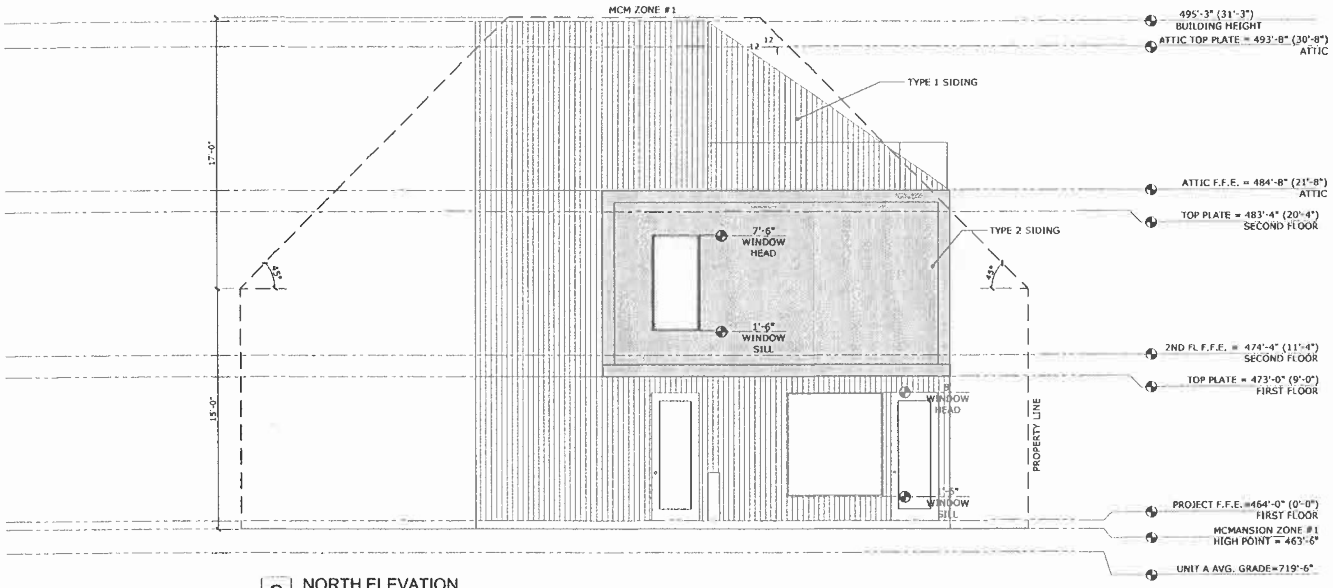
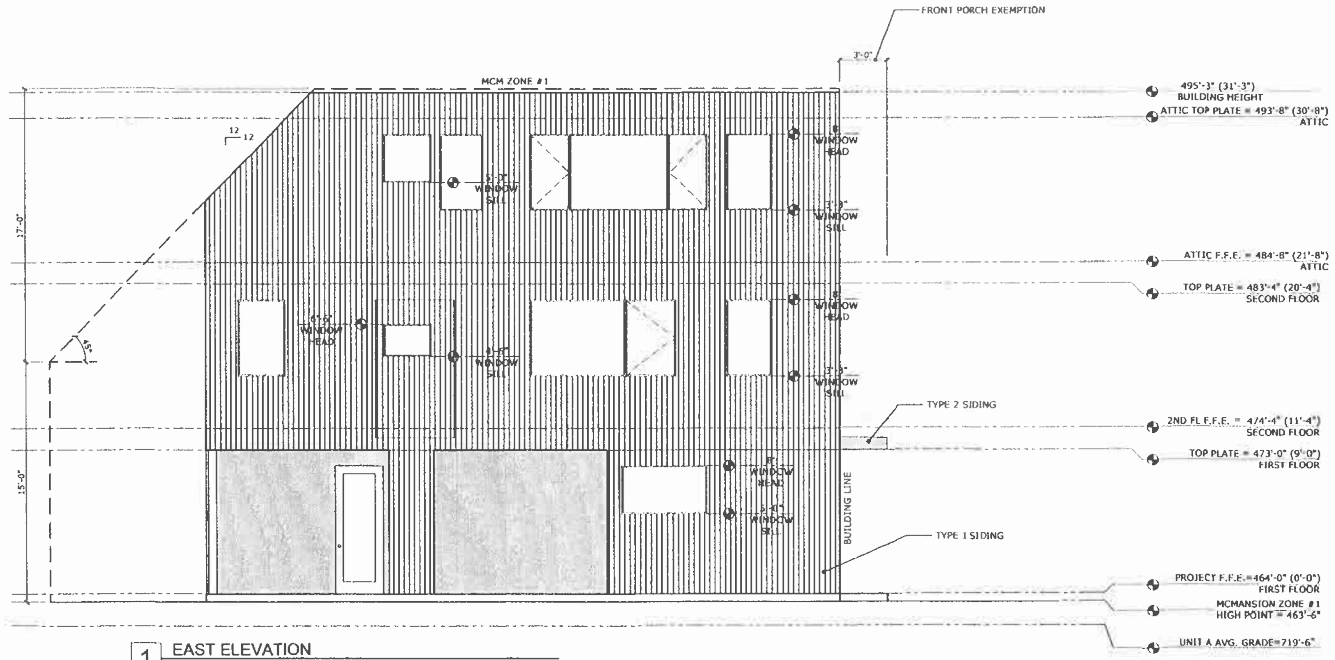
D-11/122



2 NORTH ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 EAST ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

FINISH NOTES:

- ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH

SIDING NOTES:

- **TYPE 1 SIDING:** FIBER CEMENT LAP SIDING, 4" EXPOSURE, "HARDIE SIDING" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.
- **TYPE 2 SIDING:** FIBER CEMENT REVEAL SIDING "HARDIE BOARD" BY JAMES HARDIE. COLOR TO BE SELECTED BY ARCHITECT. SMOOTH FINISH.

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UNIT A ELEVATIONS

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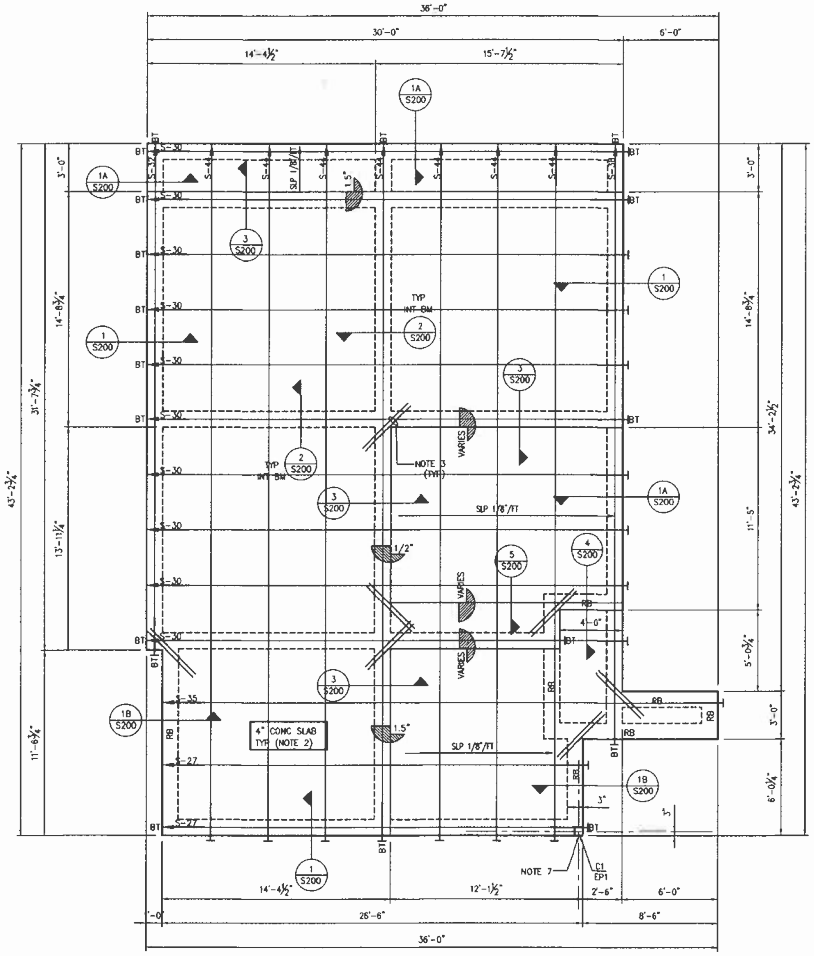

FOUNDATION PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

PLAN NOTES:

1. VERIFY WITH ARCHITECTURAL DRAWINGS FOR DIMENSIONS, SLOPES, SLAB DROPS & FLOOR DRAINS.
2. 4" SLAB (U.N.O.) OVER 10 MIL STEGO VAPOR RETARDER OVER COMPACTED STRUCTURAL FILL. REINFORCE SLAB WITH 1/2"ø POST-TENSIONED TENDONS. TENDONS SHALL SPACE NO LESS THAN 36" O.C. AND NO MORE THAN 48" O.C UNLESS NOTED OTHERWISE IN PLAN. FIRST TENDON(S) SHALL BE PLACED BETWEEN 6" TO 18" OF THE PARALLEL CONCRETE EDGE.
   THE POST-TENSIONING CONTRACTOR SHALL PREPARE A LOG THAT DOCUMENTS THE ELONGATIONS OF EACH CABLE AND SUBMIT FOR ENGINEER'S REVIEW.
3. 2-#3x4'-0" CORNER BARS - TYPICAL AT ALL RE-ENTRANT CORNERS.
4. RB = REINFORCED BEAM. SEE DETAIL FOR REBARS.
5. |——— DESIGNATES TENDON DEAD END.
   ———→ DESIGNATES TENDON LIVE END.
   BT = BEAM TENDON. S-32 DESIGNATES "SLAB TENDON AND LENGTH IN FEET"
6. POST-TENSIONING SLAB TENDONS SHALL BE IN A STRAIGHT LINE FROM STRESSING END TO DEAD END. DEVIATION AT ANY PLACE SHALL NOT EXCEED 10 DEGREES IN A HORIZONTAL GRADUAL PARABOLIC SWEEP.
7. C1 = HSS6X6X1/4 STEEL COLUMN. EP = EMBED PLATE. SEE S200 FOR EMBED PLATE DETAIL.
8. DOWNSPOUT SHALL NOT EMPTY WATER NEAR FOUNDATION. USE FRENCH DRAIN TO DIRECT WATER AT LEAST 10'-0" AWAY FROM FOUNDATION.

TENDON ELONGATION SCHEDULE

LENGTH (FEET)	ELONGATION (INCHES)	LENGTH (FEET)	ELONGATION (INCHES)	LENGTH (FEET)	ELONGATION (INCHES)
10	0.8	64	5.1	118	9.3
12	0.9	66	5.2	120	9.5
14	1.1	68	5.4	122	9.6
16	1.3	70	5.5	124	9.8
18	1.4	72	5.7	126	10.0
20	1.6	74	5.8	128	10.1
22	1.7	76	6.0	130	10.3
24	1.9	78	6.2	132	10.4
26	2.1	80	6.3	134	10.6
28	2.2	82	6.5	136	10.7
30	2.4	84	6.6	138	10.9
32	2.5	86	6.8	140	11.1
34	2.7	88	7.0	142	11.2
36	2.8	90	7.1	144	11.4
38	3.0	92	7.3	146	11.5
40	3.2	94	7.4	148	11.7
42	3.3	96	7.6	150	11.9
44	3.5	98	7.7	152	12.0
46	3.6	100	7.9	154	12.2
48	3.8	102	8.1	156	12.3
50	4.0	104	8.2	158	12.5
52	4.1	106	8.4	160	12.6
54	4.3	108	8.5	162	12.8
56	4.4	110	8.7	164	13.0
58	4.6	112	8.8	166	13.1
60	4.7	114	9.0	168	13.3
62	4.9	116	9.2	170	13.4

City of Austin
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Zhiyong Zhang
4/5/2018

ZHIYONG ZHANG 88898

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CE JOB NO.: 18048

1513 EAST 2ND ST
AUSTIN TX

REV.	DATE

CHK. BY: TZ
DRWN. BY: BB
DATE: 4/5/2018

SHEET NO.
S100

D-11/124

DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET

BUILDING PAD PREPARATION

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

Retained on 2-1/2" screen	0%
Retained on 1-1/2" screen	0% - 25%
Retained on 3/4" screen	15% - 55%
Retained on 1/4" screen	45% - 75%
Retained on No. 40 mesh sieve	60% - 90%

2. Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 2'-0" beyond building line. All exposed surfaces shall then be recompacted to a minimum of 95 percent of the maximum dry density as defined by TxDOT test method TEX 113-E or 114-E at a moisture content within 3 percent of the optimum moisture content.
THIS PROCEDURE DOES NOT APPLY TO PROJECTED TREE'S 50% CRITICAL ROOT ZONE.

3. Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in TxDOT test method TEX 113-E at a moisture content within 3 percent of the optimum moisture content.
THIS PROCEDURE DOES NOT APPLY TO PROJECTED TREE'S 50% CRITICAL ROOT ZONE.

4. Provide a 10 mil polyolefin Stego retarder. Place vaper barrier in accordance with manufacturer's recommendation on top of structural fill.

POST-TENSIONED CONCRETE

1. Design and construction of post-tensioned concrete shall be in accordance with Post-tensioning Institute.
2. All post-tensioning tendons shall be Lo-Lax and anchorages shall conform to report No. ACI 423-3R-83. Tendons shall be fabricated with 1/2" diameter 270 KSI strand meeting ASTM A-416.
3. All concrete shall have a minimum compressive strength of 2,000 PSI at time of full stressing. Water content shall be controlled and minimized otherwise cracking due to shrinkage will be excessive.
4. The location of construction joints as detailed in the contract documents may not be changed without approval from engineer.
5. Tendons and reinforcing bars shall be tied at all intersections. Tendons shall be supported on chairs at no more than 4 feet on center. Rebars shall be adequately supported. Care shall be used during placement of concrete so that positioning of tendons and supports is maintained.
6. At dead ends, tendon sheathing may be cut back as much as 12" from the anchorage. At stressing ends, sheathing may be cut back a maximum of 2". Repair damaged sheathing prior to concrete placement.
7. Dead ends and stressing ends shall not be changed in the filed without a written approval from engineer.
8. Concrete shall be well consolidated in the vicinity of end anchorage.
9. Tendon force variations indicated by gage pressure and elongation in excess of 7 percent shall be reported to the structural engineer.
10. Tendons shall be stressed as follows:
    a) Tendons less than 100 feet shall be fully stresses within 3 to 4 days after concrete placement and achieving a compressive strength of 2,000 psi.
    b) Tendons greater than 100 feet shall be partially stressed to 25% of the full stress force within 24 to 36 hours of concrete placement. Full stressing of these tendons shall occur within 3 and 4 days, after concrete has reached a compressive strength of 2,000 psi.
11. The jacking force in the 1/2" diameter Lo-lax prestressing strands shall be as follows:
    a) Initial jacking force = 33 kips.
    b) Final jacking force = 31 kips.
12. The post-tensioned slab-on-grade design is based on prestressing losses not exceeding 20% or 4.58 kips per tendon excluding seating and frictional losses.
13. Tendons 1/2"ø and 270 ksi shall be efficiently anchored at 31 kips. These tendons may be temporarily stresses to 33 kips in order to overcome frictio and compensate for seating losses.
14. Elongations shall be approximately 0.079" per foot of stressed tendon length u.n.o. on plan. Any discrepancies shall be brought to the attention of the engineer.
15. Tendons ends shall be cut off with a saw or shear, not a torch.
16. Stressing pockets shall be patched with a stiff grout mix.
17. Contractor shall submit complete placing plans, details of tendon and bar placements.
18. Post-tensioned tendons in beams shall be draped as shown in plans using smooth parabolic drapes.
20. After tendons are stressed and excess cut off, any exposed hardware shall be sprayed with rust-inhibitive paint and openings shall be grouted flush with slab edge.
21. Tendons shall have the prestressing strand permanently protected against corrosion by a chemically stable, properly applied continuous coating over the entire tendon length. Sheathing for unbonded tendons shall have sufficient tensile strength and water resistance to resist damage and deterioration and shall be continuous over the tendon length.
22. Anchorages of unbonded tendons shall develop at least 95% of the minimum specified ultimate strength of the prestressing steel without exceeding anticipated set. Special reinforcement required for the performance of the anchorage shall be provided by the tendon supplier.
23. Post-tensioning contractor shall submit the followings to the engineer for review:
    a) Lab test and results on anchorage system.
    b) Current calibration date for stressing equipment to be used.
    c) Coefficient of friction for strands.
    d) MIP tests for strands.
24. Post-tensioning slab tendons shall be placed in a straight line from stressing end to dead end. Deviation at any place shall not exceed 10 degrees in a horizontal gradual parabolic sweep.
25. tendons shall not be placed within 6" of a parallel edge.
26. Contractor shall be responsible for locating all post-tensioning tendons when using expansion bolts, adhesive anchors or power-actuated fasteners. The contractor shall locate the tendons using non-destructive means.

CAST IN PLACE CONCRETE

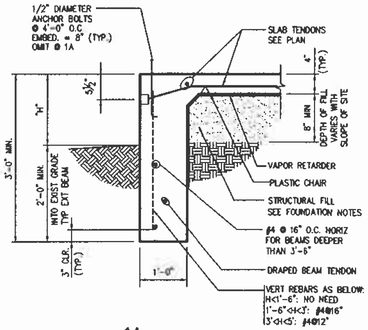
1. Cast in place concrete shall meet the following requirements:

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

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

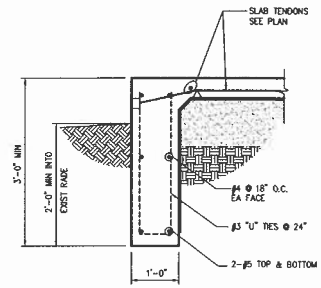
CONCRETE REINFORCING

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



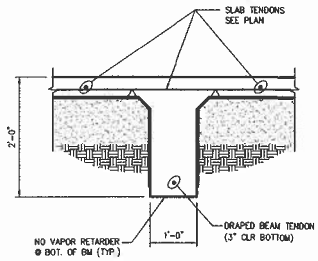
1A

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



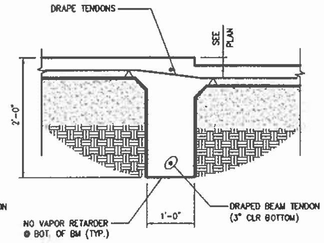
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



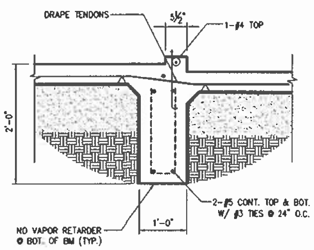
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



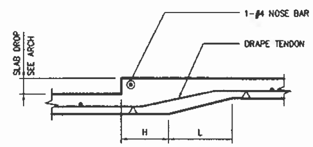
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



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

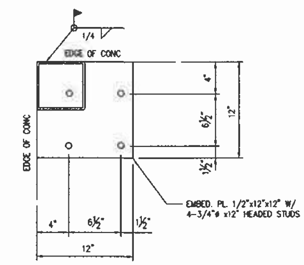
4 SECTION 3/4" = 1'-0"



SCHEDULE

SLAB DROP	DIM "H"	DIM "L"
2"	6"	8"
4"	12"	1'-4"
6"	18"	2'-0"

5 TYPICAL DROP IN SLAB NOT TO SCALE



EP1

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

Zhigang Zhang 4/5/2018

1513 EAST 2ND ST AUSTIN TX

REV.	DATE

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DRWN. BY: BB
DATE: 4/5/2018

SHEET NO. S200

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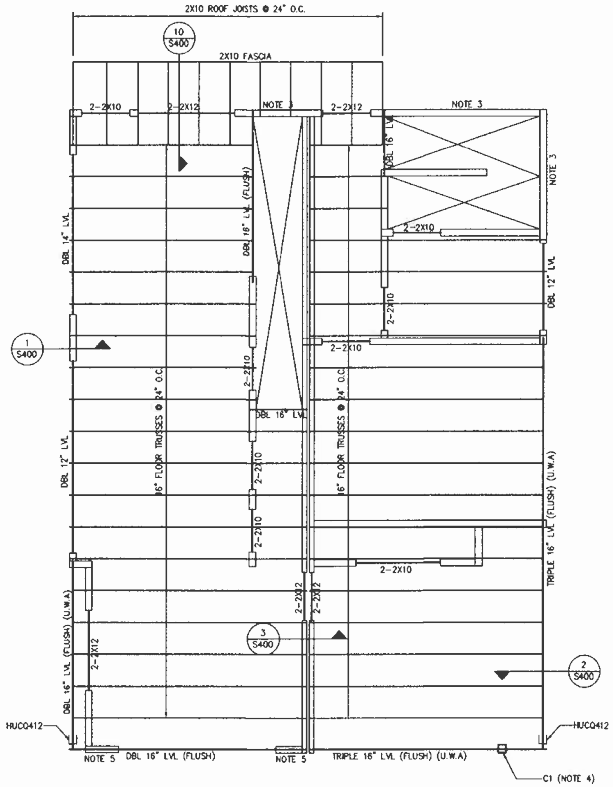
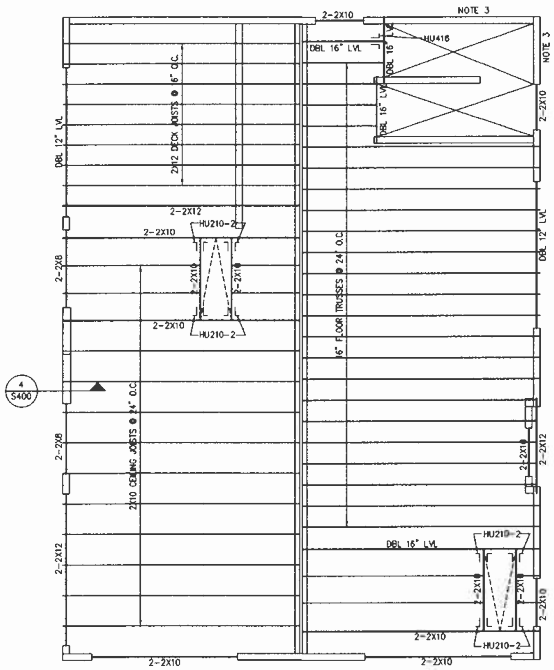
D-11/125



2ND FLOOR FRAMING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17



ATTIC FLOOR FRAMING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

PLAN NOTES:

1. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
2. ALL EXTERIOR WALLS ARE 2X4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. ALL INTERIOR WALLS ARE 2X4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. SEE ARCH'L FOR 2x6 INTERIOR PLUMBING WALLS.
3. WALLS AT STAIR OPENING NEED TO BE 2-2X4 AND CONTINUOUS FROM FOUNDATION TO ROOF.
4. C1 = HSS6X6X1/4 STEEL COLUMN. SEE 8/S400 FOR WOOD BEAM OVER STEEL COLUMN DETAIL.
5. SEE 9/S400 FOR LVL MOMENT FRAME DETAIL.

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

PLAN NOTES:

1. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
2. ALL EXTERIOR WALLS ARE 2X4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. ALL INTERIOR WALLS ARE 2X4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. SEE ARCH'L FOR 2x6 INTERIOR PLUMBING WALLS.
3. WALLS AT STAIR OPENING NEED TO BE 2-2X4 AND CONTINUOUS FROM FOUNDATION TO ROOF.

Zhiyong Zhang
4/5/2018

City of Austin
REVIEWED FOR CODE COMPLIANCE

STATE OF TEXAS
ZHIYONG ZHANG
86058
REGISTERED PROFESSIONAL ENGINEER

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7000 WEST BLUFF DRIVE, AUSTIN, TX. 78745
PHONE (512) 280-5900 FAX (512) 280-5905
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1513 EAST 2ND ST
AUSTIN, TX

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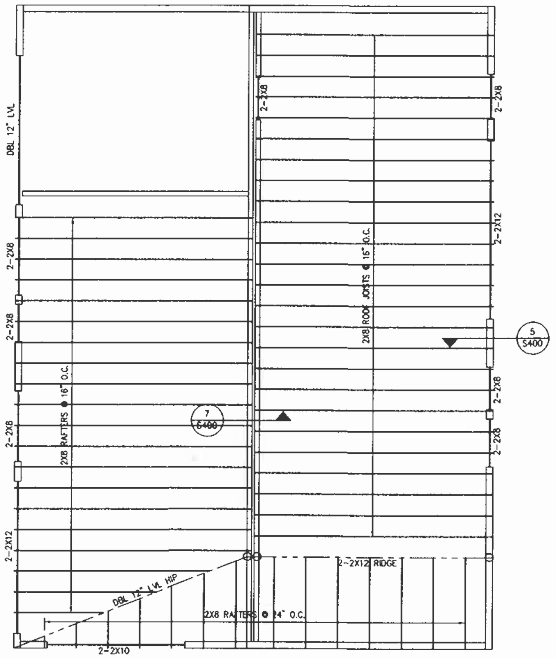
S300

D-11/126



ROOF FRAMING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

PLAN NOTES:

1. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
2. ALL EXTERIOR WALLS ARE 2X4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. ALL INTERIOR WALLS ARE 2X4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. SEE ARCH'L FOR 2x6 INTERIOR PLUMBING WALLS.

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

Zhiyong Zhang
4/5/2018

City of Austin
REVIEWED FOR CODE COMPLIANCE

STATE OF TEXAS
ZHIYONG ZHANG
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PHONE (512) 288-8288 FAX (512) 303-8338
IS FOR MT. TRAILER

1513 EAST 2ND ST
AUSTIN, TX

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S30