

NOTES: PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS. FINAL DRAINAGE AT HOUSE TO BE DETERMINED BY CONTRACTOR & VERIFIED BY OWNER

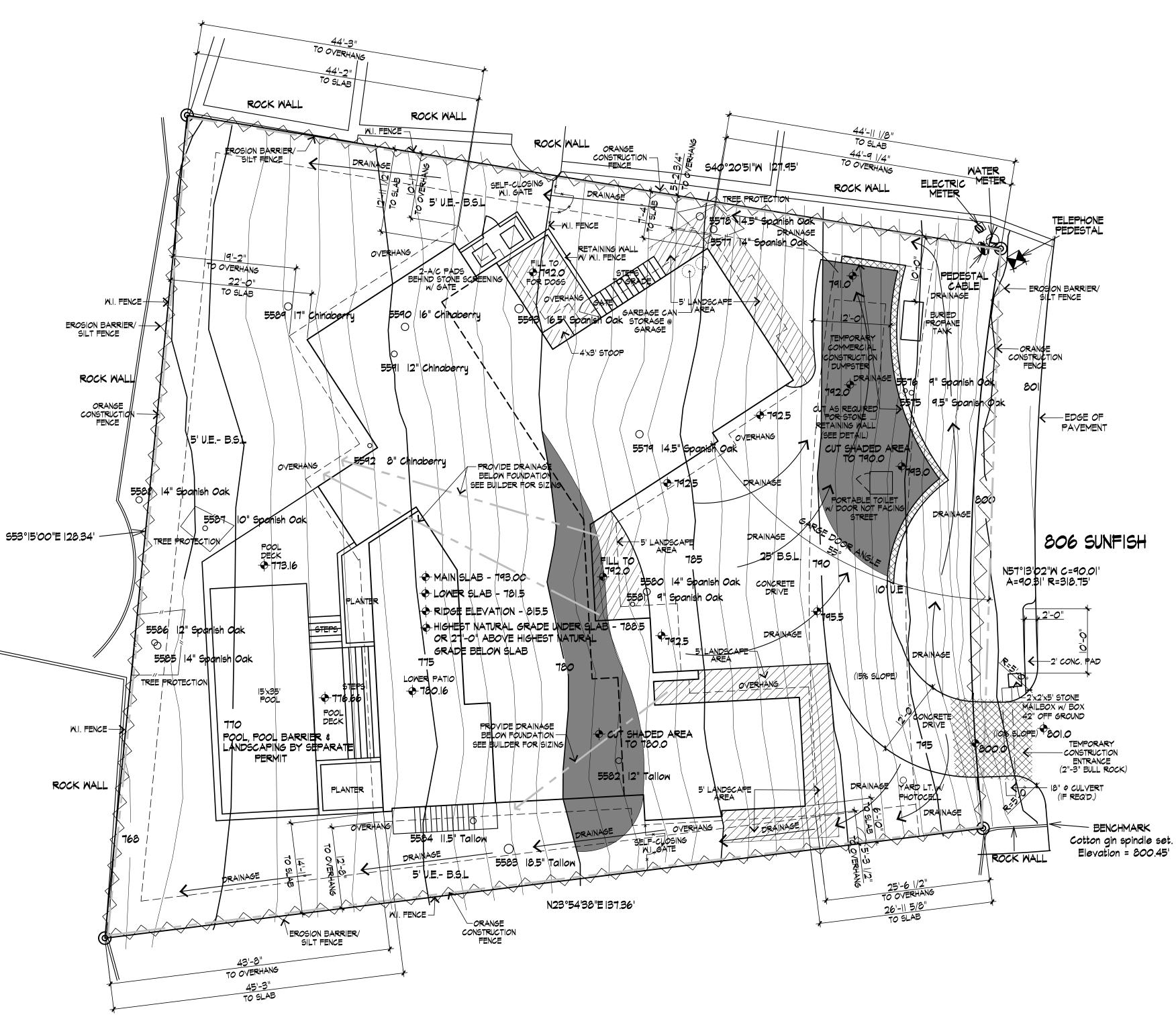
LEGAL DESCRIPTION LAKEWAY SECTION FIVE LOT 597 806 SUNFISH

NOTES

TREES ENCLOSED IN TREE PROTECTION TO BE SAVED ALL OTHERS TO BE REMOVED

SITE PLAN

 5'
 10'
 20'
 30'
 40'
 50'



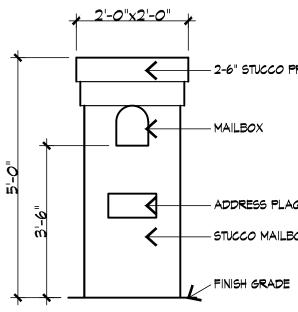
CITY OF LAKEWAY CURRENTLY ADOPTED CODES

- : INTERNATIONAL BUILDING CODE 2015, INCLUDING ALL APPENDICES EXCEPT FOR APPENDICES A, B, H & J.
- INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS 2015, WITH THE EXCEPTION OF CHAPTERS 25-32 (PLUMBING), INCLUDING ALL APPENDICES WITH EXCEPT FOR APPENDICES E & L
- : UNIFORM PLUMBING CODE 2015 OR AS ADOPTED BY THE SERVICE PROVIDER : INTERNATIONAL MECHANICAL CODE 2015, INCLUDING ALL APPENDICES EXCEPT
- FOR APPENDIX B.
- : NATIONAL ELECTRICAL CODE 2014
- INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE 2015 AS AMENDED BY BY TRAVIS COUNTY
- EMERGENCY SERVICE DISTRICT NO. 6
- : INTERNATIONAL GAS CODE 2015, INCLUDING ALL APENDICES

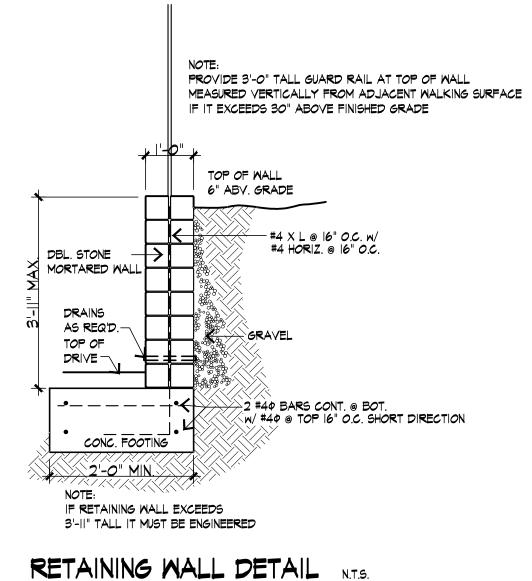
DRAINAGE NOTE:

DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS AND ANY DRAINAGE EXITING THE LOT ONTO AN ABUTTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PIN

TREE PROTECTION NOTES:



575	9.5" Spanish Oak	REMOVED
576	9" Spanish Oak	REMOVED
577	14" Spanish Oak	
578	14.5" Spanish Oak	
5579	14.5" Spanish Oak	REMOVED
5580	14" Spanish Oak	REMOVED
5581	9" Spanish Oak	REMOVED
582	12" Tallom	REMOVED
5583	18.5" Tallow	REMOVED
5584	11.5" Tallow	REMOVED
585	14" Spanish Oak	
5586	12" Spanish Oak	
5587	10" Spanish Oak	
5588	14" Spanish Oak	
5589	17" Chinaberry	REMOVED
590	16" Chinaberry	REMOVED
591	12" Chinaberry	REMOVED
593	16.5" Spanish Oak	REMOVED



(0" - 3'-II" TALL) ALL EXPOSED AREAS OF WALL WILL BE FINISHED ON BOTH SIDES

OWNER:
MR. & MRS. KAUFMAN
806 SUNFISH
LAKEWAY, TEXAS 78734
PH: (512) 674-1229
BUILDER:
BRYAN STROBEL
STOBEL & ASSOCIATES
P.O. BOX 340850
AUSTIN TEXAS 78734
PH: (512) 627-6223

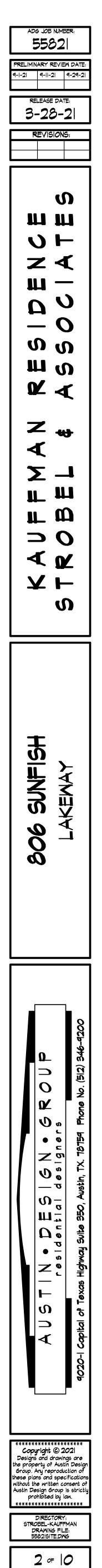
ENGINEER

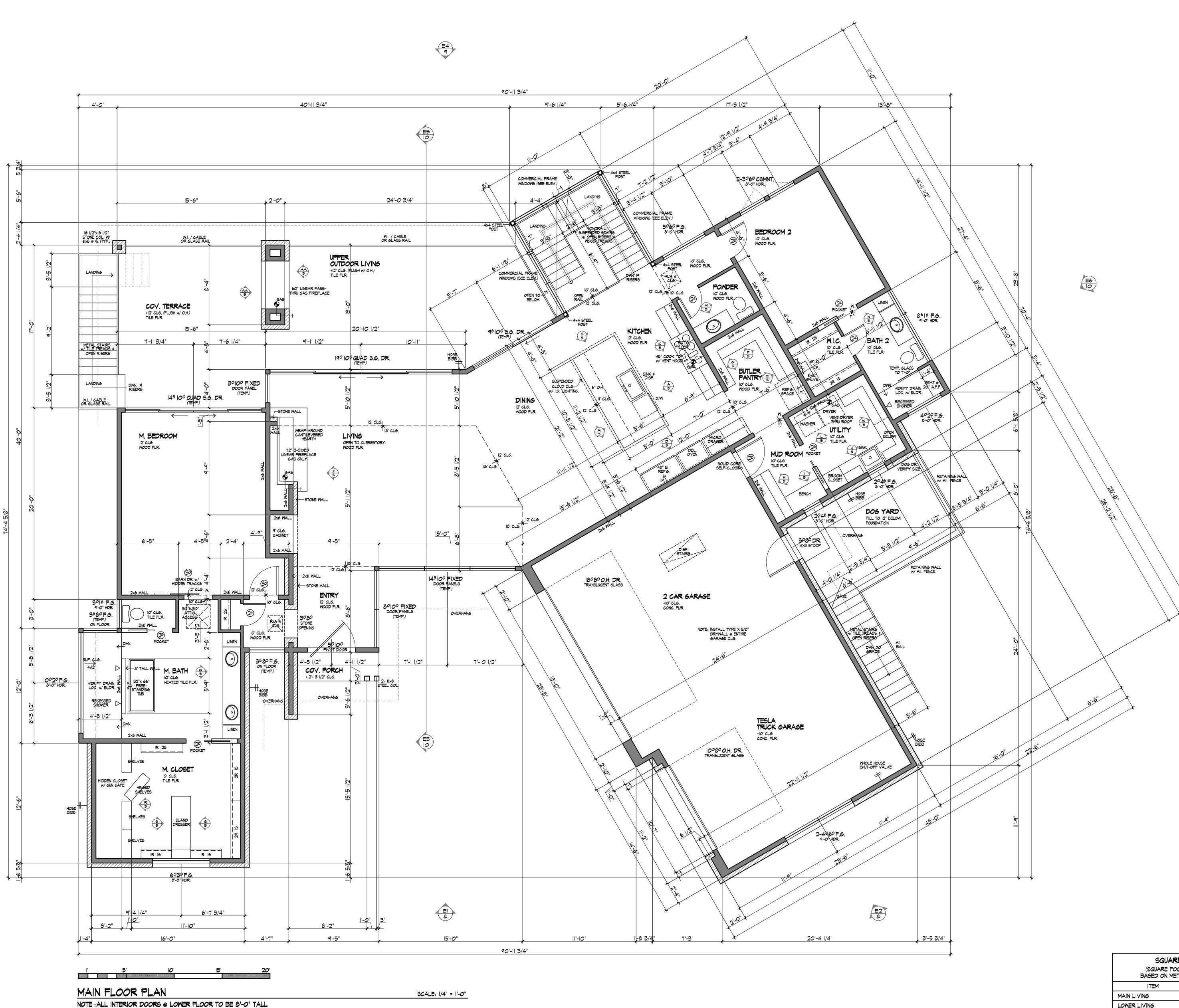
STEINMAN LUEVANO ST CONSULTING ENGINEER	'rl S
2579 WESTERN TRAIL AUSTIN, TEXAS 78745	SE
512-891-6766 FAX:	5

Holt Carson Registered Professional Land Surveyor No. 5166 HOLT CARSON, INC. 1904 Fortview Road Austin, Texas 78704 (5|2)-442-0990 Firm Registration Number 10050700

	<u>ON NOTES:</u> T APPROVED FOR REMOVAL SHALL BE PROTECTED IN E FOLLOWING TREE PROTECTION NOTES AND EXHIBIT H.
	ATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF
2. ALL TREES AND NAT	ALL DE PRESERVED. TURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE ONSTRUCTION WITH TEMPORARY FENCING.
3. PROTECTIVE FENCES	5 SHALL BE ERECTED IN ACCORDANCE TO CITY OF AUSTIN E PROTECTION AS ADOPTED BY THE CITY OF LAKEWAY.
PREPARATION WORK (S SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED
5. EROSION AND SEDIM	BES OF THE CONSTRUCTION PROJECT. MENTATION CONTROL BARRIERS SHALL BE INSTALLED OR NER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE
DRIPLINES. 6. PROTECTIVE FENCES	5 SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL
	DUTERMOST LIMIT OF BRANCHES , OR, FOR NATURAL AREAS, SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO ING:
	IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC QUIPMENT OR MATERIALS.
	BANCE DUE TO GRADE CHANGES.
	D ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT. DETRIMENTAL TO TO TREES SUCH AS CHEMICAL STORAGE,
CEMENT TRUCK CLEANI	ING, AND FIRES.
THE FOLLOWING CASES	
SURFACE TREE WELL, C	BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE 4 FEET BEHIND THE AREA IN QUESTION.
ERECT THE FENCE AT	PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, THE OUTER LIMIT OF THE PERMEABLE PAVING AREAS (PRIOR THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING MIZE ROOT DAMAGE).
	CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW ICE BETWEEN FENCE AND THE BUILDING.
TO A TREE TRUNK, PRO	ABOVE EXCEPTIONS RESULT IN A FENCE CLOSER THAN 4 FEET DTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT E LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED
9. TREES APPROVED F NOT IMPACT TREES TO	FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES D BE PRESERVED.
THE SOIL. BACKFILL R POSSIBLE. IF EXPOSED THEM WITH ORGANIC M	ED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH OOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS PROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER IATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE LOSS DUE TO EVAPORATION.
II. NO LANDSCAPE TOP	SOIL DRESSING GREATER THAN 4 INCHES SHALL BE
ELARE OF ANY TREE.	DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT
	DE CLEARANCE FOR STRUCTURE, VEHICULAR TRAFFIC AND E PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES,
	S, INTENTIONAL OR UNINTENTIONAL, SHALL BE PAINTED
	O MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
MMEDIATELY (WITHIN IC	THE ABOVE NOTES MAY BE CONSIDERED ARDINANCE
MMEDIATELY (WITHIN 10 4. DEVIATIONS FROM ' VIOLATIONS IF THERE	THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS
MMEDIATELY (WITHIN 10 4. DEVIATIONS FROM ' VIOLATIONS IF THERE DAMAGE AS A RESULT	IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS
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MMEDIATELY (WITHIN 10 4. DEVIATIONS FROM " VIOLATIONS IF THERE DAMAGE AS A RESULT 5. ALL BRANCHES THA MINIMUM HEIGHT OF 13"	IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS AT HANG OVER THE FENCE SHALL BE PRUNED TO A -6" OR HIGHER IF REQUIRED FOR EQUIPMENT CLEARANCE. 2'-O"X2'-O" 2-6" STUCCO PROJ. MAILBOX ADDRESS PLAQUE
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EB

:ALL SHOWER HEADS TO BE 7'-O" A.F.F. : | - HVAC UNIT & | - TANKLESS W.H. @ ATTIC ABOVE BUTLER PANTRY ALL EXTERIOR WALLS TO BE 2x6'S @ 16" O.C.

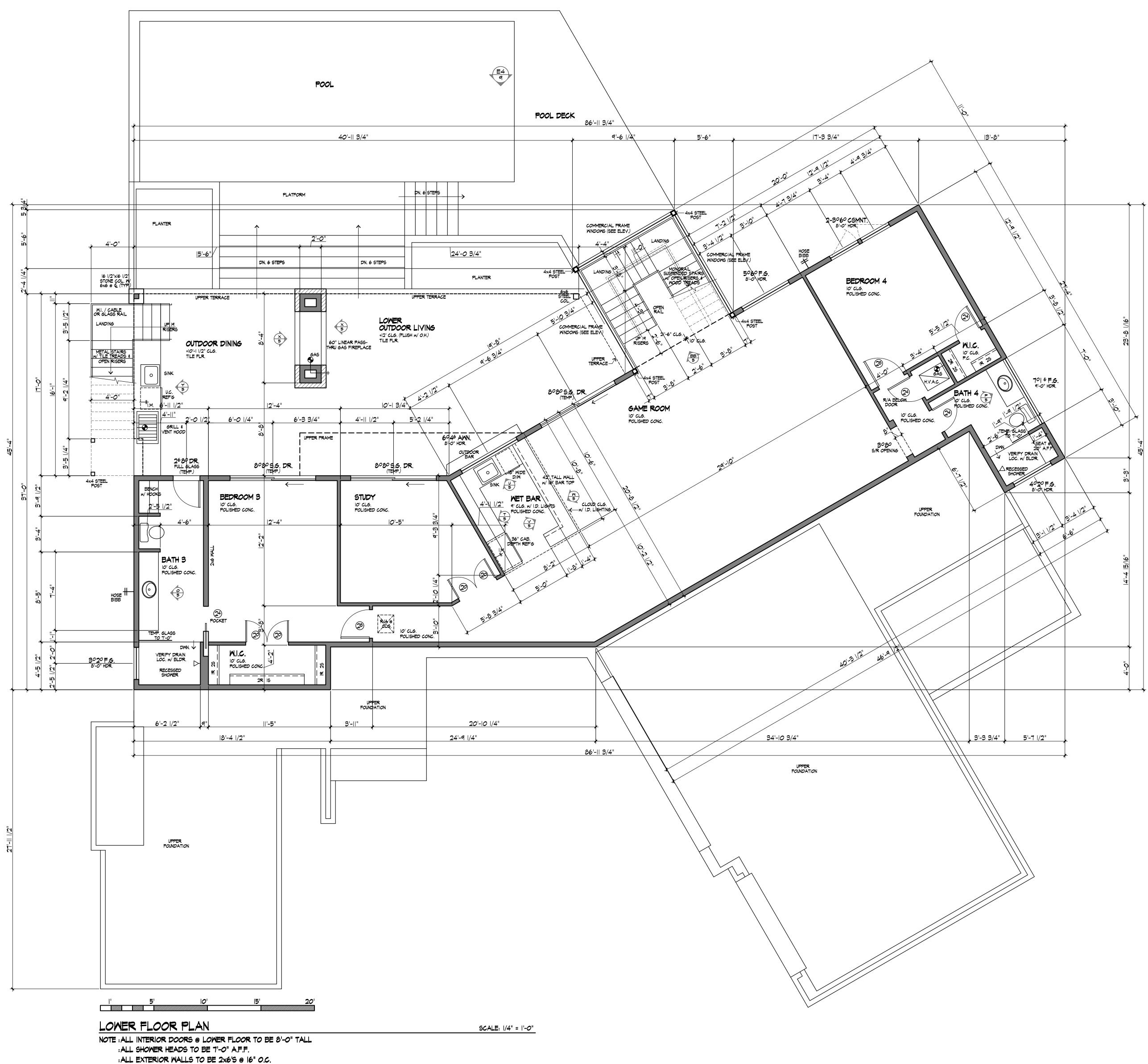
:ALL INTERIOR WALLS TO BE 2x4'S @ 16" O.C. UNLESS NOTED OTHERWISE

LOWER LIVING TOTAL LIVING GARAGE / STORAGE COV. PORCH UPPER COV. TERRACES LOWER COV. TERRACE TOTAL FOUNDATION TOTAL COVERED AREA

ADG JOB NUMBER: 55821 PRELIMINARY REVIEW DATE:
9-1-21 9-11-21 9-29-21 RELEASE DATE: 3-28-22
KAUFFMAN RESIDENCE Strobel & Associates
BOG SUNFISH LAKEWAY
AUSTIN • DESIGN • GROUP residential designers 9020-1 Capital of Texas Highway Suite 350, Austin, TX. 78759 Phone No. (512) 346-9200

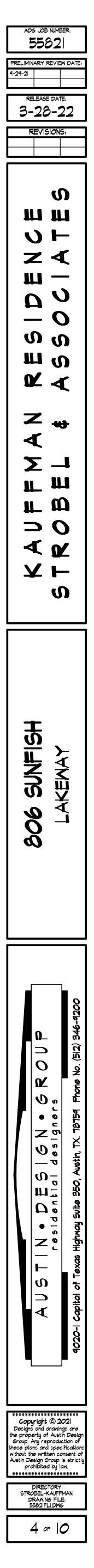
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RE FOOTAGE							
OOTAGES MAY VARY IETHOD OF CALCULATION)							
	FRAME	MASONRY					
	2556	2588					
	1827	1827					
	4383	44 5					
	940	971					
		35					
E S		616					
,ES		711					
		4329					
EA	6685	6748					



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ALL INTERIOR WALLS TO BE 2x4'S @ 16" O.C. UNLESS NOTED OTHERWISE





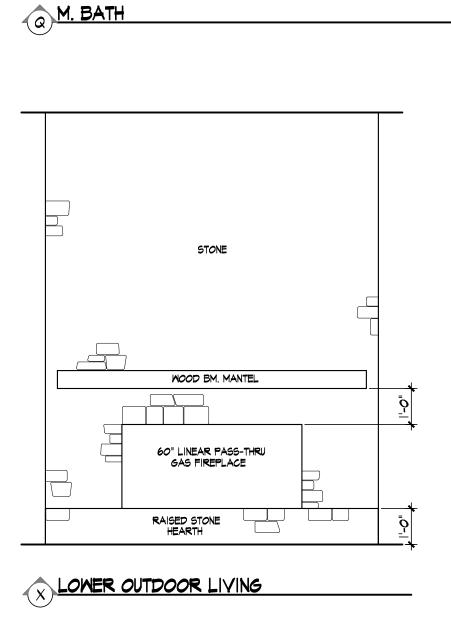
5'

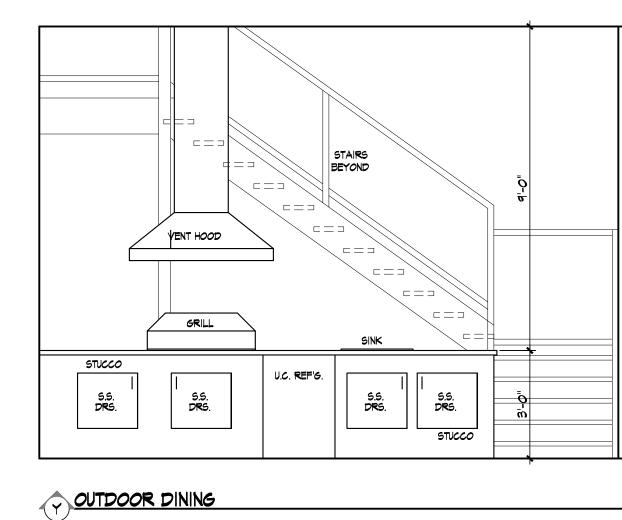
10'

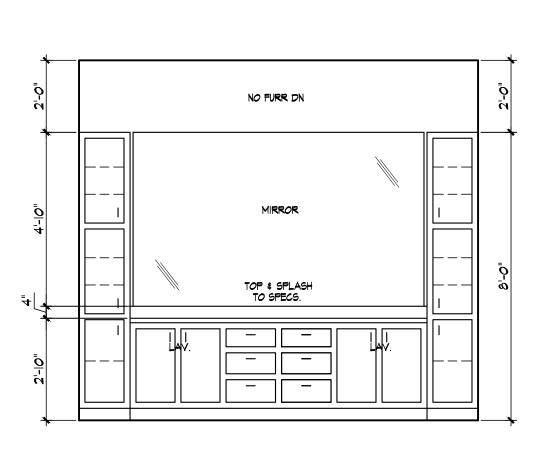
15'

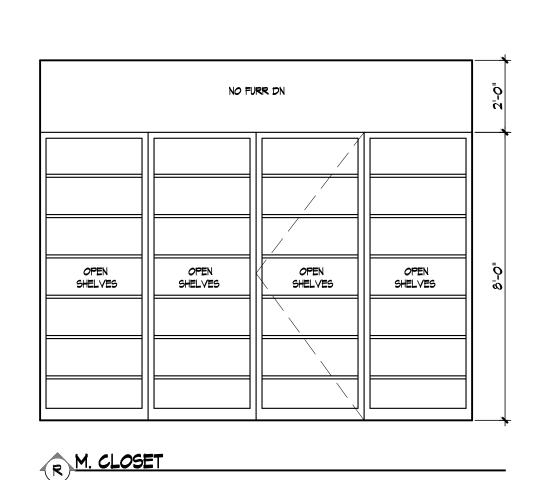
6" |'

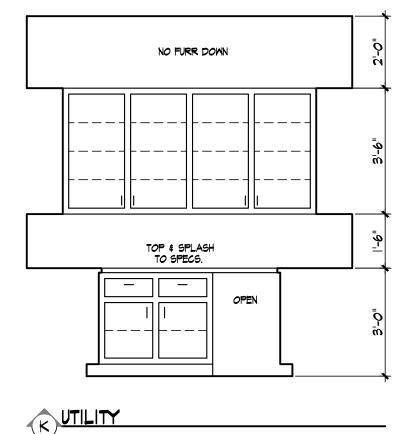
SCALE: 3/8" = |'-0"

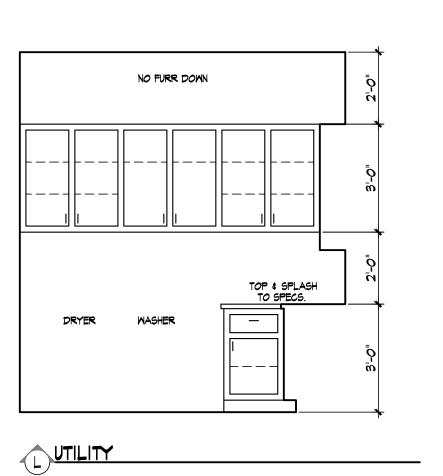




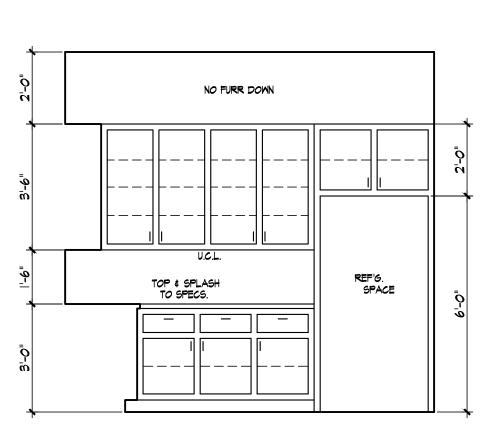


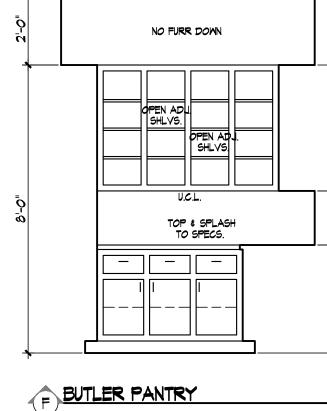












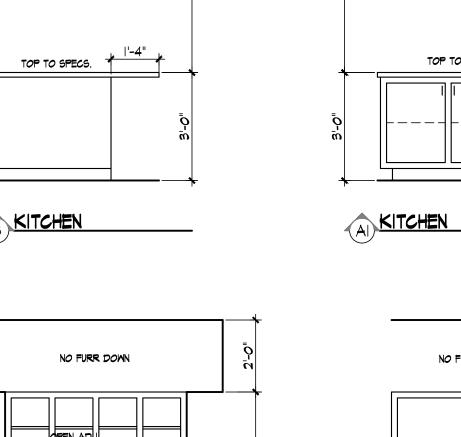
BKITCHEN

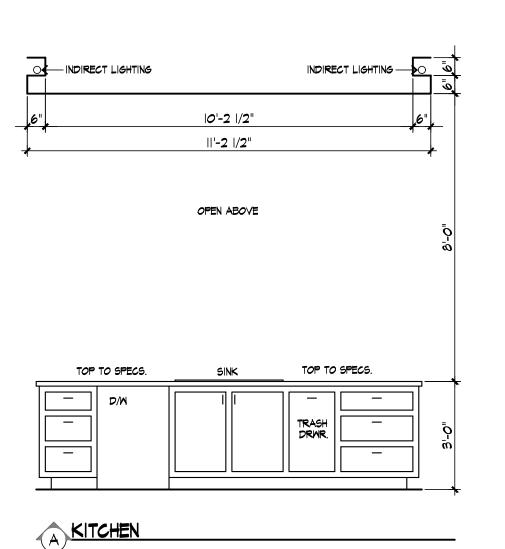
4'-6"

5'-6"

OPEN ABOVE







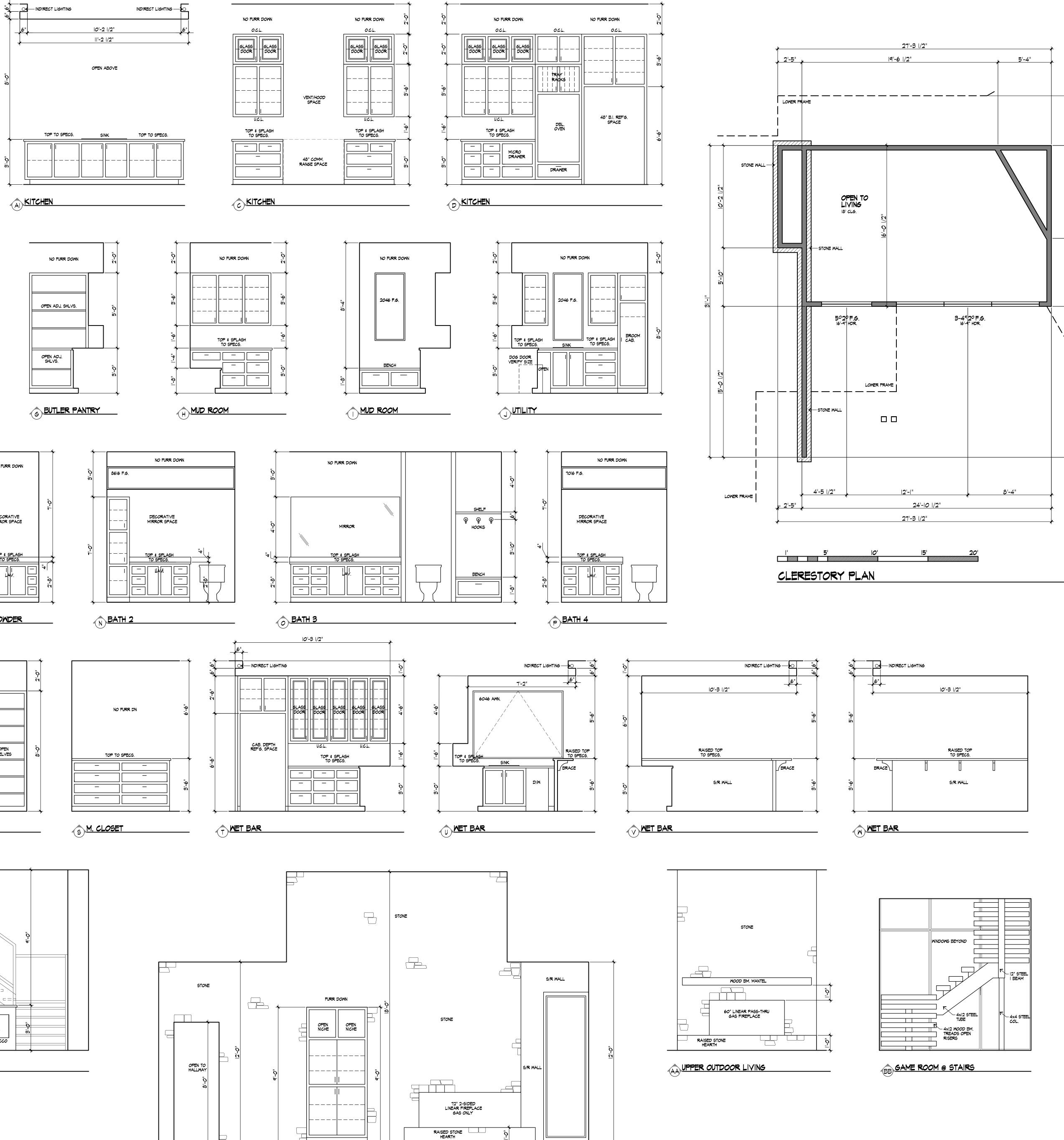


NO FURR DOWN

DECORATIVE MIRROR SPACE

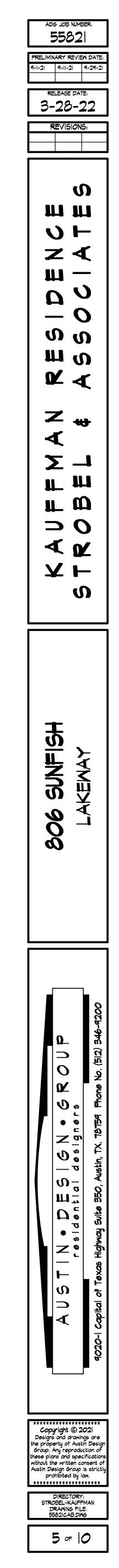
TOP & SPLASH TO SPECS.

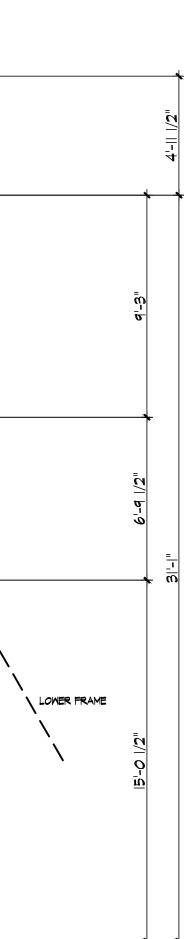
N POWDER



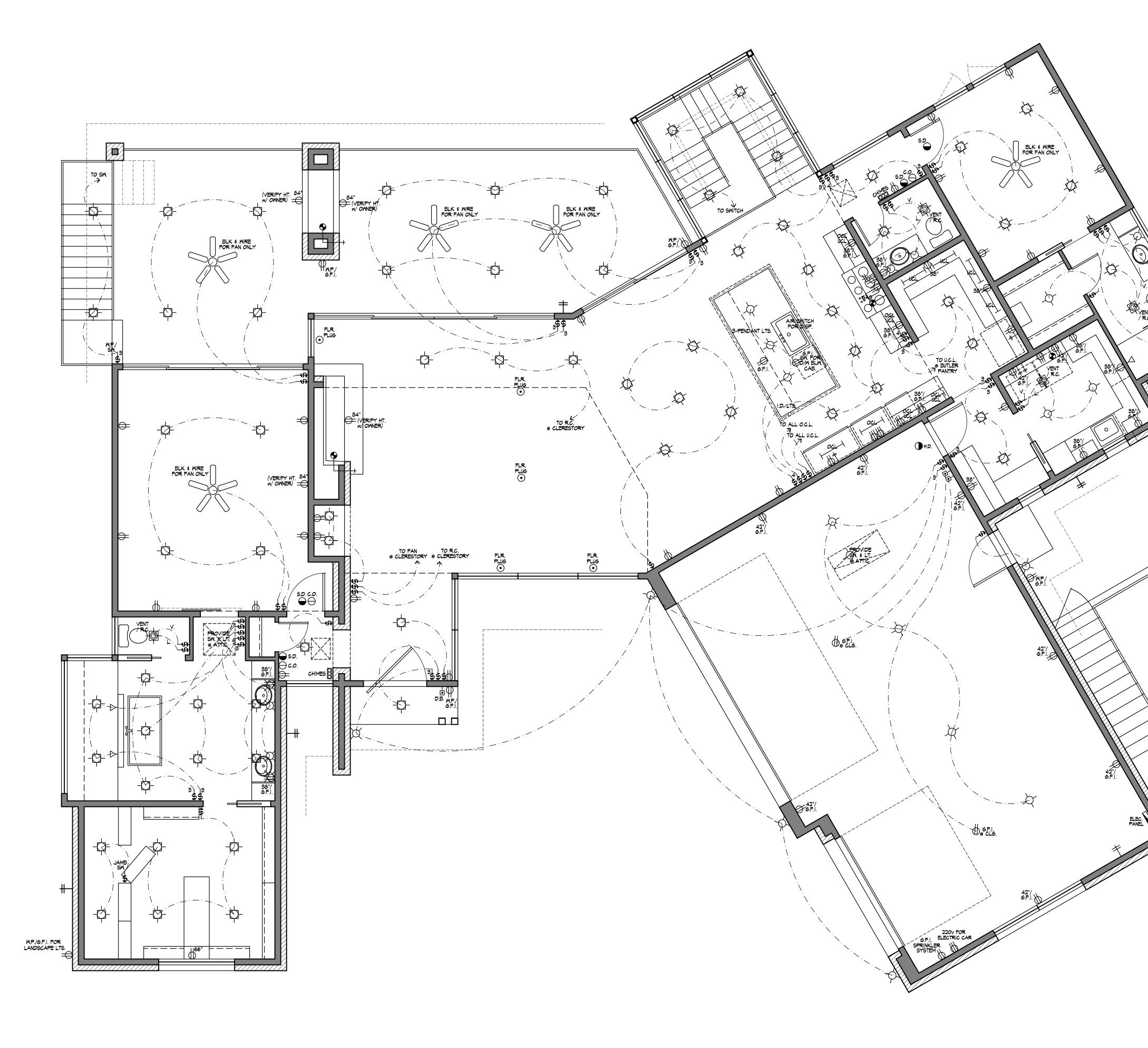
Z ENTRY / LIVING

NO FURR DOWN





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



|' 5' |O'

MAIN FLOOR ELECTRICAL PLAN

NOTE: ALL BATHROOM PLUGS TO BE ON SEPARATE G.F.I. CIRCUITS.

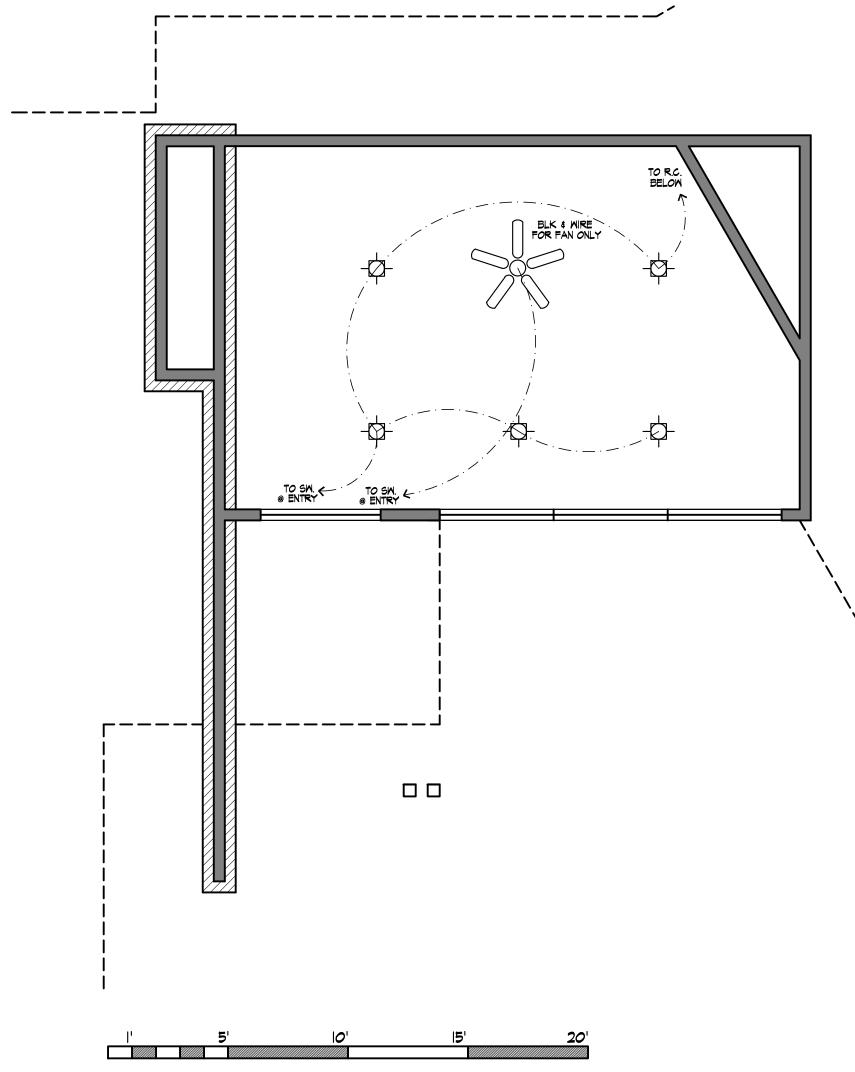
: ALL SMOKE DETECTORS TO BE ELECTRICALLY WIRED w/ BATTERY BACK-UPS SO WHEN ONE SOUNDS ALL SOUND.

:I - HVAC UNIT & I - TANKLESS W.H. @ ATTIC ABOVE BUTLER PANTRY

: LOW VOLTAGE WIRING PLAN BY OTHERS

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

ELEC	TRICAL LEG	END	
-	ELECTRICAL SWITCH	⊖c.o.	CARBON MONOXIDE DETECTOR
Œ	IIO V. ELECT. OUTLET	-0	CLG. MOUNT FIXTURE
₩. ₽.	WEATHER PROOF OUTLET	T YY	WALL MOUNT FIXTURE
Œ	220 V. ELECT. OUTLET	\mathcal{A}	
\odot	FLOOR PLUG	-¢-	RECESSED FIXTURE
€ 5.₽.	SMOKE DETECTOR	-¢-	MINI-RECESSED FIXTU
● H.⊅.	HEAT DETECTOR	Q	RECESSED STEP LIGH
-0	PUSH BUTTON	0	BLK. & WIRE ONLY FOR FAN & LIGHT
8	DOOR CHIMES	-ф-	HEATER AND/OR VEN SEE PLAN
	ELECTRICAL PANEL	LUCL OCL	UNDER CABINET LIGHT OVER CABINET LIGHT
	CLG FAN AND/OR LIGHT - SEE PLAN		



CLERESTORY ELECTRICAL PLAN

MOUNT FIXTURE ALL MOUNT FIXTURE CESSED FIXTURE W.P./G.F.I. FOR LANDSCAPE LTS.

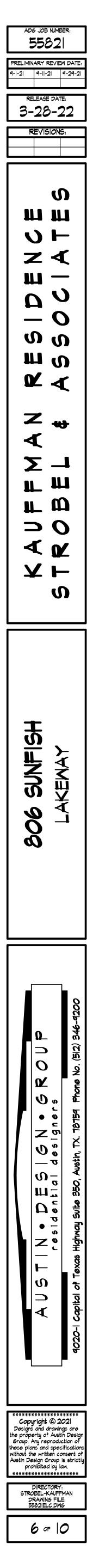
NI-RECESSED FIXTURE

ECESSED STEP LIGHT

LK. & WIRE ONLY OR FAN & LIGHT

HEATER AND/OR VENT SEE PLAN

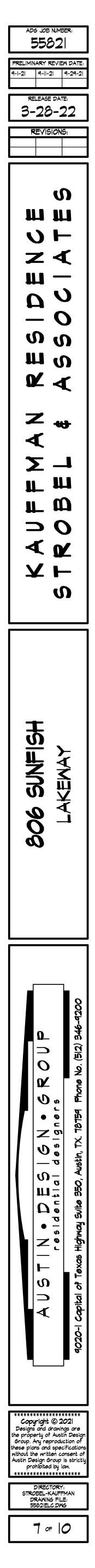
INDER CABINET LIGHTS OR OVER CABINET LIGHTS

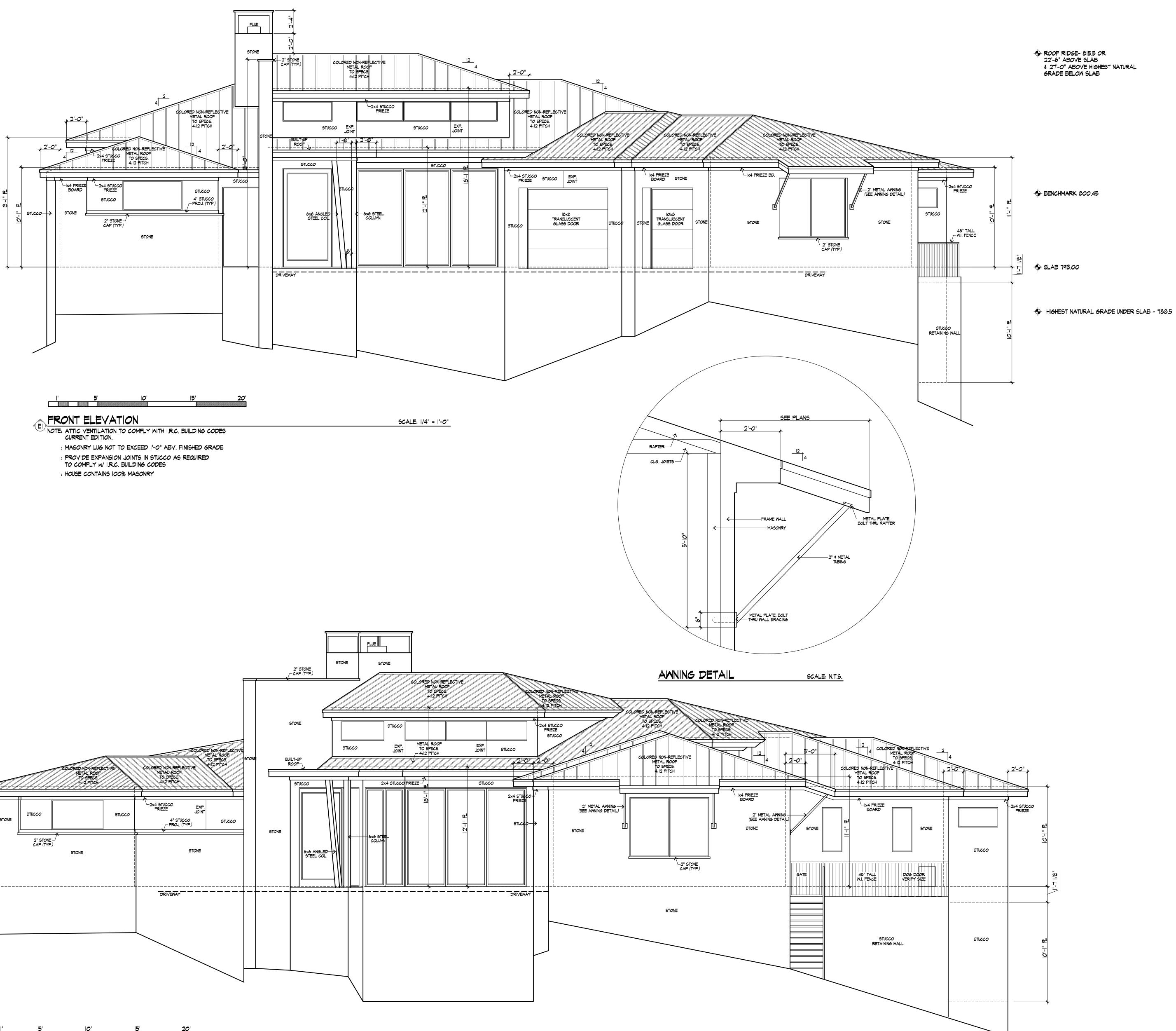


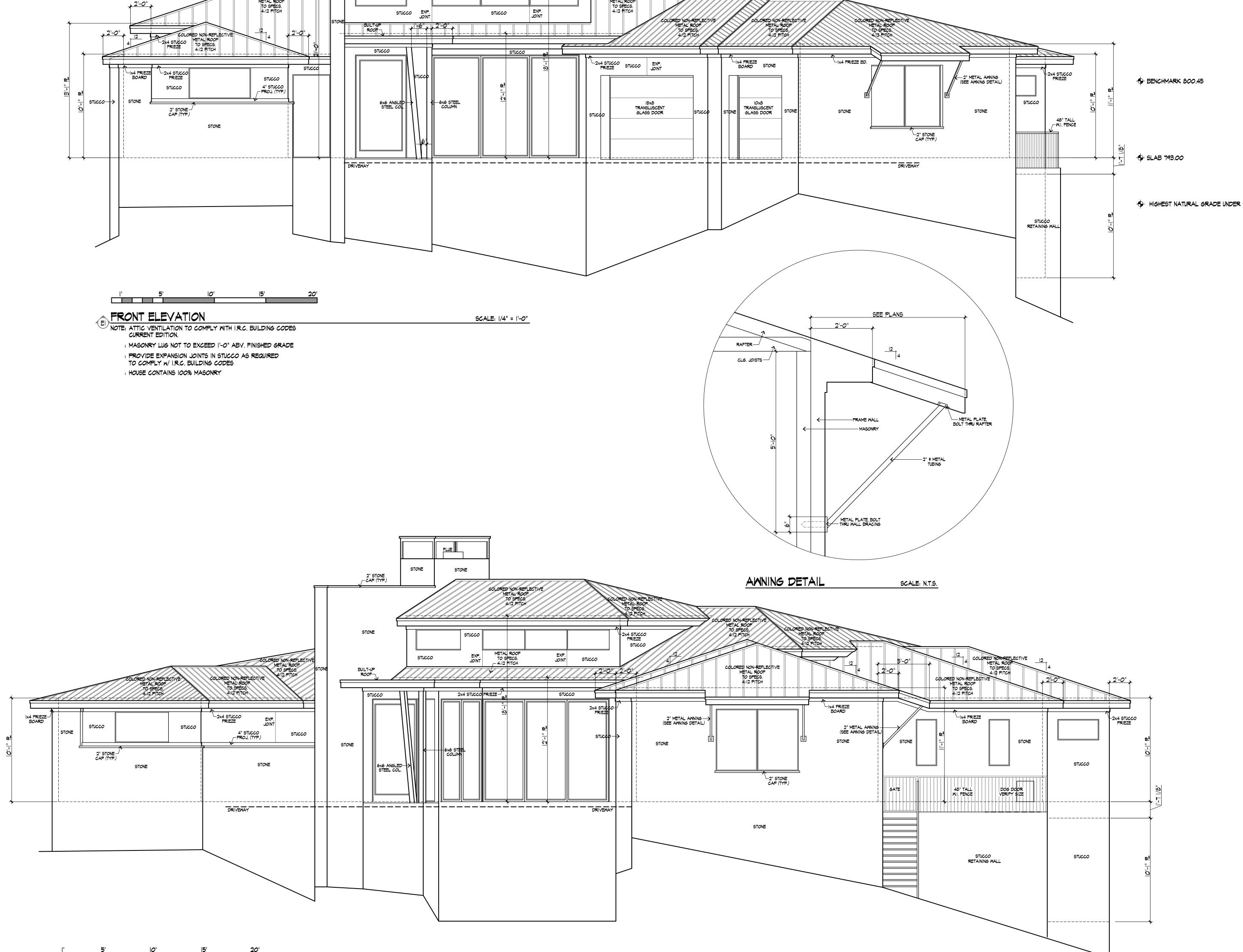


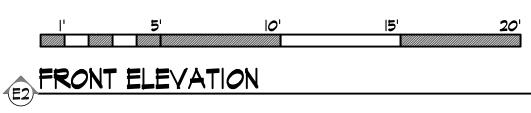


ELECTRICAL LEGEND							
- @	ELECTRICAL Switch	⊖c.o.	CARBON MONOXIDE DETECTOR				
Œ	IIO V. ELECT. OUTLET	-0	CLG. MOUNT FIXTURE				
	WEATHER PROOF OUTLET	T YY	WALL MOUNT FIXTURE				
ŧ	220 V. ELECT. OUTLET	<u>у</u>					
ullet	FLOOR PLUG	-ф-	RECESSED FIXTURE				
€ 5.₽.	SMOKE DETECTOR	-¢-	MINI-RECESSED FIXTURE				
•н.р.	HEAT DETECTOR	Q	RECESSED STEP LIGHT				
-•	PUSH BUTTON	0	BLK. & WIRE ONLY FOR FAN & LIGHT				
8	DOOR CHIMES	-ф-	HEATER AND/OR VENT SEE PLAN				
	ELECTRICAL PANEL	UCL OCL	UNDER CABINET LIGHTS OR OVER CABINET LIGHTS				
	CLG FAN AND/OR LIGHT - SEE PLAN						





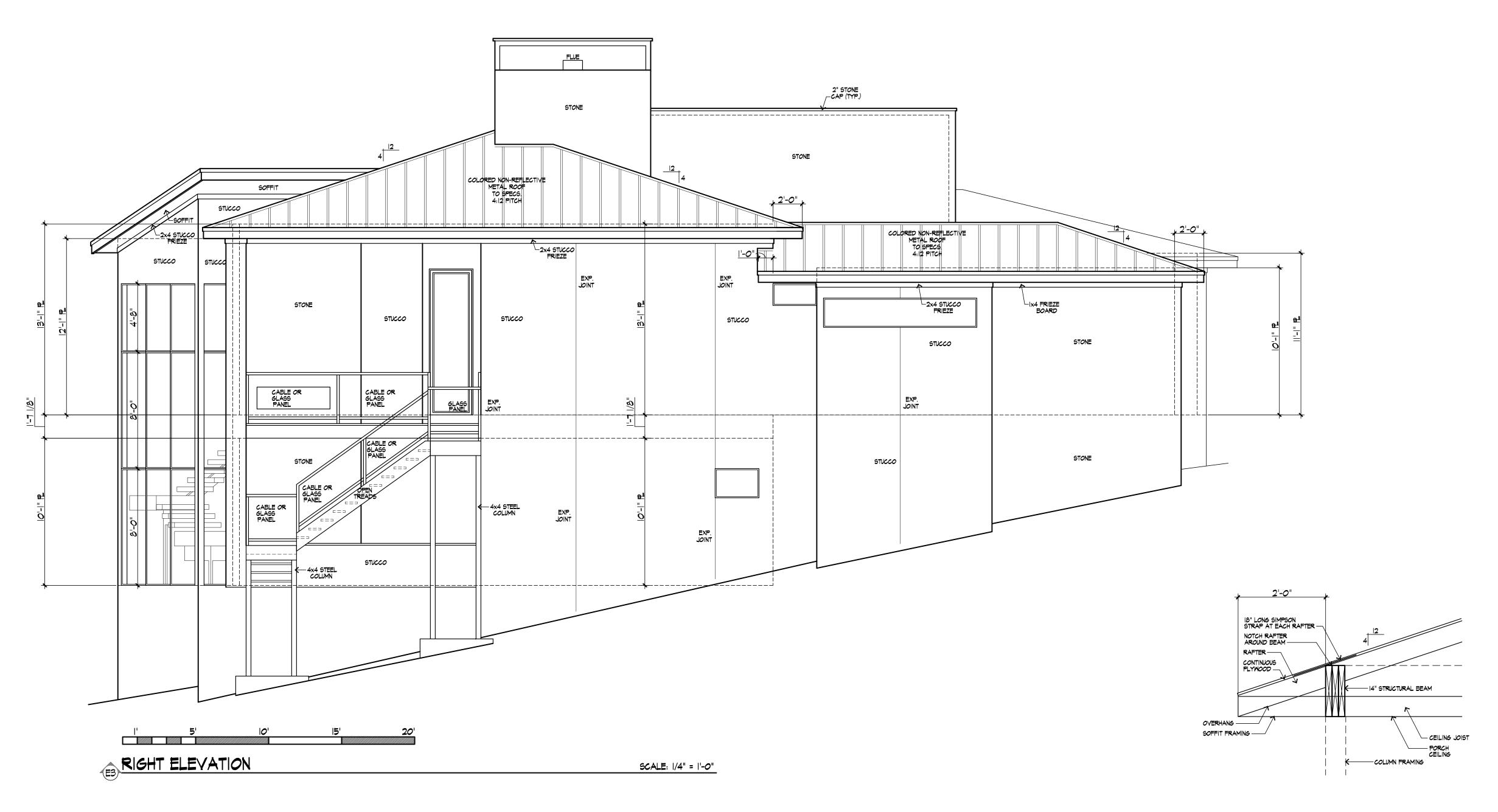


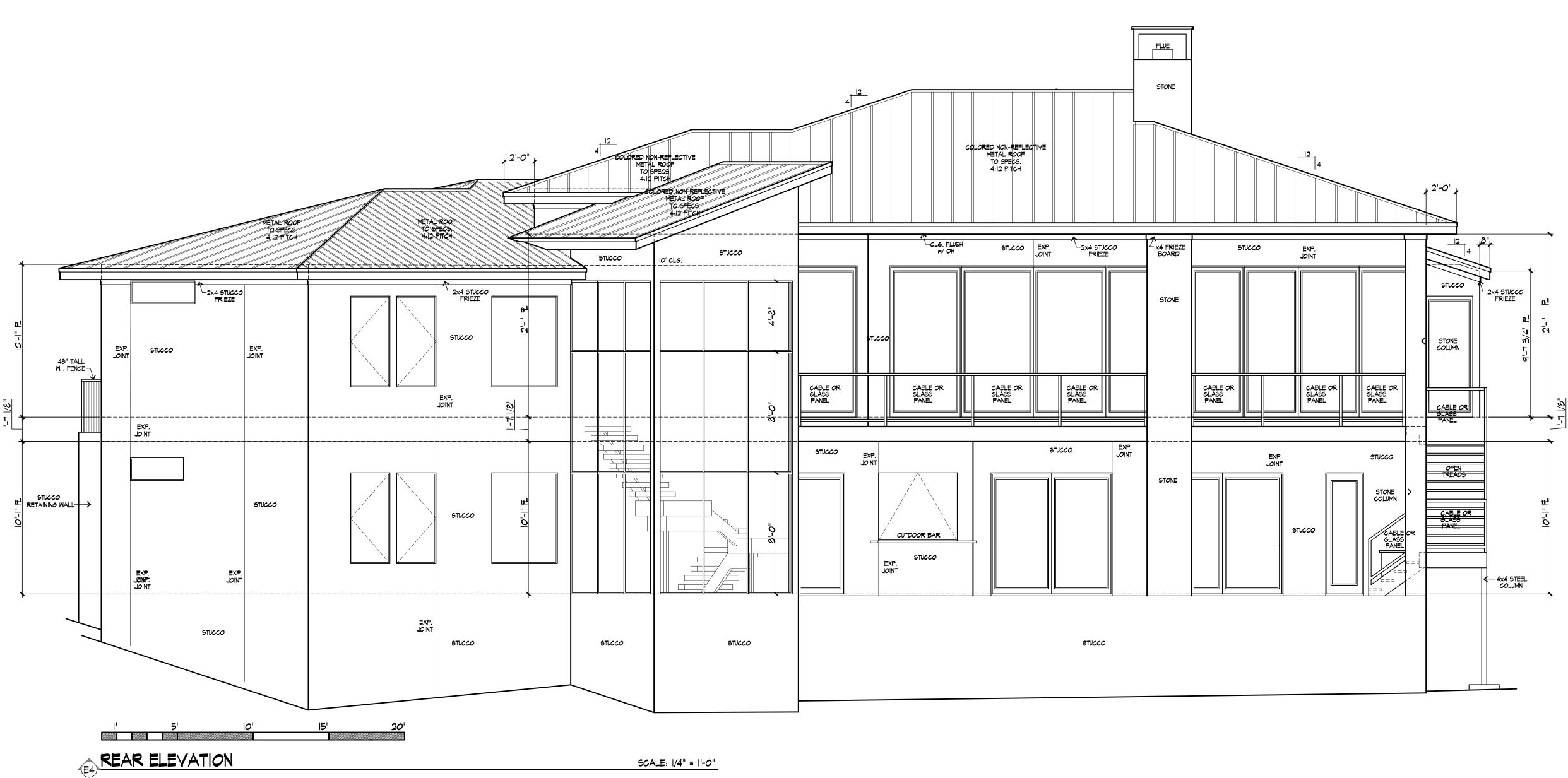


SCALE: |/4" = |'-0"

ADG JOB NUMBER: 55821 PRELIMINARY REVIEW DATE: 9-1-21 9-11-21 9-29-21
RELEASE DATE: 3-28-22 REVISIONS:
N RESIDENCE * Associates
STROBEL &
BOG SUNFISH LAKEWAY
A U S T I N ・ D E S I G N ・ G R O U P residential designers 9020-1 Capital of Texas Highway Suite 350, Austin, TX. 78759 Phone No. (512) 346-9200

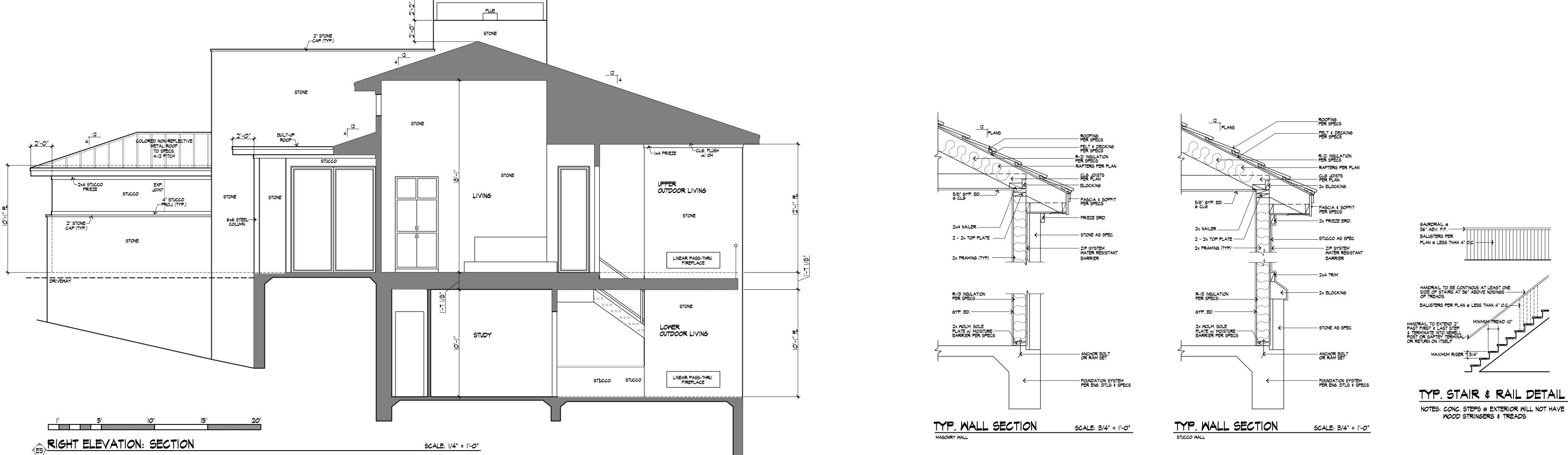
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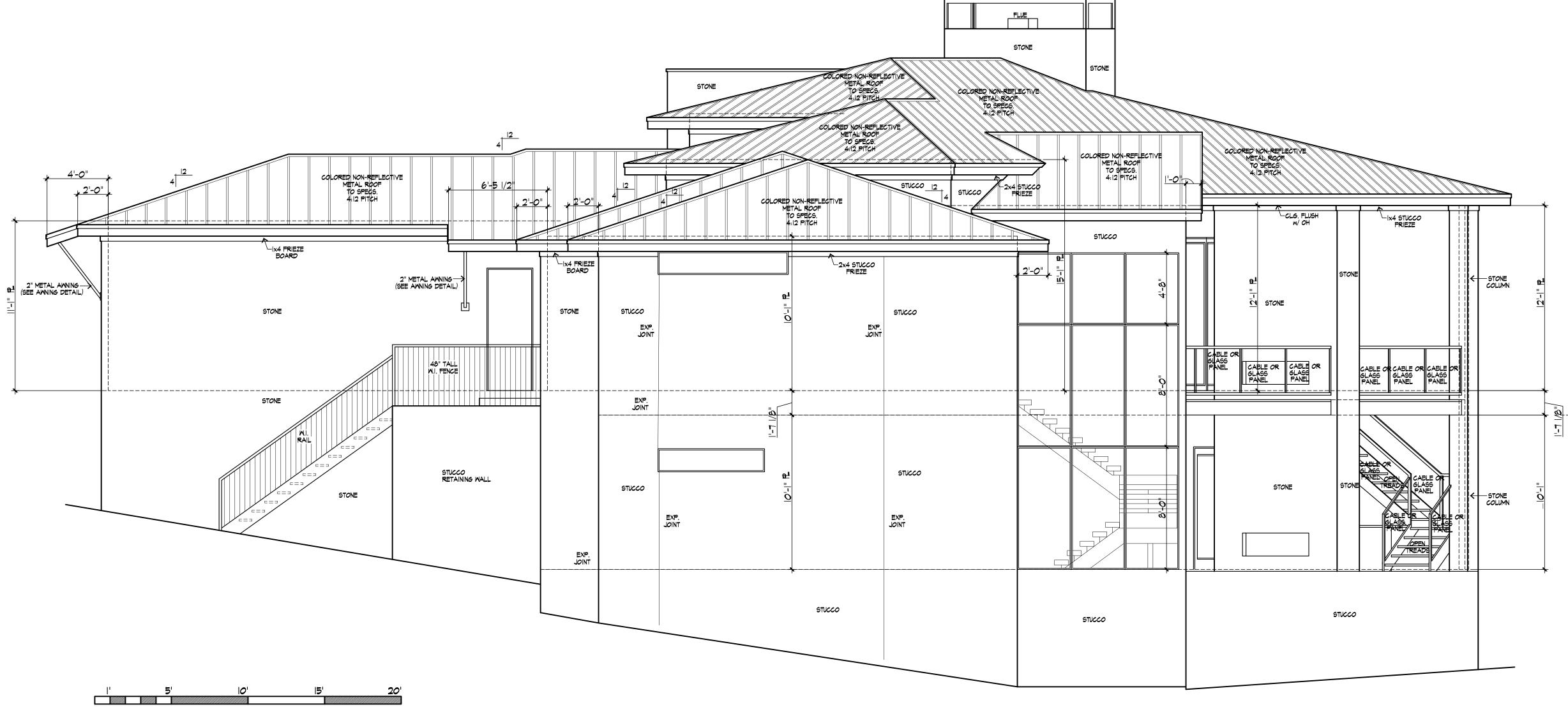


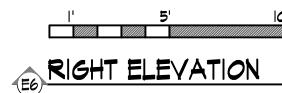


OVERHANG DETAIL AT UPPER OUTDOOR LIVING

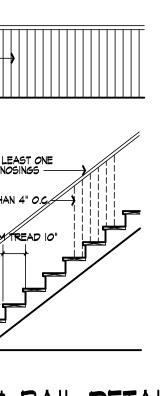








SCALE: |/4" = |'-0"



NOTES: CONC. STEPS @ EXTERIOR WILL NOT HAVE WOOD STRINGERS & TREADS



<u>CODES</u>

- I. Building Code: International Residential Code, 2015 Ed.
- 2. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-05.
- 3. Structural Steel: Manual of Steel Construction, Load and Resistance Factor Design, American Institute of Steel Construction, Thirteenth Edition.
- 4. Wood Framing: National Design Specifications for Wood Construction with Supplement, American Forest and Paper Association, 2005. 5. Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition. 6. Prefabricated Metal Plate Connected Wood Trusses: National Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI
- SUBSTITUTIONS . All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deduc <u>DESIGN LOADS</u>
- I. Live Loads
- a. Roof 20 psf b. Single Family Residential 40 psf Typical u.n.o.
- Sleeping Areas 30 psf Attic Space w/o storage 10 psf
- Attic Space w/ storage 20 psf 60 psf c. Balconies
- d. Wind Lateral Load on Structural Frame is based on the following: Basic Wind Speed 90 mph
- Exposure
- Importance Factor e. Seismic | = |.0 5s = .14qSI = .03q Site Class = D
- Sds = .128q Sdl = .064g Seismic Design Category A Basic Seismic Force Resisting System Braced Frames
- Design Base Shear = ___k Cs = .04 R = 2
- f. Ground Snow Load Pg = 5 psf 2. Dead Loads include the self weight of the structural elements.
- 3. Floor and roof live loads have been reduced in accordance with the building code.
- BUILDING PAD PREPARATION
- . Structural fill material shall be limestone and have a plasticity index between 5 and 15 and a liquid limit less than 40. Gradation of material sh Retained on 2 1/2" screen 0%
- Retained on 1 1/2" screen 0% - 25% Retained on 3/4" screen 25% - 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 3'-O" beyond buil
- All exposed surfaces shall then be scarified to a depth of 6^A, watered as required and recompacted to a minimum of 95 percent of the max defined by ASTM D 698 (Standard Proctor Test) at a moisture content within 3 percent of the optimum moisture content. 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 densitu
- ASTM D 698 at a moisture content within 3 percent of the optimum moisture content. 4. Compaction and moisture content of subgrade and each lift of structural fill shall be inspected and approved by a qualified engineering techn a Geotechnical Engineer. Prior to grade beam excavations, the building pad should be proof-rolled with a construction vehicle weighing at leas
- observe for weak-support areas/soft spots in the subgrade. Soft spots shall be reworked and recompacted. 5. Provide a 10 mil. polyethylene vapor barrier. Place the vapor barrier in accordance with manufacturer's recommendation on top of structural
- 6. The ground surface around the building as well as the paved areas shall be sloped away from the building on all sides so that water will drain a 7. Building pad preparation information is based on a geotechnical report provided by Geotechnical Solutions dated November 13, 2020.
- 8. In areas beneath teh slab where compacted fill exceeds 4'-O" in depth, all utilities, exhaust lines and electric conduit lines, shall be adequately underside of the concrete floor slab. Means and method of attachment shall be the responsibility of the contractor and do not fall under the s structural documents.

DRILLED PIERS

- 1. Pier design is based on an allowable loading of 2,200 psf in end bearing in accordance with the geotechnical report
- dated November 13, 2020 by Geotechnical Solutions. 2. Bearing stratum shown on the pier details is limestone stratum.
- 3. Piers not specifically located on the plan shall be located on centerline of column above. Where no column occurs, locate on centerline of wall 4. Provide dowels from piers into concrete above using same bar size and number as shown for pilaster above. Where no pilaster occurs, use c and number as shown for pilaster above. Where no pilaster occurs, use dowels of same size and number as pier reinforcing steel. Extend dow
- into pier and beam, wall, pilaster or column u.n.o. 5. Elevation of top of piers, unless noted otherwise on the drawings is at the bottom of the deepest intersecting beam or wall supported by the 6. Reinforcing cage shall be held securely away from earth at sides and bottom by sets of 3 spacers at a maximum spacing of 8 ft. along the
- and 1'-0" from the bottom. 7. Pier reinforcing and concrete shall be placed immediately after drilling operations are complete; in no case shall a pier be drilled that canno
- end of the workday.
- 8. See plans for pier sizes, reinforcing and depth. 9. The contractor shall verify depths of piers before pier steel is cut. Pier steel may be delivered to the jobsite in standard lengths and cut Provide 64 bar diameter laps in all vertical pier reinforcing
- 10. Reinforcing steel shop drawings shall include placing drawings for templates to set dowels in piers. Special construction procedures in accordance with ACI 336.1-89 and ACI 336.3R-89 and specifications shall be followed during extraction and during concrete placement. 12. Temporary steel casing may be required during pier drilling operations. Prior to the placement of concrete, any seepage water shall be rer
- II. Top of pier shall be of the specified diameter. Form top of pier if required to maintain the specified diameter. Any concrete extending beyon diameter shall be removed. 14. All piers shall be inspected by a representative of owner in order to ensure that the proposed bearing material has been
- reached in accordance with the recommendations given in the geotechnical report.
- 15. The contractor shall make and maintain accurate records of the drilled pier depths, bearing stratum, depth of penetration into bearing stratu (including off center eccentricities), and shall submit this information to the Engineer.
- <u>CAST IN PLACE CONCRETE</u>
- I. Cast in place concrete shall meet the following requirements:
- Class 28 Day Aggregate Slump Use
- Strength Type Size A 3000 PSI C33 IA 3A-6A ALL
- In addition, class "A" concrete shall meet the following additional requirements:
- a. A maximum water/cement ratio of 0.45.
- b. A high-range water reducing admixture shall be added to increase the slump to 5-6". The noted slump applies before the addition of the adr c. Maximum shrinkage of the concrete shall be 0.03 % at 28 days as determined by ASTM C157. or fraction thereof by the testing lab. Monitor slump and air content of concrete and notify delivery driver if slump deviates more than perm Test one cylinder at 1 days, two cylinders at 28 days. Hold one cylinder to be tested at engineers discretion if needed.
- 2. Fly ash meeting ASTM C 618 shall constitute 25% to 40% of the cementitious materials.
- 3. All concrete testing is to be made after water, if any, is added at site. Provide a set of (4) four cylinders to be taken for every 75 cubic 4. Horizontal construction joints in concrete pours shall be permitted only where indicated on the drawings. All vertical construction joints shall of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided at no additional cost to the owner.
- 5 Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-05, Section 6.3, including the following: a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 of the slab, wall or beam in which they are embedded.
- b. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center. 6. In areas beneath the slab where compacted fill depths exceed 4'-0", all utilities, exhaust lines and conduit, including but not limited to plumbir conduit lines, shall be adequately attached to the underside of the concrete floor slab. Means and method of attachment shall be the respo and do not fall under the scope of these structural documents.

T R		U	С	Т	U	R	А		Ν
		DNCRETE REINFO							
	2. D	etailing of reinfo	hall be deformed r orcing steel shall co Ids in reinforcing bo	onform to the An	nerican Concrete	Institute Detailing N	Manual.		
on.	4. Pr as	rovide reinforcir follows:	ng bars in accordar	nce with the bar	bending diagram il	f bar types are sp		duled beams, slabs, c	olumns and walls detail reinforcing
PI 1-2002.	e. Pr	ovide standard	ars 38 bar diamete hooks in top and b	oottom bars at c	antilever and disc	ontinuous ends of k			
od. ducted from the contract.	ha	rizontal bars ar			ilae ana outsiae to	aces at the termino	ating ena of all be	eams or Walls. Corne	er bars are not required if
	6. He	eat shall not be	used in the fabrica clear cover shall b	ition or installation	on of reinforcemer	nt.			
		- rade beams	l 1/2" top, 3" bottom,	de as folloms:					
			5 bottom, 2" side (formed), 3" side (placed aq	ainst earth)					
	b. Dr c. No	rilled piers (foot	ings) 3" bottom, 3 2"						
	8. Ra in g	einforcing shall l general conform	oe inspected prior ance with the const	to placement of ruction document	concrete by quali s.	ified testing lab or	engineer of reco	rd. Concrete shall i	not be placed until all reinforcing is installe
		ANSION ANCHOR	_						
			rew anchors in cond ESR-1917), Hilti Fas		ne of the following]:			
	b. St	rong-Bolt (ICC I	ESR-1771), Simpson / R-2713), Simpson A	Anchor Systems					
			rew anchors in grou	2	all be one of the f	ollowing:			
			ESR-1385), Hilti Fasi						
	c. Til	ten HD (ICC ESR	3R-1396), Simpson A 1-1056), Simpson An 2am anchors of the	chor Systems	mont chown on the	Drawings shall be	installed in accord	dance with the Contr	ract Documents, the manufacturer's
	re	commendations,		er's current ICC	ES report for the	e anchor. If conflic			ocuments, the most stringent
	1 <i>0</i>	cations can be a	adjusted by a maxir	num of 1 1/2" fror	n detailed location	ns to avoid conflic	ts, unless noted of	therwise.	uctive methods and shall position anchor
shall be as follows:	fo	r review prior t	o fabrication of co	nnection plates.					chor group. Submit template dimensions r. Holes shall be drilled perpendicular
	to								the holes with compressed air after
			les shall be filled n	-			N		• • • • • • • • • • • • • • • • • • •
puilding line. aximum dry density as	// 8. In:	f" x 3" x 3" plat stallation of exc	e washers sufficien pansion anchors sha	tly welded to the all be continuouslu	e coñnection plate Linspected by the	: to transfer the sp	pecified load.	•	ion purposes, Contractor shall provide ize, and that bolts are properly
sity as defined in	ins	stalled including DHESIVE DOWEL	application of minir	num installation t	orques.				
- hnician, supervised by	Sirr	npson Anchor Sy							cial Inspection shall be continuous and
least 8 tons in order to	2. A	dhesive dowellin	nt ICC ES report. g system in grouted istems @SET (ICC E	d masonry shall b SR-1772) FROXY	be one of the follo	owing products: Hilt	i ©HIT-HY 20∆ (IC De manufacturer?s	C ESR-2659) adhesi instructions, Special	ve, or Inspection shall be per the
al fill. ain away from the structure.	CU	rrent ICC ES re							
ely attached to the s scope of these	4. R	ebar Size Hole #4 5/8"	Diameter Min. Er 4 1/2"	nbedment Depth					
	5. Pr	#5 3 /4"	6"	ate existing rein	forcing steel with	a Pachometer (R-1	Meter) or by drilli	ng 1/4" diameter pilo	t holes. Relocate bolt holes as
	6. A	oandoned holes	existing reinforcer shall be completel		sive dowelling cor	mpound.	-	-	
	I. Str	RUCTURAL STEE Fuctural Steel sh ade 50 or A36.	_ all conform to AST	M A992, grade 5 onform to ASTM	50 except where , Specification A 5	A36 is noted on pl Ol or ASTM A 53. '	an, except that mi Tupe E or S. Graa	scellaneous plates, d le B. Steel tube sha	angles, and channels may be A992, Ill conform to ASTM Specification A500,
	Ğr	ade B, Fy 46 ks	i.		l		· y p = = = = = = = = = = = = = = = = = = =		
wall or beam. 2 dowels of same size dowels 30 bar diameters		I	es shall be grouted ral steel members			2	as to location and	d tupe of splice to b	e made. Any member having splice
the pier.	nò	t shown and det	ailed on shop dram	vinģs will be reje	cted.	-		by an independent te	
e length of the cage	5. Co	ontractor shall c	oordinate structure	al steel fireproo ed to the projec	fing requirements.	All interior struct Steel exposed to a	ural steel, includin	g steel joists, sched	uled or indicated to receive spray shall be primed with a protective
nnot be poured by the	cc	ating which doe	-	ond betwe'en the	spray applied fir	eproofing, and the	steel substrate.		coating applied to structural steel shall
t as required.							•		losed and protected by the new constructic a uniform dry film thickness of 2.5 mils.
on of the casing									
removed from the pier holes	_		orm to ANSI/AWS I	01.1, latest editior	1.				
yond the specified	2. E	Bolts shall confo	rm to ASTM A325.	Bolts shall be a	designed using valu	ues for bearing typ	e bolts with three	ad allowed in the she	ar plane.
atum, diameter and location	e	ngineer licensec	l in the State of Te	xas. Sealed ca	lculations for all c	onnections designe	ed by the Contract		the direct supervision of a registered d for the Architect's files.
			s shall be designed			oted otherwise on	the Drawings:		
			be AISC type 2 si connections shall be			ections shall be we	elded.		
					e designed for 55	percent of the to	tal load capacity	for the beam span s	hown in the beam tables in Section 2
			D Manual, third edit er of rows of bolts		the beam depth wi	ith any fraction be	rounded to the ne	ext higher number.	
admixture.		Bolts shall be "sr							
ermitted by structural notes.			'	1			•		e hardened where A325 bolts are utilized. cient to develop the tensile strength
c yards of concrete,	0	f the smaller me	ember at the joint. Ins indicated on Dr	-					
all be made in the center or review by the Architect ded by the contractor			no size specified st	-		,			
•		TIMBER FRAMING	<u>5</u>						
/3 the overall thickness	9	outhern yellow p	oine, douglas fir, or	spruce-pine-fir.	-			I	earing interior walls may be stud grade
bing, gas, and electric ponsibility of the contractor		walls taller than Interior load be	n 9'-0" up to 12'-2". earing stud walls sh	Any load bearin all be 2x4's @ 16	g wall taller than 5" o.c. up to 12'-0"	12'-2" 'shall 'be lami ' in height and 2x6'	inated strand lumb s @ 16" o.c. for wo	er (LSL) spaced at alls taller than 12'-0'	
-	З.	Load bearing 2 All wood heade	x6 walls up to 12'-1 rs, beams, and top alls shall be full he	2" in height shall plates shall be r	be no. 2 sounther 10. 2 Southern Yel	pine, no. 2 douglas Ilow Pine, U.N.O.	s fir or no. 2 spru	ce-pine-fir.	
								ils or side toe nail w	with 2216d nails

- 4. All mooa stua mails shall be full height mithout intermediate plate line unless detailed othermise
- 5. All load bearing walls shall have solid 2x blocking at 4'?0" o.c. maximum vertically. End nail with 2?16d nails or side toe nail with 2?16d nails.
- 6. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.

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- 7. Floor sheathing: 11/8" APA rated tongue and groove sheathing with an Exposure 1 rating or 11/8" grade C-D tongue and groove plywood with exterior glue. Floor sheathing shall be glued to the wood support members with a wet use adhesive, in addition to being nailed to the supports with IOd ring shank nails at 6" on center at supported édges and 12" on center at intermediate supports. Provide 1/84 joints between all sheets of plywood sheets. Stagger joints in sheathing.
- 8. Roof sheathing: 15/32" APA rated sheathing with an exposure I rating or 15/32" grade C-D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Provide 1/84 joints between all sheets of plywood sheets. Stagger joints in sheathing.
- 9. All exterior wall framing shall be braced by 4'-0" wide x 15/32" panels of APA rated sheathing with an exposure I rating extending from the top plate to the sill plate. Where wall is taller than 8'-0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Fasteners may be 8d common hails or 16 gauge stapes. Nails shall penetrate supporting member by 1 3/4". Staples shall penetrate supporting member by 1" and have a minimum leg length of x | 1/2" and shall have a minimum crown width of 7/16". Fastener spacing shall be as specified below:
- a. Southern Yellow Pine or Douglas Fir exterior wall framing: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports. b. Spruce-Pine-Fir: Nails shall be spaced at 4" on center at supported edges and 8" on center at intermediate supports. Staples shall be spaced at 23" on center at supported edges and 4" on center at intermediate supports.
- 10. All interior shear walls noted on plan shall be braced by a minimum 1/2" gypsum board with No.6, 1 5/84 Type W or S screws spaced at 74 on center along the panel
- illed panel edges and 7^{Δ} on center at interior framing members. II. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'?O" apart.
- 12. Provide double joists under all interior partition walls oriented parallel to the joists. 13. All framing members framing into the side of a header or beam shall be attached using metal joist hangers of type @LUA as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported. All hangers shall be installed with
- 16d nails U.N.O. All pressure treated members shall be attached using stainless steel hangers. 14. Nailing and attachment of all framing members and sheathing shall be as specified in the International Residential Code Nailing Schedule unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
- 15. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" double hot dipped galvanized or stainless steel anchor bolts with a minimum embedment of 7" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. As an alternate, interior load bearing wall bottom plates may be attached to concrete foundation elements with power actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6 and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum. At interior non-load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X-DNI 72P8536 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.
- 16. All fasteners & connecters, including nails, attached to treated lumber shall be double hot dipped galvanized, triple zinc (Zmax), or stainless steel.
- 17. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be double hot dip galvanized, triplē zinc (Zmax), or stainless steel. 18. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings
- 19. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24^ inches. Plates shall have a width equal to the width of the studs.
- a. Where both top plate members are discontinuous, place a 3^A x 12^A X .0036^A thick steel plate. Attached with 12-8d nails on each side of cut or penetration. 20. All timber framing and sheathing shall be inspected after all Mechanical, Electrical and Plumbing systems are installed and prior to installation of insulation. Timber framing and sheathing shall be inspected by qualified testing lab or engineer of record.
- 21. Wood beams shall have a direct load path to the foundation with a minimum number of studs and blocking below each bearing point equal to the width of the supported beam.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

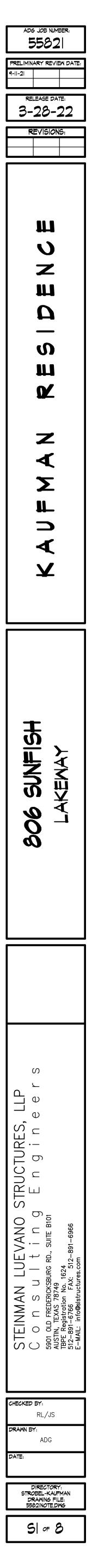
- . Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "National Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-2002) 2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of
- connector plates. 3. Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
- 4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does
- not interfere with the architectural finishes. 5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
- 6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.
- 7. Trusses shall be designed in accordance with the following requirements:
- a. Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord, including dead loads from tile or concrete flooring.
- b. Limit live load deflection of floor trusses to L/360. Total load deflections shall be limited to L/240. Limit live load deflections under tile or concrete floors to L/600.
- c. Truss members and connections shall be proportioned with a maximum allowable stress increase for duration of load as follows:

Roof Loads 25 percent Wind Loads 33 percent

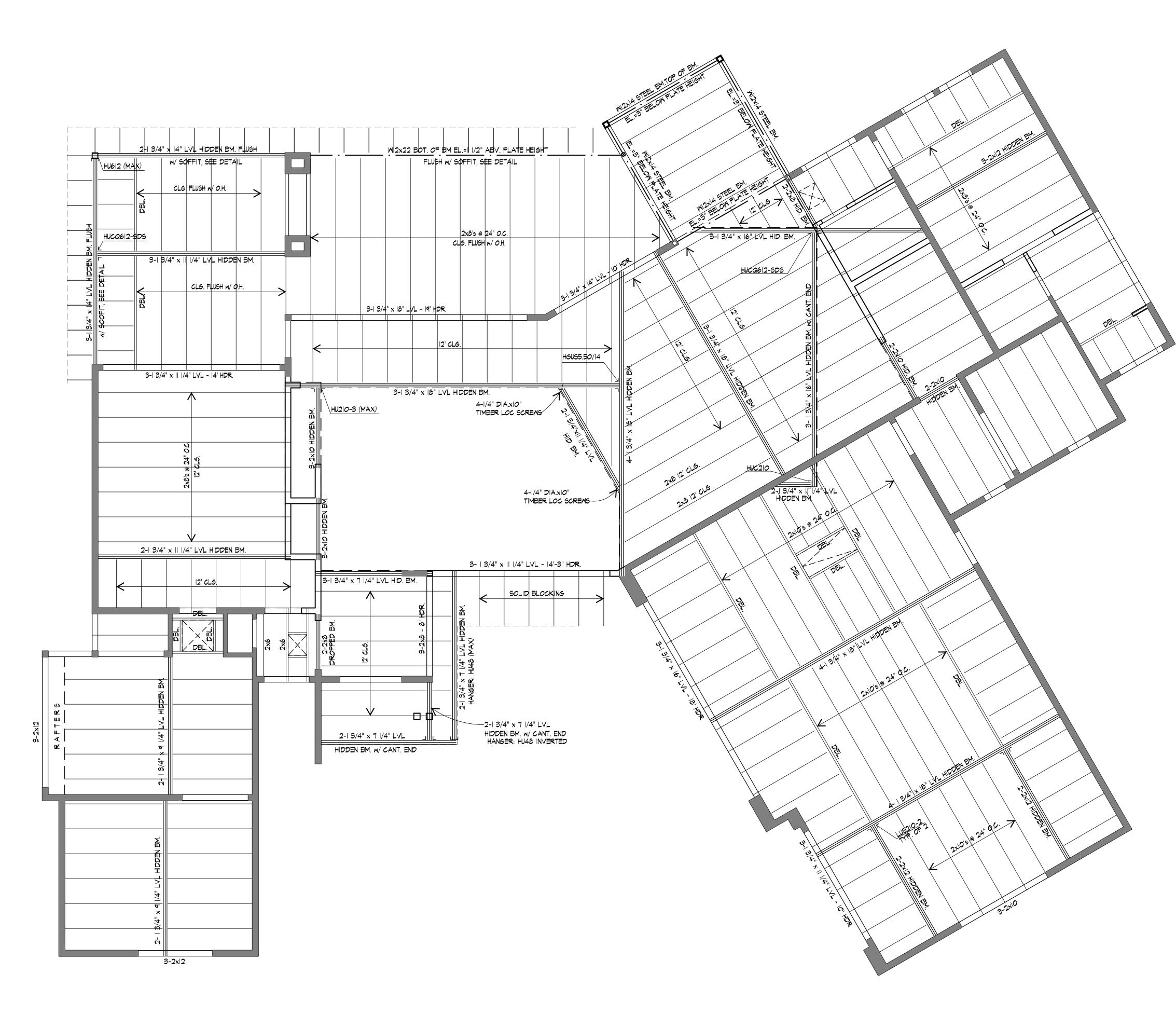
d. Trusses shall be designed for the superimposed dead and live loads as noted in the Structural Notes and as indicated on the drawings. Dead loads shall not be less than the following: Floor l5 psf

Roof 10 psf

- e. Trusses shall be designed for the superimposed wind loads in accordance with the specified building code and the specified basic wind speed, exposure, and importance factor. Increase member sizes or provide additional bridging as required to resist uplift forces. 8. Connect roof trusses to all bearing walls or beam supports with a type H2.5A framing anchor as manufactured by the Simpson Company or approved equal.
- tion. 9. Wood beams supporting roof trusses shall be connected to the supporting studs with a minimum of two type H6 hurricane ties as manufactured by the Simpson Company or
- approved equal. Additional hold downs may be required upon receipt and review of approved truss shop drawings. 10. Truss girders shall have a direct load path to the foundation with a minimum number of studs below each bearing point equal to the number of plys of the truss. Truss girder connections to the bearing wall and wall hold downs at truss girder locations shall be specified by a Professional Engineer registered to practice in the
- State of Texas. These connections shall be specified upon the Engineer?s receipt of approved truss shop drawings.
- 11. Additional blocking, studs, hold downs, or other miscellaneous framing or truss connectors may be required for trusses with exceptionally high load. Any additional items required will be specified by the engineer upon receipt of approved truss shop drawings. 12. For size and location of mechanical openings see mechanical drawings.
- 13. Truss manufacturer shall submit shop drawings and calculations for review. Shop drawings shall bear the seal of a Professional Engineer registered to practice in the State of Texas. I4. Floor joists shall be proven by testing as demonstrated either by ICC and NRB acceptance or through a test program meeting ICC ESR-1153.
- 15. Tag all connection points on web members where permanent lateral bracing is required by design. I6. At roof ridges and valleys not framed with hip trusses, provide blocking between trusses as required to provide continuous support for roof sheathing.
- COMPOSITE WOOD MEMBERS
- Where noted on the drawings, beams shall be "Micro-Lam" LVL or "Parallam" PSL beams as manufactured by the Trus Joist Macmillan Corporation. 2. Do not notch beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
- 3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center staggered top and bottom for the full length of the beam, unless noted otherwise on plan. As an alternative to bolts use 1/4" diameter wood screws top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam. Screws shall penetrate all plys of members a minimum of 1 1/2". 4. At beam hanger locations provide 4 additional nails or 3 additional bolts or ?^ screws each side of hanger for additional transfer of load to all beam plys.
- 5. Where multiples of two | 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double | 3/4" beams.
- 6. Provide web stiffeners where required by the manufacturer for the specified support condition.
- 7. Connectors for double 1 3/4" beams or single 3 1/2" beams shall be Simpson @HHUS410" face mounted hangers, typical u.n.o. All hangers shall be installed with 16d nails u.n.o. <u>INSPECTIONS</u>
- 1. Contractor shall notify the Engineer a minimum of 48 hours prior to the requested date of required inspections.
- 2. Reinspections shall be required at the discretion of the Engineer. 3. The following items shall also be required for concrete pours:
- a. Contractor shall allow a minimum of 12-24 hours from the time of inspection to time of the pour for any Engineer requested corrections.
- b. Placement of the concrete reinforcing, excavations, etc., and any Engineer requested corrections shall be 100 % complete before pour approval will be given.
- <u>COORDINATION</u> 1. Only larger sleeve openings and framed openings in structural framing component members are indicated on the structural drawings. However, all sleeves, inserts and and openings, including frames and/or sleeves shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to
- Mechanical, Electrical and Plumbing work. This work shall include the coordination of sizes, alignment, dimensions, position, locations, elevations and grades as required to serve the intended purpose. Openings not indicated on the structural drawings, but required as noted above, shall be submitted to the Engineer for review. 2. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.
- 3. Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals. 4. The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
- 5. The design and provision of all temporary supports such as guys, braces, falsework, supports and anchors for safety lines, cribbing, or any other temporary elements required for the execution of the contract are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.





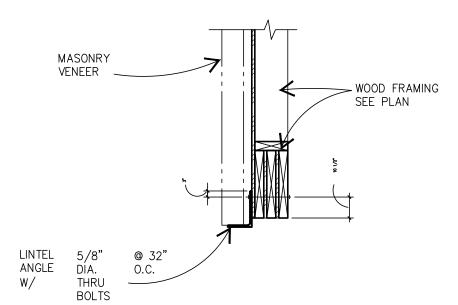


MAIN FLOOR: CLG. JOIST LAYOUT CEILING JOIST NOTES:

- I.) ALL CLG. JOISTS TO BE 2x6's AT 24" O.C. UNLESS NOTED OTHERWISE.
- 2.) ALL CLG. JOISTS AT 10'-1" PLATE UNLESS NOTED OTHERWISE.
- 3.) ALL SHADED WALLS ON CLG. JOIST PLAN ARE LOAD BEARING DO NOT BRACE ROOF TO NON-LOAD BEARING WALLS
- 4.) ALL HEADERS @ 2x4 WALLS TO BE 2-2x8's,
- @ 2x6 WALLS TO BE 3-2x8's UNLESS NOTED OTHERWISE 5.) ALL HEADERS LARGER THAN 2-2x10'S TO BE SUPPORTED
- BY 2-2X CRIPPLES AT EACH END UNLESS NOTED OTHERWISE.

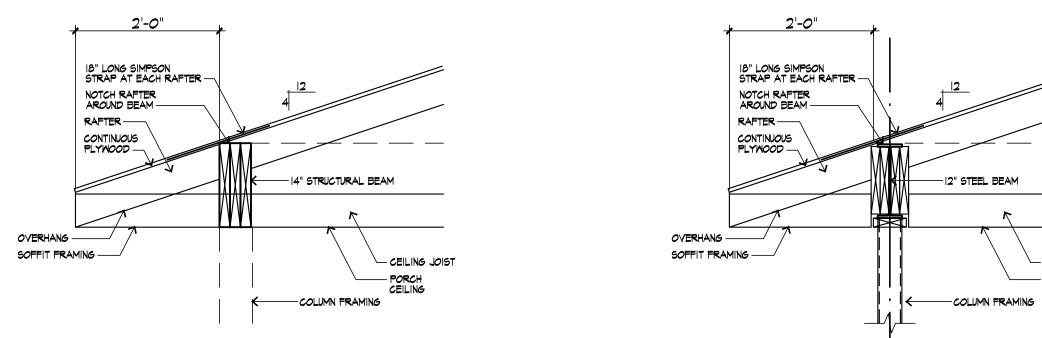
SCALE: |/4" = |'-0"

- 6.) ALL HEADERS CALLED OUT ON PLANS TO BE 2-2x10's OR SMALLER REQUIRE ONLY 1-2x CRIPPLE EVEN IF INSTALLED HEADER IS LARGER THAN 2x10
- 7.) ALL BEAMS LARGER THAN 2-2x12'S TO BE SUPPORTED BY MINIMUM 3-2x STUD COLUMNS AT EACH END OR 2x STUD COL. EQ. TO OR GREATER THAN WIDTH OF BEAM UNLESS NOTED OTHERWISE
- 8.) VERIFY ANY CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION.

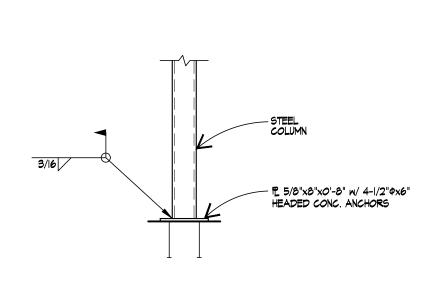


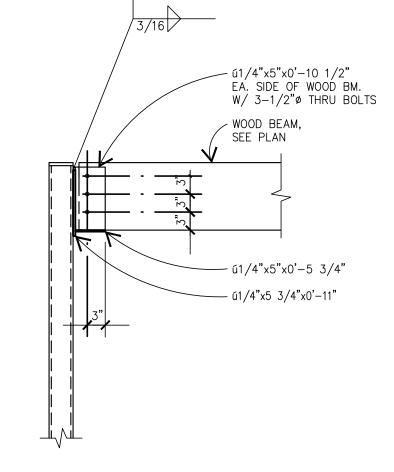
LINTEL DETAIL @ 12'-0" & LONGER

LOOSE LINTEL 6" BEARING EACH SIDE	
OPENING SIZE	LINTEL
2'-0" TO 4'-0"	ANGLE 4x4x1/4
4'-0" TO 6'-0"	ANGLE 5x5x5/16
6'-0" TO 8'-0"	ANGLE 5x5x3/8
8'-0" TO	ANGLE 6x4x3/8
10'-0" TO 12'-0"	ANGLE 7x4x3/8
12'-0" & LARGER	SEE PLAN



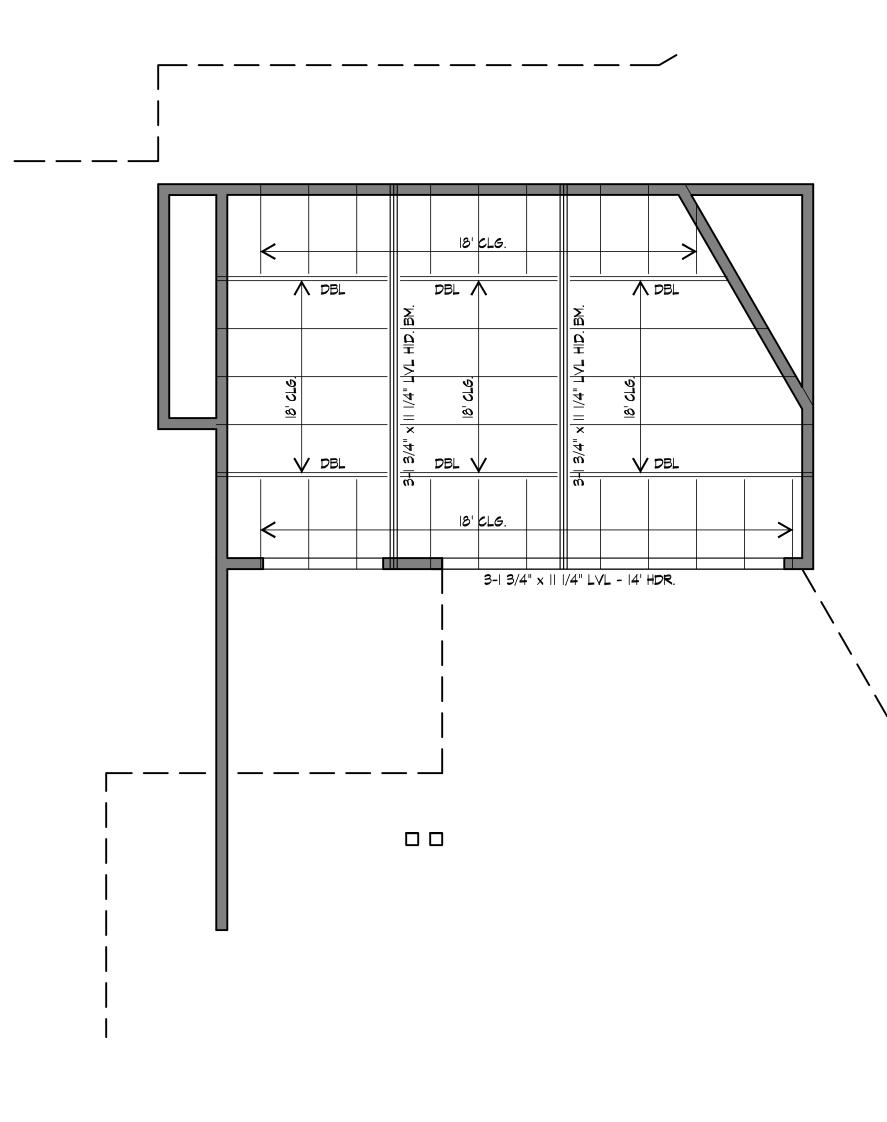
OVERHANG DETAIL AT UPPER OUTDOOR LIVING OVERHANG DETAIL AT UPPER OUTDOOR LIVING STEEL BEAM



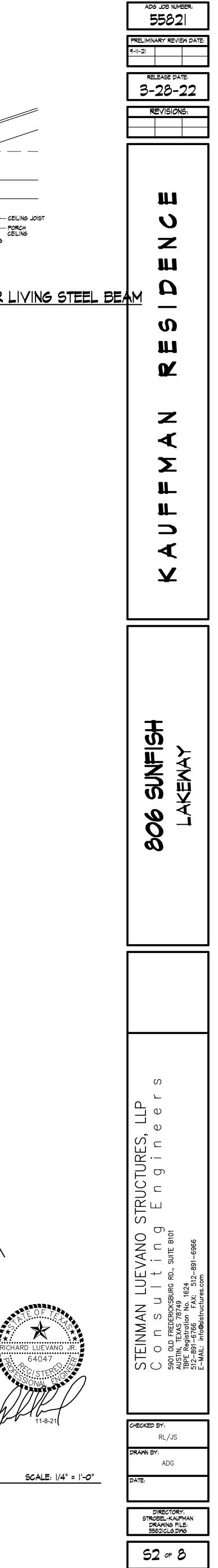


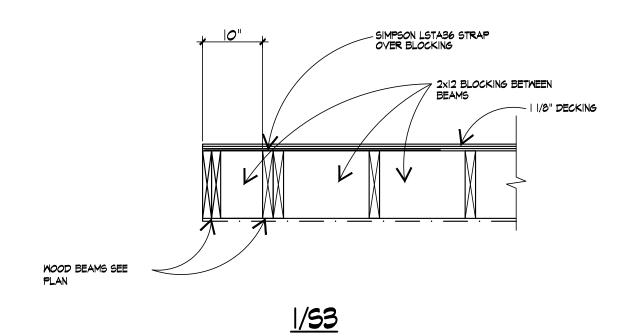
TYP. STEEL POST TO FOUND. ATTACH.

TYP. STEEL POST TO BEAM ATTACH.

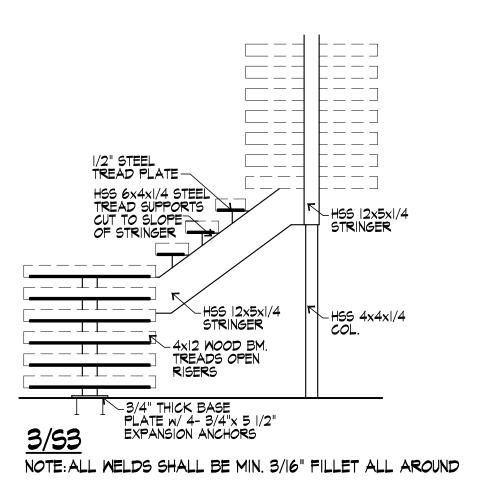


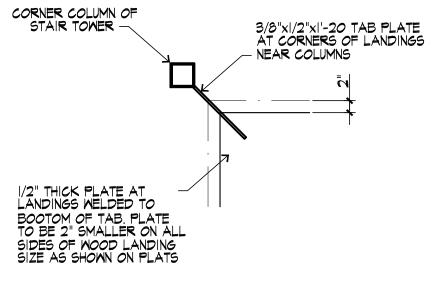
CLERESTORY: CLG. JOIST LAYOUT



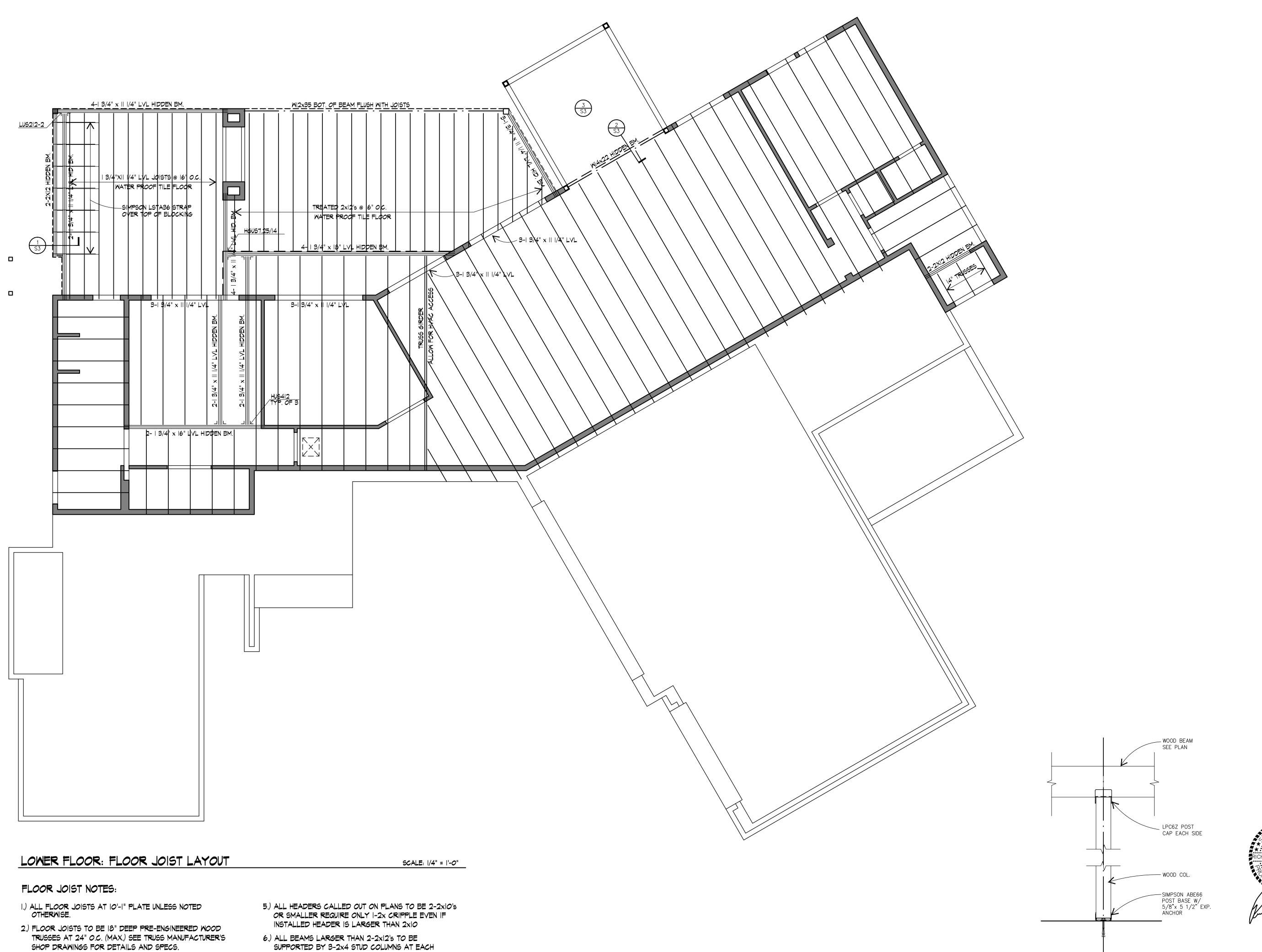


STEEL BEAM SEE PLAN TYP. 1/4 / HSSI2x6xI/4 STRINGER <u>2/53</u>





NOTE: ALL WELDS SHALL BE MIN. 3/16" FILLET ALL AROUND

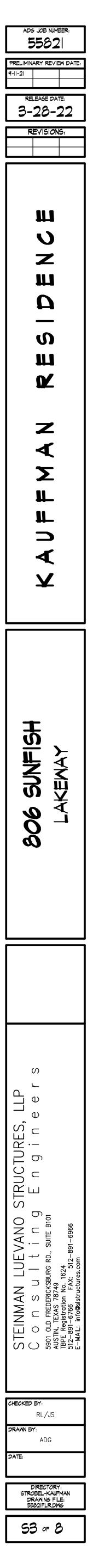


- UNLESS NOTED OTHERWISE
- 3.) ALL HEADERS @ 2x4 WALLS TO BE 2-2x8's, @ 2x6 WALLS TO BE 3-2x8's UNLESS NOTED OTHERWISE
- 4.) ALL HEADERS LARGER THAN 2-2x10'S TO BE SUPPORTED BY 2-2x CRIPPLES AT EACH END UNLESS NOTED OTHERWISE.

END UNLESS NOTED OTHERWISE. 7.) ALL BEAMS JOB BUILT FROM 3 OR MORE SOLID SAWN MEMBERS SHALL BE GLUED BETWEEN EACH MEMBER & NAILED W/ IOd NAILS @ 6" O.C. TOP AND BOTTOM

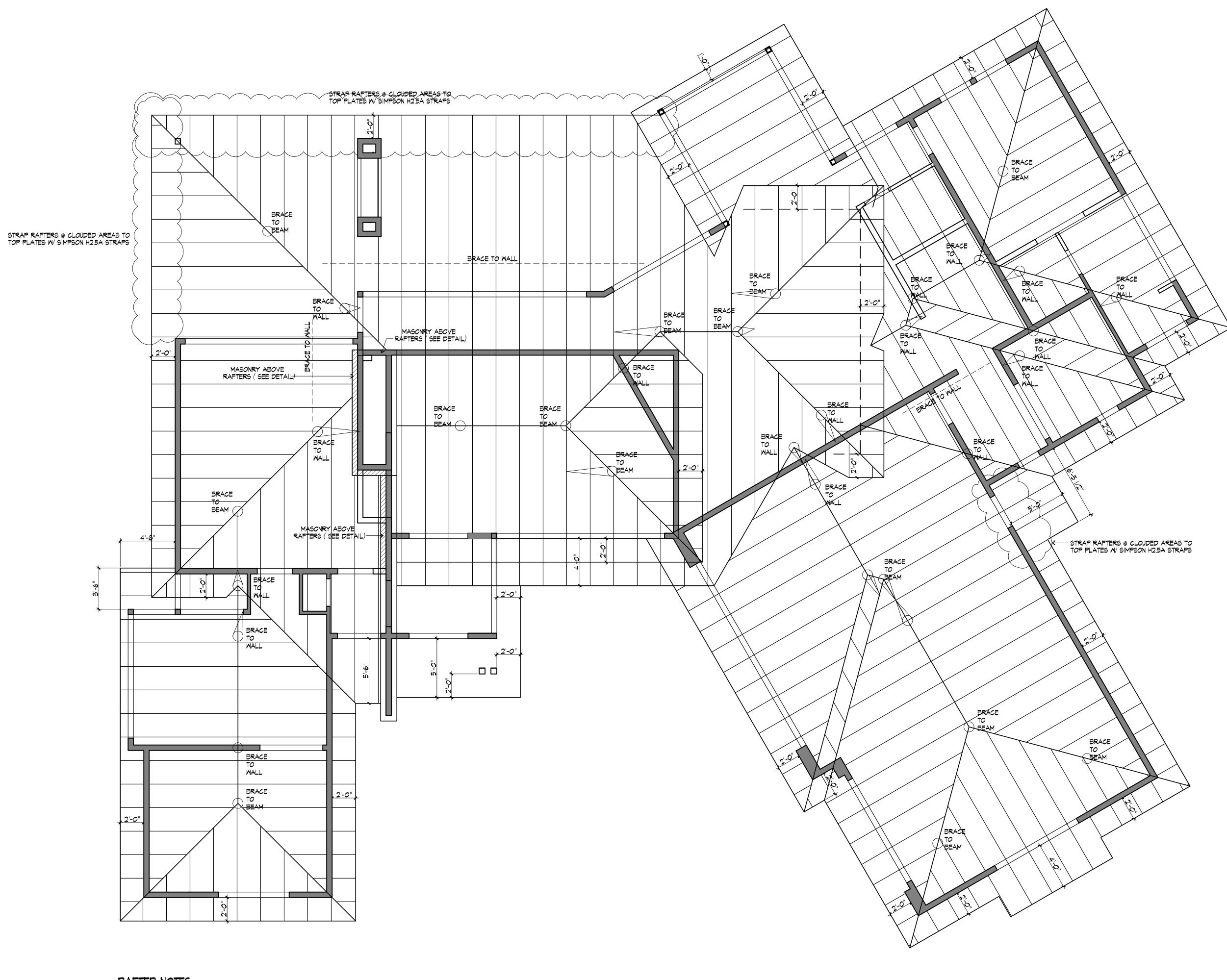
8.) VERIFY ANY CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION.

TYPICAL WOOD POST/ FOUNDATION & POST/BEAM CONNECTION





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



RAFTER NOTES:

I.) ALL RAFTERS TO BE 2x6's AT 24" O.C. MAXIMUM UNBRACED SPAN OF 12'-0", UNLESS NOTED OTHERWISE.

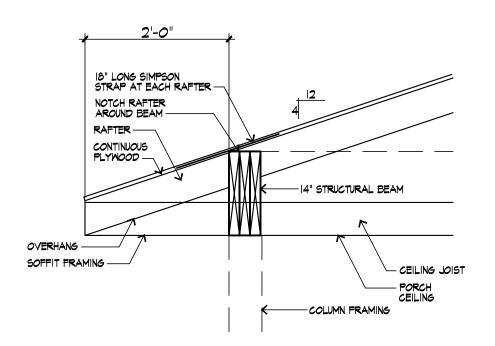
2.) ALL HIPS, RIDGES, VALLEYS TO BE 2x8'S MAX-UNBRACED SPAN 10'-0", UNLESS NOTED OTHERWISE.

3.) ALL SHADED WALLS ON RAFTER PLAN ARE LOAD BEARING DO NOT BRACE ROOF TO NON-LOAD BEARING WALLS

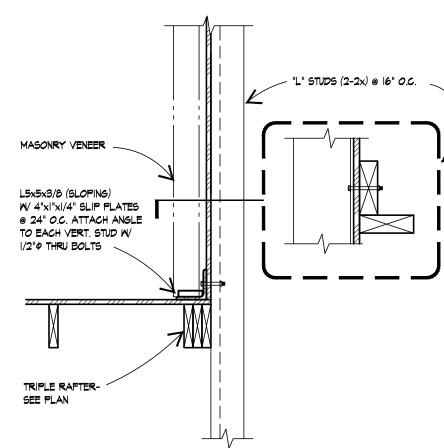
4.) FURR OUT RAFTERS AT SLOPED CEILINGS 2" TO ALLOW FOR PROPER INSULATION IF SPRAY FOAM INSULATION IS NOT USED 5.) VERIFY ANY CHANGES WITH ENGINEER PRIOR TO

CONSTRUCTION.

RAFTER LAYOUT



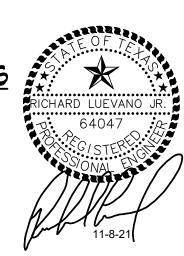
OVERHANG DETAIL AT UPPER OUTDOOR LIVING

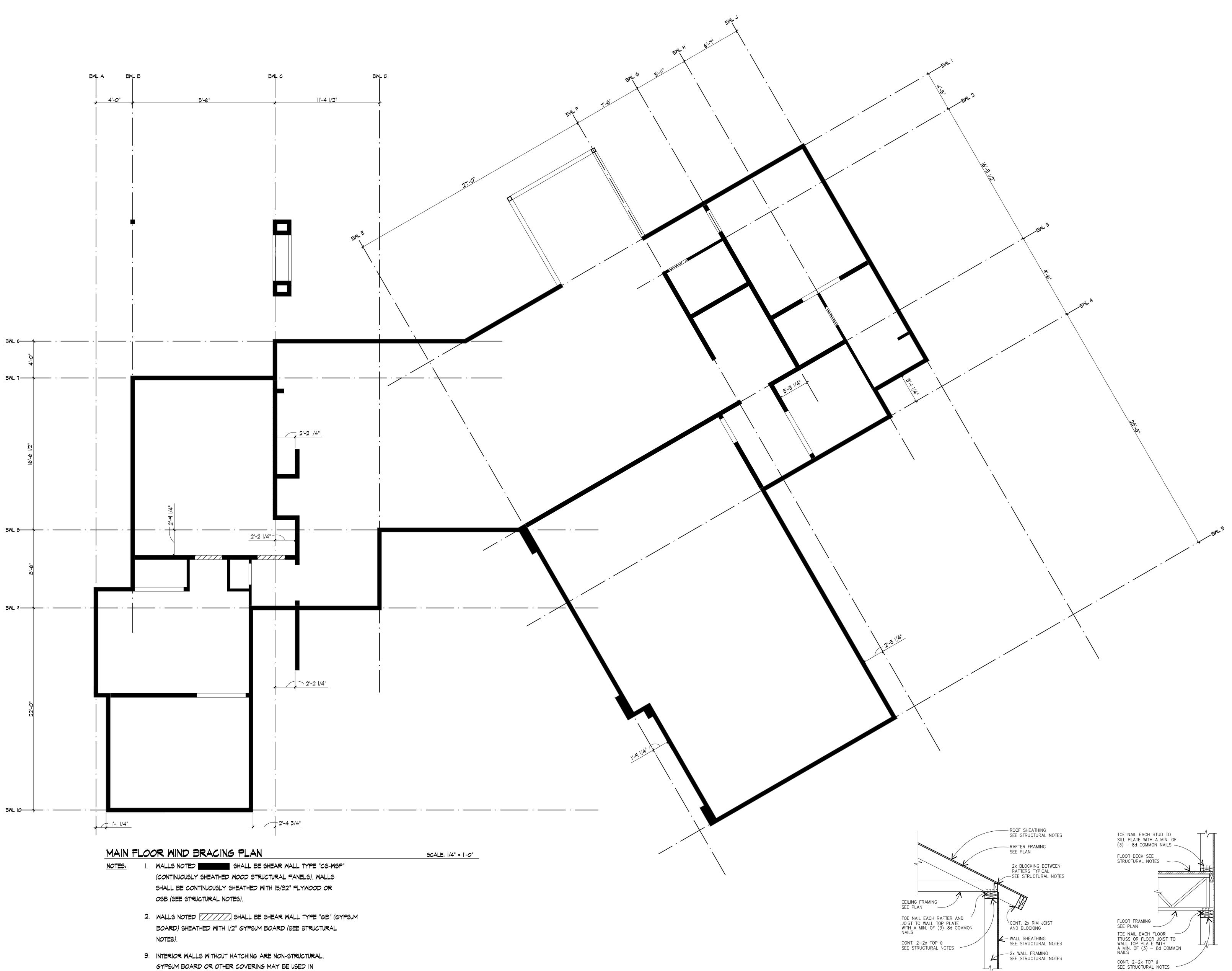


TYPICAL MASONRY ABOVE RAFTERS

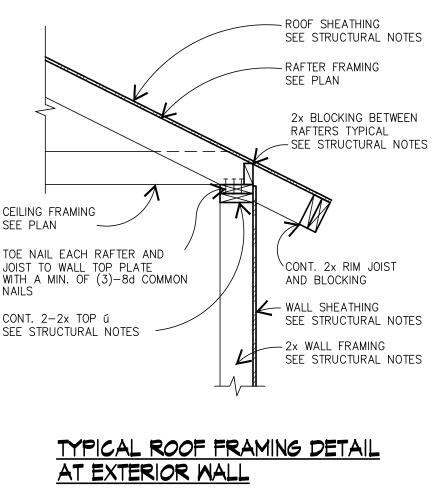
ADG JOB NUMBER: 5582
PRELIMINARY REVIEW DATE: 9-11-21
RELEASE DATE:
3-28-22
REVISIONS:
KAUFFMAN RESIDENCE
BOG SUNFISH LAKEWAY
STEINMAN LUEVANO STRUCTURES, LLP C o n s u l t i n g E n g i n e e r s 5901 OLD FREDERICKSBURG RD., SUITE B101 AUSTIN, TEXAS 78749 TBPE Registration No. 1624 512-891-6766 FAX: 512-891-6966 E-MAIL: info@slstructures.com
CHECKED BY:
RL/JS drawn by :
ADG DATE :
DIRECTORY: STROBEL-KAUFMAN DRAWING FILE: 5582IRFP.DWG



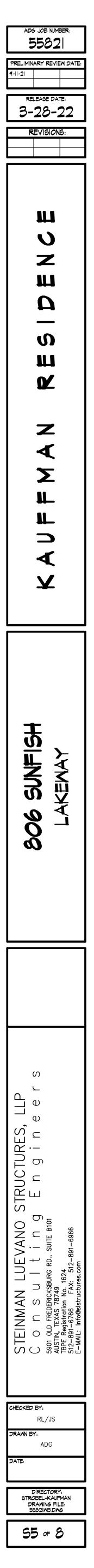




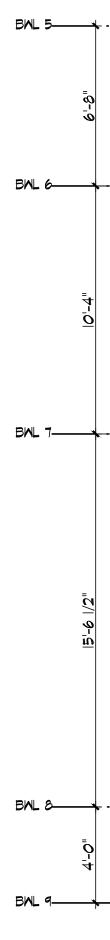
- GYPSUM BOARD OR OTHER COVERING MAY BE USED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.

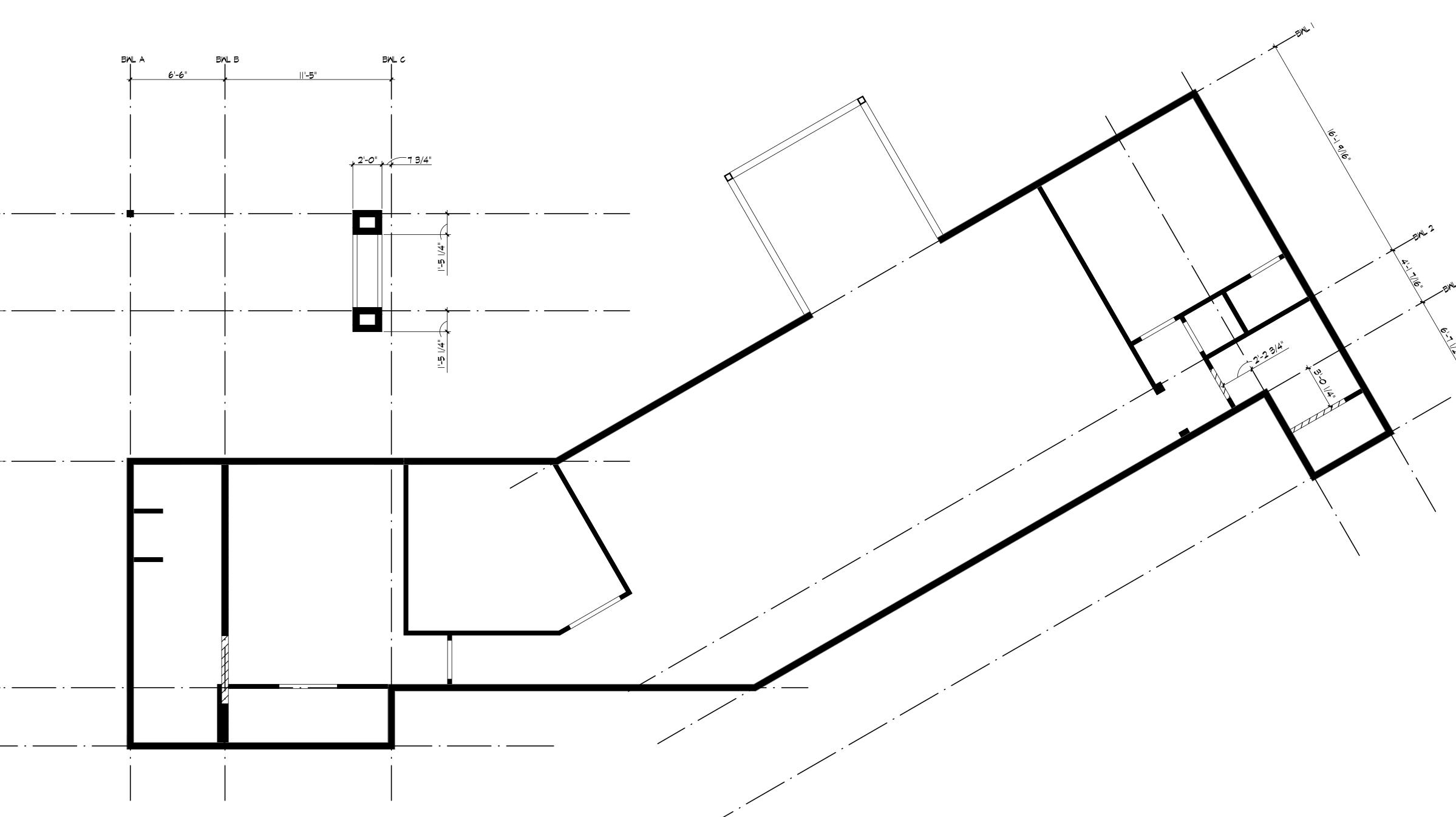


<u>TYPICAL FLOOR FRAMING DETAIL</u> <u>AT EXTERIOR WALL</u>







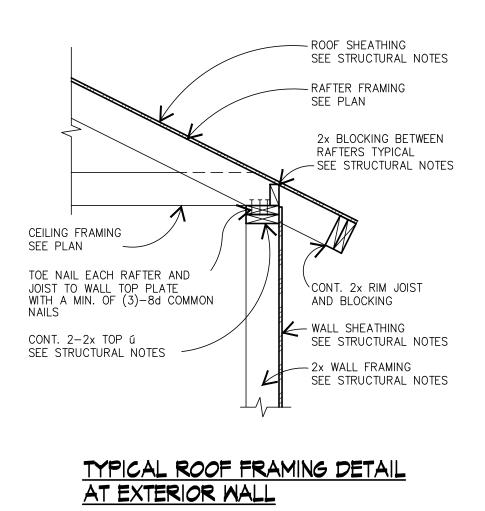


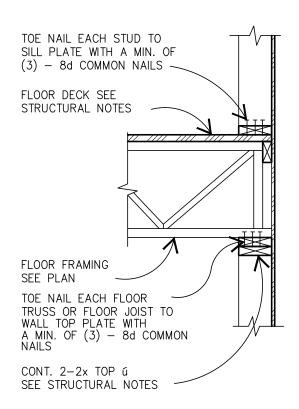
	(CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS). WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 15/32" PLYWOOD OR OSB (SEE STRUCTURAL NOTES).
2.	WALLS NOTED [/////] SHALL BE SHEAR WALL TYPE "GB" (GYPSUM BOARD) SHEATHED WITH I/2" GYPSUM BOARD (SEE STRUCTURAL NOTES).
З.	INTERIOR WALLS WITHOUT HATCHING ARE NON-STRUCTURAL. GYPSUM BOARD OR OTHER COVERING MAY BE USED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.

LOWER FLOOR WIND BRACING PLAN

NOTES: I. WALLS NOTED SHALL BE SHEAR WALL TYPE "CS-WSP"

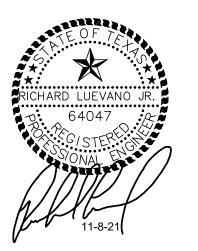
SCALE: |/4" = |'-0"

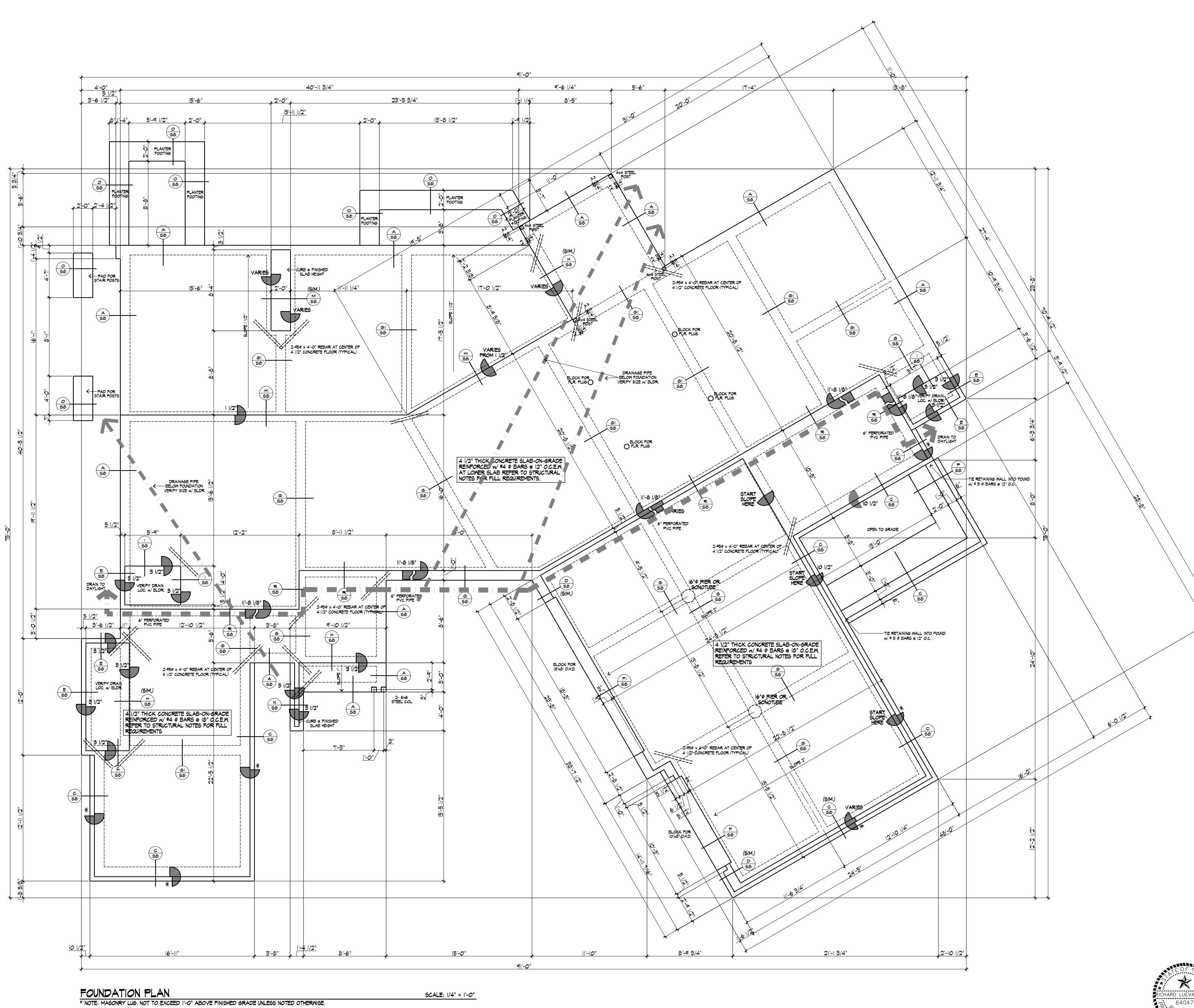




<u>TYPICAL FLOOR FRAMING DETAIL</u> <u>AT EXTERIOR WALL</u>

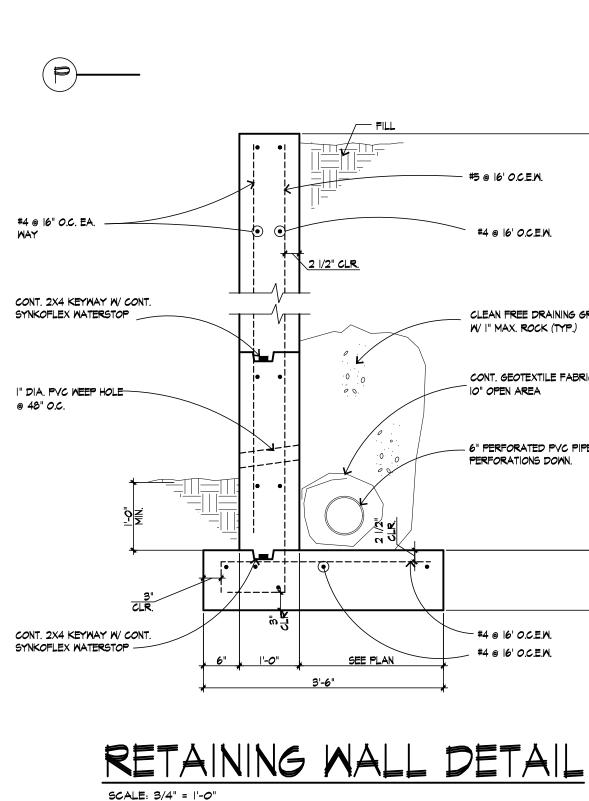




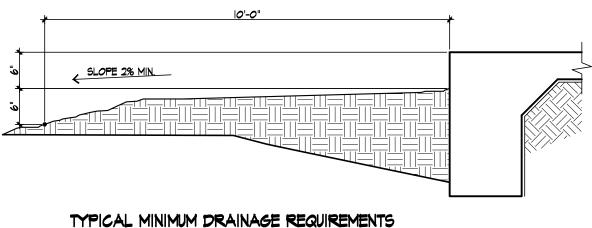




Adg Job Number:			
5582 PRELIMINARY REVIEW DATE:			
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STEINMAN LUEVANO S STEINMAN LUEVANO S STEINMAN LUEVANO S STEINMAN LUEVANO S STEINMAN LUEVANO S STEINMAN LUEVANO S SSOU OLD FREDERICKSBURG RD., SUITE B101 AUSTIN, TEXAS 78749 TBPE Registration No. 1624 512-891-6766 FAX: 512-891-6966 E-MAIL: info@sistructures.com			
E-MAIL: Info@sistructures.com			



" ם"	"X"	"₹	STIRRUPS	"0" BA F
2'-0" TO 2'-6"	* '-6"	'-0"	No. 3 Ø REBAR @ 24"	
2'-7" TO 3'-0"	* '-6"	'-O "	No. 3 Ø REBAR @ 24"	
3'-I" TO 5'-O"	* '-6"	'- 0 "	No. 3 ¢ REBAR @ 18"	
5'-I" TO 7'-0"	* '-6"	I'-O"	SEE "0" & " "	No. 4 Ø REBAI
7'-1" TO 9'-0"	* '-6 "	I'-O"	SEE "0" \$ " "	No. 4 Ø REBAI
9'- " TO '-0"	* 2'-0"	I'-O"	SEE "0" \$ " "	No. 4 Ø REBAI
11'-1" TO 13'-0"	* 2'-6"	l '-2 "	SEE "0" \$ " "	No. 5 Ø REBAR
13'-1" TO 16'-0"	* 3'-0"	l '-2 "	SEE "0" \$ " "	No. 5 Ø REBAR



TYPICAL MINIMUM DRAINAGE REQUIREMENTS No scale





- #5 @ 16' O.C.E.W.

#4 @ |6' O.C.E.W.

CLEAN FREE DRAINING GRAVEL W/ I" MAX. ROCK (TYP.)

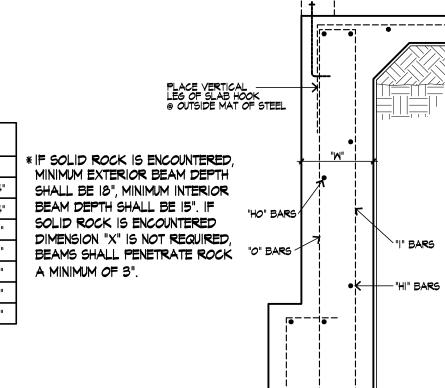
CONT. GEOTEXTILE FABRIC W/

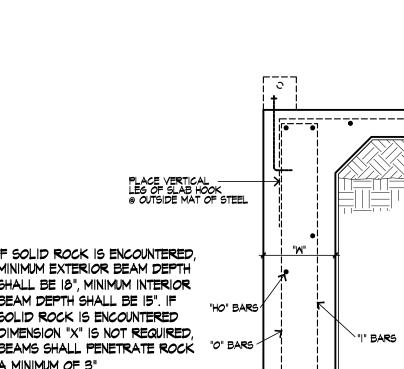
_ 6" PERFORATED PVC PIPE W/

PERFORATIONS DOWN.

- #4 @ 16' O.C.E.W. #4 @ 16' O.C.E.W.

IO" OPEN AREA





* ____

 $\frac{1}{2}$

|----+++-----|

2" CLR. MIN. (TYP.)

TYPICAL GRADE BEAM PENETRATION ELEVATION (SIMILAR AT VERTICAL PENETRATIONS)

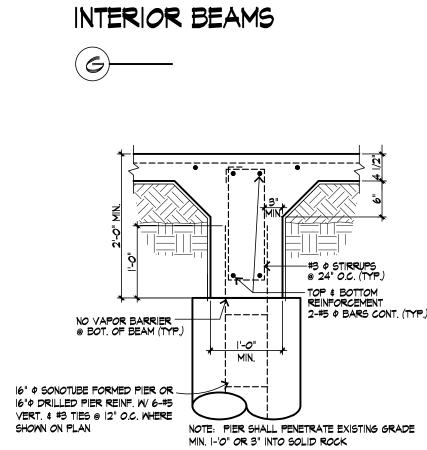
4 | |

 i**e___ie**___

PLACEMENT)

PIPE SLEEVE SEE M.E.P. SERIES DOCUMENTS FOR EXACT SIZE AND LOCATION (DIA. NOT TO EXCEED 6" NOR 1/3 BEAM DEPTH; VERIFY ALL

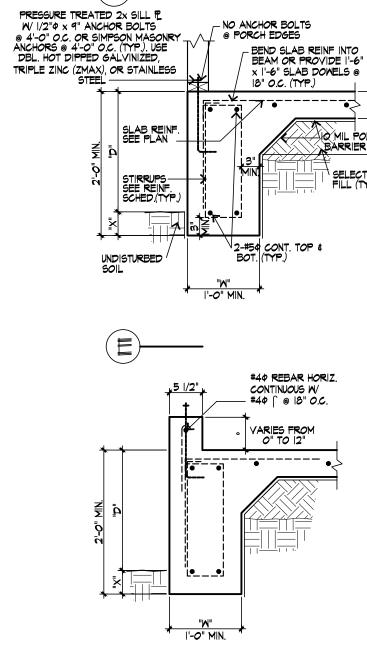
PENETRATIONS LARGER THAN 3" PRIOR TO



—#3 φ sti**rrups** @ 24" *O.*C. (typ.)

- TOP & BOTTOM REINFORCEMENT 2-#5 φ BARS CONT. (TYP.)





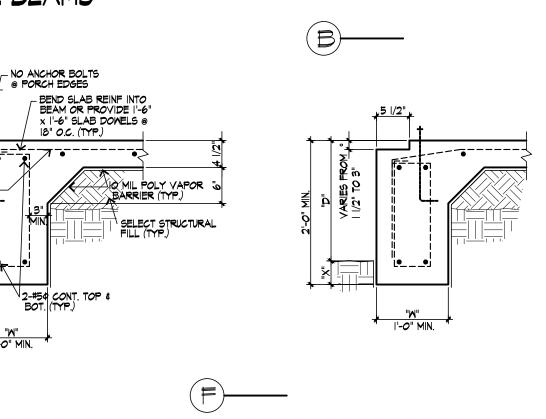


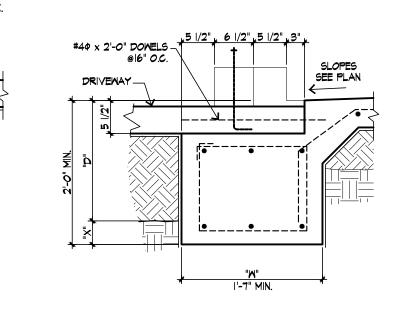
(A)-----

3 ADDITIONAL STIRRUPS @ 3" O.C.

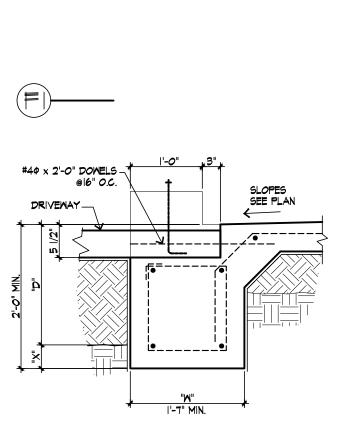
(TYP.) EACH SIDE OF PIPE SLEEVE

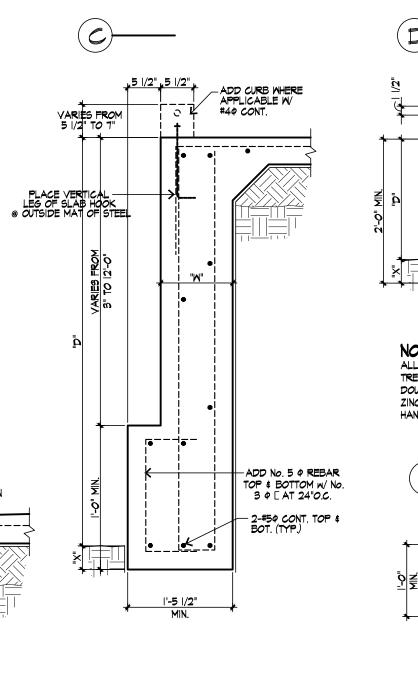
NO SCALE

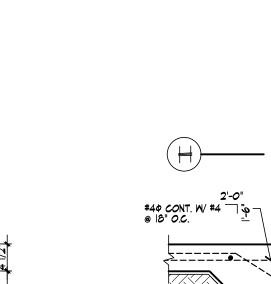


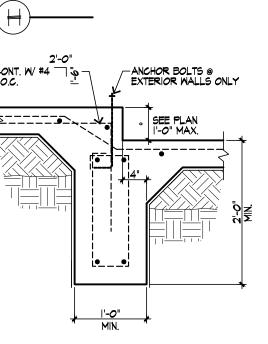


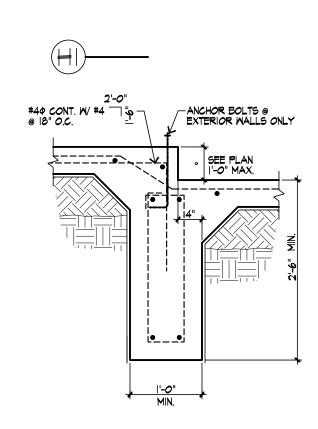
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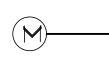


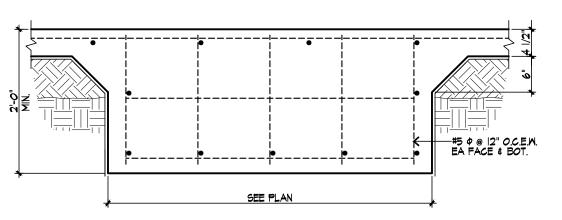






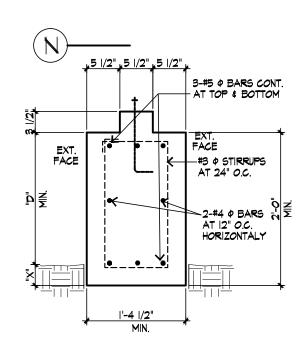


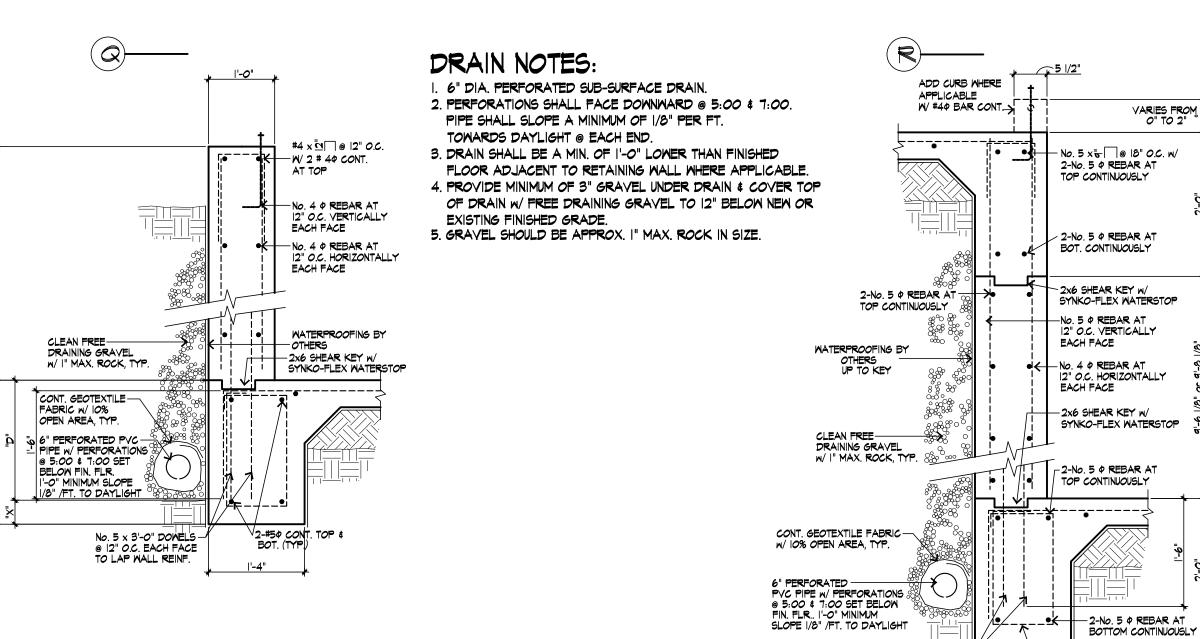




-----#3 φ sti**rrups** @ 24" Ο.C. (TYP.)

---- TOP & BOTTOM REINFORCEMENT 2-#5 Φ BARS CONT. (TYP.)





No. 5 x 3'-0" DOWELS -@ 12" O.C. EACH FACE TO LAP WALL REINF.

No. 3 ¢ REBAR STIRRUPS AT 24" O.C.

|'-4"

