

NEAL LOT B

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LEGEND

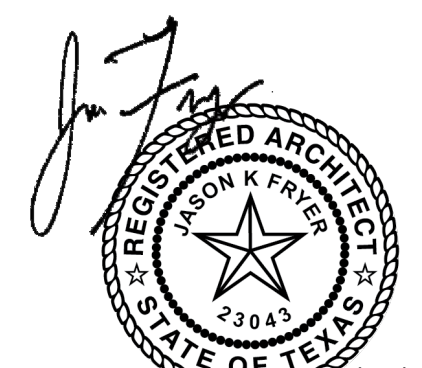
NOTES

REVISIONS

NO.	DESCRIPTION	DATE

ARCHITECTURAL ABBREVIATIONS

ABV ABOVE	D DRAIN	FRT FIRE RESISTANT TREATED	M METER	PSF POUNDS PER SQUARE FOOT	TB TACK BOARD
ACOUS ACQUSTICAL	DBL DOUBLE	FT FOOT	MAS MASONRY	PSI POUNDS PER SQUARE INCH	TOC TOP OF CURB
ADJ ADJUSTABLE	DEMO DEMOLISH, DEMOLITION	FURR FURRING	MAX MAXIMUM	PT PRESSURE TREATED	TOSC TOP OF STRUCTURAL STEEL
AFF ABOVE FINISH FLOOR	DEPT DEPARTMENT	FV FIELD VERIFY	MDF MEDIUM DENSITY FIBER BOARD	QT QUARRY TILE	TEL TELEPHONE
ALUM ALUMINUM	DF DRINKING FOUNTAIN	FWC FABRIC WALL COVERING	MED MEDIUM	QTB QUARRY TILE BASE	THK THICK
ALT ALTERNATE	DIA or Ø DIAMETER	GA GAUGE	MEMB MEMBRANE	RI RISER	TOB TOP OF BEAM
ANOD ANODIZED	DIM DIMENSION	GALV GALVANIZED	MTL METAL	R RADIUS	TOP TOP OF PAVEMENT
APPROX APPROXIMATELY	DIV DIVISION	GB GRAB BAR	MFRG MANUFACTURER	RB RUBBER BASE	TOM TOP OF MASONRY
AWP ACOUSTICAL WALL PANEL	DL DEAD LOAD	GC GENERAL CONTRACTOR	MH MAN-HOLE	RCP REFLECTED CEILING PLAN	TOS TOP OF STEEL (BOTTOM OF ROOF DECK)
BD BOARD	DN DOWN	GCLU GLAZED CMU	MIN MINIMUM	RD ROOF DRAIN	TP TOILET PARTITION
BLDG BUILDING	DS DOWN SPOUT	GI GALVANIZED IRON	MISC MISCELLANEOUS	REF REFERENCE	TV TELEVISION
BOT BOTTOM	DSP DRY STAND PIPE	GL GLASS	MM MILLIMETER	REFR REFRIGERATOR	TYP TYPICAL
BW BOTH WAYS	DTL DETAIL	GLB GLASS BLOCK	MO MASONRY OPENING	REINF REINFORCING	TZ TERRAZZO
BM BENCH MARK	DWG DRAWING	GMT GLASS MOSAIC TILE	MOD MODULAR	REQ REQUIRE(D) (ING)	TZB TERRAZZO BASE
C CHANNEL	E EAST	GMTW GLASS MOSAIC TILE WALL	MTD MOUNT(ED) (ING)	REV REVISION	UC UNDERCUT
CC CUBICAL CURTAIN	EA EACH	GR GRADE	MUL MULLION	RH RIGHT HAND	UNO UNLESS OTHERWISE NOTED
CK CORK	EF EPOXY FLOOR	GYP GYPSUM	N NORTH	RM ROOM(S)	USC UNDER SEPARATE CONTRACT
CAB CABINET	EFB EPOXY FLOOR BASE	GYP BD GYPSUM BOARD	NAT NATURAL	ROW RIGHT OF WAY	VAR VARNISH
CB CHALK BOARD	EJ EXPANSION JOINT	HC HOLLOW CORE	NIC NOT IN CONTRACT	RVWC RIGID VINYL WALL COVERING	VB VAPOR BARRIER
CFCI CONTRACTOR FURNISH CONTRACTOR INSTALL	EG END GUARD	HDR HEADER	NO or # NUMBER	S SOUTH	VB VINYL BASE
CFOI CONTRACTOR FURNISH OWNER INSTALL	EL ELEVATION	HDW HARDWARE	NOM NOMINAL	SB SPLASH BLOCK	VCT VINYL COMPOSITION TILE
CFT CUBIC FOOT	ET EPOXY TERRAZZO FLOOR	HDWD HARDWOOD	NRG NOISE REDUCTION COEFFICIENT	SC SOLID CORE	VERT VERTICAL
CG CORNER GUARD	ETB EPOXY TERRAZZO BASE	HGT HEIGHT	NTS NOT TO SCALE	SCHED SCHEDULE	VEST VESTIBULE
CL, ½ CENTER LINE	ELECT ELECTRICAL	HM HOLLOW METAL	OC ON CENTER	SECT SECTION	VT VINYL TILE
CLG CEILING	EM EMERGENCY	HORIZ HORIZONTAL	OD OUTSIDE DIAMETER	SHR SHOWER	VTR VENT THROUGH ROOF
CI CAST IRON	ENCL ENCLOSURE	HP HIGH POINT	OFD OVERFLOW ROOF DRAIN	SIM SIMILAR	VWC VINYL WALL COVERING
CLO CLOSET	EP EPOXY PAINT	HR HANDRAIL	OFF OFFICE	SIM SPECIFICATIONS(S)	W WEST
CLR CLEAR	EQ EQUAL	HVAC HEATING VENTILATION AIR CONDITIONING	OFCI OWNER FURNISH OWNER INSTALL	SPK SPEAKER	WI WITH
CMP CROWN MOLDING PAINTED	EQUIP EQUIPMENT	ID INSIDE DIAMETER	OFCI OWNER FURNISH CONTRACTOR INSTALL	SQ SQUARE	WPB WOOD BASE PAINTED
CMS CROWN MOLDING STAINED	EWC ELECTRIC WATER COOLER	INCL INCLUDING	OVH OVERHEAD	SS STAINLESS STEEL	WBS WOOD BASE STAINED
CMT CERAMIC MOSAIC TILE	EXP EXPANSION	INSUL INSULATION	OH OPPOSITE HAND	ST STONE	WC WATER CLOSET
CMTB CERAMIC MOSAIC TILE BASE	EXIST EXISTING	INT INTERIOR	OPNG OPENING	STC STONE COUNTERTOP	WD WOOD
CMTW CERAMIC MOSAIC TILE WALL	EXT EXTERIOR	IPS IRON PIPE SIZE	OPP OPPOSITE	STW STONE WALL	WDS WOOD STAINED
CMU CONCRETE MASONRY UNIT	FA FIRE ALARM	J JOIST	P PAINT(ED)	STB STONE BASE	WIN WINDOW
CO CASED OPENING	FBO FURNISHED BY OTHERS	JAN JANITOR	PARA PARALLEL	STC STAINED CONCRETE	WO WITHOUT
COL COLUMN	FD FLOOR DRAIN	JT JOINT	PBD PARTICLE BOARD	STD STANDARD	WP WOOD PANELING PREFINISHED
CONC CONCRETE	FE FIRE EXTINGUISHER	KIT KITCHEN	PCF POUNDS PER CUBIC FOOT	STL STEEL	WPP WOOD PANELING PAINTED
CONST CONSTRUCTION	FEC FIRE EXTINGUISHER CABINET	KO KNOCKOUT	PERF PERFORATED	STO STORAGE	WPS WOOD PANELING STAINED
CR CHAIR RAIL	FFE FINISH FLOOR ELEVATION	L LENGTH/LONG	PERI PERIMETER	STRUCT STRUCTURAL	WS WATER STOP
CORR CORRIDOR	FHC FIRE HOSE CABINET	LAB LABORATORY	PFL POUNDS PER LINEAR FOOT	SV SHEET VINYL	WSCT WAINSCOT
CPT CARPET	FHVC FIRE HOSE VALVE CABINET	LAM LAMINATE	PL PLATE	SVB SHEET VINYL COVED BASE	WT WEIGHT
CPTB CARPET BASE	FE FINISHED END	LH LEFT HAND	PLAM PLASTIC LAMINATE	SYM SYMMETRICAL	WWF WELDED WIRE FABRIC
CTB CERAMIC TILE	FLR FLOOR	LI LINOLEUM	PLAS PLASTER	SYS SYSTEM	
CT CERAMIC TILE BASE	FOC FACE OF CONCRETE	LIT LINOLEUM COVERED BASE	PLYWD PLYWOOD		
CTW CERAMIC TILE WALL	FOF FACE OF FINISH	LIT LINOLEUM TILE	PP PORCELAIN PAVER		
CTSK COUNTERSINK	FOM FACE OF MASONRY	LL LIVE LOAD	PPB PORCELAIN PAVER BASE		
CYD CUBIC YARD	FOS FACE OF STUDS		PPW PORCELAIN PAVER WALL		
	FFRF FIREPROOFING		PR PAIR		



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

COVER SHEET

SHEET **A0.00**
SCALE 1/4" = 1'-0"
ISSUE DATE 08/25/2021
JOB # 2015
DRAWN BY EP

NO.	DESCRIPTION	DATE



1/01/2021

NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

NOTES

SHEET	A0.1
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
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GENERAL PROJECT NOTES

- CONSTRUCTION DOCUMENTS MAKE NO WARRENT AS TO EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONSTRUCTION AND FRAMING PRIOR TO DEMOLITION AND CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NEW CONSTRUCTION WITH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED TO COMPLETE THE DEMOLITION WORK AS INDICATED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- ALL ACCESSIBLE ROUTES (OTHER THAN RAMPS) SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES SHALL NOT EXCEED A SLOPE OF 1:50
- THE DRAWINGS INDICATE BUILDING CONDITIONS PER EXISTING DRAWINGS AND ACTUAL PROJECT INVESTIGATION. THE CONTRACTOR SHALL ANTICIPATE POSSIBLE SLIGHT DEVIATION FROM THESE DRAWINGS. REFER TO ARCHITECTURAL & MEP DRAWINGS AND DETAILS FOR EXTENT OF DEMOLITION.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- INSTALL TEMPORARY DUST PARTITIONS WITH DOORS FOR CONSTRUCTION ACCESS AROUND AREAS OF WORK SO THAT OPERATIONS IN EXISTING ADJACENT AREAS REMAIN DUST FREE AND ACCESSIBLE TO BUILDING OCCUPANTS. MAINTAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
- REMOVE ALL BUILDING PARTS AND/OR OTHER ITEMS TO ALLOW FOR THE INSTALLATION AND CONNECTION OF NEW WORK. COORDINATE THE WORK WITH THE HVAC, PLUMBING AND ELECTRICAL DEMOLITION DRAWINGS.
- PROTECT EXISTING VEGETATION, INCLUDING EXISTING TREES DURING CONSTRUCTION. REVEGETATE DAMAGED AREAS ADJACENT TO NEW CONSTRUCTION; CONTRACTOR SHALL MAINTAIN VEGETATED AREAS FOR 3 WEEKS AFTER INITIAL PLANTING
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER WORK.
- SEAL ALL PENETRATIONS, NEW AND EXISTING, ABOVE CEILINGS AT RATED FIRE WALLS IN AREAS OF WORK.

GENERAL NOTES

- ALL CEILINGS TO BE MINIMUM 8'-0" AFF, UNO
- ALL CEILINGS TO BE 5/8" GYPSUM, UNO
- NEW SMOKE DETECTORS (S) TO BE INSTALLED AS INDICATED & NO CLOSER THAN 3' TO AN AIR SOURCE, PER IRC R314
- NEW CARBON MONOXIDE DETECTORS (C) TO BE INSTALLED AS INDICATED & NO CLOSER THAN 3' TO AN AIR SOURCE, PER IRC R315
- LOCAL EXHAUST SYSTEMS (E) INDICATED ON PLAN IN BATHROOMS, TO BE VENTED DIRECTLY TO THE OUTDOORS PER IRC R303.3
- LIGHT FIXTURES IN CLOSETS TO COMPLY WITH 4003.12
- LIGHT SWITCHES & ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
- STAIR DESIGN CONFIGURATION AND CONSTRUCTION TO COMPLY WITH ALL 2015 IRC REQUIREMENTS.
- ALL DOORS TO BE INSTALLED 4" FROM ADJACENT PERPENDICULAR DOOR, UNO

VISITABILITY NOTES

- PER ORDINANCE NO. 20140130-21, IN REFERENCE TO LEVEL 1 BATHROOM.
- MINIMUM CLEAR OPENING OF 30" IS REQUIRED FOR BATHROOMS PER R320.3
- LATERAL 2" X 6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL LOCATED DIRECTLY BEHIND THE LAVATORY
- ALL ACCESSIBLE ROUTES (OTHER THAN RAMPS) SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES SHALL NOT EXCEED A SLOPE OF 1:50.
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES
- VISITABILITY ROUTES MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINING AT THE VISITABLE ENTRANCE

GENERAL WINDOW NOTES

- WINDOWS MUST HAVE GUARDS OR SAFETY GLAZING IF THEY MEET ONE OF THE FOLLOWING FOUR (4) CONDITIONS: AREA OF GLAZING IS 9 SF OR LARGER, SILL HEIGHT IS LESS THAN 18" AFF, HEAD HEIGHT IS MORE THAN 36" AFF AND GLAZING IS WITHIN 36" OF A WALKWAY PER IRC R312.2
- WINDOWS WITHIN 24" INCHES OF ALL DOORS AND WITH A SILL LESS THAN 60" TO BE SAFETY GLAZING PER IRC R308.4.2
- ALL OTHER WINDOWS TO HAVE SAFETY GLAZING AS NOTED
- EGRESS WINDOWS TO BE A MINIMUM SIZE OF 20" X 24" / 5.7 SQ FT, PER IRC R310

GENERAL STAIR NOTES

- STAIRS TO COMPLY WITH IRC 2015
- STAIRWAY WIDTH TO BE A MINIMUM OF 36" - HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" INTO CLEAR WIDTH
- MINIMUM HEADROOM TO BE 6' - 8"
- STAIRWAY VERTICAL RISE NOT TO EXCEED 12'-0"
- MAXIMUM RISER HEIGHT TO BE 7 3/4" MEASURED VERTICALLY BETWEEN LEADING EDGES
- MINIMUM TREAD DEPTH TO BE 10" MEASURED VERTICALLY BETWEEN VERTICAL SURFACES
- LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH STAIRWAY - MINIMUM WIDTH AND DEPTH SHALL NOT BE LESS THAN THE MINIMUM WIDTH OF THE STAIR SERVED
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS STAIR RUN
- HANDRAILS ADJACENT TO WALLS WILL HAVE A MINIMUM OF 1 1/2" CLEAR SPACE BETWEEN WALL
- TYPE 1 HANDRAIL: CIRCULAR GRIP SIZE TO HAVE AN OUTSIDE DIAMETER OF 1 1/2" TO 2" - IF NOT CIRCULAR, GRIP TO HAVE A MAXIMUM CROSS SECTION DIMENSION OF 2 1/4" WITH A PERIMETER BETWEEN 4" AND 6 1/4"
- WHERE GUARDRAILS ARE USED AS HANDRAILS AT STAIRS - GUARDRAILS SHALL NOT BE LESS THAN 34" AND NO MORE THAN 36" IN HEIGHT
- AT ALL OTHER LOCATIONS WHERE GUARDRAILS ARE LOCATED THEY WILL BE A MINIMUM OF 36" IN HEIGHT
- GUARDRAILS SHALL BE DESIGNED SO A 4" SPHERE SHALL NOT BE ABLE TO PASS

ARCHITECTURAL LINETYPES

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- DEMOLITION
- HIDDEN LINE

- ### FIRE/SMOKE BARRIERS
- 1 HOUR FIRE BARRIER
 - 1 HOUR FIRE/SMOKE BARRIER
 - 2 HOUR FIRE BARRIER

- ### FIRE/SMOKE PARTITIONS
- 1 HOUR FIRE PARTITION
 - 0 HOUR SMOKE PARTITION

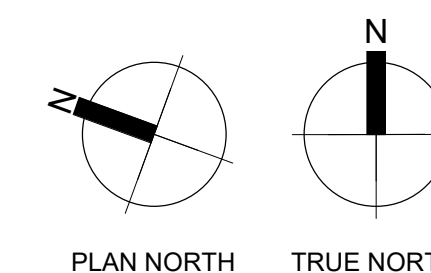
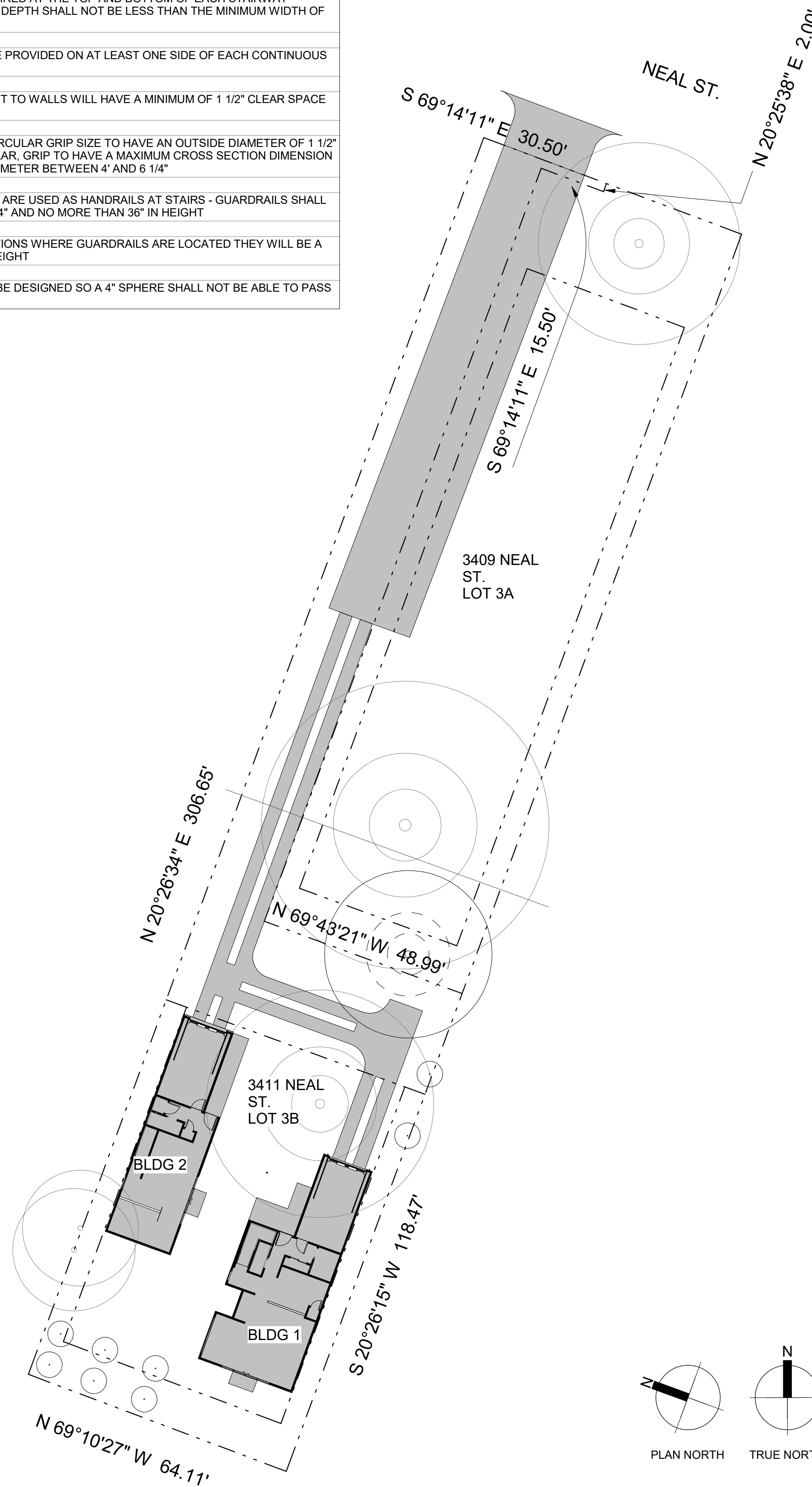
- ### FIRE WALLS
- 2 HOURS
 - 3 HOURS

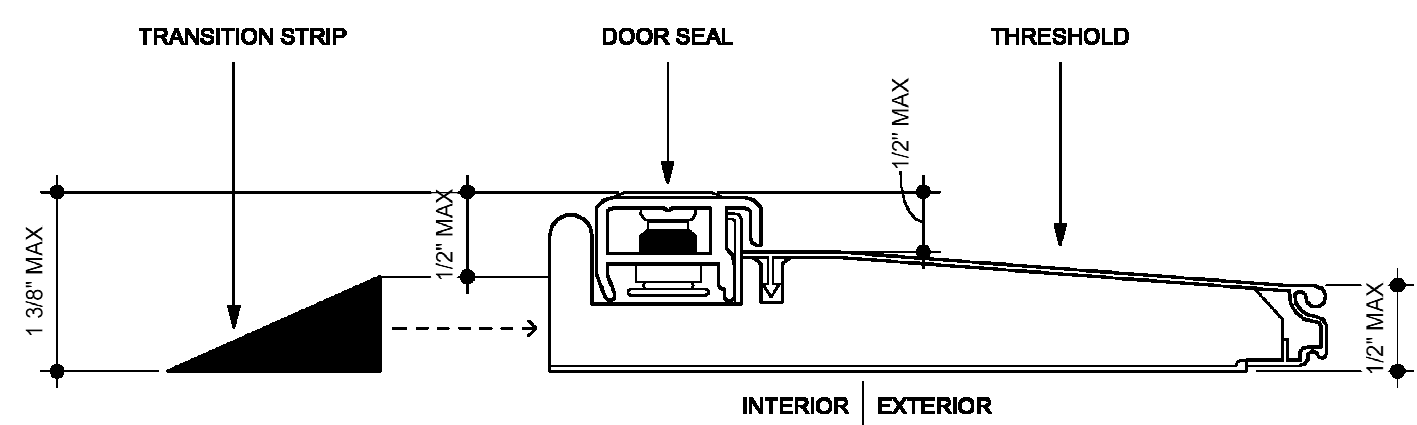
ARCHITECTURAL MATERIALS

- BRICK
- CONCRETE
- CONCRETE BLOCK
- EARTH
- INSULATION, BATT
- INSULATION, RIGID
- METAL
- PLYWOOD
- FINISH GRADE
- HARDWOOD
- WOOD FRAMING THROUGH MEMBER
- WOOD FRAMING INTERRUPTED MEMBER

ARCHITECTURAL SYMBOLS

- WALL TAG
- DOOR TAG
- WINDOW TAG
- ROOM TAG
- KEYNOTE
- DEMO KEYNOTE
- SPECIAL EQUIPMENT
- PLUMBING FIXTURE
- LIGHTING FIXTURE
- FLOOR TAG
- GRID
- REVISION
- BUILDING ELEVATION
- INTERIOR ELEVATION
- ELEVATION TAG
- LEVEL
- CALLOUT
- SECTION





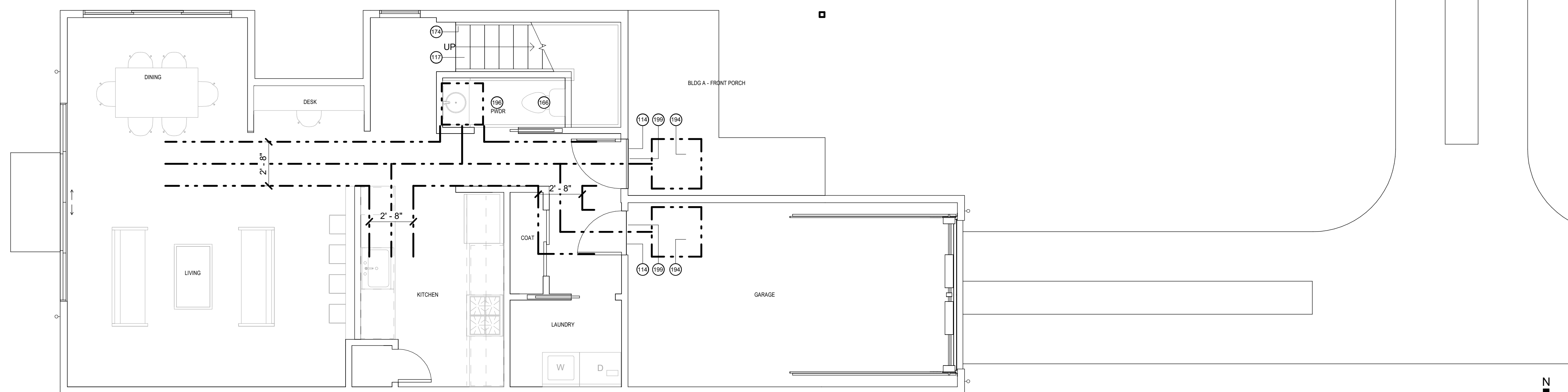
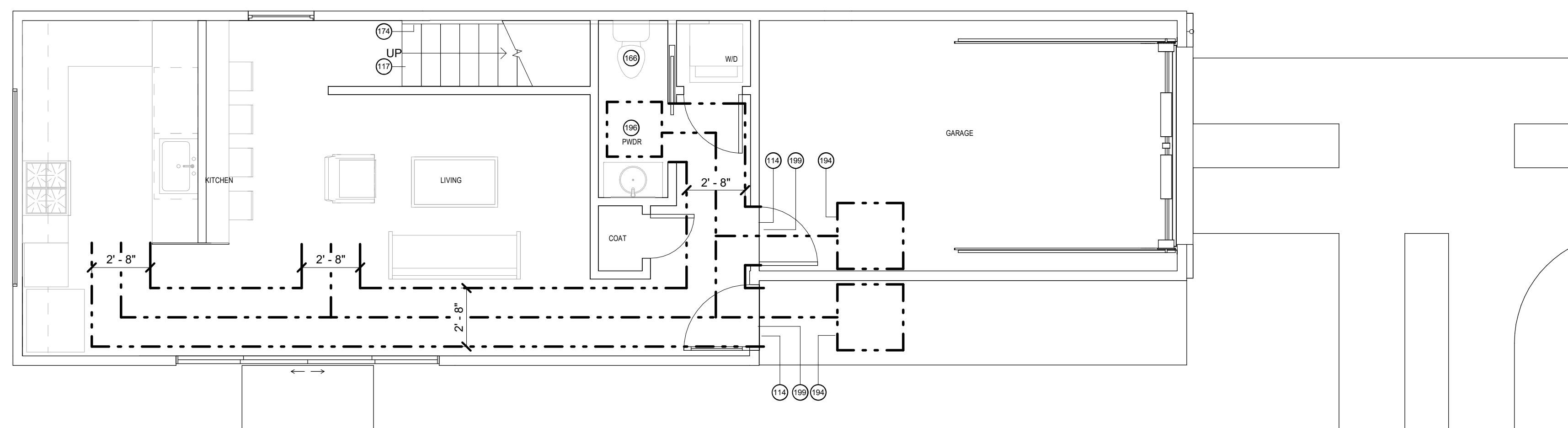
CoA APPROVED THRESHOLD DETAIL

VISITABILITY NOTES

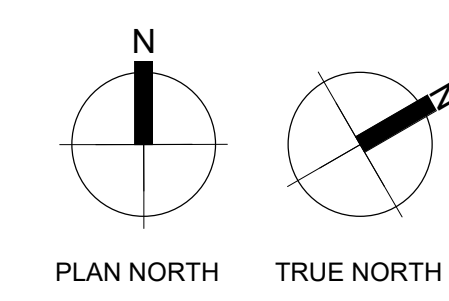
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KEYNOTE LEGEND

114	VISITABLE ENTRANCE WITH MIN 32" CLEAR DOOR OPENING. NO STEP THRESHOLD, SLAB TO BE FLUSH AT ENTRYWAYS, STRUCTURAL DOCUMENTS TO COORDINATE WITH ARCHITECTURAL- REF. CoA THRESHOLD DETAIL
117	STAIRS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL NOTES
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2015 UPC - BATHROOM TO EXHAUST TO EXTERIOR - 2X6 NOMINAL WOOD BLOCKING PROVIDED AT 34" CENTERLINE ABOVE FINISHED FLOOR ALONG BATHROOM WALLS, EXCEPT BEHIND TOILET
174	HANDRAILS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL STAIR NOTES
194	LANDING - 3'-0" X 3'-0"
196	30" x 30" CLEAR SPACE IN FRONT OF TOILET
199	THRESHOLD LESS THAN 1/2"



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



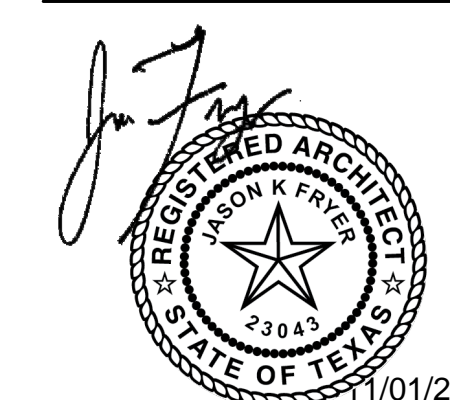
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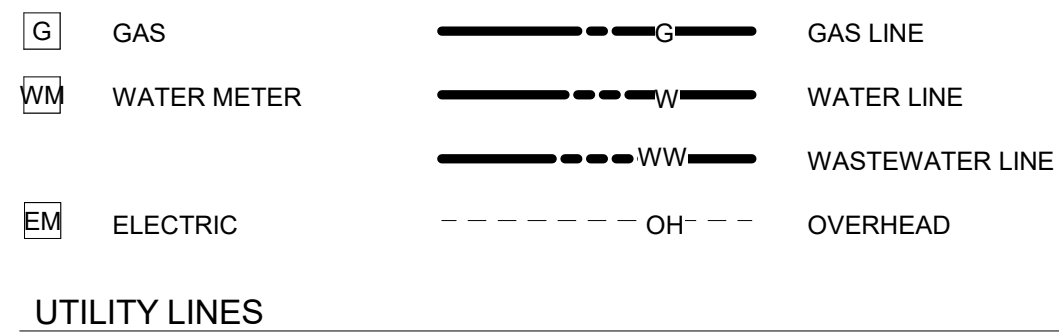


NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

ACCESSIBILITY PLAN

SHEET	A1.0
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SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
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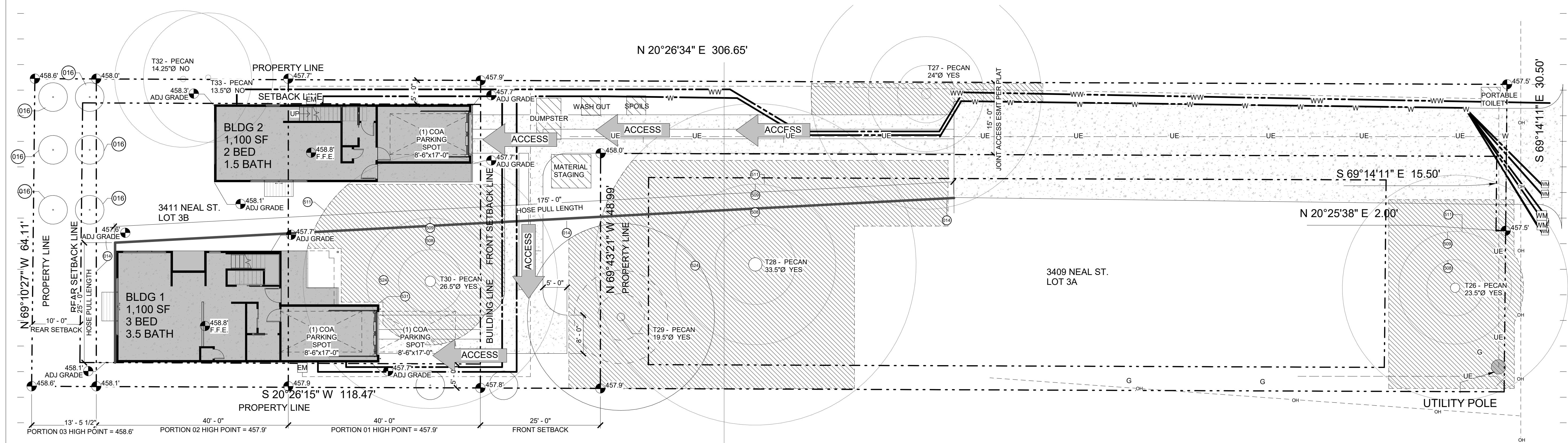
TREE SCHEDULE				
#	TREE TYPE	PROTECTED	TREE DIAMETER	Comments
01	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
02	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
03	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
04	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
05	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
06	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
07	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
08	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
T26	PECAN	YES	1' - 11 1/2"	
T27	PECAN	YES	2' - 0"	
T28	PECAN	YES	2' - 9 1/2"	
T29	PECAN	YES	1' - 7 1/2"	
T30	PECAN	YES	2' - 2 1/2"	
T32	PECAN	NO	1' - 2 1/4"	
T33	PECAN	NO	1' - 1 1/2"	

KEYNOTE LEGEND	
014	A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2016 NFPA 13D OR THE 2015 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILING. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.
016	BUILDING SLAB ON GRADE
508	1/4 CRITICAL ROOT ZONE - NO CUT OR FILL WITHIN THIS AREA
509	1/2 CRITICAL ROOT ZONE - NO CUT OR FILL GREATER THAN 4" WITHIN THIS AREA
511	PROVIDE TREE PROTECTION FENCING AS INDICATED TO INCLUDE AT A MINIMUM THE 1/2 CRITICAL ROOT ZONE AREA. FENCE WILL BE CHAIN LINK AND A MINIMUM OF 5'-0" HIGH
524	MULCH TO BE PROVIDED WITHIN 1/2 CRZ 500
531	NO BATTER BOARD OR FOUNDATION FORMWORK STAKES WITHIN THE 1/2 CRZ EXCEPT #5 REBAR W/POINTED TIP. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.



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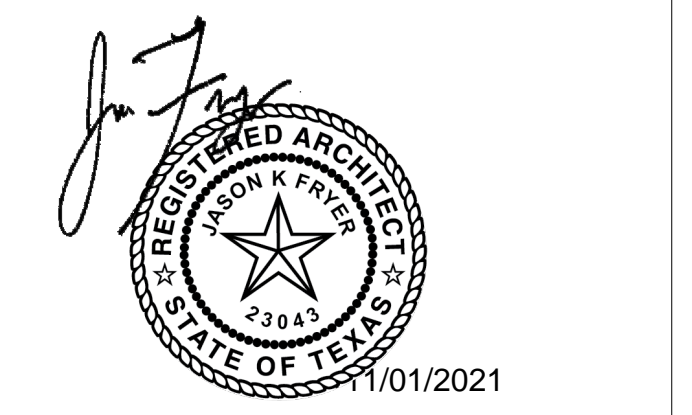
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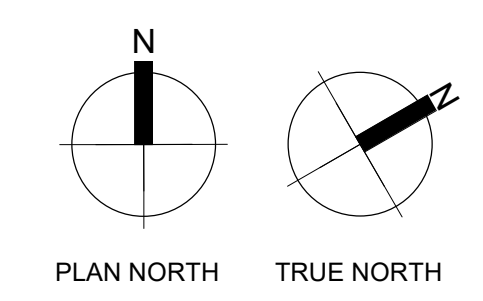
NOTES

REVISION		
NO.	DESCRIPTION	DATE
1	Addendum #1	10/04/21



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702
SITE OVERVIEW



SHEET	A1.1
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
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1 SITE PLAN - OVERVIEW
SCALE: 3/32" = 1'-0"

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TREE SCHEDULE				
#	TREE TYPE	PROTECTED	TREE DIAMETER	Comments
01	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
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T27	PECAN	YES	2' - 0"	
T28	PECAN	YES	2' - 9 1/2"	
T29	PECAN	YES	1' - 7 1/2"	
T30	PECAN	YES	2' - 2 1/2"	
T32	PECAN	NO	1' - 2 1/4"	
T33	PECAN	NO	1' - 1 1/2"	

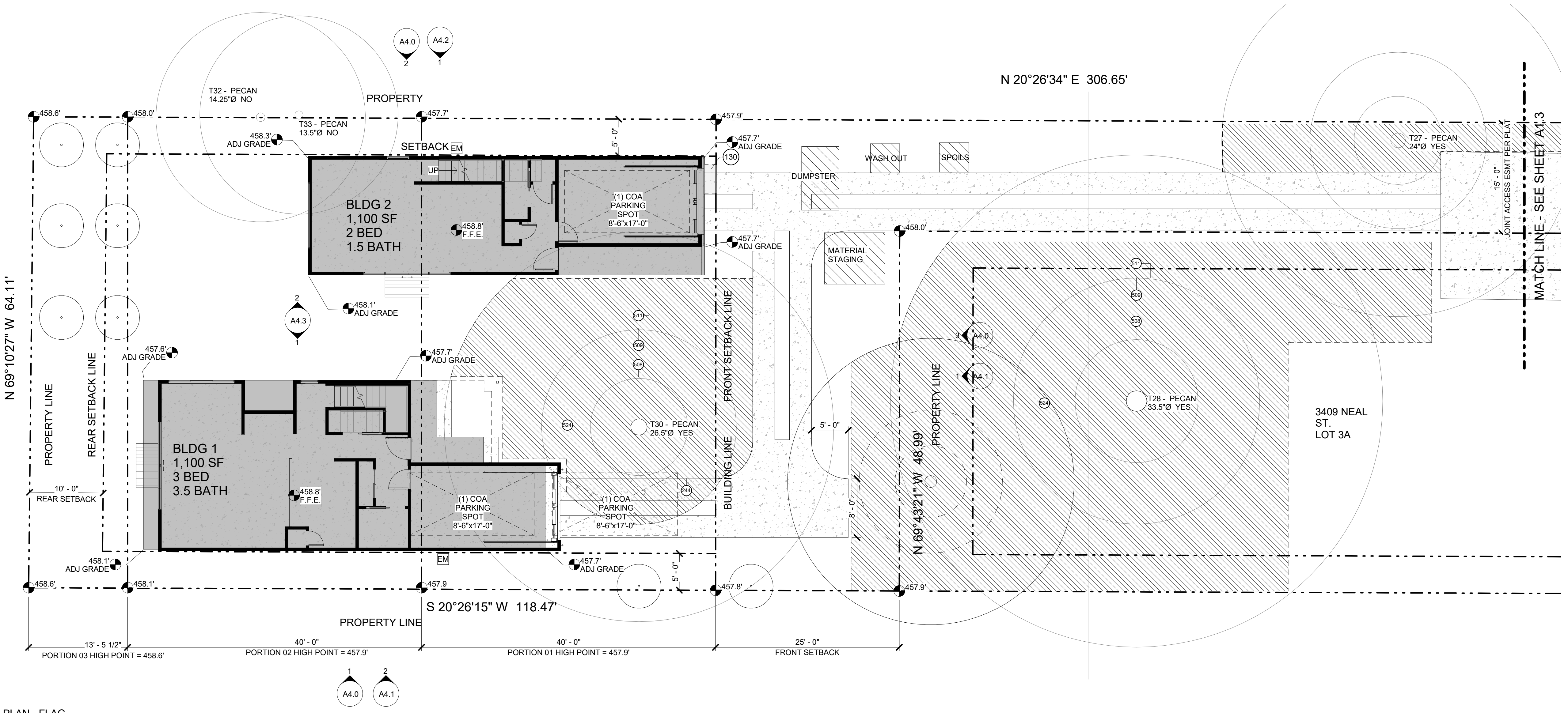
UTILITY LINES:	
	GAS LINE
	WATER METER
	WATER LINE
	WASTEWATER LINE
	ELECTRIC
	OVERHEAD

LOT SIZE	
Name	Area
LOT	
LOT - POLE	2,883 SF
LOT - FLAG	10,458 SF

FLOOR-TO-AREA EXEMPT	
Name	Area
GROUND FLOOR PORCH - EXEMPT FLOOR AREA	
BLDG 1 - FRONT PORCH - EXEMPT - HABITABLE SPACE ABOVE < 200 SF	112 SF
BLDG 1 - PATIO - EXEMPT - NON HABITABLE SPACE ABOVE	18 SF
BLDG 2 - FRONT PORCH - EXEMPT - HABITABLE SPACE ABOVE < 200 SF	75 SF
BLDG 2 - PATIO - EXEMPT - NON HABITABLE SPACE ABOVE	18 SF
BLDG 2 - GARAGE EXEMPT	223 SF
BALCONY - EXEMPT FLOOR AREA	
BLDG 2 - BALCONY - EXEMPT	323 SF
ATTIC - EXEMPT FLOOR AREA	
BLDG 1 - ATTIC	482 SF
BLDG 2 - GARAGE EXEMPT	444 SF
BLDG 1 - GARAGE EXEMPT	200 SF
BLDG 2 - GARAGE EXEMPT	244 SF
BLDG 1 - GARAGE NON - EXEMPT	45 SF
BLDG 1 - SECOND FLOOR	1,037 SF
BLDG 1 - FLOOR AREA	1,854 SF
TOTAL FAR	3,029 SF

FLOOR-TO-AREA RATIO = 39.9%	
FLOOR AREA - ATTIC	
ATTIC DORMER PENETRATION	75 SF
BLDG 2 - FLOOR AREA	
BLDG 2 - FIRST FLOOR	550 SF
BLDG 2 - SECOND FLOOR	1,100 SF
BLDG 1 - FLOOR AREA	
BLDG 1 - FIRST FLOOR	772 SF
BLDG 1 - GARAGE NON - EXEMPT	45 SF
BLDG 1 - SECOND FLOOR	1,037 SF
TOTAL FAR	3,029 SF

KEYNOTE LEGEND	
130	MODERN BOX BAY WINDOW - LESS THAN 6'-0" CLEAR HEIGHT
244	CONCRETE DRIVEWAY STRIPS - LIMITED TO 4" OF CUT OR FILL PER CoA EGM SECTION 3, SECTION 3.5.2 - REFER TO DETAIL ON SHEET A1.3
508	1/4 CRITICAL ROOT ZONE - NO CUT OR FILL WITHIN THIS AREA
509	1/2 CRITICAL ROOT ZONE - NO CUT OR FILL GREATER THAN 4" WITHIN THIS AREA
511	PROVIDE TREE PROTECTION FENCING AS INDICATED TO INCLUDE AT A MINIMUM THE 1/2 CRITICAL ROOT ZONE AREA. FENCE WILL BE CHAIN LINK AND A MINIMUM OF 5'-0" HIGH
524	MULCH TO BE PROVIDED WITHIN 1/2 CRZ 500



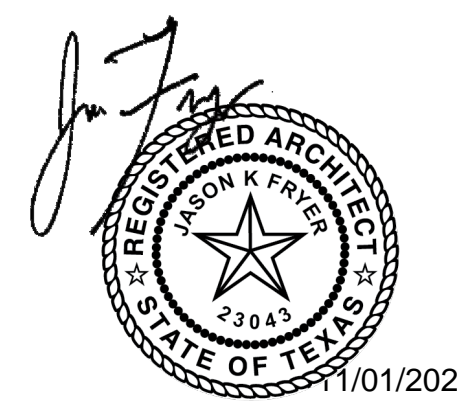
1 SITE PLAN - FLAG
SCALE: 1/8" = 1'-0"

LEGEND

NOTES

REVISION

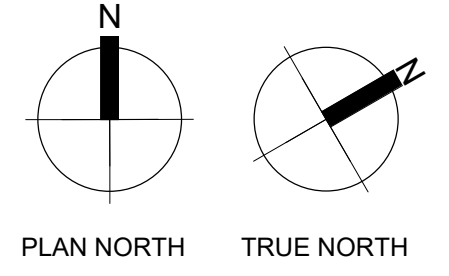
NO.	DESCRIPTION	DATE
1	Addendum #1	10/04/21



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

SITE PLAN



SHEET	
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
JOB #	2015
DRAWN BY	EP

A1.2

G	GAS		GAS LINE
WM	WATER METER		WATER LINE
			WASTEWATER LINE
EM	ELECTRIC		OVERHEAD

UTILITY LINES,

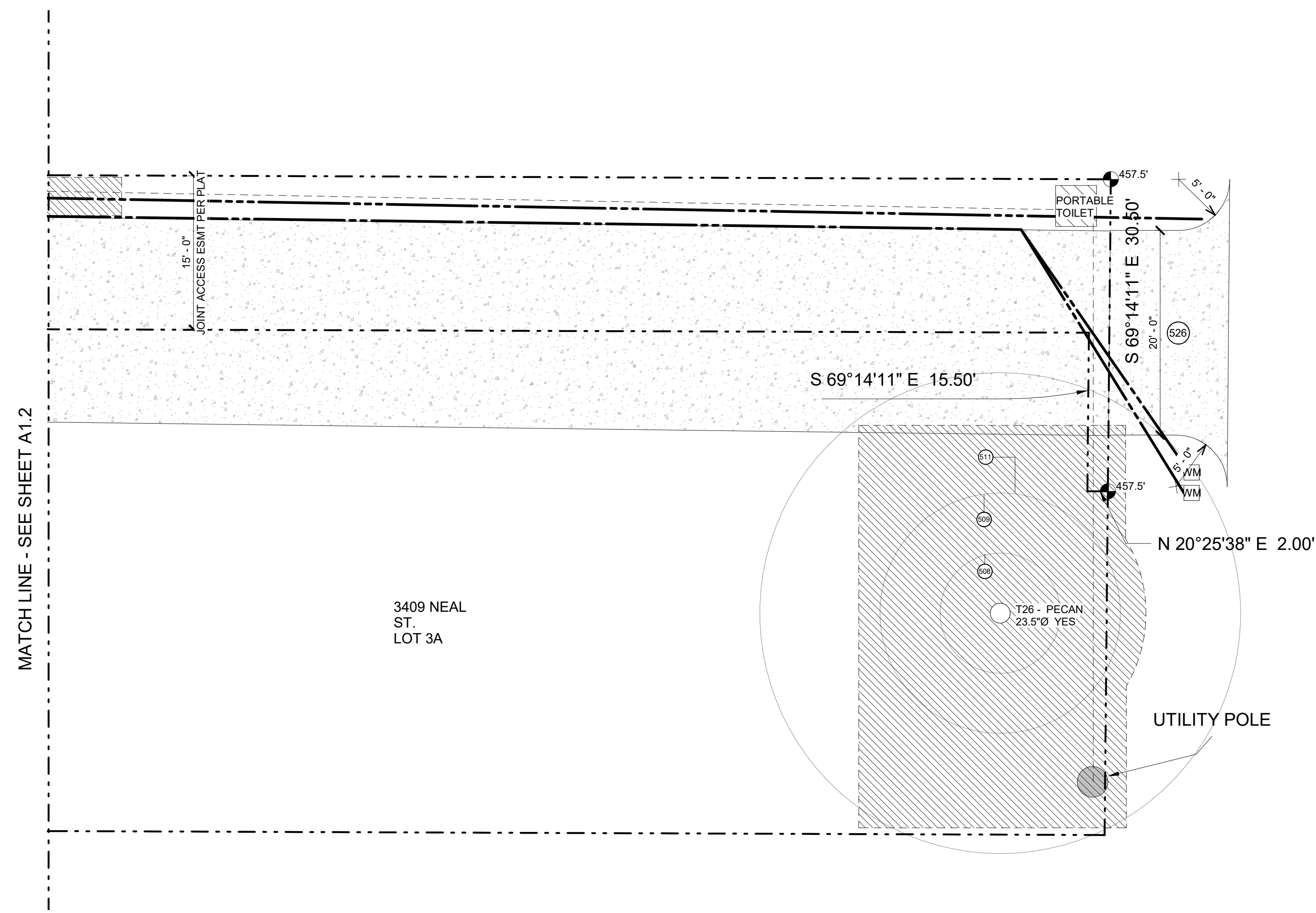
KEYNOTE LEGEND

508	1/4 CRITICAL ROOT ZONE - NO CUT OR FILL WITHIN THIS AREA
509	1/2 CRITICAL ROOT ZONE - NO CUT OR FILL GREATER THAN 4" WITHIN THIS AREA
511	PROVIDE TREE PROTECTION FENCING AS INDICATED TO INCLUDE AT A MINIMUM THE 1/2 CRITICAL ROOT ZONE AREA. FENCE WILL BE CHAIN LINK AND A MINIMUM OF 5'-0" HIGH
526	STANDARD TYPE 1 RESIDENTIAL DRIVEWAY, 20'-0" WIDE AT PROPERTY AND WITH A 5'-0" RADIUS FLARE AT 45 DEGREE ANGLED CONNECTION AT RIGHT OF WAY - DETAILS FOR CONSTRUCTION WILL SATISFY ALL REQUIREMENTS OF CITY OF AUSTIN STANDARD NO. 433S-1



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austin, tx 78702
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CONSULTANTS



1 SITE PLAN - POLE
SCALE: 1/8" = 1'-0"

LEGEND

NOTES

REVISION

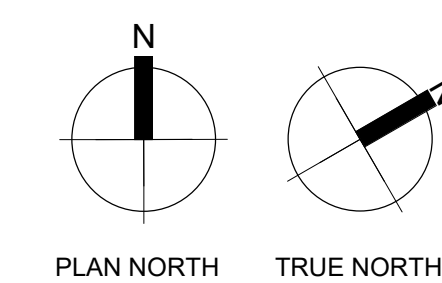
NO.	DESCRIPTION	DATE



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

SITE PLAN

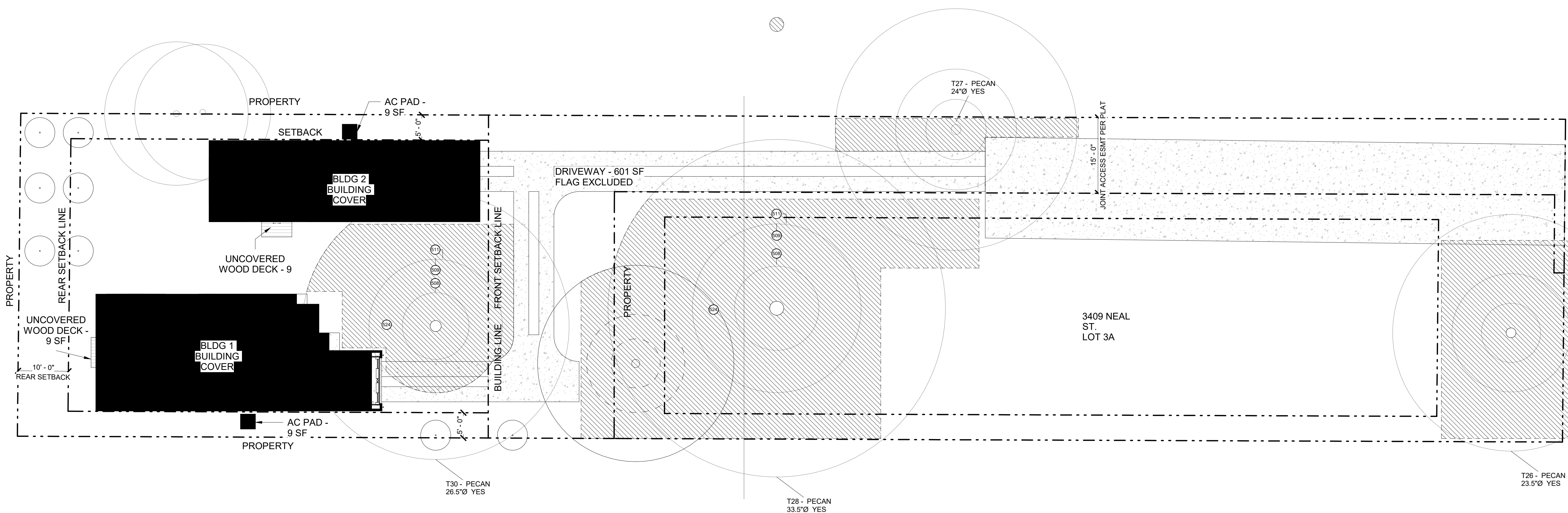


SHEET	A1.3
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
JOB #	2015
DRAWN BY	EP

TREE SCHEDULE				
#	TREE TYPE	PROTECTED	TREE DIAMETER	Comments
01	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
02	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
03	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
04	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
05	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
06	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
07	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
08	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
T26	PECAN	YES	1' - 11 1/2"	
T27	PECAN	YES	2' - 0"	
T28	PECAN	YES	2' - 9 1/2"	
T29	PECAN	YES	1' - 7 1/2"	
T30	PECAN	YES	2' - 2 1/2"	
T32	PECAN	NO	1' - 2 1/4"	
T33	PECAN	NO	1' - 1 1/2"	

LOT SIZE	
Name	Area
LOT	
LOT - POLE	2,883 SF
LOT - FLAG	7,575 SF
	10,458 SF

IMPERVIOUS COVER = 35.1%	
IMPERVIOUS COVER	
AC PAD	9 SF
AC PAD	9 SF
BLDG 2 - UNCOVERED WOOD DECK	9 SF
BLDG 1 - UNCOVERED WOOD DECK	9 SF
DRIVEWAY	601 SF
	637 SF
BUILDING COVER	
BLDG 1 - BUILDING COVER	1,154 SF
BLDG 2 - BUILDING COVER	870 SF
	2,024 SF
Grand total: 7	2,661 SF



LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE

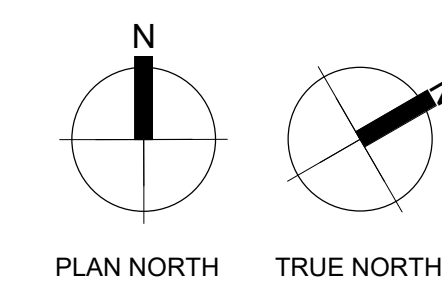
1 IMPERVIOUS COVER PLAN
SCALE: 3/32" = 1'-0"



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

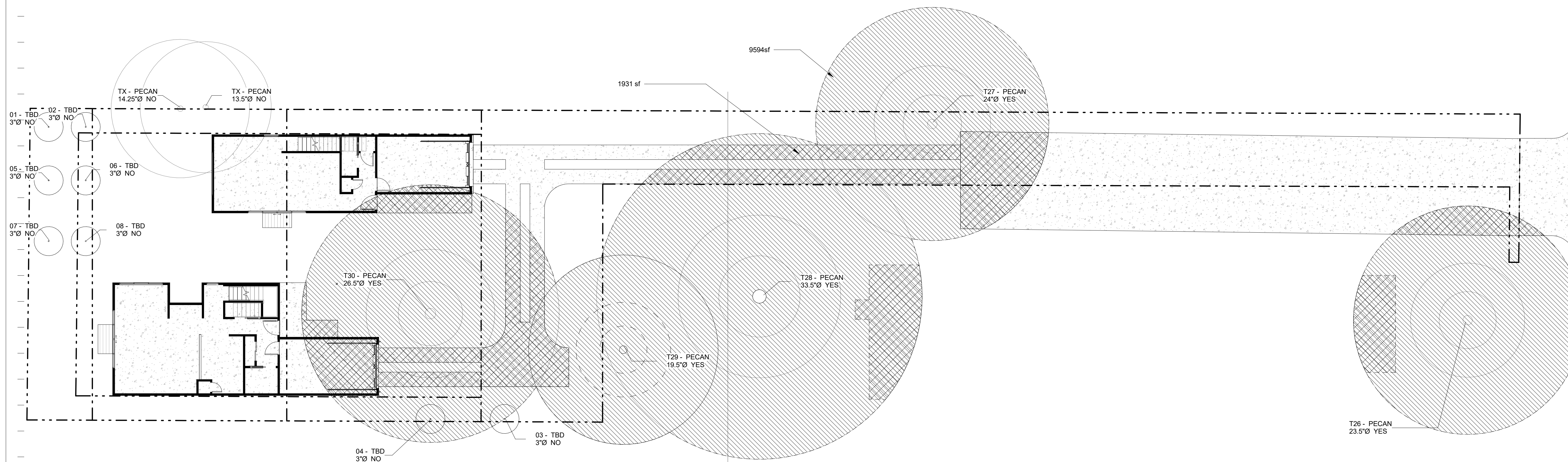
IMPERVIOUS COVER



SHEET **A1.4**
SCALE (FOR 24" X 36") 3/32" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 08/25/2021
JOB # 2015
DRAWN BY EP

TREE SCHEDULE				
#	TREE TYPE	PROTECTED	TREE DIAMETER	Comments
01	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
02	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
03	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
04	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
05	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
06	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
07	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
08	TBD	NO	0' - 3"	NEW TREE TO MITIGATE REMOVAL OF T31
T26	PECAN	YES	1' - 11 1/2"	
T27	PECAN	YES	2' - 0"	
T28	PECAN	YES	2' - 9 1/2"	
T29	PECAN	YES	1' - 7 1/2"	
T30	PECAN	YES	2' - 2 1/2"	
T32	PECAN	NO	1' - 2 1/4"	
T33	PECAN	NO	1' - 1 1/2"	

CRITICAL ROOT ZONE AREA 9,594 SF
CRITICAL ROOT ZONE DISTURBANCE 1,931 SF
CRZ DISTURBANCE 20%



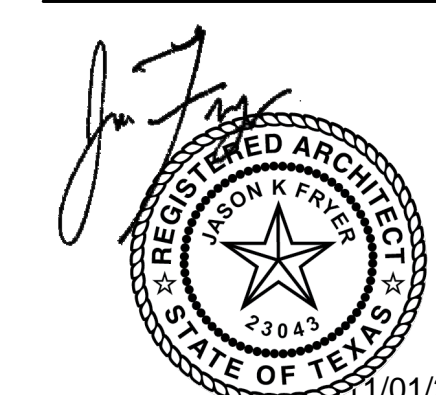
1 TREE IMPACT
SCALE: 3/32" = 1'-0"

LEGEND

NOTES

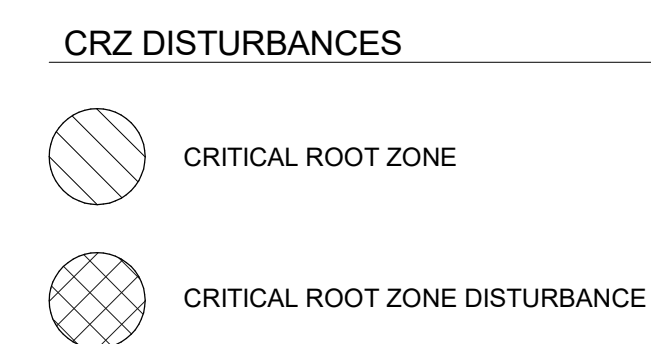
REVISION

NO.	DESCRIPTION	DATE



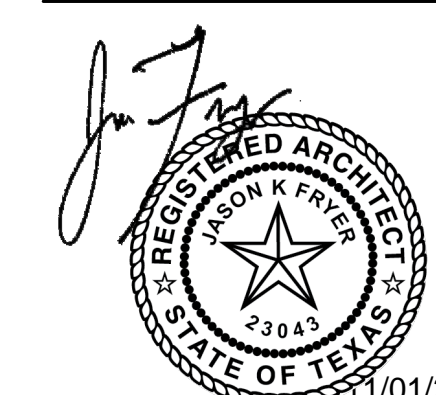
NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702
TREE IMPACT



SHEET	A1.5
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	10/14/21
JOB #	2015
DRAWN BY	Designer

REVISION		
NO.	DESCRIPTION	DATE
2	ASI 01	10/12/21

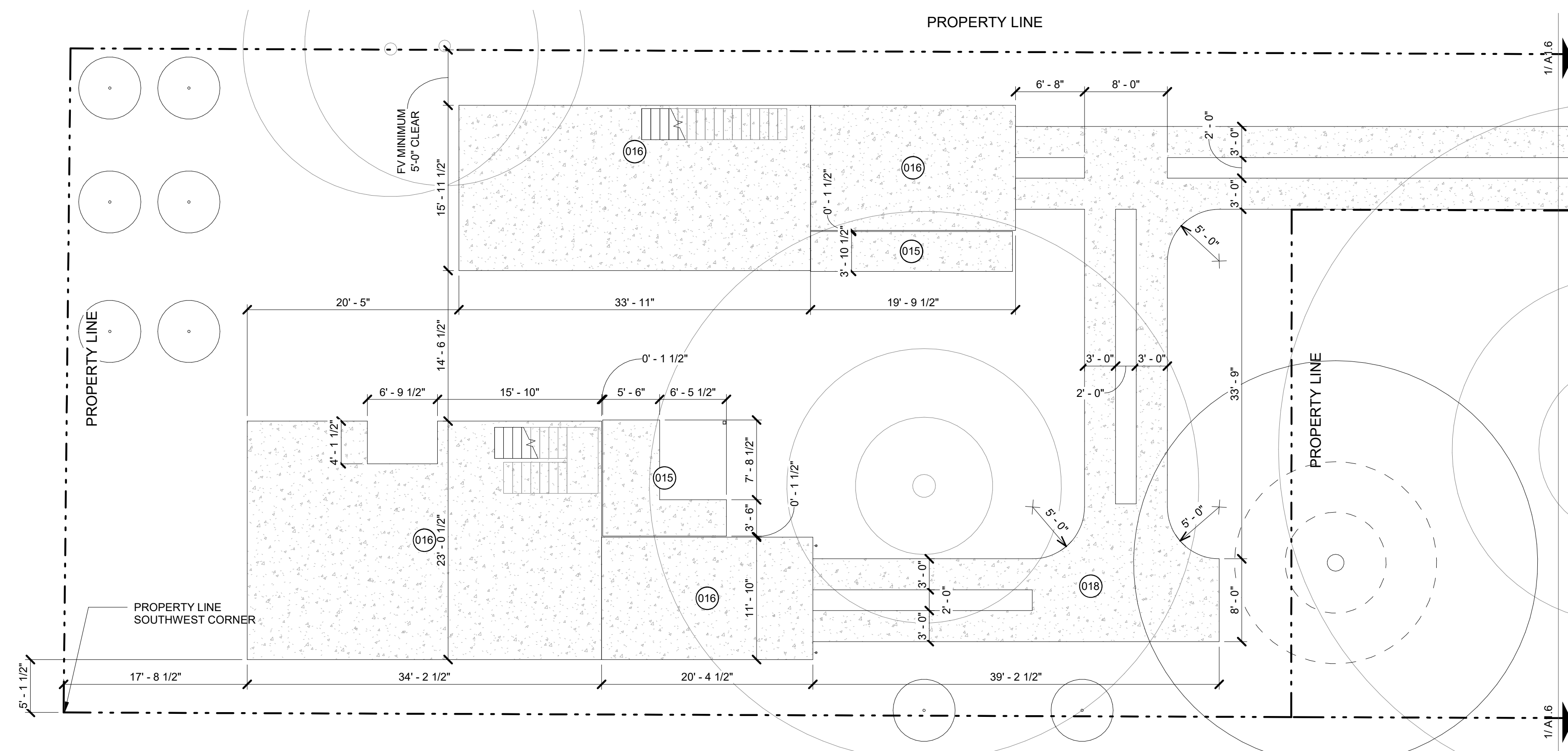


NEAL LOT B

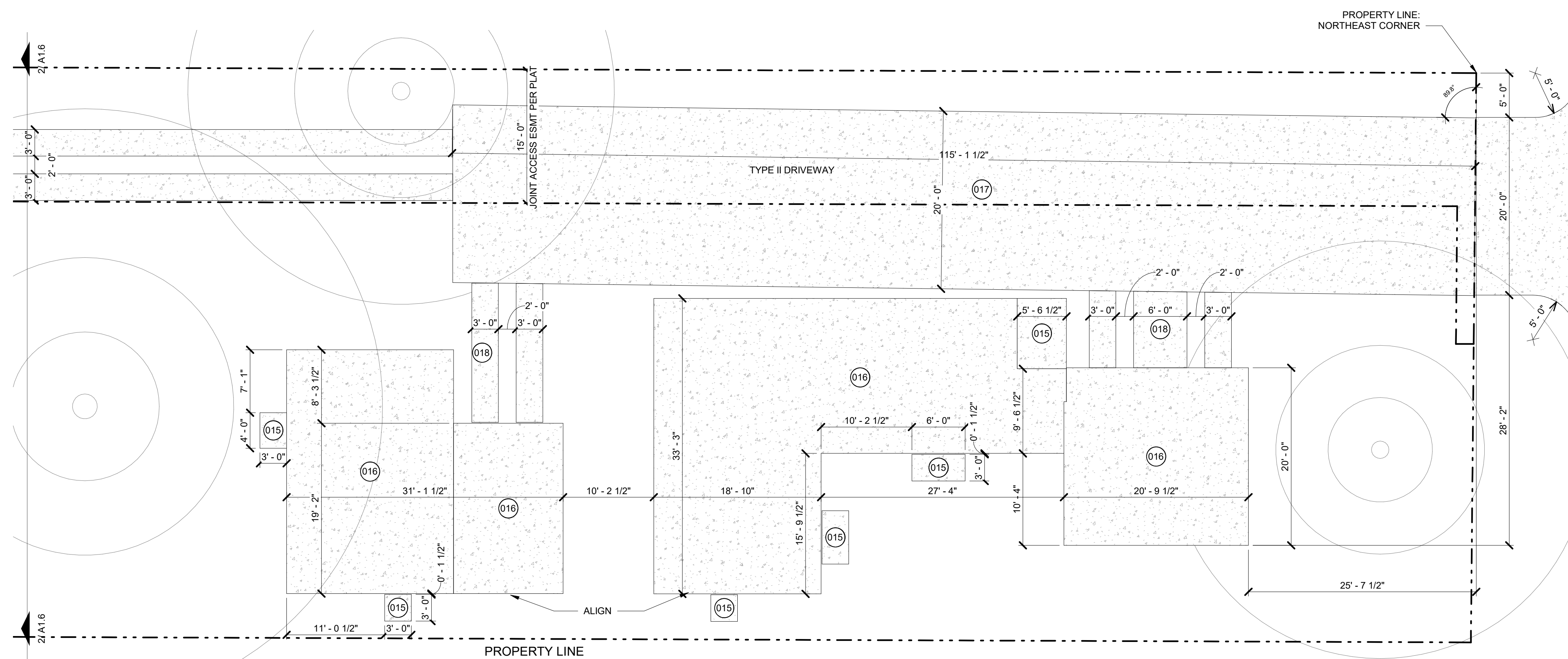
3409 NEAL ST AUSTIN, TX 78702
DRIVEWAY

SHEET	A1.6
SCALE (FOR 24" X 36")	1/8" = 1'-0"
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	10/15/21
JOB #	2015
DRAWN BY	Designer

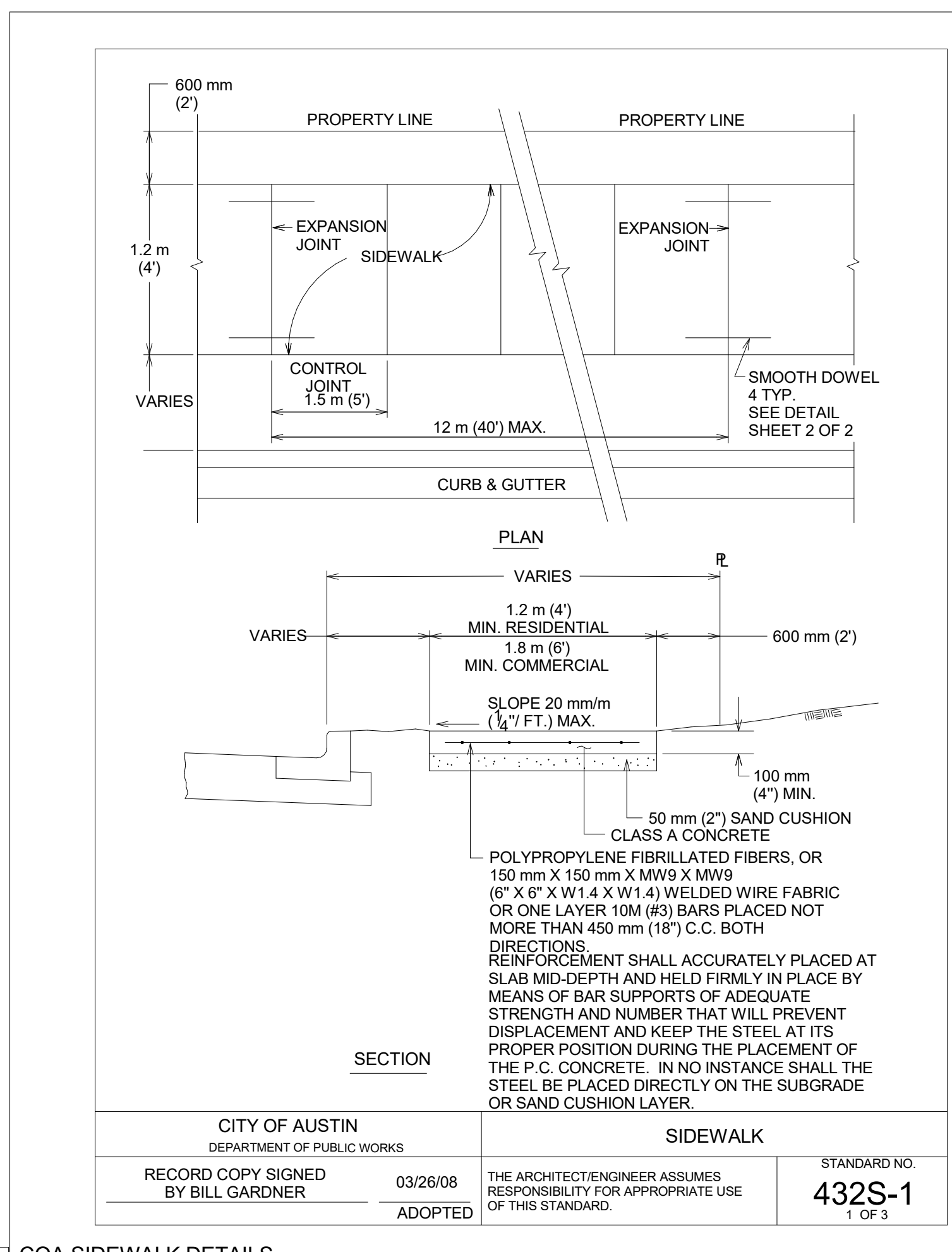
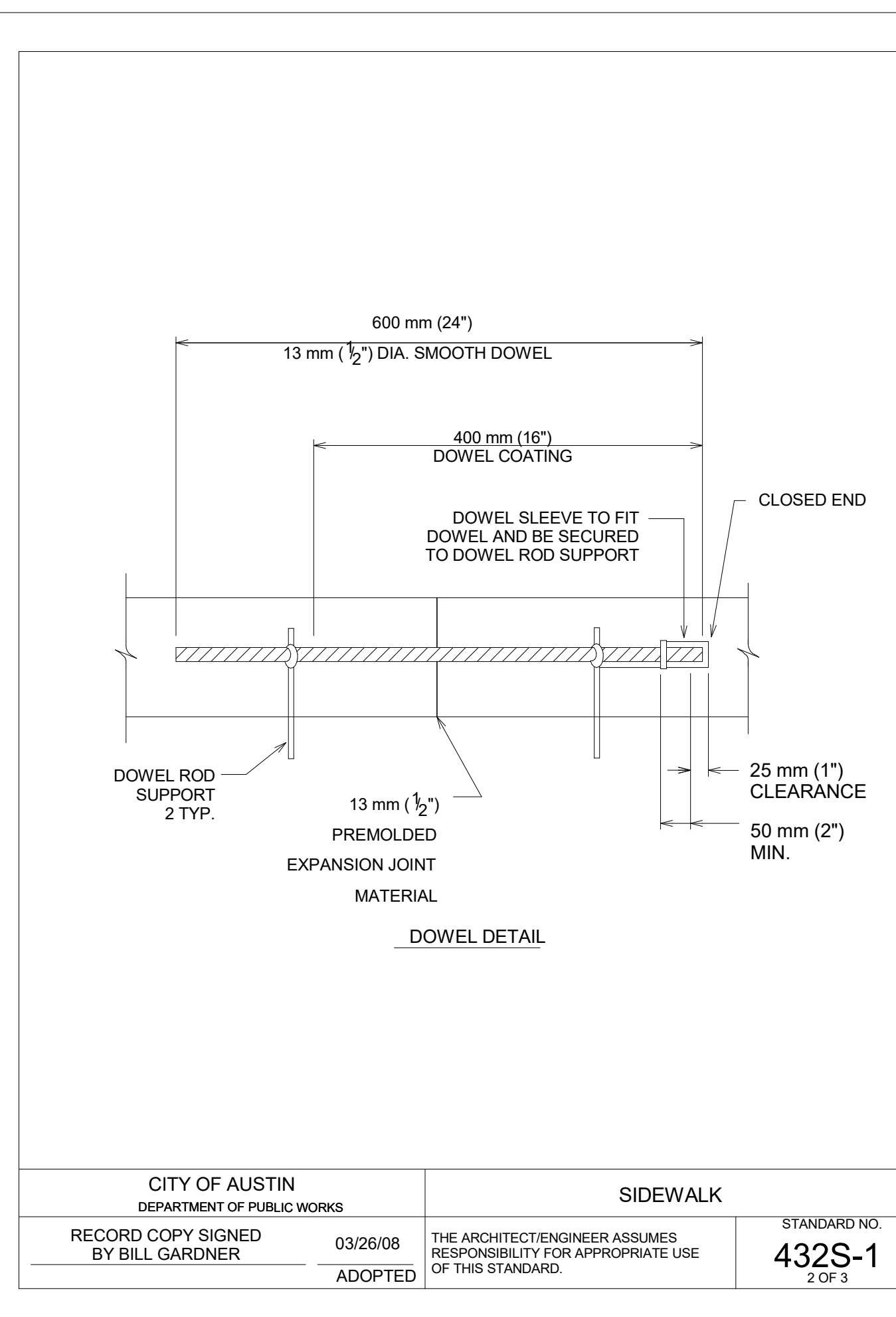
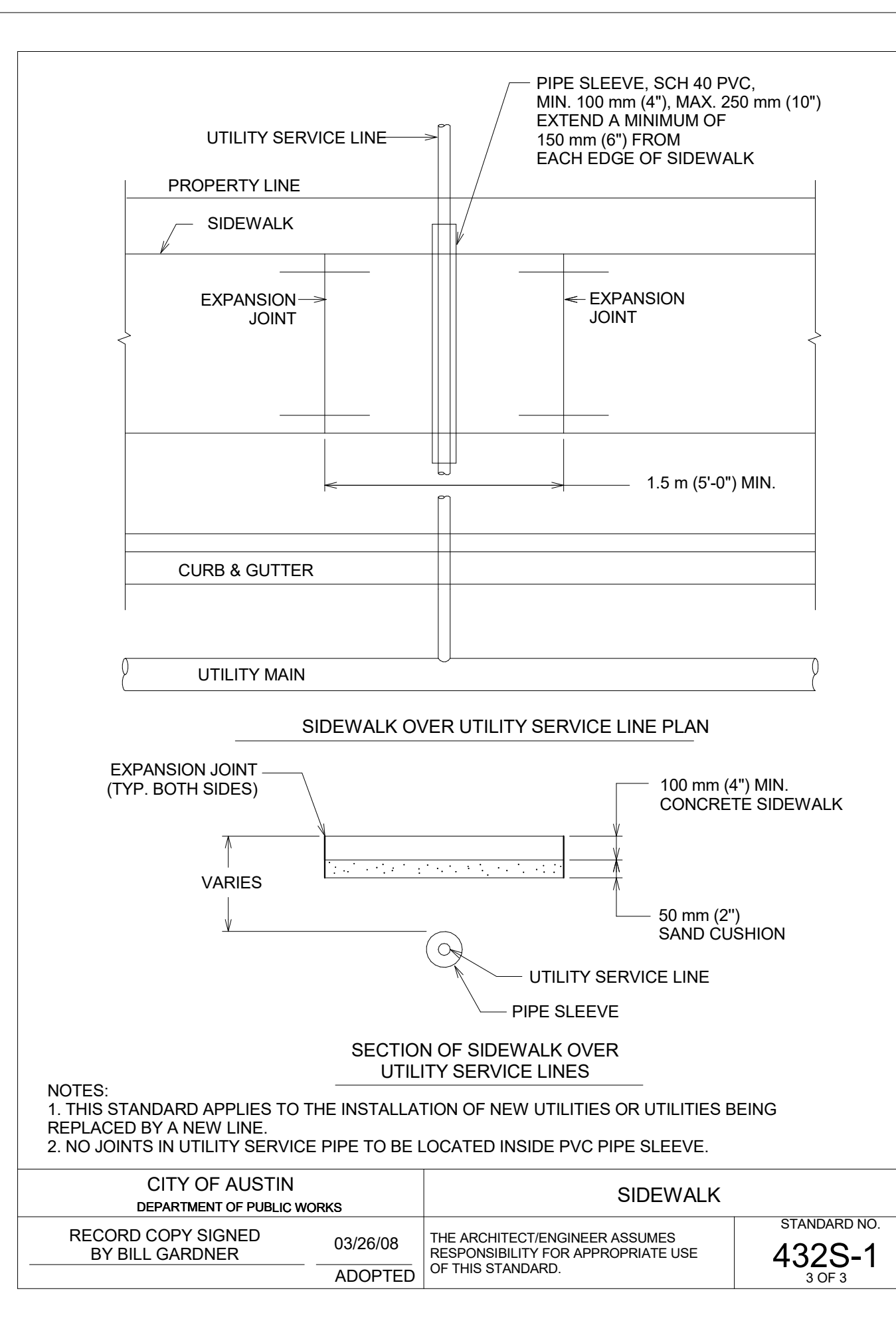
KEYNOTE LEGEND	
015	FLATWORK
016	BUILDING SLAB ON GRADE
017	TYPE II DRIVEWAY
018	RESIDENTIAL DRIVEWAY



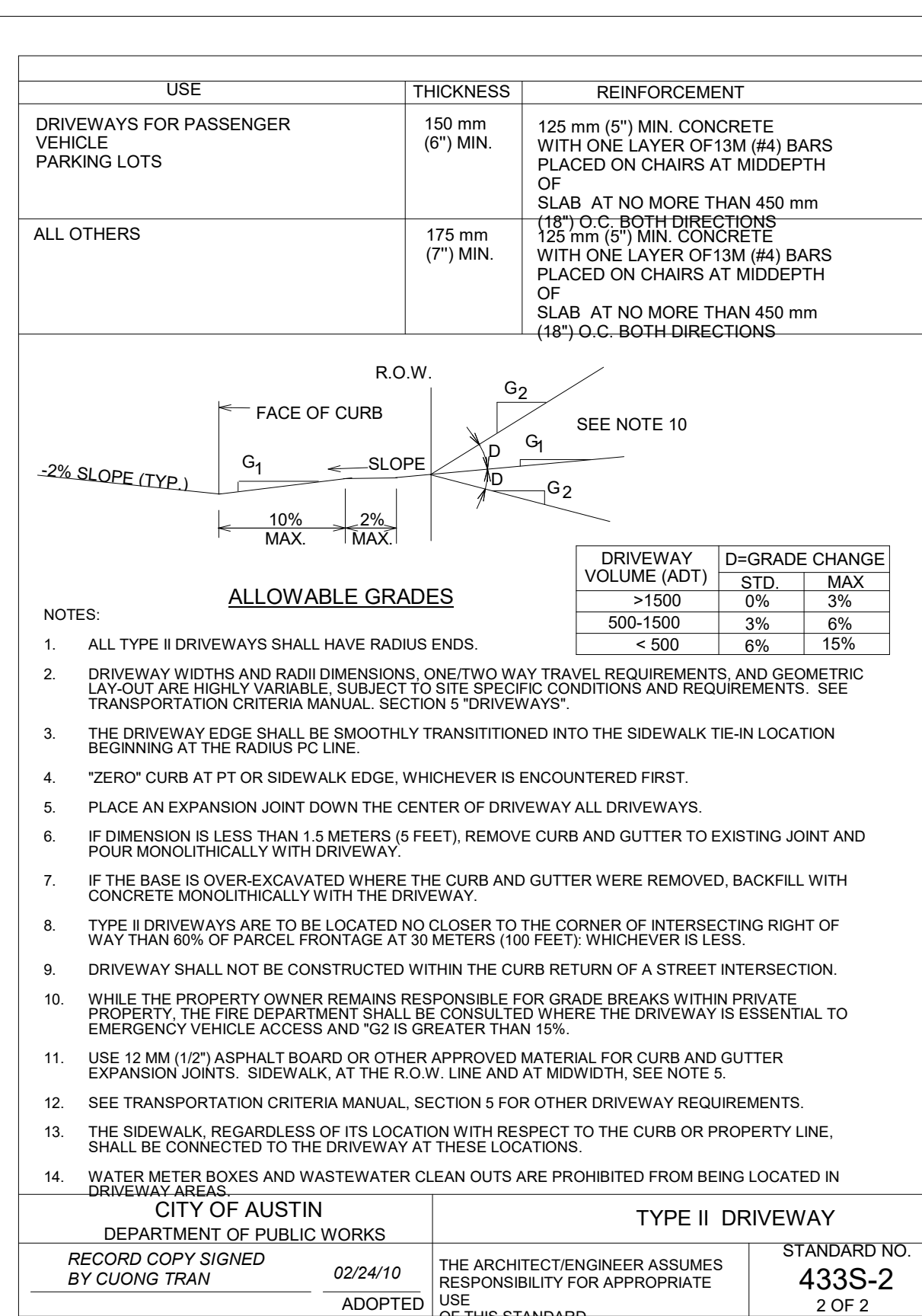
2 DRIVEWAY - Dependent 2
SCALE: 1/8" = 1'-0"



1 DRIVEWAY - Dependent 1
SCALE: 1/8" = 1'-0"



2 COA SIDEWALK DETAILS
SCALE: 3/64" = 1'-0"



1 COA TYPE II DRIVEWAY DETAILS
SCALE: 1/2" = 1'-0"

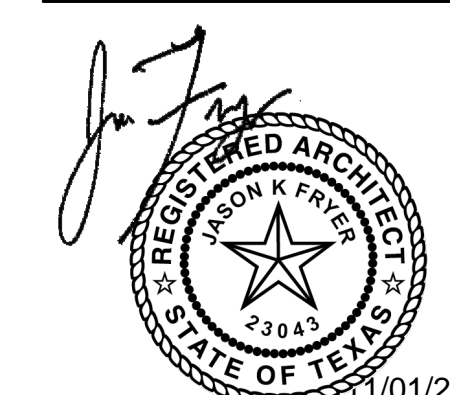
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE



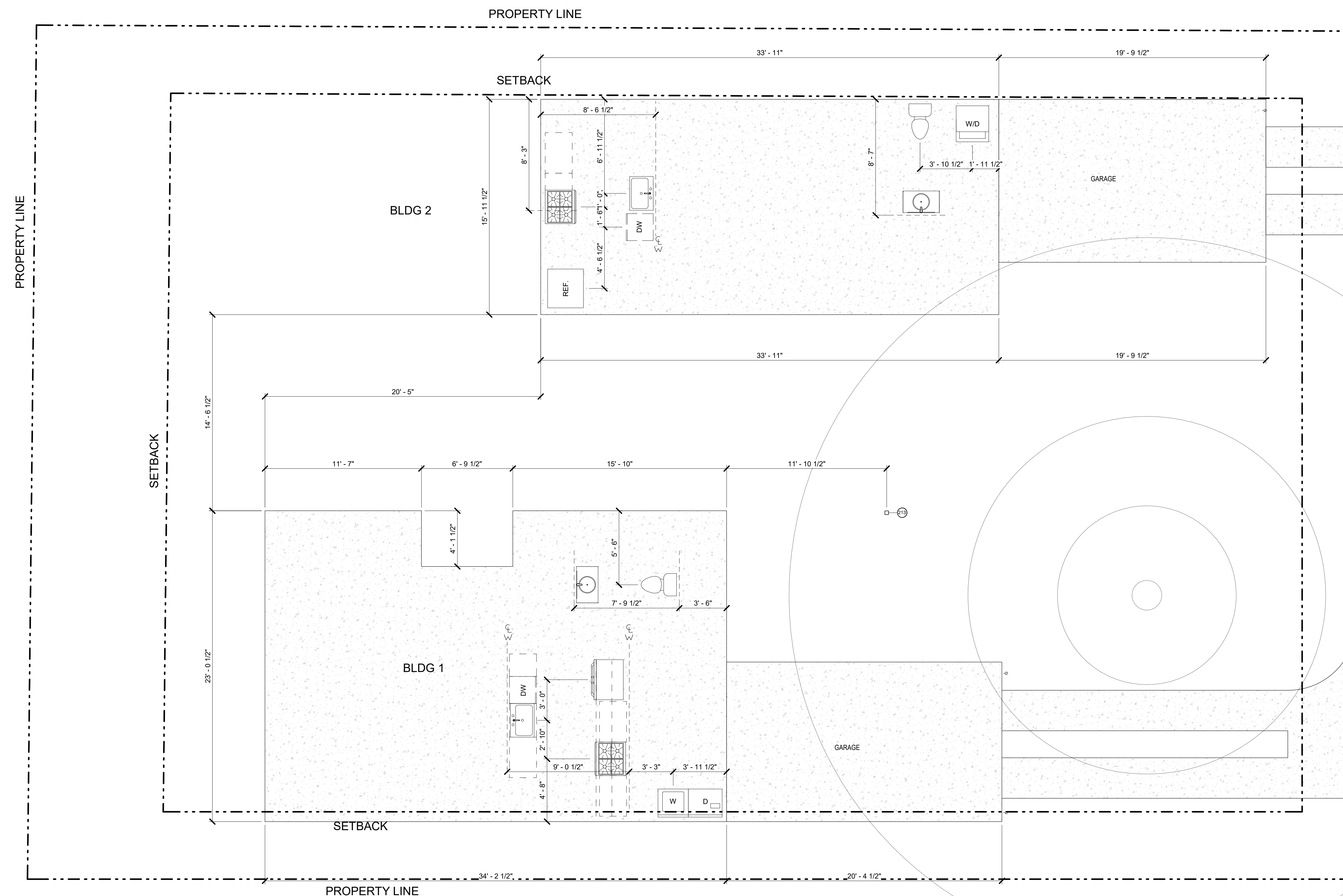
NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

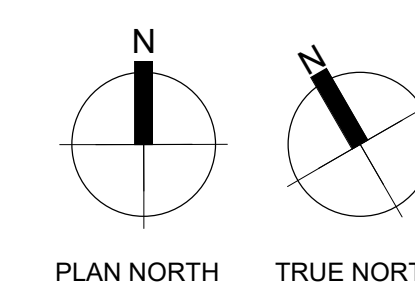
SLAB PLAN

SHEET **A1.8**
SCALE (FOR 24" X 36") 1/4" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 10/15/21
JOB # 2015
DRAWN BY EP

UNDER FLOOR PLAN NOTES	
1.	ALL DIMENSIONS ON UNDER FLOOR SHEET ARE TO ASSIST WITH PLUMBING ROUGH IN AND ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE ARCHITECTURAL FLOOR PLANS FOR FINAL DIMENSIONS
2.	COORDINATE FINAL FIXTURE LOCATIONS WITH ARCHITECTURAL FLOOR PLANS
3.	NEW FLOOR CONSTRUCTION - SLAB ON GRADE. REFERENCE STRUCTURAL FOR DETAILS



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



VISITABILITY NOTES.

- PER ORDINANCE NO. 20140130-21, IN REFERENCE TO LEVEL 1 BATHROOM.
- MINIMUM CLEAR OPENING OF 30" IS REQUIRED FOR BATHROOMS PER R320.3
- LATERAL 2" X 6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL LOCATED DIRECTLY BEHIND THE LAVATORY
- ALL ACCESSIBLE ROUTES (OTHER THAN RAMPS) SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES SHALL NOT EXCEED A SLOPE OF 1:50.
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES
- VISITABILITY ROUTES MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE VISITABLE ENTRANCE

GENERAL PLAN NOTES

- ALL INTERIOR WALLS TO BE TYPE "A". 4 1/2" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" GYP. BOARD, UNO.
- ALL WALLS TAGGED "F" TO BE FIRE RATED TO 1 HOUR: 1/2" TYPE X GYP. 3 1/2" WOOD STUD AND 1/2" TYPE X GYP. UNO
- ALL EXTERIOR WALLS TO BE TYPE "B". 5" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" SHEETHING, 1/2" HORIZONTAL HARDY BOARD, UNO.
- ALL SWING DOORS TO BE LOCATED 4" OFF OF ADJACENT WALL, UNO
- ALL POCKET DOORS TO BE LOCATED 1" FROM ADJACENT WALL, UNO
- ALL CLOSET DOORS TO BE CENTERED ON CLOSET, UNO

KEYNOTE LEGEND

103	CEILING TO HAVE 1-HOUR FIRE RATED CONSTRUCTION - 5/8" TYPE X GYP BOARD ON GARAGE CEILING
105	WALL TO HAVE 1-HOUR FIRE RATED CONSTRUCTION - TO DECK
117	STAIRS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL NOTES
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2015 UPC - BATHROOM TO EXHAUST TO EXTERIOR - 2X6 NOMINAL WOOD BLOCKING PROVIDED AT 34" CENTERLINE ABOVE FINISHED FLOOR ALONG BATHROOM WALLS, EXCEPT BEHIND TOILET
174	HANDRAILS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL STAIR NOTES
186	VENT HOOD ABOVE RANGE - EXHAUST TO EXTERIOR
188	DRYER EXHAUSTED TO EXTERIOR
213	STEEL COLUMNS



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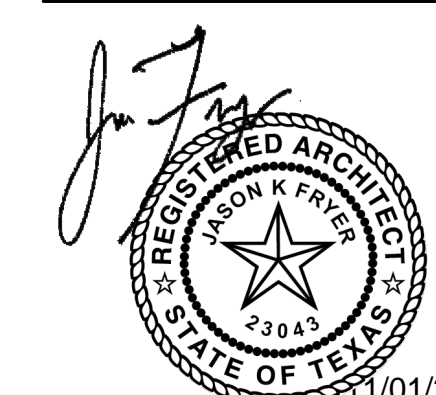
CONSULTANTS

LEGEND

NOTES

REVISION

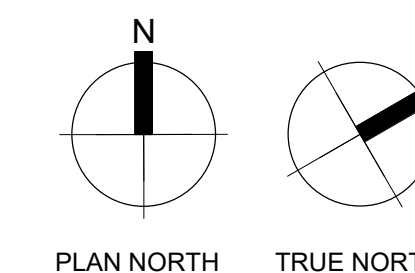
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NEAL LOT B

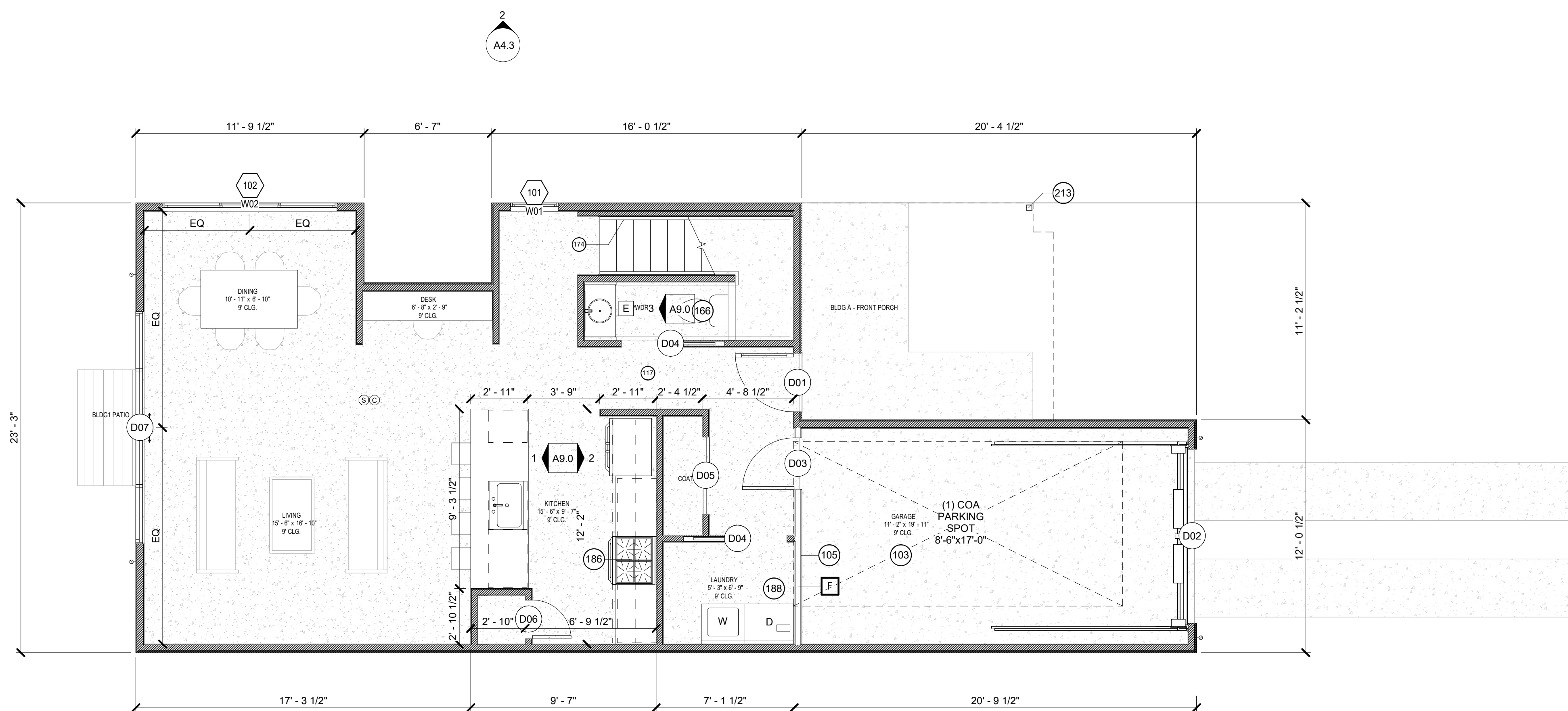
3409 NEAL ST AUSTIN, TX 78702

FIRST FLOOR PLAN - BLDG 1



PLAN NORTH TRUE NORTH

SHEET	A3.1
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
JOB #	2015
DRAWN BY	EP



1 LOT B - BLDG A - FIRST FLOOR
SCALE: 1/4" = 1'-0"

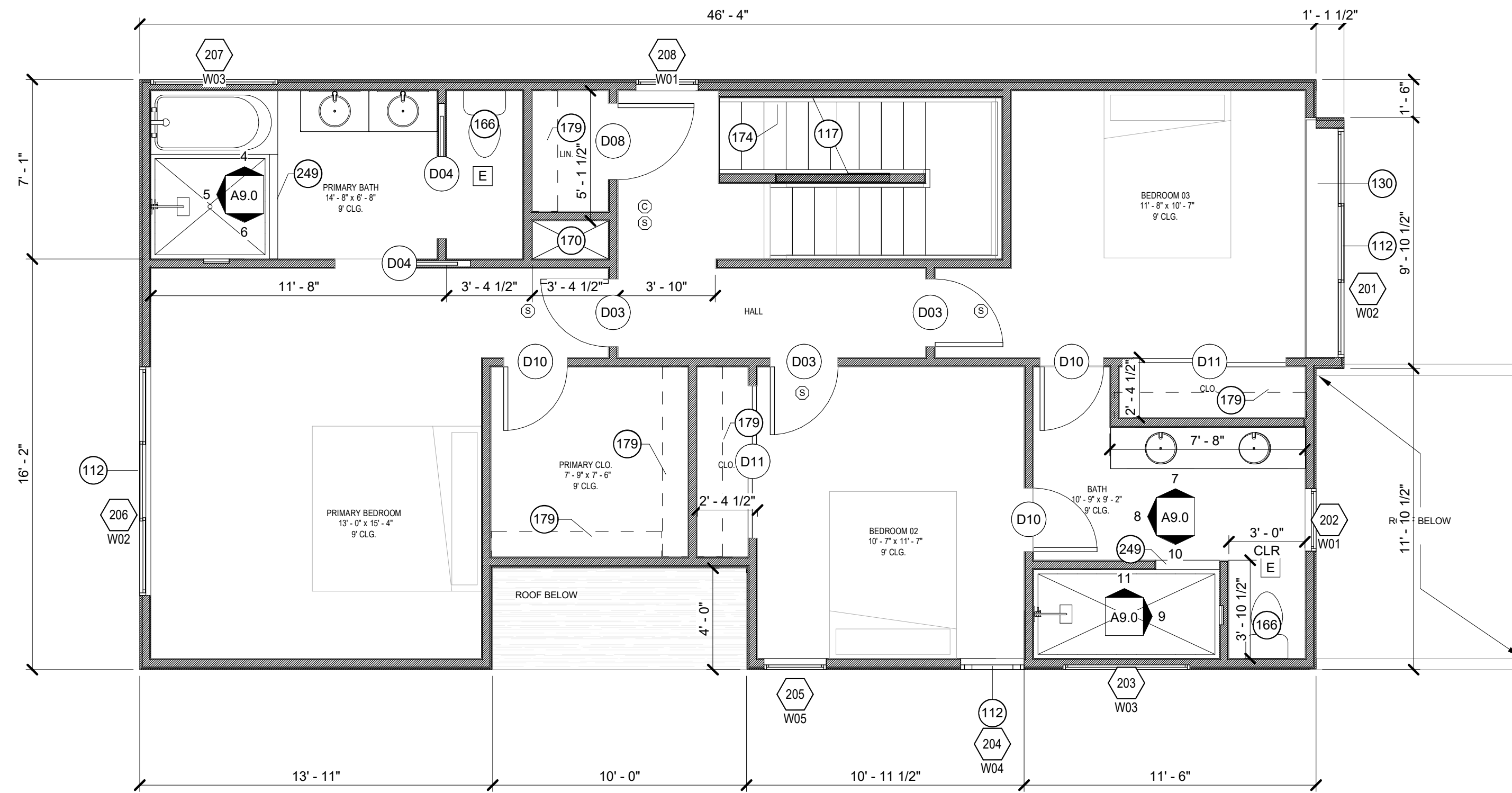
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GENERAL PLAN NOTES

- ALL INTERIOR WALLS TO BE TYPE "A". 4 1/2" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" GYP. BOARD, UNO.
- ALL WALLS TAGGED "F" TO BE FIRE RATED TO 1 HOUR: 1/2" TYPE X GYP. 3 1/2" WOOD STUD AND 1/2" TYPE X GYP. UNO
- ALL EXTERIOR WALLS TO BE TYPE "B". 5" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" SHEATHING, 1/2" HORIZONTAL HARDY BOARD, UNO.
- ALL SWING DOORS TO BE LOCATED 4" OFF OF ADJACENT WALL, UNO
- ALL POCKET DOORS TO BE LOCATED 1" FROM ADJACENT WALL, UNO
- ALL CLOSET DOORS TO BE CENTERED ON CLOSET, UNO

KEYNOTE LEGEND

112	EGRESS WINDOW - MINIMUM SIZE 5.75SF, 24"H X 20"W
117	STAIRS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL NOTES
130	MODERN BOX BAY WINDOW - LESS THAN 6'-0" CLEAR HEIGHT
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2015 UPC - BATHROOM TO EXHAUST TO EXTERIOR - 2X6 NOMINAL WOOD BLOCKING PROVIDED AT 34" CENTERLINE ABOVE FINISHED FLOOR ALONG BATHROOM WALLS, EXCEPT BEHIND TOILET
170	MECHANICAL CHASE
174	HANDRAILS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL STAIR NOTES
179	12" DEEP KITCHEN SHELF
249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING



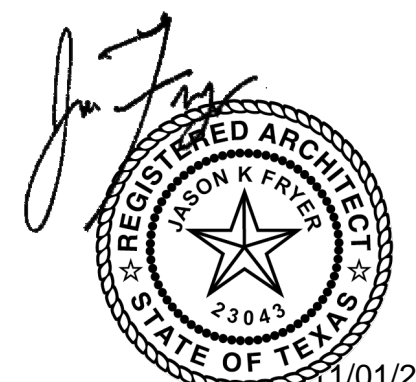
LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE

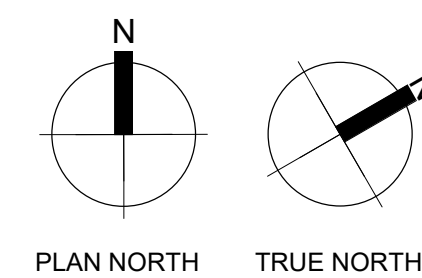
1 LOT B - BLDG A - SECOND FLOOR
SCALE: 1/4" = 1'-0"



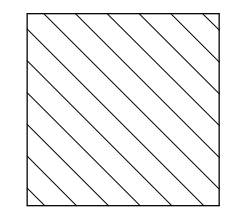
NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

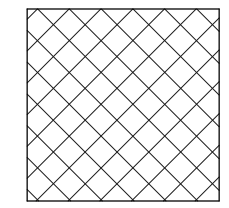
SECOND FLOOR PLAN -
BLDG 1



SHEET **A3.2**
SCALE (FOR 24" X 36") 1/4" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 08/25/2021
JOB # 2015
DRAWN BY EP



HEAD HEIGHT LESS THAN 5'-0"



HEAD HEIGHT LESS THAN 7'-0" GREATER THAN 5'-0"

ATTIC EXEMPTION CALCULATIONS

ATTIC AREAS

5'-0" < h < 7'	268 SF
OVER 7'-0"	257 SF
	525 SF

GENERAL PLAN NOTES

- ALL INTERIOR WALLS TO BE TYPE "A". 4 1/2" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" GYP. BOARD, UNO.
- ALL WALLS TAGGED "F" TO BE FIRE RATED TO 1 HOUR: 1/2" TYPE X GYP. 3 1/2" WOOD STUD AND 1/2" TYPE X GYP. UNO
- ALL EXTERIOR WALLS TO BE TYPE "B". 5" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" SHEATHING, 1/2" HORIZONTAL HARDY BOARD, UNO.
- ALL SWING DOORS TO BE LOCATED 4" OFF OF ADJACENT WALL, UNO
- ALL POCKET DOORS TO BE LOCATED 1" FROM ADJACENT WALL, UNO
- ALL CLOSET DOORS TO BE CENTERED ON CLOSET, UNO

KEYNOTE LEGEND

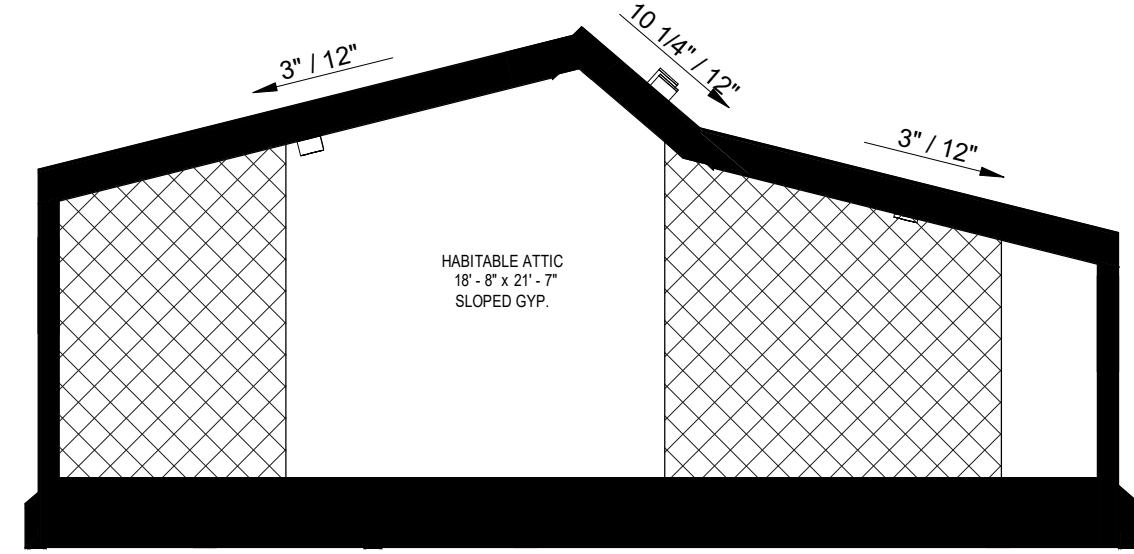
117	STAIRS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL NOTES
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2015 UPC - BATHROOM TO EXHAUST TO EXTERIOR - 2X6 NOMINAL WOOD BLOCKING PROVIDED AT 34" CENTERLINE ABOVE FINISHED FLOOR ALONG BATHROOM WALLS, EXCEPT BEHIND TOILET
174	HANDRAILS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL STAIR NOTES
198	DORMER PENETRATES THE MCMANSION TENT - AREA UNDER DORMER IS NOT INCLUDED IN THE ATTIC EXEMPTION



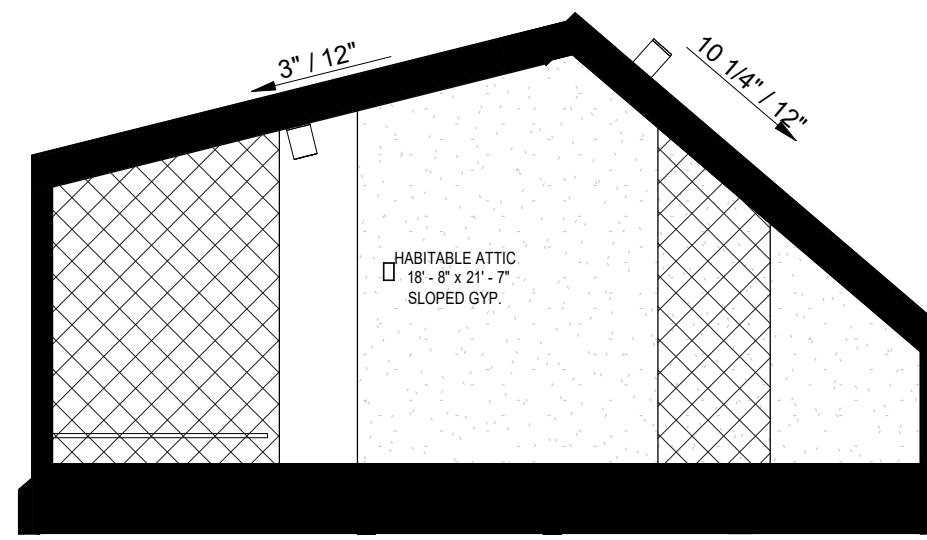
FORSITE STUDIO
ARCHITECTURE / CONSTRUCTION

1205 east cesar chavez
austin, tx 78702
p 512.436.1901
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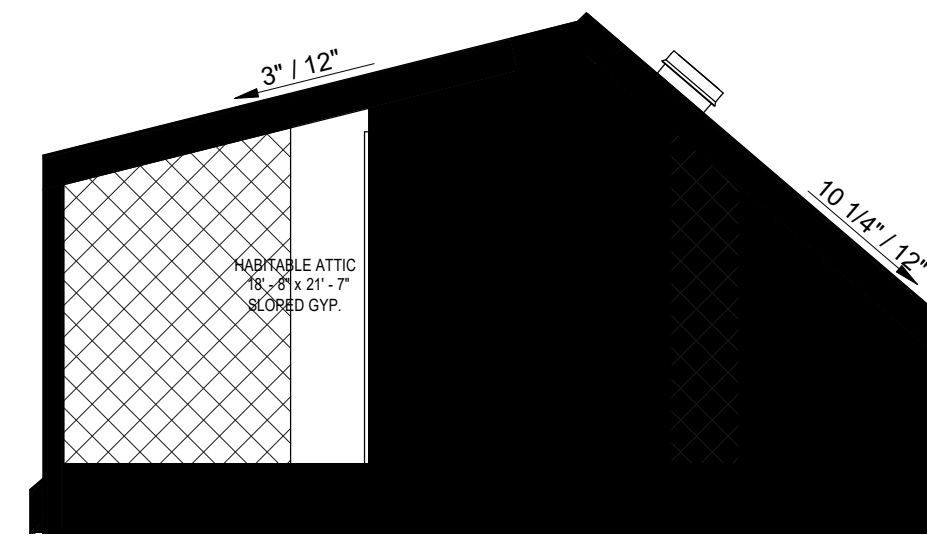
CONSULTANTS



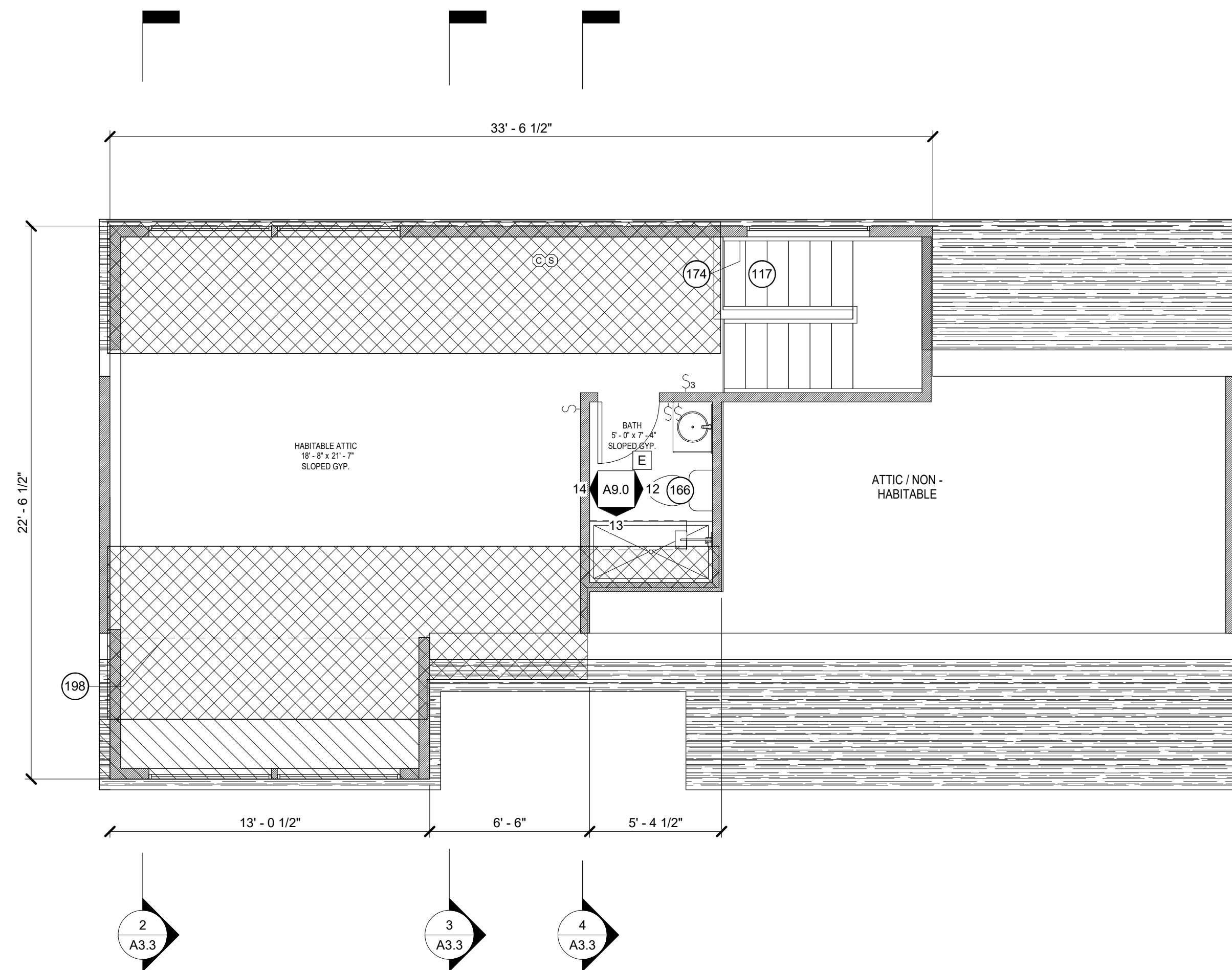
2 BLDG 1 - ATTIC - 1
SCALE: 1/4" = 1'-0"



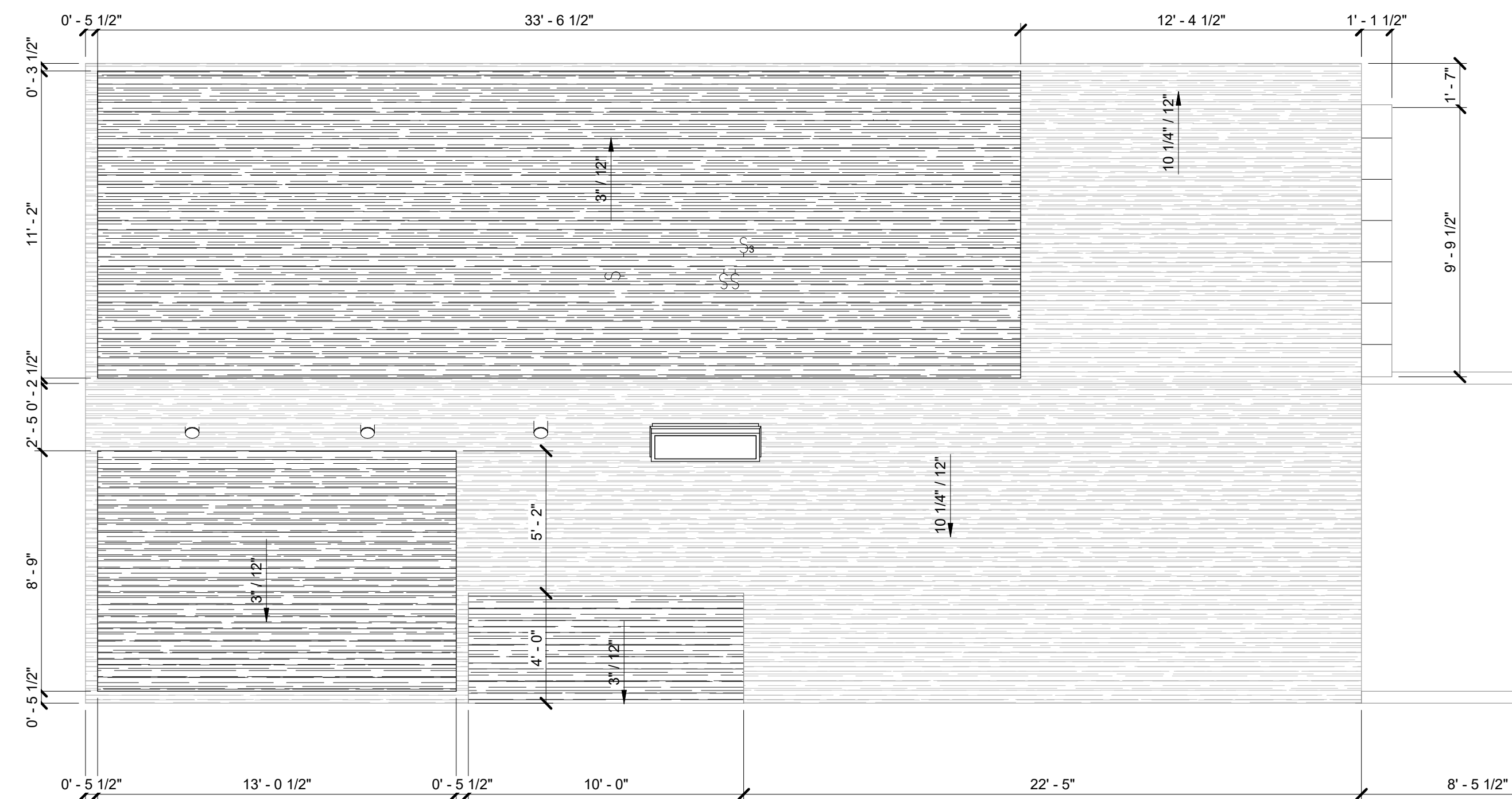
3 BLDG 1 - ATTIC - 2
SCALE: 1/4" = 1'-0"



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



1 LOT B - BLDG A - ATTIC
SCALE: 1/4" = 1'-0"



6 BLDG 1 - ROOF
SCALE: 1/4" = 1'-0"

LEGEND

NOTES

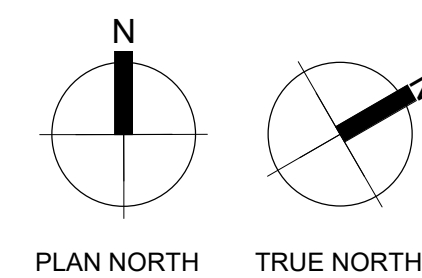
REVISION

NO.	DESCRIPTION	DATE



NEAL LOT B

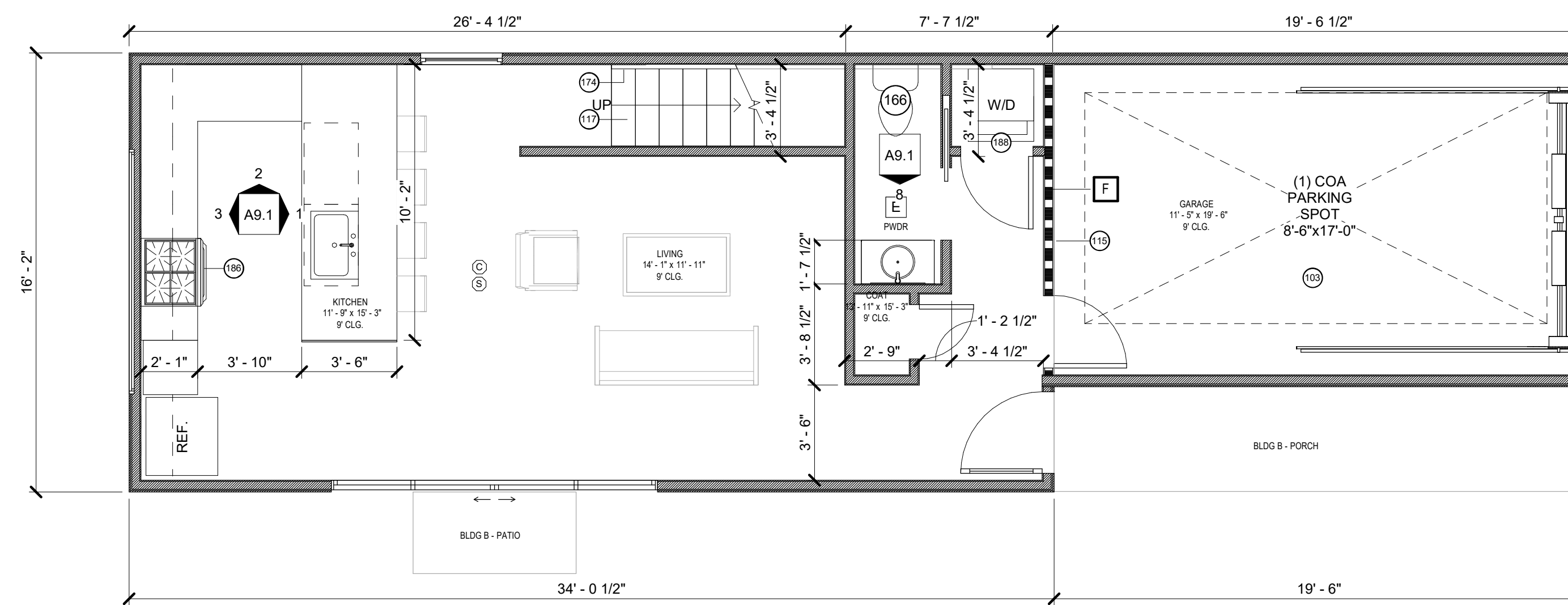
3409 NEAL ST AUSTIN, TX 78702
ATTIC - BLDG A



SHEET	A3.3
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
JOB #	2015
DRAWN BY	EP

GENERAL PLAN NOTES	
1.	ALL INTERIOR WALLS TO BE TYPE "A". 4 1/2" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" GYP. BOARD, UNO.
2.	ALL WALLS TAGGED "F" TO BE FIRE RATED TO 1 HOUR: 1/2" TYPE X GYP. 3 1/2" WOOD STUD AND 1/2" TYPE X GYP. UNO
3.	ALL EXTERIOR WALLS TO BE TYPE "B". 5" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" SHEETHING, 1/2" HORIZONTAL HARDY BOARD, UNO.
4.	ALL SWING DOORS TO BE LOCATED 4" OFF OF ADJACENT WALL, UNO
5.	ALL POCKET DOORS TO BE LOCATED 1" FROM ADJACENT WALL, UNO
6.	ALL CLOSET DOORS TO BE CENTERED ON CLOSET, UNO

KEYNOTE LEGEND	
103	CEILING TO HAVE 1-HOUR FIRE RATED CONSTRUCTION - 5/8" TYPE X GYP BOARD ON GARAGE CEILING
115	WALL TO HAVE 1-HOUR FIRE RATED CONSTRUCTION - MINIMUM 1/2" TYPE GYP BOARD ON GARAGE SIDE
117	STAIRS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL NOTES
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2015 UPC - BATHROOM TO EXHAUST TO EXTERIOR - 2X6 NOMINAL WOOD BLOCKING PROVIDED AT 34" CENTERLINE ABOVE FINISHED FLOOR ALONG BATHROOM WALLS, EXCEPT BEHIND TOILET
174	HANDRAILS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL STAIR NOTES
186	VENT HOOD ABOVE RANGE - EXHAUST TO EXTERIOR
188	DRYER EXHAUSTED TO EXTERIOR



1 LOT B - BLDG B - FIRST FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

NOTES

REVISION

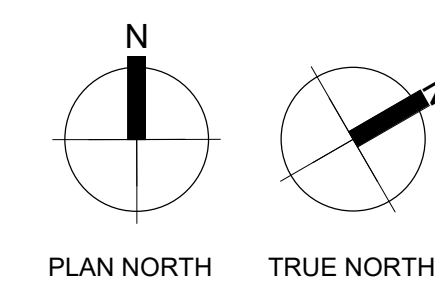
NO.	DESCRIPTION	DATE



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

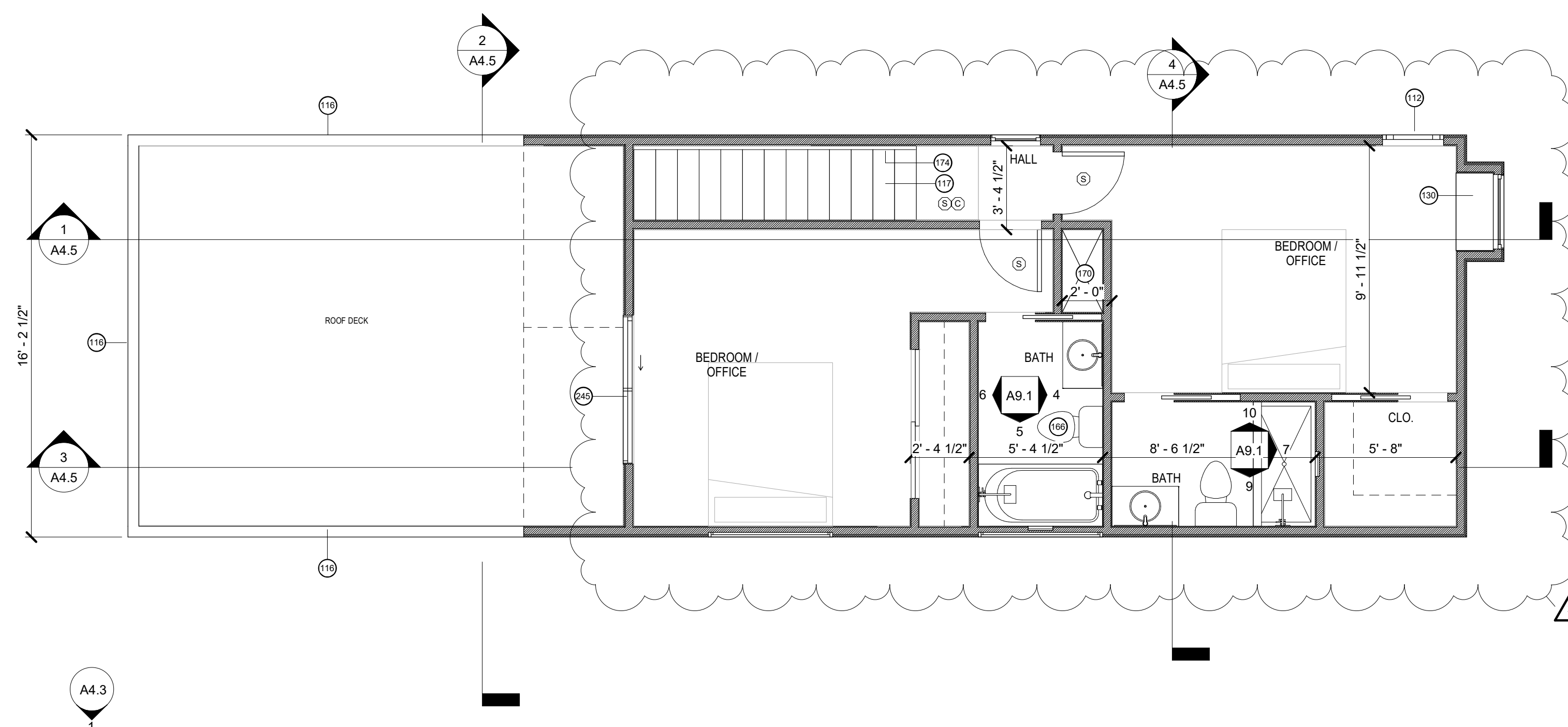
FIRST FLOOR PLAN -
BLDG B



SHEET **A3.4**
SCALE (FOR 24" X 36") 1/4" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 08/25/2021
JOB # 2015
DRAWN BY EP

KEYNOTE LEGEND	
112	EGRESS WINDOW - MINIMUM SIZE 5.75F, 24"H X 20"W
116	PER R312 - MINIMUM GUARDRAIL HEIGHT 36"
117	STAIRS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL NOTES
130	MODERN BOX BAY WINDOW - LESS THAN 6'-0" CLEAR HEIGHT
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2015 UPC - BATHROOM TO EXHAUST TO EXTERIOR - 2X6 NOMINAL WOOD BLOCKING PROVIDED AT 34" CENTERLINE ABOVE FINISHED FLOOR ALONG BATHROOM WALLS, EXCEPT BEHIND TOILET
170	MECHANICAL CHASE
174	HANDRAILS TO COMPLY WITH IRC 2015 - REFERENCE GENERAL STAIR NOTES
245	EGRESS DOOR

GENERAL PLAN NOTES	
1.	ALL INTERIOR WALLS TO BE TYPE "A", 4 1/2" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" GYP. BOARD, UNO.
2.	ALL WALLS TAGGED "F" TO BE FIRE RATED TO 1 HOUR, 1/2" TYPE X GYP, 3 1/2" WOOD STUD AND 1/2" TYPE X GYP, UNO
3.	ALL EXTERIOR WALLS TO BE TYPE "B", 5" ASSEMBLY WITH 1/2" GYP. BOARD, 3 1/2" WOOD STUD, 1/2" SHEETHING, 1/2" HORIZONTAL HARDY BOARD, UNO.
4.	ALL SWING DOORS TO BE LOCATED 4" OFF OF ADJACENT WALL, UNO
5.	ALL POCKET DOORS TO BE LOCATED 1" FROM ADJACENT WALL, UNO
6.	ALL CLOSET DOORS TO BE CENTERED ON CLOSET, UNO



1 LOT B - BLDG B - SECOND FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

NOTES

REVISION		
NO.	DESCRIPTION	DATE
3	ASI 02	12/12/21

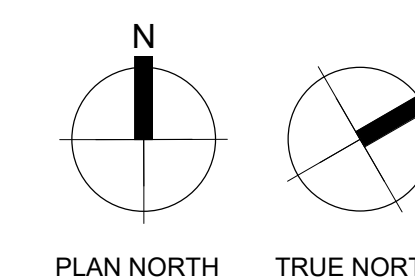


12/17/2021

NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

**SECOND FLOOR PLAN -
BLDG B**



SHEET	A3.5
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
JOB #	2015
DRAWN BY	EP

KEYNOTE LEGEND

192 CENTER FIXTURE ON TOILET

GENERAL RCP NOTES

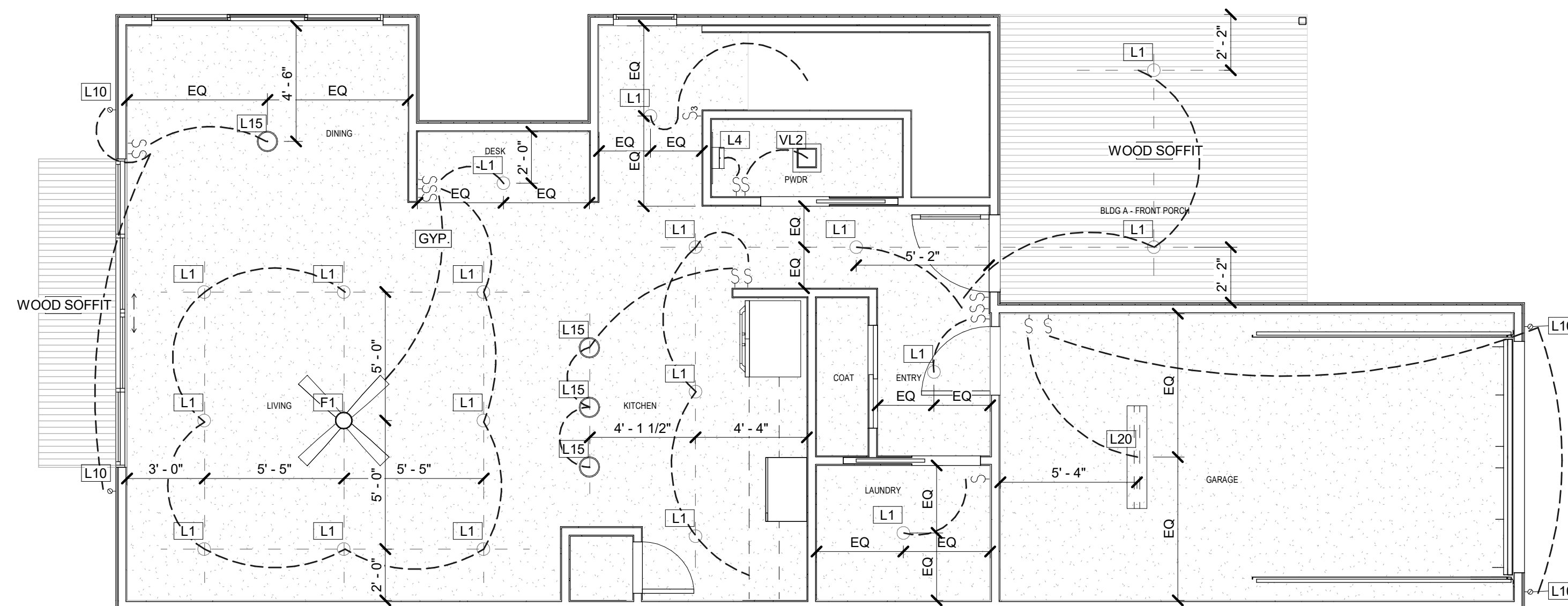
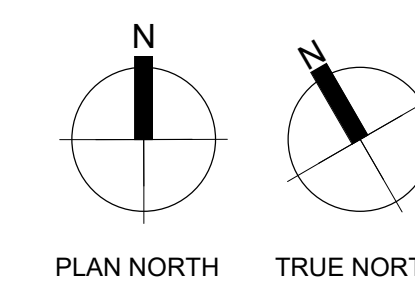
- NEW SMOKE DETECTORS TO BE INSTALLED AS INDICATED & NO CLOSER THAN 3' TO AN AIR SOURCE, PER IRC R314
- NEW CARBON MONOXIDE SENSORS TO BE INSTALLED AS INDICATED ON PLAN, PER IRC R315
- LOCAL EXHAUST SYSTEMS INDICATED ON PLAN IN BATHROOMS, TO BE VENTED DIRECTLY TO THE OUTDOORS PER IRC R303.3
- LIGHT FIXTURES IN CLOSETS TO COMPLY WITH 4003.12 AND BE CENTERED ABOVE CLOSET DOOR
- ALL CEILINGS TO BE 5/8" GYPSUM, UNO
- LIGHT SWITCHES & ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
- ALL CEILINGS TO BE AT 9'-0" AFF, UNLESS NOTED OTHERWISE
- BATHROOM EXHAUST CENTER LINE ON TOILET, REFERENCE ADDITIONAL DIMENSIONS ON PLAN
- VANITY FIXTURES TO BE CENTERED ON MIRRORS, UNO

LIGHTING FIXTURE LEGEND

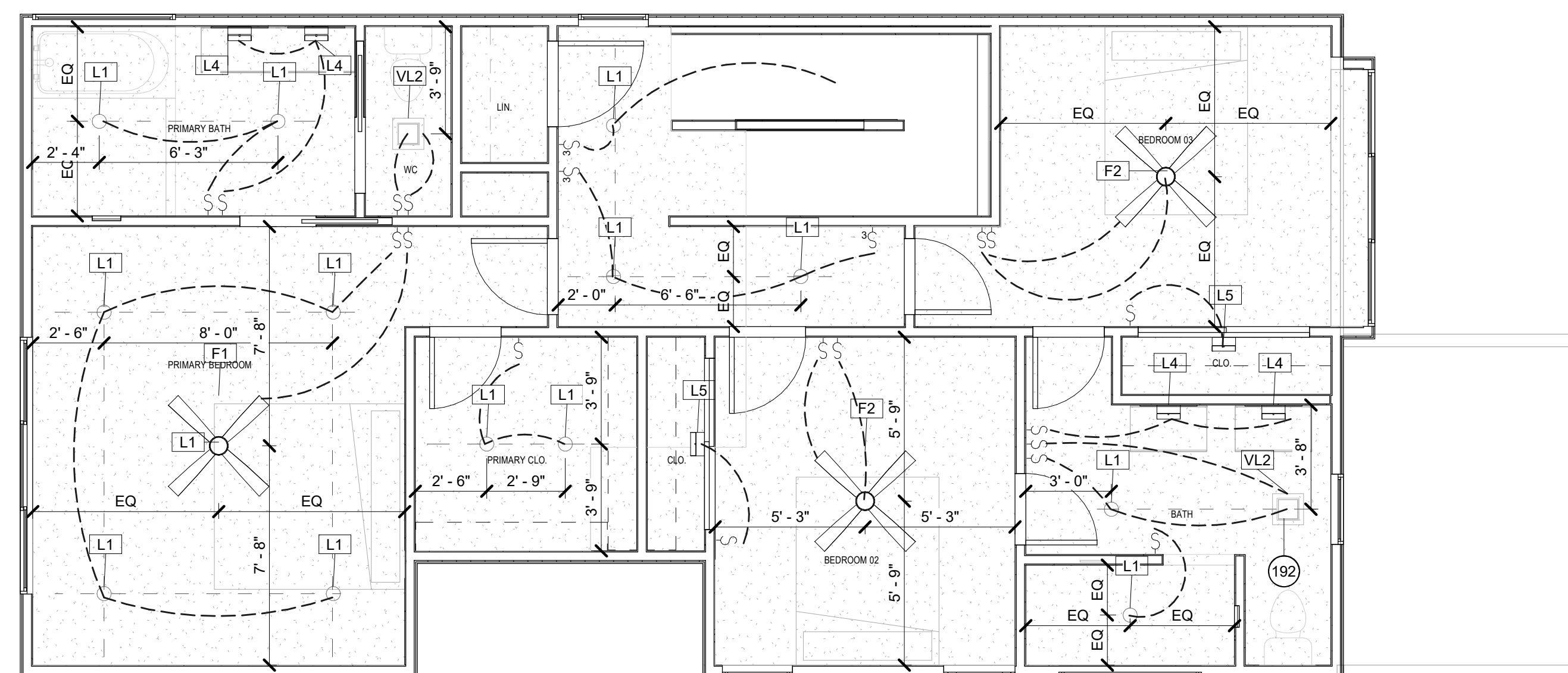
TYPE MARK	DESCRIPTION
F1	CEILING FAN
F2	CEILING FAN WITH LIGHT
L1	6" RECESSED CAN LIGHT
L3	6" RECESSED CAN LIGHT
L4	VANITY LIGHT
L5	CLOSET LIGHT
L10	OUTDOOR SCNCE
L15	PENDANT LIGHT
L20	48" FLUORESCENT LIGHT
VL1	CEILING VENTILATION FAN
VL2	BROAN 744 BATH FAN W/ LIGHT

SYMBOLS LEGEND

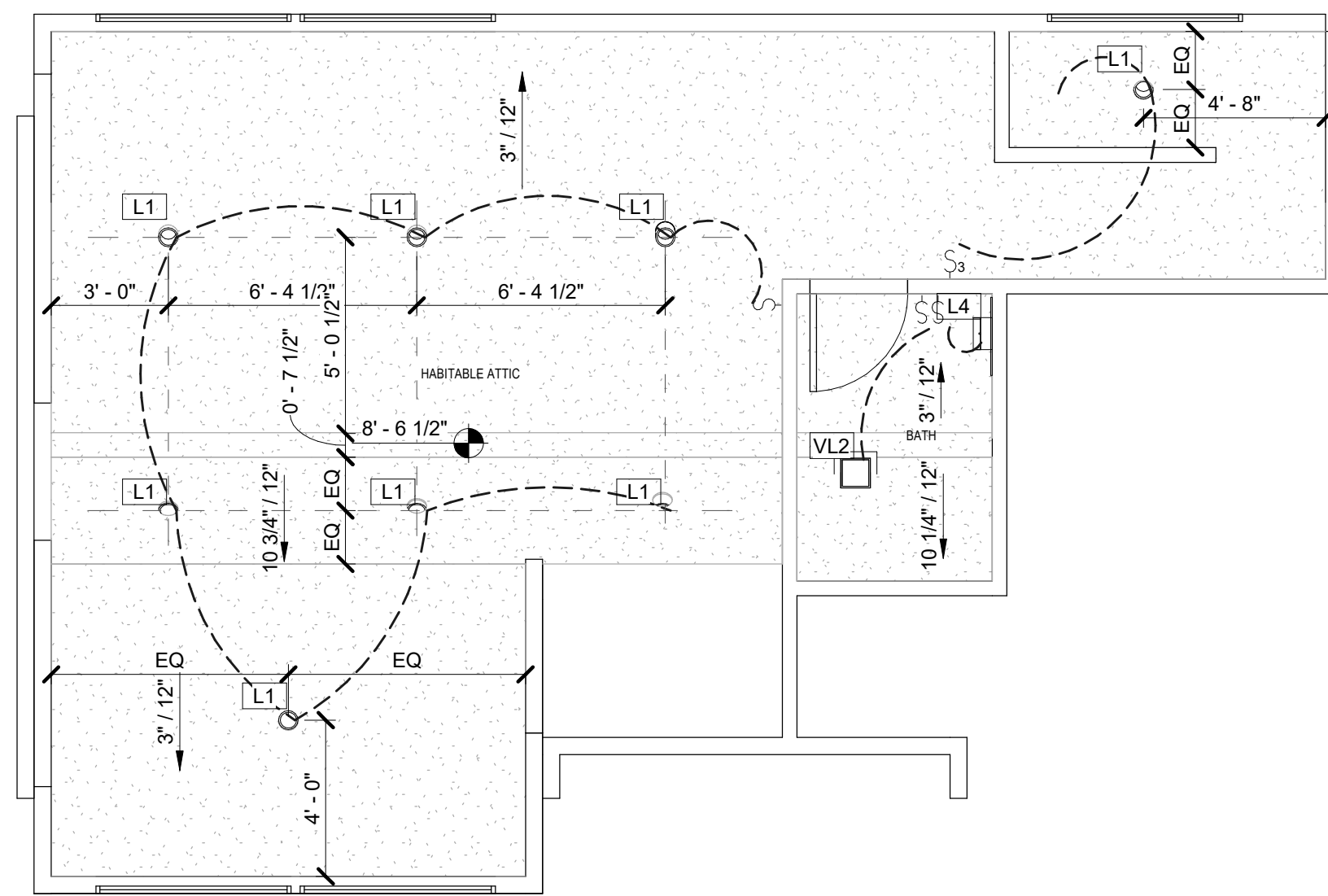
⊙	CARBON MONOXIDE SENSOR	⊗	2-WAY SWITCH
⊙	SMOKE DETECTOR	⊗	3-WAY SWITCH
E	VENT	⊗	GFCI SWITCH
⊙	6" RECESSED CAN		
⊙	PENDANT LIGHT MOUNT LIGHT		
⊙	VANITY LIGHT		
⊗	CEILING FAN		



1 FIRST FLOOR BLDG 1
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR BLDG 1
SCALE: 1/4" = 1'-0"



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

NO.	DESCRIPTION	DATE
3	ASI 02	12/12/21



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

**REFLECTED CEILING
PLAN - BLDG 2**

SHEET **A3.8**
SCALE (FOR 24" X 36") As Indicated
SCALE (FOR 11" X 17") HALF INDICATED
ISSUE DATE 10/15/21
JOB # 2015
DRAWN BY EP

KEYNOTE LEGEND

GENERAL RCP NOTES

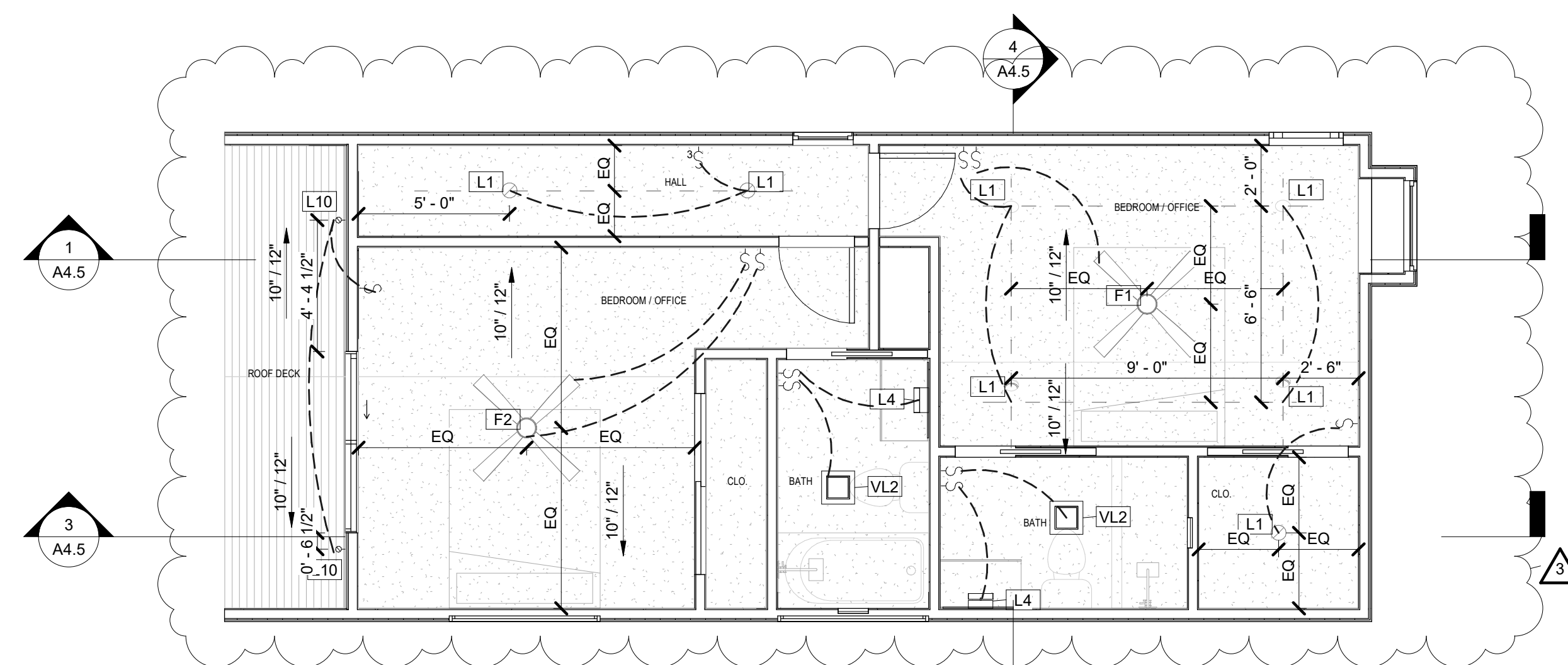
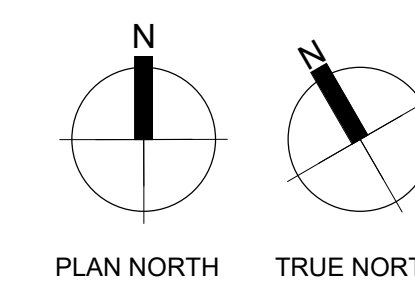
- NEW SMOKE DETECTORS TO BE INSTALLED AS INDICATED & NO CLOSER THAN 3' TO AN AIR SOURCE, PER IRC R314
- NEW CARBON MONOXIDE SENSORS TO BE INSTALLED AS INDICATED ON PLAN, PER IRC R315
- LOCAL EXHAUST SYSTEMS INDICATED ON PLAN IN BATHROOMS, TO BE VENTED DIRECTLY TO THE OUTDOORS PER IRC R303.3
- LIGHT FIXTURES IN CLOSETS TO COMPLY WITH 4003.12 AND BE CENTERED ABOVE CLOSET DOOR
- ALL CEILINGS TO BE 5/8" GYPSUM, UNO
- LIGHT SWITCHES & ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
- ALL CEILINGS TO BE AT 9'-0" AFF, UNLESS NOTED OTHERWISE
- BATHROOM EXHAUST CENTER LINE ON TOILET, REFERENCE ADDITIONAL DIMENSIONS ON PLAN
- VANITY FIXTURES TO BE CENTERED ON MIRRORS, UNO

LIGHTING FIXTURE LEGEND

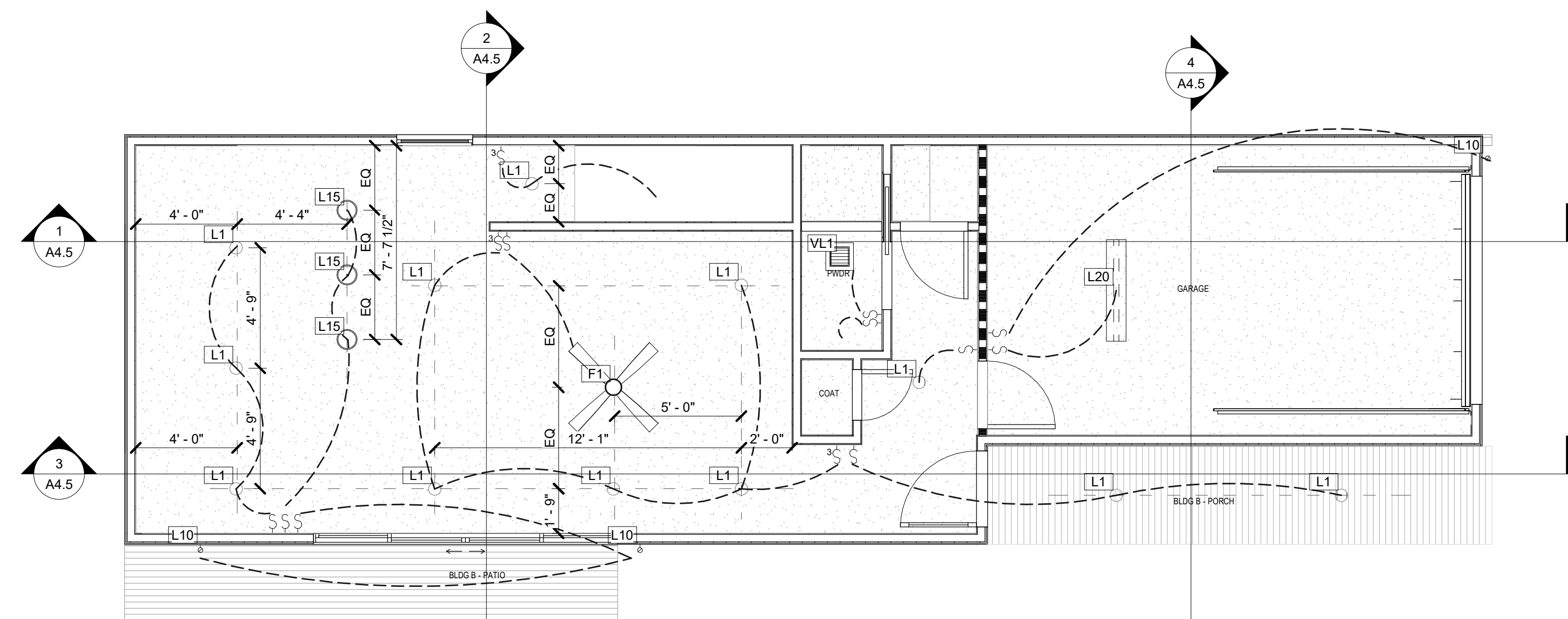
TYPE MARK	DESCRIPTION
F1	CEILING FAN
F2	CEILING FAN WITH LIGHT
L1	6" RECESSED CAN LIGHT
L4	VANITY LIGHT
L5	CLOSET LIGHT
L10	OUTDOOR SCONCE
L15	PENDANT LIGHT
L20	48" FLUORESCENT LIGHT
VL1	CEILING VENTILATION FAN
VL2	BROAN 744 BATH FAN W/ LIGHT

SYMBOLS LEGEND

- ⊙ CARBON MONOXIDE SENSOR S₂ 2-WAY SWITCH
- ⊙ SMOKE DETECTOR S₃ 3-WAY SWITCH
- ⊞ VENT S₆ GFCI SWITCH
- ⊙ 6" RECESSED CAN
- ⊙ PENDANT LIGHT MOUNT LIGHT
- ⊞ VANITY LIGHT
- ⊞ CEILING FAN



2 SECOND FLOOR BLDG 2
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR BLDG 2
SCALE: 1/4" = 1'-0"

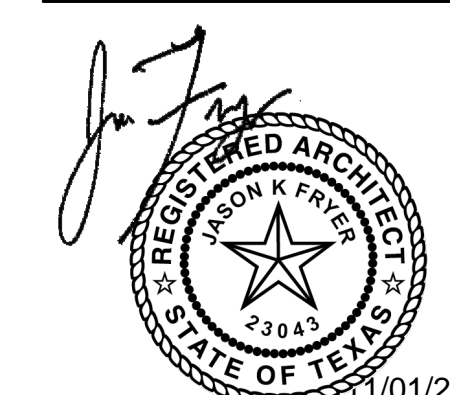
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE



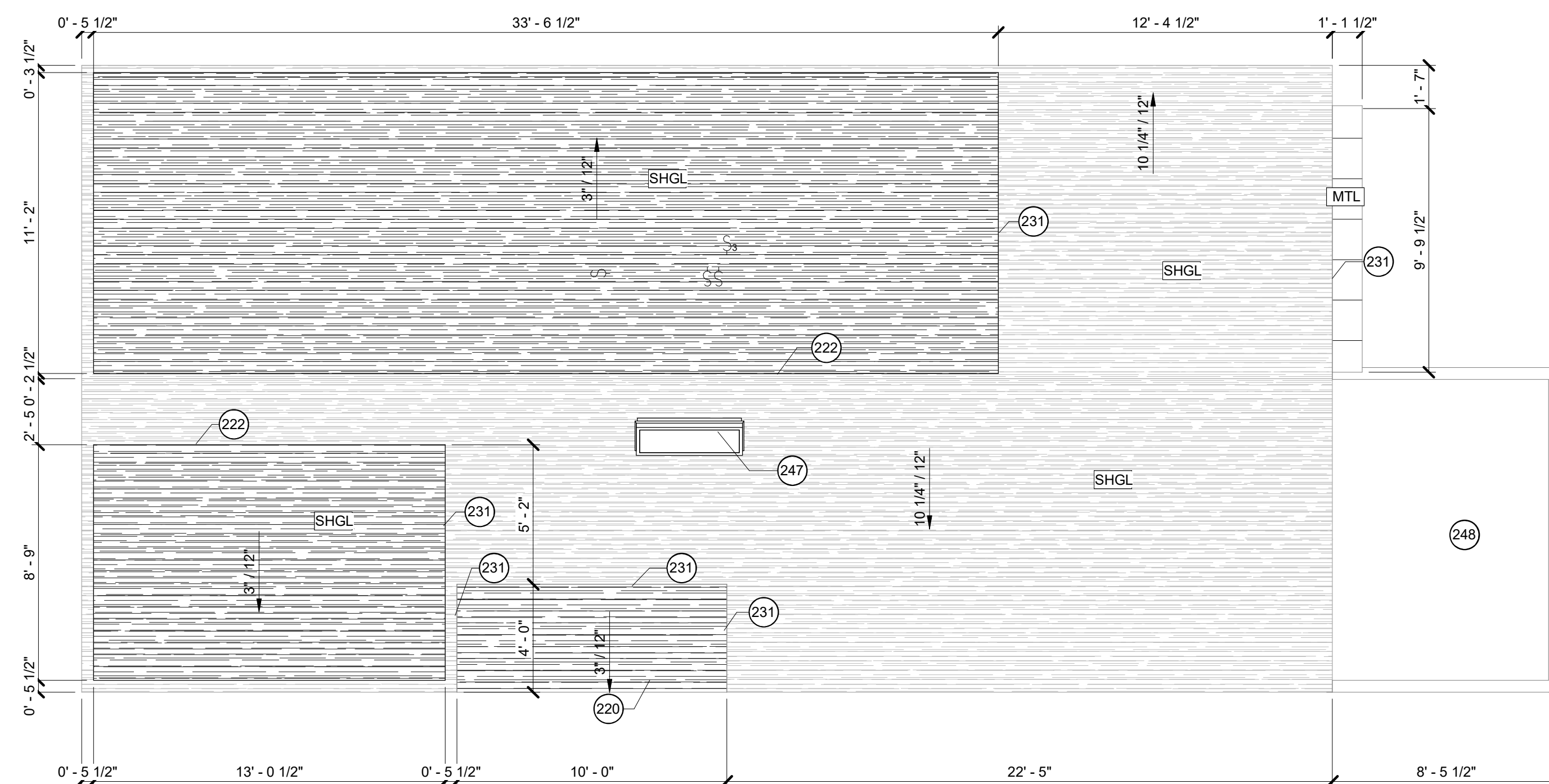
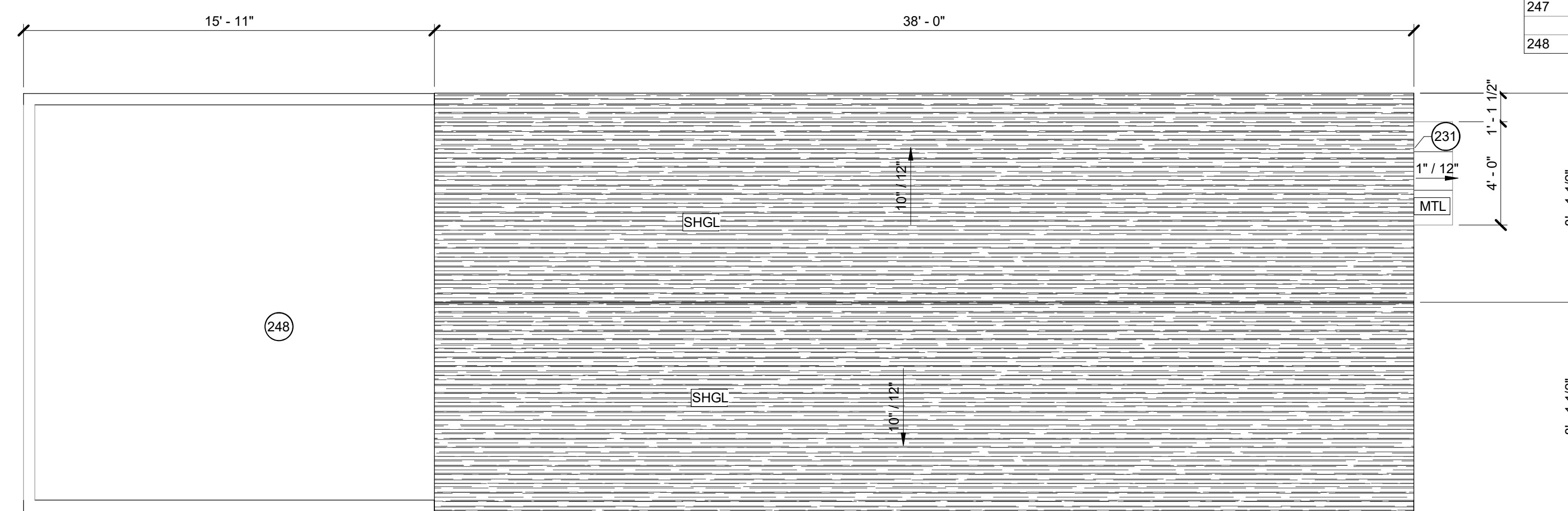
NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

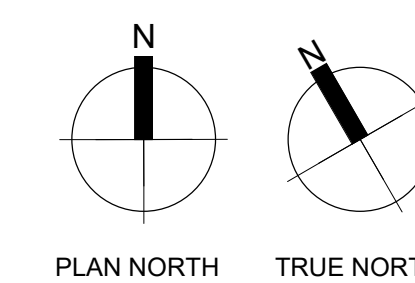
ROOF PLAN

SHEET	A3.9
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	10/15/21
JOB #	2015
DRAWN BY	EP

KEYNOTE LEGEND	
220	FIRST FLOOR ROOF
222	CHANGE IN ROOF SLOPE
231	CHANGE IN ROOF PLANE
247	SKYLIGHT
248	ROOF DECK OVER FIRST FLOOR



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

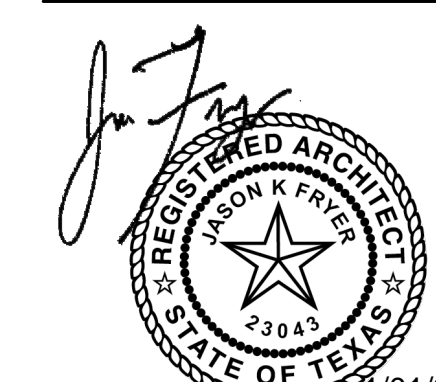


CONSULTANTS

LEGEND

NOTES

REVISION		
NO.	DESCRIPTION	DATE



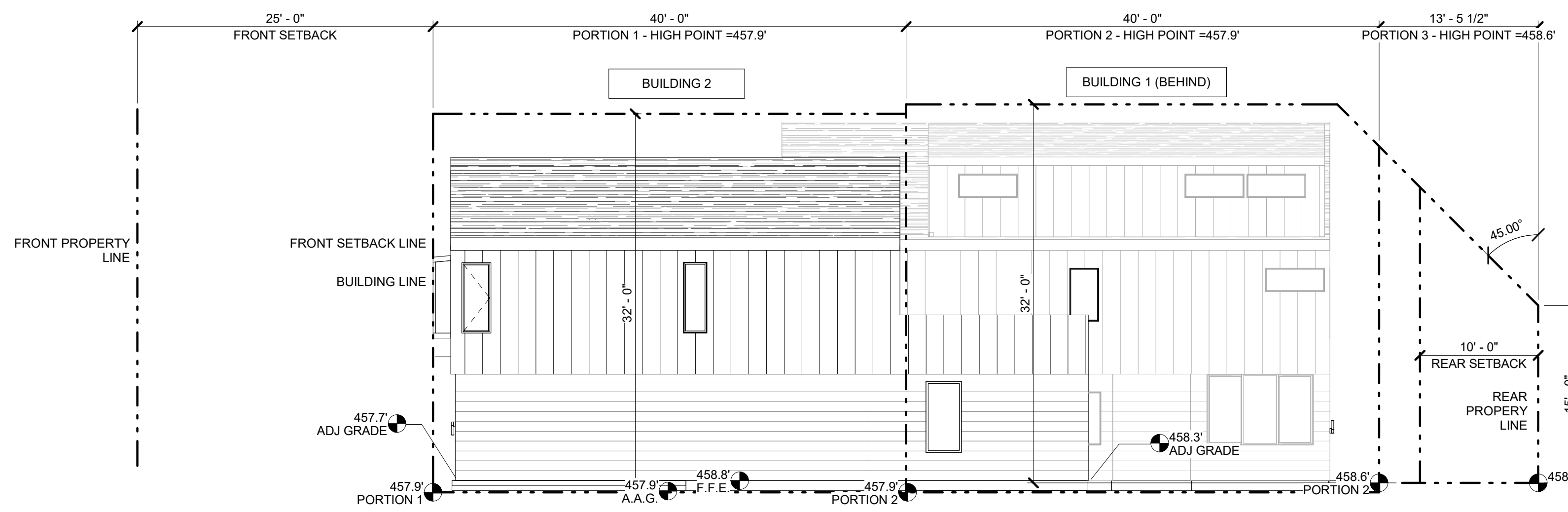
NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

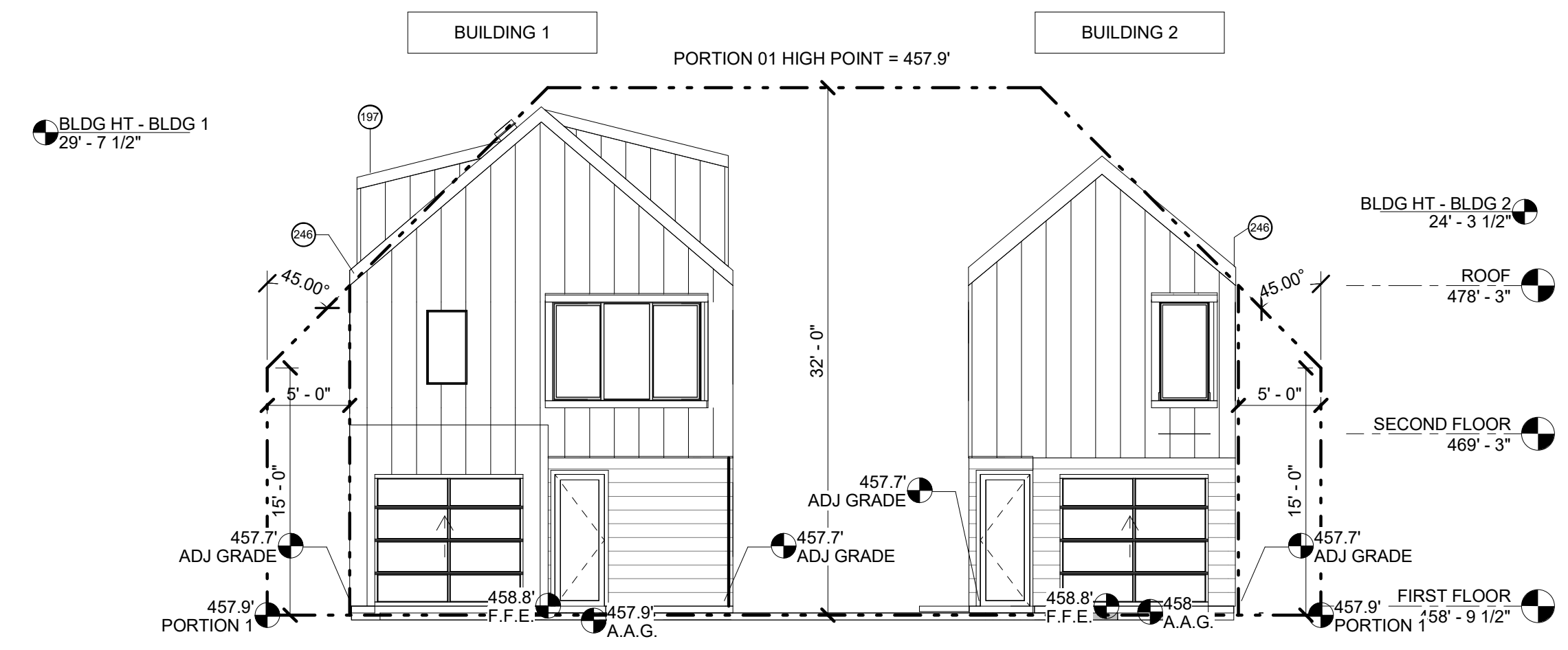
MCMANSION
ELEVATIONS

SHEET	A4.0
SCALE (FOR 24" X 36")	1/8" = 1'-0"
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	08/25/2021
JOB #	2015
DRAWN BY	EP

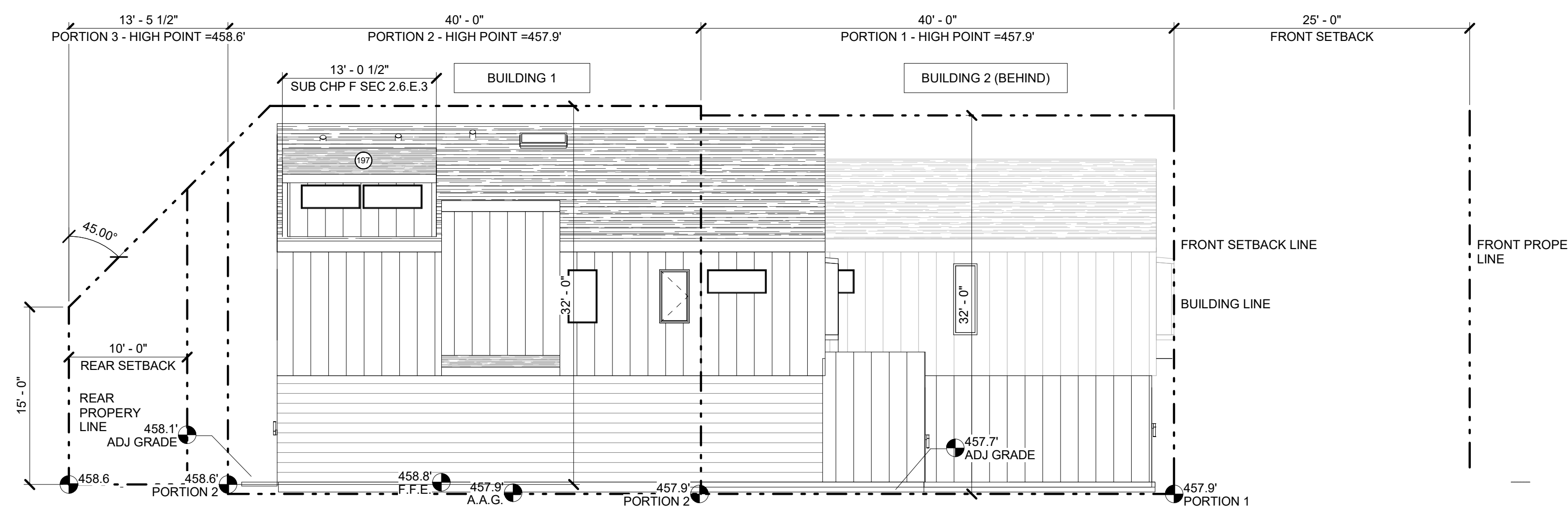
KEYNOTE LEGEND	
116	PER R312 - MINIMUM GUARDRAIL HEIGHT 36"
197	DORMER EXCEPTION SUB CHP F SEC 2.6.E.3
246	TOP PLATE BELOW MCMANSION TENT



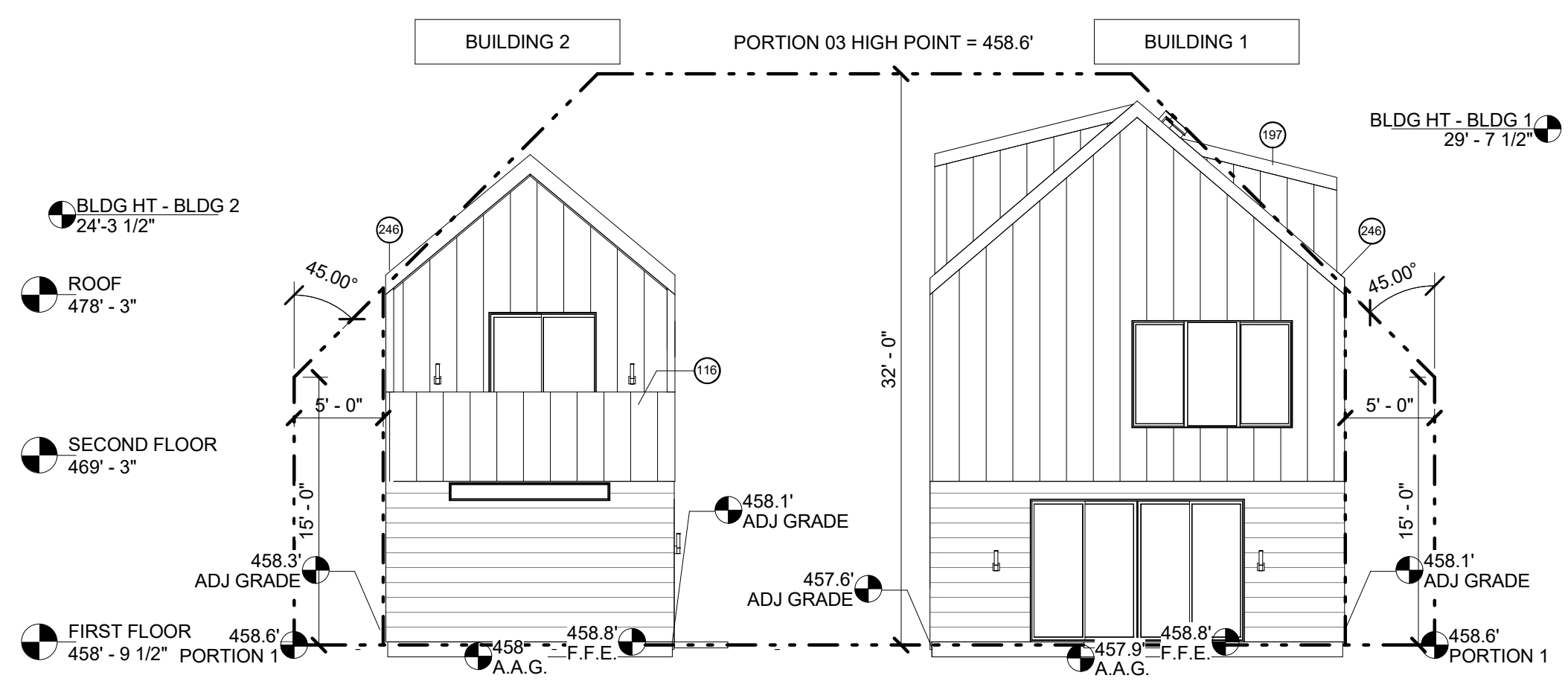
2 MCMANSION - WEST - BLDG 2
SCALE: 1/8" = 1'-0"



3 MCMANSION - NORTH
SCALE: 1/8" = 1'-0"



1 MCMANSION - EAST - BLDG 1
SCALE: 1/8" = 1'-0"



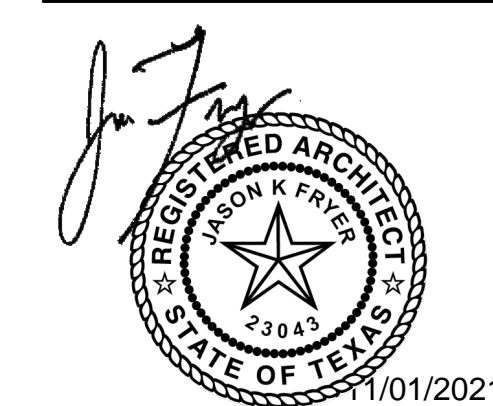
4 MCMANSION - SOUTH
SCALE: 1/8" = 1'-0"

C:\projects\2015\2015_08_25\2015_08_25_11_17_17.dwg

KEYNOTE LEGEND	
112	EGRESS WINDOW - MINIMUM SIZE 5.7SF, 24"H X 20"W
211	CHANGE OF WALL PLANE - REFERENCE PLAN
213	STEEL COLUMNS

MATERIAL LEGEND	
MTL SD	VERTICAL METAL SIDING
SD 1	HORIZONTAL METAL SIDING
SHGL	SHINGLE ROOF

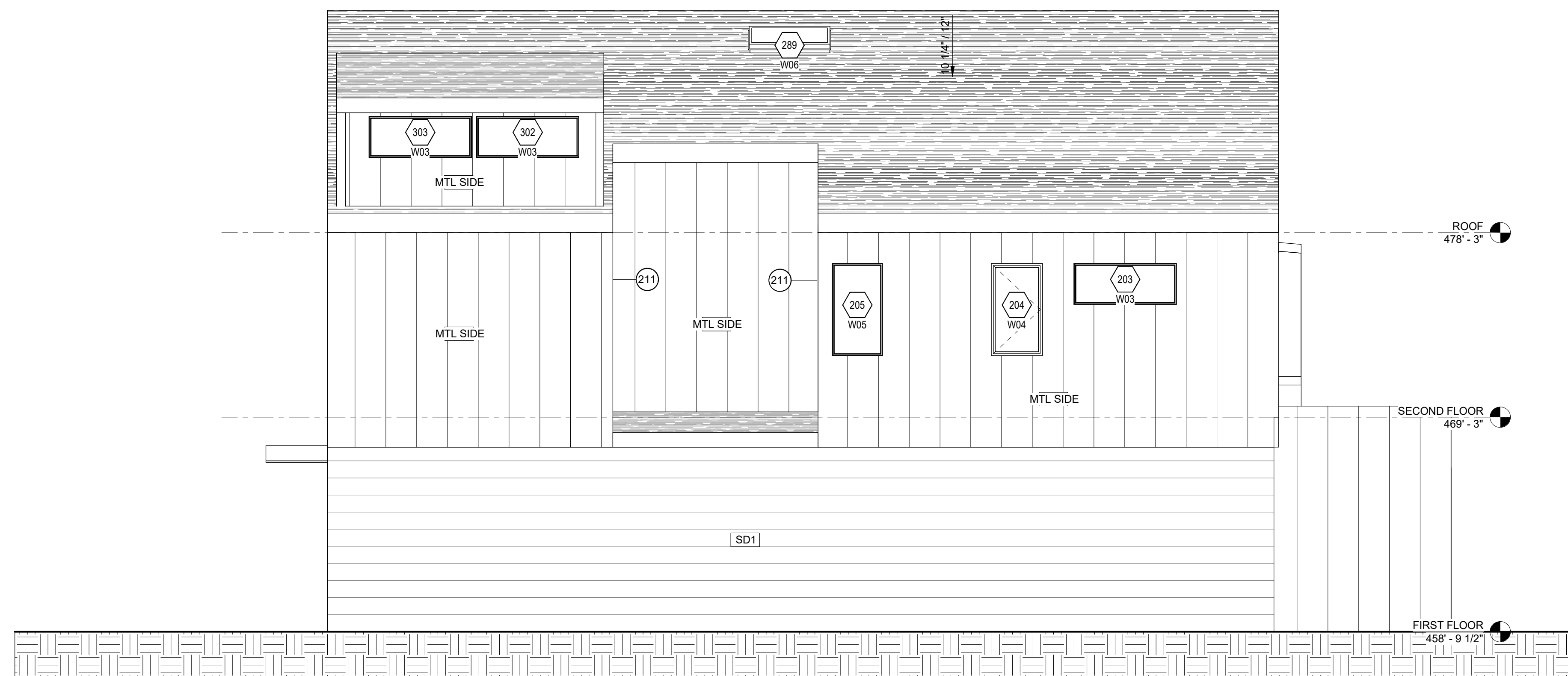
REVISION		
NO.	DESCRIPTION	DATE



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702
ELEVATIONS

SHEET	A4.1
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	10/15/21
JOB #	2015
DRAWN BY	EP



2 BLDG 1 SIDE 01
SCALE: 1/4" = 1'-0"



1 BLDG 1 AND BLDG 2 FRONT
SCALE: 1/4" = 1'-0"

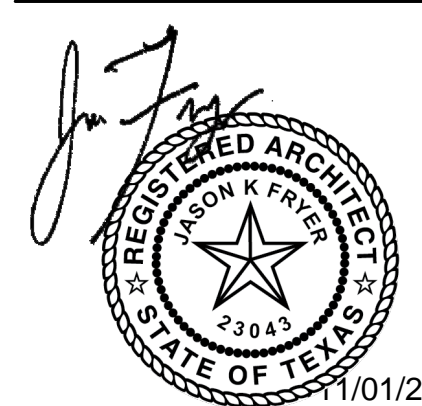
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE



NEAL LOT B

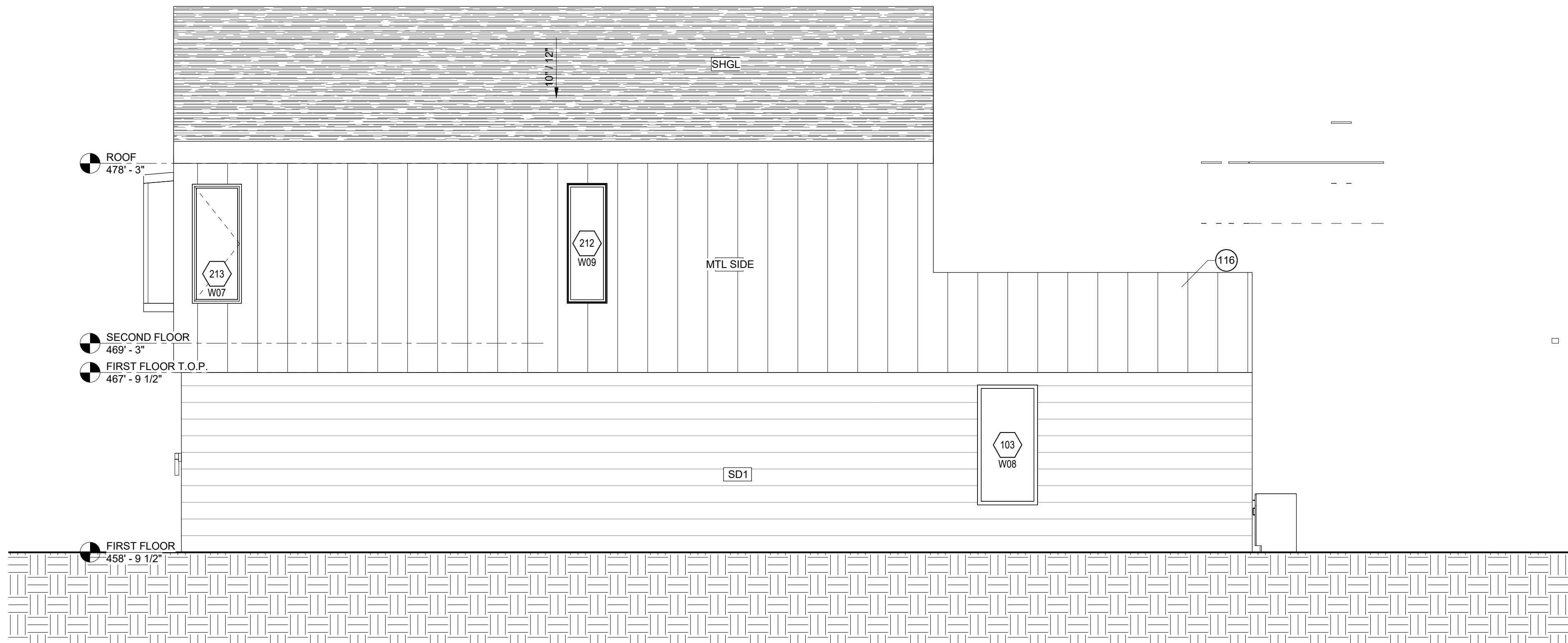
3409 NEAL ST AUSTIN, TX 78702

ELEVATIONS

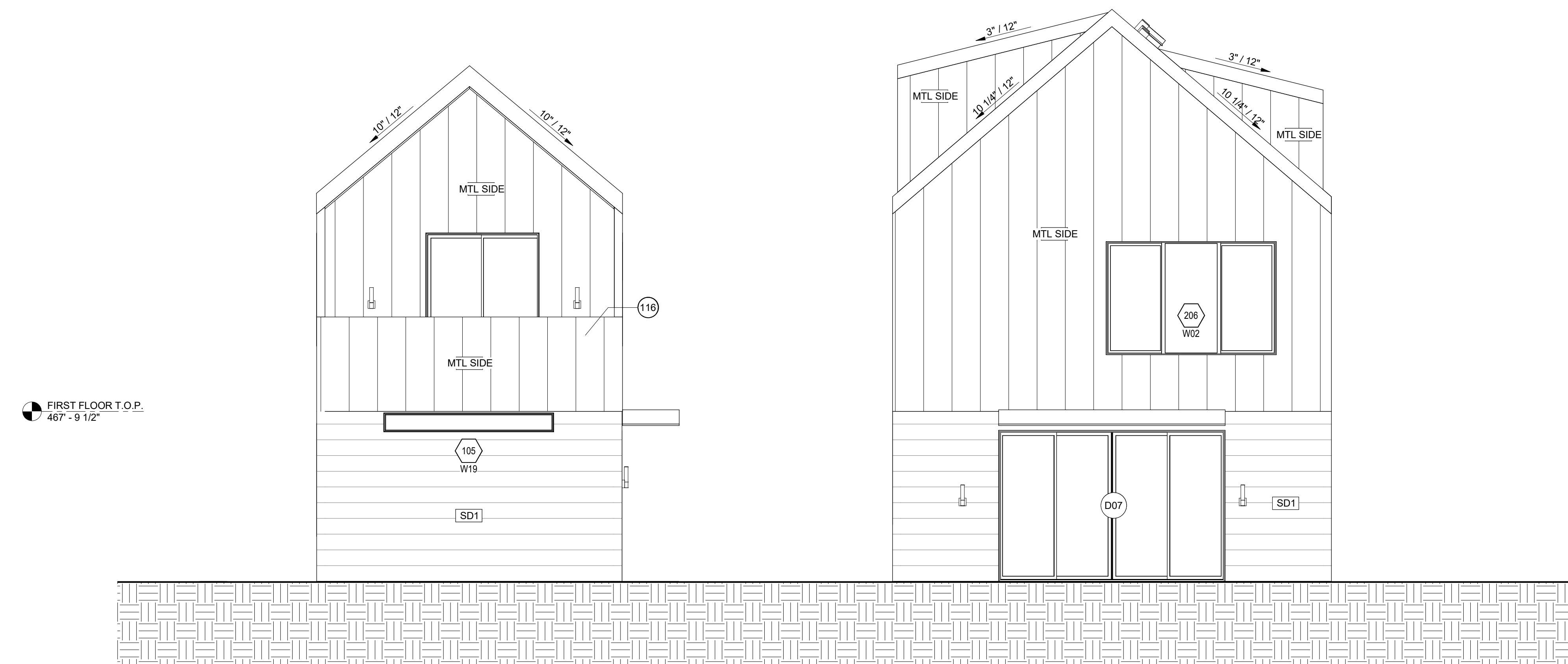
SHEET **A4.2**
SCALE (FOR 24" X 36") 1/4" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 10/15/21
JOB # 2015
DRAWN BY EP

KEYNOTE LEGEND	
116	PER R312 - MINIMUM GUARDRAIL HEIGHT 36"

MATERIAL LEGEND	
MTL SD	VERTICAL METAL SIDING
SD 1	HORIZONTAL METAL SIDING
SHGL	SHINGLE ROOF



1 BLDG 2 SIDE 01
SCALE: 1/4" = 1'-0"



2 BLDG 1 AND BLDG 2 REAR
SCALE: 1/4" = 1'-0"

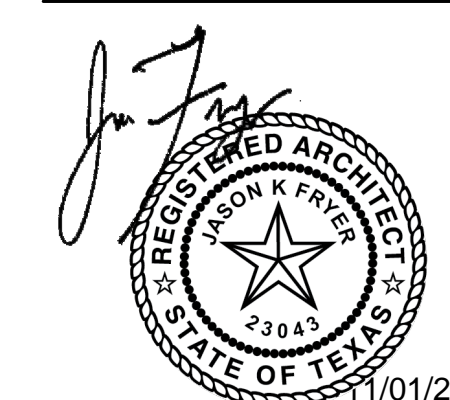
CONSULTANTS _____

LEGEND _____

NOTES _____

REVISION

NO.	DESCRIPTION	DATE

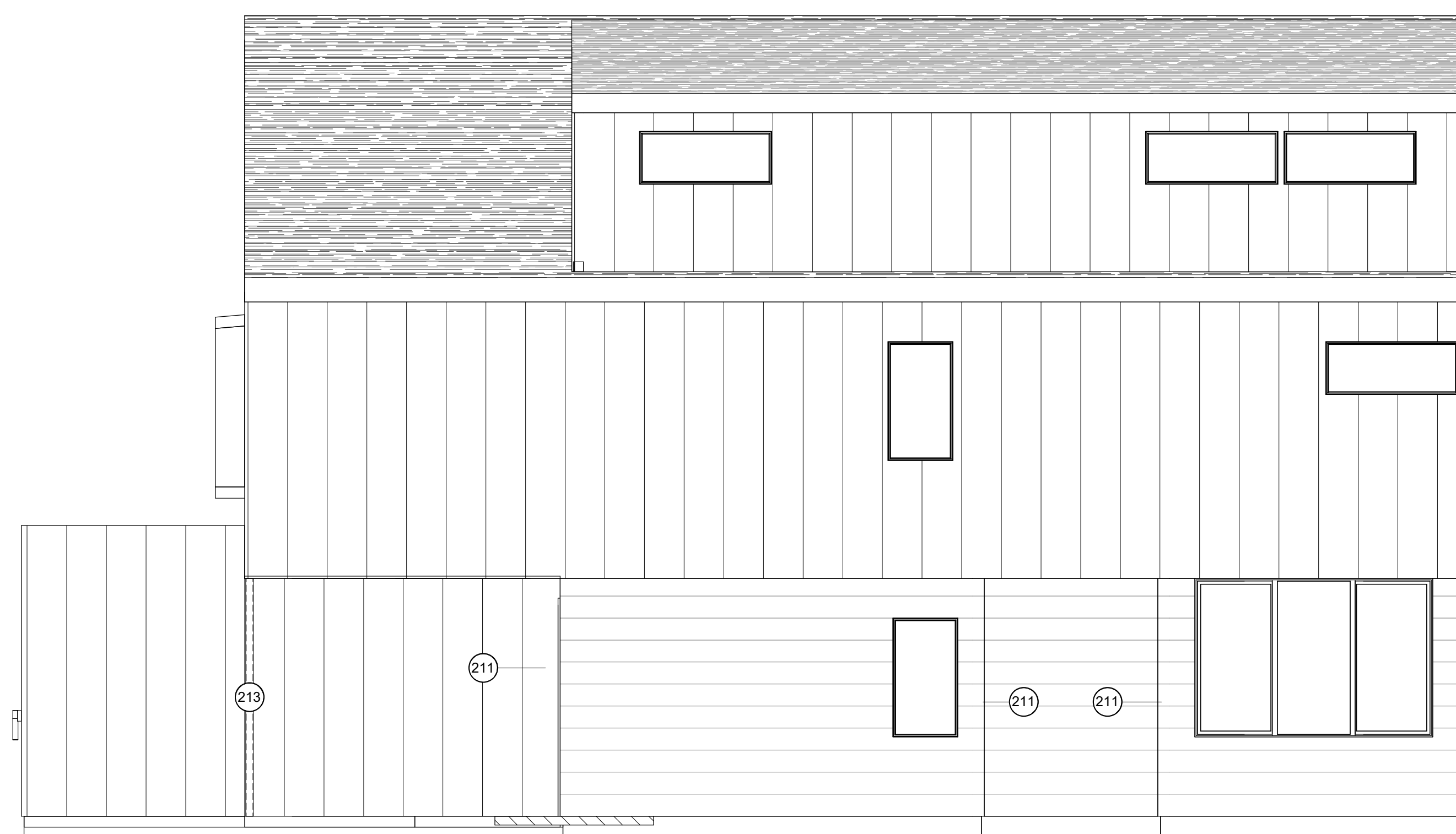


NEAL LOT B

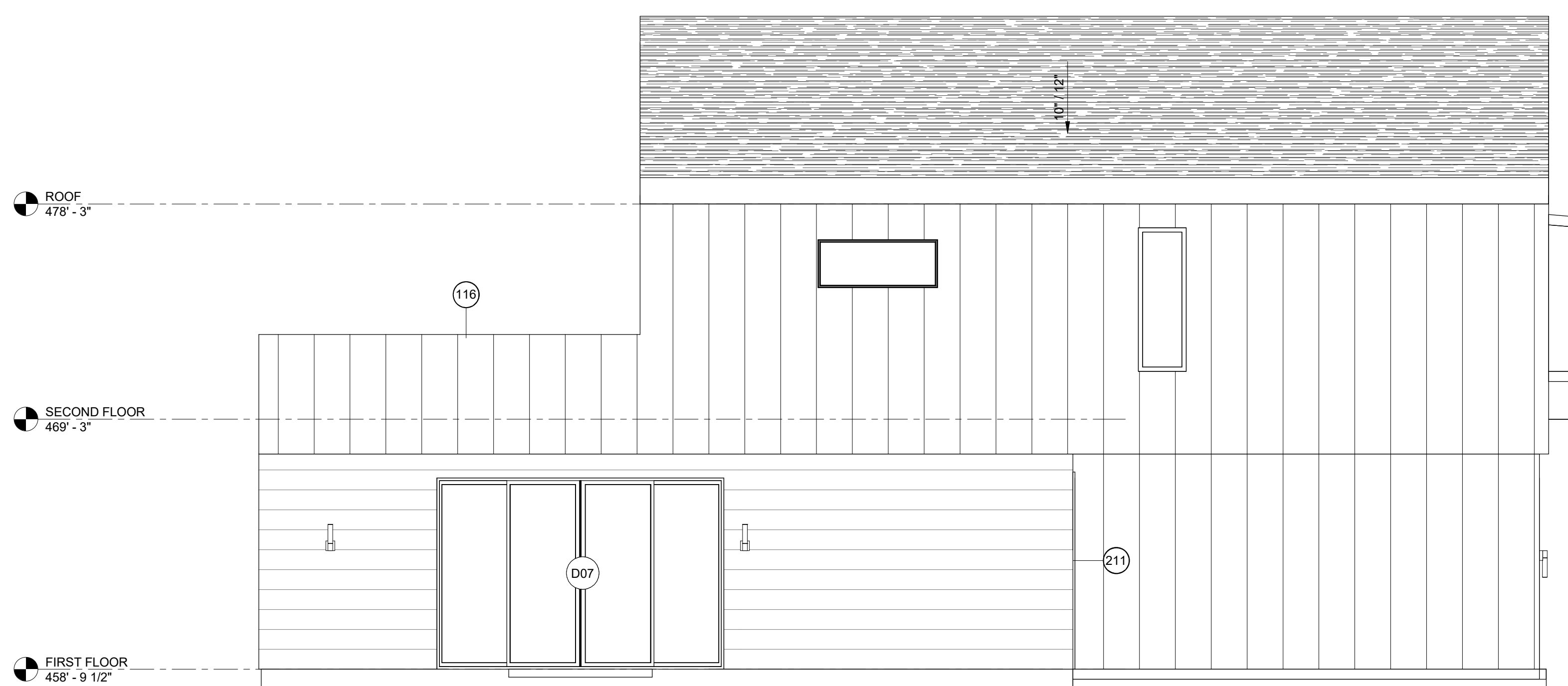
3409 NEAL ST AUSTIN, TX 78702

ELEVATIONS

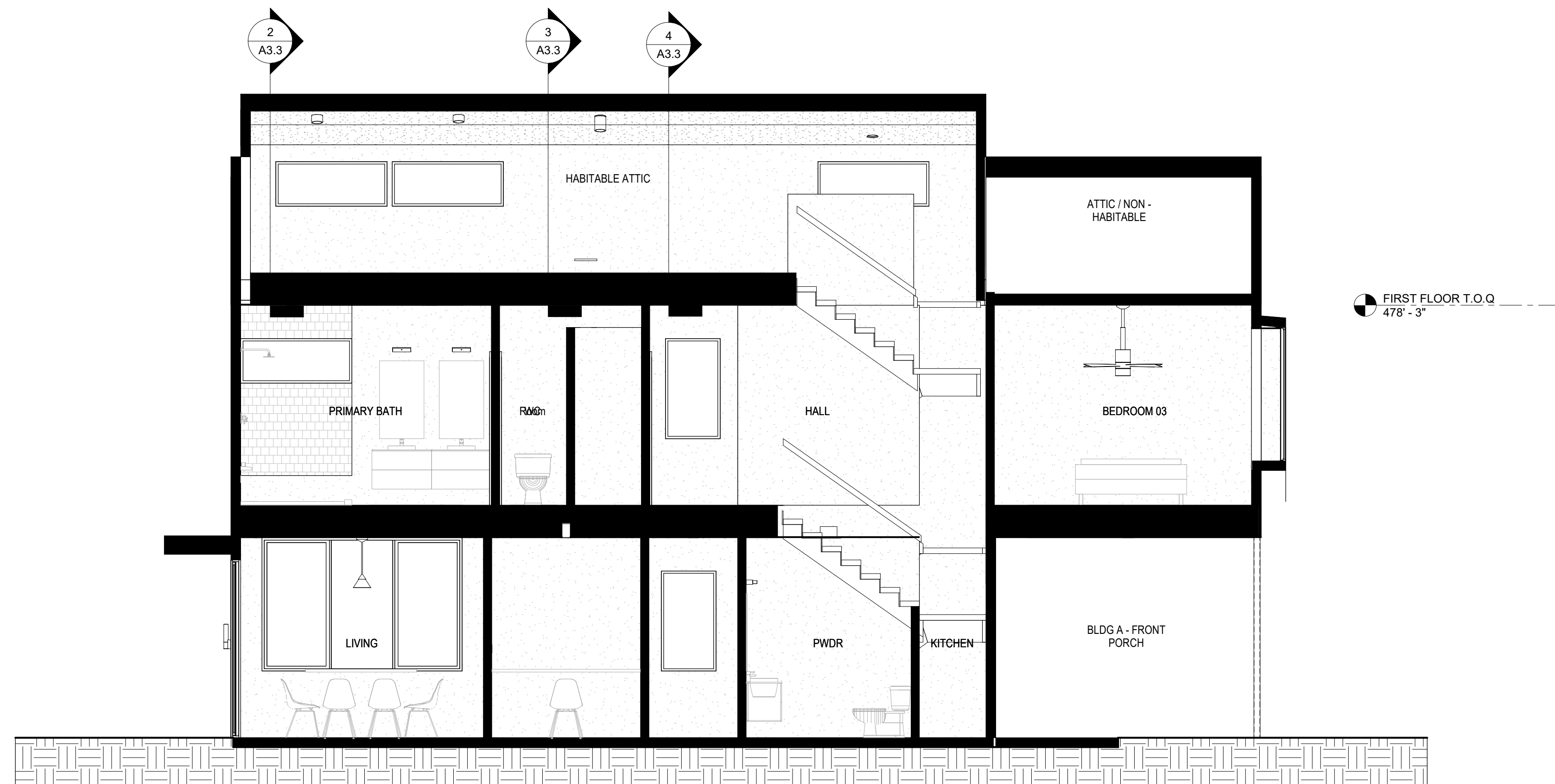
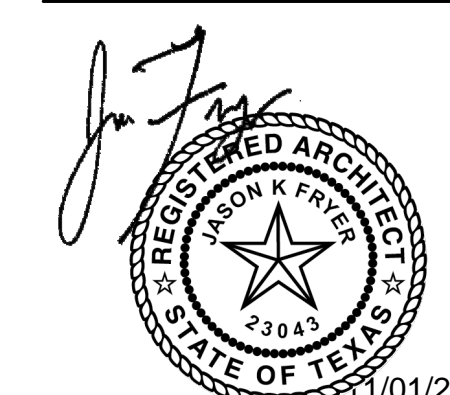
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SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 08/25/2021
JOB # 2015
DRAWN BY EP



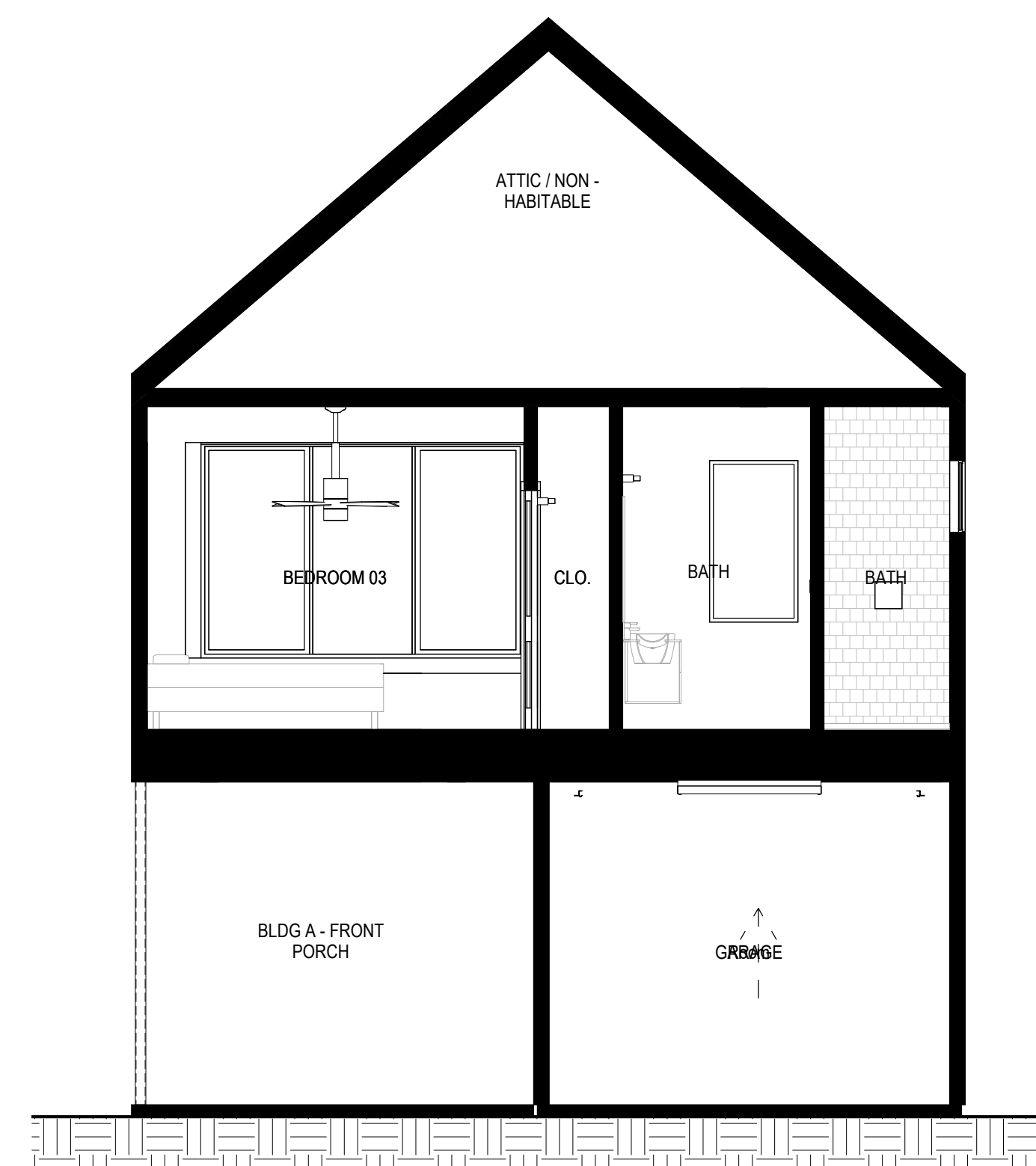
1 BLDG 1 - EAST
SCALE: 1/4" = 1'-0"



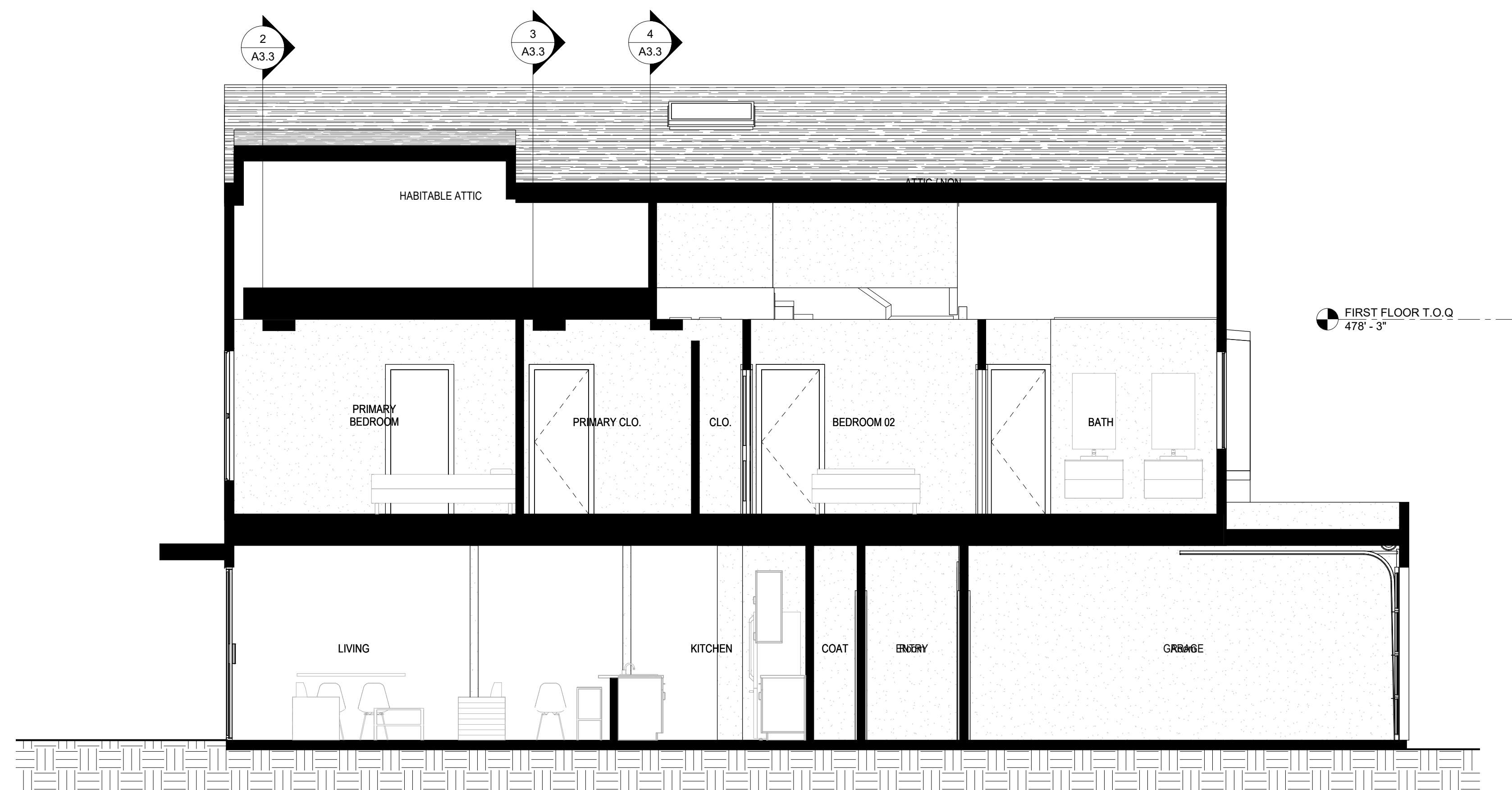
2 BLDG 2 - WEST
SCALE: 1/4" = 1'-0"



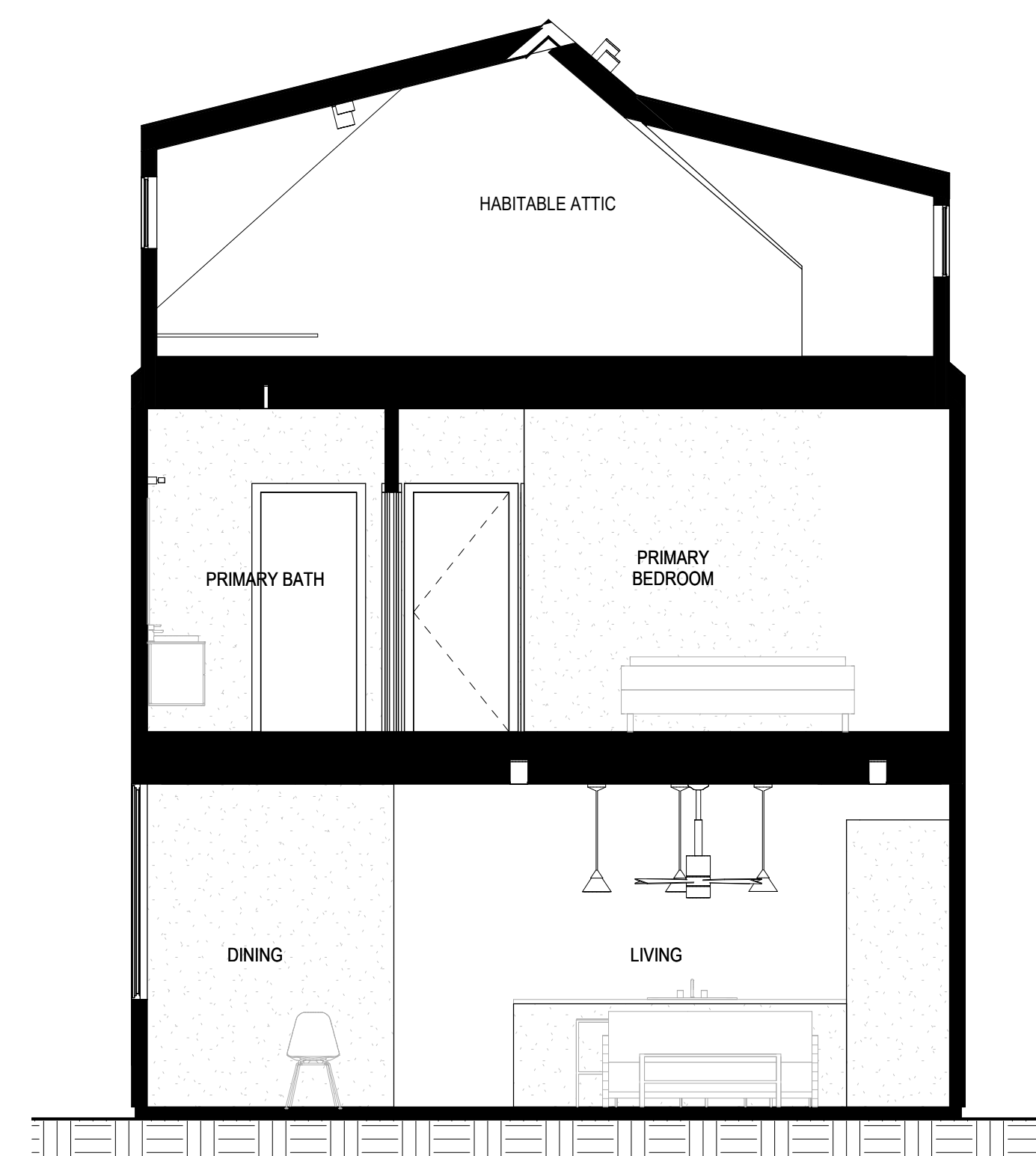
1 BLDG 1 - SECTION 1
SCALE: 1/4" = 1'-0"



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



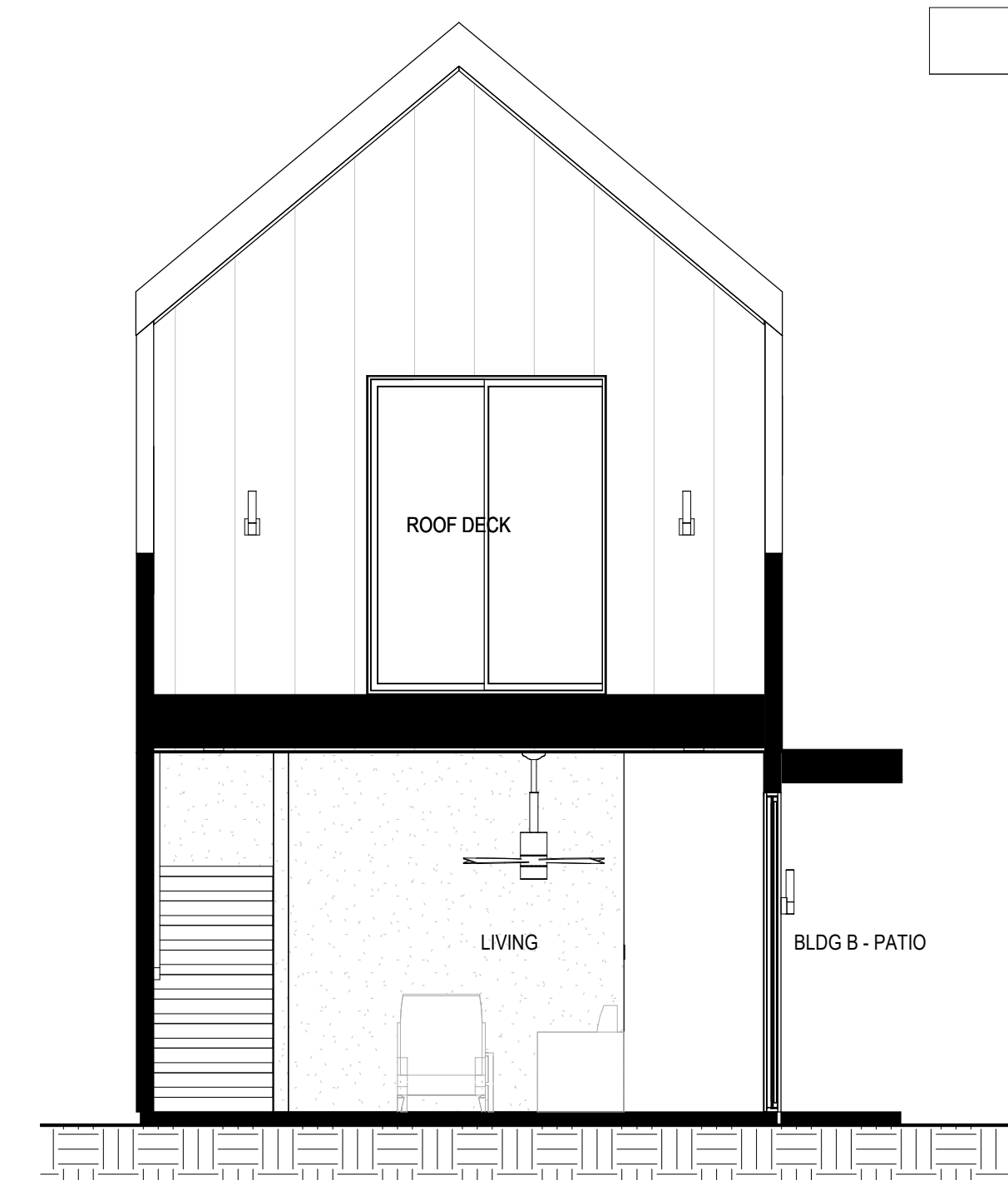
2 BLDG 1 - SECTION 2
SCALE: 1/4" = 1'-0"



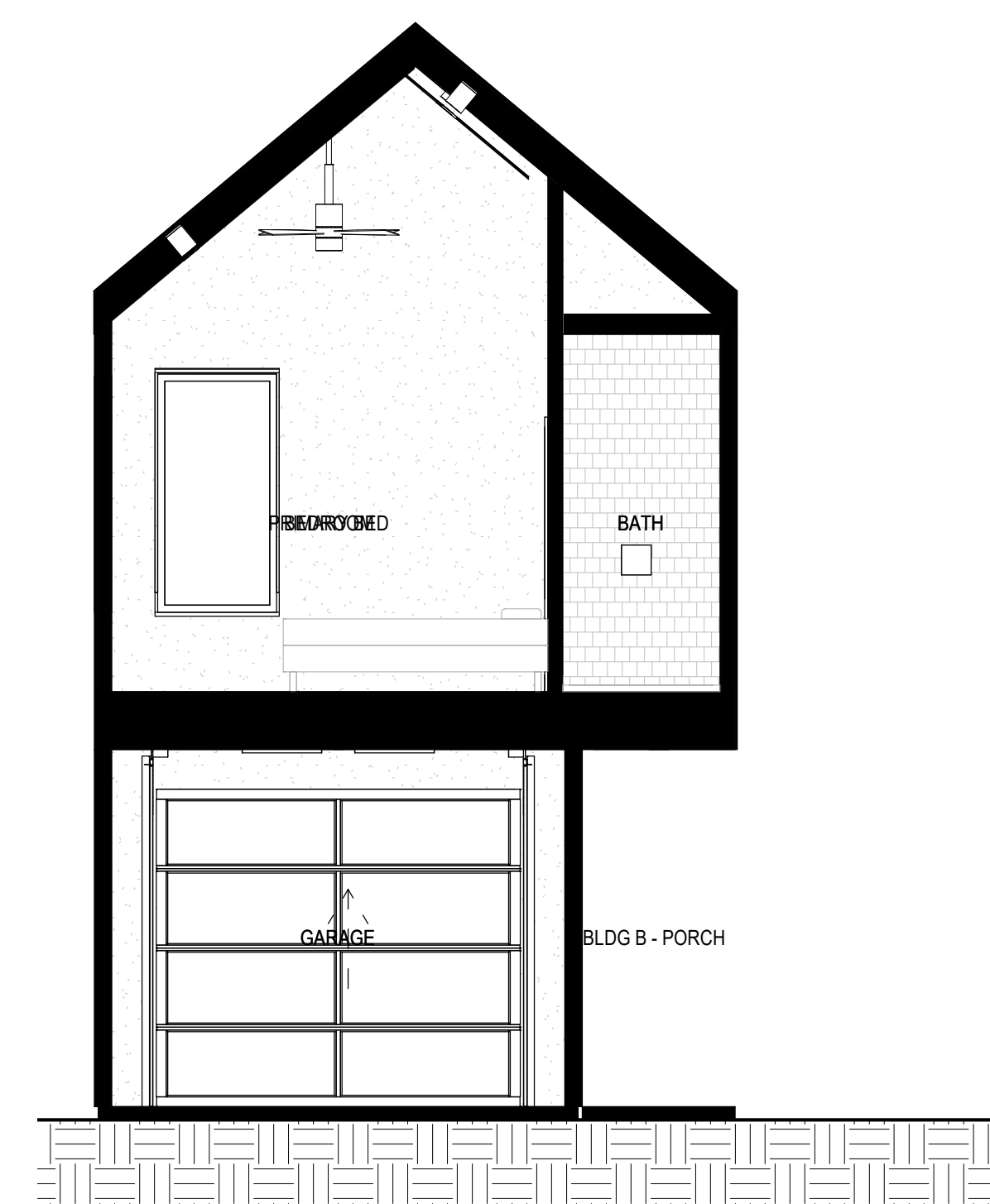
4 BLDG 1 - SECTION 4
SCALE: 1/4" = 1'-0"



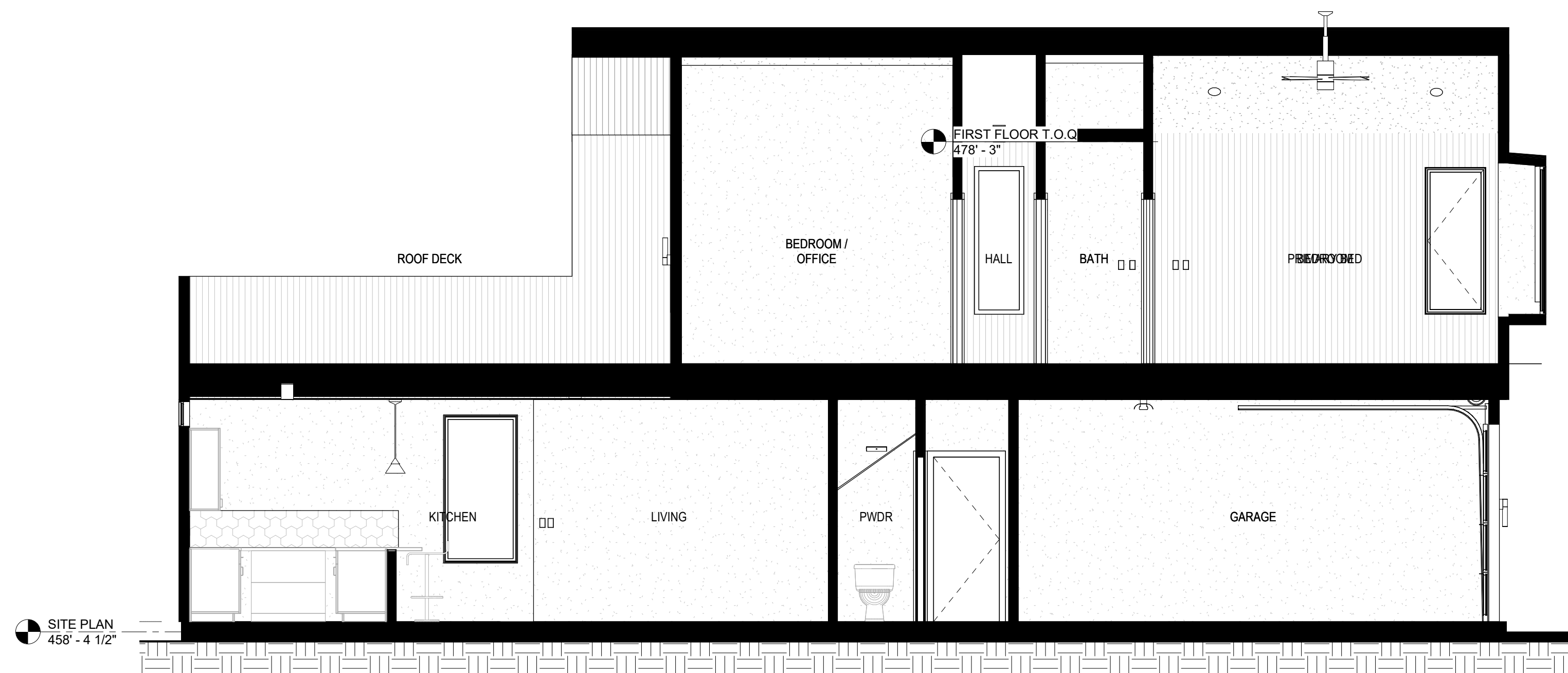
KEYNOTE LEGEND



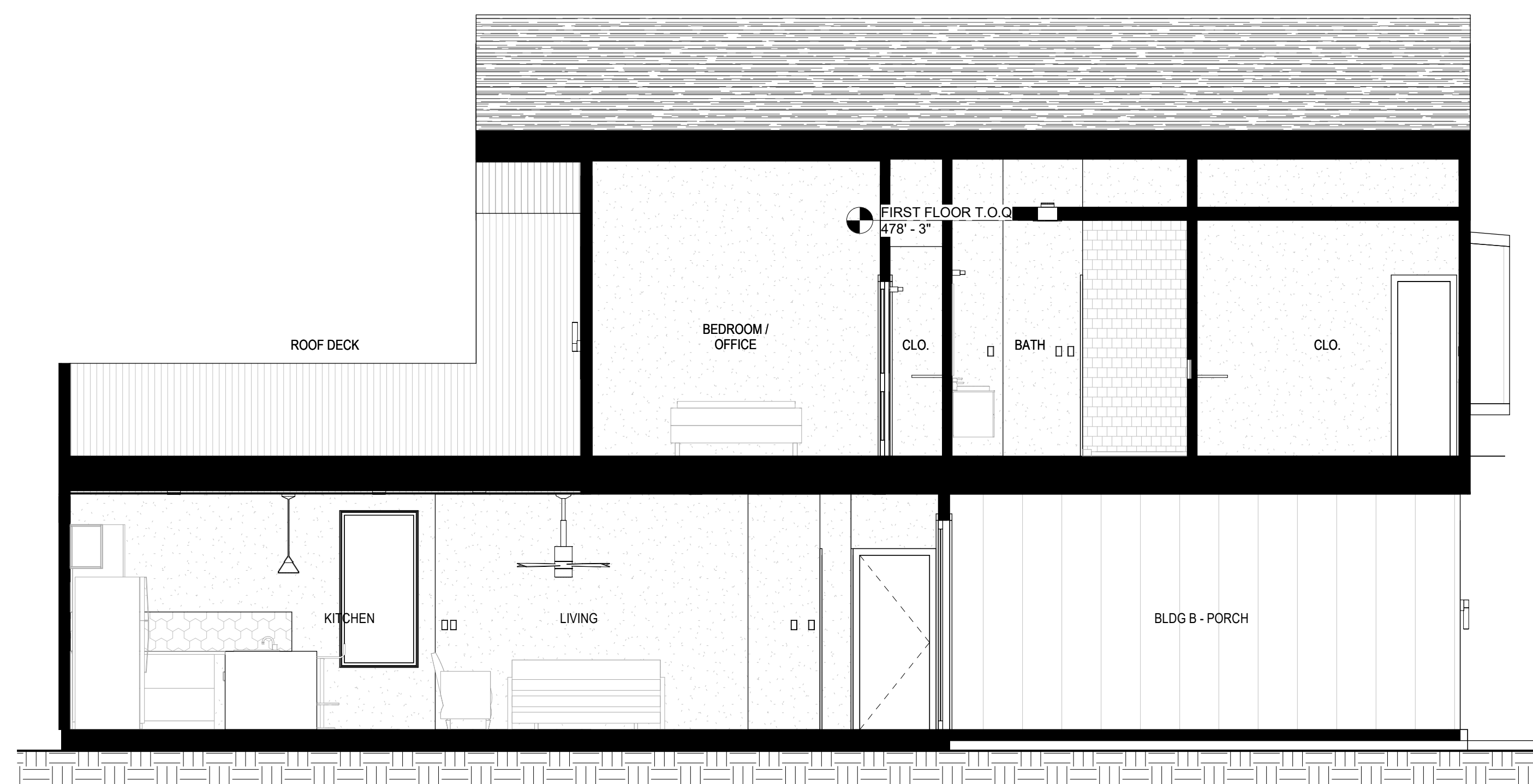
2 BLDG 2 - SECTION 2
SCALE: 1/4" = 1'-0"



4 BLDG 2 - SECTION 3
SCALE: 1/4" = 1'-0"



1 BLDG 2 - SECTION 1
SCALE: 1/4" = 1'-0"



3 BLDG 2 - SECTION 4
SCALE: 1/4" = 1'-0"

F S

FORSITE STUDIO
ARCHITECTURE / CONSTRUCTION

1205 east cesar chavez
austin, tx 78702
p 512.436.1901
www.forsitestudio.com

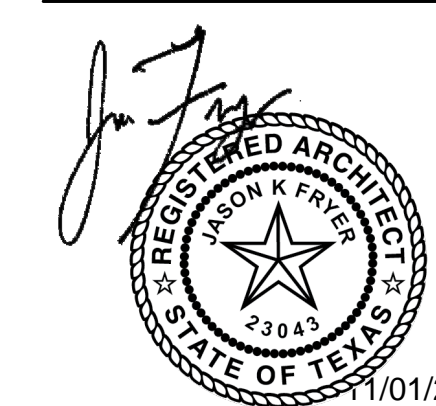
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE
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NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

3D SECTIONS

SHEET **A4.6**

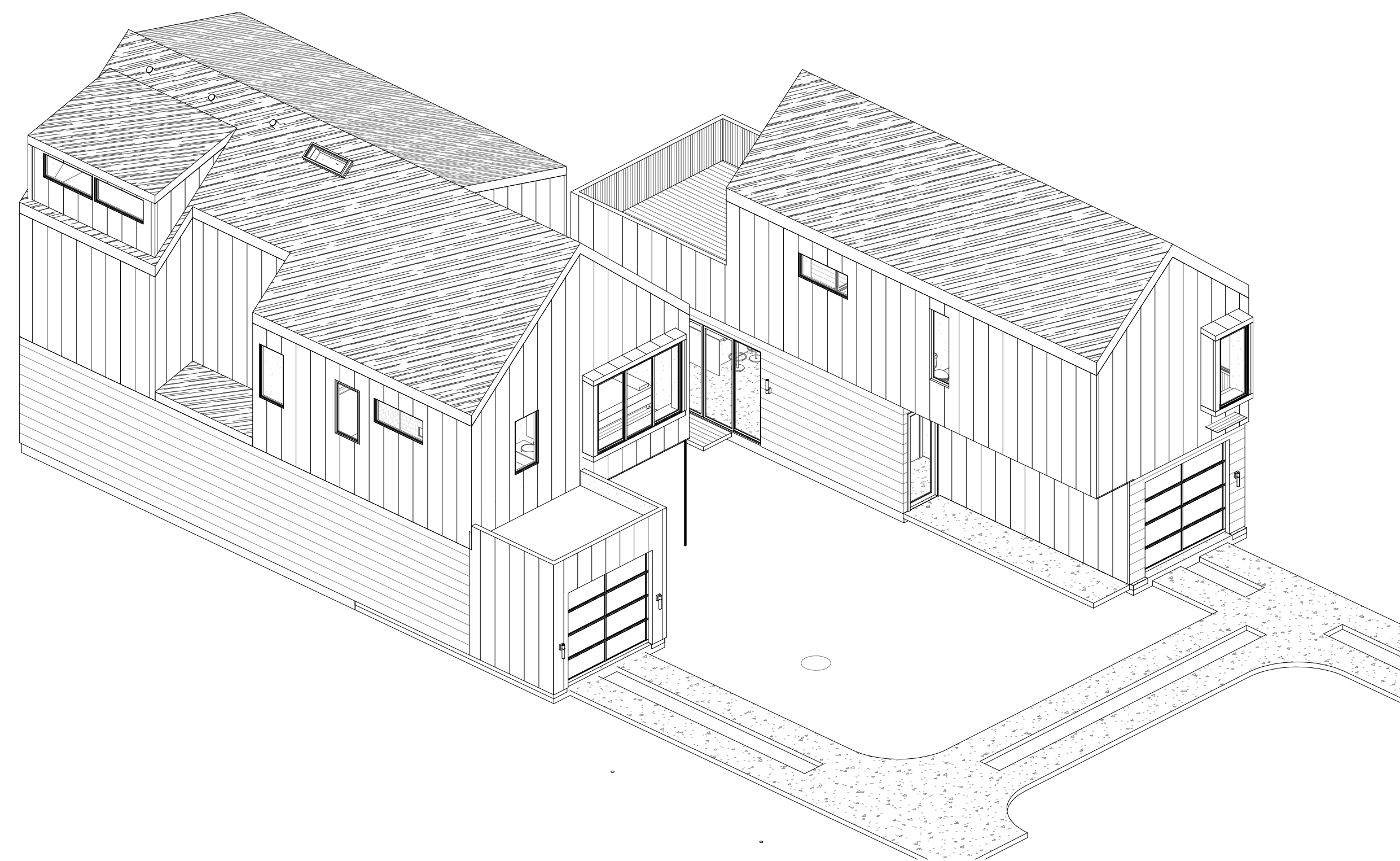
SCALE (FOR 24" X 36")

SCALE (FOR 11" X 17") HALF INDICATED

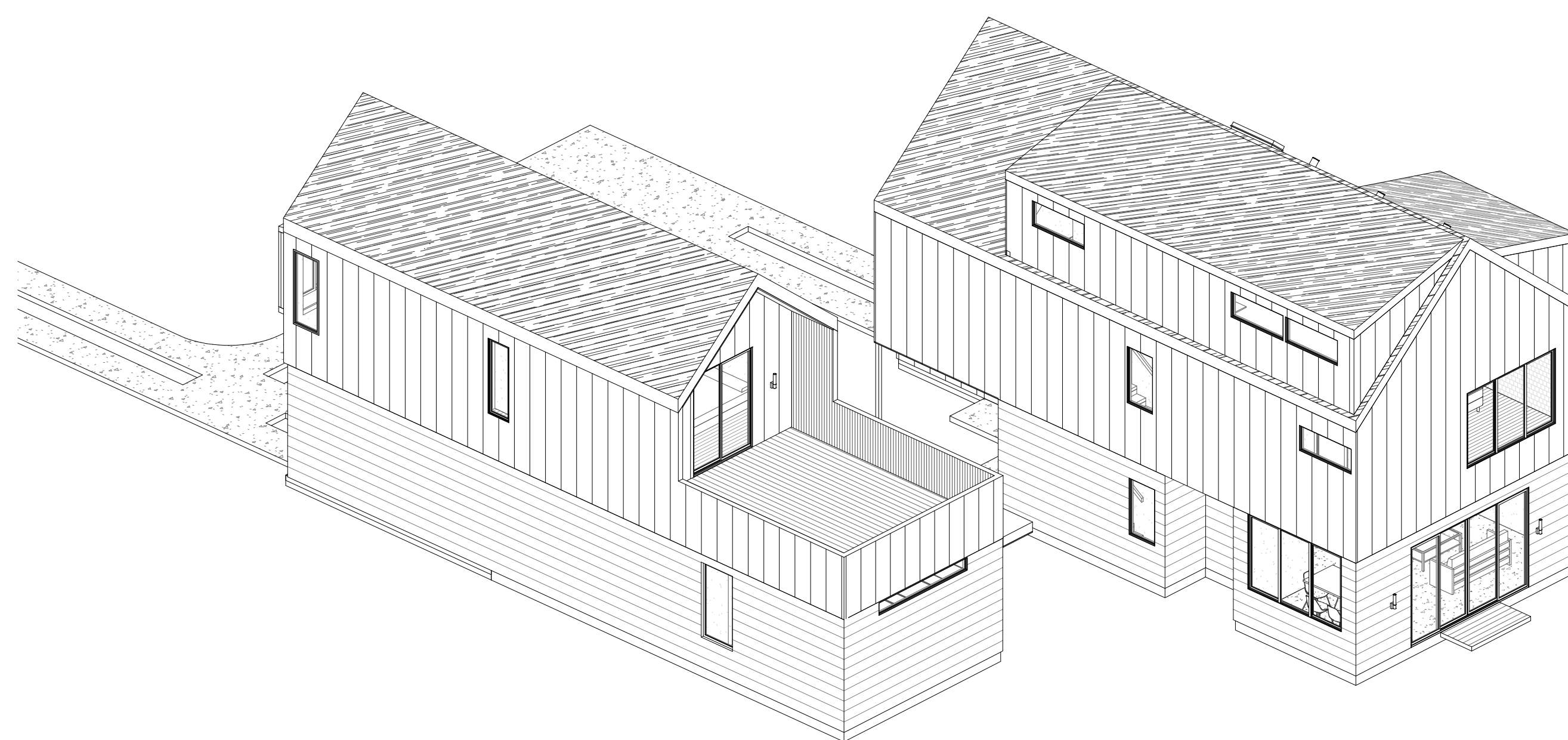
ISSUE DATE 08/25/2021

JOB # 2015

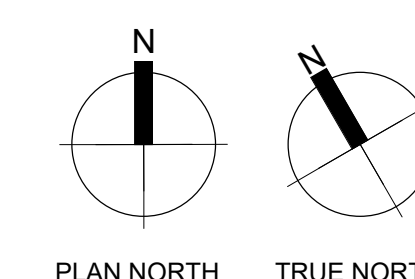
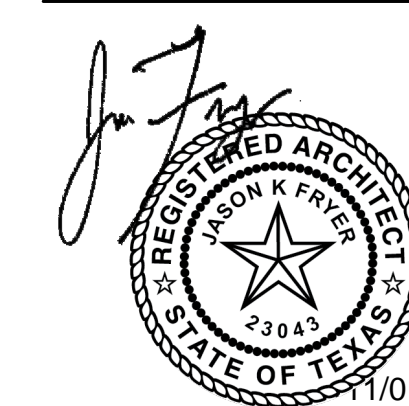
DRAWN BY EP



2 PERMIT - PERSPECTIVE 01
SCALE:



1 PERMIT - PERSPECTIVE 02
SCALE:

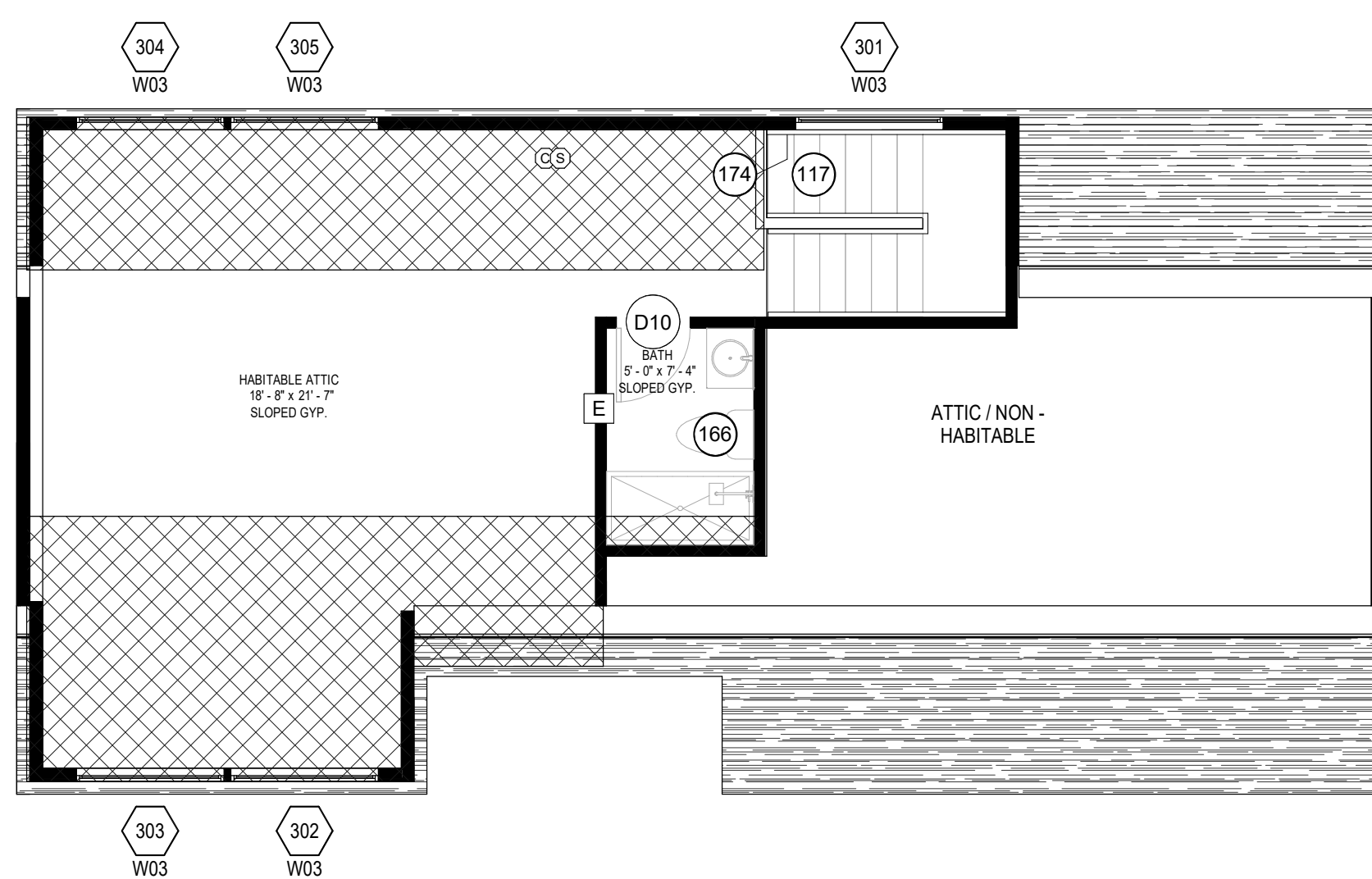


WINDOW SCHEDULE					
MARK	#	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION
101	W01	2' - 5 1/2"	4' - 6"	3' - 0"	FIXED WINDOW
102	W02	9' - 0"	6' - 0"	3' - 0"	SLIDING WINDOW
103	W08	3' - 0"	6' - 0"	2' - 4 1/2"	FIXED WINDOW
105	W19	9' - 0"	1' - 0"	7' - 11"	FIXED WINDOW
201	W02	9' - 0"	6' - 0"	2' - 0"	SLIDING WINDOW
202	W01	2' - 5 1/2"	4' - 6"	3' - 0"	FIXED WINDOW
203	W03	5' - 0"	2' - 0"	5' - 6"	FIXED WINDOW
204	W04	2' - 6"	4' - 6"	3' - 0"	CASEMENT
205	W05	2' - 5 1/2"	4' - 6"	3' - 0"	FIXED WINDOW
206	W02	9' - 0"	6' - 0"	3' - 0"	SLIDING WINDOW
207	W03	5' - 0"	2' - 0"	5' - 6"	FIXED WINDOW
208	W01	2' - 5 1/2"	4' - 6"	3' - 0"	FIXED WINDOW
209	W08	3' - 0"	6' - 0"	2' - 0"	FIXED WINDOW
210	W09	2' - 0"	6' - 0"	2' - 0"	FIXED WINDOW
211	W03	5' - 0"	2' - 0"	5' - 6"	FIXED WINDOW
212	W09	2' - 0"	6' - 0"	2' - 0"	FIXED WINDOW
213	W07	2' - 5 1/2"	5' - 11 1/2"	2' - 0"	CASEMENT
214	W37	2' - 6"	4' - 6"	3' - 0"	CASEMENT
215	W37	2' - 6"	4' - 6"	3' - 0"	CASEMENT
216	W38	2' - 5 1/2"	4' - 6"	3' - 0"	FIXED PICTURE ALUMINUM
217	W36	5' - 0"	2' - 0"	5' - 6"	FIXED PICTURE ALUMINUM
220	W28	2' - 6"	4' - 0"	3' - 6"	FIXED PICTURE ALUMINUM
221	W34	5' - 0"	2' - 0"	5' - 6"	FIXED PICTURE ALUMINUM
223	W28	2' - 6"	4' - 0"	3' - 6"	FIXED PICTURE ALUMINUM
224	W30	5' - 0"	5' - 0"	3' - 0"	HORIZONTAL SLIDING WINDOW
225	W30	5' - 0"	5' - 0"	3' - 0"	HORIZONTAL SLIDING WINDOW
226	W03	5' - 0"	2' - 0"	6' - 0"	FIXED WINDOW
252	W36	5' - 0"	2' - 0"	5' - 6"	FIXED PICTURE ALUMINUM
256	W40	6' - 0"	6' - 0"	2' - 0"	FIXED WINDOW
260	W26	9' - 0"	6' - 0"	2' - 0"	HORIZONTAL SLIDING WINDOW
261	W36	5' - 0"	2' - 0"	5' - 6"	FIXED PICTURE ALUMINUM
273	W30	5' - 0"	5' - 0"	3' - 0"	HORIZONTAL SLIDING WINDOW
279	W39	4' - 0"	2' - 0"	6' - 0"	FIXED PICTURE ALUMINUM
289	W06	1' - 3 1/4"	3' - 10 1/4"		SKYLIGHT
301	W03	5' - 0"	2' - 0"	3' - 0"	FIXED WINDOW
302	W03	5' - 0"	2' - 0"	3' - 8"	FIXED WINDOW
303	W03	5' - 0"	2' - 0"	3' - 8"	FIXED WINDOW
304	W03	5' - 0"	2' - 0"	3' - 0"	FIXED WINDOW
305	W03	5' - 0"	2' - 0"	3' - 0"	FIXED WINDOW

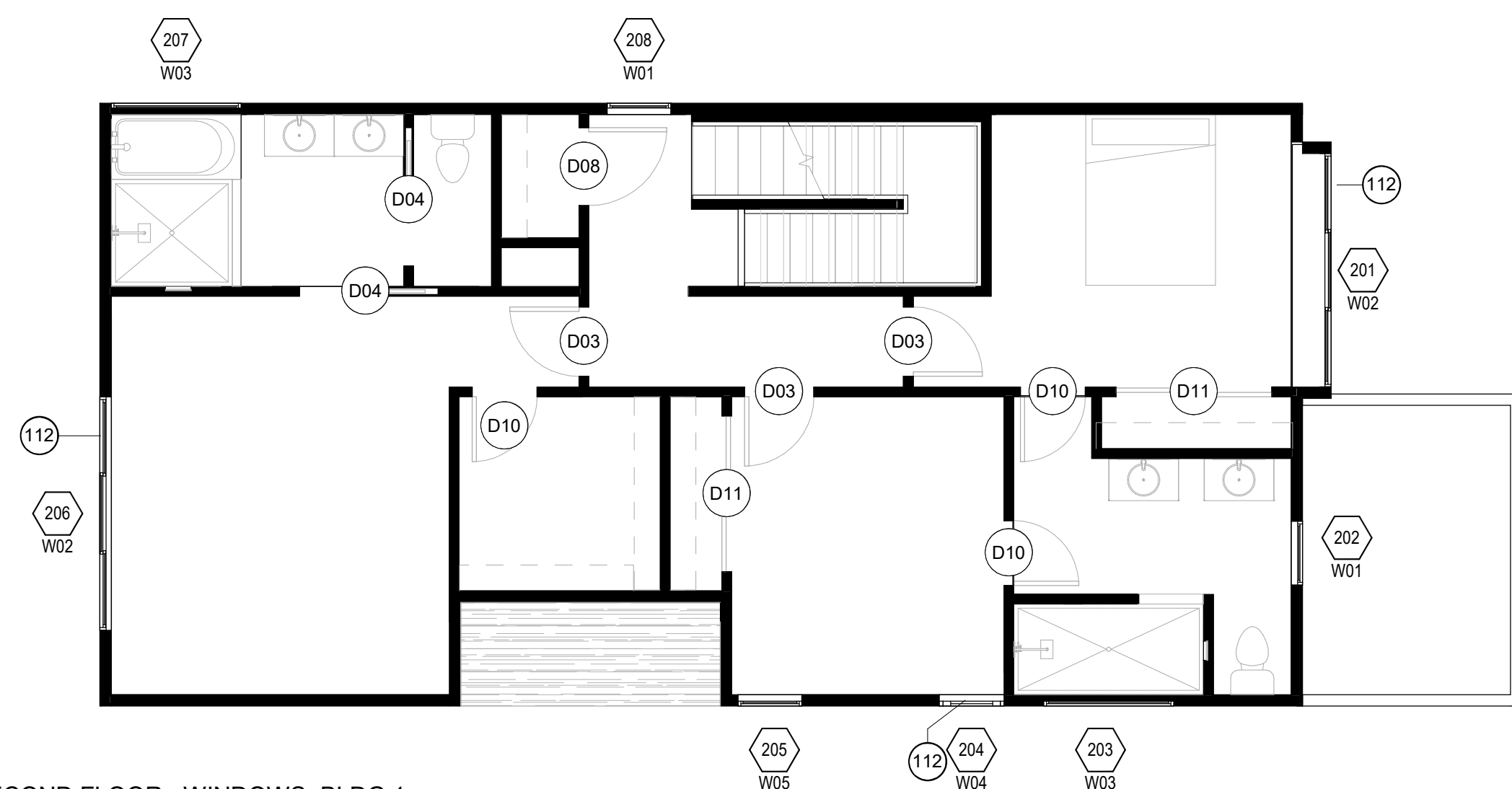
WINDOW LEGEND			
#	WIDTH	HEIGHT	DESCRIPTION
W01	2' - 5 1/2"	4' - 6"	FIXED WINDOW
W02	9' - 0"	6' - 0"	SLIDING WINDOW
W03	5' - 0"	2' - 0"	FIXED WINDOW
W04	2' - 6"	4' - 6"	CASEMENT
W05	2' - 5 1/2"	4' - 6"	FIXED WINDOW
W06	1' - 3 1/4"	3' - 10 1/4"	SKYLIGHT
W07	2' - 5 1/2"	5' - 11 1/2"	CASEMENT
W08	3' - 0"	6' - 0"	FIXED WINDOW
W09	2' - 0"	6' - 0"	FIXED WINDOW
W19	9' - 0"	1' - 0"	FIXED WINDOW
W26	9' - 0"	6' - 0"	HORIZONTAL SLIDING WINDOW
W28	2' - 6"	4' - 0"	FIXED PICTURE ALUMINUM
W30	5' - 0"	5' - 0"	HORIZONTAL SLIDING WINDOW
W34	5' - 0"	2' - 0"	FIXED PICTURE ALUMINUM
W36	5' - 0"	2' - 0"	FIXED PICTURE ALUMINUM
W37	2' - 6"	4' - 6"	CASEMENT
W38	2' - 5 1/2"	4' - 6"	FIXED PICTURE ALUMINUM
W39	4' - 0"	2' - 0"	FIXED PICTURE ALUMINUM
W40	6' - 0"	6' - 0"	FIXED WINDOW

EXTERIOR DOOR LEGEND				
TYPE MARK	SIZE		DOOR	
	WIDTH	HEIGHT	DESCRIPTION	
D01	3' - 0"	8' - 0"	SWING DOOR	
D2	8' - 0"	8' - 0"	ALUMINUM SLIDING DOOR	
D02	9' - 0"	8' - 0"	SECTIONAL GARAGE DOOR	
D03	2' - 8"	6' - 8"	SWING DOOR	
D07	12' - 0"	8' - 0"	4-PANEL ALUMINUM SLIDING DOOR	
D12	6' - 0"	8' - 0"	ALUMINUM SLIDING DOOR	
D16	10' - 0"	8' - 0"	4-PANEL ALUMINUM SLIDING DOOR	
D18	16' - 0"	8' - 0"	SECTIONAL GARAGE DOOR	
D27	15' - 10 3/4"	8' - 0"	4-PANEL ALUMINUM SLIDING DOOR	
Grand total: 16				

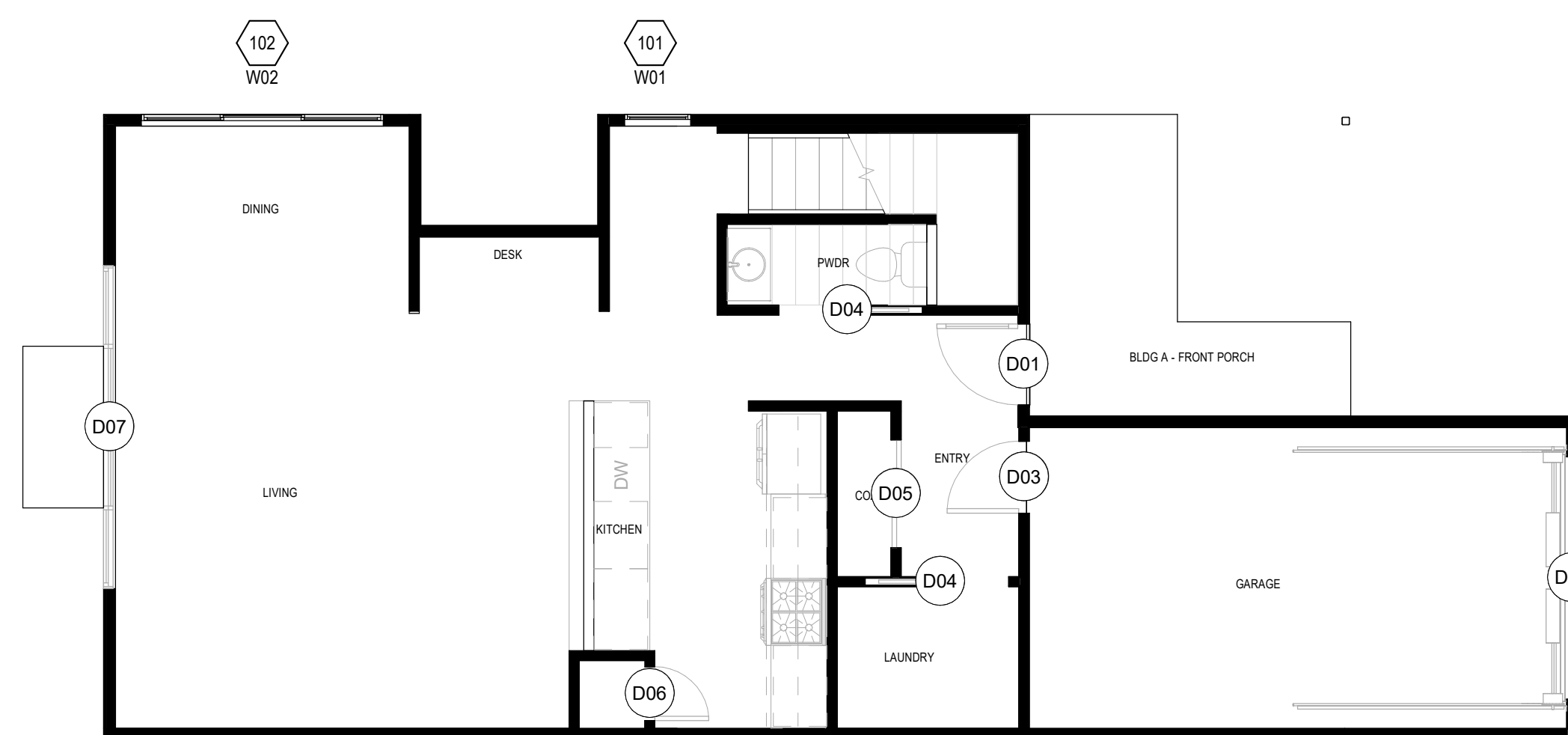
INTERIOR DOOR LEGEND				
TYPE MARK	SIZE		DOOR	
	WIDTH	HEIGHT	DESCRIPTION	
D03	2' - 8"	6' - 8"	SWING DOOR	
D04	2' - 8"	6' - 8"	POCKET DOOR	
D05	4' - 0"	6' - 8"	BI-PASS DOOR	
D06	2' - 0"	6' - 8"	SWING DOOR	
D08	3' - 0"	6' - 8"	SWING DOOR	
D10	2' - 6"	6' - 8"	SWING DOOR	
D11	6' - 0"	6' - 8"	SLIDING DOOR	
D13	2' - 0"	6' - 8"	POCKET DOOR	
D14	2' - 6"	6' - 8"	POCKET DOOR	
D14	3' - 0"	6' - 8"	POCKET DOOR	
Grand total: 49				



3 DOORS AND WINDOWS - BLDG 1 - ATTIC
SCALE: 3/16" = 1'-0"



2 SECOND FLOOR - WINDOWS - BLDG 1
SCALE: 3/16" = 1'-0"



1 FIRST FLOOR - WINDOWS - BLDG 1
SCALE: 3/16" = 1'-0"

NO.	DESCRIPTION	DATE
3	ASI 02	12/12/21



NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702
WINDOWS & DOORS
BLDG 2

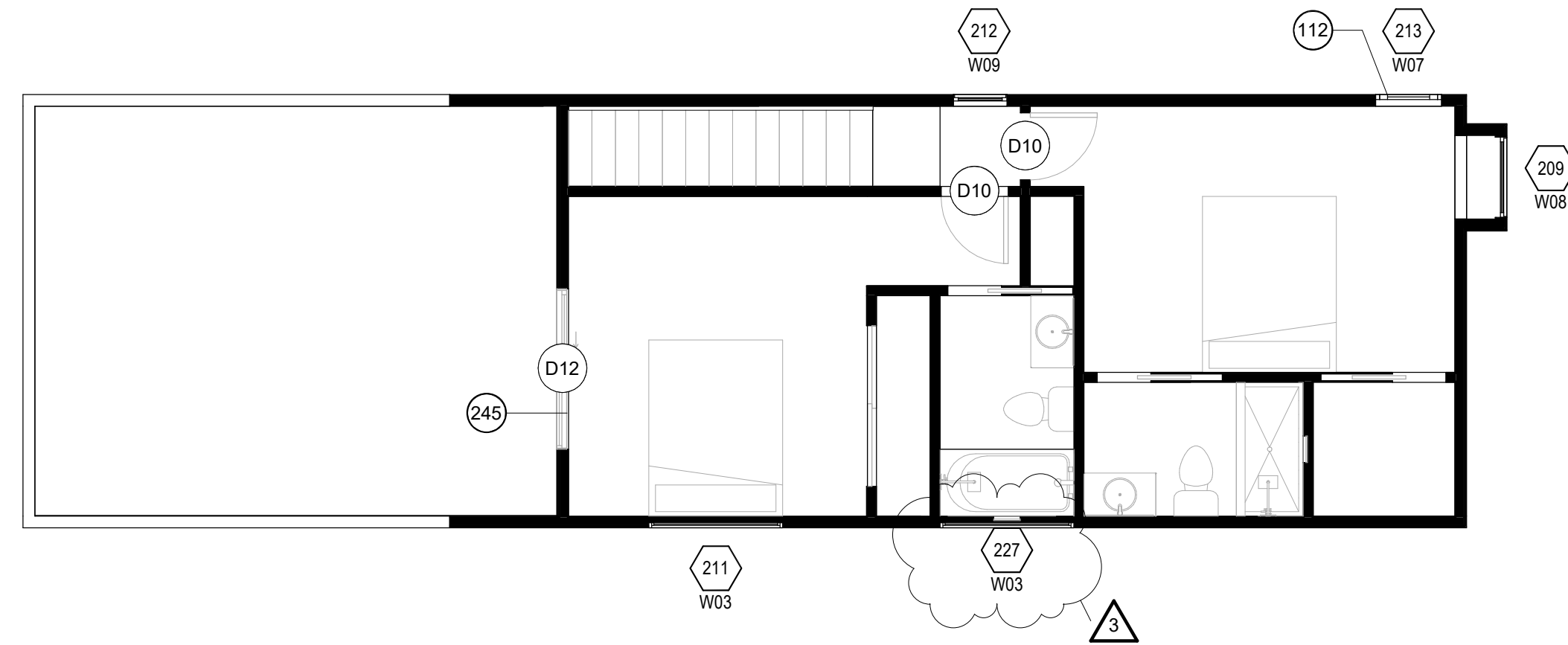
SHEET **A6.1**
SCALE (FOR 24" X 36") 3/16" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 10/15/21
JOB # 2015
DRAWN BY Designer

TYPE MARK	SIZE		DOOR		DESCRIPTION
	WIDTH	HEIGHT			
	D01	3' - 0"	8' - 0"	SWING DOOR	
D02	9' - 0"	8' - 0"	SECTIONAL GARAGE DOOR		
D03	2' - 8"	6' - 8"	SWING DOOR		
D07	12' - 0"	8' - 0"	4-PANEL ALUMINUM SLIDING DOOR		
D12	6' - 0"	8' - 0"	ALUMINUM SLIDING DOOR		
Grand total: 8					

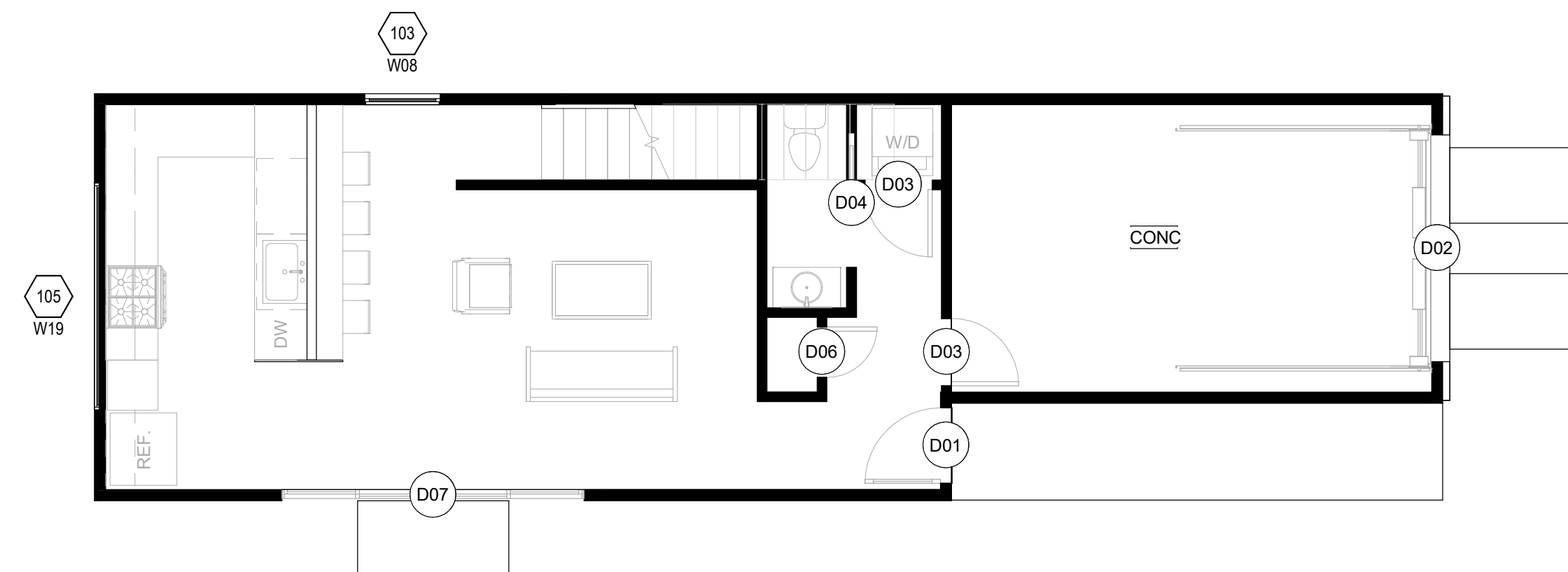
TYPE MARK	SIZE		DOOR		DESCRIPTION
	WIDTH	HEIGHT			
	D03	2' - 8"	6' - 8"	SWING DOOR	
D04	2' - 8"	6' - 8"	POCKET DOOR		
D05	4' - 0"	6' - 8"	BI-PASS DOOR		
D06	2' - 0"	6' - 8"	SWING DOOR		
D08	3' - 0"	6' - 8"	SWING DOOR		
D10	2' - 6"	6' - 8"	SWING DOOR		
D11	6' - 0"	6' - 8"	SLIDING DOOR		
D13	2' - 0"	6' - 8"	POCKET DOOR		
Grand total: 26					

MARK	#	SIZE		WINDOW		DESCRIPTION
		WIDTH	HEIGHT	SILL HEIGHT		
101	W01	2' - 5 1/2"	4' - 6"	3' - 0"		FIXED WINDOW
102	W02	9' - 0"	6' - 0"	3' - 0"		SLIDING WINDOW
103	W08	3' - 0"	6' - 0"	2' - 4 1/2"		FIXED WINDOW
105	W19	9' - 0"	1' - 0"	7' - 11"		FIXED WINDOW
201	W02	9' - 0"	6' - 0"	2' - 0"		SLIDING WINDOW
202	W01	2' - 5 1/2"	4' - 6"	3' - 0"		FIXED WINDOW
203	W03	5' - 0"	2' - 0"	5' - 6"		FIXED WINDOW
204	W04	2' - 6"	4' - 6"	3' - 0"		CASEMENT
205	W05	2' - 5 1/2"	4' - 6"	3' - 0"		FIXED WINDOW
206	W02	9' - 0"	6' - 0"	3' - 0"		SLIDING WINDOW
207	W03	5' - 0"	2' - 0"	5' - 6"		FIXED WINDOW
208	W01	2' - 5 1/2"	4' - 6"	3' - 0"		FIXED WINDOW
209	W08	3' - 0"	6' - 0"	2' - 0"		FIXED WINDOW
211	W03	5' - 0"	2' - 0"	5' - 6"		FIXED WINDOW
212	W09	2' - 0"	6' - 0"	2' - 0"		FIXED WINDOW
213	W07	2' - 5 1/2"	5' - 11 1/2"	2' - 0"		CASEMENT
227	W03	5' - 0"	2' - 0"	5' - 6"		FIXED WINDOW
289	W06	1' - 3 1/4"	3' - 10 1/4"			SKYLIGHT
301	W03	5' - 0"	2' - 0"	3' - 0"		FIXED WINDOW
302	W03	5' - 0"	2' - 0"	3' - 8"		FIXED WINDOW
303	W03	5' - 0"	2' - 0"	3' - 8"		FIXED WINDOW
304	W03	5' - 0"	2' - 0"	3' - 0"		FIXED WINDOW
305	W03	5' - 0"	2' - 0"	3' - 0"		FIXED WINDOW

#	WIDTH	HEIGHT	DESCRIPTION
W01	2' - 5 1/2"	4' - 6"	FIXED WINDOW
W02	9' - 0"	6' - 0"	SLIDING WINDOW
W03	5' - 0"	2' - 0"	FIXED WINDOW
W04	2' - 6"	4' - 6"	CASEMENT
W05	2' - 5 1/2"	4' - 6"	FIXED WINDOW
W06	1' - 3 1/4"	3' - 10 1/4"	SKYLIGHT
W07	2' - 5 1/2"	5' - 11 1/2"	CASEMENT
W08	3' - 0"	6' - 0"	FIXED WINDOW
W09	2' - 0"	6' - 0"	FIXED WINDOW
W19	9' - 0"	1' - 0"	FIXED WINDOW



2 SECOND FLOOR - WINDOWS -BLDG 2
SCALE: 3/16" = 1'-0"



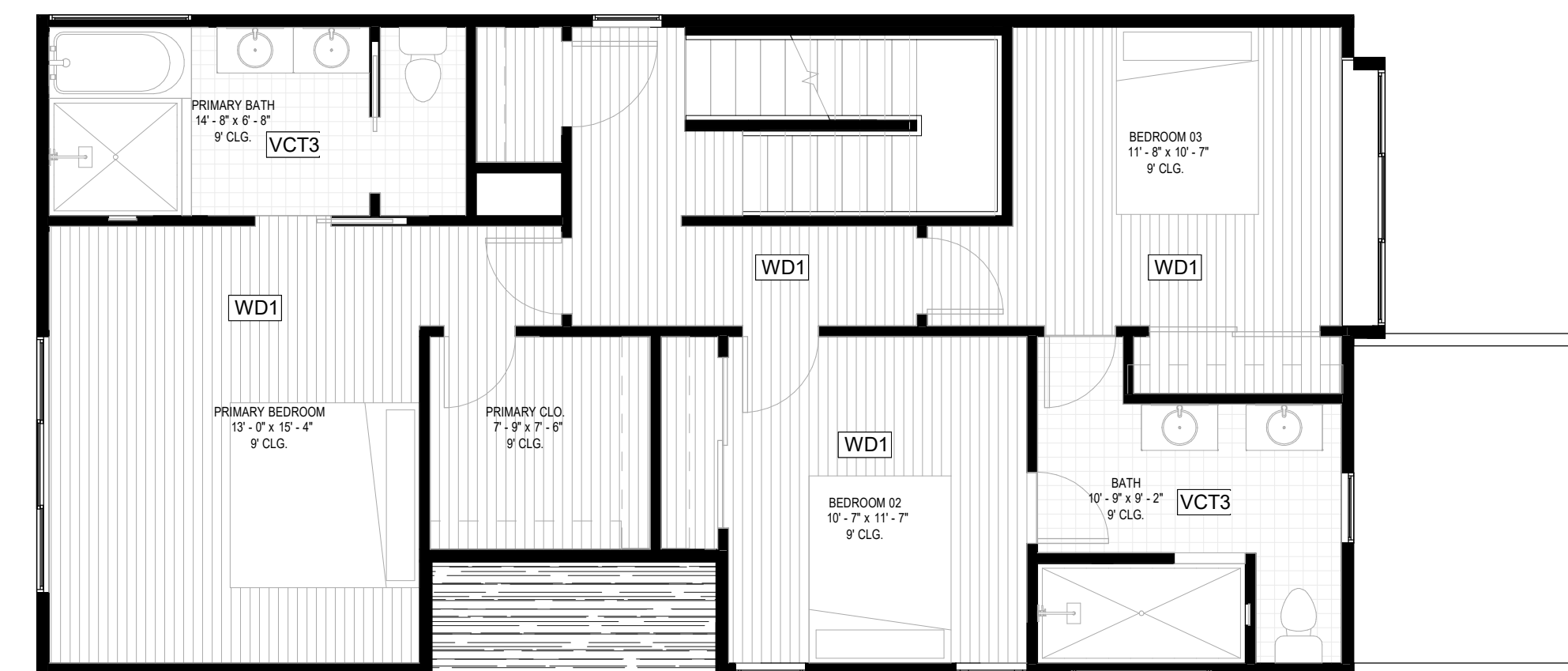
1 FIRST FLOOR - WINDOWS - BLDG 2
SCALE: 3/16" = 1'-0"

CONSULTANTS _____

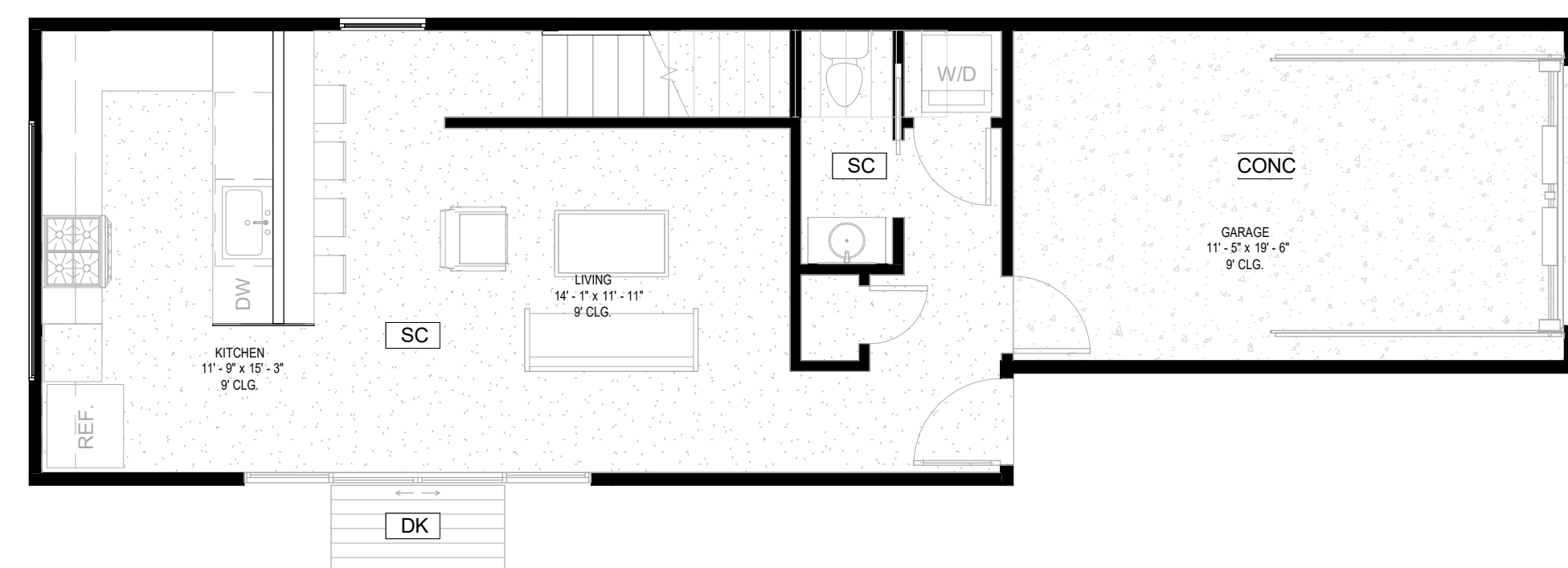
FLOOR FINISH LEGEND	
MARK	DESCRIPTION
SC	SEALED CONCRETE
DK	WOOD DECK
WD1	WOOD FLOOR - FINISH TO BE DETERMINED



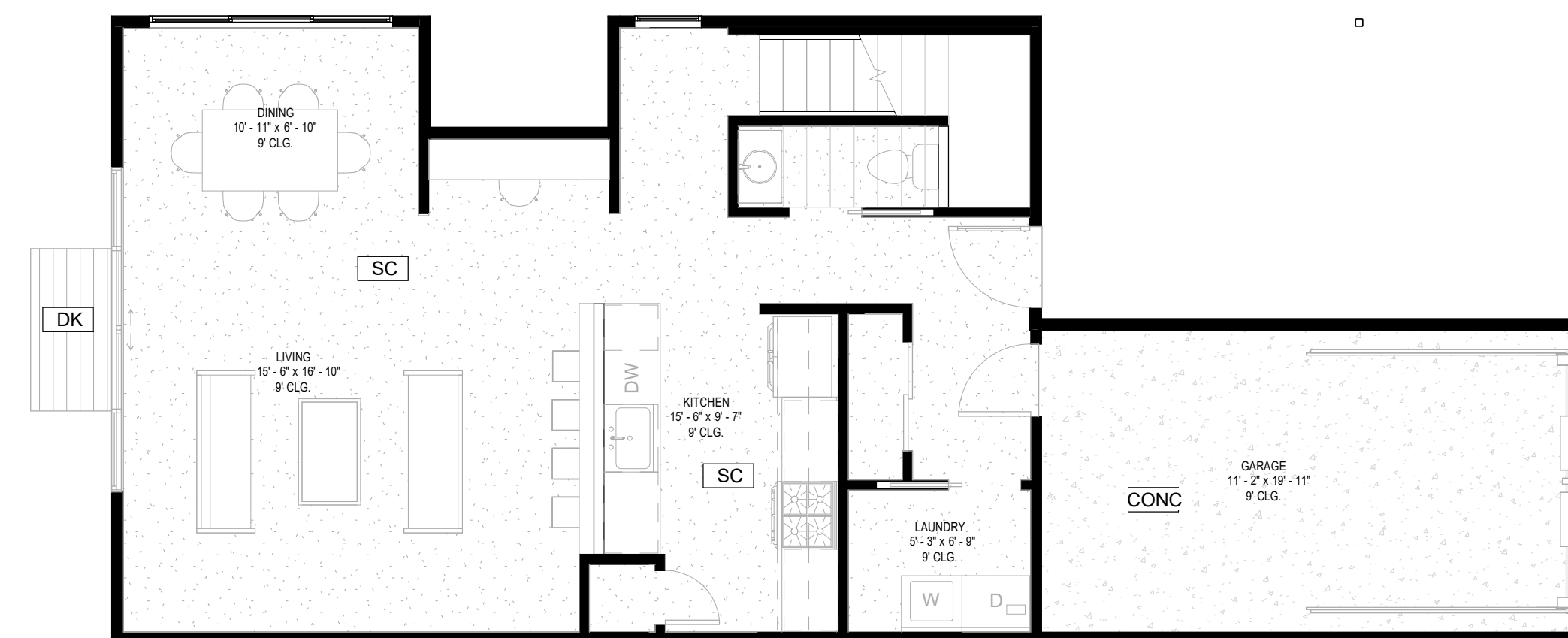
4 BLDG B - SECOND FLOOR - FINISH PLAN
SCALE: 3/16" = 1'-0"



2 BLDG A - SECOND FLOOR - FINISH PLAN
SCALE: 3/16" = 1'-0"



3 BLDG B - FIRST FLOOR - FINISH PLAN
SCALE: 3/16" = 1'-0"



1 BLDG A - FIRST FLOOR - FINISH PLAN
SCALE: 3/16" = 1'-0"

LEGEND _____

NOTES _____

REVISION

NO.	DESCRIPTION	DATE

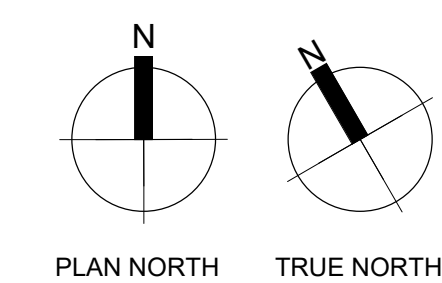


1/01/2021

NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

FINISH PLAN



SHEET	
SCALE (FOR 24" X 36")	3/16" = 1'-0"
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	10/15/21
JOB #	2015
DRAWN BY	EP

A8.1

KEYNOTE LEGEND

249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING
250	SHOWER NICHE - SIZE TO BE DETERMINED BASED ON TILE SELECTED. ROUGH OUT NICHE AT FRAMING
253	AT ALL SHOWER WINDOWS CUT AND INSTALL TILE AT THE SILL AND SURROUND

CASEWORK LEGEND

TYPE MARK	HEIGHT	WIDTH	DEPTH
C7	3'-0"	3'-0"	2'-0"
C8	3'-0"	2'-6"	1'-8"
C10			
C15	3'-4"	2'-6"	1'-2"
C20	7'-10"	2'-0"	2'-0"
C22	1'-8"	2'-8"	1'-7"
C30			
C31	3'-0"	2'-6"	2'-0"
C40	1'-8"	3'-0"	1'-2"
C41	3'-4"	3'-0"	1'-2"
C42	1'-8"	2'-6"	1'-2"
C44	3'-4"	1'-3"	1'-2"
C46	3'-0"	1'-3"	2'-0"
C47	3'-0"	3'-0"	2'-0"

KITCHEN EQUIPMENT LEGEND

MARK	DESCRIPTION
K5	30" MICROWAVE/VENT HOOD
K6	36" REFRIDGERATOR
K7	36" REFRIDGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE LEGEND

TYPE MARK	DESCRIPTION
P1	KITCHEN SINK
P6	FULL SHOWER TRIM
P8	CUSTOM SHOWER PAN
P9	SHOWER HEAD
PX	BATHTUB

BATH ACCESSORIES LEGEND

MARK	WIDTH	HEIGHT	DESCRIPTION
M1	2'-0"	3'-6"	MIRROR
M2	2'-6"	3'-0"	MIRROR

WALL TILE LEGEND

MARK	DESCRIPTION
T-3	TILE
T-4	TILE

SHOWER INSTALLATION NOTES

- SCHLUTER TRIM TO BE INSTALLED AT TILE/SHEETROCK TRANSITIONS
- REDGARD TO BE USED ON ALL HARDBACKER JOINTS
- AT ALL SHOWER WINDOWS CUT AND INSTALL TILE AT THE SILL AND SURROUND
- SHOWERS TO HAVE DOUBLE 2X4 CURB INSTALLED AT FRAMING
- ALL SHOWERS AND BATHS TO HAVE A SHOWER NICHE ROUGHED IN AT FRAMING - SIZE TO BE DETERMINED BASED ON SELECTED TILE

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE

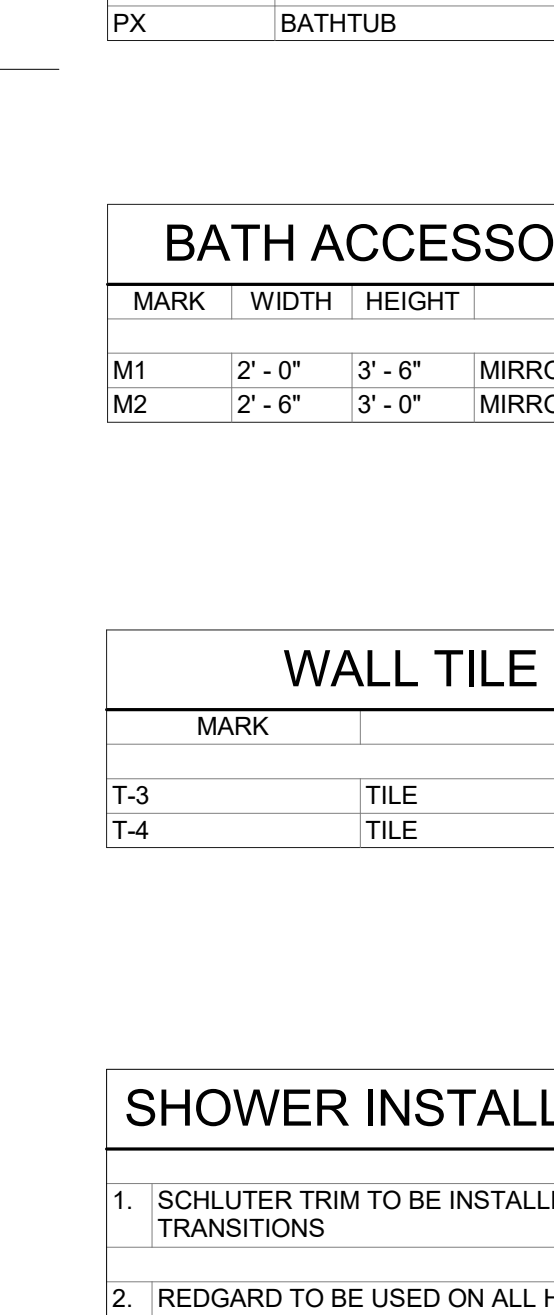
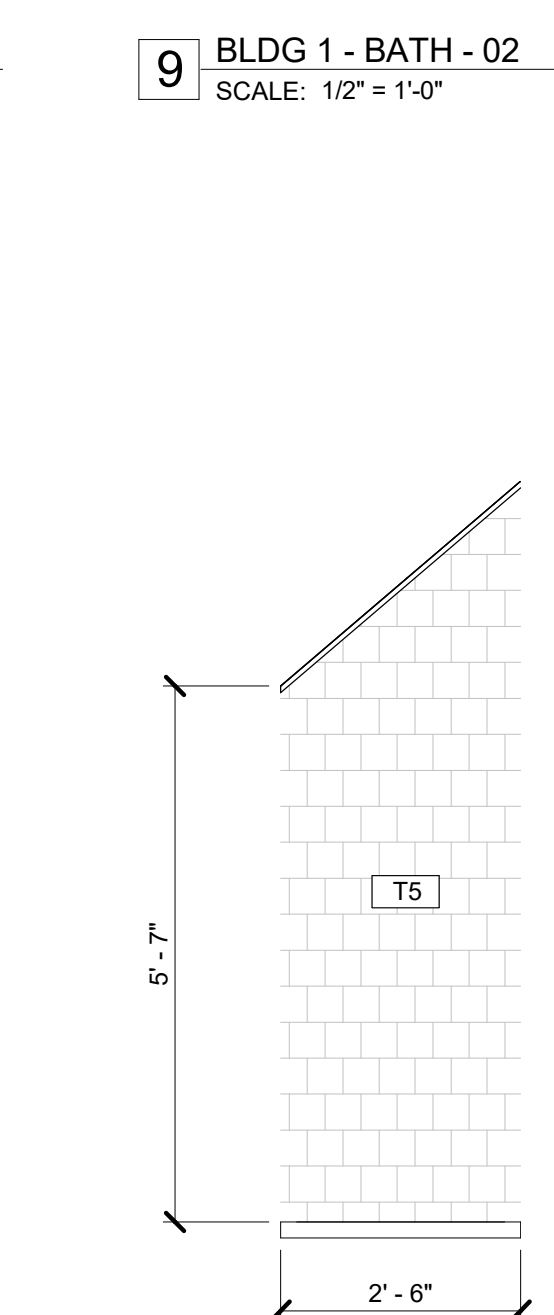
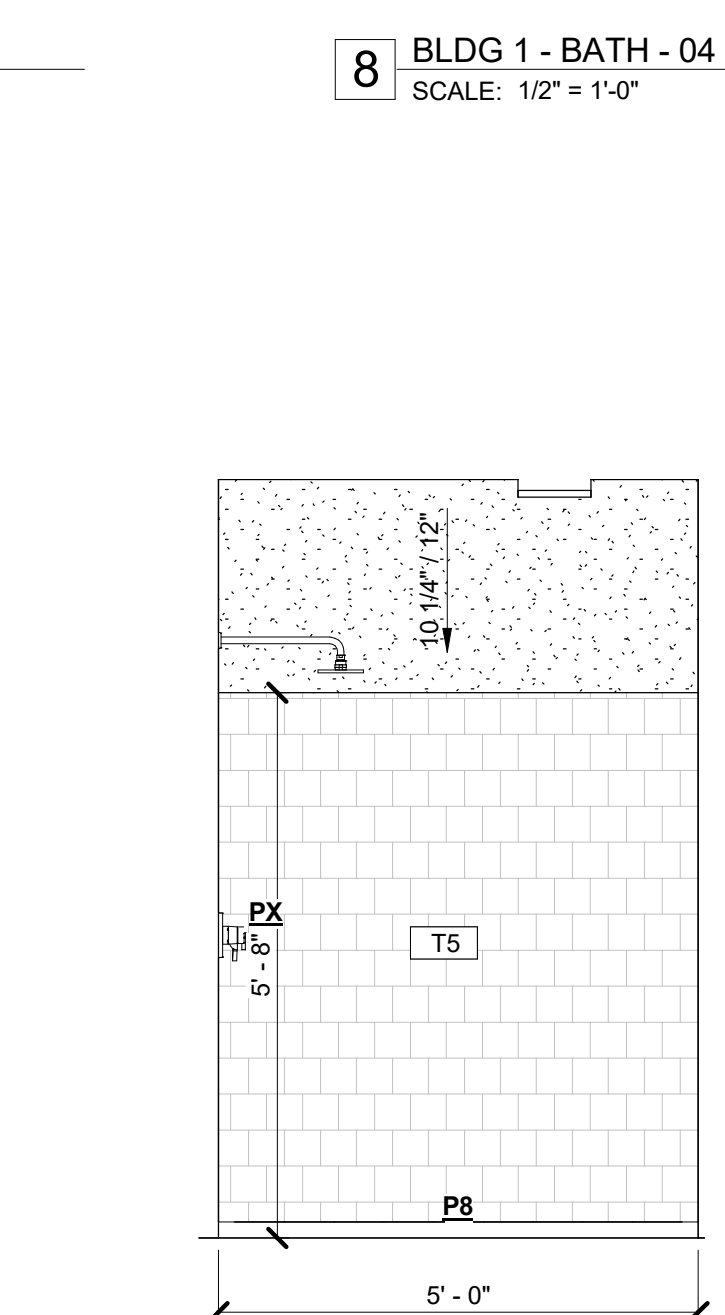
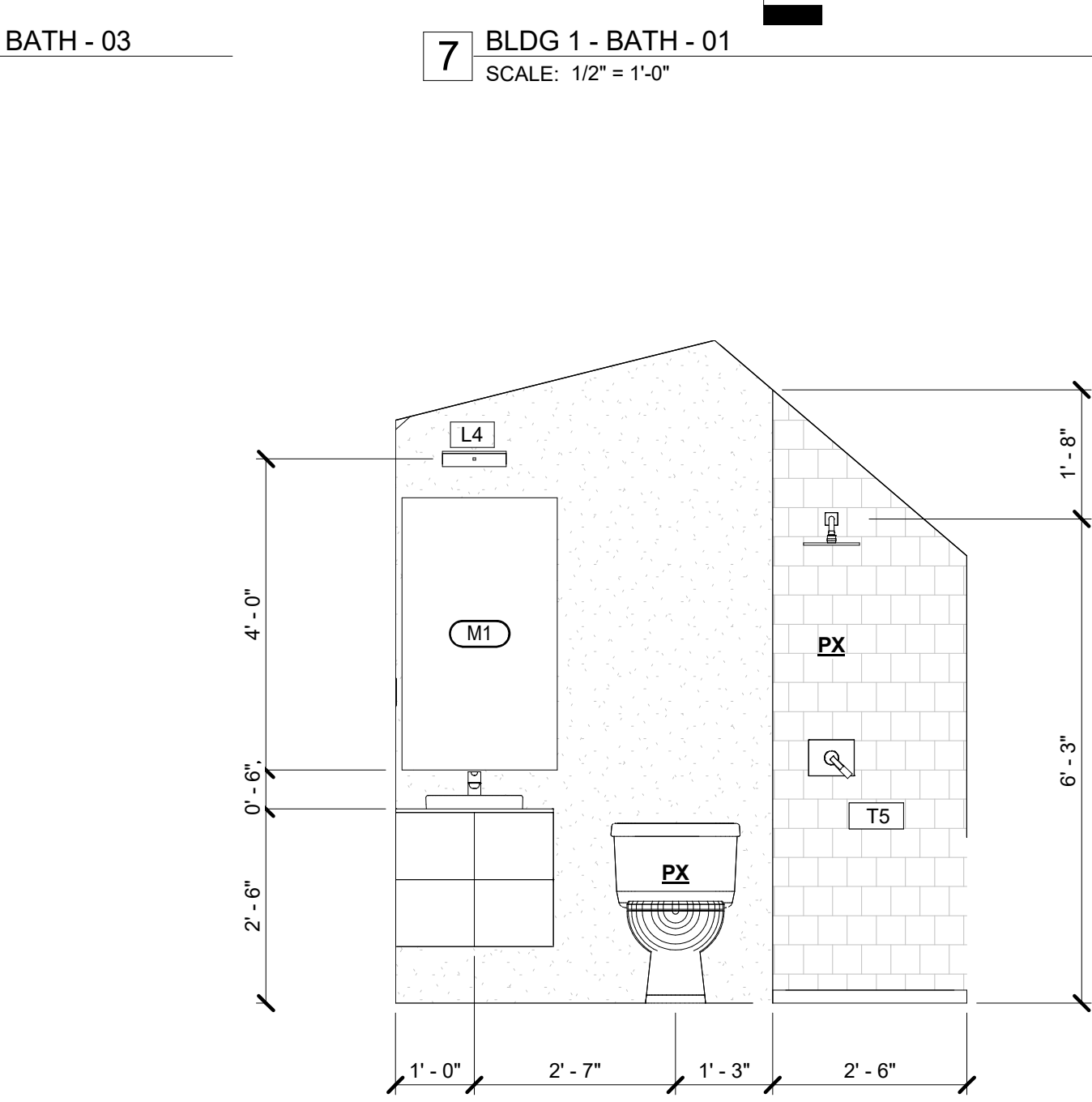
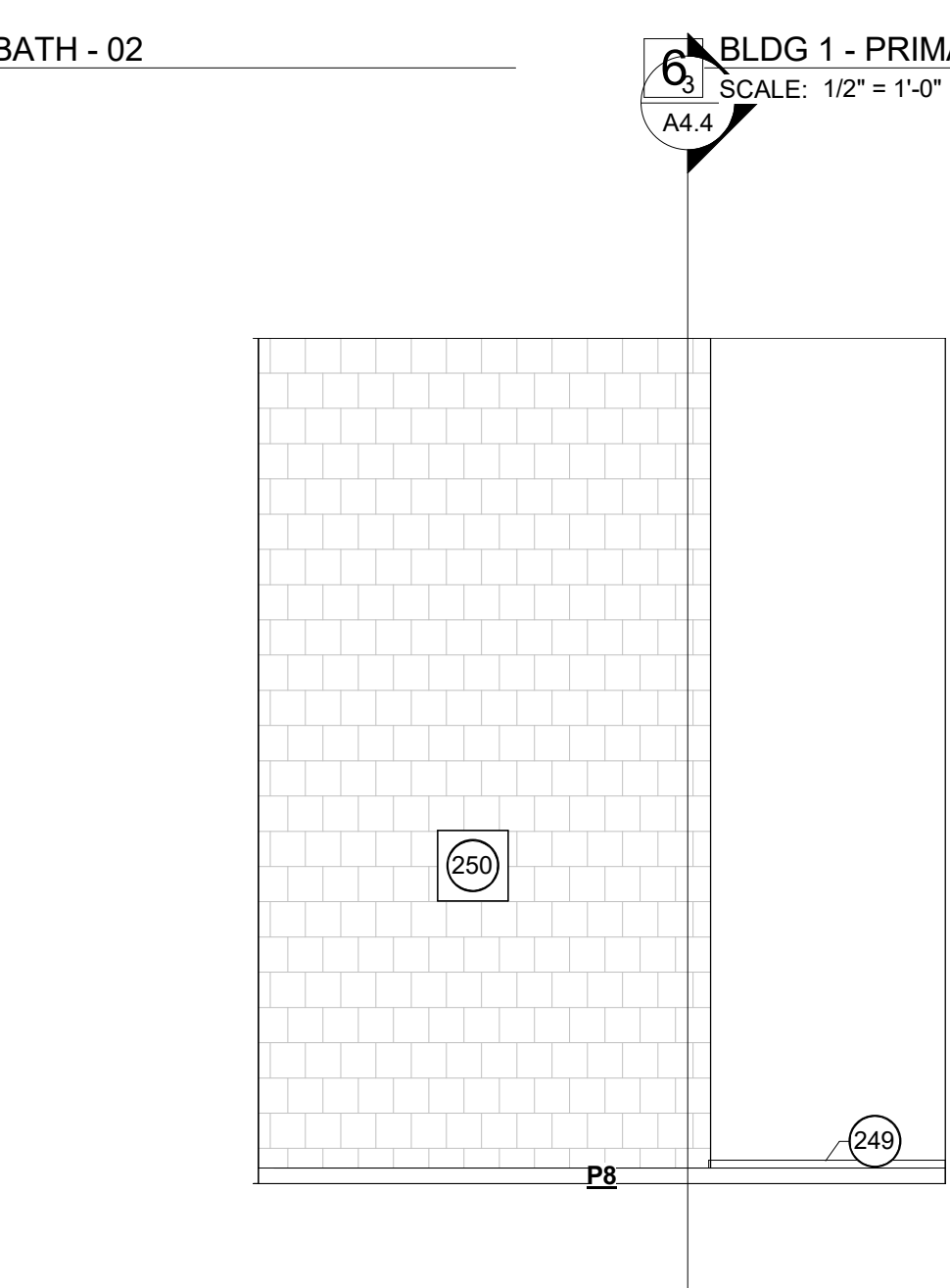
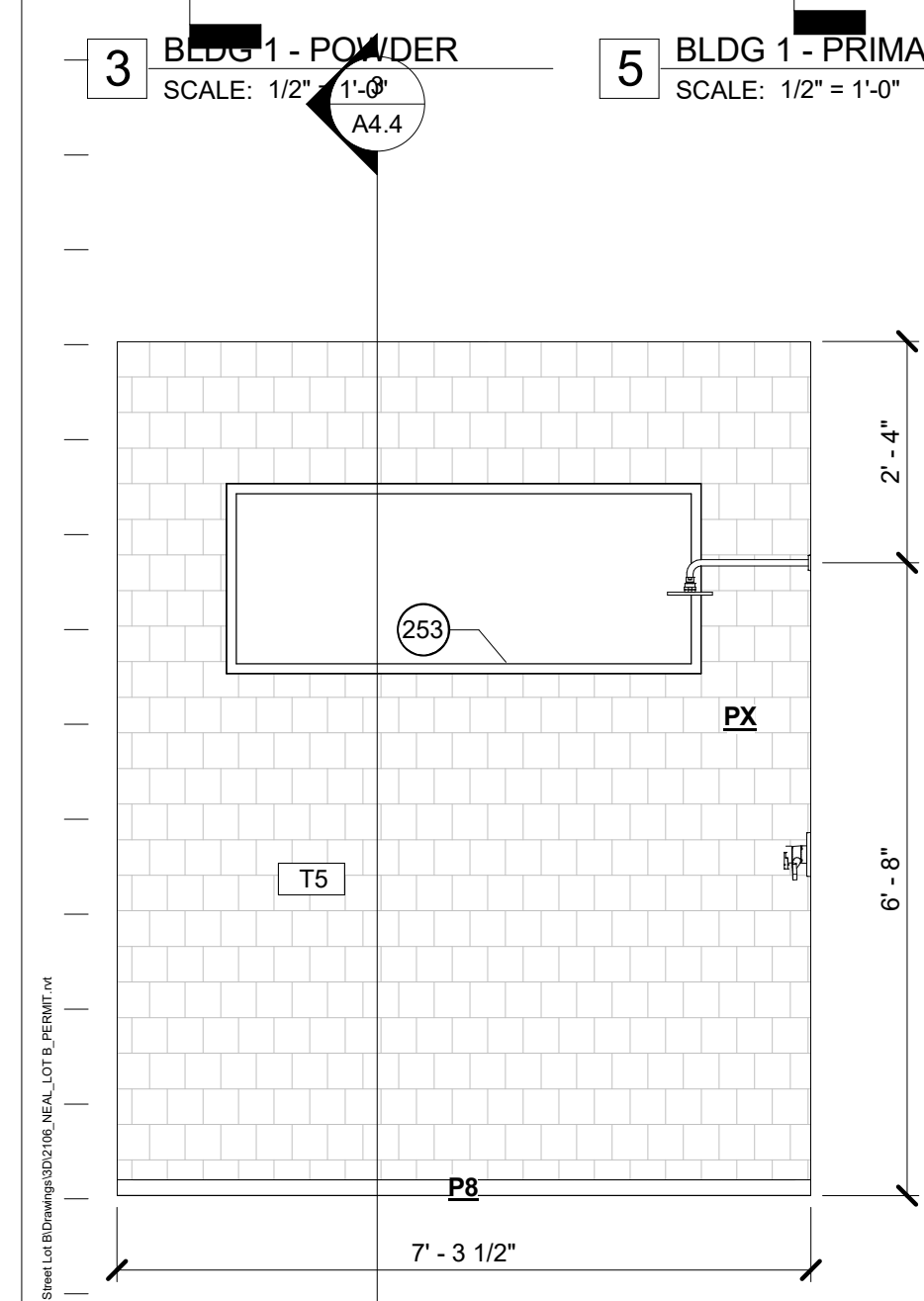
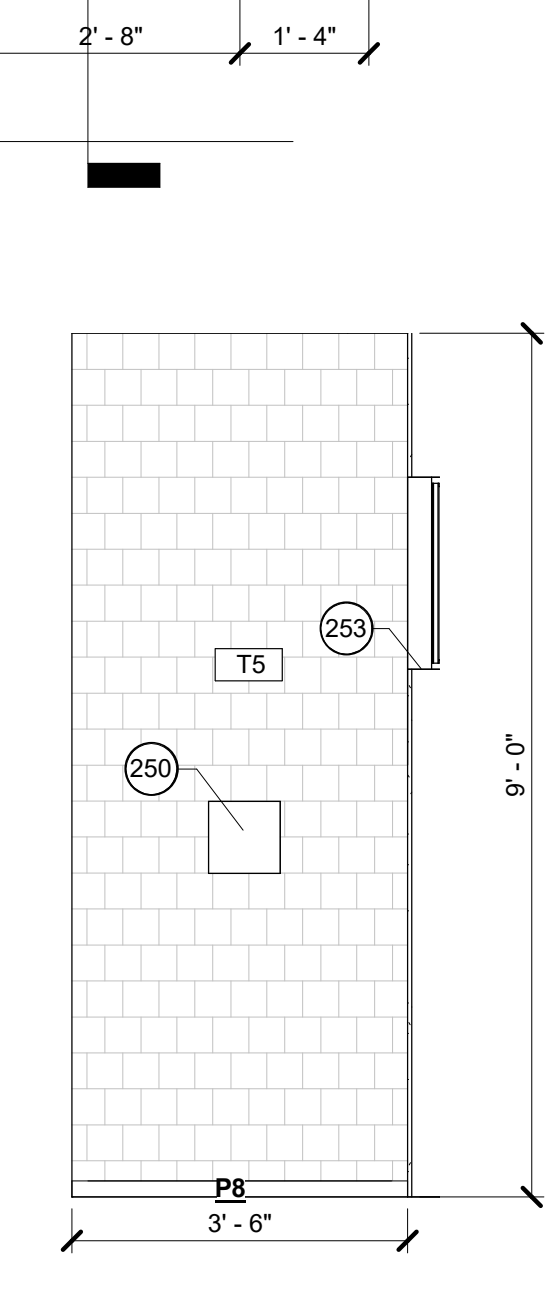
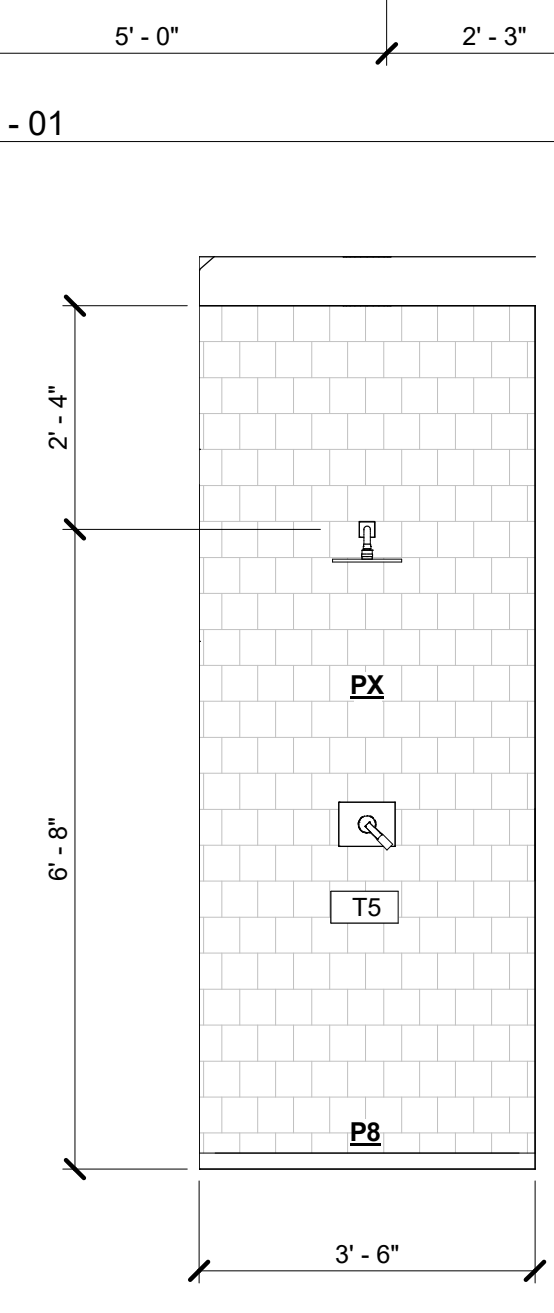
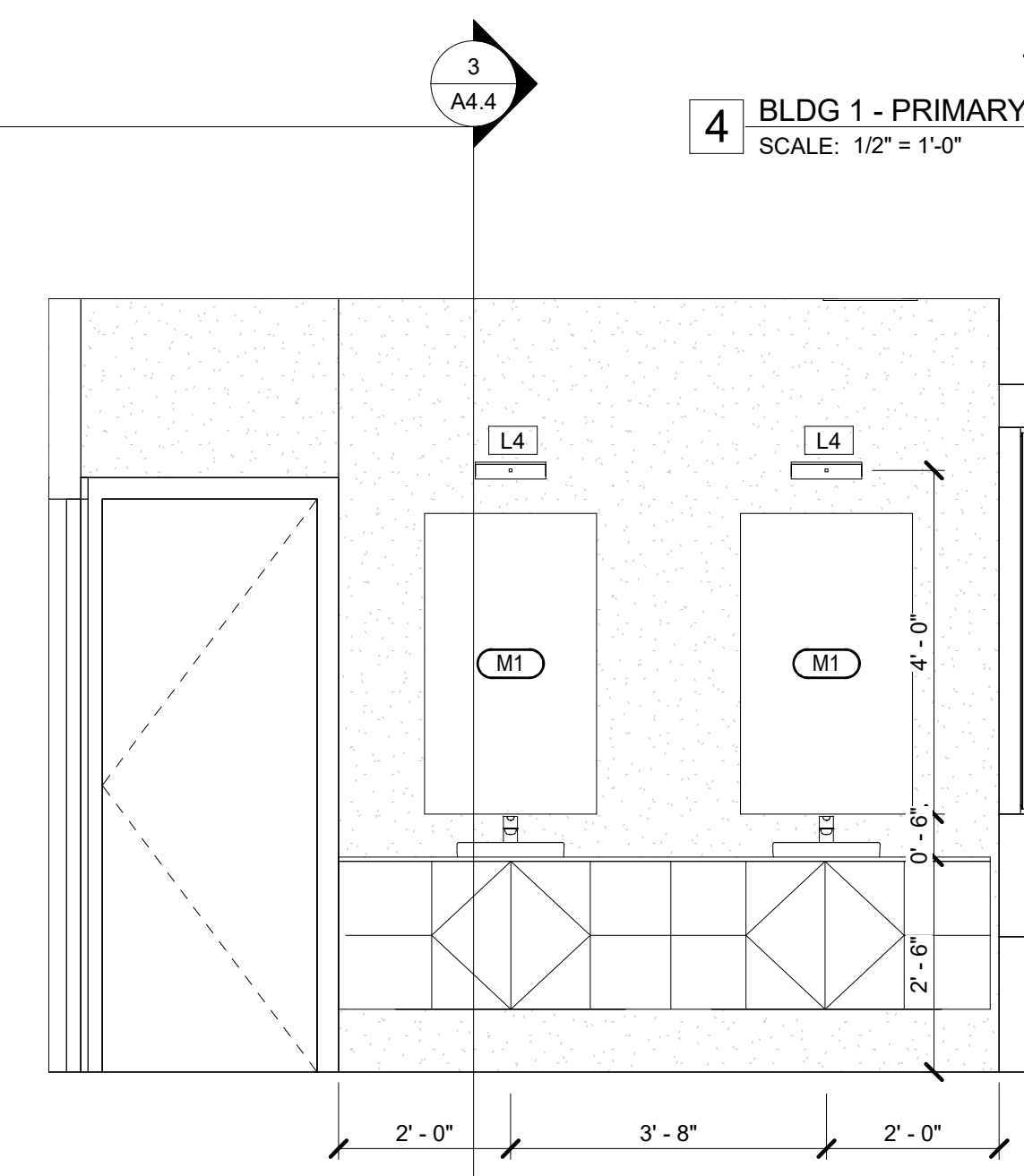
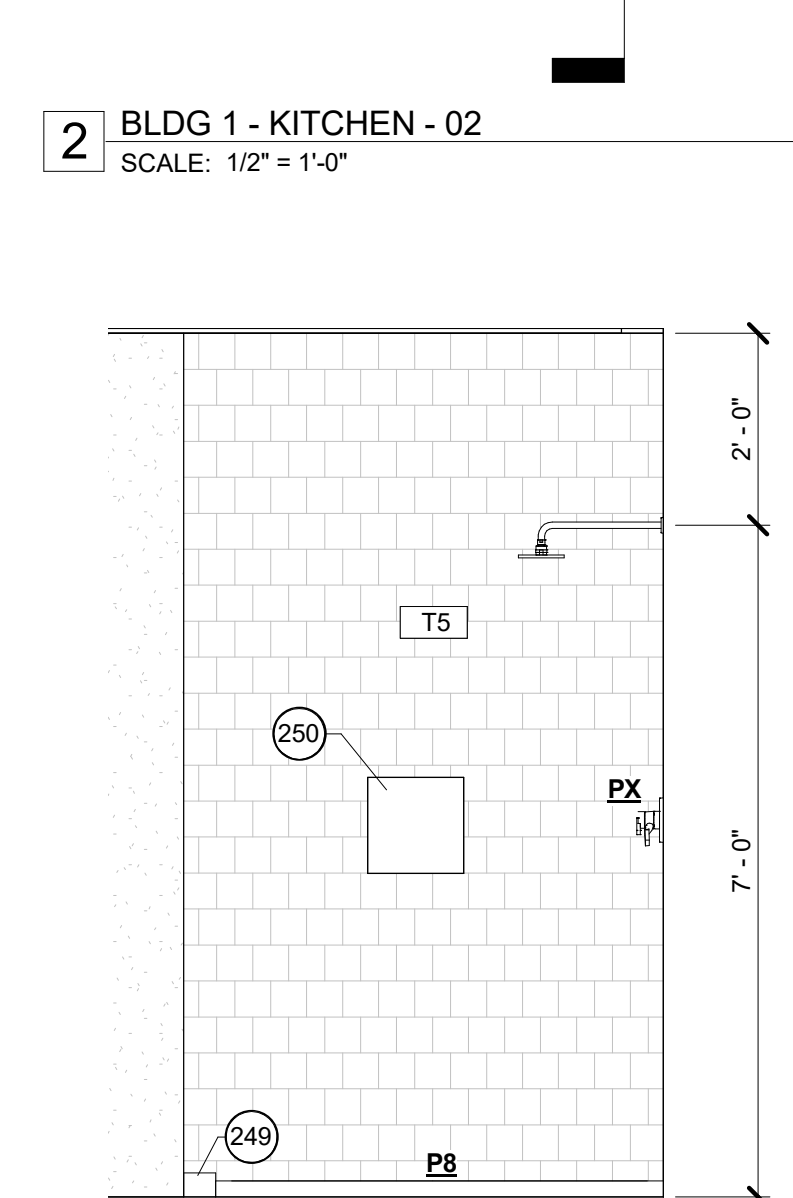
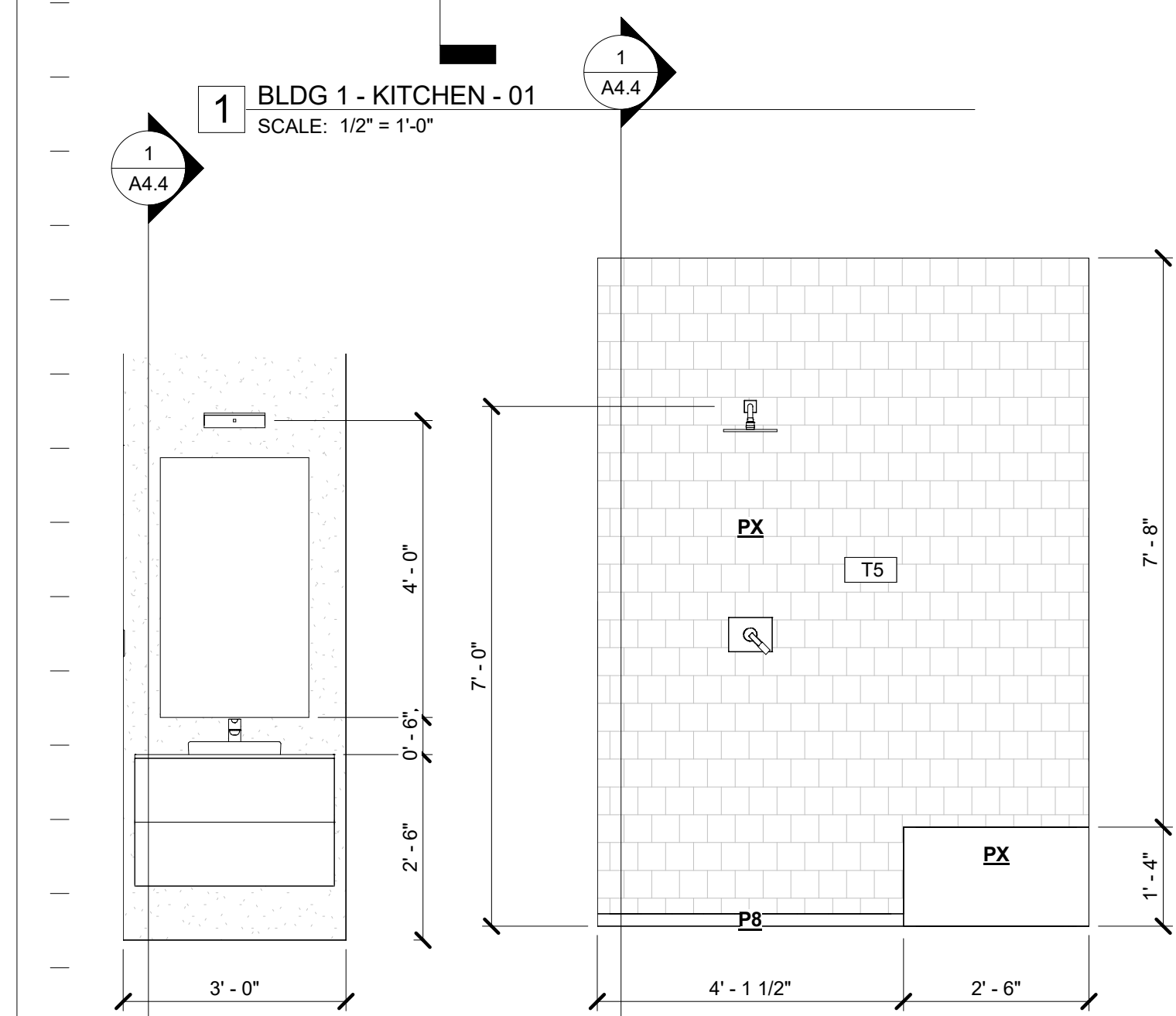
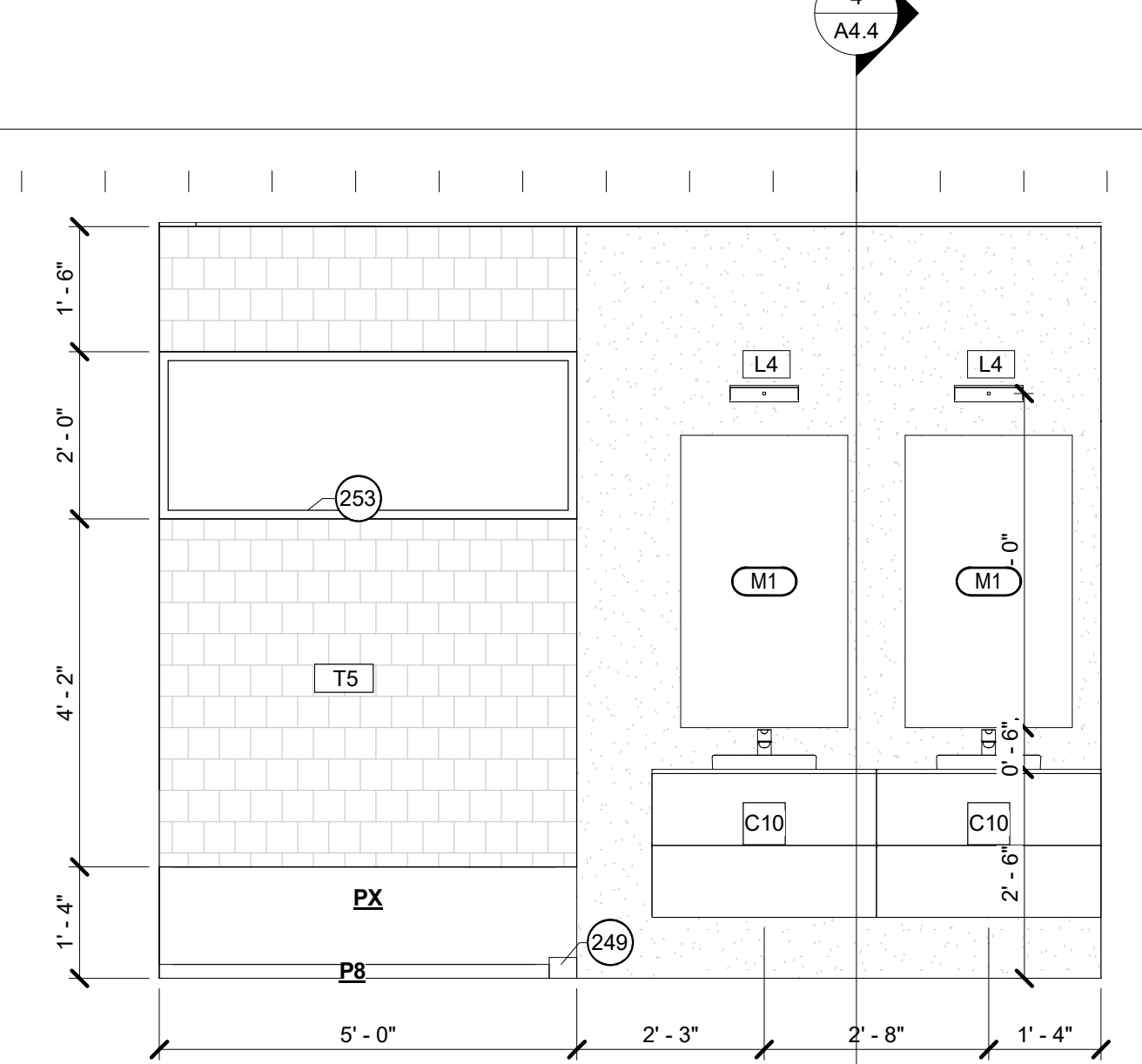
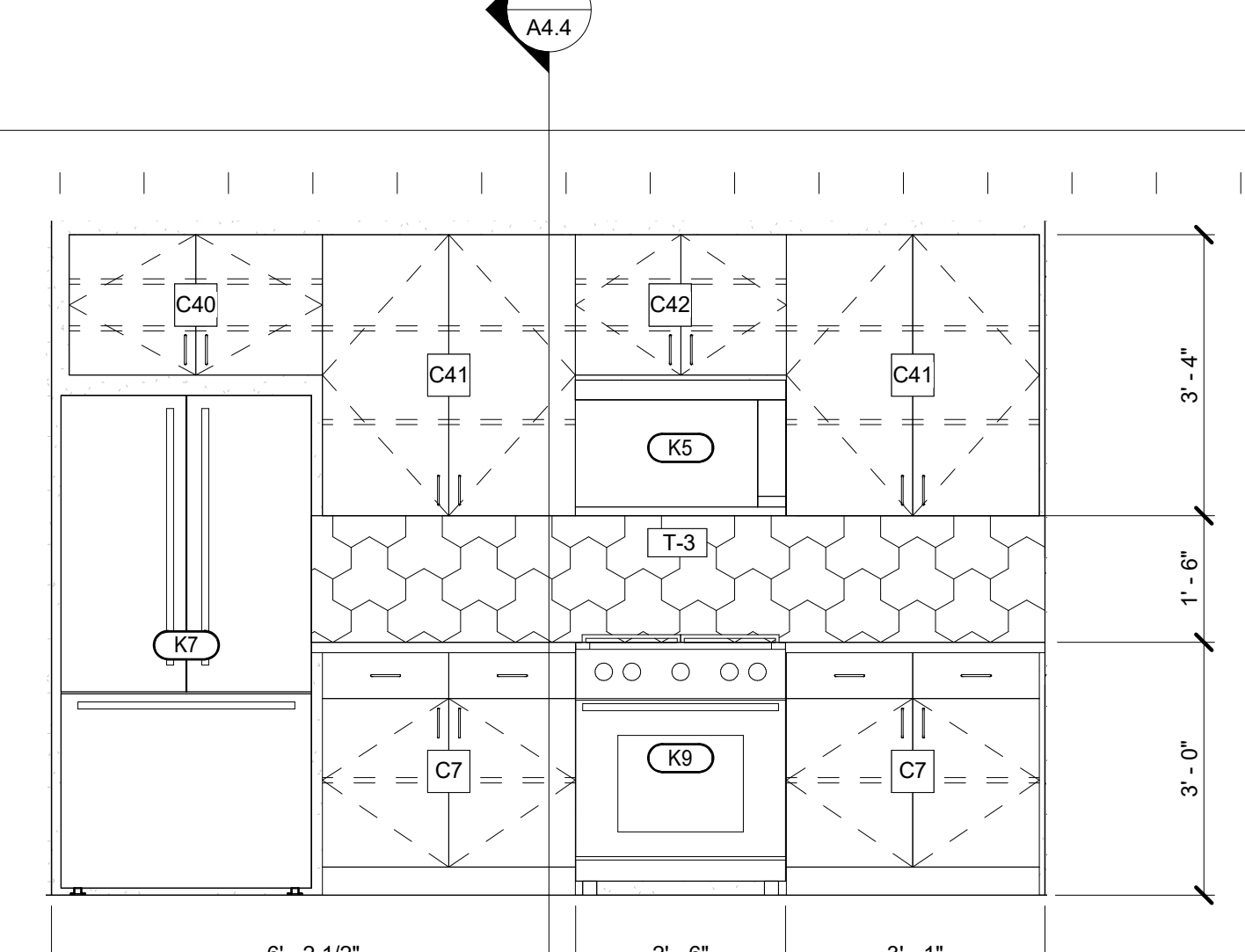
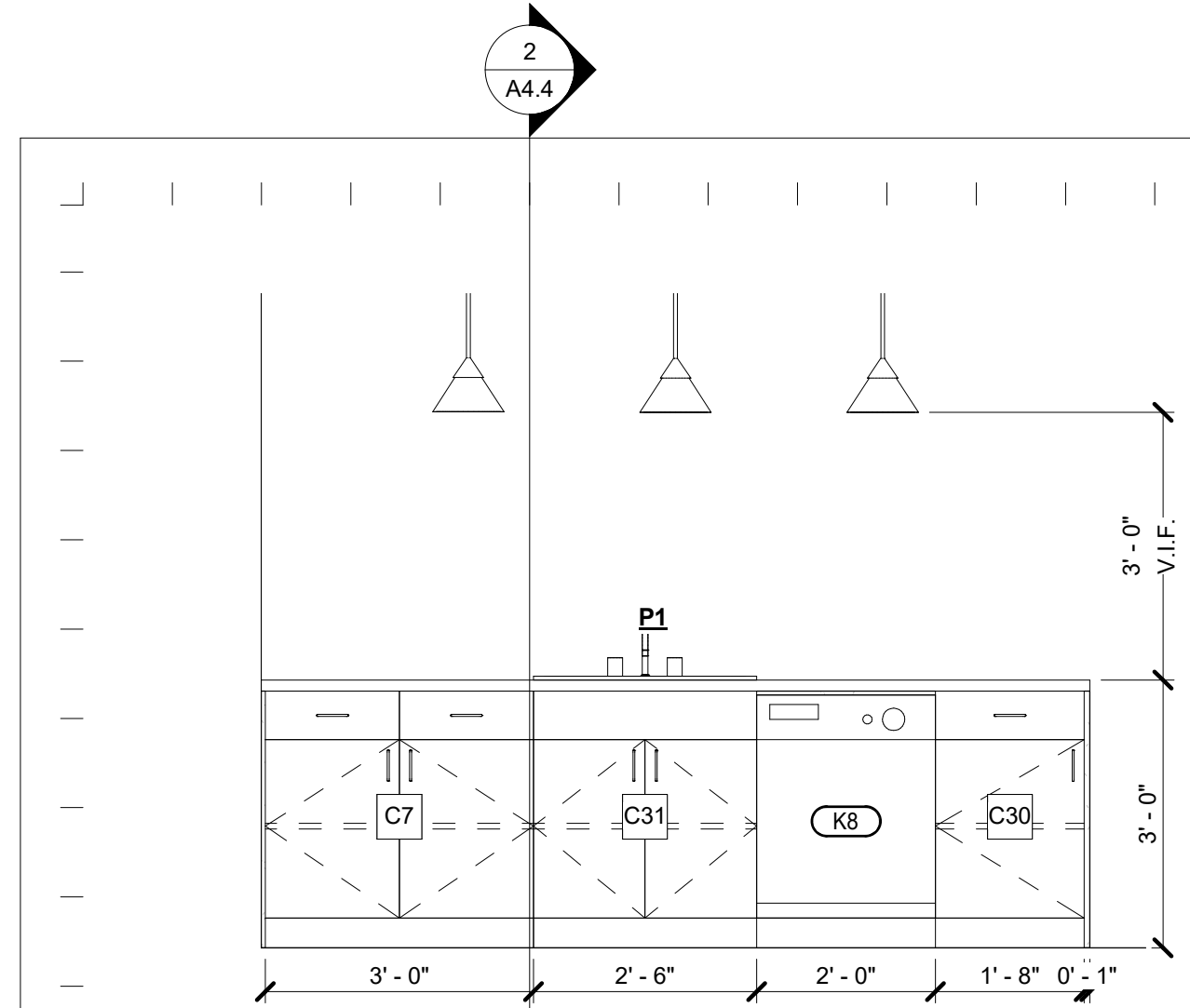


NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

INTERIOR ELEVATIONS

SHEET **A9.0**
SCALE (FOR 24" X 36") 1/2" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 10/15/21
JOB # 2015
DRAWN BY EP



1 BLDG 1 - KITCHEN - 01
SCALE: 1/2" = 1'-0"

2 BLDG 1 - KITCHEN - 02
SCALE: 1/2" = 1'-0"

4 BLDG 1 - PRIMARY BATH - 01
SCALE: 1/2" = 1'-0"

3 BLDG 1 - POWDER
SCALE: 1/2" = 1'-0"

5 BLDG 1 - PRIMARY BATH - 02
SCALE: 1/2" = 1'-0"

6 BLDG 1 - PRIMARY BATH - 03
SCALE: 1/2" = 1'-0"

7 BLDG 1 - BATH - 01
SCALE: 1/2" = 1'-0"

8 BLDG 1 - BATH - 02
SCALE: 1/2" = 1'-0"

9 BLDG 1 - BATH - 03
SCALE: 1/2" = 1'-0"

10 BLDG 1 - BATH - 02
SCALE: 1/2" = 1'-0"

11 BLDG 1 - BATH - 2
SCALE: 1/2" = 1'-0"

12 BLDG 1 - ATTIC - 01
SCALE: 1/2" = 1'-0"

13 BLDG 1 - ATTIC - 02
SCALE: 1/2" = 1'-0"

14 BLDG 1 - ATTIC - 03
SCALE: 1/2" = 1'-0"

KEYNOTE LEGEND

249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING
250	SHOWER NICHE - SIZE TO BE DETERMINED BASED ON TILE SELECTED. ROUGH OUT NICHE AT FRAMING
253	AT ALL SHOWER WINDOWS CUT AND INSTALL TILED AT THE SILL AND SURROUND

CASEWORK LEGEND

TYPE MARK	HEIGHT	WIDTH	DEPTH
C7	3'-0"	3'-0"	2'-0"
C10			
C15	3'-4"	2'-6"	1'-2"
C20	7'-10"	2'-0"	2'-0"
C22	1'-8"	2'-8"	1'-7"
C30	3'-0"	1'-8"	2'-0"
C31	3'-0"	2'-6"	2'-0"
C40	1'-8"	3'-0"	1'-2"
C41	3'-4"	3'-0"	1'-2"
C42	1'-8"	2'-6"	1'-2"
C44	3'-4"	1'-3"	1'-2"
C46	3'-0"	1'-3"	2'-0"
C47	3'-0"	3'-0"	2'-0"

KITCHEN EQUIPMENT LEGEND

MARK	DESCRIPTION
K5	30" MICROWAVE/VENT HOOD
K6	36" REFRIGERATOR
K7	36" REFRIGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE LEGEND

TYPE MARK	DESCRIPTION
P1	KITCHEN SINK
P8	CUSTOM SHOWER PAN
P13	BATHTUB
P21	FULL SHOWER TRIM
PX	BATHTUB

BATH ACCESSORIES LEGEND

MARK	WIDTH	HEIGHT	DESCRIPTION
M1	2'-0"	3'-6"	MIRROR
M3	2'-6"	3'-6"	MIRROR

WALL TILE LEGEND

MARK	DESCRIPTION
T-3	TILE

SHOWER INSTALLATION NOTES

- SCHLUTER TRIM TO BE INSTALLED AT TILE/SHEETROCK TRANSITIONS
- REDGARD TO BE USED ON ALL HARDIBACKER JOINTS
- AT ALL SHOWER WINDOWS CUT AND INSTALL TILE AT THE SILL AND SURROUND
- SHOWERS TO HAVE DOUBLE 2X4 CURB INSTALLED AT FRAMING
- ALL SHOWERS AND BATHS TO HAVE A SHOWER NICHE ROUGHED IN AT FRAMING - SIZE TO BE DETERMINED BASED ON SELECTED TILE

LEGEND

NOTES

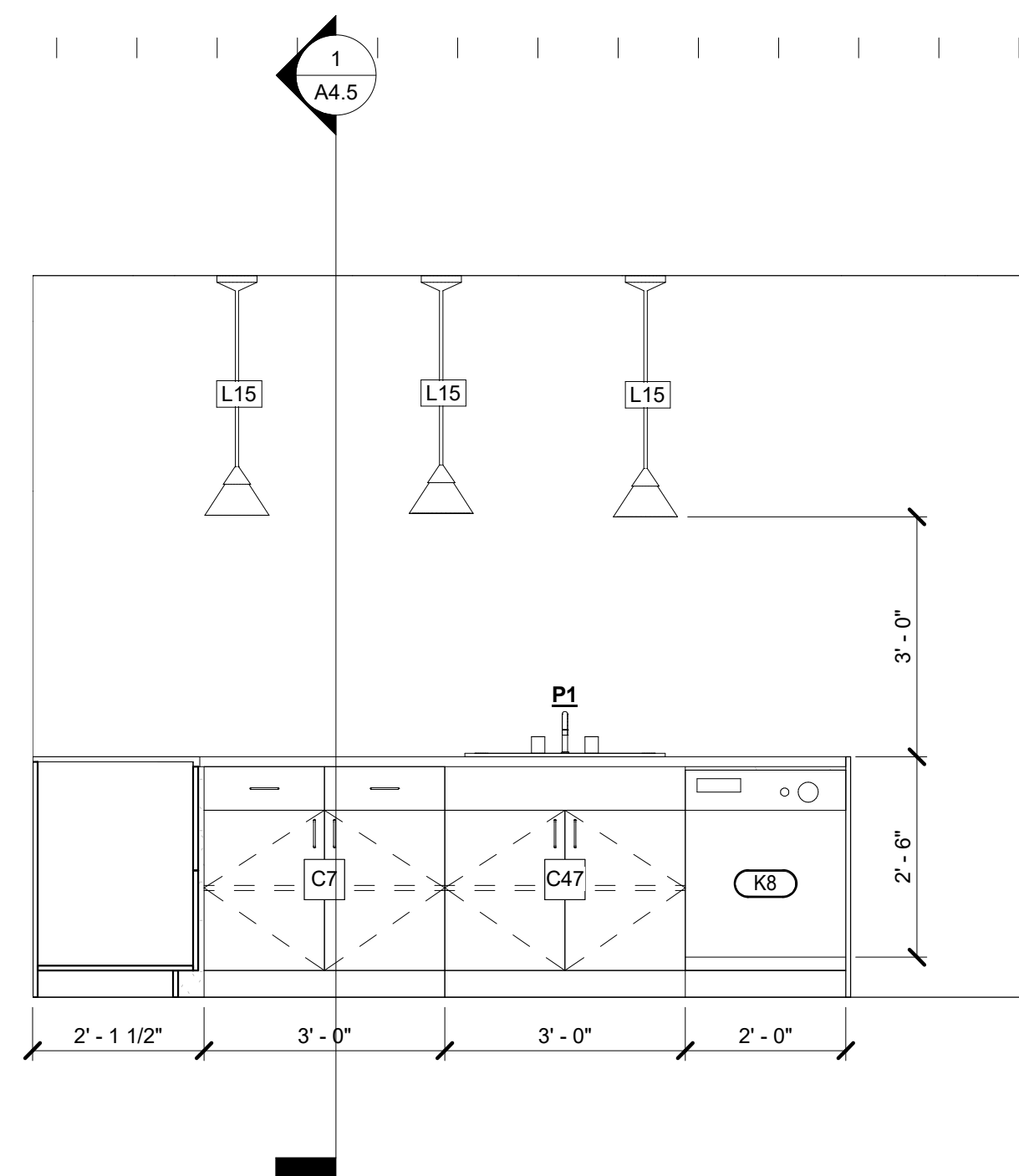
REVISION

NO.	DESCRIPTION	DATE
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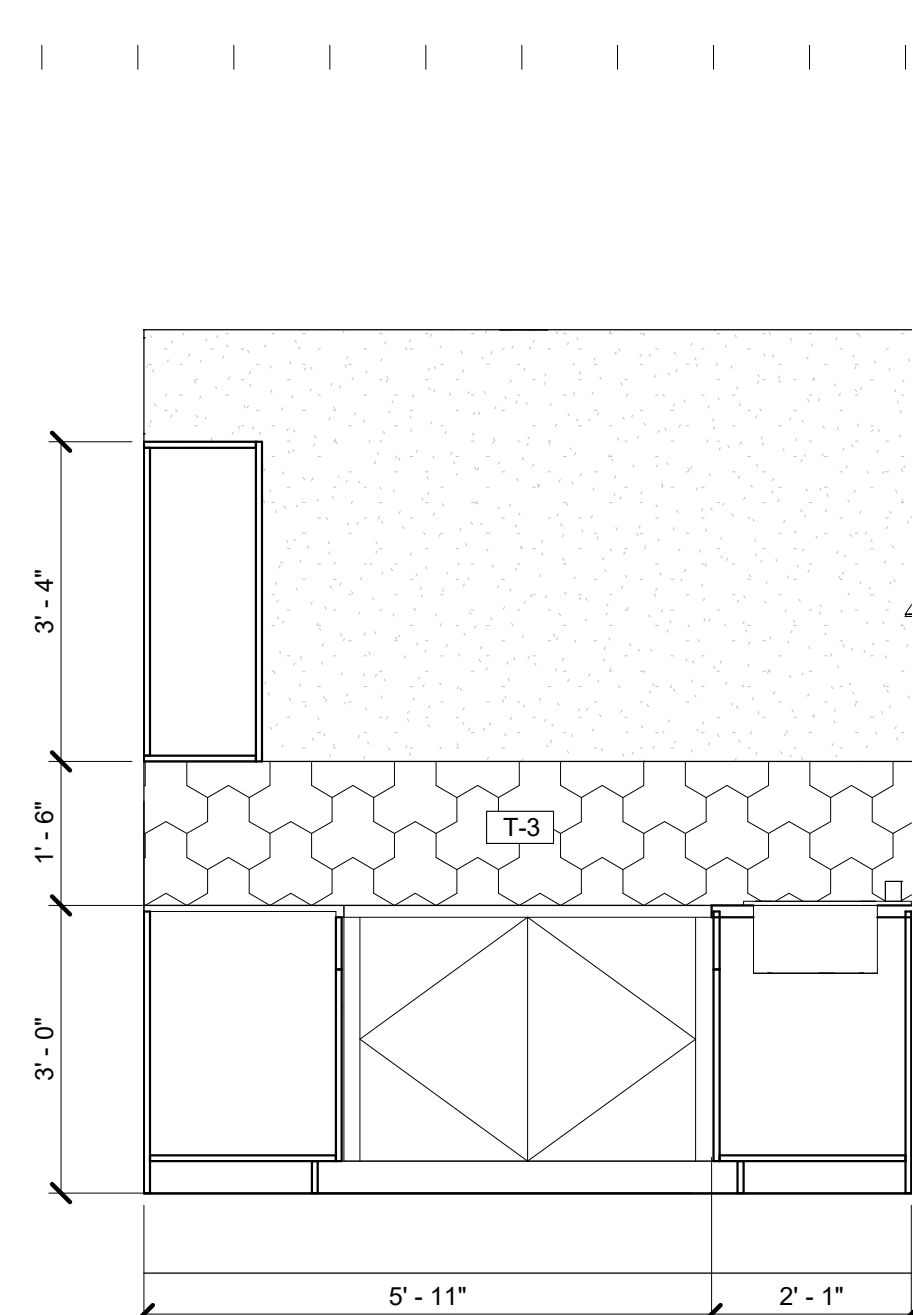
NEAL LOT B

3409 NEAL ST AUSTIN, TX 78702

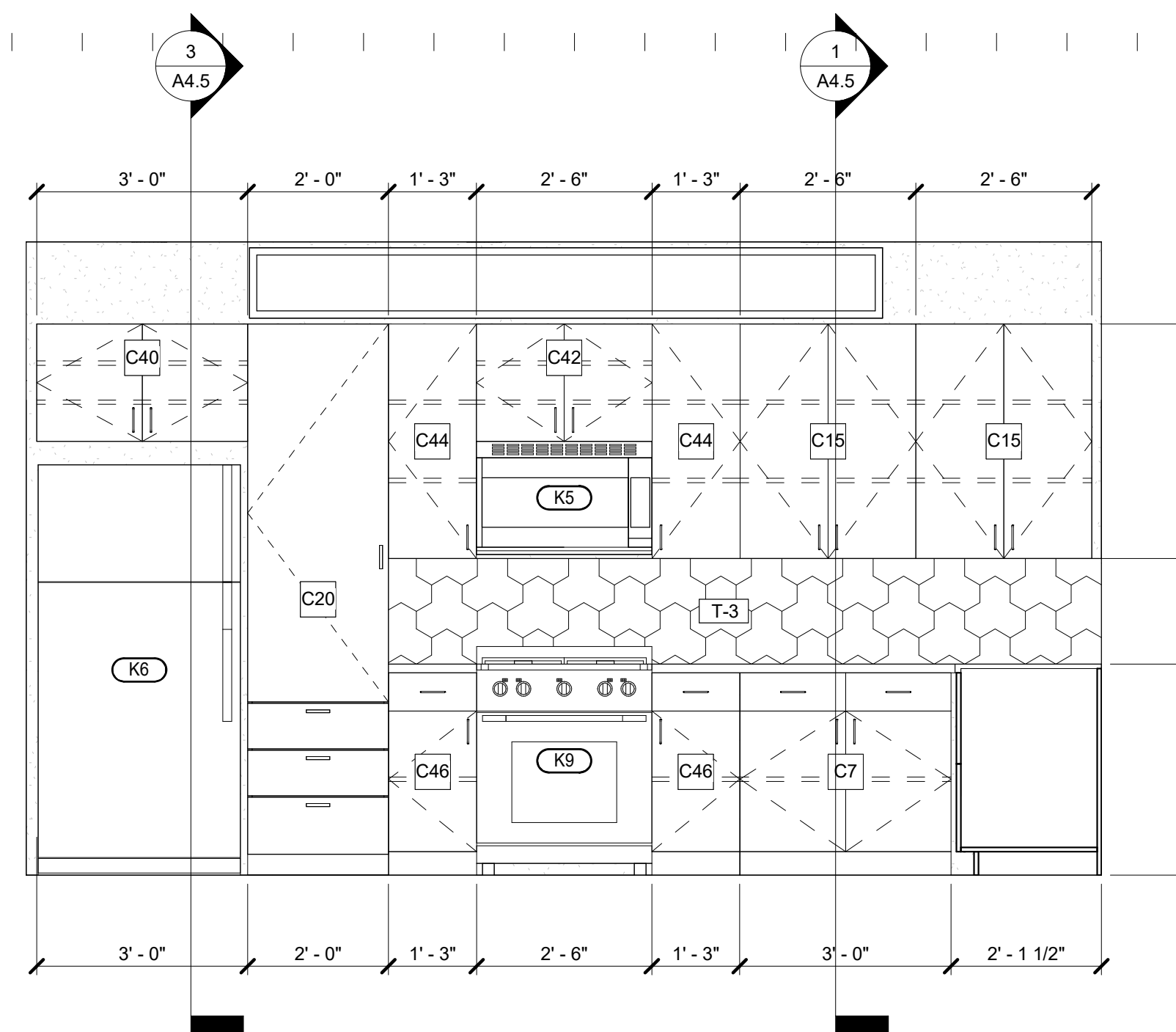
INTERIOR ELEVATIONS



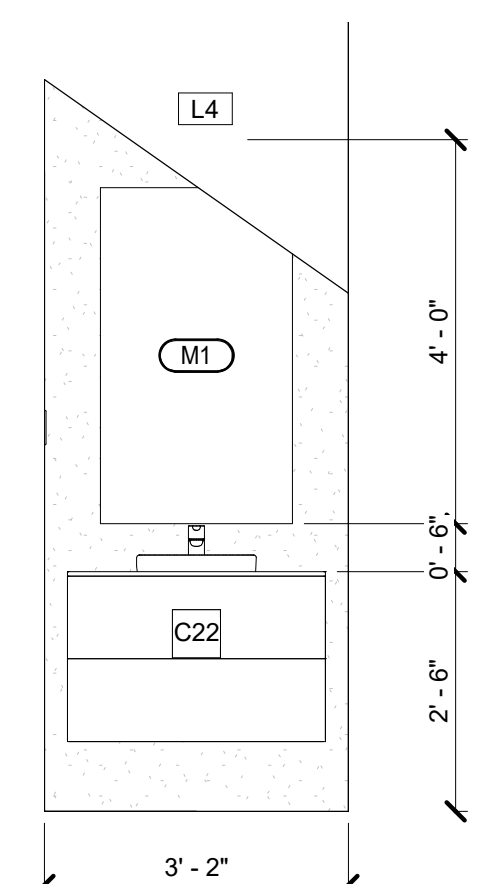
1 BLDG 2 - KITCHEN - 01
SCALE: 1/2" = 1'-0"



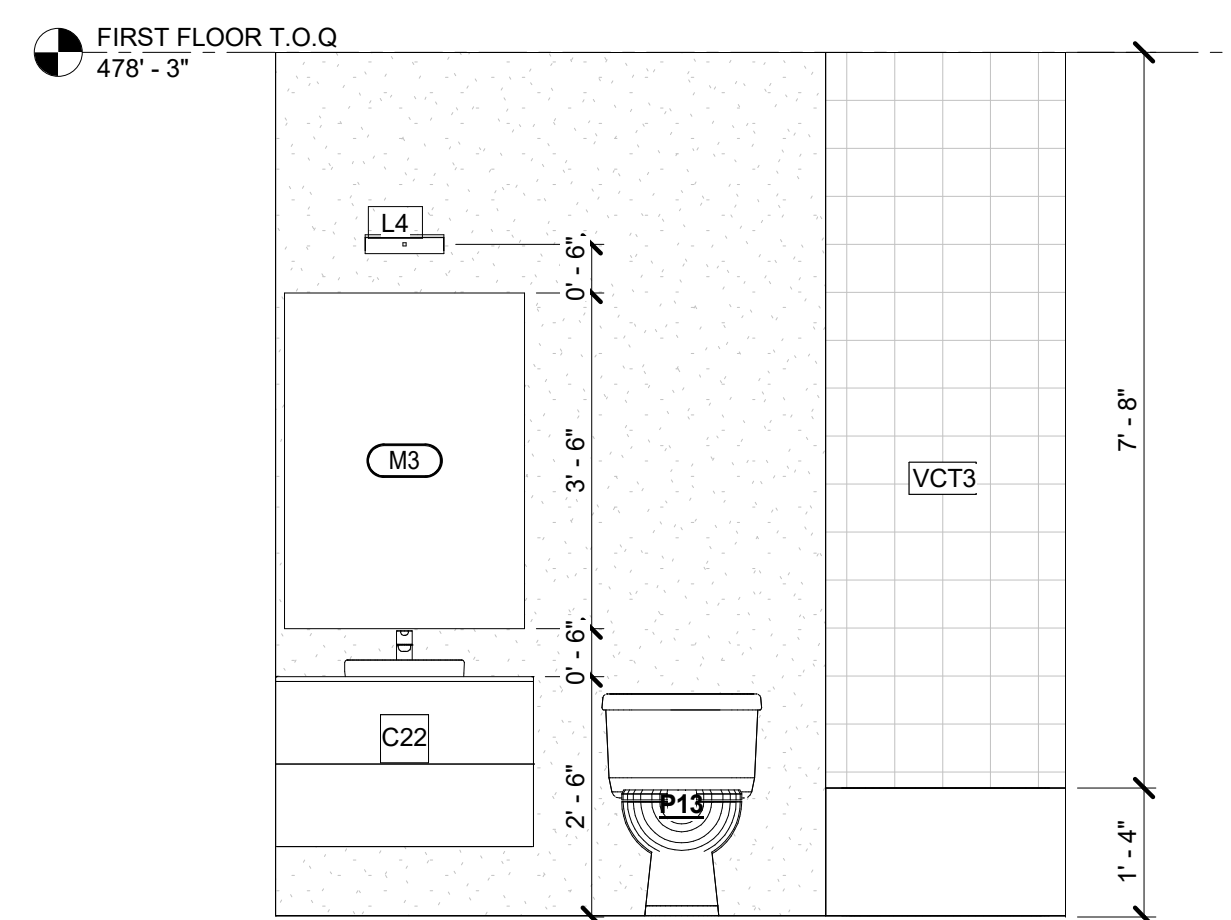
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SCALE: 1/2" = 1'-0"



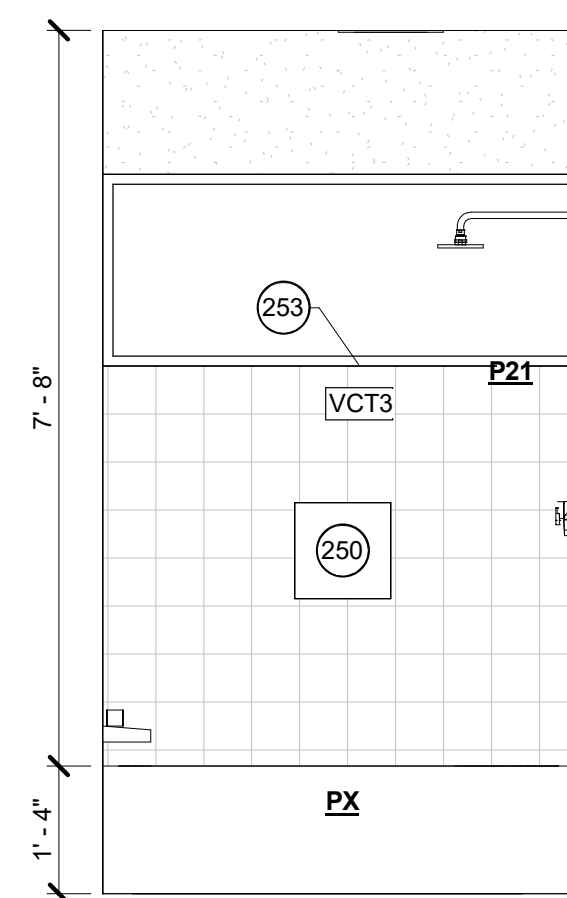
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SCALE: 1/2" = 1'-0"



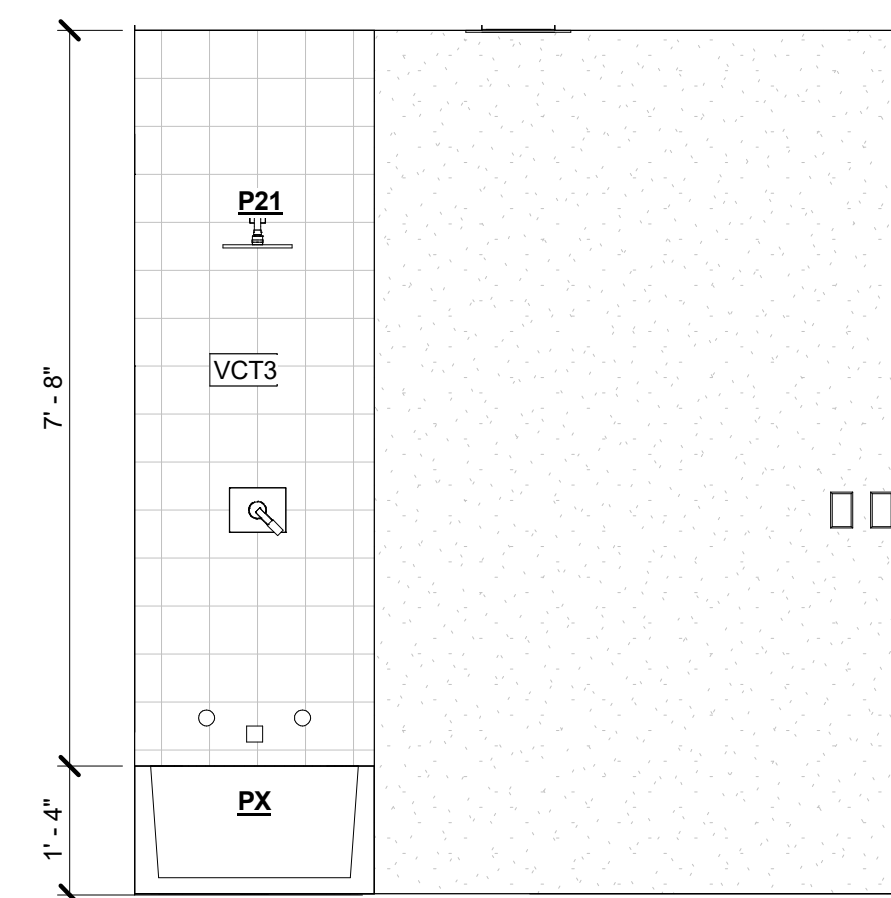
8 BLDG 2 - POWDER
SCALE: 1/2" = 1'-0"



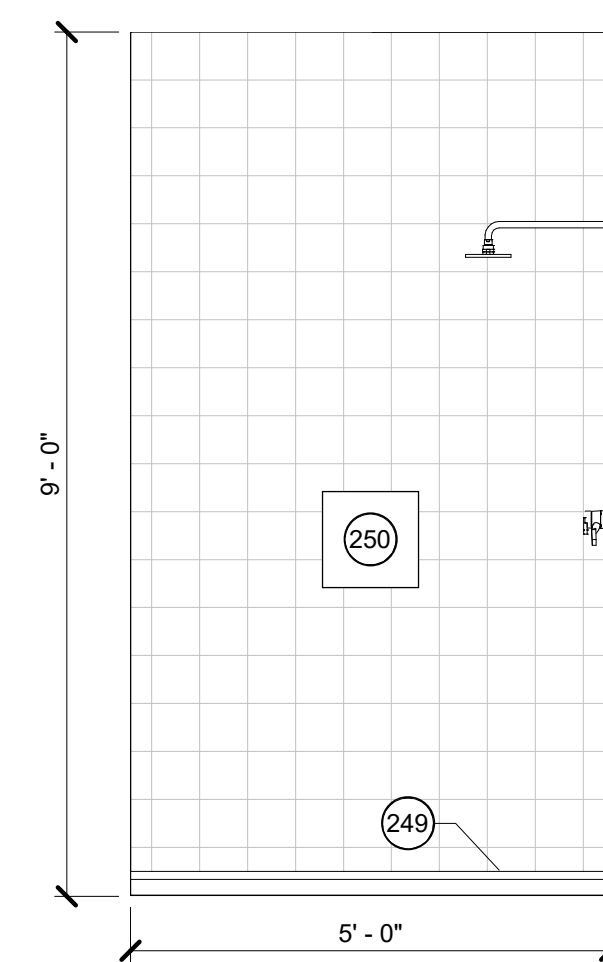
4 BLDG 2 - BATH 01
SCALE: 1/2" = 1'-0"



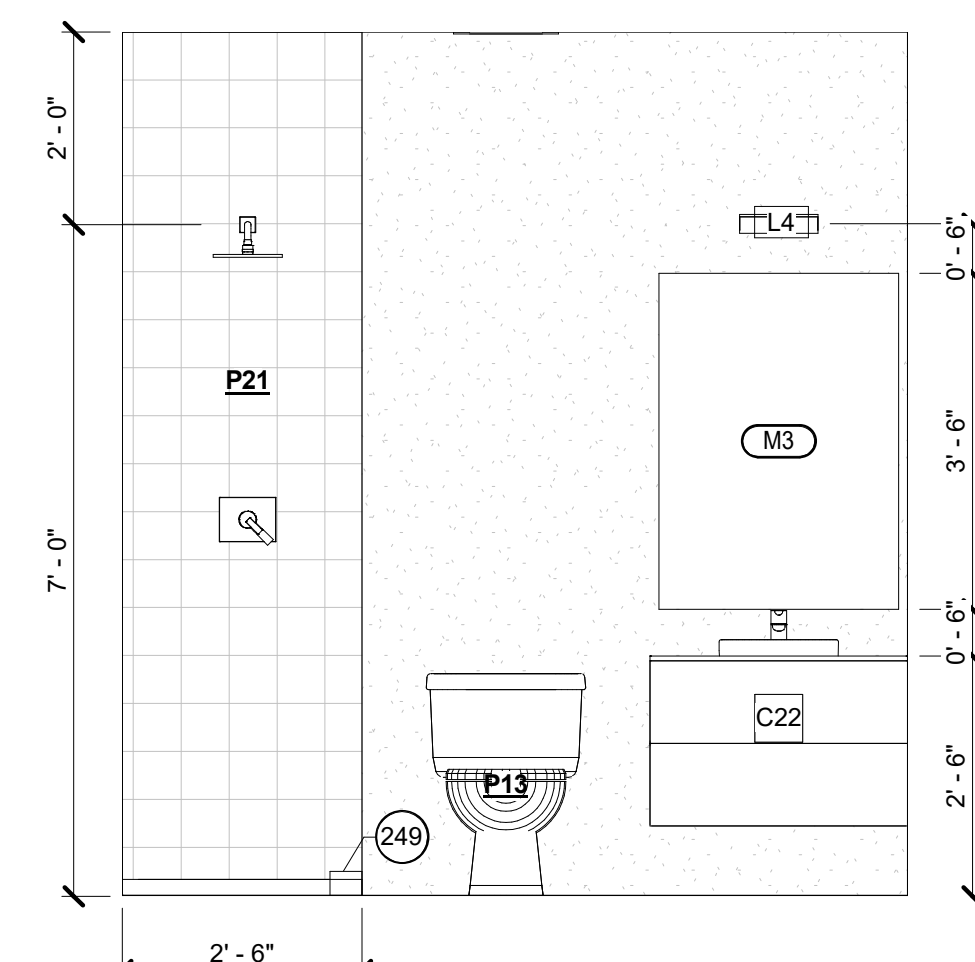
5 BLDG 2 - BATH 01
SCALE: 1/2" = 1'-0"



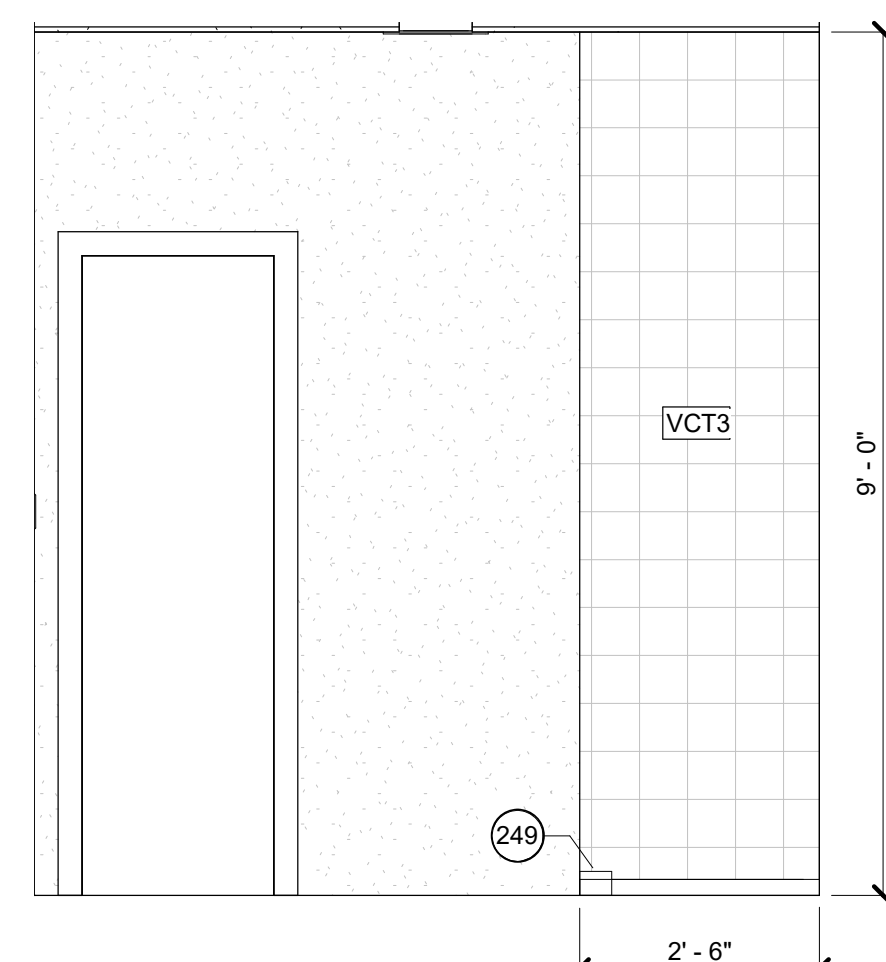
6 BLDG 2 - BATH 01
SCALE: 1/2" = 1'-0"



7 BLDG 2 - BATH 021
SCALE: 1/2" = 1'-0"



9 BLDG 2 - BATH 021
SCALE: 1/2" = 1'-0"



10 BLDG 2 - BATH 021
SCALE: 1/2" = 1'-0"

EXTERIOR WALL SCHEDULE

TYPE MARK	DESCRIPTION	AREA
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FASCIA SCHEDULE

TYPE	LENGTH
------	--------

SOFFIT MATERIAL TAKEOFF

TYPE	AREA
WOOD SOFFIT	791 SF
	791 SF

FLOOR FINISH MATERIALS

MARK	DESCRIPTION	AREA
	CONCRETE SLAB	6,311 SF
	UNFINISHED CONCRETE	1,327 SF
	WOOD TRUSS FLOOR	269 SF
	UNFINISHED CONCRETE	3,402 SF
CONC	UNFINISHED CONCRETE	244 SF
DK	WOOD DECK	679 SF
SC	SEALED CONCRETE	1,149 SF
SLAB	CONCRETE SLAB	25 SF
T-3	TILE	138 SF
T-4	TILE	56 SF
WD1	WOOD FLOOR	1,042 SF
	WOOD FLOOR	1,042 SF
MARK	AREA	ROOM NAME
T5	590 SF	
T-3	41 SF	
VCT2	978 SF	BLDG B
WT-1	71 SF	BLDG A
WT-2	74 SF	BLDG A

CASEWORK SCHEDULE

TYPE MARK	MANUFACTURER	HEIGHT	WIDTH	DEPTH	FINISH	COMMENTS
C7	IKEA	3'-0"	3'-0"	2'-0"	VENEER	
C8		3'-0"	2'-6"	1'-8"	VENEER	
C10						
C15	IKEA	3'-4"	2'-6"	1'-2"	VENEER	
C20		7'-10"	2'-0"	2'-0"		
C22		1'-8"	2'-8"	1'-7"		
C30						
C31		3'-0"	2'-6"	2'-0"	VENEER	
C40		1'-8"	3'-0"	1'-2"	VENEER	
C41		3'-4"	3'-0"	1'-2"	VENEER	
C42		1'-8"	2'-6"	1'-2"	VENEER	
C44		3'-4"	1'-3"	1'-2"	VENEER	
C46		3'-0"	1'-3"	2'-0"	VENEER	
C47		3'-0"	3'-0"	2'-0"	VENEER	

EXTERIOR DOOR SCHEDULE

TYPE MARK	COUNT	SIZE		DESCRIPTION	MANUFACTURER	FINISH
		WIDTH	HEIGHT			
D01	5	3'-0"	8'-0"	SWING DOOR		
D2	1	8'-0"	8'-0"	ALUMINUM SLIDING DOOR	© 2012 Milgard Manufacturing, Inc.	
D02	3	9'-0"	8'-0"	SECTIONAL GARAGE DOOR	Clopay Building Products Company	
D03	1	2'-8"	6'-8"	SWING DOOR		
D07	2	12'-0"	8'-0"	4-PANEL ALUMINUM SLIDING DOOR	MI Windows and Doors	
D12	1	6'-0"	8'-0"	ALUMINUM SLIDING DOOR	© 2012 Milgard Manufacturing, Inc.	
D16	1	10'-0"	8'-0"	4-PANEL ALUMINUM SLIDING DOOR	MI Windows and Doors	
D18	1	16'-0"	8'-0"	SECTIONAL GARAGE DOOR	Clopay Building Products Company	
D27	1	15'-10 3/4"	8'-0"	4-PANEL ALUMINUM SLIDING DOOR	MI Windows and Doors	
Grand total: 16						

INTERIOR DOOR SCHEDULE

TYPE MARK	COUNT	SIZE		DESCRIPTION	MANUFACTURER	FINISH
		WIDTH	HEIGHT			
D03	10	2'-8"	6'-8"	SWING DOOR		
D04	7	2'-8"	6'-8"	POCKET DOOR		
D05	1	4'-0"	6'-8"	BI-PASS DOOR		
D06	3	2'-0"	6'-8"	SWING DOOR		
D08	1	3'-0"	6'-8"	SWING DOOR		
D10	15	2'-6"	6'-8"	SWING DOOR		
D11	5	6'-0"	6'-8"	SLIDING DOOR		
D13	3	2'-0"	6'-8"	POCKET DOOR		
D14	3	2'-6"	6'-8"	POCKET DOOR		
D14	1	3'-0"	6'-8"	POCKET DOOR		
Grand total: 49						

GENERAL SCHEDULE NOTES

1. ALL SCHEDULES ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES INDICATED ON THIS SHEET WITH THE ARCHITECTURAL DRAWINGS.

KITCHEN EQUIPMENT

MARK	DESCRIPTION
K5	30" MICROWAVE/VENT HOOD
K6	36" REFRIDGERATOR
K7	36" REFRIDGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE SCHEDULE

TYPE MARK	COUNT	DESCRIPTION	COMMENTS
P1	6	KITCHEN SINK	
P6	1	FULL SHOWER TRIM	
P8	6	CUSTOM SHOWER PAN	
P9	2	SHOWER HEAD	
PX	19	BATHTUB	

BATHROOM ACCESSORIES

MARK	QTY	DESCRIPTION	Comments
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LIGHTING FIXTURE SCHEDULE

TYPE MARK	COUNT	DESCRIPTION	LAMP	COMMENTS
F1	4	CEILING FAN		
F2	8	CEILING FAN WITH LIGHT		
L1	98	6" RECESSED CAN LIGHT		
L3	2	6" RECESSED CAN LIGHT		
L4	12	VANITY LIGHT		
L5	6	CLOSET LIGHT		
L10	13	OUTDOOR SCNCE	13wQPL	
L15	12	PENDANT LIGHT		
L20	5	48" FLUORESCENT LIGHT	(2) T12	
VL1	1	CEILING VENTILATION FAN		
VL2	6	BROAN 744 BATH FAN W/ LIGHT		



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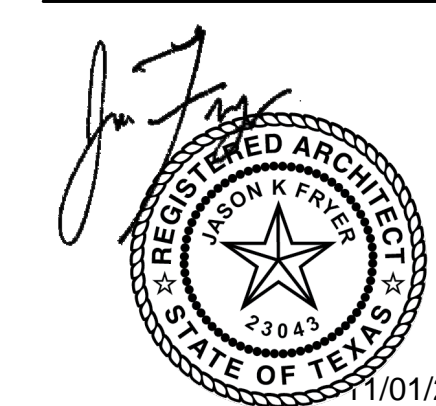
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE
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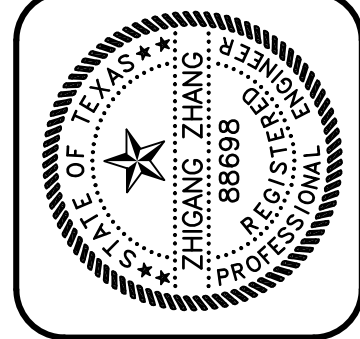


NEAL LOT B

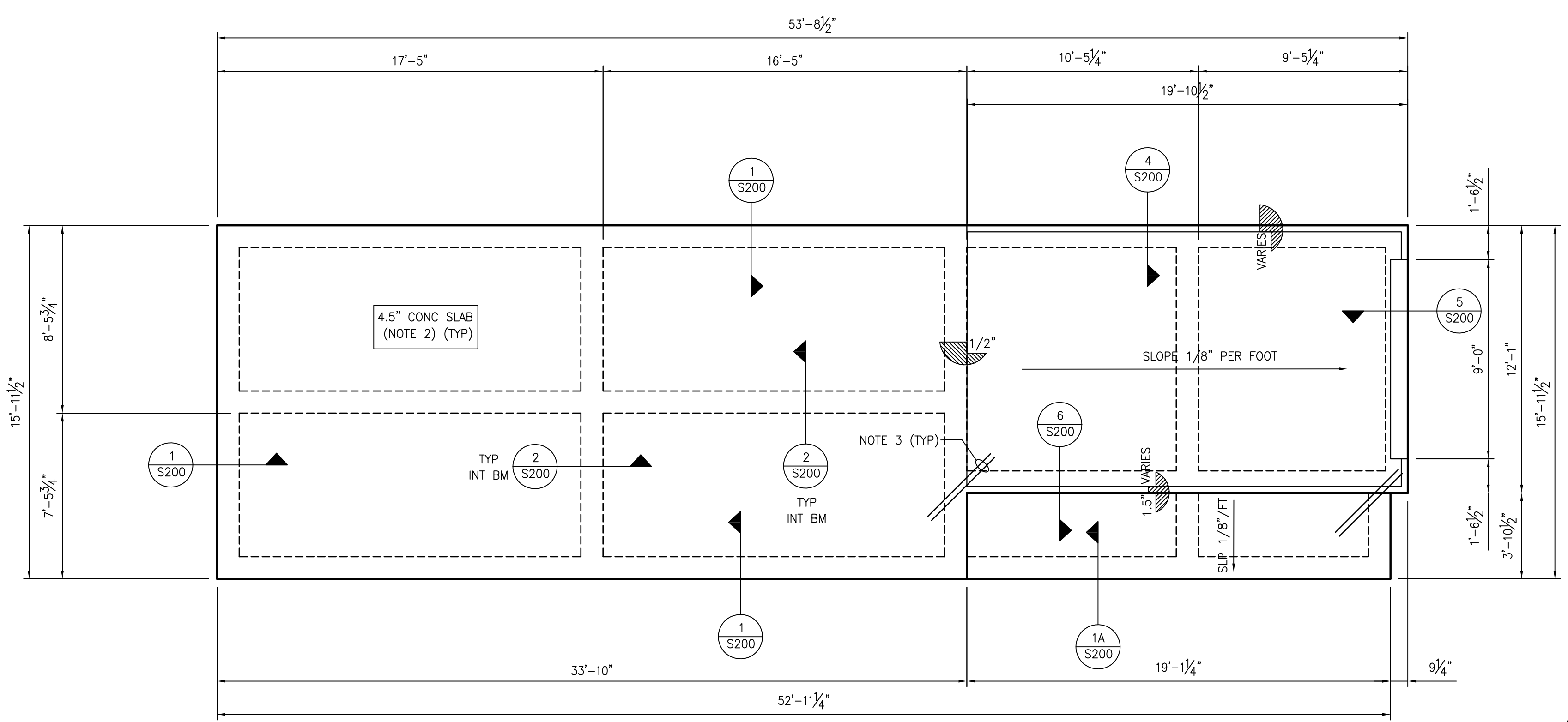
3409 NEAL ST AUSTIN, TX 78702

SCHEDULES

SHEET	A10.1
SCALE (FOR 24" X 36")	
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	10/15/21
JOB #	2015
DRAWN BY	EP



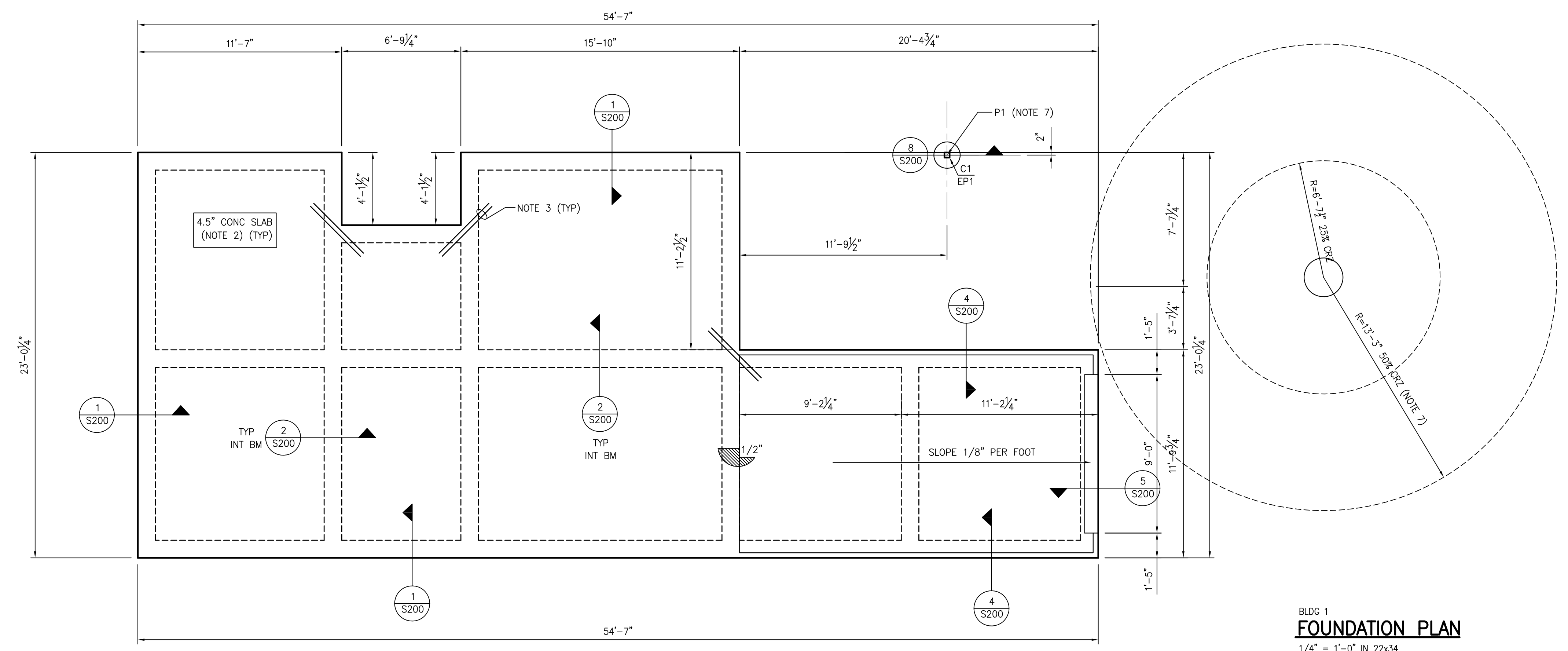
GREENBARTH ENGINEERING, INC.
 2000 WEST MILAM AVENUE, SUITE 1000
 AUSTIN, TEXAS 78704
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21287



- PLAN NOTES:**
1. VERIFY ALL DIMENSIONS, SLAB DROPS W/ ARCHITECTURAL DRAWINGS PRIOR TO STARTING WORK.
 2. 4.5" SLAB OVER VAPOR RETARDER OVER COMPACTED STRUCTURAL FILL. REINF. SLAB WITH #3 @ 12" O.C.E.W. AT MID DEPTH. SEE NOTES FOR STRUCTURAL FILL REQUIREMENTS.
 3. 2-#3x4'-0" CORNER BARS. TYPICAL AT ALL RE-ENTRANT CORNERS.
 4. C1 = HSS4x4x1/4 COLUMN. EP = EMBED PLATE. SEE DETAIL IN S200.
 5. DOWNSPOUT SHALL NOT EMPTY WATER NEAR FOUNDATION. SHALL USE FRENCH DRAINS TO DIRECT WATER AT LEAST 10 FEET AWAY FROM THE FOUNDATION.
 6. WITHIN THE ENTIRE 50% CRZ, THE EXISTING GRADE SHALL NOT BE DISTURBED. SEE 7/S200 FOR STRONG BACK FORM DETAIL NEAR 50% CRZ.
 7. P1 = 18" DRILLED PIER - SEE TYPICAL DETAIL. SEE THIS SHEET FOR AIR-SPADE NOTES.

Piers must be air-excavated by a Certified Arborist for the top 30" of natural grade to avoid cutting roots 1.5"+ in diameter. A pre-pour inspection by a Tree Inspector of the air-excavated area is required prior to filling holes with rebar, poly or concrete to ensure no major roots were damaged

BLDG 2
FOUNDATION PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17



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

3409 NEAL STREET
AUSTIN, TEXAS

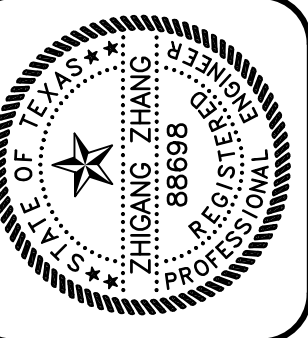
REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
 DATE: 07/23/2021

SHEET NO.
S100

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

Zhiyong Zhang
07/14/2021



GREENEARTH ENGINEERING, INC.
2500 WEST MILAM AVENUE, SUITE 100
AUSTIN, TEXAS 78745
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GE JOB NO.: 21287

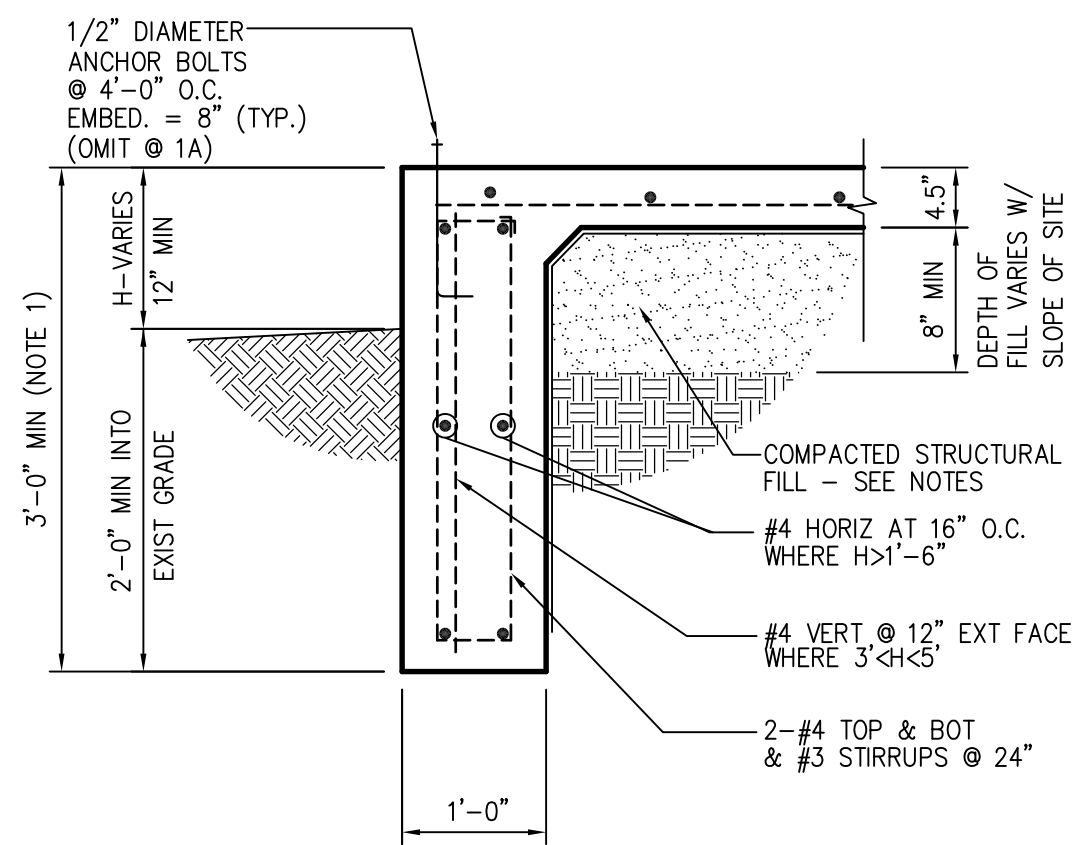
3409 NEAL STREET
AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
DRWN. BY: TW
DATE: 07/14/2021

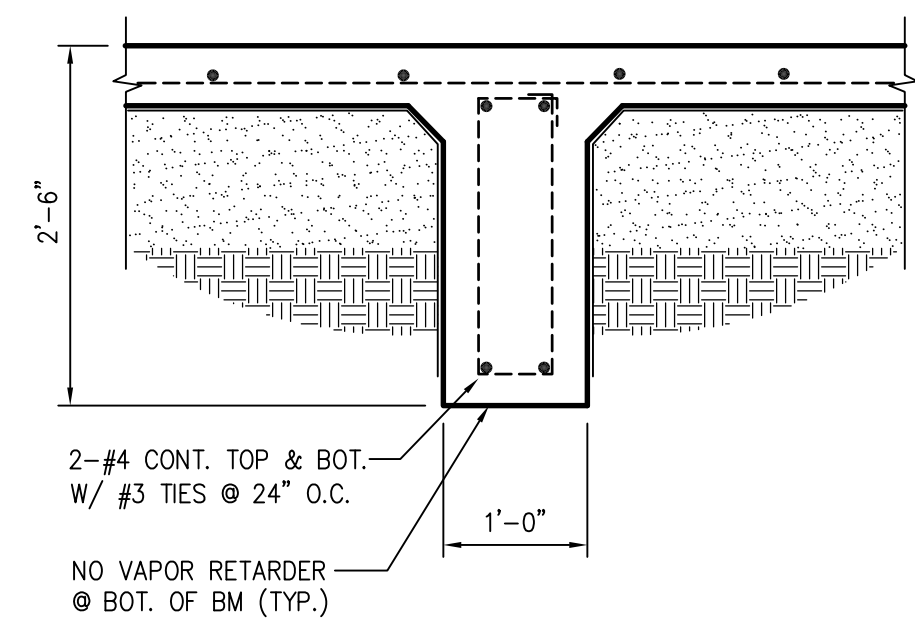
SHEET NO.

S200



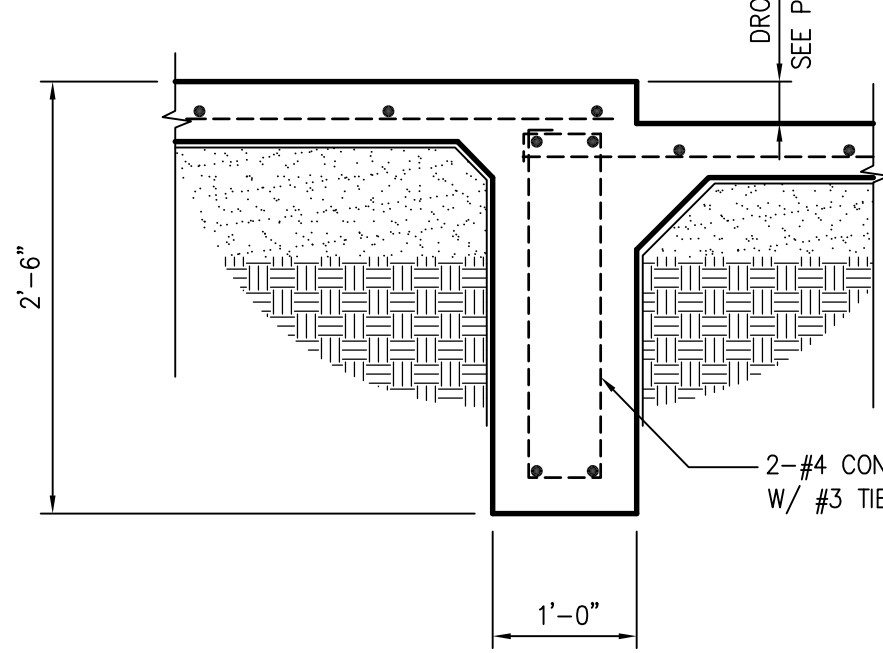
NOTES:
1. IF SOLID ROCK IS ENCOUNTERED, GRADE BEAM DEPTH CAN BE REDUCED TO 2'-0" - TYPICAL ALL EXTERIOR AND INTERIOR BEAMS.

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



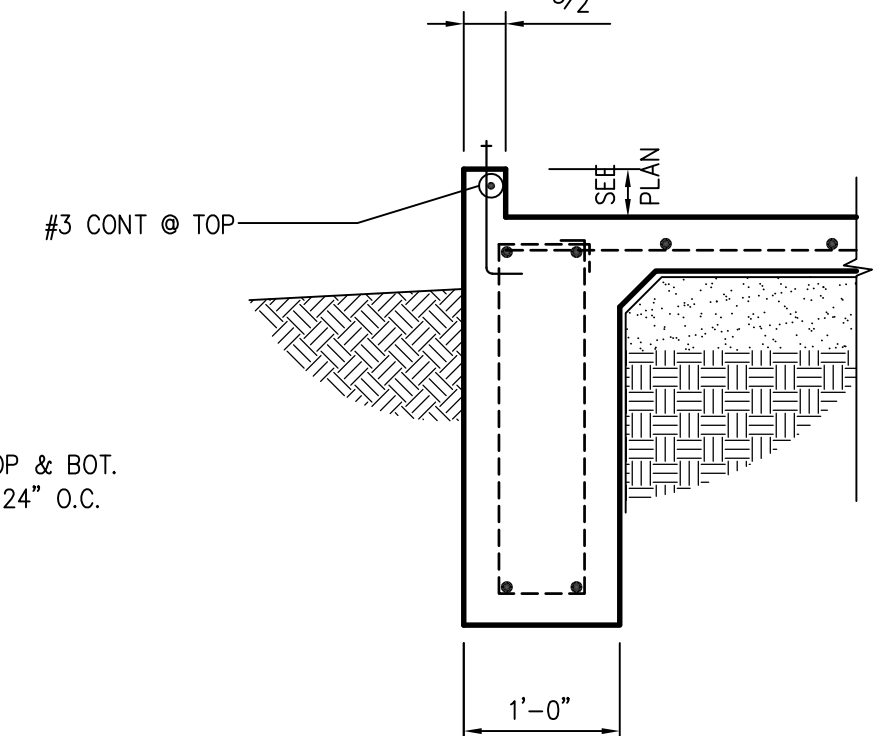
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



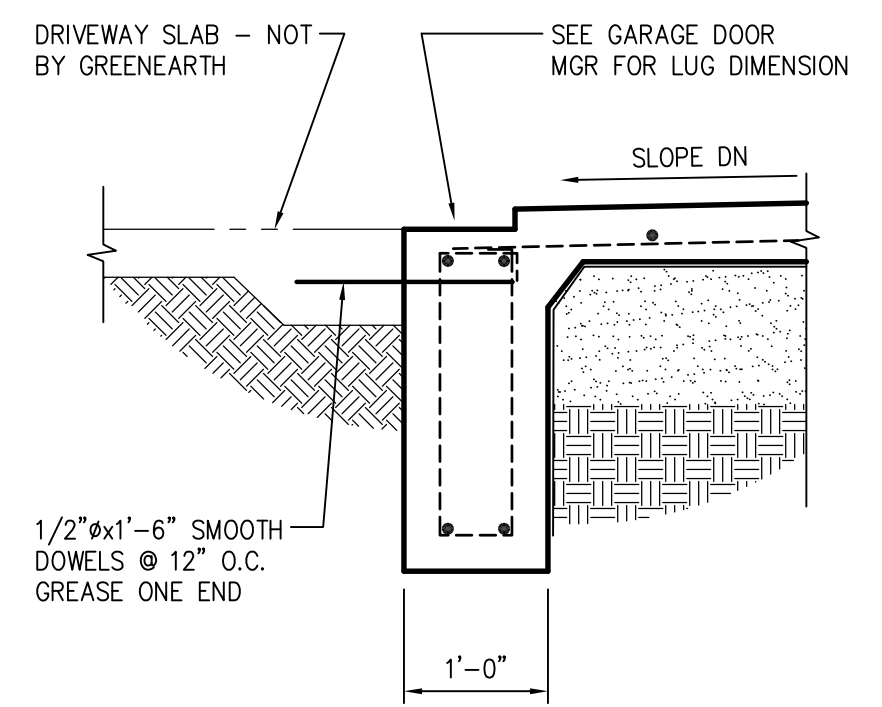
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



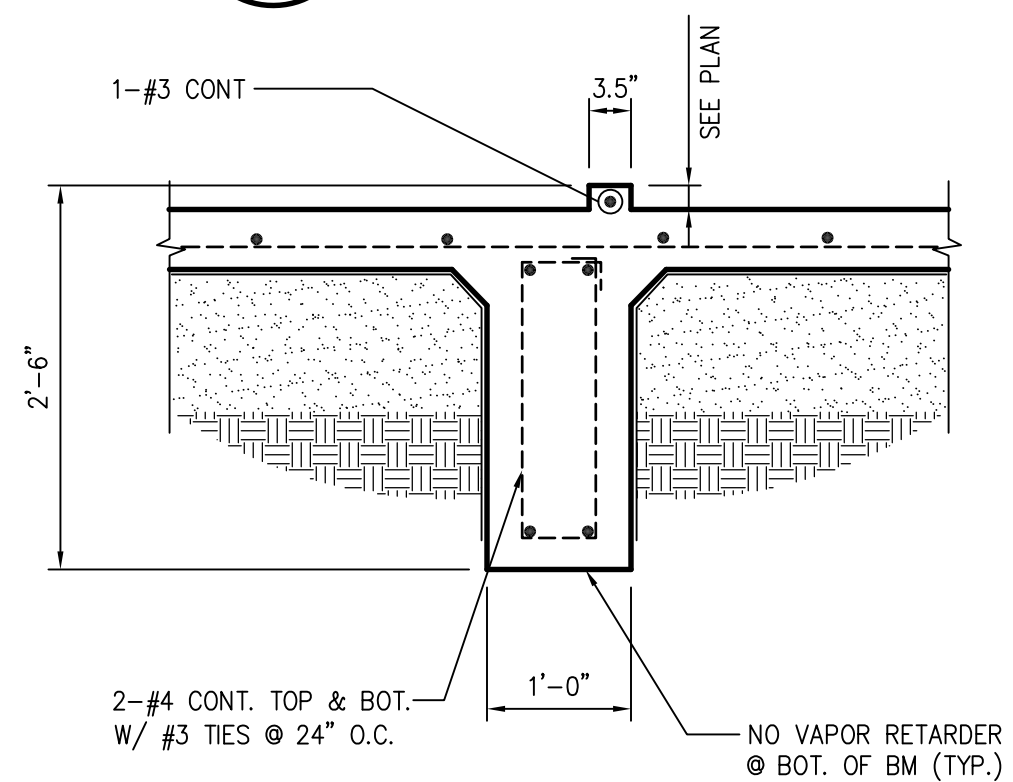
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



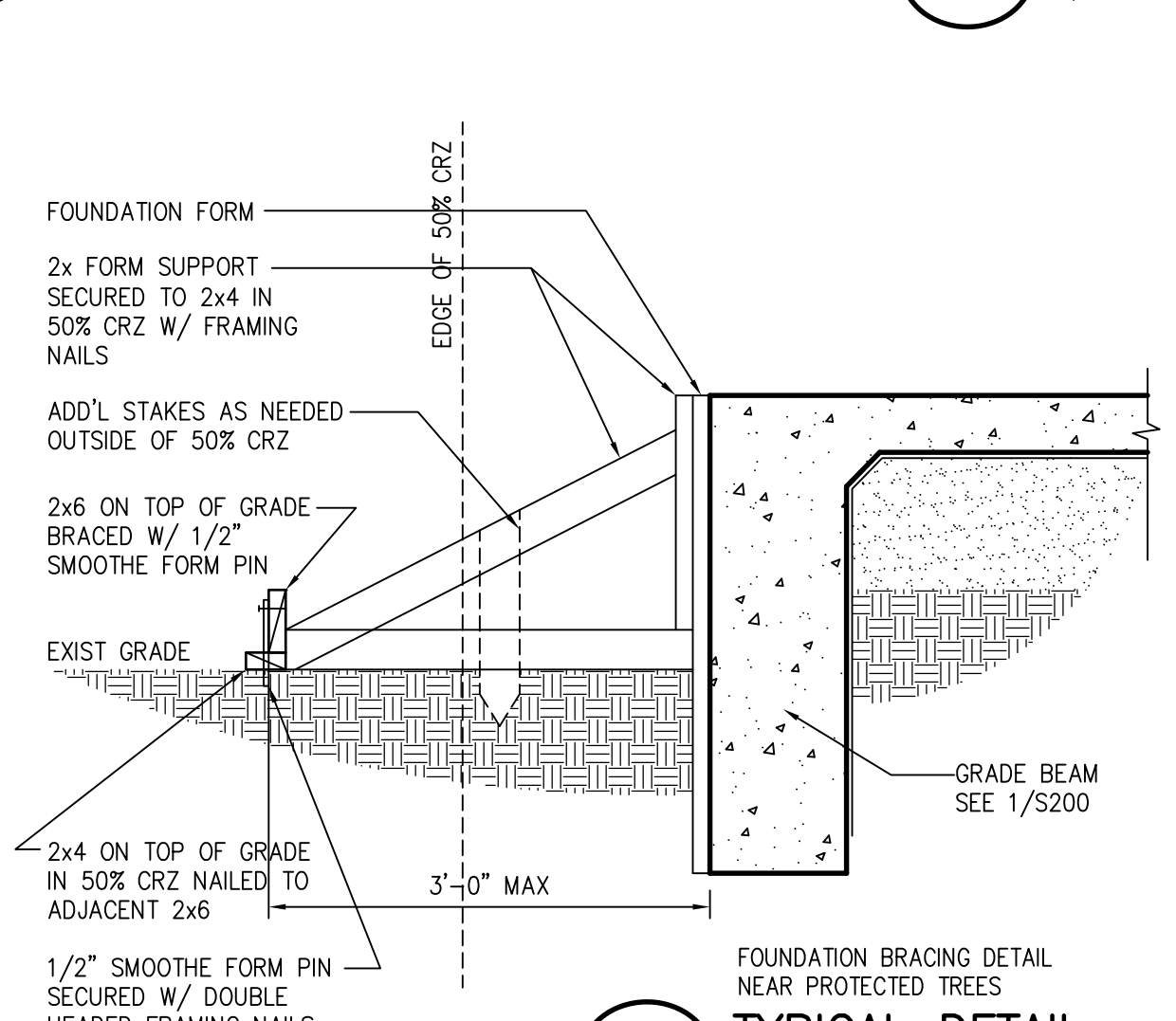
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

5 SECTION
AT GARAGE DOOR
3/4" = 1'-0"

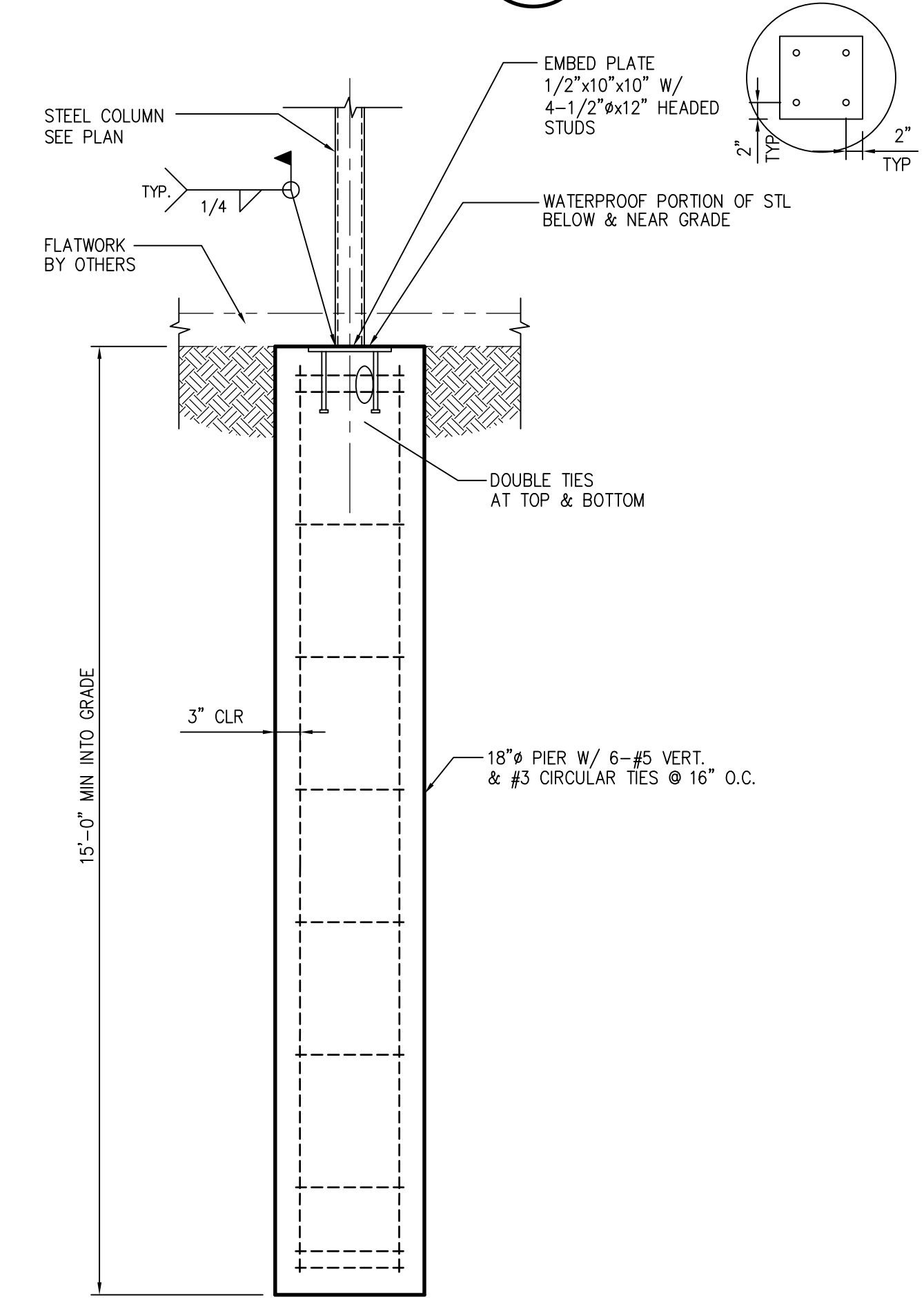


NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



7 TYPICAL DETAIL
NOT TO SCALE



NOTES:
1. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY AFTER THE DRILLING OPERATION IS COMPLETE. IN NO CASE SHALL A PIER BE DRILLED AND CANNOT BE POURED BY THE END WORKING DAY.
2. IF SOLID ROCK IS ENCOUNTERED, PIER SHALL TERMINATE 12" INTO ROCK.

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

BUILDING PAD PREPARATION

- 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%
- Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for the area within the building line. All exposed surfaces shall then be recompact 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 the protected tree's 50% CRZ.
- 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 the protected tree's 50% CRZ.
- Provide a 10 mil polyolefin Stego retarder. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

CAST IN PLACE CONCRETE

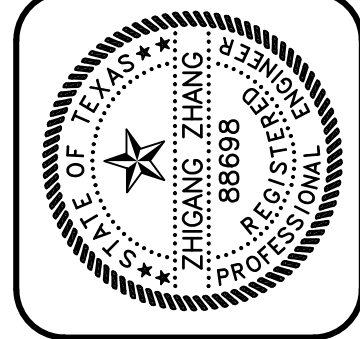
- Cast in place concrete shall meet the following requirements:

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

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

CONCRETE REINFORCING

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- Corner bars at beam intersections: #4x24"x24" both faces at 24" o.c. max for beams/walls 4'-0" or shallower. For beams/walls 4'-0" or taller, use #4x24"x24" both faces at each horizontal rebar.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel clear cover shall be as follows:
 - Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)



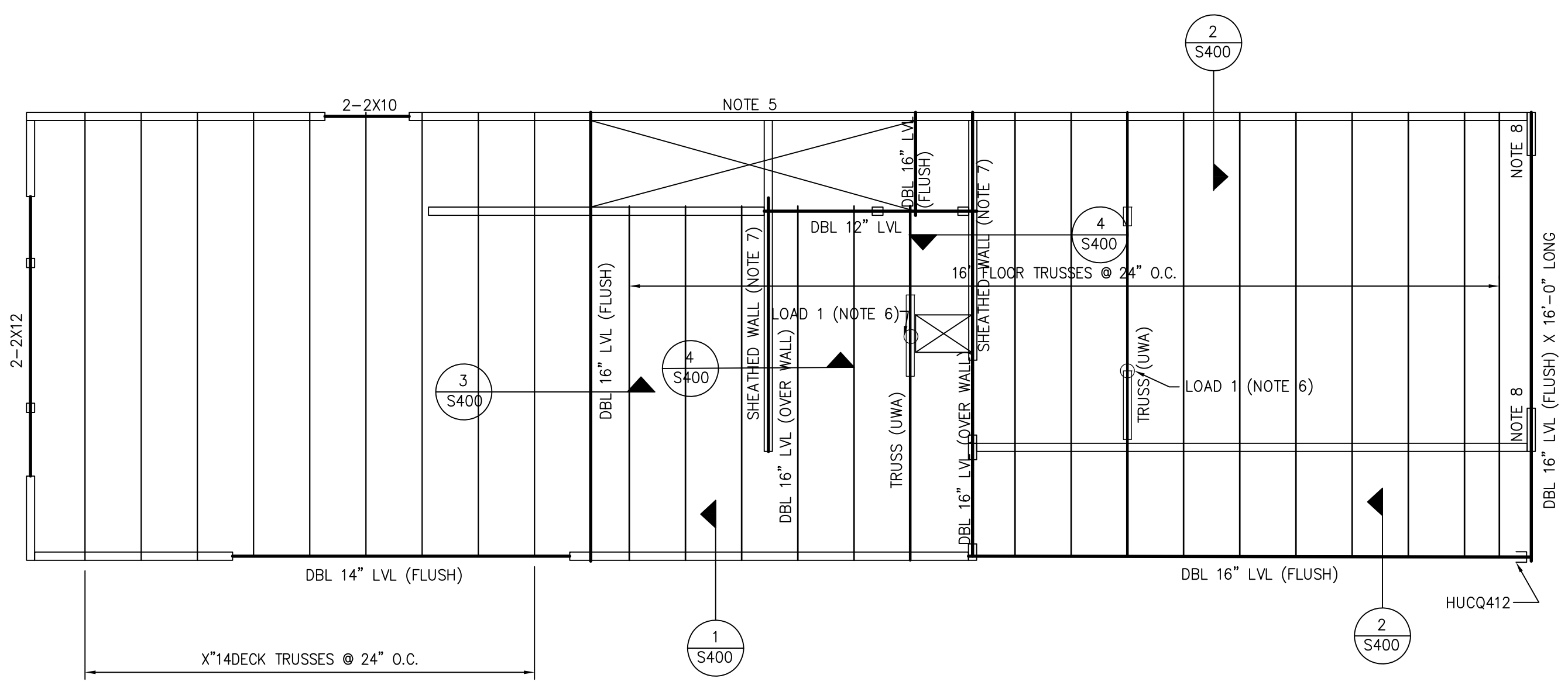
GREENBARTH ENGINEERING, INC.
 2000 WEST MILAM AVENUE, SUITE 100
 AUSTIN, TEXAS 78704
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21287

3409 NEAL STREET
 AUSTIN, TEXAS

REV.	DATE

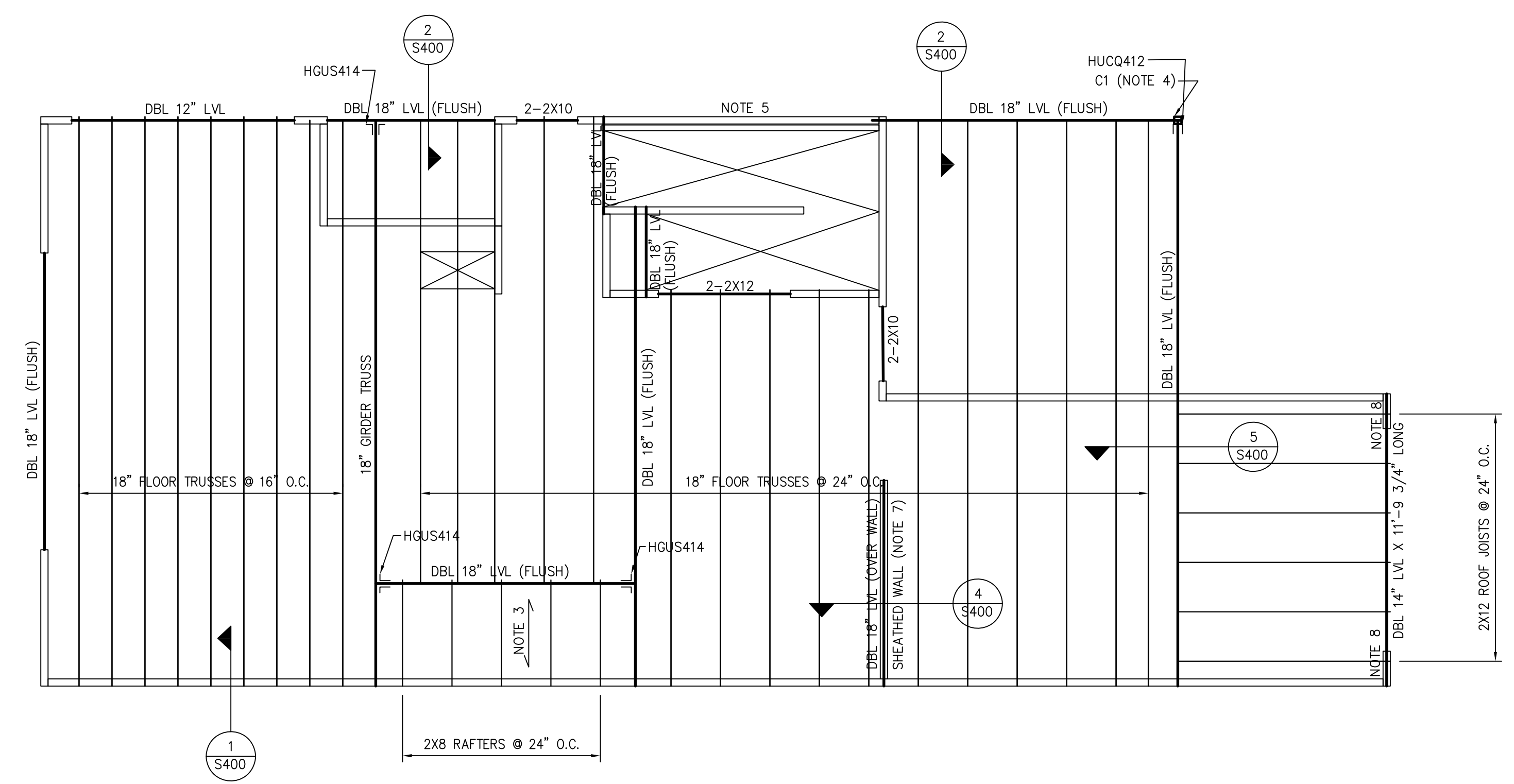
CHK. BY: TZ
 DRWN. BY: TW
 DATE: 07/23/2021

SHEET NO.
S300



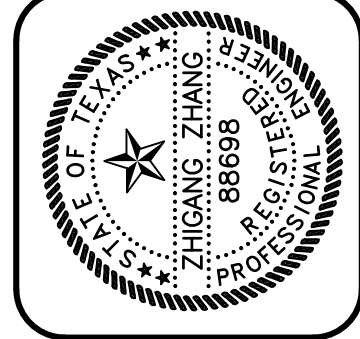
BLDG 2
2ND FLOOR FRAMING PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17

- PLAN NOTES:**
- ALL EXTERIOR WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
 ALL INTERIOR WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE
 - BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
 - 2x8 CEILING JOISTS @ 24" O.C. - NOT SHOWN. ARROW DESIGNATES SPAN DIRECTION.
 - C1 = HSS4x4x1/4 COLUMN. SEE 10/S400 FOR WOOD BEAM OVER STL COLUMN DETAIL.
 - EXTERIOR WALL AT STAIR OPENING SHALL BE DOUBLE WALL STUDS & CONTINUOUS FROM FOUNDATION TO ROOF.
 - GIRDER TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING ADDITIONAL LOAD FROM WALL ABOVE:
 LOAD 1: DL = 800 LBS; LL = 800 LBS.
 - AT NOTED INTERIOR SHEAR WALL, PROVIDE 1/2" EPOXY ANCHOR BOLTS @ 48" O.C. (EMBED = 4").
 - SEE 9/S400 FOR LVL MOMENT FRAME CONNECTION DETAIL.



BLDG 1
2ND FLOOR FRAMING PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17

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



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 2000 WEST MILAM AVENUE, SUITE 1200
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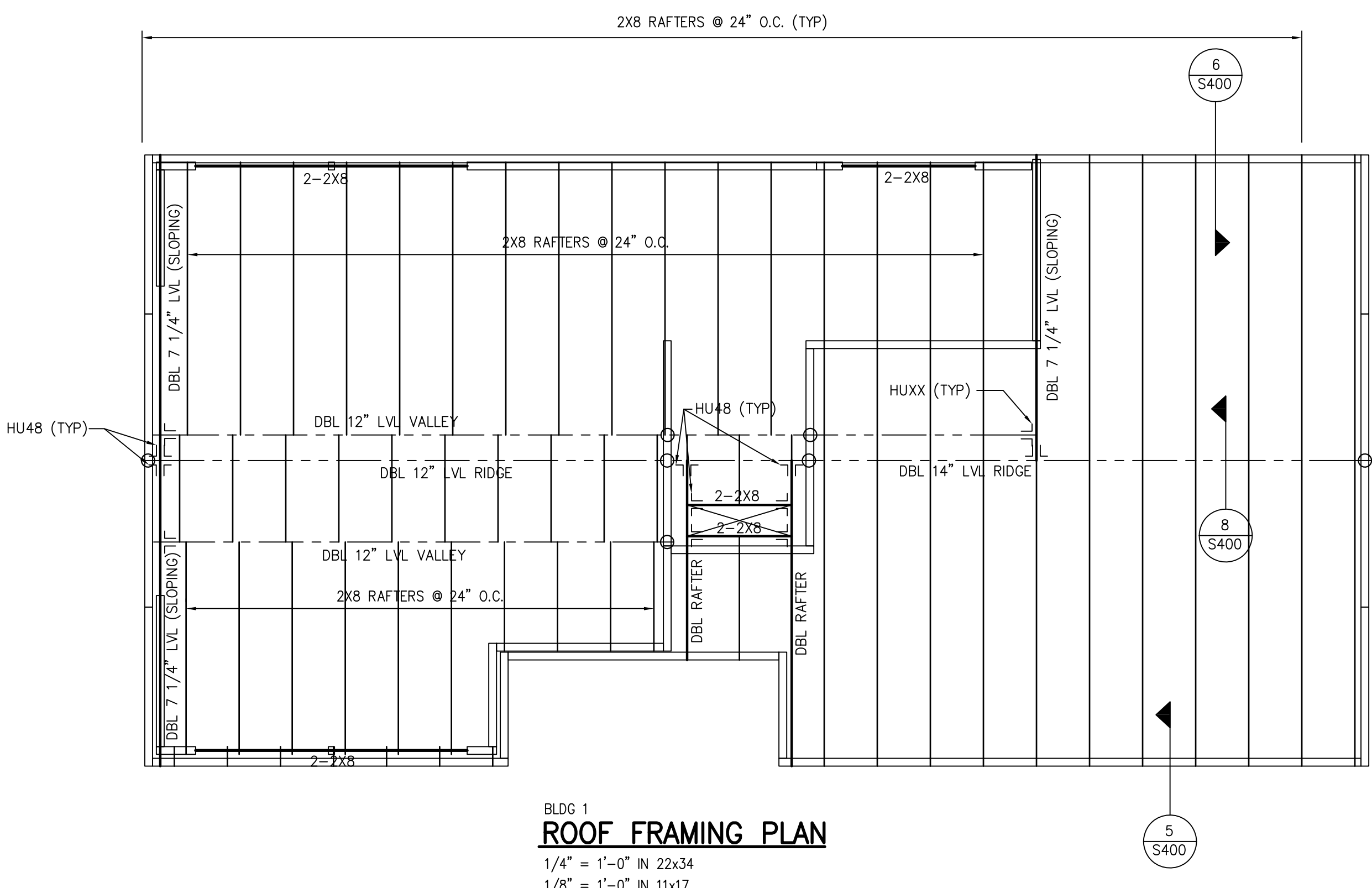
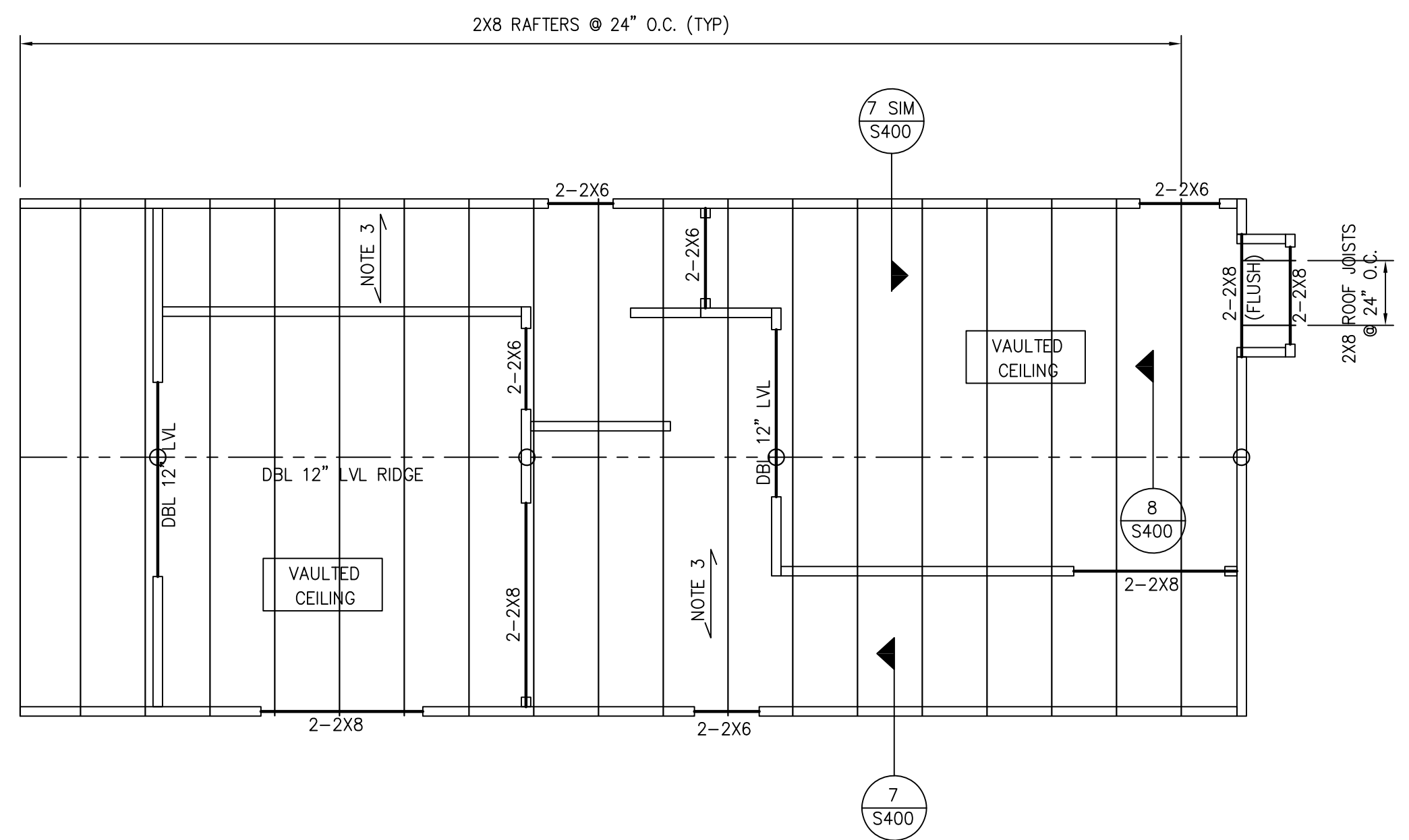
3409 NEAL STREET
AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
 DATE: 07/23/2021

SHEET NO.
S301

BLDG 2
ROOF FRAMING PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17

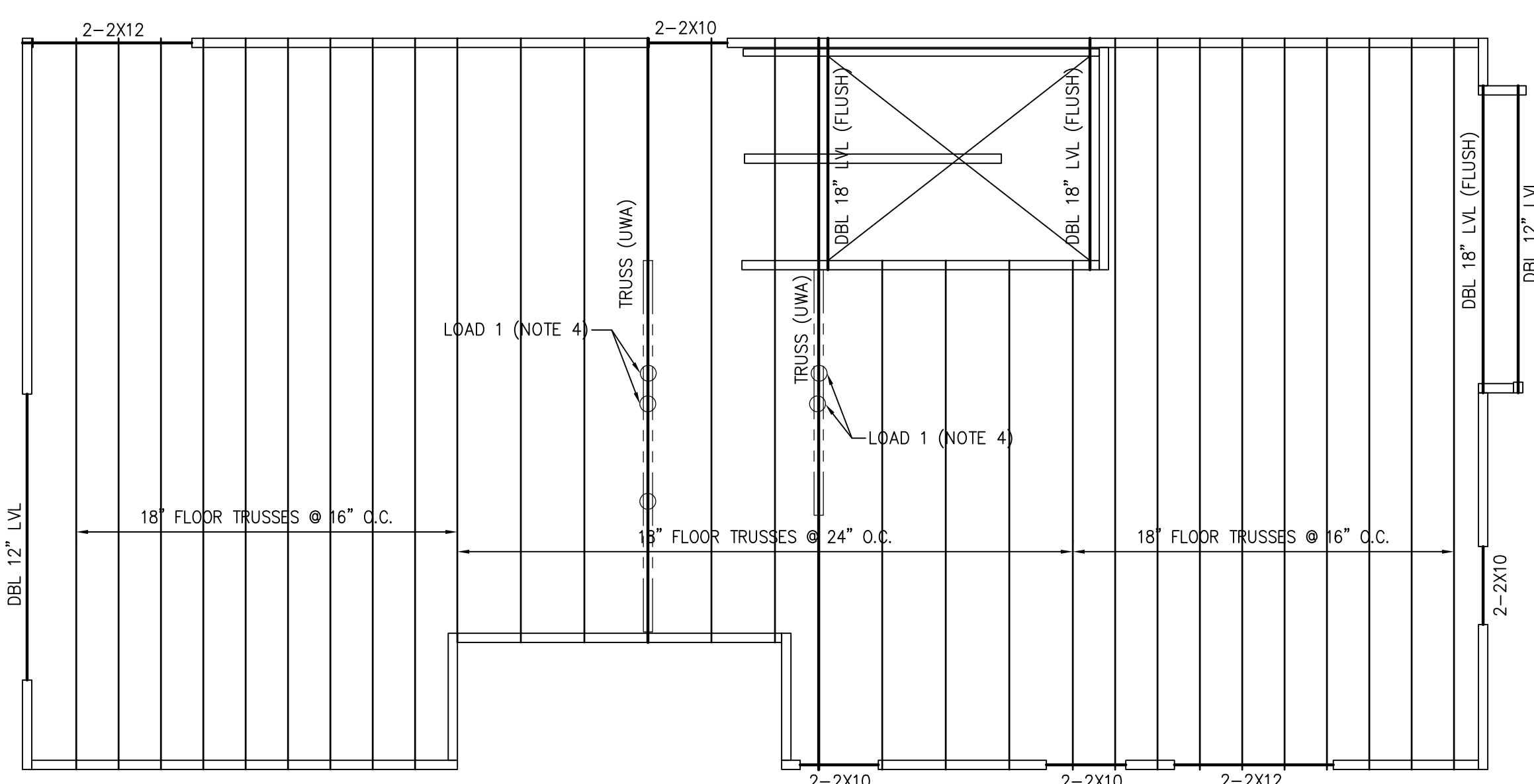


BLDG 1
ROOF FRAMING PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17

- PLAN NOTES:**
- ALL EXTERIOR WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
 ALL INTERIOR WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
 - BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.

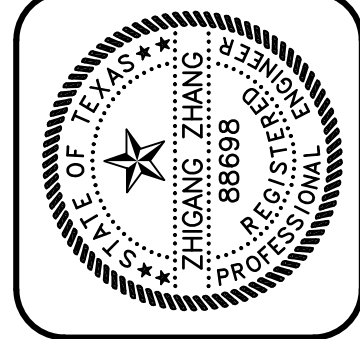
BUILT-UP COLUMN SCHEDULE	
BEAM/HEADER SIZE	BUILT-UP (JACK) STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x ___	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN

BLDG 1
ATTIC FLOOR FRAMING PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17



- PLAN NOTES:**
- ALL EXT. WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
 ALL INTERIOR WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.
 SEE ARCH'L FOR 2x6 INTERIOR PLUMBING WALLS.
 - BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
 - 2x8 CEILING JOISTS @ 24" O.C. - NOT SHOWN. ARROW DESIGNATES SPAN DIRECTION.
 - GIRDER TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING ADDITIONAL LOAD FROM WALL ABOVE:
 LOAD 1: DL = 800 LBS; LL = 800 LBS.
 - DESIGNATES 2-2x4 BRACE TO CEILING BEAM OR WALL BELOW.

Zhiyang Zhang
07/14/2021



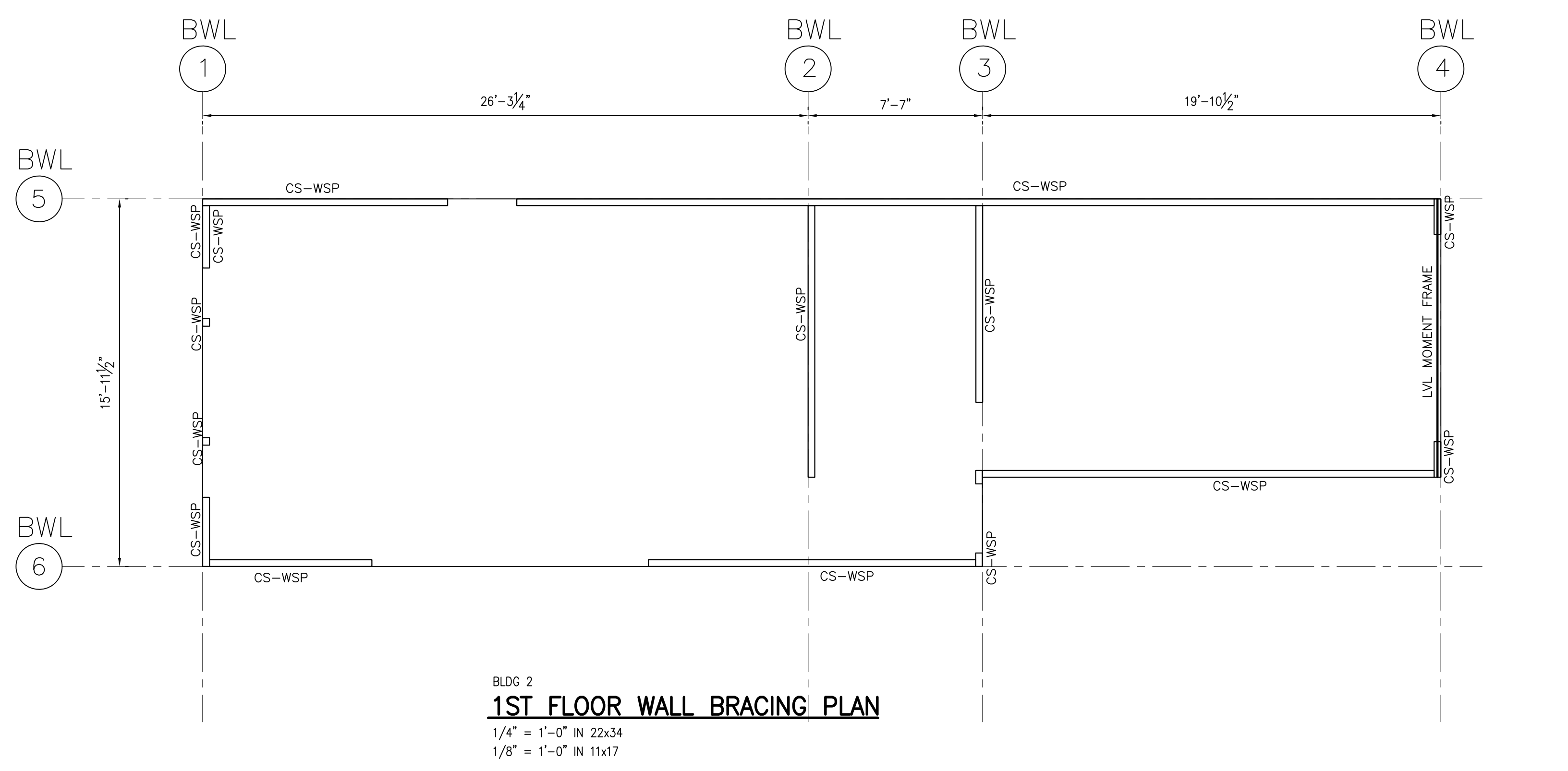
GREENBARTH ENGINEERING, INC.
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PHONE (512) 289-8086 FAX (512) 383-8339
GE JOB NO.: 21287

3409 NEAL STREET
AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
DRWN. BY: TW
DATE: 07/14/2021

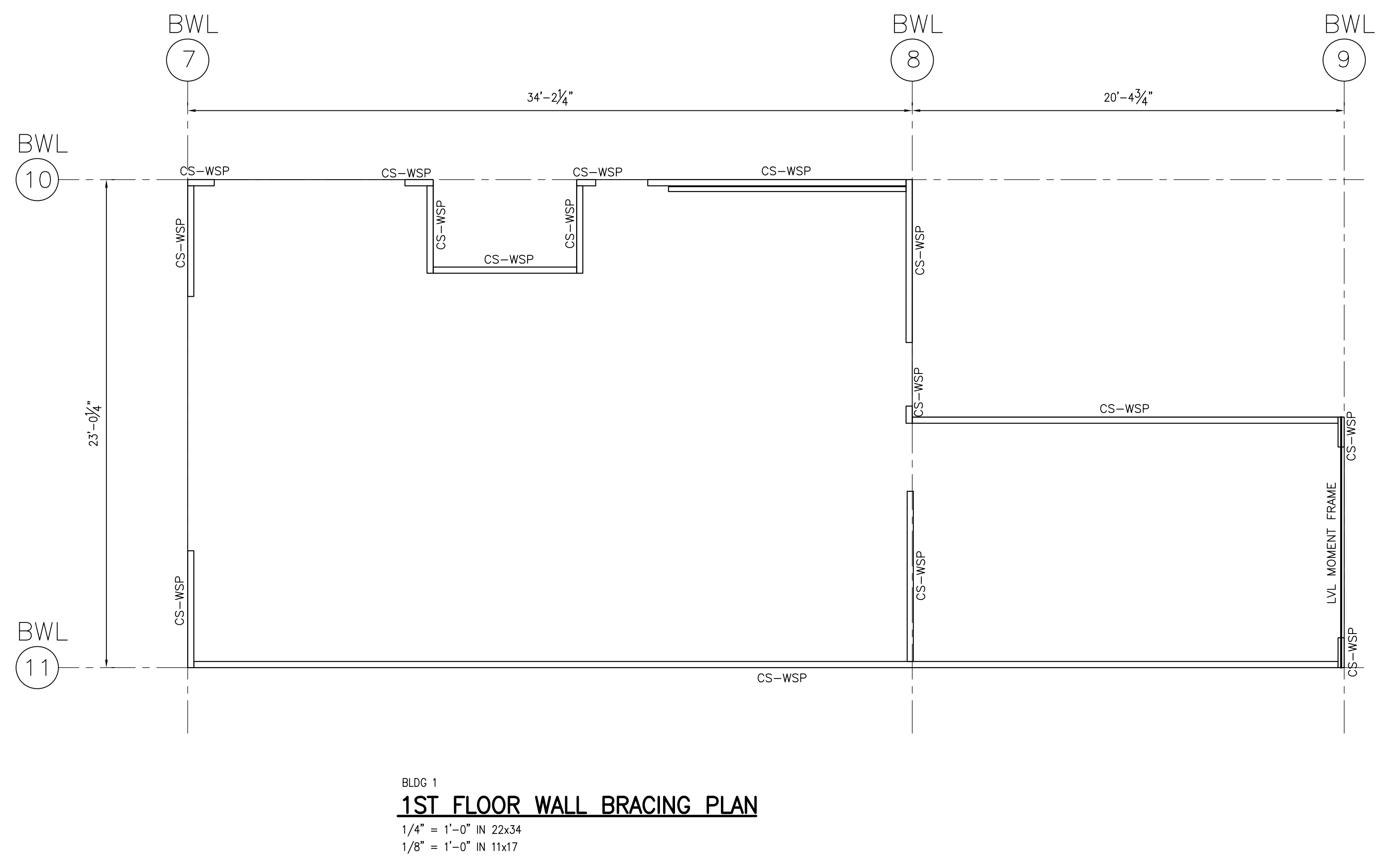
SHEET NO.
S302



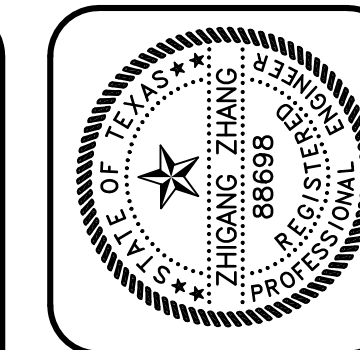
BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
1	1 OF 2	27	8.5	9
2	1 OF 2	27	8.5	8.5
3	1 OF 2	20	6.5	8+
4	1 OF 2	20	6.5	LVL MOMENT FRAME
5	1 OF 2	16	5.5	50+
6	1 OF 2	16	5.5	21+
7	1 OF 2	35	10.5	11+
8	1 OF 2	35	10.5	15+
9	1 OF 2	21	7	LVL MOMENT FRAME
10	1 OF 2	24	7.5	15+
11	1 OF 2	24	7.5	54+

LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL; GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.

- BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATEGORY A AND A WIND SPEED OF 115 MPH OR LESS.
- MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
- WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING. (STAPLE OPTION: 16-GAGE STAPLES @ 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE FRAMING)
- ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
- THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- THE ROOF DECK SHALL BE 1/2" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- GYPSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

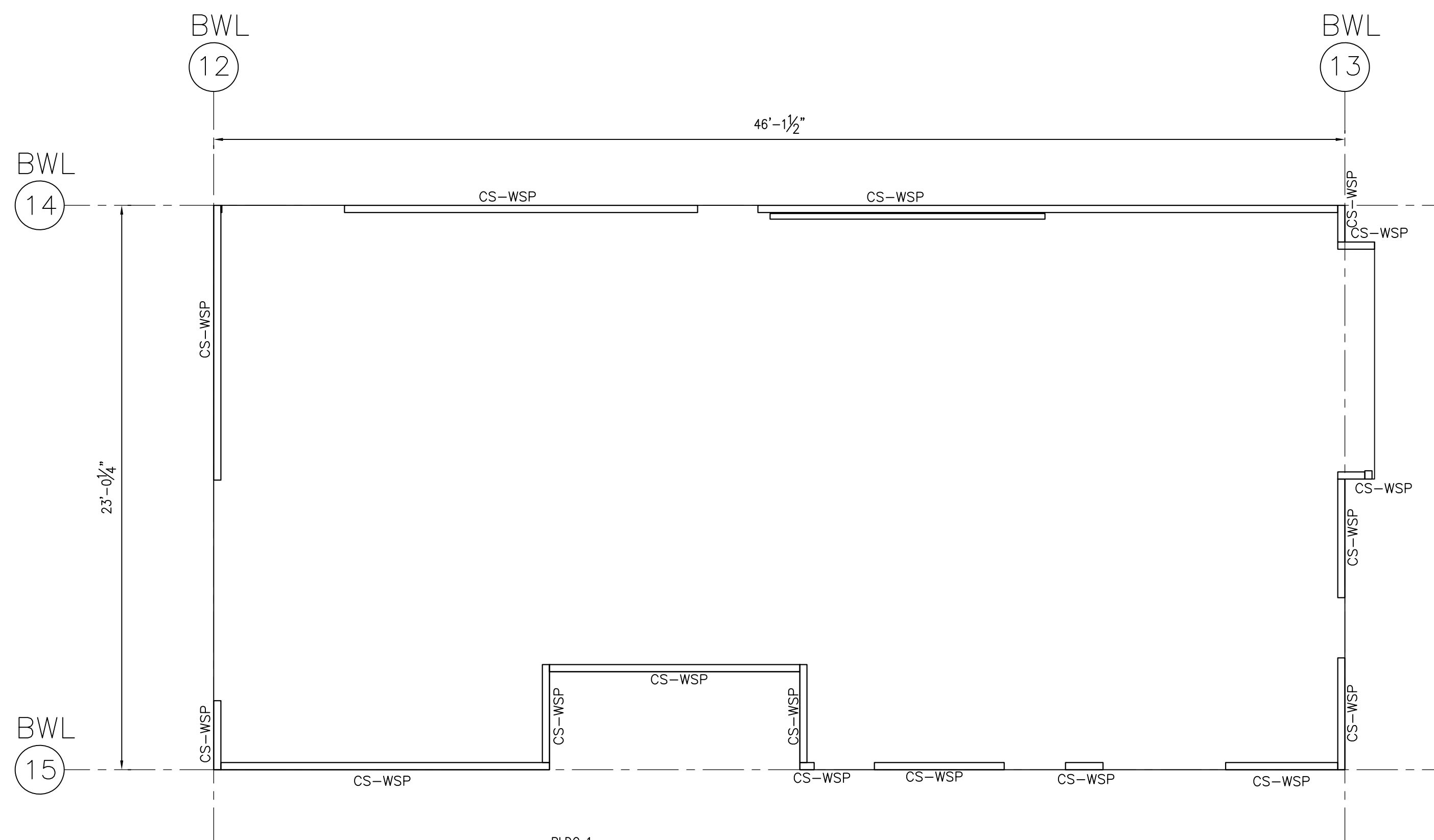


Zhigang Zhang
07/14/2021

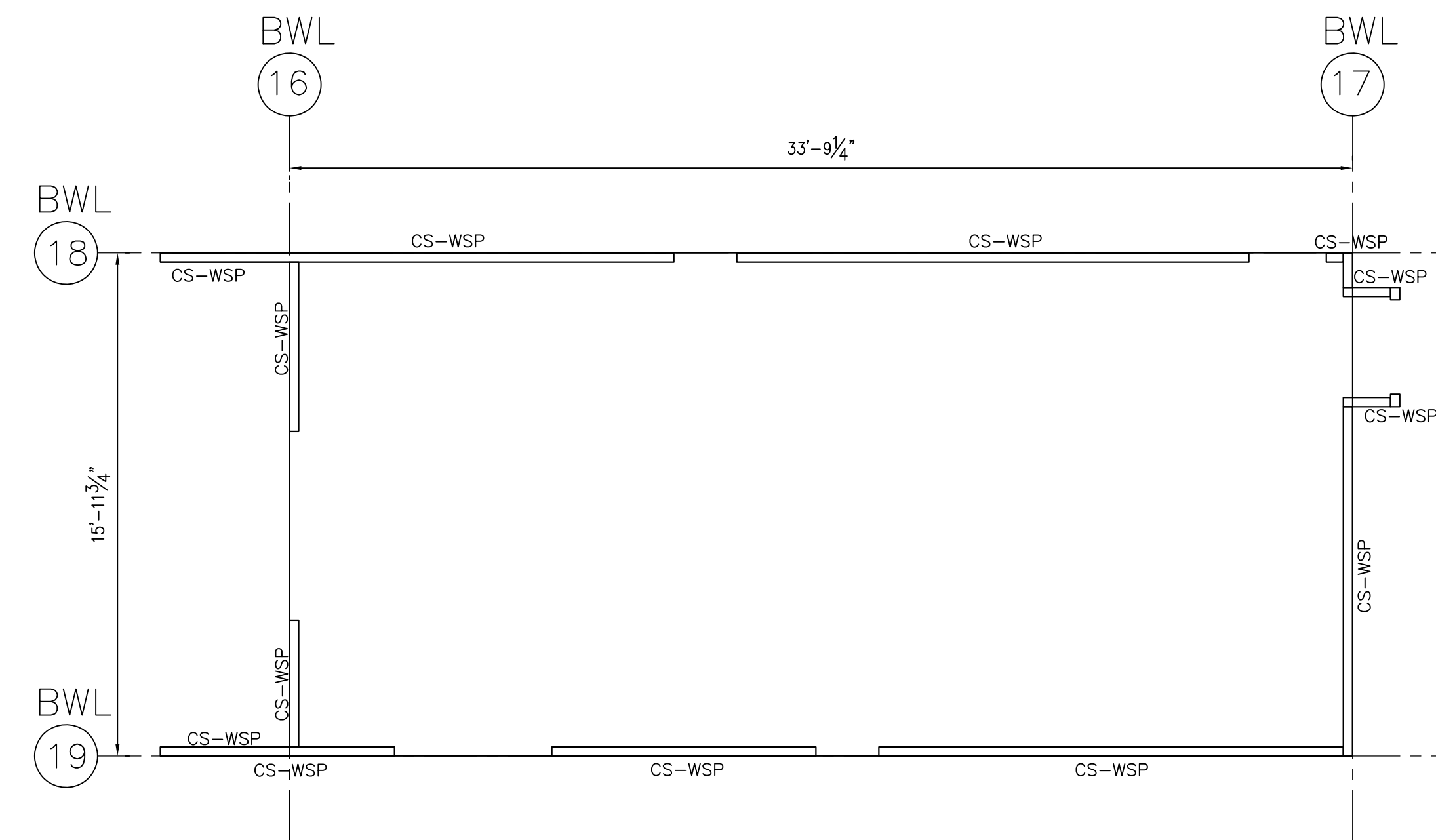


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AUSTIN, TEXAS



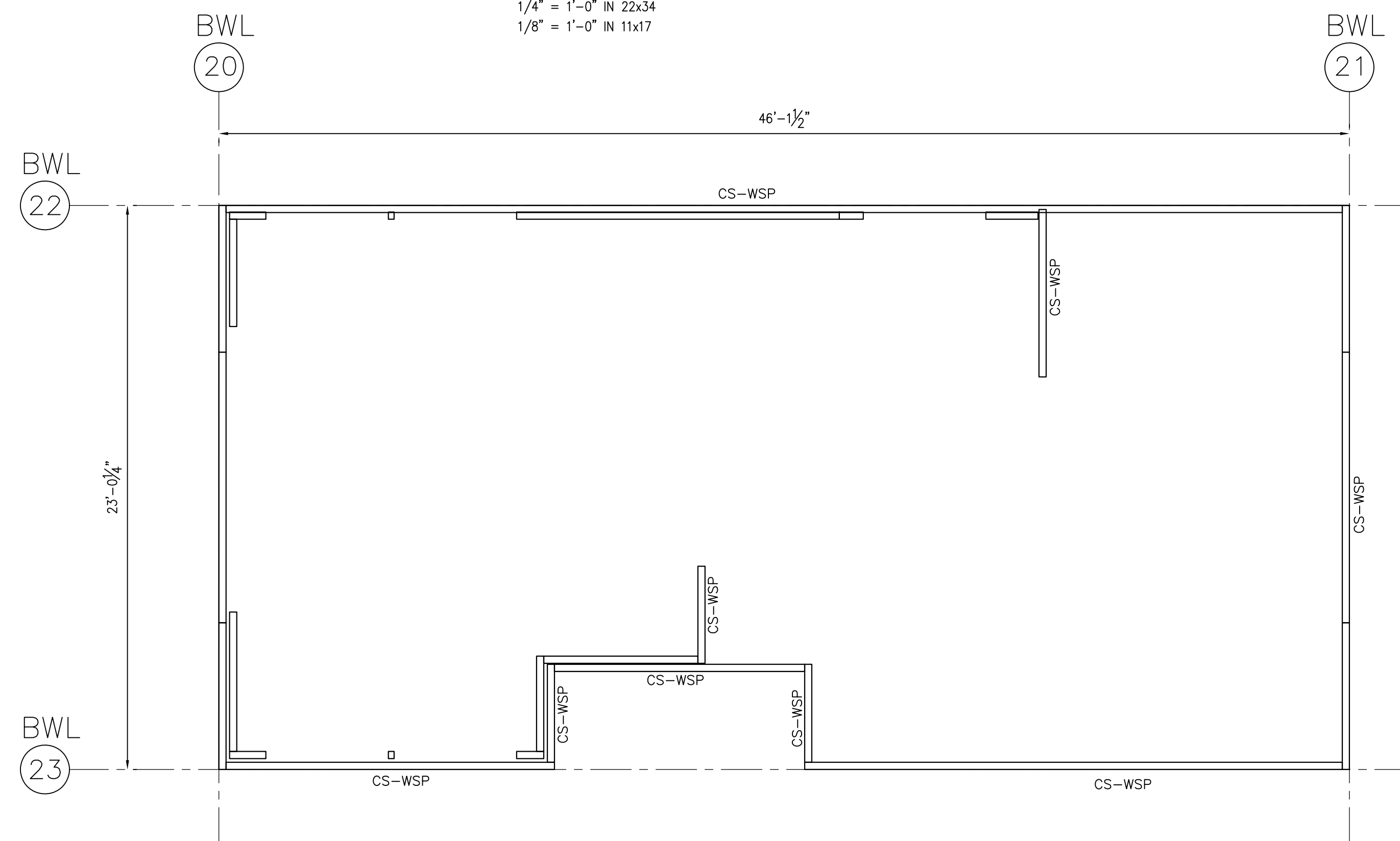
BLDG 1
2ND FLOOR WALL BRACING PLAN
1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17



BLDG 2
2ND FLOOR WALL BRACING PLAN
1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
12	2 OF 2	47	7.5	13+
13	2 OF 2	47	7.5	10+
14	2 OF 2	24	4.5	38+
15	2 OF 2	24	4.5	24+
16	2 OF 2	35	5.5	9+
17	2 OF 2	35	5.5	12+
18	2 OF 2	16	3	32+
19	2 OF 2	16	3	30+
20	3 OF 3	47	7.5	23+
21	3 OF 3	47	7.5	23+
22	3 OF 3	24	4.5	46+
23	3 OF 3	24	4.5	35+

LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL;
GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.



BLDG 1
ATTIC FLOOR WALL BRACING PLAN
1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

- BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATEGORY A AND A WIND SPEED OF 115 MPH OR LESS.
- MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
- WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING. (STAPLE OPTION: 16-GAGE STAPLES @ 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE FRAMING)
- ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
- THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- THE ROOF DECK SHALL BE 1/2" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
- GYPSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

REV.	DATE

CHK. BY: TZ
DRWN. BY: TW
DATE: 07/14/2021

SHEET NO.
S303

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

STRUCTURAL GENERAL NOTES

CODES

- Building Code: 2015 International Residential Code.
- Wood Framing: National Design Specifications For Wood Construction with Supplement, National Forest and Paper Products Association, Latest Edition.
- Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.
- Prefabricated Metal Plate Connected Wood Trusses: Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI, Latest Edition.

DESIGN LOADS

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

TIMBER FRAMING

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

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

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

COMPOSITE WOOD MEMBERS

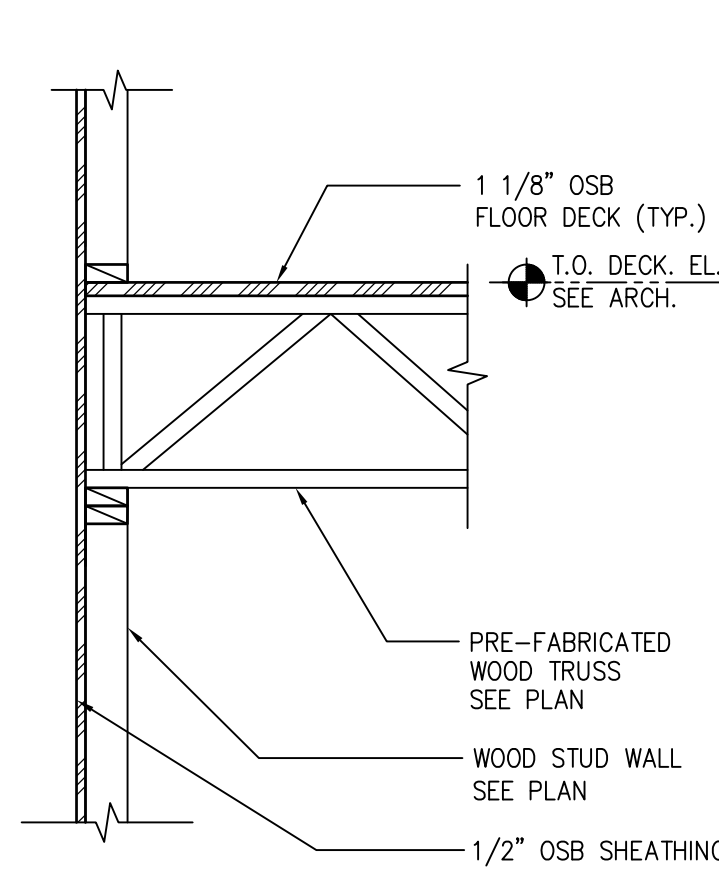
- Where noted on the drawings, joists shall be TJI "SP" series engineered wood joists, and beams shall be "Micro-Lam" or "Parallam" beams as manufactured by the Trus Joist Macmillan Corporation.
- Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical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

STRUCTURAL STEEL

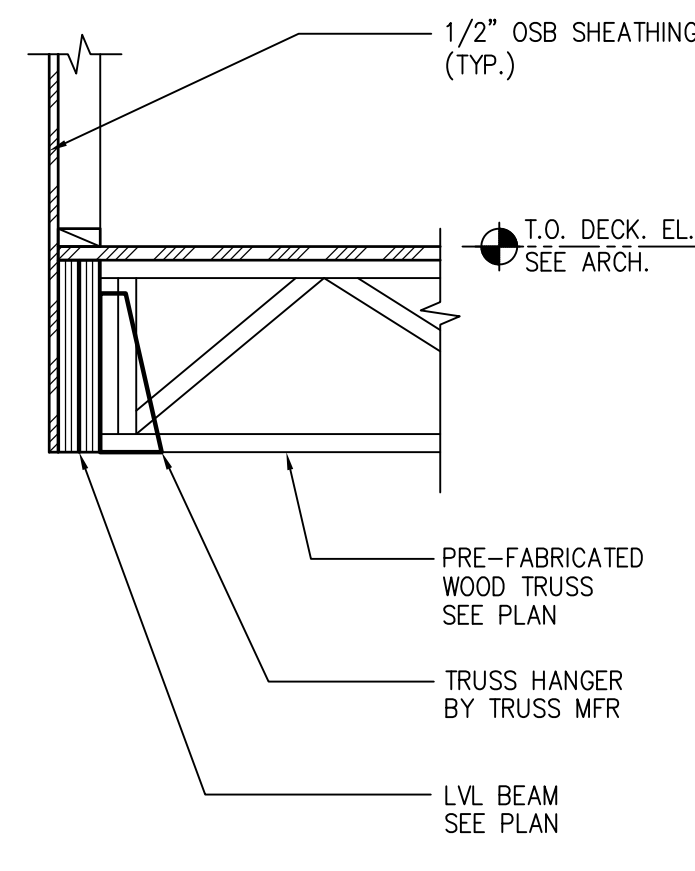
- Structural Steel W-shapes shall conform to ASTM A992. Steel plates, angles, and channels may be ASTM A572, grade 50 or ASTM A36. Steel pipe shall conform to ASTM A501 or ASTM A53, Type E or S, grade B. Steel tube shall conform to ASTM A500, grade B, Fy 46 ksi.
- Column base plates shall be grouted with a nonshrink, high strength nonmetallic grout. Pre-grouting of column base plates will NOT be permitted.
- Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.
- Shop painting: Paint structural steel with one coat of manufacturer's standard red oxide primer applied at a rate to provide a uniform dry film thickness of 2.5 mils.

STRUCTURAL STEEL CONNECTIONS

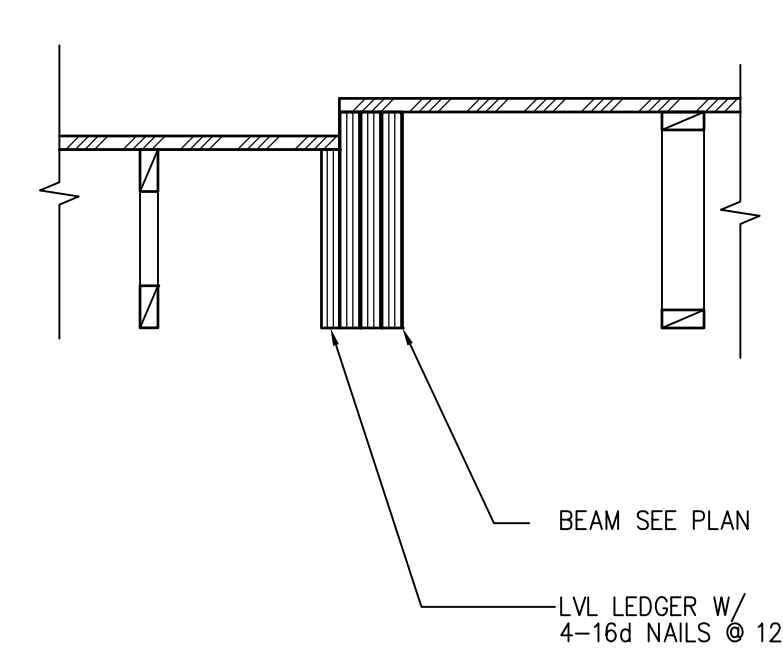
- Welding shall conform to ANSI/AWS D1.1, latest edition.
- Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.



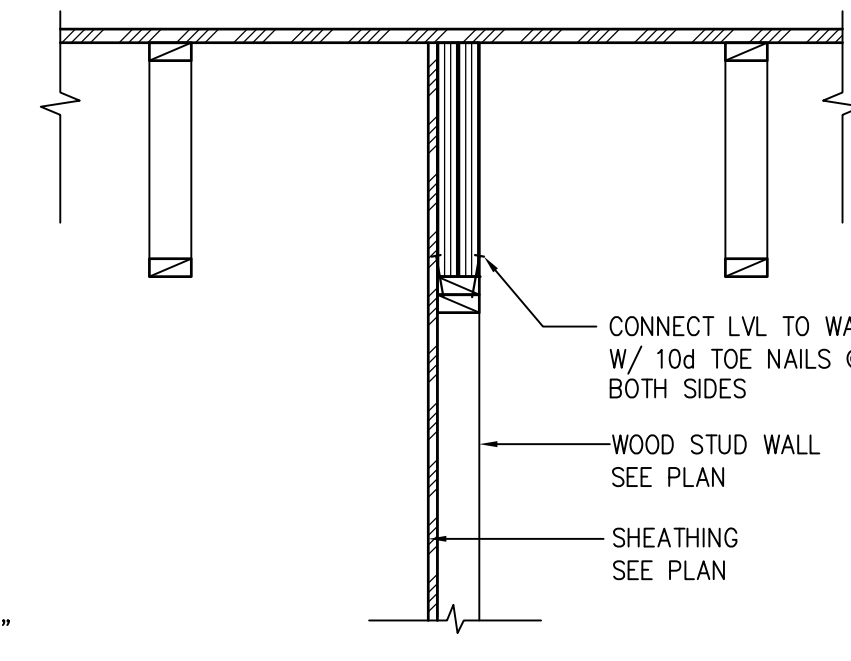
1 SECTION
3/4" = 1'-0"



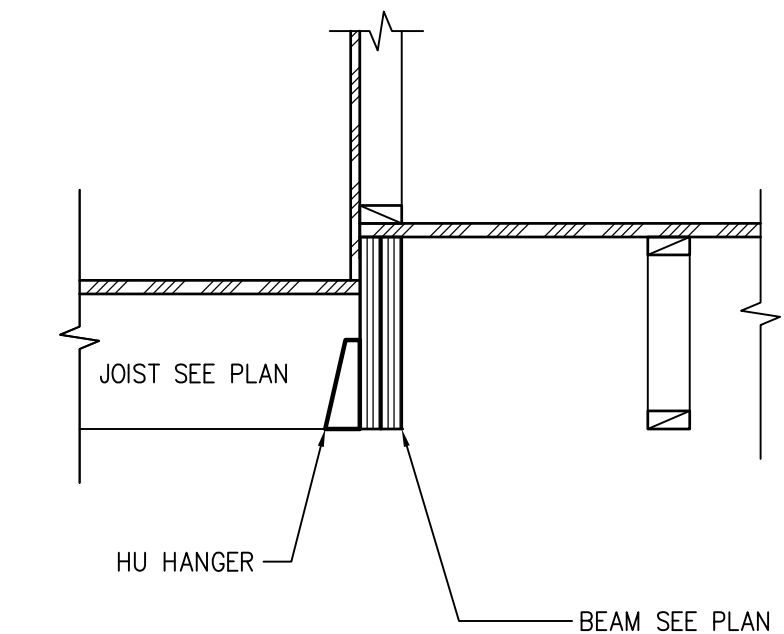
2 SECTION
3/4" = 1'-0"



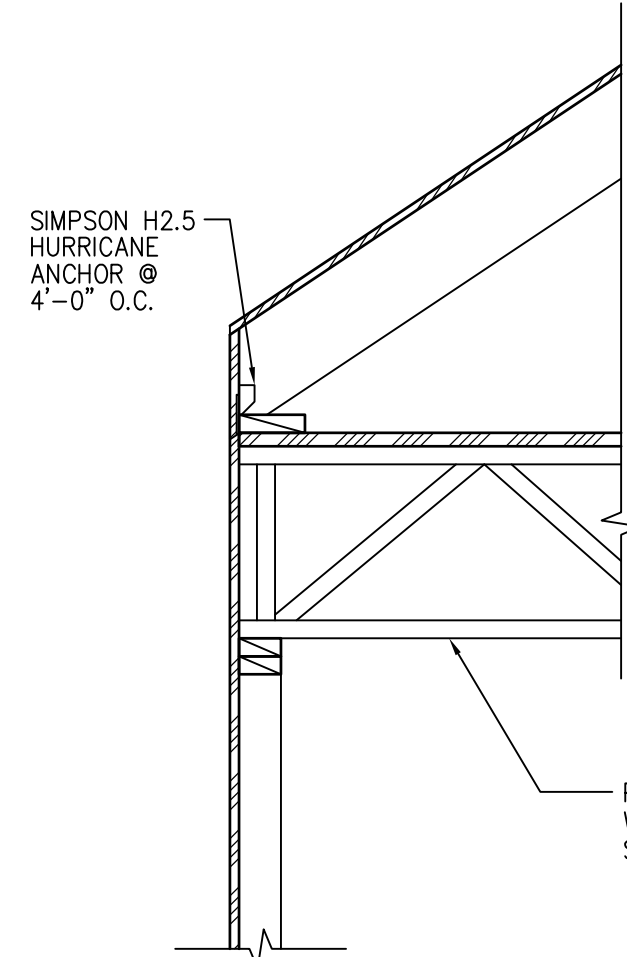
3 SECTION
3/4" = 1'-0"



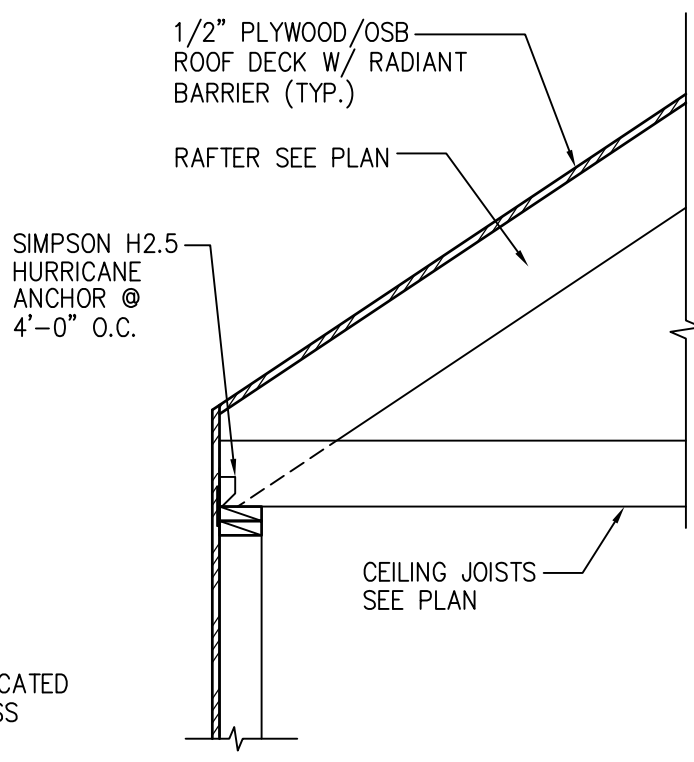
4 SECTION
3/4" = 1'-0"



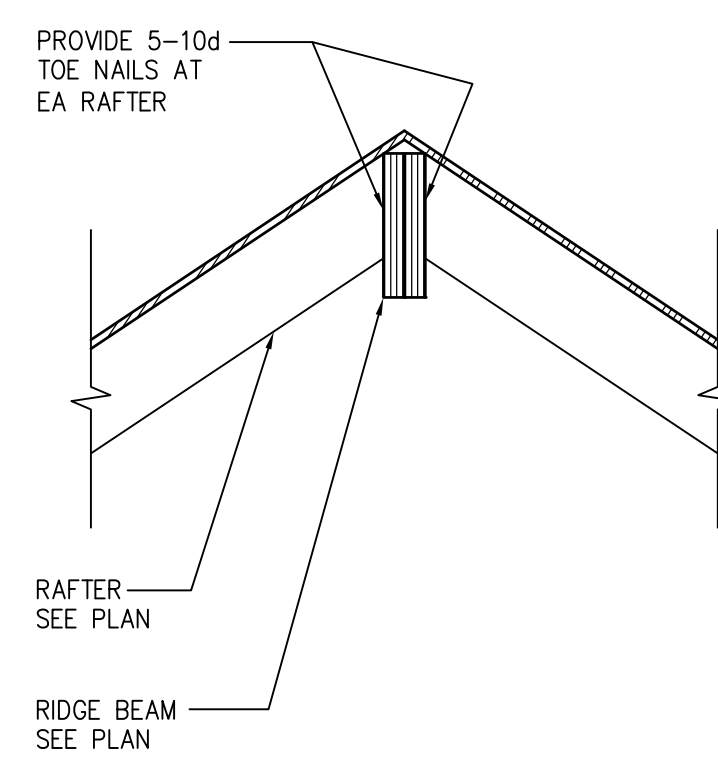
5 SECTION
3/4" = 1'-0"



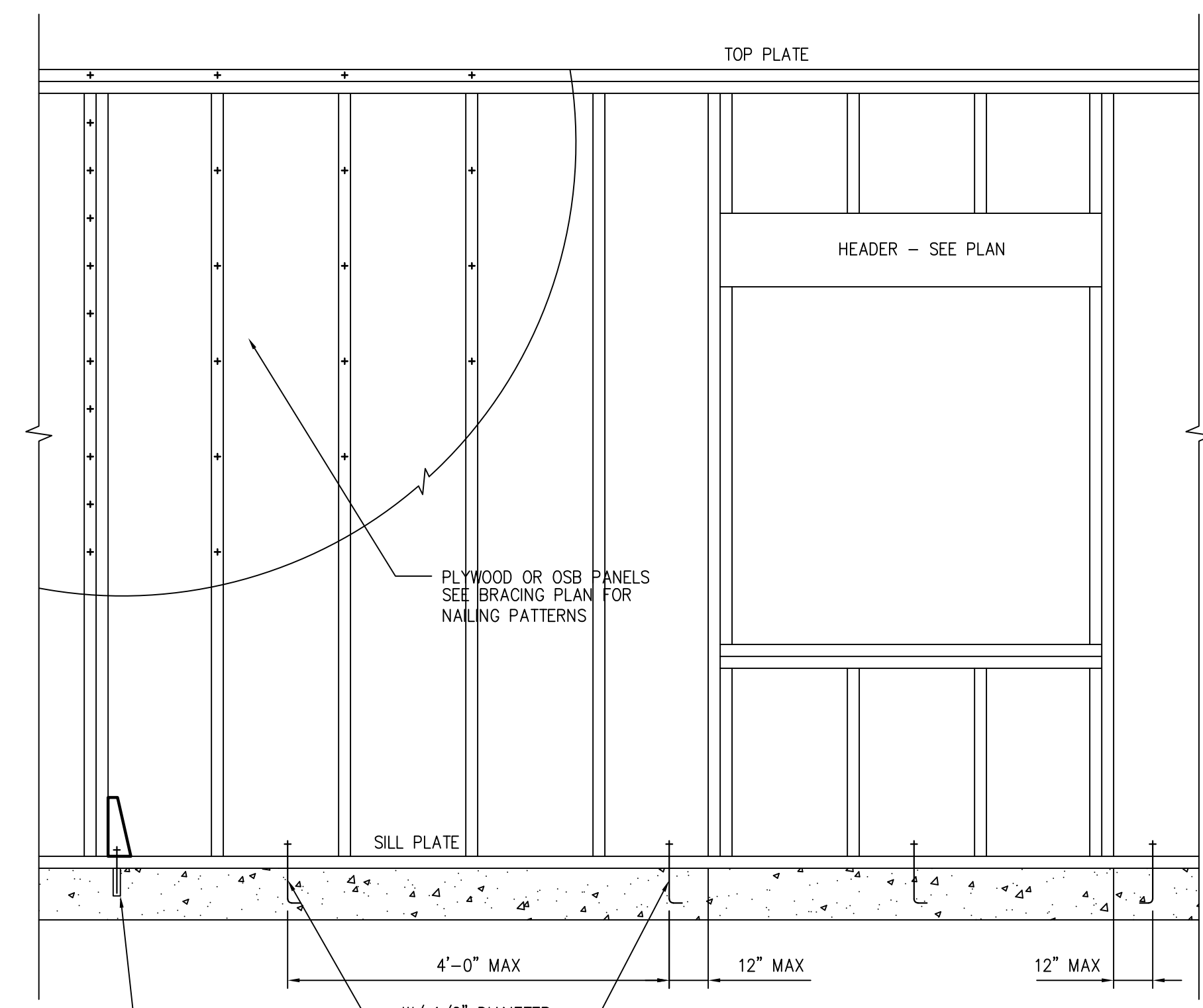
6 SECTION
3/4" = 1'-0"



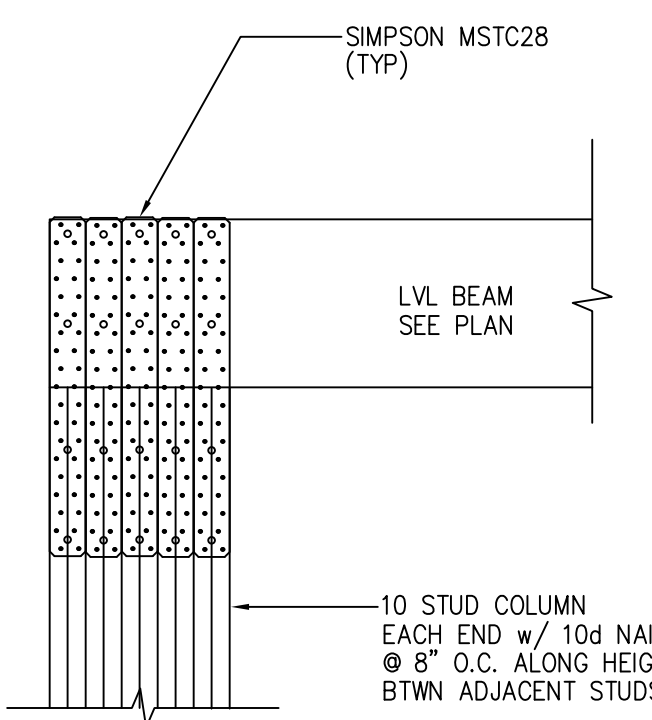
7 SECTION
3/4" = 1'-0"



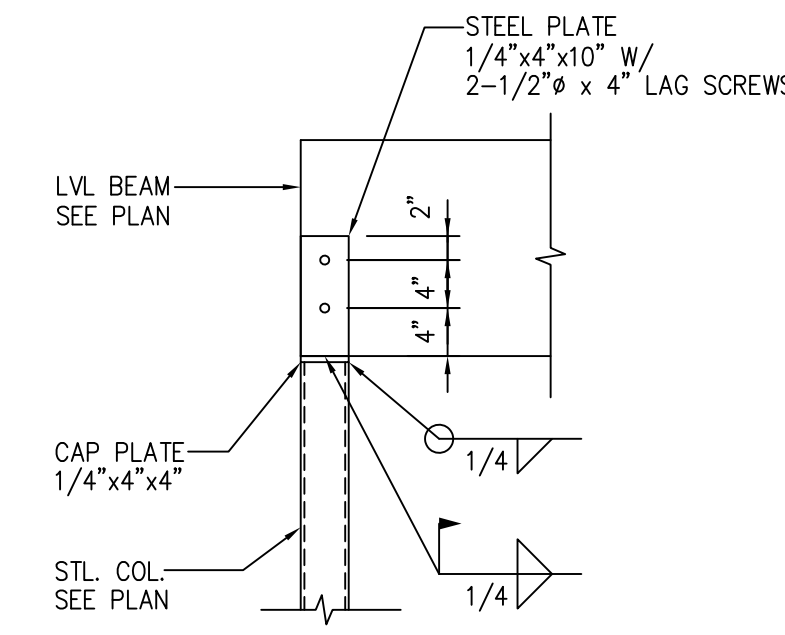
8 SECTION
3/4" = 1'-0"



11 ELEVATION VIEW
TYPICAL WALL BRACING
NOT TO SCALE



9 DETAIL
3/4" = 1'-0"

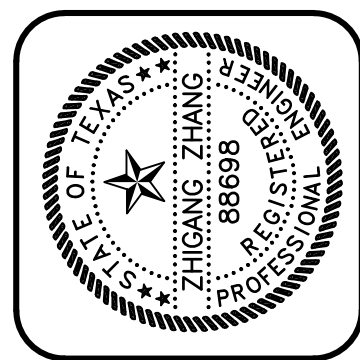


10 TYPICAL DETAIL
N.T.S.

NOTE: PROVIDE HD2 HOLD-DOWN AT BOTTOM OF STUD COLUMN.

NOTE: SEE BRACING PLAN FOR INFORMATION NOT SHOWN. SEE FRAMING PLAN FOR INFORMATION NOT SHOWN.

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07/14/2021



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SHEET NO.
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