

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 2021 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 R320.4
- 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 R308.4.3
- 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. (5 SQ FT FOR GRADE LEVEL EGRESS) PER IRC R310
- IF BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISH FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE THE WINDOW OPENING 1. WILL NOT ALLOW 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING OR 2. WILL BE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES

GENERAL STAIR NOTES

- STAIRS TO COMPLY WITH IRC 2021
- 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'-7"
- 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

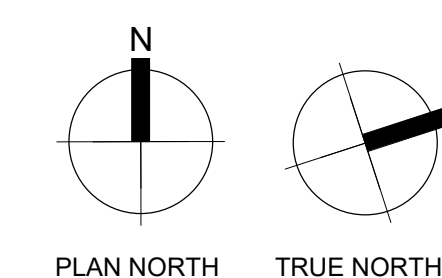
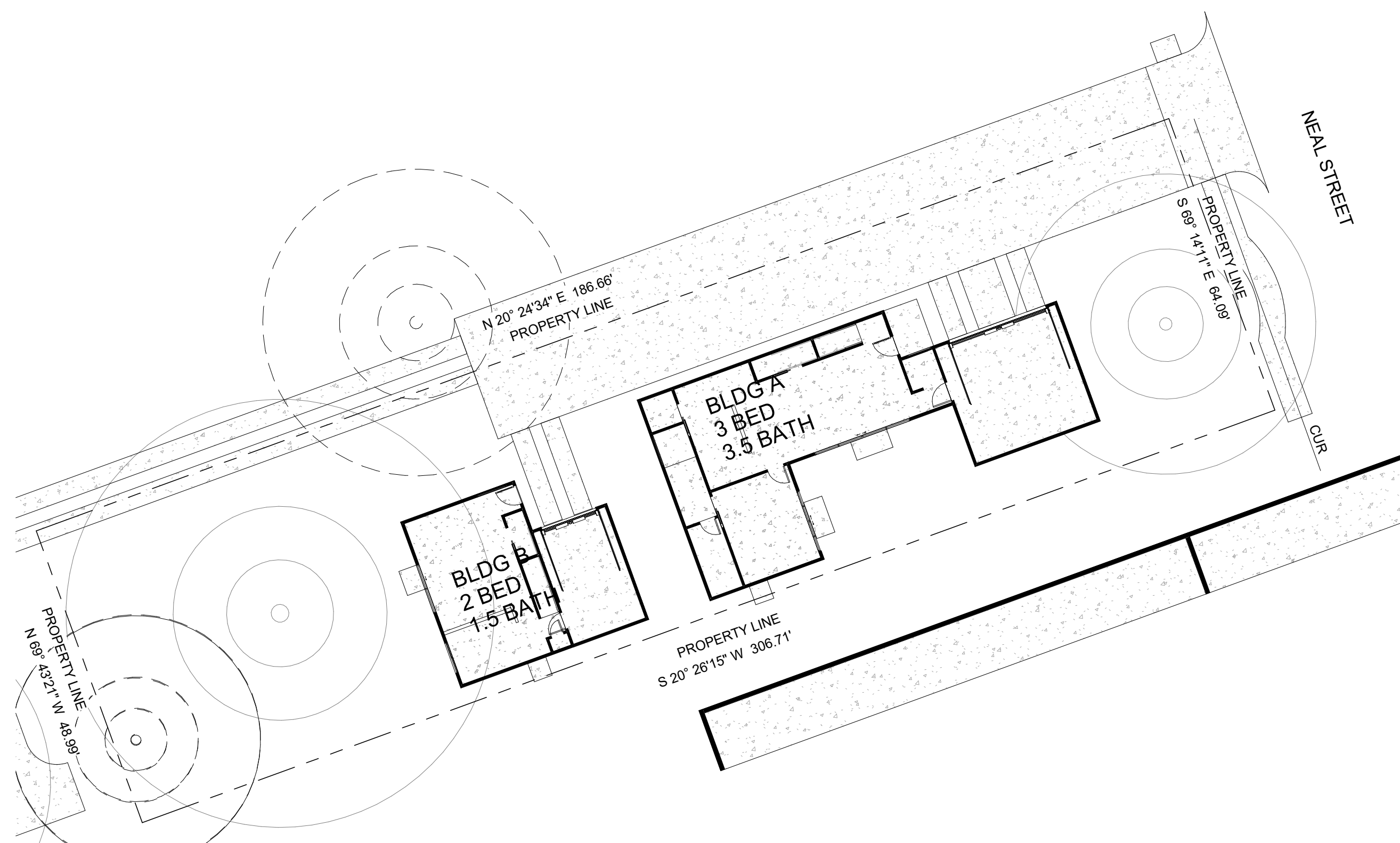
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- DEMOLITION
- HIDDEN LINE
- FIRE/SMOKE BARRIERS**
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE/SMOKE BARRIER
- 2 HOUR FIRE BARRIER
- FIRE/SMOKE PARTITIONS**
- 1 HOUR FIRE PARTITION
- 0 HOUR SMOKE PARTITION
- FIRE WALLS**
- 2 HOURS
- 3 HOURS

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



TREE SCHEDULE			
#	TREE TYPE	PROTECTED	TREE DIAMETER
	PECAN	NO	1' - 2 1/4"
	PECAN	NO	1' - 1 1/2"
	PECAN	YES	2' - 0"
29	PECAN	YES	1' - 7 1/2"
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 1/4"
T32	PECAN	NO	1' - 2 1/4"
T33	PECAN	NO	1' - 1 1/2"

LOT SIZE	
Name	Area
LOT	
LOT - A	9,200 SF
	9,200 SF

FLOOR-TO-AREA EXEMPT	
Name	Area
EXEMPT FLOOR AREA - PORCH	
BLDG A - FRONT PORCH - EXEMPT - HABITABLE SPACE ABOVE < 200 SF	44 SF
BLDG A - PATIO - EXEMPT - NON HABITABLE SPACE ABOVE	36 SF
BLDG B - PATIO - EXEMPT - NON HABITABLE SPACE ABOVE	12 SF
	91 SF
EXEMPT FLOOR AREA - GARAGE	
BLDG A - GARAGE EXEMPT	200 SF
BLDG B - GARAGE EXEMPT	240 SF
	440 SF
EXEMPT FLOOR AREA	
BLDG A - BALCONY EXEMPT	373 SF
	373 SF

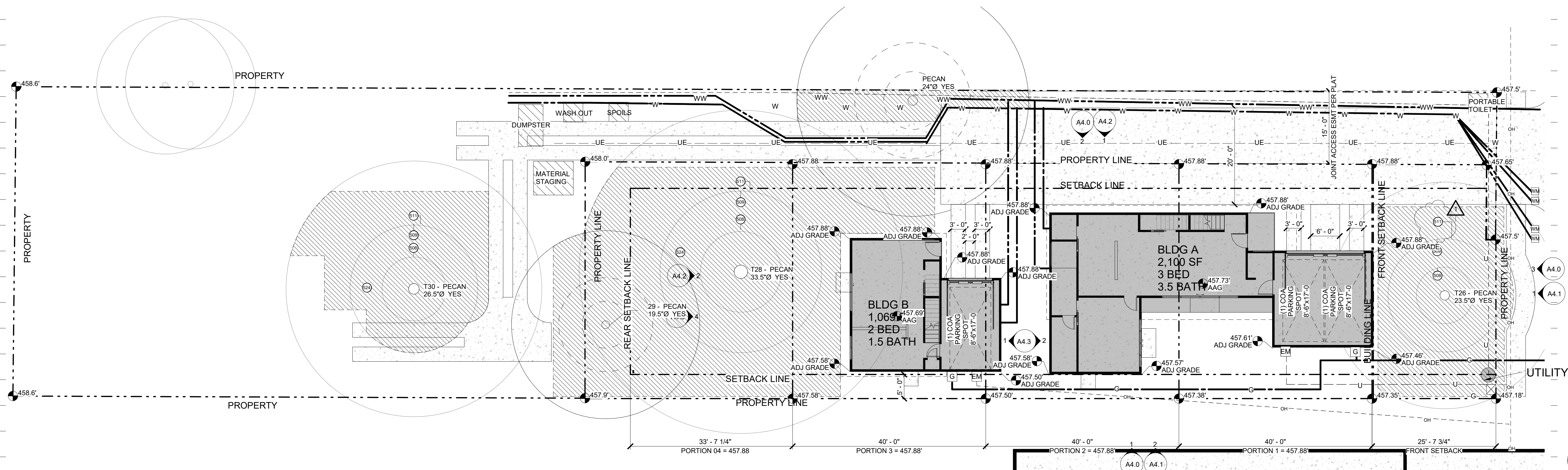
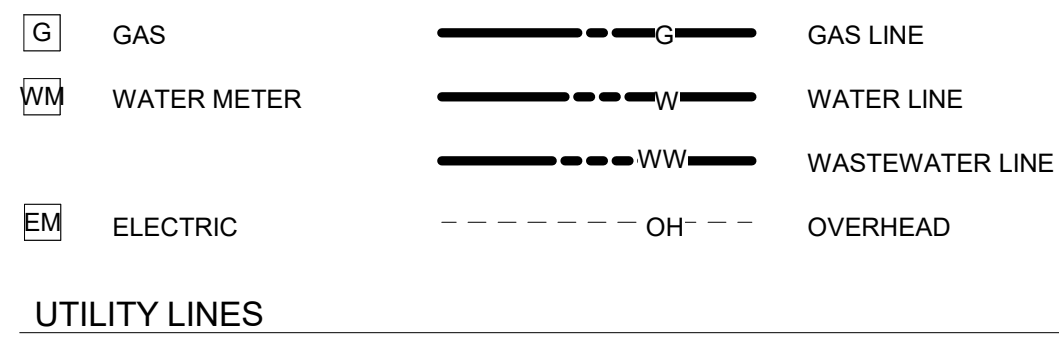
FLOOR-TO-AREA RATIO = 36.8%	
LOT B - FLOOR AREA - BLDG A	
BLDG A - FIRST FLOOR	1,075 SF
BLDG A - NON GARAGE EXEMPT	217 SF
BLDG A - SECOND FLOOR	1,025 SF
	2,317 SF
LOT B - FLOOR AREA - BLDG B	
BLDG B - FIRST FLOOR	518 SF
BLDG B - SECOND FLOOR	550 SF
	1,068 SF
FAR TOTAL: 5	3,385 SF

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. 8" OF MULCH IS REQUIRED IN THE CRZ OUTSIDE OF THE FENCED AREA
524	MULCH TO BE PROVIDED WITHIN 1/2 CRZ 500



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

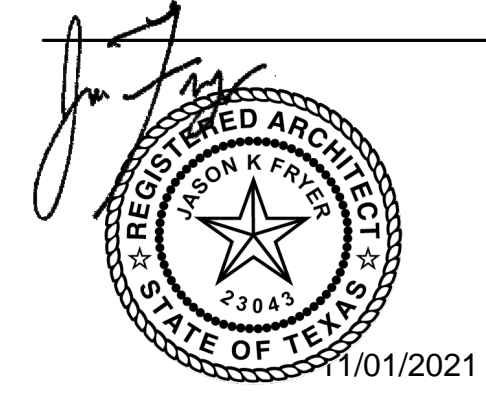
CONSULTANTS



LEGEND

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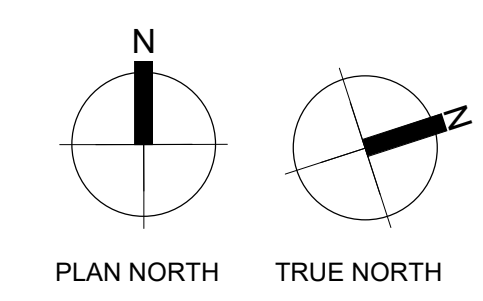
REVISION		
NO.	DESCRIPTION	DATE
1	Addendum #1	10/9/21



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

NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702
LOT PLAN



SHEET	A1.1
SCALE (FOR 24" X 36")	As Indicated
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	08/18/21
JOB #	2015
DRAWN BY	TL

TREE SCHEDULE			
#	TREE TYPE	PROTECTED	TREE DIAMETER
	PECAN	NO	1'- 2 1/4"
	PECAN	NO	1'- 1 1/2"
	PECAN	YES	2'- 0"
29	PECAN	YES	1'- 7 1/2"
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		
Lot	Name	Area
LOT		
LOT - A		9,200 SF
		9,200 SF

FLOOR-TO-AREA EXEMPT		
Exempt	Name	Area
EXEMPT FLOOR AREA - PORCH		
BLDG A - FRONT PORCH - EXEMPT - HABITABLE SPACE ABOVE < 200 SF		44 SF
BLDG A - PATIO - EXEMPT - NON HABITABLE SPACE ABOVE		36 SF
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		91 SF
EXEMPT FLOOR AREA - GARAGE		
BLDG A - GARAGE EXEMPT		200 SF
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		440 SF
EXEMPT FLOOR AREA		
BLDG A - BALCONY EXEMPT		373 SF
		373 SF

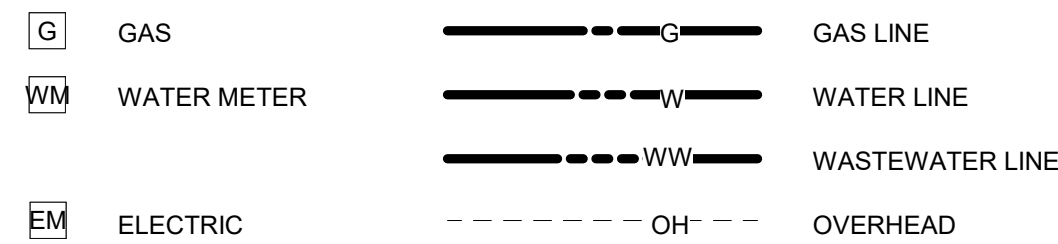
FLOOR-TO-AREA RATIO = 36.8%		
Floor	Name	Area
LOT B - FLOOR AREA - BLDG A		
BLDG A - FIRST FLOOR		1,075 SF
BLDG A - NON GARAGE EXEMPT		217 SF
BLDG A - SECOND FLOOR		1,025 SF
		2,317 SF
LOT B - FLOOR AREA - BLDG B		
BLDG B - FIRST FLOOR		518 SF
BLDG B - SECOND FLOOR		550 SF
		1,068 SF
FAR TOTAL:	5	3,385 SF

KEYNOTE LEGEND	
011	PORTLAND SIDEWALK TO BE PROVIDED. REF COA STANDARD NO 432S-1
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. 8" OF MULCH IS REQUIRED IN THE CRZ OUTSIDE OF THE FENCED AREA
524	MULCH TO BE PROVIDED WITHIN 1/2 CRZ 500
526	STANDARD TYPE 1 RESIDENTIAL DRIVEWAY, 16'-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
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.
532	UNDERGROUND UTILITIES TO BE ROUTED OUTSIDE OF 1/4 CRZ AND WILL NEED TO HAND DIG OR AIRSPADE WHERE THEY INTERSECT THE 1/2 CRZ. ALL UTILITY INSTALLATION INSIDE THE CRZ SHOULD BE EXECUTED TO MINIMIZE IMPACT TO TREE

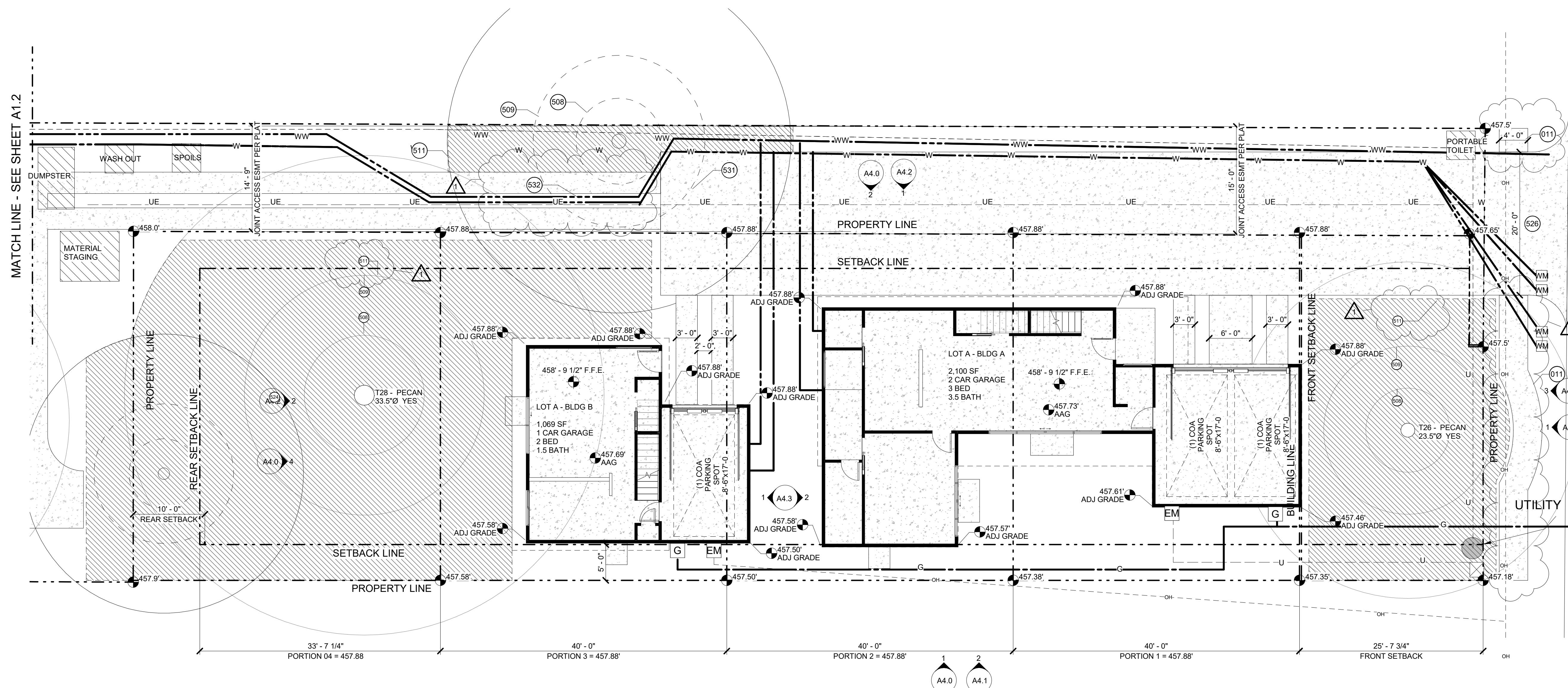


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p 512.436.1901
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UTILITY LINES,

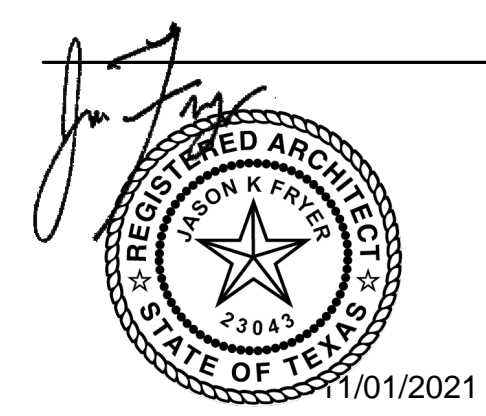


1 SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

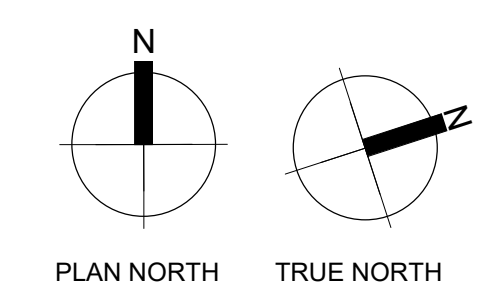
NOTES

REVISION		
NO.	DESCRIPTION	DATE
1	Addendum #1	10/9/21



NEAL LOT A

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	08/18/21
JOB #	2015
DRAWN BY	TL

A1.2

UNDER FLOOR PLAN NOTES

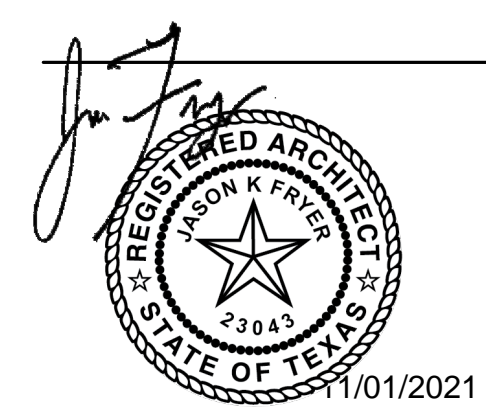
1. ALL DIMENSIONS ON UNDER FLOOR SHEET ARE TO ASSIST WITH PLUMBING ROUGH IN AND ARE FOR REFERENCE ONLY. CONTRACTOR TO REFERENCE ARCHITECTURAL FLOOR PLANS FOR FINAL DIMENSIONS
2. COORDINATE FINAL FIXTURE LOCATIONS WITH ARCHITECTURAL FLOOR PLANS
3. NEW FLOOR CONSTRUCTION - SLAB ON GRADE. REFERENCE STRUCTURAL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

LEGEND _____

NOTES _____

REVISION

NO.	DESCRIPTION	DATE

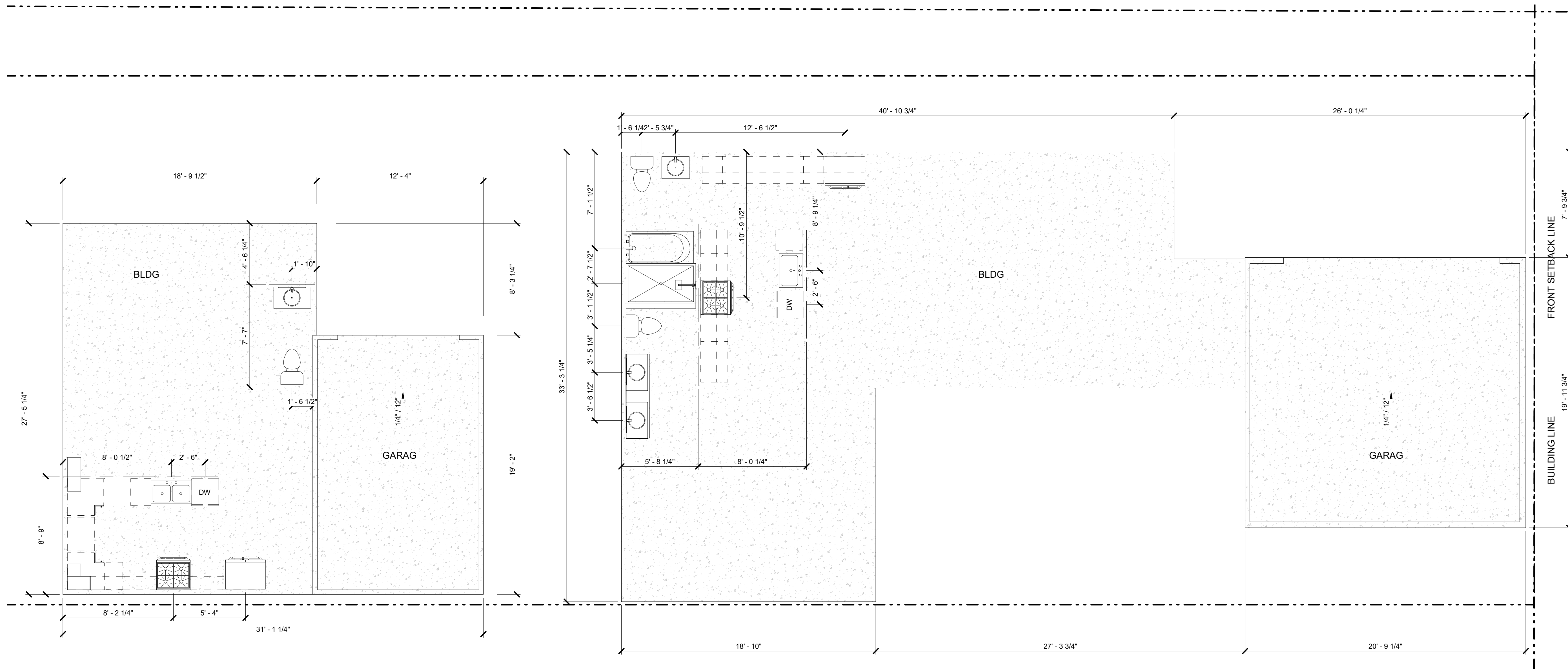
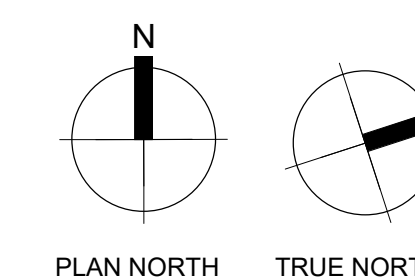


NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702

SLAB PLAN

SHEET	A1.6
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11' X 17')	HALF INDICATED
ISSUE DATE	10/24/21
JOB #	2015
DRAWN BY	TL



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VISITABILITY NOTES.

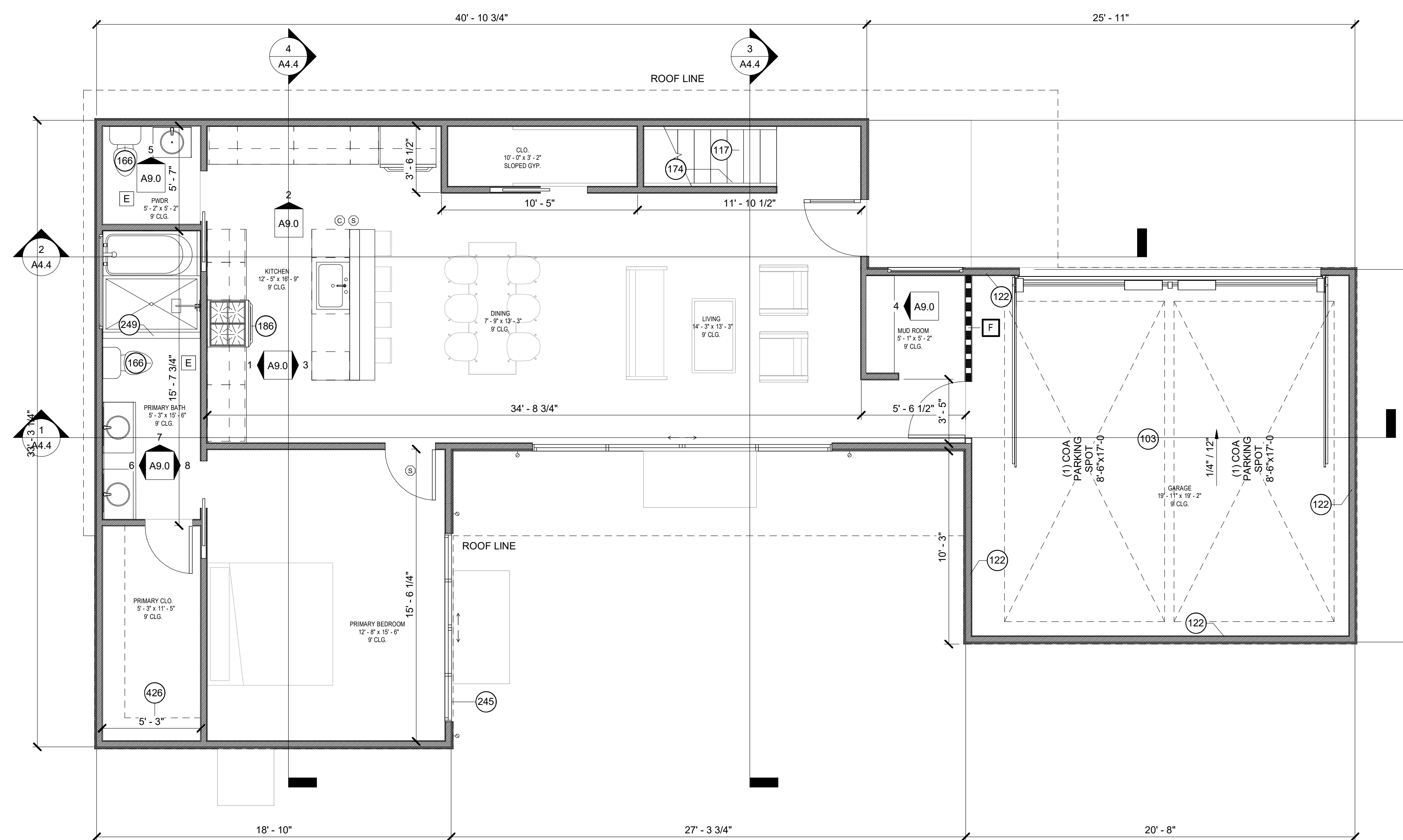
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- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL LOCATED DIRECTLY BEHIND THE LAVATORY
- ALL ACCESSIBLE ROUTES (OTHER THAN RAMPS) SHALL NOT EXCEED A SLOPE OF 1:20, AND CROSS SLOPES 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" SHEETING, 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 |
| 117 | STAIRS TO COMPLY WITH IRC 2021 - REFERENCE GENERAL NOTES |
| 122 | INTERIOR OF WALL TO BE A MINIMUM OF 1/2" GYP ON GARAGE SIDE OF WALL WHERE IT SUPPORTS THE FLOOR ABOVE |
| 166 | MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2021 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 2021 - REFERENCE GENERAL STAIR NOTES |
| 186 | VENT HOOD ABOVE RANGE - EXHAUST TO EXTERIOR |
| 245 | EGRESS DOOR |
| 249 | SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING |
| 426 | CUSTOM BUILT-IN SHELVING |



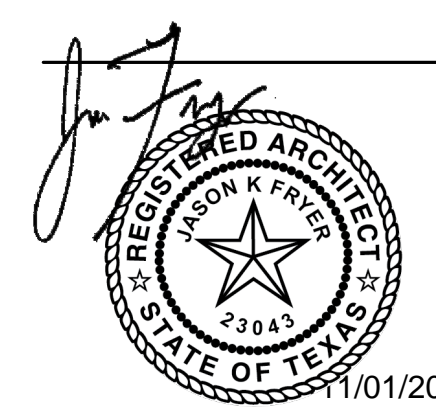
1 LOT A - BLDG A - FIRST FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

NOTES

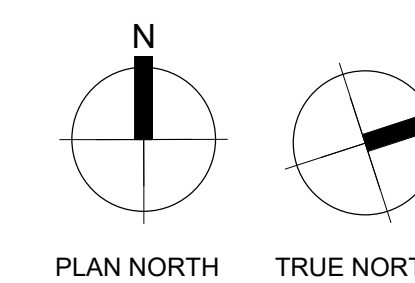
REVISION

NO.	DESCRIPTION	DATE



NEAL LOT A

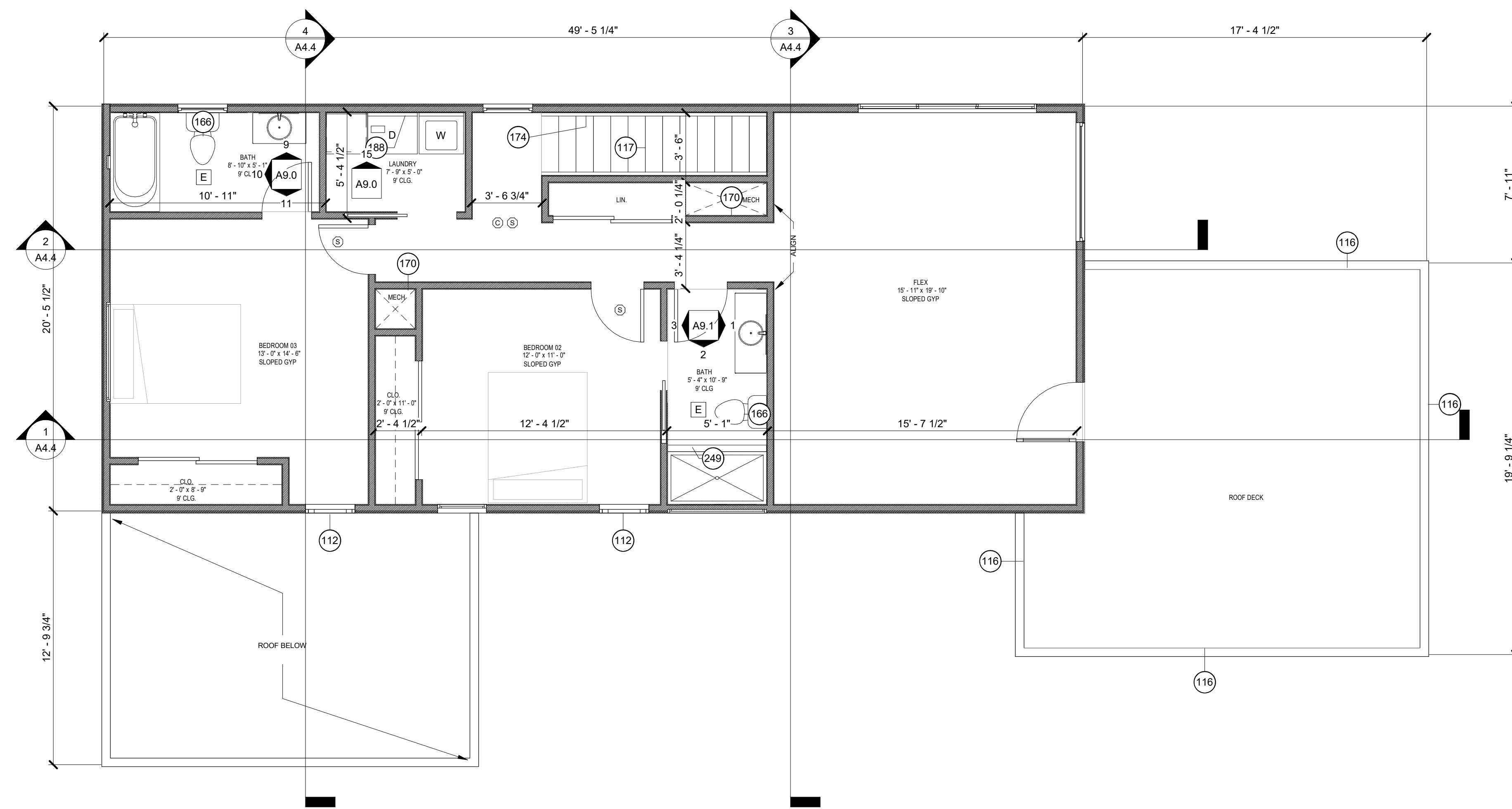
3409 NEAL ST AUSTIN, TX 78702
FIRST FLOOR- BLDG A



SHEET **A3.1**
SCALE (FOR 24" X 36") 1/4" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 08/18/21
JOB # 2015
DRAWN BY TL

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. BOARD, 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" SHEATHING, 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

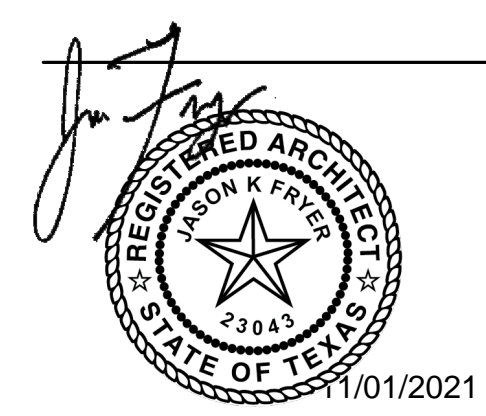
KEYNOTE LEGEND	
112	EGRESS WINDOW - MINIMUM SIZE 5.75SF, 24"H X 20"W
116	PER R312 - MINIMUM GUARDRAIL HEIGHT 36"
117	STAIRS TO COMPLY WITH IRC 2021 - REFERENCE GENERAL NOTES
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2021 UPC - BATHROOM TO EXHAUST 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 2021 - REFERENCE GENERAL STAIR NOTES
188	DRYER EXHAUSTED TO EXTERIOR
249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING



LEGEND

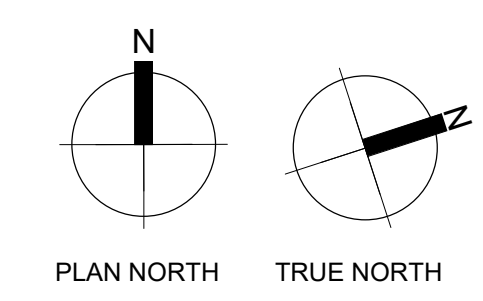
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REVISION		
NO.	DESCRIPTION	DATE



NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702
SECOND FLOOR - BLDG A



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

SHEET	A3.2
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	08/18/21
JOB #	2015
DRAWN BY	TL

VISITABILITY NOTES.

- PER ORDINANCE NO. 20140130-21, IN REFERENCE TO LEVEL 1 BATHROOM.
- MINIMUM CLEAR OPENING OF 30" IS REQUIRED FOR BATHROOMS PER R320.4
- 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 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

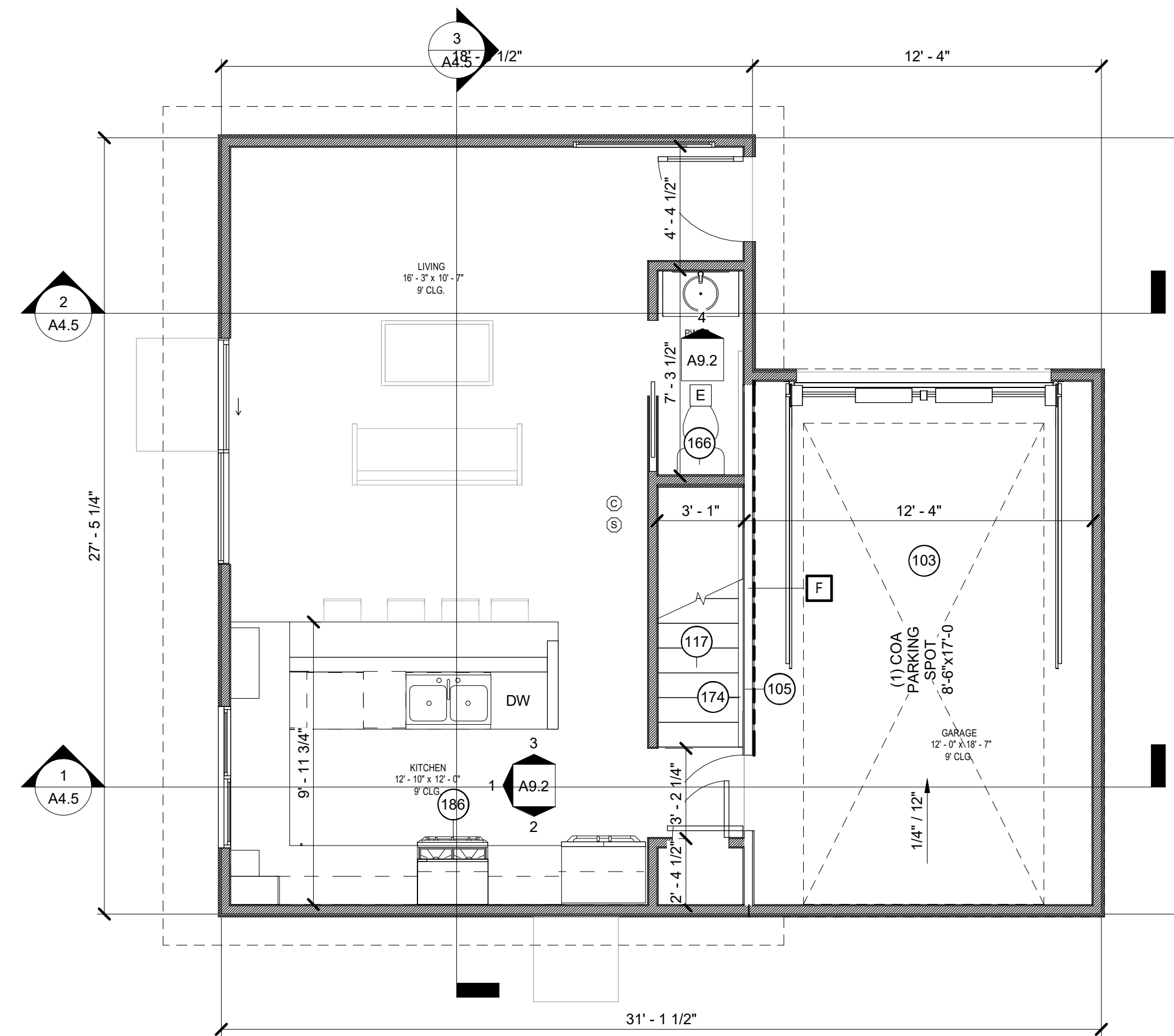
KEYNOTE LEGEND

- | | |
|-----|---|
| 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 2021 - REFERENCE GENERAL NOTES |
| 166 | MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2021 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 2021 - REFERENCE GENERAL STAIR NOTES |
| 186 | VENT HOOD ABOVE RANGE - EXHAUST TO EXTERIOR |



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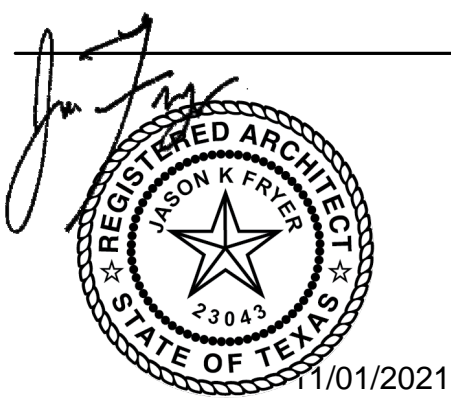
1 LOT A - BLDG B - FIRST FLOOR
SCALE: 1/4" = 1'-0"

LEGEND

NOTES

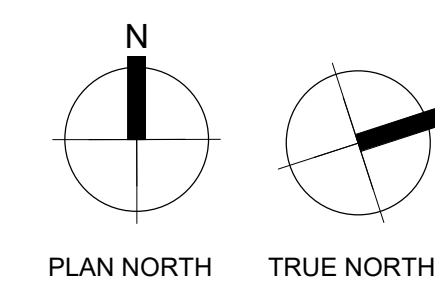
REVISION

NO.	DESCRIPTION	DATE



NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702
FIRST FLOOR - BLDG B



SHEET **A3.4**
SCALE (FOR 24" X 36") 1/4" = 1'-0"
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 08/18/21
JOB # 2015
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KEYNOTE LEGEND

112	EGRESS WINDOW - MINIMUM SIZE 5.75F, 24"H X 20"W
117	STAIRS TO COMPLY WITH IRC 2021 - REFERENCE GENERAL NOTES
166	MIN 15" CLEAR FROM CENTERLINE OF TOILET TO WALL AND CABINET - IN COMPLIANCE WITH IRC R307.1 AND 2021 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 2021 - REFERENCE GENERAL STAIR NOTES
188	DRYER EXHAUSTED TO EXTERIOR
249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING

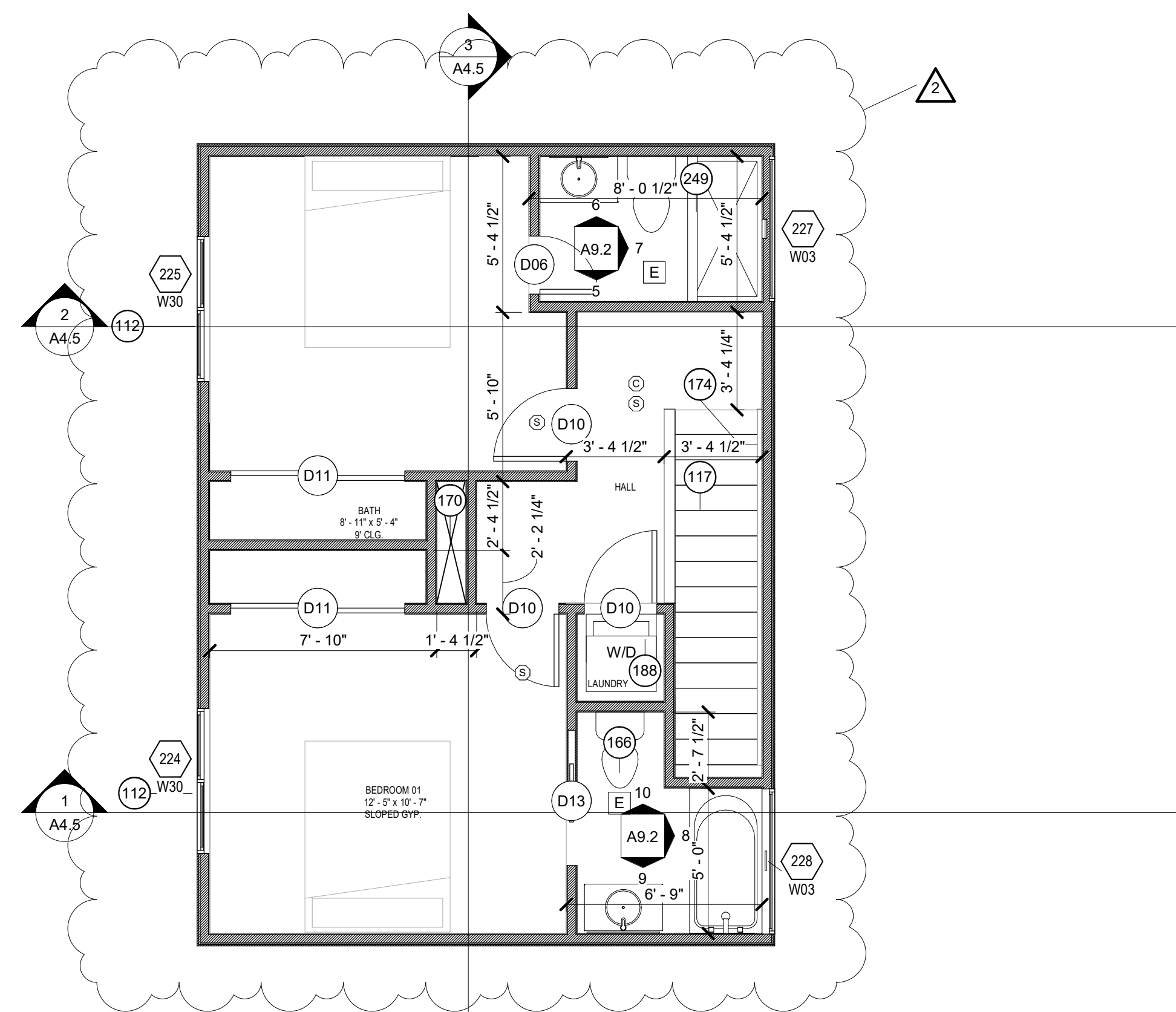
GENERAL PLAN NOTES

- 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

LEGEND _____

NOTES _____

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



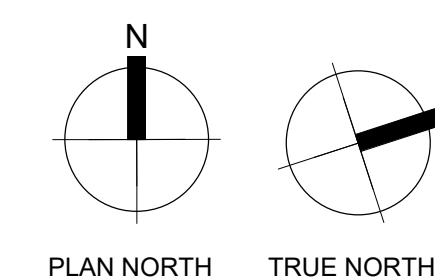
1 LOT A - BLDG B - SECOND FLOOR
SCALE: 1/4" = 1'-0"



NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702

SECOND FLOOR - BLDG B



SHEET	A3.5
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	08/18/21
JOB #	2015
DRAWN BY	TL

KEYNOTE LEGEND

GENERAL RCP NOTES

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

LIGHTING FIXTURE LEGEND

TYPE MARK	COUNT	DESCRIPTION
F2	8	CEILING FAN WITH LIGHT
L1	47	6" RECESSED CAN LIGHT
L3	2	6" RECESSED CAN LIGHT
L4	7	VANITY LIGHT
L5	5	CLOSET LIGHT
L10	11	OUTDOOR SCONCE
L15	6	PENDANT LIGHT
L20	3	48" FLUORESCENT LIGHT
VL1	3	CEILING VENTILATION FAN
VL2	3	BROAN 744 BATH FAN W/ LIGHT

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE

SYMBOLS LEGEND

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

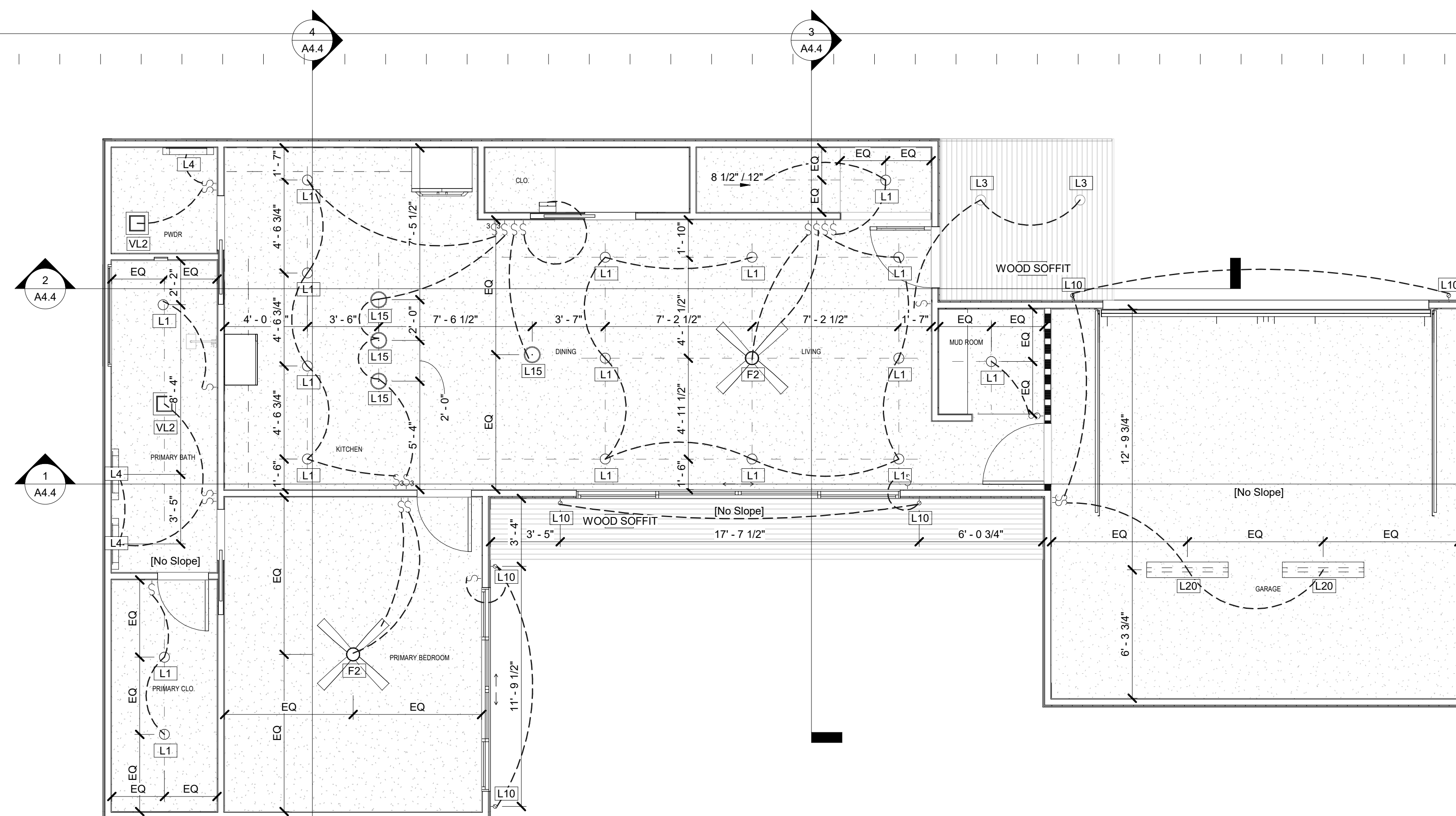
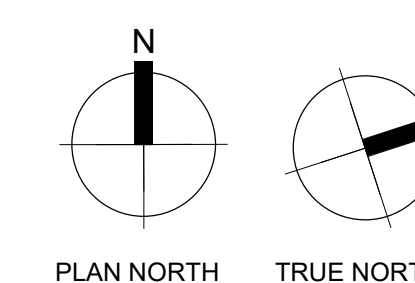


NEAL LOT A

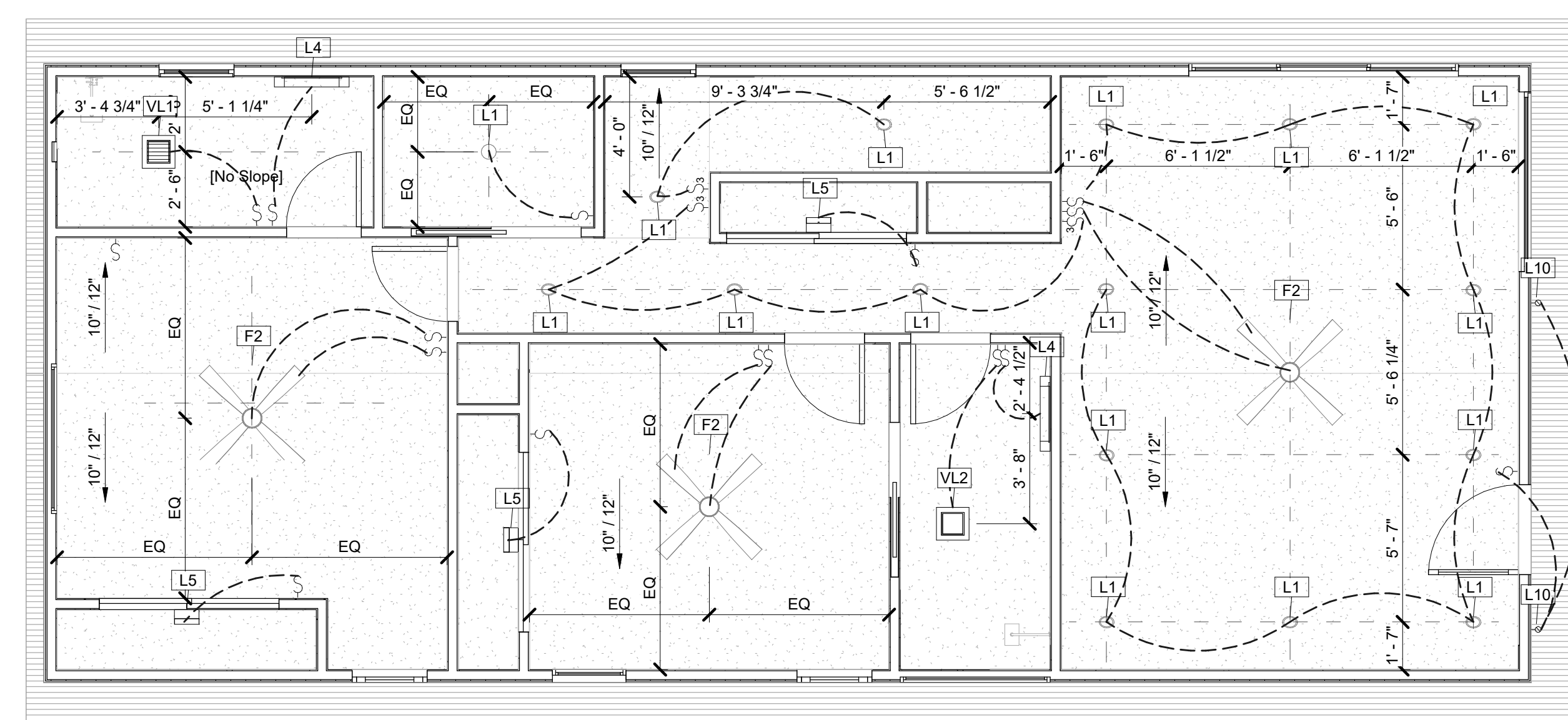
3409 NEAL ST AUSTIN, TX 78702

**REFLECTED CEILING
PLAN - BLDG 1**

SHEET **A3.7**
SCALE (FOR 24" X 36") As Indicated
SCALE (FOR 11' X 17") HALF INDICATED
ISSUE DATE 10/24/21
JOB # 2015
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1 FIRST FLOOR BLDG 1
SCALE: 1/4" = 1'-0"



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

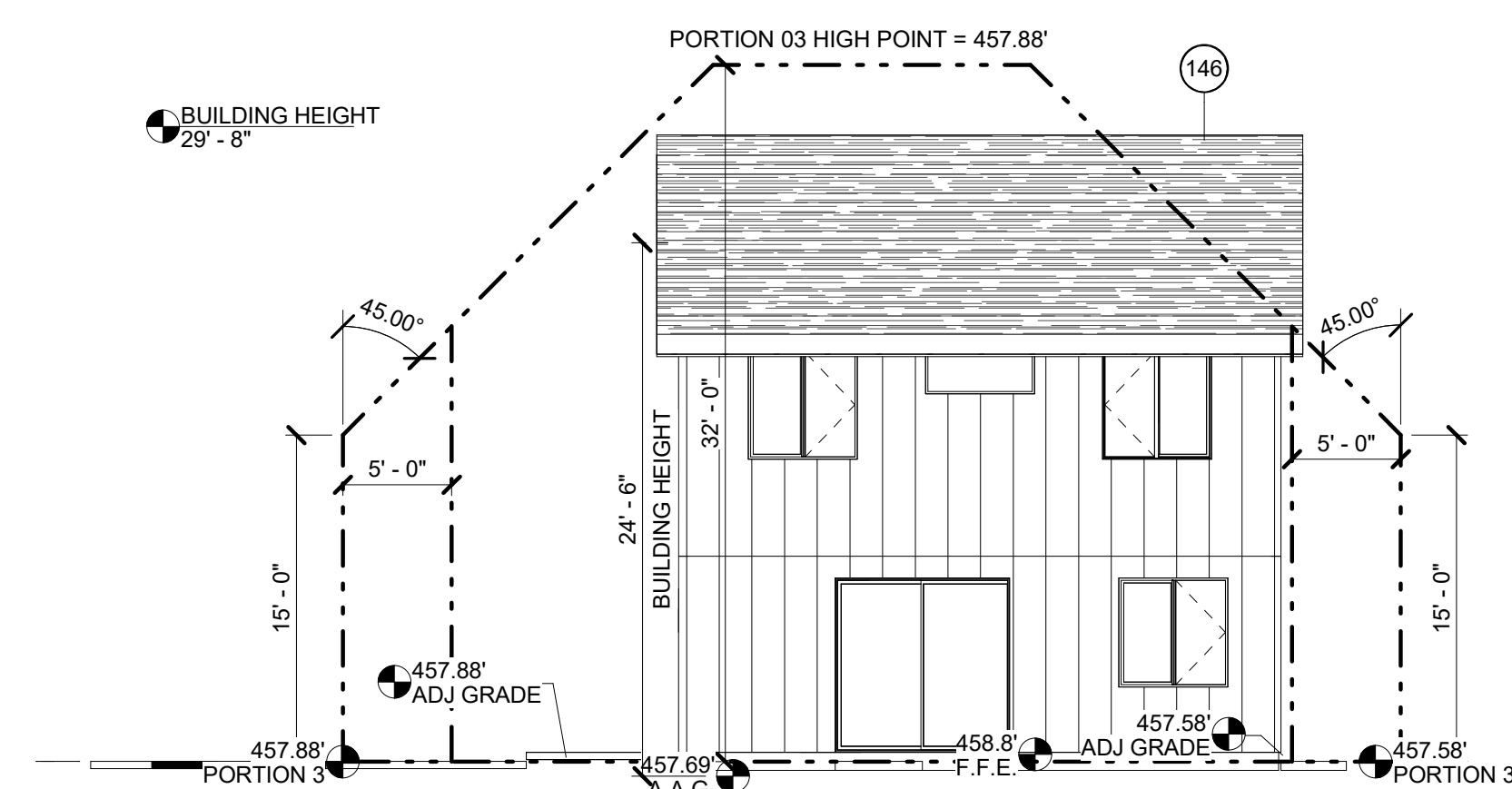
KEYNOTE LEGEND

146 SIDE GABLE EXEMPTION S2.6 E3.B < 18'

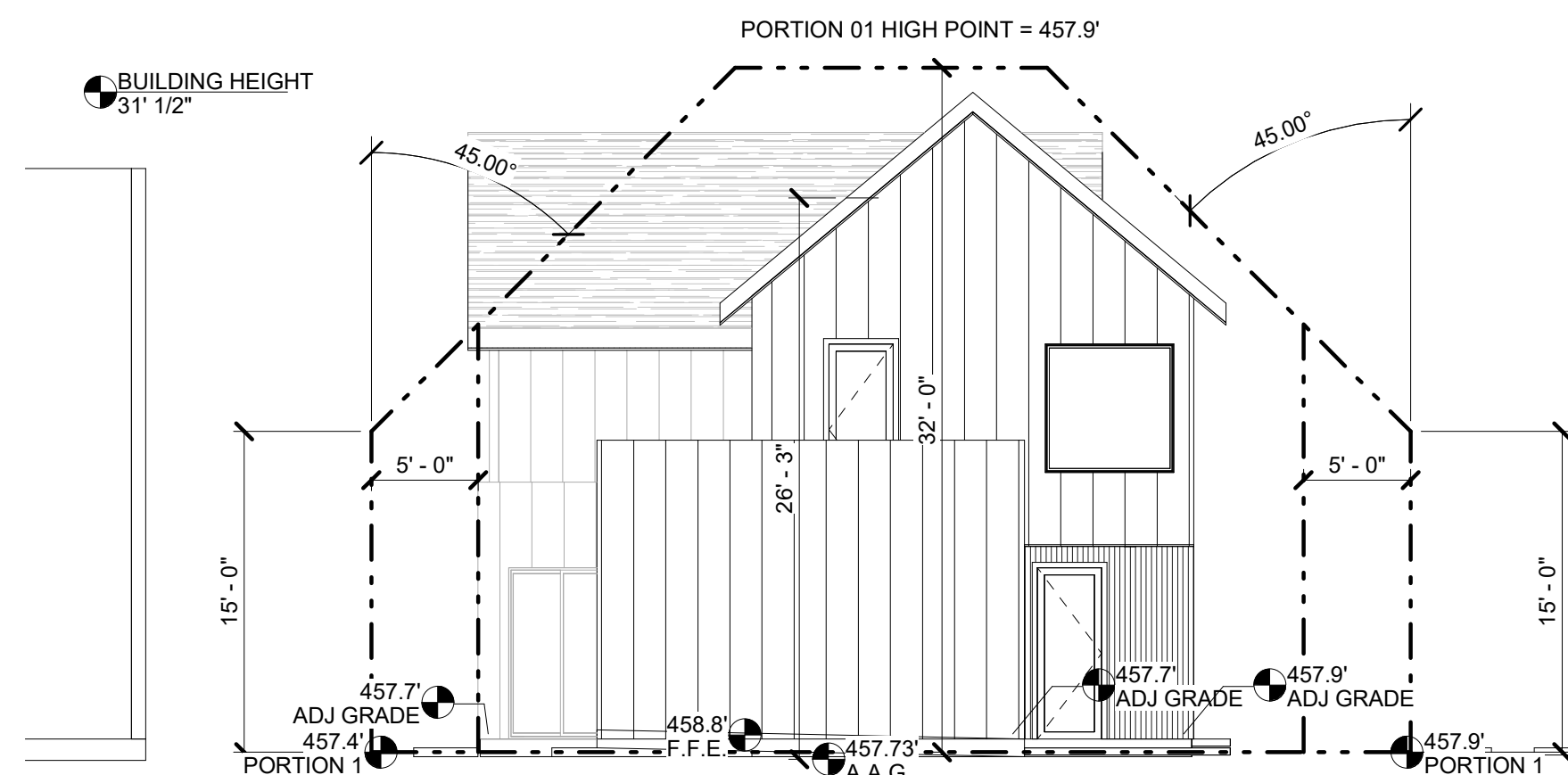
ROOF
476'-3"

SECOND FLOOR
469'-3"

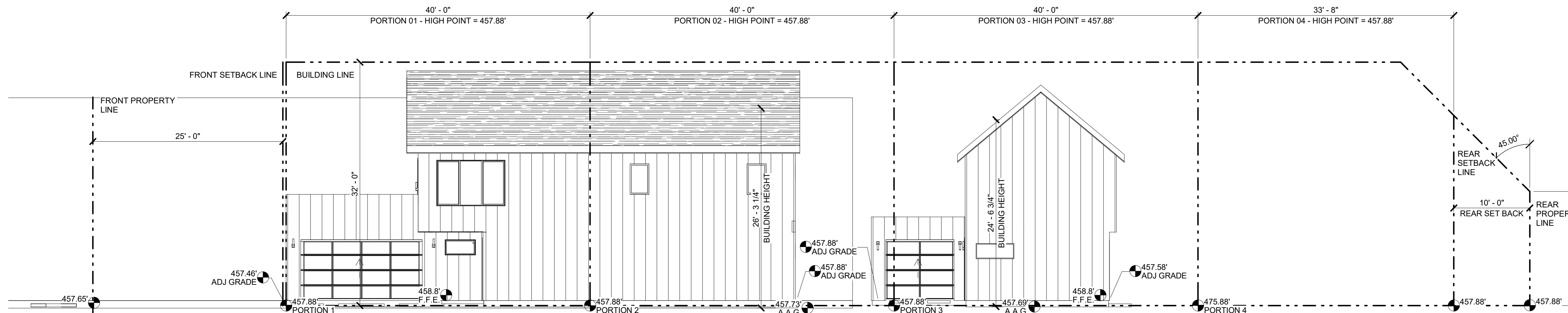
FIRST FLOOR
458'-9 1/2"



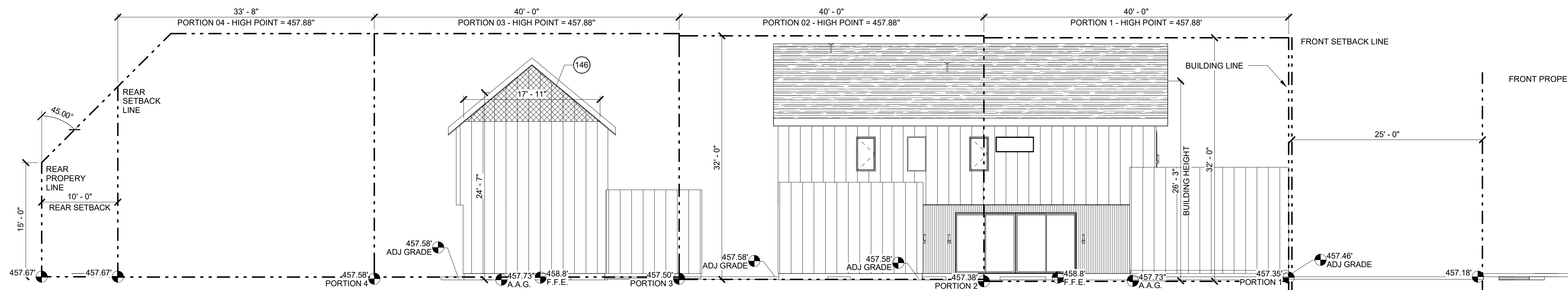
4 MCMANSION - WEST
SCALE: 1/8" = 1'-0"



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



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



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

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE



NEAL LOT A

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	08/18/21
JOB #	2015
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KEYNOTE LEGEND

MATERIAL LEGEND

MTL SD	VERTICAL METAL SIDING
SD 2	BOARD AND BATTEN
WD	VERTICAL WOOD SIDING



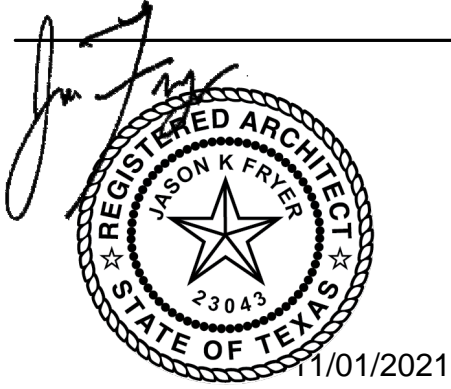
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LEGEND

NOTES

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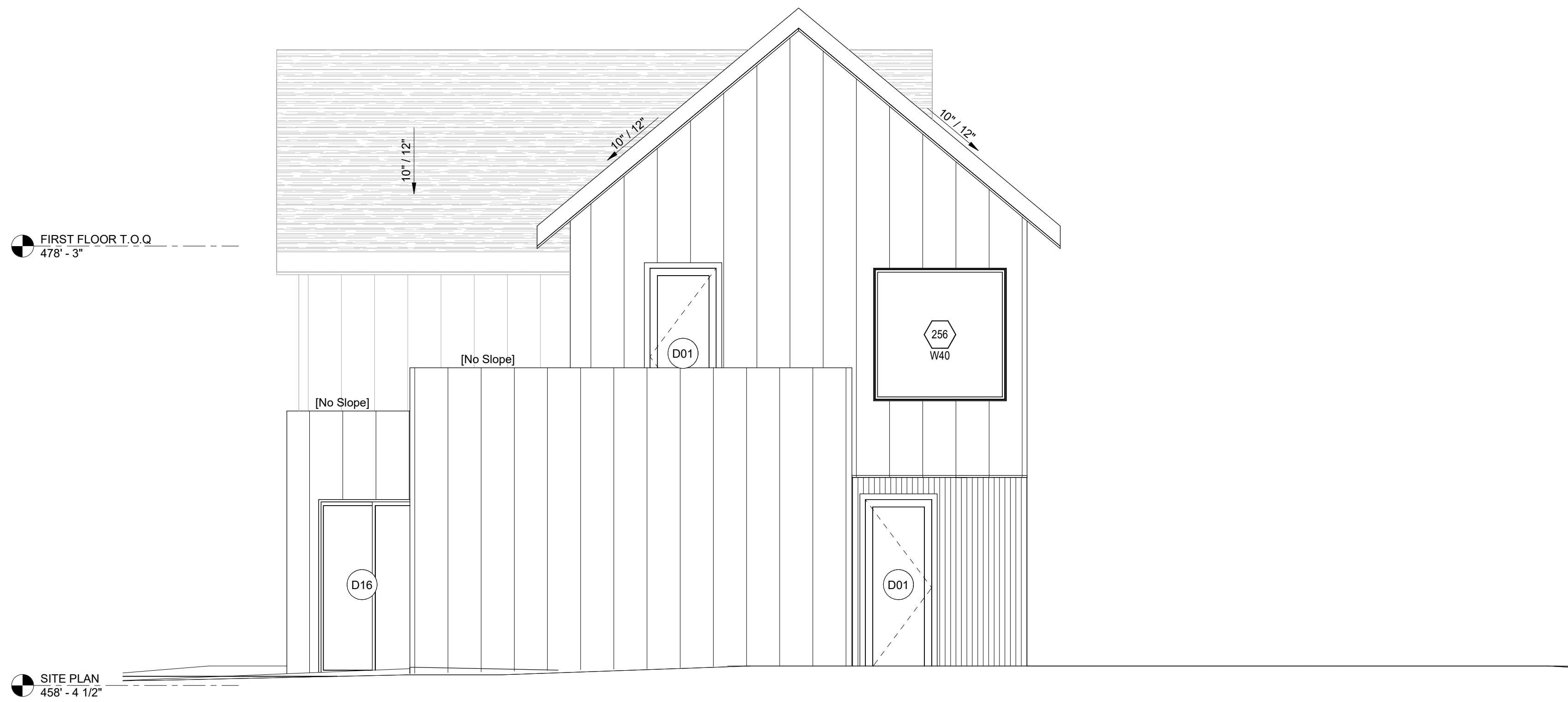
NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702
ELEVATIONS

SHEET	A4.1
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SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	10/24/21
JOB #	2015
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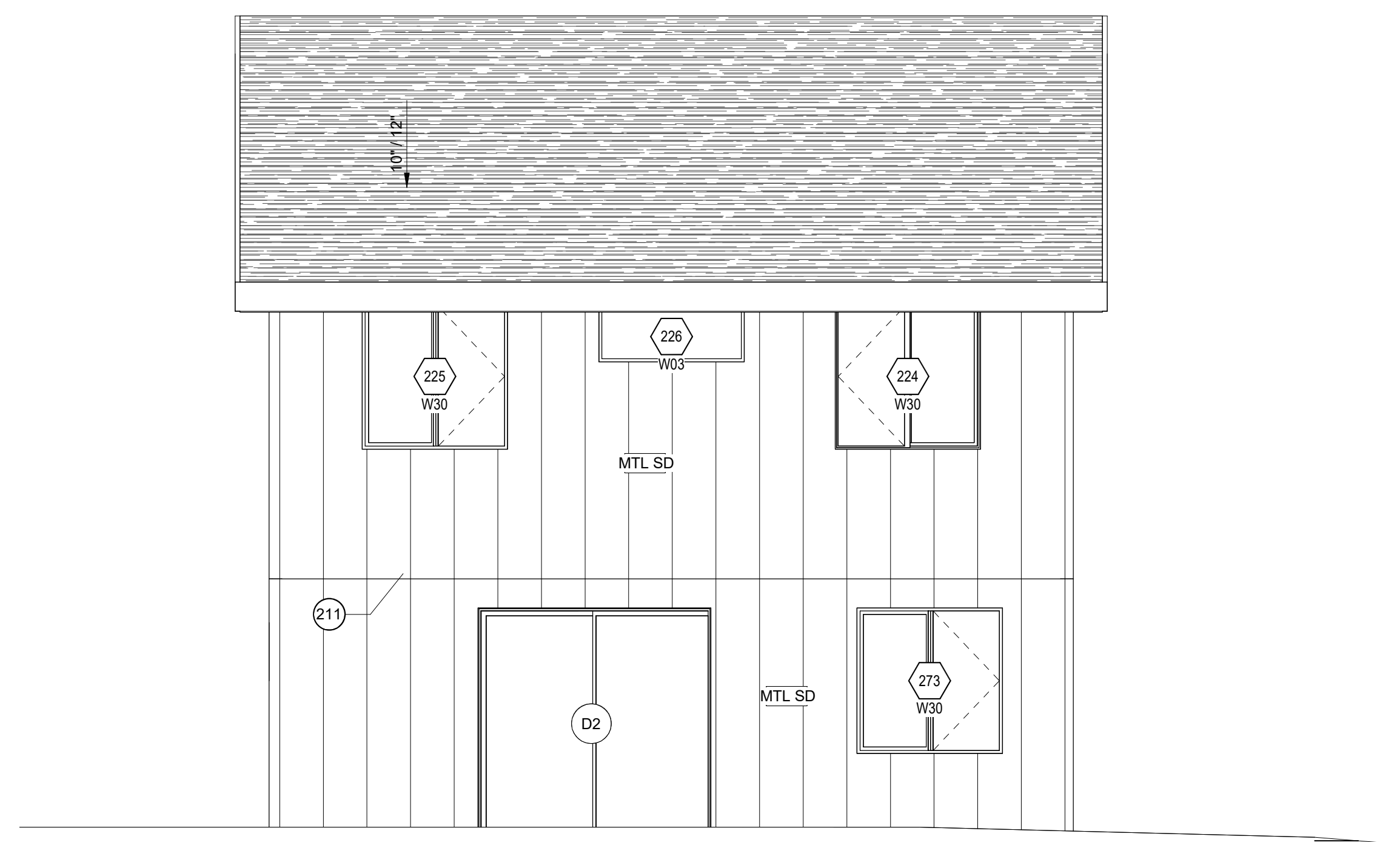
2 BLDG 1 SIDE 01
SCALE: 3/16" = 1'-0"



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

C:\Users\jforstner\OneDrive\Documents\2015\10\24\21\102421\102421.dwg

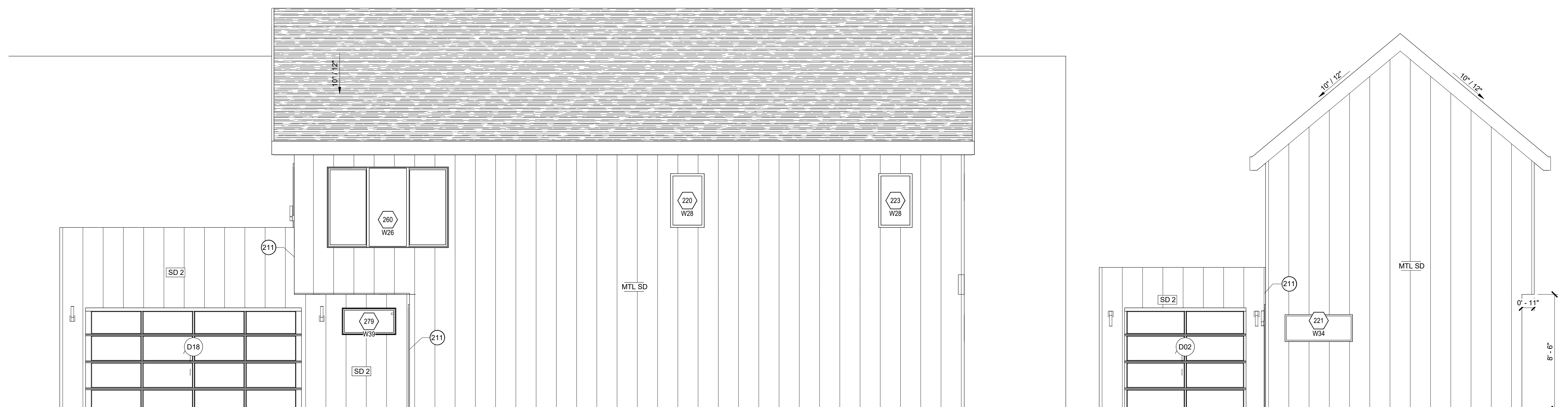
KEYNOTE LEGEND	
211	CHANGE OF WALL PLANE - REFERENCE PLAN



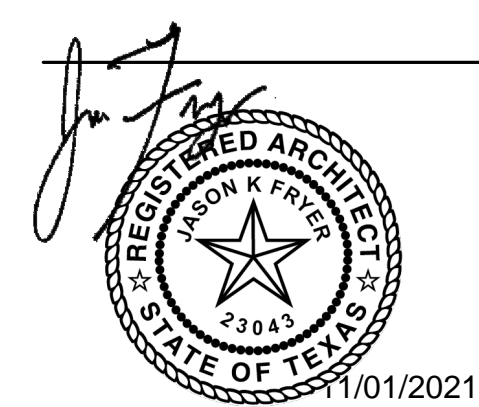
MATERIAL LEGEND	
MTL SD	VERTICAL METAL SIDING
SD 2	BOARD AND BATTEN
WD	VERTICAL WOOD SIDING

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

REVISION		
NO.	DESCRIPTION	DATE



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



NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702
ELEVATIONS

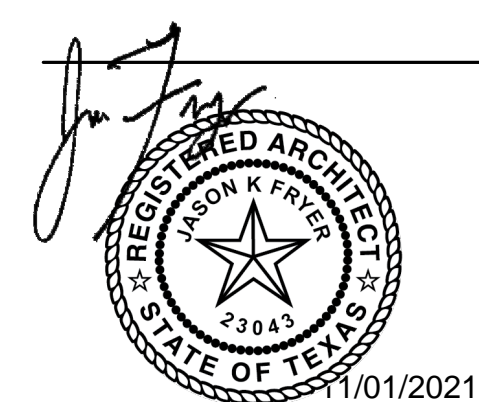
SHEET	
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SCALE (FOR 11' X 17")	HALF INDICATED
ISSUE DATE	10/24/21
JOB #	2015
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A4.2

KEYNOTE LEGEND	
116	PER R312 - MINIMUM GUARDRAIL HEIGHT 36"
211	CHANGE OF WALL PLANE - REFERENCE PLAN

MATERIAL LEGEND	
MTL SD	VERTICAL METAL SIDING
SD 2	BOARD AND BATTEN
WD	VERTICAL WOOD SIDING

REVISION		
NO.	DESCRIPTION	DATE

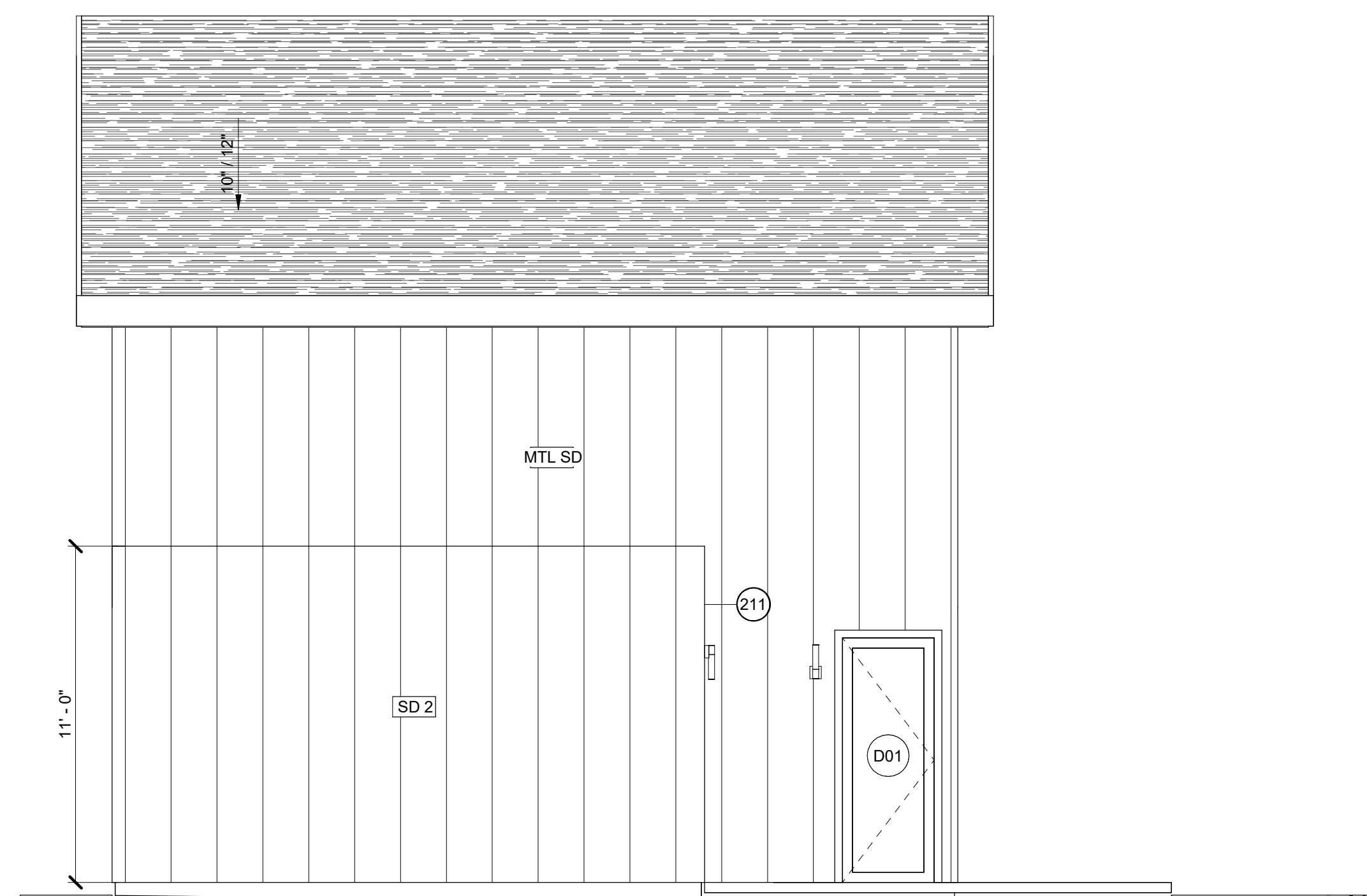


NEAL LOT A

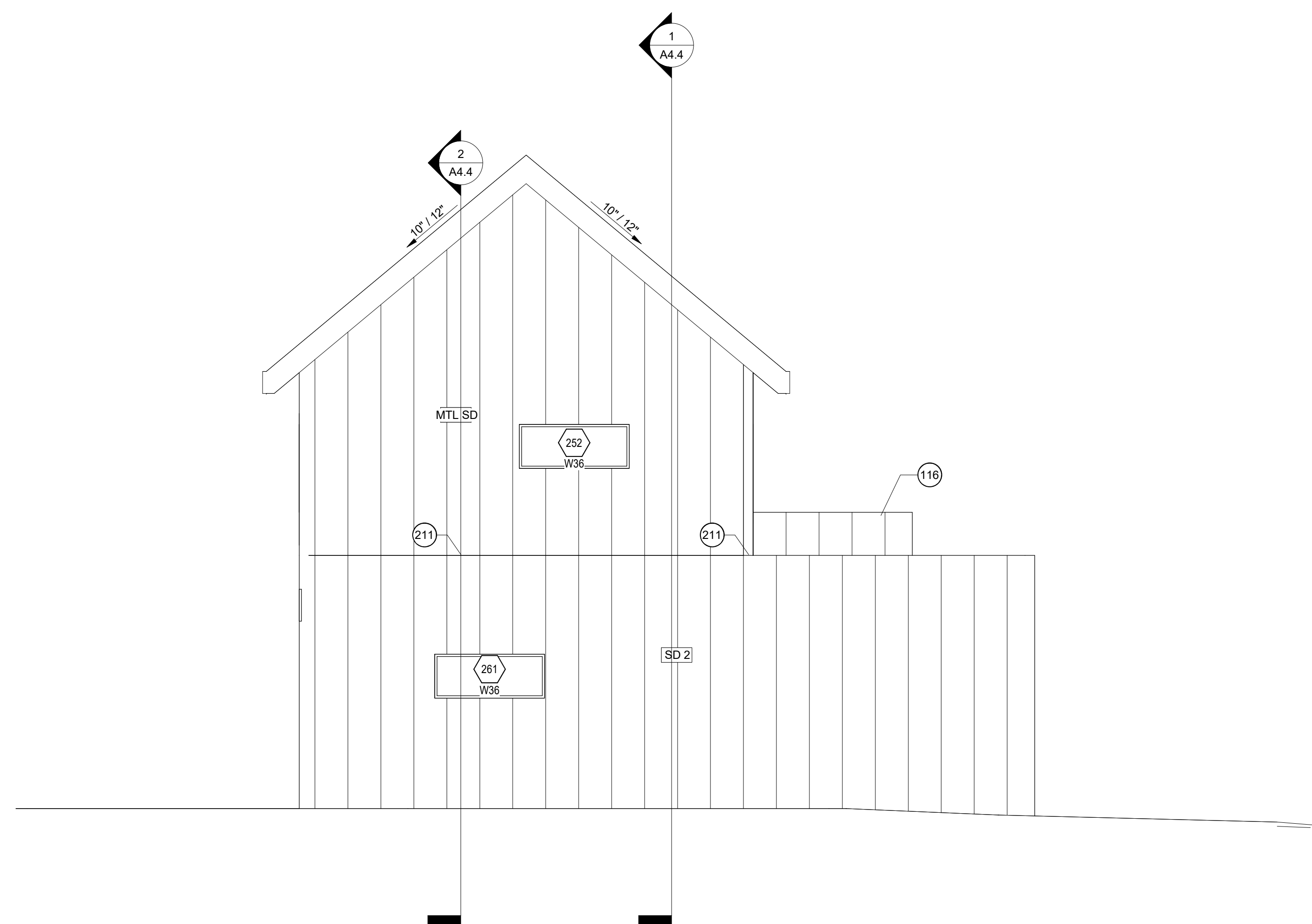
3409 NEAL ST AUSTIN, TX 78702
ELEVATIONS

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

A4.3



1 BLDG 1 SIDE 02
SCALE: 1/4" = 1'-0"



2 BLDG 2 SIDE 02
SCALE: 1/4" = 1'-0"

KEYNOTE LEGEND



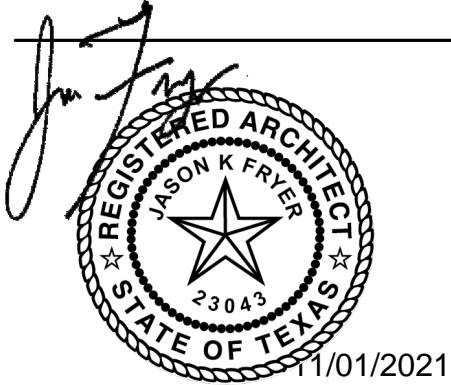
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LEGEND

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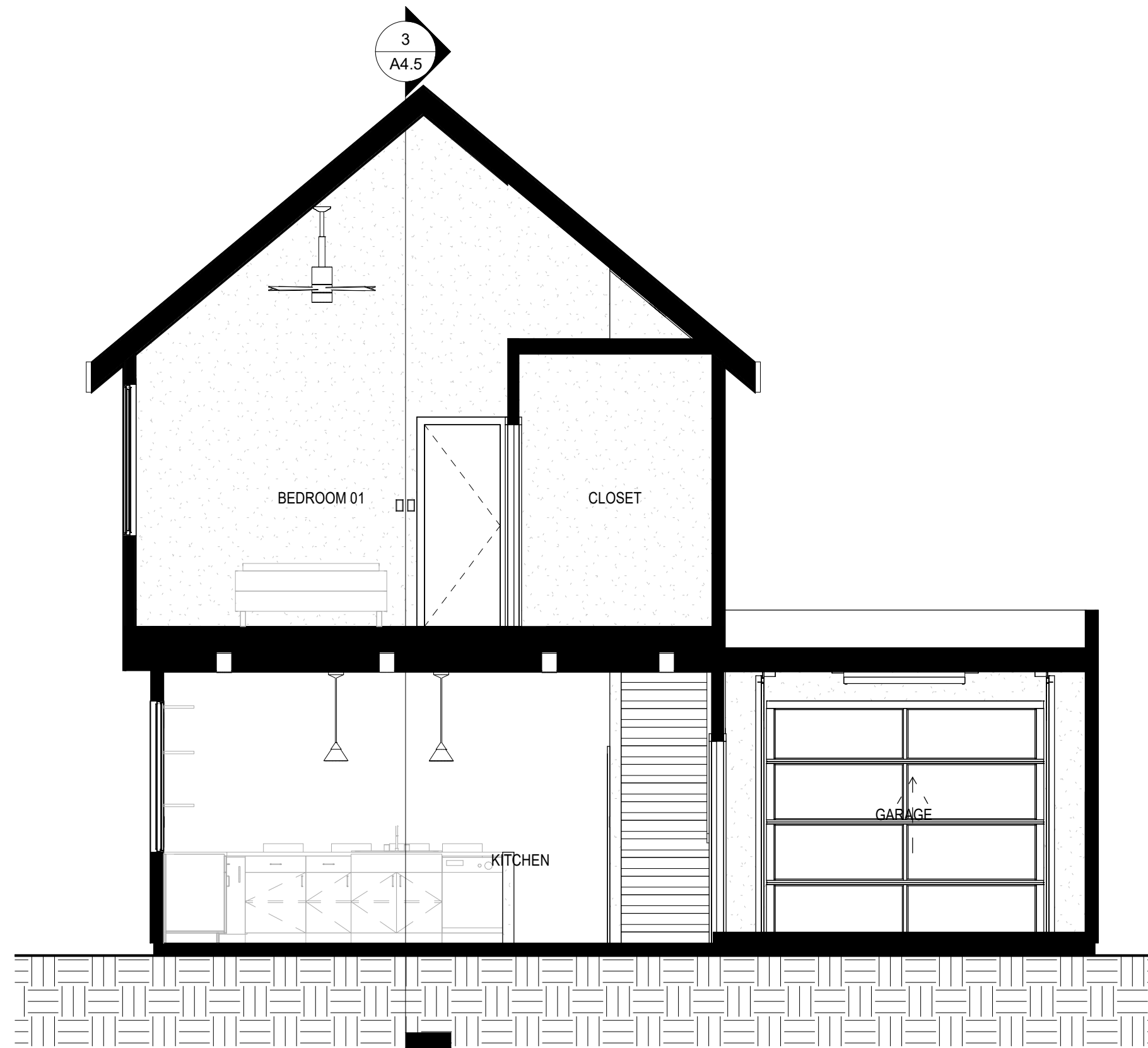
REVISION NO.	DESCRIPTION	DATE



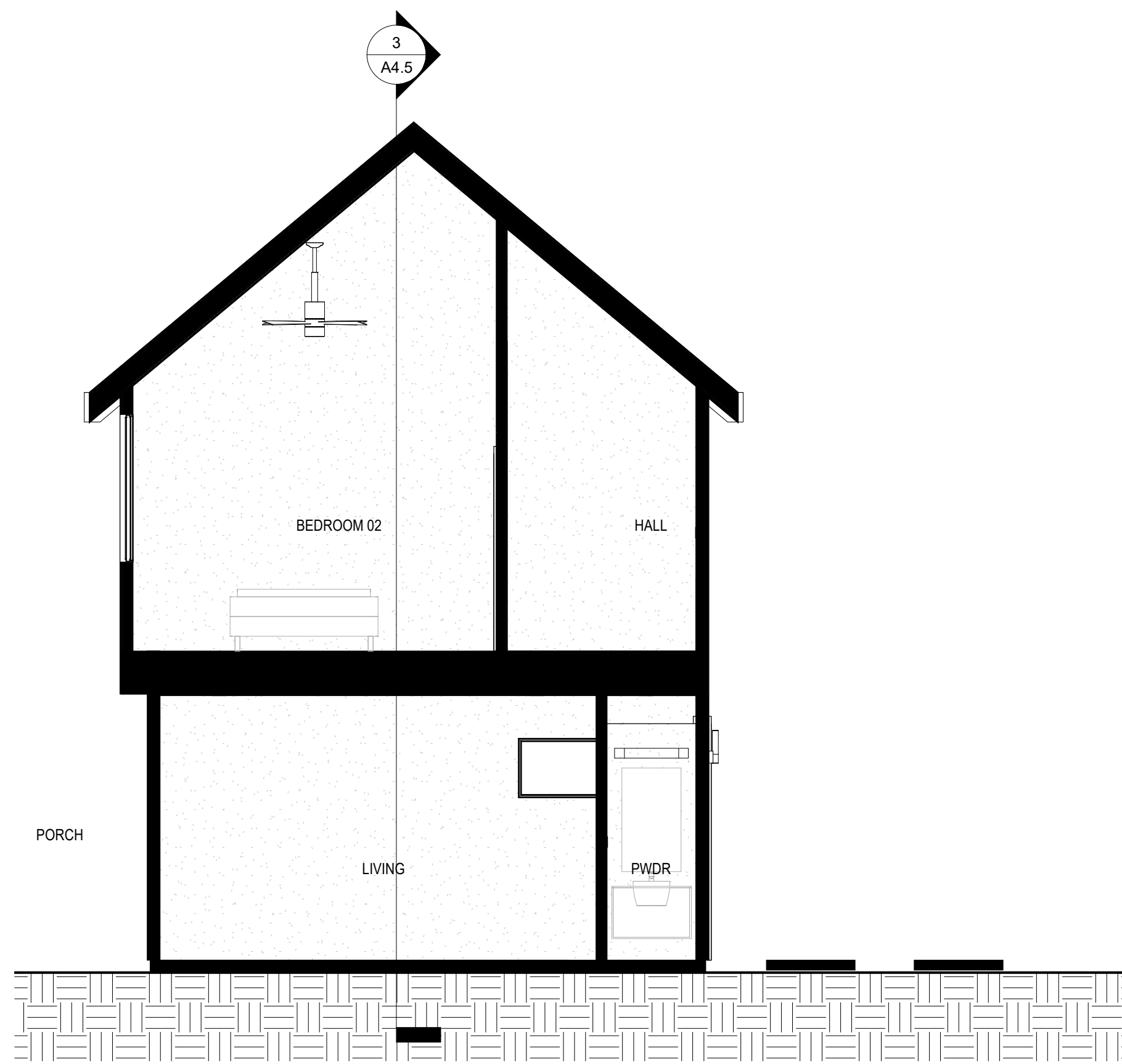
NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702
SECTIONS

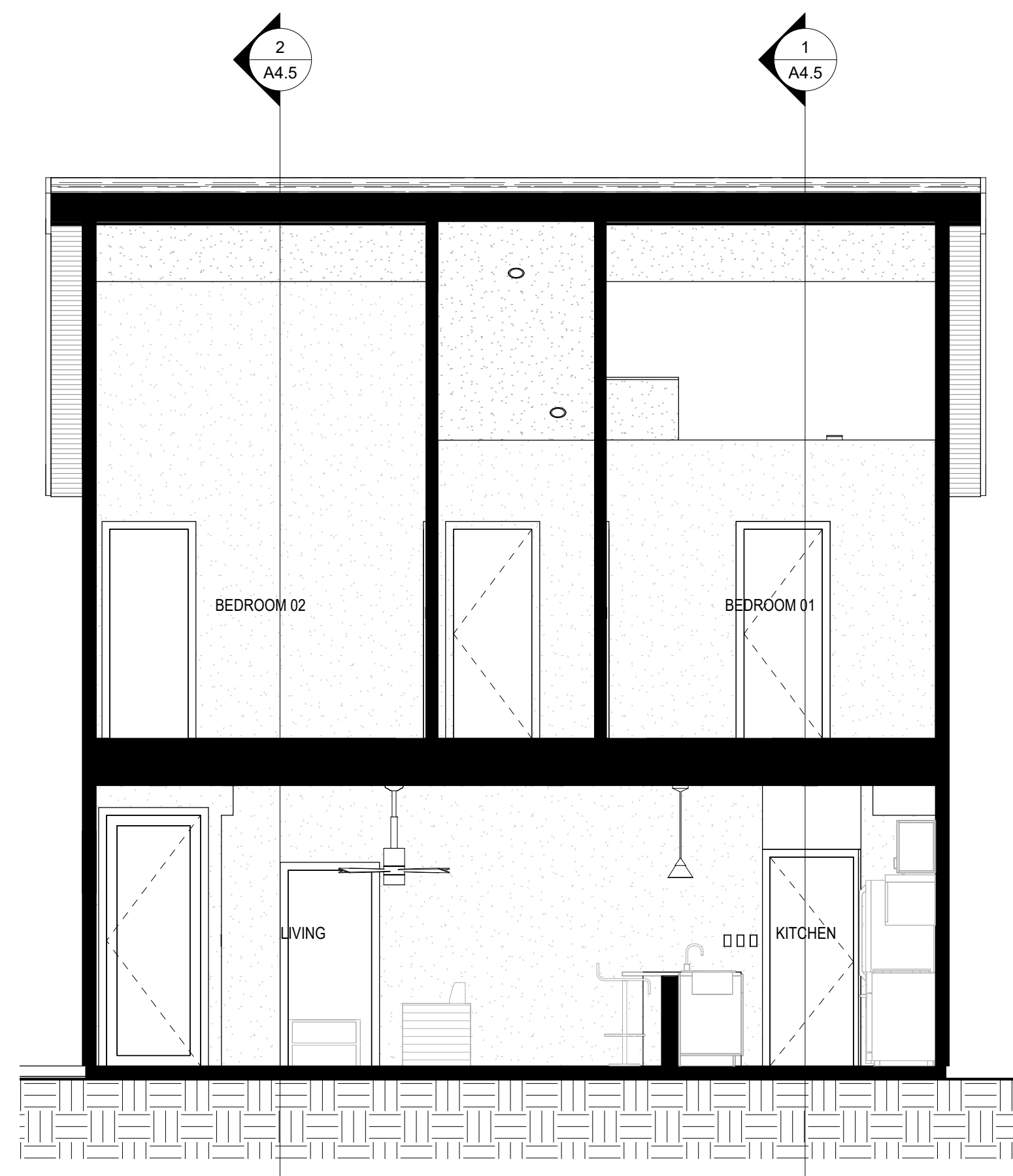
SHEET	A4.5
SCALE (FOR 24" X 36")	1/4" = 1'-0"
SCALE (FOR 11" X 17")	HALF INDICATED
ISSUE DATE	10/24/21
JOB #	2015
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1 BLDG 2 - SECTION 1
SCALE: 1/4" = 1'-0"



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



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

FS

FORSITE STUDIO
ARCHITECTURE / CONSTRUCTION

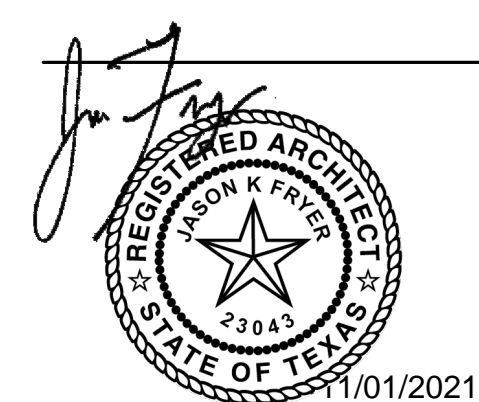
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LEGEND _____

NOTES _____

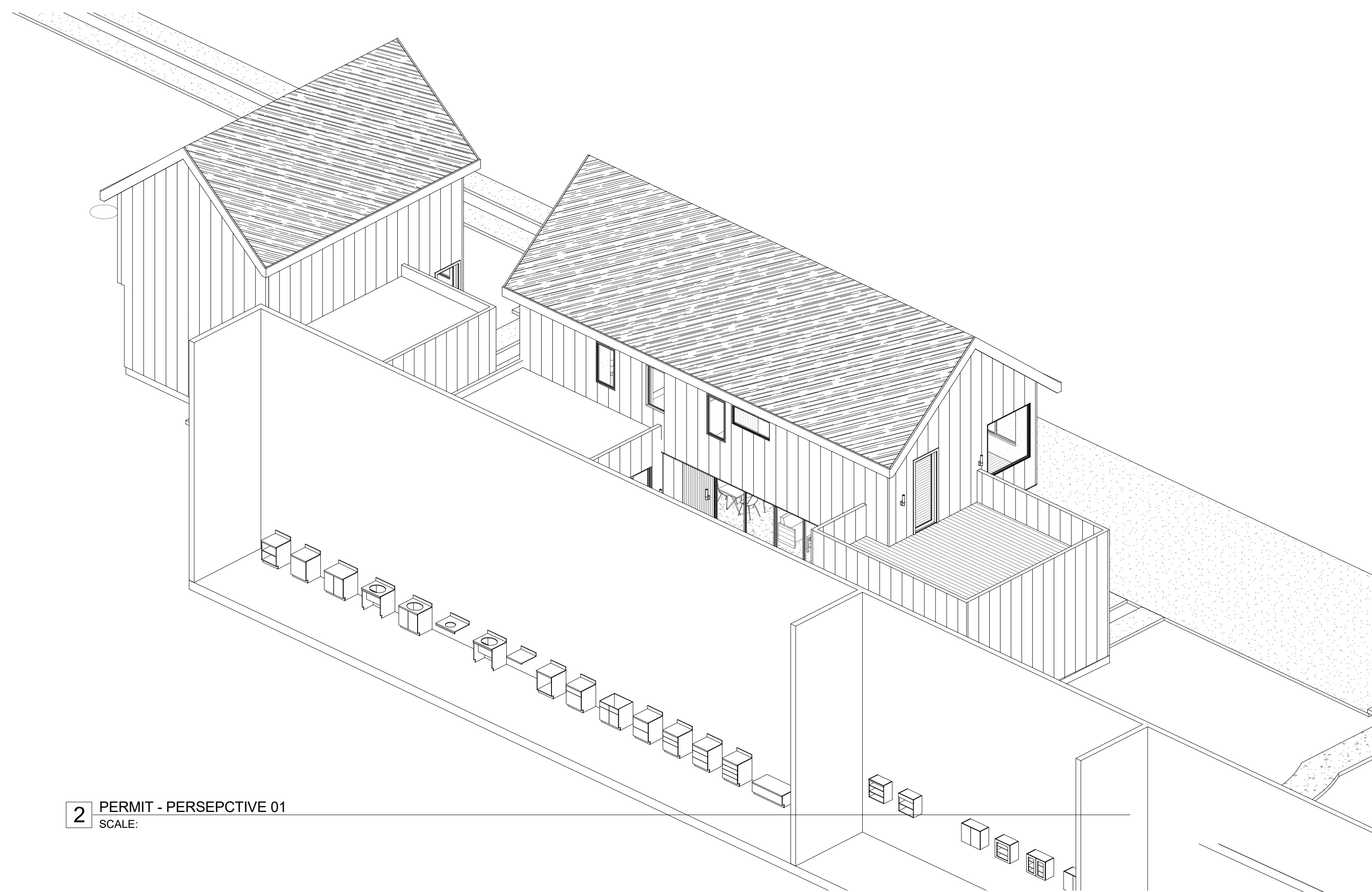
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NO. DESCRIPTION DATE



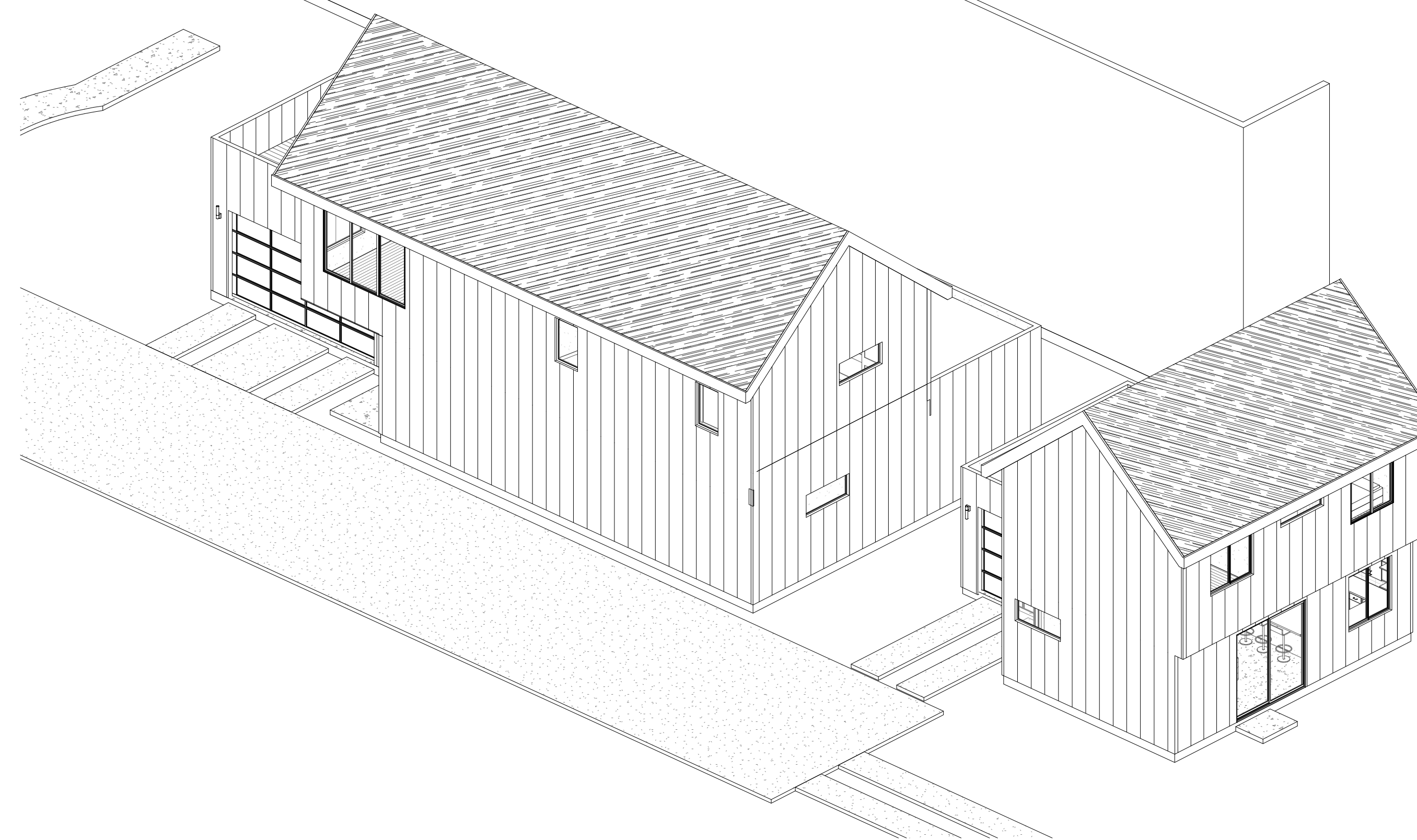
NEAL LOT A

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 08/18/21
JOB # 2015
DRAWN BY TL



2 PERMIT - PERSEPECTIVE 01
SCALE:



1 PERMIT - PERSPECTIVE 02
SCALE:

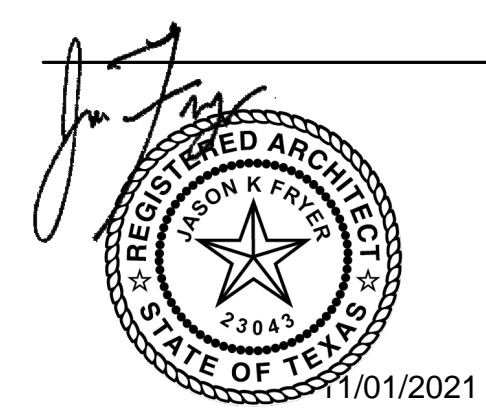
CONSULTANTS

LEGEND

NOTES

REVISION

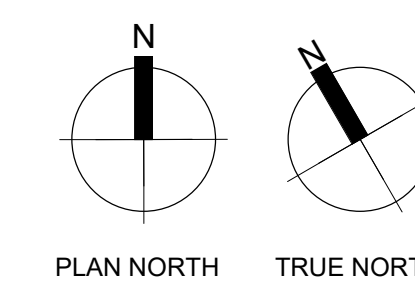
NO.	DESCRIPTION	DATE



NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702

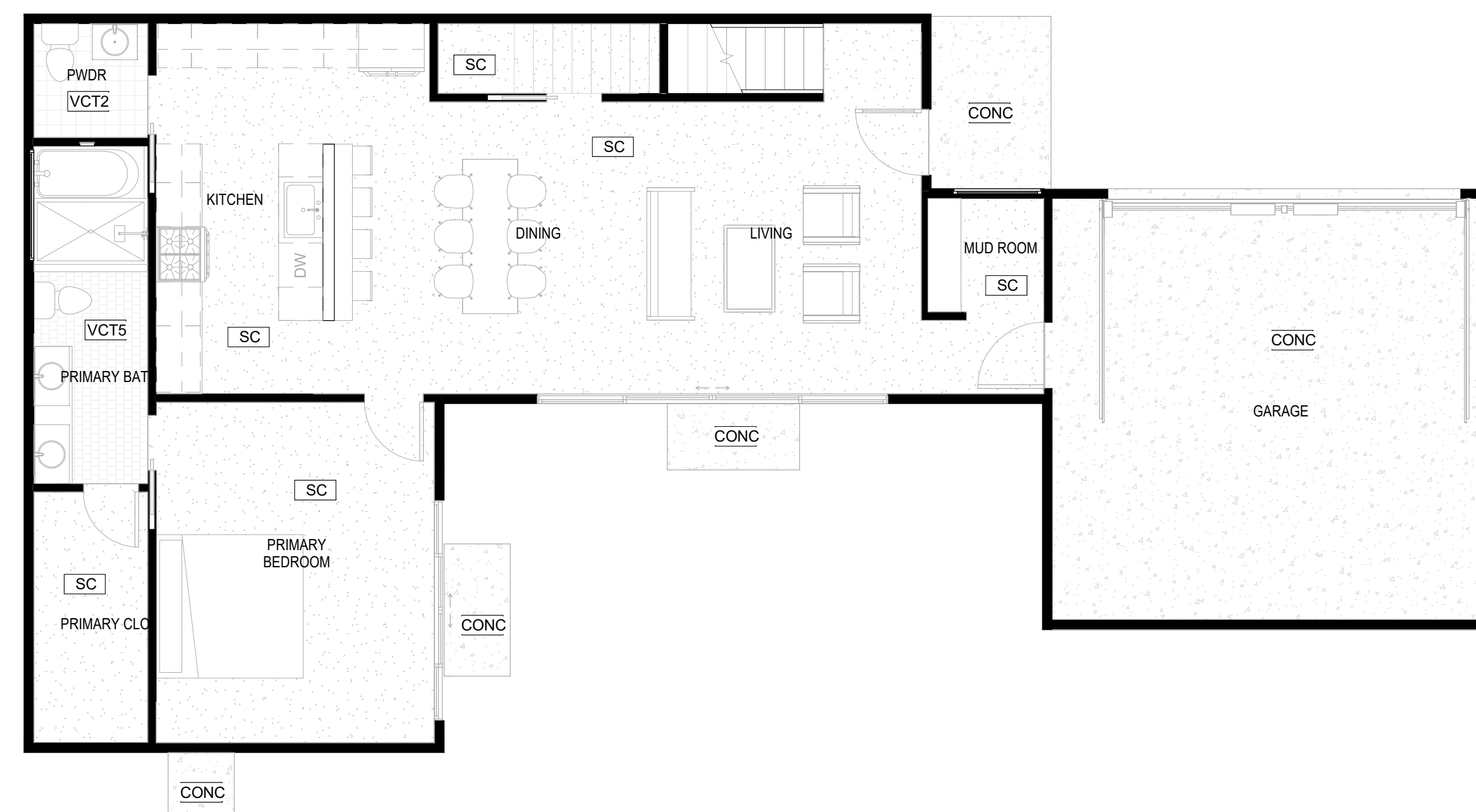
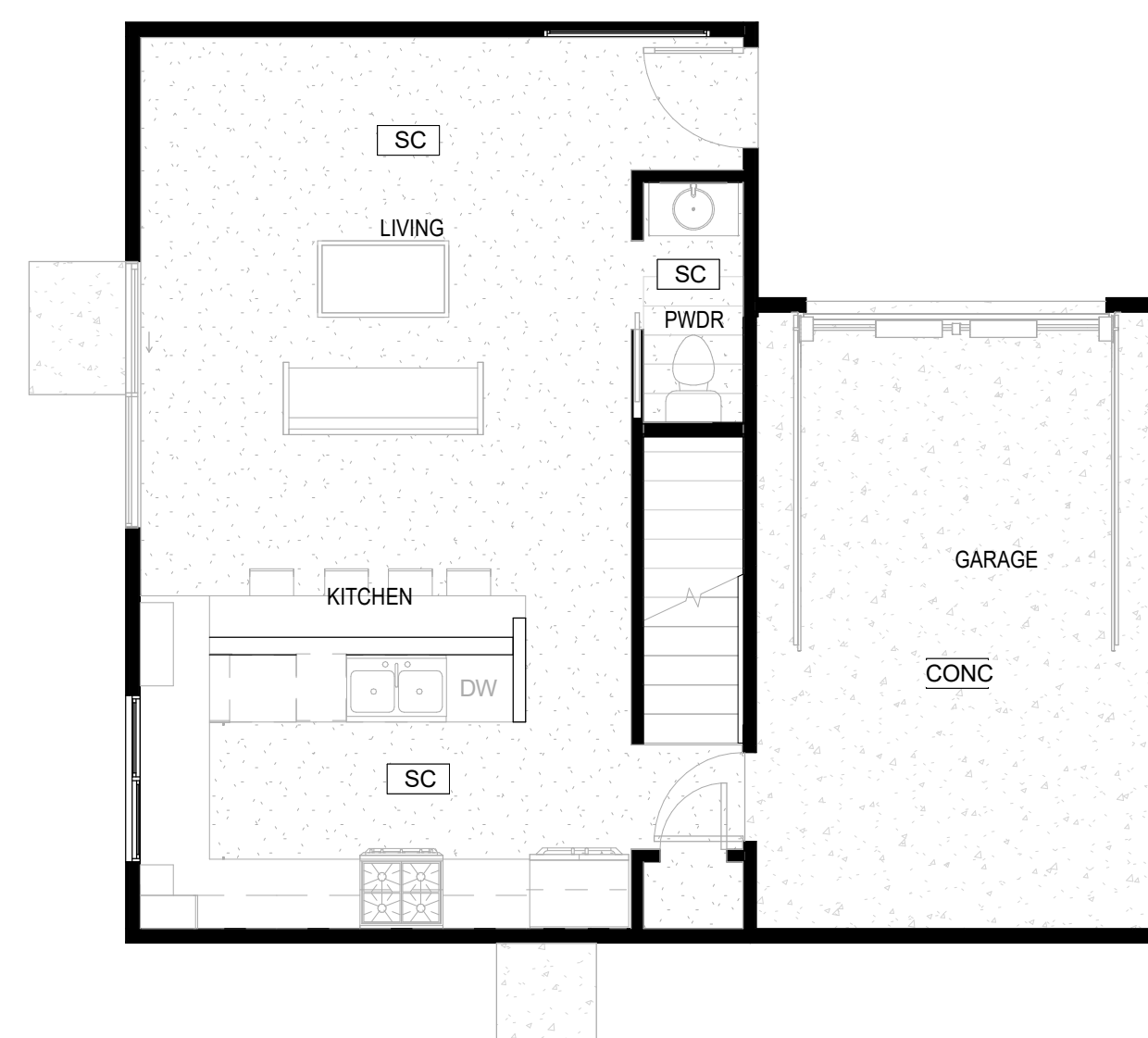
FINISH PLAN



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



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



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

KEYNOTE LEGEND

249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING
253	AT ALL SHOWER WINDOWS CUT AND INSTALL TILE AT THE SILL AND SURROUND

SHOWER INSTALLATION

- 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

CASEWORK LEGEND

TYPE MARK	HEIGHT	WIDTH	DEPTH
C2	3'-0"	2'-6"	2'-0"
C5	1'-8"	2'-6"	1'-2"
C6	1'-8"	3'-0"	1'-2"
C7	3'-0"	3'-0"	2'-0"
C15	3'-4"	2'-6"	1'-0"
C22	1'-8"	2'-8"	1'-7"
C30	1'-8"	4'-0"	1'-7"
C41	3'-4"	3'-0"	1'-2"
C47	3'-0"	3'-0"	2'-0"
C51	3'-0"	2'-0"	2'-0"
C52	3'-0"	1'-6"	2'-0"
C53	3'-0"	1'-9"	2'-0"
C54	3'-4"	2'-0"	1'-2"
C55	3'-4"	1'-9"	1'-2"
C56	3'-4"	1'-6"	1'-2"
C57	3'-4"	3'-0"	1'-2"
C70	3'-0"	3'-0"	1'-0"

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE

KITCHEN EQUIPMENT LEGEND

MARK	DESCRIPTION
K5	Preference 24" Microwave Oven in Anthracite Gray
K7	36" REFRIDGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE LEGEND

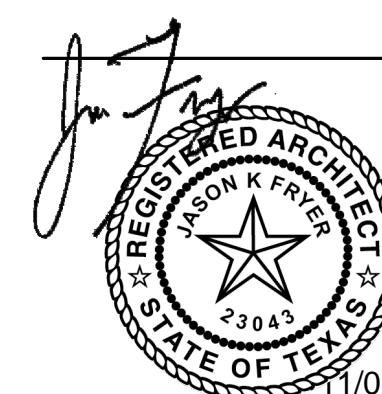
TYPE MARK	DESCRIPTION
P1	KITCHEN SINK
P4	BATHTUB
P5	TOILET
P6	FULL SHOWER TRIM
P8	CUSTOM SHOWER PAN
P9	SHOWER HEAD

BATH ACCESSORIES LEGEND

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

WALL TILE

MARK	AREA	ROOM NAME
VCT4	284 SF	
WT-1	49 SF	
WT-2	162 SF	

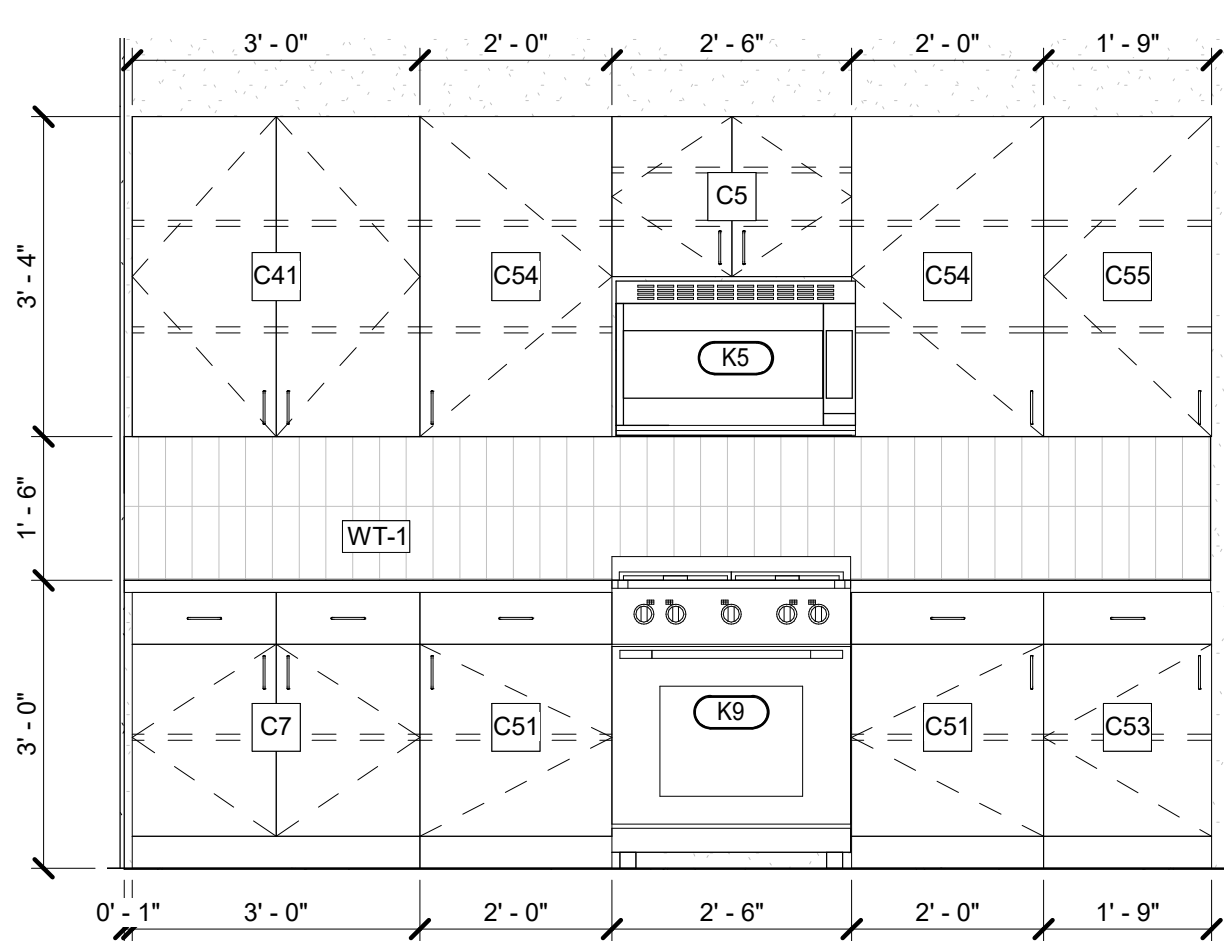


NEAL LOT A

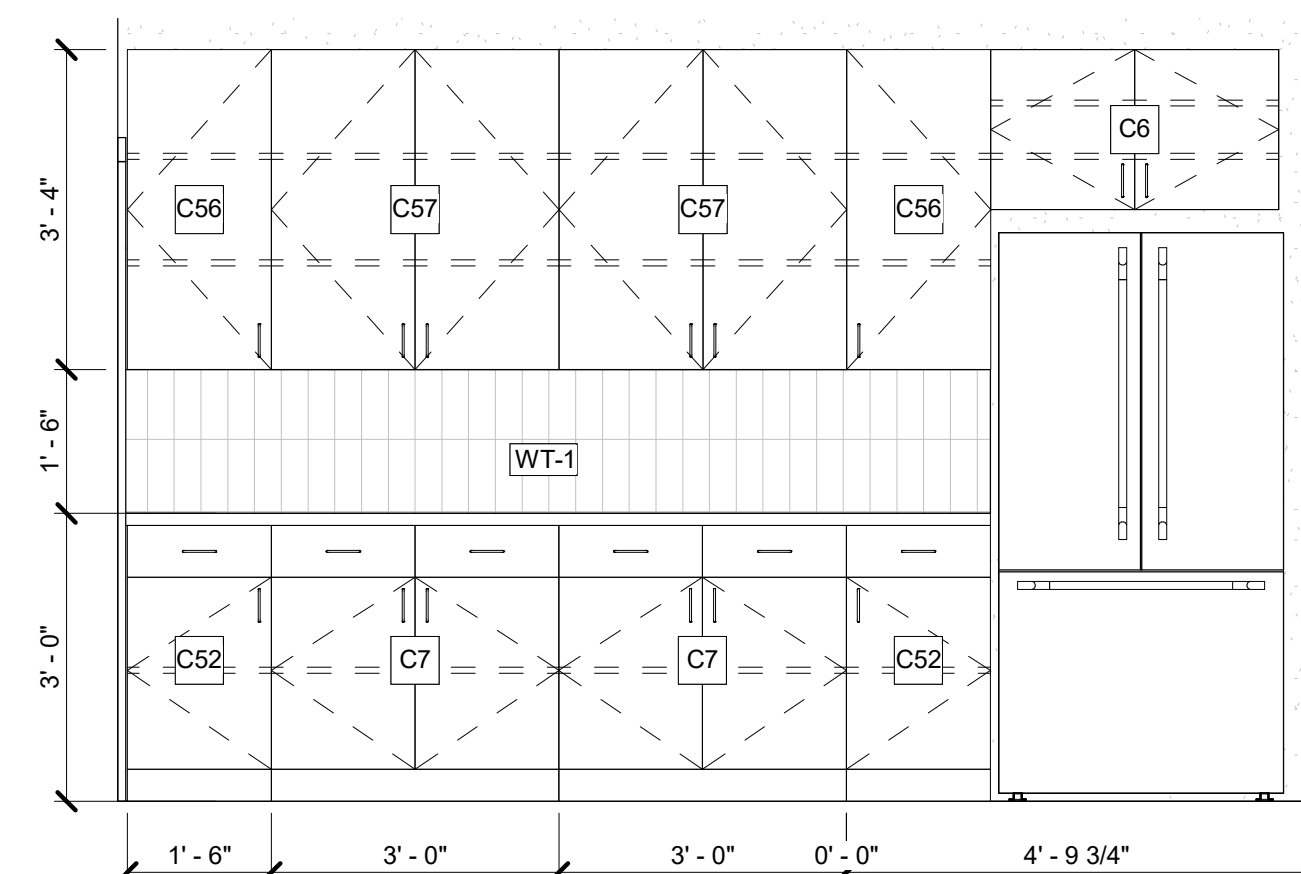
3409 NEAL ST AUSTIN, TX 78702

INTERIOR ELEVATIONS

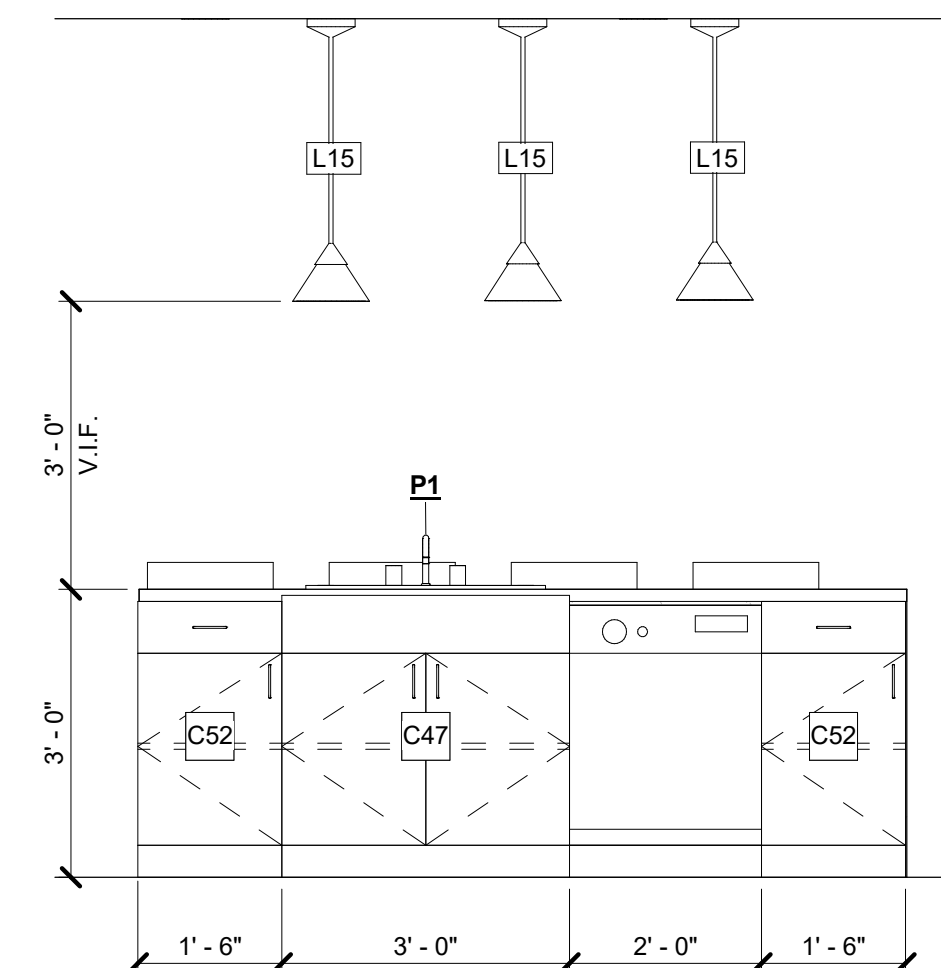
SHEET **A9.0**
SCALE (FOR 24" X 36") 1/2" = 1'-0"
SCALE (FOR 11" X 17") HALF INDICATED
ISSUE DATE 10/24/21
JOB # 2015
DRAWN BY TL



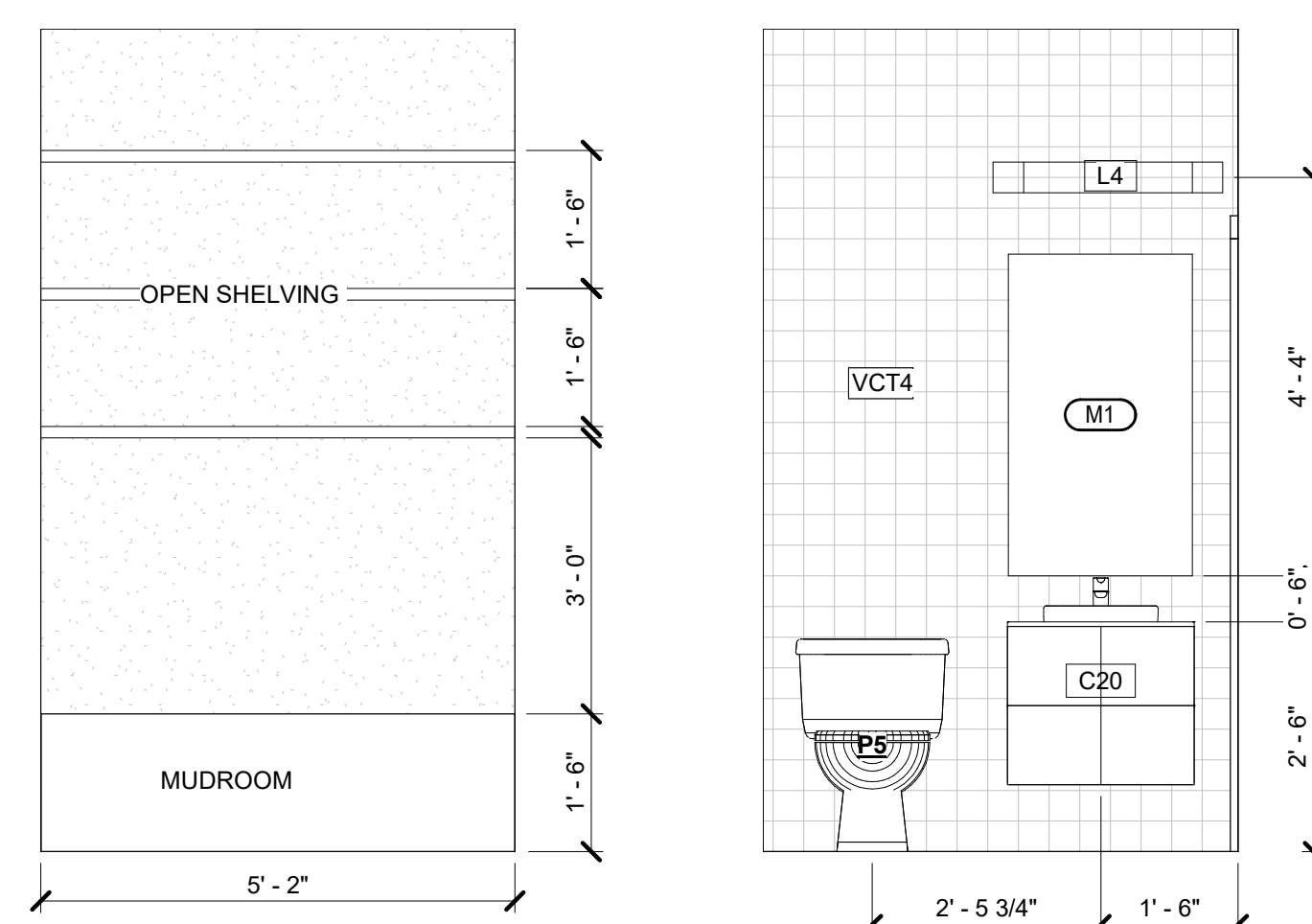
1 BLDG 1 - KITCHEN - RANGE WALL
SCALE: 1/2" = 1'-0"



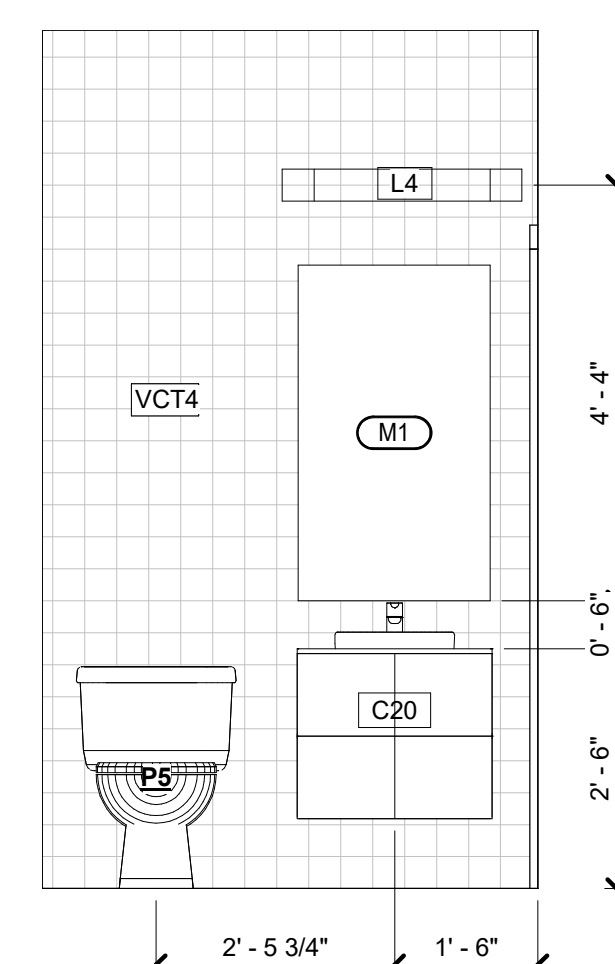
2 BLDG 1 - KITCHEN REFRIGERATOR WALL
SCALE: 1/2" = 1'-0"



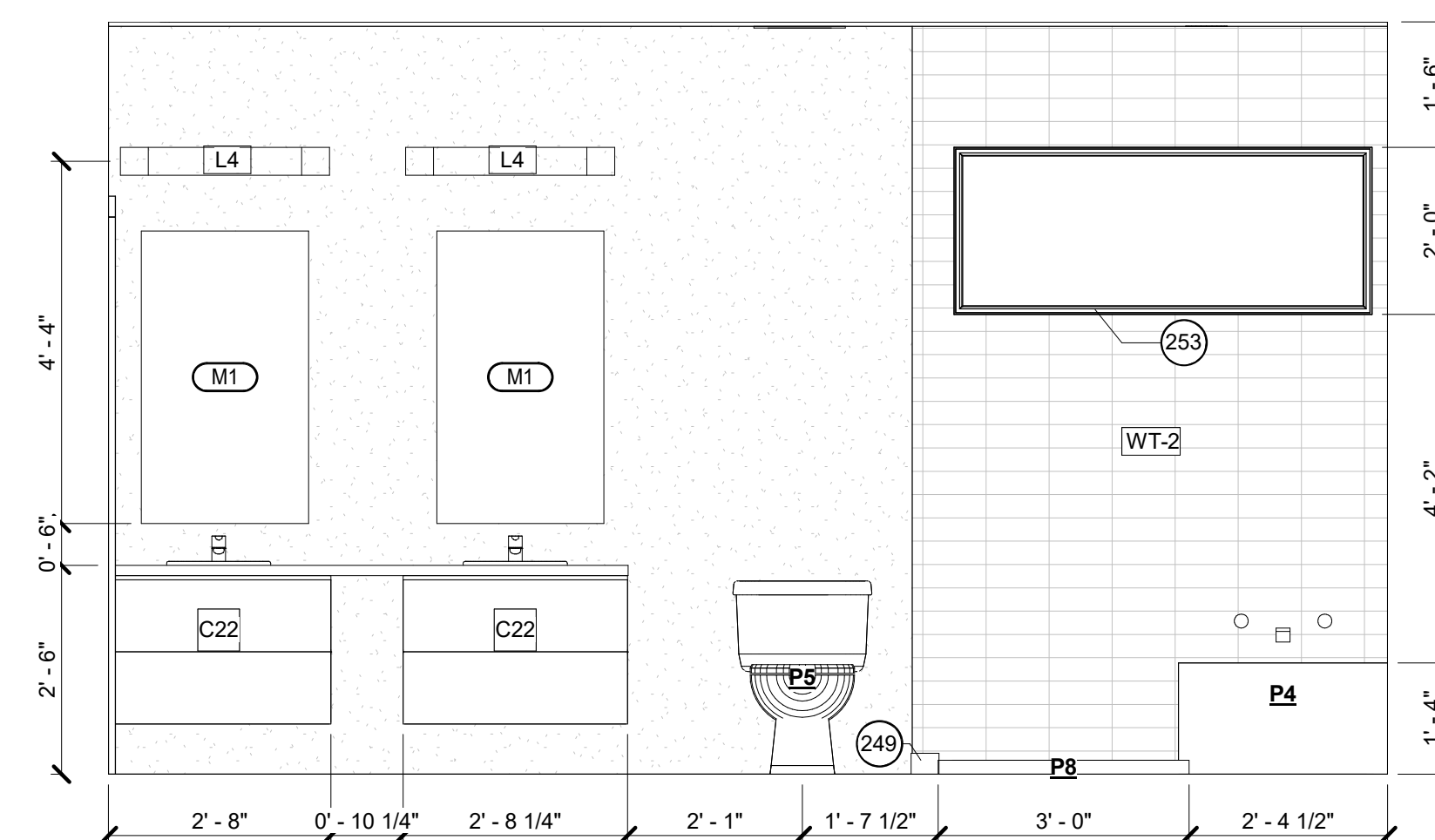
3 BLDG 1 - KITCHEN - ISLAND
SCALE: 1/2" = 1'-0"



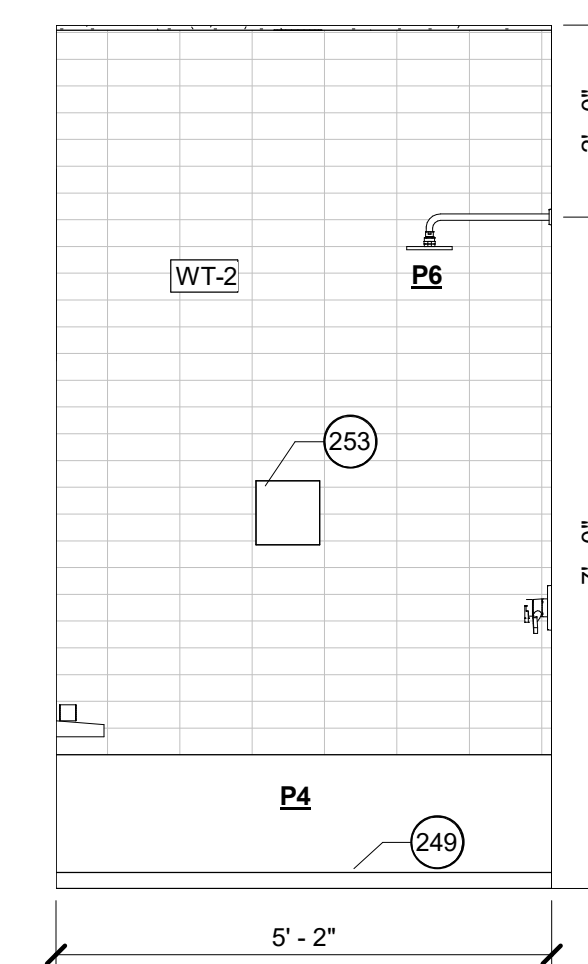
4 BLDG 1 - MUD ROOM
SCALE: 1/2" = 1'-0"



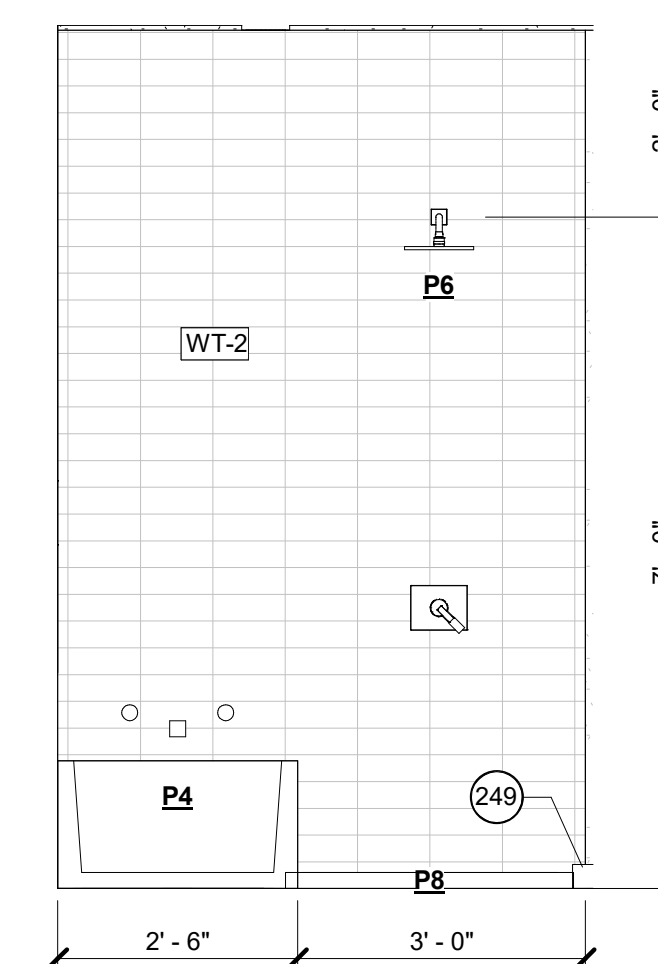
5 BLDG 1 - POWDER
SCALE: 1/2" = 1'-0"



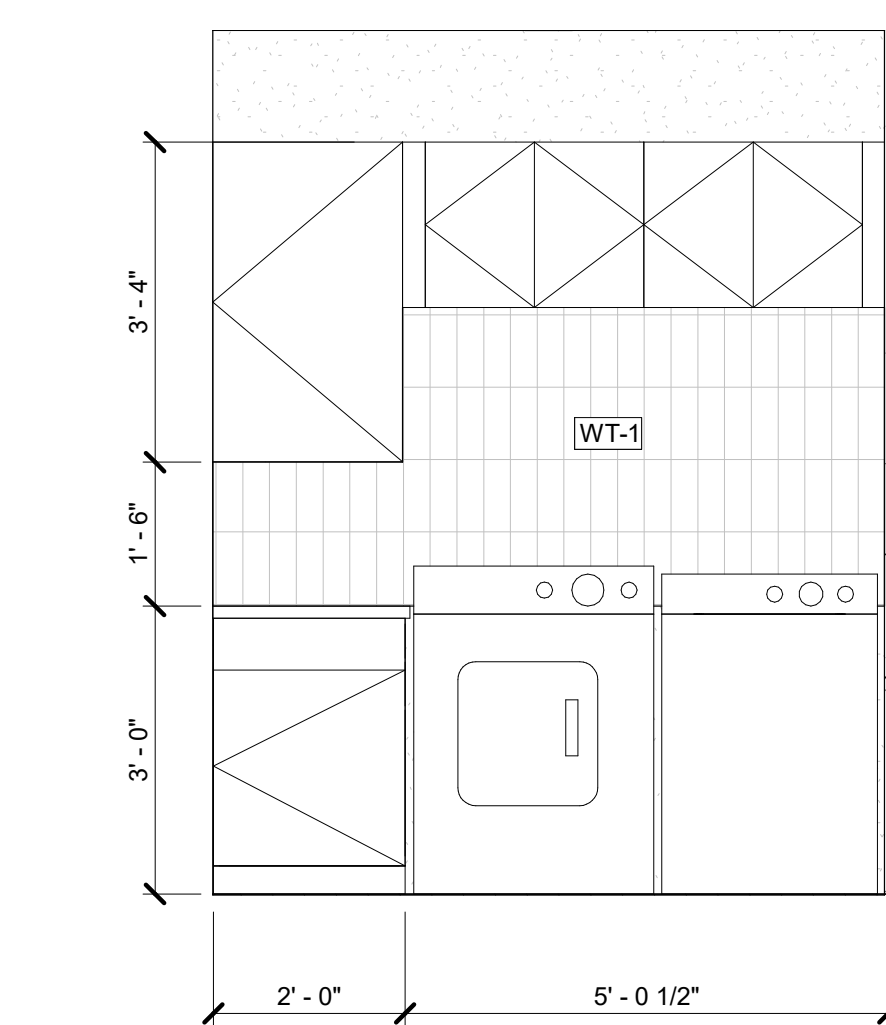
6 BLDG 1 - PRIMARY BATH - VANITY
SCALE: 1/2" = 1'-0"



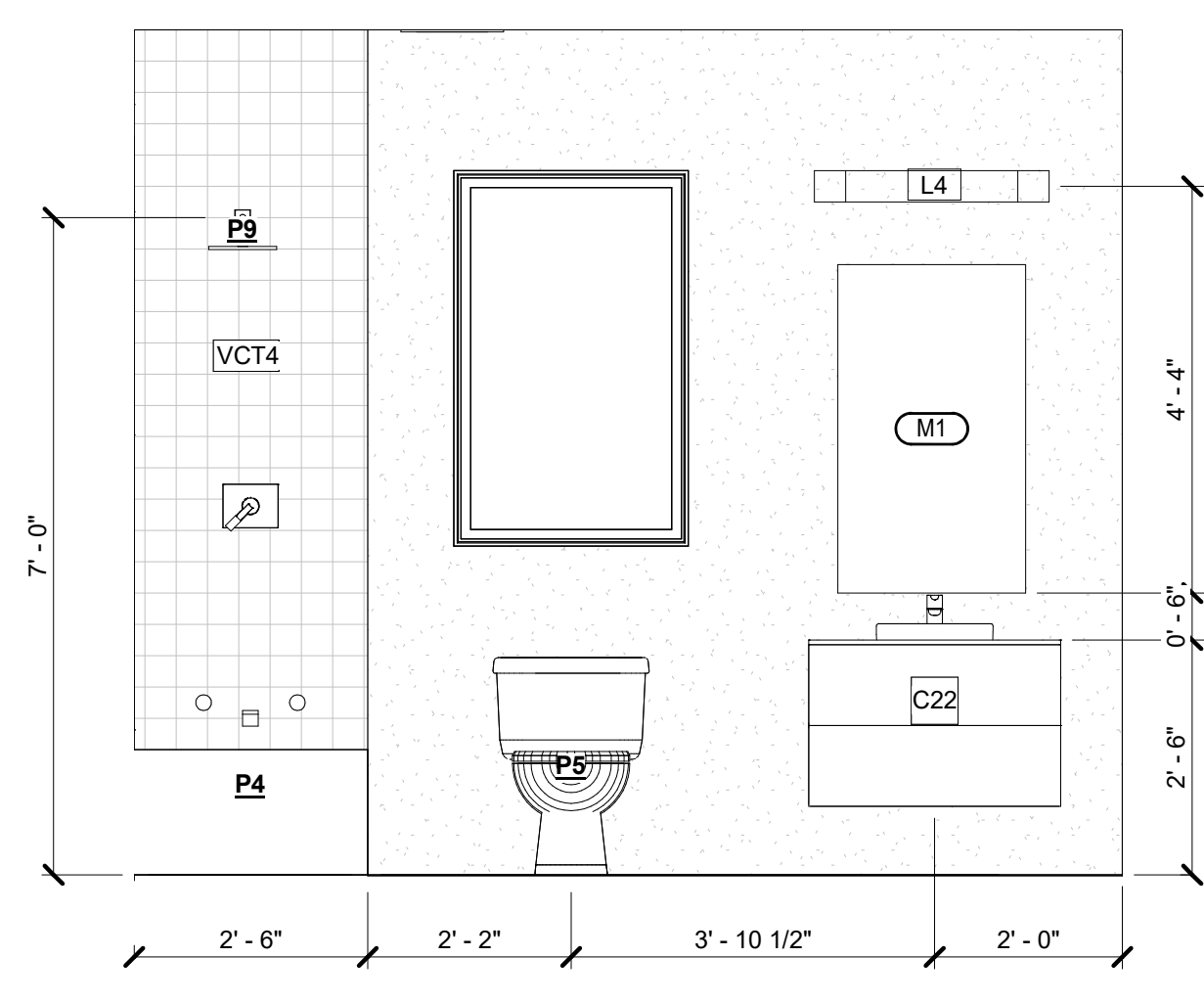
7 BLDG 1 - PRIMARY BATH - SHOWER 01
SCALE: 1/2" = 1'-0"



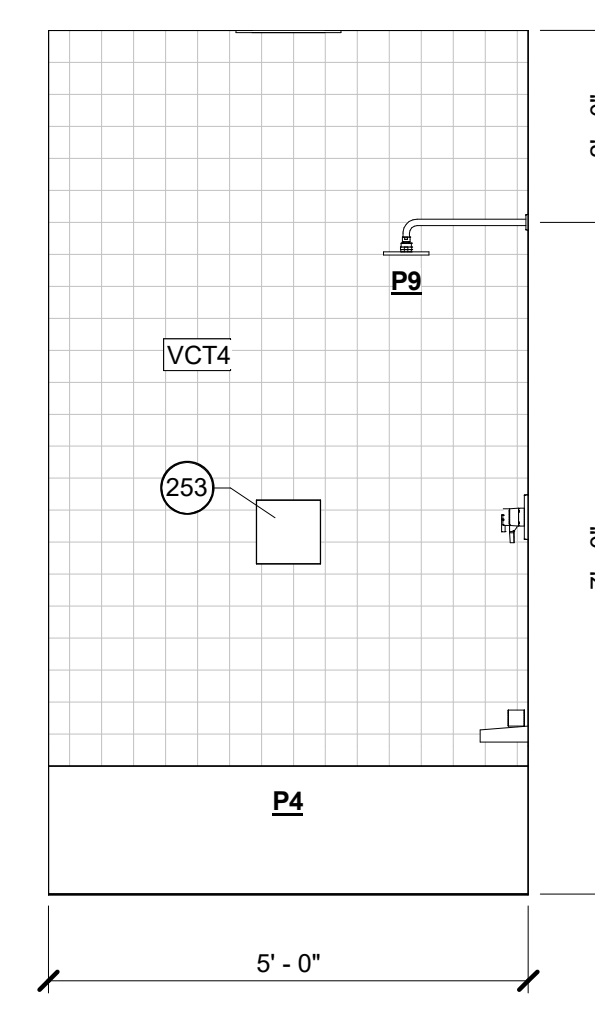
8 BLDG 1 - PRIMARY BATH - SHOWER 02
SCALE: 1/2" = 1'-0"



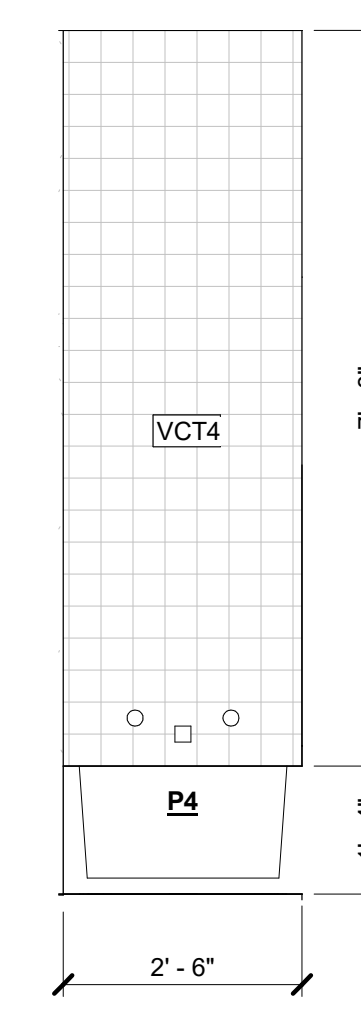
15 BLDG 1 - LAUNDRY
SCALE: 1/2" = 1'-0"



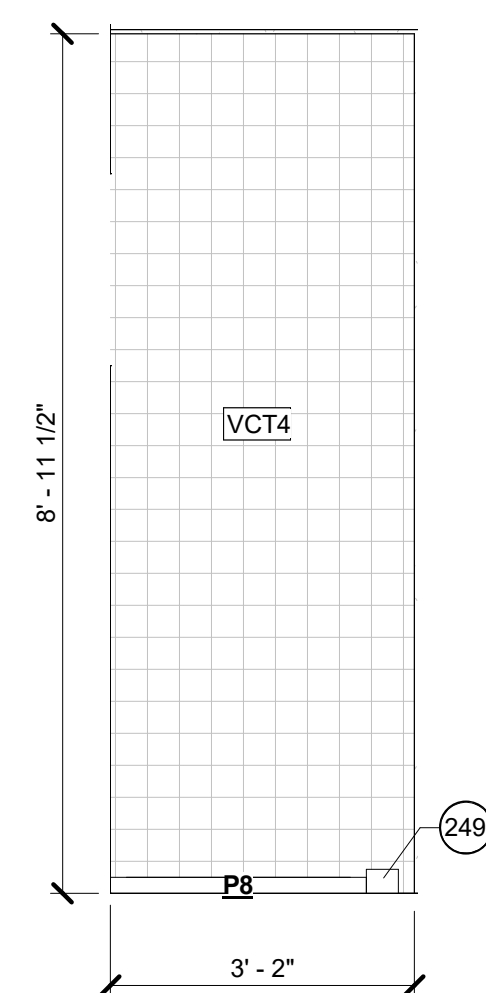
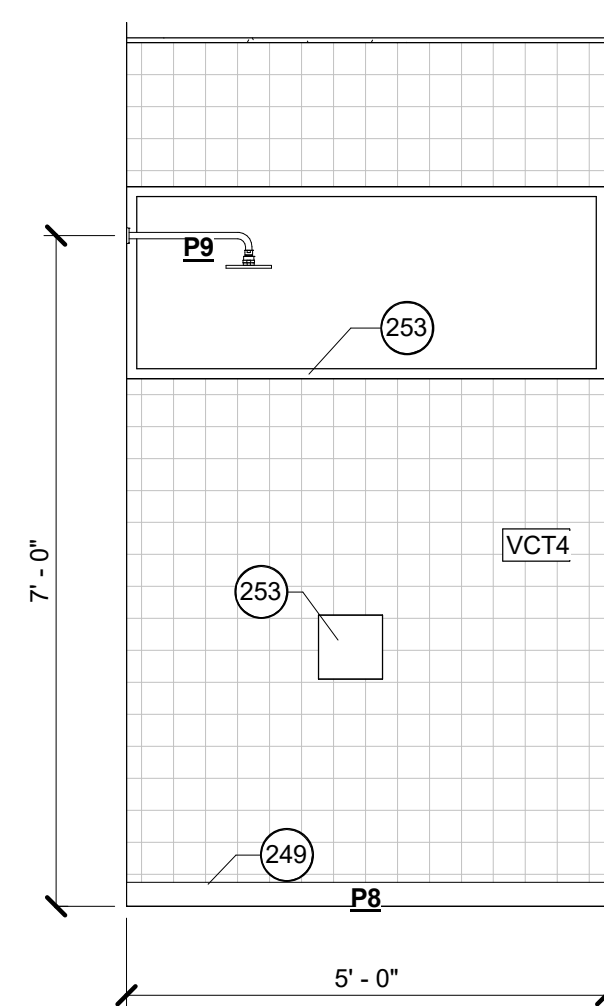
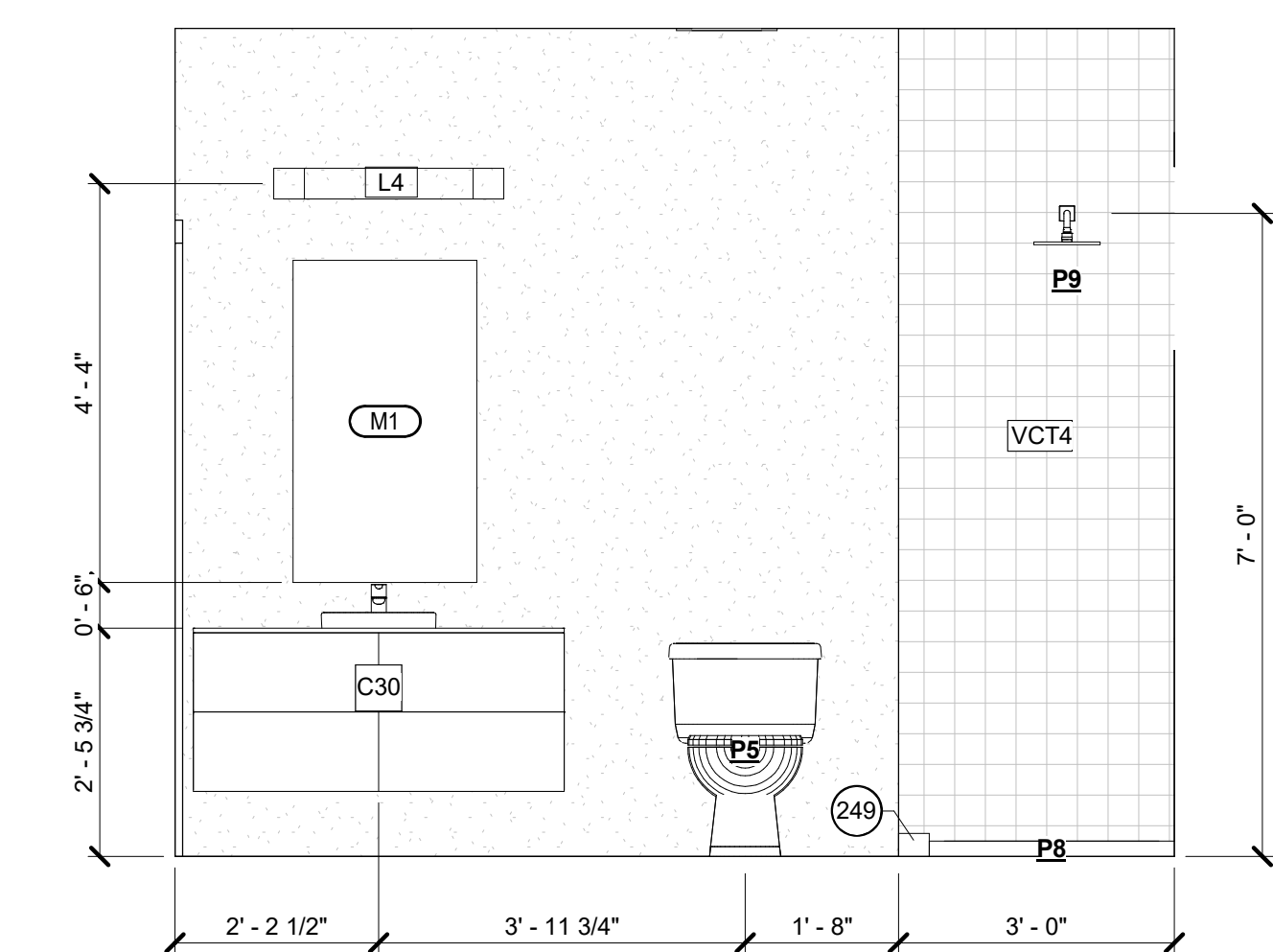
9 BLDG 1 - BATH 02 - VANITY
SCALE: 1/2" = 1'-0"



10 BLDG 1 - BATH 02 - SHOWER 01
SCALE: 1/2" = 1'-0"



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



KEYNOTE LEGEND

249	SHOWER CURB - DOUBLE 2X4 TO BE INSTALLED AT FRAMING
253	AT ALL SHOWER WINDOWS CUT AND INSTALL TILE AT THE SILL AND SURROUND

SHOWER INSTALLATION

- 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

CASEWORK LEGEND

TYPE MARK	HEIGHT	WIDTH	DEPTH
C2	3' - 0"	2' - 6"	2' - 0"
C5	1' - 8"	2' - 6"	1' - 2"
C6	1' - 8"	3' - 0"	1' - 2"
C7	3' - 0"	3' - 0"	2' - 0"
C15	3' - 4"	2' - 6"	1' - 0"
C22	1' - 8"	2' - 8"	1' - 7"
C30	1' - 8"	4' - 0"	1' - 7"
C41	3' - 4"	3' - 0"	1' - 2"
C47	3' - 0"	3' - 0"	2' - 0"
C51	3' - 0"	2' - 0"	2' - 0"
C52	3' - 0"	1' - 6"	2' - 0"
C53	3' - 0"	1' - 9"	2' - 0"
C54	3' - 4"	2' - 0"	1' - 2"
C55	3' - 4"	1' - 9"	1' - 2"
C56	3' - 4"	1' - 6"	1' - 2"
C57	3' - 4"	3' - 0"	1' - 2"
C70	3' - 0"		1' - 0"

BATH ACCESSORIES LEGEND

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

KITCHEN EQUIPMENT LEGEND

MARK	DESCRIPTION
K5	Preference 24" Microwave Oven in Anthracite Gray
K7	36" REFRIDGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE LEGEND

TYPE MARK	DESCRIPTION
P1	KITCHEN SINK
P4	BATH TUB
P5	TOILET
P6	FULL SHOWER TRIM
P8	CUSTOM SHOWER PAN
P9	SHOWER HEAD

WALL TILE

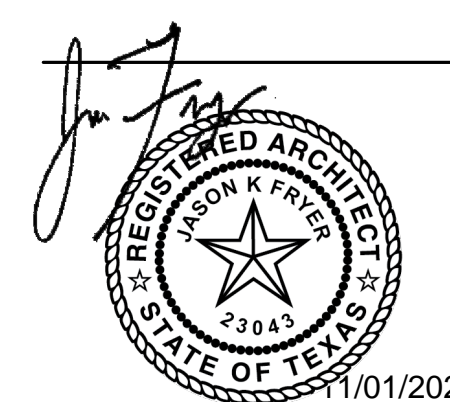
MARK	AREA	ROOM NAME
VCT4	284 SF	
WT-1	49 SF	
WT-2	162 SF	

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE

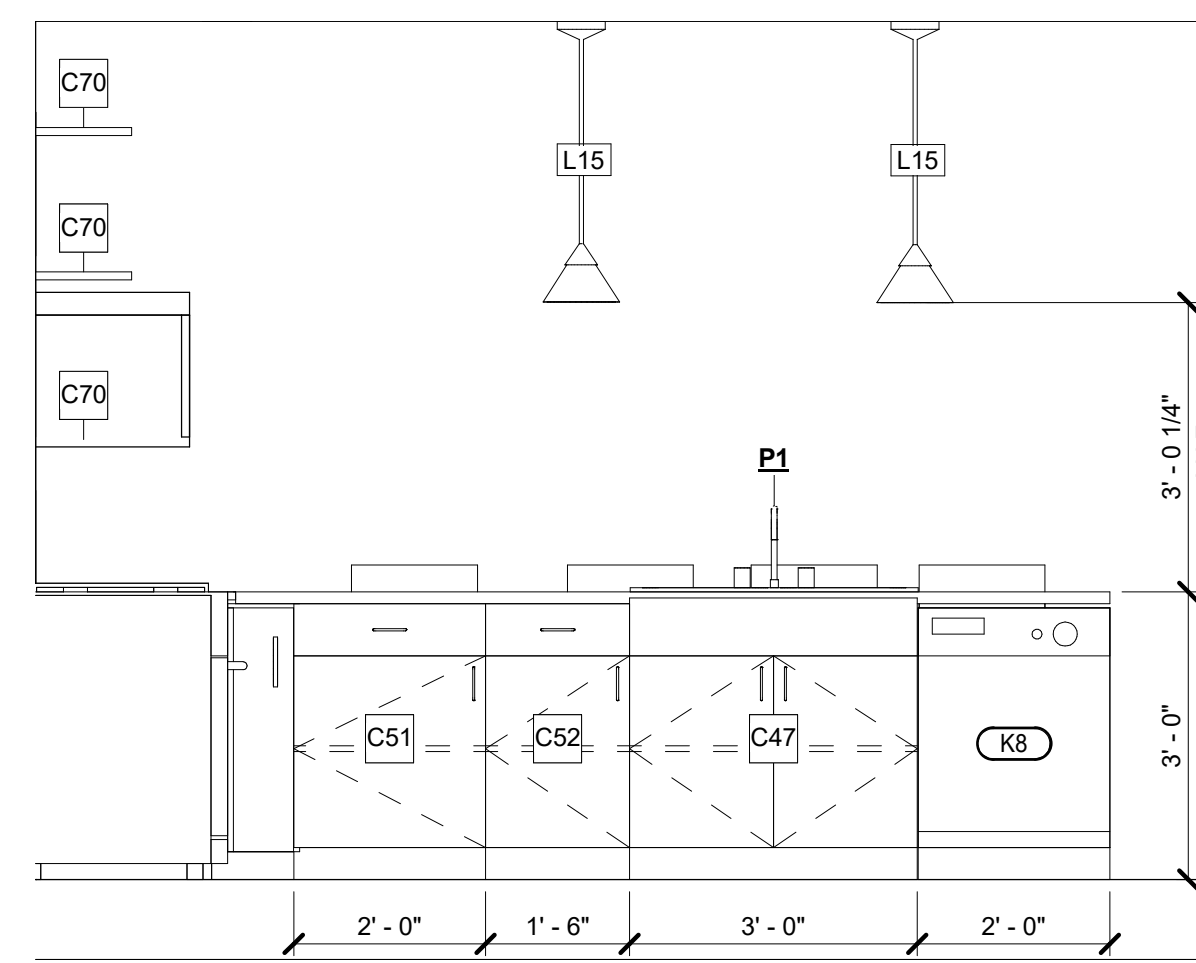
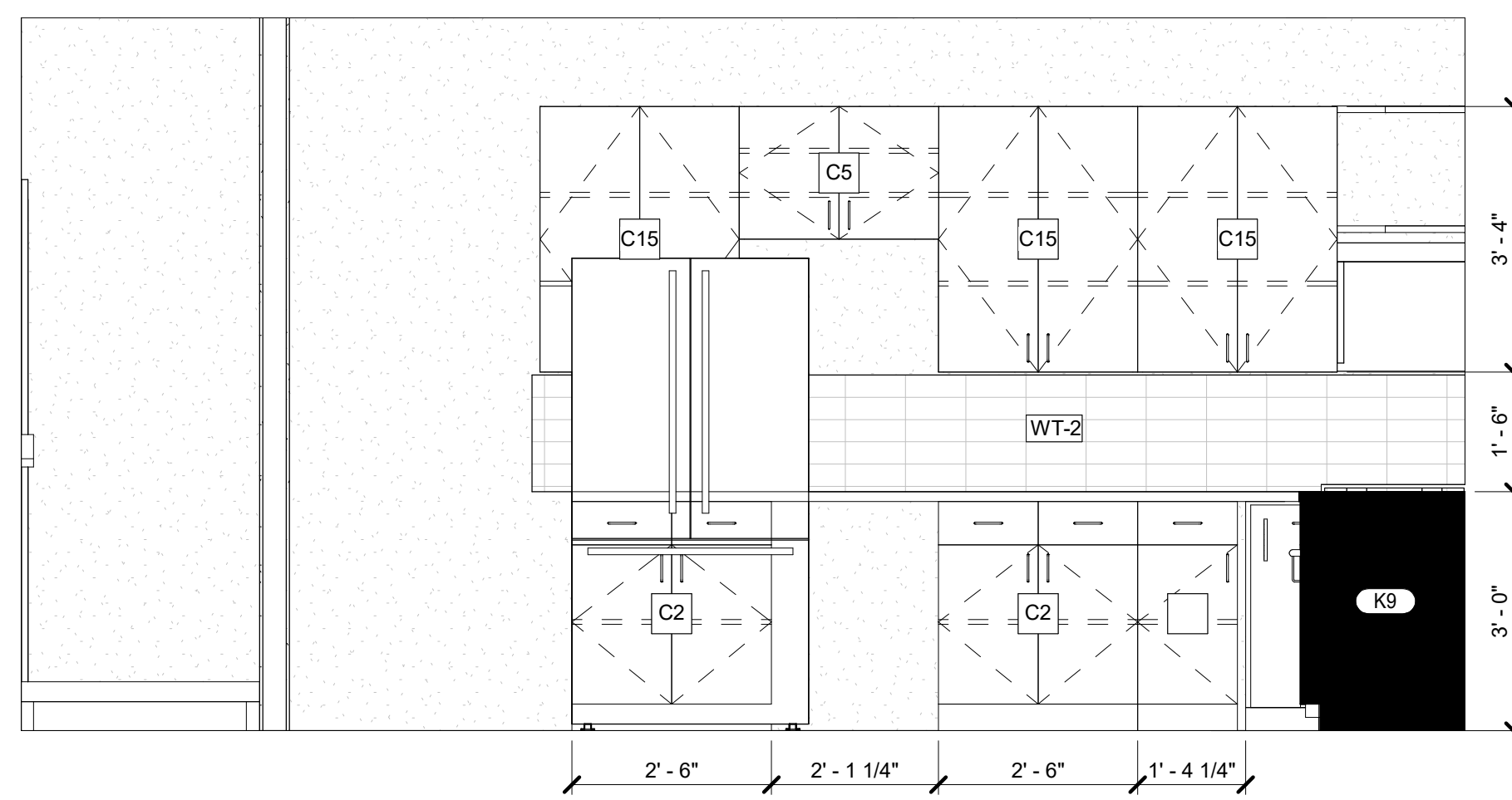
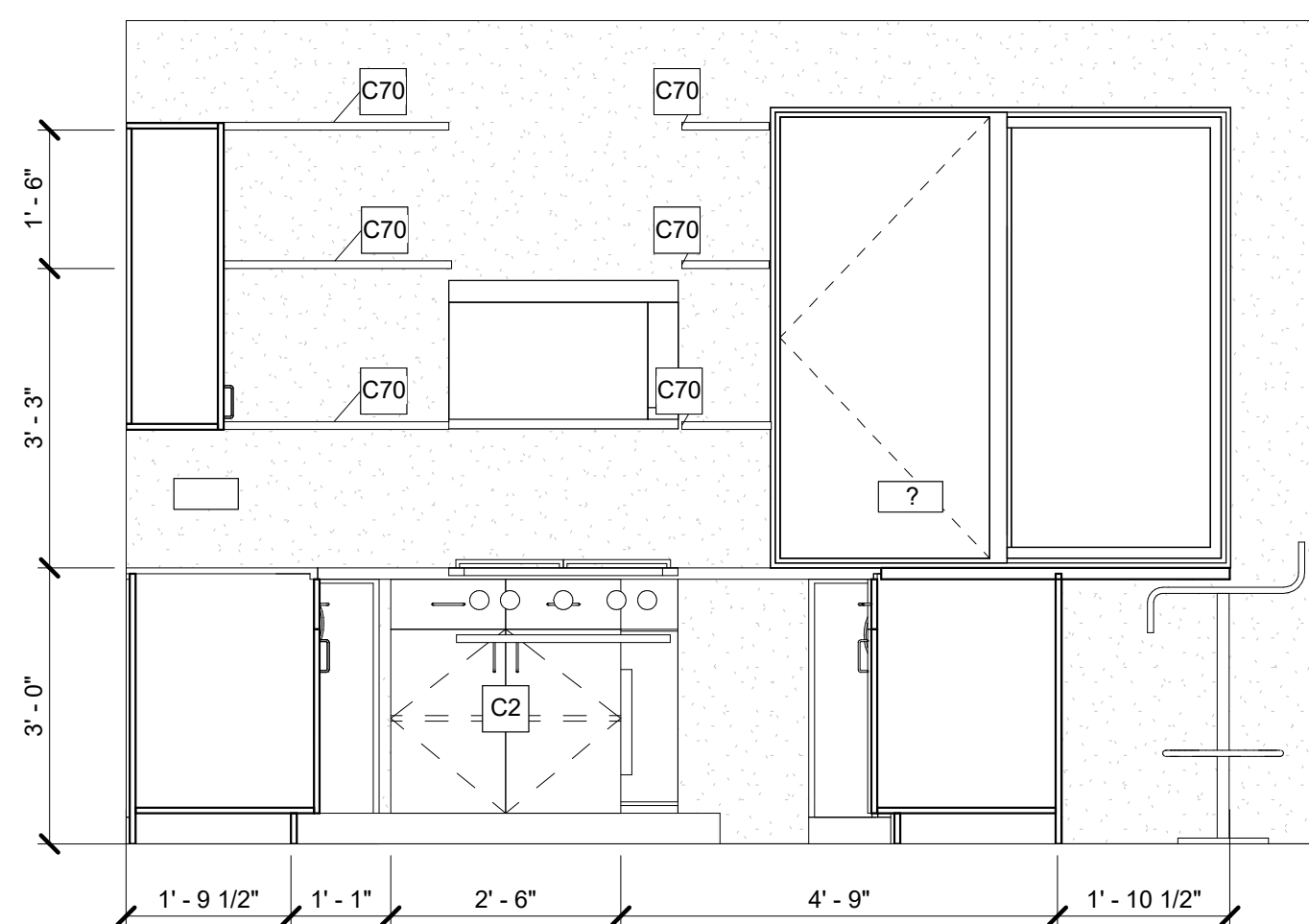


NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702

INTERIOR ELEVATIONS

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



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

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

CASEWORK LEGEND			
TYPE MARK	HEIGHT	WIDTH	DEPTH
C2	3'-0"	2'-6"	2'-0"
C5	1'-8"	2'-6"	1'-2"
C6	1'-8"	3'-0"	1'-2"
C7	3'-0"	3'-0"	2'-0"
C15	3'-4"	2'-6"	1'-0"
C22	1'-8"	2'-8"	1'-7"
C30	1'-8"	4'-0"	1'-7"
C41	3'-4"	3'-0"	1'-2"
C47	3'-0"	3'-0"	2'-0"
C51	3'-0"	2'-0"	2'-0"
C52	3'-0"	1'-6"	2'-0"
C53	3'-0"	1'-9"	2'-0"
C54	3'-4"	2'-0"	1'-2"
C55	3'-4"	1'-9"	1'-2"
C56	3'-4"	1'-6"	1'-2"
C57	3'-4"	3'-0"	1'-2"
C70	3'-0"		1'-0"
C71	1'-8"	2'-8"	1'-6"

KITCHEN EQUIPMENT LEGEND	
MARK	DESCRIPTION
K5	
K7	36" REFRIDGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE LEGEND	
TYPE MARK	DESCRIPTION
P1	KITCHEN SINK
P4	BATHTUB
P5	TOILET
P6	FULL SHOWER TRIM
P8	CUSTOM SHOWER PAN
P9	SHOWER HEAD

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

WALL TILE		
MARK	AREA	ROOM NAME
SD 2	772 SF	
VCT4	9 SF	
WT-1	684 SF	
WT-2	17 SF	BLDG A

LEGEND

NOTES

REVISION

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

NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702

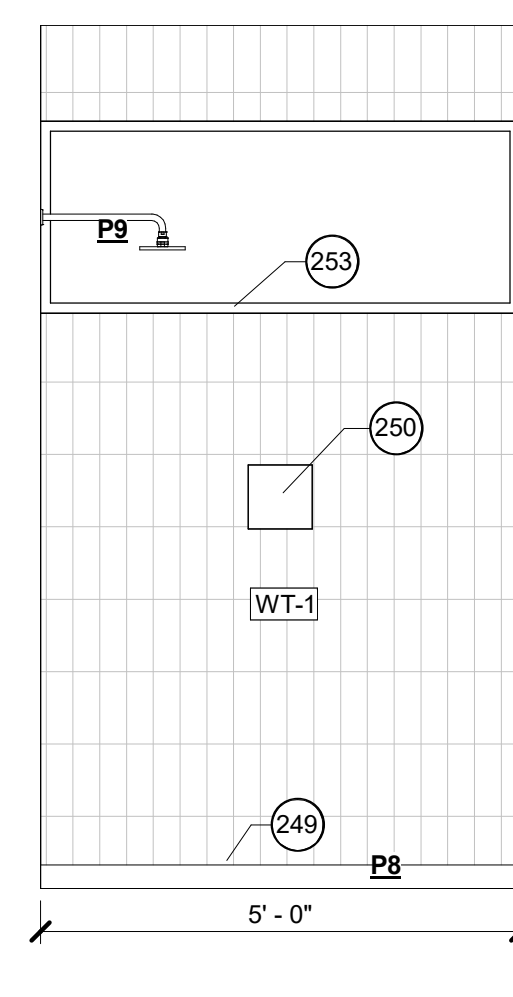
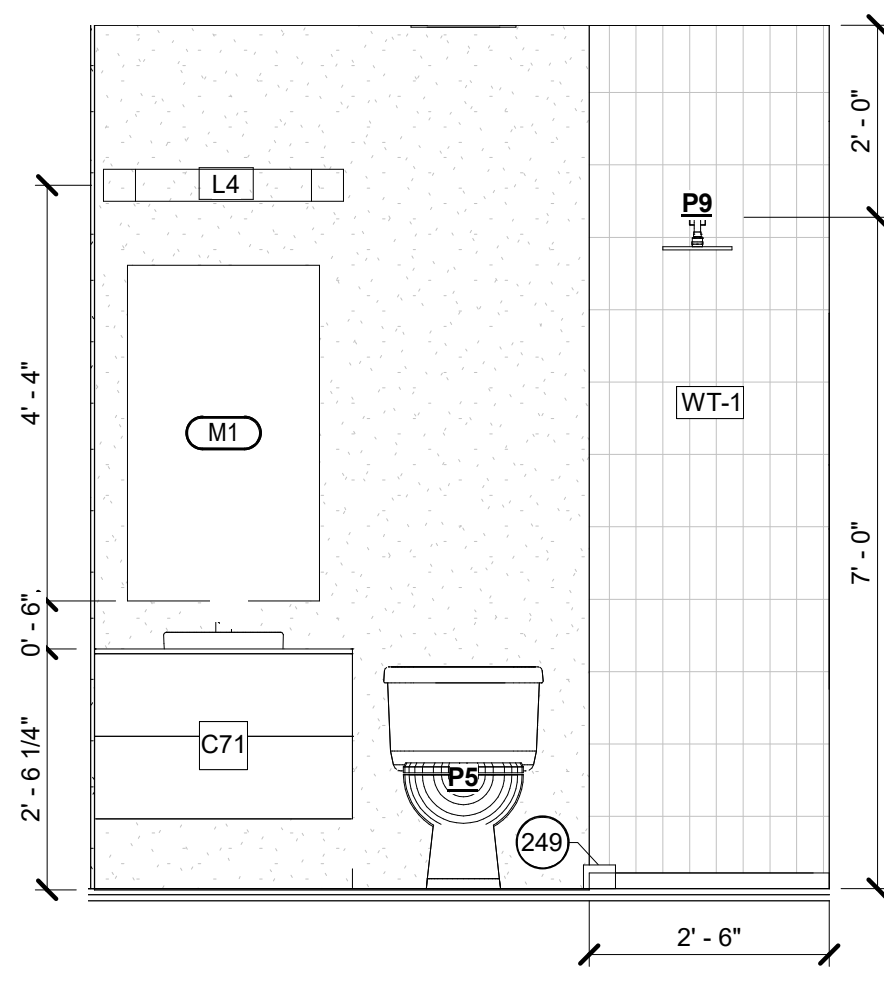
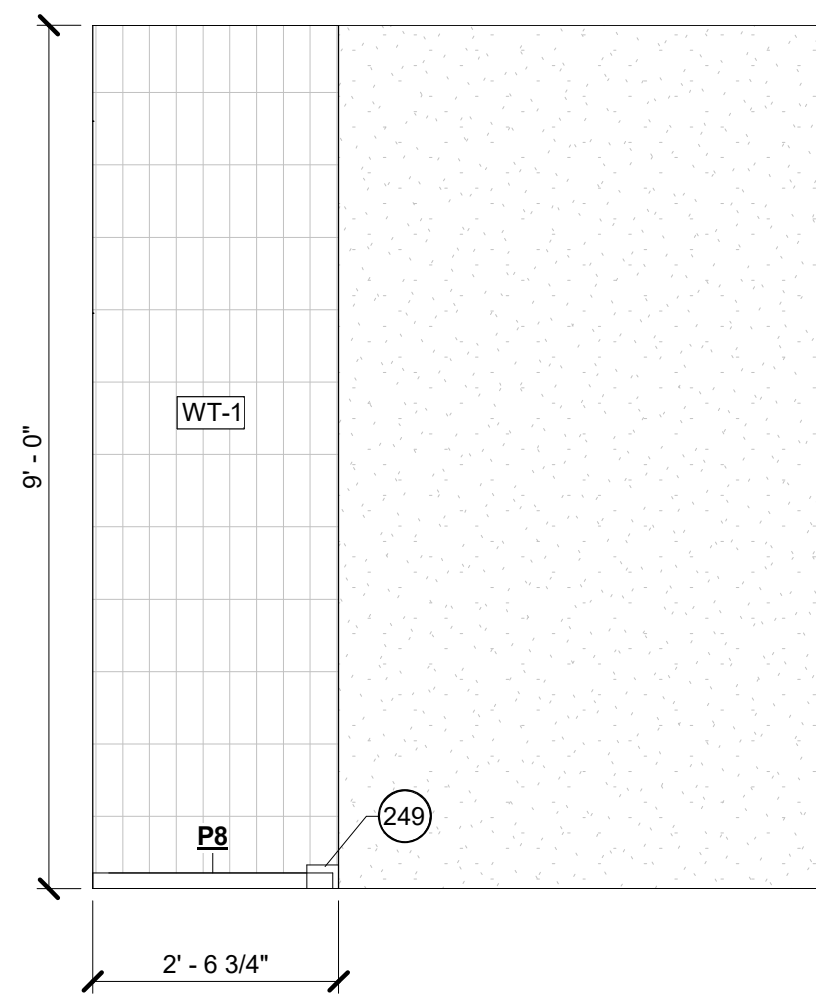
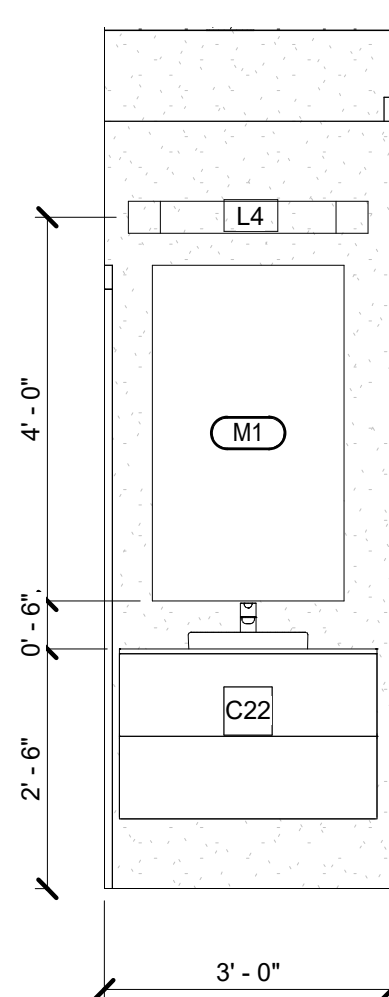
INTERIOR ELEVATIONS

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

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

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

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

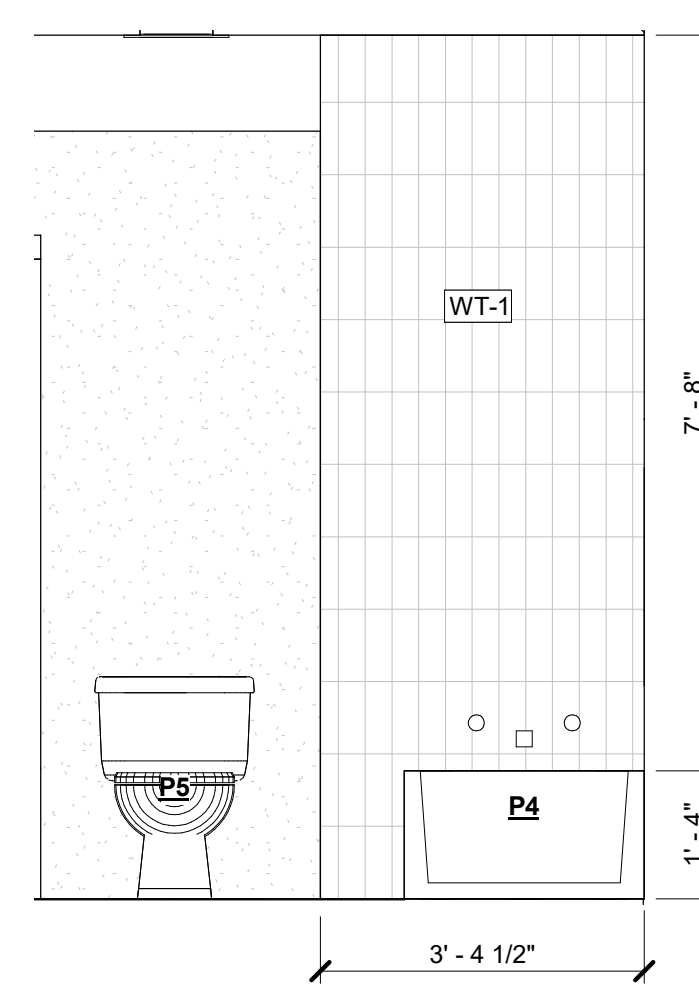
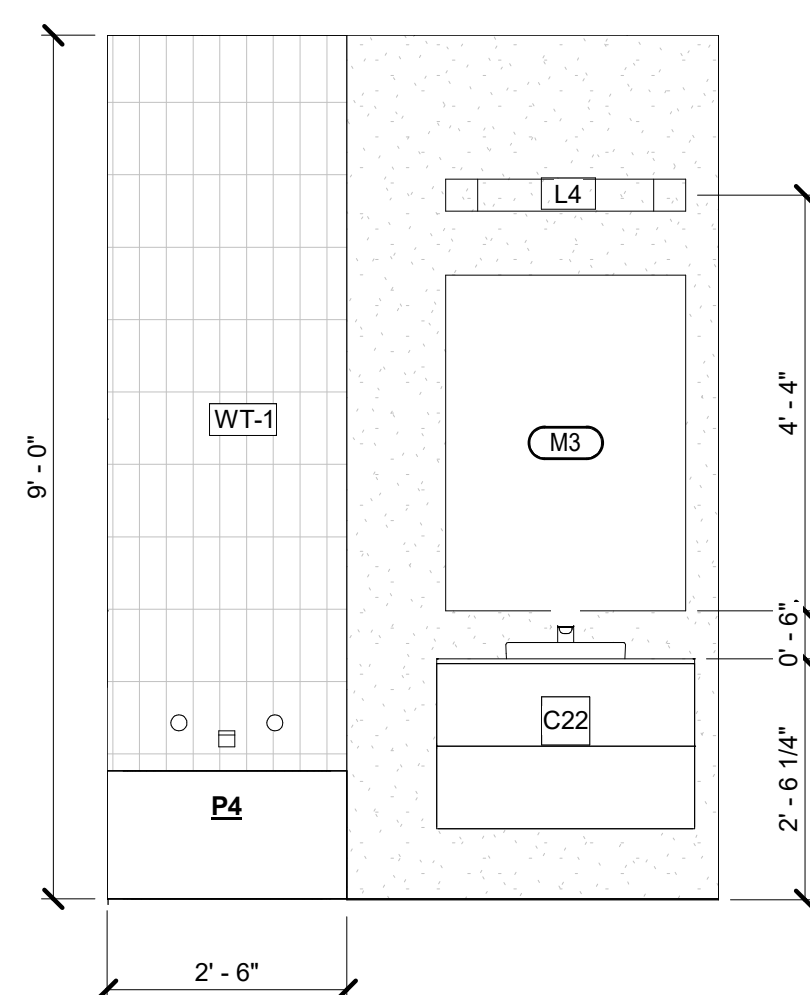
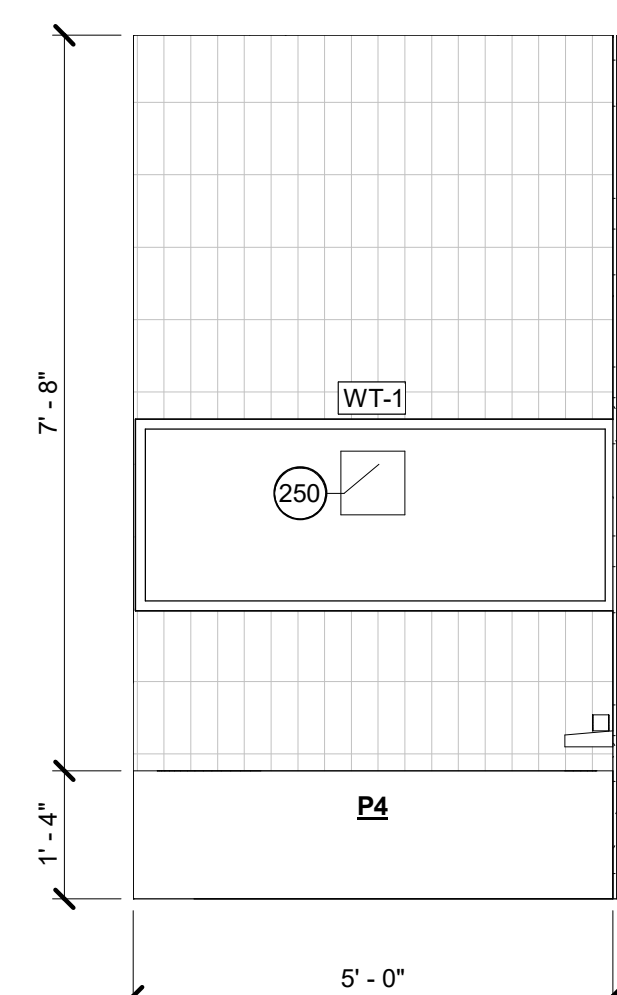


4 BLDG 2 - POWDER
SCALE: 1/2" = 1'-0"

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

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

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



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

9 BLDG 2 - BATH - VANITY1
SCALE: 1/2" = 1'-0"

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

EXTERIOR WALL SCHEDULE

TYPE MARK	DESCRIPTION	AREA
	BOARD AND BATTEN	2,006 SF
	METAL PANEL	3,544 SF
	METAL PANEL	3,550 SF
FDA	VERTICAL WOOD	168 SF

FASCIA SCHEDULE

TYPE	LENGTH
FASCIA - 1X12 - WIDE	281' - 6"

SOFFIT MATERIAL TAKEOFF

TYPE	AREA
WOOD SOFFIT	539 SF
	539 SF

FLOOR FINISH MATERIALS

MARK	DESCRIPTION	AREA
		7,720 SF
	WOOD TRUSS FLOOR	1,478 SF
CONC	UNFINISHED CONCRETE	419 SF
DK	WOOD DECK	345 SF
FLAT	CONCRETE FLATWORK	110 SF
SC	SEALED CONCRETE	1,305 SF
T-2	TILE	27 SF
T-4	TILE	126 SF
T-5	TILE	51 SF
WD1	WOOD FLOOR - FINISH TO BE DETERMINED	1,172 SF

CASEWORK SCHEDULE

TYPE MARK	MANUFACTURER	HEIGHT	WIDTH	DEPTH	FINISH	COMMENTS
C2		3' - 0"	2' - 6"	2' - 0"	VENEER	
C5	IKEA	1' - 8"	2' - 6"	1' - 2"	VENEER	
C6	IKEA	1' - 8"	3' - 0"	1' - 2"	VENEER	
C7	IKEA	3' - 0"	3' - 0"	2' - 0"	VENEER	
C15	IKEA	3' - 4"	2' - 6"	1' - 0"	VENEER	
C22		1' - 8"	2' - 8"	1' - 7"		
C30		1' - 8"	4' - 0"	1' - 7"		
C41		3' - 4"	3' - 0"	1' - 2"	VENEER	
C47		3' - 0"	3' - 0"	2' - 0"	VENEER	
C51		3' - 0"	2' - 0"	2' - 0"	VENEER	
C52		3' - 0"	1' - 6"	2' - 0"	VENEER	
C53		3' - 0"	1' - 9"	2' - 0"	VENEER	
C54		3' - 4"	2' - 0"	1' - 2"	VENEER	
C55		3' - 4"	1' - 9"	1' - 2"	VENEER	
C56		3' - 4"	1' - 6"	1' - 2"	VENEER	
C57	IKEA	3' - 4"	3' - 0"	1' - 2"	VENEER	
C70		3' - 0"	3' - 0"	1' - 0"		

EXTERIOR DOOR SCHEDULE

TYPE MARK	COUNT	DOOR SIZE		DESCRIPTION	MANUFACTURER	FINISH
		WIDTH	HEIGHT			
D01	2	3' - 0"	8' - 0"	SWING DOOR		
D2	1	8' - 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: 6						

INTERIOR DOOR SCHEDULE

TYPE MARK	COUNT	DOOR SIZE		DESCRIPTION	MANUFACTURER	FINISH
		WIDTH	HEIGHT			
D01	1	3' - 0"	8' - 0"	SWING DOOR		
D02	1	9' - 0"	8' - 0"	SECTIONAL GARAGE DOOR	Clopay Building Products Company	
D03	4	2' - 8"	6' - 8"	SWING DOOR		
D04	2	2' - 8"	6' - 8"	POCKET DOOR		
D06	1	2' - 0"	6' - 8"	SWING DOOR		
D08	1	3' - 0"	6' - 8"	SWING DOOR		
D10	8	2' - 6"	6' - 8"	SWING DOOR		
D11	3	6' - 0"	6' - 8"	SLIDING DOOR		
D14	4	2' - 6"	6' - 8"	POCKET DOOR		
D14	1	3' - 0"	6' - 8"	POCKET DOOR		
Grand total: 26						

KITCHEN EQUIPMENT

MARK	DESCRIPTION
K5	Preference 24" Microwave Oven in Anthracite Gray
K7	36" REFRIDGERATOR
K8	24" DISHWASHER
K9	30" RANGE/OVEN

PLUMBING FIXTURE SCHEDULE

TYPE MARK	COUNT	DESCRIPTION	COMMENTS
P1	3	KITCHEN SINK	
P4	3	BATHTUB	
P5	5	TOILET	
P6	1	FULL SHOWER TRIM	
P8	2	CUSTOM SHOWER PAN	
P9	3	SHOWER HEAD	

BATHROOM ACCESSORIES

MARK	QTY	DESCRIPTION	Comments
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LIGHTING FIXTURE SCHEDULE

TYPE MARK	COUNT	DESCRIPTION	LAMP	COMMENTS
F2	8	CEILING FAN WITH LIGHT		
L1	47	6" RECESSED CAN LIGHT		
L3	2	6" RECESSED CAN LIGHT		
L4	7	VANITY LIGHT	LED	
L5	5	CLOSET LIGHT		
L10	11	OUTDOOR SCONCE	13wQPL	
L15	6	PENDANT LIGHT		
L20	3	48" FLUORESCENT LIGHT	(2) T12	
VL1	3	CEILING VENTILATION FAN		
VL2	3	BROAN 744 BATH FAN W/ LIGHT		

GENERAL SCHEDULE NOTES

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



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

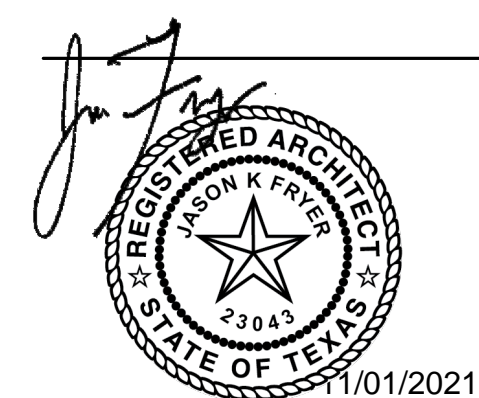
CONSULTANTS

LEGEND

NOTES

REVISION

NO.	DESCRIPTION	DATE
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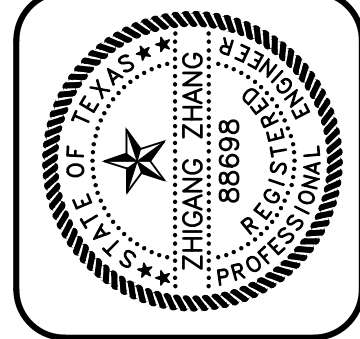


NEAL LOT A

3409 NEAL ST AUSTIN, TX 78702

SCHEDULES

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



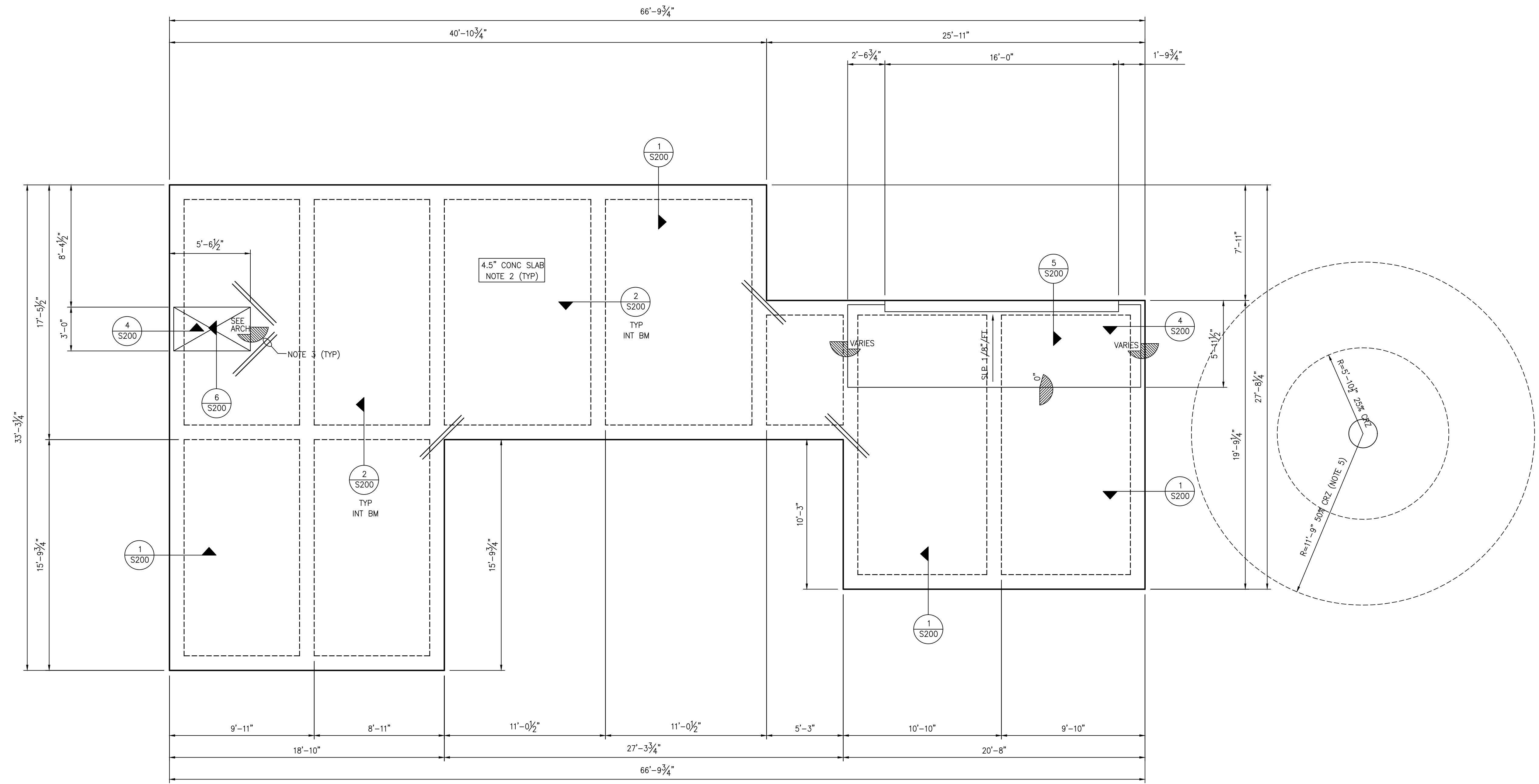
GREENBARTH ENGINEERING, INC.
 2000 WEST WILLOW CANYON, SUITE 1200
 AUSTIN, TX 78748
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21288

3411 NEAL STREET
 AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
 DATE: 10/05/2021

SHEET NO.
S100

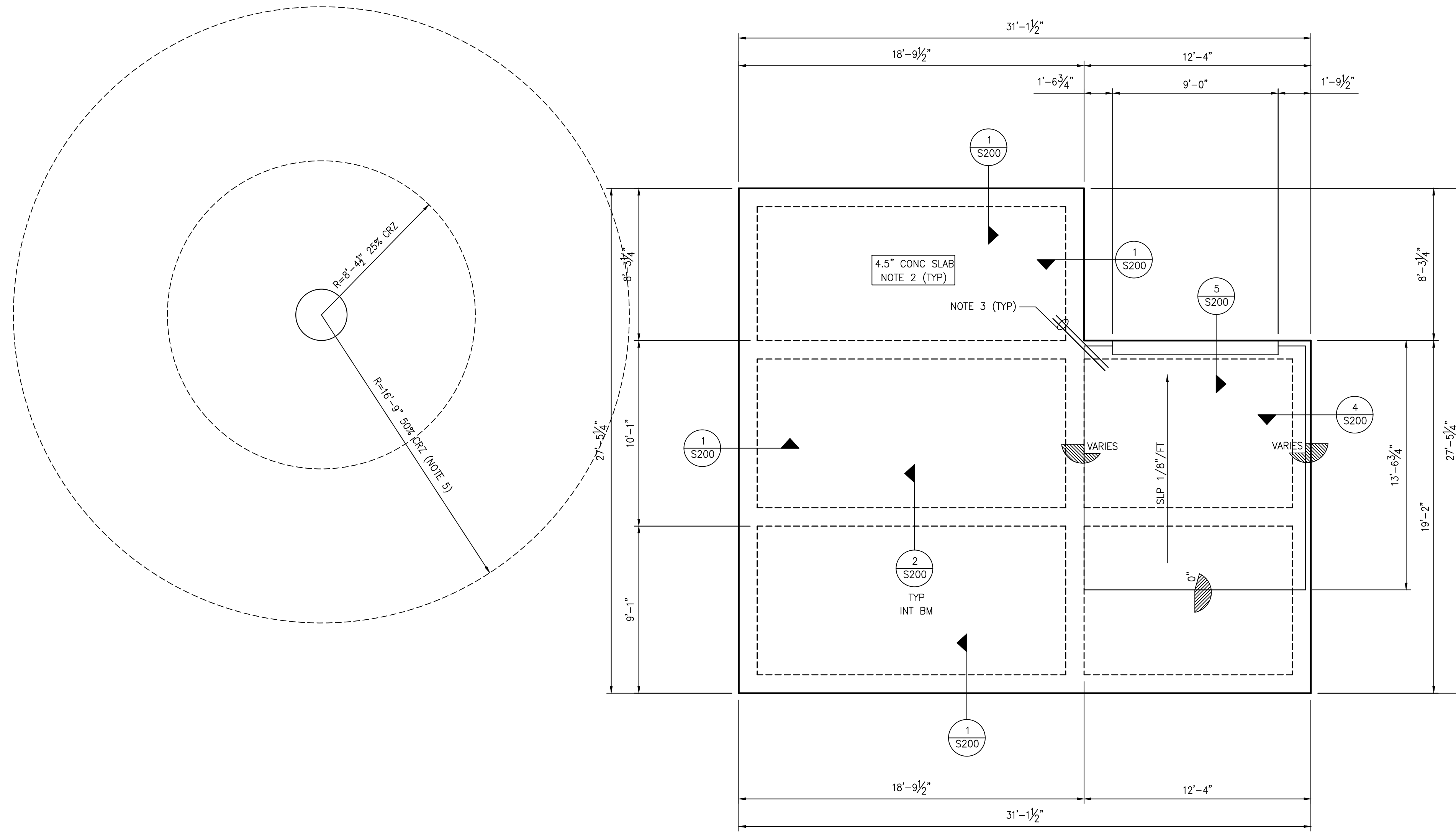


BLDG 1
FOUNDATION PLAN

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

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. DOWNSPOUT SHALL NOT EMPTY WATER NEAR FOUNDATION. SHALL USE FRENCH DRAINS TO DIRECT WATER AT LEAST 10 FEET AWAY FROM THE FOUNDATION.
5. WITHIN THE ENTIRE 50% CRITICAL ROOT ZONE, THE EXISTING SUBGRADE SHALL NOT BE DISTURBED NO BATTER BOARD OR FOUNDATION FORMWORK STAKES WITHIN THE 50% CRZ EXCEPT #5 REBAR WITH POINT TIP. USE A STRONGBACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 50% CRZ.



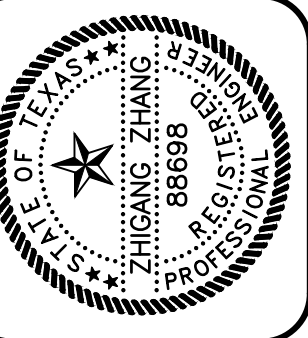
**BLDG 2
FOUNDATION PLAN**

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

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. DOWNSPOUT SHALL NOT EMPTY WATER NEAR FOUNDATION. SHALL USE FRENCH DRAINS TO DIRECT WATER AT LEAST 10 FEET AWAY FROM THE FOUNDATION.
5. WITHIN THE ENTIRE 50% CRITICAL ROOT ZONE, THE EXISTING SUBGRADE SHALL NOT BE DISTURBED. NO BATTER BOARD OR FOUNDATION FORMWORK STAKES WITHIN THE 50% CRZ EXCEPT #5 REBAR WITH POINT TIP. USE A STRONGBACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 50% CRZ.

Zhiyang Zhang
10/05/2021



GREENBARTH ENGINEERING, INC.
2000 WEST WILLOW CANYON DR. #1201
AUSTIN, TX 78743
PHONE (512) 289-8086 FAX (512) 383-8339
GE JOB NO.: 21288

**3411 NEAL STREET
AUSTIN, TEXAS**

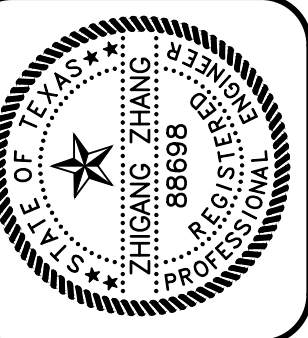
REV.	DATE

CHK. BY: TZ
DRWN. BY: TW
DATE: 10/05/2021

SHEET NO.
S101

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

Zhiyang Zhang
10/05/2021



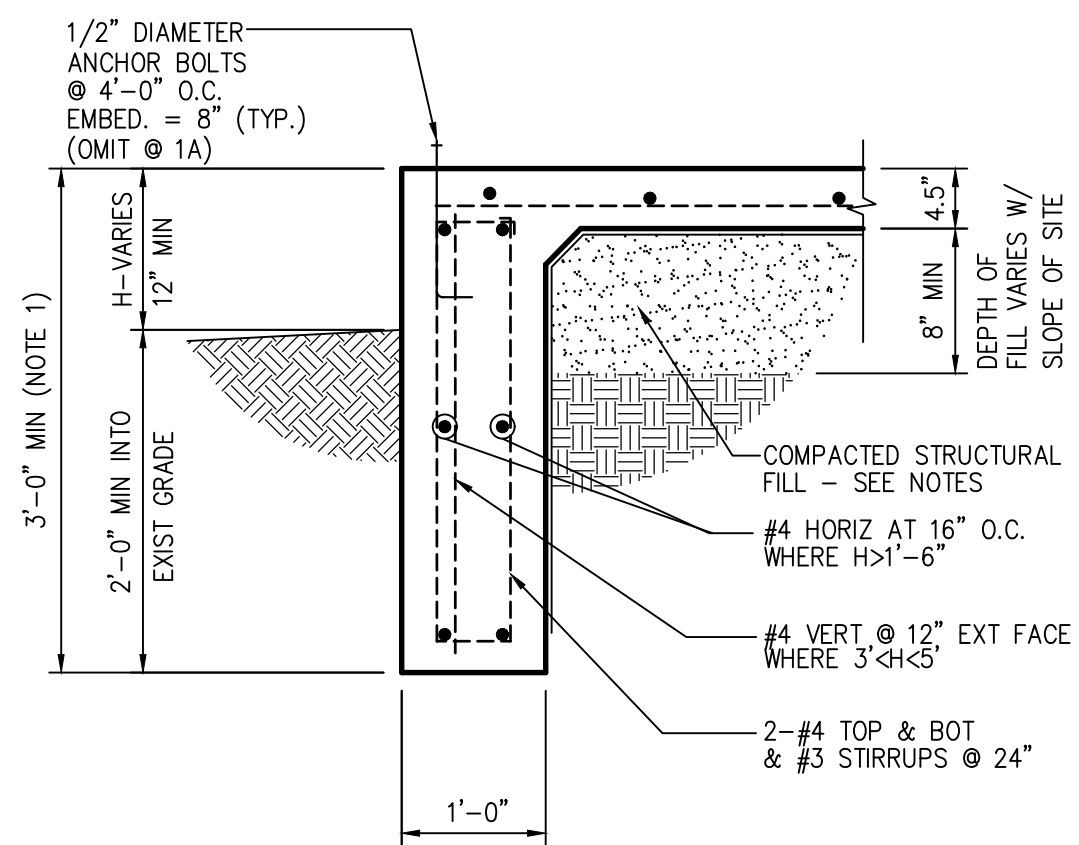
GREENEARTH ENGINEERING, INC.
AN ENGINEERING CONSULTING FIRM
200 WEST MILAM AVENUE, FLOOR 200
AUSTIN, TEXAS 78701
PHONE (512) 289-8086 FAX (512) 383-8339
GE JOB NO.: 21288

3411 NEAL STREET
AUSTIN, TEXAS

REV.	DATE

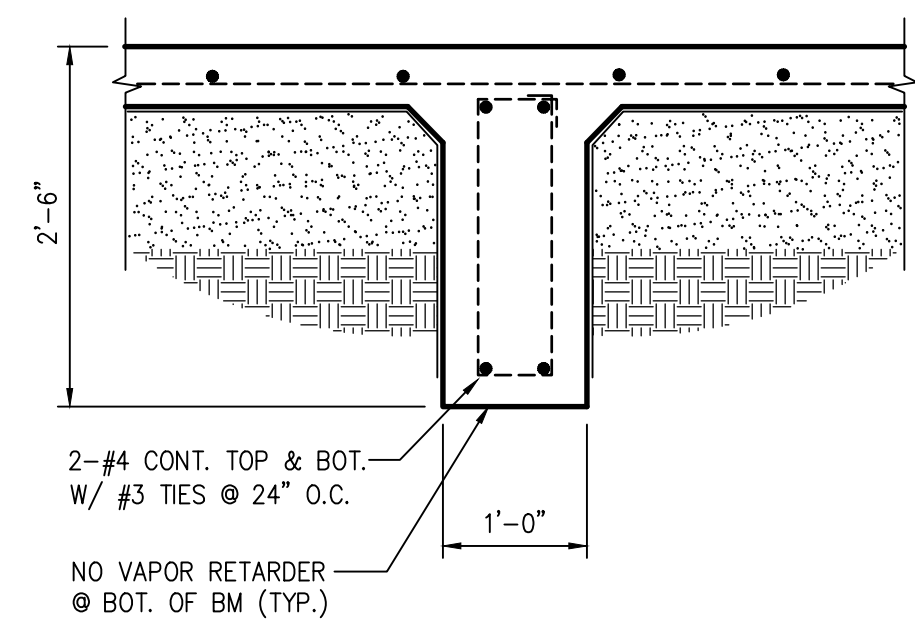
CHK. BY: TZ
DRWN. BY: TW
DATE: 10/05/2021

SHEET NO.
S200



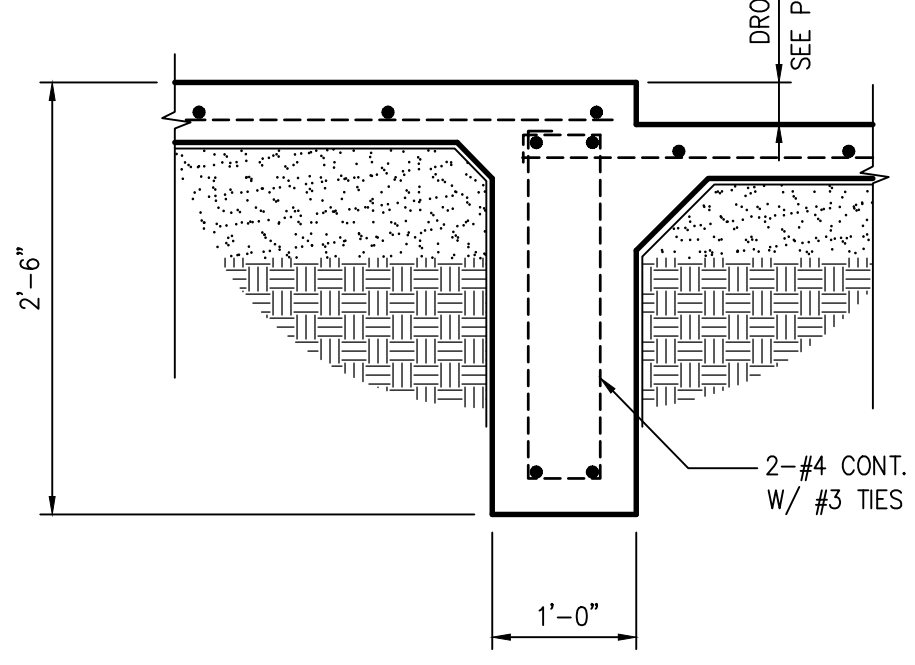
NOTES:
1. IF SOLID ROCK IS ENCOUNTERED, GRADE BEAM DEPTH CAN BE REDUCED TO 2'-0" - TYPICAL ALL EXTERIOR AND INTERIOR BEAMS.

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



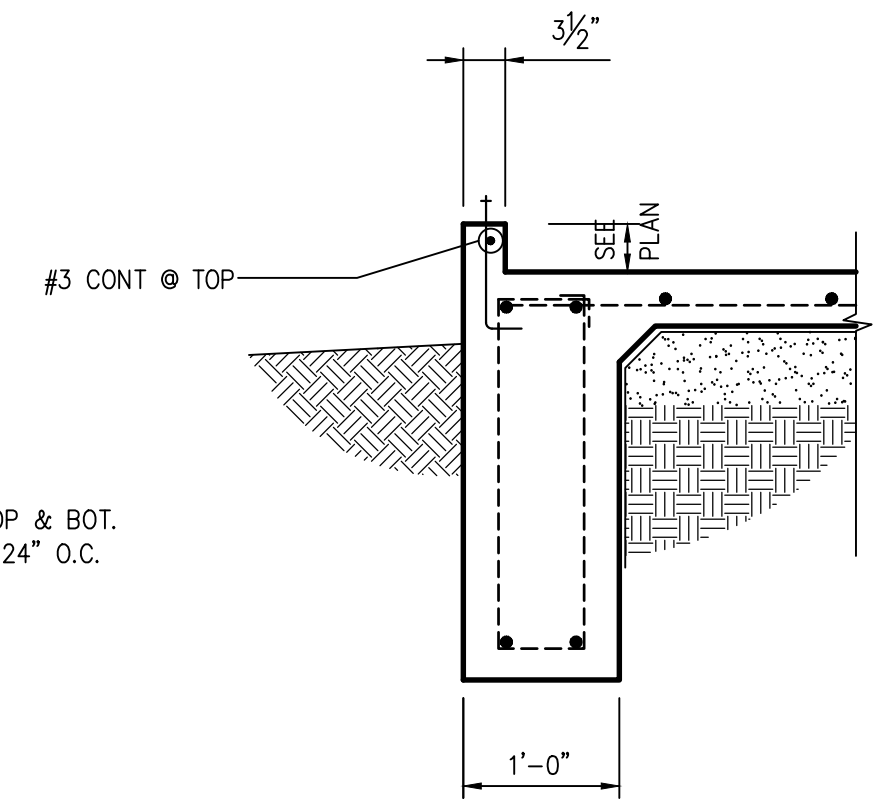
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



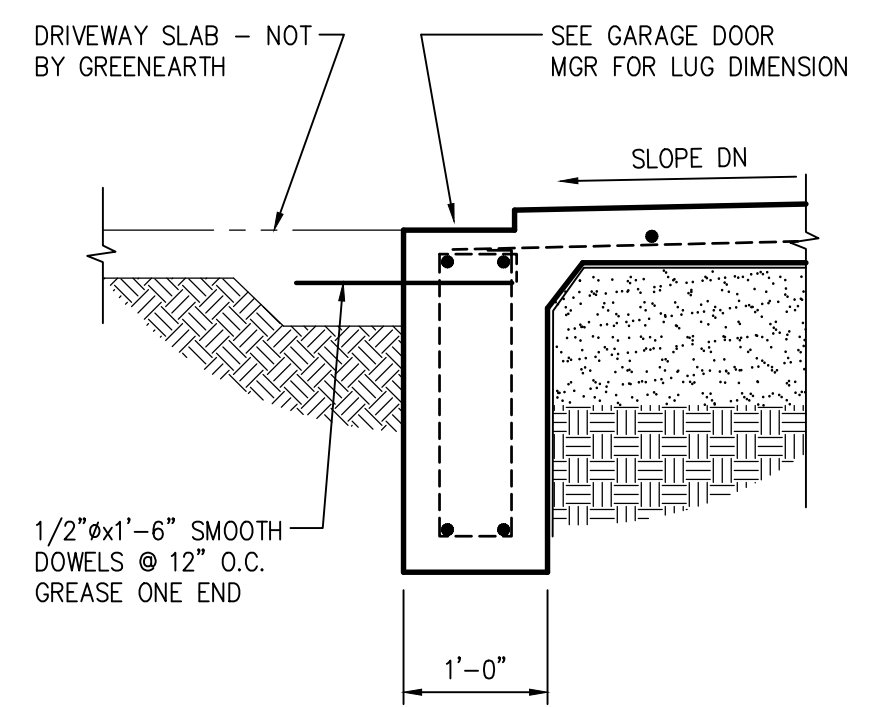
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3 SECTION
3/4" = 1'-0"



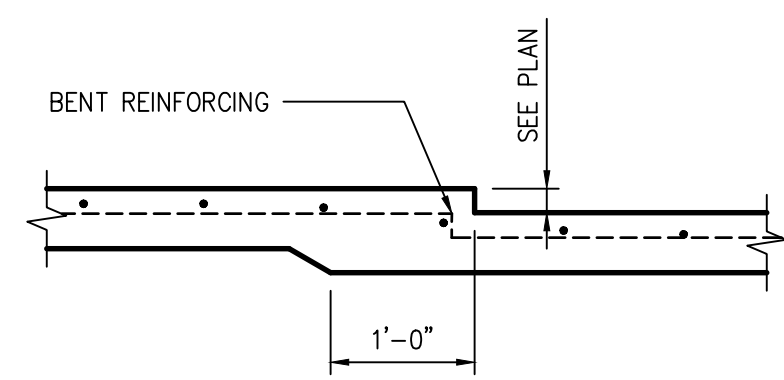
NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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

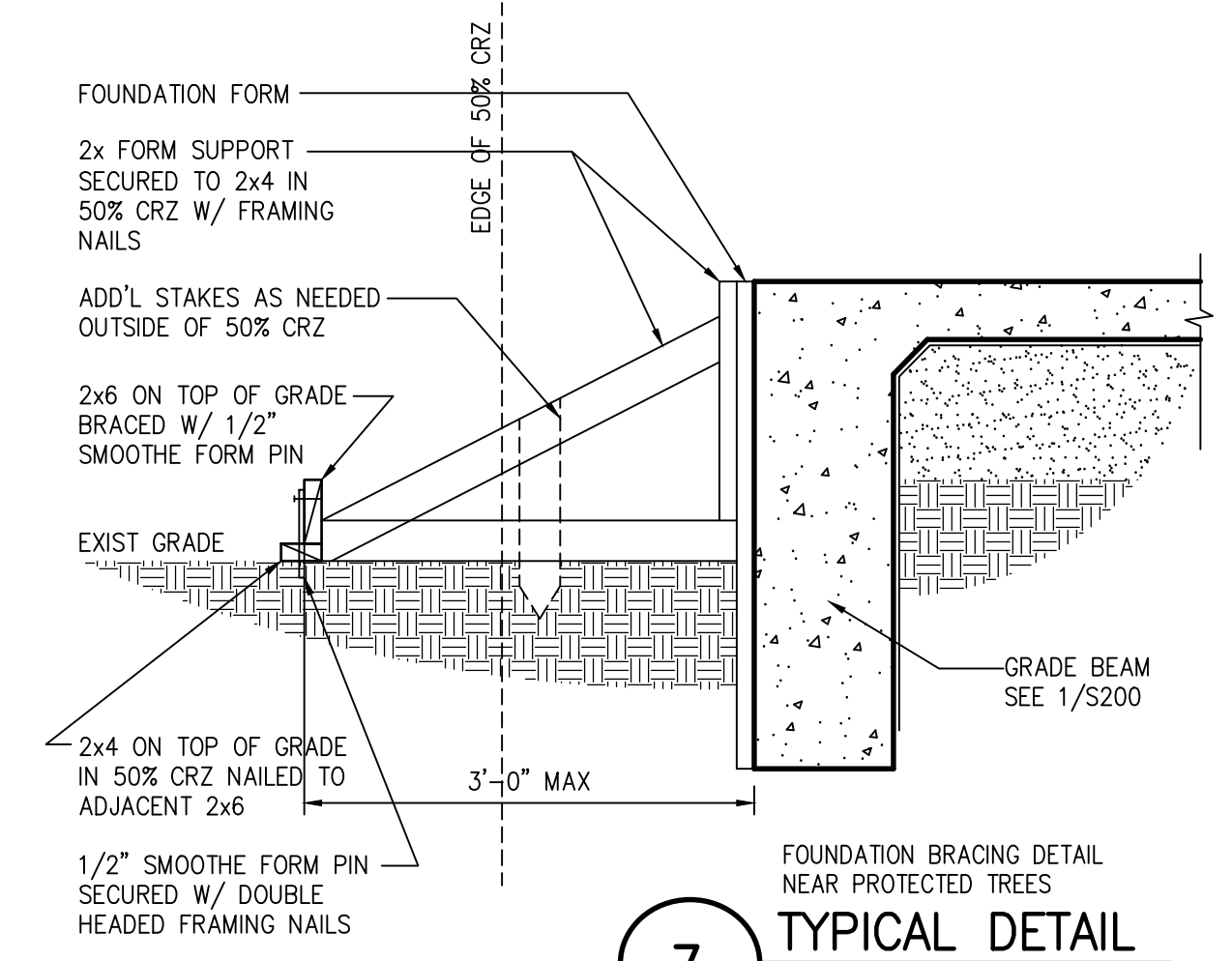


NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



6 TYPICAL SLAB DROP SECTION
3/4" = 1'-0"



7 FOUNDATION BRACING DETAIL NEAR PROTECTED TREES
NOT TO SCALE

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

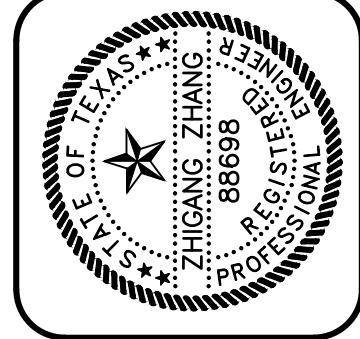
- Cast in place concrete shall meet the following requirements:

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)



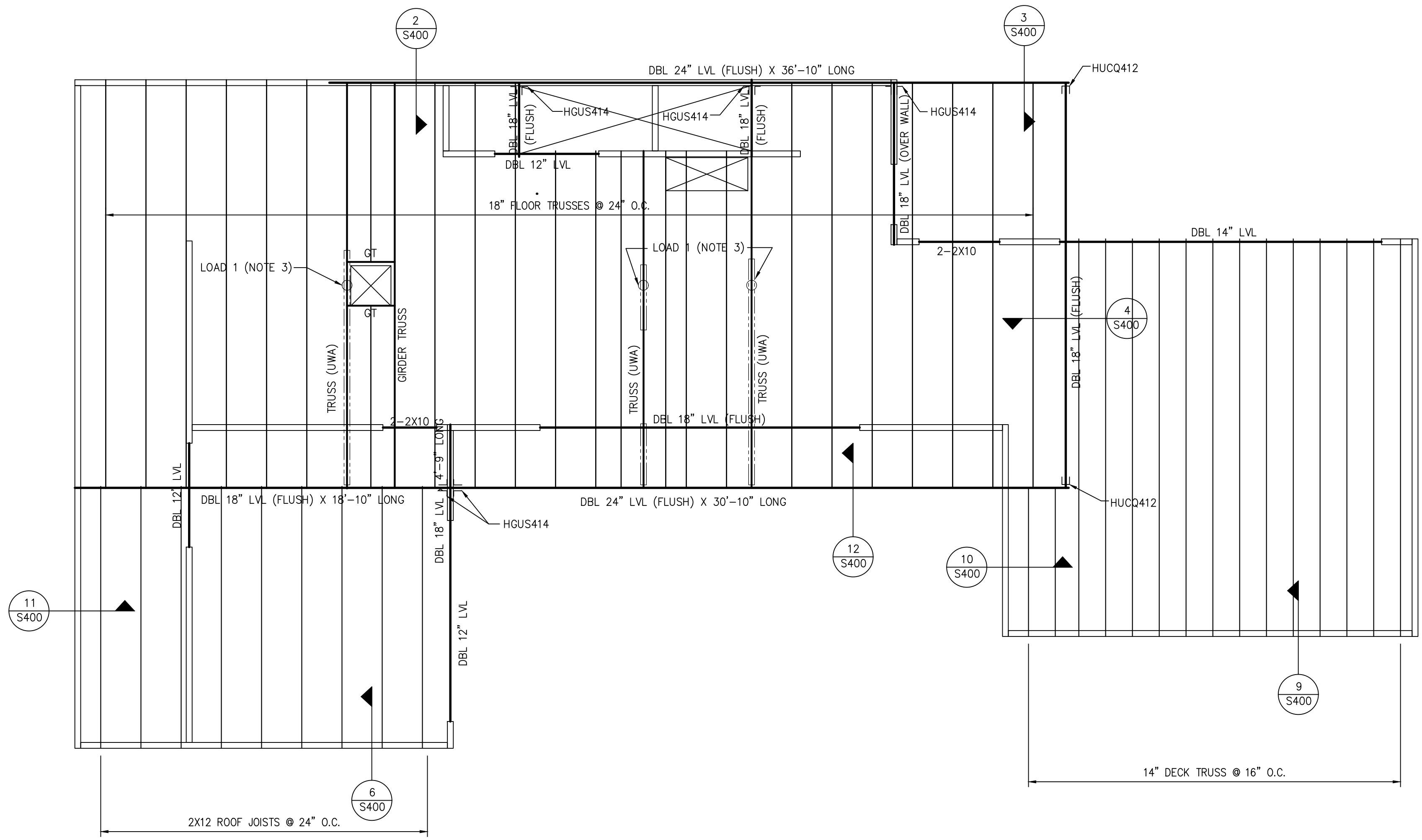
GREENBARTH ENGINEERING, INC.
 2000 WEST WILLOW CANYON, SUITE 1200
 AUSTIN, TX 78758
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21288

3411 NEAL STREET
AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
 DATE: 10/05/2021

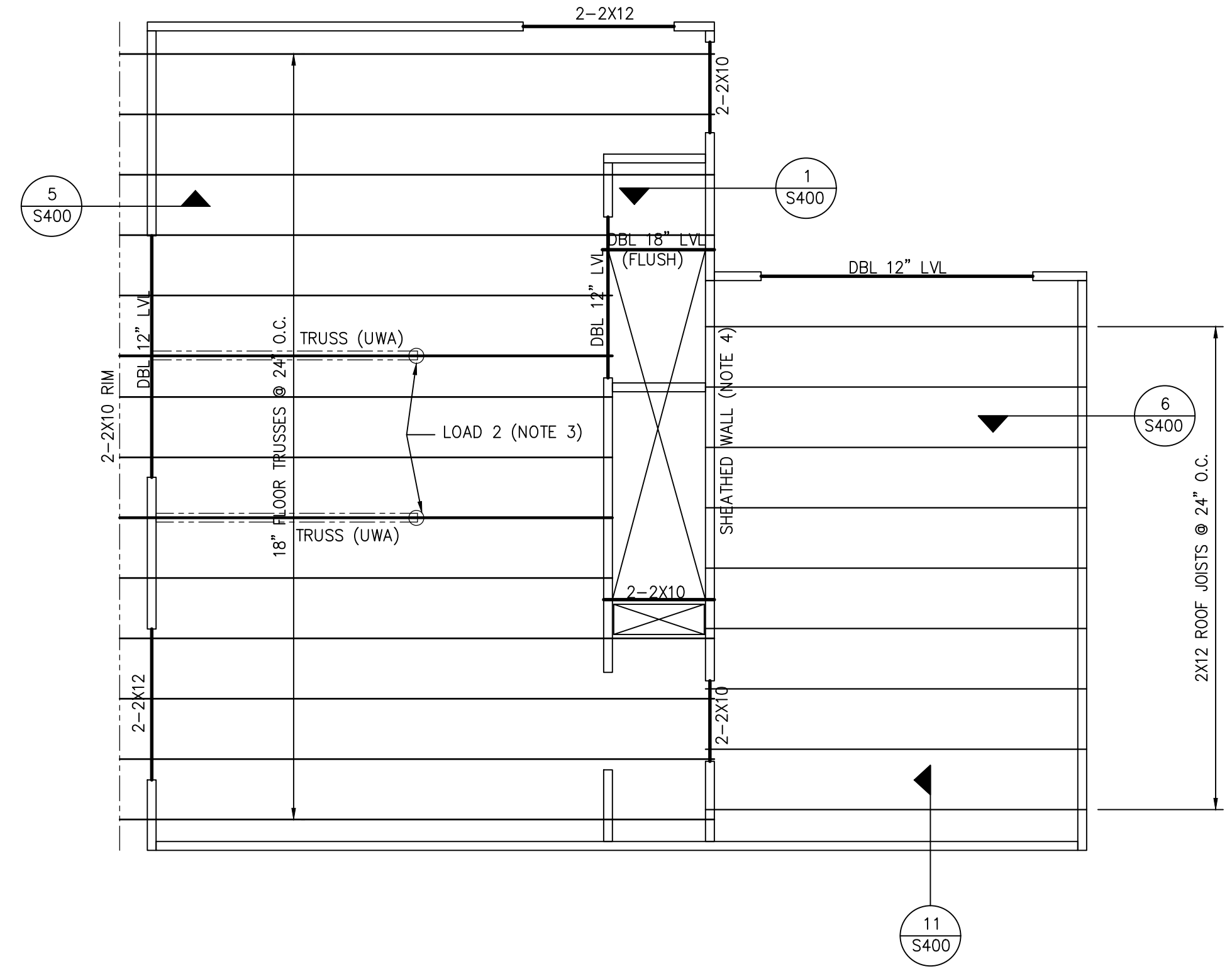
SHEET NO.
S300



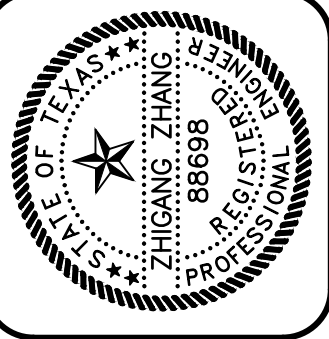
BLDG 1
2ND FLOOR FRAMING PLAN
 1/4" = 1'-0" IN 22x34
 1/8" = 1'-0" IN 11x17

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

- 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.
 - FLOOR TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING ADDITIONAL LOAD FROM WALL ABOVE:
 LOAD 1: DL = 800 LBS; LL = 800 LBS.
 LOAD 2: DL = 600 LBS; LL = 600 LBS.
 - NOTED INTERIOR SHEAR WALL SHALL BE SHEATHED & PROVIDE 1/2" EPOXY ANCHOR BOLTS @ 48" O.C. (EMBED = 4").



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



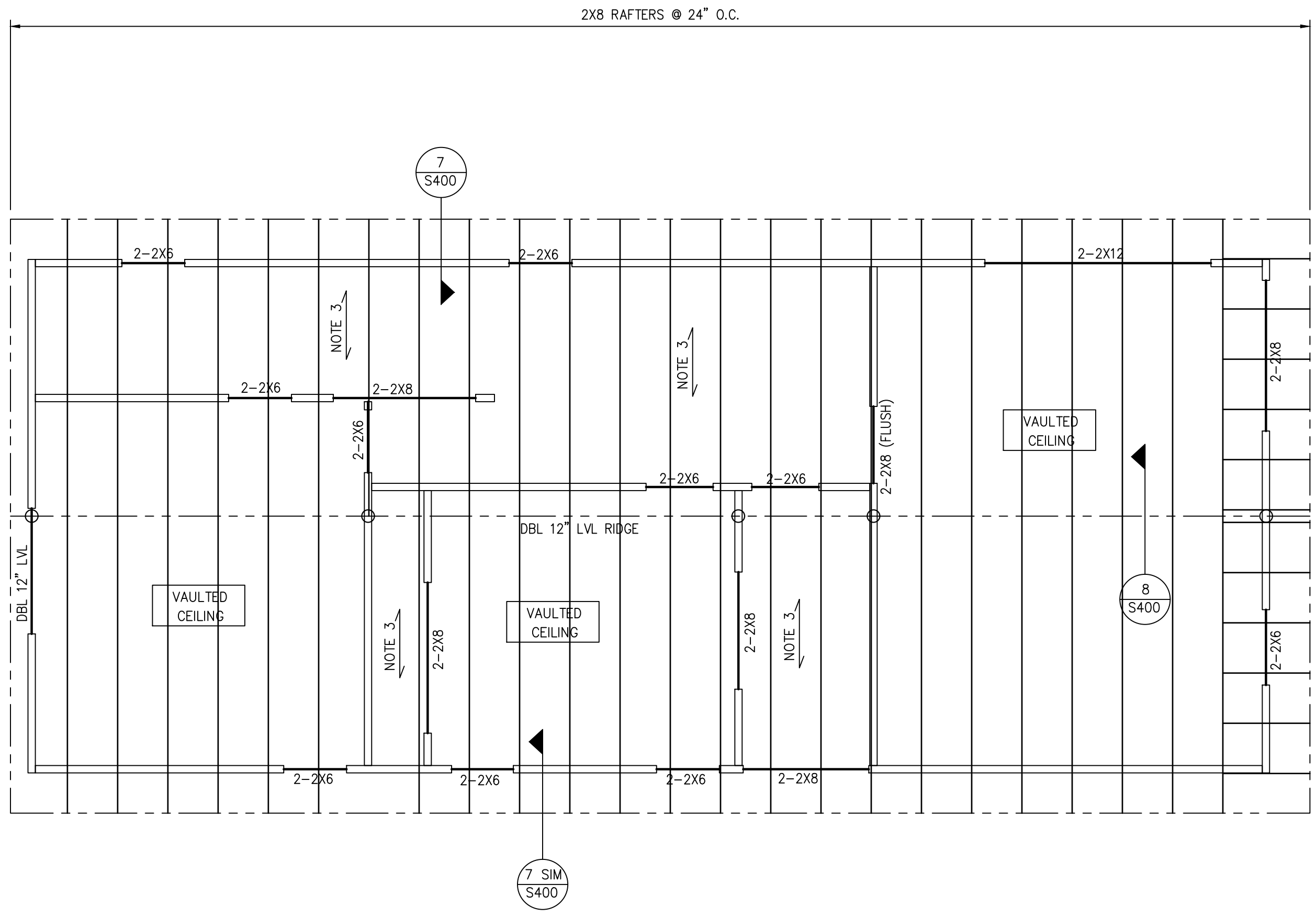
GREENBARTH ENGINEERING, INC.
 2000 WEST WILLOW CANYON, SUITE 100
 AUSTIN, TX 78743
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21288

**3411 NEAL STREET
 AUSTIN, TEXAS**

REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
 DATE: 10/05/2021

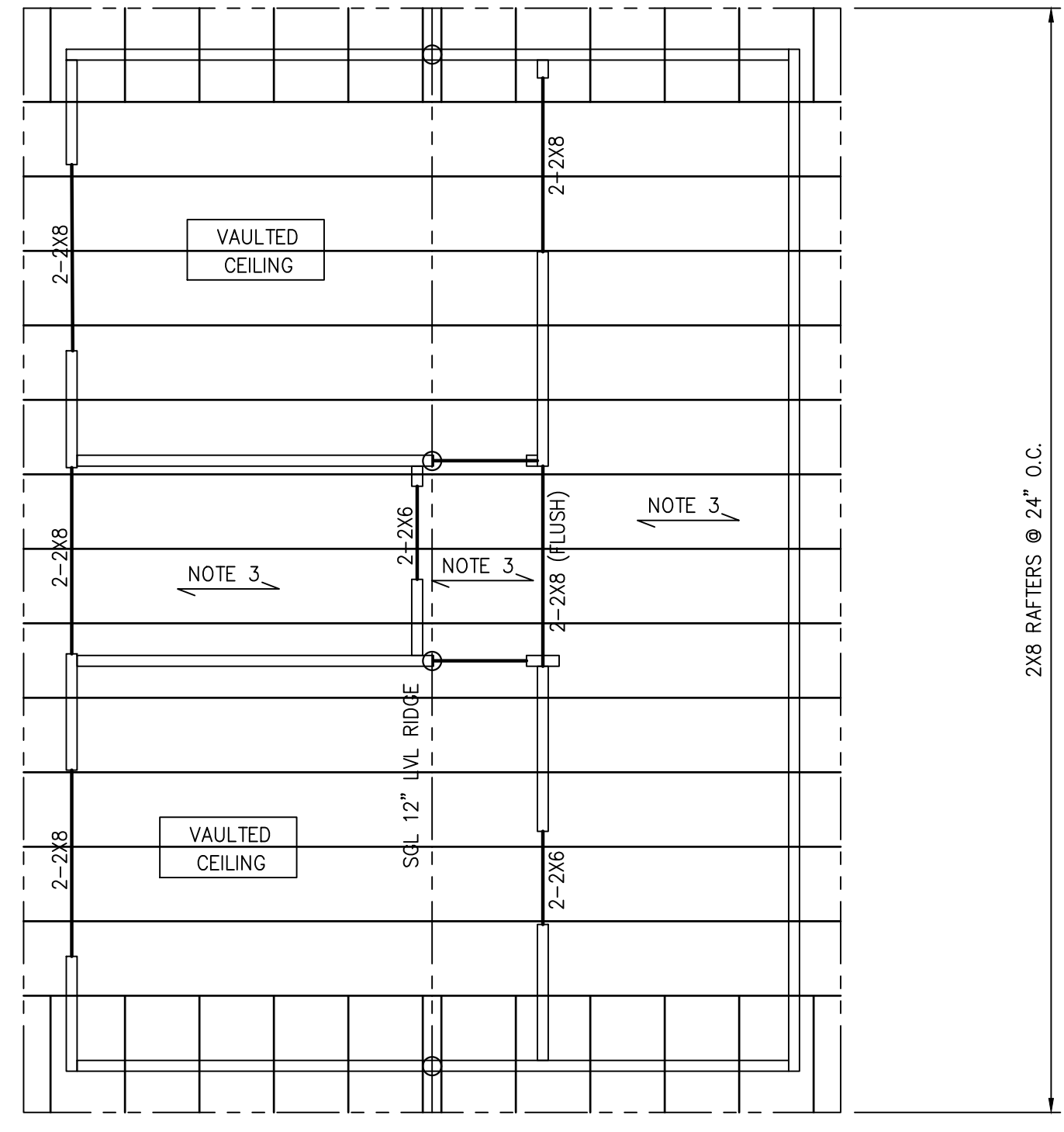
SHEET NO.
S301



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

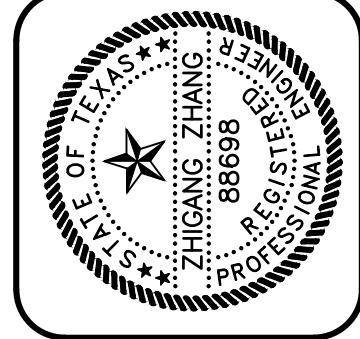
BUILT-UP COLUMN SCHEDULE	
BEAM/HEADER SIZE	BUILT-UP (JACK) STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x__	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN

- 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.
 - 2x8 CEILING JOISTS @ 24" O.C. - NOT SHOWN. ARROW DESIGNATES SPAN DIRECTION.
 - DESIGNATES 2-2x4 BRACE TO CEILING BEAM OR WALL BELOW.



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

Zhiyong Zhang
10/05/2021



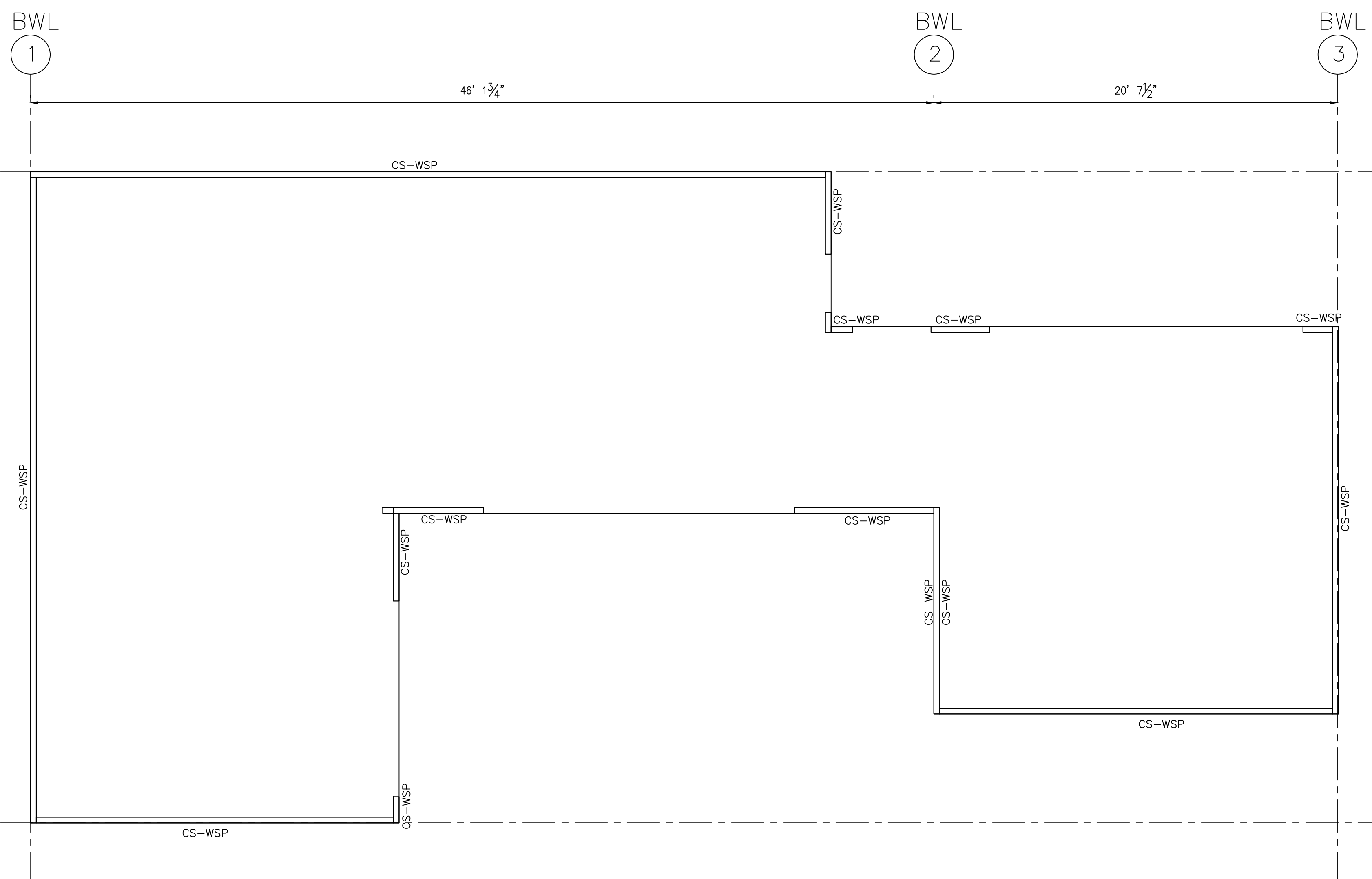
GREENBARTH ENGINEERING, INC.
 2500 WEST MALLWAY, SUITE 100
 AUSTIN, TX 78746
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21288

3411 NEAL STREET
 AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
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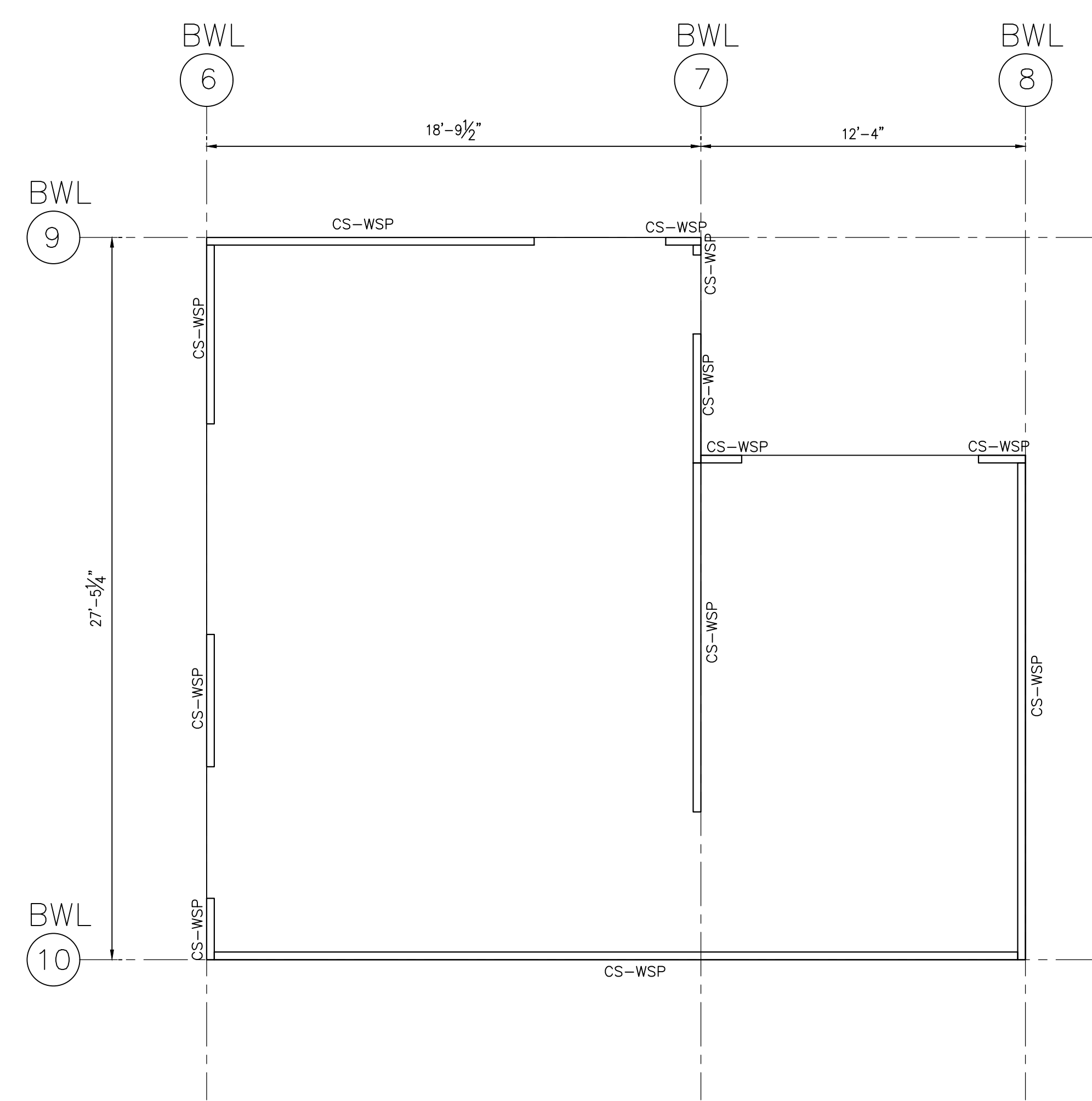
SHEET NO.
S302



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

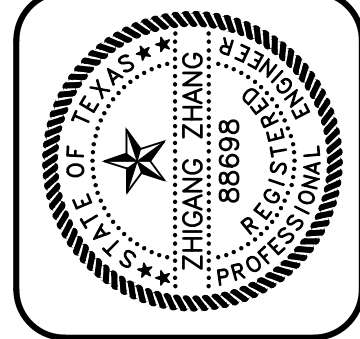
BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
1	1 OF 2	47	14	33+
2	1 OF 2	47	14	20+
3	1 OF 2	21	7	19+
4	1 OF 2	34	10.5	40+
5	1 OF 2	34	10.5	18+
6	1 OF 2	19	6.5	14+
7	1 OF 2	19	6.5	18+
8	1 OF 1	13	2.5	19+
9	1 OF 2	28	8.5	13+
10	1 OF 2	28	8.5	31+

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



BLDG 2
1ST 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.



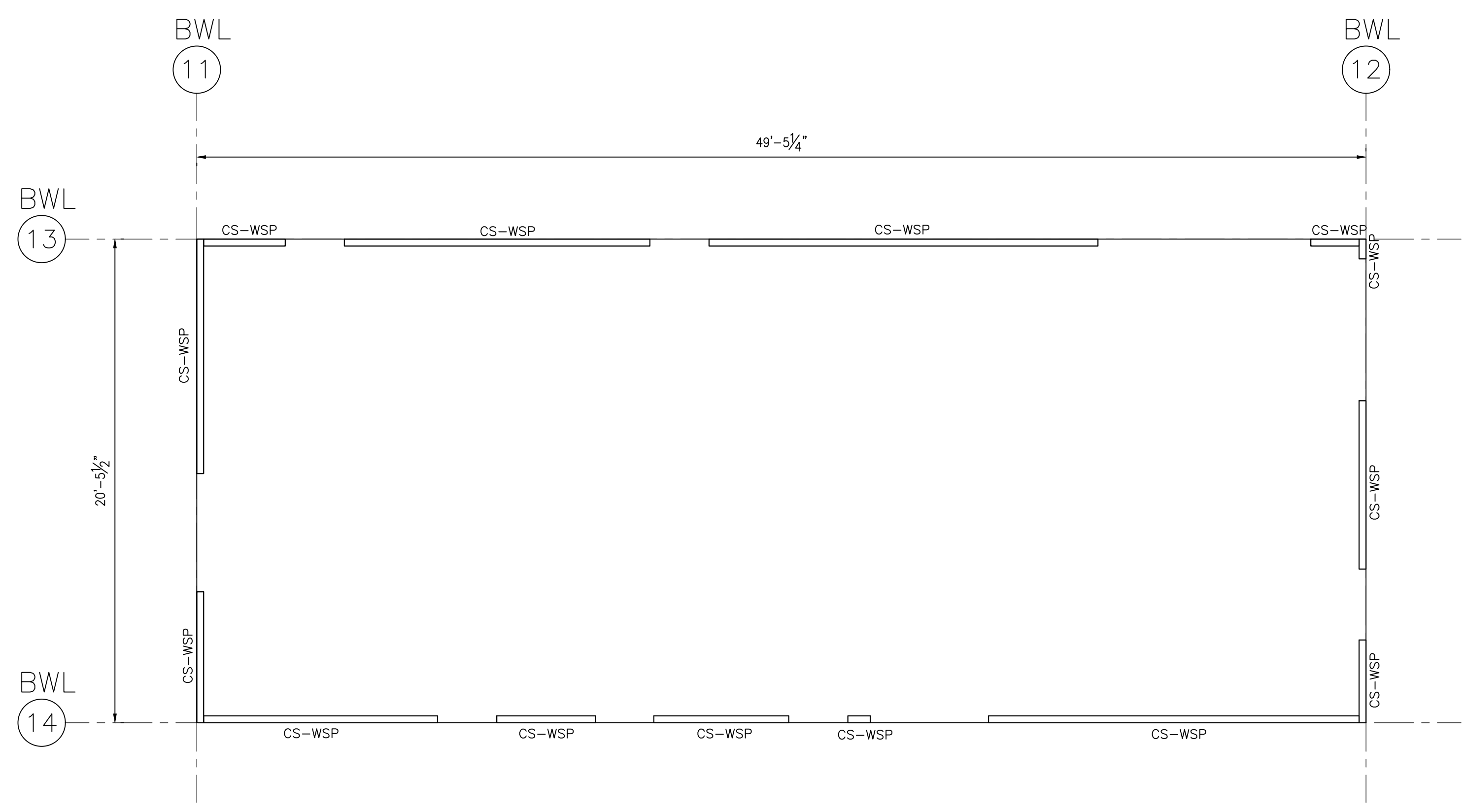
GREENBARTH ENGINEERING, INC.
 2000 WEST WILLOW CANYON, SUITE 1000, AUSTIN, TX 78758
 PHONE (512) 289-8086 FAX (512) 383-8339
 GE JOB NO.: 21288

**3411 NEAL STREET
AUSTIN, TEXAS**

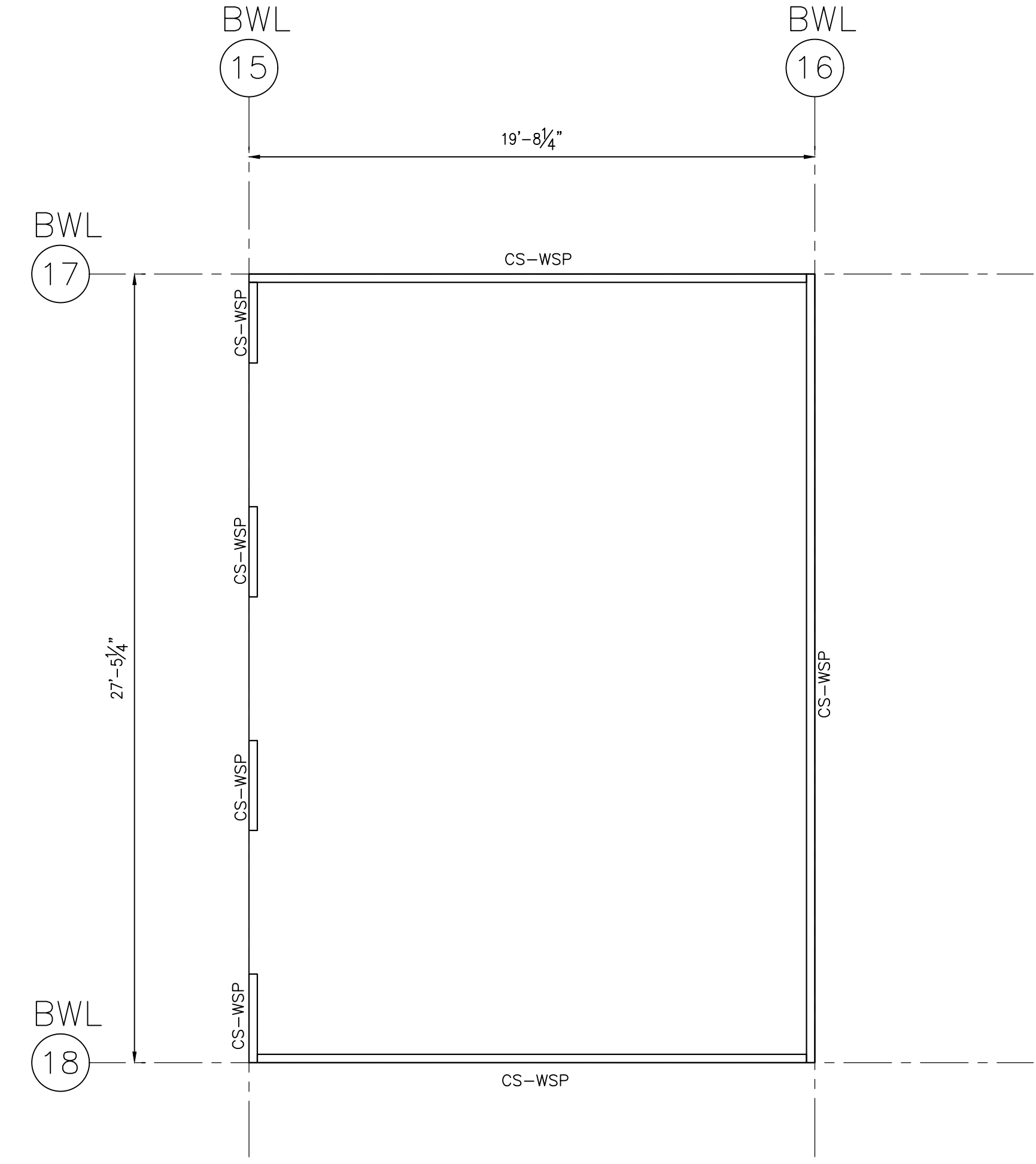
REV.	DATE

CHK. BY: TZ
 DRWN. BY: TW
 DATE: 10/05/2021

SHEET NO.
S303



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)
11	2 OF 2	50	7.5	15+
12	2 OF 2	50	7.5	10+
13	2 OF 2	21	4	34+
14	2 OF 2	21	4	39+
15	2 OF 2	20	3.5	12+
16	2 OF 2	20	3.5	27+
17	2 OF 2	28	5	19+
18	2 OF 2	28	5	19+

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.

STRUCTURAL GENERAL NOTES

CODES

- Building Code: 2021 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.

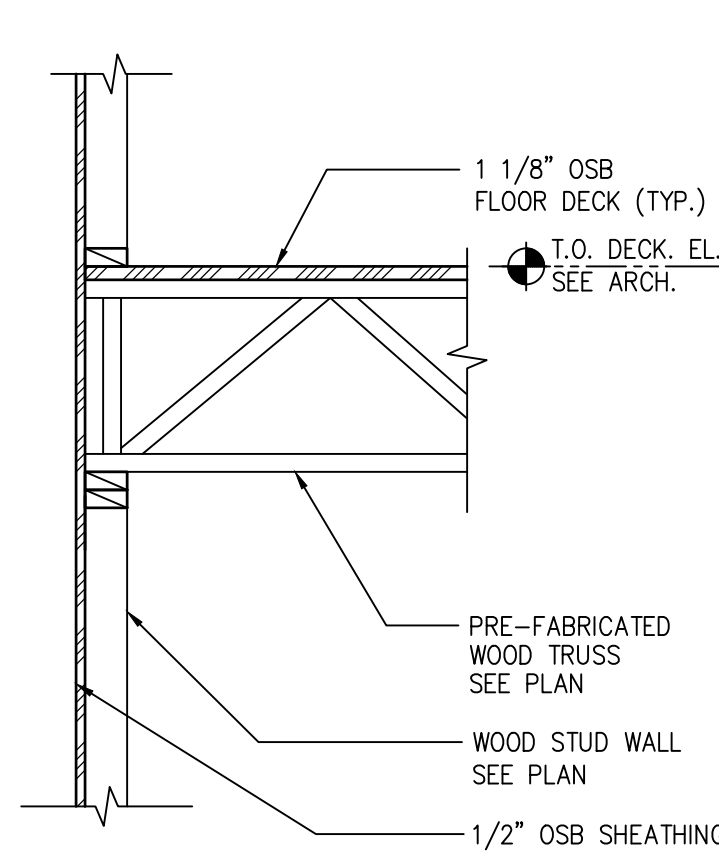
STRUCTURAL STEEL

- 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.

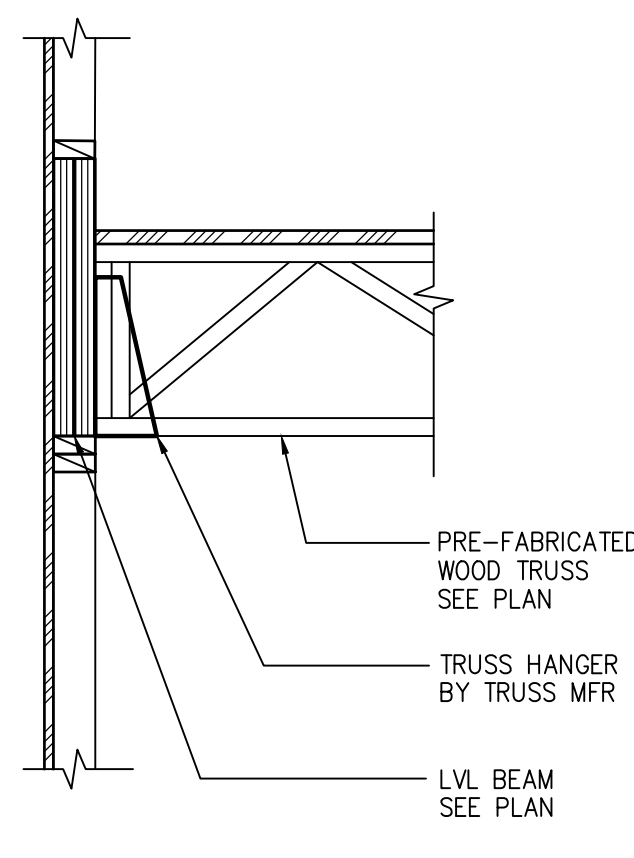
STRUCTURAL STEEL CONNECTIONS

- 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.

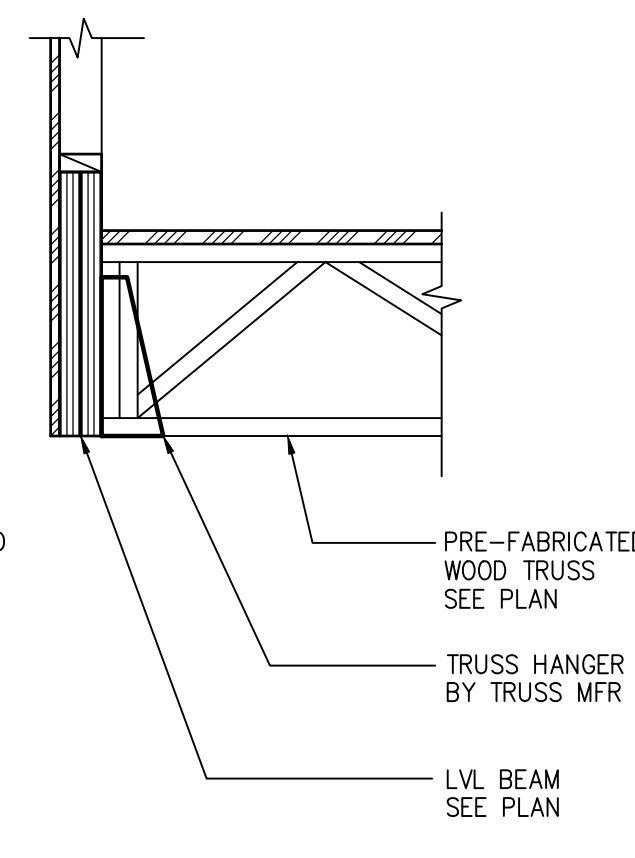
DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET



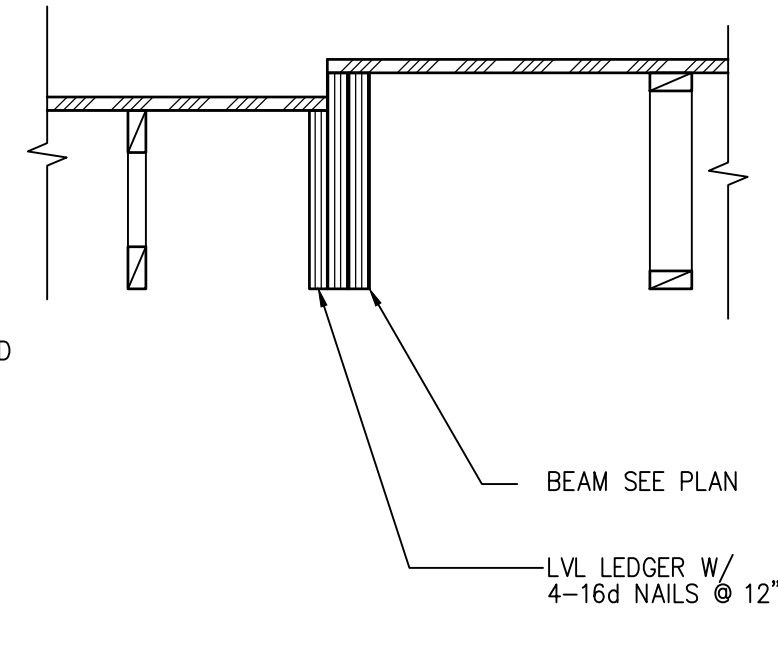
1 SECTION
3/4" = 1'-0"



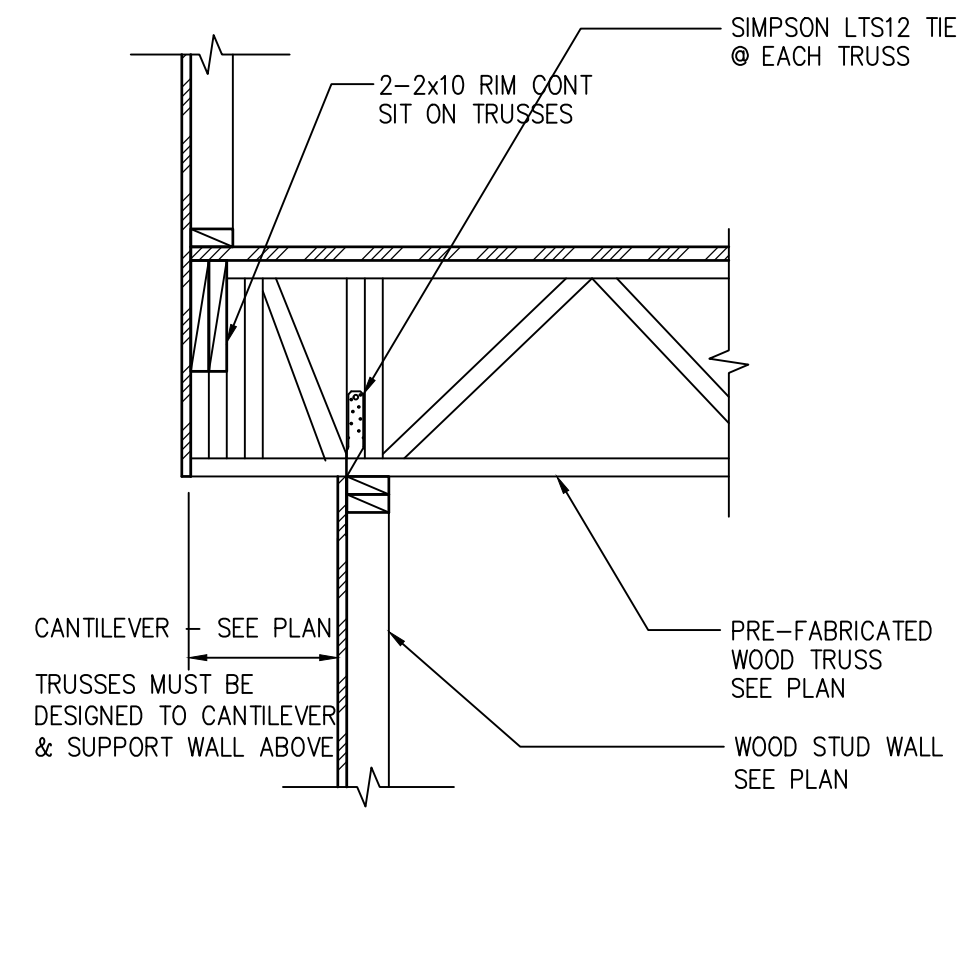
2 SECTION
3/4" = 1'-0"



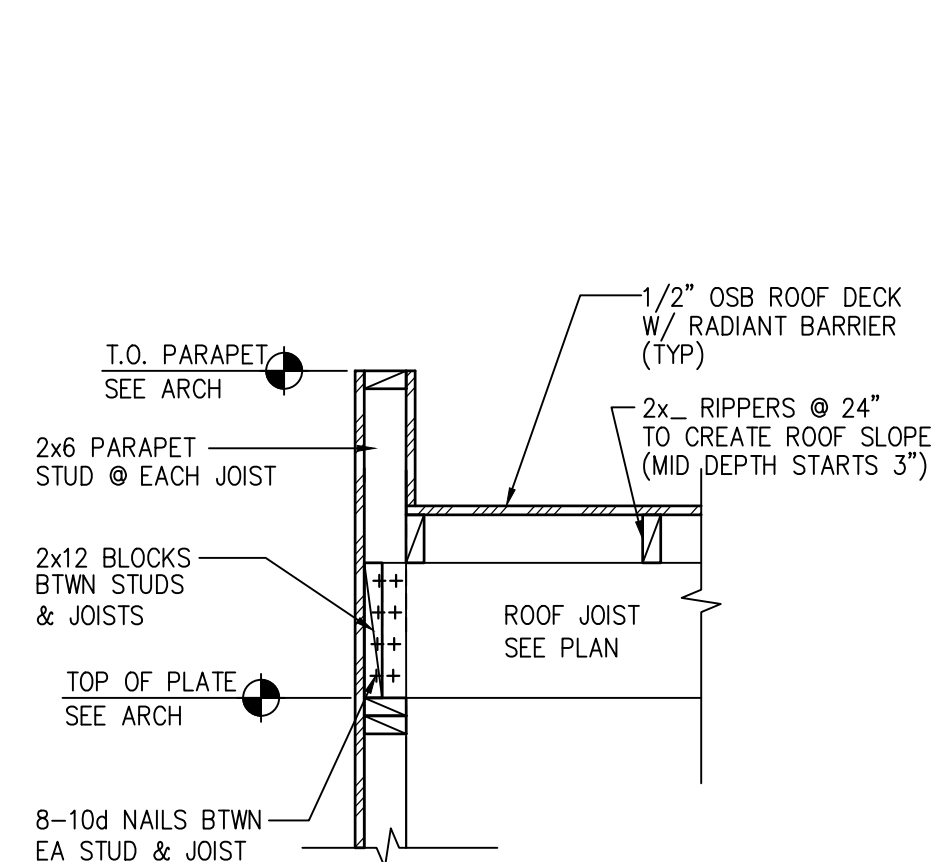
3 SECTION
3/4" = 1'-0"



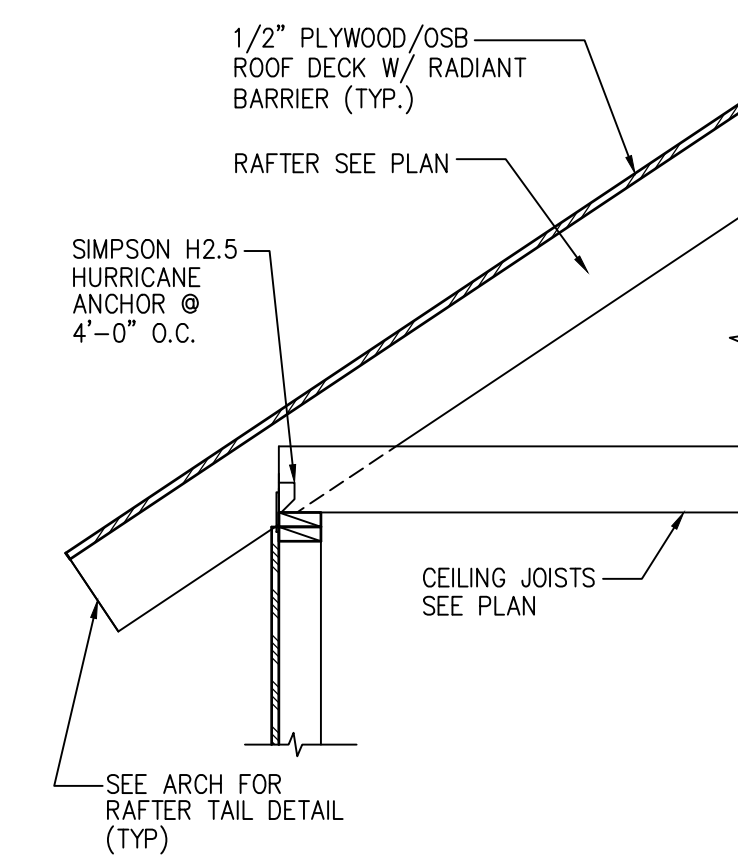
4 SECTION
3/4" = 1'-0"



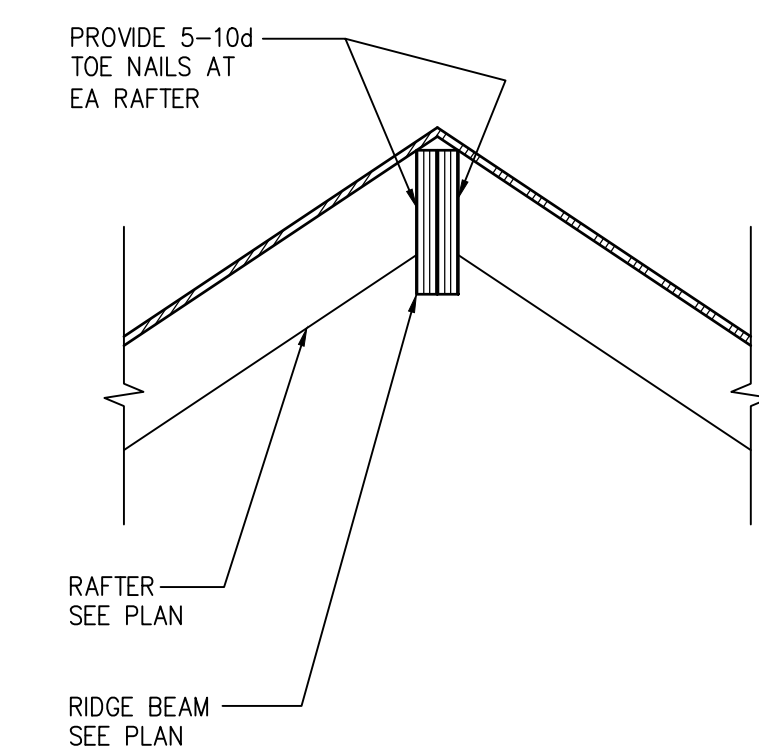
5 SECTION
3/4" = 1'-0"



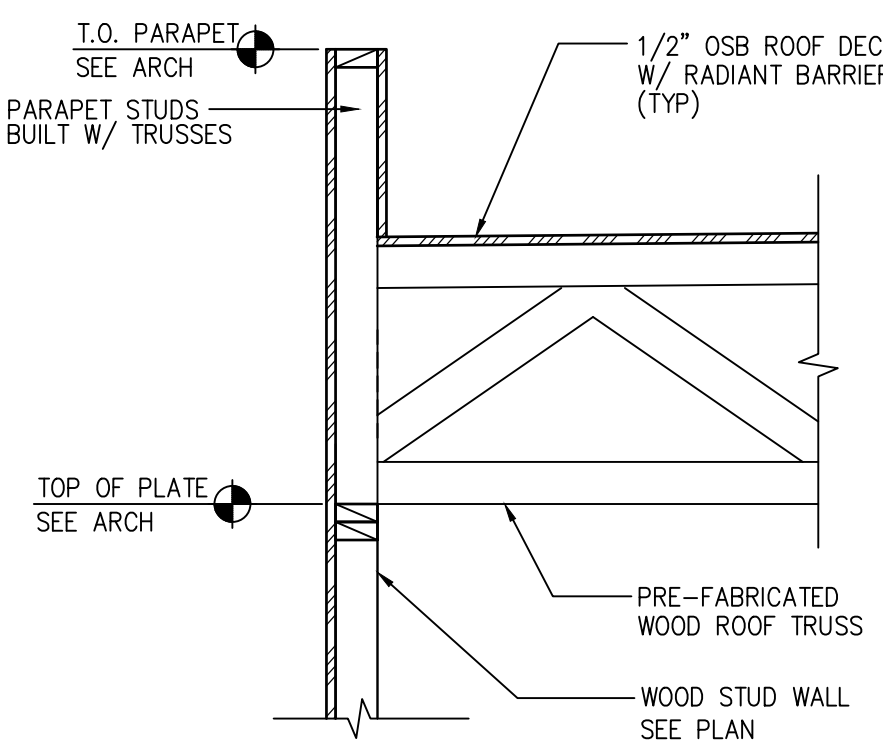
6 SECTION
3/4" = 1'-0"



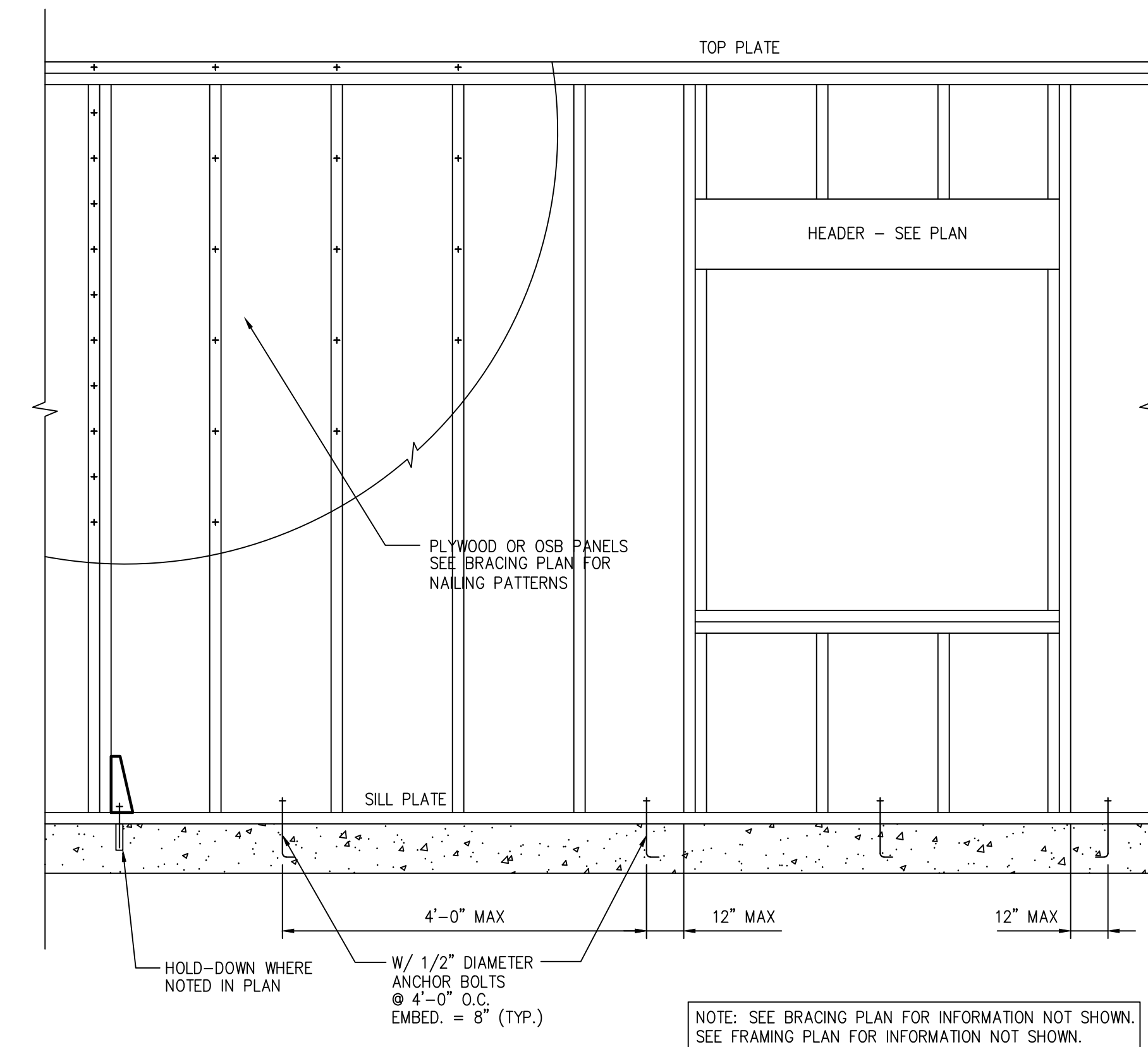
7 SECTION
3/4" = 1'-0"



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

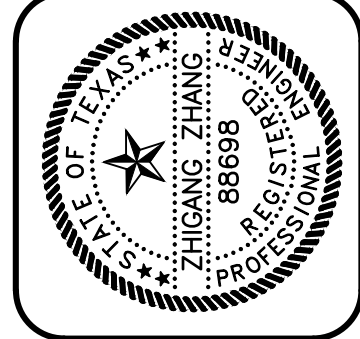


9 SECTION
3/4" = 1'-0"



13 ELEVATION VIEW
TYPICAL WALL BRACING
NOT TO SCALE

Zhiyang Zhang
10/05/2021



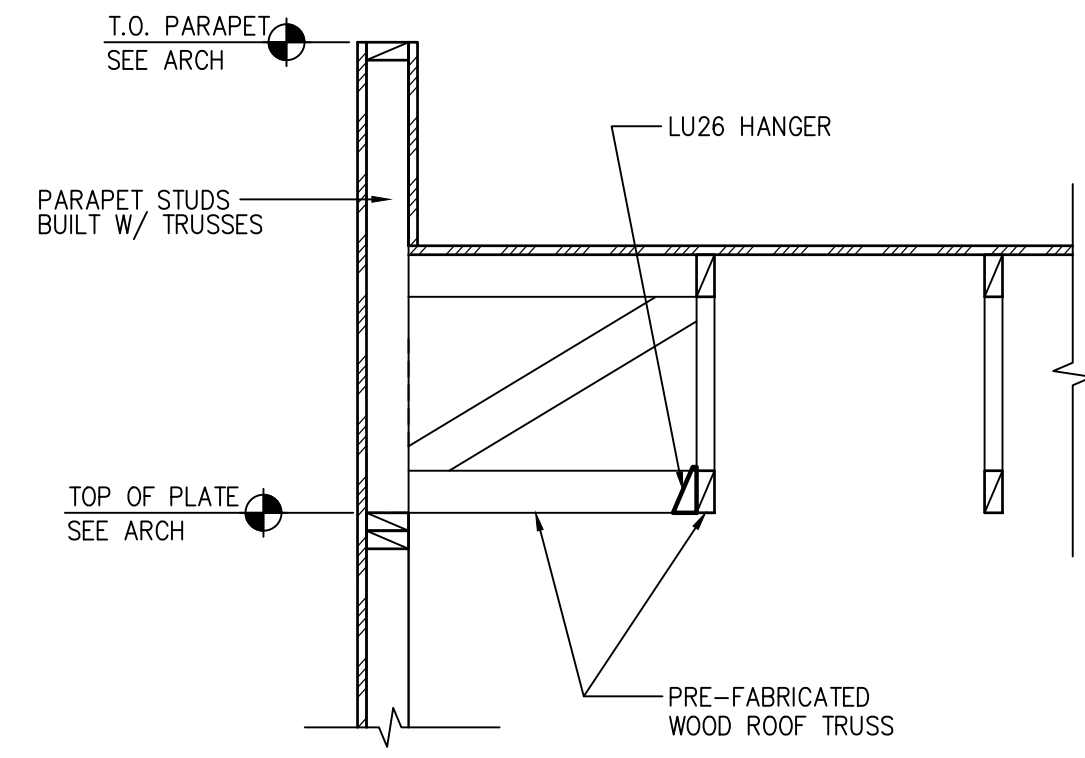
GREENBARTH ENGINEERING, INC.
200 WEST MILAM AVENUE, SUITE 1200
AUSTIN, TEXAS 78701
PHONE (512) 289-8086 FAX (512) 383-8339
GE JOB NO.: 21288

3411 NEAL STREET
AUSTIN, TEXAS

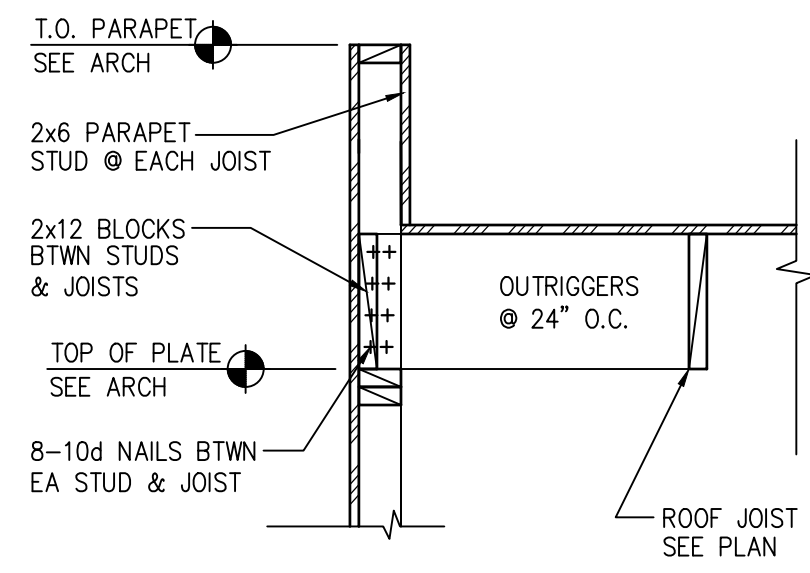
REV.	DATE

CHK. BY: TZ
DRWN. BY: TW
DATE: 10/05/2021

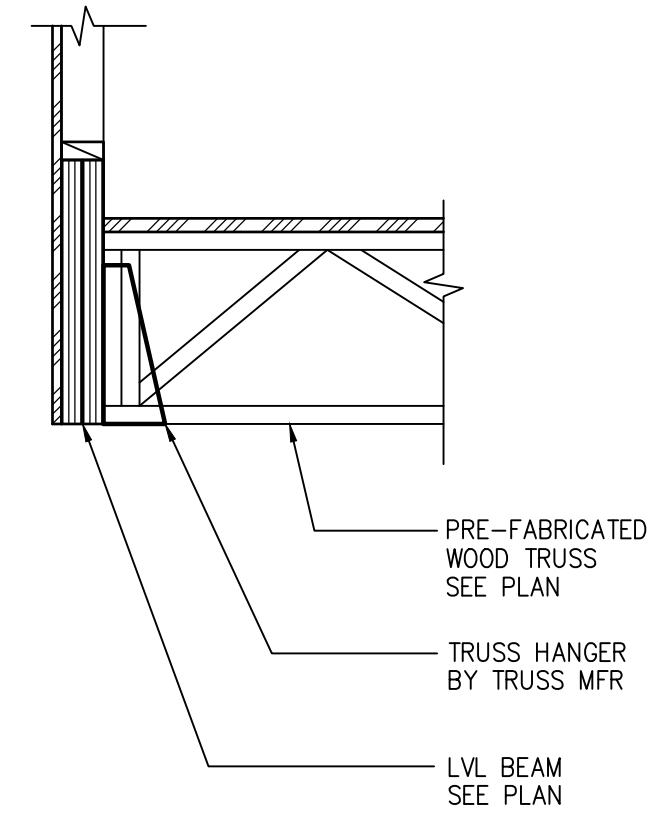
SHEET NO.
S400



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

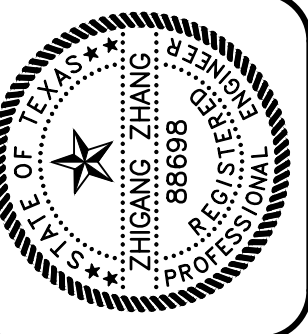


11 SECTION
3/4" = 1'-0"



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

Zhiyang Zhang
10/05/2021



GREENBARTH ENGINEERING, INC.
200 WEST WILLOW CANYON DR. #204
AUSTIN, TX 78745
PHONE (512) 289-8086 FAX (512) 383-8339
GE JOB NO.: 21288

3411 NEAL STREET
AUSTIN, TEXAS

REV.	DATE

CHK. BY: TZ
DRWN. BY: TW
DATE: 10/05/2021

SHEET NO.
S401