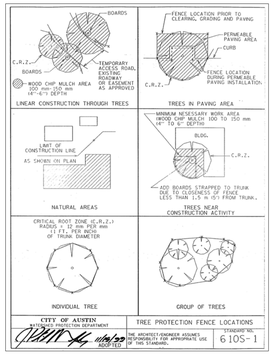
TREE PROTECTION AND EROSION CONTROL NOTES AND DIAGRAMS

1. All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
2. Protective fences shall be erected according to City of Austin Standards for Tree Protection.
3. Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
4. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
5. Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
A. Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
B. Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Aborist;
C. Wounds to exposed roots, trunk or limbs by mechanical equipment;
D. Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
6. Exceptions to installing fences at tree drip lines may be permitted in the following cases:
A. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
B. Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);
C. Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
D. Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1876 to discuss alternatives.
Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
7. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
8. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
9. Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
10. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
11. No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
12. Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
13. All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
14. The contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work.
15. The contractor shall inspect the controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. Damaged controls and fencing shall be replaced. Silt accumulation at controls must be removed when depth reaches six inches.
16. If heavy equipment will be rolling over any area of the full CRZ of protected trees, provide 3/4" plywood over 2x4 lumber over 12" layer of mulch to bridge over the roots and prevent soil/root compaction. After construction is completed, spread mulch around site to leave a max layer of 3" within root zones.



SITE SPECIFIC TREE NOTES

1. UNDERGROUND ELECTRIC AT WEST AND SOUTH SIDE OF PROPERTY AS SHOWN ON SITE PLAN.
2. WATER LINE TO RUN ALONG SOUTH PROPERTY LINE.
3. WASTEWATER LINE TO RUN ALONG THE SOUTH PROPERTY LINE,
4. NO GAS LINE.
5. NO BURIED LINES IN THE CRZ OF THE 47" PECAN.

COA APPENDIX P-1 - EROSION CONTROL NOTES

1. The contractor shall install erosion/sedimentation controls, tree/natural area protective fencing, and conduct "Pre-Construction" tree fertilization (if applicable) prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls shall be in accordance with the Environmental Criteria Manual and the approved Erosion and Sedimentation Control Plan. The COA ESC Plan shall be consulted and used as the basis for a TPDES required SWPPP. If a SWPPP is required, it shall be available for review by the City of Austin Environmental Inspector at all times during construction, including at the Pre-Construction meeting.
3. The Placement of tree/natural area protective fencing shall be in accordance with the City of Austin standard Notes for Tree and Natural Area Protection and the approved Grading/Tree and Natural Area Plan.
4. A pre-construction conference shall be held on-site with the contractor, design Engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation controls, tree/natural area protection measures and "Pre-Construction" tree fertilization (if applicable) prior to beginning any site preparation work. The owner or owner's representative shall notify the Development Services Department, 512-974-2278 or by email at environmental.inspections@austintexas.gov, at least three days prior to the meeting date. COA approved ESC Plan and TPDES SWPPP (if required) should be reviewed by COA EV Inspector at this time.
5. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing Engineer, Environmental Specialist or City Arborist as appropriate. Major revisions must be approved by authorized COA staff. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
6. The contractor is required to provide a certified inspector that is either a licensed engineer (or person directly supervised by the licensed engineer) or Certified Professional in Erosion and Sediment Control (CPESC or CPESC - IT), Certified Erosion, Sediment and Stormwater - Inspector (CESSWI or CESSWI - IT) or Certified Inspector of Sedimentation and Erosion Controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (½) inch or greater rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches or one-third (⅓) of the installed height of the control whichever is less.
7. Prior to final acceptance by the City, haul roads and waterway crossings constructed for temporary contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
9. Temporary and Permanent Erosion Control: All disturbed areas shall be restored as noted below:
A. All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil [see Standard Specification Item No. 601S.3(A)]. Do not add topsoil within the critical root zone of existing trees.
• Topsoil salvaged from the existing site is encouraged for use, but it should meet the standards set forth in 601S.
An owner/engineer may propose use of onsite salvaged topsoil which does not meet the criteria of Standard Specification 601S by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture, or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
• Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.
The vegetative stabilization of areas disturbed by construction shall be as follows:
TEMPORARY VEGETATIVE STABILIZATION:
1. From September 15 to March 1, seeding shall be with or include a cool season cover crop: (Western Wheatgrass (Pascopyrum smithii) at 5.6 pounds per acre, Oats (Avena sativa) at 4.0 pounds per acre, Cereal Rye Grain (Secale cereale) at 45 pounds per acre. Contractor must ensure that any seed application requiring a cool season cover crop does not utilize annual ryegrass (Lolium multiflorum) or perennial ryegrass (Lolium perenne). Cool season cover crops are not permanent erosion control.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre or a native plant seed mix conforming to Item 604S or 609S.
A. Fertilizer shall be applied only if warranted by a soil test and shall conform to Item No. 606S, Fertilizer. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy. Chemical fertilizer may not be applied in the Critical Water Quality Zone.
B. Hydromulch shall comply with Table 1, below.
C. Temporary erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95% total coverage so that all areas of a site that rely on vegetation for temporary stabilization are uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
D. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, and Standard Specification 604S or 609S.
Table 1: Hydromulching for Temporary Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)		70% or greater		
Wood/Straw	30% or less Paper or Natural Fibers	0—3 months	Moderate slopes; from flat to 3:1	1,500 to 2,000 lbs per acre

PERMANENT VEGETATIVE STABILIZATION:
1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (½) inch and the area shall be re-seeded in accordance with Table 2 below. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm-season seed typically requires soil temperatures of 60 to 70 degrees.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control. Permanent vegetative stabilization can also be accomplished with a native plant seed mix conforming to Item 604S or 609S.
A. Fertilizer use shall follow the recommendation of a soil test. See Item 606S, Fertilizer. Applications of fertilizer (and pesticide) on City-owned and managed property requires the yearly submittal of a Pesticide and Fertilizer Application Record, along with a current copy of the applicator's license. For current copy of the record template contact the City of Austin's IPM Coordinator.
B. Hydromulch shall comply with Table 2, below.
C. Water the seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth. All watering shall comply with City Code Chapter 6-4 (Water Conservation), at rates and frequencies determined by a licensed irrigator or other qualified professional, and as allowed by the Austin Water Utility and current water restrictions and water conservation initiatives.
D. Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95 percent for the non-native mix, and 95 percent coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated, and provided there are no bare spots larger than 10 square feet.
E. When required, native plant seeding shall comply with requirements of the City of Austin Environmental Criteria Manual, Items 604S and 609S.
Table 2: Hydromulching for Permanent Vegetative Stabilization

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions		2,500 to 4,000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers			
25% Reinforcing Fibers or less				
10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions		3,000 to 4,500 lbs per acre (see manufacturers recommendations)

11. The contractor shall not dispose of surplus excavated material from the site without notifying the Development Services Department at 512-974-2278 at least 48 hours prior with the location and a copy of the permit issued to receive the material

GENERAL NOTES

1. The Construction Document set outlines the basic design of the building. Structural design by Structural Engineer. Plumbing, and HVAC layout, sizing, etc by others. Electrical layout/design based on Electical Plans provided in the Construction Document set.
2. Any errors and omissions or inconsistencies found in these drawings shall be brought to the Architect's attention. Do not proceed with the work until issues arising out of errors, omissions and/or inconsistencies are resolved.
3. Do not scale the drawings.
4. All new construction dimensions are drawn to the face of studs.
5. It is the responsibility of the Builder/Developer to insure the project conforms to all codes in force at the time of permitting, including but not limited to the following:
a. Chapter 25-2 of the Land Development Code;
b. 2021 International Residential Code as amended by the City of Austin;
c. 2021 International Energy Conservation Code as amended by the City of Austin;
d. 2021 International Fire Code as amended by the City of Austin.
e. 2015 International Wildland-Urban Interface Code as amended by the City of Ausitn.
f. 2018 International Swimming Pool and Spa Code as amended by the City of Ausitn.
g. 2020 National Electrical Code as amended by the City of Austin.
h. 2021 Uniform Mechanical Code as amended by the City of Austin.
i. 2021 Uniform Plumbing Code as amended by the City of Austin.

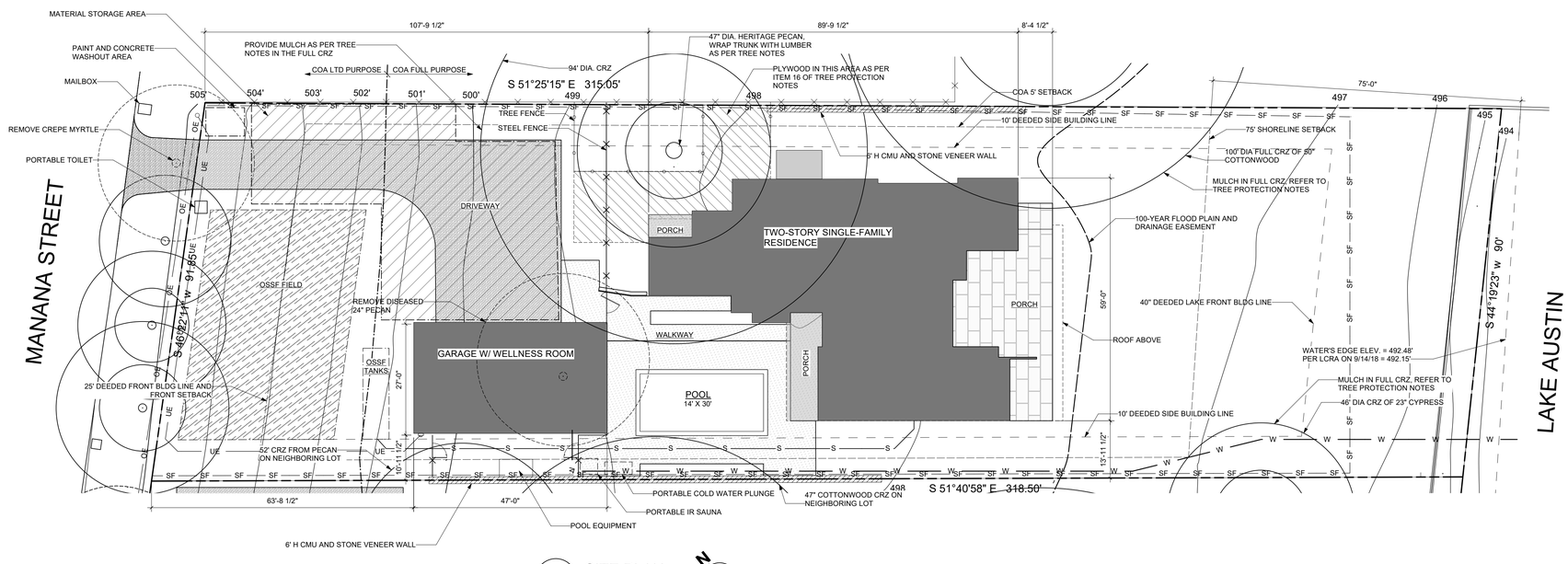
Wildland-Urban Interface Code Notes

1. All soffits to be fiber cement with aluminum "H" mold.
2. All fascia boards shall be fiber cement with 2x lumber backup.
3. All ventilation openings to be covered with non-combustible, corrosion-resistant mesh of less than 1/8" opening.
4. This project has no attic, gable or dormer vents.
5. Roof: Class A metal roof assembly: Architectural standing seam metal roof over GAP VersaShield Fire-Resistant Roof Deck Protection over 5/8" plywood roof decking. Ice and watershield underlayment over low slope roofs.
6. Gutters and downspouts: non-combustible gutters and downspouts with non-corrosive and non-combustible leaf guards..
7. Chimneys: incorporate a 24 SWG stainless steel wire spark arrestor.with openings to exceeding 1/2".
8. Exterior ceilings at rear and front porch and 2nd floor balcony to be stucco.
9. Entry walkway ceiling to be fiber cement with aluminum "H" mold.

ZONING
SF-2-
SITE AREA
28,766 SF
LEGAL DESCRIPTION
LOT 2A OF AMENDED PLAT OF MANANA VILLA

PROJECT CALCULATIONS

SITE DEVELOPMENT INFORMATION							
AREA DESCRIPTION	EXISTING SF			NEW SF		TOTAL SF	
	BLDG 1	BLDG 2	BLDG 3	BLDG 1	BLDG 2	BLDG 1	BLDG 2
A) 1ST FL CONDITIONED AREA				3512	187	3512	187
B) 2ND FL CONDITIONED AREA				2070	0	2070	0
C) 3RD FL CONDITIONED AREA				0	0	0	0
D) BASEMENT				0	0	0	0
E) COVERED PARKING				0	1044	0	1044
F) COVERED PATIO, DECK OR PORCH				1397	0	1397	0
G) OTHER COVERED OR ROOFED AREA				53	38	53	38
H) UNCOVERED WOOD DECK 50%				0	0	0	0
TOTAL BUILDING AREA				7032	0	7032	0
I) POOL				0	0	0	0
J) SPA				512	0	512	0
K) REMODELED FLOOR AREA				0	0	0	0
BUILDILNG COVERAGE				4962	1269	4962	1269
TOTAL BUILDING COVERAGE	6231	22	% OF LOT SIZE				
IMPERVIOUS COVER CALCULATIONS							
UNCOVERED PATIO							
DRIVES	2113						
POOL DECK	1015						
POOL COPING	92						
WALKWAYS	352						
AC + EQUIPMENT PADS	61						
WALLS	196						
TOTAL IMPERVIOUS COVERAGE	10060	35	% OF LOT SIZE				
ALLOWABLE IMPERVIOUS COVERAGE							
PLATTED SITE AREA	28766						



1 SITE PLAN
Scale: 1/16" = 1'-0"

SHEET LIST

No.	Date	Revision Notes
I	12/12/2025	OSSF REVIEW
H	7/17/2025	REVIEW
G	11/25/2024	REVIEW

Date	
Revision	
Project ID	
Drawing Code	
CAD File Name	
Plot Date	

Design Firm
CORMIER ARCHITECTURE
2709 S 4TH STREET, AUSTIN, TX 78704
512-587-9447 - jcormier@cormierarch.com

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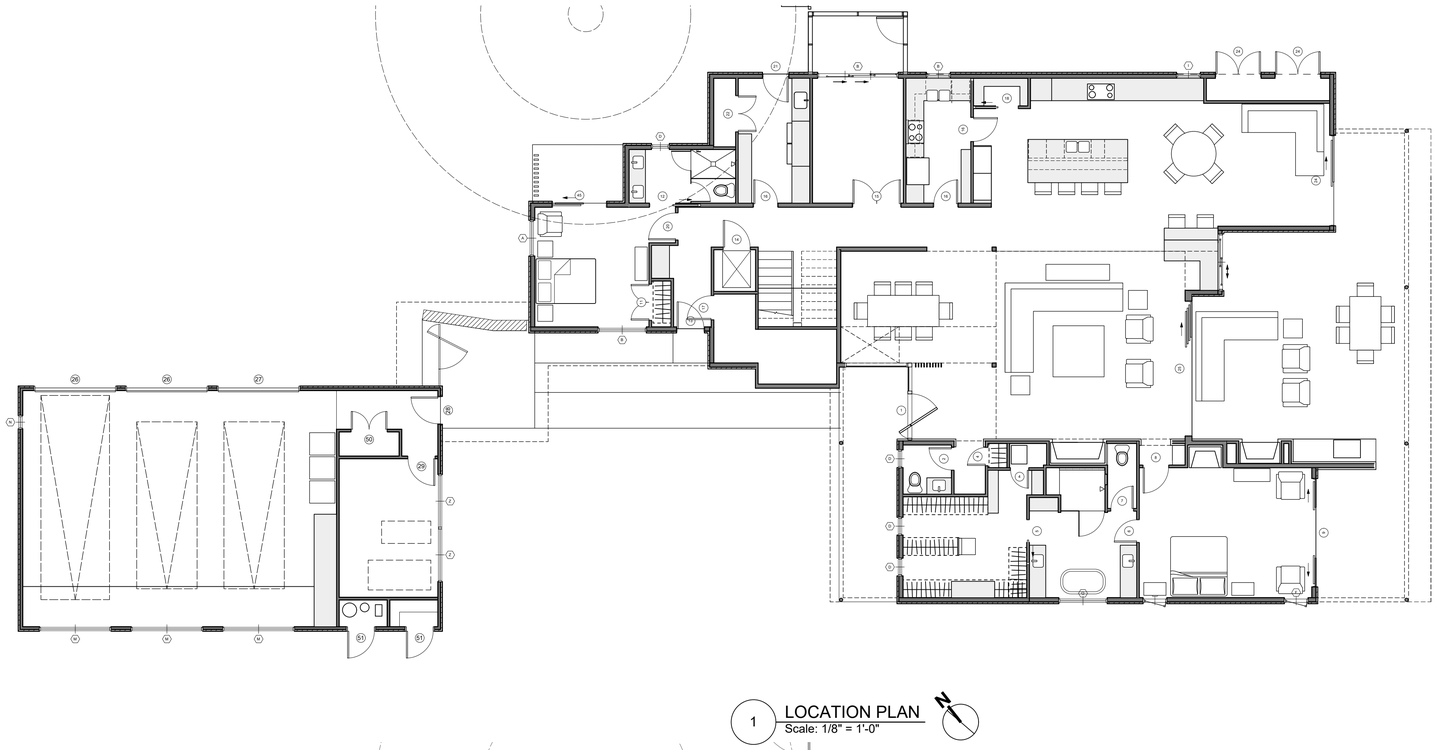
Project Title
2205 MANANA STREET RESIDENCE
2205 MANANA ST.
AUSTIN, TX 78730

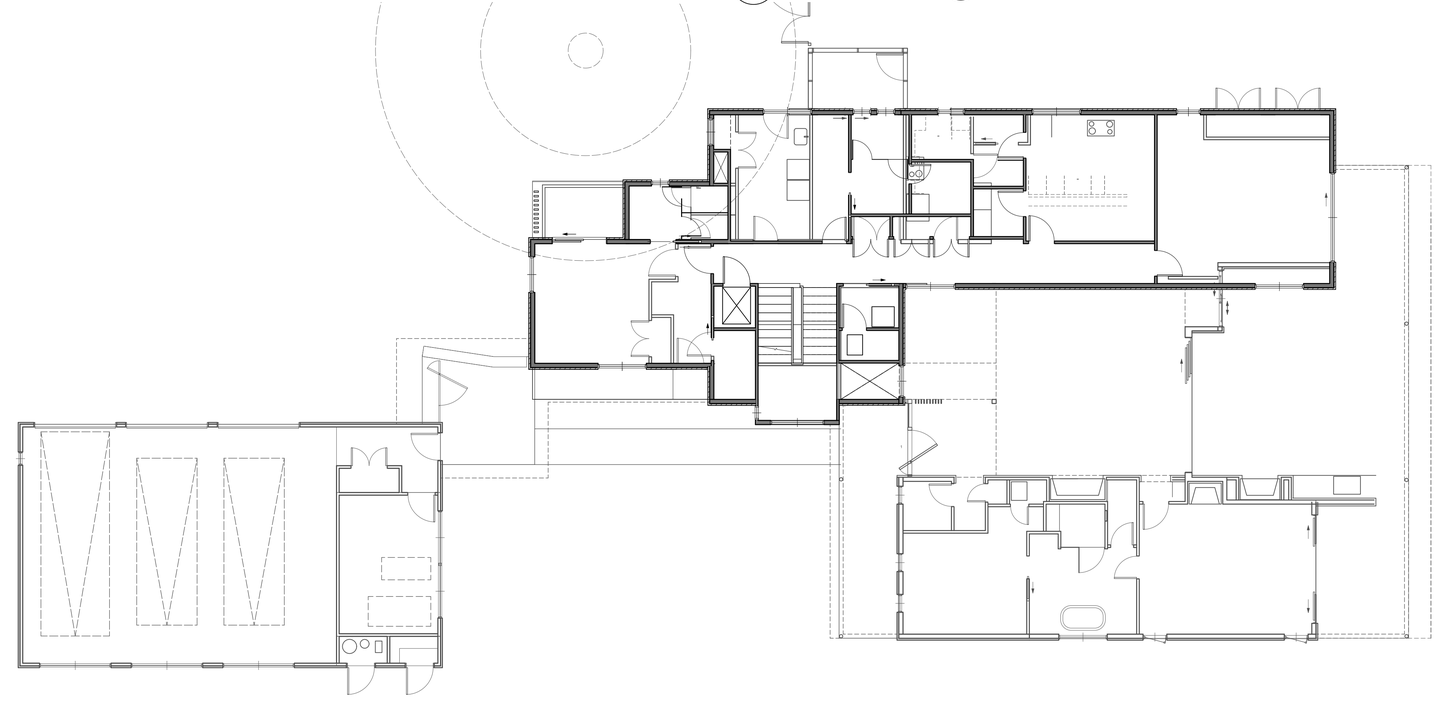
Sheet Title
SITE PLAN

REGISTERED ARCHITECT
JAMES L. CORMIER
14674
STATE OF TEXAS
3/12/2026

Sheet No.
A-1.1
of



1 LOCATION PLAN
Scale: 1/8" = 1'-0"



2 OVERLAY PLAN
Scale: 1/8" = 1'-0"

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H	7/17/2025	REVIEW
G	11/25/2024	REVIEW

No.	Date	Issue Notes

Project Title
2205 MANANA STREET RESIDENCE
2205 MANANA ST.
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Sheet Title
LOCATION AND OVERLAY PLANS

REGISTERED ARCHITECT
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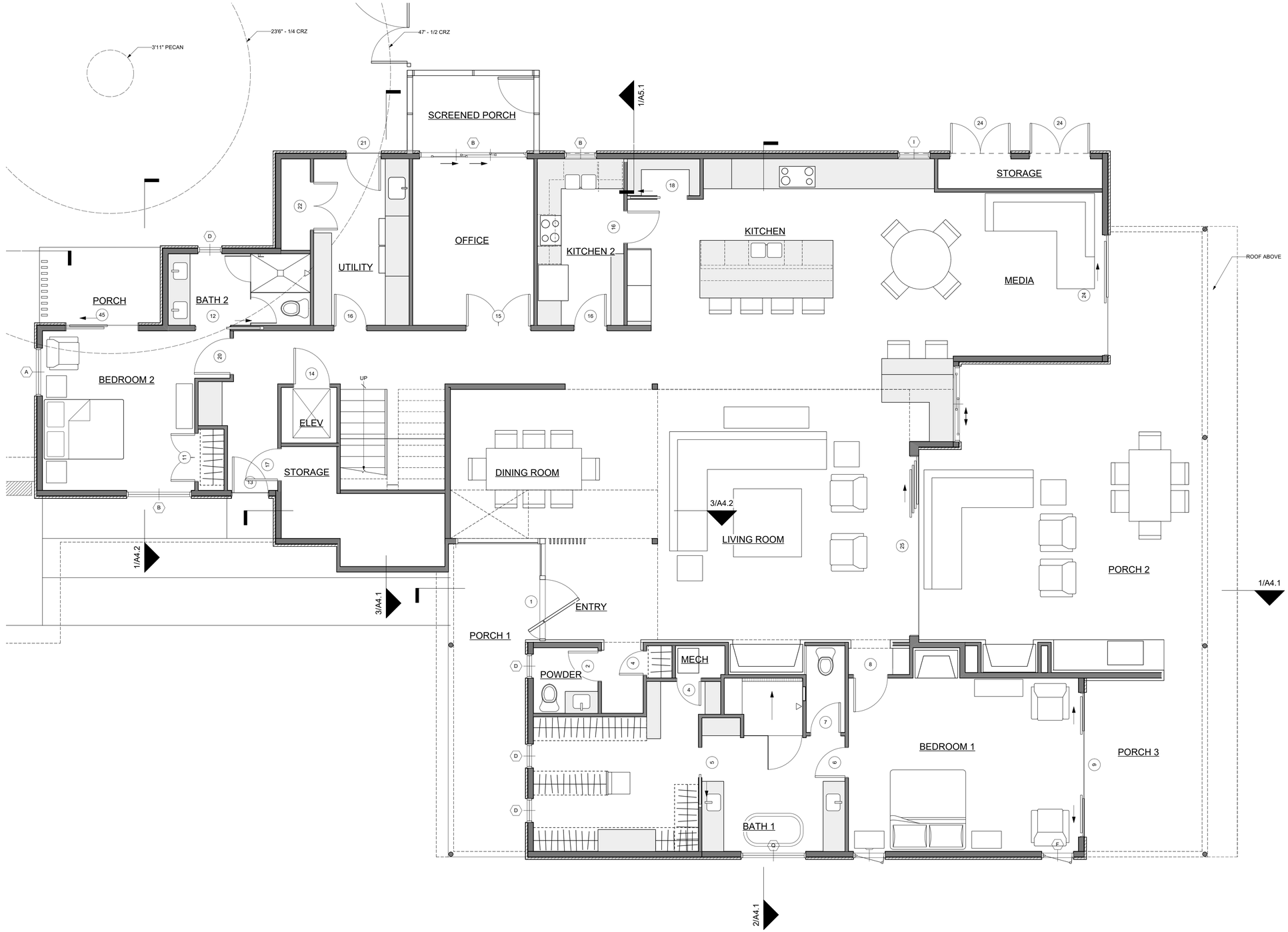
STATE OF TEXAS
14674

3/12/2026

Sheet No.
A-2.1

of



1 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

FIRST FLOOR	3,464	SF
FF WELLNESS CTR	227	SF
SUB TOTAL	3,691	
SECOND FLOOR	2,070	SF
TOTAL	5,761	SF

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H	7/17/2025	REVIEW
G	11/25/2024	REVIEW

Date
Revision
Project ID
Drawing Code
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Plot Date

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2205 MANANA STREET RESIDENCE
2205 MANANA ST.
AUSTIN, TX 78730

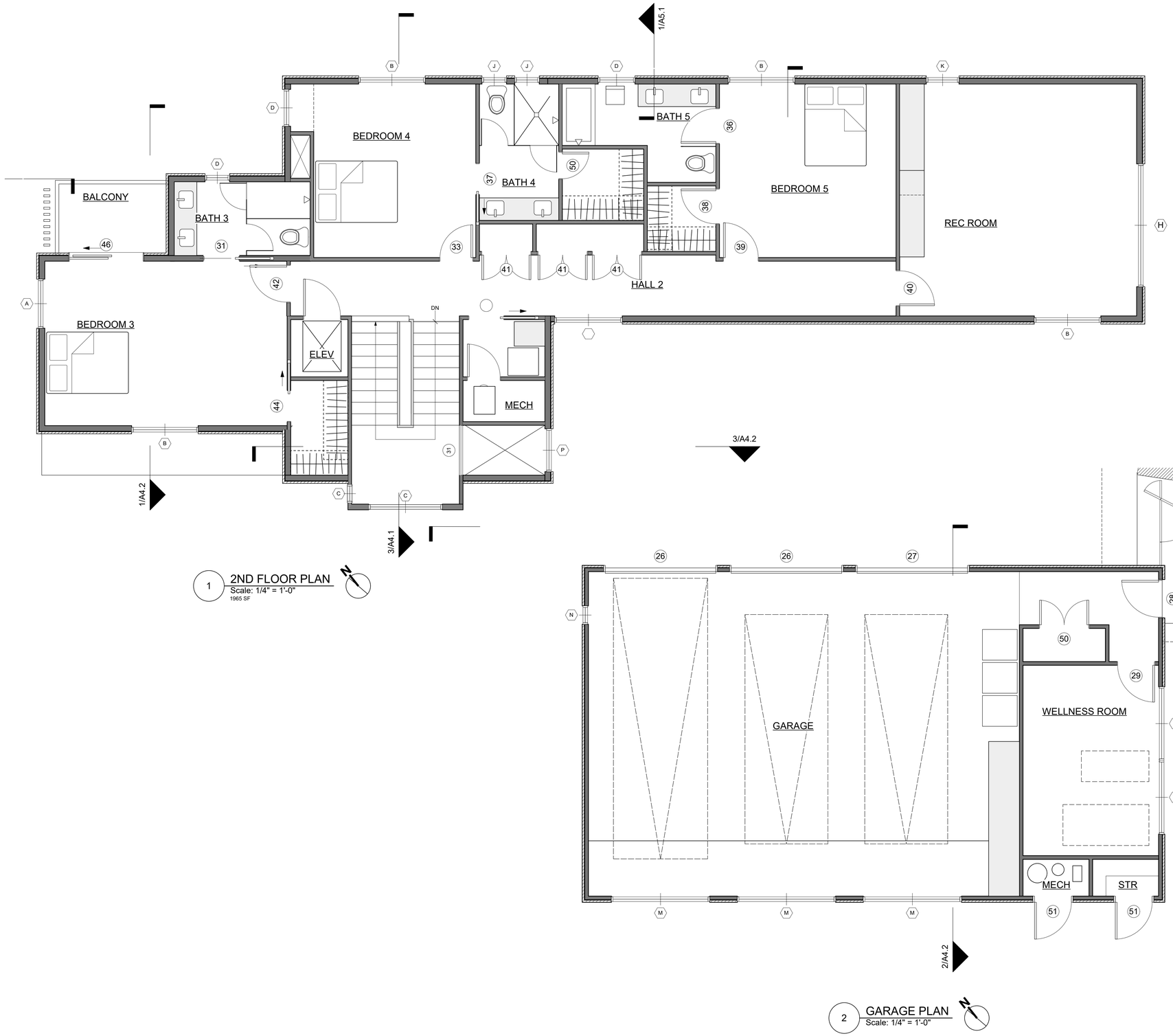
Sheet Title
1ST FLOOR PLAN

REGISTERED ARCHITECT
JAMES L. CORMIER
14674
STATE OF TEXAS

3/12/2026

Sheet No.
A-2.2

of



1 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"
1965 SF

2 GARAGE PLAN
Scale: 1/4" = 1'-0"

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I	12/12/2025	OSSF REVIEW
H	7/17/2025	REVIEW
G	11/25/2024	REVIEW

No.	Date	Issue Notes

Date
Revision
Project ID
Drawing Code
CAD File Name
Plot Date

Project Title
2205 MANANA STREET RESIDENCE
2205 MANANA ST.
AUSTIN, TX 78730

Sheet Title
2ND FLOOR PLAN

REGISTERED ARCHITECT
JAMES L. CORMIER
146?
STATE OF TEXAS
3/12/2026

Sheet No.
A-2.3

of

1 ROOF PLAN
Scale: 1/8" = 1'-0"

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H	7/17/2025	REVIEW
G	11/25/2024	REVIEW

Date
Revision
Project ID
Drawing Code
CAD File Name
Plot Date

Project Title
2205 MANANA STREET RESIDENCE
2205 MANANA ST.
AUSTIN, TX 78730

Sheet Title
ROOF PLAN

REGISTERED ARCHITECT
JAMES L. CORMIER
14674
STATE OF TEXAS
3/12/2026

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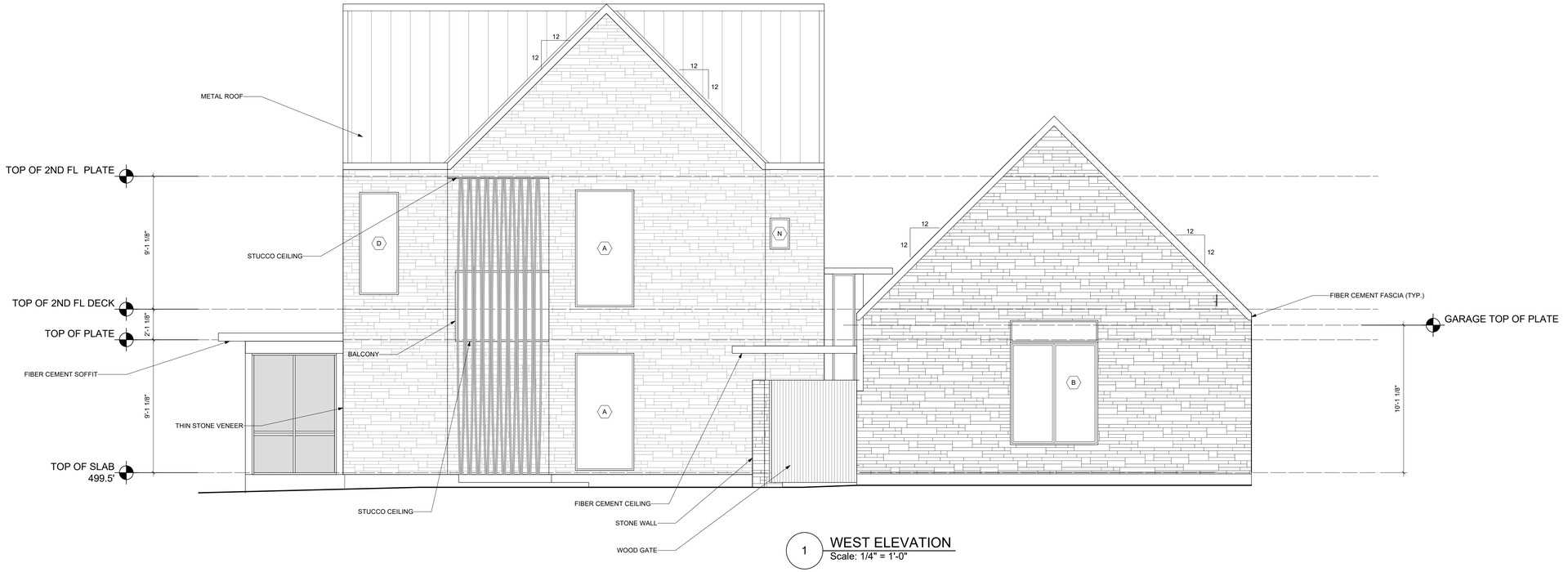
A-2.4
of



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

2 [Drawing Title]
Scale: 1/4" = 1'-0"

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H	7/17/2025	REVIEW
G	11/25/2024	REVIEW

Date
Revision
Project ID
Drawing Code
CAD File Name
Plot Date

Project Title
2205 MANANA STREET RESIDENCE
2205 MANANA ST.
AUSTIN, TX 78730

Sheet Title
ELEVATIONS

REGISTERED ARCHITECT
JAMES L. CORMIER
14674
STATE OF TEXAS
3/12/2026

Sheet No.
A-3.1

of

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

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

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2709 S 4TH STREET, AUSTIN, TX 78704
512-587-5447 - jcormier@cormierarch.com

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I	12/12/2025	CSSF REVIEW
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G	11/25/2024	REVIEW

No.	Date	Revision Notes

Date
Revision
Project ID
Drawing Code
CAD File Name
Plot Date

Project Title
2205 MANANA STREET RESIDENCE
2205 MANANA ST.
AUSTIN, TX 78730

Sheet Title
ELEVATIONS

REGISTERED ARCHITECT
JAMES L. CORMIER
14674
STATE OF TEXAS
3/12/2026

Sheet No.
A-3.2

of

1 NORTH ELEVATION - GARAGE
Scale: 1/4" = 1'-0"

3 SOUTH ELEVATION - GARAGE
Scale: 1/4" = 1'-0"

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2205 MANANA ST.
AUSTIN, TX 78730

Sheet Title
ELEVATIONS

REGISTERED ARCHITECT
JAMES L. CORMIER
14674
STATE OF TEXAS
3/12/2026

Sheet No.
A-3.3

of

FOUNDATION PLAN

SCALE: 1/4"=1'-0" ON 22X34
SCALE: 1/8"=1'-0" ON 11X17

● 7'o PILE TO REFUSAL

DIG PILOT HOLES W/ AIRSPADE PER ARBORIST (TYP PILES IN ½ CRZ) PILE LOCATIONS MAY BE MOVED IN THE FIELD TO CLEAR ROOTS WITH ARBORIST AND ENGINEER APPROVAL

APPROX. 4" MAX CUT

NO CUT

APPROX. ORG: 498.833'

APPROX. HIGHEST ORG: 498.5'

NO CUT OR WORK ALLOWED IN QUARTER CRZ

¼ CRZ

½ CRZ

EL.: 499.25'

MIN. 9" CONCRETE PORCH SLAB W/ #5 @ 6" O.C. E.W. ½" FROM TOP, #5 @ 6" O.C. E.W. ½" FROM BOTTOM (SHADED AREA)

SLOPES ¼"/FT

VARIES ½" TO 3"

½" RECESS FOR SLIDER

FFE: 499.5'

MIN. 12" CONCRETE SLAB W/ #5 @ 6' O.C. E.W. ½" FROM TOP, #5 @ 6' O.C. E.W. ½" FROM BOTTOM (SHADED AREA)

SLAB THICKENS TOWARDS DETAIL 13

MASONRY LUG

PILE IN ½ CRZ TYPICAL: DIG PILOT HOLE W/ AIR SPADE, THEN INSPECTED BY CITY ARBORIST STAFF, AFTER APPROVAL, FINISH W/ DRIVING PILE. MOVE PILE ALONG PERIMETER AS REQ'D TO AVOID ANY ROOTS LARGER THAN 1.5"ø

HSS 4x4x¼ STL. COL. W/ BP-B

HSS 5x5x¼ STL. COL. W/ BP-D

HSS 4x4x¼ STL. COL. W/ BP-C

2-#5x4'-0" BARS IN CENTER OF SLAB (TYP. @ RE-ENTRANT CORNERS WHERE SHOWN)

ELEVATOR PIT

COORDINATE EXACT SIZE AND LOCATION OF ELEVATOR PIT WITH ARCH'L DWGS.

DETACHED FLAT WORK BY OTHERS

MIN. 12" CONCRETE SLAB W/ #5 @ 6' O.C. E.W. ½" FROM TOP, #5 @ 6' O.C. E.W. ½" FROM BOTTOM (SHADED AREA)

PILE IN ½ CRZ TYPICAL: DIG PILOT HOLE W/ AIR SPADE, THEN INSPECTED BY CITY ARBORIST STAFF, AFTER APPROVAL, FINISH W/ DRIVING PILE. MOVE PILE ALONG PERIMETER AS REQ'D TO AVOID ANY ROOTS LARGER THAN 1.5"ø

MAX. 2" SHOWER DROP

TOILET

COORDINATE EXACT SIZE AND LOCATION OF SHOWER DROP AND DRAIN WITH ARCH'L DWGS.

COORDINATE PLUMBING VENT & ELECTRICAL FOR KITCHEN ISLAND WITH ARCH'L DWGS

REFER TO SHEET S2.0 FOR TYPICAL FOUNDATION DETAILS

4 1/2" CONCRETE SLAB W/ #4 BARS @ 16" O.C. EACH WAY ON CENTER OF SLAB OVER 10 MIL POLYETHYLENE VAPOR BARRIER OVER COMPACTED SELECT FILL OVER SCARIFIED AND PREPARED SUBGRADE. (TYP.)

HSS 5x5x¼ STL. COL. W/ BP-D

SLOPES ¼"/FT

MIN. 3½"

4"ø SCH 40. STL. PIPE W/ BP-D

4"ø SCH 40. STL. PIPE W/ BP-C

2-#5x4'-0" BARS IN CENTER OF SLAB (TYP. @ RE-ENTRANT CORNERS WHERE SHOWN)

RAISED CURB @ WOOD FRAMING

COORDINATE EXACT SIZE AND LOCATION OF FIREPLACE WITH ARCH'L DWGS.

COORDINATE EXACT SIZE AND LOCATION OF SHOWER DROP AND SLOT DRAIN WITH ARCH'L DWGS.

TOILET

TUB

SHOWER

RECESS FOR SLIDER AS PER MANUFACTURER

RECESS FOR SLIDER

MASONRY LUG

98'-4¼"

66'-2¼"

65'-11¾"

Butkin Engineering, Inc.
2309 West 8th Street Austin, Texas 78703
Ph: (512) 236-8070 Firm #9955 Cell: (512) 914-2659

James Butkin — 80122 — LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS

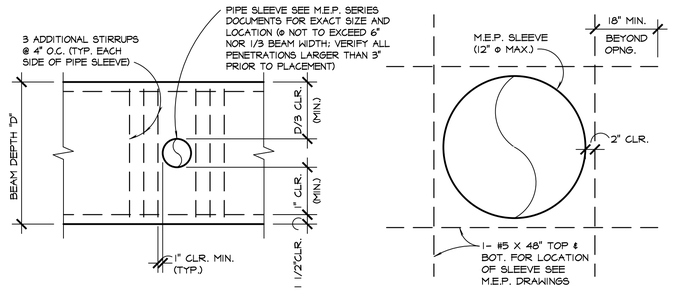
September 16, 2025

Honeycutt Residence

2205 Manana Street Austin, TX 78730

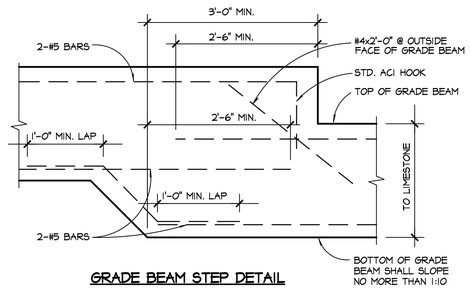
Job #	2025011603
Drn.	P. O'DONNELL
Chk.	J. BUFKIN
Date	02-13-2025
Rev	09-16-2025

Sheet S1.0 Of 8

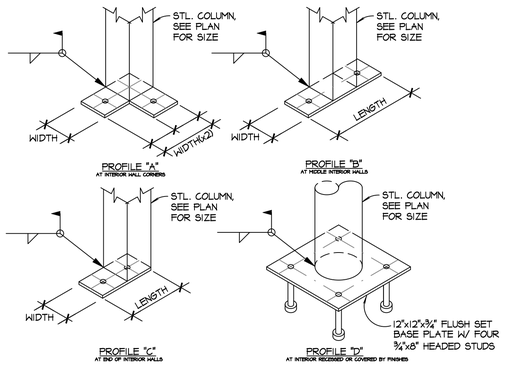


TYPICAL GRADE BEAM PENETRATION : ELEVATION
(SIMILAR @ VERTICAL PENETRATIONS)

TYPICAL ROUND OPENING IN
CONCRETE SLAB



GRADE BEAM STEP DETAIL

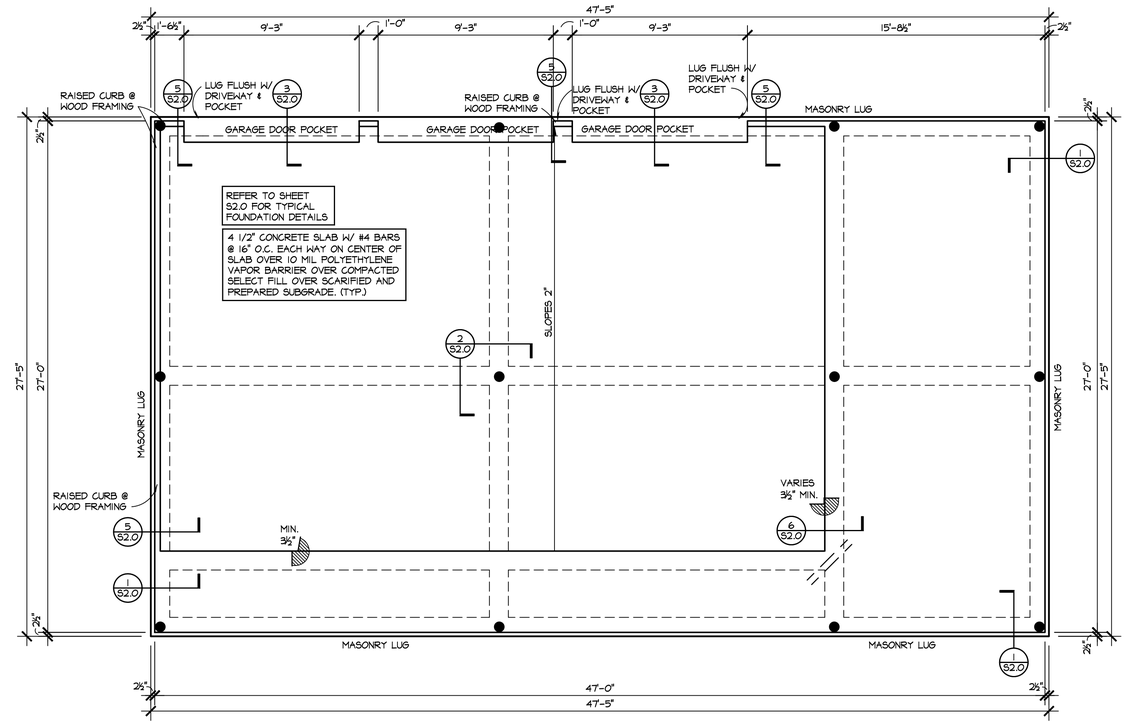


	COLUMN SIZE	PLATE DIMENSIONS	
		WIDTH	LENGTH
"A"	HSS 4x4	4"	NA
	HSS 5x5	5"	NA
"B"	HSS 4x4	4"	12"
	HSS 5x5	5"	13"
"C"	HSS 4x4	4"	8"
	HSS 5x5	5"	9"
"D"	HSS 4x4	12"	12"
	HSS 5x5	12"	12"

	COLUMN SIZE	PLATE DIMENSIONS	
		WIDTH	LENGTH
"A"	HSS 3x3	3"	NA
	HSS 6x6	6"	NA
"B"	HSS 3x3	3"	9"
	HSS 6x6	6"	14"
"C"	HSS 3x3	3"	6"
	HSS 6x6	6"	10"
"D"	HSS 3x3	12"	12"
	HSS 6x6	12"	12"

ALL BASE PLATES ARE MADE FROM ½" THK. A36 STEEL.
W/ ⅝"Øx8" HILTI HY200 EPOXY BOLTS FOR ANCHORING OR EQUIV.
DO NOT USE WEDGE ANCHORS WITHIN 8" OF A CONCRETE EDGE

TYPICAL RESIDENTIAL BASE PLATES
SCALE: N.T.S.



DETACHED GARAGE
FOUNDATION PLAN
SCALE: 1/4"=1'-0" ON 22X34
SCALE: 1/8"=1'-0" ON 11X17
● 70 PILE TO REFUSAL

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James E. Bufkin
STATE OF TEXAS JAMES E. BUFKIN 90222 LICENSED PROFESSIONAL ENGINEER
September 16, 2025

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FOUNDATION NOTES

CODES

1. Building Code: International Residential Code 2024 Edition.
2. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-19.

STRUCTURAL FILL

1. Structural Fill shall be hard durable particles of gravel or crushed stone, with no organic material and shall meet the following criteria:

a. Retained on 1 1/4" screen	0%
b. Retained on 1" screen	0% to 5%
c. Retained on 3/4" screen	0% to 30%
d. Retained on 3/8" screen	5% to 70%
e. Retained on No. 4 mesh sieve	20% to 70%
f. Retained on No. 40 mesh sieve	30% to 85%

Material passing the No. 40 sieve shall meet the following plasticity requirements:

Maximum PI	Minimum PI	Maximum LL
15	3	35

BUILDING PAD

1. Prior to placing any fill material, remove all vegetation, clay and deleterious material to inorganic soils. Bottom of exterior grade beams shall be founded on clean intact limestone. Bottom of grade beams shall have a slope less than or equal to 1 in 10. Under no circumstances shall concrete beams be placed on sloping limestone greater than 1 in 10 or limestone that is covered with loose deleterious fill material including topsoil, loose rocks, cruched rock or base material.
2. Grade adjustments within the building limits shall be accomplished with select fill soils meeting TxDOT standard specifications Item 247, Type A, Grade 4 (Crushed Limestone Base Material) or material meeting the properties specified in "Structural Fill". All structural fill shall be placed on prepared surfaces in lifts not to exceed eight inches loose measure with compacted thickness not to exceed six inches. The fill shall be compacted to at least 95 percent of the ASTM 698 maximum dry density at a moisture conctent ranging between -2 and +3 percent of optimum moisture content.
3. Provide 10 mil vapor barrier placed according to manufacturer's recommendations between the bottom of slab and the top of the select fill. Moisture barrier shall not be draped continuous across the bottom of grade beams.

CAST IN PLACE CONCRETE

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

Class	28 Day Strength	Aggregate Type	Aggregate Size	Slump	Use
A	3000 psi	NW	1 1/2" max	3 to 5"	Beams, Slabs on Grade and Piers

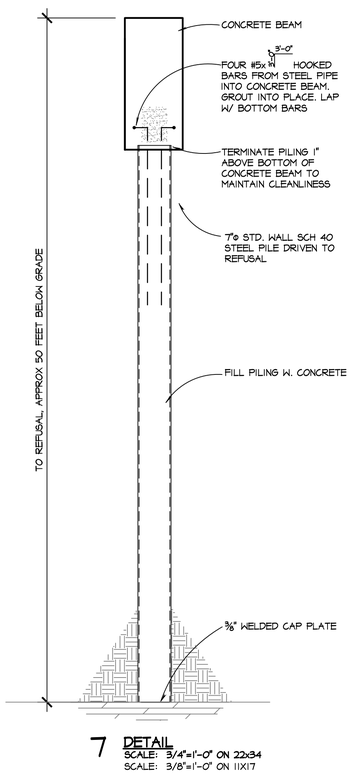
2. Fly ash shall not be used in architecturally exposed concrete.
3. Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractors option.
4. Horizontal construction joints in concrete placements shall be permitted only where indicated on the drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.
5. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-19, Section 6.3, including the following:
   a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.
   b. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.
   c. Embedded conduits, pipes and sleeves shall be of uncoated or galvanized iron or steel not thinner than standard Schedule 40 steel pipe.
6. Concrete placements shall not exceed 5000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour.
7. Contractor shall coordinate all exposed concrete with architectural finish and specifications. Contractor shall submit concrete curing procedure for all architecturally exposed concrete.
8. Contractor shall submit a concrete placement sequence submittal to the engineer and architect for review.

CONCRETE REINFORCING

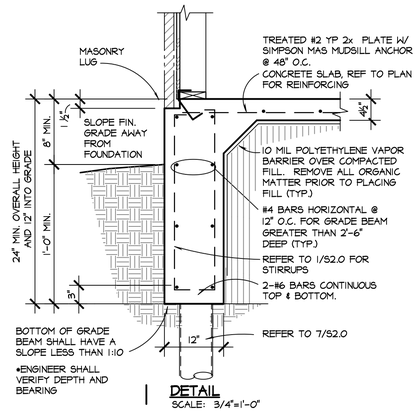
1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
3. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.

STEEL PIPE PILING

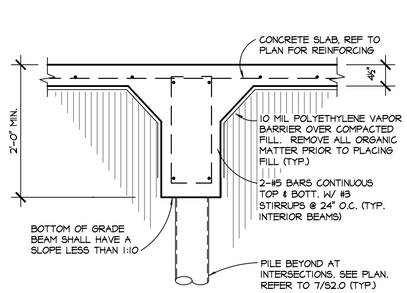
1. Steel pipe piling shall 7" diameter standard wall (.362") structural steel pipe conforming to ASTM A53 Grade B or A501. Minimum Yield Stress of the Pipe shall be 35 ksi.
2. Pile driving equipment used by the contractor shall be of such capacity that the required bearing depth and penetration are obtained without damage being done to the piles.
3. Contractor shall keep a log of all pile depths as well as notify engineer or general contractor of all installation times for inspection.
4. Field Welding of pipe shall consist of a back up ring of ¼" minimum thickness. The ends of the pipes shall be cut square. A full penetration butt weld consisting of multiple passes as required to obtain the thickness of the base pipe pile.
5. Contractor shall provide pier caps as necessary to prevent damage to top of piles during installation.
6. All piles shall be installed vertical and plumb and in center of beam line.
7. Driving of Steel piles shall be bid on a cost per linear foot basis.
8. The inside of the piles shall be cleaned prior to installation of reinforcing steel and concreting.



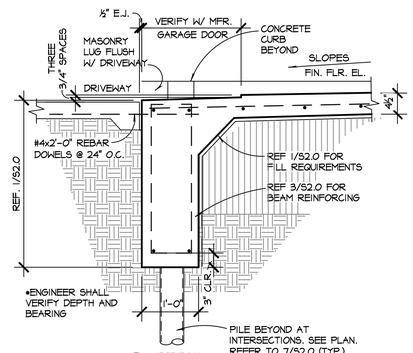
7 DETAIL
SCALE: 3/4"=1'-0" ON 22x34
SCALE: 3/8"=1'-0" ON 11X17



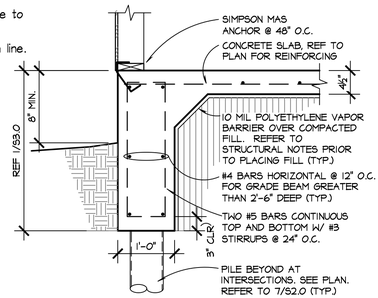
1 DETAIL
SCALE: 3/4"=1'-0"



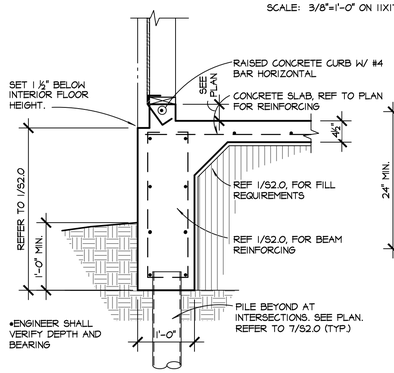
2 TYP. INTERIOR DETAIL
SCALE: 3/4"=1'-0" ON 22x34
SCALE: 3/8"=1'-0" ON 11X17



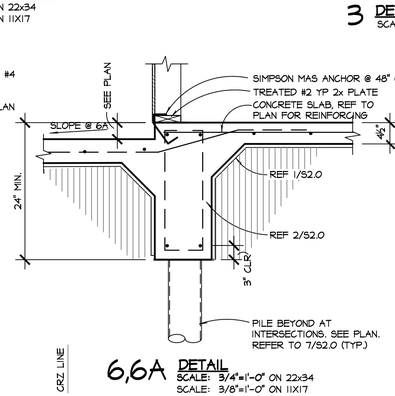
3 DETAIL
SCALE: 3/4"=1'-0"



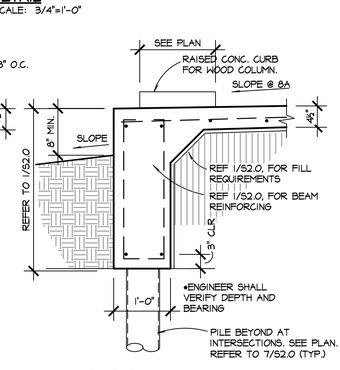
4 DETAIL
SCALE: 3/4"=1'-0" ON 22x34
SCALE: 3/8"=1'-0" ON 11X17



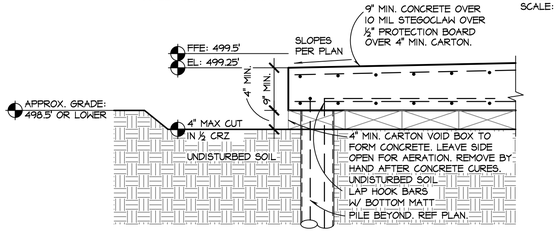
5 DETAIL
SCALE: 3/4"=1'-0" ON 22x34
SCALE: 3/8"=1'-0" ON 11X17



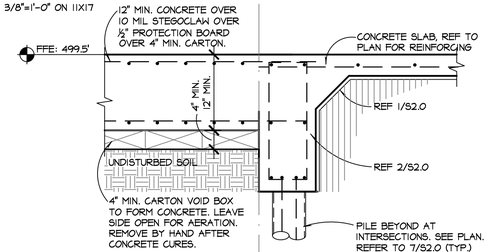
6,6A DETAIL
SCALE: 3/4"=1'-0" ON 22x34
SCALE: 3/8"=1'-0" ON 11X17



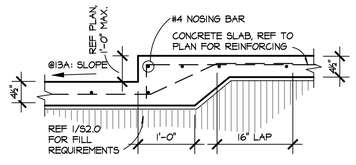
8,8A DETAIL
SCALE: 3/4"=1'-0" ON 22x34
SCALE: 3/8"=1'-0" ON 11X17



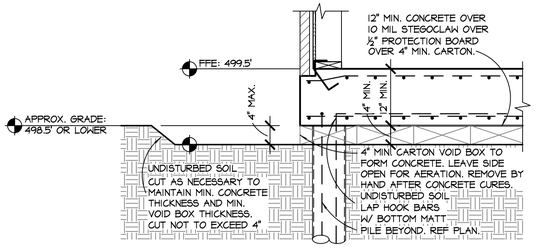
9 PORCH FOUNDATION SECTION IN 1/2 CRZ AT HIGHEST ADJACENT GRADE (4" MAX CUT)
SCALE: 3/4"=1'-0"



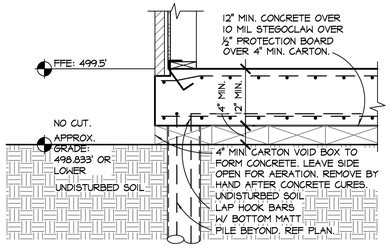
10 FOUNDATION SECTION AT EDGE OF 1/2 CRZ
SCALE: 3/4"=1'-0"



13,13A DETAIL
SCALE: 3/4"=1'-0"



11 HOUSE FOUNDATION SECTION IN 1/2 CRZ (4" MAX. CUT)
SCALE: 3/4"=1'-0"



12 HOUSE FOUNDATION SECTION IN 1/2 CRZ (NO CUT)
SCALE: 3/4"=1'-0"

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Janet B. Butkin
STATE OF TEXAS JANET BUTKIN 90322 LICENSED PROFESSIONAL ENGINEER
September 16, 2025

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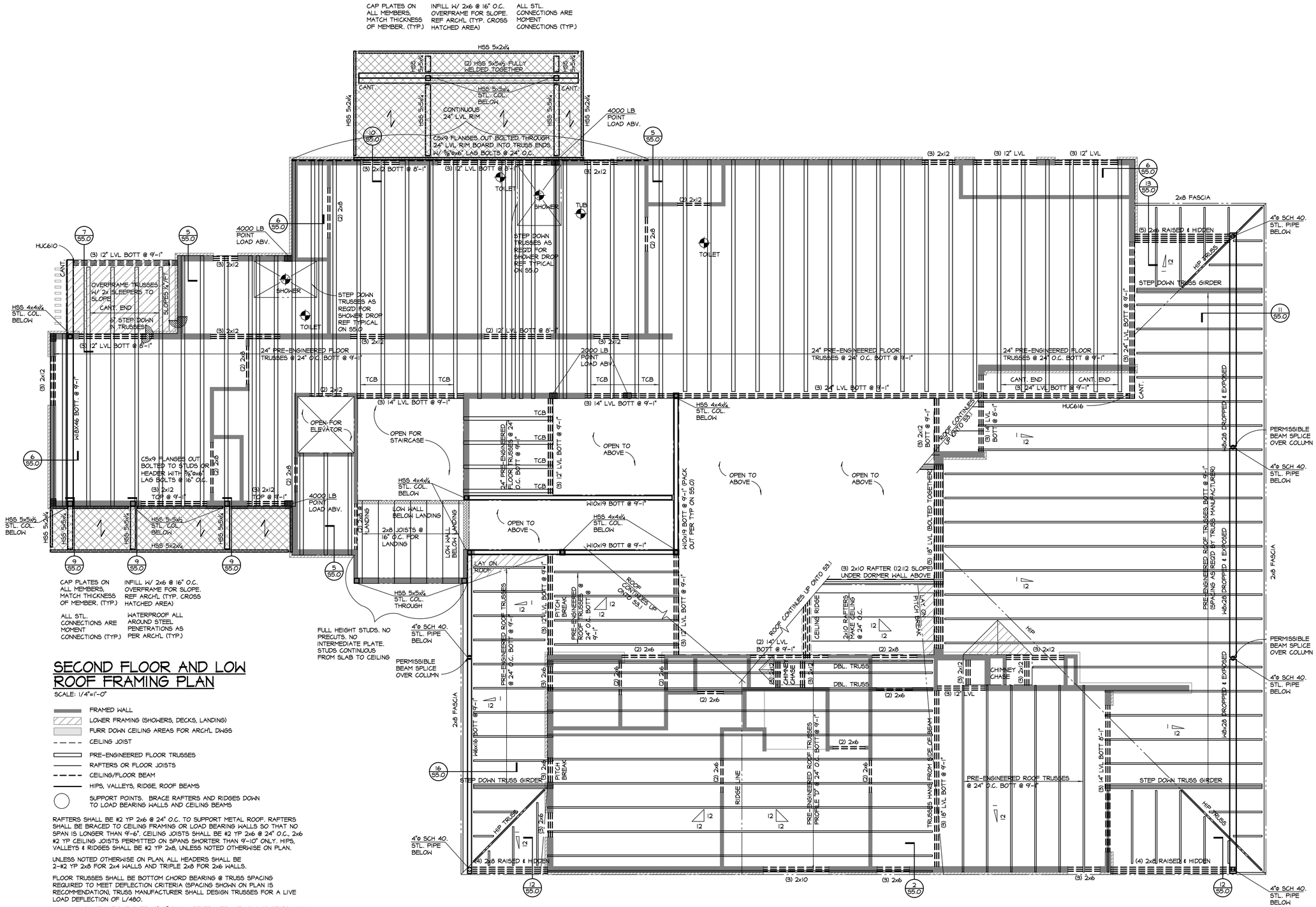

SECOND FLOOR AND LOW ROOF FRAMING PLAN

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

- FRAMED WALL
- LOWER FRAMING (SHOWERS, DECKS, LANDING)
- FURR DOWN CEILING AREAS FOR ARCH'L DWGS
- CEILING JOIST
- PRE-ENGINEERED FLOOR TRUSSES
- RAFTERS OR FLOOR JOISTS
- CEILING/FLOOR BEAM
- HIPS, VALLEYS, RIDGE, ROOF BEAMS
- SUPPORT POINTS. BRACE RAFTERS AND RIDGES DOWN TO LOAD BEARING WALLS AND CEILING BEAMS

RAFTERS SHALL BE #2 YP 2x6 @ 24" O.C. TO SUPPORT METAL ROOF. RAFTERS SHALL BE BRACED TO CEILING FRAMING OR LOAD BEARING WALLS SO THAT NO SPAN IS LONGER THAN 9'-6". CEILING JOISTS SHALL BE #2 YP 2x6 @ 24" O.C., 2x6 #2 YP CEILING JOISTS PERMITTED ON SPANS SHORTER THAN 9'-10" ONLY. HIPS, VALLEYS & RIDGES SHALL BE #2 YP 2x8, UNLESS NOTED OTHERWISE ON PLAN.

UNLESS NOTED OTHERWISE ON PLAN, ALL HEADERS SHALL BE 2-#2 YP 2x8 FOR 2x4 WALLS AND TRIPLE 2x8 FOR 2x6 WALLS.

FLOOR TRUSSES SHALL BE BOTTOM CHORD BEARING @ TRUSS SPACING REQUIRED TO MEET DEFLECTION CRITERIA (SPACING SHOWN ON PLAN IS RECOMMENDATION). TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR A LIVE LOAD DEFLECTION OF L/480.

ALL WALLS WITH HEIGHT OVER 10'-0" SHALL BE FRAMED WITH 2x6 #2 STUDS. ALL STUDS SHALL BE FULL HEIGHT WITH NO INTERMEDIATE PLATE OR PRE-CUT STUDS. REF TO TYPICAL WALL FRAMING DETAIL FOR STUD SIZE AND SPACING.

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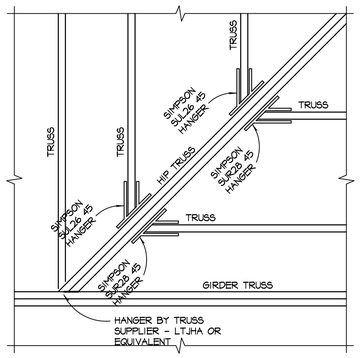
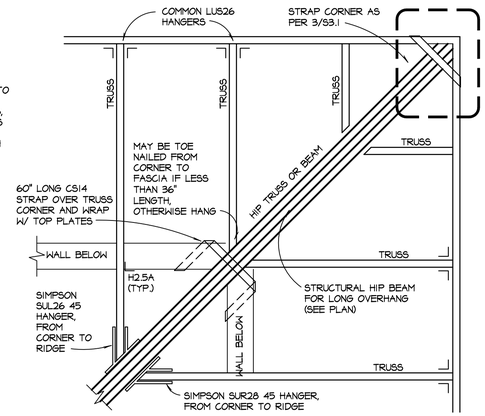


ALL TRUSSES HAVE TO BE SUPPORTED WITH JOIST HANGERS. HIPS, VALLEYS AND RIDGES MUST ALSO BE SUPPORTED AT EACH END. MUST BE SUPPORTED AS A BEAM.

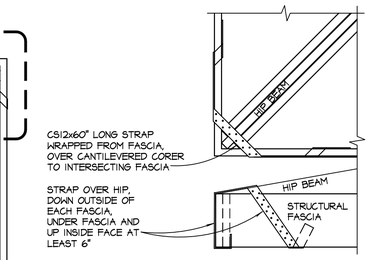
1 TYPICAL LOW SLOPE < 3:12 ROOF FRAMING, INTERIOR

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



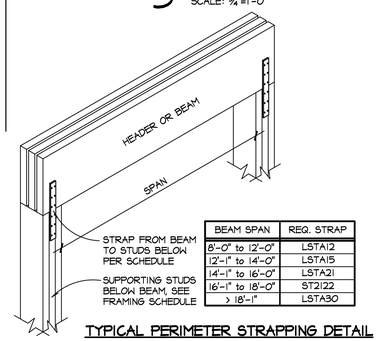
2 TYPICAL LOW SLOPE < 3:12 ROOF FRAMING HIP EXTERIOR CORNER

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



3 DETAIL

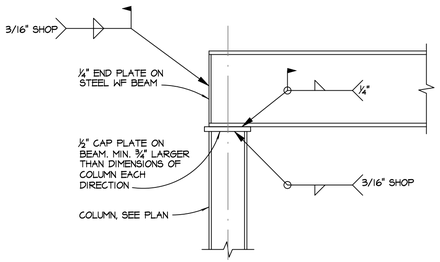
SCALE: 3/4"=1'-0"



BEAM SPAN	REQ. STRAP
8'-0" to 12'-0"	LSTA12
12'-1" to 14'-0"	LSTA15
14'-1" to 16'-0"	LSTA21
16'-1" to 18'-0"	ST2122
> 18'-1"	LSTA30

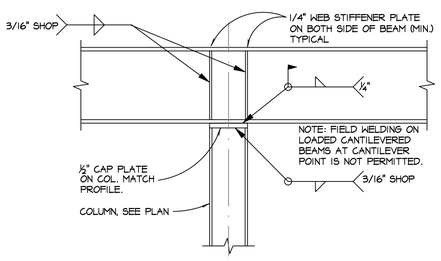
TYPICAL PERIMETER STRAPPING DETAIL FOR PORCH BEAMS, GARAGE HEADERS, RIBBON AND CORNER WINDOWS

SCALE: NTS



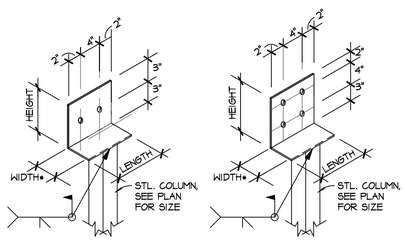
TYP. COLUMN TO WF BEAM CONNECTION DETAIL

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



TYP. WF CANTILEVER OVER COL. CONNECTION DETAIL

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

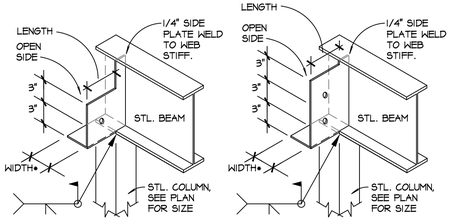


	BEAM SIZE	SADDLE DIMENSIONS HEIGHT	WIDTH*	LENGTH	BOLT SPECS.
"A"	< (2) 2x12	6"	3 1/8"	8"	TWO - 1/2"ø x 4 1/2" LONG
	(2) 12"-14" LVL	6"	3 5/8"	8"	TWO - 1/2"ø x 5" LONG
	(3) 2x12	6"	4 5/8"	8"	TWO - 1/2"ø x 6" LONG
	(3) 12"-14" LVL	6"	5 3/8"	8"	TWO - 1/2"ø x 6 1/2" LONG
"B"	(2) 16" LVL	9"	3 5/8"	8"	FOUR - 1/2"ø x 5" LONG
	(2) 18" LVL	9"	3 5/8"	8"	FOUR - 1/2"ø x 5" LONG
	(3) 16" LVL	9"	5 3/8"	8"	FOUR - 1/2"ø x 6 1/2" LONG
	(3) 18" LVL	9"	5 3/8"	8"	FOUR - 1/2"ø x 6 1/2" LONG

WIDTH*, INSIDE FACE TO INSIDE FACE OF PLATE
SADDLE SHALL BE 3/8" THICK PLATE UNLESS NOTED OTHERWISE

TYPICAL OPEN SADDLE CENTERED OVER COLUMN

SCALE: N.T.S.

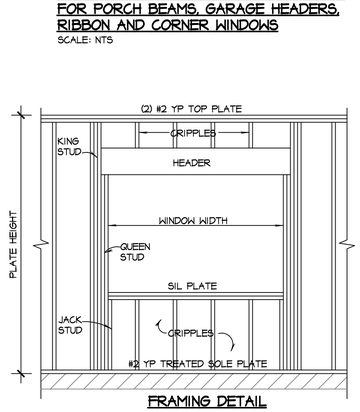


	BEAM SIZE	SADDLE DIMENSIONS HEIGHT	WIDTH*	LENGTH	BOLT SPECS.
"A"	< (2) 2x12	6"	3 1/8"	8"	TWO - 1/2"ø x 4 1/2" LONG
	(2) 12"-14" LVL	6"	3 5/8"	8"	TWO - 1/2"ø x 5" LONG
	(3) 2x12	6"	4 5/8"	8"	TWO - 1/2"ø x 6" LONG
	(3) 12"-14" LVL	6"	5 3/8"	8"	TWO - 1/2"ø x 6 1/2" LONG
"B"	(2) 16" LVL	12"	3 5/8"	8"	FOUR - 1/2"ø x 5" LONG
	(2) 18" LVL	12"	3 5/8"	8"	FOUR - 1/2"ø x 5" LONG
	(3) 16" LVL	12"	5 3/8"	8"	FOUR - 1/2"ø x 6 1/2" LONG
	(3) 18" LVL	12"	5 3/8"	8"	FOUR - 1/2"ø x 6 1/2" LONG
"C"	(2) 21-24" LVL	18"	3 5/8"	8"	SIX - 1/2"ø x 5" LONG
	(3) 21-24" LVL	18"	5 3/8"	8"	SIX - 1/2"ø x 6 1/2" LONG

WIDTH*, INSIDE FACE TO INSIDE FACE OF PLATE
SADDLE SHALL BE 3/8" THICK PLATE UNLESS NOTED OTHERWISE

TYP. SIDE SADDLE ON END OF STL. BM.

SCALE: N.T.S.



FRAMING DETAIL

SCALE: NTS

TYPICAL FRAMED OPENING SCHEDULE

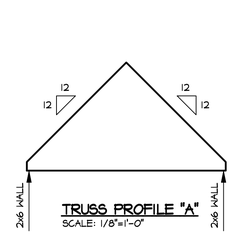
WINDOW WIDTH	NUMBER OF STUDS AT EACH SIDE OF WINDOW KING	QUEEN	JACK	# SILL PLATE
< 3'-11"	1	1	1	1
4'-0" to 6'-5"	2	1	1	1
6'-6" to 9'-0"	3	2	1	1
9'-1" to 11'-11"	4	2	1	2
12'-0" to 14'-8"	5	2	1	2

CHART IS FOR 16" O.C. STUD SPACING.
DOUBLE ALL COUNTS FOR 8" O.C. SPACING

TYPICAL WALL FRAMING SCHEDULE

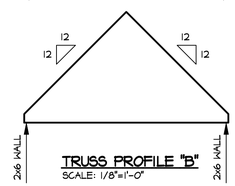
PLATE HEIGHT	SUPPORTING ROOF ONLY @ 16" O.C.	@ 8" O.C.	SUPPORTING FLOOR AND ROOF @ 16" O.C.	@ 8" O.C.
< 10'-2"	2x4	2x4	2x4	2x4
10'-2" to 14'-2"	2x6	2x4	2x6	2x6
14'-2" to 16'-2"	2x6	2x6	2x6	2x6
16'-2" to 20'-0"	N/A	2x6	N/A	2x6

ALL STUDS ARE SPF OR #2 YP.



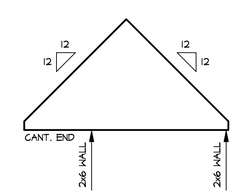
TRUSS PROFILE "A"

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



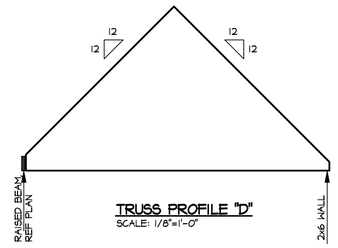
TRUSS PROFILE "B"

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



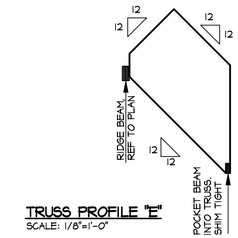
TRUSS PROFILE "C"

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



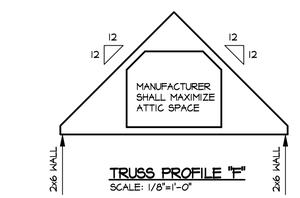
TRUSS PROFILE "D"

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



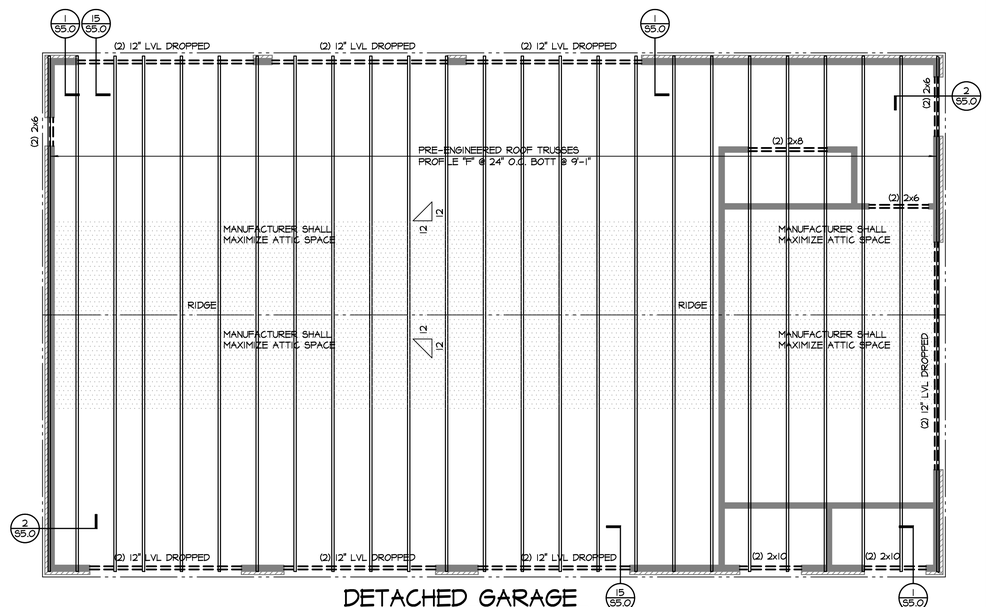
TRUSS PROFILE "E"

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



TRUSS PROFILE "F"

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



DETACHED GARAGE ROOF FRAMING PLAN

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

Butkin Engineering, Inc.
2309 West 8th Street Austin, Texas 78703
Ph: (512) 236-8070 Firm #9955 Cell: (512) 914-2659

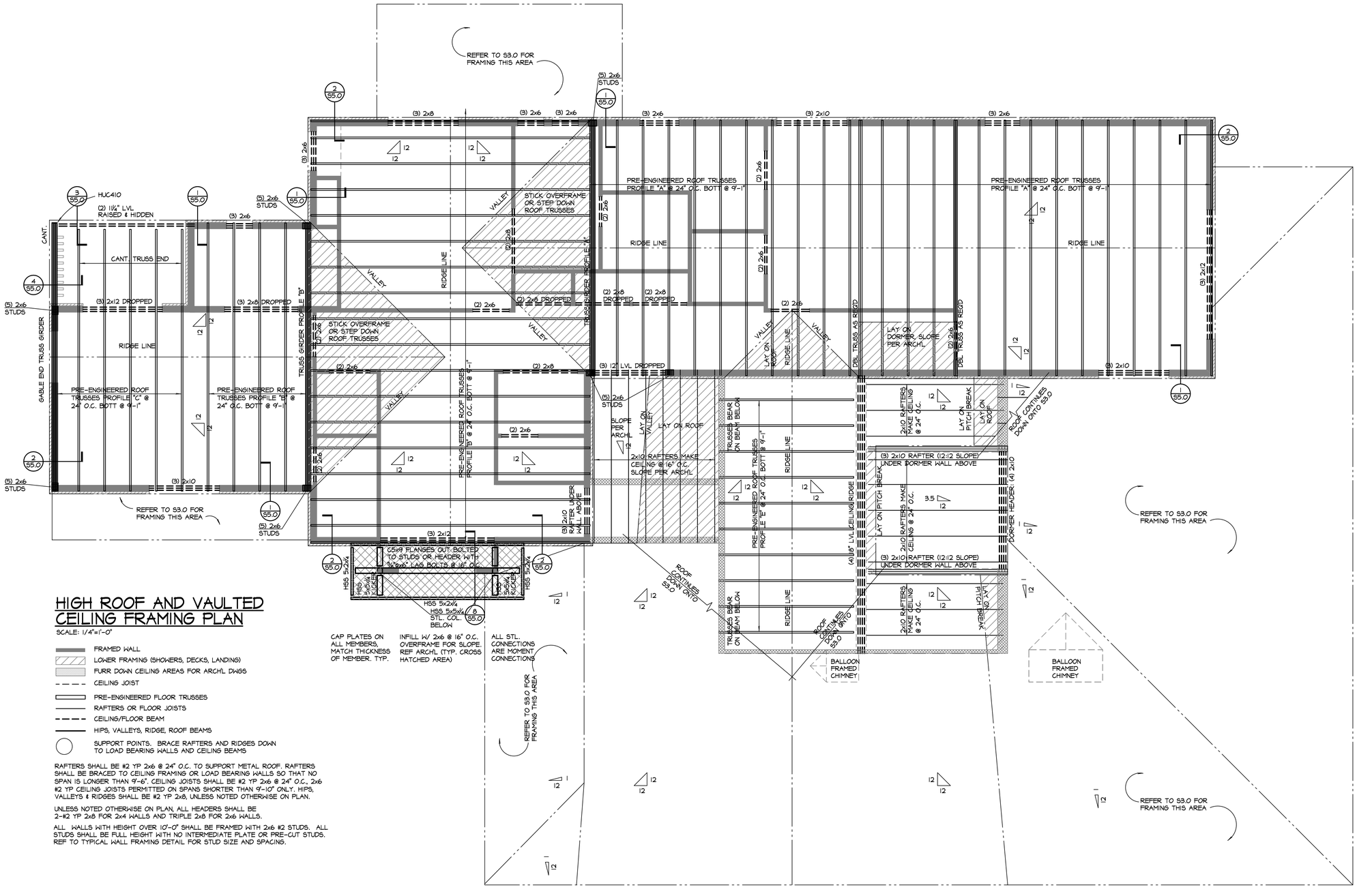
James E. Butkin

September 16, 2025

Honeycutt Residence
2205 Manana Street Austin, TX 78730

Job #	2025011603
Drn.	P. O'DONNELL
Chk.	J. BUFKIN
Date	02-13-2025
Rev	09-16-2025

Sheet S3.1 Of 8



HIGH ROOF AND VAULTED CEILING FRAMING PLAN

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

- FRAMED WALL
- LOWER FRAMING (SHOWERS, DECKS, LANDING)
- FURR DOWN CEILING AREAS FOR ARCH'L DNGS
- CEILING JOIST
- PRE-ENGINEERED FLOOR TRUSSES
- RAFTERS OR FLOOR JOISTS
- CEILING/FLOOR BEAM
- HIPS, VALLEYS, RIDGE, ROOF BEAMS
- SUPPORT POINTS. BRACE RAFTERS AND RIDGES DOWN TO LOAD BEARING WALLS AND CEILING BEAMS

RAFTERS SHALL BE #2 YP 2x6 @ 24" O.C. TO SUPPORT METAL ROOF. RAFTERS SHALL BE BRACED TO CEILING FRAMING OR LOAD BEARING WALLS SO THAT NO SPAN IS LONGER THAN 9'-6". CEILING JOISTS SHALL BE #2 YP 2x6 @ 24" O.C., 2x6 #2 YP CEILING JOISTS PERMITTED ON SPANS SHORTER THAN 9'-10" ONLY. HIPS, VALLEYS & RIDGES SHALL BE #2 YP 2x8, UNLESS NOTED OTHERWISE ON PLAN.

UNLESS NOTED OTHERWISE ON PLAN, ALL HEADERS SHALL BE 2-#2 YP 2x8 FOR 2x4 WALLS AND TRIPLE 2x8 FOR 2x6 WALLS.

ALL WALLS WITH HEIGHT OVER 10'-0" SHALL BE FRAMED WITH 2x6 #2 STUDS. ALL STUDS SHALL BE FULL HEIGHT WITH NO INTERMEDIATE PLATE OR PRE-CUT STUDS. REF TO TYPICAL WALL FRAMING DETAIL FOR STUD SIZE AND SPACING.

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FRAMING NOTES

CODES

1. Building Code: International Residential Code 2021 Edition.
2. Wood Framing: National Design Specifications for Wood Construction with Supplement, National Forest and Paper Products Association, Latest Edition.
3. Structural Plywood: Plywood Design Specifications, American Plywood Association, Latest Edition.

DESIGN LOADS

1. Live Loads
   a. Single Family Residential
      Typical u.n.o. 40 psf
      Sleeping Areas 30 psf
      Attic Space 10 psf
   b. Balconies 60 psf
   c. Stairs 100 psf
   d. Roof 16 psf
   e. Wind Lateral Load on Structural Frame: as per IBC requirements.
2. Dead Loads include the self weight of the structural elements.
   a. Roofing (Metal) 8 psf

LAMINATED VENEER LUMBER

1. All LVL's shall be fabricated to standards set forth in the National Evaluation Service (NES) report no. NER-481 and shall provide minimum allowable design values of 2400 PSI in bending, 285 PSI in shear perpendicular to the glue line and 1,800,000 PSI in Modulus of Elasticity
2. Multiple LVL (more than 5) beams shall be bolted together full length with 1/2"Ø through bolts at a spacing of 1.5 times the depth of the beam. Bolts shall be placed at top and bottom. All other multiple LVL beams shall be screwed together with Simpson SDSW screws installed every 6" vertically at 24" O.C. spacing from each side.

WOOD FRAMING

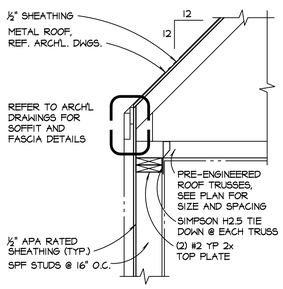
1. Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine or douglas fir.
2. All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
3. Provide double studs at all wall corners and on each side of all openings.
4. Floor sheathing: 1 1/8" grade tongue&groove Sturdifloor with exterior glue. Floor sheathing shall be adhered to the wood support members with a wet use subfloor adhesive, in addition to being nailed to the supports with 10d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
5. Roof sheathing: ½" sheathing with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
6. Solid sheath entire building in 7/16" to ½" wood paneling. 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. NO STAPLES ALLOWED.
7. 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.
8. All framing members framing into the side of a header shall be attached using metal joist hangers sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
9. 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"Ø anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative. All horizontal plates shall be #2 yellow pine.
10. Provide double joists under all interior partition walls oriented parallel to the joists.
11. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
12. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

STRUCTURAL STEEL

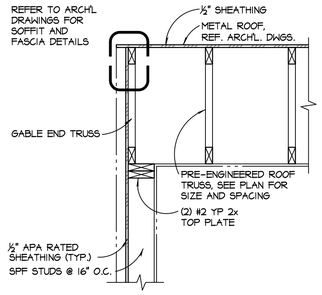
1. Structural Steel shall conform to ASTM A36 Gr. 50. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, Fy 46 ksi.

STRUCTURAL STEEL CONNECTIONS

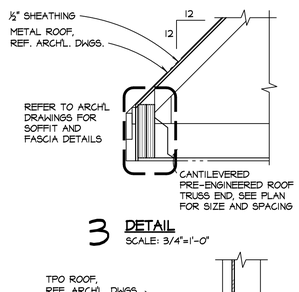
1. Welding shall conform to ANSI/AWS D1.1, latest edition.
2. Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.



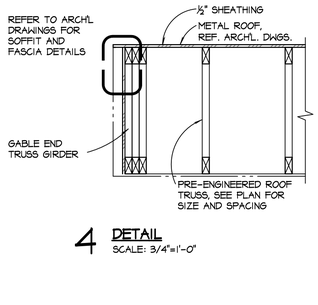
1 DETAIL
SCALE: 3/4"=1'-0"



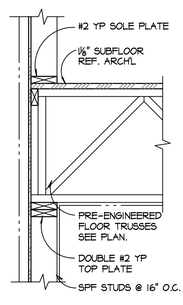
2 DETAIL
SCALE: 3/4"=1'-0"



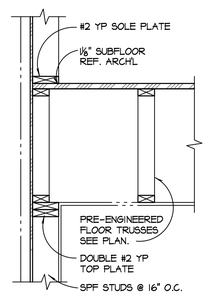
3 DETAIL
SCALE: 3/4"=1'-0"



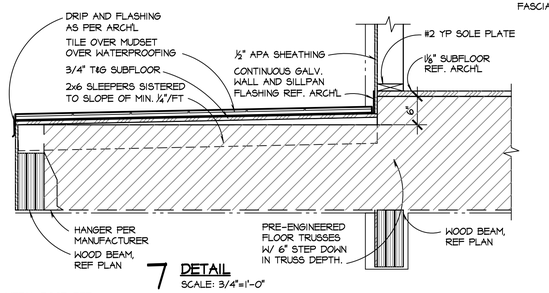
4 DETAIL
SCALE: 3/4"=1'-0"



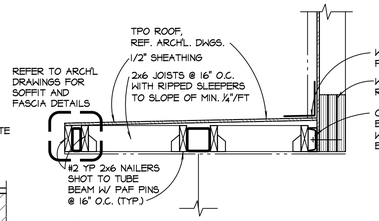
5 DETAIL
SCALE: 3/4"=1'-0"



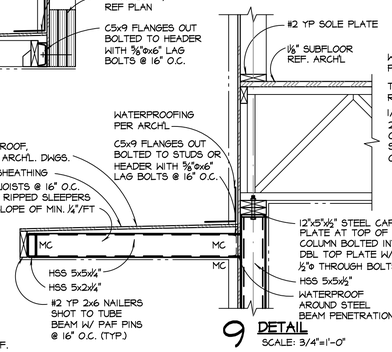
6 DETAIL
SCALE: 3/4"=1'-0"



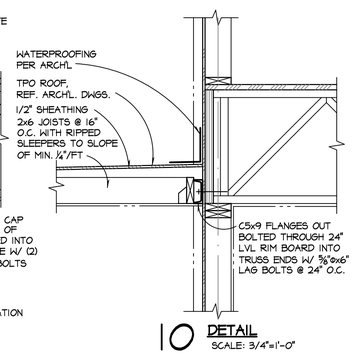
7 DETAIL
SCALE: 3/4"=1'-0"



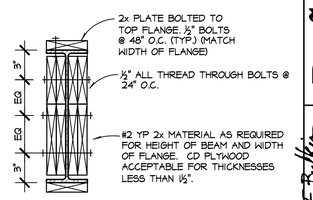
8 DETAIL
SCALE: 3/4"=1'-0"



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

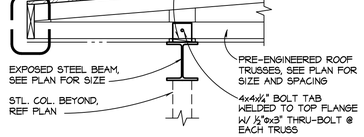


10 DETAIL
SCALE: 3/4"=1'-0"

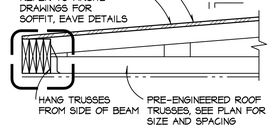


BEAM SIZE	# ROWS
6" TO 8"	1
10" TO 14"	2
16" TO 18"	3
21" TO 24"	4

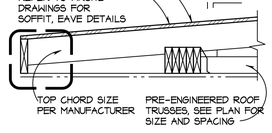
TYP. STEEL BEAM PACK OUT
SCALE: 1"=1'-0"



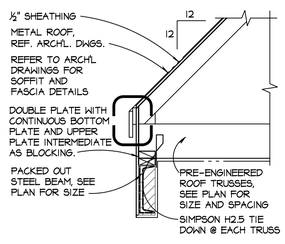
11 DETAIL
SCALE: 3/4"=1'-0"



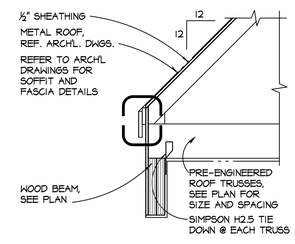
12 DETAIL
SCALE: 3/4"=1'-0"



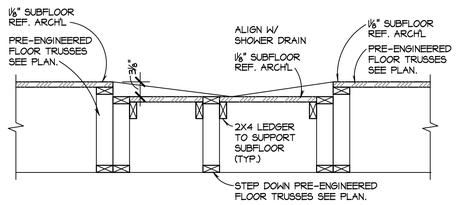
13 DETAIL
SCALE: 3/4"=1'-0"



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



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

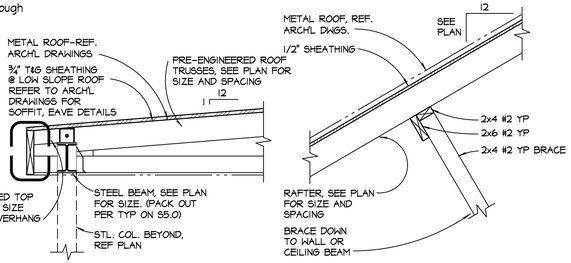


TYP. FLUSH SHOWER DETAIL
SCALE: 3/4"=1'-0"

JOIST SIZE, #2 YP	MAXIMUM HORIZ SPAN• NO STORAGE ATTIC ≤ 4' NO MEP	LT STORAGE (20 PSF) OR ATTIC > 4'	HVY STORAGE (30 PSF) & ATTIC > 4'
2x6 @ 24" O.C.	13'-11"	9'-10"	8'-6"
2x8 @ 24" O.C.	17'-7"	12'-6"	10'-10"
2x6 @ 16" O.C.	16'-11"	12'-0"	10'-3"
2x8 @ 16" O.C.	21'-7"	15'-3"	13'-3"
2x10 @ 24" O.C.	20'-11"	14'-9"	12-10"
2x10 @ 16" O.C.	25'-7"	18'-1"	15'-8"
2x12 @ 24" O.C.	EXCEEDS AVAILABILITY	17'-4"	15'-1"
2x12 @ 16" O.C.	EXCEEDS AVAILABILITY	21'-3"	18'-6"

•SPAN IS HORIZONTAL DISTANCE AS MEASURED BETWEEN BEARING WALLS OR BEAMS
CEILING JOISTS DO NOT CARRY ANY ROOF LOADING
LT. STORAGE IS 20 PSF
HVY. STORAGE IS 30 PSF

CEILING JOIST SPAN TABLE
SCALE: NOT TO SCALE



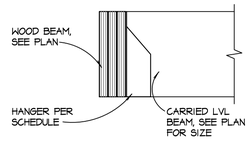
16 DETAIL
SCALE: 3/4"=1'-0"

TYPICAL STRONG BACK
SCALE: 3/4"=1'-0"

RAFTER SIZE, #2 YP	MAXIMUM HORIZ SPAN• LIGHT ROOF, NO CLG	HEAVY ROOF, NO CLG	LIGHT ROOF, W/ SHT ROCK CEILING	HEAVY ROOF, W/ SHT ROCK CEILING
2x6 @ 24" O.C.	10'-7"	9'-2"	9'-2"	6'-11"
2x8 @ 24" O.C.	13'-4"	11'-7"	11'-7"	8'-9"
2x6 @ 16" O.C.	12'-11"	11'-2"	11'-2"	8'-6"
2x8 @ 16" O.C.	16'-4"	14'-2"	14'-2"	10'-8"
2x10 @ 24" O.C.	15'-10"	13'-9"	13'-9"	10'-7"
2x10 @ 16" O.C.	19'-5"	16'-10"	16'-10"	13'-0"
2x12 @ 24" O.C.	18'-9"	17'-4"	17'-4"	16'-3"
2x12 @ 16" O.C.	23'-10"	21'-3"	21'-3"	19'-11"

•SPAN IS HORIZONTAL DISTANCE AS MEASURED BETWEEN BEARING WALLS, STRONGBACK BRACING OR RIDGE, HIP OR VALLEY
HEAVY ROOF IS CONCRETE OR CERAMIC TILE
LIGHT ROOF IS COMPOSITION SHINGLES OR METAL ROOF

RAFTER SPAN TABLE
SCALE: NOT TO SCALE

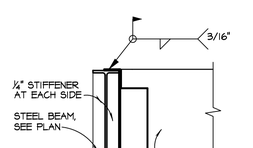


LVL TO LVL CONNECTION SCHEDULE

CARRIED MEMBER	SIMPSON HANGER
(2) 2x12	HU210-2
(3) 2x12	HU210-3
(4) 2x12	HU210-4
(2) 12" LVL	HU410
(3) 12" LVL	HU610
(4) 12" LVL	HU810
(2) 14" LVL	HU412
(3) 14" LVL	HU612
(4) 14" LVL	HU812
(2) 16" LVL	HU414
(3) 16" LVL	HU614
(4) 16" LVL	HU814
(2) 18" LVL	HU416
(3) 18" LVL	HU616
(4) 18" LVL	HU816

NOTE: INSTALL ACCORDING TO MANUFACTURER SPECIFICATIONS. SUBSTITUTION MUST MEET EQUIVALENT LOADING, AND CONFIRMED WITH ENGINEER. USE SCHEDULE FOR ALL HANGERS UNLESS OTHERWISE SPECIFIED ON PLAN.

LVL TO LVL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"

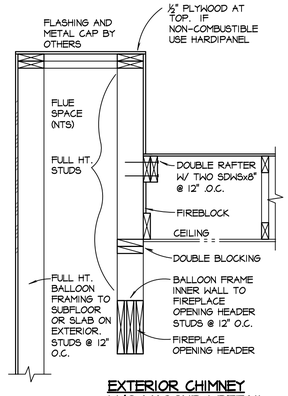


LVL TO STEEL CONNECTION SCHEDULE

BEAM DEPTH	SIMPSON HANGER
(4) 18" LVL	HGLTV418-2
(3) 18" LVL	HGLTV5.518
(2) 18" LVL	GLTV5.518
(3) 16" LVL	GLTV5.516
(2) 16" LVL	GLTV5.516
(3) 14" LVL	GLTV5.514
(2) 14" LVL	HHI1414
(3) 12" LVL	GLTV5.512
(2) 12" LVL	HHI1412

NOTE: INTALL ACCORDING TO MANUFACTURER SPECIFICATIONS. SUBSTITUTION MUST MEET EQUIVLANT LOADING, AND CONFIRMED WITH ENGINEER

LVL TO STEEL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"



EXTERIOR CHIMNEY W/O MASONRY DETAIL
SCALE: 3/4"=1'-0"

Butkin Engineering, Inc.
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Ph: (512) 236-8070 Cell: (512) 914-2659
Firm #9955

James E. Butkin
September 16, 2025

Honeycutt Residence
2205 Manana Street Austin, TX 78730

Job #	2025011603
Drn.	P. O'DONNELL
Chk.	J. BUFKIN
Date	02-13-2025
Rev	09-16-2025

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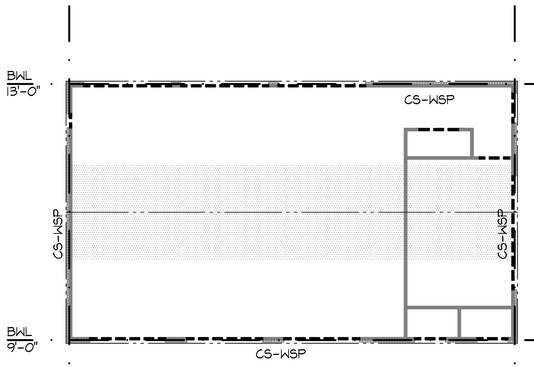
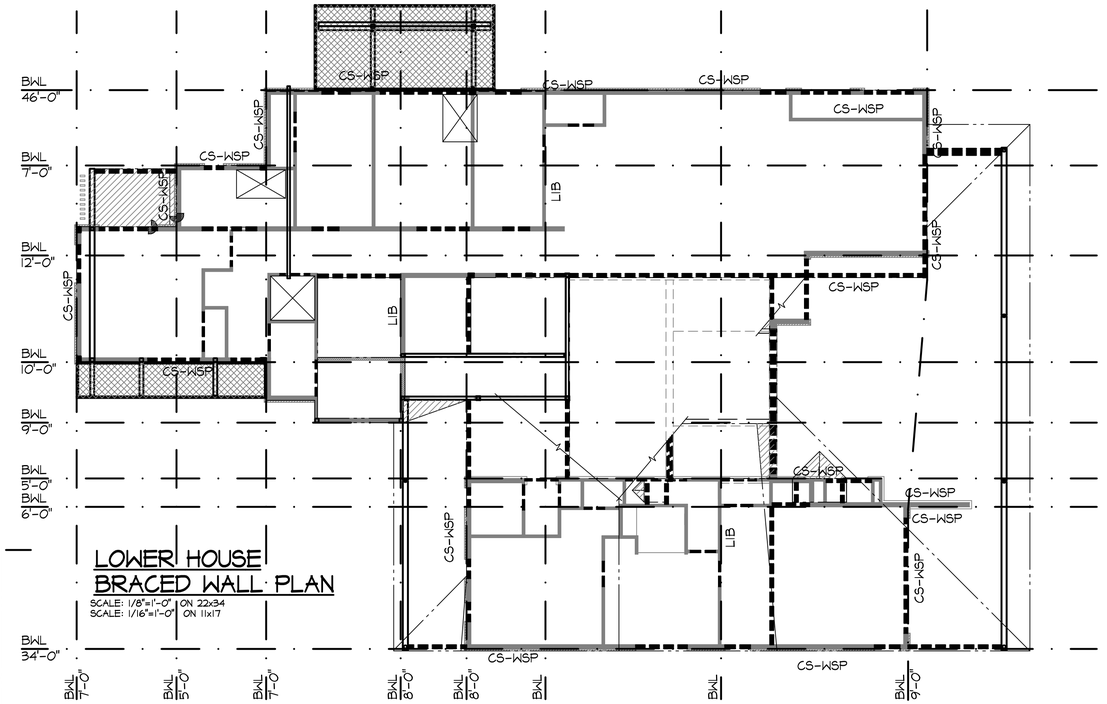


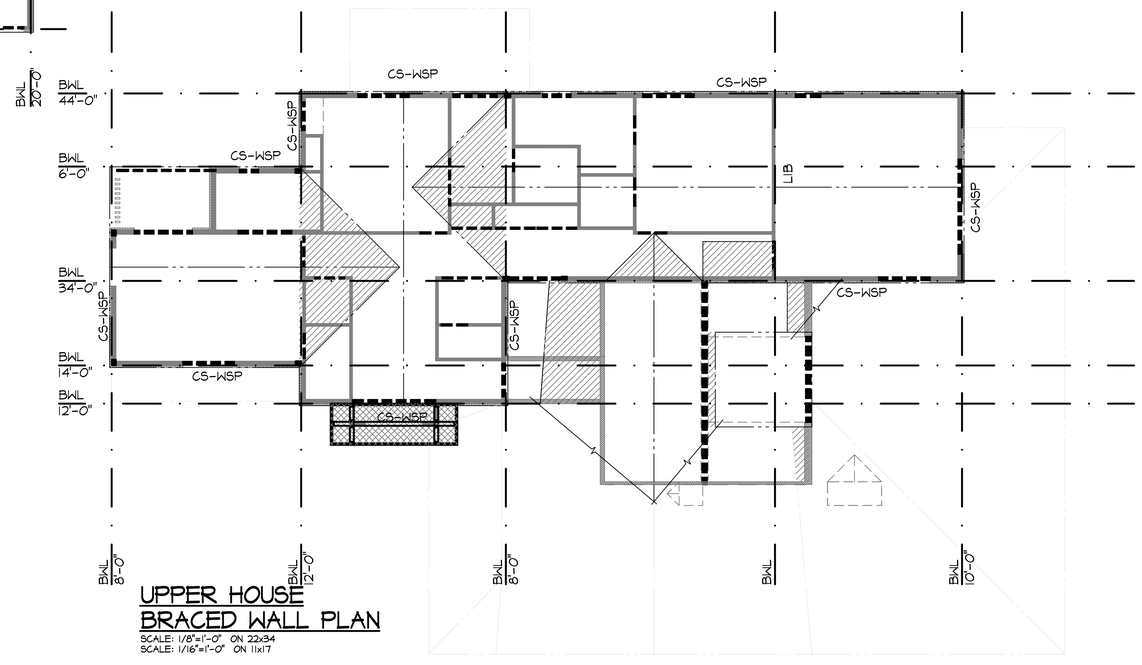
DETACHED GARAGE BRACED WALL PLAN

SCALE: 1/8"=1'-0" ON 22x34
SCALE: 1/16"=1'-0" ON 11x17



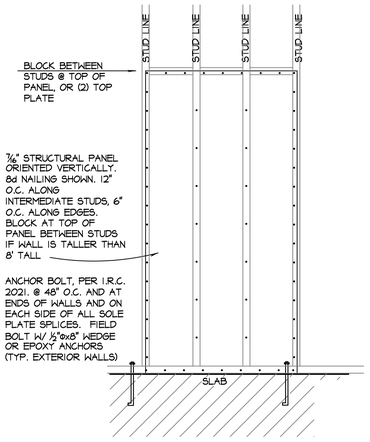
LOWER HOUSE BRACED WALL PLAN

SCALE: 1/8"=1'-0" ON 22x34
SCALE: 1/16"=1'-0" ON 11x17



UPPER HOUSE BRACED WALL PLAN

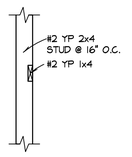
SCALE: 1/8"=1'-0" ON 22x34
SCALE: 1/16"=1'-0" ON 11x17



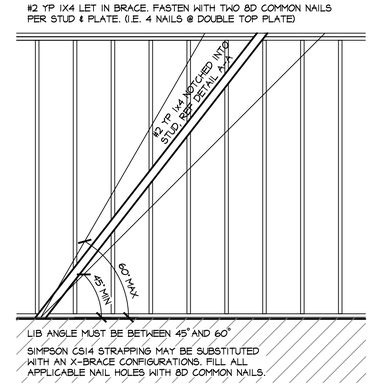
CS-WSP VERTICAL APPLICATION

SCALE: 1/2"=1'-0" ON 22x34
SCALE: 1/4"=1'-0" ON 11x17

REFER TO PLAN FOR LOCATION OF ANY REQUIRED HOLDDOWNS



A-A **LIB CROSS SECTION**
SCALE: 1/2"=1'-0" ON 22x34
SCALE: 1/4"=1'-0" ON 11x17



2 **LIB DETAIL**
SCALE: 1/4"=1'-0" ON 22x34
SCALE: 1/8"=1'-0" ON 11x17

WALL BRACING NOTES

CODES

1. Building Code: International Residential Code 2021 Edition. Section R602.10

WALL BRACING LEGEND

CS-WSP Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports. Staples not allowed on CS-WSP walls. Horizontal block all wood panels.

BWL = BRACED WALL LINE
##'-#"=TOTAL LENGTH OF CONTRIBUTING PANELS ON BRACED WALL LINE

BWL Braced wall line

LIB 1x4 diagonal wood bracing continuous from top plate to bottom plate or approved metal straps at 45 to 60 degree angles for 16" stud spacing. Install straps as per manufacturer's requirements. Intermittent braced walls must have 1/2" gypsum wall board installed on side of wall opposite the bracing material.

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