MR. & MRS. RIEKEN

1671 CROSSWIND DR
BLANCO, TX 78606

PROJECT DIRECTORY

OWNER

MR. & MRS. RIEKEN
1671 CROSSWIND DR.
BLANCO, TX 78606

ARCHITECT

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TEL 830.997.7024
FAX 830.990.6424
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STRUCTURAL

SMITH STRUCTURAL ENGINEERS
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AUSTIN, TEXAS 78748
TEL 512.478.5281
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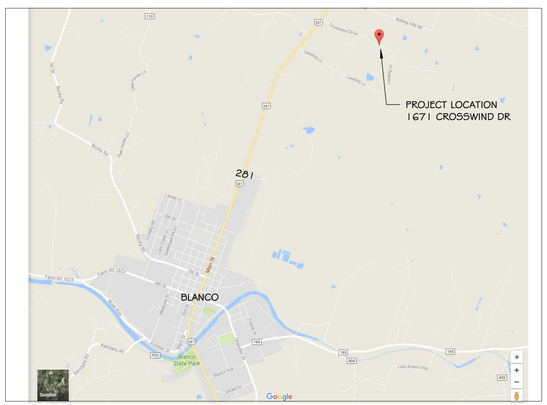
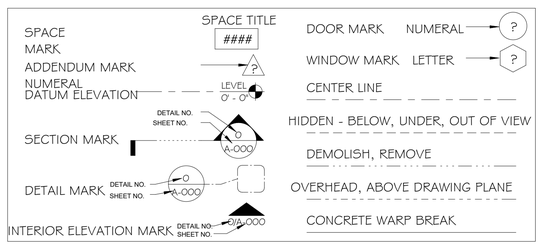
CONTACT: WHIT SMITH
EMAIL: whit@smith-structural.com

DRAWING SHEET INDEX

LOCATION MAP



REFERENCE SYMBOLS & LINETYPES



INDEX LEGEND

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A GUEST HOUSE FOR:
MR. & MRS. RIEKEN
1671 CROSSWIND DR
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REVISIONS

REGISTERED ARCHITECT ANDREW BRAY 18754 STATE OF TEXAS
07.27.17

COVER SHEET

Drawn By:	ECD
Checked By:	AB
Approved By:	AB
Project No.:	1654
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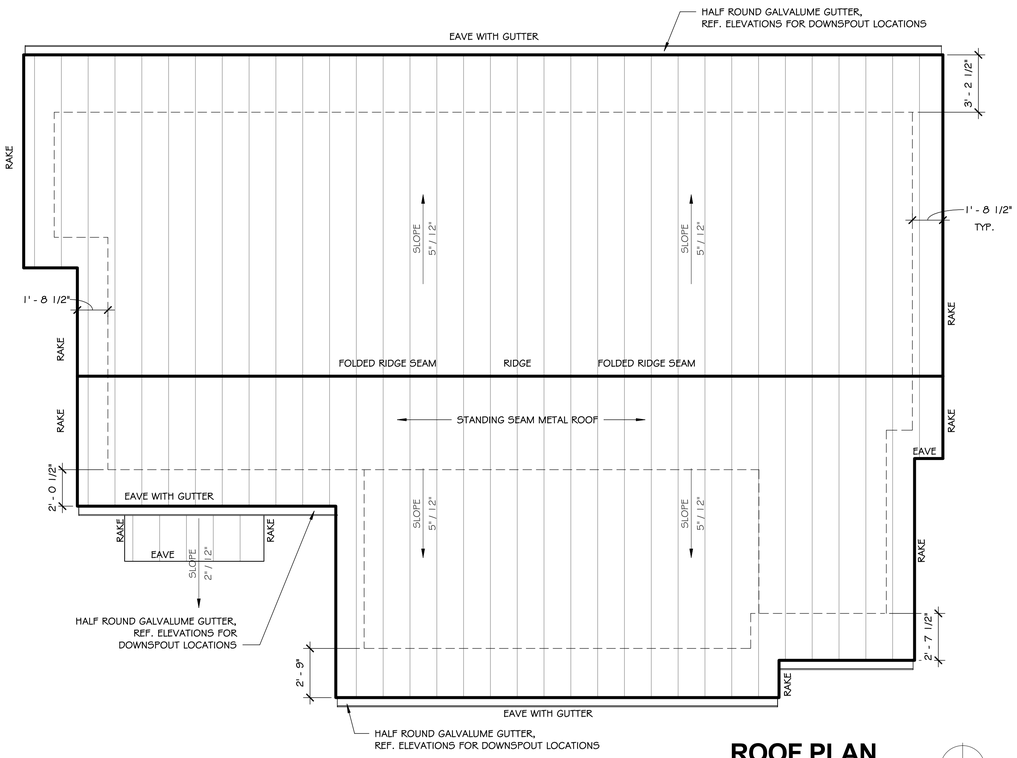
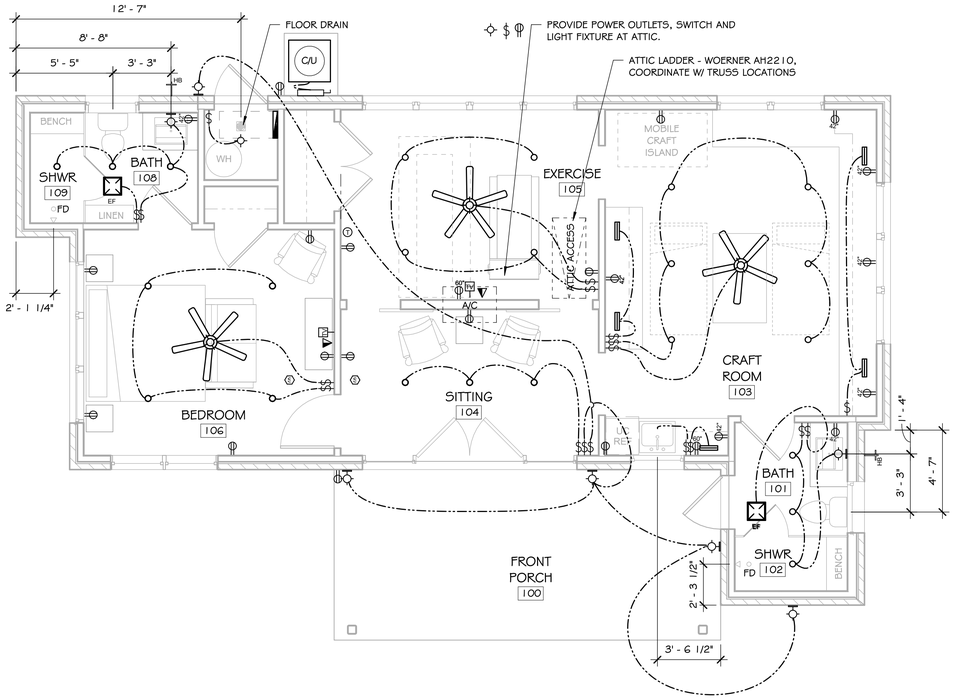


ROOF PLAN

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



FIRST FLOOR UTILITIES PLAN

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

ELECTRICAL LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
J / ⊗	JUNCTION BOX / DIRECT CONNECTION		UNDER COUNTER LED LIGHT
	CONVENIENCE OUTLET - DUPLEX, 120 V		RECESSED CAN LIGHT
	CONVENIENCE OUTLET - QUAD, 120 V	S	SMOKE DETECTOR
	CONVENIENCE OUTLET - SINGLE, 220 V	/	DOOR BELL PUSH BUTTON / DOOR BELL CHIME
/ / /	FLOOR - DUPLEX / QUAD / TELEPHONE / TELEV.	T	THERMOSTAT
/	TELEPHONE OUTLET / MODEM		2 LAMP FLUORESCENT
	PANELBOARD (PNL)		TRACK LIGHTING
	DISCONNECT SWITCH		SECURITY LIGHTING
$	TOGGLE SWITCH, SINGLE POLE	VL HV HVL	VENT LIGHT/ HEAT VENT/ HEAT VENT LIGHT
$3 / $4 / $D	TOGGLE SWITCH, 3-WAY / 4 WAY/ DIMMER		CEILING FAN WITH LIGHT
	SWITCHLEG CIRCUIT		CEILING FAN WITH OUT LIGHT
	SURFACE MOUNTED LIGHT		
	WALL MOUNTED LIGHT		
	TELEVISION CABLE CONNECTION		

ELECTRICAL & HVAC NOTES:

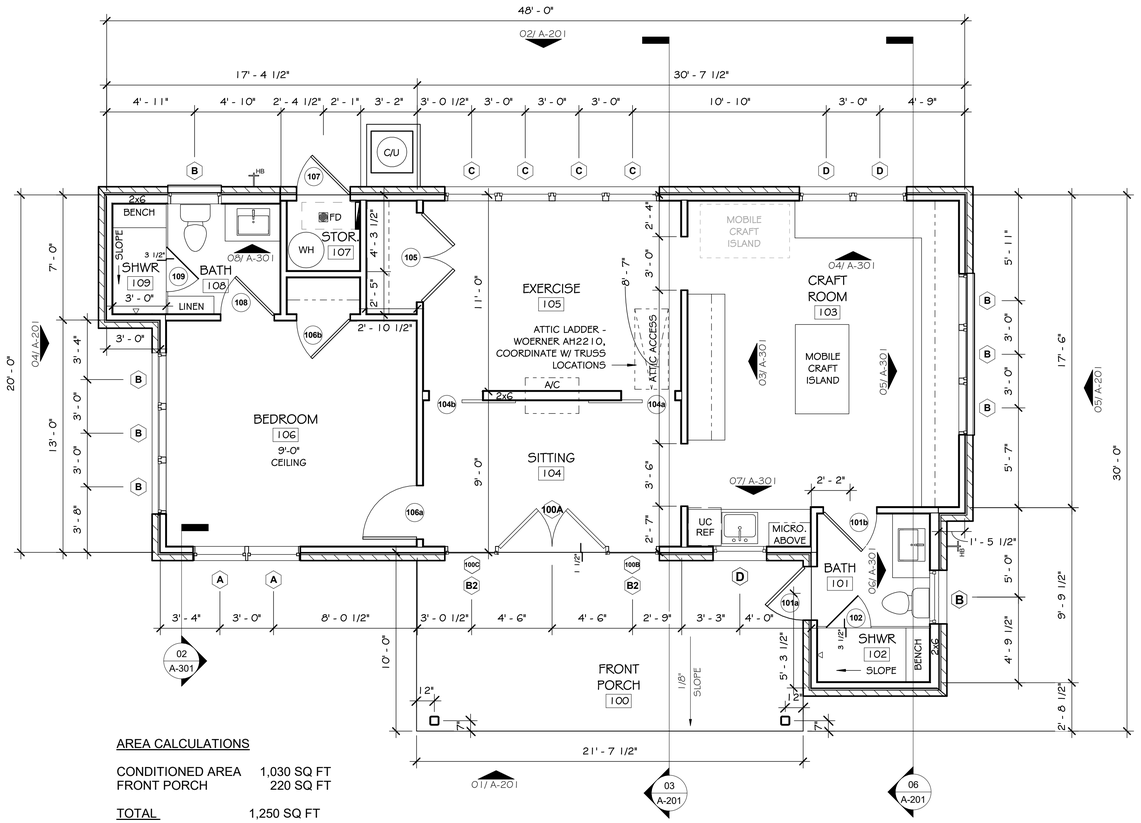
1. ALL ELECTRICAL WORK SHALL FOLLOW CURRENT ELECTRICAL CODE.
2. ALL EXTERIOR RECEPTACLES SHALL BE WATERPROOF AND GROUND-FAULT CIRCUIT INTERRUPTED (GFCI).
3. ALL INTERIOR RECEPTACLES AT ALL WET LOCATIONS, COUNTERTOPS, GARAGES, UNFINISHED STORAGE AREAS, AND WITH IN 6 FEET OF ALL PLUMBING SHALL BE GFCI.
4. ALL FANS SHALL BE WIRED WITH A DUAL BUTTON FAN AND LIGHT WALL CONTROL WITH DIMMER.
5. PROVIDE CONDUITS FROM TV RECEIVER LOCATIONS TO TV LOCATIONS ABOVE FIREPLACES.
6. ALL A/C UNITS SHALL BE SPLIT SYSTEM HEAT PUMPS WITH BACKUP ELECTRIC HEAT STRIPS. UNITS ARE TO BE CARRIER, TRANE, YORK, OR LENNOX AND HAVE A SEER RATING OF 16 OR BETTER.
7. ALL SWITCHES FOR HEAT/VENT/LIGHT COMBINATIONS SHALL BE IN A SINGLE BOX.
8. RECESSED CAN LIGHTS AT SLOPED CEILINGS ARE TO HAVE SLOPED HOUSING TYPE.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	HEAD HEIGHT	TYPE	COMMENTS
100A	6' - 0"	6' - 8"	6' - 8"	DOOR	
100B	3' - 0"	6' - 8"	6' - 8"		
100C	3' - 0"	6' - 8"	6' - 8"		
A	3' - 0"	5' - 0"	6' - 8"	DH	
B	3' - 0"	1' - 6"	6' - 8"	AWNING	
B2	3' - 0"	1' - 6"	8' - 2"	FIXED	
C	3' - 0"	5' - 0"	6' - 8"	CASEMENT	
D	3' - 0"	3' - 0"	6' - 8"	CASEMENT	

WINDOW AND GLASS DOOR NOTES:

1. WINDOWS AND GLASS DOORS ARE TO BE PREMIUM LINES FROM MARVIN, NORCO, ANDERSEN, PELLA, AND LINCOLN.
2. ALL DOOR HARDWARE IS TO BE SELECTED BY OWNER/ARCHITECT.



AREA CALCULATIONS

CONDITIONED AREA	1,030 SQ FT
FRONT PORCH	220 SQ FT
TOTAL	1,250 SQ FT

FIRST FLOOR

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

GENERAL NOTES:

1. ALL NEW WALLS ARE TO BE 2x4 UNLESS OTHERWISE NOTED. ALL NEW PLUMBING WALLS BEHIND TOILETS SHALL BE 2x6.
2. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL DESIGN OF THE FRAMING.
3. DIMENSIONS ARE TO THE FACE OF THE STUDS AT ALL NEW WALLS, THE FACE OF CONCRETE, AND TO THE CENTER OF OPENINGS. DIMENSIONS AT EXISTING WALLS ARE FROM THE FACE OF THE EXISTING FINISH.
4. ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED OR NATURALLY ROT RESISTANT.
5. ALL WORK DONE BY CONTRACTOR OR OTHERS SHALL MEET STATE AND LOCAL BUILDING CODES.
6. ALL FLOOR DRAINS SHALL BE SUPPLIED WITH PRIMERS TO MAINTAIN WATER LEVEL IN P-TRAPS.
7. ALL BOTTOM PLATES AND FRAMING IN WET LOCATIONS SHALL BE PRESSURE TREATED.
8. CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTIONS FOR ALL A/C UNITS AND GAS CONNECTIONS FOR ALL FURNACES, & TANKLESS WATER HEATER.

DOOR SCHEDULE

DR. NO.	SIZE	Thickness	COMMENTS
101a	3'-0" x 6'-8"	0' - 1 3/4"	
101b	3'-0" x 6'-8"	0' - 1 3/4"	
102	2'-6" x 6'-0"	0' - 0 3/8"	GLASS SHOWER DOOR
104a	2'-8" x 8'-0"	0' - 1 3/4"	SLIDING BARN DOOR
104b	2'-8" x 8'-0"	0' - 1 3/4"	SLIDING BARN DOOR
105	5'-0" x 6'-8"	0' - 1 3/4"	
106a	3'-0" x 6'-8"	0' - 1 3/4"	
106b	3'-0" x 6'-8"	0' - 1 3/4"	
107	3'-0" x 6'-8"	0' - 1 3/4"	
108	3'-0" x 6'-8"	0' - 1 3/4"	
109	2'-6" x 6'-0"	0' - 0 3/8"	GLASS SHOWER DOOR

DOOR NOTES:

1. ALL INTERIOR DOORS SHALL MATCH EXISTING AT HOUSE WITH MATCHING JAMBS.
2. ALL DOOR HARDWARE IS TO BE SELECTION BY OWNER/ARCHITECT.
3. PROVIDE SOLID 2x BLOCKING AT HEAD AND BEYOND FOR MOUNTING BARN DOOR TOP TRACK.

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A GUEST HOUSE FOR:

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BLANCO, TX 78606

REVISIONS

NO.	DATE

REGISTERED ARCHITECT EDWARD C. DAVIS 18754 STATE OF TEXAS

07.27.17

FLOOR PLAN

Drawn By:	ECD
Checked By:	AB
Approved By:	AB
Project No.	1654
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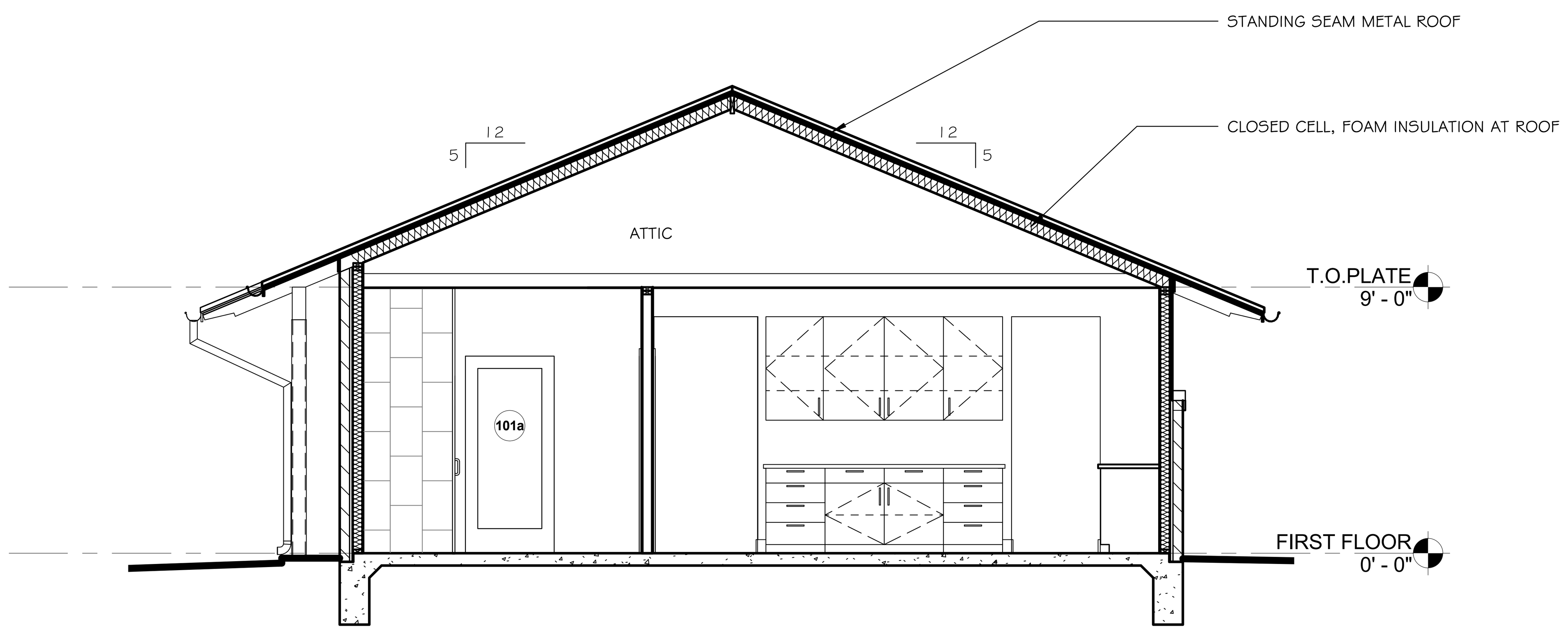
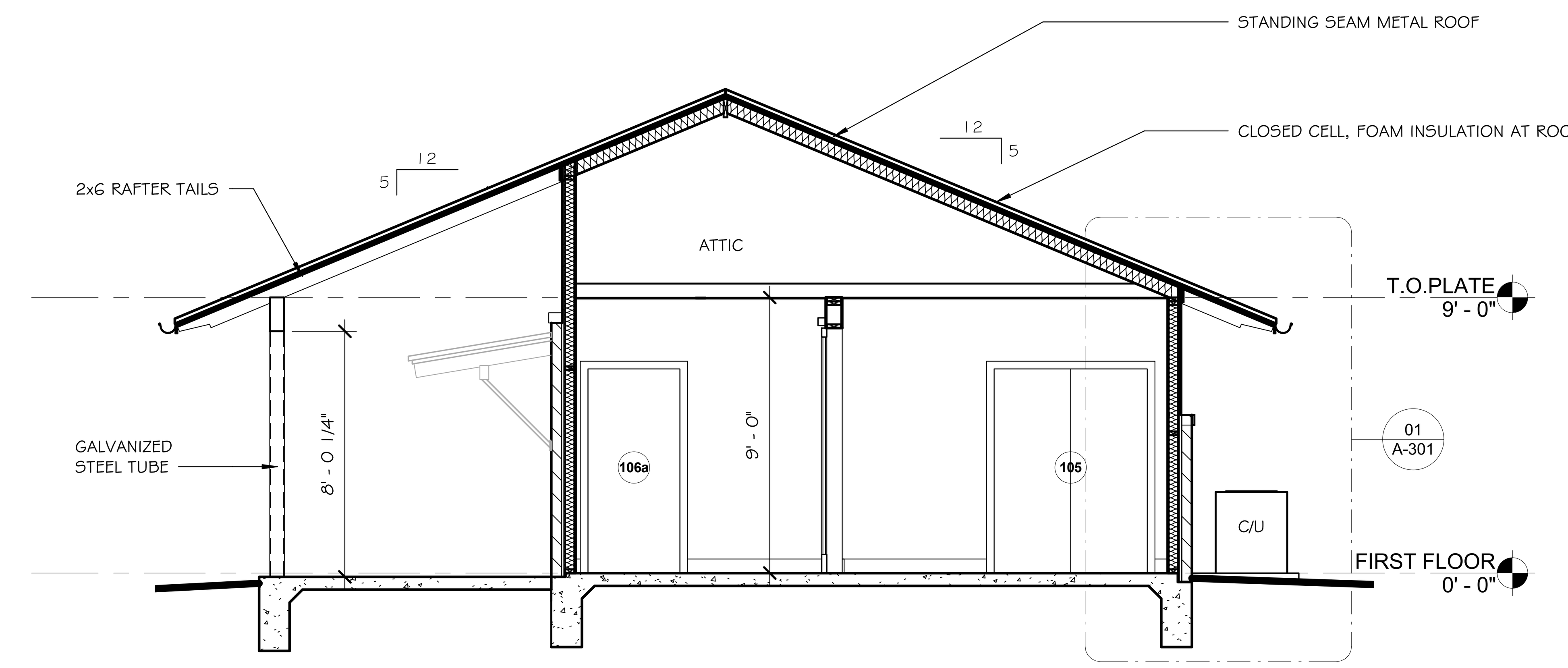
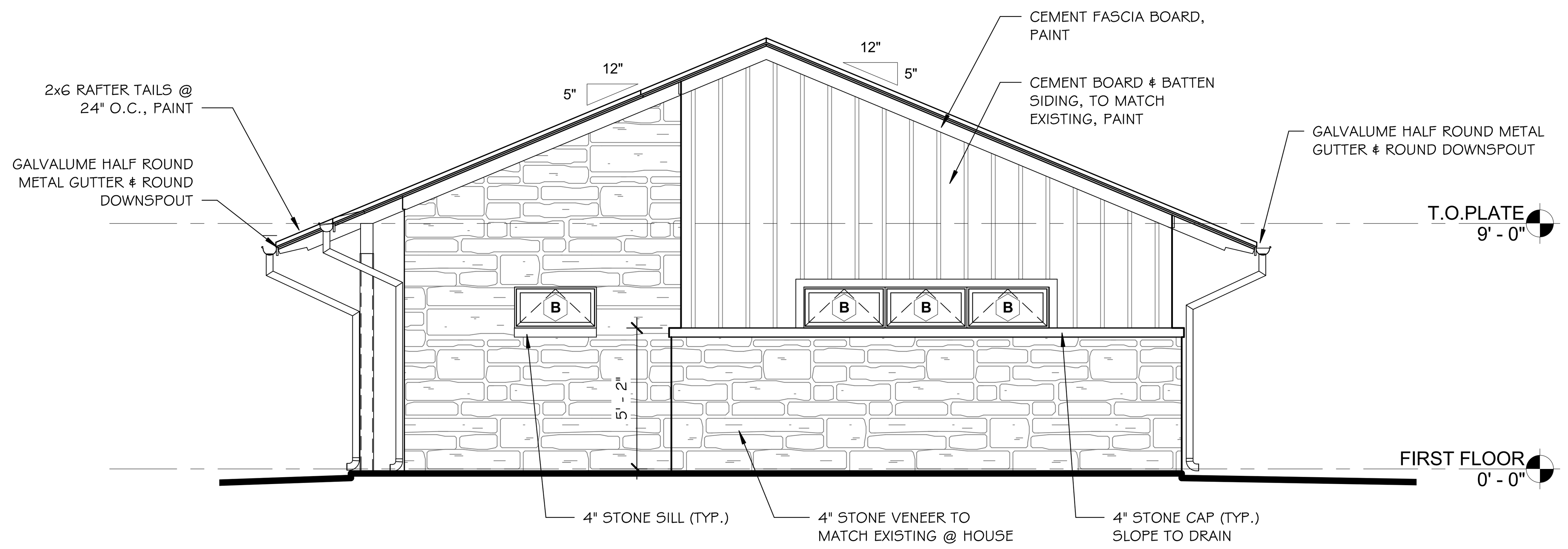


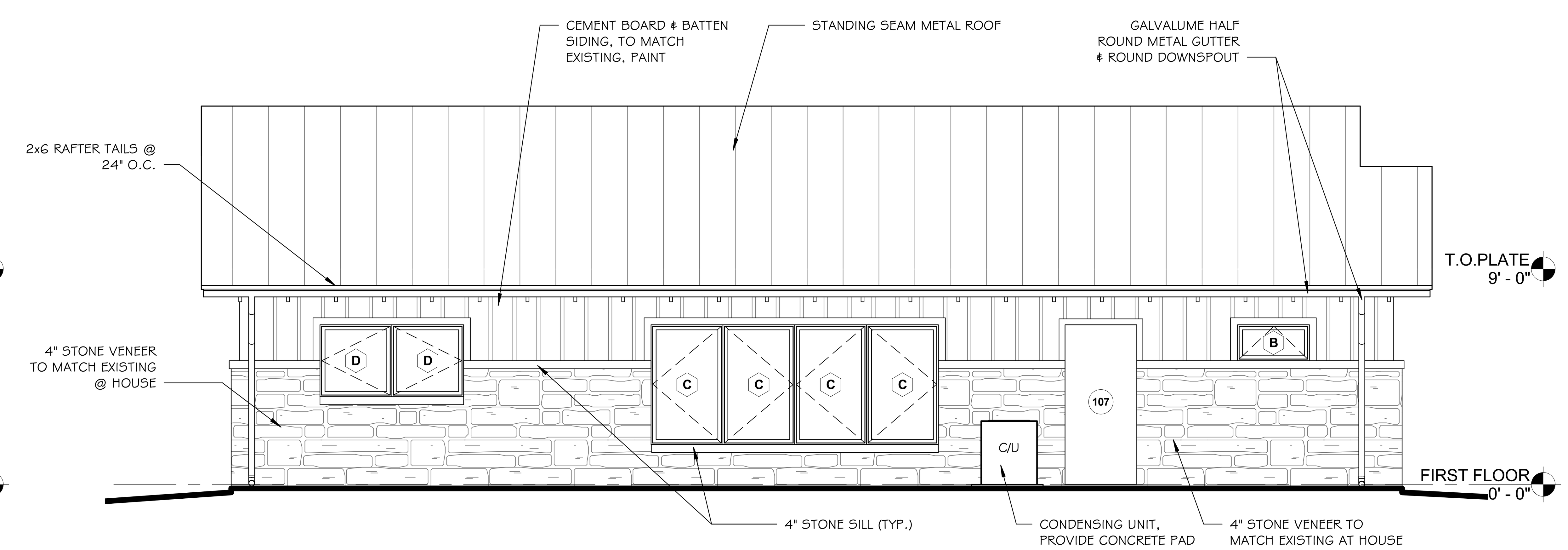
06 BUILDING SECT
SCALE: 1/4" = 1'-0"



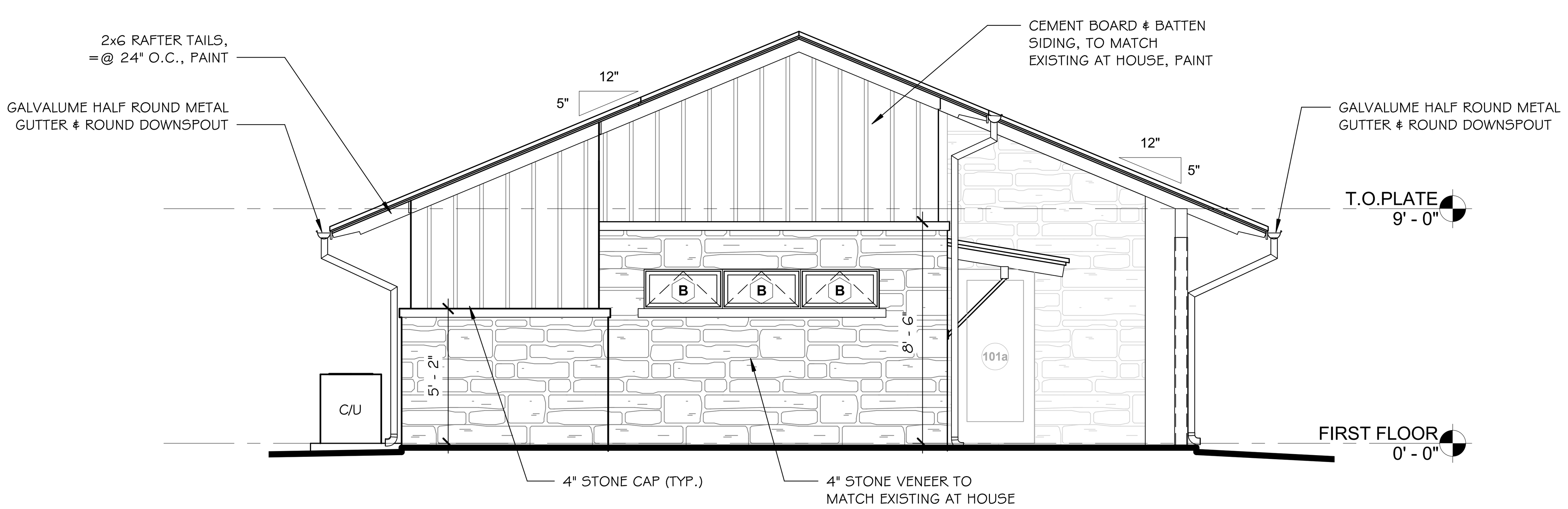
03 BUILDING SECTION
SCALE: 1/4" = 1'-0"



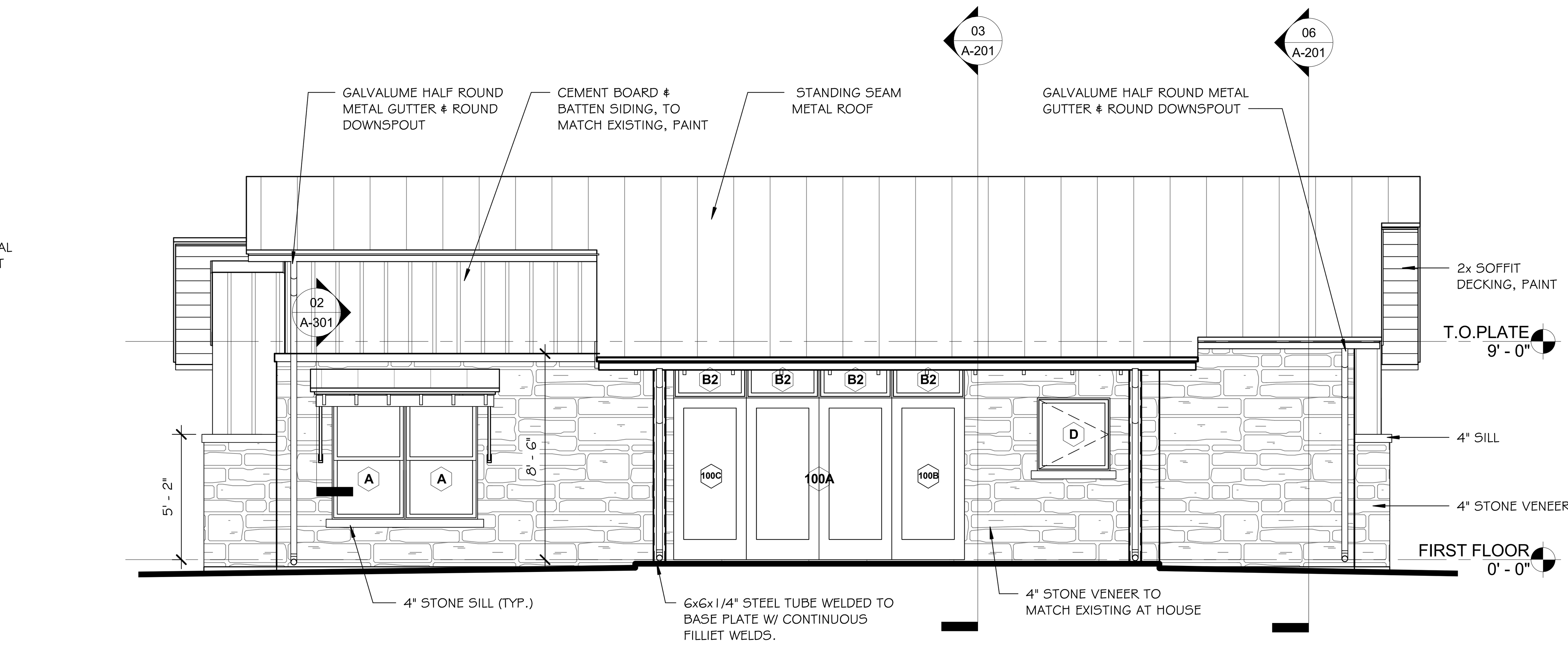
05 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



02 EAST ELEVATION
SCALE: 1/4" = 1'-0"



04 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



01 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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A GUEST HOUSE FOR:
MR. & MRS. RIEKEN
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BLANCO, TX 78606

REVISIONS

NO.	DATE

REGISTERED ARCHITECT STATE OF TEXAS 18754
07.27.17

EXTERIOR ELEVATIONS & SECTIONS

Drawn By:	EC
Checked By:	AB
Approved By:	AB
Project No.	1654
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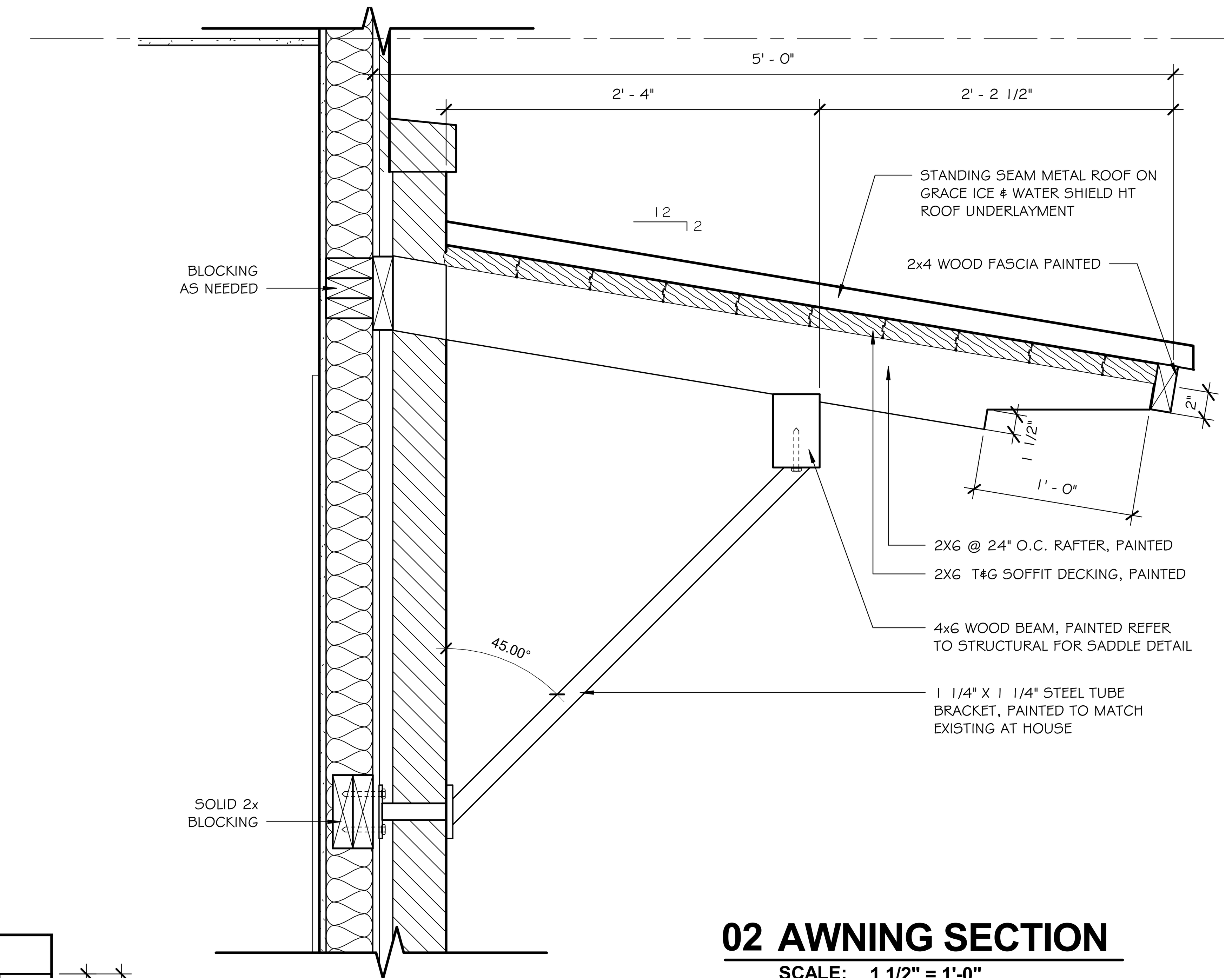
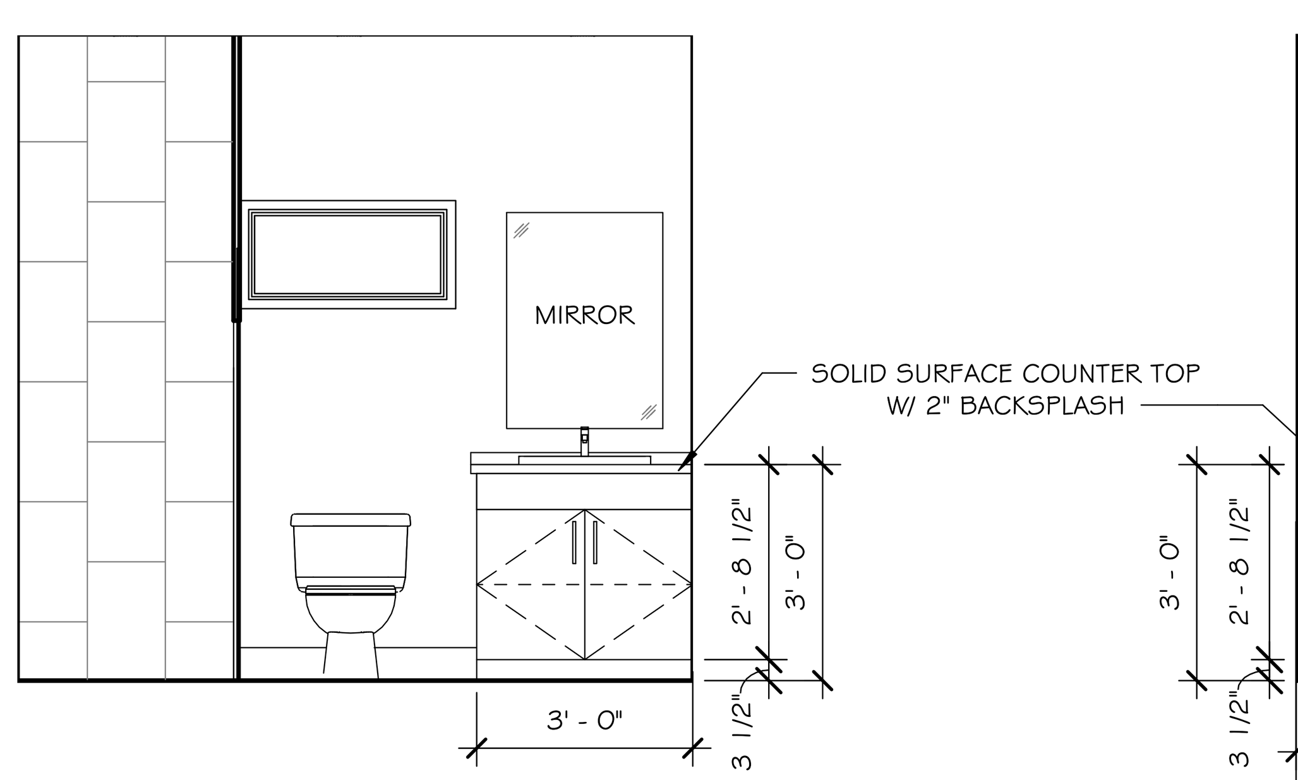
A-201

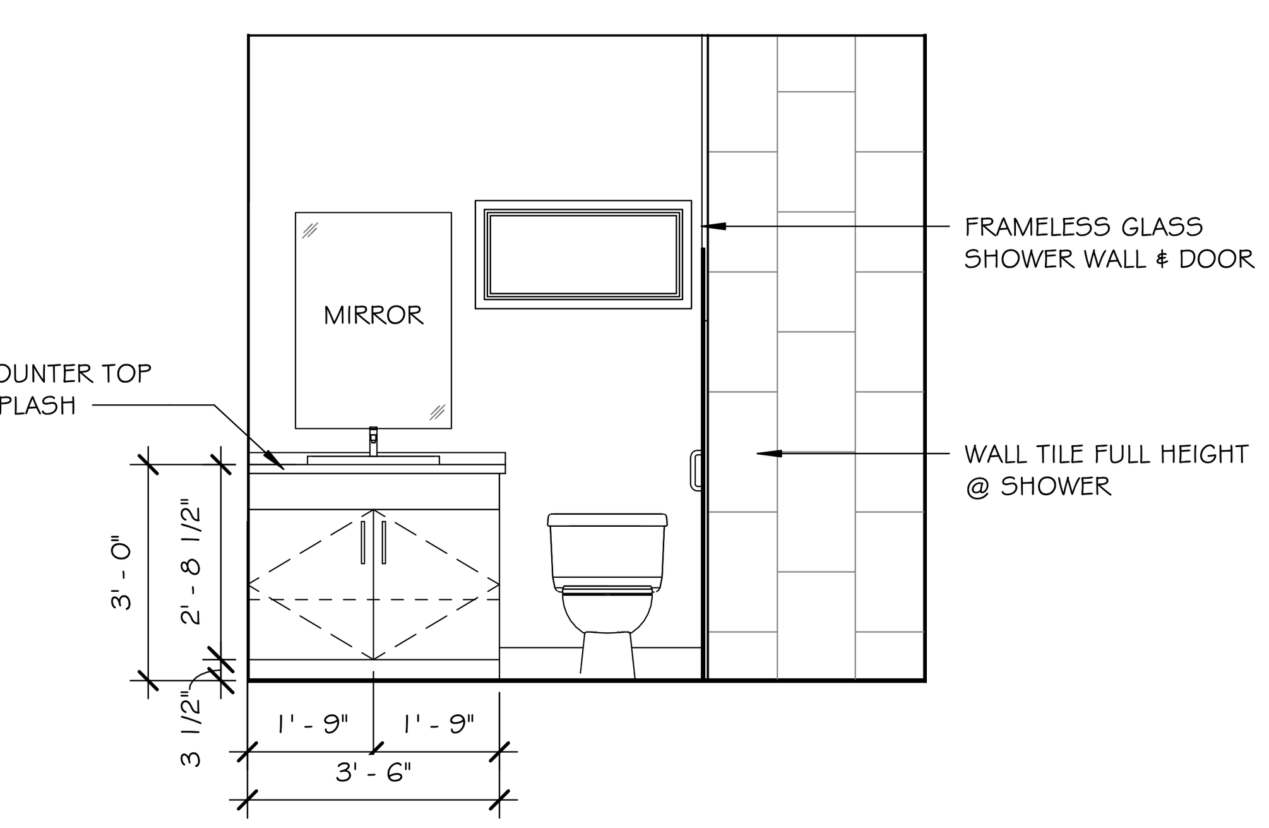
PRODUCT LIST				
CATEGORY	TYPE	MANUFACTURER / TYPE / SERIES	MODEL NO. / TYPE	COMMENTS
HARDWARE				
	CABINET PULLS	MOCKETT	DP 129-SSS 6-11/16" FLAT TOP PULL	OR EQUAL
PLUMBING				
	FAUCET	MOEN	MODEL NO. 6191 SERIES	OR EQUAL
	SHOWER HEAD	MOEN	T3291 SERIES VALVE & T3292 SERIES	OR EQUAL
	SINK	KOHLER	VOX K-2660-1	OR EQUAL
LIGHTING				
	RECESSED	HALO	4" HOUSING, REMODEL AIRTIGHT IC LED RECESSED	OR EQUAL
			#H995RICAT	
	FAN	MERWRY	#SW1422 COLOR:BRUSHED NICKEL	OR EQUAL
	WALL SCONCE	TO MATCH EXISTING AT HOUSE		
APPLIANCES				
	REFRIGERATOR	FRIGIDAIRE	MODEL:FFPE452QM SILVER MIST	OR EQUAL
	MICROWAVE	LG	MODEL: LCRT2010ST STAINLESS STEEL	OR EQUAL
COUNTERTOPS				
	SOLID SURFACE	CORIAN	ANTARCTICA	OR EQUAL
TILE				
	PORCELIAN	DALTILE	12x24 SIZE, COLOR TBD	



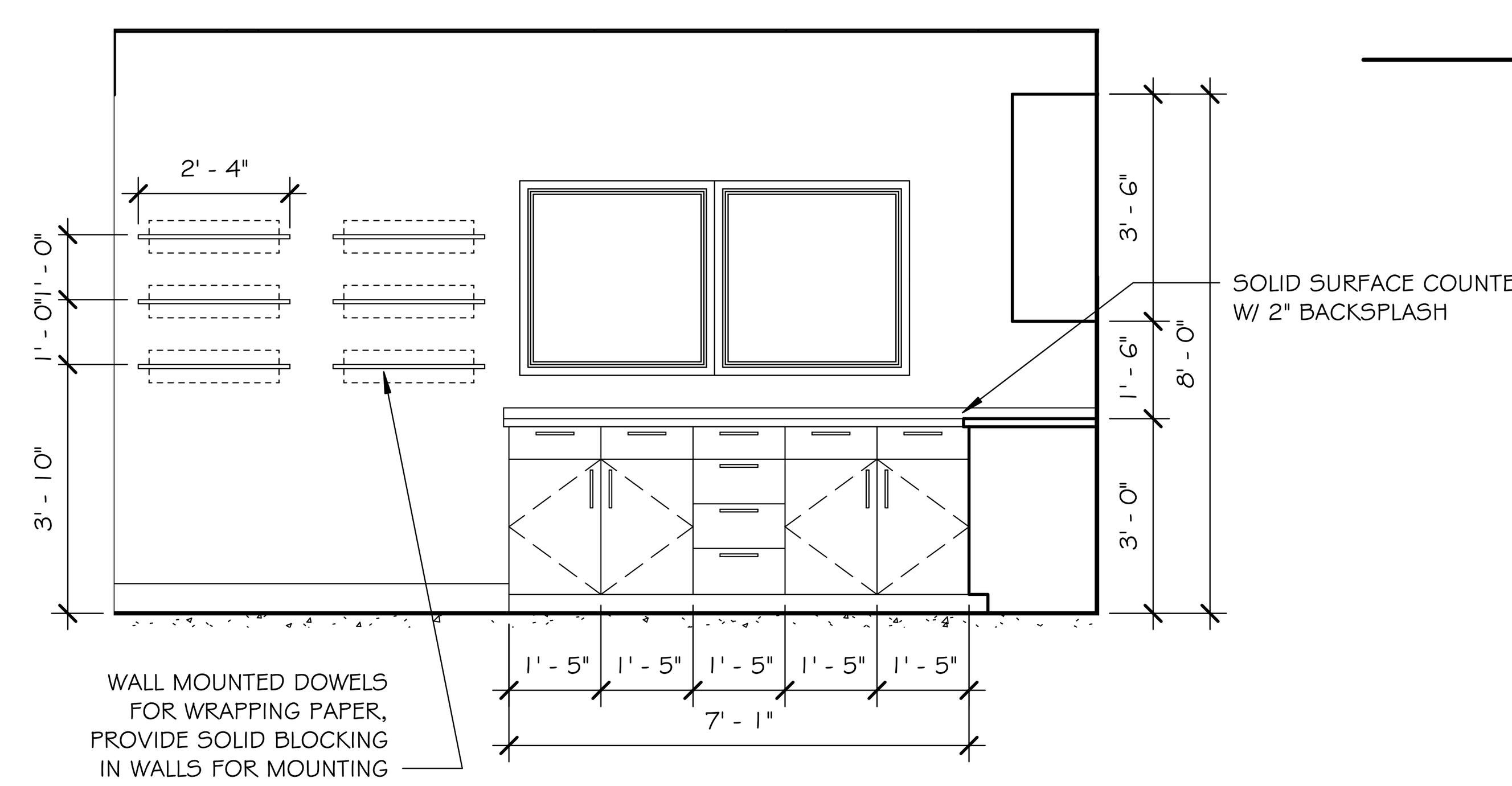
02 AWNING SECTION
SCALE: 1 1/2" = 1'-0"



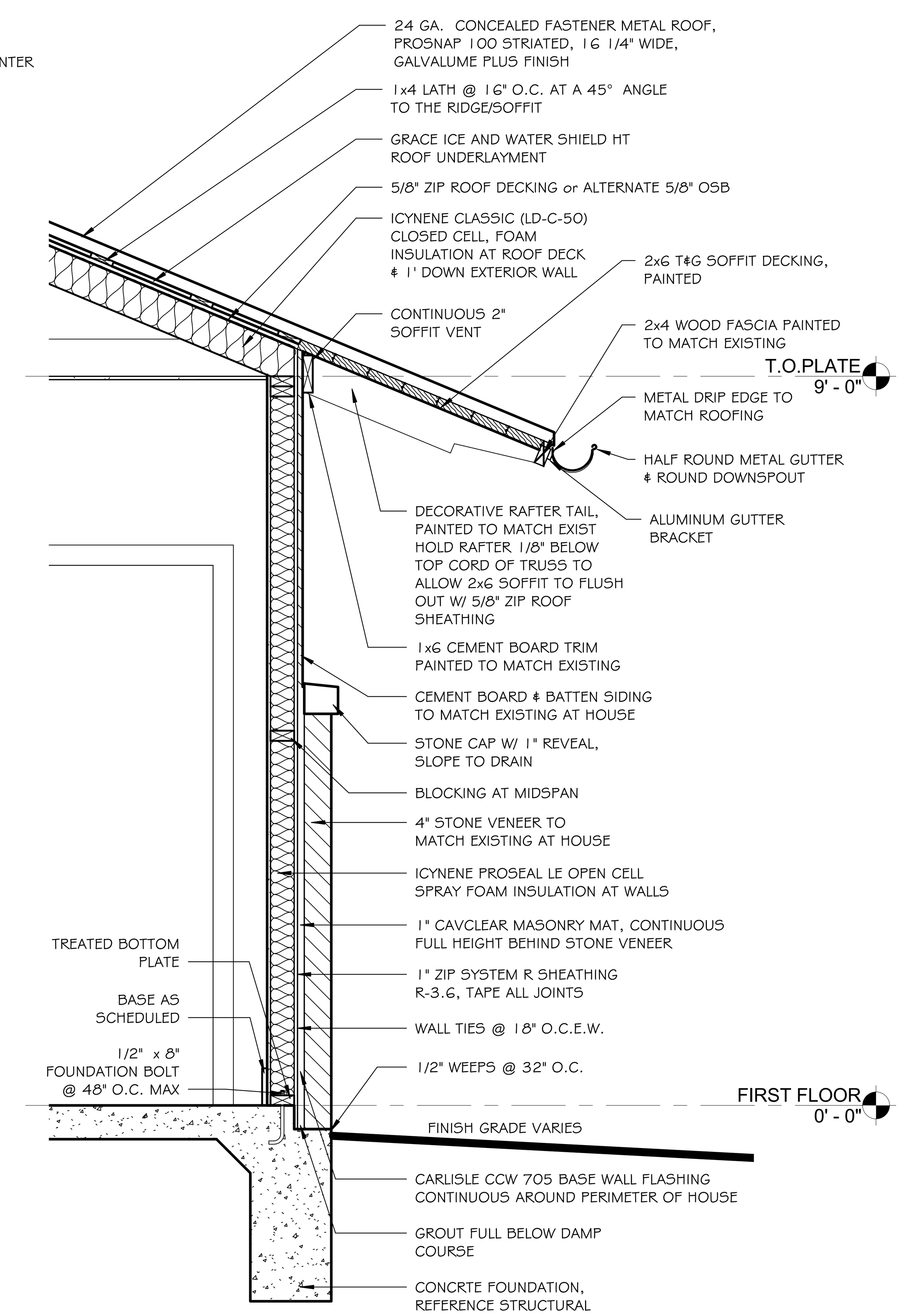
08 BATH 108 ELEVATION
SCALE: 3/8" = 1'-0"

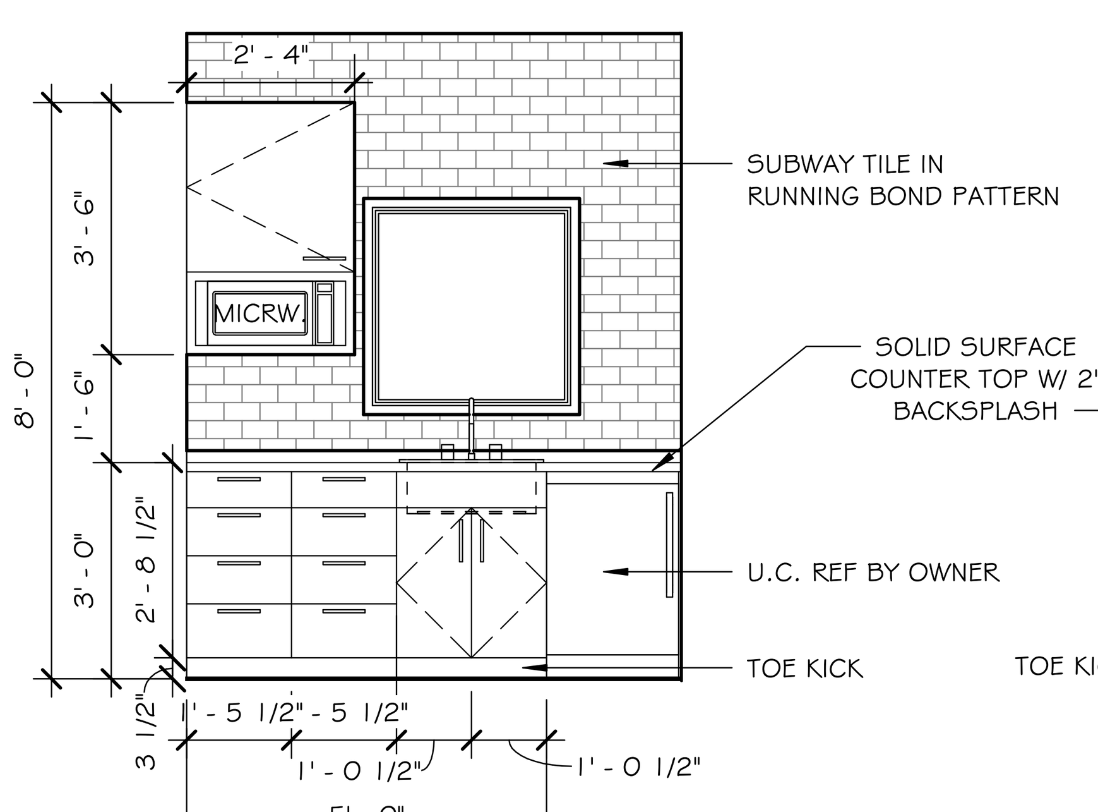


06 BATH 101 ELEVATION
SCALE: 3/8" = 1'-0"

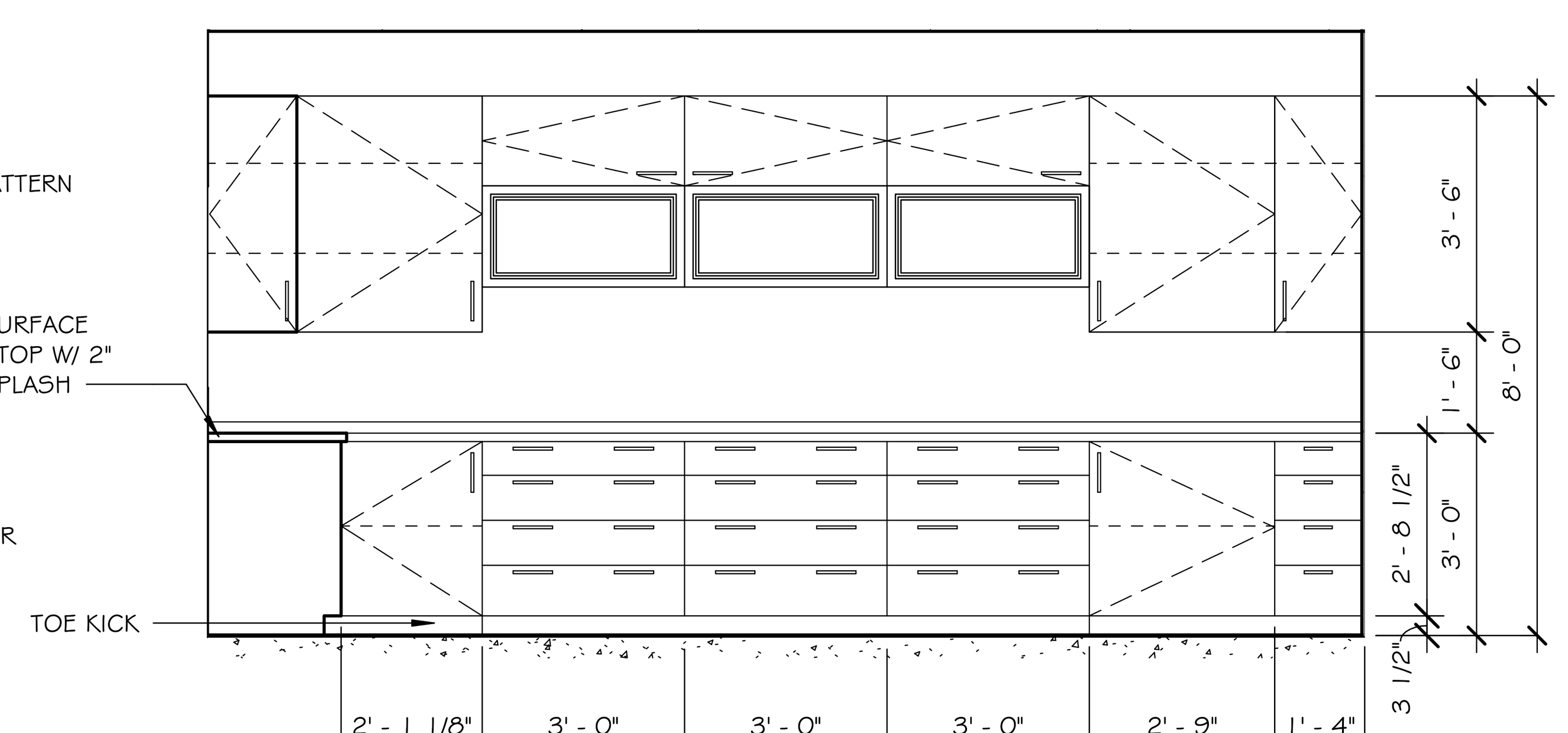


04 CRAFT ROOM EAST
SCALE: 3/8" = 1'-0"

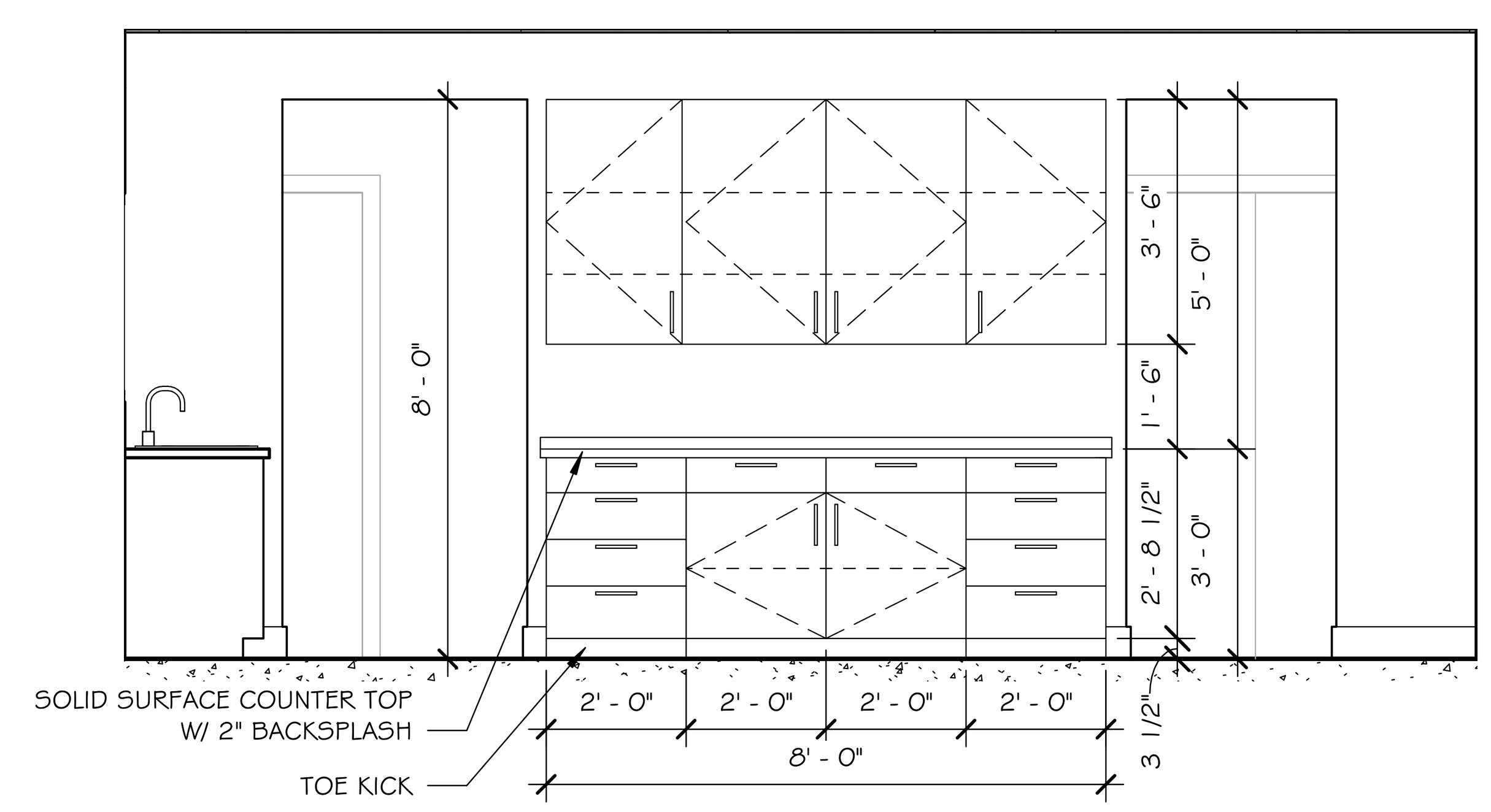




07 WET BAR ELEVATION
SCALE: 3/8" = 1'-0"



05 CRAFT ROOM ELEVATION
SCALE: 3/8" = 1'-0"



03 CRAFT ROOM ELEVAT.
SCALE: 3/8" = 1'-0"

01 WALL SECTION (TYP)
SCALE: 3/4" = 1'-0"

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A GUEST HOUSE FOR:
MR. & MRS. RIEKEN
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BLANCO, TX 78606

REVISIONS

NO.	DATE

REGISTERED ARCHITECT
78754
STATE OF TEXAS
07.27.17

SECTIONS & INTERIOR ELEVATIONS

Drawn By:	ECD
Checked By:	AB
Approved By:	AB
Project No.	1654
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GENERAL NOTES

GENERAL

THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE.

THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.

DESIGN CRITERIA

1. BUILDING CODE: 2012 INTERNATIONAL RESIDENTIAL CODE

2. GRAVITY LOADS:

A. DEAD LOADS	
1) ROOF	12 PSF
2) CEILING	10 PSF
B. LIVE LOADS	
1) ROOF	16 PSF MIN.
2) ATTIC	10 PSF
C. SNOW LOADS	
1) GROUND SNOW LOAD, Pg	5 PSF
2) IMPORTANCE FACTOR, I	1.0

3. LATERAL LOADS

A. WIND LOADS	
1) WIND SPEED	115 MPH
2) IMPORTANCE FACTOR, I	1.0
3) EXPOSURE	"C"
B. DESIGN WIND PRESSURE COMPONENTS AND CLADDING	
1) WALLS (TYPICAL)	
a) ZONE 4	+34.7 PSF / -37.8 PSF
b) ZONE 5	+34.7 PSF / -45.4 PSF
2) ROOF - MAIN BUILDING (20 SF TRIB. AREA)	
a) ZONE 1	+19.1 PSF / -32.4 PSF
b) ZONE 2	+19.1 PSF / -53.4 PSF
b) ZONE 3	+19.1 PSF / -80.2 PSF
D. SEISMIC LOADS	
1) SEISMIC IMPORTANCE FACTOR	1.0
2) RISK CATEGORY	II
3) MAPPED SPECTRAL RESPONSE ACCELERATIONS	
a) Ss	0.077g
b) S1	0.031g
4) SITE CLASS	D
5) SPECTRAL RESPONSE COEFFICIENTS	
a) Sds	0.082g
b) Sd1	0.049g
6) SEISMIC DESIGN CATEGORY	A
7) BASIC SEISMIC-FORCE-RESISTING SYSTEM	
a) SPECIAL REINF. CONCRETE SHEAR WALLS	
8) DESIGN BASE SHEAR	35.2 K
9) SEISMIC RESPONSE COEFFICIENT, Cs	0.016
10) RESPONSE MODIFICATION FACTOR, R	5
11) ANALYSIS PROCEDURE USED	
a) EQUIVALENT LATERAL FORCE.	

FOUNDATION NOTES

1. FOR A DISTANCE OF 3'-0" OUTSIDE THE BUILDING LINE, REMOVE AT LEAST 12" OF TOP SOIL, VEGETATION (TREE STUMPS AND MAJOR ROOT SYSTEMS SHOULD BE COMPLETELY REMOVED), DEBRIS, ETC., AND ANY ADDITIONAL AMOUNT REQUIRED TO ENSURE THAT THE FINAL GRADING WILL PROVIDE A MINIMUM OF 12" OF SELECT FILL BELOW THE BOTTOM OF THE SLAB. REMOVAL OF SURFICIAL SOIL CAN BE STOPPED IF LIMESTONE IS ENCOUNTERED.

2. REWORK AND COMPACT THE TOP 6" OF THE EXPOSED SUBGRADE TO 95% OF THE MAXIMUM DENSITY AT 2% TO 3% ABOVE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM METHOD D 698 USING A COMPACTIVE EFFORT OF 7.16 FT-LB./CU.IN.. DO NOT ALLOW THE EXPOSED SUBGRADE TO DRY OUT PRIOR TO PLACING THE STRUCTURAL FILL.

3. FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW. FILL SHOULD EXTEND AT LEAST 3'-0" BEYOND THE FOUNDATION PERIMETER AND SLOPE DOWN AT NOT MORE THAN ONE TO TWO SLOPE TO NATURAL SOIL EXCEPT AT DEEP BEAM CONDITIONS.

4. SELECT FILL, WHEN PROPERLY SLAKED AND TESTED BY STANDARD LABORATORY METHODS, SHALL MEET THE FOLLOWING REQUIREMENTS:

RETAINED ON 1-3/4" SCREEN	0%
RETAINED ON 1-1/2" SCREEN	0% - 15%
RETAINED ON 3/4" SCREEN	25% - 55%
RETAINED ON NO. 4 MESH SIEVE	30% - 75%
RETAINED ON NO. 40 MESH SIEVE	60% - 90%

MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A MINIMUM PLASTICITY INDEX OF 3 AND SHALL NOT HAVE A PLASTICITY INDEX OF GREATER THAN 18.

MAXIMUM LIQUID LIMIT.....35%

NOTE: SANDY LOAM OR ANY MATERIAL CONTAINING ANY ORGANIC MATTER IS NOT ACCEPTABLE SELECT FILL MATERIAL.

5. SAMPLES OF PROPOSED SELECT FILL SHALL BE FURNISHED TO THE TESTING LABORATORY 7 DAYS PRIOR TO INSTALLATION TO PERMIT TIME FOR SPECIFICATION COMPLIANCE INSPECTION AND APPROVAL.

6. SELECT FILL SHALL BE COMPACTED IN THE FIELD IN LOOSE LIFTS NOT TO EXCEED 8" TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (FILL SHALL BE WITHIN 2% OF OPTIMUM MOISTURE CONTENT DURING COMPACTION) AS DETERMINED BY ASTM METHOD D 698 USING A COMPACTIVE EFFORT OF 7.16 FT.-LB./CU.IN.. FIELD DENSITIES SHALL BE CHECKED IN ACCORDANCE WITH ASTM D-2922.

7. LABORATORY MOISTURE-DENSITY CURVE OR CURVES AS REQUIRED AND RESULTS OF AT LEAST 2 FIELD DENSITY CHECKS PER LIFT ARE TO BE SUBMITTED TO THE ARCHITECT OR ENGINEER.

8. BEAM TRENCHES SHALL BE CUT DIRECTLY INTO COMPACTED FILL TO PLAN DIMENSIONS AND SACKING OF TRENCHES WILL BE PERMITTED FOR INSIDE OF PERIMETER BEAMS. IN CASE SACKING IS USED, DENSITY TESTING WILL NOT BE PERFORMED CLOSER THAN 4'-0" FROM THE INSIDE OF THE PERIMETER BEAM FACE.

9. ALL FOUNDATION EXCAVATIONS SHALL BE EXTENDED TO FINAL GRADE AND THE FOOTINGS CONSTRUCTED AND POURED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE (DUE TO WETTING AND/OR DRYING) TO BEARING SOILS. FOUNDATION CONCRETE SHOULD NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATION, ACI 301-05 AND THE BUILDING CODE REQUIREMENTS, ACI 318-08.

2. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION.

3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:

ALL CONCRETE	3,000 PSI
MINIMUM CEMENT CONTENT	4.5 SACKS/CY
MAXIMUM WATER/CEMENT RATIO	0.55
SLUMP RANGE	2" MIN. - 5" MAX.

TYPE C OR F FLY ASH CAN BE SUBSTITUTED FOR CEMENT 20% TO 25% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX. FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN PER 50 CUBIC YARDS OF CONCRETE, WITH ONE TEST AT 7 DAYS AND TWO AT 28 DAYS. COARSE AND FINE AGGREGATES SHALL COME FROM SOURCES LISTED ON THE "CONCRETE RATED SOURCE QUALITY CATALOG" BY THE TEXAS DEPARTMENT OF TRANSPORTATION AS NON REACTIVE SOURCES PUBLISHED LATEST EDITION. SOURCES OF RIVER GRAVEL AND SAND SHALL HAVE NO MARCASITE OR IRON PYRITE PRESENT AT THE PRODUCTION FACILITY.

4. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.

5. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

SLABS ON GRADE (TOP)	2 IN.
GRADE BEAMS AND PIERS	
TOPS	1 1/2 IN.
SIDES	3 IN.
BOTTOMS	3 IN.
OTHER	1 1/2 IN.

6. AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS.

7. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION. PROVIDE CONCRETE BRICK CHAIRS AT ALL BEAMS AND SLABS TO SUPPORT REINFORCING STEEL AT A SPACING NOT TO EXCEED 4'-0" O.C. IN ANY DIRECTION.

8. LAP LENGTHS FOR BARS SCHEDULED AND DETAILED "CONT." SHALL BE:

FOR 3000 PSI CONCRETE
#3 BARS - 22 INCHES
#4 BARS - 29 INCHES
#5 BARS - 36 INCHES
#6 BARS - 43 INCHES

LAP LENGTH FOR WELDED WIRE REINFORCEMENT SHALL BE EQUAL TO A DISTANCE OF TWO TIMES THE MESH SIZE OPENING.

9. CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:

A) COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN.

B) MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.

C) MAXIMUM WATER CEMENT RATIO SHALL CONFORM TO NOTE 3 OF THIS SECTION. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.

D) MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.

E) REFER TO ACI 301-05, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.

10. WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.

11. PROVIDE 3 - 3'-0" LONG #4 DIAGONAL REINFORCING BARS AT ALL REENTRANT CORNERS.

12. DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE FALL OF CONCRETE TO 5'-0".

13. PROVIDE 1/2" DIAMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4'-0" O.C. IN THE FOUNDATION AT THE LOCATIONS OF ALL EXTERIOR WOOD FRAMED WALLS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE.

14. EXTEND ALL GRADE BEAMS A MINIMUM OF 1'-6" BELOW EXISTING GRADE.

15. CONCRETE SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF 7 DAYS FOLLOWING PLACEMENT BY ANY OF THE FOLLOWING METHODS:
A) FOGGING WITH WATER
B) APPLYING AN APPROVED SPRAY ON CONCRETE CURING COMPOUND
C) COVERING WITH A POLY MEMBRANE

16. PROVIDE STEGO WRAP 15 MIL. VAPOR BARRIER OR APPROVED EQUAL UNDER ALL CONCRETE SLABS AND GRADE BEAMS. VAPOR BARRIER SHALL CONFORM TO ASTM E 1745 CLASS A REQUIREMENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98. DO NOT TEAR OR PUNCTURE VAPOR BARRIER.

17. HOT WEATHER CONCRETE:

THE TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 90°F UNLESS OTHERWISE SPECIFIED OR PERMITTED. LOSS OF SLUMP, FLASH SET, OR COLD JOINTS DUE TO TEMPERATURE OF CONCRETE AS PLACED WILL NOT BE ACCEPTABLE. WHEN TEMPERATURE OF CONCRETE EXCEEDS 90°F, OBTAIN ACCEPTANCE, WHEN REQUIRED, OF PROPOSED PRECAUTIONARY MEASURES. WHEN TEMPERATURE OF STEEL REINFORCEMENT IS GREATER THAN 120°F, FOG STEEL REINFORCEMENT, EMBEDMENTS, SUBGRADE AND FORMS WITH WATER IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE STANDING WATER BEFORE PLACING CONCRETE. REDUCE TIME BETWEEN PLACING AND START OF CURING BY AVOIDING DELAYS DURING CONSTRUCTION. IN THE EVENT OF ANY DELAY DURING CONSTRUCTION PROTECT CONCRETE WITH TEMPORARY COVERINGS, SUCH AS POLYETHYLENE SHEETING OR SPRAY APPLY AN EVAPORATION RETARDER IMMEDIATELY AFTER FINISHING TO MINIMIZE EVAPORATION. APPLY A SUITABLE CURING MATERIAL SUCH AS A CURING COMPOUND, WET BURLAP, OR CURING PAPER.

TIMBER NOTES

1.0 UNLESS OTHERWISE NOTED, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 2 K.D. PINE BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB) WITH A MINIMUM Fb = 1050 PSI IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). ALL WALL STUDS SHALL BE S-P-F LUMBER, NO. 2 OR BETTER. ALL STUDS SHALL BE CONTINUOUS - NO FINGER JOINTED STUDS WILL BE PERMITTED.

1.1 ALL EXPOSED FIR RAFTERS, BEAMS AND RAFTER TAILS SHALL BE CERTIFIED DOUGLAS FIR LARCH NORTH NO. 1 BY THE NATIONAL LUMBER GRADES AUTHORITY (NLGA) WITH A MINIMUM Fb = 850 PSI IN ACCORDANCE WITH THE NDS.

2. SOLID 2" BLOCKING SHALL BE PROVIDED AT THE ENDS AND POINTS OF SUPPORT OF ALL WOOD JOISTS, RAFTERS, AND PURLINS, AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" O.C. MAX. VERTICALLY. END NAIL WITH 2-16d NAILS OR SIDE TOE NAIL WITH 2-16d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.

3. ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE FASTENING SCHEDULE (TABLE 2304.9.1).

4. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.

5. DECKING:

PLYWOOD DECKING - 1 1/8" FOR FLOORS, 19/32" FOR ROOFS, 15/32" FOR EXTERIOR SHEATHING, GRADE C-D, WITH EXTERIOR GLUE, USE 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED. PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS. INSTALL PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTING MEMBER SPAN.

1 3/4" 16 GAGE STAPLES CAN BE USED IN LIEU OF NAILS FOR EXTERIOR SHEATHING. SPACE STAPLES AT 4" O.C. AT ALL SUPPORTED EDGES AND 8" O.C. AT ALL INTERMEDIATE SUPPORTS.

ORIENTED STRAND BOARD CAN BE USED IN LIEU OF PLYWOOD WITH THE OWNER'S AND ARCHITECT'S APPROVAL.

GLUE AND NAIL ALL FLOOR DECKING TO WOOD FLOOR FRAMING MEMBERS.

6. ALL MEMBERS FRAMING INTO THE SIDE OF A HEADER, STEEL BEAM, HIP, VALLEY, RIDGE, TRUSS, GLUED-LAMINATED BEAM, OR ANY OTHER BEAMS SHALL BE ATTACHED USING METAL JOIST HANGERS (SIMPSON OR EQUAL).

7. 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.

8. IN EXTERIOR WALLS, PROVIDE DOUBLE FULL-HEIGHT STUDS AT BOTH ENDS OF FRAMED OPENINGS THAT ARE 4'-0" OR LARGER. PROVIDE TRIPLE FULL-HEIGHT STUDS IN OPENINGS THAT ARE 6'-0" OR LARGER. AT WINDOW OPENINGS, THE SILL PLATE SHOULD BE BUILT-UP TO MATCH THE STUDS AT BOTH ENDS OF THE OPENING.

9. 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-DIPPED GALVANIZED (MIN. G185 COATING) OR TYPE 304 OR 316 STAINLESS STEEL. THESE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- ANCHOR BOLTS AT SOLE PLATE TO FOUNDATION
- MUD SILL ANCHORS 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
- PLYWOOD DECKING TO TREATED JOISTS
- WOOD POSTS TO CONCRETE
- NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
- DECK BOARDS TO TREATED JOISTS

10. IF PREFABRICATED TRUSSES ARE USED IN LIEU OF THE FRAMING SYSTEM SHOWN IN THESE DRAWINGS, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INCLUDING TRUSS LAYOUTS AND TRUSS DESIGN CALCULATIONS WITH SEAL OF REGISTERED ENGINEER IN STATE OF TEXAS FOR REVIEW. SHOP DRAWINGS SHALL ALSO INCLUDE SIZE AND LOCATION OF ALL REQUIRED BRACING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSS TO TRUSS CONNECTIONS (EXAMPLE: HIP JACK TRUSS TO GIRDER TRUSS AND COMMON JACK TRUSSES TO GIRDER TRUSS). A REVIEW OF THE MODIFIED LOADING CONDITIONS ON THE FRAMING SYSTEM WILL BE REQUIRED. THIS REVIEW WILL BE CONSIDERED ADDITIONAL SERVICES AND WILL BE BILLED TO THE OWNER ON AN HOURLY BASIS.

11. ANCHOR MASONRY VENEER TO WALL STUDS W/ 9 GA. ADJUSTABLE WIRE-TYPE MASONRY WALL TIES AT 32" O.C. HORIZONTALLY AND 15" O.C. VERTICALLY (EXAMPLE: HOHMANN AND BARNARD DW10HS VENEER ANCHORS).

PREFABRICATED WOOD TRUSSES

1. FOR SIZE AND LOCATION OF OPENINGS REQUIRED IN TRUSS WEBS FOR DUCTS, MECHANICAL UNITS, OR OTHER, REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS..

2. ALL FLOOR TRUSSES SHALL BE DESIGNED FOR A LIVE LOAD ACCORDING TO THE DESIGN CRITERIA OR TO THE LOADING DIAGRAMS SHOWN.

3. TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS, AND CALCULATIONS SEALED AND SIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE SIZE AND LOCATION OF ALL REQUIRED BRACING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSS TO TRUSS CONNECTIONS (EXAMPLE: HIP JACK TRUSS TO GIRDER TRUSS AND COMMON JACK TRUSSES TO GIRDER TRUSS).

4. TRUSS MANUFACTURER SHALL PROVIDE A COPY OF "BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" TO TRUSS ERECTOR.

5. ALL ROOF TRUSSES TO BE ATTACHED TO SUPPORTING WALLS WITH SIMPSON H10A HURRICANE TIES. INSTALL TIES ON THE SHEATHED SIDE OF THE WALL.

6. CONTRACTOR TO PROVIDE AN ALLOWANCE FOR HOLDOWNS AT GIRDER TRUSSES. FINAL HOLDOWNS WILL BE DESIGNED UPON COMPLETION OF ENGINEER'S REVIEW OF TRUSS SUBMITTALS.

LAMINATED VENEER LUMBER (LVL)

1. ALL LVL'S SHALL BE FABRICATED TO STANDARDS SET FORTH IN THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 AND SHALL PROVIDE MINIMUM ALLOWABLE DESIGN VALUES OF 2600 PSI IN BENDING, 285 PSI IN HORIZONTAL SHEAR PERPENDICULAR TO THE GLUE LINE AND 1,900,000 PSI IN MODULUS OF ELASTICITY.

STRUCTURAL STEEL NOTES

1.0 ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM SPECIFICATION A500 GRADE B (Fy = 46 KSI).

1.1 ALL STRUCTURAL STEEL PLATES AND ANGLES SHALL CONFORM TO ASTM A36 (Fy = 36 KSI).

2. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

3. ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE SHOWN OR NOTED. FURNISH HARDENED WASHERS AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR BOLTS.

4. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING ANCHORS, ETC., FOR THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.

5. ALL BEAMS AND COLUMNS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.

6. ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY (AWS) STANDARD AWS D1.1. ELECTRODES WHICH PRODUCE A MINIMUM 70 KSI TENSILE STRENGTH WELD SHALL BE USED.

7. LINTELS OVER OPENINGS IN EXTERIOR WALLS UP TO 10'-0" NOT OTHERWISE COVERED SHALL BE ONE 6 X 4 X 3/8 ANGLE FOR EACH 4" OF MASONRY.

8. ERECTION CONNECTORS SHALL BE PROVIDED IN ORDER TO PROPERLY ALIGN STRUCTURAL STEEL MEMBERS SO THAT THEY ARE TRUE AND PLUMB WHEN WELDS ARE MADE.

ARCHITECTURALLY EXPOSED STRUCTURAL STEEL (AESS)

1. FABRICATION TOLERANCE: FABRICATE STEEL TO ONE HALF OF THE NORMAL TOLERANCE AS SPECIFIED IN THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" STANDARD AISC 303, SECTION 10, LATEST EDITION.

2. WELDS GROUND SMOOTH: FABRICATOR SHALL GRIND WELDS OF AESS SMOOTH. FOR GROOVE WELDS, THE WELD SHALL BE MADE FLUSH TO THE SURFACES EACH SIDE AND BE WITHIN +1/16", -0" OF THE PLATE THICKNESS.

3. CONTOURING AND BLENDING OF WELDS: WHERE FILLET WELDS ARE INDICATED TO BE GROUND-CONTOURED, OR BLENDED, OVERSIZE WELDS AS REQUIRED AND GRIND TO PROVIDE SMOOTH TRANSITION AND TO MATCH PROFILE ON APPROVED MOCK-UP.

4. CONTINUOUS WELDS: WHERE WELDING IS NOTED ON THE DRAWINGS, PROVIDE CONTINUOUS WELDS OF A UNIFORM SIZE AND PROFILE.

5. MINIMIZE WELD SHOW THROUGH: AT LOCATIONS WHERE WELDING ON THE FAR SIDE OF AN EXPOSED CONNECTION OCCURS, GRIND DISTORTION AND MARKING OF THE STEEL TO A SMOOTH PROFILE WITH ADJACENT MATERIAL.

6. JOINT GAP TOLERANCE: MAINTAIN A UNIFORM GAP OF 1/8" +/- 1/32".

7. PIECE MARKS HIDDEN: FABRICATE SUCH THAT PIECE MARKS ARE FULLY HIDDEN IN THE FINAL STRUCTURE OR MADE WITH MEDIA TO PERMIT FULL REMOVAL AFTER ERECTION.

8. MILL MARK REMOVAL: FABRICATOR SHALL DELIVER STEEL WITH NO MILL MARKS (STENCILED, STAMPED, RAISED, ETC.) IN EXPOSED LOCATIONS. MILL MARKS SHALL BE OMITTED BY CUTTING OF MILL MATERIAL TO APPROPRIATE LENGTHS WHERE POSSIBLE. WHERE NOT POSSIBLE, THE FABRICATOR CAN FILL AND/OR GRIND TO A SURFACE FINISH CONSISTENT WITH THE APPROVED MOCK-UP.

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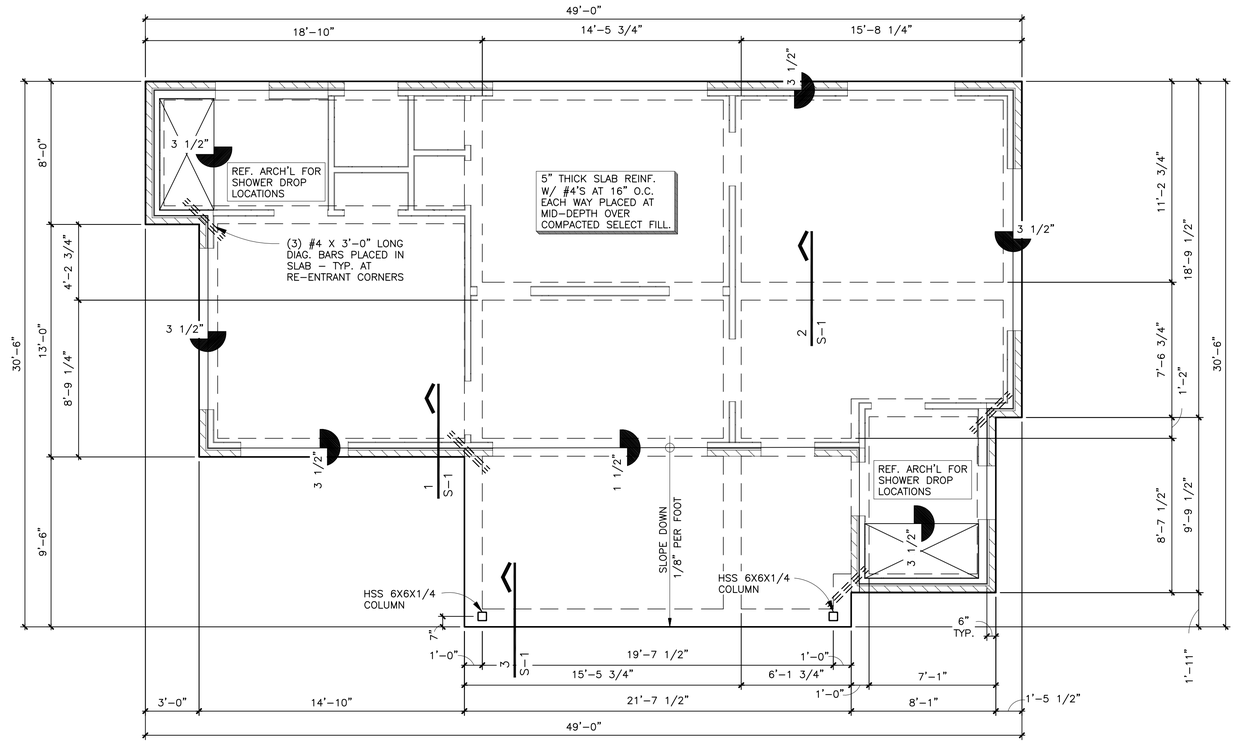
REIKEN POOL HOUSE
1671 CROSSWIND DR.
BLANCO, TEXAS

DATE	7-27-17
PROJECT NUMBER	17080
REVISIONS	

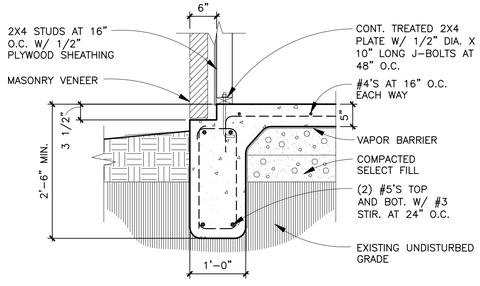
GENERAL NOTES

S-0



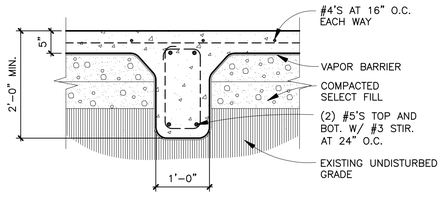
FOUNDATION PLAN

1/4" = 1'-0"



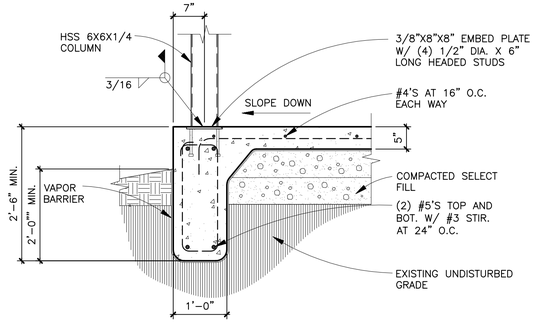
1. TYP. PERIMETER BEAM

3/4" = 1'-0"



2. TYP. INTERIOR BEAM

3/4" = 1'-0"



3. PERIMETER BEAM AT PORCH

3/4" = 1'-0"

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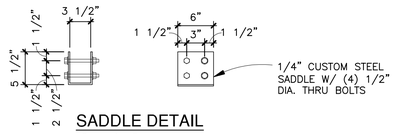
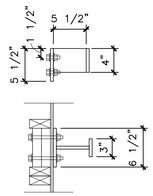
FOUNDATION PLANS & DETAILS

S-1



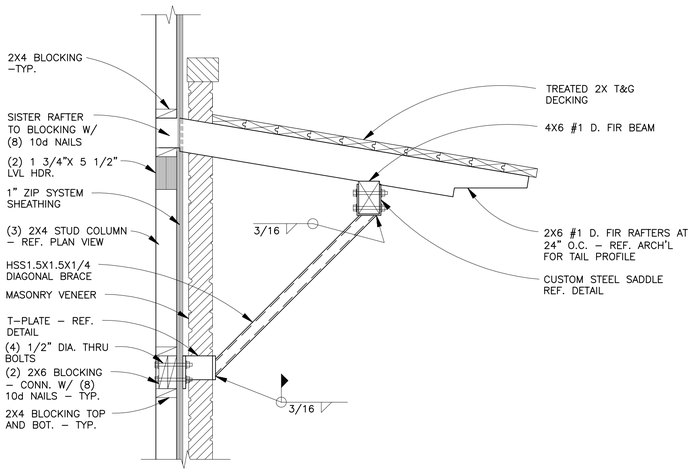
SADDLE DETAIL

1" = 1'-0"



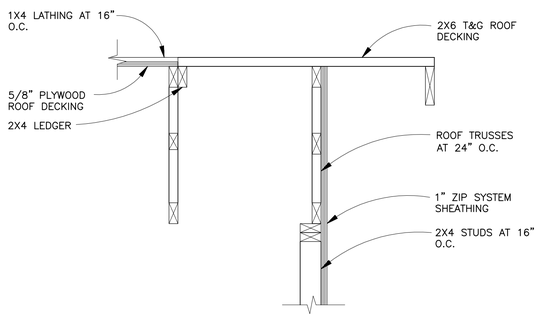
T-PLATE DETAIL

1" = 1'-0"



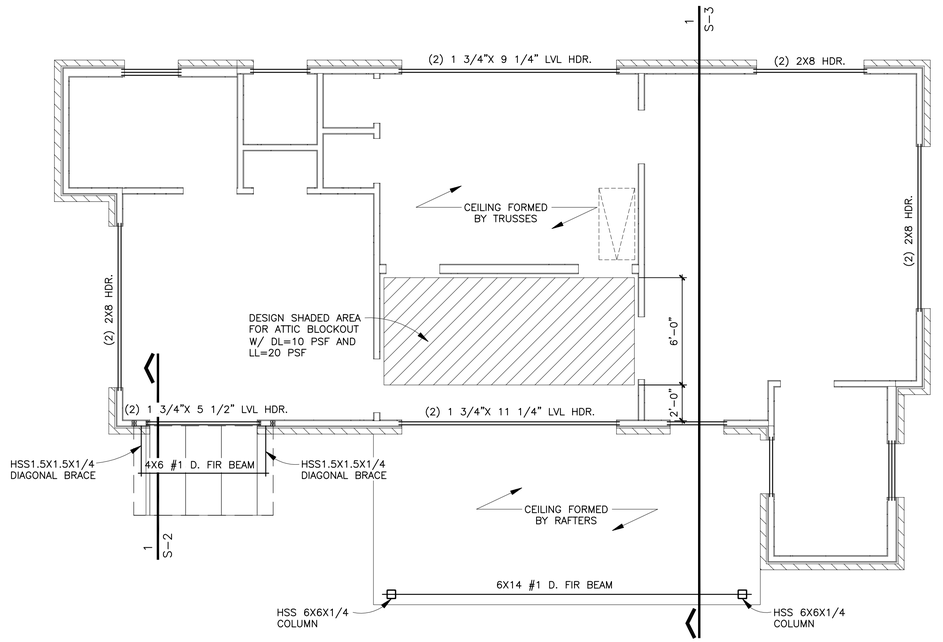
1. AWNING / COLUMN CONNECTION

1" = 1'-0"



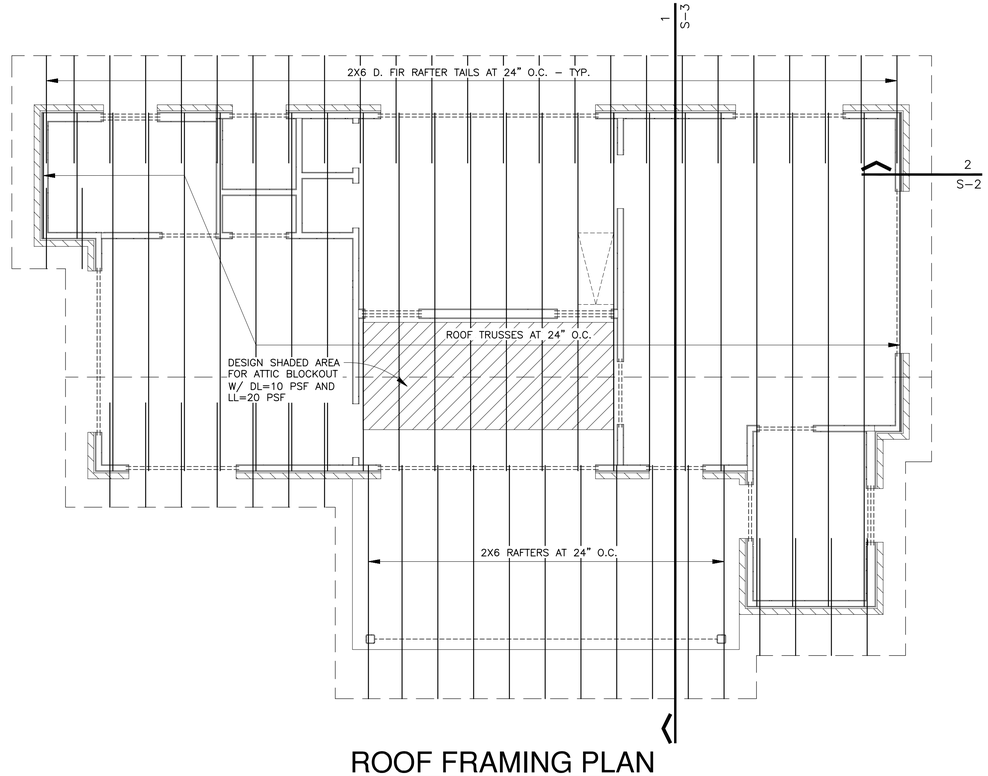
2. OVERHANG AT GABLED ENDWALLS

1" = 1'-0"



CEILING FRAMING PLAN

1/4" = 1'-0"



ROOF FRAMING PLAN

1/4" = 1'-0"

FRAMING NOTES:

1. ALL HEADERS IN 2X4 WALLS SHALL BE (2) 2X6'S UNLESS NOTED OTHERWISE.
2. ALL HEADERS IN 2X6 WALLS SHALL BE (3) 2X6'S UNLESS NOTED OTHERWISE.

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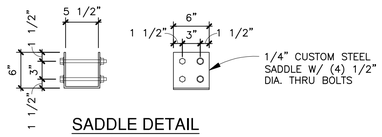
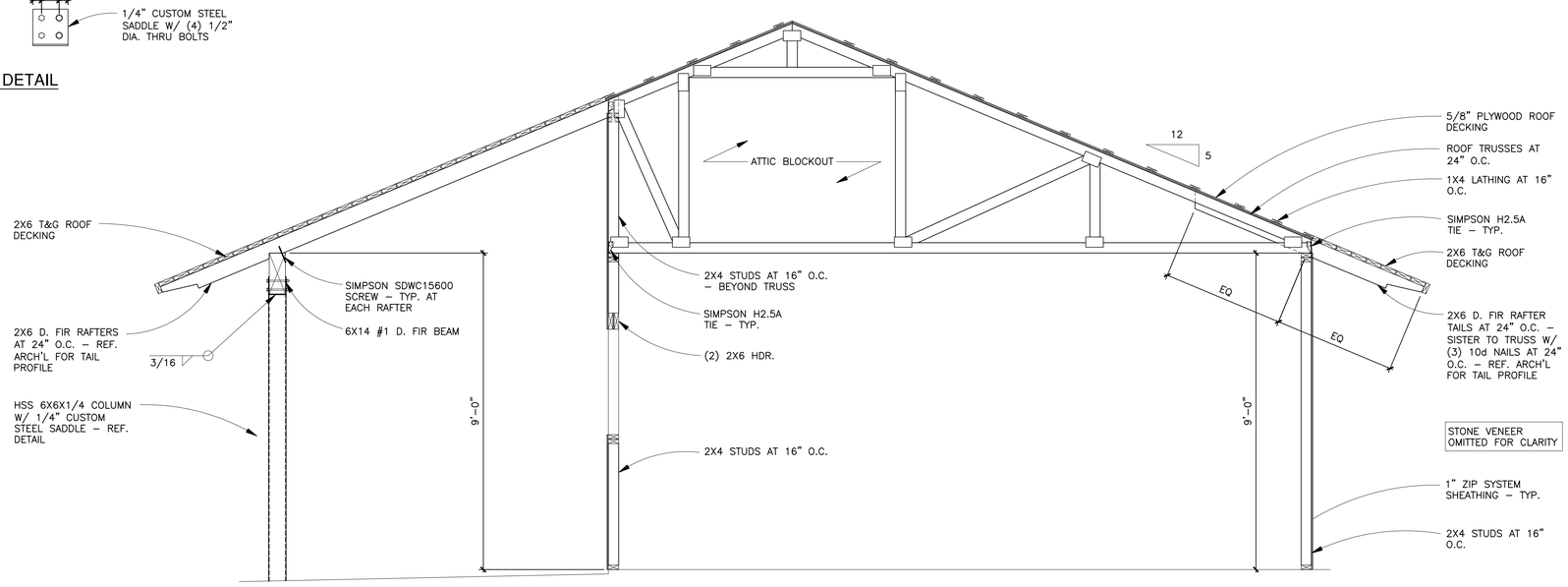
FRAMING PLANS

S-2



SADDLE DETAIL

1" = 1'-0"



1. SECTION THRU CRAFT ROOM

1/2" = 1'-0"

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BUILDING SECTIONS

S-3