

CLEMENTS REMODEL PLAN

340 BLUFF STREET

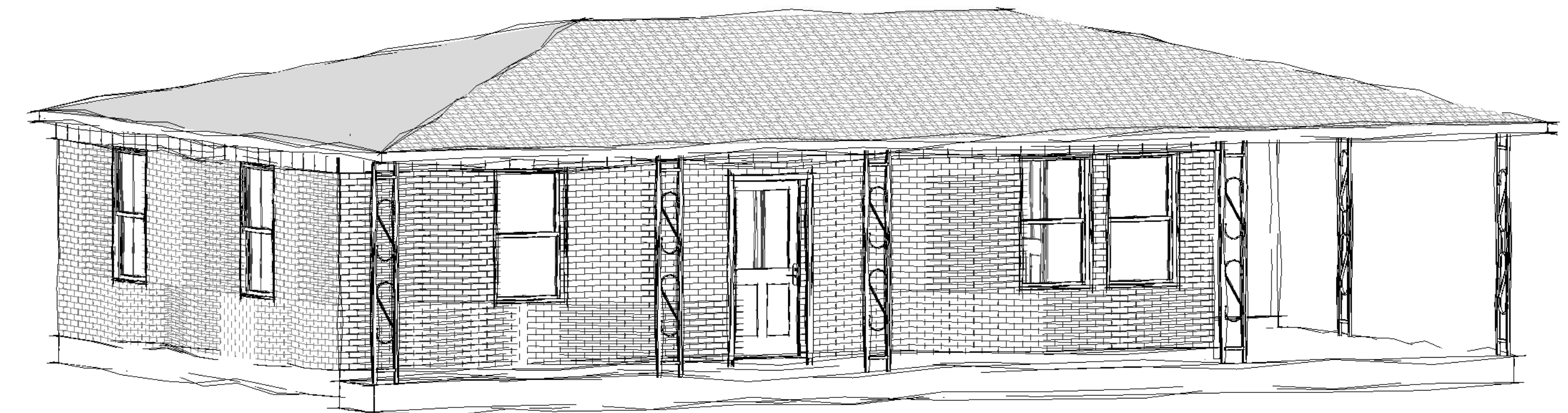
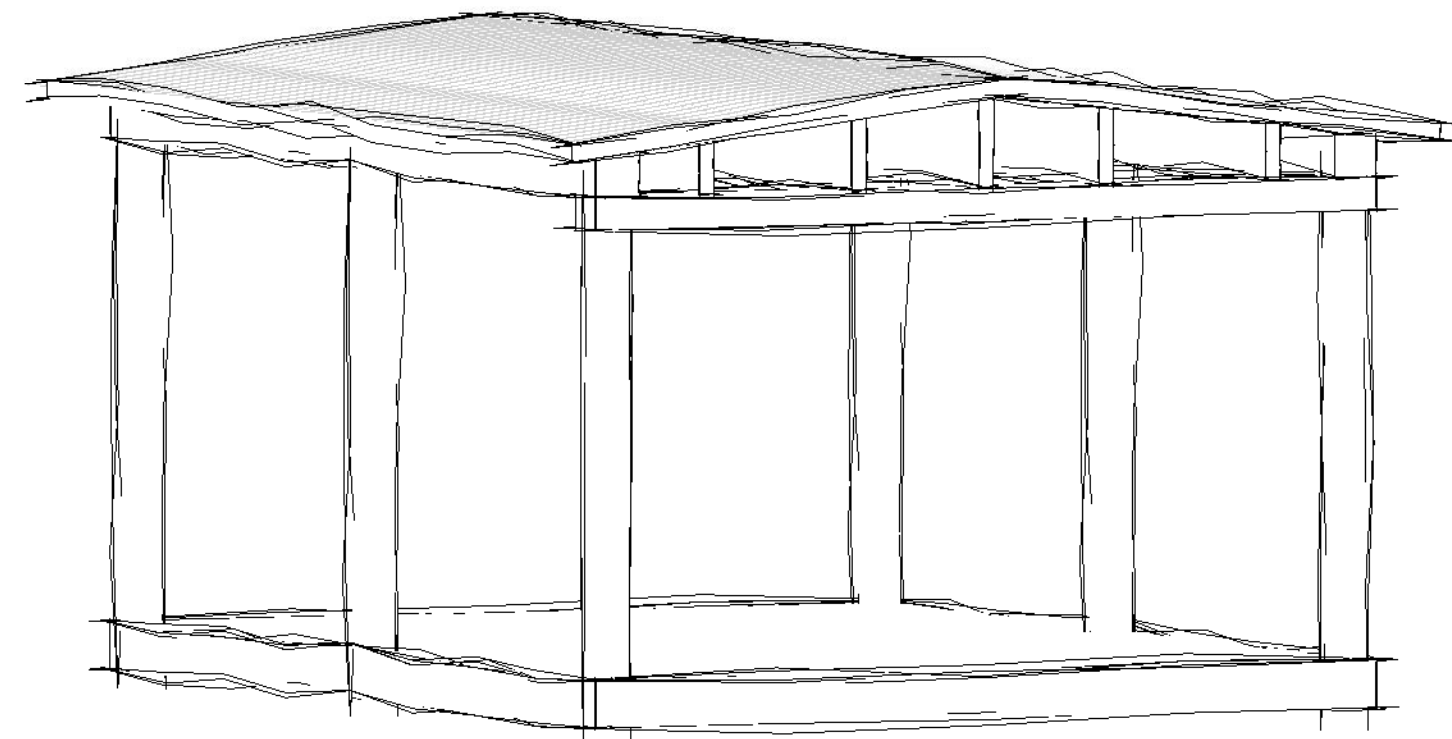
DRIPPING SPRINGS, TX 78620

PROJECT SCOPE:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF SINGLE FAMILY RESIDENCE TOTALING 5821 SQ. FT. (GSF) ON 0.43 ACRE SITE. THE TOTAL IMPERVIOUS COVER IS 26%.

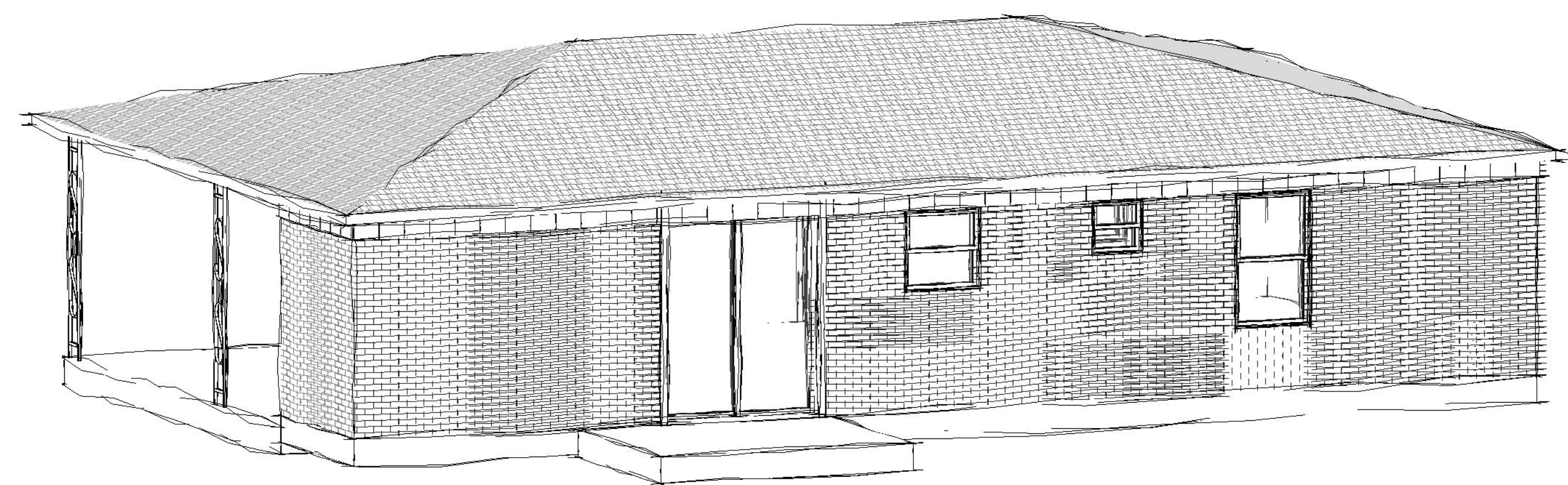


VICINITY MAP



DESIGN STANDARD: CITY OF DRIPPING SPRINGS STANDARD CODE
 INTENDED USE: SINGLE FAMILY RESIDENCE
 CONSTRUCTION CLASSIFICATION: TYPE - V
 BUILDING FIRE AREA: 5821 S.F.

CITY OF DRIPPING SPRINGS CODES
 2018 - INTERNATIONAL BUILDING CODE
 2018 - INTERNATIONAL ENERGY CODE
 2018 - INTERNATIONAL FIRE CODE
 2018 - INTERNATIONAL RESIDENTIAL CODE
 2018 - INTERNATIONAL PROPERTY MAINTENANCE CODE
 2018 - INTERNATIONAL MECHANICAL CODE
 2018 - INTERNATIONAL PLUMBING CODE
 2017 - NATIONAL ELECTRICAL CODE



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Grand total: 22

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PROJECT INFORMATION
Clements Remodel Plan
340 Bluff Street
 Dripping Springs, TX 78620

FINAL PLANS
 DRAWING TITLE:
 Cover Plan

30" x 42" SCALE

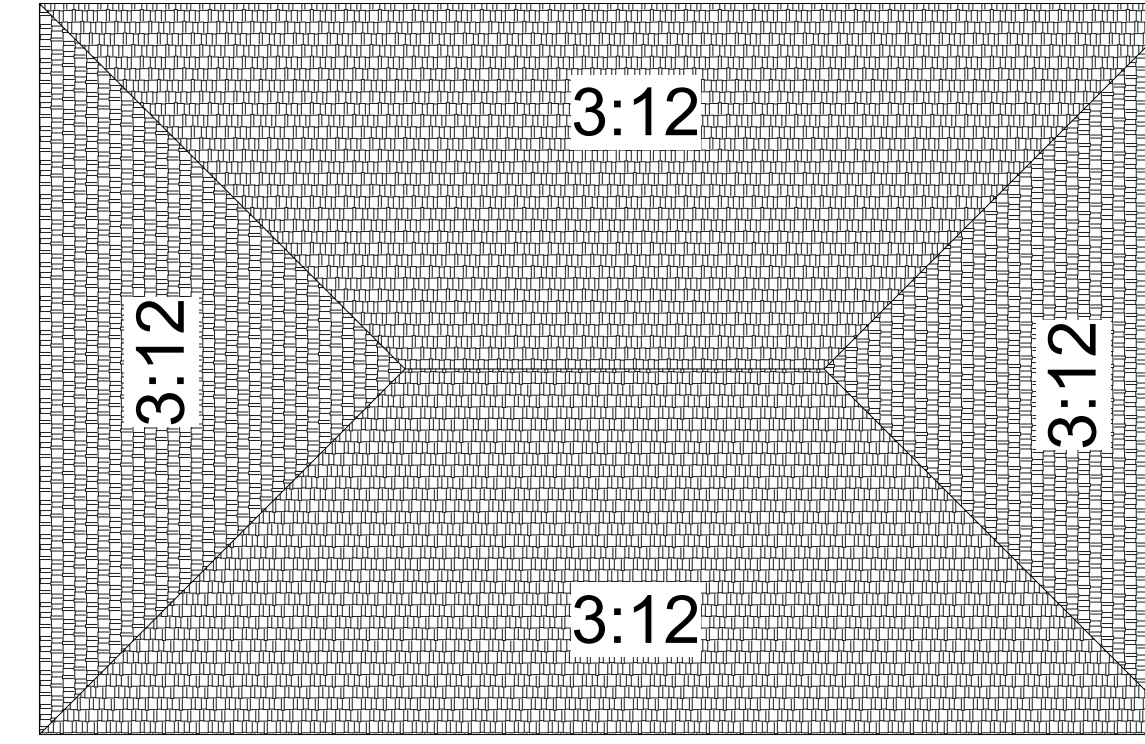
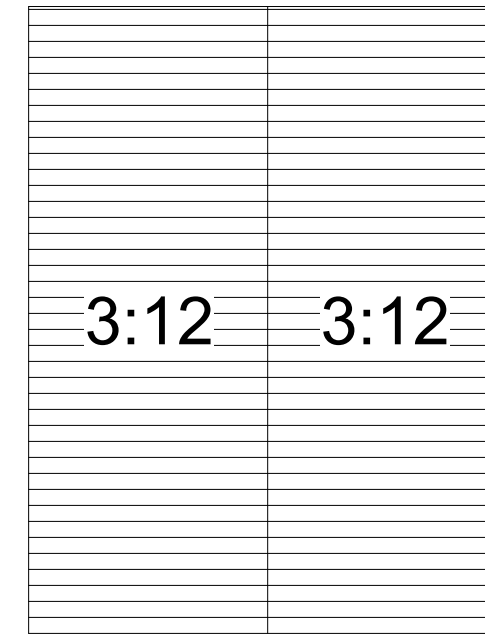
ISSUES DATE:
 12/3/2021
 DRAWN BY:
 RAA
 PROJECT NUMBER:
 216507

SHEET NUMBER:

A101

Disclaimer

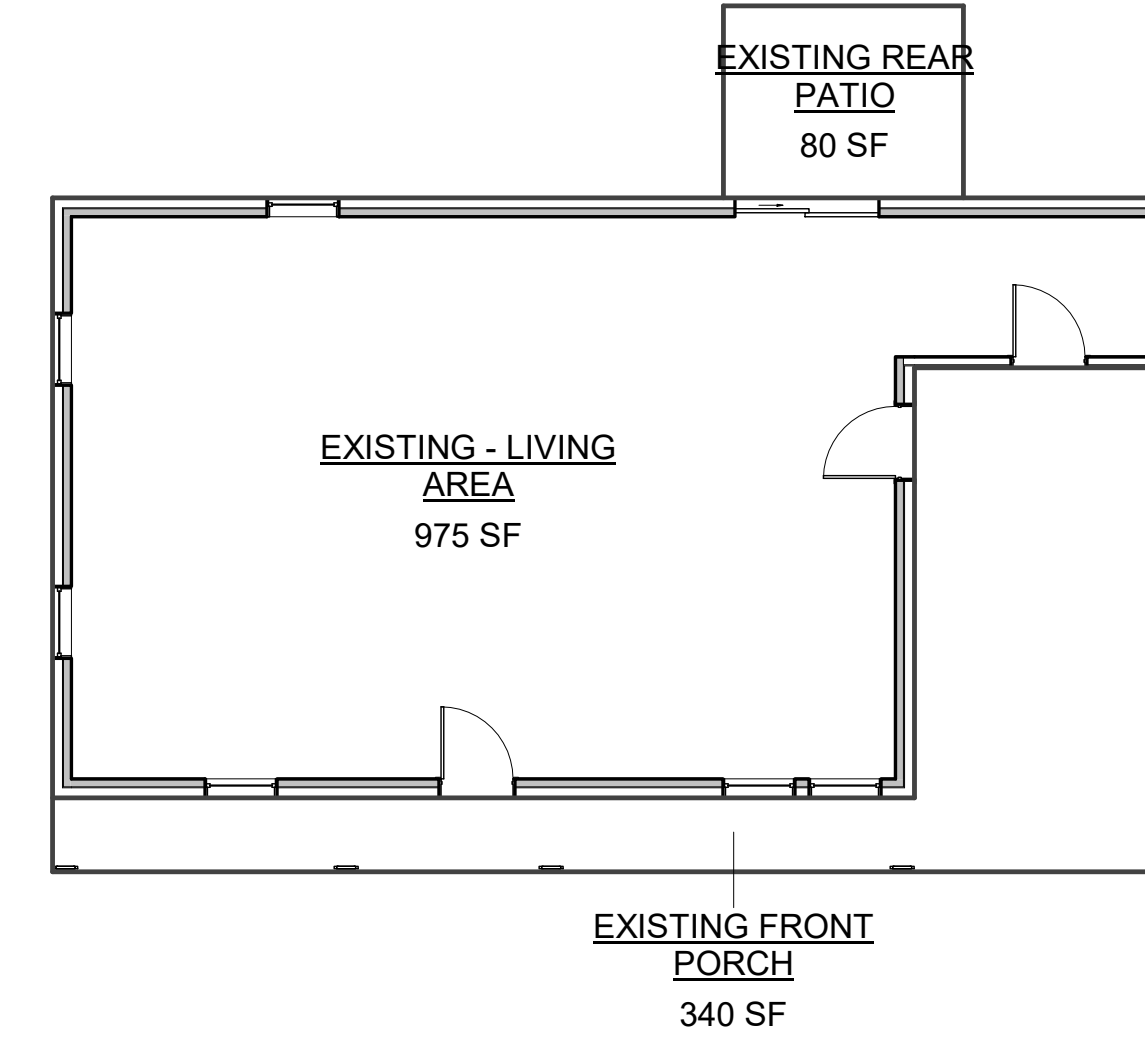
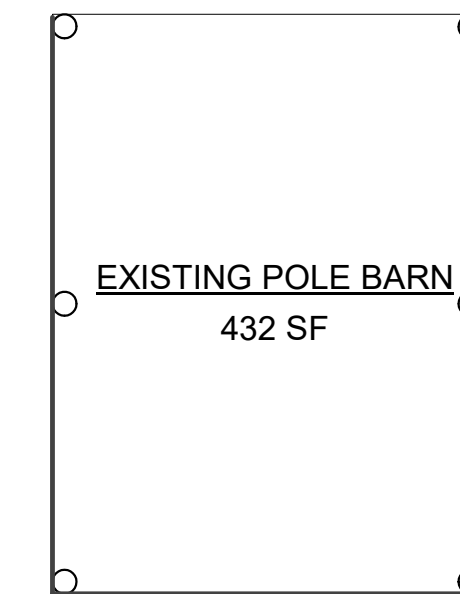
The Owner/Builder is responsible for ensuring compliance with all local codes and ordinances. Before construction begins, the Owner/Builder should thoroughly review these plans and notify Arellano Custom Designs, LLC immediately of any discrepancies or errors in the plans. The Owner/Builder acknowledges and understands the risks associated with adapting the design documents to the local construction site, such as climate, soil conditions, grade, seismic zone, etc. Therefore, the Owner/Builder should consult a local engineer prior to construction in order to establish adequate structural design and construction methods. The Owner/Builder is further responsible for obtaining a local Architect's Seal, if required, to satisfy the local governing authority. The Owner/Builder is responsible for MEP design. Arellano Custom Designs, LLC shall not be held responsible for construction means or methods, construction cost, quality of materials, or workmanship. Arellano Custom Designs, LLC shall not be held responsible for deviations from the design resulting from unreported discrepancies in the plans. It is the Owner/Builder's responsibility to notify Arellano Custom Designs, LLC immediately of any discrepancies before continuing construction. Arellano Custom Designs, LLC hereby grants permission to build only one structure from this set of design documents. Any subsequent construction beyond the structure for which uses these plans for construction unless each sheet is labeled "issued for Construction."



① Roof - Existing Plan
1/8" = 1'-0"

General Notes:

- Written dimensions take precedence over scaled dimensions.
- On Floor Plans, dimensions are to face of frame, or face of masonry u.n.o. (Unless Otherwise Noted).
- All work performed shall be in accordance with all applicable codes, regulation, and ordinances having jurisdiction.
- Any Mechanical, Electrical, or Plumbing shown on these plans are schematic only. Each sub-contractor is responsible to design and install their respective systems and equipment in conformance to state/ municipality/ local codes.
- A/C vents should be located in each room.
- Locate all plumbing and mechanical vent stacks toward the rear of the building when possible, and paint to match roofing color.
- U.N.O., doors shall be located 6" from an adjacent wall, or centered between two adjacent walls.
- Window sizes shown are nominal unit sizes. Coordinate actual rough opening requirements with window manufacturer.
- Provide sound attenuating batts around all bathrooms and mechanical equipment spaces.
- All bath and toilet area walls shall have water resistant gypsum board.
- Handrails shall be mounted 32"-34" above nosing of stairs. Guard rails shall be 36" high.
- Builder shall coordinate all closet shelving requirements with Owner.
- The owner/ builder/ sub-contractor shall consult with appropriate design consultant during final design processes.

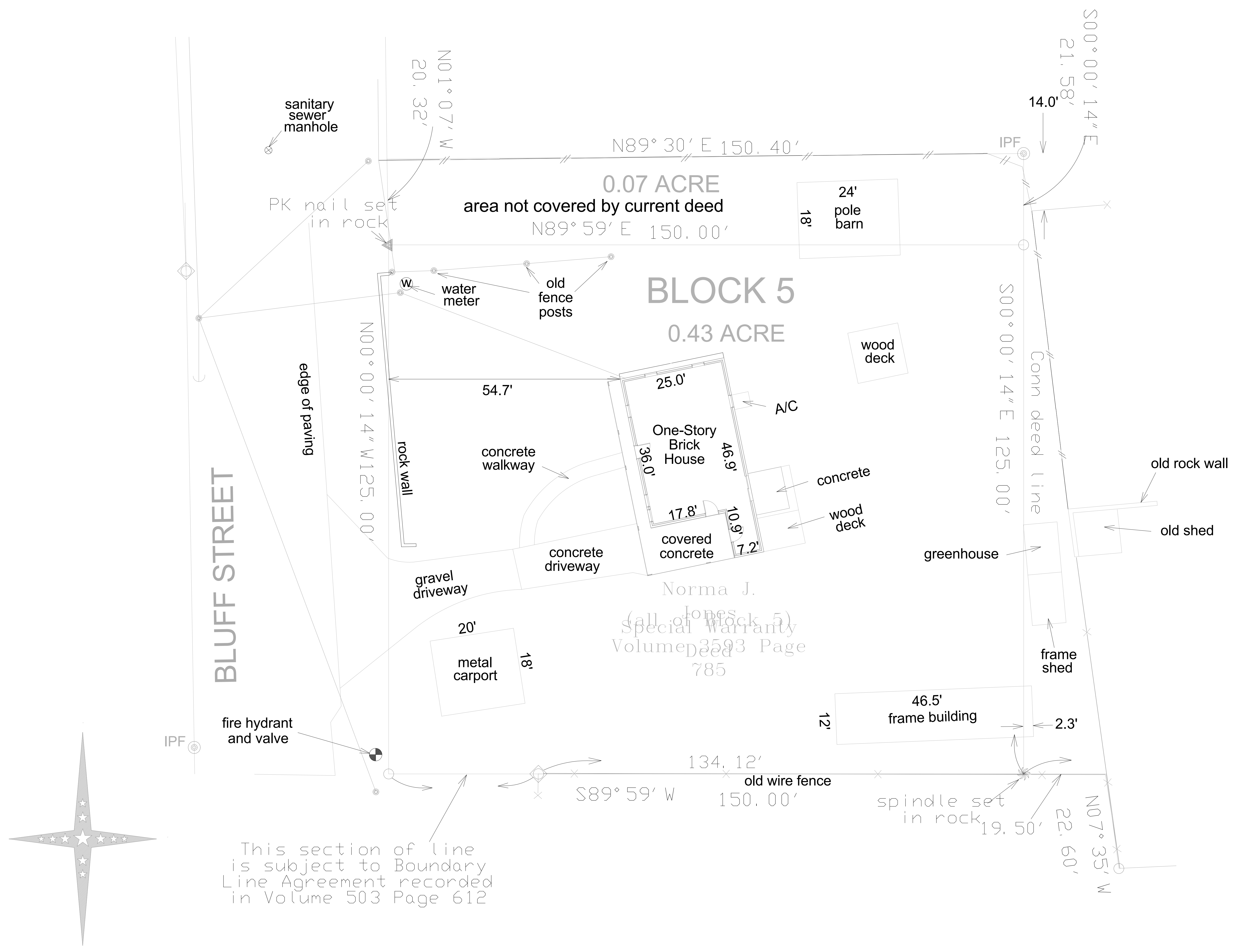


② Level 1 - Existing Area Analysis Plan
1/8" = 1'-0"

Abbreviations:	
AFF	ABOVE FINISHED FLOOR
W	WASHER
D	DRYER
DBL	DOUBLE
EQ	EQUAL
HDR	HEADER
MECH	MECHANICAL
REF	REFRIGERATOR
RM	ROOM
WH	WATER HEATER
WP	WATERPROOF
DW	DISHWASHER
REF	REFRIGERATOR
1S/1R	ONE SHELF/ ONE ROD
U.C.	UNDER CABINET
O.C.	ON CENTER
U.N.O.	UNLESS NOTED OTHERWISE
R.O.	ROUGH OPENING

Existing Area Schedule			
Name	Level	Area	Comments
Conditioned Space			
EXISTING - LIVING AREA	Level 1 - Plan	975 SF	Conditioned Space
Conditioned Space: 1		975 SF	
Unconditioned Space			
EXISTING FRONT PORCH	Level 1 - Plan	340 SF	Unconditioned Space
EXISTING POLE BARN	Level 1 - Plan	432 SF	Unconditioned Space
EXISTING REAR PATIO	Level 1 - Plan	80 SF	Unconditioned Space
Unconditioned Space: 3		852 SF	
Grand total		1828 SF	

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Existing Site Plan
1" = 10'-0"

PROJECT INFORMATION
Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS
DRAWING TITLE:
Existing Site Plan


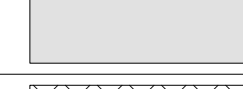

30" x 42" SCALE
1" = 10'-0"

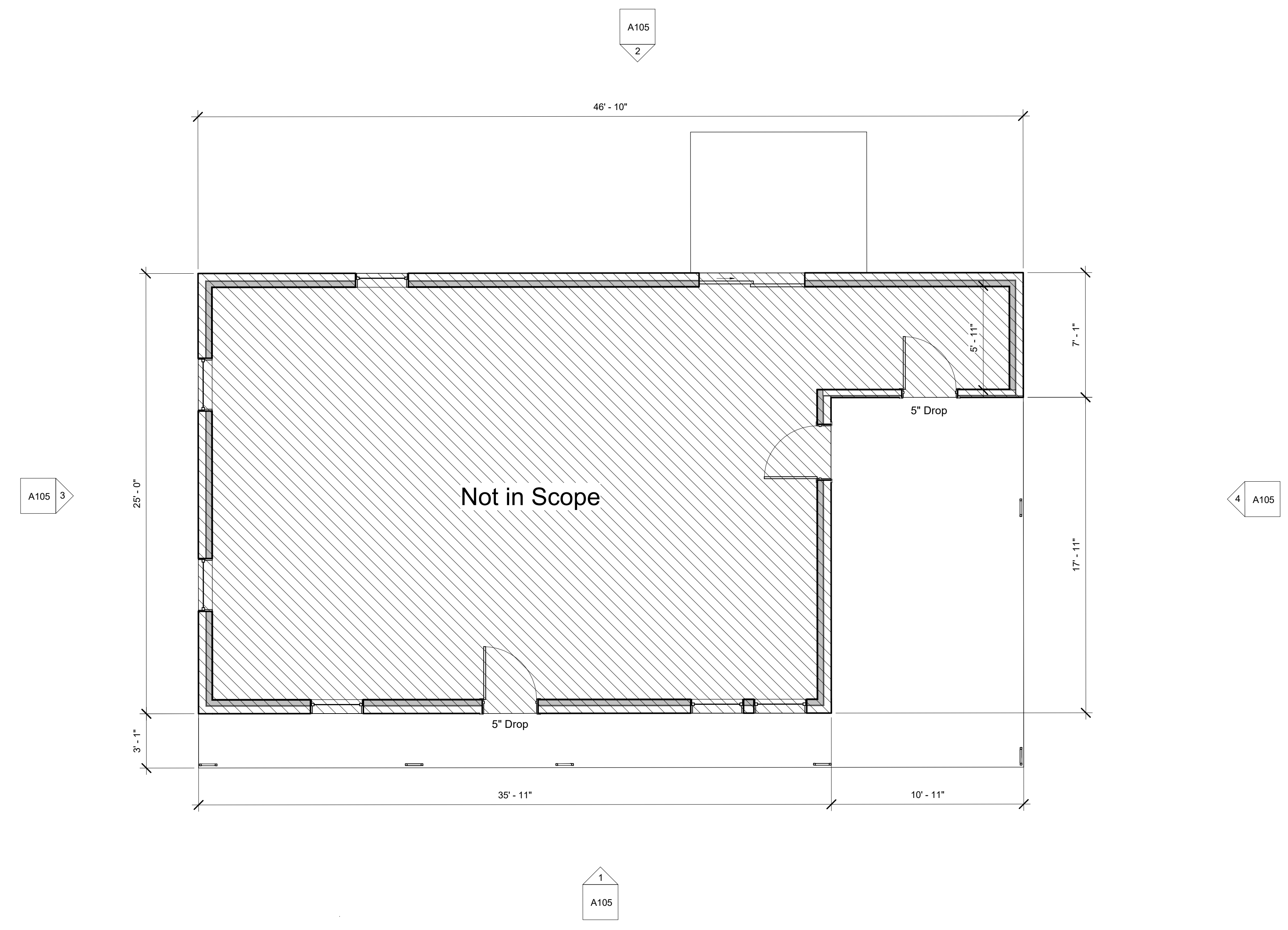
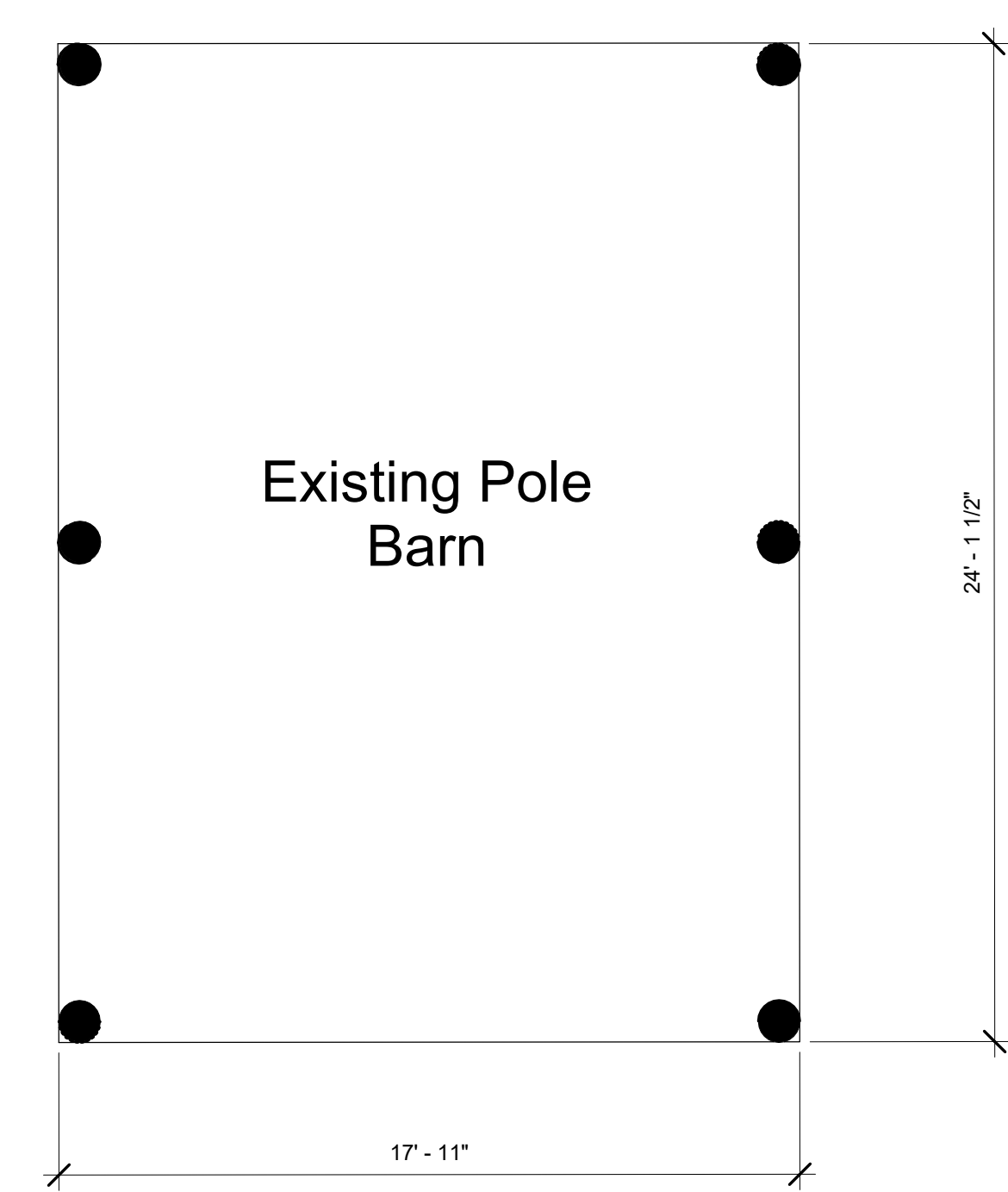
ISSUES DATE:
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CML
PROJECT NUMBER:
216507

SHEET NUMBER:

A103

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WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.M.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	



1 Level 1 - Existing Plan
1/4" = 1'-0"

PROJECT INFORMATION

Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:
Level 1 - Existing Floor Plan

30' x 42' SCALE:
As Indicated

ISSUES DATE:
12/3/2021

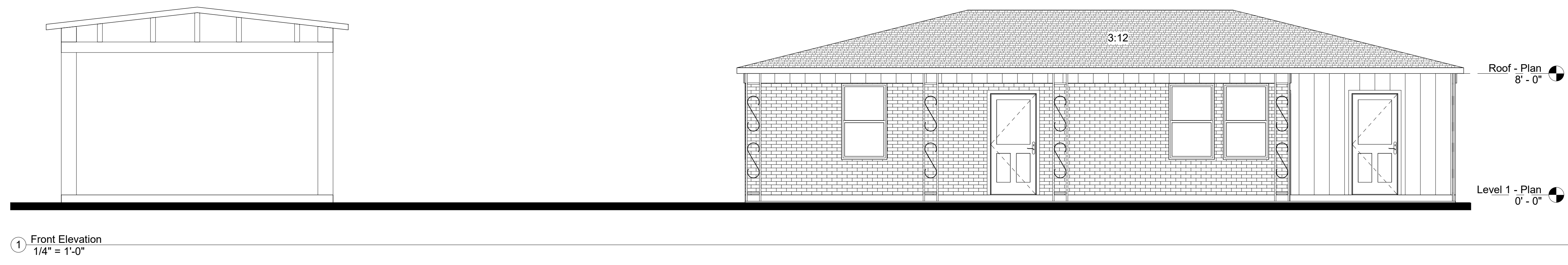
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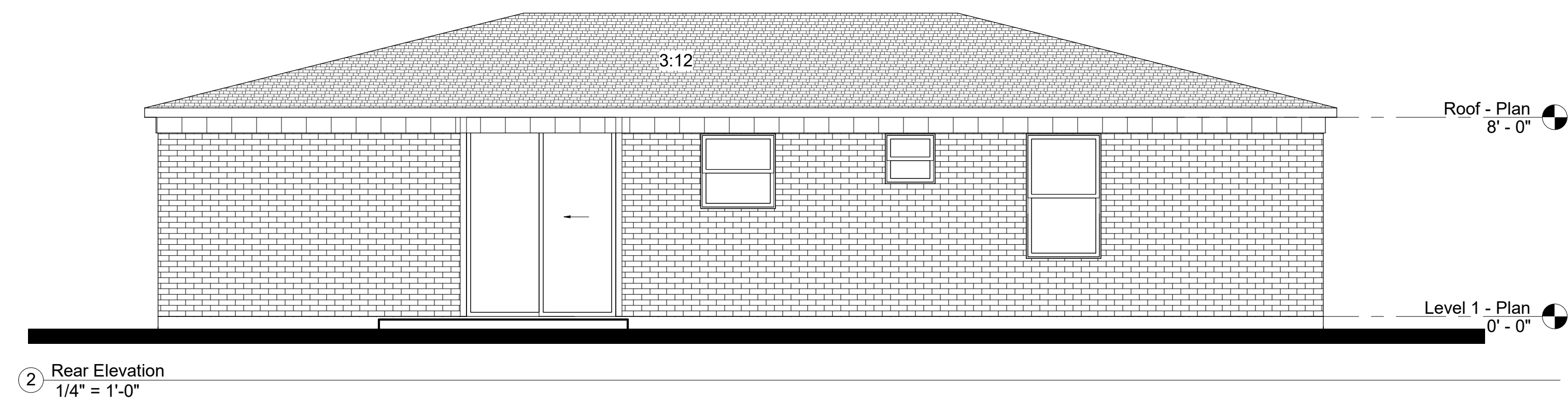
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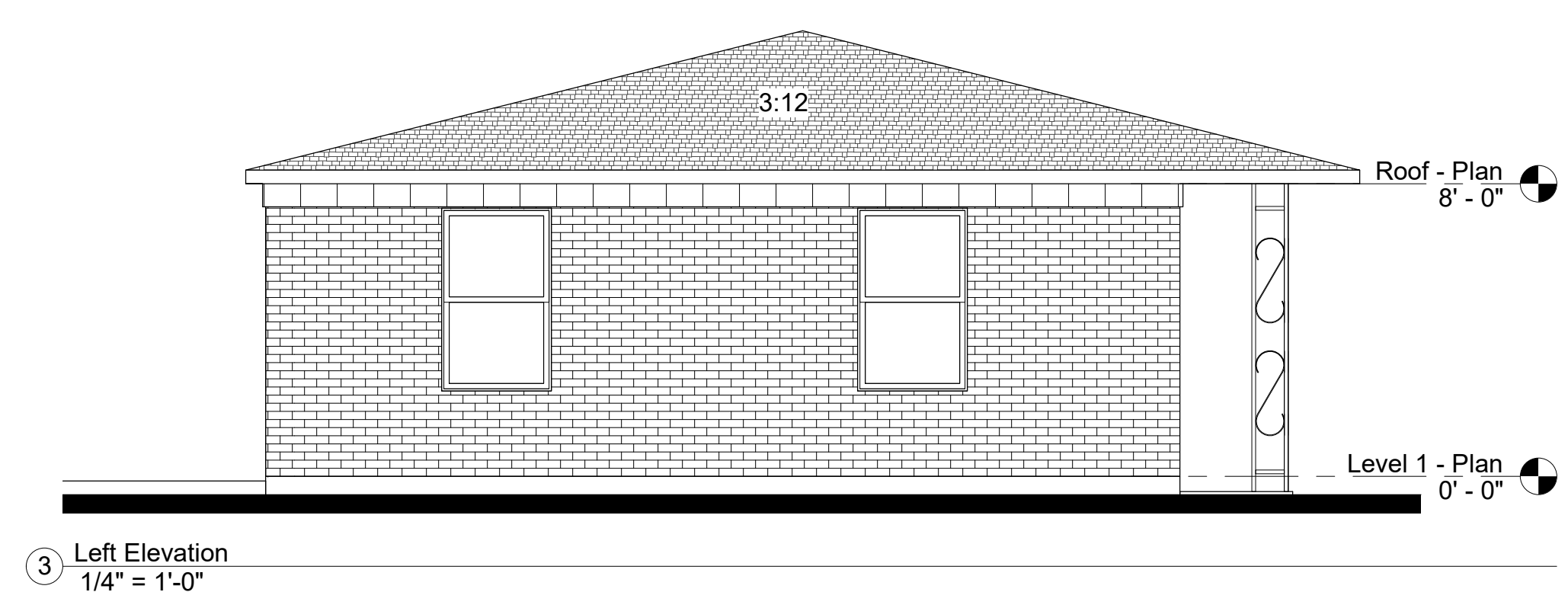
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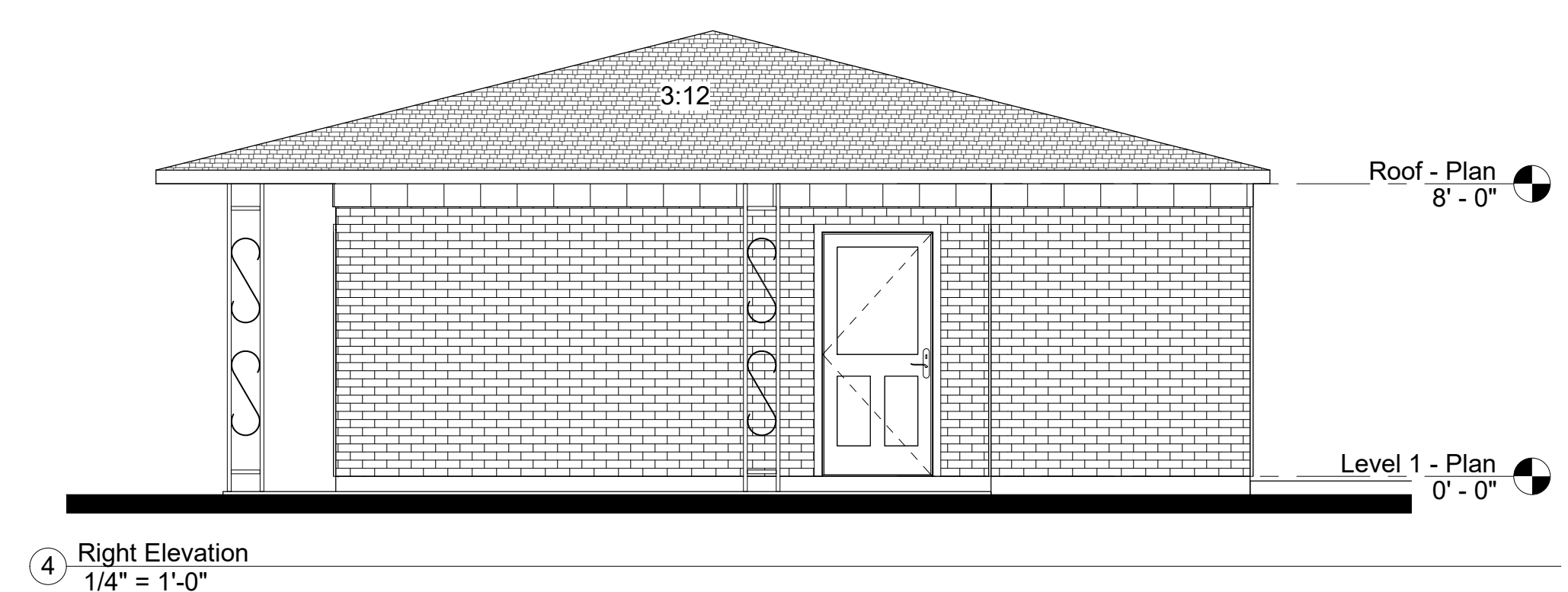
① Front Elevation
1/4" = 1'-0"



② Rear Elevation
1/4" = 1'-0"



③ Left Elevation
1/4" = 1'-0"



④ Right Elevation
1/4" = 1'-0"

PROJECT INFORMATION
Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS
DRAWING TITLE:
Existing Exterior Elevations

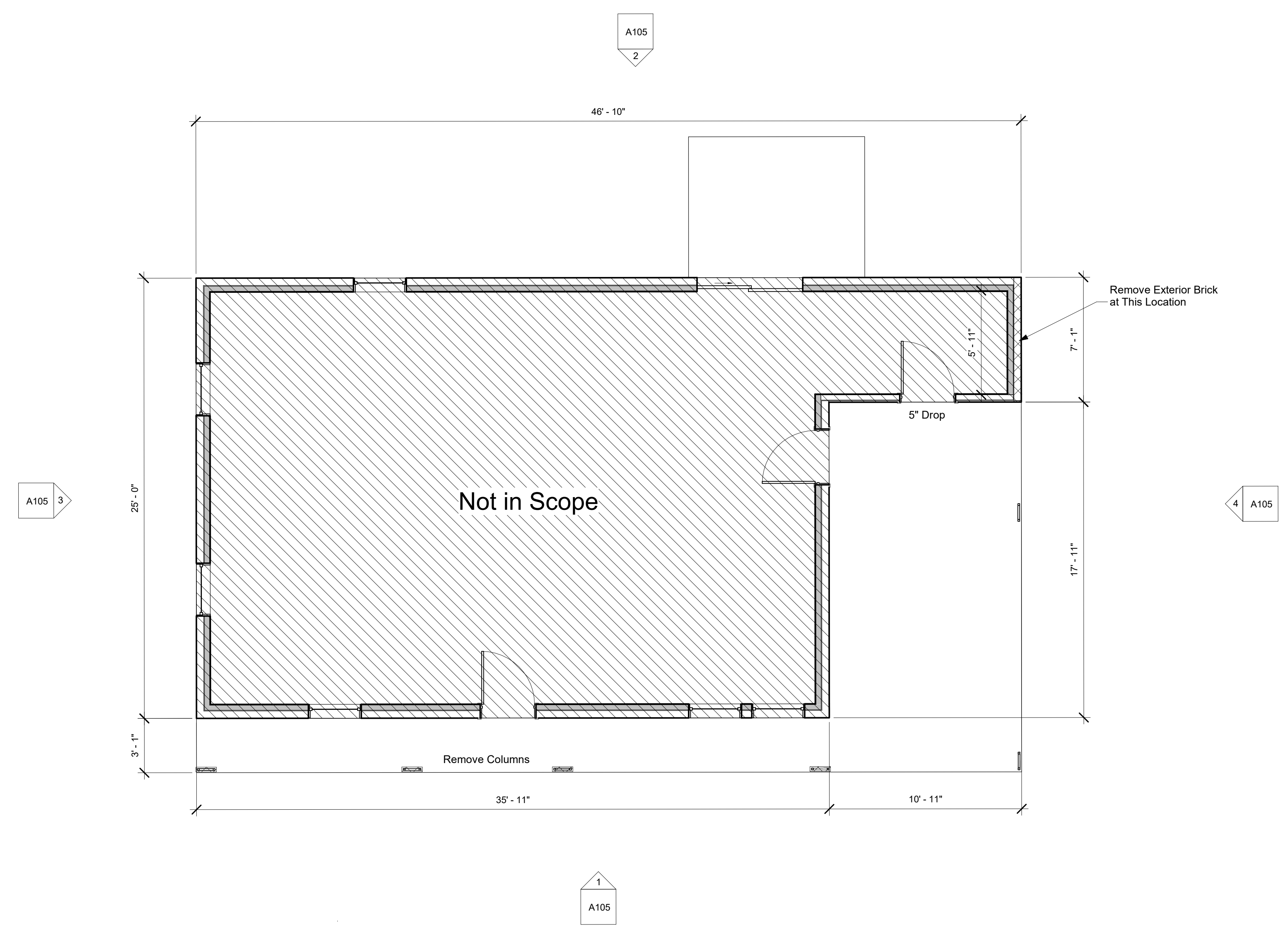
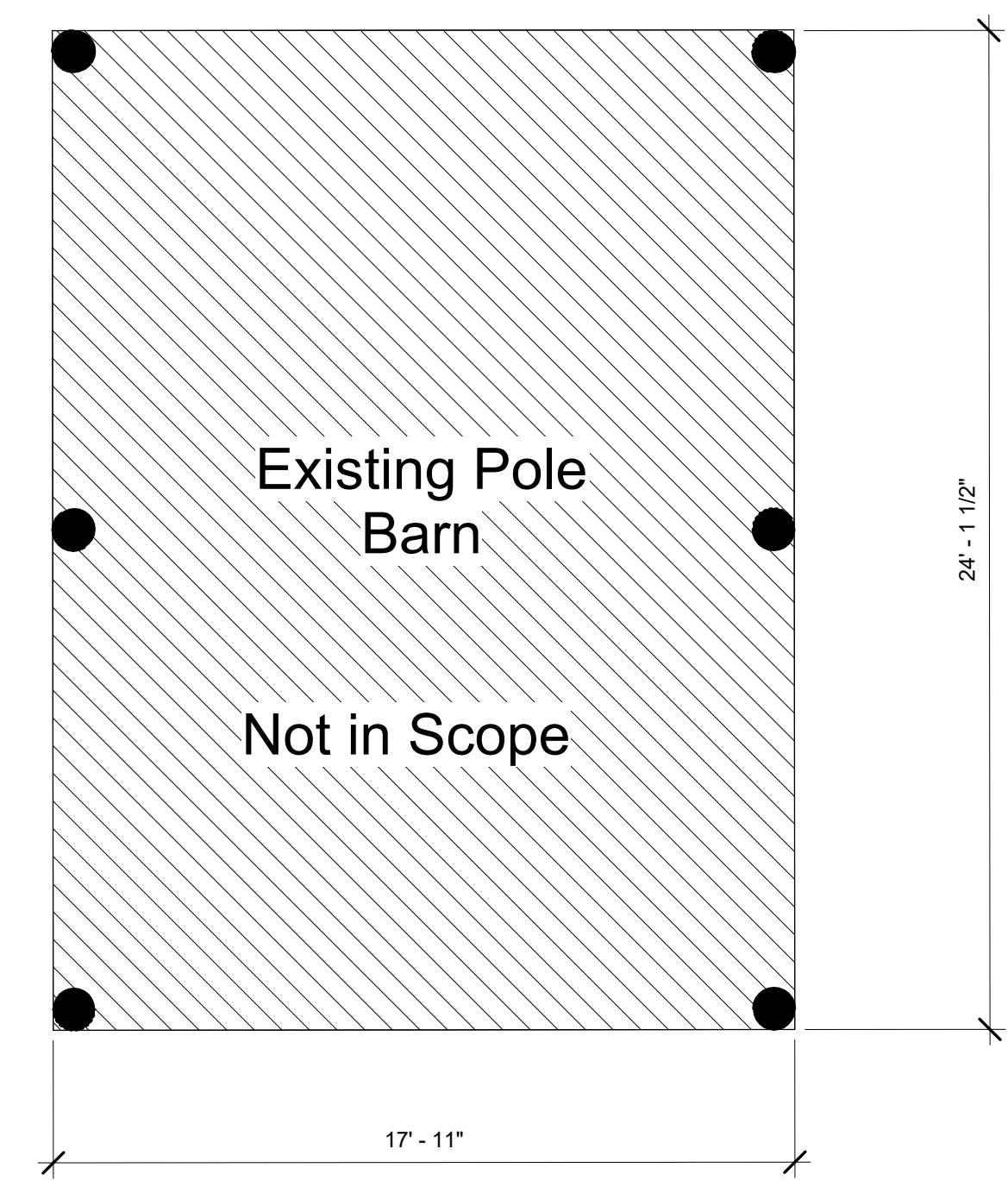
30" X 42" SCALE:
1/4" = 1'-0"

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12/3/2021
DRAWN BY:
RAA
PROJECT NUMBER:
216507

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1 Level 1 - Demo Plan
1/4" = 1'-0"

PROJECT INFORMATION
Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS
DRAWING TITLE:
Level 1 - Demo Plan & Notes

30" x 42" SCALE:
1/4" = 1'-0"

ISSUES DATE:
12/3/2021
DRAWN BY:
CML
PROJECT NUMBER:
216507

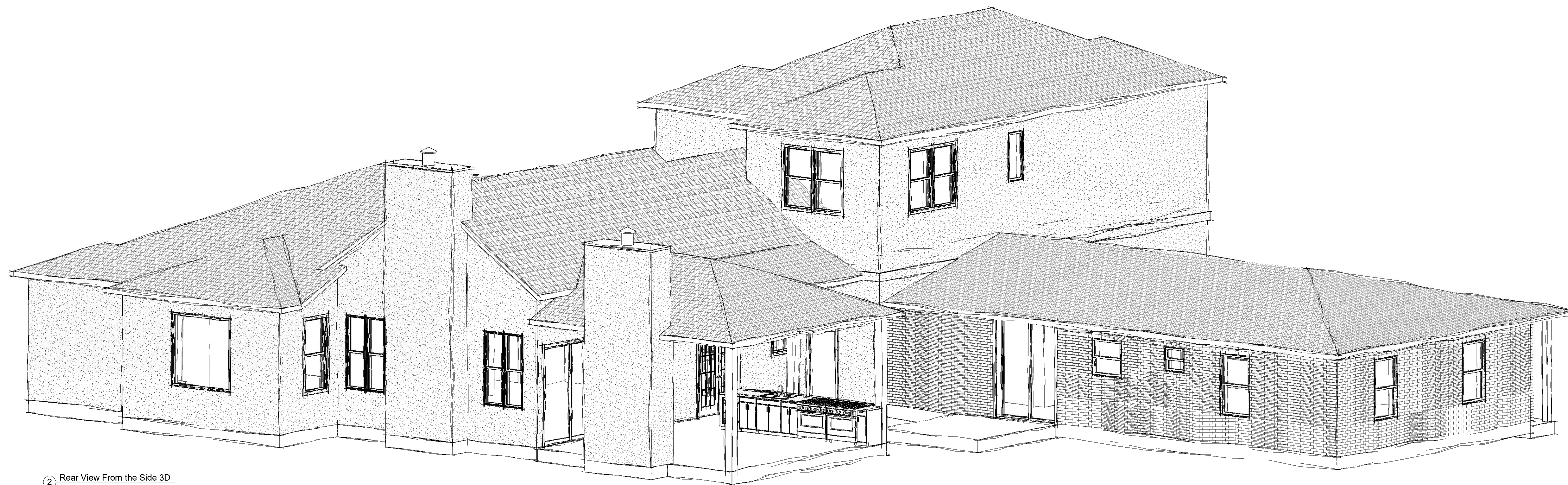
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1 Front View From the Side 3D



2 Rear View From the Side 3D

PROJECT INFORMATION

Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:
Remodel Exterior - 3D Views

30" x 42" SCALE

ISSUES DATE:

12/3/2021

DRAWN BY:

AJB

PROJECT NUMBER:

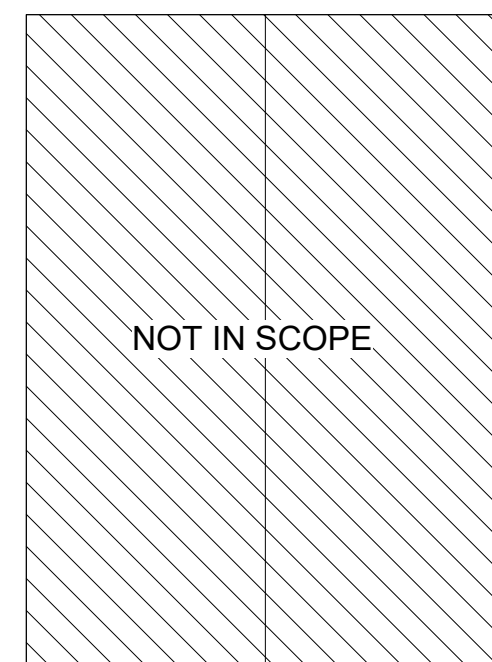
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SHEET NUMBER:

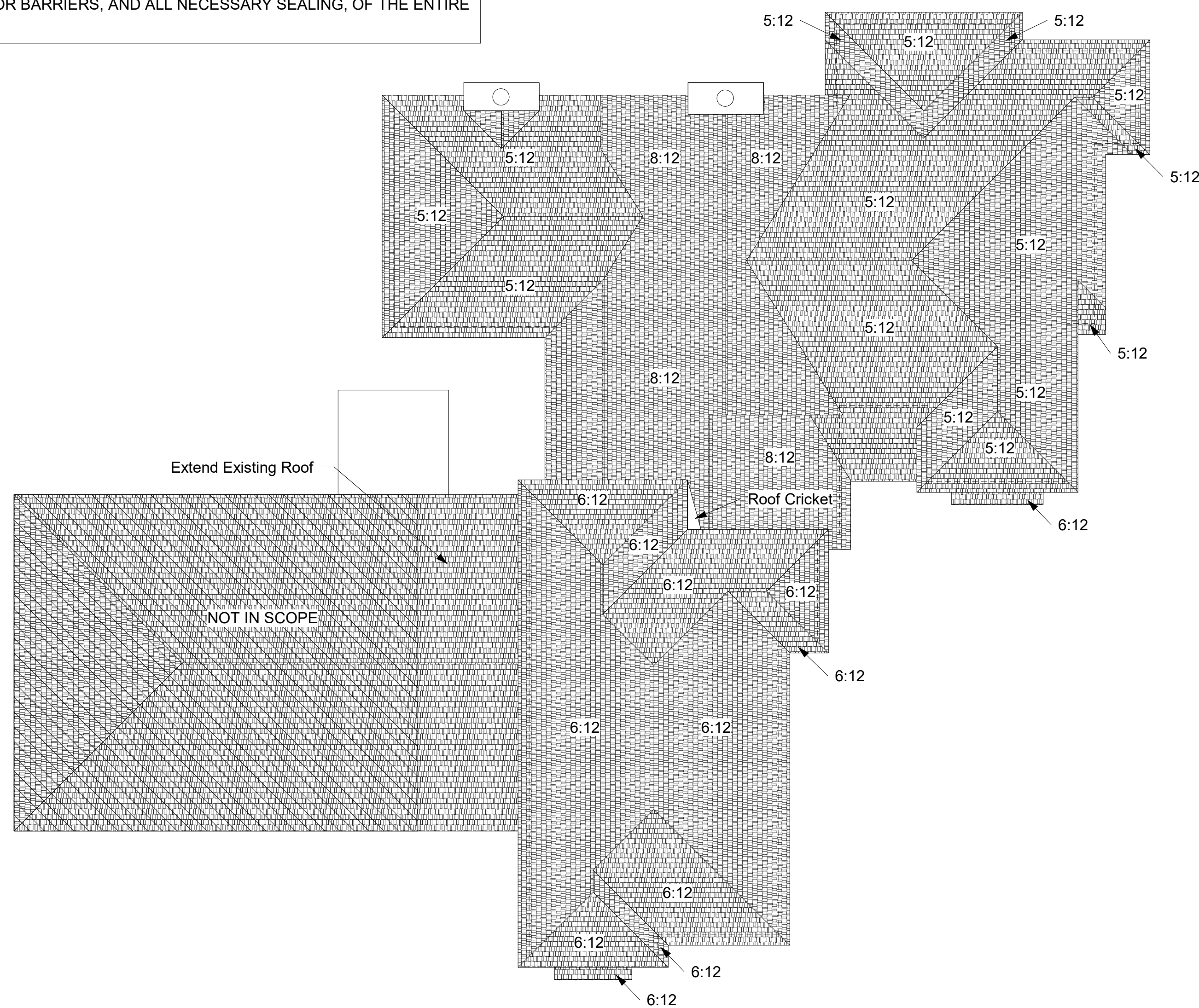
A107

Disclaimer

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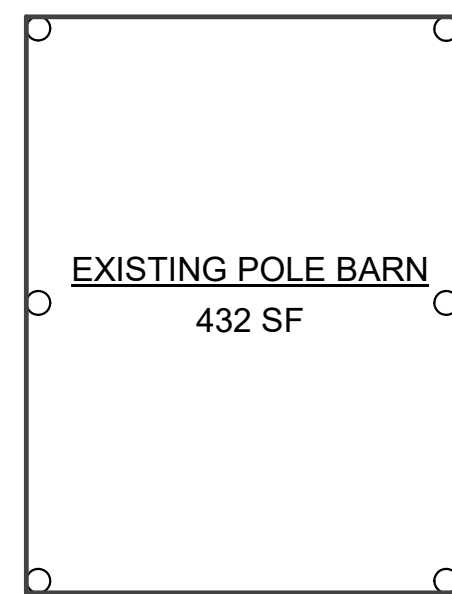
NOTE:
 ALL OVERHANGS IS TO BE 12" FROM FRAME UNLESS OTHERWISE NOTED.
 PROVIDE APPROPRIATE SPARK ARRESTOR SCREENS AT CHIMNEYS.
 PROVIDE NECESSARY FLASHING AND WATERPROOFING AS NEEDED AND REQUIRED.
 PROVIDE NECESSARY ROOF GUTTERS AND ROOF WATER DIVERSION DEVICES AS NEEDED AND REQUIRED TO PROPERLY AND SUFFICIENTLY DISTRIBUTE, RELOCATE AND DRAIN WATER AS NEEDED AND REQUIRED.
 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, ROOFING CONTRACTOR AND GUTTER CONTRACTOR TO ENSURE SUFFICIENT AND PROPER WATERPROOFING, DAMP PROOFING, MOISTURE AND VAPOR BARRIERS, AND ALL NECESSARY SEALING, OF THE ENTIRE STRUCTURE.



1 Roof - Remodel Plan
1/8" = 1'-0"

General Notes:

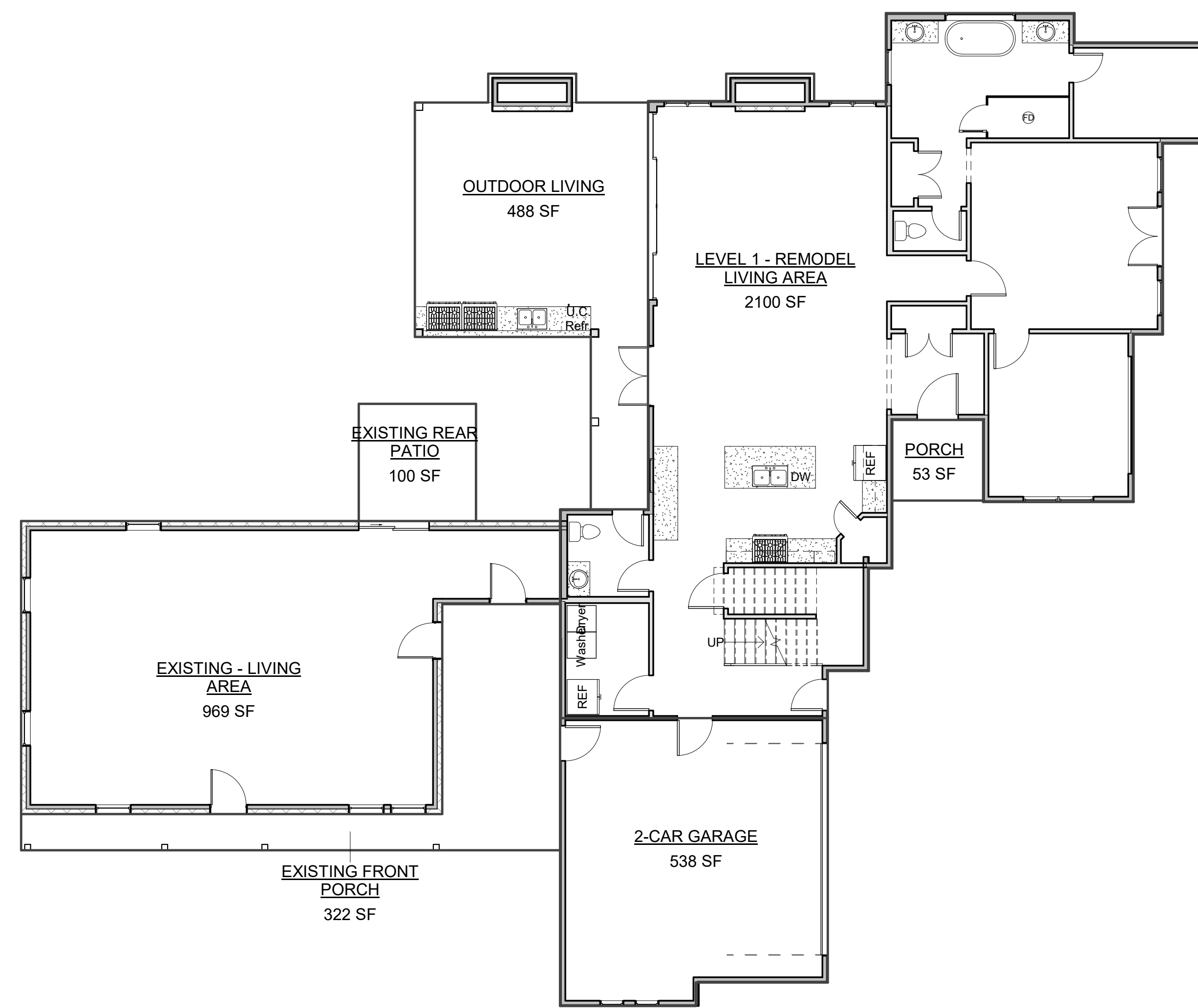
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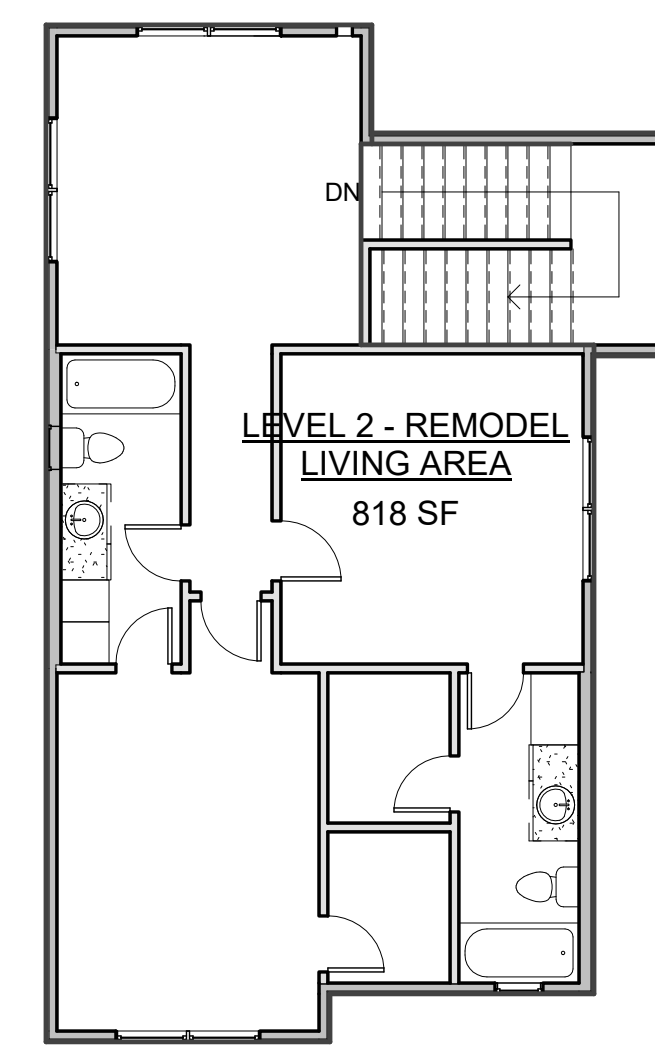
Abbreviations:

AFF	ABOVE FINISHED FLOOR
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D	DRYER
DBL	DOUBLE
EQ	EQUAL
HDR	HEADER
MECH	MECHANICAL
REF	REFRIGERATOR
RM	ROOM
WH	WATER HEATER
WP	WATERPROOF
DW	DISHWASHER
REF	REFRIGERATOR
1S/1R	ONE SHELF/ ONE ROD
U.C.	UNDER CABINET
O.C.	ON CENTER
U.N.O.	UNLESS NOTED OTHERWISE
R.O.	ROUGH OPENING

2 Level 1 - Remodel Area Analysis Plan
1/8" = 1'-0"



3 Level 2 - Remodel Area Analysis Plan
1/8" = 1'-0"



Door Schedule						
Mark	Item Description	Width	Height	Hand	Count	Comments
A	2/0 8/0 R	2' - 0"	8' - 0"	R	1	Interior Door
B	2/4 8/0 R	2' - 4"	8' - 0"	R	4	Interior Door
C	2/4 8/0 L	2' - 4"	8' - 0"	L	1	Interior Door
D	2/4 Shwr Dr	2' - 4"	6' - 8"	L	1	Shower Door
E	2/6 8/0 L	2' - 6"	8' - 0"	L	3	Interior Door
F	2/6 8/0 R	2' - 6"	8' - 0"	R	1	Interior Door
G	2/8 8/0 L	2' - 8"	8' - 0"	L	1	Interior Door
H	2/8 8/0 L	2' - 8"	8' - 0"	L	2	Exterior Door
I	3/0 8/0 L	3' - 0"	8' - 0"	L	2	Interior Door
J	3/0 8/0 L	3' - 0"	8' - 0"	L	1	Exterior Door
K	3/0 8/0 R	3' - 0"	8' - 0"	R	1	Exterior Door
L	3/0 8/0 R	3' - 0"	8' - 0"	R	2	Interior Door
M	3/0 8/0 C.O.	3' - 0"	8' - 0"	N	1	Case Opening With Barn Door
N	3/6 8/0 R	3' - 6"	8' - 0"	R	1	Exterior Door
O	(2) 2/0 8/0 BiPart Drs.	4' - 0"	8' - 0"	N	2	Interior Door
P	(2) 2/6 8/0 Full Lite Drs.	5' - 0"	8' - 0"	N	2	Exterior Door
Q	6/0 8/0 C.O.	6' - 0"	0' - 0"	N	1	Case Opening
R	16/0 8/0 Four Door Sliding Unit	16' - 0"	8' - 0"	N	1	Exterior Door
S	18/0 8/0 O.H. DR.	18' - 0"	8' - 0"	N	1	Garage Door

Grand total: 29

Window Schedule				
Mark	Width	Height	Count	Type
1	2' - 0"	5' - 0"	2	Fixed Glass
2	2' - 0"	4' - 0"	2	Fixed Glass
3	2' - 0"	6' - 0"	4	Single Hung
4	3' - 0"	6' - 0"	5	Single Hung
5	3' - 0"	5' - 0"	9	Single Hung
6	4' - 0"	8' - 0"	1	Fixed Glass
7	6' - 0"	6' - 0"	1	Fixed Glass

Grand total: 24

Remodel Area Schedule			
Name	Level	Area	Comments
conditioned space			
LEVEL 1 - REMODEL LIVING AREA	Level 1 - Plan	2100 SF	conditioned space
LEVEL 2 - REMODEL LIVING AREA	Level 2 - Plan	818 SF	conditioned space
EXISTING - LIVING AREA	Level 1 - Plan	969 SF	conditioned space
conditioned space: 3			
unconditioned space			
2-CAR GARAGE	Level 1 - Plan	538 SF	unconditioned space
OUTDOOR LIVING	Level 1 - Plan	488 SF	unconditioned space
PORCH	Level 1 - Plan	53 SF	unconditioned space
EXISTING POLE BARN	Level 1 - Plan	432 SF	unconditioned space
EXISTING FRONT PORCH	Level 1 - Plan	322 SF	unconditioned space
EXISTING REAR PATIO	Level 1 - Plan	100 SF	unconditioned space
unconditioned space: 6			
Grand total			
		1933 SF	5821 SF

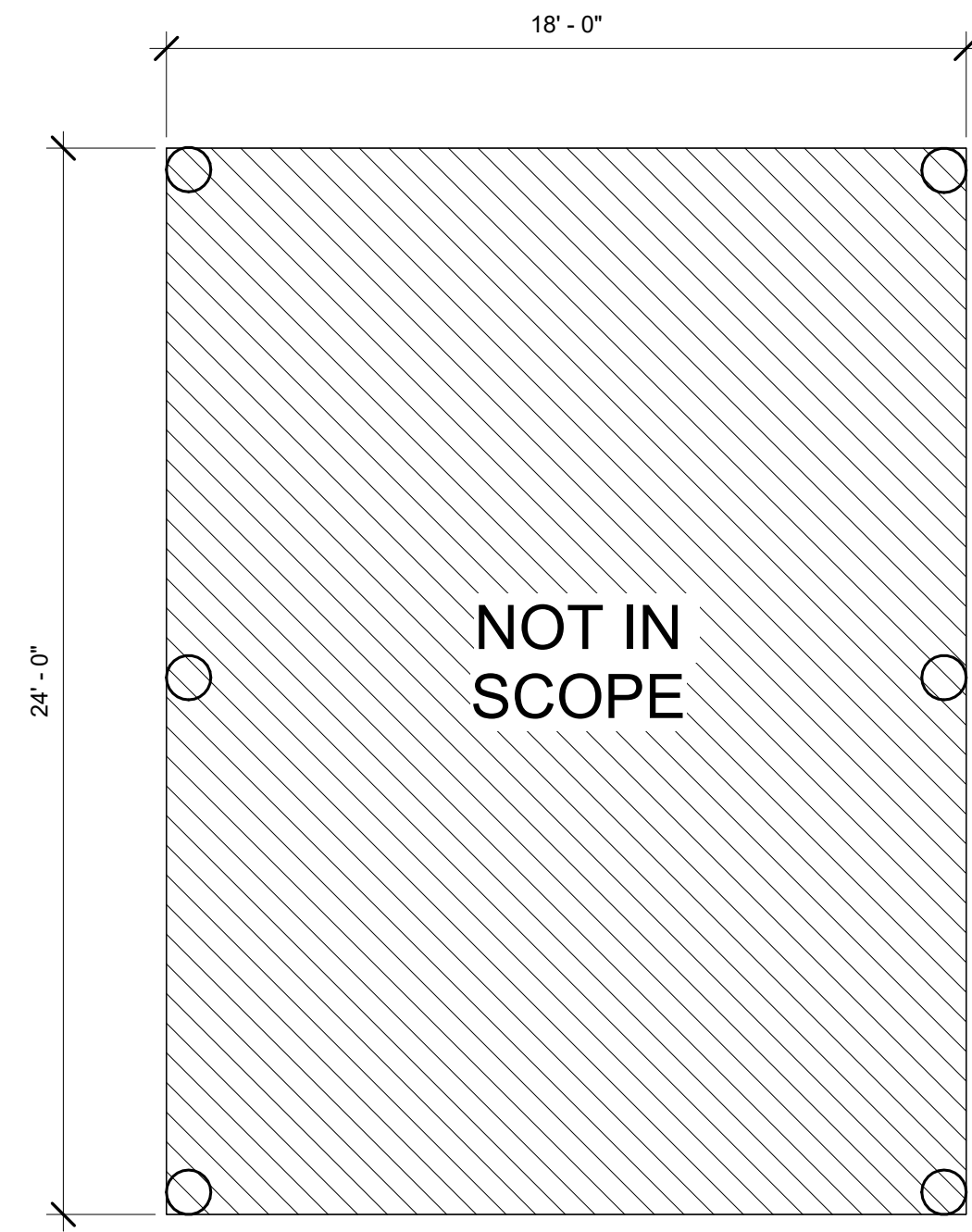
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DRAWING TITLE:
 Remodel Area Analysis Plans, Remodel Roof Plan, Door & Window Schedule
 3/8" x 1/2" SCALE:
 As Indicated

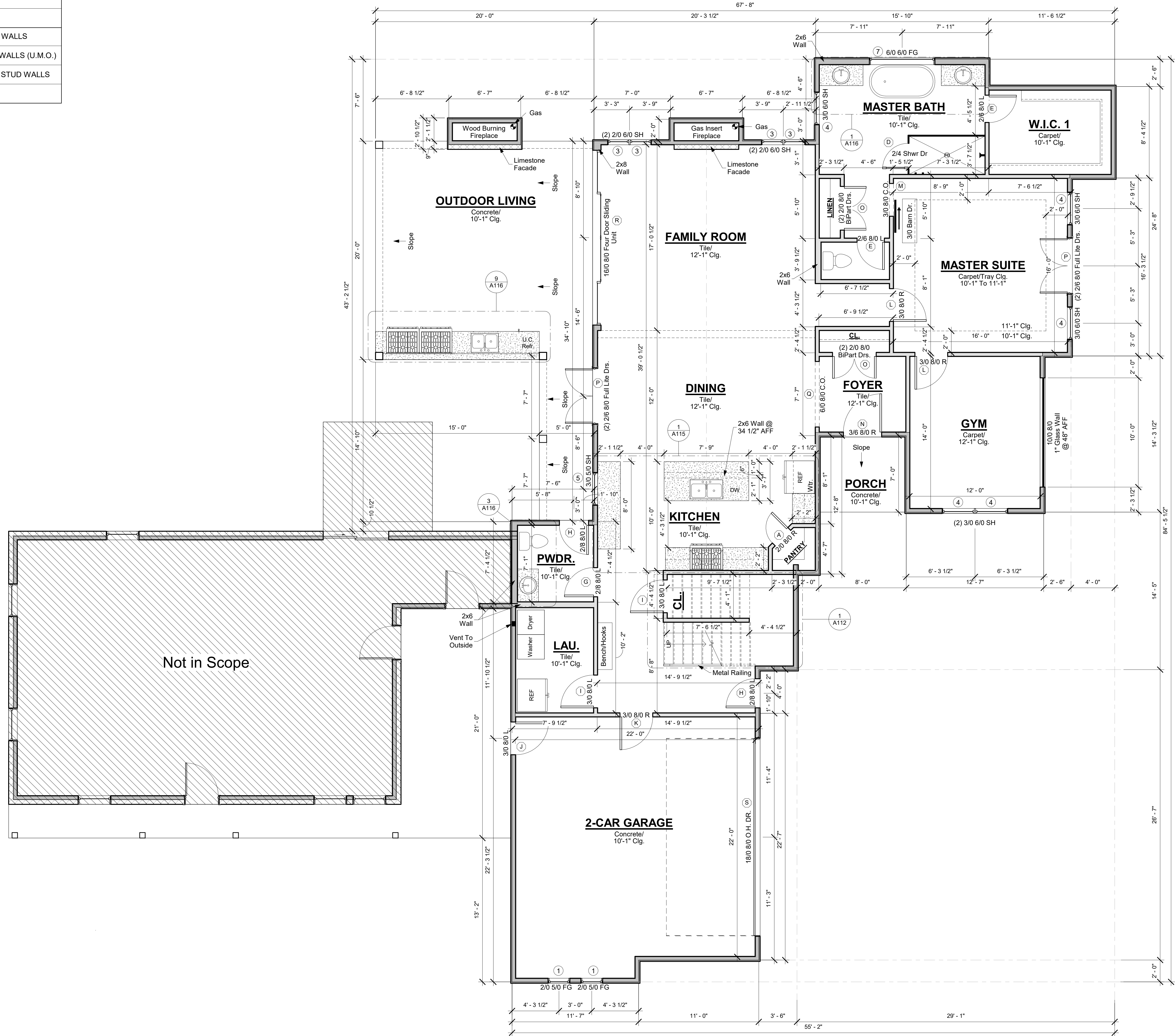
ISSUES DATE:
 12/3/2021
 DRAWN BY:
 CML
 PROJECT NUMBER:
 216507

SHEET NUMBER:

WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.M.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	



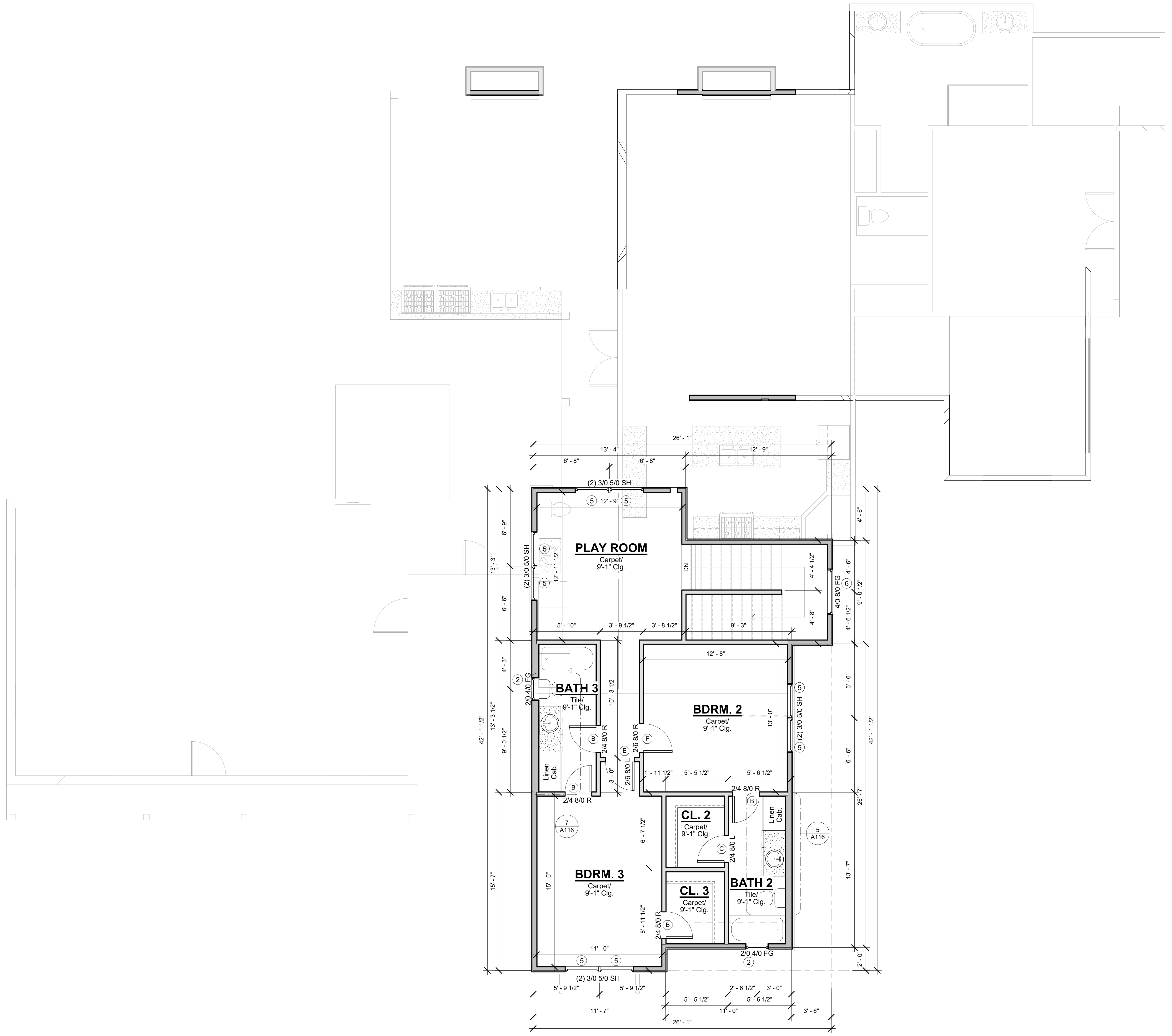
2 Level 1 - Existing Pole Barn
1/4" = 1'-0"



1 Level 1 - Remodel Plan
1/4" = 1'-0"

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WALL TYPES:	
HATCHING	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	ROCK WALL
EXTERIOR WALLS ARE 3 1/2" STUD WALLS	
INTERIOR WALLS ARE 3 1/2" STUD WALLS (U.M.O.)	
ALL WET WALLS SHOULD BE 5 1/2" STUD WALLS	
1/2" SHEETROCK WILL BE USED	



1 Level 2 - Remodel Plan
1/4" = 1'-0"

PROJECT INFORMATION

FINAL PLANS
DRAWING TITLE:
Level 2 - Remodel Plan

3/4" SCALE:
As Indicated

ISSUES DATE:
12/3/2021

DRAWN BY:
AJB

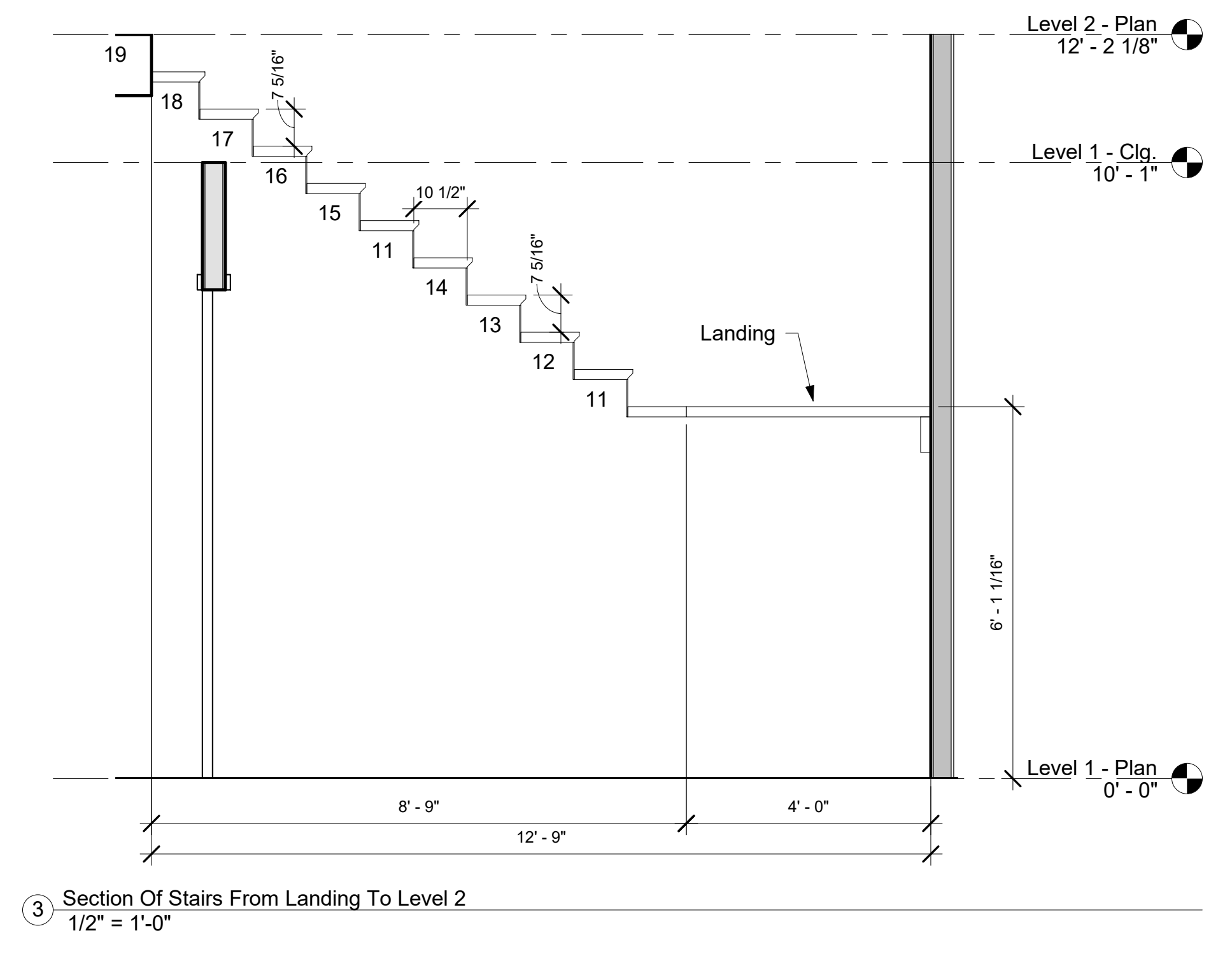
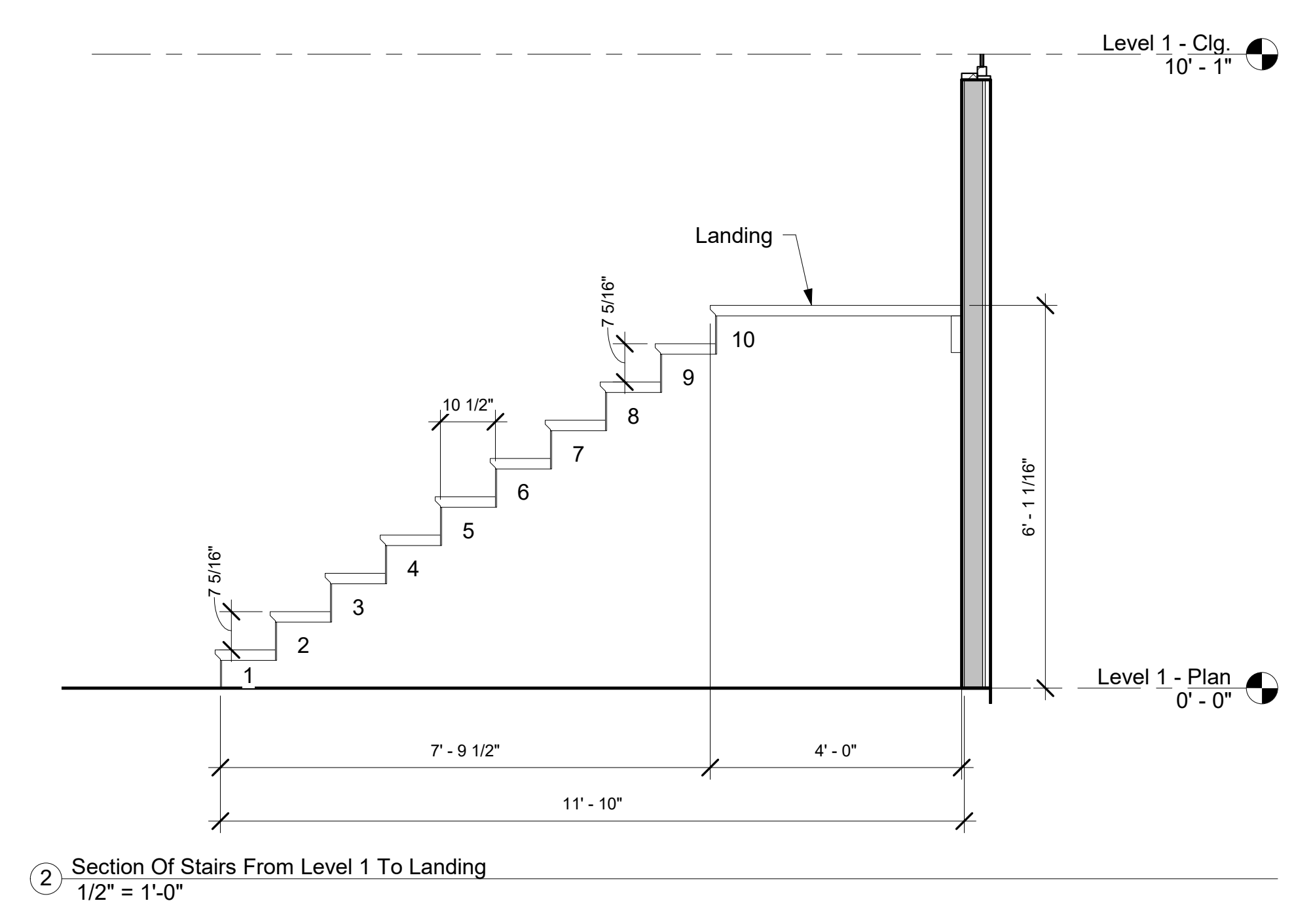
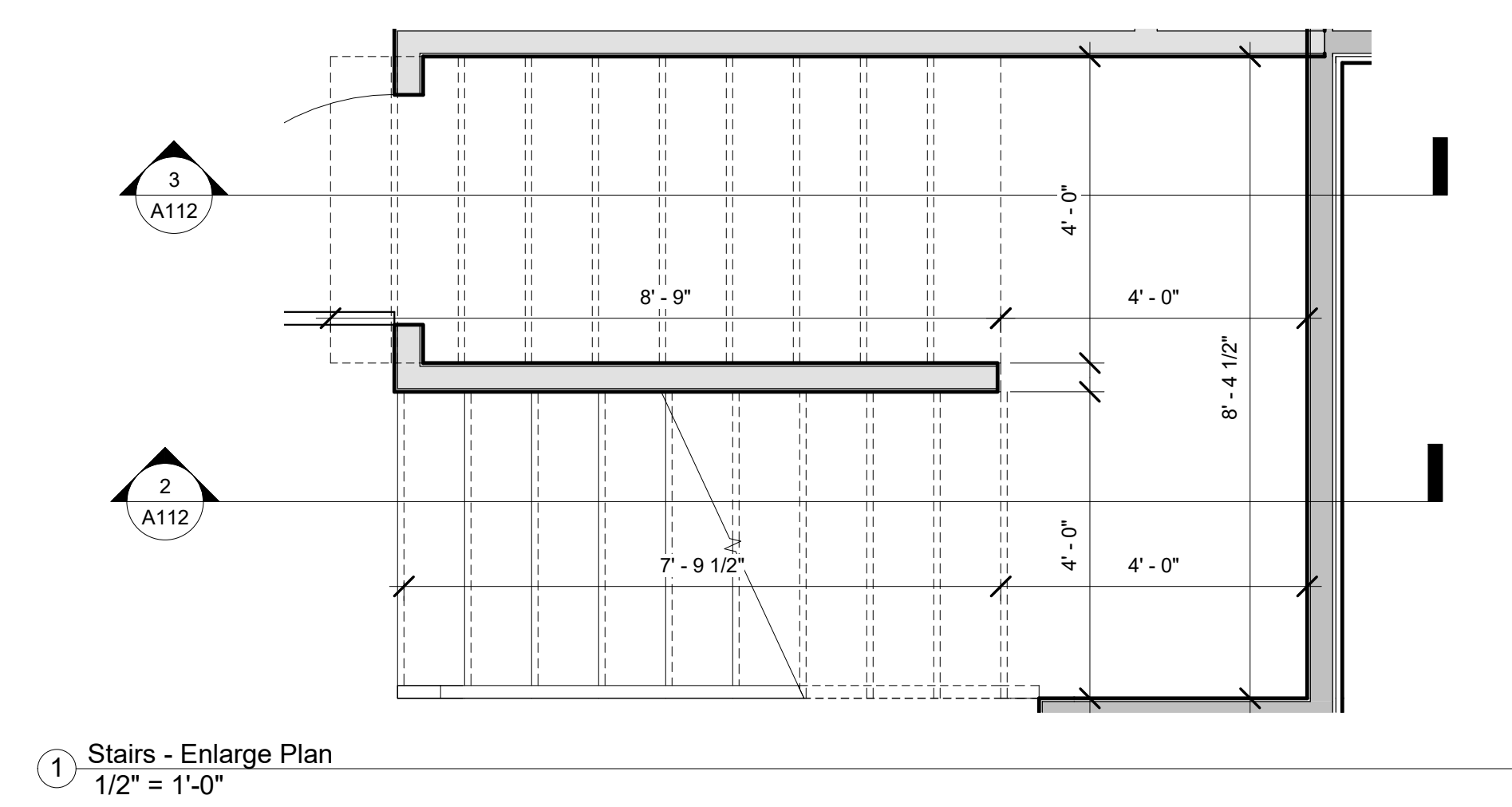
PROJECT NUMBER:
216507

SHEET NUMBER:

A111

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PROJECT INFORMATION
Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:
Stair Plans

30" x 42" SCALE:
1/2" = 1'-0"

ISSUES DATE:
12/3/2021

DRAWN BY:
CML

PROJECT NUMBER:
216507

SHEET NUMBER:

A112

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ELECTRICAL LEGEND	
	FLUORESCENT FIXTURE
	CAN LIGHT
	ART LIGHTING WITH DIMMABLE SWITCH
	SURFACE LIGHTING
	WALL SCONCE LIGHTING
	WALL MOUNTED LIGHTING
	HANGING LIGHT
	CEILING FAN
	CEILING FAN & LIGHT
	EMERGENCY LIGHTING
	SMOKE DETECTOR & CARBON MONOXIDE TO BE CONNECTED TO ELECTRICAL
	TV JACK
	EXHAUST FAN
	LIGHT SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	MOTION SENSOR SWITCH WITH TIMER
	PUSH BUTTON SWITCH
	DOOR SENSOR
	110V CEILING RECEPTACLE
	110V FLOOR RECEPTACLE
	110V RECEPTACLE
	110V QUADRUPLEX
	220V RECEPTACLE
	110V GFI RECEPTACLE
	110V WATERPROOF GFI RECEPTACLE
	DATA/INTERNET OUTLET
	POWER FOR LOW VOLTAGE LIGHT SYSTEM
	POWER FOR SECURITY CAMERAS
ELECTRICAL NOTES:	
1. ALL BATHROOMS TO HAVE THEIR OWN SEPARATE 20 AMP BRANCH CIRCUIT	
2. ALL LAUNDRY ROOMS TO HAVE THEIR OWN SEPARATE 20 AMP BRANCH CIRCUIT.	
3. ALL BEDROOM BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.	
4. GFI PROTECTION REQUIRED ON ALL KITCHEN, BATH AND OTHER WET AREAS.	
5. VERIFY ALL LIGHTING, OUTLET & SWITCH LOCATIONS IN FIELD WITH OWNER & BUILDER. ALL LIGHTING TO BE SELECTED BY OWNER.	
6. SUPPLIER/CONTRACTOR TO VERIFY ALL ELECTRICAL COMPONENTS ARE SUPPLIED & INSTALLED PER LOCAL CODE.	
7. VERIFY LOCATION OF ELECTRICAL PANEL WITH OWNER.	
8. COORDINATE ALL LIGHTING WITH THE GENERAL CONTRACTOR.	
9. ALL EXTERIOR LIGHTING WITH BE DOWN LIGHTING.	
10. ALL SMOKE DETECTORS SHOULD BE COMBINED WITH CARBON MONOXIDE DETECTOR AND CONNECTED TO ELECTRICAL.	



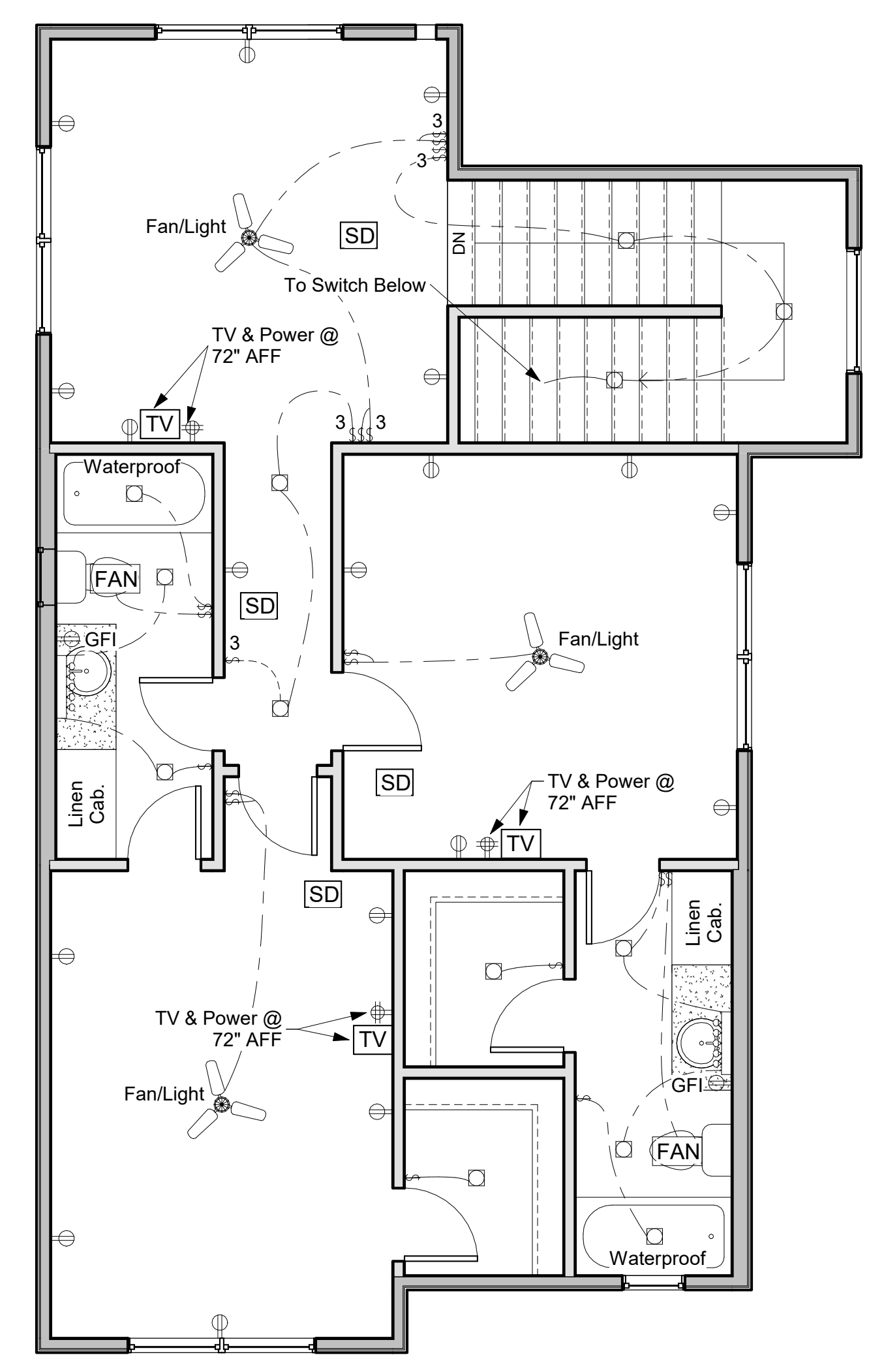
1 Level 1 - Remodel Electrical Plan
 1/4" = 1'-0"

ELECTRICAL LEGEND

	FLUORESCENT FIXTURE
	CAN LIGHT
	ART LIGHTING WITH DIMMABLE SWITCH
	SURFACE LIGHTING
	WALL SCONCE LIGHTING
	WALL MOUNTED LIGHTING
	HANGING LIGHT
	CEILING FAN
	CEILING FAN & LIGHT
	EMERGENCY LIGHTING
	SMOKE DETECTOR & CARBON MONOXIDE TO BE CONNECTED TO ELECTRICAL
	TV JACK
	EXHAUST FAN
	LIGHT SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	MOTION SENSOR SWITCH WITH TIMER
	PUSH BUTTON SWITCH
	DOOR SENSOR
	110V CEILING RECEPTACLE
	110V FLOOR RECEPTACLE
	110V RECEPTACLE
	110V QUADRUPLEX
	220V RECEPTACLE
	110V GFI RECEPTACLE
	110V WATERPROOF GFI RECEPTACLE
	DATA/INTERNET OUTLET
	POWER FOR LOW VOLTAGE LIGHT SYSTEM
	POWER FOR SECURITY CAMERAS

ELECTRICAL NOTES:

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1 Level 2 - Remodel Electrical Plan
1/4" = 1'-0"

PROJECT INFORMATION

Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:
Level 2 - Remodel Electrical Plan

30" x 42" SCALE:
1/4" = 1'-0"

ISSUES DATE:
12/3/2021

DRAWN BY:
CML

PROJECT NUMBER:
216507

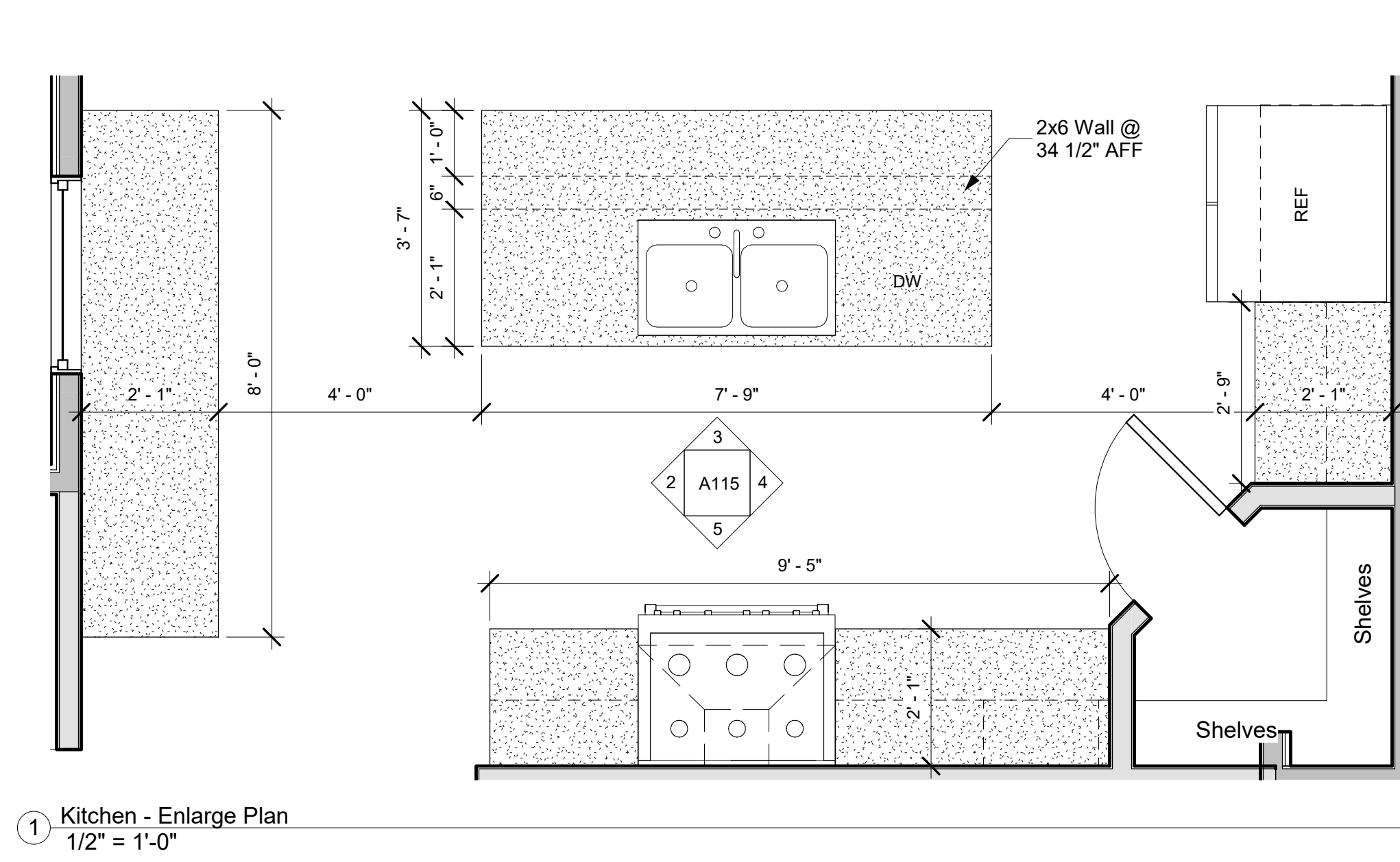
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A114

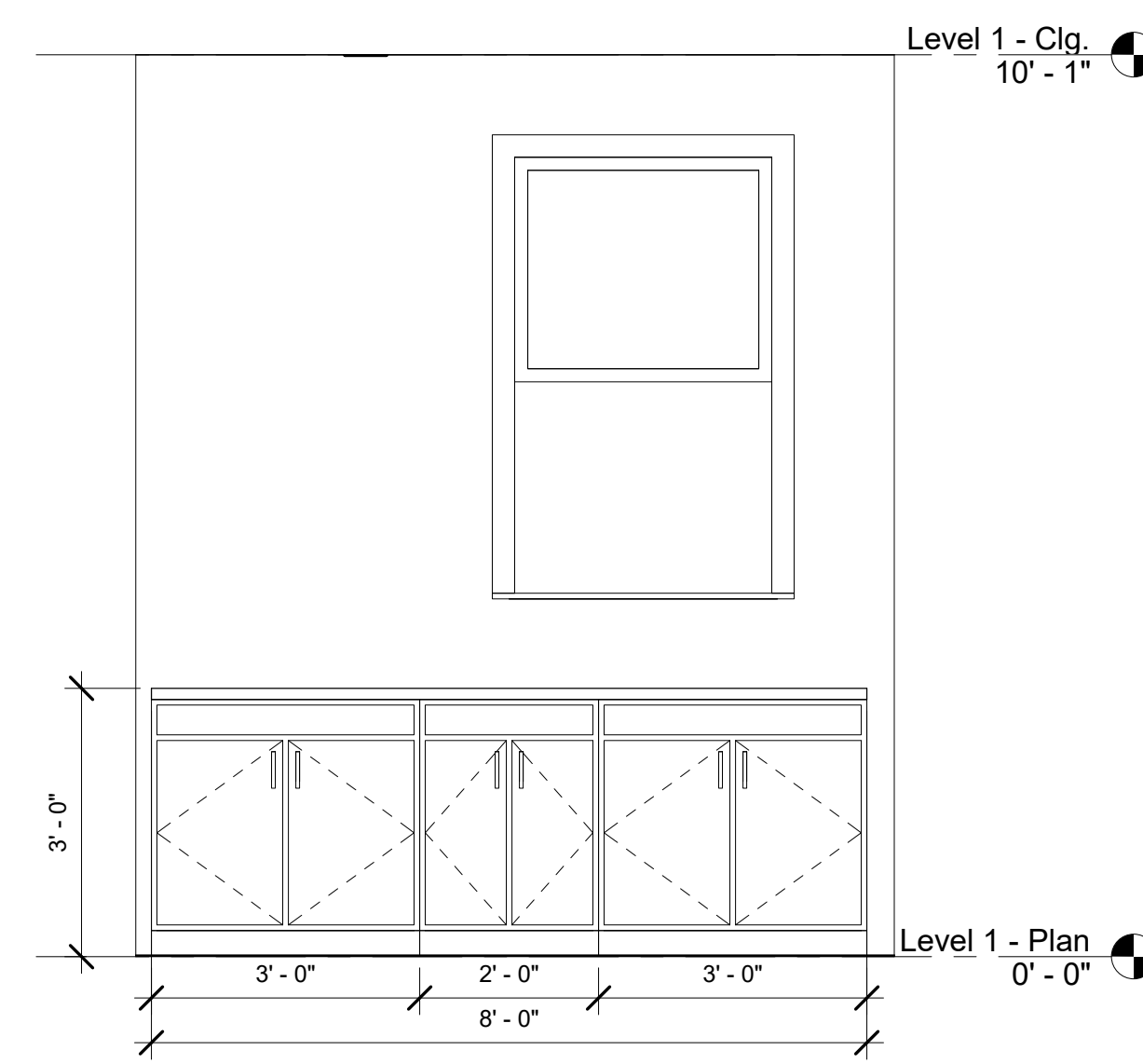
ALL DIMENSIONS ON THIS SHEET ARE TO FACE OF SHEETROCK.

THE OWNER/BUILDER IS RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS. DRAWINGS ON THIS PAGE IS FOR REFERENCE ONLY. CABINET PLANS SHOULD BE COORDINATE WITH BUILDER AND OWNER WHEN ALL WALLS ARE FRAMED. SO EXACT MEASUREMENTS CAN BE USED.

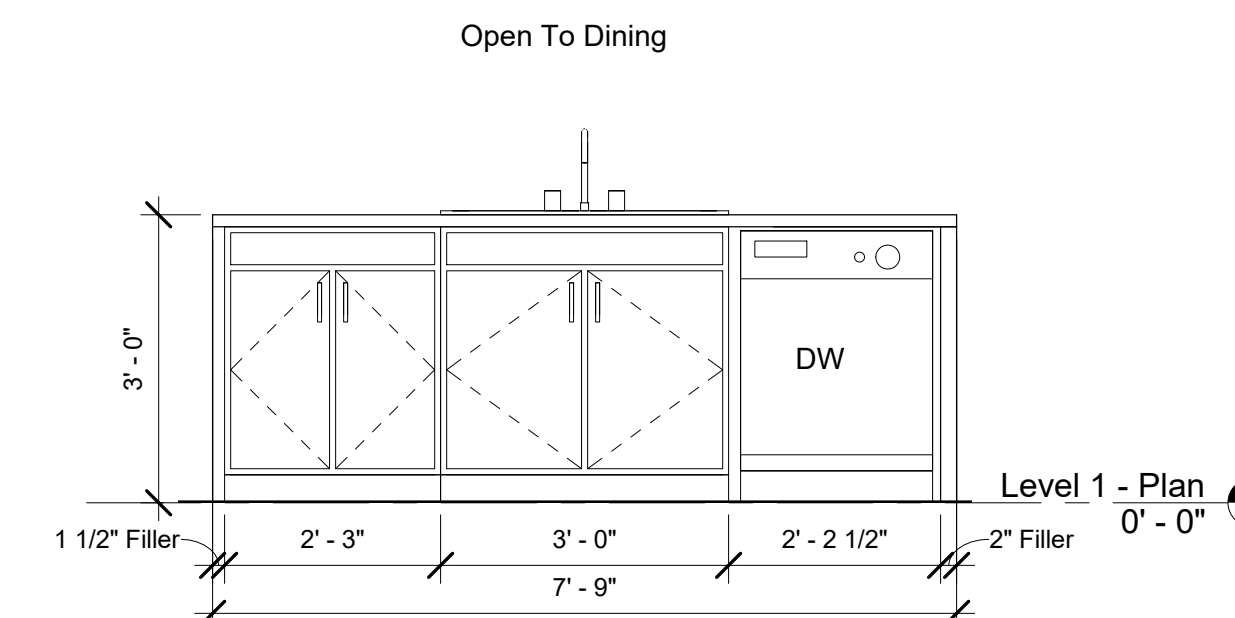
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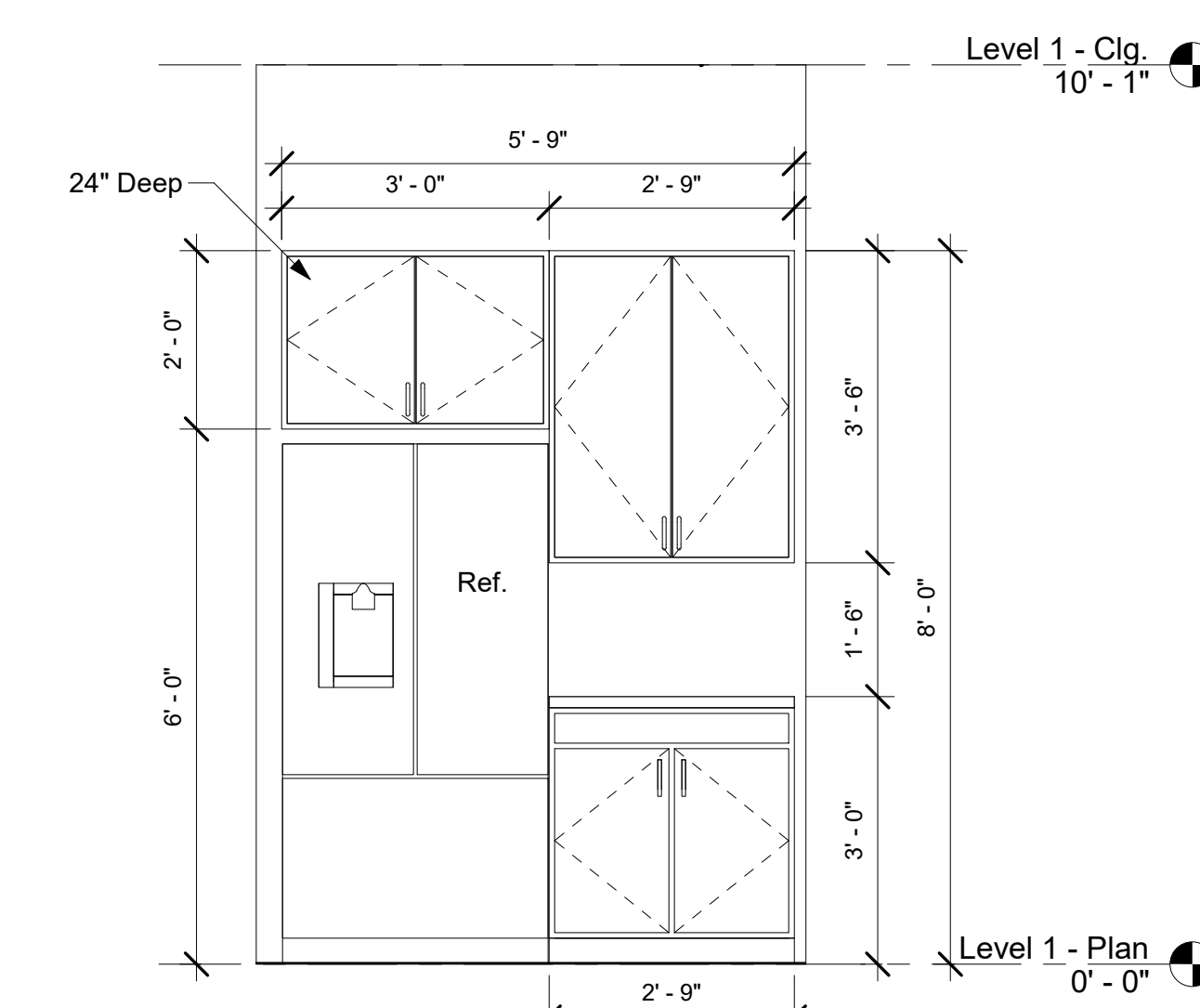
1 Kitchen - Enlarge Plan
1/2" = 1'-0"



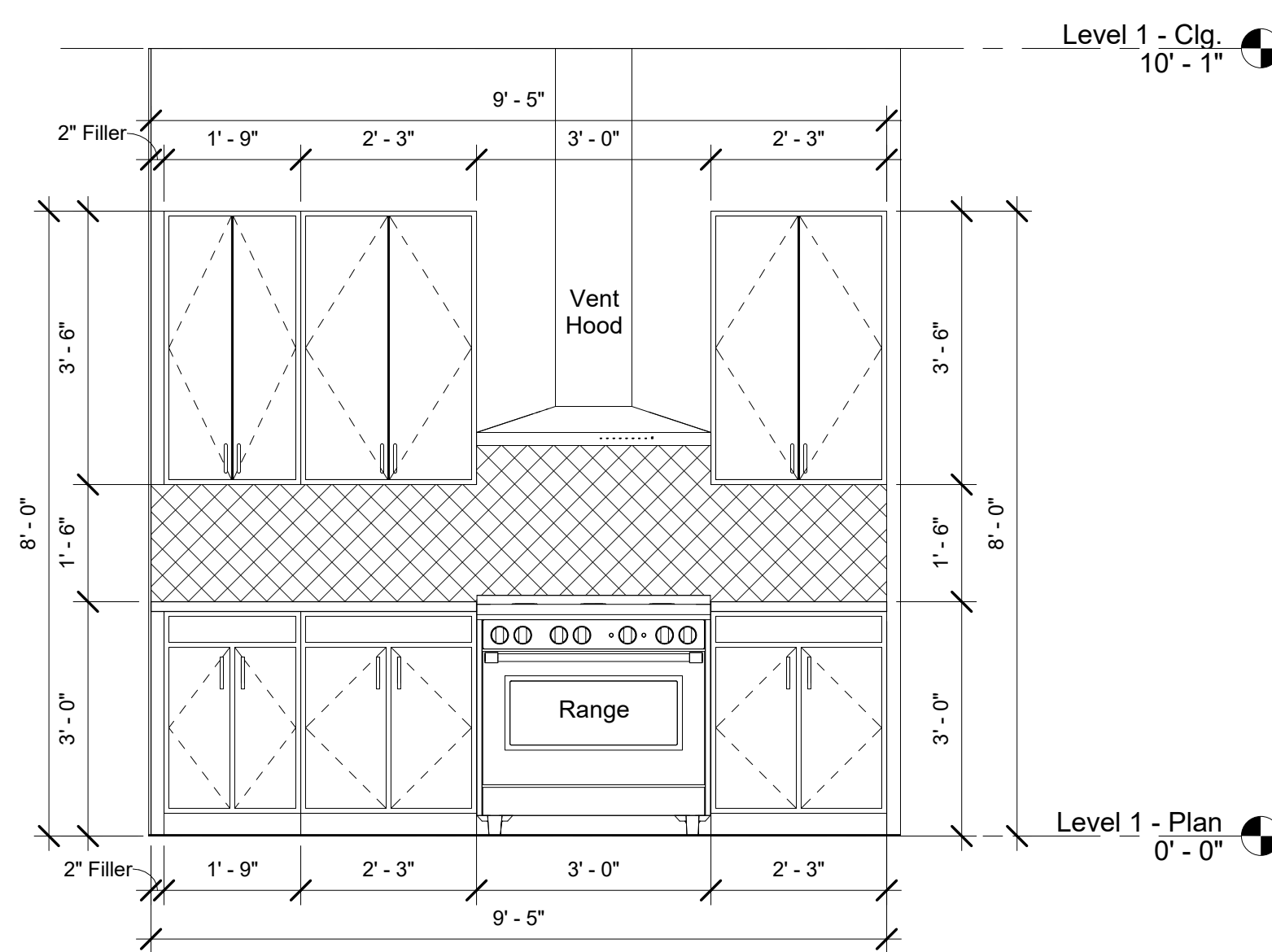
2 Kitchen Bar - Elevation
1/2" = 1'-0"



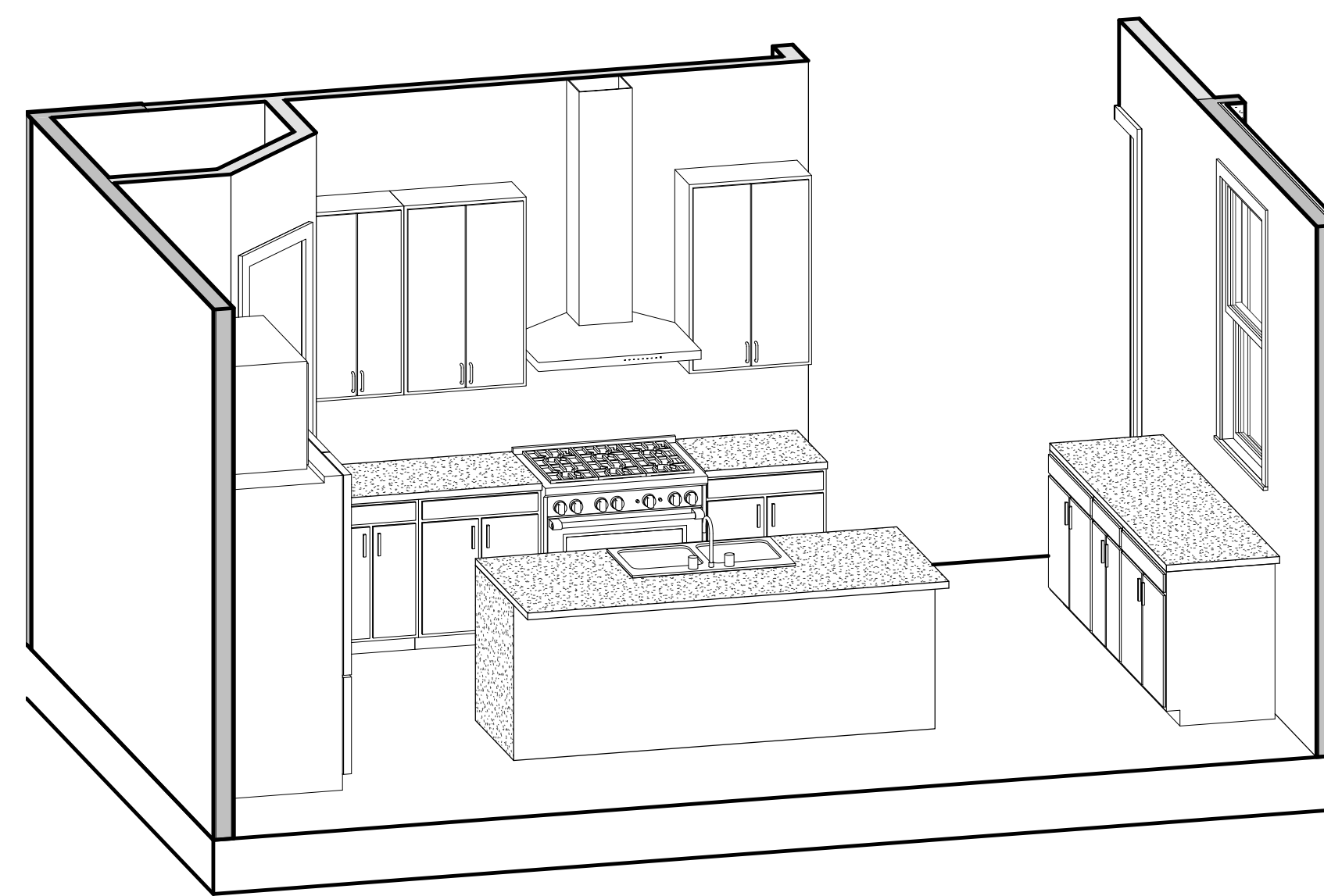
3 Kitchen Island - Elevation
1/2" = 1'-0"



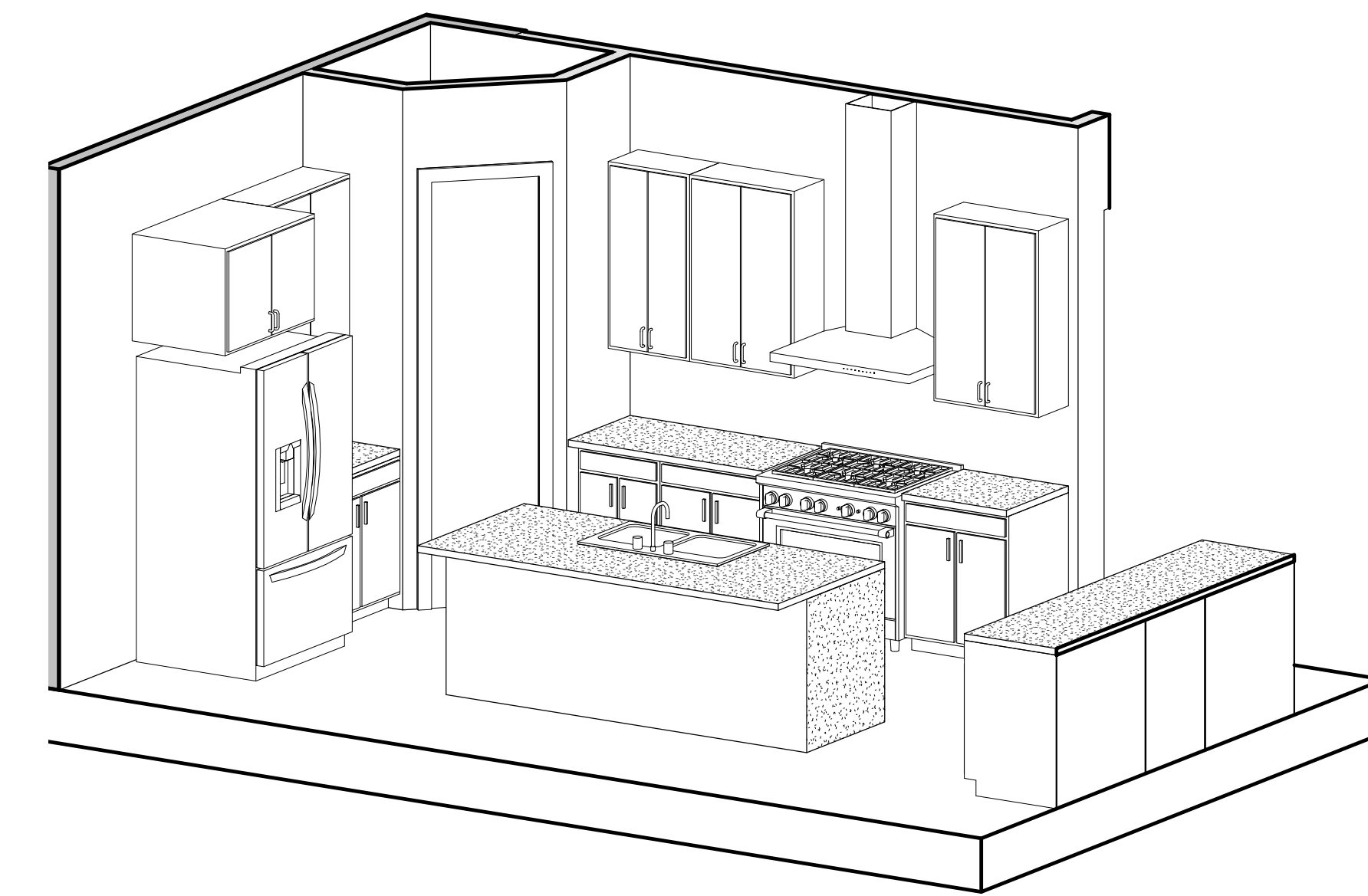
4 Kitchen Refrigerator - Elevation
1/2" = 1'-0"



5 Kitchen Range - Elevation
1/2" = 1'-0"



6 Kitchen - 3d View 1

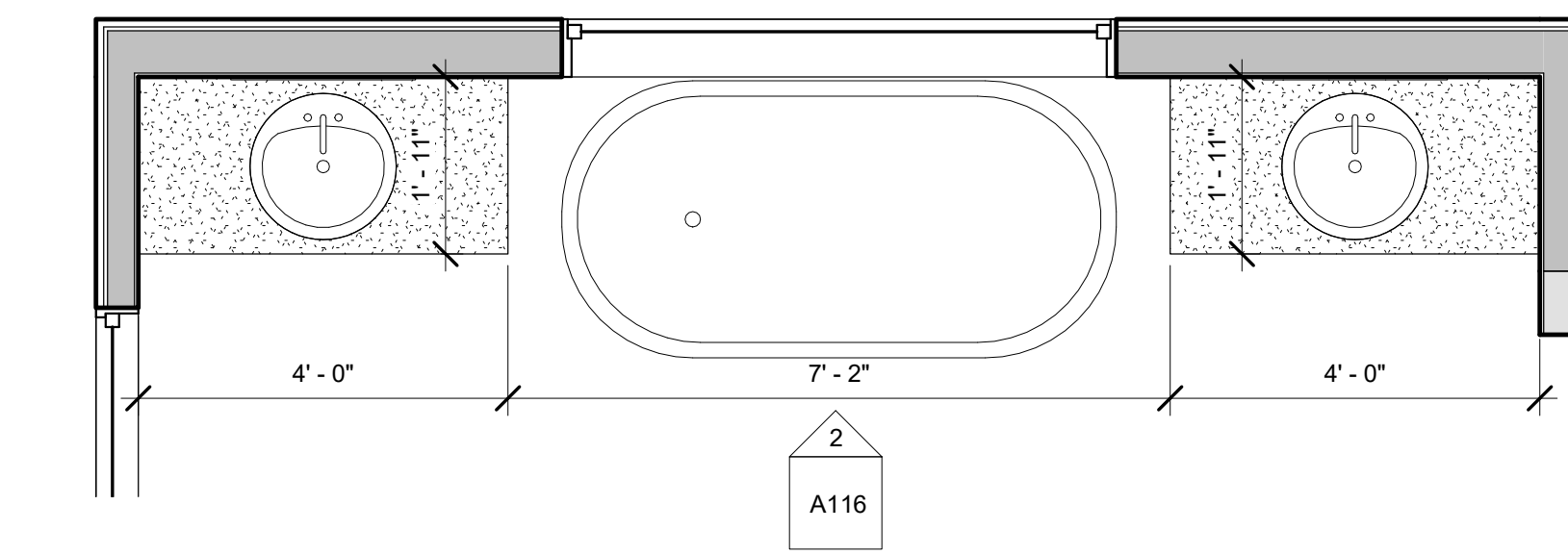


7 Kitchen - 3d View 2

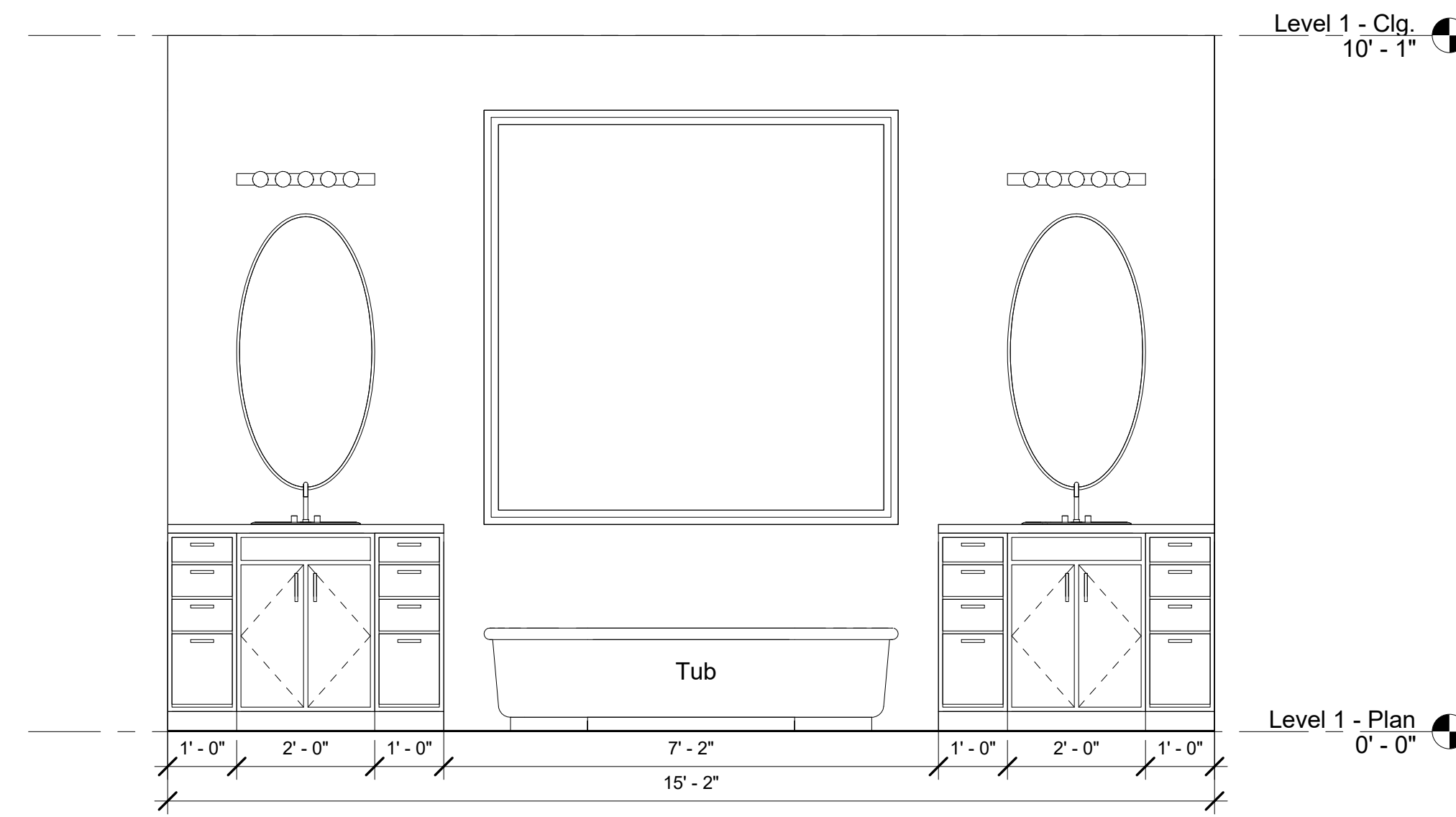
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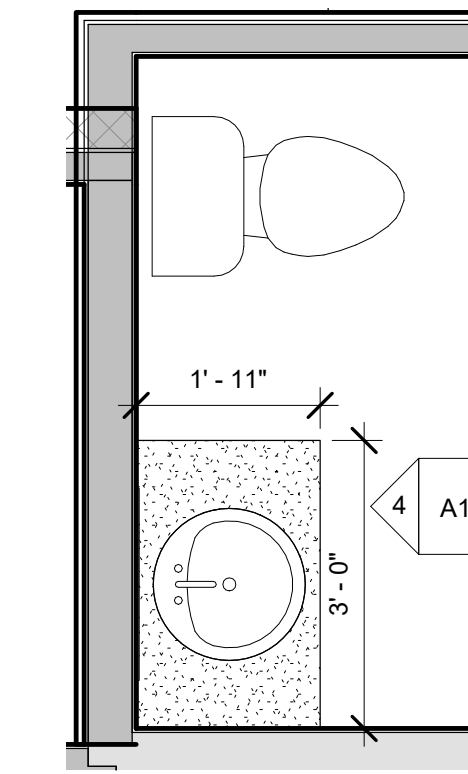
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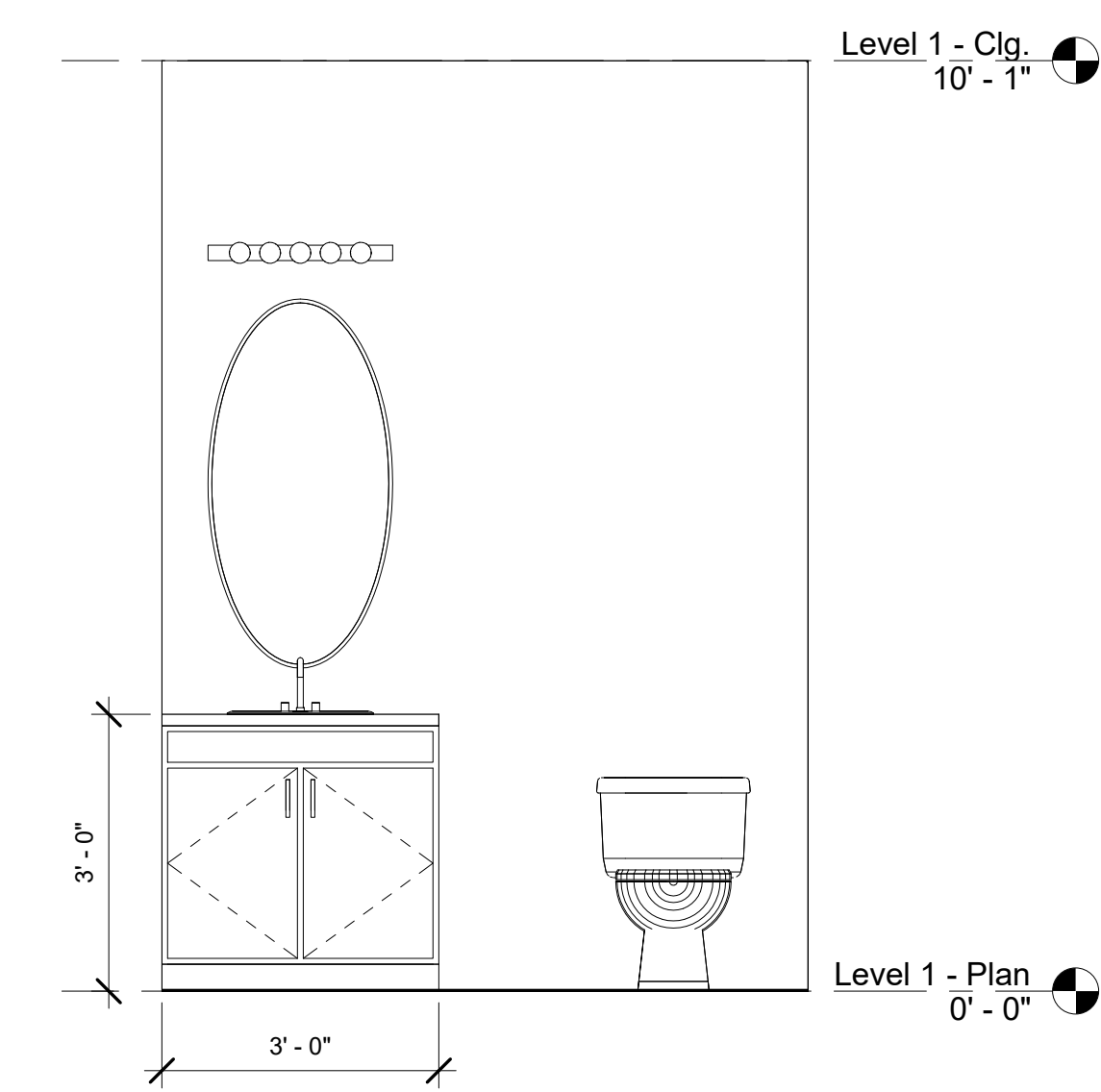
1 Master Bath - Enlarge Plan
1/2" = 1'-0"



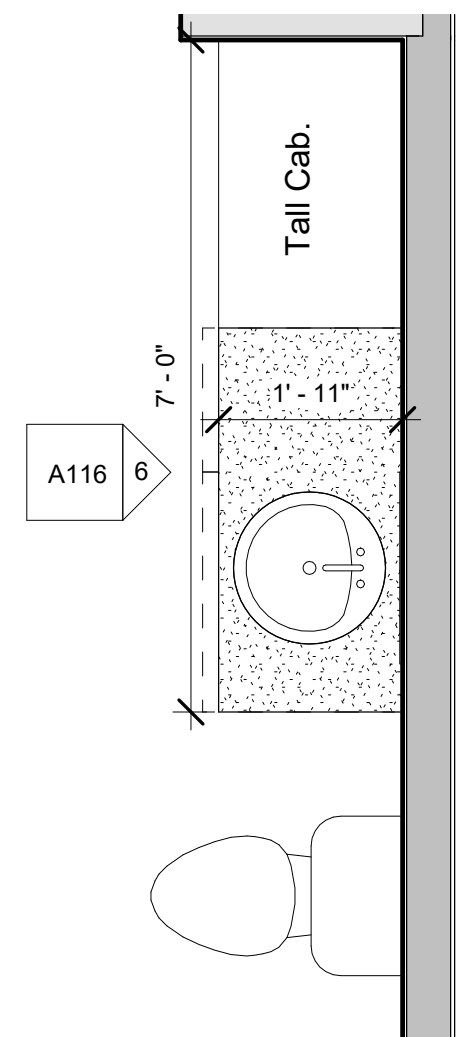
2 Master Bath - Elevation
1/2" = 1'-0"



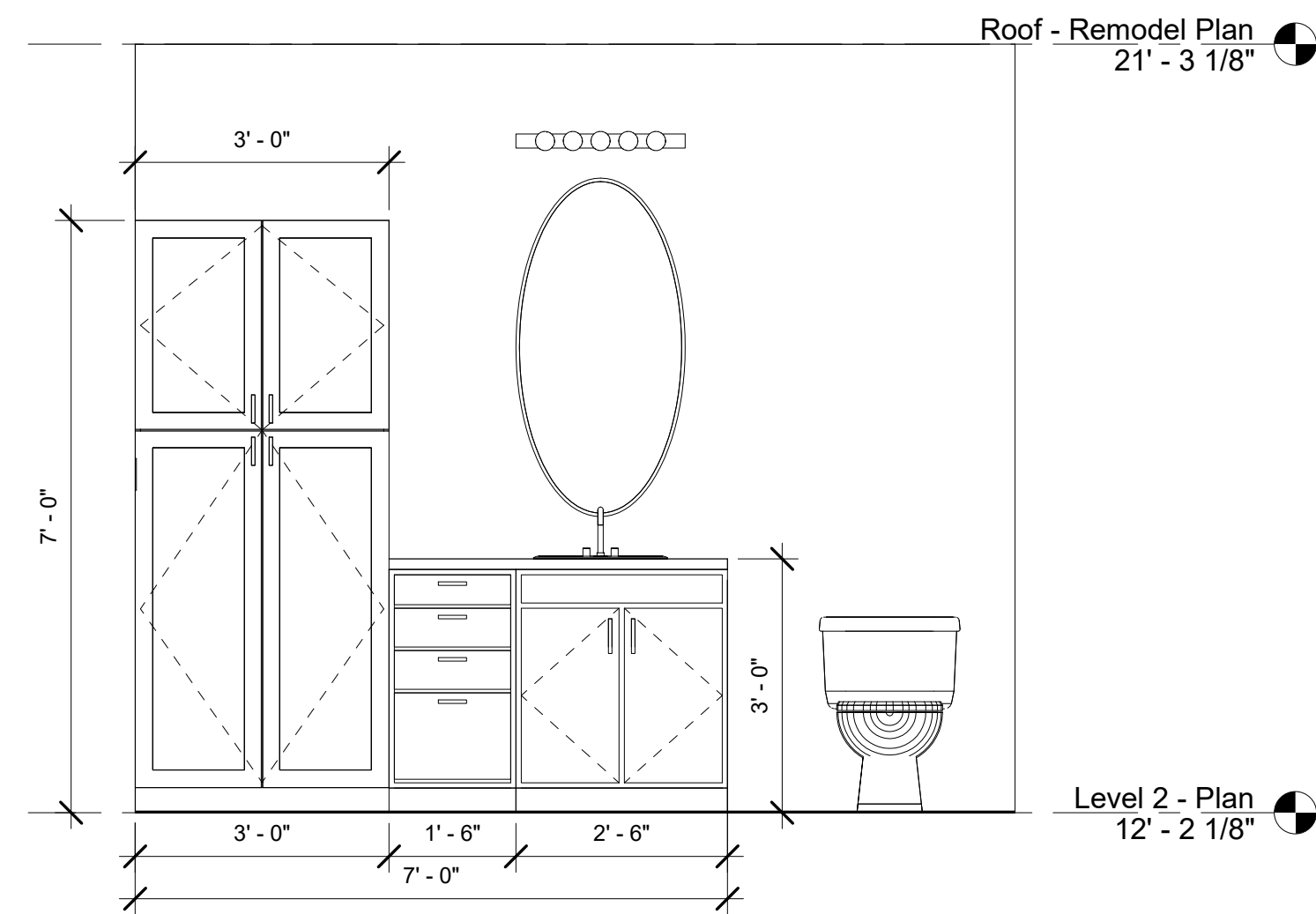
3 Powder - Enlarge Plan
1/2" = 1'-0"



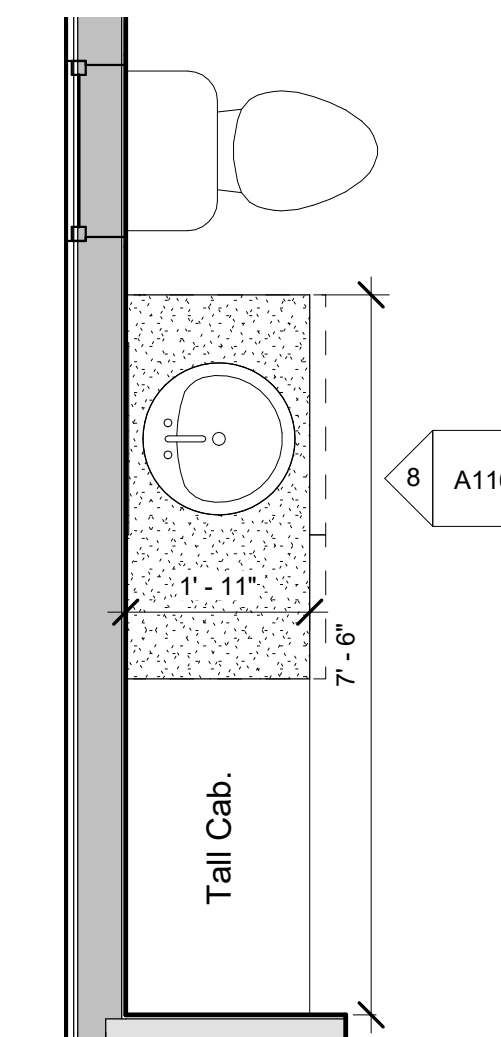
4 Powder - Elevation
1/2" = 1'-0"



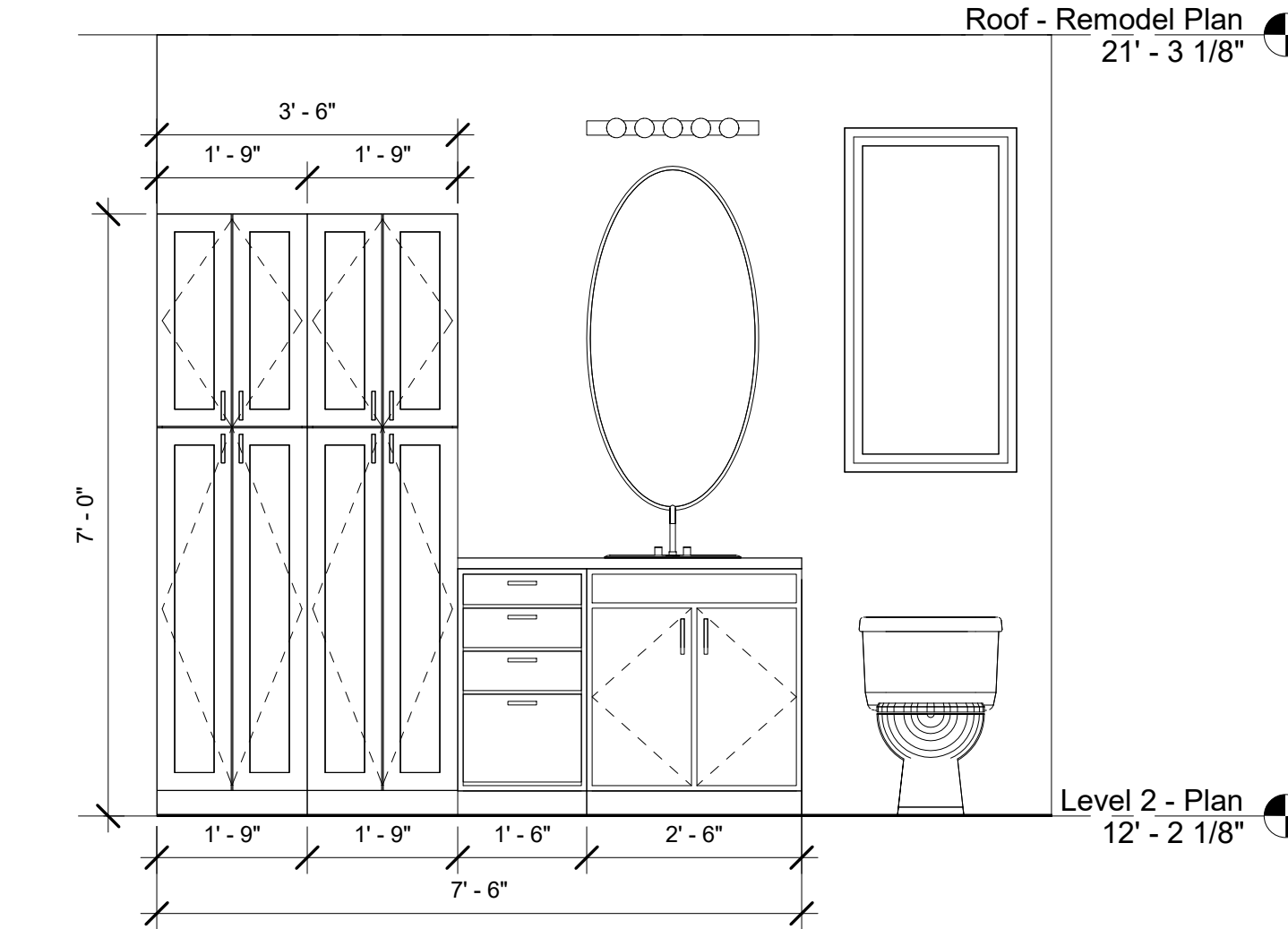
5 Bath 2 - Enlarge Plan
1/2" = 1'-0"



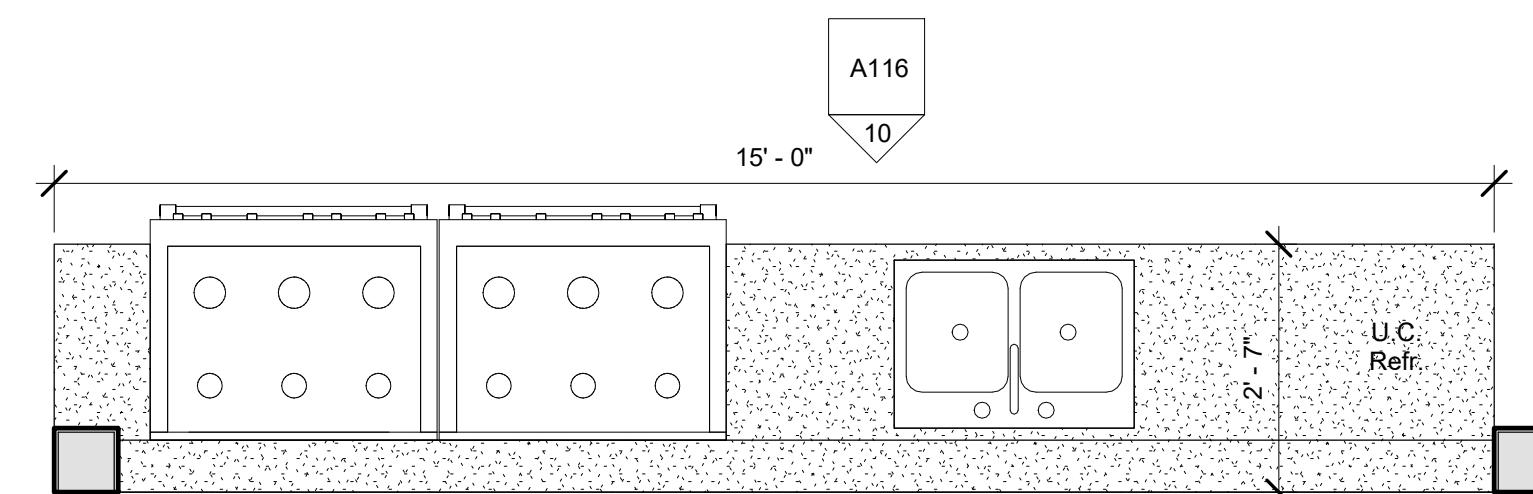
6 Bath 2 - Elevation
1/2" = 1'-0"



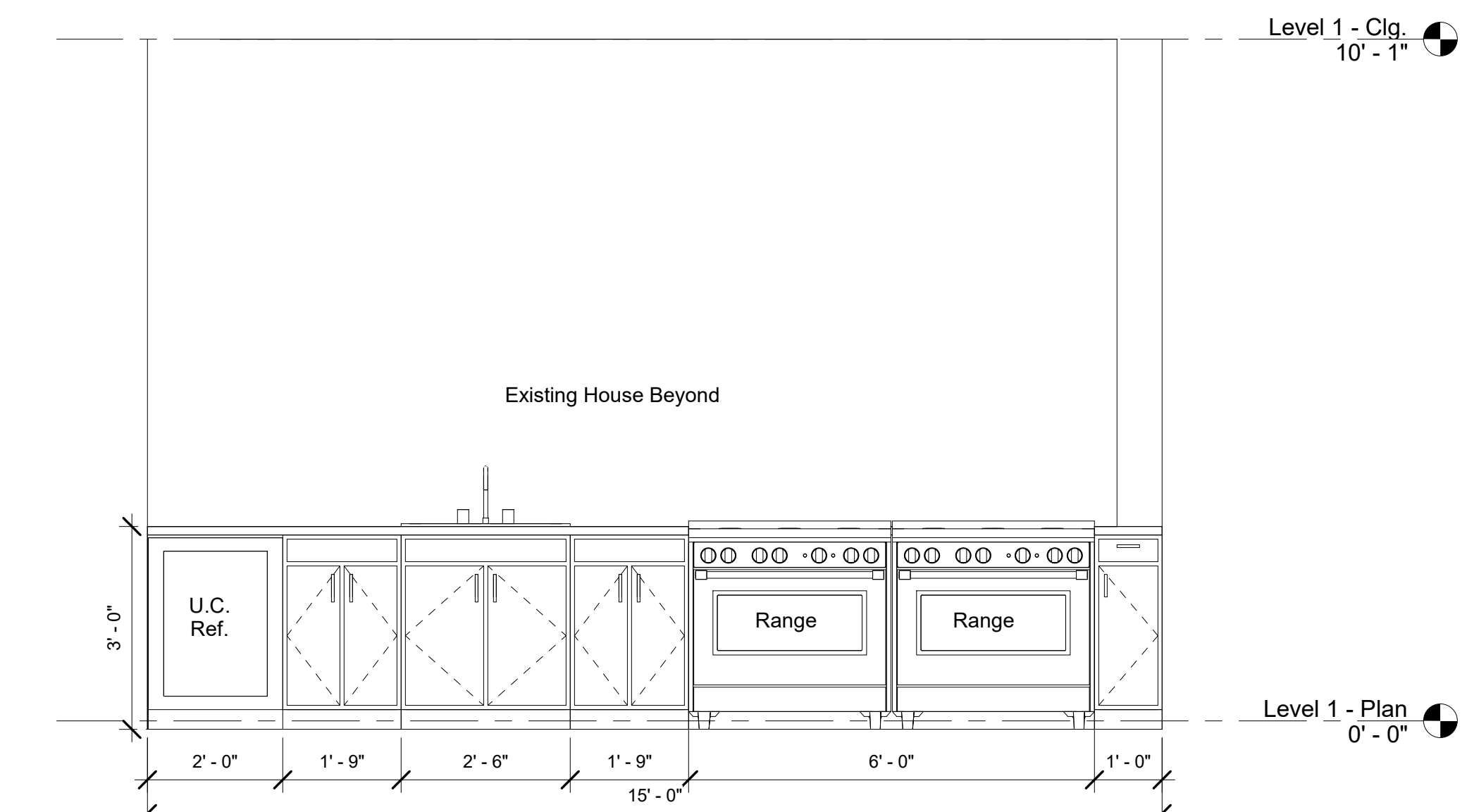
7 Bath 3 - Enlarge Plan
1/2" = 1'-0"



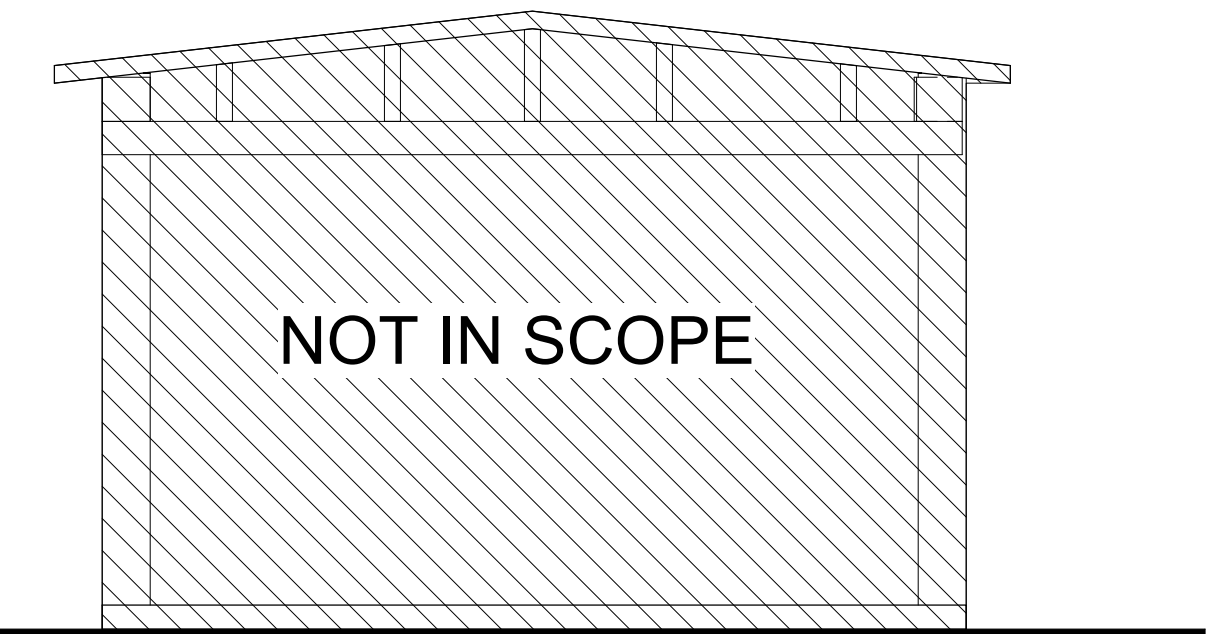
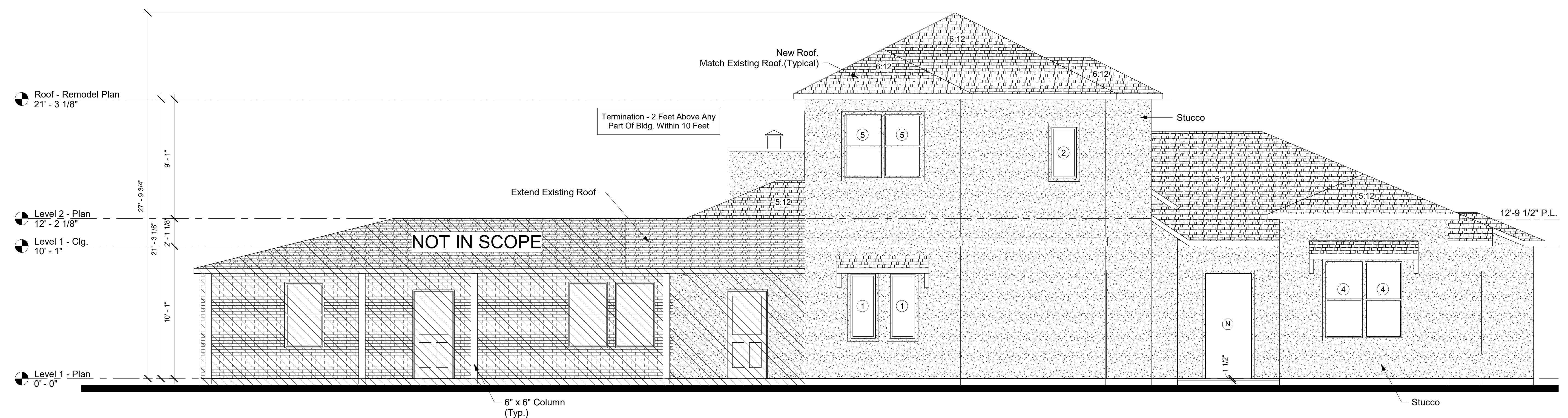
8 Bath 3 - Elevation
1/2" = 1'-0"



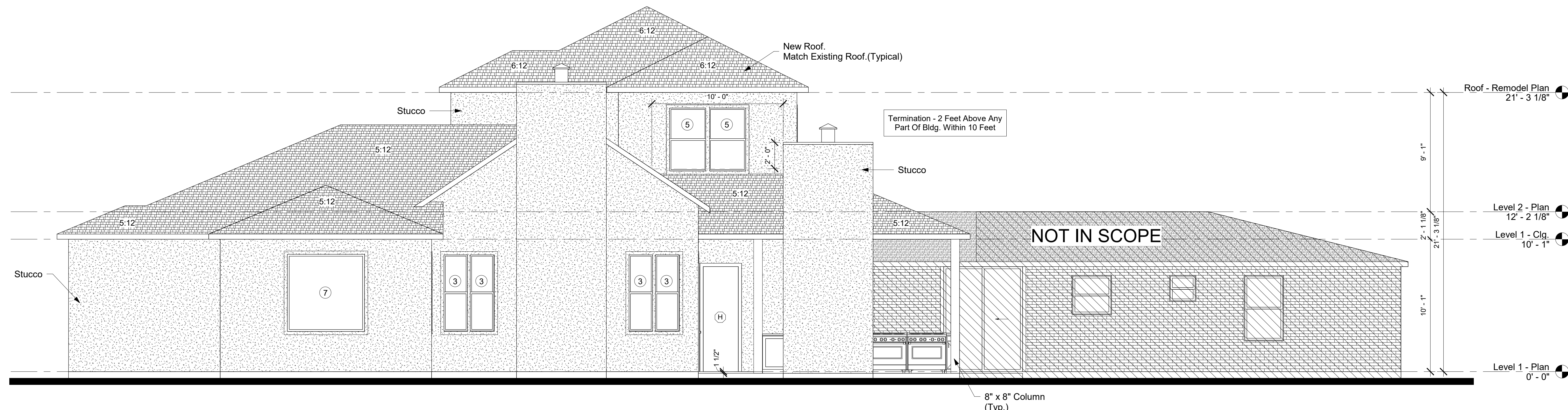
9 Outdoor Kitchen - Enlarge Plan
1/2" = 1'-0"



10 Outdoor Kitchen - Elevation
1/2" = 1'-0"



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

PROJECT INFORMATION

Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS
Remodel Front & Rear Elevations

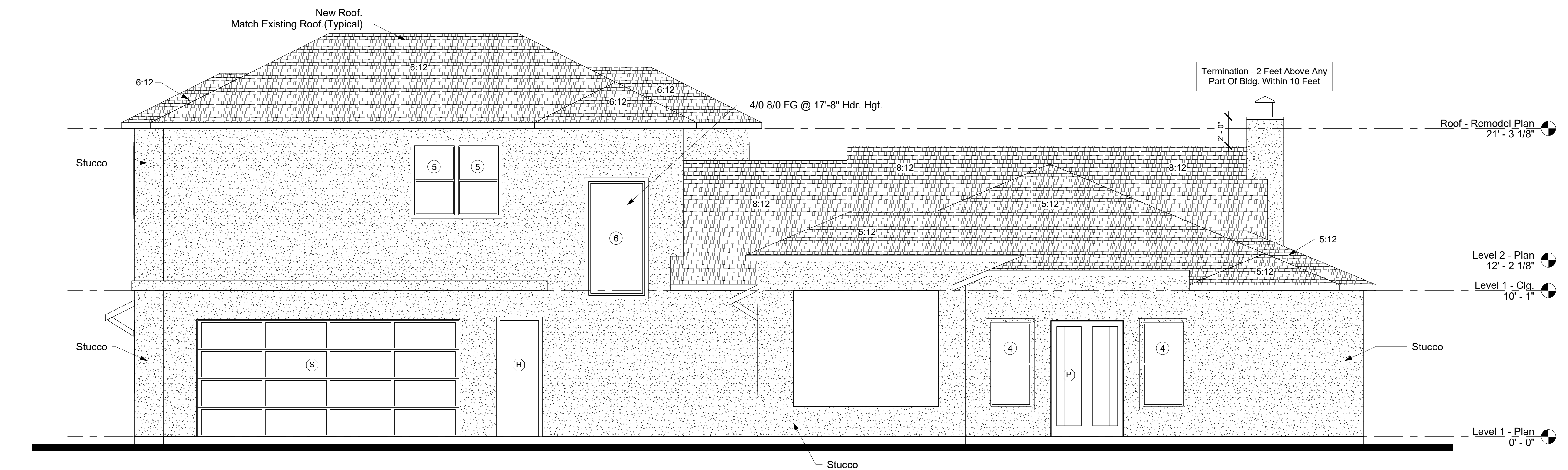
30" x 42" SCALE
1/4" = 1'-0"

ISSUES DATE: 12/3/2021
DRAWN BY: CML
PROJECT NUMBER: 216507

SHEET NUMBER:



① Left Elevation
1/4" = 1'-0"



② Right Elevation
1/4" = 1'-0"

PROJECT INFORMATION
Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS
DRAWING TITLE:
Remodel Left & Right Elevations

30" x 42" SCALE:
1/4" = 1'-0"

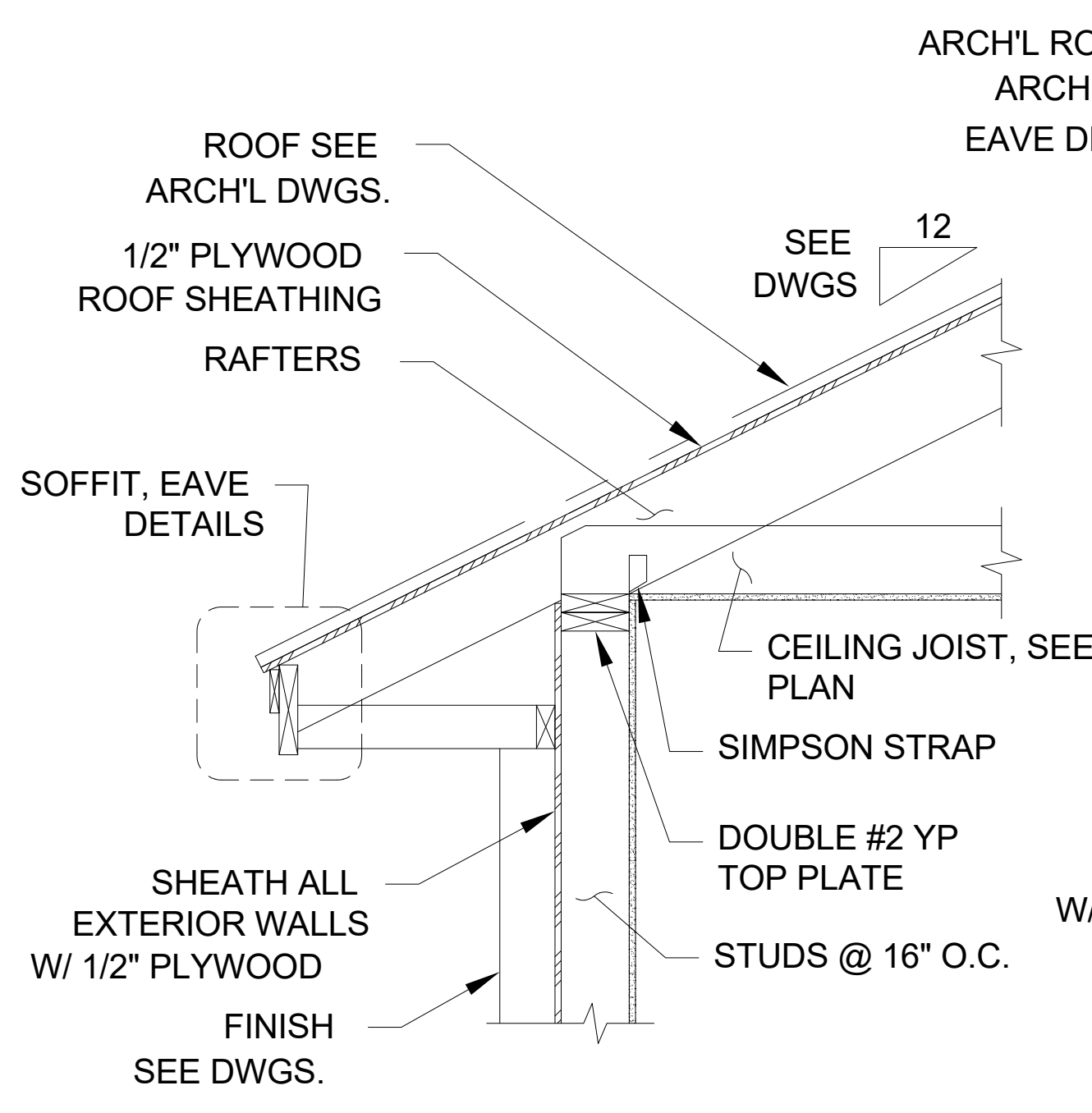
ISSUES DATE:
12/3/2021
DRAWN BY:
CML
PROJECT NUMBER:
216507

SHEET NUMBER:

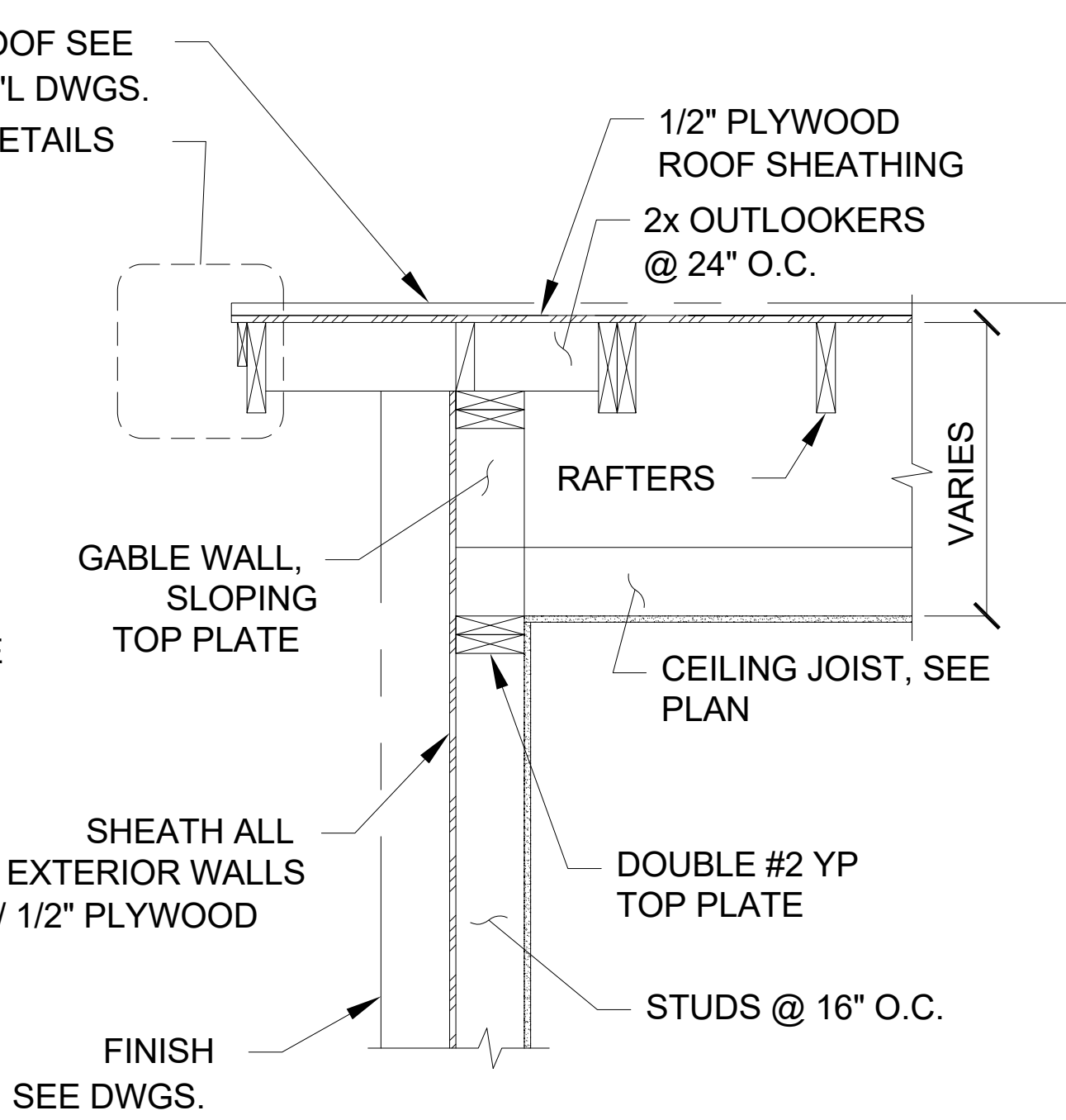
A118

12/2/2021 2:22:10 PM

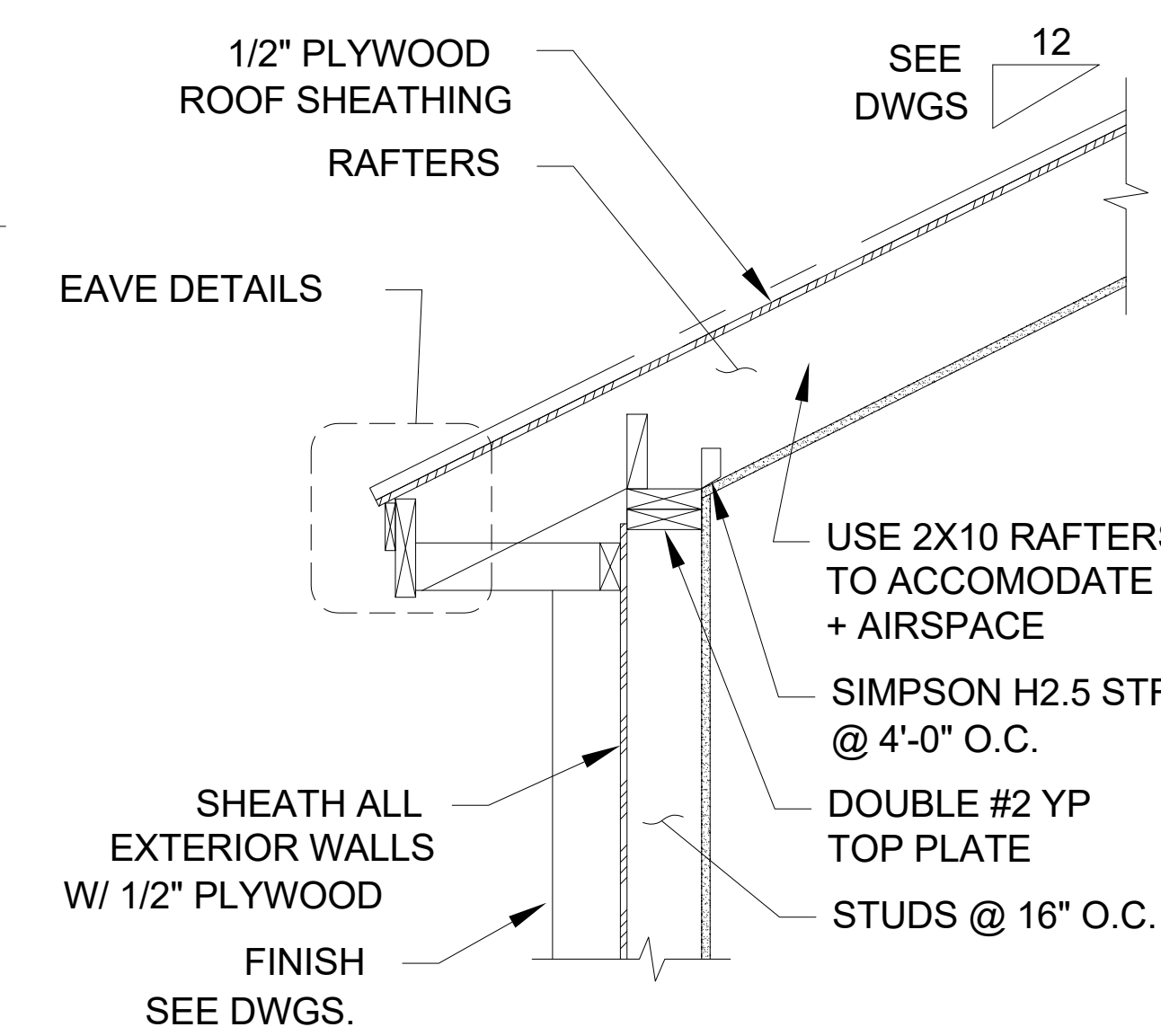
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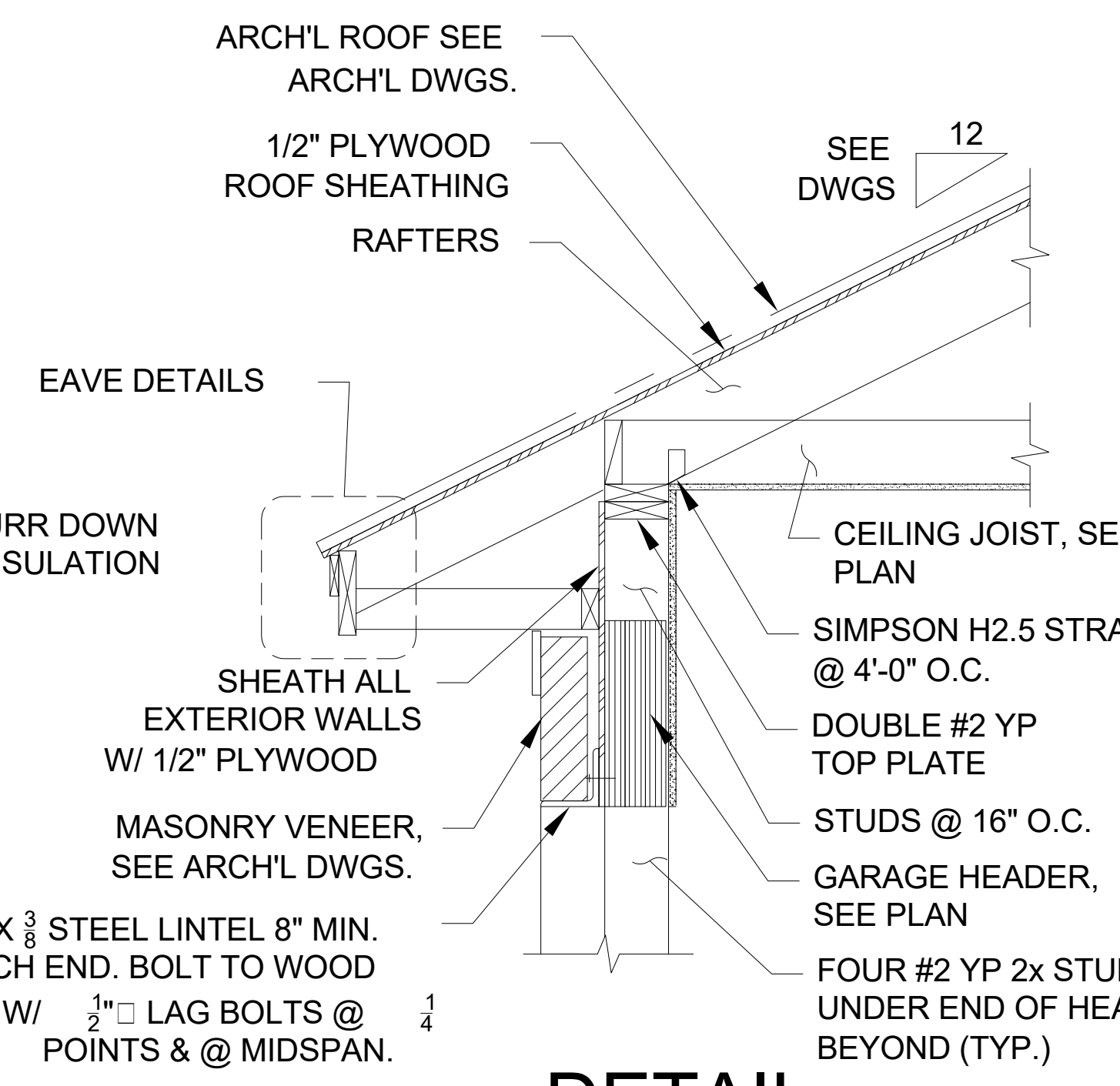
DETAIL A



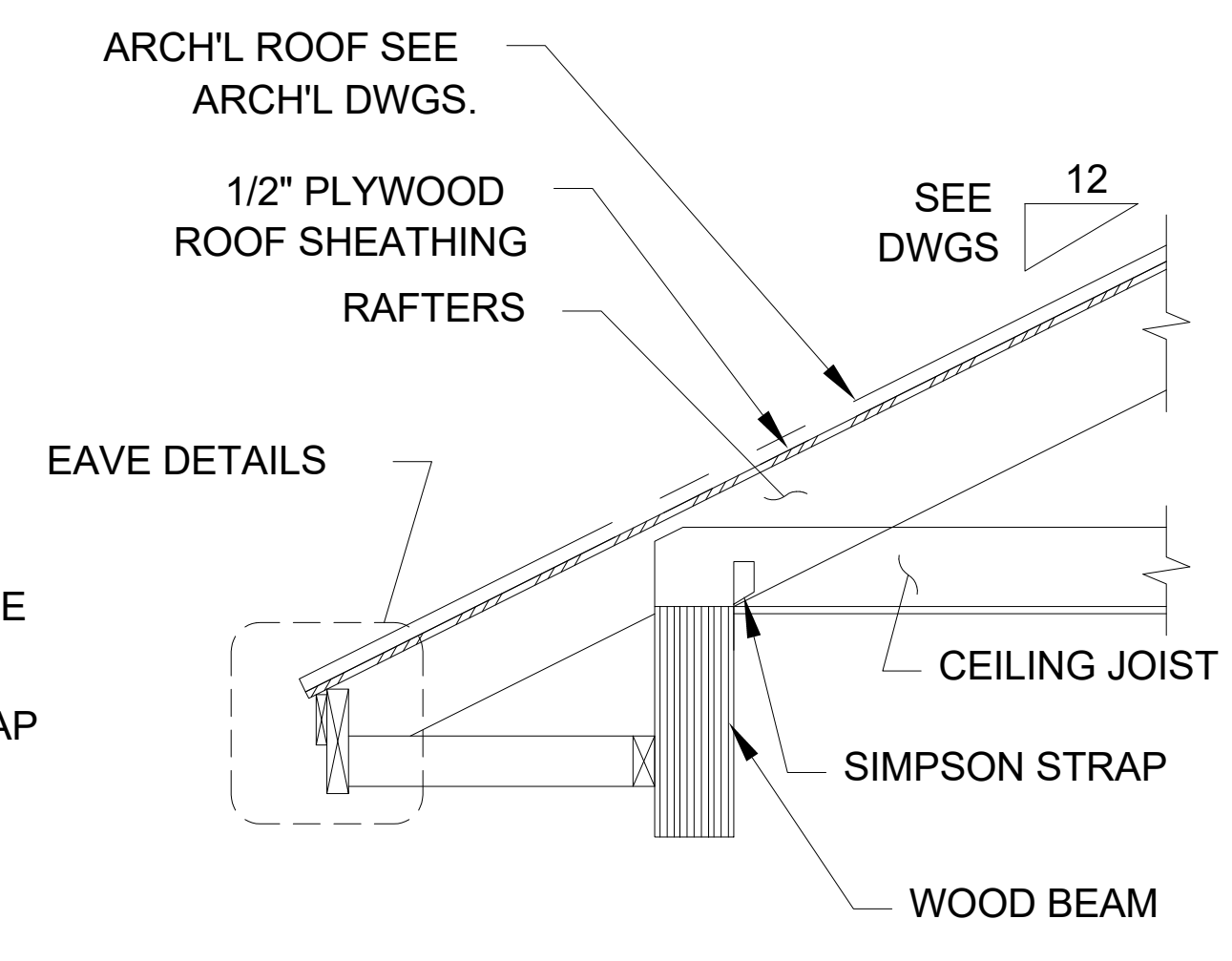
DETAIL B



DETAIL C

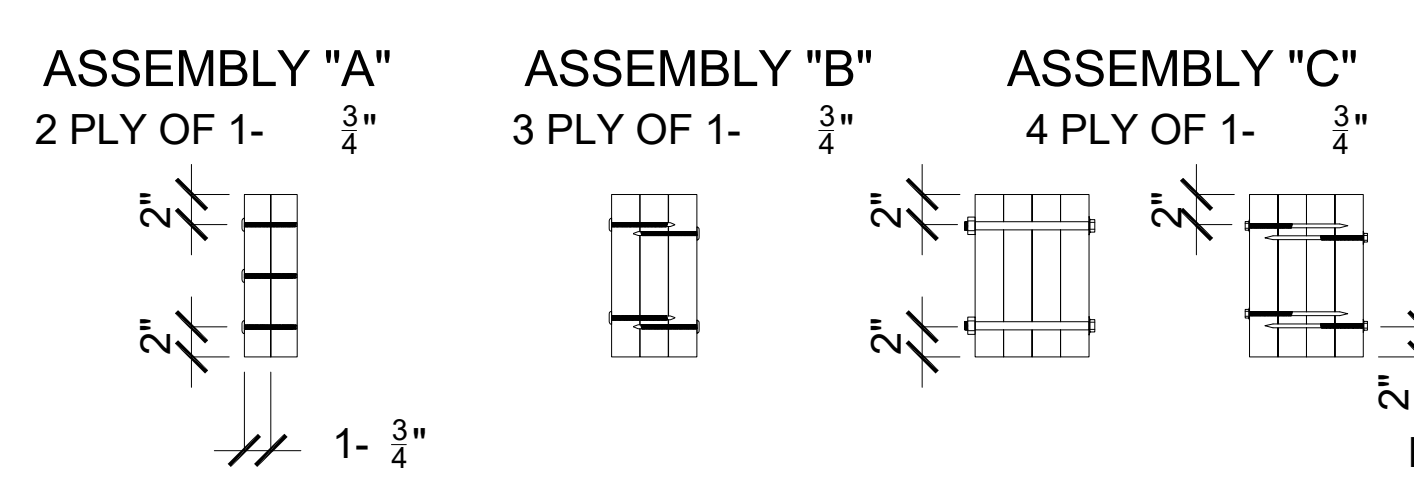


DETAIL D

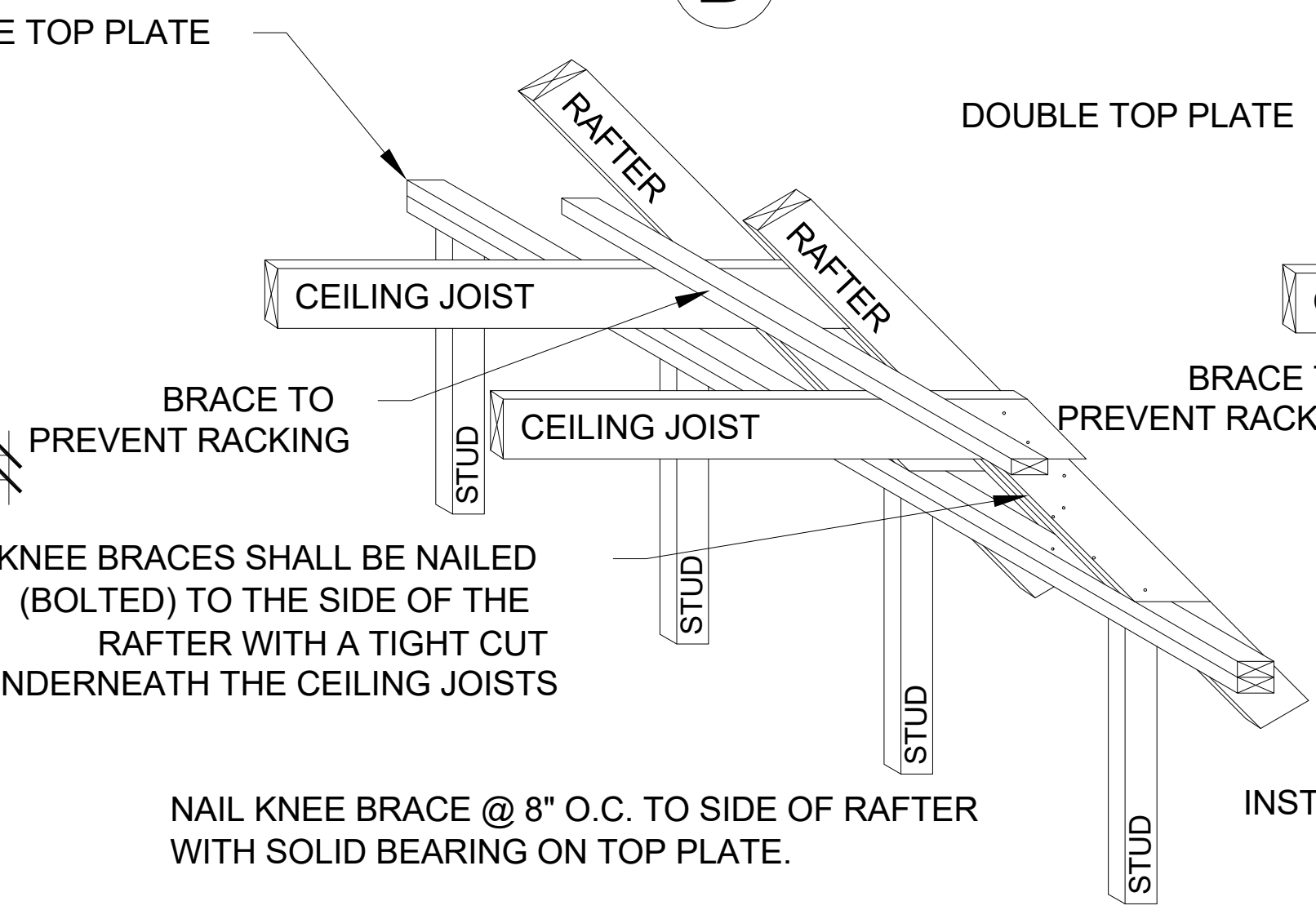


DETAIL E

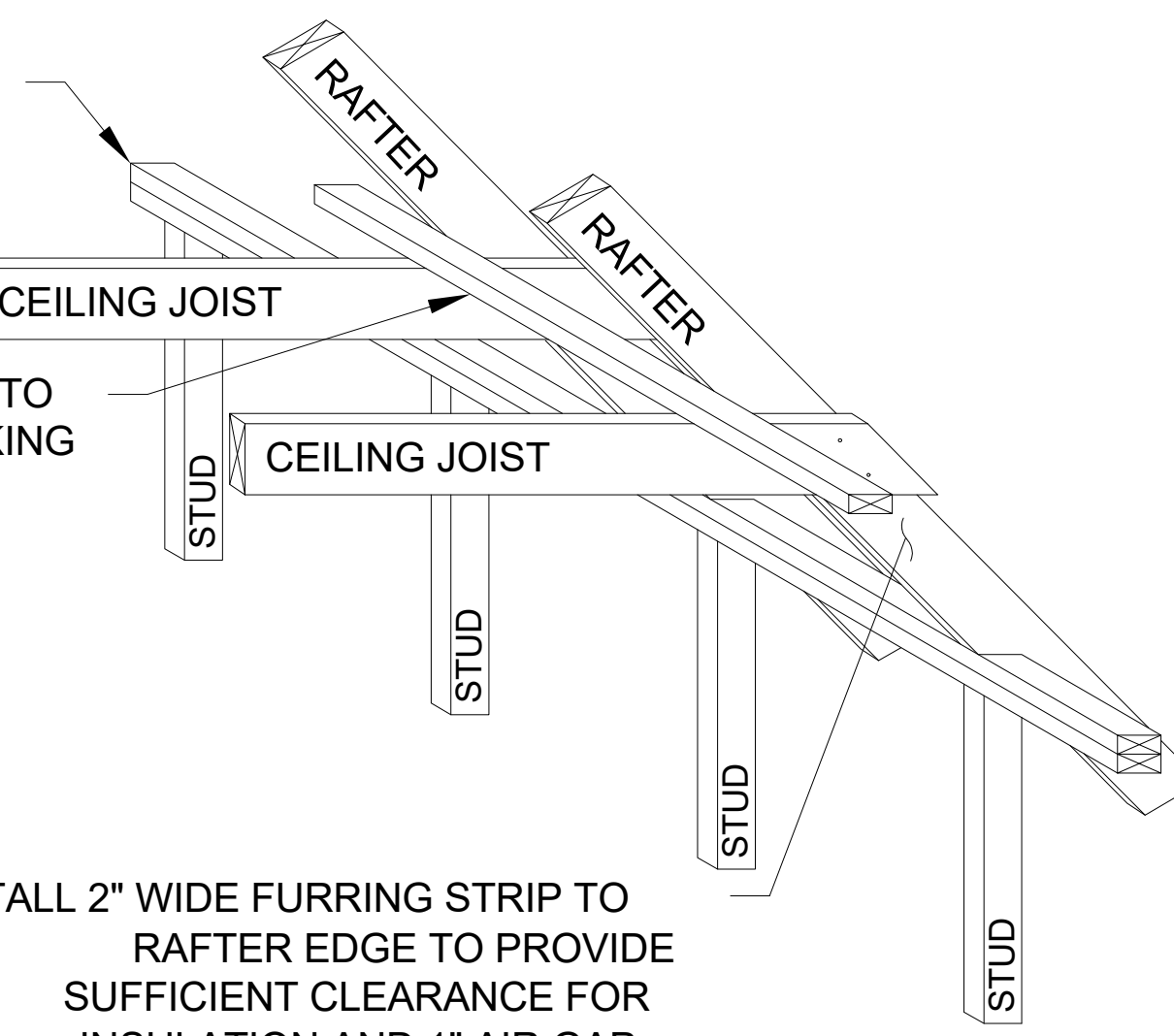
ALL MULTIPLE PLY-MEMBERS TO BE BOLTED OR NAILED TOGETHER AS PER ENGINEER



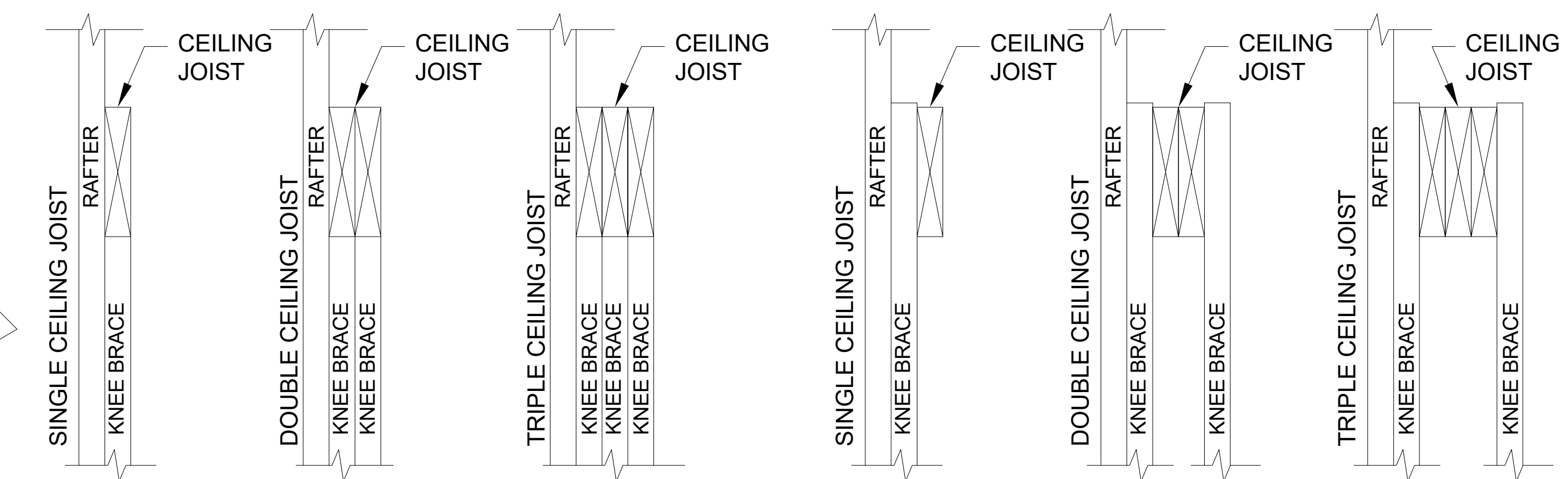
MULTIPLE MEMBER CONNECTION DETAIL



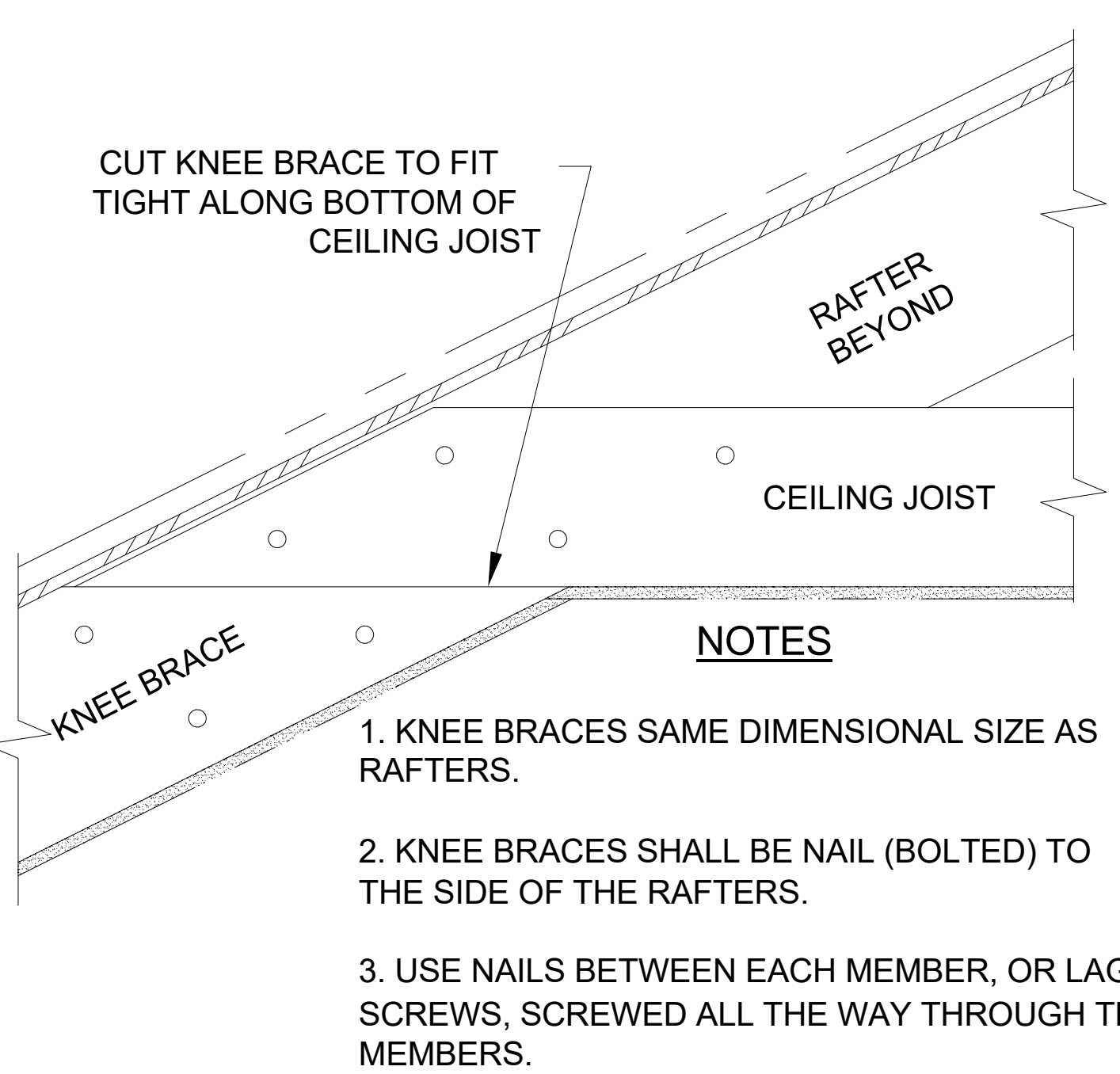
GAMBREL CEILING W/ KNEE BRACE



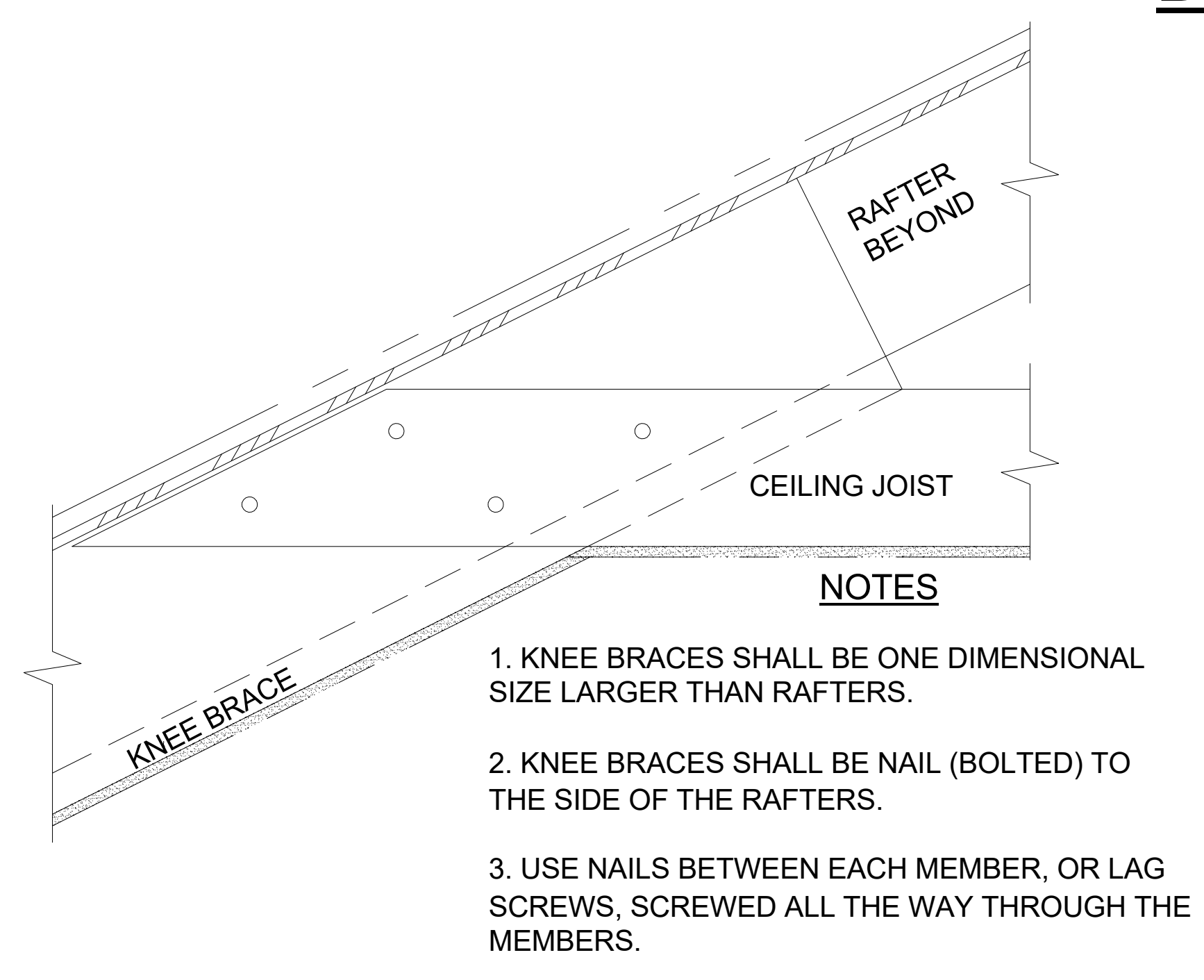
GAMBREL CEILING W/ FURRING STRIP



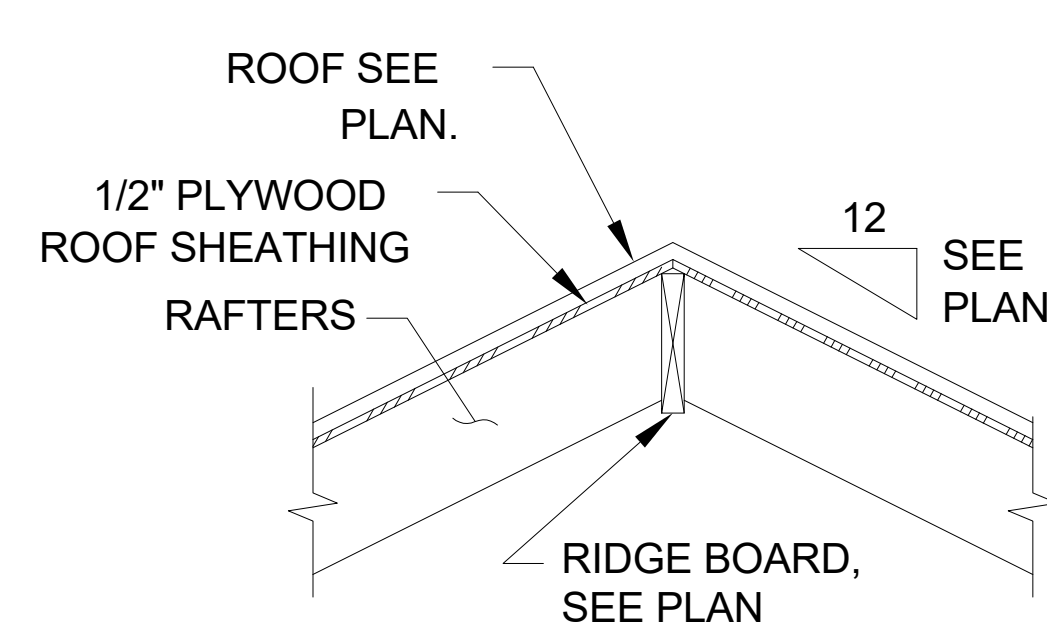
TYPICAL MASONRY OVER ROOF



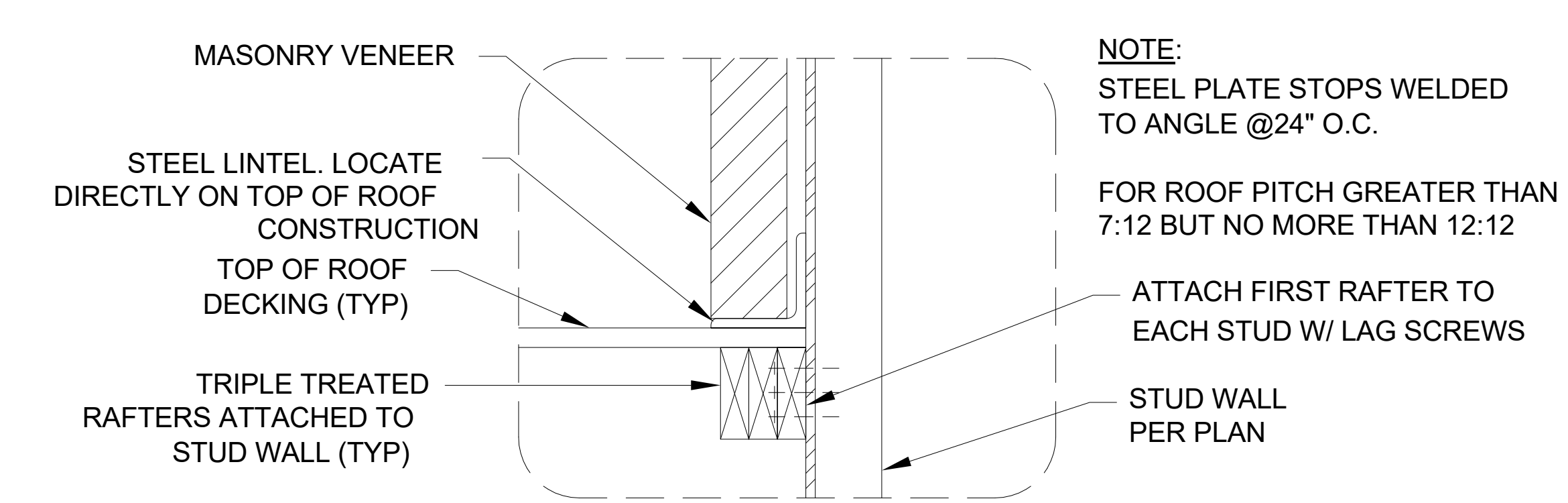
TYP. KNEE BRACE CONNECTION DETAIL



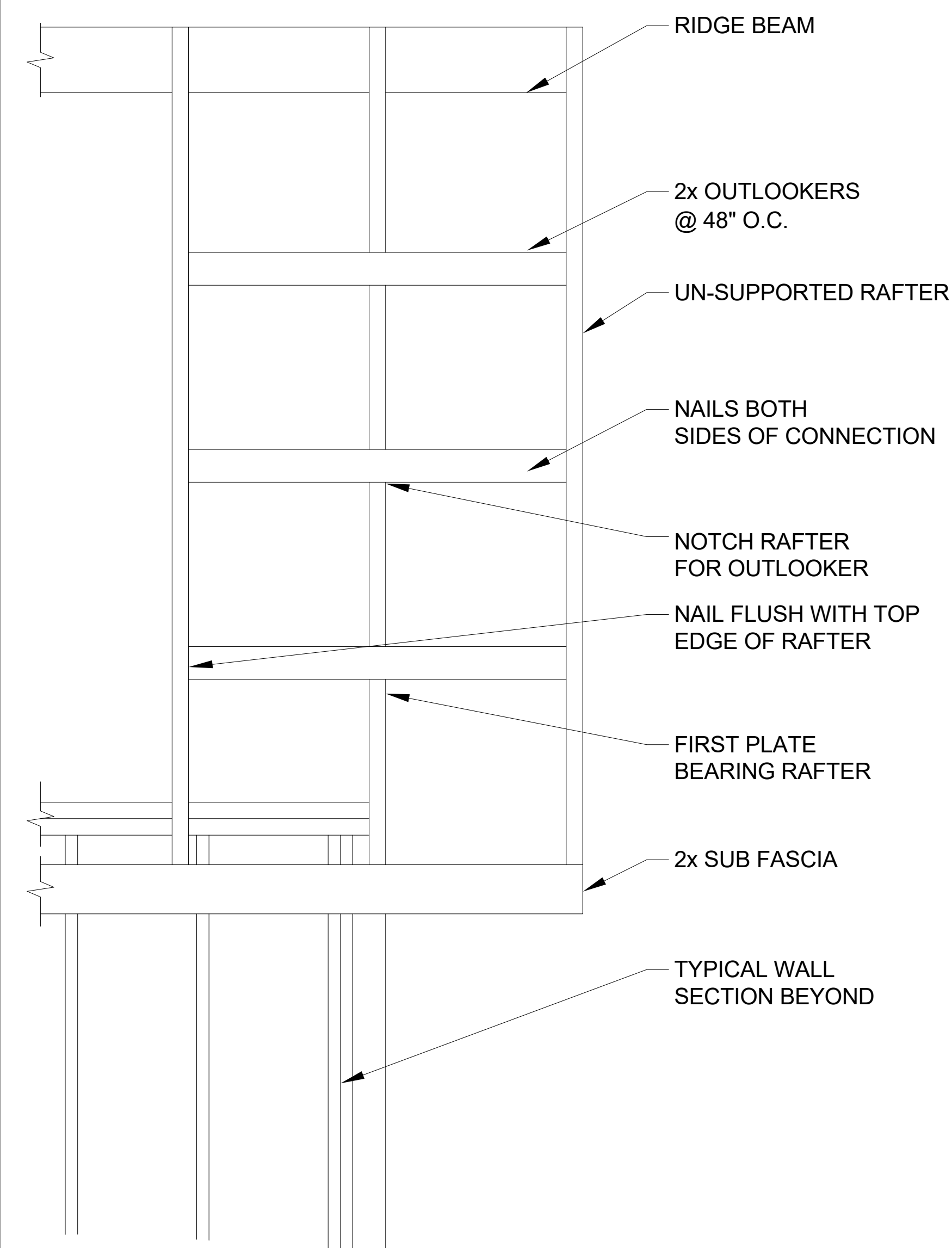
OPT. KNEE BRACE CONNECTION DETAIL



DETAIL K

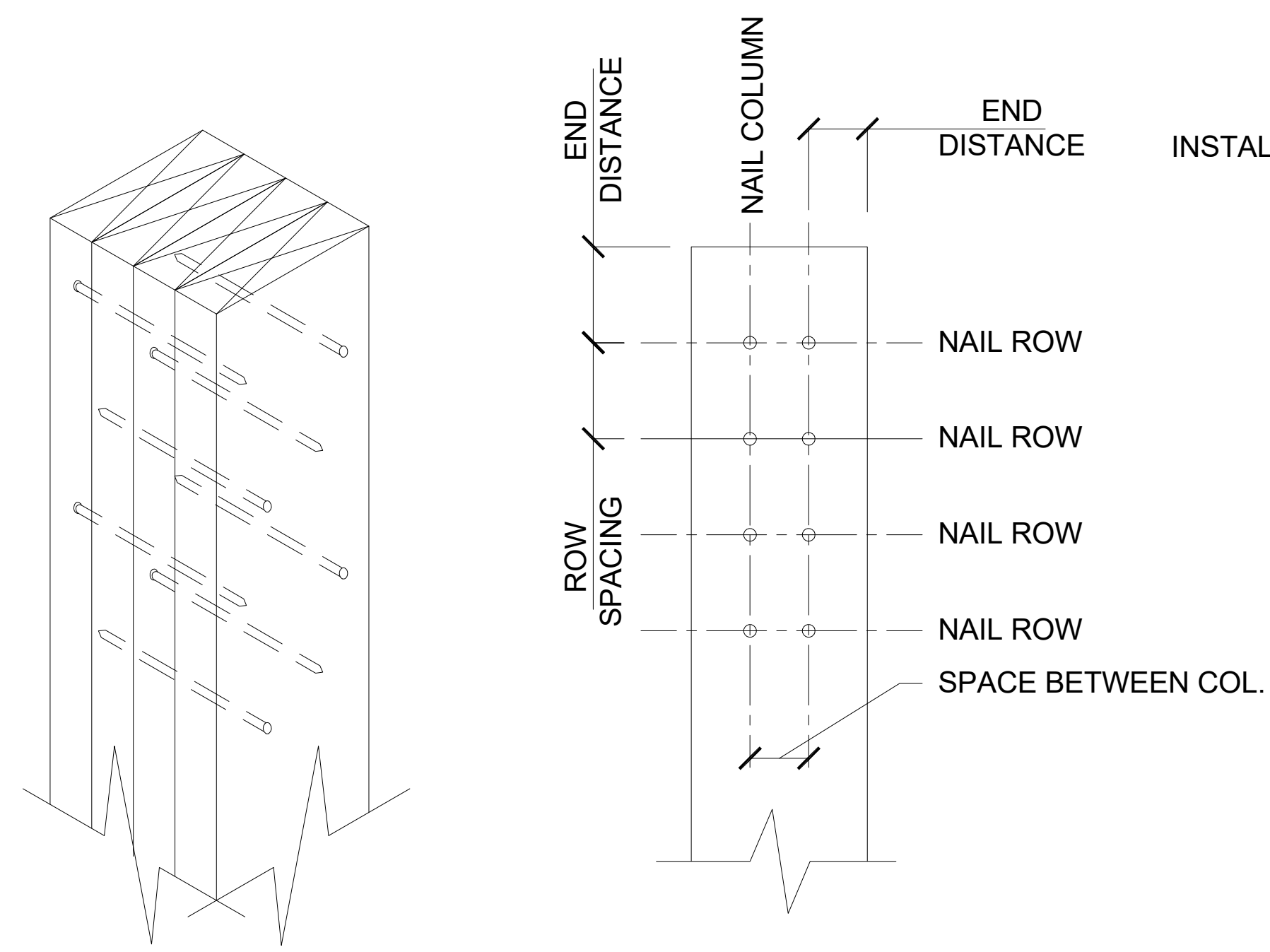


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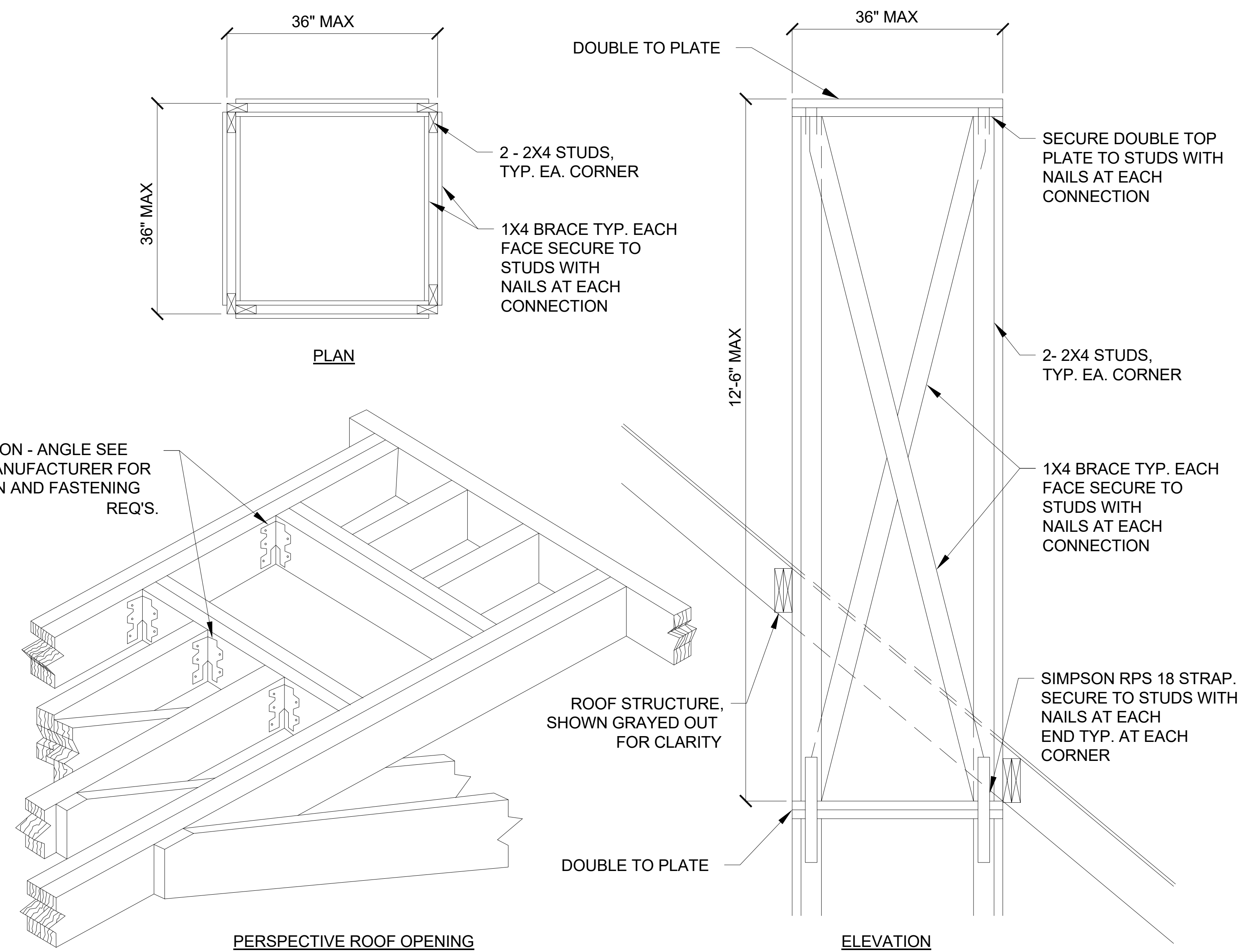
TYP. OUTLOOKER DETAIL

1



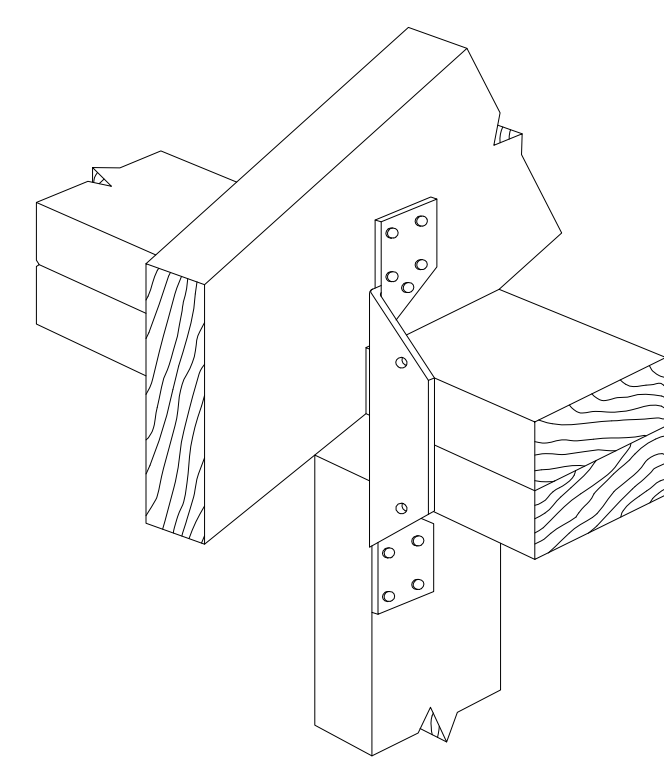
STUD PACK CONN.

2

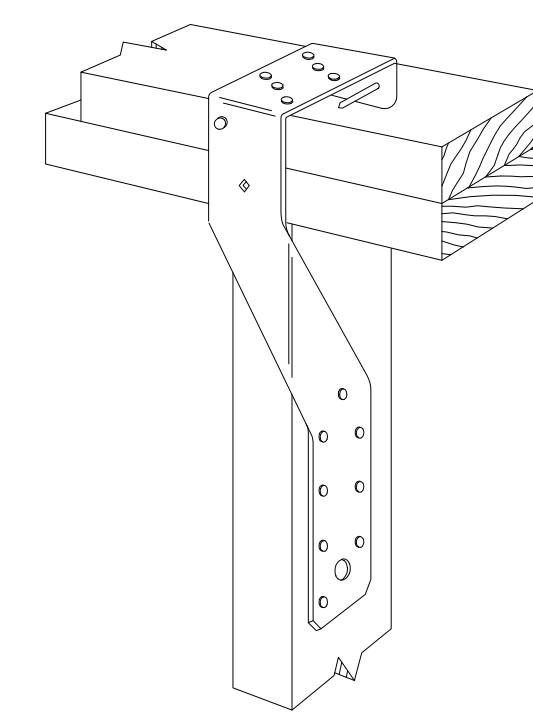


CHIMNEY FRAMING DETAIL

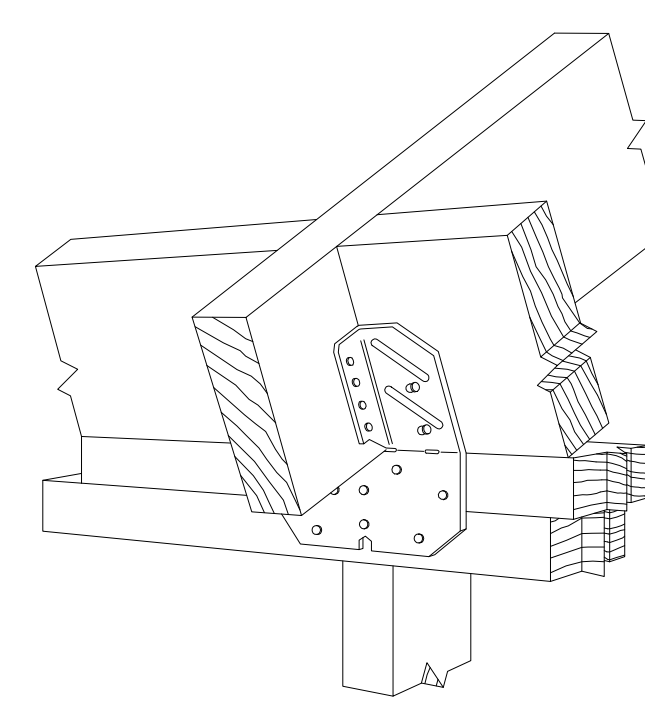
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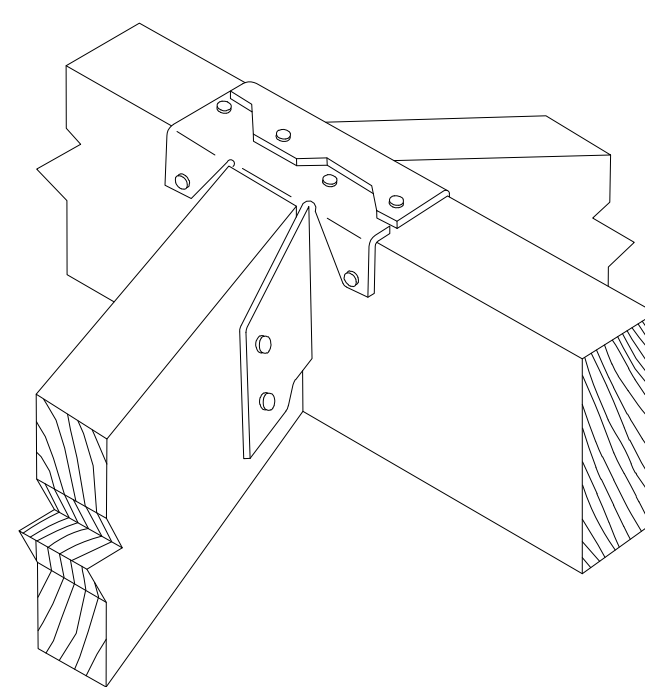
SIMPSON STRONG-TIE: H2



SIMPSON STRONG-TIE: H6

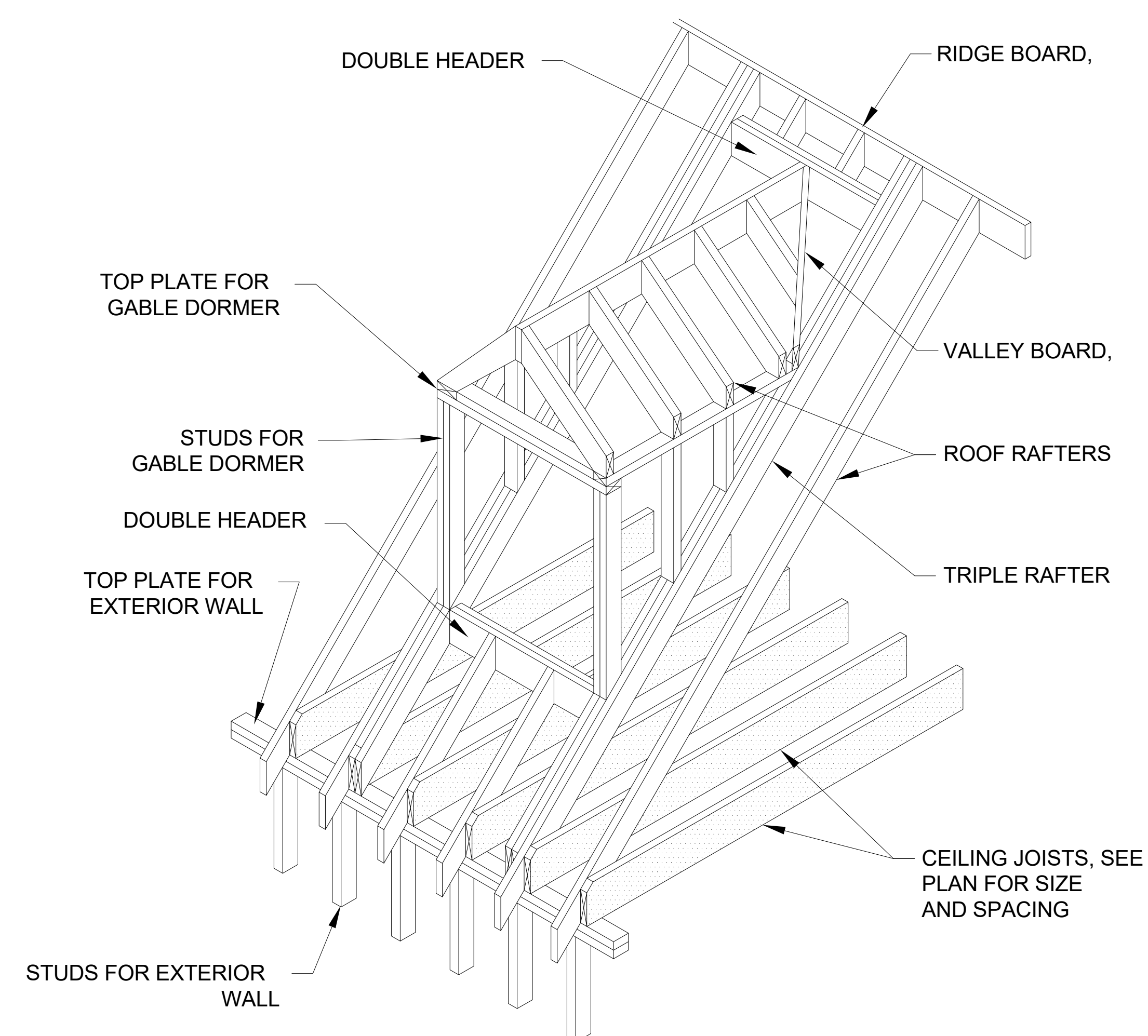


SIMPSON STRONG-TIE: H10



SIMPSON STRONG-TIE: RR

STANDARD SIMPSON STRONG-TIE DETAILS PROVIDED BY [HTTP://WWW.SIMPSONSTRONGTIE.COM](http://www.simpsonstrongtie.com) THESE DETAILS SHOULD ONLY BE USED AS REFERENCE OF APPEARANCE AND STYLE NOT FOR INSTALLATION OR FASTENING SPECIFICATIONS. PLEASE REFER TO MANUFACTURER FOR ALL OTHER APPLICABLE INFORMATION REQUIRED FOR THE PROPER INSTALLATION AND FASTENING OF THEIR PRODUCTS.



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PROJECT INFORMATION

Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS
DRAWING TITLE:
Typical Structural Details

30" x 42" SCALE:
1" = 1'-0"

ISSUES DATE:
12/3/2021

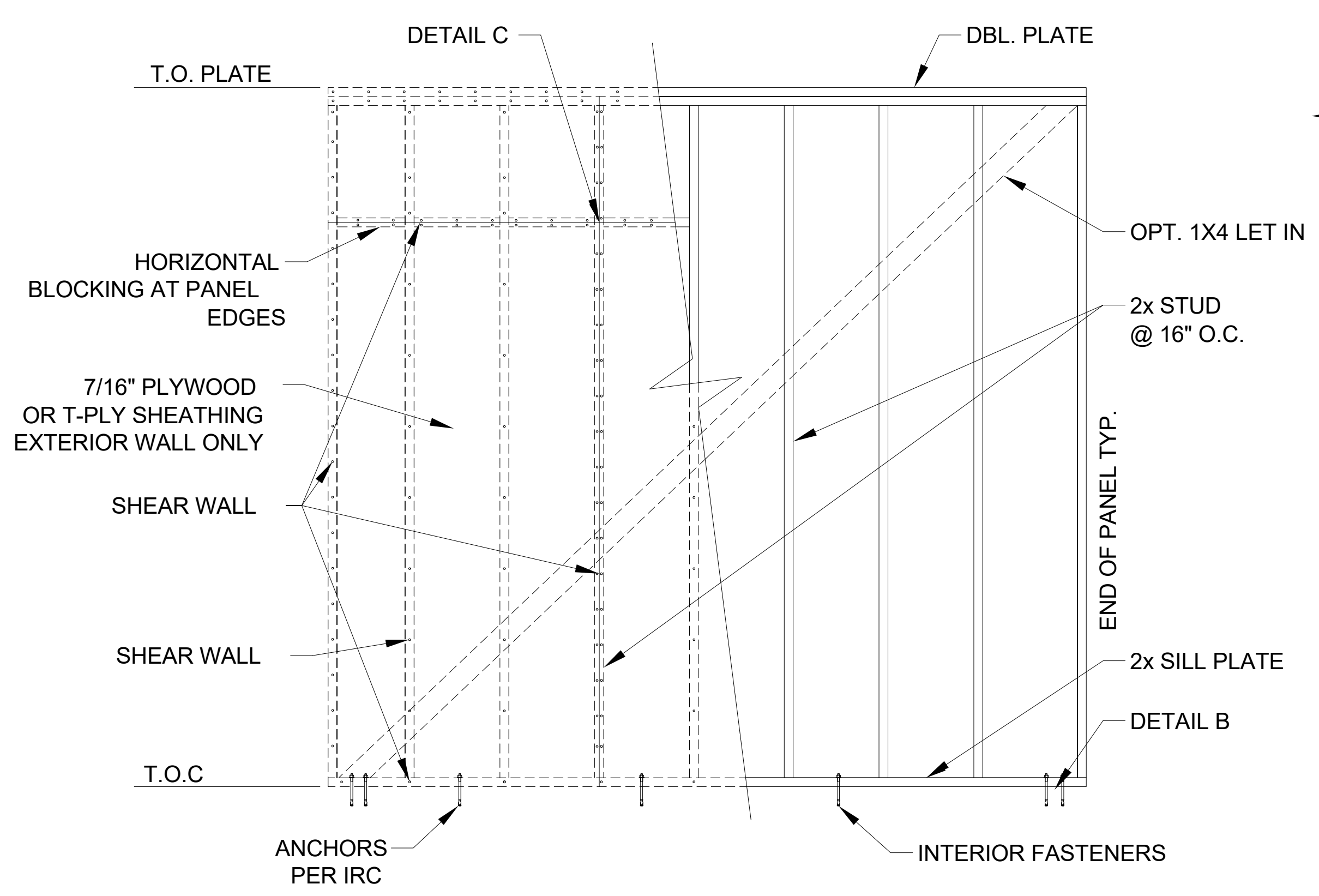
DRAWN BY:
CML

PROJECT NUMBER:
216507

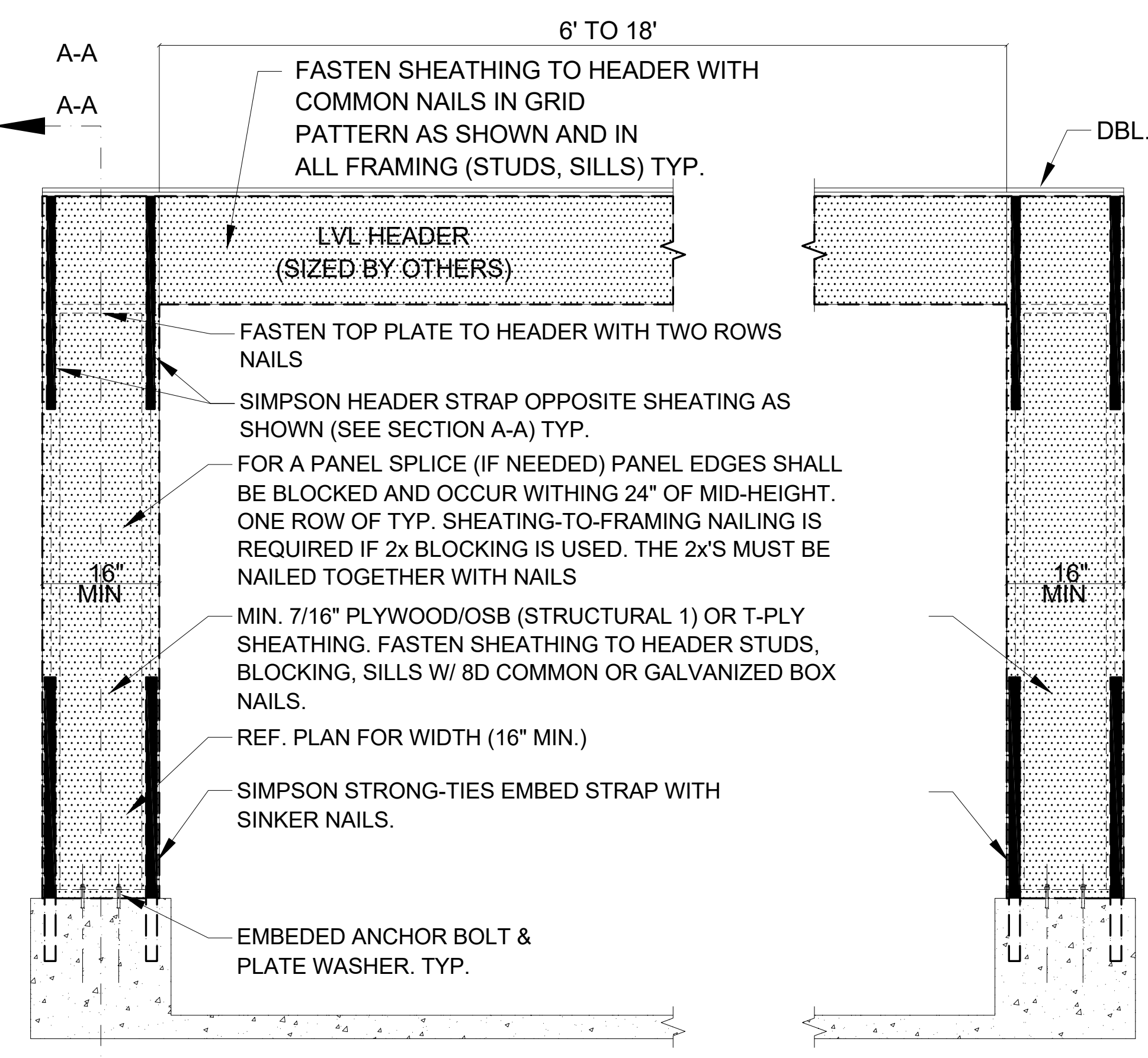
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A120

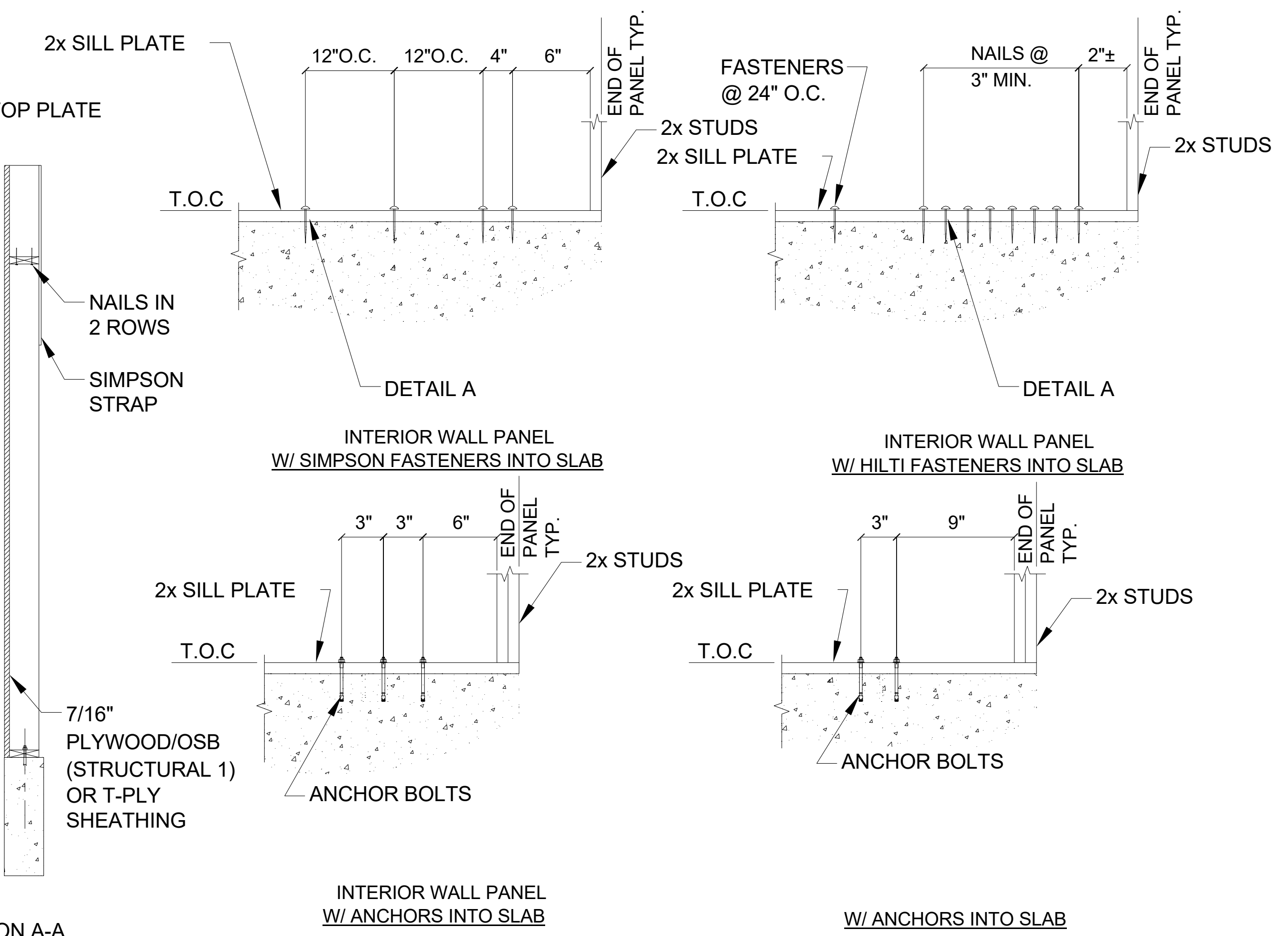
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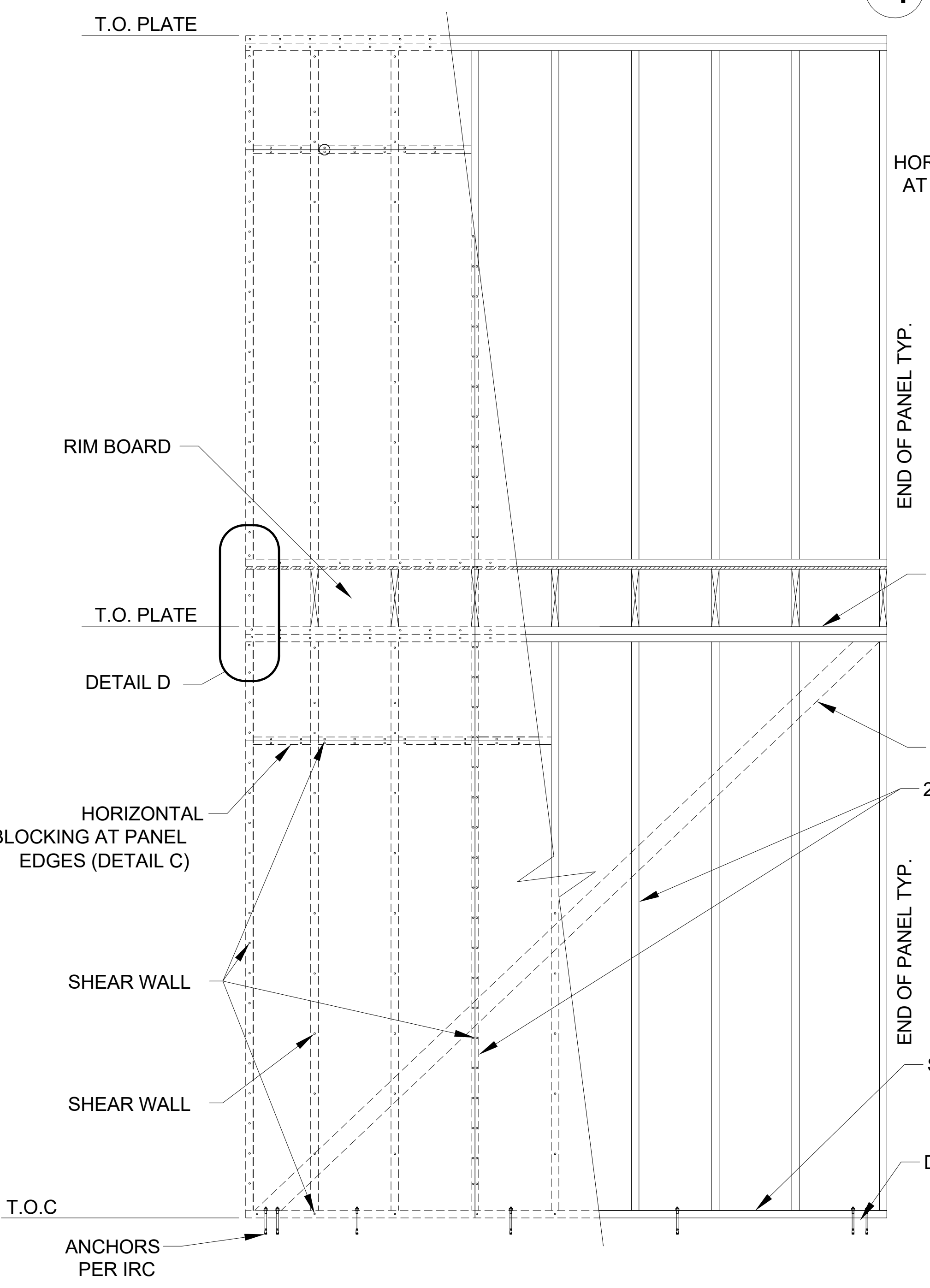
ONE STORY WALL PANEL



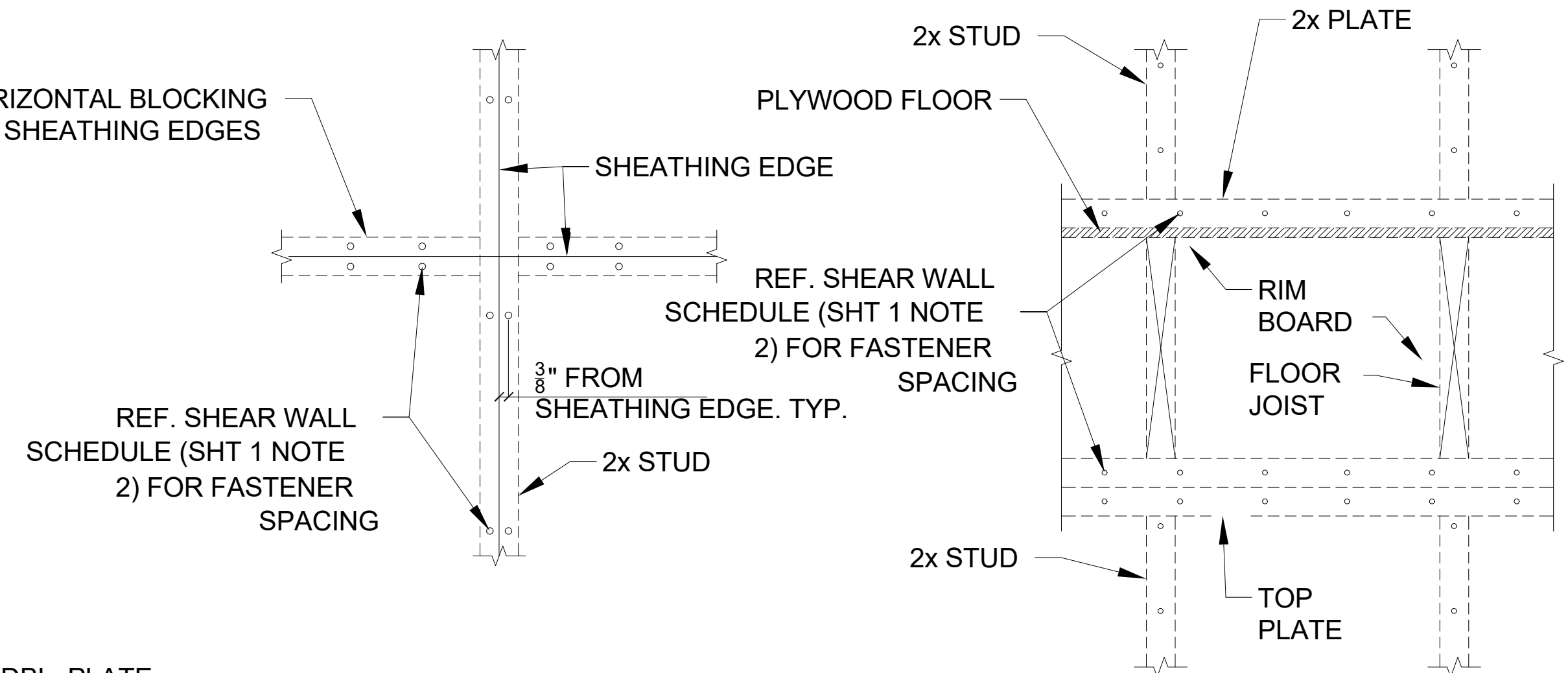
PORTAL FRAME ELEVATION



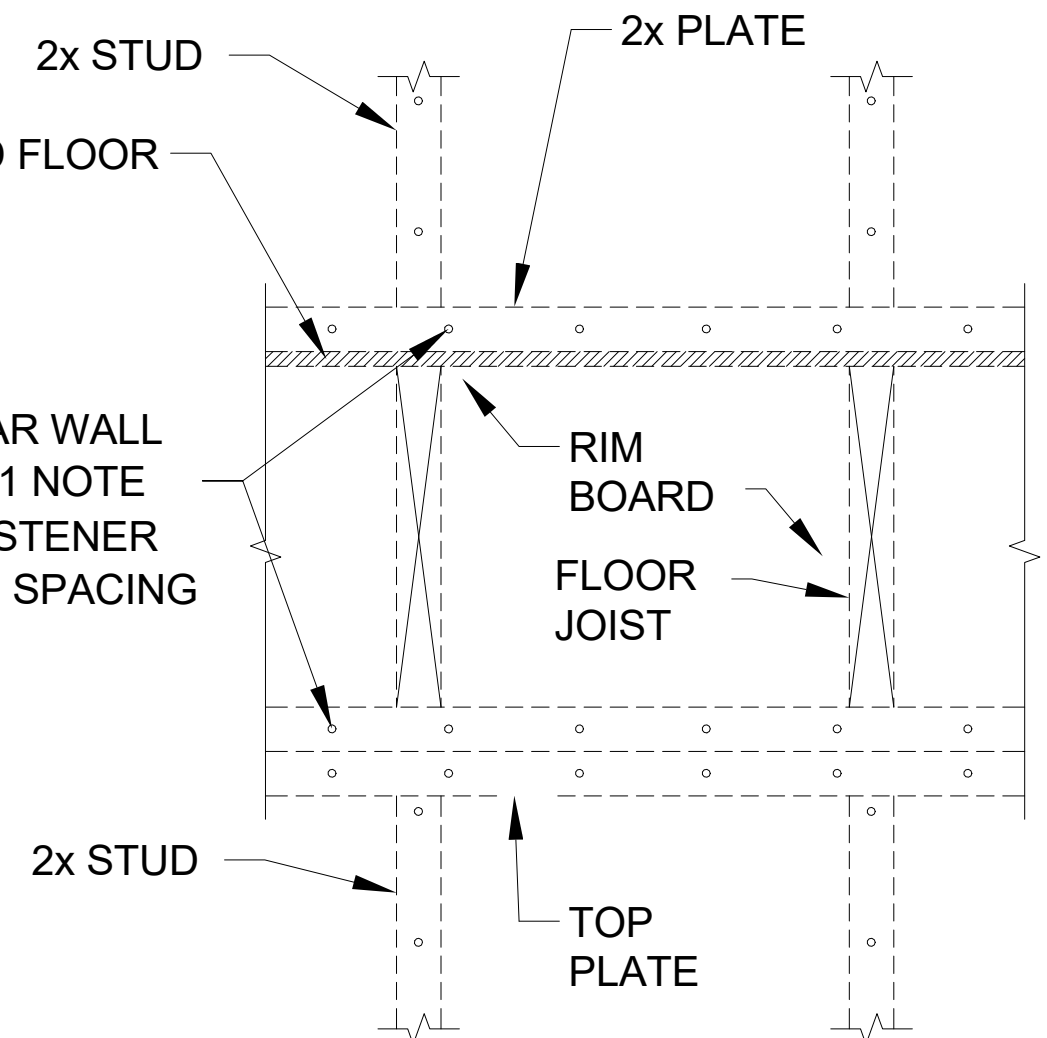
SHEAR WALL TO FOUNDATION



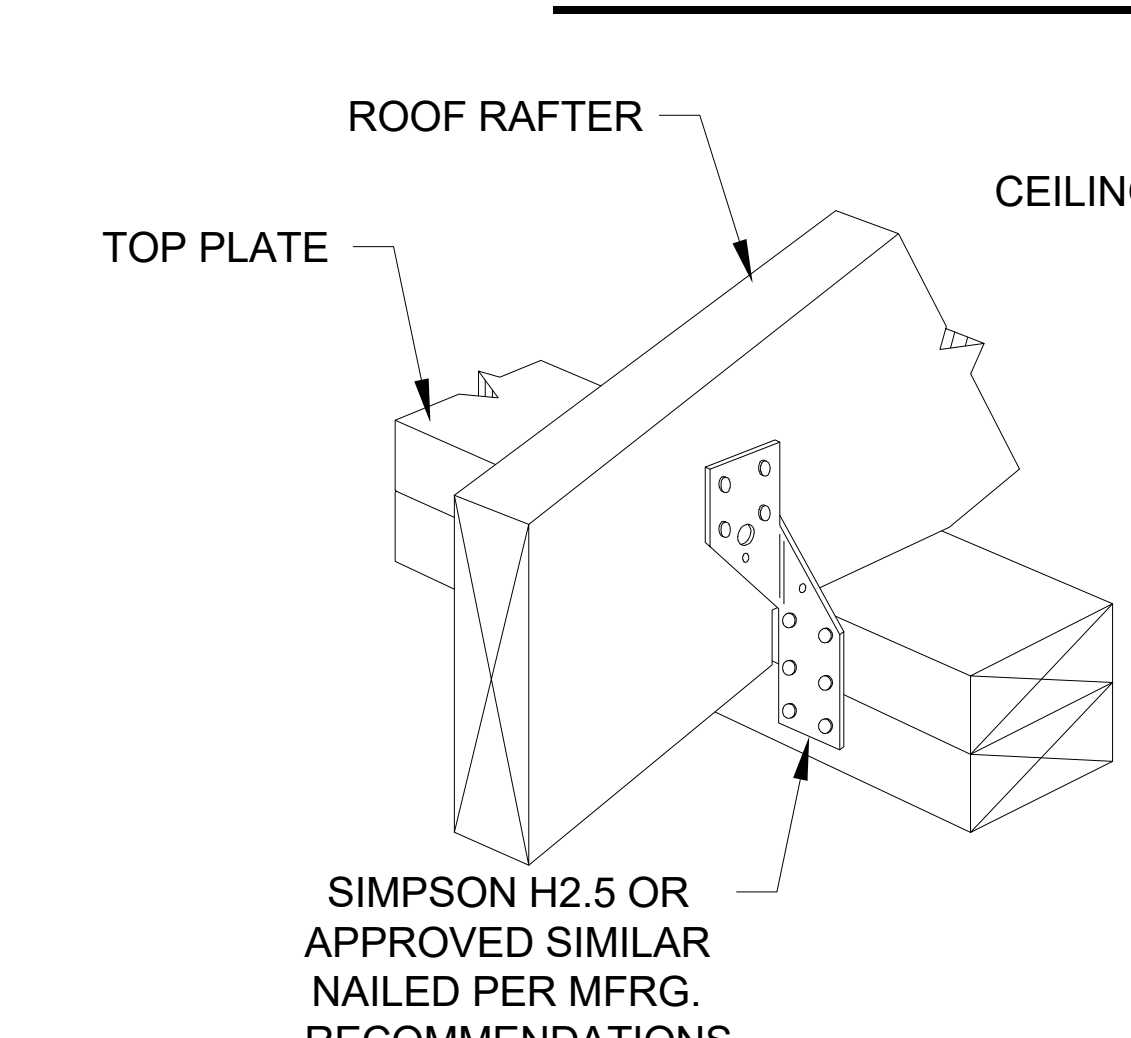
TWO STORY WALL PANEL



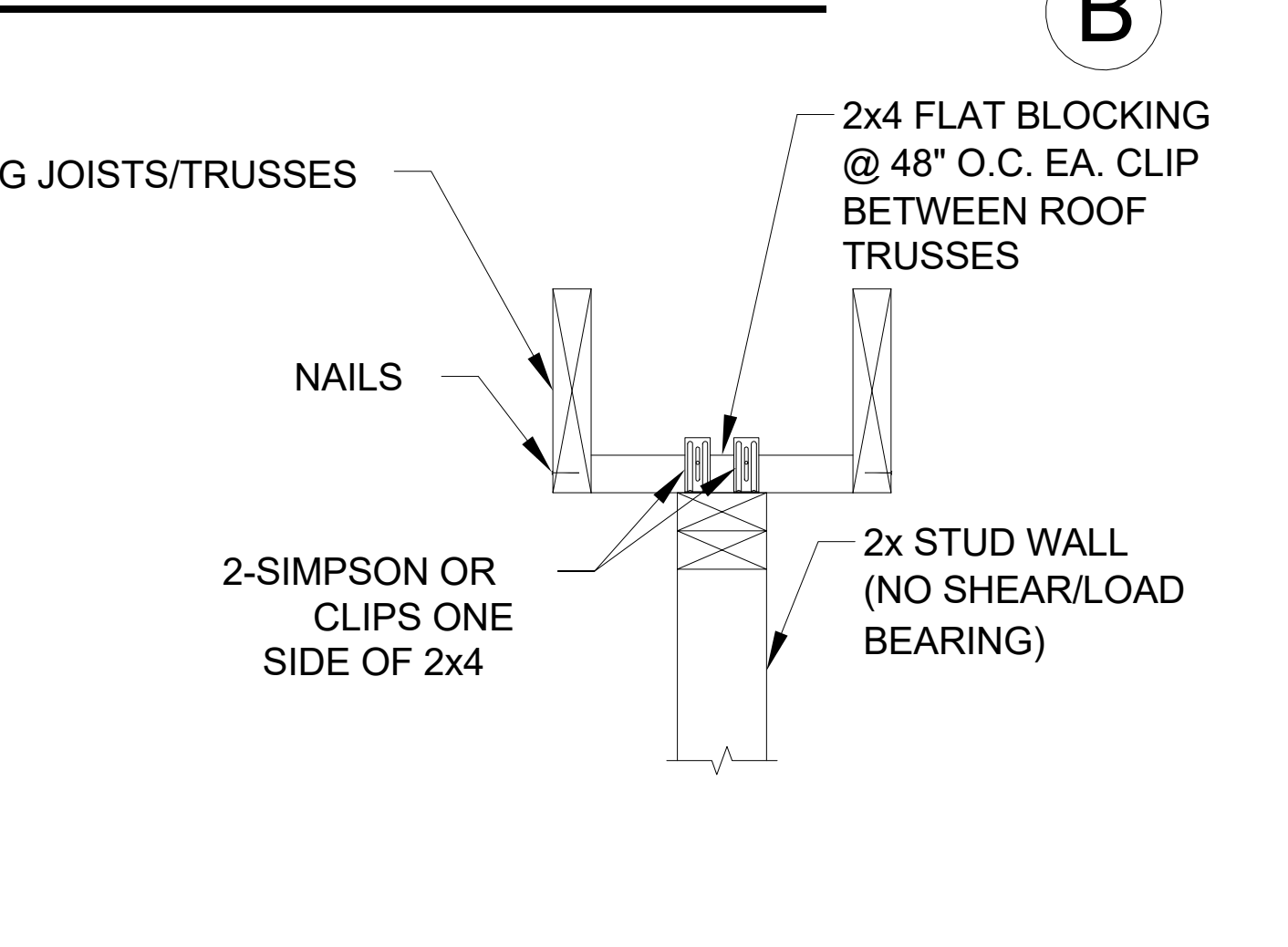
SHEAR WALL PANEL DETAIL



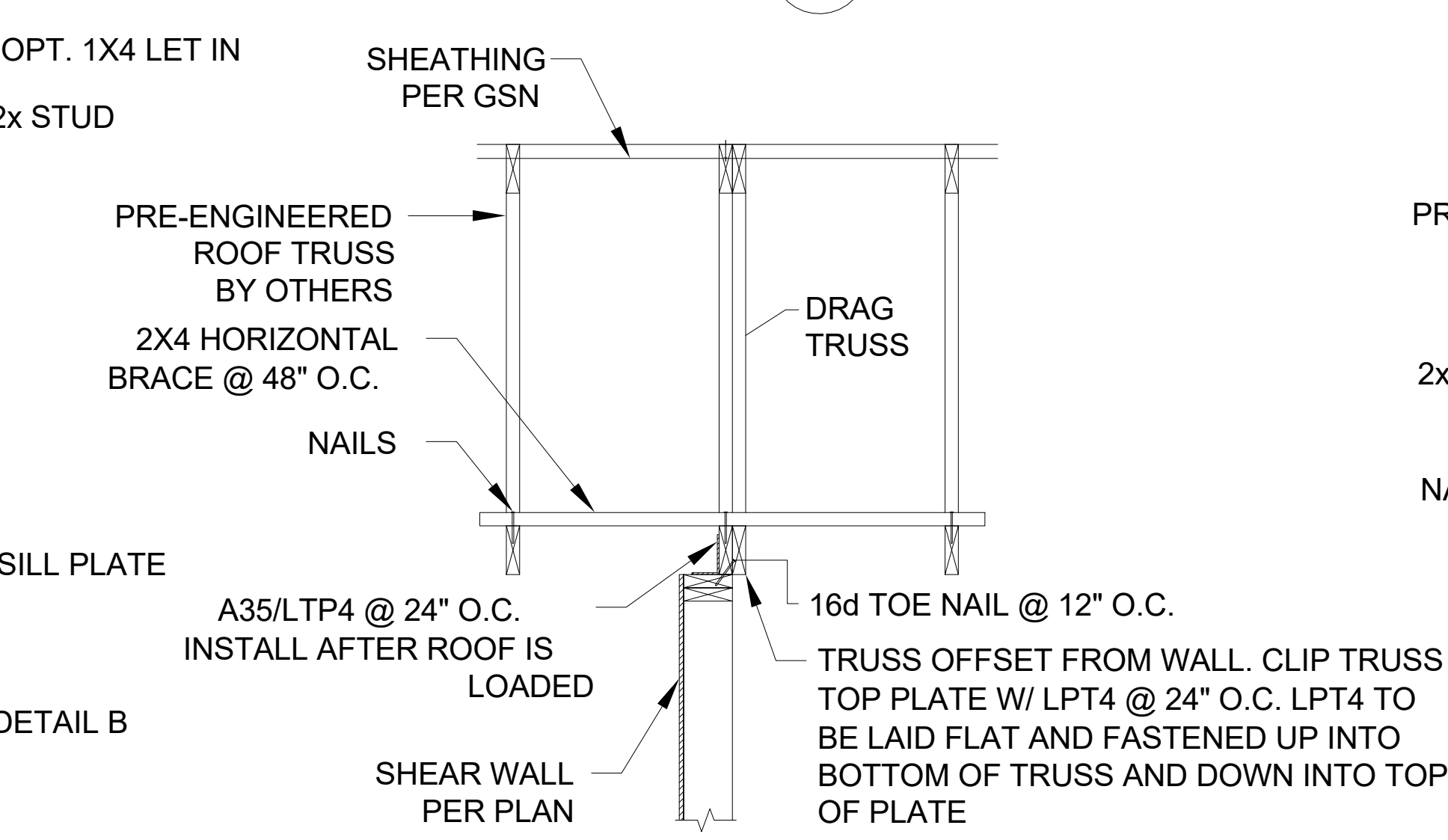
SHEAR WALL CONNECTION



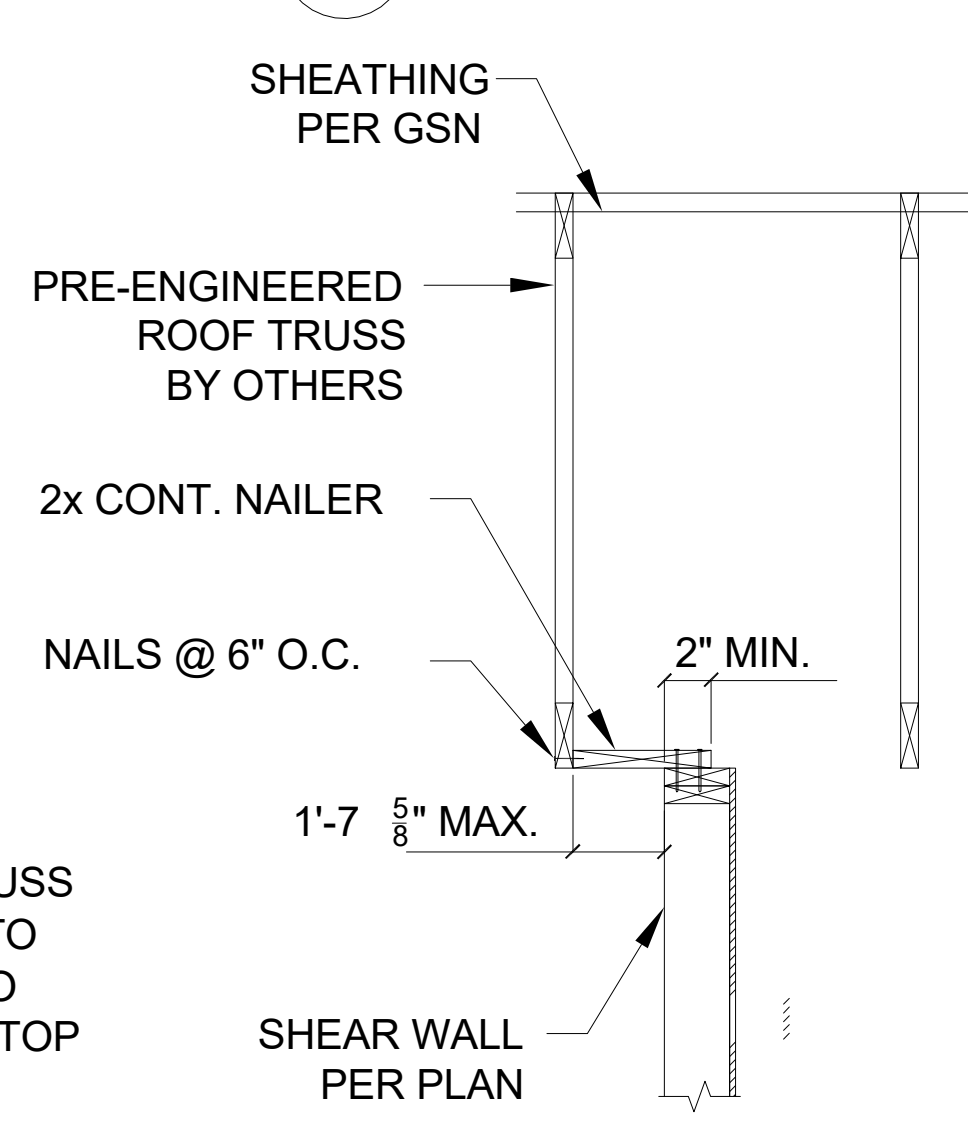
RAFTER AT PERIMETER WALL



TYPICAL NON SHEAR/ BEARING WALL CONN.



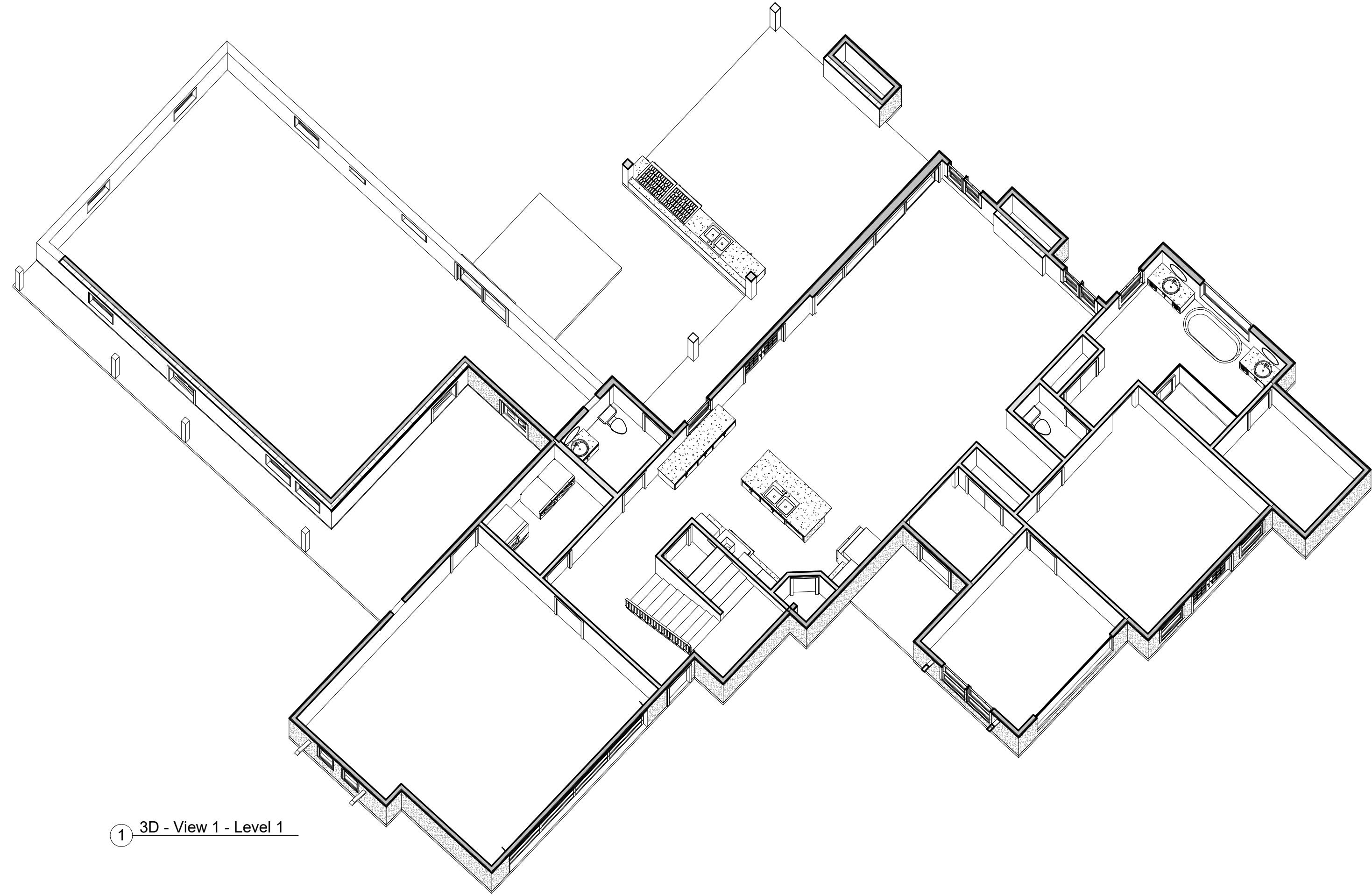
DRAG TRUSS AT SHEAR WALL



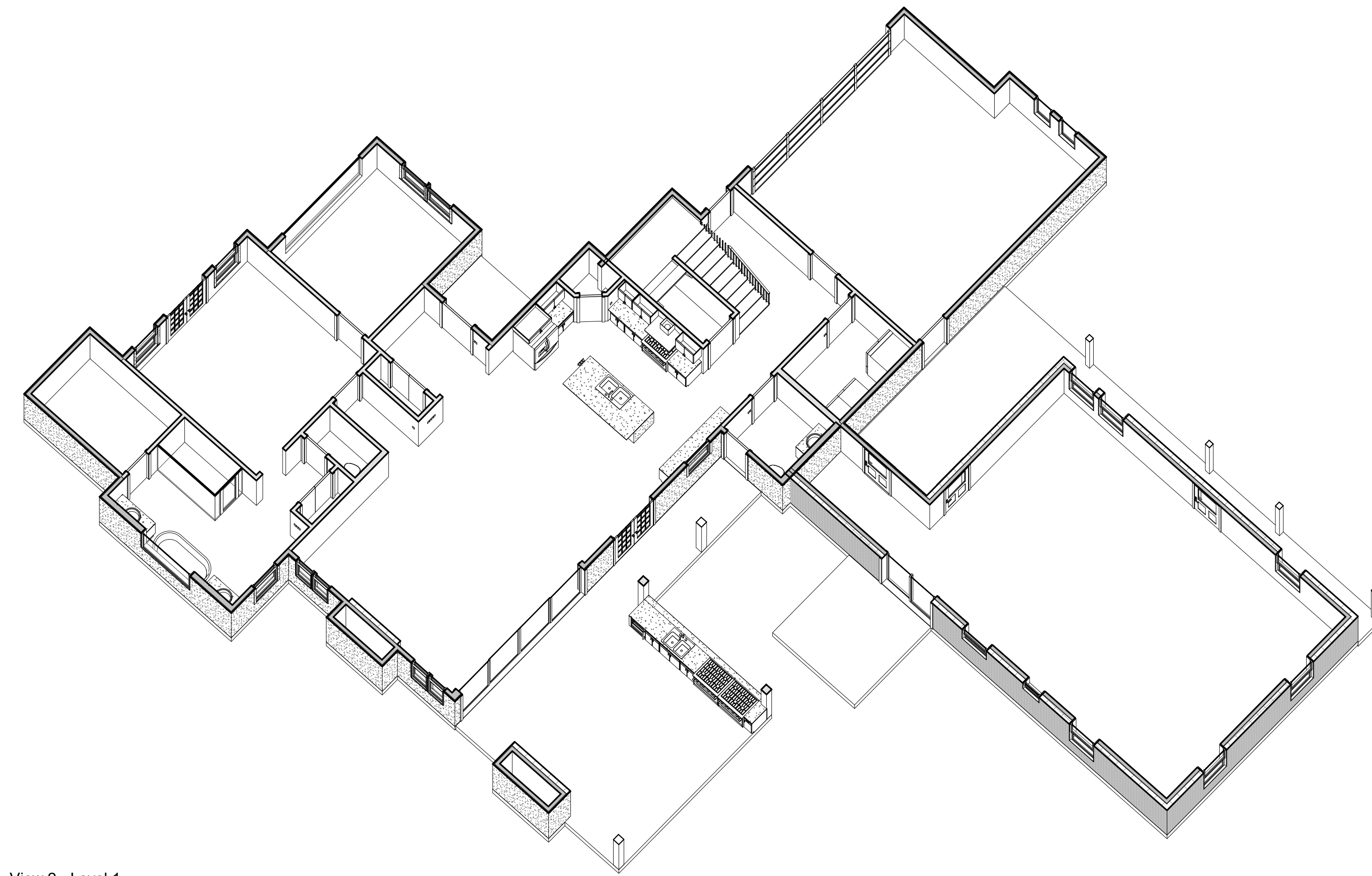
DRAG TRUSS AT SHEAR WALL

DISCLAIMER: THE DETAILS SHOWN ON THIS TYPICAL DETAIL SHEET(S) ARE GENERIC AND MAY NOT BE APPLICABLE TO THIS SPECIFIC PROJECT. PLEASE VERIFY APPLICABILITY OF EACH DETAIL WITH STRUCTURAL ENGINEER BEFORE USE.

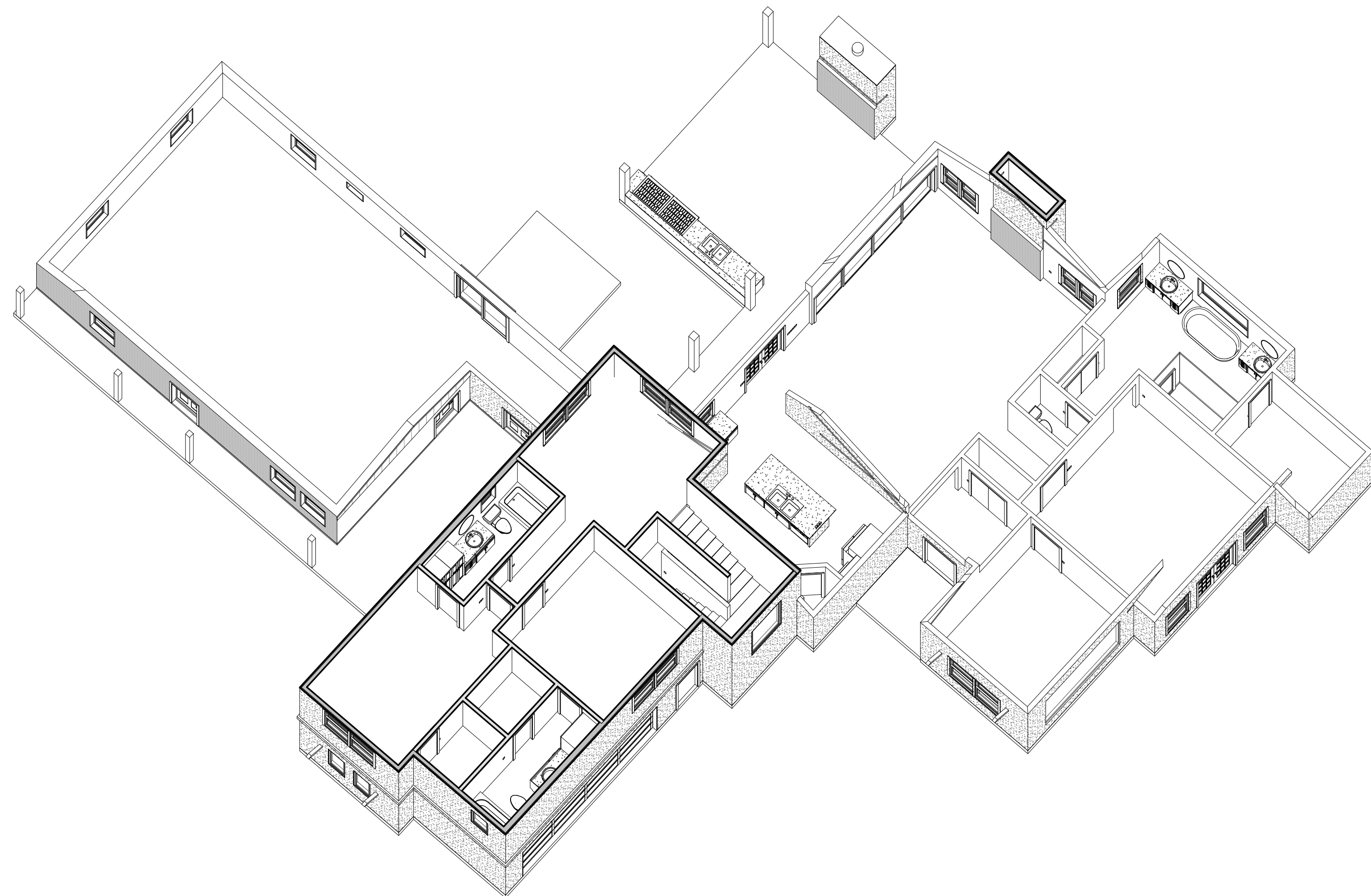
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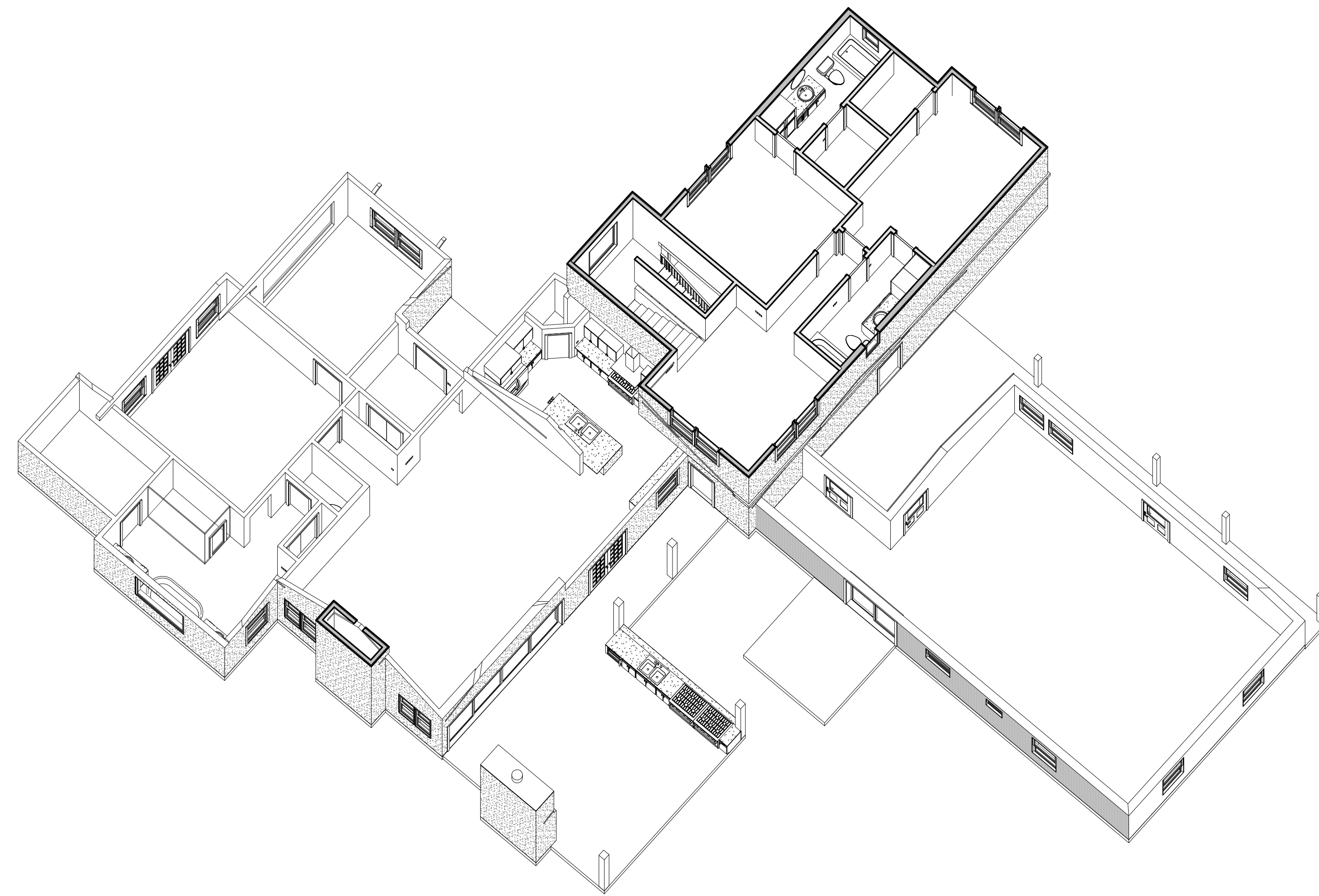
1 3D - View 1 - Level 1



2 3D - View 2 - Level 1



3 3D - View 3 - Level 2



4 3D - View 4 - Level 2

PROJECT INFORMATION

Clements Remodel Plan
340 Bluff Street
Dripping Springs, TX 78620

FINAL PLANS

DRAWING TITLE:
Interior Remodel - 3d View

30" x 42" SCALE

ISSUES DATE:

12/3/2021

DRAWN BY:

CML

PROJECT NUMBER:

216507

SHEET NUMBER:

A122