

A1.1 PLOT PLANS + PROJECT INFO
A2.1 FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS + ROOF PLAN

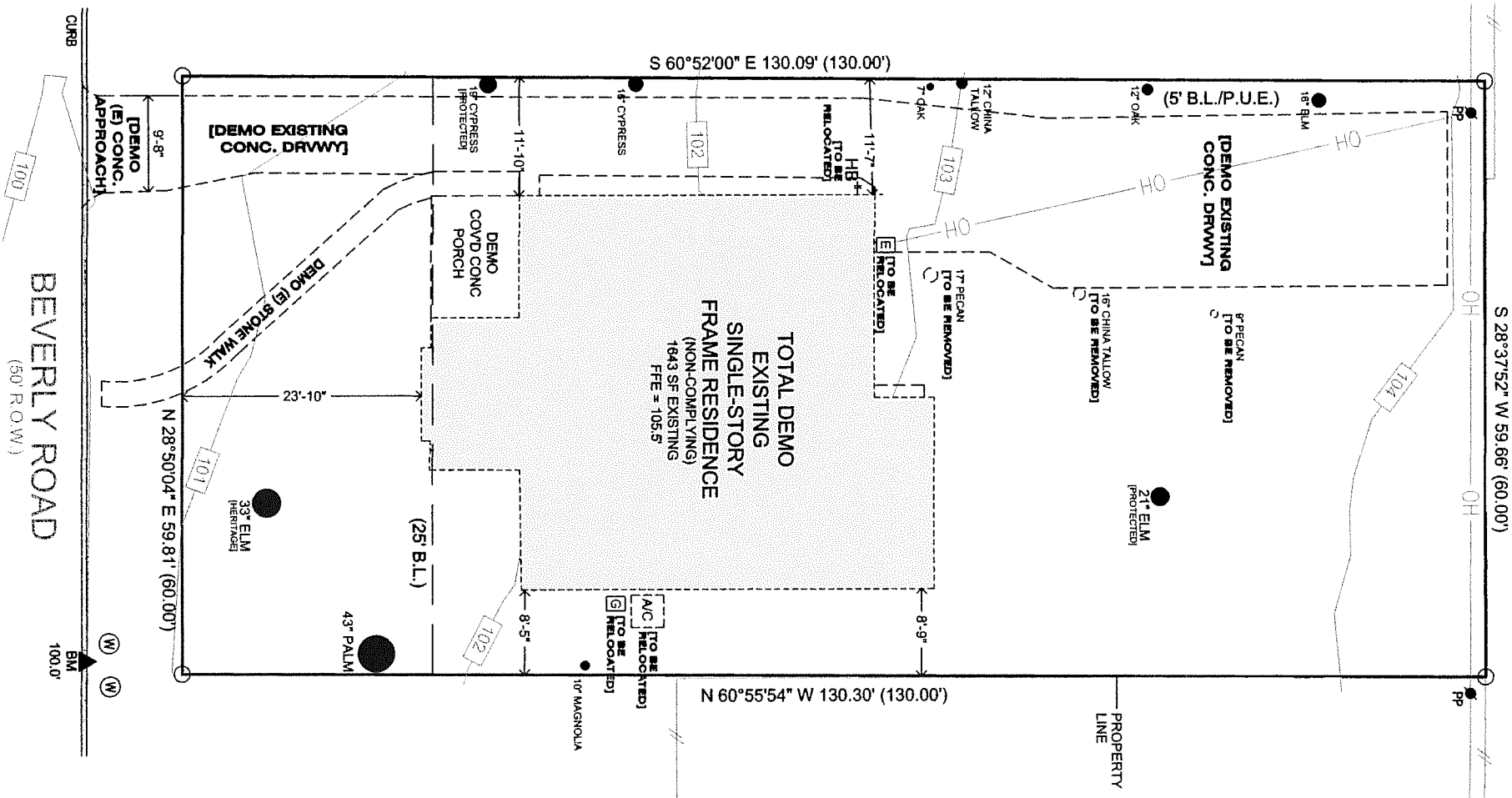
LEGAL DESCRIPTION:
LOT 14 BLK 4 BRYKERWOODS E

LOT SIZE:
7,777 SF

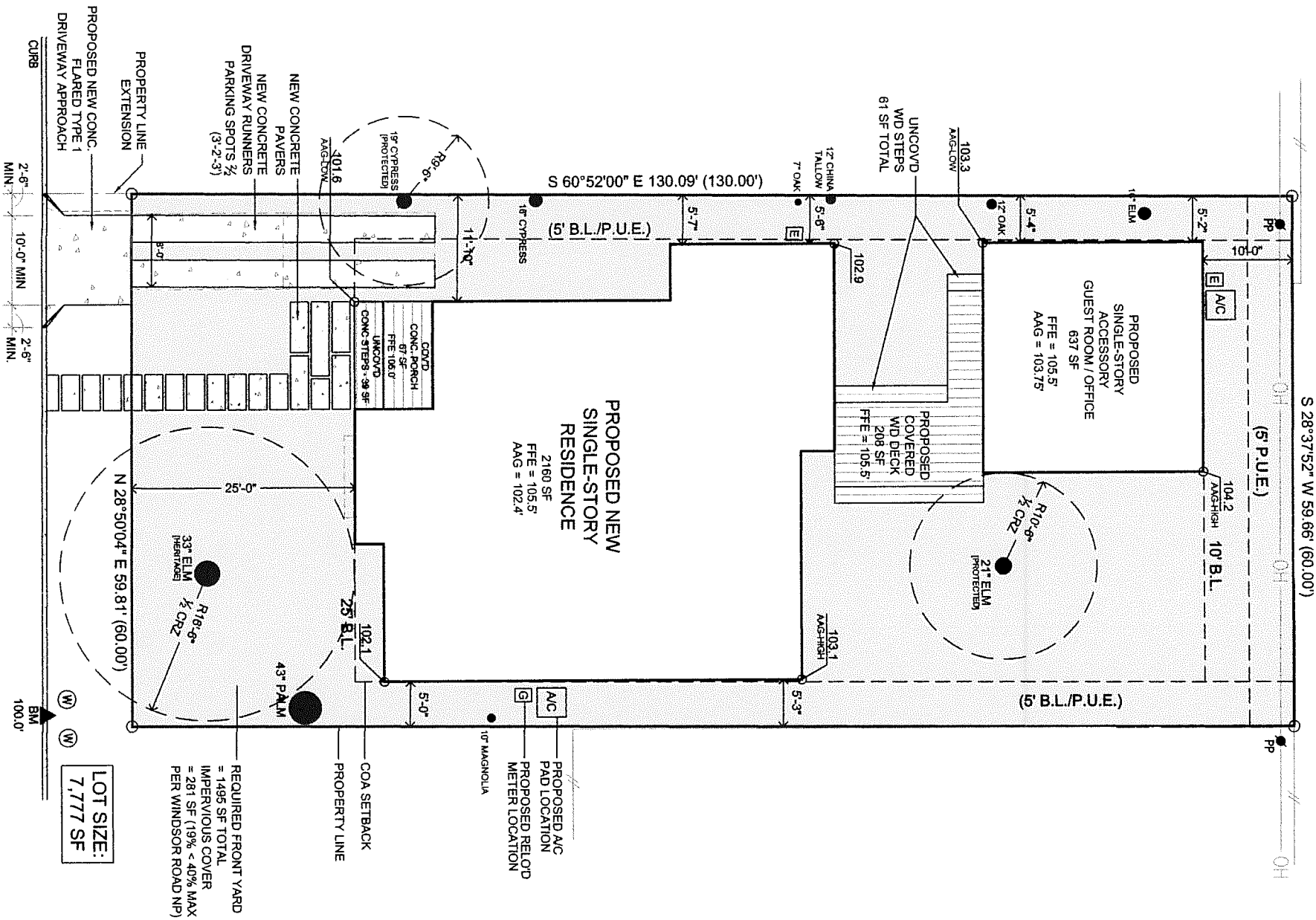
ZONE:
SF-3-NP (WINDSOR ROAD)

LEGEND

- | | |
|---|------------------------------|
|  | GAS METER |
|  | ELECTRICAL PANEL |
|  | POWER POLE |
|  | WATER METER |
|  | INTERIOR ELEVATION
MARKER |
|  | EXTERIOR ELEVATION
MARKER |
|  | TO BE REMOVED |
|  | EXISTING WALL TO REMAIN |
|  | NEW WALL, 4" STUDS U.N.O. |
|  | 3'-0" x 6'-8" DOOR |
|  | 5'-0" x 4'-0" WINDOW |

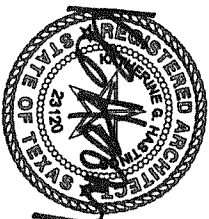


1
EXISTING/DEMO PLOT PLAN
SCALE: 1/16" = 1'-0" @ 11x17 U.N.O.



2 PROPOSED PLOT PLAN

3203 BEVERLY RD
AUSTIN TX 78703
NEW CONSTRUCTION
ISSUED FOR PERMIT

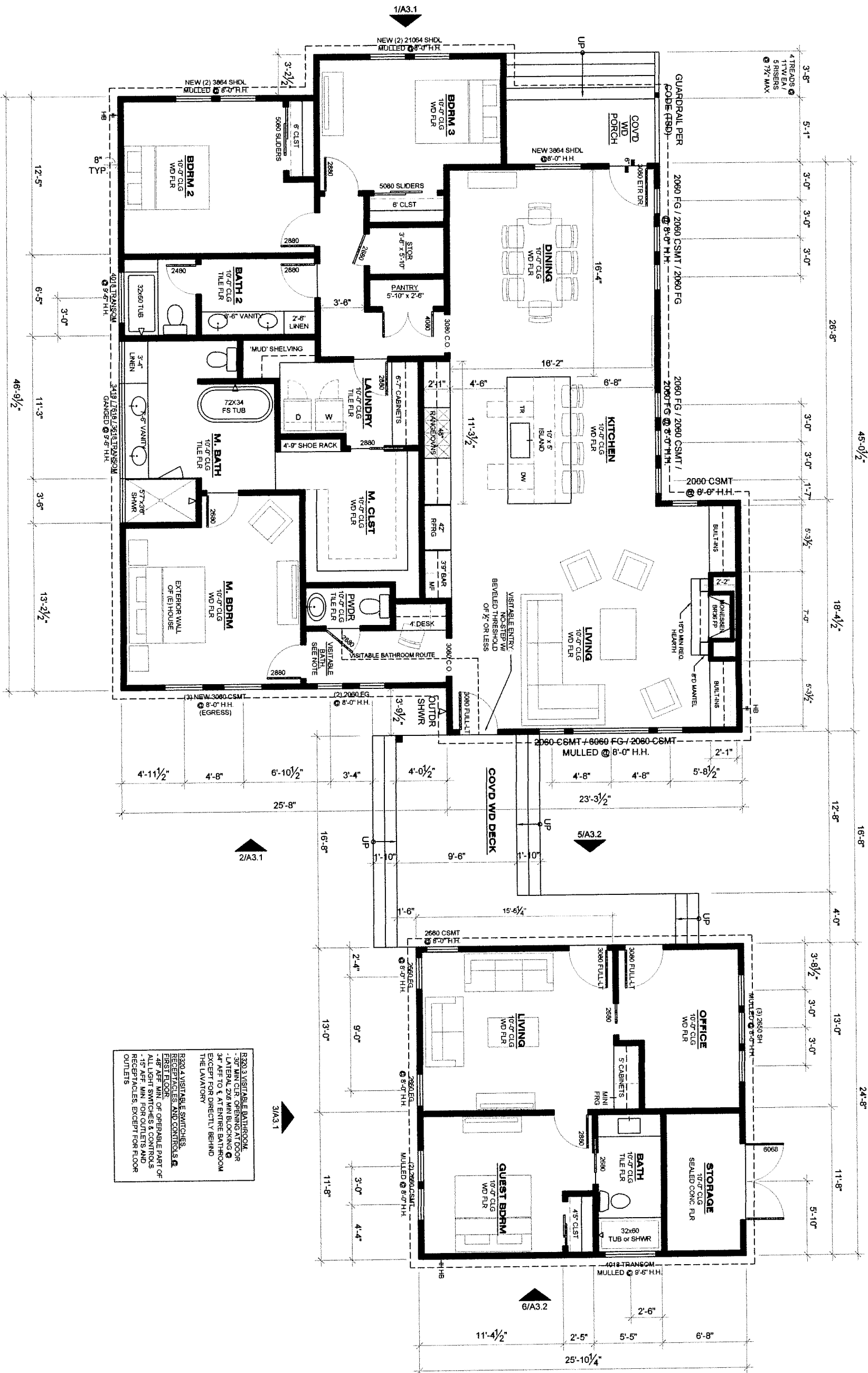


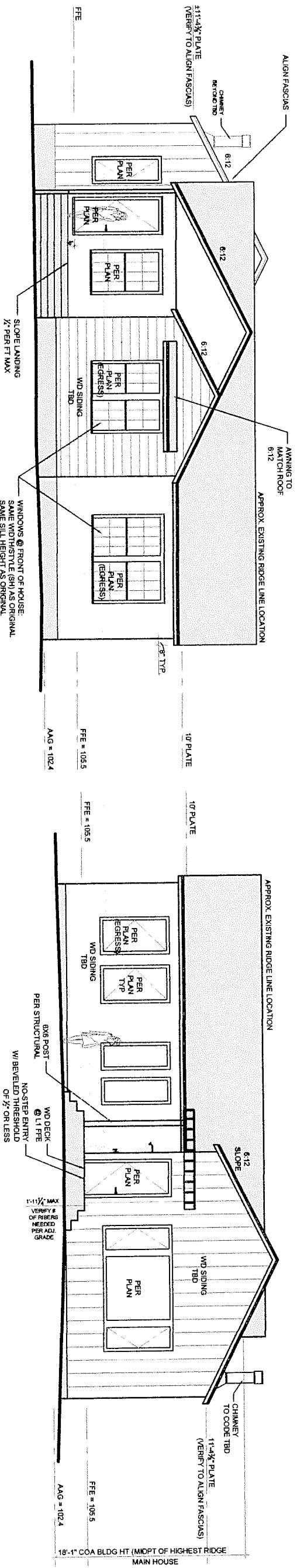
k a t i e
hastings
design
llc

407 HONEYCOMB RIDGE
AUSTIN TEXAS 78746
512 . 653 . 2214 phone

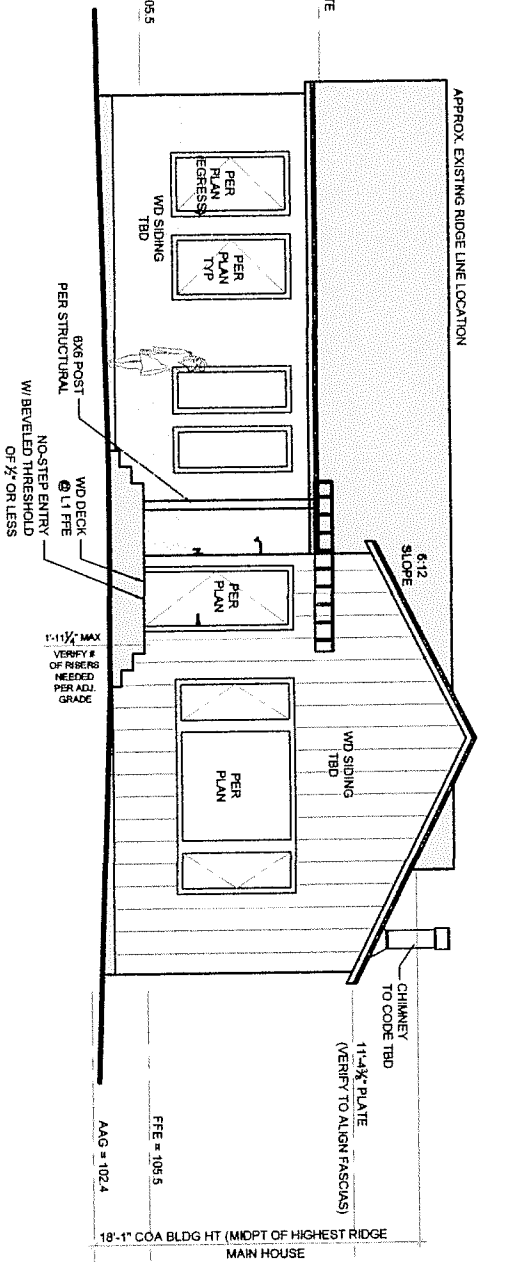
1 PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0" @ 11x17 UNO.

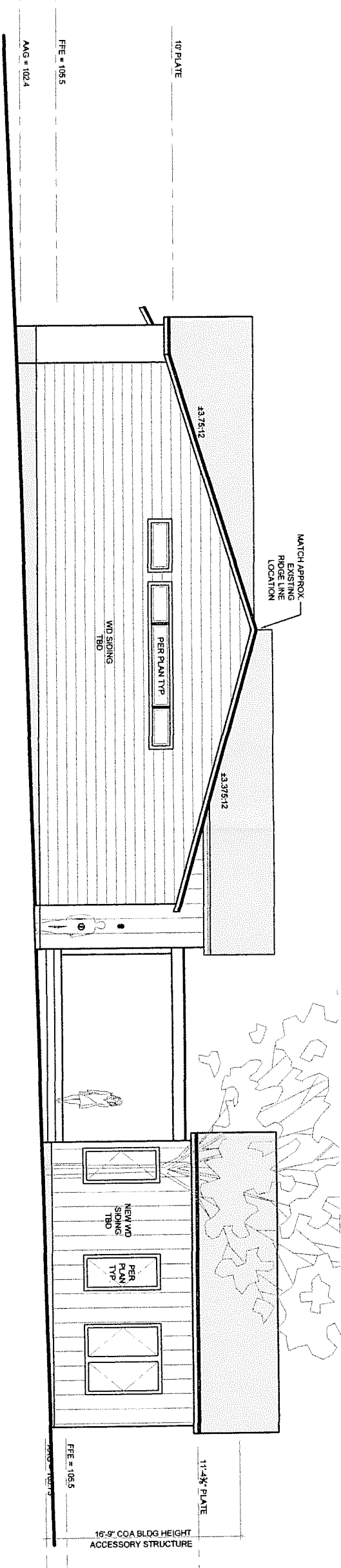




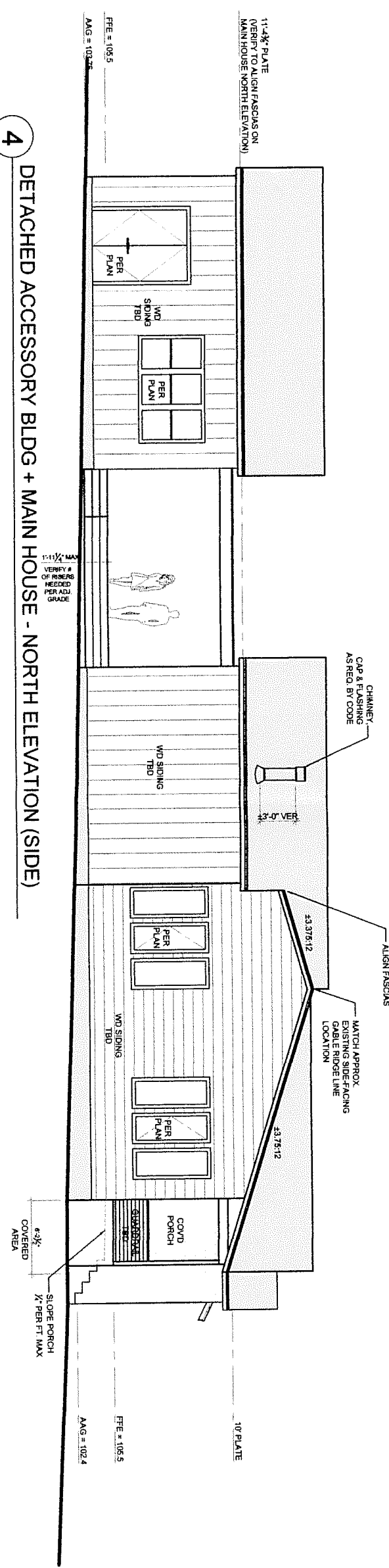
1 MAIN HOUSE - WEST ELEVATION (FRONT)
SCALE: 3/32" = 1'-0" @ 11x17 (U.N.O.)



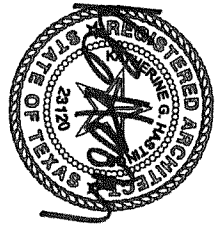
2 MAIN HOUSE - EAST ELEVATION (BACK)
SCALE: 3/32" = 1'-0" @ 11x17 (U.N.O.)

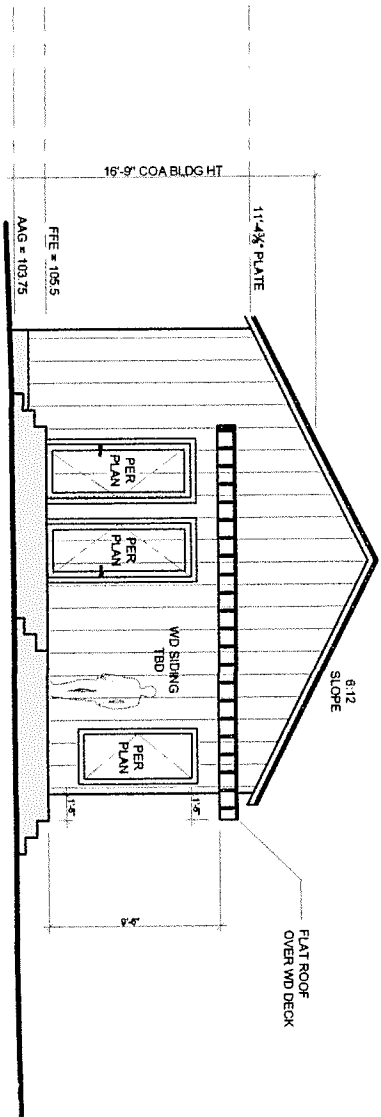


3 MAIN HOUSE + DETACHED ACCESSORY BLDG - SOUTH ELEVATION (SIDE)
SCALE: 3/32" = 1'-0" @ 11x17 (U.N.O.)

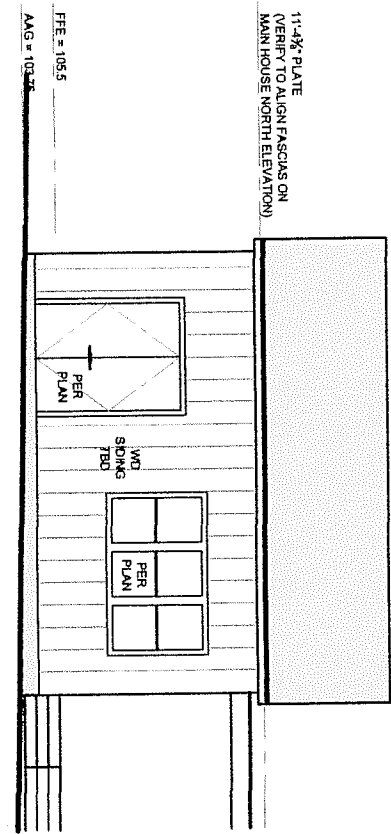


4 DETACHED ACCESSORY BLDG + MAIN HOUSE - NORTH ELEVATION (SIDE)
SCALE: 3/32" = 1'-0" @ 11x17 (U.N.O.)

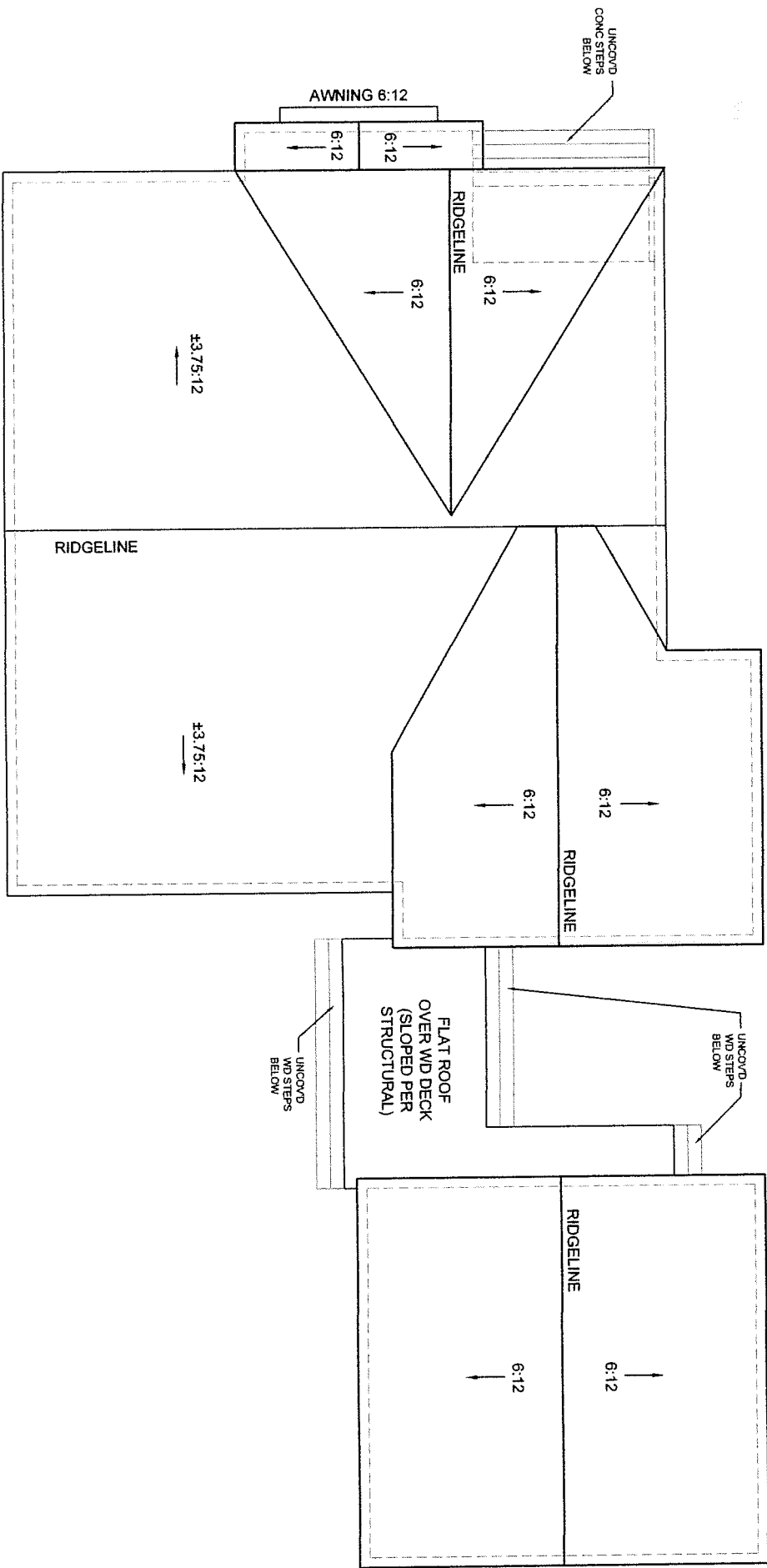




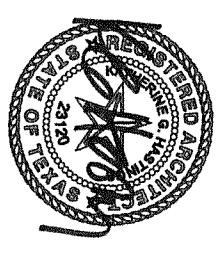
5 DETACHED ACCESSORY BLDG - WEST ELEVATION (FRONT)
SCALE: 3/32" = 1'-0" @ 11x17 (U.N.O.)



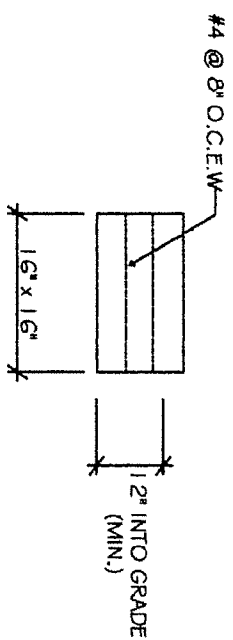
6 DETACHED ACCESSORY BLDG - EAST ELEVATION (BACK)



7 ROOF PLAN
SCALE: 3/32" = 1'-0" @ 11x17



6x6 PT NO.2 PT POST ON TOP

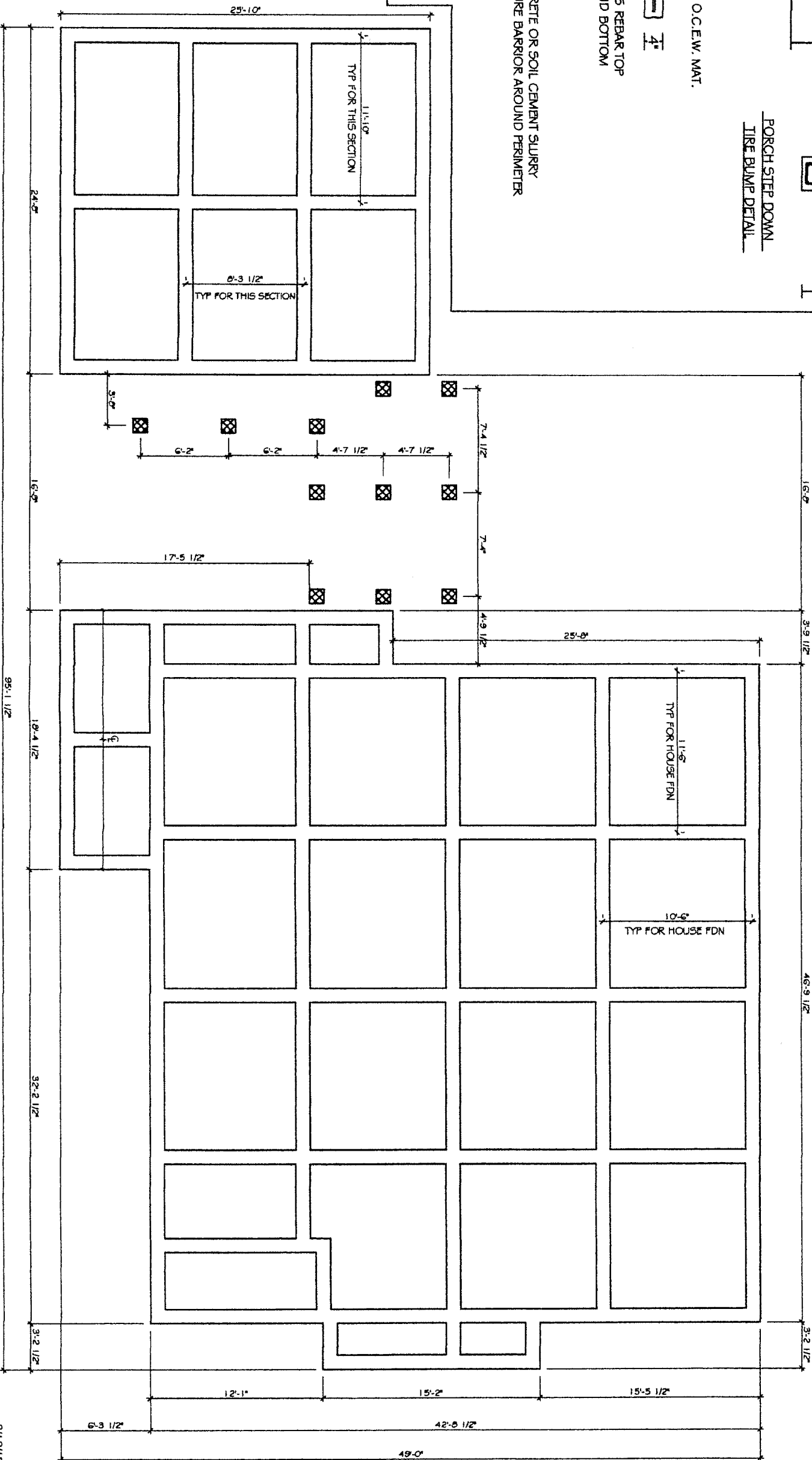
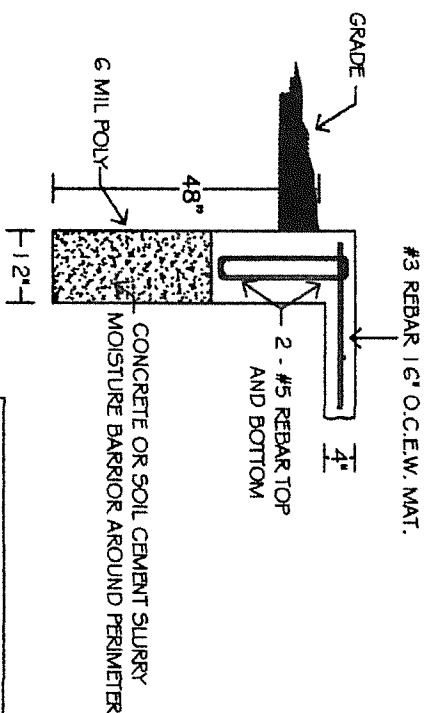
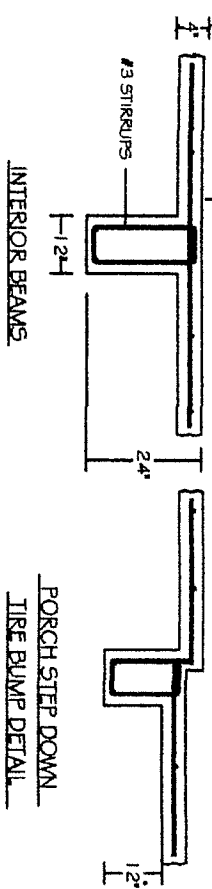


1. VERIFY ALL CONDITIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER.
2. ALL GRADE BEAM FOOTINGS SHOULD BE EXCAVATED A MINIMUM OF 12" INTO UNDISTURBED SOIL OR TO ROCK.
3. VAPOR BARRIER SHALL BE POLYETHYLENE SHEETS WITH A MINIMUM THICKNESS OF 6 MIL.
4. PROVIDE ADEQUATE DRAINAGE AWAY FROM BUILDING TO INSURE THAT WATER DOES NOT STAND NEAR THE BUILDING AND TO INSURE THAT WATER DOES NOT SEEP UNDERNEATH THE BUILDING.
5. TOP OF SLAB SHALL BE A MINIMUM OF 8" ABOVE FINISH GRADE.
6. ALL FILL MATERIAL SHALL BE SELECT STRUCTURAL OR ROAD BASE PROPERLY COMPACTED.
7. TUCKER ENGINEERING IS AVAILABLE TO DO PRE-POUR INSPECTIONS FOR AN ADDITIONAL FEE.
8. REMOVE TOP 6" OF SOIL AND REPLACE WITH COMPACT ROAD BASE.

FOUNDATIONS ON CLAY SOIL.

The central Texas area has clay soil, which shrinks and swells with variations in the moisture content. This phenomenon can cause Slab foundations to move and cracks to occur. The homeowner must maintain a constant moisture content in the soil around the foundation in order to reduce foundation movement in the future.

#3 REBAR 16" O.C. EACH WAY MAT.



FOR EXPOSED CONCRETE BEAMS 4' - 6' TALL:
—#5 PER AB @ 18" O.C. EACH WAY ON OUTSIDE FACE

---#5 REBAR @ 18" O.C. EACH WAY ON OUTSIDE FACE
UP TO 12' TALL:

—#5 REBAR @ 16" O.C. VERTICAL BARS EACH WAY IN EACH FACE

MATERIALS:

A. CONCRETE

B. REINFORC

A. CONCRETE TO BE A MINIMUM STRENGTH OF 3000 PSI.

B. REINFORCING BARS SHALL BE ASTM A615 GRADE 60, EXCEPT #4 AND #5 BAR TIES WHICH SHALL BE GRADE 40.

C. CONTINUOUS REINFORCING BARS SHALL HAVE A MINIMUM LAP OF 30 DIAMETERS OR 24", WHICHEVER IS GREATER.

D. PROVIDE CORNER BARS FOR ALL CONTINUOUS REINFORCING BARS AT ALL CORNERS WITH MINIMUM LAP OF

30 DIAMETERS OR 24", WHICHEVER IS GREATER

FOUNDATION NOTE:

SEE ARCHITECTURAL PLANS FOR DIMENSIONS

TYPICAL SECTION MARKS AND DETAILS SHOWN ARE TYPICAL AND SHALL APPLY TO TYPICAL SITUATIONS

FOUNDATION PLAN

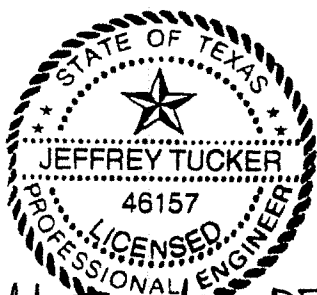
LOCATION: 3203 BEVERLY

SCALE: 1/8" = 1'0"

PAGE: OF



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1311 Chisholm Trail, Suite 303 Round Rock, Texas 78661
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2-17-15

Professional Engineer
J. H. Tucker, PE

2/12/15

CONVENTIONAL FRAMING

MATERIAL SCHEDULE

CEILING JOIST SCHEDULE

ALL MY'S SHALL BE FABRICATED TO

FULL LENGTH WITH 1/2" THROUGH BOLTS AT A SPACING OF 1.5

3. DO NOT CUT OR NOTCH THE BOTTOM SIDE OF ANY LVL BEAM WITH OUT THE APPROVAL FROM THE ENGINEER.

1. U.N.O. ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY

2. MARKED 0.2 SOUTHERN YELLOW PINE OR DOUGLAS FIR.
3. ALL STUD WALLS SHALL BE FULL HEIGHT UNJO.
4. PROMOTE DOUBLE STUDS AT ALL WALL CORNERS AND ON EACH SIDE OF AN OPENING.
5. FLOOR SHEATHING- ATTACH TO SILENCER WITH WET USE SILENCER ADHESIVE. IN ADDITION TO BEING NAILD WITH 10d COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
6. ROOF SHEATHING- 1/2" PLYWOOD ON RATTERS SPACED NO GREATER THAN 19.2" O.C. 5/8" PLYWOOD ON RATTERS SPACED NO GREATER THAN 24" O.C.
7. PANELS MUST BE CONTINUOUS OVER TWO OR MORE RATTERS WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO RATTERS.
8. NAIL WITH 6d COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. ON INTERMEDIATE SUPPORTS. STAGGER JOINTS OF PANELS.
9. SOLID STRATH ENTER BUILDING IN 1/2" PLYWOOD OR 7/16" OSB. PROVIDE 2" BLOCKING AS REQUIRED TO SUPPORT ALL PANEL EDGES. NAIL WITH 6d COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
10. 2" O.C. BLOCKING OR BANDBOARD SHALL BE PROVIDED AT SUPPORTS AND CANTILEVER ENDS OF ALL WOOD JOISTS, AND BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 40'
11. ALL FINISHING MEMBERS BUTTING ANOTHER SHALL BE CONNECTED USING METAL JOIST HANGERS. INSTALLATION AND SIZING PER MANUFACTURERS RECOMMENDATIONS.
12. DOUBLE TOP PLATE TO BE USED ON FINISHED WALLS. SINGLE BOT. PLATE TO BE USED ON ALL WALLS. ALL BOTTOM PLATES IN CONTACT WITH CONCRETE MUST BE TREATED WITH A PRESERVATIVE. ALL HORIZONTAL PLATES MUST BE NO. 2 YP. SILL PLATES MUST BE ATTACHED TO CONCRETE USING SHIMSON OR BOLIV. ANCHORS @ 48" O.C.
13. PROVIDE DOUBLE JOISTS UNDER ALL INTERIOR PARTITION WALLS.
14. ALL BOLTS AND LUG SCREWS SHALL HAVE STAINLESS WAGHERS. ALL ANCHOR AND EXPANSION BOLTS SHALL BE NAILD TO CONCRETE APP. IN CRACK/SPACE ACTS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

MATERIAL SCHEDULE

ALL CEILING JOIST ARE 2x6 NO.2 SP - 16" O.C. WITH A MAX SPAN OF 13'6"

2x6 CLG JOIST REQUIRE W/5 26 JOIST HANGERS

⌋ - JOIST HANGER SYMBOL

RAFTER SCHEDULE

ALL RAFTERS ARE 2x6 NO.2 SP - 16" O.C. WITH A MAX SPAN OF:

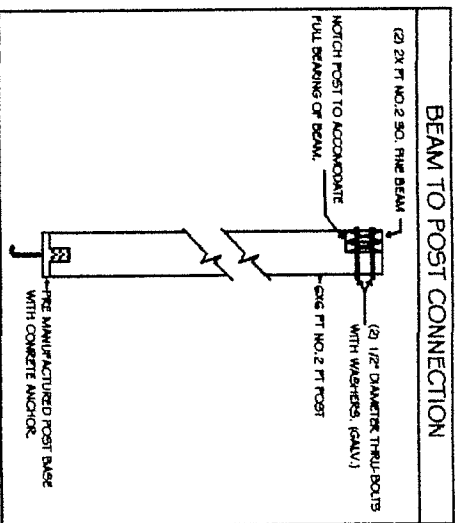
CEILING NOT ATTACHED - 15'1"

HEADER SHEDULE

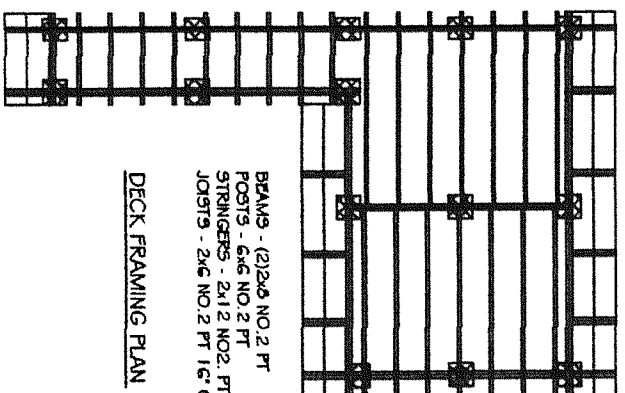
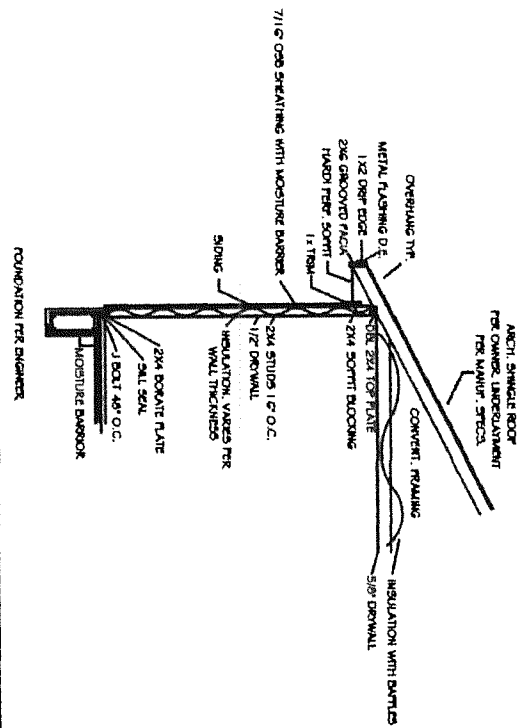
ALL INTERIOR HEADERS ARE (2)2x6 NO.2 SP UNO
DO NOT BRACE ROOF TO INTERIOR HEADERS.

LVL HANGERS

DBL LVL HANGERS ARE HHUS410 OR BETTER

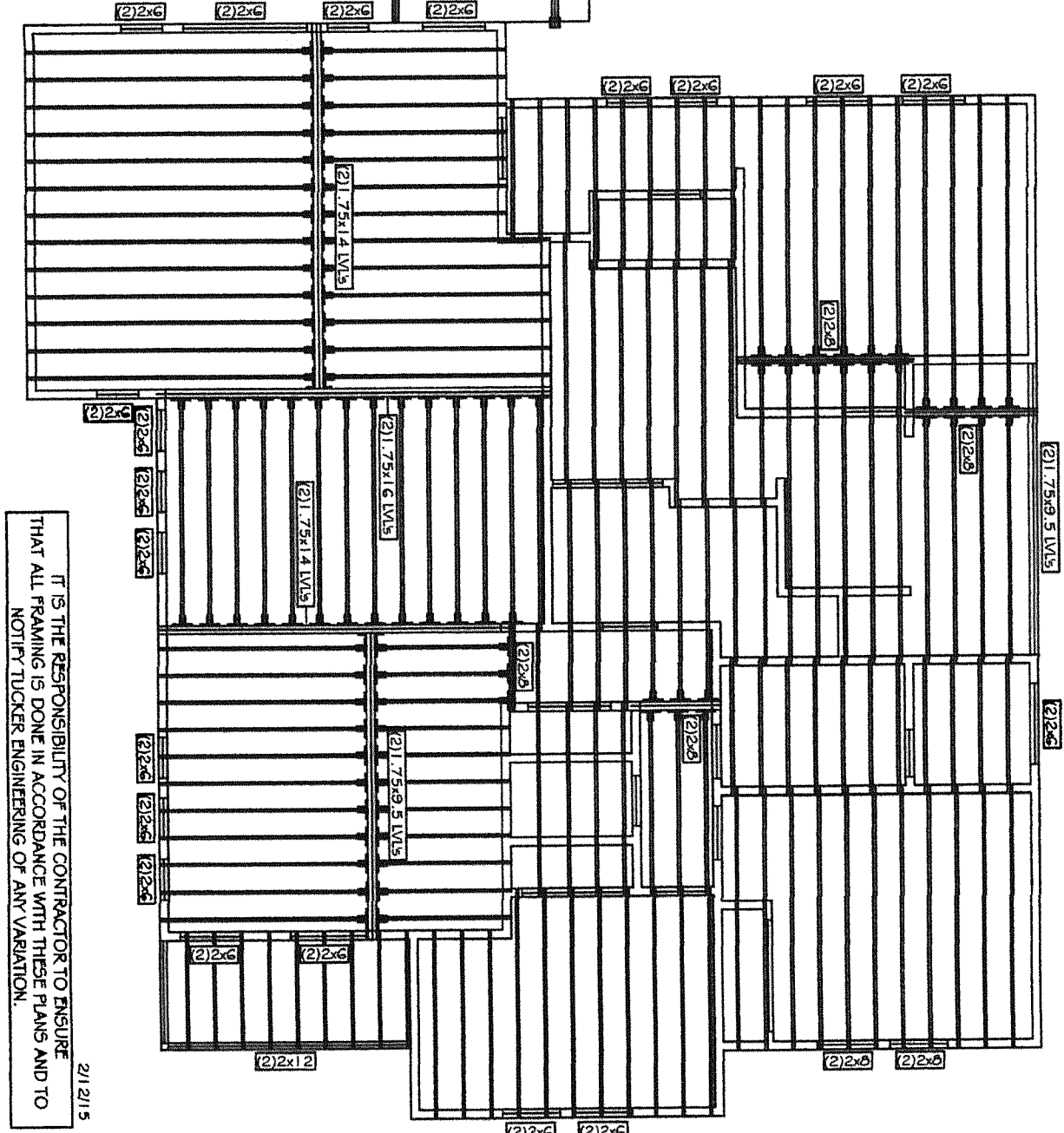
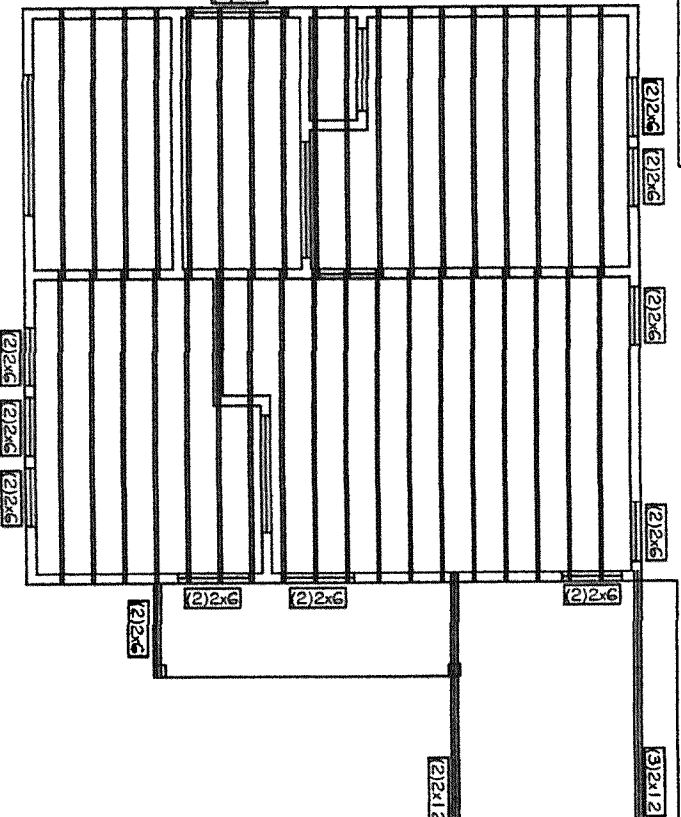


TYPICAL EXTERIOR WALL DETAIL



BEAMS - (2)2x6 NO.2 PT
POSTS - 6x6 NO.2 PT
STRINGERS - 2x12 NO.2 PT
JOISTS - 2x6 NO.2 PT 16" O.C

DECK FRAMING PLAN



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL FRAMING IS DONE IN ACCORDANCE WITH THESE PLANS AND TO NOTIFY TUCKER ENGINEERING OF ANY VARIATION.

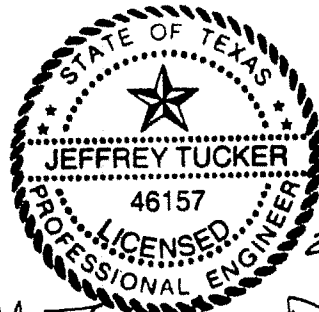
21215

FRAMING PLAN
CLG JOIST AND HEADER PLAN

LOCATION: 3203 BEVERLY

SCALE: 1/8" = 1' 0"

PAGE: 2 OF 4

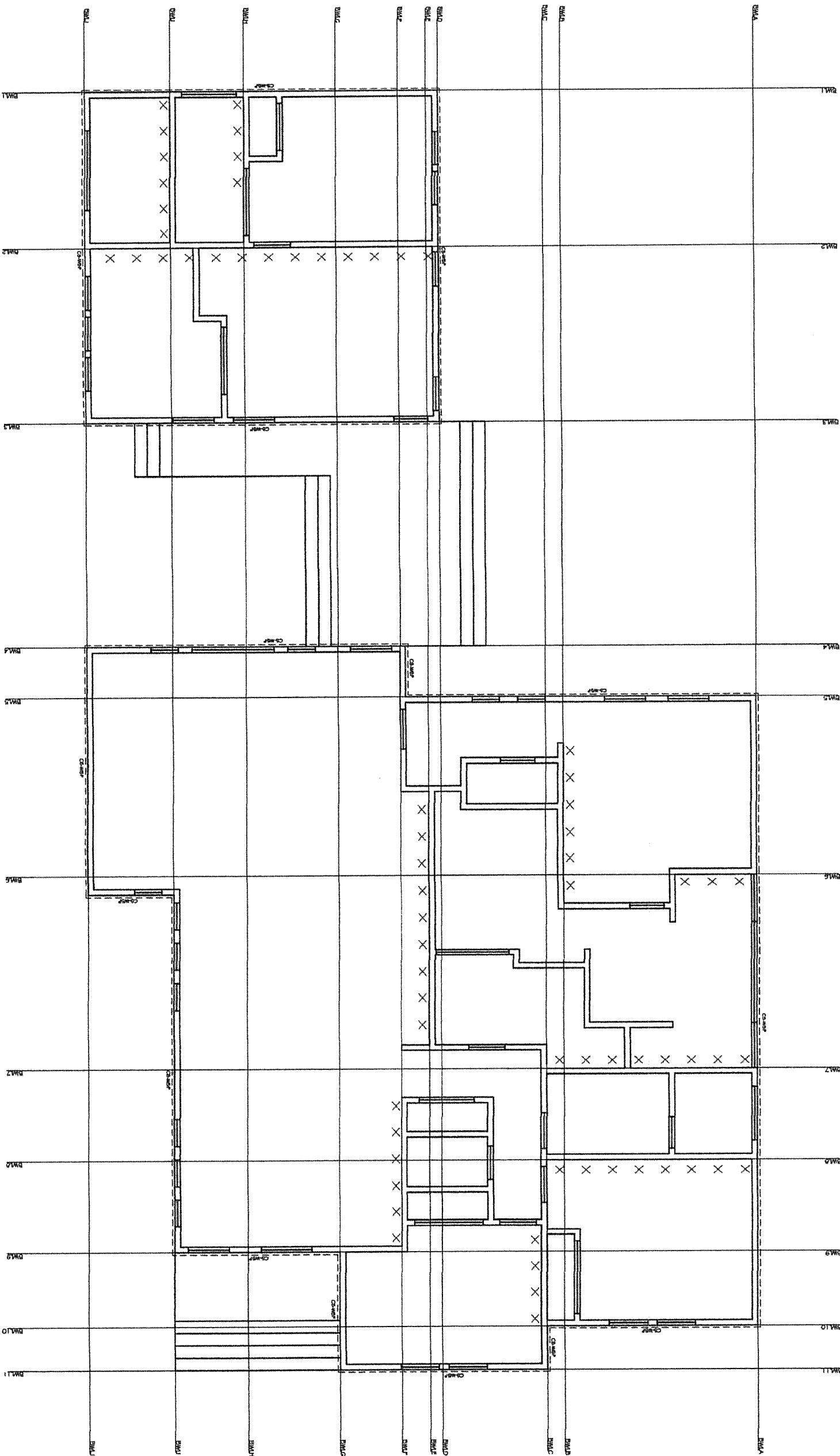


2-16-15

Jeff Tucker, PE

TUCKER
engineering

Tucker Engineering Inc.
1311 Chisholm Trail, Suite 303 Round Rock, Texas 78681
Phone (512) 255 - 7477 - Website: tuckerengineering.net



SHEATHING NOTE:

All exterior walls shall be sheathed with 1/2" OSB or CDX plywood fastened with 6d nails at 6" o.c. around the perimeter of the sheets and 12" o.c. at intermediate studs.
This will provide proper wind bracing in compliance with IRC 2012.

----- DASHED LINES REPRESENT 1/2" PLYWOOD SHEATHING AS NOTED.
X X - X REPRESENTS METAL CROSS BRACING ON INTERIOR WALLS

CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL
METHOD USED AROUND ENTIRE HOUSE.

2/12/15

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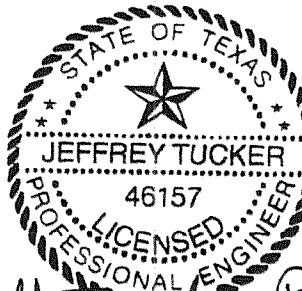
TUCKER
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FRAMING PLAN
WALL BRACING PLAN

LOCATION: 3203 BEVERLY

SCALE: 1/8" = 1'0" PAGE: 3 OF 4



2-14-15

Jeff Tucker, P.E.

CONVENTIONAL FRAMING MATERIAL SCHEDULE

CEILING JOIST SCHEDULE

ALL CEILING JOIST ARE 2x6 NO.2 SP - 16" O.C. WITH A MAX SPAN OF 13'-6"

CLG JOIST HANGER SCHEDULE

2x6 CLG JOIST REQUIRE W/5 2G JOIST HANGERS

└ - JOIST HANGER SYMBOL

RAFTER SCHEDULE

ALL RAFTERS ARE 2x6 NO.2 SP - 16" O.C. WITH A MAX SPAN OF:

CEILING NOT ATTACHED - 15'1"

ALL HIP, VALLEY, AND RIDGES ARE 2x8 NO. 2 SP.

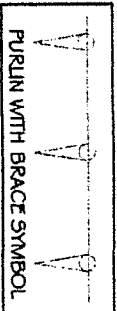
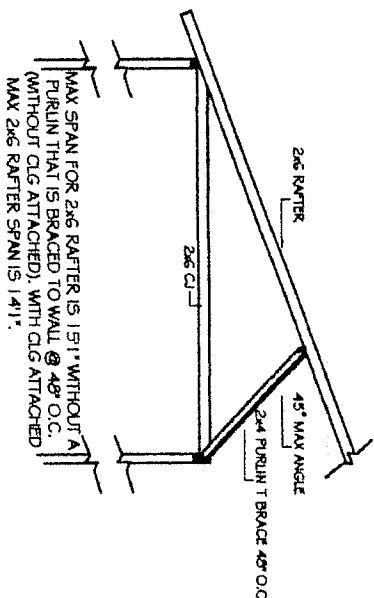
HEADER SCHEDULE

ALL INTERIOR HEADERS ARE (2)2x6 NO.2 SP UNO. DO NOT BRACE ROOF TO INTERIOR HEADERS.

LVL HANGERS

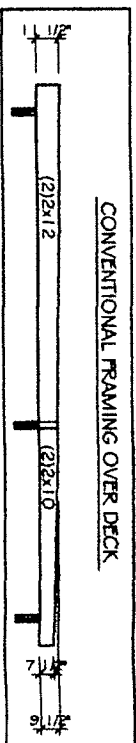
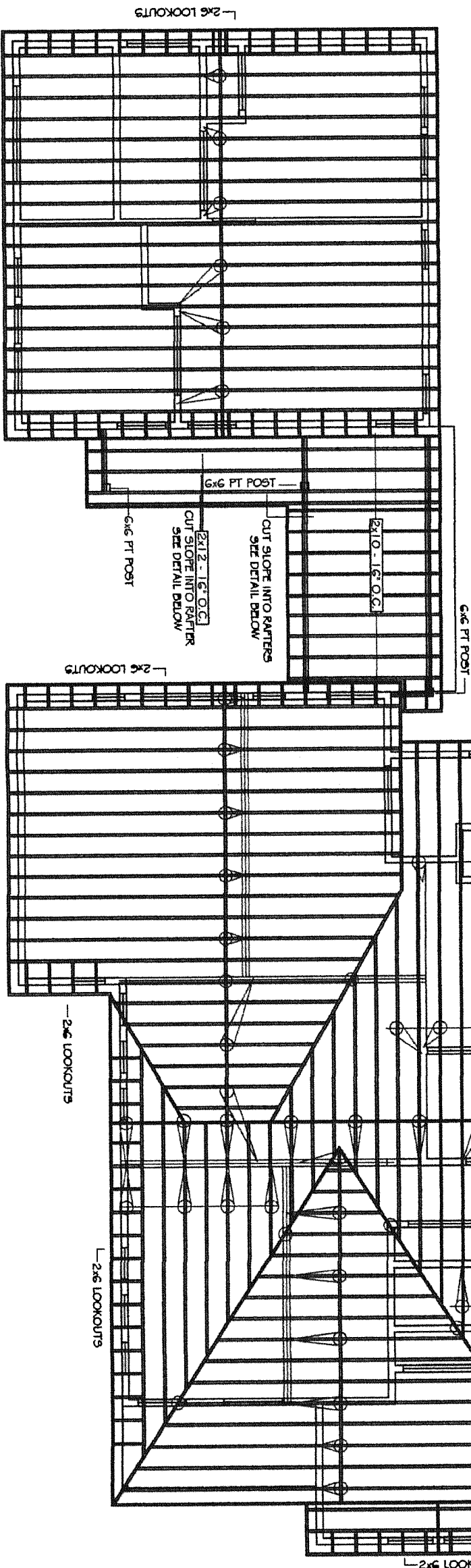
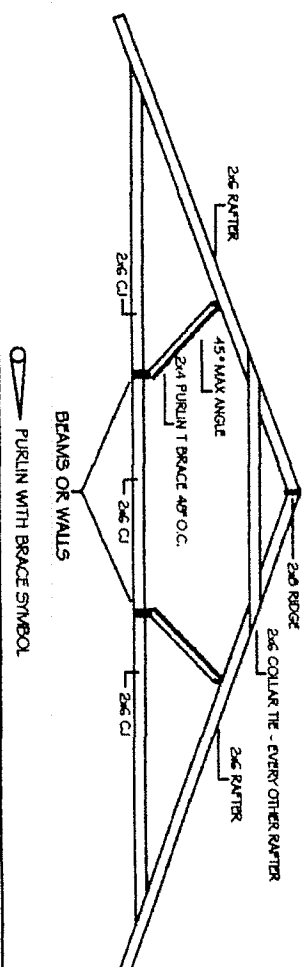
DBL LVL HANGERS ARE HHUS410 OR BETTER.

CONVENTIONAL FRAMING DETAIL 2x6 RAFTER - WITH PURLIN

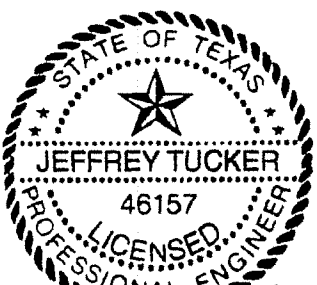


PURLIN WITH BRACE SYMBOL

CONVENTIONAL FRAMING DETAIL 2x6 RAFTER - WITH PURLIN



CONVENTIONAL FRAMING OVER DECK



Jeffrey Tucker PE
2-16-15

FRAMING PLAN ROOF FRAMING AND HEADER PLAN

LOCATION: 3203 BEVERLY

SCALE: 1/8" = 1'0" PAGE: 4 OF 4

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2/12/15