

JEFFERSON STREET (50')

AE APPROVED
FEB 23 2015
54-208
JGM

TREE LIST

Tag No.	Description
3317	39" Live Oak
3318	28" Live Oak
3319	22" Live Oak
3321	13" Pear
3322	16" Magnolia

AREA'S	
FIRST FLOOR	2383
SECOND FLOOR INCLUDES TWO STORY AREA	1477
TOTAL LIVING	3860
GARAGE	525
PORCHES	391
BRZ/WAY	83
TOTAL COVERED	4859

LOT AREA	9980
IMPERV. @ 45%	3992
FAR @ 40%	4491
DRIVEWAY	338
SLAB	3382
SIDE WALK	166
AC PADS	32
TOTAL IMPERV.	3918

FRONT YARD PERCENTAGE	
FRONT YARD AREA	1920
SIDE WALK	166
FRONT YARD PERCENTAGE	.086%

a 1/2" iron pipe found bears
S21°20'W/0.31' and a 1/2" iron
found bears S31°59'W 0.27'

SITE PLAN

SCALE: 1"=20'-0"

COPYRIGHT © 2015 DESIGN ORIGINALS OF TEXAS

REVIEWED

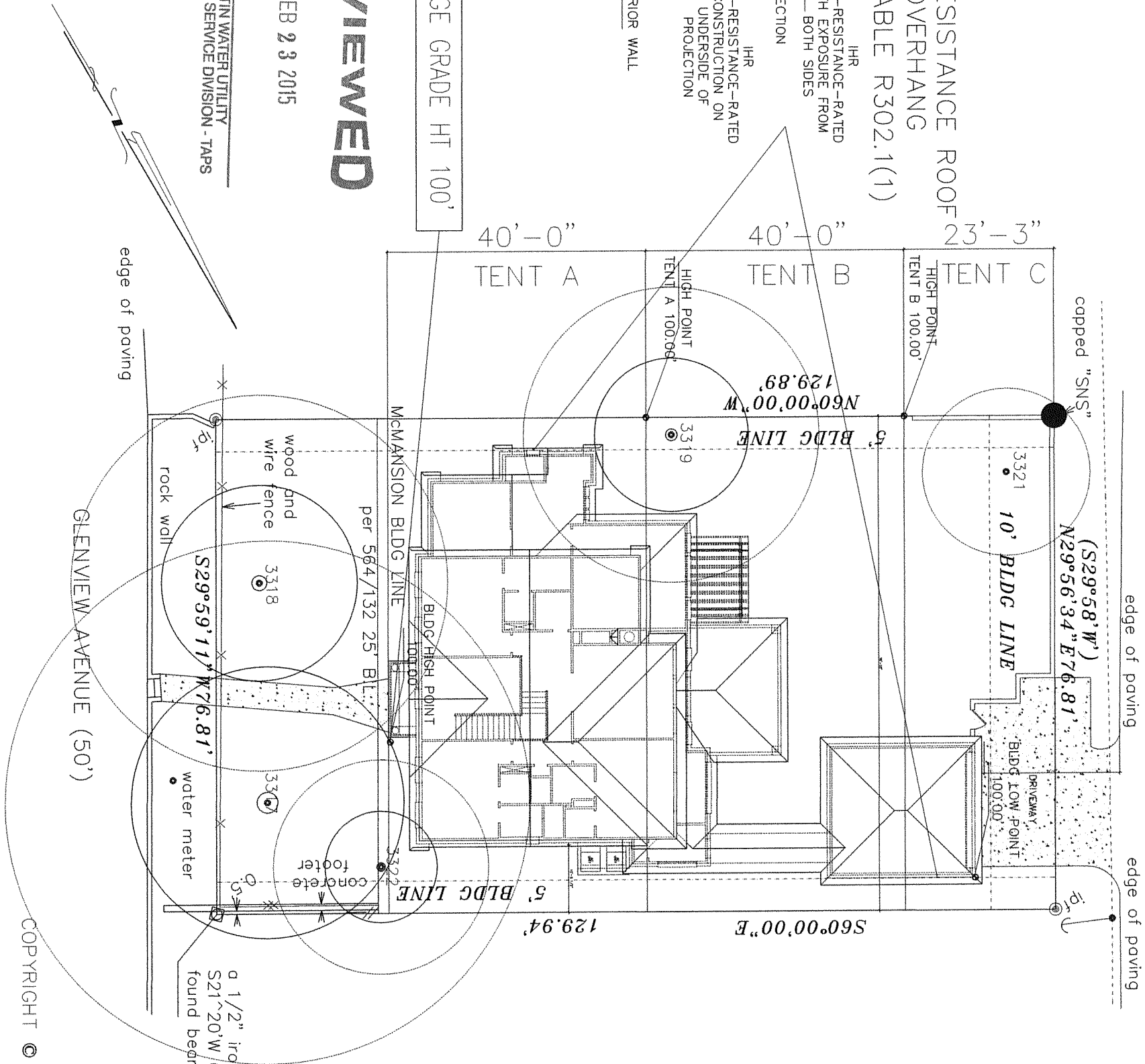
FEB 23 2015

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

FIRE RESISTANCE ROOF
OVERHANG
IRC TABLE R302.1(1)

IHR
FIRE-RESISTANCE-RATED
WITH EXPOSURE FROM
BOTH SIDES
PROJECTION
IHR
FIRE-RESISTANCE-RATED
CONSTRUCTION ON
UNDERSIDE OF
PROJECTION
EXTERIOR WALL

AVERAGE GRADE HT 100'



2814 GLENVIEW
AVENUE

DESIGN ORIGINALS of Texas
home design center

JD HUNT
Construction

Jason Hunt
OFFICE (512) 908-4HUNT
CELL (512) 275-5516

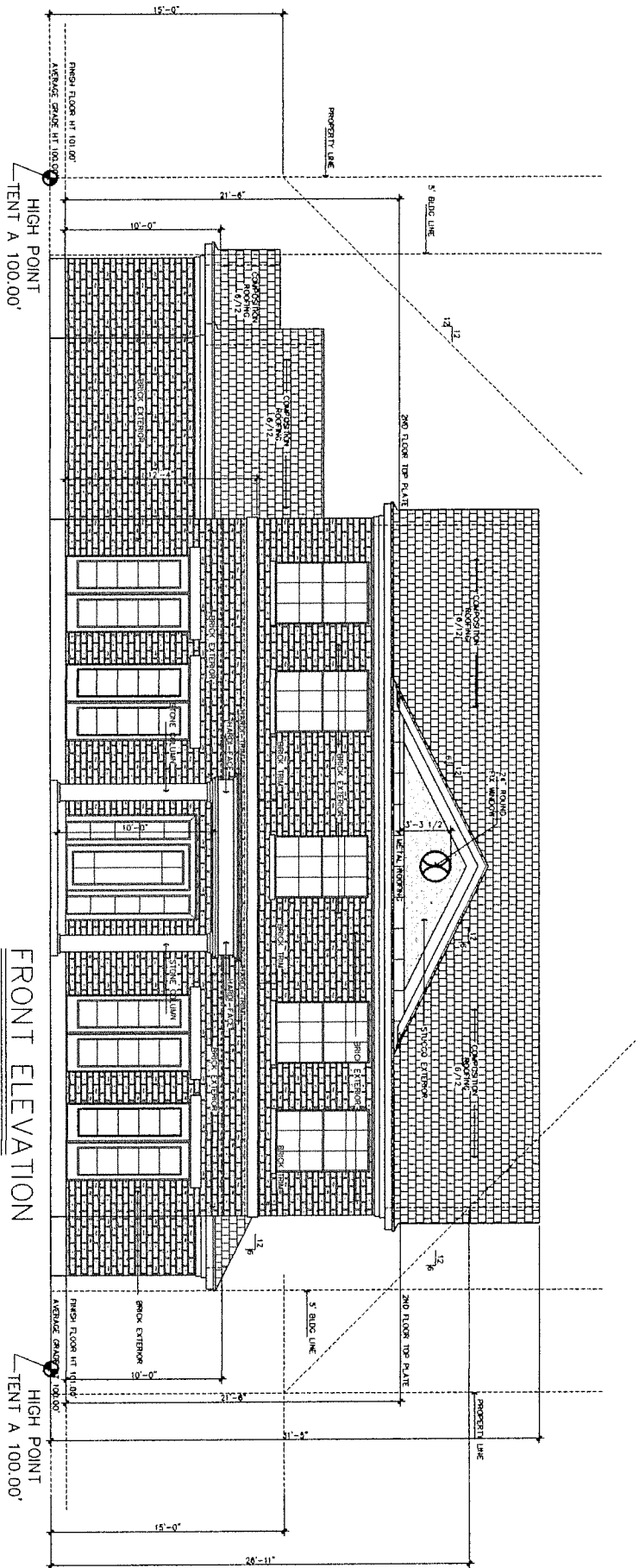
JOB # A0708
DATE: 01-13-15
REVISION: 02-02-15
DRAWN BY: JCDMSD

2-1



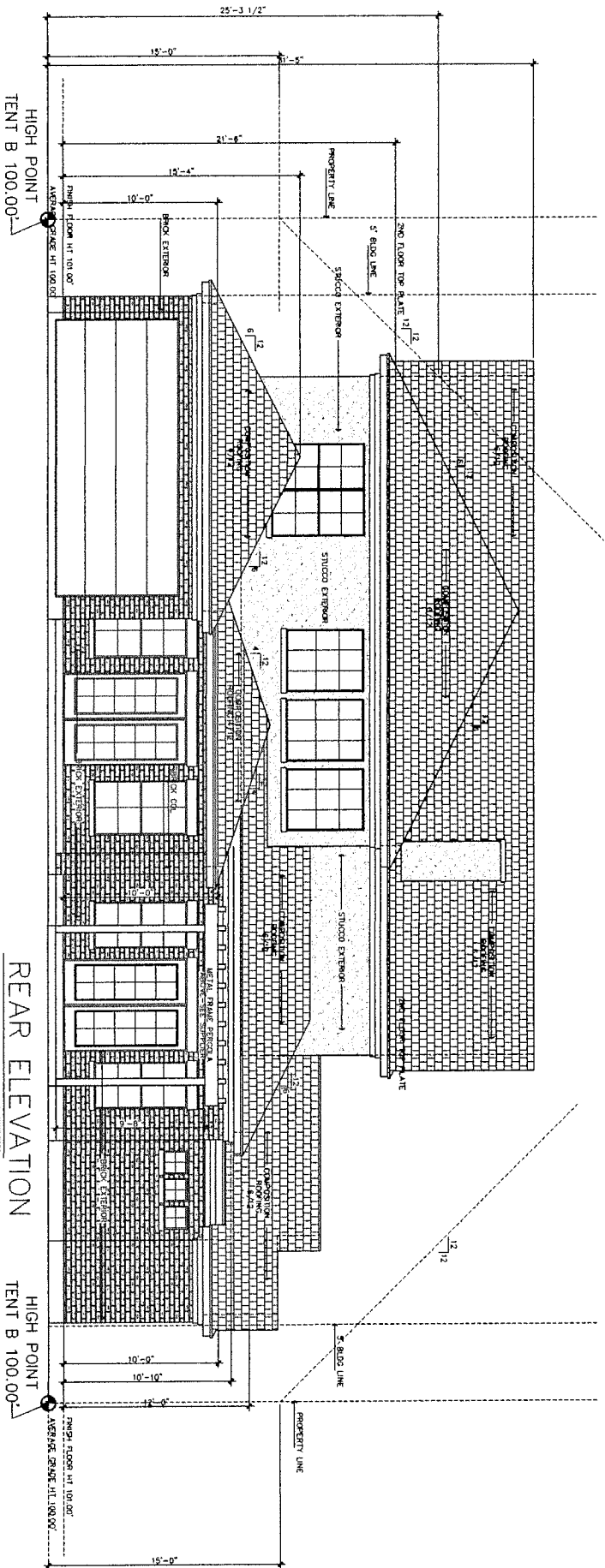
1 OF 10

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.



FRONT ELEVATION

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



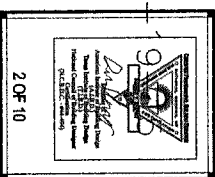
REAR ELEVATION

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

FRONT-REAR ELEVATION

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

COPYRIGHT © 2015 DESIGN ORIGINALS OF TEXAS



JOB # 14778
DATE 01-13-15
REVISIONS 02-15
DRAWN BY: JCD/MSD

2814 GLENVIEW
AVENUE

DESIGN ORIGINALS of Texas
home design center
10713 PERLA BLVD. STE. 516
ALBUQUERQUE, NM 87112
OFFICE (512) 251-1778

JD HUNT
Construction
JD HUNT
OFFICE (512) 251-1778
CELL (512) 275-5216

3 OF 10

[illegible]

JOHN HUNT
OFFICE (812) 868-4407
HOME (812) 273-5816

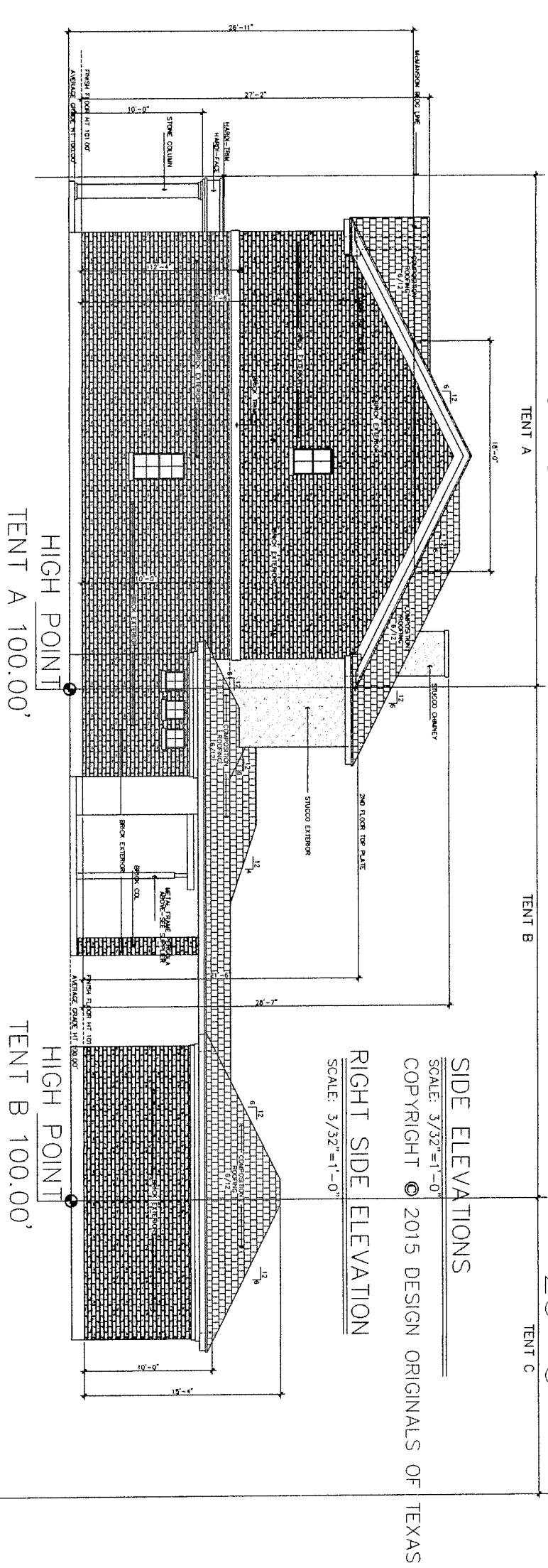
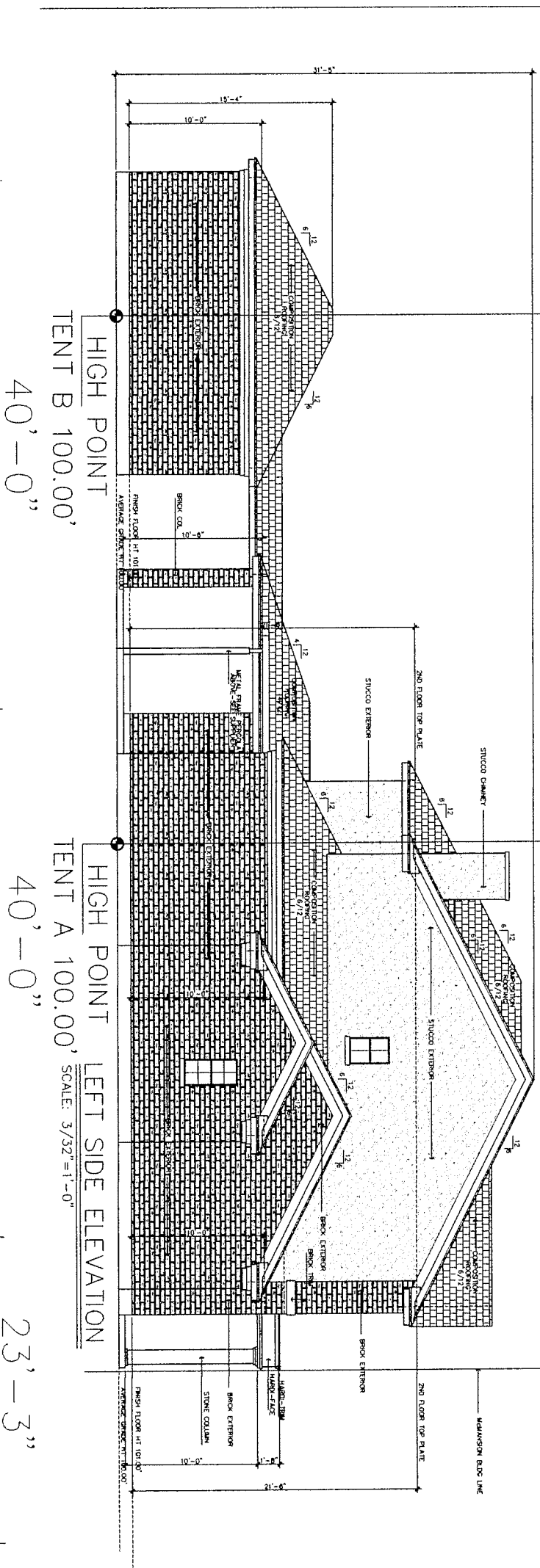
10713 RIF N 620, STE. 615
AUSTIN, TX. 78728
OFFICE (512) 331-1775

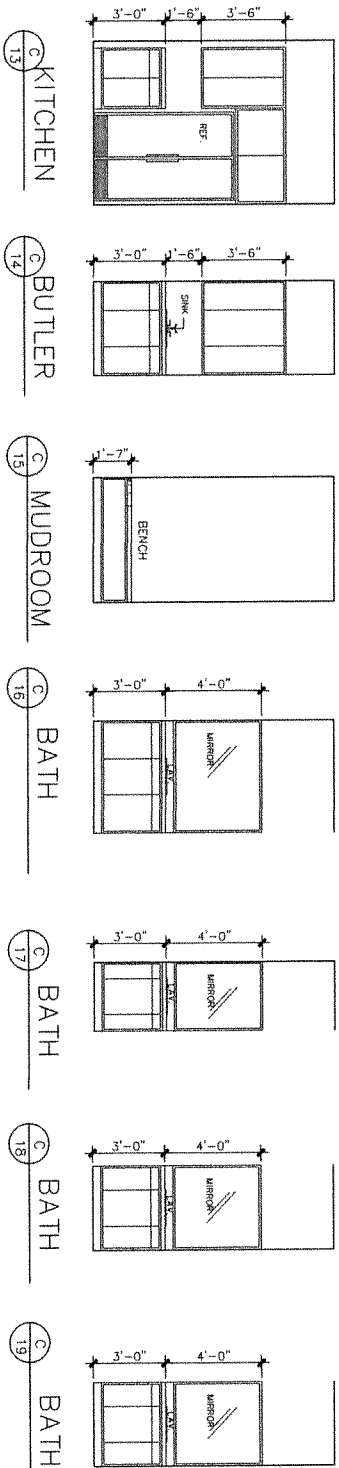
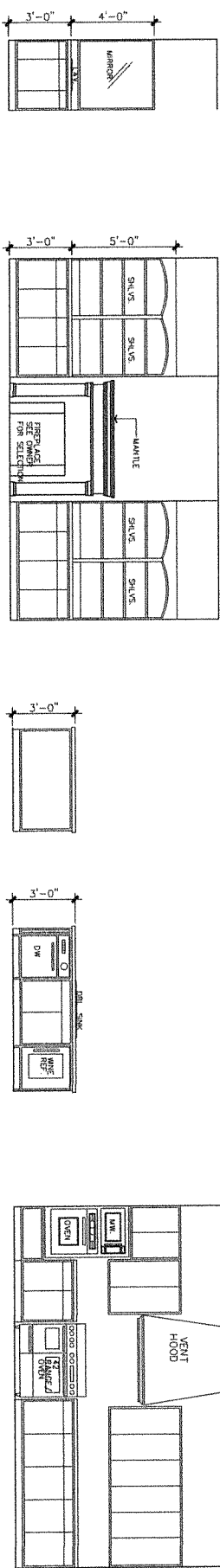
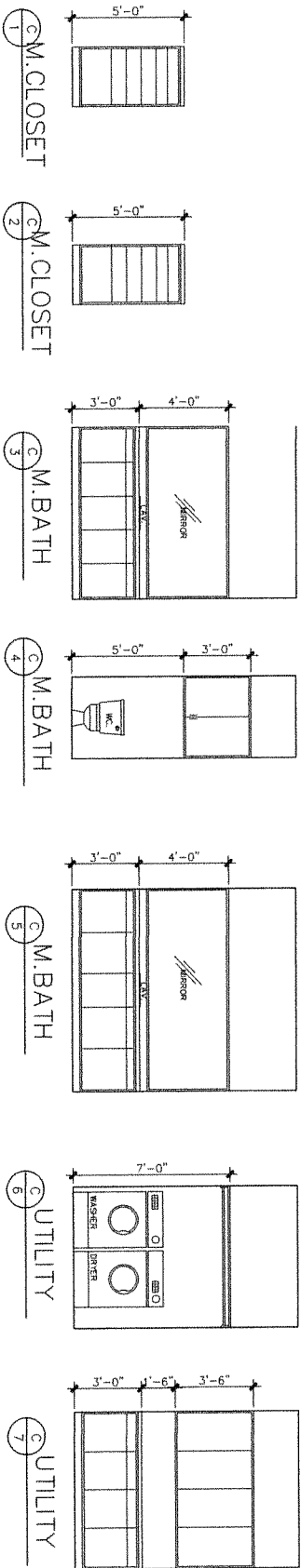
JOB # A5776
DATE: 01-13-15
REVISION: 02-02-15
DRAWN BY: JCD/MSD

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

4 OF 10







- GENERAL NOTES
- 1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
- 2.0 STANDARD STILES PER MEANS AND MATERIALS SPECIFICATIONS. MEANS AND MATERIALS SPECIFICATIONS SHALL BE USED FOR ALL STILES.
- 3.0 STANDARD DOORS & DRAWERS ARE SHOWN. DOORS & DRAWERS SHALL BE USED FOR ALL DOORS & DRAWERS.
- 4.0 SHELVES ARE SPACED EQUALLY UNLESS NOTED.
- 5.0 STANDARD SINKS ARE SHOWN. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- 6.0 LAYOUTS AND SINKS SHOWN DO NOT REPRESENT EXACT SIZE AND SHAPE. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
- 7.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

CABINET ELEVATIONS

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

COPYRIGHT © 2015 DESIGN ORIGINALS OF TEXAS

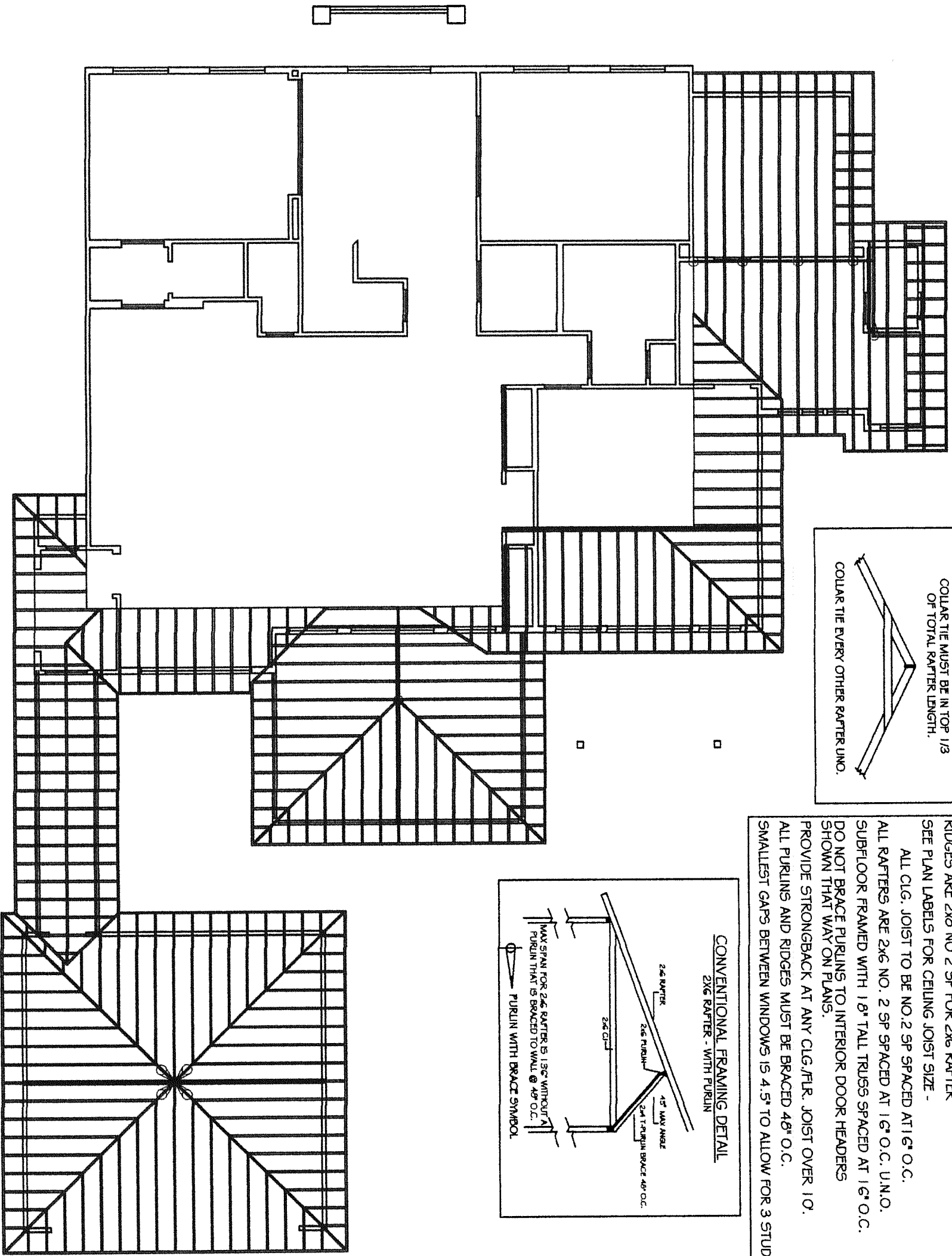
JD HUNT
CONST.

DESIGN ORIGINALS of Texas
home design center
10712 RRM HWY, SUITE 6115
AUSTIN, TX 78738
OFFICE (512) 251-1175

2814 GLENVIEW
AVENUE

JOB # 14718
DATE 01-13-15
REVISIONS 02-16
DRAWN BY JKD/KD

7 OF 10



COLLAR TIE DETAIL

COLLAR TIE MUST BE IN TOP 1/3 OF TOTAL RAFTER LENGTH.

COLLAR TIE EVERY OTHER RAFTER UNO.

SITE SPECIFIC NOTES

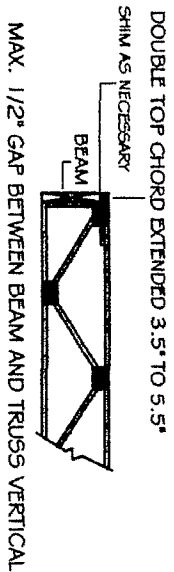
RIDGES ARE 2x6 NO 2 SP FOR 2x6 RAFTER
SEE PLAN LABELS FOR CEILING JOIST SIZE -
ALL CLG. JOIST TO BE NO.2 SP SPACED AT 16" O.C.
ALL RAFTERS ARE 2x6 NO. 2 SP SPACED AT 16" O.C. U.N.O.
SUBFLOOR FRAMED WITH 18" TALL TRUSS SPACED AT 16" O.C.
DO NOT BRACE PURLINS TO INTERIOR DOOR HEADERS
SHOWN THAT WAY ON PLANS.
PROVIDE STRONGBACK AT ANY CLG./FLR. JOIST OVER 10".
ALL PURLIN AND RIDGES MUST BE BRACED 48" O.C.
SMALLEST GAPS BETWEEN WINDOWS IS 4.5" TO ALLOW FOR 3 STUDS.

CONVENTIONAL FRAMING DETAIL
2x6 RAFTER - WITH PURLIN

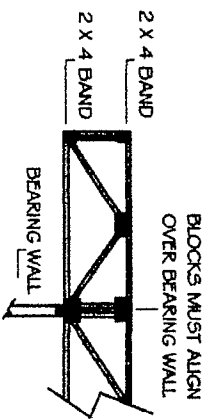
2x6 RAFTER
2x6 PURLIN
45° MAX ANGLE
2x4 T-PURLIN BRACE 48" O.C.
MAX SPAN FOR 2x6 RAFTER IS 13' WITHOUT A PURLIN THAT IS BRACED TO WALL @ 48" O.C.
PURLIN WITH BRACE SYMBOL

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. IF NOT NOTIFIED, TUCKER ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR ANY RESULTS CAUSED BY SAID VARIATION.

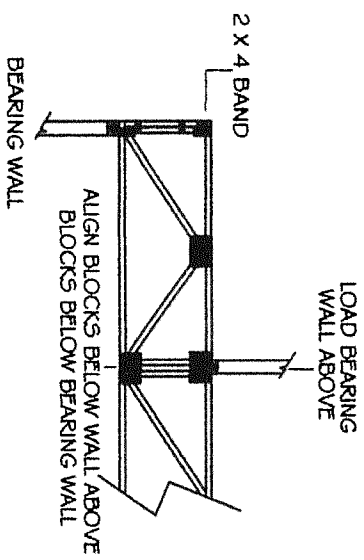
TOP CHORD BEARING TRUSS DET. 01



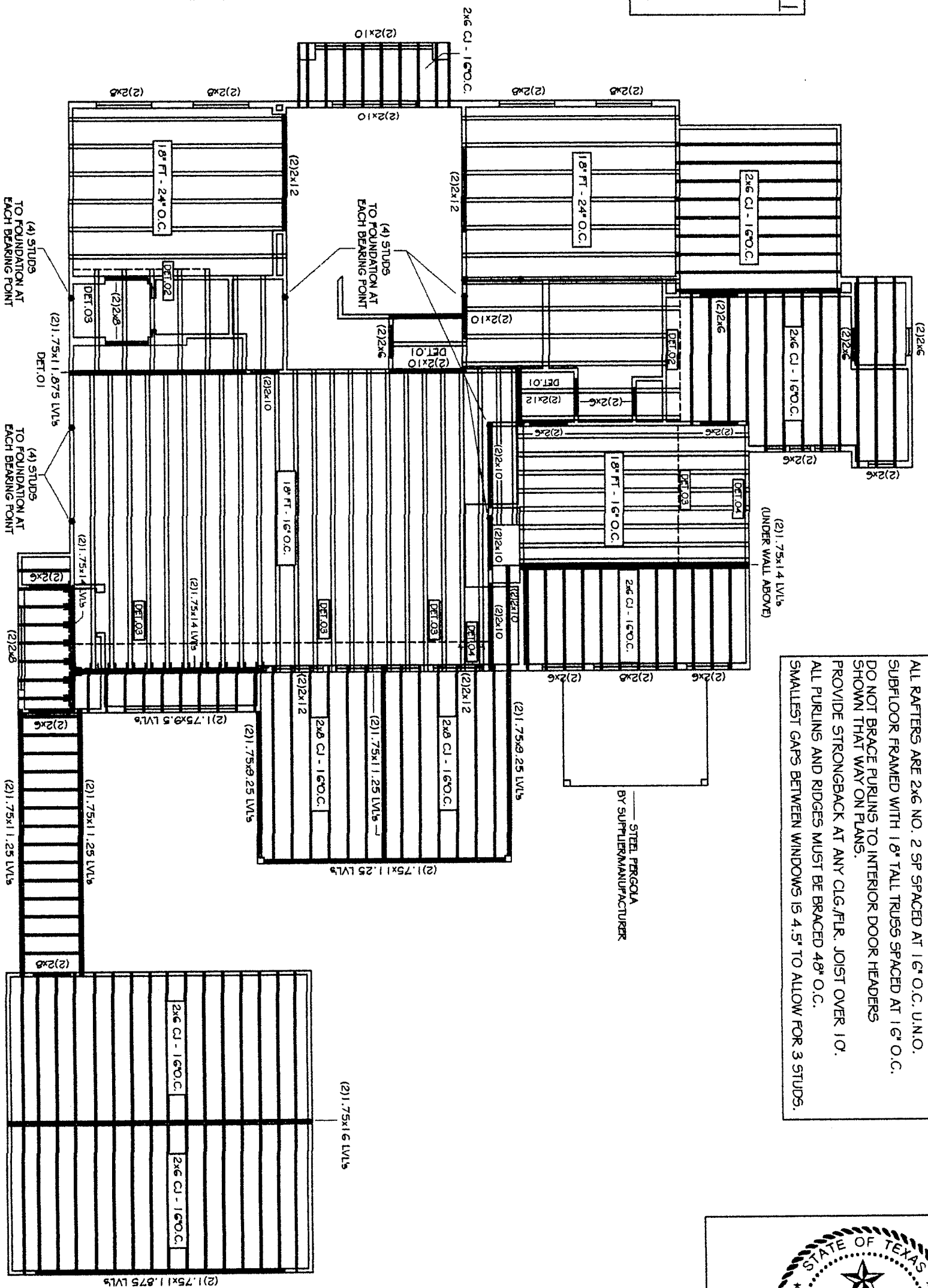
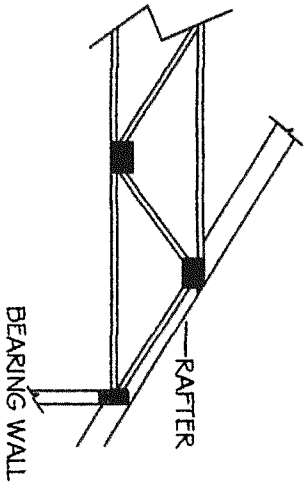
CANTILEVERED TRUSS DET. 02



TRUSS W/ POINT LOAD DET. 03



PITCH CUT FLOOR TRUSS (ROOF) DET. 04

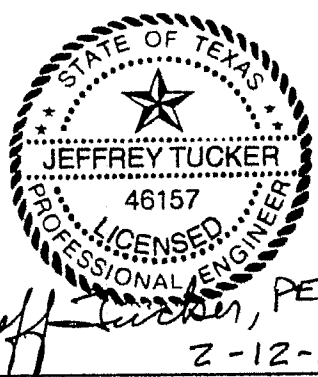


SITE SPECIFIC NOTES

RIDGES ARE 2x8 NO 2 SP FOR 2x6 RAFTER
SEE PLAN LABELS FOR CEILING JOIST SIZE -
ALL CLG. JOIST TO BE NO.2 SP SPACED AT 16" O.C.
ALL RAFTERS ARE 2x6 NO. 2 SP SPACED AT 16" O.C. U.N.O.
SUBFLOOR FRAMED WITH 1/2" TALL TRUSS SPACED AT 16" O.C.
DO NOT BRACE PURLINS TO INTERIOR DOOR HEADERS
SHOWN THAT WAY ON PLANS.
PROVIDE STRONGBACK AT ANY CLG./FLR. JOIST OVER 10'.
ALL PURLINS AND RIDGES MUST BE BRACED 48" O.C.
SMALLEST GAPS BETWEEN WINDOWS IS 4.5" TO ALLOW FOR 3 STUDS.

● SYMBOL REPRESENTS LOAD FROM ABOVE
THAT MUST BE TRANSFERRED TO FOUNDATION

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. IF NOT NOTIFIED,
TUCKER ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR ANY RESULTS
CAUSED BY SAID VARIATION.



FRAMING PLAN
FIRST FLOOR CEILING JOIST / HEADER PLAN
LOCATION: 2814 GLENVIEW AVE
SCALE: 1/8" = 1'0" PAGE: OF

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