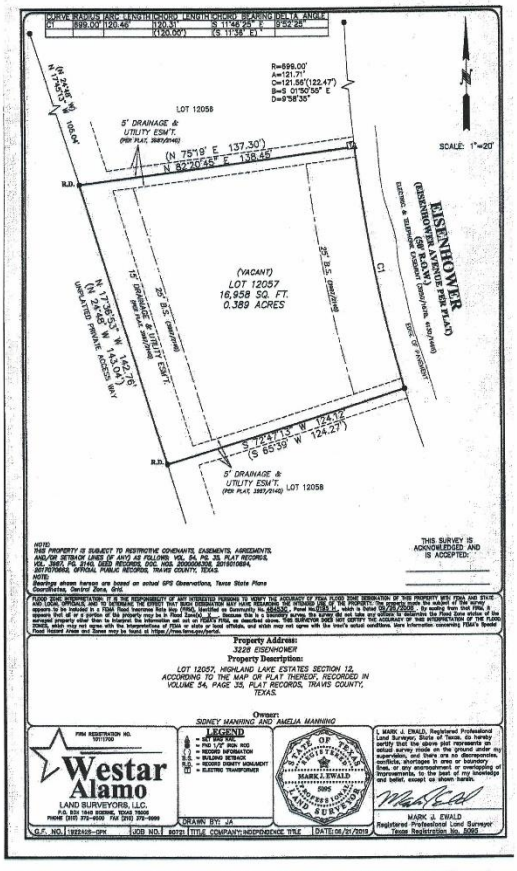
DAVID ACKEL
AUCTIONS

Property Information Summary

6 Individual Lots on Eisenhower Ave
Lago Vista, TX 78645

On-Line Auction:
https://davidackelauctions.hibid.com/catalog/628704/6-lots-on-eisenhower-ave-lago-vista-tx

Auction Dates:
April 16th, 2025-May 16th, 2025



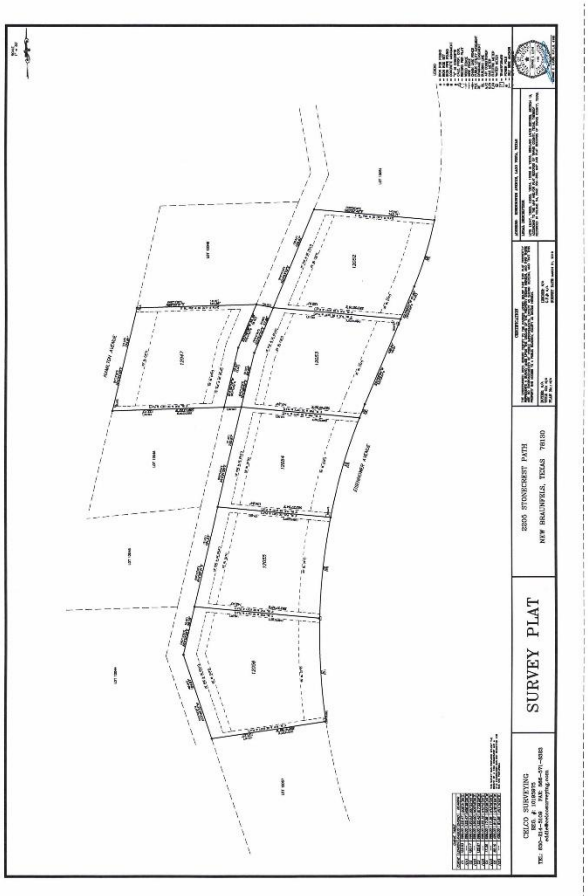


PHOTO GALLERY

3306 Eisenhower Ave

3304 Eisenhower Ave

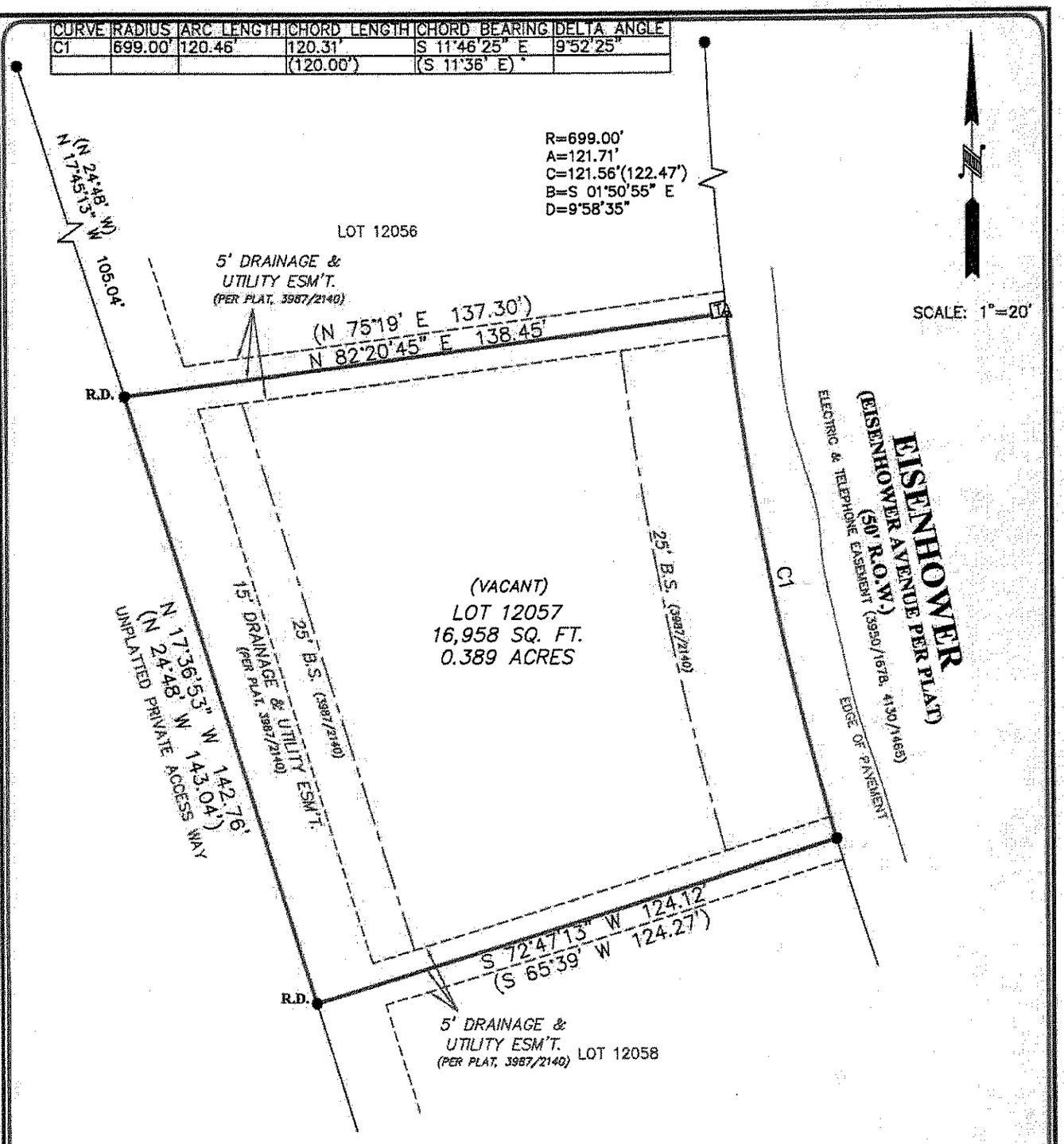
3302 Eisenhower Ave

3300 Eisenhower Ave

3328 Eisenhower Ave

3400 Eisenhower Ave

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	699.00'	120.46'	120.31'	S 11°46'25" E	9°52'25"
			(120.00')	(S 11°36' E)	



NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOL. 54, PG. 35, PLAT RECORDS, VOL. 3987, PG. 2140, DEED RECORDS, DOC. NOS. 2000006308, 2016010894, 2017070662, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grid.

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0195 H, which is Dated 09/26/2008. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at https://msc.fema.gov/portal.

Property Address:

3228 EISENHOWER

Property Description:

LOT 12057, HIGHLAND LAKE ESTATES SECTION 12, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 54, PAGE 35, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Owner:

SIDNEY MANNING AND AMELIA MANNING

FIRM REGISTRATION NO. 10111700

Westar Alamo

LAND SURVEYORS, LLC.

P.O. BOX 1845 BOERNE, TEXAS 78006

PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- ▲ = SET MAG NAIL
- ● = FND 1/2" IRON ROD
- (.) = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- R.D. = RECORD DIGNITY MONUMENT
- T = ELECTRIC TRANSFORMER

STATE OF TEXAS REGISTERED MARK J. EWALD 5095 PROFESSIONAL LAND SURVEYOR

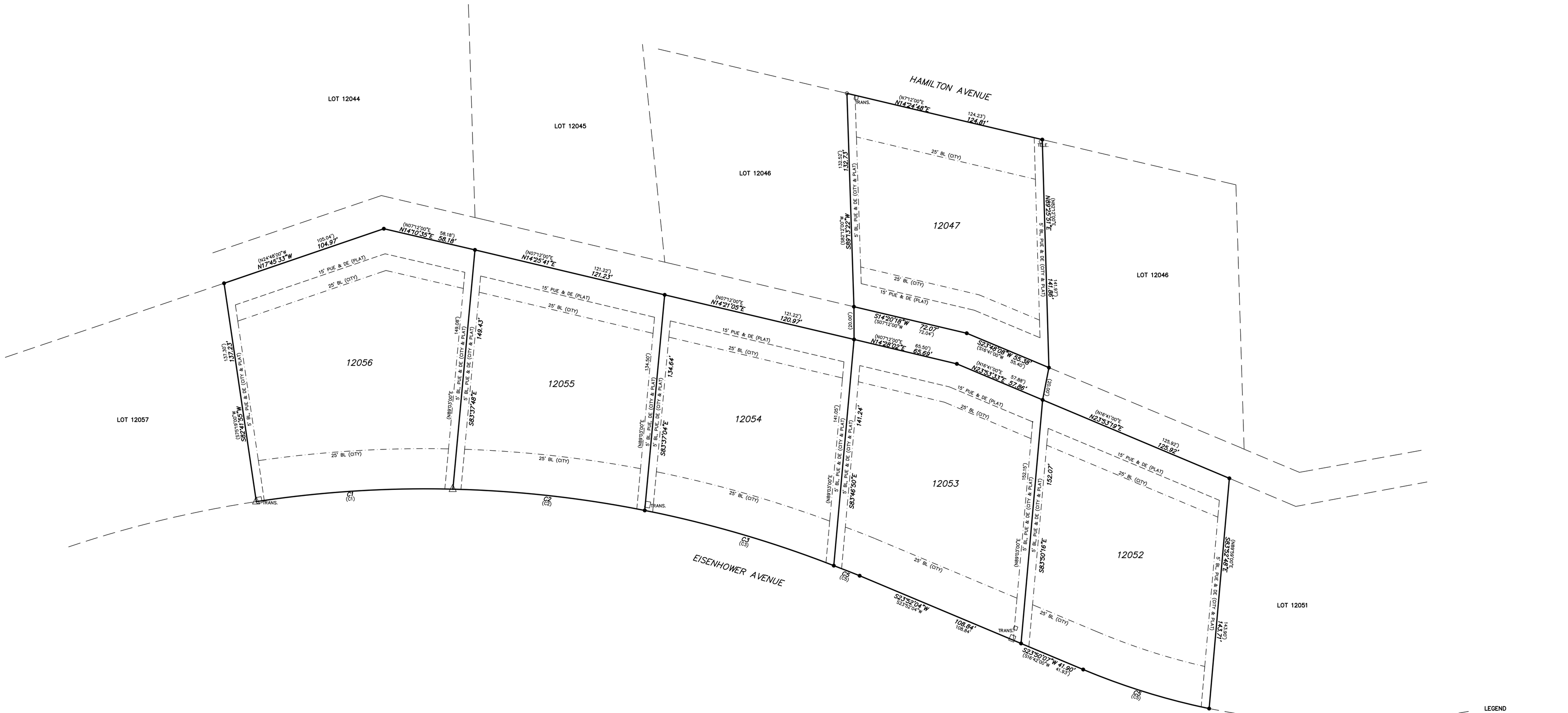
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

DRAWN BY: JA

G.F. NO. 1922426-CPK | JOB NO. 90721 | TITLE COMPANY: INDEPENDENCE TITLE | DATE: 06/21/2019

SCALE
1" = 30'



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	122.63	699.00	122.47	S02°31'20"E
(C1)	---	699.00	122.47	N09°39'00"W
C2	120.17	699.00	120.03	S07°25'40"W
(C2)	---	699.00	120.00	N00°18'00"E
C3	122.61	699.00	122.45	S17°22'59"W
(C3)	---	699.00	122.32	N10°15'00"E
C4	17.26	699.00	17.26	S22°26'40"W
(C4)	---	699.00	17.39	N15°19'00"E
C5	82.10	425.00	81.97	S18°19'09"W
(C5)	---	425.00	81.96	N11°10'00"E

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND A TITLE EXAMINATION WAS NOT REQUESTED NOR WAS ONE PERFORMED.

LEGEND
- ● = IRON ROD FOUND
- ○ = IRON ROD SET
- ◉ = IRON PIPE FOUND
- ■ = CONCRETE MONUMENT
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- ( ) = RECORD PER PLAT
- = WOOD FENCE
- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- (W) = WATER METER
- T = TRANSFORMER
- = POWER POLE
- = GUY WIRE ANCHOR
- O/H = OVERHEAD

CELCO SURVEYING
REG. #: 10193975
TEL: 830-214-5109 FAX: 866-571-8323
eddie@celcosurveying.com

SURVEY PLAT

2205 STONECREST PATH

NEW BRAUNFELS, TEXAS 78130

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: N/A
TITLE CO: N/A
PLAN No.: N/A

LENDER: N/A
G.F.#: N/A
SURVEY DATE: MARCH 21, 2019

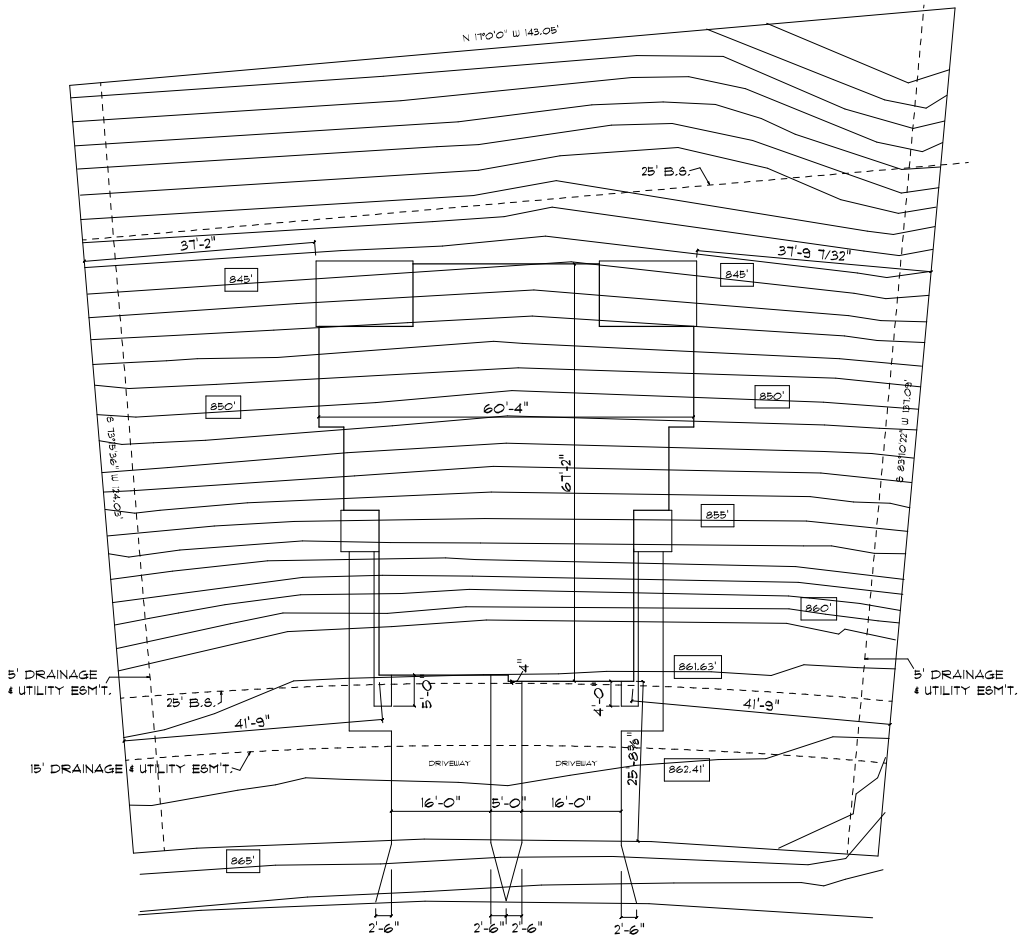
ADDRESS: EISENHOWER AVENUE, LAGO VISTA, TEXAS

LEGAL DESCRIPTION:

LOTS 12047, 12052, 12053, 12054, 12055 & 12056, HIGHLAND LAKES ESTATES, SECTION 12, ACCORDING TO THE MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 54, PAGE 35A-35B, MAP AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
GEORGE E. LUCAS
4160
PROFESSIONAL
LAND SURVEYOR

GEORGE E. LUCAS, R.P.L.S. 4160



FLATWORK: 1,451 SQ. FT.

IMPERVIOUS COVER: 4,592 SQ. FT.

LOT SIZE: 0.387 ACRES

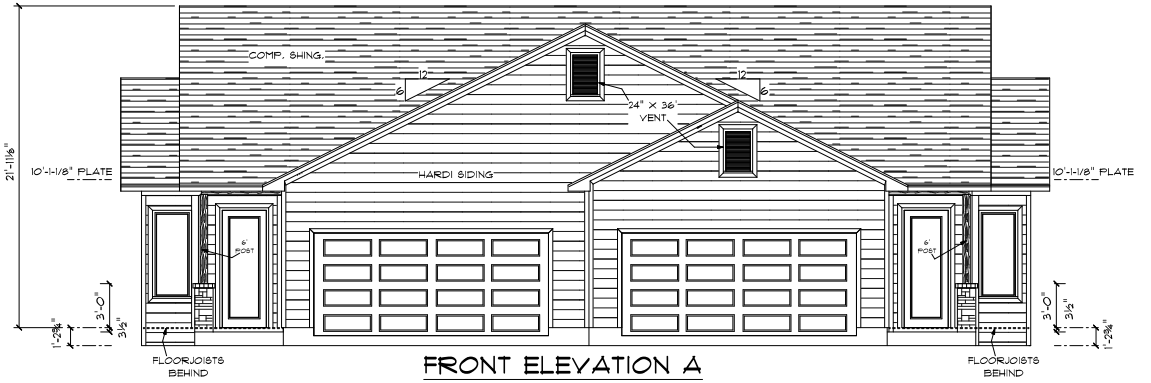
NET LOT AREA: 12,266 SQ. FT.

CUSTOMER NAME: 9DESIGN	SCALE: 1" = 20'-0" ON 11"X17" PAPER	PLAN #	LOT: 12057
ADDRESS: 3228 EISENHOWER	CITY OF LAGO VISTA	DATE November 09, 2021	BLK: Sect: 12
SUBDIVISION: HIGHLAND LAKE ESTATES	COUNTY OF TRAVIS		

BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, & BUILDING LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THIS PLOT PLAN IS COMPLETE AND PROPOSED CONSTRUCTION DOES NOT CROSS ANY PROPOERTY LINE, DOES NOT EXTEND ONTO OR CROSS EASEMENTS WITHOUT PROPER WRITTEN PERMISSION.
DOES NOT VIOLATE BUILDING LINE RESTRICTIONS

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

REAR ELEVATION



FRONT ELEVATION A

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

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6318 Stable Brook Dr.
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Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

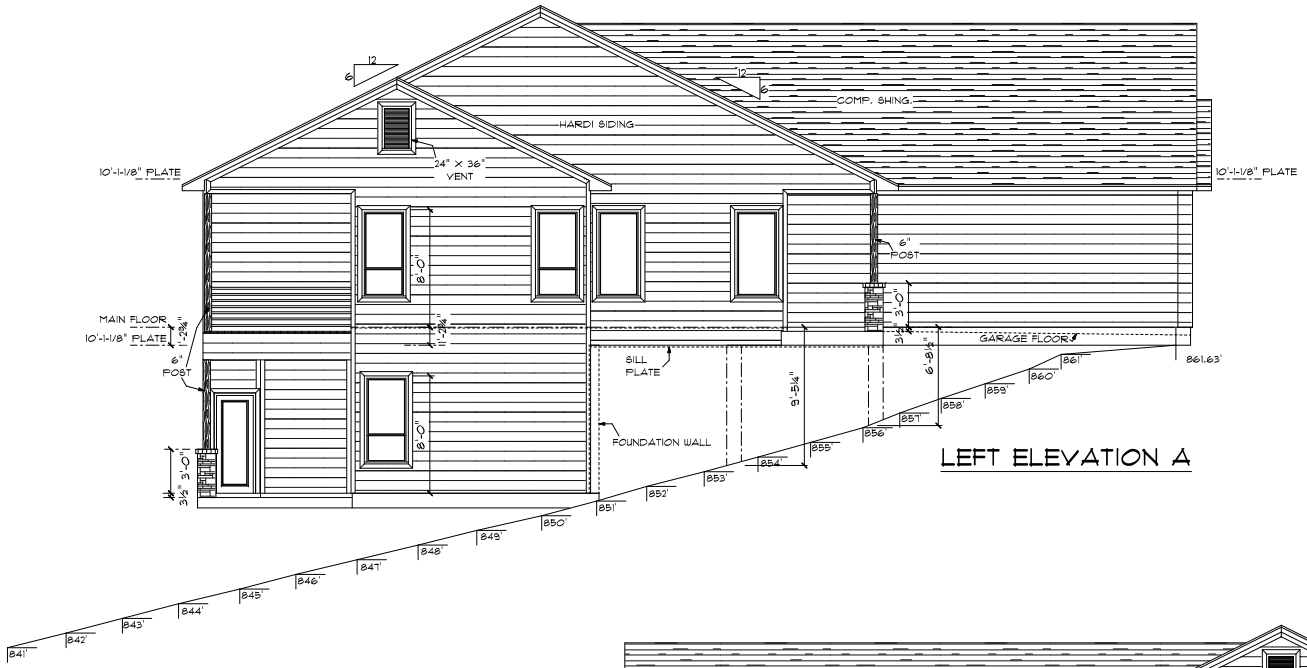
RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

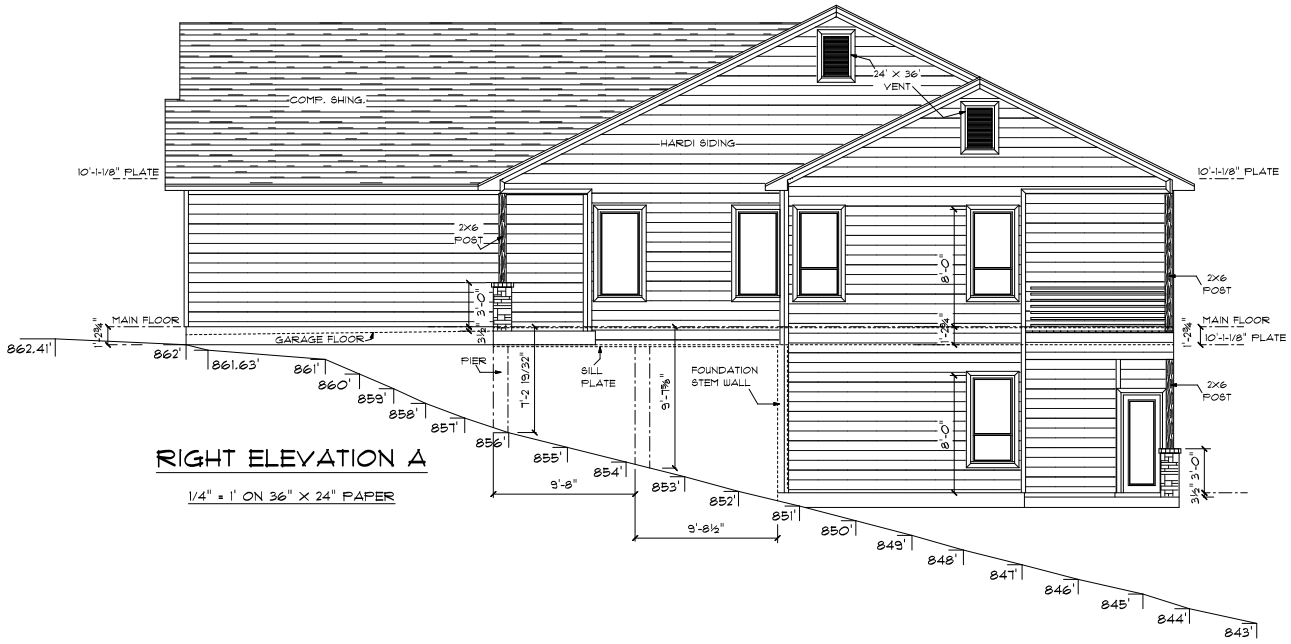
TOT. LT. & RT.	5003

F9Design Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION: HIGHLAND LAKE ESTATES
ADDRESS: 3728 EISENHAUER
TRAVIS COUNTY, TX



LEFT ELEVATION A



RIGHT ELEVATION A

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS SELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

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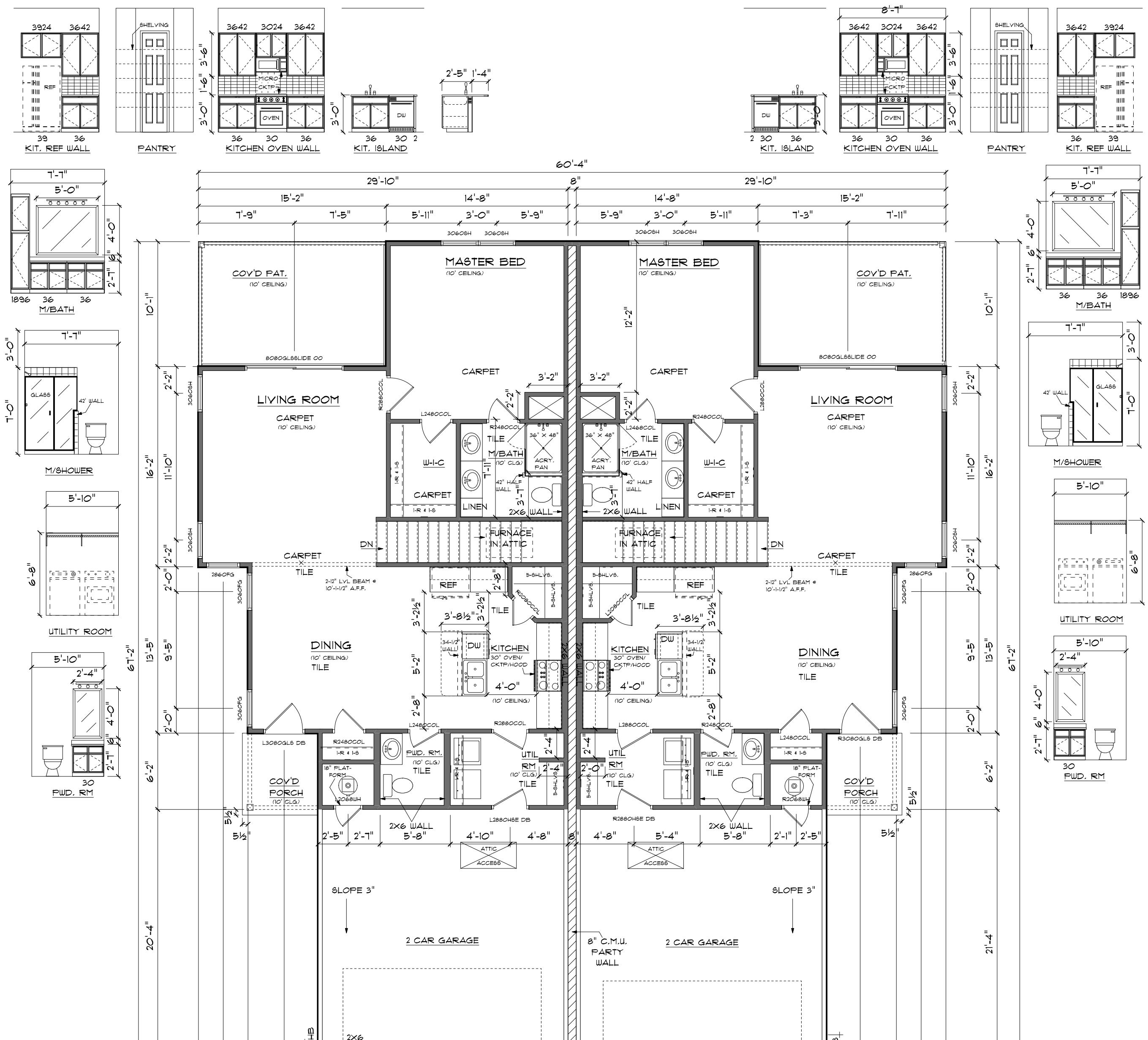
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT. 12
SUBDIVISION: HIGHLAND LAKE ESTATES
ADDRESS: 3728 EISENHAUER
TRAVIS COUNTY, TX

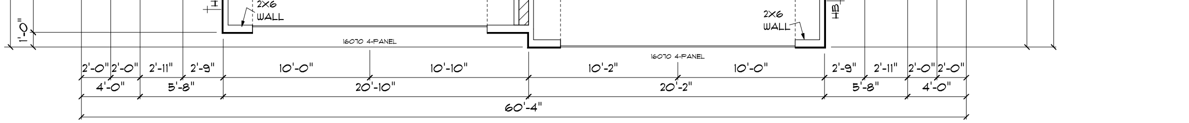
DOOR SCHEDULE

PRODUCT CODE	SIZE	COUNT
16070 4-PANEL	16'-0" x 7'-0"	2
L3080GLS DB	3'-0" x 8'-0"	1
R3080GLS DB	3'-0" x 8'-0"	1
8080GLSSLIDE OO	8'-0" x 8'-0"	2
L2880HSE DB	2'-8" x 8'-0"	1
R2880HSE DB	2'-8" x 8'-0"	1
R2080COL	2'-0" x 8'-0"	1
R2480COL	2'-4" x 8'-0"	4
R2880COL	2'-8" x 8'-0"	1
L2080COL	2'-0" x 8'-0"	1
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	3
L2880COL	2'-8" x 8'-0"	2
R2880COL	2'-8" x 8'-0"	1
L2068WH	2'-0" x 6'-8"	1
R2068WH	2'-0" x 6'-8"	1

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT
2860FG	2'-8" x 6'-0"	2
3060FG	3'-0" x 6'-0"	4
3060SH	3'-0" x 6'-0"	8



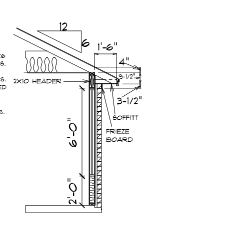


MAIN FLOOR A

1/4" = 1' ON 36" X 24" PAPER

FRAMING NOTES ; (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-15)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 S.Y.P. BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING: THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(1&2). RAFTERS ARE TO BE SUPPORTED, WHEN REQIRED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT, BRACED DOWN TO LOAD BEARING WALLS @48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES. MAX. UNSUPPORTED LENGTH FOR BACES =8'. PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN (U.N.O.).
12. STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6. 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC



GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16"VENTS TO O/S 1-PER CAR AND WITHIN 6" FROM FLOOR.
11. PROVIDE S.C DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOWS IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOWS WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHTH OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72 IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE Low-E GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH 1/2 " ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2.1 AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 18" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.25 S.F. OF WALL AREA
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

9-9-21 PRELIM CONCEPT
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9 Design
Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX

ELECTRICAL	COUNT	SYMBOL
Carriage Light 2	4	
Cat 5	4	
Ceiling Fan w.Lite	6	
Double Flood	2	
Electrical Panel	2	
Flourescent 2 Bulb	4	
Outlet 110	42	
Outlet 220	8	
Outlet GFI	16	
Outlet Wheather Proof	2	
Recessed Can	50	
Recessed Can WP	2	
Switch	41	
Switch 3 Way	10	
TV	4	
Vanity 3 Bulb	2	
Vanity 5 Bulb	2	
Vent Fan	6	

DOOR SCHEDULE

PRODUCT CODE	SIZE	COUNT
16070 4-PANEL	16'-0" x 7'-0"	2
L3080GLS DB	3'-0" x 8'-0"	1
R3080GLS DB	3'-0" x 8'-0"	1
8080GLS6LIDE OO	8'-0" x 8'-0"	2
L2880HSE DB	2'-8" x 8'-0"	1
R2880HSE DB	2'-8" x 8'-0"	1
R2080COL	2'-0" x 8'-0"	1
R2480COL	2'-4" x 8'-0"	4
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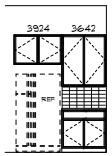
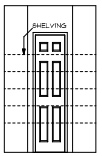
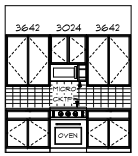
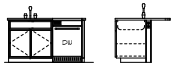
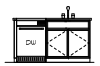
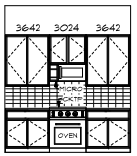


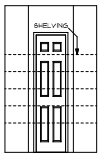


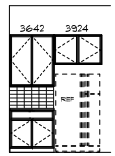


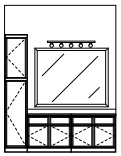


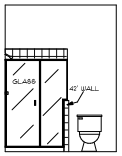


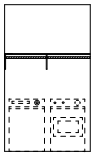


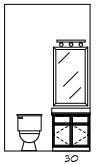


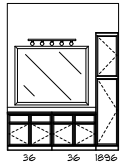


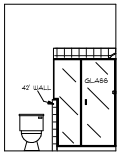


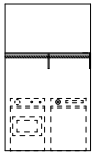


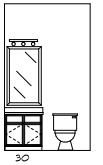


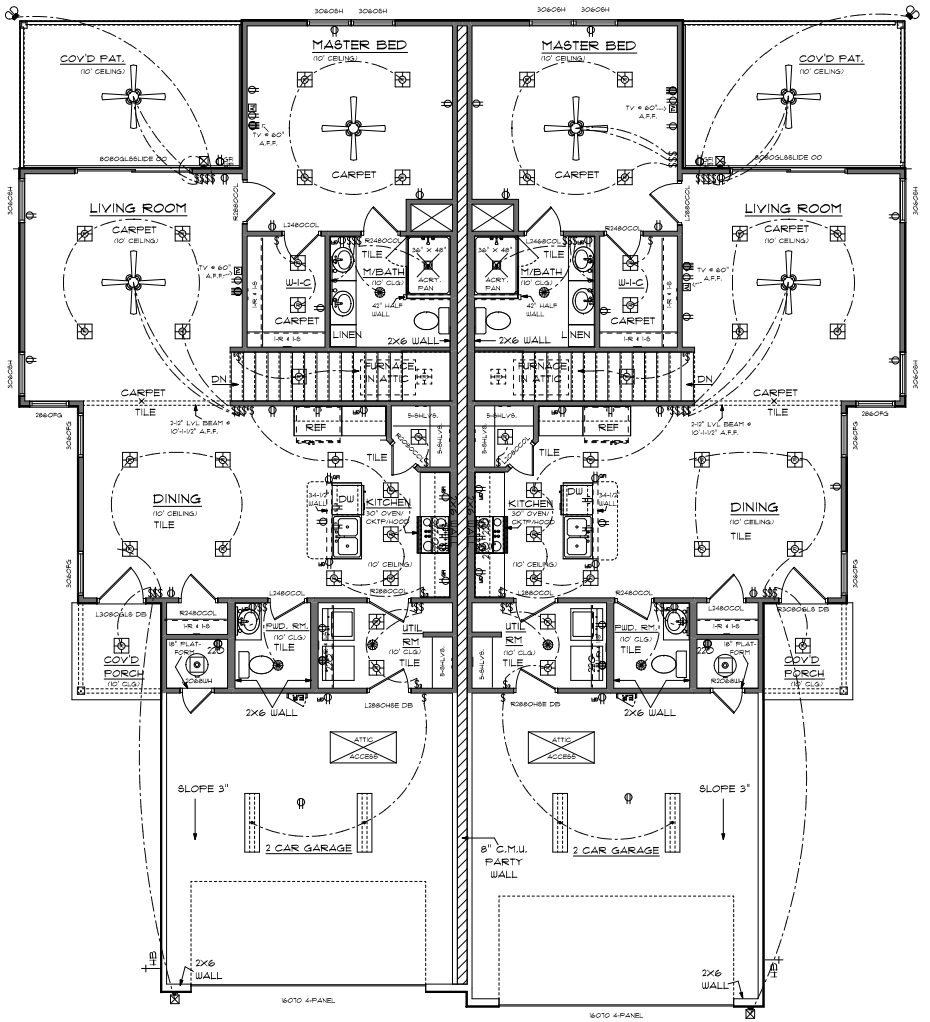


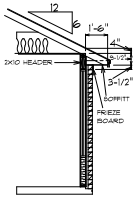












FRAMING NOTES : (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (2-5+8)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 35' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 & 1" M. BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING.
   THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(42). RAFTERS ARE TO BE SUPPORTED, WHEN REQUIRED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT, BRACED DOWN TO LOAD BEARING WALLS @ 48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES. MAX. UNSUPPORTED LENGTH FOR BACES =8'. PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN U.N.O.).
12. STUD WALLS 9' OR HIGHER SHALL BE 2X6, 2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC

GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. EGRESS/FIRESCAPE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR (GFI IF NOT IN SIGHT)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16" VENTS TO 0/8 1-PER CAR AND WITHIN 8" FROM FLOOR.
11. PROVIDE S.C. DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOW IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOWS WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHTH OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72" IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE Low-E GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH 1/2" ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2.1 AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 8" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.28 S.F. OF WALL AREA.
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

MAIN FLOOR A ELECTRIC

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS W.ELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

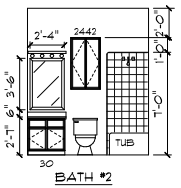
TOT. LT. & RT.	5003

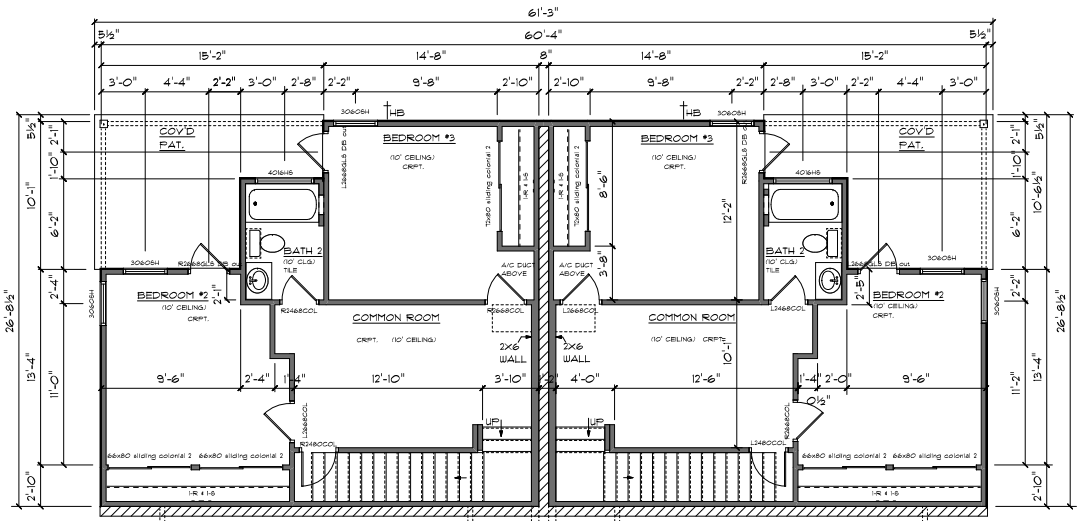
F9Design Custom Builders

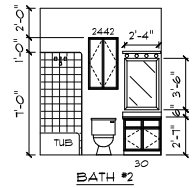
PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT. 12
SUBDIVISION: HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX

WINDOW SCHEDULE		
PRODUCT CODE	SIZE	COUNT
4016HS	4'-0" x 1'-6"	2
3060SH	3'-0" x 6'-0"	6

DOOR SCHEDULE		
PRODUCT CODE	SIZE	COUNT
L2668GLS DB out	2'-6" x 6'-8"	2
R2668GLS DB out	2'-6" x 6'-8"	2
R2468COL	2'-4" x 6'-8"	1
R2480COL	2'-4" x 8'-0"	1
R2668COL	2'-6" x 6'-8"	2
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	1
L2668COL	2'-6" x 6'-8"	2
66x80 sliding	5'-6" x 6'-8"	4
72x80 sliding	6'-0" x 6'-8"	2







GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE HOV OUTLET WITHIN 25' OF A/C COMPRESSOR (GF) IF NOT IN SOFFIT.)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED, MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16" VENTS TO CVR I-PER CAR AND WITHIN 6" FROM FLOOR.
11. PROVIDE S.C. DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOWS IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOW WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHT OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72 IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE Low-E GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH ½" ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2) AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.25 S.F. OF WALL AREA
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

FRAMING NOTES : (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (2-15-15)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-N AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 & "I" BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING: THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(4). RAFTERS ARE TO BE SUPPORTED, WHEN REQUIRED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT, BRACED DOWN TO LOAD BEARING WALLS @48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES. MAX. UNSUPPORTED LENGTH FOR BACES =8', PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN (U.N.O.).
12. STUD WALLS 9' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT, ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC

LOWER FLOOR A

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS WELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
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MAIN FL. LT.	1086
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REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

TOT. LT. & RT.	5003

F9Design
Custom Builders

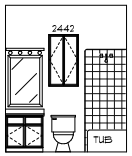
PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3728 EISENHAUER
TRAVIS COUNTY, TX

WINDOW SCHEDULE

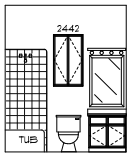
PRODUCT CODE	SIZE	COUNT
4016HS	4'-0" x 1'-6"	2
3060SH	3'-0" x 6'-0"	6

DOOR SCHEDULE

PRODUCT CODE	SIZE	COUNT
L2668GLS DB out	2'-6" x 6'-8"	2
R2668GLS DB out	2'-6" x 6'-8"	2
R2468COL	2'-4" x 6'-8"	1
R2480COL	2'-4" x 8'-0"	1
R2668COL	2'-6" x 6'-8"	2
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	1
L2668COL	2'-6" x 6'-8"	2
66x80 sliding	5'-6" x 6'-8"	4
72x80 sliding	6'-0" x 6'-8"	2



BATH #2



BATH #2

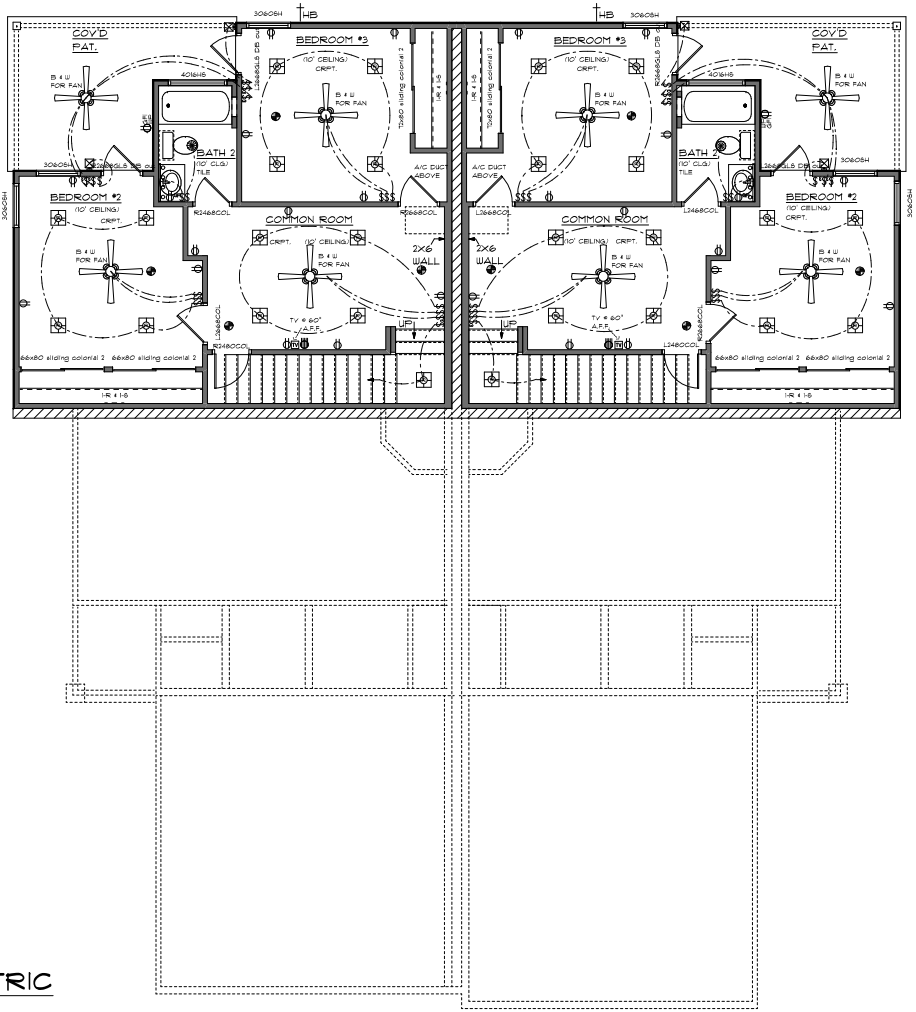
GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE H/V OUTLET WITHIN 25' OF A/C COMPRESSOR (GF: IF NOT IN SOFFIT.)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED, MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16" VENTS TO O/S I-PIER CAP AND WITHIN 6" FROM FLOOR.
11. PROVIDE S.C. DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOWS IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOWS WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHT OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72 IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE Low-E GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH 1/2 " ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2.1 AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.25 S.F. OF WALL AREA
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

FRAMING NOTES : (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (2-15-11)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 S.Y.P. BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING:
   THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(4). RAFTERS ARE TO BE SUPPORTED, WHEN REQUIRED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT, BRACED DOWN TO LOAD BEARING WALLS @48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES. MAX. UNSUPPORTED LENGTH FOR BACES =8', PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN (U.N.O.).
12. STUD WALLS 9' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT, ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC

ELECTRICAL	COUNT	SYMBOL
Block and Wire For Fan	8	B & W. FOR FAN
Carriage Light 2	4	
Cat 5	2	
Ceiling Fan w/Lite	8	
Outlet 110	24	
Outlet GFI	2	
Outlet Wheather Proof	2	
Recessed Can	26	
Smoke Detector	8	
Switch	26	$
Switch 3 Way	10	$3
TV	2	
Vanity 4 Bulb	2	
Vent Fan	2	



LOWER FLOOR A ELECTRIC

1/4" = 1' ON 36" X 24" PAPER

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9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS W/ELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT

MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

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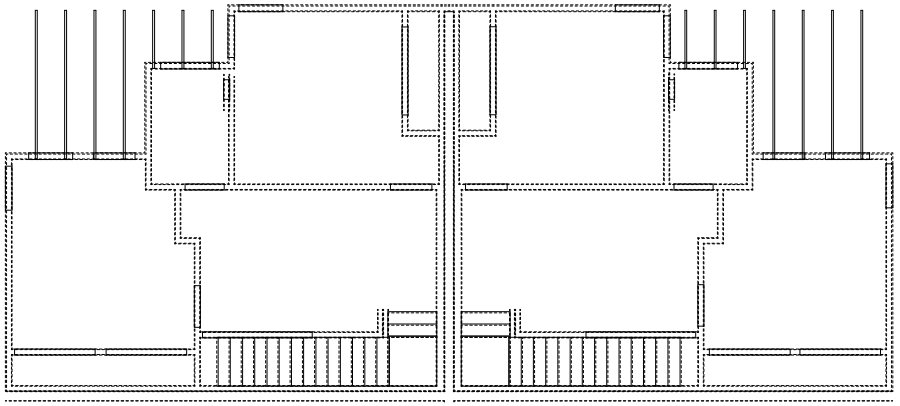
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479
TOT. LT. & RT.	5003

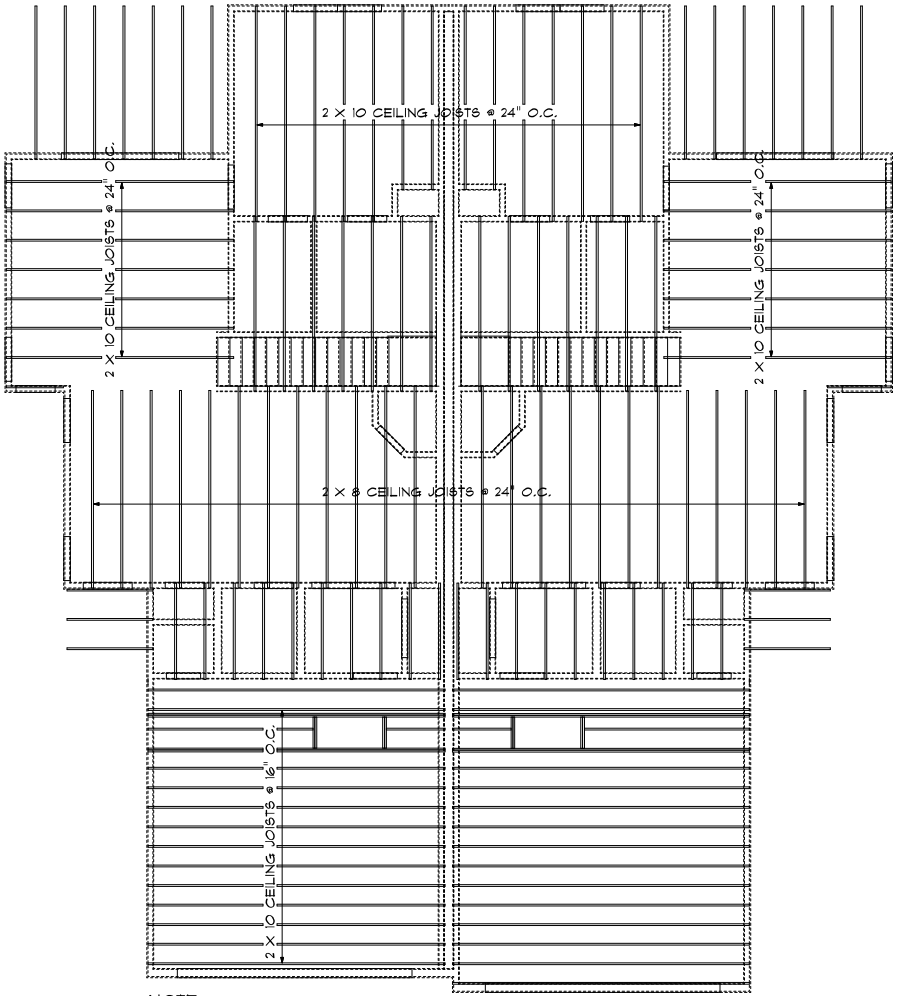
F9Design Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT. 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3728 EISENHAUER
TRAVIS COUNTY, TX



NOTE:
ALL CEILING JOIST 2X6
@ 24" O.C. UNLESS NOTED
OTHERWISE

LOWER FLOOR CEILING JOISTS A



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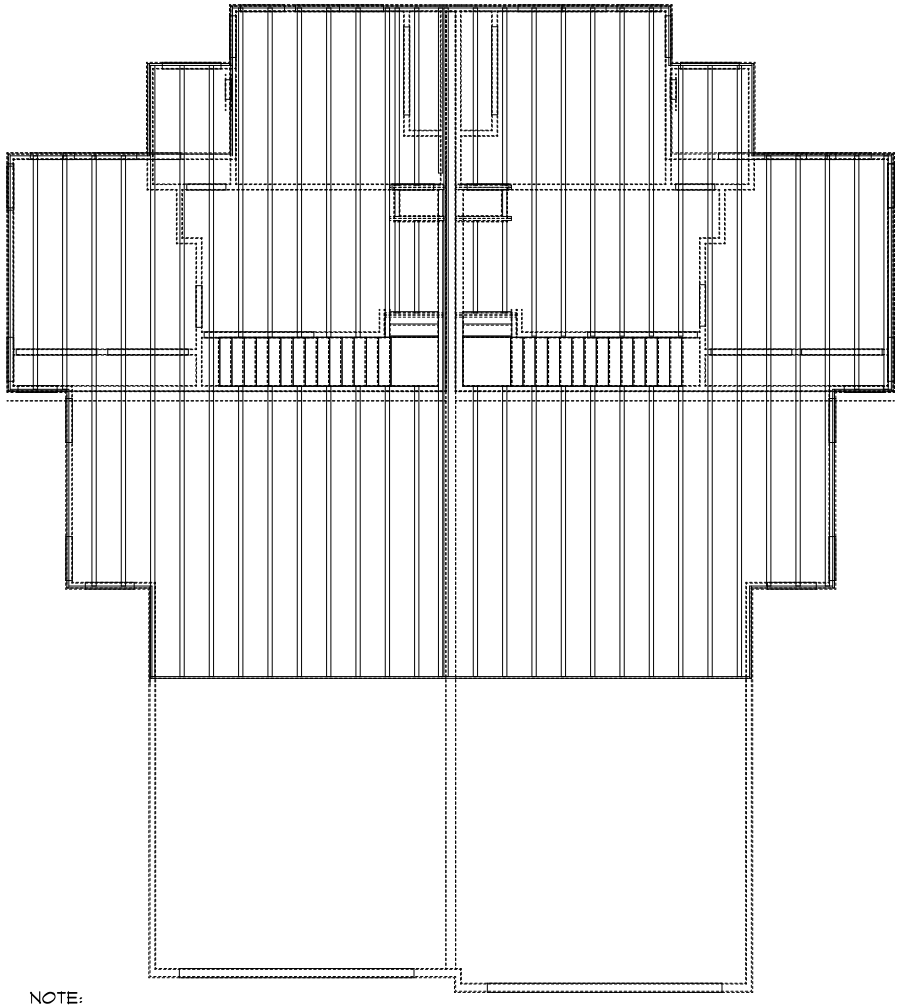

NOTE:
ALL FLOOR JOIST TO BE 16" TALL
@ 24" O.C. UNLESS NOTED OTHERWISE

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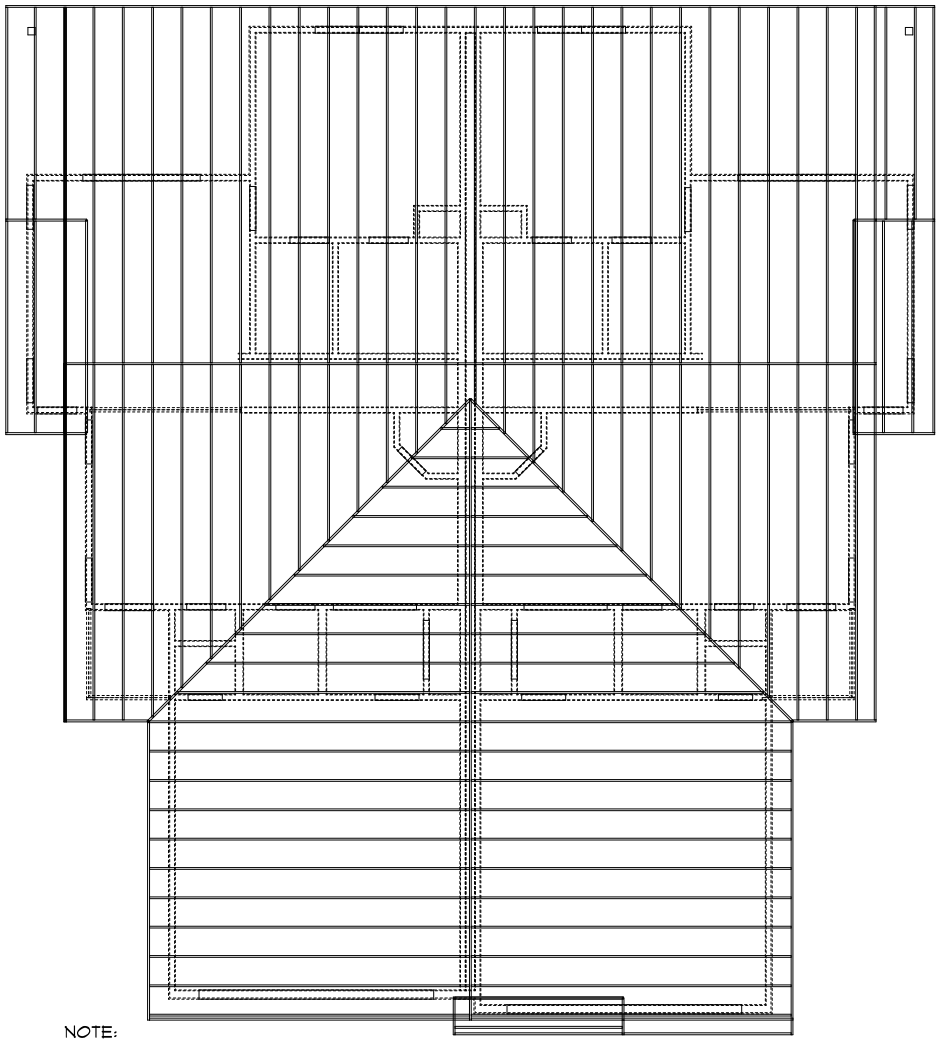

NOTE:
ALL RAFTERS 2X6 @ 24" O.C.
ALL HIP, VALLEY & RIDGE 2X8
UNLESS NOTED OTHERWISE

ROOF PLAN

1/4" = 1' ON 36" X 24" PAPER

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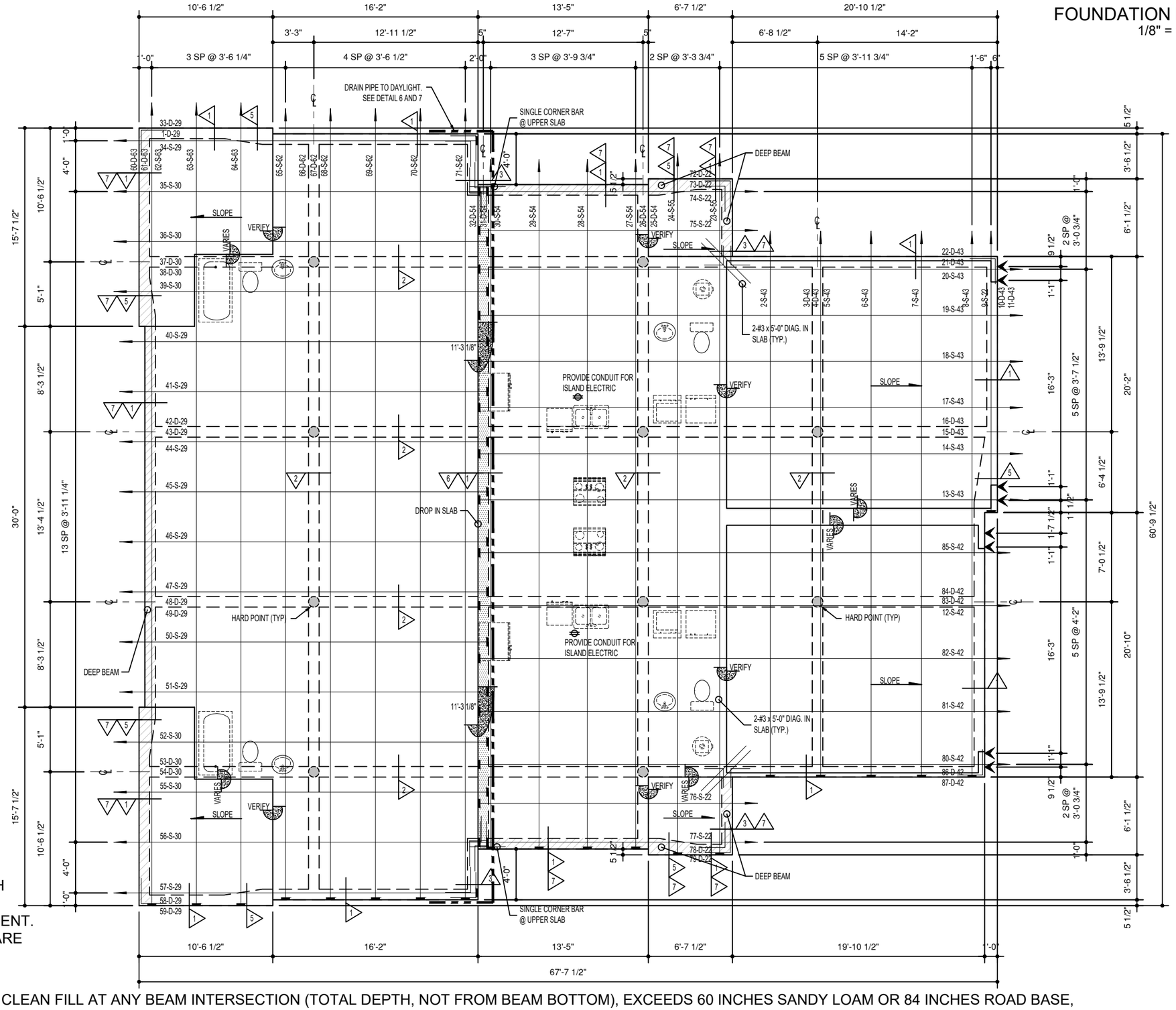
ESTIMATES

Square Footage (ft^2):	3497
Concrete Volume (yd^3):	88
Cable (ft):	3506
No. of Beam Cables:	36
No. of Slab Cables:	51

ELONGATION TABLE (IN)		
LENGTH (FT)	ELONGATION +3-1/2"	ELONGATION +12"
22	5.02	13.52
29	5.55	14.05
30	5.63	14.13
42	6.54	15.04
43	6.62	15.12
54	7.45	15.95
55	7.53	16.03
62	8.06	16.56
63	8.14	16.64

FOUNDATION PLAN
1/8" = 1'-0"



▲ STHD14 WET-SET STRAP

SLAB THICKNESS	= 4 in
BEAM CABLES	=2
BEAM WIDTH	=10 in
BEAM DEPTH	=26 in
MIN PENETRATION	=12 in

BUILDER TO VERIFY ALL SLAB DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONCRETE PLACEMENT. THE ARCHITECTURAL PLANS ARE THE CONTROL SET TO USE.

HARD POINTS:

IF THE DEPTH OF UNDERSLAB CLEAN FILL AT ANY BEAM INTERSECTION (TOTAL DEPTH, NOT FROM BEAM BOTTOM), EXCEEDS 60 INCHES SANDY LOAM OR 84 INCHES ROAD BASE, PLACE HARD POINTS THROUGH THE FILL. USE OF 12 INCH DIAMETER PRE-FORMED OR DRILLED, CONCRETE PIERS. AND ALL BEAMS TO HAVE TENDONS OR STEEL. (IF HARDPOINT DEPTH EXCEEDS 6'-0" FROM TOP OF SLAB REINFORCE W/ (4)-#4 VERT. & #3 TIES @ 24" O.C.) IF TOTAL UNDERSLAB FILL EXCEEDS 12 FEET, CONTACT ENGINEER.

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

6/16/22

3228 EISENHOWER AVE

LAGO VISTA

9 DESIGN CUSTOM BUILDERS

LOT:12 BLOCK:12
SECTION: PHASE:
CE:2203779 BY: JMG

HIGHLAND LAKE ESTATES

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 160A CEDAR PARK, TX 78613

FOUNDATION DETAILS

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

GENERAL

1. ENGINEER'S INSPECTION REQUIRED FOR:
   1.1. CONCRETE PRE-POUR SETUP
   1.2. FINAL STRESSING OF TENDONS
2. IF IT HAS RAINED, OR CONCRETE HAS NOT BEEN PLACED WITHIN 48 HOURS OF A PASSED PRE-POUR INSPECTION, A RAIN RE-INSPECTION IS RECOMMENDED TO ENSURE FOUNDATION STILL MEETS THE REQUIREMENTS AS SET FORTH BY COPELAND ENGINEERING.
3. TENDON LENGTHS AND COUNT AND CONCRETE QUANTITY ESTIMATE ON PLAN ARE FOR ESTIMATING PURPOSES ONLY.
4. CONTRACTOR SHOULD VERIFY ALL TENDON LENGTHS AND CONCRETE QUANTITY PRIOR TO INSTALLATION.
5. CONCRETE QUANTITY MUST BE ADJUSTED FOR SLOPING SITE AND FORMING IRREGULARITIES.
6. CONCRETE QUANTITIES ARE NOT EXACT.
7. DRAPED (BEAM CABLES) TENDONS ARE NOT "DRAWN" ON THE PLANS BUT ARE LABELED AS A "D" FOR DRAPED TENDON.
8. PLAN SHOWS THE LOCATION OF STRUCTURAL REINFORCEMENT, BEAM DEPTH AND BEAM LOCATIONS ONLY. ARCHITECTURAL DIMENSIONS MUST BE COMPARED TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION OF FORMS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
9. THE FORMS SHOULD BE BUILT USING THE ARCHITECTURAL PLANS--NOT THE ENGINEER'S PLAN. DO NOT SCALE PLAN.
10. THIS DESIGN IS IN COMPLIANCE WITH PTI DESIGN OF POST-TENSIONED SLABS-ON-GROUND 3RD EDITION, THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND RECOGNIZED ENGINEERING PRACTICES.
11. THESE PLANS ARE COPYRIGHT COPELAND ENGINEERING, LLC AS OF THE YEAR DATED.
12. VERTICAL CONTROL JOINTS SHOULD BE USED IN EXTERIOR MASONRY TO THE FULL HEIGHT SPACED APPROXIMATELY 25 FEET APART. A JOINT SHOULD BE LOCATED DIRECTLY ABOVE CHANGES IN SUPPORT CONDITIONS FOR THE MASONRY AND AT EACH FOUNDATION CRACK CONTROL JOINT.

REINFORCING

1. ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60, EXCEPT GRADE 40 MAY BE USED FOR STIRRUPS, CORNER BARS AND HAIRPINS.
2. ALL TENDONS SHALL BE 270K GRADE, 7 WIRE STRAND, 1/2 INCH DIAMETER, U.N.O., GREASED AND SHEATHED WITH A CONTINUOUS EXTRUDED PLASTIC SHEATHING.
3. ANCHORAGE SYSTEM SHALL BE A MONOSTRAND UNBONDED TENDON ANCHORAGE UTILIZING A CAST WEDGE PLATE AND A TWO PIECE WEDGE AS MANUFACTURED BY A P.T.I. APPROVED MANUFACTURER.
4. ALL POST-TENSIONED TENDONS AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST "P.T.I. GUIDE SPECIFICATIONS FOR POST-TENSIONING MATERIALS." POST-TENSIONED TENDON SUPPLIER TO BE P.T.I. FACTORY CERTIFIED.
5. PARTIAL STRESS ALL TENDONS TO 13.3 KIPS (OR HALF OF FINAL JACKING FORCE) 24 TO 48 HOURS AFTER CONCRETE PLACEMENT.
6. FULL STRESSING OF ALL TENDONS TO 33 KIPS 7 TO 10 DAYS AFTER CONCRETE PLACEMENT.
7. THE FIRST TENDON IN THE SLAB SHALL BE A MAXIMUM OF 14 INCHES AND A MINIMUM OF 6 INCHES FROM THE OUTSIDE FORM. TENDONS NOT DIMENSIONED ON PLAN TO BE EQUALLY SPACED.
8. (1) #3 X 24 INCHES X 24 INCHES CORNER BAR REQUIRED AT ALL EXTERIOR CORNER'S TOP FOR BEAMS REINFORCED WITH CABLES OR 24"X24" CORNER BARS EQUAL TO STEEL BEAM SIZE AND SPACING IF BEAM IS STEEL REINFORCED. DEEPENED BEAMS TO HAVE CORNER BARS WITH DIAMETER EQUAL TO HORIZONTAL STEEL AT EACH HORIZONTAL BAR.
9. AT PLUMBING STACKS, ADD #3 BARS X SIZE OF OPENING PLUS 16 INCHES TO BE PLACED IN CONCRETE 2 INCHES BEYOND PERIMETER OF OPENING.

CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. CONCRETE SHOULD BE MINIMUM 2000 PSI AT FULL TENDON STRESSING.
3. ALL CONCRETE WORK SHALL MEET A.C.I 318 LATEST EDITION
4. CONCRETE SHALL BE DEPOSITED IN FORMS NO LATER THAN TWO HOURS AFTER WATER IS MIXED AT THE PLANT. MAXIMUM SLUMP OF 6 INCHES.
5. CONCRETE SHALL BE WELL CONSOLIDATED USING PROPER MECHANICAL VIBRATION, ESPECIALLY IN THE VICINITY OF THE TENDON ANCHORAGE.
6. IF CONDUIT IN SLAB IS REQUIRED PRIOR TO CONCRETE PLACEMENT, LOCATION TO BE VERIFIED IN FIELD.
7. PIPING, VENTS OR ELECTRICAL CABLES SHALL BE PLACED SO AS NOT TO REDUCE SLAB THICKNESS.
8. PLUMBING/CONDUITS GREATER THAN 2" IN DIAMETER Ø TO BE TRENCHED INTO UNDERSLAB FILL. WHERE 2"<Ø<1.5", RECOMMENDED PLACEMENT DIRECTION IS AT 45° TO TENDONS. ALWAYS ENSURE A MINIMUM CONCRETE COVERAGE OF 1" TOP, 1.5" BOTTOM PER PTI.
9. IF UNANTICIPATED INTERRUPTIONS IN CONCRETE PLACEMENT OCCUR, AND CONCRETE HARDENS, TEMPORARY FORMS MUST BE USED FOR SETTING OF CONSTRUCTION JOINTS OR CONCRETE MUST BE CHIPPED TO FORM VERTICAL JOINTS PRIOR TO SETTING ADDITIONAL SLAB. USE #3 X 24" DOWELS AT 12" O.C. EPOXIED INTO EXISTING CONCRETE TO BOND OLD TO NEW CONCRETE.

CONCRETE COVERAGE:

1. SLAB TENDONS:
   1.1. 1-1/2 INCHES ABOVE SUB-GRADE IN 4" THICK SLAB AND ANCHORS TO HAVE 4 INCHES VERTICAL COVERAGE FROM CENTER OF ANCHOR TO TOP OF CONCRETE.
      1.1.1. SLAB TENDONS MAY BE MOVED 12" MAX. HORIZONTALLY TO ALLOW FOR PLUMBING BOX-OUTS.
      1.1.2. BEAM TENDONS MAY BE MOVED 3" DOWNWARD AND/OR 2" UPWARD VERTICALLY FOR PLUMBING/CONDUIT PIPES IN BEAMS.
2. REINFORCING STEEL:
   2.1. 1-1/2 INCHES SLAB
   2.2. 2 INCHES FORMED
   2.3. 3 INCHES EXPOSED TO EARTH.

SITE PREPARATION AND UNDERSLAB FILL

1. REFERENCE SOILS REPORT, AS REQUIRED, FOR SITE PREPARATION REQUIREMENTS.
2. ALL UNDERSLAB "FORMING FILL" SHALL HAVE A P.I. LESS THAN 20 AND BE FREE OF ORGANICS.
3. REFER TO NOTES CONCERNING "APPROVED" AND "UNAPPROVED" FILL.
4. FOR SITE PREP THAT FALLS WITHIN THE ½ CRZ SEE THE TREE POLICY NOTES ON THIS PAGE AND NOTES ON THE FOUNDATION PLAN.
5. IF SOLID, INTACT ROCK IS ENCOUNTERED PRIOR TO DESIGN DEPTH, BEAMS MAY BE SHALLOWED TO A MINIMUM OF 12"

HARD POINTS

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TREE POLICY

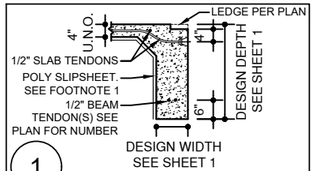
1. FORM BRACING SHALL NOT BE POSITIONED INSIDE 1/2 CRITICAL ROOT ZONE (CRZ). BRACING LONGER THAN 10' SHALL BE BRACED WITH STRONGBACK AND #5 REBAR PLACED VERTICALLY AT 5' INTERVALS ALONG BRACE. NO MECHANICAL EQUIPMENT SHALL BE WITHIN 1/2 CRZ. TRENCHING SHALL BE WITH AIR SPADE ONLY. SELECTIVE CANOPY REDUCTIONS, TREE PROTECTION FENCING, AND 8" OF HARDWOOD MULCH REQUIRED.

TREE POLICY P.I. GREATER THAN 40 - OUTSIDE AUSTIN JURISDICTION

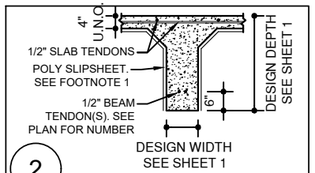
1. TREE WITHIN 5 FEET OF THE EXTERIOR GRADE BEAM:
   1.1. ADD 20'-0" OF SECTION 3 STEEL - CENTER ON TREE IN EXTERIOR BEAM ONLY, OR
   1.2. DEEPEN BEAM 24" INTO EXISTING SOIL FOR 20'-0" - EXTERIOR BEAM ONLY.
2. TREE LOCATED BETWEEN 5 FEET AND 15 FEET OF EXTERIOR GRADE BEAM:
   2.1. ADD 10'-0" OF SECTION 3 STEEL - CENTER ON TREE IN EXTERIOR BEAM ONLY, OR
   2.2. DEEPEN BEAM 12" INTO EXISTING SOIL FOR 20'-0" - EXTERIOR BEAM ONLY.

APPLICATION OF THE TREE POLICY AFTER THE CONCRETE HAS BEEN PLACED.

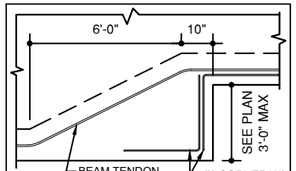
1. TREE LOCATED WITHIN 5 FEET OF THE EXTERIOR GRADE BEAM:
   1.1. ADD 6" WIDE TRENCH 24" INTO EXISTING GRADE FOR 20'-0" LONG CENTERED ON TREE AND FILLED WITH UN-REINFORCED CONCRETE.
2. TREE LOCATED BETWEEN 5 FEET AND 15 FEET OF THE EXTERIOR GRADE BEAM:
   2.1. ADD 6" WIDE TRENCH 24" INTO EXISTING GRADE FOR 20'-0" LONG CENTERED ON TREE AND FILLED WITH UN-REINFORCED CONCRETE.



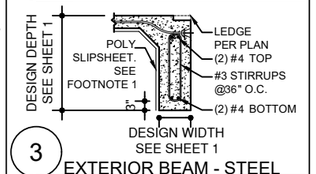
1 EXTERIOR BEAM-TENDONS



2 INTERIOR BEAM - TENDONS

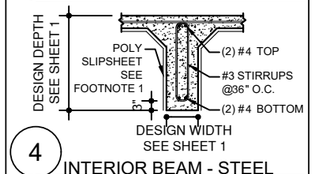


5 EXTERIOR BEAM OFFSET



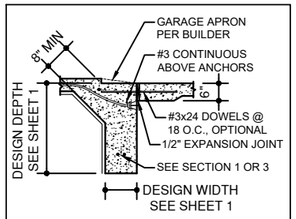
3 EXTERIOR BEAM - STEEL

[1] 6 MIL POLY REQ'D FOR SUBGRADE FRICTION PER PTI 6.7 OVERLAP ENDS 6". REFER TO LOCAL MUNICIPALITY FOR ADDITIONAL VAPOR BARRIER REQUIREMENTS.
[2] FOR EXTERIOR EXPOSURE ABOVE FINAL GRADE GREATER THAN 6'-0" SEE DEEP BEAM DETAIL FOR REINFORCEMENT AND WEEPS.

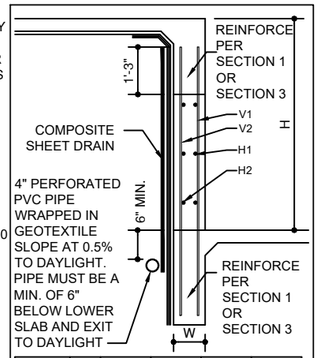


4 INTERIOR BEAM - STEEL

[1] 6 MIL POLY REQ'D FOR SUBGRADE FRICTION PER PTI 6.7 OVERLAP ENDS 6". REFER TO LOCAL MUNICIPALITY FOR ADDITIONAL VAPOR BARRIER REQUIREMENTS.

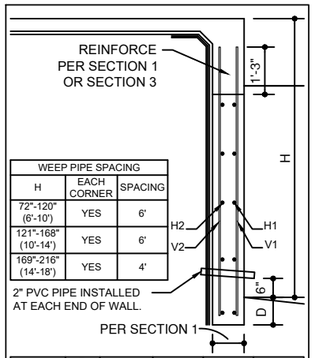


GARAGE DETAIL



H	W	V1	V2	H1	H2
>24"-48" (2'-4')	10"	#4 @ 18"	N/A	#3 @ 18"	N/A
>48"-96" (4'-8')	10"	#4 @ 12"	N/A	#3 @ 18"	N/A
>96"-144" (8'-12')	12"	#4 @ 12"	#3 @ 18"	#3 @ 18"	#3 @ 18"

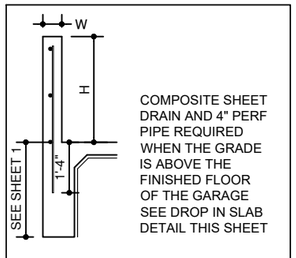
6 DROP IN SLAB



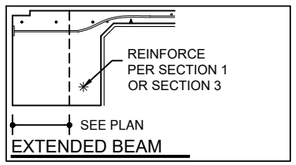
WEEP PIPE SPACING		
H	EACH CORNER	SPACING
72"-120" (6'-10')	YES	6'
121"-168" (10'-14')	YES	6'
169"-216" (14'-18')	YES	4'

H	D SOIL/ ROCK	V1	V2	H1	H2
72"-120" (6'-10')	12"/2"	#4 @ 12"	N/A	#3 @ 18"	N/A
>120"-168" (10'-14')	14"/4"	#6 @ 18"	N/A	#3 @ 18"	N/A
>168"-216" (14'-18')	16"/6"	#6 @ 12"	#3 @ 18"	#3 @ 18"	#3 @ 18"

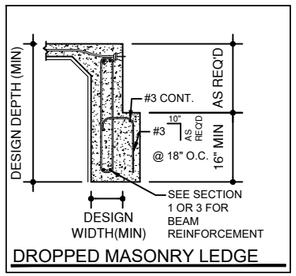
7 DEEP BEAM



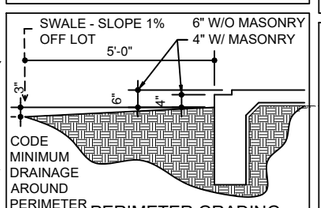
EXTENDED CONCRETE WALL



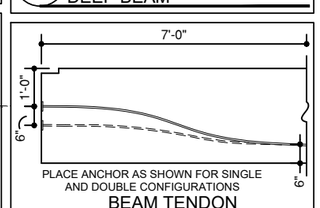
EXTENDED BEAM



DROPPED MASONRY LEDGE

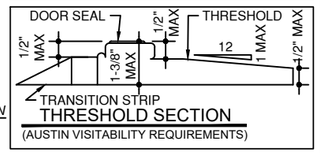


PERIMETER GRADING

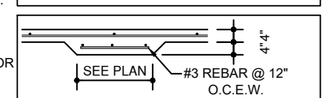


BEAM TENDON ANCHOR LOCATION

TENDON PROFILE



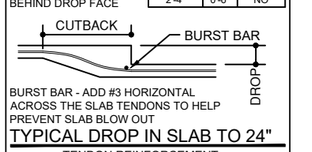
THRESHOLD SECTION
(AUSTIN VISITABILITY REQUIREMENTS)



TYPICAL SLAB FOOTING

6" WIDE TRENCHED MAY BE USED INSTEAD OF CUTTING BACK ENTIRE WIDTH OF SLAB. 8" MIN THICKNESS REQUIRED BEHIND DROP FACE

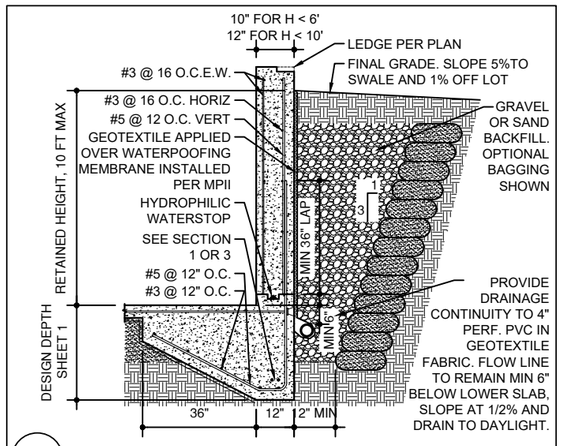
CUTBACK	DROP	BURST
6'-10"	24"	YES
5'-4"	18"	YES
3'-10"	1'-0"	NO
2'-4"	0'-6"	NO



BURST BAR - ADD #3 HORIZONTAL ACROSS THE SLAB TENDONS TO HELP PREVENT SLAB BLOW OUT

TYPICAL DROP IN SLAB TO 24"

TENDON REINFORCEMENT



8 RETAINING WALL ON SLAB, HEIGHT GREATER THAN 36"

REPORT SOURCE: PDG
REPORT NUMBER: 252240
REPORT DATE: 4/4/22
BEARING CAP.: 2500 psf
PI: 19
PTI 3 PARAMETERS
- Em center: 9 ft
- Em edge: 4.9 ft
- Ym center: 0.91 in
- Ym edge: 1.25 in

CE PCR

6/16/22
9 DESIGN CUSTOM BUILDERS
3228 EISENHOWER AVE
LAGO VISTA
HIGHLAND LAKE ESTATES
LOT:12 BLOCK:12
SECTION: PHASE:
CE:2203779 BY: JMG

COPELAND ENGINEERING
Texas Firm # F- 17724
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613
INSPECTION: 512.850.5069 DESIGN: 512.800.9200

LEVEL 1 CEILING FRAMING PLAN

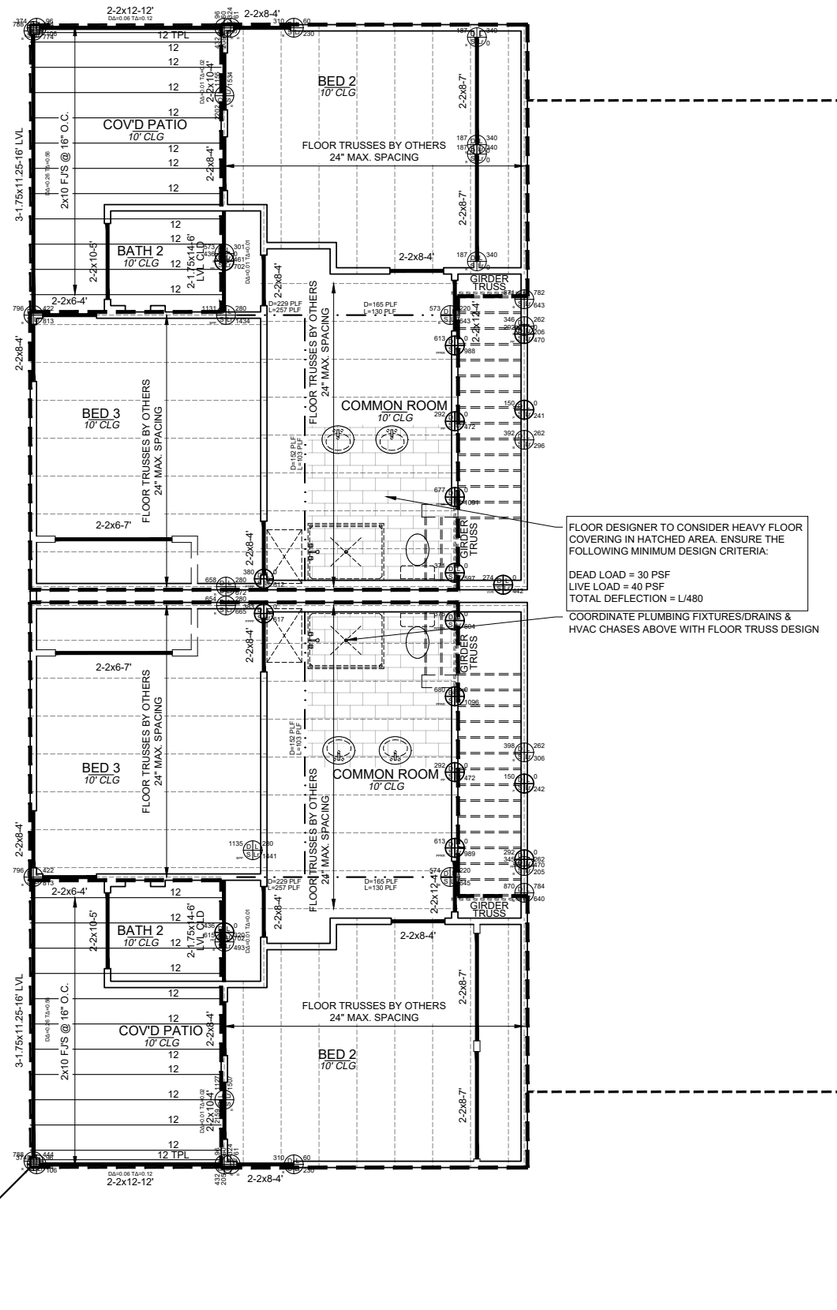
1/8" = 1'-0"

TABLE VIII[a]			
CEILING JOIST SPAN (STORAGE L=20)			
	24	16	12
2x6	9'-10"	12'-0"	13'-11"
2x8	12-6"	15'-3"	17'-7"
2x10	14'-9"	18'-1"	20'-11"
2x12	17'-5"	21'-4"	24'-8"
a) ANY BEAM OF SAME SIZE WITH Fb >= 2600, Fv >= 285, AND E>=2.0 MAY BE SUBSTITUTED FOR LVL			

TABLE VII			
2x12 FLOOR JOIST SPAN (DL = 10 PSF)			
SPACING (INCHES)			
	24	16	12
LIVING (L=40)	13'-6"	16'-6"	19'-1"
SLEEPING (L=30)	15'-1"	18'-6"	21'-4"

ALL CEILING JOISTS 2x6 SOUTHERN PINE #2 SPACED @ 24" O.C. - U.N.O.

TRUSS COMPONENT DESIGN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. SEE GENERAL NOTES. TRUSS SPACING 24" O.C. U.N.O.
SEE TRUSS MANUFACTURER'S PLACEMENT DIAGRAM FOR DIMENSIONS. IF TRUSS PLACEMENT DIFFERS FROM COPELAND ENGINEERING'S ASSUMED TRUSS LOCATION, PLEASE CONTACT COPELAND ENGINEERING TO REVISE THE ENGINEERING SET.



7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

- FLOOR EXTENTS
- FLOOR TRUSS
- CEILING LINE
- JOIST LINEWEIGHT @ STORAGE
- JOIST LINEWEIGHT @ NON-STORAGE
- ENGINEERED BEAM
- STACKED ON WALL
- STACKED ON BEAM
- BEARING LINEWEIGHT
- NON-BEARING WEIGHT
- POINT LOAD (LBS)
- LINE LOAD (PLF)

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:12 BLOCK:12

SECTION: PHASE:

CE:2203779 BY: JMG

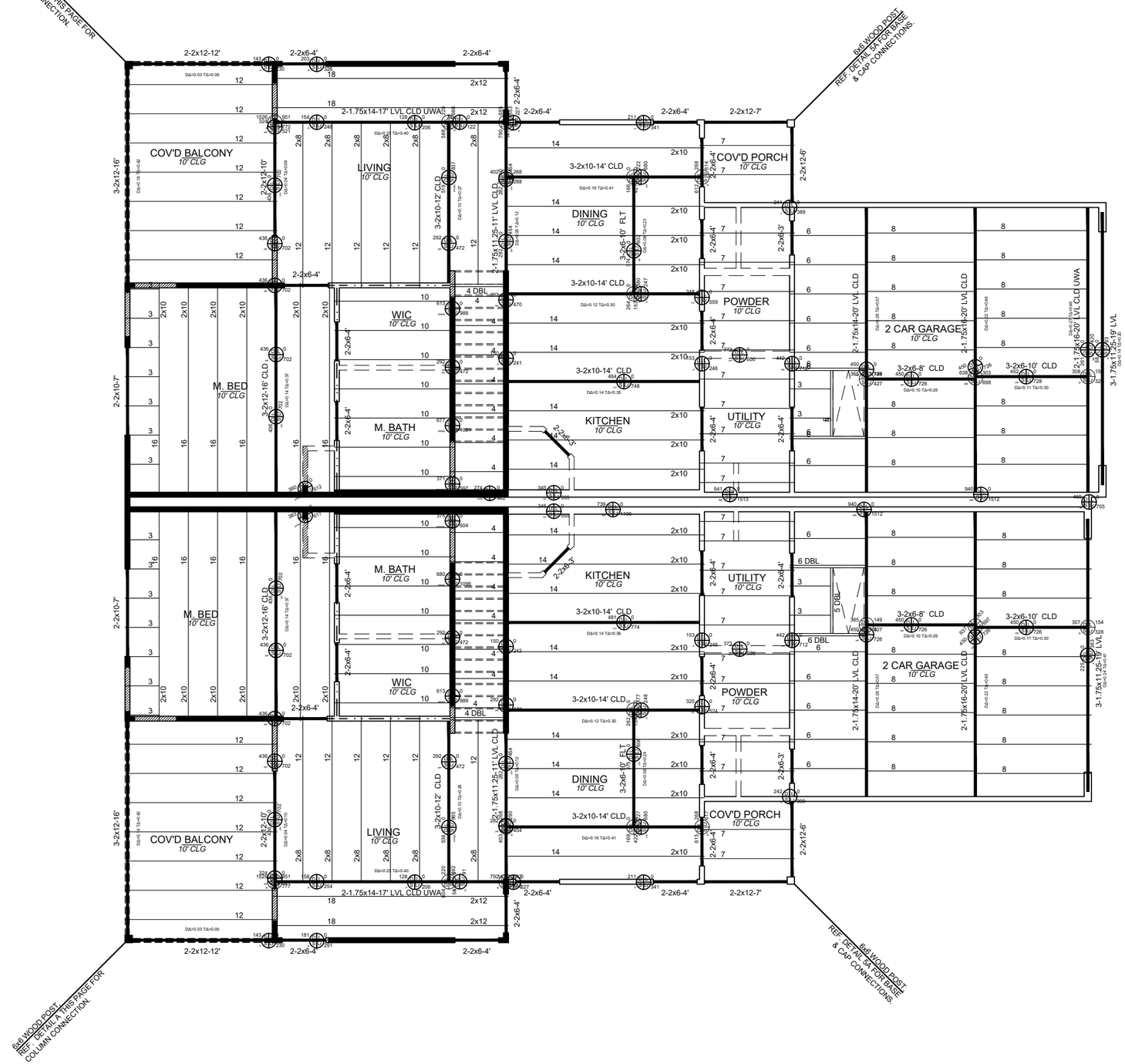
INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

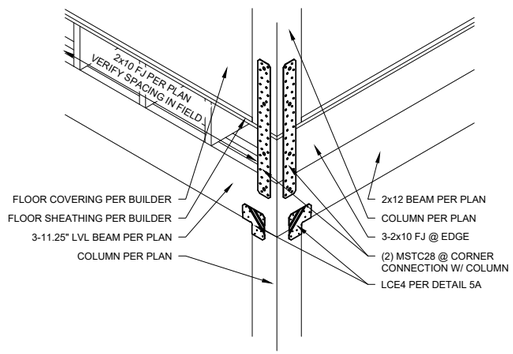
LEVEL 2 CEILING FRAMING PLAN

1/8" = 1'-0"

TABLE VIII[a]			
CEILING JOIST SPAN (STORAGE L=20)			
	24	16	12
2x6	9'–10"	12'–0"	13'–11"
2x8	12–6"	15'–3"	17'–7"
2x10	14'–9"	18'–1"	20'–11"
2x12	17'–5"	21'–4"	24'–8"
a) ANY BEAM OF SAME SIZE WITH Fb >= 2600, Fv >= 285, AND E>=2.0 MAY BE SUBSTITUTED FOR LVL			

ALL CEILING JOISTS 2x6 SOUTHERN PINE #2 SPACED @ 24" O.C. - U.N.O.





A COLUMN CONNECTION

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STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

FLOOR EXTENTS
FLOOR TRUSS
CEILING LINE
JOIST LINEWEIGHT @ STORAGE
JOIST LINEWEIGHT @ NON-STORAGE
ENGINEERED BEAM
STACKED ON WALL
STACKED ON BEAM
BEARING LINEWEIGHT
NON-BEARING WEIGHT
POINT LOAD (LBS)
LINE LOAD (PLF)

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:12 BLOCK: 12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200

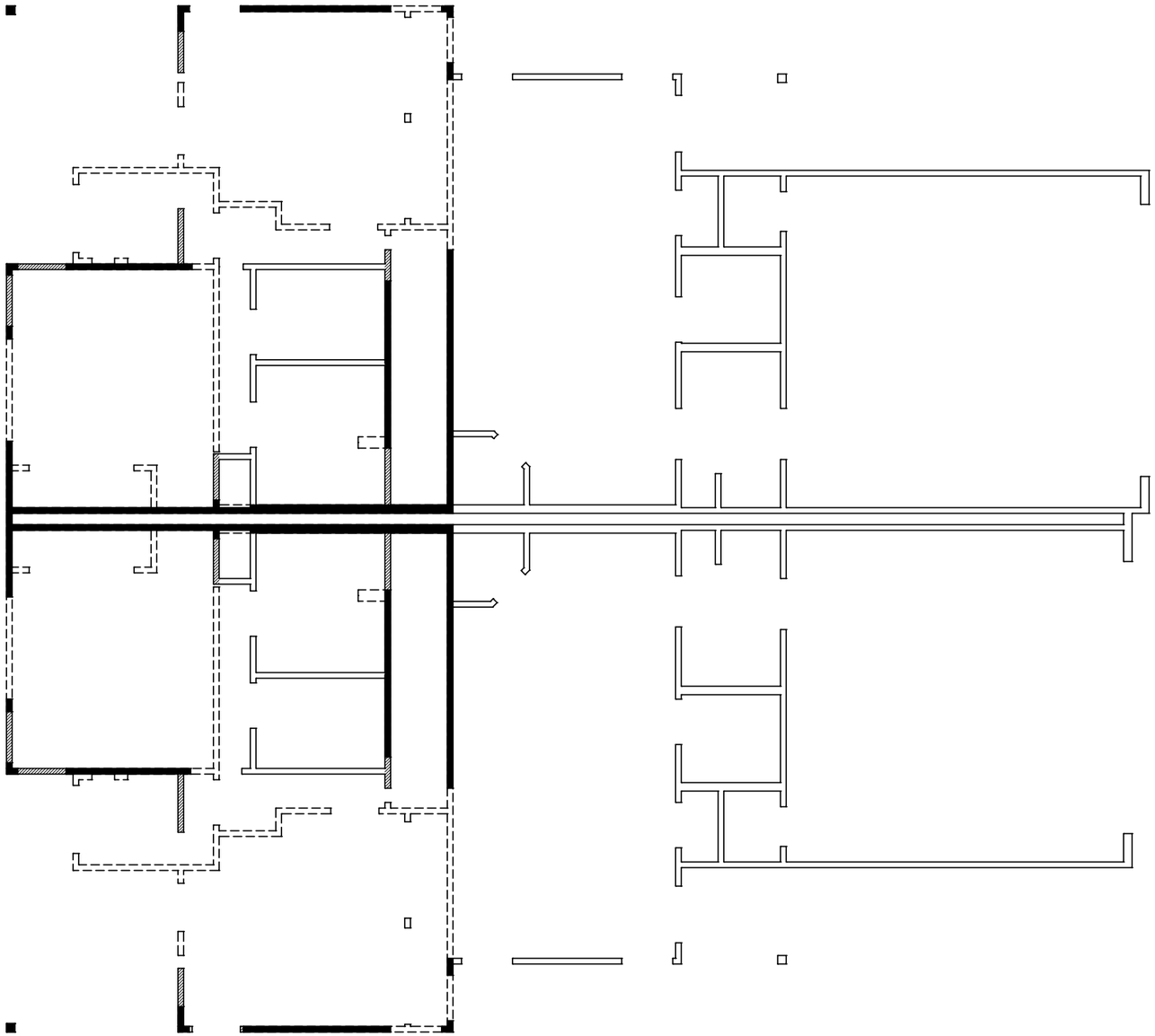
Texas Firm # F-17724

COPELAND ENGINEERING

1120 COTTONWOOD CREEK TRAIL

SUITE 180A CEDAR PARK, TX 78613

OVERLAY PLAN
1/8" = 1'-0"



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STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

STACKED ON WALL
STACKED ON BEAM
LOWER WALL
UPPER WALL

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:12057 BLOCK:12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

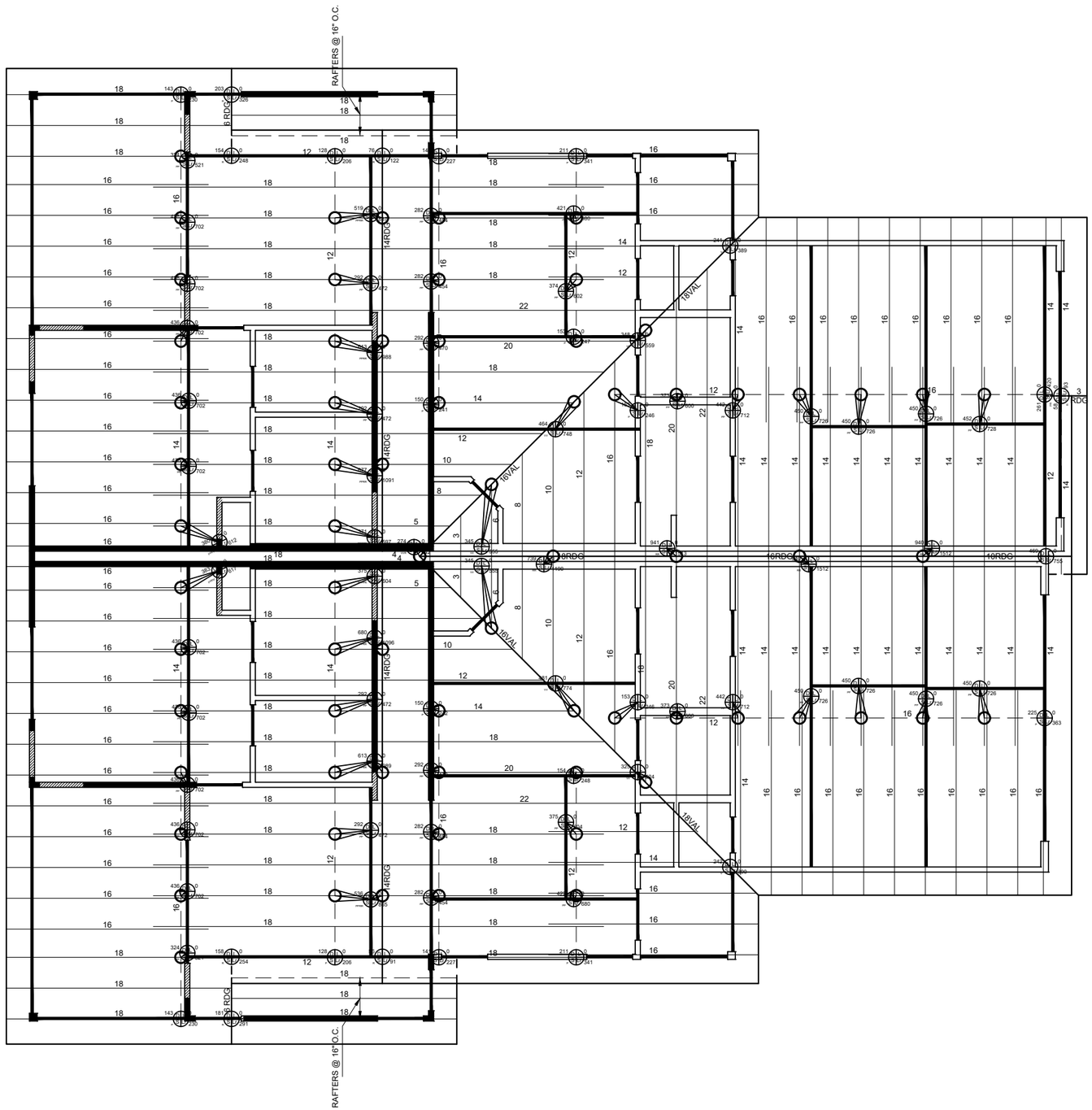
TABLE X					
RAFTER SPANS (L=20)					
			24	16	12
CEILING NOT ATTACHED	COMP METAL D=10	2x6	11'-0"	13'-6"	15'-7"
		2x8	13'-11"	17'-1"	19'-8"
		2x10	16'-6"	20'-3"	23'-5"
		2x12	19'-6"	23'-10"	>26'
	TILE D=20	2x8	12'-1"	14'-9"	17'-1"
		2x10	14'-4"	17'-6"	20'-3"
		2x12	16'-10"	20'-8"	23'-10"
CEILING ATTACHED	COMP METAL D=10	2x6	11'-0"	13'-5"	14'-9"
		2x8	13'-11"	17'-1"	19'-6"
		2x10	16'-6"	20'-3"	23'-5"
		2x12	19'-6"	23'-10"	>26'
	TILE D=20	2x8	12'-1"	14'-9"	17'-1"
		2x10	14'-4"	17'-6"	20'-3"
		2x12	16'-10"	20'-8"	23'-10"

TABLE IX		
ROOF BRACES AND STIFFBACK SIZES		
MAX LENGTH (FT)	BRACE	STIFFBACK
4	2x4	N/A
12	2x6	2x4
16	2x6	2x6

COMP/METAL ROOF: 2x6 RAFTERS @ AT 24" O.C. - U.N.O.
TILE ROOF: 2x8 RAFTERS @ 24" O.C. - U.N.O.
HIPS, VALLEYS, AND RIDGES SHALL BE MINIMUM 2X WIDTH AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER

ROOF FRAMING PLAN

1/8" = 1'-0"



7.8.22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

- ROOF BRACE
- ENGINEERED BEAM
- GIRDER TRUSS
- TRUSS
- RAFTER
- STACKED ON WALL
- STACKED ON BEAM
- LOWER WALL
- BEARING LINEWEIGHT
- NON-BEARING WEIGHT
- POINT LOAD (LBS) (DEAD / LIVE / ROOF)
- LINE LOAD (PLF)

6/16/22

3228 EISENHOWER AVE

LAGO VISTA

9 DESIGN CUSTOM BUILDERS

HIGHLAND LAKE ESTATES

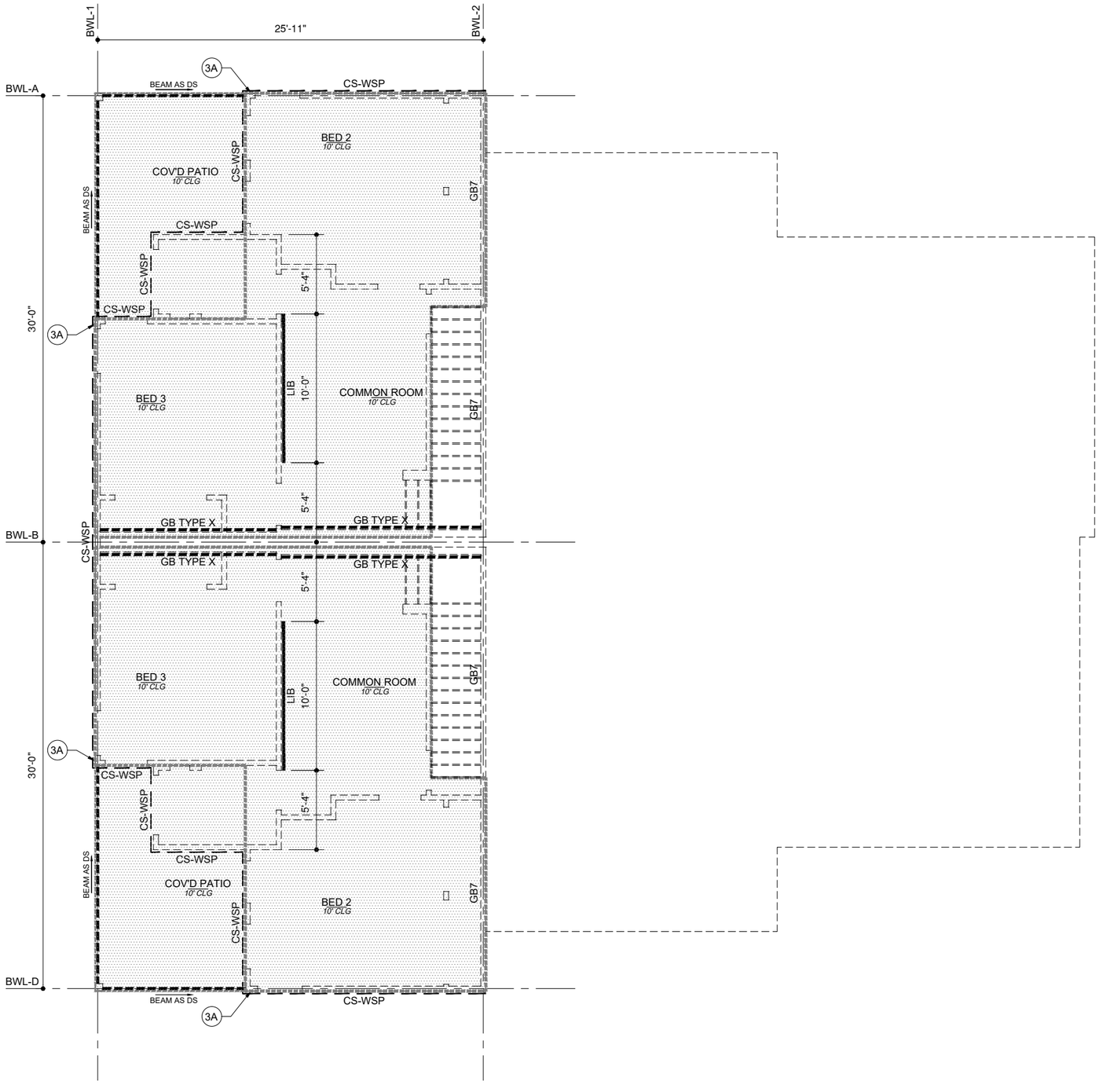
LOT:12 BLOCK:12

SECTION: PHASE:

CE:2203779 BY: JMG

COPELAND ENGINEERING
Texas Firm # F-17724
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613
INSPECTION: 512.850.5069 DESIGN: 512.800.9200

LEVEL 1 LATERAL BRACING PLAN
1/8" = 1'-0"
WINDSPEED = 115 MPH
EXPOSURE B



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STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
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PROFESSIONAL ENGINEER

#?	DETAIL CALL-OUT
	BRACED LINEWEIGHT
	NON-BRACED WEIGHT
	STRUT, DETAIL 3
	STHD-14, DETAIL 1
PFH	PORTAL FRAME W/ HOLD DOWNS DETAIL 18D
CS-PF	PORTAL FRAME W/O HOLD DOWNS DETAIL 19A
LIB	LET-IN BRACE DETAIL 18A
WSP	INTERMITTENT BRACING DETAIL 18B
CS-WSP	CONTINUOUS BRACING DETAIL 19C
BWL-A	BRACED WALL LINE

6/16/22

3228 EISENHOWER AVE

9 DESIGN CUSTOM BUILDERS

LAGO VISTA
HIGHLAND LAKE ESTATES

LOT:12057BLOCK: 12
SECTION: PHASE:
CE:2203779 BY: JMG

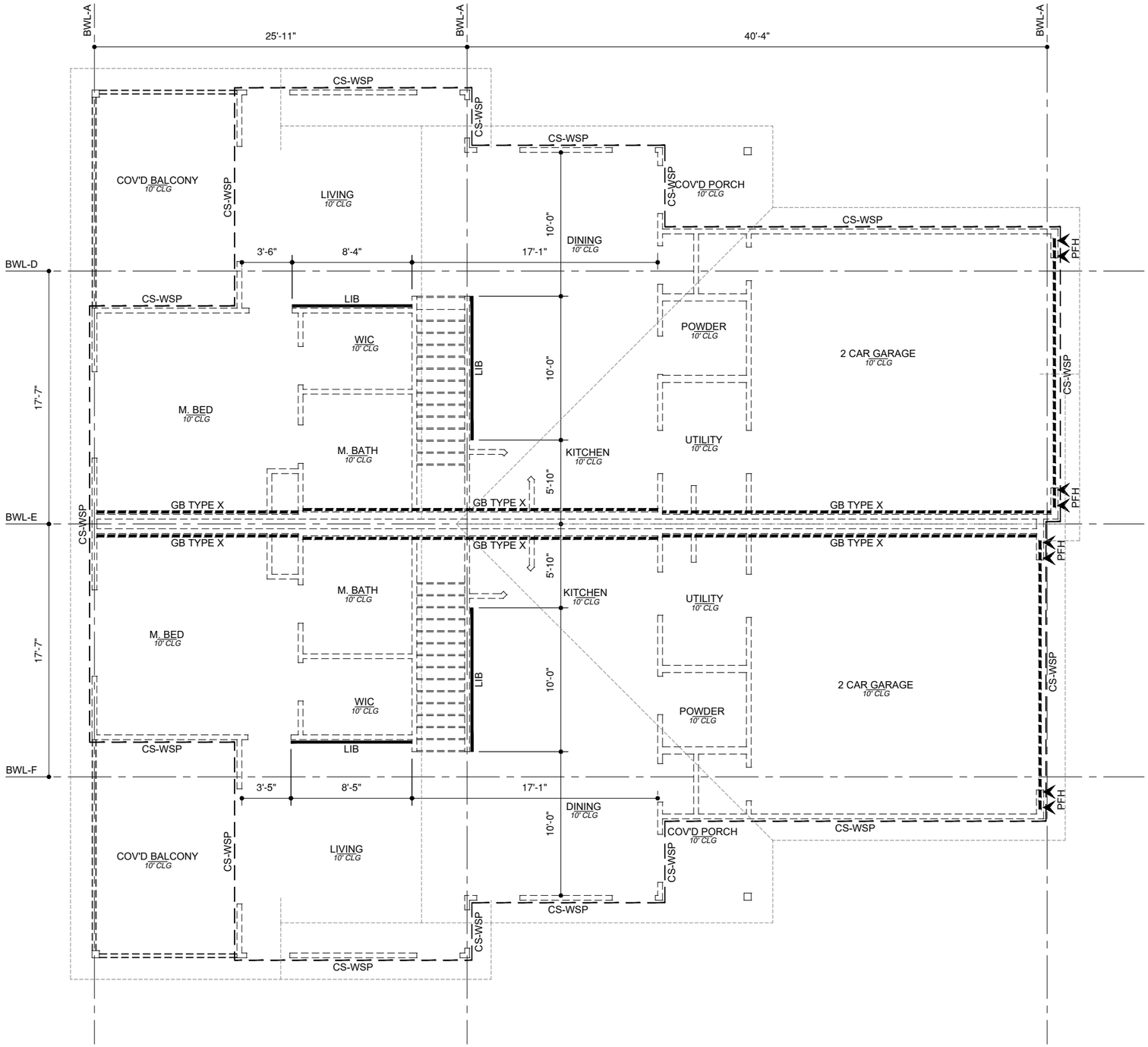
INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 160A CEDAR PARK, TX 78613

LEVEL 2 LATERAL BRACING PLAN

1/8" = 1'-0"

WINDSPEED = 115 MPH

EXPOSURE B



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STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

#? DETAIL CALL-OUT
BRACED LINEWEIGHT
NON-BRACED WEIGHT
STRUT, DETAIL 3
STHD-14, DETAIL 1
PFH PORTAL FRAME W/ HOLD DOWNS DETAIL 18D
CS-PF PORTAL FRAME W/O HOLD DOWNS DETAIL 19A
LIB LET-IN BRACE DETAIL 18A
WSP INTERMITTENT BRACING DETAIL 18B
CS-WSP CONTINUOUS BRACING DETAIL 19C
BWL-A BRACED WALL LINE

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:1205 BLOCK:12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200

COPELAND ENGINEERING

Texas Firm # F-17724

1120 COTTONWOOD CREEK TRAIL

SUITE 180A CEDAR PARK, TX 78613

FRAMING NOTES

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

GENERAL:

1. SPECIFICATIONS ON PLAN AND DETAILS SUPERCEDE THOSE FOUND IN NOTES.
2. THE SCOPE OF THESE PLANS ARE TO ESTABLISH MEMBER SIZES FOR STRENGTH AND STIFFNESS. BUILDER SHALL BE RESPONSIBLE FOR CONFIRMING DIMENSIONAL FIT. PLANS SHALL NOT BE SCALED.
3. PLANS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ACCEPTED LOCAL STANDARD OF CARE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES. LOCAL CODE AMENDMENTS WITH MORE STRINGENT REQUIREMENTS OR GREATER PERFORMANCE EXPECTATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. FRAMING SHALL COMPLY WITH 2021 IRC, 2021 IBC AND CURRENT CODE ADOPTED REFERENCE STANDARDS.
5. PLANS MAY CONTAIN GENERIC DETAILS THAT MAY APPLY TO SIMILAR CONDITIONS. ALL DETAILS MAY NOT BE USED FOR THIS PROJECT. GENERALLY, DETAILS ARE ARRANGED AND NUMBERED IN ORDER OF CONSTRUCTION. HOWEVER, DETAILS MAY HAVE BEEN REMOVED WITHOUT RENUMBERING IN ORDER TO INCREASE SPEED FOR THE DESIGNER AND FAMILIARLY FOR THE BUILDER.
6. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL OSHA REQUIREMENTS PERTAINING TO PUBLIC SAFETY, INCLUDING TEMPORARY BRACING, SHORING, AND SUPPORTS DUE TO CONSTRUCTION METHODS.
7. BUILDER SHALL BE RESPONSIBLE FOR REVIEWING PLANS FOR DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS.
8. CONTACT ENGINEER FOR CONDITIONS THAT ARE SUBSTANTIALLY DIFFERENT OR NOT ADDRESSED BY THESE PLANS.
9. TRUSS DESIGN SHALL BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL, DESIGNED FOR THE APPLICABLE LOADS AND BE BRACED IN ACCORDANCE WITH SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. TRUSSES ARE NOT PERMITTED TO BE ALTERED PRIOR TO APPROVAL OF THE TRUSS DESIGNER.
10. ALL BEAMS AND ROOF BRACES SHALL BE LOCATED AS SHOWN ON PLAN.
11. ALL HARDWARE PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED ICC REPORT.
12. PLANS ARE COPYRIGHT COPELAND ENGINEERING AS OF THE YEAR DATED.

CODES:

1. 2021 INTERNATIONAL RESIDENTIAL CODE (2021 IRC)
2. 2021 INTERNATIONAL BUILDING CODE (2021 IBC)

LOADS:

SEISMIC DESIGN CATEGORY: A

TABLE I			
LOADS			
DESIGN LOAD (PSF)	DEAD (D)	LIVE OR LIVE ROOF (L) OR (Lr)	SNOW (S)
ROOF[a]	20	16	5
CEILING[b]	20	10	0
FLOOR[c]	10	40	0
WALL	10/FT	0	0
BRICK	40/FT	0	0
STONE	60/FT	0	0

a DEAD LOAD OF 10 MAY BE USED FOR COMPOSITION SHINGLES OR METAL ROOF. LIVE LOAD FOR PITCHES UP TO 4:12 IS 20 PSF. LIVE LOAD FOR PITCHES OVER 12:12 MAY BE REDUCED TO 12 PSF.

b FOR NON-STORAGE AREAS WITH LESS THAN 42 INCHES BETWEEN TOP OF CEILING FRAMING AND BOTTOM OF RAFTER, DEAD AND LIVE LOADS OF 5 AND 10 PSF MAY BE USED, RESPECTIVELY.

c LIVE LOAD FOR SLEEPING AREAS MAY BE REDUCED TO 30 PSF. LIVE LOAD FOR CANTILEVERED BALCONY IS 60 PSF. DEAD LOAD ASSUMES NOMINAL FLOOR WEIGHT. SEE PLAN OR CALL ENGINEER FOR CONCRETE, TILE, OR OTHER HEAVIER COVERING.

TABLE II	
DEFLECTION LIMITS	
ROOF	L/180
CEILING	L/240
FLOOR	L/360
MASONRY	L/600

MASONRY DEFLECTION IS BASED ON TOTAL LOAD AND LIMITED TO 0.3 INCHES. OTHER DEFLECTIONS BASED ON LIVE LOAD LIMITED TO 1 INCH.

WOOD NOTES:

1. FRAMING SHALL HAVE A GRADE STAMP VISIBLE AT TIME OF INSPECTION.
2. A CONTINUOUS LOAD PATH SHALL BE PROVIDED FOR THE TRANSFER OF BOTH LATERAL AND VERTICAL LOADS FROM THE ROOF TO THE FOUNDATION.
3. LUMBER SHALL BE PER TABLE III.
4. APPROVED END JOINTED LUMBER BEARING A GRADE STAMP SHALL BE INTERCHANGEABLE WITH SOLID-SAWN LUMBER OF THE SAME GRADE AND SPECIES FOR INTERIOR STUDS. END JOINTED LUMBER FOR ALL OTHER FRAMING MUST BE OF SAME GRADE AND SPECIES AND ALSO MUST BE RATED FOR HORIZONTAL USE.
5. ALL UNTREATED DIMENSIONAL LUMBER SHALL HAVE MOISTURE CONTENT LESS THAN 19 PERCENT.
6. ALL LUMBER EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED.
7. JOISTS SHALL HAVE MINIMUM 1-1/2 INCHES OF BEARING.
5. WHERE APPLICABLE, ENDS OF JOISTS SHALL BE LAPPED MINIMUM 3 INCHES AND FACE NAILED PER TABLE XII.
6. MANUFACTURED LUMBER MUST BE HANDLED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

TABLE III		
WOOD FRAMING		
FRAMING ELEMENT	SPECIES	MIN GRADE
LEVEL 1 SOLE PLATES	SYP/DF	TREATED # 2
OTHER SOLE PLATES	SPF/DF	UTILITY OR # 3
EXTERIOR WALL STUD	SYP/DF	STUD (# 2 AT BALLOON FRAMING)
INTERIOR WALL STUD	SPF/DF	STUD
TOP PLATES	SPF/DF	UTILITY OR # 3
BRACING/BLOCKING	SPF/DF	UTILITY OR # 3
HORIZ. FRAMING >6'	SYP	# 2
HORIZ. FRAMING <6'	SYP	# 3
ENGINEERED LUMBER	Fb=2600	$E=2.0x10^6$

CONNECTOR NOTES:

1. ALL CONNECTIONS SHALL BE PER TABLES XI-XIV.
2. CONNECTORS WITH DIAMETER LESS THAN 1/2 INCH EXPOSED TO WEATHER OR TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED.
3. CONNECTORS ARE SPECIFIED AS SIMPSON STRONG-TIE. SUBSTITUTIONS MAY BE MADE FOR CONNECTORS WITH A CURRENT ICC REPORT DEMONSTRATING EQUIVALENT CAPACITY. ALL CONNECTORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR ICC REPORT. FILL ALL HOLES WITH LARGEST FASTENER LISTED WHERE APPLICABLE.
4. COMMON NAILS OR PNEUMATIC FASTENERS OF THE SAME OR LARGER LENGTH AND DIAMETER SPECIFIED ON TABLE XII OR PLAN SHALL BE PERMITTED.
5. BEAMS AND JOISTS SPANNING GREATER THAN 4 FEET SHALL BE CONNECTED TO FLUSH BEAMS OR GIRDERS WITH HANGERS PER TABLE XI. ALL OTHER CONNECTIONS SHALL BE PER TABLE XII.

STEEL NOTES:

1. WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1.1.
2. ELECTRODES SHALL CONFORM TO E70XX.
3. STEEL DESIGN, FABRICATION, AND CONSTRUCTION SHALL COMPLY WITH THE ADOPTED AISC. SEE TABLE IV FOR STEEL GRADES.

TABLE IV	
STEEL	
ANCHOR BOLTS	ASTM A307
ALL THREAD ROD (ATR)	ASTM F1554 GRADE 36
HEADED ANCHORS	ASTM A108 GRADES C-1010-C-1020
HIGH STRENGTH BOLTS	ASTM A325N
W	ASTM A992
HSS	ASTM A500 GRADE B
PIPE	ASTM A53
OTHER	ASTM A36

FOUNDATION NOTES:

1. CONCRETE SHALL HAVE MIN 28 DAY COMPRESSIVE STRENGTH 0F 3000 PSI
2. WHERE A LATERAL BRACING PLAN HAS BEEN INCLUDED IN THE SET OF STRUCTURAL DRAWINGS, THE ANCHORAGE SHALL BE THE MORE STRINGENT OF THE REQUIREMENTS BELOW AND THOSE PROVIDED IN TABLE V
3. GROUT SHALL BE MINIMUM 6000 PSI NON-METALLIC, NON-SHRINK.
4. ALL WALLS SHALL HAVE ANCHORAGE PER TABLE V. BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE PLATE AND EXTEND INTO CONCRETE MIN 7 INCHES (BELOW THE GARAGE STEM WALL BASE WHERE APPLICABLE). BOLTS SHALL BE FASTENED WITH A NUT AND STANDARD WASHER. FOR WALL LENGTHS GREATER THAN 2 FEET THERE SHALL BE MIN (2) BOLTS PER PLATE, LOCATED BETWEEN 12 AND 3.5 INCHES FROM THE END OF EACH PLATE SEGMENT.
5. FOUNDATION SHALL BE DEEPENED UNDER SHEAR WALL PANELS AS REQUIRED TO ALLOW FOR MIN 3 INCH CONCRETE COVERAGE FOR ANCHOR BOLTS AND/OR HOLD DOWN ANCHORAGE.
6. ANCHOR STRAPS OR OTHER ANCHORAGE EQUIVALENT TO SPECIFIED BOLTS MAY BE SUBSTITUTED.
7. POWDER ACTUATED FASTENERS SHALL BE SIMPSON PDPAWL-250 OR EQUIVALENT, SPACED NO LESS THAN 32 INCHES O.C. (NON-BRACE WALLS) WITH A MINIMUM EDGE DISTANCE OF 3 INCHES (REFER TO TABLE V FOR BRACE WALL FASTENER SPACING).

HOLD DOWN NOTES:

1. ALL STUD BANKS FASTENED TO HOLD DOWNS SHALL BE #2 SYP.
2. (2) STUDS SHALL BE PROVIDED FOR DETAIL 1A AND 1B HOLD DOWNS. (4) STUDS SHALL BE PROVIDED FOR DETAIL 1C HOLD DOWNS.
3. STUDS CARRYING HOLD DOWN LOADS SHALL NOT BE CUT OR NOTCHED.
4. HOLD DOWN CONNECTORS SHALL BE INSTALLED AT LOCATIONS SPECIFIED ON LATERAL DESIGN PLAN AND PER DETAIL 1.
5. HOLD DOWNS MAY BE FASTENED TO ANY FACE OF THE CORNER OR TEE THAT PROVIDES A CONTINUOUS VERTICAL LOAD PATH.
6. EPOXY FOR HOLD DOWN CONNECTIONS FOR DETAIL 1B TO BE SET-XP OR EQUIVALENT.
7. UPPER LEVEL HOLD DOWN PATH TO BE CONTINUOUS TO FOUNDATION AND INSTALLED PER DETAIL 14. STUDS CARRYING HOLD DOWN LOADS SHALL FORM A LINE FROM UPPER LEVEL HOLD DOWN TO LOWER LEVEL HOLD DOWN OR ADDITIONAL STRAPS SHALL BE INSTALLED BETWEEN AS SHOWN IN DETAIL 14. SEE DETAIL 14D WHERE HOLD DOWNS ARE NOT ALIGNED, OR DETAIL 14C FOR OFFSET CONDITION.

PIER & BEAM FRAMING NOTES:

1. ALL STRUCTURAL MEMBERS TO BE #2 S.P. (NON-TREATED) OR BETTER. *UNLESS MEMBERS ARE CLOSER THAN 18" TO GRADE*
2. ALL CONNECTORS AND FASTENERS AT DECK, INCLUDING HANGERS, TIES, THRU-BOLTS, LAG BOLTS, DECK SCREWS/NAILS TO BE HOT-DIP GALVANIZED.
3. HDG DECK SCREWS AND SIMPSON SDS SCREWS (WHERE APPLICABLE) RECOMMENDED FOR ALL CONNECTIONS.
4. ENSURE WASHERS BELOW NUTS AT ALL CONNECTIONS TO EXPOSED WOOD FACE

R408.1 - VENTILATION
THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOR EACH 1500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.
R408.5 REMOVAL OF DEBRIS
THE UNDER-FLOOR GRADE SHALL BE CLEANED OF ALL VEGETATION AND ORGANIC MATERIAL. ALL WOOD FORMS USED FOR PLACING CONCRETE SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE. ALL CONSTRUCTION MATERIALS SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY REASON.

FLOORS:

1. SOLID LUMBER FLOOR JOISTS ARE 2x12 SPACED AT 24 INCHES O.C., U.N.O.
2. JOISTS SHALL NOT EXCEED SPANS SPECIFIED IN TABLE VII.
3. ENGINEERED JOISTS SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
4. NOTCHES OR HOLES IN MANUFACTURED JOISTS SHALL NOT EXCEED THE LIMITS SET BY THE MANUFACTURER. NOTCHES ARE NOT PERMITTED IN THE MIDDLE THIRD OF THE SPAN OR ON THE TENSION SIDE IN SAWN LUMBER. NOTCHES SHALL NOT EXCEED 1/6 OF THE JOIST DEPTH, OR BE GREATER THAN 1/3 THE DEPTH OF THE JOIST. END NOTCHES SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. HOLES OF DIAMETER GREATER THAN 1/3 THE JOIST DEPTH ARE PROHIBITED. HOLES SHALL NOT BE CLOSER TO ANOTHER HOLE, NOTCH, OR THE EDGE OF THE JOIST THAN 2 INCHES.
5. FLOOR MEMBERS SHALL BE DOUBLED OR PROVIDE FULL BEARING FOR PARALLEL WALLS ABOVE.
6. FLOOR FRAMING MEMBERS SHALL HAVE FULL DEPTH 2x BLOCKING AT SUPPORT POINTS, UNDER PERPENDICULAR LOAD BEARING WALLS AND INTERMEDIATELY SPACED MAXIMUM 8 FEET ON CENTER.
7. FLOOR SHEATHING SHALL BE EXPOSURE 1 MINIMUM 23/32 INCH PERFORMANCE CATEGORY TONGUE AND GROOVE WITH 48/24 SPAN RATING, SIZED FOR SPACING AND FASTENED PER TABLE XII.
8. LOAD PATHS BEGINNING WITH STUD BANKS IN THE UPPER WALLS SHALL BE CONTINUED THROUGH BLOCKING IN THE FLOOR SYSTEM INTO STUD BANKS OF THE SAME SIZE IN THE LOWER WALL.
9. IF A LATERAL BRACING PLAN HAS NOT BEEN PROVIDED CONNECTIONS TO SHEAR WALLS SHALL MEET THE REQUIREMENTS OF IRC 602.10
10. WALLS DESIGNATED AS SHEAR WALLS ON LATERAL BRACING PLAN ORIENTED PARALLEL TO AND ABOVE OR BELOW THE FLOOR FRAMING SHALL HAVE A MEMBER INSTALLED WITHIN THE FLOOR SYSTEM DIRECTLY IN PLANE WITH AND ALONG THE FULL LENGTH OF THE WALL ACCORDING TO DETAIL 15 AND 16. FLOOR MEMBER SHALL BE A JOIST OR TRUSS OF THE SAME DEPTH AS FLOOR SYSTEM AND DESIGNED FOR ALL APPLICABLE LOADS INCLUDING THE SHEAR LOAD SPECIFIED ON LATERAL BRACING PLAN.
11. WALLS DESIGNATED AS SHEAR WALLS ON LATERAL BRACING PLAN ORIENTED PERPENDICULAR TO AND ABOVE OR BELOW THE FLOOR FRAMING SHALL HAVE A SOLID FRAMING MEMBER OR BE BLOCKED BETWEEN EACH MEMBER ACCORDING TO DETAIL 15 AND 16. FOR THE FULL LENGTH OF THE SHEAR WALL.

TABLE VII			
2x12 FLOOR JOIST SPAN (DL = 10 PSF)			
	SPACING (INCHES)		
	24	16	12
LIVING (L=40)	13'-6"	16'-6"	19'-1"
SLEEPING (L=30)	15'-1"	18'-6"	21'-4"

WALLS:

1. TYPICAL WALL FRAMING SHALL BE PER DETAIL 6.
2. BOTTOM PLATE SHALL BE 2x OR LARGER PROVIDING FULL BEARING FOR WALL STUDS. LOWER LEVEL PLATE SHALL BE TREATED AND FULLY SUPPORTED BY FOUNDATION.
3. TOP PLATES SHALL BE DOUBLED AND LAPPED AT CORNERS AND INTERSECTIONS. END JOINTS SHALL BE LAPPED A MINIMUM OF 4 FEET. PLATES SHALL BE CONNECTED ACCORDING TO TABLE XII. WHERE PLATES ARE NOTCHED, BORED, NOT CONTINUOUS OR DO NOT MEET THE MINIMUM LAP LENGTH, AN LSTA OR CS16 STRAP SHALL BE CENTERED WITH (7) 16d NAILS IN EACH HALF.
4. GABLE END WALLS SHALL BE FRAMED ACCORDING TO DETAILS 9 AND 10.
5. EXTERIOR WALL STUDS SHALL BE CONTINUOUS BETWEEN HORIZONTAL SUPPORTS PER DETAIL 6F AND 6G. SUPPORTS SHALL BE FOUNDATION, FLOOR, CEILING, OR ROOF. LATERALLY UNSUPPORTED PONY WALLS SHALL NOT BE USED FOR EXTERIOR WALLS.
6. MINIMUM 2x6 @ 12" O.C. WALL STUDS SHALL HAVE A MAXIMUM HEIGHT OF 20'.
7. LOAD BEARING WALL STUDS SHALL BE SIZED AND SPACED PER TABLE VI. NON-LOAD BEARING WALLS WITH HEIGHT LESS THAN 20 FEET MAY BE CONSTRUCTED WITH 2x6 @ 24 INCHES ON CENTER. NON-LOAD BEARING WALLS WITH HEIGHT LESS THAN 14 FEET MAY BE CONSTRUCTED WITH 2x4 @ 24 INCHES ON CENTER.
8. BEAMS SUPPORTING OVERHANG (PATIO, PORCH, ETC…) SHALL BE FASTENED PER DETAIL 3.
9. COLUMNS SHALL BE FASTENED TO FOUNDATION PER DETAIL 5.
10. HEADER SIZES NOT SPECIFIED ON FRAMING PLAN SHALL BE PER IRC TABLE R602.7. JACK STUDS SUPPORTING HEADERS SPANNING GREATER THAN 6 FEET SHALL BE DOUBLED.
11. CANTILEVERED BOX OUT WINDOWS SHALL BE CONSTRUCTED ACCORDING TO DETAIL 6E.
12. STUD NOTCHING SHALL NOT BE MORE THAN 25 PERCENT FOR BEARING STUDS OR 40 PERCENT FOR NON-BEARING STUDS.
13. STUDS SHALL NOT BE BORED WITHIN 5/8 INCH OF THE EDGE OR MORE THAN 60 PERCENT OF THE STUD WIDTH. HOLES ARE NOT PERMITTED WITHIN THE SAME SECTION AS A NOTCH. BEARING STUDS BORED BETWEEN 40 AND 60 PERCENT OF THE STUD WIDTH SHALL BE DOUBLED WITH NOT MORE THAN 2 SUCCESSIVE DOUBLE STUDS BORED. APPROVED STUD SHOES MAY BE USED.
14. BEAMS SHALL BE SUPPORTED BY A BANK OF STUDS OF THE SAME WIDTH AS THE SUPPORTED BEAM OR LARGER.
15. PURLIN BRACES SHALL BE SUPPORTED BY NO LESS THAN (2) STUDS. OTHER BRACES SHALL BE SUPPORTED BY A BANK OF (3) STUDS UNLESS NOTED OTHERWISE.
16. JACK STUDS SHALL BE FASTENED PER TABLE XII TO KING STUDS. KING STUDS SHALL BE PERMITTED TO REPLACE JACK STUDS WITH USE OF AN APPROVED CONCEALED FLANGE HANGER.
17. THE NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF OPENING HEADERS SHALL BE DETERMINED FROM WFCM TABLE 3.23C AND 3.23D.
18. IF A LATERAL BRACING PLAN HAS NOT BEEN PROVIDED WALL BRACING SHALL BE CONSTRUCTED PER IRC.
19. WHERE JOISTS ARE NOT FACED NAILED TO RAFTERS AT PLATE HEIGHT, AND RAFTER TIES CANNOT BE INSTALLED, TIES SHALL BE INSTALLED AT MAX 30 DEGREES FROM HORIZONTAL TO EACH RAFTER PER DETAIL 7A.

WALL COVERING:

1. ALL WALL COVERINGS SHALL COMPLY WITH IRC CHAPTER 7. SHEAR WALL SHEATHING DESIGNATED ON PLAN SHALL BE FASTENED ACCORDING TO TABLE V.
2. MASONRY LINTELS SHALL BE CONSTRUCTED ACCORDING TO DETAIL 8.

TABLE V					
SHEATHING ANCHORAGE					
DENOTED	SHEATH	BLOCK	FASTENING	SPACE	LEVEL 1 ANCHORS
NONE (EXTERIOR)	NONE	NO	NONE	NONE	1/2Ø ANCHOR BOLTS @ 72 MASA @ 60
NONE (INTERIOR)	NONE	NO	NONE	NONE	PDPWAL-250 @ 32
GB4 OR GB7	1/2 GYPSUM	NO	1-3/8x13ga 19/64 HEAD; 1-1/4x0.098, ANNULAR RINGED; 1-5/8x0.086 5d COOLER NAILS WITH 15/64 HEAD; 1-5/8x0.086 GYPSUM NAIL WITH 9/32 HEAD	4 OR 7	EXTERIOR WALLS: 1/2Ø ANCHOR BOLTS @ 72 OR MASA @ 60 INTERIOR WALLS: SIMPSON PDPWAL-250 @ 4" O.C. (OR EQUIVALENT)
		YES	#6x1-1/4" TYPE W OR S SCREWS	4/16 OR 7/16	
TPLY	RED THERMO PLY	YES	1" CROWN x 1-1/4" LEG 16 ga	3/3	*1/2Ø ANCHOR BOLTS @ 72 OR *MASA @ 60
WSP6	15/32 OSB	YES	8d	6/12	*1/2Ø ANCHOR BOLTS @ 48 OR *MASA @ 32
	ZIP SYSTEM (R3)	YES	16 ga STAPLES, 7/16 INCH CROWN, 2-INCH LENGTH	6/12	
WSP3	15/32 OSB	YES	8d	3/12	*1/2Ø ANCHOR BOLTS @ 28 OR *MASA @ 12

*REFER TO GB4 & GB7 FOR INTERIOR WALL FASTENER SPACING

TABLE VI							
SIZE, HEIGHT[a], AND SPACING OF WOOD STUDS EXCERPTED FROM IRC TABLE R602.3(5)							
	BEARING					NONBEARING	
STUD SIZE	LATERALLY UNSUPPORTED STUD HEIGHT[a] (ft)	MAX SPACING SUPPORTING ROOF-CEILING OR ATTIC (in)	MAX SPACING SUPPORTING FLOOR AND ROOF-CEILING OR ATTIC (in)	MAX SPACING SUPPORTING TWO FLOORS AND ROOF-CEILING OR ATTIC (in)	MAX SPACING SUPPORTING ONE FLOOR (in)	LATERALLY UNSUPPORTED STUD HEIGHT[a] (ft)	MAX SPACING (in)
2x4	10	24[b]	16[b]	-	24	14	24
2x6	10	24	24	16	24	20	24
2x6	18[c]	16	-	-	-		
2x6	20[c]	12	-	-	-		

a. Distances between points of lateral support perpendicular to plane of wall. Sheath on not less than one side.
b. Where roof span exceeds 32 feet use 2x6 studs.
c. #2 studs sheathed w/ WSP @ 6 O.C., max 6 feet tributary roof load

CEILING:

1. CEILING JOISTS ARE 2x6 SPACED AT 24 INCHES ON CENTER.
2. JOISTS SHALL NOT EXCEED SPANS SPECIFIED IN TABLE VIII.
3. LIMITS FOR NOTCHES AND HOLES IN CEILING JOISTS ARE THE SAME AS FOR FLOOR JOISTS.
4. JOISTS SHALL BE FASTENED TO PARALLEL RAFTERS PER TABLE XII. FOR OTHER CONDITIONS, 2x4 RAFTER TIES SHALL BE INSTALLED HIGHER IN THE ATTIC FROM RAFTER TO LOCATION DESIGNATED ON PLAN. TIES SHALL BE SHEATHED TO 48 INCHES FROM THE RAFTERS BETWEEN SHEAR WALLS.
5. CRIPPLE RAFTERS SHALL BE ADDED AT VAULTED CEILINGS TO PROVIDE FULL BEARING FOR JOISTS, SIMILAR TO DETAIL 7B.
6. BLOCKING SHALL BE PROVIDED AT SUPPORT POINTS FOR JOISTS OF DEPTH:WIDTH RATIO OF 5:1 OR GREATER. WIDTH OF CONNECTED RAFTER AND CEILING JOIST MAY BE USED. INTERMEDIATE BLOCKING AT 8 FEET ON CENTER SHALL BE INSTALLED WHERE DEPTH:WIDTH EXCEEDS 6:1.
7. TAPER CUTS SHALL NOT EXCEED 1/4 OF THE MEMBER DEPTH AT INSIDE FACE OF SUPPORT POINT. NOTCHES AND BORINGS SHALL NOT EXCEED THE REQUIREMENTS FOR FLOOR JOISTS.

TABLE VIII			
CEILING JOIST SPAN (STORAGE L=20)			
	24	16	12
2x6	9'-10"	12'-0"	13'-11"
2x8	12-6"	15'-3"	17'-7"
2x10	14'-9"	18'-1"	20'-11"
2x12	17'-5"	21'-4"	24'-8"

TABLE VIII			
CEILING JOIST SPAN (NON-STORAGE L=10, D=5)			
	24	16	12
2x4	9'-3"	10'-9"	11'-10"
2x6	13'-11"	16'-11"	18'-8"
2x8	17'-7"	21'-7"	24'-7"
2x10	20'-11"	25'-7"	29'-7"
2x12	24'-7"	30'-2"	34'-10"

ROOF:

1. FOR COMPOSITION SHINGLE OR METAL ROOF, RAFTERS SHALL BE 2x6 SPACED AT 24 INCHES ON CENTER.
2. RAFTERS FOR ALL OTHER ROOF COVERINGS NOT EXCEEDING 20 PSF, INCLUDING TILE, SHALL BE 2x8 SPACED AT 24 INCHES ON CENTER.
3. RAFTERS SHALL NOT EXCEED SPANS SPECIFIED IN TABLE X
4. HIPS, VALLEYS, AND RIDGES SHALL BE MINIMUM 2x WIDTH AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. RAFTERS SHALL NOT BE OFFSET FROM EACH OTHER AT THE RIDGE.
5. LIMITS FOR NOTCHES AND HOLES IN RAFTERS ARE THE SAME AS FOR FLOOR JOISTS.
6. PURLINS OF SIZE NO LESS THAN THAT OF THE SUPPORTED RAFTERS SHALL BE LOCATED AND BRACED IN LOCATIONS SHOWN ON PLAN. BRACES SHALL NOT BE SLOPED MORE THAN 45 DEGREES FROM VERTICAL.
7. ROOF BRACE AND STIFFBACK SIZES SHALL BE PER TABLE IX.
8. MINIMUM 1x4 COLLAR TIES SHALL BE INSTALLED IN UPPER 1/3 OF ATTIC SPACE AT 48 INCHES ON CENTER. LSTA24 RIDGE STRAPS AT EACH RAFTER SHALL BE PERMITTED AS A SUBSTITUTE.
9. ROOF SHEATHING SHALL BE PS1 OR PS2 GRADE, MINIMUM 7/16 INCH PERFORMANCE CATEGORY WITH 24/16 SPAN RATING, SIZED FOR SPACING AND FASTENED PER TABLE XII.

TABLE IX		
ROOF BRACES AND STIFFBACK SIZES		
MAX LENGTH (FT)	BRACE	STIFFBACK
4	2x4	N/A
12	2x6	2x4
16	2x6	2x6

TABLE X					
RAFTER SPANS (L=20)					
			24	16	12
CEILING NOT ATTACHED	COMP/METAL D=10	2x6	11'-0"	13'-6"	15'-7"
		2x8	13'-11"	17'-1"	19'-8"
		2x10	16'-6"	20'-3"	23'-5"
		2x12	19'-6"	23'-10"	>26'
	TILE D=20	2x8	12'-1"	14'-9"	17'-1"
		2x10	14'-4"	17'-6"	20'-3"
		2x12	16'-10"	20'-8"	23'-10"
CEILING ATTACHED	COMP/METAL D=10	2x6	11'-0"	13'-5"	14'-9"
		2x8	13'-11"	17'-1"	19'-6"
		2x10	16'-6"	20'-3"	23'-5"
		2x12	19'-6"	23'-10"	>26'
	TILE D=20	2x8	12'-1"	14'-9"	17'-1"
		2x10	14'-4"	17'-6"	20'-3"
		2x12	16'-10"	20'-8"	23'-10"

TABLE XI	
HANGER SCHEDULE	
MEMBER	HANGER
2x4	LUS24
2x6 - 2x8	LUS26
2x10	LUS28
2x12	LUS210
(2) 2x4	LUS24-2
(2) 2x6, 2x8	LUS26-2
(2) 2x10, 2x12	LUS210-2
(2) 1.75x11.25	HGUS48
(2) 1.75x14, 1.75x16	HGUS410
(2) 1.75x18	HGUS414
(3) 2x10	HU210-3
(3) 2x12	HU212-3
(3) 1.75x11.25	HGUS5.5/12
(3) 1.75x14 - 1.75x24	HGUS5.5/14
(4) 2x10 - 2x12	HHUS210-4
(4) 1.75x11.25	HGUS7.25/12
(4) 1.75x14 - 1.75x24	HGUS7.25/14
(5) 1.75x11.25 - 1.75x24	HHGU9.00-SDS
45° SKEWED	
MEMBER	HANGER
2x6	LSU26
2x8	LSSU28
2x10 - 2x12	LSSU210
(2) 2x6 - 2x8	SUR/L26-2
(2) 2x10 - 2x12	SUR/L210-2
(2) 1.75x11.25 - 1.75x14	HSUR/L410
(2) 1.75x16 - 1.75x18	HSUR/L414

TABLE XII		
FASTENING REQUIREMENTS		
FASTENING SCHEDULE		
CONNECTION	FASTENING OPTIONS	TYPE
1. UPPER SOLE PLATE TO JOIST OR BLOCKING (NON SHEAR WALL)	16d (3 1/2 x 0.135) @ 16 3 X 0.131 @ 8	FACE NAIL
2. UPPER SOLE PLATE TO JOIST OR BLOCKING @ SHEAR WALL	SDS25412 1/4 x 4-1/2 SCREWS @ 12	FACE
3. TOP PLATE TO STUD	HEIGHT <= 12' (2) 16d (3 1/2 x 0.162) (2) 3 x 0.131	END NAIL
	12' < HEIGHT < 24' (3) 16d (3 1/2x0.162) (4) 3x0.131	
4. STUD TO SOLE PLATE	(4) 8d (2 1/2 x 0.131) (4) 3 x 0.131	TOENAIL
	HEIGHT <= 12' (2) 16d (3 1/2 x 0.162) (2) 3 x 0.131	END NAIL
	12' < HEIGHT < 24' (3) 16d (3 1/2x0.162) (4) 3x0.131	END NAIL
5. DOUBLE STUDS	16d (3 1/2 x 0.135) @ 24 3 x 0.131 @ 8	FACE NAIL
6. DOUBLE TOP PLATES	16d (3 1/2 x 0.135) @ 16 3 x 0.131 @ 12	FACE NAIL
7. DOUBLE TOP PLATES	(8) 16d (3 1/2 x 0.162)	LAP SPLICE
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	(3) 8d (2 1/2 x 0.131)	TOENAIL
9. RIM JOIST TO TOP PLATE	8d (2 1/2 x 0.131) @ 6 3 x 0.131 @ 6	TOENAIL
10. TOP PLATES, LAPS AND INTERSECTIONS	(2) 16d (3 1/2 x 0.162) @ 16 (2) 3 x 0.131 @ 10	FACE NAIL
11. CONTINUOUS HEADER, TWO PIECES	16d (3 1/2 x 0.162)	16 ALONG EDGE
12. CEILING JOISTS TO PLATE	(3) 8d (2 1/2 x 0.131) (5) 3 x 0.131	TOENAIL
13. CONTINUOUS HEADER TO STUD	(4) 8d (2 1/2 x 0.131)	TOENAIL
14. CEILING JOISTS, LAPS OVER PARTITIONS	(3) 16d (3 1/2 x 0.162) (4) 3 x 0.131	FACE NAIL
15. CEILING JOISTS TO PARALLEL RAFTERS	(3) 16d (3 1/2 x 0.162) (4) 3 x 0.131	FACE NAIL
16. RAFTERS TO PLATE	(3) 8d (2 1/2 x 0.131) (3) 3 x 0.131	TOENAIL
17. BUILD- UP CORNER STUDS	16d (3 1/2 x 0.162) 3 x 0.131	12 6
18. BUILT-UP GIRDER AND BEAMS	20d (4 x 0.192) @ 32 3 x 0.131 @ 24	FACE NAIL @ TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
	(2) 20d (4 x 0.192) (3) 3 x 0.131	FACE NAIL @ ENDS AND @ EACH SPLICE
19. (4) & (5) PLY BUILT-UP GIRDER AND BEAMS	1/2ø INCH BOLTS @ 24 TOP AND BOTTOM	THROUGH
19. COLLAR TIE TO RAFTER	(3) 10d (3 x 0.148) (5) 3 x 0.131	FACE NAIL
20. JACK RAFTER TO HIP	(3) 10d (3 x 0.148) (4) 3 x 0.131	TOENAIL
	(2) 16d (3 1/2 x 0.162) (3) 3 x 0.131	FACE NAIL
21. ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d (3 1/2 x 0.162) (3) 3 x 0.131	TOENAIL
	(2) 16d (3 1/2 x 0.162) (3) 3 x 0.131	
22. JOIST TO BAND JOIST	(3) 16d (3 1/2 x 0.162) (4) 3 x 0.131	FACE NAIL
23. LEDGER STRIP	(3) 16d (3 1/2 x 0.162) (4) 3 x 0.131	FACE NAIL
24. ROOF SHEATHING	8d (2 1/2 x 0.131) @ 6/6	FACE NAIL
25. FLOOR SHEATHING	10d (3 x 0.148) @ 6/6	FACE NAIL

REVISION SCHEDULE			
REVISION	DATE	INITIALS	DESCRIPTION

TITLEBLOCK REVISIONS
6-5-19 COA APPROVAL AREAS
12-5-19 INTERIOR SHEARWALL FASTENERS & PAF SPACING
1-15-20 ADD MASONRY OVER ROOF DETAIL, GYP AT LIB NOTE, BWP CONNECTION
1-27-20 PIER&BEAM NOTES, NON-STORAGE JOIST SPAN TABLE
1-29-20 ADDED RETAINING WALL DETAIL TO FOUNDATION DETAILS.
1-28-22 POLY NOTE ON SEC 3&4
2-23-22 MULTILEADERS, PURGE, PRELIM ATTRIBUTE SYNC ROOF SPAN TABLE
3-17-22 PCR BLK, Flip LAYER, BARRIER POLY NOTE
4-13-22 ATTIC VENT TABLE, IRC VERSION
5-5-22 RAG, CGC, & KET NOTES UPDATES

3228 EISENHOWER AVE
6/16/22
9 DESIGN CUSTOM BUILDERS
LAGO VISTA
HIGHLAND LAKE ESTATES
LOT:12057 BLOCK:12
SECTION: PHASE:
CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

FRAMING DETAILS

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
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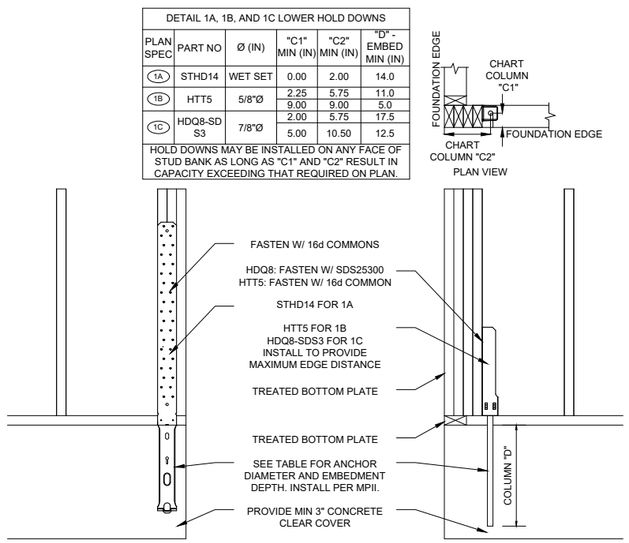
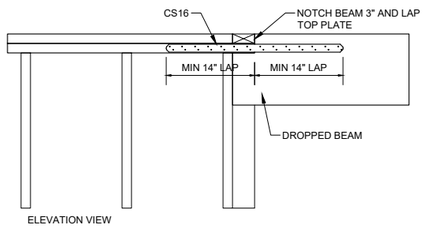
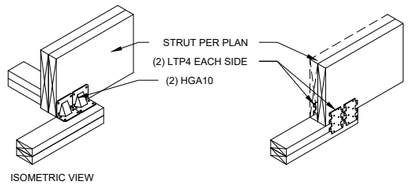
DETAIL 1A, 1B, AND 1C LOWER HOLD DOWNS					
PLAN SPEC	PART NO	Ø (IN)	"C1" MIN (IN)	"C2" MIN (IN)	"D" - EMBED MIN (IN)
1A	STHD14	WET SET	0.00	2.00	14.0
1B	HTT5	5/8"Ø	2.25	5.75	11.0
			9.00	9.00	5.0
1C	HDQ8-SD S3	7/8"Ø	2.00	5.75	17.5
			5.00	10.50	12.5
HOLD DOWNS MAY BE INSTALLED ON ANY FACE OF STUD BANK AS LONG AS "C1" AND "C2" RESULT IN CAPACITY EXCEEDING THAT REQUIRED ON PLAN.					



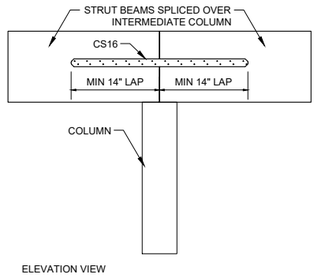
1 HOLD DOWNS - REQUIRED ONLY WHERE SPECIFIED ON PLAN



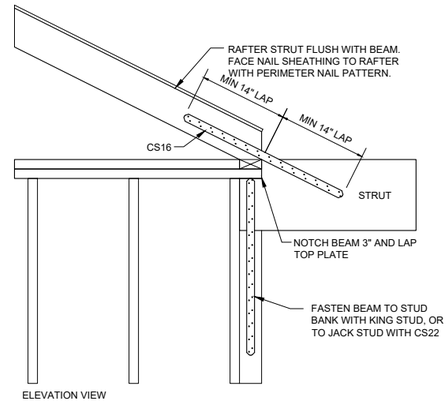
A DROPPED BEAM TO TOP PLATE



B CONCEALED BEAM TO PLATE STRUT CONNECTIONS

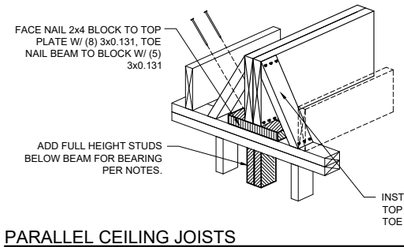


C BEAMS OVER INTERMEDIATE COLUMN

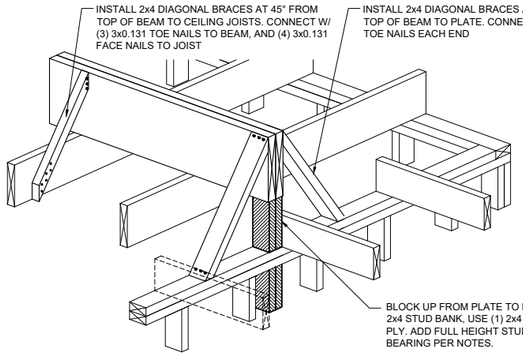


D BEAM TO RAFTER CONNECTION

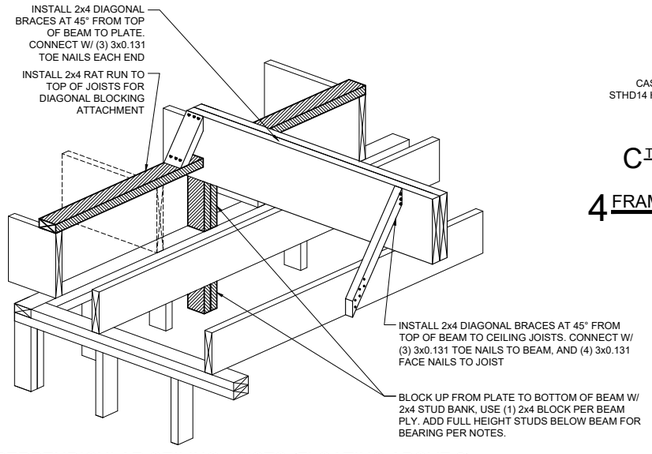
3 STRUT CONNECTIONS - REQUIRED ONLY WHERE BEAM IS LABELED AS STRUT ON LATERAL PLAN



PARALLEL CEILING JOISTS

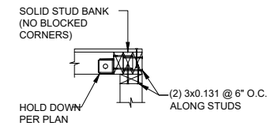


PERPENDICULAR CEILING JOISTS (FLOATING ABOVE 1)

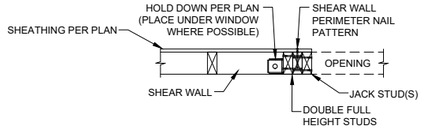


PERPENDICULAR CEILING JOISTS (FLOATING ABOVE 2)

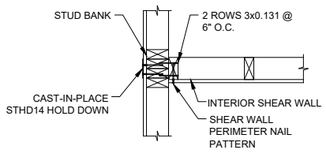
2 FLOATING BEAM FRAMING



A SOLID CORNER

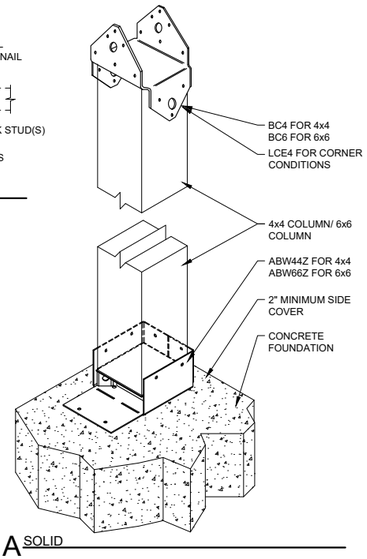


B OPENING

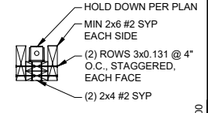


C TEE AT EXTERIOR

4 FRAMING @ HOLD DOWN LOCATIONS



A SOLID



B BUILT-UP

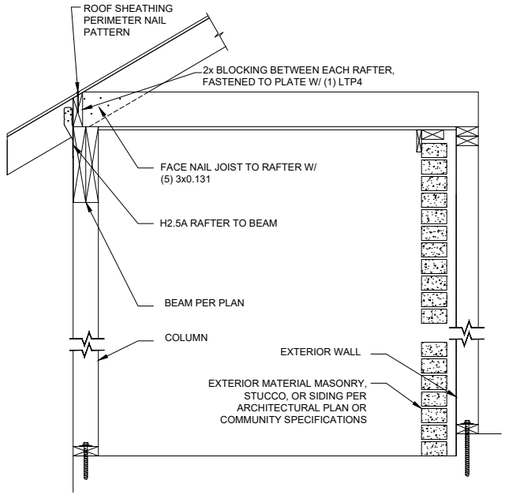
5 COLUMN ANCHORAGE AND CONNECTION

COPELAND ENGINEERING
Texas Firm # F-17724
1120 COTTONWOOD CREEK TRAIL
SUITE 160A CEDAR PARK, TX 78613
INSPECTION: 512.850.5069 DESIGN: 512.800.9200

LOT:12 BLOCK:12 | SECTION: | PHASE: | BY: JMG | CE:2203779

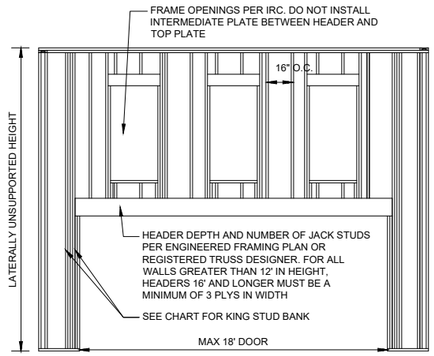
3228 EISENHOWER AVE
LAGO VISTA
HIGHLAND LAKE ESTATES
9 DESIGN CUSTOM BUILDERS
6/16/22

FRAMING DETAILS

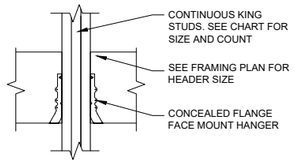


A PORCH FRAMING AND STRAPPING

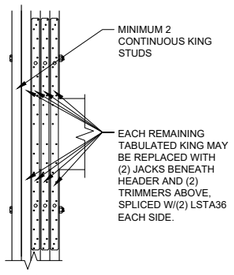
#2 S.Y.P. KING STUD COLUMNS					
BALLOON FRAME STUD NUMBER AND SIZE					
HEIGHT	12'-14'	< 15'-2"	< 16'-8"	< 19'-8"	< 21'-8"
# KING STUDS	3-2x6	4-2x6	5-2x6	3-2x8	4-2x8
CONNECT 4 AND 5 PLY KING STUDS WITH 1/2"Ø THROUGH BOLTS @ 24" O.C.					



B BALLOON FRAMED WALL @ GARAGE DOOR



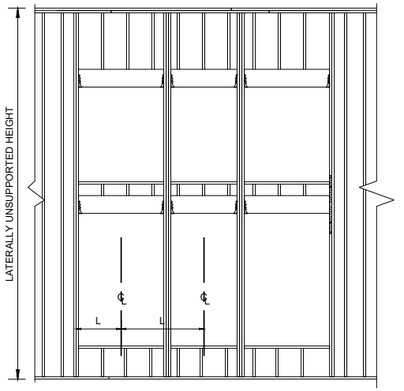
HANGER OPTION



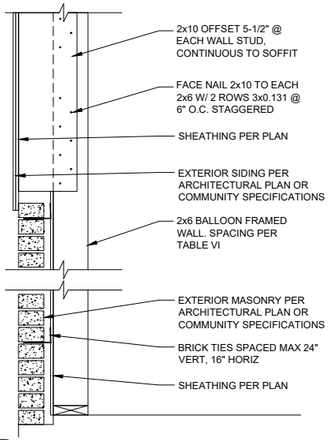
TRIMMER OPTION

KING STUD SPECIFICATION OPTIONS					
90 MPH	TRIBUTARY LENGTH, L (FT)				
H (FT)	2	3	4	5	
10	2-2x4	3-2x4	3-2x4	4-2x4	
	1-2x6	1-2x6	1-2x6	1-2x6	
12	3-2x4	4-2x4	2-2x6	2-2x6	
	1-2x6	1-2x6	1-2x8	1-2x8	
14	2-2x6	2-2x6	3-2x6	4-2x6	
	1-2x8	1-2x8	2-2x8	2-2x8	
18	2-2x6	3-2x6	4-2x6	2-2x8	
	1-2x8	2-2x8	2-2x8	1-2x10	
20	3-2x6	4-2x6	3-2x8	3-2x8	
	2-2x8	2-2x8	2-2x10	2-2x10	
24	3-2x8	4-2x8	3-2x10	3-2x10	
	2-2x10	2-2x10	2-2x12	2-2x12	

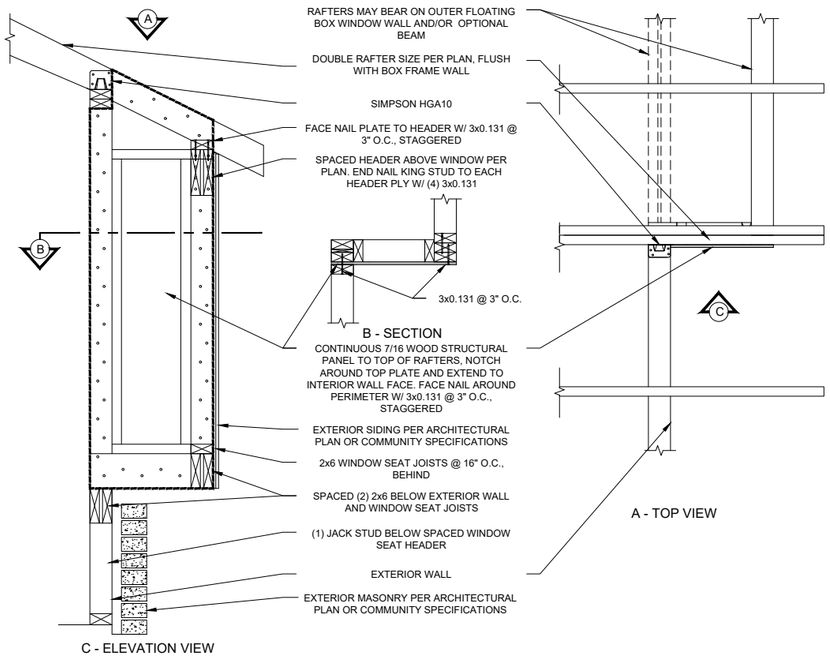
NOTES
1. 7/16 OSB SHEATHING REQUIRED FOR ALL WALLS EXCEEDING 10'. NO JOINTS WITHIN 24" OF HEADER/KING STUD INTERSECTION.
2. FOR WALL HEIGHTS EXCEEDING 14', HEADER TO BE MIN 3-PLY.
3. CONNECT 4 AND 5 PLY STUD BANKS WITH 1/2"Ø THROUGH BOLTS @ 24" O.C..



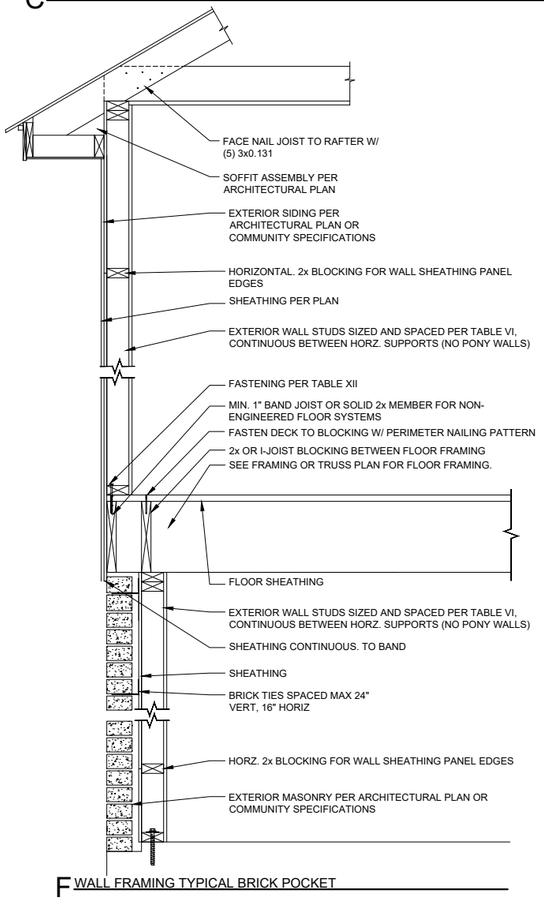
C TYPICAL BALLOON FRAMED WALLS



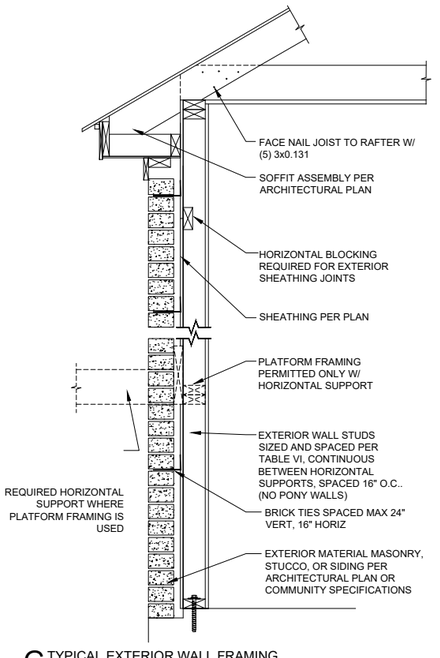
D BALLOON FRAME WALL @ BRICK POCKET



E FLOATING BOX WINDOW AT UPPER ROOF HEIGHT



F WALL FRAMING TYPICAL BRICK POCKET



G TYPICAL EXTERIOR WALL FRAMING

6 TYPICAL WALL FRAMING

7·8·22

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6/16/22

3228 EISENHOWER AVE

LAGO VISTA

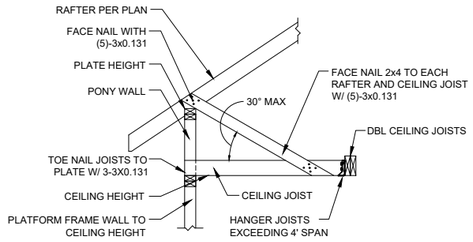
9 DESIGN CUSTOM BUILDERS

HIGHLAND LAKE ESTATES

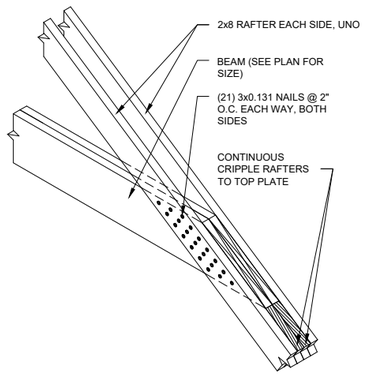
LOT:1205BLOCK:12 SECTION: PHASE: BY: JMG CE:2203779

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL SUITE 180A CEDAR PARK, TX 78613

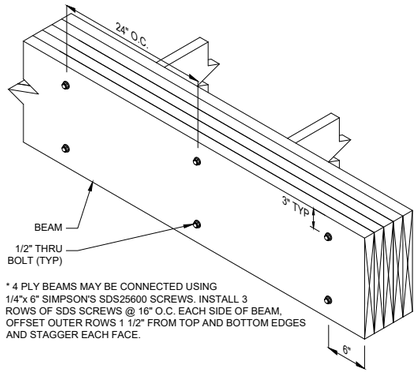
FRAMING DETAILS



A RAFTER TIE AT RAISED PLATE

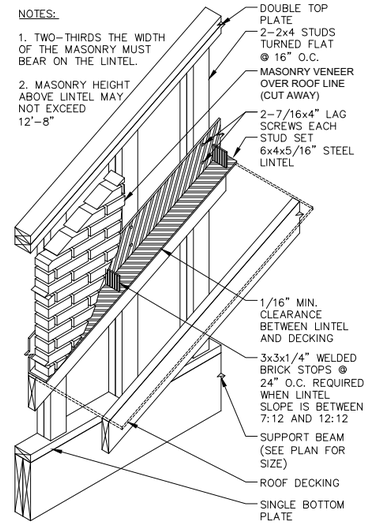


B RAFTER SUPPORTED BEAM (RSB)

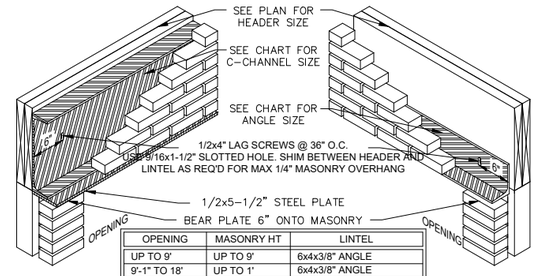


* 4 PLY BEAMS MAY BE CONNECTED USING 1/4"x 6" SIMPSON'S SDS25600 SCREWS. INSTALL 3 ROWS OF SDS SCREWS @ 16" O.C. EACH SIDE OF BEAM, OFFSET OUTER ROWS 1 1/2" FROM TOP AND BOTTOM EDGES AND STAGGER EACH FACE.

C 4 AND 5 PLY BEAM CONNECTIONS



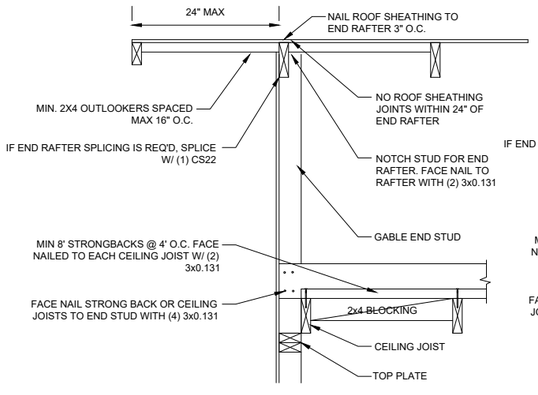
A MASONRY OVER ROOF



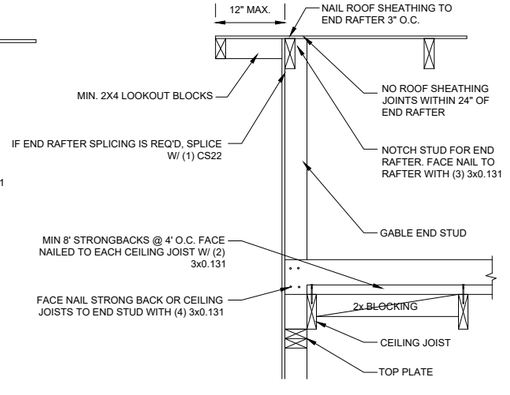
OPENING	MASONRY HT	LINTEL
UP TO 9'	UP TO 9'	6x4x3/8" ANGLE
9'-1" TO 18'	UP TO 1'	6x4x3/8" ANGLE
9'-1" TO 16'	UP TO 4'	8x4x1/2" ANGLE
9'-1" TO 18'	1'-1" TO 5'	C10x15.3 C-CHANNEL
9'-1" TO 18'	5'-1" TO 23'	C15x33.9 C-CHANNEL

B MASONRY SUPPORT OVER OPENINGS

7 TYPICAL ROOF AND CEILING FRAMING DETAILS

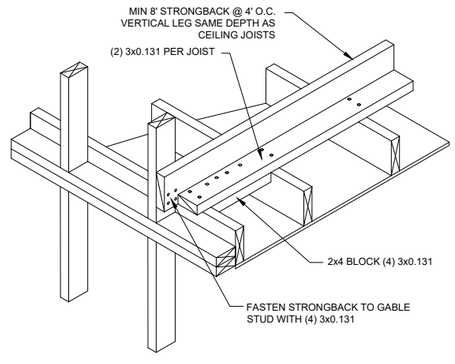


A OUTLOOKERS

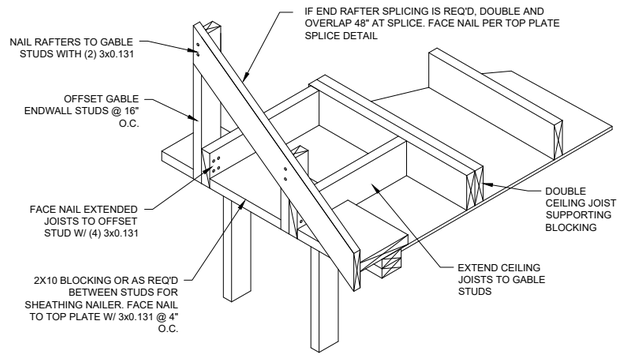


B LOOKOUT BLOCKS

8 LINTEL DETAILS



A ENDWALL BRACING



B OFFSET ENDWALL

9 GABLE OVERHANG

10 GABLE WALL FRAMING

7·8·22

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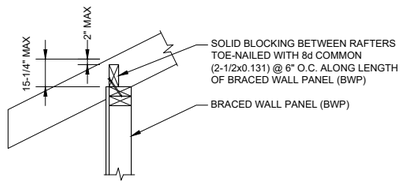
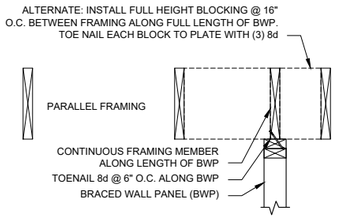
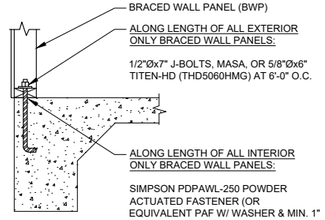
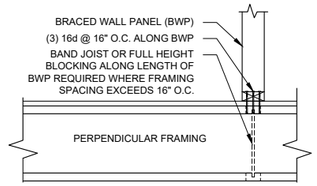
FRAMING DETAILS

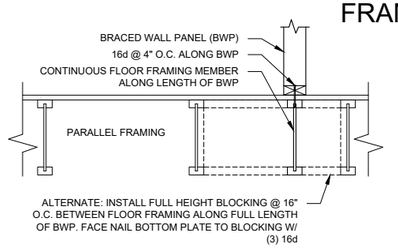




A BWP TOP PLATE CONNECTIONS

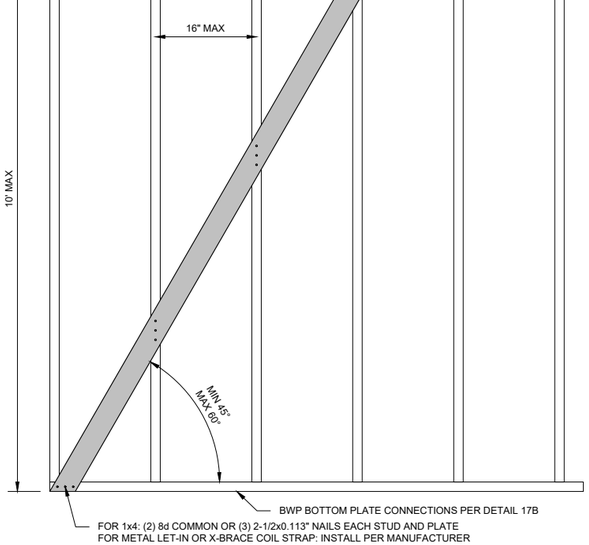






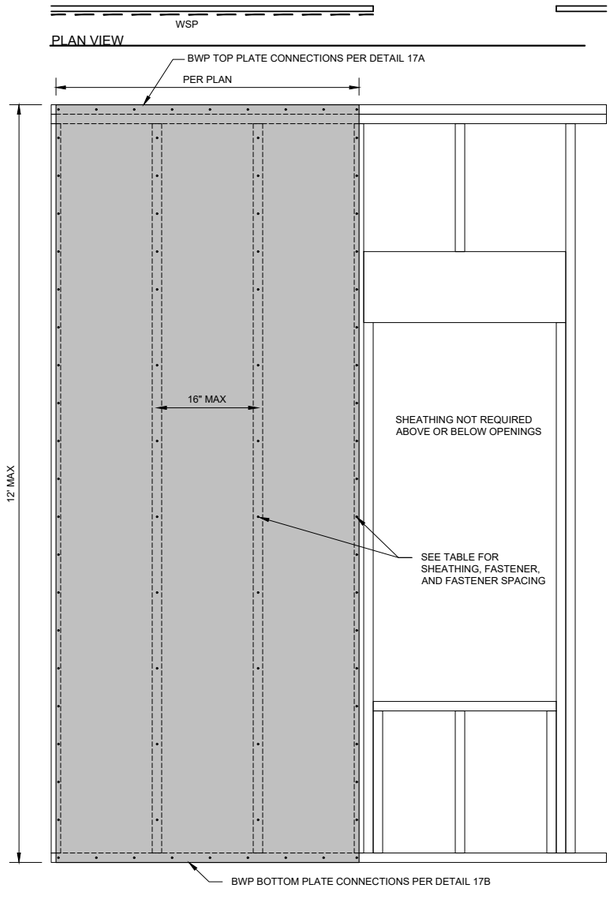
B BWP BOTTOM PLATE CONNECTIONS

17 BRACED WALL PANEL (BWP) CONNECTIONS



A LIB - LET-IN

1/2" GYPSUM WALL BOARD IS REQUIRED ALONG BRACED WALL PANEL AT LOCATION OF LET-IN BRACE AND FASTENED AT 8" O.C. WITH ONE OF THE FOLLOWING: 1-1/4" TYPE W SCREWS; 13 ga 1-3/8, 19/64 HEAD; 1-1/4x0.098, ANNULAR RINGED; 5d COOLER NAIL, 1-5/8x0.086, 15/64 HEAD; GYPSUM NAIL, 1-5/8x0.086, 9/32 HEAD



B WSP, GB, SFB, PBS, AND HPS SHEATHING

PRESCRIPTIVE BRACING
INTERMITTENT SHEATHING CONSTRUCTION[a,b]

BRACING METHOD	SHEATHING	FASTENER[c]	SPACING EDGE/FIELD
WSP	EXTERIOR 3/8" WOOD STRUCTURAL PANEL	6d COMMON (2.0x0.113)	6/12
	EXTERIOR 7/16" WOOD STRUCTURAL PANEL	8d COMMON (2.5x0.131)	6/12
	INTERIOR 3/8" OR 7/16" WOOD STRUCTURAL PANEL	6d COMMON (2x0.113)	6/12
		15 ga 1-3/4	4/8
		2-1/4x(0.097-0.099) NAIL[d]	3/6
		16 ga 1-3/4	3/6
	0.113" RED THERMOPLY	16 ga x1-1/4, 1" CROWN	3/3
GB[e]	INTERIOR 1/2" GYPSUM PANEL	13 ga 1-3/8, 19/64 HEAD; 1-1/4x0.098, ANNULAR RINGED; 5d COOLER NAIL, 1-5/8x0.086, 15/64 HEAD; GYPSUM NAIL, 1-5/8x0.086, 9/32 HEAD; 1-1/4 TYPE W SCREWS;	7/7
	EXTERIOR 1/2" GYPSUM PANEL	1-1/2 GALV. ROOF NAIL; 1-1/2 GALV STAPLE; 1-1/4 TYPE W SCREW	7/7
	EXTERIOR 5/8" GYPSUM PANEL	1-3/4 GALV. ROOF NAIL; 1-5/8 GALV STAPLE; 1-5/8 TYPE W SCREW	7/7
SFB	1/2" OR 25/32" STRUCTURAL FIBERBOARD (QUIETBRACE)	1-1/2x0.12 GALV. ROOFING NAILS (1-3/4 FOR 25/32"); 8d COMMON (2-1/2x0.131)	3/6
PBS	3/8" OR 1/2" PARTICLE BOARD	FOR 3/8: 6d COMMON (2x0.113) FOR 1/2: 8d COMMON (2-1/2x0.131)	3/6
HPS	7/16" HARDBOARD PANEL SIDING	0.092 DIA, 0.225 HEAD, 1-1/2 PENETRATION	4/8

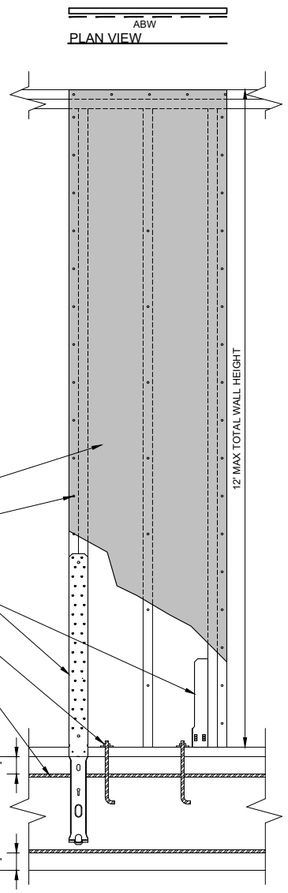
a. EXCEPT FOR METHOD GB, 1/2" GYPSUM WALL BOARD SHALL BE INSTALLED OPPOSITE SHEATHING AND FASTENED AT 16" O.C. WITH MIN 1-1/4 TYPE W SCREWS OR AT 8" O.C. WITH ONE OF THE FOLLOWING: 13 ga 1-3/8, 19/64 HEAD; 1-1/4x0.098, ANNULAR RINGED; 5d COOLER NAIL, 1-5/8x0.086, 15/64 HEAD; GYPSUM NAIL, 1-5/8x0.086, 9/32 HEAD.

b. ALL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON MINIMUM 1 1/2" STUDS OR BLOCKING.

c. STAPLES SHALL BE MINIMUM 16ga AND CROWN WIDTH OF 7/16, UNO.

d. NAIL IS A GENERAL DESCRIPTION AND MAY BE T-HEAD, ROUND HEAD, OR MODIFIED ROUND HEAD.

e. 4x8 or 4x9 PANELS SHALL BE APPLIED VERTICALLY. LONGER PANELS MAY BE APPLIED HORIZONTALLY



C ABW ALTERNATE BRACED WALL PANEL

18 INTERMITTENT BRACING METHODS

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

6/16/22

3228 EISENHOWER AVE

9 DESIGN CUSTOM BUILDERS

LAGO VISTA

LOT:12 BLOCK:12 PHASE:

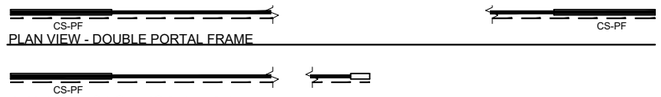
SECTION: BY: JMG

CE:2203779

HIGHLAND LAKE ESTATES

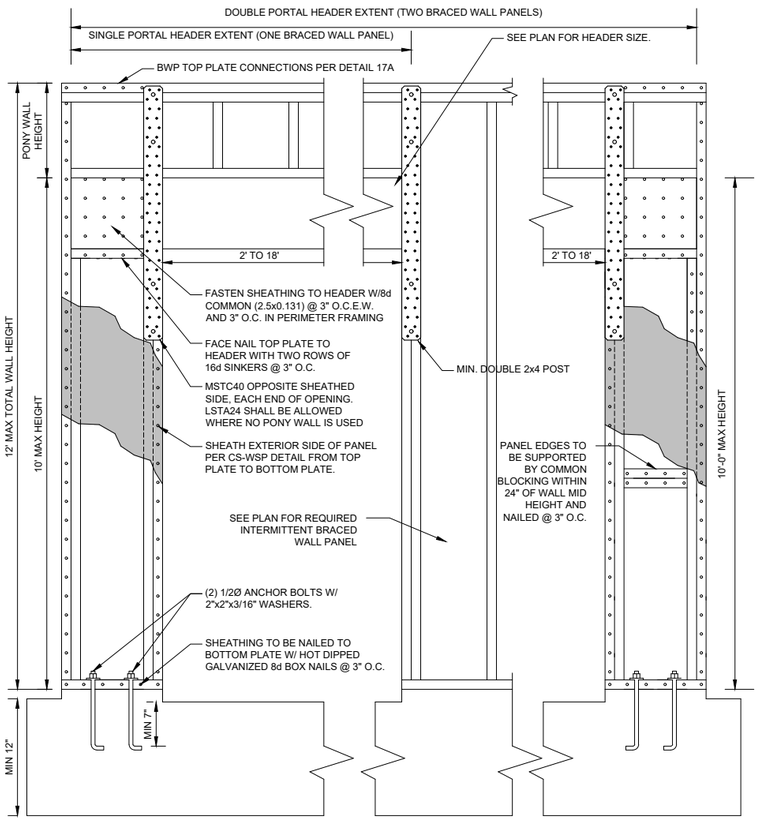
INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

FRAMING DETAILS

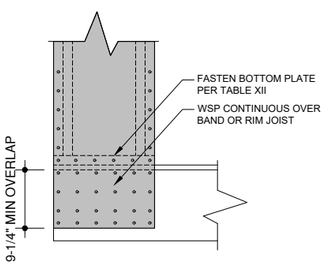


PLAN VIEW - DOUBLE PORTAL FRAME

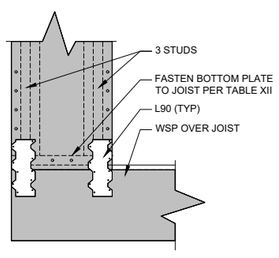
PLAN VIEW - SINGLE PORTAL FRAME



OVER CONCRETE



OVER WOOD FLOOR - OVERLAP OPTION

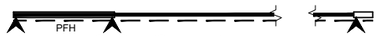


OVER WOOD FLOOR - L90 OPTION

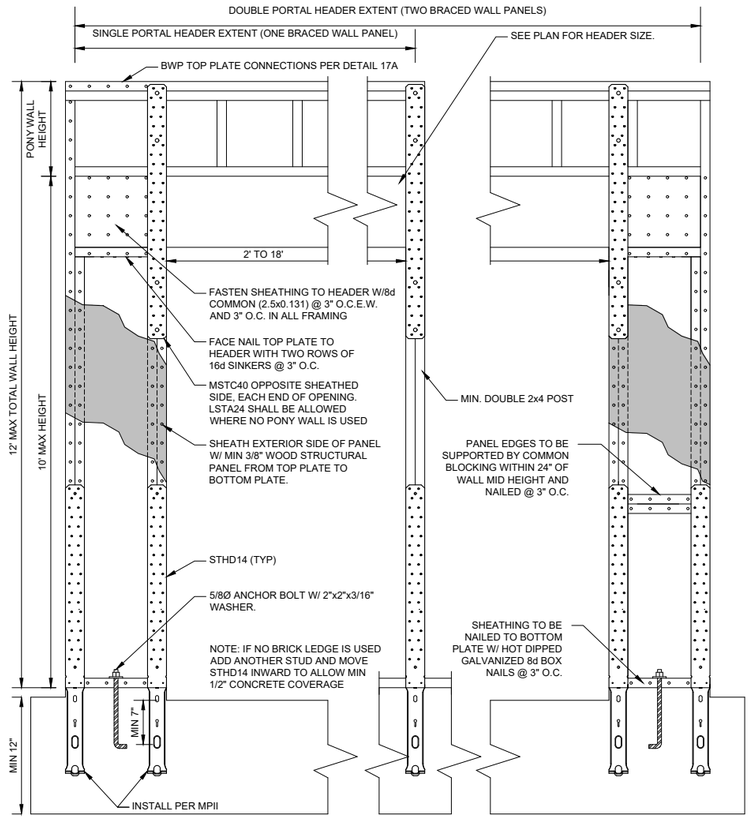
A CS-PF CONTINUOUS SHEATHING WITH PORTAL FRAME

19 CONTINUOUS SHEATHING BRACING METHODS

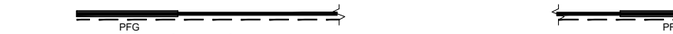
PLAN VIEW - DOUBLE PORTAL FRAME



PLAN VIEW - SINGLE PORTAL FRAME

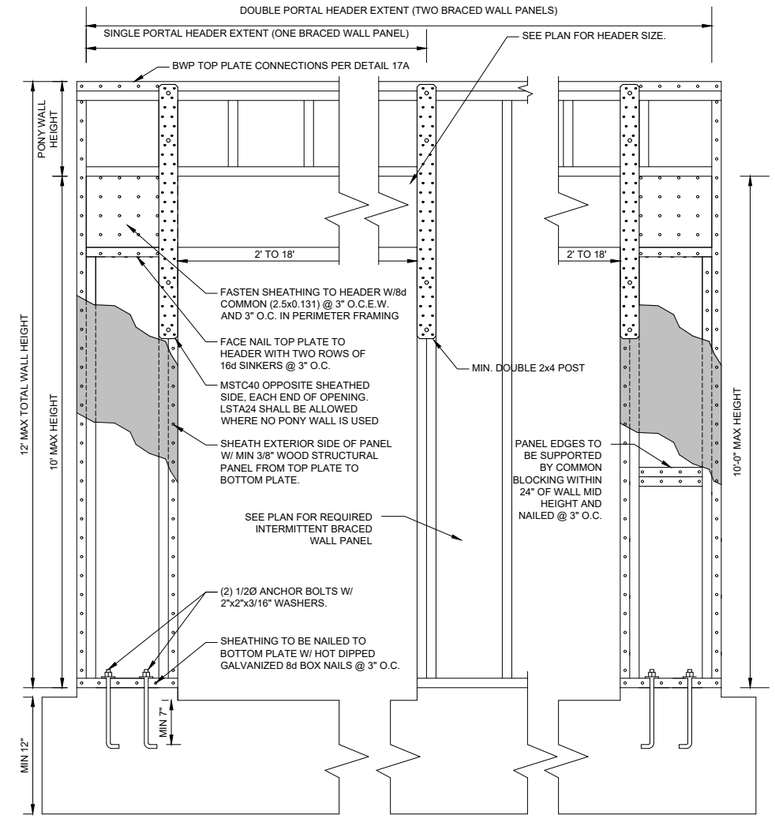


D PFH PORTAL FRAME WITH HOLD DOWNS



PLAN VIEW - DOUBLE PORTAL FRAME

PLAN VIEW - SINGLE PORTAL FRAME



E PFG PORTAL FRAME WITHOUT HOLD DOWNS

18 INTERMITTENT BRACING METHODS

7·8·22

6/16/22

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

9 DESIGN CUSTOM BUILDERS

LOT:12 BLOCK:12

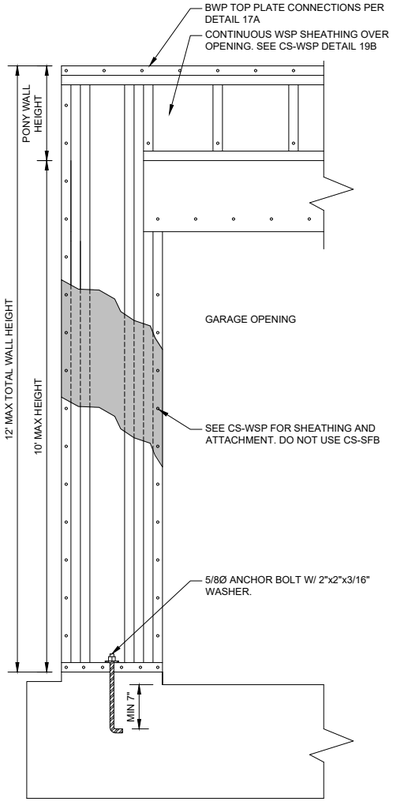
SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

CS-G

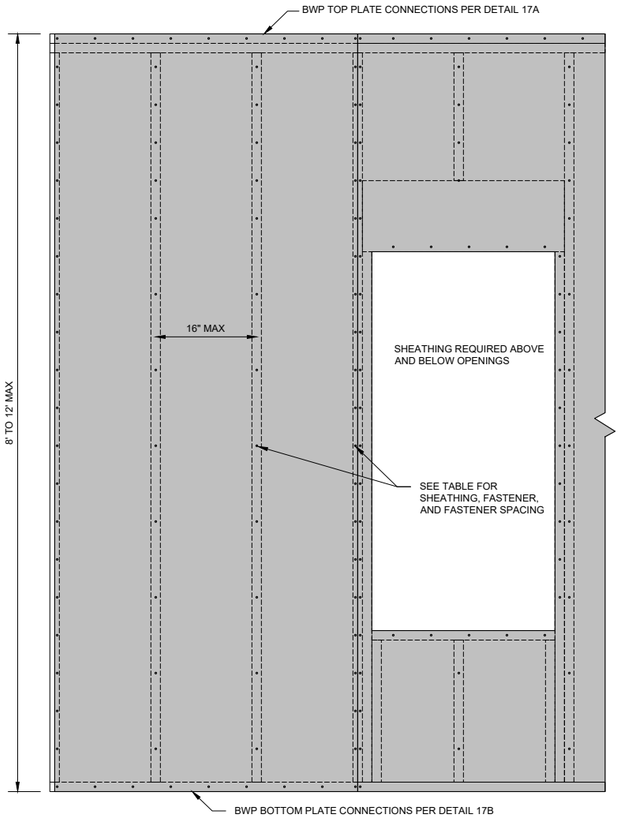
PLAN VIEW



B CS-G CONTINUOUS SHEATHING AT GARAGE

CS-WSP

PLAN VIEW



C CS-WSP AND CS-SFB CONTINUOUS SHEATHING

PRESCRIPTIVE BRACING
CONTINUOUS SHEATHING CONSTRUCTION[a,b]

BRACING METHOD	SHEATHING	FASTENER[c]	SPACING EDGE/FIELD
CS-WSP	EXTERIOR 3/8" WOOD STRUCTURAL PANEL	6d COMMON (2.0x0.113)	6/12
	EXTERIOR 7/16" WOOD STRUCTURAL PANEL	8d COMMON (2.5x0.131)	6/12
	INTERIOR 3/8" OR 7/16" WOOD STRUCTURAL PANEL	6d COMMON (2x0.113)	6/12
		15 ga 1-3/4	4/8
		2-1/4x(0.097-0.099) NAIL[d]	3/6
		16 ga 1-3/4	3/6
	0.113" RED THERMOPLY	16 ga x1-1/4, 1" CROWN	3/3
CS-SFB	1/2" OR 25/32" STRUCTURAL FIBERBOARD (QUIETBRACE)	1-1/2x0.12 GALV. ROOFING NAILS (1-3/4 FOR 25/32"); 8d COMMON (2-1/2x0.131)	3/6

a. 1/2" GYPSUM WALL BOARD SHALL BE INSTALLED OPPOSITE SHEATHING AND FASTENED AT 16" O.C. WITH MIN 1-1/4 TYPE W SCREWS OR AT 8" O.C. WITH ONE OF THE FOLLOWING: 13 ga 1-3/8, 19/64 HEAD; 1-1/4x0.098, ANNULAR RINGED; 5d COOLER NAIL, 1-5/8x0.086, 15/64 HEAD; GYPSUM NAIL, 1-5/8x0.086, 9/32 HEAD

b. ALL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON MINIMUM 1 1/2" STUDS OR BLOCKING.

c. STAPLES SHALL BE MINIMUM 16ga AND CROWN WIDTH OF 7/16, UNO.

d. NAIL IS A GENERAL DESCRIPTION AND MAY BE T-HEAD, ROUND HEAD, OR MODIFIED ROUND HEAD.

19 CONTINUOUS SHEATHING BRACING METHODS

7·8·22

6/16/22

3228 EISENHOWER AVE

LAGO VISTA

9 DESIGN CUSTOM BUILDERS

HIGHLAND LAKE ESTATES

LOT:12 BLOCK:12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

LEVEL 1 CEILING FRAMING PLAN

1/8" = 1'-0"

TABLE VIII[a]			
CEILING JOIST SPAN (STORAGE L=20)			
	24	16	12
2x6	9'–10"	12'–0"	13'–11"
2x8	12–6"	15'–3"	17'–7"
2x10	14'–9"	18'–1"	20'–11"
2x12	17'–5"	21'–4"	24'–8"
a) ANY BEAM OF SAME SIZE WITH Fb >= 2600, Fv >= 285, AND E>=2.0 MAY BE SUBSTITUTED FOR LVL			

TABLE VII			
2x12 FLOOR JOIST SPAN (DL = 10 PSF)			
SPACING (INCHES)			
	24	16	12
LIVING (L=40)	13'–6"	16'–6"	19'–1"
SLEEPING (L=30)	15'–1"	18'–6"	21'–4"

ALL CEILING JOISTS 2x6 SOUTHERN PINE #2 SPACED @ 24" O.C. - U.N.O.

TRUSS COMPONENT DESIGN IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. SEE GENERAL NOTES. TRUSS SPACING 24" O.C. U.N.O. SEE TRUSS MANUFACTURER'S PLACEMENT DIAGRAM FOR DIMENSIONS. IF TRUSS PLACEMENT DIFFERS FROM COPELAND ENGINEERING'S ASSUMED TRUSS LOCATION, PLEASE CONTACT COPELAND ENGINEERING TO REVISE THE ENGINEERING SET.

2-2x6 Hdrs 40 FT
(2 @ 4 FT)
(4 @ 8 FT)

2-2x8 Hdrs 152 FT
(8 @ 8 FT)
(22 @ 4 FT)

2-2x10 Hdrs 40 FT
(4 @ 6 FT)
(4 @ 4 FT)

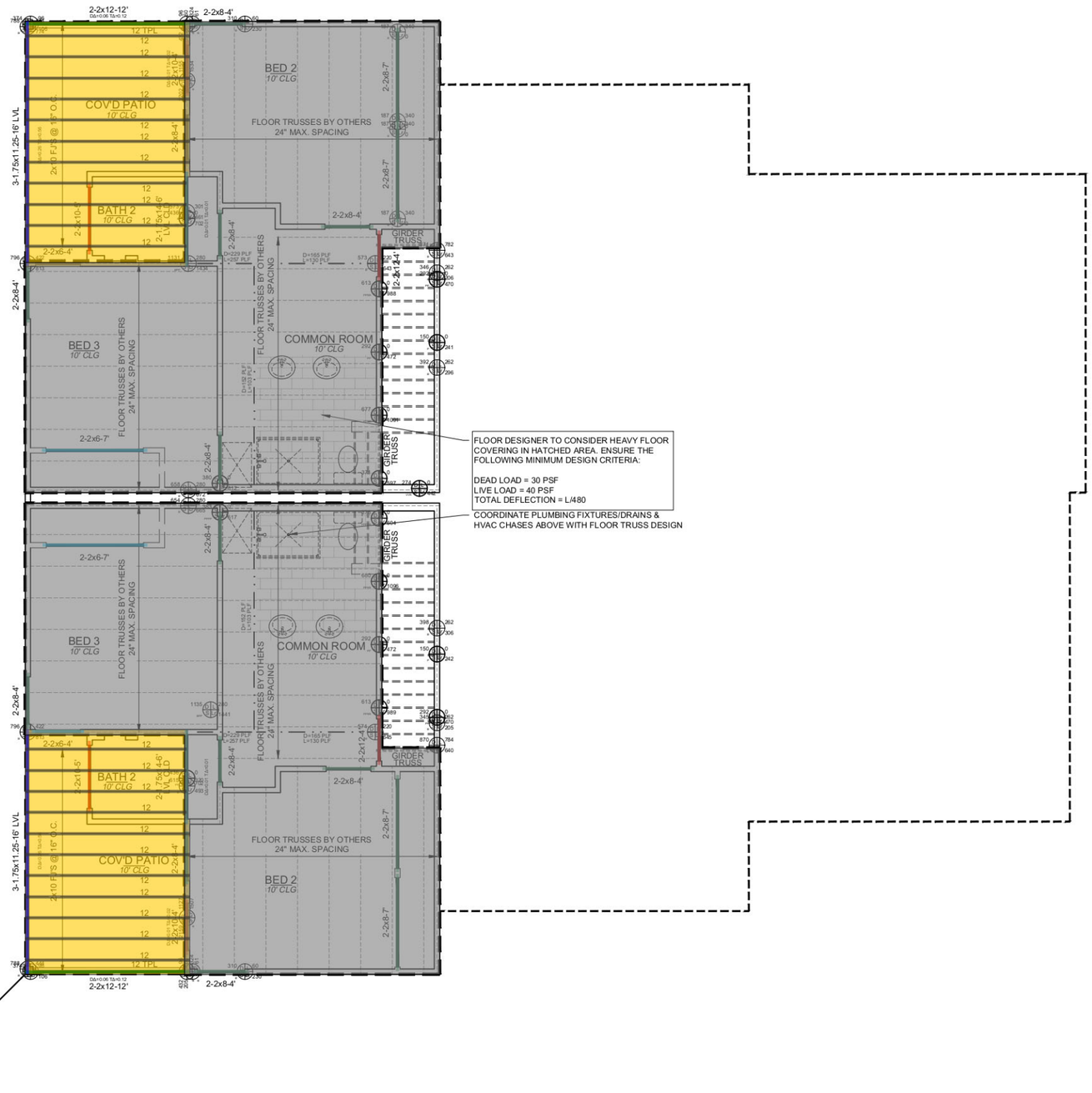
2-2x12 Hdrs 16 FT
(4 @ 4 FT)

3-2x12 Bms 72 FT
(6 @ 12 FT)

3-11" LVL 96 FT
(6 @ 16 FT)

2-14" LVL 24 FT
(4 @ 6 FT)

2x10 FJ @ 16" o.c. 264 FT
(22 / 12.00)



7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

- FLOOR EXTENTS
- FLOOR TRUSS
- CEILING LINE
- JOIST LINEWEIGHT @ STORAGE
- JOIST LINEWEIGHT @ NON-STORAGE
- ENGINEERED BEAM
- STACKED ON WALL
- STACKED ON BEAM
- BEARING LINEWEIGHT
- NON-BEARING WEIGHT
- POINT LOAD (LBS)
- LINE LOAD (PLF)

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:12 BLOCK:12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200

Texas Firm # F-17724

COPELAND ENGINEERING

1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

LEVEL 2 CEILING FRAMING PLAN

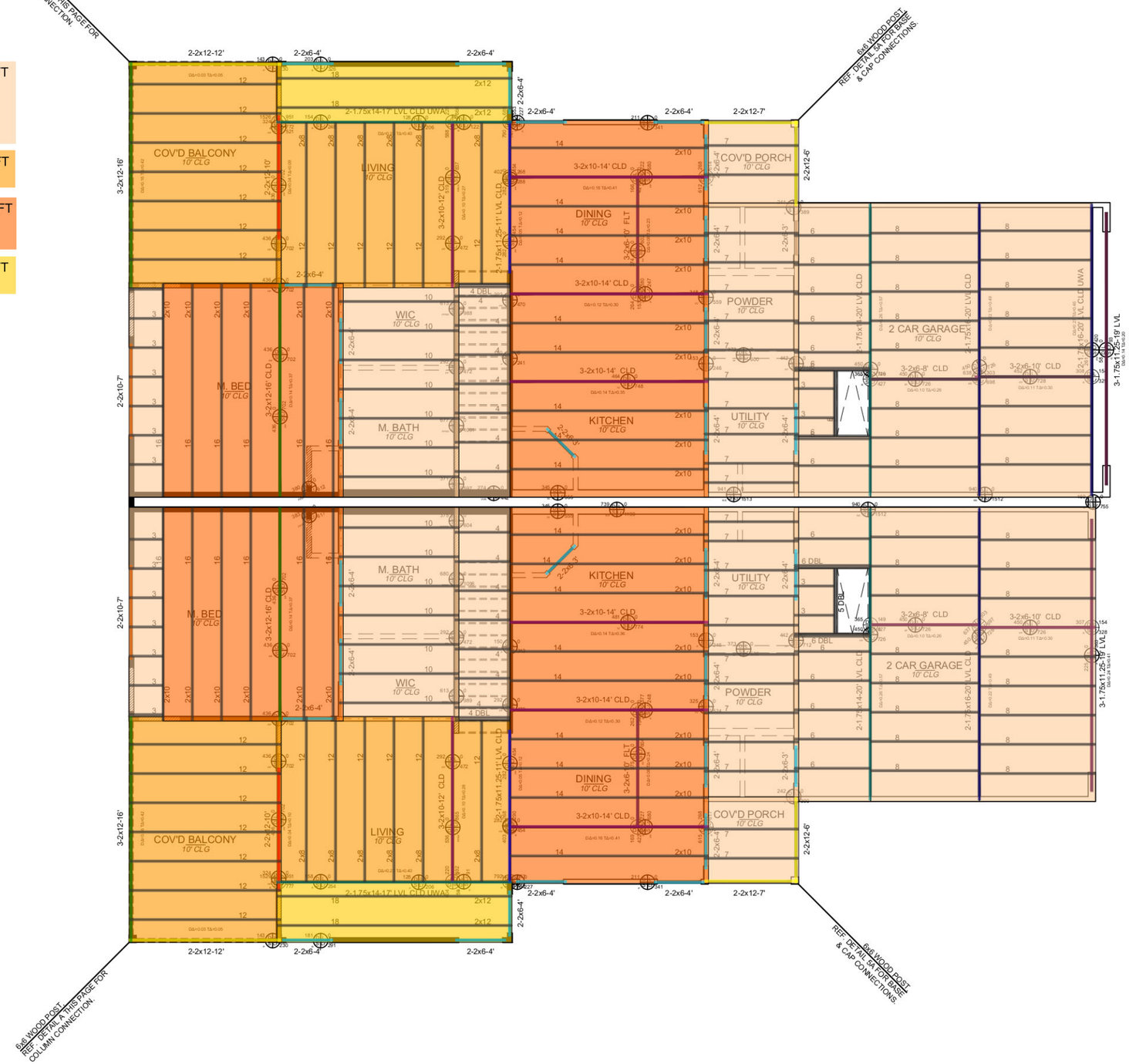
1/8" = 1'-0"

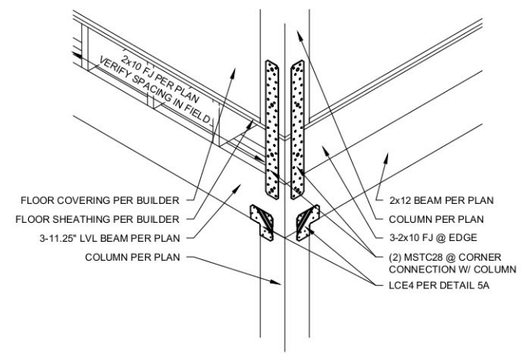
TABLE VIII[a]			
CEILING JOIST SPAN (STORAGE L=20)			
	24	16	12
2x6	9'–10"	12'–0"	13'–11"
2x8	12–6"	15'–3"	17'–7"
2x10	14'–9"	18'–1"	20'–11"
2x12	17'–5"	21'–4"	24'–8"
a) ANY BEAM OF SAME SIZE WITH Fb >= 2600, Fv >= 285, AND E>=2.0 MAY BE SUBSTITUTED FOR LVL			

ALL CEILING JOISTS 2x6 SOUTHERN PINE #2 SPACED @ 24" O.C. - U.N.O.

- 2-2x6 Hdrs 232 FT (58 @ 4 FT)
- 2-2x10 Hdrs 32 FT (4 @ 8 FT)
- 2-2x12 Hdrs 40 FT (4 @ 10 FT)
- 3-2x6 Bms 156 FT (12 @ 8 FT) (6 @ 10 FT)
- 3-2x10 Bms 324 FT (6 @ 12 FT) (18 @ 14 FT)
- 2-2x12 Bms 104 FT (4 @ 12 FT) (4 @ 6 FT) (4 @ 8 FT)
- 3-2x12 Bms 192 FT (12 @ 16 FT)
- 2-11" LVL 48 FT (4 @ 12 FT)
- 3-11" LVL 120 FT (6 @ 20 FT)
- 2-14" LVL 152 FT (4 @ 20 FT) (4 @ 18 FT)
- 2-16" LVL 120 FT (6 @ 20 FT)

- 2x6 CJ @ 24" o.c. 892 FT (36 / 4.00) (24 / 6.00) (14 / 10.00) (58 / 8.00)
- 2x8 CJ @ 24" o.c. 312 FT (26 / 12.00)
- 2x10 CJ @ 24" o.c. 444 FT (12 / 16.00) (18 / 14.00)
- 2x12 CJ @ 24" o.c. 72 FT (4 / 18.00)





A COLUMN CONNECTION

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

- FLOOR EXTENTS
- FLOOR TRUSS
- CEILING LINE
- JOIST LINEWEIGHT @ STORAGE
- JOIST LINEWEIGHT @ NON-STORAGE
- ENGINEERED BEAM
- STACKED ON WALL
- STACKED ON BEAM
- BEARING LINEWEIGHT
- NON-BEARING WEIGHT
- DEAD LIVE ROOF POINT LOAD (LBS)
- LINE LOAD (PLF)

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:12 BLOCK: 12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200

Texas Firm #F-17724

COPELAND ENGINEERING

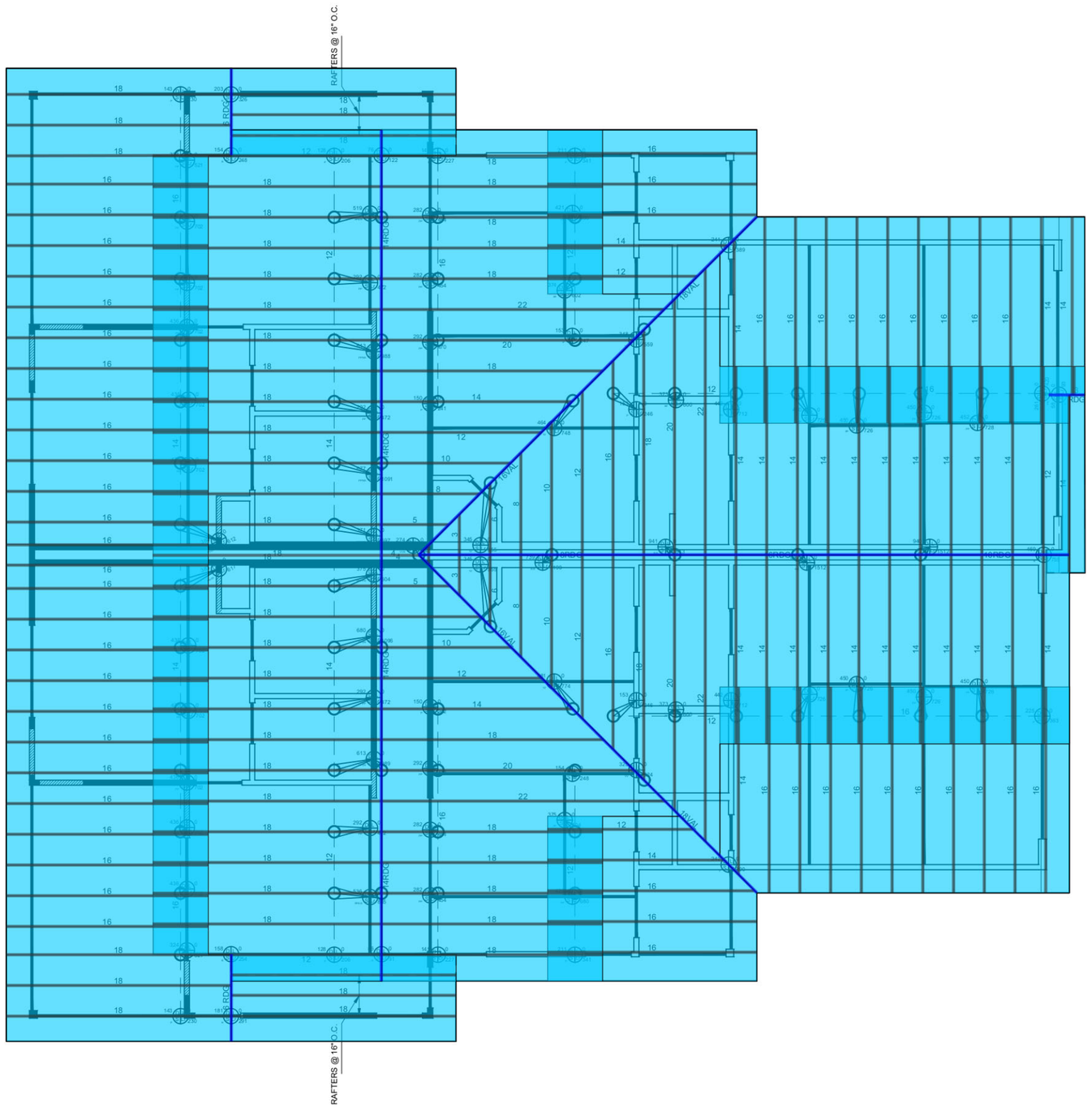
1120 COTTONWOOD CREEK TRAIL SUITE 180A CEDAR PARK, TX 78613

TABLE X					
RAFTER SPANS (L=20)					
			24	16	12
CEILING NOT ATTACHED	COMP METAL D=10	2x6	11'-0"	13'-6"	15'-7"
		2x8	13'-11"	17'-1"	19'-8"
		2x10	16'-6"	20'-3"	23'-5"
		2x12	19'-6"	23'-10"	>26'
	TILE D=20	2x8	12'-1"	14'-9"	17'-1"
		2x10	14'-4"	17'-6"	20'-3"
		2x12	16'-10"	20'-8"	23'-10"
CEILING ATTACHED	COMP METAL D=10	2x6	11'-0"	13'-5"	14'-9"
		2x8	13'-11"	17'-1"	19'-6"
		2x10	16'-6"	20'-3"	23'-5"
		2x12	19'-6"	23'-10"	>26'
	TILE D=20	2x8	12'-1"	14'-9"	17'-1"
		2x10	14'-4"	17'-6"	20'-3"
		2x12	16'-10"	20'-8"	23'-10"

TABLE IX		
ROOF BRACES AND STIFFBACK SIZES		
MAX LENGTH (FT)	BRACE	STIFFBACK
4	2x4	N/A
12	2x6	2x4
16	2x6	2x6

COMP/METAL ROOF: 2x6 RAFTERS @ AT 24" O.C. - U.N.O.
TILE ROOF: 2x8 RAFTERS @ 24" O.C. - U.N.O.
HIPS, VALLEYS, AND RIDGES SHALL BE MINIMUM 2X WIDTH AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER

ROOF FRAMING PLAN
1/8" = 1'-0"



2x6 RJ @ 24" o.c. 2588 FT
(52 / 18.00)
(54 / 16.00)
(30 / 14.00)
(4 / 22.00)
(4 / 20.00)
(7 / 12.00)
(4 / 10.00)
(4 / 8.00)
(4 / 6.00)
(4 / 4.00)
(2 / 2.00)

2x8 Hips/Valleys (6:12) 68 FT
(2 @ 16 FT)
(2 @ 18 FT)

2x8 Ridges 116 FT
(1 @ 10 FT)
(1 @ 18 FT)
(1 @ 16 FT)
(1 @ 4 FT)
(2 @ 6 FT)
(4 @ 14 FT)

7·8·22

STATE OF TEXAS
CHRISTOPHER S. COPELAND
89672
LICENSED
PROFESSIONAL ENGINEER

ROOF BRACE
ENGINEERED BEAM
GIRDER TRUSS
TRUSS
RAFTER
STACKED ON WALL
STACKED ON BEAM
LOWER WALL
BEARING LINEWEIGHT
NON-BEARING WEIGHT
POINT LOAD (LBS)
LINE LOAD (PLF)
DEAD LIVE ROOF

6/16/22

9 DESIGN CUSTOM BUILDERS

3228 EISENHOWER AVE

LAGO VISTA

HIGHLAND LAKE ESTATES

LOT:1205 BLOCK: 12

SECTION: PHASE:

CE:2203779 BY: JMG

INSPECTION: 512.850.5069 DESIGN: 512.800.9200
Texas Firm # F-17724
COPELAND ENGINEERING
1120 COTTONWOOD CREEK TRAIL
SUITE 180A CEDAR PARK, TX 78613

Over and Under Estimators, LLC
423 Mesa Canyon
San Antonio, TX 78258
www.overandundercompany.com

Builder: 9 Design Custom Builders	**Estimated by:** AV	**Checked by:** DR
Job Name: Eisenhower Duplex 2A	**Phone Number:** 210.718.9719	**Date:** 08.04.2022
Address: 3228 Eisenhower Ave	**Email:** estimating@overandundercompany.com	
City & State: Travis County, TX.	**Architectural:** 9 Design Custom	**Date**: 11.09.2021
Project Number: 5219-2022	**Structural:** Christopher S.	**Date**: 07.08.2022

Notes and Disclaimers:

1) Need to verify if Studs at Walls adjacent to CMU Party wall need to be Treated.
2) Need to verify the Fascia and Frieze; included 1x6 and 1x4 Hardie Fascia and Frieze.
3) Need to verify Lap Siding; included 5/16 X 8 1/4-12' w/7" Exposure.
4) Floor System NOT included; to be designed and provided by others.

Lower Floor Walls

Material	Qty	Description	Remarks
SILL SEALER 3 1/2X50'	4	Sill Sealer 2x4	
2X4-116 5/8 SPF STUD SDRY	371	Studs 2x4	
2X6-116 5/8 SPF STUD SDRY	20	Studs 2x6	
2X4-12 STD&BTR/#2 SPF DRY (STUD)	36	Studs 2x4	
2X4-14 STD&BTR/#2 SPF DRY	48	Top Plates 2x4	
2X4-16 STD&BTR/#2 SPF DRY	14	Top Plates 2x4	
2X6-12 #2&BTR SPF DRY	3	Blocking	
2X6-12 #2&BTR SPF DRY (STUD)	12	Studs 2x6	
2X6-14 #2&BTR SPF DRY	5	Top Plates 2x6	
2X6-16 #2&BTR SPF DRY	2	Top Plates 2x6	
2X4-14 SYP #3 BORATE TREATED	30	Bottom Plates 2x4	
2X6-14 SYP #3 BORATE TREATED	3	Bottom Plates 2x6	
2X4-12 UTILITY SPF S4S	30	Bracing/Blocking	
2X4-14 UTILITY SPF S4S	96	Bracing/Blocking	
2X4-16 UTILITY SPF S4S	13	Bracing/Blocking	
2X6-8 #2&BTR SYP S4S KD	11	Headers/Bms	
2X8-8 #2&BTR SYP S4S KD	19	Headers/Bms	
2X10-8 #2&BTR SYP S4S KD	2	Headers/Bms	

2X10-12 #2&BTR SYP S4S KD	8	Headers/Bms	
2X10-14 #2&BTR SYP S4S KD	18	Headers/Bms	
2X12-8 #2&BTR SYP S4S KD	6	Headers/Bms	
2X12-12 #2&BTR SYP S4S KD	12	Headers/Bms	
2X12-16 #2&BTR SYP S4S KD	12	Headers/Bms	
4X8-7/16 OSB	9	Spacer	
1X4-14 #3 SYP	2	Wall Bracing	
1 3/4" x 11 1/4" x 12' LVL	4	Engineer Bms	
1 3/4" x 11 1/4" x 16' LVL	6	Engineer Bms	
1 3/4" x 11 1/4" x 20' LVL	6	Engineer Bms	
1 3/4" x 14" x 12' LVL	2	Engineer Bms	
1 3/4" x 14" x 18' LVL	4	Engineer Bms	
1 3/4" x 14" x 20' LVL	4	Engineer Bms	
1 3/4" x 16" x 20' LVL	6	Engineer Bms	
SIMPSON CS20 X 150'	1	Strap	
SIMPSON LSTA24 STRAP	8	Strap	S14/ Detail E
SIMPSON MSTC40	4	Strap	S14/ Detail E
6X6-10 ACQ/CA/MCQ SYP #2 TRTD	2	Treated Post	
SIMPSON ABW66Z	2	Base Post	S10/ Detail 5
SIMPSON BC6	2	Elevated Base Post	S10/ Detail 6
1 GAL WOOD GLUE	1	Glue	

Subfloor Joist

Material	Qty	Description	Remarks
2X8-8 #2&BTR SYP S4S KD	18	Risers	
2X12-8 #2&BTR SYP S4S KD	18	Treads	
2X12-20 #2&BTR SYP S4S KD	6	Stringers	
4X8-3/4 OSB T&G	42	Sub-floor	
SUB FLR GLUE 29OZ	14	Sub-floor Adhesive	

Main Floor Walls

Material	Qty	Description	Remarks
SILL SEALER 3 1/2X50'	2	Sill Sealer 2x4	
SILL SEALER 5 1/2X50'	1	Sill Sealer 2x6	
2X4-116 5/8 SPF STUD SDRY	609	Studs 2x4	
2X6-116 5/8 SPF STUD SDRY	92	Studs 2x6	
2X4-12 STD&BTR/#2 SPF DRY (STUD)	49	Studs 2x4	
2X4-14 STD&BTR/#2 SPF DRY	104	Plates 2x4	
2X4-16 STD&BTR/#2 SPF DRY	21	Plates 2x4	

2X6-12 #2&BTR SPF DRY	5	Blocking	
2X6-14 #2&BTR SPF DRY	22	Plates 2x6	
2X6-16 #2&BTR SPF DRY	4	Plates 2x6	
2X4-14 SYP #3 BORATE TREATED	25	Bottom Plates 2x4	
2X6-14 SYP #3 BORATE TREATED	6	Bottom Plates 2x6	
2X4-12 UTILITY SPF S4S	54	Bracing/Blocking	
2X4-14 UTILITY SPF S4S	159	Bracing/Blocking	
2X4-16 UTILITY SPF S4S	23	Bracing/Blocking	
2X6-8 #2&BTR SYP S4S KD	35	Headers/Bms	
2X6-10 #2&BTR SYP S4S KD	6	Headers/Bms	
2X10-8 #2&BTR SYP S4S KD	4	Headers/Bms	
2X12-10 #2&BTR SYP S4S KD	4	Headers/Bms	
4X8-7/16 OSB	7	Spacer	
1X4-14 #2 SYP S4S	12	Wall Bracing	
6X6-10 ACQ/CA/MCQ SYP #2 TRTD	2	Treated Post	
SIMPSON ABW66Z	2	Base Post	S10/ Detail 5
SIMPSON BC6	2	Elevated Base Post	S10/ Detail 6

Ceiling Joist

Material	Qty	Description	Remarks
2X6-8 #2&BTR SYP S4S KD	78	Ceiling Joist	
2X6-10 #2&BTR SYP S4S KD	15	Ceiling Joist	
2X6-12 #2&BTR SYP S4S KD	13	Ceiling Joist	
2X8-12 #2&BTR SYP S4S KD	26	Ceiling Joist	
2X10-14 #2&BTR SYP S4S KD	18	Ceiling Joist	
2X10-16 #2&BTR SYP S4S KD	12	Ceiling Joist	
2X12-18 #2&BTR SYP S4S KD	4	Ceiling Joist	
SIMPSON LUS26 HNGRS	64	Joist Hangers	
SIMPSON LUS26-2 HNGRS	6	Beam Hangers	
SIMPSON HUS26-3 HNGRS	3	Beam Hangers	
SIMPSON LUS210 HNGRS	17	Joist Hangers	
SIMPSON LUS210-3 HNGRS	8	Beam Hangers	

Rafters/Hip/Valleys/Ridges

Material	Qty	Description	Remarks
2X4-16 UTILITY SPF S4S	87	Purlins/Struts	
2X6-16 #2&BTR SPF DRY	44	Purlins/Struts	
2X6-8 #2&BTR SYP S4S KD	6	Rafters	
2X6-10 #2&BTR SYP S4S KD	5	Rafters	

2X6-12 #2&BTR SYP S4S KD	11	Rafters	
2X6-14 #2&BTR SYP S4S KD	32	Rafters	
2X6-16 #2&BTR SYP S4S KD	57	Rafters	
2X6-18 #2&BTR SYP S4S KD	55	Rafters	
2X6-20 #2&BTR SYP S4S KD	5	Rafters	
2X6-22 #2&BTR SYP S4S KD	5	Rafters	
2X8-10 #2&BTR SYP S4S KD	2	Hips/Valleys/Ridges	
2X8-14 #2&BTR SYP S4S KD	5	Hips/Valleys/Ridges	
2X8-16 #2&BTR SYP S4S KD	6	Hips/Valleys/Ridges	
2X8-18 #2&BTR SYP S4S KD	5	Hips/Valleys/Ridges	
4X8-3/4 OSB	6	AC Platform	
SIMPSON H2.5 HURRICANE TIE	65	Hurricane Tie	H2.5 @ 24" o.c.

Roof Decking

Material	Qty	Description	Remarks
1/2" ALUM PLYWOOD CLIP (250)	3	Clips	
4X8-7/16 OSB	165	Decking	

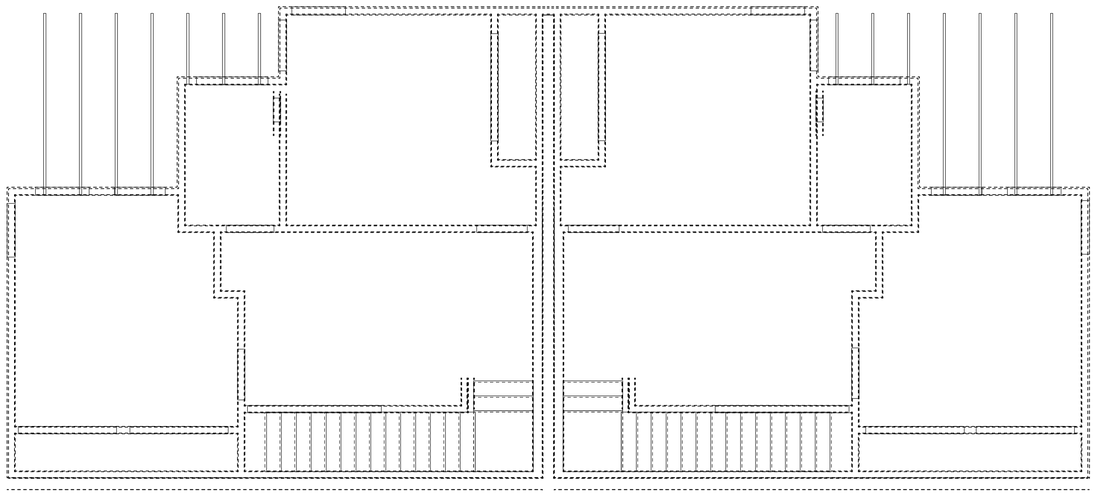
Sheathing

Material	Qty	Description	Remarks
4X8-7/16 OSB	161	Ext Sheathing	
4X8-5/8 TYPE' X	66	Fire Rated Gypsum	
10X150 TYVEK HOUSEWRAP	4	House Wrap	
2"X165' SIMPLEX SEAM TAPE	11	Tape	

Cornice

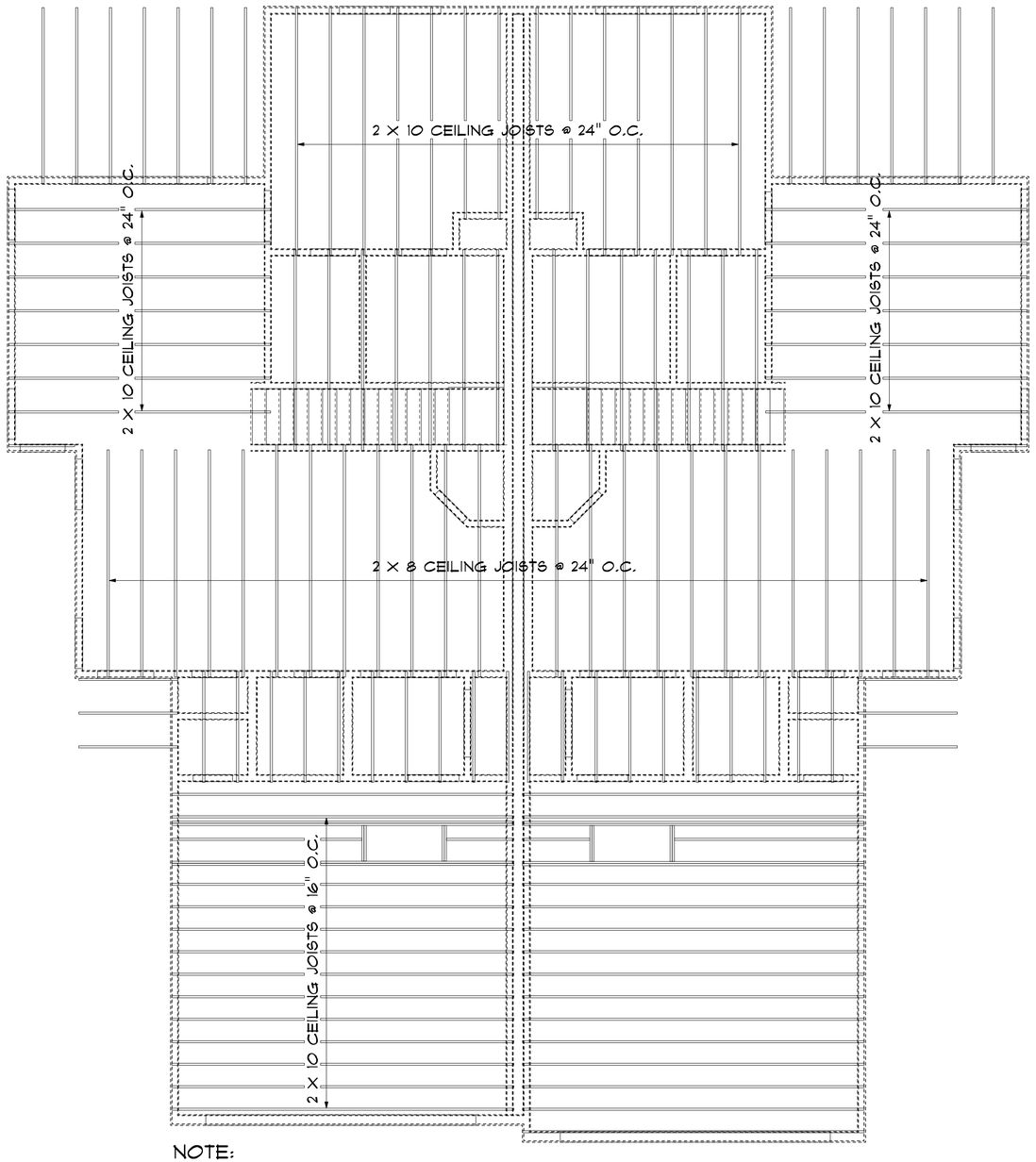
Material	Qty	Description	Remarks
1X6-12' HARDIE	31	Fascia	
1X4-12' HARDIE	31	Shingle Mould	
1/4X16-12 CEDRML HARDI SOF PRM	19	Gable Soffit	
1/4X16-12 VENTED CEDRML SOFFIT	12	Eave Soffit	
1/4-4X8 CEDRML HARDI SOF PRM	22	Porch Soffit	
1/4 VINYL H MOLD 12 FT	17	H-Mold	
2X4-16 UTILITY SPF S4S	23	Soffit Nailer	
2X4-16 UTILITY SPF S4S	23	Sub-fascia	
2X8-18 ACQ/CA/MCQ SYP #1 TRTD	4	Garage Trimmer	
5/16 X 8 1/4-12 CEDRML HARDI PRM	619	Lap Siding	7" Exposure
3/4X4-12 HARDI TRM	105	Trim	
MOISTOP FLASHING 12" X 120'	2	Moistop Flashing	

6"X100' WINDOW WRAP	5	Windows Wrap	
1 1/2"X10' Z FLASHING	11	Window Flashing	
4"X5"-10' FLASHING	5	Flashing	
24X36 RECTANGLE GABLE VENT	5	Louvered Vent	
Balcony			
Material	**Qty**	**Description**	**Remarks**
2X10-12 ACQ/CA/MCQ SYP #2 TRTD	22	Floor Joist	
4X8-3/4 CDX TRTD	11	Balcony Sub-floor	
SUB FLR GLUE 29OZ	4	Adhesive Sub-floor	
SIMPSON LUS210-Z HNGRS	8	Joist Hangers	Zinc Coated



NOTE:
ALL CEILING JOIST 2X6
@ 24" O.C. UNLESS NOTED
OTHERWISE

LOWER FLOOR CEILING JOISTS A



NOTE:
ALL CEILING JOIST 2X6
@ 24" O.C. UNLESS NOTED
OTHERWISE

MAIN FLOOR CEILING JOISTS A

9-9-21 PRELIM CONCEPT

9-21-21 MAIN FLR & LOW FLR PRELIM

9-22-21 ADD BATH 2

10-1-21 DUPLEX

10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM

11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY

11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

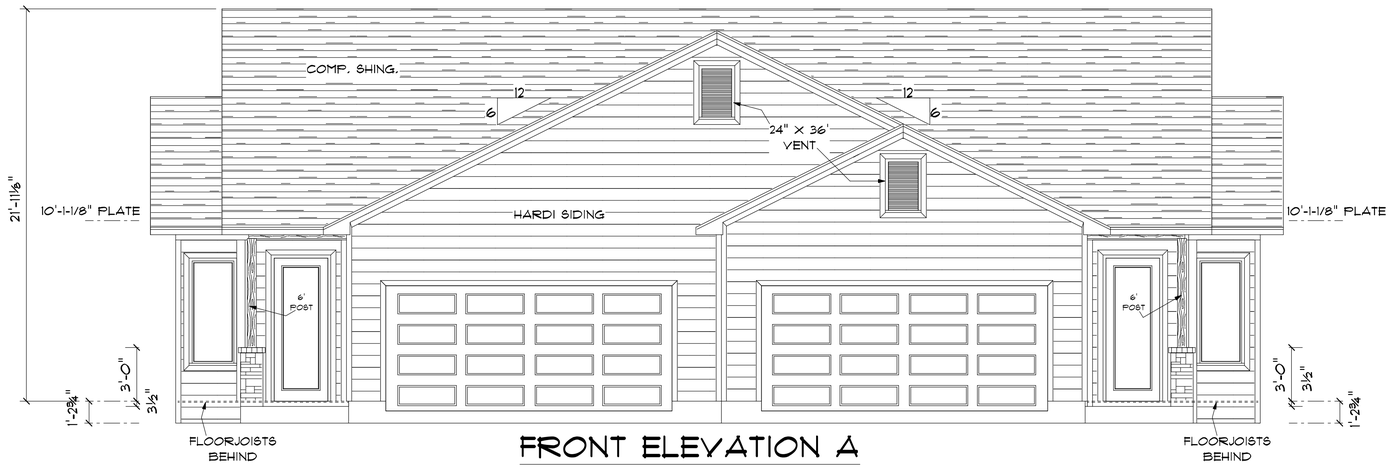
LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

TOT. LT. & RT.	5003

F9Design
Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX

REAR ELEVATION



FRONT ELEVATION A

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design

6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

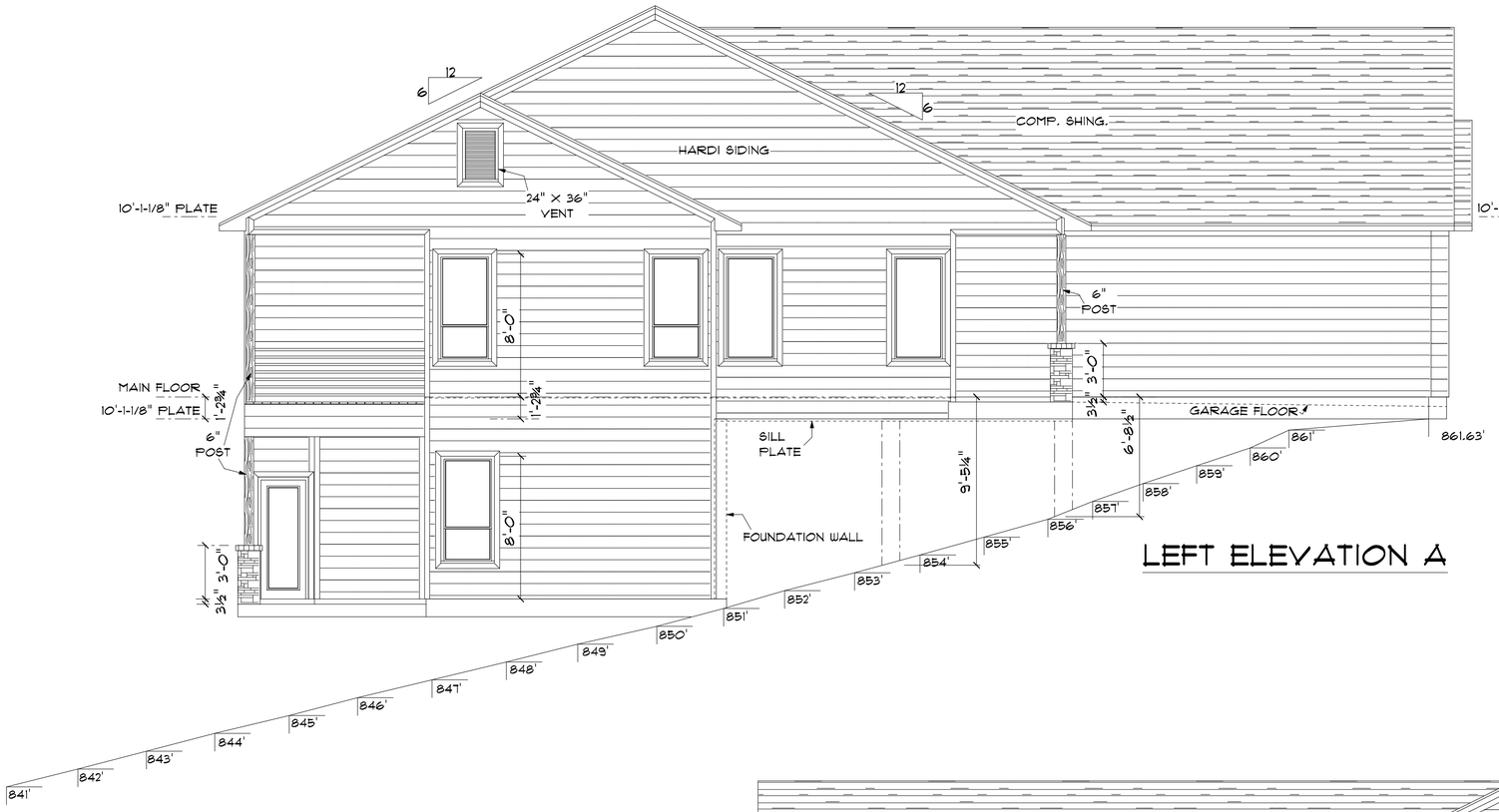
RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

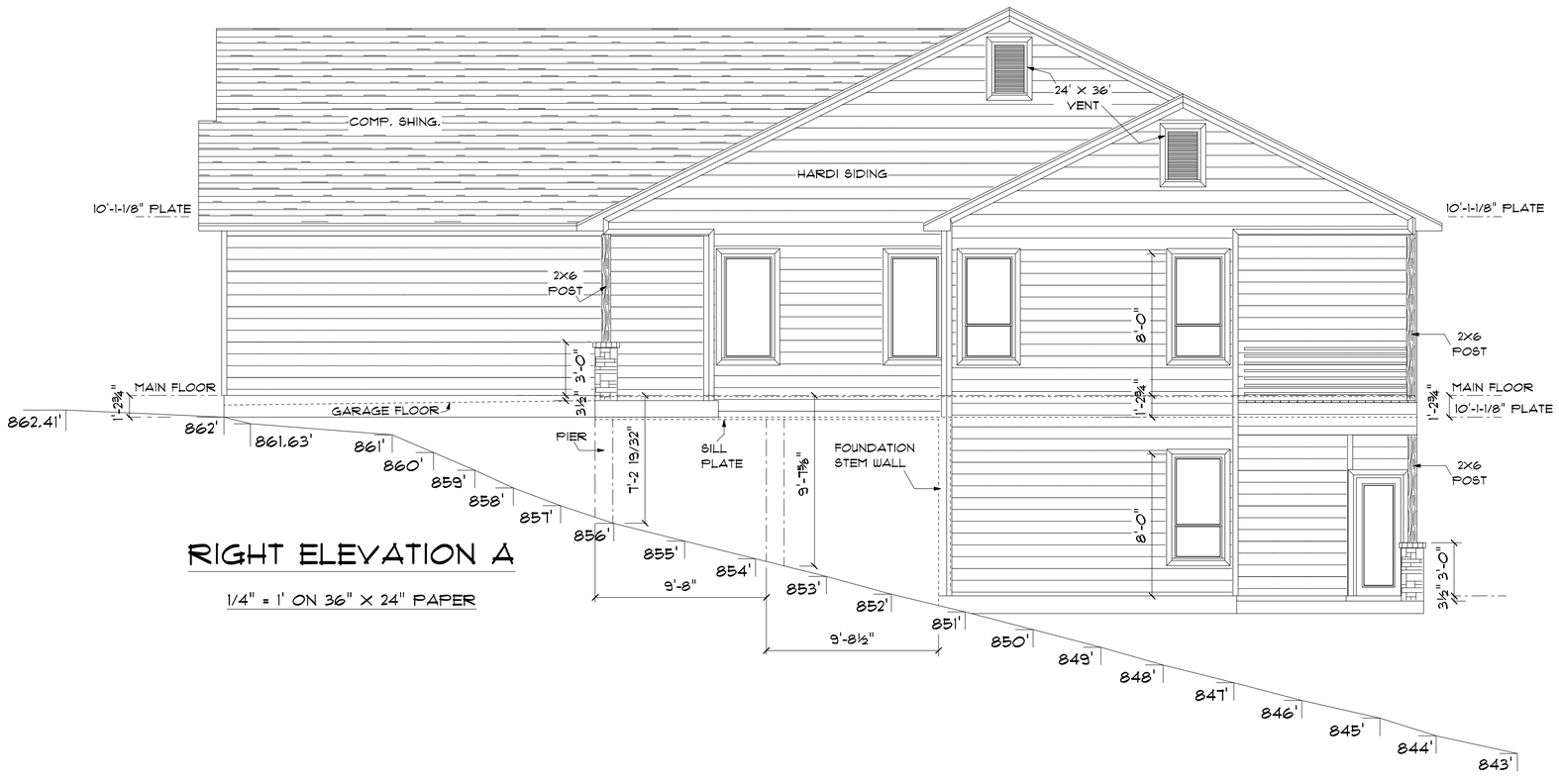
TOT. LT. & RT.	5003

F9Design Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12057 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER TRAVIS COUNTY, TX



LEFT ELEVATION A



RIGHT ELEVATION A

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design

6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

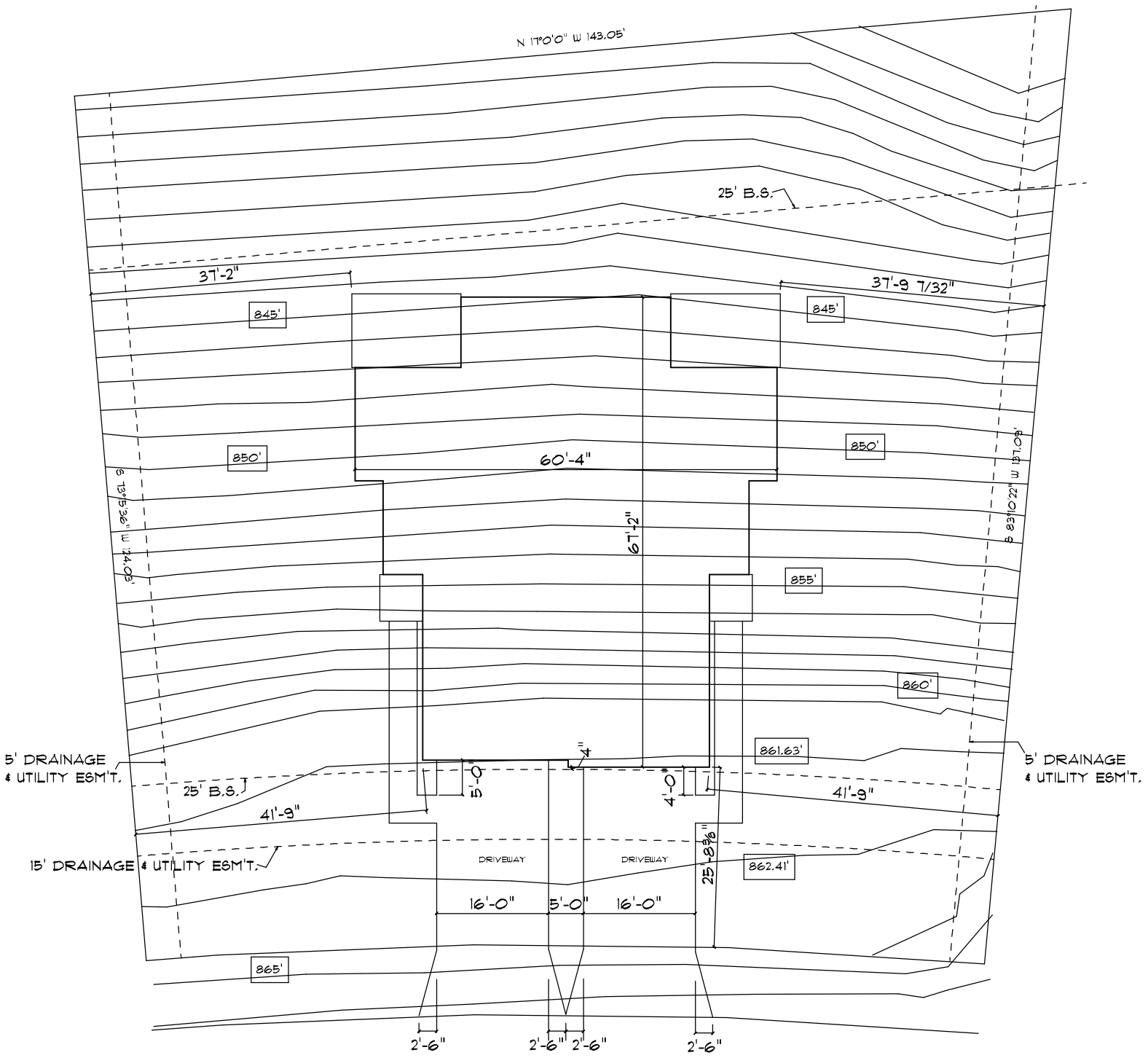
SQUARE FOOTAGES:

RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479
TOT. LT. & RT.	5003

F9Design
Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX



FLATWORK: 1,451 SQ. FT.

IMPERVIOUS COVER: 4,592 SQ. FT.

LOT SIZE: 0.387 ACRES

NET LOT AREA: 12,266 SQ. FT.

CUSTOMER NAME: 9DESIGN	SCALE: 1" = 20'-0" ON 11"X17" PAPER	PLAN #	LOT: 12057
ADDRESS: 3228 EISENHOWER	CITY OF LAGO VISTA	DATE November 09, 2021	BLK: Sect: 12
SUBDIVISION: HIGHLAND LAKE ESTATES	COUNTY OF TRAVIS		

BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, & BUILDING LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THIS PLOT PLAN IS COMPLETE AND PROPOSED CONSTRUCTION DOES NOT CROSS ANY PROPOERTY LINE, DOES NOT EXTEND ONTO OR CROSS EASEMENTS WITHOUT PROPER WRITTEN PERMISSION.
DOES NOT VIOLATE BUILDING LINE RESTRICTIONS

Preferred Home Design

6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT
4016HS	4'-0" x 1'-6"	2
3060SH	3'-0" x 6'-0"	6

DOOR SCHEDULE

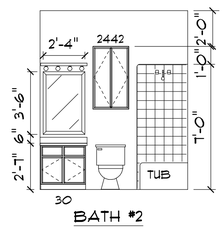
PRODUCT CODE	SIZE	COUNT
L2668GLS DB out	2'-6" x 6'-8"	2
R2668GLS DB out	2'-6" x 6'-8"	2
R2468COL	2'-4" x 6'-8"	1
R2480COL	2'-4" x 8'-0"	1
R2668COL	2'-6" x 6'-8"	2
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	1
L2668COL	2'-6" x 6'-8"	2
66x80 sliding	5'-6" x 6'-8"	4
72x80 sliding	6'-0" x 6'-8"	2

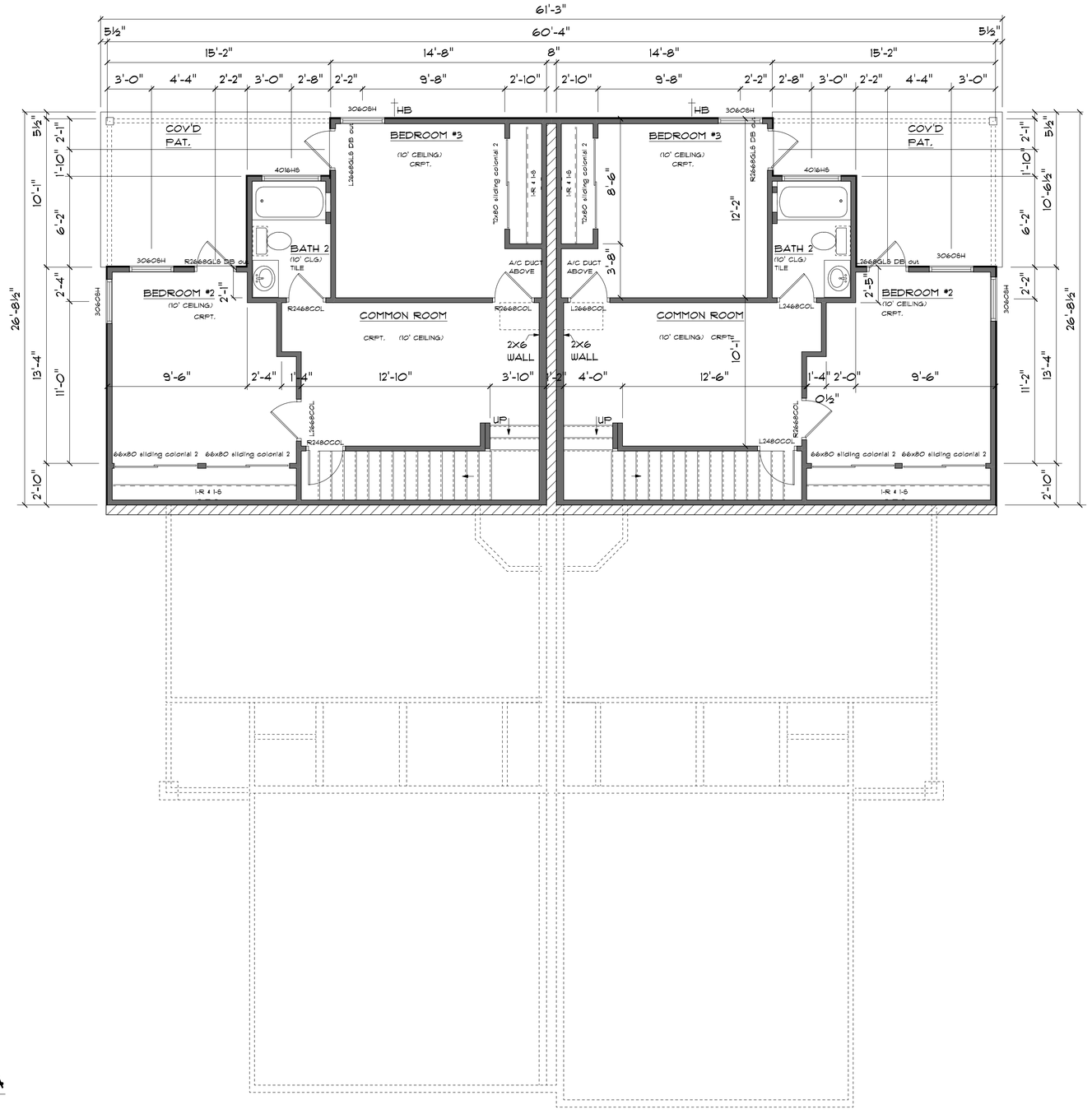
GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

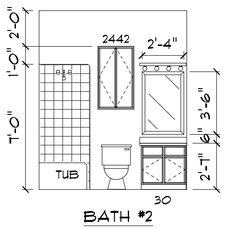
1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16" VENTS TO O/B 1-PER CAR AND WITHIN 6" FROM FLOOR.
11. PROVIDE 8.C DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOWS IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOWS WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHTH OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72 IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE Low-E GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH 1/2 " ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2.1 AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.25 S.F. OF WALL AREA
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

FRAMING NOTES : (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-15)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 S.Y.P. BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING: THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(42). RAFTERS ARE TO BE SUPPORTED, WHEN REQ'RED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT, BRACED DOWN TO LOAD BEARING WALLS @48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES, MAX. UNSUPPORTED LENGTH FOR BACES =8', PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN (U.N.O.).
12. STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC







LOWER FLOOR A

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT

MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT

MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479
TOT. LT. & RT.	5003

F9Design
Custom Builders

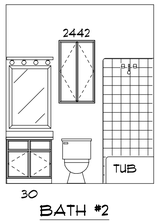
PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER TRAVIS COUNTY, TX

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT
4016HS	4'-0" x 1'-6"	2
3060SH	3'-0" x 6'-0"	6

DOOR SCHEDULE

PRODUCT CODE	SIZE	COUNT
L2668GLS DB out	2'-6" x 6'-8"	2
R2668GLS DB out	2'-6" x 6'-8"	2
R2468COL	2'-4" x 6'-8"	1
R2480COL	2'-4" x 8'-0"	1
R2668COL	2'-6" x 6'-8"	2
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	1
L2668COL	2'-6" x 6'-8"	2
66x80 sliding	5'-6" x 6'-8"	4
72x80 sliding	6'-0" x 6'-8"	2



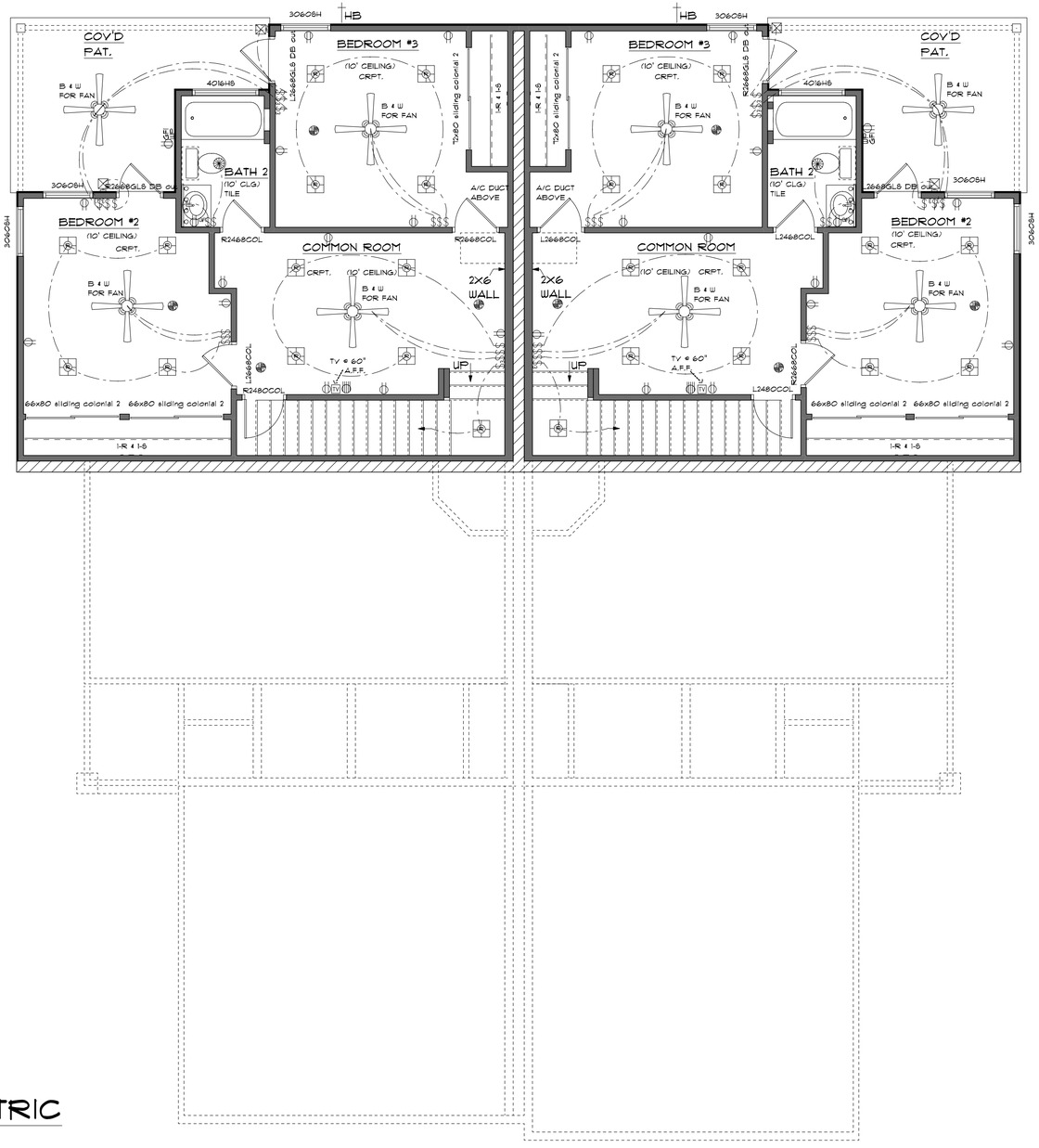
GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

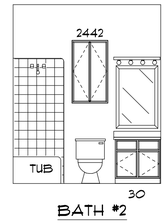
1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16" VENTS TO O/B 1-PER CAR AND WITHIN 6" FROM FLOOR.
11. PROVIDE 8.C DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOWS IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOWS WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHTH OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72 IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE Low-E GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH 1/2 " ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2.1 AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.25 S.F. OF WALL AREA
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

FRAMING NOTES : (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-15)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 S.Y.P. BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING: THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(42). RAFTERS ARE TO BE SUPPORTED, WHEN REQ'RED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT, BRACED DOWN TO LOAD BEARING WALLS @48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES, MAX. UNSUPPORTED LENGTH FOR BACES =8'. PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN (U.N.O.).
12. STUD WALLS 12' OR HIGHER SHALL BE 2X6, 2-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC

ELECTRICAL	COUNT	SYMBOL
Block and Wire For Fan	8	B & W FOR FAN
Carriage Light 2	4	
Cat 5	2	
Ceiling Fan w.Lite	8	
Outlet 110	24	
Outlet GFI	2	
Outlet Wheather Proof	2	
Recessed Can	26	
Smoke Detector	8	
Switch	26	
Switch 3 Way	10	
TV	2	
Vanity 4 Bulb	2	
Vent Fan	2	





LOWER FLOOR A ELECTRIC

1/4" = 1' ON 36" X 24" PAPER

9-9-21 PRELIM CONCEPT
9-21-21 MAIN FLR & LOW FLR PRELIM
9-22-21 ADD BATH 2
10-1-21 DUPLEX
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

TOT. LT. & RT.	5003

F9Design
Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER TRAVIS COUNTY, TX

DOOR SCHEDULE

PRODUCT CODE	SIZE	COUNT
16070 4-PANEL	16'-0" x 7'-0"	2
L3080GLS DB	3'-0" x 8'-0"	1
R3080GLS DB	3'-0" x 8'-0"	1
8080GLSSLIDE OO	8'-0" x 8'-0"	2
L2880HSE DB	2'-8" x 8'-0"	1
R2880HSE DB	2'-8" x 8'-0"	1
R2080COL	2'-0" x 8'-0"	1
R2480COL	2'-4" x 8'-0"	4
R2880COL	2'-8" x 8'-0"	1
L2080COL	2'-0" x 8'-0"	1
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	3
L2880COL	2'-8" x 8'-0"	2
R2880COL	2'-8" x 8'-0"	1
L2068WH	2'-0" x 6'-8"	1
R2068WH	2'-0" x 6'-8"	1

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT
2860FG	2'-8" x 6'-0"	2
3060FG	3'-0" x 6'-0"	4
3060SH	3'-0" x 6'-0"	8

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2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
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6. ROOF FRAMING:
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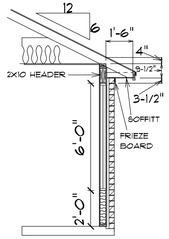

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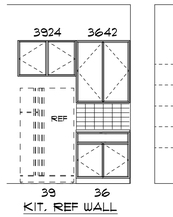
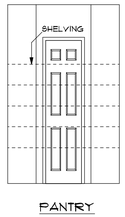
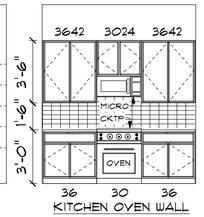
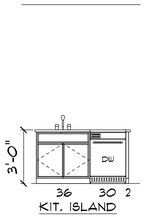
MAIN FLOOR A

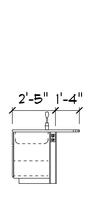
1/4" = 1' ON 36" X 24" PAPER

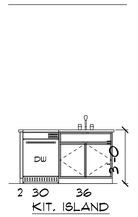


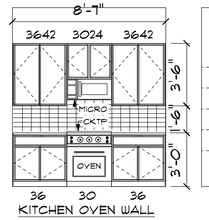


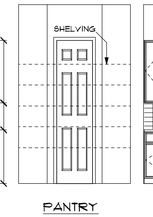


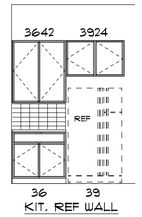


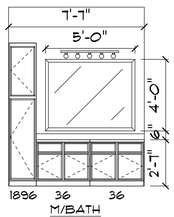


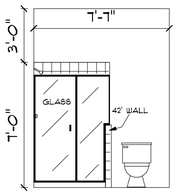


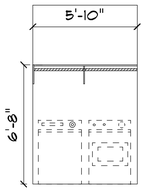


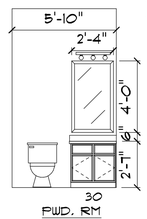


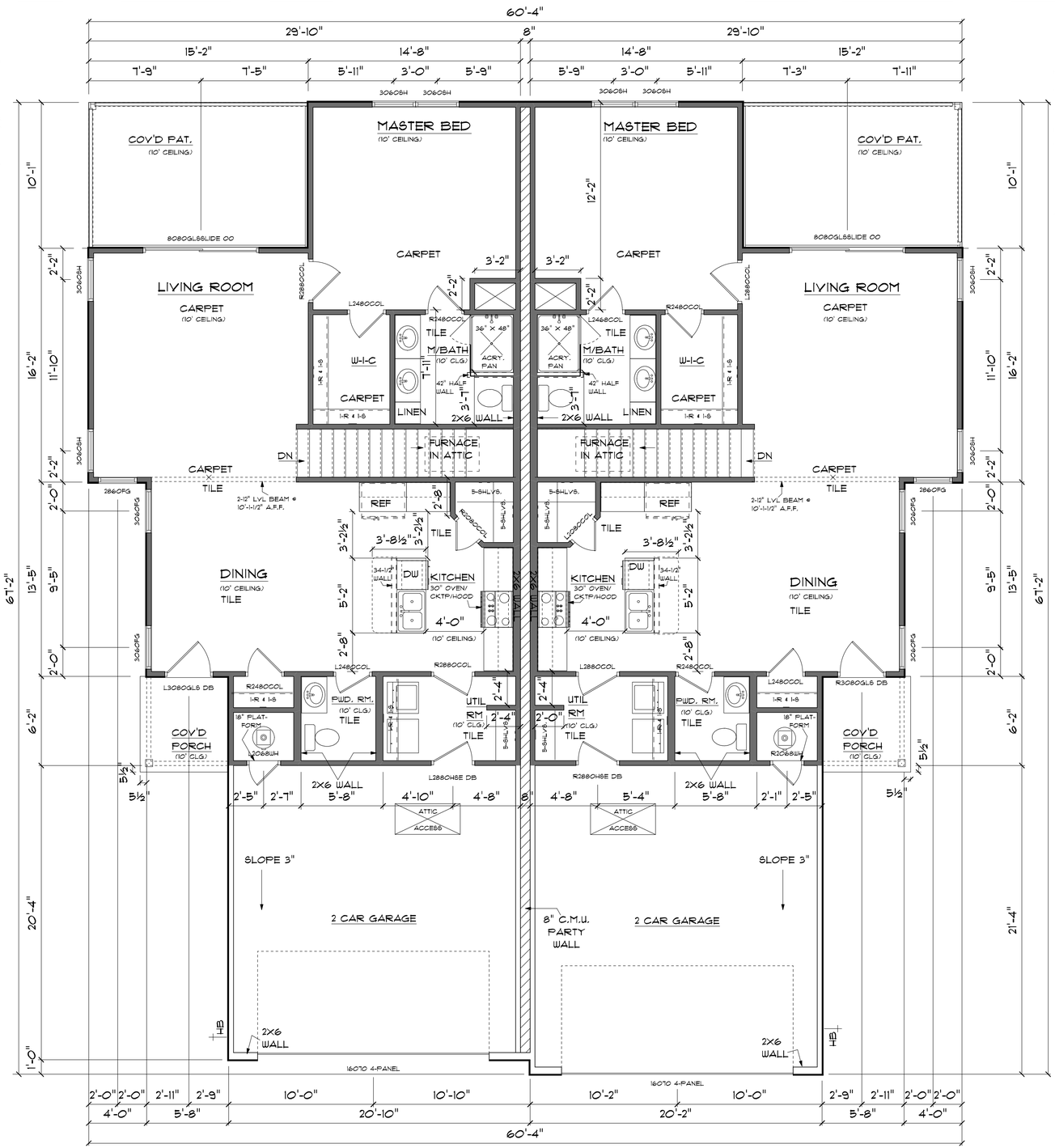


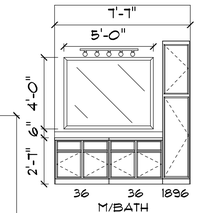


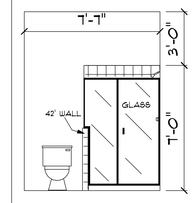


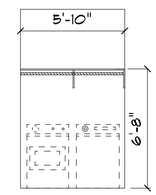


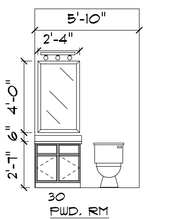












9-9-21 PRELIM CONCEPT	
9-21-21 MAIN FLR & LOW FLR PRELIM	
9-22-21 ADD BATH 2	
10-1-21 DUPLEX	
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM	
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY	
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Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

RIGHT UNIT

MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT

MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

TOT. LT. & RT.	5003

F9Design Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX

ELECTRICAL	COUNT	SYMBOL
Carriage Light 2	4	
Cat 5	4	
Ceiling Fan w/Lite	6	
Double Flood	2	
Electrical Panel	2	E.P.
Flouresecent 2 Bulb	4	
Outlet 110	42	
Outlet 220	8	220
Outlet GFI	16	GFI
Outlet Wheather Proof	2	WP GFI
Recessed Can	50	
Recessed Can WP	2	
Switch	41	$
Switch 3 Way	10	$3
TV	4	TV
Vanity 3 Bulb	2	
Vanity 5 Bulb	2	
Vent Fan	6	

DOOR SCHEDULE

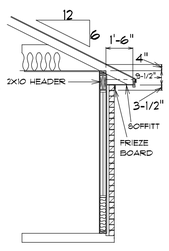
PRODUCT CODE	SIZE	COUNT
16070 4-PANEL	16'-0" x 7'-0"	2
L3080GLS DB	3'-0" x 8'-0"	1
R3080GLS DB	3'-0" x 8'-0"	1
8080GLSSLIDE OO	8'-0" x 8'-0"	2
L2880H8E DB	2'-8" x 8'-0"	1
R2880H8E DB	2'-8" x 8'-0"	1
R2080COL	2'-0" x 8'-0"	1
R2480COL	2'-4" x 8'-0"	4
R2880COL	2'-8" x 8'-0"	1
L2080COL	2'-0" x 8'-0"	1
L2468COL	2'-4" x 6'-8"	1
L2480COL	2'-4" x 8'-0"	3
L2880COL	2'-8" x 8'-0"	2
R2880COL	2'-8" x 8'-0"	1
L2068WH	2'-0" x 6'-8"	1
R2068WH	2'-0" x 6'-8"	1

WINDOW SCHEDULE

PRODUCT CODE	SIZE	COUNT
2860FG	2'-8" x 6'-0"	2
3060FG	3'-0" x 6'-0"	4
3060SH	3'-0" x 6'-0"	8

FRAMING NOTES : (UNLESS NOTED OTHERWISE: U.N.O. AND MUST MEET 2015 IRC CODES AND SPECIFICATIONS)

1. JOIST SPANS BASED ON SOUTHERN YELLOW PINE SPAN TABLES (12-15-15)
2. CONTRACTOR WILL VERIFY ALL SPANS WITH TABLE OR ENGINEER.
3. ALL STUDS SPACING AND HEIGHTS TO ACCOUNT FOR ROOF AND FLOOR LOADS AND CONFORM TO 2015 IRC TABLE R602.3.1
4. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AND AT 25' MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR WALL PLATES TO BE PRESSURE TREATED LUMBER.
5. ALL CEILING JOISTS, RAFTERS AND HEADERS TO BE NO. 2 @ 7. PSI. BEAMS TO BE SPECIFIED BY STRUCTURAL ENGINEER.
6. ROOF FRAMING: THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL CONFORM TO 2015 IRC TABLE R802.5.1(42). RAFTERS ARE TO BE SUPPORTED, WHEN REQIRED, BY CONTINUOUS PERLIN WITH NOMINAL SIZE EQUAL TO THE RAFTERS THEY SUPPORT. BRACED DOUN TO LOAD BEARING WALLS @48" O.C. AND MAXIMUM ANGLE FOR BRACES = 45 DEGREES, MAX. UNSUPPORTED LENGTH FOR BACES @8'. PROVIDE 2X6 COLLAR TIES @ 48"O.C. IN UPPER THIRD OF RAFTERS.
7. ROOF LIVE LOAD = 20 PSF.
8. ROOF DECKING SHALL BE 7/16" O.S.B. WITH "H" CLIPS.
9. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS.
10. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.
11. HEADERS SHALL CONFORM TO 2015 IRC TABLES R502.5(1&2) WITH O.S.B. INBETWEEN (U.N.O.).
12. STUD WALLS 11' OR HIGHER SHALL BE 2X6, 3-2X4 OR 4X4 STUDS @ 16" O.C. TWO FLOORS ABOVE SHALL BE 2X6, 2-2X4 OR 4X4 STUDS SPACED PER 2015 IRC TABLE R602.3.1
13. CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY.
14. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
15. DOUBLE ALL CEILING JOIST AND RAFTERS THAT SUPPORT FURNACES IN ATTIC

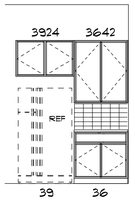


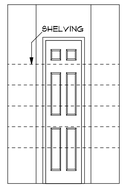
GENERAL NOTES: (ALL SPECIFICATIONS MUST MEET 2015 IRC CODES)

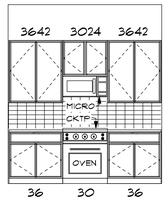
1. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS.
2. ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq.ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. 40" ABOVE FLOOR.
3. CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
4. ONE HOUR RATED, GYPSUM BOARD UNDER STAIRS.
5. CROSS VENTILATION AT ENCLOSED ATTICS.
6. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR (GFI IF NOT IN SOFFIT)
7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
8. BALLUSTERS AT 4" MAX. CLEAR SPACING.
9. PREFAB FIREPLACE TO BE UBC APPROVED. MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
10. GARAGE TO HAVE 8"x16"VENTS TO 0/8 I-PER CAR AND WITHIN 6" FROM FLOOR.
11. PROVIDE S.C. DOOR W/AUTO CLOSER FROM GARAGE TO MAIN HOUSE.
12. WINDOWS IN EACH ROOM SHALL EXCEED 10% OF FLOOR AREA OF THE ROOM.
13. WINDOWS WITHIN 24" RAD. OF VERTICAL EDGE OF EXTERIOR DOOR AND LESS THAN 60" ABOVE FLOOR SHALL HAVE SAFETY GLAZING.
14. MAXIMUM HEIGHTH OF WINDOW SILL IN BEDROOMS 44" AFF
15. WINDOWS WHERE THE OPERABLE WINDOW IS LOCATED MORE THAN 72 IN. ABOVE FINISH GRADE AND HAVE LESS THAN 24" CLEARANCE ABOVE FINISH FLOOR, SHALL HAVE WINDOW FALL PREVENTION DEVICES WHICH COMPLY WITH ASTM F 2090 OR HAVE OPENING CONTROL DEVICES WHICH COMPLY WITH SECTION R312.2.2
16. RAISE WATER HEATERS IN GARAGES 18" AFF
17. ALL WINDOWS TO BE LOWE GLASS.
18. SMOKE DETECTORS TO BE WIRED IN SERIES W/ BATTERY BACKUP.
19. ALL EXTERIOR SOLE PLATES TO BE TREATED WITH 1/2 " ANCHOR BOLTS AT MINIMUM 6'-0" O.C.
20. THIS STRUCTURE TO BE BUILT TO SUSTAIN 90 M.P.H. WIND CRITERIA AS PER SECTION R301.2.1 AND TABLE R301.2(4)
21. MASONRY VENEER ANCHORAGE AT 24" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY WITH WEEP HOLES MAXIMUM 33" O.C. ANCHORAGE SHALL NOT SUPPORT MORE THAN 3.25 S.F. OF WALL AREA
22. ALL CHIMNEYS TO HAVE CRICKET ON BACK SIDE

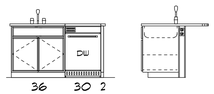
MAIN FLOOR A ELECTRIC

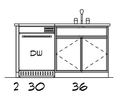
1/4" = 1' ON 36" X 24" PAPER

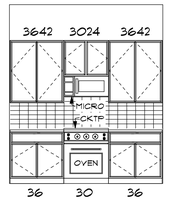


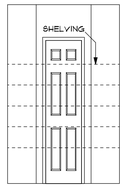


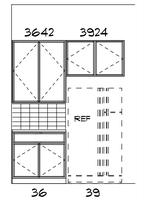


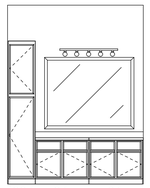


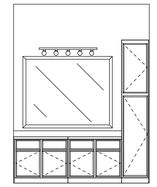


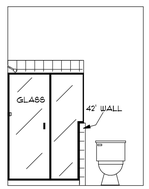


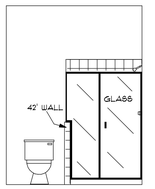


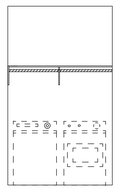


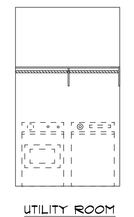


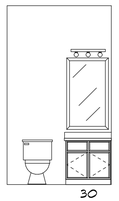


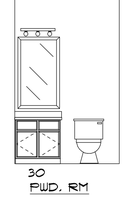


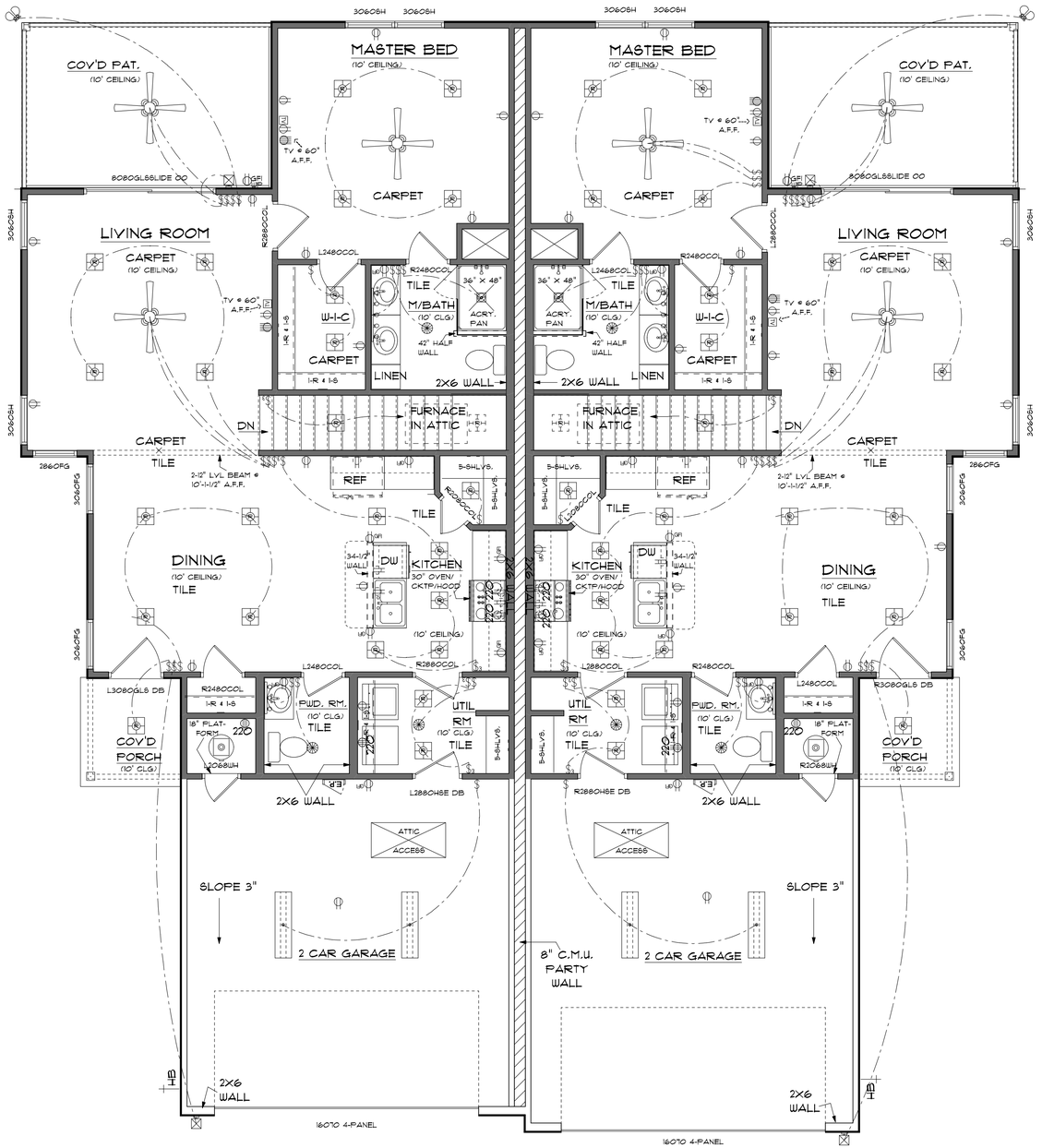












9-9-21 PRELIM CONCEPT	
9-21-21 MAIN FLR & LOW FLR PRELIM	
9-22-21 ADD BATH 2	
10-1-21 DUPLEX	
10-20-21 FLR PLANS wELECT, INT. DET., SITE, NOTES, TOPO SECTION PRELIM	
11-3-21 ELEVATIONS, CHECKLIST, CEILING JOISTS, FLR JOISTS, ROOF, ELECTRIC, TOPO STUDY	
11-9-21 FINAL REV., UTIL RM ELECTRIC, SCHEDULES	

Preferred Home Design
6318 Stable Brook Dr.
San Antonio, Tx. 78249
Ph: 210-204-0549
Email: phdmail@att.net

SQUARE FOOTAGES:

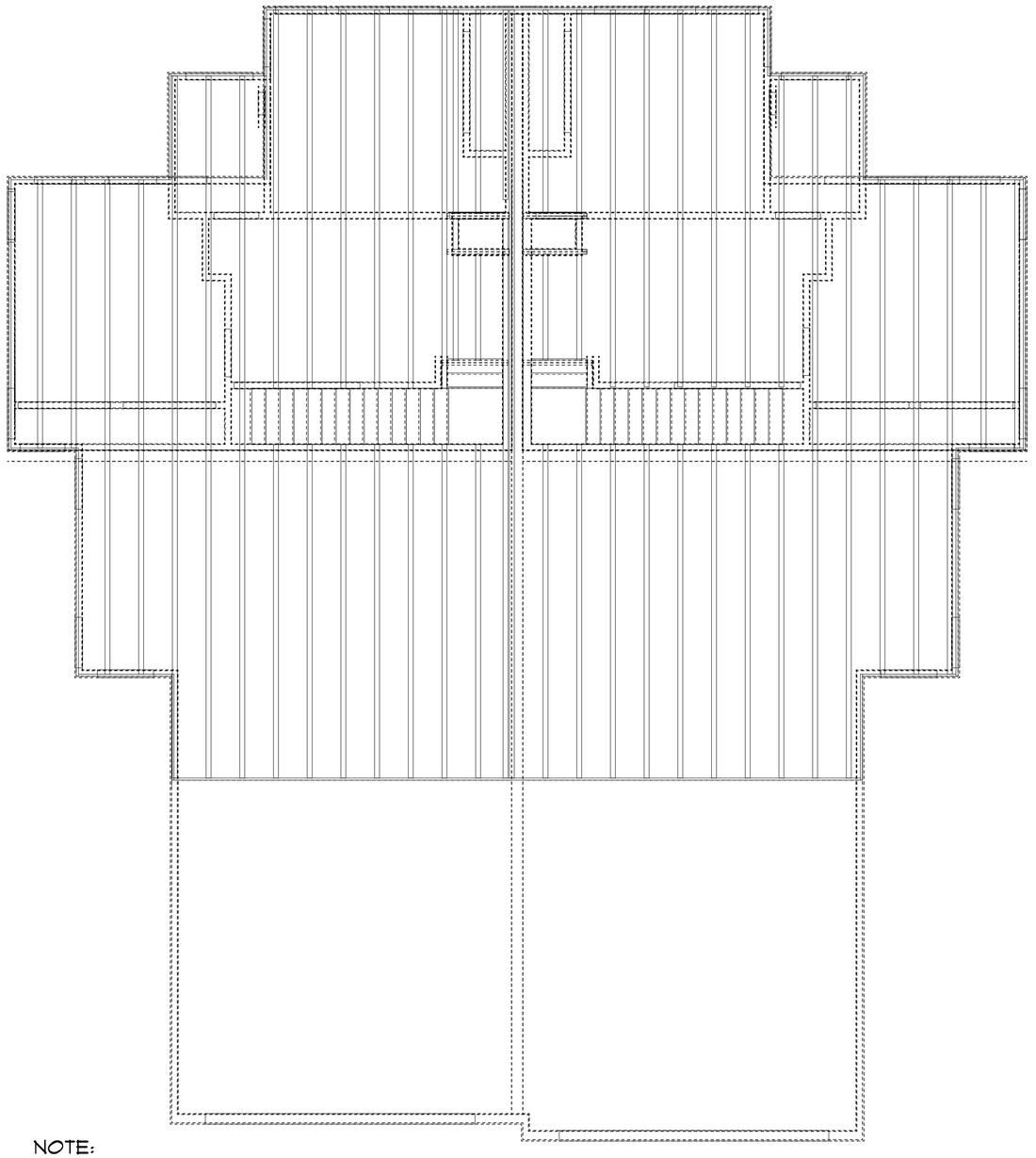
RIGHT UNIT	
MAIN FL. RT.	1086
LOWER FL. RT.	626
TOT. LIV. RT.	1712
GARAGE RT	444
FRT PATIO RT.	41
REAR BALC. RT	153
LOW. PAT. RT.	130
C.M.U. PARTY WALL	44
TOT. COV.	2524

LEFT UNIT	
MAIN FL. LT.	1086
LOWER FL. LT.	626
TOT. LIV. LT.	1712
GARAGE LT.	425
FRT PATIO LT.	41
REAR BALC. LT	153
LOW. PAT. LT.	130
C.M.U. PARTY WALL	18
TOT. COV.	2479

TOT. LT. & RT.	5003

F9Design Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12051 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX



NOTE:
ALL FLOOR JOIST TO BE 16" TALL
@ 24" O.C. UNLESS NOTED OTHERWISE

MAIN FLOOR JOISTS

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F9esign
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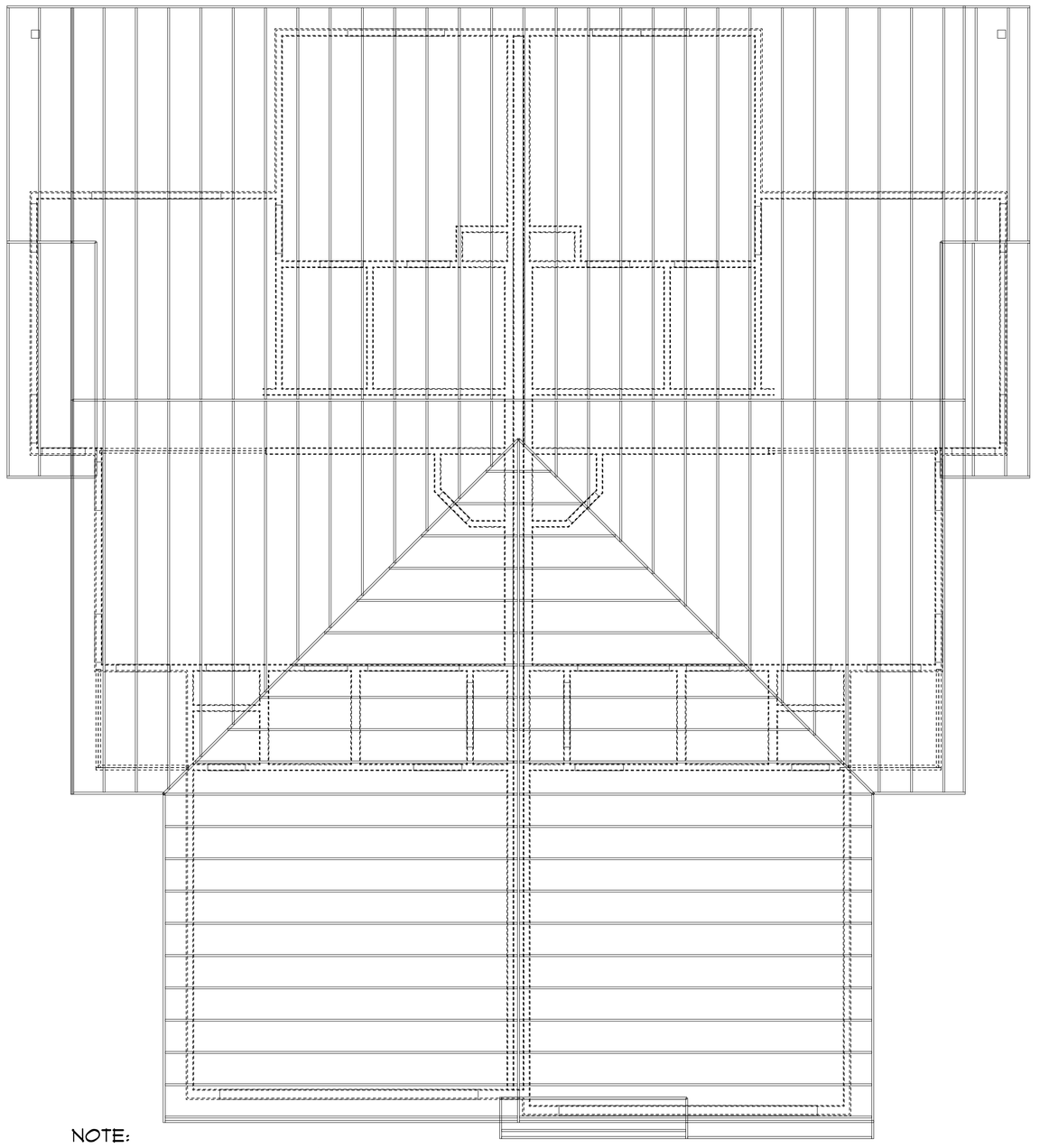

NOTE:
ALL RAFTERS 2X6 @ 24" O.C.
ALL HIP, VALLEY & RIDGE 2X8
UNLESS NOTED OTHERWISE

ROOF PLAN

1/4" = 1' ON 36" X 24" PAPER

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F9Design
Custom Builders

PLAN: EISENHAUER DUPLEX 2A
CUSTOMER: 9 DESIGN CUSTOM BUILDERS
DATE: November 09, 2021
LOT: 12057 SECT: 12
SUBDIVISION : HIGHLAND LAKE ESTATES
ADDRESS: 3228 EISENHAUER
TRAVIS COUNTY, TX

REAL ESTATE AUCTION

WEDNESDAY— April 16th-May 16th, 2025 – 12:00 NOON
Eisenhower Ave Lot Lago Vista, TX
TX Real Estate Broker # 626510 & TX Auction Lic# 15140

YOU MUST BE A REGISTERED BUYER IN ORDER TO BID

BUYER AGREES UPON REGISTRATION TO BID TO THE TERMS AND CONDITIONS OF THIS SALE
ANNOUNCEMENTS BY AUCTIONEER TAKE PRECEDENCE OVER PRINTED MATTER
AUCTIONEER RESERVES THE RIGHT TO SELL USING INCREMENTS BEST SUITED FOR AUCTION

AUCTION TERMS AND CONDITIONS

IMPORTANT INFORMATION PLEASE READ

Registration: All bidding is open to the public. However, you must register and obtain a bid number in order to bid at Auction online.
Buyer Broker Participation: A 3% Buyer's Broker fee is offered at this auction. Real Estate Agent must register Buyer at least 48 hours before auction to qualify. Please contact Seller's Broker David Ackel (512) 348-7748 for a registration form.
Deposits: 10% down day of Auction, cash or cashier's check. Non refundable deposit, should buyer fail to close within 31 days on or before June 16th, 2025. Buyer agrees deposit will be immediately forfeited as liquidated damages.
Closing: The successful Bidder must sign purchase agreement immediately upon close of bidding on the purchased property day of Auction. Balance due at closing in 31 days, on or before June 16th, 2025. Purchaser will be responsible for all closing costs, taxes to be pro-rated. Good insurable title, free from all liens, taxes, and encumbrances is guaranteed or deposit will be refunded.
Conditions: Property sells with a 10% buyer's premium added to the final bid price and included in the total purchase price. Property sold "AS IS, WHERE IS". We encourage you to have an inspector or contractor look at the property with you. The Auctioneer makes no representation or Warranty, expressed or implied, as to the accuracy of the information contained herein. Submitted, subject to errors and omissions, all measurements plus or minus. Although information has been obtained from sources deemed reliable, buyer should rely on their own information, judgment, and inspection of the property and records, including, but not limited to, all documents recorded in the County where the property is located. All announcements from the auction block will take precedence over any previously printed material or any other oral statement made.
Financing: Purchasers need to obtain their own financing. Purchase Agreement is not subject to financing or qualifications. All bidders should be pre-qualified. This auction is not contingent upon financing of any kind.
Inspections: it is the bidder's responsibility to inspect the property and to perform their own due diligence. The seller and Auctioneer assume that bidders have inspected the property and performed their own due diligence prior to bidding, and that the high bidder is acquiring the property based solely on their own independent investigations and inspections and reliance on any information provided by Seller, Auctioneer, any of their employees, officers, directors, agents or contractors, subagents or subcontractors.
Buyer Possession: Buyer will have possession at closing
Buyer Agrees: Buyer agrees upon registration to bid, to the terms and conditions of this sale.

_____ EXECUTED THIS _____ DAY OF _____ 2025
Registered Buyer

_____ _____
Signature Signature

The Auctioneers are licensed in the State of Texas, regulated by the Department of Licensing and Regulation and are covered by a Recovery Fund administered by the Department. If you have any unresolved complaints notify: TDLR, PO Box 12157, Austin, Texas 78711 (512) 463-5522

DAVID ACKEL
AUCTIONS

BUYER'S BROKER REGISTRATION FORM

April 16th-May 16th, 2025 – Online Real Estate
Auction at Eisenhower Ave. Lago Vista, TX

Buyer Broker Information (Must Be Completed)

Broker/Agent: _____

Company Name: _____

Company Address: _____

City: _____ State: _____ Zip: _____

License Number: _____Broker Number: _____Tax ID: _____

Office Phone: (____) _____ Mobile/Cell (____) _____

Fax: (____) _____ Alternative (____) _____

Client Information

Client: _____

Address: _____

City: _____State: _____ Zip: _____

Office: (____) _____Cell (____) _____Hm: (____) _____

Interested in Upcoming Real Estate Auctions? _To Sell Properties_____To Buy Properties

_____ I do not wish to be contacted for future real estate opportunities.

BROKER PARTICIPATION GUIDELINES

1. A commission/referral will be paid based on the following guidelines to a properly licensed real estate broker who submits his/her Broker Registration Form in conjunction with the guidelines outlined below and whose client is the successful buyer of the property. Buyer must close on the property and must pay total contract price for the property.
   A Three Percent (3.00%) commission/referral will be paid on the high bid amount (not the contract amount) as noted in the Auction Sales Contract.

2. In order to be entitled to any commission/referral, the broker must:
   a. Register his/her client by filling out this Buyer's Broker Registration form completely, including the signature of the client on the form.
   b. Submit the Buyer's Broker Registration form via mail to: 506 King Eider Ln Cedar Park, TX 78613 or fax at (512) 213-4975 or scan and email to david@davidackel.com **to be**

received no later than 48 hours prior to the start of the respective auction. Broker Registration Forms received after the deadline *will not* be honored. Broker is required to bring a copy of this form, which must have been accepted and acknowledged by David Ackel Auctions-David Ackel, with him/her on sale day.

c. Attend and register with the client at the auction and encourage bidding.
d. Abide by the guidelines outlined herein.

3. The Broker, by placing his/her signature below, certifies, agrees and acknowledges that:
   a. The broker will not claim any exceptions to the procedures outlined in this document unless made in writing and signed by Auctioneer/Broker.
   b. No oral registration will qualify broker for commission/referral.
   c. The broker's commission/referral will be due at the final closing of the property purchased by the broker's client after all consideration is paid in full.
   d. Only the first registration of a prospective client will be accepted and honored.
   e. The commission/referral will be payable only at closing and will be disbursed by the closing agent.
   f. The broker will be paid a commission/referral only as set forth under these guidelines and only as pertaining to the specific property being auctioned.
   g. The broker will not receive a commission/referral without the signature of the client on the Buyer's Broker Registration form.
   h. The broker will be representing the bidder/buyer (client) listed above as his or her agent.
   i. The broker is not a subagent of David Ackel Auctions – David Ackel, Broker and represents his or her client as a buyer's broker.
   j. No broker will be recognized for a commission/referral that is participating as a principal, buyer or partner in the purchase.
   k. This form consists of two (2) pages and the broker has received two (2) pages.

4. The Buyer/Bidder, by placing his or her signature below, certifies, agrees and acknowledges that:
   a. He or she has inspected the subject property.
   b. David Ackel – David Ackel Auctions represents the Seller in this transaction
   c. Commission/referral shall be paid only to broker representing client as acknowledged in this form.
   d. He or she shall hold harmless and indemnify David Ackel – David Ackel Auctions and Seller from any and all representations made by the buyer's broker.
   e. For further information or questions, please call (512) 348-7748 and speak to David Ackel, Auctioneer/TX Real Estate Broker.

Buyer/Bidder Signature: _____Date: _____

Broker/Agent Signature: _____Date: _____

For Office Use Only:

Received at _____on _____, 2025

By _____

STATE OF
TEXAS

BIDDER#_____

DAVID ACKEL
AUCTIONS

COUNTY OF
TRAVIS

May 16th, 2025

AUCTION REAL ESTATE PURCHASE AGREEMENT

THIS CONTRACT, made this _____ day of _____ 2025, by and between _____ ("Seller") whose address is _____

And _____ ("Buyer")

Whose address is _____

AGREEMENT TO PURCHASE. In consideration of the sum as identified in paragraph 2 below, the mutual covenants herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell to Buyer, by General Warranty Deed, and Buyer agrees to purchase from Seller, pursuant to the terms and conditions hereinafter set forth, the real property identified as *legal description inserted here,* See Legal Attached.

_____(the "Properties").

2. High Bid Price ..... $_____

10% Buyer's Premium ..... $ _____

Total Contract Price ..... $ _____

Down Payment/Deposit ..... $ _____
In U.S. Funds, based on the Total Contract Price, to be held In A non-interest bearing escrow account by Closing Agent.

Balance of Purchase Price ..... $ _____
In U.S. Funds, due at Closing, not including Buyer's Closing Costs or financing costs, prepaids or prorations, in immediately available cash or by confirmed wire transfer.

3. CLOSING. Closing shall take place at Independence Title ("Closing Agency") whose address is 1516 Ranch Rd 620 S Suite 500, Austin, TX 78734 on or before **June 16th 2025** (the "Closing Date"). The contact person is Theresa DeAlejandro - Phone: 512-263-1703. At Closing, subject to whose matters contained in the Title Commitment and the Sales Contract. Time is of the essence in the Contract.

4. TAXES AND OTHER PRORATIONS. The current year's Property Taxes shall be prorated between the Seller and Buyer at Closing. All back taxes if any, shall be the responsibility of the Seller.

5. CLOSING COSTS.

(a) Seller's Costs. At Closing, Seller shall pay the fees for preparation of the General Warranty Deed, costs relating to clearing title and overnight courier fees on behalf of the Seller.

(b) Buyer's Costs. At Closing, Buyer shall pay the recording costs of the deed, title policy, overnight courier fee on behalf of the Buyer, Closing Agent's closing fees, and all additional sale or closing fees.

6. TERMS. This is a cash sale with Ten Percent (10%) down payment, with the balance due at close **June 16th, 2025**, in 30 days. This sale is not contingent upon financing.

BUYER ACKNOWLEDGES AND AGREES THAT BUYER'S OBLIGATIONS UNDER THE CONTRACT ARE NOT CONTINGENT UPON BUYER OBTAINING A LOAN FROM ANY LENDER. ACCORDINGLY, BUYER SHALL BE OBLIGATED TO PERFORM ITS OBLIGATIONS UNDER THE CONTRACT WHETHER OR NOT BUYER CAN OBTAIN A LOAN TO FINANCE THE PURCHASE OF THE PROPERTY.

7. DOWN PAYMENT/ DEPOSIT AND CLOSING AGENT. Buyer and Seller hereby acknowledge and agree that Closing Agent shall hold and deliver the Down Payment/ Deposit, in accordance with the terms and conditions of this Contract and that closing Agent shell be relived of all liability and held harmless by both Seller and Buyer in the event Closing Agent makes a disbursement of the Down Payment/ Deposit in accordance with the terms and provisions of this Contract. Closing Agent shall be relieved from any responsibility or liability and held harmless by both Seller and Buyer in connection with the discharge of any Closing Agent's duties hereunder provided that Closing Agent exercises ordinary and reasonable care in the discharge of said duties. Both parties understand that the Buyer's Down Payment/ Deposit is non-refundable unless the Seller cannot close the transaction. Further, the Down Payment/ Deposit is not to be considered earnest money.

8. DISCLAIMER OF WARRANTIES ("AS-IS" CONVEYANCE)

(a) Buyer warrants and acknowledges to and agrees with Seller, and David Ackel Auctions L.L.C. ("Auctioneer") that Buyer is purchasing the Property in an "As-Is, Where Is" condition "WITH ALL FAULTS" and specifically and expressly without whatsoever, from or on behalf of the Seller.

(b) Buyer Acknowledges to and agrees with Seller and Auctioneer and with respect to the Property, Seller and Auctioneer have not, do not, and will not make any warranties or representations, expressed or implied, or arising by operation of law, including, but in no way limited to, any warranty as to the value, physical condition, square footage, environmental condition, zoning, good repair, operability, habitability, tenantability, suitability, merchantability, profitability, marketability, past or present compliance with any rules, regulations, covenants or restrictions, development potential or fitness for a particular use or purpose of the property.

(c) Buyer acknowledges that it is Buyer's responsibility to make such legal, factual and other inquiries and investigations, as Buyer deems necessary with respect to the property. Buyer(s) acknowledge(s) acknowledge(s) that they have executed this contract based solely on their own independent due diligence investigations and findings, and not in reliance on any information provided by SELLER OR AUCTIONEER or their affiliates, agents, officers, employees or representative. Buyer acknowledges that Buyer has not relied, and is not relying upon information, document, sales brochures or other literature, maps or sketches, projection, pro forma, statement, representation, guarantee or warranty (whether expressed or implied, oral or written, material or immaterial) that may have been given or made by or on behalf of the Seller or Auctioneer.

(d) Buyer shall look only to Seller, and not to Auctioneer, as to all matters regarding this Agreement and the Property. The Auctioneer shall not be responsible or liable in any way if the Seller fails or refuses to or cannot close title hereunder.

(e) Without in any way limiting the generality of the preceding subparagraphs (a) through (d). Buyer specifically acknowledges and agrees that Buyer hereby waives, releases and discharges any claim it has, might have had, or may have against the Seller and Auctioneer with respect to the condition of the Property, either patent or latent.

9. PROPERTY INSPECTION. It is the Buyer's sole responsibility to perform all inspections (physical, legal, economic, environmental, archeological or otherwise) on the Property and to be satisfied as to its condition prior to making an offer on the Property; review all property information and due diligence materials; independently verify any information they deem important including information available in public records; and inquire of public officials as to the applicability of and compliance with land use and environmental laws building ordinances, zoning, health and safety codes, and any other local, state or federal laws and regulations.

Buyer is responsible for the costs of all inspections, surveys, engineering, reports, environmental studies, including, but not limited to, lead-based paint tests, or for any other work performed at Buyer's request and Buyer shall pay for any damage with occurs to the Property as a result of such activities. Buyer shall not permit any claims or liens of any kind against the Property for inspections, surveys, engineering reports or for any other work performed on the Property at Buyer's request. Buyer agrees to indemnify, protect and hold Seller and Auctioneer harmless against any liability, damage, cost or expense incurred, directly or indirectly, by Seller, as result of Buyer's inspection, or survey of the Property, either prior to, on or after the date hereof. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to enforce this section, including Seller's reasonable attorney's fees. Buyer agrees to repair any damage caused by such inspections and to restore the Property to its condition prior to the inspection. This prevision shall survive the Closing and any termination of this Contract.

10. TITLE. Buyer hereby agrees to accept title to the Property subject to (i) all standard exclusions and printed exceptions set forth in the owner's policy of title insurance, including all matters that would be disclosed by a current and accurate survey map of the Property; (ii) liens for taxes not yet due and payable; (iii) easements for public utilities affecting the property; (iv) all other easements or claims to easements, covenants, restrictions and rights-of-way affecting the Property; (v) rights and claims of parties in possession; and (vi) all title exceptions referenced in the Title Commitment (the foregoing title matters are herein referred to as the "Permitted Title Exceptions"). Any applicable zoning ordinances, other land use laws and regulations, together with taxes for the current year and those matters, if any, which are waived by Buyer pursuant to this Paragraph 10, shall also be deemed Permitted Title Exceptions.

a. Maps and depictions included in the marketing material for the auction are for illustration purposes only and neither Seller, nor Auctioneer warrants or guarantees any of these materials or other information to be accurate or complete.
b. Any fencing situated on the Property is not necessarily an indication of the property boundary.
c. The Buyer shall be responsible for their own due diligence regarding the availability and/or accessibility of any utilities or the suitability for their own due diligence regarding the availability and /or accessibility of any utilities or the suitability for building on the Property. In addition, the Buyer shall be responsible for obtaining any and all permits for installation of utilities, wells, septic systems, and/or any costs related to such installation. Permits, tanks, meters, lines, and any other applicable fees shall be at the Buyer's expense.

11. FIXTURES AND PERSONAL PROPERTY. No personal property will be conveyed with the real estate

12. TITLE DEFECTS. IF the Title Commitment reveals a Defect in title which is not one of the Permitted Title Exceptions, or if prior to the Closing a new defect in title is disclosed by an updated endorsement to the Commitment, which defect is not one of the Permitted Title Exceptions, prior to Closing Date, Buyer may either waive such defect or give written notice to Seller and Closing Agent no later than five (5) days from the date of discovery of such defect in title, whereupon Seller may, at its option, attempt to cure such defect prior to Closing or decline to cure such defect. If Seller is unable or unwilling to cure, on or before the Closing Date, any defect as to which Buyer has notified Seller as herein provided and if Buyer does not waive such defect on or prior to the Closing Date by written notice to Seller, this Contract shall be terminated without liability to either party and the Down Payment/Deposit shall be returned to the Buyer, Seller shall have the right, at its sole election, to extend the Closing Date by not more than Sixty (60) Days to attempt to cure any such defect in title.

13. COMMISSIONS.

(a) **Brokerage**. Buyer warrants and represents that Buyer [ ] is [ ] is not represented by a Buyer's Broker in this transaction. If Buyer is represented by a Buyer's Broker, the Buyer's Brokers name is:
The Buyer's Broker must have performed all requirements of the Buyer Broker Guidelines as provided by the Auctioneer. Failure to properly register or comply with the provisions of the Guidelines will disqualify the Buyer's Broker from receiving any commission.

(b) **Brokerage Commission**. Upon the Closing of the transaction contemplated herein Seller shall pay Auctioneer a commission pursuant to the terms of a separate agreement. If the Buyer's Broker is properly registered with the Auctioneer, then at Closing, the Buyer's Broker shall be paid a commission pursuant to any Broker Participation Agreement. If for any reason whatsoever (including the default of any party hereto), the Closing hereunder does not occur, then no commission shall be due and payable to Buyer's Broker.

(c) **Agency Disclosure.** Auctioneer has acted as agent for the Seller in this transaction and is to be paid a commission by Seller pursuant to a separate written agreement between Seller and Auctioneer. The said commission may be paid as a "Buyer's Premium".

14. BREACH OF CONTRACT BY SELLER. If Seller defaults in the performance of any of its obligations pursuant to this Contract, and Closing fails to occur by reason thereof, Buyer may terminate this Contract and receive the Deposit, or seek specific performance of this Agreement. In no event shall Seller or Auctioneer be liable for any damages including special, incidental or consequential damages, or economic loss and/or attorney fees.

15. BREACH OF CONTRACT BY BUYER. In the event the purchase and sale contemplated in this Contract is not consummated as a result of Buyer's default, Buyer's Down Payment/Deposit shall be forfeited to Seller, and Seller shall have all rights as allowed by law to file for damages, specific performance or cancellation of this transaction, with Buyer to be responsible for all costs of suit, including attorney's fees and court costs.

In addition, in the event that Seller is unable to collect on any check delivered by Buyer to Seller or Closing Agent, then, at Seller's option, without notice, this Contract may be terminated immediately and any Down Payment/ Deposit held by Seller or Closing Agent shall be paid to Seller, and Seller may pursue any rights and remedies available at law or in equity.

16. CASUALTY. Except as herein provided, all risk of loss with respect to damage to the Property shall be borne by Seller until the Date of Closing; thereafter all risk of loss shall be borne by Buyer. In the event that the Property is, in the opinion of Seller, significantly damaged or is destroyed by fire or other casualty or hazard prior to Closing, Seller shall have the option to restore the Property to its pre- casualty condition or to cancel this Contract and Buyer's Down

Payment/ Deposit shall be returned as a complete and final settlement to Buyer of all Seller's obligations hereunder. Should Seller desire to restore the Property to its pre-casualty condition, Seller shall so notify Buyer and thereafter have 120 days to complete such restoration, with the Closing Date to be postponed accordingly.

17. NOTICES. All notices under this Contract shall be deemed delivered when personally delivered or mailed postage prepaid, certified or registered mail, return receipt requested, or when delivery by a courier service to the addresses set forth next to the signature of each party below. A copy of all notices given hereunder shall be delivered to Auctioneer and Closing Agent.

18. WAIVER. No failure or delay on the part of Seller in exercising any right of Seller nor any action on the part of Seller or any course of dealing or partial performance shall be deemed a waiver of any right of Seller set forth herein or a modification of any terms set forth herein.

19. ENTIRE AGREEMENT; AMENDMENT. This written Contract and the Exhibits, Schedules and Addenda attached hereto and made a part of this Contract signed by Buyer constitute the entire and complete agreement between the parties hereto and supersede any prior oral or written agreements between the parties with respect to the Property. This Contract may not be amended, altered, modified or discharged except by an instrument in writing signed by the Buyer and Seller.

20. SEVERABILITY. The invalidity of any provision of this Contract shall not affect the validity or enforceability of any other provision set forth herein.

21. ASSIGNMENT. Buyer may not assign this Contract or Buyer's rights hereunder without the prior written consent of Seller, which consent may be given or withheld in Seller's sole discretion.

22. BINDING EFFECT. This Contract shall be binding upon and inure to the benefit of the parties hereto, and their respective successors, personal representatives, legal representatives, heirs and assigns.

23. COUNTERPARTS. The Contract may be executed in one or more counterparts, each of which shall have the force and effect of an original, and all of which shall constitute but one document.

24. ACKNOWLEDGEMENT. The undersigned ("Buyer") certifies that he or she is of legal age and has full legal capacity and authority to understand, execute and deliver this Contract on behalf of himself or herself. If Buyer is purchasing the Property on behalf of a for-profit entity, non-profit organization, or public agency, the Buyer is executing this Contract on behalf of such entity and Buyer certifies to Seller that Buyer has the authority to execute this Contract on behalf of such entity, and that such entity shall be bound by the matters contained herein.

25. ARBITRATION OF DISPUTES. Any dispute or claim in law or equity between Seller and Buyer directly or indirectly arising out of or relating to this Contract or any resulting transaction (including any dispute regarding whether this arbitration clause is enforceable or applicable) shall be decided by a neutral, binding arbitration and not by court action, except as provided by Texas law for judicial enforcement or review of arbitration decisions. The arbitration shall be heard by one arbitrator and conducted by and in accordance with the commercial arbitration rules applicable in the State of Texas. Arbitration fees, including the fees and expenses of the arbitrator, shall be divided equally among the parties involved.

26. ATTACHMENTS. The following Attachments/Exhibits are attached hereto and fully incorporated herein by reference for all parties.

INWITNESS WHEREOF, the parties hereto have duly executed this Contract, as of the day and year first above written.

Seller: _____**("Seller")**

Address: _____

By: _____

By: _____

Buyer: _____

Address: _____

Signature: _____

Print Name: _____

Social Security No. _____

Federal Tax ID No. _____

Phone No. (W): _____(H): _____

Buyer: _____

Address: _____

Signature: _____

Print Name: _____

Social Security No. _____

Federal Tax ID No. _____

Phone No. (W): _____(H): _____