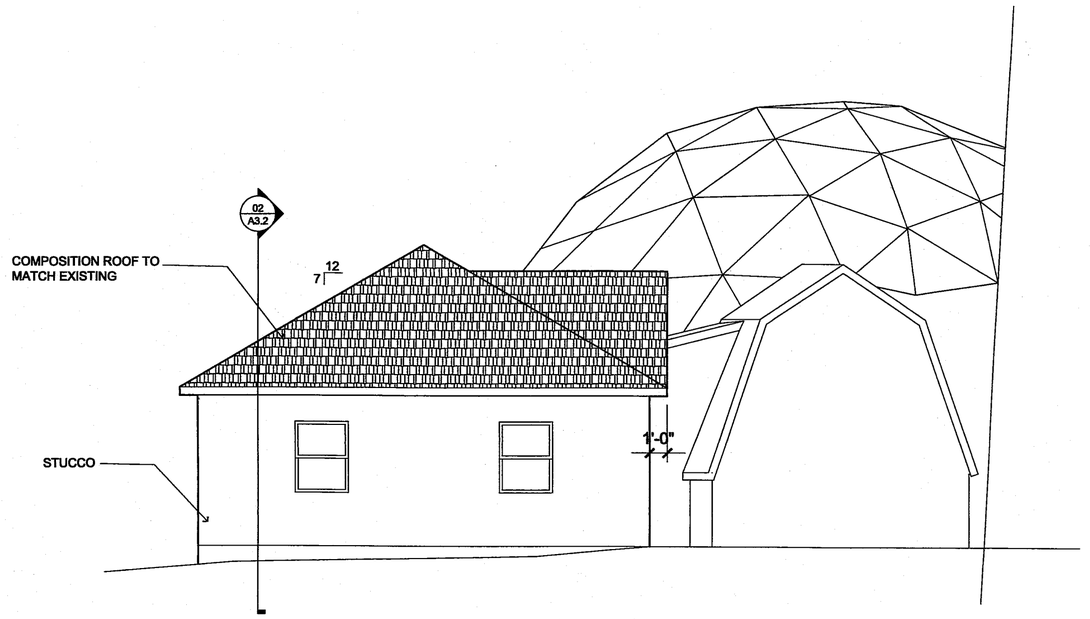
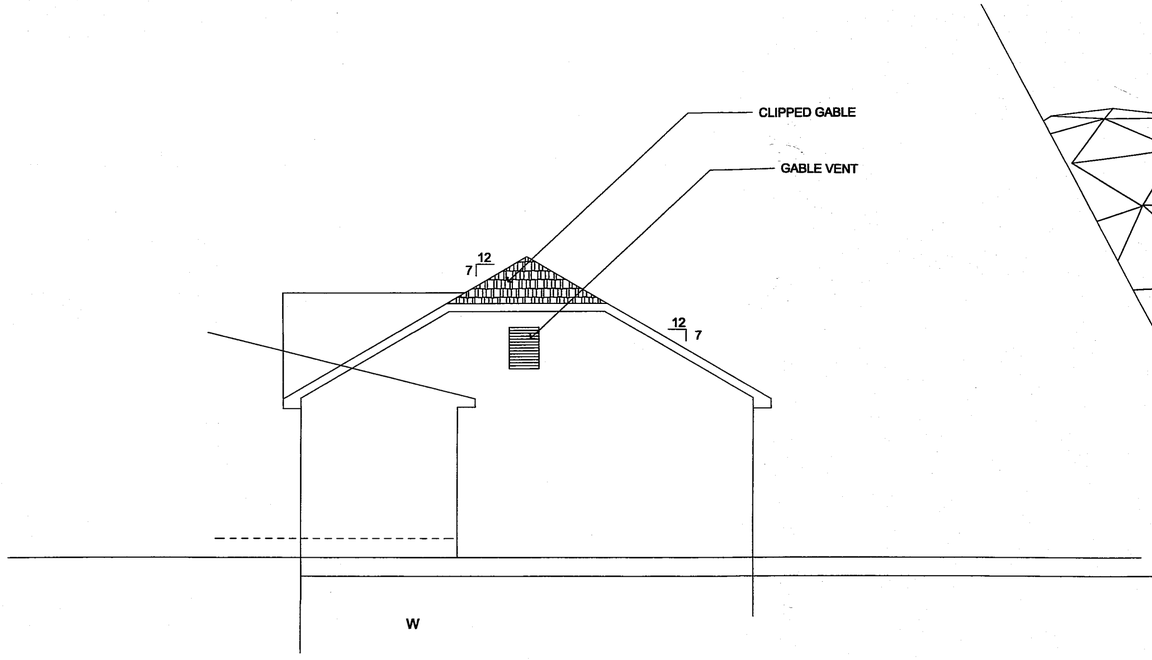


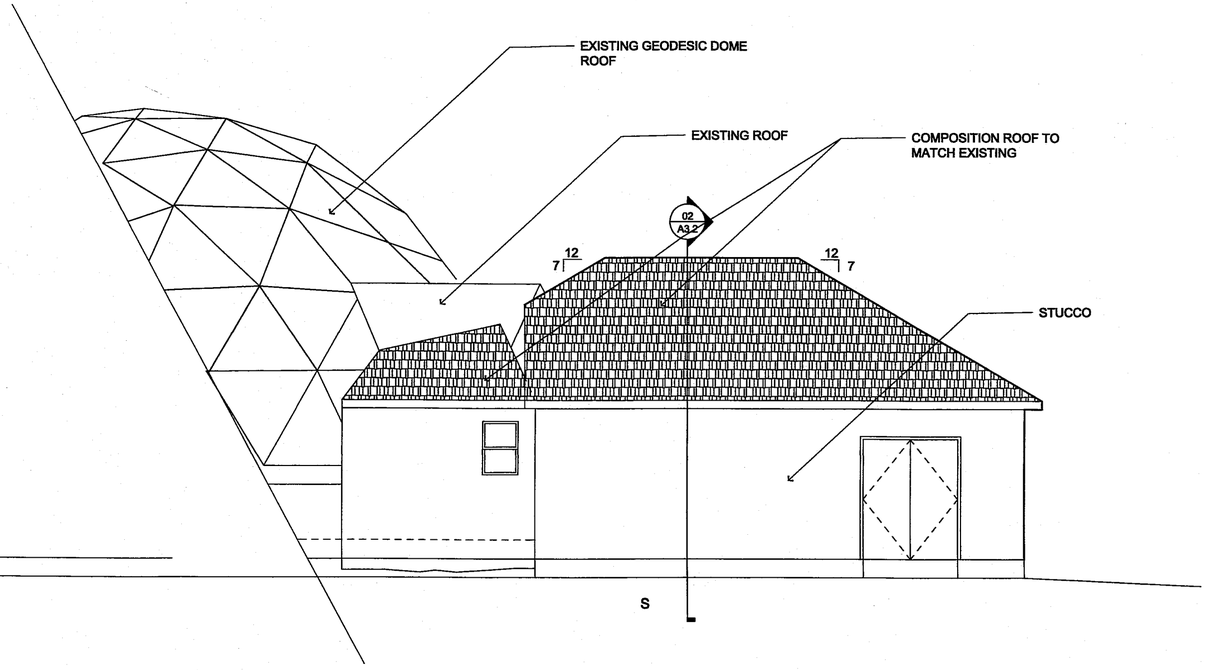
01 EAST ELEVATION

1/4"=1'-0"



02 WEST ELEVATION

1/4"=1'-0"



03 SOUTH ELEVATION

1/4"=1'-0"

\\Packld\Projects\Page- Fawkes Dr\Fawkes Dr 6-2016.dwg 1/26/17 12:03 PM Pam

PROJECT:

RESIDENCE
2130
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pchapman@swbell.net
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PAMELA KIRBY CHAPMAN
13931
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1-26-2017

ISSUE HISTORY:

	review Set	10-3-16
	review Set	11-28-16
	PERMIT Set	1-26-2017

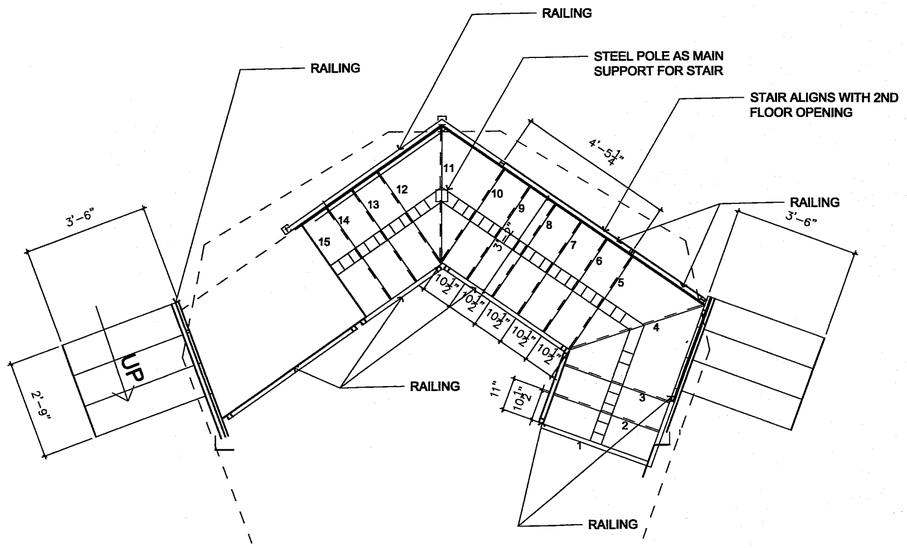
DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

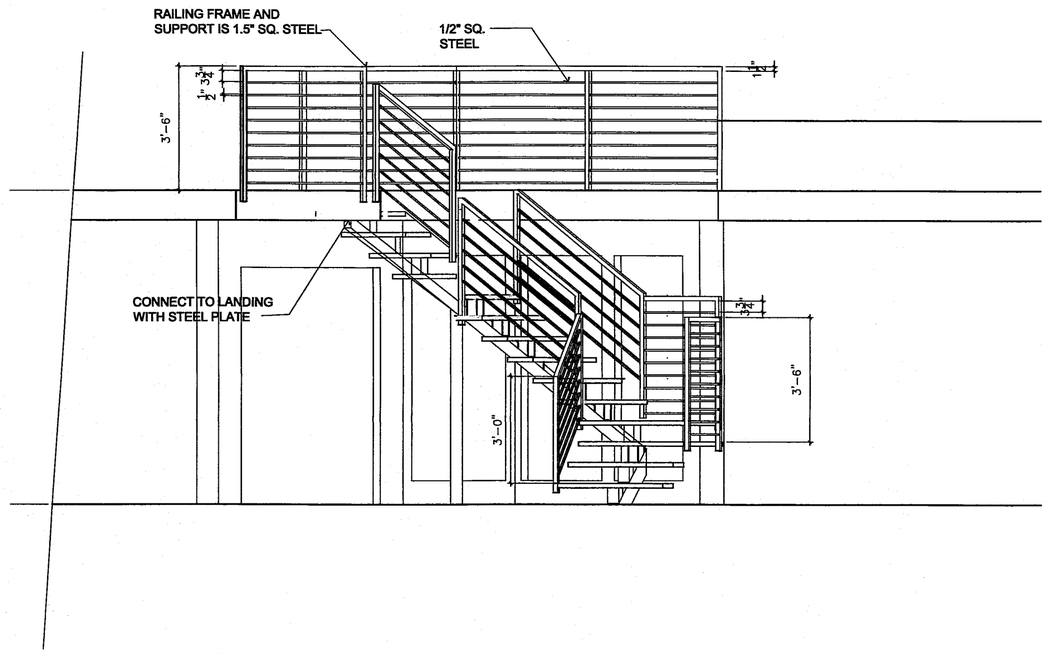
EXTERIOR ELEVATIONS

A2.1



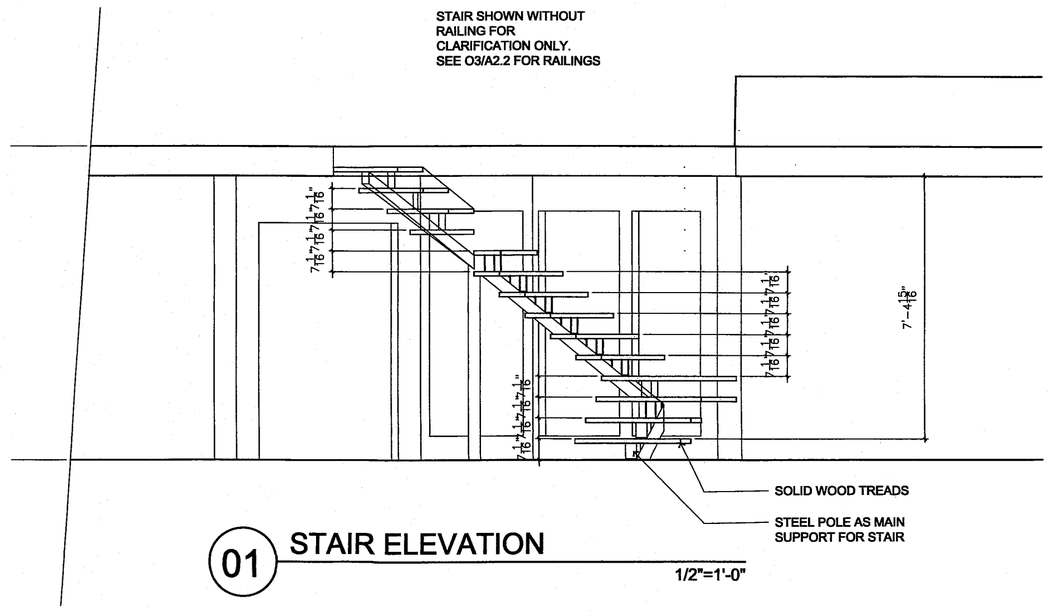
02 STAIR PLAN

1/2"=1'-0"



03 STAIR ELEVATION

1/2"=1'-0"



01 STAIR ELEVATION

1/2"=1'-0"

PROJECT:

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REGISTERED ARCHITECT PAMELA KIRBY CHAPMAN 73991 STATE OF TEXAS

1-26-2017

ISSUE HISTORY:

review Set	10-3-16
review Set	11-28-16
PERMIT Set	1-26-2017

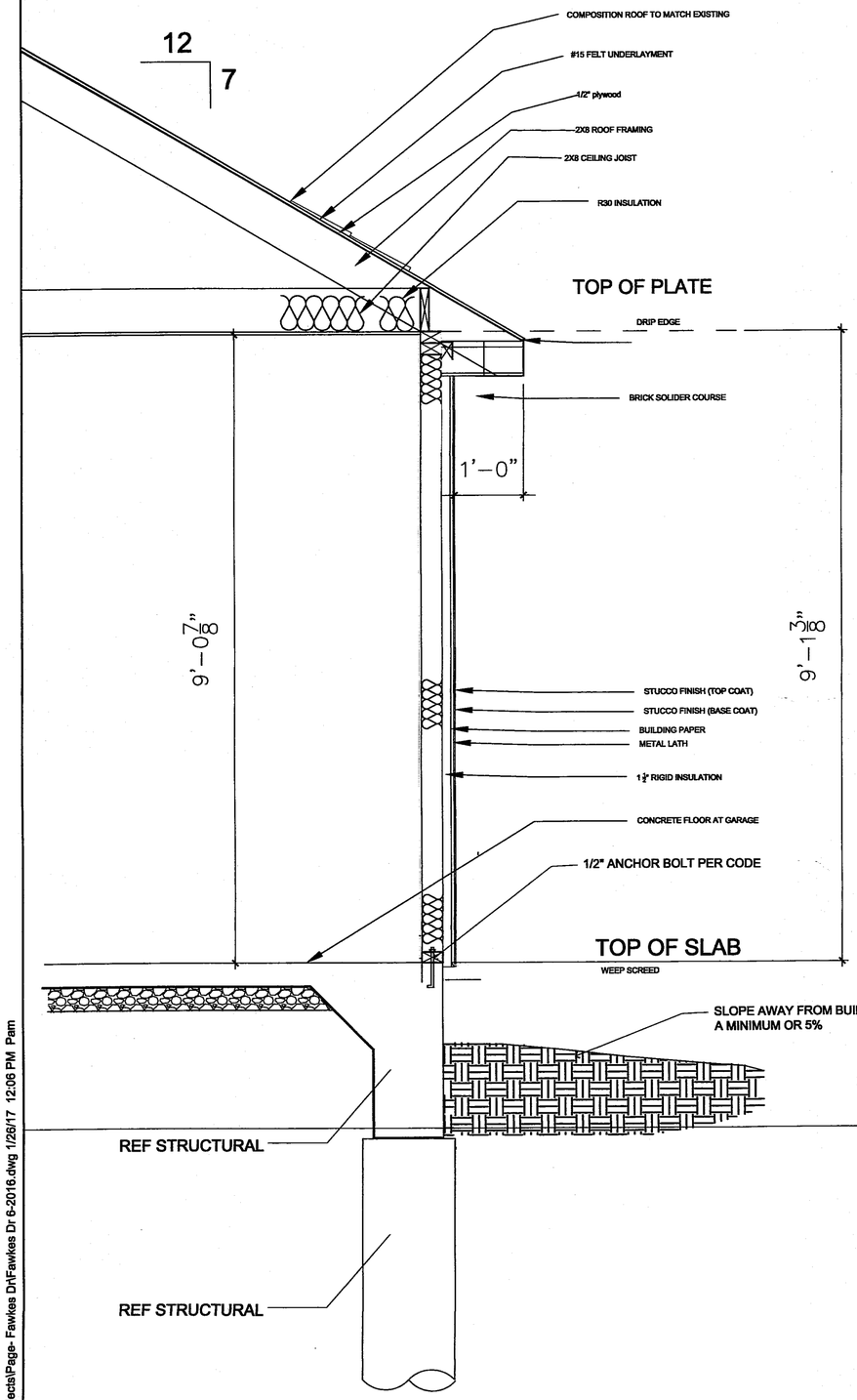
DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

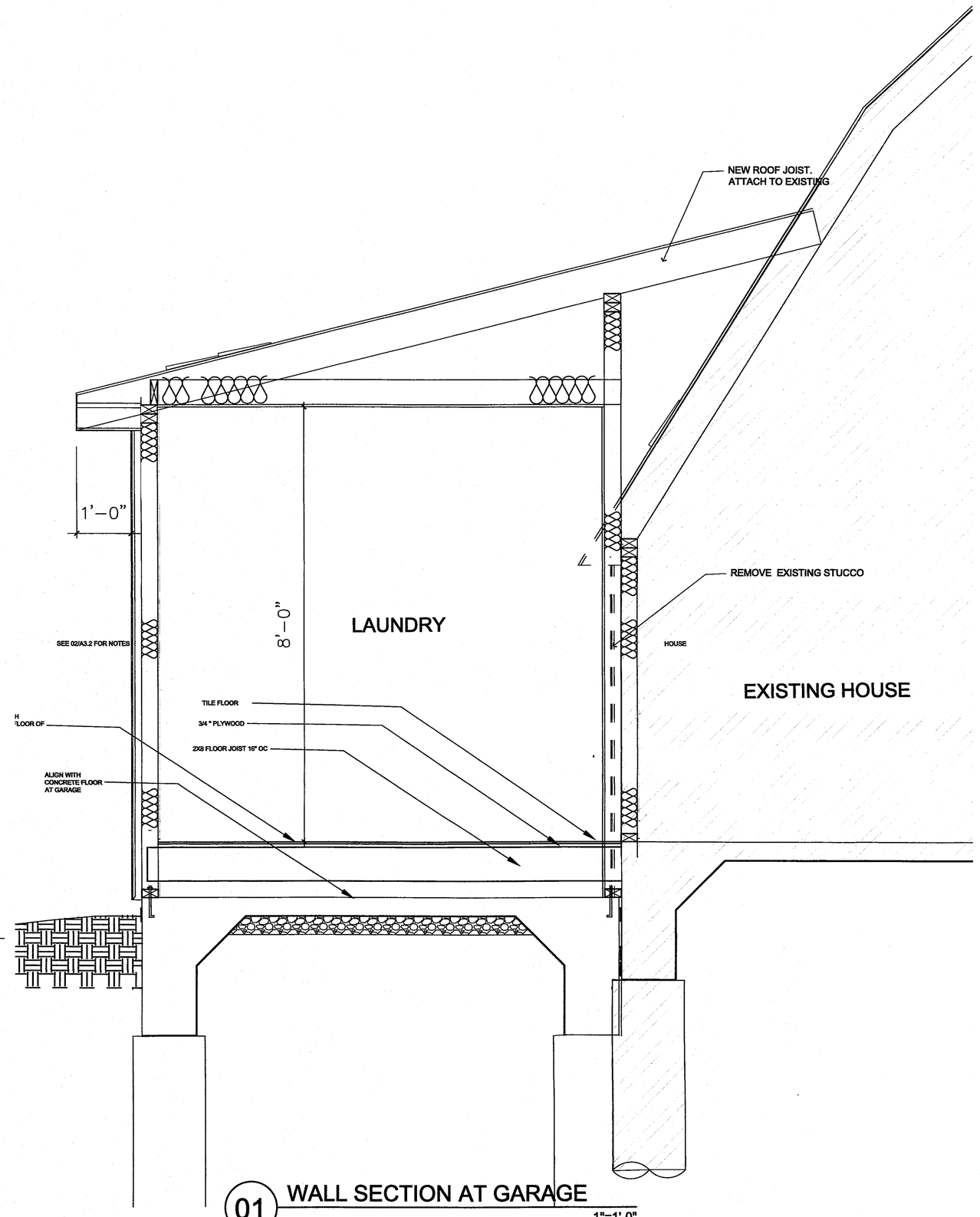
STAIR

A2.2



02 WALL SECTION AT GARAGE

1"=1'-0"



01 WALL SECTION AT GARAGE

1"=1'-0"

\\Packrd\Projects\Page- Fawkes Dr\Fawkes Dr 6-2016.dwg 1/26/17 12:06 PM Pam

PROJECT:

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1-26-2017

ISSUE HISTORY:

	review Set	10-3-16
	review Set	11-28-16
	PERMIT Set	1-26-2017

DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

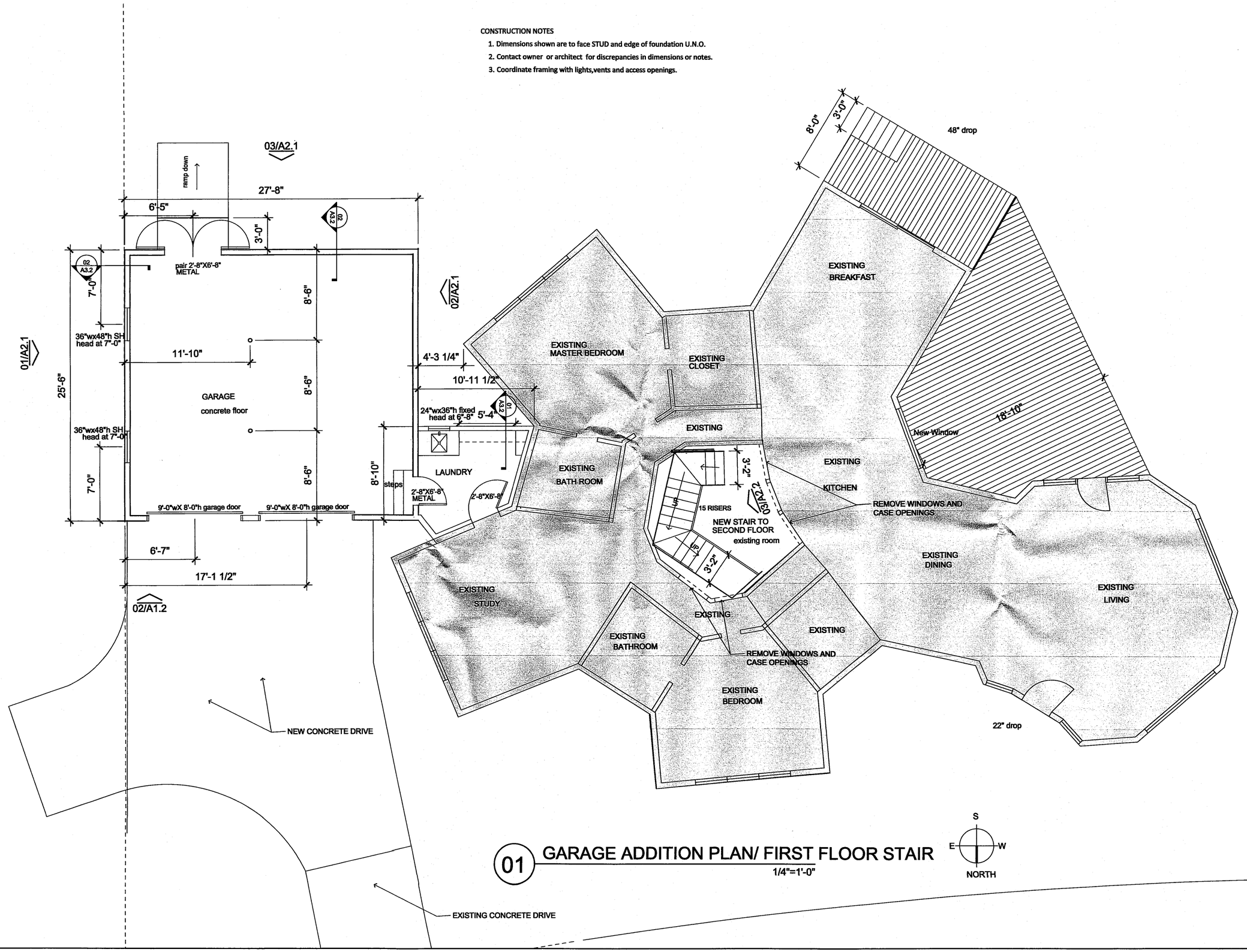
SHEET NUMBER:

WALL SECT.

A3.2

CONSTRUCTION NOTES

1. Dimensions shown are to face STUD and edge of foundation U.N.O.
2. Contact owner or architect for discrepancies in dimensions or notes.
3. Coordinate framing with lights,vents and access openings.



01 GARAGE ADDITION PLAN/ FIRST FLOOR STAIR

1/4"=1'-0"

S
E W
NORTH

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PROJECT:

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1-26-2017

ISSUE HISTORY:

review Set	10-3-16
review Set	11-28-16
PERMIT Set	1-26-2017

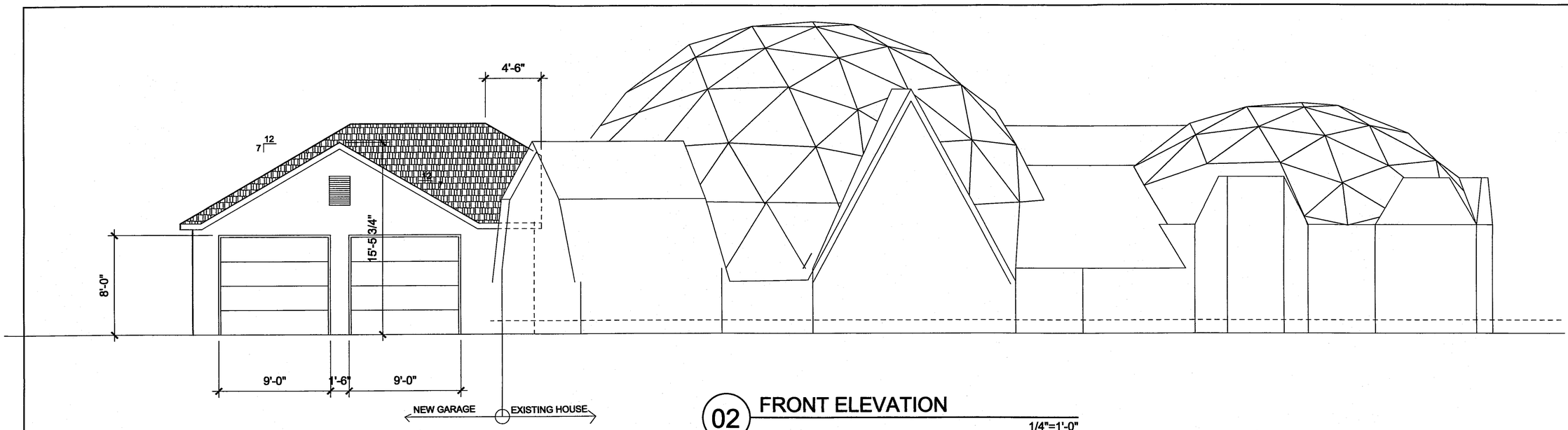
DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

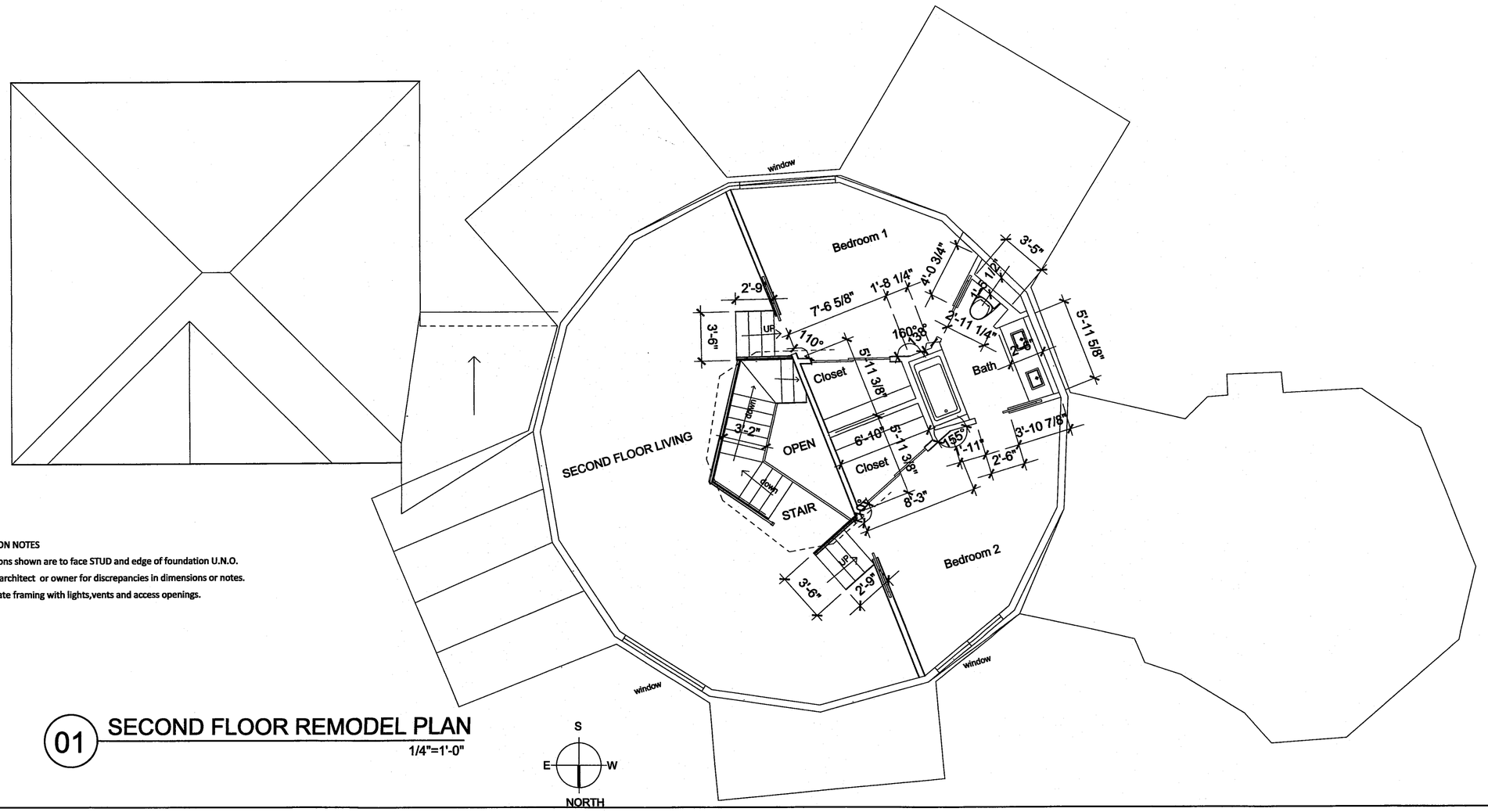
FLOOR PLAN

A1.1



02 FRONT ELEVATION

1/4"=1'-0"



01 SECOND FLOOR REMODEL PLAN

1/4"=1'-0"

S
E W
NORTH

CONSTRUCTION NOTES

1. Dimensions shown are to face STUD and edge of foundation U.N.O.
2. Contact architect or owner for discrepancies in dimensions or notes.
3. Coordinate framing with lights,vents and access openings.

\\Packrat\Projects\Page- Fawkes Dr\Fawkes Dr 6-2016.dwg 1/26/17 12:01 PM Pam

PROJECT:

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1-26-2017

ISSUE HISTORY:

	review Set	10-3-16
	review Set	11-28-16
	PERMIT Set	1-26-2017

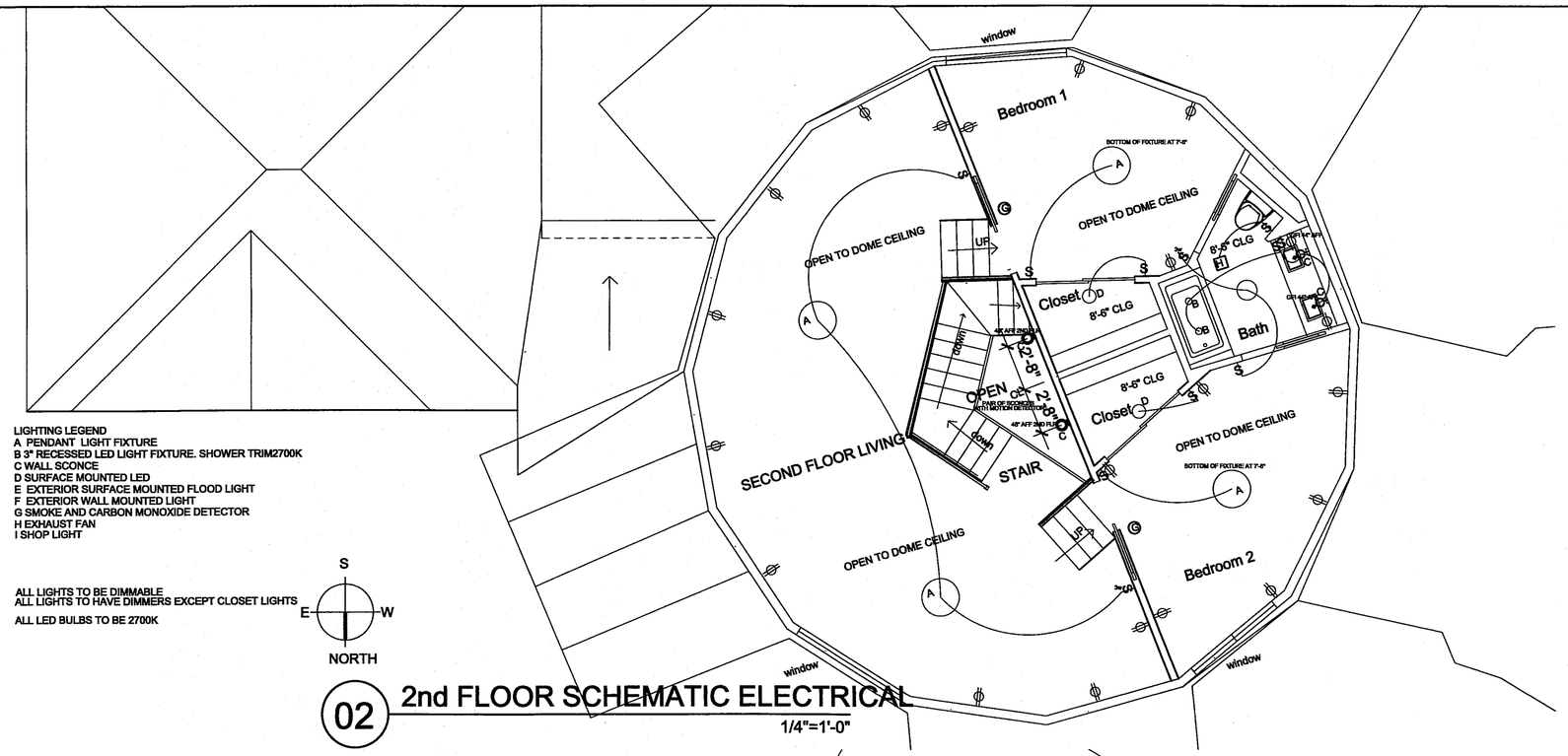
DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

2ND FLOOR
PLAN/ ELEV

A1.2



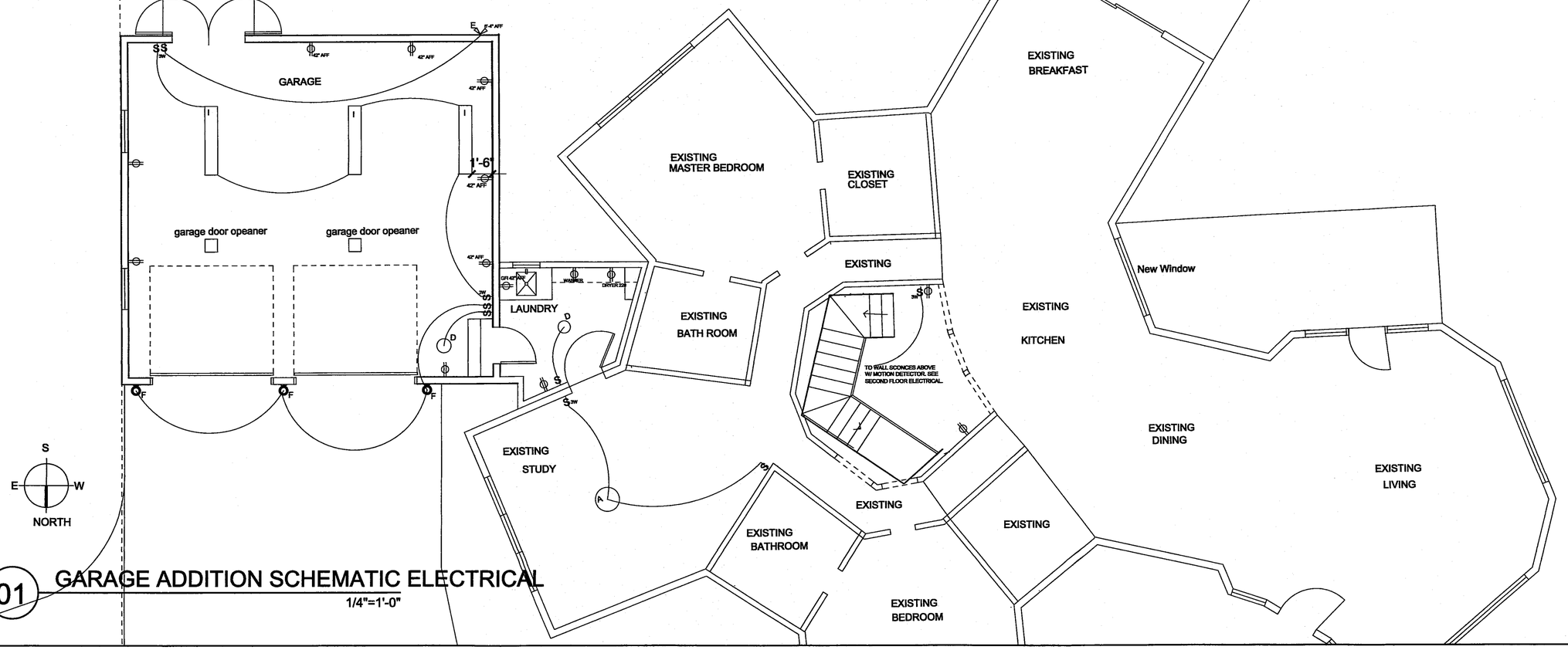
LIGHTING LEGEND
A PENDANT LIGHT FIXTURE
B 3" RECESSED LED LIGHT FIXTURE. SHOWER TRIM2700K
C WALL SCONCE
D SURFACE MOUNTED LED
E EXTERIOR SURFACE MOUNTED FLOOD LIGHT
F EXTERIOR WALL MOUNTED LIGHT
G SMOKE AND CARBON MONOXIDE DETECTOR
H EXHAUST FAN
I SHOP LIGHT

ALL LIGHTS TO BE DIMMABLE
ALL LIGHTS TO HAVE DIMMERS EXCEPT CLOSET LIGHTS

ALL LED BULBS TO BE 2700K

S
E W
NORTH

02 2nd FLOOR SCHEMATIC ELECTRICAL
1/4"=1'-0"



01 GARAGE ADDITION SCHEMATIC ELECTRICAL
1/4"=1'-0"

\\Packld\Projects\Page- Fawkes Dr\Fawkes Dr 6-2016.dwg 1/26/17 12:02 PM Pam

PROJECT:

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1-26-2017

ISSUE HISTORY:

	review Set	10-3-16
	review Set	11-28-16
	PERMIT Set	1-28-2017

DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

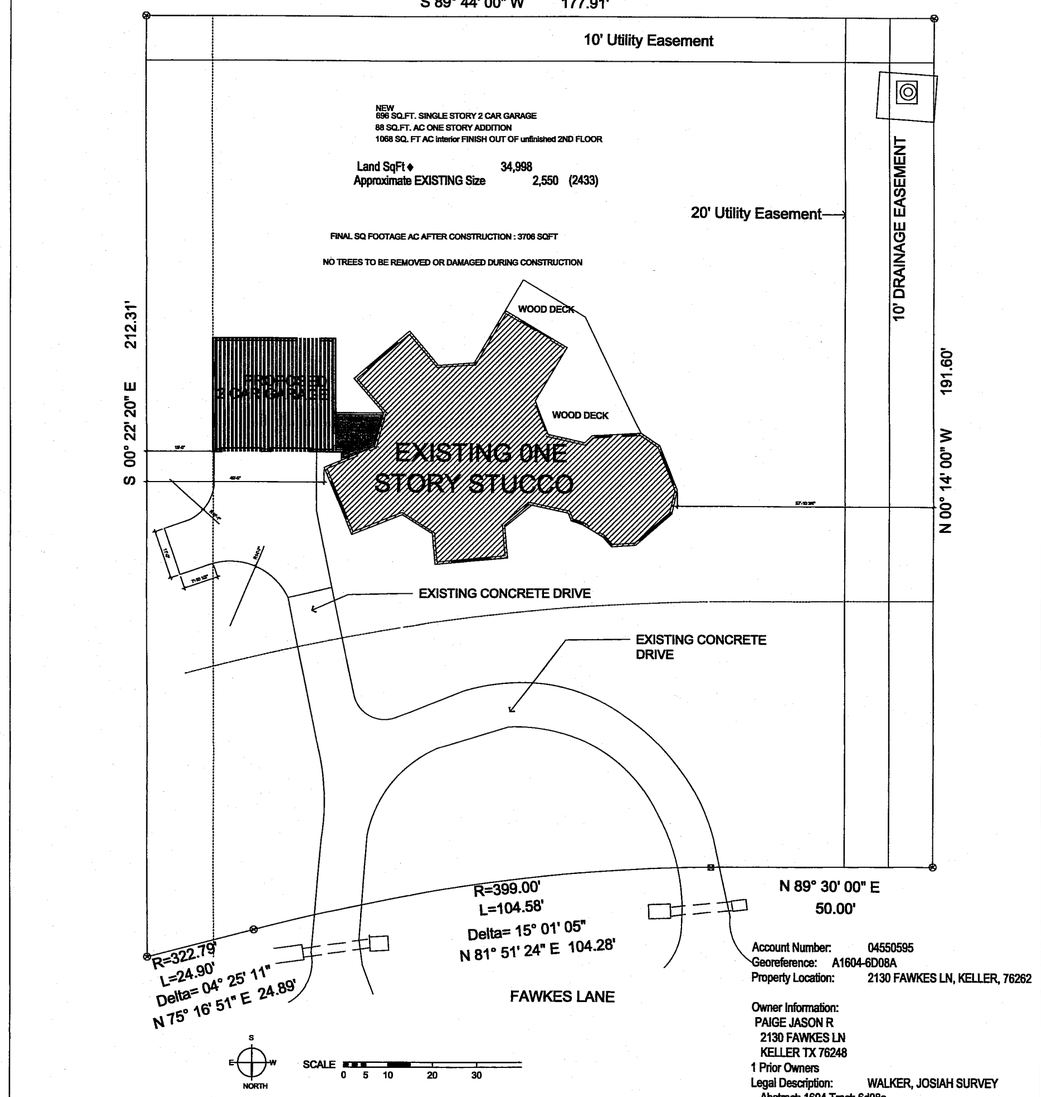
REFLECTE
CLG PLAN
A1.3

Property Data:

Deed Date: 06/20/2016

PROJECT DESCRIPTION:
*ADDITION OF AN ATTACHED 696 SQFT ONE STORY GARAGE
*ADDITION OF 88 SQFT AC CONNECTION TO GARAGE
*FINISH OUT OF A CURRENTLY UNFINSHED SECOND FLOOR :
WHICH W ILL BE 2 BEDROOMS, ONE BATH ,
A LIVING AREA AND STAIR 1068 SQFT

Instrument: D216138898 State Code: A Residential SingleFamily
Garage Bays: 0
Year Built: 1985 Central Air: Y
Pct Complete: 1.00 Central Heat: Y
TAD Map: 2090-468 Pool: N
MAPSCO: TAR-024C



Account Number: 04550595
Georeference: A1604-6D08A
Property Location: 2130 FAWKES LN, KELLER, 76262

Owner Information:
PAIGE JASON R
2130 FAWKES LN
KELLER TX 76248
1 Prior Owners
Legal Description: WALKER, JOSIAH SURVEY
Abstract: 1604 Tract: 6d08a

LIST OF SHEETS
A-1 SITE PLAN
A1.1 FIRST FLOOR AND GARAGE PLAN
A1-2 SECOND FLOOR PLAN
A1-3 REFLECTED CEILING PLAN
A2-1 EXTERIOR ELEVATIONS
A2-2 STAIR PLAN AND ELEVATION
A3-1 ROOF PLAN,ROOF FRAMING,CLG FRAMING
A3-2 WALL SECTIONS

01 SITEPLAN
1/16"=1'-0"

\\Packdt\Projects\Page- Fawkes Dr\Fawkes Dr 6-2016.dwg 1/26/17 11:54 AM Pam

PROJECT:

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1-26-2017

ISSUE HISTORY:

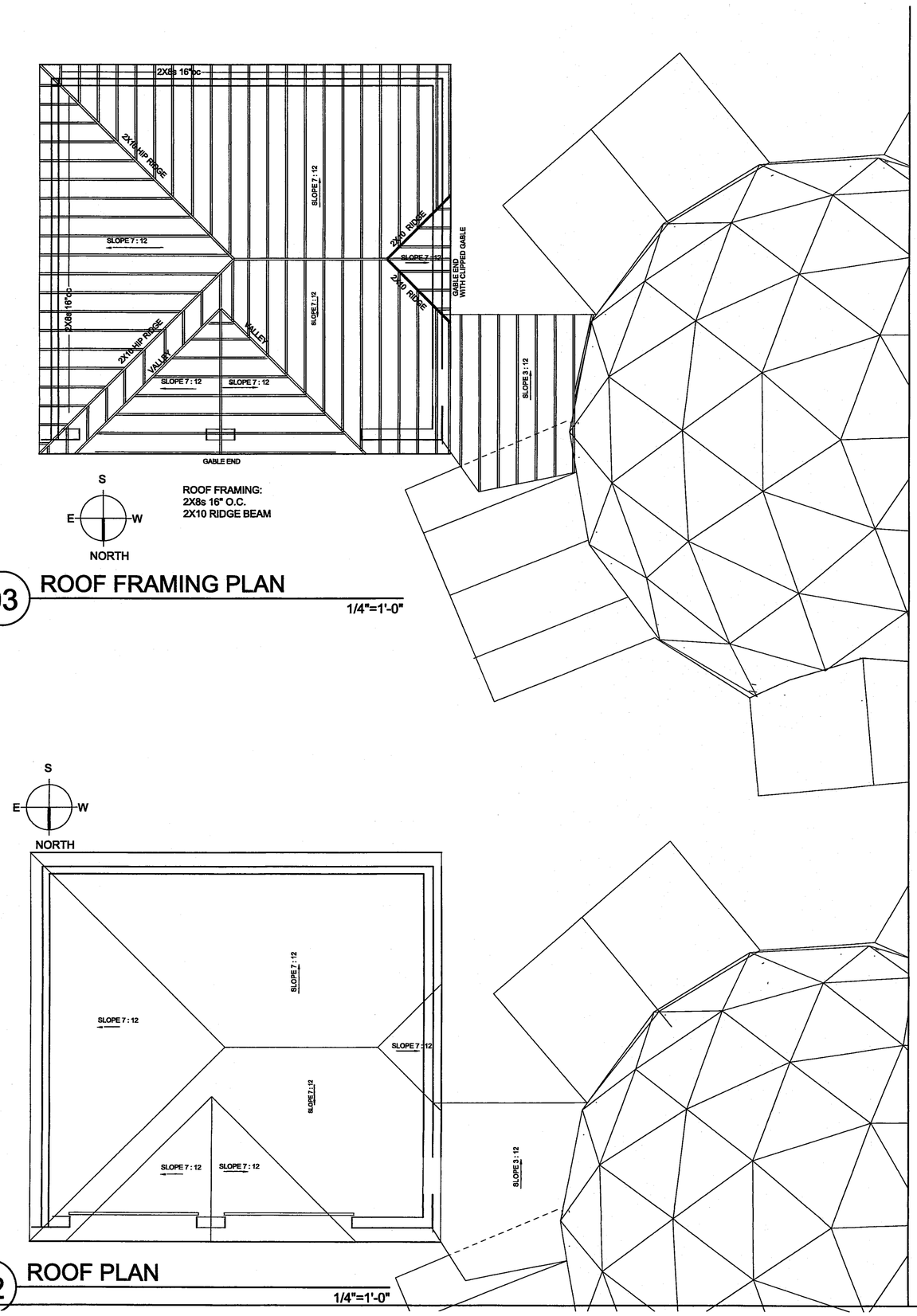
	review Set	10-3-16
	review Set	11-28-16
	PERMIT Set	1-26-2017

DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

SITE PLAN
A1.0



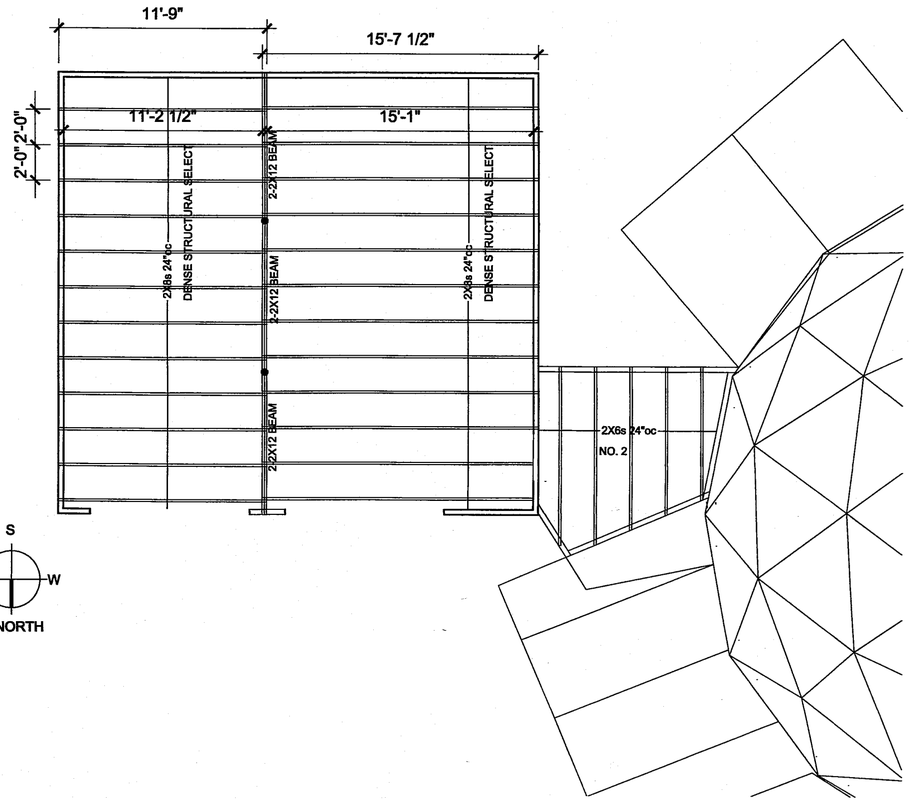
ROOF FRAMING:
2X8s 16" O.C.
2X10 RIDGE BEAM

03 ROOF FRAMING PLAN

1/4"=1'-0"

02 ROOF PLAN

1/4"=1'-0"



01 CEILING FRAMING AT GARAGE

1"=1'-0"

PROJECT:

RESIDENCE
2130
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Keller, TX

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STATE OF TEXAS

1-26-2017

ISSUE HISTORY:

	review Set	10-3-16
	review Set	11-28-16
	PERMIT Set	1-26-2017

DRAWING INFO:

FILE: Fawkes Dr 6-2016.dwg
DRAWN BY: PC
CHECKED BY: PC

SHEET NUMBER:

WALL SECT.
ROOF PLAN
A3.1

NOTE:
POSITIONING OF BEAMS IS CRITICAL.
BEAM POSITIONS ARE DIMENSIONED.
PIERS MUST BE BENEATH BEAMS.
PIER POSITIONS CAN SHIFT BY
UP TO TWO FEET ALONG A BEAM.

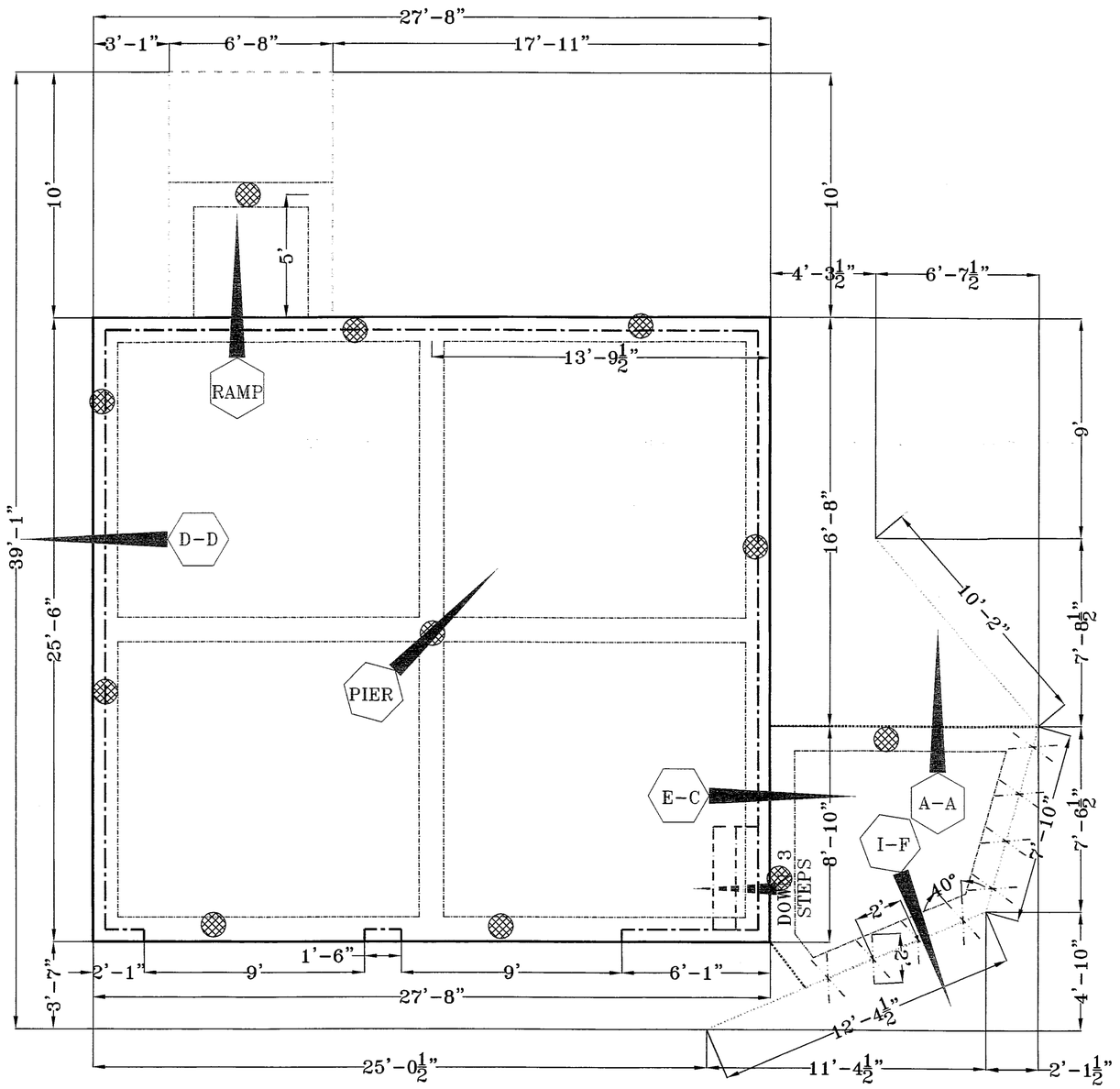
Soil test data were NOT provided by the client to guide the design of this foundation.

THE 11 ONE FOOT DIAMETER PIERS FOR THIS FOUNDATION WILL EXTEND ONE FOOT INTO A HARD FORMATION OR 7 FEET BELOW THE BOTTOMS OF THE FOUNDATION BEAMS.

NOTES:

Section details and specifications for this foundation are in Drawing Number jpai16a2d.dwg.

Dimensions enclosed in brackets [ ] are not given on floor plan drawings or are different from floor plan. Contact the builder to get the one to use. Dimensions are rounded to the nearest 1/2".



STATE OF TEXAS
KEITH R. MARSH
16435
LICENSED PROFESSIONAL ENGINEER

FOUNDATION DESIGN FOR
Mr Jason Paige

SITE LOCATION
ADDITIONS AT 2301 FAWKES LANE
KELLER, TEXAS

DATE
Dec. 2016

DRAWING NO.
jpai16a1d

FLOOR PLAN OUTLINE
BEAM EDGES
EXTERIOR HOUSE EDGES
PARKING FLOOR EDGES
PIERS

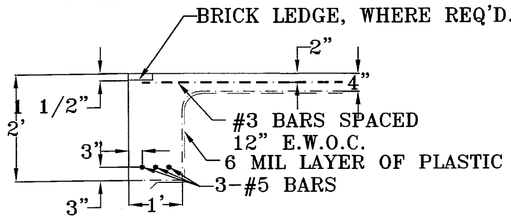
K. R. Marsh, P. E.
2201 Oak Knoll Court
Colleyville, Texas 76034-4488
Cell 817 925 7528
TBPE No. F-1037)

RAISED FLOOR EDGES
REINFORCING STEEL
RAMP EDGES

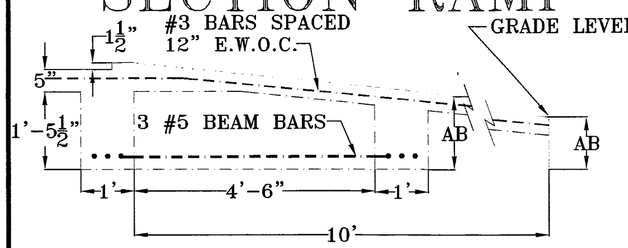
SCALE
1"=4'

VERSION
ORIGINAL

SECTION A–A

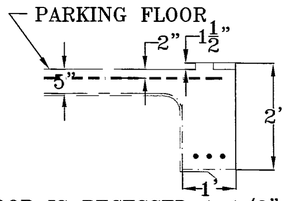


SECTION RAMP



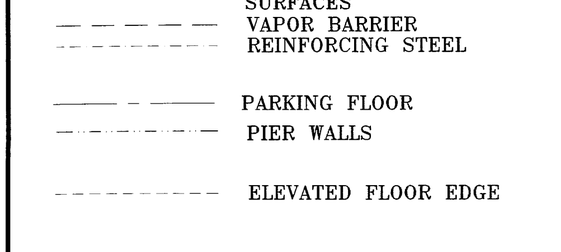
AB=ASK BUILDER

SECTION D–D



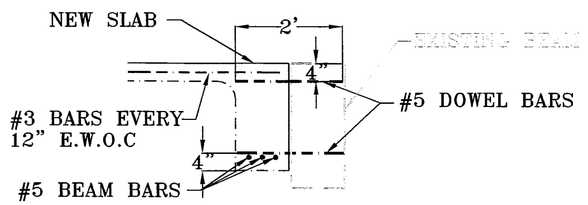
PARKING FLOOR IS RECESSED 1 1/2" BELOW HOUSE FLOOR AND SLOPES TOWARD DRIVEWAY 1" PER 20'.

SECTION E–C

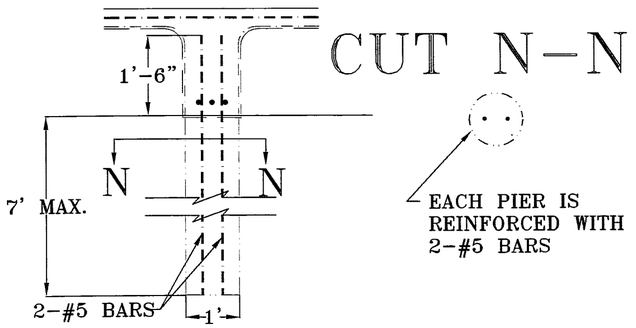


AB=ASK BUILDER

SECTION I–F



SECTION PIER CUT N–N



DRAWING LINE CODE

- BASIC FLOOR SLAB
- LOWER SLAB/BEAM SURFACES
- VAPOR BARRIER
- REINFORCING STEEL
- PARKING FLOOR
- PIER WALLS
- ELEVATED FLOOR EDGE

STATE OF TEXAS
KEITH R. MARSH
16435
REGISTERED
PROFESSIONAL ENGINEER

TBPE NO. F–1037

FOUNDATION SECTIONS FOR ADDITION AT 2301 FAWKES LANE
KELLER, TEXAS

for

Mr Jason Paige

KEITH R. MARSH, P. E.
2201 OAK KNOLL COURT
COLLEYVILLE, TEXAS 76034
Metro 817 267 8648, Mobile 817 925 7528

DATE:	SCALE:	DRAWN BY:
Dec. 2016	1"=2'	KRM
DRAWING NUMBER	SHEET NUMBER	REVISION NUMBER
jpai16a2d.dwg	1 of 1	ORIGINAL

SPECIFICATIONS FOR THE FOUNDATION

for

ADDITIONS AT 2301 FAWKES LANE

KELLER, TEXAS

1. All concrete used in this foundation shall have a 28 (twenty eight) day compressive strength of at least 3,000 (three thousand) psi.

2. Steel reinforcing bars used in this foundation will be deformed and have a yield strength of at least 40,000 (forty thousand) psi.

3. All reinforcing steel used in this foundation will be clean and free from corrosion.

4. The floor surfaces of this foundation shall be at least 6 (six) inches above the grade level. Grade shall slope away from the edges of this foundation by at least 5 (five) percent for a distance of 5 (five) feet, a drop of 3" in 5'. The bottom of the foundation beams shall be at least 12 (twelve) inches below the grade level.

5. Foundation plates shall be bolted to the foundation with not less than 1/2" (one half) inch nominal diameter steel bolts embedded at least 7 (seven) inches into the concrete and spaced not more than 6 (six) feet apart. There shall be a minimum of 2 (two) bolts per piece with 1 (one) bolt located within 12 (twelve) inches of each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate.

6. Vertical and horizontal placement tolerances of reinforcing steel shall be plus or minus 1/2 (one half) of an inch.

7. Supports for reinforcing bars shall be designed not to penetrate any vapor barrier during placement or concreting.

8. All fill shall be compacted to 95% (ninety five percent) of standard Proctor maximum dry density (ASTM D 698) and within the range of plus or minus 3 (three) percentage points of the optimum moisture content. Any fill should have a plasticity index between 5 and 15.

9. All foundation beams shall extend to 2 (two) feet below the foundation floor surface. The beams shall be 12 (twelve) inches wide except as noted on appropriste drawings.

10. Steel reinforcement in the bottoms of the foundation beams shall be 3 #5 (three number five) deformed bars. These bars shall be placed as noted on the appropriate section drawings.

11. Piers for this foundation shall be 12 (twelve) inches in diameter. They shall be drilled into a hard subsurface formation. Piers need not be drilled more than one foot beyond the depth where a hard subsurface formation is reached. It will not be necessary to drill any pier depth beyond 7 (seven) feet below beam bottoms. Piers shall be reinforced with 2 #5 (two number five) bars. These reinforcing bars shall extend to the bottom of the pier hole. THE PIER REINFORCEMENT BARS SHALL EXTEND 18 (EIGHTEEN) INCHES ABOVE THE TOP OF THE PIERS INTO THE BEAMS.

12. The floor slab for this foundation shall be 4 (four) inches thick. The slab for this foundation shall be reinforced with #3 (number three) bars spaced every 12 (twelve) inches each way on center (E.W.O.C.). This slab reinforcement shall extend to within 3 (three) inches of the foundation edges. The slab reinforcement bars will be 2 (two) inches below the slab upper surface.

13. The parking floor shall be recessed a minimum of 1 1/2 (one and one half) inches beneath the garage floor level. The parking floor shall slope toward the garage doors 1 (one) inch for every 20 (twenty) feet of length. The parking floor for this foundation shall be 5 (five) inches thick.

14. Dowel bars will tie the new foundation to the existing house foundation. These dowel bars will be 2 (two) feet long. They will be made of #5 (number five) steel reinforcing bars. Two dowel bars will be placed every 2 (two) feet along the interface between the two foundations. One dowel bar will be placed about 4 (four) inches below the upper surface of the addition floor, and one dowel bar will be placed about 4 (four) inches above the bottom of the beam of the house foundation or the addition beam, whichever is higher. Holes will be drilled into the existing house foundation large enough to permit inserting the dowel bars into it and at least 1 (one) foot deep. Each dowel bar hole will drilled into the existing foundation at alternating angles of + or – 20 (twenty) degrees off perpendicular to the existing house foundation. These dowel bars will extend approximately 1 (one) foot into the addition foundation. No dowel bars will be placed closer than 1 (one) foot to any existing or new foundation corner. Upper dowel bars will be approximately parallel to the floor surfaces. NO DOWEL BARS WILL BE PLACED CLOSER THAN EIGHT INCHES TO ANY POST–TENSIONING CABLE END, AND THE HORIZONTAL SPACING CAN BE ADJUSTED TO PREVENT INTERFERENCE WITH A CABLE END.

15. Continuity of reinforcing steel will be retained for this foundation. Corner bars, overlaping the bottom of the beam bars by 20 (twenty) inches, will be used if beam rebars are not bent around corners. Any overlaps will be at least 12 (twelve) inches for #3 (number three) rebars and 20 (twenty) inches for #5 (number five) rebars.