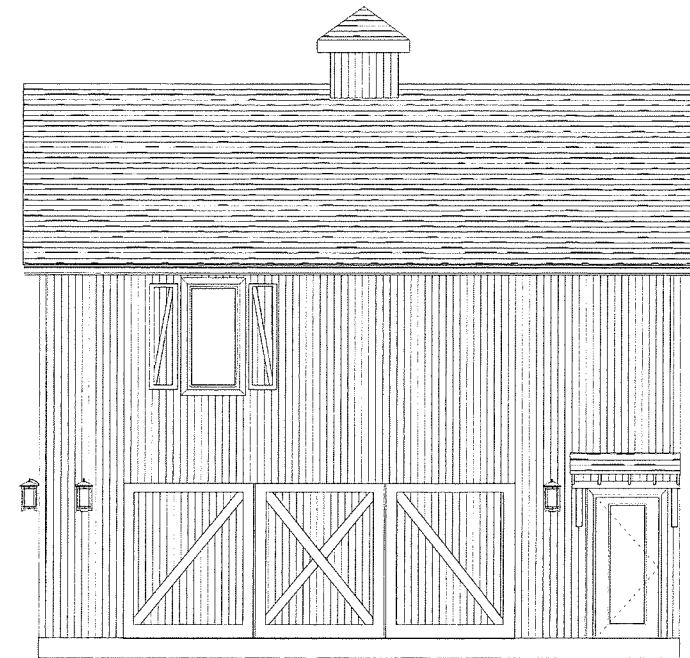


Garage Apartment For Ken & Clair Booth



Front Elevation
1/4" = 1'

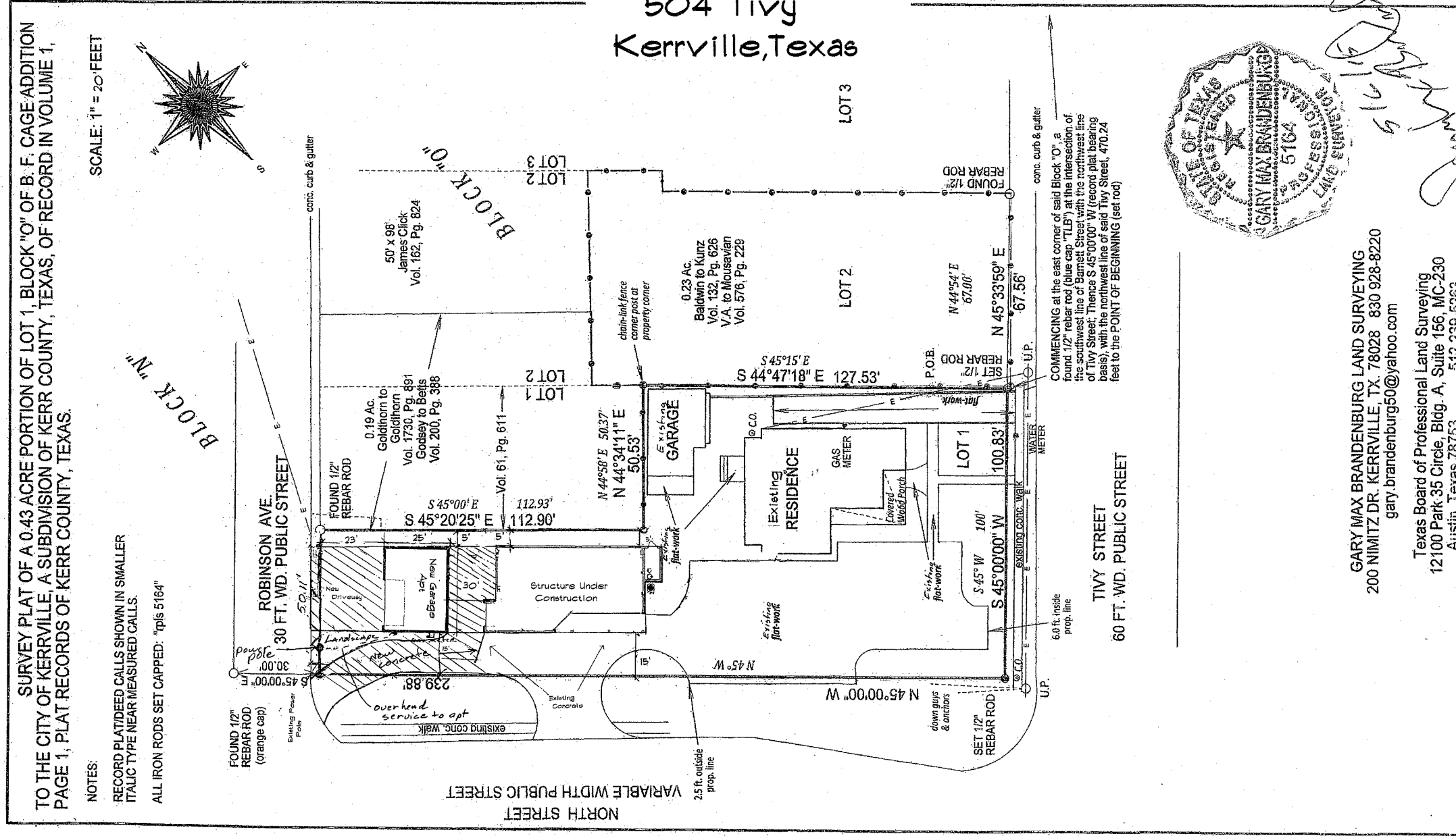
Cover Page & Legend		
Page 1	Survey & Site Plan	
Page 2	1st & 2nd Floor Plan	A-1
Page 3	Elevations	A-2
Page 4	Foundation Plans & Specs	A-3
Page 5	1st & 2nd Floor Joisting Plan	A-4
Page 6	Cross Section & Roof Plan	A-5
Page 7	1st & 2nd Floor Electrical	E-1

"For Every House is built
by someone, but the builder
of all things is God."
Hebrews 3:4

SCALE: 1/4" = 1'-0" DRAWN BY: Hank Revised 9/10/2020		APPROVED:	PAGE:
		CHECKED BY: Hank	
Hank Gregory Builders hgbuilders@tnc@gmail.com		May This House Be Built for the glory of God	
Booth Ken & Clair Booth 504 Hwy Kerrville, Texas			

Hank Gregory Builders

Residence of
Ken & Clair Booth
504 Tivy
Kerrville, Texas

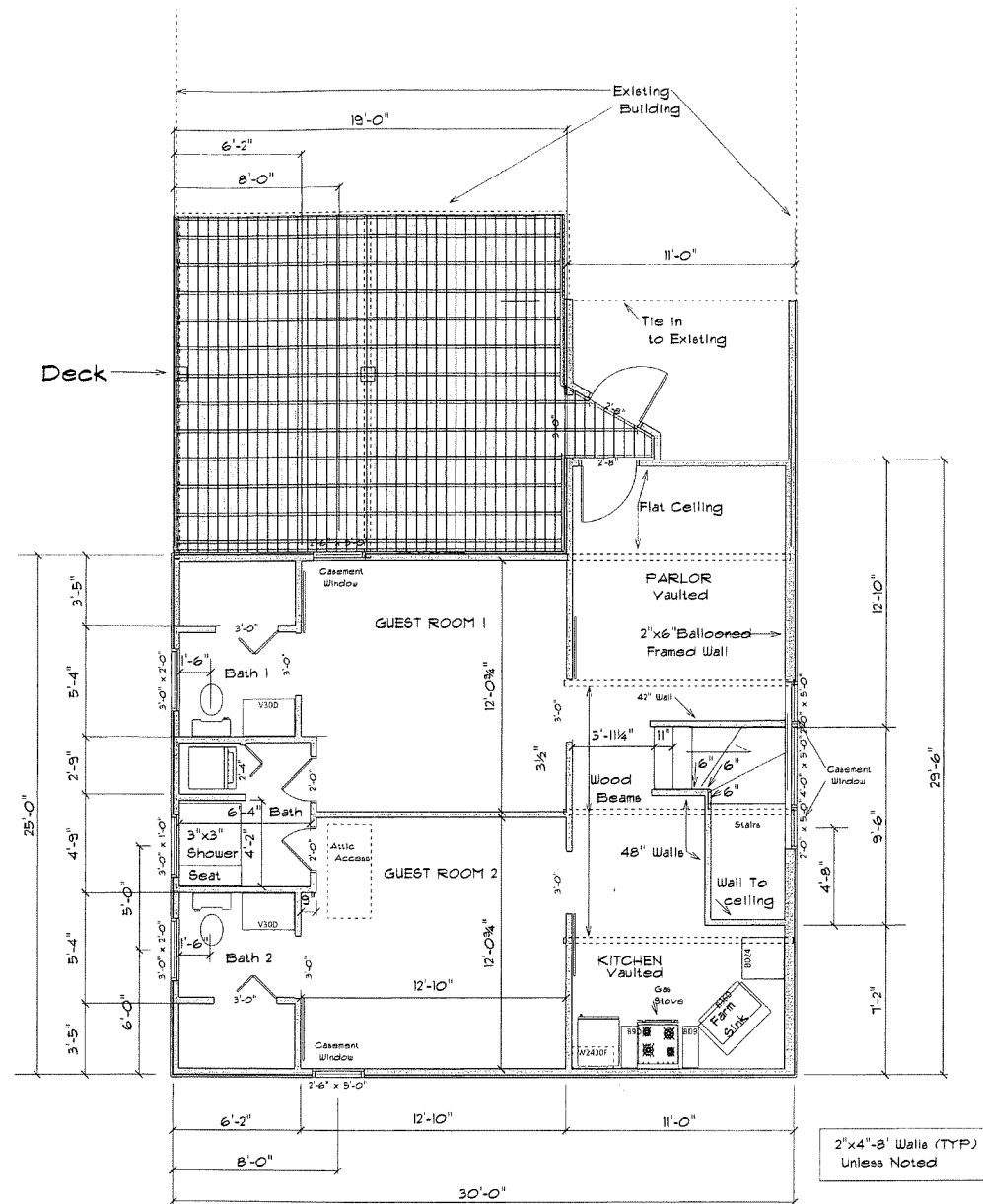


GARY MAX BRANDENBURG LAND SURVEYING
200 NIMITZ DR. KERRVILLE, TX. 78028 830 928-8220
gary.brandenburg50@yahoo.com

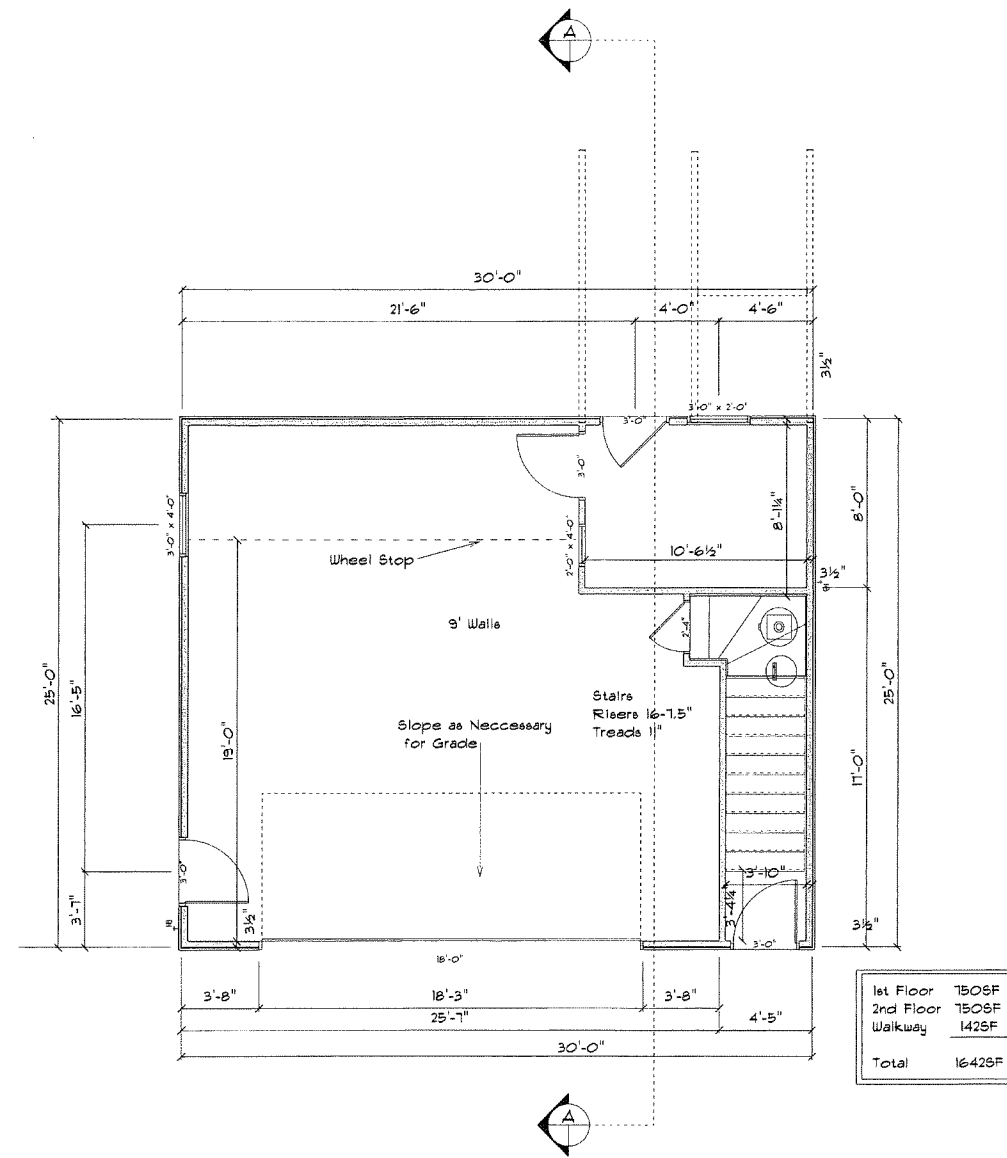
Texas Board of Professional Land Surveying
12100 Park 35 Circle, Bldg. A, Suite 156, MC-230
Austin, Texas 78753 512 239-5263

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built for the Glory
of God.

"For Every House is Built
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2nd FLOOR Plan
1/4"=1'



Ground Floor
1/4"=1'

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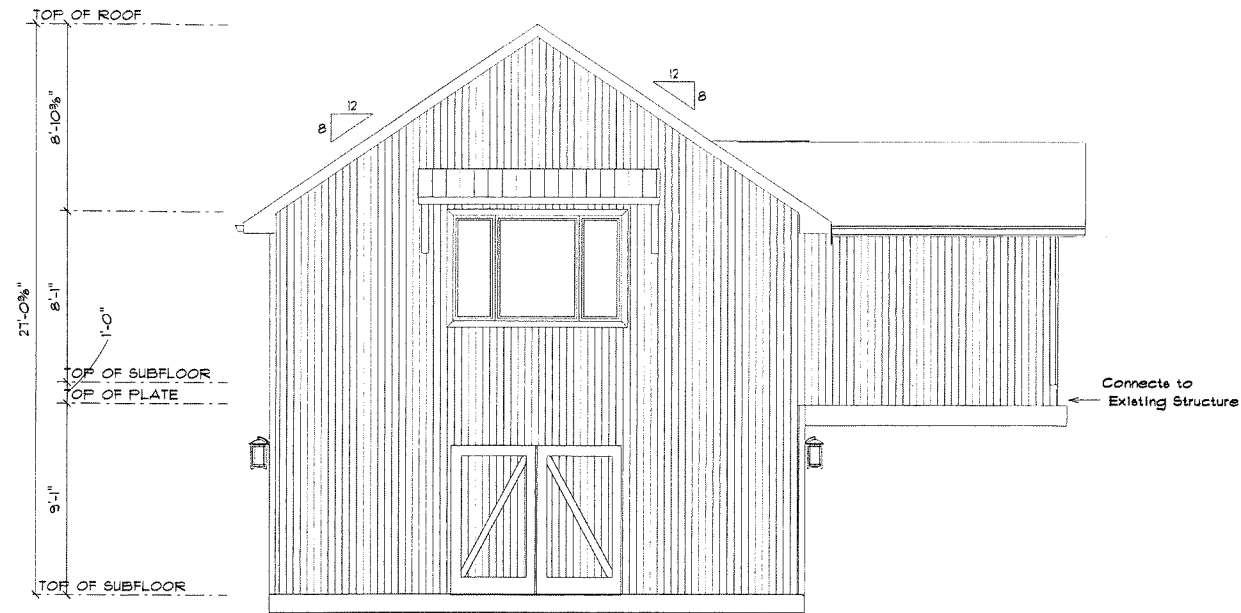


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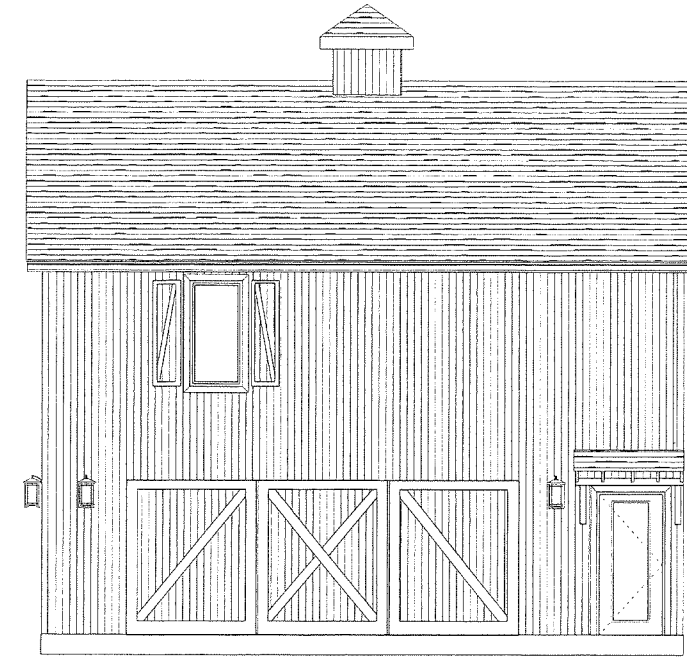
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4-1

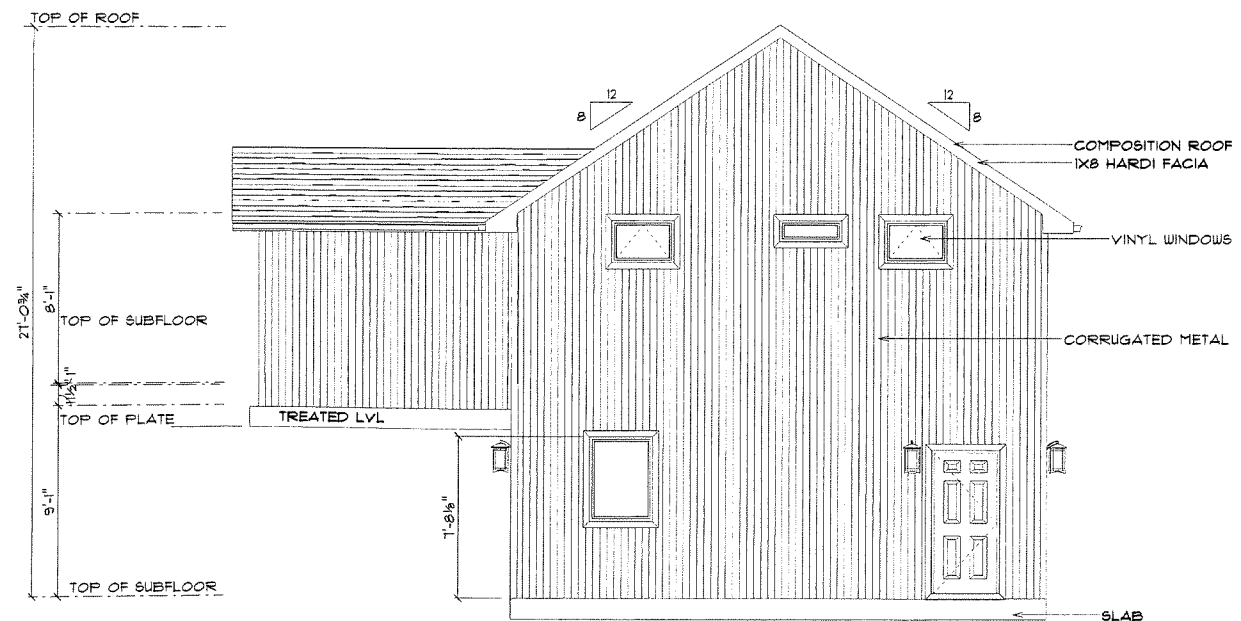
P3



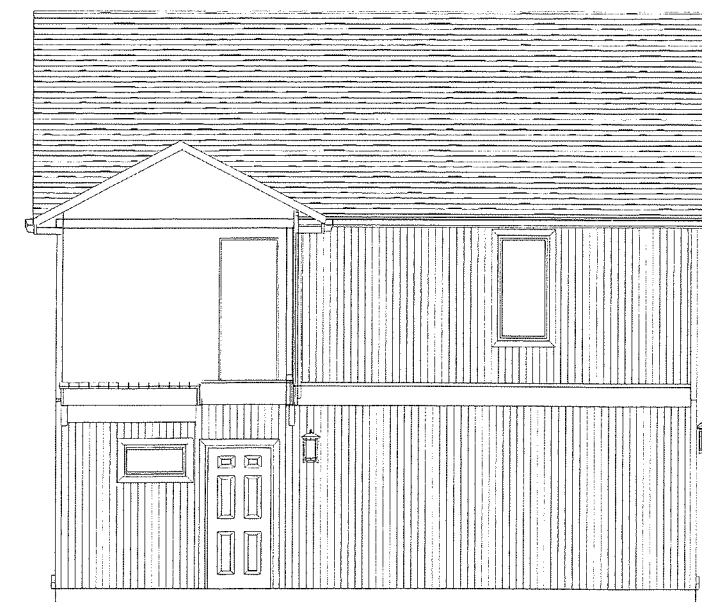
RIGHT ELEVATION
1/4"=1'



Front Elevation
1/4"=1'



LEFT ELEVATION
1/4"=1'



REAR ELEVATION
1/4"=1'



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Foundation Site Preparation & Finish

- A. Area of Foundation is to be cleared and grubbed of all deleterious and organic materials down to a solid base.
- B. Provide a vapor barrier beneath the floor slab by using a waterproofing membrane of 6 mil polyethylene. The membrane shall be taped at all aplices and tears. The membrane shall extend to within 6 inches of the bottom of the trenches.
- C. Positive drainage away from the perimeter of the finished foundation must be provided. The top of the foundation slab should be a minimum of 8 inches above the finished grade. The ground adjacent to the foundation should slope away a minimum of 6 inches in the first 5 feet.
- D. All trees planted after placement of the foundation should be planted no closer to the foundation than one half the potential height of the tree.
- E. All air conditioning condenser drain lines should discharge a minimum of 5 feet from the perimeter of the foundation.

Concrete

- A. Concrete to be a minimum compressive strength of 3000 PSI @ 28 days, and shall be in accordance ACI 301. Cement shall be type I and fly ash (if used) shall be Monex Resources Class C. If fly ash is used, it shall not exceed 20% of the total amount of fly ash and cement used by weight. Contractor shall satisfy himself that the mix design is acceptable for its intended purpose.
- B. Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117. A minimum set of two test cylinders for 28 day compressive strength tests are recommended to be performed in accordance with ASTM C39.

Grade Beams

- A. All grade beams depths may be reduced to a minimum of 14 inches if the beam is bearing on solid rock.
- B. For grade beams with depths equal to or in excess of 36 inches, increase the amount of reinforcing steel by adding two #4 bars horizontally every 18 inches of vertical. If the exterior grade beams exceed 8 feet in depth, see detail 15 per this drawing.

Reinforcing Steel

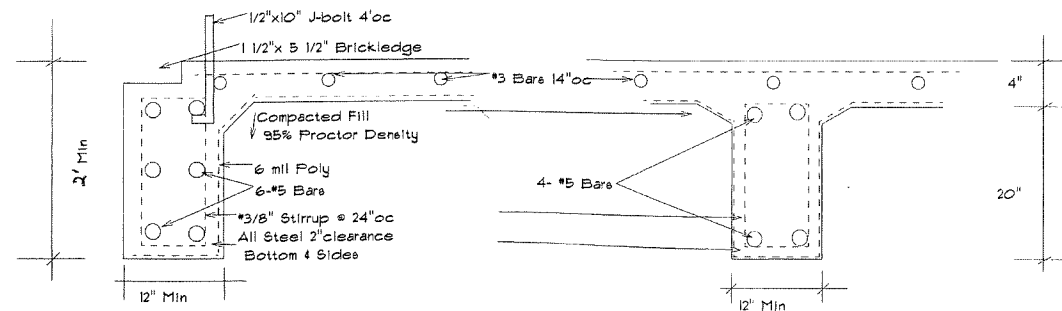
- A. Reinforcing bars shall be new billet steel, deformed bars, conforming to ASTM A615-03 grade 60.
- B. Laps and aplices: Minimum 40 bar diameters.
- C. All beam and slab reinforcing bars shall be supported with plastic chairs or conc. bricks in accordance with IBC chapter 19, sections 1907.5 through 1907.7 and ACI 318 section 7.6. Chairs for slab reinforcing shall be placed at bar intersections at a rate of no less than one chair per 4 square feet of slab area. The use of clay brick chairs is expressly prohibited.
- D. All bars shall have a minimum clear cover of 2 inches from the bottom and sides of the beams. Slab reinforcement shall be in mid plane.
- E. Corner reinforcing bars: two corner bars at each corner of the perimeter grade beam/wall, and four corner bars at the intersection of all interior grade beams with the perimeter grade beam/wall. Four Corner Bar @ all rebar intersections.

Construction

- A. For all foundation drops in excess of 3 feet, the contractor shall construct a french drain system of capacity sufficient to intercept and transport water from beneath the foundation to a point away from the foundation. It is the contractor's responsibility to establish the direction of flow and point of discharge to daylight. The discharge outlet is to be a minimum of 5 feet away from the foundation. solid wall pipe shall be used outside of foundation. Wrap all perforated pipe with Mirafi-N-series or equal filter fabric. Refer to detail 20.
- B. All foundations that are to have a fill depth greater than 2 feet below the bottom of interior grade beam shall meet one of the following:
 1. Interior grade beams may be deepened to maintain 2 feet maximum depth of fill below bottom of beam. Intermediate bars per note 4-B shall be added if required.
 2. If bearing over solid rock - 14 inches dia piers, formed with sono-tubes, shall be placed at all interior beam intersections. Piers are to be reinforced with a minimum of four #4 vertical bars with #3 tie @ 12 inches O.C. vertically.
 3. If earth supported - select fill equal to TXDOT No. 2 base, 15 P.I. max shall be placed in 8 inch loose lifts and compacted to 95% Proctor density using vibratory method.
 4. Alternatively, if earth supported - crushed limestone base fill with 100% passing a 1/2 inch sieve, and 0% passing no 4 sieve, 15 P.I. max, can be placed without compaction.
- C. Where pipes pass through beams, increase beam size at pipe penetrations to maintain minimum beam width and height. Placement of oversized diameter sleeves is also recommended.
- D. Contractor shall provide positive drainage away from the slab perimeter during construction.
- E. Concrete shall not be placed on soils that have been disturbed by rainfall or seepage, and all bearing surfaces shall be free of loose soil, ponded water, and debris prior to placing concrete.

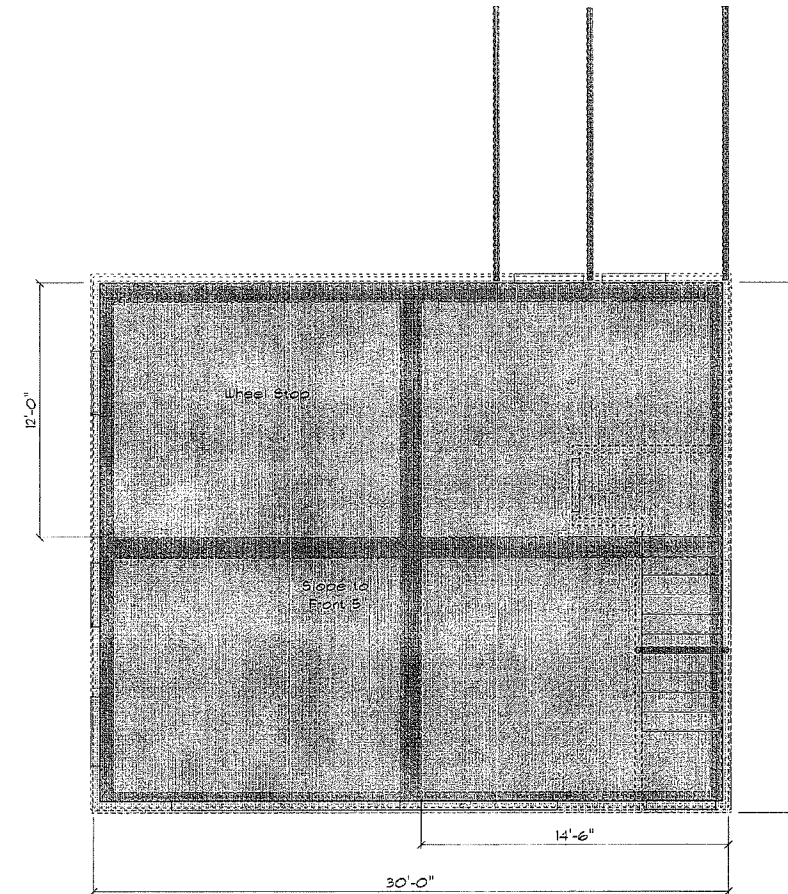
Anchor Bolts

- A. Place 1/2" x 1" embedment anchor bolts for all sill plates on exterior walls not exceeding 4' O.C. and a minimum of 2 anchor bolts per wall. Bolt placement shall commence at 12 inches from all exterior corners; all in accordance with IRC section 403.1.6.



Exterior Beam NT6

Interior Beam NT6

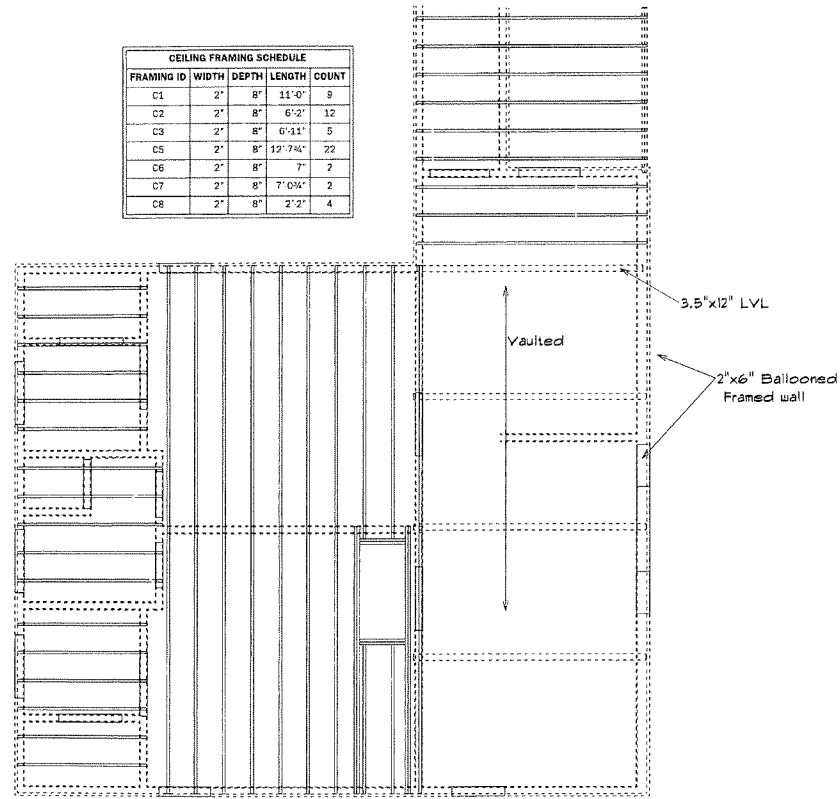


FOUNDATION PLAN
1/4" = 1'

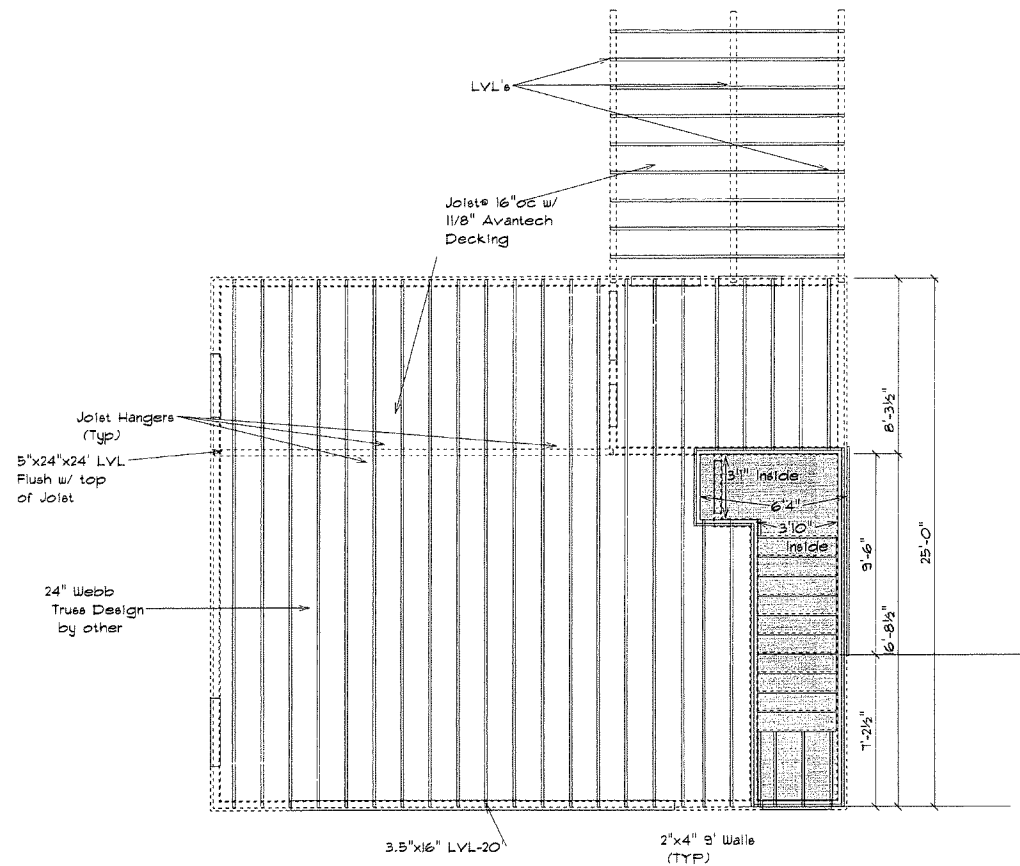


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Hebrews 3:4

CEILING FRAMING SCHEDULE				
FRAMING ID	WIDTH	DEPTH	LENGTH	COUNT
C1	2"	8"	11'-0"	9
C2	2"	8"	6'-2"	12
C3	2"	8"	0'-11"	5
C5	2"	8"	12'-7 1/2"	22
C6	2"	8"	7'	7
C7	2"	8"	7'-0 3/4"	2
C8	2"	8"	2'-2"	4



2nd Floor Ceiling
Plan 1/4"=1'



1st Floor Joisting
Plan 1/4"=1'

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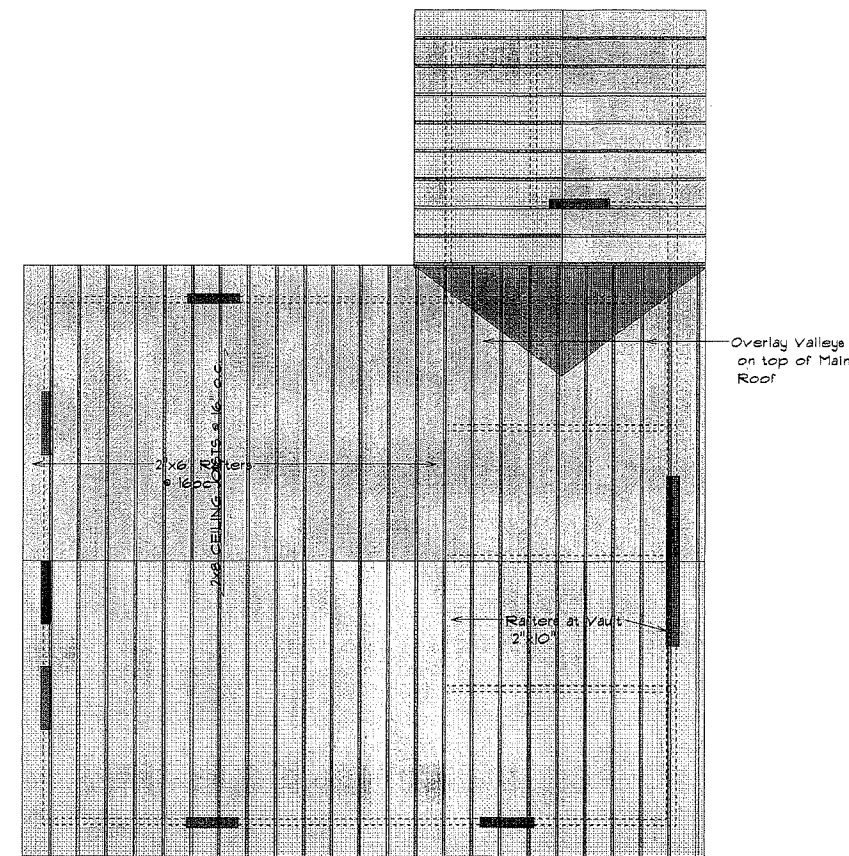
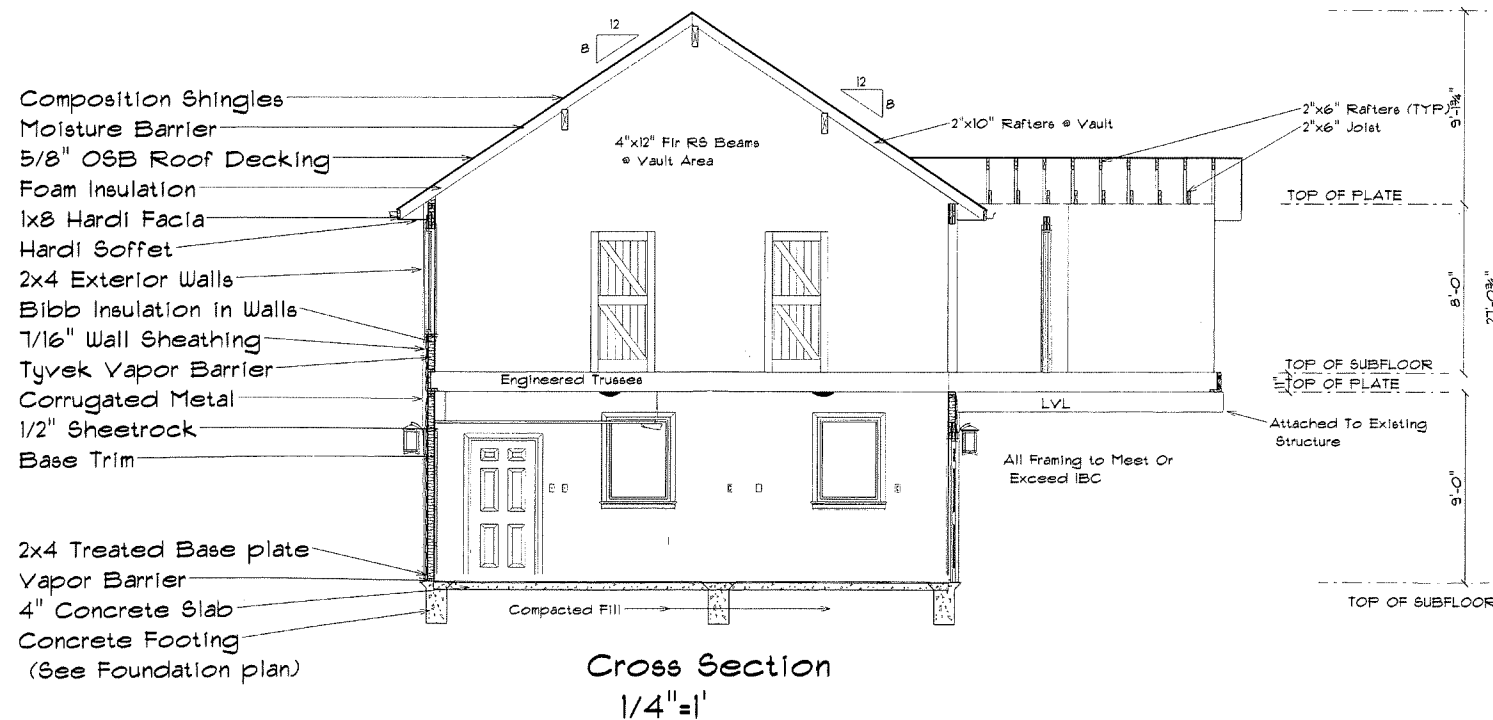
Hank Gregory Builders
hgbuilders@icloud.com

SCALE: 1/4" = 1'-0"
DRAWN BY: Hank
Revised 9/10/2020



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 DRAWN BY: Hank
 7/16/2020

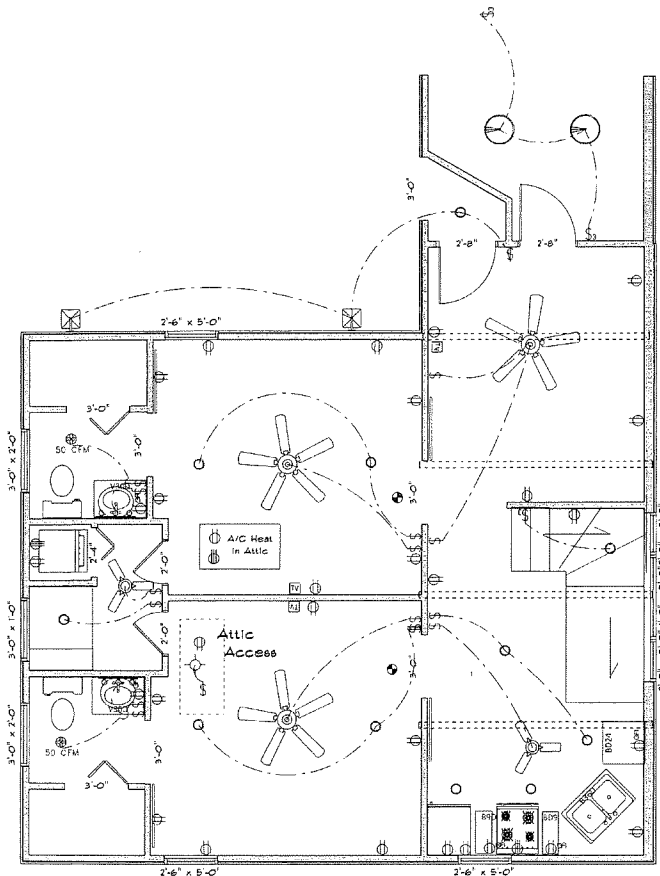


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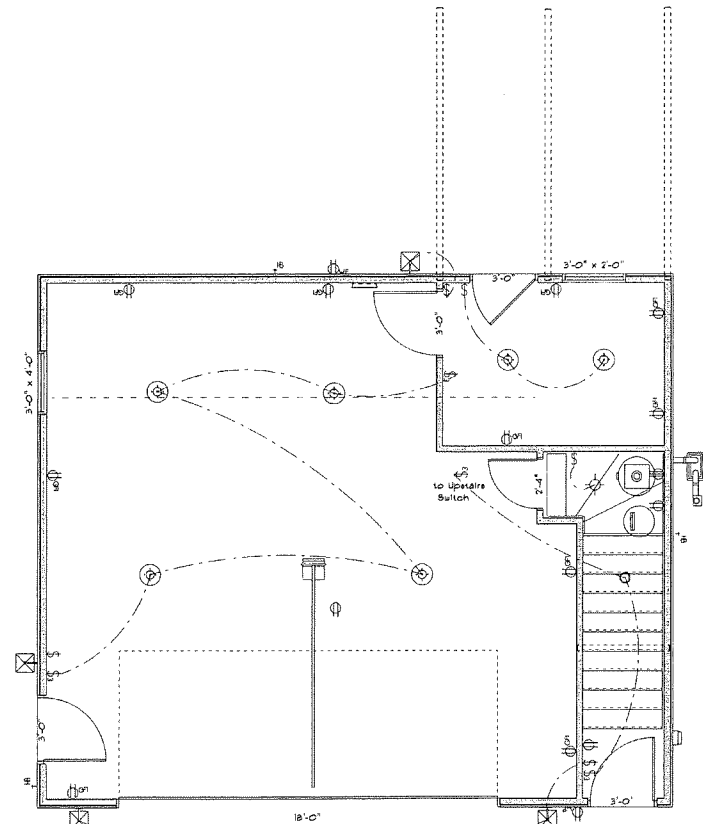
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"For Every House is built
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 Hebrews 3:4

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 3 bladed small	2	
ceiling fan 5 bladed O2	3	
can light 6inch	11	
cable tv outlet	3	
fan 50 CFM	2	
light	1	
outlet	25	
outlet 220v	3	
outlet gfi	5	
smoke detector	2	
switch	17	
switch 3 way	3	
vanity bar light: O2	3	
ceiling light O2	2	
arts and craft exterior light	2	



2nd Floor Electrical Plan
1/4"=1'



1st Floor Electrical
1/4"=1'

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	
ceiling light 3D	6	
arts and craft exterior light	4	
electrical panel	1	
garage door opener with track	1	
light	1	
outlet	3	
outlet 220v	1	
outlet gfi	10	
outlet wp	2	
switch	5	
switch 3 way	4	

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DRAWN BY: Hank
Revised 9/10/2020



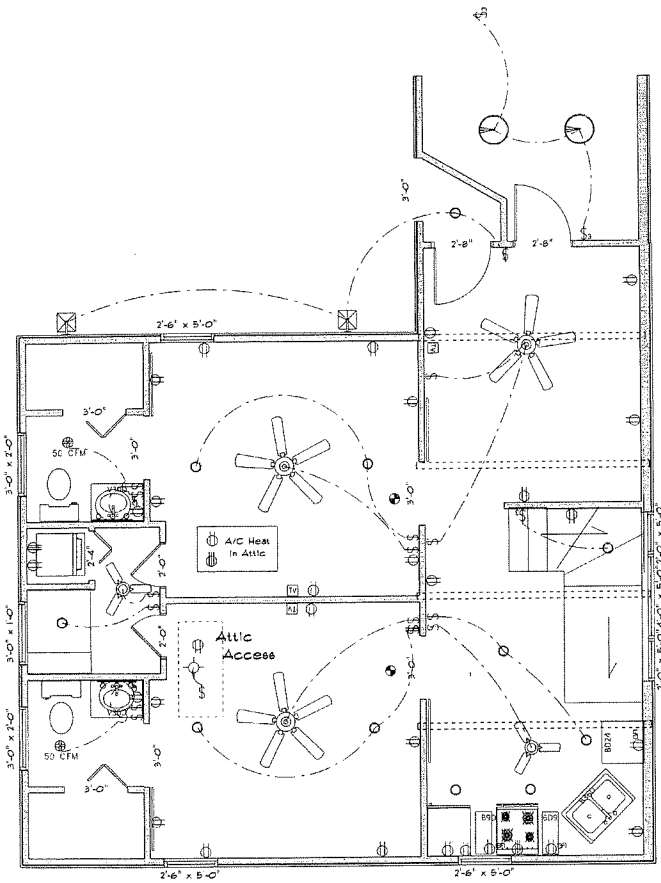
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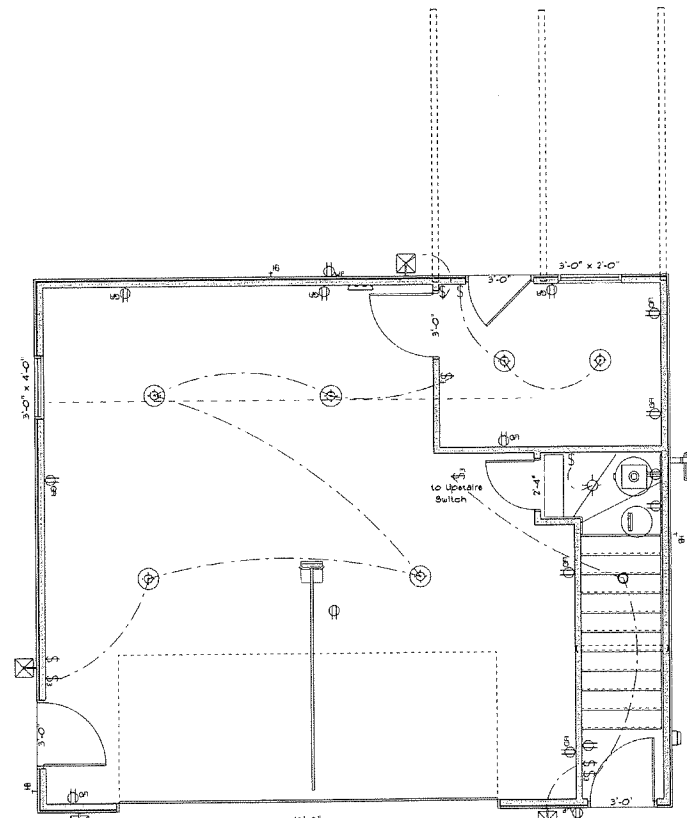
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"For Every House is built
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Hebrews 3:4

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 3 bladed small	2	
ceiling fan 5 bladed O2	3	
can light 6inch	11	
cable tv outlet	3	
fan 50 CFM	2	
light	1	
outlet	25	
outlet 220v	3	
outlet gfi	5	
smoke detector	2	
switch	17	
switch 3 way	3	
vanity bar light O2	3	
ceiling light O1	2	
arts and craft exterior light	2	



2nd Floor Electrical Plan
1/4"=1'



1st Floor Electrical
1/4"=1'

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	
ceiling light 39	6	
arts and craft exterior light	4	
electrical panel	1	
garage door opener with track	1	
light	1	
outlet	3	
outlet 220v	1	
outlet gfi	10	
outlet wp	2	
switch	5	
switch 3 way	4	

"For Every House is built by someone, but the builder of all things is God." Hebrews 3:4