

# Hank Gregory Builders

**GENERAL NOTES**

**DISCREPANCY DISCLAIMER:**  
IF ANY DISCREPANCIES ARE FOUND IN THESE DOCUMENTS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) AND/OR OWNER TO CAUSE THIS DESIGN FIRM TO EXPLORE THE SITUATION AND CLARIFY THE DIFFERENCE. PLEASE DO NOT ASSUME EITHER IS CORRECT IF SUCH DISCREPANCY IS FOUND.

**CODE COMPLIANCE:**  
(1) GLAZING: THE CONTRACTOR SHALL CAUSE THE GLAZING IN ALL DOORS AND DOOR UNITS TO BE TEMPERED IN ACCORDANCE WITH THE LATEST IRC (INTERNATIONAL RESIDENTIAL CODE). FURTHER, ALL GLASS IN SHOWER AND/OR TUB AND WET AREAS SHALL BE TEMPERED GLASS, EXCEPT, PERHAPS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS AT LEAST 80 INCHES ABOVE FINISHED FLOOR. NOTE: LOCAL CODE SHALL TAKE PRECEDENCE TO THE IRC.  
(2) THE GLAZING OF THE WINDOWS AND/OR EXTERIOR DOORS SHALL COMPLY WITH THE IECC (INTERNATIONAL ENERGY CONSERVATION CODE). ALL OTHER ITEMS SUCH AS AIR-CONDITIONING, LIGHTING, MOISTURE PENETRATION AND OTHER ITEMS COMPOSING THE ENVELOPE SHALL ALSO WORK TOGETHER TO COMPLY WITH THE IECC.  
(3) THE MOST CURRENT MATERIALS AND METHODS OF CONSTRUCTION SHALL BE UTILIZED TO PREVENT MOLD DEVELOPMENT.  
(4) SEE LIGHTING AND ELECTRICAL PLAN CONCERNING CODE COMPLIANCE.  
(5) THE CONSTRUCTION SHALL COMPLY IN EVERY WAY TO THE LOCAL BUILDING CODE. IF NO CODE APPLIES, THEN THE INTERNATIONAL RESIDENTIAL CODE SHALL BE ADHERED TO. SEE PLANS FOR SPECIAL NOTES.  
(6) THE WINDOW SIZES FOR FIRE EXIT PURPOSES SHALL COMPLY WITH THE APPLICABLE BUILDING CODE. IF THE WINDOW SIZING STATED HEREIN DOES NOT SATISFY THE LOCAL APPLICABLE CODE, THE CODE SHALL TAKE PRECEDENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE APPLICABLE CODE. IF NO CODE APPLIES, THEN THE INTERNATIONAL RESIDENTIAL CODE SHALL BE ADHERED TO.  
(7) HANDRAILS AND GUARDRAILS (STAIRS AND BALCONIES) MAY NOT BE DRAWN TO SCALE, HOWEVER, THEY SHALL COMPLY TO CODE IN EVERY WAY (HEIGHT, SPACING, ETC.).

**GENERAL STRUCTURAL DISCLAIMER:**  
THE DESIGNER IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM. THIS DESIGN FIRM IS NOT LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND/OR THE FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR RESPONSIBILITY FOR THE STRUCTURAL DESIGN. THIS DESIGN FIRM WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

**FRAMING NOTES:**  
(1) MINIMUM FRAMING REQUIREMENTS: MEMBER SPACING, SIZES, AND SPANS SHALL COMPLY WITH THE LATEST INTERNATIONAL RESIDENTIAL CODE.  
(2) SPECIAL BLOCKING FOR ALL GRAB BAR LOCATIONS. SEE PLANS AND CONSULT OWNER.  
(3) IF THE STRUCTURE IS TO RECEIVE A "HEAVY" ROOF FINISH MATERIAL, THE PERIMETER WALLS, ROOF RAFTERS, AND SPACING SHALL BE ENGINEERED.  
(4) IF A PERIMETER WALL IS OVER 10'-0" IN HEIGHT AND 4'-0" IN WIDTH, THE CONTRACTOR SHALL HAVE WALL SYSTEM ENGINEERED FOR WIND LOAD.  
(5) ALL DOOR POSITIONING TO BE ASSUMED 4 INCHES OR 5 INCHES (DEPENDENT UPON TRIM SELECTION) OFF HINGE-SIDE WALL UNLESS OTHERWISE NOTED OR TO BE CENTERED IF SPACE DOES NOT ALLOW 4 INCHES OR 5 INCHES ON EACH SIDE.  
(6) GRAB BAR BLOCKING: SEE NOTE.

**DIMENSION NOTES:**  
ALL WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ANY DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS DESIGN FIRM MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ALL ANGLES ARE CONSIDERED TO BE 45° UNLESS OTHERWISE STATED.  
THE SIZES OF WINDOWS AND DOORS PRESENTED IN THESE DRAWINGS ARE NOMINAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL DIMENSIONS PURSUANT TO SPECIFIC MANUFACTURER'S SIZES.

**PLUMBING NOTES:**  
FLOOR DRAINS SHALL BE EQUIPPED WITH TRAP PRIMERS OR DRAINED TO OUTSIDE, NOT IN SEWER SYSTEM. CONSULT OWNER AS TO WHICH.  
UNLESS THE ATTIC RAFTER BAYS ARE INSULATED, THE CONTRACTOR SHALL PROVIDE CONTINUOUS ROOF RIDGE VENTS AND CONTINUOUS SOFFIT VENTS. EACH FRAMING BAY SHALL RECEIVE BAFFLES TO DEVELOP AIR FLOW AROUND INSULATION.  
AIR RETURNS AND/OR SUPPLY CHASES PROVIDED IN THESE PLANS SHALL BE VERIFIED BY THE AIR CONDITIONING CONTRACTOR.  
IF RETURN AIR VENTS ARE THROUGH THE CEILING, THE FILTER SHALL BE PLACED IN THE ATTIC WITH EASY ACCESS FOR CHANGING.  
PLACEMENT OF THERMOSTAT CONTROL: 48" (MAXIMUM ABOVE FINISH FLOOR CENTER).

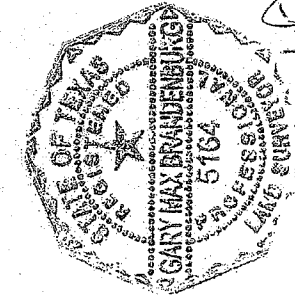
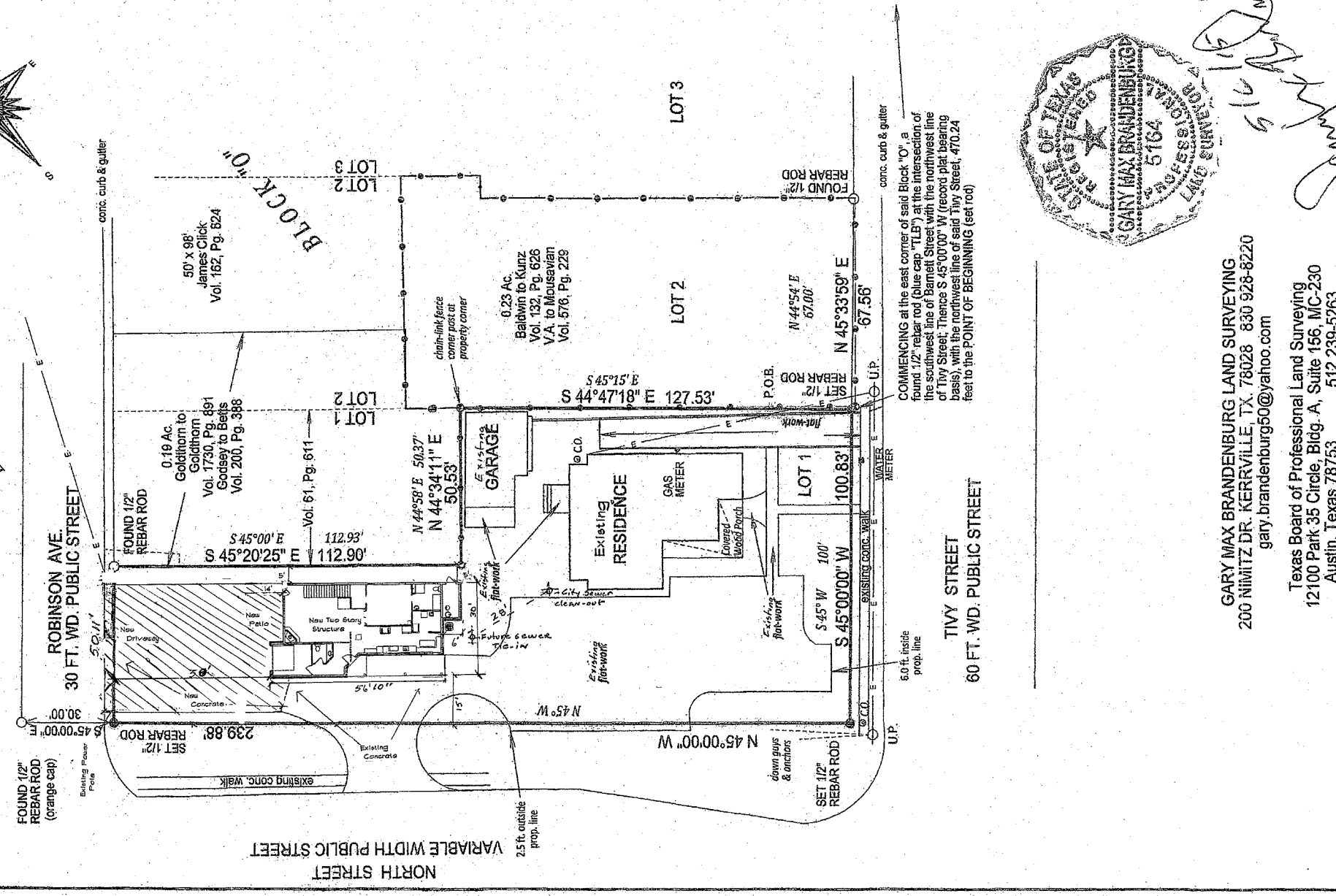
**MASONRY NOTES:**  
WEEP HOLES SHALL BE PROVIDED PER INDUSTRY STANDARD. ALL CRITERIA TO BE PER CODE OR IF NO CODE EXIST, THEN THE INTERNATIONAL RESIDENTIAL CODE SHALL BE ADHERED TO.

**ELECTRICAL NOTES:**  
SEE "SPECIAL ELECTRICAL/LIGHTING NOTES" ON LIGHTING AND ELECTRICAL PLANS.

FORM-BOARD SURVEY PLAT OF A 0.43 ACRE PORTION OF LOT 1, BLOCK "O" OF B. F. CAGE ADDITION TO THE CITY OF KERRVILLE, A SUBDIVISION OF KERR COUNTY, TEXAS, OF RECORD IN VOLUME 1, PAGE 1, PLAT RECORDS OF KERR COUNTY, TEXAS.

SCALE: 1" = 20' FEET

NOTES:  
RECORD PLAT/DEED CALLS SHOWN IN SMALLER ITALIC TYPE NEAR MEASURED CALLS.  
ALL IRON RODS SET CAPPED: "tpis 5164"

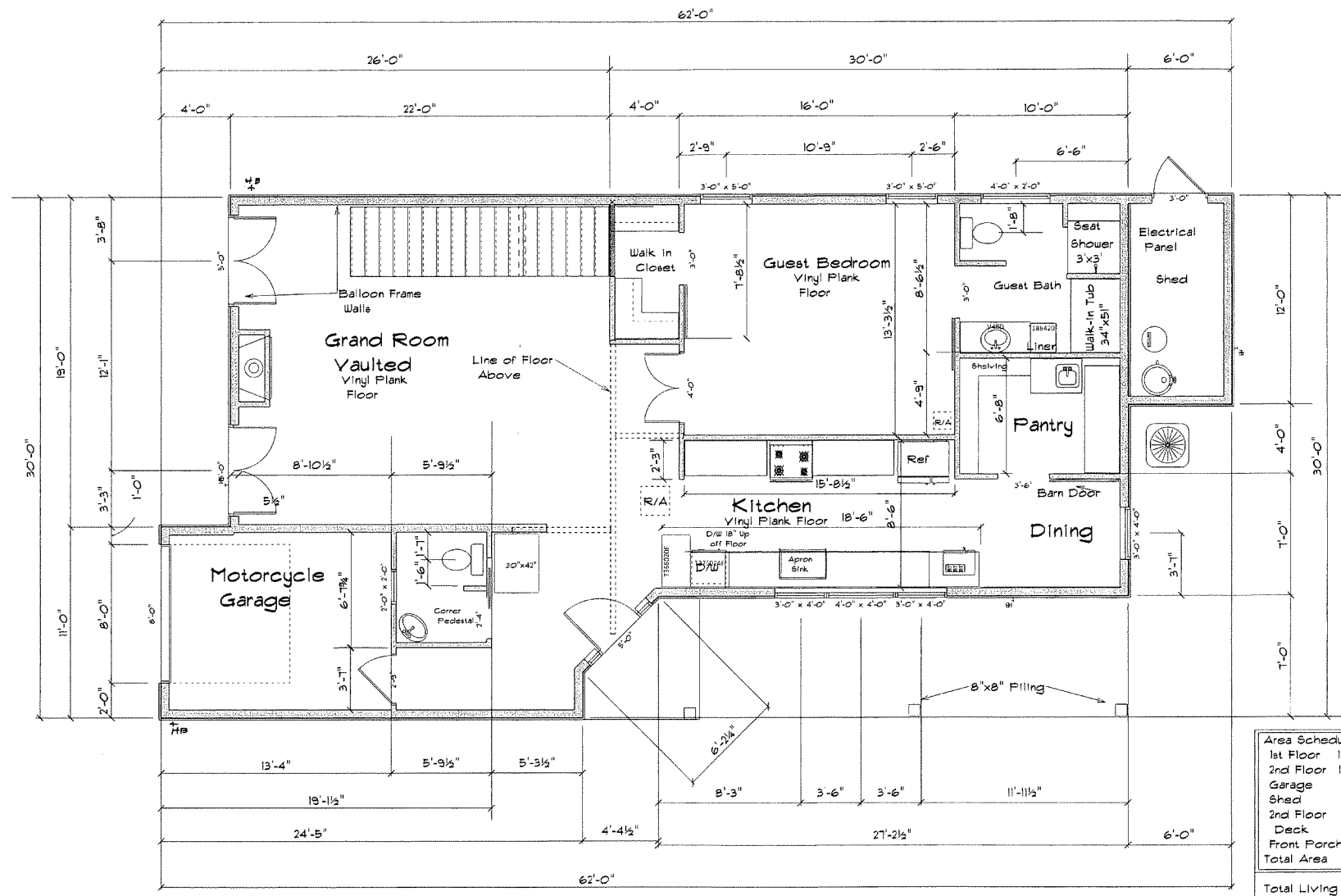


GARY MAX BRANDENBURG LAND SURVEYING  
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gary.brandenburg50@yahoo.com

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12100 Park 35 Circle, Bldg. A, Suite 156, MC-230  
Austin, Texas 78753 512 239-5263

May this House be built for the Glory of God.

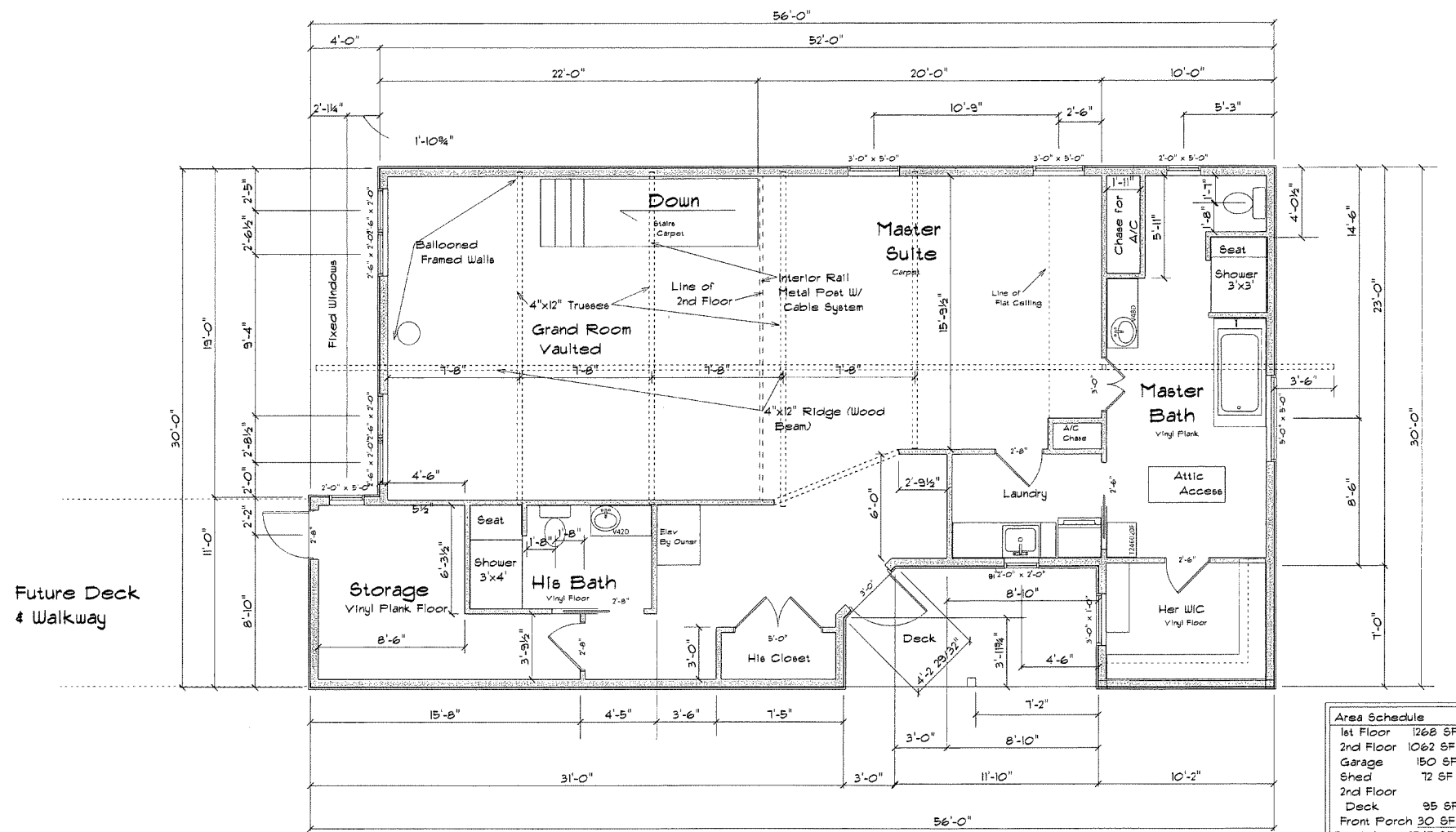
"For Every House is Built by someone, but the Builder of all things is God." Hebrews 3:4



Area Schedule	
1st Floor	1268 SF
2nd Floor	1062 SF
Garage	150 SF
Shed	12 SF
2nd Floor	
Deck	165 SF
Front Porch	50 SF
<b>Total Area</b>	<b>2141 SF</b>
<b>Total Living</b>	<b>2330 SF</b>

Main Floor  
1/4" = 1'

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



Area Schedule	
1st Floor	1268 SF
2nd Floor	1062 SF
Garage	150 SF
Shed	72 SF
2nd Floor Deck	95 SF
Front Porch	30 SF
<b>Total Area</b>	<b>2747 SF</b>
<b>Total Living</b>	<b>2330 SF</b>

2nd Floor Plan  
1/4" = 1'



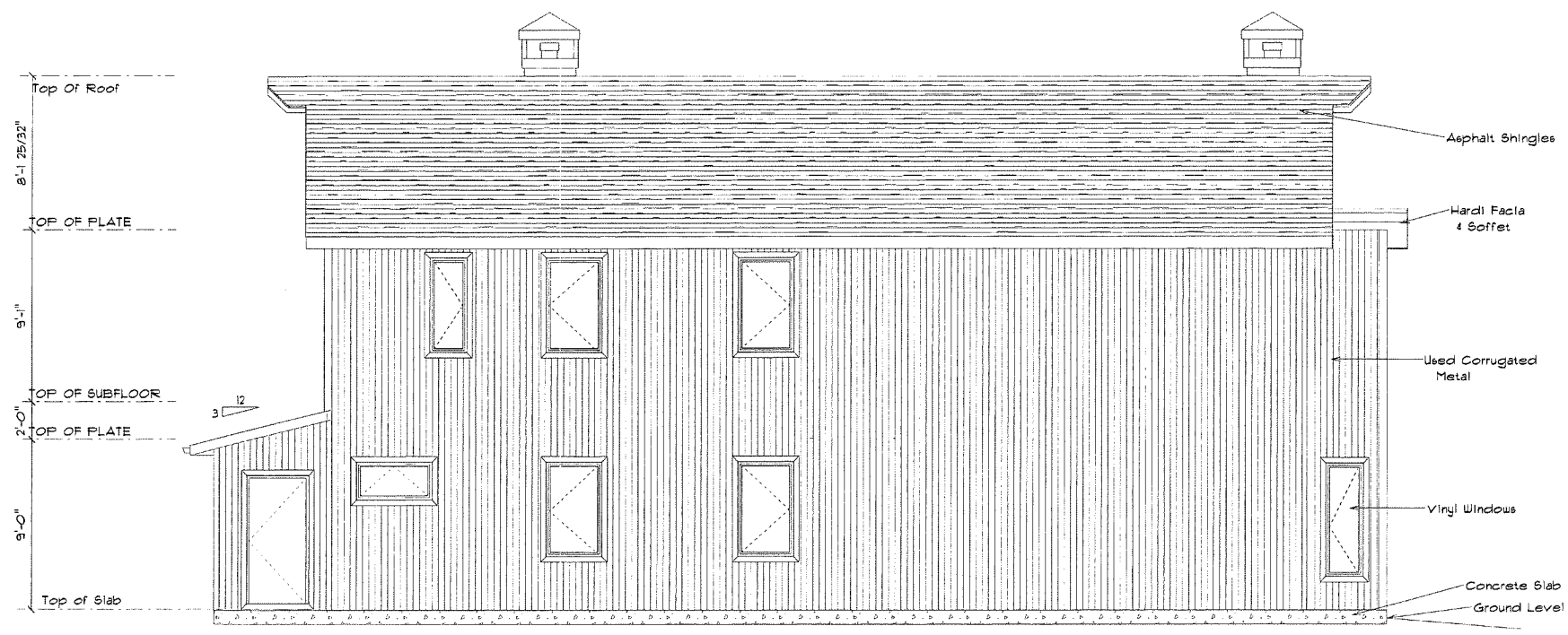
SCALE: 1/4" = 1'-0"  
DRAWN BY: Hank  
Revised 7/1/2020

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May This House  
Be Built for the  
Glory of God

Clair & Ken Booth

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

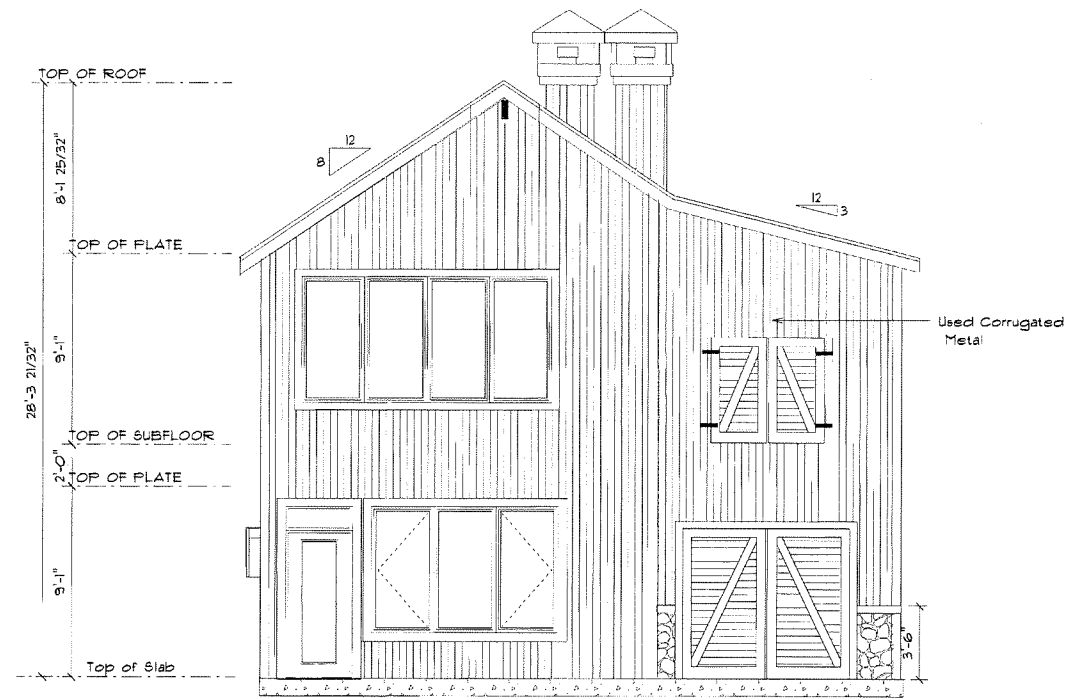


Rear Elevation  
1/4" = 1'

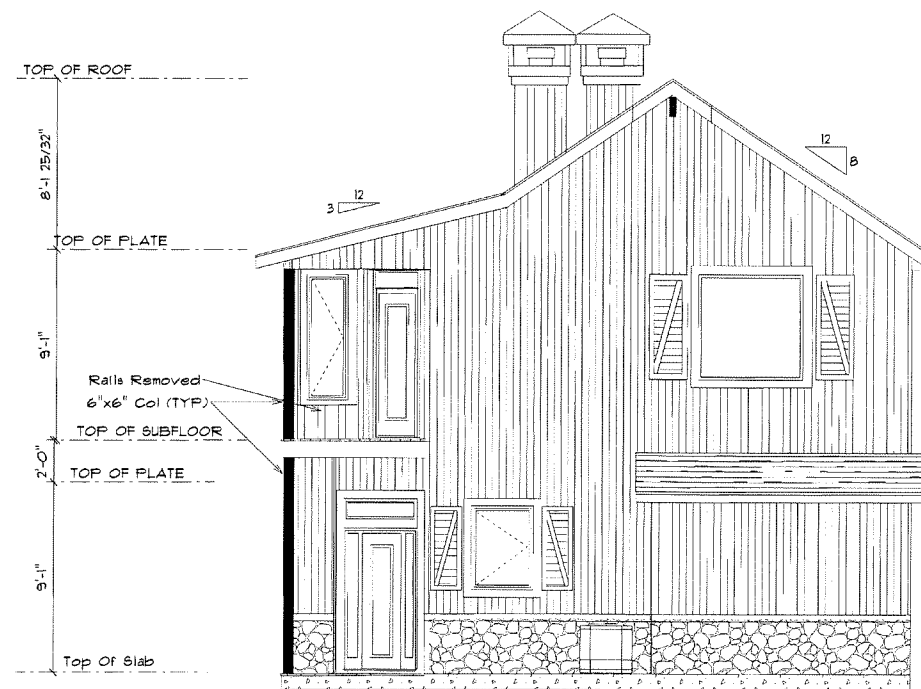
"For Every House is built  
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Clair & Ken Booth	Play This House Be Built for the Glory of God	Hank Gregory Builders hgbuilders@gmail.com	SCALE: 1/4" = 1'-0"	APPROVED:	PAGE:
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Left Elevation  
1/4" = 1'



Right Side Elevation  
1/4" = 1'

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SCALE: 1/4" = 1'-0"  
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PAGE: 5

**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 apices 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 1 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 it's 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 depth 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**

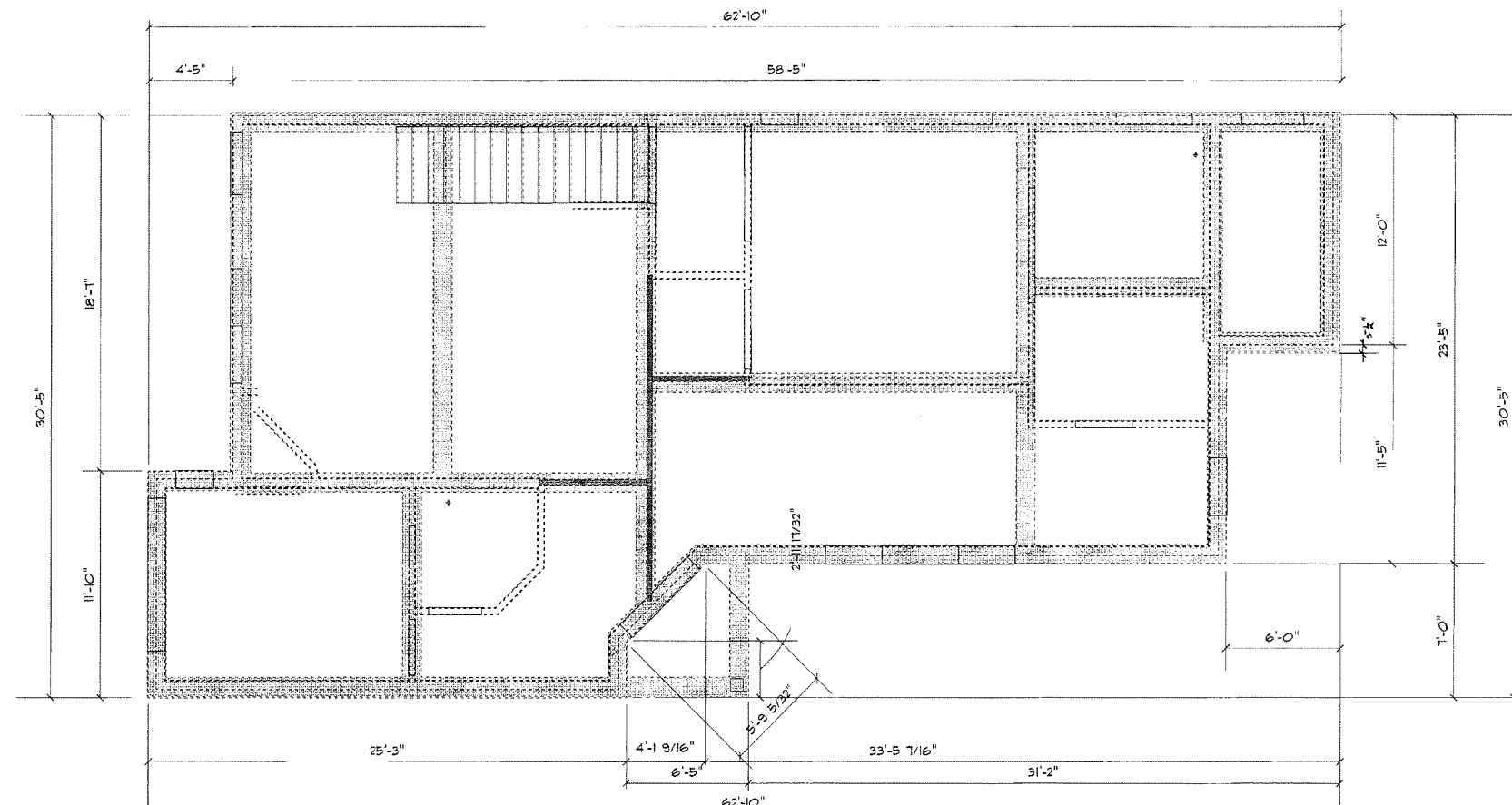
- A. Reinforcing bars shall be new billet steel, deformed bars, conforming to ASTM A615-03 grade 60.
- B. Laps and splices: Minimum 40 bar diameters.
- C. All beam and slab reinforcing bars shall be supported with plastic chairs or conc. bricks in accordance with IBC chapter 19, sections 1907.5 through 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**

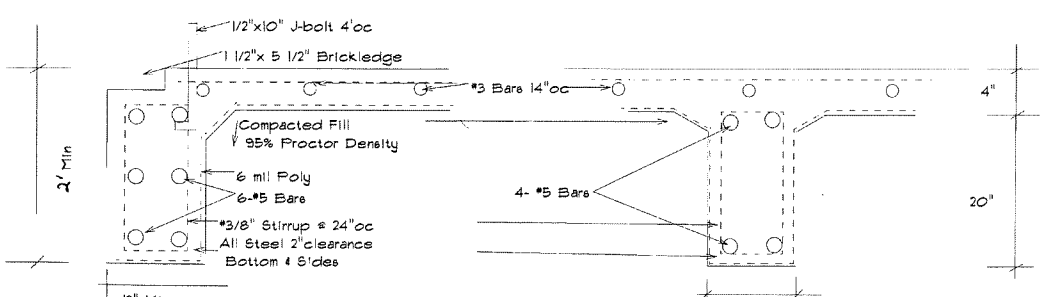
- A. For all foundation drops in excess of 3 feet, the contractor shall construct a french drain system of capacity sufficient to intercept and transport water from beneath the foundation to a point away from the foundation. It is the contractor's responsibility to establish the direction of flow and 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 soro-tubes, shall be placed at all interior beam intersections. Piers are to be reinforced with a minimum of four #4 vertical bars with #3 ties @ 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 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.



Foundation Plan  
1/4"=1'



Exterior Beam NTS

Interior Beam NTS

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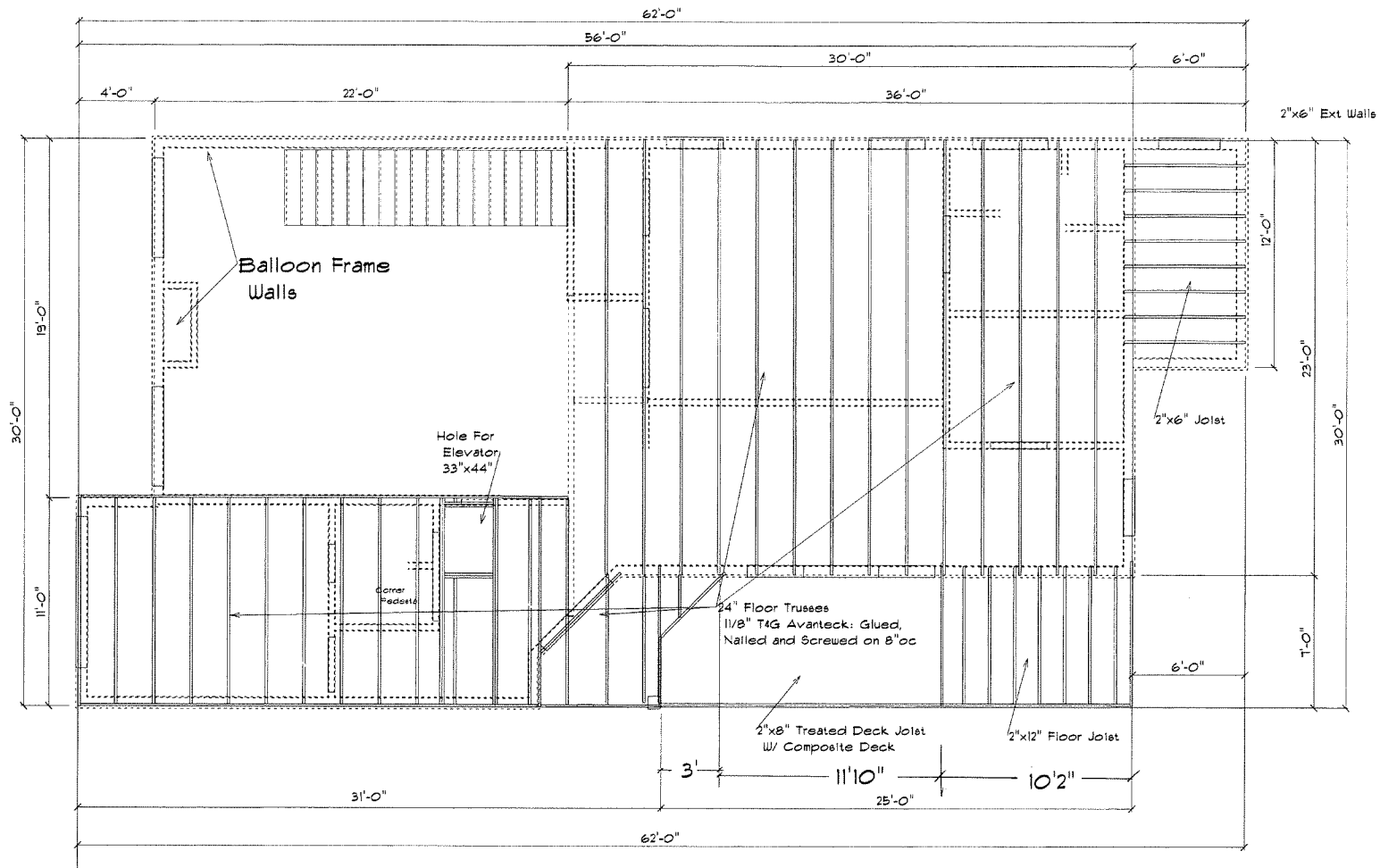
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Clair & Ken Booth

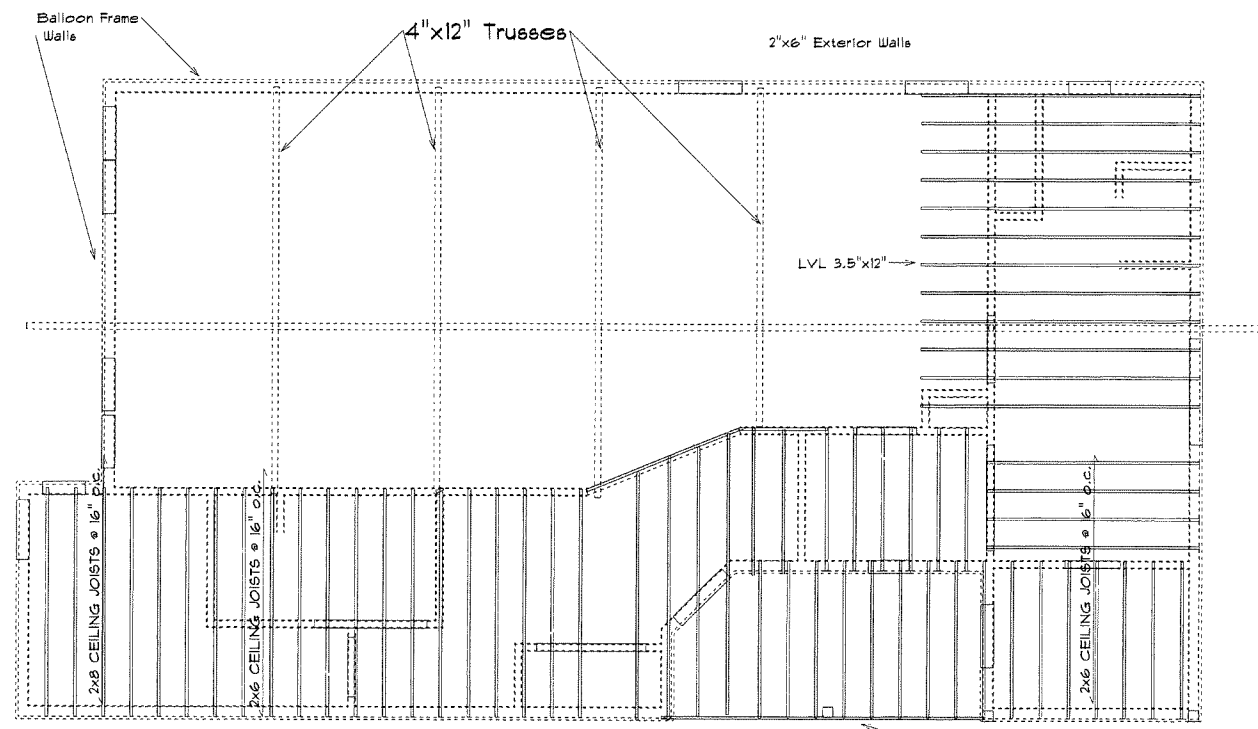
SCALE: 1/4" = 1'-0"  
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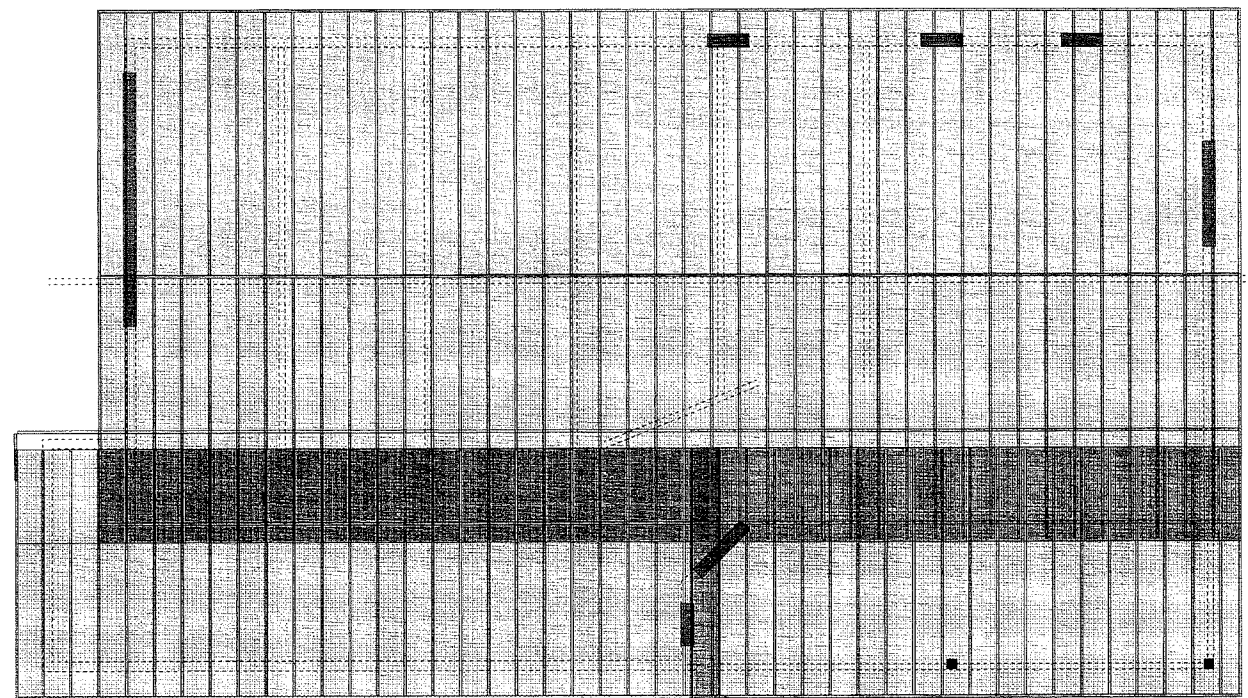


1st Floor Ceiling Joisting Plan  
1/4" = 1'



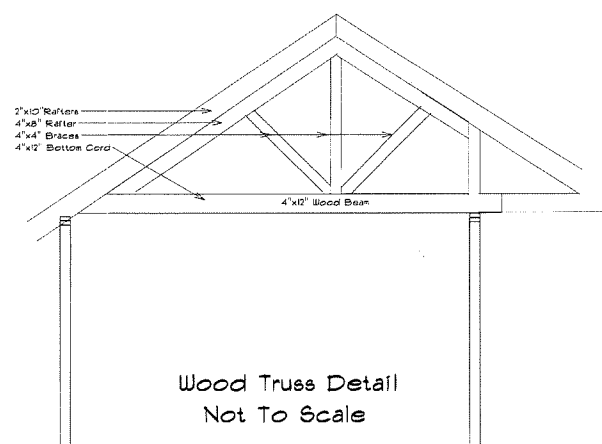
2nd Floor Ceiling Joist Plan  
1/4" = 1'

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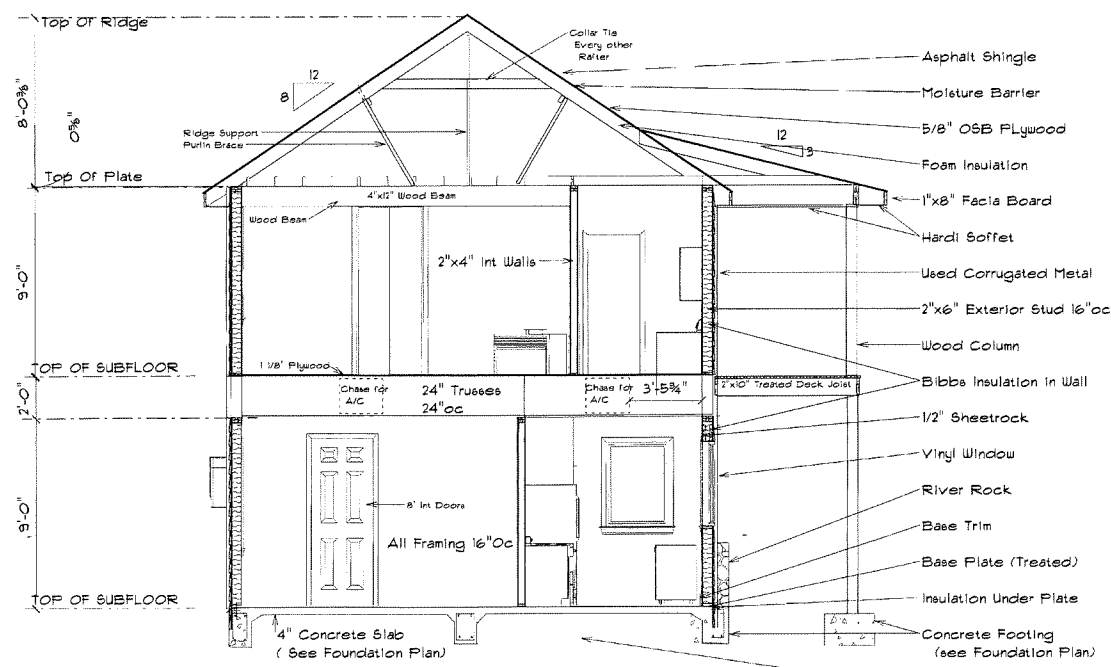
Roof Framing  
1/4"=1'

All Rafters 2"x6"  
Except at Vault  
Rafters at Vault 2"x10"

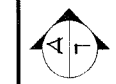


Wood Truss Detail  
Not To Scale

All Framing to Meet  
Or Exceed All Local,  
County and IBC Codes

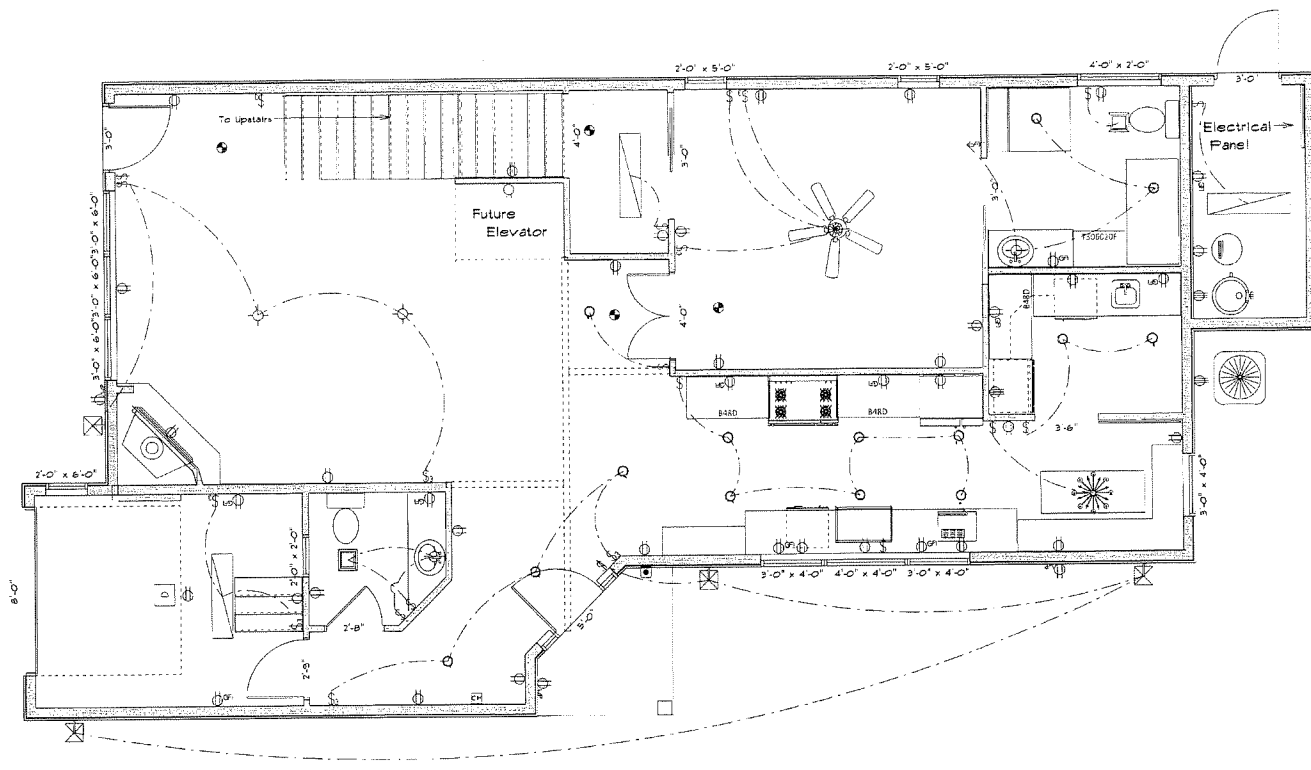


Cross Section  
1/4"=1'



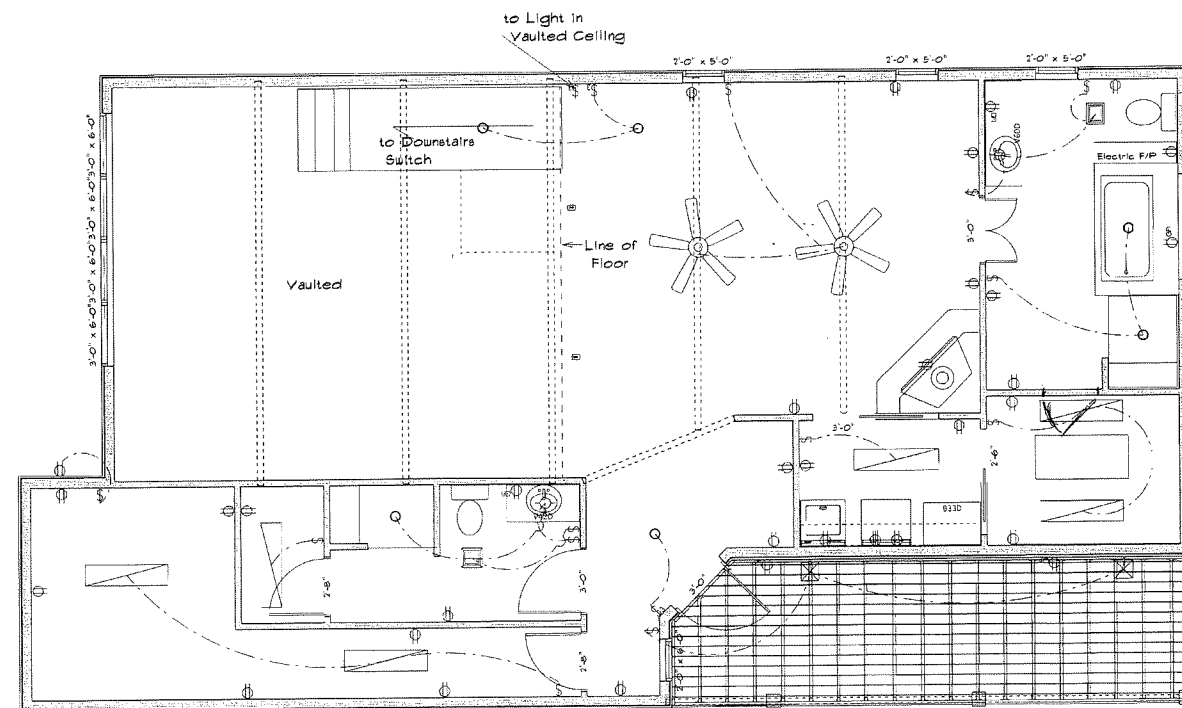
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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 03	1	
ceiling fan light	1	
can light 6inch	14	
ceiling classic	1	
combination fan and light square	2	
fluorescent light 1 x 4	3	
exterior craftsman light fixture	4	
baseboard heater 01	1	
chime	1	
doorbell pushbutton	1	
garage door opener	1	
light	5	
outlet	31	
outlet 220v	3	
outlet gf	11	
outlet wp	3	
smoke detector	4	
switch	17	
switch 3 way	9	



1st Floor Electrical  
1/4" = 1'

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5 bladed 01	2	
can light 6inch	6	
combination fan and light square	2	
fluorescent light 1 x 4	6	
exterior craftsman light fixture	3	
light	2	
outlet	28	
outlet 220v	1	
outlet gf	3	
switch	12	
switch 3 way	4	
floor outlet single	2	
outlet wp	2	



2nd Floor Electrical  
1/4" = 1'

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Claire & Ken Booth  
504 Tw  
Kerrille  
Texas

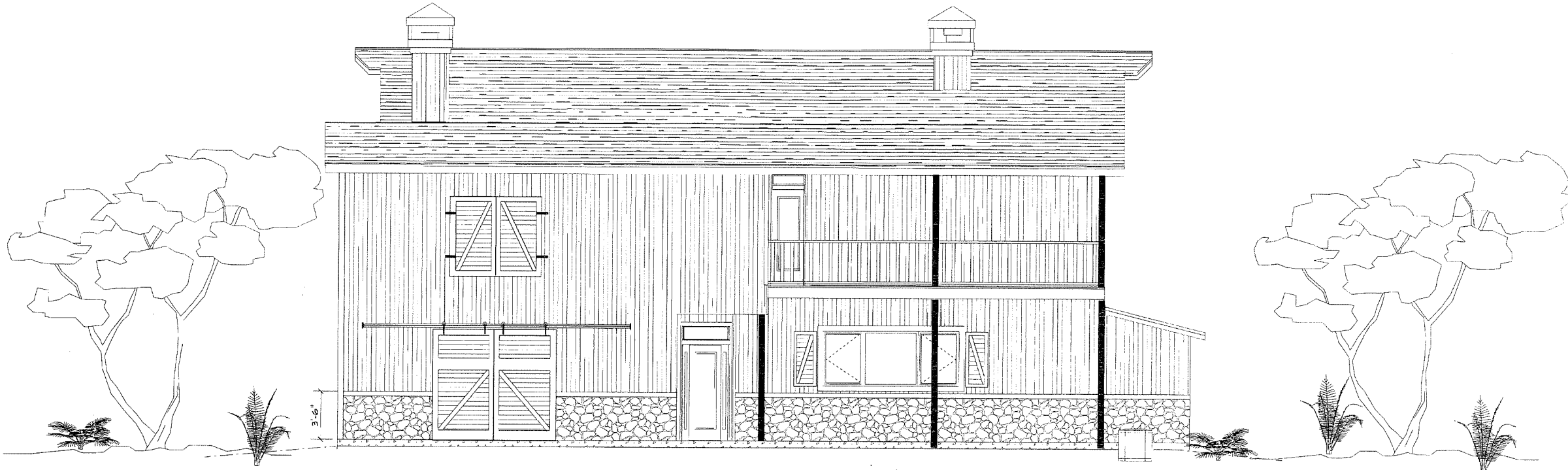
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9/9

# Home Of Ken & Clair Booth



Cover Page & Legend
Page 1 Site Plan
Page 2 Main Floor Plan
Page 3 2nd Floor Plan
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Page 6 Foundation Plan & Specs
Page 7 2nd Floor Joisting Plan & 2nd Floor Ceiling Joist Plan
Page 8 Cross Section & Roof Plan
Page 9 1st & 2nd Floor Electrical Plan

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