

ENGINEERING:

J EDWARDS HOME DESIGNS IS NOT AN ENGINEERING FIRM, WE DO NOT QUALIFY TO BE ONE, NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING, WINDBRACING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED REGARDING FRAMING, WINDBRACING AND FOUNDATION DESIGNS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR ALL RESPONSIBILITY FOR THE STRUCTURE, WINDBRACING AND FOUNDATION DESIGNS FOR THIS PROJECT. J EDWARDS HOME DESIGNS IS NOT HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY MATTER OR FORM IF ANY PROBLEMS ARISE.

GENERAL PROJECT NOTES:

1. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4. WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
5. DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR NEGLIGENCE MADE BY ROOFING CONTRACTOR, CONCERNING FLASHING & WATER PROOFING ON THIS PROJECT
6. THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.
7. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.
9. DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
10. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
12. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
13. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
14. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
15. THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
16. THE CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
17. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
18. IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
19. FINAL SELECTIONS FOR ALL FINISHES, FINISH MATERIALS, COLORS, TEXTURES, ETC. SHALL BE MADE BY THE BUILDER OR OWNER.
20. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
21. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSIBLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
22. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES, AND ROUGH OPENING REQUIREMENTS WITH WINDOW MANUFACTURER.
23. PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
24. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER. BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
25. WEATHERSTRIP ATTIC ACCESS DOOR(S).
26. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS. PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
27. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS PATIOS AND STUCCO WALLS
28. PROVIDE WEATHERSEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
29. ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2x4 STUDS AT 12" O.C.
30. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
31. PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
32. ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND
33. ALL OVERHANGS TO BE 18" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
34. U.N.O. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
35. ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
36. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
37. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.
38. ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.
39. CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.
40. CHIMNEY CAP TO BE BUILT WITH NON COMBUSTABLE MATERIALS.
41. LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.
42. APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
43. PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.
44. TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.
45. CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.
46. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
47. ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.
49. COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.
50. PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST
51. SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQD. AT A/C COMPRESSOR UNITS.
52. PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
53. PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.
54. SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.
55. ALL CONSTRUCTION SHALL CONFORM TO ALL LOCAL BUILDING CODES.
56. CONTRACTOR SHALL NOTIFY DESIGNER UPON DISCOVERY OF ANY ERRORS OR DISCREPANCY OF DIMENSIONS, CLEARANCES, OR OTHER ITEMS AS SHOWN OR NOTED IN THESE DRAWINGS.
57. COORDINATE ALL WINDOW SIZES AND LOCATIONS AS NOTED ON FLOOR PLAN WITH SELECTED ELEVATION OPTIONS.
58. HVAC SYSTEM SHALL BE DESIGNED BY A MECHANICAL SUB-CONTRACTOR AND APPROVED BY DESIGNER OR GENERAL CONTRACTOR. SYSTEM SHALL HAVE A S.E.E.R. RATING OF 14 OR AS REQUIRED BY LOCAL BUILDING CODES. UNITS SHALL BE DESIGNED WITH TWO ZONES AS DIRECTED BY CONTRACTOR. PROVIDE ALL SUCTION LINES FROM UNITS TO EXTERIOR CONDENSOR UNITS AS INDICATED ON SITE PLAN. PROVIDE 4" THICK CONCRETE PADS WITH 6X6X10 W/WF REINFORCING. LOCATE AIR HANDLING UNITS IN ATTIC SPACE NEAR RETURN AIR CHASES AS INDICATED ON THE FLOOR PLAN.
60. FOUNDATION PLAN TO BE DESIGNED BY A QUALIFIED ENGINEER.
61. PROVIDE ATTIC VENTING AS REQUIRED BY LOCAL CODES.

PERMIT DOCUMENTS

These plans have been reviewed by ME Engineers, Inc. and approved for construction. The contractor is responsible for all construction details and shall be responsible for all construction details. The contractor shall be responsible for all construction details. The contractor shall be responsible for all construction details.

**THIS SET TO
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ON-SITE**

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FINAL

EVERVIEW
HOMES

BUILDER:

LOT 1099 CAP ROCK
HORSESHOE BAY, TX

EVERVIEW HOMES

J EDWARDS HOME DESIGNS
WWW.JEDWARDSHOMEDESIGNS.COM
JULIE@JEDWARDSHOMEDESIGNS.COM
830-460-3455

DESIGNER:
J Edwards
Home Designs

DATE:

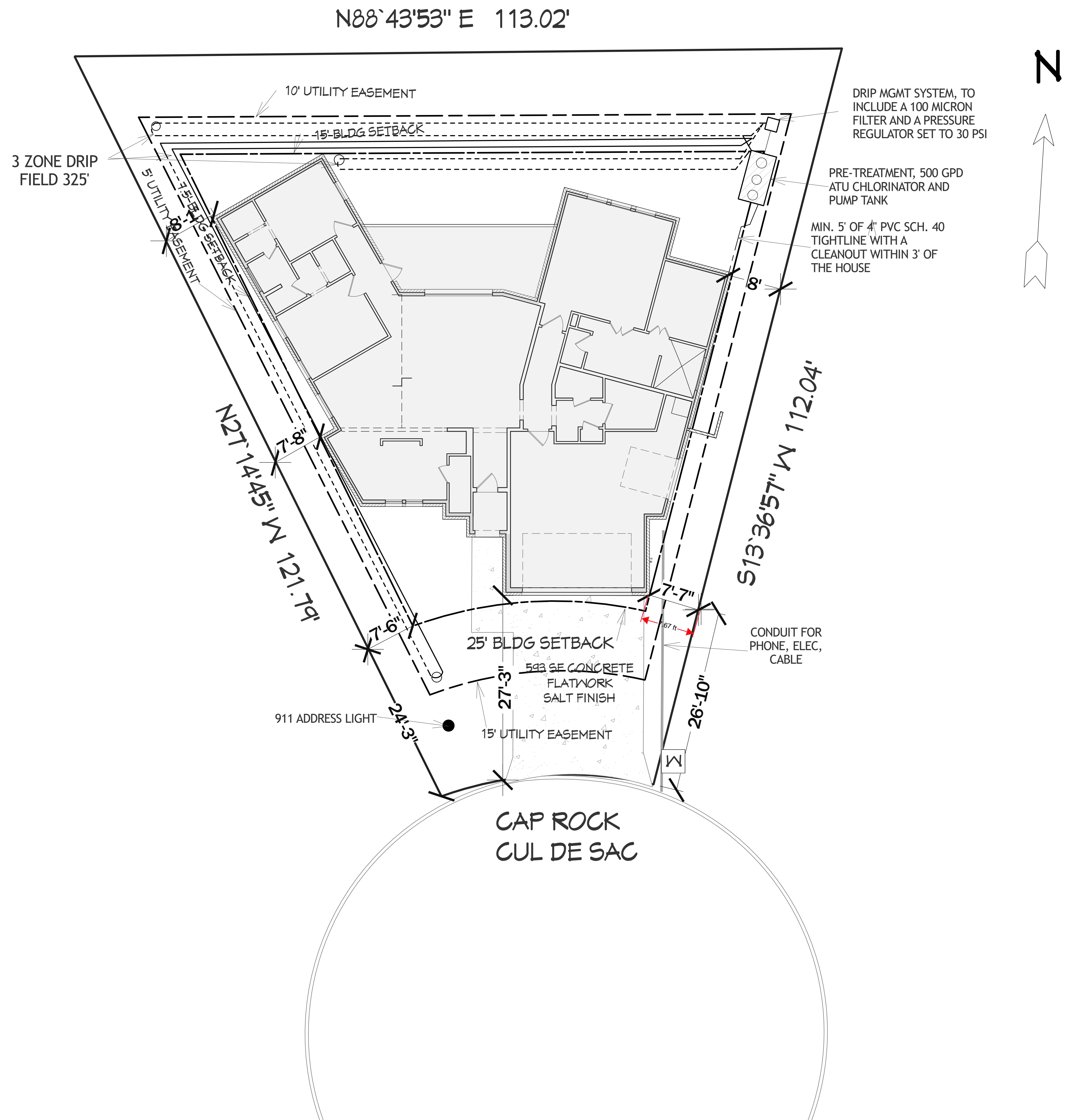
8/16/2022

SCALE:

1/4" = 1'

SHEET:

1



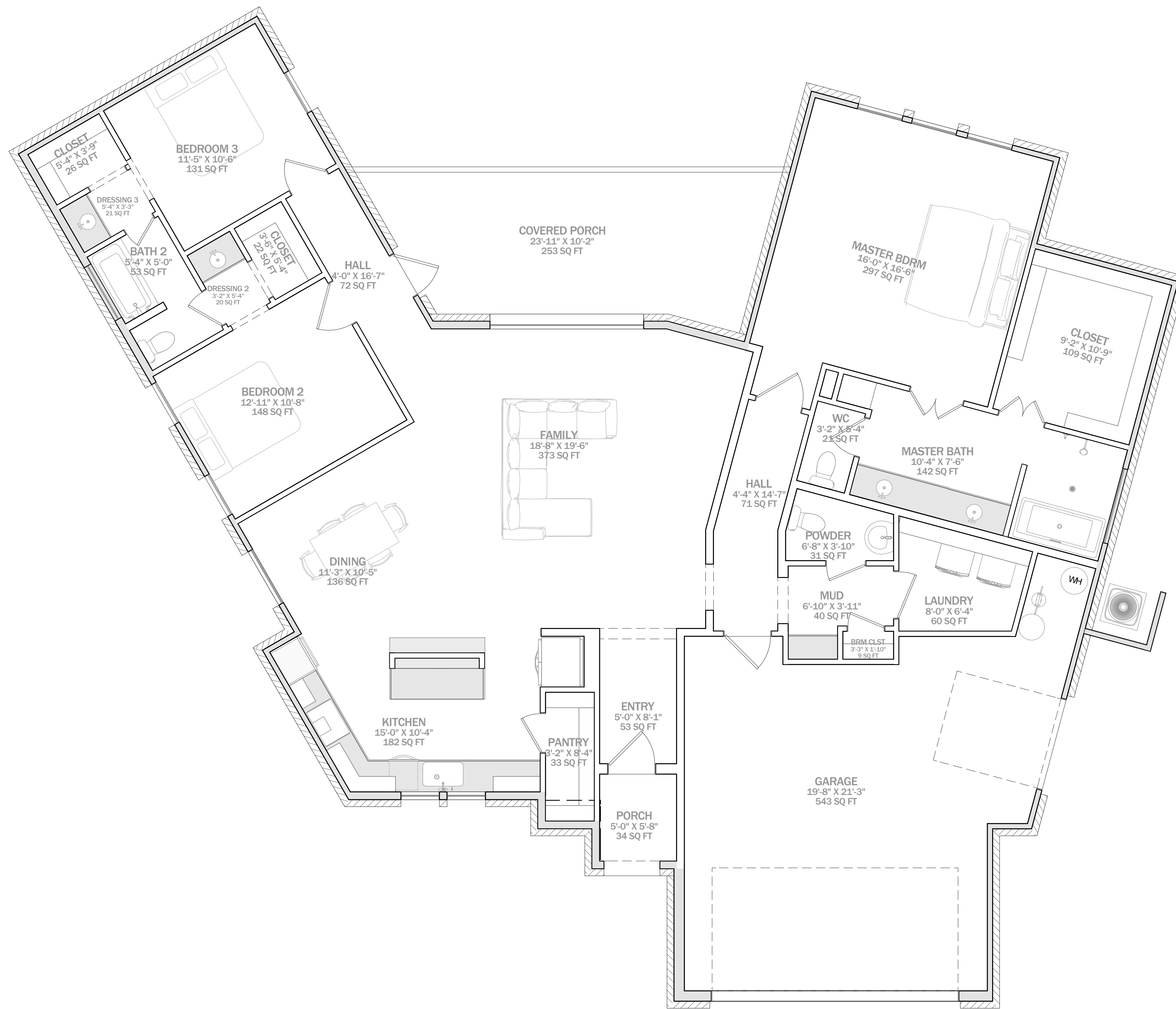
Approved
CR 9/15/22

SITE PLAN
SCALE 1/8" = 1'

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EVERVIEW HOMES
BUILDER: LOT 1099 CAP ROCK HORSESHOE BAY, TX
EVERVIEW HOMES
DESIGNER: <i>J Edwards</i> Home Designs WWW.JEDWARDSHOMEDESIGNS.COM JULIE@JEDWARDSHOMEDESIGNS.COM 830-460-3485
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SCALE: 1/4" = 1'
SHEET: 2



FLOOR PLAN OVERVIEW

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FINAL
EVERVIEW
 HOMES
 BUILDER:

LOT 1099 CAP ROCK HORSESHOE BAY, TX

EVERVIEW HOMES

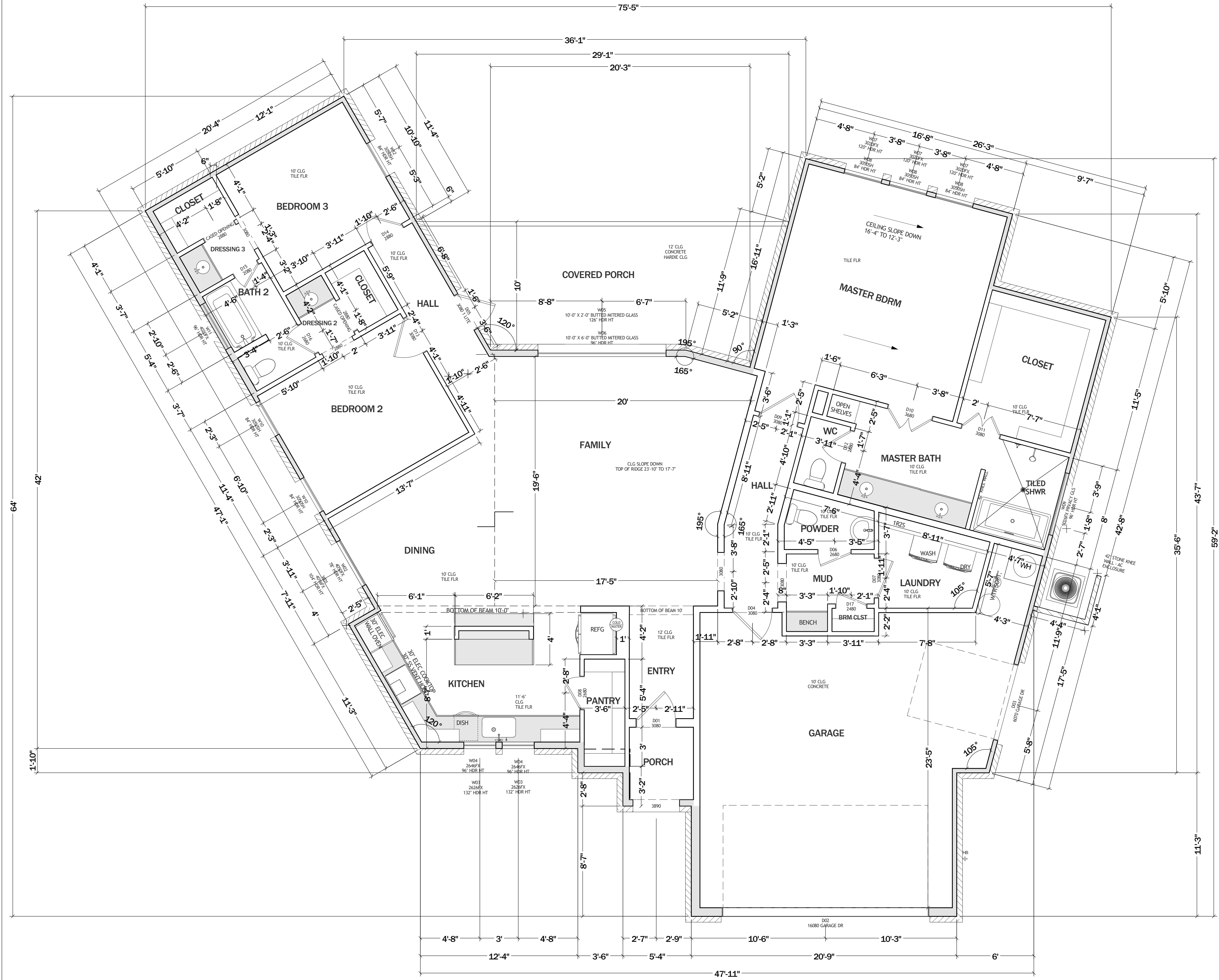
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 WWW.JEDWARDSHOMEDESIGNS.COM
 JULIE@JEDWARDSHOMEDESIGNS.COM
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DESIGNER: J Edwards
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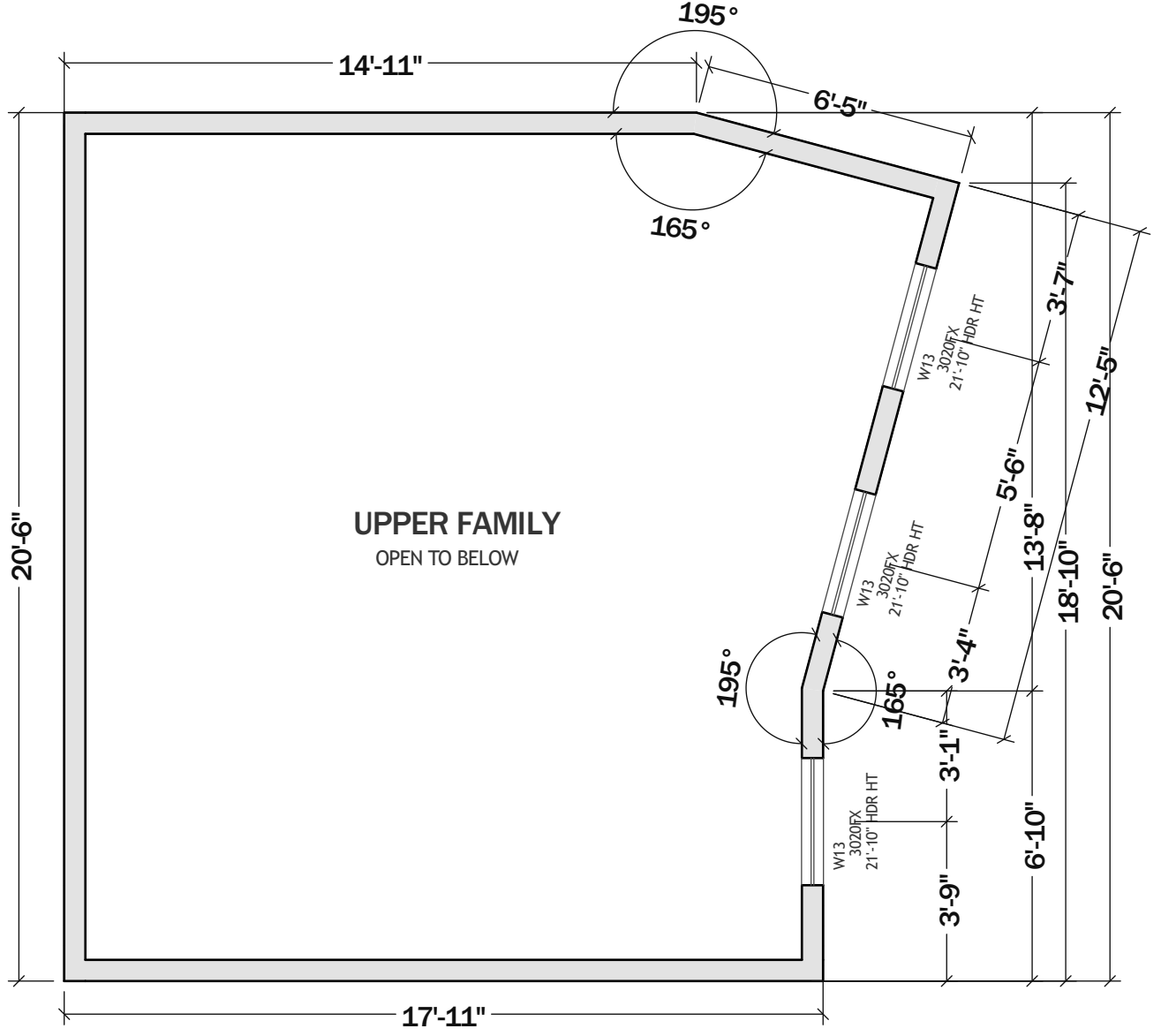
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SCALE:
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SHEET:
 3



FIRST FLOOR



UPPER FAMILY ROOM

BUILDING AREA	
FIRST FLOOR	2052 SF
FRONT PORCH	34 SF
REAR PORCH	253 SF
GARAGE	543 SF
BRICK LUG	103 SF
TOTAL SLAB	2985 SF

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BUILDER:

LOT 1099 CAP ROCK HORSESHOE BAY, TX

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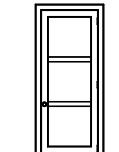
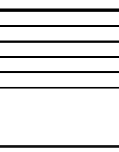
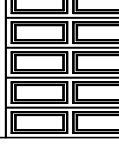
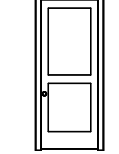
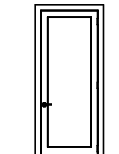
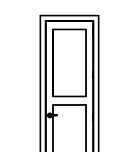
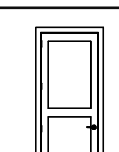
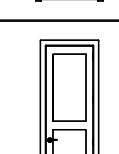
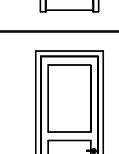
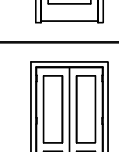
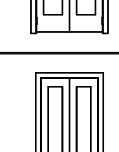
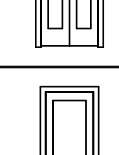
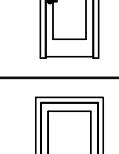
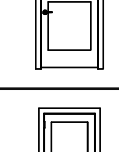
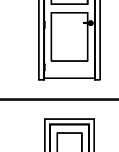
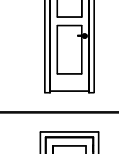
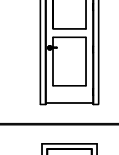
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 JULIE@JEDWARDSHOMEDESIGNS.COM
 830-460-3455

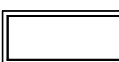


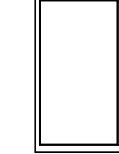
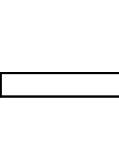
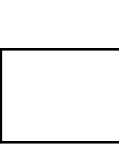
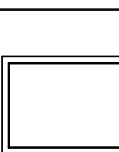


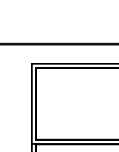



DESIGNER: *J Edwards* Home Designs

DATE:
8/16/2022

SCALE:
1/4" = 1'

SHEET:
4

DOOR SCHEDULE							
3D EXTERIOR ELEVATION	NUMBER	ROOM NAME	QTY	WIDTH	HEIGHT	TYPE	LABEL
	D01	PORCH/ENTRY	1	36 "	96 "	HINGED	D013080
	D02	GARAGE	1	192 "	96 "	GARAGE	D02 16080 GARAGE DR
	D03	GARAGE	1	72 "	84 "	GARAGE	D03 6070 GARAGE DR
	D04	GARAGE/HALL	1	36 "	96 "	HINGED	D043080
	D05	HALL/COVERED PORCH	1	36 "	96 "	HINGED	D05 3080 1 LITE
	D06	POWDER/MUD	1	30 "	96 "	HINGED	D062680
	D07	MUD/LAUNDRY	1	36 "	96 "	HINGED	D073080
	D08	PANTRY/KITCHEN	1	30 "	96 "	HINGED	D082680
	D09	MASTER BDRM/HALL	1	36 "	96 "	HINGED	D093080
	D10	MASTER BDRM/MASTER BATH	1	42 "	96 "	DOUBLE HINGED	D103680
	D11	CLOSET/MASTER BATH	1	36 "	96 "	DOUBLE HINGED	D113080
	D12	WC/MASTER BATH	1	30 "	96 "	HINGED	D122680
	D13	BEDROOM 2/HALL	1	36 "	96 "	HINGED	D133080
	D14	HALL/BEDROOM 3	1	32 "	96 "	HINGED	D142880
	D15	BATH 2/DRESSING 3	1	24 7/16 "	96 "	HINGED	D152080
	D16	DRESSING 2/BATH 2	1	30 "	96 "	HINGED	D162680
	D17	BRM CLST/MUD	1	28 "	96 "	HINGED	D172480

WINDOW SCHEDULE								
3D EXTERIOR ELEVATION	NUMBER	ROOM NAME	QTY	WIDTH	HEIGHT	HDR HT	TYPE	LABEL
	W01	DINING	1	48 "	18 "	104"	FIXED GLASS	W01 4016FX 104" HDR HT
	W02	DINING	1	48 "	60 "	78"	FIXED GLASS	W02 4050FX 78" HDR HT
	W03	KITCHEN	2	30 "	30 "	132"	FIXED GLASS	W03 2626FX 132" HDR HT
	W04	KITCHEN	2	30 "	54 "	96"	FIXED GLASS	W04 2646FX 96" HDR HT
	W05	FAMILY/COVERED PORCH	1	120 "	18 "	126"	FIXED GLASS	W05 10'-0" X 2'-0" BUTTED MITERED GLASS 126" HDR HT
	W06	FAMILY/COVERED PORCH	1	120 "	72 "	96"	FIXED GLASS	W06 10'-0" X 6'-0" BUTTED MITERED GLASS 96" HDR HT
	W07	MASTER BDRM	3	36 "	24 "	120"	FIXED GLASS	W07 3020FX 120" HDR HT
	W08	MASTER BDRM	3	36 "	60 "	84"	SINGLE HUNG	W08 3050SH 84" HDR HT
	W09	MASTER BATH	1	60 "	30 "	96"	FIXED GLASS	W09 5026FX PRVACY GLS 96" HDR HT
	W10	BEDROOM 2	2	36 "	60 "	84"	SINGLE HUNG	W10 3050SH 84" HDR HT
	W11	BATH 2	1	48 "	24 "	96"	FIXED GLASS	W11 4020FX 96" HDR HT
	W12	BEDROOM 3	1	36 "	60 "	84"	SINGLE HUNG	W12 3050SH 84" HDR HT
	W13	UPPER FAMILY	3	36 "	24 "	21'-10"	FIXED GLASS	W13 3020FX 21'-10" HDR HT

WINDOW AND DOOR SCHEDULES

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FINAL

EVERVIEW
HOMES

BUILDER:

LOT 1099 CAP ROCK
HORSESHOE BAY, TX

EVERVIEW HOMES

J EDWARDS HOME DESIGNS
WWW.JEDWARDSHOMEDESIGNS.COM
JULIE@JEDWARDSHOMEDESIGNS.COM
830-460-3485

DESIGNER: *J Edwards*
Home Designs

DATE:
8/16/2022

SCALE:
1/4" = 1'

SHEET:

5

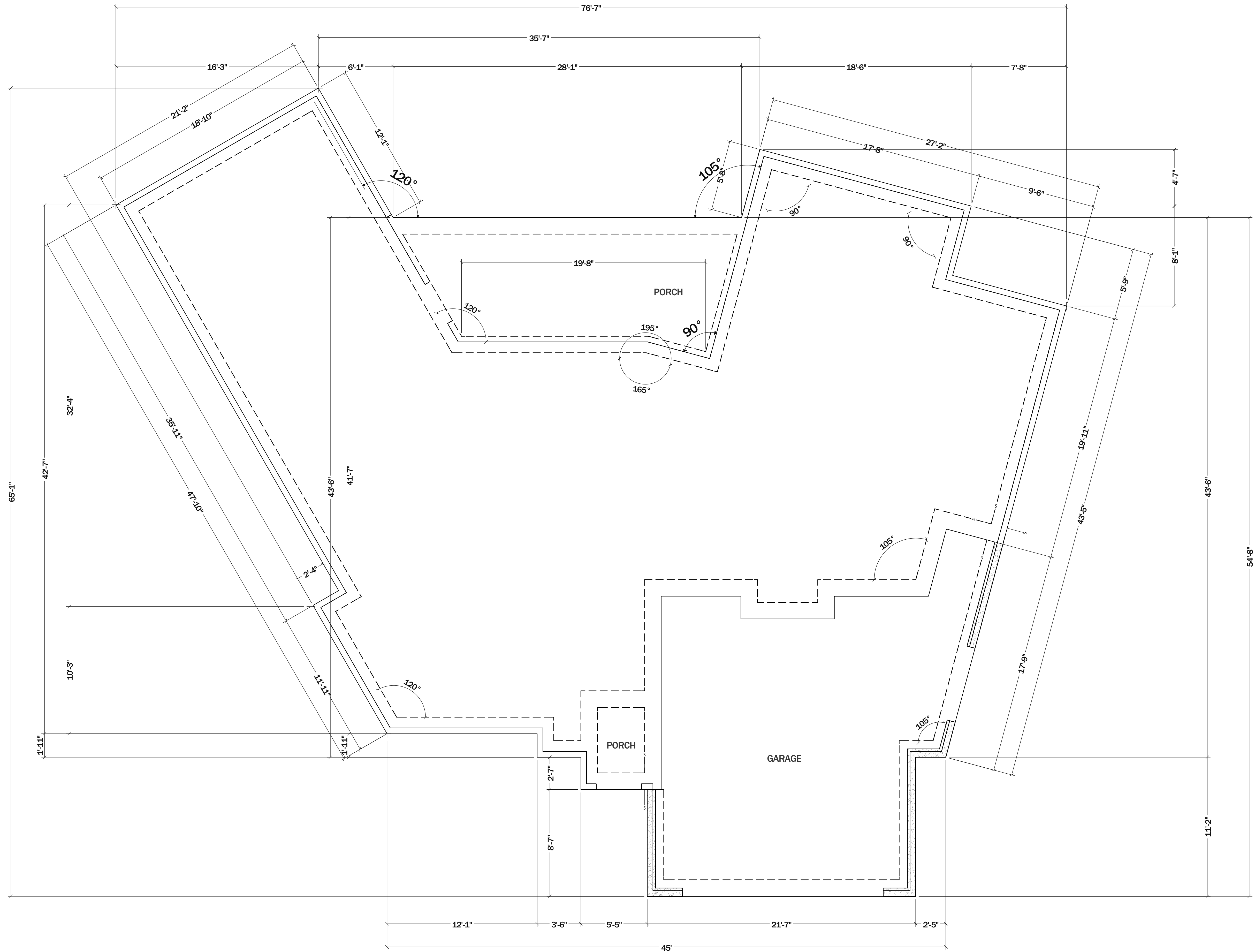


PLUMBING PLAN

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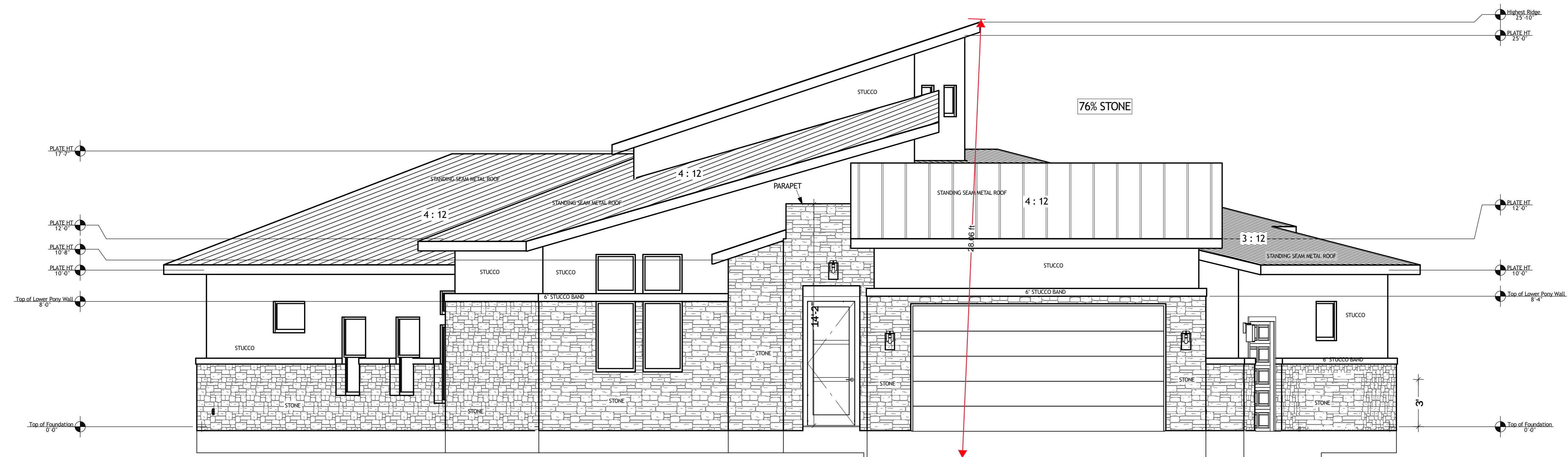


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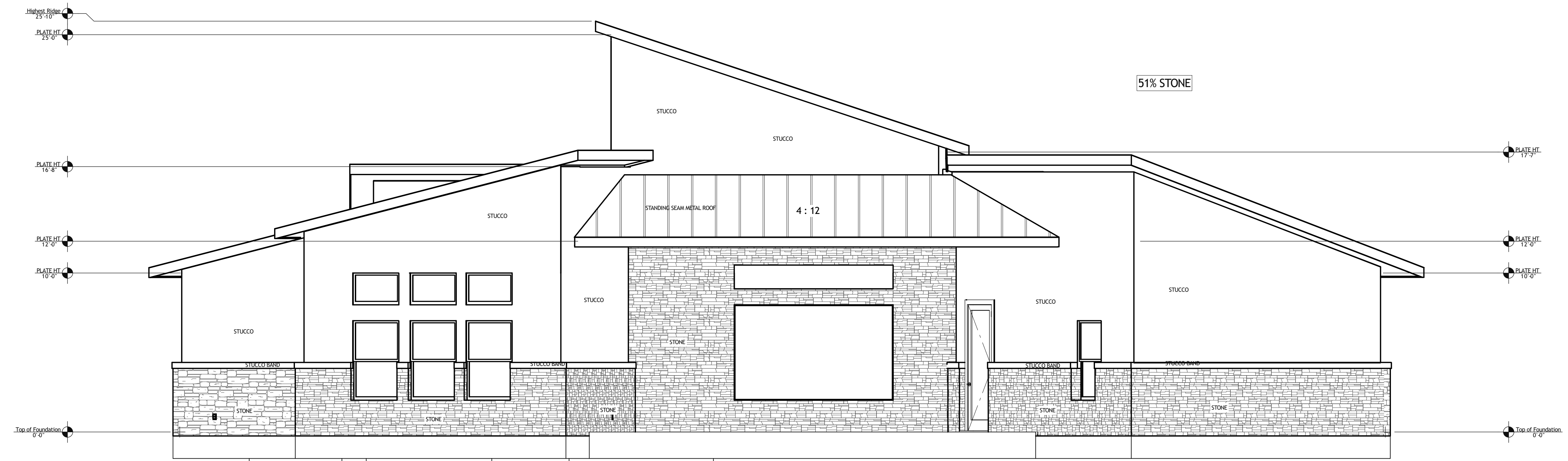
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SHEET:	7
BUILDER:	EVERVIEW HOMES
	LOT 1099 CAP ROCK HORSESHOE BAY, TX
	FINAL



EXPOSED SLAB WILL BE NO GREATER THAN 12" ABOVE GRADE. DROP BRICK LUG ACCORDINGLY

FRONT ELEVATION



EXPOSED SLAB WILL BE NO GREATER THAN 12" ABOVE GRADE. DROP BRICK LUG ACCORDINGLY

REAR ELEVATION

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FINAL

EVERVIEW HOMES

BUILDER:

LOT 1099 CAP ROCK HORSESHOE BAY, TX

EVERVIEW HOMES

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WWW.JEDWARDSHOMEDESIGNS.COM
JULIE@JEDWARDSHOMEDESIGNS.COM
830-460-3485

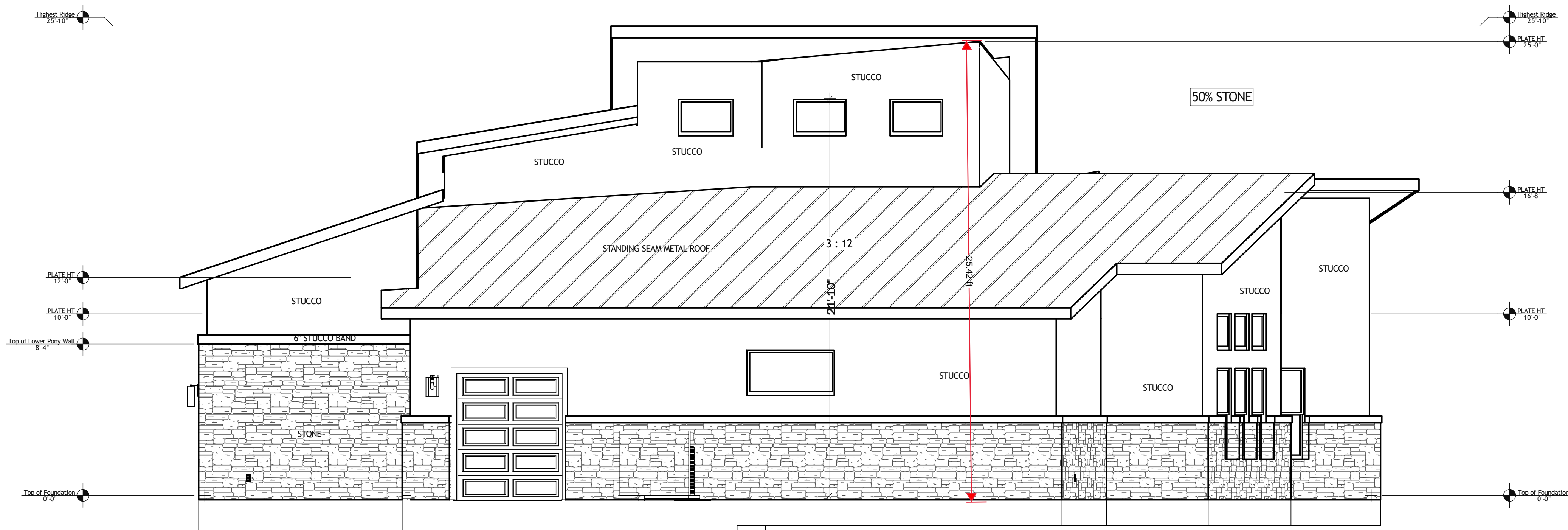
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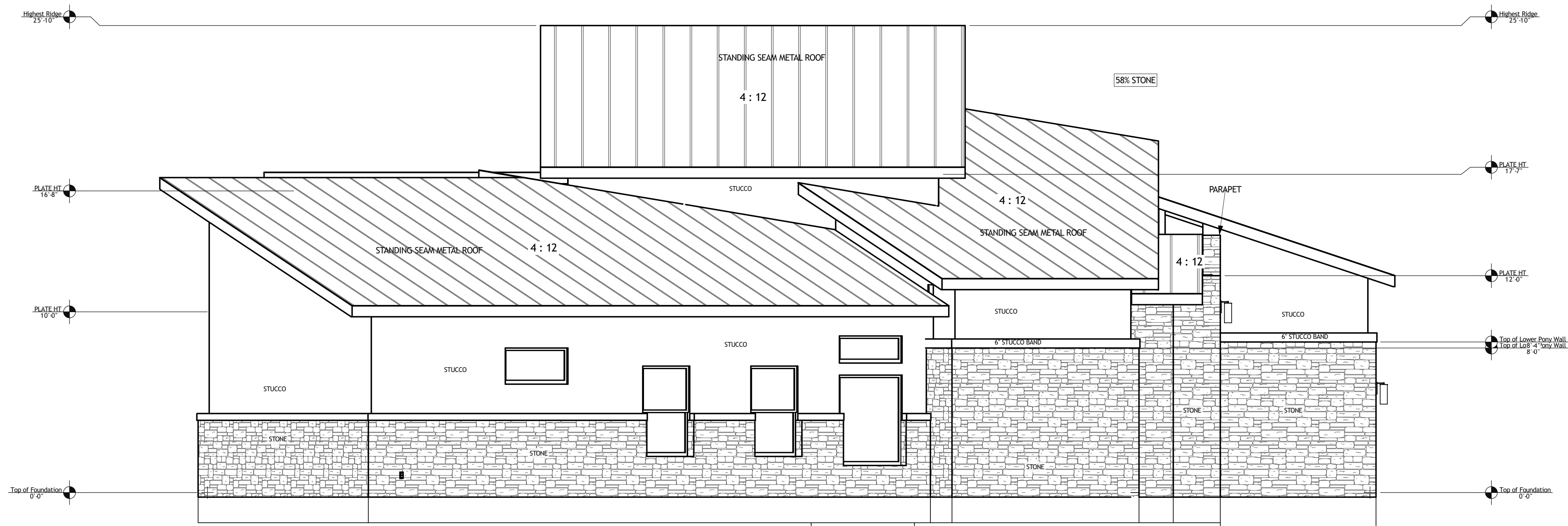
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EXPOSED SLAB WILL BE NO GREATER THAN 12" ABOVE GRADE. DROP BRICK LUG ACCORDINGLY

RIGHT ELEVATION



LEFT ELEVATION

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FINAL

EVERVIEW
H O M E S

BUILDER:

LOT 1099 CAP ROCK HORSESHOE BAY, TX

EVERVIEW HOMES

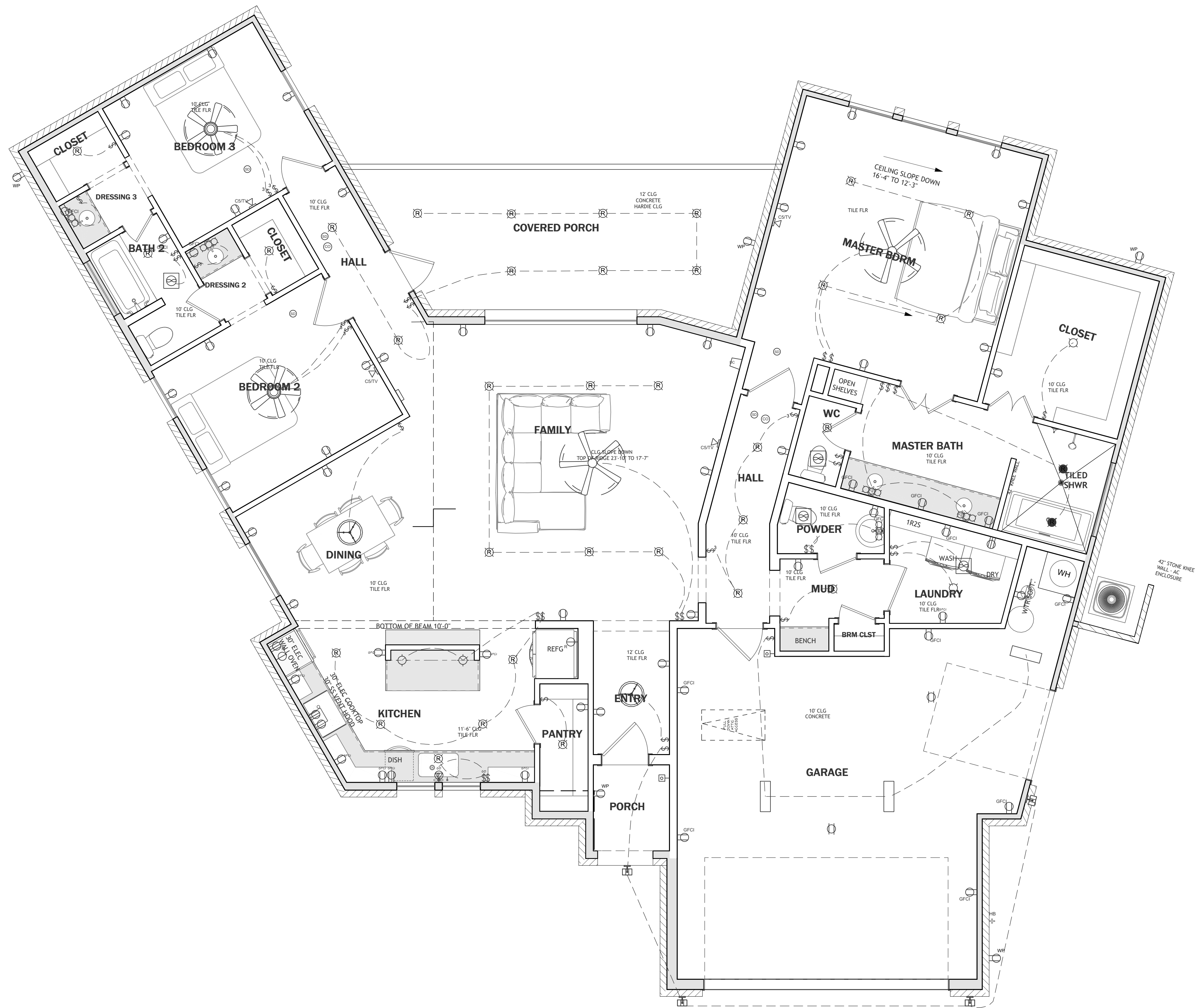
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 J EDWARDS HOME DESIGNS
 WWW.JEDWARDSHOMEDESIGNS.COM
 JULIE@JEDWARDSHOMEDESIGNS.COM
 830-460-3455

J Edwards
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1/4" = 1'

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10



ELECTRICAL PLAN

2D SYMBOL	LABEL	QTY
	FLUSH MOUNT LIGHT	2
	EXHAUST	4
	RECESSED DOWN LIGHT 6"	33
	PENDANT LIGHT	2
	HANGING LIGHT	2
	CEILING FAN W/ LIGHT FIXTURE	2
	CEILING FAN	2
	VANITY LIGHT - 3 LIGHT	5
	FLUORESCENT LIGHT	3
	SINGLE POLE	31
	GARBAGE DISPOSAL	1
	GARBAGE DISPOSAL SWITCH	1
	THREE WAY	6
	DUPLEX OUTLET, CEILING MOUNTED	2
	220V	2
	GFCI	23
	DUPLEX	36
	COACH LIGHT	4
	DOORBELL	2
	CAT5 W/ TV	4
	RECESSED VAPOR LIGHT	2
	DOOR CHIME	1
	SMOKE DETECTOR	5
	CO DETECTOR	2
	REFRIGERATOR OUTLET	1
	MICROWAVE OUTLET	1
	OVEN OUTLET	1
	DUPLEX (WEATHERPROOF)	5
	DOORBELL CHIME	1

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EVERVIEW HOMES

BUILDER:
 LOT 1099 CAP ROCK HORSESHOE BAY, TX

EVERVIEW HOMES

DESIGNER:
 J. EDWARDS HOME DESIGNS
 WWW.JEDWARDSHOMEDESIGNS.COM
 JULIE@JEDWARDSHOMEDESIGNS.COM
 830-460-3455

J. Edwards Home Designs

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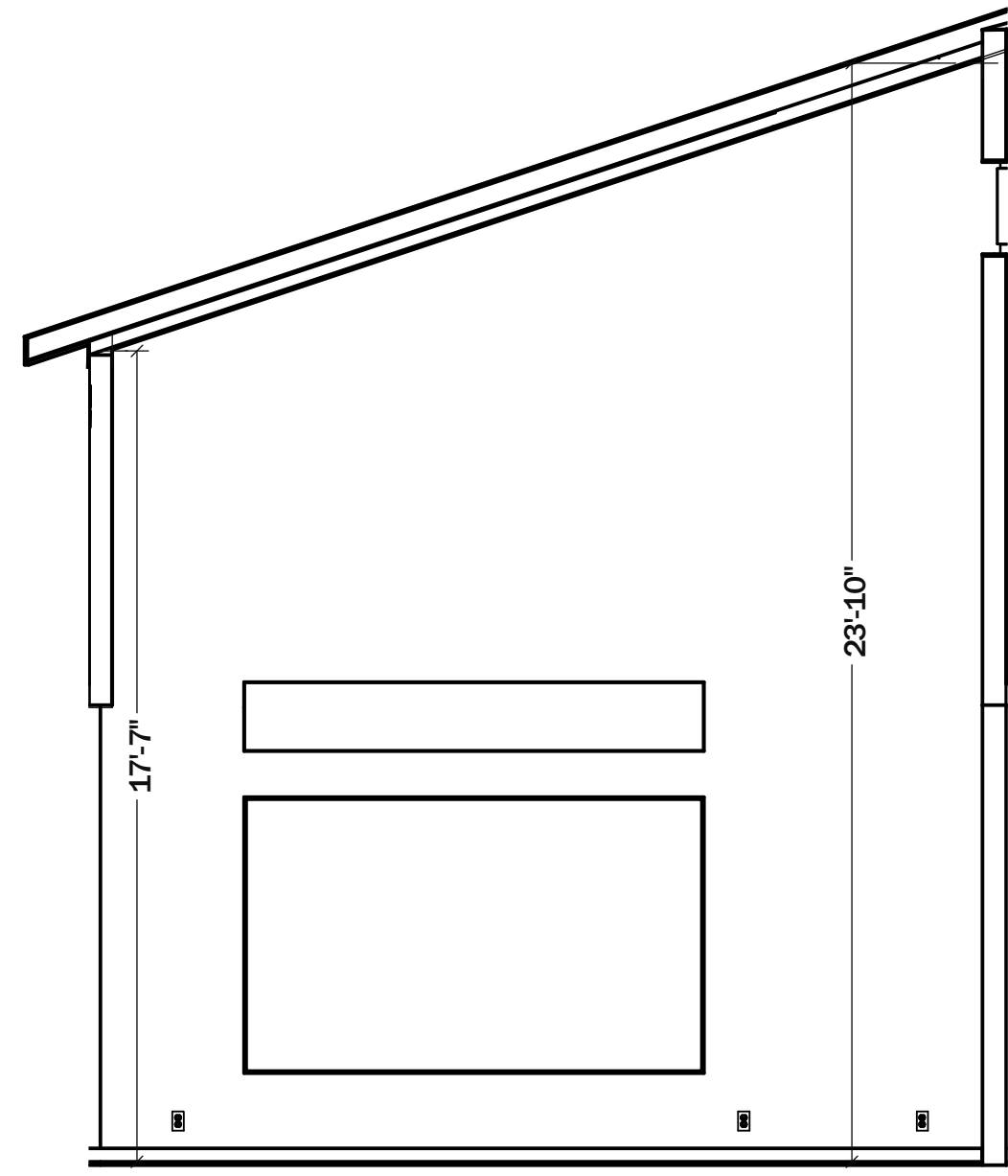
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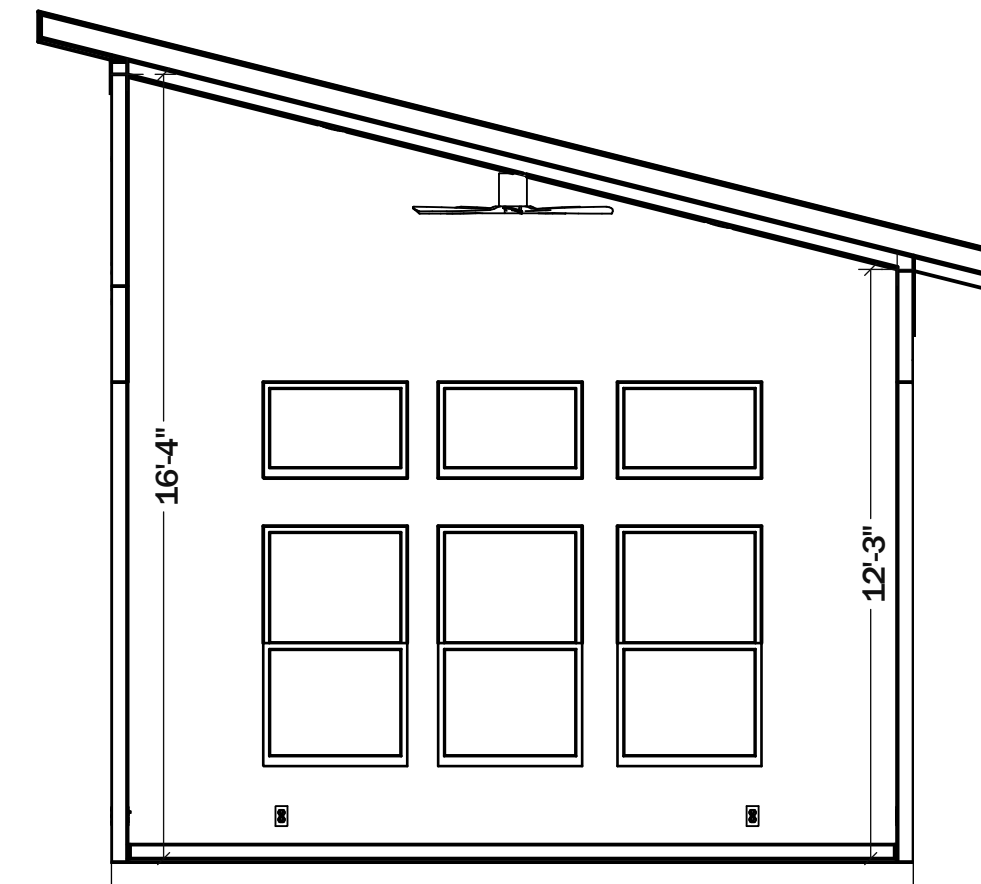
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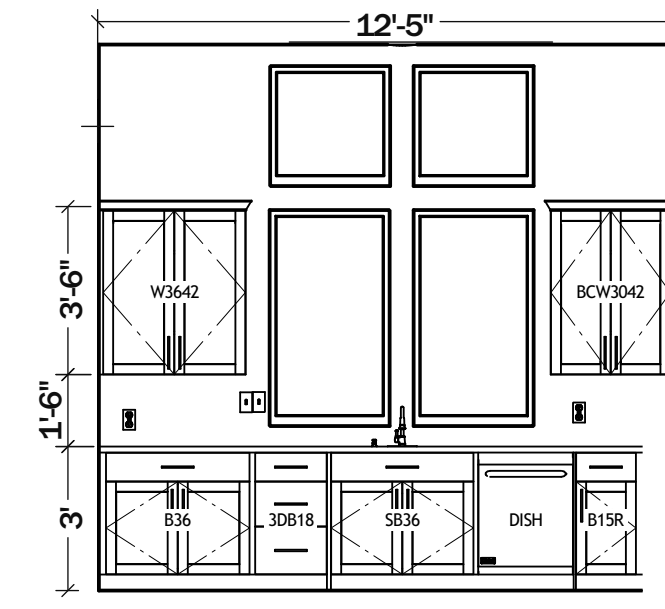
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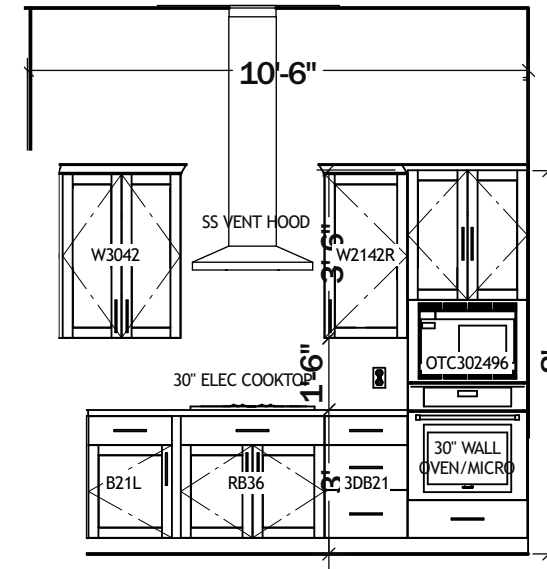
FAMILY



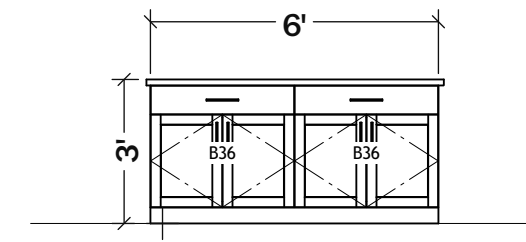
MASTER BEDROOM



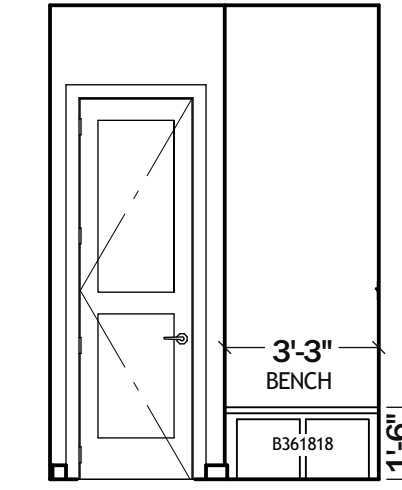
KITCHEN



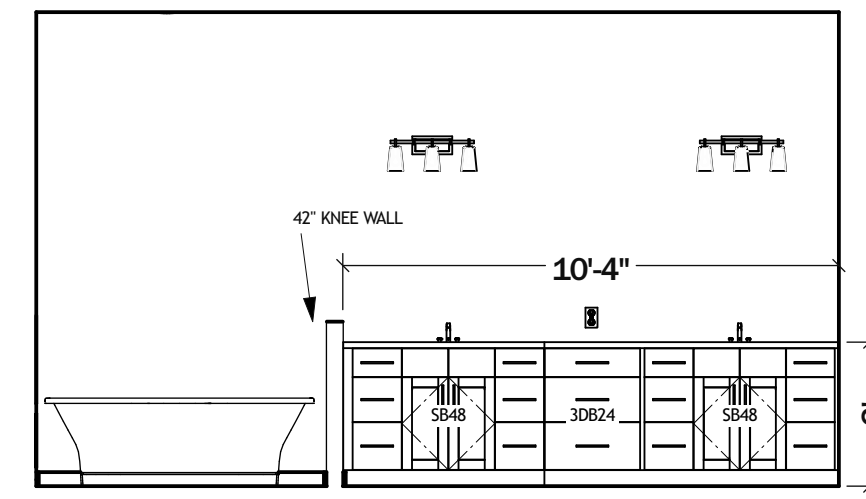
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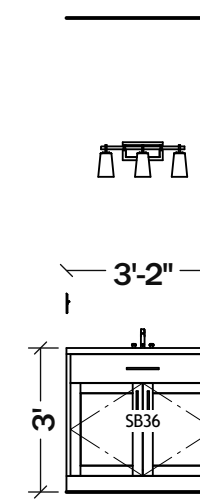
KITCHEN



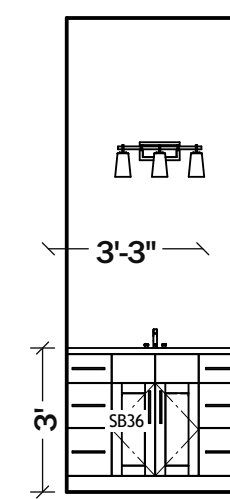
MUD



MASTERBATH



DRESSING 2



DRESSING 3

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FINAL

EVERVIEW
HOMES

BUILDER:

LOT 1099 CAP ROCK
HORSESHOE BAY, TX

EVERVIEW HOMES

J. EDWARDS HOME DESIGNS
WWW.JEDWARDSHOMEDESIGNS.COM
JULIE@JEDWARDSHOMEDESIGNS.COM
830-460-3455

DESIGNER:
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Home Designs

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8/16/2022

SCALE:

1/4" = 1'

SHEET:

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SYMBOLOLOGY KEY

	ENGINEERED SHEAR WALL CONTINUOUSLY SHEATHED WITH 7/16" MIN OSB
	LET-IN BRACING 50" MINIMUM LENGTH DETAIL E1
	1/2" MIN. INTERIOR GYPSUM CONTINUOUSLY SHEATHED AS SHOWN ON PLANS. Reference architectural plans for all dimensions information not being provided by the Civil Engineer.
	(2) TIES SSW-PS STRAPS TOP & (2) SHD-10 BOTTOM

NOTES:

- ALL DOOR, WINDOW, AND OPENING HEADERS TO BE 7/16" OSB BETWEEN DOUBLE 2x6 #2 SYP. ALL HEADERS SUPPORTING FLOOR LOAD TO BE 7/16" OSB BETWEEN DOUBLE 2x12 #2 SYP.
- ALL JOIST TERMINATION INTO HEADERS OR BEAMS WHERE JOIST HAVE CLEAR SPANS OVER 4' ARE TO BE ATTACHED WITH APPROPRIATE SIZE JOIST HANGER PER THE 2000, 2003, 2006, 2009, 2012 & 2015 IRC & IBC
- ALL HANGERS SHALL BE NAILED PER MANUFACTURERS RECOMMENDATIONS
- ALL HEADERS / BEAMS SHALL HAVE THE APPROPRIATE NUMBER OF JACK STUDS PER THE 2000, 2003, 2006, 2009, 2012 & 2015 IRC
- CEILING JOIST SHALL HAVE AN 18" DEPTH @ 12" & 16" O.C. 2x6 2x10 SYP, #1 @ 16" O.C. UNLESS OTHERWISE NOTED. S.Y.P. (SOUTHERN YELLOW PINE) REF. PLAN VIEW
- DOUBLE JOISTS BENEATH ALL PARALLEL SECOND FLOOR NONBEARING WALLS. THIS RULE SHALL APPLY TO SAWN LUMBER AND ENGINEERED WOOD LAYOUTS.
- PROVIDE BLOCKING BETWEEN ALL JOISTS BENEATH PERPENDICULAR SECOND FLOOR WALLS.
- JOISTS AT VAULTED CEILINGS SHALL BEAR ON TOP PLATES OR BE TIED-TO-RAFTERS. FALSE FRAMING IS PERMITTED TO CREATE VAULTS.
- ALL BEAMS SHALL BE SUPPORTED BY THE MINIMUM NUMBER OF WALL STUD LAMINATIONS USED TO ACHIEVE SUPPORT FOR THE ENTIRE WIDTH OF BEAM ATTACH LAMINATIONS WITH 100 NAILS @ 6" O.C.
- AS A MINIMUM, LVL BEAMS SHALL HAVE E=2.0E6 P.S.I.
- FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.

MAXIMUM SPAN ALLOWANCE FOR HEADERS SUPPORTING WOOD FRAME WALLS

1ST STORY OR 2ND FLOOR OF 2 STORY	SIZE OF WOOD HEADER	MAX SPAN
	(2) 2x6'S	4'-6"
	(2) 2x8'S	6'-6"
	(2) 2x10'S	8'-0"
1ST FLOOR OF 2 STORY	(2) 2x12'S	9'-6"
	SIZE OF WOOD HEADER	MAX SPAN
	(2) 2x12'S	7'-0"

R602.10.4 Construction Methods For Braced Wall Panels
Intermittent and continuously sheathed braced wall panels shall be constructed in accordance with this section and the methods listed in Table R602.10.4 BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA	
			FASTENERS	SPACING
OSB (ORIENTED STRAND BOARD) (see section R605)	1/2" or 5/8" for maximum of 26" stud spacing		for 1/2" common (2" long x 0.113" dia.) nails For 5/8" common (2 1/2" long x 0.121" dia.) nails	3" edges - 6" field

BUILDING CODES:
2018 INTERNATIONAL RESIDENTIAL CODE

ARCHITECTURAL BARRIERS ACT, TEXAS CIVIL & TEXAS DEPARTMENT OF LICENSING AND REGULATION, TEXAS CIVIL STATUTES ARTICLE 9100, 2012

R602.1.1 OFFSETS ALONG BRACED WALL LINE
Exterior wall parallel to a braced wall line shall be offset not more than 4 feet from the designated braced wall line location.
Interior wall used as bracing shall be offset not more than 4 feet from a braced wall line through the interior of the building.

R602.10.1.3 SPACING OF BRACED WALL LINES
The spacing between parallel braced wall lines shall be in accordance with Table R602.10.1.3. Intermediate braced wall lines through the interior of the building shall be permitted.

TABLE R602.10.3(1) BRACING REQUIREMENTS BASED ON WIND SPEED

Ultimate Design Wind Speed (mph)	Story Location	Braced Wall Line Spacing (feet)	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE				
			Method LIE	Method GB	Methods DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP, AWB, PFB, PFG, CS-SFB	Methods CS-WSP, C S-G, C-PF	
<140		10	5.5	10	3.0	2.5	
		20	10.0	20	5.5	5.0	
		30	14.0	30	8.0	7.0	
		40	18.0	40	10.5	9.0	
		50	22.5	50	13.0	11.0	
		60	26.5	60	15.0	13.0	
<140		10	10.0	10.0	6.0	5.0	
		20	18.5	18.5	11.0	9.0	
		30	27.0	27.0	15.5	13.0	
		40	35.0	35.0	20.0	17.0	
		50	43.0	43.0	24.5	21.0	
		60	51.0	51.0	29.0	25.0	
<140		10	NP	15.0	8.5	7.5	
		20	NP	27.5	16.0	13.5	
		30	NP	39.5	23.0	19.5	
		40	NP	51.5	29.5	25.0	
		50	NP	63.5	36.5	31.0	
		60	NP	75.5	43.0	36.5	

REFER TO 2018 IRC BOOK TABLE R602.10.4 BRACING METHODS

PER IRC SECTION R602.10.8 HORIZONTAL JOINTS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1-1/2 INCH THICKNESS.

FASTENING FOR STRUCTURAL SHEATHING

MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d COMMON (2.5 X 0.113")	6" EDGE, 12" FIELD

FASTENING FOR 1/2" GYPSUM

MAXIMUM STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	5d COOLER NAILS	7" EDGE, 7" FIELD

THIS PLAN WAS DESIGNED BASED ON A WIND SPEED OF 100 MPH AND EXPOSURE B WIND ZONE

R602.10.2.2 - Locations of braced wall panels

A braced wall panel shall begin within 10 feet from each end of a braced wall line as determined in Section R602.10.1.1. The distance between adjacent edges of braced wall panels along a braced wall line shall be no greater than 20 feet as shown in Figure R602.10.2.2

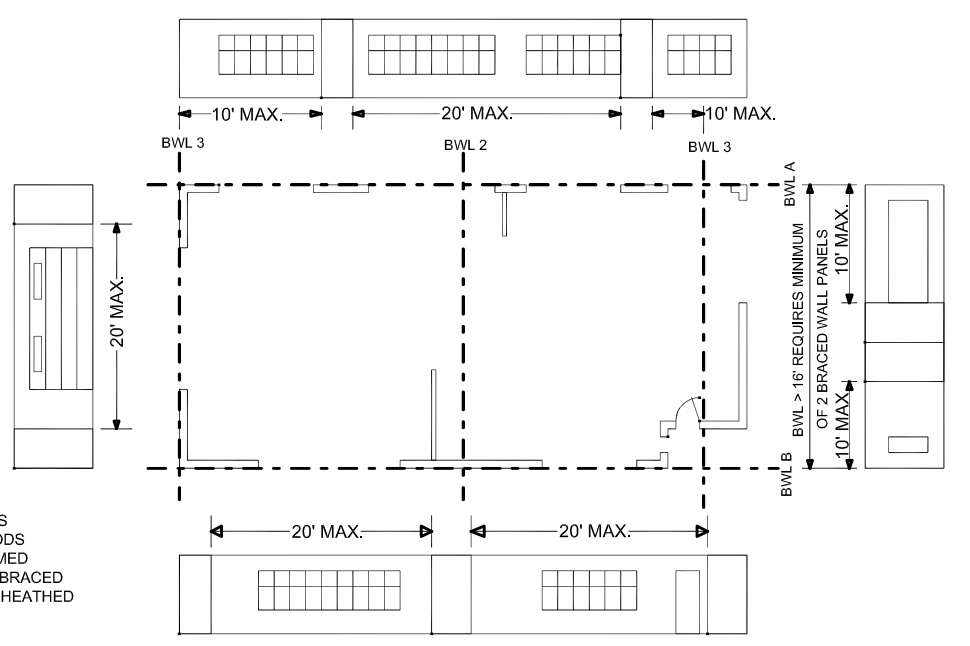


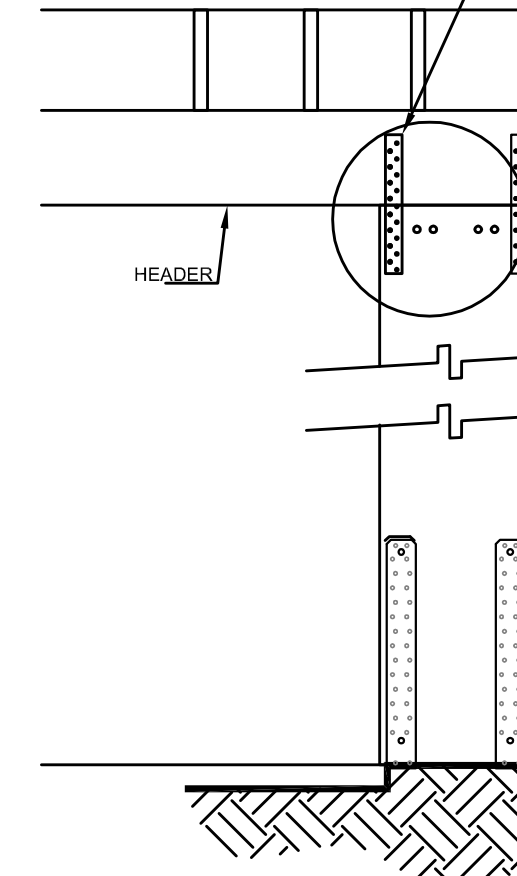
FIGURE R602.10.2.2 LOCATION OF BRACED WALL PANELS

NOTE: CONTINUOUS SHEATHING METHODS REQUIRE ALL FRAMED PORTIONS OF THE BRACED WALL LINE TO BE SHEATHED

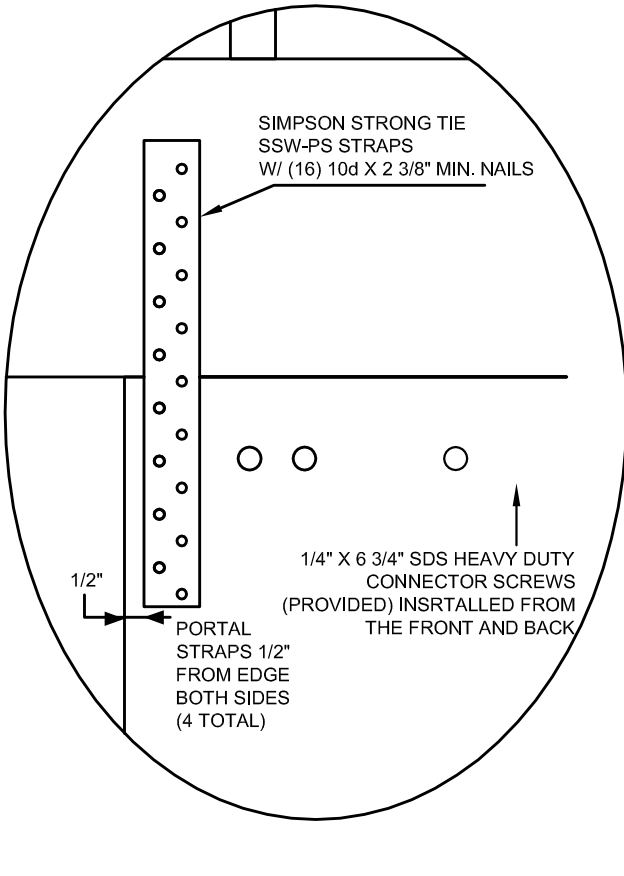
BRACED WALL LINE SPACING CRITERIA

APPLICATION	CONDITION	BUILDING TYPE	MAX SPACING	EXCEPTION TO MAX SPACING
Wind Bracing	Ultimate design wind speed 100 mph	Single Family House	50 Feet	None

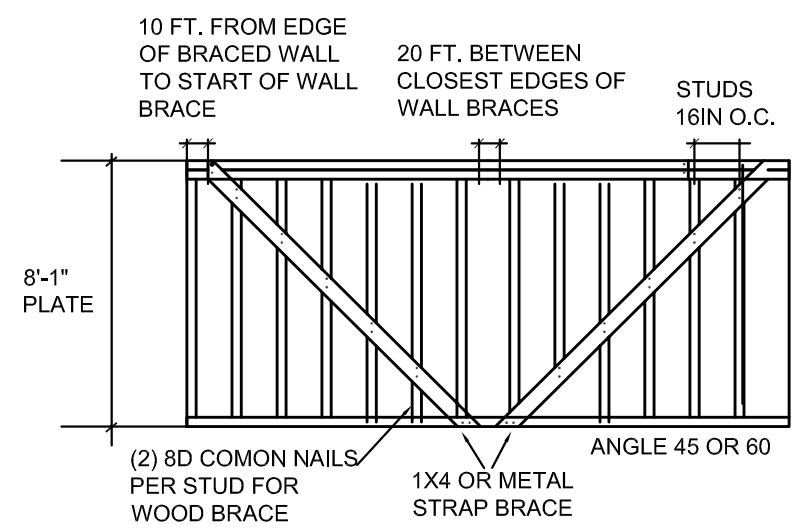
SIMPSON STRONG TIE SSW-PS STRAPS INSTALL EACH SIDE AT BEAM TO POST (1000 UPLIFT CAPACITY MIN)



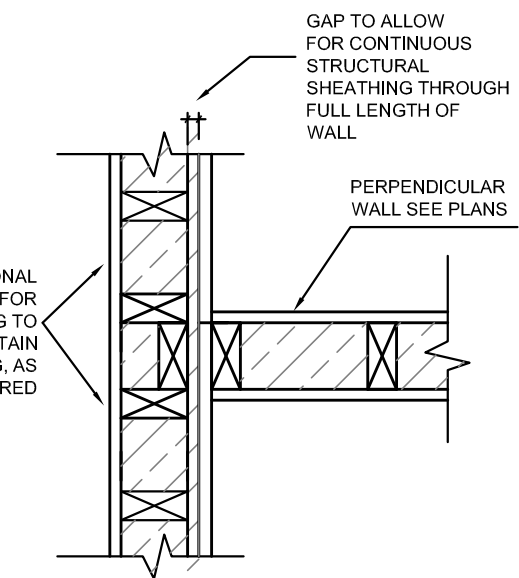
E SSW-PS NOT TO SCALE



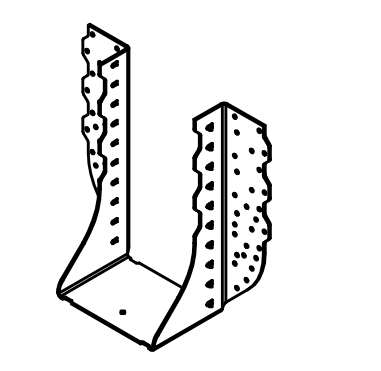
E SSW-PS NOT TO SCALE



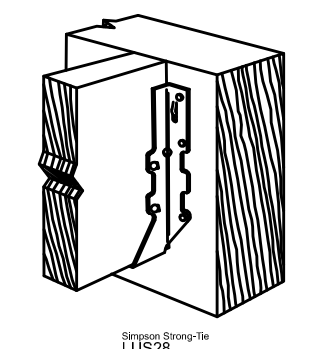
E1 DETAIL NOT TO SCALE



I CONTINUOUS SHEAR WALL NOT TO SCALE



F HGU 5.5/12 NOT TO SCALE



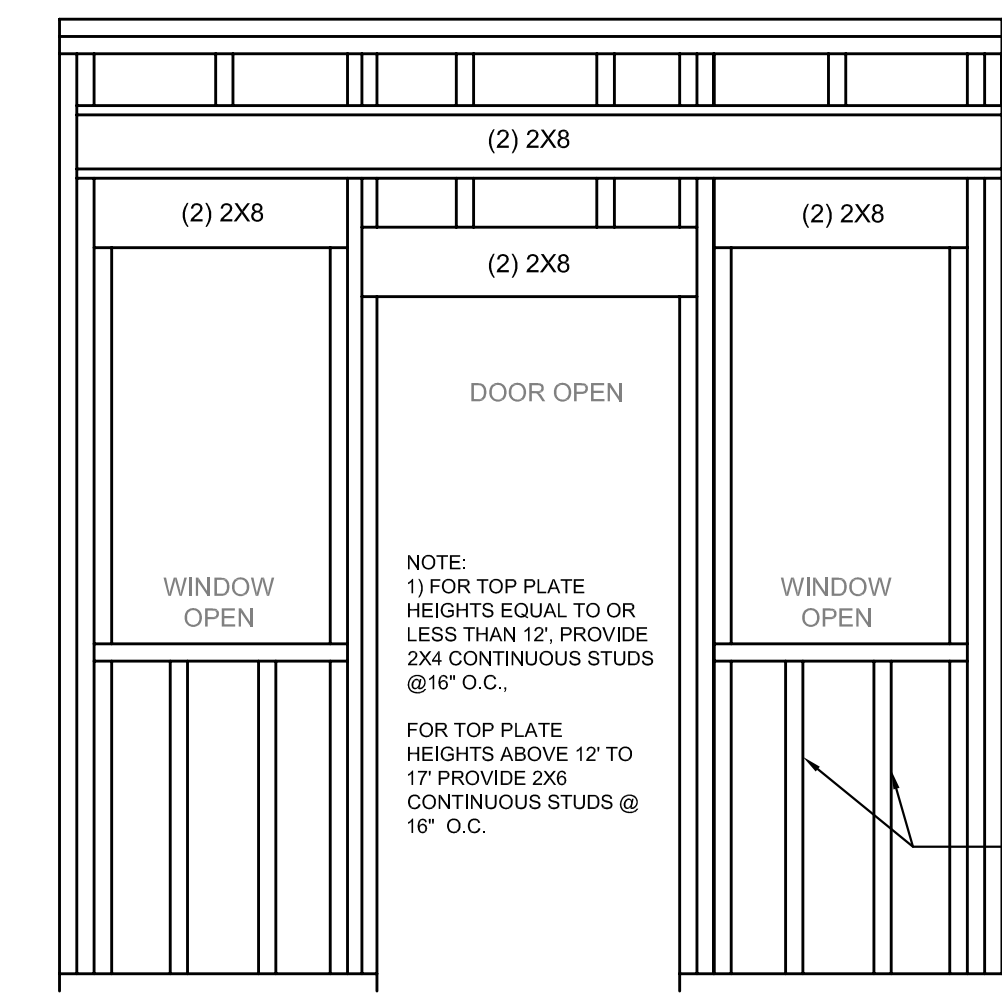
G LUS 210-2 NOT TO SCALE

TALL WALL NOTES:

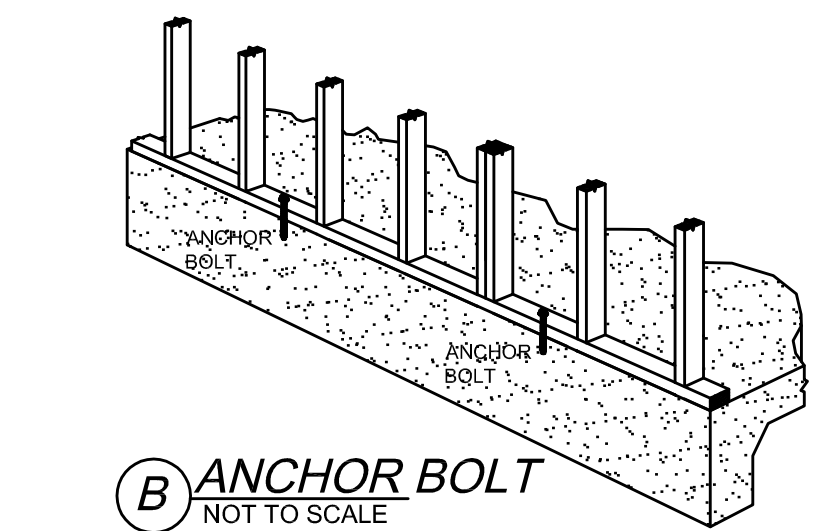
- ALL STUDS TO BE MIN. 2X4 #2 SYP. OR SIF.
- SINGLE BOTTOM PLATE, DOUBLE TOP PLATE
- ATTACH STUDS TO TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS
- ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END
- ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS
- EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS. THE ANCHOR BOLTS SHALL HAVE A MINIMUM DEPTH OF 7" INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE.

NOTE:
1) FOR TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12', PROVIDE 2X4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12' TO 17' PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.

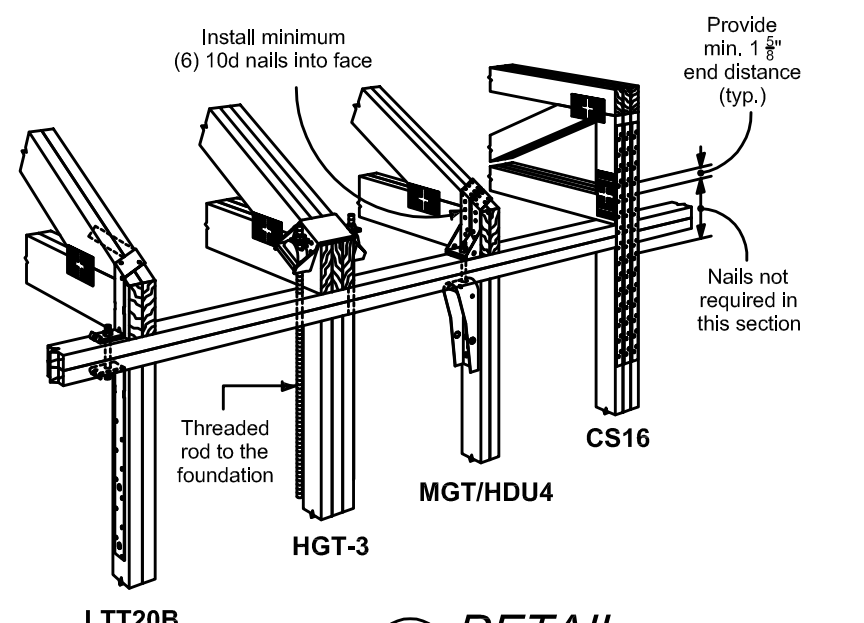
PLATE HEIGHTS ABOVE 12' TO 17' PROVIDE 2X6 CONTINUOUS STUDS @ 16" O.C.



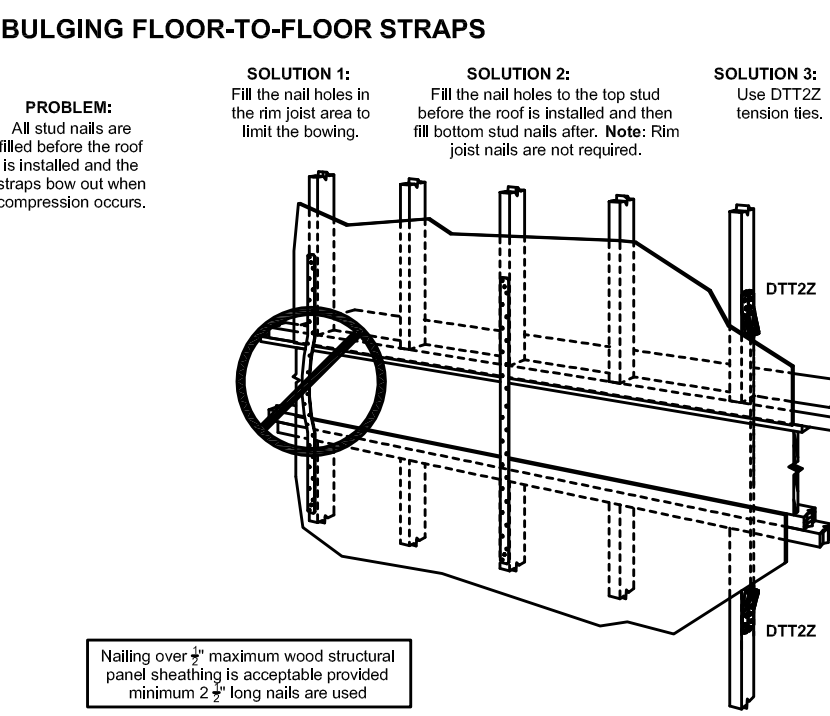
D1 FOR WALLS MAX. 10' NOT TO SCALE



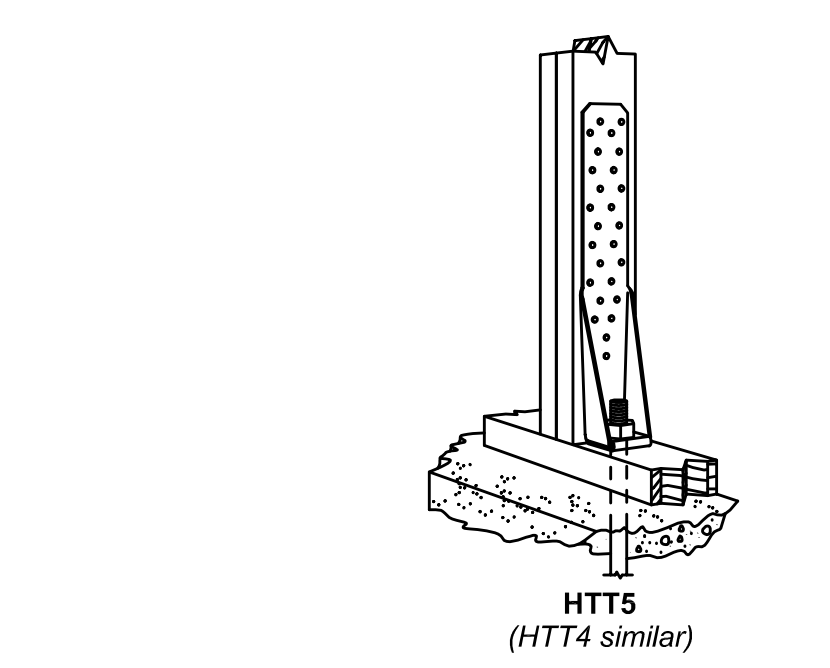
B ANCHOR BOLT NOT TO SCALE



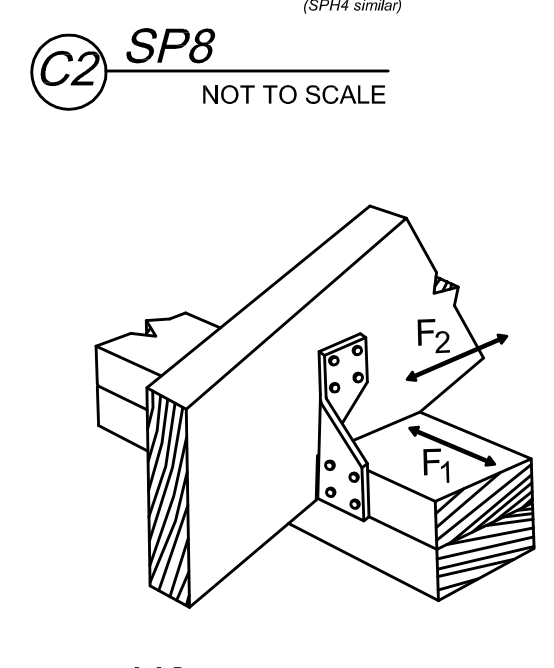
C DETAIL NOT TO SCALE



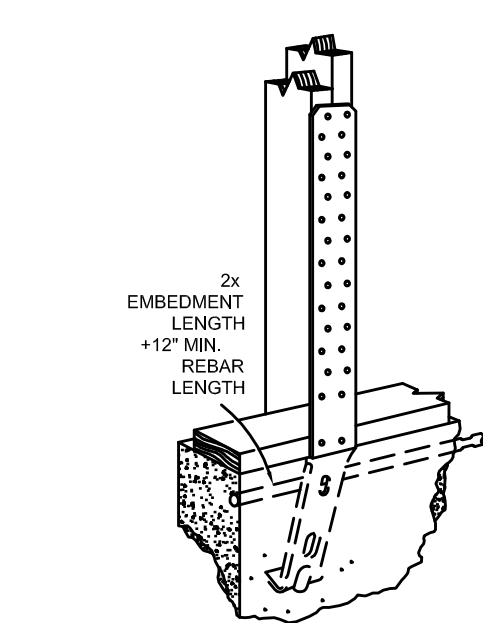
C1 MSTC-40 NOT TO SCALE



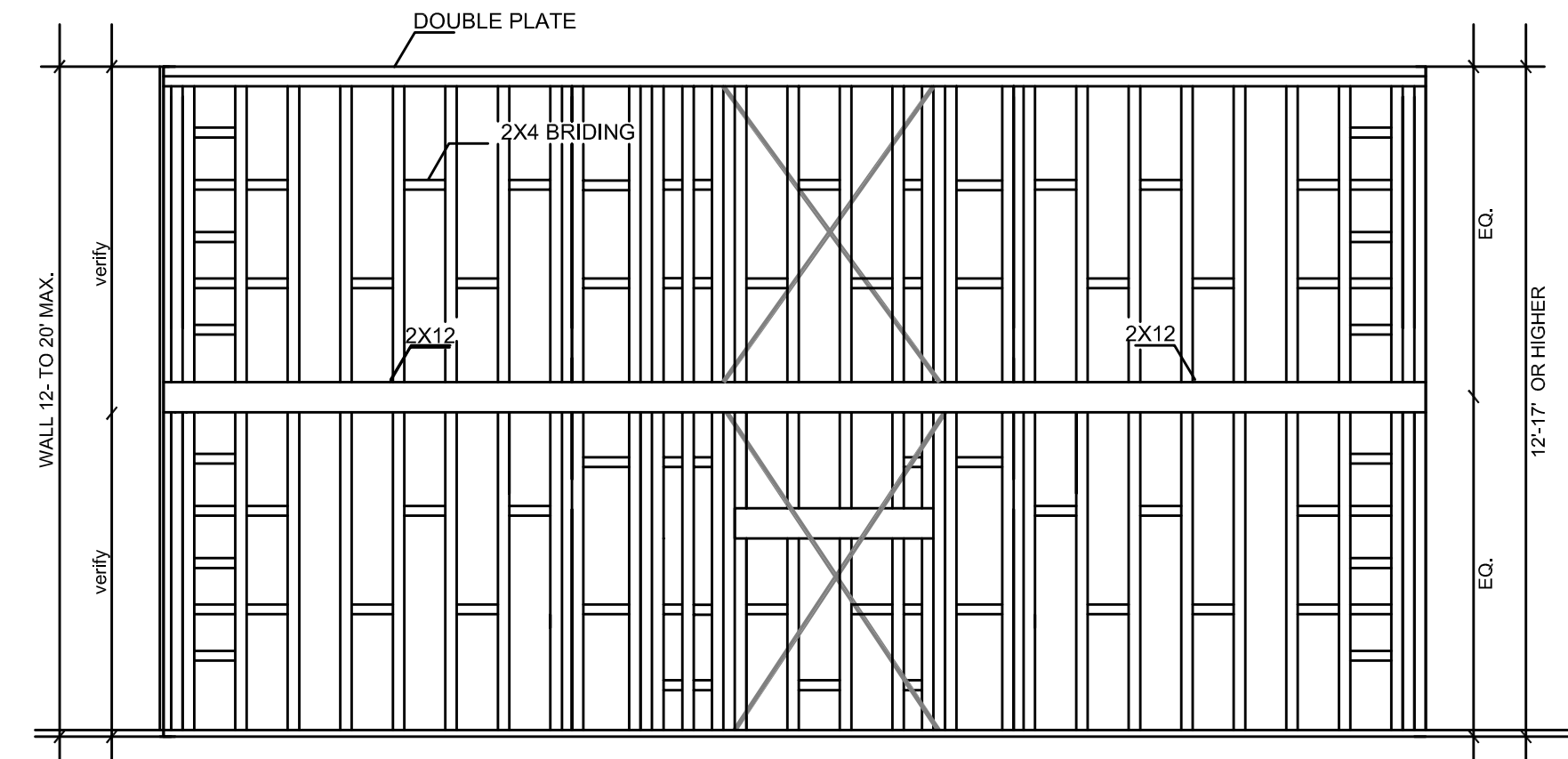
D HTT4 STEEL CONNECTOR NOT TO SCALE



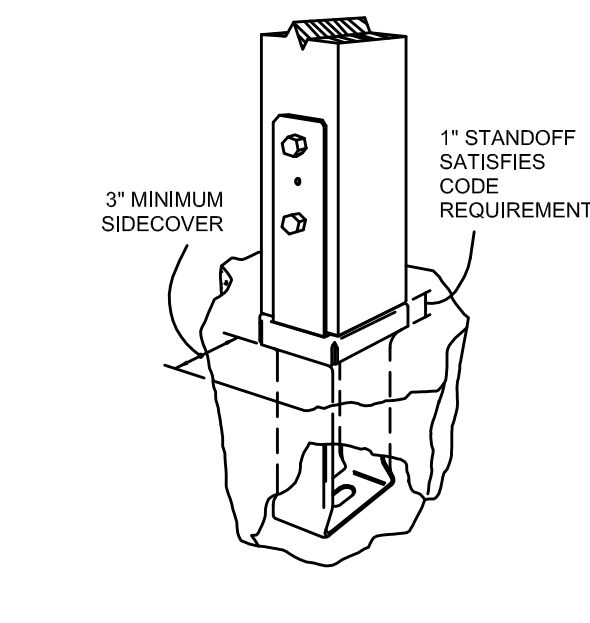
C3 H3 HURRICANE TIE NOT TO SCALE



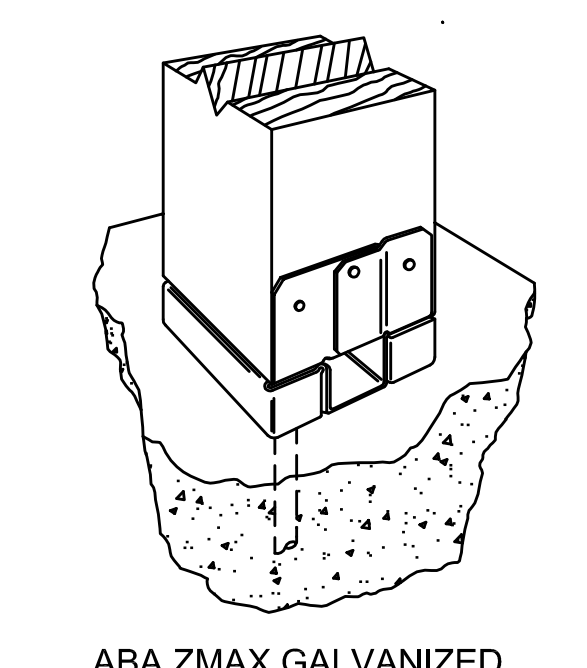
E STHD-10 1 STORY NOT TO SCALE



H WALL 12- TO 20' MAX. NOT TO SCALE



L LCB/CB COLUMN TO FOUNDATION CONNECTION NOT TO SCALE



M ABA ZMAX GALVANIZED COLUMN TO FOUNDATION CONNECTION NOT TO SCALE

STEPHEN G. COOK
ENGINEERING, INC.
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13302 Thornridge Lane
San Antonio, Tx. 78232
(210) 481-2533
www.sgce.net

THIS DRAWING HAS BEEN APPROVED IF SEALED

STEPHEN G. COOK, P.E.
05-25-22
DATE

180-552-003
STEPHEN G. COOK ENG. JOB NO.
05-25-22 G.S.I.
DRAWING DATE: BY:

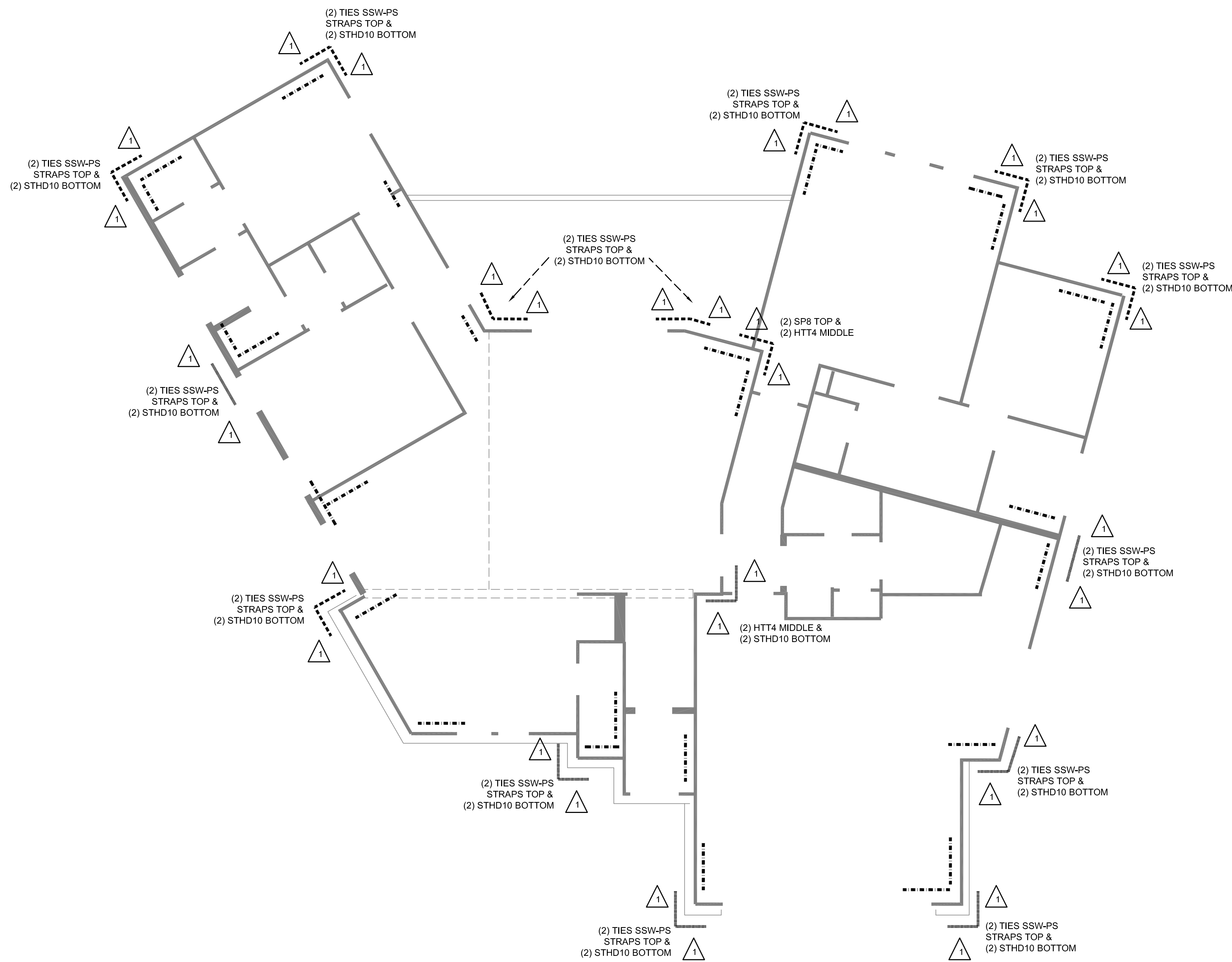
PROJECT DESIGNS FOR
EVERVIEW HOMES
WIND BRACING

REVISIONS:

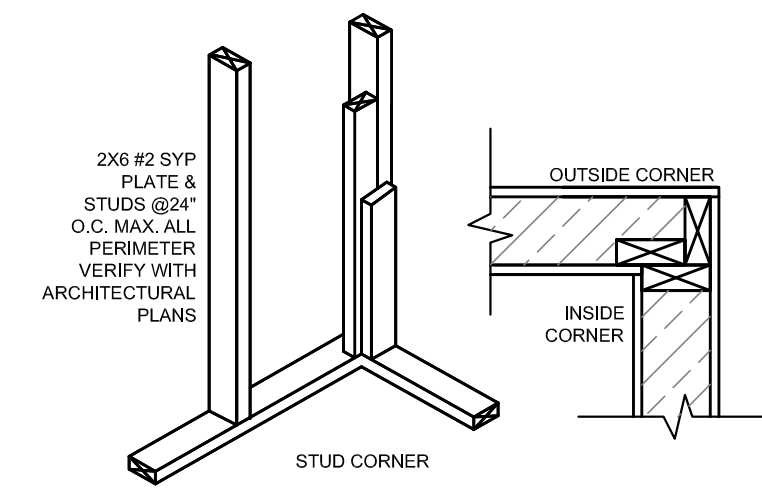
REVISION	DATE

ADDRESS:
LOT 1099 CAP ROCK
ADDRESS
1099 - -
LOT BLOCK N.C.B.
HORSESHOE BAY
SUBDIVISION
HORSESHOE BAY, TX 78657
CITY STATE ZIP
LLANO
COUNTY

PLAN NUMBER:
1 OF 5

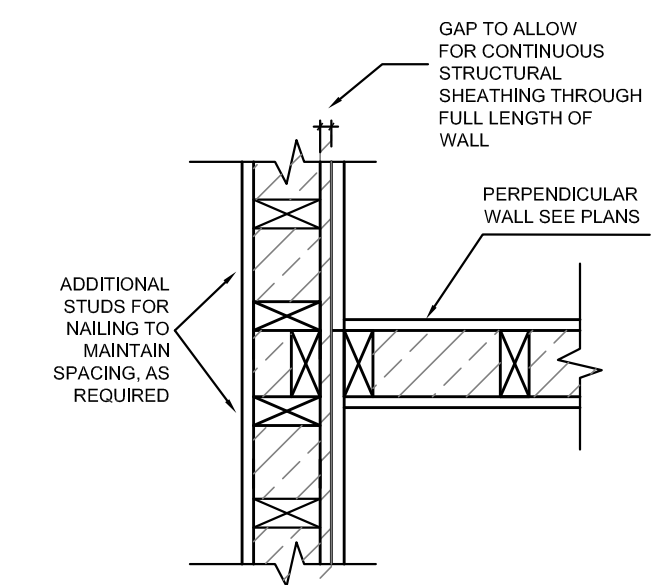
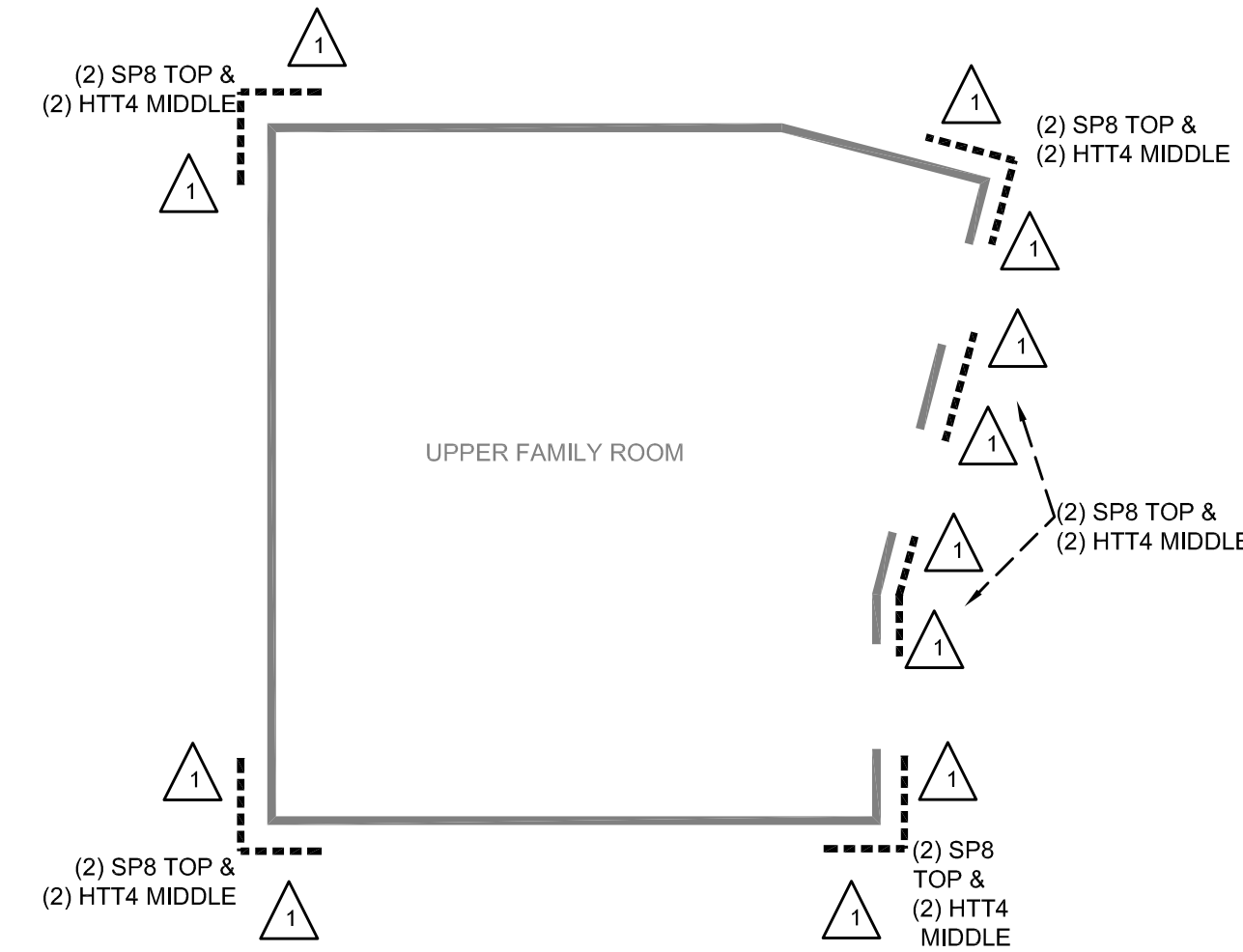


① WIND BRACING PLAN
SCALE: 3/16" = 1'-0"



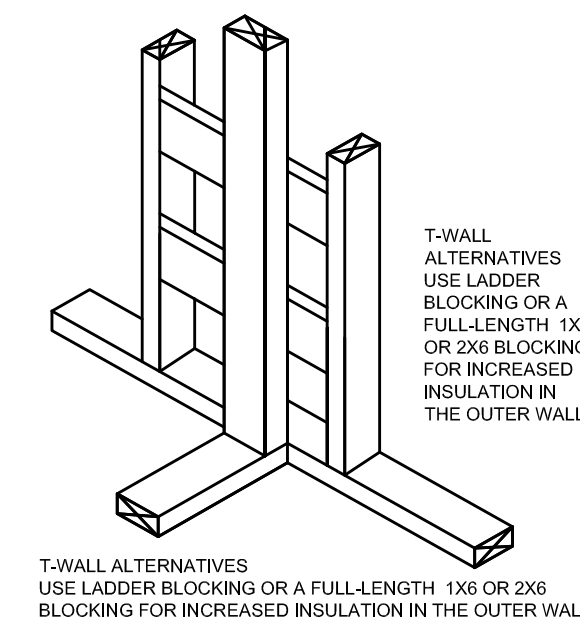
D CONTINUOUS SHEAR WALL
NOT TO SCALE

Reference architectural plans for all dimensions, sections, and elevations, which are not being provided by the Civil Engineer. Note: 2x6's will reduce overall room dimensions and must be coordinated with architectural plans



E CONTINUOUS SHEAR WALL
NOT TO SCALE

PERMIT DOCUMENTS

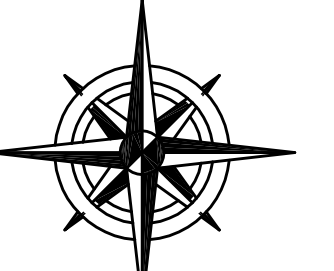


F CONTINUOUS SHEAR WALL
NOT TO SCALE

TALL WALL NOTES:

1. ALL STUDS TO BE MIN. 2x4 #2 SYP OR SPF.
2. SINGLE BOTTOM PLATE, DOUBLE TOP PLATE.
3. ATTACH STUDS TO TOP AND BOTTOM PLATES WITH MIN. OF (4) 12d NAILS.
4. ATTACH HEADERS TO FRAMING W/ MIN. (8) 12d NAILS IN EACH END.
5. ALL STUDS TO BE CONTINUOUS EXCEPT JACK AND CRIPPLE STUDS ABOVE AND BELOW OPENINGS.
6. EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS. THE ANCHOR BOLTS SHALL HAVE A MINIMUM DEPTH OF 7 INCHES INTO CONCRETE. BOLT SPACING SHALL BE A MAXIMUM OF 6 FEET ON CENTER, WITH ONE BOLT LOCATED NO MORE THAN 12 INCHES FROM EACH END. A NUT AND WASHED SHALL BE TIGHTENED ON EACH BOLT OF THE PLATE.

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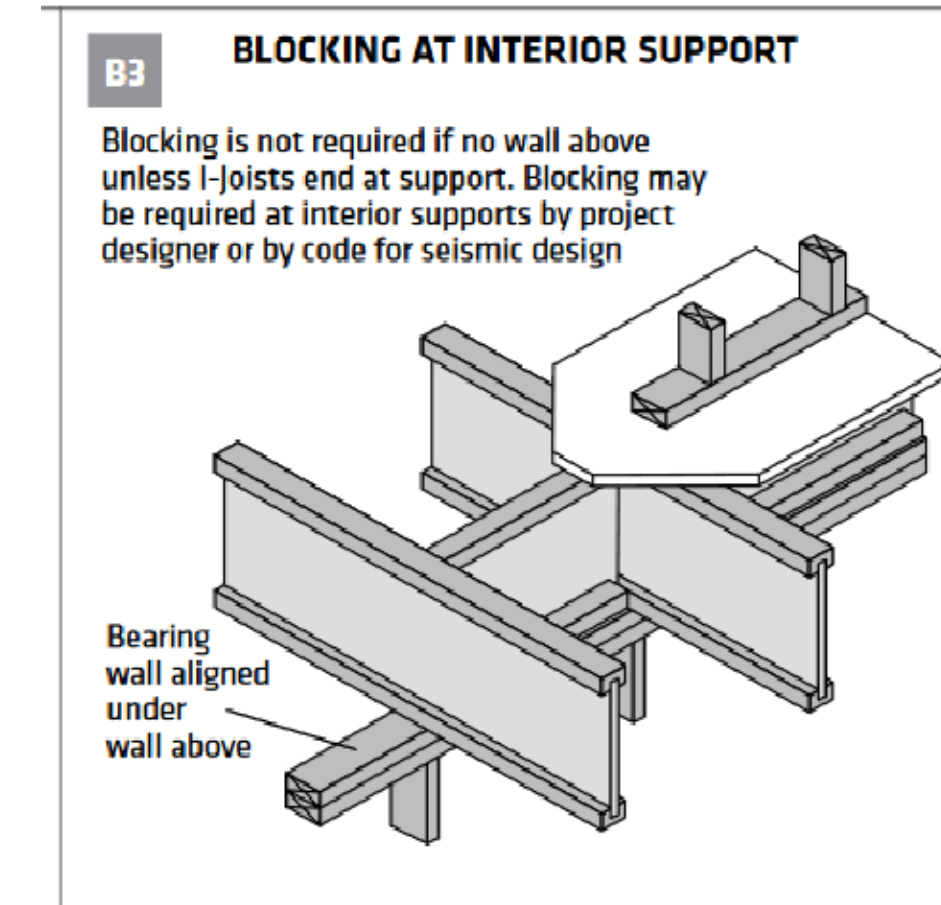
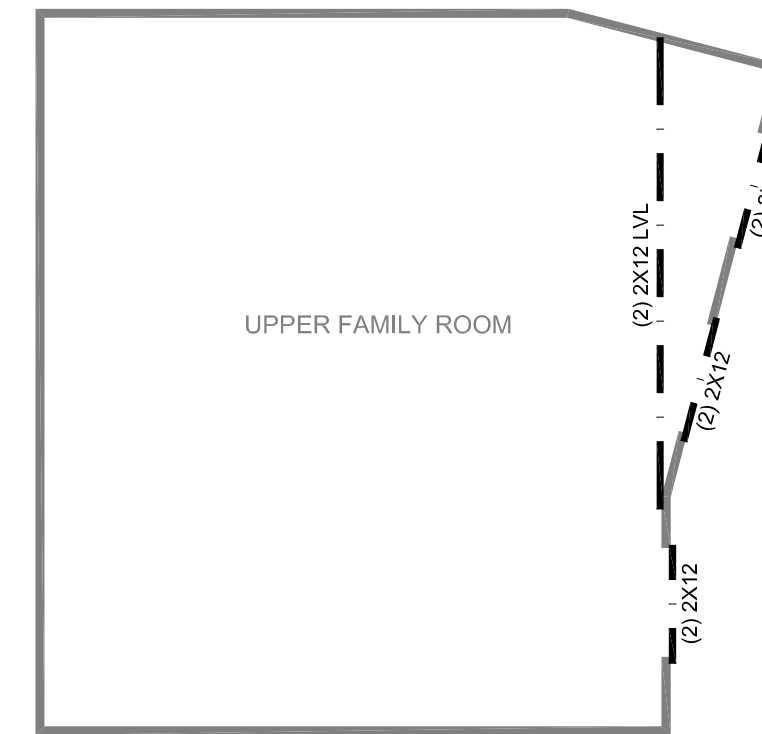
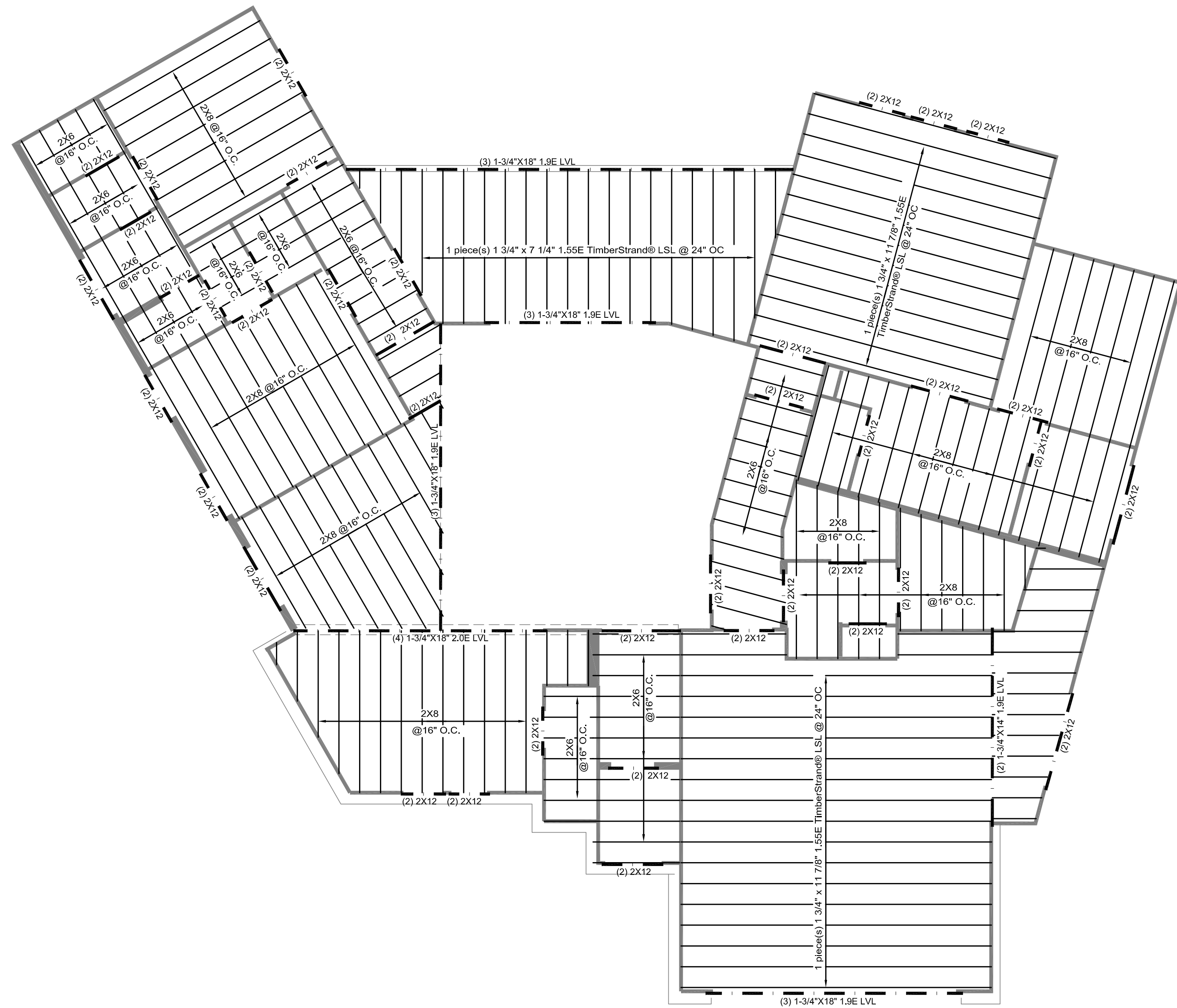
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SUBDIVISION

HORSESHOE BAY, TX 78657

CITY STATE ZIP
LLANO
COUNTY

PLAN NUMBER:

2 OF 5



MIT Installed
A MIT 418
 NOT TO SCALE

1 FRAMING PLAN
 SCALE: 3/16" = 1'-0"

Reference architectural plans for all dimensions, sections, and elevations, which are not being provided by the Civil Engineer.

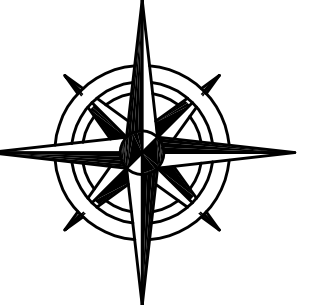
LEGEND:
 O.C. - ON CENTER
 S.Y.P. - SOUTHERN YELLOW PINE

EQUIPMENT AREA:
 (PLEASE VERIFY WITH ARCHITECTURAL PLANS)
 JOIST SHALL BE 2X10 @ 16" O.C.
 #2 GRADE SOUTHERN YELLOW PINE U.N.O.

VERIFY WITH ARCHITECTURAL PLANS:
 ATTIC STORAGE OR FURR DOWN/FRAME

CEILING JOIST
 2x6 @ 16" O.C.
 2x8 @ 16" O.C.
 1 piece(s) 1 3/4" x 7 1/4" 1.55E TimberStrand® LSL @ 24" OC
 1 piece(s) 1 3/4" x 11 7/8" 1.55E TimberStrand® LSL @ 24" OC

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 ADDRESS

1099 - -
 LOT BLOCK N.C.B.

HORSESHOE BAY
 SUBDIVISION

HORSESHOE BAY, TX 78657

CITY STATE ZIP

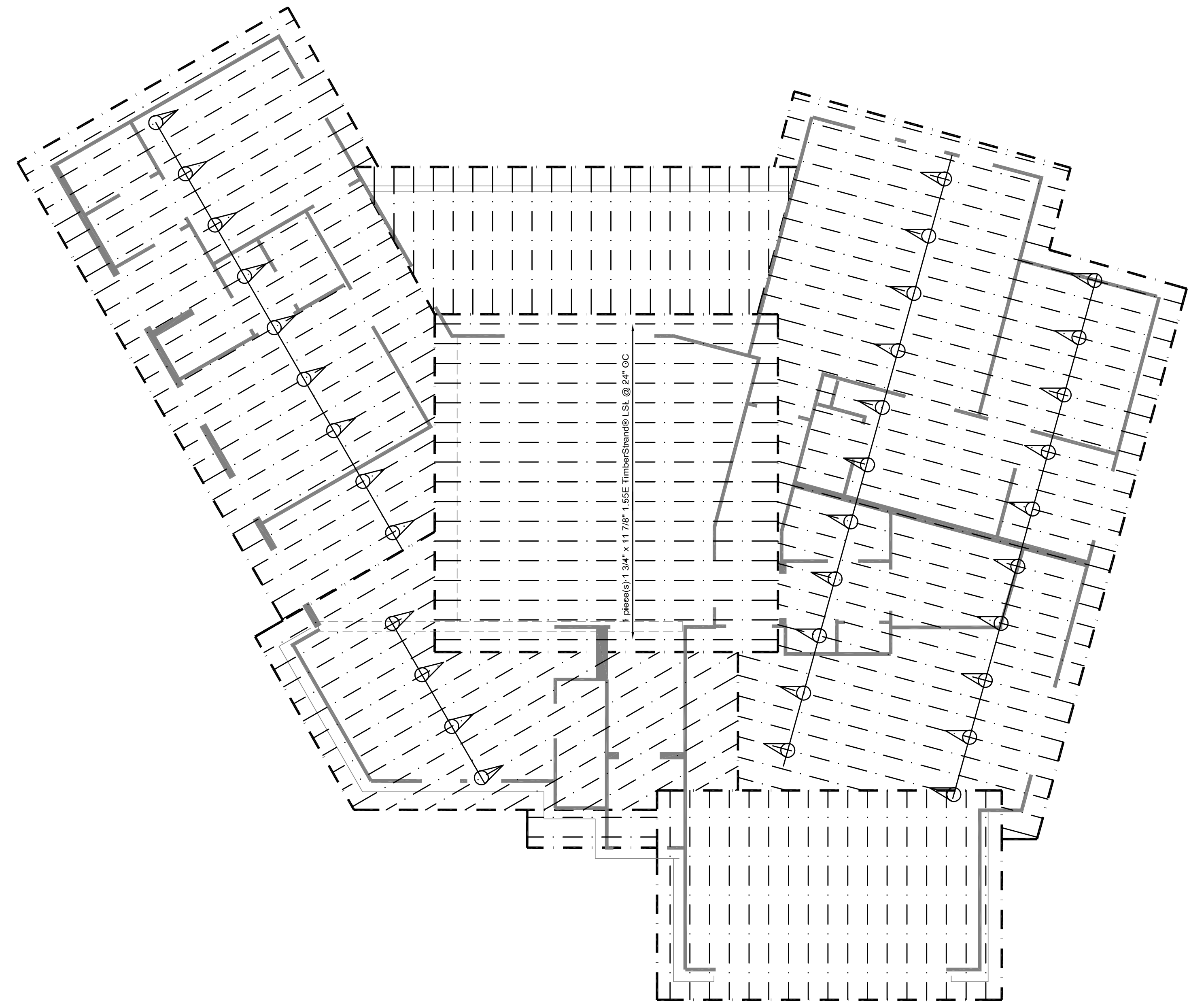
LLANO

COUNTY

PLAN NUMBER:

3 OF 5

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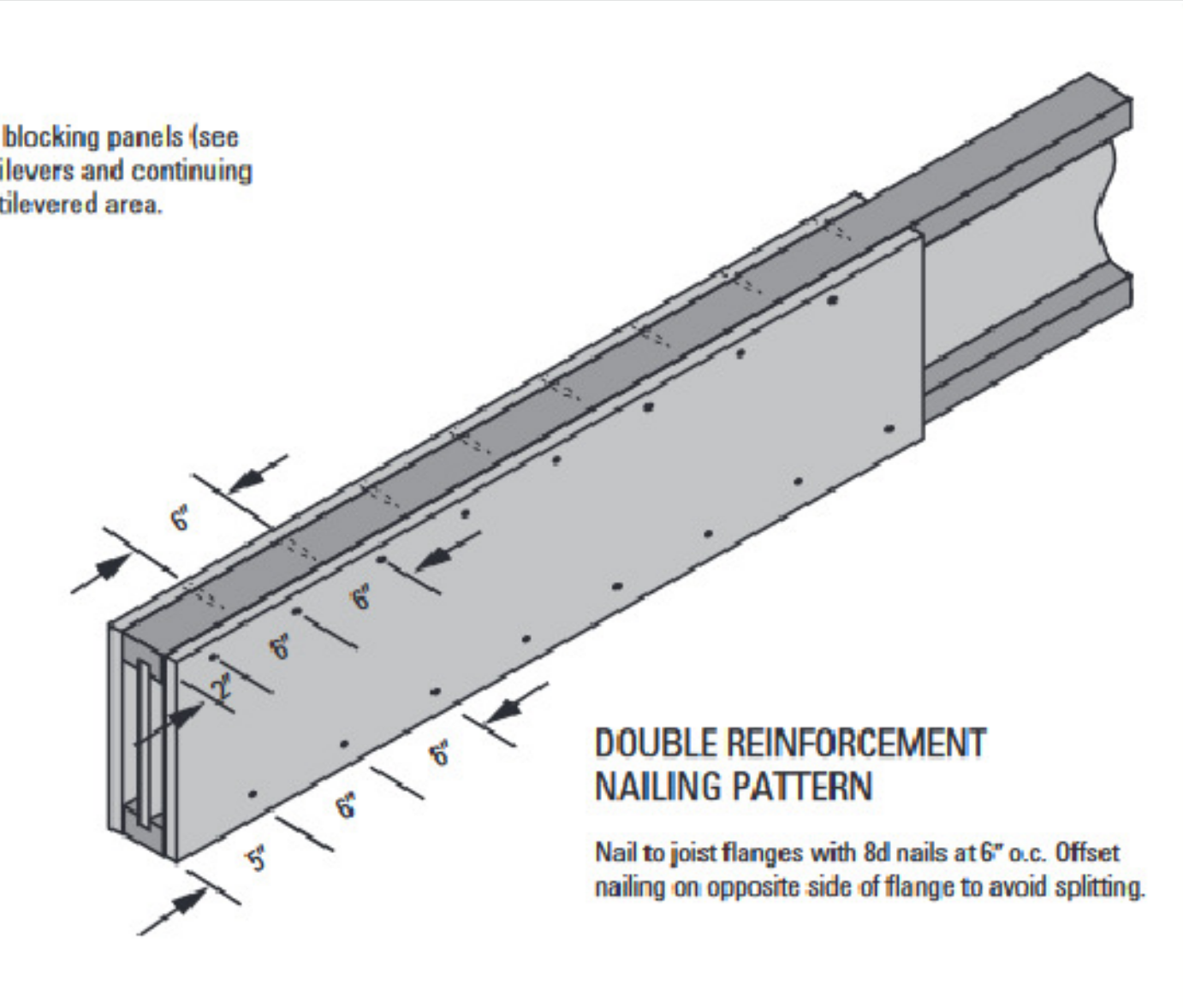
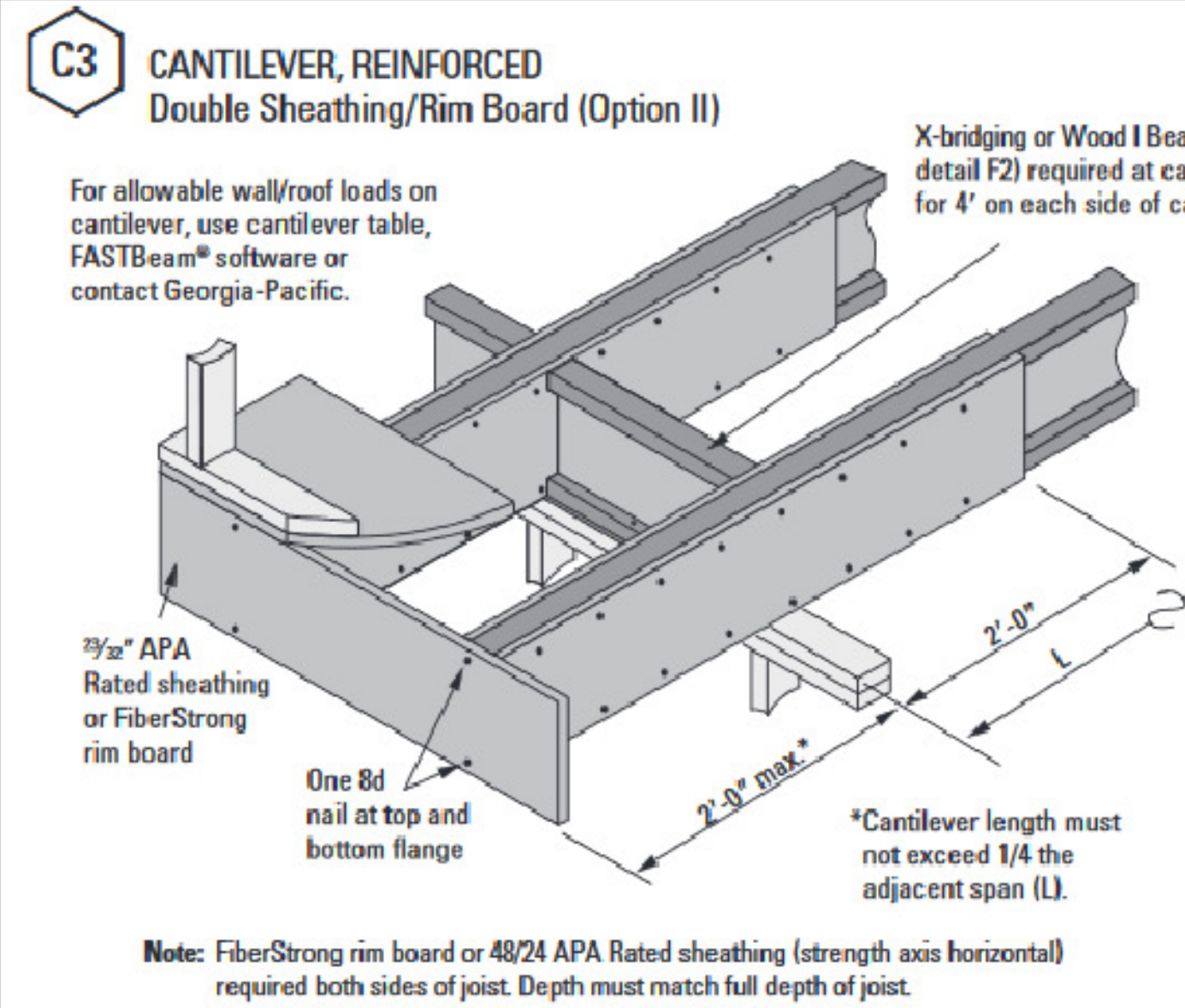
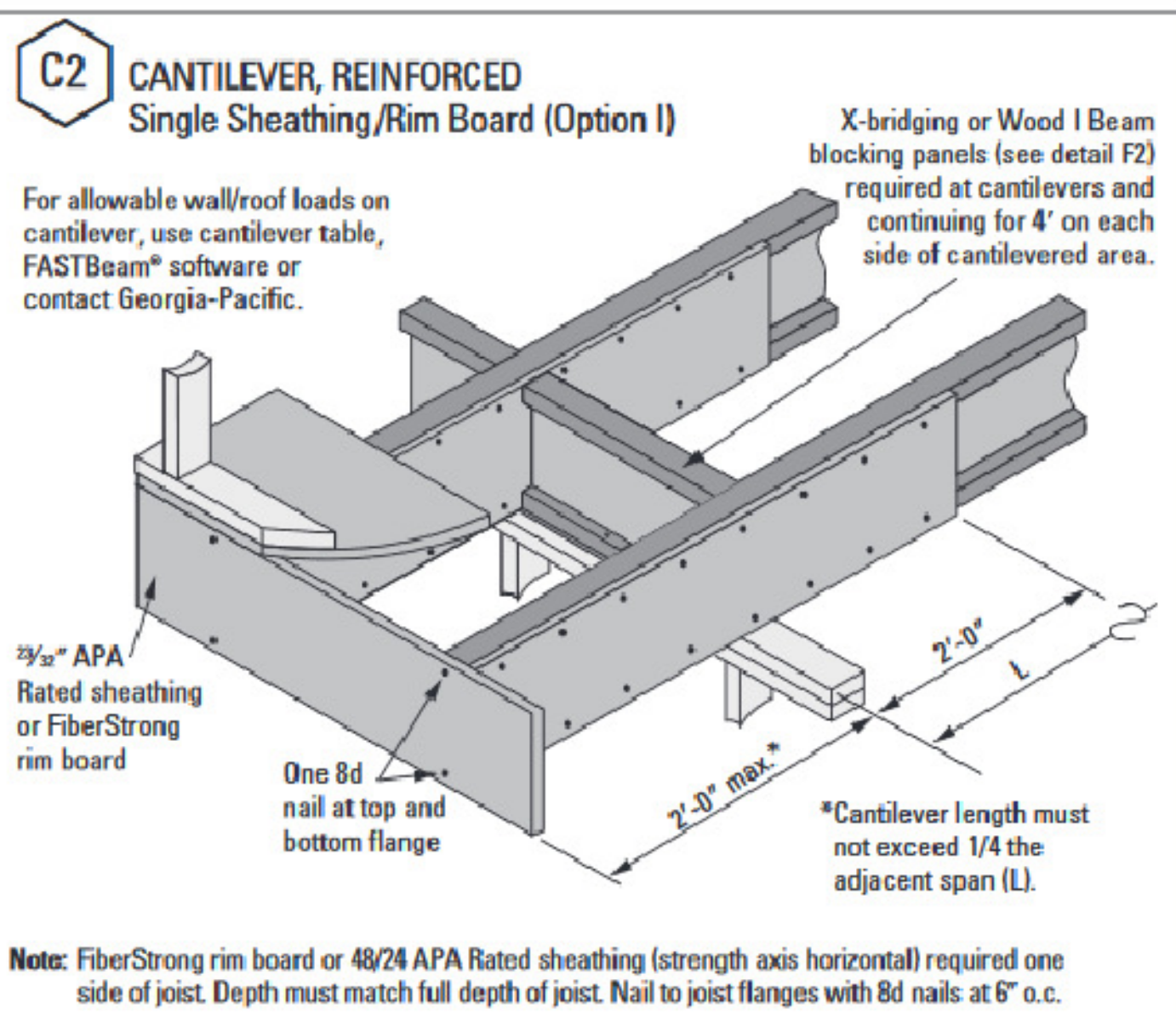
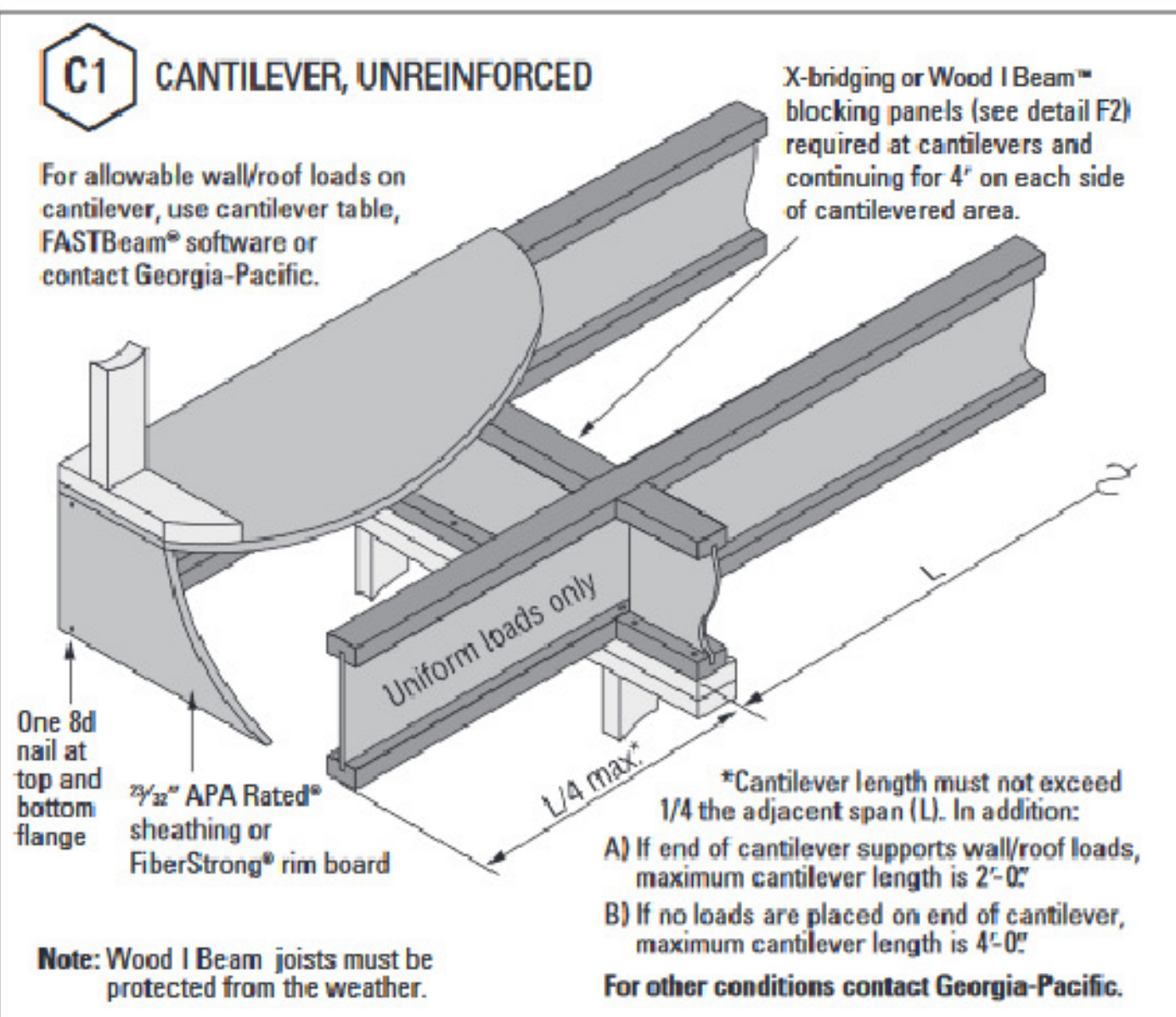
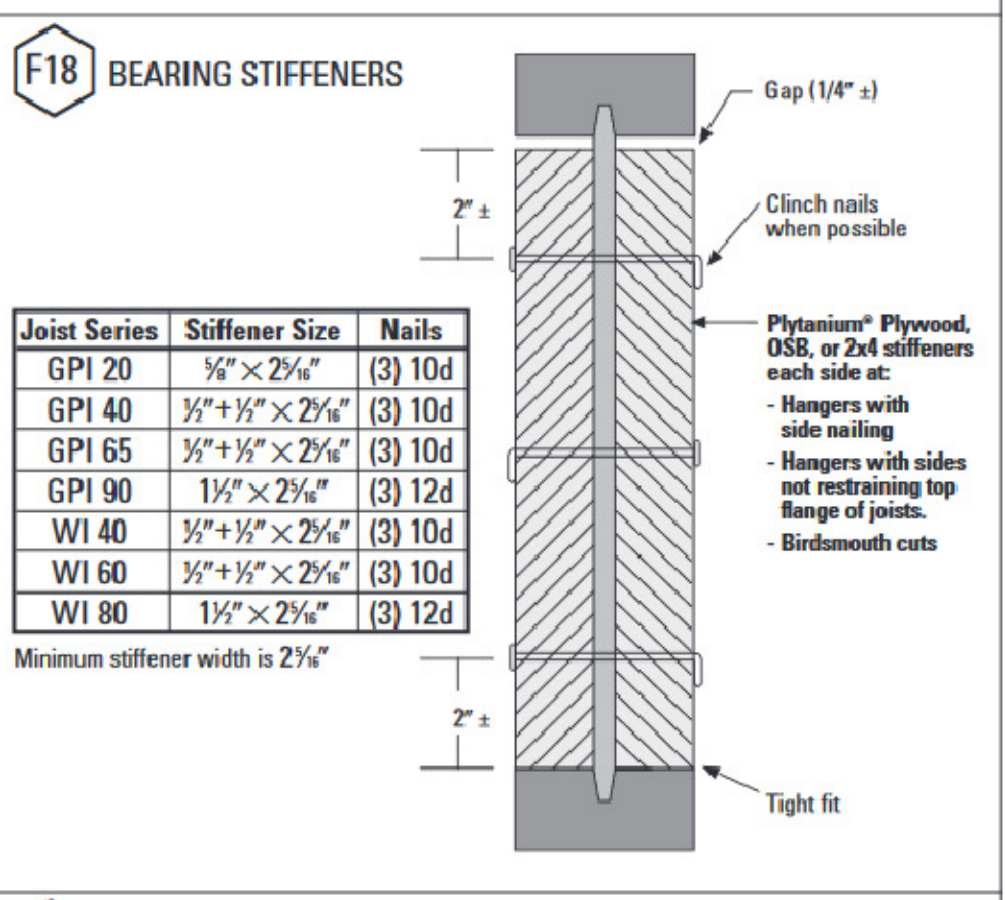
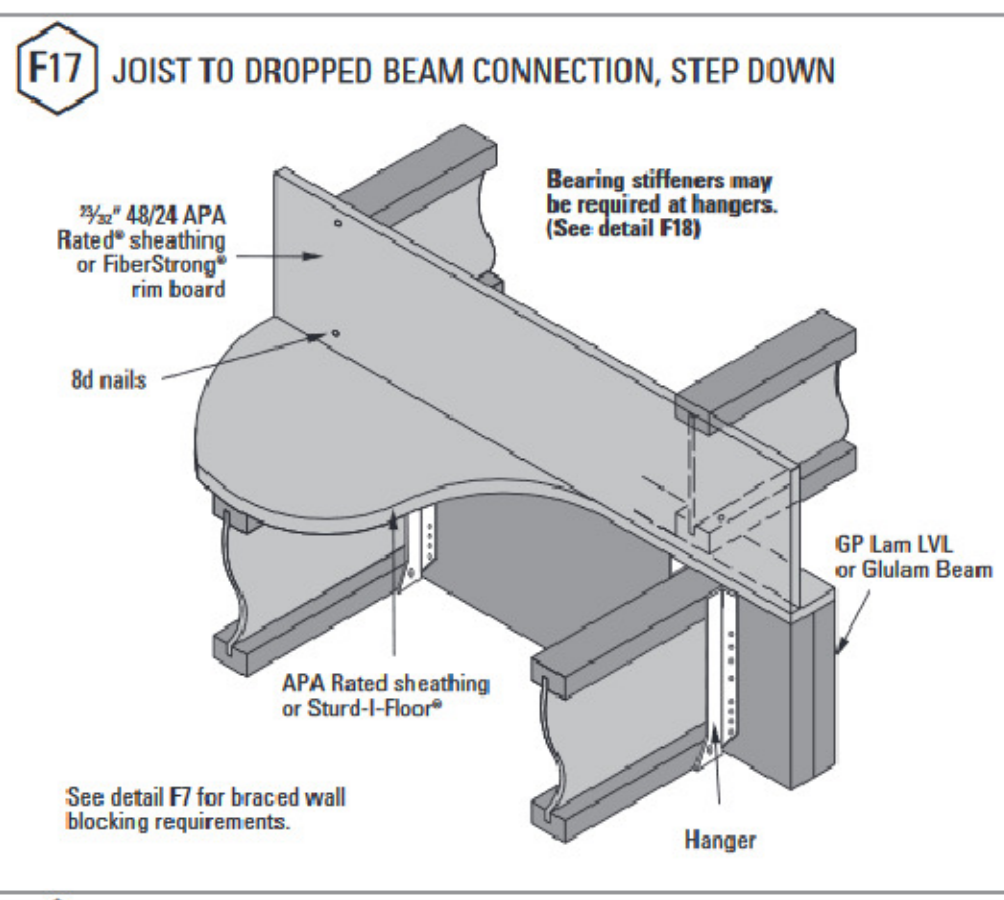
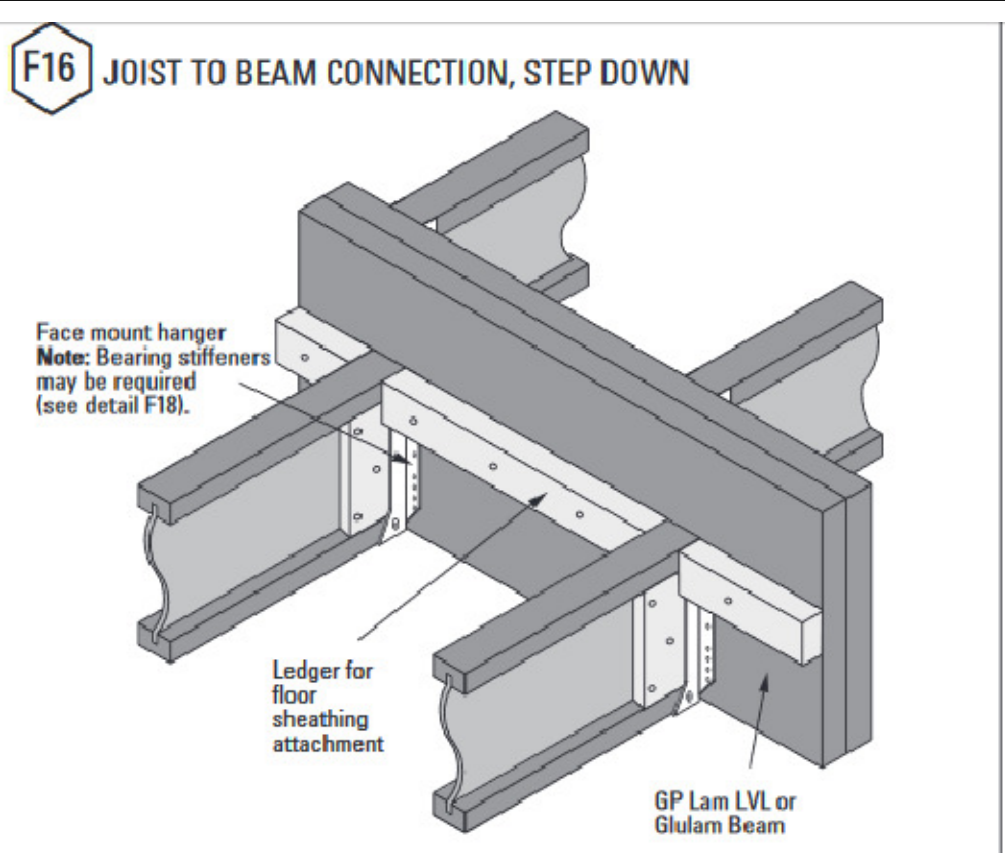
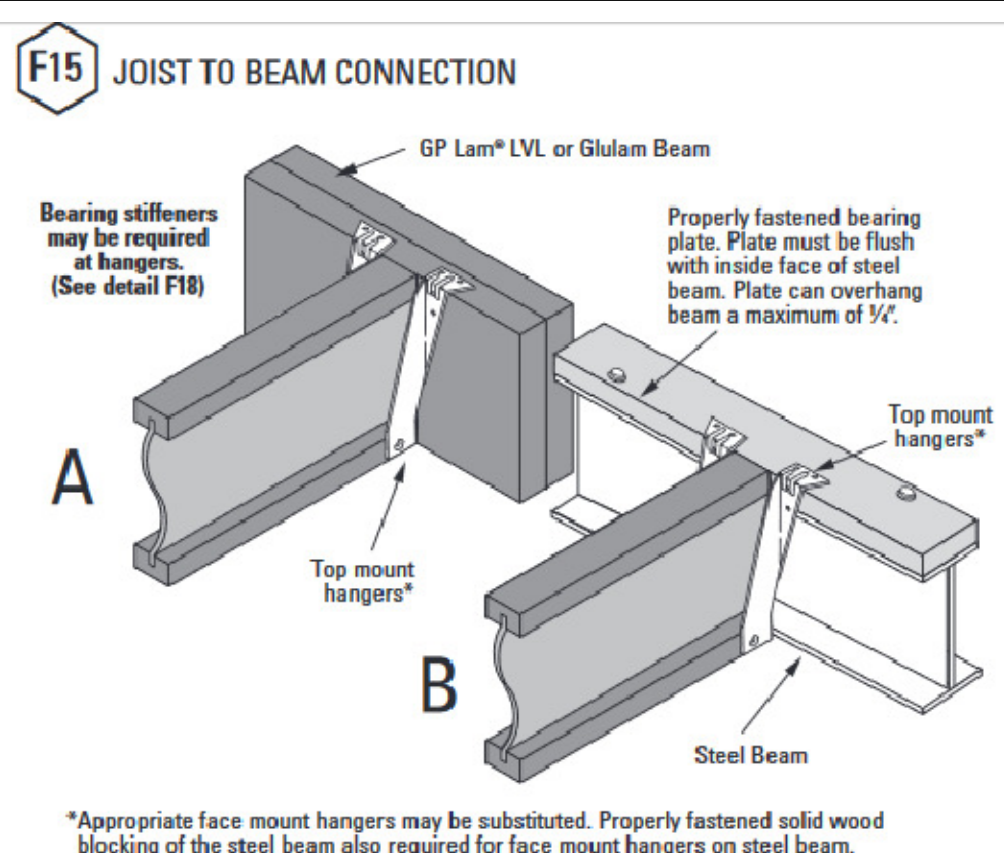
1 ROOF PLAN FRAMING PLAN

SCALE: 3/16" = 1'-0"

Reference architectural plans for all dimensions, sections, and elevations, which are not being provided by the Civil Engineer.

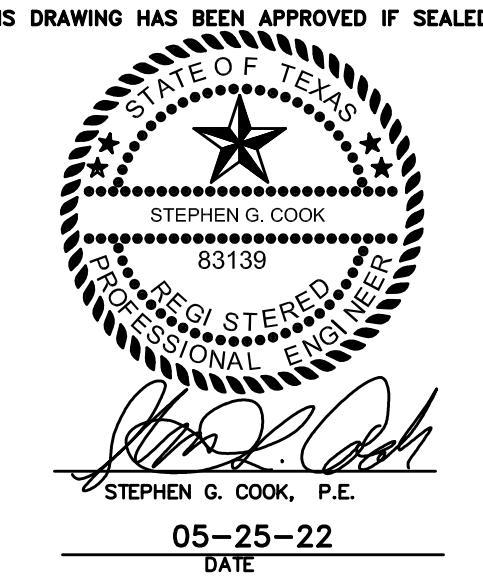
- LEGEND:**
 O.C. - ON CENTER
 S.Y.P. - SOUTHERN YELLOW PINE
ROOF RAFTERS:
 -2x8 @ 16" O.C.
HIP VALLEYS:
 -2x10

- ROOF FRAMING:**
 1. RAFTERS ARE TO BE SUPPORTED BY A CONTINUOUS 2X6 PURLIN & BRACED WITH 2X6'S DOWN TO THE LOAD BEARING WALLS @ 48" O.C.
 NOTE: THE MAXIMUM ANGLE FOR 2X6 BRACES = 45 DEGREES FROM VERTICAL
 NOTE: MAXIMUM UNSUPPORTED LENGTH FOR 2X6 BRACE = 8"
 NOTE: PROVIDE 2X6 COLLAR TIES @ 48" O.C. IN UPPER THIRD OF RAFTERS.
 2. ROOF LIVE LOAD = 16 PSF
 3. ROOF DECKING SHALL BE 7/16" O.S.B. (EXPOSURE 1)
 4. ALL JOIST FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U-JOIST METAL HANGERS, UNLESS STATED OTHERWISE
 5. ALL BEAMS FRAMING TO WALLS SHALL BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS.



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 DRAWING DATE: BY:

PROJECT DESIGNS FOR
 EVERVIEW HOMES
 FRAMING PLANS

REVISIONS:

REVISION	DATE

ADDRESS:
 LOT 1099 CAP ROCK
 ADDRESS
 1099 - -
 LOT BLOCK N.C.B.
 HORSESHOE BAY
 SUBDIVISION
 HORSESHOE BAY, TX 78657
 CITY STATE ZIP
 LLANO
 COUNTY

PLAN NUMBER:
 4 OF 5

- 4.0 Conventional Wood Framing:
- 4.1 Framing shall conform with the IRC or the IBC and the Wood Frame Construction Manual (WFCM), published by the American Forest & Paper Association (AF & PA).
- 4.2 Framing shall be adequate to provide a continuous load path to transfer all vertical and lateral loads from the roof, wall, and floor systems to the foundation.
- 4.3 Roof-Ceiling Construction
- Rafters shall be sized and spaced per the Rafter Span Schedule.
 - Provide purlins same size as rafters and brace with min 2x4 brace at not more than 48 inches on center to wall, header, or elevated beam below. The slope of struts shall not be less than 45 degrees from horizontal. Struts longer than 8' shall be 2x4 T-brace or 2x6. At wind speeds greater than 100 mph, use 2x4 T-brace. Struts longer than 8' shall be 2x6 T-brace.
 - Ridge straps or collar ties installed in the upper 1/3 of the attic space shall not be spaced more than 48 inches on center U.N.O.
 - Hips, valleys, and ridges shall provide full end-cut bearing for supported rafters, not less than one dimensional size larger.
 - Roof sheathing shall be minimum 7/16" thickness sheathing with 24/16 span rating. For roof coverings weighing more than 1000 pounds per square (100 sq.ft.), roof framing spacing shall be limited to not more than 24 inches on center. Refer to Sheathing and Cladding Attachment Schedule for fastening requirements.
 - Ceiling joists shall be sized and spaced per the Ceiling Joist Span schedule.
 - All ceilings are designed for limited attic storage unless noted otherwise, except for cathedral type ceilings where no attic storage is permitted. Ceilings are not designed for future rooms, unless noted otherwise.
 - Rafters and ceiling joists shall have minimum 1 1/2 inches of bearing and opposing ceiling joists shall be lapped a minimum of 3 inches at interior bearing walls. Rafters and joists shall be face nailed together and both shall be toe nailed to the plate. At vaulted ceilings, cripple rafters shall be added, to achieve full bearing and toe nailing at the plate.
 - Where ceiling joists run perpendicular to rafters or where ceiling joists do not tie into rafters, rafter ties or some other method of resisting out thrust shall be installed. Refer to Typical Rafter Tie Detail. Cripple joists and rafters shall be added to allow full bearing and toe nailing at the top plate.
 - Rafter and ceiling joists with a depth:thickness ratio greater than 5:1 shall have lateral blocking at bearing points to prevent rotation. Where solid sawn rafters and joists are parallel and face nailed together, the combined thickness may be used.
 - Rafters and ceiling joists with a depth:thickness ratio greater than 6:1 shall have intermediate blocking at intervals not exceeding 8 feet.
 - Notches in sawn lumber rafters and joists shall not exceed one-sixth the depth of the member, shall not be longer than one-third the depth of the member, and shall not be located in the middle one-third of the span. Notches at the ends shall not exceed one-fourth the depth of the member.
 - Holes in sawn lumber rafters and joists shall not exceed one-third the depth of the member and shall not be within 2 inches of the top or bottom edge of the member, a notch, or another hole.

- Floors
- Floor joists shall be sized and spaced per IRC Table R502.3.1(2) IBC Table 2308.8(2). Manufactured floor systems (such as joists) shall be sized and spaced per manufacturer's specifications. Manufactured floor trusses shall be designed for the applicable loads.
- Floor joists or trusses shall be doubled under parallel walls or otherwise provide full bearing, unless noted otherwise. Joists or trusses under perpendicular walls shall be designed for the additional loads.
- Floor joists or trusses shall have minimum 1 1/2 inches bearing and opposing members shall lap minimum 3 inches at interior bearing walls.
- Floor joists or trusses shall be supported at the ends by full depth 2x blocking, full depth beam, band of rim joist. Blocking is also required for continuous floor joists or trusses at perpendicular load bearing walls above or below.
- Floor joists or trusses with a depth: thickness ratio greater than 5:1 shall have intermediate blocking or bracing at intervals not exceeding 8 feet.
- Floor sheathing shall be minimum 23/32" thickness T&G sheathing with 48/24 span rating. Refer to sheathing and Cladding Attachment Schedule for fastening requirements.
- Allowances for notches and holes in sawn lumber floor joists are the same as for the fasteners and ceiling joists. For manufactured products, notches and holes are prohibited except where permitted by the manufacturer's installation guide or where the dimensions of the alterations are specifically considered in the design of the member by a registered engineer.

- 4.5 Wall Construction
- Load bearing studs shall be sized and spaced per the Wall Stud Schedules, unless otherwise noted on the plans. Interior non-load bearing walls may be 2x4s @ 24 inches on center up to 14' height and 2x6s @ 24 inches on center up to 19'8" height.
- Notching in any stud in a nonbearing wall shall not exceed 40 percent of its width. Notching of any stud in an exterior or load bearing wall shall not exceed 25 percent of its width.
 - Holes in any stud in a nonbearing wall shall not exceed 60 percent of its width. Holes in stud in an exterior or load bearing wall shall not exceed 40 percent of its width. Hole diameter may be increased to 60 percent of the stud width if the studs are doubled and not more than two successive studs are so bored. Holes may not be located within 5/8 inch of the edge of the stud or in the same section as a notch. Approved stud shoes may also be used.
 - Load bearing walls shall have minimum one bottom plate and two top plates, having a width at least equal to the width of the studs. The double top plate shall overlap at corners and intersections of bearing walls. End joints and splices shall be offset at least 24 inches, unless noted otherwise.
 - The sill plate at exterior walls shall be anchored to the foundation with anchor bolts to per the Sill Plate Anchorage Schedule, with at least two bolts in each section of sill plate spaced not more than 12" or less than 7 bolt diameters from the end. Bolts shall be at least 1/2" diameter and shall extend at least 7 inches into the foundation. The sill plate at interior bearing walls shall be positively connected to the foundation with approved fasteners. Additional bolts may be required per the Sheathing Schedule or other connections. At wind speeds in excess of 100 mph in hurricane prone regions, all anchor bolts shall have a 2 x 2 1/4 thick plate washer or (2) 2x2x 1/8 plate washers. At wind speeds less than or equal to 100 mph, all anchor bolts shall have a standard washer. Equivalent fasteners are permitted.

- Single top plates may be used, except that 3" x 6" 20ga galvanized steel plates shall used at corners, intersections, and joints. Rafters or joists shall be centered over studs with a tolerance of not more than 1 inch.
- If drilling or notching of the top plate exceeds 50 percent of its width, a 1-1/2" x 16ga galvanized metal tie shall be used across the opening.
- Headers or beams at openings shall be per IRC Table R502.5 or IBC Tables 2308.9.5 and 2308.9.6 and WFCM Table 3.2.3, unless otherwise noted in the plans.
- The ends of flush beams and girders bearing on the top plate shall be supported by a full-height stud pack. Dropped headers shall be supported by jack studs. For conventional lumber, stud pack or jack studs shall not be less than 1 for 2x6 and 2x8 members; i.e. s.vat not less than 1 for 2x6 and 2x8) members and not less than 2 for 2x10 and 2x12 members. For manufactured lumber and trusses, studs shall provide full bearing and shall be not less than 1 for up to 7 1/4 depth and 2 for up to 11 7/8 depth. These are minimums - additional studs required based on actual loads. At upper floors, stud packs and jack studs with 2 or more studs shall be continued at lower floors to the foundation, to include blocking through subfloor as necessary.
- At dropped headers, all jack studs shall have not less than one full-height king stud. Additional king studs may be required at exterior walls subject to wind loads. Refer to WFCM Tables 3.23C and 3.23D. King stud may replace required jack studs if a mechanical connector is used to fasten the header to the king stud.
- Wall bracing shall be per the IRC Section R602.10 or IBC Section 2308.9.3. Perpendicular to braced wall lines shall be blocked in the plane of the wall as required by the IRC/BC. Framing parallel to braced wall lines shall have a structural member in the plane of the wall. All braced wall lines shall be anchored to the concrete foundation. These plans may contain a layout of braced wall lines and panels, including portions of the structure which have been designed per IRC Section R602.10.10 or IBC Section 2308.4. Refer to the Sheathing Schedule/Shear Connection Schedule.

- 4.6 Coverings, Openings and Veners
- Wall coverings shall comply with IRC Chapter 7. Roof coverings shall comply with IRC Chapter 9. Coverings, windows and other openings shall be rated for the components and cladding loads of IRC Table R301.2(2) or IBC Table 1609.6.1.(2)
 - Windows and other openings in wind borne debris regions shall be protected per IRC Table R301.2.1.2 or IBC Table 1609.1.2, or per the TDI as applicable.
 - Masonry veneers shall not exceed 30' in height or 40psf in weight, unless noted otherwise on the plans. Brick ties shall be minimum 22ga corrugated sheet metal, spaced not more than 24 inches on center horizontally and spaced not more than 2,67 square feet of masonry. In high wind areas where the basic wind speed is greater than or equal to 110 mph but does not exceed 130 mph, space anchors a maximum of 16"o.c. in either direction. Add additional anchors around perimeter of opening at a maximum of 24" o.c. and place anchors within 12" of opening. Flashing is required beneath the first course of masonry and at other points of support. Weepholes located immediately above the flashing shall be minimum 3/16 inch diameter, spaced not more than 33 inches on center.
 - Steel lintels supporting only dead load from masonry shall be per Schedule or plans. Lintels shall have bearing length not less than 4 inches and shall not be fastened to the wood framing, unless noted otherwise.
 - Brick veneer not exceeding 12'-8" in height may be supported on wood framing per IRC Section R703.7.2.

- 4.7 Connections
- Connections and fasteners shall be per IRC Table R602.3 or IBC Table 2304.9.1.
 - Where joists or beams frame into a flush beam or girder, the connection shall consist of a metal hanger or other framing angle, except that single ceiling joists spanning not more than 6 feet may be connected with 3-8d common or 3-0.131"x3" toe nails.
 - Framing members consisting of multiple plies of dimensional lumber shall be fastened together 2 rows of 0.131" x 3" nails at 24 inches on center, except where side-loaded beams shall be fastened together with 2 rows of 0.131" x 3" nails at 12 inches on center.
 - Framing members consisting of multiple plies of engineered wood products shall be fastened per the manufacturer's instructions. Solid members of the same nominal size and capacity may be used in lieu of built up members.

- 5.0 Construction Documentation
- 5.1 Submittals. Review of submittals is for general conformance with the structural drawings and project specifications, not for effects, of the alterations are specifically considered in the design of the member by a registered engineer.
- 5.2 Site Visits. The purpose of site visits is to observe and become generally familiar with the quality and progress of the construction work. Site visits are not intended as detailed inspections. The Engineer makes no warranty or guarantee about work observed during a site visit. Site visits may be conducted by a registered engineer or by other qualified personnel.

Loose Intels for Masonry Support

Masonry Weight/Width (NTE)	Opening Width	Height of Masonry Veneer				Arch Action
		12"	24"	36"	48"	
30 psf (3" Max Width)	< 6"	3x3x1/4	3x3x1/4	3x3x1/4	3x3x1/4	3x3x1/4
	> 6" - < 8'-3"	3x3x1/4	3 1/2 x 3 1/2 x 1/4	4 x 3 x 1/4	4 x 3 x 1/4	3 1/2 x 3 1/2 x 1/4
	< 8'-3" - < 12"	4x3x1/4	5 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	6 x 4 x 1/4	6 x 4 x 1/4
40 psf (4" Max Width)	> 12'-3" - < 16'-3"	5x3x1/4	6 x 4 x 1/4	7 x 4 x 1/2	7 x 4 x 1/2	8 x 4 x 1/2
	< 6"	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4
	> 6" - < 8'-3"	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	4 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	4 x 3 1/2 x 1/4
60 psf (4" Max Width)	> 8'-3" - < 12"	4 1/2 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	6 x 4 x 1/4	6 x 4 x 1/4	6 x 4 x 1/4
	> 12'-3" - < 16'-3"	5 x 3 1/2 x 1/4	7 x 4 x 1/2	8 x 4 x 1/2	8 x 4 x 1/2	8 x 4 x 1/2
	< 6"	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	4 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4
	> 6" - < 8'-3"	3 1/2 x 3 1/2 x 1/4	4 1/2 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4
	< 8'-3" - < 12"	5 x 3 1/2 x 1/4	6 x 4 x 1/4	6 x 4 x 1/4	7 x 4 x 1/2	7 x 4 x 1/2
	> 12'-3" - < 16'-3"	6 x 4 x 1/4	7 x 4 x 1/2	8 x 4 x 1/2	----	----

- Steel Lintel:
- All lintels shall be A36 steel, oriented in the strong direction (longer leg vertical).
 - All lintels shall extend at least 4 inches beyond each end of the opening.
 - The arching action assumes that the weight of the masonry load is transferred around the opening at a 45 degree angle. This assumption is valid when there is sufficient masonry on both sides of the opening to carry the load from above and when no openings interrupt the arch action.
 - Deflection is limited to L/600 or 0.30", whichever is less.
 - Lintels are designed for supporting non-structural masonry veneer only. Other gravity loads shall be carried by other structural members. Lintels shall not be attached to header/beams U.N.O.
 - Table is based on typical sizes and weights. Builder to verify. Contact this office for alternate materials.
 - Masonry shall not extend more than 12" past the edge of the horizontal leg.
 - Reference: Brick Industry Association and IRC R703.7.3

Sheathing and Cladding Attachment Schedule

	Max Framing Spacing	Min Sheathing Thickness	APA Span Rating	Interior Zone (Edge/Field)
Roof Sheathing ¹²	16" O.C.	7/16"	24/16	6/12
Gable Endwall Rake	24" O.C.	7/16"	24/16	6/12 ⁵
Exterior Wall Sheathing	16" O.C.	7/16"	24/16	6/12 ⁶
Floor Sheathing ³	24" O.C.	23/32"	48/24	6/12

- Perimeter Edge Zone shall be used at roofs within 4 feet of either the roof edge or roof peak. It shall also be used at walls within 4 feet of outside or re-entrant corners.
- Sheathing shall be OSB or APA Rated sheathing. Alternate sheathing materials may be used, provided they have code approval for suitability for the anticipated wind pressures.
- These are minimum requirements for cladding loads. Refer to notes and plans for wall bracing or shear wall requirements.
- Refer to WFCM Tables 3.10 through 3.14
- Reduce spacing to 6" oc for framing members with specific gravity between 0.42 and 0.49
- Reduce spacing to 4" oc for framing members with specific gravity between 0.42 and 0.49
- Reduce spacing to 3" oc for framing members with specific gravity between 0.42 and 0.49
- Reduce spacing to 2" oc for framing members with specific gravity between 0.42 and 0.49
- Roof sheathing shall be fastened with 8d common nails or equivalent.
- Floor sheathing shall be fastened with 10d common nails or equivalent.

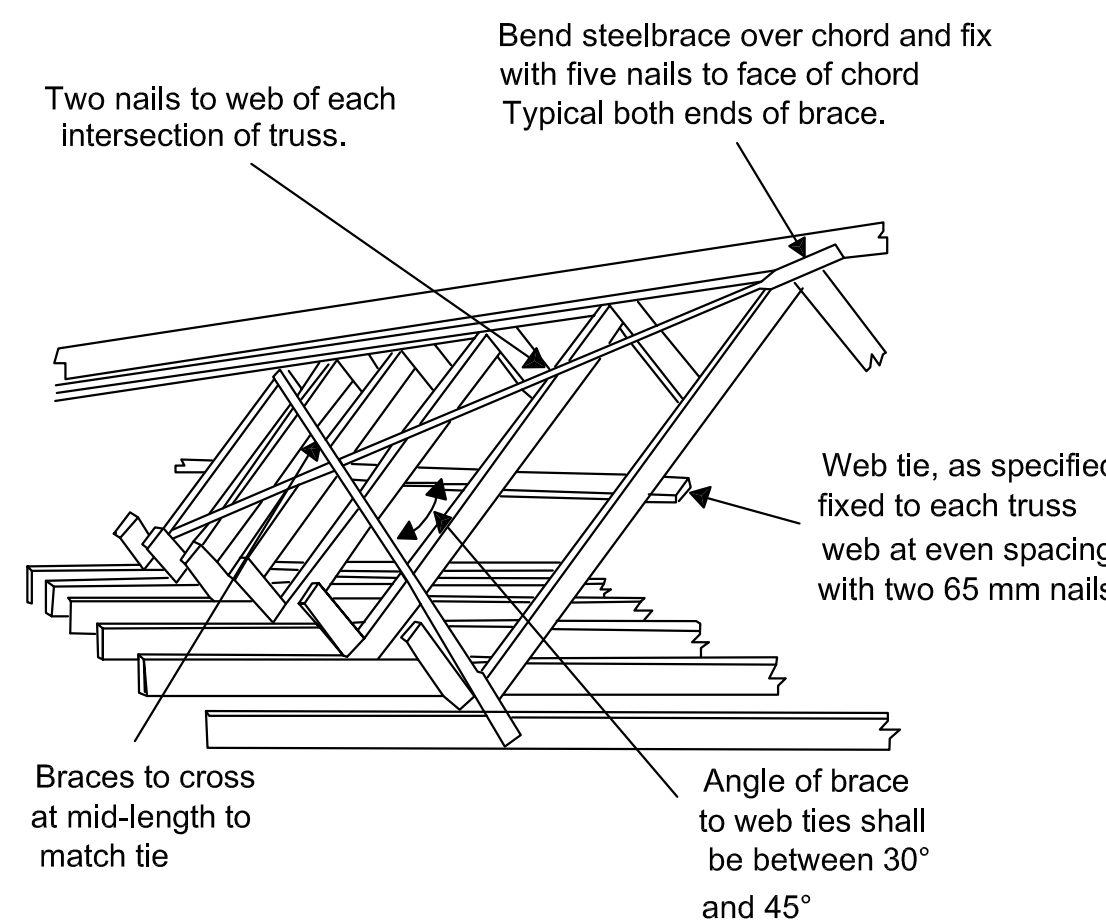
Sill Plate Anchorage Schedule

Anchorage Options	Shear Wall					
	A	B	C	D	E	F
1/2" O anchor bolts ¹	28"	34"	72"	46"	72"	72"
MASA Anchors ²	15"	18"	34"	24"	32"	32"
Hilti X-CP 72 (exterior walls ³)	5"	7"	48"	14"	48"	48"
Hilti X-CP 72 (interior walls ⁴)	4"	5"	12"	7"	12"	18"

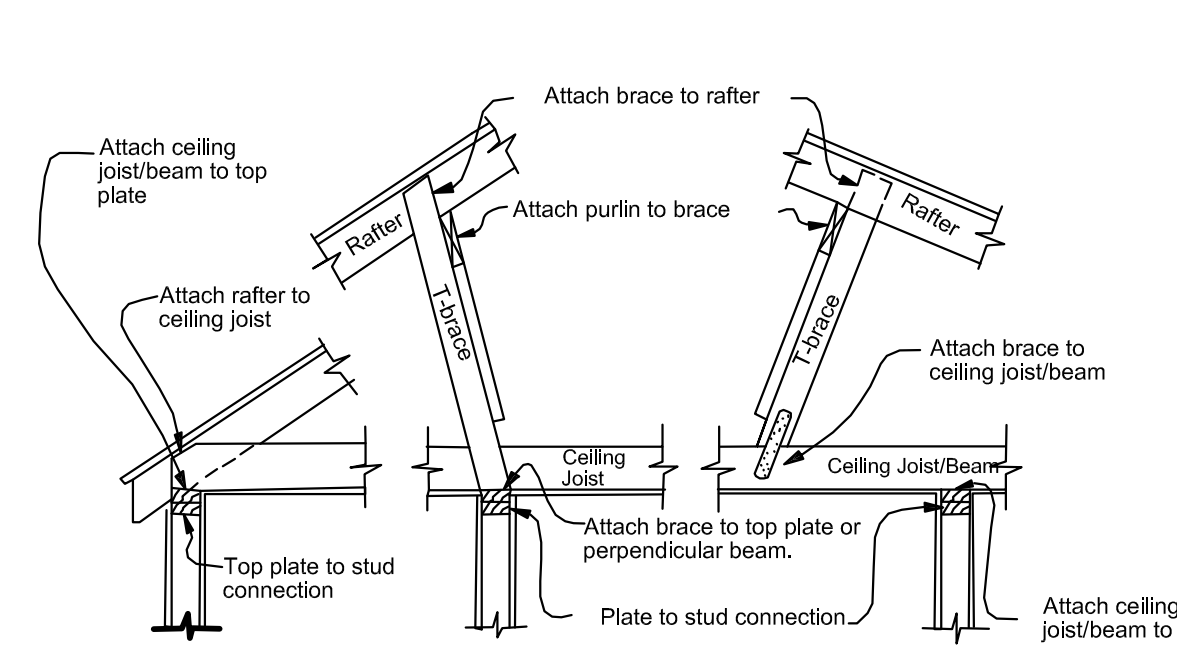
- Refer to Note 5 in Section 4.5 of the General Notes on Sheet FR-0.1 for anchor bolt installation requirements.
- Hilti X-CP 72 "shots" or equivalent shall have a min. allowable shear value of 250 lbs. Begin spacing fasteners 2" from end studs of shear wall.
- Interior shear walls are assumed to have powder actuated sill anchorage. If 1/2" bolts or other embedded connection will be used, either due to builder preference or local code, the builder shall contact this office prior to concrete placement. This is necessary to ensure minimum concrete coverage for required embedment depth of alternate anchorages.
- Hilti X-CP 72 "shots" at exterior shear walls are required in addition to 1/2" anchor bolts or MASA specified for "non-shear wall" installation.
- Sill plate anchorage shall be the more restrictive of the applicable shear wall and non-shear wall requirements.
- For sill plates anchored with MASA anchors, (2) Hilti X-CP 72 "shots" shall be placed for each 4'-0" braced wall panel specified on the plans.

Nailing Schedule

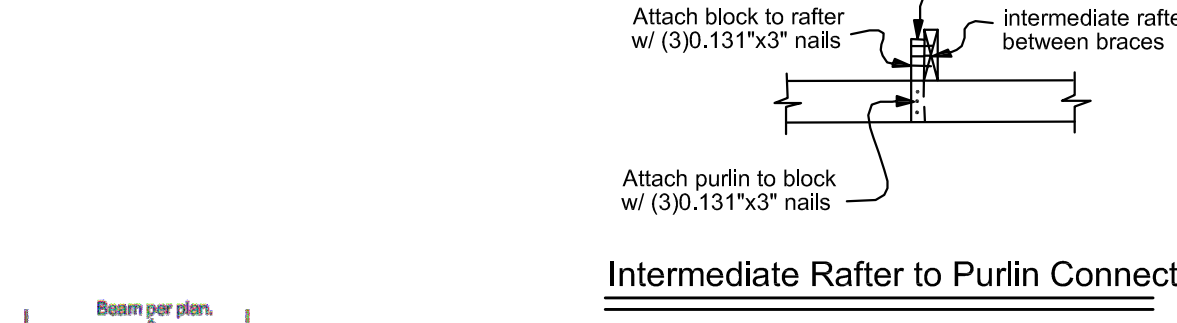
Fastening Schedule	IRC Table R602.3(1)
Joist to Sill or Girder	3 - 8d (Toenail)
Bridging to Joist	2 - 10d (Toenail each end)
Sole Plate to Joist or Blocking	3 - 16d @ 16" oc (Facenail)
Top Plate to Stud	2 - 16d (Endnail)
Stud to Sole Plate	3 - 8d or 2 - 16d (Toenail)
Double Studs	10d @ 16" (Facenail)
Double Top Plates	10d @ 12" (Facenail)
Top Plates Laps & Intersections	2 - 10d (Facenail)
Continuous Header, Two Pieces	16d @ 16" oc along each edge
Ceiling Joist to Plate	3-8d (Toenail)
Continuous Header to Stud	4-8d (Toenail)
Ceiling Joists to Parallel Rafters	3-10d (Facenail)
Built-Up Corner Studs	3-10d (Facenail)
Built-Up Girders and Beams	10d @ 16" oc
	10d @ 24" oc Top, Bot & Staggered - 2 nails @ ends & each splice
Built-Up Wood Columns	16d @ 8" oc (2x4's); 2 rows 16d @ 8" oc for 2x6 or greater
Roof or Floor Truss to Plate	3 - 10d (Toenail)
Ledger Strip	3 - 16d (Facenail)
Blocking @ Joists/ Rafters to Top Plate	3 - 8d (Toenail)
Roof Rafter to Top Plate	8d @ 6" oc Toenail
Rafter to Plate	2 - 16d (Toenail)
Collar Tie to Rafter	3 - 10d (Facenail)
Jack Rafter to Hip	4 - 16d (Toenail)/3 - 16d (Facenail)
Roof Rafter to 2x Ridge Bm	4 - 16d (Toenail)/3 - 16d (Facenail)
Rafter Ties to Rafters	3 - 8d (Facenail)
Joist to Band Joist	3 - 16d (Facenails)



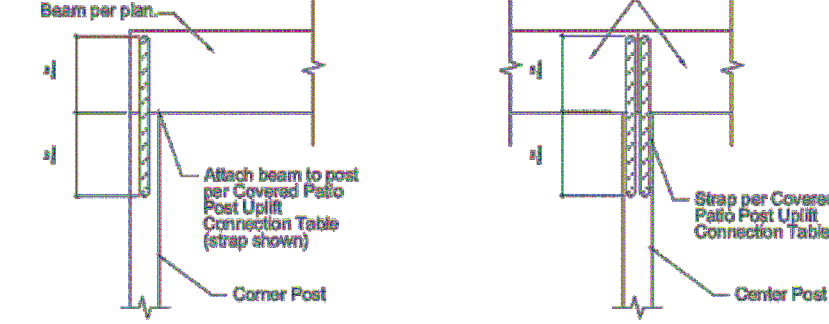
(B) TYP. ROOF FRAMING DETAIL NOT TO SCALE



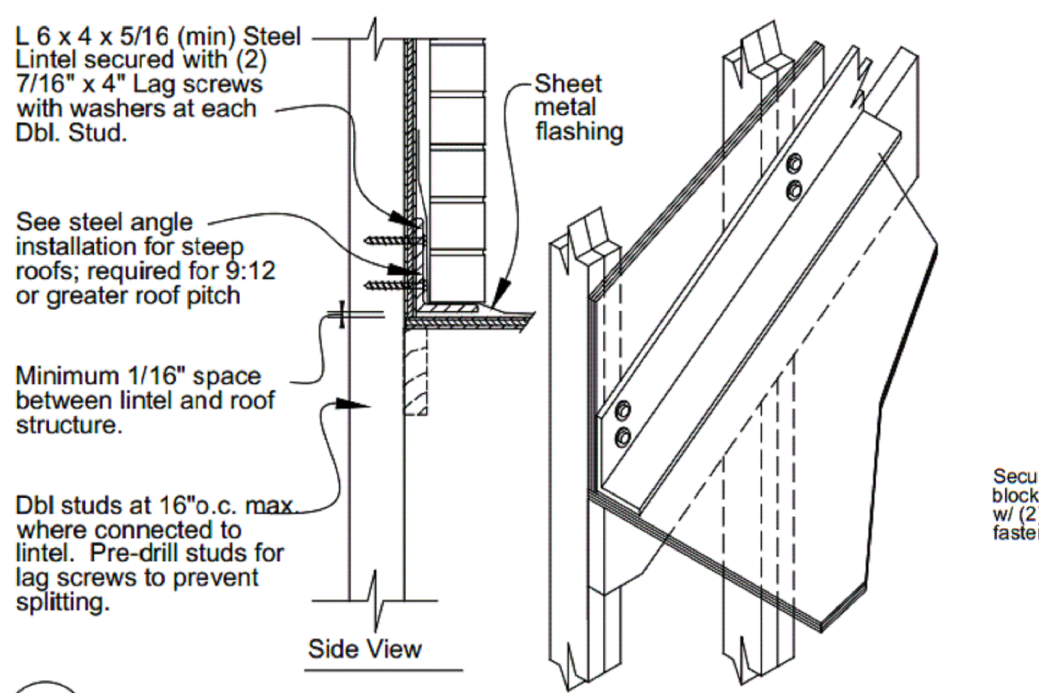
(B) TYP. ROOF FRAMING AND BRACING DETAILS NOT TO SCALE



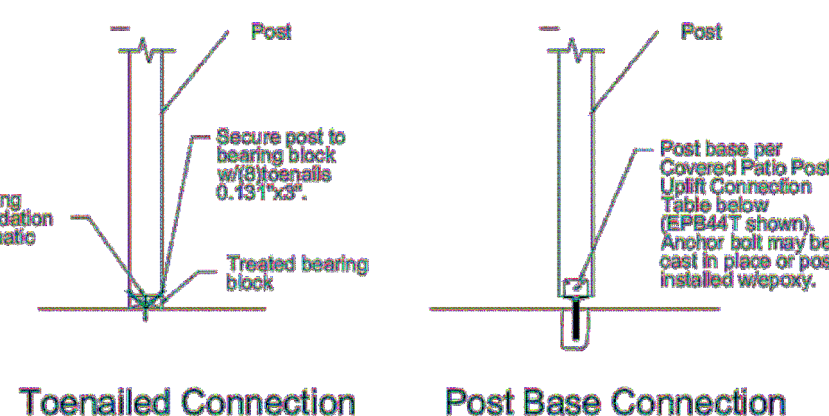
PERMIT DOCUMENTS



Beam to Corner Post **Beam to Center Post** NOT TO SCALE

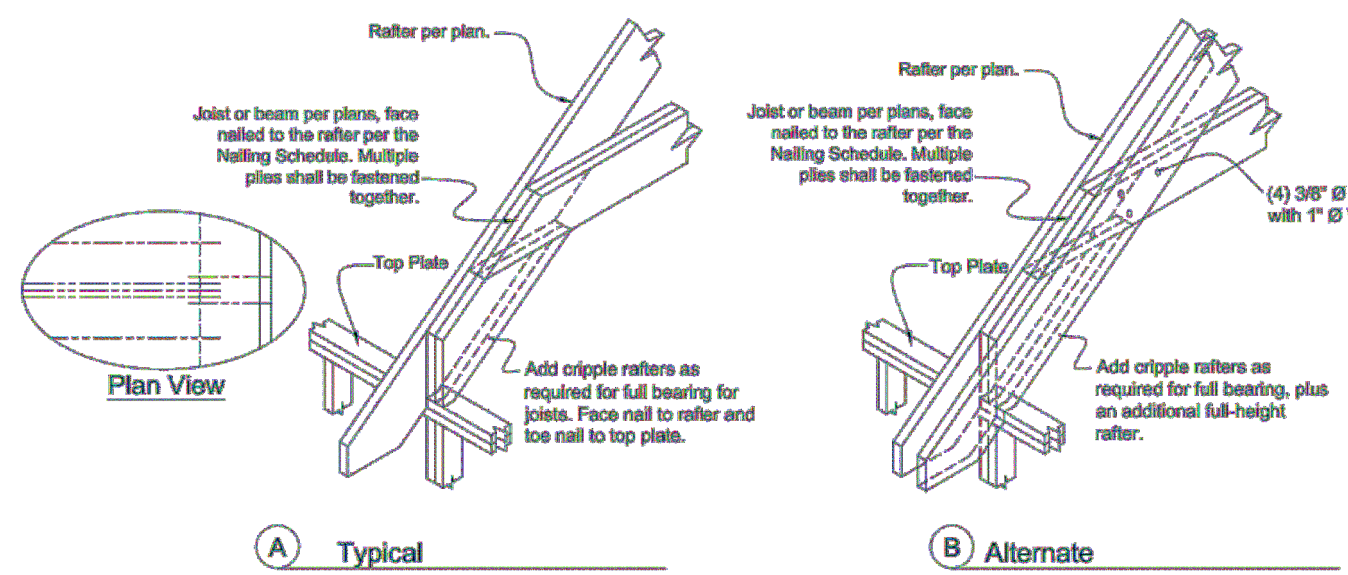


(B1) Alt. Lintel for Brick Support

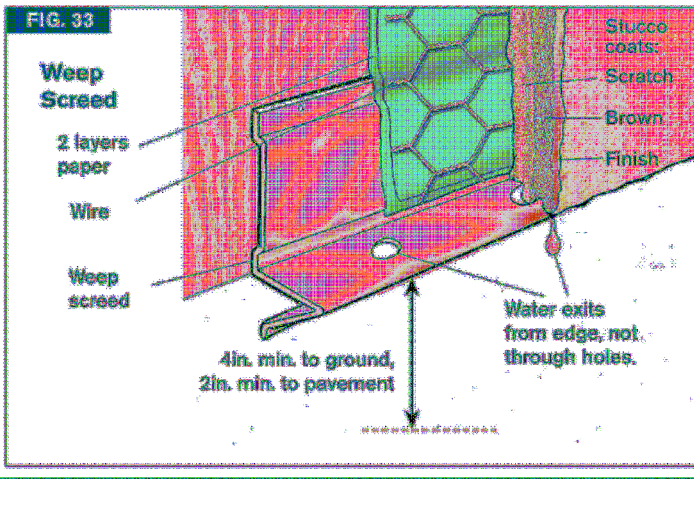
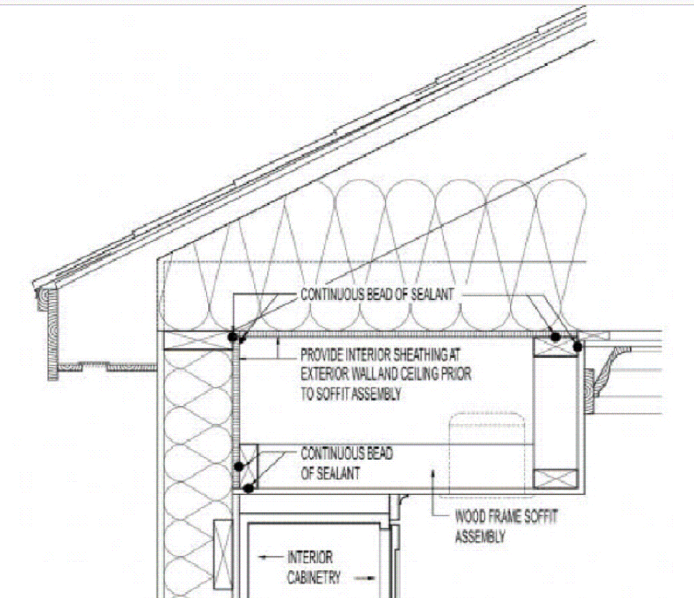


Toenailed Connection **Post Base Connection**

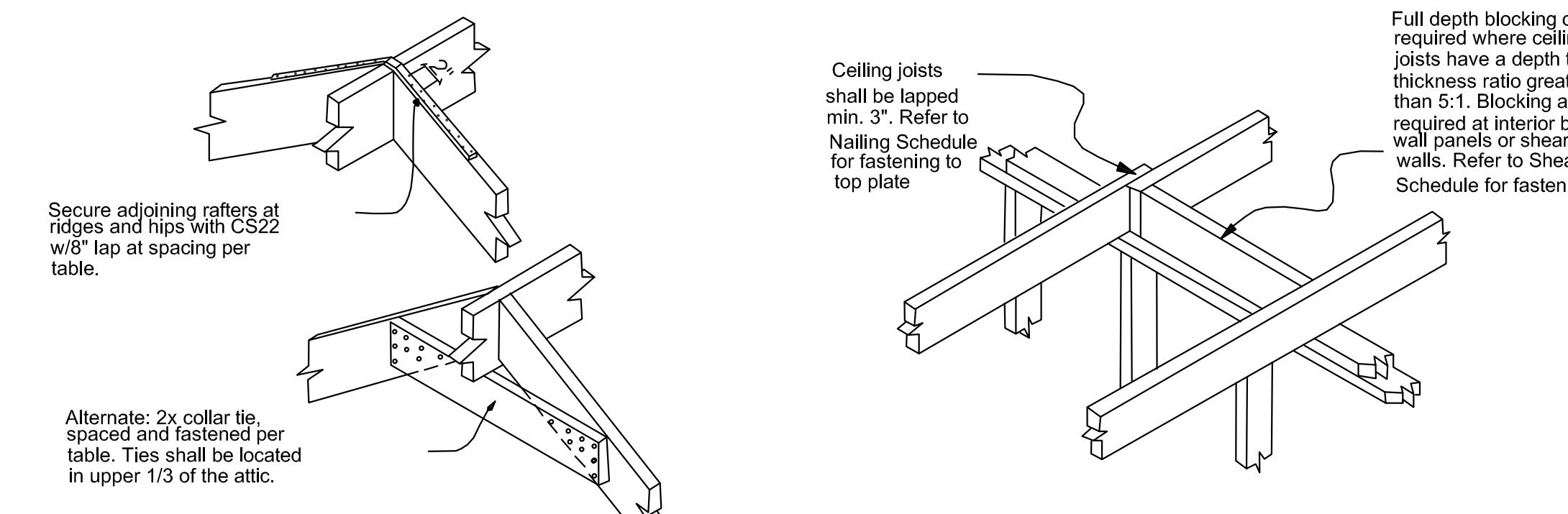
(F) DETAILS NOT TO SCALE



(I) RAFTER TO JOIST CONNECTION AT SLOPED CEILINGS NOT TO SCALE



(J) DETAIL NOT TO SCALE



(K) RIDGE STRAP OR COLLAR TIE DETAIL NOT TO SCALE

(L) CEILING JOIST AT INTERIOR WALL JOISTS PERPENDICULAR TO WALL NOT TO SCALE

REFER TO 2018 IRC BOOK TABLE R602.10.4 BRACING METHODS

STEPHEN G. COOK
ENGINEERING, INC.
TBPE FIRM NO. F-184
13302 Thornridge Lane
San Antonio, Tx. 78232
(210) 481-2533
www.sgce.net

THIS DRAWING HAS BEEN APPROVED IF SEALED:

STEPHEN G. COOK, P.E.
05-25-22
DATE

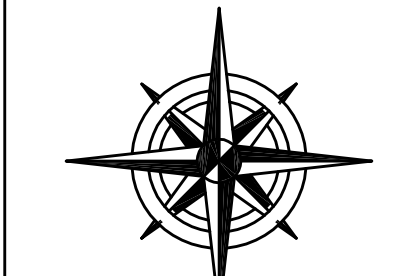
180-552-003
STEPHEN G. COOK ENG. JOB NO.
05-25-22 G.S.I.
DRAWING DATE: BY:

PROJECT DESIGNS FOR
EVERVIEW HOMES
FRAMING DETAILS

REVISIONS:

REVISION	DATE

ADDRESS:
LOT 1099 CAP ROCK
ADDRESS
1099 - -
LOT BLOCK N.C.B.
HORSESHOE BAY
SUBDIVISION
HORSESHOE BAY, TX 78657
CITY STATE ZIP
LLANO
COUNTY
PLAN NUMBER:
5 OF 5



THIS DRAWING HAS BEEN APPROVED IF SEALED.



STEPHEN G. COOK, P.E.
08-22-22
DATE

180-552-004
STEPHEN G. COOK ENG. JOB NO.
08-22-22 SMT
DRAWING DATE: BY:

PROJECT DESIGNS FOR
EVERVIEW HOMES
FOUNDATION DESIGN

REVISIONS:
BRICK LUG PROVIDED
REVISION
08-22-22
DATE
REVISION
DATE
REVISION
DATE

ADDRESS:
LOT 1099 CAP ROCK

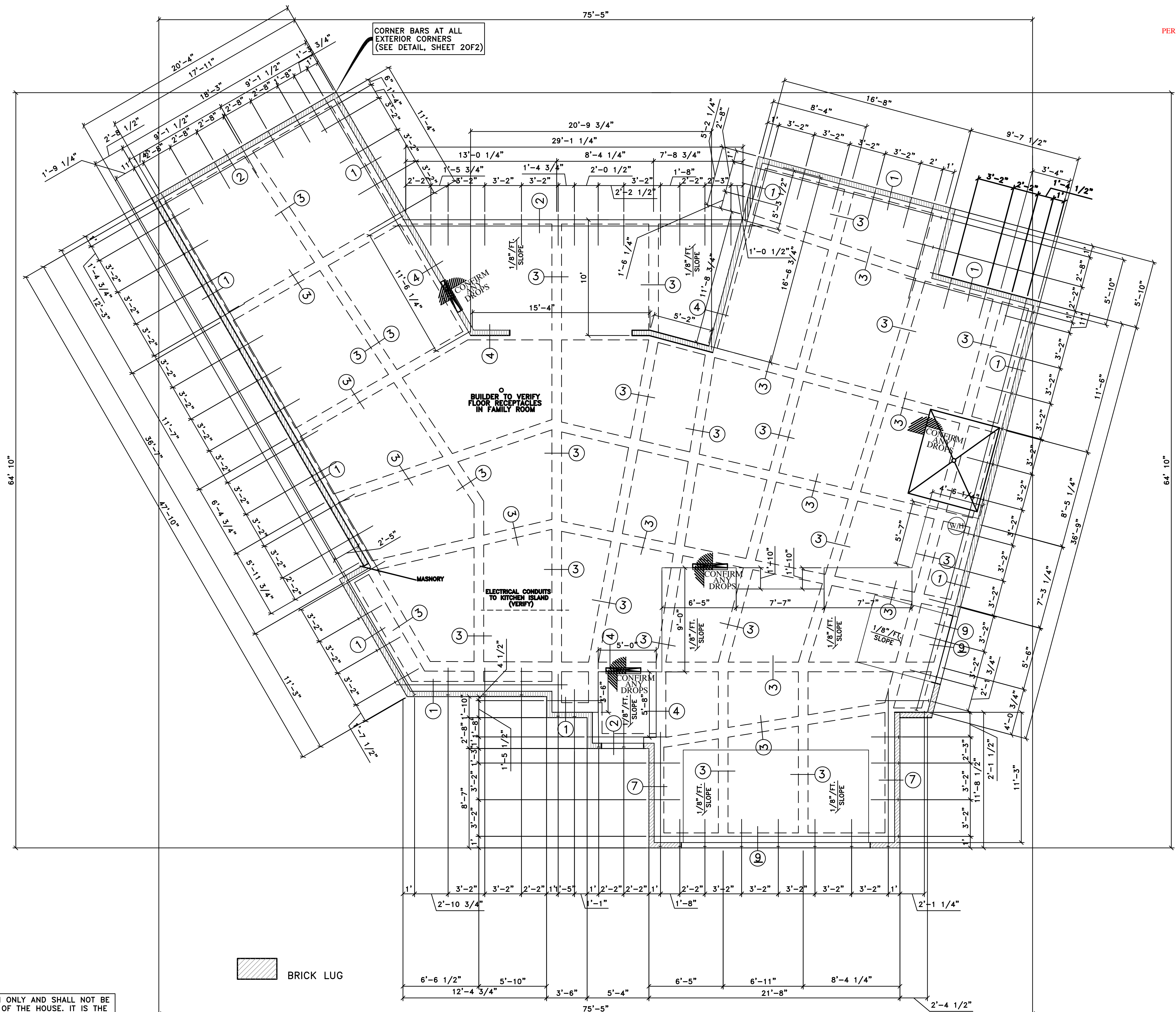
1099

LOT BLOCK N.C.B.

HORSESHOE BAY
SUBDIVISION

HORSESHOE BAY, TEXAS 78657
CITY, STATE ZIP
LLANO COUNTY
COUNTY

PLAN NUMBER:
1 OF 2



VERIFY FLOOR COVERINGS W/OWNER AND BUILDER. 6X6X10GA. SHEET MESH WIRE TIED TO TOP OF PAD BARS RECOMMENDED FOR THIN SET TILE OR RECESS 1 1/2" FOR MUD SET TILE AREAS. WOOD FLOORS AND OTHER COVERINGS MAY BE RECESSED AS DETERMINED BY BUILDER.

BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK-OUT LOCATIONS ON SITE.

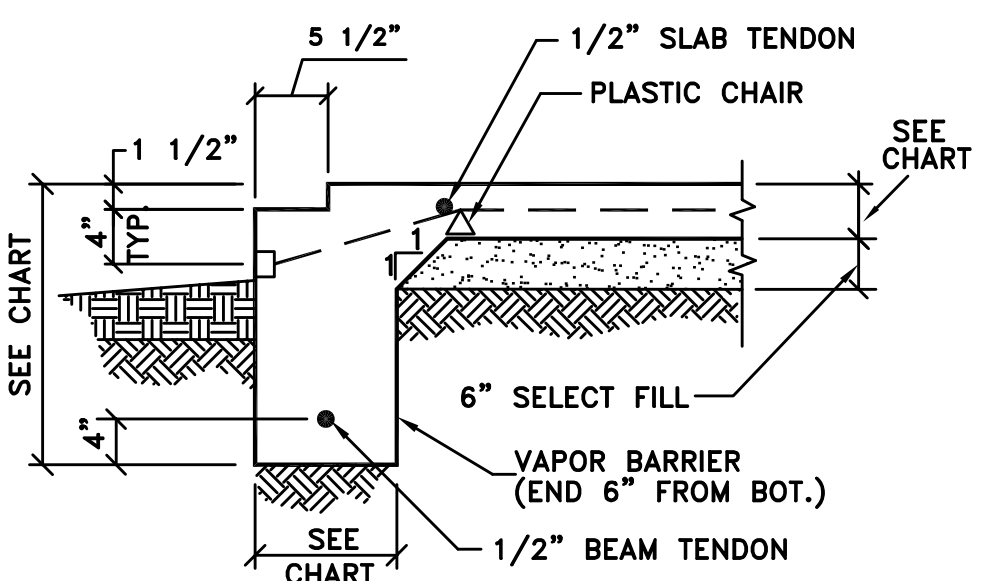
THIS PLAN IS FOR FOUNDATION DESIGN ONLY AND SHALL NOT BE USED TO DETERMINE THE DIMENSIONS OF THE HOUSE. IT IS THE RESPONSIBILITY OF THE BUILDER AND/OR SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS, DROPPED AREAS, FLOOR PENETRATIONS, AND UTILITY LOCATIONS WITH THE LATEST CLIENT APPROVED ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION

FOUNDATION PLAN

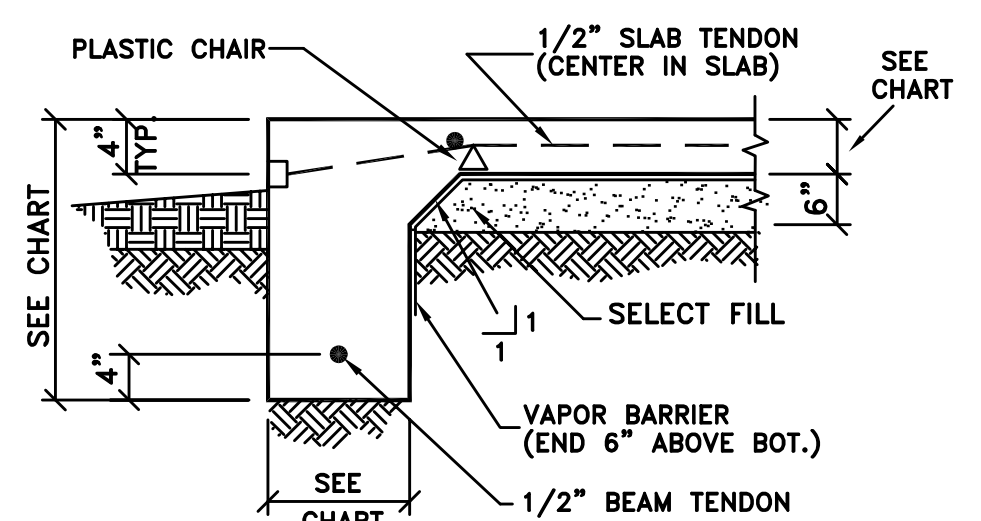
2964.06 SQ. FT.

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

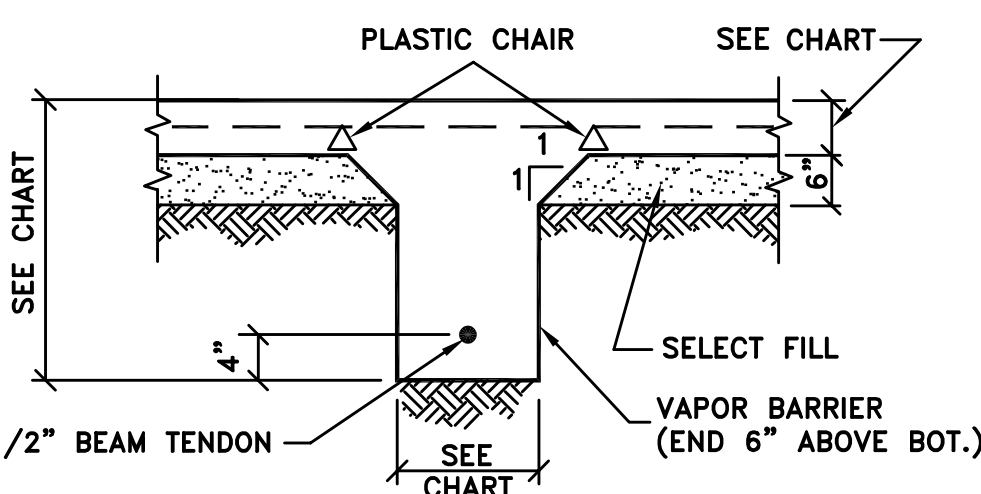
SEE SHEET 2 OF 2 FOR DETAILS AND GENERAL INFORMATION.



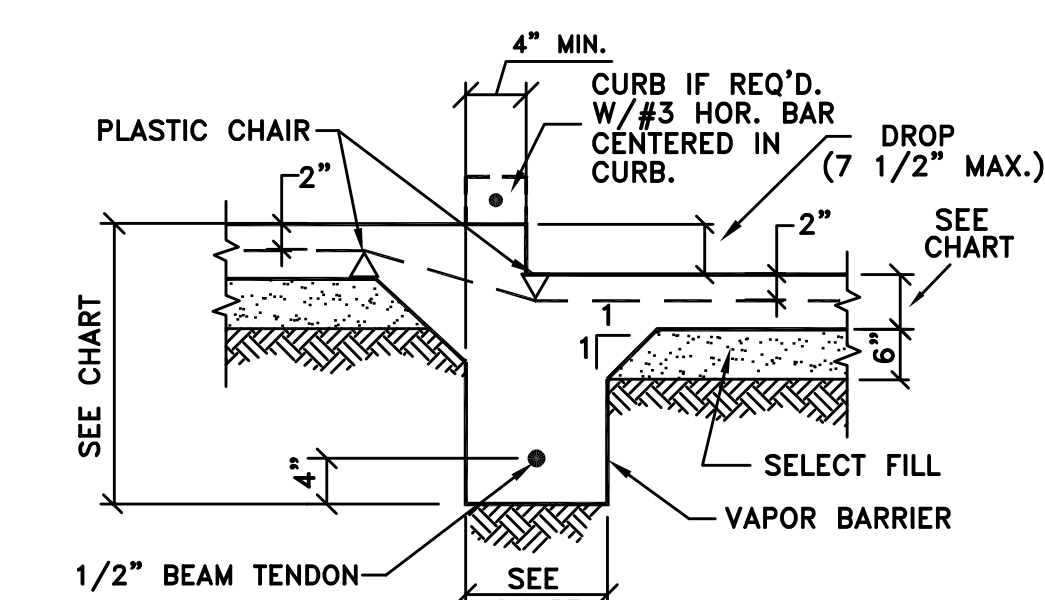
DETAIL - 1
EXTERIOR BEAM W/BRICK LUG



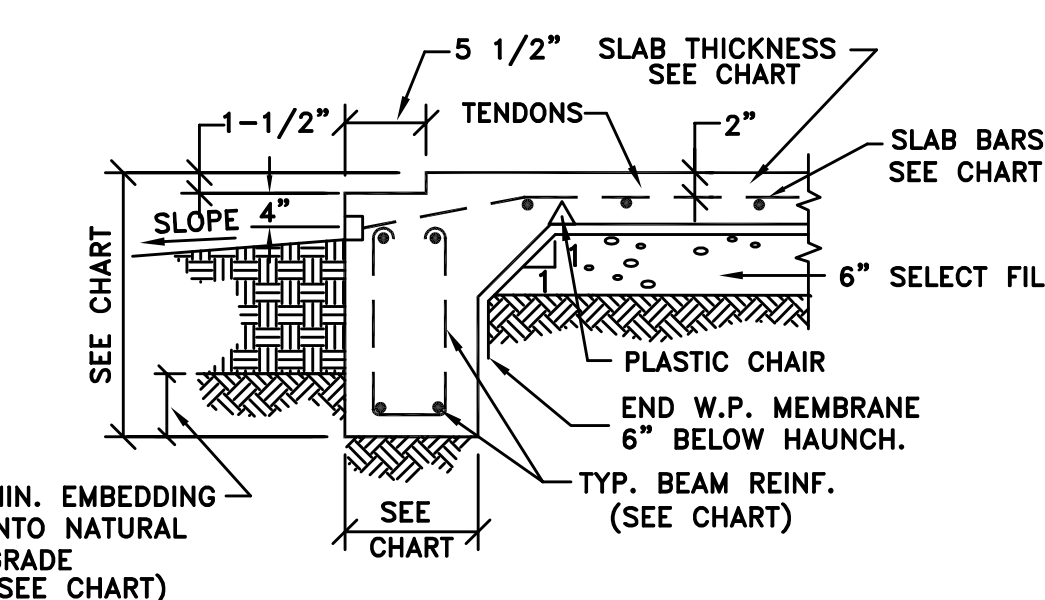
DETAIL - 2
EXTERIOR BEAM - NO BRICK LUG



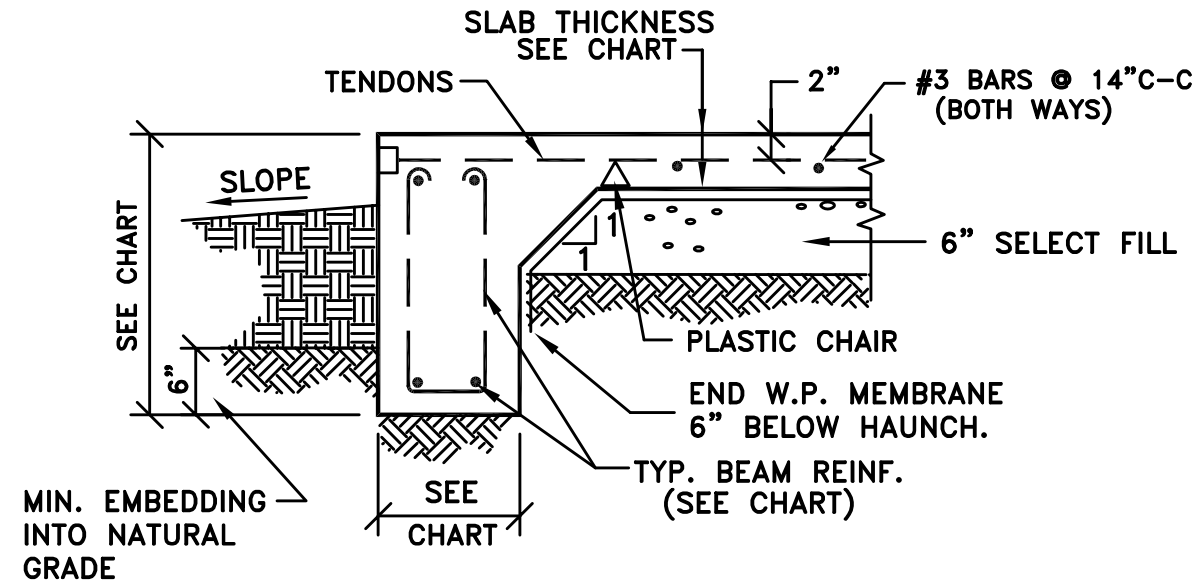
DETAIL 3
TYPICAL INTERIOR BEAM



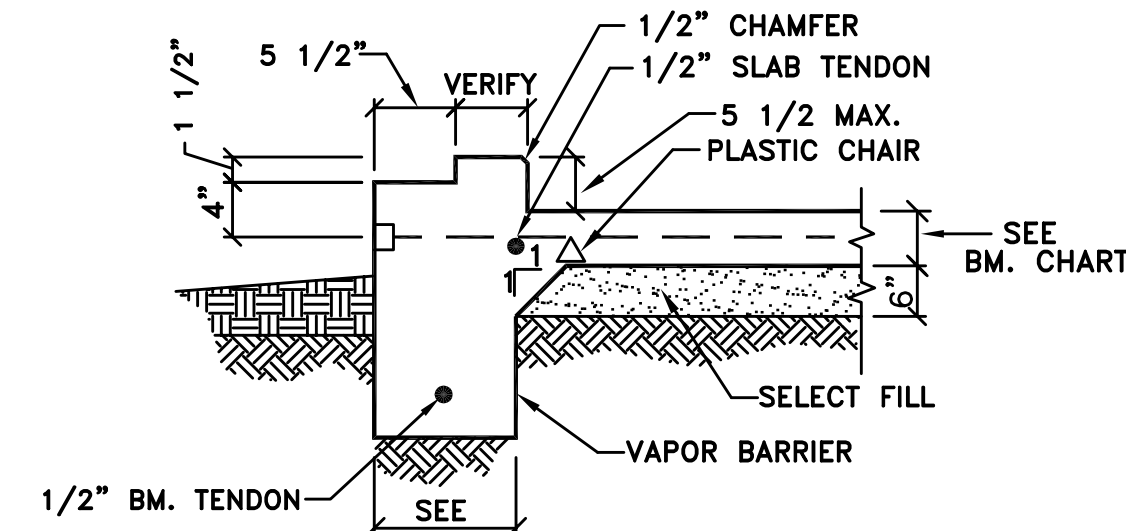
DETAIL 4
FOR DROPS 7 1/2" OR SMALLER



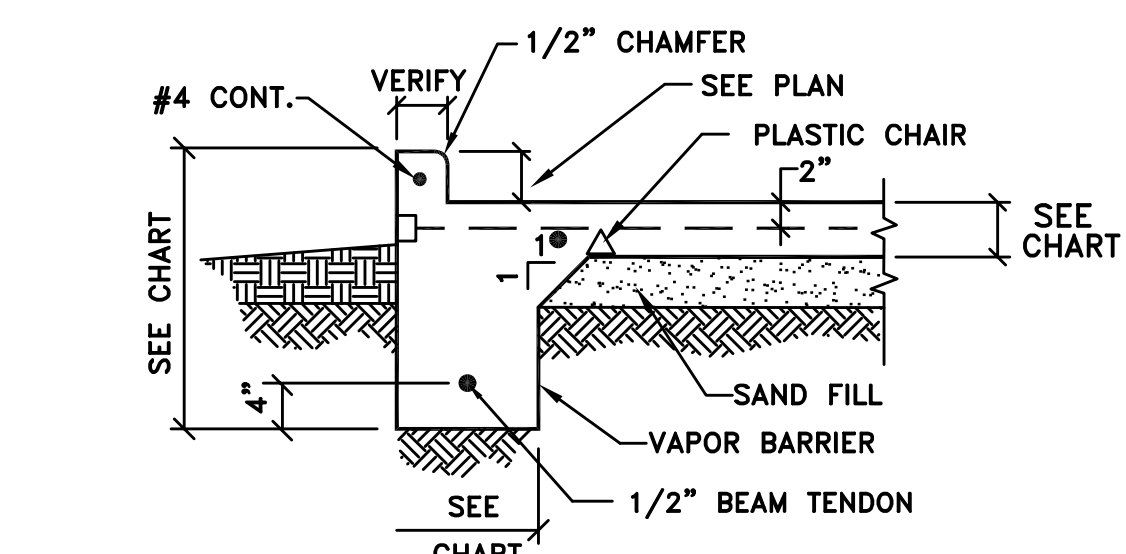
DETAIL 5
EXTERIOR BEAM W/BRICK LUG



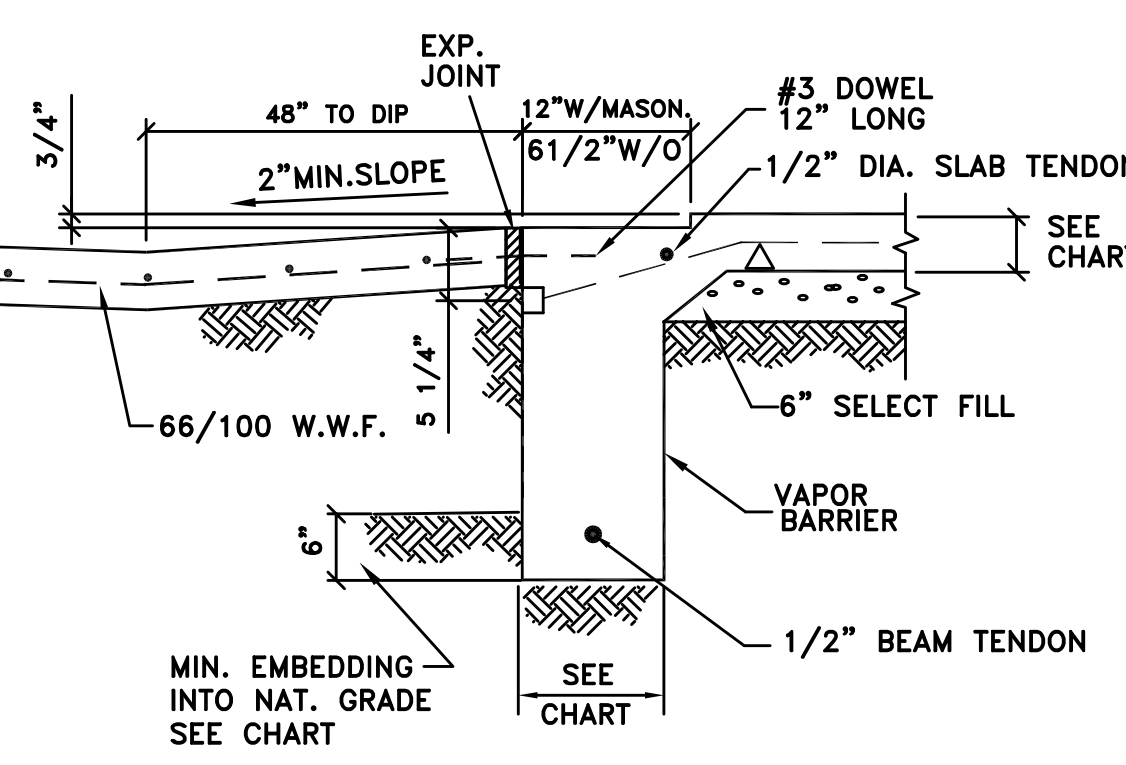
DETAIL 6
EXTERIOR BEAM - NO BRICK LUG



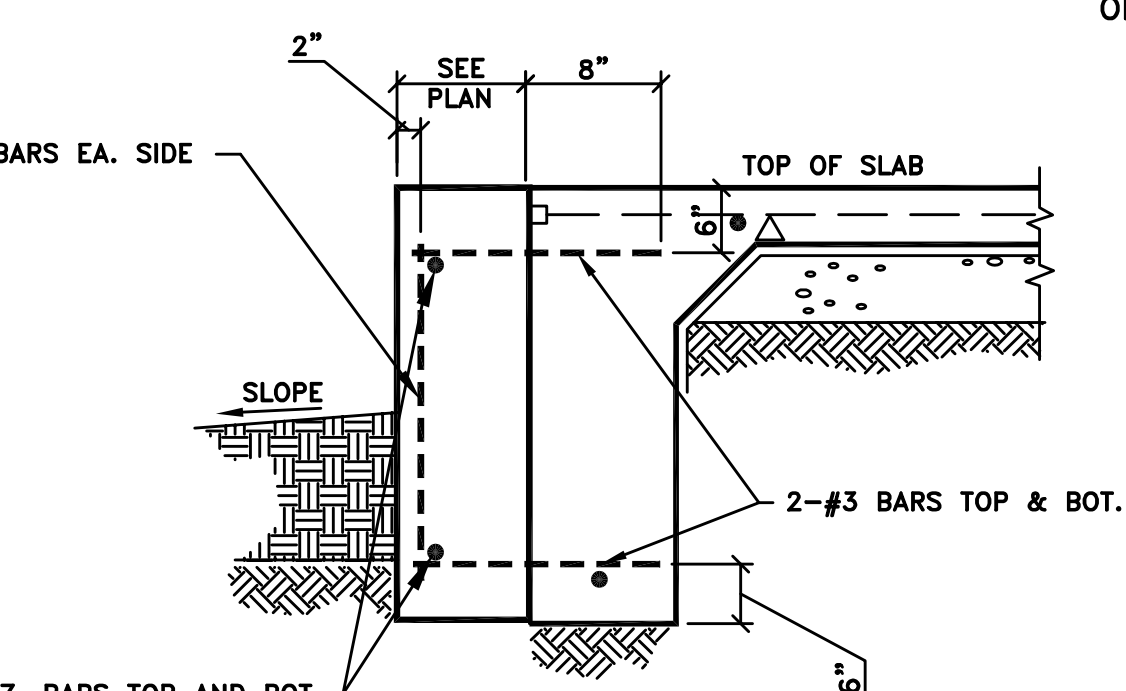
DETAIL 7
WITH BRICK LUG



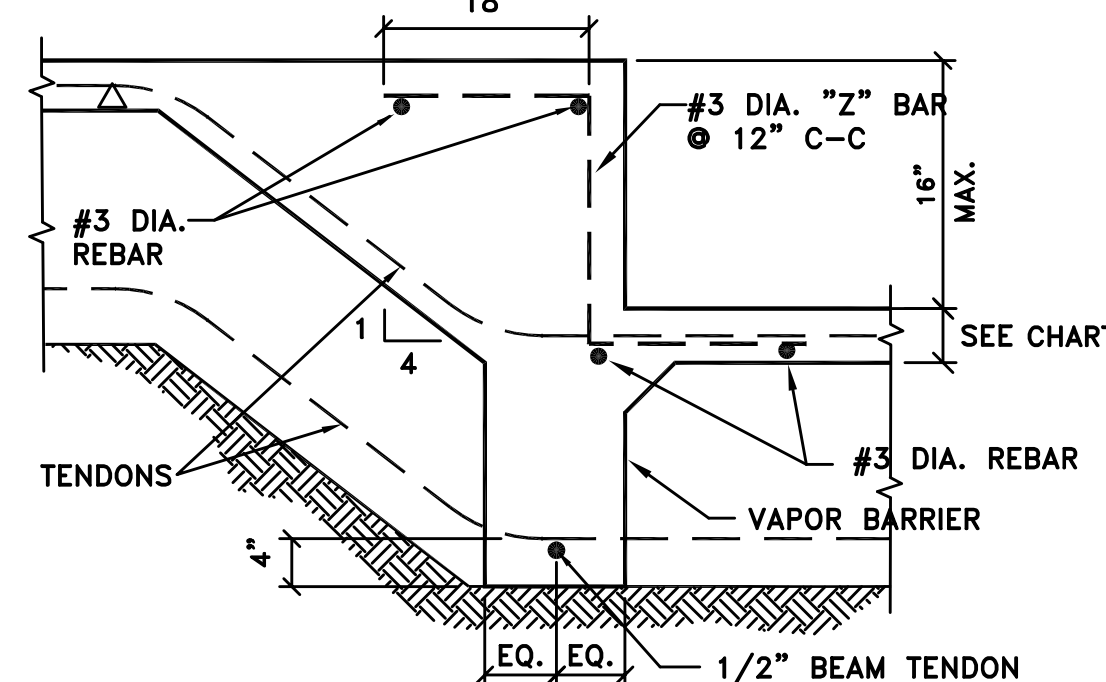
DETAIL 8
WITH WALL CURB



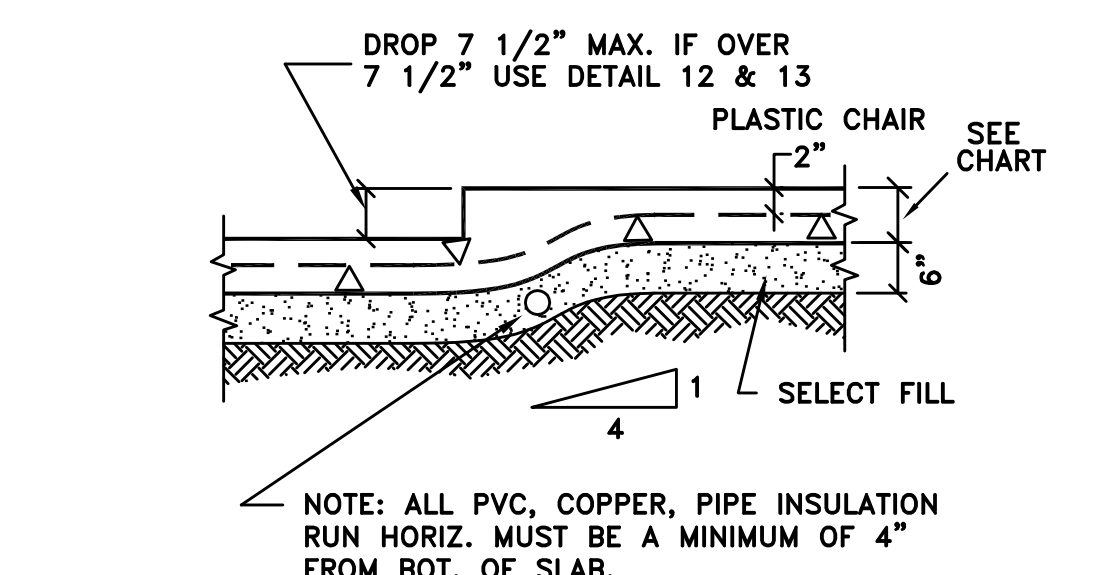
DETAIL 9
GARAGE RAMP DETAIL



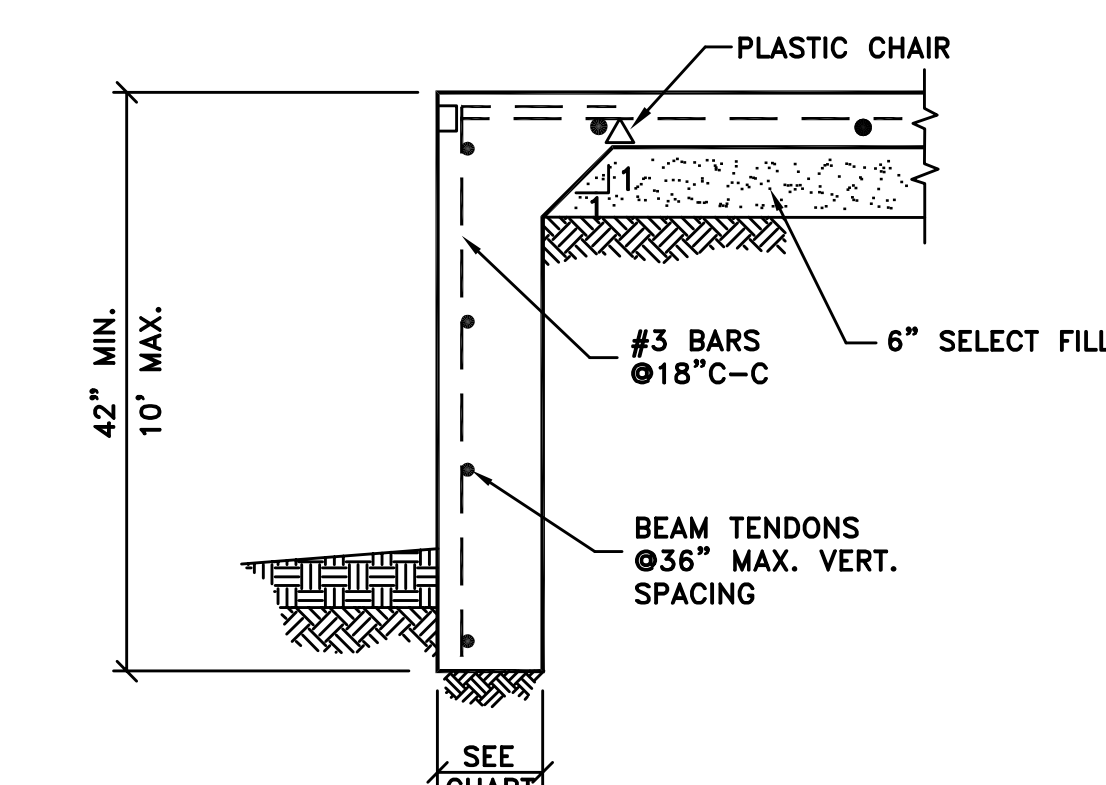
DETAIL 10
COLUMN REINFORCEMENT



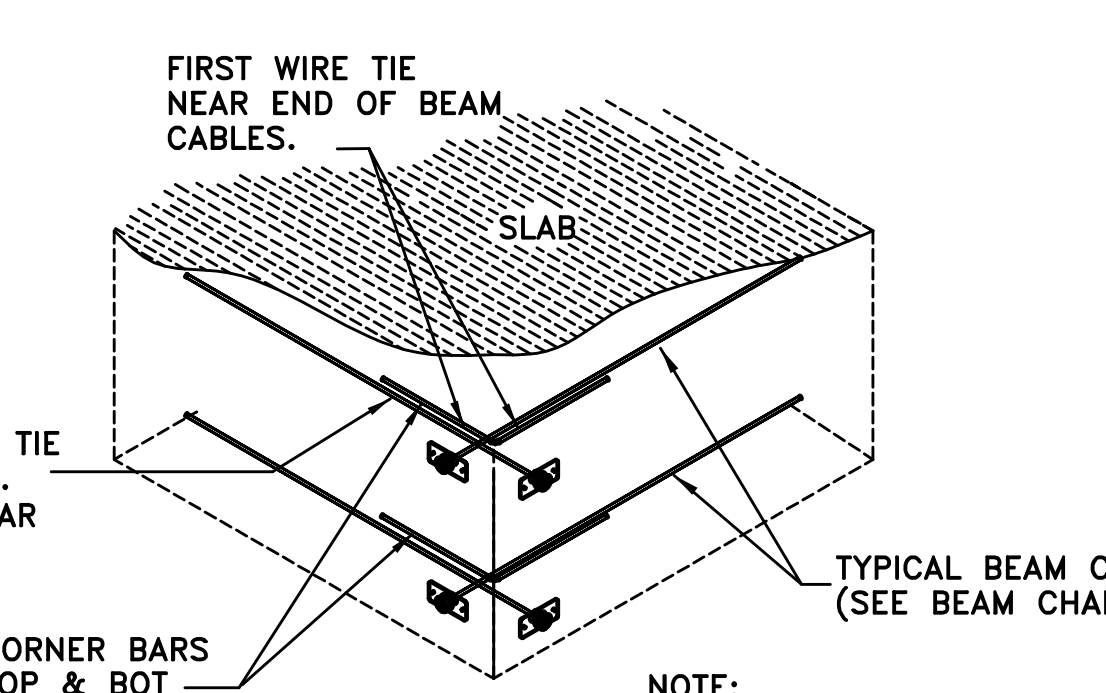
DETAIL 11
CONT. CABLE DROPS 8"-16"



DETAIL 12
DROPPED SLAB DETAIL



DETAIL 13
FOR BEAMS OVER 42"
CONTACT STEPHEN G. COOK ENGINEERING
FOR BEAM DEPTHS GREATER THAN 10 FT.



DETAIL 14
TYP. EXT. CORNER BARS-POST TENSION
FOR ALL EXT. CORNERS WHERE CABLES TERMINATE

GENERAL NOTES

- This foundation has been designed in accordance with the Post Tensioning Institute - "Design and Construction of Post Tensioned Slabs-On-Ground"; American Concrete Institute - "Building Code Requirements for Reinforced Concrete" and B.R.A.B. Report-Criteria for selection and design of residential slab-on-grade.
- This design is for a particular location only. Reuse in a different location is strictly prohibited and the design is void.
- This foundation has been designed for a post-tensioning system conforming to the requirements of these drawings. The design is based on a soil supported stiffened grid type beam and slab foundation, and as such, will move with the soils upon which it bears.
- Contractor shall verify all dimensions and drops with floor plans and elevations.
- Contractor shall call Stephen G. Cook Engineering 48-72 hours before prepour inspection is made. Failure to request prepour inspection shall void this design.
- In the case where geotechnical investigation or soils report is not provided by owner/builder, Stephen G. Cook Engineering has designed the foundation based on our knowledge of the soil conditions in the vicinity of this site and other soil surveys and reports for this area.
- It is the responsibility of the builder/general contractor to inform the owner of the importance of proper drainage away from slab, maintaining moisture content of the soils around perimeter of foundation and planting trees near foundation.

CONSTRUCTION

- Builder/General Contractor shall notify Stephen G. Cook Engineering if fill material is encountered beneath the building foot print.
- All slabs to have a minimum of 6 inch layer of granular fill underneath followed by a 6 mil thick polyethylene vapor barrier. The vapor barrier shall be taped at all tears and splices.
- Provide positive drainage away from the perimeter of the finished foundation. Top of foundation should be a minimum of 8 inch above the adjacent earthen finished grade. Slope away from foundation should be 6 inch in the first five feet. All french drains and condensation lines should discharge a minimum of 5 feet away from the slab.
- All beam and slab sizes are minimum and shall not be decreased without prior approval from Stephen G. Cook Engineering.
- Tendons and reinforcing bars shall be supported on chairs or similar approved support at a maximum of 4-6 inch centers. All tendons shall be 270,000 psi, grade 7 wire, steel strand, greased and sheathed with a plastic sleeve. All tears in the sheathing shall be taped to prevent contact with concrete.
- Formwork construction shall be done as outlined in ACI 347, and shall be reused in accordance with ACI 347 only.
- Concrete procedures outlined in ACI 318-83 shall be strictly followed. Particular attention shall be given to the consolidate concrete around post-tensioning anchorages.
- Utility lines under the slab shall pass beneath the stiffening grade beams where possible. Sleeving is recommended for utility lines which must cross through the beams.
- All 1/2 inch tendons shall be post-tensioned to an initial force of 33,000 lbs. each. Post-tensioning shall not take place until concrete has attained a minimum compression strength of 2,500 psi. This initial stress shall provide 0.08 inch of elongation of the tendon length for every foot of tendon length unless specified otherwise.
- Tendons greater than 100 feet in length shall have "live" ends at both ends.
- Reinforcing bars shall comply with ASTM A-615, grade 60. Reinforcing bars shall be continuous with splices lapped at minimum of 40 bar diameters.
- Provide corner bars top and bottom at all perimeter beam corners.
- Pre-pour inspection by Stephen G. Cook Engineering is required for review of reinforcing steel, tendons, beam size and depth. Elongation inspection by Stephen G. Cook Engineering after tendons are stressed is required before tendons are trimmed and pockets are patched. Tendons are to be marked prior to stressing for verification of elongation.
- Concrete is not to be poured if site has been disturbed by rainfall or seepage, and all beam areas to be free of loose soils, ponded water and trash prior to placing the concrete.
- Beam depths may be reduced to a minimum of 14 inch if the grade beam is bearing on solid rock.

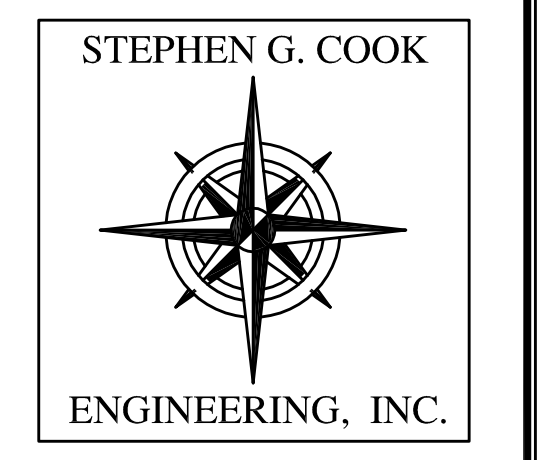
CONCRETE

- Concrete shall develop a 28-day compressive stress (f'c) of at least 3,000 psi and shall be in accordance with ACI 301. Cement shall be Type 1 (gray) Portland. Maximum water cement ratio shall be 7.0 and a slump range of 2 to 5 inches. Contractor shall satisfy himself that the mix design is acceptable for its intended purpose.
- Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117.
- Testing shall be the sole responsibility of the builder, and any substandard strength shall be reported to Stephen G. Cook Engineering.
- While some shrinkage cracking is to be expected in the concrete, it has been shown to be significantly reduced through proper curing procedure and proper control of admixtures. Only those admixtures having specific written authorization of the design engineer shall be introduced having specific written authorization of the design engineer shall be with the concrete mix.
- Where a brick facade is to be utilized in the superstructure, vertical control joints shall be installed at a maximum spacing of twenty-five feet (25')
- Concrete pour shall not be started unless the site temperature is 40 degrees F and rising.

ANCHORAGE

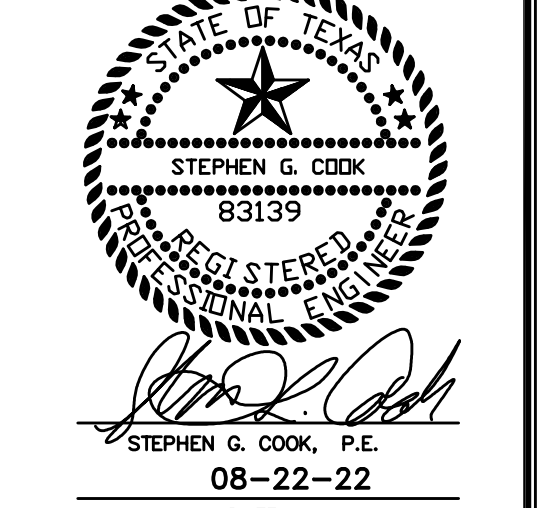
- Anchor bolts to be 1/2 inch dia. steel through the base plate around the perimeter, or engineering approved alternate connection, commencing at 12 inch from all exterior corners. Anchorage is to be centered at 4 feet on center maximum, and embedded 6 inch min.

SOIL TYPE	BY	DATE	P.I.	BEAM WIDTH	EXT. BEAM DEPTH	EXT. BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS (IF REQ'D)	STIRRUP EXT. BEAM (IF REQ'D)	STIRRUP INT. BEAM (IF REQ'D)	PAD BARS (IF REQ'D)	SLAB THICKNESS
HENSLEY LOAM, 1 TO 5 PERCENT SLOPES, STONY	USDA SOIL CONSERVATION SURVEY - LLANO COUNTY	MAY 2022	22.5	10"	28" MINIMUM	12" MINIMUM	24" MINIMUM	2-#6 T & B	#3 @24" o.c.	#3 @24" o.c.	#3 @16" o.c.	4"



TBPE FIRM NO. F-184
13302 Thornridge Lane
San Antonio, Tx. 78232
(210) 481-2533
www.sgce.net

THIS DRAWING HAS BEEN APPROVED IF SEALED.



180-552-004
STEPHEN G. COOK ENG. JOB NO.
08-22-22 SMT
DRAWING DATE: BY:

PROJECT DESIGNS FOR
EVERVIEW HOMES
FOUNDATION DESIGN

REVISIONS:

REVISION	DATE
BRICK LUG PROVIDED	08-22-22

ADDRESS:
LOT 1099 CAP ROCK
1099
LOT BLOCK N.C.B.
HORSESHOE BAY
SUBDIVISION
HORSESHOE BAY, TEXAS 78657
CITY, STATE ZIP
LLANO COUNTY
COUNTY

PLAN NUMBER:

IECC 2018 Performance Compliance



Property

118 CAP ROCK
HORSESHOE BAY, TX 78657
Model: 2053 SLB BD3 10PL L
Community: CUSTOM HOMES

Organization

TopBuild Home Services, I
Holly Shipwash IECC 8297

Inspection Status

Results are projected

Builder

EVERVIEW HOMES

909EVETX CUSTOM HOMES 118
CAP ROCK-2053 SLB BD3 10PL L-

This report is based on a proposed design and does not confirm field enforcement of design elements.

Annual Energy Cost

Design	IECC 2018 Performance	As Designed
Heating	\$398	\$463
Cooling	\$430	\$382
Water Heating	\$320	\$320
Mechanical Ventilation	\$36	\$20
SubTotal - Used to determine compliance	\$1,184	\$1,185
Lights & Appliances w/out Ventilation	\$584	\$584
Onsite generation	\$0	\$0
Total	\$1,768	\$1,769

R405.3 Source Energy Exception: The proposed home uses 0.301 MBtu LESS source energy than the reference home.

Requirements

✓	405.3	Performance-based compliance passes by 0.3%
✓	R402.4.1.2	Air Leakage Testing Air sealing is 2.00 ACH at 50 Pa. It must not exceed 3.00 ACH at 50 Pa.
✓	R402.5	Area-weighted average fenestration SHGC
✓	R402.5	Area-weighted average fenestration U-Factor
✓	R404.1	Lighting Equipment Efficiency
✓	R403.6.1	Mechanical Ventilation Efficacy
✓	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.
✓	IRC M1505.4.3	Mechanical Ventilation Rate
✓	R405.2	Duct Insulation

Design exceeds requirements for IECC 2018 Performance compliance by 0.3%.

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on BURNET County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Holly Shipwash IECC 8297536

Signature: Holly Shipwash IECC 8297536

Organization: TopBuild Home Services, Inc.

Digitally signed: 8/31/22 at 1:05 PM

Ekotrope RATER - Version 4.0.1.2980

IECC 2018 Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

118 CAP ROCK

HORSESHOE BAY, TX 78657

Builder: EVERVIEW HOMES

Model: 2053 SLB BD3 10PL L Community: CUSTOM HOMES

This report is based on a proposed design and does not confirm field enforcement of design elements.

**THIS HOME IS CERTIFIED TO MEET THE
2018 INTERNATIONAL ENERGY CONSERVATION CODE**

Building Features

Ceiling Attic, R-38	Duct Supply R-6.0, Return R-6.0
Above Grade Walls R-15	Duct Leakage to Outside 3 CFM25 / 100 ft ²
Foundation Walls N/A	Total Duct Leakage 4 CFM25 / 100 ft ² (Post-Construction)
Framed Floor N/A	Heating Furnace • Natural Gas • 80 AFUE
Slab R-0.0 Perimeter, R-0.0 Under	Cooling Air Conditioner • Electric • 16 SEER
Infiltration 2 ACH50	Water Heating Residential Water Heater • Electric • 0.92 Energy Factor
Window U-Value: 0.33, SHGC: 0.23	

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on BURNET County. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

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Energy Code Inspection Checklist

Property

118 CAP ROCK
HORSESHOE BAY, TX 78657
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Community: CUSTOM HOMES

909EVETX CUSTOM HOMES 118
CAP ROCK-2053 SLB BD3 10PL L-

Organization

TopBuild Home Services, I
Holly Shipwash IECC 8297

Builder

EVERVIEW HOMES

Inspection Status

Results are projected

General Building Information

Conditioned Area (sq ft)	2,053
Conditioned Volume (cubic ft)	23,101
Insulated Shell Area (sq ft)	7,799.72

The building energy model in Ekotrope reflects the building assemblies and energy features listed below. Sometimes energy features will change in the field from what has been modeled. The inspection process should identify any changes and ensure that the home continues to meet the applicable energy code.

Slab



Name: Slab(2,053 s.f., 250.3 ft. exterior perimeter)
R-0 perimeter insulation, R-0 under slab insulation.

Framed Floor

None Present

Foundation Wall

None Present

Above Grade Wall



Name: EXTERIOR WALL 2x4 (3,093.84 s.f.)
R-0 continuous insulation, R-15 cavity insulation
Insulation Grade: I



Name: GARAGE WALL 2x4 (440 s.f.)
R-0 continuous insulation, R-15 cavity insulation
Insulation Grade: I



Name: ATTIC WALL 2x4 (130.88 s.f.)
R-0 continuous insulation, R-15 cavity insulation
Insulation Grade: I

Rim Joist

None Present

Energy Code Inspection Checklist

Property

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Holly Shipwash IECC 8297

Builder

EVERVIEW HOMES

Inspection Status

Results are projected

Ceiling / Roof

Name: FLAT (1,347 s.f.)
R-24.75 continuous insulation, R-12.95 cavity insulation
Insulation Grade: I

Name: SLOPED (735 s.f.)
R-25.75 continuous insulation, R-12.95 cavity insulation
Insulation Grade: I

Opaque Door

Name: FRONT (24 s.f.)
R: 4.40

Name: GAR (24 s.f.)
R: 4.40

Glazing

Name: FRONT RIGHT 1ST (12.5 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH

Name: FRONT RIGHT 1ST UPPER (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH

Name: FRONT RIGHT 1ST UPPER (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH

Name: FRONT RIGHT 1ST UPPER (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH

Name: FRONT 1ST (11.3 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH_EAST

Name: FRONT 1ST (6.3 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH_EAST

Name: FRONT 1ST (11.3 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH_EAST

Name: FRONT 1ST (6.3 s.f.), U: 0.330, SHGC: 0.23, Orientation: NORTH_EAST

Name: FRONT LEFT 1ST (20 s.f.), U: 0.330, SHGC: 0.23, Orientation: EAST

Energy Code Inspection Checklist

Property

118 CAP ROCK
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Results are projected

Builder

EVERVIEW HOMES

909EVETX CUSTOM HOMES 118
CAP ROCK-2053 SLB BD3 10PL L-

- Name: FRONT LEFT 1ST (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: EAST
- Name: FRONT LEFT 1ST (30 s.f.), U: 0.330, SHGC: 0.23, Orientation: EAST
- Name: FRONT LEFT 1ST (8 s.f.), U: 0.330, SHGC: 0.23, Orientation: EAST
- Name: BACK 1ST (60 s.f.), U: 0.330, SHGC: 0.23, Orientation: SOUTH_WEST
- Name: BACK 1ST (20 s.f.), U: 0.330, SHGC: 0.23, Orientation: SOUTH_WEST
- Name: BACK RIGHT 1ST (15 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST FRDR (24 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST (15 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST (15 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST (15 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST
- Name: BACK RIGHT 1ST (6 s.f.), U: 0.330, SHGC: 0.23, Orientation: WEST

Skylight

None Present

Mechanical Ventilation

- Mechanical ventilation system rated for, and capable of, providing continuous ventilation. System shall include automatic timing controls. System type: Supply Only, 6 hrs/day, 82 Watts

Mechanical Equipment

Energy Code Inspection Checklist

Property

118 CAP ROCK
HORSESHOE BAY, TX 78657
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Holly Shipwash IECC 8297

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Results are projected

Builder

EVERVIEW HOMES

909EVETX CUSTOM HOMES 118
CAP ROCK-2053 SLB BD3 10PL L-

Fuel-fired air distribution (1) • Natural Gas • 100% Heating Load @ 80 AFUE

Air conditioner (3) • Electric • 100% Cooling Load @ 16 SEER

Water Heating (3) • Electric • 50% Hot Water Load @ 0.92 Energy Factor

Water Heating (4) • Electric • 50% Hot Water Load @ 0.92 Energy Factor

Air Leakage Control

Test Status: Blower-door tested
House is air-sealed as to achieve 770 CFM50 (2.00 ACH50) or less at final blower-door test.

Infiltration Requirements for IECC in Climate Zone 3

2009 IECC Infiltration limit for the design home is 7 ACH50.

2012 IECC Infiltration limit for the design home is 3 ACH50.

2015 IECC Infiltration limit for the design home is 3 ACH50.

2018 IECC Infiltration limit for the design home is 3 ACH50.

2021 IECC Infiltration limit for the design home is 5 ACH50.

Duct Leakage

Duct System 1

NOT entirely within conditioned space, testing required

Leakage to Outside specified as: 3 CFM25 / 100 ft²

Total Leakage specified as: 4 CFM25 / 100 ft² (Post-Construction)

Energy Code Inspection Checklist

**Property**

118 CAP ROCK
HORSESHOE BAY, TX 78657
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Inspection Status

Results are projected

Builder

EVERVIEW HOMES

909EVETX CUSTOM HOMES 118
CAP ROCK-2053 SLB BD3 10PL L-

Duct Leakage Code Requirements for IECC

2009 IECC:

Postconstruction Leakage Test: Duct Leakage to Outdoors ≤ 8 CFM25 / 100 sq ft CFA.

Rough in Test with AHU: Total Duct Leakage ≤ 6 CFM25 / 100 sq ft CFA.

Rough in Test without AHU: Total Duct Leakage ≤ 4 CFM25 / 100 sq ft CFA.

2012 IECC Mandatory, 2015, 2018, & 2021 IECC Prescriptive Paths:

Postconstruction Leakage Test: Total Duct Leakage ≤ 4 CFM25 / 100 sq ft CFA.

Rough in Test with AHU: Total Duct Leakage ≤ 4 CFM25 / 100 sq ft CFA.

Rough in Test without AHU: Total Duct Leakage ≤ 3 CFM25 / 100 sq ft CFA.

* Note: IECC 2021 requires Total Duct Leakage ≤ 8 CFM25 / 100 sq ft CFA when all ducts and air handlers are within the building thermal envelope.

2015 and 2018 IECC Performance Paths (Cost Compliance):

Leakage testing is required UNLESS all ducts and air handlers are located entirely within the thermal envelope.

There is no pass/fail threshold for duct leakage on the performance path.

Project Notes

ORG ID: 7662

ACC#: 909EVETX

BUILDER NAME: EVERVIEW HOMES

PROJECT ID: 61444

SUBDIVISION: CUSTOM HOMES

PLAN ID: 979364

PLAN NAME: 118 CAP ROCK-2053 SLB BD3 10PL L-CC

REVISION DATE: 08/31/2022

PROGRAM: CODE|100%|CHS:NO

CREATED ON: 08/31/2022

Lot 1099 Caprock
HVAC Load Calculations

for

Everview Homes

.

Prepared By:



Load Calculation Project Report

General Project Information

Project Title: Lot 1099 Caprock
 Project Date: 5/16/2022
 Designed By: Air Max Heating and Cooling
 Permit Number(s):
 Project Comment:
 Client Name: Everview Homes
 Client Address:
 Client City:
 Client Phone:
 Client Fax:
 Client E-Mail:
 Client Website:
 Client Comment:
 Company Name:
 Company Representative:
 Company Address:
 Company City:
 Company Phone:
 Company Fax:
 Company Comment:

Design Data

Reference City: Llano, Texas, United States
 Building Orientation: Front door faces N
 Daily Temperature Range: Medium
 Latitude: 29 Degrees
 Elevation: 788 feet
 Altitude Factor: 0.972

	Outdoor <u>Dry Bulb</u>	Outdoor <u>Wet Bulb</u>	Outdoor <u>Rel.Hum</u>	Indoor <u>Rel.Hum</u>	Indoor <u>Dry Bulb</u>	Grains <u>Difference</u>
-						
Winter	30	27.99	n/a	n/a	70	n/a
Summer	99	73	29%	50%	75	17



Check Figures

Supply CFM:	2,342	CFM per Square ft.	1.036
Square ft. of Room Area:	2,262	Square ft. per ton:	458
Volume (ft³) of Cond. Space:	22,620		

Building Loads

Total Heating Required Including Ventilation Air:	57,993 Btuh	57.993 MBH
Total Sensible Gain	56,060 Btuh	95 %
Total Latent Gain:	3,203 Btuh	5 %
Total Cooling Required Including Ventilation Air	59,263 Btuh	4.94 Tons (Based On Sensible + Latent)

Notes

Rhvac Online Is an ACCA approved Manual J, D And S computer program.
 Calculations are performed per ACCA Manual J 8th Edition, Version 2, And ACCA Manual D.
 All computed results are estimates as building use And weather may vary.
 Be sure to select a unit that meets both sensible And latent loads according to the manufacturer's performance data at your design conditions.



Miscellaneous Report

System 1 Main Input Data	Outdoor Dry Bulb	Outdoor Wet Bulb	Outdoor Rel.Hum	Indoor Rel.Hum	Indoor Dry Bulb	Grains Difference
Winter:	30	27.99	80%	n/a	70	n/a
Summer:	99	73	29%	50%	75	17.25

Outside Air Data

	Winter	Summer
Infiltration Specified:	0.320 AC/hr 121 CFM	0.160 AC/hr 60 CFM
Infiltration Actual:	0.251 AC/hr	0.000 AC/hr
Above Grade Volume:	X 22,620 ft ³ 5,670 ft ³ /hr <u>X 0.0167</u>	X 22,620 ft ³ 0 ft ³ /hr <u>X 0.0167</u>
Total Building Infiltration:	94 CFM	0 CFM
Total Building Ventilation:	75 CFM	75 CFM

---System 1---

Infil. & Vent. Sensible Gain Multiplier: 25.66 = (1.10 X 0.972 X 24.00 Summer Temp. Diff.)
 Infil. & Vent. Latent Gain Multiplier: 11.40 = (0.68 X 0.972 X 17.25 Grains Difference)
 Infil. & Vent. Sensible Loss Multiplier: 42.76 = (1.10 X 0.972 X 40.00 Winter Temp. Difference)
 Winter Infiltration Specified: 0.320 AC/hr (121 CFM), Construction: Average
 Summer Infiltration Specified: 0.160 AC/hr (60 CFM), Construction: Average

Duct Load Factor Scenarios for System 1

No.	Type	Desc.	Location	Attic Ceiling	Duct Leakage	Duct Insulation	Surface Area	From Ducts
1	Supply		Attic	16B	0.12	6	610.7	No
1	Return		Attic	16B	0.24	6	226.2	No



Total Building Summary Loads

Component Description	Area Quan	Sen Loss	Lat Gain	Sen Gain	Total Gain
1D-cm-o: Glazing-Double pane, operable window, clear, metal frame no break, U-value 0.87, SHGC 0.67	437	15,208	0	27,332	27,332
11A: Door-Wood - Hollow Core, U-value 0.47	18	338	0	296	296
12D-0sw: Wall-Frame, R-15 insulation in 2 x 4 stud cavity, no board insulation, siding finish, wood studs, U-value 0.086	3199	11,006	0	7,879	7,879
16B-38: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Vented Attic, No Radiant Barrier, Dark Asphalt Shingles or Dark Metal, Tar and Gravel or Membrane, R-38 insulation, U-value 0.026	2262	2,352	0	3,471	3,471
22A-pl: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, light dry soil, U-value 0.989	250	9,891	0	0	0
Subtotals for structure:		38,795	0	38,978	38,978
People:	7		1,400	1,610	3,010
Equipment:			0	1,883	1,883
Lighting:	0			0	0
Ductwork:		11,951	948	10,471	11,420
Infiltration: Winter CFM: 94, Summer CFM: 0		4,040	0	0	0
Ventilation: Winter CFM: 75, Summer CFM: 75		3,207	855	1,924	2,779
AED Excursion:		0	0	1,193	1,193
Total Building Load Totals:		57,993	3,203	56,060	59,263

Check Figures

Supply CFM:	2,342	CFM per Square ft.	1.036
Square ft. of Room Area:	2,262	Square ft. per ton:	458
Volume (ft ³) of Cond. Space:	22,620		

Building Loads

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Be sure to select a unit that meets both sensible And latent loads according to the manufacturer's performance data at your design conditions.



System 1 Main Summary Loads

Component Description	Area Quan	Sen Loss	Lat Gain	Sen Gain	Total Gain
1D-cm-o: Glazing-Double pane, operable window, clear, metal frame no break, U-value 0.87, SHGC 0.67	437	15,208	0	27,332	27,332
11A: Door-Wood - Hollow Core, U-value 0.47	18	338	0	296	296
12D-0sw: Wall-Frame, R-15 insulation in 2 x 4 stud cavity, no board insulation, siding finish, wood studs, U-value 0.086	3199	11,006	0	7,879	7,879
16B-38: Roof/Ceiling-Under Attic with Insulation on Attic Floor (also use for Knee Walls and Partition Ceilings), Vented Attic, No Radiant Barrier, Dark Asphalt Shingles or Dark Metal, Tar and Gravel or Membrane, R-38 insulation, U-value 0.026	2262	2,352	0	3,471	3,471
22A-pl: Floor-Slab on grade, No edge insulation, no insulation below floor, any floor cover, passive, light dry soil, U-value 0.989	250	9,891	0	0	0
Subtotals for structure:		38,795	0	38,978	38,978
People:	7		1,400	1,610	3,010
Equipment:			0	1,883	1,883
Lighting:	0			0	0
Ductwork:		11,951	948	10,471	11,420
Infiltration: Winter CFM: 94, Summer CFM: 0		4,040	0	0	0
Ventilation: Winter CFM: 75, Summer CFM: 75		3,207	855	1,924	2,779
AED Excursion:		0	0	1,193	1,193
System 1 Main Load Totals:		57,993	3,203	56,060	59,263

Check Figures

Supply CFM:	2,342	CFM per Square ft.	1.036
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Detailed Room Loads - Room 1 - Great Room (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	19.0 ft.	System Number:	1
Room Width:	21.0 ft.	Zone Number:	1
Area:	399.0 sq.ft.	Supply Air:	524 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	7.9 AC/hr
Volume:	3,990 cu.ft.	Actual Winter Vent.:	12 CFM
Actual Winter Infil.:	12 CFM	Percent of Supply:	2 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	17 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
S-Wall-12D-0sw 19 X 10	190	0.086	3.4	654	2.5	0	466
W-Wall-12D-0sw 23 X 10	150	0.086	3.4	516	2.5	0	368
E-Wall-12D-0sw 4 X 10	40	0.086	3.4	138	2.5	0	98
W-Gls-1D-cm-o shgc-0.67 0%S	80	0.870	34.8	2,784	85.2	0	6,817
UP-Ceil-16B-38 19 X 21	399	0.026	1.0	415	1.5	0	612
Floor-22A-pl 42 ft..Per. 42	42	0.989	39.6	1,662	0.0	0	0
Subtotals for Structure:				6,169		0	8,361
Infil.: Win.: 11.9, Sum.: 0.0	460		1.107	509	0.000	0	0
Ductwork:				1,563			1,436
AED Excursion:							267
People: 200 lat/per, 230 sen/per:	2					400	460
Equipment:						0	683
Room Totals:				8,241		400	11,207

Equipment Cooling Loads

Item Name	Cont. Output Sensible Btuh	Cont. Output Latent Btuh	Average In-Use Output	Percent Used per Hour	Sensible Load Btuh	Latent Load Btuh
Color television	683	0	100	100	683	0
Total					683	0



Detailed Room Loads - Room 2 - Dining (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	19.0 ft.	System Number:	1
Room Width:	11.0 ft.	Zone Number:	1
Area:	209.0 sq.ft.	Supply Air:	123 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	3.5 AC/hr
Volume:	2,090 cu.ft.	Actual Winter Vent.:	5 CFM
Actual Winter Infil.:	5 CFM	Percent of Supply:	4 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	4 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
S-Wall-12D-0sw 11 X 10	70	0.086	3.4	241	2.5	0	172
W-Wall-12D-0sw 8 X 10	80	0.086	3.4	275	2.5	0	196
S-Gls-1D-cm-o shgc-0.67 0%S	40	0.870	34.8	1,392	38.6	0	1,545
UP-Ceil-16B-38 19 X 11	209	0.026	1.0	217	1.5	0	321
Floor-22A-pl 20 ft..Per. 20	20	0.989	39.6	791	0.0	0	0
Subtotals for Structure:				2,916		0	2,234
Infil.: Win.: 4.9, Sum.: 0.0	190		1.105	210	0.000	0	0
Ductwork:				731			338
AED Excursion:							63
Room Totals:				3,857		0	2,634



Detailed Room Loads - Room 3 - Kitchen (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	11.0 ft.	System Number:	1
Room Width:	24.0 ft.	Zone Number:	1
Area:	264.0 sq.ft.	Supply Air:	172 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	3.9 AC/hr
Volume:	2,640 cu.ft.	Actual Winter Vent.:	7 CFM
Actual Winter Infil.:	9 CFM	Percent of Supply:	4 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	5 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
N-Wall-12D-0sw 24 X 10	220	0.086	3.4	757	2.5	0	539
W-Wall-12D-0sw 11 X 10	110	0.086	3.4	378	2.5	0	270
N-Gls-1D-cm-o shgc-0.67 100%S	20	0.870	34.8	696	34.9	0	697
UP-Ceil-16B-38 11 X 24	264	0.026	1.0	275	1.5	0	405
Floor-22A-pl 35 ft..Per. 35	35	0.989	39.6	1,385	0.0	0	0
Subtotals for Structure:				3,491		0	1,911
Infil.: Win.: 9.1, Sum.: 0.0	350		1.106	387	0.000	0	0
Ductwork:				907			470
AED Excursion:							87
Equipment:						0	1,200
Room Totals:				4,785		0	3,669

Equipment Cooling Loads

Item Name	Cont. Output Sensible Btuh	Cont. Output Latent Btuh	Average In-Use Output	Percent Used per Hour	Sensible Load Btuh	Latent Load Btuh
Whole House Default Appliance Load, Refrigerator and range with vented hood. Note: 1200 Btuh applied to the kitchen.	1,200	0	100	100	1,200	0
Total					1,200	0



Detailed Room Loads - Room 4 - Master Bedroom (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	15.0 ft.	System Number:	1
Room Width:	24.0 ft.	Zone Number:	1
Area:	360.0 sq.ft.	Supply Air:	334 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	5.6 AC/hr
Volume:	3,600 cu.ft.	Actual Winter Vent.:	11 CFM
Actual Winter Infil.:	14 CFM	Percent of Supply:	3 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	11 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
W-Wall-12D-0sw 24 X 10	195	0.086	3.4	671	2.5	0	478
N-Wall-12D-0sw 15 X 10	150	0.086	3.4	516	2.5	0	368
S-Wall-12D-0sw 15 X 10	150	0.086	3.4	516	2.5	0	368
W-Gls-1D-cm-o shgc-0.67 0%S	45	0.870	34.8	1,566	85.2	0	3,835
UP-Ceil-16B-38 15 X 24	360	0.026	1.0	374	1.5	0	552
Floor-22A-pl 54 ft..Per. 54	54	0.989	39.6	2,136	0.0	0	0
Subtotals for Structure:				5,779		0	5,601
Infil.: Win.: 14.0, Sum.: 0.0	540		1.106	597	0.000	0	0
Ductwork:				1,492			916
AED Excursion:							170
People: 200 lat/per, 230 sen/per:	2					400	460
Room Totals:				7,868		400	7,147



Detailed Room Loads - Room 5 - Laundry/ Mud room (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	8.0 ft.	System Number:	1
Room Width:	13.0 ft.	Zone Number:	1
Area:	104.0 sq.ft.	Supply Air:	62 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	3.6 AC/hr
Volume:	1,040 cu.ft.	Actual Winter Vent.:	3 CFM
Actual Winter Infil.:	5 CFM	Percent of Supply:	5 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	2 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
S-Wall-12D-0sw 7 X 10	58	0.086	3.4	200	3.1	0	177
E-Wall-12D-0sw 13 X 10	130	0.086	3.4	447	2.5	0	319
S-Gls-1D-cm-o shgc-0.67 0%S	12	0.870	34.8	418	38.6	0	463
UP-Ceil-16B-38 8 X 13	104	0.026	1.0	108	1.5	0	160
Floor-22A-pl 11 ft..Per. 11	11	0.989	39.6	435	0.0	0	0
Subtotals for Structure:				1,608		0	1,119
Infil.: Win.: 5.2, Sum.: 0.0	200		1.105	221	0.000	0	0
Ductwork:				428			169
AED Excursion:							31
Room Totals:				2,257		0	1,320



Detailed Room Loads - Room 6 - Loft (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	16.0 ft.	System Number:	1
Room Width:	16.0 ft.	Zone Number:	1
Area:	256.0 sq.ft.	Supply Air:	755 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	17.7 AC/hr
Volume:	2,560 cu.ft.	Actual Winter Vent.:	19 CFM
Actual Winter Infil.:	26 CFM	Percent of Supply:	3 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	24 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
S-Wall-12D-0sw 16 X 16	211	0.086	3.4	726	2.5	0	517
E-Wall-12D-0sw 16 X 16	193	0.086	3.4	664	2.5	0	473
W-Wall-12D-0sw 16 X 16	211	0.086	3.4	726	2.5	0	517
N-Wall-12D-0sw 16 X 16	211	0.086	3.4	726	2.5	0	517
E-Door-11A 3 X 6	18	0.470	18.8	338	16.5	0	296
S-Gls-1D-cm-o shgc-0.67 0%S	45	0.870	34.8	1,566	38.6	0	1,738
E-Gls-1D-cm-o shgc-0.67 0%S	45	0.870	34.8	1,566	85.2	0	3,835
W-Gls-1D-cm-o shgc-0.67 0%S	45	0.870	34.8	1,566	85.2	0	3,835
N-Gls-1D-cm-o shgc-0.67 100%S	45	0.870	34.8	1,566	34.9	0	1,569
UP-Ceil-16B-38 16 X 16	256	0.026	1.0	266	1.5	0	393
Subtotals for Structure:				9,710		0	13,690
Infil.: Win.: 26.5, Sum.: 0.0	1,024		1.105	1,132	0.000	0	0
Ductwork:				2,537			2,069
AED Excursion:							385
Room Totals:				13,379		0	16,144



Detailed Room Loads - Room 7 - Master Bath (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	10.0 ft.	System Number:	1
Room Width:	18.0 ft.	Zone Number:	1
Area:	180.0 sq.ft.	Supply Air:	57 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	1.9 AC/hr
Volume:	1,800 cu.ft.	Actual Winter Vent.:	3 CFM
Actual Winter Infil.:	3 CFM	Percent of Supply:	5 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	2 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
N-Wall-12D-0sw 10 X 10	84	0.086	3.4	289	2.5	0	206
N-Gls-1D-cm-o shgc-0.67 100%S	16	0.870	34.8	557	34.9	0	558
UP-Ceil-16B-38 10 X 18	180	0.026	1.0	187	1.5	0	276
Floor-22A-pl 10 ft..Per. 10	10	0.989	39.6	396	0.0	0	0
Subtotals for Structure:				1,429		0	1,040
Infil.: Win.: 2.6, Sum.: 0.0	100		1.110	111	0.000	0	0
Ductwork:				360			157
AED Excursion:							29
Room Totals:				1,900		0	1,226



Detailed Room Loads - Room 8 - Bedroom 3 (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	12.0 ft.	System Number:	1
Room Width:	17.0 ft.	Zone Number:	1
Area:	204.0 sq.ft.	Supply Air:	121 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	3.6 AC/hr
Volume:	2,040 cu.ft.	Actual Winter Vent.:	8 CFM
Actual Winter Infil.:	11 CFM	Percent of Supply:	6 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	4 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
N-Wall-12D-0sw 17 X 10	150	0.086	3.4	516	2.5	0	368
W-Wall-12D-0sw 12 X 10	120	0.086	3.4	413	2.5	0	294
S-Wall-12D-0sw 12 X 10	120	0.086	3.4	413	2.5	0	294
N-Gls-1D-cm-o shgc-0.67 100%S	20	0.870	34.8	696	34.9	0	697
UP-Ceil-16B-38 12 X 17	204	0.026	1.0	212	1.5	0	313
Floor-22A-pl 41 ft..Per. 41	41	0.989	39.6	1,622	0.0	0	0
Subtotals for Structure:				3,872		0	1,966
Infil.: Win.: 10.6, Sum.: 0.0	410		1.105	453	0.000	0	0
Ductwork:				1,012			332
AED Excursion:							62
People: 200 lat/per, 230 sen/per:	1					200	230
Room Totals:				5,337		200	2,590



Detailed Room Loads - Room 9 - Bath 2 (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	7.0 ft.	System Number:	1
Room Width:	13.0 ft.	Zone Number:	1
Area:	91.0 sq.ft.	Supply Air:	41 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	2.7 AC/hr
Volume:	910 cu.ft.	Actual Winter Vent.:	2 CFM
Actual Winter Infil.:	2 CFM	Percent of Supply:	4 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	1 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
N-Wall-12D-0sw 7 X 10	64	0.086	3.4	220	2.5	0	157
N-Gls-1D-cm-o shgc-0.67 100%S	6	0.870	34.8	209	34.8	0	209
UP-Ceil-16B-38 7 X 13	91	0.026	1.0	95	1.5	0	140
Floor-22A-pl 7 ft..Per. 7	7	0.989	39.6	277	0.0	0	0
Subtotals for Structure:				801		0	506
Infil.: Win.: 1.8, Sum.: 0.0	70		1.100	77	0.000	0	0
Ductwork:				205			111
AED Excursion:							21
People: 200 lat/per, 230 sen/per:	1					200	230
Room Totals:				1,083		200	868



Detailed Room Loads - Room 10 - Bedroom 2 (Average Load Procedure)

General

Calculation Mode:	Htg. & clg.	Occurrences:	1
Room Length:	15.0 ft.	System Number:	1
Room Width:	13.0 ft.	Zone Number:	1
Area:	195.0 sq.ft.	Supply Air:	153 CFM
Ceiling Height:	10.0 ft.	Supply Air Changes:	4.7 AC/hr
Volume:	1,950 cu.ft.	Actual Winter Vent.:	6 CFM
Actual Winter Infil.:	8 CFM	Percent of Supply:	4 %
Actual Summer Infil.:	0 CFM	Actual Summer Vent.:	5 CFM
		Percent of Supply:	3 %

Item Description	Area Quantity	-U-Value	Htg HTM	Sen Loss	Clg HTM	Lat Gain	Sen Gain
N-Wall-12D-0sw 15 X 10	150	0.086	3.4	516	2.5	0	368
E-Wall-12D-0sw 13 X 10	112	0.086	3.4	385	2.5	0	275
S-Wall-12D-0sw 3 X 10	30	0.086	3.4	103	2.5	0	74
E-Gls-1D-cm-o shgc-0.67 0%S	18	0.870	34.8	626	85.2	0	1,534
UP-Ceil-16B-38 15 X 13	195	0.026	1.0	203	1.5	0	299
Floor-22A-pl 30 ft..Per. 30	30	0.989	39.6	1,187	0.0	0	0
Subtotals for Structure:				3,020		0	2,550
Infil.: Win.: 8.0, Sum.: 0.0	310		1.106	343	0.000	0	0
Ductwork:				787			420
AED Excursion:							78
People: 200 lat/per, 230 sen/per:	1					200	230
Room Totals:				4,150		200	3,278



Manual S Performance Data - System 1 - Main

Loads and Design Conditions

Cooling:

Outdoor Dry Bulb:	0	Sensible Gain:	56,060
Outdoor Wet Bulb:	73	Latent Gain:	3,203
Indoor Dry Bulb:	75	Total Gain:	59,263
Indoor RH:	50	Load SHR:	0.95
Supply Airflow:	0	Entering Dry Bulb:	0
.	.	Entering Wet Bulb:	0

Heating:

Outdoor Dry Bulb:	30	Sensible Loss:	57,993
Indoor Dry Bulb:	70	Entering Dry Bulb:	63.5
Indoor RH:	30	Supply Airflow:	706

Equipment Performance Data at System Design Conditions

Cooling:

Model Type: Air Source Heat Pump, Outdoor Model: RP1560AC1, Indoor Model: RH1T6024STAN
AHRI Reference Number: 201631073, Nominal Capacity: 58,000, Manufacturer: RHEEM

Interpolation Results:

		<u>Load</u>	<u>Percent of Load</u>
Sensible Capacity:	0	56,060	0%
Latent Capacity:	0	3,203	0%
Total Capacity:	0	59,263	0%

Heating:

Model Type: Air Source Heat Pump, Model: RP1560AC1, Nominal Capacity: 56,000, Manufacturer: RHEEM

Results:

		<u>Load</u>	<u>Percent of Load</u>
Heating Capacity:	56,000	57,993	97%



Manual S Performance Data - System 2 - Additional System

Loads and Design Conditions

Cooling:

Outdoor Dry Bulb:	0	Sensible Gain:	0
Outdoor Wet Bulb:	73	Latent Gain:	0
Indoor Dry Bulb:	75	Total Gain:	0
Indoor RH:	50	Load SHR:	0.00
Supply Airflow:	0	Entering Dry Bulb:	0
.	.	Entering Wet Bulb:	0

Heating:

Outdoor Dry Bulb:	30	Sensible Loss:	57,993
Indoor Dry Bulb:	70	Entering Dry Bulb:	63.5
Indoor RH:	30	Supply Airflow:	706

Equipment Performance Data at System Design Conditions

Cooling:

Model Type: ,
 Manufacturer:

Interpolation Results:

		<u>Load</u>	<u>Percent of Load</u>
Sensible Capacity:	0	0	0%
Latent Capacity:	0	0	0%
Total Capacity:	0	0	0%

Heating:

Model Type: , Model: , Manufacturer:

Results:

		<u>Load</u>	<u>Percent of Load</u>
Heating Capacity:	0	57,993	0%



Manual S Performance Data - System 3 - Another Additional System

Loads and Design Conditions

Cooling:

Outdoor Dry Bulb:	0	Sensible Gain:	0
Outdoor Wet Bulb:	73	Latent Gain:	0
Indoor Dry Bulb:	75	Total Gain:	0
Indoor RH:	50	Load SHR:	0.00
Supply Airflow:	0	Entering Dry Bulb:	0
.	.	Entering Wet Bulb:	0

Heating:

Outdoor Dry Bulb:	30	Sensible Loss:	57,993
Indoor Dry Bulb:	70	Entering Dry Bulb:	63.5
Indoor RH:	30	Supply Airflow:	706

Equipment Performance Data at System Design Conditions

Cooling:

Model Type: ,
 Manufacturer:

Interpolation Results:

		<u>Load</u>	<u>Percent of Load</u>
Sensible Capacity:	0	0	0%
Latent Capacity:	0	0	0%
Total Capacity:	0	0	0%

Heating:

Model Type: , Model: , Manufacturer:

Results:

		<u>Load</u>	<u>Percent of Load</u>
Heating Capacity:	0	57,993	0%



System 1 Room Load Summary

Room No Name	Area SF	Htg Sens Btuh	Min Htg CFM	Run Duct Size	Run Duct Vel	Clg Sens Btuh	Clg Lat Btuh	Min Clg CFM	Act Sys CFM
---Zone 1---									
1 Great Room	399	8,241	110	0-0	0	11,207	400	524	524
2 Dining	209	3,857	52	0-0	0	2,634	0	123	123
3 Kitchen	264	4,785	64	0-0	0	3,669	0	172	172
4 Master Bedroom	360	7,868	105	0-0	0	7,147	400	334	334
5 Laundry/ Mud room	104	2,257	30	0-0	0	1,320	0	62	62
6 Loft	256	13,379	179	0-0	0	16,144	0	755	755
7 Master Bath	180	1,900	25	0-0	0	1,226	0	57	57
8 Bedroom 3	204	5,337	71	0-0	0	2,590	200	121	121
9 Bath 2	91	1,083	14	0-0	0	868	200	41	41
10 Bedroom 2	195	4,150	55	0-0	0	3,278	200	153	153
- Ventilation	-	3,207	-	-	-	1,924	855	-	-
- Duct Latent	-	-	-	-	-	-	460	-	-
- Return Duct	-	1,927	-	-	-	4,053	489	-	-
- System 1 total	2,262	57,993	706	-	-	56,060	3,203	2,342	2,342

Cooling System Summary

	Cooling Tons	Sensible/Latent Split	Sensible Btuh	Latent Btuh	Total Btuh
Net Required:	4.94	95% / 5%	56,060	3,203	59,263



Equipment Data - System 1 - Main

Cooling

System Type:	Air Source Heat Pump
Outdoor Model:	RP1560AC1
Indoor Model:	RH1T6024STAN
Outdoor Manufacturer:	RHEEM
Description:	Air Source Heat Pump
AHRI Reference No.:	201631073
Capacity:	58000
Efficiency:	15 SEER

Heating

System Type:	Air Source Heat Pump
Model:	RP1560AC1
Manufacturer:	RHEEM
Description:	Air Source Heat Pump
Capacity:	56000
Efficiency:	9 HSPF