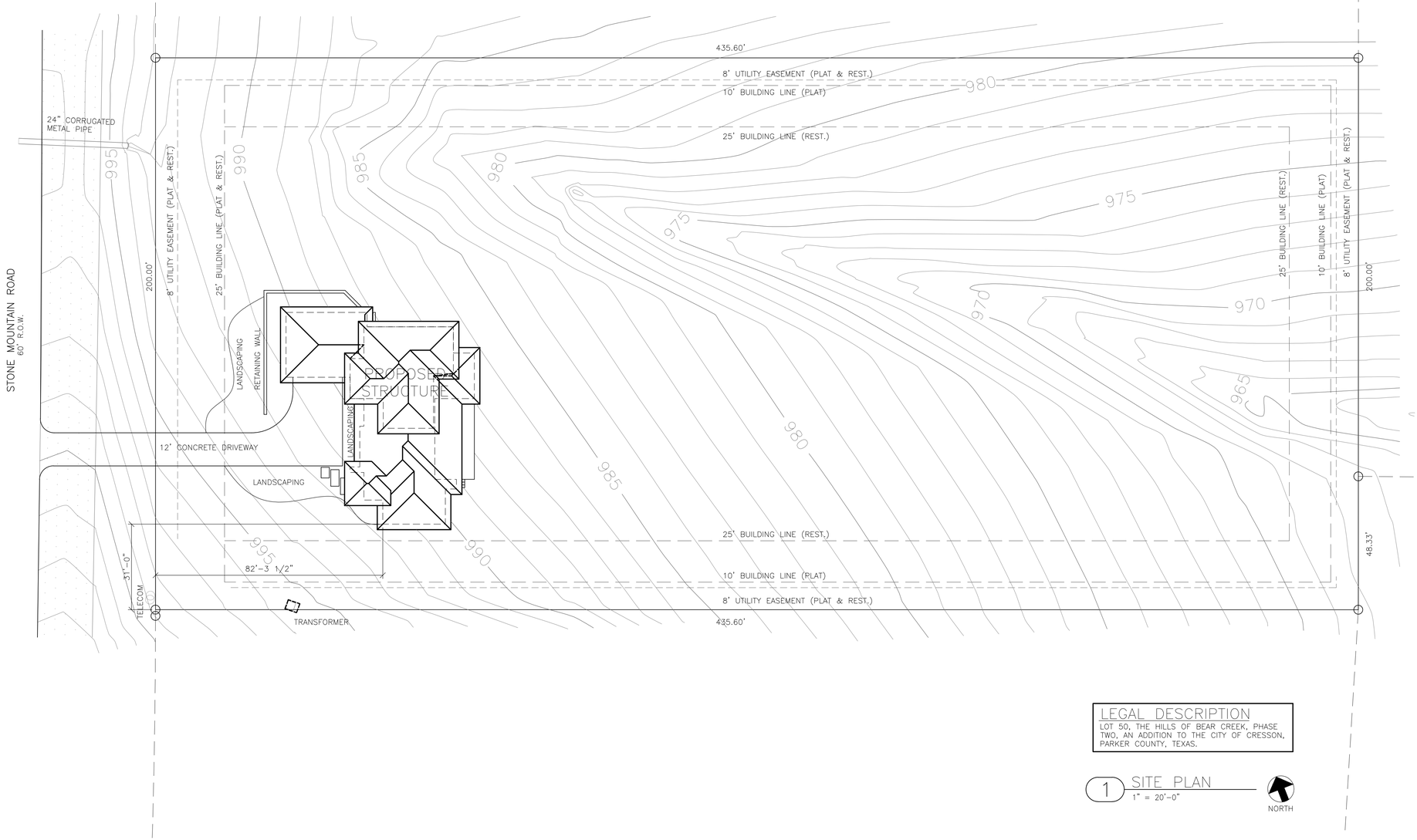

LEGAL DESCRIPTION

LOT 50, THE HILLS OF BEAR CREEK, PHASE TWO, AN ADDITION TO THE CITY OF CRESSON, PARKER COUNTY, TEXAS.

1 SITE PLAN
1" = 20'-0"

A DESIGN FOR
JRK DESIGN HOLDINGS
STONE MOUNTAIN ROAD
CRESSON, TX 76035

6800 Manhattan Blvd.
Suite 500B
Fort Worth, TX. 76120
phone. 817.680.5921
www.jrkdesign.us

PLAN NO.
TX-16025
A100

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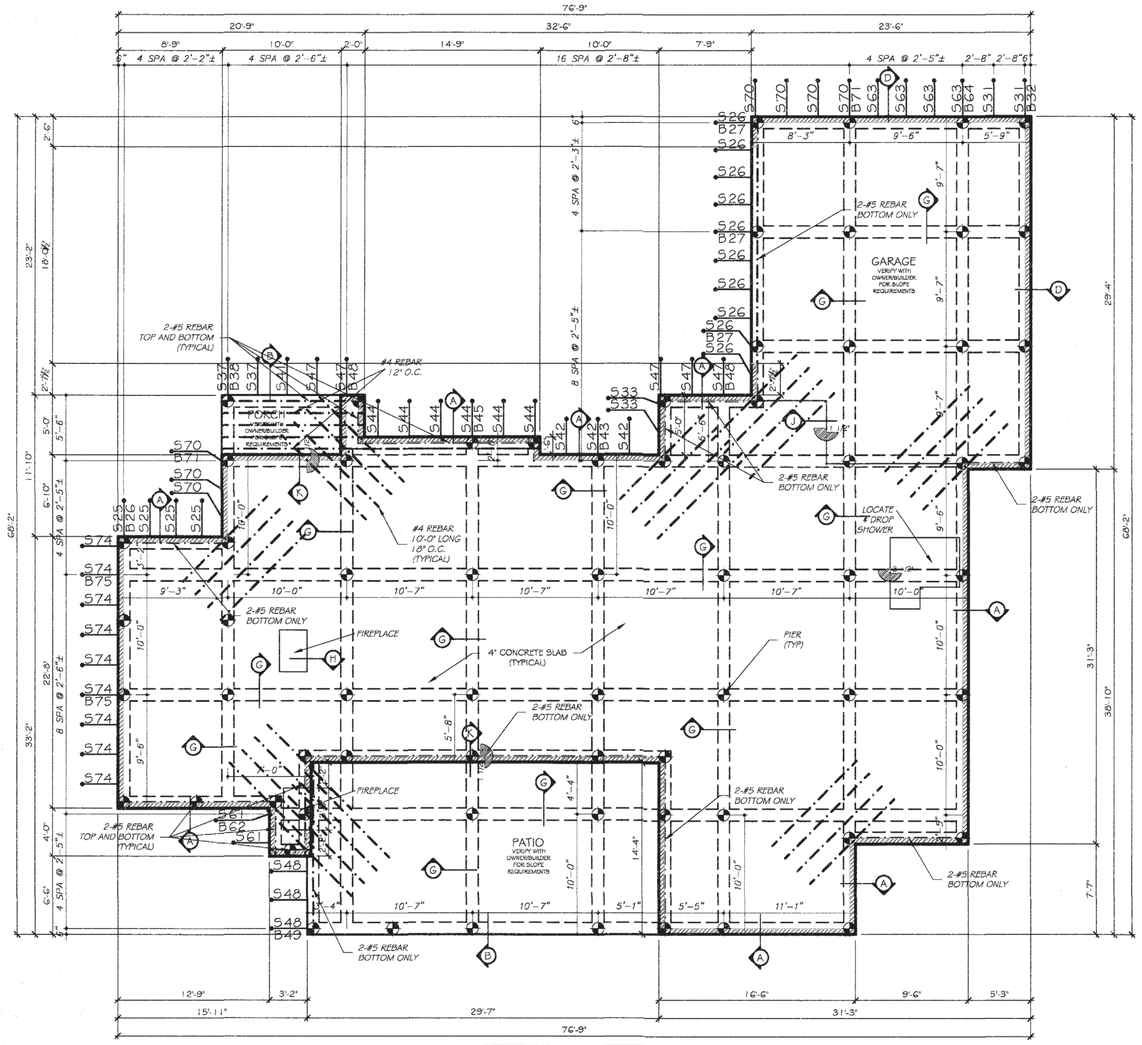


(B) BEAM STRANDS	
Length	Quantity
49	1
62	1
75	2
26	1
71	2
38	1
48	2
45	1
43	1
27	3
64	1
32	1

(S) SLAB STRANDS	
Length	Quantity
48	3
61	2
74	9
25	4
70	7
37	2
41	1
47	5
44	6
42	3
33	2
26	10
63	4
31	2

This foundation plan requires 77 post tension strands.

Modification of this structural design without prior written consent of Barnett-Herron Engineering, Inc. will void any responsibility by Barnett-Herron Engineering, Inc. with regard to liability associated with the performance of this engineered foundation. Owner/Builder shall comply with soils report.

Concrete may experience cosmetic and minor cracking which does not affect the structural integrity of the foundation. This can be expected and is considered normal in the North Texas Area. Barnett-Herron Engineering, Inc. cannot be held responsible for any cracking that may occur in the concrete. Movement will occur in the soil and may crack and shift the concrete. Effort has been taken to reduce the amount of movement. B-HEI, Inc. cannot insure that shifting of the slab will not occur. It is very important that the soil be stable for the foundation to rest on.

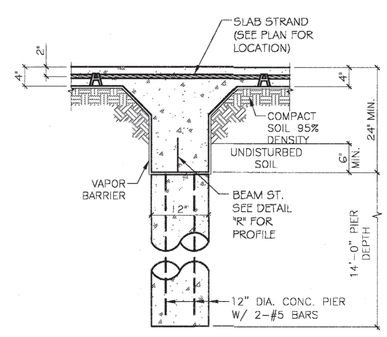
If these plans are utilized the owner/builder agrees that the maximum liability shall be equivalent to the amount received for the design.

NOTE: If fill is encountered, proof-roll pad site.

NOTE:
A moisture barrier of polyethylene sheeting or similar material should be placed between the foundation and the subgrade.

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions. All piping shall be placed beneath the concrete foundation including the electrical, plumbing and all other piping.

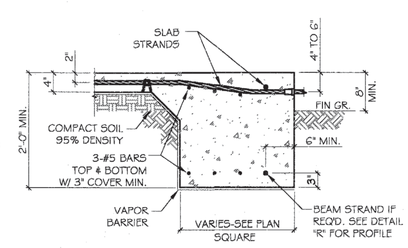
Watering around the foundation will help keep the soil at a stable condition. The soil around the foundation needs to remain damp at all times. Wetting of the ground can be done to obtain the correct amount of moisture needed. The moisture needed depends on the weather changes from the rainy days to the dry days. Proper maintenance of the ground around the foundation may be necessary if expansive clay soils are present.



TYPICAL PIER DETAIL

NTS

NOTE:
COLUMN SUPPORTS ARE REQUIRED BY B-HEI TO ENSURE STRUCTURAL STABILITY OF FOUNDATION AND ARE NOT TO BE CONSIDERED OPTIONAL. FAILURE TO INCLUDE COLUMN SUPPORTS RELIEVES B-HEI OF LIABILITY ASSOCIATED WITH THEIR OMISSION. OMISSION WILL RESULT IN AUTOMATIC FAILURE OF ANY SUBSEQUENT INSPECTION PERFORMED BY B-HEI.



COLUMN SUPPORT

NTS

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

TOTAL SLAB: 3,363sq. ft.

UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE 12" W x 24" D MINIMUM.

STATE OF TEXAS
PHILLIP JOHN BARNETT
45837
REGISTERED PROFESSIONAL ENGINEER
7-25-17

BARNETT - HERRON ENGINEERING INC.
TEXAS REGISTERED ENGINEERING FIRM
F-2004

JRK DESIGN

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(817) 599 - 4279 FAX
BARNETT - HERRON ENGINEERING, INC.

LOT 50
STONE MOUNTAIN ROAD
CRESSON, TEXAS

Job No : 170627
Drawn : JLT
Checked: PJB
Date : 07-25-2017
Revised:

Sheet Number
1
of 2 Sheets

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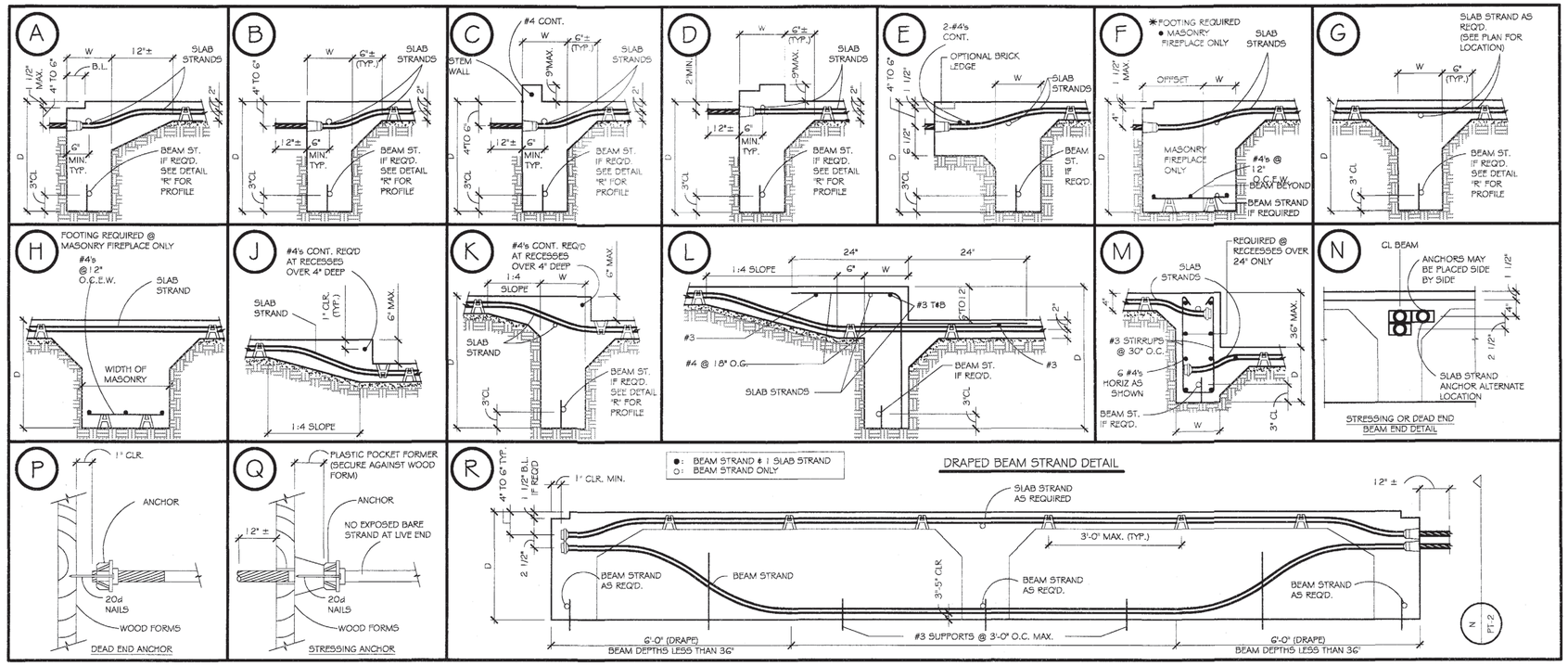

MATERIALS

1. All concrete shall have a minimum compressive strength F = 3500 psi at 28 days. Compressive strength at time of stressing fci shall be at least 2500 psi preferably within 7-10 days of concrete placement.

The concrete mix designs shall be proportioned to minimize the adverse affects of climate at the time of year the concrete is placed. Use of workability admixtures and air entrainment is permitted and must be noted on designs. Admixtures, if used, should impart the proper use of low water content, good flowabilty, minimum bleed and expansion if desired. Its formulation should contain no chemicals that may have harmful affects on the pre-stressing steel or cement. Admixtures containing chlorides, fluorides, sulphites and nitrates are not permitted. Fly ash permitted only with written approval of design engineer of record.

2. All reinforcing steel shall be new steel conforming to A.S.T.M. A-615 grade 60 except #3 bars may be grade 40. Reinforcement should be free of rust and deletenous materials.

3. The post-tensioning system and materials shall conform to the Post-Tensioning Institute (PTI) specifications for un-bonded single strand tensions and conform to ACI 318 Chapter 18 or ACI Report #423, 3R-83.

All pre-stressing steel shall be ½" diameter, 270ksi seven wire low - relaxation strand manufactured in accordance with ASTM A-416, free from corrosion and coated with corrosion protective coating (grease), and shall be sheathed in high density polyethylene or poly propylene. Minimum sheathing thickness shall be 0.025".

Tensile stresses at tendons shall not exceed .8 F due to tendon jacking force and .7 F at anchorages and couplers, immediately after tendon anchorages. (F = 270 ksi)

CONSTRUCTION:

1. Before proceeding with any work or ordering all materials, the contractor and/or sub-contractors shall verify all dimensions and location of building components. Coordinate with architectural drawings for any openings, crosses, etc.

2. All fill material shall have a plasticity index between 5 and 12 and must be compacted as follows unless specified otherwise by a Geotechnical engineer.

a) Cohesive Soils (Clay)
- Slab on grade's compact to minimum 95% of ASTM D 698 (Standard Proctor).
- Pivered: compact to minimum 90% of ASTM D 698.

Maintain moisture at 3% to 4% above optimum.

b) Non-cohesive Soils (Sand and Silt): compact to a relative density between 75% and 85% at a moisture content above 7%.

Compacted fill shall extend a minimum of 10'-0" beyond the foundation perimeter.

3. Trenchers for plumbing lines shall not be located directly under (parallel to) grade beams. Place plumbing lines perpendicular to beams. Place backfill in conformance with note 2.

4. All beams must be founded a minimum of 6 inches into undisturbed soil or properly compacted fill, unless specified otherwise by a Geotechnical engineer. Beam depths may be increased to a maximum of 34 inches to meet minimum depth requirements without additional reinforcement.

5. If firm rock is encountered during trenching for beams, beam depth may be reduced. Beams need to penetrate rock only to achieve a minimum beam depth of 12 inches with a minimum rock embedment of 4 inches. Depth to "solid rock" shall be determined by a Geotechnical engineer.

6. Piers may be used only when specially designed and detailed on plans. Partial piering of foundation is strictly forbidden.

7. Delivery of post-tensioning materials should be scheduled to insure that materials are not exposed to weather for an extended period.

8. All strands shall be color or number coded to ensure easy placement in the filed.

9. All strand placement and stressing shall be under the supervision of an individual qualified and experienced in the post-tensioned industry. Dead ends and stressing ends may be reversed at contractor's option. Construction joints are not permitted unless specifically detailed on plans.

10. If strand sheathing is damaged and the strand is exposed more than 2" it should be repaired to prevent bonding of concrete to strand. This does not apply within 14" of the dead end anchor. No exposed bare strand is permitted close to stressing anchor. (Refer to detail Q)

11. Sufficient support bars and chairs shall be provided to maintain proper practice during concrete placement. Strand and bars shall be supported on chairs and tied at all intersections at 3'-0" maximum spacing.

12. Provide 1 ½" clearance to strand at all plumbing stocks, block outs, etc. Horizontal deviations should be transitioned at a 5:1 minimum.

13. Concrete placement shall be done in such a manner as to insure that the alignment of strand and reinforcing steel does not change.

14. Strand placement shall conform to the following tolerances: ½" vertical, 12" horizontal (5:1 transition required) in slab and 1" vertical, 1" horizontal in beams.

15. Insure proper vibration of concrete around anchorages. Anchors and grommets must be securely fastened to form boards to prevent entry of cement paste into wedge seating area.

16. All stressing shall be done with a hydraulic jack equipped with an accurate, calibrated pressure gauge. Strands shall be cut at 1" from the wedges and all stressing pockets shall be clean of grease and dirt and filled with grout within seven days after stressing operation.

17. Barnett-Herron Engineering, Inc. recommends tool joints in exterior brick veneer at approximately 20'-0" on center.

DESIGN:

1. The post-tensioning design of this foundation structure has been evaluated using the latest recommendation as set forth by the Post-Tensioning Institute in their publication: Design and Construction of Post-Tensioned Slabs-on-Ground and standard engineering practices.

2. The post-tensioned slab-on-grade design shown reflects the minimum requirements needed to allow this structural system to adequately perform in conjunction with the soil parameter provided by the Geotechnical engineer. The intent is not to eliminate, but instead, to limit excessive foundation flexure so that differential movement will not cause unreasonable distress.

3. Framework above the foundation should be designed to resist differential movements associated with the existing plastic soils. This should include expansion joints in the brick veneer.

4. Care should be taken to maintain an even soil moisture content around the foundation so that differential soil movement is limited. Grading and drainage should be provided so that water does not collect near or under the foundation. Heavy vegetation (such as trees) within 10 feet of the perimeter of the foundation may cause excessive desiccation of the surrounding soils.

5. A moisture barrier of polyethylene sheeting or similar material should be placed between the foundation and subgrade.

UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE 12" W x 24" D MINIMUM.

STATE OF TEXAS
PHILLIP JOHN BARNETT
45837
REGISTERED PROFESSIONAL ENGINEER
7-05-17

BARNETT - HERRON ENGINEERING INC.
TEXAS REGISTERED ENGINEERING FIRM
F-2004

DETAIL SHEET
SCALE: VARIES

JRK DESIGN

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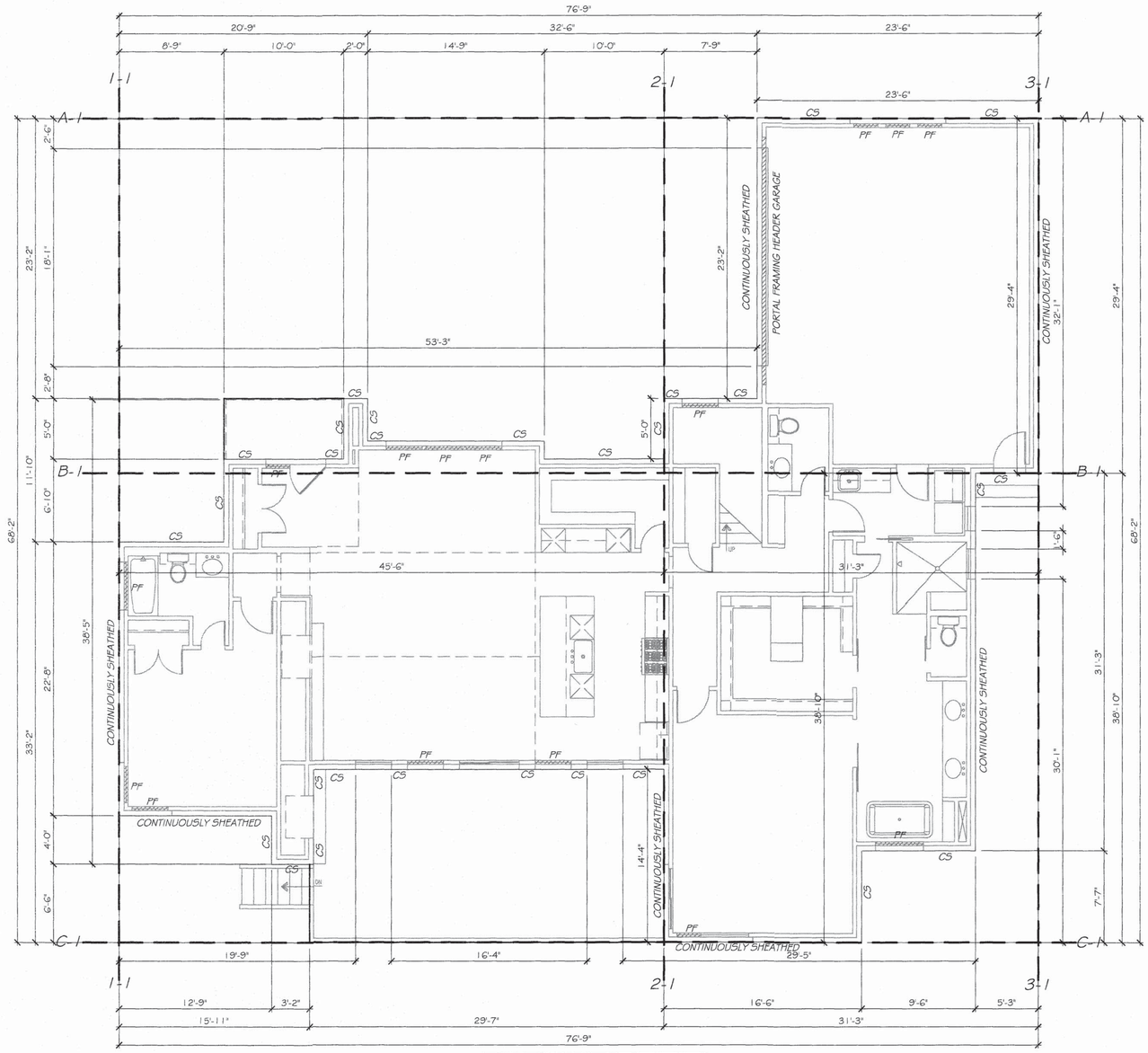
BARNETT - HERRON ENGINEERING, INC.

LOT 50
STONE MOUNTAIN ROAD
CRESSON, TEXAS

Job No : 170627
Drawn : JLT
Checked: PJB
Date : 07-25-2017
Revised:

Sheet Number
2
of 2 Sheets

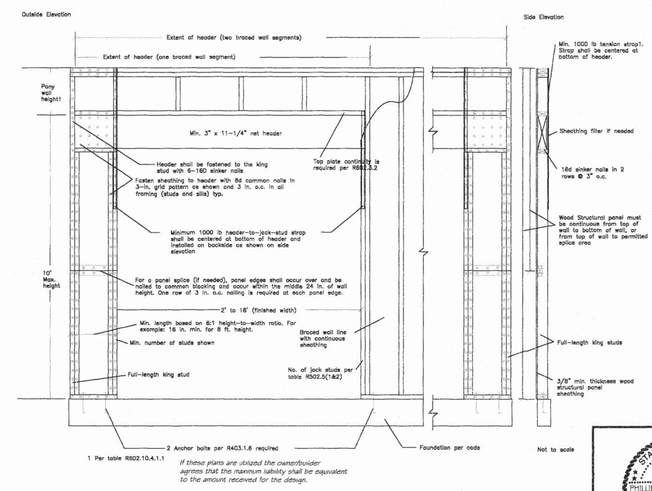


VERIFY ALL DIMENSIONS WITH OWNER/BUILDER

REQUIRED LENGTHS	
1-1	12.91'
2-1	12.91'
3-1	9.03'
A-1	8.51'
B-1	11.09'
C-1	11.09'

PROVIDED LENGTHS	
1-1	38.42'
2-1	42.50'
3-1	63.67'
A-1	23.50'
B-1	58.50'
C-1	65.50'

OVER CONCRETE OR MASONRY BLOCK FOUNDATION



If these plans are utilized the owner/builder agrees that the maximum liability shall be equivalent to the amount received for the design.

WIND BRACE

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

TOTAL SLAB: 3,363sq. ft.

STATE OF TEXAS
PHILLIP JOHN BARNETT
45837
REGISTERED PROFESSIONAL ENGINEER
7-26-17

BARNETT - HERRON
ENGINEERING INC.
TEXAS REGISTERED
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JRK DESIGN

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BARNETT - HERRON ENGINEERING, INC.

LOT 50
STONE MOUNTAIN ROAD
CRESSON, TEXAS

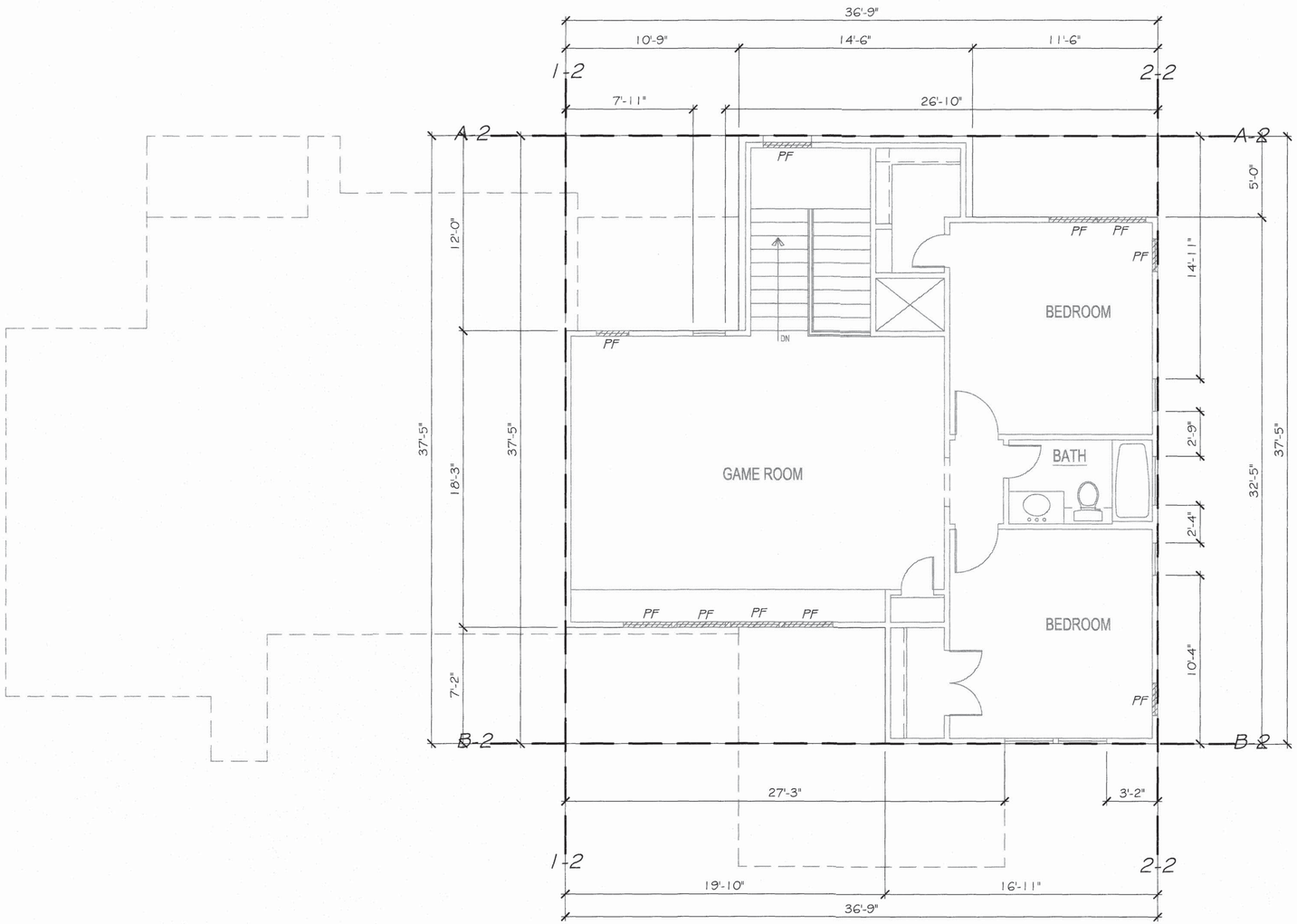
WIND BRACE

Job No : 170654
Drawn : JLT
Checked: PJB
Date : 07-26-2017
Revised:

Sheet Number
1
of 3 Sheets

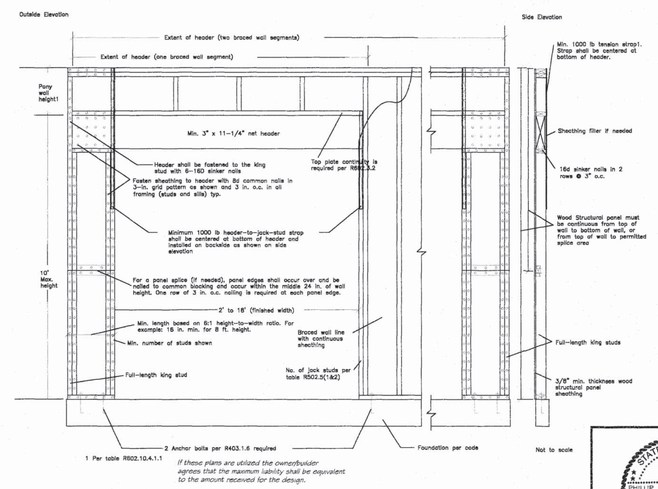
REQUIRED LENGTHS	
1-2	3.74'
2-2	3.74'
A-2	3.78'
B-2	3.78'

PROVIDED LENGTHS	
1-2	37.42'
2-2	30.33'
A-2	34.75'
B-2	30.42'



VERIFY ALL DIMENSIONS WITH OWNER/BUILDER

OVER CONCRETE OR MASONRY BLOCK FOUNDATION



If these plans are utilized the owner/builder agrees that the maximum liability shall be equivalent to the amount received for the design.

WIND BRACE

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

TOTAL SLAB: 1,046sq. ft.

STATE OF TEXAS
PHILLIP JOHN BARNETT
45637
REGISTERED PROFESSIONAL ENGINEER
7-26-17

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ENGINEERING INC.
TEXAS REGISTERED
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F-2004

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ENGINEERING, INC.

LOT 50
STONE MOUNTAIN ROAD
CRESSON, TEXAS

WIND
BRACE

Job No : 170854
Drawn : JLT
Checked: PJB
Date : 07-26-2017
Revised:

Sheet Number
2
of 3 Sheets

WALL-BRACING Length Calculator

SIMPSON Strong-Tie

Report Application Issues or Provide Customer Feedback (https://app.smartsheet.com/b/form?)

About WBLC

2015 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: JRK DESIGN

ADDRESS: LOT 50 STONE MOUNTAIN ROAD, CRESSON, TEXAS

WALL DIRECTION: Side To Side

SEISMIC DESIGN CATEGORY: B

ULTIMATE DESIGN WIND SPEED: 110 mph

WIND EXPOSURE CATEGORY: B

	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1
Inputs			
Braced-Wall-Line Location	1st of 2-story	1st of 2-story	1st of 2-story
Eave to Ridge Height	6 ft	6 ft	6 ft
Braced-Wall-Line Spacing	45.50 ft	45.50 ft	31.25 ft
Wall Height	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes
Holdown Device Used	No	No	No
WIND			
Tabulated Wind Bracing Amount	11.375 ft	11.375 ft	6.2125 ft
Exposure Height Factor	1	1	1
Eave-to-Ridge Height Factor	0.88	0.88	0.88
Wind Wall Height Factor	0.95	0.95	0.95
Number of BWL Factor	1.3	1.3	1.3
Holdown Factor	1	1	1
Blocked Joint Factor	1	1	1
Gypsum on Inside Factor	1	1	1
Wind GB Construction Factor	1	1	1
Required Wind Bracing Amount	12.91 ft	12.91 ft	9.03 ft
RESULTS			
Length of Wall Bracing Required	**12.91 ft**	**12.91 ft**	**9.03 ft**

NOTES

This wall-bracing evaluation is based on the 2015 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.

WALL-BRACING Length Calculator

SIMPSON Strong-Tie

Report Application Issues or Provide Customer Feedback (https://app.smartsheet.com/b/form?)

About WBLC

2015 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: JRK DESIGN

ADDRESS: LOT 50 STONE MOUNTAIN ROAD, CRESSON, TEXAS

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: B

ULTIMATE DESIGN WIND SPEED: 110 mph

WIND EXPOSURE CATEGORY: B

	Wall Line A-1	Wall Line B-1	Wall Line C-1
Inputs			
Braced-Wall-Line Location	1st of 2-story	1st of 2-story	1st of 2-story
Eave to Ridge Height	6 ft	6 ft	6 ft
Braced-Wall-Line Spacing	29.33 ft	38.83 ft	38.83 ft
Wall Height	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes
Holdown Device Used	No	No	No
WIND			
Tabulated Wind Bracing Amount	7.8325 ft	10.2075 ft	10.2075 ft
Exposure Height Factor	1	1	1
Eave-to-Ridge Height Factor	0.88	0.88	0.88
Wind Wall Height Factor	0.95	0.95	0.95
Number of BWL Factor	1.3	1.3	1.3
Holdown Factor	1	1	1
Blocked Joint Factor	1	1	1
Gypsum on Inside Factor	1	1	1
Wind GB Construction Factor	1	1	1
Required Wind Bracing Amount	8.51 ft	11.09 ft	11.09 ft
RESULTS			
Length of Wall Bracing Required	**8.51 ft**	**11.09 ft**	**11.09 ft**

NOTES

This wall-bracing evaluation is based on the 2015 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.

WALL-BRACING Length Calculator

SIMPSON Strong-Tie

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About WBLC

2015 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: JRK DESIGN

ADDRESS: LOT 50 STONE MOUNTAIN ROAD, CRESSON, TEXAS

WALL DIRECTION: Side To Side

SEISMIC DESIGN CATEGORY: B

ULTIMATE DESIGN WIND SPEED: 110 mph

WIND EXPOSURE CATEGORY: B

	Wall Line 1-2	Wall Line 3-2
Inputs		
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	6 ft	6 ft
Braced-Wall-Line Spacing	36.75 ft	36.75 ft
Wall Height	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes
Horizontal Joints Blocked	Yes	Yes
Holdown Device Used	No	No
WIND		
Tabulated Wind Bracing Amount	5.175 ft	5.175 ft
Exposure Height Factor	1	1
Eave-to-Ridge Height Factor	0.76	0.76
Wind Wall Height Factor	0.95	0.95
Number of BWL Factor	1	1
Holdown Factor	1	1
Blocked Joint Factor	1	1
Gypsum on Inside Factor	1	1
Wind GB Construction Factor	1	1
Required Wind Bracing Amount	3.74 ft	3.74 ft
RESULTS		
Length of Wall Bracing Required	**3.74 ft**	**3.74 ft**

NOTES

This wall-bracing evaluation is based on the 2015 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.

WALL-BRACING Length Calculator

SIMPSON Strong-Tie

Report Application Issues or Provide Customer Feedback (https://app.smartsheet.com/b/form?)

About WBLC

2015 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: JRK DESIGN

ADDRESS: LOT 50 STONE MOUNTAIN ROAD, CRESSON, TEXAS

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: B

ULTIMATE DESIGN WIND SPEED: 110 mph

WIND EXPOSURE CATEGORY: B

	Wall Line A-2	Wall Line B-2
Inputs		
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	6 ft	6 ft
Braced-Wall-Line Spacing	37.42 ft	37.42 ft
Wall Height	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes
Horizontal Joints Blocked	Yes	Yes
Holdown Device Used	No	No
WIND		
Tabulated Wind Bracing Amount	5.242 ft	5.242 ft
Exposure Height Factor	1	1
Eave-to-Ridge Height Factor	0.76	0.76
Wind Wall Height Factor	0.95	0.95
Number of BWL Factor	1	1
Holdown Factor	1	1
Blocked Joint Factor	1	1
Gypsum on Inside Factor	1	1
Wind GB Construction Factor	1	1
Required Wind Bracing Amount	3.78 ft	3.78 ft
RESULTS		
Length of Wall Bracing Required	**3.78 ft**	**3.78 ft**

NOTES

This wall-bracing evaluation is based on the 2015 International Residential Code. The user is responsible for ensuring that the project fits within the scope of the IRC and complies with the wall-bracing requirements of Sections R602.10, R602.11 and R602.12 as applicable.

1. One- and two-family dwellings and townhouses in Seismic Design Categories A and B and one- and two-family dwellings in Seismic Design Category C are exempt from the seismic requirements of the IRC. The length of wall bracing shall be in accordance with the requirements of Table R602.10.3(1) based on wind speed, including all applicable adjustment factors.
2. Braced-wall lines using the continuous sheathing methods shall be constructed in accordance with the requirements of Sections R602.10.4.2, R602.10.6.4, and R602.10.7, as applicable.
3. Braced-wall panels shall be located at each end of braced-wall lines and may begin up to 10 feet from the end in accordance with Figure R602.10.2.2. Corner construction for continuously sheathed methods shall be in accordance with Section R602.10.7.
4. The distance between braced wall panels shall not exceed 20 feet in accordance with Section R602.10.2.2.
5. Braced-wall-line spacing shall not exceed 60 feet on center.
6. Interior braced-wall-line spacing is the greater of the distance between two adjacent braced-wall lines or the average of the distance as selected by the designer.
7. Refer to the Strong-Wall® Bracing Selector (http://www2.strongtie.com/webapps/strongwallbracingselector/) for pre-engineered solutions when the required bracing amounts cannot be satisfied with prescriptive braced-wall panels. Simpson Strong-Tie® Wood and Steel Strong-Wall® shearwalls may be considered equivalent to the code braced-wall panel construction method WSP with gypsum board applied on the inside.
8. Mixing of intermittent bracing methods within a braced-wall line is permitted only in Seismic Design Categories A and B and for detached dwellings in Seismic Design Category C. The length of bracing required for the braced-wall line shall be the highest bracing length calculated for each method used within the braced-wall line.
9. Horizontal panel joints in braced-wall panels shall be blocked in accordance with Section R602.10.10.
10. Braced-wall lines shall have a minimum of two braced wall panels unless the provisions of Section R602.10.2.3 are satisfied.

WARNINGS

1. For buildings in SDC D0, D1, and D2 the user must ensure braced wall line spacing greater than 25 feet satisfies the requirements of Table R602.10.1.3.
2. The wall bracing provisions of the IRC may not be used in areas where wind design is required in accordance with Figure R301.2(4)B or where the ultimate design wind speed shown on Figure R301.2(4)A equals or exceeds 140 miles per hour.

Version 3.0.0

JRK DESIGN

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BARNETT - HERRON ENGINEERING, INC.

LOT 50
STONE MOUNTAIN ROAD
CRESSON, TEXAS

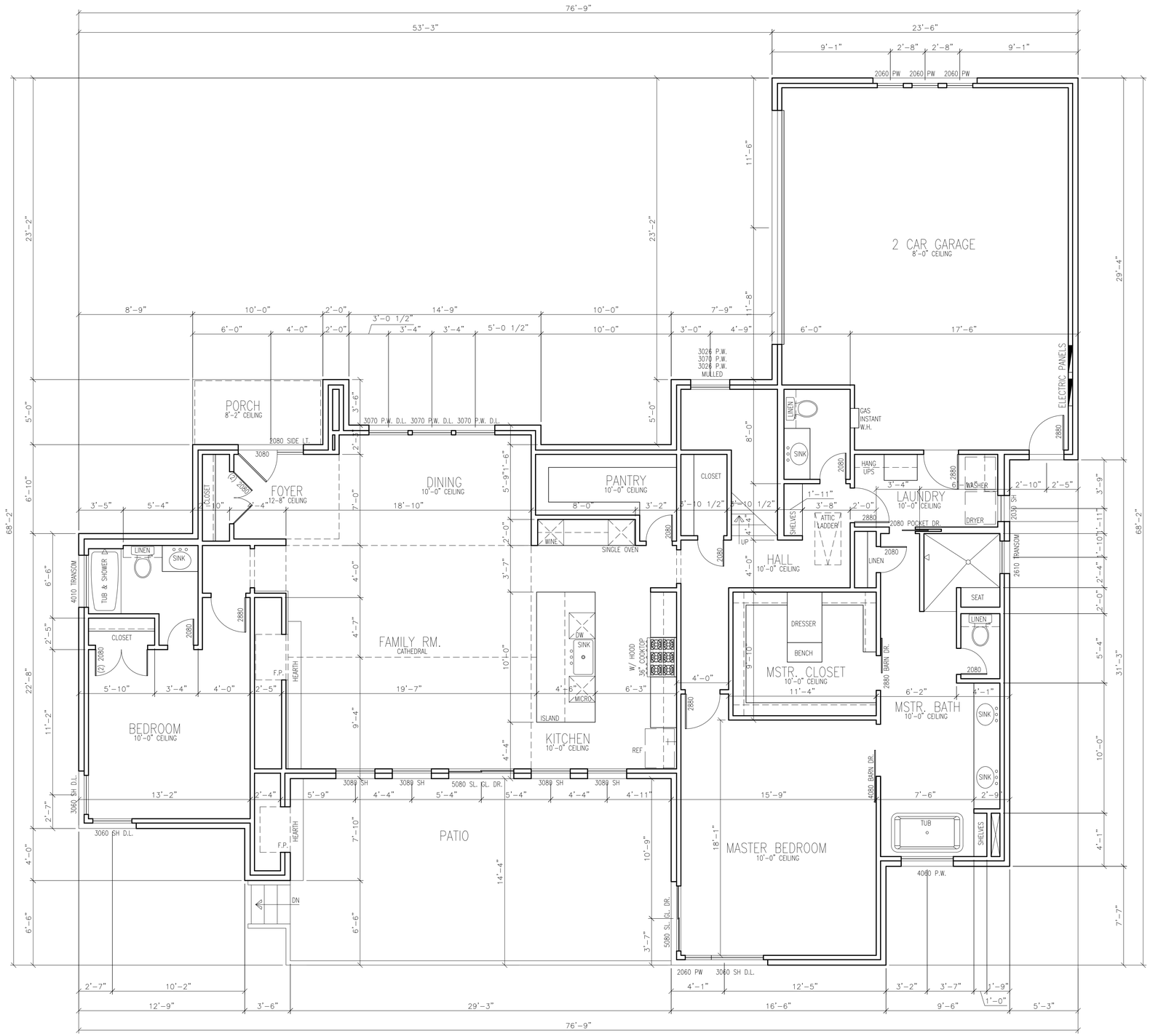
WIND BRACE

Job No : 170854
Drawn : JLT
Checked: PJB
Date : 07-26-2017
Revised:

STATE OF TEXAS
PHILLIP JOHN BARNETT
45837
REGISTERED PROFESSIONAL ENGINEER
7-26-17

BARNETT - HERRON ENGINEERING INC.
TEXAS REGISTERED ENGINEERING FIRM F-2004

Sheet Number
3
of 3 Sheets



1 FIRST FLOOR PLAN
1/4" = 1'-0"

NOTE:
REFERENCE SHEET A300 FOR WINDOW SCHEDULE

A DESIGN FOR
JRK DESIGN HOLDINGS
STONE MOUNTAIN ROAD
CRESSON, TX 76035

6800 Manhattan Blvd.
Suite 500B
Fort Worth, TX. 76120
phone. 817.680.5921
www.jrkdesign.us

SLAB SQFT.

2891 SQFT

SQFT CALCS.

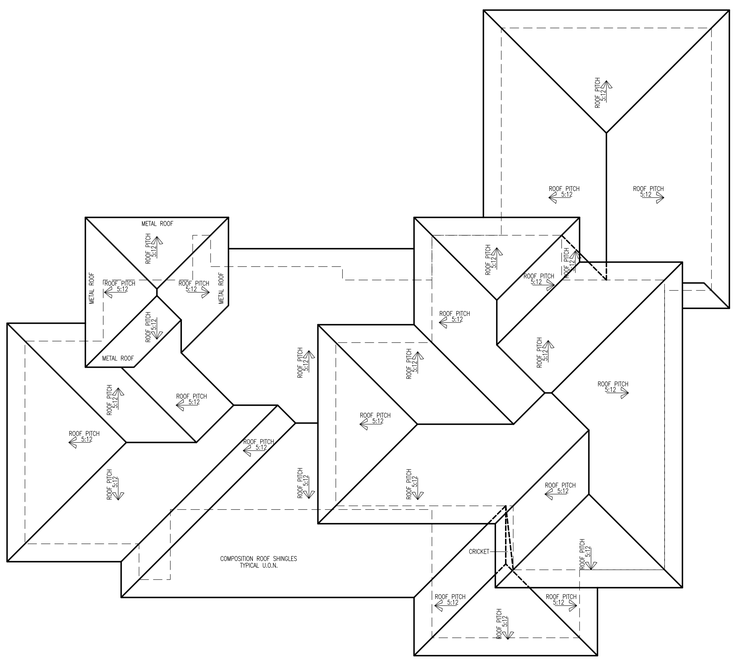
1ST. FLOOR	2214
2ND. FLOOR	933
TOTAL :	3147
PORCH:	56
GARAGE:	644
PATIO:	446
TOTAL UR:	4293

REVISION

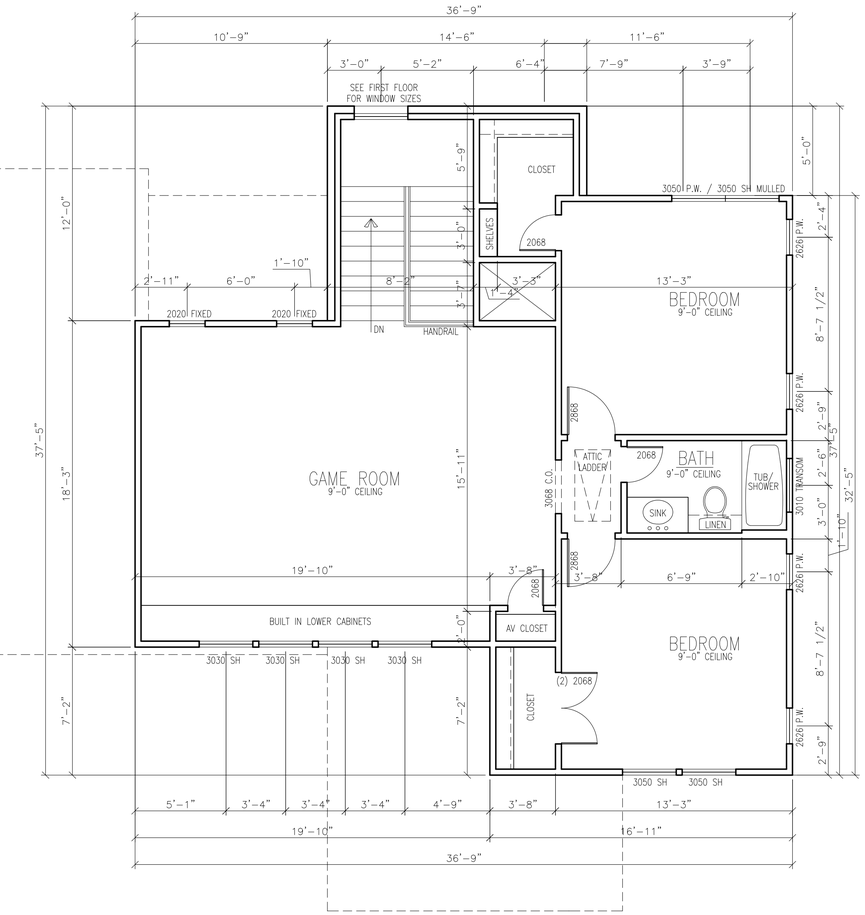
PLAN NO.

TX-16025

A200



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



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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REVISION

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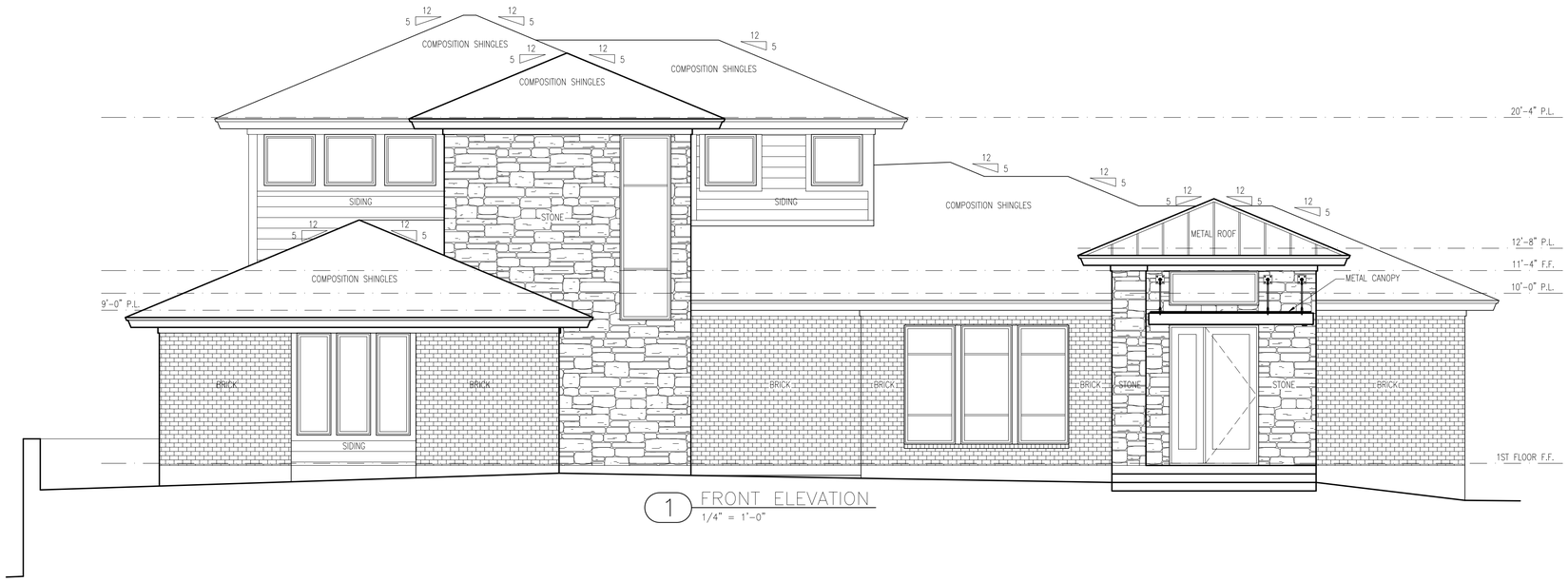
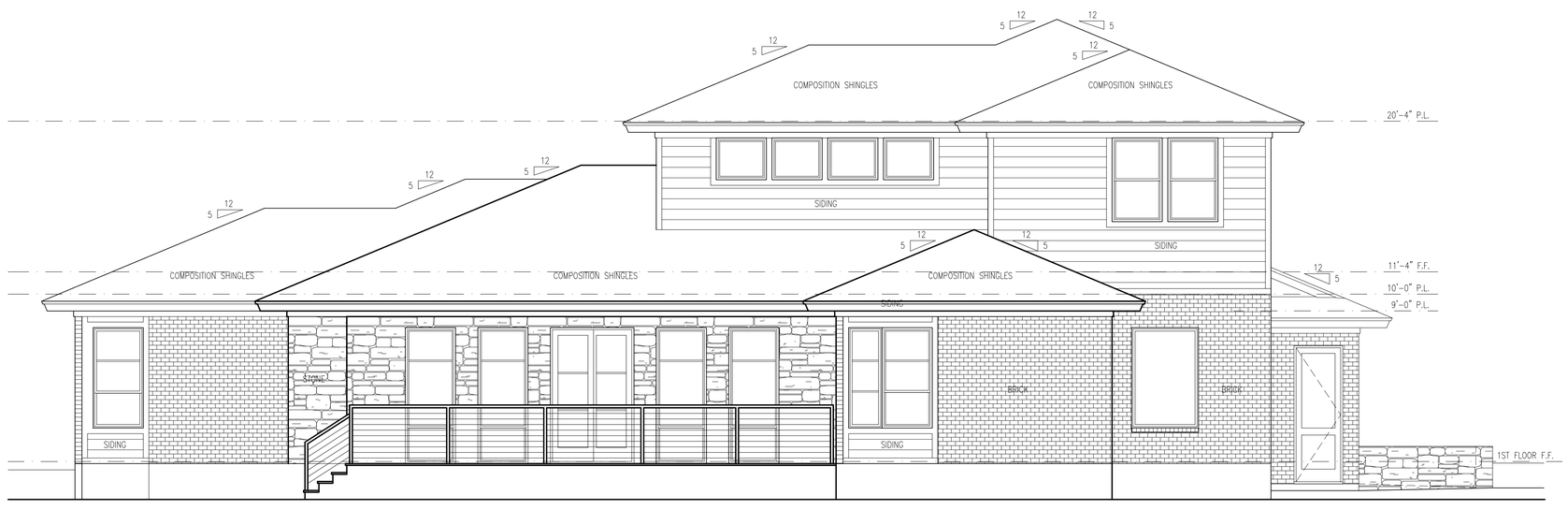
TX-16025

A201



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

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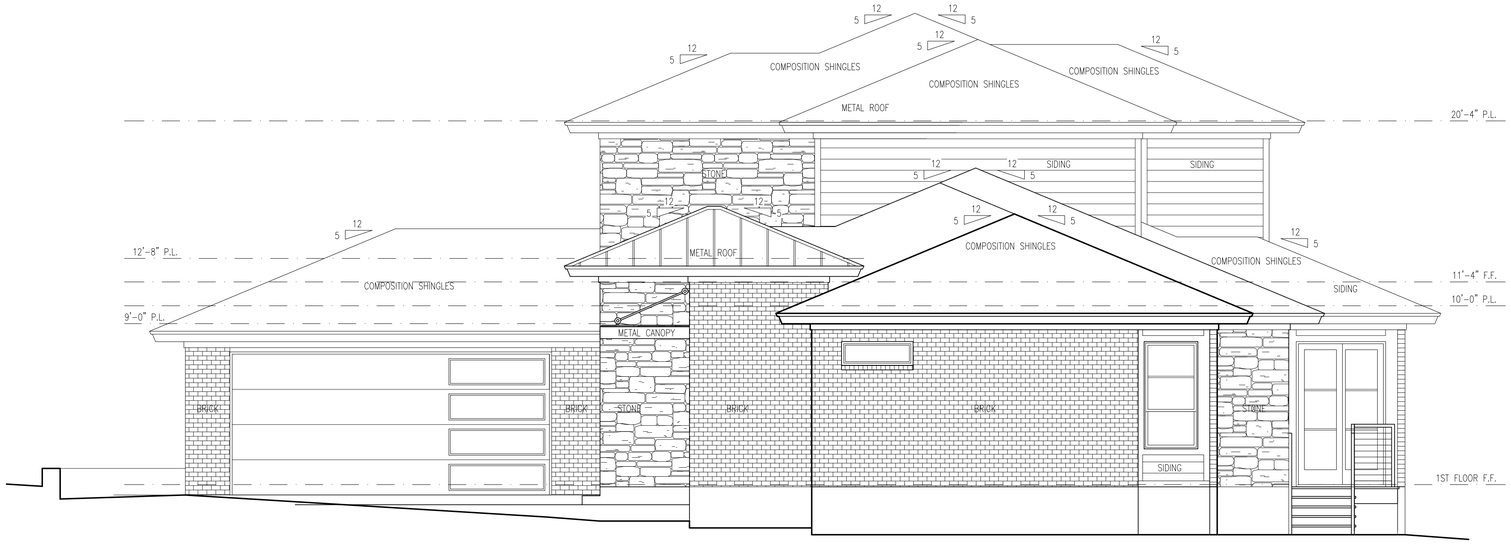
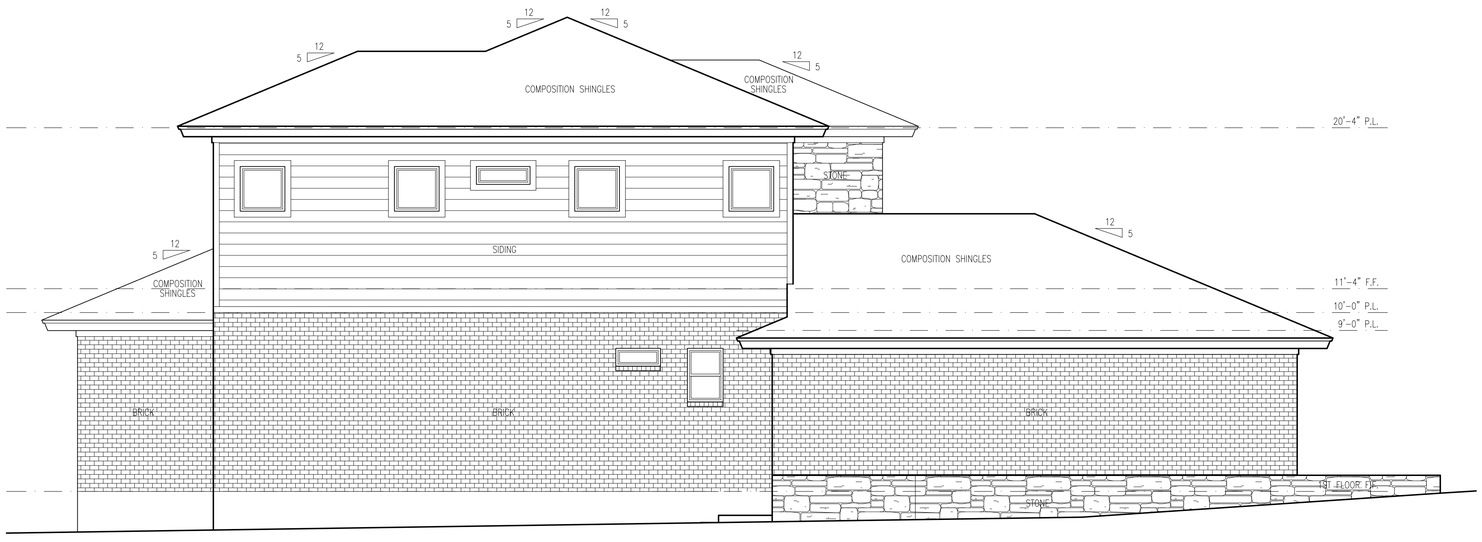
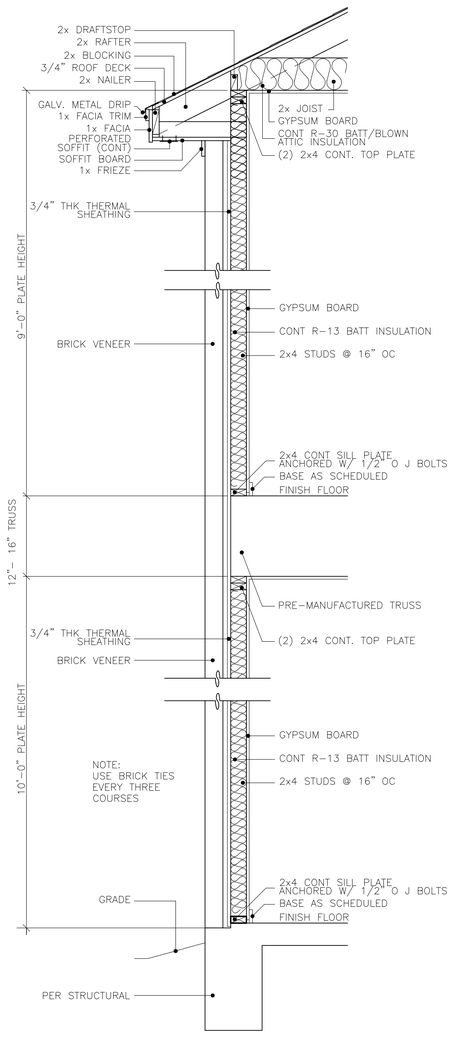


1 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"



NOTE:
THIS IS A TYPICAL DETAIL. REF. ELEVATIONS FOR MATERIAL CHANGES.

3 WALL SECTION (TYP)
1/4" = 1'-0"

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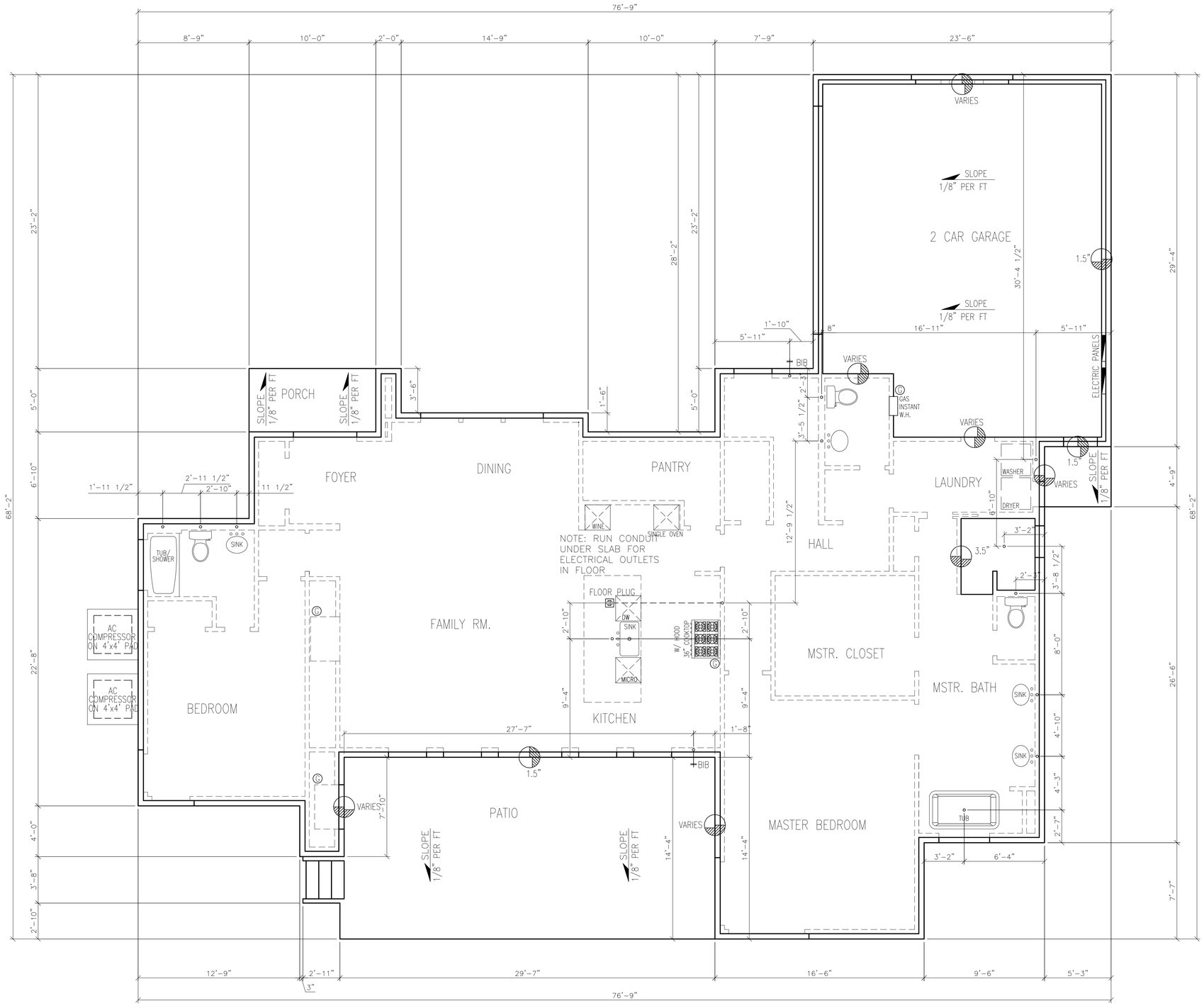
PLAN NO.
TX-16025
A301



1 FOUNDATION PROFILE, BASEMENT AND PLUMBING PLAN
1/4" = 1'-0"

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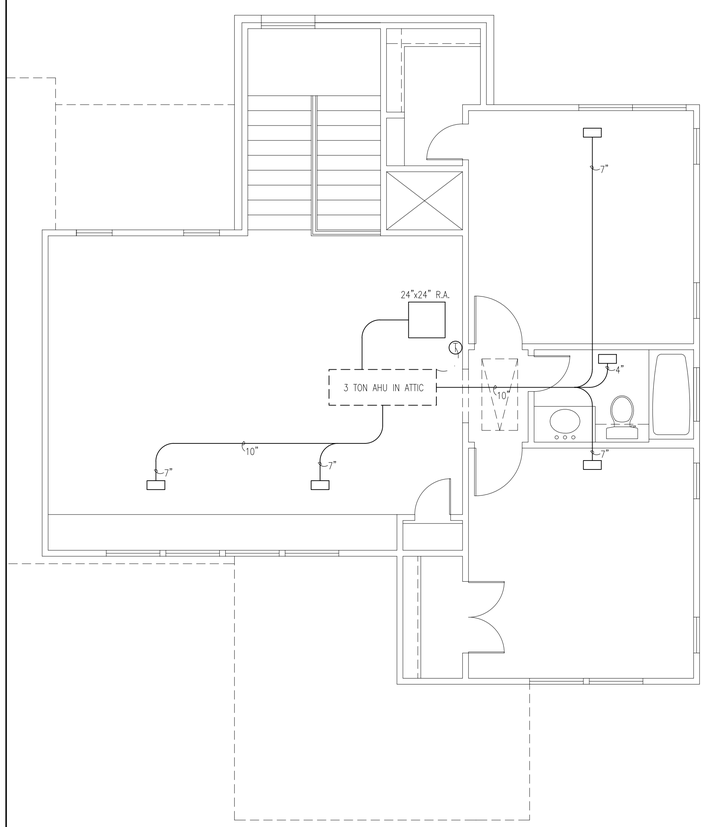
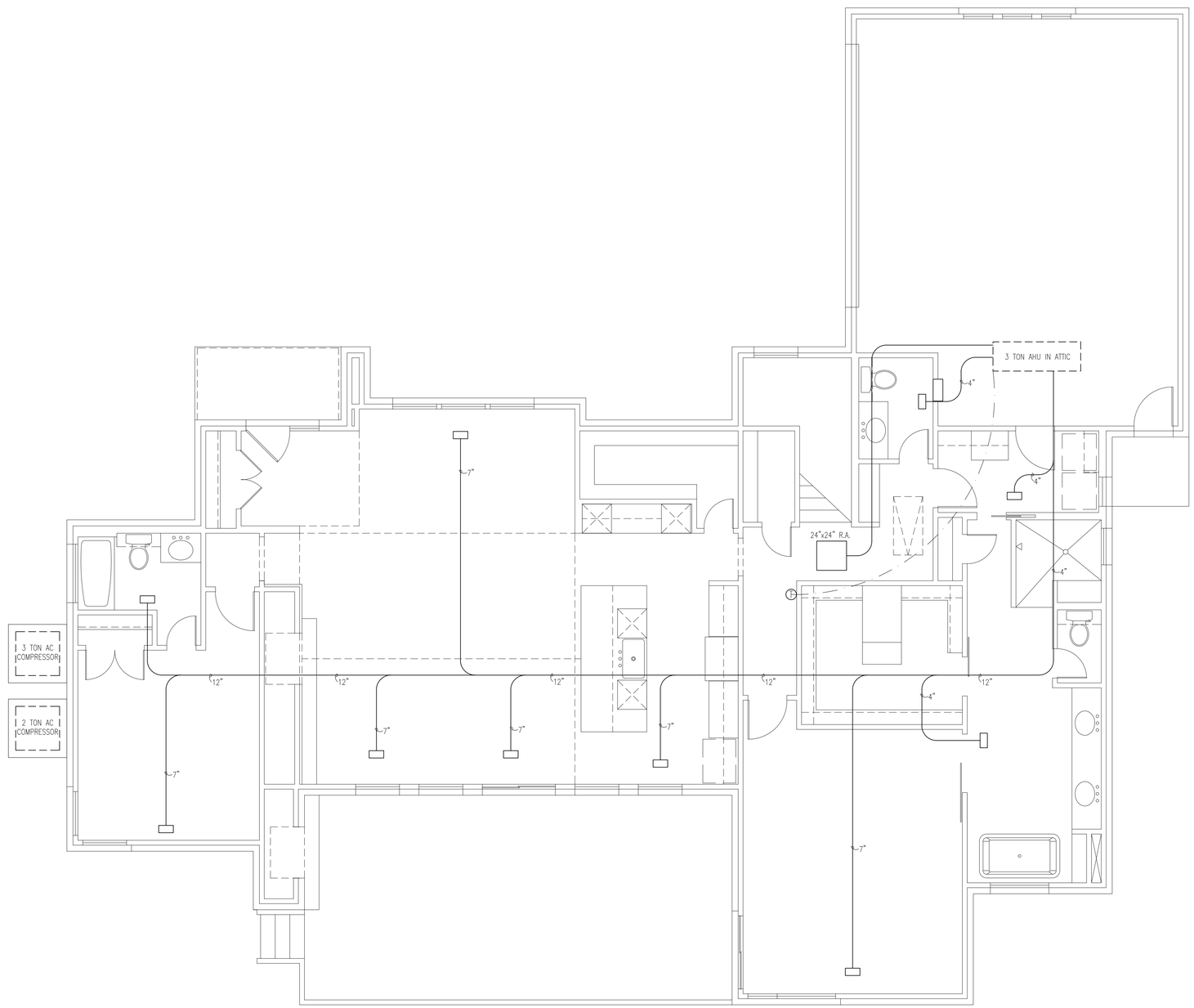
PLAN NO.
TX-16025
SP100



2 SECOND FLOOR MECHANICAL PLAN
1/4" = 1'-0"



NOTE:
1. ALL DUCTS TO BE FOIL WRAPPED FLEX DUCTING.
2. PLENUM TO BE DUCTBOARD.

1 FIRST FLOOR MECHANICAL PLAN
1/4" = 1'-0"

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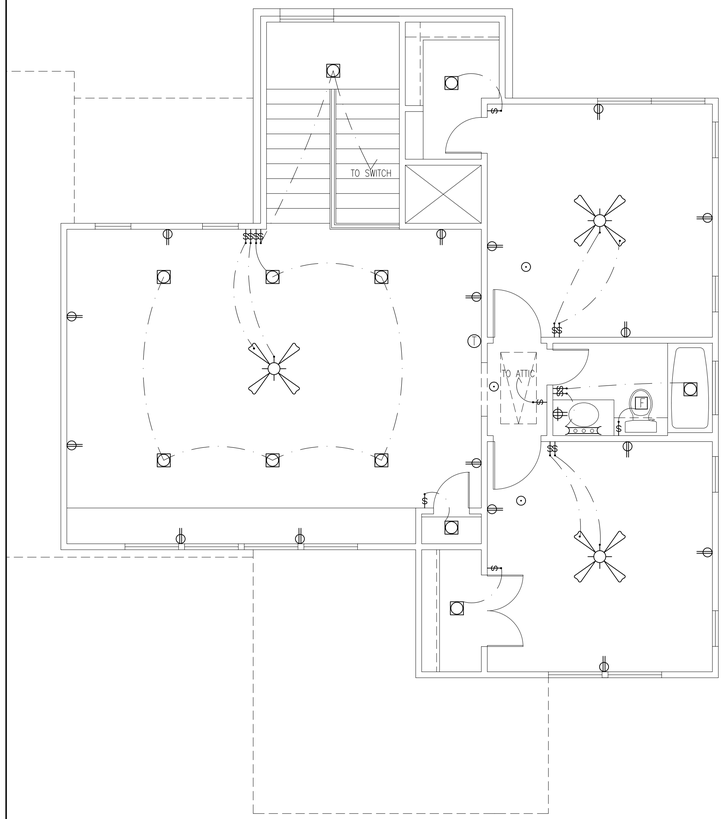
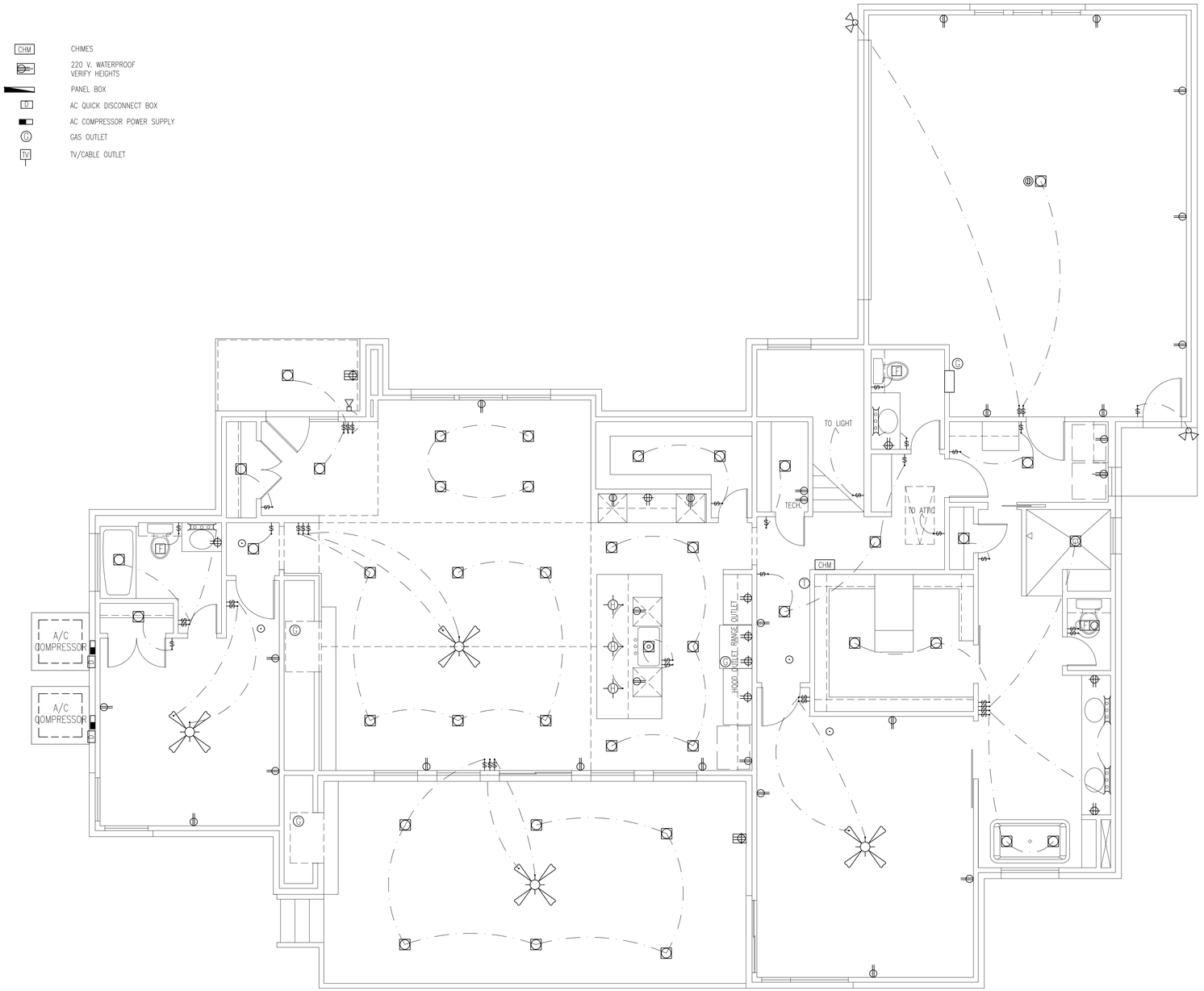
PLAN NO.
TX-16025
M100

ELECTRICAL LEGEND

- CEILING FAN WITH LIGHT KIT
- EXHAUST FAN AND LIGHT COMBINATION
- EXHAUST FAN
- RECESSED LIGHT FIXTURE
- RECESSED WALL-WASH FIXTURE INCANDESCENT FIXTURE VERIFY WITH OWNER
- SCONCE LIGHT
- HANGING LIGHT
- LIGHT FIXTURE
- LIGHT STRIP
- HANGING HALOGEN LIGHT FIXTURE
- OUTDOOR WALL FIXTURE
- DOUBLE-HEAD FLOOD FIXTURE
- 110 v WATERPROOF 20 AMP G.F.I. OUTLET
- UNDER CABINET LIGHTING
- 110 v GROUND FAULT INTERRUPTER OUTLET
- 220 V. OUTLET VERIFY HEIGHTS
- 110 v AT CEILING
- 110 v IN FLOOR
- 110 V. OUTLET VERIFY HEIGHTS SWITCH
- THERMOSTAT
- SMOKE DETECTOR AC/DC
- CARBON MONOXIDE DETECTOR AC/DC
- CHIMES
- 220 V. WATERPROOF VERIFY HEIGHTS
- PANEL BOX
- AC QUICK DISCONNECT BOX
- AC COMPRESSOR POWER SUPPLY
- GAS OUTLET
- TV/CABLE OUTLET



2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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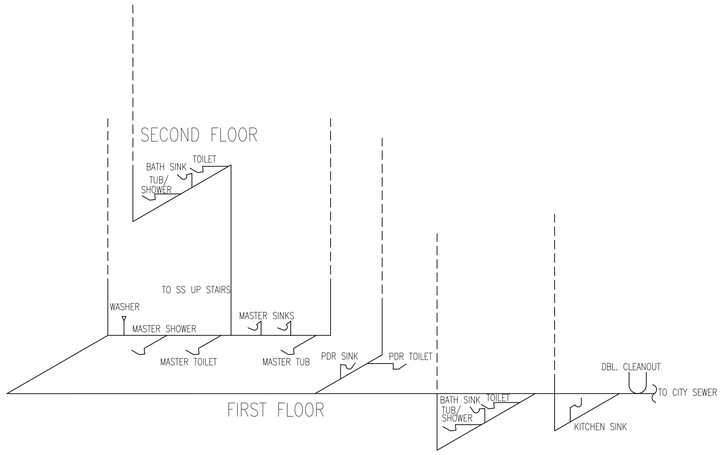
PLAN NO.
TX-16025
E100



NOTE: ALL VENT THROUGH ROOF ARE 2"

3 PLUMBING RISER DIAGRAM

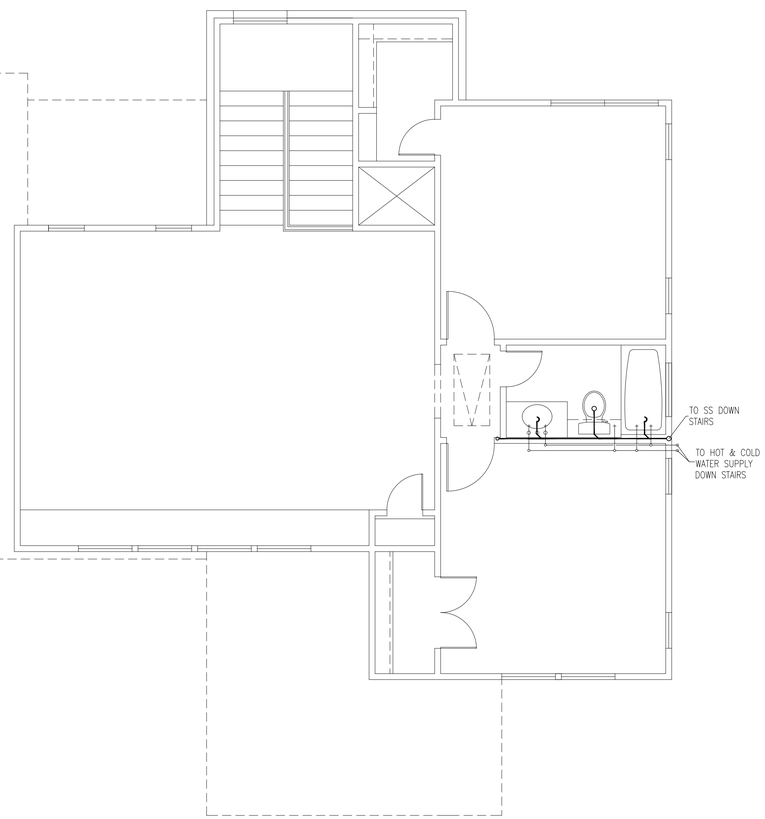
1/4" = 1'-0"

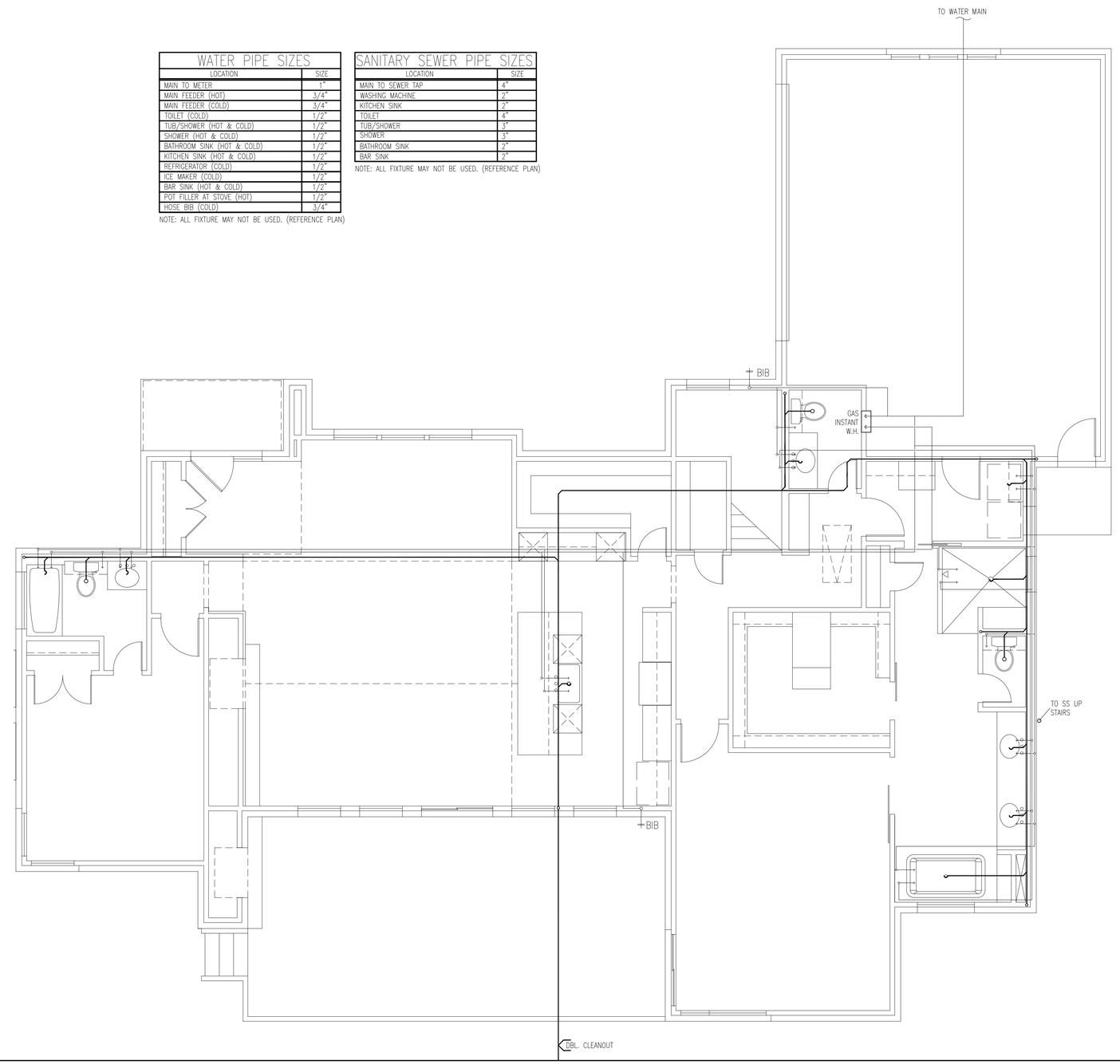
WATER PIPE SIZES	
LOCATION	SIZE
MAIN TO METER	1"
MAIN FEEDER (HOT)	3/4"
MAIN FEEDER (COLD)	3/4"
TOILET (COLD)	1/2"
TUB/SHOWER (HOT & COLD)	1/2"
SHOWER (HOT & COLD)	1/2"
BATHROOM SINK (HOT & COLD)	1/2"
KITCHEN SINK (HOT & COLD)	1/2"
REFRIGERATOR (COLD)	1/2"
ICE MAKER (COLD)	1/2"
BAR SINK (HOT & COLD)	1/2"
POT FILLER AT STOVE (HOT)	1/2"
HOSE BIB (COLD)	3/4"

NOTE: ALL FIXTURE MAY NOT BE USED. (REFERENCE PLAN)

SANITARY SEWER PIPE SIZES	
LOCATION	SIZE
MAIN TO SEWER TAP	4"
WASHING MACHINE	2"
KITCHEN SINK	2"
TOILET	4"
TUB/SHOWER	3"
SHOWER	3"
BATHROOM SINK	2"
BAR SINK	2"

NOTE: ALL FIXTURE MAY NOT BE USED. (REFERENCE PLAN)





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