

## **PUBLIC NOTICE**

**City of Lockhart  
Planning and Zoning Commission  
7:00 PM, Wednesday, April 9, 2025  
Municipal Building – Glosserman Room  
308 W. San Antonio St.**

## **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to an agenda item.
3. Consider the Minutes of the March 26, 2025 meeting.
4. SUP-25-04. Hold a PUBLIC HEARING and consider a request by Mary Ann Garcia on behalf of Veronica Saldana for a **Specific Use Permit** to allow an Accessory Dwelling Unit (General Type), consisting of 0.31 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 109 Cedar Street.
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.
6. Adjournment.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas, at 11:30 a.m. on the 3<sup>rd</sup> day of April, 2025.**

**City of Lockhart**  
**Planning and Zoning Commission**  
**March 26, 2025**

**MINUTES**

**Members Present:** Philip Ruiz, Phil McBride, Ron Peterson, Julia Haug, Manuel Oliva, Bradley Lingvai, Rick Arnic

**Members Absent:** None

**Staff Present:** David Fowler, Kevin Waller, Romy Brossman

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the March 12, 2025 meeting.

*Commissioner Haug moved to approve the March 12, 2025 minutes. Commissioner McBride seconded, and the motion passed by a vote of 6 with 1 abstention.*

4. **FP-25-01.** Consider a request by Cindy Whitely for approval of a **Final Plat** for Trammel Addition Revised Unit No. 1. Block 4, Lot 1 and the East half of Lot 2, consisting of 0.585 acre, zoned RLD (Residential Low Density), and located at 1100 Maple Street, including a Variance to Chapter 52, "Subdivision Regulations," Section 52-72(e), to allow for no right-of-way dedication along the property's Maple Street and Navidad Street frontages where 5 feet would normally be required for each street.

Kevin Waller presented the case. Trammell Addition Revised Unit No. 1, Block 4, Lot 1 and the eastern half of Lot 2 Final Plat includes three proposed single-family residential lots on property located at the southwest corner of the intersection of Maple Street and Navidad Street. The applicant is required to remove the existing single-family residence and accessory structures from the subject property prior to the recording of the plat, as addressed in Plat Note 5. Sidewalks are not required for this subdivision, according to Subdivision Regulations Section 52-77(d)(3), since sidewalks were not required when the original subdivision was platted in 1939 and the proposed involves just one and a half lots from the original plat (Lot 1 and the east ½ of Lot 2, Block 4). It should also be noted that no sidewalks currently exist along the street frontages for any of the 8 lots within Block 4 of the original plat. Restrictive covenants apply to the subject property, as recorded in Volume 223, Page 498 of the Deed Records of Caldwell County (Plat Note 3), which establish such restrictions as residential use only, setbacks, and that noxious and offensive trades and activities are prohibited. A Subdivision Variance to the right-of-way dedication requirement for both Maple and Navidad Streets was requested with the application. The plat is considered a Final Plat due to the variance request and would have otherwise been

classified as an administratively reviewed minor replat. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal Districts' GIS Division.

Upon review of the variance request, Staff believes that it warrants approval due to the approval of the Public Works Director and the intervening change in functional classification for both Maple and Navidad Streets to Collector Streets which would allow the proposed lots to conform to the minimum area and dimension standards set forth in Subdivision Regulations Appendix I.

The Commission and Mr. Waller discussed the original plat and the existing sidewalk in front of the adjacent property to the east of the subject property.

Applicant Cindy Whitely, 11215 W. Ricks Cir. Dallas TX, came to the podium and introduced herself. She recently purchased the property with the intention of splitting the lots into three and then build a single-family residence on each lot. During the purchase process a change in the 2020 Thoroughfare Plan occurred hence the reason for the variance request.

The Commission inquired about characteristics of the existing structure and future homes as well as why sidewalks were not considered for the property.

Linda Hinkle, 1109 S. Main St. Lockhart TX, spoke on behalf of the applicant and in favor of the variance. She reiterated that the 2045 Thoroughfare Plan was adopted, of which they were not aware, in the middle of their project. This transition now makes it unfeasible to divide the lot into three without the subdivision variance.

The Commission went into discussion.

*Commissioner Lingvai moved to approve **FP-25-01**. Commissioner Oliva seconded, and the motion passed with a vote of 5 - 2.*

5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Fowler confirmed the next meeting will be on April 9<sup>th</sup> and one SUP will be on the agenda

Commissioner Haug requested a review and possible change of clause in the subdivision ordinance that does not require the installation of sidewalks for new subdivisions in previously-platted older subdivisions.

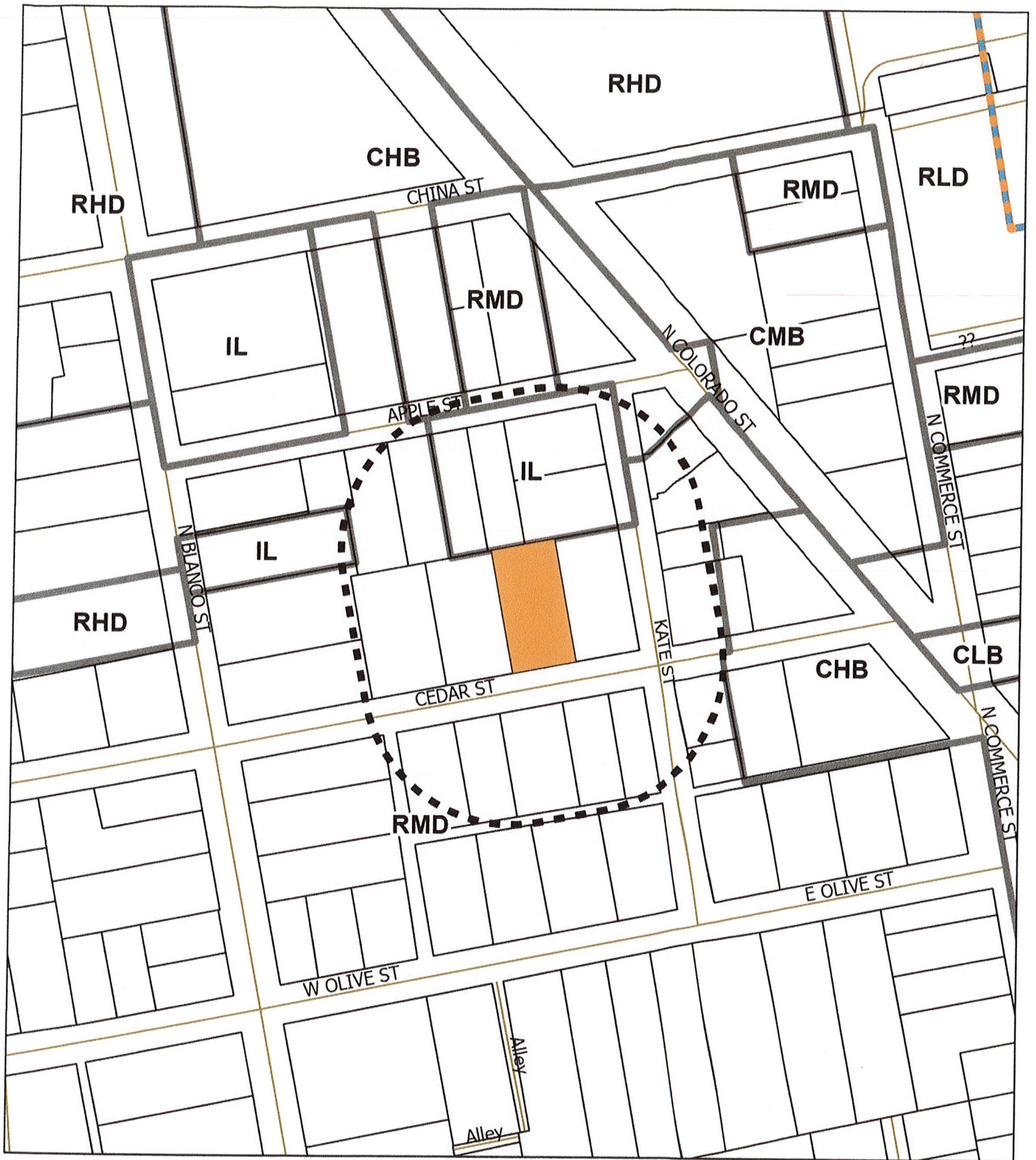
6. Adjournment.

*Commissioner Oliva moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:40 p.m.*

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Romy Brossman, Recording Secretary

\_\_\_\_\_  
Philip Ruiz, Chair



**SUP-25-04**

109 CEDAR ST

ADU - GENERAL TYPE



Scale 1" = 200'



SUBJECT PROPERTY



ZONING BOUNDARY



LOCKHART CITY LIMITS



200 FT BUFFER





E BIRCH ST

RED RIVER (Canadian) ST

RED RIVER ST

RED RIVER (Canadian) ST

N BLANCO ST

CEDAR ST

APPLE ST

CHINA ST

W OLIVE ST

KATE ST

N COLORADO ST

N COMMERCE ST

E OLIVE ST

W NAVARRO ST

N COMMERCE ST

FLORES ST

LAREDO ST

200 400 Feet





**CASE SUMMARY**

---

STAFF CONTACT: David Fowler, Planning Director  
REPORT DATE: April 3, 2025  
PUBLIC HEARING DATE: April 9, 2025  
APPLICANT'S REQUEST: Accessory Dwelling Unit – General  
STAFF RECOMMENDATION: **Approval**  
SUGGESTED CONDITIONS: None

CASE NUMBER: SUP-25-04

**BACKGROUND DATA**

---

APPLICANT(S): Mary Ann Garcia  
OWNER(S): Veronica Saldana  
SITE LOCATION: 109 West Cedar Street  
LEGAL DESCRIPTION: A017 Lockhart Bryd Survey, Acres .307  
SIZE OF PROPERTY: 0.31 acres  
EXISTING USE OF PROPERTY: Single-family dwelling  
ZONING CLASSIFICATION: RMD Residential Medium Density District

**ANALYSIS OF ISSUES**

---

**CHARACTERISTICS OF PROPOSED USE:** The applicant proposes to build a new Accessory Dwelling Unit -- General. The RMD district allows the Accessory Dwelling Unit – General use upon approval of a Specific Use Permit. The maximum floor area allowed for an ADU-General is 1,000 square feet or one half of the square footage of the main structure, whichever is greater. The proposed ADU is 996 square feet, which is allowable due to the main structure being 1,020 square feet in area. The property is a lot on the north side of Cedar Street, one house west of Kate Street. The ADU would be located to the rear (north) of the main house.

**NEIGHBORHOOD COMPATIBILITY:** The surrounding area is mostly zoned RMD, with the exception of a few IL Industrial Light Parcels to the north. The neighborhood consists generally of modest homes of varying sizes and ages, with several properties recently undergoing renovation. The size of the subject property is somewhat larger than most other lots in the general area. Many lots in the surrounding area include accessory structures, including detached garages, sheds, and a small number of older garage apartments.

**COMPLIANCE WITH STANDARDS:** Accessory Dwelling Unit – General is allowed only on lots having at least the minimum size and dimensions as is required for a by-right duplex. The subject property exceeds that standard. The ADU is also required to have at least two off-street parking spaces in addition to the minimum required parking for the principal dwelling. The primary house has three bedrooms, which requires two off-street parking spaces, so a total of four parking spaces are required. The drawings submitted with the SUP application show the required four parking spaces (two for the principal dwelling unit and two for the ADU). These spaces would be accessed via a shared driveway for both residences.

ADEQUACY OF INFRASTRUCTURE: Utilities are existing and adequate for the proposed use.

RESPONSE TO NOTIFICATION: None as of the date of this report.

STAFF RECOMMENDATION: Staff recommends **Approval**. An alternative would be an Accessory Dwelling Unit – Limited, which would be allowed by-right, but this ADU type has a limit of 600 square feet or one half the floor area of the principal dwelling, whichever is greater. However, because the proposed ADU is planned to be larger than 600 square feet, the ADU General type would be required, so it would not fit into the limited category.

# SPECIFIC USE PERMIT APPLICATION

CITY OF

# Lockhart

TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

## APPLICANT/OWNER

APPLICANT NAME Mary Ann Garcia

ADDRESS 109 Cedar St

DAY-TIME TELEPHONE 512-461-4306

Lockhart, TX 78644

E-MAIL marganngarcia73@yahoo.com

OWNER NAME VERONICA SALDANA

ADDRESS 109 W CEDAR ST

DAY-TIME TELEPHONE 512-665-7650

LOCKHART, TX 78644

E-MAIL VERGAR68@GMAIL.COM

## PROPERTY

ADDRESS OR GENERAL LOCATION 109 Cedar St Lockhart, TX 78644

LEGAL DESCRIPTION (IF PLATTED) A017 Lockhart, Byrd, Acres, .25

SIZE .25 ACRE(S) ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND/OR BUILDING(S) Residential

## REQUESTED SPECIFIC USE

PROPOSED USE REQUIRING PERMIT Accessory Dwelling Unit - General n

CHARACTERISTICS OF PROPOSED USE, INCLUDING INDOOR AND OUTDOOR FACILITIES, ANTICIPATED OCCUPANCY (NUMBER OF DWELLING UNITS, RESIDENTS, EMPLOYEES, SEATS, OR OTHER MEASURE OF CAPACITY, AS APPLICABLE), GROSS FLOOR AREA, HOURS OF OPERATION, AND ANY OTHER RELEVANT INFORMATION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

Proposed 996 square foot ADU to a  
1,020 square foot main dwelling



## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; 7) Location, dimensions, and surface type of walks and patios; 8) Location, type, and height of free-standing signs; fences, landscaping, and outdoor lighting; 9) utility line types and locations; and, 10) any other proposed features of the site which are applicable to the requested specific use.

APPLICATION FEE OF \$250, PLUS \$150 PER ACRE, MAXIMUM OF \$2,500,  
APPLICATION FEE OF \$ 287.50 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE



DATE 2-20-25

## OFFICE USE ONLY

ACCEPTED BY D. Fowler

RECEIPT NUMBER 201361212

DATE SUBMITTED 3/14/2025

CASE NUMBER SUP - 25 - 04

DATE NOTICES MAILED 3-29-2025

DATE NOTICE PUBLISHED 3-27-2025

PLANNING AND ZONING COMMISSION MEETING DATE 4/9/2025

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ELISANDRO LEOS SURVEYING**  
800 PEACEFUL VALLEY ROAD  
KYLE, TEXAS 78640-4422  
512-295-3197  
CELL: 512-567-4349  
EMAIL: [eleosurveying@hotmail.com](mailto:eleosurveying@hotmail.com)  
FIRM REGISTRATION NUMBER 10022900

**FIELD NOTES**

**0.31 ACRE TRACT OF LAND**

A 0.31 acre tract or parcel of land situated in the Byrd Lockhart League, Abstract Number 17 in the City of Lockhart, Caldwell County, Texas. Being the west part of a called 0.61 acre tract described in a deed of record in Volume 256, Page 355 Caldwell County Deed Records (C.C.D.R.), and is more particularly described as follows;

Beginning at a found 1/2" iron rod for the northeast corner of Lot 2, Block 1 Simms Subdivision of record in Cabinet B, Slide 66 Caldwell County Plat Records for the northwest corner of this tract in the south line of a tract of record in Volume 319, Page 221 C.C.D.R., from which a found 5/8" iron rod by an iron pipe bears S 80° 19' 17" W 47.82 feet.;

THENCE, S 10° 23' 05" E, (S 10° 00' 00" E 164.65'), with the east line of said Lot 2, a distance of 164.69 feet to a found cotton picker spindle in tree root near fence corner for its southeast corner and the southwest corner of said 0.61 acre tract and of this tract in the north line of Cedar Street;

THENCE, N 80° 00' 00" E, (N 80° E 166.68'), with the north line of said Street, a distance of 82.68 feet to a set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" for the southwest corner of a called 0.31 acre tract of record in Volume 489, Page 7 Caldwell County Official Public Records (C.C.O.P.R.) and the southeast corner of this tract, from which a set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" for the southeast corner of said 0.61 acre tract bears N 80° 00' 00" E 84.00 feet in the west line of Kate Street;

THENCE, N 10° 00' 00" W, with the west line of said 0.31 acre tract, a distance of 164.68 feet to a set 5/8" iron rod with cap "ELISANDRO LEOS RPLS 3959" for its northwest corner and the northeast corner of this tract, in the south line of a 0.234 acre tract of record in Instrument Number 2016-004762 C.C.O.P.R., from which a found iron rod with cap "HINKLE SURVEYORS" for its southeast corner bears N 80° 00' 05" E 84.00 feet, THE EAST LINE OF SAID 0.234 ACRE TRACT, BETWEEN FOUND "HINKLE SURVEYORS" MARKS, WAS USED AS THE BEARING BASIS;

THENCE, S 80° 00' 05" W, (S 80° 00' 00" W 120.00'), passing a found iron rod with cap "HINKLE SURVEYORS" 0.27 ft. south of line, a distance of 83.79 feet to the Place of Beginning and containing 0.31 acre of land.

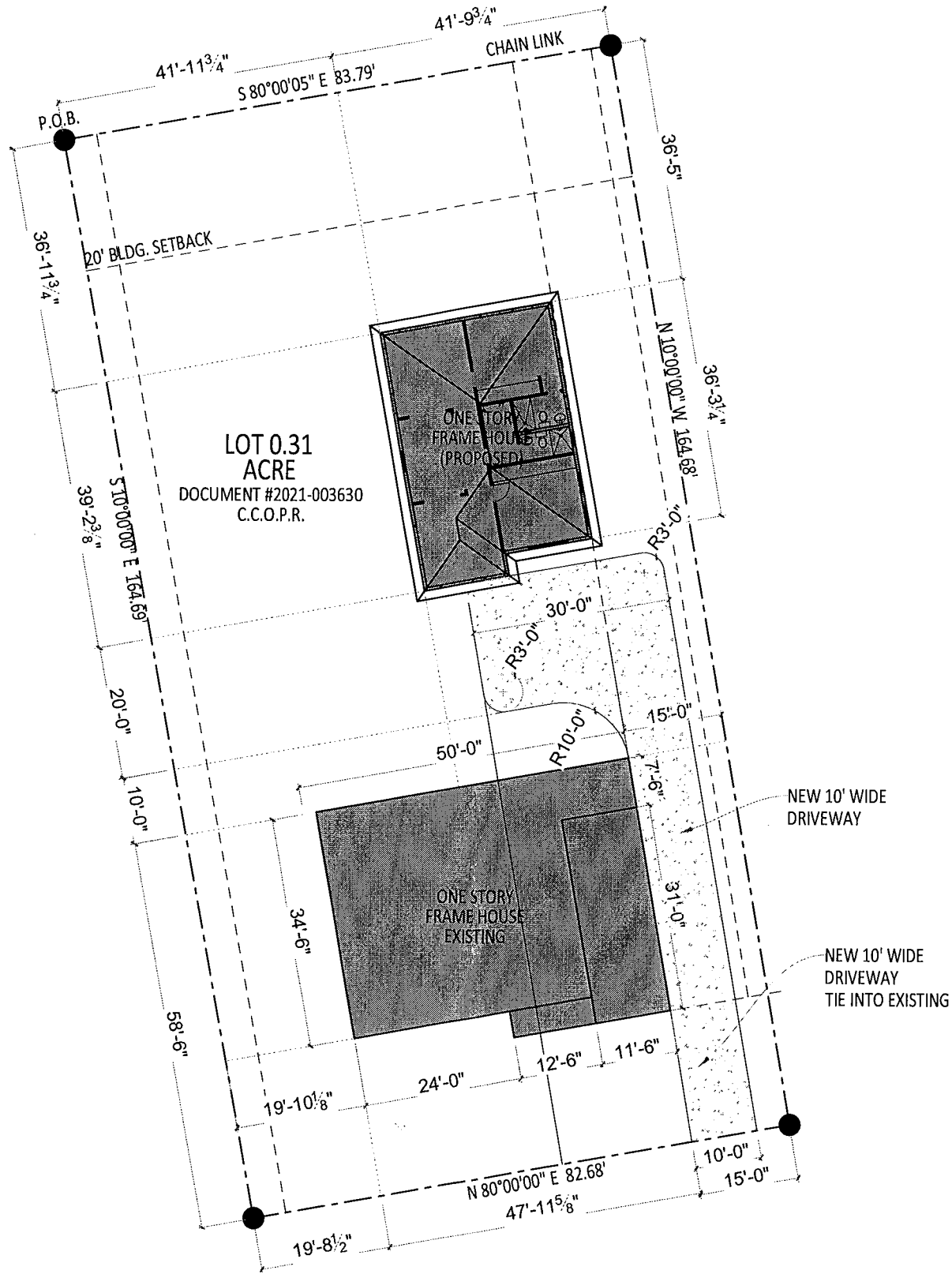
Record information was obtained from the Caldwell County Clerk's Office and the Caldwell County Central Appraisal District Office and is shown in parenthesis.



These field notes are a result of a survey made on the ground, by me, on March 8, 2024 and is accompanied by a survey plat which is made a part hereof.

*Elisandro Leos*  
ELISANDRO LEOS - RPLS 3959      March 11, 2024





MARY ANN GARCIA RESIDENCE  
109 CEDAR ST  
LOCKHART, TEXAS

KEY NOTES

SITE PLAN

REVISIONS:

REV 1	APRIL 3 2024
REV 2	JAN 27 2025

ISSUE DATE:



ISSUED: JAN 30, 2025

DATE: JAN 30, 2025

SCALE: 1" = 10'

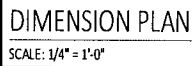
JOB NO.: 2024-02

SHEET:

SP

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 13377 AUSTIN TEXAS 78711 - CD 333 GRADUATE 15 C.E. SUITE 2.300 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS CIVIL STATUTES ARTICLE 2269. THIS FILE IS AN INSTRUMENT OF SERVICE AND IT IS TO BE USED SOLELY FOR THE PURPOSES SPECIFIED IN THE SEPARATE CONTACTS WITH THE ARCHITECT. THIS DOCUMENT IS COPYRIGHTED AND IT IS NOT TO BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT EXPRESS CONSENT FROM THE ARCHITECT.





MARY ANN GARCIA RESIDENCE  
109 CEDAR ST  
LOCKHART, TEXAS

**KEY NOTES:**

## DIMENSION PLAN

REVISIONS:

REV 1 APRIL 3 2024

REV 2 JAN 27 2025



ISSUED: JAN 30, 2025

DATE: JAN 30, 2025

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

JOB NO.: 2024-02

**SHEET:**

## A1.D

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 13377 AUSTIN TEXAS 78711 - OR 333 BROADWAY ST. SUITE 2-350 NEW YORK, N.Y. 10013

GENERAL REQUIREMENTS:

1. OWNER/CLIENT RESPONSIBILITIES: REFERENCE IS MADE THROUGHOUT THESE GENERAL NOTES TO RESPONSIBILITIES AND STANDARDS OF CARE TO BE FULFILLED BY THOSE PROVIDING SERVICES IN THE DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT. OWNER/CLIENT SHALL BE RESPONSIBLE FOR ADHERENCE TO THOSE REQUIREMENTS BY THE OWNER, BUILDER, DEVELOPER, GENERAL CONTRACTOR, SUBCONTRACTORS AND OTHER PROFESSIONAL CONSULTANTS NOT RETAINED BY THE ARCHITECT.
2. BUILDER'S SET: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A BUILDER'S SET OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HEREINAFTER REFERRED TO AS "PLANS". THIS SET IS SUFFICIENT TO OBTAIN A BUILDING PERMIT. HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS REQUIRE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THE IMPLEMENTATION OF THESE PLANS REQUIRES AN OWNER/CLIENT/CONTRACTOR TO THOROUGHLY KNOW TOGETHER WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.
3. BUILDING MAINTENANCE: THE EXPOSED MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT WILL DEGRADE AS THE COMPLETED PROJECT AGES UNLESS PROPERLY AND ROUTINELY MAINTAINED. OWNER/CLIENT SHALL PROVIDE OR CAUSE THE DEVELOPMENT OF A PLAN TO KEEP THESE EXPOSED MATERIALS PROTECTED AND MAINTAINED.
4. CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, RULES, ETC., ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, ETC., ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON-COMFORMING WORK.
5. PERMITS: THE GENERAL BUILDING PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE OWNER/CLIENT. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE.
6. INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN WORKER'S COMPENSATION INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS. EACH "ALL RISK" POLICY SHALL BE IN AN AMOUNT SUFFICIENT TO COVER THE FULL CONTRACT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, DESIGNER, AND ALL PROFESSIONAL CONSULTANTS.
7. INSURANCE: OWNER/CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE.
8. NAMED PRODUCTS: THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
9. SCOPE: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS INDICATED ON THE PLANS AND REASONABLY INFERRED OR REQUIRED BY THE APPLICABLE CODES.
10. SUBSTITUTION: SUBSTITUTIONS OF SPECIFIC MATERIALS LISTED ON THE PLANS SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL NOT MAKE THE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
11. CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY. ANY APPROVAL FROM THE BUILDING OFFICIAL FOR A CHANGE IN THE WORK SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
12. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
13. REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF THE WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.
14. USE OF THE DRAWINGS: DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND THE MINIMUM RECOMMENDED WEATHER PROTECTION FOR THIS PROJECT. BUILDING CODE REQUIREMENTS, STRUCTURAL, CONSERVATION, TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS, AND IN SOME CASES MAY SUPERSEDE THE DETAILS.
15. APPROVED DRAWINGS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS.
16. CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IN TO RECEIVE OR DO WORK OF OTHER TRADES.
17. CLEAN UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A ROOM - CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
18. STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO THE MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.

ROUGH CARPENTRY:

1. FRAMING:
- A. BLOCKING AND BRACING:
- (1) STUD WALLS PER APPLICABLE BUILDING CODE. FULL HEIGHT WALLS SHALL HAVE CONTINUOUS STUDS FROM BOTTOM TO TOP PLATE.
- (2) CEILING JOISTS PER APPLICABLE BUILDING CODE. USE SHOT DRUMS.
- (3) BRACING: PROVIDE SOLID BRACING AT ALL PENDANT OR SURFACE-MOUNTED ELECTRICAL FIXTURES, RAILS, GRAB BARS, BATH ACCESSORIES, ETC.
- B. FIRE STOPPING PER APPLICABLE CODE.
- C. STUD WALLS PER APPLICABLE CODE: ALL STUDS TO HAVE FULL BEARING ON PLATE. ALL STUDS TO BE AT 16" O.C. UNLESS NOTED OTHERWISE. STUDS TO BE SET PER REQUIREMENTS OF CODE.
- D. USE CONTINUOUS, FULL HEIGHT STUDS IN ACCORDANCE WITH THE HIGHEST STANDARD OF CONSTRUCTION AND FRAMING PRACTICES.
- E. ALL ANGLED WALLS TO BE AT 45 DEGREES UNLESS NOTED OTHERWISE.
- F. BUILD UP ROOFS, WATERPROOF EXTERIOR HORIZONTAL AREAS ARE TO BE FRAMED WITH SLOPE TO ENSURE WATER DRAINAGE WITHOUT POOLING.
- G. PROVIDE CRICKETS AS INDICATED AND AS NECESSARY FOR PROPER WATER DRAINAGE AND TO REDIRECT CHANNELLED OR FLUSH OFF WATER AWAY FROM VERTICAL SURFACES.
- H. PROVIDE BLOCKING WHERE REQUIRED TO PROVIDE UNIFORM SURFACE WHERE FLUSH JOINTS AND BEAMS ARE DIFFERENT DEPTHS.
- I. USE INTERJOIST JOISTS AT FASCIA SPLICES.
- J. ALL DIMENSIONS GIVEN ARE TO FACE OF FRAMING, UNLESS NOTED OTHERWISE.
- K. ALIGN BOTTOM OF ALL ADJACENT WINDOW AND DOOR HEADERS, UNLESS NOTED OTHERWISE ON FRAMING PLAN.
2. TRUSSES:
- A. THE GENERAL CONTRACTOR SHALL HAVE CITY/COUNTY APPROVED TRUSS PLANS ON THE JOB SITE PRIOR TO FOUNDATION INSPECTION. THE TRUSS MANUFACTURER SHALL SUBMIT CALCULATIONS, SHOP DRAWINGS, DETAILS, BRIDGING AND ERECTION BRACINGS SIGNED BY A REGISTERED ENGINEER TO THE BUILDING DEPARTMENT AND STRUCTURAL ENGINEER, FOR REVIEW PRIOR TO FABRICATION.
- B. TRUSS MANUFACTURERS SHALL PROVIDE MEMBERS OF ADEQUATE BEARING AREA IN SUCH A MANNER TO RESIST AGAINST OVER STRESSING OF SUPPORTING TIMBER, AND THE JOISTS, GIRDERS AND PLATES OR PROVIDE BEARING PLATES AND DETAILS TO DO SAME.
- C. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE TRUSS MANUFACTURER, FRAMING, ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS AT FIRE PROTECTED AREAS TO MAINTAIN REQUIRED FIRE PROTECTION WITHOUT PENETRATIONS UNLESS ALLOWED BY CODE AND LOCAL JURISDICTION.

FINISH CARPENTRY:

1. SCOPE:
- A. FURNISH AND INSTALL ALL FINISH CARPENTRY COMPLETE, INCLUDING TRIM, DOOR FRAMES, PANELING AND SHELVING.
2. INSTALLATION OF FINISH HARDWARE, BATH ACCESSORIES, CABINET PULLS, ETC. WORKMANSHIP:
- A. ALL JOINTS SHALL BE TIGHT AND TRUE AND SECURELY FASTENED. CORNERS SHALL BE NEATLY MITERED, BUTTED, OR COPED, WITH MILES SET AND SURFACES FREE OF TOOL MARKS.
- B. ALL WORK SHALL BE ACCURATELY SQUARED TO FIT ADJOINING SURFACES.
- C. ALL WORK SHALL BE MACHINED OR HAND SANCED, SHARP EDGES AND SPLINTERS REMOVED, AND COMPLETELY PREPARED FOR FINISH.
- D. FULL LENGTH CONTINUOUS BOARDS SHALL BE USED WHENEVER APPLICABLE OR SPECIFICALLY NOTED.
3. FITTING AND HANGING DOORS:
- A. EACH DOOR SHALL BE ACCURATELY CUT, TRIMMED, AND FITTED TO ITS RESPECTIVE FRAME AND HARDWARE WITH DUE ALLOWANCE FOR PAINTER'S FINISHES.
- B. CLEARANCE AT THE LOCK AND HANGING STILES AND AT THE TOP SHALL NOT EXCEED 1/2". CLEARANCE AT THE BOTTOM SHALL BE ADJUSTED FOR FLOOR FINISH COVERING.
- C. LOCK STILE EDGES SHALL BE REVEDED.
- D. DOOR SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING, WITHOUT HINGE ROUND CORNERS, AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.
4. MATERIALS:
- A. DOOR FRAMES, FRAMES SHALL BE SET PLUMB AND TRUE, RIGIDLY SECURED, AND PROTECTED DURING THE COURSE OF CONSTRUCTION.
- B. DOOR STOPS AND CASING SIZE AND PROFILE AS SELECTED BY THE OWNER/CLIENT.
- C. EXTERIOR TRIM: REFER TO DRAWINGS FOR EXTERIOR TRIM MATERIAL AND SIZES FOR WOOD, WOOD OR FIBER COMPOSITE, ALL CUT SIZES/ACES/EDGES MUST BE PRIMED AND PAINTED IF SPECIFIC PRODUCT BRANDS IS SPECIFIED ON DRAWINGS, SEE MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
- D. INTERIOR TRIM:
- (1) INTERIOR DUALS: CLEAR MATERIAL, FINISHED TO MATCH CASEWORK.
- (2) WINDOW TRIM: 1X CLEAR WOOD TO MATCH CASEWORK OR AS NOTED IN DRAWINGS (VERIFY WITH OWNER/CLIENT).
- (3) BASE BOARDS: AS NOTED IN DRAWINGS OR APPROVED BY OWNER/CLIENT.

INSULATION:

1. INSTALLATION:
- A. THERMAL INSULATION: INSTALL INSULATION BETWEEN ROISTS, BELOW ALL ROOF SURFACES, AND AREAS INCLUDING ANY VERTICAL WALL AREAS SEPARATING LIVING SPACES FROM UNCONDITIONED SPACE AND BETWEEN STUDS AND ALL EXTERIOR WALLS. INSTALLATION SHALL BE SECURELY INSTALLED AND TIGHTLY FITTED WITHOUT COMPRESSING THE NORMAL LOFT THICKNESS. PROVIDE INSULATION STOPBARS/FLASHES AS REQUIRED TO PREVENT OBSTRUCTION OF VENTS.
- B. SOUND INSULATION: INSTALL INSULATION BETWEEN STUDS, SECURELY AND TIGHTLY FITTED AT WALLS AS INDICATED ON DRAWINGS.
- C. A. FURNISHING INSULATION: ALL DOMESTIC HOT WATER PIPING SHALL HAVE R-8 INSULATION. INSULATION SHALL BE PROPERLY INSTALLED ON ALL PIPING ELBOWS TO ADEQUATELY INSULATE THE 90 DEGREE.
- C. B. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.
2. MATERIALS:
- A. C. AT A MINIMUM, ALL INSULATION SPECIFIED FOR THIS HOUSE MEETS OR EXCEEDS THE R-VALUE REQUIREMENTS LISTED IN CHAPTER 4 OF THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE AND ALSO THE GRADE-I SPECIFICATIONS SET BY THE NATIONAL HOME ENERGY RATING STANDARDS.
- B. A PRE-DRYWALL THERMAL BYPASS INSPECTION/BYPASS INSPECTION MUST BE PERFORMED BY A QUALIFIED RATER.

THERMAL & MOISTURE PROTECTION:

1. FOUNDATIONS:
- A. PROVIDE ADEQUATE DRAINAGE AWAY FROM WALLS AND FOUNDATIONS.
- B. SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF WALLS AND FLOORS AND SEAL JOINTS.
- C. SLOPE EXTERIOR GRADE AWAY FROM FOUNDATION.
- D. PROVIDE CAPILARY BREAK AT ALL CONCRETE SLABS POLY NOTED, IF <20" BAY/FEET: GRAVEL, NOT REQUIRED FREE DRAINING SOILS - IRC GROUP 1.
- E. EXTERIOR SURFACE OF BELOW GRADE WALLS SWAMP PROOFED OR WATER PROOFED.
- F. SLOPE GARAGE FLOOR TOWARDS MAIN LEVEL ENTRY.
- G. FOUNDATION/FOUNDATION FOOTING DRAIN WITH STONE COVERED WITH FILTER FABRIC, DRAINED TO DRAINAGE.
- H. BASEMENT FOUNDATION WALLS USE PERIODIC SCHEDULE MATERIAL.
- I. PROVIDE CONTINUOUS CRUSHED STONE UNDER FOOTINGS.
- J. PROVIDE RIGID INSULATION AS SPECIFIED DIRECTLY UNDER SLAB.
2. WALLS:
- A. INSTALL WINDOWS, DOORS, EXTERIOR CLADDING, FLASHING & SEALANTS AS DETAINED IN THIS DRAWING SET.
- B. ALL PENETRATIONS THAT PASS THROUGH EXTERIOR CLADDING INTO STRUCTURE MUST BE FULLY SEALED.
- C. INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM MOISTURE.
3. ROOFS:
- A. ICE FLASHING OVER SHEATHING AT EAVES (EXCEPT CLIMATES C1-C4).
- B. METAL Drip EDGE AT ALL EXPOSED ROOF DECKING.
- C. BITUMINOUS MEMBRANE AT ALL CAVES, VALLEYS & PENETRATIONS (NOT AT 1/2" <20" RAFTERS).
- D. STEP FLASHING AT ALL ROOF/WALL INTERSECTIONS & TERMINATED WITH KICKOUT FLASHING.
- E. INSTALLED SYSTEM FOR DRAINING ROOF WATER FROM ROOF. (E.G. GUTTERS).
- F. NO 30 ROOF FEET UNDERLAYMENT MINIMUM.
- G. REDUCE ICE DAMS: NO ROOF WITHOUT RECESSED LIGHT FIXTURES IN INSULATED CEILING.
- H. ROOF INSULATION SHALL BE R-30.
4. WET ROOMS:
- A. INSTALL DRAINS OR DRAIN PANS TO CAPTURE LEAKS UNDER WATER HEATERS OR USE TANKLESS WATER HEATERS.
- B. PROPERLY INSTALL WASH AND WATER HEATER DRAIN PANS.
- C. USE LIGHT DRAINAGE MATERIALS IN WET AREAS.
- D. INSTALL NO CARPET IN KITCHENS, BATHROOMS, SPA AREAS, OR WITHIN 2" OF EXTERIOR DOOR.
- E. USE NON-PAPER FACED BACKER BOARD ON WALLS IN TUB, SHOWER AND SPA AREAS.
5. AIR FILTRATION:
- A. INSTALL 1" TYP. AIR TIGHT RATED RECESSED LIGHTS IN INSULATED CEILINGS.
- B. COMPLETE AIR BARRIER BETWEEN ATTIC AND CONDITIONED SPACE & ALL PENETRATIONS SEALED.
- C. AIR FILTER HOUSINGS MUST BE AIR TIGHT TO PREVENT BYPASS OF LEAKAGE.
- D. AIR SEAL VENTILATION OUTWORK.
6. INTERSTITIAL CONDENSATION:
- A. CLOTHES DRYERS VENTED OUTDOORS.
- B. INSULATE ALL COLD WATER PIPES AND WOOD PLUMBING IN EXTERIOR WALLS.
- C. 1" PERMANENT FINISH ON INSIDE OF EXTERIOR WALLS.
7. HEAT LOSS:
- A. INSULATE ALL VENTILATION EXHAUST DUCTWORK (MIN R-8) OUTSIDE OF THE INSULATED ENVELOPE.
- B. R-5 SLAB EDGE INSULATION BREAK AT FOUNDATION WALL INTERSECTION & R-10 SLAB EDGE INSULATION OUTWARD OF ANY WALL-CUT.
- C. SLAB EDGE.
- D. INSTALL INSULATION WINDOW BAFFLES AT ATTIC EAVE BAYS.
8. ULTRAVIOLET RADIATION:
- A. INSTALL MATERIALS WITH PROPER DETAILING TO CONTROL DEGRADATION FROM THE SUN.
9. OTHER:
- A. MINIMUM 30 YEAR EXPECTED LIFETIME ROOF WARRANTY.
- B. DESIGN "PROPER REPERIMENT CHANGE" TO BE WITHIN 30% OF MANUFACTURERS RECOMMENDATION.
- C. MECHANICAL EQUIPMENT MUST BE ACCESSIBLE FOR SERVICE, INCLUDING AN APPROPRIATE DRAIN/PAN & TRAP.
- D. USE R-6 DUCT OR OTHER METHODS TO KEEP FAN BACK PRESSURE BELOW 0.2" FOR LOW SYSTEMS.

HEATING, VENTILATION & AIR CONDITIONING:

1. SCOPE:
- A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIAL, ETC., FOR INSTALLATION OF A COMPLETE HEATING AND AIR CONDITIONING SYSTEM TO OPERATE ACCORDING TO THE PROVISIONS OF ASHRAE STANDARD 62.2-2019 AND BEST PRACTICES OF THE TRADE INCLUDING, BUT NOT LIMITED TO: MEDIAN/CAN UNITS, DUCTS, REGISTERS, CATWALKS, GRILLS, BOOTS, VENT PIPES, DAMPERS, COMBUSTION AIR, FANS, VENTILATORS, REFRIGERANT, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
2. INSTALLATION:
- A. PROVIDE REQUIRED CLEARANCES FOR DUCT WORK AND TO COMBUSTIBLES.
- B. PROVIDE A PERMANENT ELECTRIC OUTLET AND SWITCHED VENT FOUTHLE.
- C. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS, OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- D. NO FUEL-BURNING EQUIPMENT LOCATED IN GARAGES.
- E. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED WITH AN OUTDOOR COMBUSTION AIR SUPPLY.
- F. ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE AND SECTION 7D.
- G. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER NATIONALLY RECOGNIZED STANDARDS AND ENDORSED BY LISTING AND LABEL OF APPROVED AGENCY.
- H. COMBUSTION AIR FROM OUTSIDE SHALL BE SUPPLIED TO ALL FUEL-BURNING APPLIANCES.
- I. INSTALL AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) > 10 AND ENSURE THAT AIR HANDLERS CAN MAINTAIN ADEQUATE PRESSURE AND AIR FLOW. AIR FILTER HOUSINGS MUST BE AIR TIGHT TO PREVENT BYPASS OR LEAKAGE.
- J. ALL FIXED APPLIANCES ARE REQUIRED TO BE SECURELY FASTENED IN PLACE. PROVIDE SEISMIC BRACING OR ANCHOR UNITS TO PLATFORM WHERE APPROPRIATE.
- K. INSTALL CENTRALIZED HVAC SYSTEM EQUIPPED WITH ADDITIONAL CONTROLS TO OPERATE IN DEMAND DETECTION MODE.
- L. CONDENSER PAD OR COMPRESSOR FROM GROUND MUST NOT BE LESS THAN 3" ABOVE GRADE.
- M. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE.

ELECTRICAL:

1. SCOPE:
- A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIAL, ETC., FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING BUT NOT LIMITED TO: FIXTURES, APPLIANCES, WIRING, SWITCHES, OUTLETS, TOYS/VACKS, SERVICES, GROUNDS, TRANSFORMER POWER, JUNCTION BOXES, CONDUIT, SUB PANELS, ETC.
- B. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- C. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
2. INSTALLATION:
- A. PROVIDE SEPARATE CIRCUITS EACH FOR DISHWASHER, GARBAGE DISPOSAL, REFRIGERATOR, WASHER, DRYER, F.A.U. AND AN OVERHEAD VENT.
- B. BATHROOM AND SERVICE KITCHENS: INSTALL LOCAL EXHAUST SYSTEMS IN ALL BATHROOMS AND IN THE KITCHEN TO MEET THE REQUIREMENTS OF SECTIONS 7 OF ASHRAE STANDARD 62.2-2019. DESIGN AND INSTALL FAN DUCTS TO MEET THE REQUIREMENTS OF SECTION 7 OF ASHRAE STANDARD 62.2-2019. EXHAUST AIR TO OUTDOORS AND ALSO USE ENERGY STAR LABELED BATHROOM EXHAUST FANS.
- C. FOR EVERY BATHROOM EXHAUST FAN, INSTALL AN OCCUPANCY SENSOR OR AN AUTOMATIC HUMIDISTAT CONTROLLER OR AN AUTOMATIC TIMER TO OPERATE THE FAN FOR A LIMITED INTERVAL AFTER OCCUPANT LEAVES THE ROOM OR A CONTINUOUSLY OPERATING EXHAUST FAN.
- D. ALL FIXTURES, OUTLETS, RECEPTALS, ETC. PUNCTURING FIRE ASSEMBLIES SHALL BE RATED AND INSTALLED TO MEET THE REQUIREMENTS OF THE BUILDING CODE. OUTLET BOXES ON OPPOSITE SIDES OF FIRE ASSEMBLY WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".
- E. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHERPROOF.
- F. PROVIDE GROUND FAULT CIRCUIT INTERRUPTERS, G.F.C.I. AT ALL BATHS, GARAGES, OUTDOOR AND WET AREA LOCATIONS. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS SINGLE PHASE, 15 AND 20 AMPERE RECEPTABLE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AND ARC-FAULT CIRCUIT INTERRUPTERS.
- G. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN COMPLIANCE WITH OSHA.
- H. THE COMPLETE ELECTRICAL SYSTEM SHALL BE GROUNDED IN ACCORDANCE WITH THE PRESENTLY ADOPTED EDITION OF THE N.E.C., ART #250. UFER GROUNDING REQUIRES AN COPPER WIRE, 2" OF LONG, THREADED INTO CONCRETE AND PROVIDE BOND TO GAS OR WATER LINE.
- I. USE ONLY COMPETENT AND SKILLED PERSONNEL AND PERSONAL ALL WORK INCLUDING VISUAL ASPECTS AS WELL AS ELECTRICAL AND MECHANICAL ASPECTS TO STANDARDS CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.

PLUMBING:

1. SCOPE:
- A. SUPPLY ALL LABOR, TRANSPORTATION, MATERIAL, ETC., FOR INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM TO OPERATE ACCORDING TO THE BEST PRACTICES OF THE TRADE AND INCLUDING BUT NOT LIMITED TO: FIXTURES, HOT AND COLD WATER PIPING, EXHAUST FLUES, COMBUSTION AIR, GAS PIPING, LIGHT FIXTURES, DRAIN, SOIL AND VENT PIPING, HOT WATER HEATERS, PIPE INSULATION, METERS, VALVES, VALVES, ETC. ALL MATERIALS, WORK, ETC. TO COMPLY WITH ALL REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION INCLUDING ALL COUNTY AND STATE ORDINANCES. FURNISH AND INSTALL ALL EQUIPMENT COMPLETE AND OPERABLE. VERIFY ALL MATERIAL AND INSTALLATION REQUIREMENTS AND LIMITATIONS AT FIRE AND SOUND ASSEMBLIES.
- B. PROVIDE RUBBERIZED ASPHALTIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE MEMBRANE AT EXTERIOR WALLS.
- C. PROTECT PIPES FROM FREEZING: PLACE ALL WATER LINES AND WASTE LINES WITHIN "CONDITIONED" SPACE AND WHERE APPROVED THERMAL INSULATION IS BETWEEN LINE AND UNHEATED AREA.
2. INSTALLATION:
- A. BOUWHING-IN SHALL BE COMPLETED, TESTED AND INSPECTED AS REQUIRED BY CODE BEFORE CLOSING-IN WITH OTHER WORK.
- B. OPENINGS IN PIPES, DRAINS, AND FITTINGS SHALL BE KEPT COVERED DURING CONSTRUCTION.
- C. PROVIDE SOLID BACKING FOR SECURING FITTURES. ALL FITTURES TO BE SET LEVEL.
- D. PROVIDE CLEANOUTS AT ENDS OF ALL LINES AND WHERE REGULAR BY CODES.
- E. COPPER TUBING SHALL BE FULLY SWEATED TO FITTINGS.
- F. BLACK IRON AND GALVANIZED STEEL PIPE JOINTS SHALL BE MADE WITH APPROVED PIPE THREAD COMPOUND.
- G. PROVIDE SHUT OFF VALVES AT EACH FITTURE.
- H. PROVIDE CONDENSATE LINE AT EACH F.A.U. LOCATION. PROVIDE PRIMARY AND SECONDARY CONDENSATE LINE TO AN APPROVED DRAINAGE RECEPTABLE AT UNIT F.A.U. LOCATIONS.
- I. PROVIDE COLD WATER LINE TO REFRIGERATOR SPACE IN RECESSED BOX OR IN CABINET IMMEDIATELY ADJACENT TO REFRIGERATOR SPACE.
- J. ISOLATE ALL PIPING FROM STRUCTURE WITH FIBER PADDOING AND AT ALL PENETRATIONS WITH ELASTIC CALK RING OR SOUND SOLUTIONS.
- K. ALL VENTS TO LEAD TO OUTSIDE AIR, WHERE POSSIBLE, LOCATE ALL ROOF VENTS TO REAR SIDE OR RIDGES. VENTS TO TERMINATE A MINIMUM OF 3'-0" FROM WINDOWS.
- L. ALL HORIZONTAL A.B.S. PIPING SHALL BE RIGID WITH APPROVED HANGERS AT 4'-0" ON CENTER MINIMUM AND SPACED TO PERMIT DOWNSHED AND CONSTRUCTION WITHOUT HITTING ADDITIONAL PIPE. VERTICAL PIPING SHALL BE SUPPORTED AT 8'-0" ON CENTER WITH WROUGHT STEEL 1/2" STRIPS SECURELY FASTENED TO BUILDING FRAME.
- M. PROVIDE AIR CHAMBERS AT LAVATORY, DISHWASHER AND CLOTHES WASHER WATER CONNECTIONS. SET VERTICALLY AS CLOSE TO DRAINAGE AS POSSIBLE.
- N. PROVIDE 1/2" TEE FOR ILLUMINATION AT MAIN SHUT OFF.
- O. PROVIDE WATER HEATER WITH PRESSURE/TEMPERATURE RELIEF VALVE AND PAN AND DRAIN LINE PIPED TO THE EXTERIOR OF THE BUILDINGS.
- P. ALL COMBUSTION EQUIPMENT SHALL BE DIRECTLY VENTED.
- Q. NO ALTERATIONS TO THE STRUCTURAL FRAME, DIAPHRAGMS, CONNECTIONS OR SHEAR PANELS SHALL BE MADE WHICH WOULD COMPROMISE THE DESIGNED STRUCTURAL INTEGRITY OF SUCH ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
- R. ALL PENETRATIONS OF FIRE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE. PROVIDE ELASTOMERIC MEMBRANE MATERIALS AT ALL PENETRATIONS OF THE WATER-RESISTIVE BARRIER OF EXTERIOR WALLS.
- S. PROVIDE NON-REMOVABLE BACKFLOW DEVICE ON ALL EXTERIOR HOSE BIBBS.
- T. A 12" MINIMUM ACCESS PANEL TO ANTIHYPOTRAP CONNECTIONS REQUIRED.
- U. PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE PRESSURE EXCEEDS 80 PSI.
- V. PROVIDE DRAIN/PAN UNDER WASHER WITH DRAIN IN LAUNDRY ROOM AND SHUT OFF VALVE IF WASHER IS LOCATED ABOVE LIVING SPACE.
- W. PROVIDE SOLID METAL PIPE FOR DRYER VENT TO EXTERIOR. DO NOT INSTALL SCREEN OR OTHER VENT. PROVIDE ENERGY EFFICIENT DRYER VENT (WITH FLOATHING SHUTTER).

MARY ANN GARCIA RESIDENCE  
109 CEDAR ST  
LOCKHART, TEXAS

KEY NOTES

GENERAL NOTES & SPECIFICATIONS

REVISIONS:

REV 1 APRIL 3 2024  
REV 2 JAN 27 2025

ISSUE DATE:



ISSUED: JAN 30, 2025

DATE: JAN 30, 2025

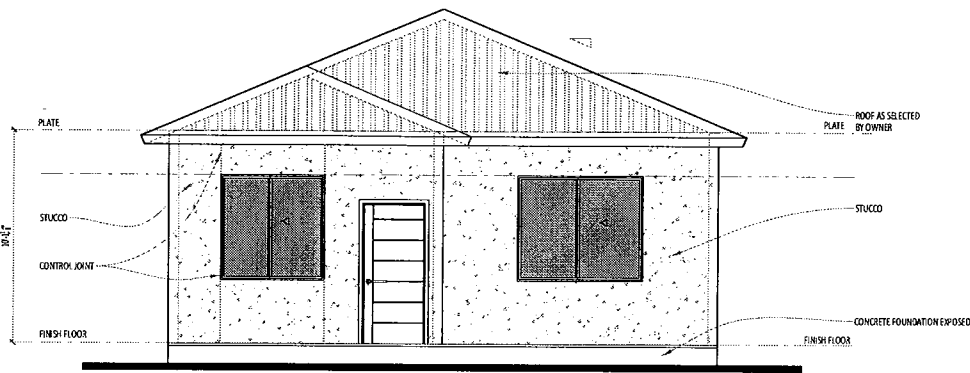
SCALE: NONE

JOB NO.: 2024-02

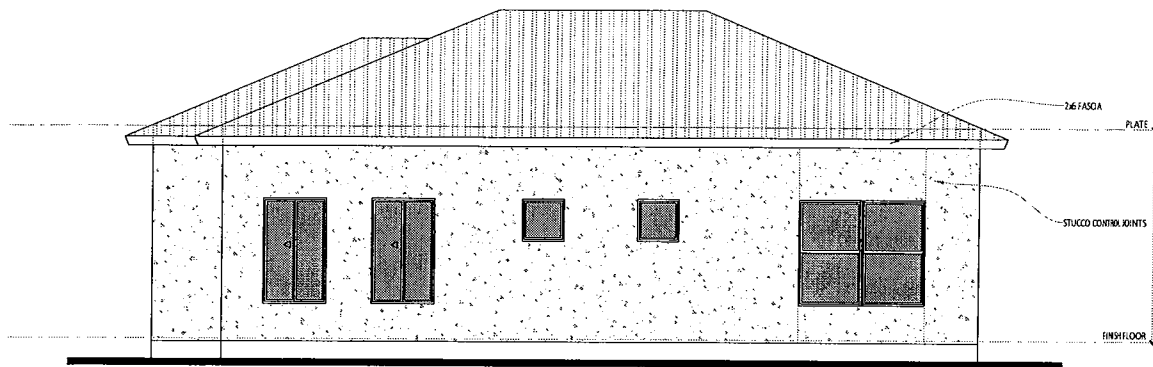
SHEET:

G1.0

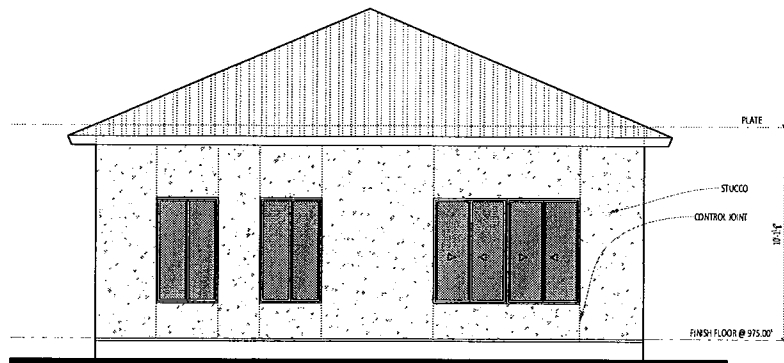




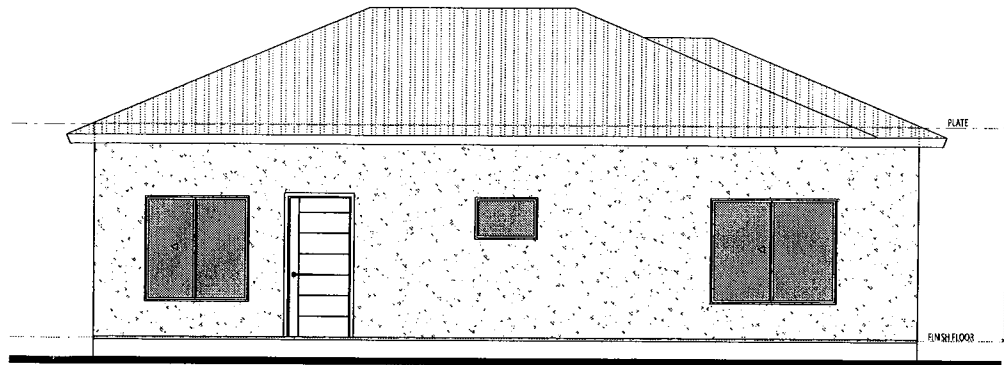
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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

MARY ANN GARCIA RESIDENCE  
108 CEDAR ST  
LOCKHART, TEXAS

KEY NOTES

EXTERIOR ELEVATIONS

REVISIONS:

REV 1 APRIL 3 2024

REV 2 JAN 27 2025

ISSUE DATE:



ISSUED: JAN 30, 2025

DATE: JAN 30, 2025

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

JOB NO.: 2024-02

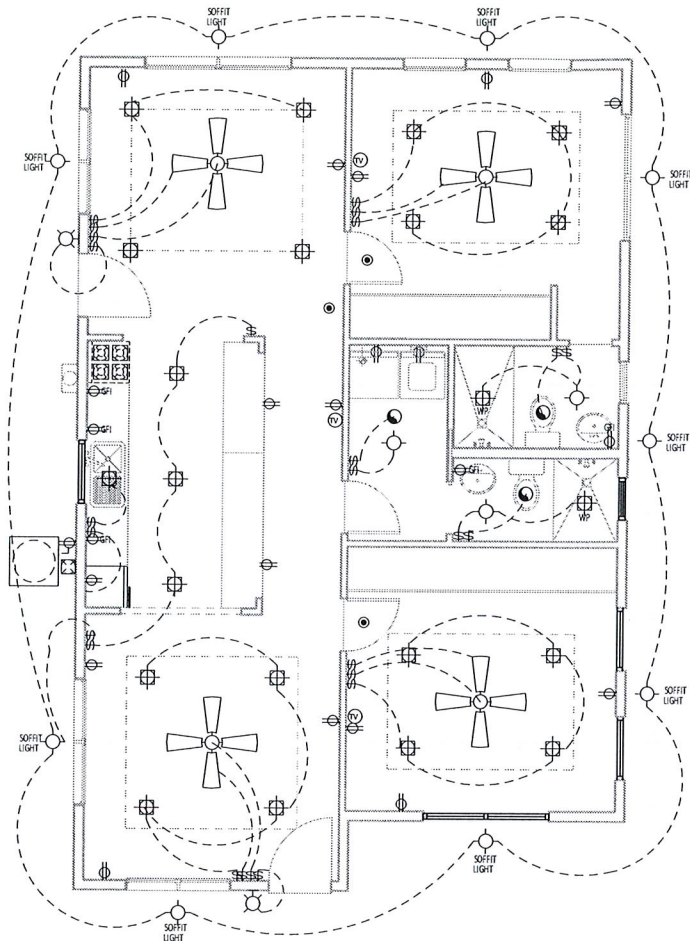
SHEET:

A2.1

THIS DOCUMENT IS COPYRIGHTED AND NOT TO BE USED, REPRODUCED, OR OTHERWISE DISSEMINATED WITHOUT EXPRESS CONSENT FROM THE ARCHITECT. THE SEAL BOARD OF ARCHITECTURAL EXAMINERS, P.O. BOX 13377, AUSTIN, TEXAS 78711-0337. UNDER NO CIRCUMSTANCES SHALL THIS DOCUMENT BE USED FOR ANY PURPOSES WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THIS DOCUMENT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

GENERAL ELECTRICAL  
& MECHANICAL  
NOTES:

1. ELECTRICAL SERVICE AMPERAGE TO BE COORDINATED WITH FINAL ELECTRICAL LOAD.
2. ALL SWITCHES TO BE 48" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
3. ALL OUTLETS TO BE 18" ABOVE FINISH FLOOR U.N.O., OR AS REQ'D. BY SCHEDULED APPLIANCE.
4. THERMOSTAT TO BE SET AT 60° A.F.F.
5. CHIMES TO BE SET AT 84" A.F.F.
6. GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- 6.1. CONFIRM POWER REQUIREMENTS AND POWER LOCATIONS TO ALL EQUIPMENT AND APPLIANCES.
- 6.2. CONFIRM TYPE, STYLE AND LOCATION OF ALL ELECTRICAL FIXTURES WITH OWNER. INSTALL PER CODE AND MANUFACTURER'S RECOMMENDATIONS.
7. OUTLETS WITHIN 3' OF SINK OR LAVATORY OR ABOVE KITCHEN COUNTER TO BE ON A G.F.I. CIRCUIT.
8. THERE SHALL BE PROVIDED AT LEAST TWO SEPARATE 20-AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES. CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY. THEY CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC.
9. A DEDICATED 20-AMP CIRCUIT SHALL SERVE THE REQUIRED BATHROOM OUTLETS. BATH LIGHTING SHALL NOT BE AN OUTLET CIRCUIT.
10. PROVIDE A DEDICATED 20-AMP BRANCH CIRCUIT TO SUPPLY LAUNDRY RECEPTACLE OUTLET.
11. ALL EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF COVERS & BE G.F.C.I.
12. LIGHT FIXTURE IN TUB/SHOWER ENCLOSURES SHALL BE SUITABLE FOR DAMP LOCATIONS.
13. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS SHALL BE 18" FROM STORAGE AREA(S). FLUSH MOUNTED FIXTURES SHALL BE 6" AWAY.
14. SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
15. PROVIDE A LIGHT SWITCH ABOVE ATTIC STAIR IN THE ATTIC, AND TWO KEYLESS LIGHTS IN THE ATTIC. PROVIDE AN OUTLET NEAR THE EQUIPMENT CONTROLLED BY SWITCH NEAR ATTIC ACCESS.
16. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE AT WATER HEATER
17. DOOR BELL TO BE HARDWIRED
18. EXTERIOR BREAKER PANEL TO BE LOCATED ON A SIDE OR REAR WALL CLOSEST ELEC. FEED AT 48" A.F.F.
19. VERIFY W/ OWNER LANDSCAPING / POOL EQUIPMENT STUB-OUTS



ELECTRIC LAYOUT PLAN

LEGEND					
	DOUBLE EX OUTLET		RECESSED CAN LIGHT		EXHAUST FAN/LIGHT/HEATER
	GFI - Ground Fault Interrupt		LOW VOLTAGE RECD LIGHT		PHONE JACK
	WP - Weatherproof		RECESSED EYEBALL LIGHT		TWO LINE PHONE JACK
	SWITCHED DOUBLE EX OUTLET		LIGHT TRACK		FLOOR PHONE JACK
	SINGLE FLOOR OUTLET		DOUBLE FLOOD LIGHT		SPEAKER OUTLET
	DOUBLE FLOOR OUTLET		FLUORESCENT TUBE		CABLE TV OUTLET
	CEILING OUTLET		FLUORESCENT LIGHT		SMOKE DETECTOR
	200V OUTLET		CEILING FAN w/ LIGHT		PUSH BUTTON
	JUNCTION BOX		CEILING FAN		THERMOSTAT
	EL. PANEL		EXHAUST FAN		CHIMES
	SWITCH		EXHAUST FAN/LIGHT		INTERCOM
	3-Way Switch		BULB HEATER		HOME ENTERTAINMENT OUTLET
	4-Way Switch		EXHAUST FAN/HEATER		HOME OFFICE OUTLET
	Dimmer Switch				A/C CLUTCH SWITCH
	M-w/ Motion Detector				
	A-w/ Acoustic Detector				
	CEILING PULL SWITCH				
	CEILING MOUNT LIGHT				
	PENDANT LIGHT				
	WALL BRACKET LIGHT				

MARY ANN GARCIA RESIDENCE  
109 CEDAR ST  
LOCKHART, TEXAS

KEY NOTES:

ELECTRICAL LAYOUT

REVISIONS:

REV 1    APRIL 3 2024

REV 2    JAN 27 2025

ISSUE DATE:



ISSUED: JAN 30, 2025

DATE:    JAN 30, 2025

SCALE:    1/4" = 1'-0"

JOB NO.:    2024-02

SHEET:

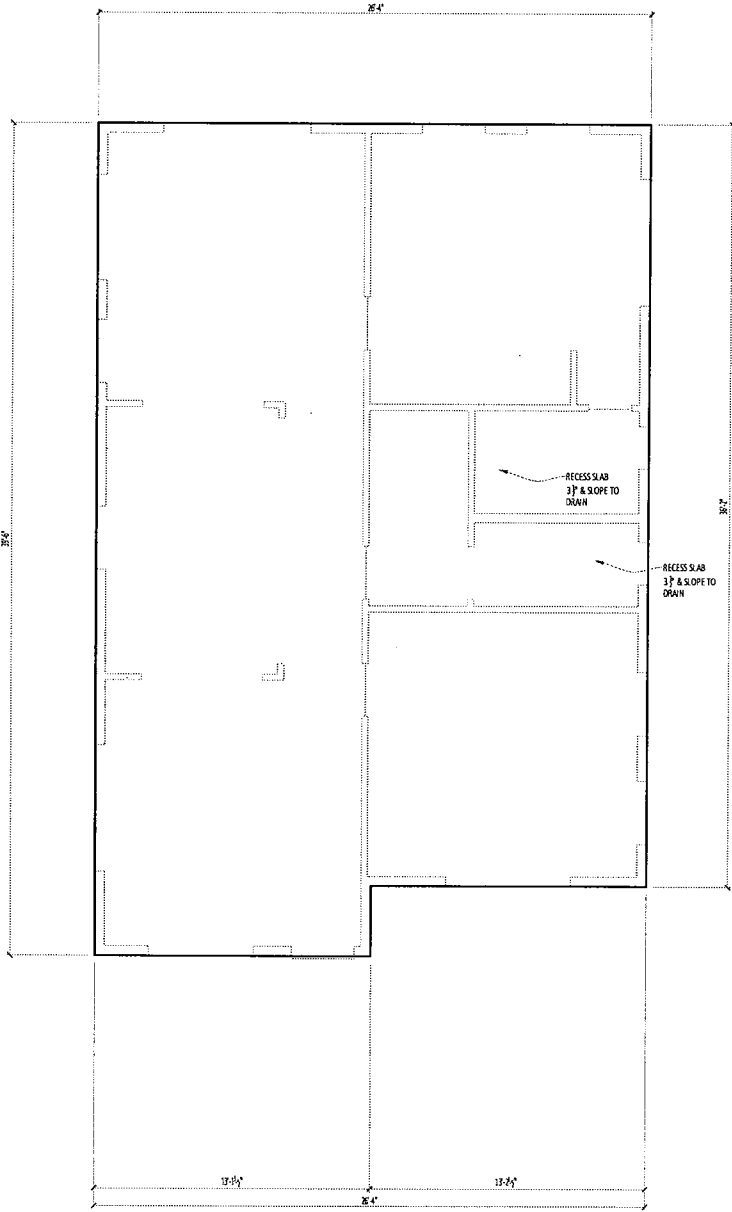
E1.1

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, 702 BOX 12337 AUSTIN TEXAS 78711 - OR 333 SHADALUM ST. SUITE 330 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW, TEXAS ONLY. THIS DOCUMENT IS COPYRIGHTED AND IT IS NOT TO BE USED, DUPLICATED, OR OTHERWISE MODIFIED WITHOUT EXPRESS CONSENT FROM THE ARCHITECT.

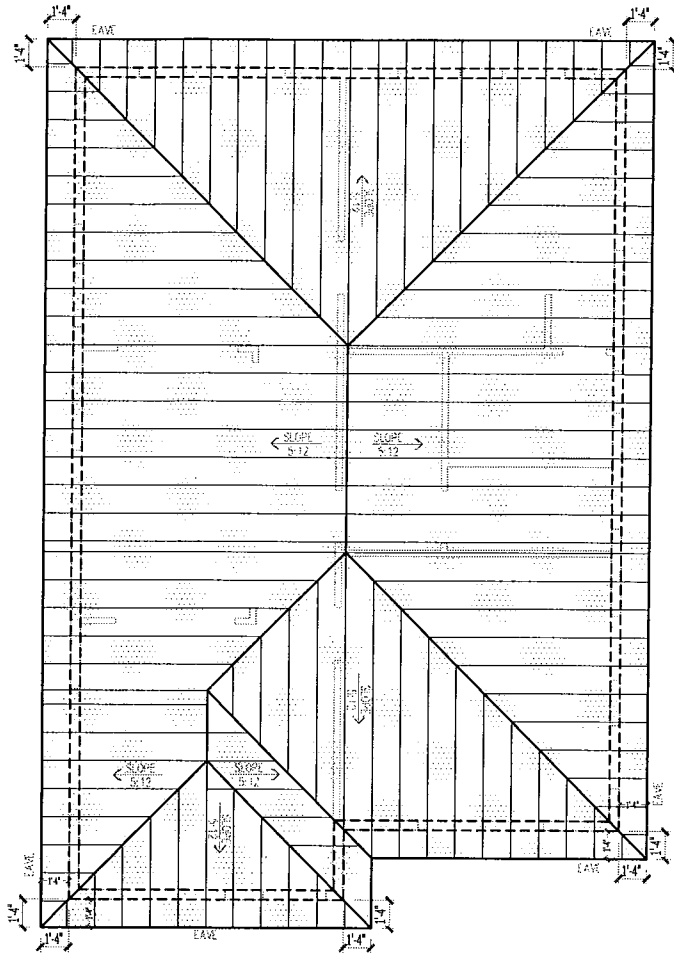
ELECTRIC LAYOUT FLOOR PLAN

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





FOUNDATION OUTLINE PLAN



ROOF PLAN

- ROOF FRAMING NOTES (U.N.O.):
- ALL RAFTERS TO BE 2x6'S @ 24" O.C.
  - ALL RIDGES, HIP'S & VALLEYS SHALL BE ONE MAIL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING.
  - RAFTERS TO BE NAILED TO ADJACENT CEILING JOISTS. ENSURE CONTINUITY OF JOISTS FROM ONE SIDE OF ROOF TO OPPOSITE.

ALLOWABLE RAFTER SPANS FOR #2 SOUTHERN PINE (LIVE LOAD = 20 PS, DEAD LOAD = 10 PS, $L/D = 180$ )		
SPACING	2x6	2x8
12" O.C.	17'-0"	22'-5"
16" O.C.	15'-1"	19'-5"
19" O.C.	13'-9"	17'-9"
24" O.C.	12'-3"	15'-10"

MARY ANN GARCIA RESIDENCE  
109 CEDAR ST  
LOCKHART, TEXAS

KEY NOTES

ROOF PLAN

REVISIONS:

REV 1 APRIL 3 2024

REV 2 JAN 27 2025

ISSUE DATE:



ISSUED: JAN 30, 2025

DATE: JAN 30, 2025

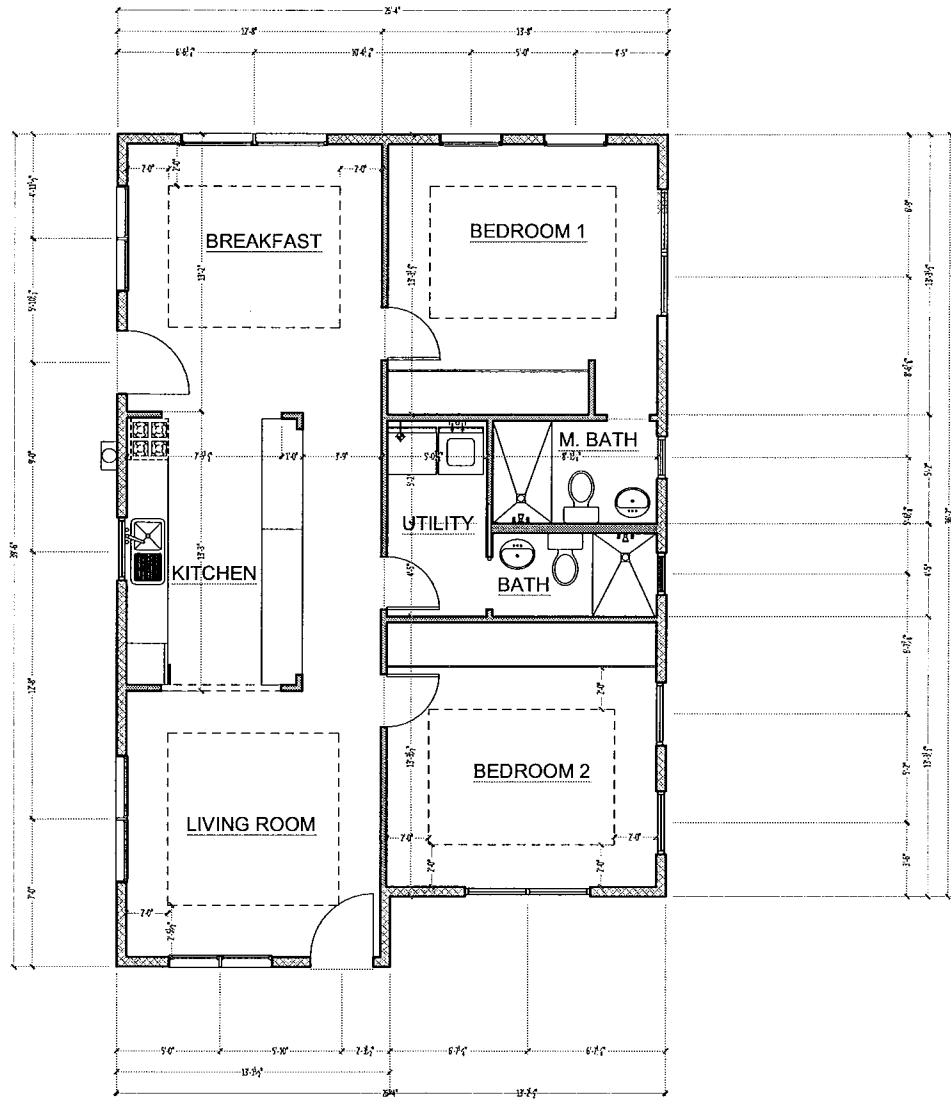
SCALE: 3/16" = 1'-0"

JOB NO.: 2024-02

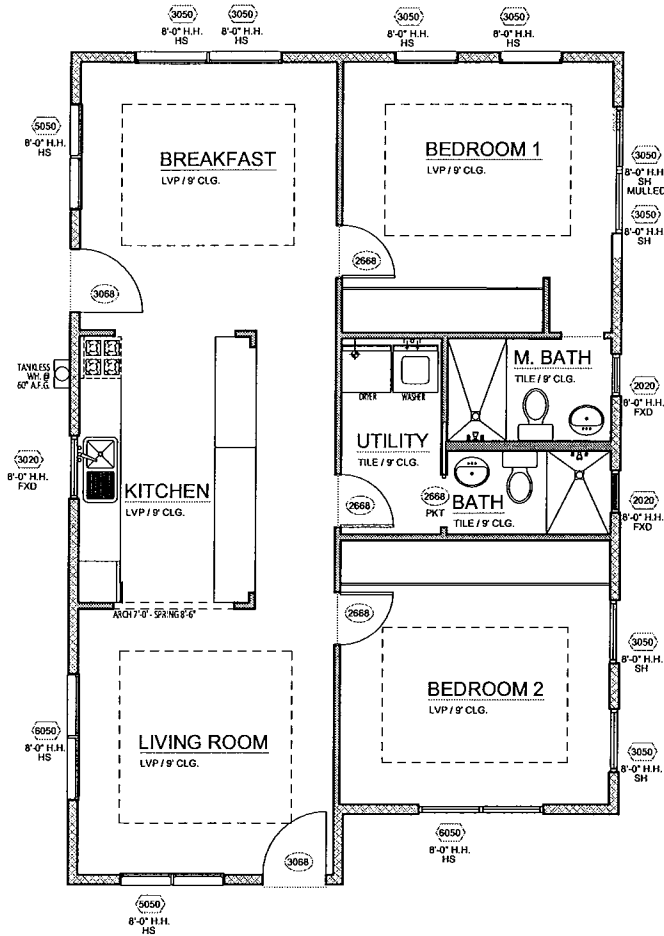
SHEET:

S1

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, P.A. BOX 1387 AUSTIN TEXAS 78711 - ON 333 GUADALUPE ST. SUITE 1300 HAS JURISDICTION OVER INDIVIDUALS LICENSED UNDER THE ARCHITECT'S REGISTRATION LAW. TEXAS ONLY. STATUTES, ARTICLES, THIS FILE IS AN INSTRUMENT OF SERVICE AND IT IS TO BE USED SOLELY FOR THE PURPOSES SPECIFIED UNDER SEPARATE CONTRACTS WITH THE ARCHITECT. THIS DOCUMENT IS COPYRIGHTED AND IT IS NOT TO BE LOANED, REPRODUCED, OR OTHERWISE ADAPTED WITHOUT EXPRESS CONSENT FROM THE ARCHITECT.



DIMENSION FLOOR PLAN



FLOOR PLAN

- GENERAL NOTES:
1. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES.
  2. DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS.
  3. ALL ANGLED WALLS TO BE 45° TO 90°.
  4. PROVIDE TEMPERED GLASS WHERE REQUIRED.
  5. PROVIDE WIND BRACING AT EVERY CORNER AND EVERY 25 FEET.
  6. DOORS NOT DIMENSIONALLY LOCATED SHALL BE 4" FROM STUD FACE TO DOOREDGE OR CENTERED BETWEEN WALLS AS SHOWN.
  7. VENT ALL BATHROOM AND KITCHEN FANS TO OUTSIDE ATMOSPHERE.
  8. PROVIDE CROSS VENTILATION AT ENCLOSED ATTIC AREAS.
  9. PROVIDE REED MFP CONNECTIONS IN ATTIC FOR HVAC AND WHAS REQUIRED.

LEGEND

---	2x6 @ 16" O.C.
---	2x6 @ 16" O.C.
---	2x4 @ 16" O.C. w/ 5" BATT INSUL.
---	2x4 @ 16" O.C. w/ MASONRY
---	VISIBLE OBJECTS BELOW CUTTING PLANE
---	HIDDEN OBJECTS BELOW CUTTING PLANE
---	OBJECTS ABOVE CUTTING PLANE
---	GAS CONNECTION
---	ROSE BUB AT 24" A.F.F.
---	KIT MANIF. CONNECTION
---	WASHER CONNECTION
---	WATER SOFTENER LOOP

BUILDING AREAS

AREAS	FRAME	w/ MASONRY
TOTAL HEATED AREA	996	sf
FRONT PORCH	0	sf
REAR PORCHES	0	sf
TOTAL COVERED AREA HOUSE	996	sf
SLAB HOUSE	996	sf
TOTAL BUILDING AREA	996	sf

GRAPHIC SCALE

MARY ANN GARCIA RESIDENCE  
109 CEDAR ST  
LOCKHART, TEXAS

KEY NOTES:

FLOOR PLAN

REVISIONS:

REV 1 APRIL 3 2024

REV 2 JAN 27 2025

ISSUE DATE:



ISSUED: JAN 30, 2025

DATE: JAN 30, 2025

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

JOB NO.: 2024-02

SHEET:

A1.1

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