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Project
RESIDENCE OF
**KRUG
CONSTRUCTION, LLC.**

529 BIG SKY DRIVE
NEW BRAUNFELS, TEXAS 78132



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HOME DESIGN
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70726
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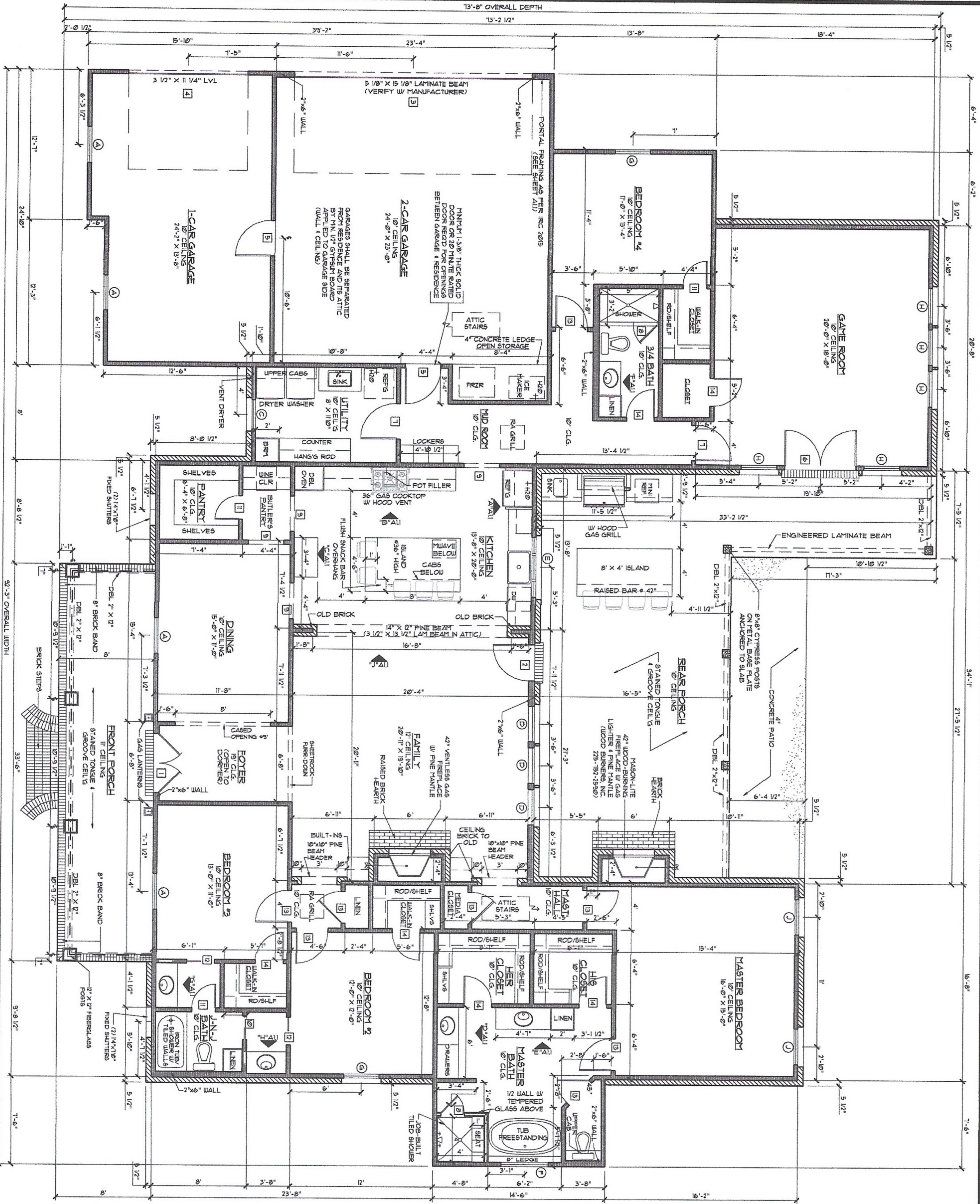
Project No.: Sandy Ridge-Mirror
DATE: MAY 12, 2021
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
**COVER
SHEET**

Sheet:
☐ Preliminary Dwg.
☐ Bidding Doc.
☐ Construction Doc.



FLOOR PLAN

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

SQUARE FOOTAGE	
LIVING	3175
FRONT PORCH	268
REAR PORCH	663
GARAGE	510
TOTAL SQ. FT.	5016

NOTE: FOR WINDOW & DOOR SCHEDULES, SEE SHEET "A1"

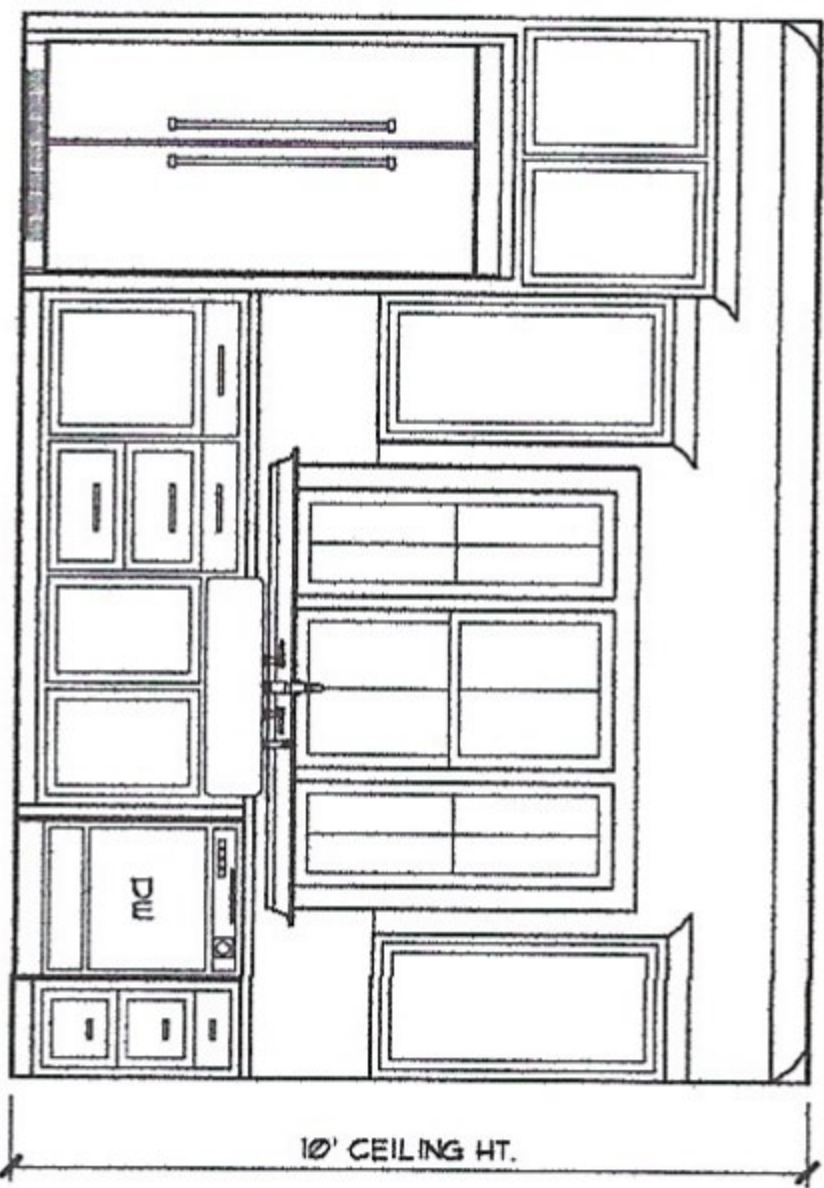
GENERAL NOTES:

1. ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
2. ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-0" WIDE.
3. ALL EXTERIOR OVERALL DIMENSIONS ARE FRONT EDGE OF FOUNDATION.
4. ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
5. ALL INTERIOR WALL THICKNESSES SHOWN AS 4".
6. UNLESS NOTED OTHERWISE, ALL DIMENSIONS BEFORE COUNTING WORK ARE CORRECT.
7. BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY).
8. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
9. ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R602.5 (12) OF THE IRC, 2008 EDITION, UNLESS NOTED OTHERWISE. REFER TO SHEET FOR SPANS.
10. RE: SEC. 308.6 LIVING IN HAZARDOUS LOCATIONS & TYPED 60.469 FOR UNDOORS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE UNDOOR IS LESS THAN 60" ABOVE THE FLOOR (R602.5 (12) OF THE IRC, 2008 EDITION).
11. MASONRY VENEER SHALL BE ANCHORED TO THE METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 261 SQ. FEET OF WALL PER SECTION R703.1 (41).
12. VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE THROUGH ROOF OR THROUGH EXTERIOR WALL WHERE APPLICABLE.
13. DRYER VENT MUST HAVE MAX LENGTH 75'.
14. ATTIC SPACES MUST PROVIDE 1 SQ. FT. OF VENT AREA PER 100 SQ. FT. OF AREA UNLESS OTHERWISE NOTED.

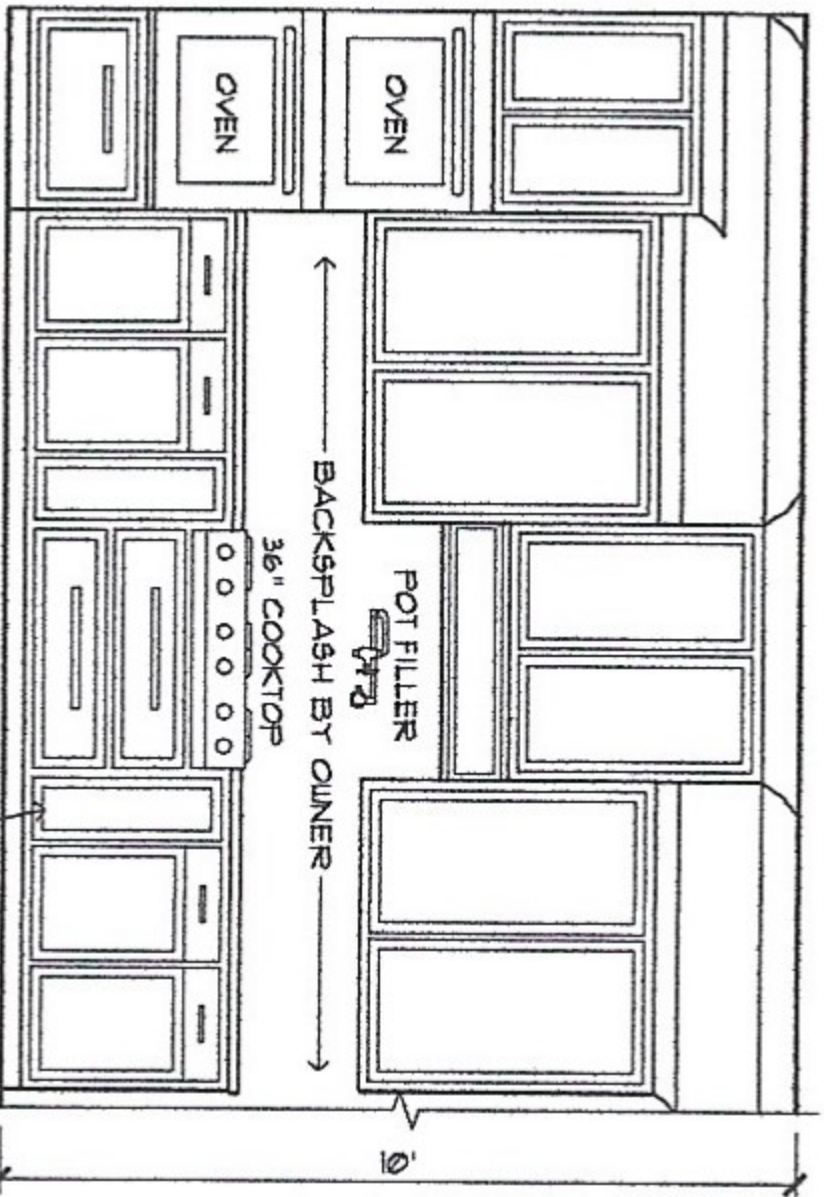
HEADER SPANS

FOR LOAD BEARING WALLS:

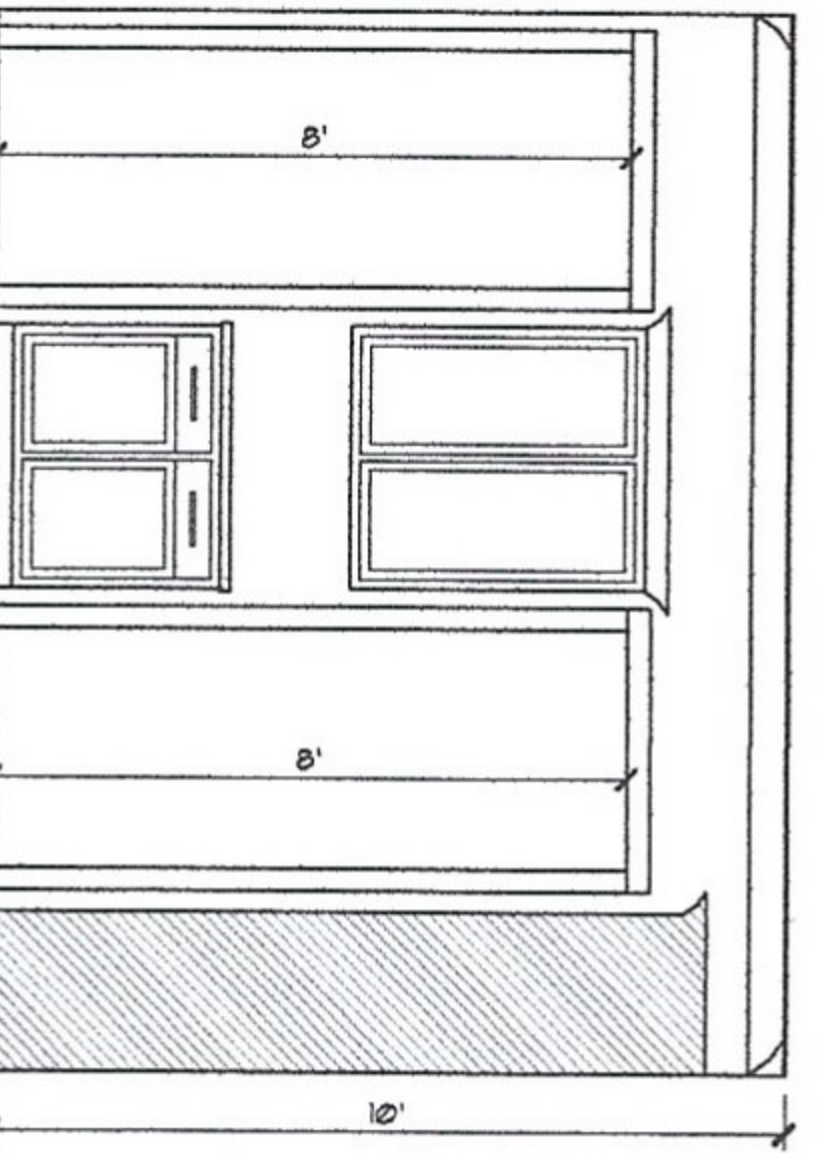
1. SINGLE STORY: 4'-2" MAX
2. 2 FLY 2'X6" 5'-4" MAX
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395. 2 FLY 2'X6" 784'-0" MAX
396. 2 FLY 2'X6" 786'-0" MAX
397. 2 FLY 2'X6" 788'-0" MAX
398. 2 FLY 2'X6" 790'-0" MAX
399. 2 FLY 2'X6" 792'-0" MAX
400. 2 FLY 2'X6" 794'-0" MAX
401. 2 FLY 2'X6" 796'-0" MAX
402. 2 FLY 2'X6" 798'-0" MAX
403. 2 FLY 2'X6" 800'-0" MAX
404. 2 FLY 2'X6" 802'-0" MAX
405. 2 FLY 2'X6" 804'-0" MAX
406. 2 FLY 2'X6" 806'-0" MAX
407. 2 FLY 2'X6" 808'-0" MAX
408. 2 FLY 2'X6" 810'-0" MAX
409. 2 FLY 2'X6" 812'-0" MAX
410. 2 FLY 2'X6" 814'-0" MAX
411. 2 FLY 2'X6" 816'-0" MAX
412. 2 FLY 2'X6" 818'-0" MAX
413. 2 FLY 2'X6" 820'-0" MAX
414. 2 FLY 2'X6" 822'-0" MAX
415. 2 FLY 2'X6" 824'-0" MAX
416. 2 FLY 2'X6" 826'-0" MAX
417. 2 FLY 2'X6" 828'-0" MAX
418. 2 FLY 2'X6" 830'-0" MAX
419. 2 FLY 2'X6" 832'-0" MAX
420. 2 FLY 2'X6" 834'-0" MAX
421. 2 FLY 2'X6" 836'-0" MAX
422. 2 FLY 2'X6" 838'-0" MAX
423. 2 FLY 2'X6" 840'-0" MAX



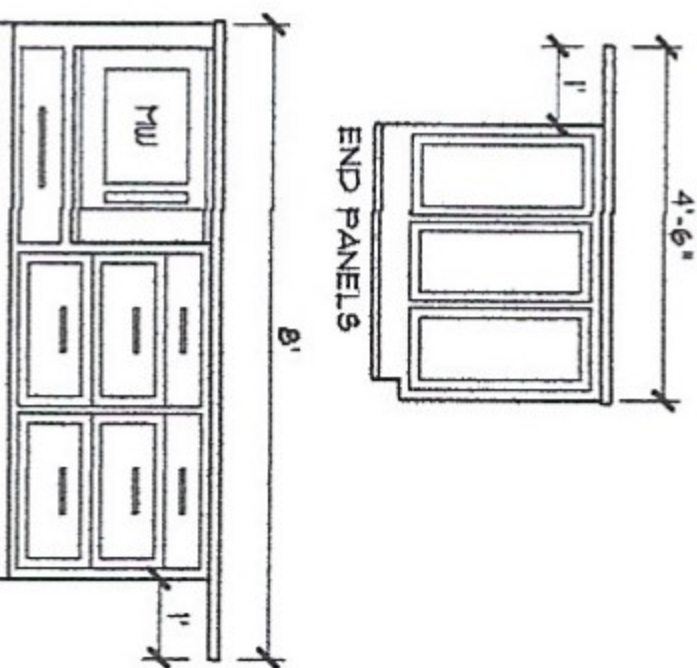
A KITCHEN
SCALE: 3/8" = 1'-0"



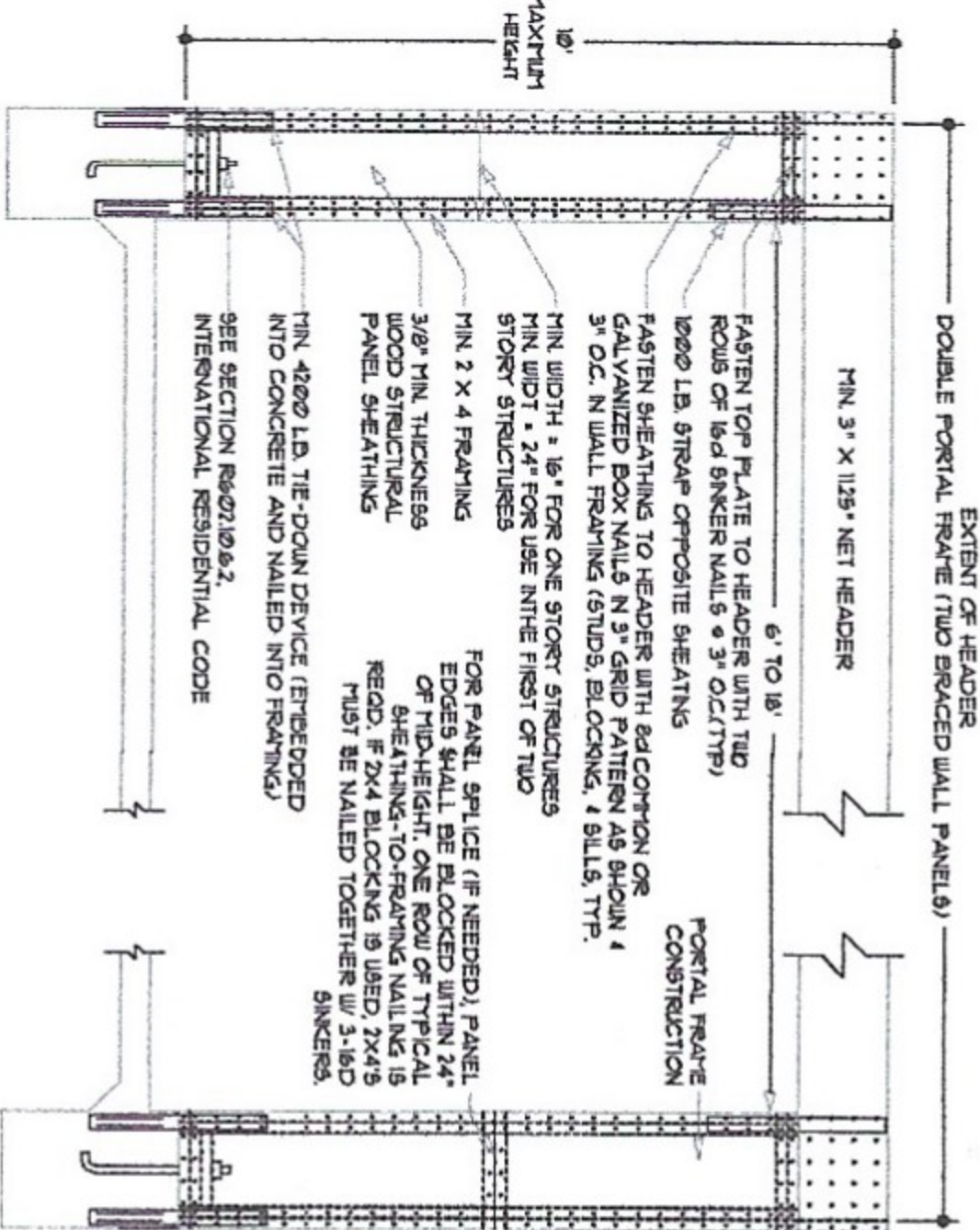
B KITCHEN
SCALE: 3/8" = 1'-0"



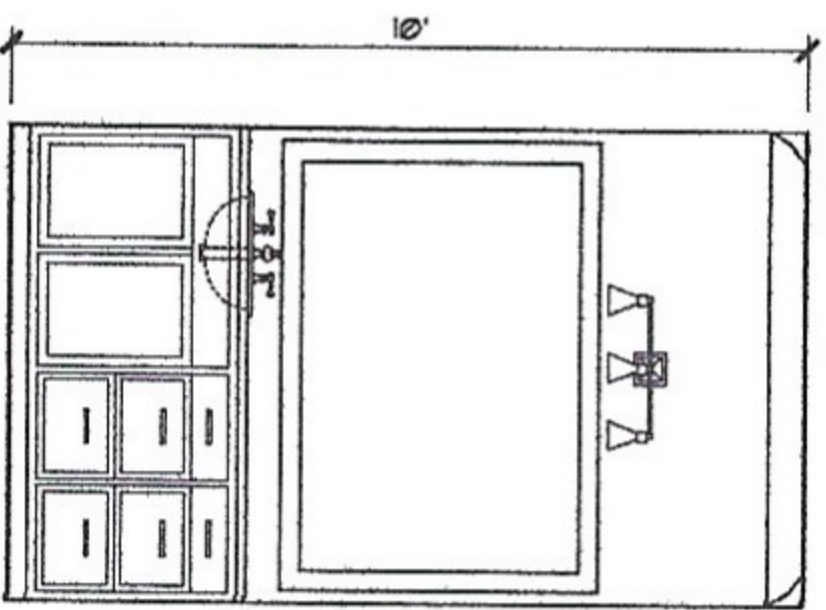
C KITCHEN
SCALE: 3/8" = 1'-0"



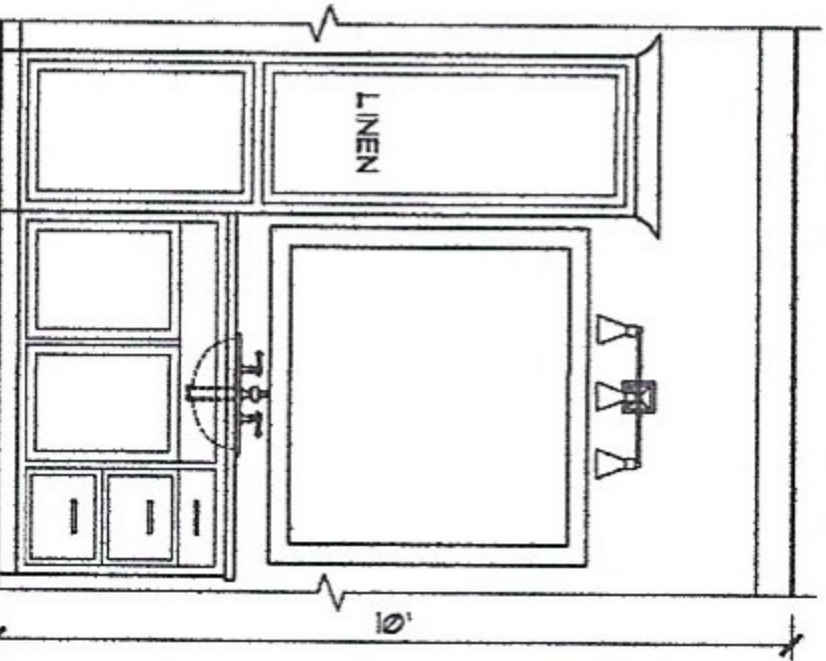
KITCHEN ISLAND
SCALE: 3/8" = 1'-0"



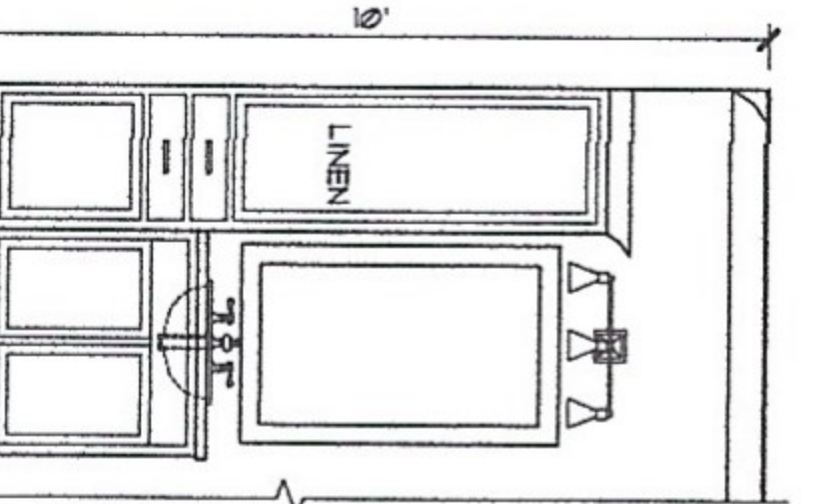
GARAGE PORTAL DETAIL
NOT TO SCALE



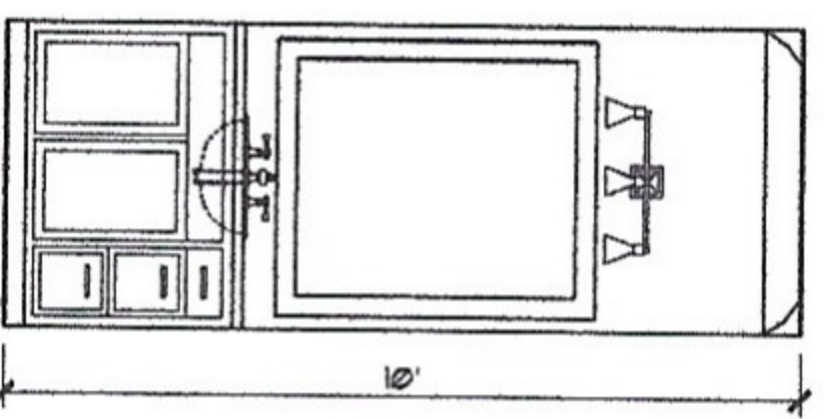
D MASTER BATH
SCALE: 3/8" = 1'-0"



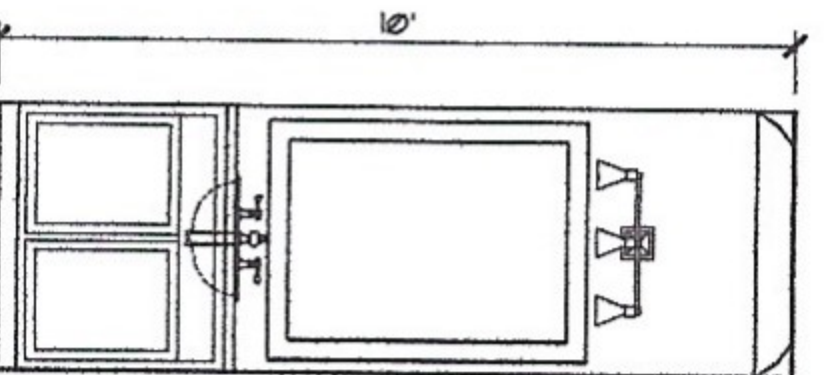
E MASTER BATH
SCALE: 3/8" = 1'-0"



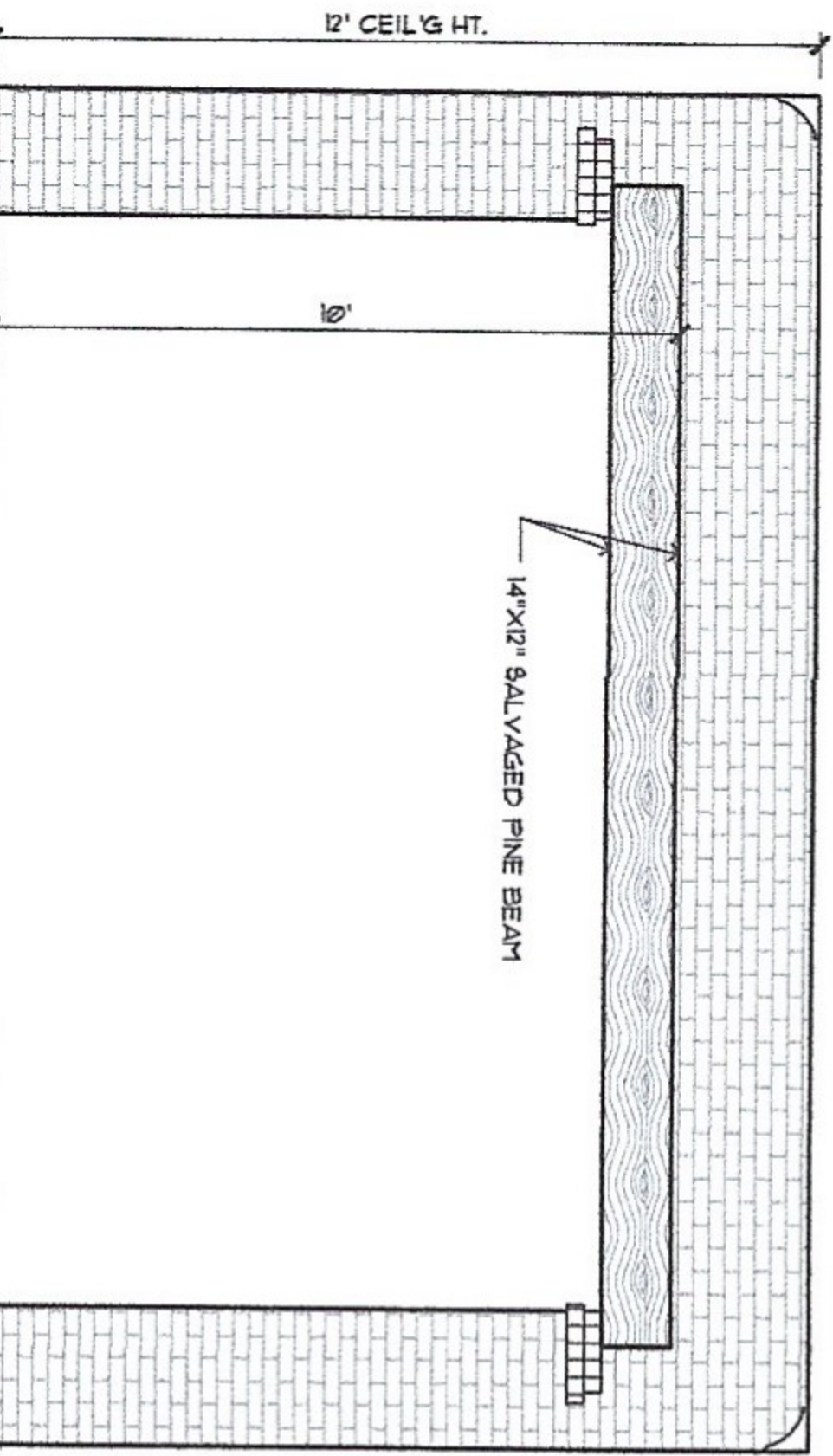
F 3/4 BATH
SCALE: 3/8" = 1'-0"



G J-N-J BATH
SCALE: 3/8" = 1'-0"



H J-N-J BATH
SCALE: 3/8" = 1'-0"



J FAMILY/KITCHEN BEAM DETAIL
SCALE: 3/8" = 1'-0"

MARK	SIZE	DESCRIPTION	QTY.
A	3'0" X 1'0"	4/4 LITE VINYL SINGLE HUNG WINDOW INSULATED	4
B	2'6" X 4'0"	4 LITE VINYL FIXED WINDOW INSULATED (SEE ELEVATIONS)	2
C	2'6" X 4'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	1
D	3'0" X 1'0"	1/1 LITE VINYL SINGLE HUNG WINDOW INSULATED W/ 16" TRANS.	3
E	2'0" X 4'0"	2/2 LITE VINYL SH. HUNG WINDOW W/ 16" 4 LITE FIXED SIDE WINDOWS	1
F	4'0" X 4'0"	B" GLASS BLOCKS	1
G	3'0" X 1'0"	4/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	2
H	3'0" X 1'0"	1/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	5
J	3'0" X 6'0"	1/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	2

MARK	SIZE	DESCRIPTION	QTY.
1	DBL. 2'6" X 8'0"	EXTERIOR 6 LITE 3/4 FRENCH WOOD DOORS	1 PAIR
2	3'0" X 8'0"	EXTERIOR 1 LITE FULL FRENCH WOOD DOOR W/ 16" TRANSOM	1
3	2'0" X 8'0"	EXTERIOR INSUL. OIL METAL GARAGE DOOR W/ OPENER	1
4	1'0" X 8'0"	EXTERIOR OIL METAL ROLL-UP DOOR	1
5	3'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	2
6	DBL. 3'0" X 8'0"	EXTERIOR 1 LITE FULL FRENCH FIBERGLASS DOORS	1 PAIR
7	3'0" X 8'0"	INTERIOR 6 PANEL HC MASONITE DOOR	2
8	3'0" X 8'0"	TEMPERED FRATELSSO GLASS SHOWER DOOR	2
9	3'0" X 8'0"	CASED OPENING	4
10	2'0" X 8'0"	INTERIOR 6 PANEL HC MASONITE ROCKET DOOR	1
11	2'0" X 8'0"	INTERIOR 6 PANEL HC MASONITE ROCKET DOOR	3
12	2'4" X 8'0"	INTERIOR 6 PANEL HC MASONITE ROCKET DOOR	2
13	2'0" X 8'0"	INTERIOR 6 PANEL HC MASONITE DOOR	2
14	2'4" X 8'0"	INTERIOR 6 PANEL HC MASONITE DOOR	6

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET HEIGHT SHALL BE 20". MINIMUM STILL
HEIGHT - 44" AFF.

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CONSTRUCTION, LLC.
529 BIG SKY DRIVE
NEW BRAUNFELS, TEXAS 78132

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HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

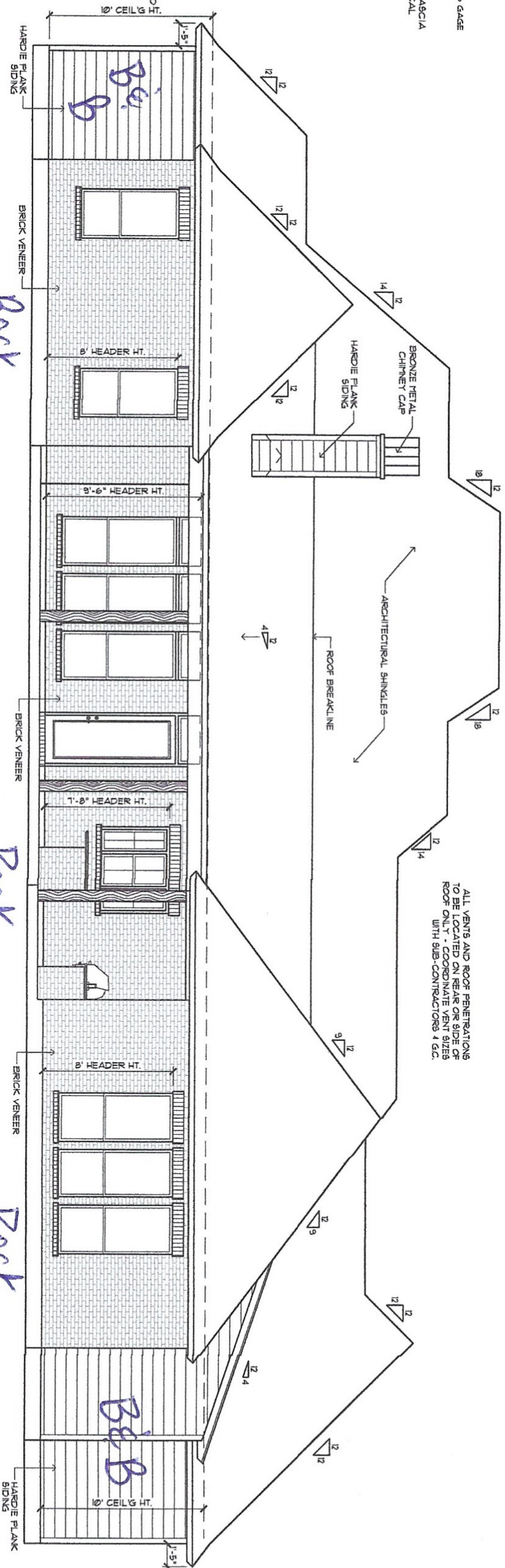
A B D

Project No: Sandy Ridge-Mirror
DATE: MAY 12, 2021
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

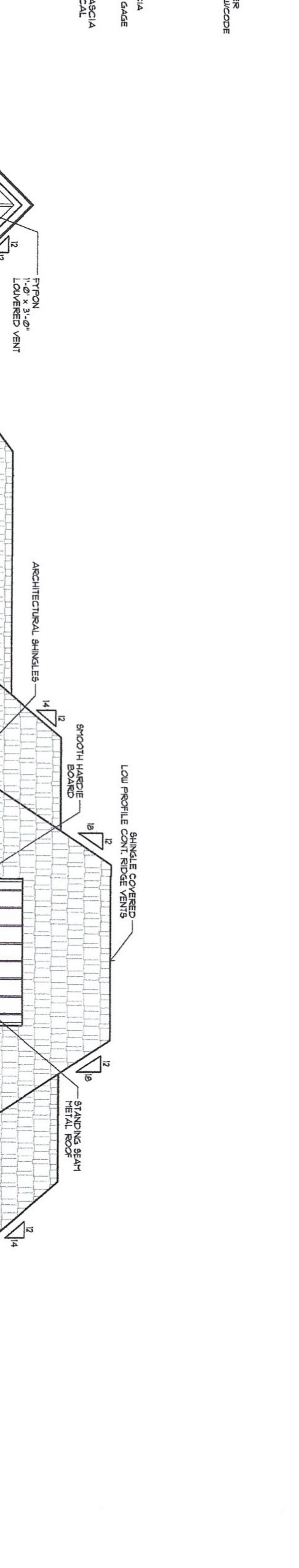
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Sheet Title
INTERIOR ELEVATIONS

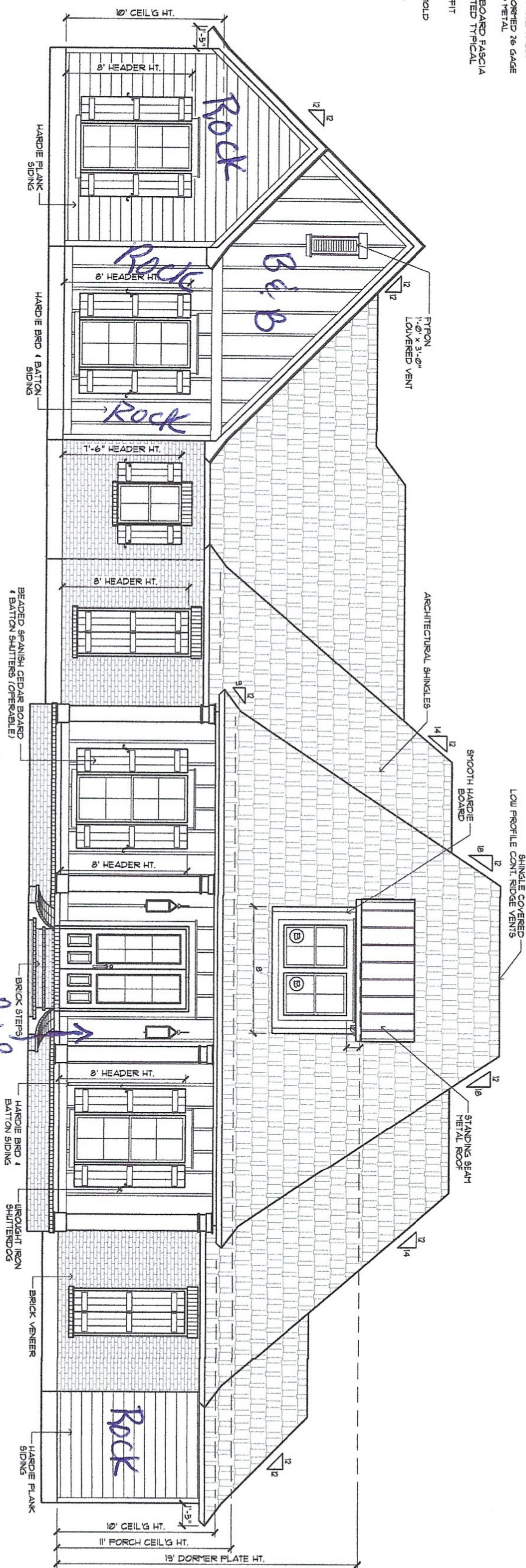
Sheet:
A1.1



SCALE: 3/4" = 1'-0"



SCALE: 3/4"=1'-0"



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

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B	D [®]

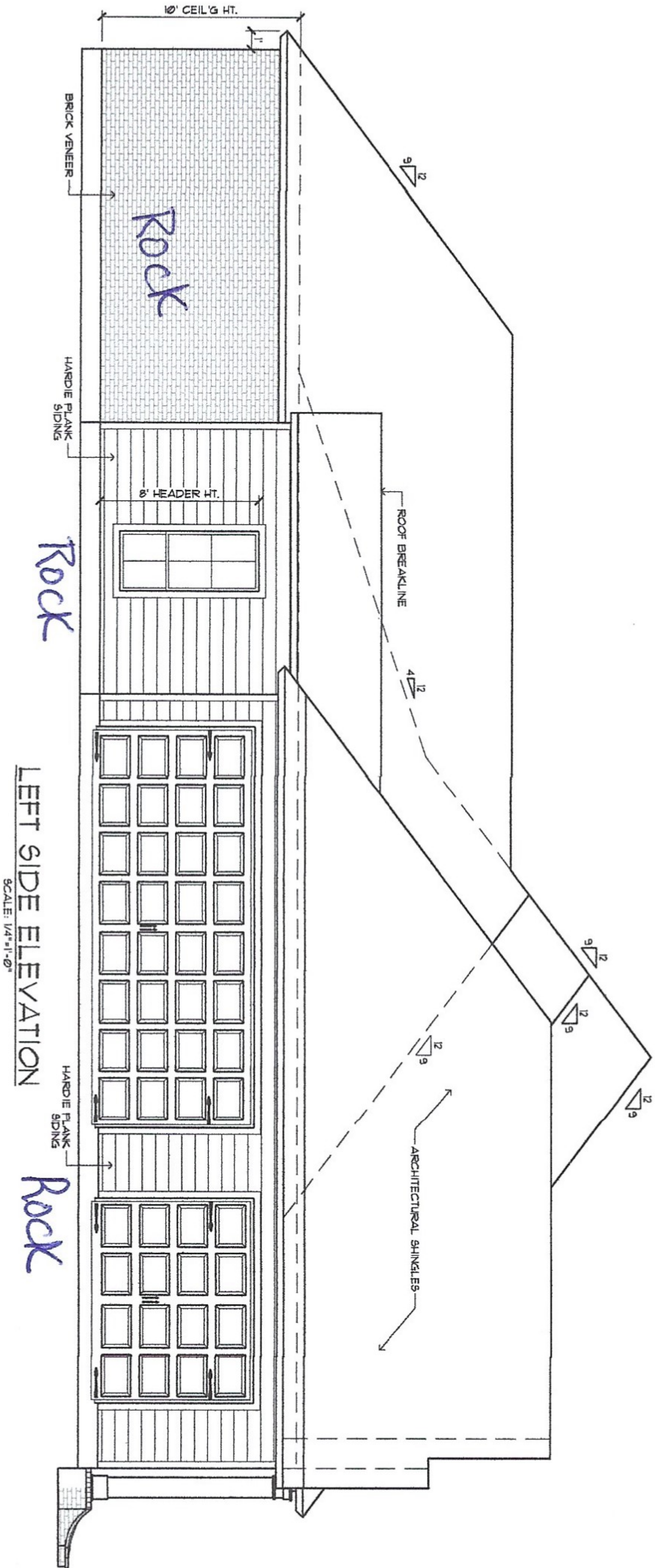
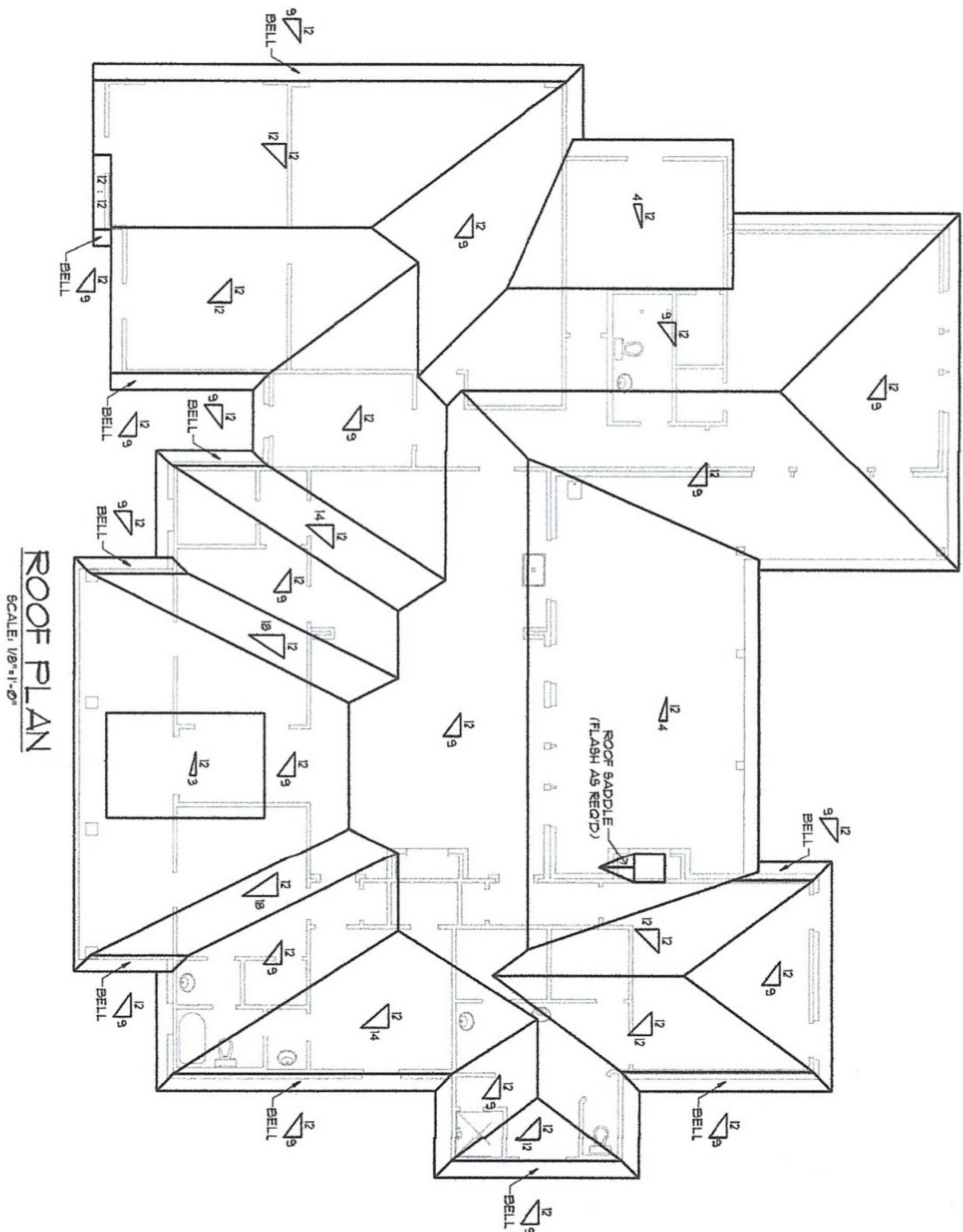
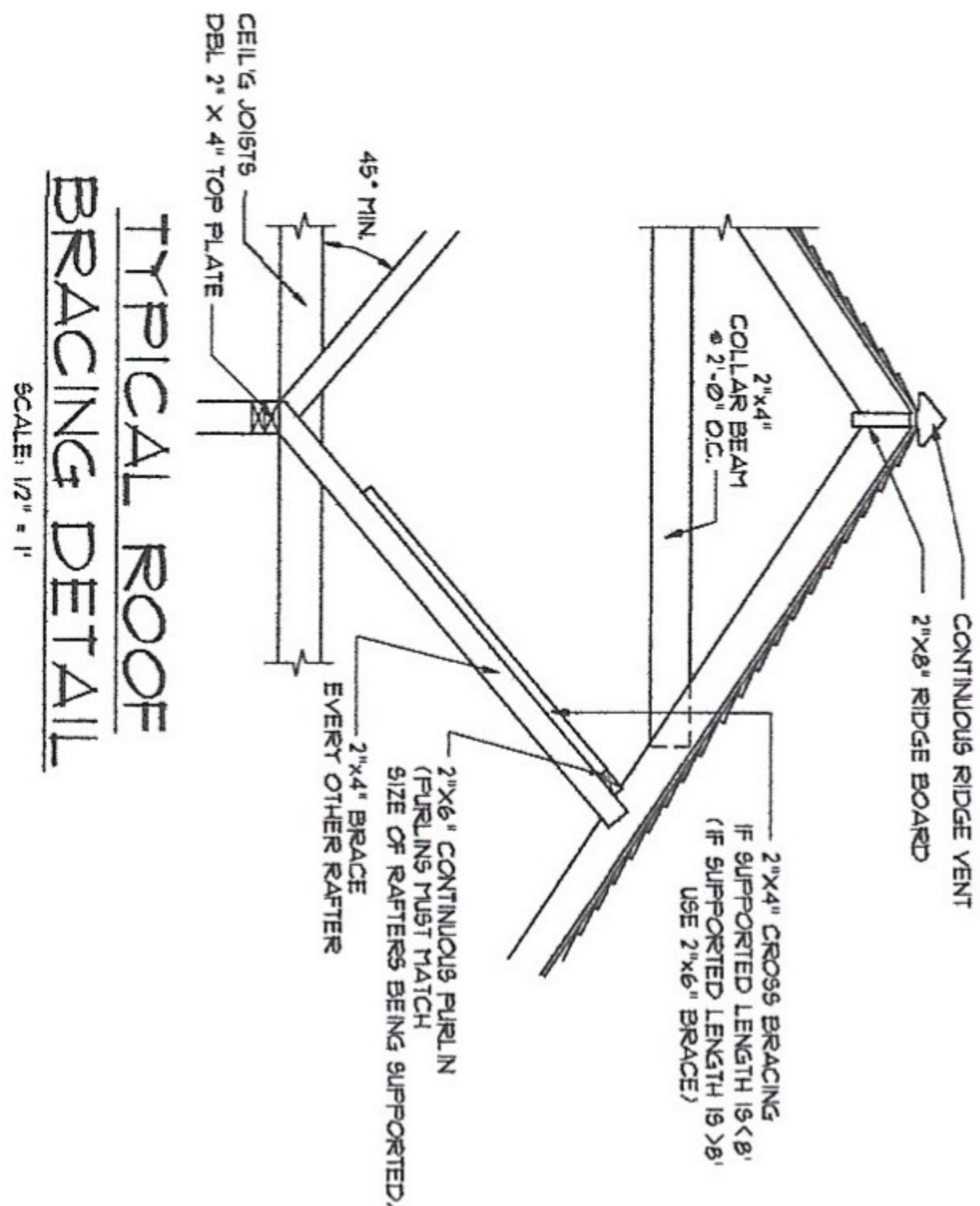
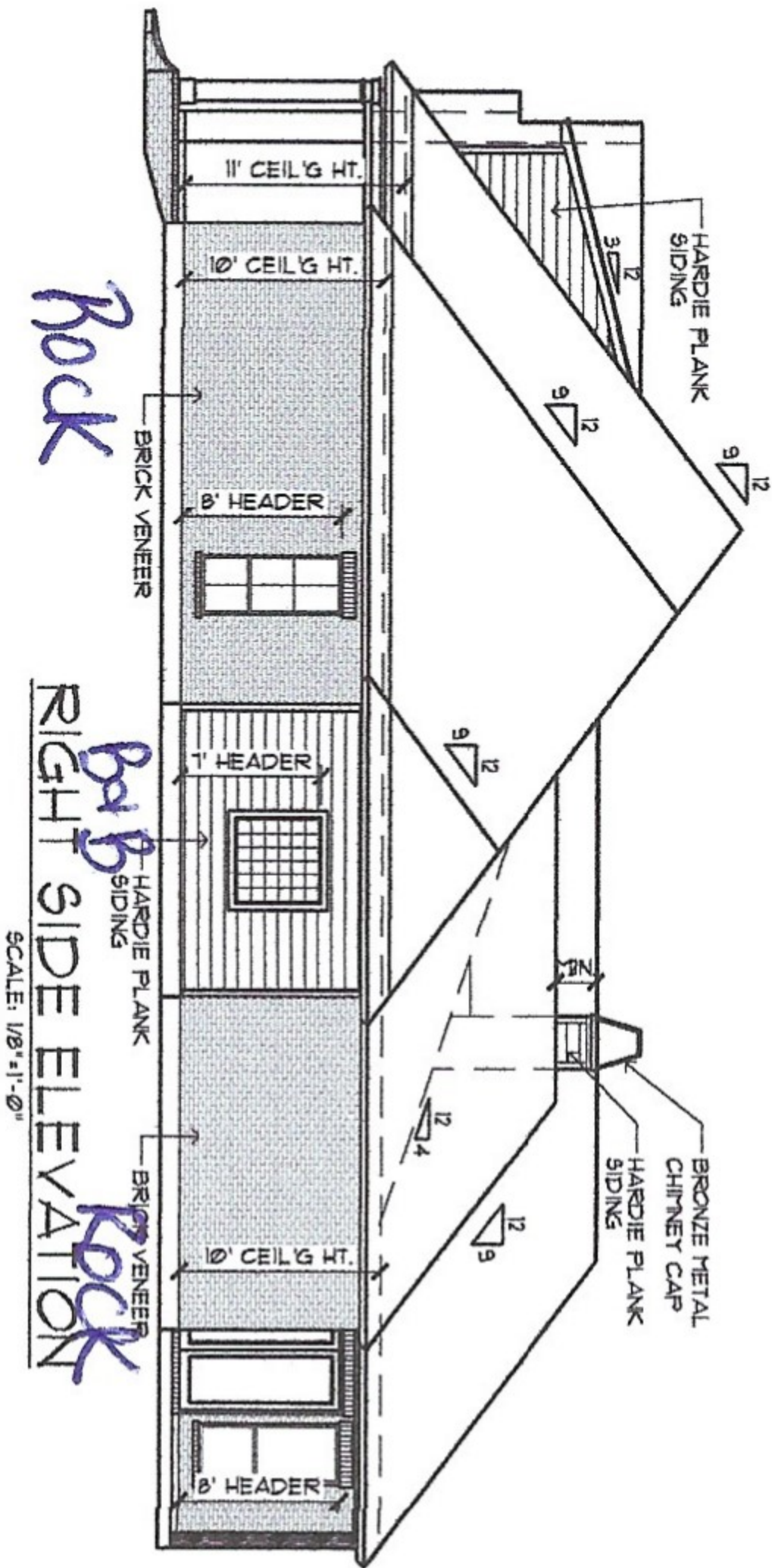
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DATE: MAY 12, 2021
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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FRONT / REAR ELEVATIONS

☐ Preliminary Dwg.
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A2.0



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Sheet Title
**ELEVATIONS
& ROOF PLAN**
Sheet:
A3.0
□ Preliminary Dwg.
□ Bidding Doc.
□ Construction Doc.

NOTE:
THIS GENERIC FOUNDATION PLAN IS
DESIGNED FOR NON EXPANSIVE SOILS WITH
A BEARING CAPACITY OF AT LEAST 2800
PSF. THE DESIGNER ASSUMES THAT THE
FOUNDATION WILL BE CONSTRUCTED BY
A PROFESSIONAL ENGINEER BE CONSULTED
FOR YOUR SPECIFIC LOT AS THE DESIGNER
HAS NOT BEEN PROVIDED ANY
INFORMATION BY THE CLIENT REGARDING
THE EXISTING GROUND SURFACE OR
THE LOT AND ASSUMES NO RESPONSIBILITY
FOR THE STRUCTURAL PERFORMANCE OF
THIS DESIGN.

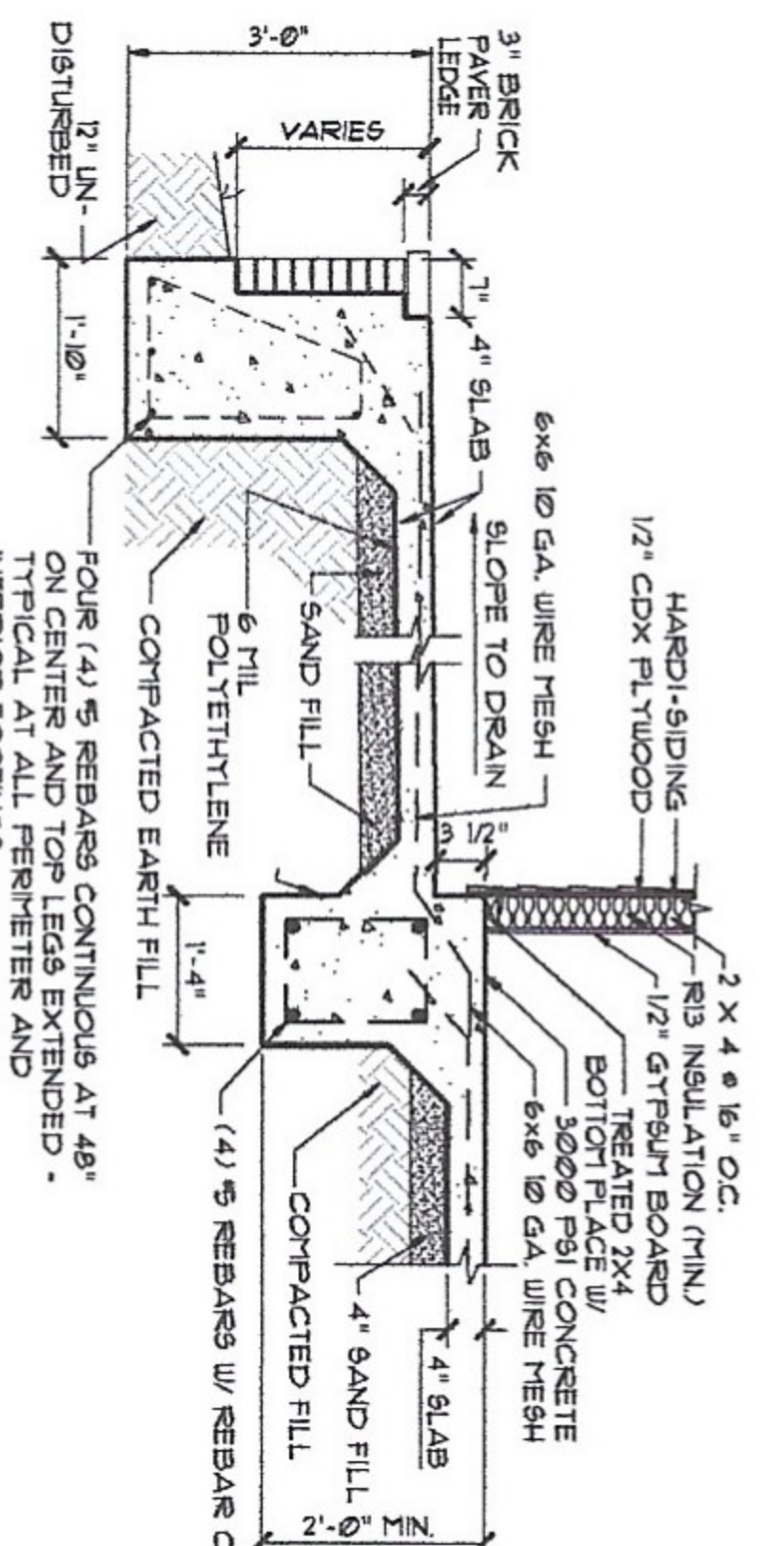
SITE PREPARATION NOTES:

1. REMOVE TOP SOIL (TO 17") AND
DELIVER TO NEAREST DISPOSAL SITE.
2. PROOF SOIL SUBGRADE WITH A LOADED 18"
YARD DUMP TRUCK REMOVE ALL PUMPS
AREAS.

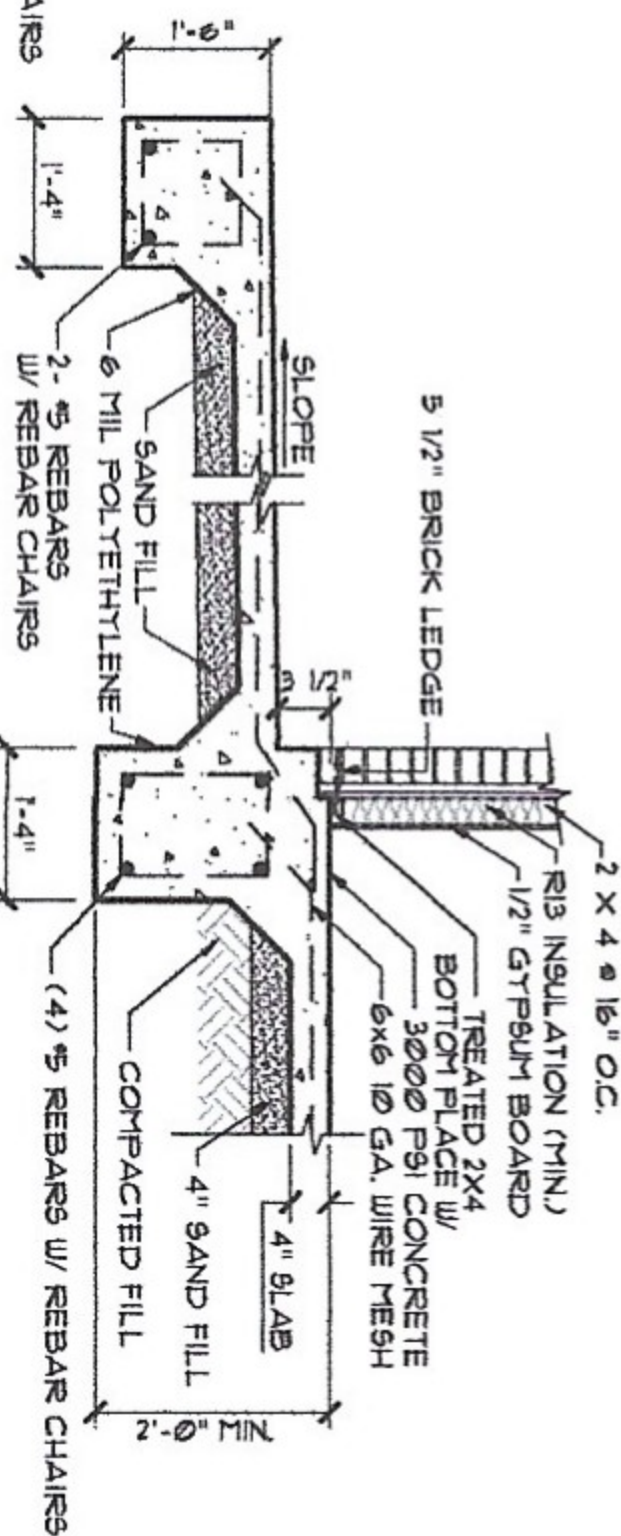
FOUNDATION AND SITE WORK NOTES:

1. CHECK ELECTRICAL PLAN FOR ANY
CONDUIT OR FLOOR RECEPTACLES.
2. TIE REINFORCING BARS TO RETAIN
CONCRETE AND REINFORCING
CERTEGATE FOR OWNER.
3. GRADE LOT TO DRAIN AWAY FROM THE
FOUNDATION A MINIMUM OF 6 INCHES IN
THE FIRST 10 FEET.
4. CEMENT AND FRONT PORCH BEAMS
FLOORING SHALL BE CLARITY
5. CONTRACTOR SHALL EXCAVATE ALL
FOOTINGS TO SOLID, COMPACTED,
UNDISTURBED FILL, REEF 30%
ADDITIONAL FILL OR AS NOTED.
6. ALL REINFORCING FABRIC SHALL BE
6"x6" 10/20 W/F.
7. POLYETHYLENE VAPOR BARRIERS SHALL
BE 6 MIL THICKNESS.

1 COVERED FRONT PORCH FOOTING SCALE: 1/2" = 1'

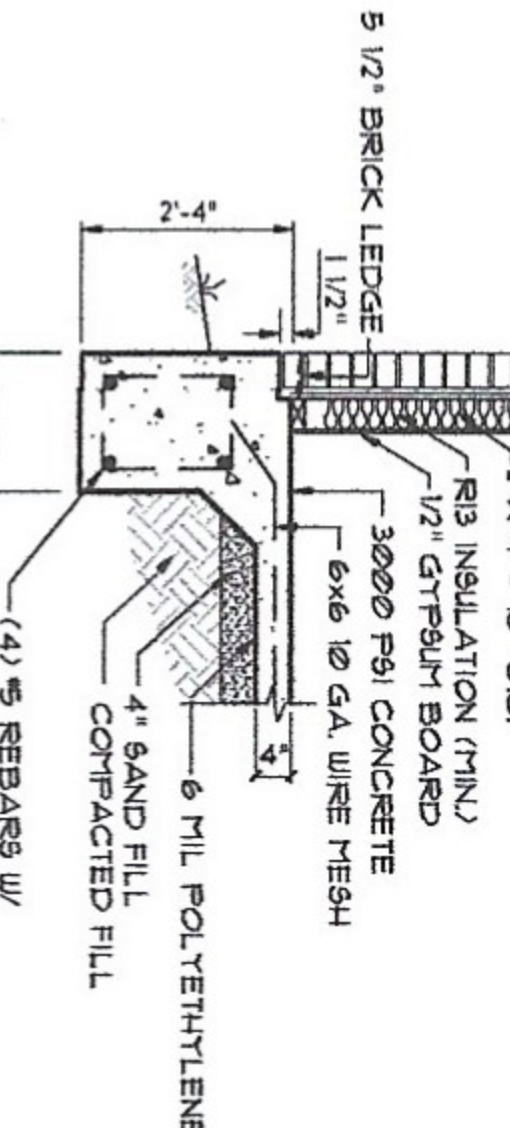


2 COVERED REAR PORCH FOOTING SCALE: 1/2" = 1'

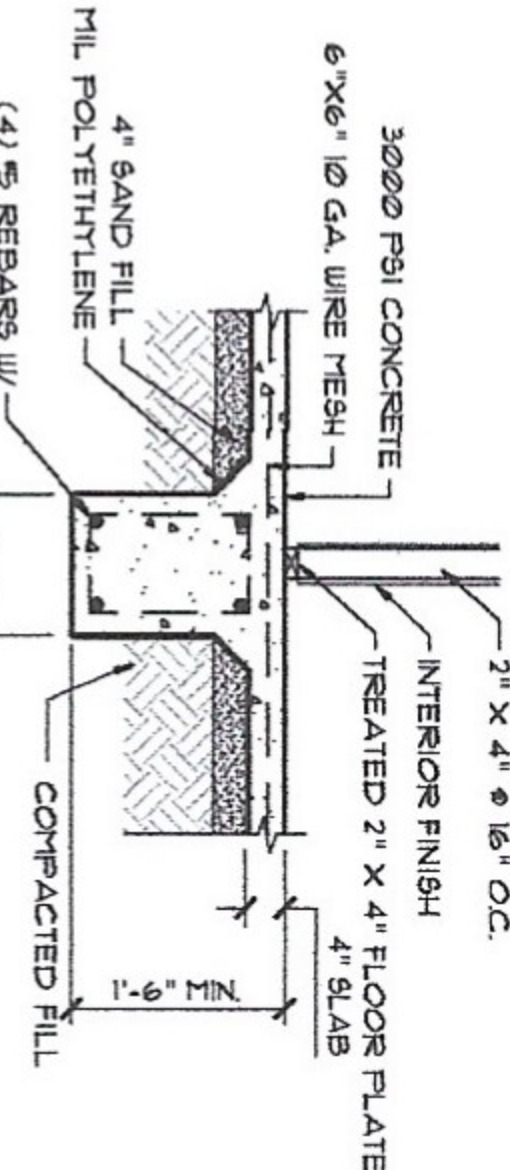


NOTE:
ALL EXTERIOR GRADE BEAMS TO
EXTEND BELOW UNDISTURBED SOIL
A MINIMUM OF 12\"/>

3 BRICK EXTERIOR GRADE BEAM SCALE: 1/2" = 1'



4 INTERIOR GRADE BEAM SCALE: 1/2" = 1'



CONCRETE NOTES:

1. REINFORCING BARS FOR DOOR
OPENINGS AND DOOR
2. USE CONCRETE BRICK SUPPORTS
CLEARANCES, DO NOT USE CHU OR
FACE BRICK.
3. FOUNDATION DESIGN BASED ON A-4
DENSITY (ASTM D-5571) FILL PLACED
4. ALL CONCRETE SHALL DEVELOP
3600 PSI COMPRESSIVE
STRENGTH 28 DAYS. PLACE
CONCRETE WITH MAXIMUM SLUMP OF
4\"/>

Project No: Sandy Ridge-Mirror
DATE: MAY 12, 2021
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

MADDEN
HOME DESIGN

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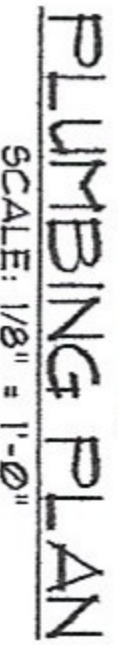
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DOES OCCUR, IT IS THE SOLE
RESPONSIBILITY OF THE CONTRACTOR
AND/OR OMISSION AT HIS OWN EXPENSE
AND NOT THE RESPONSIBILITY OF THE
DRAFTING SERVICE.
CONTRACTOR IS RESPONSIBLE FOR
VERIFICATION OF DIMENSIONS IN THE FIELD
AND SHALL BUILD HOME IN ACCORDANCE WITH
THE INTERNATIONAL RESIDENTIAL CODE 2003.

Sheet Title
**FOUNDATION
PLAN**

Sheet:
A4.0

1. ALL 3" AND 4" PLUMBING AND MECHANICAL VENTS SHALL BE 6" WALL THICKNESS.
2. FLUE & FINDER SHALL BE USED WITH GULF ON ALL SEWER LINE JOINTS CONNECTED UNDER THE SLAB.
3. WATER SHUT-OFF TO THE HOUSEHOLD SHALL ENTER UNDER THE SLAB WITH A VALVE BOX EITHER IN THE GROUND OR WALL.
4. THE SEWER LINE SHALL BE COMMUNICATED TO THE SEWER SYSTEM'S OWNER FOR LOCATION AND LEFT OPEN FOR INSPECTION OF THE LINE BY THE SYSTEM'S OWNER.
5. SEWER LINE SHALL BE ENTRENCHED AND SUPPORTED BY CONTINUOUS COMPACTED SOIL. NO ELAVATED PIPING WITH "X" BRACING.
6. LINE OF FALL SHALL BE BETWEEN 1/8" AND 1/4" PER FOOT.
7. PROJECT ALL WATER LINES PASSING THROUGH FOUNDED WITH MATERIAL OF MINIMUM THICKNESS OF 625". NOTE: DUCT TAPE OR VISCOUSE DOES NOT MEET THIS THICKNESS REQUIREMENT.

1. GAS METER LOCATION MUST BE 5FT FROM FRONT, 5FT FROM ELECTRIC, 3FT FROM OPENINGS CLEAR OF DRIVEWAY.
2. ACCESS PANEL MUST BE PROVIDED FOR JUMPER POOL TUB PUMP & SUPPLY AREA



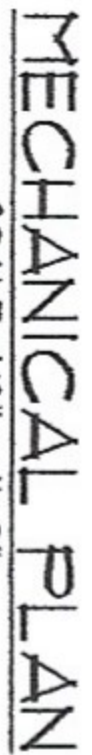
1. MECHANICAL SUBCONTRACTOR TO INSTALL HVAC SYSTEM, ACCORDING TO NATIONAL, STATE AND CITY CODE.
2. MECHANICAL SUBCONTRACTOR TO VERIFY HVAC DESIGN LOADS.
3. OWNER TO SELECT FLUENTING EXTERIORS WITH CONTRACTOR.
4. DRAWINGS OF SYSTEM ARE SCHEMATIC AND SHOULD BE COMPLETED BY MECHANICAL SUBCONTRACTOR.
5. DUCTS AS SPEC'D, 3/4" GAUGE ALUMINUM W/ 2" FIBERGLASS INSULATION
 • IN DUCT SIZE 8" DIAMETER
 • IN DUCT SIZE 10" DIAMETER WITH AIR VOLUME REG.
6. PLACE DAMPER CONTROLS IN ALL DUCT RIGS.
7. THERMOSTAT T1N, HORIZONTAL, - WALL MOUNTED.
8. MIN. CLEARANCE AT UNIT TO BE 4'-0".
9. PROVIDE 3/4" PL-WOOD 2" MIN. DIEP CALKULAT TO ALL MECHANICALS IN ATTIC. CALKULAT - GREATER THAN 20 INCHES 6" W/400000 - MAX. 50' LENGTH. MAINTAIN FLOOR CLEARANCE AT UNIT'S SERVICE AREA.



HEATER: GAS FURNACE
A/C UNIT "A" 5 TONS, 60,000 BTU COOLING, 5 HP
RETURN AIR 20" X 30" FILTER GRILLES
A/C UNIT "B" 3 TONS, 36,000 BTU COOLING, 3 HP,
RETURN AIR 24" X 24" FILTER GRILLES

COMPRESSOR MOTOR W/ FRACTIONAL HP BLOWER MOTOR

NEGATIVE: THREE WAY THERCO - 1/2" X 6" OR 1" X 6" COIL DRAIN
CONNECTED TO PLUMBING WITH 1/2" P-TRAP 4'-0" MIN. ATTIC SPACE AT UNIT
PROVIDE SOLID CATHWALK FROM DISP. S/WAY TO UNIT AND WATER HEATER
PROVIDE GALV. METAL PAN AND CUTOFF UNDER UNIT AND WH - DRAIN TO
SEWER LINE.



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DESIGNED BY: Steven Madden

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Sheet Title
MECH / PLUMB
PLAN

Sheet: _____

MP1

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