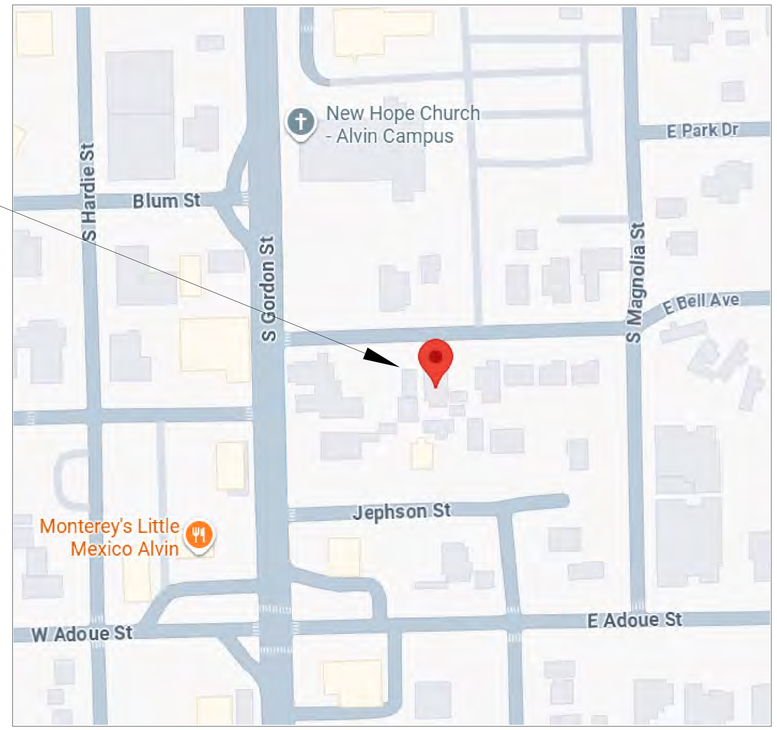
JW TURNER CONSTRUCTION

TEXAS GENERAL LAND OFFICE

106 East Bell Street, Alvin, Texas 77511

JWTC™

PROJECT LOCATION



VICINITY MAP

COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581

12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

PROJECT INFORMATION

APPLICATION NUMBER :
STORIES :
PLAN NAME :
ELEVATION STYLE :
NO. OF BEDROOMS :
TUB/SHOWER STYLE :
(MASTER/GUEST)

ELEVATION ABOVE
ADJACENT GRADE :

EXISTING UTILITIES INFORMATION :

WATER :
SEWER :
GAS :
NAT. GAS ☐ LPG ☐ NO ☐
GAS DRYER/RANGE/WATER HEATER/FURNACE:
ELECTRIC : YES ☐ NO ☐
SEPTIC :
WATERWELL :

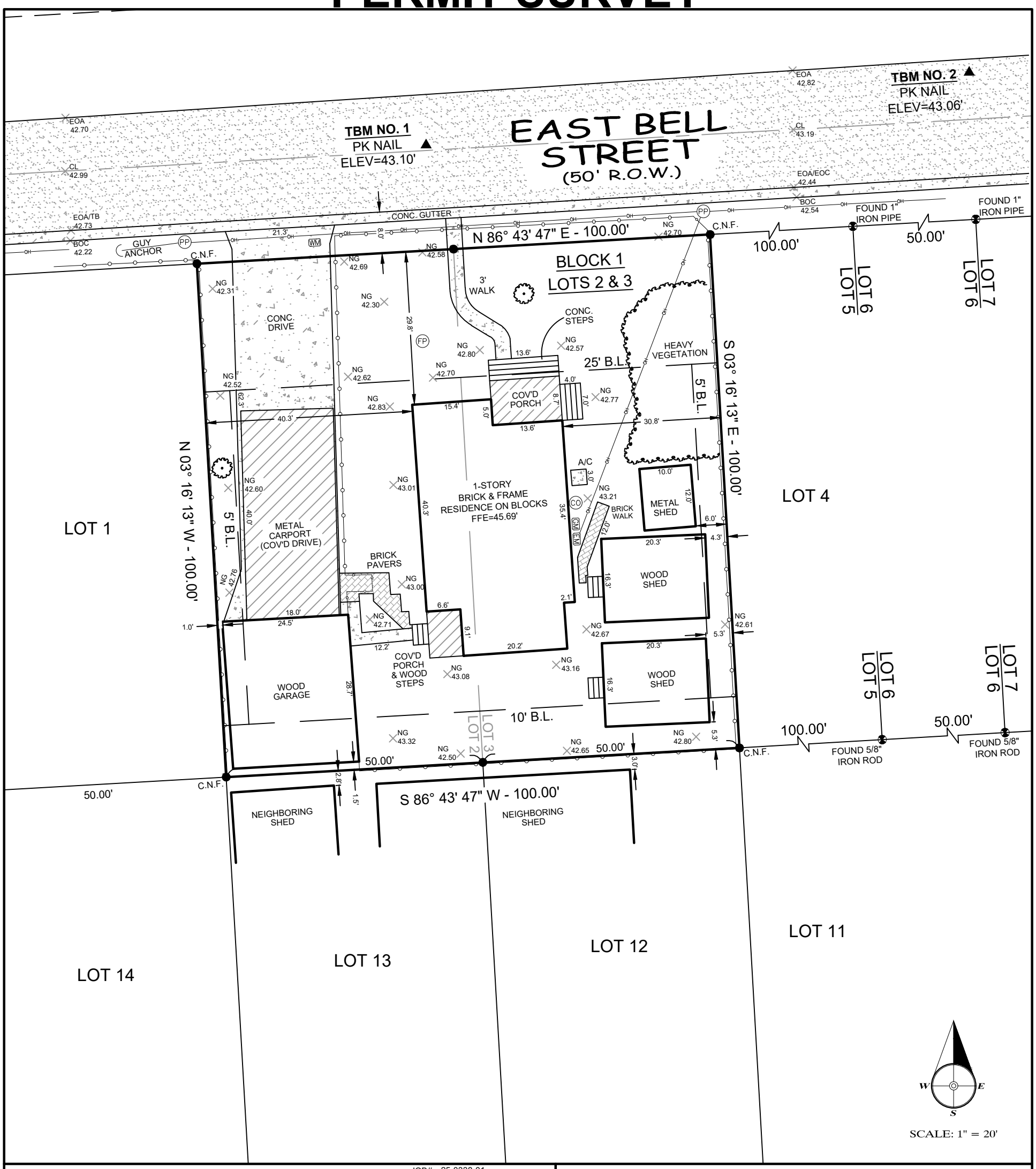
SPECIAL NEEDS :

TUB / SHOWER :	YES ☐	NO ☐
VINYL FLOORING :	YES ☐	NO ☐
DISH WASHER / GARBAGE DISPOSAL :	YES ☐	NO ☐
VISUALLY / HEARING IMPAIRED :	YES ☐	NO ☐
NOISE MIT :	YES ☐	NO ☐
HISTORIC :	YES ☐	NO ☐
FLOODPLAIN :	YES ☐	NO ☐

WIND ZONE :

ADDITIONAL CRITERIA :

PERMIT SURVEY



LEGAL DESCRIPTION:

JOB# 25-0338-01
DRAWN BY RTG

BLOCK 1, LOTS 2 & 3, OF JEPHSONS ADDITION TO ALVIN, IN ALVIN, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 135, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

PREPARED EXCLUSIVELY FOR: JW TURNER
PROPERTY CAD ADDRESS: 106 E BELL ST.
INSIDE THE CITY LIMITS OF ALVIN, TEXAS

COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. #: 17742 / TBPLS REG. #: 10194581
12005 DELANY ROAD ◦ LA MARQUE, TEXAS 77568 ◦ 409-354-5925

LEGEND

A.E.	AERIAL EASEMENT	F.F.E.	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	(FP)	FLAG POLE(FP)
A/C	AIR CONDITIONER	L	LENGTH	R	RADIUS OR RECORD OR RANGE	(TP)	TRAFFIC SIGNAL POLE(TSP)
BLDG.	BUILDING	(M)	MEASURED	RCP	REINFORCED CONCRETE PIPE	(WW)	WATER WELL(WW)
B.L.	BUILDING LINE	MH	MANHOLE	RPLS	REGISTERED PROFESSIONAL LAND SURVEYOR	(CB)	COMMUNICATIONS BOX(CB)
CB	CATCH BASIN	MON.	MONUMENT	R.O.W.	RIGHT OF WAY	(CO)	CLEAN OUT(CO)
CH BR	CHORD BEARING	N	NORTH	S	SOUTH	(MB)	MAIL BOX(MB)
C & G	CURB AND GUTTER	NG	NATURAL GROUND	SEC	SECTION	(PP)	POWER POLE(PP)
CL	CENTERLINE	NO	NUMBER	STM.S.E.	STORM SEWER EASEMENT	(FH)	FIRE HYDRANT(FH)
CLF	CHAIN LINK FENCE	N & D	NAIL AND DISK	SS	SANITARY SEWER	(UP)	UTILITY POLE(UP)
CMP	CORRUGATED METAL PIPE	NO ID.	NO IDENTIFICATION NUMBER	S.S.E.	SANITARY SEWER EASEMENT	(SD)	SATELLITE DISH(SD)
C.N.F.	CONTROL NOT FOUND	N.T.S.	NOT TO SCALE	SF	SQUARE FEET		
CONC	CONCRETE	ORB	OFFICIAL RECORDS BOOK	T	TANGENT OR TOWNSHIP		
CP	CONCRETE POST	'	MINUTE OR FEET	▲T.B.M.	TEMPORARY BENCHMARK		
CPP	CORRUGATED PLASTIC PIPE	"	SECOND OR INCH	T.B.S.	TO BE SET		
(D)	DEED	(P)	PLAT	U.E.	UTILITY EASEMENT		
D.E.	DRAINAGE EASEMENT	PAV	PAVEMENT	W	WEST		
°	DEGREE	PB	PLAT BOOK	W/	WITH		
Δ	DELTA	PCC	POINT OF COMPOUND CURVE	WF	WOOD FENCE		
E	EAST	PC	POINT OF CURVATURE	W.L.E.	WATER LINE EASEMENT		
ELEV	ELEVATION	PG	PAGE	±	MORE OR LESS		
ENC	ENCROACHMENT	PLS	PROFESSIONAL LAND SURVEY				
EP	EDGE OF PAVEMENT	PLSS	PUBLIC LAND SURVEY SYSTEM				
ESMT	EASEMENT	PI	POINT OF INTERSECTION				
		POB	POINT OF BEGINNING				
		POC	POINT OF COMMENCEMENT				
		PT	POINT OF TERMINATION				
		PRC	POINT OF REVERSE CURVE				

- FOUND MONUMENT
- (SAN) SANITARY MANHOLE(SAN.M.H.)
- (STM) STORM MANHOLE(S.M.H.)
- SPOT ELEVATION(SE)
- BOUNDARY POINT(BP)
- (GM) GAS METER(GM)
- (EM) ELECTRIC METER(EM)
- (WM) WATER METER(WM)
- (WH) WATER HEATER(WH)
- (EB) ELECTRIC BOX(EB)
- (ST) SEPTIC TANK(ST)
- WV WATER VALVE(WV)

LINES SURVEYED / LINES NOT SURVEYED
WOOD FENCE
CHAIN-LINK
IRON FENCE
PIPELINE
BUILDING LINE
EASEMENT LINE
OVERHEAD POWER

ASPHALT | COVERED | WOOD DECK | BRICK | CONCRETE | GRAVEL

GENERAL NOTES:

1. THE LEGAL DESCRIPTION, PROPERTY LINES, & SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT AS SHOWN OR FROM READILY AVAILABLE RECORDED DOCUMENTS. THE INTENT OF THIS DRAWING IS TO LOCATE IMPROVEMENTS WITHIN THE PROPERTY LINES FOR FUTURE CONSTRUCTION PURPOSES.
2. ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (NAD 83) FOR HORIZONTAL CONTROL.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PER CLIENT REQUEST.
4. ALL EASEMENTS AND BUILDING SETBACK LINES PER PLAT OR ORDINANCE UNLESS NOTED OTHERWISE.
5. IF SHOWN , TBM AND OR SPOT ELEVATIONS SHOWN HEREON ARE BASED ON TOPNET LIVE - RTK + SOUTHEAST.(NAVD88)
6. WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48039C0165K, EFFECTIVE DATE 12/30/2020, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE (X UNSHADED), WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".

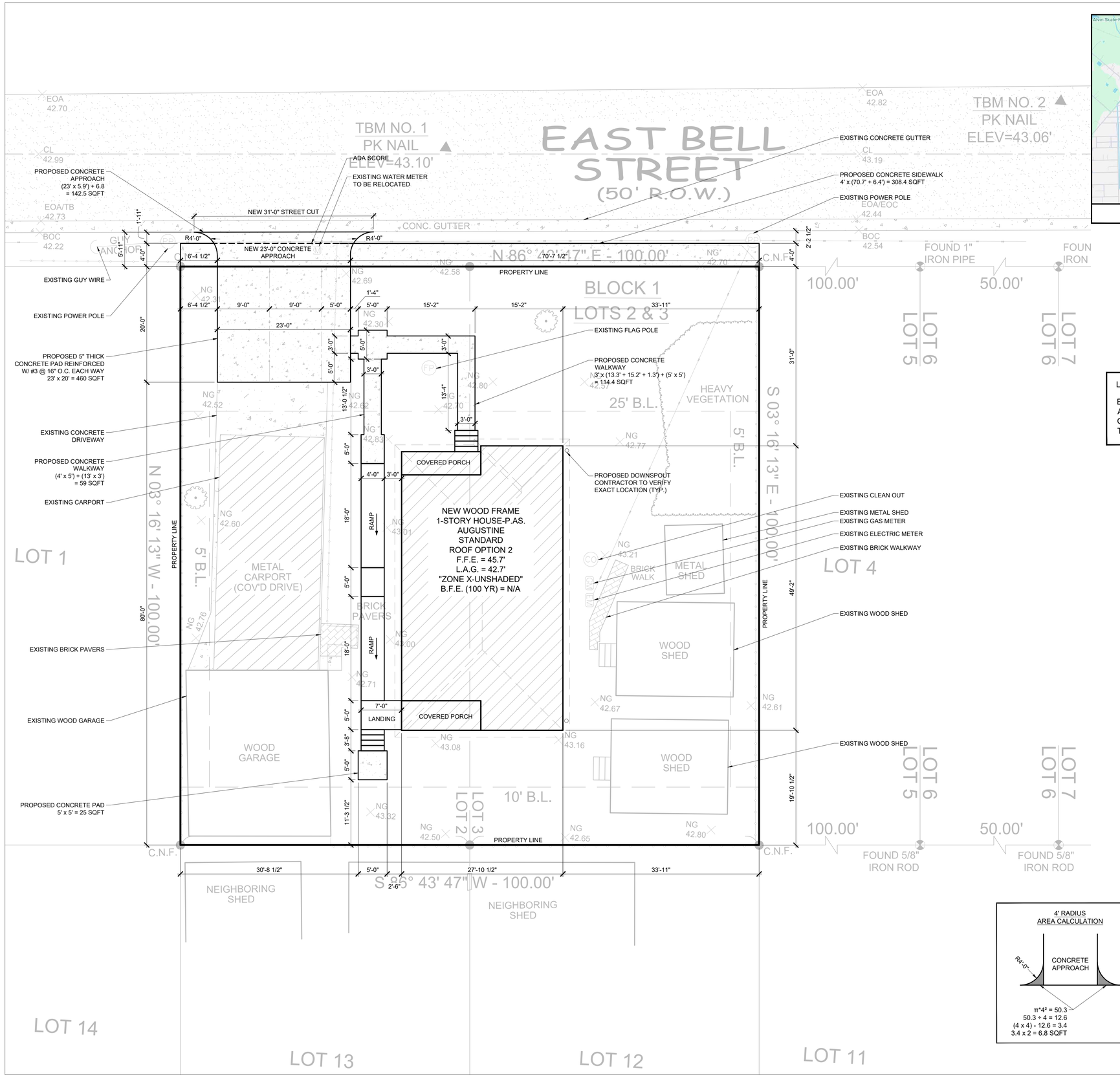
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 3, CONDITION 1, TOPOGRAPHIC SURVEY.

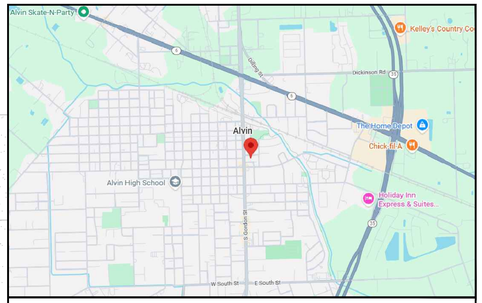
STATE OF TEXAS
REGISTERED
JAMES MICHAEL POWERS
5593
PROFESSIONAL
LAND SURVEYOR

JAMES M. POWERS
RPLS 5593

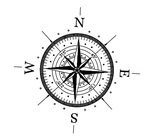
12/3/25
DATE

THIS DRAWING REPRESENTS THE CONDITIONS AND EVIDENCE FOUND DURING A SURVEY OF THE SUBJECT TRACT CONDUCTED UNDER MY DIRECT SUPERVISION ON THE ABOVE DATE





VICINITY MAP



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

LEGAL DESCRIPTION:

BLOCK 1, LOTS 2 & 3, OF JEPHSONS ADDITION TO ALVIN, IN ALVIN, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 135, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

PROPOSED CONCRETE

WALKWAY TO RAMP	59	SQFT
WALKWAY TO FRONT PORCH	114.4	SQFT
PARKING PAD	460	SQFT
APPROACH	142.5	SQFT
SIDEWALK	308.4	SQFT
CONCRETE PAD	25	SQFT
TOTAL	1,109.3	SQFT

IMPERVIOUS SQUARE FOOTAGE

PROPOSED SQUARE FOOTAGE		
LOT AREA	10,000	SQFT
PROPOSED 1ST FLOOR	1,231	SQFT
FRONT PORCH	55	SQFT
REAR PORCH	70	SQFT
PARKING PAD	460	SQFT
WALKWAY	173.4	SQFT
CONCRETE PAD	25	SQFT
EXISTING CARPORT	730	SQFT
EXISTING BRICK PAVERS	67	SQFT
EXISTING DRIVEWAY	248	SQFT
EXISTING METAL SHED	120	SQFT
EXISTING WOOD SHED	658	SQFT
EXISTING GARAGE	703	SQFT
TOTAL	4,540.4	SQFT
APPROXIMATE LAND TABULATION		
LOT AREA	10,000	SQFT
TOTAL	4,540.4	SQFT
IMPERVIOUS PERCENTAGE	45.4	%

4' RADIUS
AREA CALCULATION

π*4² = 50.3
50.3 ÷ 4 = 12.6
(4 x 4) - 12.6 = 3.4
3.4 x 2 = 6.8 SQFT

LEGEND

GM	GAS METER(GM)	CMP = CORRUGATED METAL PIPE	
GV	GAS VALVE(GV)	RCP = REINFORCED CONCRETE PIPE	
FH	FIRE HYDRANT(FH)	PVC = POLYVINYL CHLORIDE PIPE	
WM	WATER METER(WM)	CPP = CORRUGATED PLASTIC PIPE	
WV	WATER VALVE(WV)	S.S.E.= SANITARY SEWER EASEMENT	
GI	GRATE INLET(GI)	STM.S.E. = STORM SEWER EASEMENT	
SAN	SANITARY MANHOLE(SAN.M.H.)	A.E. = AERIAL EASEMENT	
STM	STORM MANHOLE(S.M.H.)	B.C. = BACK OF CURB	
PV	PRESSURE VALVE(PV)	B.L. = BUILDING LINE	
LP	LIGHT POLE(LP)	C.O. = CLEAN OUT	
WW	WATER WELL(WW)	D.E. = DRAINAGE EASEMENT	
TP	TRAFFIC SIGNAL POLE(TSP)	F.F.E. = FINISH FLOOR ELEV.	
CO	CLEAN OUT(CO)	G.U.= GUTTER	
BC	BURIED CABLE MARKER(BCM)	I.P. = IRON PIPE	
PP	POWER POLE(PP)	I.R. = IRON ROD	
UP	UTILITY POLE(UP)	R.O.W. = RIGHT-OF-WAY	
SP	SERVICE POLE(SP)	T.B.M. = TEMPORARY BENCHMARK	
EB	ELECTRIC BOX(EB)	U.E. = UTILITY EASEMENT	
EM	ELECTRIC METER(EM)	W.L.E. = WATER LINE EASEMENT	
SE	SPOT ELEVATION(SE)		
ES	ELECTRIC SHUTOFF		
KB	KNOX BOX		

WOOD FENCE
CHAIN-LINK
IRON FENCE
PIPELINE
BUILDING LINE
EASEMENT LINE
OVERHEAD POWER

ASPHALT
COVERED
CONCRETE
GRAVEL
WOOD-DECK

EXISTING TREE
PROPOSED TREE
HIGH BANK

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S.- PILING AND STRINGER
S.O.G.- SLAB ON GRADE
H.A.G.- HIGHEST ADJACENT GRADE
L.A.G.- LOWEST ADJACENT GRADE

NOTES

1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 1'-6" ABOVE TOP OF CURB, CROWN OF ROAD, OR 2'-0" ABOVE B.F.E., WHICHEVER IS GREATEST.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
6. RAMP TO SLOPE AT A MINIMUM OF 1" PER FOOT, PER TEXAS ACCESSIBILITY STANDARDS (TAS)
7. GUTTERS AND DOWNSPOUTS:
   - PLAIN HALF ROUND: 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22 GAUGE GALVANIZED STEEL, PREFINISHED.
   - STANDARD K-STYLE: 6" WIDE AND 4"x5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
   - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	12/09/2025	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

CLIENT:
JW TURNER CONSTRUCTION (JWTC)

PROJECT LOCATION OR ADDRESS:
106 EAST BELL STREET,
ALVIN, TEXAS 77511

SITE PLAN

DRAWN BY:	J.M.	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	1/8" = 1'-0"
DATE:	12/09/2025		25-0338-GLO-AUG-PAS- C-1.00

ARCHITECTURAL SYMBOLS

NORTH ARROW

EXTERIOR ELEVATION SYMBOL

1 DOOR TAG

X KEY NOTE TAG

A WINDOW TAG

EXAMPLE:
19-0000-COH-ACA-SOG-A-1.00
XX-XXXX-XXX -XXX -XXX -X -X.XX

SHEET NO.
DISCIPLINE
FOUNDATION TYPE
FLOOR PLAN STYLE
PROGRAM
COBALT PROJ. NO.
YEAR

LEGEND

PROGRAMS:
GLO : GENERAL LAND OFFICE
HOU : HOUSTON RECOVERY
COH : HOUSTON HARVEY
HAR: HARRIS RECOVERY
HRP: HOME REPAIR PROGRAM

DISCIPLINE
C CIVIL AND SITE
A ARCHITECTURAL
F FOUNDATION
S STRUCTURAL
M MECHANICAL
E ELECTRICAL
P PLUMBING

FOUNDATION TYPES
SOG : SLAB ON GRADE
PAS : PILINGS & STRINGERS

FLOOR PLAN STYLES
AUG AUGUSTINE
BON BONSAI
HIB HIBISCUS
KIN KINKAID
MAG MAGNOLIA
MAP MAPLE
MIM MIMOSA
RAL RALEIGH
ROS ROSLIN
SUN SUFLOWER
WTN WESTON
WIL WILLOW

CODE ANALYSIS - CITY OF ALVIN

THIS PROJECT SHALL COMPLY WITH THE:
2024 IBC INTERNATIONAL BUILDING CODE
2024 IRC INTERNATIONAL RESIDENTIAL CODE
2024 IECC INTERNATIONAL ENERGY CONSERVATION CODE
2024 IMC INTERNATIONAL MECHANICAL CODE
2023 NEC NATIONAL ELECTRICAL CODE
2024 IPC INTERNATIONAL PLUMBING CODE
2024 IFC INTERNATIONAL FIRE CODE

DIVISION 06 WOOD, PLASTICS AND COMPOSITES

1. ALL WORK SHALL BE ERECTED PLUMB, TRUE AND IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS. WORK SHALL COMPLY WITH ALL STRUCTURAL DRAWINGS, NOTES, AND SPECIFICATIONS. EXCESSIVELY SCUFFED, SCRATCHED, DENTED OR OTHERWISE DAMAGED WOOD MUST BE REPLACED. ALL FRAMING WORK TO CONFORM TO LOCAL BUILDING CODES.
2. PLYWOOD: ALL PLYWOOD WHICH HAS ANY EDGE OR SURFACE PERMANENTLY EXPOSED TO THE ELEMENTS SHALL BE EXTERIOR TYPE. PLYWOOD MANUFACTURED OR ORIGINATING IN CHINA SHALL NOT BE USED.
3. EXTERIOR SHEAR WALL SHEATHING SHALL BE 15/32" THICK APA EXPOSURE 1 RATED CDX PLYWOOD. ALL OTHER WALL SHEATHING SHALL BE 15/32" THICK CDX PLYWOOD OR OSB. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.
4. ALL ROOF SHEATHING TO BE 15/32" THICK, CDX PLYWOOD OR OSB SHEATHING WITH RADIANT BARRIER TO MEET APA EXPOSURE 1 RATING. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.
5. FLOOR SHEATHING SHALL BE 3/4" THICK PLYWOOD SHEATHING TO MEET APA EXPOSURE 1 RATED PLYWOOD. GLUED AND SCREWED; REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
6. ALL CLIPS, STRAPS, HANGERS, HOLD-DOWNS, FASTENERS AND ASSOCIATED DEVICES SHALL BE GALVANIZED, AS MANUFACTURED BY SIMPSON STRONG-TIE CO. INC OR OTHER TDI APPROVED.

6.3 EXTERIOR FINISH CARPENTRY

1. FASCIA BOARDS AND TRIM: 'HZ10' HARDIE TRIM, SMOOTH FINISH, PRE-PRIMED.
2. LAP SIDING: 'HZ10' HARDIEPLANK, 6 1/4", SMOOTH OR TEXTURED FINISH, PRE-PRIMED.
3. SOFFIT: 'HZ10' HARDIESOFFIT, CONTINUOUS, VENTED, SMOOTH FINISH, PRE-PRIMED. PROVIDE METAL SCREEN AT SOFFIT OPENINGS.
4. BOARD AND BATTEN PANELS (OPTION): 'HZ10" HARDIEPANEL VERTICAL SIDING WITH 'HZ10' HARDIE TRIM BATTENS, SMOOTH OR TEXTURED FINISH, PRE-PRIMED.
5. SHAKERS AT PORCH GABLE (OPTION): 'HZ10' HARDIESHINGLE, HALF-ROUND, PRE-PRIMED.
6. PORCH SOFFIT: 'HZ10' HARDIEPANNEL, SMOOTH FINISH, PRE-PRIMED.
7. BUILDING WRAP: WEATHER RESISTANT BARRIER ON ALL EXTERIOR WALLS.

DIVISION 07 THERMAL & MOISTURE PROTECTION

GENERAL: ALL BUILDING INSULATION TO HAVE FA FALME-SPREAD RATING OF 25 AND A SMOKE-DEVELOPED RATING OF 50.

a. GENERAL: ALL BUILDING INSULATION TO HAVE A FLAME-SPREAD RATING OF 25 AND A SMOKE-DEVELOPED RATING OF 50.

b. ROOF/CEILINGS: USE FORMALDEHYDE FREE, R-38 FIBERGLASS BATT OR BLOWN-IN MINERAL WOOL INSULATION MATERIAL, ASTM E-84, CLASS A, NON-COMBUSTIBLE. PROVIDE INSULATION BAFFLES AT ROOF TO ACCOMMODATE VENTING.

c. EXTERIOR WALLS: USE FORMALDEHYDE FREE, UNFACED, R-13 FIBERGLASS OR MINERAL WOOL BATT INSULATION MATERIAL FOR 2X4 WALLS (R-19 BATT INSULATION MATERIAL FOR 2X6 WALLS), ASTM E-84, CLASS A, NON- COMBUSTIBLE.

d. UNDERFLOOR (ELEVATED HOUSE): USE FORMALDEHYDE FREE, UNFACED, R-19 FIBERGLASS OR MINERAL WOOL BATT INSULATION MATERIAL, ASTM E-84, CLASS A, NON-COMBUSTIBLE.

e. ALL VOIDS AROUND WINDOWS, EXTERIOR DOORS, AND WALL PENETRATIONS TO BE FILLED WITH HIGH DENSITY FOAMED- IN-PLACE THERMAL INSULATION. DO NOT USE PRODUCTS CONTAINING UREA FORMALDEHYDE.

f. USE BAFFLES AROUND ALL HEAT SOURCES AND AT THE PLYWOOD DECK BETWEEN THE JOISTS.

7.3 ROOFING

1. 30-YEAR ELK, CELOTEX OR GAF OR COMPARABLE ALTERNATE COMPOSITION ARCHITECTURAL SHINGLES, FIBERGLASS BASED ASPHALT SHINGLES, ASTM D3018, CLASS A WITH TYPE I - SELF SEALING; UL RATING OF A AND WIND RESISTANCE LABEL TO MEET DESIGNATED STRUCTURAL WIND DESIGN PRESSURES; 220 MINIMUM LB. / SQUARE
2. A MINIMUM OF ONE LAYER 30 LB. ASPHALT IMPREGNATED, TYPE 1 FELT OR AS REQUIRED BY MANUFACTURER TO ACHIEVE WIND DESIGN REQUIREMENTS.
3. ALL VALLEYS TO BE WOVEN OR CLOSED-CUT TO COMPLY WITH WINDSTORM GUIDELINE AND PER MANUFACTURER'S RECOMMENDATIONS.
4. ROOF EDGE FLASHING AND DRIP EDGES: ANGLED. 28 GA. GALVANIZED STEEL
5. ROOF VALLEYS AND TIE-INS: 26 GAGE GALVANIZED STEEL.
6. CRICKETS: 24 GAGE GALVANIZED STEEL.
7. GUTTERS AND DOWNSPOUTS:
   a. PLAIN HALF-ROUND: 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM. 22 GAGE GALVANIZED STEEL, PREFINISHED.
   b. STANDARD K-STYLE: 6" WIDE AND 4" X 5" DOWNSPOUT, MINIMUM. 22 GAGE GALVANIZED STEEL, PREFINISHED.
   c. PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
8. SOLAR READY. WHEN REQUIRED BY MUNICIPALITY WHEN THE ROOF AREA OF A NEW DWELLING MEETS THE MINIMUM REQUIREMENTS THE ROOF MUST BE BUILT SOLAR READY.
   a. MINIMUM REQUIREMENT: CALCULATE TOTAL SQUARE FOOTAGE OF ROOF FACING BETWEEN 270 DEGREES AND 110 DEGREES (CLOCKWISE). WHEN SQUARE FOOTAGE IS OVER 600 SQAURE FEET, ROOF MUST CONFORM TO SOLAR READY REQUIREMENTS AS FOUND IN SAMPLE DRAWING 22-01 R www.houstonpermittingcenter.org/news-events/solar-ready-example-now-available.

SOLAR READY REQUIREMENTS.

1. (NOT LESS THAN 5' IN WIDTH AND 300 SQUARE FEET IN AREA) FREE OF OBSTRUCTIONS, INCLUDING VENTS, CHIMNEYS AND MOUNTED EQUIPMENT. WITH 1 1/4" MIN. CONDUIT FROM ELECTRIC PANEL TO UNDERSIDE OF CHOSEN AREA OF ROOF.
2. MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHAL BE LABELED "FOR FUTURE SOLAR ELECTRIC".

DIVISION 08 OPENINGS

ALL DOORS AND WINDOWS SHALL BE INSPECTED TO ENSURE THAT THEY ARE SQUARE, PLUMB, AND ACCURATE BEFORE INSTALLATION

a. DOORS STANDARDS: ALL WOOD DOORS AND WINDOW SHALL CONFORM TO STANDARDS SET BY ANI (ARCHITECTURAL WOODWORK INSTITUTE) AND NWMA (NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION). PROVIDE ONE-YEAR MINIMUM GUARANTEE AGAINST ALL DEFECTS.

b. STANDARDS: ALL WINDOWS MUST BE FABRICATED AND INSTALLED TO MEET THE ENGINEERED DESIGN PRESSURES AND MUST BE AN APPROVED TDI PRODUCT, WHERE APPROPRIATE. PER PROGRAM, DESIGN PRESSURE SHALL BE A MINIMUM OF +/- DP50 OR HIGHER DESIGNATION.

DIVISION 10 SPECIALTIES

10.1 BATHROOM ACCESSORIES

a. BATHROOM ACCESSORIES SHALL BE ASI, AMERICAN STANDARD OR OTHER APPROVED. ALL BATHROOM ACCESSORIES SHALL BE SUPPLIED BY ONE MANUFACTURER.

b. TOWEL BARS, TWO (2), 18" LONG, CHROME OR BRUSHED CHROME FINISH;

c. TOILET TISSUE HOLDER, SINGLE ROLL, CHROME OR BRUSHED CHROME FINISH;

d. MIRROR, SIZE AS INDICATED ON DRAWINGS;

e. TUB/SHOWER ENCLOSURE: INSTALL NEW WHITE FIBERGLASS SHOWER/TUB ENCLOSURE ABLE TO RECEIVE ADA APPROVED GRAB BARS AS INDICATED ON PLANS. INCLUDE NEW RAMP OVERFLOW AND DRAIN WITH STOP VALVE AND WATER CONNECTIONS. VALVE MUST BE WASHERLESS AND HIGH-QUALITY CHROME PLATED BRASS UNIT WITH DUAL CONTROL, LEVER TYPE PLUMBING FIXTURE HANDLES. INSTALL PLUMBING PIPE ACCESS. PROVIDE SHOWER CURTAIN ROD, CHROME OR BRUSHED CHROME FINISH;

f. GRAB BARS: PROVIDE (WHEN REQUIRED), ADA COMPLIANT GRAB BARS AT ACCESSIBLE TUB AND TOILET, AS INDICATED ON DRAWINGS. CHROME OR BRUSHED CHROME FINISH.

g. FOR HC-2 CONDITION, PROVIDE ADA COMPLIANT GRAB BARS FOR TUB AND TOILET:

h. FOR HC-3 CONDITION PROVIDE ADA COMPLIANT TUB WITH SEAT, GRAB BARS FOR TUB AND TOILET, AND HAND-HELD SHOWER WAND;

i. FOR HC-4 CONDITION, PROVIDE ADA COMPLIANT ROLL-IN SHOWER WITH FOLD DOWN SEAT, GRAB BARS FOR SHOWER AND TOILET, AND HAND-HELD SHOWER WAND;

j. FAUCETS: ADA COMPLIANT LEVER HANDLES, WASHERLESS, CHROME OR BRUSHED CHROME FINISH;

DIVISION 11 EQUIPMENT

11.1 KITCHEN

1. ALL EQUIPMENT SHALL BE ENERGY STAR RATED. EQUIPMENT ITEMS TO BE PROVIDED ACCORDING TO THE FOLLOWING SELECTION LIST (RESIDENTIAL RANGES ARE NOT AVAILABLE AS ENERGY STAR):
2. RANGE: 30" ELECTRICAL RANGE WITH SMOOTH OR COIL TOPS. GAS RANGE MAY BE PROVIDED AS LONG AS GAS SERVICE TO LOT IS EXISTING AND MUST HAVE PRIOR APPROVAL BY OWNER.
3. MICROWAVE UNIT: WITH INTEGRAL EXHAUST FAN AND LIGHT; EXHAUST TO EXTERIOR.
4. REFRIGERATOR: 18 CUBIC FOOT MINIMUM SIZE UNIT WITH AN ICE-MAKER.
5. SINK: 2 EQUAL SIZED COMPARTMENTS, 22" X 33", 6" DEEP MINIMUM, STAINLESS STEEL FINISH.
6. DISHWASHER AND GARBAGE DISPOSAL: INSTALL 24" BUILT-IN, MULTI-STAGE DISHWASHER; 1/2-HP CONTINUOUS FEED GARBAGE DISPOSAL.
7. PROVIDE HOOK-UP AND VENTING FOR ELECTRIC CLOTHES WASHER AND DRYER AS SHOWN ON PLANS. DRYER EXHAUST VENT CONNECTION SHALL BE TO EXTERIOR. CLOTHES WASHER AND DRYER ARE NOT IN CONTRACT, NOT TO BE SUPPLIED.

DIVISION 14 CONVEYING EQUIPMENT

a. PROVIDE MANUFACTURER'S STANDARD PRE-ENGINEERED LIFT SYSTEM, WHERE DESIGNATED ON DRAWINGS, COMPLETE WITH ALL REQUIRED ACCESSORIES. EQUIPMENT SHALL BE RATED FOR USE IN A MARINE ENVIRONMENT, MANUFACTURED BY INCLINATOR - MODEL VL OR SAVARIA - MODEL V1504, WITH STRAIGHT OR 90 DEGREE TURN CAB (AS REQUIRED), OR EQUAL AND IN COMPLIANCE WITH TDI REQUIREMENTS.

b. EQUIPMENT MUST COMPLY WITH THE ASME CODE A17.1 OR A18.1, AS APPLICABLE AND MUST BE INSPECTED BY A QEI-1 CERTIFIED INSPECTOR AFTER INSTALLATION, PER TEXAS HEALTH AND SAFETY CODE SECTION 754.0141. PROVIDE A COPY OF THE INSPECTION REPORT TO THE DWELLING OWNER.

DIVISION 22 PLUMBING

1. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE, CITY, COUNTY, AND STATE PLUMBING AND HEALTH CODES AND/OR LOCAL ORDINANCES, MOST RECENT EDITION.
2. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FILE ALL NECESSARY DRAWINGS WITH THE CITY AND/OR COUNTY AGENCY HAVING JURISDICTION.
3. WATER HEATER ONE 40 GALLON ELECTRIC OR GAS - GLASS LINED, QUICK RECOVERY, WITH A MINIMUM FIVE (5) YEAR WARRANTY. PROVIDE 2-1/2" GALVANIZED DRAIN PAN. ENERGY STAR RATED; MINIMUM 0.93 EF (ELECTRIC), 0.61 EF (GAS). (ATTIC INSTALLATION)
4. SINKS, LAVATORIES, WATER CLOSETS, BATH TUBS, STALL SHOWERS (WHERE REQUIRED), SHOWER HEADS, FITTINGS, TRIM, TO BE COORDINATED WITH OWNER.
5. TOILETS SHOULD BE WATERSENSE-COMPLIANT (1.6 GALLONS PER FLUSH), ELONGATED; 17"-19" FLOOR TO BOWL RIM HEIGHT, INCLUDING THE SEAT; CHROME OR BRUSHED CHROME FINISH HANDLE.
6. BATH: FIBERGLASS PRE-FABRICATED TUB (30" X 60") OR SHOWER (WHERE REQUIRED), AS INDICATED ON DRAWINGS.
7. SINK FAUCET WITH AERATOR SHOULD BE WATERSENSE-COMPLIANT (2.0 GALLONS PER MINUTE); CHROME OR BRUSHED CHROME FINISH.
8. SHOWERHEADS TO BE WATERSENSE-COMPLIANT (2.0 GALLONS PER MINUTE); CHROME OR BRUSHED CHROME FINISH.

DIVISION 23 HEATING VENTILATING AND AIR CONDITIONING

a. ALL WORK SHALL BE PERFORMED BY A LICENSED HVAC CONTRACTOR AND CONFORM TO REQUIREMENTS OF ALL APPLICABLE CODES AND ORDINANCES.

b. CONTROLS: HONEYWELL PROGRAMMABLE THERMOSTAT OR EQUAL APPROVED SUBSTITUTE; INSTALLED SO THAT HIGHEST OPERABLE PART NO HIGHER THAN 48" AFF.

c. EXTERIOR A/C COMPRESSOR UNIT SHALL BE STRAPPED OR BOLTED TO A PERMANENT SUPPORT PLATFORM IN ACCORDANCE WITH TDI REQUIREMENTS.

d. AIR-CONDITIONING UNITS SHALL BE MINIMUM 14.5 SEER WITH GAS, HEAT OR ELECTRIC HEAT PUMP HSPF 8.2, OR ≥80 AFUE FURNACE, SIZED IN ACCORDANCE WITH ACCA MANUAL J AND THE ENTIRE SYSTEM SIZED IN ACCORD WITH THE GREEN STANDARD CERTIFICATION WHICH SHALL TAKE PRECEDENCE OVER SUGGESTED MINIMUM RECOMMENDATIONS.

e. SUPPLY: FLEX DUCT. MINIMUM R-3.5 INSULATION WRAP.

f. RETURN: FRAMED PLENUM. FLEX DUCT.

g. REGISTERS: PREFINISHED METAL, OPPOSED BLADE, WHITE.

h. INSULATION: AS REQUIRED BY INTERNATIONAL ENERGY CODE, MOST RECENT ADOPTED EDITION.

i. EXHAUST FAN IN BATHROOMS WITH NO OPERABLE WINDOW: PROVIDE EXHAUST FAN / LIGHT / HEAT COMBINATION ADEQUATE FOR ROOM SIZE USE NU-TONE OR EQUAL SUBSTITUTE. AN SHALL HAVE CFM CAPACITY AS EVALUATED BY TDI AND BE ENERGY STAR RATED. EXHAUST THROUGH ROOF EXCEPT.

DIVISION 26 ELECTRICAL

1. CONTRACTOR SHALL SIZE ALL CONDUCTORS, FUSES, AND SWITCHES AS REQUIRED BY LOADS AND PROVIDE SPACE FOR TWO ADDITIONAL CIRCUITS. NOTE ALL CIRCUITS IN PANEL BOX.
2. ALL 220-VOLT CIRCUITS SHALL BE COPPER. ALL SWITCH LEGS AND 110-VOLT BRANCH CIRCUITS SHALL BE COPPER, G.E. MULTI-CONDUCTOR, NON-METALLIC "ROMEX", OR EQUAL. ALL JOINTS SHALL BE CODE APPROVED. CIRCUIT VOLTAGE DROP SHALL CONFORM TO APPLICABLE CODES.
3. PROVIDE SEPARATE CIRCUITS FOR REFRIGERATOR, DISHWASHER W/ GFCI, RANGE AND MICROWAVE OVEN/VENT.
4. PROVIDE MAIN POWER DISCONNECT SWITCH INSTALLED AS REQUIRED BY CODE.
5. PROVIDE INTERIOR BREAKER PANEL ENCLOSURE WITH DOOR AND LATCH AND, WHERE REQUIRED BY CODE, PROVIDE WITH A MAIN BREAKER. ENCLOSURE SHALL BE LOCATED 48" ABOVE THE FINISH FLOOR (MAXIMUM) TO THE CENTERLINE OF THE HIGHEST BREAKER.
6. INSTALL GFCI DEVICE WITHIN 72" OF ANY WATER SOURCE AS SPECIFIED IN CURRENT IRC, TO INCLUDE DISHWASHER AND WASHER.
7. SWITCH PLATES: WHITE FACE PLATES, HIGHEST CONTROL NO HIGHER THAN 48" AFF, EXCEPT AS NOTED IN DOCUMENTS. SWITCH PLATES SHOULD BE SET AS CLOSE TO DOOR FRAME AS PRACTICABLE.
8. CONVENIENCE PLATES: WHITE FACE PLATES, EXCEPT AS NOTED IN DOCUMENTS.
9. ALL DUPLEX OUTLETS TO BE INSTALLED SUCH THAT THE LOWEST OPERABLE PART IS NO LOWER THAN 15" AFF, EXCEPT AS NOTED IN DOCUMENTS. COLOR TO MATCH FACE PLATES.
10. FIXTURES: ENERGY STAR RATED; CHROME OR BRUSHED NICKEL FINISH, UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL LEGEND FOR REQUIRED FIXTURES DESCRIPTION.
11. SWITCHES: TYPICAL WALL SWITCH TO BE PROVIDED. COLOR TO MATCH FACE PLATES.
12. TELEVISION: PROVIDE RG-6 SHIELDED CABLES. COORDINATE HOME RUN LOCATION WITH OWNER. PROVIDE FACE PLATE; COLOR TO MATCH TYPICAL FACE PLATES.
13. TELEPHONE: PROVIDE CAT-5 WIRING. COORDINATE HOME RUN LOCATION WITH OWNER. PROVIDE FACE PLATE; COLOR TO MATCH TYPICAL FACE PLATES.
14. SMOKE DETECTOR ALARM: PROVIDE WHERE REQUIRED BY CODE. PRODUCT OF GENTEX # GN-303 SERIES OR OTHER APPROVED. ALARM DEVICES SHALL BE INTERCONNECTED AND HARDWIRED 120VAC WITH 9VDC BATTERY BACK-UP AND IN COMPLIANCE WITH UL 217, UL 2034 LISTING AND NFPA 72. DEVICE SHALL BE INSTALLED PER GOVERNING AUTHORITY BUILDING CODES AND TDI REQUIREMENTS.

ENERGY COMPLIANCE

1. HEATING AND COOLING EQUIPMENT TO BE SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHODS APPROVED BY THE CODE OFFICIAL. TO BE SUPPLIED BY CONTRACTOR.
2. IF USED IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE LESS THAN OR EQUAL TO 2.0 CFM LEAKAGE AT 75 PA.
3. BUILDING CAVATIES ARE NOT TO BE USED AS DUCTS OR PLENUMS.
4. SUPPLY AND RETURN DUCTS IN ATTICS ARE TO BE INSULATED R-8 OR GREATER WHEN DIAMETER IS GREATER THAN OR EQUAL TO 3 INCHES. AND R-6 WHEN DIAMETER IS LESS THEN 3 INCHES. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING INSULATED TO GREATER THAN OR EQUAL TO R-6 FOR A DIAMETER GREATER THAN OR EQUAL TO 3 INCHES. AND R-4.2 FOR DIAMETERS LESS THAN 3 INCHES.
5. HVAC PIPING CONVEYING FLUIDS ABOVE 105 DEGREES OR CHILLED BELOW 55 DEGREES FAHRENHEIT ARE TO BE INSULATED WITH A VALUE OF R-3 OR GREATER.
6. HOT WATER PIPES ARE TO BE INSULATED TO A VALUE GREATER THAN OR EQUAL TO R-3.
7. AUTOMATIC OR GRAVITY DAMPERS ARE TO BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
8. ATTIC ACCESS HATCH AND DOOR INSULATION VALUE GREATER THAN OR EQUAL TO THE ADJACENT ASSEMBLY.
9. BLOWER DOOR TEST @ 50 PA. TO BE LESS THAN OR EQUAL TO 5 ACH FOR CLIMATE ZONE 1 AND 2.
10. DUCT TIGHTNESS TEXT REXULT OF LESS THAN OR EQUAL TO 4 CFM/100 FT2 WITHOUT AIR HANDLER @ 25 PA. FOR ROUGH-IN TESTS.
11. DUCTS ARE TO BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH-IN TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACCROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT TIME OF TEST. OR, POST CONSTRUCTION TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE.
12. A PROGRAMMABLE THERMOSTAT TO BE INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
13. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT ARE TO MEET EFFICACY AND AIR FLOW LIMITS.
14. ELECTRIC HEAT TRACE SYSTEMS ARE TO COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING.
15. WHEN USED, A WATER DISTRIBUTION SYSTEMS THAT HAVE RECIRCULATION PUMPS THAT PUMP WATER FROM A HEATED WATER SUPPLY PIPE BACK TO THE HEATED WATER SOURCE THROUGH A COLD WATER SUPPLY PIPE HAVE A DEMAND RECIRCULATION WATER SYSTEM. PUMPS ARE TO HAVE CONTROLS THAT MANAGE OPERATION OF THE PUMP AND LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO 104 DEGREES FAHRENHEIT.
16. DRAIN WATER HEAT RECOVERY UNITS TESTED IN ACCORDANCE WITH CSA B55.1. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVER UNITS ARE TO BE LESS THAN 3 PSI FOR INDIVIDUAL UNITS CONNECTED TO ONE OR TWO SHOWERS. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS ARE TO BE LESS THAN 2 PSI FOR INDIVIDUAL UNITS CONNECTED TO THREE OR MORE SHOWERS.
17. 75 PERCENT OF LAMPS IN PERMANENT FIXTURES OR 75 PERCENT OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. THIS DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.
18. WHEN APPLICABLE, FUEL GAS LIGHTING SYSTEMS ARE TO HAVE NO CONTINUOUS PILOT LIGHT.

DRAWING LIST

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25-0338-GN-0.00	GENERAL NOTES
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25-0338-A-4.00	PLUMBING PLAN
25-0338-A-5.00	HVAC PLAN

Revisions:

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STATE OF TEXAS
CURTIS C. HAMPTON
107370
LICENSED
PROFESSIONAL ENGINEER
FIRM # 17746
12/11/2025

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

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TBPE REG. # 17742 | TBPLS REG. #10194581
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

CLIENT:
JW TURNER CONSTRUCTION (JWTC)

PROJECT LOCATION OR ADDRESS:
106 EAST BELL STREET,
ALVIN, TEXAS 77511

AUGUSTINE
GENERAL NOTES

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	GN-0.00

DOOR SCHEDULE

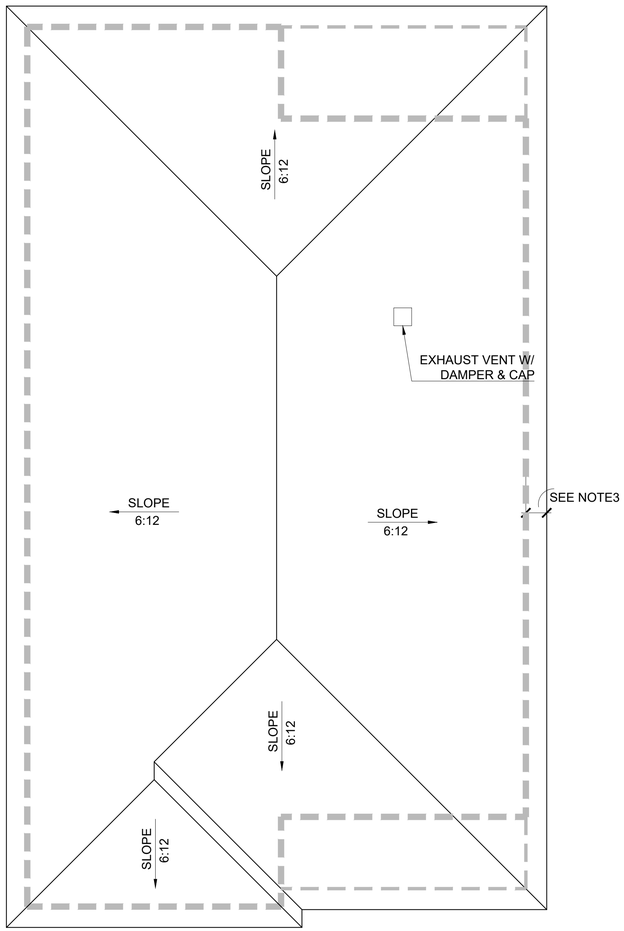
MARK	QTY	DESCRIPTIONS	REMARKS
1	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
2	1	3'-0" X 6'-8"	EXTERIOR WITH PEEPHOLE
3	6	3'-0" X 6'-8"	INTERIOR
4	2	(2) 2'-0" X 6'-8"	DOUBLE DOORS
5	1	2'-4" X 6'-8"	INTERIOR
6	1	30" X 54" ATTIC ACCESS	350 POUND LADDER RATING

WINDOW SCHEDULE

MARK	QUANTITY	DESCRIPTIONS	REMARKS
A	5	3'-0" X 5'-0"	SINGLE HUNG
B	1	3'-0" X 3'-0"	SINGLE HUNG

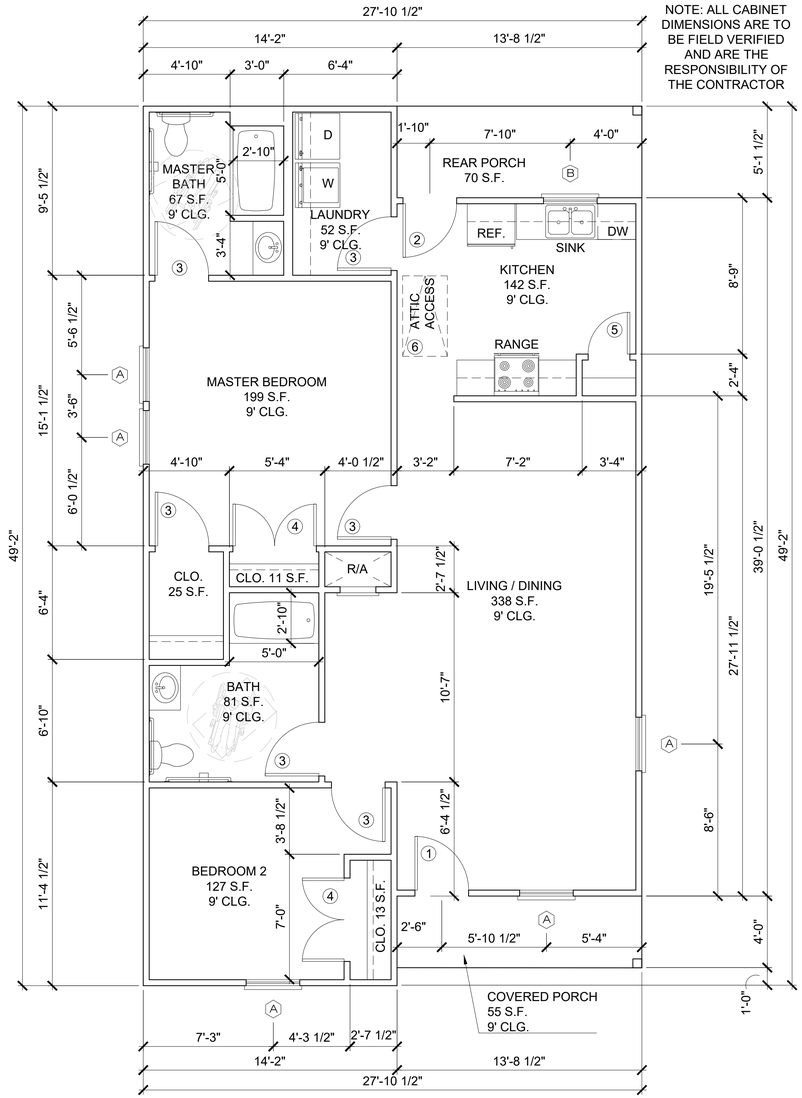
SQUARE FOOTAGE CALCULATIONS

LOCATION	SQUARE FOOTAGE	REMARKS
FLOOR PLAN	1,232 S.F.	
FRONT PORCH	55 S.F.	
REAR PORCH	70 S.F.	



01 ROOF PLAN (STANDARD)

OPTION 2



02 FLOOR PLAN (STANDARD)

OPTION 2

NOTES

1. SEE SHEET C-1.00 FOR LAYOUT AND LOCATION OF RAMP, STAIRS, AND LANDINGS.
2. SEE SHEET SD-4.00 FOR RAMP AND STAIR DETAILS
3. ROOF OVERHANG TO BE A 12" MINIMUM WHEN USING SIDING AND 16" MINIMUM WHEN USING BRICK. (DIMENSIONS ARE OF ROUGH FRAMING)
4. WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.
5. PLAIN HALF-ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED. OR STANDARD K-STYLE 6" WIDE AND 4"X5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
6. ALL DOWNSPOUTS TO HAVE SPLASH BLOCK.
7. SMART VENT (1540-510) FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
8. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE.
9. ALL MATERIALS BELOW BFE AND/OR DFE SHALL BE FLOOD RESISTANT MATERIAL INCLUDING, BUT NOT LIMITED TO TREATED FRAMING MATERIAL. SEE FEMA TECHNICAL BULLETIN 2, FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS (2008).
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12. BUILDER SHALL EXERCISE JUDGEMENT IN PLACEMENT OF EXTERNAL LIGHTING FOR RAMP CONNECTED TO A SINGLE SWITCH LOCATED AT EITHER THE FRONT OR THE BACK DOOR.
13. WATER HEATER TO BE LOCATED IN ATTIC.
14. MINIMUM 30" X 22" RETURN AIR GRILLE.

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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
FIRM # 17742
12/11/2025

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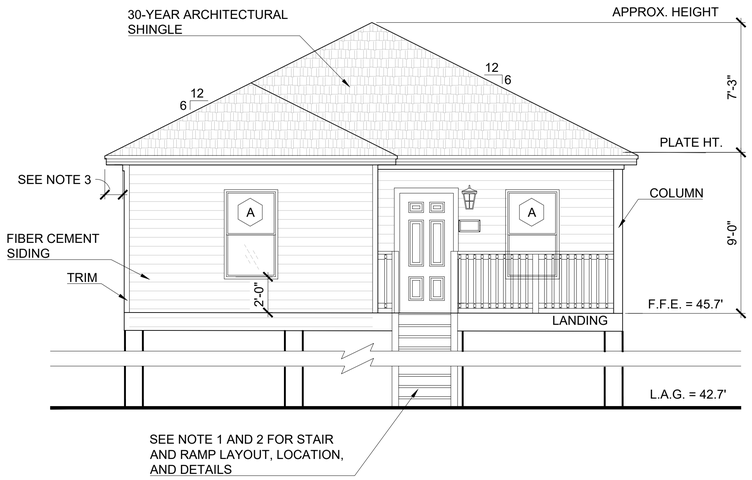
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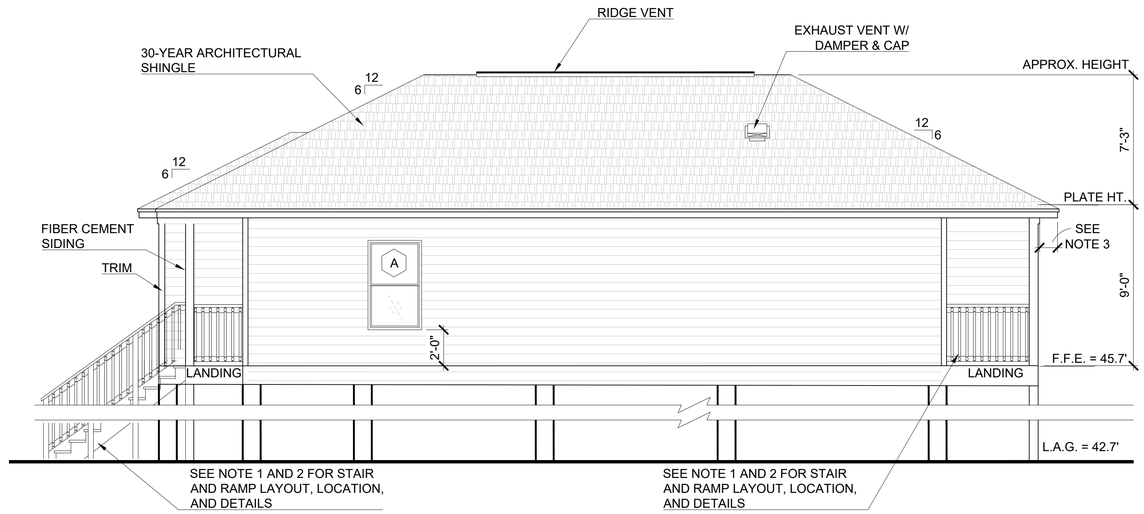
AUGUSTINE
FLOOR PLAN - ROOF PLAN
OPTION 2 (STANDARD)

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	1/4" = 1'-0"
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	A-1.00



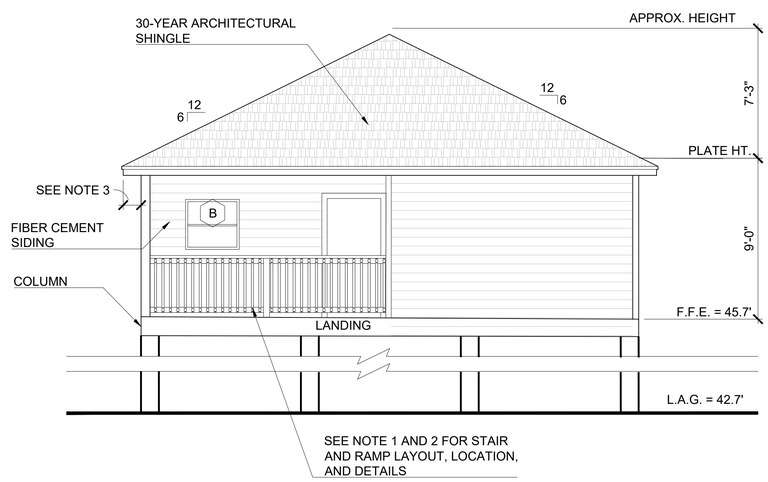
01 FRONT ELEVATION (STANDARD)

OPTION 2



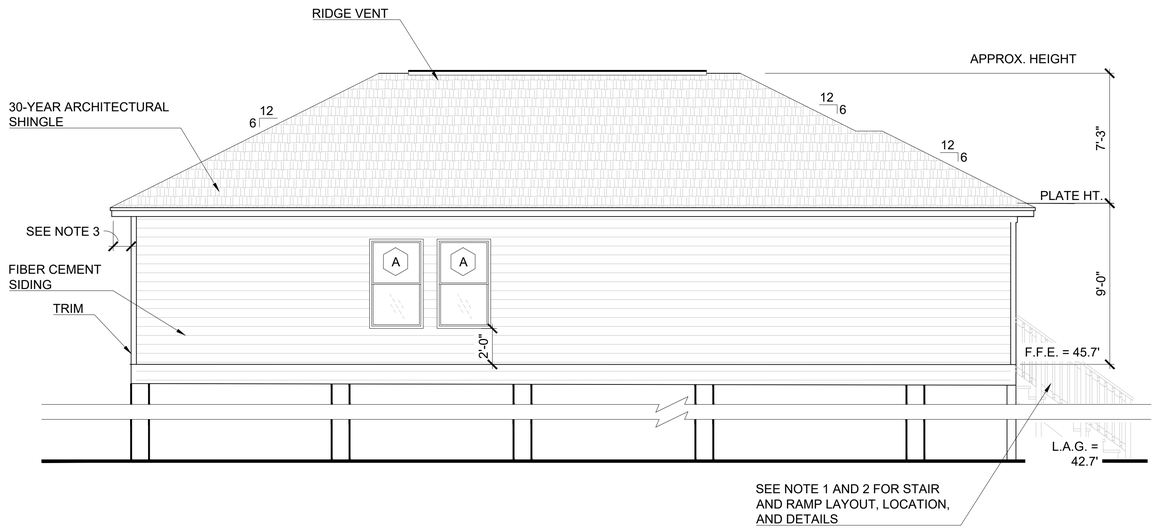
02 RIGHT ELEVATION (STANDARD)

OPTION 2



03 REAR ELEVATION (STANDARD)

OPTION 2



04 LEFT ELEVATION (STANDARD)

OPTION 2

NOTES

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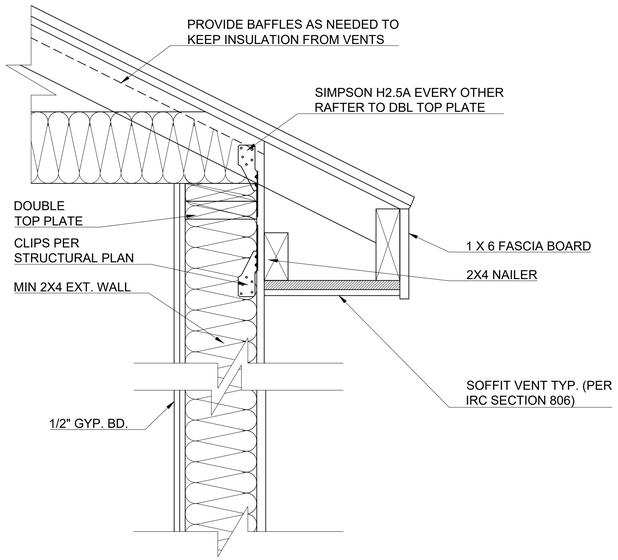
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ENGINEERING AND INSPECTIONS, LLC
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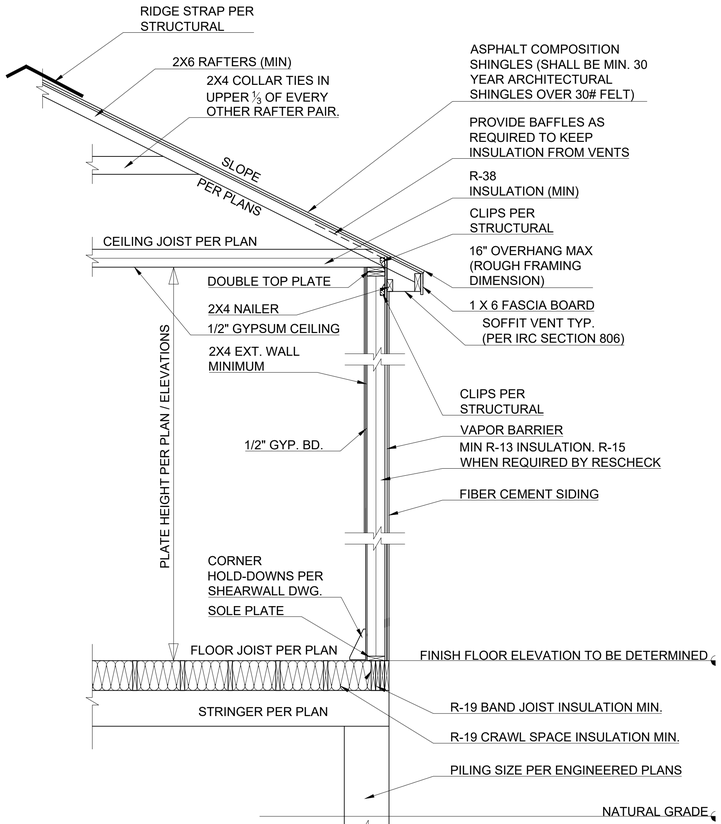
AUGUSTINE
EXTERIOR ELEVATIONS
OPTION 2 (STANDARD)

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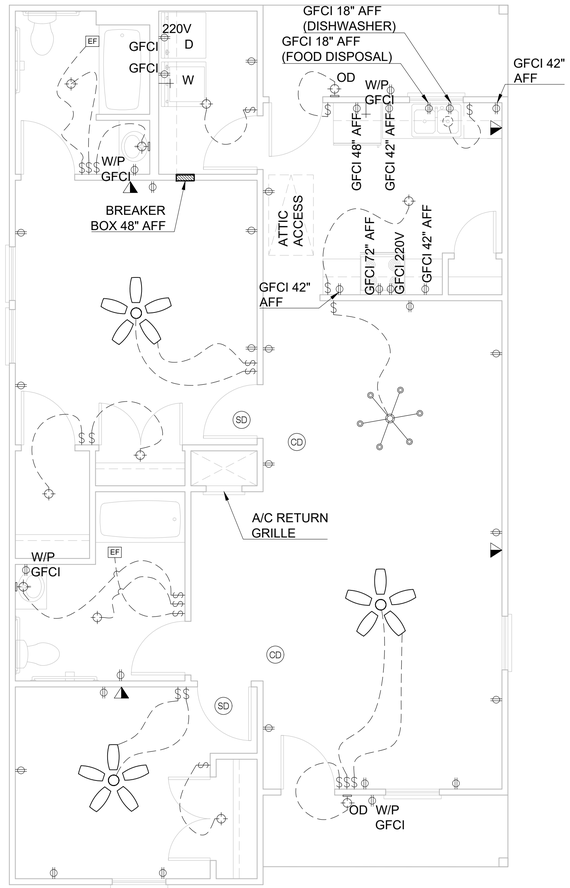
02 EAVE DETAIL

SCALE N.T.S.



02 WALL SECTION

N.T.S.



03 ELECTRICAL PLAN (STANDARD)

ALL OPTIONS

LEGEND

- CEILING FAN W/ LIGHT KIT
- SURFACE MOUNTED LIGHT FIXTURE
- EF — EXHAUST FAN / LIGHT / HEATER
- OD — OUTDOOR SCONCE
- $ — SWITCH
- STANDARD DUPLEX RECEPTACLE
- 220 — 220V RECEPTACLE
- GFI — RECEPTACLE WITH GROUND FAULT INTERCEPT
- WP GFI — WATERPROOF WITH GROUND FAULT INTERCEPT
- OH — OVERHEAD RECEPTACLE
- RECESSED CAN LIGHT
- SD — SMOKE DETECTOR
- CD — COMBO SMOKE / CARBON MONOXIDE DETECTOR
- FLUORESCENT LIGHT FIXTURE
- CHANDELIER
- TV / PHONE JACK
- HOT / COLD WATER SUPPLY
- HB — HOSE BIB
- EXHAUST VENT

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AUGUSTINE
ELECTRICAL PLAN AND SECTIONS
ALL OPTIONS (STANDARD)

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	A-3.00

PLUMBING LEGEND

① 3" MAIN SANITARY LINE, PROVIDE CLEAN OUT AT EXTERIOR OF HOUSE

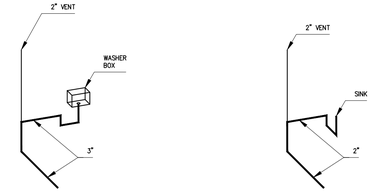
② 2" VENT PIPE

③ 3" SANITARY TO TOILET

④ 2" SANITARY AT SINK AND SHOWER

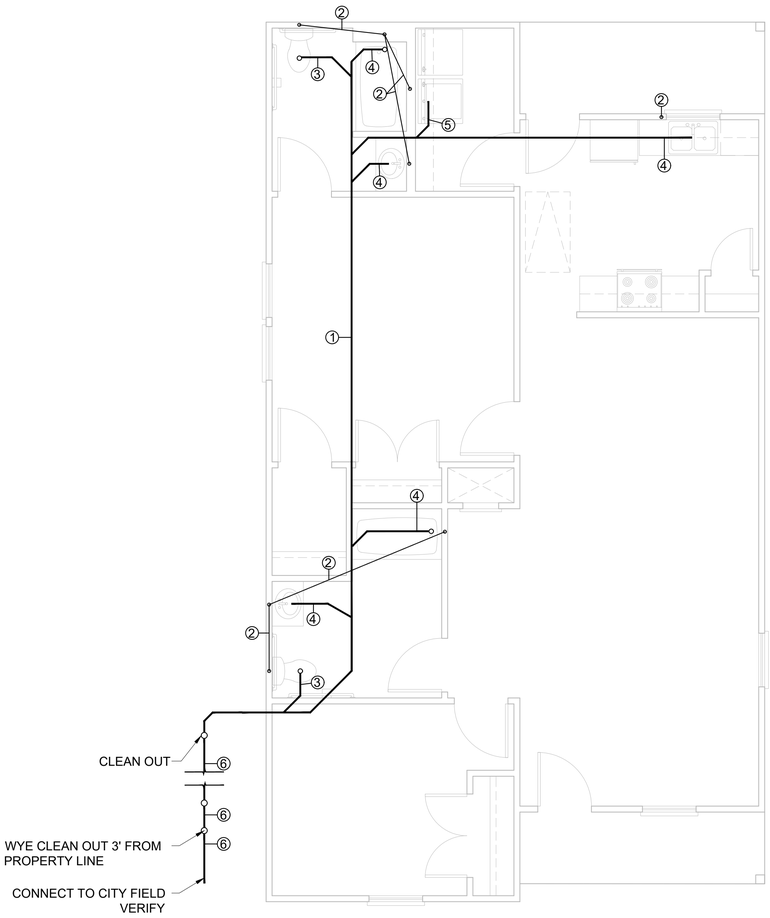
⑤ 3" SANITARY AT WASHER

⑥ 4" SANITARY FROM CITY TO HOUSE



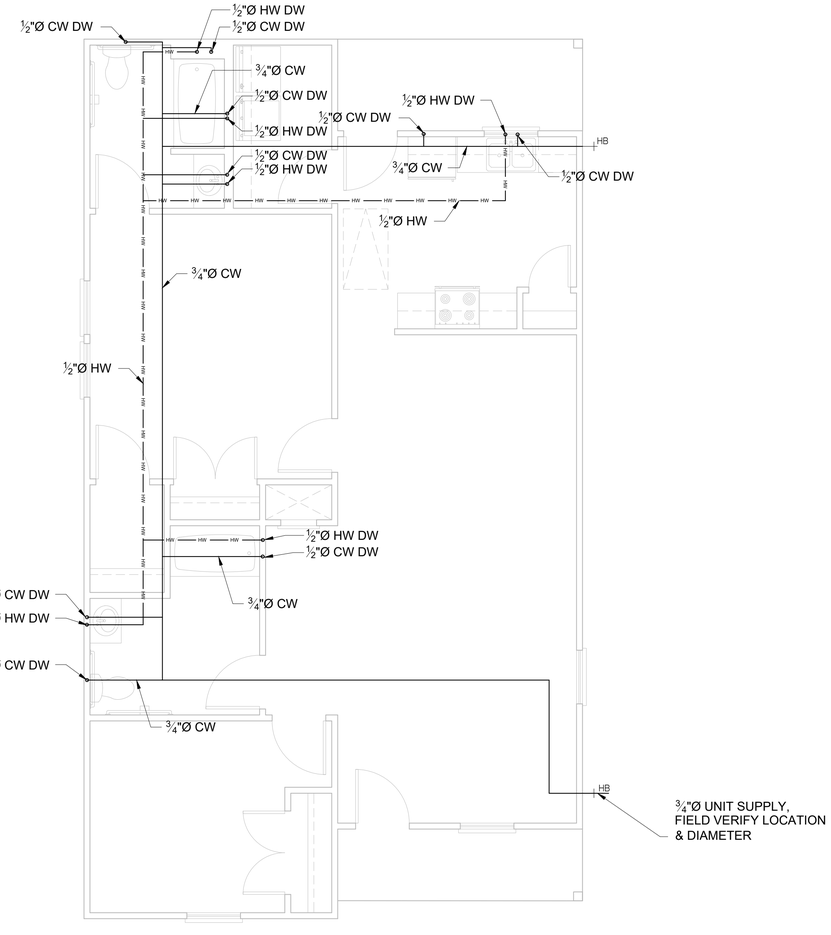
WASHER & SINK RISER DETAILS

NOT TO SCALE



01 PLUMBING PLAN (STANDARD)

ALL OPTIONS



02 PLUMBING PLAN (STANDARD)

ALL OPTIONS

Revisions:

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0	12/09/2025	ISSUED FOR CONSTRUCTION

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STATE OF TEXAS
CURTIS C. HAMPTON
107370
LICENSED
PROFESSIONAL ENGINEER
FIRM # 17742
12/11/2025

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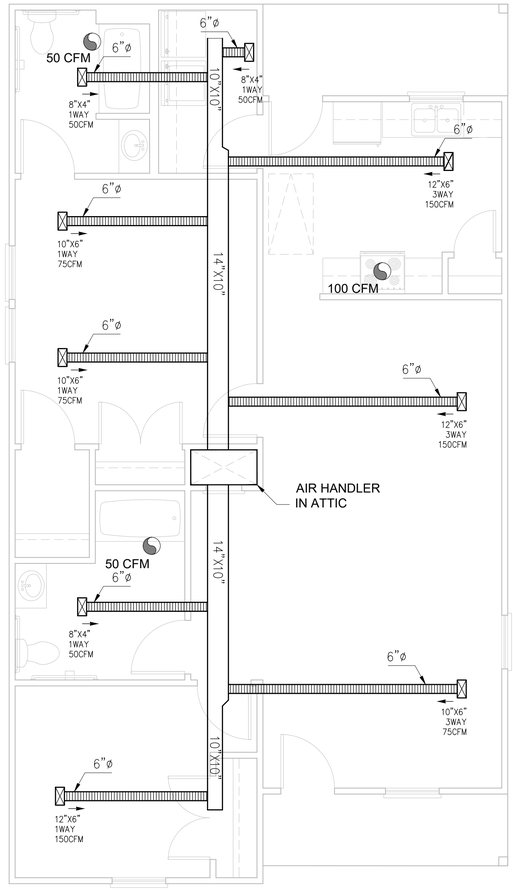
COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

CLIENT:
JW TURNER CONSTRUCTION (JWTC)

PROJECT LOCATION OR ADDRESS:
106 EAST BELL STREET,
ALVIN, TEXAS 77511

AUGUSTINE
PLUMBING PLAN
(STANDARD)

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	A-4.00



01 HVAC PLAN (STANDARD)

ALL OPTIONS

LEGEND

- EXHAUST FAN
- SUPPLY AIR REGISTER
- FLEX DUCT (R-8 MIN.)
- RECTANGULAR DUCT (R-8 MIN.)

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AUGUSTINE
HVAC PLAN
(STANDARD)

DRAWN BY:	DAS	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	A-5.00

RESPONSIBILITIES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL DRAWINGS & ARCHITECTURAL DRAWINGS ARE IN AGREEMENT. ANY DISCOURSE BETWEEN THE TWO SETS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & ARCHITECT FOR RESOLUTION.

2. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING STRUCTURAL DRAWINGS TO CONFIRM THE AVAILABILITY OF ALL REQUIRED DETAILS. IF ANY REQUIRED INFORMATION IS NOT LISTED IN THE STRUCTURAL DRAWINGS, GENERAL CONTRACTOR IS REQUIRED TO CONTACT ENGINEER OF RECORD FOR PARTICULAR INFORMATION.

3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING CONSTRUCTION ADHERES TO FEMA FLOOD PLAIN, LOCAL MUNICIPALITY, (FFE) FINISH FLOOR ELEVATION REQUIREMENTS AND/OR DISASTER RECOVERY CONSTRUCTION GUIDELINES.

4. GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL MUNICIPALITY CODE REQUIREMENTS AND/OR DISASTER RECOVERY CONSTRUCTION GUIDELINES.

5. COBALT ENGINEERING IS NOT RESPONSIBLE FOR DESIGN FLOOD ELEVATION OR ANY REQUIREMENT EXCEEDING THE BASE FLOOD ELEVATION AS SHOWN ON THE PROVIDED ELEVATION CERTIFICATE.

6. COBALT ENGINEERING & INSPECTIONS LLC. IS NOT RESPONSIBLE FOR THE PERFORMANCE OF FOUNDATION AS A RESULT OF THE BEHAVIOR OF THE SUPPORTING SOIL AND/OR DIFFERENTIAL SETTLEMENT DUE TO SEASONAL CHANGES SUCH AS DROUGHT, EXTENSIVE RAIN AND OTHER DRASTIC CLIMATE CHANGES.

7. COBALT ENGINEERING & INSPECTIONS LLC. IS NOT RESPONSIBLE FOR ANY CLADDING AND/ OR STRUCTURAL ELEMENTS NOT OTHERWISE SHOWN ON THE CONSTRUCTION PLAN SET AS TO BE CONSTRUCTED.

CONCRETE:

1. UNLESS OTHERWISE NOTED, ALL CONCRETE FOUNDATION WALLS AND SLABS ON GRADE SHALL BE 3,000 PSI (28 DAY COMPRESSION STRENGTH) CONCRETE, PLACE CONCRETE SLABS ON 4" OF COMPACTED LOW P.I SAND FILL. ALL SLABS UNDER INTERIOR FINISHED AND HEATED LIVING SPACES SHALL BE PLACED ON 6 MIL POLYETHYLENE VAPOR BARRIER WITH A MINIMUM OF 6" LAPPED JOINTS. ALL REBAR LAP SPACING LENGTHS SHALL BE MINIMUM 50 TIMES THE BAR SIZE.

2. PROVIDE ½" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED SPACES OR AREAS.

3. CONCRETE FOR ALL BASEMENT WALLS, FOUNDATION WALLS, PORCHES, WALKS, PATIOS, STEPS, GARAGE, CARPORT FLOOR SLABS AND DRIVEWAYS SHALL BE AIR-ENTRAINED.

4. ALL REINFORCEMENT STEEL SHALL MEET ASTM A615 GRADE 60 SPECIFICATIONS.

5. REBAR COVER: PROVIDE THE FOLLOWING CONCRETE PROTECTIVE COVERINGS FOR REINFORCEMENT, UNLESS NOTED OTHERWISE.

   A. 3" FOR ALL CONCRETE DEPOSITED DIRECTLY AGAINST THE GROUND.
   B. 2" FOR ALL FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND. (UNLESS NOTED OTHERWISE)

6. DEVELOPMENTAL LENGTH (DL) SHALL BE 50 TIMES THE DIAMETER OF THE REBAR

RESPONSIBILITIES:

A. ALL (EARTHWORK, EXCAVATIONS, STRUCTURAL FILL, COMPACTION, ETC) SHALL BE DONE IN ACCORDANCE WITH GEO-TECHNICAL REPORT.

1. EXCAVATING

A. ALL EXCAVATION SHALL COMPLY WITH OSHA STANDARDS

B. DEMOLISH AND REMOVE ALL OBSTRUCTIONS AS REQUIRED. AREAS TO RECEIVE FOUNDATION SHALL BE STRIPPED TO REMOVE ALL ORGANIC MATERIAL AND CONTAMINATED OR SOFT SOIL. DISPOSAL OF ALL DEBRIS FROM DEMOLITION AND STRIPPING OPERATIONS SHALL BE AS SPECIFIED BY OWNER.

C. CARE SHALL BE TAKEN TO NOT OVER EXCAVATE BELOW BOTTOM OF FOUNDATION. ANY OVER EXCAVATION REQUIRED FOR REMOVAL OF THE EXISTING FILL SHALL BE BACKFILLED PER SECTION 2.A OR 2.B

D. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY PROOF-ROLLING PER TX DOT ITEM 216 TO DETERMINE THAT ALL LOOSE, SOFT, OR OTHERWISE UNDESIRABLE MATERIALS ARE REMOVED. IF AN AREA OF UNDESIRABLE MATERIAL IS DISCOVERED AT THE BOTTOM OF THE EXCAVATION, IT SHALL BE REMOVED AND REPLACED WITH COMPACTED BACKFILL PER SECTION 2.A. OR 2.B.

E. THE UPPER 6" OF EXPOSED SOILS SHALL BE COMPACTED TO AT LEAST 95% OF MAX. DRY DENSITY DETERMINED BY MODIFIED PROCTOR TEST (ASTM D1557).

F. WHERE SOIL CONDITIONS PERMIT, FOUNDATIONS BELOW GRADE MAY BE EARTH FORMED UNLESS OTHERWISE NOTED.

2. ENGINEERED FILL (CLAY)

A. CLAY STRUCTURE FILL SHALL BE SANDY CLAY WITH LIQUID LIMIT OF LESS THAN 35 AND PLASTICITY INDEX (PI) BETWEEN 8 AND 20.

B. CLAY SHALL BE MOISTURE CONDITIONED WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95 % OF THE MAX DRY DENSITY DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557) WITH 8" MAX. LOOSE LIFTS.

C. FOR COMPACTION BY MANUALLY-GUIDED POWER COMPACTORS, STRUCTURAL FILL SHALL BE PLACED IN LIFTS OF 6" MAXIMUM LOOSE THICKNESS.

NOTES ON PRESSURE TREATED LUMBER:

ALL WOOD MEMBERS IN CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER, MOISTURE OR WITHIN 18" OF THE GROUND (SUCH AS PORCH & BALCONY FRAMING) SHALL BE PRESSURE- TREATED.

CURRENTLY, THE PRODUCT COMMONLY USED FOR PRESSURE TREATMENT IS ALKALINE COPPER QUATERNARY (ACQ). THIS MATERIAL IS EXTREMELY CORROSIVE. ONLY HOT- DIPPED GALVANIZED ANCHOR BOLTS, THRU BOLTS, NAILS, OR OTHER CORROSIVE-RESISTANT FASTENERS, SHALL BE USED WITH ACQ-TREATED LUMBER. FASTENER MANUFACTURER OR SUPPLIER SHALL BE CONSULTED ON THE SUITABILITY OF GALVANIZED FASTENERS FOR USE WITH TREATED LUMBER.

FASTENERS (AND OTHER METAL PRODUCTS) FOR USE WITH WOOD TREATED WITH ACQ PRESERVATIVES INCLUDE: HOT-DIP GALVANIZED (THE MINIMUM STANDARD)
THE MINIMUM HOT-DIP GALVANIZED REQUIREMENT FOR USE WITH TREATED WOOD SHOULD CONFORM TO THE FOLLOWING ASTM STANDARDS: ASTM- A153 (FOR HOT-DIP FASTENER PRODUCTS) AND ASTM-A653 (COATING DESIGNATION g-185 FOR HOT-DIP CONNECTOR AND SHEET PRODUCTS).

STAINLESS STEEL
STAINLESS STEEL FASTENERS AND CONNECTORS ARE REQUIRED FOR PERMANENT WOOD FOUNDATIONS BELOW GRADE AND ARE RECOMMENDED FOR USE WITH TREATED WOOD IN OTHER SEVERE EXTERIOR APPLICATIONS SUCH AS SWIMMING POOLS, SALT WATER EXPOSURE, ETC. - TYPE 304 AND 316 ARE THE RECOMMENDED GRADES TO US

ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRODUCTS TREATED WITH ACQ PRESERVATIVE SPACER MATERIALS OR OTHER PHYSICAL BARRIERS ARE RECOMMENDED TO PREVENT DIRECT CONTACT OF ACQ TREATED WOOD WITH ALUMINUM PRODUCTS.

STRUCTURAL:

1. IF TRUSSES ARE SPECIFIED ON THE PLANS, THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND/OR STRESS AND LOAD CALCULATIONS (DIAGRAMS) FOR CONTRACTORS APPROVAL PRIOR TO CONSTRUCTION. DRAWINGS SHALL BEAR SEAL OF THE REGISTERED ENGINEER IN THE STATE IN WHICH THE STRUCTURE IS BUILT.

MISC. BOLTS AND THREADED FASTENERS

A. SPECIFICATION
   1. BOLTS SHALL CONFIRM TO ASTM A307 GRADE A. CARBON STEEL EXTERNALLY THREADEDFASTENERS, U.N.O.
   2. BOLTS AND NUTS SHALL BE HEX HEAD ASTM A307 AND CONFORM TO ANSI STANDARDS B18.2.1 AND B18.2.1 AS WELL AS ASTM MATERIAL STANDARDS ASTM 307.
   3. WASHERS SHALL BE CIRCULAR, FLAT AND SMOOTH IN CONFORMANCE WITH THE REQUIREMENTS OF TYPE A WASHERS IN ANSI STANDARD B23.1.

B. DESIGN
   1. THE MINIMUM BOLT DIAMETER SHALL BE ½ INCH AND BE BEARING TYPE CONNECTION USING STANDARD HOLES WITH THREADS EXCLUDED FROM THE SHEAR PLANE, U.N.O.

C. INSTALLATION
   1. A307 BOLTS SHALL BE TIGHTENED PER TURN-OF-NUT BOLTING METHOD. THE TURN-OF-NUT BOLTING METHOD CONDITION DEFINED AS THE TIGHTNESS ATTAINED BY THE EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH, THEN BACKED OFF 2/3 TURN. (PER AISC MANUEL OF STEEL CONSTRUCTION, LOAD & RESISTANCE FACTOR 3RD EDITION 8.2.1) DO NOT OVERTIGHTEN BOLTS AS TO DAMAGE THE WOOD ELEMENTS.
   2. BOLTS AND NUTS SHALL BE WELL LUBRICATED AT TIME OF INSTALLATION, DRY, CORRODED BOLTS WILL NOT BE ALLOWED.
   3. ALL BOLTS SHALL BE NEW AND NOT REUSED.
   4. BOLTED CONNECTIONS SHALL BE KNURLED OR SPOT-WELDED TO PREVENT BACK-OUT.

SHINGLE INSTALLATION:

1. ALL SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS ON SHINGLE PACKAGING.

2. SHINGLES MAY BE INSTALLED WITH A PNEUMATIC NAIL GUN, WITH FULL HEAD ROOFING NAILS ONLY. CONTRACTOR SHALL ADJUST AIR PRESSURE AS NEEDED TO INSURE NAILS ARE NOT OVER DRIVEN, TO PREVENT DAMAGE TO THE SHINGLE. ALL NAILS SHALL BE INSTALLED FLUSH TO THE FACE OF THE SHINGLE. NAILS INSTALLED AT AN ANGLE WILL CAUSE DAMAGE AND PREMATURE FAILURE TO THE ROOF.

NAILING SCHEDULE:

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
WALL FRAMING			
Top plate to top plate (face-nailed)	2-16d	2-16d	per foot
Top plates at intersections (face-nailed)	4-16d	5-16d	joints - each side
Stud to stud (face-nailed)	2-16d	2-16d	24"o.c.
Header to header (face-nailed)	16d	16d	16"o.c. along edges
Top or bottom plate to stud (end-nailed)	1 -16d	1 -40d	per stud
Bottom plate to floor joist, bandjoist, endjoist or blocking (face-nailed)	2-16d	2-16d	per foot
FLOOR FRAMING			
Joist to sill, top plate or girder (toe-nailed)	4-8d	4-10d	per joist
Bridging to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to joist (toe-nailed)	2-8d	2-10d	each end
Blocking to sill or top plate (toe-nailed)	3-16d	4-16d	each block
Ledger strip to beam (face-nailed)	3-16d	4-16d	each joist
Joist on ledger to beam (toe-nailed)	3-8d	3-10d	per joist
Band joist to joist (end-nailed)	3-16d	4-16d	per joist
Band joist to sill or top plate (toe-nailed)	2-16d	3-16d	per foot
CEILING SHEATHING			
Gypsum wallboard	5d coolers	5d coolers	7"edge/10"field
ROOF FRAMING			
Rafter to top plate (toe-nailed)	5 -8d	5 -10d	per rafter
Ceiling joist to top plate (toe-nailed)	5 -8d	5 -10d	per joist
Ceiling joist to parallel rafter (face-nailed)	7 -16d	7 -40d	each lap
Ceiling joist laps over partitions (face-nailed)	7 -16d	7 -40d	each lap
Collar tie to rafter (face-nailed)	3 -8d	3 -10d	per tie
Blocking to rafter (toe-nailed)	2-8d	2 -10d	each end
Rim board to rafter (end-nailed)	2-16d	3 -16d	each end

T.D.I. WINDSTORM DESIGN PRESSURE ZONES & REQUIREMENTS

THIS STRUCTURE IS LOCATED IN A 140-144MPH WIND LOCATION. ALL GLAZED OPENING, MUST BE PROTECTED FROM IMPACT BY EITHER BEING CONSTRUCTED WITH IMPACT RESISTANT GLASS, BE PROTECTED BY A TDI APPROVED SHUTTER SYSTEM.
ANY GARAGE DOORS INSTALLED IN A FIXED WALL(NOT BREAKAWAY) MUST BE TDI APPROVED AND ANY GLAZED OPENINGS MUST HAVE IMPACT PROTECTION.

ZONE LEGEND

(MIN.) DESIGN PRESSURE FOR WINDSTORM COMPLIANCE)

ALL AREAS NOT DESIGNATED AS
ZONE 5 AS INDICATED ARE ZONE 4

WINDOWS, DOORS AND WALLS
THE ALPHA VALUE DEFINES THE
SIZE OF ZONE 5 (MEASURED FROM
ANY OUTSIDE CORNER)

α = 4'-0" < SHOULD BE 10% OF SHORTEST WALL
VERIFY WITH PLANS

ZONE	COMPONENT DESIGN PRESSURE (PSF)			
	DOOR	WINDOW	WALL COVERING	GARAGE DOOR
4	+33/-36	+35/-38	----	----
5	+33/-44	+35/-47	----	----
ALL	----	----	+30/-36	+30/-36

CODES & DESIGN LOADS

CODE:
INTERNATIONAL RESIDENTIAL CODE- 2024 (CITY OF ALVIN REQUIREMENTS)

DESIGN LOADS:
1. ROOF LIVE LOADS 20 PSF (SUBJECT TO SLOPE & TRIBUTARY AREA REDUCTION FACTORS)
2. FLOOR LIVE LOADS

USE	LOAD (PSF)	USE	LOAD (PSF)
EXTERIOR BALCONIES	40	SLEEPING ROOMS	30
DECKS	40	OTHER ROOMS	40
FIRE ESCAPES	40	ATTIC W/STORAGE	20 (b)
STAIRS/RAMPS	40 (c)	ATTIC W/O STORAGE	10 (b)
GUARDRAILS & HANDRAILS	250(d)	GARAGE	N/A(a)

(a) ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
(b) NO STORAGE LOAD IS REQUIRED WITH ROOF SLOPES OF 3 ON 12, OR FLATTER.
(c) INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUNDS CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
(d) A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY POINT ALONG THE TOP.

3. WIND LOADS (AMERICAN SOCIETY OF CIVIL ENGINEERS, 7-22)
BASIC WIND DESIGN VELOCITY 144 MPH (ULTIMATE WIND SPEED)
RISK CATEGORY: II

4. DEAD LOAD

USE	LOAD (PSF)
ROOF	10
DECKS	10
FLOOR	10
WALLS	11

MINIMUM WALL FRAMING REQUIREMENTS

# OF STORIES	WALL TYPE	MATERIAL & SPACING	ANCHOR BOLT REQUIREMENTS
1 STORY	EXTERIOR WALLS	2X4 SYP #2 @ 16" O.C.	⅝"ØX10" J-BOLTS 32" O.C.
	INTERIOR WALLS	2X4 SYP #2 @ 16" O.C.	
	PLUMBING WALLS	2X6 SYP #2 @ 16" O.C.	

NOTES:
1. WALL SHEATHING SHALL BE AS INDICATED ON SHEARWALL & HOLDOWN PLAN.
2. EXTERIOR COVERINGS SHALL CONFORM TO IRC SECTION R703 & TEXAS DEPARTMENT OF INSURANCE INSTALLATION INSTRUCTIONS.

DIMENSIONS:

1. DRAWING DIMENSIONS GOVERN OVER SCALE. VERIFY ALL ROUGH OPENING DIMENSIONS FOR SELECTED DOORS, WINDOWS AND MECHANICAL REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

FASTENER CORROSION RESISTANCE PER THE 2024 IRC		
TDI WIND ZONE (SEE LOADS SEC.3)	VENTED OR ENCLOSED	OPEN AREAS
150 MPH	ELECTRO GALVANIZED (MIN.)	HOT DIPPED GALV. (MIN.)
145-149 MPH	EPOXY COATED (MIN.)	ELECTRO GALVANIZED (MIN.)
140-144 MPH	NONE REQUIRED	ELECTRO GALVANIZED (MIN.)

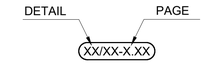
DRAWING LIST

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LEGEND

TYPICAL DETAIL OR SECTION CALLOUT



ABBREVIATIONS

APB.	ANTHONY POWER BEAM
CANT.	CANTILEVER
CONT.	CONTINUOUS
DWG.	DRAWING
FND.	FOUNDATION
F.V.	FIELD VERIFY
HDR.	HEADER
PLCS.	PLACES
SIM.	SIMILAR
SYP.	SOUTHERN YELLOW PINE
TYP.	TYPICAL

NOTES

1. ALL SPECIFICATIONS ARE MINIMUM REQUIREMENTS. SPECIFICATIONS MAY BE INCREASED TO MEET ARCHITECTURAL OR CONSTRUCTION PREFERENCES.

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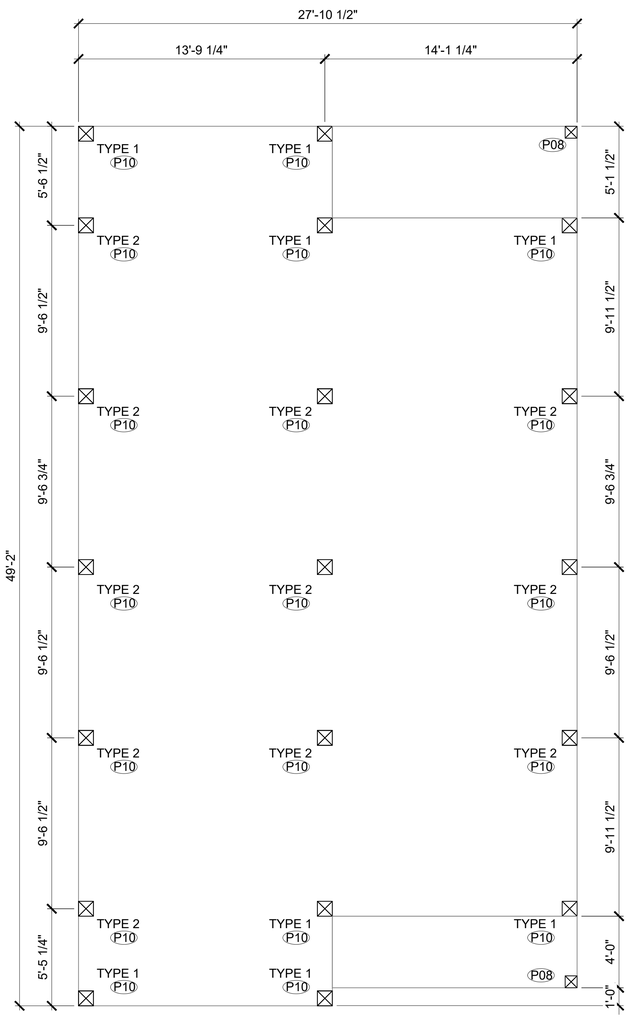
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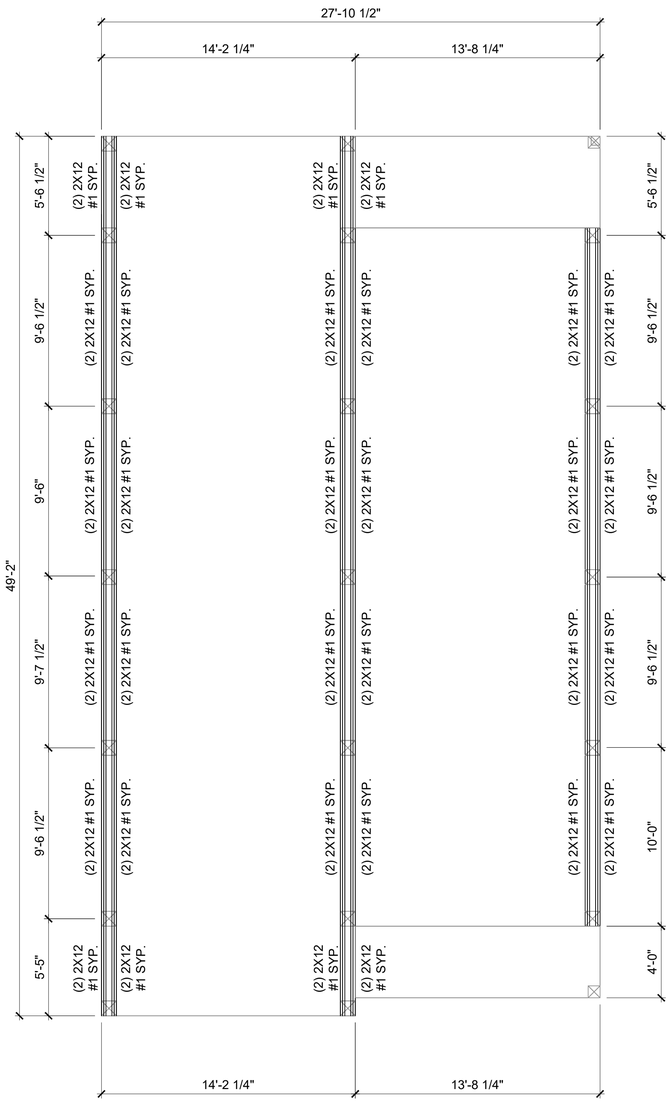
AUGUSTINE
GENERAL NOTES

DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	GN-1.00



01 PILING PLAN (STANDARD)

OPTION 1,2,&3



02 STRINGER PLAN (STANDARD)

OPTION 1,2,&3

TYPE X — TYPE OF NOTCH
(PXX) — SIZE OF TREATED PILING
P10 = 10X10
P08 = 8X8
(SEE DETAIL #1 DWG. SD-1.00 FOR PILING DEPTH UNLESS NOTED OTHERWISE)

NOTES

FOUNDATION:
TERMITE PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS:

A. CHEMICAL TERMITICIDE TREATMENT
B. TERMITE BATING
C. PRESSURE-PRESERVATIVE-TREATED WOOD
D. NATURALLY DURABLE TERMITE RESISTANT WOOD
E. PHYSICAL BARRIERS
F. COLD FORMED STEEL FRAMING

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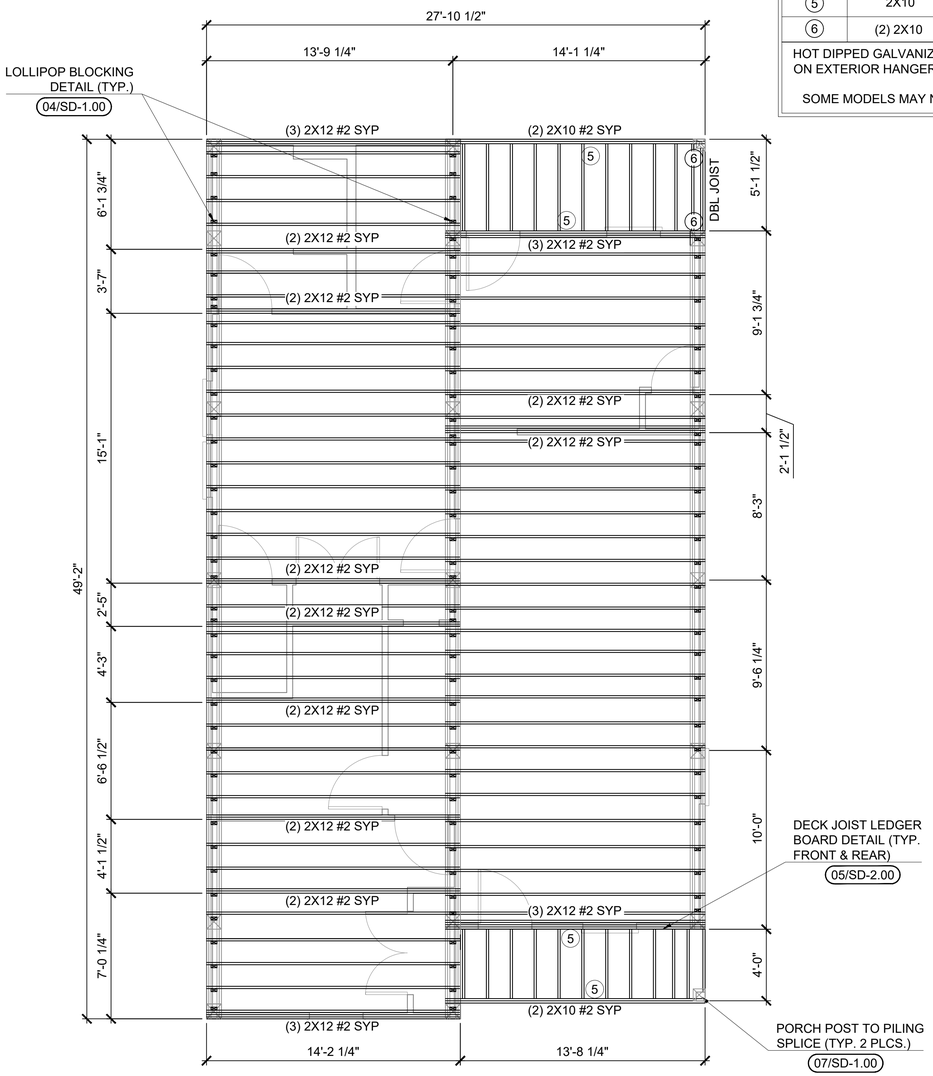
AUGUSTINE
PILING & STRINGER PLAN
OPTION 1,2,&3 (STANDARD)

DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	¼"=1'-0"
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	S-1.00

HANGER SCHEDULE		
MARK	MEMBER SIZE	MODEL NUMBER
1	2X6	LUS26 OR LUC26Z CONCEALED
2	(2) 2X6	LUS26-2 OR HUC26-2 CONCEALED
3	2X8	LUS28 OR LUC28Z CONCEALED
4	(2) 2X8	LUS28-2 OR HUC28-2 CONCEALED
5	2X10	LUS210 OR LUC210Z CONCEALED
6	(2) 2X10	HUS210-2 OR HUC210-2 CONCEALED

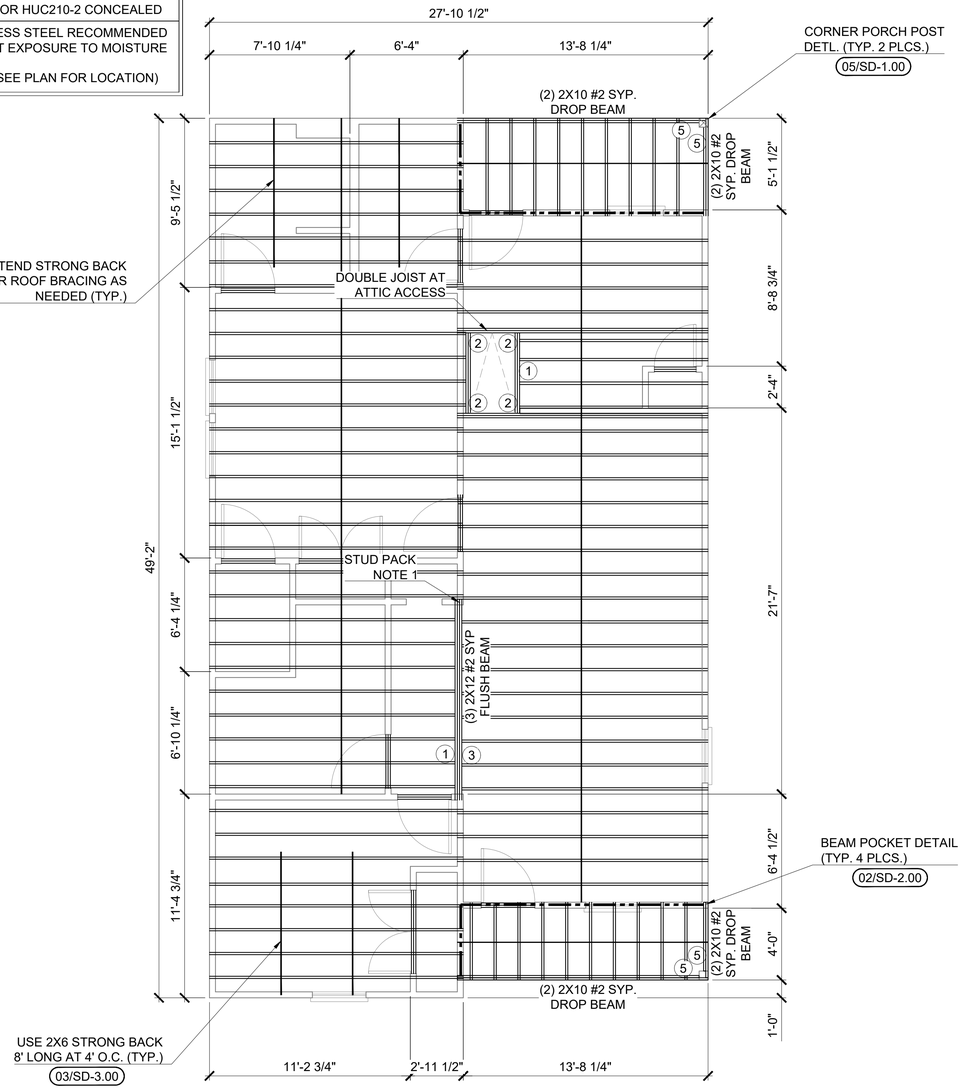
HOT DIPPED GALVANIZED OR STAINLESS STEEL RECOMMENDED ON EXTERIOR HANGERS WITH DIRECT EXPOSURE TO MOISTURE

SOME MODELS MAY NOT BE USED (SEE PLAN FOR LOCATION)



03 FLOOR JOIST PLAN (STANDARD)

OPTION 1,2,&3



04 CEILING JOIST PLAN (STANDARD)

OPTION 1,2,&3

LEGEND

- DESIGNATES 6X6 HOLD DOWN BLOCK SEE DETAIL 6 SD-1.00
- PONY WALL TO ROOF DIAPHRAGM
- FULL HEIGHT BLOCKING
- TYPICAL STRONG BACK SEE DETL. #3 ON DWG. SD-3.00

NOTES

FLOOR FRAMING:
1. HOUSE FLOOR JOISTS SHALL BE 2X12 #2 SYP @ 16" O.C. (U.N.O.)
2. DECK FLOOR JOISTS SHALL BE 2X10 #2 SYP @ 16" O.C. (U.N.O.)
3. DOUBLE THE FLOOR JOIST WHERE WALLS ABOVE RUN PARALLEL TO FLOOR JOIST.
4. FLOOR DECKING: 3/4" APA RATED PLYWOOD 0.120 x 3" NAILS, 6" AROUND PERIMETER OF DIAPHRAGM. 6" EDGE & 12" FIELD NAIL PATTERN. (SEE DETAIL #3 DWG. SD-2.00)
5. 4'X4' FREE STANDING A/C DECK W/ MIN. 4" GAP TO HOUSE (SEE DETL. 5 ON SD-1.00) (SEE CIVIL FOR LOCATION)

STUD PACK FRAMING:
1. (4) 2X STUD PACK UNDER EACH END OF 2X SOLID SAWN BEAM.
2. (6) 2X STUD PACK UNDER EACH END OF GLULAM BEAM. (SEE PLAN FOR BEAM SIZE)

HEADER FRAMING:
1. REFER TO DETAIL 1 ON SD-2.00 FOR ALL HEADER REQUIREMENTS. (UNLESS SPECIFIED ON PLAN)
2. POCKET DOOR HEADER TO SPAN OPENING AND CAVITY (TYP.)

CEILING FRAMING:
1. ALL CEILING JOISTS SHALL BE 2X6 #2 SYP 16" O.C. (U.N.O.)
2. ATTIC ACCESS SHALL BE NO LESS THAN 350LB CAPACITY FOLDING STAIR SYSTEM.
3. ALL CEILING JOISTS SHALL RECEIVE (2) ADDITIONAL PLIES FOR EACH ROOF BRACE BEARING ON THAT JOIST, NOT TO EXCEED 5 TOTAL PLIES

FRAMING:
1. ALL STUDS ,FLOOR JOISTS, RAFTERS, TRUSS, ETC. SHALL VERTICALLY ALIGN AND BEAR DIRECTLY ON EACH OTHER

Revisions:

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STATE OF TEXAS
CURTIS C. HAMPTON
107370
LICENSED
PROFESSIONAL ENGINEER
IRM # 17742
12/09/2025

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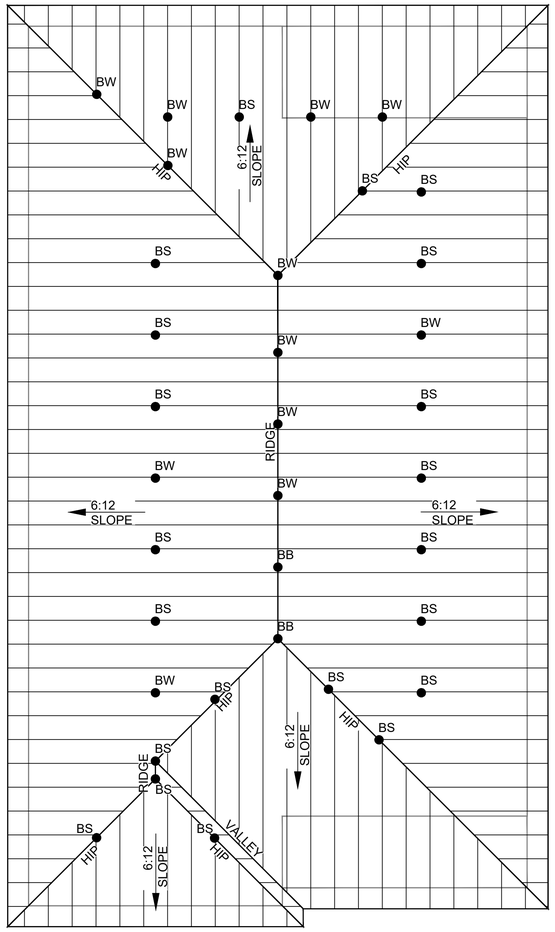
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PROJECT LOCATION OR ADDRESS:
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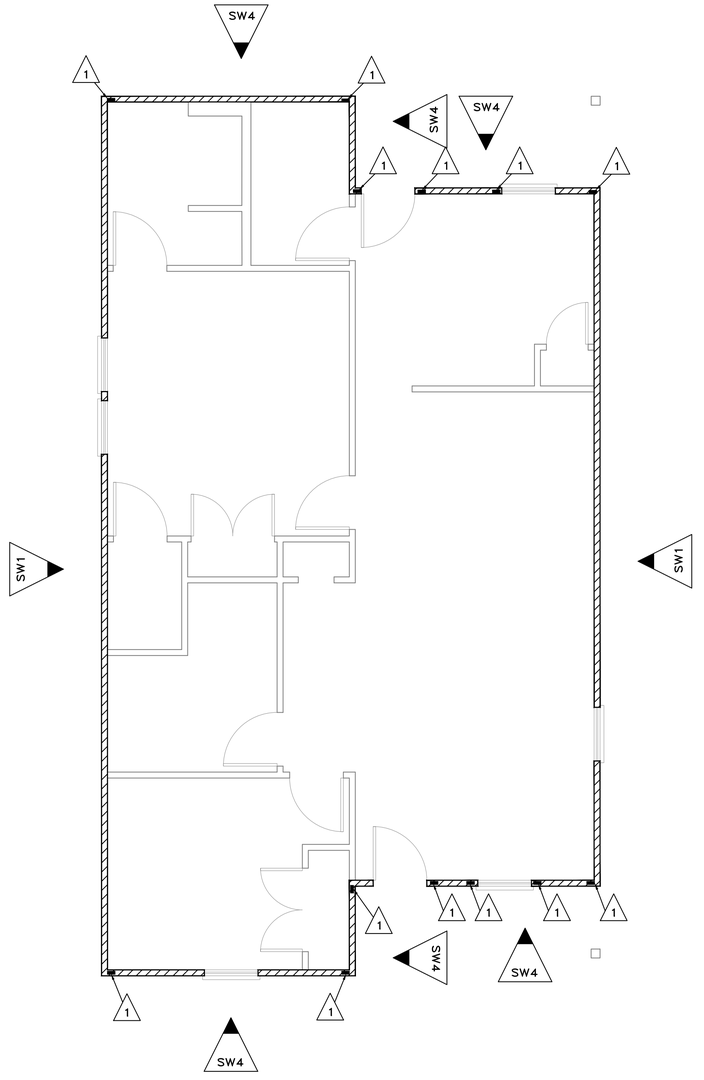
AUGUSTINE
FLOOR & CEILING JOIST PLAN
OPTION 1,2,&3 (STANDARD)

DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	¼"=1'-0"
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	S-2.00



05 RAFTER PLAN (STANDARD)

OPTION 2



06 SHEARWALL & HOLD-DOWN PLAN (STANDARD)

OPTION 2

LEGEND

● BRACE POINT

BW - BRACE TO WALL
BJ - BRACE TO JOIST
BB - BRACE TO BEAM
BS - BRACE TO STRONGBACK

SHEARWALLS:
ALL SHEARWALLS SHALL BE CONTINUOUS TO ROOF DIAPHRAGM.

SW1: 7/16" APA RATED OSB OR 15/32" APA RATED PLYWOOD (PER MUNICIPALITY REQS.) SHEATHING 6" PERIMETER AND W/6" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

SW4: 7/16" APA RATED OSB OR 15/32" APA RATED PLYWOOD (PER MUNICIPALITY REQS.) SHEATHING 4" PERIMETER AND W/4" EDGE / 12" FIELD NAIL PATTERN USING 0.120 x 3" NAILS

HOLD-DOWNS: DO NOT ATTACH HOLD-DOWNS TO BAND JOISTS OR JOISTS. THEY SHALL BE ATTACHED TO STRINGERS, PILINGS OR BEAMS ONLY. (SEE SD-1.00 FOR HOLD-DOWN DETAILS)

1 MSTC48B3 W/ (16) 10D NAILS IN BEAM & (38) 10D NAILS IN STUD PACK PER MANUFACTURERS INSTRUCTIONS
OR
HDU5-SDS2.5 USE (14) ¼"X2½"SDS SCREWS PER MANUFACTURERS INSTRUCTIONS
OR
HTT5KT USE (26) #10X 2 1/2"SD SCREWS PER MANUFACTURERS INSTRUCTIONS

* ALL MSTCxxB3 HOLD-DOWNS SHALL BE INSTALLED W/ ANCHOR FOOT SECURED TO BOTTOM OF STRINGER OR FLOOR BEAM TO MIN. DBL STUD PACK (TYP.)

NOTES

1. ROOF SHEATHING: 7/16" APA RATED OSB OR 15/32" APA RATED PLYWOOD (PER MUNICIPALITY REQUIREMENTS) W/ 8d 0.131"Ø x 2.5" RING-SHANK NAILS W/ 0.281"Ø HEAD (MIN.), 4" AROUND PERIMETER OF DIAPHRAGM. 4" EDGE & 4" FIELD NAIL PATTERN.
2. RIDGES TO BE 2x10 #2 SYP
3. ALL HIPS TO BE 2x8 #2 SYP
4. ALL RAFTERS TO BE 2x6 #2 SYP 16"O.C. (UNO)

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FIRM # 17742
12/09/2025

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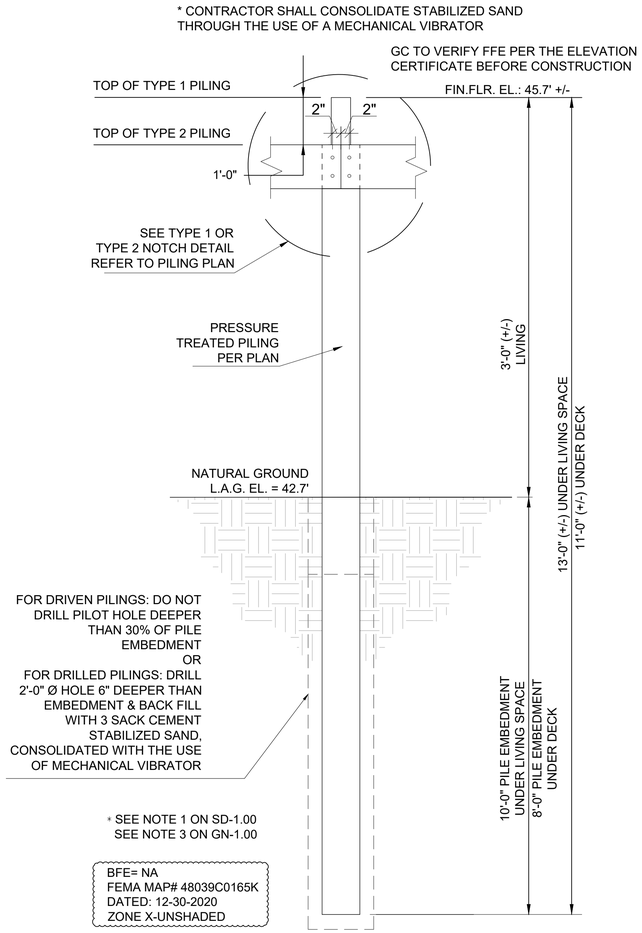
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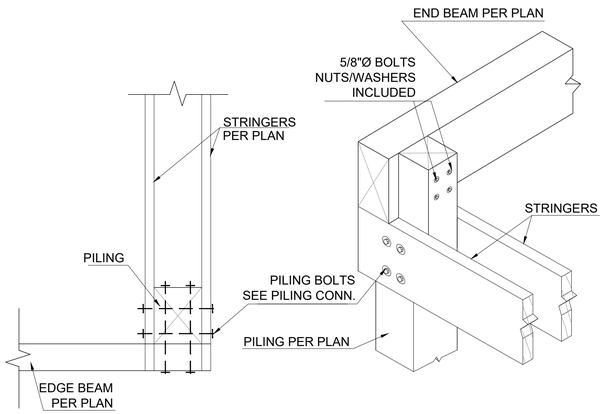
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AUGUSTINE
RAFTER PLAN
OPTION 2 (STANDARD)

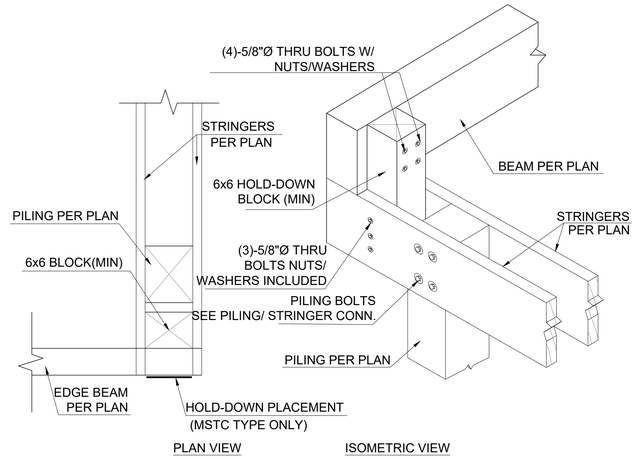
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PROJECT #:	25-0338-01	SCALE:	¼"=1'-0"
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	S-3.00



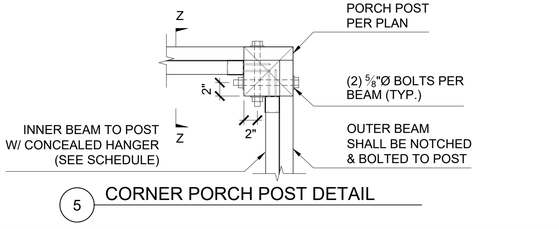
1 TYPICAL PILING DETAIL



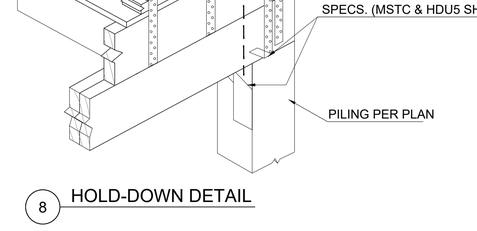
3 TYPE 1 NOTCH DETAIL



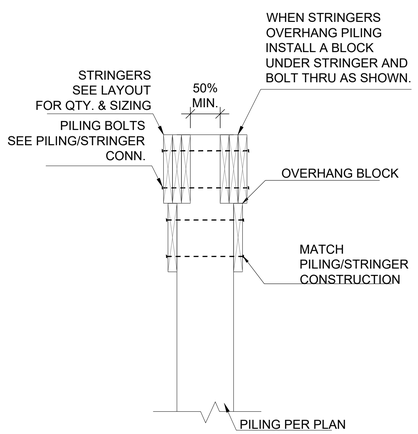
6 TYPICAL HOLD-DOWN BLOCK DETAIL



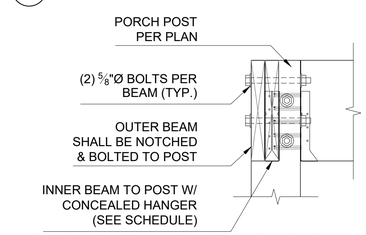
4 TYPICAL PRESSURE BLOCKING DETAIL



7 PILING SPLICE DETAIL



2 TYPE 2 NOTCH DETAIL



z CORNER PORCH POST SECTION

5 CORNER PORCH POST DETAIL

8 HOLD-DOWN DETAIL

NOTES

1. IN COASTAL COUNTIES AND IN SANDY SOIL, WOOD PILES SHOULD BE DRIVEN TO DEPTHS INDICATED IN DETAIL 1/SD-1.00

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STATE OF TEXAS
CURTIS C. HAMPTON
107370
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PROFESSIONAL ENGINEER
TBPE # 17742
12/09/2025

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AUGUSTINE
STANDARD DETAILS 1

DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	SD-1.00

GARAGE DOOR HEADER AND LINTEL SCHEDULE

OPENING	STORY ABOVE	HEADER & SIZE	STEEL LINTEL
8'-0"	NO	(2) 2X12 #2 SYP W/ $\frac{1}{2}$" PLYWOOD FLITCH	L5X3X$\frac{1}{4}$"
8'-0"	YES	(1)1$\frac{3}{4}$"X11$\frac{1}{4}$" 2600Fb-2.0E LVL & 2X12 FILLER	L5X3X$\frac{1}{4}$"
16'-0"	NO	(2)1$\frac{3}{4}$"X11$\frac{1}{4}$" 2600Fb-2.0E LVL (NOTE 3)	L5X3X$\frac{1}{4}$"
16'-0"	YES	(2)1$\frac{3}{4}$"X14" 2600Fb-2.0E LVL (NOTE 3)	L5X3X$\frac{1}{4}$"

NOTES:
1. ALL GARAGE DOOR LINTELS SHALL BE LAG BOLTED TO HDR. W/ $\frac{1}{2}$"X3$\frac{1}{2}$" LAG BOLTS 24" O.C. MAX.
2. ALL DOOR & WINDOW OPENINGS 3' OR LESS SHALL USE L3"X3"X$\frac{1}{4}$" CLEAR SPAN LINTELS.
3. (2) LVL MAY BE REPLACED W/ 3$\frac{1}{2}$" WIDE 2800Fb GLULAM (MATCH HEIGHT)

KING AND JACK STUD SCHEDULE

OPENING SPAN	KING/JACK STUDS REQUIRED PER OPENING SPAN
4' OR LESS	(1) KING & (1) JACK STUD (EACH SIDE)
4' TO 6' OPENING	(2) KING & (2) JACK STUD (EACH SIDE)
6' TO 8' OPENING	(3) KING & (2) JACK STUD (EACH SIDE)
8' TO 12' OPENING	(4) KING & (3) JACK STUD (EACH SIDE)
12' TO 16' OPENING	(5) KING & (4) JACK STUD (EACH SIDE)

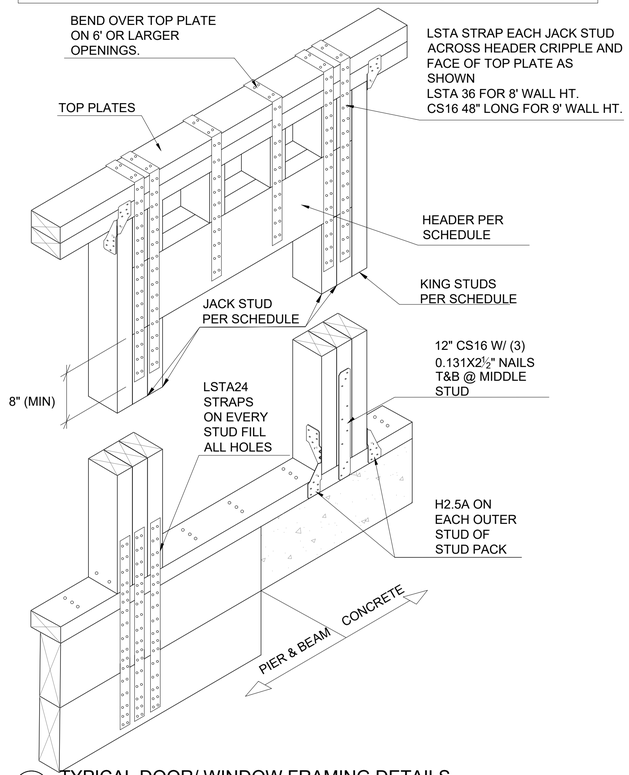
SINGLE STORY HEADER SCHEDULE

ALL HEADERS ARE DROP BEAMS, U.N.O GRADE # 2 LUMBER

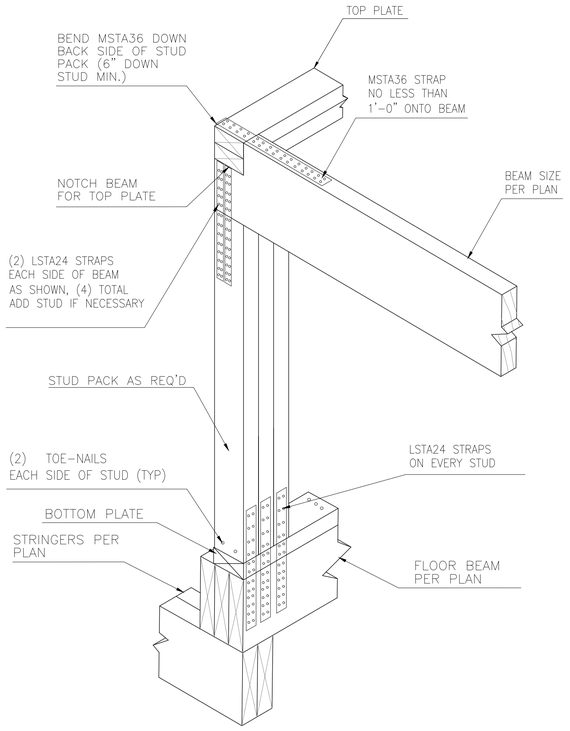
TYPE	OPENING SPAN	WALL THICKNESS	HEADER REQ'D
1	3' OR LESS	3.5"	TWO 2"x8" #2 SYP w/ 1/2" PLYWD FLITCH
2	3' OR LESS	5.5"	THREE 2"x8" #2 SYP w/ 1/2" PLYWD FLITCHS
3	3' TO 5'	3.5"	TWO 2"x10" #2 SYP w/ 1/2" PLYWD FLITCH
4	3' TO 5'	5.5"	THREE 2"x10" #2 SYP w/ 1/2" PLYWD FLITCHS
5	5' TO 8'	3.5"	TWO 2"x12" #2 SYP w/ 1/2" PLYWD FLITCH
6	5' TO 8'	5.5"	THREE 2"x12" #2 SYP w/ 1/2" PLYWD FLITCHS

OPENINGS GREATER THAN 6'-1" SHALL BE AS INDICATED ON PLAN DRAWINGS

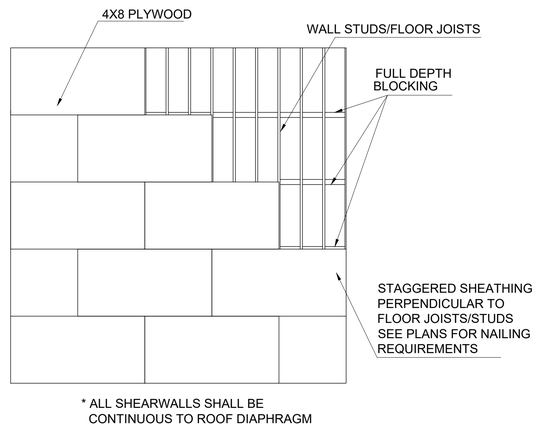
NOTES:
1. THIS TABLE USES EITHER 0.25" DEFLECTION OR L/240 WHICHEVER IS LESS
2. THIS TABLE ACCOUNTS FOR ONLY ROOF AND CEILING LOADING
3. FOR GENERIC 1 STORY FRAMING
4. FOR 2-STORY DWELLINGS USE 2X12 HEADERS ON FIRST FLOOR LIVING SPACE (UNO)
* ALL NON-LOAD BEARING HEADERS SHALL BE 2X6 #2 SYP W/ ½" PLYWOOD FLITCH.



1 TYPICAL DOOR/ WINDOW FRAMING DETAILS

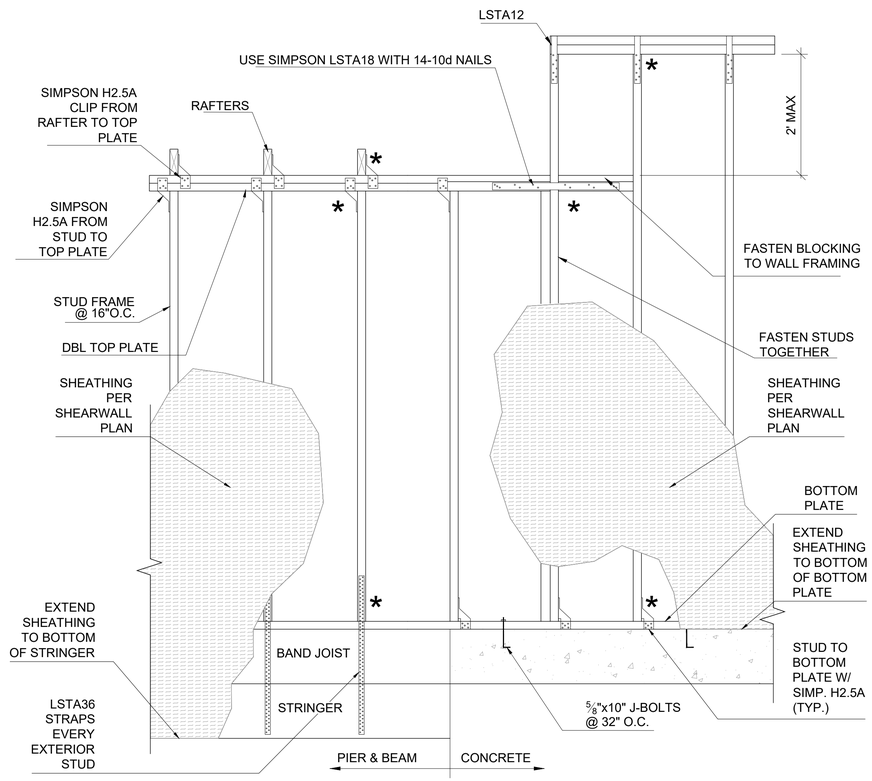


2 TYPICAL BEAM POCKET DETAIL



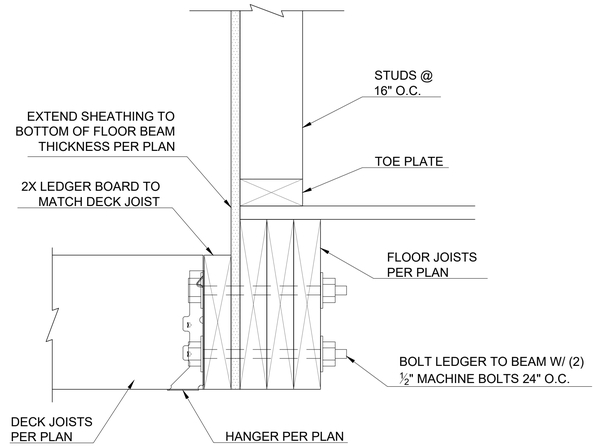
* ALL SHEARWALLS SHALL BE CONTINUOUS TO ROOF DIAPHRAGM

3 TYPICAL FLOOR / WALL DIAPHRAGM



* ALL CLIPS & STRAPS SHALL BE ON SAME SIDE OF WALL.

4 TYPE WALL STRAPPING DETAIL



5 TYPICAL DECK JOIST LEDGER DETAIL

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FIRM # 17742
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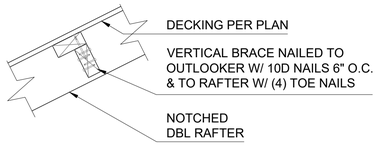
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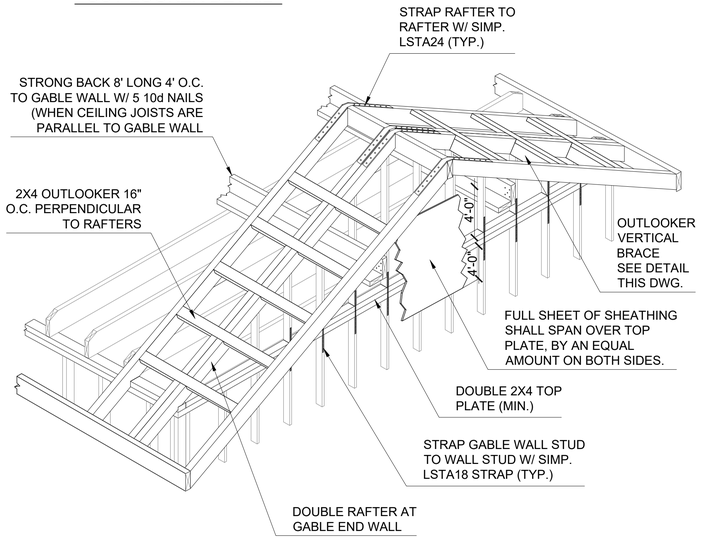
PROJECT LOCATION OR ADDRESS:
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AUGUSTINE
STANDARD DETAILS 2

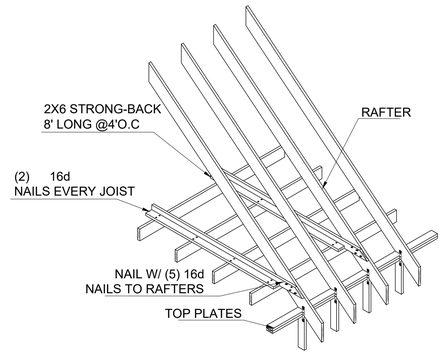
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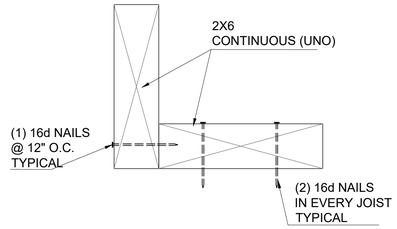
OUT-LOOKER DETAIL



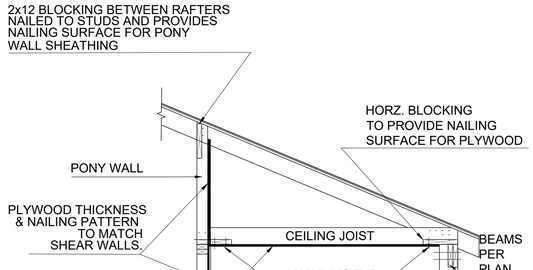
1 TYPICAL GABLE WALL & ROOF FRAMING DETAIL



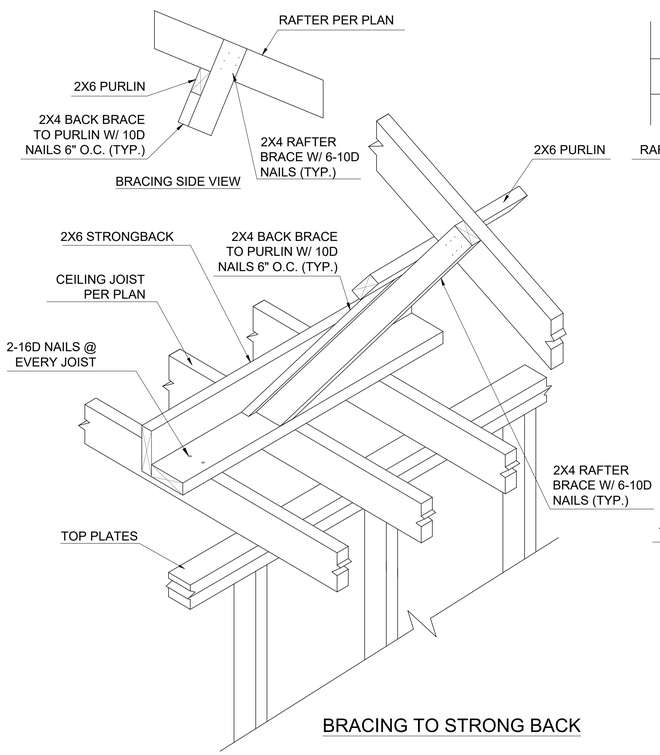
3 ROOF BRACING AT PERPENDICULAR CEILING JOIST

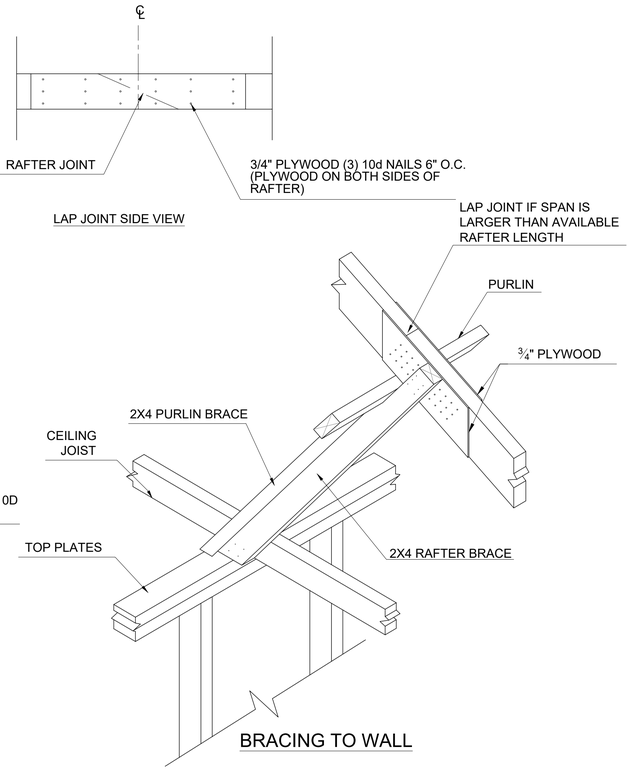


4 TYPICAL STRONG BACK CONSTRUCTION DETAIL

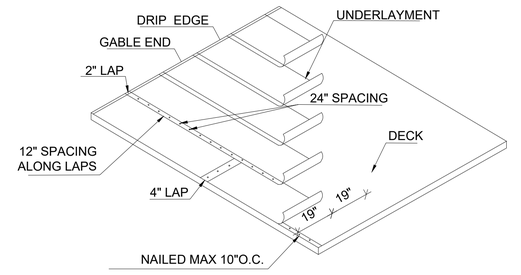


5 PORCH CEILING DIAPHRAGM DETAIL



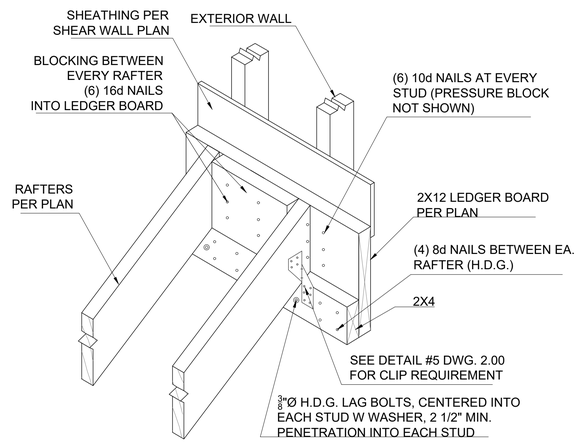


2 PURLIN INSTALLATION & BRACING DETAIL



* FOR ROOF SLOPES GREATER THAN 4:12 (IF SLOPE IS BETWEEN 2:12 & 4:12 MUST DBL FELT)

6 ROOF UNDERLAYMENT DETAIL



7 RAFTER TO GABLE WALL LEDGER DETAIL

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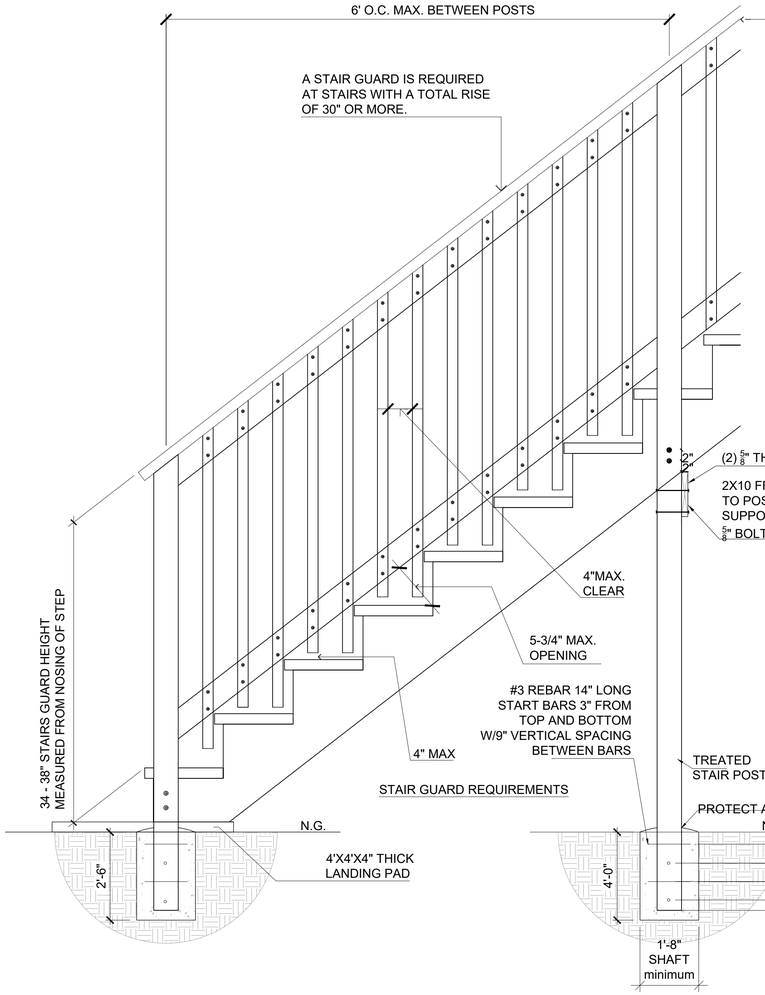
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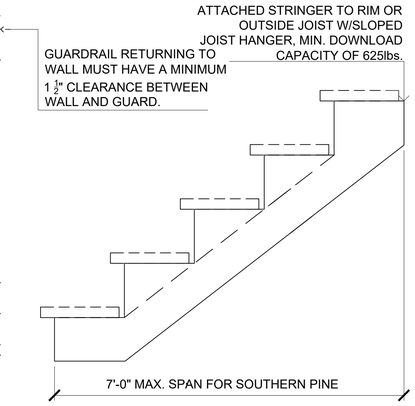
AUGUSTINE STANDARD DETAILS 3

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PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	SD-3.00

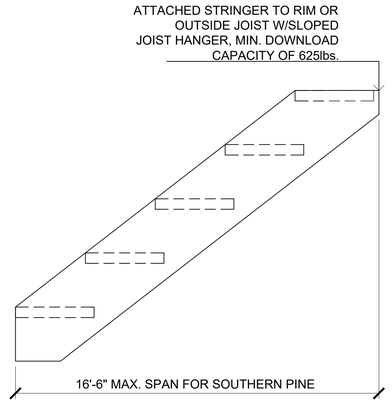


STAIR GUARD REQUIREMENTS

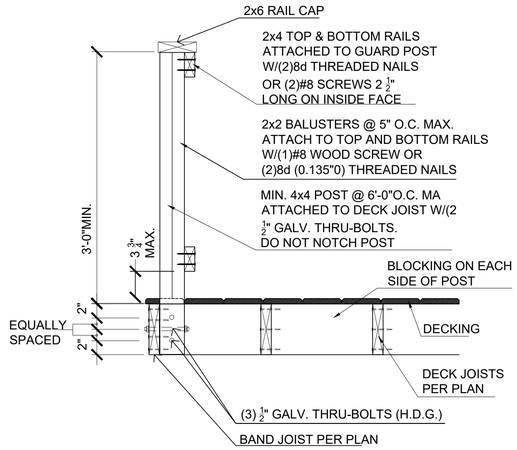
1 TYPICAL STAIR INSTALLATION DETAIL



CUT STRINGER SPAN REQ.

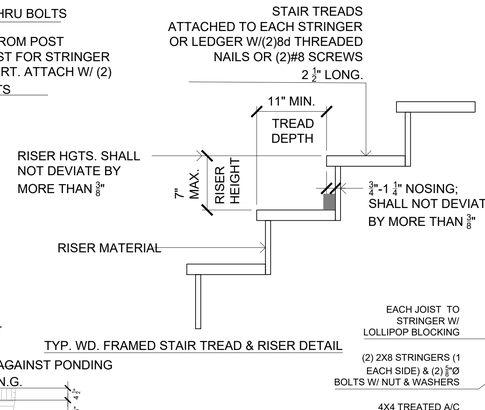


SOLID STRINGER SPAN REQ.

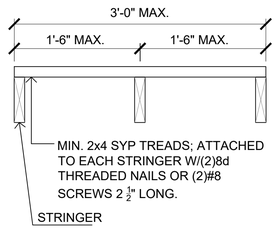


NOTE: FASTEN BLOCKING TOGETHER WITH (12) 8d COMMON NAILS (0.131"x2-1/2")

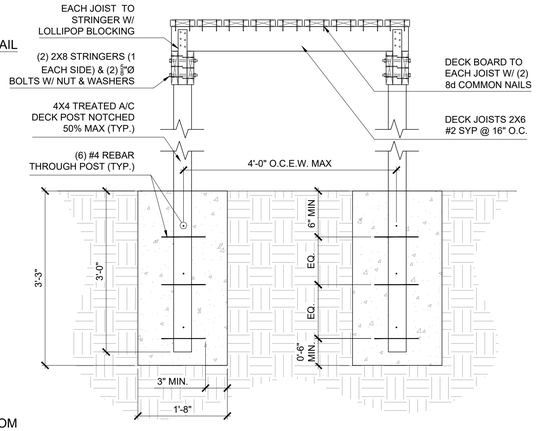
2 TYPICAL DECK RAIL INSTALLATION DETAIL



TYP. WD. FRAMED STAIR TREAD & RISER DETAIL

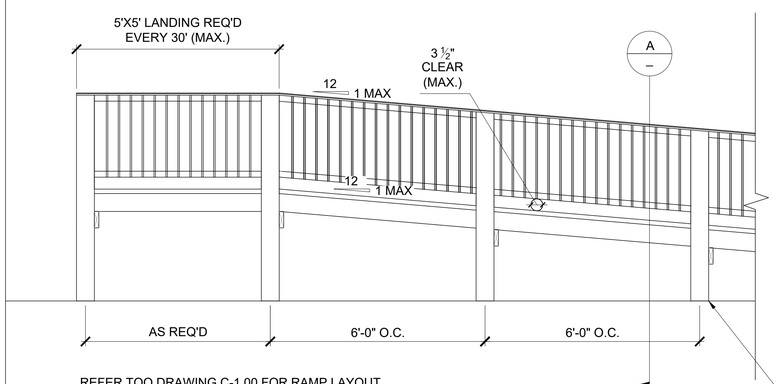


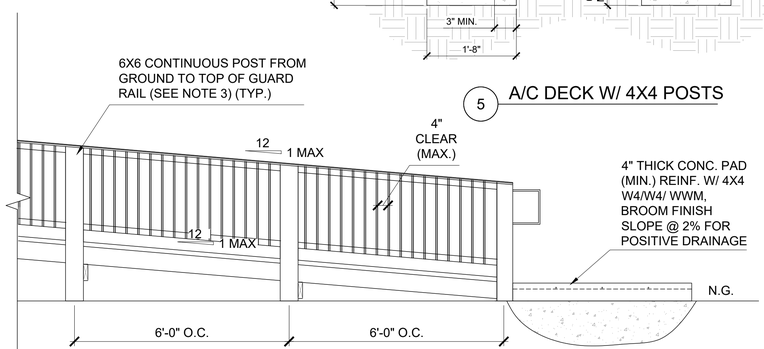
CUT STRINGER SPAN REQUIREMENT



5 A/C DECK W/ 4X4 POSTS

4 TYPICAL POST, BEAM & JOIST DETAIL

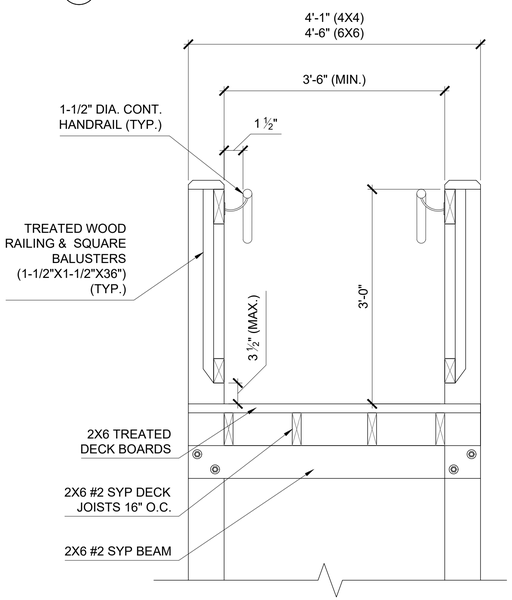




REFER TOO DRAWING C-1.00 FOR RAMP LAYOUT.

NOTES:
1. RAMP COMPLIES IRC TABLE R301.5 AND CAN RESIST A MINIMUM LIVE LOAD OF 40PSF.
2. EACH RUN OF RAMP SHALL NOT EXCEED 30' BETWEEN LANDINGS.
3. 6X6 TREATED WOOD POSTS MAY BE SUBSTITUTED WITH 4X4 TREATED POSTS WHEN FINISH FLOOR HEIGHT IS LESS THAN 72" ABOVE GRADE. EMBEDDED INTO GROUND 48" (MIN.)

3 TYPICAL RAMP INSTALLATION DETAIL



A RAMP CROSS SECTION

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	12/09/2025	ISSUED FOR CONSTRUCTION

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STATE OF TEXAS
CURTIS C. HAMPTON
107370
LICENSED PROFESSIONAL ENGINEER
TBPE # 17742
12/09/2025

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

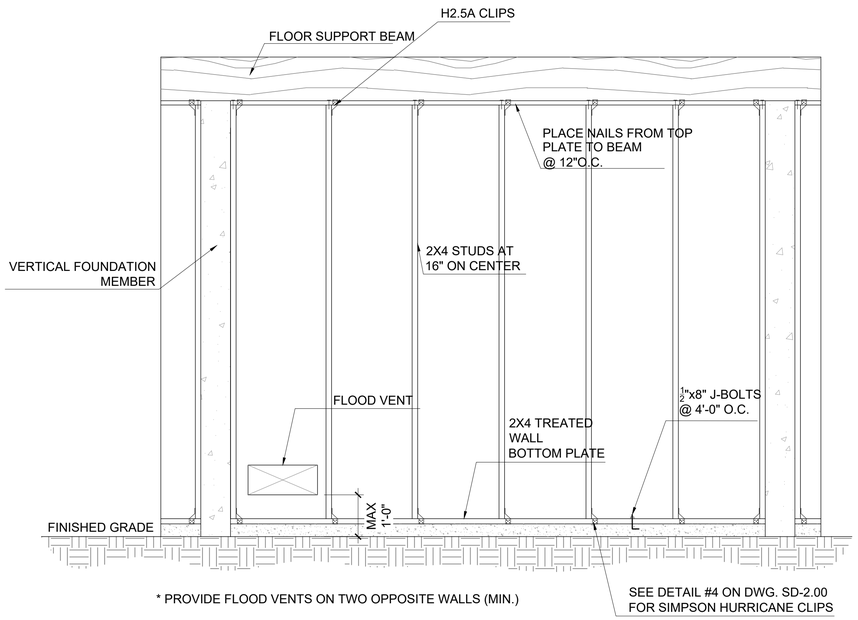
COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581
12005 DELANY ROAD ◆ LA MARQUE, TEXAS ◆ 409.354.5925

CLIENT:
JW TURNER CONSTRUCTION (JWTC)

PROJECT LOCATION OR ADDRESS:
106 EAST BELL STREET,
ALVIN, TEXAS 77511

AUGUSTINE STANDARD DETAILS 4

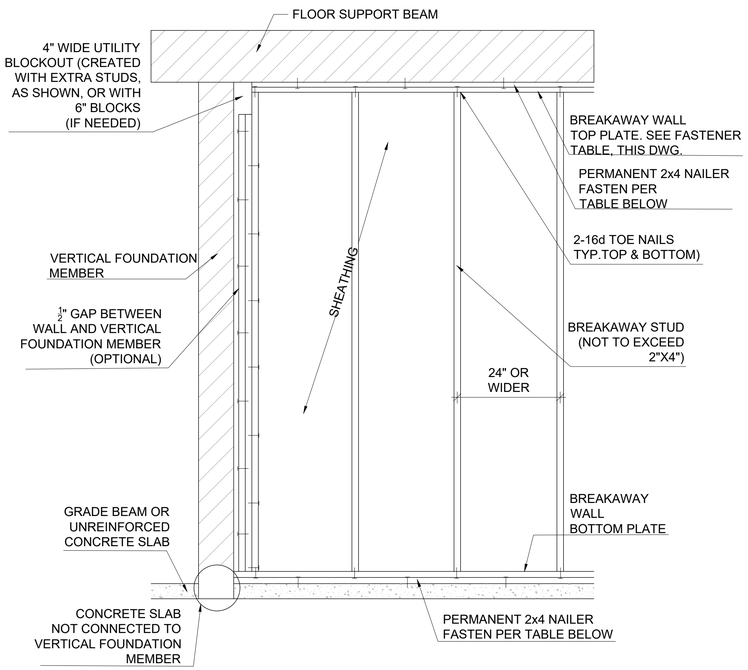
DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	SD-4.00



* PROVIDE FLOOD VENTS ON TWO OPPOSITE WALLS (MIN.)

* TOTAL FREE AREA OF VENT (SQUARE INCHES) SHALL EQUAL TOTAL FLOOR AREA OF ENCLOSED SPACE (SQUARE FEET)

1 FEMA FLOOD VENT DETAIL



DESIGN AND CONSTRUCTION:

ALL BREAKAWAY WALLS DESIGNED USING THE PRESCRIPTIVE DESIGN METHOD SHALL BE DETAILED IN ACCORDANCE WITH THE FOLLOWING:

1. BREAKAWAY WALLS SHALL BE DESIGNED TO MEET ALL APPLICABLE LOCAL REQUIREMENTS AND BUILDING CODE REQUIREMENTS.

2. AS SHOWN IN BREAKAWAY WALL SECTION (THIS DWG.), WOOD-FRAMED AND STEEL STUD-FRAMED BREAKAWAY WALL PANELS SHALL NOT BE ATTACHED TO THE PILINGS OR OTHER VERTICAL FOUNDATION MEMBERS. ONLY THE TOPS AND BOTTOMS OF WALL PANELS SHALL BE CONNECTED TO PERMANENT 2X4 NAILER PLATES. HIGH-CAPAC ITY CONNECTORS SUCH AS BOLTS, LAG SCREWS, METAL STRAPS, OR HURRICANE FASTENERS (E.G., CLIPS OR STRAPS) SHALL NOT BE USED.

3. THE EXTERIOR SHEATHING ON BREAKAWAY WALL PANELS SHALL NEITHER OVERLAP NOR BE ATTACHED TO THE VERTICAL FOUNDATION MEMBERS.

4. BREAKAWAY WALL SHEATHING AND SIDING SHALL BE DISCONTINUOUS AT ELEVATED FLOOR BEAMS AND JOISTS; HORIZONTAL SEPARATION JOINTS SHALL BE PROVIDED TO PREVENT DAMAGE TO THE SHEATHING OR SIDING ABOVE THE FLOOR OF THE ELEVATED BUILDING.

5. UTILITIES, INCLUDING ELECTRICAL WIRING, BREAKER BOXES, POWER METERS, PLUMBING, CONDUITS, AND VENTILATION DUCTS, SHALL NOT BE PLACED IN OR ATTACHED TO BREAKAWAY WALL PANELS.

6. BREAKAWAY WALL PANELS SHALL BE POSITIONED SUCH THAT, ON FAILURE, THEY DO NOT COLLAPSE AGAINST CROSS-BRACING OR THREATEN OTHER FOUNDATION COMPONENTS.*FOR MORE INFORMATION, SEE TECHNICAL BULLETIN 5.*

7. PARTIAL HEIGHT BREAKAWAY WALL SYSTEMS ARE NOT PERMITTED.

2 FEMA BREAKAWAY WALL DETAIL & NOTES

BREAKAWAY WALL FASTENING TABLE

Table 1a: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with **8-FOOT PILING SPACING.**

BREAKWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	18	12	22	14	24	16	28	18	32	20	34	22	37	24	40	26	43	28	47	30	50	32

Table 1b: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with **10-FOOT PILING SPACING.**

BREAKWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	24	16	28	18	32	20	34	24	38	28	42	30	46	32	50	35	53	38	57	40	61	43

Table 1c: Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with **12-FOOT PILING SPACING.**

BREAKWAY WALL HEIGHT (FEET)	6		7		8		9		10		11		12		13		14		15		16	
NAIL SIZE	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d	8d	10d
NAILS REQUIRED	28	18	32	22	38	24	42	28	46	32	52	35	56	38	61	41	66	44	70	47	75	50

3 FEMA BREAKAWAY WALL FASTENING TABLE

NOTES

1. THIS DRAWING WILL NOT BE USED IF THERE IS NO FULLY ENCLOSED SPACE BELOW BFE.
2. FEMA APPROVED FLOOD VENTS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN AN "A" FLOOD ZONE.
3. FEMA APPROVED BREAKAWAY WALLS OR LOUVERS ARE REQUIRED WHEN ENCLOSED SPACE IS BELOW B.F.E. IN A "V" FLOOD ZONE. (EXCEPTION: UP TO 299 SQ. FT. MAY BE ENCLOSED W/O BREAKAWAY OR LOUVERED WALLS.)
4. ALL MATERIALS BELOW B.F.E. SHALL BE FLOOD DAMAGE RESISTANT MATERIAL, INCLUDING, BUT NOT LIMITED TO TREATED LUMBER. SEE FEMA TECHNICAL BULLETIN #2 FOR ADDITIONAL INFORMATION.

Revisions:

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NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT
ENGINEERING AND INSPECTIONS, LLC
TBPE REG. # 17742 | TBPLS REG. #10194581
12005 DELANY ROAD • LA MARQUE, TEXAS • 409.354.5925

CLIENT:
JW TURNER CONSTRUCTION (JWTC)

PROJECT LOCATION OR ADDRESS:
106 EAST BELL STREET,
ALVIN, TEXAS 77511

AUGUSTINE
STANDARD DETAILS 5

DRAWN BY:	KEP	CHECKED BY:	CCH
PROJECT #:	25-0338-01	SCALE:	N.T.S.
DATE:	12/09/2025	25-0338-GLO-AUG-PAS-	SD-5.00

Compliance Certificate

Project Information

Project Title:	**AUGUSTINE - PAS**
Energy Code:	2024 IECC
Location:	Alvin, Texas
Construction Type:	Single Family
Project Type:	New Construction
Project Sub Type:	None
Conditioned Floor Area:	1232 ft2
Glazing Area:	10%
Climate Zone:	2a (1507 HDD)
Project No:	1801053
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site:

106 East Bell Street
Alvin , Texas 77511

Owner/Agent:

JW Turner Construction
281-357-9500

Designer/Contractor:

Cobalt Engineering
409-527-3673

Project Notes:

Energy Credits

Description	Credits
R408.2.1.2 Improved fenestration	0.0
R408.2.6 Energy efficient appliances	1.0
R408.2.4(4) Reduced total duct system leakage	1.0
R408.2.3(4): Electric water heaters (Option 2)	8.0

Required: 10 Proposed: 10

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1232	38.0	0.0	0.030	0.030	37	37
Floor: All-Wood Joist/Truss	1232	19.0	0.0	0.047	0.064	58	79
Wall: Wood Frame, 16" o.c.	1368	13.0	0.0	0.082	0.084	97	99
Window 2: Vinyl Frame SHGC: 0.25	144			0.400	0.400	58	58
Door: Solid Door (under 50% glazing)	40			0.400	0.400	16	16

Compliance: Passes using TC trade-off

Compliance: 8.0% Better Than Code **Max UA: 289** **Your UA: 266**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2024 IECC requirements in RES*check*-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Curtis Hampton, P.E.		12/11/2025
Name - Title	**Signature**	**Date**

Inspection Checklist

Energy Code: 2024 IECC

Requirements: 0% were addressed directly in the RES*check* software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Pre-Inspection/Plan Review

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
105.1, 105.2 [PR1][1]	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope and energy compliance path represented on construction documents.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
105.1, 105.2, 403.8 [PR3][1]	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
302.1, 403.7 [PR2][1]	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr Cooling: Btu/hr	Heating: Btu/hr Cooling: Btu/hr	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Foundation Inspection

Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
403.8 [FI91][2]	Systems serving multiple dwelling units comply with Sections C403 and C404 of the commercial code.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.9.1 [FI92][2]	Heating systems installed for outdoor heating are radiant systems controlled by occupancy sensing or timer switch.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.9.2, 403.9.3, 403.9.4 [FI92][2]	Snow and ice-melting system controls installed to shut off system when pavement temperature > 50F and no precipitation or automatic controls to shut off the system when outdoor temperature > 40F.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Framing / Rough-In Inspection

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1.3 [FR4][1]	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.5.1.1 [FR23][1]	Air barrier and thermal barrier installed per manufacturer's instructions.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.5.3 [FR20][1]	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.5.4 [FR16][2]	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.4 [FR17][2]	HVAC piping conveying fluids above 105 ºF or chilled fluids below 55 ºF are insulated to ≥R-3.	R-☐	R-☐	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.6 [FR19][2]	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.6.1 [FR30][2]	Ventilation systems in climate zones 6, 7 & 8 shall utilize heat or energy recovery with balanced ventilation and a sensible recovery efficiency (SRE) >= 65% at 32 F.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.3.3 [FR12][1]	Supply and return ducts in attics insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.3.6 [FR13][1]	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.4.1 [FR24][1]	Protection of insulation on HVAC piping.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.5.2 [FR18][2]	Hot water pipes are insulated to ≥ 1 inch of insulation.	R-	R-	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.5.5 [FR29][2]	Air-sealed electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.3.1 [FR12][1]	Duct systems are design and sized in accordance with ACCA Manual D. Duct systems serving multiple dwelling units is sized in accordance with ASHRAE Handbook of Fundamentals, ACCA Manual D or an equivalent methodology.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.1, 402.4.4 [FR1][1]	Door U-factor.	U-	U-	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*
402.1, 402.4.1, 402.4.3, 402.6 [FR2][1]	Glazing U-factor (area-weighted average).	U-	U-	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*
402.1, 402.4.2, 402.4.3, 402.6 [FR3][1]	Glazing SHGC value (area-weighted average).	SHGC:	SHGC:	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Insulation Inspection

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13][2]	All installed insulation is labeled or the installed R-values provided.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
303.2 [IN4][1]	Wall insulation is installed per manufacturer's instructions.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.1, 402.2.8 [IN1][1]	Floor insulation R-value.	R-☐ ☐ Wood ☐ Steel	R-☐ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*
303.2, 402.2.8 [IN2][1]	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or a combination of cavity and continuous insulation is installed so cavity insulation is in contact with top side of continuous insulation.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.1, 402.2.6, 402.2.7 [IN3][1]	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-☐ ☐ Wood ☐ Mass ☐ Steel	R-☐ ☐ Wood ☐ Mass ☐ Steel	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Final Inspection Provisions

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1.1.1, 303.2 [FI2][1]	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
303.3 [FI18][3]	Manufacturer manuals for mechanical and water heating systems have been provided.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.2 [FI26][2]	Hot water boilers have automatic outdoor setback control to lower boiler water temperature based on outdoor temperature, indoor temperature or water temperature sensing.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.3.6.1 [FI24][1]	Air handler leakage designated by manufacturer at <=2% of design air flow.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.3.7 [FI27][1]	Ducts are pressure tested in accordance with ANEI/RESNET/ICC 380 or ASTME1554 to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	☐ cfm/100 ft^2	☐ cfm/100 ft^2	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.3.8 [FI4][1]	Duct tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. Duct tightness <= 8 cfm/100 ft2 for ducts within thermal envelope. For rough-in tests, verification may need to occur during Framing Inspection.	☐ cfm/100 ft^2	☐ cfm/100 ft^2	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.5.1 [FI11][2]	Circulating service hot water systems have automatic or accessible manual controls.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.5.1.1.1 [FI32][2]	Demand recirculation water systems have automatic controls to start pump when hot water is requested.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.1.1 [FI28][2]	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.5.1.2 [FI29][2]	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.5.3 [FI31][2]	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
401.3 [FI7][2]	Compliance certificate posted with building specifications, compliance path, R408 energy credits, results and solar ready zone if provided.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.6.2 [FI25][2]	403.6.2: All mechanical ventilation system fans meet efficacy and air flow limits per Table R403.6.2.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.6.3 [FI33][2]	Mechanical ventilation systems tested and verified to meet the minimum flow rates required by Section R403.6.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
403.6.5 [FI34][2]	Intermittent exhaust for bathrooms/toilet rooms has automatic control, occupant sensor control, humidity control or contaminant control.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.1, 402.2.1, 402.2.2, 402.2.7 [FI1][1]	Ceiling insulation R-value.	R-☐ ☐ Wood ☐ Steel	R-☐ ☐ Wood ☐ Steel	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.13, 403.13.1 [FI35][3]	Gas fireplaces equipped with on-demand pilot, intermittent ignition or interrupted ignition. Fireplace efficiency > 50% in accordance with CSA P.4.1			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
404.1 [FI6][1]	100% of permanent fixtures have high efficacy lamps.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
404.1.2 [FI35][3]	Exterior lighting power is below the allowable wattage in Table R404.1.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
404.1.5 [FI23][3]	Fuel gas lighting systems have no continuous pilot light.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
404.2.1, 404.2.2 [FI36][3]	Permanent interior lighting shall be controlled with either a manual dimmer, occupancy sensor or auto shut off control based on occupancy built with manual override.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
404.3 [FI37][3]	Exterior lighting >= 30 watts shall have the following controls: manual on/off switch with automatic shut-off, automatic shut-off in daylight hours, and controls that override automatic shutoff that returns to automatic control within 24 hours.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
404.4 [FI36][3]	Where renewable energy generation equipment is installed, renewable energy credits (RECs) or energy attributable certificates (EACs) associated with the renewable energy used for compliance are provided to the code official.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.2.4 [FI22][2]	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.2.5 [FI3][1]	Attic access hatch and door insulation ≥R-value of the adjacent assembly.	R-	R-	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.5.1.3 [FI17][1]	Blower door test @ 50 Pa. <=4.0 ACH50 in Climate Zones 1-2, <=3.0 ACH50 in Climate Zones 3-5 and <= 2.5 ACH50 in Climate Zones 6-8.	ACH 50 =	ACH 50 =	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
408.2.3(4) [FI64][1]	Integrated heat pump 120V water heater efficiency >= 2.20 UEF for additional efficiency credit			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
408.2.4(4) [FI74][1]	Total duct leakage with space conditioning equipment installed <= 2.0 cfm / 100 sq ft of conditioned floor area or <= 1.75 cfm/100 sq ft of conditioned floor area without space conditioning equipment installed for additional efficiency credit			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
408.2.6 [FI80][1]	Refrigerators, dishwashers and clothes washers/dryers are ENERGY STAR rated for additional efficiency credit			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
402.3 [FI43][2]	Radiant barriers are installed in accordance with ASTM C1743	R- ☐ Wood ☐ Steel	R- ☐ Wood ☐ Steel	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Envelope Assemblies table for values*
403.1.1 [FI9][2]	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

2024 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
Above-Grade Wall	13.00
Below-Grade Wall	0.00
Floor	19.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	R-8

Glass & Door Rating	U-Factor	SHGC
Window	0.40	0.25
Door	0.40	
Skylight	0.00	

Heating & Cooling Equipment	Efficiency
Heating System: PER G.C.	SEER 16
Cooling System: PER G.C.	SEER 16
Water Heater: _____	_____

Signature

Name: _____ Date: _____

Comments: