

CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT TEXAS ONE CALL AT 811 FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ONSITE EXISTING UTILITIES.

PLANT LIST

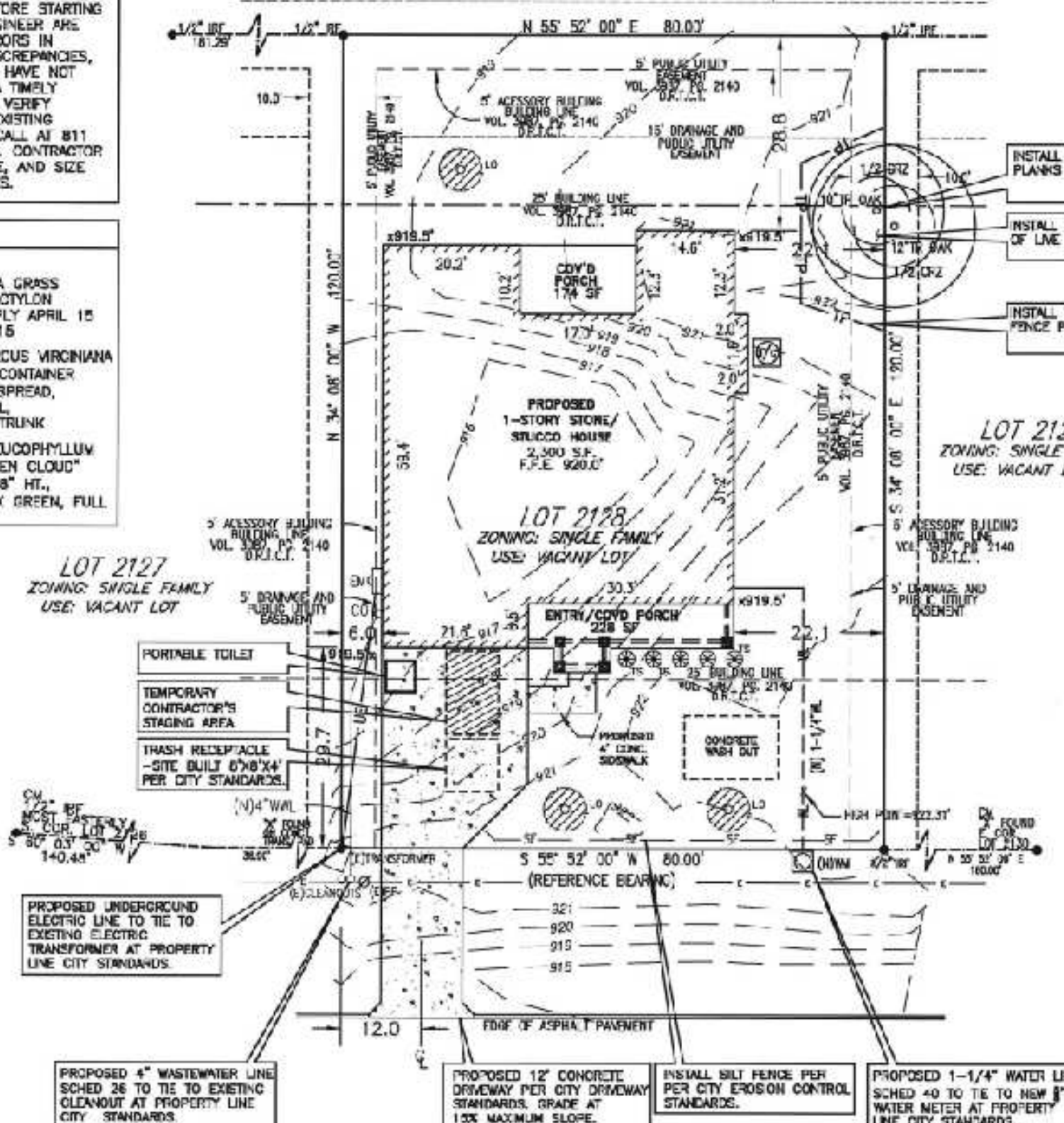
QUANTITY	DESCRIPTION
5,740 S.F.	COMMON BERMUDA GRASS - CYNODON DACTYLON HYDROMULCH, APPLY APRIL 15 AND SEPTEMBER 15
3 (NEW)	LIVE OAK - QUERCUS VIRGINIANA
1 (EX-10")	2" CAL 45 GAL CONTAINER
4	8"-10" HT., 3.5" SPREAD, DARK GREEN, FULL, SINGLE STRAIGHT TRUNK
5	TEXAS SAGE - LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" 5 GAL. 4" O.C., 18" HT., 18" SPREAD, DARK GREEN, FULL

LOT 2127
ZONING: SINGLE FAMILY
USE: VACANT LOT

LOT 2137
ZONING: SINGLE FAMILY
USE: VACANT LOT

LOT 2129
ZONING: SINGLE FAMILY
USE: VACANT LOT

LOT 2128
ZONING: SINGLE FAMILY
USE: VACANT LOT



PROPOSED UNDERGROUND ELECTRIC LINE TO TIE TO EXISTING ELECTRIC TRANSFORMER AT PROPERTY LINE CITY STANDARDS.

PROPOSED 4" WASTEWATER LINE SCHED 26 TO TIE TO EXISTING CLEANOUT AT PROPERTY LINE CITY STANDARDS.

PROPOSED 12" CONCRETE DRIVEWAY PER CITY DRIVEWAY STANDARDS. GRADE AT 1.5% MAXIMUM SLOPE.

INSTALL SILT FENCE PER CITY EROSION CONTROL STANDARDS.

PROPOSED 1-1/4" WATER LINE SCHED 40 TO TIE TO NEW 8" WATER METER AT PROPERTY LINE CITY STANDARDS.

INSTALL 2"x4"x8'0" MIN. WOOD PLANKS AROUND TREE TRUNK.

INSTALL 8" MULCH BY 1/2 CRZ OF LIVE OAK.

INSTALL TREE PROTECTION FENCE PER CITY STANDARDS.

BOGGY FORD RD.
(60' R.O.W.)

PROPERTY OWNER INFORMATION

MR. DAVID ROCHA JR.
1143 D. BERGER
AUSTIN, TEXAS 78721
TEL. (512) 576-2842



SCALE: 1"=20'-0"

LEGEND

BOUNDARY LINE	—
1/2" REBAR SET	○
RECORDED ON PLAT	()
BUILDING SETBACK	B.S.
PUBLIC UTILITY EASEMENT	P.U.E.
PROPOSED SPOT ELEVATION	+619.5'
EXISTING CONTOUR	918
PROPOSED CONTOUR	519
WOOD FENCE	—
CHAIN LINK FENCE	—
UTILITY POLE	PP
WATER METER	WM
GAS METER	—
SEWER MANHOLE	—
LIGHT POLE	—
CLEAN OUT	CO
ELECTRIC METER	EM
UNDERGROUND ELECTRIC DISCONNECT	UE
FIRE HYDRANT	FH
GAS METER	—
SILT FENCE	ST
TREE PROTECTION FENCE	TP
EXISTING TREE	○

LEGAL DESCRIPTION

LOT 2128, HIGHLAND LAKES ESTATES SECTION TWO, VOLUME 54, PAGE 81, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CITY NOTES

- 1) THE APPLICANT AND ALL CONTRACTORS MUST ADHERE TO ALL NOTES ON THE PLAN REVIEW DOCUMENT ATTACHED. BY PROCEEDING FORWARD, YOU AGREE TO COMPLY WITH ALL CODES, REQUIREMENTS, AND ORDINANCES OF THE CITY OF LAGO VISTA.
- 2) APPLICANTS AND THEIR DESIGNATED CONTRACTORS MUST SCHEDULE INSPECTION, UPLOAD DOCUMENTS, PAY FEES, AS WELL AS ANY AVAILABLE SERVICES THEIR ACCOUNT ON MY PERMITS NOW.
- 3) OUTDOOR LIGHTING TO COMPLY WITH CITY DARK SKY REQUIREMENTS.
- 4) ALL CONSTRUCTION TO COMPLY WITH 2018 CODES AND ALL CITY OF LAGO VISTA LOCAL CODES AND ORDINANCES.
- 5) ALL GRADING CUTS TO SLOPE AWAY FROM BUILDING AND/OR BUILT RETAINING WALL.
- 6) DRIVEWAY SLOPE TO BE 1.5% MAXIMUM.
- 7) LANDSCAPING TO BE INSTALLED BEFORE FINAL INSPECTION.

REVISIONS

NO.	DESCRIPTION

DAILY LUXURY

CUSTOM D&G HOMES

8831111111
1031101101, 1031010101
Austin, Texas
(512)-576-2642

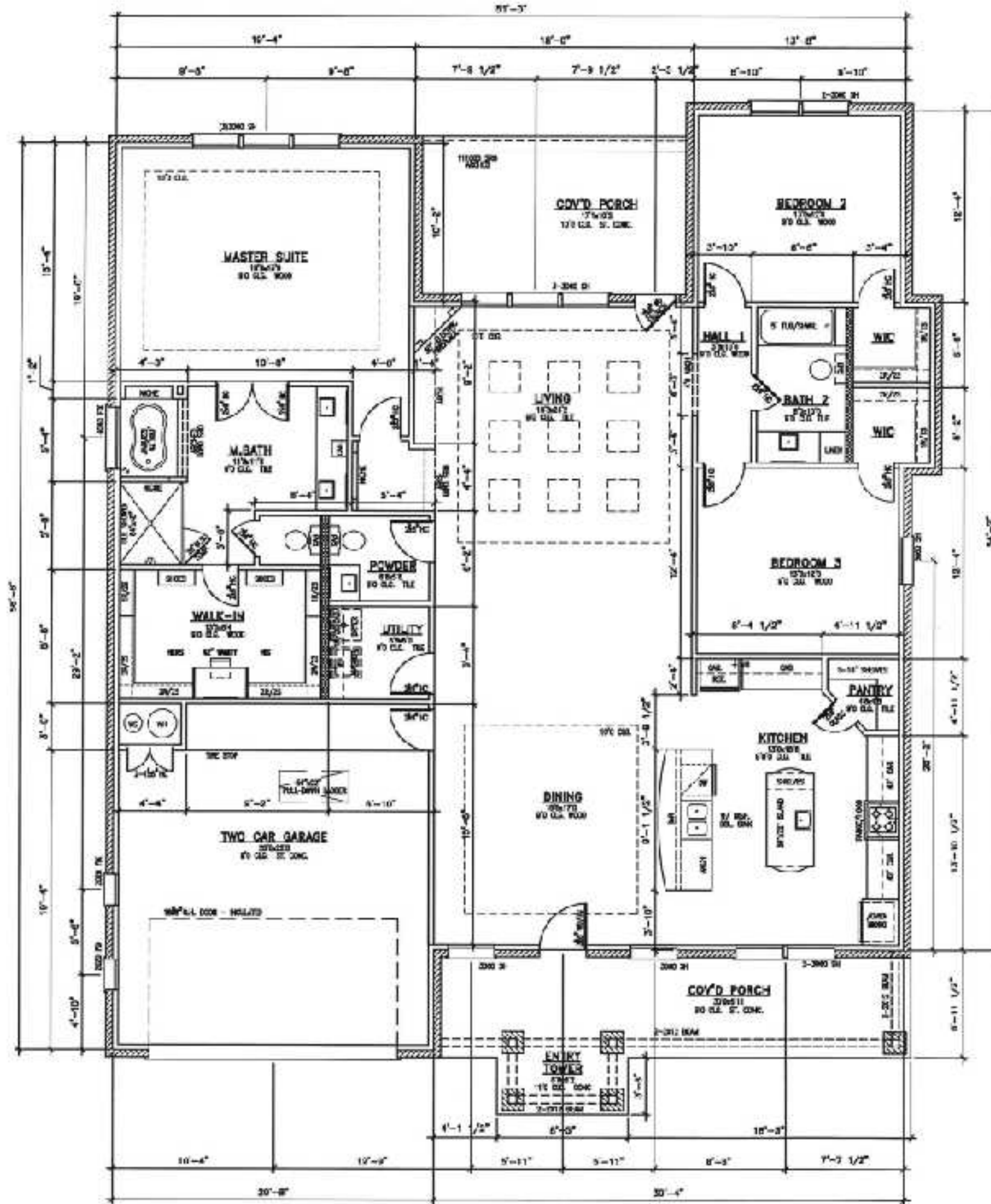
DAILY LUXURY

CUSTOM D&G HOMES

8831111111
1031101101, 1031010101
20010 Boggy Ford Road
Leander, Texas 78645

Site Plan / Landscape Plan

DATE: 02/26/2021
 SCALE: 1"=20'-0"
 DRAWN: MAD
 FILE: 20210226
 SHEET 1
A0
 OF 8 SHEETS



BUILDING COVERAGE	
HEATING/COOLING AREA:	2,300 S.F.
GARAGE:	484 S.F.
COVERED PORCH:	171 S.F.
ENTRY/COVERED PORCH:	228 S.F.
TOTAL BUILDING COVERAGE:	3,183 S.F.

LEGEND	
	5" PLUMBING WALL
	6" INTERIOR WALL
	STONE VENEER WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS OTHERWISE INDICATED.
2. WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
3. INTERIOR PARTITIONS ARE 5/8" GYP. BOARD ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE INDICATED. IT IS THE CONTRACTOR'S OPTION TO USE 3-5/8" 25 GA. METAL STUDS IN LIEU OF WOOD.
4. ALL STONE MANSOOTS TO BE AT 30" A.F.F. STONE COLOR AND TEXTURE BY OWNER.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT PRIOR TO SETTING WALLS.
6. EXTERIOR WALL INSULATION SHALL BE R-13 MINIMUM.
7. ALL CEILING INSULATION SHALL BE R-38 MINIMUM.
8. ALL WINDOWS TO BE LOW-E, DOUBLE PANELED INSULATED.
9. FRENCH GLASS EXTERIOR DOOR TO BE LOW-E, DOUBLE PANELED INSULATED.
10. ALL EXTERIOR DOORS AND GARAGE DOOR TO BE WOOD OR HOLLOW METAL DOOR AND INSULATED. SELECTION BY OWNER.
11. GARAGE TO BE TEXTURED, TAPED, FLOATED, PAINTED AND INSULATED (WALLS AND CEILING).
12. ALL WALLS SURROUNDING TUB/SHOWER/JACUZZI/UTILITY TO HAVE WATERPROOF GYPSUM BOARD.
13. INSTALL ENERGY EFFICIENT RADIANI BARRIER ROOF DECKING.
14. ALL BATHROOM AND UTILITY SINKS TO BE WHITE PORCELAIN.
15. INSTALL WATER BOXES BEHIND REFRIGERATORS AND WASHERS.
16. ALL EXTERIOR FASCIA BOARD AND CONTINUOUS SOFFIT VENT TO BE DURABLE HARDPLANK.
17. DIMENSIONAL FIBERGLASS SHINGLES TO HAVE 30-YEAR WARRANTY. SELECTION BY OWNER.
18. INSTALL STEEL OVERHEAD AT GARAGE DOOR.
19. ALL WOOD CABINETRY FINISH TO BE SELECTED BY OWNER.
20. INSTALL TWO HIGH EFFICIENCY 16 SEER WITH PURON A/C SYSTEMS WITH GAS HEATING IN ATTIC.
21. INSTALL 50-GALLON RAPID RECOVERY GAS WATER HEATER.
22. PROVIDE GAS AND 220V ELECTRIC AT DRYER, RANGE AND AHU's.
23. ALL BEDROOMS, DINING, LIVING ROOM, GARAGE, AND COVERED PORCH TO BE BLOCKED AND WRETD FOR CEILING FANS.
24. PRE-WIRE (CAT 5) FOR TELEPHONE IN MASTER, TECH CENTER, GARAGE, BEDROOMS, AND LIVING ROOM. SEE ELECTRIC PLAN.
25. PRE-WIRE (PCS) FOR TELEVISION IN MASTER, TECH CENTER, BEDROOMS, GARAGE, VERANDA AND LIVING ROOM.
26. DECORATOR TWO-TONE PAINT TO BE SELECTED BY OWNER.
27. INSTALL CROWN MOULDING IN DINING, LIVING ROOM, AND KITCHEN, GALLERY AND MASTER SUITE. OWNER TO SELECT TYPE, SIZE AND COLOR.
28. ALL INTERIOR WALLS, ARCHES AND NICHES TO HAVE BULLNOSE.
29. INSTALL TEMPERED GLASS AT SHOWERS.

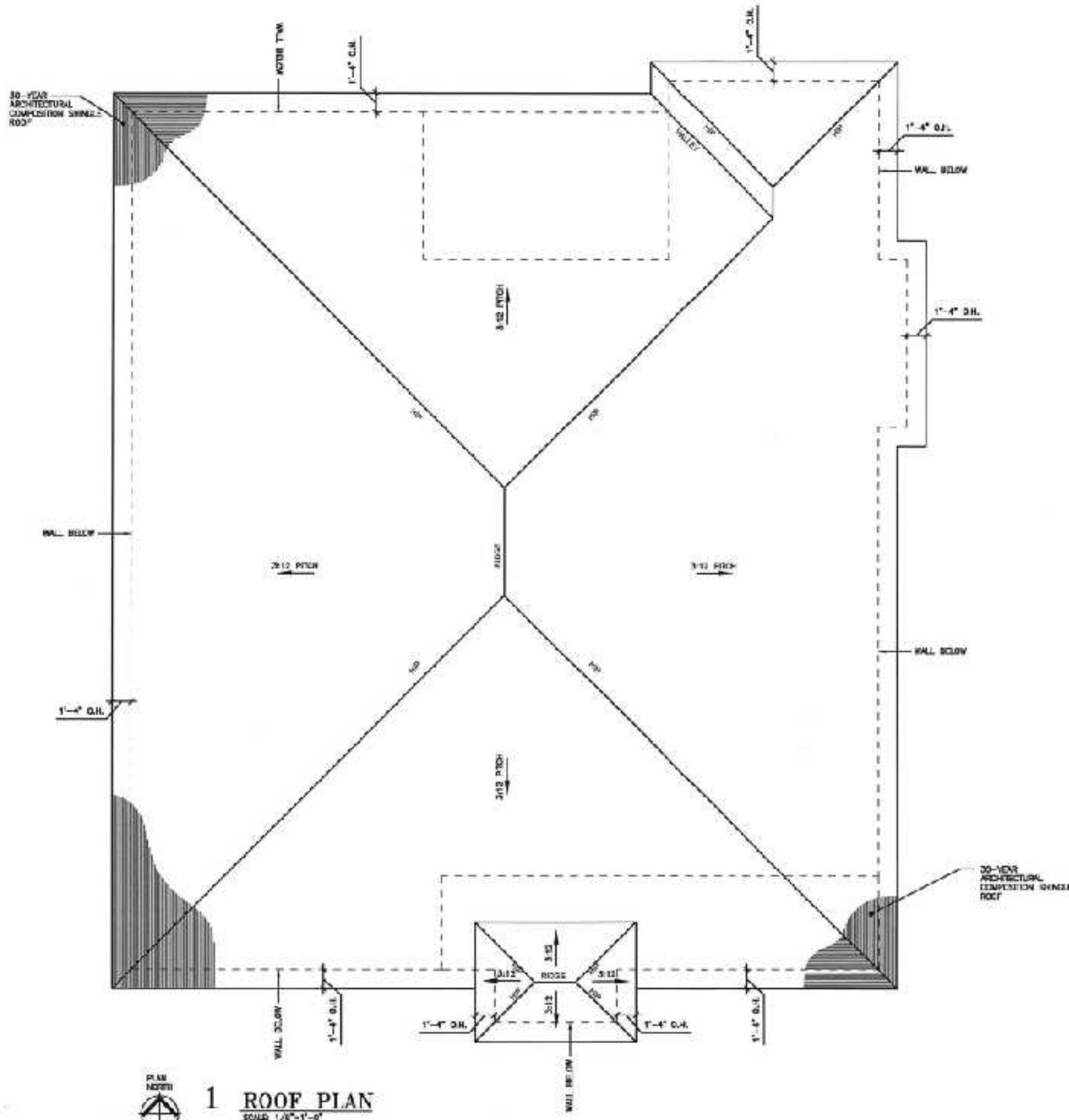
1 FLOOR PLAN
SCALE: 1/8"=1'-0"

THESE PLANS MEET ALL REQUIREMENTS FOR THE 2014 NEC, 2012 IRC, AND CITY OF LAGO VISTA ZONING AND BUILDING ORDINANCES.

QUALITY LUXURY
CUSTOM D&G HOMES
 85118 11386
 BUILD YOUR DREAMS TODAY
 Austin, Texas
 (512) 576-2642

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CUSTOM D&G HOMES
 85118 11386
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 20010 Beggy Ford Road
 Leander, Texas 78645
Floor Plan

DATE: 2/25/2021
 SCALE: 1/8"=1'-0"
 DRAWN: MAD
 FILE: 11386/FLOOR
 SHEET 2
 A1
 OF 6 SHEETS



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

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(512)-576-2642

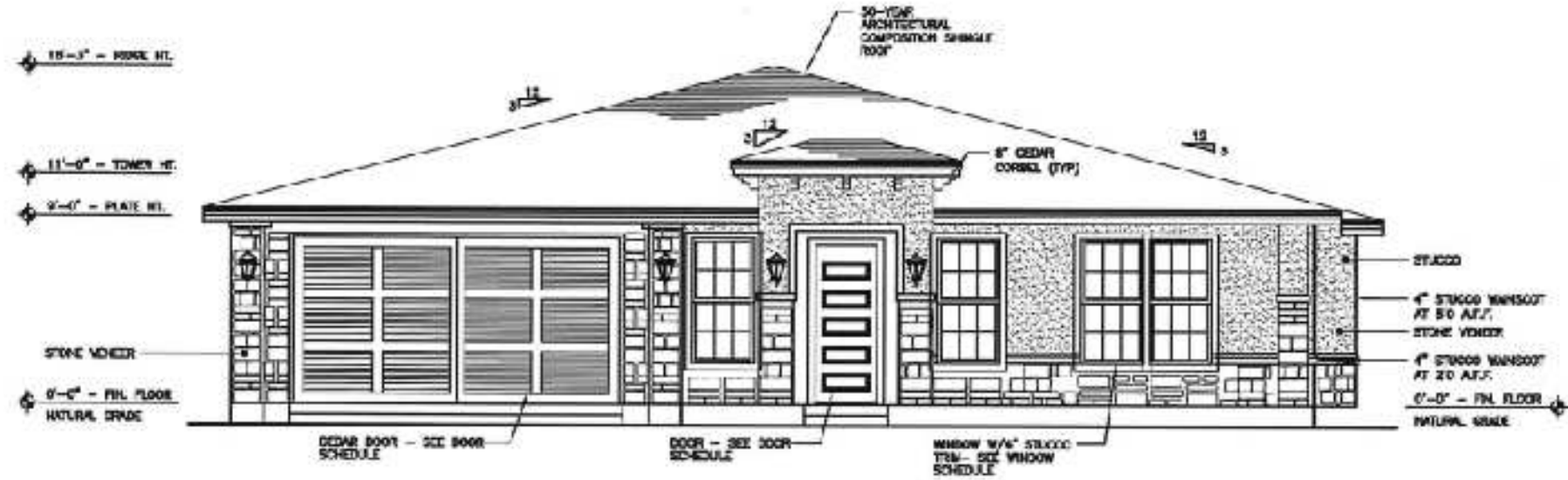
QUALITY LUXURY

CUSTOM **D&G** HOMES
EST. 1988
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20010 Boggy Ford Road
Leander, Texas 75643
Roof Plan

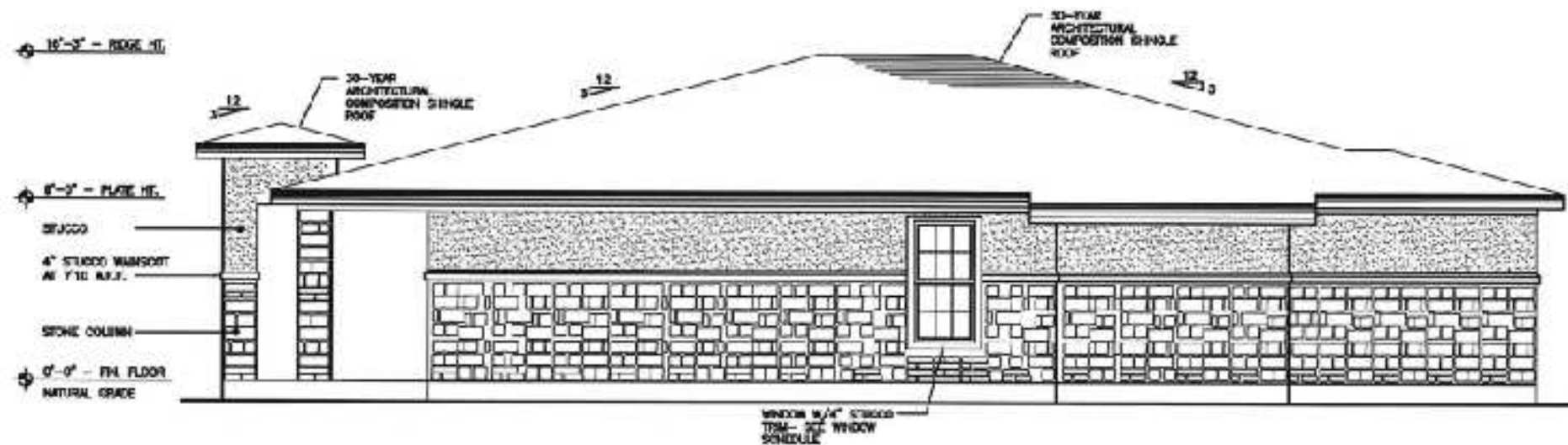
3018, 4146 RD
Austin, Texas 78741
Mobile: 512.588.0011
www.dandg.com

DATE: 2/26/2021
SCALE: 1/8"=1'-0"
DRAWN: MAD
FILE: 20010 Boggy Ford Road
SHEET 3
A2
OF 6 SHEETS

FINISH SCHEDULE	
MATERIAL DESCRIPTION	TYPE / COLOR
STONE VENEER	STONE CUT LIMESTONE TAN-1, 4"X8"
STUCCO	BEIGE TAN
CORNER	2" CEDAR HANDHewn STAINED
SHAKE ROOF	LEARN PLAINS, MANSARDY SLATED
EXTERIOR DOORS	WOOD/GLASS, MANSARDY STAINED



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



2 RIGHT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS

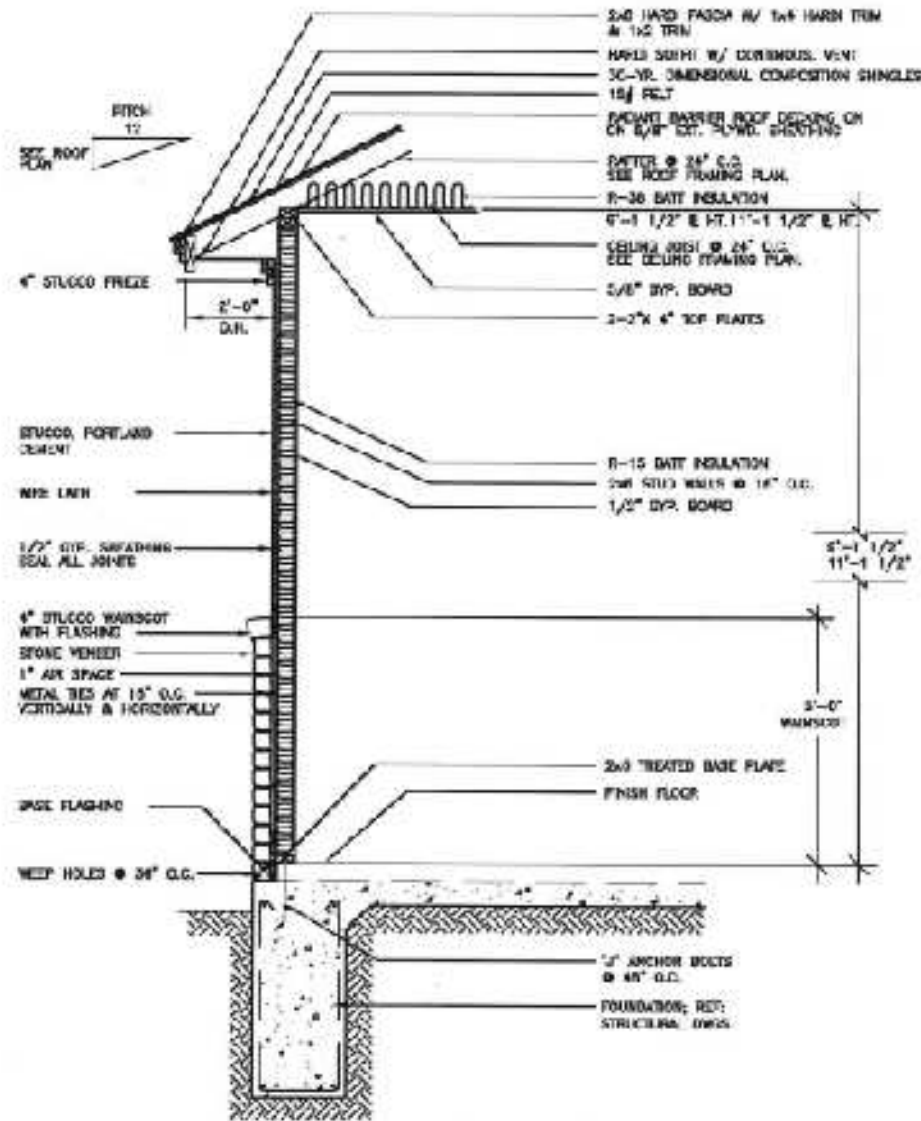
QUALITY LUXURY
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(512)-576-2842

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CUSTOM **D&G** HOMES
EST. 1988
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20010 Boggy Ford Road
Leander, Texas 78645
Exterior Elevations

1301 S. RIVERVIEW
AUSTIN, TEXAS 78741
PHONE: 512.576.2842
WWW.DANDGHOME.COM

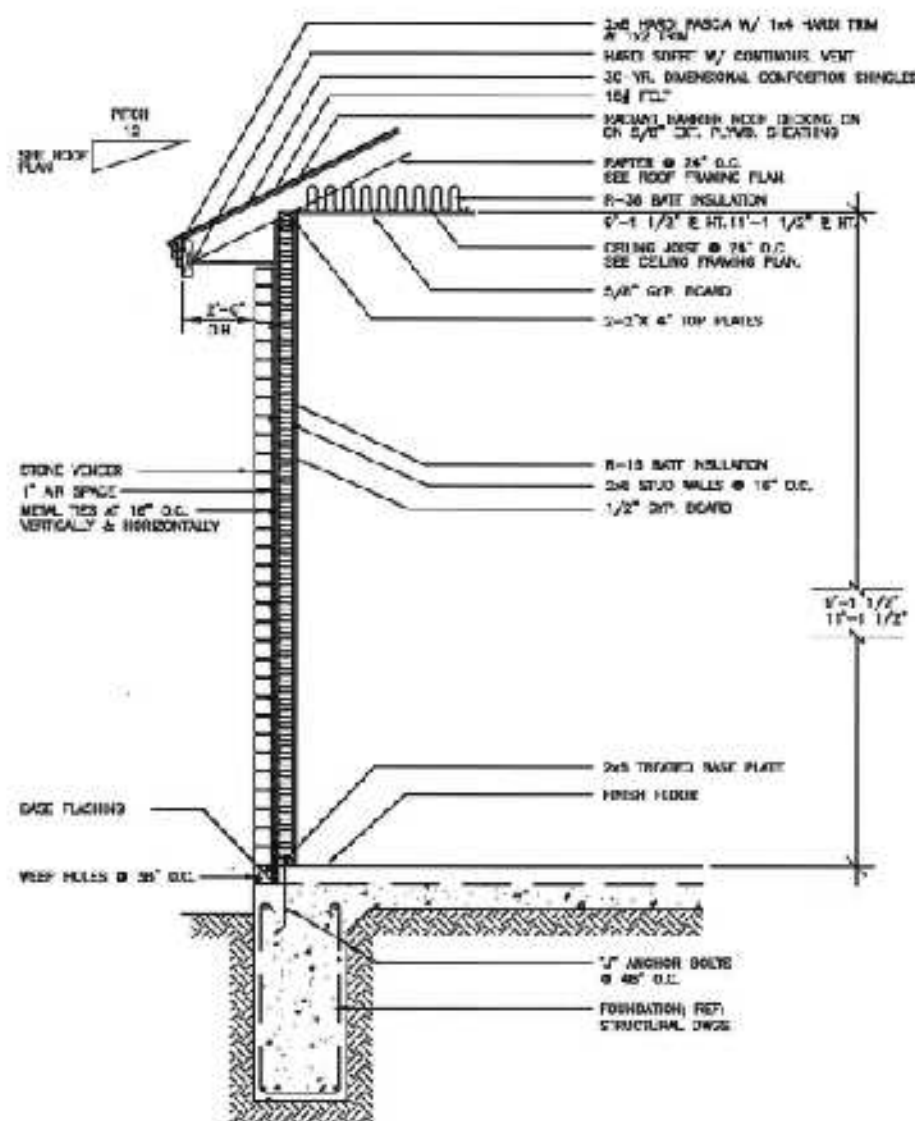
DESIGN
CONSTRUCTION
INSPECTION
LANDSCAPE

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FILED: 2/26/2021 10:45 AM
SHEET 3
A3
OF 6 SHEETS



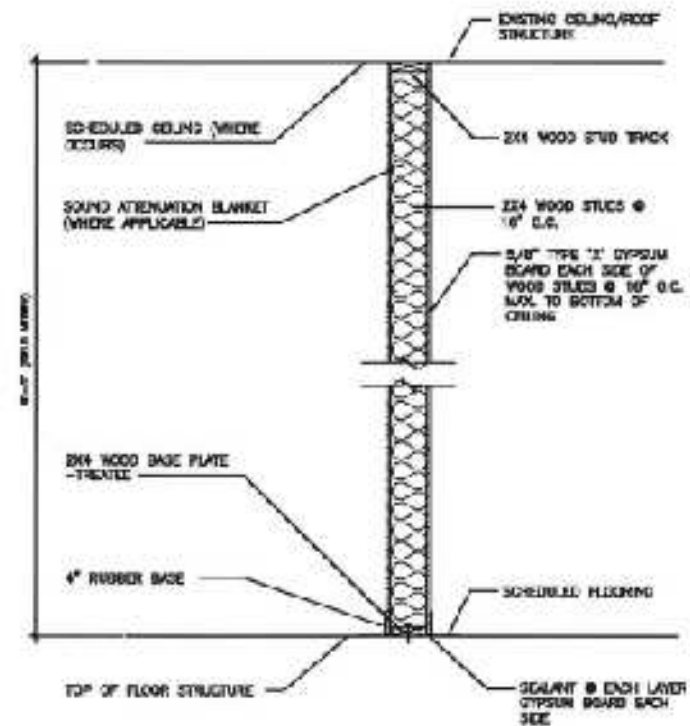
1 TYPICAL STUCCO & STONE WALL

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



2 TYPICAL STONE WALL

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



3 TYP. INTERIOR WALL TYPE

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

REVISIONS

BRILLIANT LUXURY
 CUSTOM D&G HOMES

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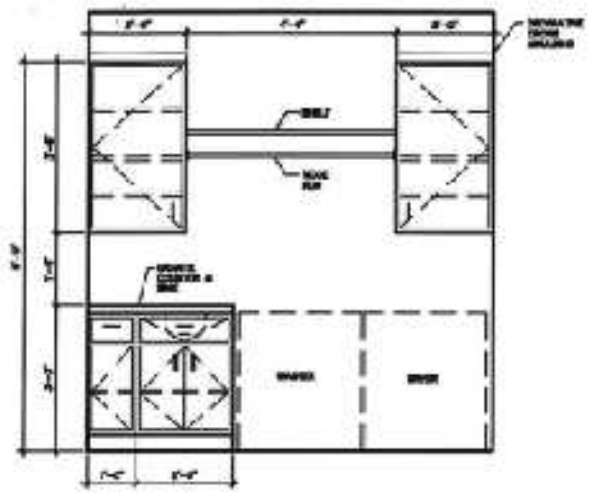
BRILLIANT LUXURY
 CUSTOM D&G HOMES

11118 TEXAS
 BUILDING YOUR DREAMS TODAY
 20010 Boggy Ford Road
 Leander, Texas 78645

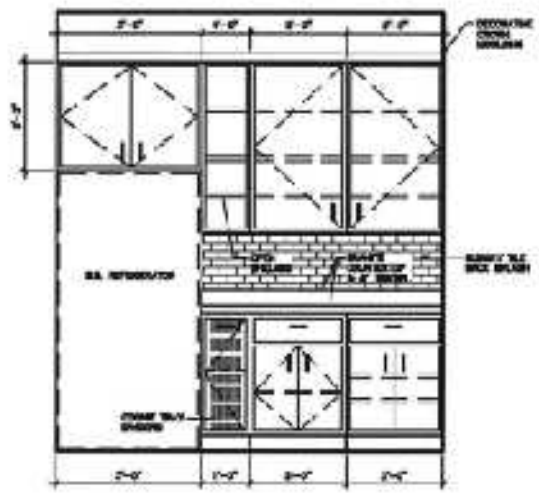
Wall Sections and Details

18118 BR 18118
 Austin, Texas 78714
 Number 812 844 8211
 BRILLIANT LUXURY HOMES

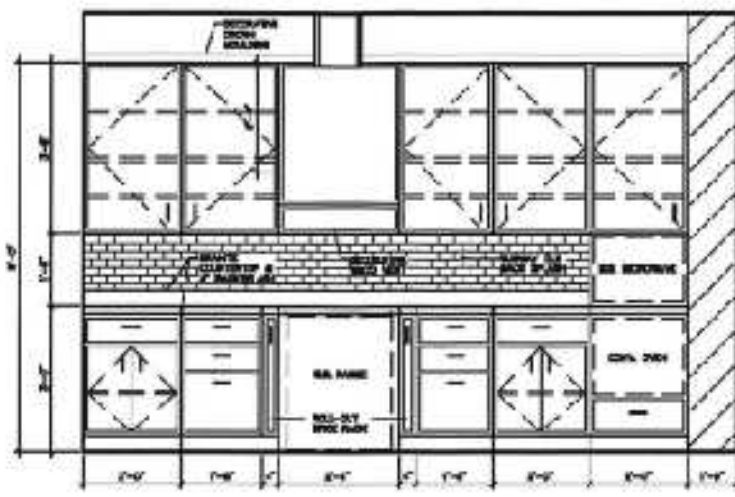
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 PL: 02/28/2021 10:00 AM
 SHEET 5
A5
 OF 6 SHEETS



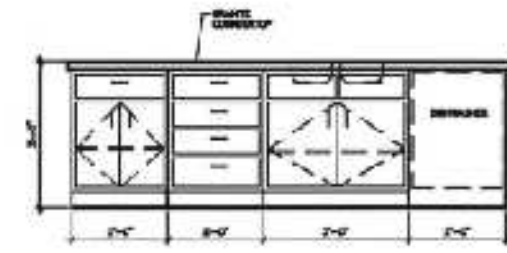
① UTILITY
SCALE 1/8"=1'-0"



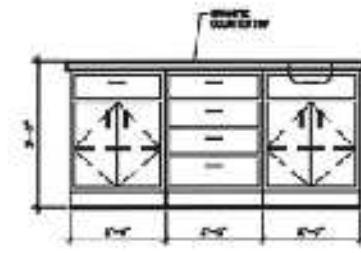
② KITCHEN
SCALE 1/8"=1'-0"



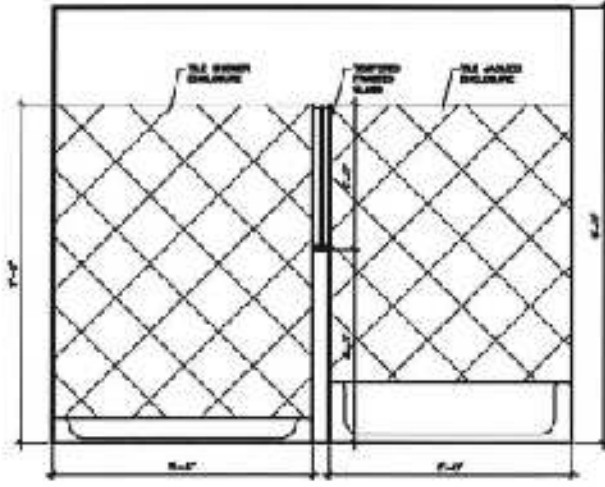
③ KITCHEN
SCALE 1/8"=1'-0"



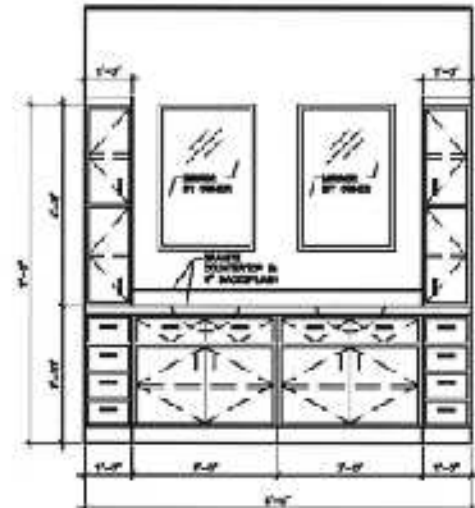
④ KITCHEN ISLAND
SCALE 3/16"=1'-0"



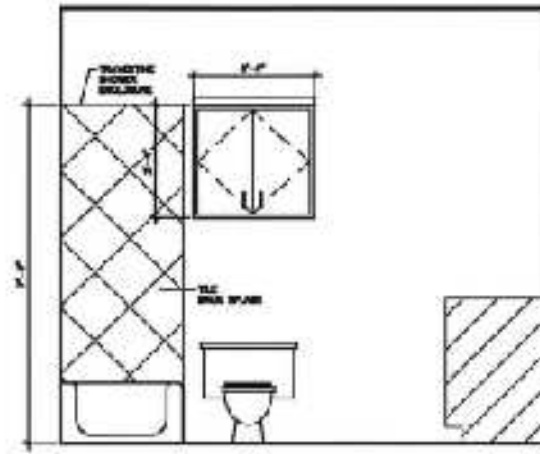
⑤ KITCHEN ISLAND
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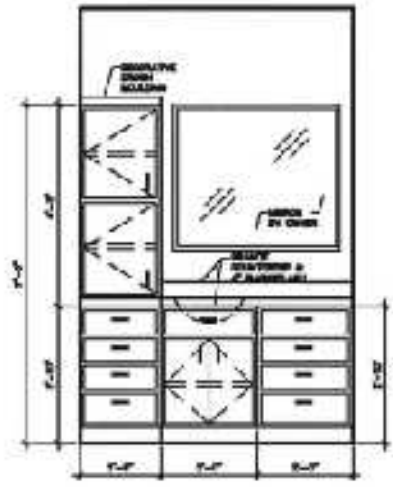
⑥ MASTER BATH
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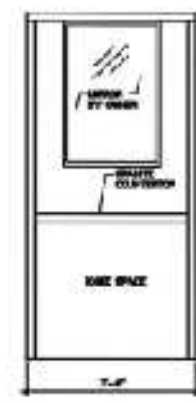
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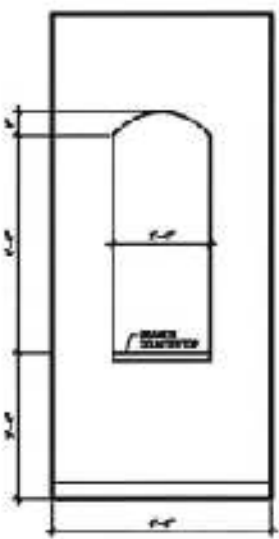
⑧ BATHROOM 2
SCALE 1/8"=1'-0"



⑨ BATHROOM 2
SCALE 1/8"=1'-0"



⑩ VANITY
SCALE 1/8"=1'-0"



⑪ ARCH NICHE
SCALE 1/8"=1'-0"



⑫ ARCH
SCALE 1/8"=1'-0"

CABINET NOTES

1. ALL CABINETS MUST BE CONSTRUCTED TO BE LEVEL WITH ONE ANOTHER UNLESS OTHERWISE NOTED.
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181118 1188D

CUSTOM D&G HOMES

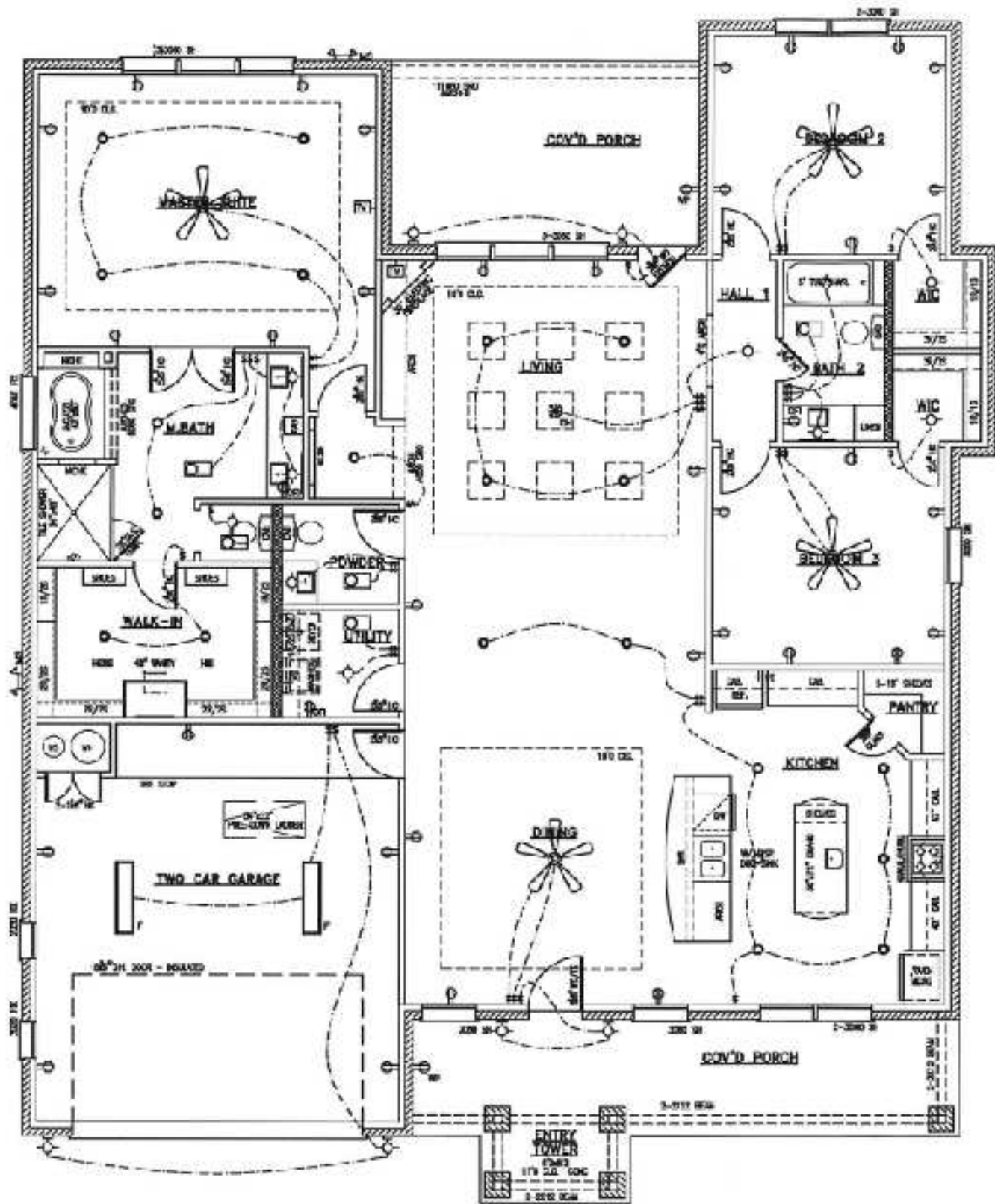
CUSTOM D&G HOMES

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Austin, Texas
(512)-576-2642

181118 1188S
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20010 Boggy Ford Road
Leander, Texas 78645
Cabinetry

DATE: 2/25/2021
SCALE: 1/8"=1'-0"
DRAWN: MAD
FILE: \\server\shared\proj\20010 Boggy Ford Road\20010 Boggy Ford Road.dwg

SHEET 6
A6
OF 6 SHEETS



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

- LEGEND OF ELECTRICAL SYMBOLS**
- 110-120 VOLT RECEPTACLE
 - 110-120 VOLT RECEPTACLE WEATHER PROOF
 - 110-120 VOLT GFI (40" A.F.F.)
 - 110-120 VOLT SURFACE MOUNTED RECEPTACLE
 - 220-240 VOLT RECEPTACLE
 - REDUCED INWANDSIGHT UNIT
 - INWANDSIGHT CEILING OUTLET FUTURE
 - INWANDSIGHT WALL MOUNTED OUTLET FUTURE
 - FLOOD LIGHT
 - MOTION SENSOR FLOOD LIGHT
 - DIMMER
 - ONE-WAY SWITCH
 - TWO-WAY SWITCH
 - THREE-WAY SWITCH
 - ONE-WAY SWITCH WITH DIMMER
 - ONE-WAY SWITCH FOR SPEAKER VOLUME CONTROL
 - EXHAUST FAN
 - HOUSE WIRE CONCEALED IN WALL OR CEILING
 - CEILING FAN WITH LIGHT
 - 4' FLUORESCENT LIGHT
 - DISCONNECT

- ALL OUTDOOR ELECTRIC SERVICE TO BE OVERHEAD.
- PREWIRE FOR (GAT 6) FOR ENTRY MARK.
- PREWIRE FOR (R64) FOR ENTRY MARK.
- PREWIRE FOR SECURITY SYSTEM.
- SMOKE DETECTORS TO BE INSTALLED AT 36" MINIMUM FROM ANY AIR RETURN OR SUPPLY.

CONTRACTOR VERIFICATION RESPONSIBILITIES

THIS ELECTRICAL FLOOR PLAN DRAWING IS FOR LAYOUT INFORMATION ONLY. MASTER ELECTRICIAN TO VERIFY NATIONAL ELECTRIC CODE REQUIREMENTS AND MANUFACTURERS' EQUIPMENT REQUIREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE DESIGNER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE AND SIZE OF EXISTING UTILITIES. CONTACT LOCAL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE AND SIZE OF ALL ON-SITE EXISTING UTILITIES.

QUALITY LUXURY

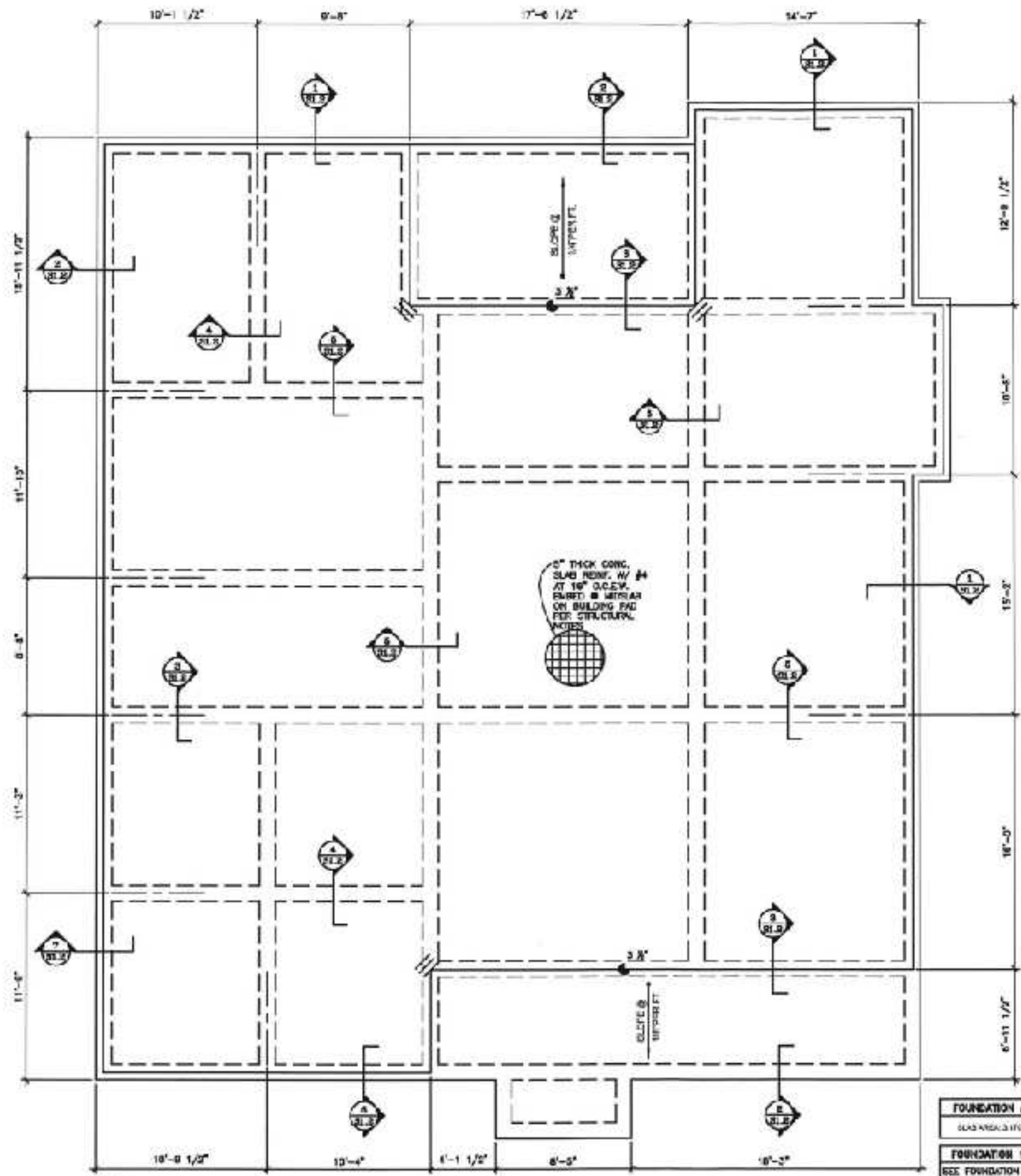
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Austin, Texas
(512)-576-2642

QUALITY LUXURY

CUSTOM **D&G** HOMES
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20010 Boggy Ford Road
Lander, Texas 78645
Electrical Plan



DATE: 2/26/2021
SCALE: 1/8"=1'-0"
DRAWN: MAD
FILE: 20210226-001-001-001
SHEET 1
E1
OF 1 SHEETS



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

FOUNDATION AREA
CLASSIFIED BY: []
FOUNDATION NOTES
SEE FOUNDATION NOTES AND DETAILS ON SHEET 01.1.



NOVEMBER 2, 2020

REVISIONS

LOC CONSULTANTS CIVIL DIVISION INC
 1915 S 7th STREET, SUITE 2000 DALLAS, TEXAS 75201
 PHONE 4736 1700 FAX 4736 1702
 WWW.LCSOURCE.COM EMAIL Sergio@loc.com

QUALITY LUXURY

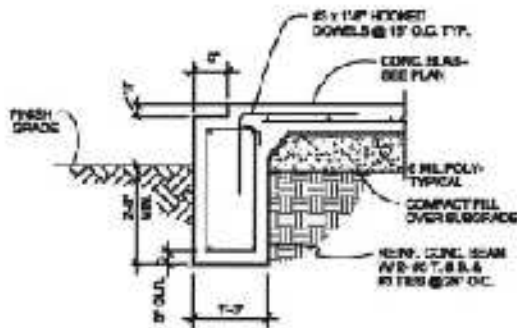
CUSTOM D&G HOMES
 BUILDING TECHNOLOGY
 20010 Boggy Ford Road
 Leander, Texas 78545
 Foundation Plan & Details

DATE: 11/2/2020
SCALE: 1/8"=1'-0"
DRAWN: EL/RD
FILE: []
SHEET
S1
OF 5 SHEETS

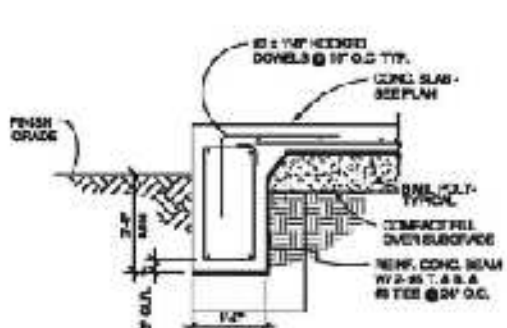


NOVEMBER 2, 2020

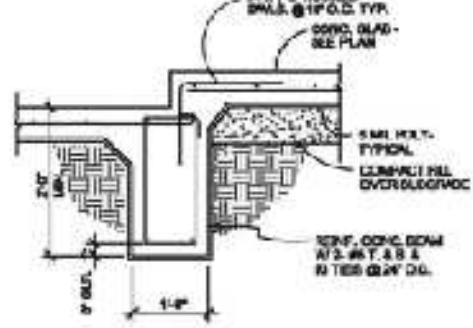
LOC CONSULTANTS CIVIL DIVISION INC
 8774M 4754
 1315 E 7TH STREET, SUITE 200A WEAVER TEXAS 76798
 PHONE: (817) 234-9677 Email: Sergio@locinc.com



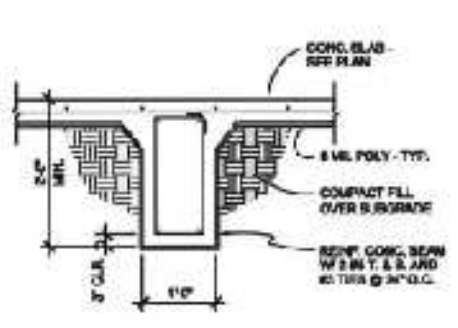
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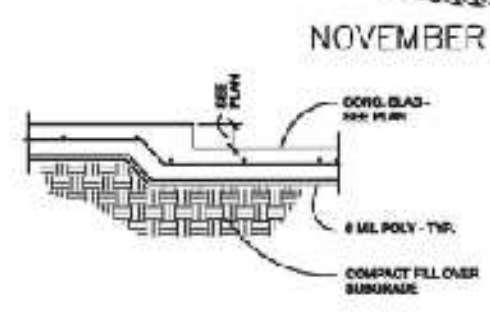
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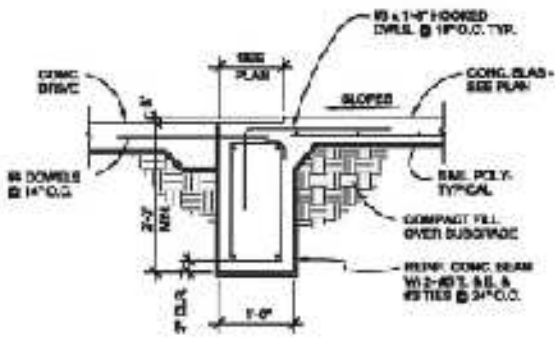
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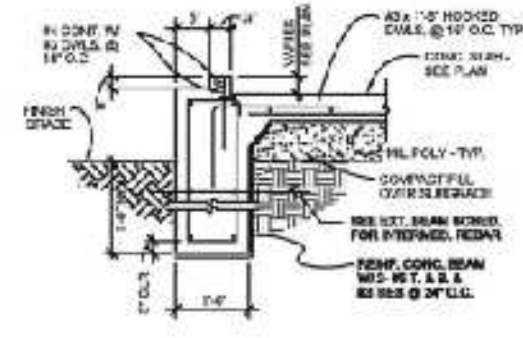
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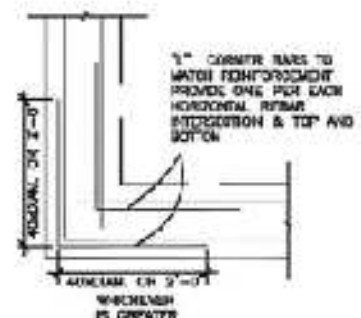
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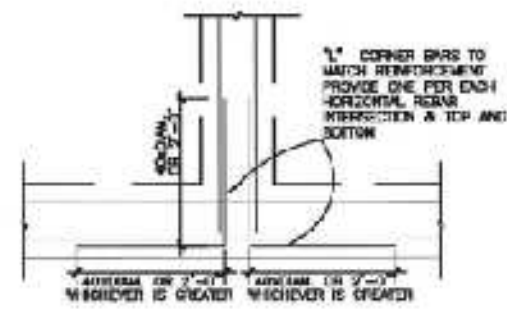


7



TYPICAL GRADE BEAM CORNER CONNECTION DETAIL

8 REBAR DETAIL



TYPICAL GRADE BEAM TEE CONNECTION DETAIL

9 REBAR DETAIL

BUILDING PAD

- SITE PREPARATION**
 PRIOR TO PLACING ANY SELECT FILL MATERIAL, REMOVE 2\"/>
- SELECT FILL**
 SELECT FILL SHALL HAVE A MAXIMUM PLASTICITY INDEX RANGE BETWEEN 7 AND 20. CHANGES UNDER ONE PERCENT SHALL BE TO THE AGGREGATE TEXTURE OR LOW PLASTICITY CLAY OR LIMESTONE SOILS AND SUITABLE SELECT FILL MATERIALS. SANDY LOAM SHALL NOT BE USED.
- FOUNDATIONS INTO ROCK**
 IN THE EVENT ANY ROCK IS ENCOUNTERED AT ANY LEVEL, GRADE BEAM DEPTH SHALL BE 1\"/>

CONCRETE

- ALL CONCRETE SHOULD BE STRENGTHENED CONCRETE UNLESS NOTED OTHERWISE. MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI (28 DAYS), INCLUDING 300 POUNDS PER SQUARE FOOT WITH A MAXIMUM OF 4\"/>
- CONCRETE FLOORS AS SHOWN OR PLACED IMMEDIATELY WITH SLABS.
- REINFORCING STEEL SHOULD BE DEFORMED NEW SLUET STEEL SAWS IN ACCORDANCE WITH ASTM SPECIFICATIONS GRADES.
- PROVIDE 3/8\"/>
- LAP OVERLAP SHOULD EQUAL REINFORCING BARS OR 36 BAR DIAMETERS, UNLESS NOTED OTHERWISE.
- TYPE WRAPPING (REINFORCING STEEL) WILL NOT BE PERMITTED.
- REINFORCING STEEL COVERAGE SHOULD BE AS FOLLOWS:
 A) GRADE BEAMS: 1\"/>
- A 1\"/>
- ANCHOR EXTERIOR WALLS IN PLATES WITH 1\"/>
- PERFORM A THREE DAY CONTINUOUS WET CURE ON ALL CONCRETE SLABS PRIOR TO APPLICATION OF THE CURING COMPOUND PER MANUFACTURER SPECIFICATIONS.

COORDINATION

- NO GEOTECHNICAL INFORMATION WAS FURNISHED FOR THIS DESIGN. THE FOUNDATION SHALL BE DESIGNED ASSUMING A STABLE SUBGRADE PER THE ALLOWABLE BEARING OF 3000 PSF AS DETERMINED BY THE CLIENT.
- IN THE EVENT THAT FILL IS ENCOUNTERED AT THE SITE, ALL EXTERIOR BEAMS SHOULD PENETRATE THROUGH THE FILL AND INTO UNDISTURBED SOIL AS SPECIFIED IN DETAILS, OR 1\"/>
- REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES, UPRAISES AND LOCATIONS OF DEPRESSIONS AND ELEVATED FLOOR AREAS.
- STRUCTURAL BEARS IN WALLS SHOULD COMPARE WITH DRAWINGS OF OTHER BEARS. DIFFERENCES SHALL BE RECORDED IN THE ARCHITECT'S JOURNAL FOR INSTRUCTION.
- THE FOUNDATION DESIGN MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF CHAPTER 16 OF THE UNIFORM BUILDING CODE (LATEST EDITION) AND CHAPTER 5 OF THE CALIFORNIA AND THE CALIFORNIA BUILDING CODE (LATEST EDITION).

CUSTOM **D&G** HOMES
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 Foundation Plan & Details

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DATE: 11/2/2020
 SCALE: VARIES
 DRAWN: SL/RD
 SHEET: 2
S1.2
 OF 6 SHEETS

