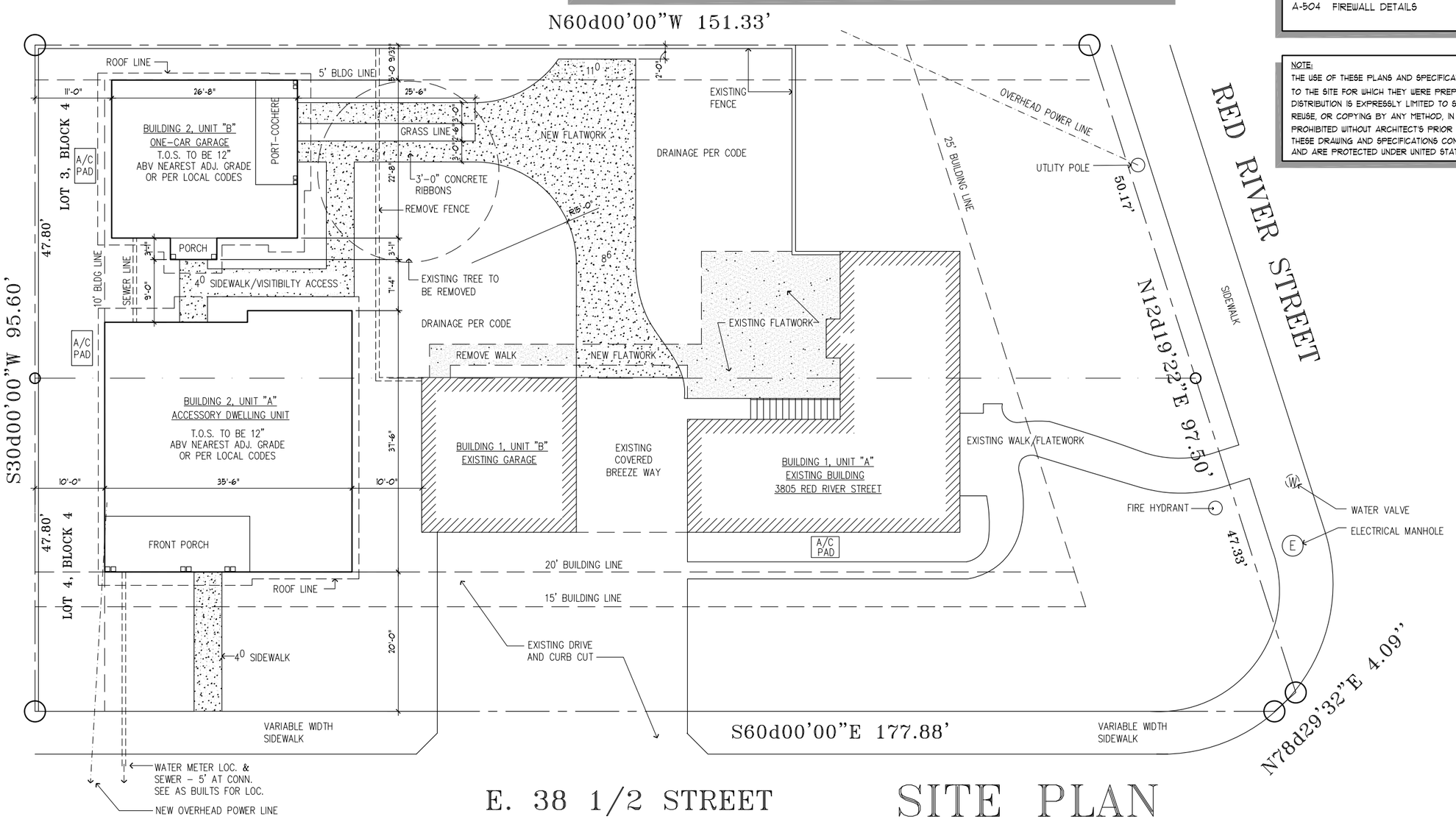
IMP. COVERAGE	EXISTING	REMOVED	ADDITION	TOTAL
EXISTING BUILDING 1, UNIT "A"	1059 SF			1059 SF
EXISTING BUILDING 1, UNIT "B"	493 SF			493 SF
EXISTING WALKS/DRIVE/FLATWORK	2025 SF	-41 SF		1984 SF
EXISTING A/C PAD AREA	12 SF			12 SF
NEW BUILDING 2, UNIT "A" - "ADU"			1297 SF	1297 SF
NEW BUILDING 2, UNIT "B" - "DET GAR."			625 SF	625 SF
NEW WALKS/DRIVE-FLATWORK			1069 SF	1069 SF
NEW A/C PAD AREA			24 SF	24 SF
IMPERVIOUS LOT AREA	3589 SF	-41 SF	3015 SF	6563 SF (41.23%)
TOTAL LOT SIZE = 15919 SF				
TOTAL BUILDING COVERAGE				3474 SF (21.82%)

GENERAL NOTES

- ADDITION TO EXISTING PROPERTY LOCATED AT 3805 RED RIVER STREET AUSTIN, TEXAS 78751, LOT 2, AND A PORTION OF LOT 4, BLOCK 4, COUNTRY CLUB HEIGHTS
- OCCUPANCY TYPE: SF-3
- CODES AND ORDINANCE:
  INTERNATIONAL BUILDING CODE - IBC 2021 CODE
  INTERNATIONAL ONE & TWO DWELLING CODE - IRC 2021 CODE
  ELECTRICAL TO CONFORM TO NEC 2020 CODE
  PLUMBING TO CONFORM TO UPC 2021 CODE
  MECHANICAL TO CONFORM TO UMC 2021 CODE
  INTERNATIONAL ENERGY CODE 2021
  INTERNATIONAL FIRE CODE 2021
- ALL WINDOWS AND DOORS TO CONFORM TO APPLICABLE CODE(S).
- COORDINATE WITH OWNER REGARDING SCHEDULING / PHASING UTILITY INTERRUPTIONS.
- NOTIFY OWNER AND ARCHITECT OF CONFLICTS AND UNEXPECTED CONDITIONS PRIOR TO CONSTRUCTION.
- PROTECT ANY OPEN AREAS OF THE HOUSE DURING CONSTRUCTION FROM THE ELEMENTS.
- VERIFY WITH THE OWNER FOR COLORS, STYLES, TRIM, AND MATERIALS UNLESS OTHERWISE NOTED.
- COORDINATE WITH OWNER ON PAINT / WALLPAPER / LAMINATE, AND MISC. FINISH SELECTIONS.
- COORDINATE DOOR HARDWARE WITH OWNER.
- PATCH AND MATCH ADJACENT EXISTING MATERIALS, COLORS AND FINISHES, AND VOIDS / DAMAGES RESULTING FROM DEMOLITION.
- INSTALL ALL HARDWARE, APPLIANCES, ACCESSORIES, AND ASSOCIATED SUPPORTS / BRACING PER MANUFACTURERS' RECOMMENDATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE.
- COORDINATE SECURITY SYSTEM WITH OWNER, IF APPLICABLE.
- PROVIDE ACCESS PANELS AS REQUIRED PER CODE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, OTHER REGULATIONS, ORDINANCES AND ACCEPTED LOCAL PRACTICES, WHICHEVER IS MORE RESTRICTIVE, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS.
- CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL REQUIREMENTS OF LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO, PERMITS PRIOR TO COMMENCING CONSTRUCTION AND CERTIFICATE OF OCCUPANCY AFTER COMPLETION.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND FUNCTIONAL, WATER-TIGHT, AND SOUND WORKMANLIKE PROJECT, PROVIDING ANY ITEMS OR WORK NEEDED TO ACHIEVE THE PROJECT, WHETHER OR NOT SPECIFICALLY CALLED OUT IN THESE DOCUMENTS, CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, SEQUENCING, PROCEDURES AND SAFETY PROCEDURES AND MATERIALS.
- CONTRACTOR AND ALL SUBCONTRACTORS / TRADES ARE RESPONSIBLE FOR REVIEWING ENTIRE SET OF PLANS AND SPECIFICATIONS, INCLUDING DIMENSIONS AND SECTIONS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER-SCALED DRAWINGS. VERIFY ALL DIMENSIONS AND NOTIFY BUILDER, ARCHITECT OR OWNER OF ANY DISCREPANCIES OR VARIANCES PRIOR TO CONSTRUCTION.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS / RECOMMENDATIONS. CONSULT ENGINEER FOR ACTUAL FRAMING CONFIGURATION, SIZES, SPACING, ANCHORS, SHEATHING TYPE AND THICKNESS, ETC.
- SEE ENGINEERING DRAWINGS FOR SLAB, FRAMING, BRACING, DETAILS, ETC.
- VERIFY GUTTERS AND PLACEMENT WITH OWNER.
- ALL WATERPROOFING SHALL BE THE SOLE RESPONSIBILITY OF THE BUILDER AND/OR SUBCONTRACTORS. INSTALL ALL WINDOWS, DOORS, PLUMBING, VENTING, WALL AND ROOF PENETRATIONS, APPLIANCES ETC. ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ENSURE BUILDING IS WATER-TIGHT.



SITE PLAN

SCALE:
1/8" = 1'-0" (22"x34" SHEET, U.N.O.)
1/16" = 1'-0" (11"x17" SHEET, U.N.O.)

NORTH

SURVEY BY:
PREMIER SURVEYING, INC
5800 W PLANO PARKWAY
SUITE 1200
PLANO, TX 75093
FIRMS REG. NO. 1014620
972-612-3601

LEGEND

NOTE:
VERIFY DIMENSIONS WITH BUILDER & AS BUILTS
NOTE:
METER LOCATIONS & DRAINAGE AS PER CITY OF AUSTIN CODES

DRAINAGE FLOW ARROWS
( ) RECORDED

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NOTE:
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE SITE FOR WHICH THEY WERE PREPARED. ANY REPRODUCTION OR DISTRIBUTION IS EXPRESSLY LIMITED TO SUCH USE. ANY OTHER REPRODUCTION, REUSE, OR COPYING BY ANY METHOD, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED WITHOUT ARCHITECT'S PRIOR EXPRESSED WRITTEN CONSENT. THESE DRAWING AND SPECIFICATIONS CONTAIN PROPRIETARY INFORMATION AND ARE PROTECTED UNDER UNITED STATES COPYRIGHT LAWS.

REGISTERED ARCHITECT
MICHAEL W. DOTY
12433
STATE OF TEXAS
03-SEPT-2021

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AUSTIN, TX 78751
TRAVIS

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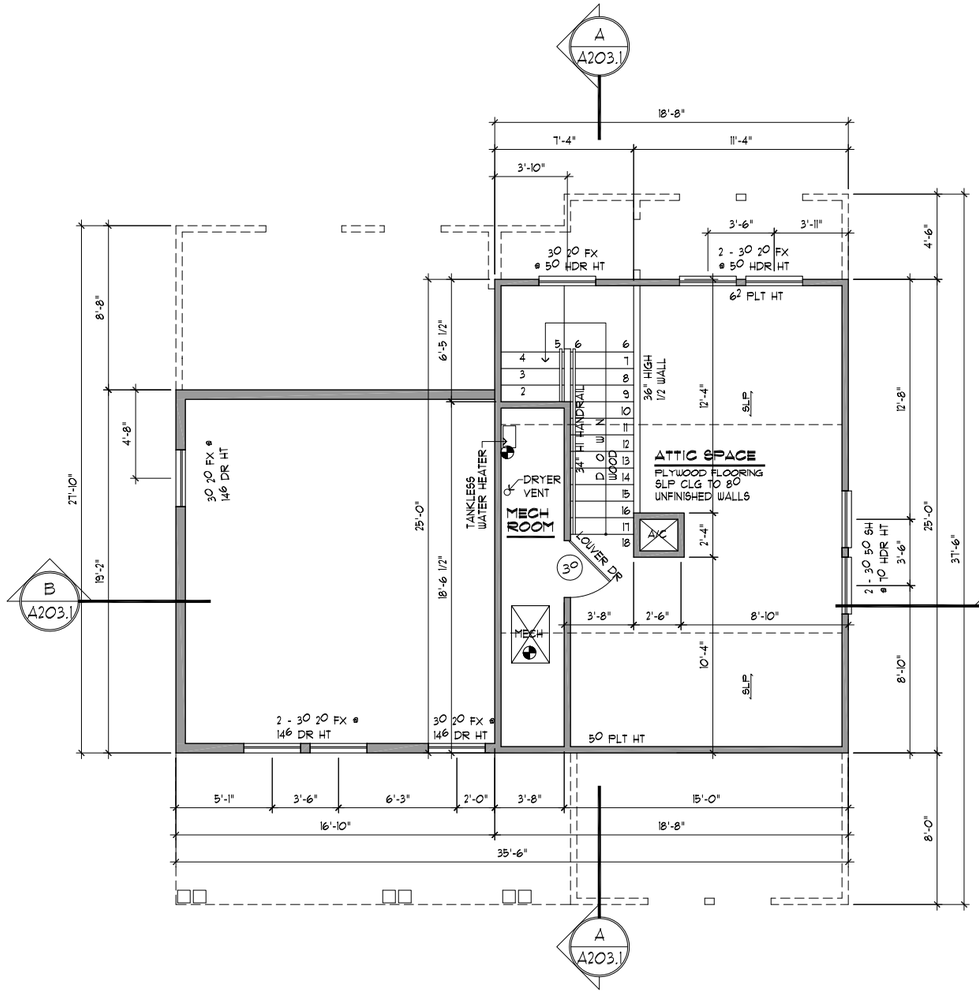

ATTIC PLAN GROSS AREA 448 SQ FT

8⁰ NOM (8'-1 1/8" ACTUAL) PLT HT TYP UNO
FRAME AND BRACE TO MEET LOCAL CODES
6¹⁰.⁵ WINDOW HEADER HEIGHT TYP UNO

FLOOR PLAN

10⁰ NOM (10'-1 1/8" ACTUAL) PLT HT TYP UNO
8⁰ WINDOW HEADER HEIGHT TYP UNO
FRAME AND BRACE TO MEET LOCAL CODES
TRIPLE STUD MIN JAMBS ALL EXTERIOR DOORS
SEE TYPICAL DTL SHEET FOR ADDITIONAL NOTES

TABULATIONS:	
LIVING AREA	1087 SF
2ND FLOOR STO SPACE FRAME AREA	467 SF
FRONT PORCH FRAME AREA	164 SF
TOTAL FRAME AREA	1718 SF
SLAB AREA	1297 SF

SCALE:
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1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

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"ADU" FLOOR PLAN

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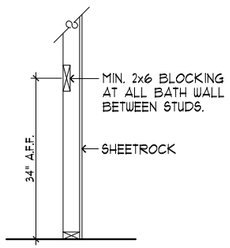
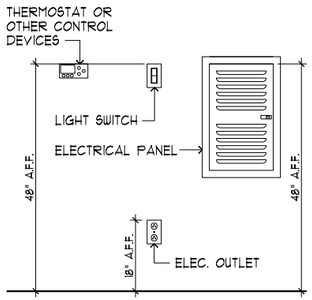


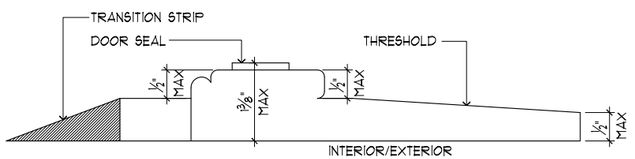
BATHROOM BLOCKING DETAIL

SCALE: N.T.S.



LOCATION OF ELECTRICAL DEVICES

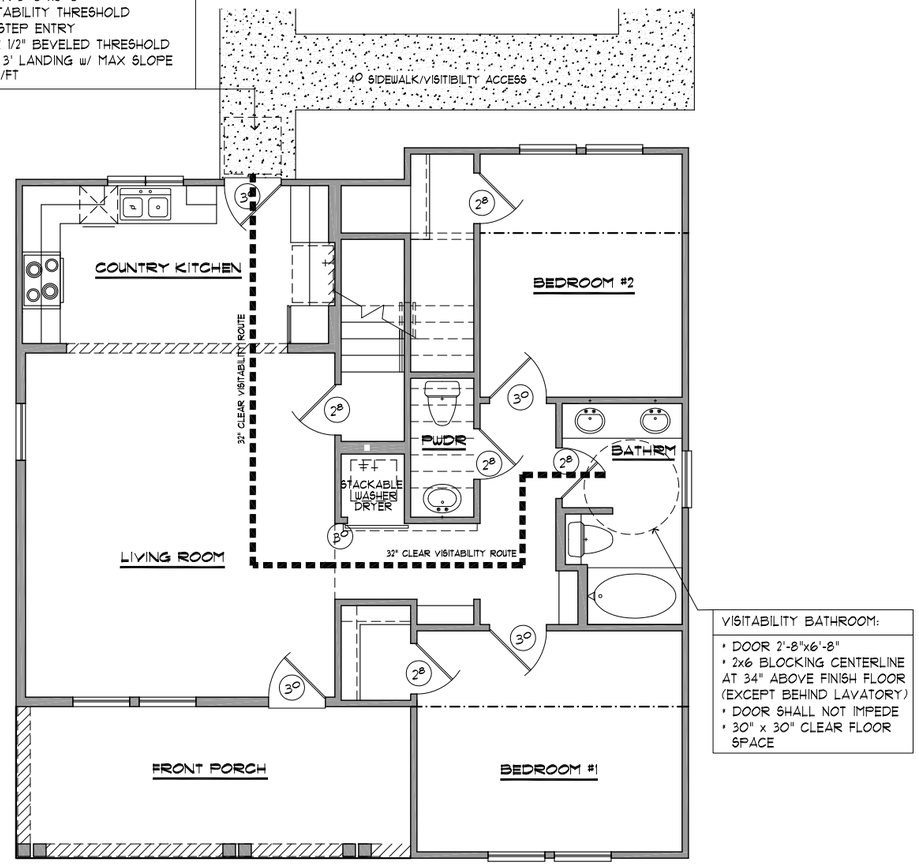
SCALE: N.T.S.



THRESHOLD SECTION

SCALE: N.T.S.

REAR VISITABILITY ENTRANCE:
• DOOR 3'-0"x6'-8" • VISITABILITY THRESHOLD • NO STEP ENTRY • MAX 1/2" BEVELED THRESHOLD • 3' x 3' LANDING w/ MAX SLOPE 1/4" /FT



VISITABILITY BATHROOM:
• DOOR 2'-8"x6'-8" • 2x6 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXCEPT BEHIND LAVATORY) • DOOR SHALL NOT IMPEDE • 30" x 30" CLEAR FLOOR SPACE

VISITABILITY LAYOUT

REFER TO NOTES ABOVE FOR VISITABILITY CODES & REQUIREMENTS

NORTH

VISITABILITY NOTES & COA S.M.A.R.T. HOUSING

VISITABILITY ENTRANCE:

GARAGE ENTRY DOOR

R320.6 - VISITABLE DWELLING ENTRANCE

1.) A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE, CARPORT, DRIVEWAY OR SIDEWALK OR A PUBLIC RIGHT-OF-WAY WITHIN 200' OF THE NO-STEP ENTRANCE.

INTERIOR COMPLIANCE:

R320.5 - VISITABILITY BATHROOM ROUTE

1.) A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY UNDER SECTION R320.3 MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED UNDER SECTION 320.6 AND CONTINUING THROUGH THE POWDER, LIVING ROOM, DINING ROOM, KITCHEN AND CONNECTING HALLWAYS.

2.) INTERIOR DOORWAYS ON THE FIRST STORY MUST HAVE A MINIMUM (NET) CLEAR OPENING OF 30 INCHES (EXCEPT DOORS LEADING INTO CLOSETS LESS THAN 15 SQUARE FEET IN AREA). A 32 INCH DOOR OR STANDARD SIX FOOT SLIDING PATIO DOOR ASSEMBLY USUALLY COMPLIES WITH THIS REQUIREMENT.

3.) LEVER HANDLE HARDWARE ON THE FIRST STORY INTERIOR DOORS AND THE ACCESSIBLE ENTRANCE DOOR IS REQUIRED.

4.) HALLWAYS ON THE FIRST STORY ARE TO BE AT LEAST 36 INCHES WIDE AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABILITY BATHROOM: PWDR

R320.3 - VISITABLE BATHROOMS

1.) A MINIMUM CLEARANCE OF 30"x30" IS REQUIRED.

2.) LATERAL 2 INCH BY 6 INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS.

3.) THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

ELECTRICAL:

R320.4 - VISITABLE LIGHT SWITCHES, RECEPTACLES & ENVIRONMENTAL CONTROLS

THE FIRST FLOOR OF THE VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENTS.

1.) LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL.

2.) OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.

3.) THE MAIN ELECTRICAL DISCONNECTING SWITCH OR BREAKERS FOR A DWELLING UNIT MUST BE NO HIGHER THE 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL, WALKING SURFACE, OR ADJACENT GRADE AND AT LEAST 30 INCHES ABOVE THE INTERIOR FLOOR LEVEL, WALKING SURFACE, OR ADJACENT GRADE.

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

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03-SEPT-2021

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BUILDING 2, UNIT "A"
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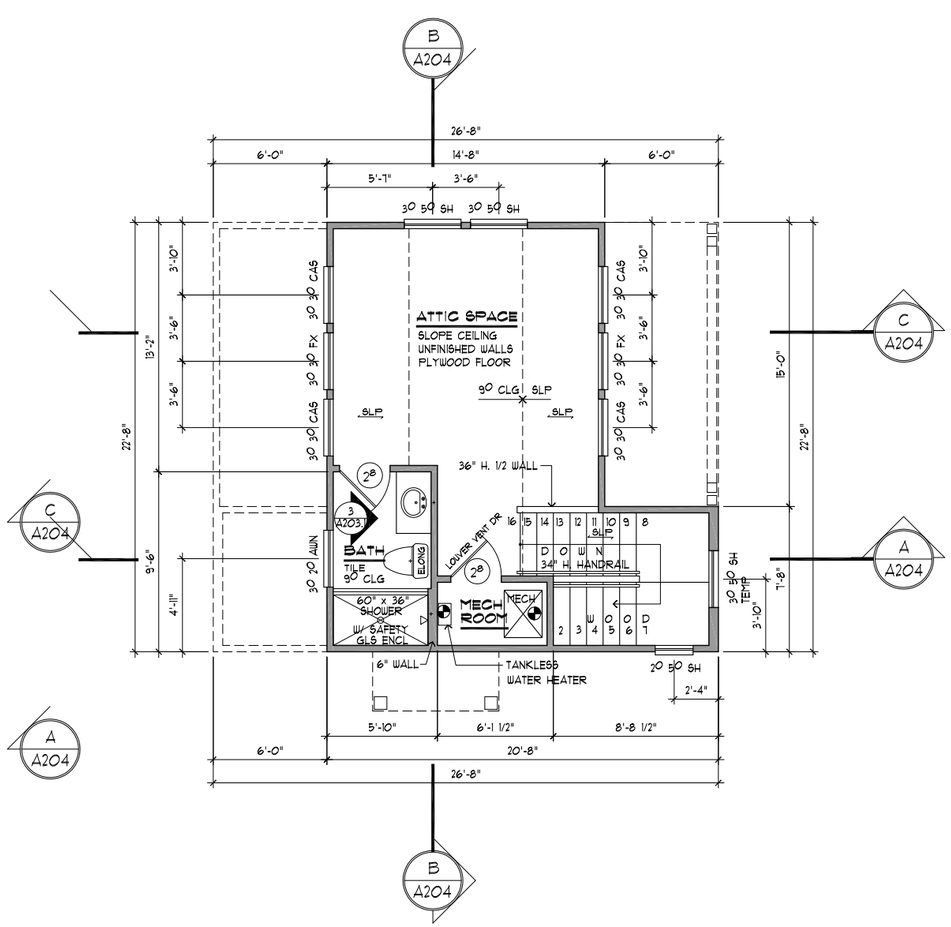
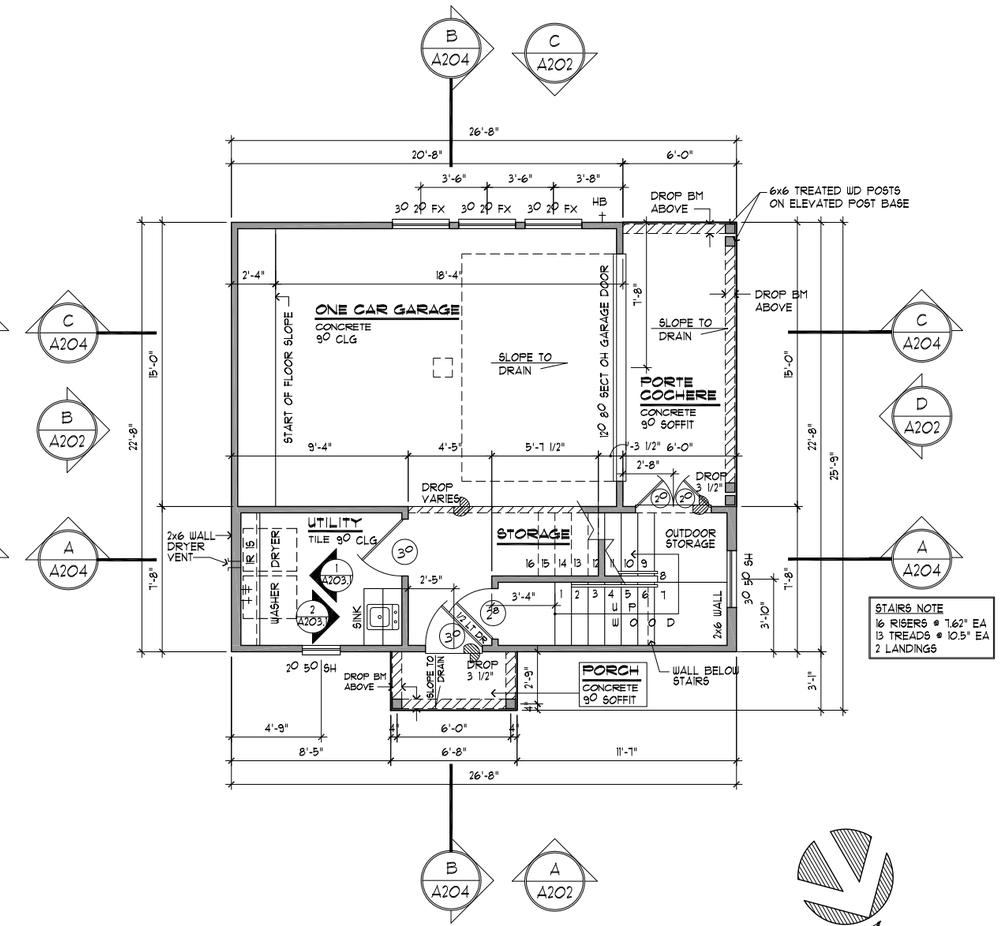


ATTIC PLAN



STAIRS NOTE
16 RISERS @ 7.62" EA
13 TREADS @ 10.5" EA
2 LANDINGS

GARAGE FLOOR PLAN

9'0 NOM (9'-1 1/8" ACTUAL) PLT HT TYP UNO
7'8 WINDOW HEADER HEIGHT TYP UNO
FRAME AND BRACE TO MEET LOCAL CODES
TRIPLE STUD MIN JAMBS ALL EXTERIOR DOORS
PROVIDE AND LOCATE HOSE BIBBS

NORTH

TABULATIONS:	
1ST FLOOR FRAME AREA	476 SF
2ND FLOOR FRAME AREA	378 SF
PORT COCHERE FRAME AREA	88 SF
PORCH FRAME AREA	20 SF
TOTAL FRAME AREA	962 SF
SLAB AREA	625 SF

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

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DET. GAR. FLOOR PLAN

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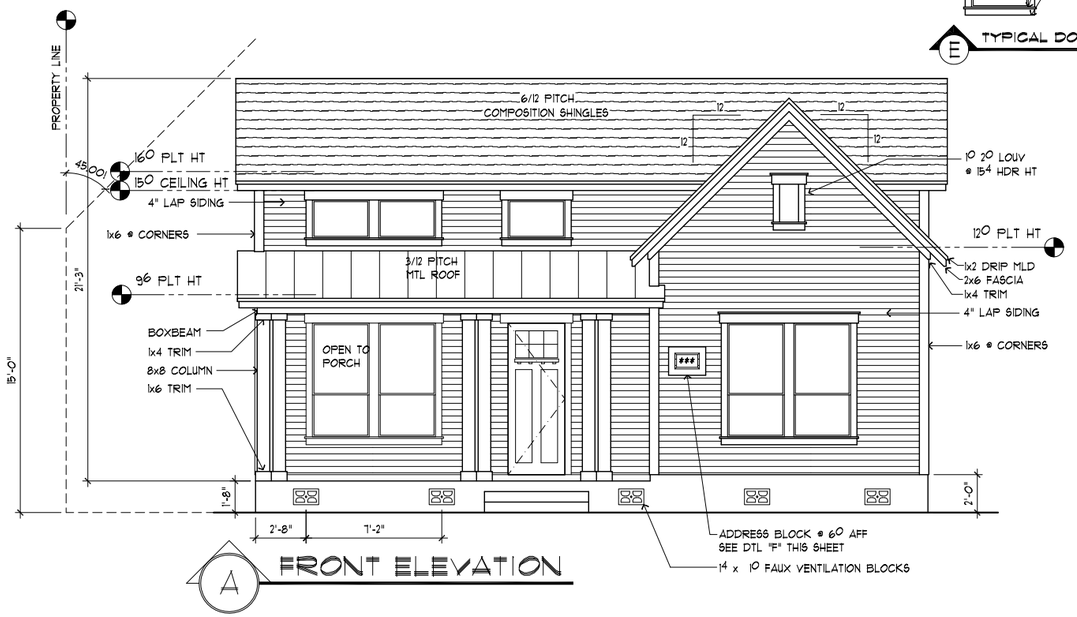
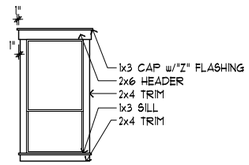
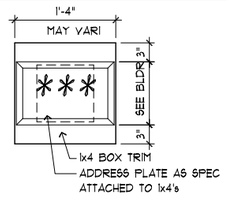


A FRONT ELEVATION

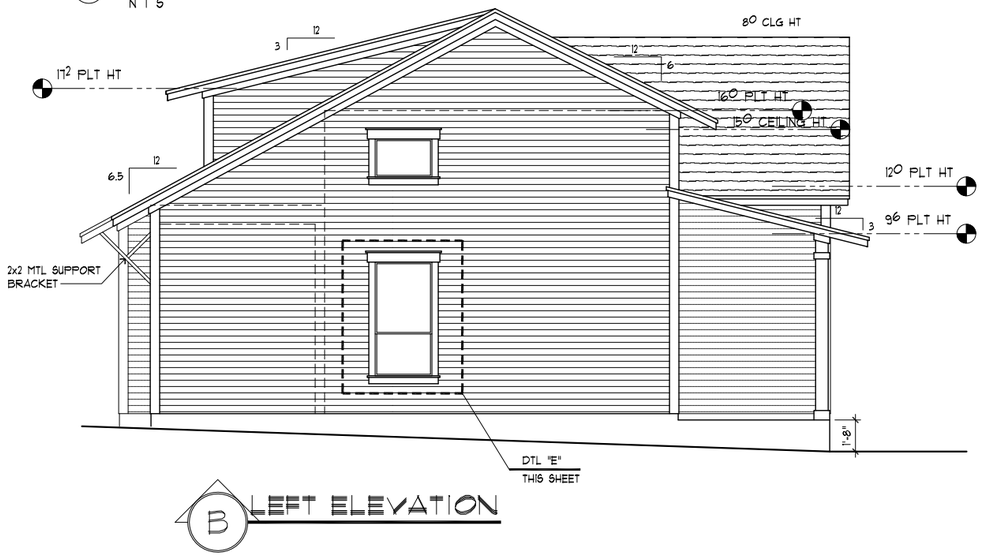


E TYPICAL DOOR/WINDOW TRIM

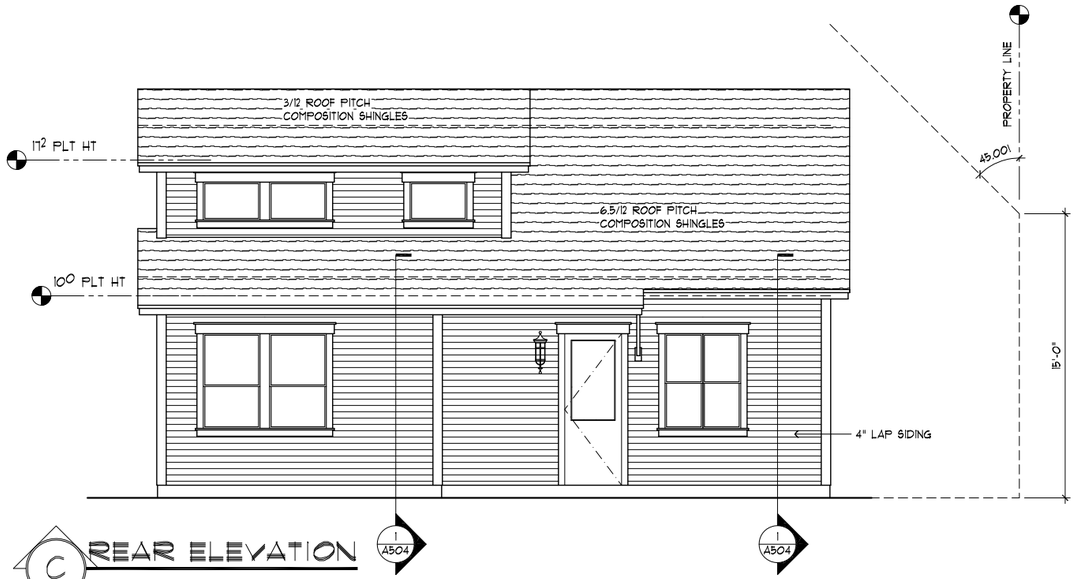


F ADDRESS PLATE

N T S



B LEFT ELEVATION



C REAR ELEVATION

D RIGHT ELEVATION

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

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STATE OF TEXAS

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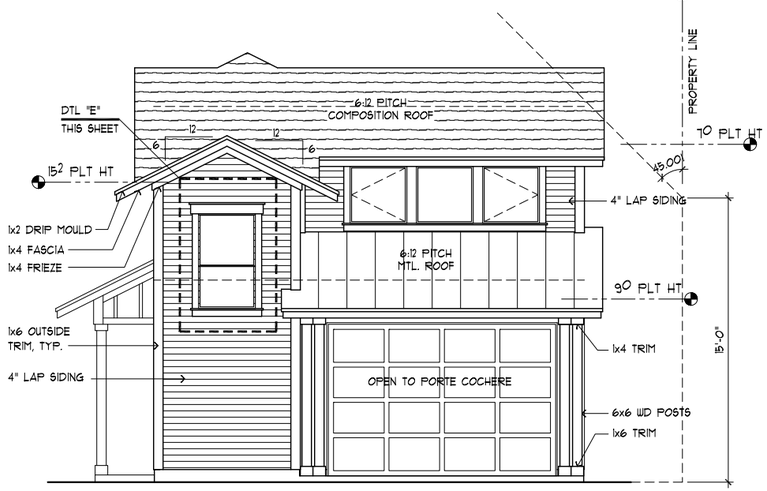
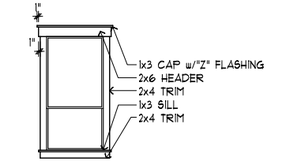
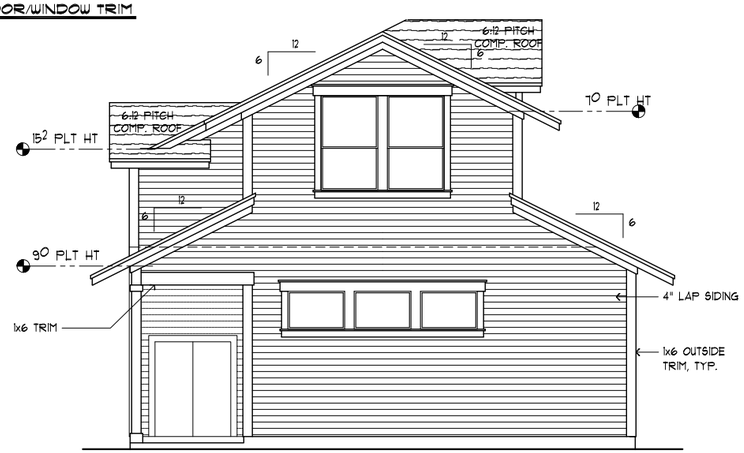


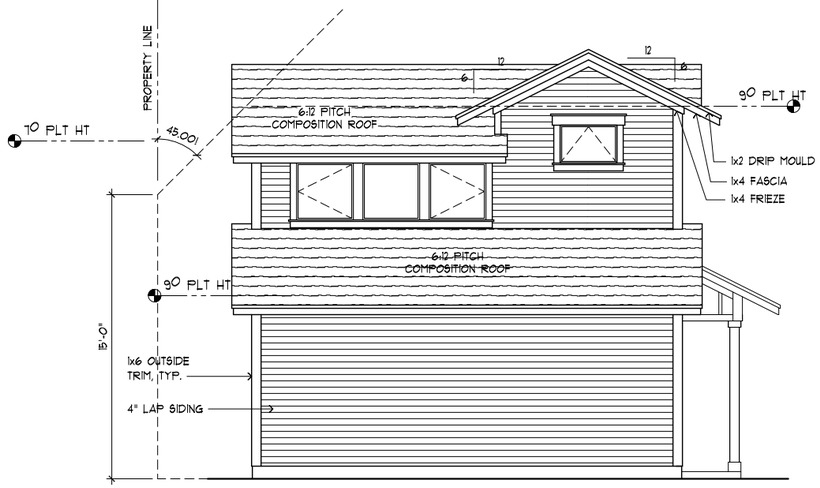
A FRONT ELEVATION



E TYPICAL DOOR/WINDOW TRIM



D RIGHT ELEVATION



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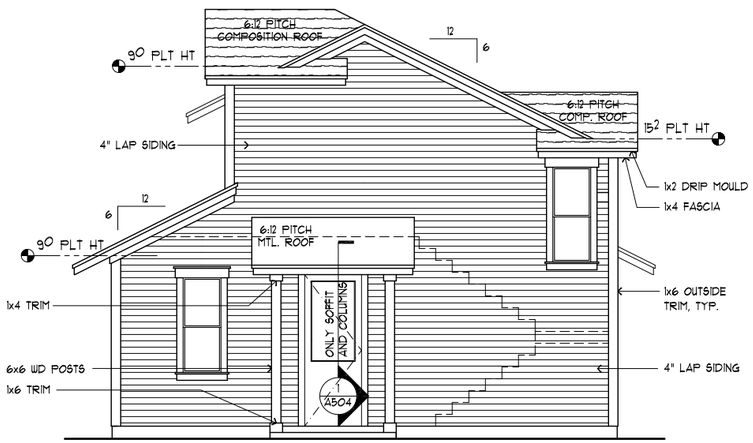

C LEFT ELEVATION

SCALE:
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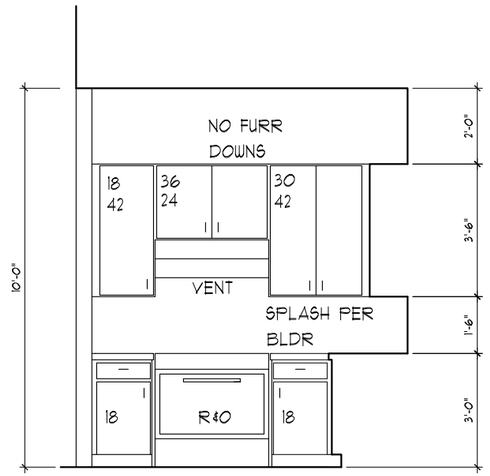
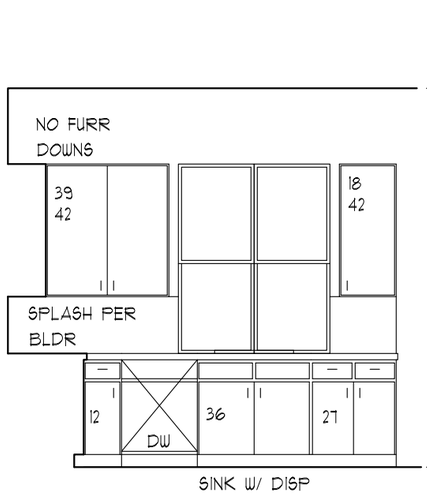
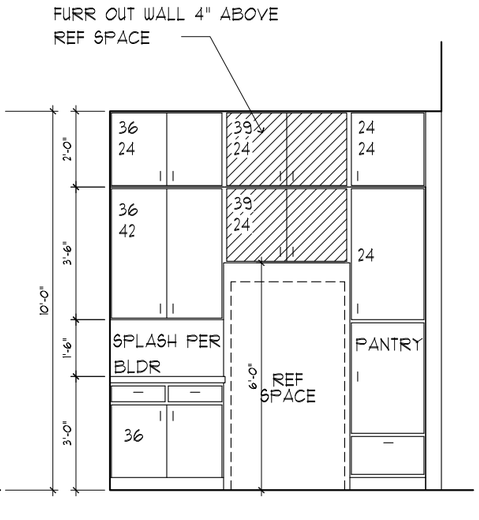


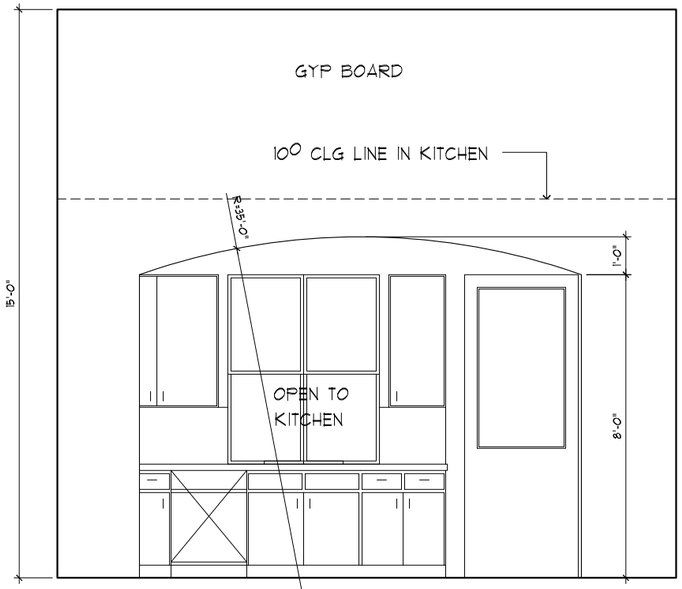
1 COUNTRY KITCHEN



2 COUNTRY KITCHEN



3 COUNTRY KITCHEN



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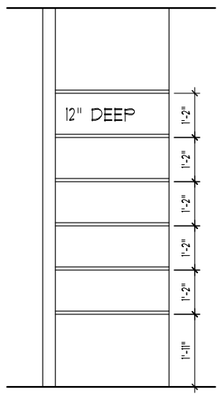
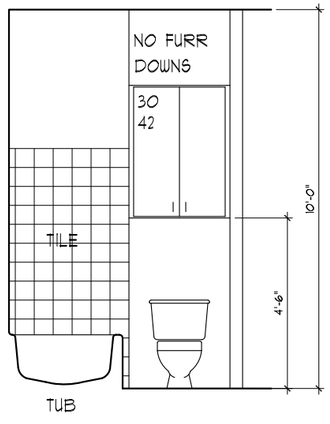
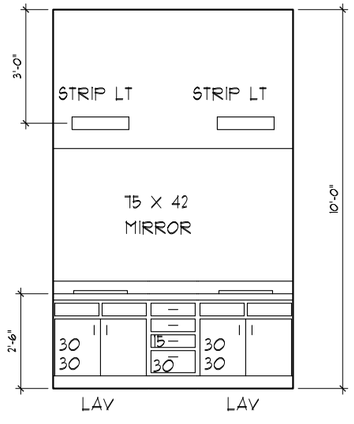


5 SHELVES



6 BATH 1



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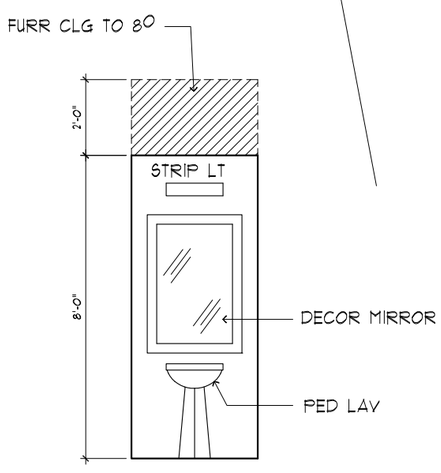

8 BATH 1

INTERIOR ELEVATIONS

SCALE:
1/2" = 1'-0" (22"x34" SHEET, U.N.O.)
1/4" = 1'-0" (11"x17" SHEET, U.N.O.)

REGISTERED ARCHITECT
MICHAEL W. DOTY
12433
STATE OF TEXAS
03-SEPT-2021

PRESERVATION OF AUSTIN
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03 SEP 21		

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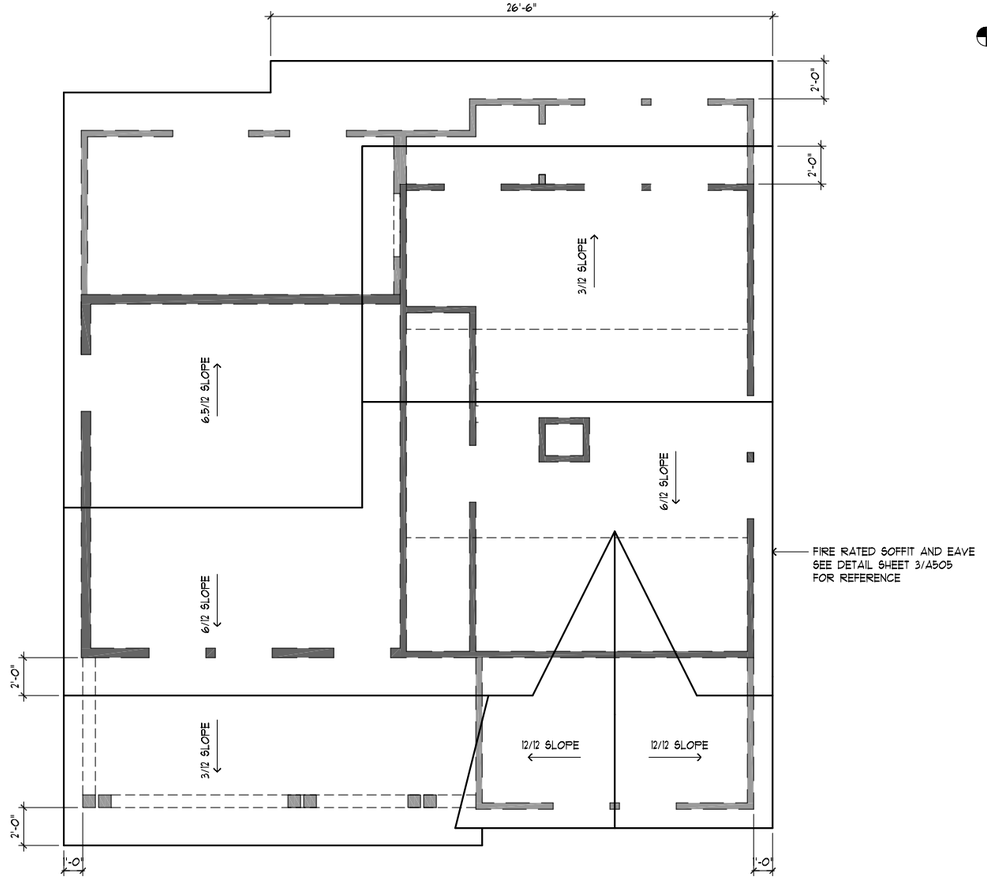
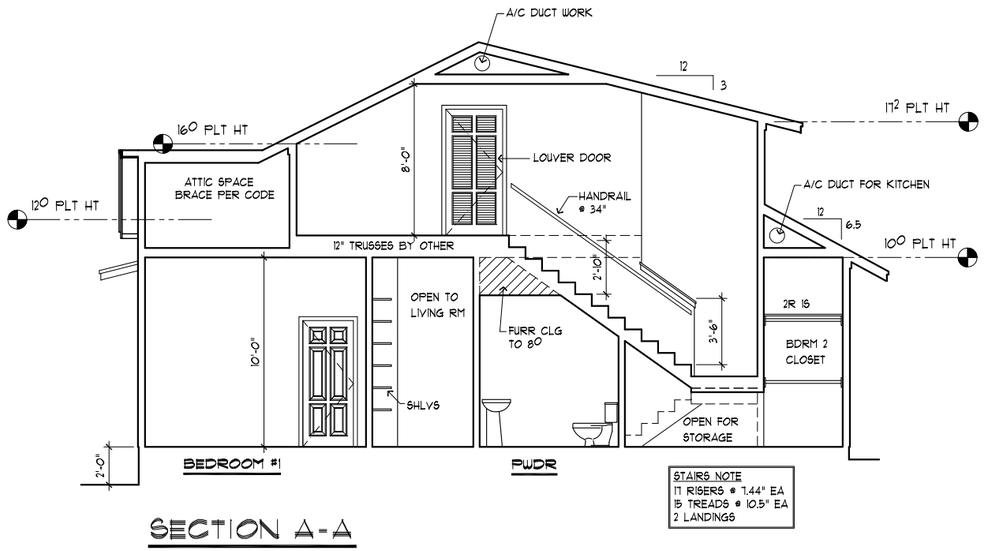
Title
BUILDING 2, UNIT "A"
"ADU" INT. ELEVATIONS

Plan Number
R-1100

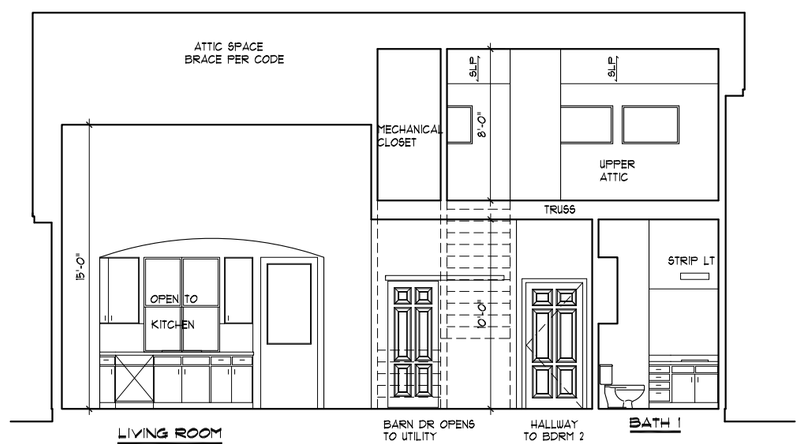
Sheet Number
A-203
7 OF 15



ROOF LAYOUT



SECTION A-A



SECTION B-B

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

REGISTERED ARCHITECT
MICHAEL W. DOTY
12433
STATE OF TEXAS
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AUSTIN, TX

Title
BUILDING 2, UNIT "A"
"ADU" CROSS SEC. &
ROOF LAYOUT

Plan Number
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Sheet Number
A-203.1
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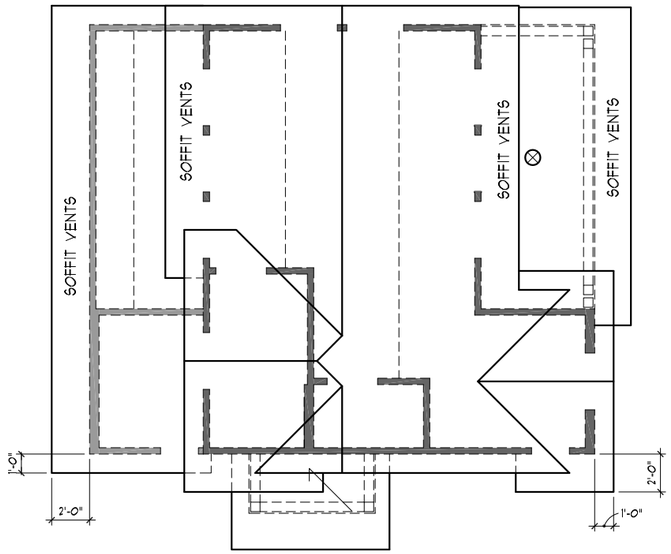

ROOF LAYOUT

NOTE:

* FRAME & BRACE TO MEET LOCAL CODES

SCALE:

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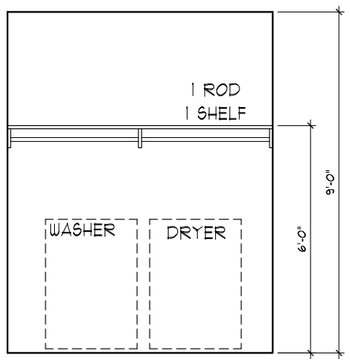
1/16" = 1'-0" (11"x17" SHEET, U.N.O.)



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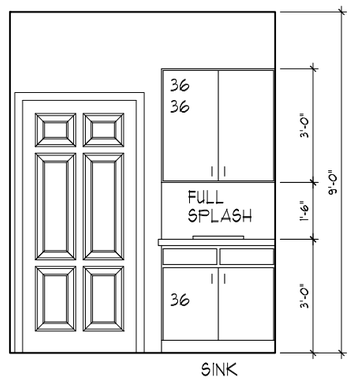
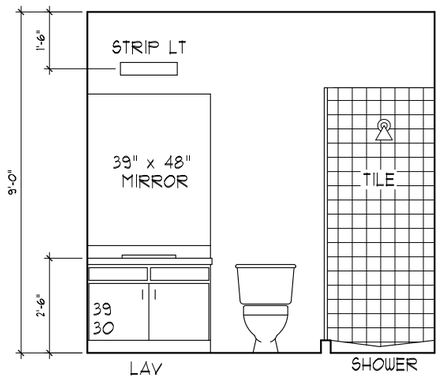


2 UTILITY

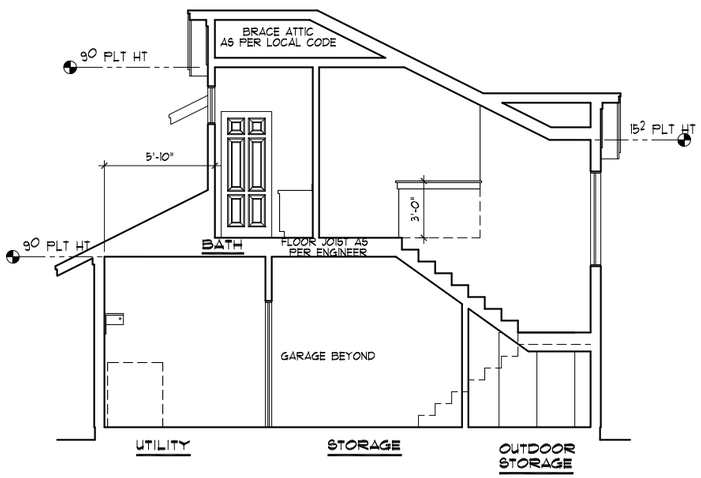


3 BATH

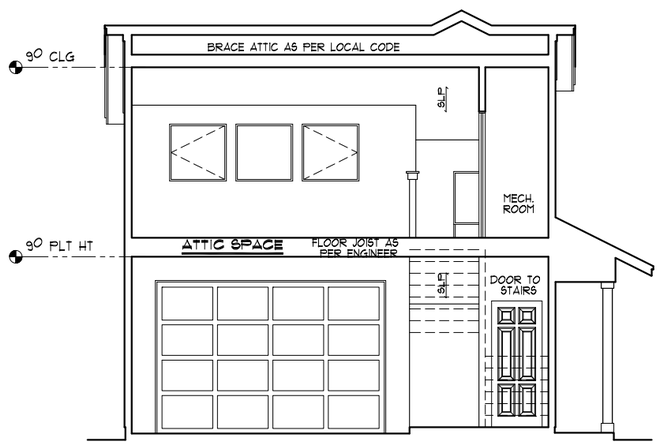
INTERIOR ELEVATIONS

SCALE:

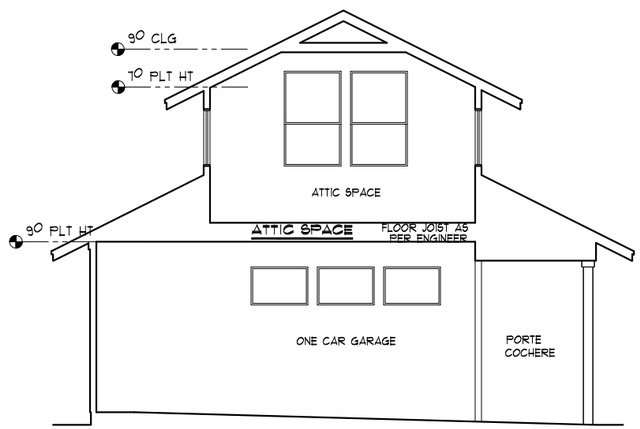
1/2" = 1'-0" (22"x34" SHEET, U.N.O.)
1/4" = 1'-0" (11"x17" SHEET, U.N.O.)



SECTION A-A



SECTION B-B



SECTION C-C

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

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AUSTIN, TX

Title
BUILDING 2, UNIT "B"
DET. GAR. CROSS SEC./ ROOF LAYOUT/INT. ELEV.

Plan Number
R-625

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A-204
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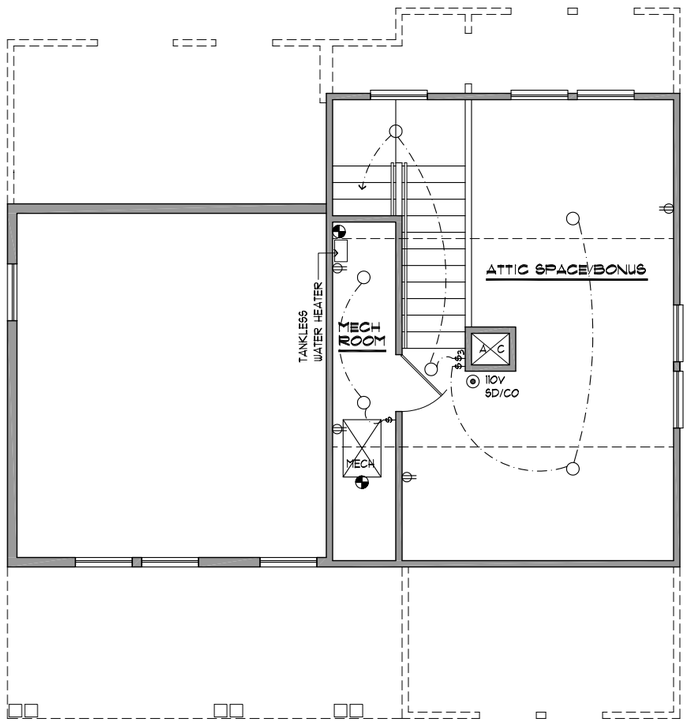
GENERAL ELECTRICAL NOTES

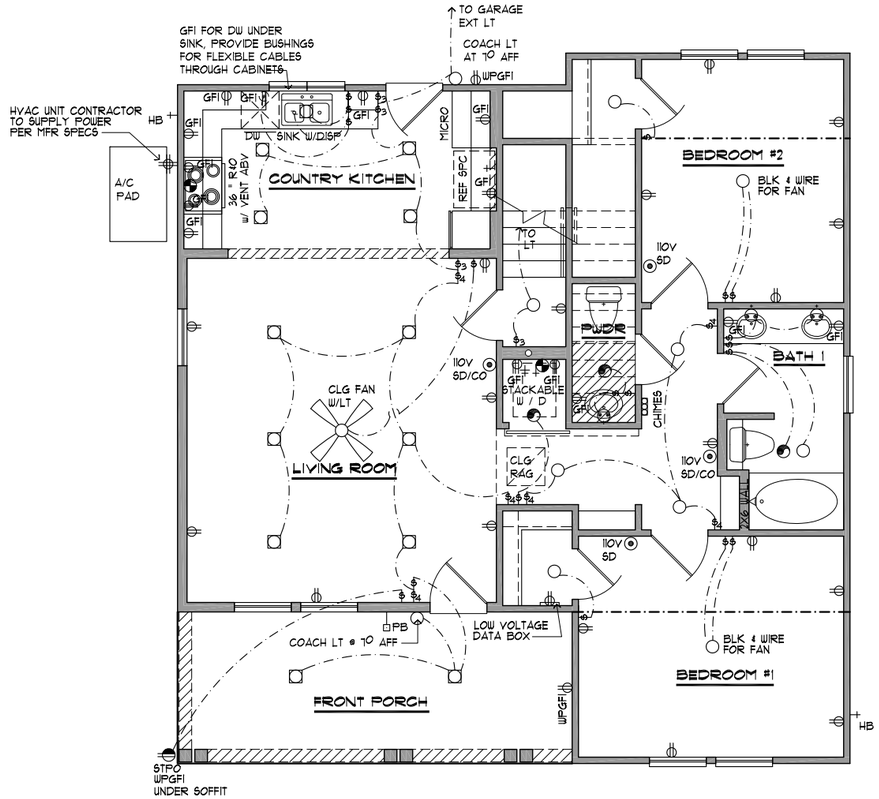
- PROVIDE 220V OR 110V WITH GAS STUB-OUT PER SPECIFICATIONS AT WATER HEATERS AND RANGES.
- GAS STUB-OUTS AND HOSE BIBBS TO BE LOCATED PER SUBDIVISION SPECIFICATIONS, SEE PLAN FOR PROPOSED LOCATIONS.
- ALL EXTERIOR OUTLETS AND SWITCHES TO BE WEATHER PROOF.
- PROVIDE 110V SMOKE DETECTORS / CARBON MONOXIDE DETECTORS TO BE WIRED "IN SERIES" OR PER LOCAL CODES.
- WATER HEATER(S) TO BE LOCATED PER PLANS.
- EXTERIOR COLUMNS AND PORCH LIGHTS TO BE MOUNTED PER PLANS AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE SOLID BLOCKING FOR ALL CEILING MOUNTED LIGHTING FIXTURES AND FANS.
- ALL BATHROOM EXHAUST FANS TO BE VENTED TO EXTERIOR.
- OUTLET HEIGHT TO BE PER BUILDER / MANUFACTURER'S SPECIFICATIONS AT MICROWAVE, OVENS, VENTHOOD, REFRIGERATORS, ETC.
- BUILDER TO INSTALL ALL LIFE SAFETY DEVICES PER CODE.
- BUILDER / SUB-CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL ELECTRICAL CODES AND REQUIREMENTS ARE MET.
- THE DRAWINGS ARE FOR SCHEMATIC PURPOSES ONLY.
- ALL WALL SWITCHES TO BE LOCATED 36" AFF UNLESS NOTED OTHERWISE OR AS REQUIRED PER LOCAL CODES.
- VERIFY ALL COMPUTER AND A/V REQUIREMENTS WITH OWNER / SUBCONTRACTOR PRIOR TO PULLING WIRES.
- VERIFY SECURITY LIGHT LOCATIONS WITH OWNER IN FIELD.
- VERIFY OUTLET PLACEMENT ABOVE MANTEL WITH OWNER AND A/V SUBCONTRACTOR AND/OR INTERIOR DESIGNER.
- PROVIDE ELECTRICAL IN ATTIC AS REQUIRED FOR HVAC EQUIPMENT.
- VERIFY LOCATION OF FLOOR OUTLETS WITH OWNER / INTERIOR DESIGNER.
- VERIFY LOCATION OF SOFFIT OUTLETS FOR HOLIDAY LIGHTS AND SOFFIT DOWNLIGHTS WITH OWNER.
- SERVICE PANEL BASED SURGE PROTECTION, LOCATION PER BUILDER/ELECT. CONTRACTOR
- EXTERIOR DISCONNECT REQUIRED AT METER CAN WHEN THE PANEL IS ON THE INTERIOR OF THE HOUSE.
- GFCI PROTECTION OF 220V TO AC CONDENSER, LOCATION PER BUILDER/MECH. CONTRACTOR.
- CEILING FAN BOXES REQUIRED AT ALL ACCEPTABLE CEILING FAN LOCATIONS.

ELECTRICAL LEGEND

- $ — STANDARD SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- $D — DIMMER SWITCH
- 110v. OUTLET
- 220v. OUTLET
- STPO — SWITCHED HALF-HOT 110v. OUTLET
- GFI — GFCI 110v. OUTLET
- WP GFI — GFCI 110v OUTLET WATERPROOF
- HANGING FIXTURE
- 6" RECESSED CAN LIGHT
- 3" MINI RECESSED CAN LIGHT
- 6" RECESSED WALL-WASH CAN LIGHT
- 3" MINI RECESSED WALL-WASH CAN LIGHT
- CEILING-MOUNT LIGHT
- WALL-MOUNTED SCONCE LIGHT (VERIFY HEIGHT W/ OWNER / INT. DESIGNER)
- STEP LIGHT
- UCL & ACL — UNDER AND/OR ABOVE CABINET LIGHT (SEE PLAN)
- FLUORESCENT LIGHT (SIZE PER PLANS)
- TELEPHONE JACK
- TV OUTLET
- CHIMES — DOORBELL CHIMES
- PB — PUSH BUTTON FOR DOORBELL OR GARAGE DOOR OPENER
- 110V SD — SMOKE DETECTOR
- 110V SD/CO — SMOKE / CARBON MONOXIDE DETECTOR
- 110V SD/HD — SMOKE / HEAT DETECTOR
- GAS OUTLET
- EXHAUST FAN (50 CFM)
- CLG FAN — CEILING FAN
- CLG FAN W/LT — CEILING FAN WITH LIGHT
- HB — HOSE BIBB



ATTIC PLAN



FLOOR PLAN

NORTH

ELECTRICAL LAYOUT

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

REGISTERED ARCHITECT MICHAEL W. DOTY 12433 STATE OF TEXAS

03-SEPT-2021

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Title
BUILDING 2, UNIT "A"
"ADU" ELEC. LAYOUT

Plan Number
R-1100

Sheet Number
E-101
10 OF 15

GENERAL ELECTRICAL NOTES

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$4	4-WAY SWITCH
$D	DIMMER SWITCH
	110v. OUTLET
	220v. OUTLET
SWPO	SWITCHED HALF-HOT 110v. OUTLET
GFI	GFCI 110v. OUTLET
WP GFI	GFCI 110v OUTLET WATERPROOF
	HANGING FIXTURE
	6" RECESSED CAN LIGHT
	3" MINI RECESSED CAN LIGHT
	6" RECESSED WALL-WASH CAN LIGHT
	3" MINI RECESSED WALL-WASH CAN LIGHT
	CEILING-MOUNT LIGHT
	WALL-MOUNTED SCONCE LIGHT (VERIFY HEIGHT W/ OWNER / INT. DESIGNER)
	STEP LIGHT
UCL & ACL	UNDER AND/OR ABOVE CABINET LIGHT (SEE PLAN)
	FLUORESCENT LIGHT (SIZE PER PLANS)
	TELEPHONE JACK
	TV OUTLET
CHIMES	DOORBELL CHIMES
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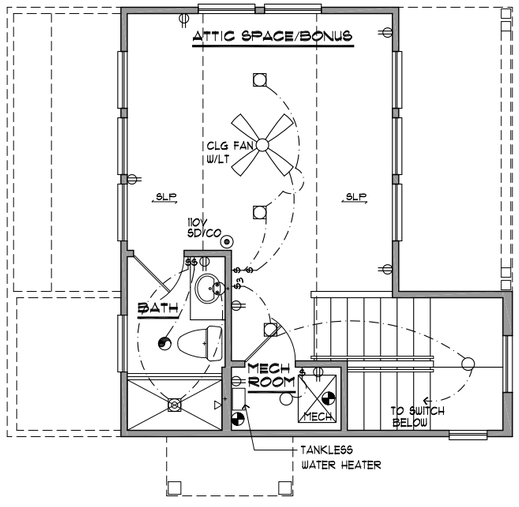
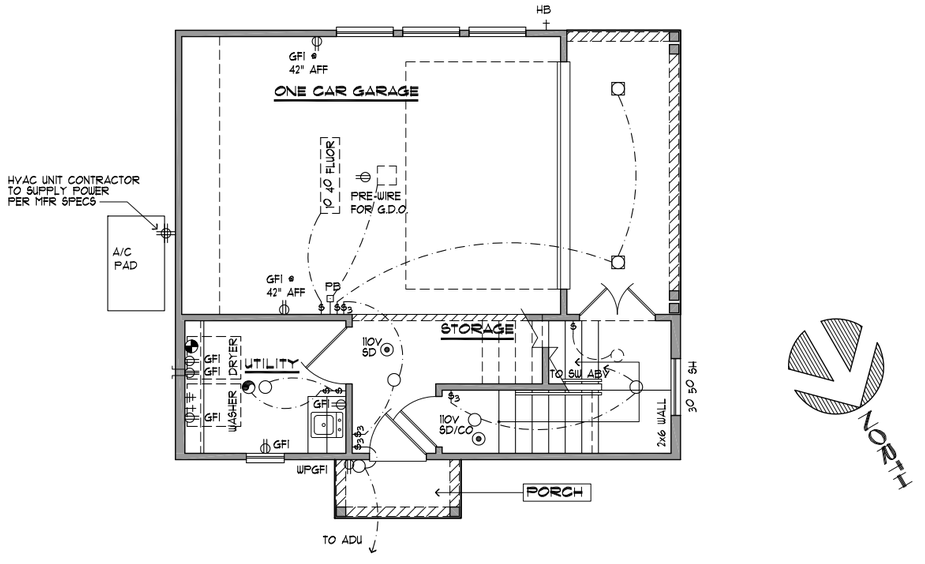
110V SD	SMOKE DETECTOR
110V SD/CO	SMOKE / CARBON MONOXIDE DETECTOR
110V SD/HD	SMOKE / HEAT DETECTOR
	GAS OUTLET
	EXHAUST FAN (50 CFM)
CLG FAN	CEILING FAN
CLG FAN W/LT	CEILING FAN WITH LIGHT
HB	HOSE BIBB



ATTIC PLAN



GARAGE FLOOR PLAN

NORTH

ELECTRICAL LAYOUT

SCALE:

1/4" = 1'-0" (22"x34" SHEET, U.N.O.)
1/8" = 1'-0" (11"x17" SHEET, U.N.O.)

REGISTERED ARCHITECT MICHAEL W. DOTY 12433 STATE OF TEXAS

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BUILDING 2, UNIT "B"
ELECTRICAL LAYOUT

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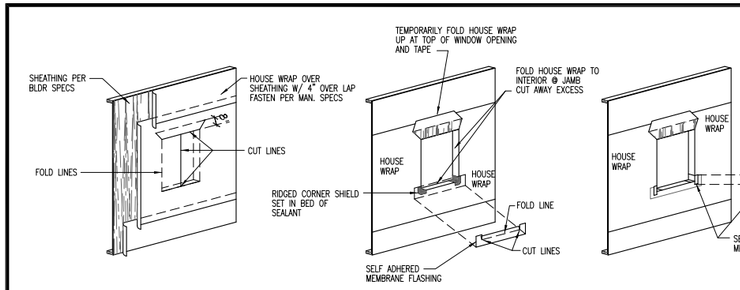
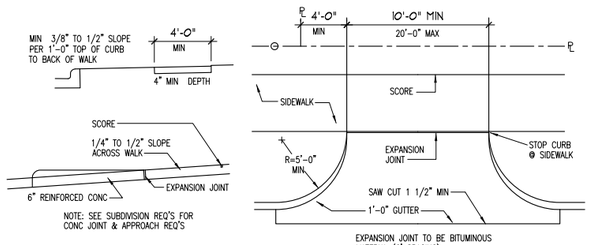


WINDOW FLASHIN INSTALLATION

N.T.S.

WINDOW INSTALLATION STEPS:
SHEATHING MUST COVER EDGES OF WINDOW OPENING AND HOUSE WRAP TO COMPLETELY COVER OPENING.

1. OPENING MUST BE SQUARE AND 1/2" WIDER / TALLER THAN WINDOW SIZE
2. WINDOW SHOULD HAVE 1/8" CLEARANCE FROM THE FRAME SIDES AND 1/4" FROM THE TOP OF THE HEADER
3. CUT HOUSE WRAP AT THE OPENING, REFERENCE STEP 1
4. FOLD HOUSE WRAP TO INTERIOR AT SILL AND JAMBS CUTTING AWAY THE EXCESS, WHILE FOLDING THE TOP UP AND TEMPORARILY TAPING IT OUT OF THE WAY (SEE STEP 2)
5. PLACE RIGID CORNER SHIELD IN BED OF SEALANT (SEE STEP 2)
6. APPLY SELF-ADHERED MEMBRANE FLASHING TO WINDOW SILL, OVER LAPPING FACE OF HOUSE WRAP
7. APPLY SELF-ADHERED MEMBRANE FLASHING, (END DAMS) TO THE BOTTOM CORNERS OF THE ROUGH OPENING AND UP THE SIDES TO 12" ABOVE THE SILL
8. SELF-ADHERED MEMBRANE FLASHING MUST WRAP INTO OPENING RETURNS OF WINDOW
9. APPLY CONTINUOUS BEAD OF SEALANT ALONG THE TOP AND SIDES OF THE NAILING FLANGE OF WINDOW. DO NOT SEAL THE BOTTOM OF WINDOW
10. INSTALL THE WINDOW PER MANUFACTURERS SPECIFICATIONS, BEING SURE NOT TO OVER TIGHTEN THE NAILING FLANGE. THERE SHOULD BE ENOUGH EXCESS SEALANT THAT IT SMEARS OUT THROUGH THE HOLES AND AROUND THE NAILING FLANGE
11. INSTALL METAL FLASHING ABOVE AND OVER THE TOP OF THE WINDOW AND COVER W/ SELF-ADHERED MEMBRANE FLASHING AND USE SEALANT ABOVE MEMBRANE.
12. THE MEMBRANE FLASHING SHOULD RUN 9" PAST WINDOW OPENING W/ THE BOTTOM INSTALLED FIRST, THEN THE LEGS SECOND OVER LAPPING THE BOTTOM, AND THE TOP THIRD OVER LAPPING THE LEGS (SEE STEP 5)
13. FOLD HOUSE WRAP BACK OVER FLASHING MEMBRANE, THEN TAPE CUT CORNERS IN PLACE.



TYPICAL DRIVEWAY APPROACH

N.T.S.

HEADERS IN EXT BEARING WALLS

Section R602.7, R602.7.1, R602.7.2, R602.7.3
Table R602.7(1)

12' SPAN, GROUND SNOW LOAD 30 PSF

SIZE OF HDR (a,b)	SUPPORTING ROOF & CLG	ONE STORY ABOVE
2 – 2x4	4'–0" (c)	3'–3" (c)
2 – 2x6	6'–0" (c)	4'–10" (c)
2 – 2x8	7'–7" (c)	6'–1" (c)
2 – 2x10	9'–0" (c)	7'–3" (d)
2 – 2x12	10'–7" (d)	8'–6" (d)

24' SPAN, GROUND SNOW LOAD 30 PSF

SIZE OF HDR (a,b)	SUPPORTING ROOF & CLG	ONE STORY ABOVE
2 – 2x4	3'–1" (c)	2'–6" (c)
2 – 2x6	4'–7" (c)	3'–9" (c)
2 – 2x8	5'–9" (c)	4'–10" (d)
2 – 2x10	6'–10" (d)	5'–8" (d)
2 – 2x12	8'–1" (d)	6'–8" (d)

a. Nominal 4-inch-thick single headers shall be permitted to be substituted for double members.
b. Spans are based on No. 2 Grade lumber.
c. 1–Jack studs required to support each end.
d. 2–Jack studs required to support each end.
e. 3–Jack studs required to support each end.

HEADERS IN INT BEARING WALLS

Section R602.7, R602.7.1, R602.7.2, R602.7.3
Table R602.7(2)

12' BUILDING WIDTH

SIZE OF HDR (a,b)	ONE STORY ABOVE	TWO STORIES ABOVE
2 – 2x4	4'–1" (c)	2'–7" (c)
2 – 2x6	6'–1" (c)	3'–11" (c)
2 – 2x8	7'–9" (c)	5'–0" (c)
2 – 2x10	9'–2" (c)	5'–11" (d)
2 – 2x12	10'–9" (c)	6'–11" (d)

24' BUILDING WIDTH

SIZE OF HDR (a,b)	ONE STORY ABOVE	TWO STORIES ABOVE
2 – 2x4	2'–10" (c)	1'–11" (c)
2 – 2x6	4'–4" (c)	2'–11" (d)
2 – 2x8	5'–5" (c)	3'–8" (d)
2 – 2x10	6'–6" (d)	4'–4" (d)
2 – 2x12	7'–7" (d)	5'–2" (d)

a. Nominal 4-inch-thick single headers shall be permitted to be substituted for double members.
b. Spans are based on No. 2 Grade lumber.
c. 1–Jack studs required to support each end.
d. 2–Jack studs required to support each end.
e. 3–Jack studs required to support each end.

GAR DR HDR IN EXT BEARING WALLS

22' ROOF TRUSS SPAN IN FEET

SIZE OF HDR (a,b)	SUPPORTING ROOF & CLG	ONE STORY ABOVE	TWO STORIES ABOVE
2 – 2x10	8'–5" (d)	6'–1" (d)	4'–9" (d)
2 – 2x12	9'–3" (d)	7'–1" (d)	5'–6" (e)
2 – 1.75 x 11.875(*)	16'–0" (d)	10'–0" (d)	

(*). LVL– LAMINATED VENEER LUMBER
d. 2–Jack studs required to support each end.
e. 3–Jack studs required to support each end.

STEEL LINTEL SCHEDULE

Section R703.8 & Table R703.8.3.1

SIZE OF STL ANGLE (a,c) (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NUMBER OF 1/2" OR EQUIVALENT REINFORCING BARS (b)
3 x 3 x 1/4	6'–0"	4'–6"	3'–0"	1
4 x 3 x 1/4	8'–0"	6'–0"	4'–6"	1
5 x 3 1/2 x 5/16	10'–0"	8'–0"	6'–0"	2
6 x 3 1/2 x 5/16	14'–0"	9'–6"	7'–0"	2
2–6x3 1/2 x 5/16	20'–0"	12'–0"	9'–6"	4

a. Long leg of the angle shall be placed in a vertical position.
b. Depth of reinforced lintels shall be a minimum of 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend a minimum of 8 inches into the support.
c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.

* STEEL LINTELS SHALL BE PER ASTM 36

MISC NOTES – ABBREVIATIONS

CR	CEILING RETURN AIR
R / A	RETURN AIR
DISAP. STAIR	DISAPPEARING STAIRS
MC	MEDICINE CABINET
HB	HOSE BIBB (COLD WATER)
	WATER OUTLETS (COLD AND HOT)
S/V CPT	CHANGE OF FLOOR MATERIAL
	SEE DETAIL

ELECTRICAL LEGEND

S	STANDARD SWITCH
S3	3–WAY SWITCH
S4	4–WAY SWITCH
SD	SWITCH WITH DIMMER
	STANDARD OUTLET (12" A.F.F. U.N.O.)
	220v. OUTLET (36" A.F.F. @ UTILITY)
	HALF–HOT OUTLET
	GROUND FAULT CIRCUIT INTERRUPTER
	GROUND FAULT CIRCUIT INTERRUPTER (WATERPROOF)
HANGING FIXTURE	HANGING FIXTURE/BLOCK
	RECESSED CAN LIGHT
EYEBALL SPOT	RECESSED EYEBALL LIGHT
	INCANDESCENT LIGHT
	WALL–MOUNTED LIGHT
	FLUORESCENT LIGHT (REF: DRAWINGS FOR SIZE)
	TELEPHONE JACK
	CABLE TV OUTLET
CHIMES	DOORBELL CHIMES
PB	DOORBELL PUSH SWITCH
110V SD	SMOKE DETECTOR
110V SD/CO	SMOKE/CARBON MONOXIDE DETECTOR
	GAS OUTLET
	EXHAUST FAN (50 CFM)
CLG FAN	CEILING FAN
CLG FAN W/LT	CEILING FAN W/ LIGHT

FRAME ABBREVIATIONS

SYP	SOUTHERN YELLOW PINE
OC	ON CENTER
NC	NORMAL CEILING
DB	DROP BEAM
FB	FLUSH BEAM
DBL	DOUBLE
UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT
RO	ROUGH OPENING
BRD	BOARD
PLWD	PLYWOOD
ELEV	ELEVATION
LA	LIVING AREA
W/HD	WINDOW HEADER
SHT	SHEET
TOS	TOP OF SLAB
SLP	SLOPE

WINDOW/DOOR ABBREVIATIONS

HS	HORIZONTAL SLIDER
SH	SINGLE HUNG
SVP	SINGLE VENT PICTURE
DVP	DOUBLE VENT PICTURE
FX	FIXED
TEMP	TEMPERED
DL	DIVIDED LIGHT
OBS	OBSCURE
SHT	SHEET
DH	DOUBLE HUNG
SLD GLS DR	SLIDING GLASS DOOR
OH GAR DR	OVERHEAD GARAGE DOOR
SC	SOLID CORE

TRIM ABBREVIATIONS

1R1S	ONE ROD, ONE SHELF
2R1S	TWO RODS, ONE SHELF
SHLVS	SHELVES
MC	MEDICINE CABINET
WI	WROUGHT IRON
RC	ROUGH CEDAR
S4S	SMOOTH FOUR SIDES
CROWN M	CROWN MOULDING
WD	WOOD

SELECTION ABBREVIATIONS

CT	CERAMIC TILE
S/V	SHEET VINYL
CPT	CARPET
T	TILE
WP	WALLPAPER
COMP	COMPOSITION
CONC	CONCRETE

APPLIANCES ABBREVIATIONS

DW	DISHWASHER
DISP	DISPOSAL
RO	RANGE/OVEN
REF	REFRIGERATOR
FRZ	FREEZER
WH	WATER HEATER
D VENT	DRYER VENT
TC	TRASH COMPACTOR

GENERAL NOTES PER:

INTERNATIONAL RESIDENTIAL CODE ONE & TWO FAMILY DWELLING 2021 (2012, 2015 & 2018)

FOUNDATIONS

* Horizontal insulation placed less than 12 inches (304 mm) below ground surface or that portions of horizontal insulation extending outward more 24 inches (610 mm) from the foundation edge shall be protected against damage by use of a concrete slab or asphalt paving on the ground surface directly above the insulation or by cementitious board, plywood rated for below grade use, or other approved materials placed below ground, directly above the top surface of the insulation (Sec R403.3.2).
* Protection of wood and woodbase products from decay shall be provided in the following locations by teh use of naturally durable wood or wood that is preservative–treated in accordance with AWPA U1 (Sec. R317).
* Foundation plates or sills shall be bolted to the foundation with not less than 1/2 inch diameter steel bolts embedded a minimum of 7 inches into the slab. There shall be a minimum of two bolts per plate with one bolt located within 12 inches of each end of each piece and spaced not more than 6 feet apart (Sec. R403.1.6).

TYPE OF CONSTRUCTION

* Where wood frame walls and partitions are covered on the interior with plaster, tile or similar materials and are subject to water splash, the framing shall be protected with approved waterproof paper conforming to section 700.
* Bathtub & Shower stall walls shall be finished with a hard, nonabsorbent surface to a height of not less than 72 inches above the floor (Sec. R307.2).
* Glazing in shower and bathtub doors and enclosures shall be impact resistant section R308.
* Hinged shower doors shall swing outward (Sec. P2708.1).

HANDRAILS & GUARDRAILS

* Handrails having minimum and maximum heights of 34 inches and 38 inches (864 mm and 965 mm), respectively, measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers. Spiral stairways shall have the required handrail located on the outside radius. All required handrails shall be continuous the full length of the stairs. And shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inches (38 mm) between the wall and the handrail. (Sec R311.7.8.1 & R311.7.8.4)
* The handgrip portion of handrails shall be not less than 1 1/4 inches nor more than 2 inches in cross sectional dimensions or the shape shall provide an equivalent gripping surface (Sec. R311.7.8.5).
* Open guardrail and stair railings shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through (Sec. R312.1.3).

FRAMING

* All exterior walls and main cross stud partitions shall be effectively braced per section R602.10.9, R602.10.10, and R602.11.
* Bracing wall lines per R602.10.1
* All plywood designed to be exposed in outdoor applications shall be of exterior type as required.
* Joist under and parallel to bearing partitions shall be doubled (Sec. R502.4).
* Joists framing into the side of a wood girder shall be supported by framing anchors or on ledger strips not less than 2 inches by 2 inches (Sec. R502.6.2).
* The ends of each joist, beam or girder shall have a minimum of 1 1/2 inches (38 mm) of load bearing on wood or metal and a minimum of 3 inches (76 mm) on masonry or concrete except where supported on a 1–inch by 4–inch (25.4 mm by 102 mm) ribbon strip and nailed to adjacent stud or by the use of approved joist hangers.
* Joists shall be supported laterally at the ends and at each support (Sec. R502.7).
* Solid blocking shall be not less than 2 inches in thickness and the full depth of a 2x12 joist (Sec.R502.7).
* Solid drown rectangular lumber beams, rafters, and floor and ceiling joists shall be supported laterally to prevent rotation or lateral displacement in accordance with section R502.7.
* At all valleys and hips there shall be a single valley or hip rafter not less than 2–inch nominal thickness and not less in depth than the cut end of the rafter (Sec. R802.4.3).
* Purlins shall be permitted to be installed to reduced the span of rafters. Purlins shall be sized no less than the required size of the tie the rafters that they support. Purlins shall be continuous and shall be supported by 2–inch by 4–inch (51 mm by 102 mm) braces installed to load–bearing walls at a slope not less than 45 degrees (0.79 rad) from horizontal. The braces shall be spaced not more than 4 feet (1219 mm) on center, and the unbraced length of braces shall not exceed 8 feet (2438 mm) (Sec. R802.4.5).

ATTIC ACCESS – DRAFT STOPS – VENTILATION

* Provide a permanent electric outlet and lighting fixture controlled by a switch located at the required attic access opening at or near the the furnace (Sec. R807, & Sec. M1305.1.2.1).
* When determined necessary by the building official because of atmospheric or climatic conditions, enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion–resistant wire mesh, with the least dimension being 1/16 inch (1.6 mm) and maximum dimension of 1/4" (6.4 mm) (Sec. R806.1).
* An accessible attic access framed opening not less than 22 inches wide by 30 inches high (559 mm by 762 mm) shall be provided to any attic area having a clear height of over 30 inches (762 mm) (Sec. R807.1).
* Draftstopping. When there is usable space above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet (93 sq. m). Draftstopping shall divide the concealed space into approximately equal areas. Draftstopping shall be provided in floor/ceiling assemblies under the following circumstances (Sec R502.12 and Sec R302.12):
  1. Ceiling is suspended under the floor framing; or
  2. Floor framing is constructed of truss–type open–web or perforated members.

FIRE PROTECTION

* Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood–frame construction in the following locations (Sec. R602.8 and R302.11):
  1. In concealed spaces of stud wall and partitions, including furred spaces, at the ceiling and floor level;
  2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffit, drop ceilings, cove ceilings, etc;
  3. In concealed spaces between stairs stringers at the top and bottom of the run; enclosed spaces under stairs comply to Sec. R302.7.
  4. At openings around vents, pipes, ducts, chimneys and fireplaces at ceiling and floor level, with noncombustible materials.
  5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
  6. Fireblocking of cornices of a two–family dwelling is required at the line of dwelling unit separation.
* Materials as per section R302.11.1.
* Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. Where piping conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction (Sec. R302.11.1.2).
* The integrity of all fireblocks shall be maintained (Sec. R302.11.2).

DWELLING–GARAGE FIRE SEPARATION

* THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5 & R302.5.1. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
* WALLS: NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE OF THE WALL.
* DOOR: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THEN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB–CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20–MINUTE FIRE–RATED DOORS, EQUIPPED WITH A SELF–CLOSING DEVICE.
* CEILING: NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT WHEN HABITABLE ROOMS ABOVE THE GARAGE.

WEATHER PROTECTION AND EXTERIOR SIDING

* All exterior wall shall be covered with approved materials designed and installed to provide a barrier against the weather and insects to enable environmental control of the interior spaces (Sec. R703.1 & R703.7.3).
* One layer of No. 15 asphalt felt, free from holes and breaks, complying with ASTM D226, for Type I felt or other approved water–resistant barrier shall be over studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapp not less than 6 inches (152 mm). (Sec R703.2).

FINISH WORK

* All interior materials shall meet the flame spread and smoke development for all interior finished materials per section R302.10.
* Wall interior and exterior wall coverings shall conform to sections R701, R702, and R703.
* Minimum thickness and application of gypsum board per Table R702.3.5.
* All interior lath be installed as specified in section R702.
* All exterior lath be installed as specified in section R703.

FIREPLACES

* Masonry and factory built fireplaces and chimneys to be constructed per sections R1001, R1002, R1003, R1004, R1005, and R1006

GENERAL NOTES PER:

TABLE R602.3(1) I.R.C. 2021 (2012, 2015 & 2018) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	FASTENERS a,b,c
	ROOF	
1	Blocking between joists or rafters to top plate, toe nail	3–8d
2	Ceiling joists to plate, toe nail	3–8d
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3–16d
4	Ceiling joists attached to parallel rafter, (heel joint)	Table R802.5.2(1)
5	Collar tie rafter, face nail or 1–1/4"x20 gage ridge strap	3–10d
6	Rafter to plate, toe nail	3–16d
7	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4–16d 3–16d
	WALL	
8	Stud to stud (not at braced wall panels)	16d @ 24" o.c. or 10d @16" o.c.
9	Stud to stud & abutting studs @ corners	16d @ 12" o.c.
10	Built–up header, two pieces with 1/2" spacer	16d 16" o.c. along each edge
11	Continuous header to stud, toe nail	4–8d
12	Adjacent full–height stud to end of header	4–16d
13	Double top plates, face nail	16d @ 16" o.c.
14	Double top plates, minimum 24–inch offset of end joints, face nail in lapped area	8–16d
15	Bottom plate to joist or blocking, face nail	16d @ 16" o.c.
16	Bottom plate to joist or blocking/rim joist/band joist	3–16d @ 16" o.c.
17	Top or bottom plate to stud, end nail	2–16d
18	Top plates, laps at corners an intersections, face nail	2–16d
19	1" brace to each stud and plate, face nail	2–8d
20	1" x 6" sheathing to each bearing, face nail	2–8d
21	1" x 8" sheathing to each bearing, face nail	3–8d
	FLOOR	
22	Joist to sill, top plt or girder, toe nail	3–8d
23	Rim joist to sill or top plate, toe nail (roof applications also)	8d @ 6" o.c.
24	1" x 6" subfloor or less to each joist, face nail	2–8d
25	2" subfloor to joist or girder, blind and face nail	2–16d
26	2" planks (plank & beam––floor & roof)	2–16d @ each bearing
27	Band or rim joist to joist face nail	3–16d
28	Built–up girders and beams, 2–inch lumber layers	20d, Nail each layer as follows: 32" o.c. at top and bottom and staggered. Face nail @ ends & @ each splice
29	Ledger strip supporting joists or rafters	3–16d @ each joist or rafter
30	Bridging or blocking to joist, rafter or truss	2–10d @ each end, toe nail

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b,c,e	SPACING EDGES	SPACING INTERMED SUPPORT
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
31	3/8" – 1/2"	6d common nail (subfloor wall)[i] 8d common nail (roof)	6 6	6 f 6 f
32	19/32" – 3/4"	8d common nail	6	12 g
33	7/8" – 1–1/4"	10d common nail or 8d deformed nail	6	12
	OTHER WALL SHEATHING g			
34	1/2" structural cellulosic fiberboard sheathing	1 1/2" galv. roofing nail, 7/16" crown or 1" crown staple, or 16 ga., 1–1/4" long staple	3	6
35	25/32" structural cellulosic fiberboard sheathing	1–3/4" galvanized roofing nail, 7/16" crown or 1–1/4 long ga. staple w/7/16" or 1" crown	3	6
36	1/2" gypsum sheathing[d]	1–1/2" galv. roofing nail; 7/16" head or 1 1/4" long staple galv. or 1–1/4" screws, Type W or S	7	7
37	5/8" gypsum sheathing[d]	1–3/4" galv. roofing nail; 7/16" head or 1 1/2" long staple galv. or 1–1/4" screws, Type W or S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
38	3/4" and less	Deformed (2" x 0.120") nail or 8d common (2–1/2" x 0.131") nail	6	12
39	7/8" – 1"	8d common (2–1/2" x 0.131") nail or Deformed (2–1/2" x 0.120") nail	6	12
40	1–1/8" – 1–1/4"	10d common (3" x 0.148") nail or Deformed (2–1/2" x 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. All nails are smooth–common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail) 90 ksi for shank diameters larger than 0.142 inch but not longer than 0.177 inch and 100 ksi for shank diameters of 0.142 inch or less. Connections using nails and staples or other materials, such as stainless steel, shall be designed by acceptable engineering ppractices or approved under Sec. R104.11
b. FSRS–01 is a roof Sheathing Ring Shank nail meeting the specifications of ASTM F1667.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four–foot–by–8–foot or 4–foot–by–9–foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(1)
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediae supports with 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed greoer than 130 mph in Exprosure B or greater than 110 mph in Exposure C.
g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panels and required blocking. Blocking of roof or floor sheathing panels edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance w/ this schedule, provide 2 toe nails on one side of the rafter & toe nails from the ceiling joist to the top plt in accordance w/ this schedule. The toe nail on the opposite side of the rafter shall not be required

REGISTERED ARCHITECT MICHAEL W. WOOD 12433 STATE OF TEXAS
03-SEPT-2021

Texas Four ★★★★
Architecture Interiors Landscaping Graphics

DATE/REVISIONS

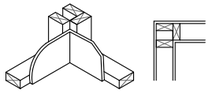
PRELIM	ISSUED	REVISIONS
	23 MAY 17	21 MAY 18
		21 MAY 18
		07 DEC 18
		19 FEB 19
		15 JUL 20
		05 APR 21
		03 SEP 21

Subdivision

City/Jurisdiction
TEXAS

Title
TYPICAL DETAIL SHEET
I.R.C. 2021
(2012, 2015 & 2018)
Plan Number

Sheet Number
A-501



INT CORNER FRAMING DTL
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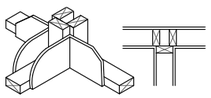

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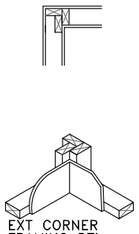

EXT CORNER FRAMING DTL
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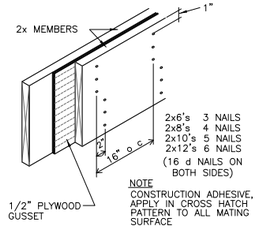

WOOD BEAM
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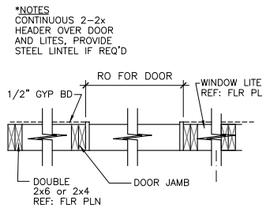

FRONT DOOR DTL
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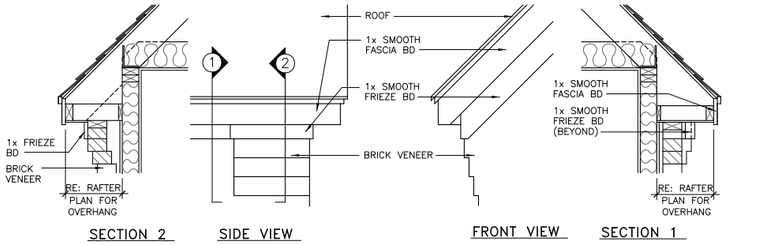

RAKE SOFFIT DETAIL
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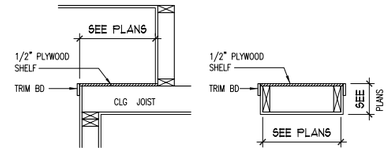

PLANT LEDGE
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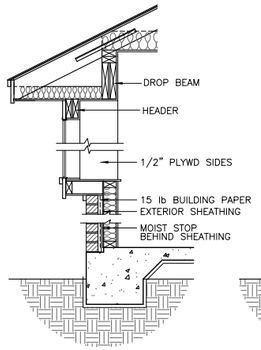

BOX WINDOW
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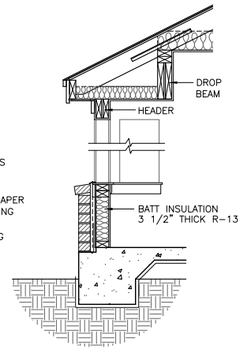

BAY WINDOW
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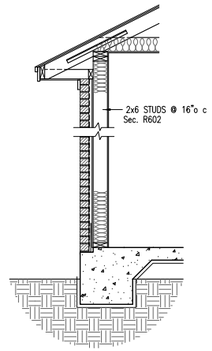

TWO STORY RM/BRICK
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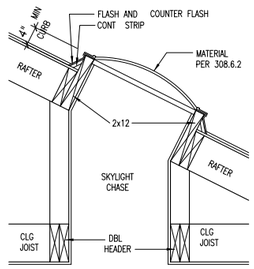

SKYLIGHT DETAIL
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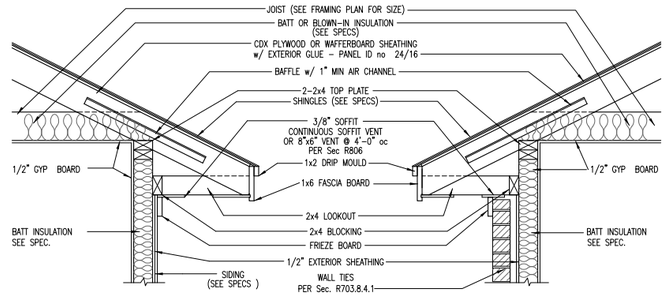

SOFFIT - SIDING
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SOFFIT - BRICK
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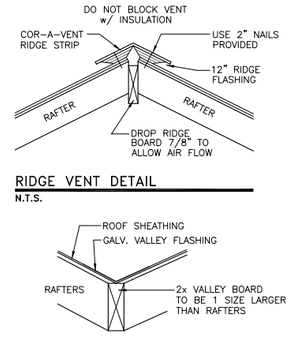

RIDGE VENT DETAIL
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VALLET MEMBER
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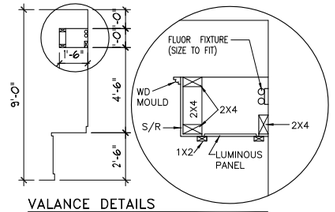
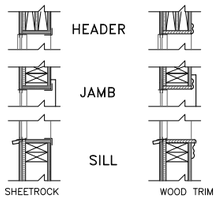
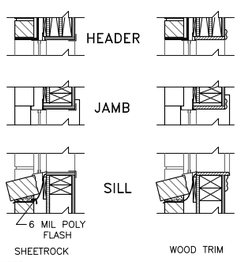


VALANCE DETAILS
N.T.S.

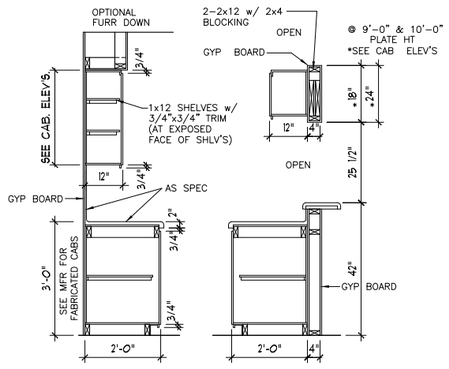


SIDING - WINDOW DTL
N.T.S.

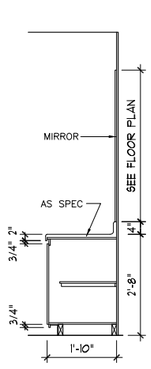


NOTE:
ALL GLASS DOORS AND FIXED GLASS PANELS TO COMPLY WITH Sec. R308

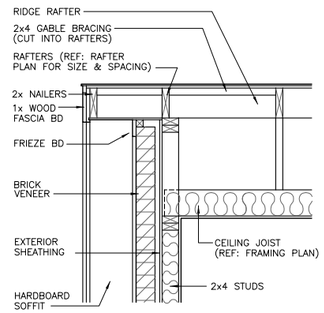
MASONRY - WINDOW DETAIL
N.T.S.



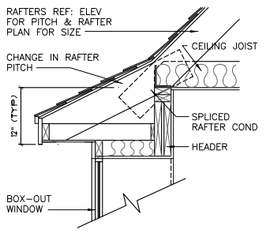
KITCHEN
SEE MFR FOR FABRICATED CABINETS



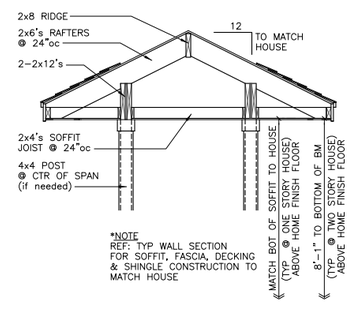
BATHROOM
SEE MFR FOR FABRICATED CABINETS



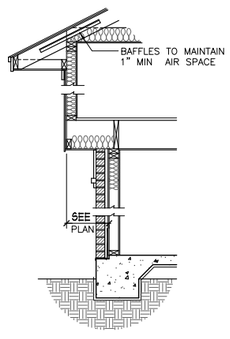
GABLE FRAMING SECTION
N.T.S.



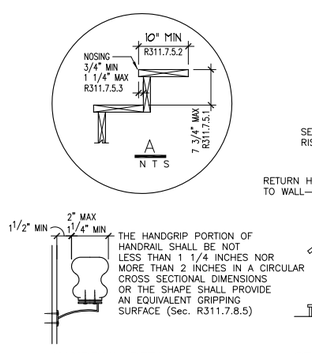
FLARE-OUT SOFFIT DTL
N.T.S.



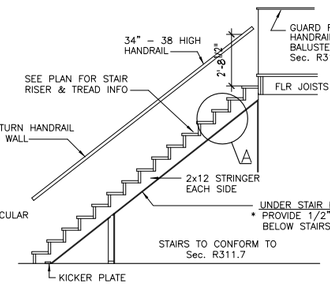
BREEZEWAY DETAIL
N.T.S.



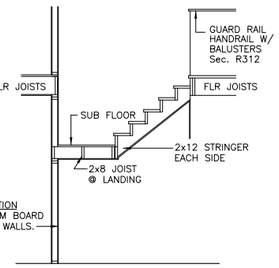
CANTILEVER 2nd FLOOR
N.T.S. WOOD OVER MASONRY



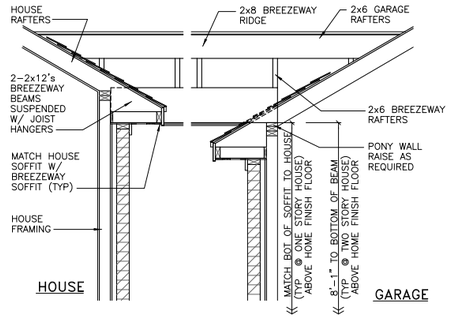
HANDRAIL DETAIL
N.T.S.



STRAIGHT STAIRS
N.T.S.



TURNED STAIRS
N.T.S.



BREEZEWAY DETAIL - CONNECTION
N.T.S.

REGISTERED ARCHITECT
MICHAEL W. DOTY
12433
STATE OF TEXAS
03-SEPT-2021

Texas Four
★★★★
Architecture
Interiors
Landscaping
Graphics

DATE/REVISIONS

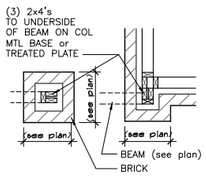
PRELIM	ISSUED	REVISIONS
	23 MAY 17	07 DEC 18
		19 FEB 19
		15 JUL 20
		03 SEP 21

Subdivision

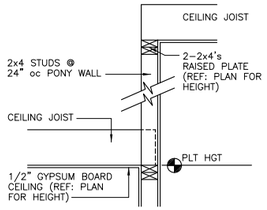
City/Jurisdiction
TEXAS

Title
TYPICAL DETAIL SHEET
I.R.C. 2021
(2012, 2015 & 2018)
Plan Number

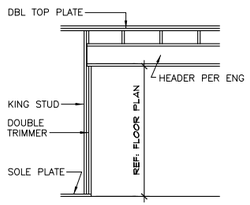
Sheet Number
A-502



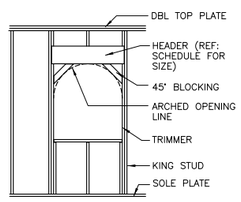
TYP BRICK PORCH COLUMN
N.T.S.



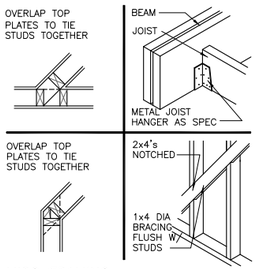
INTERIOR RAISED PLATE DTL
N.T.S.



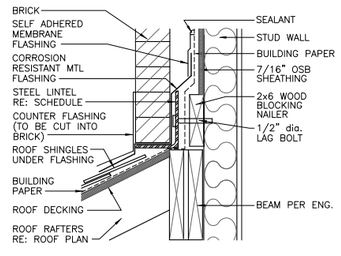
OH GARAGE HEADER
N.T.S.



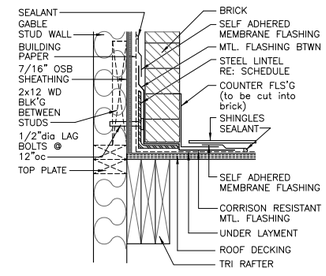
ARCH TOP OPENING
N.T.S.



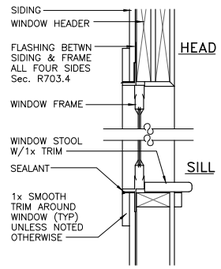
MISC FRAMING
N.T.S.



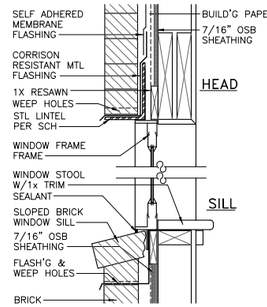
BRICK OVER RAFTERS TYP DTL
N.T.S.



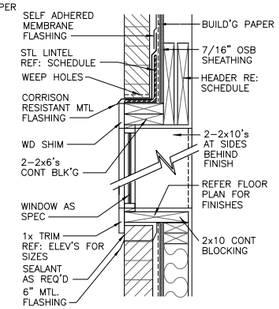
BRICK OVER RAFTERS (RAKES)
N.T.S. FLASHING DETAIL



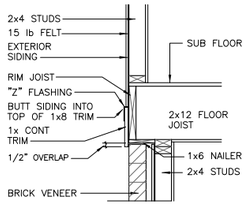
WINDOW (SIDING)
N.T.S.



WINDOW (BRICK)
N.T.S.

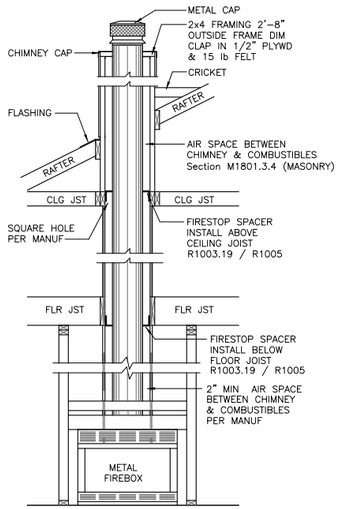


BOX-OUT FLUSH W/BRICK
N.T.S.



BRICK-SIDING TRANSITION DTL
N.T.S.

NOTE:
FOR TERMINATION OF MASONRY CHIMNEYS
SEE Section M1804.2

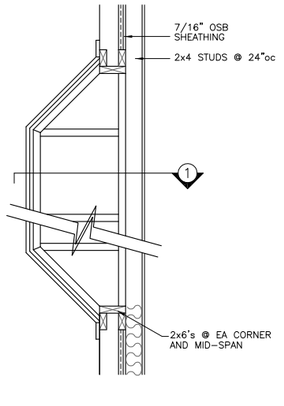


HEARTH EXTENSION FOR FACTORY BUILT FIREPLACES AND HEARTH EXTENSION FOR MASONRY FIREPLACES R1004.2) UL 1618 & R1001.9

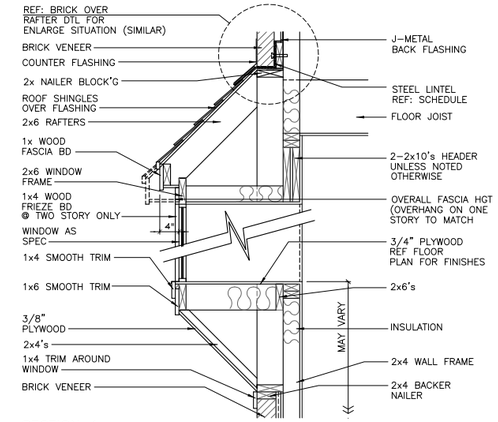
FACTORY BUILT CHIMNEYS & FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ THE TERMS OF THEIR LISTINGS & MANUF

SUBMIT A COPY OF MANUF INSTALLATION INSTRUCTIONS TO FIELD INSPECTOR

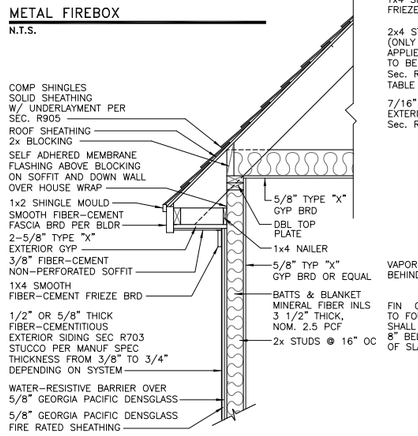
METAL FIREBOX
N.T.S.



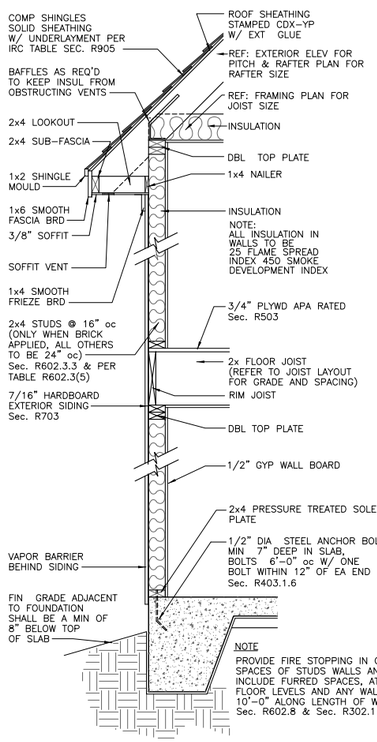
BAY WINDOW PLAN
N.T.S.



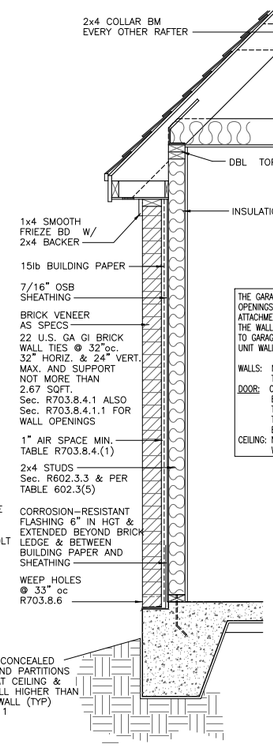
SECTION 1
N.T.S.



1 HOUR FIRE RESISTANCE SOFFIT/EXT WALL
N.T.S. IRC 2018 SEC. R302.1.(1) ASTM E 119 OR UL 263
UL DESIGN NO. U305 1-HOUR WALL SYSTEM



WALL SECTION-EXTERIOR SIDING
N.T.S.



NOTE
PROVIDE FIRE STOPPING IN CONCEALED SPACES OF STUDS WALLS AND PARTITIONS INCLUDE FURRED SPACES, AT CEILING & FLOOR LEVELS AND ANY WALL HIGHER THAN 10'-0" ALONG LENGTH OF WALL (TYP) Sec. R602.8 & Sec. R302.11

WALL SECTION-BRICK VENEER
N.T.S.

NOTE:
8'9'10' PLATE HEIGHT THROUGHOUT
w/ PONY WALLS ABOVE TO
HEIGHTS SPECIFIED ON PLANS
(NO BALLOON FRAMING)

0.019" OR 26 GA. CORROSION
RESISTANT FLASHING AT ALL VALLEYS
FOR PIPES PROJECTING THRU ROOF
EXTEND FLANGE BEYOND SLEEVE 8"
PROVIDE GOOD ATTIC VENTILATION
PER Sec. 806

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5. THE WALL SEPARATION PROVISIONS OF TABLE R302.6 SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

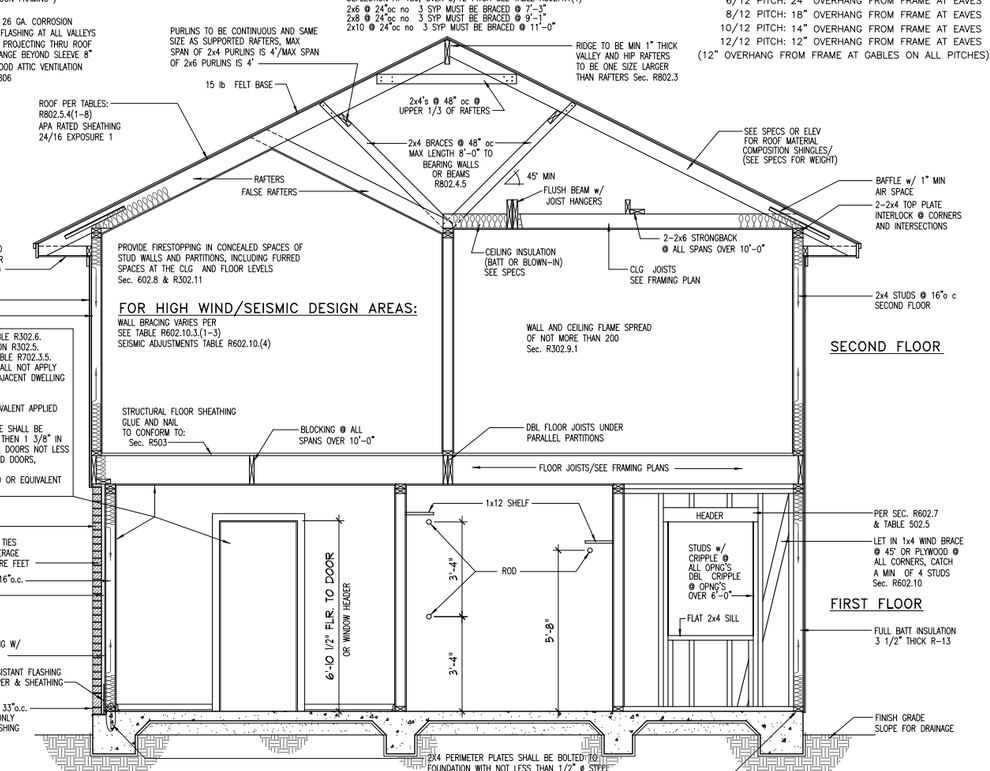
WALLS: NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE OF THE WALL.
DOOR: OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THEN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
CEILING: NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT WHEN HABITABLE ROOMS ABOVE THE GARAGE.

NOTE: RAFTERS - 20 PSF LL, 20 PSF DL, W/GYPSUM CLG, DEFLECTION AT 240, OVER 3/12 PITCH SEE TABLE R802.4.1(2)
2x6 @ 24"oc no 3 SYP MUST BE BRACED @ 7'-3"
2x8 @ 24"oc no 3 SYP MUST BE BRACED @ 9'-1"
2x10 @ 24"oc no 3 SYP MUST BE BRACED @ 11'-0"

RAFTERS - 20 PSF LL, 20 PSF DL, NO FINISH CLG, DEFLECTION AT 180, OVER 3/12 PITCH SEE TABLE R802.4.1(1)
2x6 @ 24"oc no 3 SYP MUST BE BRACED @ 7'-3"
2x8 @ 24"oc no 3 SYP MUST BE BRACED @ 9'-1"
2x10 @ 24"oc no 3 SYP MUST BE BRACED @ 11'-0"

PURLINS TO BE CONTINUOUS AND SAME SIZE AS SUPPORTED RAFTERS, MAX SPAN OF 2x4 PURLINS IS 4'/MAX SPAN OF 2x6 PURLINS IS 4'

OVERHANG TABLE:
6/12 PITCH: 24" OVERHANG FROM FRAME AT EAVES
8/12 PITCH: 18" OVERHANG FROM FRAME AT EAVES
10/12 PITCH: 14" OVERHANG FROM FRAME AT EAVES
12/12 PITCH: 12" OVERHANG FROM FRAME AT EAVES
(12" OVERHANG FROM FRAME AT GABLES ON ALL PITCHES)



TYPICAL TWO STORY SECTION
N.T.S.

REGISTERED ARCHITECT
MICHAEL W. DOTY
12433
STATE OF TEXAS
03-SEPT-2021

Texas Four
★★★★
Architecture
Interiors
Landscaping
Graphics

DATE/REVISIONS

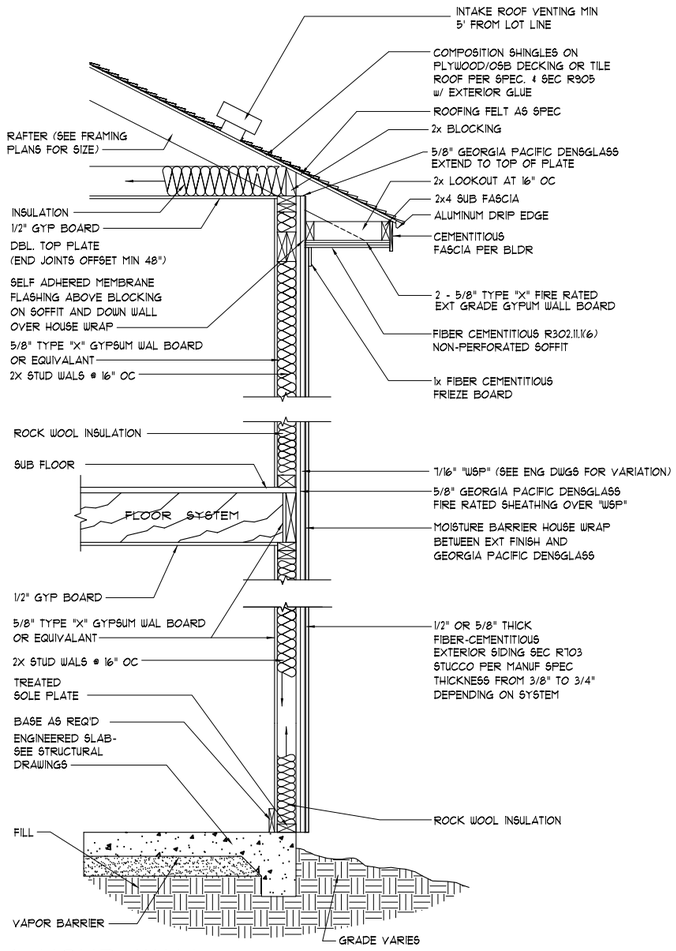
PRELIM	ISSUED	REVISIONS
	23 MAY 17	30 APR 18
		14 MAY 18
		04 JAN 19
		19 FEB 19
		27 FEB 19
		11 FEB 20
		15 JUL 20
		03 SEP 21

Subdivision

City/Jurisdiction
TEXAS

Title
TYPICAL DETAIL SHEET
I.R.C. 2021
(2012, 2015 & 2018)
Plan Number

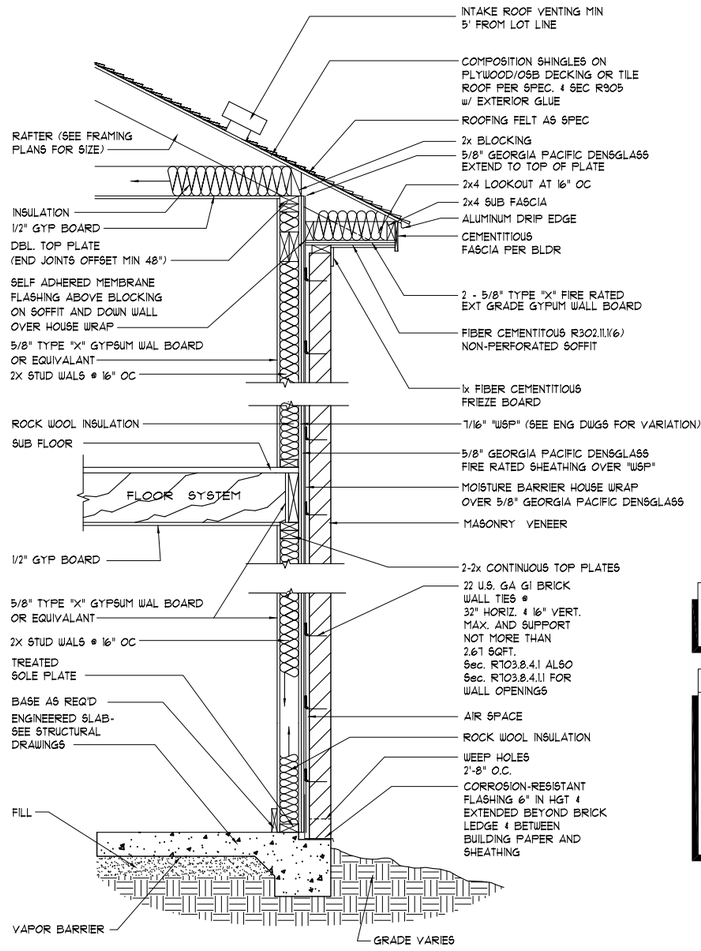
Sheet Number
A-503



1 HOUR WALL SECTIONS – SIDING

IRC 2021 TABLE R302.1.(1)
ASTM E 119 OR UL 263
UL DESIGN NO. U305 1-HOUR WALL SYSTEM

SCALE: N.T.S.
REFER TO PLANS & ELEVS. FOR ROOF PITCHES



1 HOUR WALL SECTIONS – MASONRY

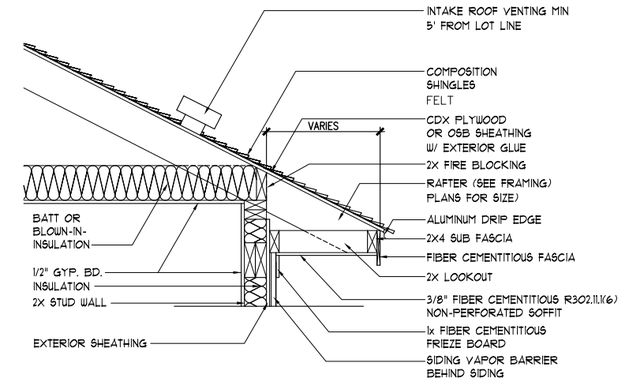
IRC 2021 TABLE R302.1.(1)
ASTM E 119 OR UL 263
UL DESIGN NO. U305 1-HOUR WALL SYSTEM

SCALE: N.T.S.
REFER TO PLANS & ELEVS. FOR ROOF PITCHES

REFER TO PLANS FOR ROOF VENT CALCULATIONS AS REQUIRED WHERE NON-PERFORATED, FIRE RATED SOFFIT IS REQUIRED

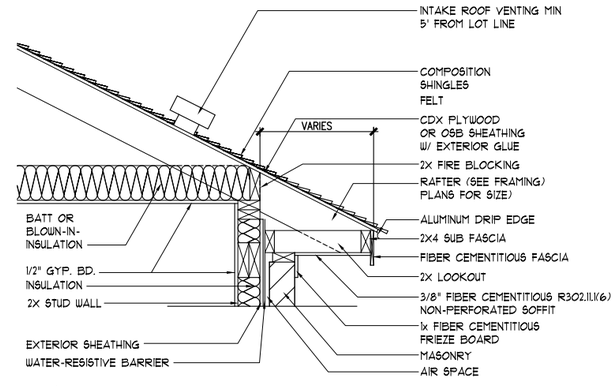
NOTES:

THE FOLLOWING FRAME MEMBERS SHALL FORM A CONTINUOUS BARRIER BETWEEN THE EXTERIOR AND INTERIOR OF THE HOME. FIRESTOP BLOCKS BETWEEN RAFTERS. WALL DOUBLE TOP PLATE. FIRESTOP BAND AGAINST THE EXTERIOR FACE OF STUDS WITHIN EAVE CAVITY & LOOKOUT. ALL OF THESE ELEMENTS SHALL BE CONSTRUCTED OF 2X DIMENSIONAL LUMBER.



3 FIRE BLOCKING EXCEPTION AT SIDING

SCALE: N.T.S.
REFER TO PLANS & ELEVS. FOR FRAMING & ROOF PITCHES



4 FIRE BLOCKING EXCEPTION AT MASONRY

SCALE: N.T.S.
REFER TO PLANS & ELEVS. FOR FRAMING & ROOF PITCHES

REGISTERED ARCHITECT
MICHAEL W. BOOTH
12433
STATE OF TEXAS
03-SEPT-2021

Texas Four
★★★★
Architecture
Interiors
Landscaping
Graphics

DATE/REVISIONS

PRELIM	ISSUED	REVISIONS
	06 JAN 21	03 FEB 21
		05 FEB 21
		12 JUL 21
		03 SEP 21

Subdivision

City/Jurisdiction
AUSTIN, TX

Title
FIRE WALL DTLS

Plan Number
FIRE WALL

Sheet Number
A-504