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If provided, contractor/subcontractor to review Owner “image” photos and details and confirm all related details and finishes prior to commencement of construction. Construction means, methods, and materials are solely the jurisdiction of the contractor/subcontractor and are not described in these plans. Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor/subcontractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor/subcontractor or any subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances, and regulations then the contractor/subcontractor in violation shall bear all costs of repair arising out of non-conforming work. All such codes, ordinances, deed restrictions and regulations take precedence over any part of these drawings which may be deficient or in conflict. All plan dimensions and area calculations must be verified by contractor/subcontractor prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicate on plans are estimates only. Contractor/subcontractor shall do their own area takeoffs and confirm actual square footages. Notify the designer immediately of any discrepancies between plan area calculations and area calculations. DO NOT SCALE FROM DRAWINGS. Contractor/subcontractor shall confirm and verify location of all structures in relation to building lines or setbacks, property lines and easements. Notify the designer immediately with any discrepancies.

GENERAL NOTES:

1. NO CHANGES SHALL BE MADE WITHOUT CONSULTING THE DESIGNER FIRST.
2. All Bedroom doors to be 1" above carpet and 2" above concrete, unless stained concrete
3. Floors to be finished floor.
4. All doors to be 8'0" tall unless noted otherwise
5. All exterior doors to be blocked out 1 ½ " at slab and installed with recessed 2x6 below threshold.
6. 2x6 below threshold to be anchored to slab and sealed to prevent water infiltration.
7. 1R1S height = 72" after finish floor, 2R1S height = 84" after finish floor to top of shelf, bottom rod at 42" after finish floor, 3R3S height= 38" to bottom, 76" to middle and 112" to top.
8. Garage walls and ceiling to be textured, standard trim
9. All load bearing walls over 10 '6" high to be 2x6 balloon framing.
10. Verify egress requirements w/window manufacturer

ELEVATION NOTES:

1. Masonry material to within 12 "of the finished grade or terrace
2. All roof stacks and flashing must be painted to match roof color
3. All windows to be trimmed with 2x material at siding/stucco locations
4. Provide flashing surround at all windows and exterior doors.
5. Masonry above all windows and doors to be supported by steel lintels on masonry-each side (including where wood headers are designated).
6. All masonry ledges to be 5 ½ "
7. All masonry projections to be ¾ " u.n.o.
8. Provide Masonry expansion joints every 20 ' and within 10 ' of edge of house
9. Vent Attic thru Ridge Vent on Metal Roof (Verify)

ELECTRICAL NOTES:

1. Breaker box to be located on interior wall in garage- see plan
2. All plugs and smoke detectors per local codes and located on plan.
3. Smoke detectors must be a min. 30" from RAG and should be interconnected so that the activation of one will activate all others.
4. All smoke detectors should be in an area accessible by 16 ' extension ladder or a 6 ' step ladder.
5. Plug for irrigation at 60" AFF in garage
6. Exterior Garage coach lights to be at 7 '-0" AFF
7. Block and wire for fan/ lights at all bedrooms and game room
8. Prewire for low voltage OH door opener, opener button to be at 5 '0" AFF'
9. Doorbell button to be at 42" AFF himes per plan- 6" down from ceiling
10. Bath vanity plugs to be at 41 ½ " AFF
11. Install GFCI plugs at all vanities and kitchen counter tops
12. Kitchen countertop plugs and switches to be 4 '-4" AFF to the top of the box
13. Security key pads to be located above switches- Foyer, Master Bedroom and Garage Door
14. Walk-in closet lights to be 18" from shelf
15. HVAC contractor to supply and install all exhaust fans, electrician to provide wiring
16. Recessed lighting fixtures to be installed as required by IECC 502.13
17. Provide electric conduit in slab for island and floor plugs- per plan
18. Soffit plugs to be exterior rated and switched as shown on plan
19. All landscape lighting to be powered by timer per plan
20. Mechanicals to be located in attic and accessible per plan
21. Dimmer Switch locations per homeowner
22. Wiring for Smart House System (if selected) (Security, Audio, Lighting, Integration, etc.) to be located per supplier per Homeowner 's specifications. If located below stairs or in closet, HVAC contractor to provide fresh air and exhaust for media equipment.
23. Provide switch to Pool Lighting (if applicable).
24. Verify Electrical/Plumbing requirements with pool contractor.
25. All light switches to be “rocker” type, Switches and plugs to be White Decora.

ROOF FRAMING NOTES:

1. All lumber to be #2 SYP, 19% M.C. unless noted otherwise.
2. All hips, ridges, and valleys to be one mill size larger than the rafters they are supporting, unless noted otherwise.
3. Transfer all load bearing points to foundation unless noted otherwise.
4. Brace or purlin all rafters to load bearing walls or beams if span is greater than maximum according to the currently adopted code cycle
5. All rafter splices shall be braced
6. Purlins to be same depth of rafters they are supporting unless noted otherwise.
7. U.N.O All rafters to be 2x8's #2 SYP @ 24" o.c. with 2x10 hip, ridge and valley rafters.
8. All exterior openings to be load bearing.
9. Provide collar ties at 4 '-0" o.c. on all ridges.
10. Builder accepts full responsibility for checking layout to assure current conformity to local building codes. Should any changes be made to this layout by the builder or his representatives, builder accepts full liability for amended layout.
11. Framing contractor to compare all framing plans from structural engineer or truss manufacturer to this layout. Any discrepancy should be reported to the builder immediately.
12. Sub-contractor shall not cut or otherwise alter any pre-fabricated or engineered framing

SMOKE DETECTORS:

Provide Smoke Alarms- hard wired, interconnected, battery back-up, at each sleeping room and immediate common area outside of sleeping rooms. If applicable, on each additional story including basements and habitable attics. In accordance with currently adopted code cycle.

CARBON MONOXIDE ALARMS:

Provide Carbon Monoxide Alarm- hard wired with battery backup, installed outside each separate sleeping area in the immediate vicinity bedrooms in dwelling units within which fuel-fired appliances and/or have an attached garage. In accordance with of the currently adopted code cycle.

INTERIOR LIGHTING CONTROLS:

Per 2024 IECC 404.2.1 - All permanently installed luminaires in habitable spaces shall be contrlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on and off.

Per 2024 IECC 404.2.2 - All permanently installed luminaires in garages, unfinished basements, laundry rooms and utility rooms shall be controlled by an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

PROVIDE PERIMETER FENCING DURING CONSTRUCTION

BLOCK OUT PHASE

BLOCK OUT PHASE COMPLETE. CLIENT APPROVES CONTINUING INTO PRELIMINARY PHASE.

SIGNATUREDATE

SIGNATUREDATE

PRELIMINARY PHASE

PRELIMINARY PHASE COMPLETE. CLIENT APPROVES CONTINUING INTO FINAL PHASE.

SIGNATUREDATE

SIGNATUREDATE

FINAL PHASE

FINAL PHASE COMPLETE. CLIENT APPROVES RELEASING OF BID SET.

SIGNATUREDATE

SIGNATUREDATE

SLAB AREA CHART		
NAME	AREA	
BLDG 1 SLAB	813.00 SF	
BLDG 2 SLAB	766.50 SF	
TOTAL SLAB AREA:	1,579.50 SF	
IMPERVIOUS COVER AREA CHART		
NAME	AREA	
BLDG 1 SLAB	813.00 SF	
BLDG 1 AC PAD	9.00 SF	
BLDG 2 SLAB	766.50 SF	
BLDG 2 AC PAD	9.00 SF	
DRIVEWAY	902.55 SF	
PARKING PAD	192.71 SF	
IMPERVIOUS COVER TOTAL:	2,692.76 SF	

LOT SIZE:

IMP. COVER: (45%)

FAR: (55%)

599% SF

44.9%

44.86%

2410 E MARTIN LUTHER KING JR. BLVD,
BLDG 1&2
AUSTIN, TEXAS 78702
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LOT 2 HOLY CROSS HEIGHTS

CODE REFERENCES

LOCATION MAY REQ. ADDL CODE REF.		PLAN COMPLIES WITH 2024 IRC & W/ CITY OF AUSTIN AMMENDMENTS
ZONING:	SF-3-HD-NP	PROJECT SCOPE: HOME 1 ORDINANCE: TWO NEW 2-STORY (3) BEDROOM, (2.5) BATHROOM WOOD FRAME RESIDENCES ON LOT THAT HAS NEVER BEEN DEVELOPED
ZONING OVERLAYS:	SELECTED SIGN ORDINANCES, RESIDENTIAL DESIGN STANDARDS: LDC/26-2-SUBCHAPTER F, ADU APPROX. AREA REDUCED PARKING	
NEIGHBORHOOD:	UPPER BOGGY CREEK; ROGERS-WASHINGTON-HOLY CROSS (LOCAL HISTORIC DISTRICT)	

SHEET NUMBER	SHEET NAME	
G00	COVER	
AS100	SITE PLAN	
AS101	TREE PLAN	
AS102	VISITABLE SITE	
S100	BLDG 1 SLAB	
A100	BLDG 1 FLOOR PLANS	
A200	BLDG 1 ELEVATIONS	
A300	BLDG 1 SECTIONS	
A600	BLDG 1 ROOF PLAN	
A700	BLDG 1 VISITABLE PLAN	
S101	BLDG 2 SLAB	
A101	BLDG 2 FLOOR PLANS	
A201	BLDG 2 ELEVATIONS	
A301	BLDG 2 SECTIONS	
A601	BLDG 2 ROOF PLAN	
A701	BLDG 2 VISITABLE PLAN	
A500	DETAILS	

BLDG 1 HEATED AREA CHART	
NAME	AREA
BLDG 1 CONDITIONED 1ST FLOOR	612.00 SF
BLDG 1 CONDITIONED 2nd FLOOR	770.63 SF
TOTAL HEATED AREA:	1,382.63 SF
BLDG 1 UNHEATED AREA CHART	
NAME	AREA
BLDG 1 CARPORT	180.00 SF
BLDG 1 CVRD PORCH	21.00 SF
TOTAL UNHEATED AREA:	201.00 SF
BLDG 2 HEATED AREA CHART	
NAME	AREA
BLDG 2 CONDITIONED 1ST FLOOR	556.50 SF
BLDG 2 CONDITIONED 2nd FLOOR	750.93 SF
TOTAL HEATED AREA:	1,307.43 SF
BLDG 2 UNHEATED AREA CHART	
NAME	AREA
BLDG 2 CARPORT	180.00 SF
BLDG 2 CVRD PORCH	30.00 SF
TOTAL UNHEATED AREA:	210.00 SF



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REVISED

06.10.26BLOCK OUT

06.22.26PRELIMINARY CHECK SET

07.01.26PRELIMINARY SET

07.02.26ENGINEERING SET

07.23.26FINAL CHECK SET

08.14.26FINAL SET

09.17.26PERMIT SET

DRAWN BY:HAL

CHECKED BY:FF

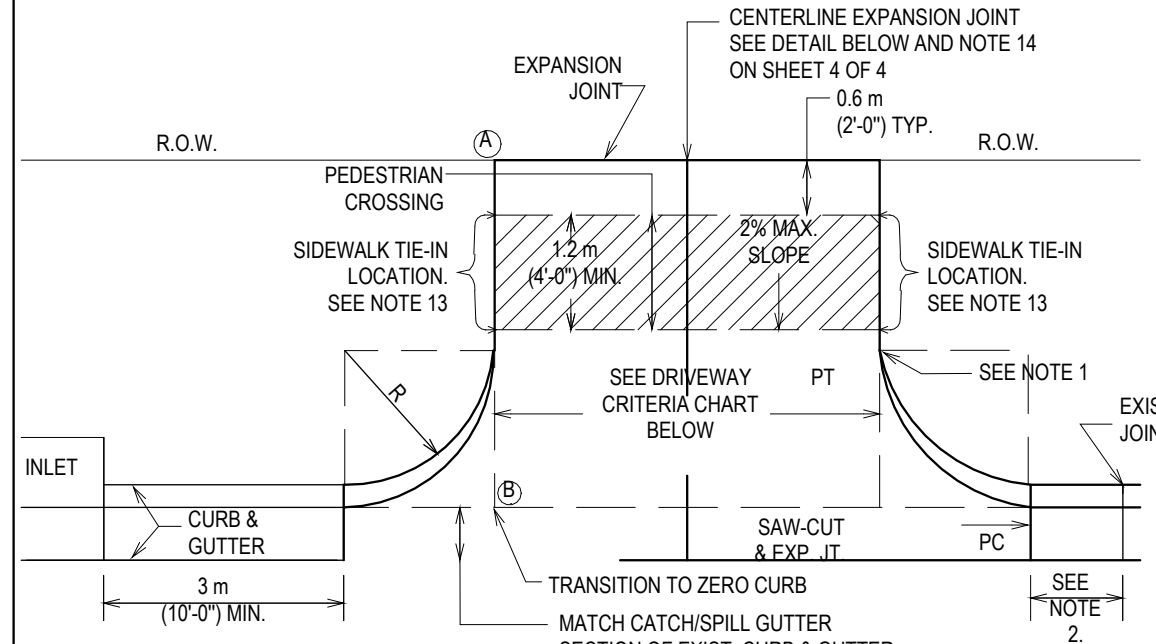
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COVER

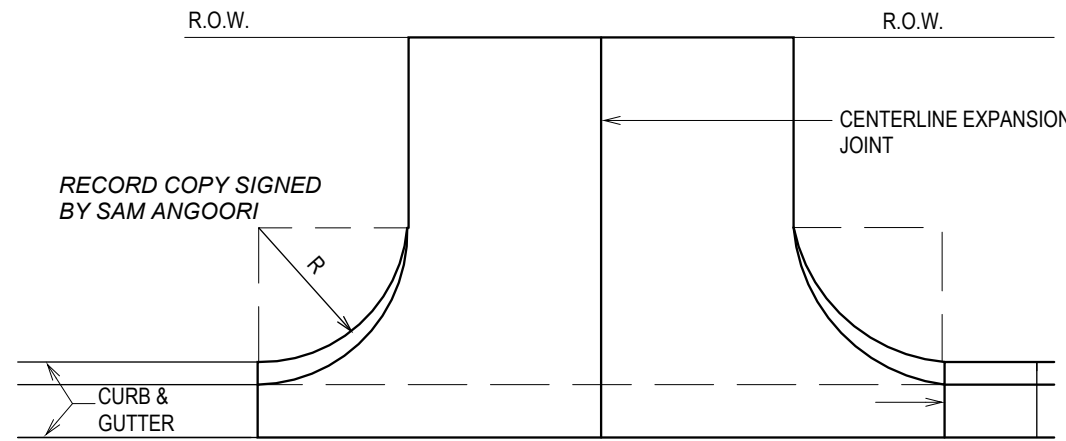
G00

DRIVEWAY TYPE I - NOTES

- "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK BEGINNING AT THE RADIUS PC LINE
- IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH THE DRIVEWAY.
- IF THE BASE IS OVER EXCAVATED WHERE THE CURB AND GUTTER WAS REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
- ALL DRIVEWAYS MUST BE CONSTRUCTED WITHIN THE STREET FRONTAGE OF THE SUBJECT PROPERTY AS DETERMINED BY EXTENDING THE SIDE PROPERTY LINES TO THE CURB
- DRIVEWAYS SHALL NOT EXCEED 70% OF A LOTS' STREET FRONTAGE
- TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS-OF-WAY THAN 60% OF PARCEL FRONTAGE OR 15 METERS (50 FEET) WHICHEVER IS LESS.
- DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- SINGLE FAMILY LOTS LIMITED TO ONE DRIVEWAY EXCEPT FOR APPROVED SEMICIRCULAR DRIVES.
- WHEN TWO DRIVEWAYS ARE USED(ONE PER UNIT:TWO MAXIMUM) FOR DUPLEXES AND TOWN HOMES, SINGLE FAMILY STANDARDS SHALL APPLY.
- WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%."G1" PLUS "D" SHOULD NOT EXCEED 15%.
- SEE TRANSPORTATION MANUAL SECTION 5 FOR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
- USE 12MM (1/2") ASPHALT BOARD, OR OTHER APPROVED MATERIAL, FOR CURB AND GUTTER EXPANSION JOINTS.
- THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS. PLACE AN EXPANSION JOINT DOWN THE CENTER OF ALL DRIVEWAYS.
- WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

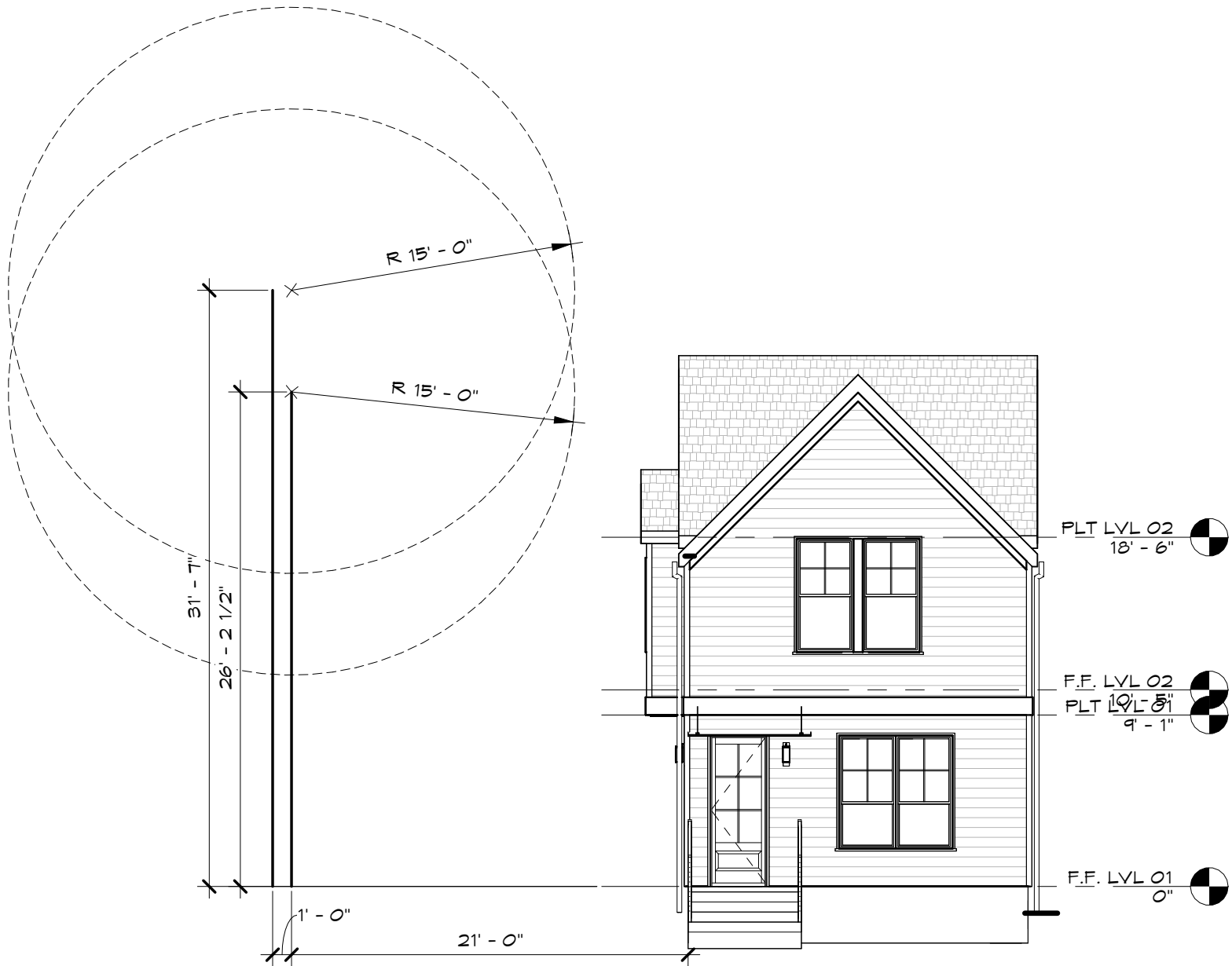


NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT A ABOVE POINT B IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm (1") RISE/FOOT OVER DISTANCE "X" IN METERS (FEET).

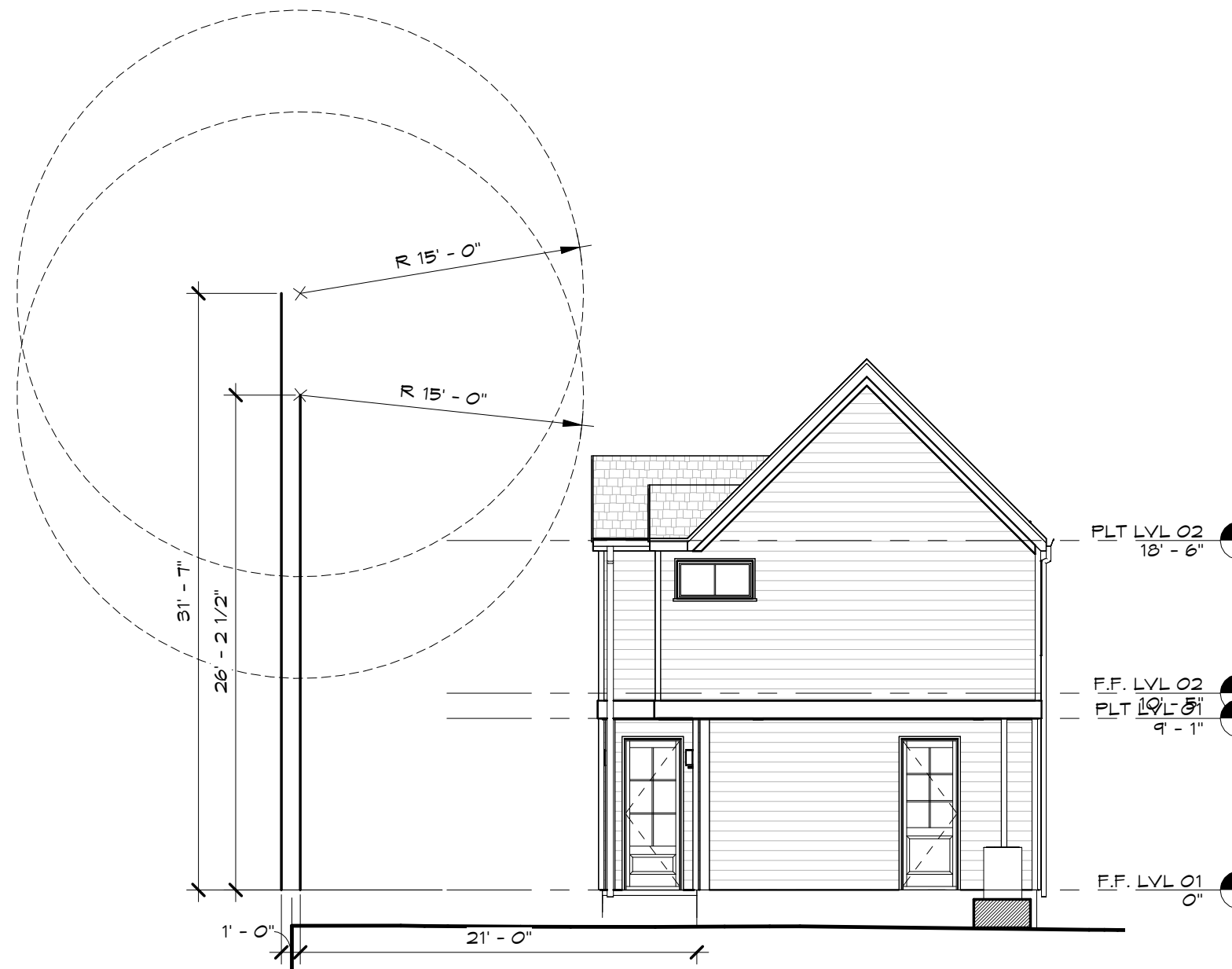


PLAN

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		TYPET DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	STANDARD NO.
10/19/09 ADOPTED		THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	433S-1 1 OF 4



2 BUILDING 1 FRONT ELEVATION ELECTRICAL CLEARANCE



3 BUILDING 2 FRONT ELEVATION ELECTRICAL CLEARANCE

IMPERVIOUS COVER AREA CHART	
NAME	AREA
BLDG 1 SLAB	813.00 SF
BLDG 1 AC PAD	9.00 SF
BLDG 2 SLAB	766.50 SF
BLDG 2 AC PAD	9.00 SF
DRIVEWAY	902.55 SF
PARKING PAD	192.71 SF
IMPERVIOUS COVER TOTAL:	2,692.76 SF

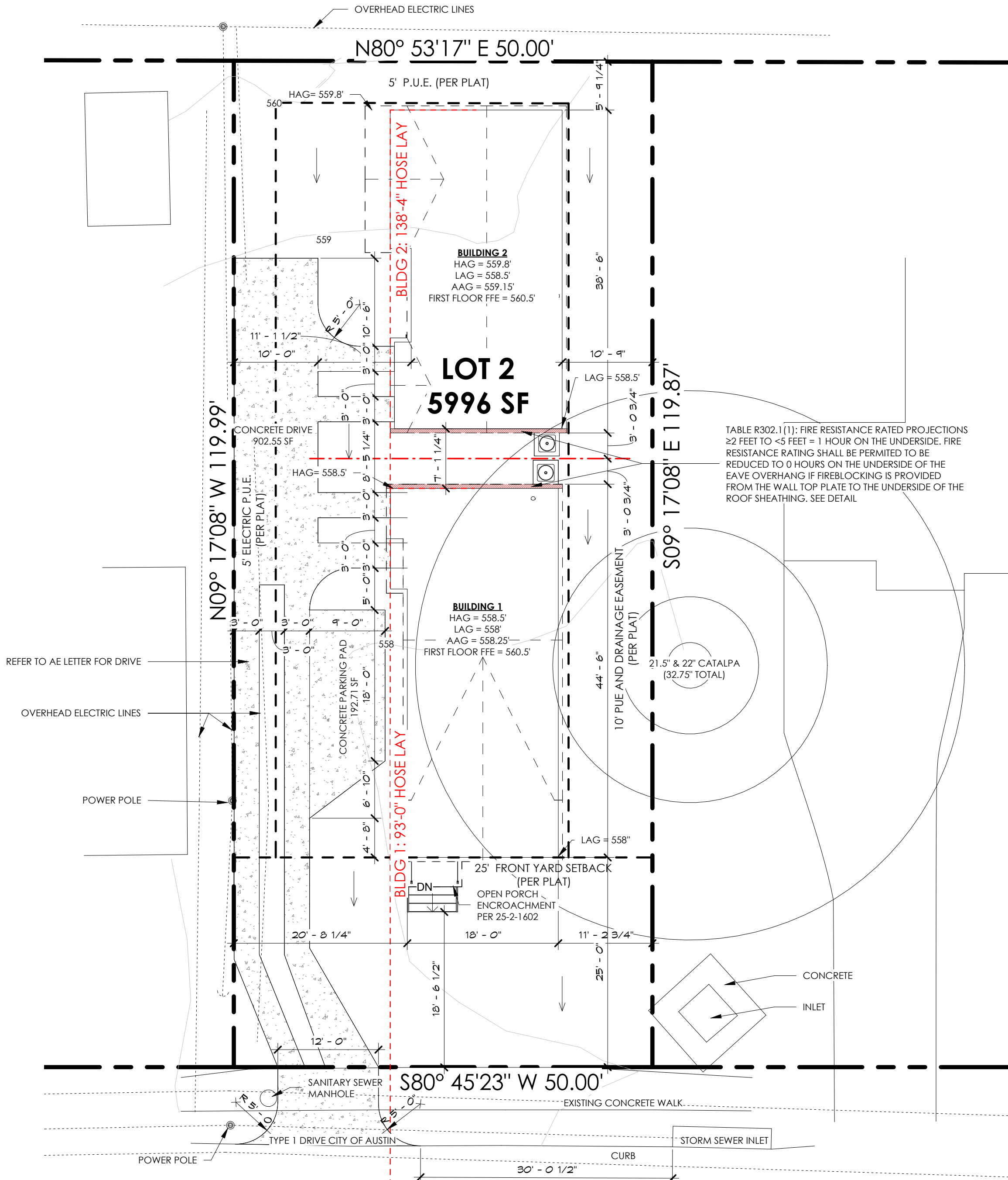
PROJECT SCOPE:

HOME 1 ORDINANCE: TWO NEW 2-STORY (3) BEDROOM, (2.5) BATHROOM WOOD FRAME RESIDENCES ON EMPTY LOT

SF-3-HP-NP ZONING

LOT 2 HOLY CROSS HEIGHTS

LOT SIZE:	5996 SF
IMP. COVER: (45%)	44.9%
FAR: (55%)	44.86%



2410 E. MLK JR BLVD

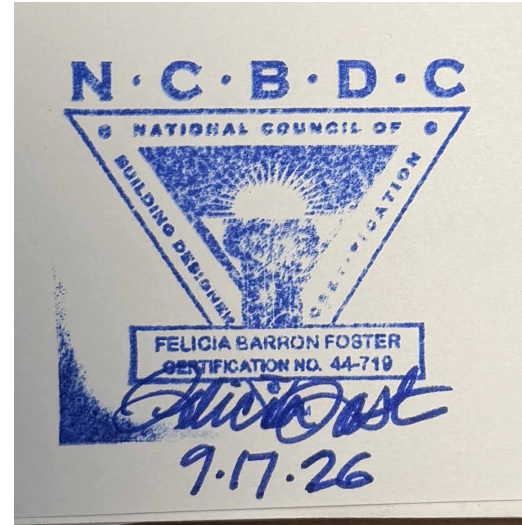
1 SITE PLAN

1" = 10'-0" (22x34) 1"=20'-0" (11x17)



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REVISED

06.10.26	BLOCK OUT
06.22.26	PRELIMINARY CHECK SET
07.01.26	PRELIMINARY SET
07.02.26	ENGINEERING SET
07.23.26	FINAL CHECK SET
08.14.26	FINAL SET
09.17.26	PERMIT SET

DRAWN BY: HAL

CHECKED BY: FF

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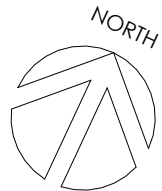
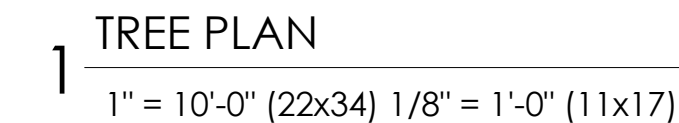
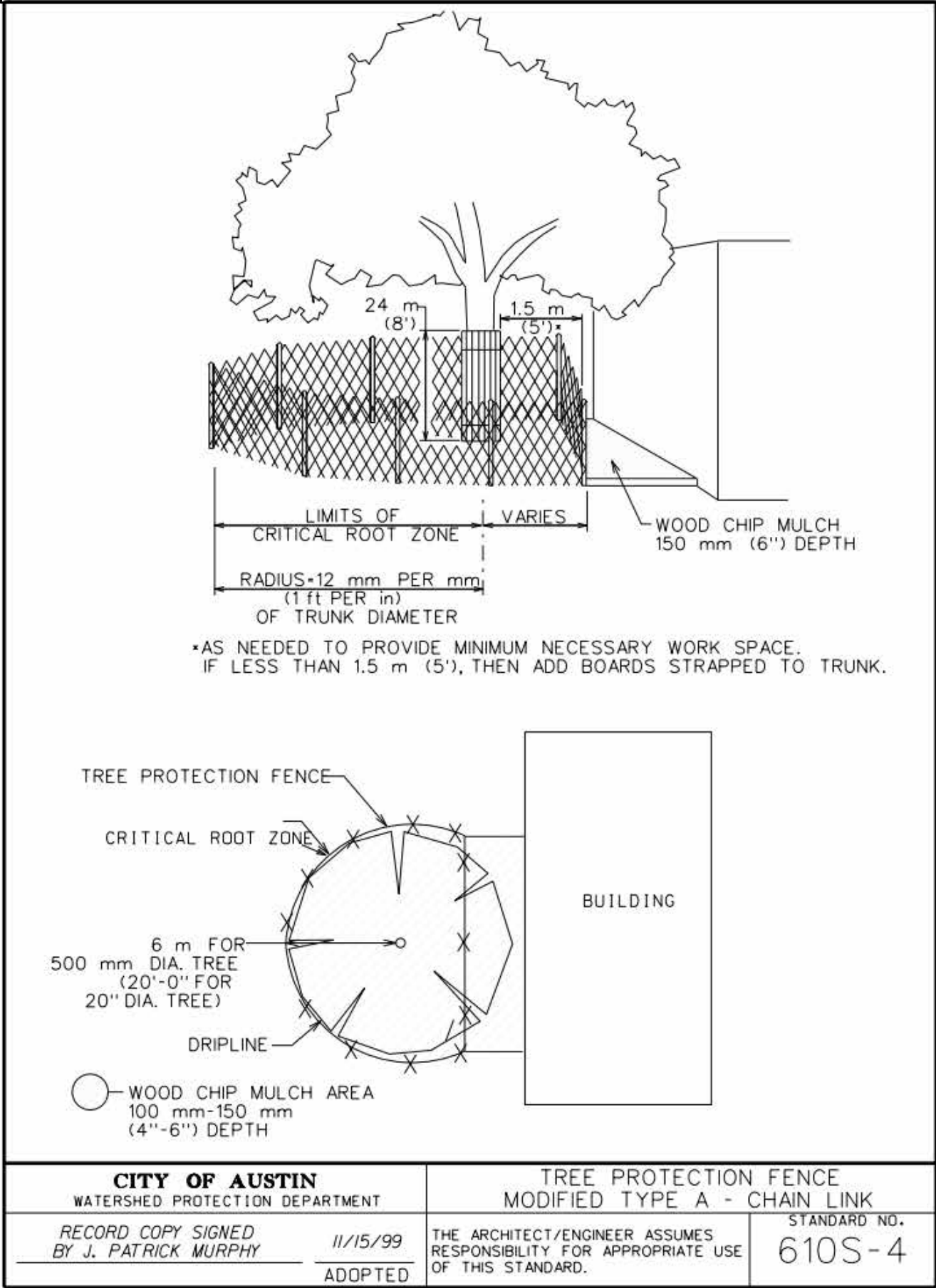
SITE PLAN

AS100

1. PROTECTED TREES NOTED AS 19" DIAMETER OR GREATER, HERITAGE TREES AS 24" DIAMETER OR GREATER ON LOT OR ON NEIGHBORING LOTS IF ENCRoACHING
2. PROTECTED TREE SPECIES AS LISTED
3. 1/4 CRITICAL ROOT ZONE, 1/2 CRITICAL ROOT ZONE AND CRITICAL ROOT ZONE AS DEPICTED FOR PROTECTED AND HERITAGE TREES ONLY
4. PROPOSED UTILITY TRENCHING, STAGING, DUMPSTER AND SPOILS SHOWN IF IN PROXIMITY TO A PROTECTED OR HERITAGE TREE BUT NOT WITHIN ALLOWED 1/2 CRZ OF PROTECTED OR HERITAGE TREE
5. UTILITY ROUTES SHOWN OR NOTED AS NO NEW UTILITY ROUTES OR TRENCHING
6. ANY ANTICIPATED GRADING WITHIN TREE PROXIMITY SHOWN
7. NO TRENCHING/UTILITY THRU CRZ
8. STAGING AND CONSTRUCTION ACCESS FROM EXISTING DRIVE
9. CONCRETE WASHOUT AND PAINT WASHOUT CANNOT OCCUR IN THE CRZ.
10. PORTABLE TOILET CANNOT BE PLACED IN THE CRZ.

CRITICAL ROOT ZONE PRESERVATION PER ENVIRONMENTAL CRITERIA MANUAL 3.5.2

21.5" & 22" CATALPA CRZ AREA	3369.7 SF (100%)
PROPOSED	
EXISTING STRUCTURE + DRIVEWAY (LOT 3)	872.45 SF (25.89%)
NEW STRUCTURE	660.77 SF (19.61%)
TOTAL PROPOSED IMPACT	1533.22 SF (45.5%)
- NO NEW UTILITY ROUTES OR TRENCHING	



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08.14.26	FINAL SET
09.17.26	PERMIT SET

DRAWN BY: HAL

CHECKED BY: FF

09/17/26

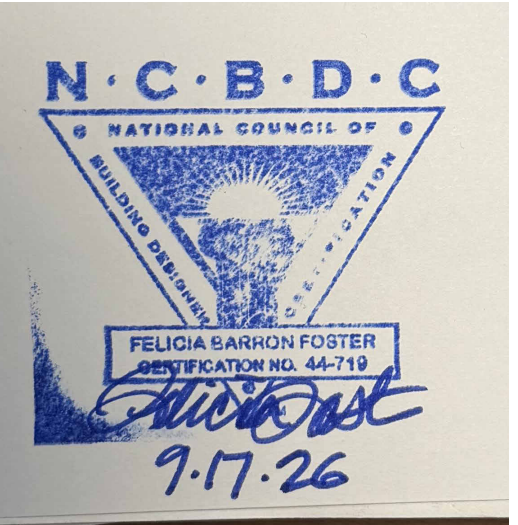
TREE PLAN

AS101



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REVISÉD

[illegible]

DRAWN BY: HAL

CHECKED BY: FF

09/17/26

VISITABLE SITE

AS102

VISITABILITY NOTES:

VISITABLE BATHROOM ROUTE:

-A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY MUST BE ACCESSIBLE BY ROUTE WITH A MINIMUM CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABLE DWELLING ENTRANCE:

- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32". THE ENTRANCE MAYBE LOCATED AT THE FRONT, REAR OR SIDE OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

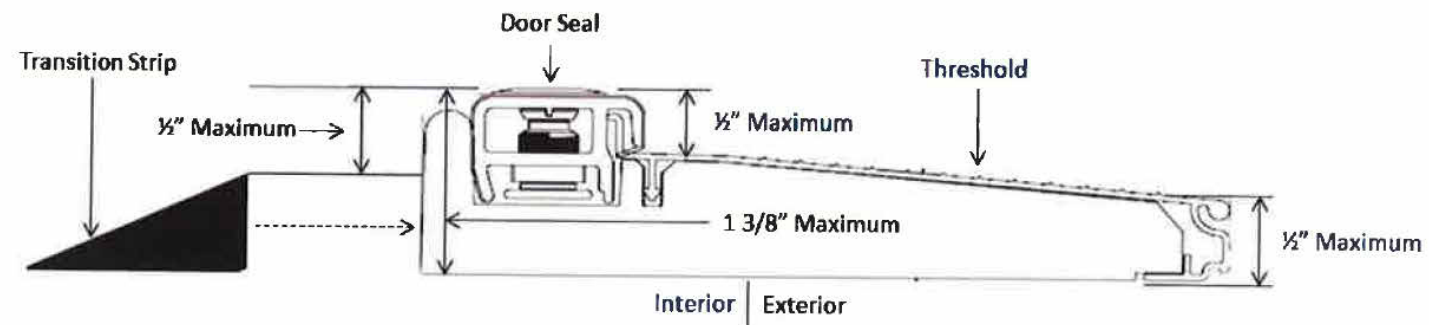
VISITABLE BATHROOMS:

- A MINIMUM CLEAR OPENING OF 30" IS REQUIRED:
- LATERAL 2"x6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL DIRECTLY BEHIND THE LAVATORY.

VISITABLE SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS:

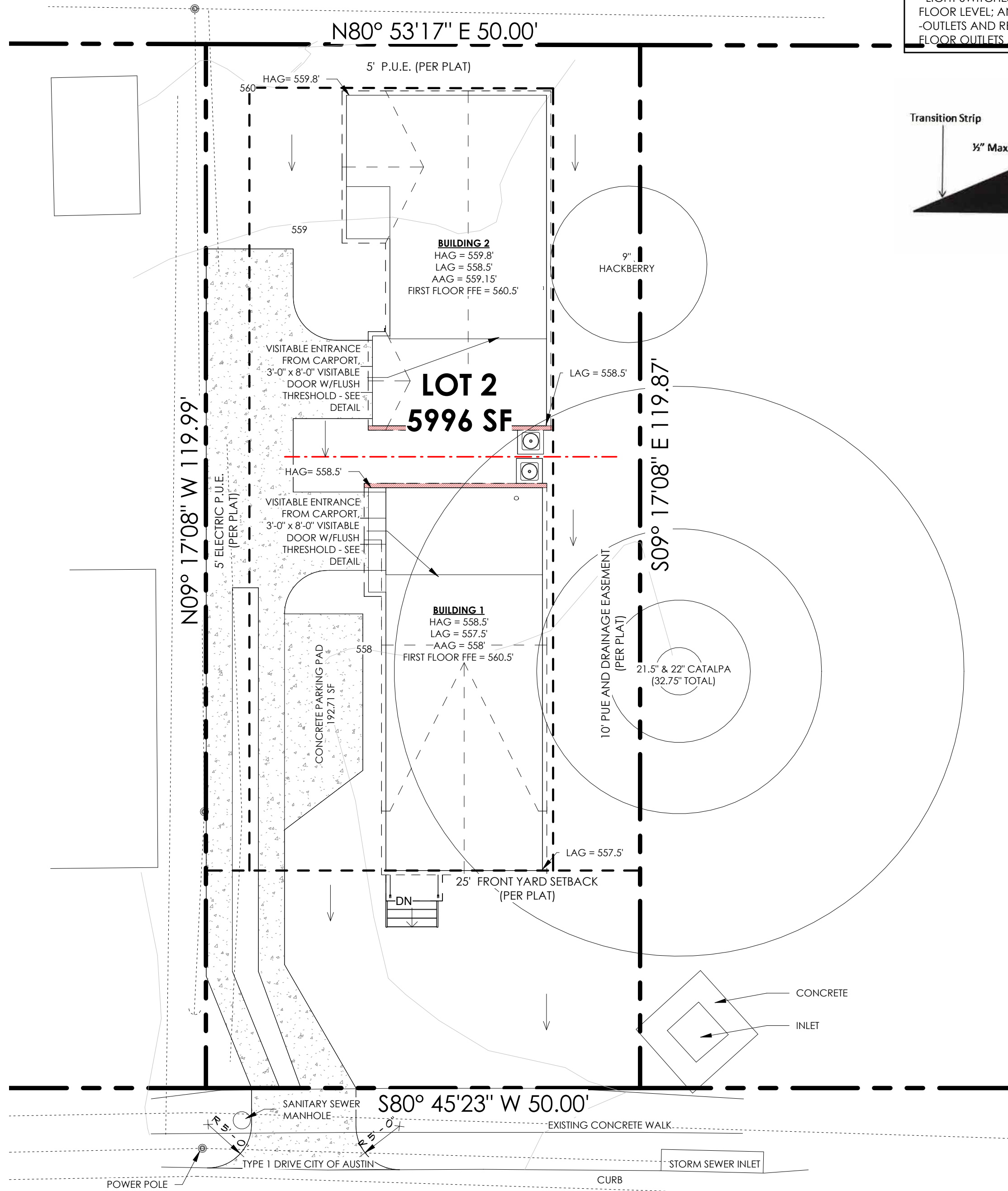
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND

- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.



ACCEPTABLE THRESHOLD

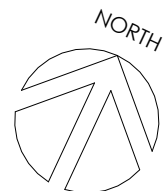
NOT TO SCALE

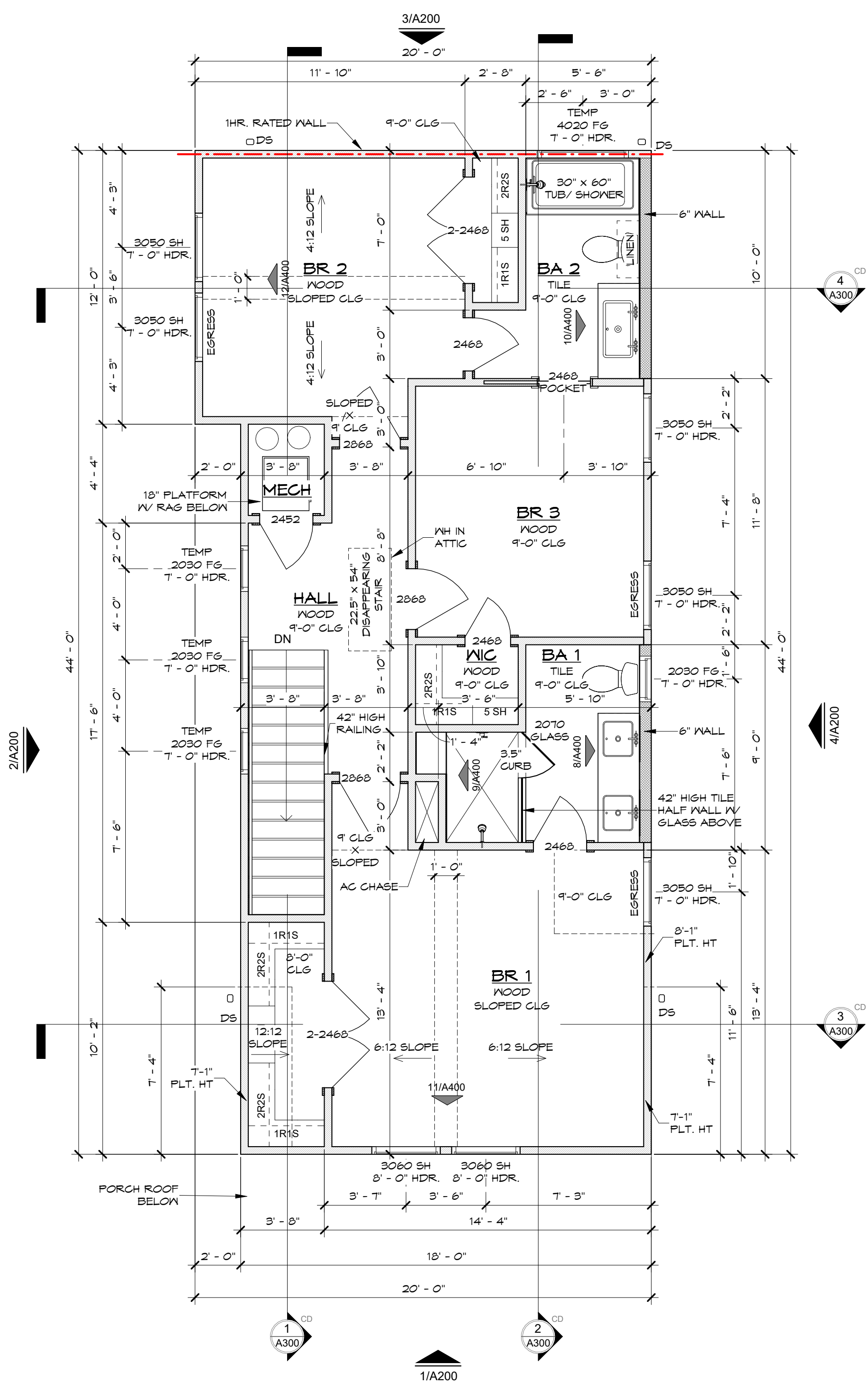


2410 E. MLK JR BLVD

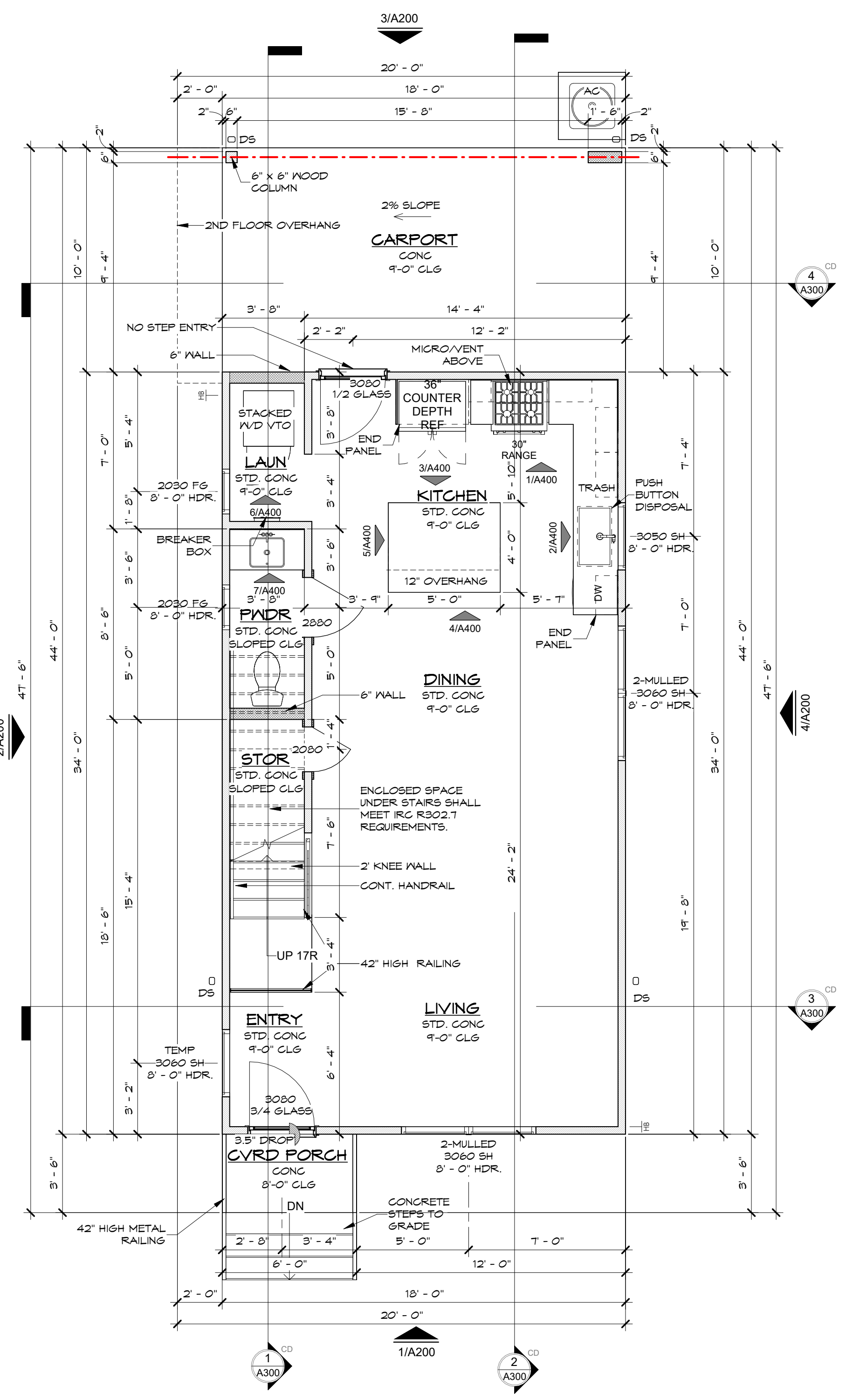
VISITABLE SITE PLAN

1" = 10'-0" (22x34) 1/8" = 1'-0" (11x17)





2 SECOND FLOOR PLAN
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



1 FIRST FLOOR PLAN
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

BLDG 1 HEATED AREA CHART	
NAME	AREA
BLDG 1 CONDITIONED 1ST FLOOR	612.00 SF
BLDG 1 CONDITIONED 2nd FLOOR	770.63 SF
TOTAL HEATED AREA:	1,382.63 SF

BLDG 1 UNHEATED AREA CHART	
NAME	AREA
BLDG 1 CARPORT	180.00 SF
BLDG 1 CVRD PORCH	21.00 SF
TOTAL UNHEATED AREA:	201.00 SF

WALL LEGEND

- 2" x 4" STUD W/ MIN. 1/2" GYP. EACH SIDE
- 2" x 6" STUD W/ MIN. 1/2" GYP. EACH SIDE
- THERMAL ENVELOPE
- 1-HR RATED WALL

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512.371.0037

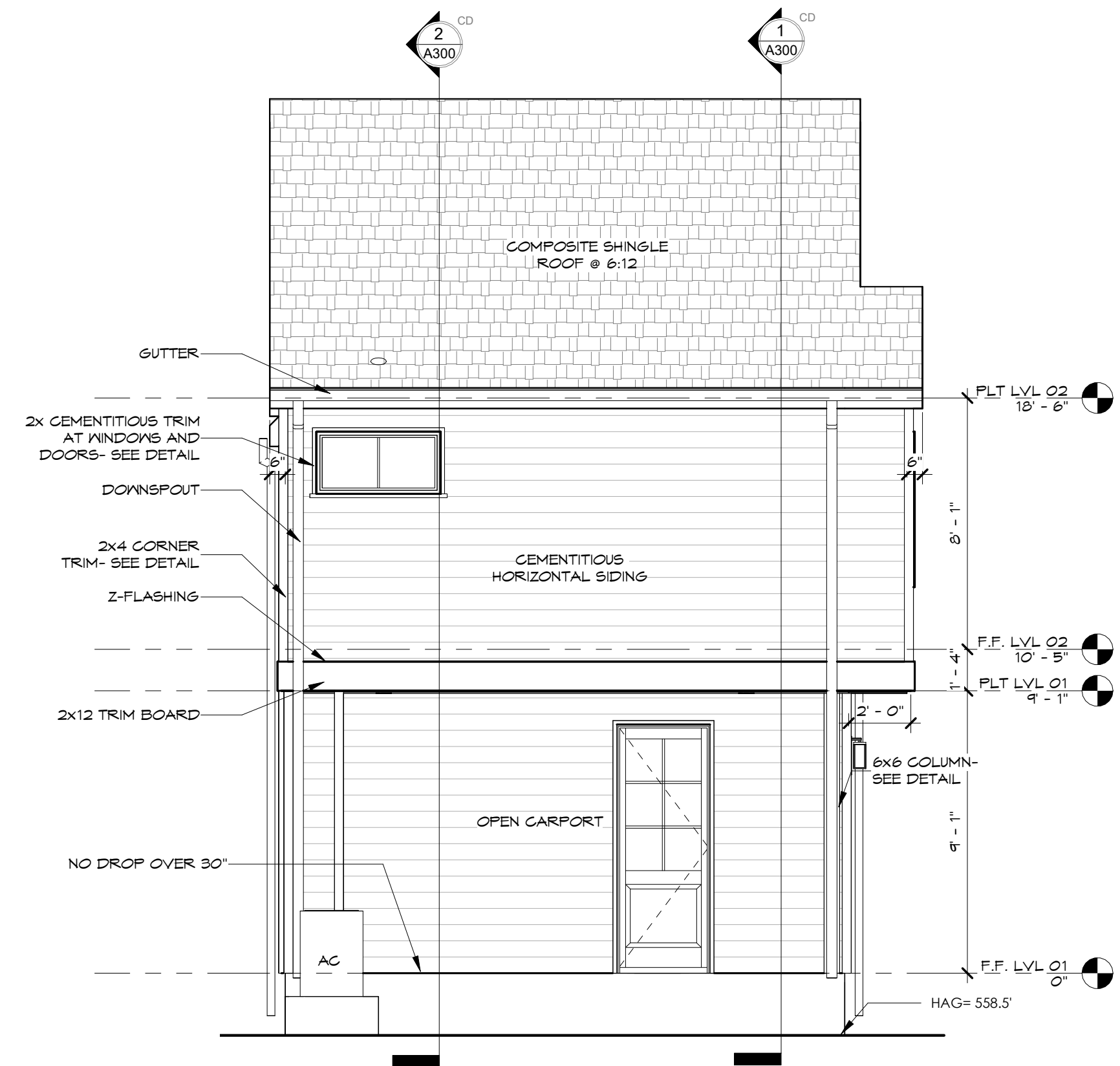
REVISIONS

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07.01.26	PRELIMINARY SET
07.02.26	ENGINEERING SET
07.23.26	FINAL CHECK SET
08.14.26	FINAL SET
09.17.26	PERMIT SET

DRAWN BY:	HAL
CHECKED BY:	FF
09/17/26	
BLDG 1 FLOOR PLANS	
A100	



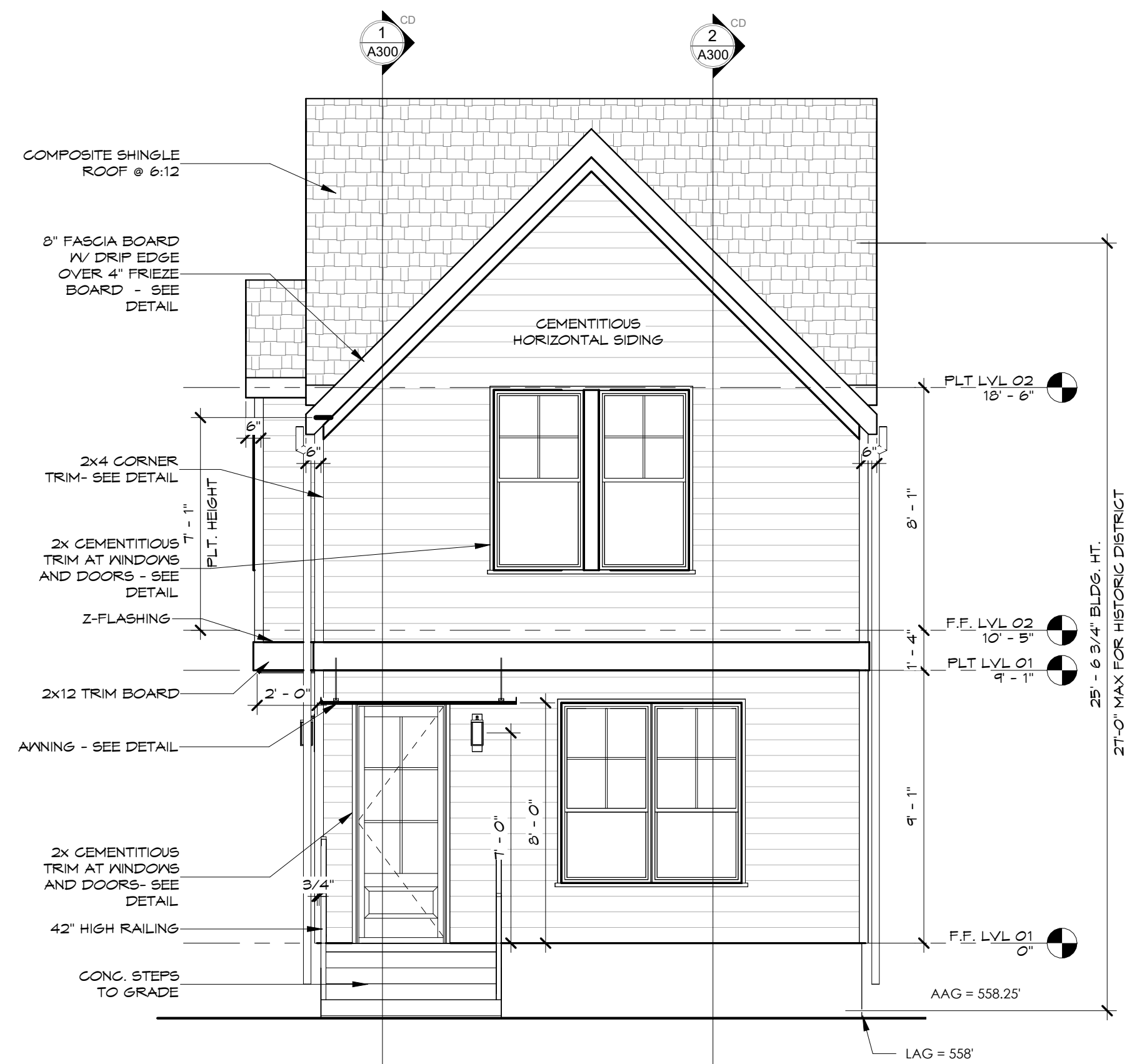
4 BUILDING 1 RIGHT ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



3 BUILDING 1 REAR ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



2 BUILDING 1 LEFT ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

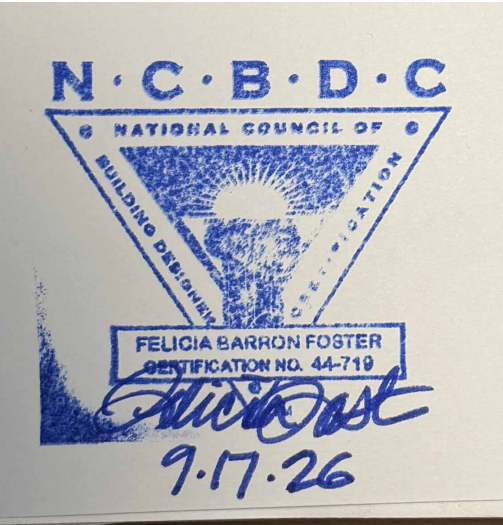


1 BUILDING 1 FRONT ELEVATION
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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REVISED

06.10.26	BLOCK OUT
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07.01.26	PRELIMINARY SET
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09.17.26	PERMIT SET

DRAWN BY: HAL

CHECKED BY: FF

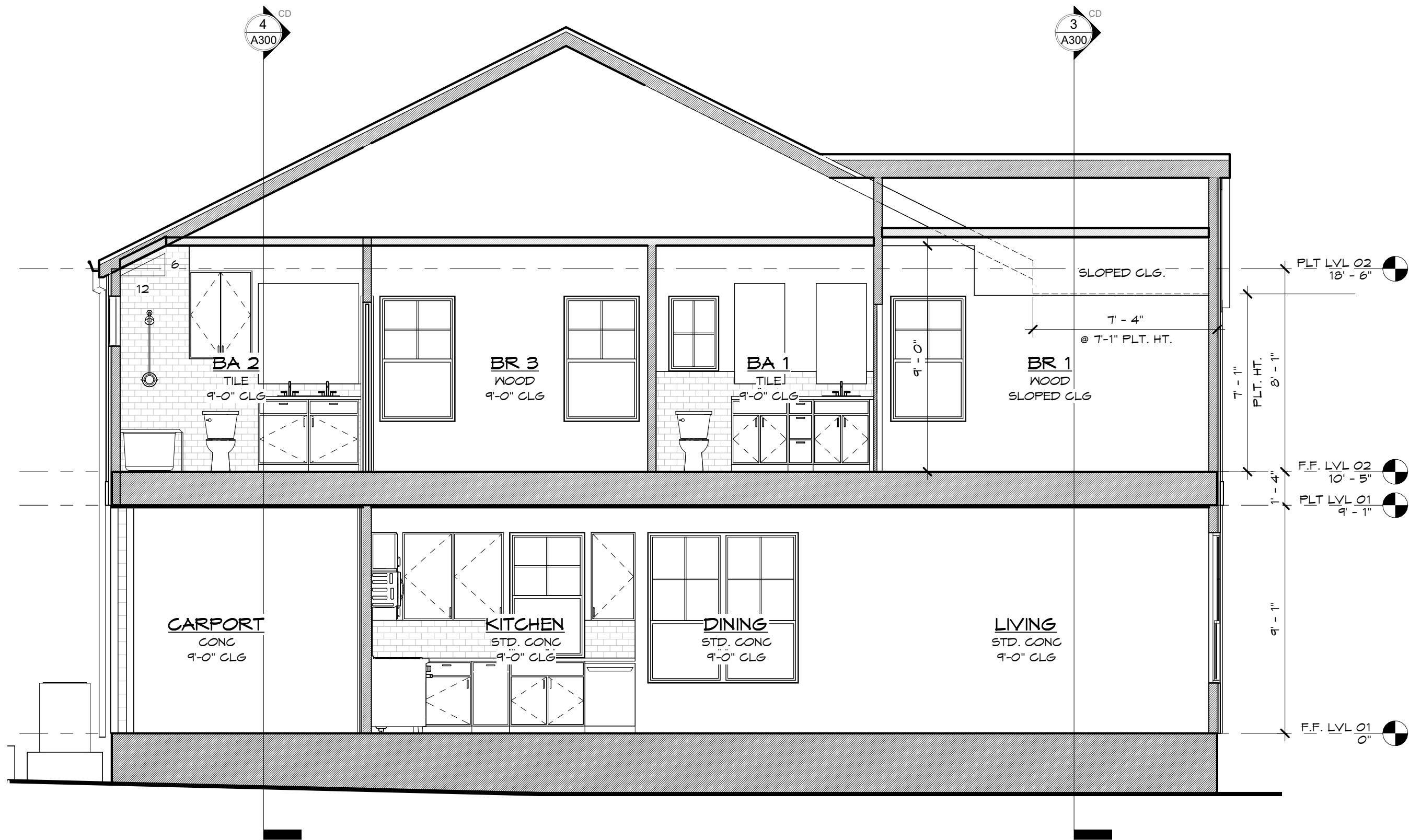
09/17/26

BLDG1 1 ELEVATIONS

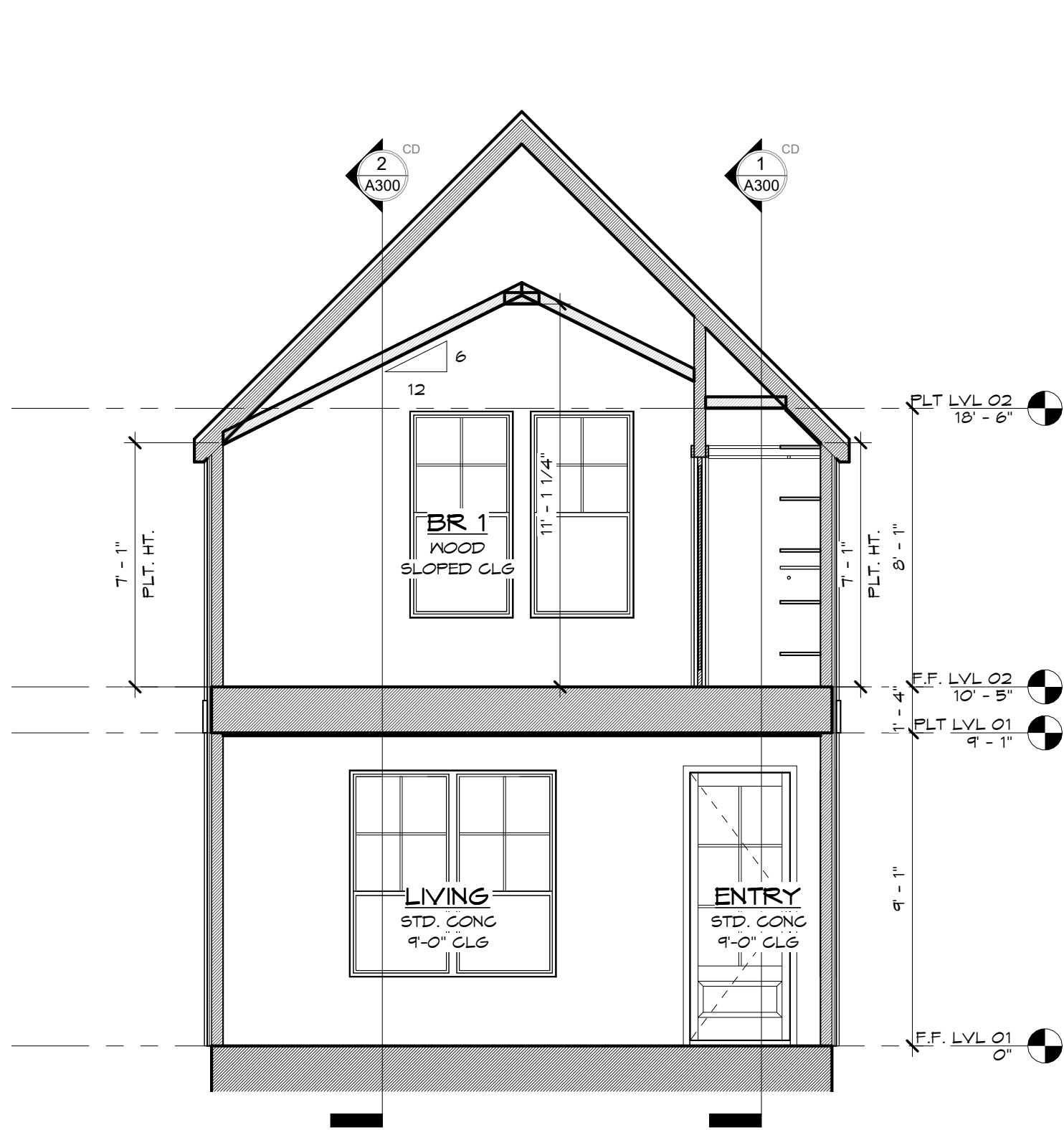
A200



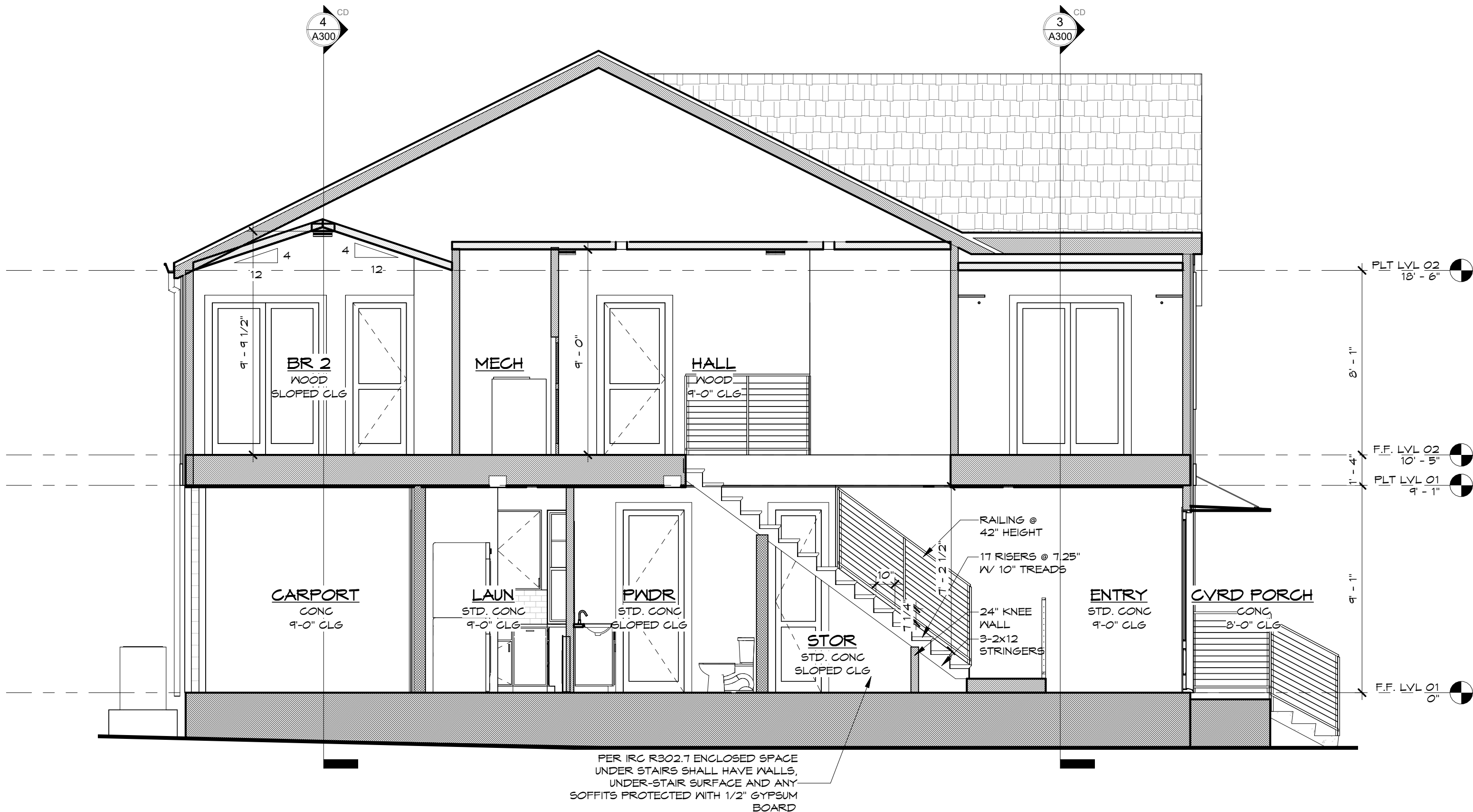
4 BLDG 1 Section 4
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



2 BLDG 1 Section 2
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



3 BLDG 1 Section 3
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

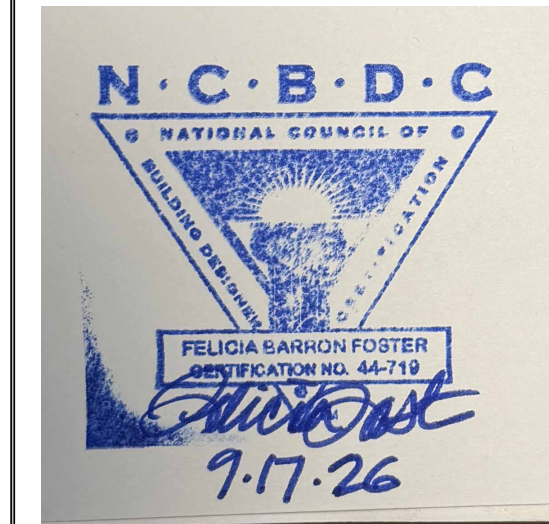


1 BLDG 1 Section 1
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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09.17.26	PERMIT SET

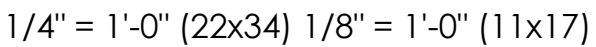
DRAWN BY: HAL

CHECKED BY: FF

09/17/26

BLDG 1 SECTIONS

A300

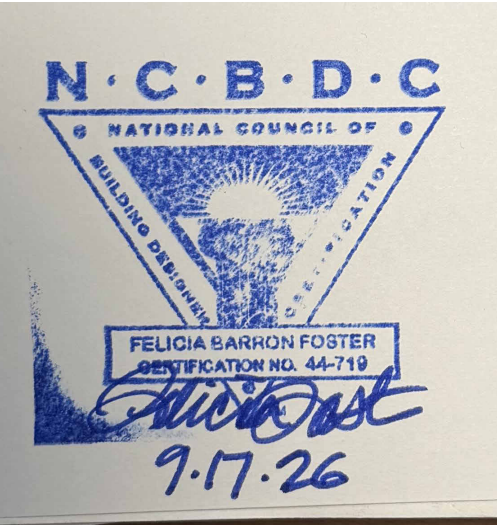
ALL VENTILATION PER 2021 IRC

A600



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REVISÉD

[illegible]

DRAWN BY: HAL

CHECKED BY: FF

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BLDG 1 VISITABLE
PLAN

A700

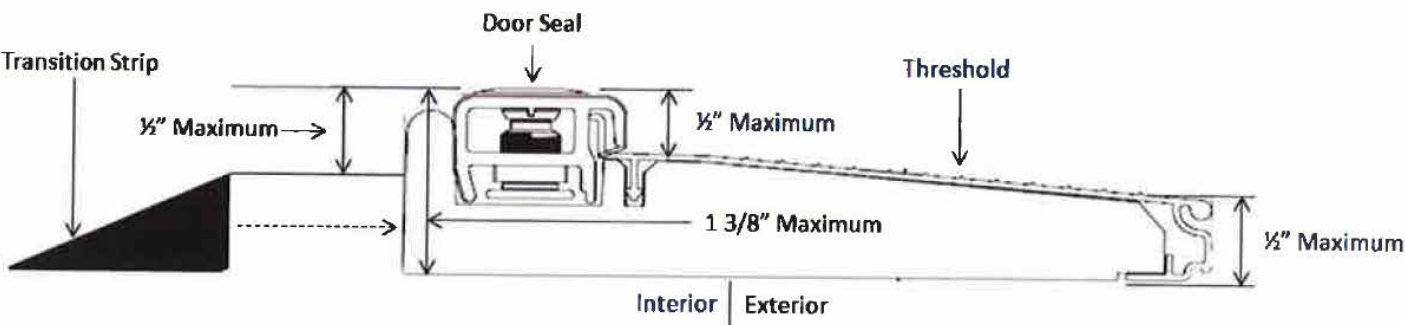
VISITABILITY NOTES:

VISITABLE BATHROOM ROUTE:
A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY MUST BE ACCESSIBLE BY ROUTE WITH A MINIMUM CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABLE DWELLING ENTRANCE:
A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32". THE ENTRANCE MAYBE LOCATED AT THE FRONT, REAR OR SIDE OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

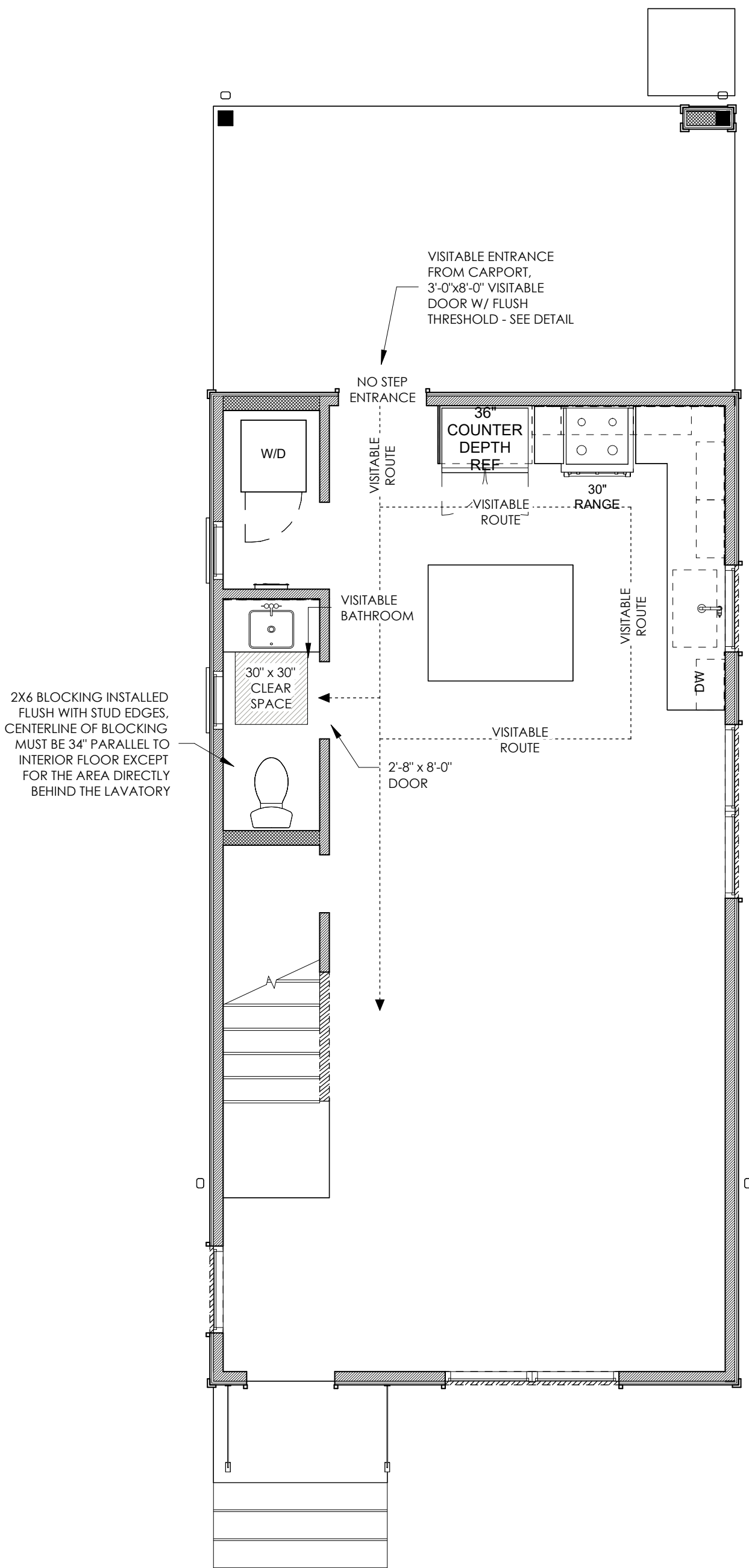
VISITABLE BATHROOMS:
A MINIMUM CLEAR OPENING OF 30" IS REQUIRED;
LATERAL 2"x6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF
BATHROOM WALLS; AND
THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT
FOR THE PORTION OF WALL DIRECTLY BEHIND THE LAVATORY.

VISITABLE SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS:
LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND
OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.



ACCEPTABLE THRESHOLD

NOT TO SCALE

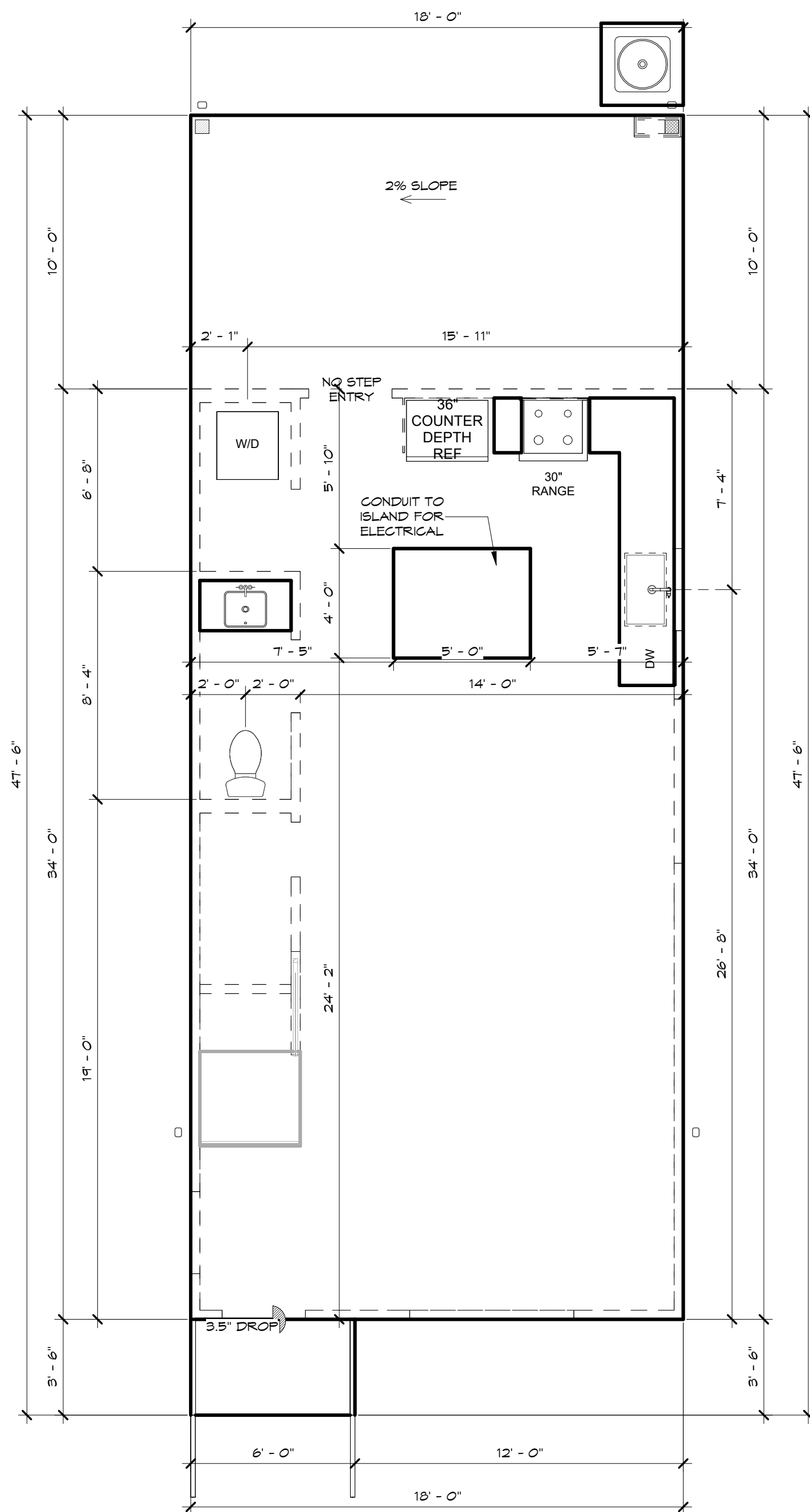


VISITABLE BATHROOM:
MIN 30" CLEAR DOOR OPENING AS REQUIRED BY SEC. R-320 (B).
(REVISE DOOR TO BE 2'-8" TO MEET VISITABILITY CRITERIA.)
DOOR SWINGS SHALL NOT IMPEDE 30"x30" CLR FLOOR SPACE
WITHIN AS REQUIRED BY BCM 4.4.7.6. DOORS,
2 x 6 BLOCKING CENTERLINE @ 34" A.F.F. (EXCEPT BEHIND
LAVATORY)

30" x 30" CLR
FLOOR SPACE

VISITABLE PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



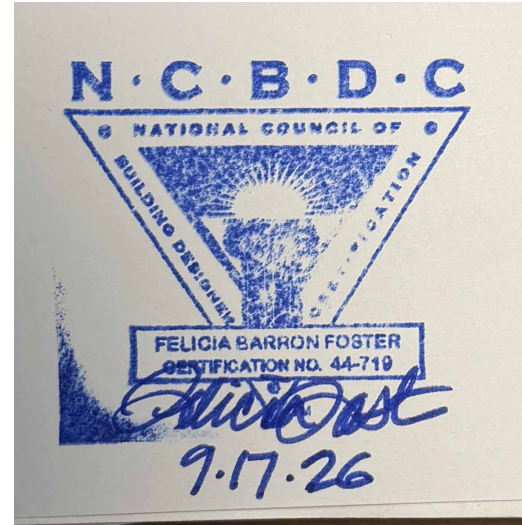
1 SLAB PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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06.10.26	BLOCK OUT
06.22.26	PRELIMINARY CHECK SET
07.01.26	PRELIMINARY SET
07.02.26	ENGINEERING SET
07.23.26	FINAL CHECK SET
08.14.26	FINAL SET
09.17.26	PERMIT SET

DRAWN BY: HAL

CHECKED BY: FF

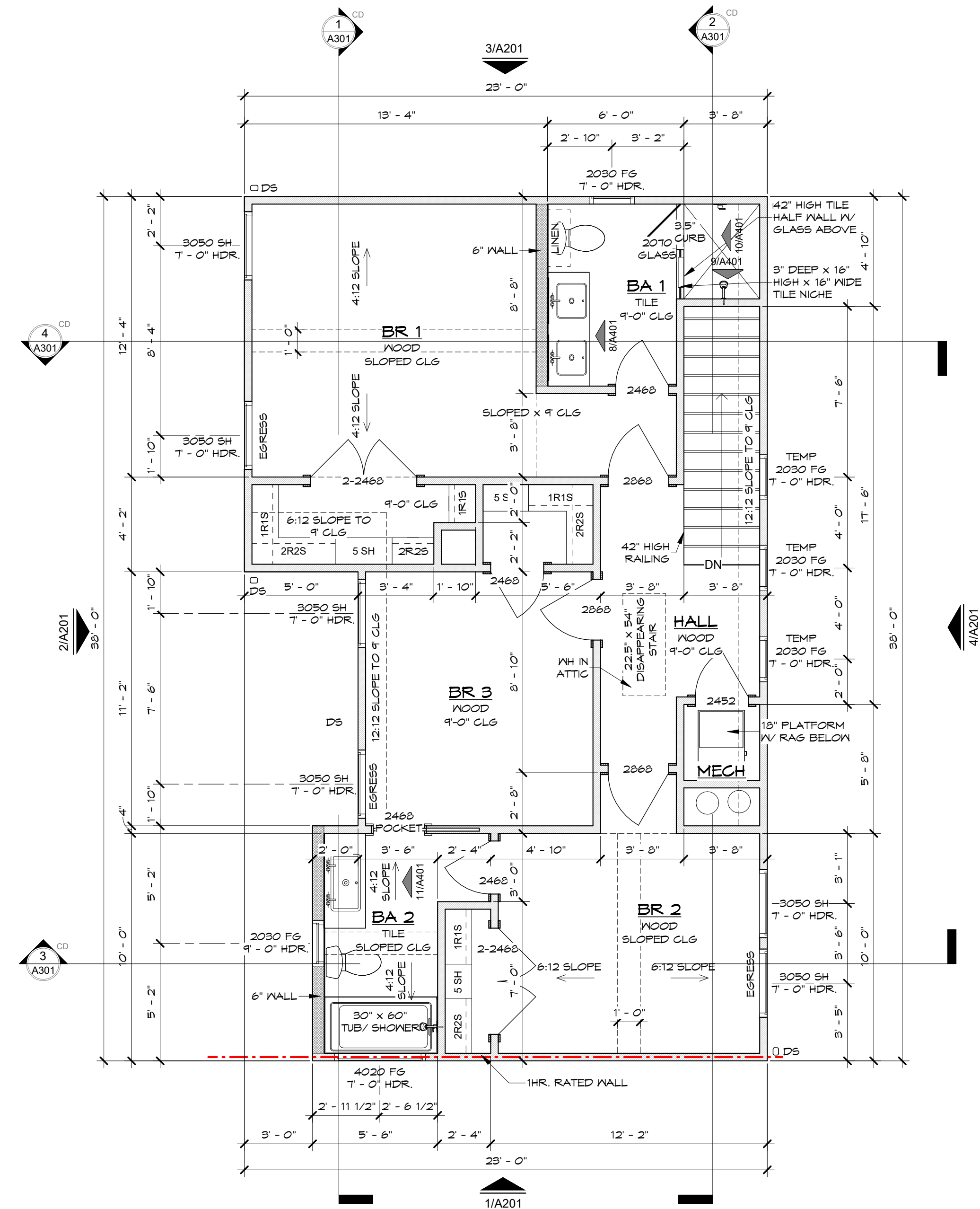
09/17/26

BLDG 1 SLAB

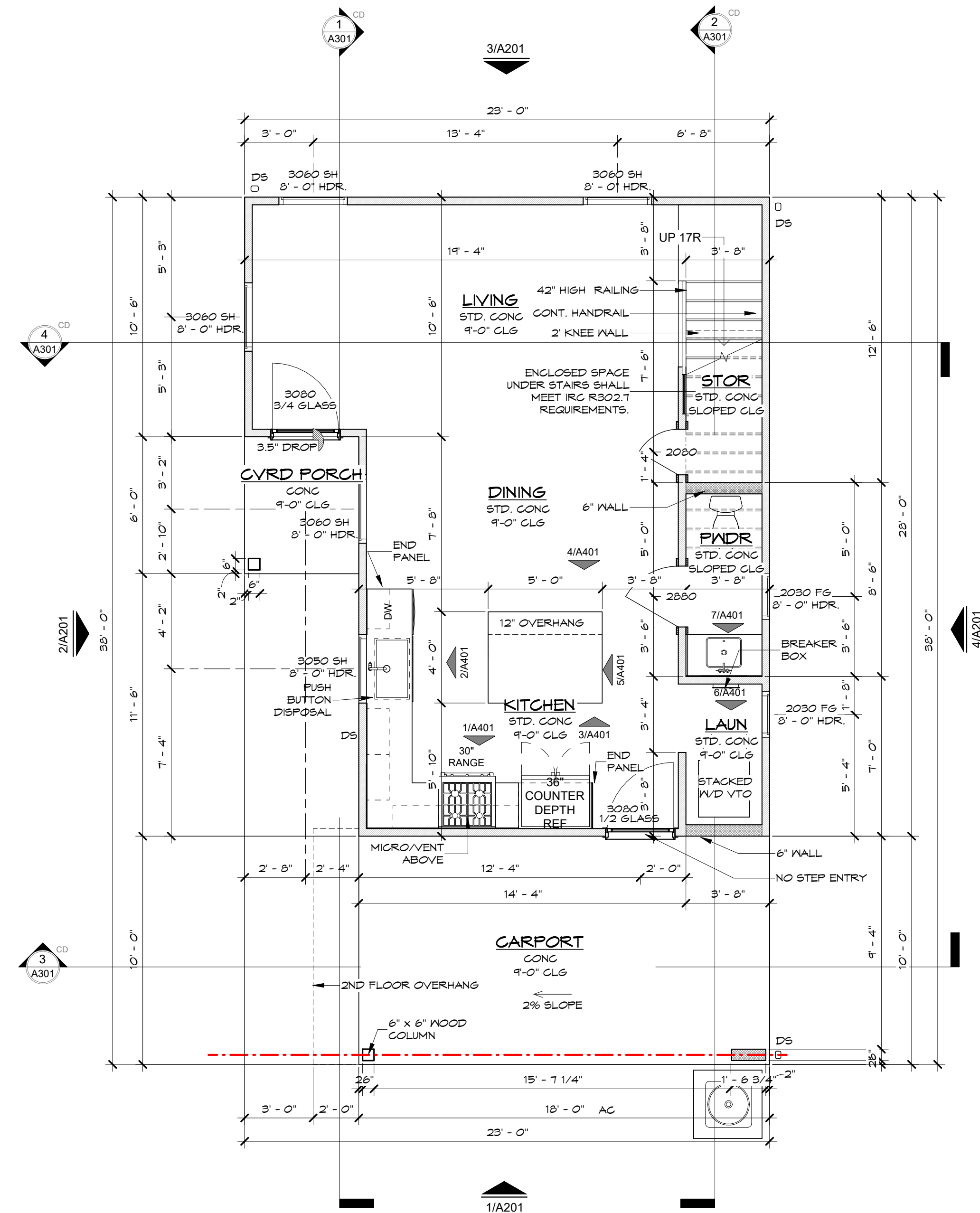
\$100

WALL LEGEND

	2" x 4" STUD W/ MIN. 1/2" GYP. EACH SIDE
	2" x 6" STUD W/ MIN. 1/2" GYP. EACH SIDE
	THERMAL ENVELOPE
	1-HR RATED WALL



2 SECOND FLOOR PLAN
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

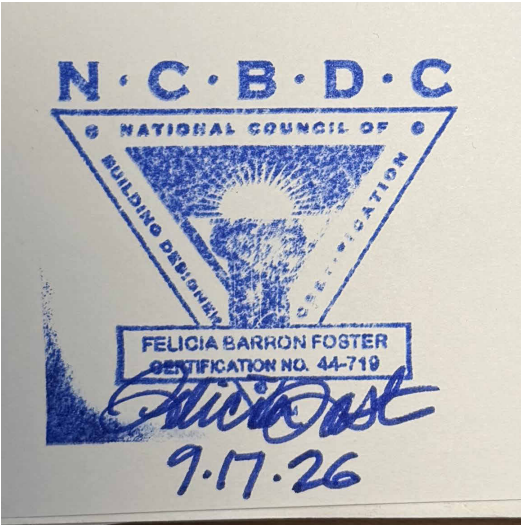


1 FIRST FLOOR PLAN
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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REVISÉD

06.10.26	BLOCK OUT
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DRAWN BY:	HAL
CHECKED BY:	FF

09/17/26

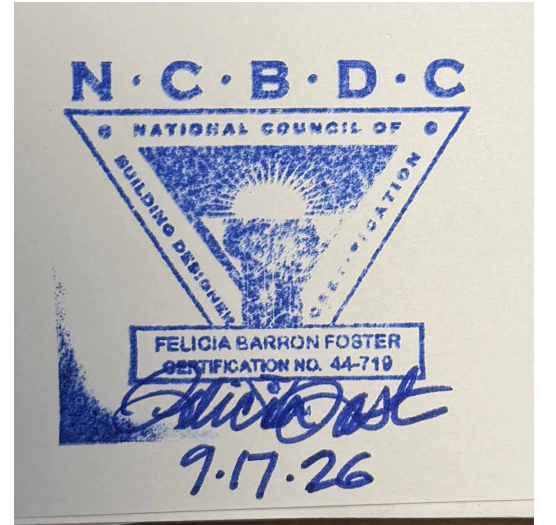
BLDG 2 FLOOR PLANS

A101



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06.10.26	BLOCK OUT
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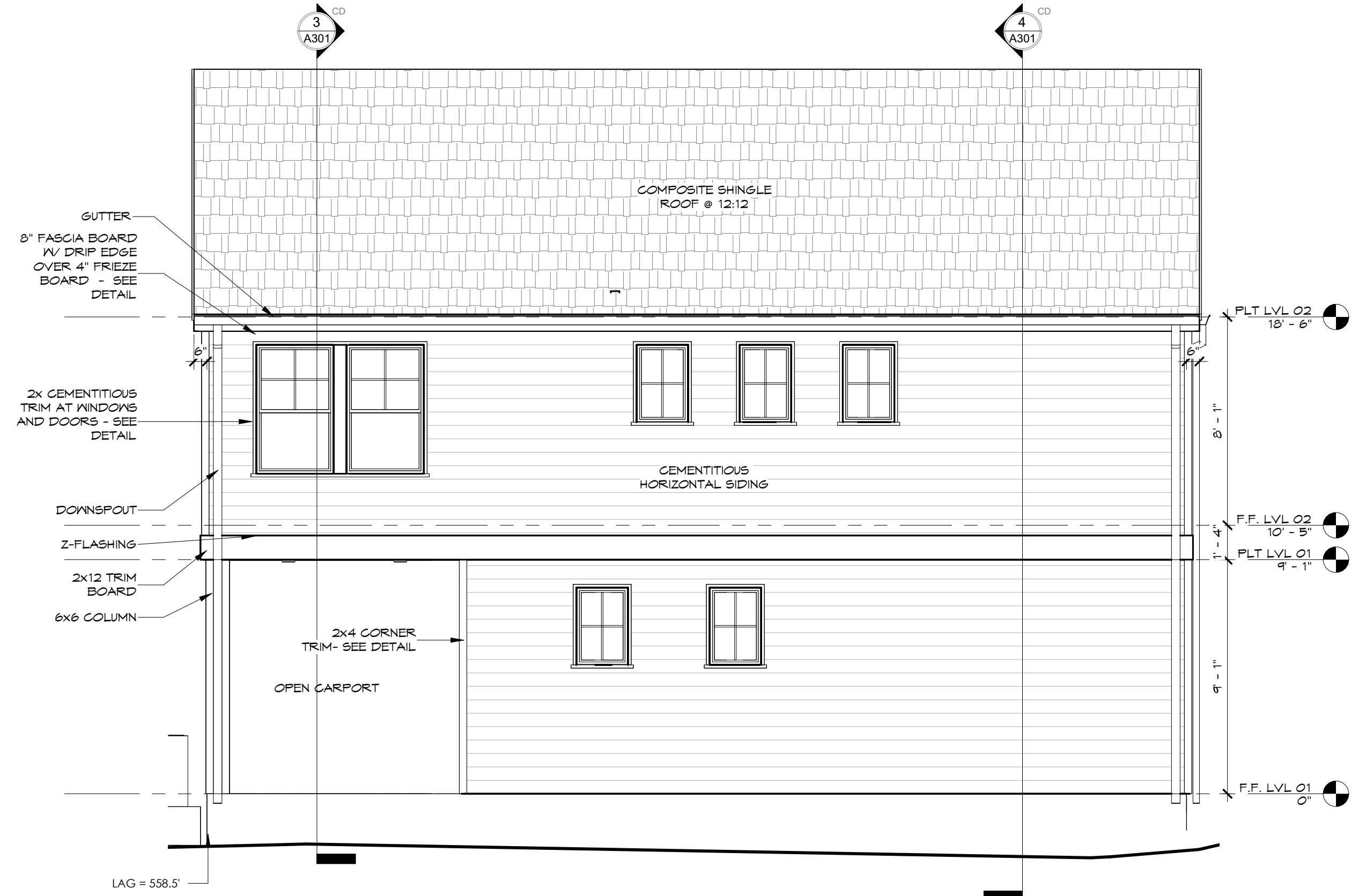
DRAWN BY: HAL

CHECKED BY: FF

09/17/26

BLDG 2 ELEVATIONS

A201



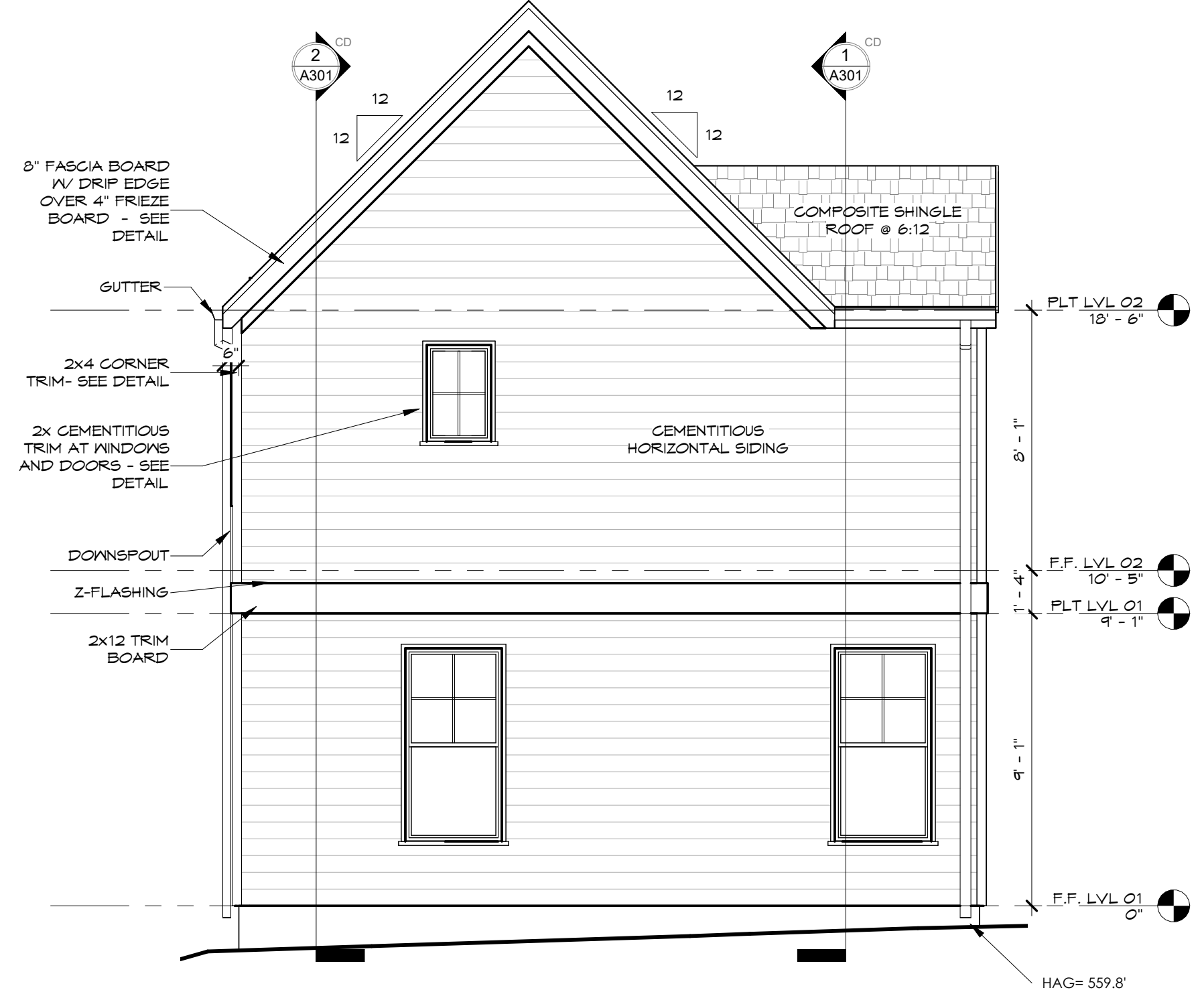
4 BUILDING 2 RIGHT ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



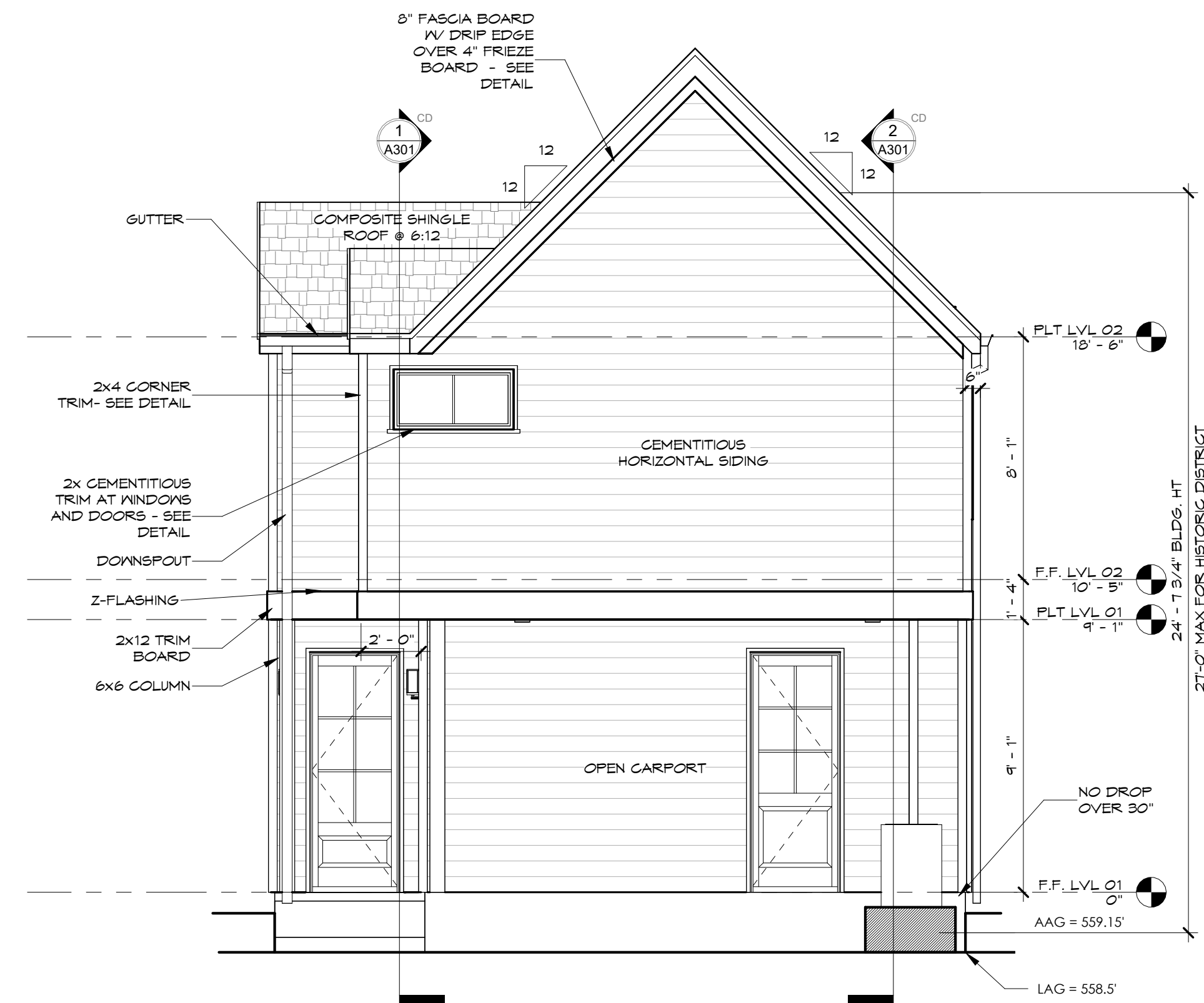
2 BUILDING 2 LEFT ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



3 BUILDING 2 REAR ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



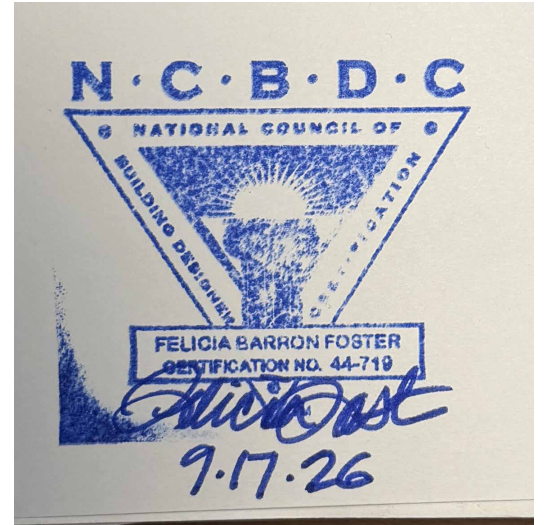
1 BUILDING 2 FRONT ELEVATION

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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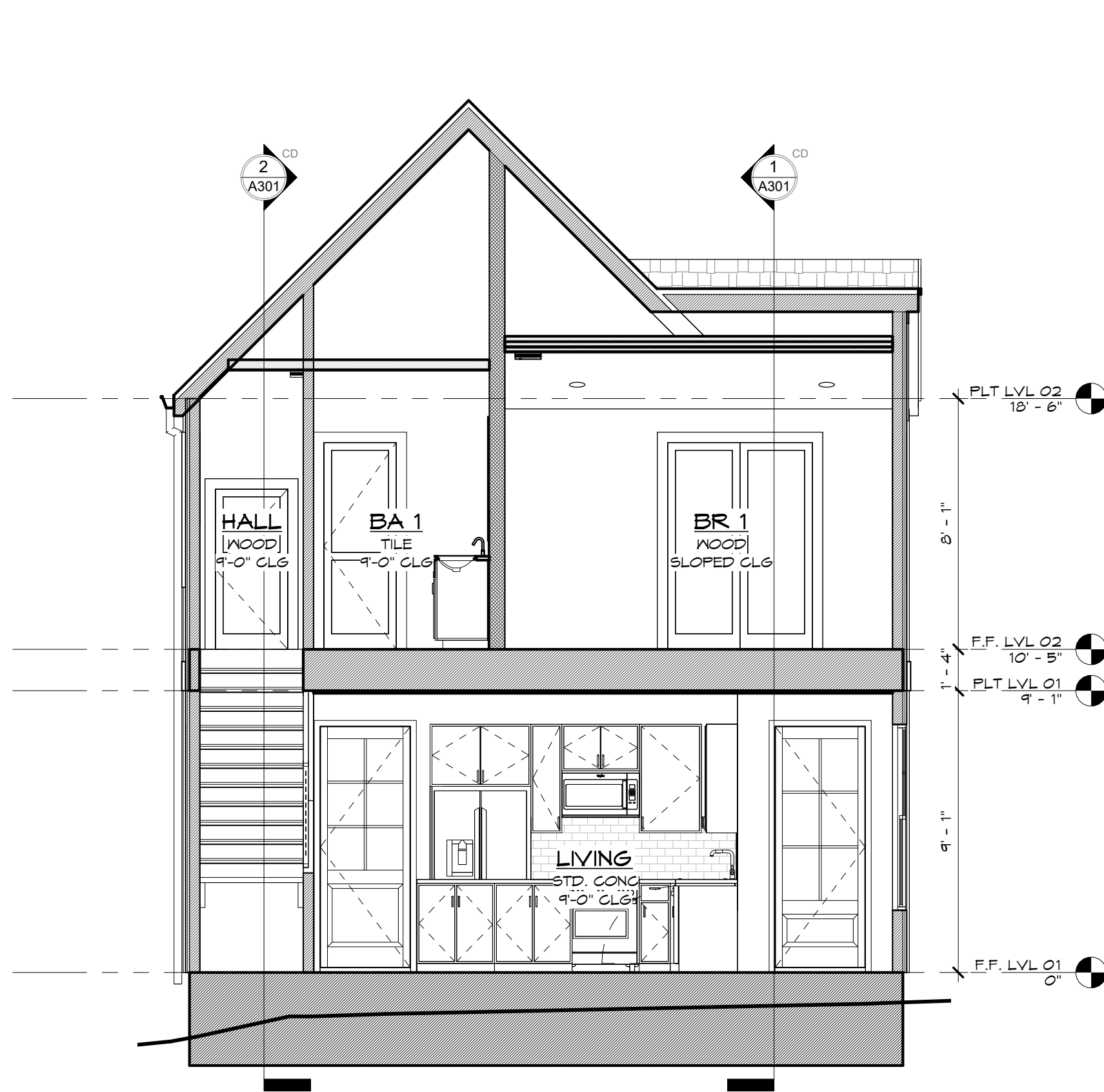
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DRAWN BY:	HAL
CHECKED BY:	FF

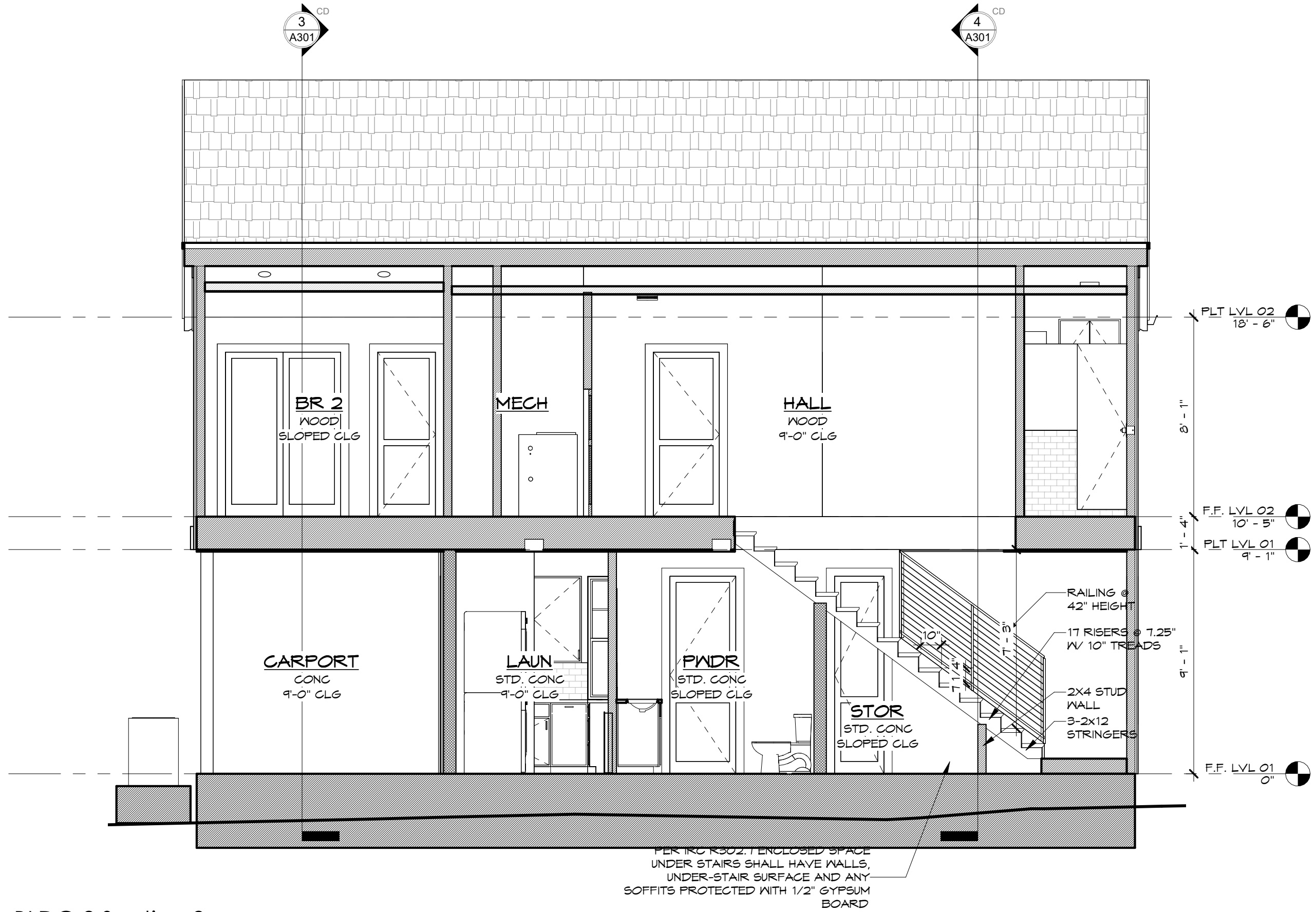
09/17/26

BLDG 2 SECTIONS

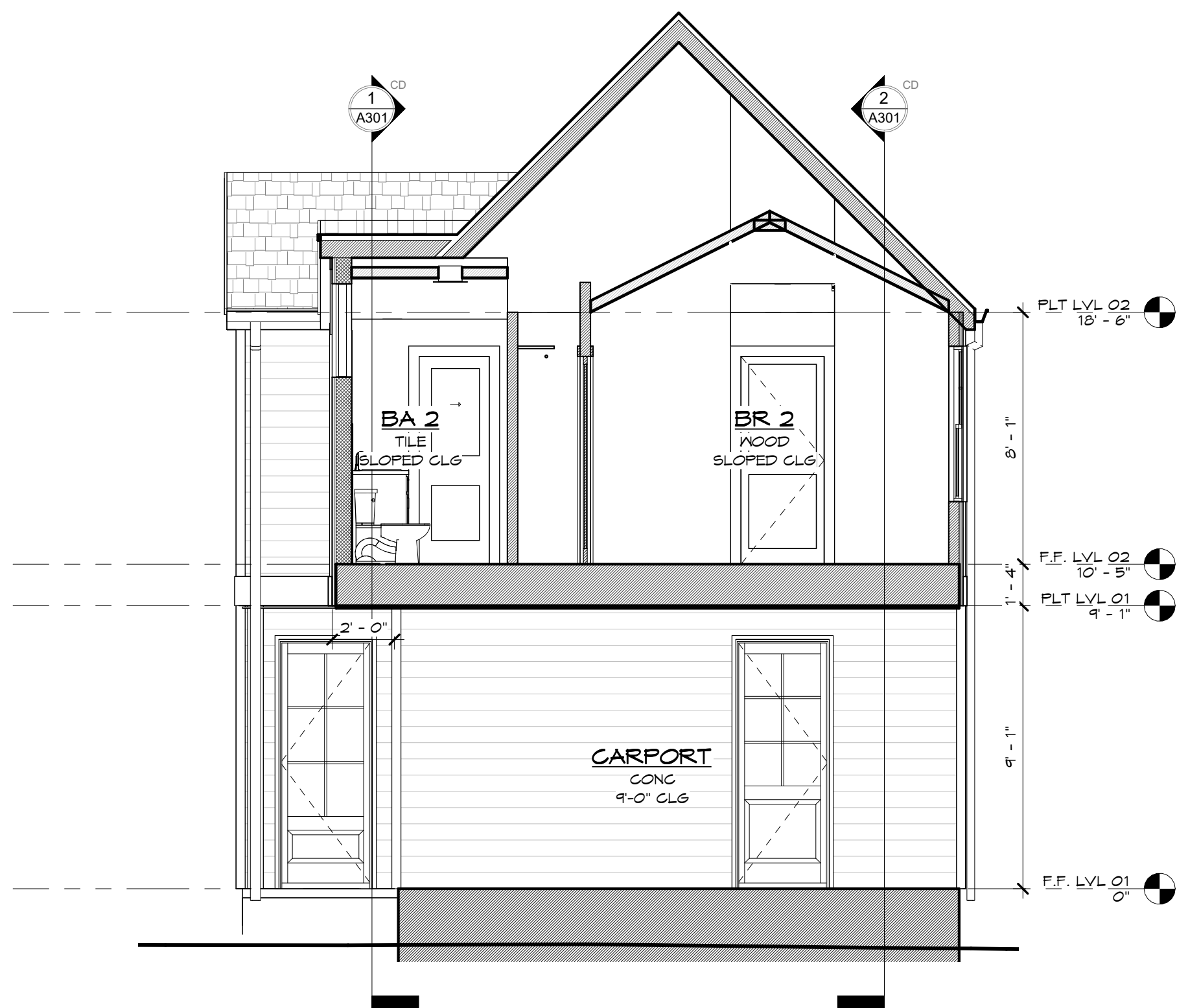
A301



4 BLDG 2 Section 4
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



2 BLDG 2 Section 2
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



3 BLDG 2 Section 3
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

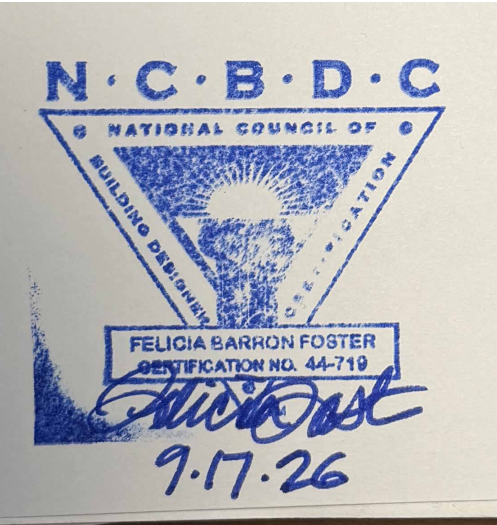


1 BLDG 2 Section 1
1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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07.01.26	PRELIMINARY SET
07.02.26	ENGINEERING SET
07.23.26	FINAL CHECK SET
08.14.26	FINAL SET
09.17.26	PERMIT SET

DRAWN BY: HAL

CHECKED BY: FF

09/17/26

BLDG 2 VISITABLE
PLAN

A701

VISITABILITY NOTES:

VISITABLE BATHROOM ROUTE

-A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY MUST BE ACCESSIBLE BY ROUTE WITH A MINIMUM CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

VISITABLE DWELLING ENTRANCE:

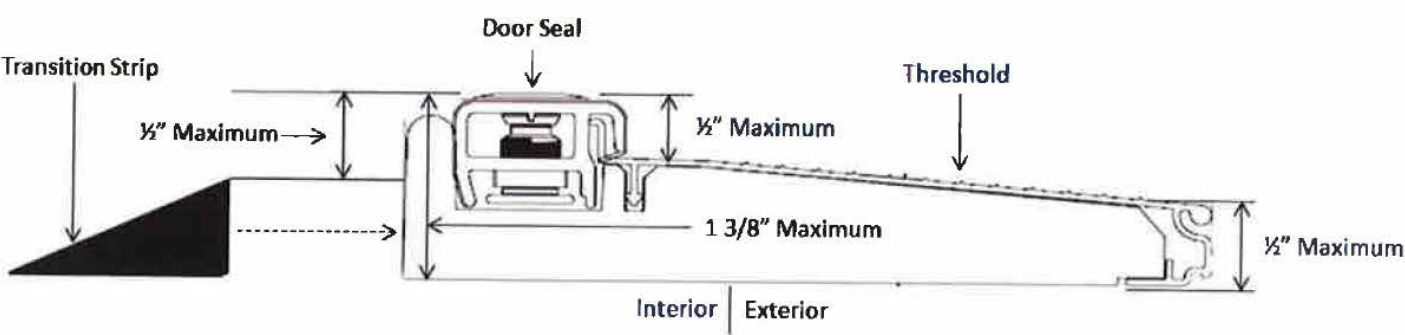
- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32". THE ENTRANCE MAYBE LOCATED AT THE FRONT, REAR OR SIDE OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

VISITABLE BATHROOMS:

- A MINIMUM CLEAR OPENING OF 30" IS REQUIRED;
- LATERAL 2"x6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF WALL DIRECTLY BEHIND THE LAVATORY.

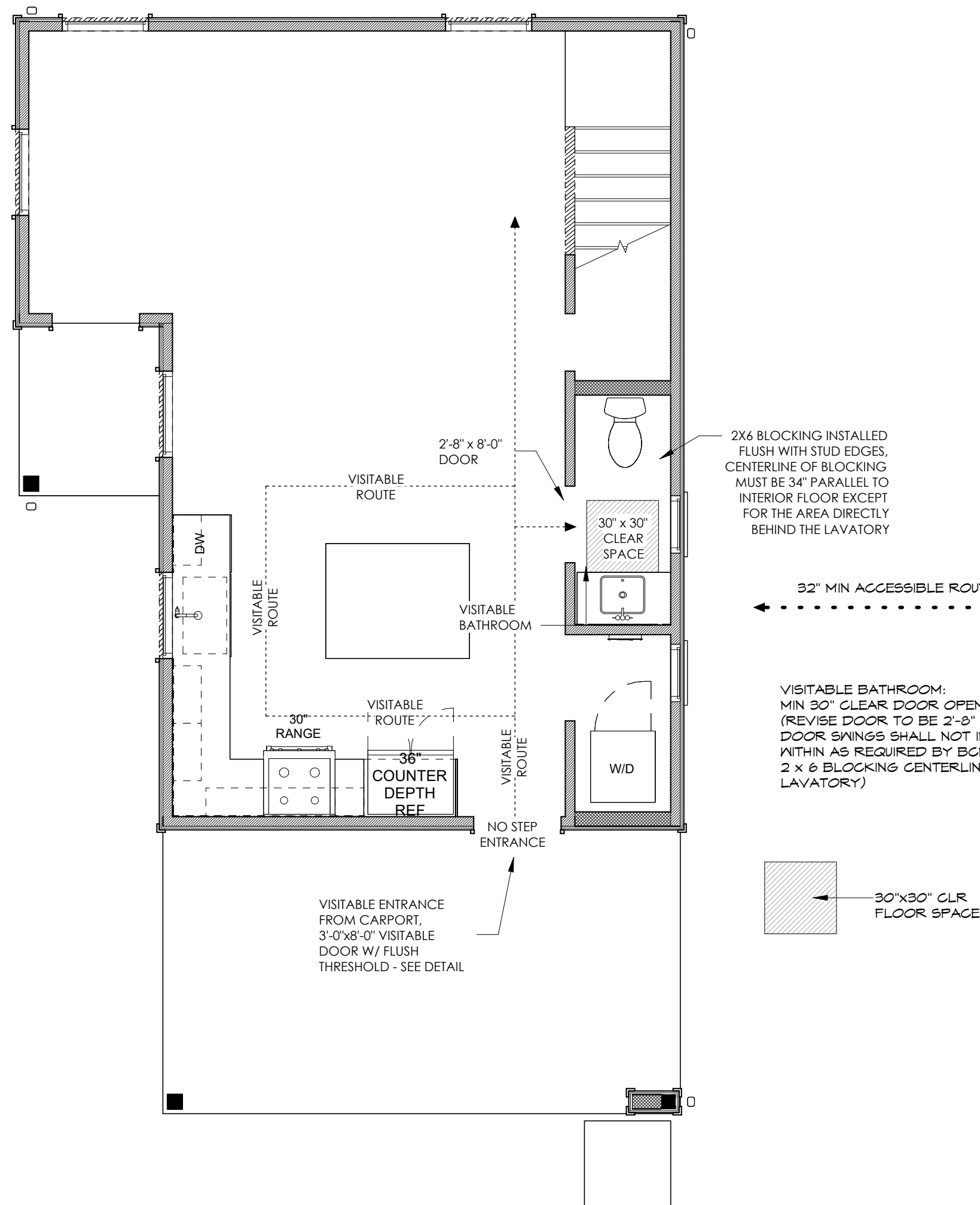
VISITABLE SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS:

- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.



ACCEPTABLE THRESHOLD

NOT TO SCALE



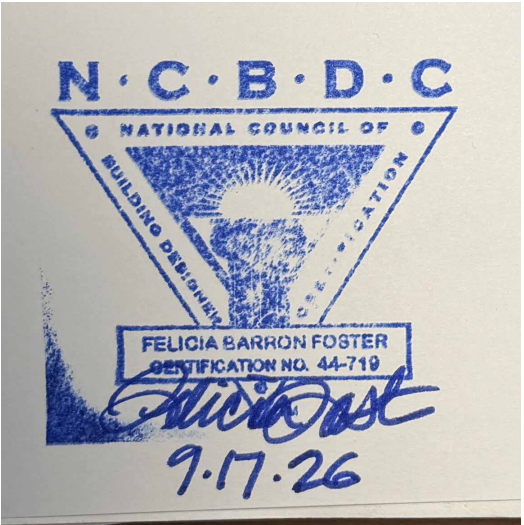
VISITABLE PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)



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Stamp and Signature Provided in Blue
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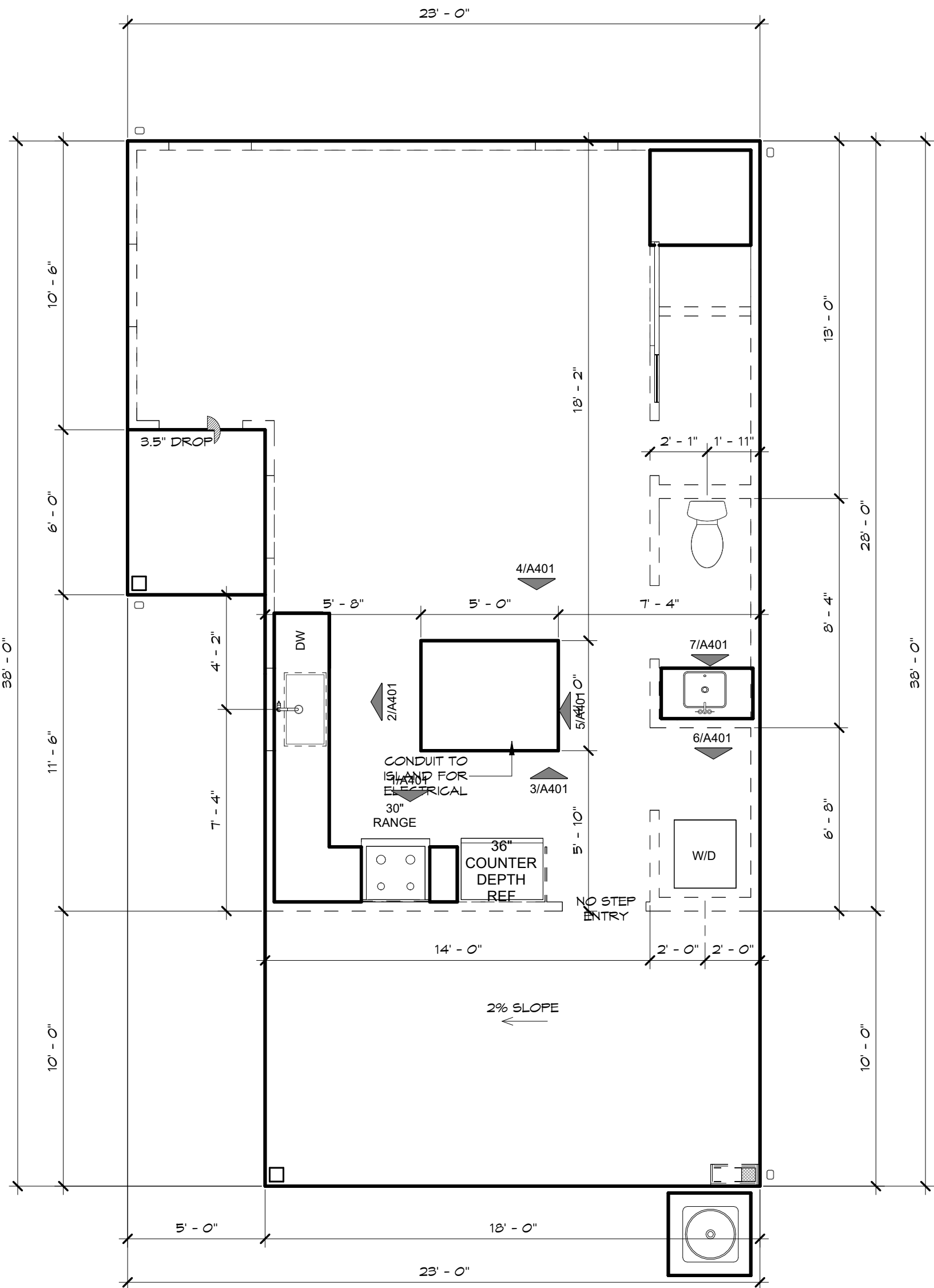
HAL

FF

09/17/26

BLDG 2 SLAB

S101



SLAB PLAN

1/4" = 1'-0" (22x34) 1/8" = 1'-0" (11x17)

