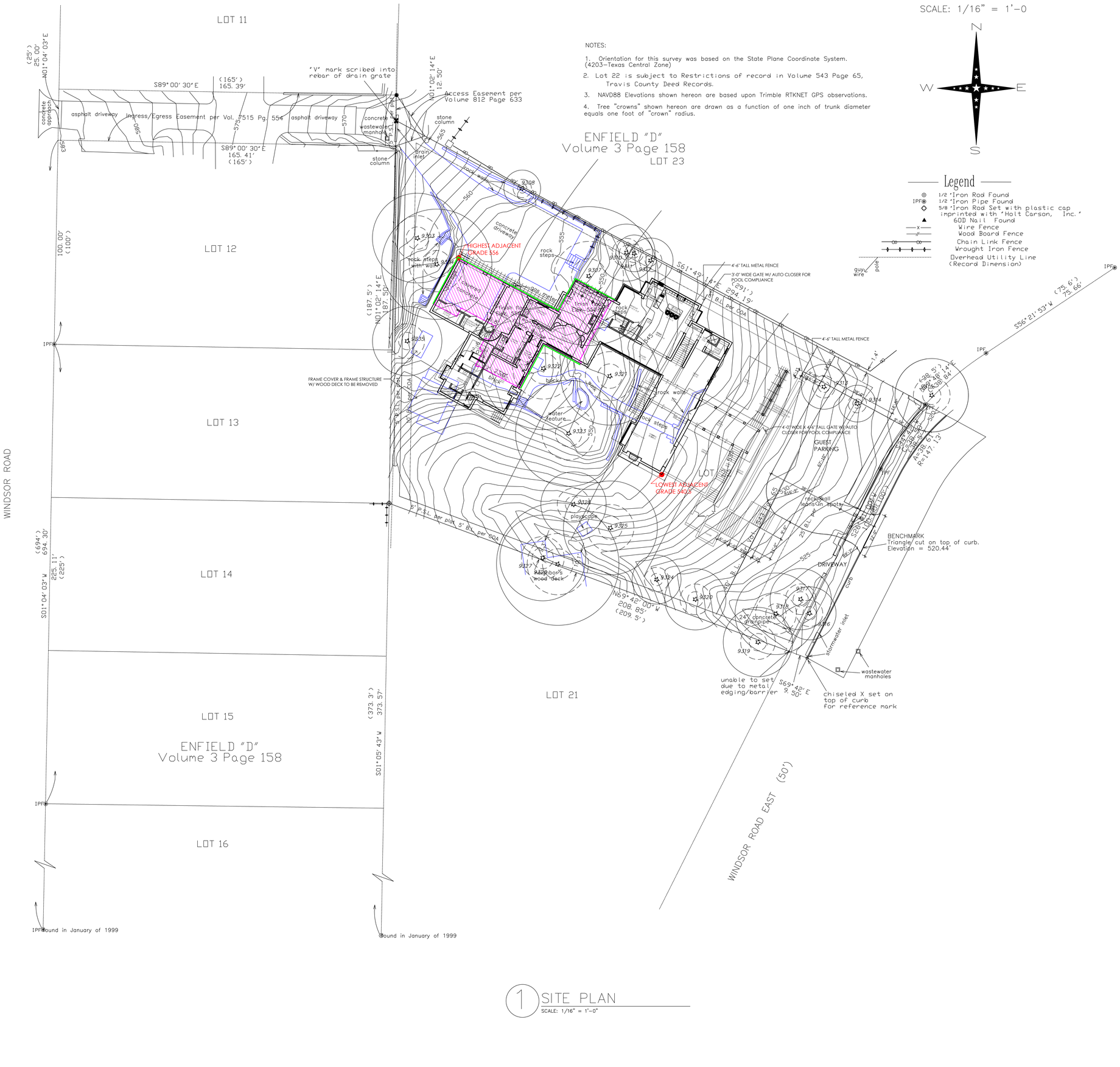
HALEY RESIDENCE

2220 EAST WINDSOR ROAD

AUSTIN, TEXAS 78703



SCALE: 1/16" = 1'-0

Legend

- ◎ 1/2 "Iron Rod Found
- IPF ⊗ 1/2 "Iron Pipe Found
- ◇ 5/8 "Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found
- —x— Wire Fence
- —//— Wood Board Fence
- —oo— oo— Chain Link Fence
- Wrought Iron Fence
- Overhead Utility Line (Record Dimension)
- guy wire
- pole

NOTES:

1. Orientation for this survey was based on the State Plane Coordinate System. (4203–Texas Central Zone)
2. Lot 22 is subject to Restrictions of record in Volume 543 Page 65, Travis County Deed Records.
3. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
4. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

TREE LIST:

#	TYPE	SIZE
9303	PEC	22 #801
9304	LO	27 TAG 802
9307	LO	34 TAG 804
9308	HA	9
9310	CB	14 TAG 805
9311	CB	9 TAG 806
9312	CB	11 TAG 807
9313	ELM	11 TAG 821
9314	ELM	9 TAG 823
9315	ELM	18 TAG 825
9316	ELM	9 8 TAG 828 & 829
9317	ELM	15 TAG 826
9318	ELM	20 TAG 830
9319	LO	17 TAG 893
9320	ELM	15 TAG 892
9321	LO	24 TAG 808
9322	LO	30 TAG 809
9323	LO	26 TAG 810
9324	ELM	12 TAG 891
9325	LO	23 TAG 817
9326	LO	30 TAG 894
9327	LO	21 TAG 895
9328	LO	16 TAG 815
9335	PEC	17 TAG 803

LEGEND

EXISTING FOOTPRINT OF THE HOUSE TO REMAIN

EXISTING EXTERIOR WALLS

EXISTING EXTERIOR WALLS TO REMAIN

TOTAL LINEAR FOOTAGE OF EXTERIOR PERIMETER WALLS	- 307 L.F.
TOTAL LINEAR FOOTAGE OF EXTERIOR WALLS TO BE DEMOLISHED	- 142 L.F.
TOTAL LINEAR FOOTAGE OF EXTERIOR WALLS TO REMAIN	- 165 L.F. (53.7% OF ORIGINAL)

GENERAL NOTES:

1. DEMO ALL EXISTING EXTERIOR DOOR & WINDOW UNITS.
2. DEMO ALL EXISTING FINISH FLOOR MATERIALS.
3. DEMO ROOF STRUCTURE.
4. SALVAGE STONE VENEERS.

NOTE: AVERAGE NATURAL GRADE 548.25

LOT SIZE	38,514 S.F.		
IMPERVIOUS COVERAGE CALCULATIONS			
	EXISTING S.F.	NEW/ADDED S.F.	TOTAL S.F.
1ST FLOOR CONDITIONED AREA	2024 S.F.	3184 S.F.	5208 S.F.
ATTACHED COVERED PARKING	443 S.F.	614 S.F.	1057 S.F.
COVERED PATIO/PORCH		879 S.F.	879 S.F.
TOTAL BUILDING AREA	2467 S.F.	4677 S.F.	7144 S.F.
TOTAL BUILDING COVERAGE (TBC)	2467 S.F.	4677 S.F.	7144 S.F.
DRIVEWAY	2623 S.F.	2841 S.F.	5464 S.F.
SIDEWALKS/STEPS/FLATWORK	423 S.F.	848 S.F.	1271 S.F.
UNCOVERED PATIO		1989 S.F.	1989 S.F.
UNCOVERED WOOD DECKS (COUNTED @ 50%)			
A/C & EQUIPMENT PADS		100 S.F.	100 S.F.
TOTAL SITE IMPERVIOUS COVERAGE	5513 S.F.	10,455 S.F.	15,968 S.F.

TOTAL COVERAGE (41.4%) 15,968 S.F.
ALLOWABLE COVERAGE (45%) 17,331 S.F.

MAIN DWELLING

A.) FIRST FLOOR CONDITIONED AREA	5208 S.F.
B.) SECOND FLOOR CONDITIONED AREA	1737 S.F.
C.) LOWER LEVEL CONDITIONED AREA	742 S.F.
D.) COVERED PARKING	1057 S.F.
E.) COVERED PATIO, DECK, PORCH	879 S.F.
F.) BALCONY	334 S.F.
G.) OTHER COVERED/ROOFED AREA	172 S.F.
H.) UNCOVERED WOOD DECK	
I.) UNCOVERED TERRACE	917 S.F.
TOTAL BUILDING AREA (TOTAL A THRU I)	11,046 S.F.
J.) POOL	276 S.F.
K.) REMODELED FLOOR AREA, EXCLUDING ADDITION/NEW CONSTRUCTION	9,022 S.F.

DWELLING 2

2ND FLOOR CONDITIONED AREA	765 S.F.
BALCONY	245 S.F.

LEGAL DESCRIPTION

LOT 22, ENFIELD "D", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 158 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2220 EAST WINDSOR ROAD

OWNERS

BRIAN AND CAROLINE HALEY
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

1 SITE PLAN

SCALE: 1/16" = 1'-0"

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MICHAEL T. LANDRUM, INC.
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MICHAEL@MICHAELTLANDRUMINC.COM

REGISTERED ARCHITECT
MICHAEL S. PARKER
STATE OF TEXAS
12473

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
SITE PLAN

SCALE: 1/16" = 1'-0"

SHEET NUMBER:
A0.01

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HALEY RESIDENCE

2220 EAST WINDSOR ROAD

AUSTIN, TEXAS 78703

SCALE: 1/16" = 1'-0

NOTES:

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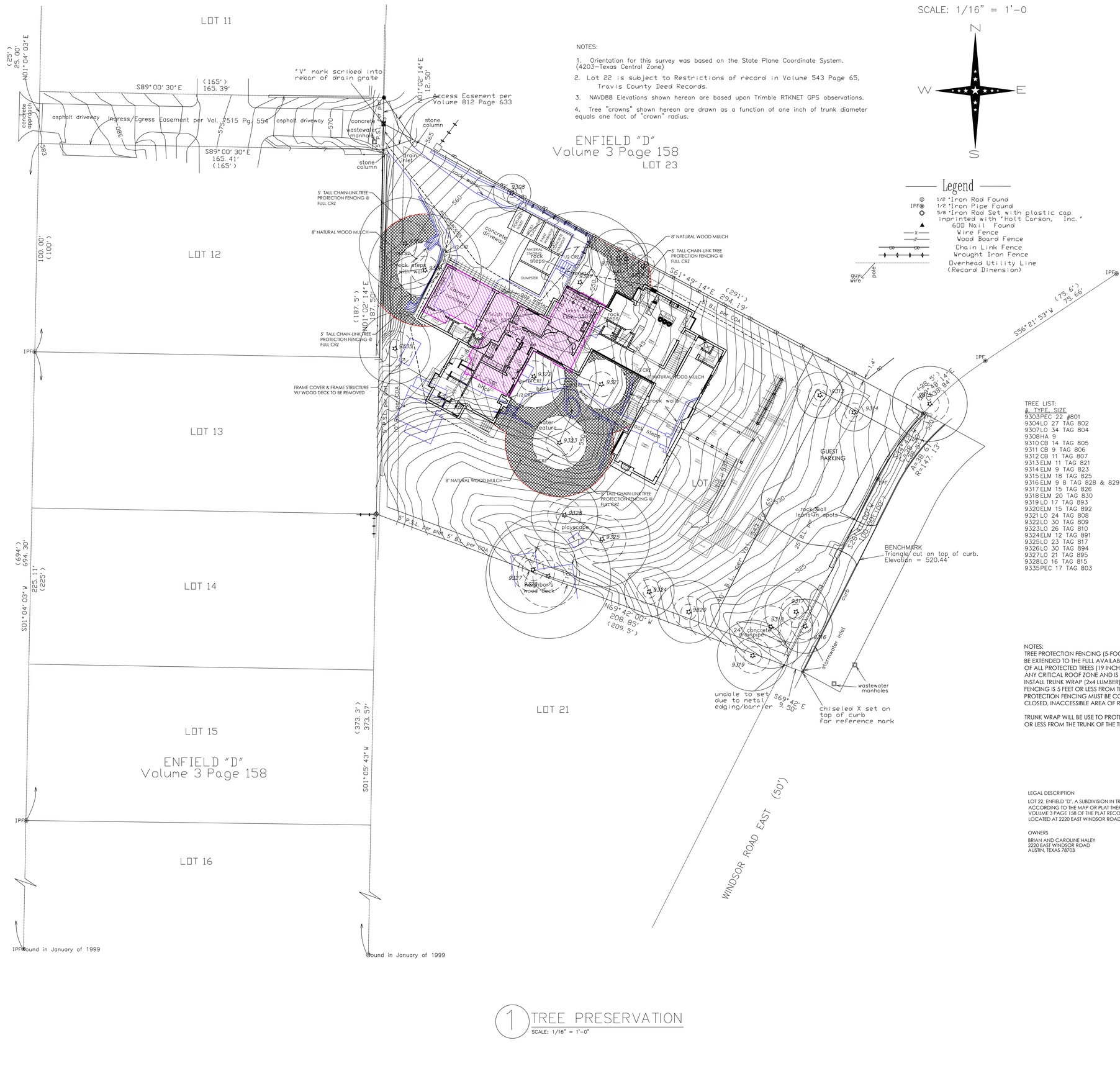
4. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

ENFIELD "D"
Volume 3 Page 158
LOT 23

Legend

- 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- 5/8" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- 60D Nail Found
- Wire Fence
- Wood Board Fence
- Chain Link Fence
- Wrought Iron Fence
- Overhead Utility Line (Record Dimension)
- guy wire
- pole



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9315	ELM	18 TAG 825
9316	ELM	9 8 TAG 828 & 829
9317	ELM	15 TAG 826
9318	ELM	20 TAG 830
9319	LO	17 TAG 893
9320	ELM	15 TAG 892
9321	LO	24 TAG 808
9322	LO	30 TAG 809
9323	LO	26 TAG 810
9324	ELM	12 TAG 891
9325	LO	23 TAG 817
9326	LO	30 TAG 894
9327	LO	21 TAG 895
9328	LO	16 TAG 815
9335	PEC	17 TAG 803

NOTES:
TREE PROTECTION FENCING (5-FOOT CHAIN-LINK FENCE) SHOULD BE EXTENDED TO THE FULL AVAILABLE CRITICAL ROOF ZONE (CRZ) OF ALL PROTECTED TREES (19 INCHES OR GREATER IN DIAMETER). ANY CRITICAL ROOF ZONE AND IS NOT PROTECTED BY FENCING. INSTALL TRUNK WRAP (2x4 LUMBER) WHENEVER PROTECTIVE FENCING IS 5 FEET OR LESS FROM THE TRUNK OF THE TREE. TREE PROTECTION FENCING MUST BE CONTINUOUS AND CREATE A CLOSED, INACCESSIBLE AREA OF ROOT ZONE PROTECTION.

TRUNK WRAP WILL BE USE TO PROTECT THE TREE IF FENCING IS 5' OR LESS FROM THE TRUNK OF THE TREE.

LEGAL DESCRIPTION

LOT 22, ENFIELD "D", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 158 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2220 EAST WINDSOR ROAD

OWNERS

BRIAN AND CAROLINE HALEY
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

1 TREE PRESERVATION
SCALE: 1/16" = 1'-0"

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REGISTERED ARCHITECT
WILLIAM G. PARKER III
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
TREE PRESERVATION

SCALE: 1/16" = 1'-0"

SHEET NUMBER:
A0.02

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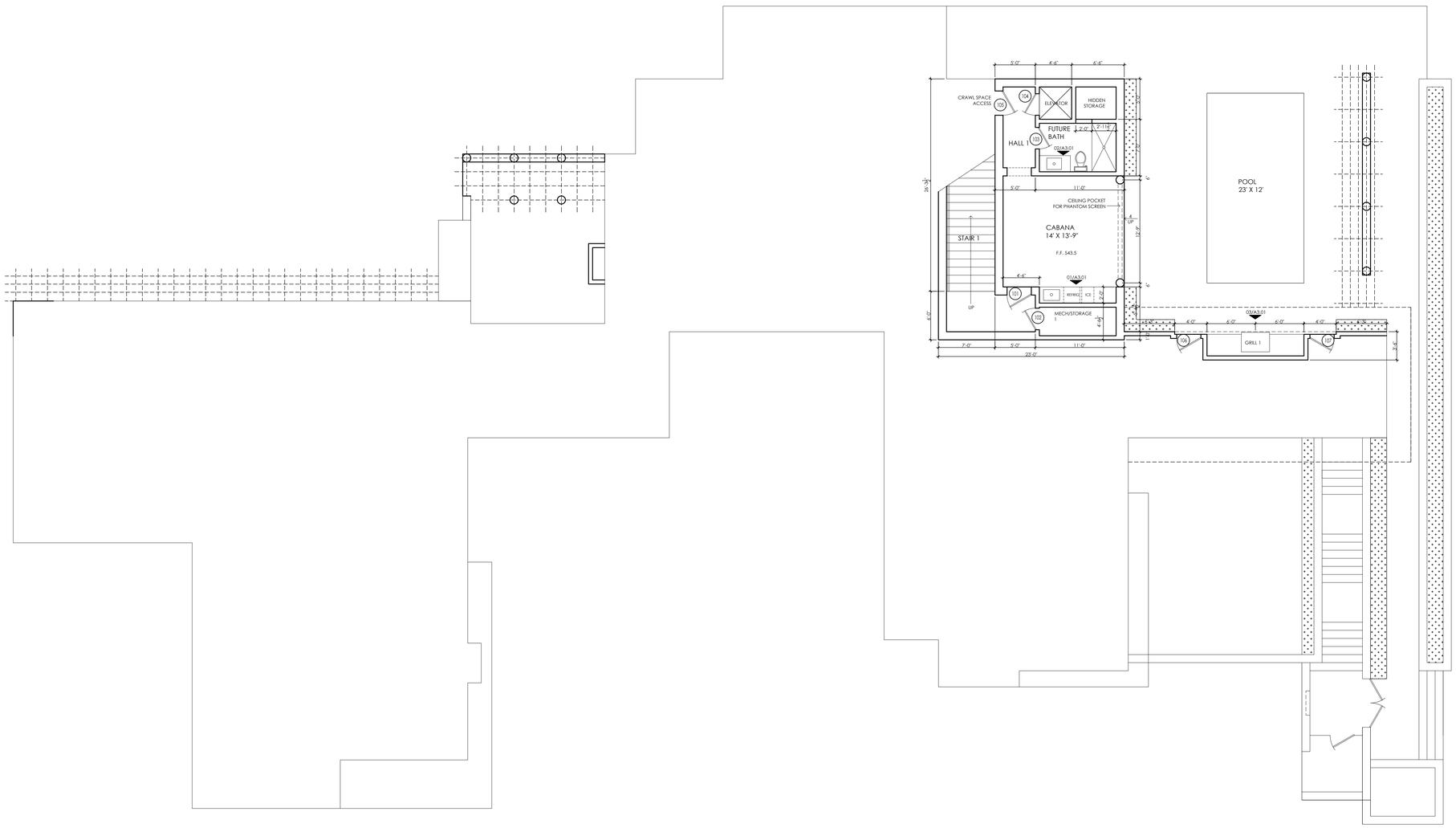

1 LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTES
- EXTERIOR WALLS TO BE HAND FINISHED STEEL TROWELED INTEGRAL PIGMENT STUCCO OVER METAL LATHE W/ STUCCO RETURNS @ ALL WINDOWS AND DOORS WITH 4" W. HONED MARBLE PARAPET CAP (TYP) AND 4" THK, HONED MARBLE STONE SILL
@ ALL EXTERIOR WINDOWS AND DOORS (ALTERNATE PRICING: 4" W. STUCCO PARAPET BAND DETAIL AND SILL PROFILE).
- DECORATIVE CHIMNEY CAPS TO BE CUSTOM FABRICATED IN PROFILE AS SHOWN TO MATCH ROOF MATERIAL (COPPER OR PAINT GRIP); EXPOSED FASCIA @ ALL FLAT ROOF CANOPIES/FLASHING/CONDUCTOR HEADS/DOWNSPOUTS/ ETC. TO MATCH ROOF METAL AS WELL
- EXPOSED SOFFIT @ ALL FLAT ROOF CANOPIES TO BE MOSAIC TILE PER INTERIOR DESIGNER (ALTERNATE; INTEGRAL PIGMENT STUCCO INSET WITH MOSAIC TILE IN RANDOM PATTERN)
- CYLINDRICAL COLUMNS TO BE HONED MARBLE TO MATCH PARAPET CAPS AND SILLS (ALTERNATE PRICING - SITECAST CONCRETE)

HALEY RESIDENCE
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

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REGISTERED ARCHITECT
MICHAEL T. LANDRUM
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
LOWER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A1.01

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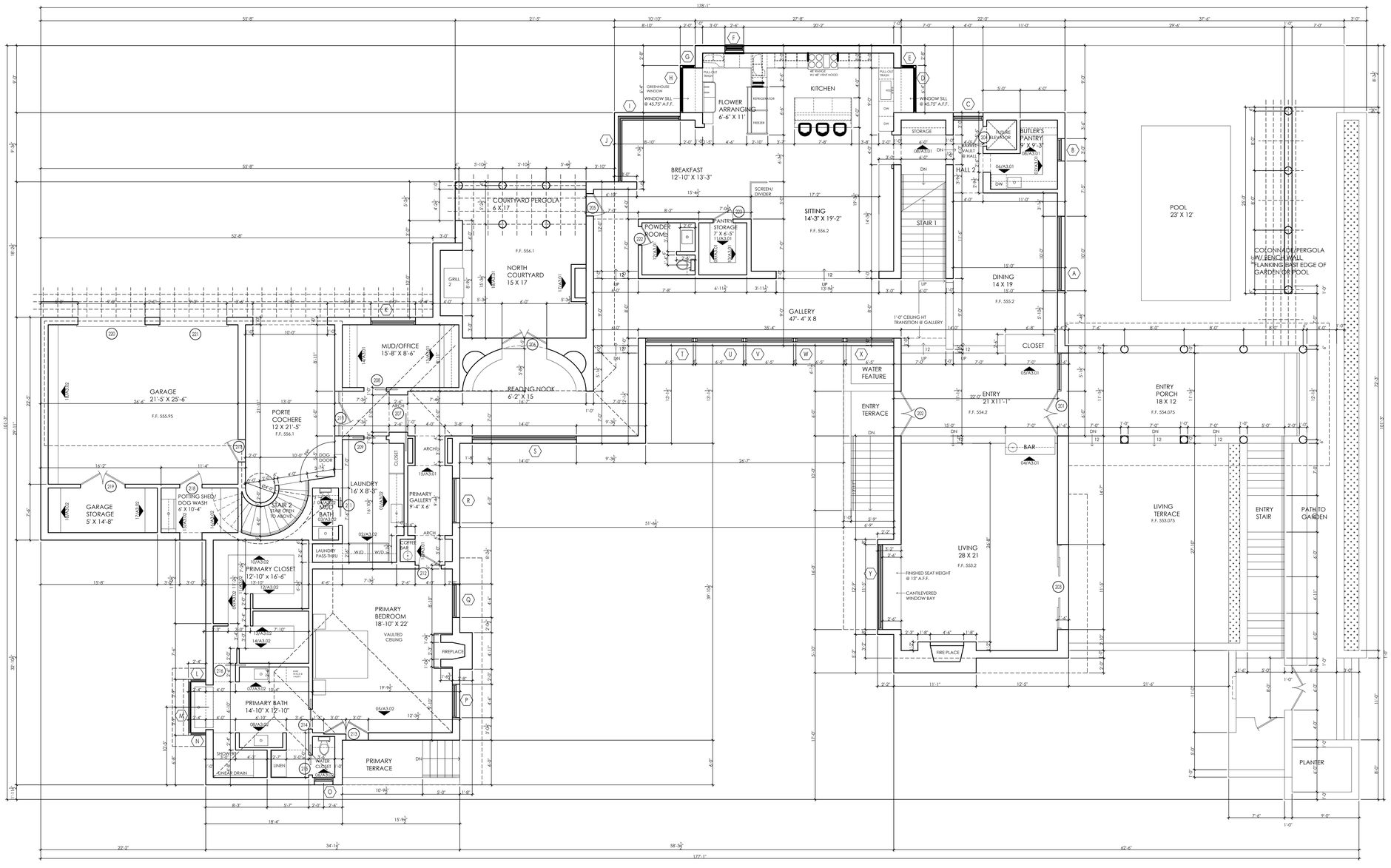

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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HALEY RESIDENCE
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

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REGISTERED ARCHITECT
MICHAEL T. LANDRUM
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
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SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A1.02

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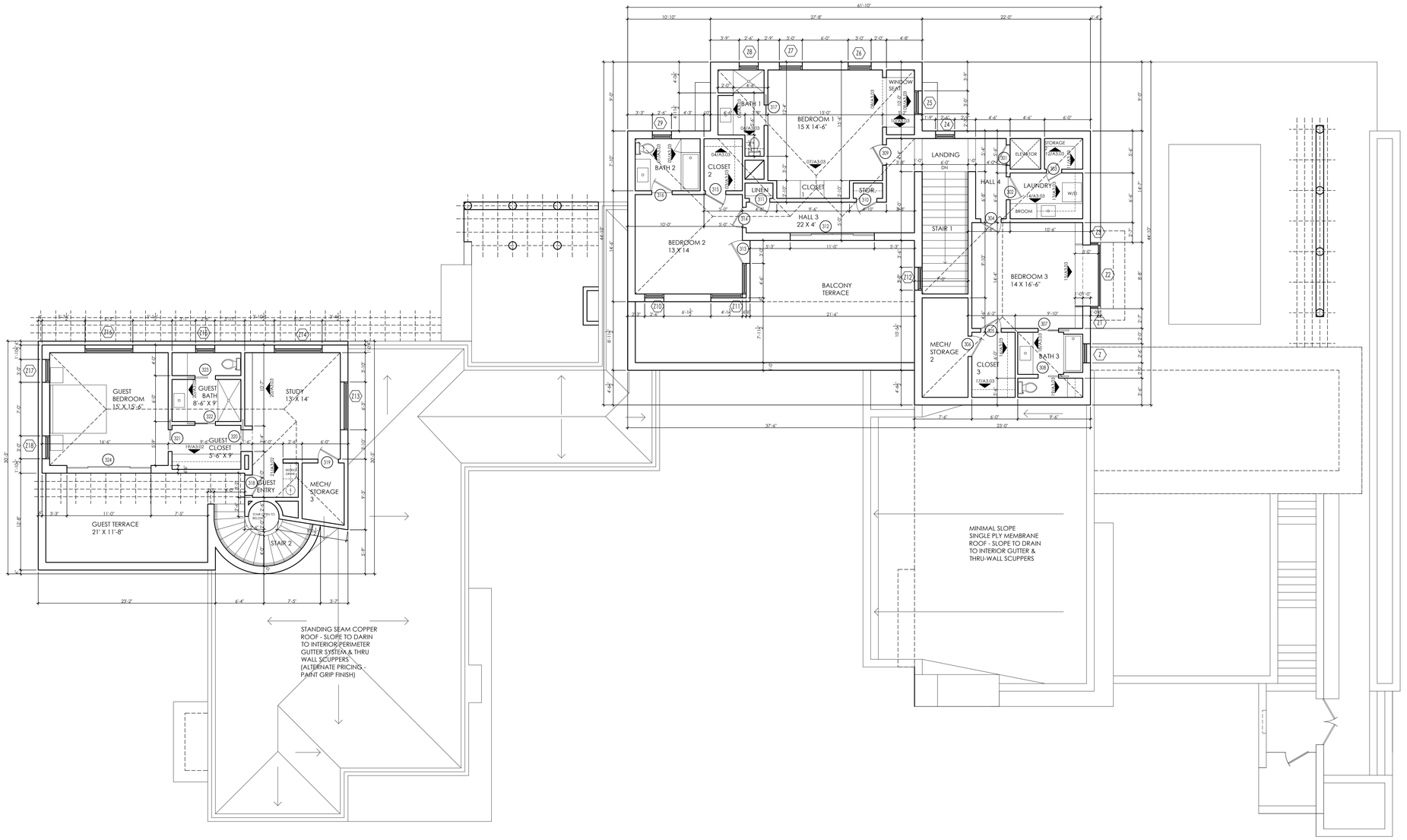

1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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REGISTERED ARCHITECT
MICHAEL T. LANDRUM
10/07/26
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A1.03

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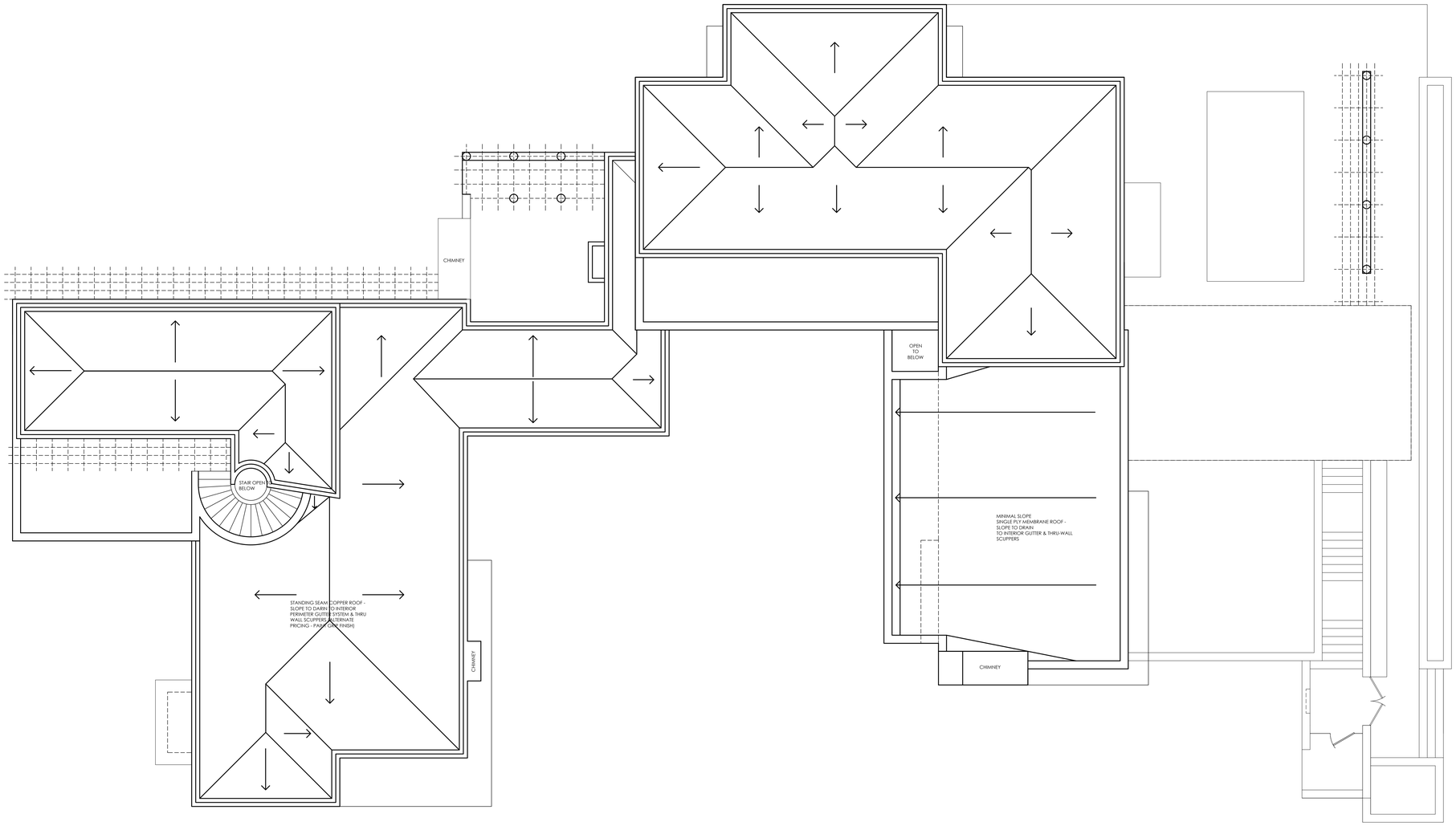

1 ROOF PLAN
SCALE: 3/16" = 1'-0"

HALEY RESIDENCE
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

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STATE OF TEXAS

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SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
ROOF PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A1.04

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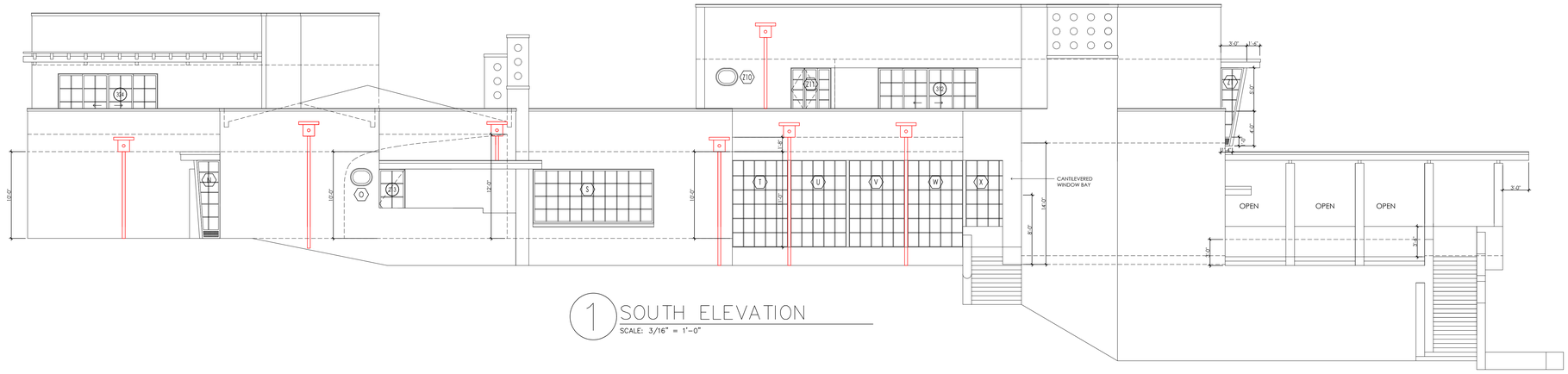
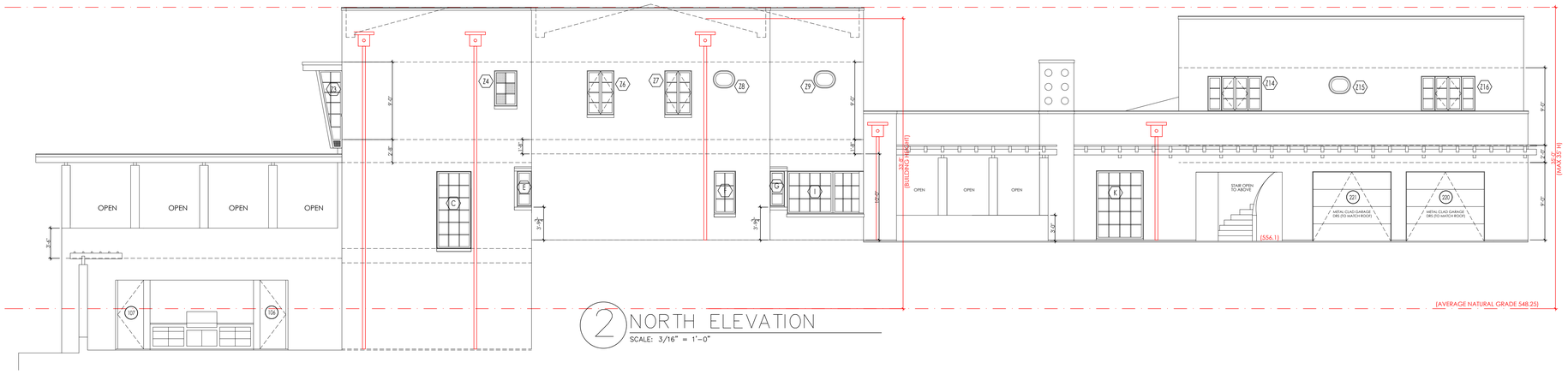
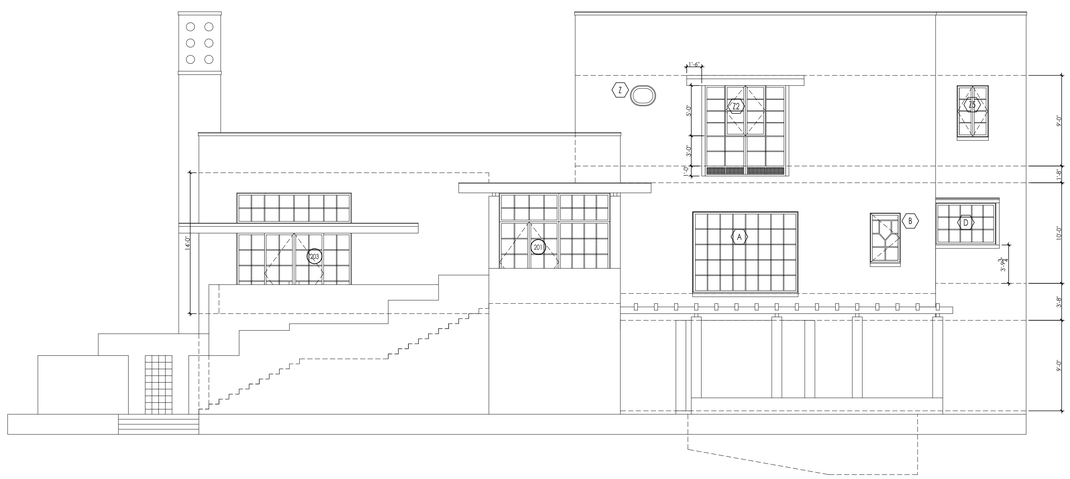


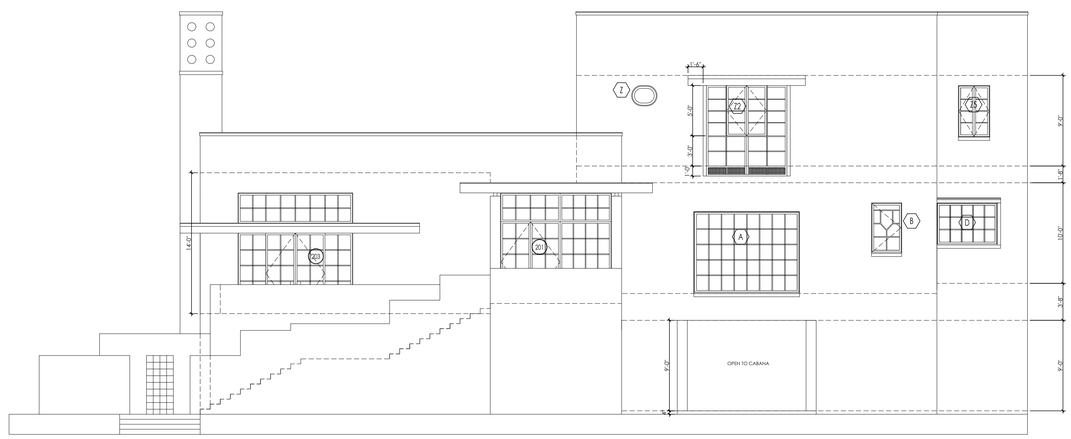
1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 ENTRY PORCH – WEST
SCALE: 3/16" = 1'-0"



4 ENTRY PORCH – WEST
SCALE: 3/16" = 1'-0"

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AUSTIN, TEXAS 78703

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1502 SUL ROSS STREET
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MICHAEL@MICHAELTLANDRUMINC.COM

REGISTERED ARCHITECT
PHILIP G. PARATORE III
10/27/26
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A2.01

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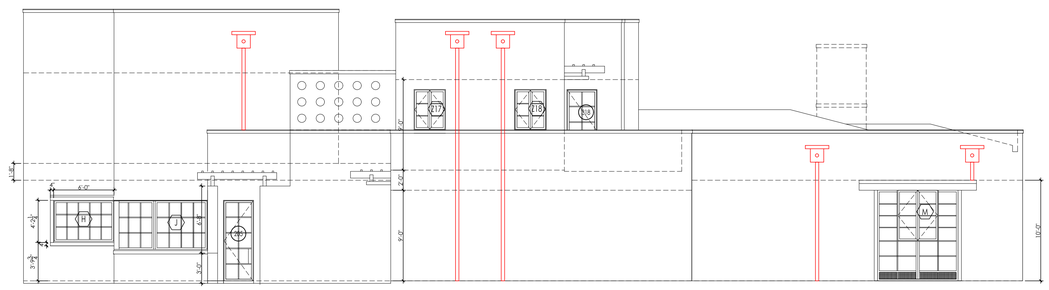
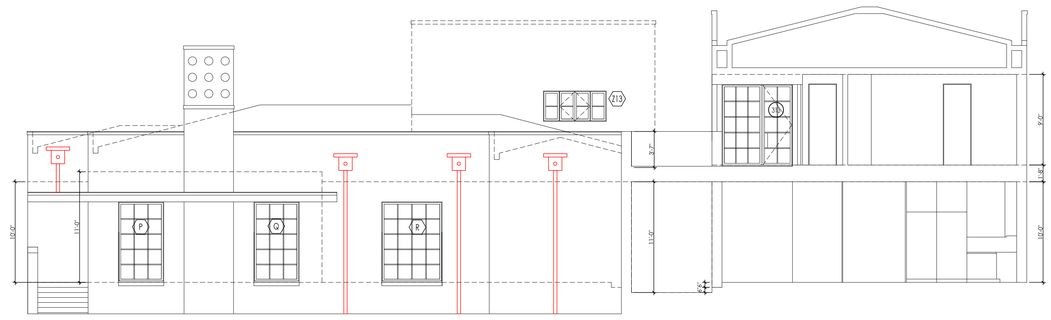
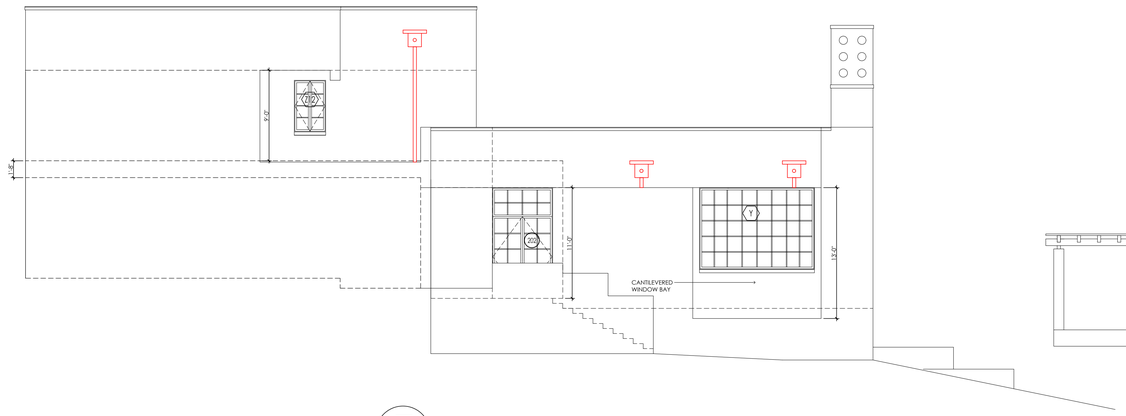


1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 COURTYARD/SECTION – WEST
SCALE: 3/16" = 1'-0"



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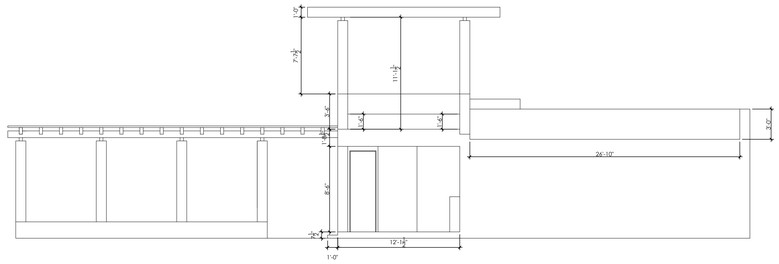

4 ENTRY PORCH – EAST
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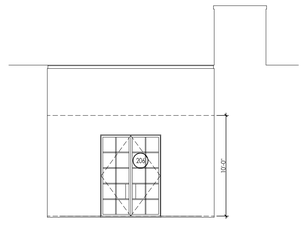

5 NORTH COURTYARD – SOUTH
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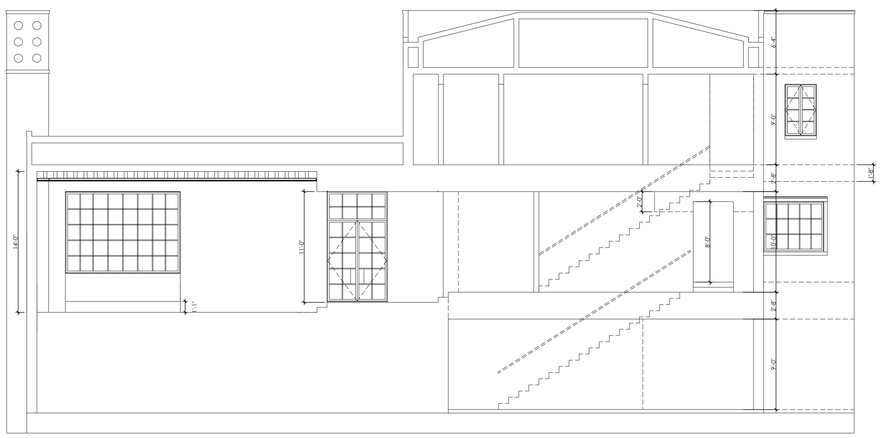

6 N/S SECTION @ LIVING/DINING
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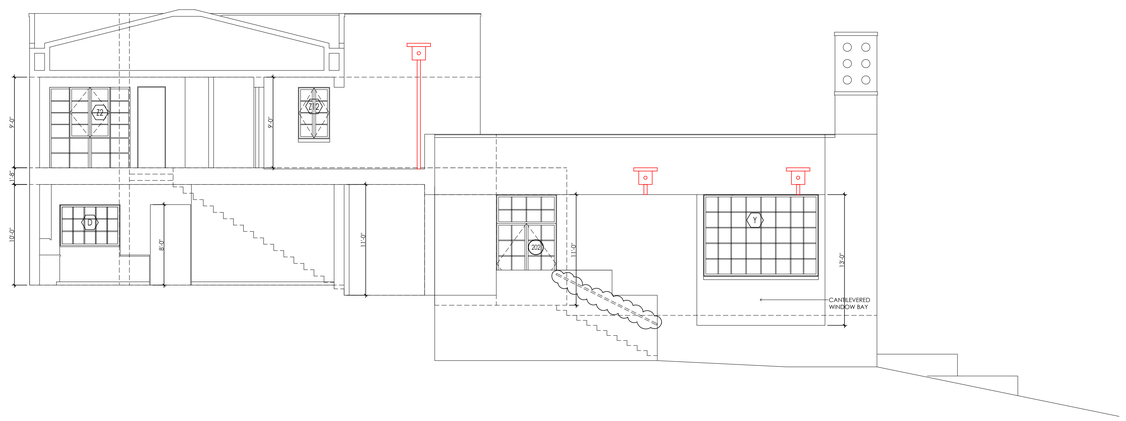

7 N/S SECTION @ GALLERY/KITCHEN
SCALE: 3/16" = 1'-0"

HALEY RESIDENCE
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

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REGISTERED ARCHITECT
PHILIP C. PARAFORE III
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A2.02

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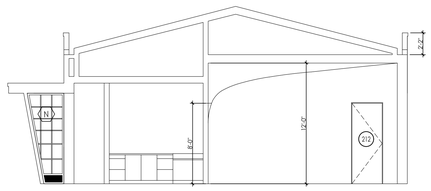

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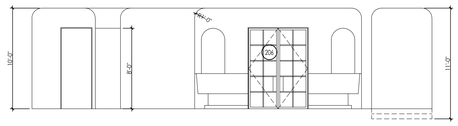

2 E/W SECTION @ READING NOOK
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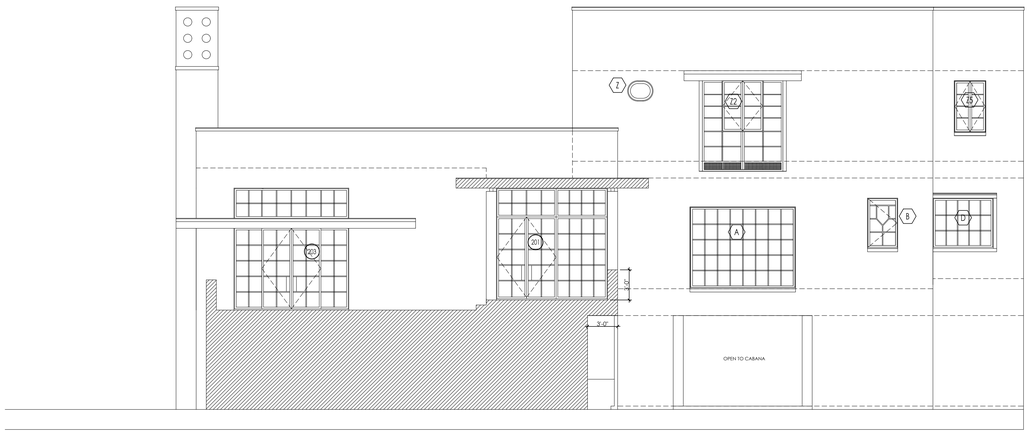

3 WEST SECTION @ LIVING TERRACE/ENTRY PORCH
SCALE: 3/16" = 1'-0"

HALEY RESIDENCE
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

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PHILIP G. PARATORE
STATE OF TEXAS
17477

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
BUILDING SECTION

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
A2.03

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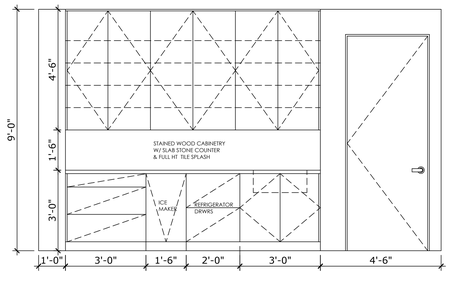

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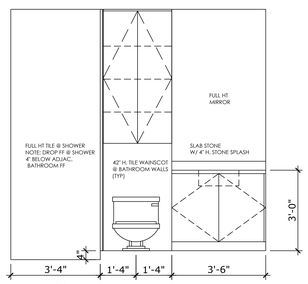

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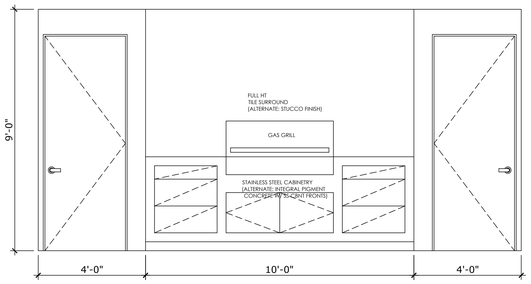

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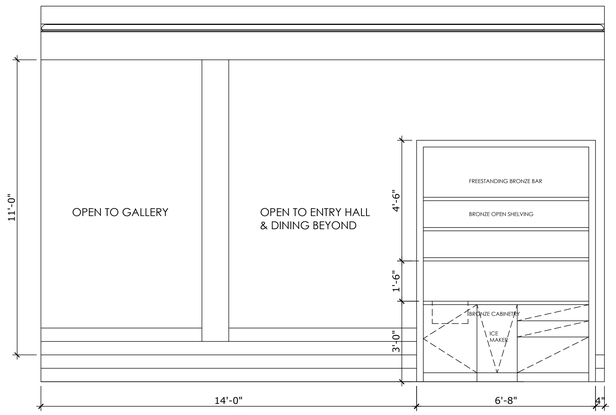

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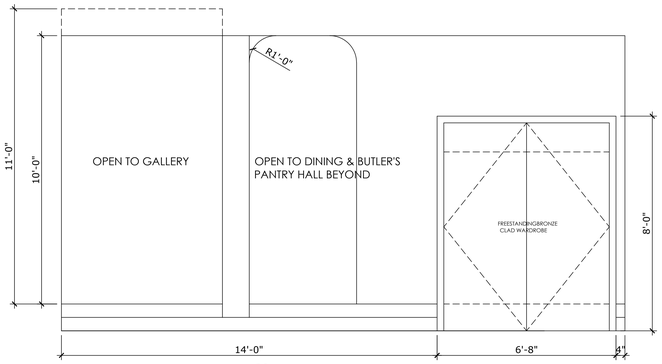

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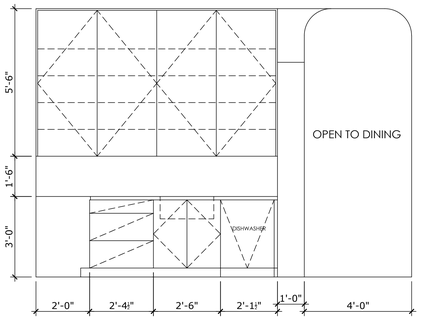
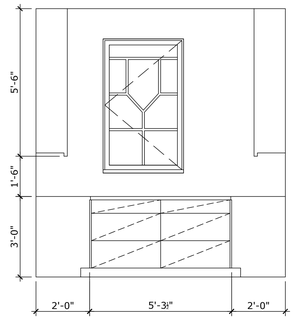


6 BUTLER'S PANTRY - SOUTH



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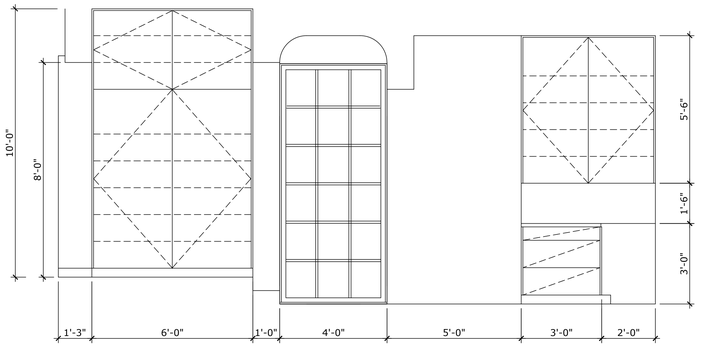
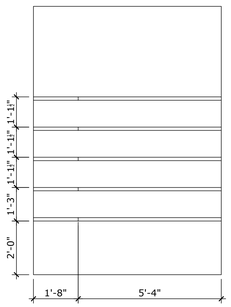


8 BUTLER'S PANTRY/HALL/STORAGE - NORTH



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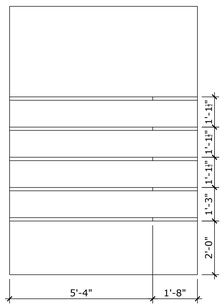

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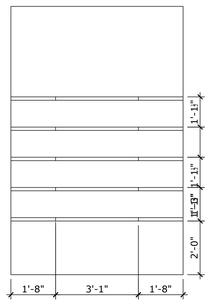

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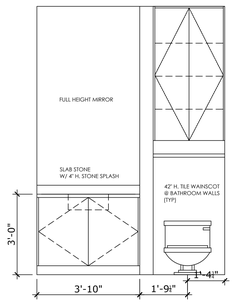

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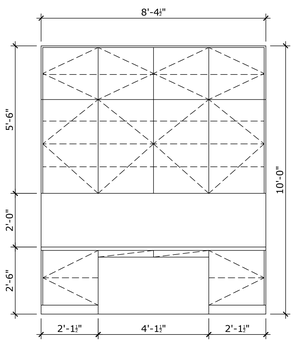

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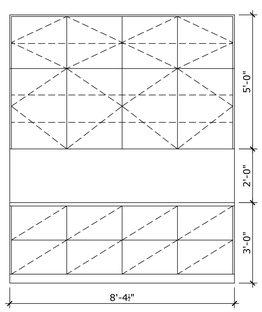

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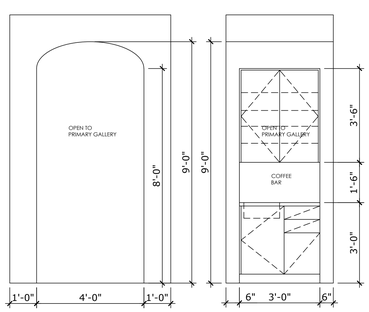
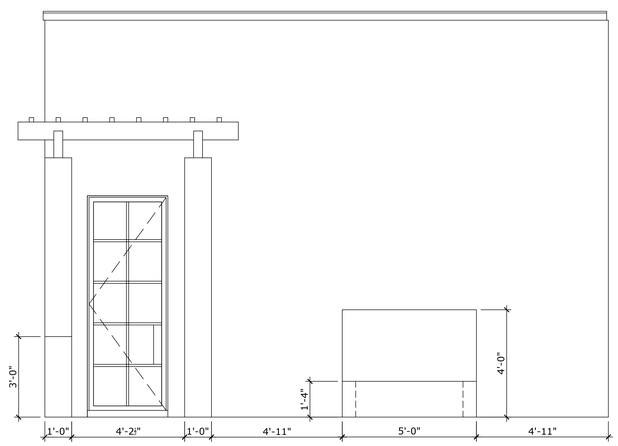
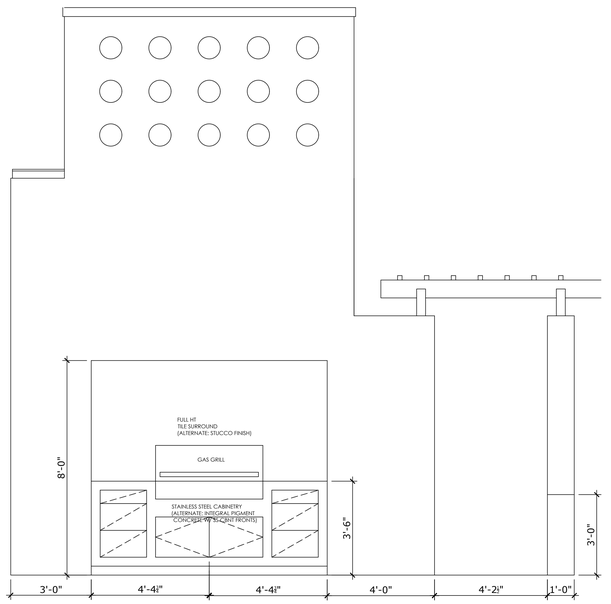


15 PRIMARY HALL - NORTH

16 PRIMARY HALL - WEST



17 COURTYARD - EAST



18 COURTYARD - WEST

HALEY RESIDENCE

2220 EAST WINDSOR ROAD

AUSTIN, TEXAS 78703

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REGISTERED ARCHITECT
MICHAEL T. LANDRUM
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

SHEET NUMBER:
A3.01

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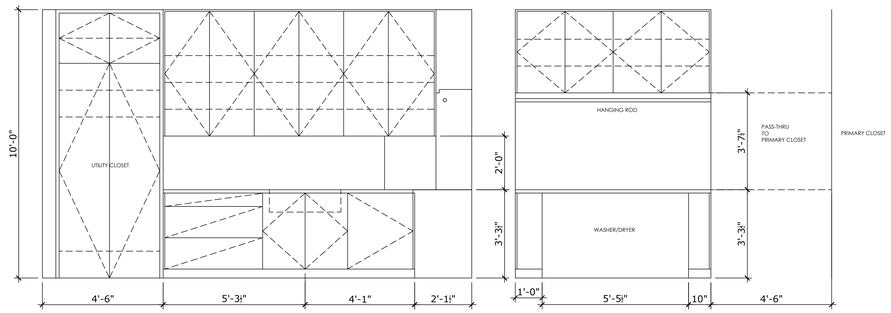
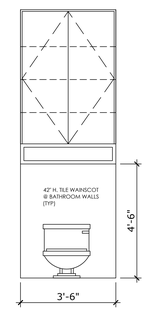


1 LAUNDRY - EAST

2 LAUNDRY - SOUTH

3 LAUNDRY TOILET - SOUTH



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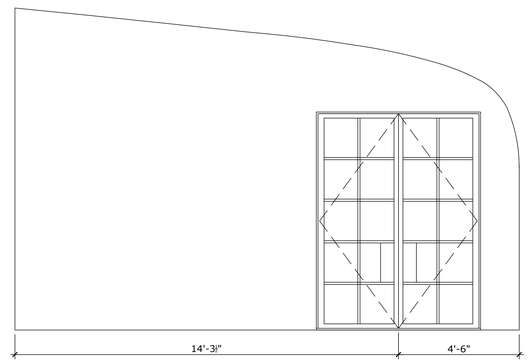
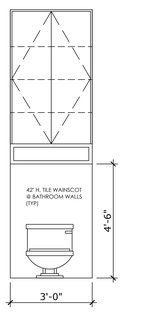
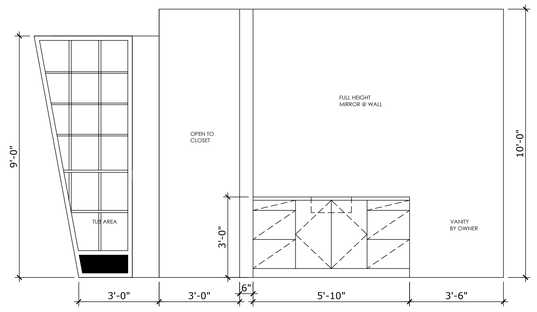


5 PRIMARY BEDROOM - SOUTH



6 PRIMARY TOILET - NORTH



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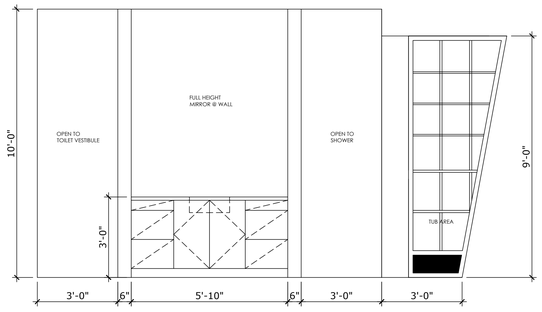

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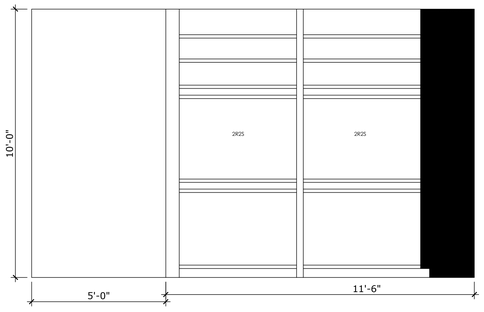
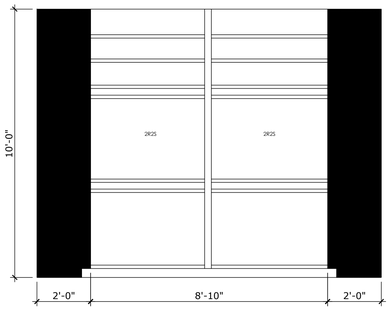
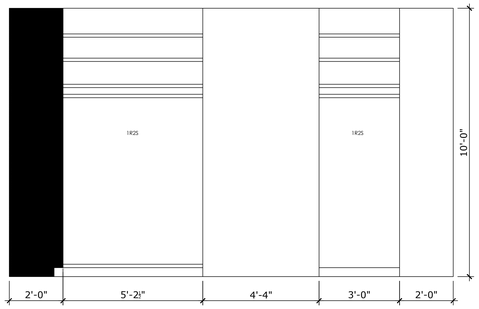


9 PRIMARY CLOSET -WEST



10 PRIMARY CLOSET = NORTH



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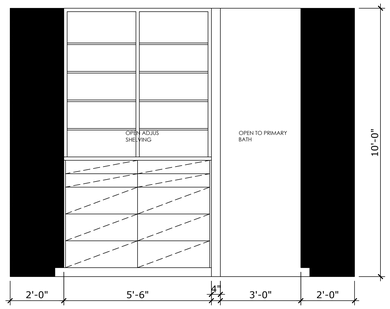

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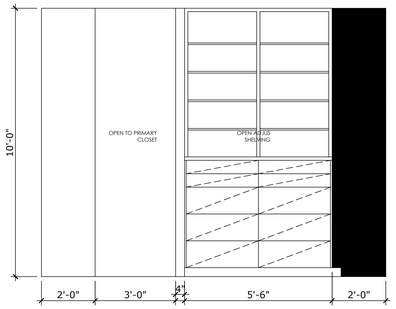
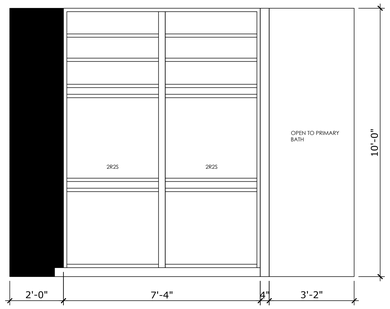
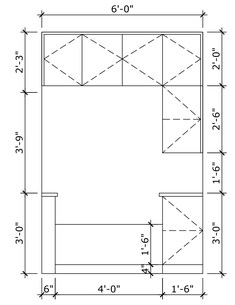


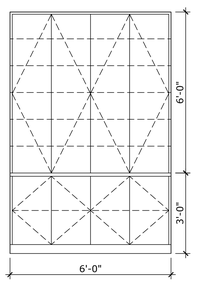
13 HIS PRIMARY CLOSET - NORTH



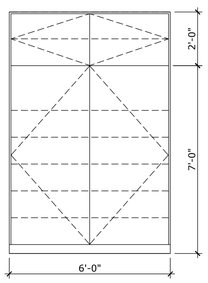
14 HIS PRIMARY CLOSET - SOUTH



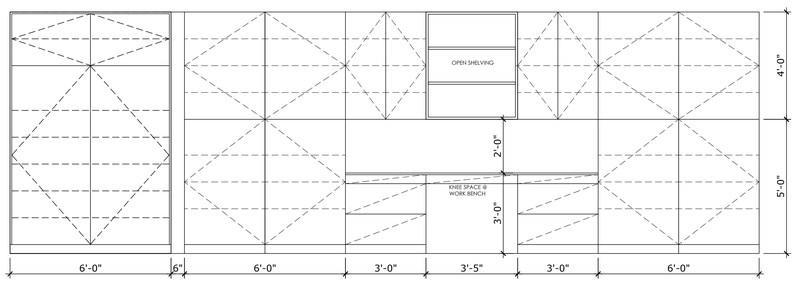
15 POTTING SHED/DOG WASH - WEST



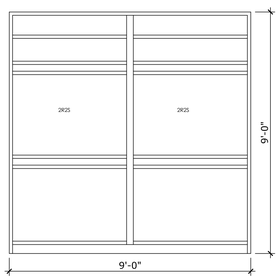
16 POTTING SHED/DOG WASH - EAST



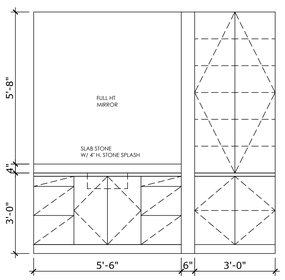
17 GARAGE STORAGE - EAST



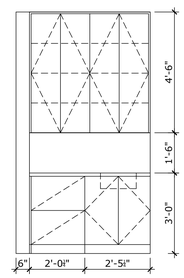
18 GARAGE/ GARAGE STORAGE - WEST



19 GUEST CLOSET - SOUTH



20 GUEST BATH - WEST



21 GUEST ENTRY - EAST

HALEY RESIDENCE

2220 EAST WINDSOR ROAD

AUSTIN, TEXAS 78703

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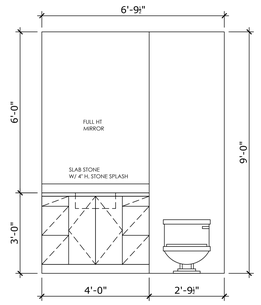

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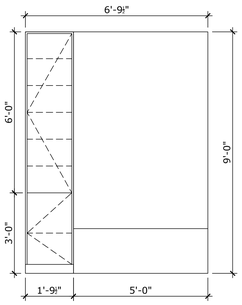

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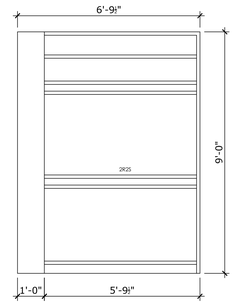
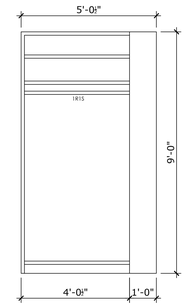
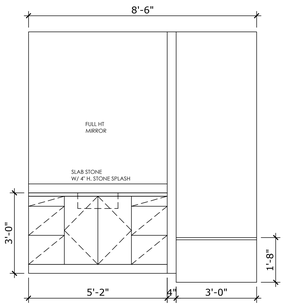


03 CLOSET 2 - EAST



04 CLOSET 2 - NORTH



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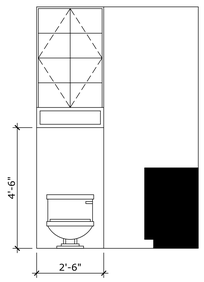

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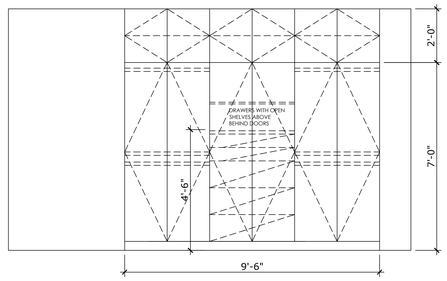

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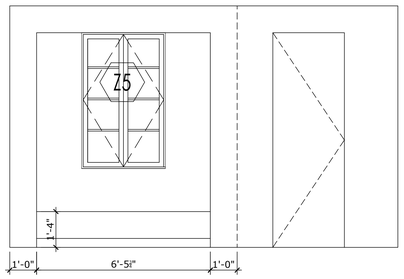

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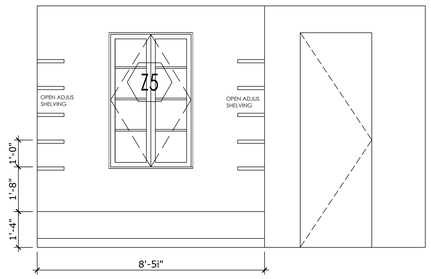
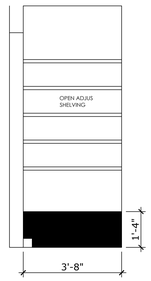
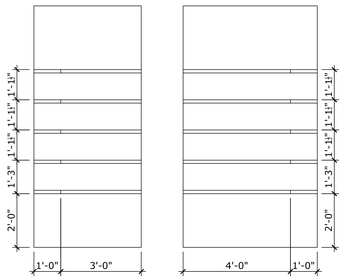


09 BEDROOM 1 - EAST - SECTION

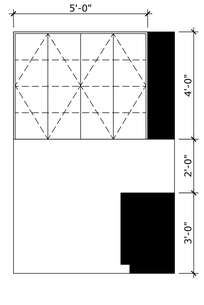


10 BEDROOM 1 - N/S - SECTION

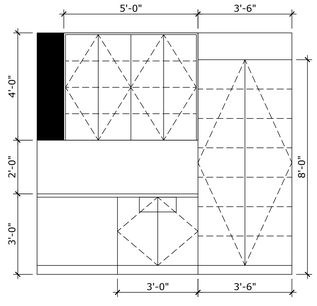


11 STORAGE - EAST

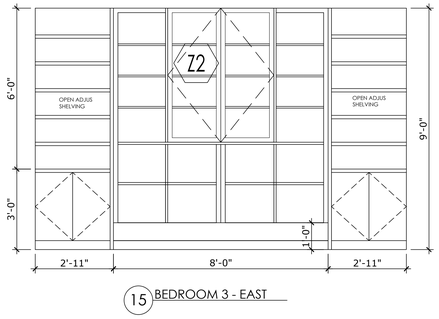
12 STORAGE - NORTH



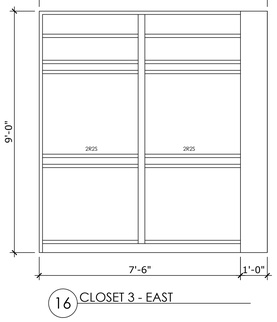
13 LAUNDRY - EAST



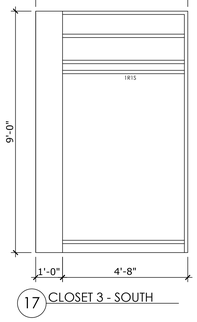
14 LAUNDRY - SOUTH



15 BEDROOM 3 - EAST



16 CLOSET 3 - EAST



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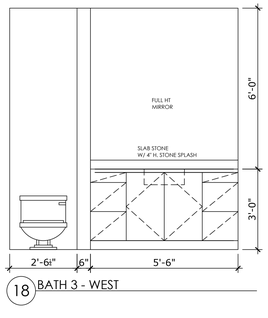
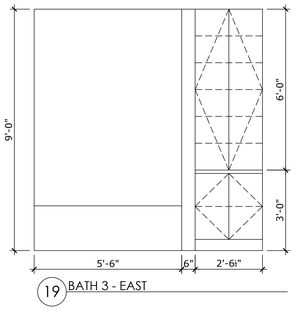


18 BATH 3 - WEST



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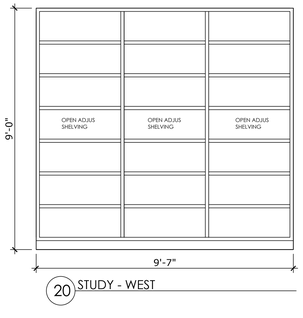

20 STUDY - WEST

HALEY RESIDENCE

2220 EAST WINDSOR ROAD

AUSTIN, TEXAS 78703

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10.07.26

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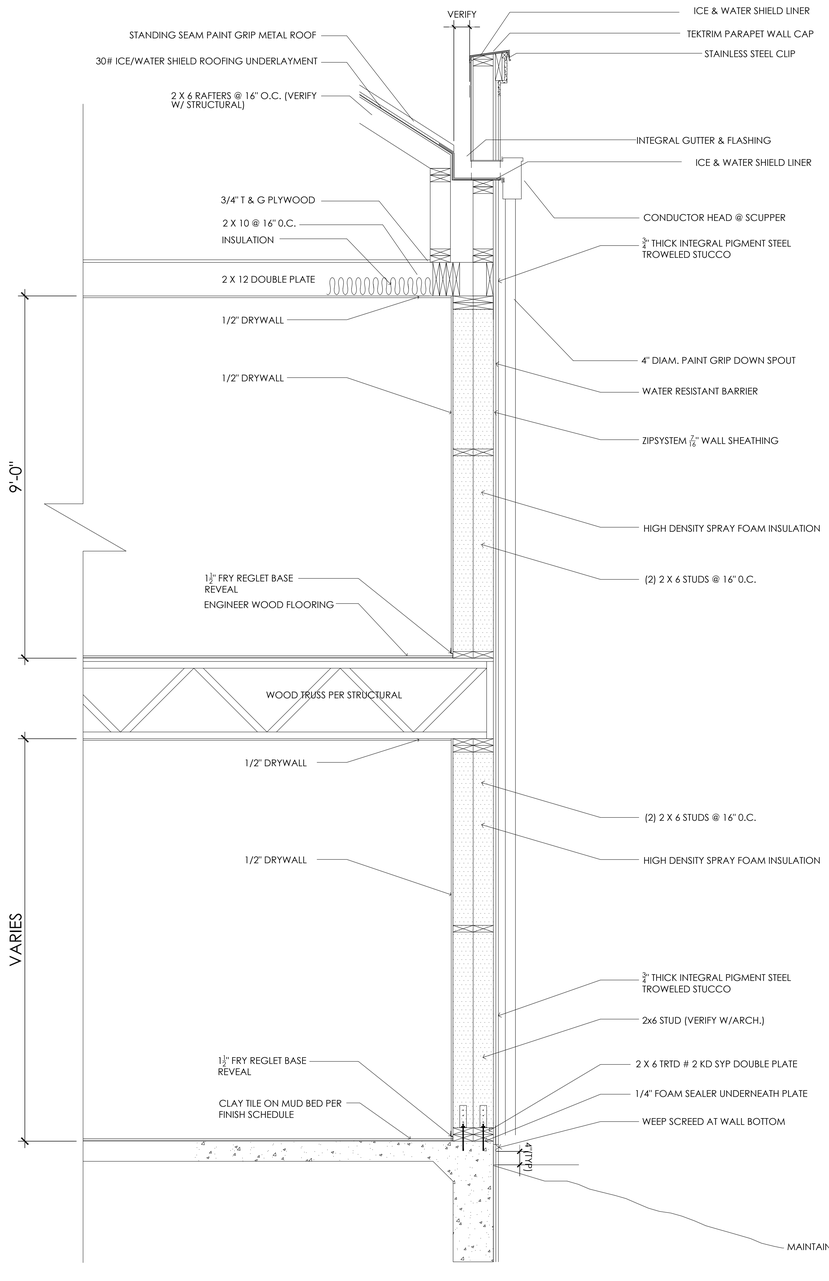

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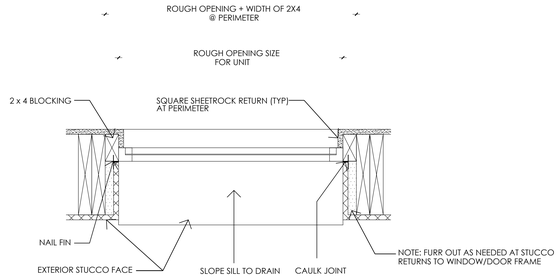
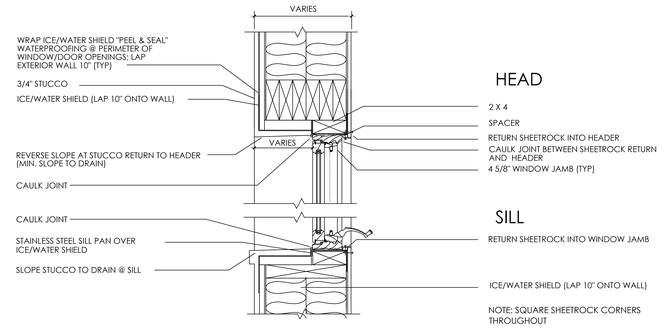
SCALE: NTS

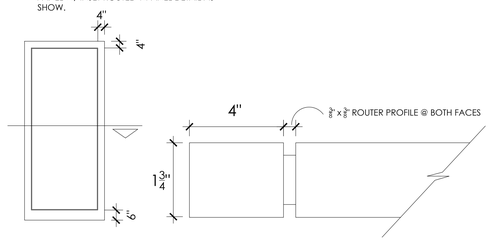


PLAN VIEW



2 WINDOW & DOOR DETAIL (TYP.)
SCALE: NTS

* INTERIOR DOORS TO BE MDF SMOOTH SLAB PANEL W/ INSET ROUTED 1-PANEL DETAIL AS SHOW.



3 INTERIOR DOOR DETAIL
SCALE: NTS

HALEY RESIDENCE
2220 EAST WINDSOR ROAD
AUSTIN, TEXAS 78703

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DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
TYPICAL WALL DETAIL

SCALE: NTS

SHEET NUMBER:
A4.01

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WINDOW SCHEDULE

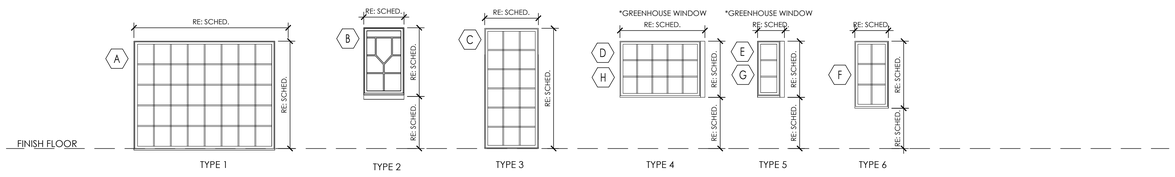
NO.	TYPE	WINDOW FRAME SIZE (RE: DETAILS FOR R.O.) W	WINDOW H	SILL HT.	FRAME MAT'L	FRAME FINISH	GLAZING THK.	GLAZING TYPE	REMARKS
A	1	10'-0"	8'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
B	2	3'-0"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	OPERABLE: STAINED GLASS PANELS
C	3	4'-0"	9'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
D	4	6'-4"	4'-2 1/4"	3'-9 3/4"	ALUM	POWDER COATED	1/4	INSULATED/	GREENHOUSE WINDOW
E	5	2'-0"	4'-2 1/4"	3'-9 3/4"	ALUM	POWDER COATED	1/4	INSULATED/	GREENHOUSE WINDOW
F	6	2'-6"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
G	5	2'-0"	4'-2 1/4"	3'-9 3/4"	ALUM	POWDER COATED	1/4	INSULATED/	GREENHOUSE WINDOW
H	4	6'-4"	4'-2 1/4"	3'-9 3/4"	ALUM	POWDER COATED	1/4	INSULATED/	GREENHOUSE WINDOW
I	7	8'-4"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; CORNER BUTT JOINT WINDOW
J	8	8'-9-1/2"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; CORNER BUTT JOINT WINDOW
K	9	6'-0"	8'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
L	10	3'-0"	9'-0"	0-0	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
M	11	8'-8"	9'-0"	0-0	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	OPERABLE; CASEMENT WINDOW
N	12	3'-0"	9'-0"	0-0	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
O	13	2'-6"	2'-0"	6'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; ROUND WINDOW
P	14	4'-6"	8'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
Q	14	4'-6"	8'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
R	9	6'-0"	8'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
S	15	14'-0"	6'-4"	1'-8"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
T	16	6'-5"	10'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
U	16	6'-5"	10'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
V	16	6'-5"	10'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
W	16	6'-5"	10'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
X	16	6'-5"	10'-0"	0'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
Y	17	11'-5"	8'-1 1/2"	3'-10 1/2"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; CANTILEVERED WINDOW BAY
Z	13	2'-6"	2'-0"	6'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; ROUND WINDOW
Z1	18	3'-0"	9'-0"	-	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
Z2	19	8'-8"	9'-0"	-	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	OPERABLE; CASEMENT WINDOW
Z3	20	3'-0"	9'-0"	-	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
Z4	21	2'-6"	4'-0"	4'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED
Z5	22	3'-0"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z6	22	3'-0"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z7	22	3'-0"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z8	13	2'-6"	2'-0"	6'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; ROUND WINDOW
Z9	13	2'-6"	2'-0"	6'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; ROUND WINDOW
Z10	13	2'-6"	2'-0"	6'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; ROUND WINDOW
Z11	23	4'-7 1/2"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z12	22	3'-0"	5'-0"	3'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z13	24	6'-3"	3'-0"	5'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z14	25	6'-3"	4'-0"	4'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z15	13	2'-6"	2'-0"	6'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	FIXED; ROUND WINDOW
Z16	25	6'-3"	4'-0"	4'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z17	26	3'-0"	4'-0"	4'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW
Z18	26	3'-0"	4'-0"	4'-0"	ALUM	POWDER COATED	1/4	INSULATED/ TEMPERED	CASEMENT WINDOW

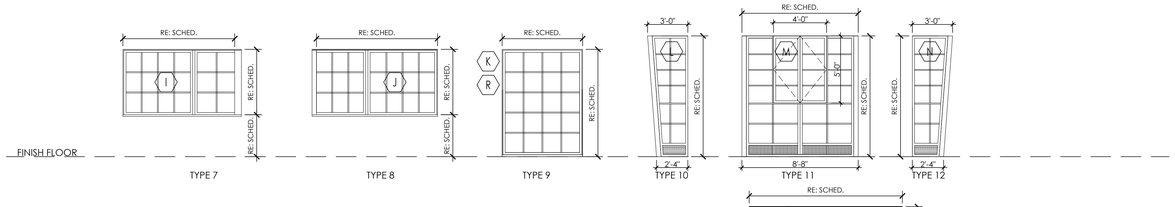
NOTES:

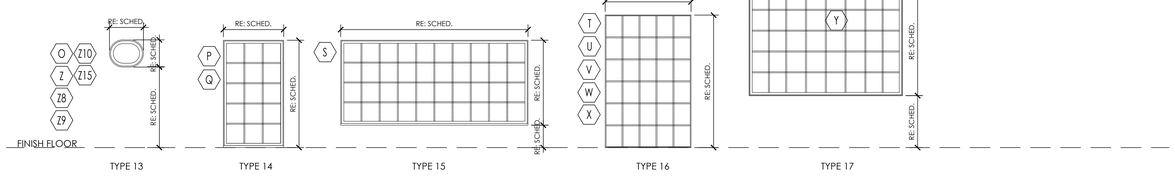
1. UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS TO BE 8'-0" H., 8" WIDE VERTICAL PLANK WHITE OAK DOOR (STAINED). ALL INTERIOR DOOR JAMBS TO BE KURFED TO ALLOW FOR SQUARE SHEETROCK RETURNS ON BOTH SIDES; EXTERIOR DOOR & WINDOW JAMBS TO RECEIVE SHEETROCK RETURNS @ INTERIOR WALLS.BRICK RETURNS @ EXTERIOR WALLS.
2. VERIFY SCHEDULE WITH DOOR SWINGS ON PLAN
3. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOOR & WINDOW UNITS TO BE ALUMINUM,BRUSHED ANODIZED FINISH(ALTERNATE - CUSTOM COLOR POWDER COATED), INSULATED GLASS.
4. VERIFY DOOR MANUFACTURER WITH OWNER AND ARCHITECT (WESTERN SIMULATED STEEL SERIES OR EQUAL)

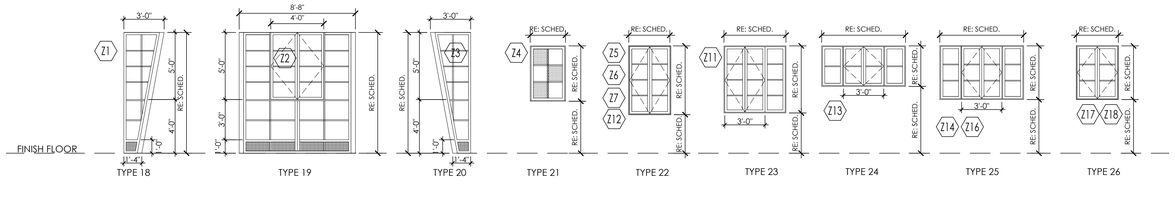
DOOR SCHEDULE

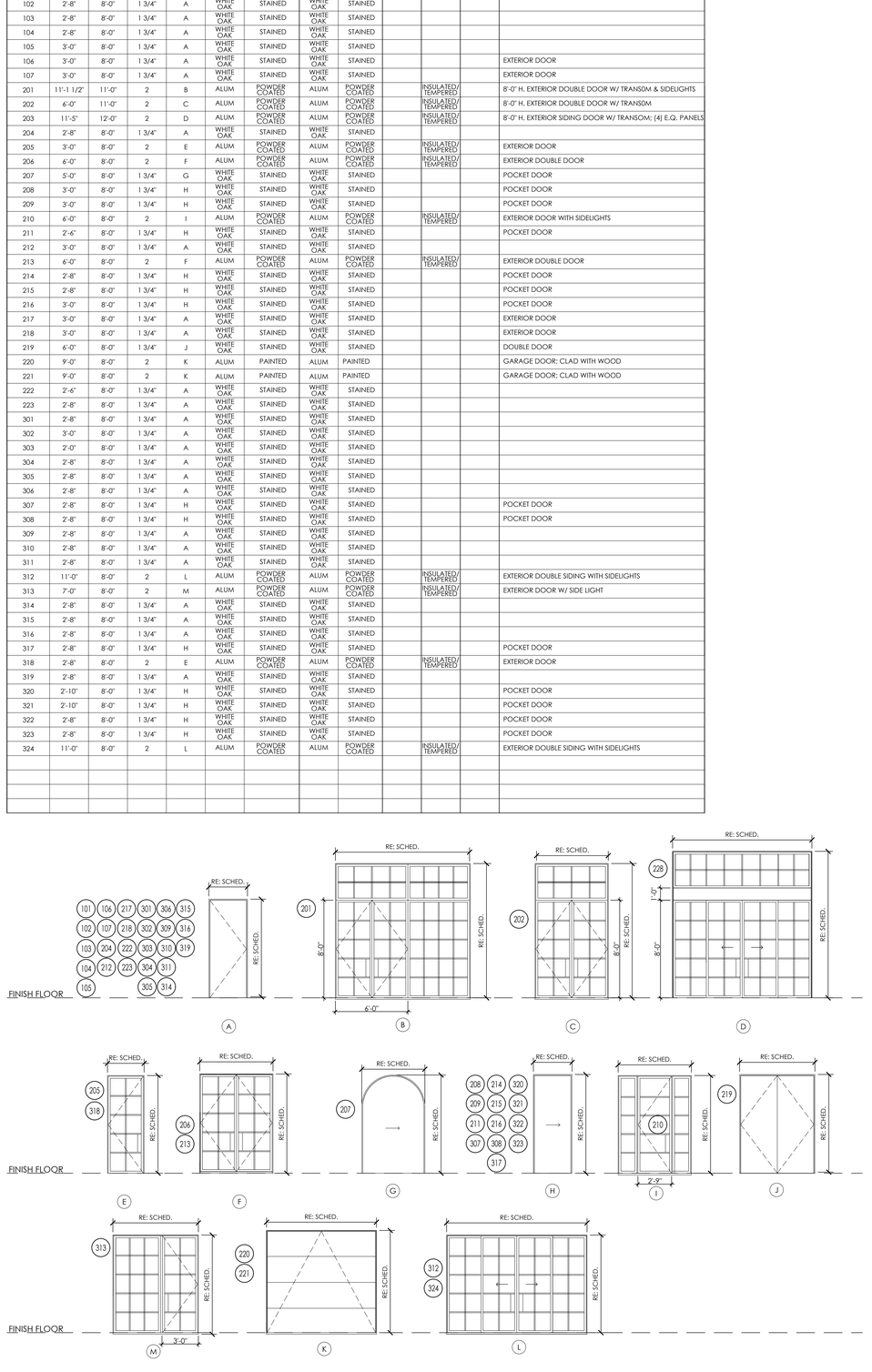
NO.	DOOR SIZE W	DOOR SIZE H	DOOR THK.	DOOR TYPE	FRAME MAT'L	FRAME FINISH	FRAME MAT'L	FRAME FINISH	THRESH	GLASS TYPE	HDWE. SET NO.	REMARKS
101	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
102	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
103	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
104	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
105	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
106	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				EXTERIOR DOOR
107	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				EXTERIOR DOOR
201	11'-1 1/2"	11'-0"	2	B	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		8'-0" H. EXTERIOR DOUBLE DOOR W/ TRANSOM & SIDELIGHTS
202	6'-0"	11'-0"	2	C	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		8'-0" H. EXTERIOR DOUBLE DOOR W/ TRANSOM
203	11'-5"	12'-0"	2	D	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		8'-0" H. EXTERIOR SIDING DOOR W/ TRANSOM: (4) E.Q. PANELS
204	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
205	3'-0"	8'-0"	2	E	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOOR
206	6'-0"	8'-0"	2	F	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOUBLE DOOR
207	5'-0"	8'-0"	1 3/4"	G	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
208	3'-0"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
209	3'-0"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
210	6'-0"	8'-0"	2	I	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOOR WITH SIDELIGHTS
211	2'-6"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
212	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
213	6'-0"	8'-0"	2	F	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOUBLE DOOR
214	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
215	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
216	3'-0"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
217	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				EXTERIOR DOOR
218	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				EXTERIOR DOOR
219	6'-0"	8'-0"	1 3/4"	J	WHITE OAK	STAINED	WHITE OAK	STAINED				DOUBLE DOOR
220	9'-0"	8'-0"	2	K	ALUM	PAINTED	ALUM	PAINTED				GARAGE DOOR; CLAD WITH WOOD
221	9'-0"	8'-0"	2	K	ALUM	PAINTED	ALUM	PAINTED				GARAGE DOOR; CLAD WITH WOOD
222	2'-6"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
223	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
301	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
302	3'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
303	2'-0"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
304	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
305	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
306	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
307	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
308	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
309	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
310	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
311	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
312	11'-0"	8'-0"	2	L	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOUBLE SIDING WITH SIDELIGHTS
313	7'-0"	8'-0"	2	M	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOOR W/ SIDE LIGHT
314	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
315	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
316	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
317	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
318	2'-8"	8'-0"	2	E	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOOR
319	2'-8"	8'-0"	1 3/4"	A	WHITE OAK	STAINED	WHITE OAK	STAINED				
320	2'-10"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
321	2'-10"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
322	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
323	2'-8"	8'-0"	1 3/4"	H	WHITE OAK	STAINED	WHITE OAK	STAINED				POCKET DOOR
324	11'-0"	8'-0"	2	L	ALUM	POWDER COATED	ALUM	POWDER COATED		INSULATED/ TEMPERED		EXTERIOR DOUBLE SIDING WITH SIDELIGHTS











HALEY RESIDENCE

2220 EAST WINDSOR ROAD

AUSTIN, TEXAS 78703

MICHAEL T. LANDRUM, INC.

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REGISTERED ARCHITECT
MICHAEL T. LANDRUM III
STATE OF TEXAS

REVISIONS
10.07.26 ISSUE FOR PERMIT

DATE:
10.07.26

SHEET DESCRIPTION:
ARCHITECTURAL DRAWING
WINDOW AND DOOR SCHEDULE

SCALE: NTS

SHEET NUMBER:
A5.01

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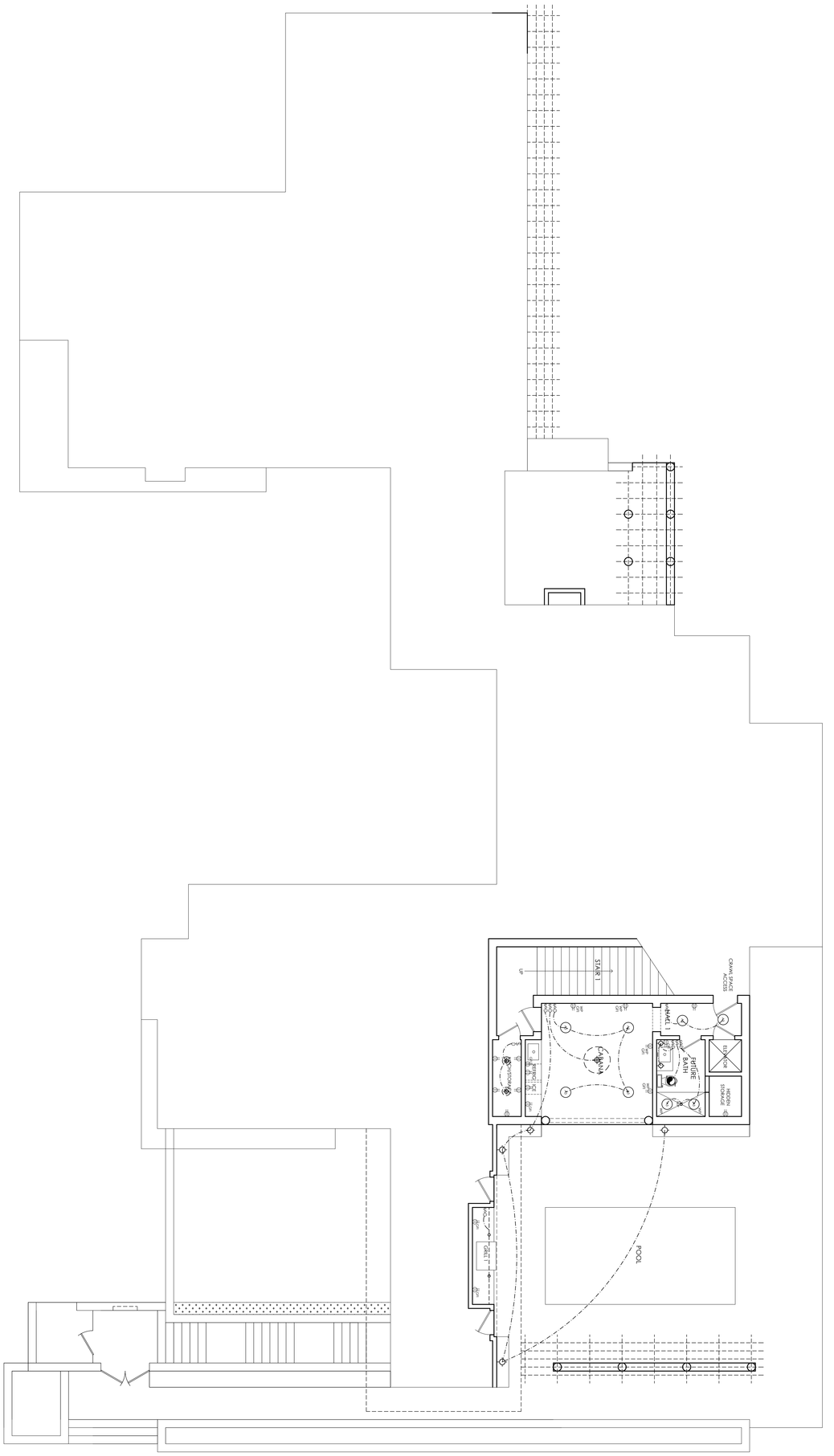

1 LOWER LEVEL ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

SYMBOL	DESCRIPTION	WATT/VOLT/LAMP	LOCATION	REMARKS
A	RECESSED LIGHT FIXTURE	SEE SCHEDULE		
A1	RECESSED LIGHT FIXTURE WITH EMERGENCY BATTERY BACK-UP	SEE SCHEDULE		
A2	RECESSED LIGHT FIXTURE WITH MOTION SENSOR	SEE SCHEDULE		
A3	RECESSED LIGHT FIXTURE WITH NIGHT LIGHT	SEE SCHEDULE		
A4	RECESSED LIGHT FIXTURE WITH EMERGENCY BATTERY BACK-UP AND NIGHT LIGHT	SEE SCHEDULE		
B	WALL SCONCE LIGHT FIXTURE	SEE SCHEDULE		
C	SURFACE MOUNT FIXTURE (J-BOX)	SEE SCHEDULE		
D	PENDANT / CHANDELIER FIXTURE (J-BOX)	SEE SCHEDULE		
E	WALL MOUNTED PICTURE LIGHT	SEE SCHEDULE		
F	UNDER CABINET LIGHT	SEE SCHEDULE		
G	CEILING FAN	SEE SCHEDULE		
H	1 X 4 FLUORESCENT	SEE SCHEDULE		
LED 2	LED STRIP LIGHT	SEE SCHEDULE		
LED 3	LED STRIP LIGHT WITH MOTION SENSOR	SEE SCHEDULE		
LED 4	LED STRIP LIGHT WITH NIGHT LIGHT	SEE SCHEDULE		
LED 5	LED STRIP LIGHT WITH MOTION SENSOR AND NIGHT LIGHT	SEE SCHEDULE		
1	1 GANG DUPLEX RECEPTACLE	SEE SCHEDULE		
2	2 GANG DUPLEX RECEPTACLE	SEE SCHEDULE		
3	3 GANG DUPLEX RECEPTACLE	SEE SCHEDULE		
4	4 GANG DUPLEX RECEPTACLE	SEE SCHEDULE		
5	5 GANG DUPLEX RECEPTACLE	SEE SCHEDULE		
6	6 GANG DUPLEX RECEPTACLE	SEE SCHEDULE		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	SEE SCHEDULE		
GFCI 2	GROUND FAULT CIRCUIT INTERRUPTER 2 GANG	SEE SCHEDULE		
GFCI 3	GROUND FAULT CIRCUIT INTERRUPTER 3 GANG	SEE SCHEDULE		
GFCI 4	GROUND FAULT CIRCUIT INTERRUPTER 4 GANG	SEE SCHEDULE		
GFCI 5	GROUND FAULT CIRCUIT INTERRUPTER 5 GANG	SEE SCHEDULE		
GFCI 6	GROUND FAULT CIRCUIT INTERRUPTER 6 GANG	SEE SCHEDULE		
WP	WEATHER PROOF	SEE SCHEDULE		
WP 2	WEATHER PROOF 2 GANG	SEE SCHEDULE		
WP 3	WEATHER PROOF 3 GANG	SEE SCHEDULE		
WP 4	WEATHER PROOF 4 GANG	SEE SCHEDULE		
WP 5	WEATHER PROOF 5 GANG	SEE SCHEDULE		
WP 6	WEATHER PROOF 6 GANG	SEE SCHEDULE		
GFCI WP	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF	SEE SCHEDULE		
GFCI WP 2	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF 2 GANG	SEE SCHEDULE		
GFCI WP 3	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF 3 GANG	SEE SCHEDULE		
GFCI WP 4	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF 4 GANG	SEE SCHEDULE		
GFCI WP 5	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF 5 GANG	SEE SCHEDULE		
GFCI WP 6	GROUND FAULT CIRCUIT INTERRUPTER WEATHER PROOF 6 GANG	SEE SCHEDULE		
TV	TELEVISION OUTLET	SEE SCHEDULE		
TV 2	TELEVISION OUTLET 2 GANG	SEE SCHEDULE		
TV 3	TELEVISION OUTLET 3 GANG	SEE SCHEDULE		
TV 4	TELEVISION OUTLET 4 GANG	SEE SCHEDULE		
TV 5	TELEVISION OUTLET 5 GANG	SEE SCHEDULE		
TV 6	TELEVISION OUTLET 6 GANG	SEE SCHEDULE		
TP	TELEPHONE OUTLET	SEE SCHEDULE		
TP 2	TELEPHONE OUTLET 2 GANG	SEE SCHEDULE		
TP 3	TELEPHONE OUTLET 3 GANG	SEE SCHEDULE		
TP 4	TELEPHONE OUTLET 4 GANG	SEE SCHEDULE		
TP 5	TELEPHONE OUTLET 5 GANG	SEE SCHEDULE		
TP 6	TELEPHONE OUTLET 6 GANG	SEE SCHEDULE		
S	SPEAKER OUTLET	SEE SCHEDULE		
S 2	SPEAKER OUTLET 2 GANG	SEE SCHEDULE		
S 3	SPEAKER OUTLET 3 GANG	SEE SCHEDULE		
S 4	SPEAKER OUTLET 4 GANG	SEE SCHEDULE		
S 5	SPEAKER OUTLET 5 GANG	SEE SCHEDULE		
S 6	SPEAKER OUTLET 6 GANG	SEE SCHEDULE		
DATA	DATA OUTLET	SEE SCHEDULE		
DATA 2	DATA OUTLET 2 GANG	SEE SCHEDULE		
DATA 3	DATA OUTLET 3 GANG	SEE SCHEDULE		
DATA 4	DATA OUTLET 4 GANG	SEE SCHEDULE		
DATA 5	DATA OUTLET 5 GANG	SEE SCHEDULE		
DATA 6	DATA OUTLET 6 GANG	SEE SCHEDULE		
	SPECIAL PURPOSE OUTLET	SEE SCHEDULE		
	DEDICATED OUTLET	SEE SCHEDULE		
	CEILING MOUNTED OUTLET	SEE SCHEDULE		
	FLOOR OUTLET	SEE SCHEDULE		
	JUNCTION BOX	SEE SCHEDULE		
	SMOKE DETECTOR	SEE SCHEDULE		
	SMOKE DETECTOR WITH STROBE	SEE SCHEDULE		
	CARBON MONOXIDE DETECTOR	SEE SCHEDULE		
	CARBON MONOXIDE DETECTOR WITH STROBE	SEE SCHEDULE		
	DOOR CHIME	SEE SCHEDULE		
	DOOR CHIME TRANSFORMER	SEE SCHEDULE		
	THERMOSTAT	SEE SCHEDULE		
	SECURITY SYSTEM	SEE SCHEDULE		
	SECURITY SYSTEM KEYPAD	SEE SCHEDULE		
	SECURITY SYSTEM MOTION DETECTOR	SEE SCHEDULE		
	SECURITY SYSTEM GLASS BREAK DETECTOR	SEE SCHEDULE		
	SECURITY SYSTEM DOOR/WINDOW CONTACT	SEE SCHEDULE		
	SECURITY SYSTEM SIREN	SEE SCHEDULE		
	SECURITY SYSTEM STROBE	SEE SCHEDULE		
	SECURITY SYSTEM CONTROL PANEL	SEE SCHEDULE		
	SECURITY SYSTEM DOOR STRIKE	SEE SCHEDULE		
	SECURITY SYSTEM CAMERA	SEE SCHEDULE		
	SECURITY SYSTEM CAMERA WITH PAN AND TILT	SEE SCHEDULE		
	SECURITY SYSTEM CAMERA WITH PAN, TILT AND ZOOM	SEE SCHEDULE		
	SECURITY SYSTEM CAMERA WITH PAN, TILT, ZOOM AND INFRARED	SEE SCHEDULE		
	SECURITY SYSTEM CAMERA WITH PAN, TILT, ZOOM AND INFRARED WITH WEATHER PROOF HOUSING	SEE SCHEDULE		

RCP LIGHT FIXTURE LEGEND:	
	RECESSED LIGHT FIXTURE
	WALL SCONCE LIGHT FIXTURE
	SURFACE MOUNT FIXTURE (J-BOX)
	PENDANT / CHANDELIER FIXTURE (J-BOX)
	WALL MOUNTED PICTURE LIGHT
	UNDER CABINET LIGHT
	CEILING FAN

HALEY RESIDENCE

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PROGRESS SET
10.21.24
FOR PERMIT, NOT FOR CONSTRUCTION

DATE:
10.21.24

SHEET DESCRIPTION:
ELECTRICAL
LOWER LEVEL ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

SHEET NUMBER:
E1.01

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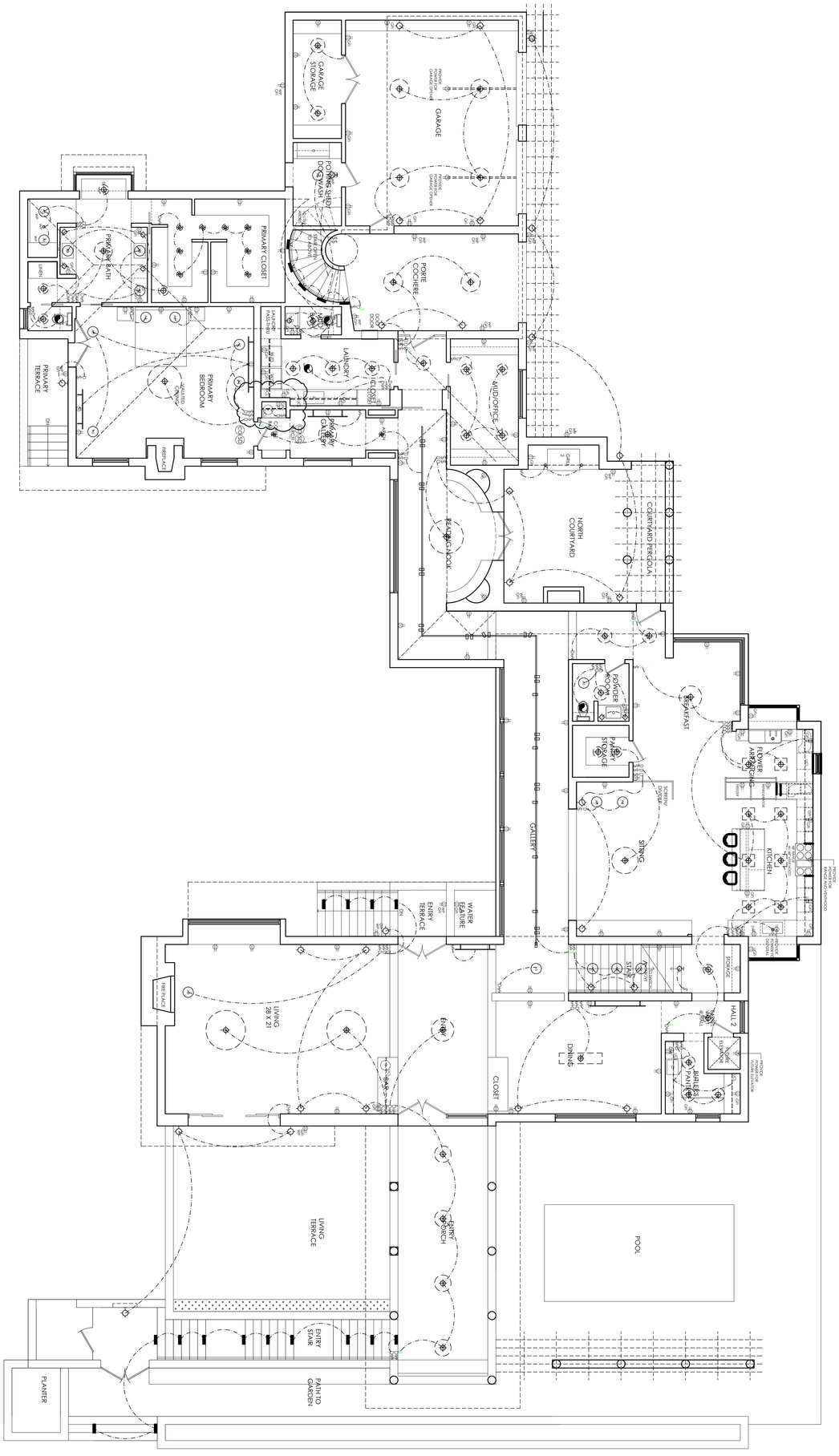
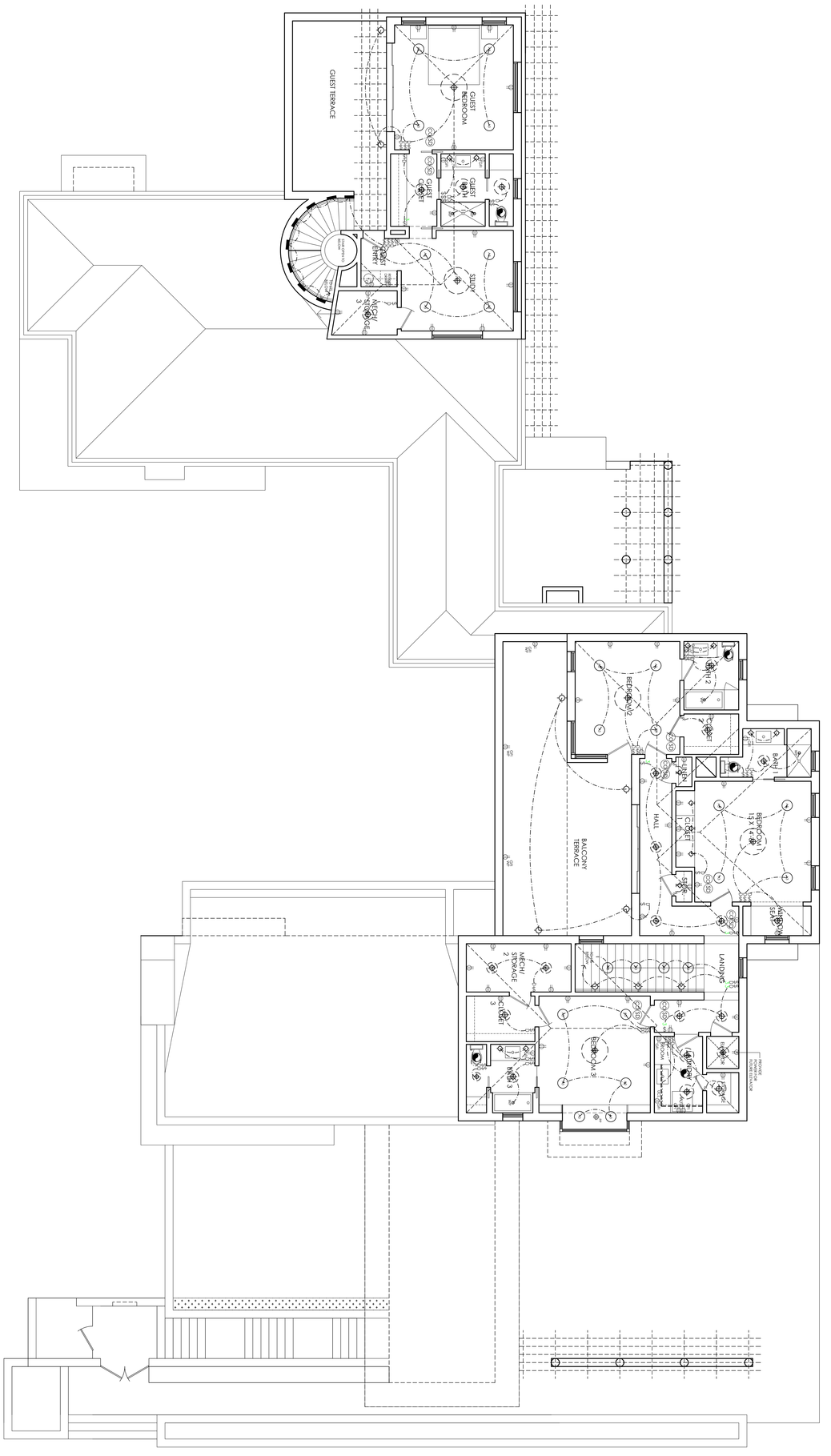


SYMBOL	DESCRIPTION	WATTS/VOLT	LAMP	LOCATION	REMARKS
	RECESSED LIGHT FIXTURE	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	SCONCE/WALL WASH/ TRIM	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	RECESSED LIGHT FIXTURE - WET LOCATION	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	WALL SCONCE LIGHT FIXTURE	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	SURFACE MOUNT FIXTURE (J-BOX)	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	PENDANT / CHANDELIER FIXTURE (J-BOX)	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	WALL MOUNTED PICTURE LIGHT	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	UNDER CABINET LIGHT	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	CEILING FAN	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	FLOOR OUTLET	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - WEATHERPROOF	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - WEATHERPROOF GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPLIT WIRED	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPLIT WIRED GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPLIT WIRED WEATHERPROOF	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPLIT WIRED WEATHERPROOF GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE WEATHERPROOF	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE WEATHERPROOF GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE SPLIT WIRED	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE SPLIT WIRED GFCI	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE SPLIT WIRED WEATHERPROOF	SEE SCHEDULE	SEE SCHEDULE	SEE PLANS	
	DUPLEX OUTLET - SPECIAL PURPOSE SPLIT WIRED WEATHERPROOF GFCI



1 SECOND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

SYMBOL	DESCRIPTION	WATT/CYCLE/AMP	LOCATION	REMARKS
	2 X 4 FLUORESCENT	120V/1CY/20A/1P		REMARKS
	4

NAILING SCHEDULE:

joist to sill or girder, toe nail	3-8d
1"x6" subfloor or less to each joist, face nail	2-8d
2" subfloor to joist or girder, blind and face nail	2-16d
sole plate to joist or blocking, face nail	16d @16"o.c.
top or sole plate to stud, end nail	2-16d
stud to sole plate, toe nail	3-8d or 2-16d
double studs, face nail	10d @24"o.c.
double top plates, face nail	10d @24"o.c..
sole plate to joist or blocking at braced wall panels	3-16d @16" o.c.
double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d
blocking between joists or rafters to top plate, toe nail	3-8d
rim joist to top plate, toe nail	8d @ 6"o.c.
top plates, laps at corners and intersections, face nail	2-10d
built-up header, two pieces with 1/2" spacer	16d @ 16"o.c. each edge
continued header, two pieces	16d @ 16"o.c. each edge
ceiling joists to plate, toe nail	3-8d
continuous header to stud, toe nail	4-8d
ceiling joist, laps over partitions, face nail	3-10d
ceiling joist to parallel rafters, face nail	3-10d
rafter to plate, toe nail	2-16d
1" brace to each stud and plate, face nail	2-8d or 2 stpls 1 3/4
1"x6" sheathing to each bearing, face nail	2-8d or 2 stpls 1 3/4
1"x8" sheathing to each bearing, face nail	3-8d or 3 stpls 1 3/4
wider than 1"x8" sheathing to each bearing, face nail	3-8d or 4 stpls 1 3/4
built-up corner studs	10d @ 24"o.c.
built-up girders and beams, 2" lumber layers, at top and bottom and staggered. Two nails at ends and at each splice.	10d @ 32"o.c.
2" planks	2-16d @ ea. bearing
roof rafters to ridge, valley or hip rafters: toe nail / face nail	4-16d / 3-16d
collar ties to rafters, face nail	3-8d
5/16" to 1/2" wood structural panel 6d (wall) 8d (roof)	6" edge 12" field
19/32" to 1" wood structural panel 8d	6" edge 12" field
1-1/8" to 1-1/4" wood structural panel 10d	6" edge 12" field
1/2" gypsum sheathing 1-1/2" galv. roofing nail or 1-1/2" screw, type w or s	4" edge8" field
5/8" gypsum sheathing 1-3/4" galv. roofing nail or 1-5/8" screw, type w or s	4" edge8" field

GENERAL:

1. Dimensions refer to rough surfaces. The contractor must verify all dimensions prior to start of construction the engineer shall be notified of any discrepancies or inconsistencies.

2. All drawings are considered part of the contract documents. The contractor shall be responsible for review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies that occur shall be brought to the attention of the engineer prior to the start of construction so that clarification can be issued. Any work in conflict with the contract documents or any code requirements shall be corrected by the contractor at his own expense and at no expense to the owner or structural engineer.

3. These drawings are based on architectural drawings by:

Michael Landrum
received July 29, 2026

4. All work shall conform to the minimum standards of the building code as well as any other regulating authority over any portion of the work including those additional codes and standards listed in the structural notes and specifications.

5. The engineer shall not control and shall not be responsible for construction means, methods, techniques, sequences or procedures; for safety precautions and programs in connection with the work; for acts or omissions of the contractor, subcontractor or for any persons performing the work; or for the failure of any of them to carry out the work in accordance with the contract documents.

6. Site observations by field representatives of the engineer are solely for the purpose of determining if the work of the contractor is proceeding in accordance with the structural contract drawings. This limited site observation should not be construed as exhaustive or continuous to check the quality or quantity of the work, but rather an effort to guard the owner against defects or deficiencies in the work of the contractor.

7. All structures require periodic maintenance to extend life span and to insure structural integrity from exposure to the environment. A planned program of maintenance shall be established by the building owner. This program shall include items such as painting of structural steel, protective coating for concrete, sealants, caulked joints, expansion joints, control joints, spalls and cracks in concrete.
-

STRUCTURAL FASTENERS:

NAILS:

All nails sinker nails per ASTM F1667-95, steel wire, t-head diamond point, round smooth shank, bright.

FINISHES:

Where a preservative other than borate is used and connectors and fasteners (including nails and bolts) contact treated lumber, use stainless steel connectors and fasteners, unless builder and supplier can demonstrate that pressure treatment is not corrosive to galvanized metal.

GLUE:

Glue shall meet the requirements of the American Plywood Association adhesive specification AFG-01 and shall be applied as directed by the glue manufacturer. Glue may be applied manually or with pneumatic or electric equipment.

EXPANSION ANCHORS:

Simpson Strong-Bolt, 1/2" dia., installed as directed by manufacturer.

WOOD SCREWS, LAG SCREWS AND BOLTS:

Wood screws shall comply with ASME B18.6.1. Unless noted otherwise, screws are #8.

Lag screws shall comply with ASME B18.2.1. Unless noted otherwise, lag screws are 1/2" dia. by length as required to penetrate secondary member entirely minus 1/2".

Applicable ASTM specifications for bolts:

For common bolts:	ASTM A307, Gr.A (Fu= 60 ksi)
For nuts:	ASTM A563
For washers:	ASTM F436
For threaded rod:	ASTM A36 (Fy=36 ksi, Fu = 58-80 ksi)

POWDER-ACTUATED FASTENERS (PAFS):

PAFs shall comply with CABO NER-272. where permitted by details, wood sill plates may be fastened to the concrete slab using powder driven pins following manufacturer's recommendations. The fastening system shall have ICBO approval. Pins shall have a minimum shank diameter of 0.177", a minimum length of 3 1/4", and be spaced per the details.

FINISHING MATERIALS:

1. Masonry Veneer:

a. Maximum wall height: Install over a backing of wood wall and limited in height to a maximum of 30 feet above the foundation (38 feet permitted at the top of gable ends).

b. Masonry on wood: Where indicated on plans, masonry weighing less than 40 psf may be supported on wood framing (deflection limited to L/600). Install a movement joint between the veneer supported by wood and the veneer supported by foundation.

c. Anchorage: Anchor to wood wall framing with corrosion-resistant 22 gage x 7/8" corrugated sheet metal ties spaced a maximum of 24" horizontally and 19.5" vertically.

d. Lintels over openings: Support masonry on loose lintels per code supported on masonry to foundation at each end.

e. Isolation joints: Install vertical isolation/expansion joints at approximately 25 feet on center.

2. Gypsum: Comply with GA-216-2000 "Application and Finishing of Gypsum Board." Flexibility details in GA-216-2000 such as control joints and corner details shall be used.

3. Tile: Comply with American National Standard Specifications for the Installation of Ceramic Tile. Flexibility details in specification such as control and expansion joints shall be used.

WOOD FRAMING:

GENERAL:

1. Lumber: All materials and workmanship shall conform with the requirements of the latest "National Design Specifications for Stress-Grade Lumber and its Fastenings" by National Forest Products Association.

2. Unless noted otherwise, all lumber shall be Southern Pine (S4S) conforming to the standard grading and dressing rules of the Southern Pine Inspection Bureau. Wall studs shall be S-P-F lumber.

3. Unless indicated otherwise, the minimum grade of structural members shall be as follows:

studs :	no. 2
other lumber :	no. 2

4. Microlam (LVL) laminated veneer lumber: LVL shall be manufactured by Trus Joist, and design shall be in accordance with ICBO ES ER-4979.

5. Plywood or OSB: Sheathing/single floor shall be exterior grade bear the following APA span rating:

15/32" roof sheathing :	32/16
1 1/8" single floor t&g :	48 oc
15/32" wall sheathing :	32/16

6. All floor sheathing shall be glued to the joists. The field-glued system shall comply with the recommendations of the American Plywood Association.

7. At roofs, unsupported plywood panel end and side edges shall be backed with 2x4 flat blocking or Simpson panel sheathing clips.

8. All framing connectors shall be Simpson Strong-Tie. Where connectors and fasteners contact treated lumber, use stainless steel connectors and fasteners, unless builder and supplier can demonstrate that pressure treatment is not corrosive to galvanized metal.

STUD WALL NOTES:

1. See architectural drawings for exact plate height.

2. Compare architect's plate heights and wall sizes to the table below for acceptable maximum. Contact engineer if discrepancies are found.

supporting roof only	
2x4 @ 24" o.c.	10'-0"
2x4 @ 16" o.c.	12'-0"
2x6 @ 24" o.c.	16'-0"
2x6 @ 16" o.c.	18'-0"
supporting one floor and a roof	
2x4 @ 24" o.c. not permitted	
2x4 @ 16" o.c.	10'-0"
2x6 @ 24" o.c.	14'-0"
2x6 @ 16" o.c.	18'-0"

3. Bottom plate: Treated 2x same width as wall studs. Anchor with 1/2" dia. anchor bolt embedded 7" and spaced maximum 6'-0" o.c.. Locate anchors within 12" of each end of each plate section.

4. Attach interior walls to slab with pafs spaced at 12" o.c. with two pins 6" and 10" from each end of each plate.

5. Where joists, trusses or rafters are spaced more than 16" o.c. and bearing studs below are spaced at 24" members must bear within 5" of studs beneath.

6. Drilling and notching - Studs:
   a. In exterior walls or bearing partitions, notch a maximum of 25%.
   b. In nonbearing partitions, notch a maximum of 40%.
   c. Any stud, bore/drill no closer than 5/8" to edge of stud and not in the same section as a cut or notch and a maximum diameter of 40%.
   d. Studs may be bored to 60% of stud width provided the stud is doubled and no more than two successive studs are bored. With engineer's prior approval simpson HSS/SS stud shoes may be used in specific cases of notches or bores exceeding these maximums.

7. Drilling and notching - Top plate: When piping in a wall necessitates the cutting of a top plate by more than 50% its width, use a Simpson RPS strap tie at each plate with six 16d nails each side of notch.

WALL BRACING NOTES:

1. Braced wall lines: Using braced wall panel construction in accordance with the prescriptive methods of IRC, brace walls as follows:
   a. Exterior walls: Continuous structural panel sheathing (thickness as noted above), including above and below openings, shall be used on the outside face of all exterior walls (blocking of edges not required), and any braced wall lines that include an exterior wall are considered adequately braced.
   b. Interior walls: 1x4 let-in braces sloped between 45 and 60 degrees from horizontal and notched into top and bottom plates and intervening studs and attached with two 8d nails at each plate/stud or simpson WB wall bracing installed in accordance with manuf. specs. or 1/2" thickness gypsum board minimum 48" wide attached to studs w/ 6d nails @ 7" o.c..

2. Bracing locations: As described below. where architectural layout will not permit the application of these prescriptive methods, use engineered shear walls as indicated and detailed on these drawings. Contractor must review drawings prior to construction and contact engineer if discrepancies are found.
   a. For one story or top story of two or three: Locate at each end and at least every 25 feet on center but not less than 16% of braced wall line.
   b. First story of two story second story of three story: Locate at each end and at least every 25 feet on center but not less than 25% of braced wall line.

3. Locate braced wall panels within 12'-6" of the end of each braced wall line.

4. Out-of-plane offsets up to 4'-0" are permitted in braced wall lines.

5. Alternate braced wall panel: In one and two story houses, a panel constructed in accordance with IRC R602.10.6 can be considered a braced panel.

WOOD FRAMING: (continued)

ROOF AND CEILING STRUCTURE NOTES:

1. Where shown on plan, provide purlin same size as rafters and braced with (2)2x4 braces at 48" o.c.. Slope braces between 45 degrees and vertical and lap onto rafters and nail

2. Ridge board braced as shown on plan with (2) 2x4 braces sloped between 60 degrees and vertical.

3. Brace roof only as shown on plan. Contractor must compare resulting rafter spans to allowable span chart and contact engineer for approval of any necessary additional braces.

4. Unless noted otherwise, for ridges, hips and valleys, use one mill size larger than the common rafters it supports. Center any splices on an approved brace point.

5. At point-of-support for braces, adequately block walls and beams to prevent rotation and horizontal movement.

6. Maximum Ceiling Joist Span Tables:
   Compare with ceiling joist sizes shown on plan and contact engineer if discrepancies are found.

#2 Southern Pine Ceiling Joists:

spacing:	24" o.c.	16" o.c.	12" o.c.
2x6 :	9'-10"	12'-0"	13'-11"
2x8 :	12'-6"	15'-3"	17'-7"
2x10 :	14'-9"	18'-1"	20'-11"
2x12 :	17'-5"	21'-8"	24'-0"

#2 Douglas Fir-South Ceiling Joists:

spacing:	24" o.c.	16" o.c.	12" o.c.
2x6 :	10'-4"	12'-8"	14'-1"
2x8 :	13'-1"	16'-0"	18'-6"
2x10 :	16'-0"	19'-7"	22'-7"
2x12 :	18'-6"	22'-8"	24'-0"

from International Residential Code
Table R802.4(2) with 20 psf live load,
10 psf dead load, L/240 allowable deflection

7. Maximum Rafter Span Tables for rafters with Light Roof Covering and Not Supporting Ceiling:
   Compare with rafter sizes shown on plan and contact engineer if discrepancies are found.

#2 Southern Pine Rafters:

spacing:	24" o.c.	16" o.c.	12" o.c.
2x6 :	11'-0"	13'-6"	15'-7"
2x8 :	13'-11"	17'-1"	19'-8"
2x10 :	16'-6"	20'-3"	23'-5"
2x12 :	19'-6"	23'-10"	24'-0"

#2 Douglas Fir-South Rafters:

spacing:	24" o.c.	16" o.c.	12" o.c.
2x6 :	11'-7"	14'-1"	15'-6"
2x8 :	14'-8"	17'-11"	20'-5"
2x10 :	17'-10"	21'-11"	24'-0"
2x12 :	20'-9"	24'-0"	24'-0"

from International Residential Code
Table R802.5.1(1) with 20 psf live load,
10 psf dead load, L/180 allowable

8. Unless noted otherwise, install Simpson H2.5 hurricane ties at every rafter.
9. Block beams, joists, rafters and trusses at bearing as required to prevent rotation.

HANGER SCHEDULE

Member Size	Simpson Designation	Floor Load	Roof Load
2x4	LU24	445	555
2x6	LU26	665	830
2x8	LU28	890	1,110
2x10	LU28	890	1,110
2x12	LU210	1,110	1,390
(2)2x4	LUS24-2	765	960
(2)2x6	LUS26-2	1,000	1,250
(2)2x8	LUS28-2	1,265	1,585
(2)2x10	LUS210-2	1,765	2,210
(2)2x12	LUS210-2	1,765	2,210
(3)2x6	LUS26-3	1,000	1,250
(3)2x8	LUS28-3	1,265	1,585
(3)2x10	LUS210-3	1,765	2,210
(3)2x12	LUS210-3	1,765	2,210
(2)1.75x11.875	HGUS48	6,805	7,925
(2)1.75x14	HGUS410	8,780	8,940
(2)1.75x16	HGUS410	8,780	8,940
(2)1.75x18	HGUS414	10,015	10,015
(3)1.75x11.875	HGUS5.50/12	9,155	9,155
(3)1.75x14	HGUS5.50/14	10,015	10,015
(3)1.75x16	HGUS5.50/14	10,015	10,015
(3)1.75x18	HGUS5.50/14	10,015	10,015

FLOOR TRUSSES:

1. Trusses to be designed by truss engineer employed by truss manufacturer and in accordance with

- National Design Specification for Wood Construction, AF&PA,
- National Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-1995
- Local code jurisdictions

2. Design trusses for the minimum line and point loads shown on plan (line loads from upper walls are minimum 100 lb/ft u.n.o.) and, unless noted otherwise on the plan, the following minimum area loads:

Top chord live load:	40 psf
Top chord dead load:	10 psf
Bottom chord dead load:	5 psf

Maximum deflections:

under live load only:	L/360
under live + dead load:	L/240

3. Prior to fabrication, truss design drawings bearing the seal and registration number of Texas registered engineer shall be submitted to:

- Builder/Architect for approval of all truss dimensions, pitches and elevations;
- Engineer for appoval of truss layout and design inputs.

4. Strongbacks: Install continuous 2x6 (min.) strongbacks through floor trusses at mid-span and spaced a maximum of 10'-0" o.c.

- Fasten with three 16d nails at each vertical.
- Where vertical web members are not suitably located for strongback attachment, install vertical 2x4 block fastened with two 16d nails at bottom chords.
- Restrain strongback at each end.
- Locate strongback as close to bottom chord as possible.

5. Alterations to trusses: Cutting and altering trusses is not permitted.

6. Bracing: Restrain top chord with floor sheathing and bottom chord with ceiling gypsum. Restrain trusses at points of bearing to prevent toppling.

7. Load transfer through inter-floor space: Use same-size blocking to transfer load from upper walls/columns to lower supporting walls/columns/beams. do not place point loads on unsupported floor sheathing.

8. Transitory floor vibration and sound transmission: The floor system includes no measures to specifically control floor vibration or sound transmission. Expect similar performance to similar systems in similar projects. Contact engineer prior to construction if specific performance criteria are desired.

ROOF TRUSSES:

1. Trusses to be designed by truss engineer employed by truss manufacturer and in accordance with

- National Design Specification for Wood Construction, AF&PA,
- National Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-1995
- Local code jurisdictions

2. Design roof trusses for the minimum line and point loads shown on plan and, the following minimum area loads, unless noted otherwise on the plan, :

Top chord live load:	20 psf
Top chord dead load:	10 psf Light roof 20 psf Heavy roof
Bot. chord live load:	10 psf
Bot. chord dead load:	5 psf

Maximum deflections:

under live load only:	L/360
under live+dead load:	L/240

3. Prior to fabrication, truss design drawings bearing the seal and registration number of Texas registered engineer shall be submitted to:

- Builder/architect for approval of all truss dimensions, pitches and elevations;
- Engineer for approval of truss layout and design inputs.

4. Strongbacks: install continuous 2x6 (min.) strongbacks through trusses at mid-span and spaced a maximum of 10'-0" o.c.

- Fasten with three 16d nails at each vertical.
- Where vertical web members are not suitably located for strongback attachment, install vertical 2x4 block fastened with two 16d nails at bottom chords.
- Restrain strongback at each end.
- Locate strongback as close to bottom chord as possible.

5. Alterations to trusses: cutting and altering trusses is not permitted.

6. Truss bracing:

- Restrain top chord with roof sheathing.
- Brace bottom chord with 1x4 spaced per truss designers requirements (8'-0" maximum).
- Restrain trusses at points of bearing with blocking and hurricane ties per details.
- Brace web compression members with continuous 2x4 per truss designers requirements.
- Install 2x4 X-braces at third points of common truss span. Extend X-braces from girder truss to girder truss.

DRAINAGE, WATERPROOFING AND VENTILATION:

The following items are beyond the scope of the structural engineer and are therefore the responsibility of others. The client is responsible for arranging for the design of these systems. Any mention of these items on these drawings is for information purposes only and does not relieve the client of these responsibilities.

- Drainage systems including surface drainage, any area inlets, grate drains, french drains and subgrade drain pipes.
- Waterproofing systems including vapor barriers, roofing, flashing, waterproofing and drip edges.
- Ventilation systems including crawlspace and attic.

SELECT FILL :

1. Scarify and re-compact all areas to receive fill. Surfaces steeper than 1 vertical to 4 horizontal which are to receive fill must be benched.

2. Select underslab fill material shall be composed of hard durable particles of gravel or crushed stone and shall meet the following criteria:
   Gradation:

sieve size	% finer by weight
1-3/4"	100
1-1/2"	85 - 100
3/4"	45 - 75
No. 4	25 - 70
No. 40	10 - 40

   Material passing the no. 40 sieve:

% minus no. 40	max. PI	min. PI
25-40	15	3
10-25	20	4

   Maximum liquid limit of the minus no. 40 material shall be 45.

   No organic matter is permitted.

3. Compaction shall be to 95 percent of maximum laboratory density determined in accordance with ASTM D 698. Material shall be within three percent of optimum moisture at time of compaction.

4. Placements should be in lifts not exceeding six inches after compaction.

5. Backslopes: Select fill shall extend a minimum of three feet horizontally beyond slab edges before sloping downward at 1V:2H backslope to natural soil. Backslope fill shall be well compacted. If perimeter grade beams are carried into natural soil, backslope fill is not required.

REQUIRED TESTING AND APPROVALS

- Fill material composition, placement and compaction shall be tested and approved by the Geotechnical Engineer.
- A 100 pound sample of proposed fill material shall be submitted to the Geotechnical Engineer a minimum 7 days in advance of filling and compaction operations to determine Moisture-Density Relationship.
- Testing Frequency:Not less than one field density test per 2,000 square feet and minimum 3 tests per lift.

If foundation bearing elements (including exterior grade beams and interior piers or hard points) penetrate fill, THE ABOVE TESTING AND APPROVALS ARE NOT REQUIRED, and the underslab fill will be considered forming fill.

FILL PLACEMENT:

1. Use select fill as specified below (not on site fill) in areas under building footprints. All compaction to minimum of 95% of the maximum dry density obtained from standard proctor (ASTM D 698). No remove and replace required beyond organics and top soil.

2. Scarify and re-compact all areas to receive fill. surfaces steeper than IV:4H which are to receive fill must be benched.

3. Select underslab fill material shall be composed of hard durable particles of gravel or crushed stone and shall meet the following criteria:

   A. Gradation

sieve size	% finer by wt.
1-3/4"	100
1-1/2"	85-100
3/4"	45-75
NO. 4	25-70
NO. 40	10-40

   B. Material passing the no. 40 sieve shall meet the following:

% passing no. 40	max. PI	min. PI
25-40	15	3
10-25	20	4

   Maximum liquid limit of the -no. 40 material shall be 45.
   No organic matter is permitted.

4. Placements should be in lifts not exceeding six inches after compaction. A one inch sand level-up course may be placed immediately below concrete slab and waterproof membrane.

5. Proposed fill material should be submitted to testing agency for approval, in advance of placement.

6. Backslopes: Select fill shall extend a minimum of three feet horizontally before sloping downward at 1V:2H backslope to natural soil. Backslope fill shall be well compacted. If perimeter grade beams are carried into natural soil, backslope fill is not required.

REINFORCED CONCRETE:

STANDARD SPECIFICATIONS AND CODES:

Structural Concrete Building Code Requirements for Reinforced Concrete, ACI 318-02.

MATERIALS:

1. Concrete shall meet the following requirements:

28 day strength:	3000 psi
aggregate type:	C33
max. aggregate size:	1 1/2"

2. Reinforcing steel shall meet the following requirements:
   #3 to #18: ASTM A615 grade 60

REINFORCING STEEL COVERAGE:

For layer nearest surface unless specified otherwise on drawings:

1. Concrete surfaces cast against and permanently in contact with earth:

#3 to #18 bars:	3"

2. Concrete surfaces exposed to earth or weather:

#3 to #5 bars:	1.5"
#6 to #18 bars:	2"

3. Concrete surfaces not exposed to weather or in contact with earth:

#3 to #11 bars in slabs & walls:	1"
#3 to #18 bars in beams & columns:	1.5"

DETAILS:

1. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer.

2. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-02, Section 6.3.

CONCRETE CRACK CONTROL:

1. Install crack control joints @ 15'-0" o.c.e.w. If crack control is not a consideration as determined by both the builder and the owner, then the joints may be eliminated.

2. Create crack control joints by tooling or sawcutting to a depth of one third the slab thickness. Tool the base of all drops-in-slab to function as control joints.

STRUCTURAL STEEL

STANDARD SPECIFICATIONS AND CODES:

Structural steel design, fabrication and construction governed by ASD Specification for Structural Steel Buildings; Specification for Structural Joints using ASTM A325 or A490 bolts; and Code of Standard Practice for Steel Buildings and Bridges.

MATERIAL:

1. All hot rolled structural steel plates, shapes and bars shall be new steel conforming to ASTM A6-98A.

2. Unless noted otherwise on these drawings, structural steel shall be as follows:

W-shapes:	ASTM A992
C-shapes:	ASTM A36
L-shapes:	ASTM A36
HSS-shapes:	ASTM A500, Fy = 46 KSI

3. All connection material including bearing plates, gusset plates, stiffener plates, angles, etc.: ASTM A36 (unless higher grade is required by strength)

CONNECTIONS:

1. See typical details on drawings.

STRUCTURAL BOLTS AND THREADED FASTENERS:

1. Unless noted otherwise, all bolts in structural connections shall conform to ASTM A325 type 1.

2. Threaded rod: F 1554 grade 36

3. Pins: ASTM A36

WELDING

1. Welding shall conform to the American Welding Society Standard D1.1.

2. Unless noted otherwise, electrodes for welding shall conform to E70XX (SMAW)

ANCHOR RODS

1. Anchor rods: ASTM F1554 grade 36

2. Adhesive anchors shall have been tested and qualified for use in accordance with ICC-ES AC308 for cracked and uncracked concrete recognition. Pre-approved adhesive anchors include:
   - Hilti HIT-HY 200 A/R V3 (ICC-ES ESR-4868)

GROUT

1. Grout: non-metallic, non-shrink grout with a minimum strength of 6000 psi.

HEADED CONCRETE ANCHORS:

1. Headed concrete anchors shall be nelson headed concrete anchors (or approved equal), and shall conform to ASTM A108, grades C-1010 through C-1020.

2. Anchors shall be automatically end welded with suitable stud welding equipment in the shop or in the field. welding shall be in accordance with the recommendations of the nelson stud welding company.

DESIGN DATA

GENERAL BUILDING CODE:
The contract documents are based on the requirements of THE 2024 INTERNATIONAL RESIDENTIAL CODE.

Ground snow load:	5 psf
Wind speed (3 second gust):	115 mph
Exposure category:	C
Seismic design category:	A

Live Loads:

exterior balconies :	60 psf
deck :	40
fire escapes :	40
passenger vehicle garages :	50
attics without storage :	10
attics with storage :	20
rooms other :	40
sleeping rooms :	30
stairs :	40
guardrails and handrails :	200 lbs

Roof Live Load:

	tributary area 0-200	201-600	601-up
roof slope			
4:12	20 psf	16	12
4:12 to <12:12	16	14	12
12:12 and up	12	12	12

Dead Loads:

roofing:	asphalt shingle (2 psf)
flooring:	ceramic tile 3/4" thick (10 psf) hardwood 7/8" thick (4 psf) carpet and pad (2 psf)

Note: Materials indicated above were assumed in design. Prior to construction, builder must compare to actual materials and weights and contract engineer if differences are found. Actual dead loads must not exceed the loads indicated.

Deflections:

The building movement specified below is anticipated and should be considered by the contractor in the performance of the work.

rafters :	L/180
floors/ceilings :	L/360
others :	L/240

STRUCTURAL OBSERVATION:

1. The structural engineer of record, or his designate, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages and at completion of the structural system as noted elsewhere in the contract documents.

2. The contractor shall notify the engineer a minimum of 72 hours prior to the date the observation is required.

3. The following items require structural observation:

- Foundation reinforcing and pre-pour setup
- Framing prior to insulation

FOUNDATION:

1. The foundation design is based on the geotechnical investigation performed by HOLT ENGINEERING dated April 15, 2026 (file no. 11-35024).

All pier shafts must be inspected and approved by geotechnical engineer prior to concrete.

DE
DUFFY ENGINEERING
Austin, Texas | (512) 402-0074
Firm Registration No. F-8637
JOHN T. MAGGIO 90213 LICENSED PROFESSIONAL ENGINEER
07 oct 2025

PROJECT NUMBER: 26014

CLIENT: Brian and Caroline Haley

Haley Residence
2220 East Windsor Road
Austin, Texas

ISSUE: package	date
0 - for permit	14 aug 2025
1 - for permit	07 oct 2025

SHEET TITLE: Notes

SHEET NUMBER: S1.0

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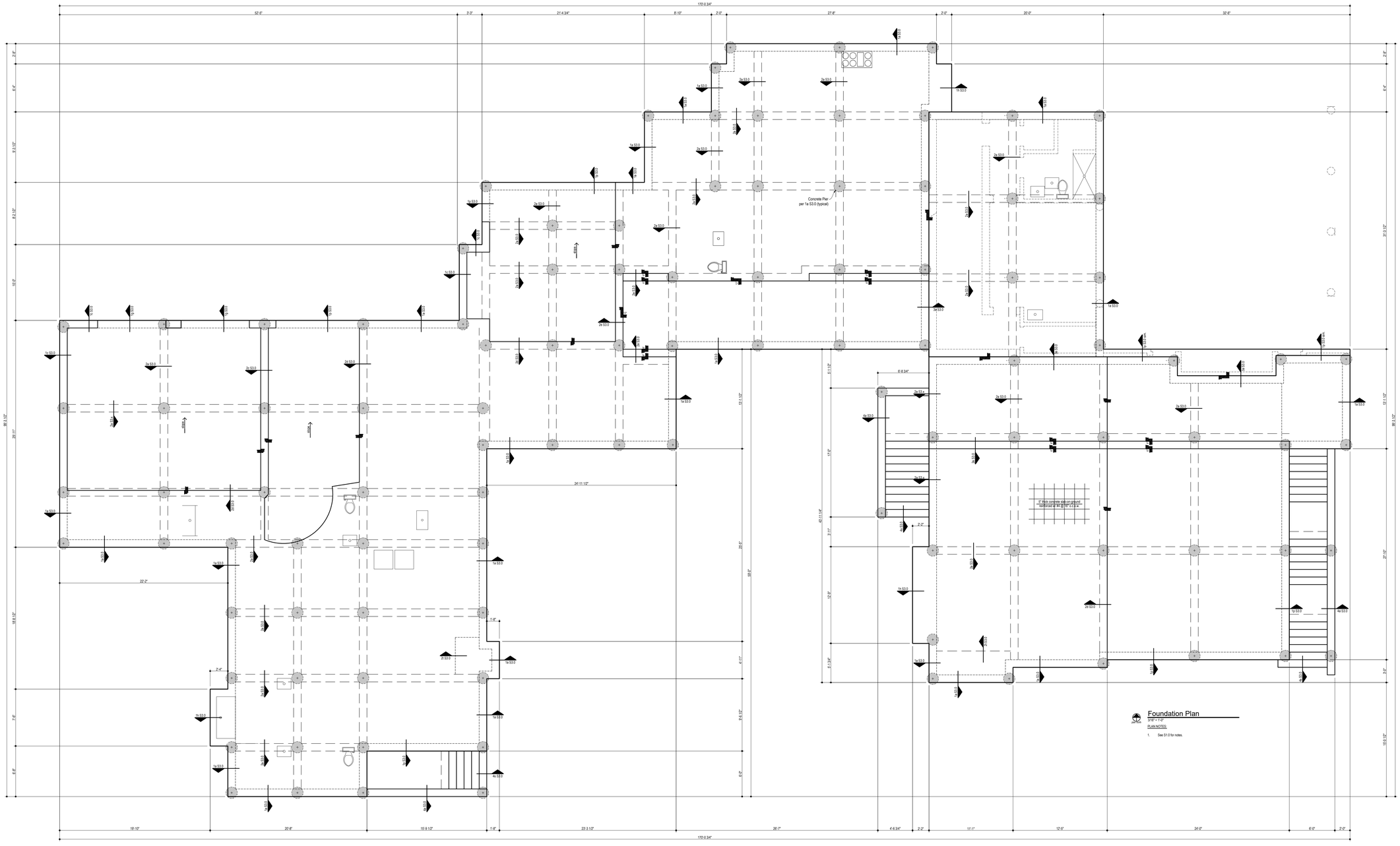

Foundation Plan

3/16" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.

DUFFY ENGINEERING

Austin, Texas | (512) 402-0074

Firm Registration No. F-8637

STATE OF TEXAS
JOHN T. MAGGIO
90213
LICENSED
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07 oct 2026

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Haley Residence

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SHEET TITLE:

Foundation Plan

SHEET NUMBER:

S2.0

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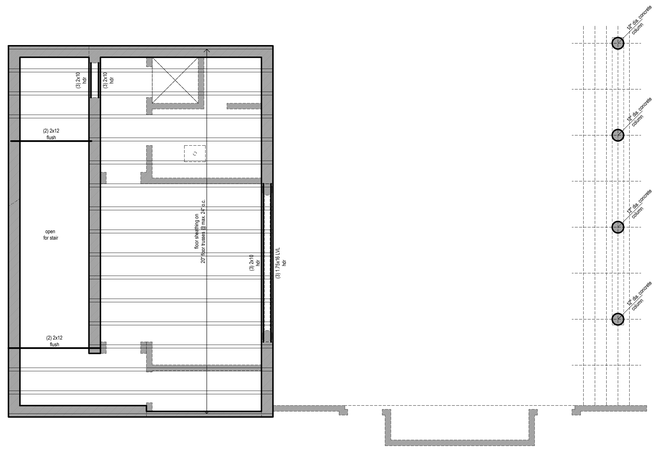

Lower Ceiling Framing Plan
3/16" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.

DUFFY
ENGINEERING
Austin, Texas | (512) 402-0074
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STATE OF TEXAS
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1 - for permit	07 oct 2026

SHEET TITLE:
Lower Level Ceiling Framing Plan

SHEET NUMBER:
S2.1

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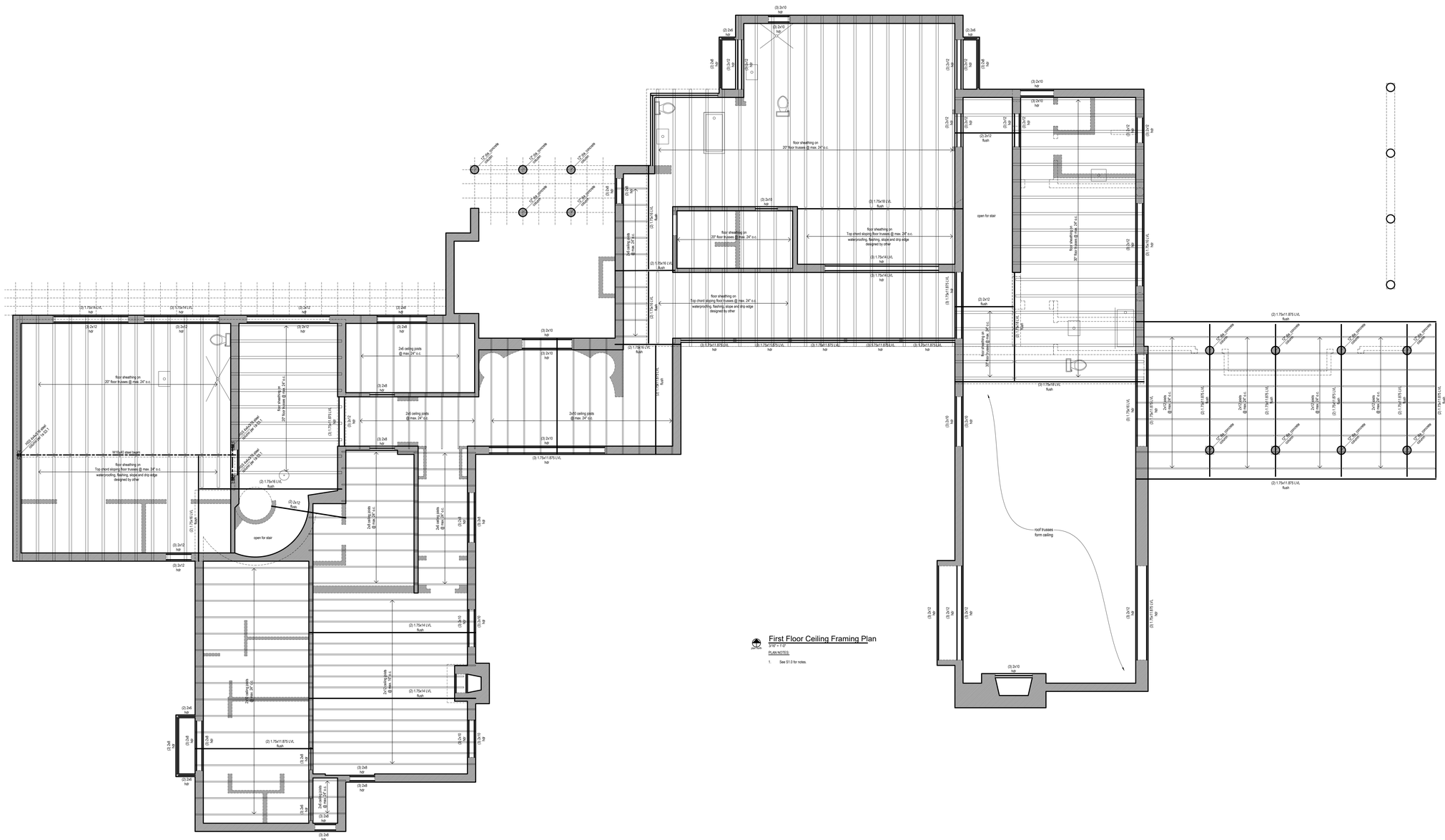
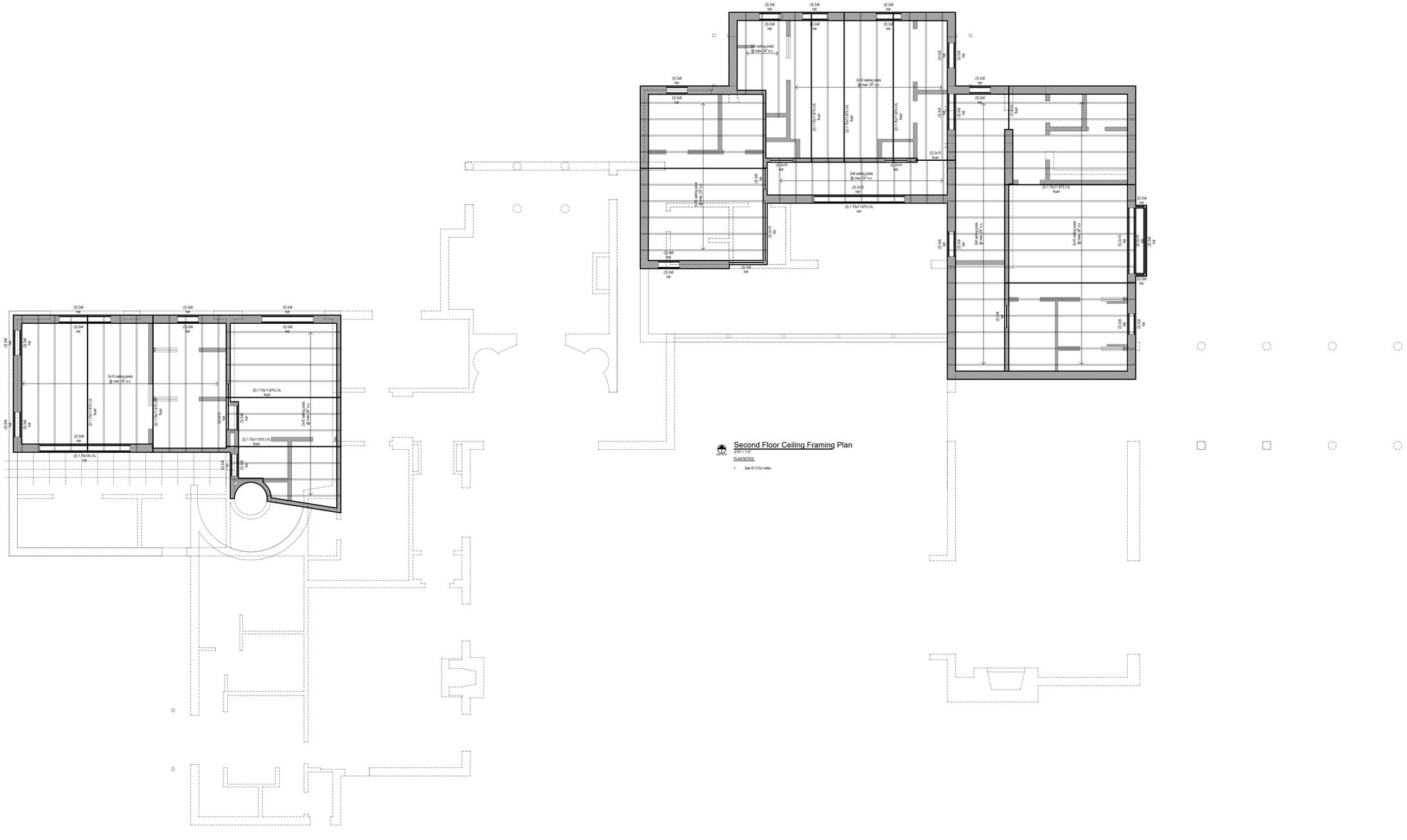

(3) 2x10 hdr
(2) 2x6 hdr
(2) 2x10 hdr
(2) 2x8 hdr
(1) 2x10 hdr
(2) 2x10 hdr
(1) 2x12 hdr
(1) 2x8 hdr
(3) 2x10 hdr
(2) 2x12 flush
(1) 2x12 hdr
(1) 2x10 hdr
(1) 2x8 hdr
(3) 1.75x18 LVL flush
floor sheathing on 20" floor trusses @ max. 24" o.c.
(3) 2x10 hdr
(2) 1.75x18 LVL flush
floor sheathing on 20" floor trusses @ max. 24" o.c.
floor sheathing on Top chord sloping floor trusses @ max. 24" o.c. waterproofing, flashing, slope and drip edge designed by other
(3) 1.75x14(1) LVL hdr
(3) 1.75x14(3) LVL hdr
(2) 1.75x14 LVL flush
(3) 1.75x14 LVL hdr
(3) 1.75x11.875 LVL hdr
(2) 1.75x14 LVL flush
floor sheathing on Top chord sloping floor trusses @ max. 24" o.c. waterproofing, flashing, slope and drip edge designed by other
(3) 1.75x11.875 LVL hdr
(3) 1.75x11.875 LVL hdr
(3) 1.75x11.875 LVL hdr
(3) 1.75x11.875 LVL hdr
(3) 1.75x11.875 LVL hdr
(3) 1.75x11.875 LVL hdr
open for stair
floor sheathing on 30" floor trusses @ max. 24" o.c.
(2) 1.75x18 LVL flush
(3) 1.75x14 LVL hdr
(3) 1.75x14 LVL hdr
(3) 1.75x14 LVL hdr



Second Floor Ceiling Framing Plan

3/16" = 1'-0"

PLAN NOTES:

1. See S1.0 for notes.

DUFFY ENGINEERING

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Firm Registration No. F-8637

STATE OF TEXAS
JOHN T. MAGGIO
90213
LICENSED
PROFESSIONAL ENGINEER

07 oct 2026

PROJECT NUMBER:

26014

CLIENT:

Brian and Caroline Haley

Haley Residence

2220 East Windsor Road
Austin, Texas

ISSUE: package	date
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1 - for permit	07 oct 2026

SHEET TITLE:

Second Floor Ceiling Framing Plan

SHEET NUMBER:

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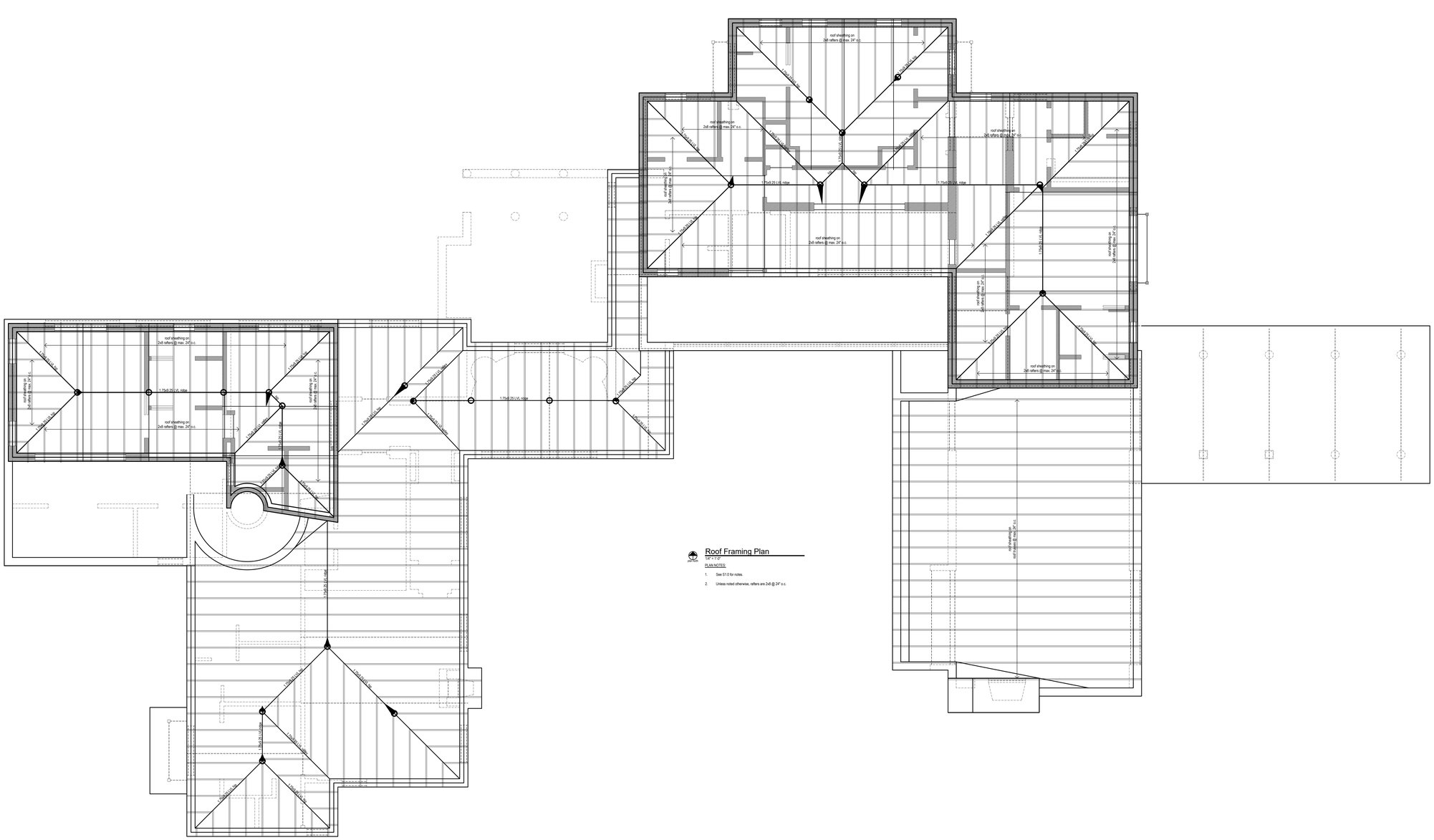
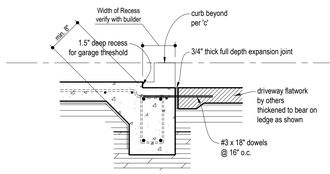
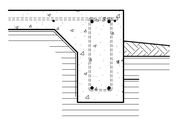
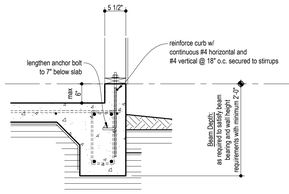

roof sheathing on 2x8 rafters @ max. 24" o.c.
roof sheathing on 2x8 rafters @ max. 24" o.c.
roof sheathing on 2x8 rafters @ max. 24" o.c.



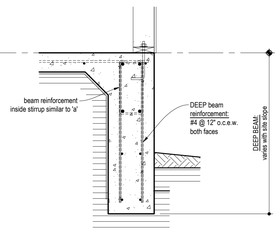
Perimeter @ garage threshold | 1g
otherwise similar to 'a'



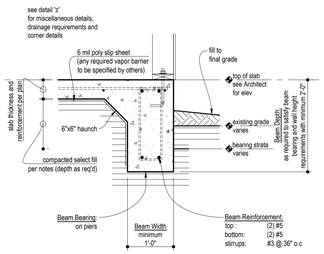
Perimeter grade beam @ porch | 1p
otherwise similar to 'a'



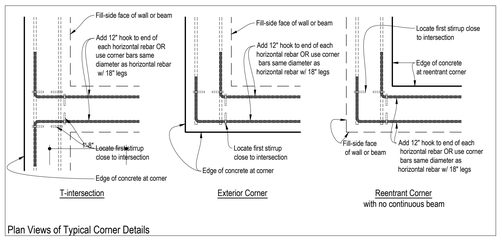
Perimeter grade beam w/ curb | 1c
otherwise similar to 'a'

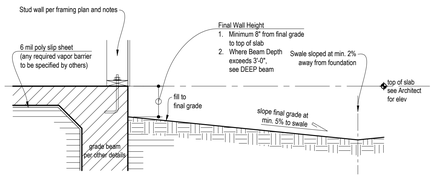


Perimeter DEEP beam w/ no mas | 1d
otherwise similar to 'a'

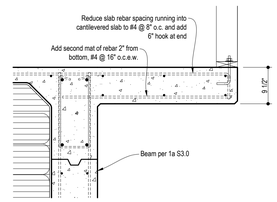


Perimeter grade beam | 1a
unless noted otherwise: 3/4" = 1'-0"

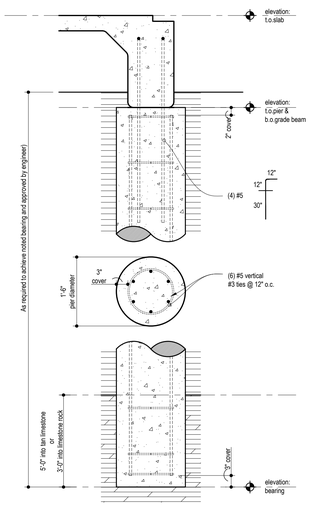




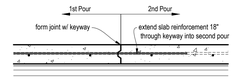
Typical details for perimeter grade beam | 1z



Perimeter grade beam w/ cantilever | 1h
3/4" = 1'-0"

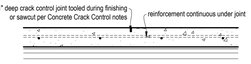


Typical concrete pier | 0a
3/4" = 1'-0"



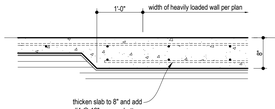
Detail Notes: use this detail for planned and unplanned interruptions in concrete placement.

Typical slab construction joint | 8y

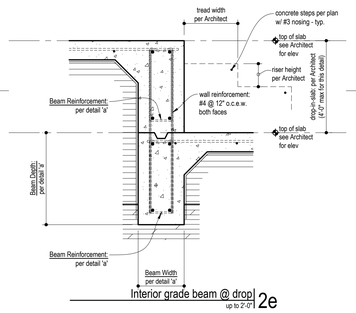


Detail Notes: locate joints per plan and per Concrete Crack Control notes.

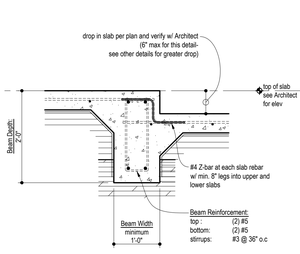
Typical slab crack control joint | 8z



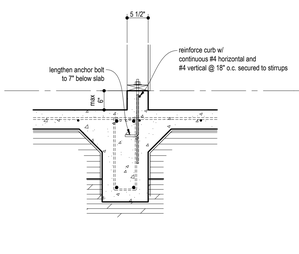
Section @ thickened slab | 2t



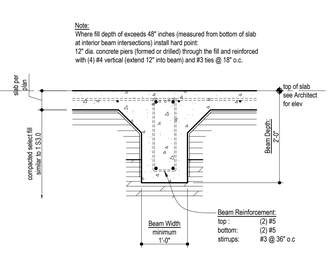
Interior grade beam @ drop | 2e
up to 2'-0"



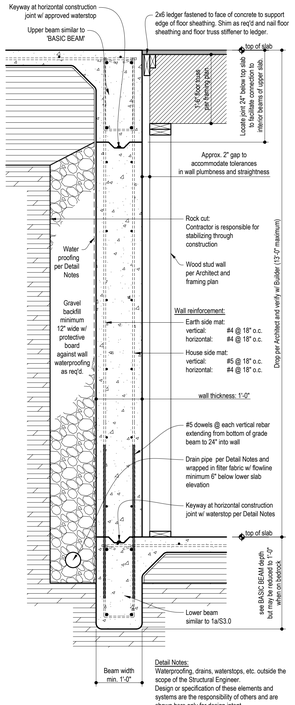
Interior grade beam @ drop | 2d
otherwise similar to 'a'



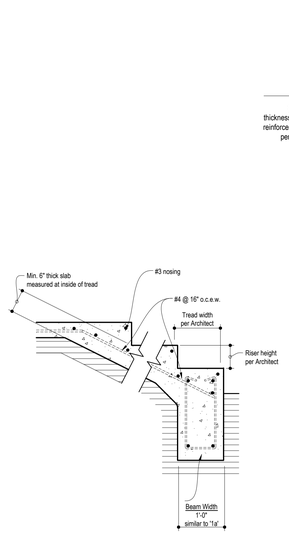
Interior grade beam w/ curb | 2c
otherwise similar to 'a'



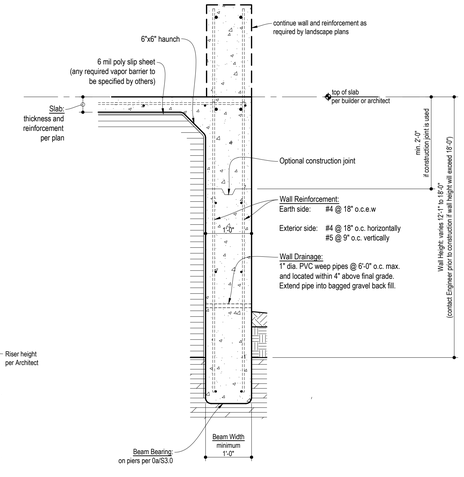
Interior grade beam | 2a
otherwise similar to 'a'

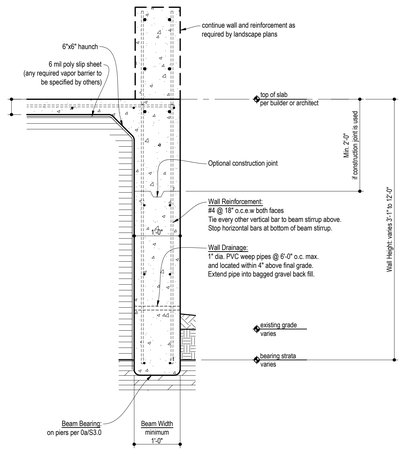


Drop in slab | 3a
3/4" = 1'-0"



Steps to grade | 4s
3/4" = 1'-0"





Perimeter grade beam - at steps | 4a
Unless otherwise noted, all details are 3/4" = 1'-0"

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07 oct 2025

PROJECT NUMBER: 26014

CLIENT: Brian and Caroline Haley

Haley Residence
2220 East Windsor Road
Austin, Texas

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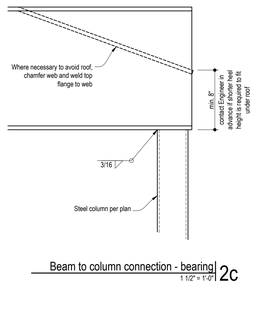
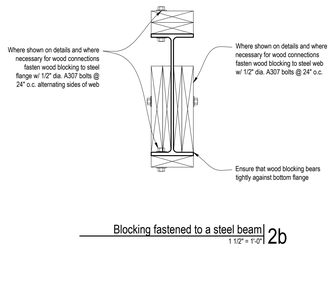
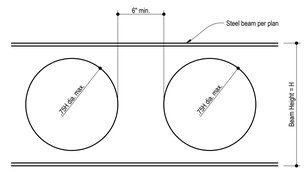


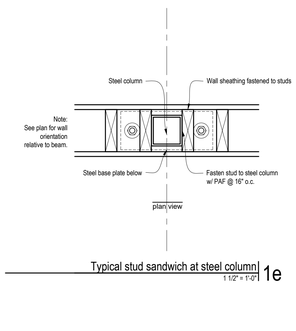
Beam to column connection - bearing | 2c
1 1/2" = 1'-0"



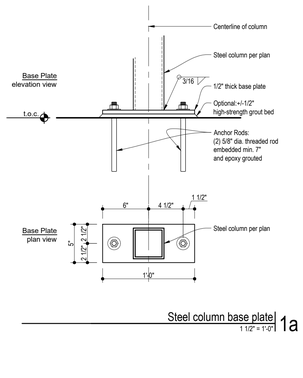
Blocking fastened to a steel beam | 2b
1 1/2" = 1'-0"



Penetrations thru steel beam | 2a
1 1/2" = 1'-0"



Typical stud sandwich at steel column | 1e
1 1/2" = 1'-0"



Steel column base plate | 1a
1 1/2" = 1'-0"

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07 oct 2026

PROJECT NUMBER:
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Brian and Caroline Haley

Haley Residence
2220 East Windsor Road
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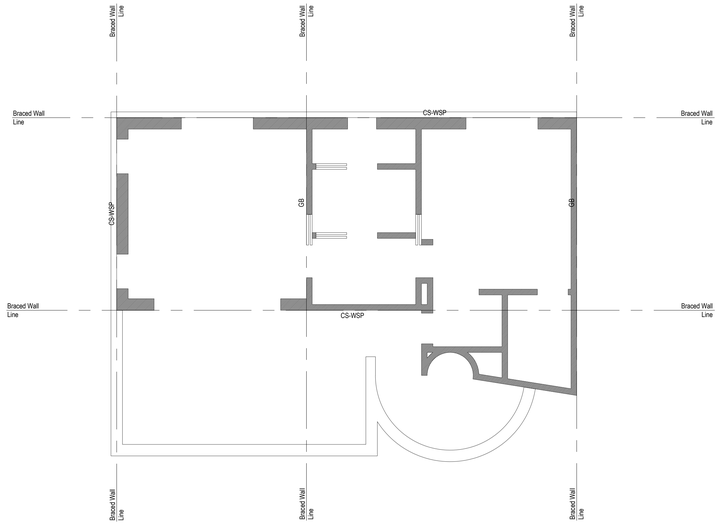

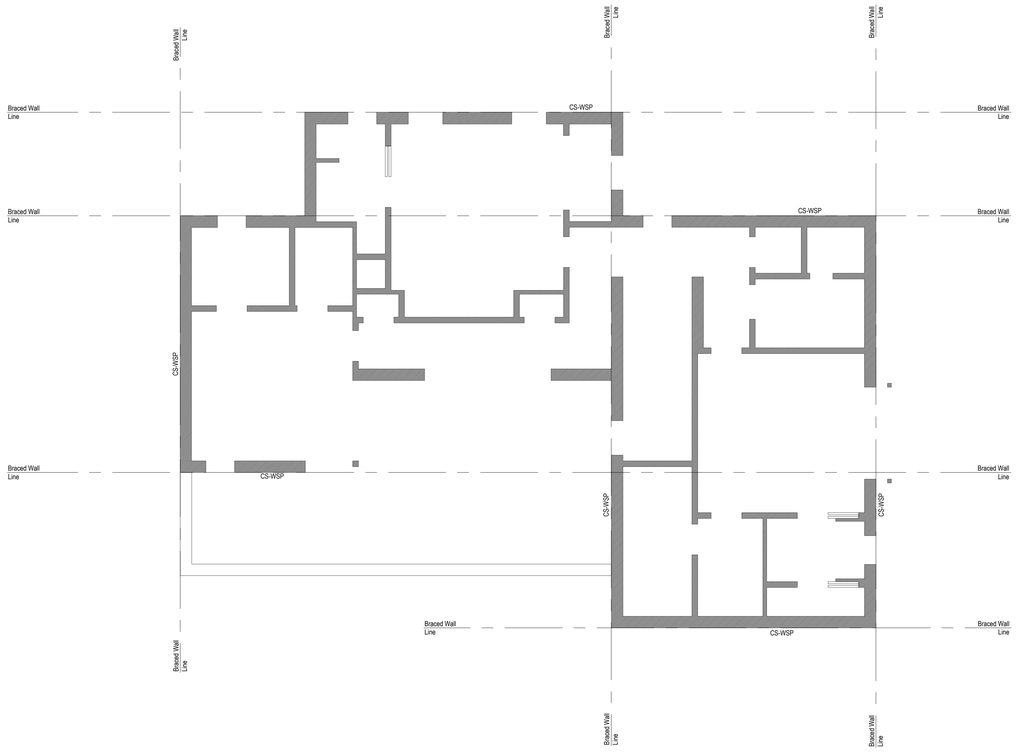

BRACING METHODS				
Designation	and Method	Material	Fasteners	Spacing
LIB	Let-in-bracing	Simpson WB, RCW or TWB	per manufacturer	each stud per manufacturer
WSP	Wood structural panel	7/16" thick	8d common nails (2.5"x0.131") 1.75" penetration (or 16 gauge 1 1/2" staples 1" penetration)	6" edges, 12" field (3" edge, 6" field)
GB	Gypsum board	1/2" thick	nails or screws per 2024 IRC Table R702.3.5	7" edges, 7" field
ABW	Alternate braced wall	7/16" thick	see 2024 IRC Figure R602.10.6.1	
CS-WSP	Continuously sheathed wood structural panel	7/16" thick	8d common nails (2.5"x0.131") 1.75" penetration (or 16 gauge 1 1/2" staples 1" penetration)	6" edges, 12" field (3" edge, 6" field)

Second Floor Bracing Plan

1/4" = 1'-0"

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Firm Registration No. F-8637

JOHN T. MAGGIO 90213 LICENSED PROFESSIONAL ENGINEER
07 oct 2026

PROJECT NUMBER: 26014

CLIENT: Brian and Caroline Haley

Haley Residence

2220 East Windsor Road
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SHEET TITLE: Lateral Bracing Plan Second Floor

SHEET NUMBER: S4.2

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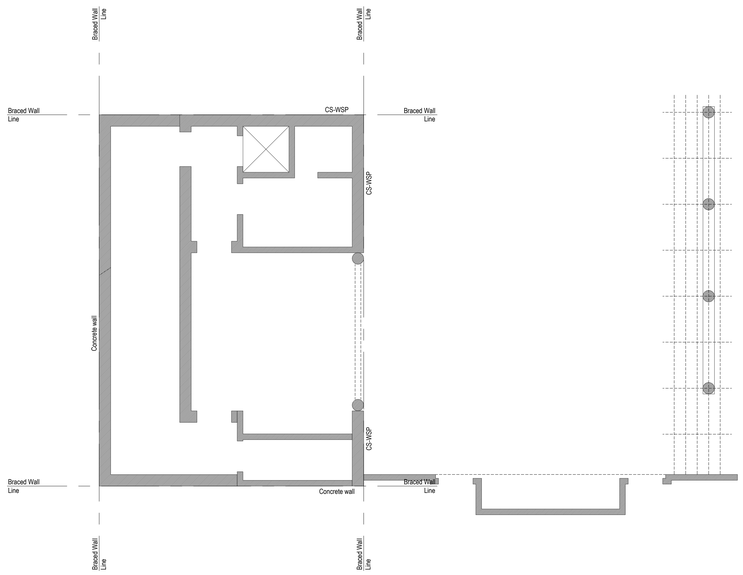
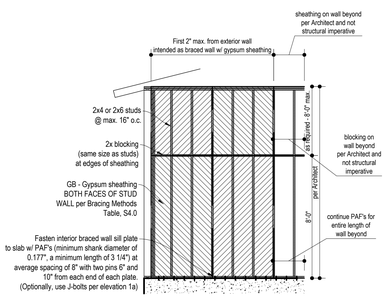
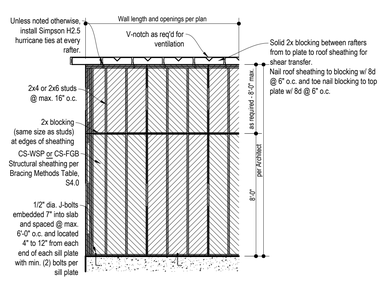




Elevation @ interior braced wall 1b
1/4" = 1'-0" Full Size; 1/8" = 1'-0" Half Size



Elevation @ exterior braced wall 1a
1/4" = 1'-0" Full Size; 1/8" = 1'-0" Half Size

BRACING METHODS

Designation and Method		Material	Fasteners	Spacing
LIB	Let-in-bracing	Simpson WB, RCW or TWB	per manufacturer	each stud per manufacturer
WSP	Wood structural panel	7/16" thick	8d common nails (2.5"x0.131") 1.75" penetration (or 16 gauge 7/16"x1 1/2" staples, 1" penetration)	6" edges, 12" field (3" edge, 6" field)
GB	Gypsum board	1/2" thick	nails or screws per 2024 IRC Table R702.3.5	7" edges, 7" field
ABW	Alternate braced wall	7/16" thick	see 2024 IRC Figure R602.10.6.1	
CS-WSP	Continuously sheathed wood structural panel	7/16" thick	8d common nails (2.5"x0.131") 1.75" penetration (or 16 gauge 7/16"x1 1/2" staples, 1" penetration)	6" edges, 12" field (3" edge, 6" field)

plan 1/4"

Lower Level Bracing Plan
3/16" = 1'-0"

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STATE OF TEXAS
JOHN T. MAGGIO
90213
LICENSED
07 oct 2026

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26014

CLIENT:
Brian and Caroline Haley

Haley Residence
2220 East Windsor Road
Austin, Texas

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SHEET TITLE:
Lateral Bracing Plan

SHEET NUMBER:
S4.0

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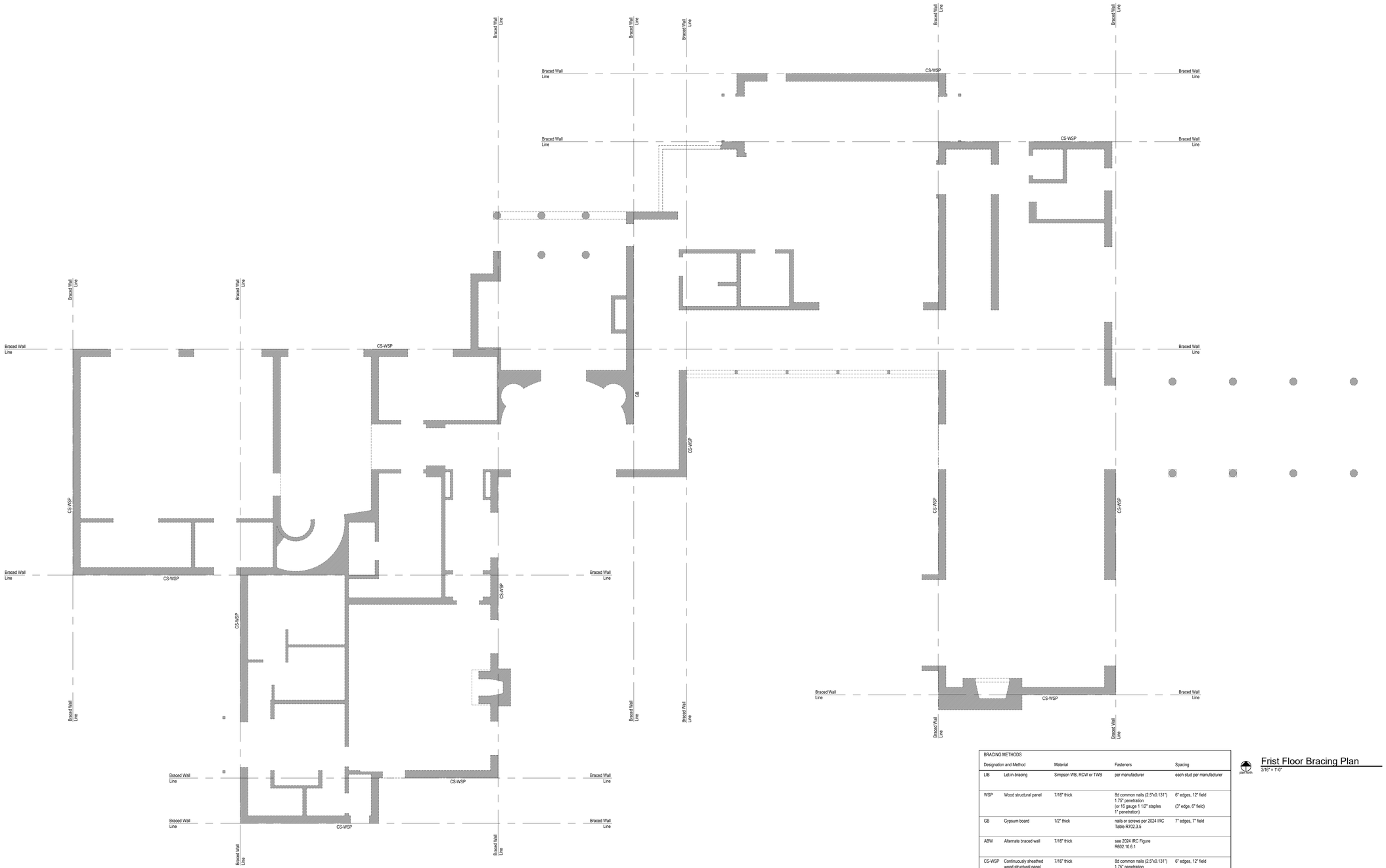

BRACING METHODS				
Designation and Method		Material	Fasteners	Spacing
LIB	Let-in-bracing	Simpson WB, RCW or TWB	per manufacturer	each stud per manufacturer
WSP	Wood structural panel	7/16" thick	8d common nails (2.5"x0.131") 1.75" penetration (or 16 gauge 1 1/2" staples 1" penetration)	6" edges, 12" field (3" edge, 6" field)
GB	Gypsum board	1/2" thick	nails or screws per 2024 IRC Table R702.3.5	7" edges, 7" field
ABW	Alternate braced wall	7/16" thick	see 2024 IRC Figure R602.10.6.1	
CS-WSP	Continuously sheathed wood structural panel	7/16" thick	8d common nails (2.5"x0.131") 1.75" penetration (or 16 gauge 1 1/2" staples 1" penetration)	6" edges, 12" field (3" edge, 6" field)

plan north

Frist Floor Bracing Plan

3/16" = 1'-0"

DE

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07 oct 2026

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Brian and Caroline Haley

Haley Residence

2220 East Windsor Road
Austin, Texas

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SHEET TITLE:

Lateral Bracing Plan
First Floor

SHEET NUMBER:

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