

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS BEFORE CONSTRUCTION. CONFLICTS W/ CONTRACTORS STANDARD PRACTICE NEED TO BE BROUGHT TO THE ATTENTION OF MANOLO DESIGN STUDIO LLC, A OWNER. CONTRACTOR TO CONFORM TO ALL APPLICABLE BUILDING CODES APPLY FOR ALL PERMITS AND INSPECTIONS TO COMPLETE WORK AS PER CITY AND UNIFORM BUILDING CODES.
2. CONTRACTOR/OWNER ALTERATIONS OR SUBSTITUTIONS TO PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO COORDINATE W/ THE RELEASED DOCUMENTS.
3. ENERGY CALCULATIONS SHALL BE CONDUCTED BY A THIRD PARTY RECOGNIZED BY THE GOVERNING BODY TO DO SUCH SERVICES.
4. ENERGY TESTING SHALL BE CONDUCTED BY A THIRD PARTY RECOGNIZED BY THE GOVERNING BODY TO DO SUCH SERVICES.
5. FOUNDATION SHALL ADHERE TO DESIGN PROVIDED BY STRUCTURAL ENGINEER. STRUCTURAL DRAWINGS INCLUDED IN THIS SET TO ONLY INDICATE THE DIMENSIONAL GUIDELINES TO LAYOUT THE FOUNDATION AND SHOULD BE COORDINATED W/ ARCHITECTURAL SET.
6. HEATING AND COOLING SYSTEM SHALL BE DESIGNED BY INSTALLER. SUPPLY AND RETURN VENTS SHALL ALIGN WITH LIGHT OR CENTER ON WALLS AND CEILING AREAS. THERMOSTATS SHALL BE LOCATED CENTRALLY 10' FROM JAMBS OF ADJACENT DOOR TO AVOID CONFLICT WITH FURNISHINGS & TRIM.
7. DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY ANY DIMENSIONS THAT ARE NOT INDICATED.
8. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES AND REGULATED AMENDMENTS AND ANY OTHER LAWS, ORDINANCES, REGULATIONS, OR ANY OTHER BODY HAVING JURISDICTION OVER THE PROJECT.
9. CONTRACTOR SHALL USE HIS BEST EFFORTS, SKILLS, JUDGEMENT, AND ABILITIES WITH RESPECT TO THE CONSTRUCTION OF THE PROJECT, AND FURTHER THE INTERESTS OF THE OWNER IN ACCORDANCE WITH THE HIGHEST PROFESSIONAL STANDARDS AND ACCEPTABLE METHODS OF CONSTRUCTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FINISHED BUILDING MEETS OR EXCEEDS ALL REQUIREMENTS OF THE 2015 IECC, AND SHALL BE RESPONSIBLE FOR COMPLETING ASSOCIATED SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION, SHOULD THE FINISHED BUILDING FAIL TO MEET ANY OF THE REQUIREMENTS OF THE 2015 IECC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES AND REQUESTING FOR JURISDICTIONAL REVIEW/ ACCEPTANCE.
11. ANY ERRORS, OMISSIONS, AND INCONSISTENCIES IN DRAWINGS, OR AMBIGUITIES BETWEEN DRAWINGS AND SITE CONSTRUCTION CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR THE OWNER FAILURE TO NOTIFY THE OWNER AND THE ARCHITECT IN SUCH AN EVENT WILL CONSTITUTE ACCEPTANCE OF ANY RESULTING OMISSIONS OR RESPONSIBILITIES WITH REGARD TO DELAYS, COST, AND LEGAL REMEDIES RESULTING FROM THIS OR RELATED WORK.
12. CIVIL STRUCTURAL, MECHANICAL, & LANDSCAPE DRAWINGS ARE PROVIDED BY THE OWNER, OR OTHERS AS AUTHORIZED BY THE OWNER.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ACCURATE SURVEY OF THE FOUNDATION FORM WORK AFTER IT IS ERECTED AND PRIOR TO THE POURING OF CONCRETE, WHICH CERTIFIES THAT THE STRUCTURE IS WITHIN THE ALLOWABLE BUILDING AREA FOR THE PROJECT. PROVIDE ONE COPY EACH TO OWNER & ARCHITECT.
14. EXACT SIZE AND REINFORCEMENT OF ALL CONCRETE WORK SHALL BE ACCORDING TO RECOMMENDATIONS FROM THE ENGINEERED SOILS REPORT PROVIDED BY THE OWNER, AND ACCEPTABLE PRACTICES OF CONSTRUCTION.
15. CONTRACTOR SHALL VERIFY WITH OWNER ALL INTERIOR AND EXTERIOR FINISHES PRIOR TO PURCHASING AND INSTALLATION.
16. ATTIC AND CRAWLSPACE (IF ANY VENTILATION SHALL COMPLY WITH LOCAL CODES.
17. ONCE BUILDING IS ENCLOSED WITH FINISHES, NO FOOD OR DRINK SHALL BE ALLOWED IN BUILDING.
18. KEEP DIRT TO A MINIMUM - WALK OFF MATS SHALL BE PROVIDED AT ENTRANCES - MATS SHALL BE CLEANED DAILY.
19. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE IN CONTROL OF THE PROJECT SITE AND SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SCHEDULING, SEQUENCING, JOBSITE SAFETY, AND COMPLIANCE WITH CONTRACT DOCUMENTS AND BUILDING OFFICIAL DIRECTIONS. ACCORDINGLY, ALL CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO DEFEND, INDEMNIFY, AND HOLD HARMLESS OWNER AND ARCHITECT FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES, AND LIABILITIES, INCLUDING ATTORNEY'S FEES AND COSTS, ARISING IN ANY WAY FROM SUCH CONTRACTORS' OR SUBCONTRACTORS' SERVICES OR WORK PRODUCT, EXCEPT TO THE EXTENT CAUSED BY ARCHITECT'S SOLE NEGLIGENCE. CONTRACTORS SHALL BE OBLIGATION, CONTRACTORS AND SUBCONTRACTORS SHALL INCLUDE OWNER AND ARCHITECT AS ADDITIONAL INSURED UNDER ITS INSURANCE POLICIES APPLICABLE TO THE PROJECT. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, COSTS, OR CLAIMS CAUSED BY CONTRACTORS OR SUBCONTRACTORS, EXCEPT ONLY TO THE EXTENT CAUSED BY ARCHITECT'S SOLE NEGLIGENCE.
20. ARCHITECT SHALL BE ENTITLED TO RELY ON THE ADEQUACY AND ACCURACY OF INFORMATION PROVIDED BY OWNER OR OWNERS CONSULTANTS. ARCHITECT SHALL COORDINATE SUCH INFORMATION SOLELY FOR INTERFACE WITH ITS SERVICES AND SHALL NOT BE OWNER OF ANY ERRORS ACTUALLY IDENTIFIED IN SUCH INFORMATION. ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE OWNER, CONTRACTORS, OTHER CONSULTANTS, AND THEIR RESPECTIVE AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS OR ENTITIES PERFORMING WORK ON THE PROJECT WHO ARE NOT UNDER THE DIRECT CONTROL OR AUTHORITY OF ARCHITECT.
21. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATIONS OF MATERIAL MANUFACTURERS SHALL APPLY AND BE ADHERED TO.
22. ALL WORK SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS. INDUSTRY STANDARDS SHALL BE AS DETERMINED BY MANUAL OR HANDBOOK OF THE PRIMARY ASSOCIATION OF EACH TRADE. THE MANUALS SHALL INCLUDE, BUT NOT BE LIMITED TO, GYPSUM ASSOCIATION
23. SHOP DRAWINGS OR DRAWINGS PROVIDED BY OTHERS ARE NOT PART OF THE CONTRACT DOCUMENTS BUT SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE BUILDER SHALL CERTIFY THE SHOP DRAWINGS.
24. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
25. CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. DESIGNER AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE DESIGNER AND OWNER TO BE PRESENT IF DESIRED.
26. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
27. IT IS THE INTENT OF THE ARCHITECT TO PROVIDE FLEXIBILITY TO THE OWNER IN THE SELECTION OF FINISHES AND FINISHES. ARCHITECT DOES NOT SELECT SPECIFIC MANUFACTURERS OF PRODUCTS OR MATERIALS UNLESS SUCH PRODUCT HAS A SPECIFIC DESIGN REQUIREMENT OR INTENT WHERE A SPECIFIC PRODUCT IS SPECIFIED, NO SUBSTITUTIONS OR ALTERNATES WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE DESIGNER.
28. VALUE ENGINEERING MAY TAKE PLACE ONLY AFTER AN AWARD OR CONTRACT.
29. WHEN A CONTRACTOR PROPOSES METHODS OF COST REDUCTION (I.E. VALUE ENGINEERING) OF A PROJECT, SUCH PROPOSALS SHALL INCLUDE THE COST OF REVISIONS REQUIRED BY THE DESIGN AND/OR ENGINEERS. THE FEES INCURRED BY THE DESIGNER AND/OR ENGINEER SHALL BE PAID FOR BY THE OWNER.
30. WHEN VALUE ENGINEERING, ANY PROJECT OR PART OF ANY PROJECT, THE CONTRACTOR SHALL

DOCUMENT EACH COMPONENT COST IN A SCHEDULE THAT IS PROVIDED TO THE OWNER FOR REVIEW. THE SCHEDULE SHALL SHOW THE COST OF CONSTRUCTION PRIOR TO AND AFTER VALUE ENGINEERING AND SHALL INCLUDE ADDITIONS AND REDUCTIONS OF BOTH MATERIALS AND LABOR FOR EACH ITEM.

31. THE VALUE ENGINEERING SCHEDULE SHALL INCLUDE ALL TRADES AFFECTED.

32. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.

CURRENT CITY CODES

2021 INTERNATIONAL BUILDING CODE W/AMD.
2021 INTERNATIONAL PLUMBING CODE W/AMD.
2021 INTERNATIONAL MECHANICAL CODE W/AMD.
2023 NATIONAL ELECTRICAL CODE W/AMD.
2021 INTERNATIONAL RESIDENTIAL CODE W/AMD.
2021 INTERNATIONAL RESIDENTIAL EXISTING CODE W/AMD.
2021 INTERNATIONAL ENERGY CONSERVATION CODE W/AMD.
2021 INTERNATIONAL FUEL AND GAS CODE W/AMD.
2021 INTERNATIONAL GREEN CONSTRUCTION CODE W/AMD.

2021 IECC PRESCRIPTIVE REQUIREMENTS (NTCOG AMENDED)

INSULATION (MIN.)
R-19
NO ATTIC R-30
2X4 WALLS R-13@13 R-31@13 CAVITY + R-43 INSULATING SHEATHING
2X6 WALLS R-19
UNDERFLOOR OVER UNCONDITIONED SPACE R-19
NOT INDICATED

FEENSTRATION (MAX.)
WINDOWS & GLASS DOORS U-FACTOR 0.35, SHGC 0.25
SKYLIGHTS U-FACTOR 0.55, 0.25 SHGC

MECHANICAL SYSTEMS (MIN.)
14 SEER
SUPPLY DUCTS IN UNCONDITIONED SPACE R-4
RETURN DUCTS IN UNCONDITIONED SPACE R-6
REFRIGERANT PIPING R-3
HOT WATER PIPING R-3

LIGHTING
75% OF THE PERMANENTLY INSTALLED LIGHT FIXTURES TO HAVE HIGH EFFICIENCY LAMPS (CFL OR LED)

FRAMING NOTES

1. UTILIZATION OF FOLLOWING CHECKLIST DOES NOT RELIEVE THE CONTRACTOR OF MEETING ALL OF REQUIREMENTS OF THE LAW. IT IS INCUMBENT ON ANYONE PERFORMING RESIDENTIAL CONSTRUCTION TO FAMILIARIZE THEMSELVES WITH ALL APPLICABLE ASPECTS OF THE CURRENT BUILDING CODES OF THE 2015 IECC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES AND REQUESTING FOR JURISDICTIONAL REVIEW/ ACCEPTANCE.
2. ALL FRAMING SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. THE NEPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND SHALL MEET THE REQUIREMENTS OF THE IRC. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE IRC.
3. ALL FRAMING LUMBER SHALL BE NO.2 OR BETTER SOUTHERN PINE. ALL STUD WALLS AND PARTITIONS ARE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED PER ENGINEER DRAWING. ALL PLUMBING WALLS ARE 2X6 @ 16" O.C. BLOCK. ALL STUD WALLS AT MID HEIGHT.
5. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. RAMSBOT BOTTOM PLATE OF STUD WALLS TO CONCRETE WITH 1/4" NAILERS @ 16" O.C. EXTERIOR BASE PLATES SHALL BE ANCHORED @ 16" O.C. W/ MIN. 1/2" X 10" MIN EMBEDMENT OF 8" ANCHOR BOLTS USING 3"x2" WASHER. ONE ANCHOR BOLT SHALL BE WITHIN 6" TO 12" OF EACH PLATE AND WITHIN 12" OF ALL CORNERS. PROVIDE HOLD DOWN ANCHORS @ ENDS OF ALL SHEAR PANELS. WALLS ALSO SEE NOTE 12.
6. WOOD CROSS BRIDGING, BLOCKING, AND BRACING SHALL BE PROVIDED PER BUILDING CODE. PROVIDE DOUBLE JOINT AT ALL STUD WALLS PARALLEL TO FRAMING BELOW.
7. GABLE ENDS TO BE BUILT SIMILAR TO AND CONNECTED WITH WALL STUDS BELOW. BRACE GABLE ENDS AGAINST LATERAL LOADS.
8. PROVIDE APA RATED 4X8X12" PLYWOOD WHI BRACING ON ALL EXTERIOR WALLS FROM SLAB UNDERSIDE OF RAFTERS.
9. JOIST HANGERS SHALL BE 16 GA. TYPE "16" AS MANUFACTURED BY SIMPSON STRONGTIES OR EQUIV. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR JOIST AND BEAMS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS THE MEMBERS SUPPORTED.
10. PLYWOOD SUBFLOORING SHALL BE APA RATED 48/24 3/4" THICK TONGUE & GROOVE.
11. ROOF SHEATHING SHALL BE OSB. PROVIDE CLIPS AT UNJOINED EDGES BETWEEN ROOF RAFTERS.
12. ALL BORED HOLES SHALL BE 7" CLEAR FROM THE TOP OF BOTTOM EDGES OF JOIST, NOT LARGER THAN 1/4" DIA AND NOT IN THE MIDDLE OF A SPAN.
13. ALL STUD CUT AWAY FOR PLUMBING SHALL BE STRAPPED WITH 1 1/2" WIDE, NO. 24 GALVANIZED STRAPPING. 18" LONG, BOTH SIDES OF WALL AND SPRINK TO PLATES.
14. ALL FRAMING SHALL BE COORDINATED WITH HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.

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DEMOLITION NOTES

1. THE NATURE OF THE DEMOLITION PLANS IS TO IDENTIFY THE GENERAL NATURE OF DEMOLITION SCOPE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION SCOPE OF WORK WITH NEW CONSTRUCTION.
3. THE CONTRACTOR SHALL INFORM ARCHITECT OF ANY DISCREPANCIES ASSOCIATED WITH DEMOLITION SCOPE OF WORK AND NEW CONSTRUCTION.
4. THE CONTRACTOR SHALL CONSULT WITH STRUCTURAL ENGINEER BEFORE DEMOLITION OF ANY STRUCTURAL MEMBERS. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING NECESSARY DURING DEMOLITION AND CONSTRUCTION.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, AND WINDOWS TO REMAIN WITHIN DEMOLITION SCOPE OF WORK FROM DAMAGE, DUE TO CONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING/REPAIRING ANY DAMAGED FINISHES, DOORS, FRAMES, AND WINDOWS TO MATCH EXISTING.
6. PATCH AND REPAIR ALL EXISTING CEILING, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH.
7. ALL WALL FINISHES TO BE REMOVED SHALL BE REMOVED TO FACE OF STUD.
8. THE CONTRACTOR SHALL PROTECT ALL INTERIOR SPACES FROM DAMAGE DUE TO WEATHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING/REPAIRING ANY DAMAGE DUE TO WEATHER.
9. COORDINATE WITH OWNER RELOCATION OF ANY FURNISHINGS DURING CONSTRUCTION.
10. THE CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND CAPS TO PREVENT DUST MIGRATION.
11. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIAL LEGALLY FROM THE SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND REMOVE ANY MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT NECESSARY TO COMPLETE THE DEMOLITION SCOPE OF WORK. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR DEMOLITION INFORMATION.
13. THE OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL SALVAGED ITEMS. ITEMS NOT CLAIMED BY THE OWNER BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF FROM THE SITE.
14. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON-SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, AND NOTIFY THE OWNER AND ARCHITECT.
15. EXISTING CONSTRUCTION MAY CONTAIN ASBESTOS CONTAMINATED PRODUCTS. MATERIALS THOUGHT TO CONTAIN ASBESTOS MUST BE INSPECTED BY AN EPA CERTIFIED INSPECTOR CAPABLE OF SAMPLING FOR THE EXISTENCE OF ASBESTOS. WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT OSHA REGULATIONS & DISPOSED OF IN UNLESS NOTED OTHERWISE.

ACCORDANCE WITH CURRENT EPA REGULATIONS. THAT IS PROVIDED TO THE OWNER FOR REVIEW. THE SCHEDULE SHALL SHOW THE COST OF CONSTRUCTION PRIOR TO AND AFTER VALUE ENGINEERING AND SHALL INCLUDE ADDITIONS AND REDUCTIONS OF BOTH MATERIALS AND LABOR FOR EACH ITEM.

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32. ADJACENT PROPERTIES, STREETS AND WALKS ARE TO BE PROTECTED FROM DAMAGE AT ALL TIMES.

FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO CENTER LINE OF STUD OR EXTERIOR FACE OF BRICK/FOUNDATION.
2. DIMENSIONS TO ROUGH PLUMBING LOCATIONS ARE TO CENTERLINES OF WALL AND ARE INDICATED AS A GUIDE TO ROUGH-IN PLUMBING AND LIGHTING FIXTURES & DISPOSED OF IN ACCORDANCE WITH CURRENT EPA REGULATIONS.
3. THE GENERAL CONTRACTOR SHALL REMOVE ALL UNUSED SWITCH PLATES, WIRING, AND EQUIPMENT. ALL WIRES AND CONDUIT NOT COMPLETELY REMOVED TO THE SOURCE MUST TERMINATE IN A JUNCTION BOX WITH COVER AND APPROPRIATE INSULATORS SUFFICIENT TO MAINTAIN COMPLIANCE WITH APPLICABLE CODES.
4. WOOD STUD WALLS 2X4S @ 16" O.C. TO MAXIMUM HEIGHT OF 11 OR 12 FEET FOR SUPPORTING ONE FLOOR, ROOF, AND CEILING. WALL HEIGHTS EXCEEDING 10 FEET REQUIRE STRUCTURAL ANALYSIS TO DETERMINE STUD SIZE AND BRACING. ALL FLOOR PLAN ANGLES ARE 90 OR 45 DEGREES UNLESS OTHERWISE NOTED. EXTERIOR WALLS, WALLS WITH POCKET DOORS, AND WALLS BEHIND WATER CLOSURES SHALL BE 2X6 STUDS.
5. VENT CLOTHES DRYER AND ALL KITCHEN & BATHROOM EXHAUST FANS TO OUTSIDE.
7. CLEAN INSIDE ALL WALLS @ BASE TRACK W/ VACUUM PRIOR TO CLOSING WALLS.
8. FIELD VERIFY LOCATION OF ALL EXISTING WALLS AS LOCATIONS MAY DIFFER FROM EXISTING DRAWINGS. EXISTING PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
9. VERIFY WOOD SPECIES WITH ARCHITECT IN ALL LOCATIONS WHERE NATURAL OR STAINED WOOD FINISH VISIBLE. STAINED WOOD FINISHES SHALL MATCH STAINED WOOD TRIM TYPICAL UNO.
10. ALL GWB SHALL BE 5/8" THICK UNO.
11. JOINTS ABUTTING EXISTING WALLS ARE TO BE TAPED AND FINISHED.
12. CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED FOR ALL MILLWORK AND EQUIPMENT INSTALLATION.
13. INTERIOR PARTITION WALLS ARE FRAMED WITH 2X6 STUDS UNLESS NOTED OTHERWISE.
14. REFER TO POCKET DOOR FRAME KIT FOR INSTALLATION INSTRUCTIONS TO DETERMINE ROUGH OPENING OF POCKET DOOR. COORDINATE W/ ARCH.
15. CEILING HEIGHT NOTED FOR EACH ROOM TO FINISHED FACE OF CEILING.

ROOF PLAN NOTES

1. PROTECT EXISTING ROOFS FOR DURATION OF WORK.
2. CONTINUOUS FULLY-ADHERED ROOFING MEMBRANE TO BE APPLIED SHINGLE STYLE OVER ENTIRE ROOF INCLUDING OVERHANGS, EAVES, AND BAKES AND OVER PORCHES AND BREEZEWAY.
3. CONTINUOUS FULLY-ADHERED ROOFING MEMBRANE TO BE EXTENDED MIN. 12" UP/ DOWN EXTERIOR WALL TO MATCH ADJACENT TRIM.
4. ALL NECESSARY ROOF PENETRATIONS & VENTING SHALL BE OUT OF SIGHT FROM FRONT & REAR ELEVATION IF POSSIBLE.
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6. PROVIDE ADDITIONAL SUPPORT AT ALL WORK SURFACES AS REQUIRED. SUPPORTS ARE TO BE DISCREET AND SHOULD BE CONCEALED IF POSSIBLE. ALL EXPOSED SIDES TO BE FINISHED TO MATCH ADJACENT.
7. ELECTRICAL DEVICES ARE SHOWN FOR COORDINATION PURPOSES ONLY. REF. ELECTRICAL CONTACT ARCHITECT IF CONFLICT OCCURS.
8. RECEPTACLES SHOWN IN MILLWORK SHALL MOUNT TO INSIDE FACE OF CABINET.
11. ALL MILLWORK SUBSTRATES AT WET LOCATIONS SHALL BE MOISTURE RESISTANT.
12. CAULK AT ALL COUNTERS AND BACKSPLASHES AS REQUIRED. COLOR MATCH CAULK UNO.
13. OUTLETS PROVIDED NEAR SINKS, LAVS, ETC. ARE TO BE GFCI TYPE - REF ELECTRICAL.
6. PROVIDE REQ'D BLOCKING FOR ALL WALL CABINET INSTALLATION.
9. PROVIDE ADDITIONAL SUPPORT AT ALL WORK SURFACES AS REQUIRED. SUPPORTS ARE TO BE DISCREET AND SHOULD BE CONCEALED IF POSSIBLE. ALL EXPOSED SIDES TO BE FINISHED TO MATCH ADJACENT.
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MECHANICAL/INDOOR AIR QUALITY NOTES

1. HVAC SYSTEM & GAS TANKLESS WATER HEATER TO BE LOCATED IN ATTIC.
2. AIR FILTERS MUST BE MERV 8 OR GREATER.
3. AIR HANDLERS MUST BE SEER TO MAINTAIN AIR PRESSURE & AIR FLOW.
4. AIR FILTER HOUSING MUST BE AIRTIGHT ABOVE THE GARAGE.
5. PENETRATIONS MUST BE SEALED.
6. FLOOR AND CEILING JOISTS BAYS MUST BE SEALED.
7. PAINTED WALLS & CEILINGS OF CONDITIONED SPACE ADJACENT TO GARAGE.
8. PENETRATIONS MUST BE SEALED.
9. DOORS MUST HAVE WEATHER STRIPPING.
10. CRACKS AT WALL BASE MUST BE SEALED.
11. ALL MILLWORK SUBSTRATES AT WET LOCATIONS SHALL BE MOISTURE RESISTANT.
12. CAULK AT ALL COUNTERS AND BACKSPLASHES AS REQUIRED. COLOR MATCH CAULK UNO.
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ELECTRICAL NOTES

1. ELECTRICAL INSTALLATION SHALL MEET REQUIREMENTS OF APPROVED CITY CODES AND REGULATIONS.
2. VERIFY UTILITIES AND LOCATIONS WITH CONTRACTOR.
3. SWITCHED CONVENIENCE OUTLETS TO BE SWITCHED AT TOP OUTLET ONLY.
4. SWITCHES @ 4" ABOVE FINISH FLOOR TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE.
5. CONVENIENCE OUTLETS 1' 0" ABOVE FINISH FLOOR TO CENTERLINE OF OUTLET UNLESS NOTED OTHERWISE.
6. INTERIOR WALL BRACKET FIXTURES: 66" ABOVE FINISH FLOOR TO CENTERLINE OF BRACKET UNLESS NOTED OTHERWISE.
7. EXTERIOR WALL BRACKET FIXTURES: 6'-10" ABOVE FINISH WALKING SURFACE TO CENTERLINE OF BRACKET, UNO.
8. SMOKE DETECTORS: 110 VOLT. COORDINATE W/ ALARM SYSTEM DETECTORS TO COMPLY WITH GOVERNING CODES AND REGULATIONS.
9. PROVIDE 220V JUNCTION BOX AND OTHER REQUIRED WIRING FOR HVAC UNITS. VERIFY LOCATIONS WITH CONTRACTOR.
10. VERIFY RANGE VENT POWER REQUIREMENTS WITH THE SUPPLIER.
11. ALL EXTERIOR CONVENIENCE OUTLETS TO BE WATER PROOF AND ON A GROUND FAULT CIRCUIT.
12. ALL RECEPTACLES IN ALL BEDROOMS TO BE AFCI PROTECTED.
13. PLAN LAYOUT IS A GENERAL SUGGESTION EXPECTED TO BE FINALLY REVISYED BY OWNER, ARCHITECT/DESIGNER.
14. ALL SCONES TO BE PLACED AT 68" AFF UNLESS NOTED OTHERWISE.
15. VERIFY ALL HANGING FIXTURE HEIGHTS W/ OWNER/ARCHITECT/DESIGNER.
16. CENTER HANGING FIXTURES IN THE SPACE, UNLESS NOTED OTHERWISE.

17. ELECTRICAL INSTALLER SHALL LOCATE ROUGH IN THAT IS PROVIDED TO THE OWNER FOR REVIEW. THE SCHEDULE SHALL SHOW THE COST OF CONSTRUCTION PRIOR TO AND AFTER VALUE ENGINEERING AND SHALL INCLUDE ADDITIONS AND REDUCTIONS OF BOTH MATERIALS AND LABOR FOR EACH ITEM.

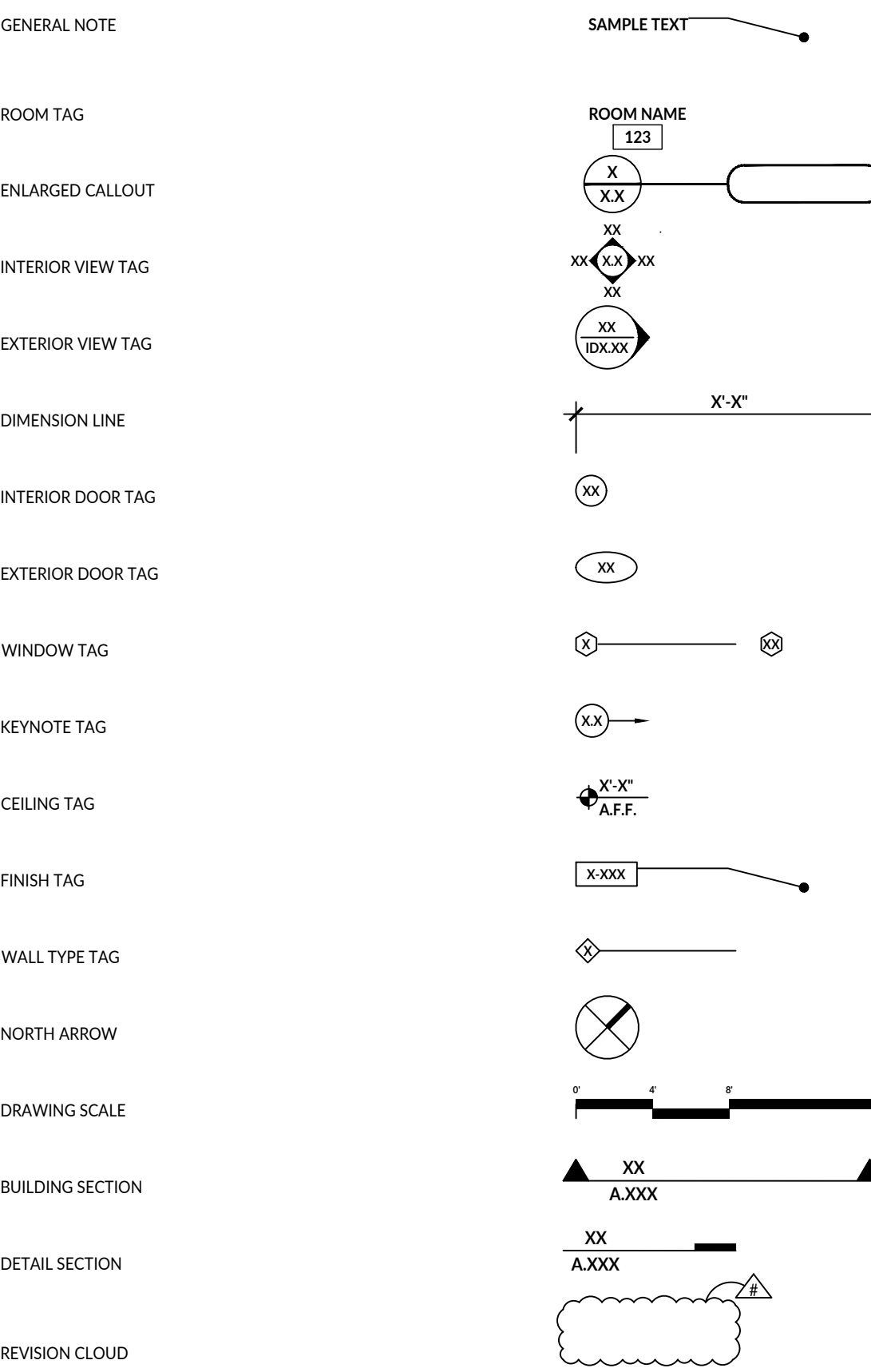
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DWG ABBREVIATIONS

A.F.F.	above finished floor
A/C	air conditioned
ADJ.	adjustable
AL	aluminum
ARCH	architectural
B.O.	bottom of
B/N	between
BLDG	building
CAB	cabinet
CJ	control joint(s)
CL	center line
CLG	ceiling
CLO	closet
CM	centimeter
COL	column
CONC	concrete
CONT	continuous
COORD	coordinate
CORR	corridor
DW	cold water
D	deep
D.S	down spout
DBL	double
DIA	diameter
DIM	dimension
DN	down
DT	detail
DW	dishwasher
DWG	drawing
DWR	drawer
ELEC./al	electric/al
ELEV	elevation
EQ	equal
EQUIP	equipment
ESMT	estimated
F.F.E	finishes, fixtures & equipment
FL	floor
FN	finish
FRZ	freezer
GC	general contractor
GFI	ground fault interrupter
GL	glass
GYP	gypsum
GWB	gypsum wallboard
H	high
HB	hose bib
H.C.	handicapped
HOR	horizontal
HT	height
HVAC	heating, ventilation & air conditioning
HW	hot water
IN	inch
INSUL	insulation
INT	interior
JB	junction box
L	long
LAM	laminare
LAV	lavatory
LT	lights
M	meter
MANUF	manufacturer
MAX	maximum
MECH	mechanical
MIN	minimum
MISC	miscellaneous
MM	millimeter
MR	mirror
MTL	metal
MW	microwave
N	north
N.I.C.	not in contact
N.T.S.	not to scale
N/A	not applicable
O.H.	overhead
OPP	opposite
P.B.O.	provided by owner
P	plate
PLAS	plastic
PW	plywood
PWDR	powder
QTY	quantity
R	radius
RCP	reflected ceiling plan
REF	reference
REQ	required
REV	revision(s)
RM	room
SQ.FT.	square feet
SCHED	schedule
SD	smoke detector
SHLVs	shelves
SIM	similar
SP	speaker
SPEC	specification
SQR	sprinkler
SQ	square
SS	solid surface
ST	stone
STD	standing
STL	steel
STO	stone
STRUCT	structure
T.O.	top of
TEL	telephone
TV	television
TYP	typical
U.C.	under counter
U.M.	under mount
U.N.O.	unless noted otherwise
UTIL	utility
V.I.F.	verify in field
VEST	vestibule
W	wide
W.C.	water closet
W.H.	water heater
WD	wood
WP	water proof
WR	water resistant
WRM	warming
WSCOT	wainscot
YD	yard

DRAWING SYMBOLS



3D REPRESENTATION



GENERAL DESCRIPTION OF WORK

NEW SINGLE FAMILY RESIDENCE LOCATED IN THE PROPERTY @ 3725 STRATFORD AVE. IN THE CITY OF HIGHLAND PARK, TX 75205 (BLOCK 33, LOT 2)

SCOPE OF WORK: SINGLE FAMILY, 2-STORY CUSTOM HOME OF APPROXIMATELY 8,112 SQ.FT. UNDER ROOF W/ 6,949 SQ.FT. BEING LIVABLE AIR CONDITIONED SPACE.

THE RESIDENCE HAS 5 BEDROOMS, 6.5 BATHROOMS, A 3-CAR GARAGE, AND A POOL. THE LOT IS 12,480 SQ.FT.

THIRD PARTY GREEN & ENERGY CERTIFICATES TO BE PROVIDED BY G.C. AS REQUESTED BY THE CITY.

SCOPE OF WORK CALCULATIONS

NEW A.C. SQ.FT.	6,949 SQ.FT.
NEW GARAGE SQ.FT.	797 SQ.FT.
NEW PORCH SQ.FT.	366 SQ.FT.
TOTAL STRUCTURE	8,112 SQ.FT.

FIRE SPRINKLER NEEDED: YES

PROJECT TEAM

ARCHITECTURE & INTERIOR DESIGN

MANOLO DESIGN STUDIO
4925 GREENVILLE AVE., STE. 350
DALLAS, TX 75206
T: 214.501.4984

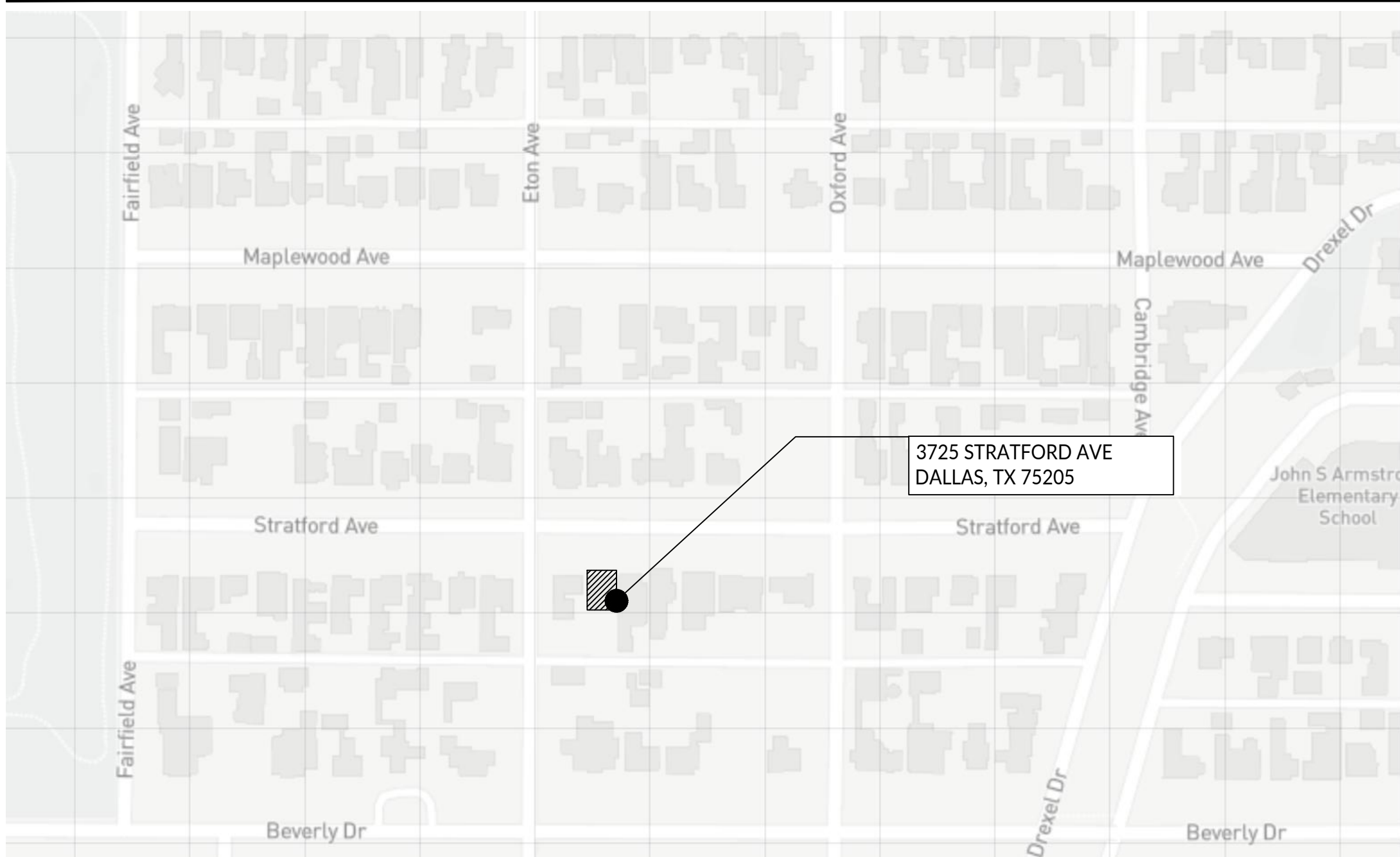
STRUCTURAL ENGINEER

MICHAEL S. JENSEN, P.E.
JENSEN ENGINEERS, INC. | FIRM #F-7515
825 18TH ST
PLANO, TX 75074
T: 972.994.0747

CONTRACTOR

HUDSON CONSTRUCTION GROUP
4268 W LOVERS LANE
DALLAS, TX 75209
T: 214.449.4941

VICINITY MAP

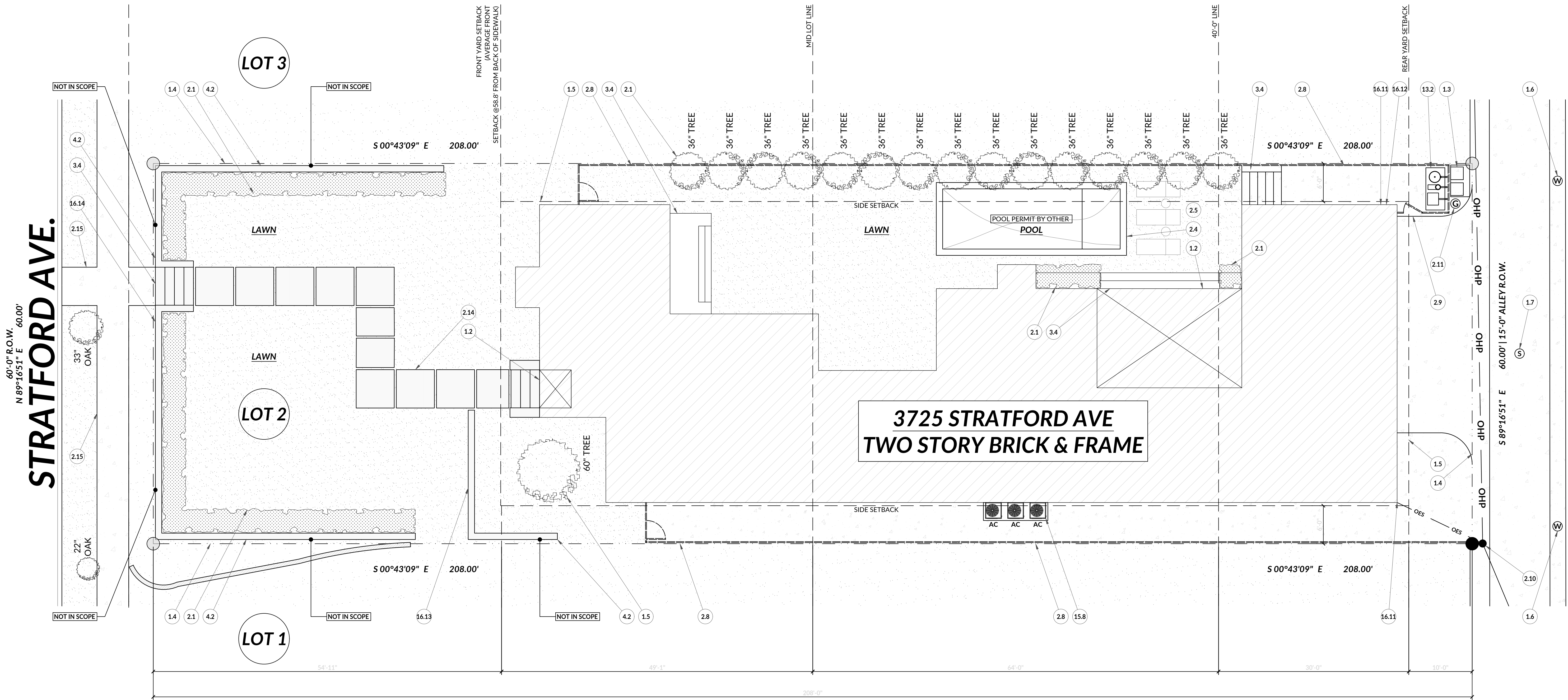


DRAWING SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE/REVISION
ARCHITECTURE		
G1.1	TITLE SHEET	
A0.1	SITE PLAN	
A0.3	ENERGY CODE COMPLIANCE	
A0.4	DRAINAGE & EROSION CONTROL PLAN	
A1.0	SLAB PLAN	
A1.1	1ST FLOOR PLAN	
A1.2	2ND FLOOR PLAN	
A1.4	ROOF PLAN	
A1.5	1ST FLOOR PLAN - KEYNOTES & CONSTRUCTION NOTES	
A1.6	2ND FLOOR PLAN - KEYNOTES & CONSTRUCTION NOTES	
A1.8	1ST FLOOR FINISH PLAN	
A1.9	2ND FLOOR FINISH PLAN	
A1.11	1ST FLOOR REFLECTED CEILING PLAN	
A1.12	2ND FLOOR REFLECTED CEILING PLAN	
A2.1	EXTERIOR ELEVATIONS & BUILDING SECTIONS	
A2.2	EXTERIOR ELEVATIONS & BUILDING SECTIONS	
A2.3	EXTERIOR ELEVATIONS	
A2.4	EXTERIOR ELEVATIONS	
A3.1	SECTION DETAILS	
A4.1	ENLARGED DETAILS	
A5.1	INTERIOR DETAILS	
A5.2	INTERIOR DETAILS: TYPICAL WALL TYPES & DETAILS	
A5.1	INTERIOR DETAILS: HEAD, SILL & JAMB DETAILS	
A5.2	INTERIOR DETAILS: WINDOW DETAILS	
A5.1	INTERIOR DETAILS: ROOF/ CEILING DETAILS	
A6.1	WINDOW & DOOR SCHEDULES	
E1.1	1ST FLOOR LIGHTING PLAN	
E1.2	2ND FLOOR LIGHTING PLAN	
E1.4	1ST FLOOR POWER PLAN	
E1.5	2ND FLOOR POWER PLAN	

SHEET NUMBER SHEET TITLE

STRATFORD RESIDENCE
3725 STRATFORD AVENUE
HIGHLAND PARK, TX 75205



KEYNOTES

- 1.2. ROOF ABOVE
- 1.3. TRASH & RECYCLING RECEPTACLES AS PRESCRIBED BY LOCAL/ REGIONAL CODES
- 1.4. PROPERTY LINE. REFER TO SITE SURVEY FOR DETAILS
- 1.5. PRESCRIBED SETBACKS AS NOTED IN CITY/ REGIONAL CODES. REFER TO CITY CODES FOR DETAILS
- 1.6. WATER METER LOCATION. G.C. TO COORDINATE W/ THE CITY FOR ALL CITY CODES AND DETAILS
- 1.7. SEWER TAP LOCATION. G.C. TO COORDINATE W/ THE CITY FOR ALL CITY CODES AND DETAILS
- 2.1. PLANTING AREA. REFER TO LANDSCAPE DRAWINGS
- 2.4. POOL UNDER SEPARATE PERMIT. REFER TO LANDSCAPE DRAWINGS
- 2.5. POOL DECK. REFER TO LANDSCAPE DRAWINGS
- 2.8. NEW FENCE/ SCREEN WALL AT MECHANICAL/TRASH/UTILITY YARD. ALL EQUIPMENT SHALL BE SCREENED BY A WALL THAT IS A MINIMUM OF 12" HIGHER THAN THE EQUIPMENT THAT IT IS SCREENING. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION
- 2.9. DRIVEWAY & AUTO-COURT. REFER TO SCHEDULES FOR DETAILS
- 2.10. ELECTRICAL SERVICE ENTRANCE. SEE ELECTRICAL DRAWINGS
- 2.11. PROPOSED GAS METER LOCATION
- 2.12. PROPOSED WATER METER LOCATION
- 2.13. PROPOSED SEWER LOCATION
- 2.14. STONE PAVERS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
- 2.15. PUBLIC CONCRETE WORK TO BE REMOVED AND REPLACED AS NOTED IN PROPOSED PLANS. REFER TO SITE SURVEY DOCUMENTATION FOR REFERENCE.
- 3.4. CAST-IN-PLACE CONCRETE STEPS. REFER TO LANDSCAPE DRAWINGS
- 4.2. MASONRY WALL AND/ OR SITE RETAINING WALL PER ARCHITECTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS
- 13.3. POOL EQUIPMENT PER POOL DESIGNER/ INSTALLER. COORDINATE WITH ARCHITECT TO VERIFY GENERAL LAYOUT AND SIZING
- 13.3.1. GENERATOR. VERIFY LOAD CAPACITY WITH HOME OWNER. CONTRACTOR TO COORDINATE ALL INSTALLATION REQUIREMENTS
- 15.18. ELECTRIC CONDENSING UNIT ON 4" CONCRETE PAD - PROVIDE CLEARANCES AND ELECTRICAL REQUIREMENTS PER MANUFACTURERS SPECIFICATIONS - SEE MECHANICAL DRAWINGS AND SPECIFICATIONS
- 16.11. ELECTRICAL MAIN PANEL/ ELECTRICAL SERVICE LOCATION - COORDINATE WITH ELECTRICAL DRAWINGS
- 16.12. PROVIDE ELECTRICAL CONNECTION & 2" CONDUIT COORDINATION FOR A/V SERVICES
- 16.13. G.C. TO PROVIDE POWER FOR EXTERIOR LIGHTING FIXTURES. G.C. TO COORDINATE W/ LANDSCAPE DESIGNER FOR REFERENCE
- 16.14. G.C. TO PROVIDE POWER TO LIGHT EXTERIOR HOUSE NUMBER/ SIGN

ZONING DESCRIPTION

CITY OF HIGHLAND PARK
DESIGNATED DISTRICT D SINGLE FAMILY DWELLING

AVERAGE FRONT SETBACK (FROM SIDEWALK)	58'-8"
AVERAGE GRADE HEIGHT	533.155'
MIN. SIDE SETBACK (10% LOT WIDTH)	6'-0"
MAX. SIDE SETBACK	10'-0"
REAR LOT SETBACK (MINUS GARAGE)	10'-0"
GARAGE DOOR SETBACK	10'-0"
MAX. HEIGHT OF STRUCTURE (TO THE ROOF RIDGE OR PROJECTED ROOF RIDGE)	35'-0"
MAX. HEIGHT OF STRUCTURE (FLAT ROOF)	26'-0"
MAX. TOP PLATE	26'-0"
MAX. LOT COVERAGE (BUILDING + ACCESSORY BUILDING)	40%
MAX. BUILDING COVERAGE (FROM MID-POINT OF LOT TO REAR LOT LINE)	50%
PARKING SPACES	3
STORIES	2

REAR 40'-0" OF PROPERTY

MAX. HEIGHT	25'-0"
MAX. PLATE HEIGHT @ REAR LOT	12'-6"
MAX. ROOF PITCH	12:12

SCOPE OF WORK CALCULATIONS

1ST STORY	3,469 SQ.FT.
2ND STORY	2,618 SQ.FT.
BONUS ROOM	862 SQ.FT.

TOTAL	6,949 SQ.FT.
GARAGE	797 SQ.FT.
PORCHES	366 SQ.FT.
TOTAL STRUCTURE	8,112 SQ.FT.

LOT COVERAGE BUILDING CALCULATIONS

TOTAL LOT AREA	12,480 SQ.FT.
IMPERMEABLE AREAS	
HOUSE, PORCH & GARAGE	5,494 SQ.FT.
FRONT WALKWAYS	431 SQ.FT.
REAR DRIVEWAY	415 SQ.FT.
AC PADS	29 SQ.FT.
TOTAL	6,369 SQ.FT.

INTERIM REVIEW ONLY
These documents are incomplete, and are released for preliminary bid only and are not intended for regulatory approval, permit or construction purposes.
ARCHITECT: MANOLO BANDA
ARCH. REG. NO.: 29491
Date: 3.27.2024

REVISIONS:	
PERMIT SET	2024.01.25

DRAWN BY:	LB
PROJECT NO:	23027
PROJECT ISSUE DATE:	24.01.25

DRAWING TITLE:

SITE PLAN

SCALE:
As indicated

DRAWING NUMBER:

A0.1

2021 IECC, GENERAL - SECTION R401

R401.2 COMPLIANCE. PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING: 1) SECTIONS R401 THROUGH R404, 2) SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY"; 3) AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406.

R401.3 CERTIFICATE (MANDATORY).

A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING, WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL, OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES, U-FACTORS FOR PENETRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING, WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT, WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE. THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE," OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

2021 IECC - TOTAL UA ALT. - SECTION R402

R402.1.5 TOTAL UA ALTERNATIVE.

IF THE TOTAL BUILDING THERMAL ENVELOPE UA (SUM OF U-FACTOR TIMES ASSEMBLY AREA) IS LESS THAN OR EQUAL TO THE TOTAL UA RESULTING FROM USING THE U-FACTORS IN TABLE R402.1.4 (MULTIPLIED BY THE SAME ASSEMBLY AREA AS IN THE PROPOSED BUILDING), THE BUILDING SHALL BE CONSIDERED IN COMPLIANCE WITH TABLE R402.1.2. THE UA CALCULATION SHALL BE DONE USING A METHOD CONSISTENT WITH THE ASHRAE HANDBOOK OF FUNDAMENTALS AND SHALL INCLUDE THE THERMAL BRIDGING EFFECTS OF FRAMING MATERIALS. THE SHGC REQUIREMENTS SHALL BE MET IN ADDITION TO UA COMPLIANCE.

R402.5 MAXIMUM FENESTRATION U-FACTOR AND SHGC (MANDATORY).

THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION U-FACTOR PERMITTED USING TRADEOFFS FROM SECTION R402.1.5 OR R405 SHALL BE 0.48 IN CLIMATE ZONES 4 AND 5 AND 0.40 IN CLIMATE ZONES 6 THROUGH 8 FOR VERTICAL FENESTRATION, AND 0.75 IN CLIMATE ZONES 4 THROUGH 8 FOR SKYLIGHTS. THE AREA-WEIGHTED AVERAGE MAXIMUM FENESTRATION SHGC PERMITTED USING TRADEOFFS FROM SECTION R405 IN CLIMATE ZONES 1 THROUGH 3 SHALL BE 0.50.

BUILDING THERMAL ENVELOPE - SECTION R402

R402.4 AIR LEAKAGE (MANDATORY).

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS R402.4.1 THROUGH R402.4.4 R402.4.1 BUILDING THERMAL ENVELOPE. THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1.1 AND R402.4.1.2. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. R402.4.1.1 INSTALLATION. THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS LISTED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CRITERIA LISTED IN TABLE R402.4.1.1, AS APPLICABLE TO THE METHOD OF CONSTRUCTION, WHERE REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

2021 IECC, SYSTEMS - SECTION R403

R403.3 DUCTS

R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE. EXCEPTIONS: 1) AIR-IMPERMEABLE SPRAY FOAM PRODUCTS SHALL BE PERMITTED TO BE APPLIED WITHOUT ADDITIONAL JOINT SEALS AND 2) FOR DUCTS HAVING A STATIC PRESSURE CLASSIFICATION OF LESS THAN 2 INCHES OF WATER COLUMN (500 PA), ADDITIONAL CLOSURE SYSTEMS SHALL NOT BE REQUIRED FOR CONTINUOUSLY WELDED JOINTS AND SEAMS, AND LOCKING-TYPE JOINTS AND SEAMS OF OTHER THAN THE SNAP-LOCK AND BUTTON-LOCK TYPES.

R403.3.3 BUILDING CAVITIES (MANDATORY). BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

R403.3.2.1 SEALED AIR HANDLER. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2 PERCENT OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 155.

R403.4 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY). MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F (41°C) OR BELOW 55°F (13°C) SHALL BE INSULATED TO A MINIMUM OF R-5.

R403.6 MECHANICAL VENTILATION (MANDATORY). THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

R403.7 EQUIPMENT SIZING (MANDATORY). HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J, OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

2021 IECC, INSPECTIONS - SECTION R104

R104.2.2 FRAMING AND ROUGH-IN INSPECTION. INSPECTIONS AT FRAMING AND ROUGH-IN SHALL BE MADE BEFORE APPLICATION OF INTERIOR FINISH AND SHALL VERIFY COMPLIANCE WITH THE CODE AS TO TYPES OF INSULATION AND CORRESPONDING R-VALUES AND THEIR CORRECT LOCATION AND PROPER INSTALLATION; FENESTRATION PROPERTIES (U-FACTOR AND SHGC) AND PROPER INSTALLATION; AND AIR LEAKAGE CONTROLS AS REQUIRED BY THE CODE AND APPROVED PLANS AND SPECIFICATIONS.

2021 IECC, TESTING & INSPECTIONS - SECTION R402 & R403

ALL IECC CODE VERIFICATION TESTING AND INSPECTIONS TO BE PERFORMED BY RESNET HERS RATING ORGANIZATION IN ACCORDANCE WITH REQUIREMENTS SET FORTH BY IECC AND ALL LOCAL AMENDMENTS.

DESERT SKIES ENERGY RESNET HERS RATING ORGANIZATION SCHEDULING DEPT: (602) 282 0279

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR IN CLIMATE ZONES 1 AND 2, AND 3 AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E 779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS), WHERE REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.

DURING TESTING:

- EXTERIOR WINDOWS AND DOORS, FIREPLACE AND STOVE DOORS SHALL BE CLOSED, BUT NOT SEALED, BEYOND THE INTENDED WEATHERSTRIPPING OR OTHER INFILTRATION CONTROL MEASURES.
- DAMPERS INCLUDING EXHAUST, INTAKE, MAKEUP AIR, BACKDRAFT AND FLUE DAMPERS SHALL BE CLOSED, BUT NOT SEALED BEYOND INTENDED INFILTRATION CONTROL MEASURES.
- INTERIOR DOORS IF INSTALLED AT THE TIME OF THE TEST, SHALL BE OPEN.
- EXTERIOR DOORS FOR CONTINUOUS VENTILATION SYSTEMS AND HEAT RECOVERY VENTILATORS SHALL BE CLOSED AND SEALED.
- HEATING AND COOLING SYSTEMS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE TURNED OFF.
- SUPPLY AND RETURN REGISTERS, IF INSTALLED AT THE TIME OF THE TEST, SHALL BE FULLY OPEN.

R403.3 DUCT TESTING (MANDATORY). DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING:

- ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST. ALL REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST.
- POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. EXCEPTION: A DUCT AIR LEAKAGE TEST SHALL NOT BE REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. U-THE TOTAL LEAKAGE OF RE DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.3, SHALL BE AS FOLLOWS:

ROUGH-IN TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (133.3 L/MIN PER 100 SQUARE FEET (9.29 M²) OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST, WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 3 CUBIC FEET PER MINUTE (85 L/MIN PER 100 SQUARE FEET (9.29 M²) OF CONDITIONED FLOOR AREA.

- POSTCONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CUBIC FEET PER MINUTE (133.3 L/

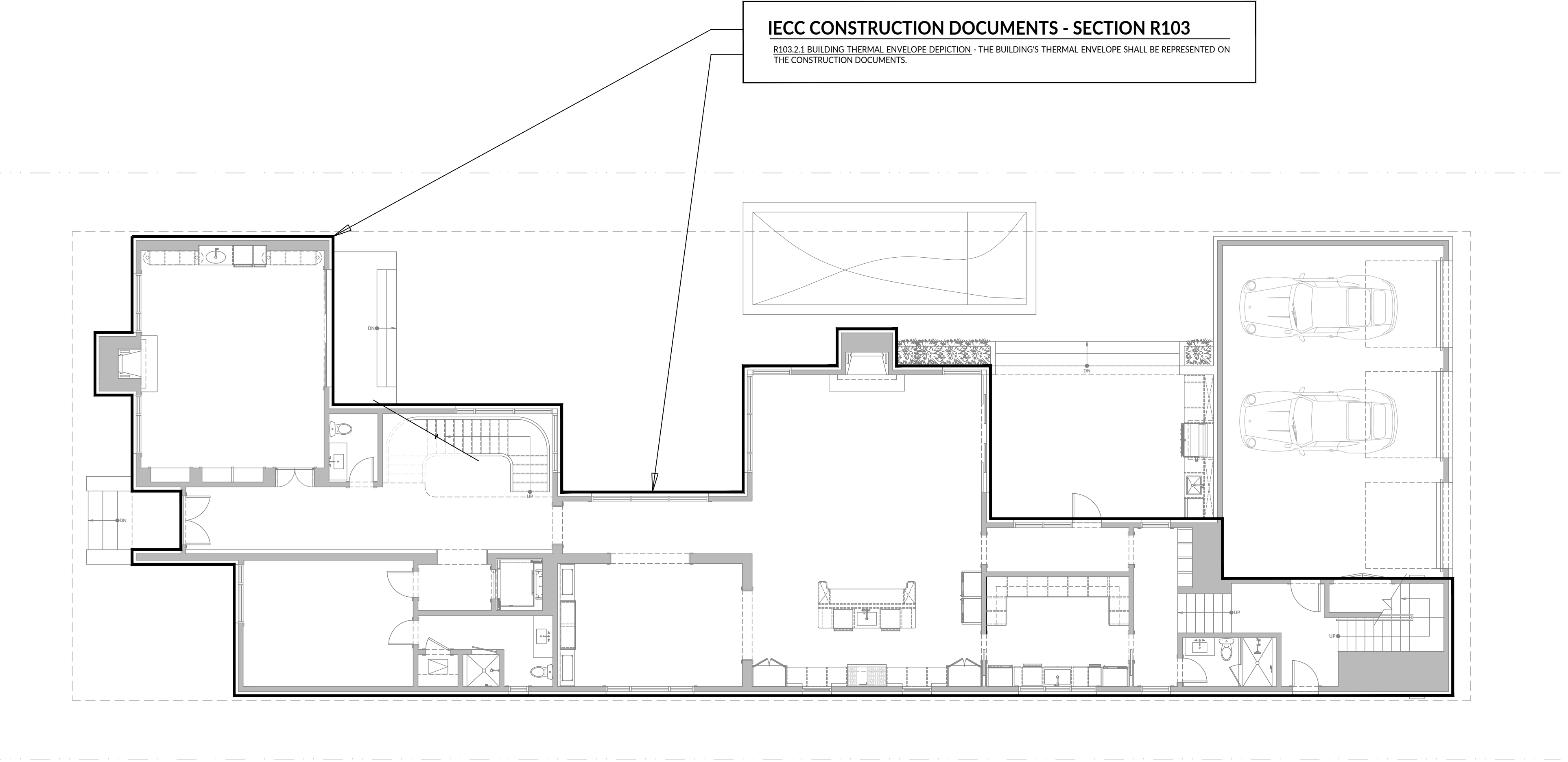
WINDOWS & GLASS DOORS, THERMAL SPECIFICATIONS

THE AREA WEIGHTED AVERAGE OF ALL WINDOWS AND GLASS DOORS MUST HAVE A U-FACTOR AND SHGC LESS THAN OR EQUAL TO THE VALUES SHOWN IN THE ENERGY CALCULATIONS. INDIVIDUAL WINDOWS OR GLASS DOORS MAY EXCEED THE U-VALUE AND/OR SHGC REQUIREMENTS SO LONG AS THE WEIGHTED AVERAGE IS SHOWN TO BE COMPLIANT. DOCUMENTATION TO BE PROVIDED BY FENESTRATION SUPPLIER.

DUCTWORK, THERMAL SPECIFICATIONS

ALL DUCTWORK SHALL BE INSULATED TO A MINIMUM R-8 IF LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE. DUCTWORK LOCATED INSIDE THE BUILDING THERMAL ENVELOPE (INCLUDING SEALED ATTIC) SHALL BE INSULATED TO A MINIMUM R-6. THERMAL SPECIFICATIONS APPLY TO ALL SUPPLY AND RETURN DUCTS INCLUDING PLENUMS.

TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION		
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS & DOORS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE-GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUB-FLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	-
NARROW CAVITIES	-	BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	-
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IS RATED.
PLUMBING AND WIRING	-	BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALLS	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEALED BOXES SHALL BE INSTALLED.	-
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	-
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	-



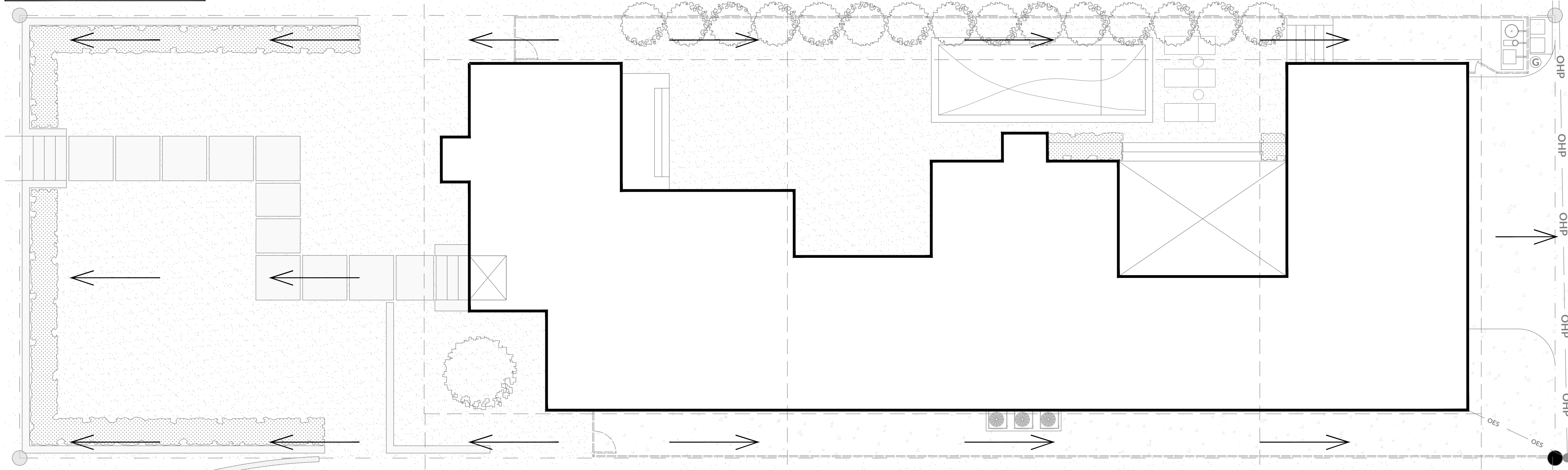
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ARCH. REG. NO.: 29491	
Date: 3.27.2024	
REVISIONS:	
PERMIT SET	2024.01.25
DRAWN BY:	
	LB
PROJECT NO:	
	23027
PROJECT ISSUE DATE:	
	24.01.25
DRAWING TITLE:	

STRATFORD RESIDENCE
3725 STRATFORD AVENUE
HIGHLAND PARK, TX 75205

DRAINAGE LEGEND

FENCE ———

FLOW ARROW →



1 SITE PLAN EROSION CONTROL
SCALE: 0' - 1/8" = 1' - 0"

CONSTRUCTION PARKING LEGEND

VEHICLE

PROPERTY

STAGING AREA

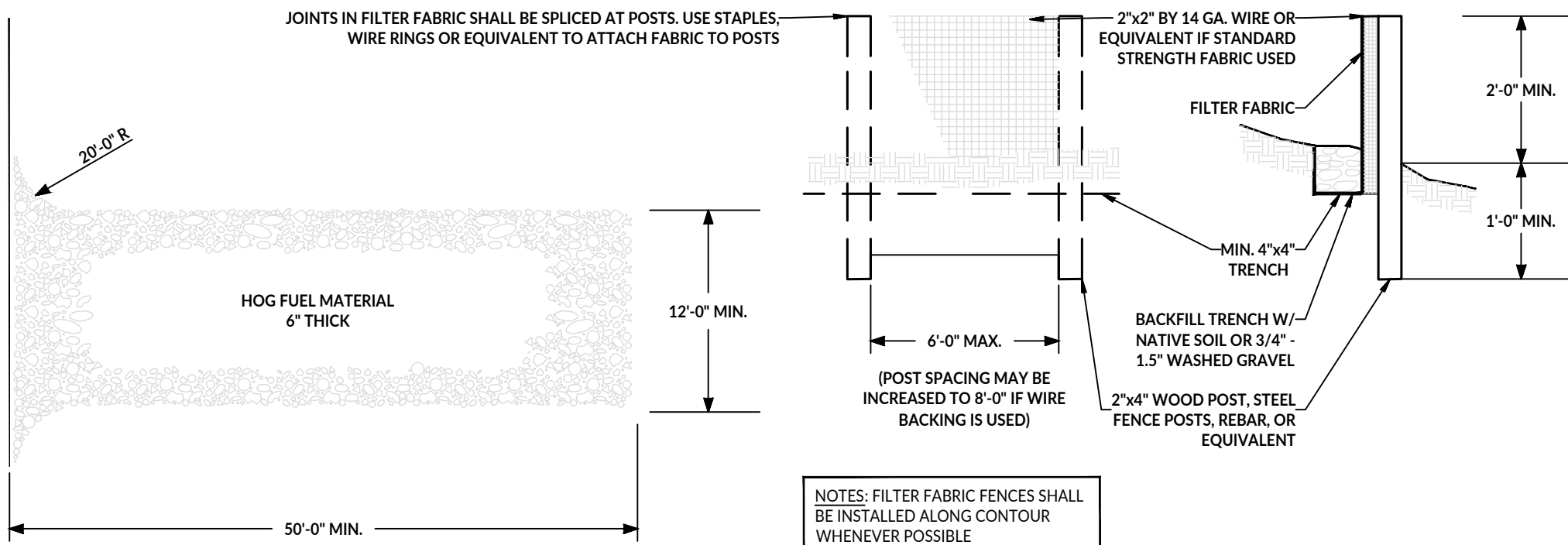


4 CONSTRUCTION PARKING
SCALE: NTS

RECOMMENDED CONSTRUCTION SEQUENCE

1. PRE-CONSTRUCTION MEETING
2. INSTALL CATCH BASIN PROTECTION (IF REQUIRED)
3. GRADE & INSTALL CONSTRUCTION ENTRANCES
4. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.)
5. GRADE DRAINAGE SWALES & INSTALL CHECK DAMS
6. INSTALL CULVERT INLET & OUTLET PROTECTION AS NEEDED
7. GRADE & STABILIZE CONSTRUCTION ROADS
8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.), SIMULTANEOUSLY WITH CLEARING & GRADING FOR PROJECT DEVELOPMENT
9. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH PLANS & DOE "BEST MANAGEMENT PRACTICES"
10. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION & SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE
11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN FOURTEEN DAYS (14) DURING THE DRY SEASON OR TEN DAYS (10) DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT
12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN (7) DAYS
13. SEED OR SOO ANY AREAS TO REMAIN UNWORKED FOR MORE THAN THIRTY DAYS (3)
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED & BMPs REMOVED IF APPROPRIATE

- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUTS OF ANY MEASURES USED TO TRAP SEDIMENT
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN
 4. ENTRANCE WILL BE LOCATED OFF OF RIGHT-OF-WAY. ALL STAGING WILL OCCUR WITHIN THE CONSTRUCTION FENCE TO LIMIT DAMAGE TO NEIGHBORING PROPERTY AS WELL AS TO EXISTING ON SITE BUILDINGS. CONTRACTOR TO REMEDIATE ENTRANCE LOCATION AFTER CONSTRUCTION IS FINISHED.



2 HOG FUEL CONSTRUCTION ENTRANCE
SCALE: NTS

- NOTES: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

3 SILT FENCE
SCALE: NTS

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DRAWN BY: LB

PROJECT NO: 23027

PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE:

**DRAINAGE & EROSION
CONTROL PLAN**

SCALE: As indicated

DRAWING NUMBER:

A0.4

FOUNDATION NOTES

1. REFER TO STRUCTURAL PLANS. THIS PLAN IS DIMENSIONAL FOUNDATION INFORMATION ONLY WITH ARCHITECTURAL DETAILS AND INFORMATION.
2. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
3. OBJECTS THAT APPEAR TO BE IN ALIGNMENT SHOULD BE ASSUMED TO BE IN ALIGNMENT UNLESS NOTED OTHERWISE.
4. VERIFY THE LOCATION OF ALL APPLIANCES, PLUMBING, FIXTURES AND ELECTRICAL FLOOR OUTLETS. REFERENCE INTERIOR DRAWING SHEETS.
5. VERIFY ALL TOP OF STEM AND RETAINING WALLS WITH CIVIL AND EXISTING CONDITIONS.

MATERIAL LEGEND

SLAB



GENERAL NOTE: ONLY AREAS SHOWN W/ A HATCH ARE TO BE CONSIDERED FOR POUR. SLAB APPLICATION, G.C. TO COORDINATE W/ ARCHITECT FOR FURTHER REFERENCE BEFORE POUR.

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SLAB PLAN

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DRAWING NUMBER:

USE OF CONSTRUCTION DOCUMENTS

DO NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYNOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.

THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATION IN DUCTS, PIPING, CONDUIT AND/OR WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.

DIMENSIONS SHOWN IN DRAWING DOCUMENTS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:

INTERIOR LOCATIONS:

TO FACE OF FINISH MATERIALS

EXTERIOR LOCATIONS:

TO CENTERLINE OF OPENINGS

TO FACE OF EXTERIOR WALLS/ ASSEMBLIES

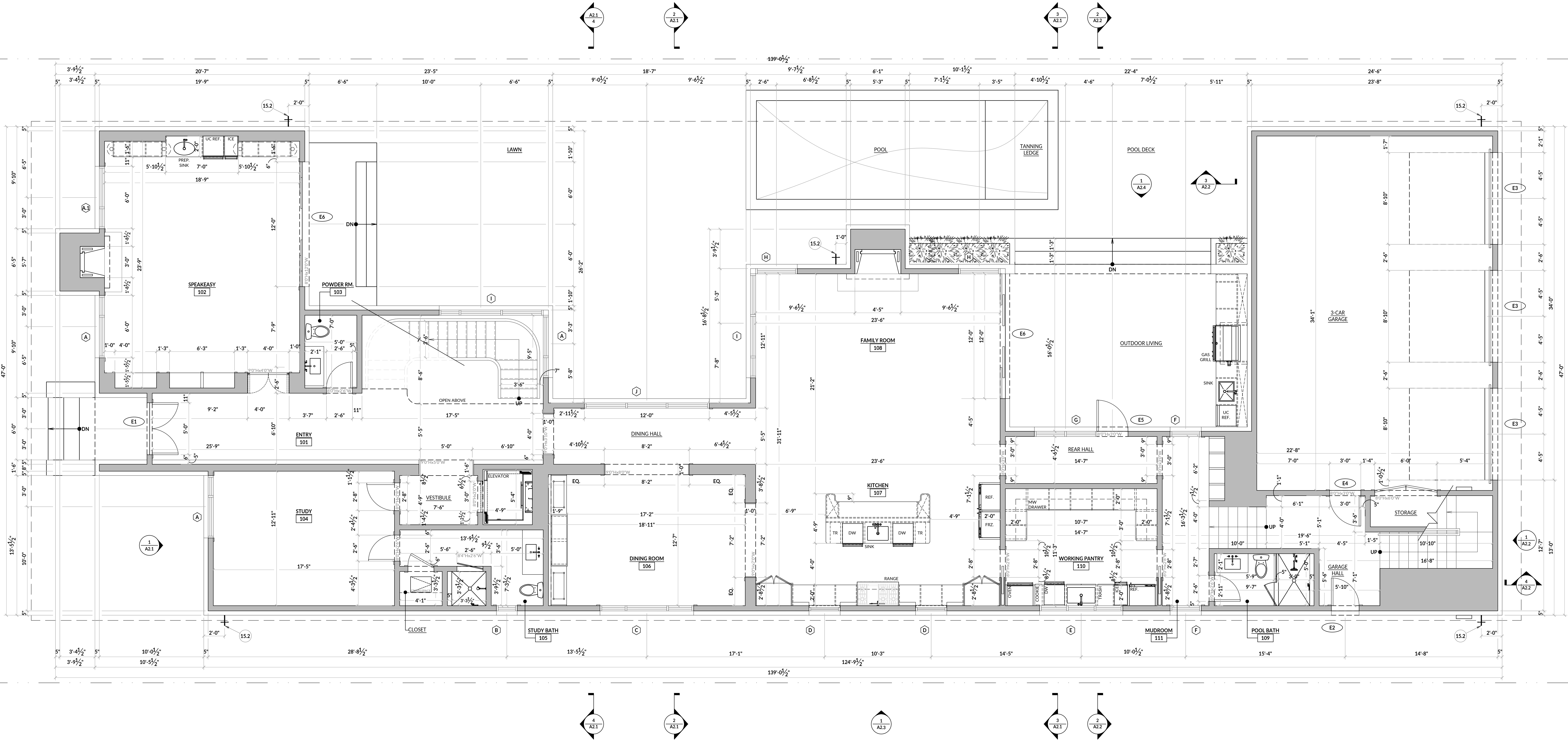
FOR ALL OVERHEAD & CEILING CONDITIONS CONDITIONS REFER TO A1.11, A1.12, A2.1, A2.2, A2.3 & A2.4

KEYNOTES

15.2 HOSE BIBB WITH BACKFLOW PREVENTER, VERIFY FINAL LOCATION WITH OWNER

PLAN CALCULATIONS

1ST STORY	3,469.00 SQ.FT.
2ND STORY	2,618.00 SQ.FT.
BONUS ROOM	862.00 SQ.FT.
TOTAL	6,949.00 SQ.FT.
GARAGE	797.00 SQ.FT.
PORCHES	366.00 SQ.FT.
TOTAL STRUCTURE	8,112.00 SQ.FT.



USE OF CONSTRUCTION DOCUMENTS

DO NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYNOTES SHALL BE USED. CONTACT ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.

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DIMENSIONS SHOWN IN DRAWING DOCUMENTS ARE AS FOLLOWS, UNLESS NOTED OTHERWISE:

INTERIOR LOCATIONS:

TO FACE OF FINISH MATERIALS

EXTERIOR LOCATIONS:

TO CENTERLINE OF OPENINGS

TO FACE OF EXTERIOR WALLS/ ASSEMBLIES

FOR ALL OVERHEAD & CEILING CONDITIONS CONDITIONS REFER TO A1.11, A1.12, A2.1, A2.2, A2.3 & A2.4

PLAN CALCULATIONS

1ST STORY.....3,469.00 SQ.FT.

2ND STORY.....2,618.00 SQ.FT.

BONUS ROOM.....862.00 SQ.FT.

TOTAL.....6,949.00 SQ.FT.

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PORCHES.....366.00 SQ.FT.

TOTAL STRUCTURE.....8,112.00 SQ.FT.

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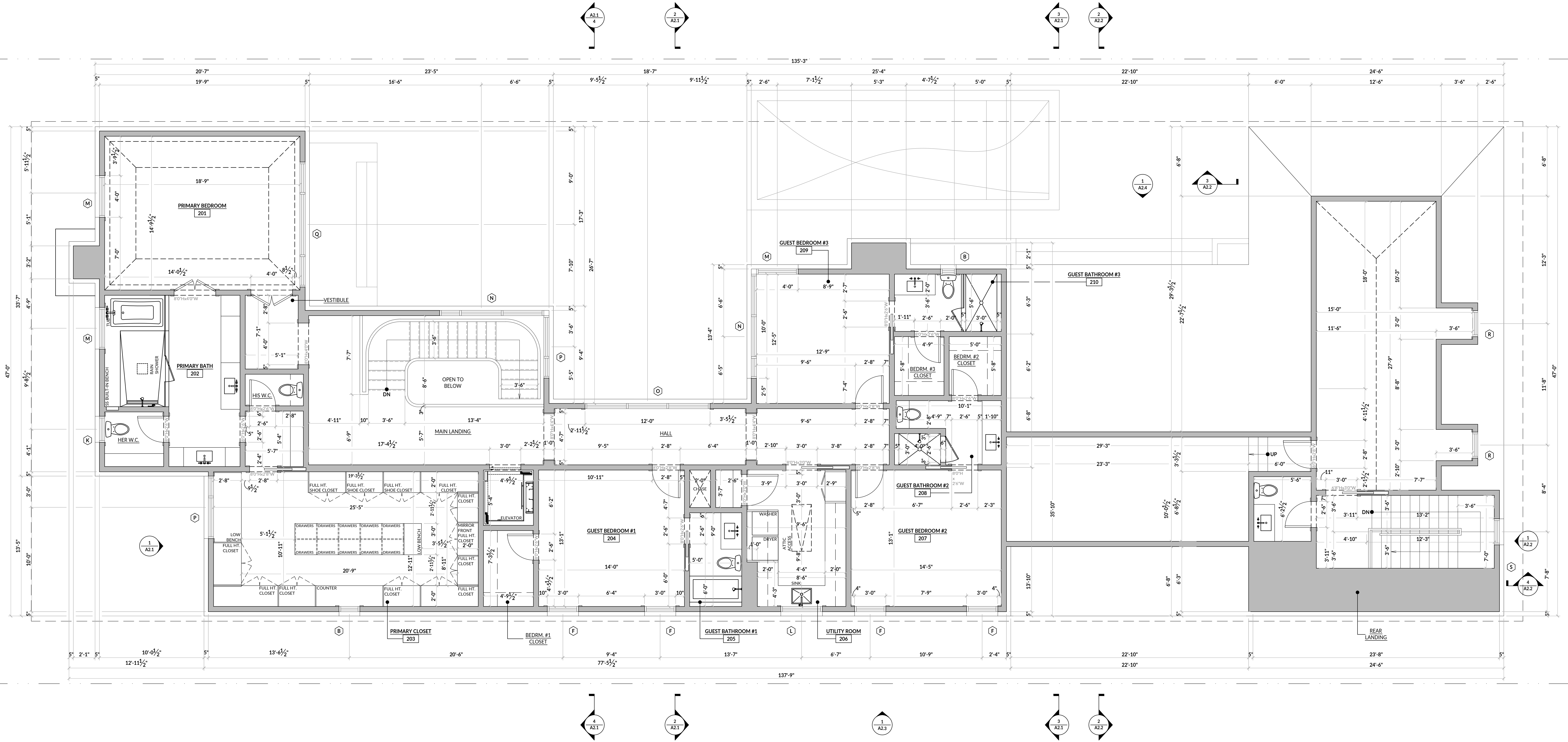
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2ND FLOOR

DIMENSIONS PLAN

SCALE: As indicated

DRAWING NUMBER:



KEYNOTES

1.1. WALL BELOW

1.4. PROPERTY LINE. REFER TO SITE SURVEY FOR DETAILS

1.5. PRESCRIBED SETBACKS AS NOTED IN CITY/ REGIONAL CODES. REFER TO CITY CODES FOR DETAILS

2.4. POOL UNDER SEPARATE PERMIT. REFER TO LANDSCAPE DRAWINGS

4.3. STONE CAP

7.4. WATERTIGHT ROOF CRICKET

7.5. METAL SCUPPER. SEE SCHEDULE PER DETAILS. GUTTER & DOWNSPOUT TO FOLLOW ALL NECESSARY IRC PRESCRIPTIONS & ANY OTHER LOCAL/ REGIONAL CODES AS REQUIRED. G.C. TO FOLLOW IRC 2021 GUIDELINES AS NOTED IN P2912.5 & P2912.5.1

7.7. DOWNSPOUT LOCATION. EACH DOWNSPOUT SHOULD DRAIN A MAXIMUM OF 50'-0" G.C. TO CONSIDER GUTTER EXPANSION JOINT SPACING AS PER THE SELECTED MATERIAL FOR THE GUTTER.

10.11 FIREPLACE VENT LOCATION WITH UL APPROVED VENT CAP

15.16 PLUMBING VENT PIPE LOCATION

15.17 MECHANICAL VENTILATION ZONES)

MATERIAL LEGEND

ROOF TILE

LIMESTONE

MANOLO
DESIGN
STUDIO

MANOLO DESIGN STUDIO

4925 GREENVILLE AVE., STE. 350

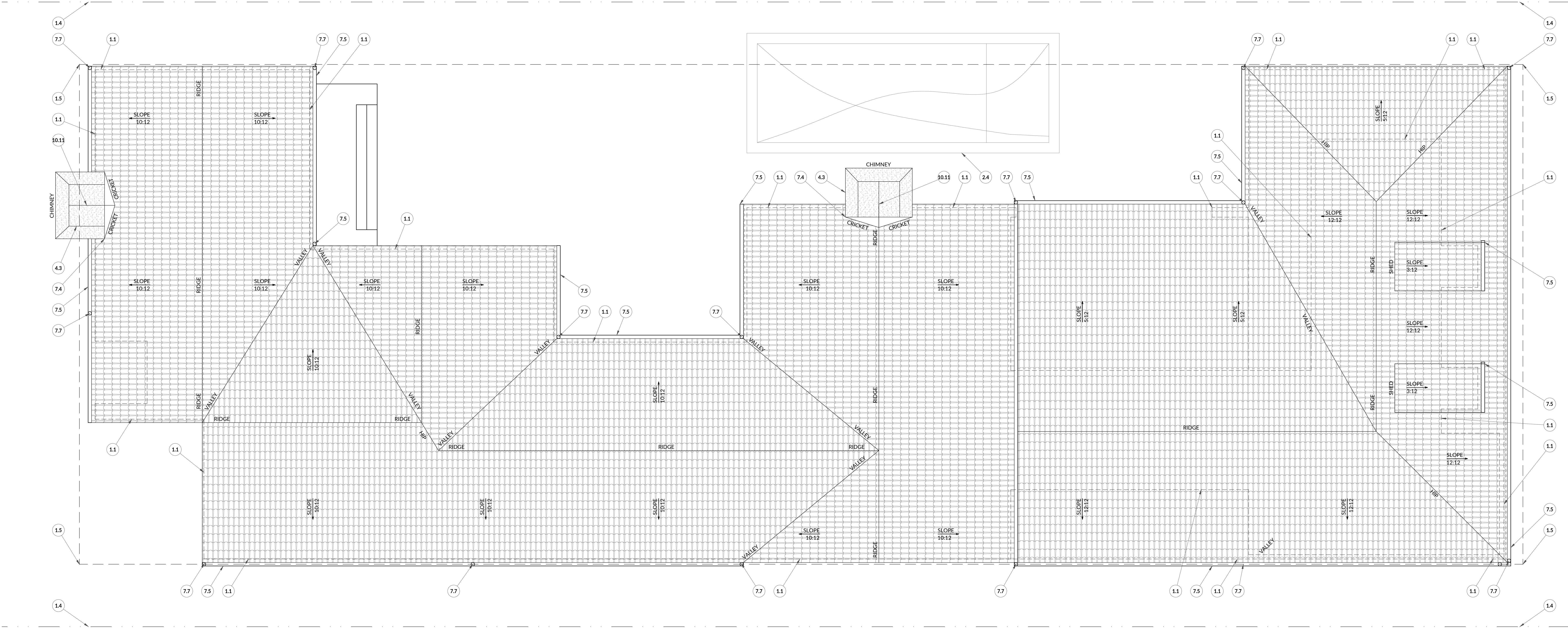
DALLAS, TX 75206

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DRAWING TITLE:

ROOF PLAN

SCALE:
As indicated
DRAWING NUMBER:

KEYNOTES		PLAN CALCULATIONS	
1.1. WALL BELOW	4.2. MASONRY WALL AND/ OR SITE RETAINING WALL PER ARCHITECTURAL DRAWINGS, REFER TO STRUCTURAL DRAWINGS FOR DETAILS	15.17. MECHANICAL VENTILATION ZONE(S)	
1.2. ROOF ABOVE	4.3. STONE CAP	16.1. ELECTRICAL LIGHTING, SEE LIGHTING PLANS FOR SPECIFICATIONS	3,469.00 SQ.FT.
1.3. TRASH & RECYCLING RECEPTACLES AS PRESCRIBED BY LOCAL/ REGIONAL CODES	4.5. STUCCO, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS	16.2. ELECTRICAL SUB-PANEL LOCATION - COORDINATE WITH ELECTRICAL DRAWINGS	2,618.00 SQ.FT.
1.4. PROPERTY LINE, REFER TO SITE SURVEY FOR DETAILS	4.6. BRICK VENEER, REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS	16.3. TRANSFER SWITCH FOR ELECTRICAL GENERATOR, SEE ELECTRICAL DRAWINGS	860.00 SQ.FT.
1.5. PRESCRIBED SETBACKS AS NOTED IN CITY/ REGIONAL CODES, REFER TO CITY CODES FOR DETAILS	4.7. PLASTER RAILING, PER INTERIORS	16.4. ELECTRICAL CAR CHARGER, SEE ELECTRICAL DRAWINGS	
2.1. PLANTING AREA, REFER TO LANDSCAPE DRAWINGS	5.1. GUARDRAIL/ HANDRAIL - MIN. HEIGHT TO BE 36" ABOVE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING LINE OF THE TREADS (IRC R312.1.2) REQUIRED GUARDS SHALL NOT HAVE THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH WILL ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER (IRC-R312.1.3), SEE SPECIFICATION DOCUMENT FOR DETAILS	16.5. WALL-MOUNTED T.V. AS SELECTED BY INTERIOR DESIGNER, COORDINATE FINAL LOCATION AND DETAILS WITH INTERIOR DESIGNER	6,949.00 SQ.FT.
2.4. POOL UNDER SEPARATE PERMIT, REFER TO LANDSCAPE DRAWINGS	5.2. METAL CHIMNEY CAP, SEE SCHEDULE FOR DETAILS	16.6. PROVIDE POWER FOR RECESSED MOTORIZED ROLLER SHADE POCKET, EXTEND POCKET 3" EACH SIDE OF WINDOW - COORDINATE W/ELECTRICAL, PROVIDE PAD OPERATOR AND REMOTE	
2.5. POOL DECK, REFER TO LANDSCAPE DRAWINGS	6.1. BUILT-IN TRIMS, PER INTERIORS, TYP. UNO.	16.7. PROVIDE DEEP POCKET (DOUBLE DEPTH) FOR WINDOWS/ DOORS AT OVERLAPPING CORNERS AT RECESSED SHADE LOCATIONS	797.00 SQ.FT.
2.7. TURF APPLICATION, REFER TO LANDSCAPE DRAWINGS	6.2. MILLWORK, PER INTERIORS	16.8. ELECTRICAL SERVICE SIZING PER HOUSE REQUIREMENTS, SEE ELECTRICAL DRAWINGS	346.00 SQ.FT.
2.8. SCREEN WALL AT MECHANICAL/TRASH/UTILITY YARD, ALL EQUIPMENT SHALL BE SCREENED BY A WALL THAT IS A MINIMUM OF 12" HIGHER THAN THE EQUIPMENT THAT IT IS SCREENING, CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION	6.3. CLOSETS, PER INTERIORS	16.9. STEP LIGHTS, SEE ELECTRICAL DRAWINGS	
2.9. DRIVEWAY & AUTO-COURT, REFER TO SCHEDULES FOR DETAILS	6.4. PANELING, PER INTERIORS	16.10. PLUG MOLD, SEE ELECTRICAL DRAWINGS	
2.11. PROPOSED GAS METER LOCATION	6.5. PROVIDE POCKET IN HEADER OF DOOR OR WINDOW FOR RECESSED SHADES - PROVIDE POWER	16.11. ELECTRICAL MAIN PANEL/ ELECTRICAL SERVICE LOCATION - COORDINATE WITH ELECTRICAL DRAWINGS	
2.12. PROPOSED WATER METER LOCATION	6.7. DECORATIVE WOOD BEAMS OR POSTS	16.12. PROVIDE ELECTRICAL CONNECTION & 2" CONDUIT COORDINATION FOR A/V/ SERVICES	8,112.00 SQ.FT.
2.13. PROPOSED SEWER LOCATION	6.9. WOOD RAILING, PER INTERIORS		
3.1. CONCRETE FLOOR SLAB, REFER TO STRUCTURAL DRAWINGS	6.11. WOOD BLIND DOOR, EZYJAMB® DOUBLE RABBIT DOOR, JAMB OR SIMILAR.		
3.2. DEPRESS SLAB FOR SHOWER ENCLOSURES, REFER TO STRUCTURAL DRAWINGS, SLOPE 1/8" PER LINEAR FOOT TOWARDS DRAIN - REFER TO ARCHITECTURAL SLAB PLAN FOR DRAIN LOCATION	7.1. INSULATION AS PER ARCHITECTURAL DRAWINGS, TYP. UNO.		
3.3. SLOPE CONCRETE FLOOR 1/8" PER LINEAR FOOT AWAY FROM STRUCTURE	7.2. INSULATION SPRAYED DIRECTLY TO THE UNDERSIDE OF ROOF DECK, TYP. UNO.		
3.4. CAST-IN-PLACE CONCRETE STEPS, REFER TO LANDSCAPE DRAWINGS	7.3. FULL DEPTH UNFACED ECOBATT SOUND INSULATION		
3.5. FOUNDATION FOOTER PER STRUCTURAL DRAWINGS	7.4. WATERTIGHT ROOF CRICKET		
3.6. DECORATIVE DOW WALL	7.5. METAL SCUPPER, SEE SCHEDULE PER DETAILS		
4.1. NON-COMBUSTIBLE STONE OR CONCRETE HEARTH EXTENSION - MINIMUM AT 20" DEEP, FINAL DESIGN & MATERIAL FINISHES PER INTERIOR DESIGN DRAWINGS			
	7.6. WATERPROOFING MEMBRANE SYSTEM		
	8.1. PROVIDE A 1-3/4" SOLID DOOR - SELF CLOSING, SELF LATCHING, TIGHT FITTING, MIN. 60 MINUTE FIRE RATED, WITH GASKETS AND SWEEPS LEADING INTO THE HOUSE FROM THE GARAGE		
	8.2. WOOD CLAD WINDOWS AND DOORS PER SPECS. SEE SCHEDULE FOR SPECIFICATIONS		
	8.3. PROVIDE INSULATED paneled aluminum frame sectional overhead garage door, REFER TO DOOR SCHEDULE FOR DETAILS		
	8.4. SELF-CLOSING, SELF-LATCHING GATE, REFER TO LANDSCAPE/ POOL CONTRACTOR FOR DETAILS		
	8.5. 1/2" THICK TEMPERED GLASS SHOWER DOOR ENCLOSURE		
	9.1. 5/8" GYP. BD. - TYP AT ALL INTERIOR WALLS AND CEILINGS		
	9.2. 5/8" TYPE "X" GYP. BOARD - TYP. AT ALL GARAGES AND MECH. RMS		
	9.3. 1/2" CEMENT BOARD WITH WATER-DURABLE TILE BACKERBOARD, TYP.		
	9.4. SHOWER BENCH PER INTERIORS, VERIFY LOCATION AND SIZE		
	9.6. FENCE, SEE LANDSCAPE DRAWINGS FOR DETAILS		
	9.7. CERAMIC OR STONE TILE FLOORING PER INTERIORS & FINISH FLOOR SCHEDULE		
	9.8. EPOXY FINISH OVER CONCRETE SLAB - SEE SCHEDULE FOR SPECIFICATIONS		
	9.9. FLOORING PER FINISH FLOOR PLANS, COORDINATE FOR FLUSH TRANSITIONS, REFER TO INTERIOR DESIGN DRAWINGS & SCHEDULES FOR DETAILS		
	9.10. CERAMIC, STONE OR TILE APPLICATION AT CURB, FLOOR OR FULL HEIGHT TUB/SHOWER WALLS - FLOOR SLOPE 1/8" PER LINEAR FOOT TOWARD DRAIN, REFER TO INTERIOR DESIGN DRAWINGS & SCHEDULE FOR DETAILS		
	9.11. COUNTERTOPS, PER INTERIORS		
	9.12. PROVIDE 4-1/2" CURB HEIGHT AT SWING DOOR ENCLOSURES		
	9.13. WALLPAPER, SEE SPECIFICATION DOCUMENTATION		
	9.14. PLASTER, SEE SPECIFICATION DOCUMENTATION		
	9.15. SHOWER LEDGE/ NICHE PER INTERIORS, VERIFY LOCATION AND SIZE, G.C. TO		
	10.1. NATURAL GAS BARBECUE, COORDINATE GAS LINE WITH PLUMBING		
	10.3. FIREPLACE NATURAL GAS SHUT-OFF VALVE, VERIFY FINAL LOCATION (S) WITH CONTRACTOR		
	10.4. FIREPLACE VENT LOCATION WITH UL APPROVED VENT CAP		
	10.5. MAILBOX		
	10.7. WINE SYSTEM		
	10.8. MOSQUITO MISTING SYSTEM		
	10.9. RETRACTABLE SCREENS		
	10.10. RADIANT HEATED FLOOR SYSTEM		
	11.1. GAS COOKTOP/ RANGE WITH EXHAUST TO EXTERIOR, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.2. FRIDGE/FREEZER, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.3. DISHWASHER, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.4. MICROWAVE, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.5. WASHER/DRYER, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.6. UNDER COUNTER REFRIGERATOR, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.7. WINE REFRIGERATOR, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.10. OVEN W/WARMING DRAWER, AS SELECTED BY OWNER/INTERIOR DESIGNER		
	11.11. BUILT-IN WALL VACUUM SYSTEM		
	11.12. HOME AUTOMATION		
	11.13. LIGHTING SYSTEM		
	11.14. SECURITY SYSTEM		
	11.15. THERMOSTAT		
	11.16. DOORBELL		
	12.1. GENERAL FURNITURE LOCATION, VERIFY ALL ELECTRICAL REQUIREMENTS WITH ARCHITECT & INTERIORS		
	12.2. ART PLACEMENT PER INTERIOR DRAWINGS		
	12.3. DECORATIVE MIRROR PLACEMENT & LOCATION PER INTERIOR DRAWINGS		
	13.1. A/V/ RACK & EQUIPMENT BY OTHERS		
	13.2. POOL EQUIPMENT PER POOL DESIGNER/ INSTALLER, COORDINATE WITH ARCHITECT TO VERIFY GENERAL LAYOUT AND SIZING		
	13.3. GENERATOR, VERIFY LOAD CAPACITY WITH HOME OWNER, CONTRACTOR TO COORDINATE ALL INSTALLATION REQUIREMENTS.		
	13.4. ELEVATOR, REFERENCE STRUCTURAL DRAWINGS FOR DETAILS, CONTRACTOR TO COORDINATE ALL INSTALLATION REQUIREMENTS & REQUIRED HEADER HEIGHTS		
	15.1. GAS TANKLESS WATER HEATER WITH RECIRC. PUMP		
	15.2. WADE OR EQUAL, RECESSED HOSE BIBB WITH BACKFLOW PREVENTER, VERIFY FINAL LOCATION WITH OWNER, PAINT CLOSURE TO MATCH ADJACENT MATERIAL, REFER TO SCHEDULES FOR DETAILS		
	15.3. LINEAR SHOWER DRAIN AS SELECTED BY INTERIOR DESIGNER		
	15.4. SHOWER HEAD AS SELECTED BY INTERIOR DESIGNER		
	15.5. BATHTUB AS SELECTED BY OWNER/INTERIOR DESIGNER		
	15.6. TOILET AS SELECTED BY INTERIOR DESIGNER		
	15.7. WATER CONNECTION AND SHUT-OFF VALVE WITH PRESSURE REDUCING VALVE AT HOUSE		
	15.8. FLOOR DRAIN, REFER TO PLUMBING PLANS FOR DETAILS		
	15.9. EXHAUST FAN PER MECHANICAL		
	15.10. RETURN AIR DIFFUSER, SEE MECHANICAL		
	15.11. FURNACE AIR HANDLER UNIT - SEE MECHANICAL DRAWINGS AND SPECIFICATIONS		
	15.12. APPROXIMATE LOCATION OF SUPPLY AIR DUCT, SEE MECHANICAL		
	15.13. APPROXIMATE LOCATION OF RETURN AIR DUCT, SEE MECHANICAL		
	15.14. ELECTRIC CONDENSER UNIT ON 4" CONCRETE PAD - PROVIDE PROPER WORKING CLEARANCES FOR ELECTRICAL PER MANUFACTURER'S SPECIFICATIONS		
	15.15. SINK WITH GARBAGE DISPOSAL		
	15.16. PLUMBING VENT PIPE LOCATION		

MANOLO
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STUDIO

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HIGHLAND PARK, TX 75205

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ARCHITECT: MANOLO BANDA
ARCH. REG. NO.: 29491
Date: 3.27.2024

REVISIONS:
PERMIT SET 2024.01.25

DRAWN BY: LB

PROJECT NO: 23027

PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE:

1ST FLOOR PLAN
KEYNOTES &
CONSTRUCTION NOTES

SCALE: As indicated

DRAWING NUMBER:

1 FIRST FLOOR PLAN - KEYNOTES & CONSTRUCTION NOTES
SCALE: 0' - 1/4" = 1' - 0"

0' 4' 8' 16'

A1.5

KEYNOTES 1.1. WALL BELOW 1.2. ROOF ABOVE 1.3. TRASH & RECYCLING RECEPTACLES AS PRESCRIBED BY LOCAL/ REGIONAL CODES 1.4. PROPERTY LINE. REFER TO SITE SURVEY FOR DETAILS 1.5. PRESCRIBED SETBACKS AS NOTED IN CITY/ REGIONAL CODES. REFER TO CITY CODES FOR DETAILS 2.1. PLANTING AREA. REFER TO LANDSCAPE DRAWINGS 2.4. POOL UNDER SEPARATE PERMIT. REFER TO LANDSCAPE DRAWINGS 2.5. POOL DECK. REFER TO LANDSCAPE DRAWINGS 2.7. TURF APPLICATION. REFER TO LANDSCAPE DRAWINGS 2.8. SCREEN WALL AT MECHANICAL/TRASH/UTILITY YARD. ALL EQUIPMENT SHALL BE SCREENED BY A WALL THAT IS A MINIMUM OF 12" HIGHER THAN THE EQUIPMENT THAT IT IS SCREENING. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION 2.9. DRIVEWAY & AUTO-COURT. REFER TO SCHEDULES FOR DETAILS 2.10. ELECTRICAL SERVICE ENTRANCE. SEE ELECTRICAL DRAWINGS 2.11. PROPOSED GAS METER LOCATION 2.12. PROPOSED WATER METER LOCATION 2.13. PROPOSED SEWER LOCATION 3.1. CONCRETE FLOOR SLAB. REFER TO STRUCTURAL DRAWINGS 3.2. DEPRESS SLAB FOR SHOWER ENCLOSURES. REFER TO STRUCTURAL DRAWINGS. SLOPE 1/8" PER LINEAR FOOT TOWARDS DRAIN - REFER TO ARCHITECTURAL SLAB PLAN FOR DRAIN LOCATION 3.3. SLOPE CONCRETE FLOOR 1/8" PER LINEAR FOOT AWAY FROM STRUCTURE 3.4. CAST-IN-PLACE CONCRETE STEPS. REFER TO LANDSCAPE DRAWINGS 3.5. FOUNDATION FOOTER PER STRUCTURAL DRAWINGS 3.6. DECORATIVE LOW WALL 4.1. NON-COMBUSTIBLE STONE OR CONCRETE HEARTH EXTENSION - MINIMUM AT 20" DEEP. FINAL DESIGN & MATERIAL FINISHES PER INTERIOR DESIGN DRAWINGS 4.2. MASONRY WALL AND/ OR SITE RETAINING WALL PER ARCHITECTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR DETAILS 4.3. STONE CAP 4.5. STUCCO. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS 4.6. BRICK VENEER. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS 4.7. PLASTER RAILING. PER INTERIORS 5.1. GUARDRAIL/ HANDRAIL - MIN. HEIGHT TO BE 36" ABOVE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING LINE OF THE TREADS (IRC R312.1.2) REQUIRED GUARDS SHALL NOT HAVE THE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH WILL ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER (IRC-R312.1.3). SEE SPECIFICATION DOCUMENT FOR DETAILS 5.2. METAL CHIMNEY CAP. SEE SCHEDULE FOR DETAILS 5.3. DECORATIVE GATE WITH HINGES - SEE GATE SCHEDULE FOR SIZE 6.1. BUILT-IN TRIMS. PER INTERIORS 6.2. MILLWORK. PER INTERIORS 6.3. CLOSETS. PER INTERIORS 6.4. PANELING. PER INTERIORS 6.5. PROVIDE POCKET IN HEADER OF DOOR OR WINDOW FOR RECESSED SHADES - PROVIDE POWER 6.7. DECORATIVE WOOD BEAMS OR POSTS 6.9. WOOD RAILING. PER INTERIORS 7.1. INSULATION SPRAYED DIRECTLY TO THE UNDERSIDE OF ROOF DECK. TYP. UNO. 7.2. INSULATION SPRAYED DIRECTLY TO THE UNDERSIDE OF ROOF DECK. TYP. UNO. 7.3. FULL DEPTH UNFACED ECOBATT SOUND INSULATION 7.4. WATERTIGHT ROOF CRICKET 7.5. METAL SCUPPER. SEE SCHEDULE PER DETAILS 7.6. WATERPROOFING MEMBRANE SYSTEM 8.1. PROVIDE A 1-3/4" SOLID DOOR - SELF CLOSING, SELF LATCHING, TIGHT FITTING. MIN. 60 MINUTE FIRE RATED. WITH GASKETS AND SWEEPS LEADING INTO THE HOUSE FROM THE GARAGE. 8.2. WOOD CLAD WINDOWS AND DOORS PER SPECS. SEE SCHEDULE FOR SPECIFICATIONS 8.3. PROVIDE INSULATED paneled ALUMINUM FRAME SECTIONAL OVERHEAD GARAGE DOOR. REFER TO DOOR SCHEDULE FOR DETAILS 8.4. SELF-CLOSING, SELF-LATCHING GATE. REFER TO LANDSCAPE/ POOL CONTRACTOR FOR DETAILS 8.5. 1/2" THICK TEMPERED GLASS SHOWER DOOR ENCLOSURE 9.1. 5/8" O.P. BD. - TYP AT ALL INTERIOR WALLS AND CEILINGS 9.2. 5/8" TYPE "X" OYP. BOARD - TYP. AT ALL GARAGES AND MECH. RMS. 9.3. 1/2" CEMENT BOARD WITH WATER-DURABLE TILE BACKSBOARD. TYP. 9.4. SHOWER BENCH PER INTERIORS. VERIFY LOCATION AND SIZE 9.6. FENCE. SEE LANDSCAPE DRAWINGS FOR DETAILS 9.7. CERAMIC OR STONE TILE FLOORING PER INTERIORS & FINISH FLOOR SCHEDULE 9.8. EPOXY FINISH OVER CONCRETE SLAB - SEE SCHEDULE FOR SPECIFICATIONS. 9.9. FLOORING PER FINISH FLOOR PLANS. COORDINATE FOR FLUSH TRANSITIONS. REFER TO INTERIOR DESIGN DRAWINGS & SCHEDULES FOR DETAILS 9.10. CERAMIC, STONE OR TILE APPLICATION AT CURB, FLOOR OR FULL HEIGHT TUB/SHOWER WALLS - FLOOR SLOPE 1/8" PER LINEAR FOOT TOWARD DRAIN. REFER TO INTERIOR DESIGN DRAWINGS & SCHEDULE FOR DETAILS 9.11. COUNTERTOPS. PER INTERIORS 9.12. HOME AUTOMATION 9.13. WALLPAPER. SEE SPECIFICATION DOCUMENTATION 9.14. PLASTER. SEE SPECIFICATION DOCUMENTATION 9.15. SHOWER LEDGE/ NICHE PER INTERIORS. VERIFY LOCATION AND SIZE. G.C. TO PROVIDE REQUIRED BLOCKING. 10.1. NATURAL GAS BARBECUE. COORDINATE GAS LINE WITH PLUMBING CONTRACTOR 10.3. FIREPLACE NATURAL GAS SHUT-OFF VALVE. VERIFY FINAL LOCATION (S) WITH CONTRACTOR 10.4. FIREPLACE VENT LOCATION WITH UL APPROVED VENT CAP 10.5. MAILBOX 10.7. WINE SYSTEM 10.8. MOSQUITO MISTING SYSTEM 10.9. RETRACTABLE SCREENS 10.10. RADIANT HEATED FLOOR SYSTEM 11.1. GAS COOKTOP WITH EXHAUST TO EXTERIOR, AS SELECTED BY OWNER/INTERIOR DESIGNER 11.2. FRIDGE/FREEZER. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.3. DISHWASHER. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.4. MICROWAVE. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.5. WASHER/DRYER. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.6. UNDER COUNTER REFRIGERATOR. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.7. WINE REFRIGERATOR. AS SELECTED BY OWNER/ INTERIOR DESIGNER 11.8. STEAM OVEN. AS SELECTED BY OWNER/ INTERIOR DESIGNER 11.9. ELECTRIC COOKTOP WITH EXHAUST TO EXTERIOR. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.10. OVER W/ WARMING DRAWER. AS SELECTED BY OWNER/INTERIOR DESIGNER 11.11. BUILT-IN WALL VACUUM SYSTEM 11.12. HOME AUTOMATION 11.13. LIGHTING SYSTEM 11.14. SECURITY SYSTEM 11.15. THERMOSTAT 11.16. DOORBELL 12.1. GENERAL FURNITURE LOCATION. VERIFY ALL ELECTRICAL REQUIREMENTS WITH ARCHITECT & INTERIORS 12.2. ART PLACEMENT PER INTERIOR DRAWINGS 12.3. DECORATIVE MIRROR PLACEMENT & LOCATION PER INTERIOR DRAWINGS 13.1. A/V RACK & EQUIPMENT BY OTHERS 13.2. POOL EQUIPMENT PER POOL DESIGNER/ INSTALLER. COORDINATE WITH ARCHITECT TO VERIFY GENERAL LAYOUT AND SIZING 13.3. GENERATOR. VERIFY LOAD CAPACITY WITH HOME OWNER. CONTRACTOR TO COORDINATE ALL INSTALLATION REQUIREMENTS. 13.4. ELEVATOR. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS. CONTRACTOR TO COORDINATE ALL INSTALLATION REQUIREMENTS 15.1. GAS TANKLESS WATER-HEATER WITH RECIRC. PUMP 15.2. WADE OR EQUAL RECESSED HOSE BIBB WITH BACKFLOW PREVENTER. VERIFY FINAL LOCATION WITH OWNER. PAINT CLOSURE TO MATCH ADJACENT MATERIAL. REFER TO SCHEDULES FOR DETAILS 15.3. LINEAR SHOWER DRAIN AS SELECTED BY INTERIOR DESIGNER 15.4. SHOWER HEAD AS SELECTED BY INTERIOR DESIGNER 15.5. BATHTUB AS SELECTED BY OWNER/INTERIOR DESIGNER 15.6. TOILET AS SELECTED BY INTERIOR DESIGNER 15.7. WATER CONNECTION AND SHUT-OFF VALVE WITH PRESSURE REDUCING VALVE AT HOUSE 15.8. FLOOR DRAIN. REFER TO PLUMBING PLANS FOR DETAILS 15.9. EXHAUST FAN PER MECHANICAL 15.10. RETURN AIR DIFFUSER. SEE MECHANICAL 15.11. FURNACE AIR HANDLER UNIT - SEE MECHANICAL DRAWINGS AND SPECIFICATIONS 15.12. APPROXIMATE LOCATION OF SUPPLY AIR DUCT, SEE MECHANICAL 15.13. APPROXIMATE LOCATION OF RETURN AIR DUCT, SEE MECHANICAL 15.14. ELECTRIC CONDENSER UNIT ON 4" CONCRETE PAD - PROVIDE PROPER WORKING CLEARANCES FOR ELECTRICAL PER MANUFACTURER'S SPECIFICATIONS 15.15. SINK WITH GARBAGE DISPOSAL 15.16. PLUMBING VENT PIPE LOCATION 15.17. MECHANICAL VENTILATION ZONE(S) 15.19. FAUCET/ TUB FILLER AS SELECTED BY INTERIOR DESIGNER 16.1. ELECTRICAL LIGHTING. SEE LIGHTING PLANS FOR SPECIFICATIONS 16.2. ELECTRICAL SUB-PANEL LOCATION - COORDINATE WITH ELECTRICAL DRAWINGS 16.3. TRANSFER SWITCH FOR ELECTRICAL GENERATOR. SEE ELECTRICAL DRAWINGS 16.4. ELECTRICAL CAR CHARGER. SEE ELECTRICAL DRAWINGS 16.5. WALL-MOUNTED T.V. AS SELECTED BY INTERIOR DESIGNER. COORDINATE FINAL LOCATION AND DETAILS WITH INTERIOR DESIGNER 16.6. PROVIDE POWER FOR RECESSED MOTORIZED ROLLER SHADE POCKET. EXTEND POCKET 3" EACH SIDE OF WINDOW - COORDINATE W/ELECTRICAL. PROVIDE PAD OPERATOR AND REMOTE 16.7. PROVIDE DEEP POCKET (DOUBLE DEPTH) FOR WINDOWS/ DOORS AT OVERLAPPING CORNERS AT RECESSED SHADE LOCATIONS 16.8. ELECTRICAL SERVICE SIZING PER HOUSE REQUIREMENTS. SEE ELECTRICAL DRAWINGS 16.9. STEP LIGHTS. SEE ELECTRICAL DRAWINGS 16.10. PLUG MOLD. SEE ELECTRICAL DRAWINGS PLAN CALCULATIONS 1ST STORY 2ND STORY BONUS ROOM TOTAL GARAGE PORCHES TOTAL STRUCTURE 3,469.00 SQ.FT. 2,618.00 SQ.FT. 862.00 SQ.FT. 6,949.00 SQ.FT. 797.00 SQ.FT. 364.00 SQ.FT. 8,112.00 SQ.FT. MANOLO DESIGN STUDIO MANOLO DESIGN STUDIO 4925 GREENVILLE AVE., STE. 350 DALLAS, TX 75206 T: 214.501.4994 E: info@manolodesignstudio.com MANOLODESIGNSTUDIO.COM All reports, drawings, specifications, computer files, field data, general notes, notes, other documents & instruments prepared by the Architect as instruments of service, shall remain the property of the Architect. Manolo Design Studio LLC. 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FINISH PLAN NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

2. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT LAYOUTS & PATTERNS WITH MANOLO DESIGN STUDIO BEFORE INSTALLATION

3. GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDIO WITH FULL SLAB/ SLAB REMNANT PICTURES OF ALL NATURAL SURFACE PRODUCTS SPECIFIED FOR REVIEW & APPROVAL

4. GENERAL CONTRACTOR TO VERIFY ALL WALL COVERING APPLICATIONS WITH MANOLO DESIGN STUDIO BEFORE PREPARING WALLS FOR INSTALLATION

5. GENERAL CONTRACTOR TO VERIFY ALL WALLCOVERING QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

6. DUE TO INDUSTRY FLUCTUATIONS, ANY PRICING PROVIDED BY MANOLO DESIGN STUDIO IS TO BE CONSIDERED AS VERY ACCURATE ESTIMATIONS, SOME PRICE VARIATION(S) IS TO BE EXPECTED AT THE TIME OF PROCESSING ORDERS & PURCHASING DUE TO INDUSTRY FLUCTUATIONS, ANY LEAD TIME PROVIDED BY MANOLO DESIGN

STUDIO IS TO BE CONSIDERED AS VERY ACCURATE ESTIMATIONS, SOME LEAD TIME VARIATIONS ARE TO BE EXPECTED AT THE TIME OF PROCESSING ORDERS & PURCHASING

8. GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDIO WITH PAINT & STAIN OPTIONS FOR REVIEW AND APPROVAL BEFORE APPLICATIONS ON SITE

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10. GENERAL CONTRACTOR TO VERIFY ALL DECORATIVE LIGHTING MOUNTING HEIGHTS & FINAL PLACEMENTS WITH MANOLO DESIGN STUDIO ON SITE BEFORE INSTALLATIONS ARE TO TAKE PLACE

11. GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALK WITH MANOLO DESIGN STUDIO AS NEEDED BEFORE INSTALLATION OF DRYWALL THROUGHOUT

12. GENERAL CONTRACTOR TO VERIFY ALL HARDWARE & DECORATIVE MIRROR MOUNTING HEIGHTS & FINAL PLACEMENTS WITH MANOLO DESIGN STUDIO ON SITE BEFORE INSTALLATIONS ARE TO TAKE PLACE

FINISH FLOOR PLAN LEGEND

PAINT FINISH

1

FIRST FLOOR FINISH PLAN

SCALE: 0' - 1/4" = 1' - 0"

0'

4'

8'

16'

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DRAWN BY:

LB

PROJECT NO.

23027

PROJECT ISSUE DATE:

24.01.25

DRAWING TITLE:

1ST FLOOR
FINISH PLAN

SCALE:

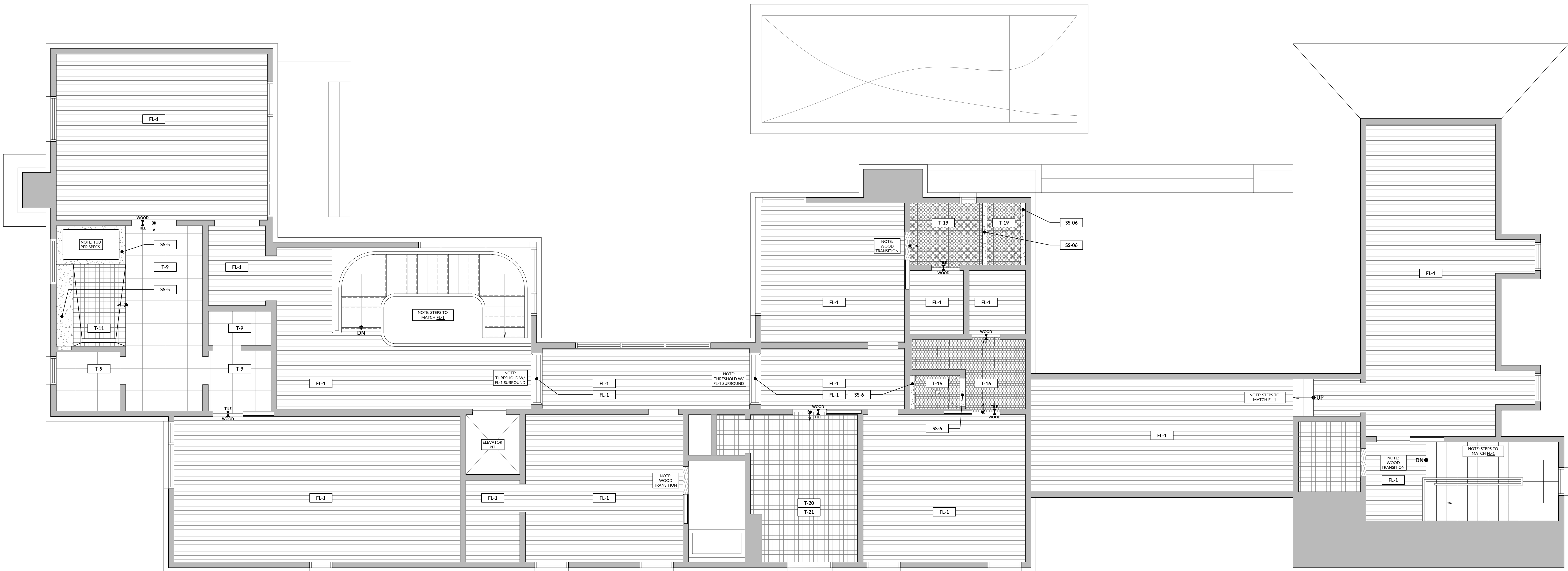
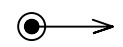
As indicated

DRAWING NUMBER:

A1.8

1.	GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT QUANTITIES FOR DESIGN AND ESTIMATION.	10.	GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT QUANTITIES FOR DESIGN AND ESTIMATION.
2.	GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT LAYOUTS & PATTERNS FOR DESIGN AND ESTIMATION.	11.	GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDY WITH 6" PATTERN, 12" OPTIONS FOR REVIEW AND APPROVAL BEFORE APPLICATIONS ON SITE.
3.	GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDY WITH FULL SLAB / SLAB SAMPLES FOR REVIEW & APPROVAL.	12.	GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDY WITH 6" PATTERN, 12" OPTIONS FOR REVIEW AND APPROVAL BEFORE APPLICATIONS ON SITE.
4.	GENERAL CONTRACTOR TO VERIFY ALL WALLS COVERING APPLICATION WITH NEW GROUT APPROVAL.	13.	GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALL WITH MANOLO DESIGN STUDY BEFORE PREPARING WALLS FOR INSTALLATION.
5.	GENERAL CONTRACTOR TO VERIFY ALL WALLS COVERING APPLICATION WITH NEW GROUT APPROVAL.	14.	GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALL WITH MANOLO DESIGN STUDY BEFORE PREPARING WALLS FOR INSTALLATION.
6.	GENERAL CONTRACTOR TO VERIFY ALL WALLS COVERING APPLICATION WITH NEW GROUT APPROVAL.	15.	GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALL WITH MANOLO DESIGN STUDY BEFORE PREPARING WALLS FOR INSTALLATION.
7.	GENERAL CONTRACTOR TO VERIFY ALL WALLS COVERING APPLICATION WITH NEW GROUT APPROVAL.	16.	GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALL WITH MANOLO DESIGN STUDY BEFORE PREPARING WALLS FOR INSTALLATION.
8.	GENERAL CONTRACTOR TO VERIFY ALL WALLS COVERING APPLICATION WITH NEW GROUT APPROVAL.	17.	GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALL WITH MANOLO DESIGN STUDY BEFORE PREPARING WALLS FOR INSTALLATION.
9.	GENERAL CONTRACTOR TO VERIFY ALL WALLS COVERING APPLICATION WITH NEW GROUT APPROVAL.	18.	GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALL WITH MANOLO DESIGN STUDY BEFORE PREPARING WALLS FOR INSTALLATION.

PAINT FINISH



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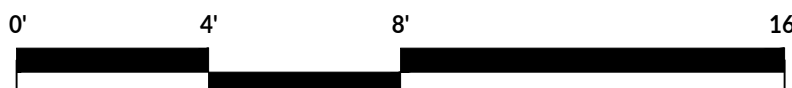
PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE

2ND FLOOR FINISH PLAN

SCALE:

As Indicated



A1.9

FINISH PLAN NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

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REFLECTIVE CEILING PLAN LEGEND

PAINT FINISH

SOLID SURFACE FINISH

METAL FINISH

PAINTED WOOD FINISH

STAIN WOOD FINISH

PLASTER FINISH

1

FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 0' - 1/4" = 1' - 0"

0'4'8'16'

As indicated

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1ST FLOOR
REFLECTED
CEILING PLAN

SCALE:
As indicated

DRAWING NUMBER:

A1.11

FINISH PLAN NOTES

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REFLECTIVE CEILING PLAN LEGEND

PAINT FINISH

SOLID SURFACE FINISH

METAL FINISH

PAINTED WOOD FINISH

STAIN WOOD FINISH

PLASTER FINISH

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ARCHITECT: MANOLO BANDA

ARCH. REG. NO.: 29491

Date: 3.27.2024

REVISIONS:

PERMIT SET

2024.01.25

DRAWN BY:

LB

PROJECT NO.

23027

PROJECT ISSUE DATE:

24.01.25

DRAWING TITLE:

2ND FLOOR
REFLECTED
CEILING PLAN

SCALE:
As indicated

DRAWING NUMBER:

1

SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 0' - 1/4" = 1' - 0"

A1.12

FINISH PLAN NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

2. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT LAYOUTS & PATTERNS WITH MANOLO DESIGN STUDIO BEFORE INSTALLATION

3. GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDIO WITH FULL SLAB/ SLAB REMNANT PICTURES OF ALL NATURAL SURFACE PRODUCTS SPECIFIED FOR REVIEW & APPROVAL

4. GENERAL CONTRACTOR TO VERIFY ALL WALL COVERING APPLICATIONS WITH MANOLO DESIGN STUDIO BEFORE PREPARING WALLS FOR INSTALLATION

5. GENERAL CONTRACTOR TO VERIFY ALL WALLCOVERING QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

6. DUE TO INDUSTRY FLUCTUATIONS, ANY PRICING PROVIDED BY MANOLO DESIGN STUDIO IS TO BE CONSIDERED AS VERY ACCURATE ESTIMATIONS. SOME PRICE VARIATION(S) IS TO BE EXPECTED AT THE TIME OF PROCESSING ORDERS & PURCHASING

7. DUE TO INDUSTRY FLUCTUATIONS, ANY LEAD TIME PROVIDED BY MANOLO DESIGN
- STUDIO IS TO BE CONSIDERED AS VERY ACCURATE ESTIMATIONS. SOME LEAD TIME VARIATIONS ARE TO BE EXPECTED AT THE TIME OF PROCESSING ORDERS & PURCHASING

8. GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDIO WITH PAINT & STAIN OPTIONS FOR REVIEW AND APPROVAL BEFORE APPLICATIONS ON SITE

9. GENERAL CONTRACTOR TO COORDINATE WITH MANOLO DESIGN STUDIO FOR ON-SITE PAINT & STAIN SAMPLES FOR REVIEW & APPROVAL

10. GENERAL CONTRACTOR TO VERIFY ALL DECORATIVE LIGHTING MOUNTING HEIGHTS & FINAL PLACEMENTS WITH MANOLO DESIGN STUDIO ON SITE BEFORE INSTALLATIONS ARE TO TAKE PLACE

11. GENERAL CONTRACTOR TO SCHEDULE AN ELECTRICAL WALK WITH MANOLO DESIGN STUDIO AS NEEDED BEFORE INSTALLATION OF DRYWALL THROUGHOUT

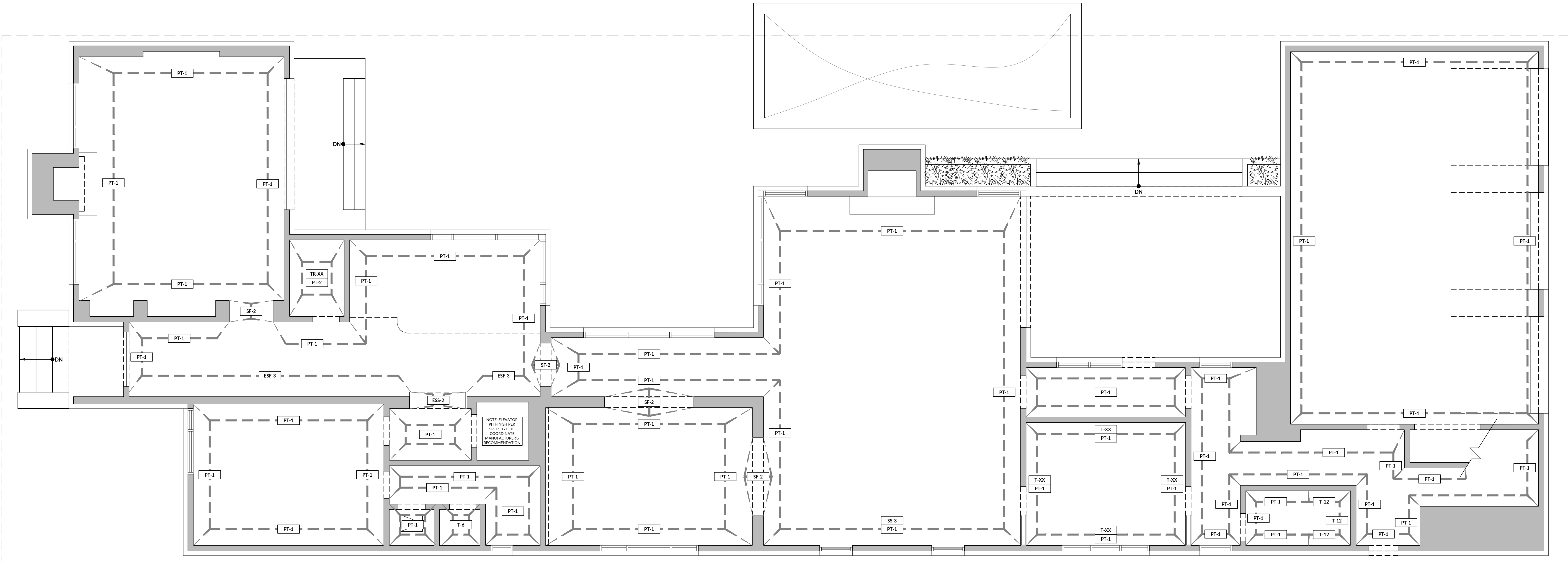
12. GENERAL CONTRACTOR TO VERIFY ALL HARDWARE & DECORATIVE MIRROR MOUNTING HEIGHTS & FINAL PLACEMENTS WITH MANOLO DESIGN STUDIO ON SITE BEFORE INSTALLATIONS ARE TO TAKE PLACE

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GENERAL NOTE: G.C. TO REFER TO INTERIOR ELEVATIONS SET AND COORDINATE W/ ARCHITECT/ DESIGNER AS NEEDED FOR ALL MATERIAL APPLICATIONS SHOWN IN PLAN

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Date: 3.27.2024

REVISIONS:
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DRAWN BY: LB

PROJECT NO. 23027

PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE:

1ST FLOOR
WALL FINISH PLAN

SCALE: As indicated

DRAWING NUMBER:

FINISH PLAN NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

2. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL & PRODUCT LAYOUTS & PATTERNS WITH MANOLO DESIGN STUDIO BEFORE INSTALLATION

3. GENERAL CONTRACTOR TO PROVIDE MANOLO DESIGN STUDIO WITH FULL SLAB/ SLAB REMNANT PICTURES OF ALL NATURAL SURFACE PRODUCTS SPECIFIED FOR REVIEW & APPROVAL

4. GENERAL CONTRACTOR TO VERIFY ALL WALL COVERING APPLICATIONS WITH MANOLO DESIGN STUDIO BEFORE PREPARING WALLS FOR INSTALLATION

5. GENERAL CONTRACTOR TO VERIFY ALL WALLCOVERING QUANTITIES BEFORE PROCESSING ORDERS & PURCHASING

6. DUE TO INDUSTRY FLUCTUATIONS, ANY PRICING PROVIDED BY MANOLO DESIGN STUDIO IS TO BE CONSIDERED AS VERY ACCURATE ESTIMATIONS. SOME PRICE VARIATION(S) IS TO BE EXPECTED AT THE TIME OF PROCESSING ORDERS & PURCHASING

7. DUE TO INDUSTRY FLUCTUATIONS, ANY LEAD TIME PROVIDED BY MANOLO DESIGN

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12. GENERAL CONTRACTOR TO VERIFY ALL HARDWARE & DECORATIVE MIRROR MOUNTING HEIGHTS & FINAL PLACEMENTS WITH MANOLO DESIGN STUDIO ON SITE BEFORE INSTALLATIONS ARE TO TAKE PLACE

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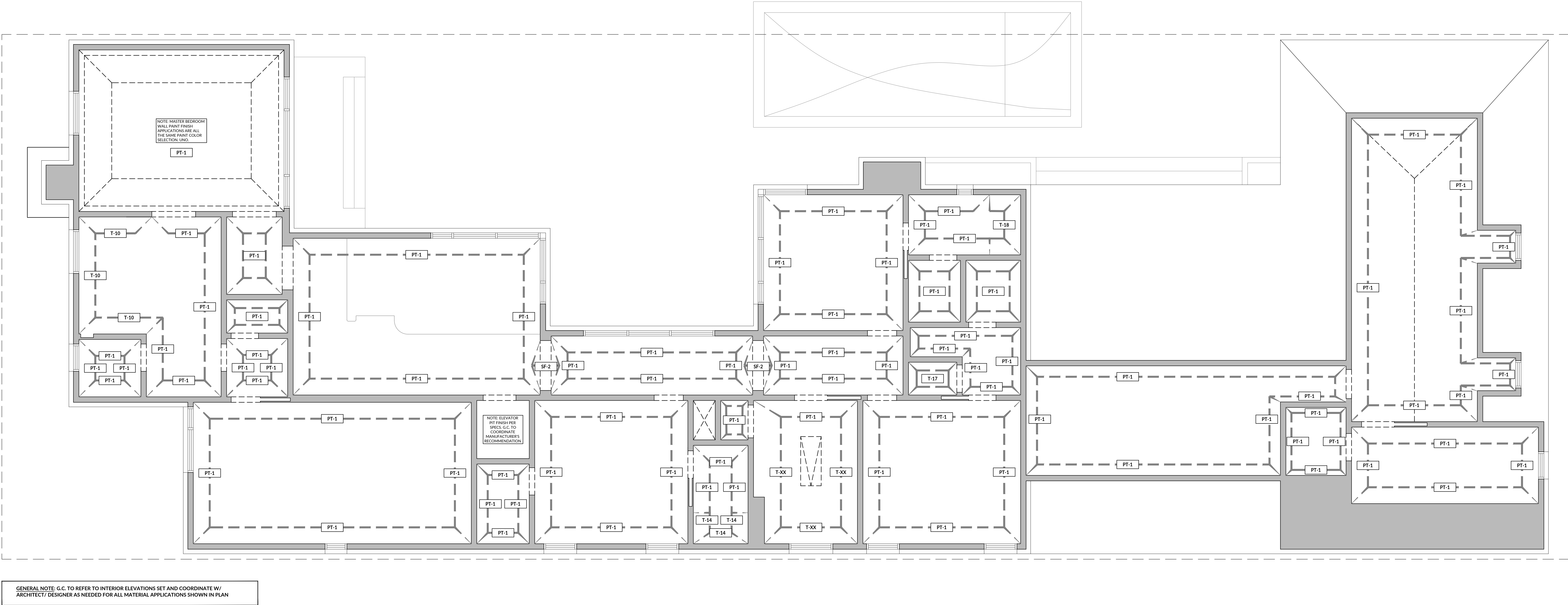
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PROJECT NO: 23027	
PROJECT ISSUE DATE: 24.01.25	
DRAWING TITLE:	

2ND FLOOR
WALL FINISH PLAN

SCALE: As indicated

DRAWING NUMBER:

MATERIAL LEGEND

ROOF TILE

ARCHITECTURAL STONE

LIMESTONE

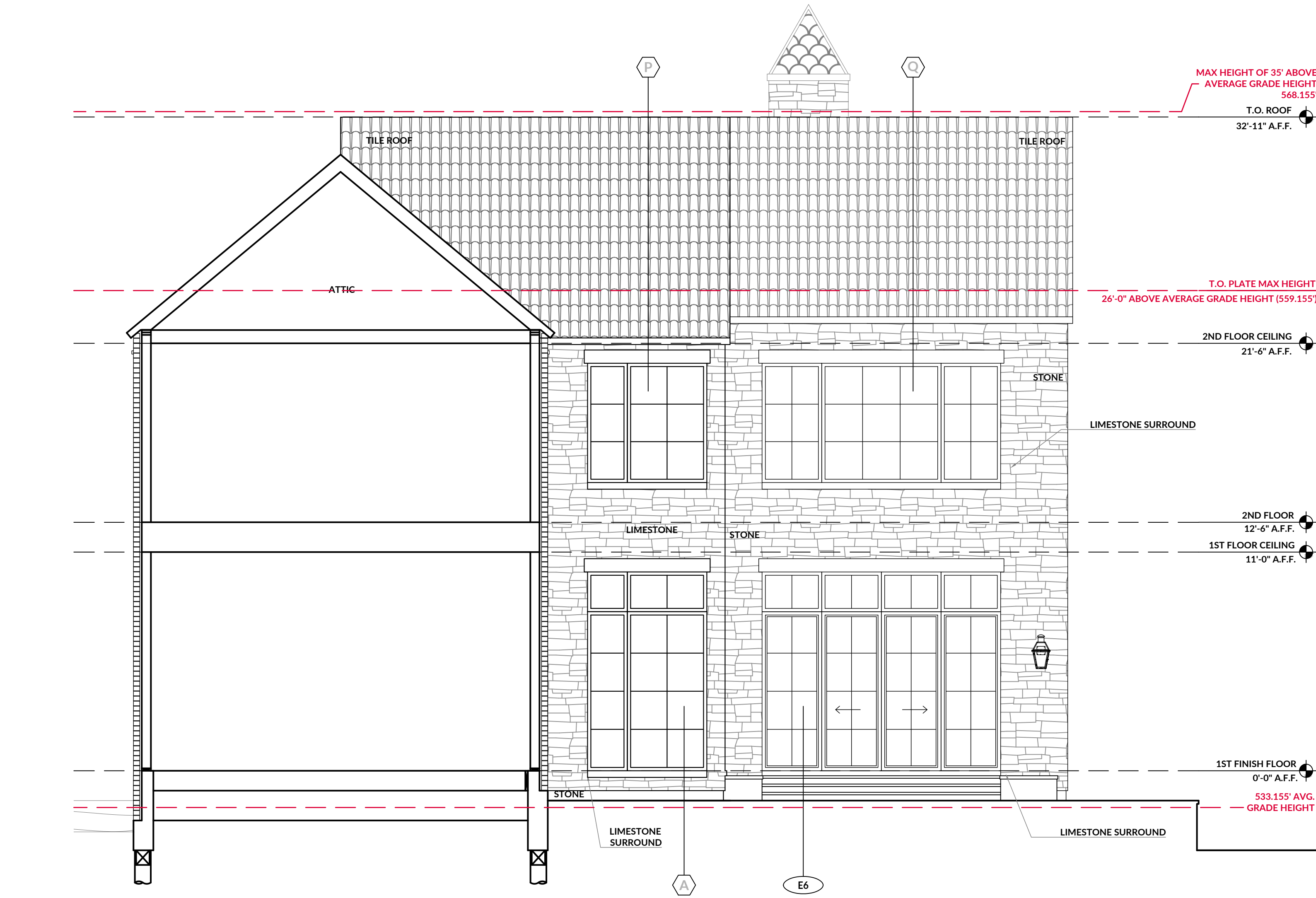
EXTERIOR ELEVATION NOTES

G.C. TO VERIFY TOPOGRAPHIC SURVEY FINDINGS IN ORDER TO DETERMINE PROPER ELEVATION MARKERS ON SITE. EXTERIOR ELEVATIONS AS SHOWN IN THIS SET FOR DESIGN INTENT ONLY. G.C. TO COORDINATE WITH DESIGNER TO AVOID ANY DISCREPANCIES.

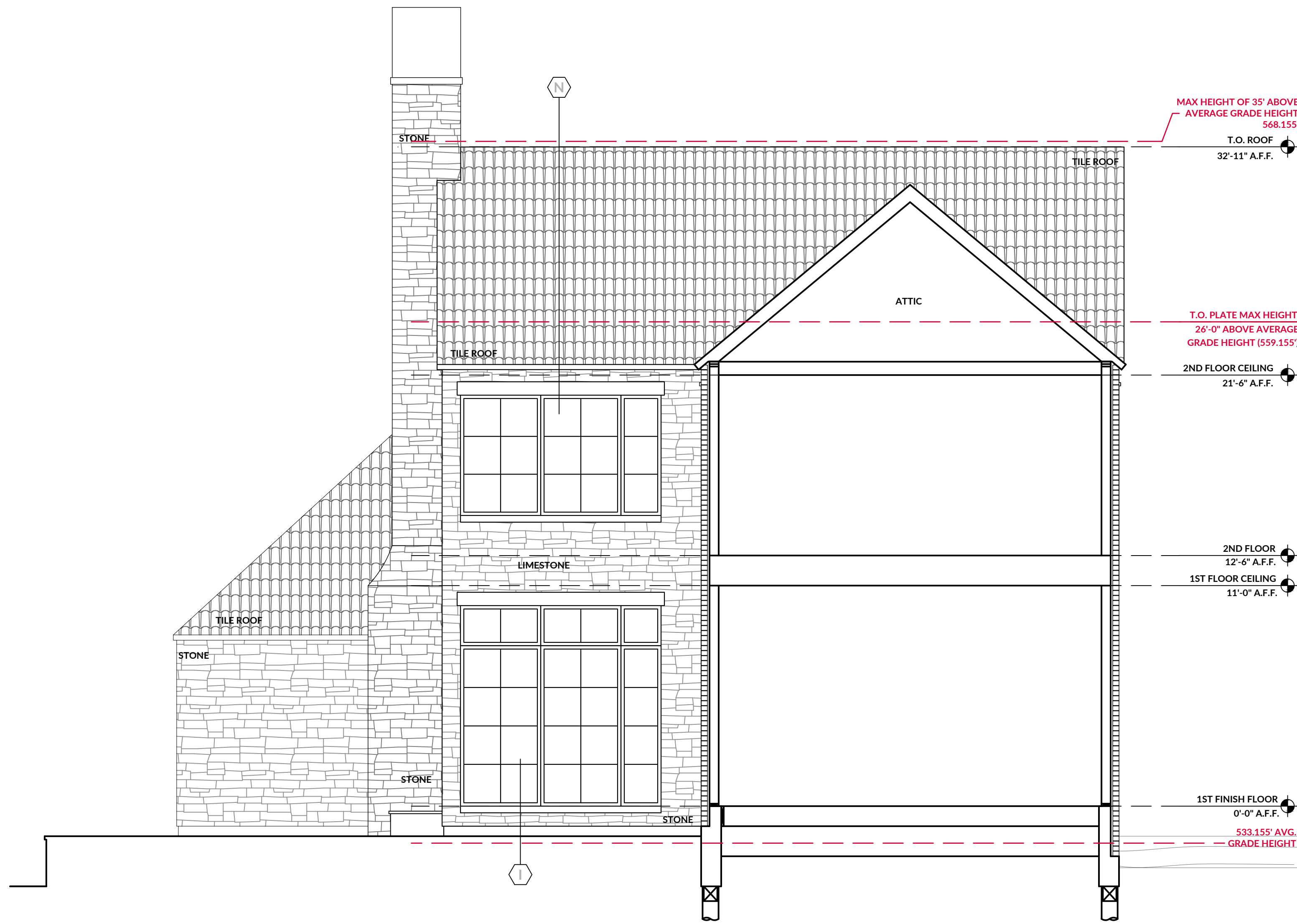
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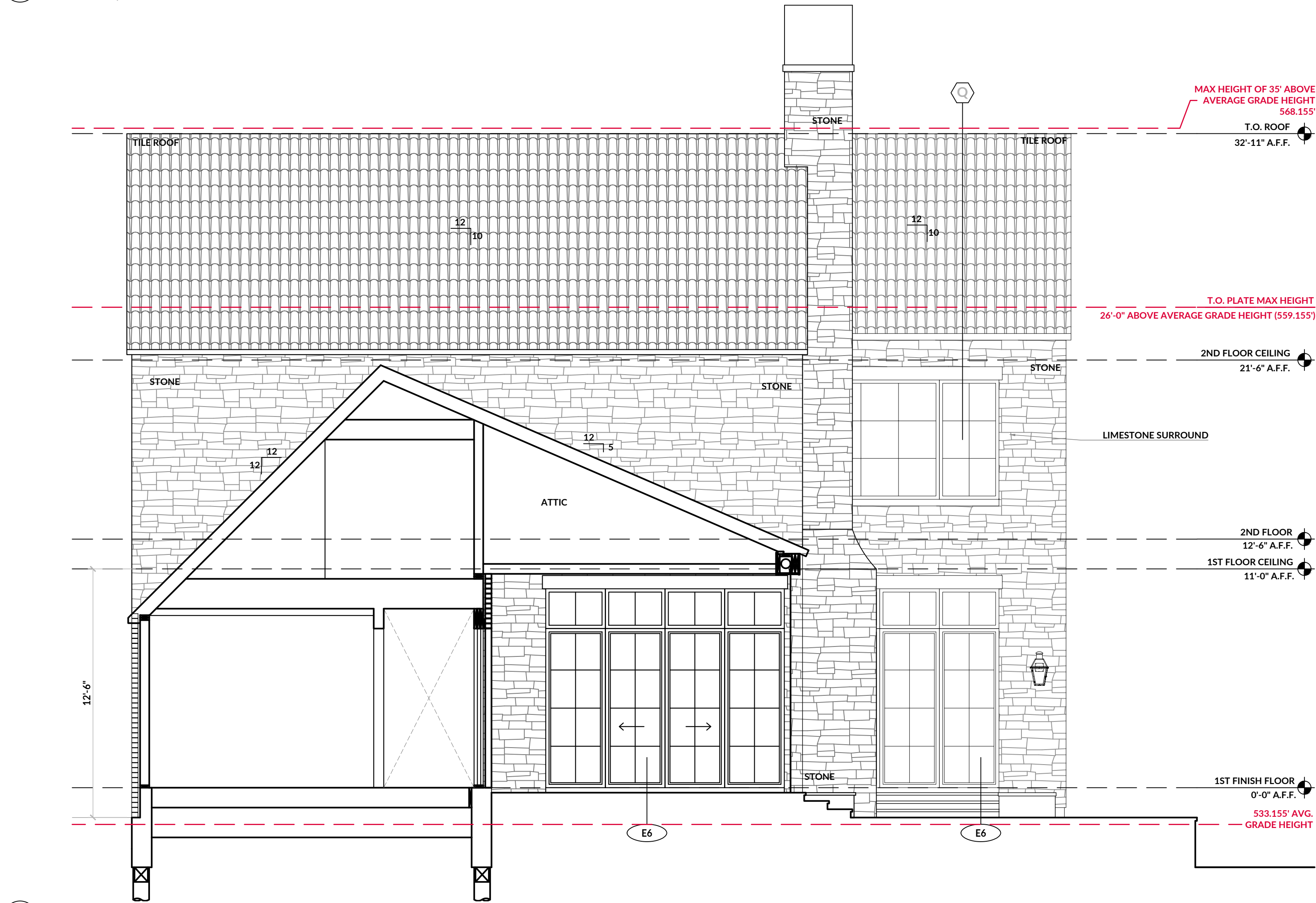
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4 EXTERIOR ELEVATIONS | SOUTH PARTIAL SECTION VIEW
SCALE: 0' - 1/4" = 1' - 0"



2 EXTERIOR ELEVATIONS | NORTH PARTIAL SECTION VIEW
SCALE: 0' - 1/4" = 1' - 0"



3 EXTERIOR ELEVATIONS | SOUTH PARTIAL SECTION VIEW
SCALE: 0' - 1/4" = 1' - 0"



1 EXTERIOR ELEVATIONS | NORTH VIEW
SCALE: 0' - 1/4" = 1' - 0"

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DRAWING TITLE:	

EXTERIOR ELEVATIONS

SCALE: As indicated

DRAWING NUMBER:

A2.1

MATERIAL LEGEND	
ROOF TILE	
ARCHITECTURAL STONE	
LIMESTONE	

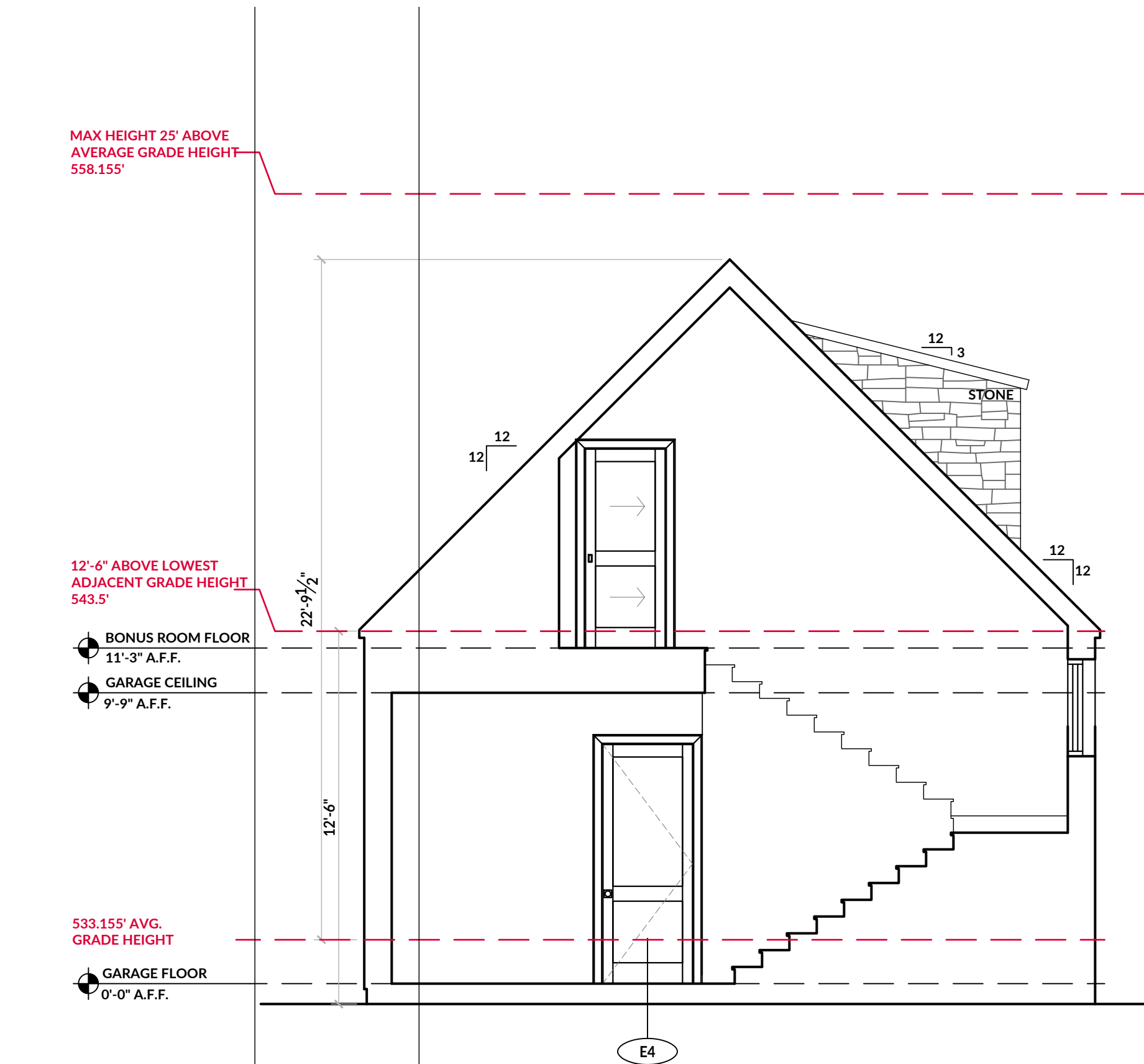
EXTERIOR ELEVATION NOTES	
G.C. TO VERIFY TOPOGRAPHIC SURVEY FINDINGS ON SITE TO DETERMINE PROPER ELEVATION MARKERS ON SITE. EXTERIOR ELEVATIONS AS SHOWN IN THIS SET FOR DESIGN INTENT ONLY. G.C. TO COORDINATE WITH DESIGNER TO AVOID ANY DISCREPANCIES.	

ARCHITECTURAL

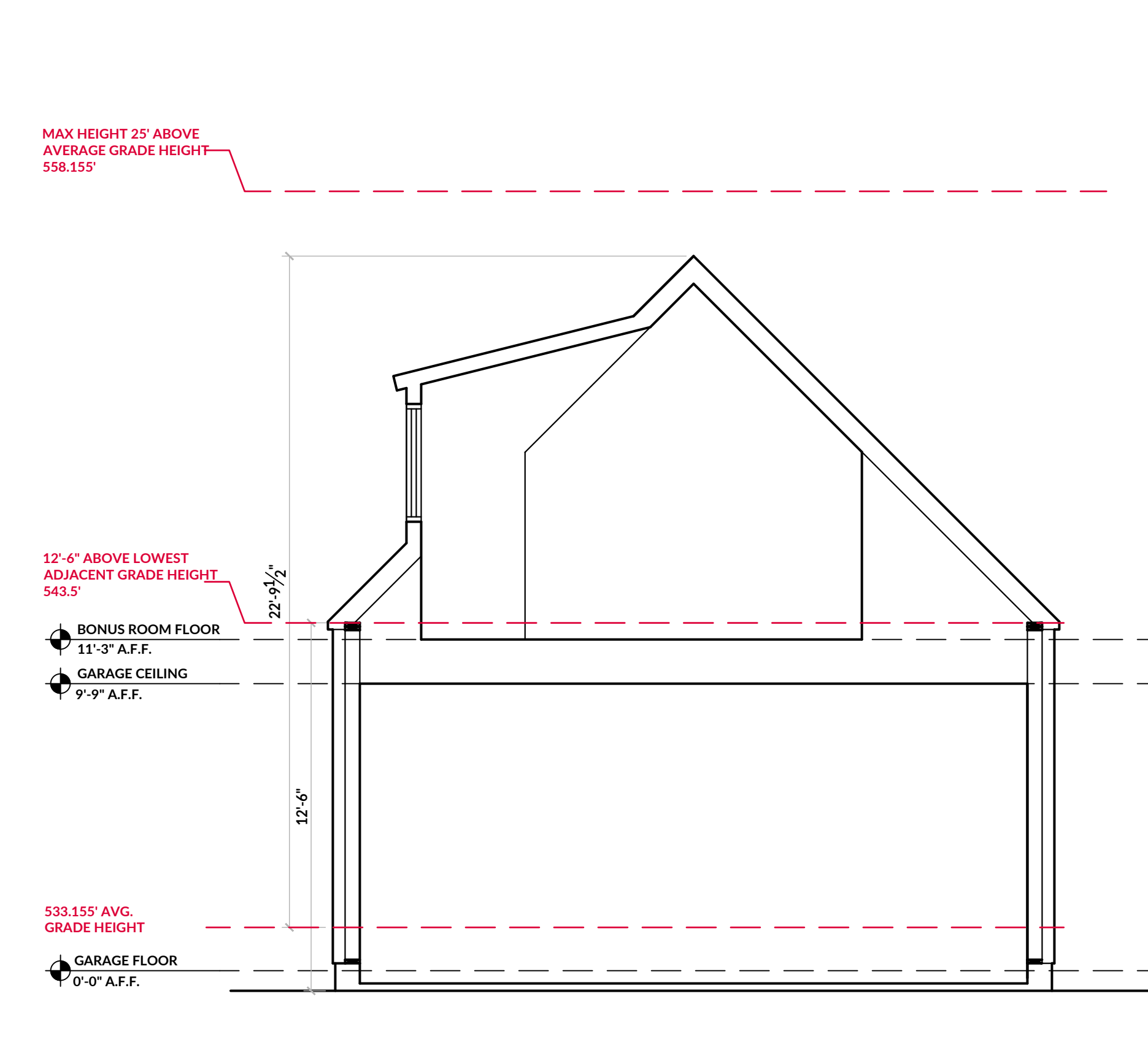
LIMESTONE

EXTERIOR ELEVATION NOTES

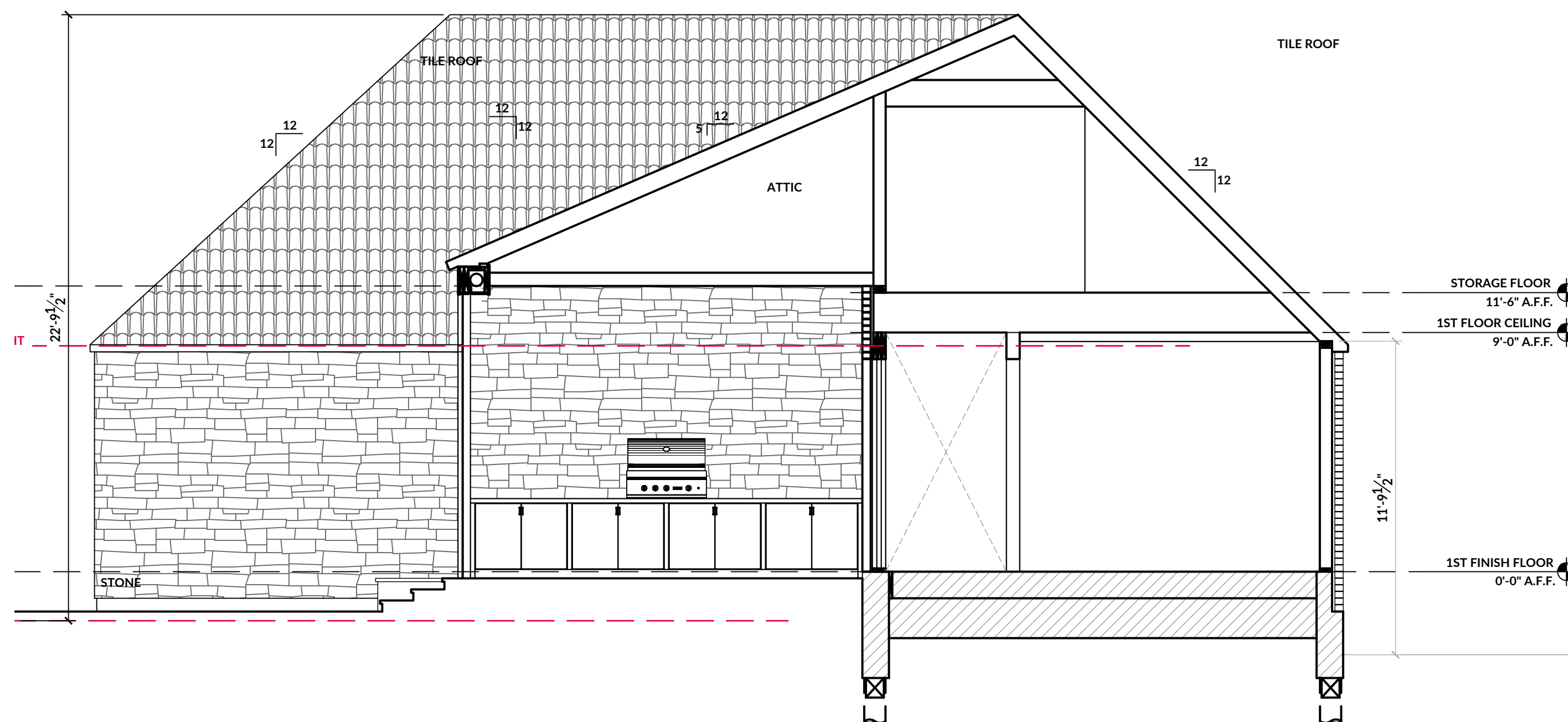
G.C. TO VERIFY TOPOGRAPHIC SURVEY FINDINGS IN ORDER TO DETERMINE PROPER ELEVATION MARKERS ON SITE. EXTERIOR ELEVATIONS AS SHOWN IN THIS SET FOR DESIGN INTENT ONLY. G.C. TO COORDINATE WITH DESIGNER TO AVOID ANY DISCREPANCIES.



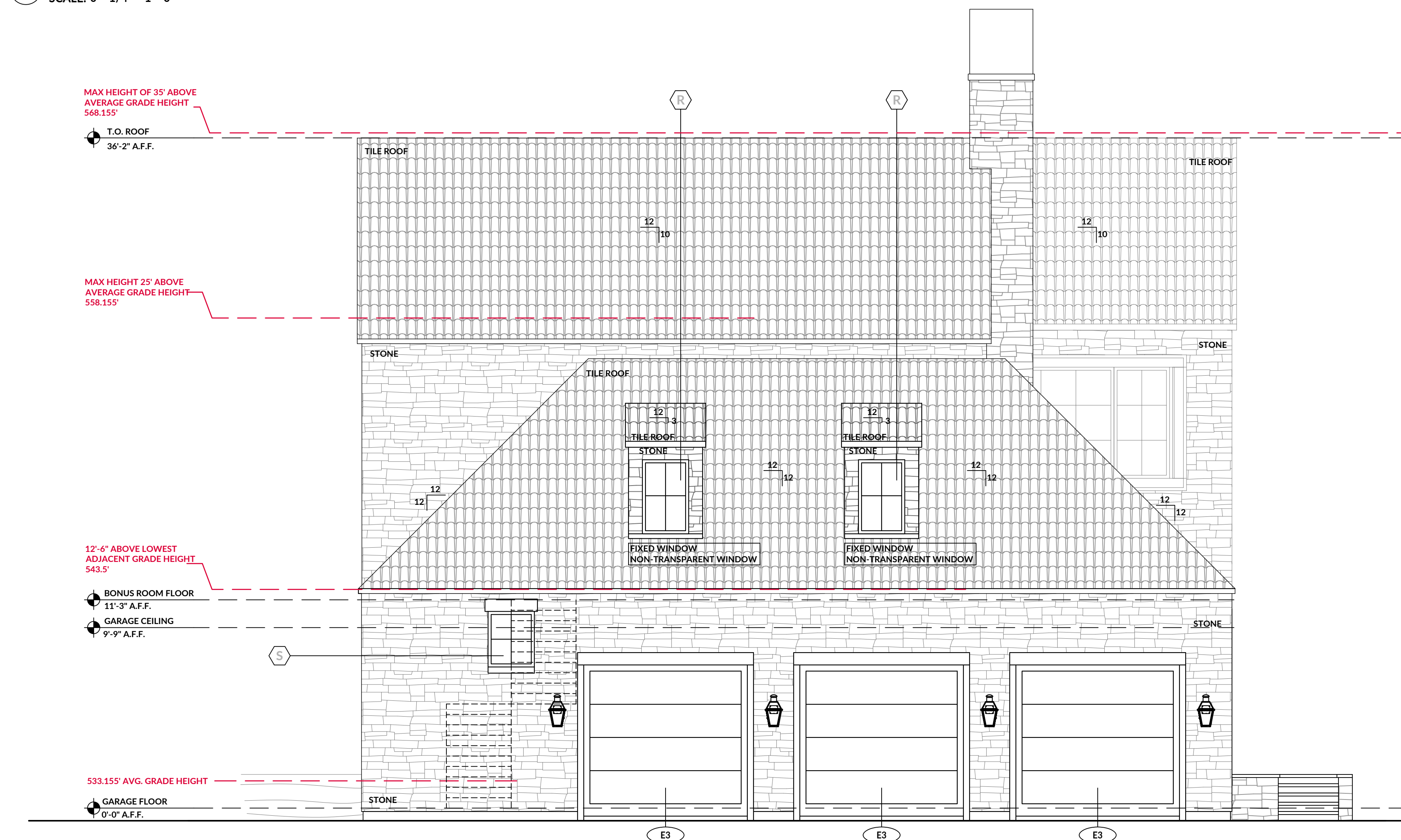
4 EXTERIOR ELEVATIONS | SECTION VIEW (GARAGE)
SCALE: 0' - 1/4" = 1' - 0"



3 EXTERIOR ELEVATIONS | SECTION VIEW (GARAGE)
SCALE: 0' - 1/4" = 1' - 0"



2 EXTERIOR ELEVATIONS | NORTH PARTIAL SECTION VIEW
SCALE: 0' - 1/4" = 1' - 0"



1 EXTERIOR ELEVATIONS | SOUTH VIEW (GARAGE)
SCALE: 0' - 1/4" = 1' - 0"

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PROJECT NO: 23027

PROJECT ISSUE DATE: 24.01.25

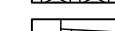
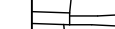
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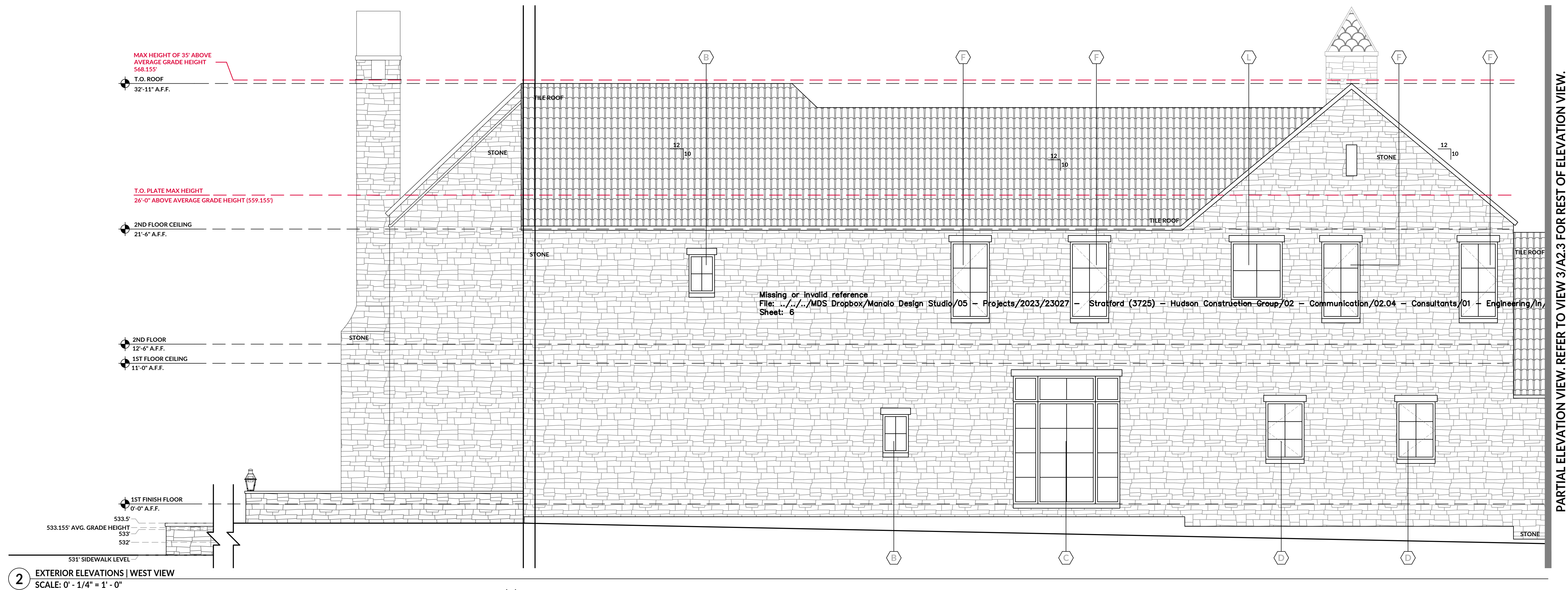
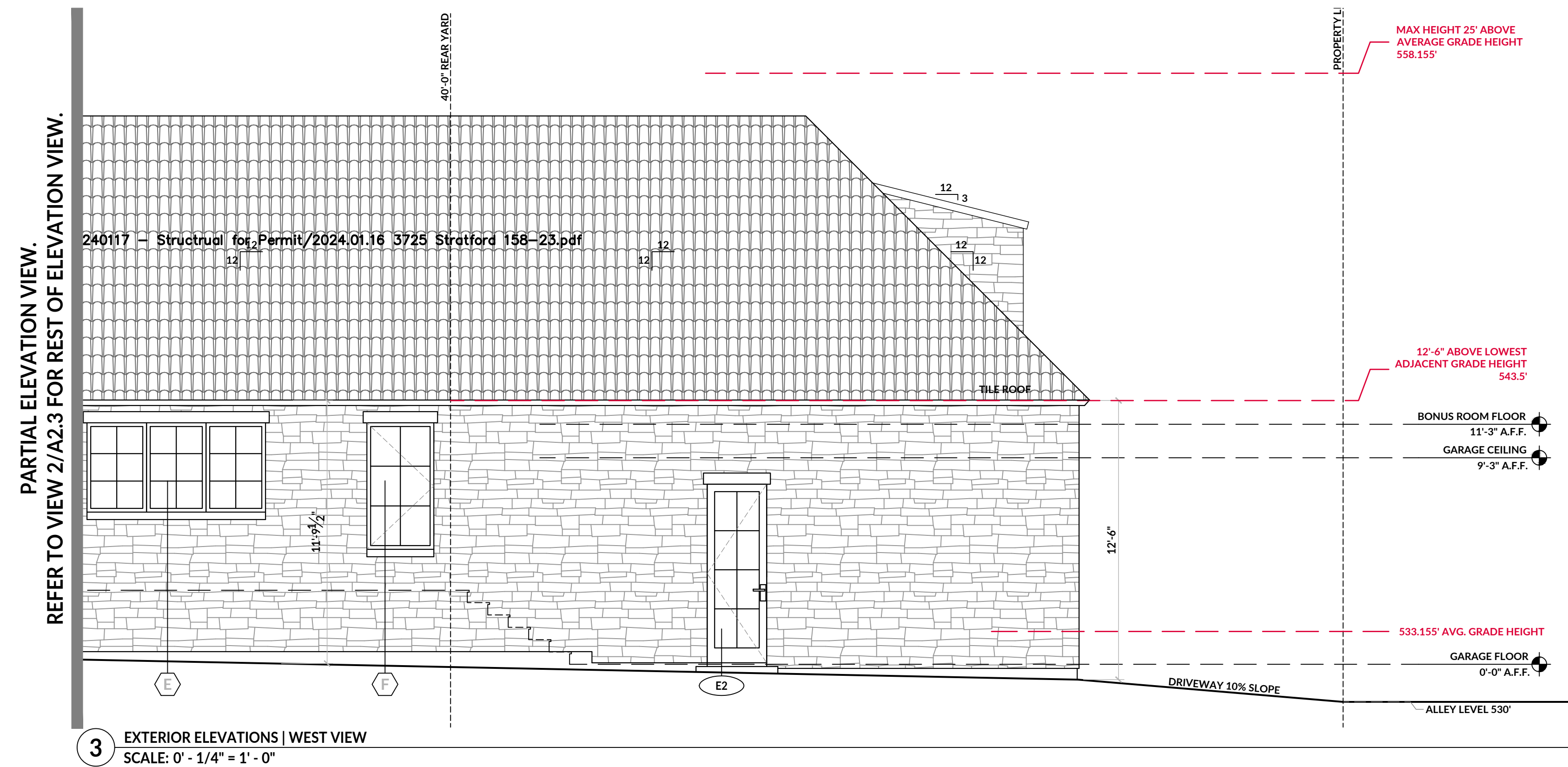
EXTERIOR ELEVATIONS

SCALE:

DRAWING NUMBER:

A2.2

MATERIAL LEGEND	
ROOF TILE	
ARCHITECTURAL STONE	
LIMESTONE	



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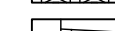
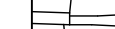
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PROJECT NO:	23027
PROJECT ISSUE DATE:	24.01.25
DRAWING TITLE:	

EXTERIOR ELEVATIONS

SCALE: _____
As indicated
DRAWING NUMBER: _____

A2.3

MATERIAL LEGEND	
ROOF TILE	
ARCHITECTURAL STONE	
LIMESTONE	

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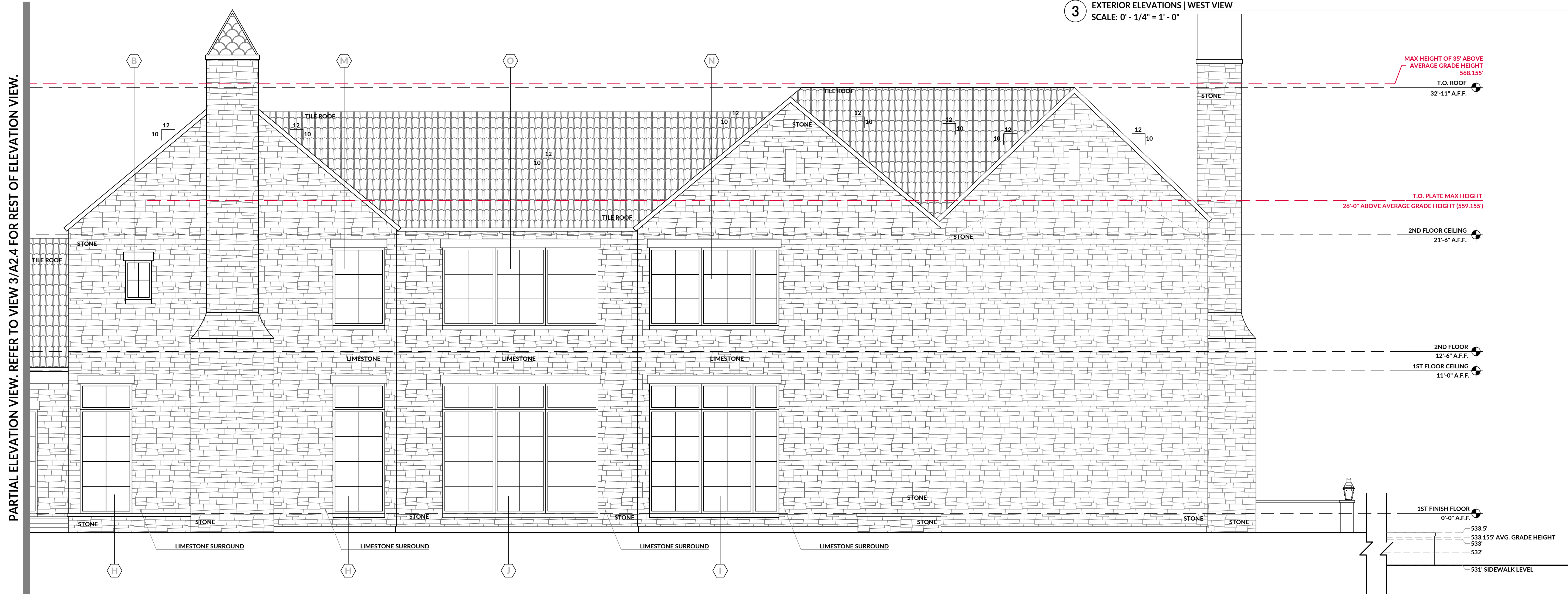
PARTIAL ELEVATION VIEW.
REFER TO VIEW 2/A2.4 FOR REST OF ELEVATION VIEW.

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ARCHITECT: MANOLO BANDA
ARCH. REG. NO.: 29491
Date: 3.27.2024

EXTERIOR ELEVATIONS

A2.4



2 EXTERIOR ELEVATIONS | EAST VIEW
SCALE: 0' - 1/4" = 1' - 0"



1 EXTERIOR ELEVATIONS | EAST VIEW
SCALE: 0' - 3/16" = 1' - 0"

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ARCH. REG. NO.: 29491
Date: 3.27.2024

REVISIONS:
PERMIT SET 2024.01.25

DRAWN BY: LB

PROJECT NO: 23027

PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE:

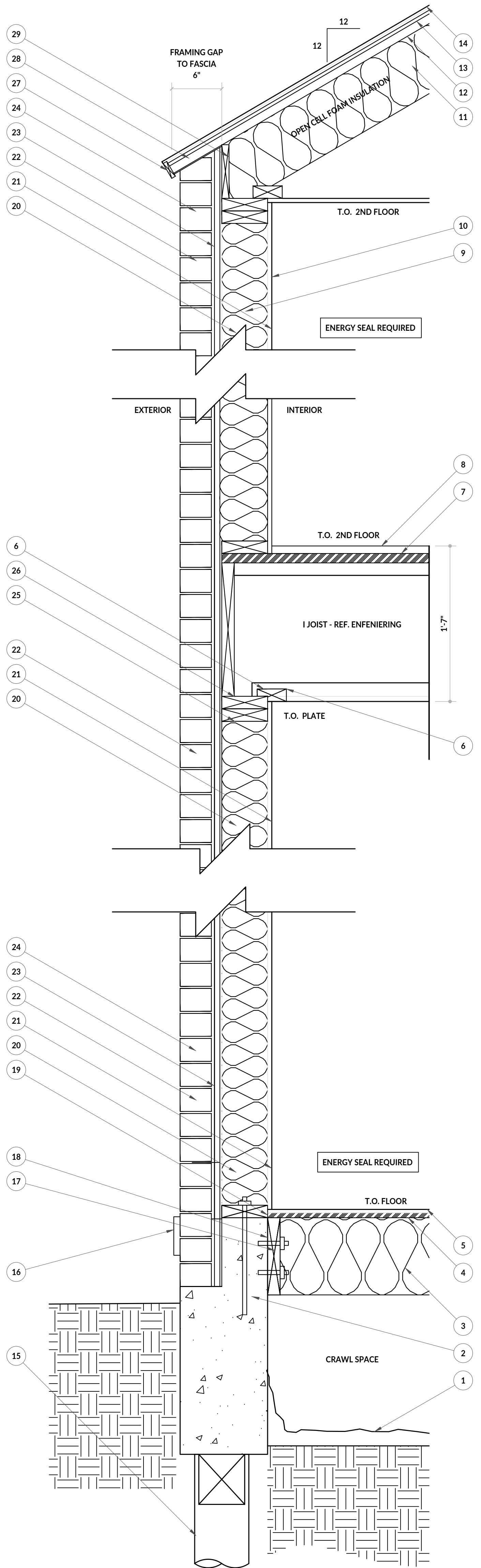
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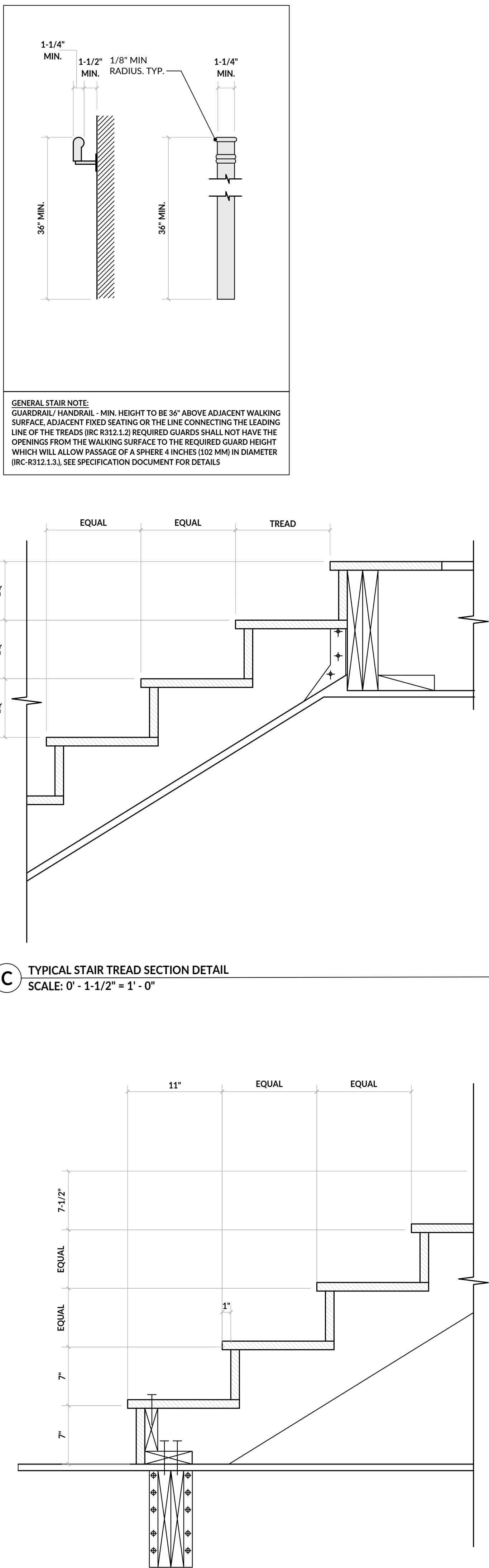
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TYPICAL WALL SECTION KEYNOTES

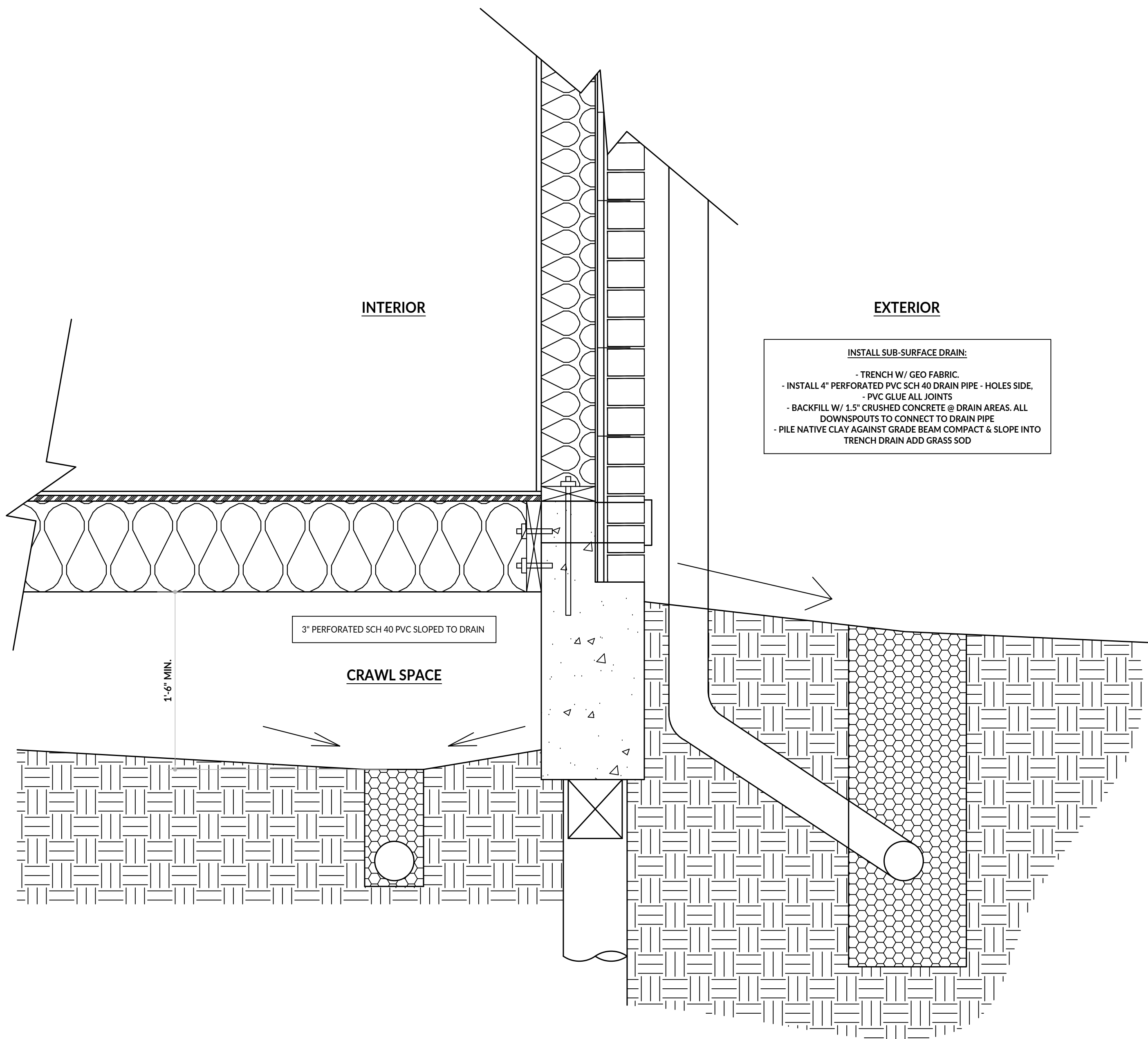
1. GUNITE CRAWL SPACE	15. PIER AS NEEDED PER REEF
2. BEAM	16. FOUNDATION VENT
3. FLOOR SYSTEM - REF. ENGINEERING OPEN CELL FOAM INSULATION	17. HANG FLOOR SYSTEM
4. 1-1/8" FLOOR DECK - WEATHER PROOF	18. ANCHOR BOLT
5. FINISHED FLOOR - REF. FINISH PLAN	19. PLATE
6. BLOCKING FOR SHEETROCK 2X6 @ 16" O.C. CONSTRUCTION	20. 5/8" GYPSUM BOARD - MUSEUM FINISH
7. 1-1/8 FLOOR DECK - WEATHER PROOF	21. 2X6 @ 16" O.C. CONSTRUCTION
8. 6" WIDE ENGINEERED WHITE GR-80TIC	22. 8RICK
9. 6" OPEN CELL FOAM INSULATION 2X6 @ O.C. CONSTRUCTION	23. 7/16" 2IP WALL
10. GYPSUM BOARD - MUSEUM FINISH	24. BRICK TIES AS NECESSARY
11. BLOCKING FOR SHEETROCK	25. TOP PLATE REF TO ELEVATIONS FOR DIMENSION
12. GLBMS AS NEEDED FOR FOAM	26. 2X6 DOUBLE TOP PLATE. BRICK TIES AS NECESSARY
13. CLONK	27. 1/4 SOFFIT
14. PAINTED METAL ROOF ENERGY STAR RATED. REF. ROOF PLAN FOR SHEETROCK	28. 1/4" X FIBER CEMENT FASIA
	29. TOP PLATE REF TO ELEVATIONS



A TYPICAL WALL SECTION DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



B TYPICAL STAIR TREAD SECTION DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



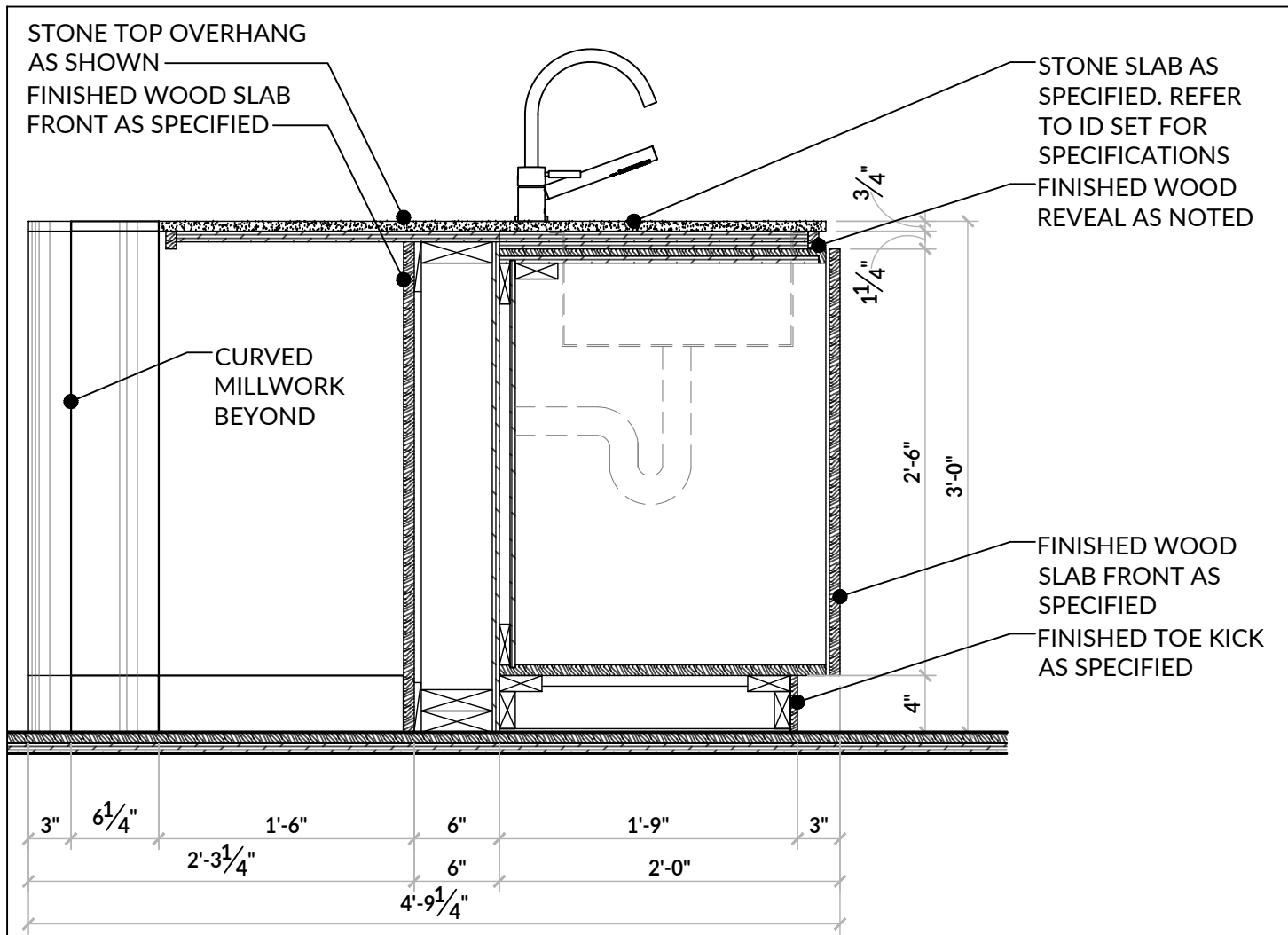
D TYPICAL DRAINAGE DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



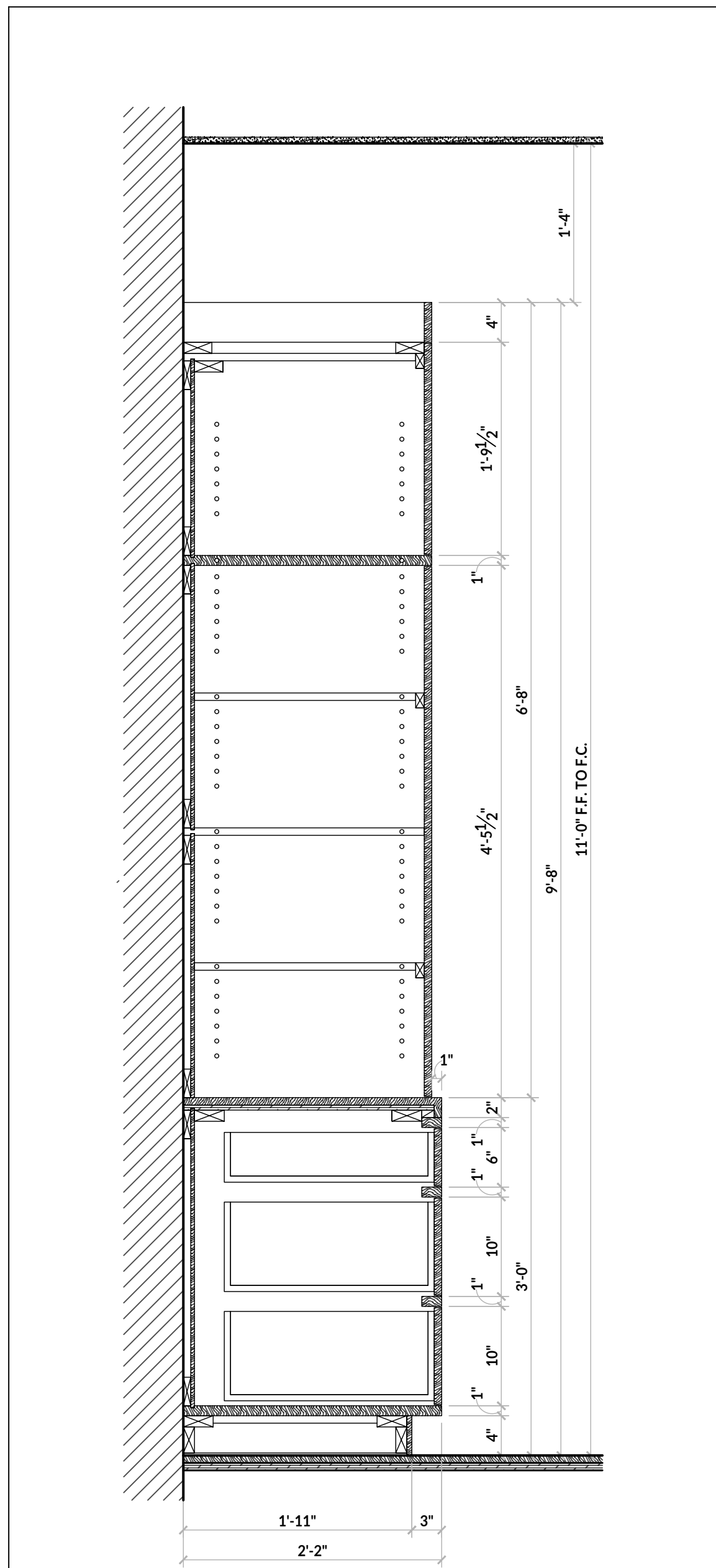
3B KITCHEN STONE LEDGE - REFERENCE CONCEPT IMAGE
SCALE: NTS



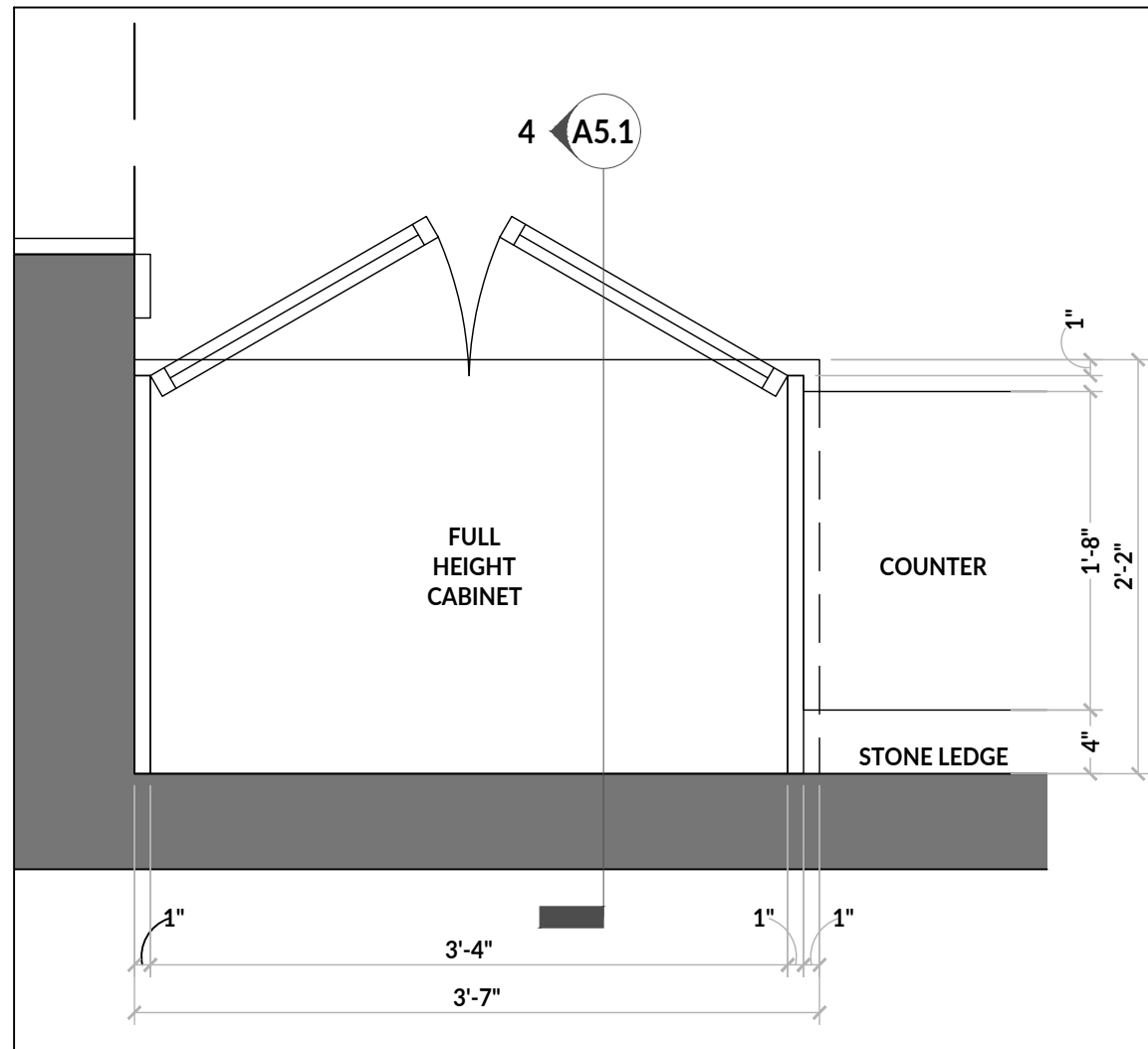
3A KITCHEN CABINET - REFERENCE CONCEPT IMAGE
SCALE: NTS



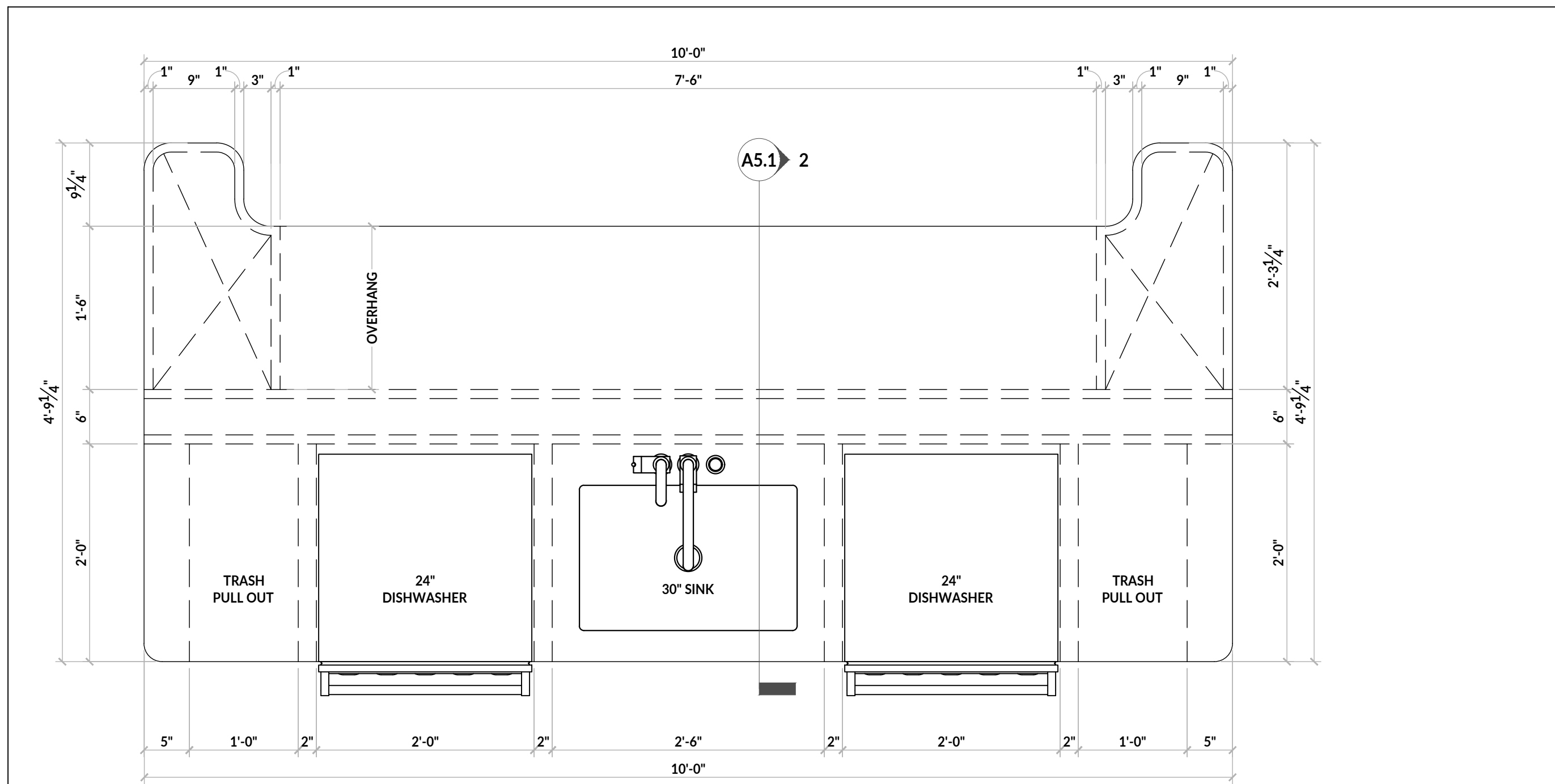
2 KITCHEN, ROOM #107 - ENLARGED SECTION DETAIL
SCALE: 0' - 1" = 1' - 0"



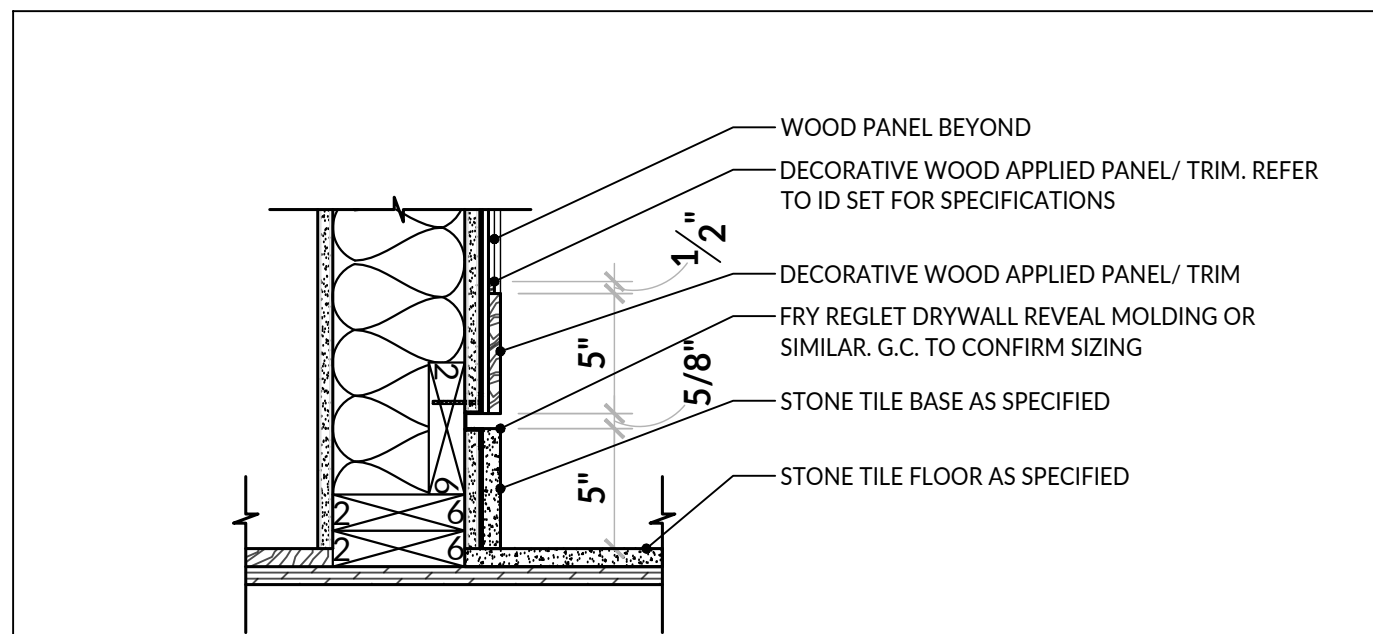
4 KITCHEN, ROOM #107 - ENLARGED SECTION DETAIL
SCALE: 0' - 1" = 1' - 0"



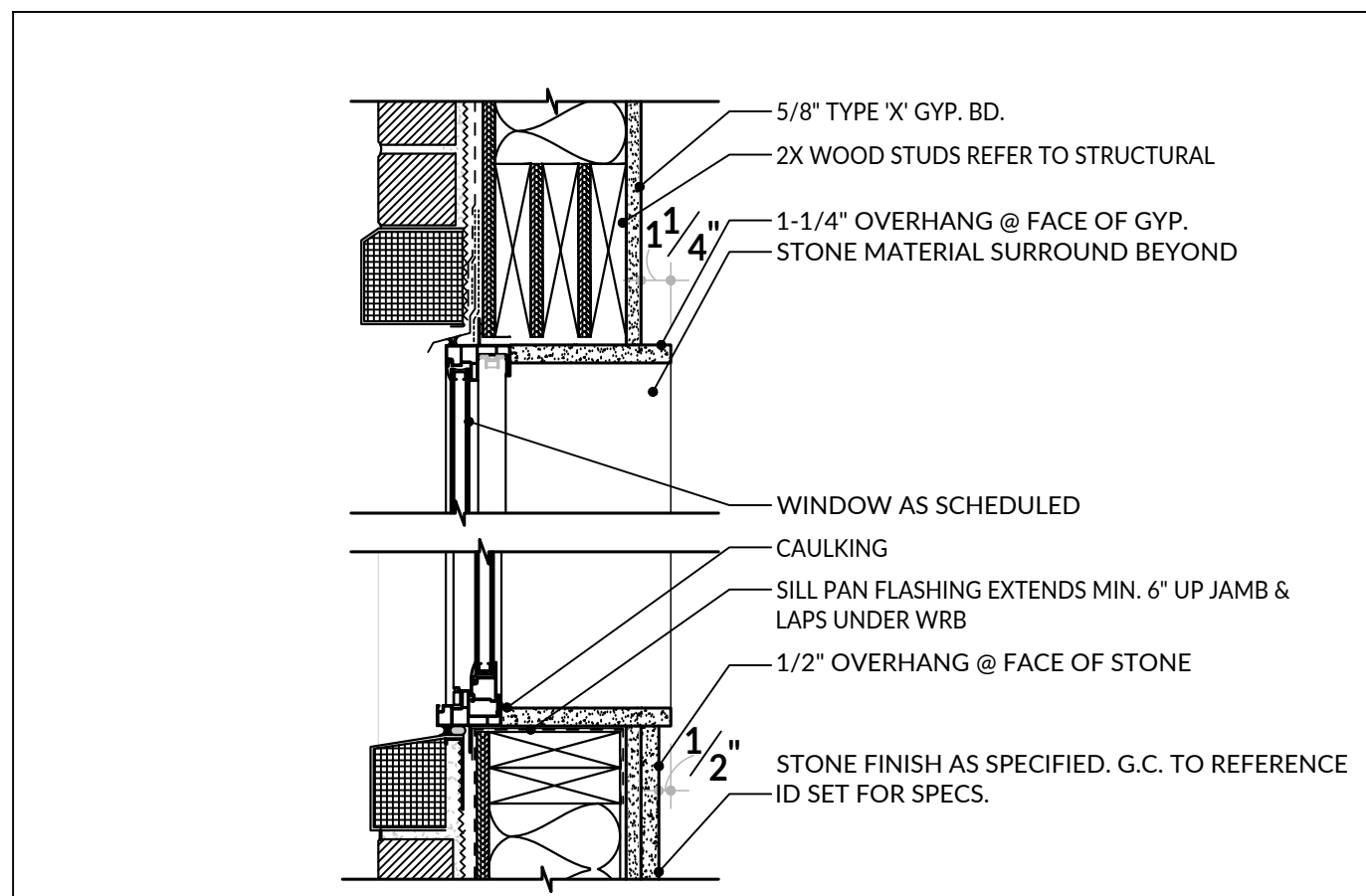
3 KITCHEN, ROOM #107 - ENLARGED PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"



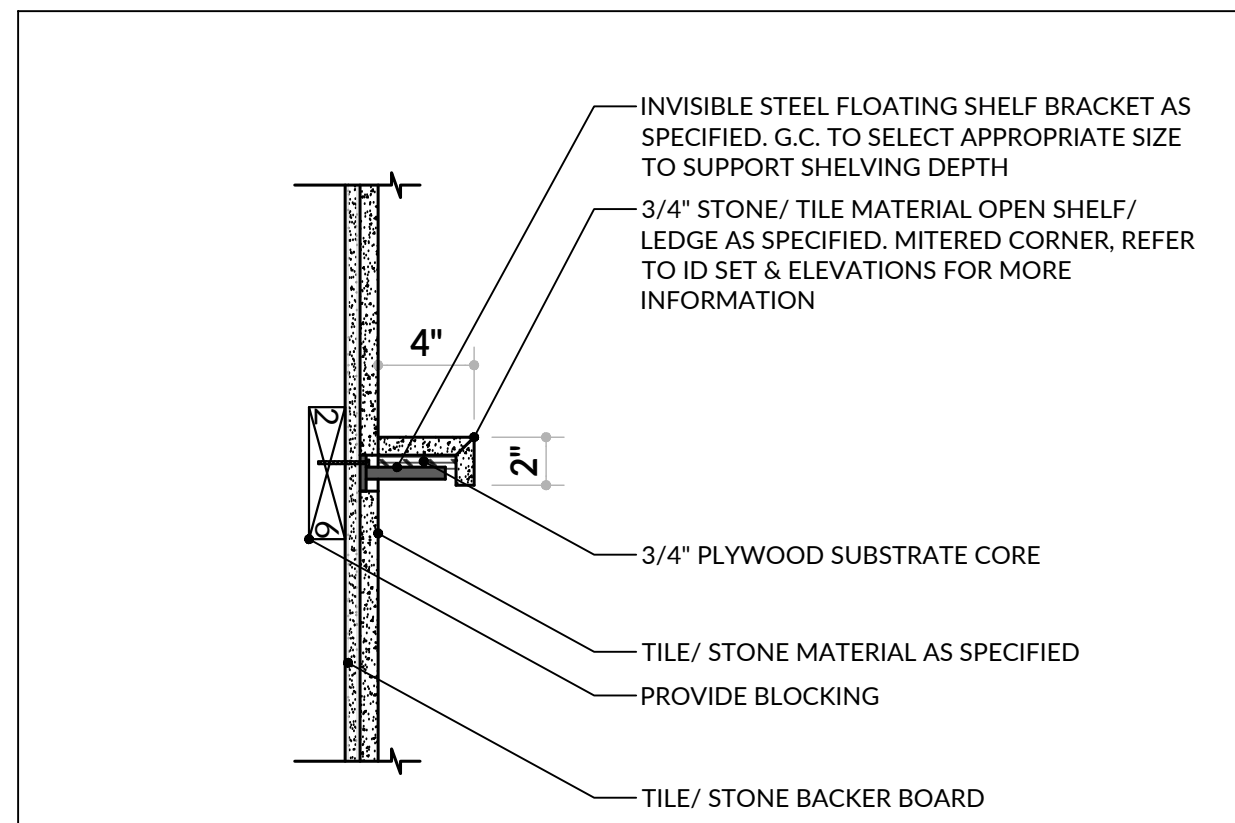
1 KITCHEN, ROOM #107 - ENLARGED FLOOR PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"



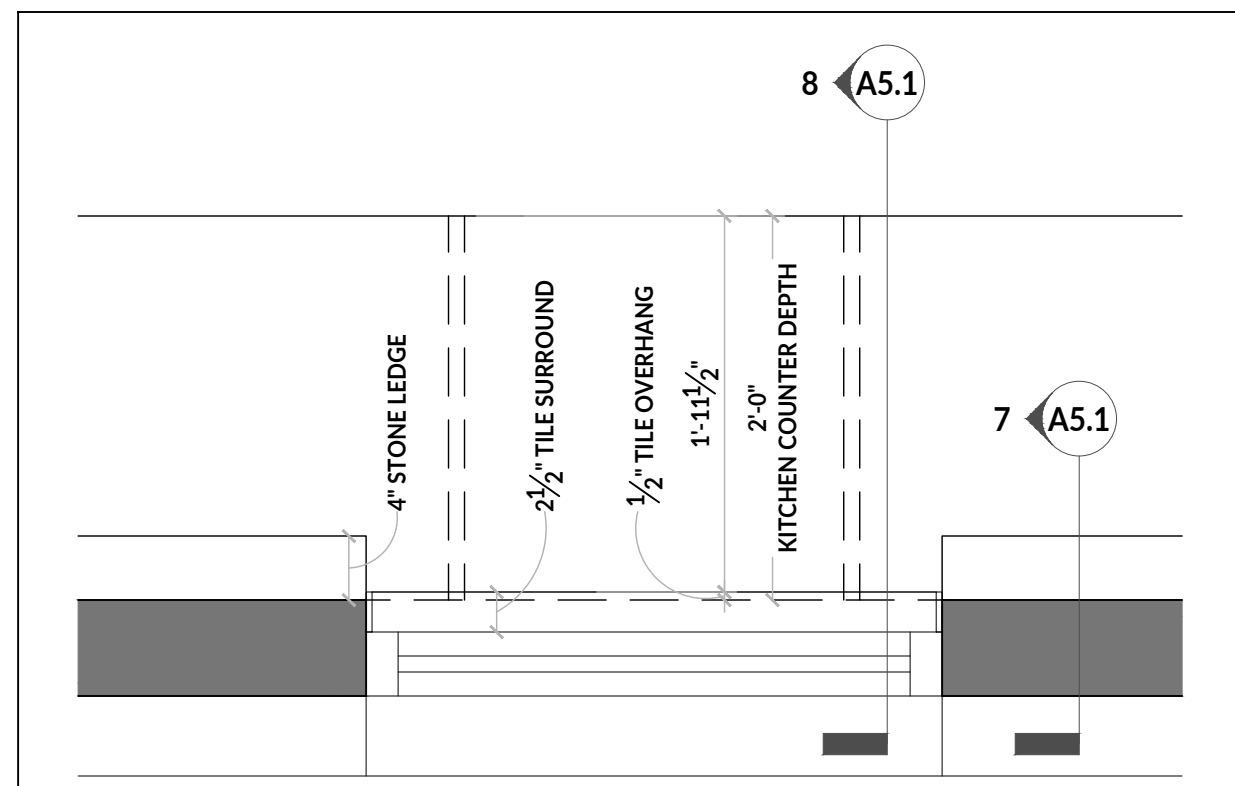
9 KITCHEN, ROOM #107 - ENLARGED PLAN DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



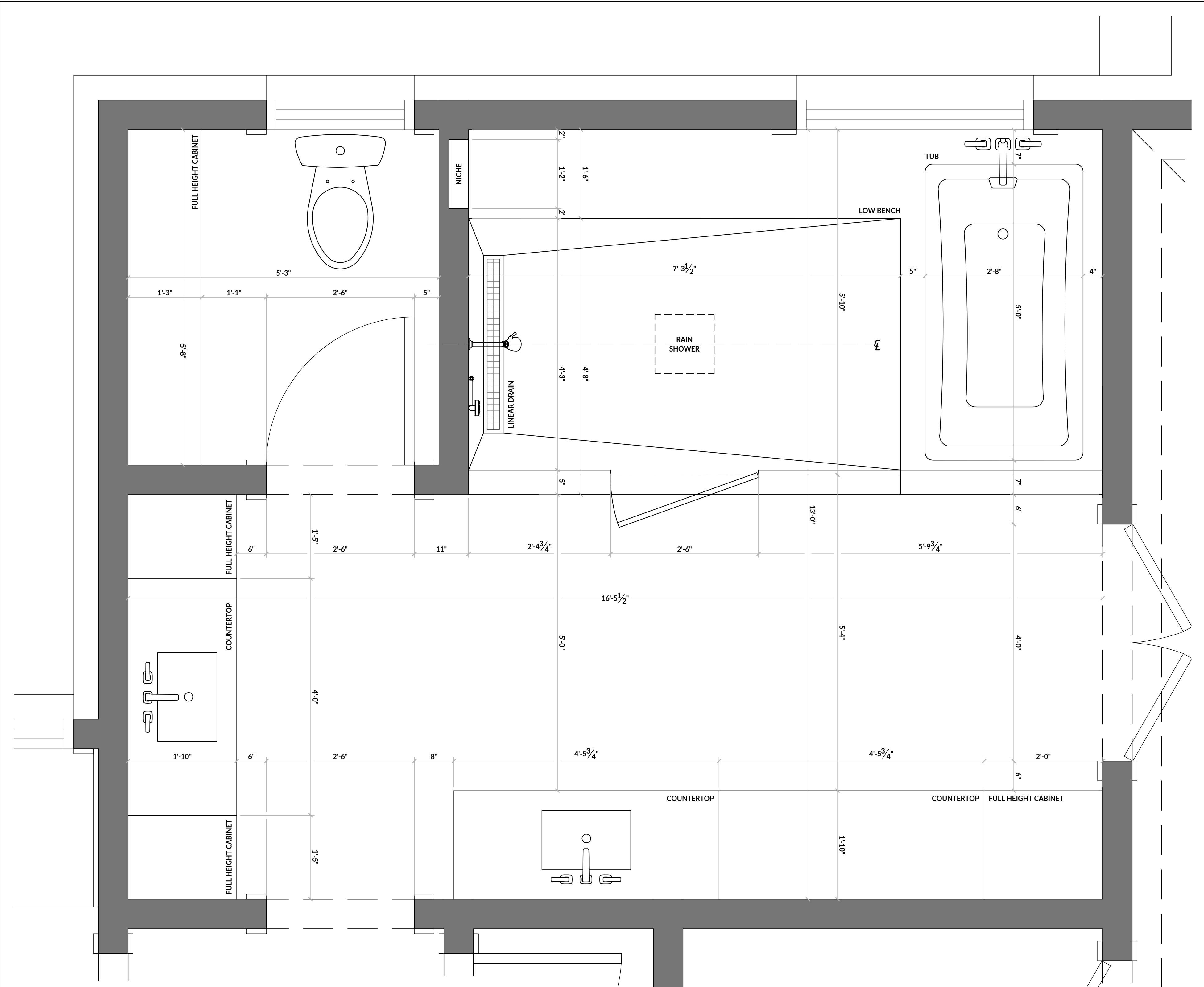
8 KITCHEN, ROOM #107 - ENLARGED SECTION DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



7 KITCHEN, ROOM #107 - ENLARGED SECTION DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



6 KITCHEN, ROOM #107 - ENLARGED PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"



5 PRIMARY BATHROOM, ROOM #202 - ENLARGED FLOOR PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"

STRATFORD RESIDENCE
3725 STRATFORD AVENUE
HIGHLAND PARK, TX 75205

INTERIM REVIEW ONLY
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ARCHITECT: MANOLO BANDA
ARCH. REG. NO.: 29491
Date: 3.27.2024

REVISIONS:
PERMIT SET 2024.01.25

DRAWN BY: LB

PROJECT NO: 23027

PROJECT ISSUE DATE: 24.01.25

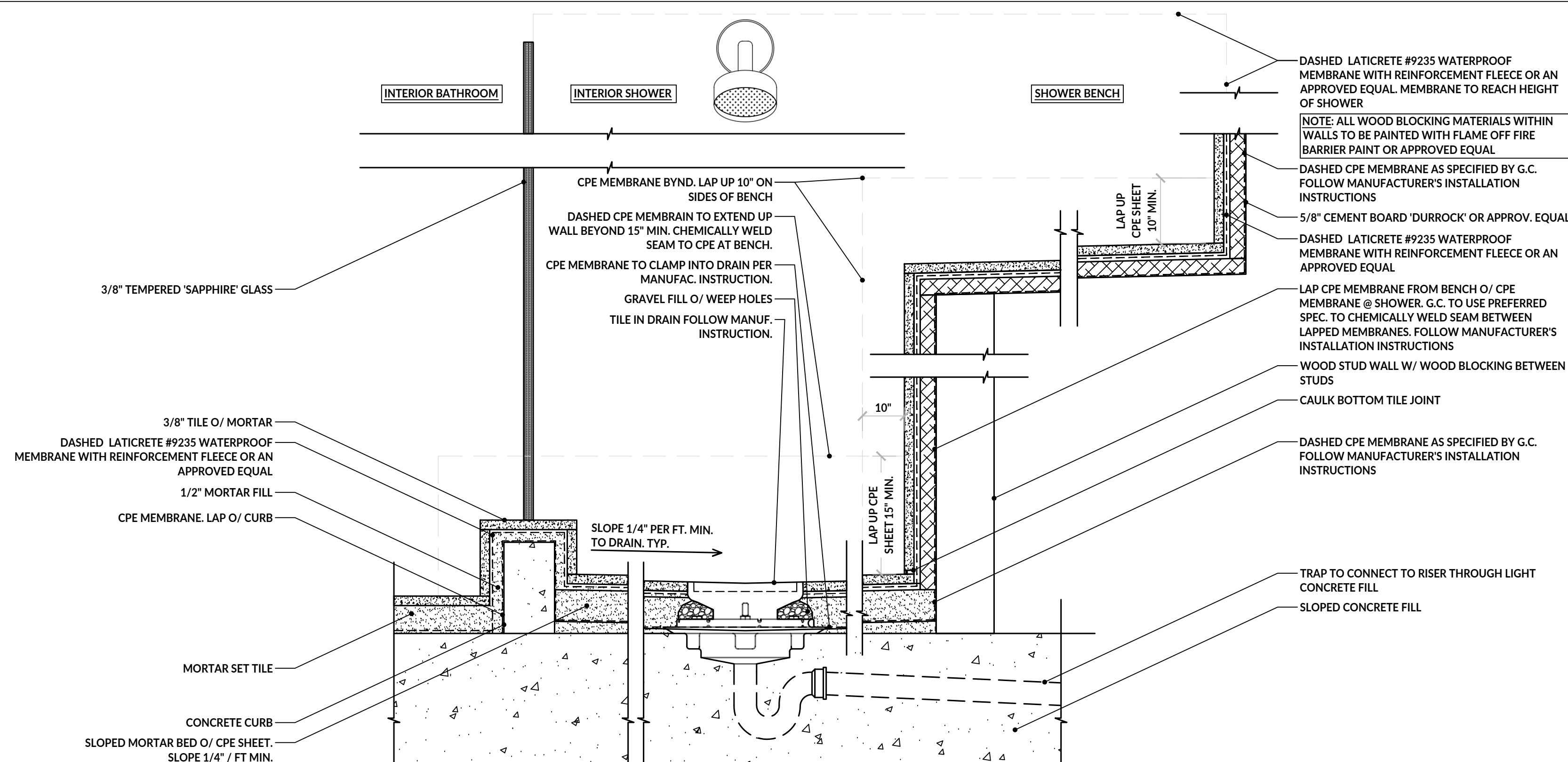
DRAWING TITLE:

INTERIOR DETAILS

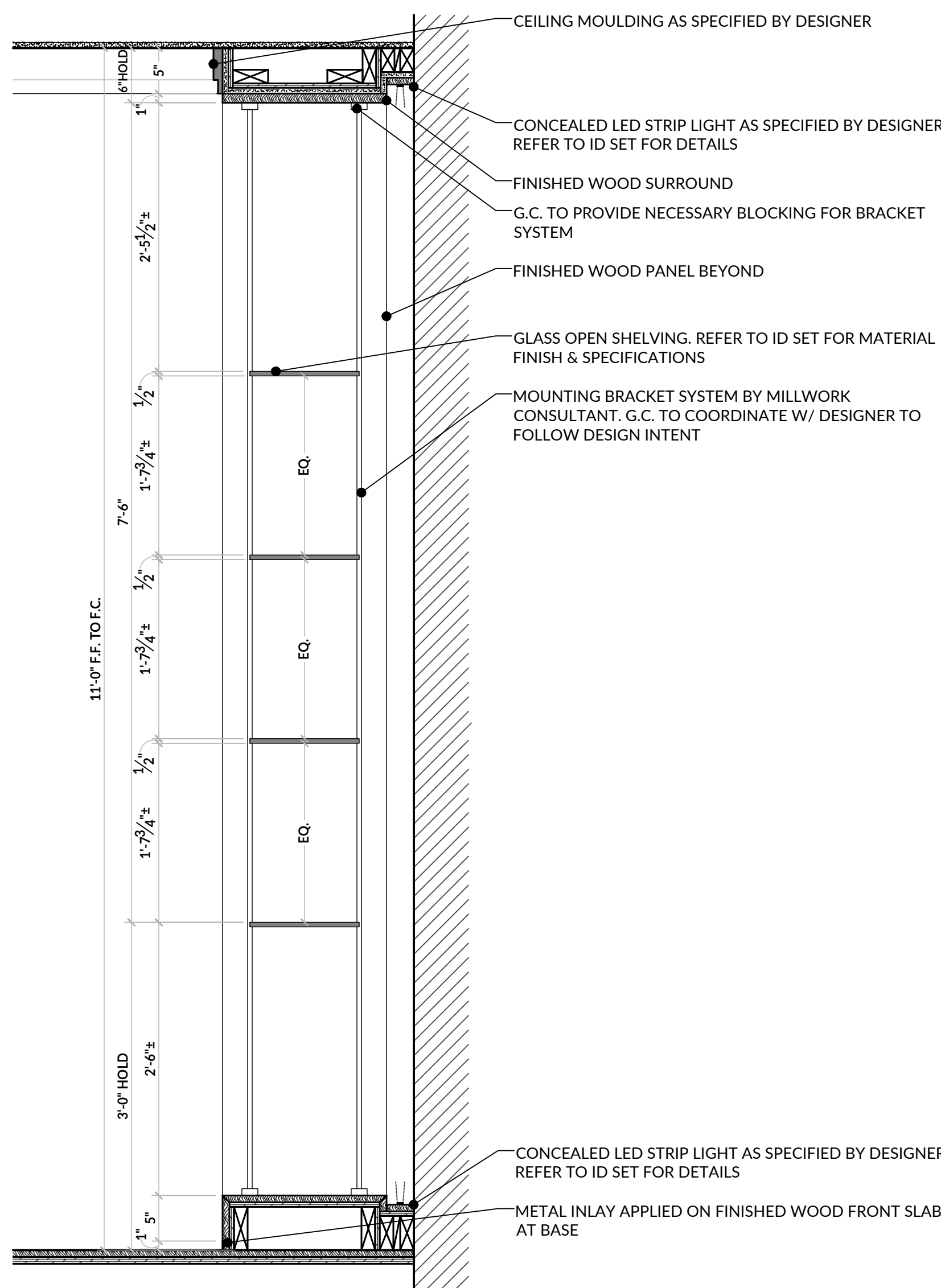
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DRAWING NUMBER:

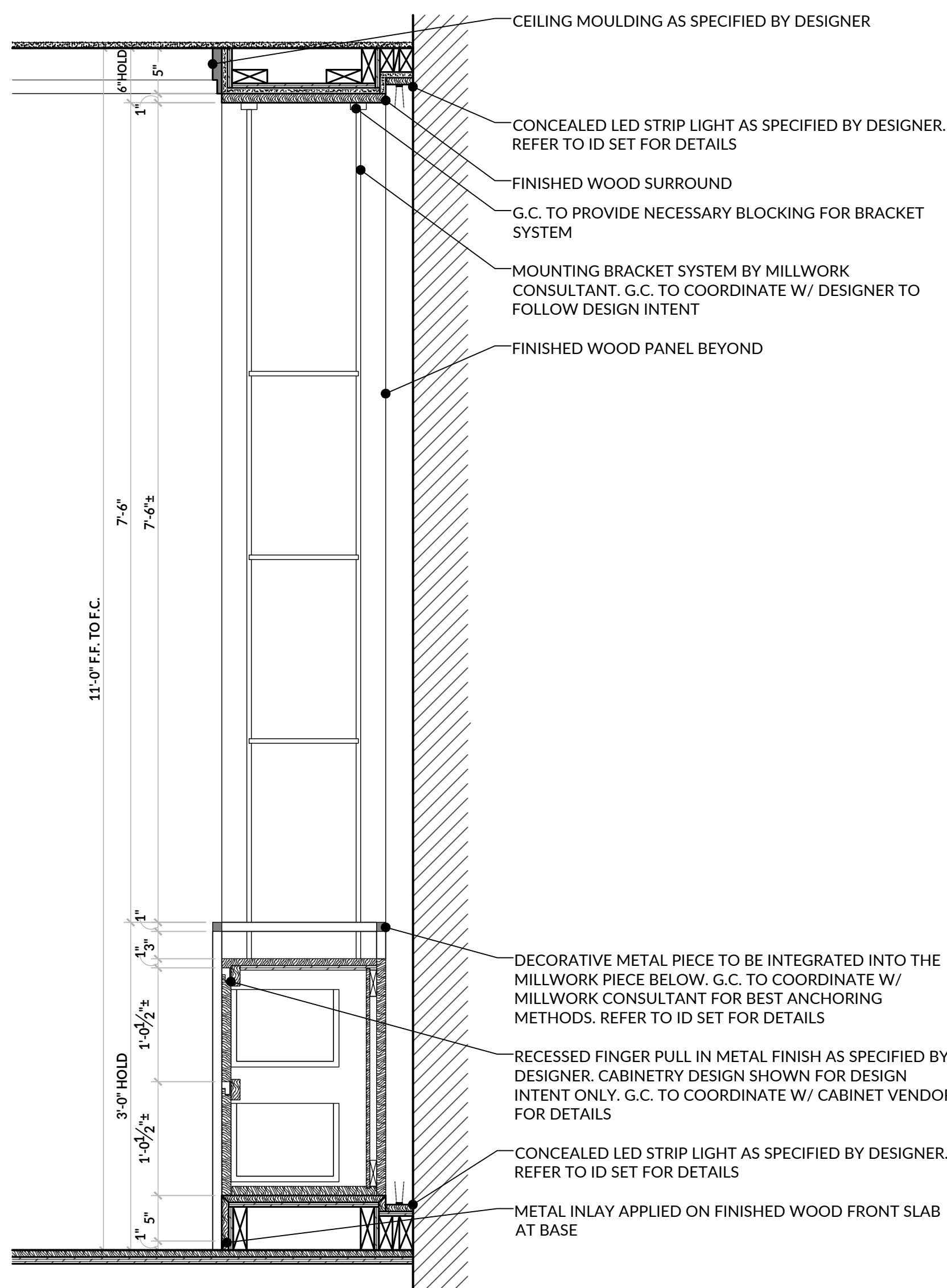
A5.1



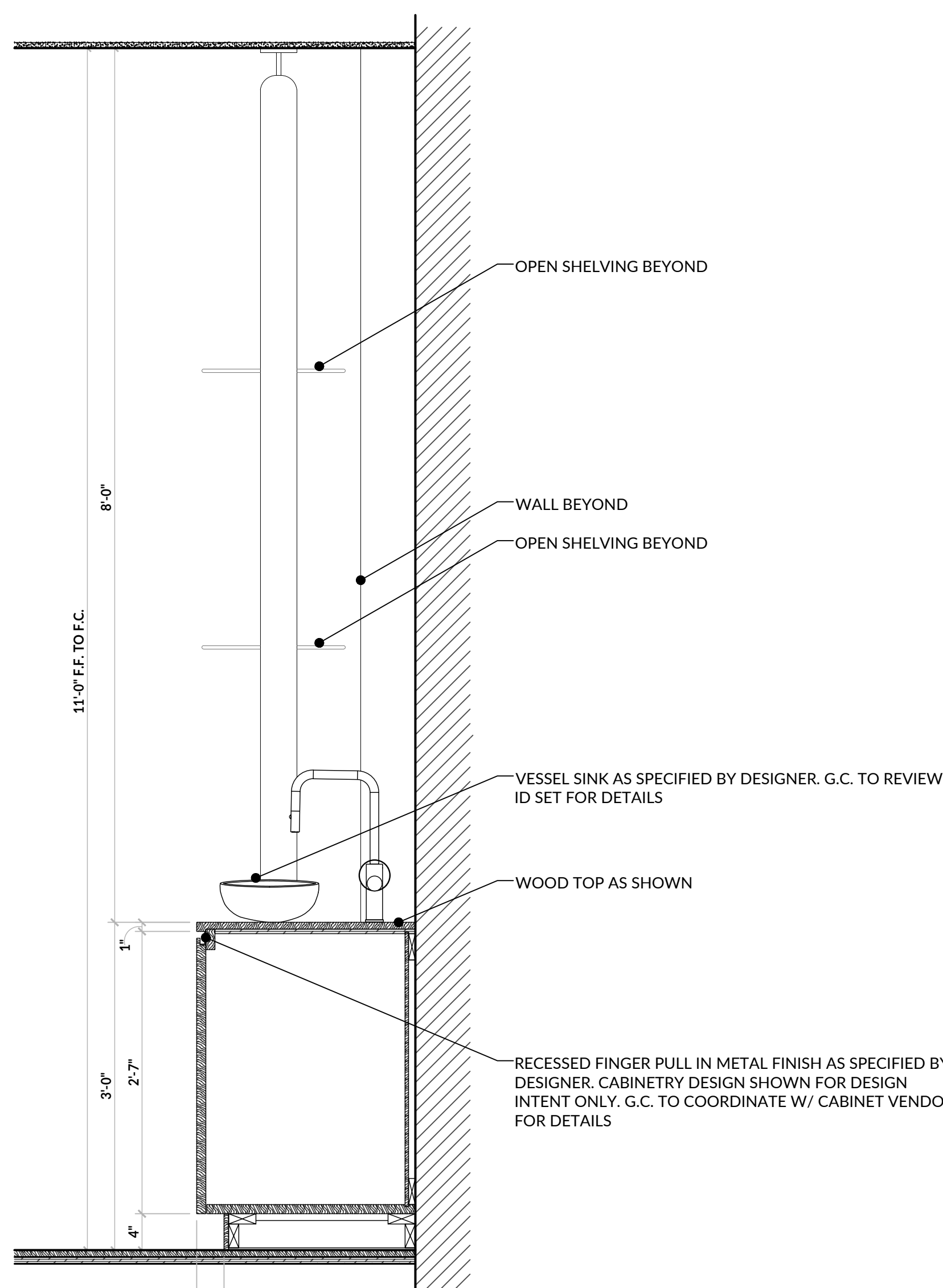
7 TYPICAL SHOWER WATERPROOFING - ENLARGED SECTION DETAIL
SCALE: 0' - 1-1/2" = 1' - 0"



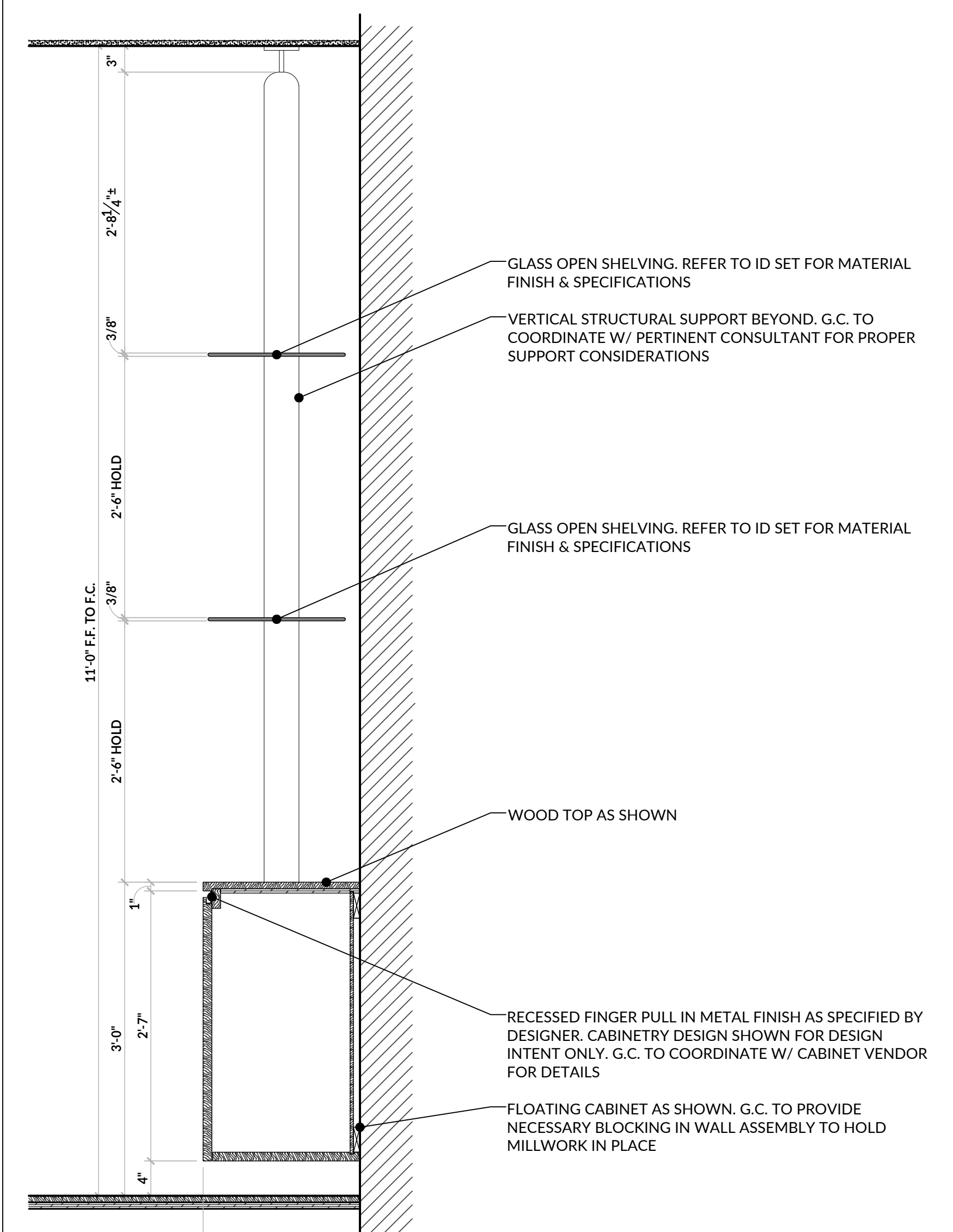
6 DINING ROOM, ROOM #106 - ENLARGED SECTION DETAIL
SCALE: 0' - 1" = 1' - 0"



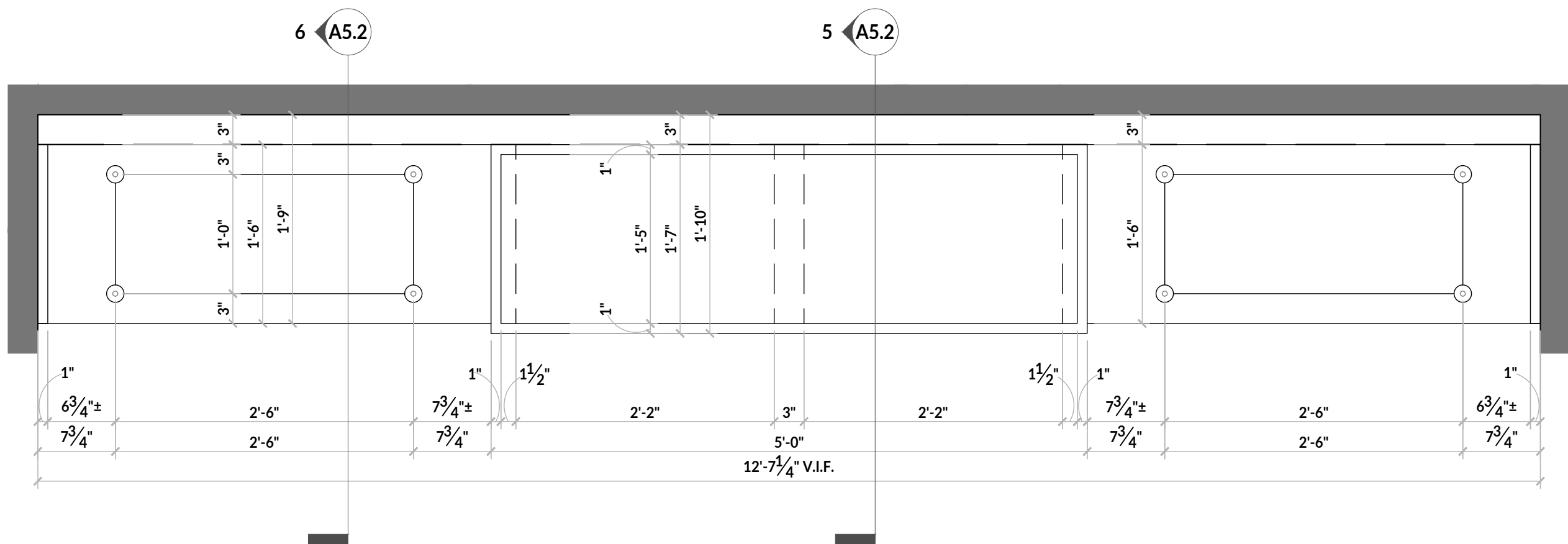
5 DINING ROOM, ROOM #106 - ENLARGED SECTION DETAIL
SCALE: 0' - 1" = 1' - 0"



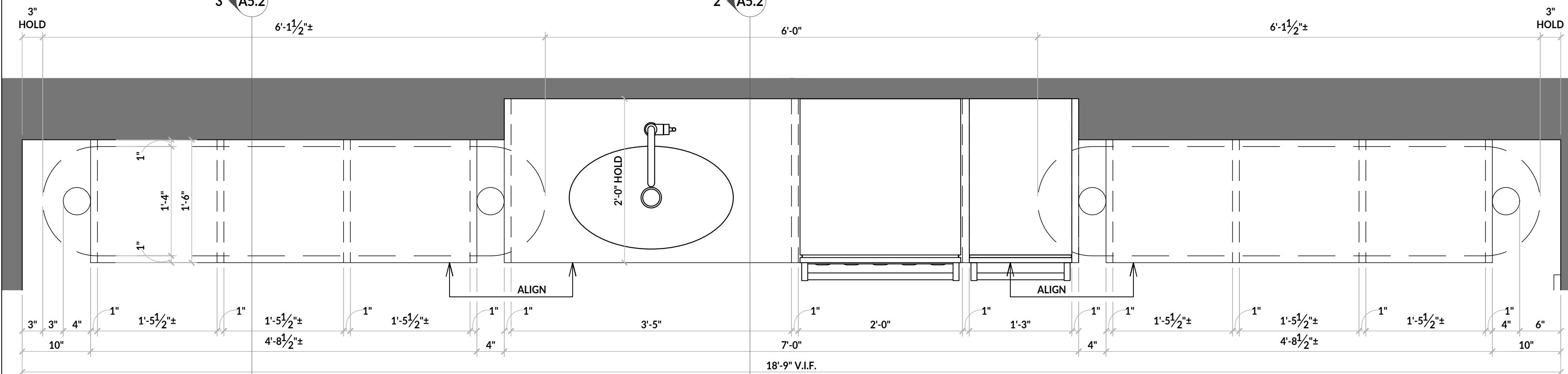
3 SPEAKEASY, ROOM #102 - ENLARGED FLOOR PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"



2 SPEAKEASY, ROOM #102 - ENLARGED FLOOR PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"

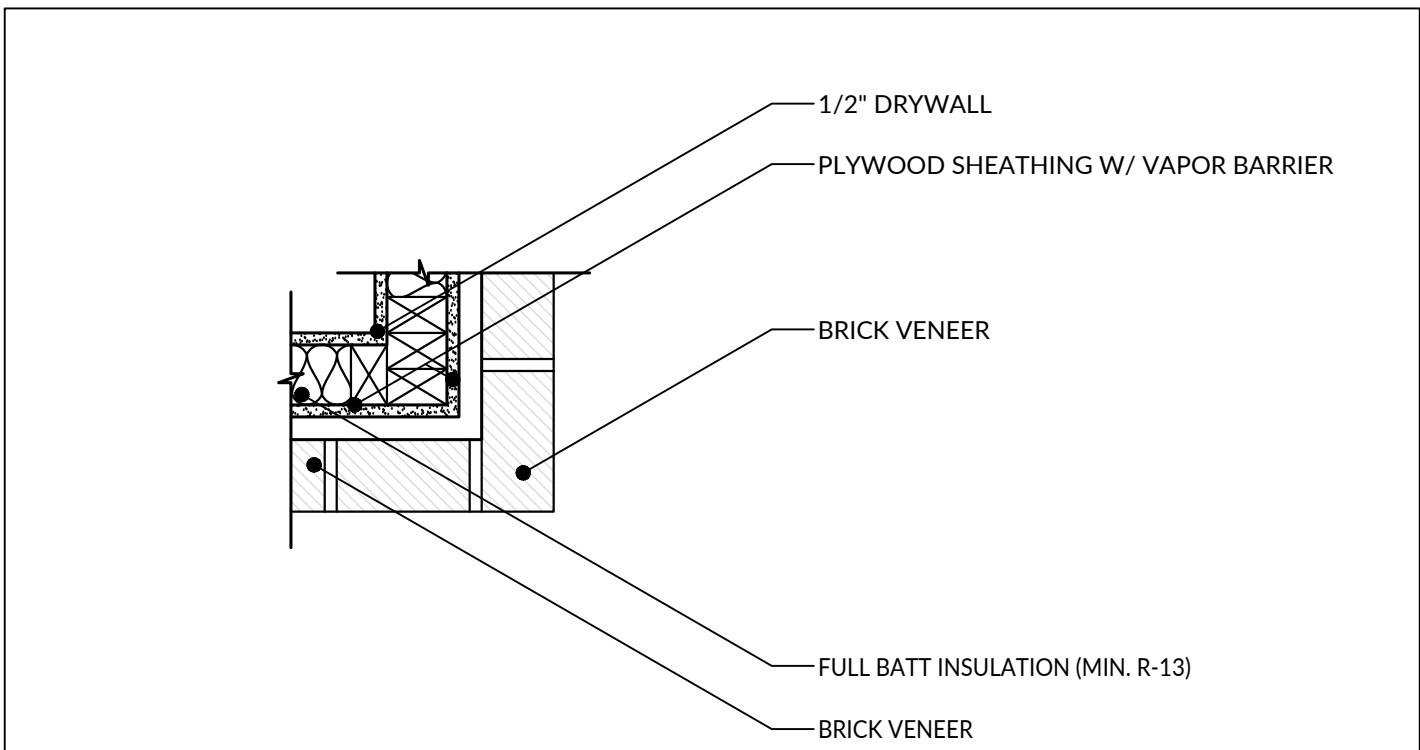


4 DINING ROOM, ROOM #106 - ENLARGED FLOOR PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"

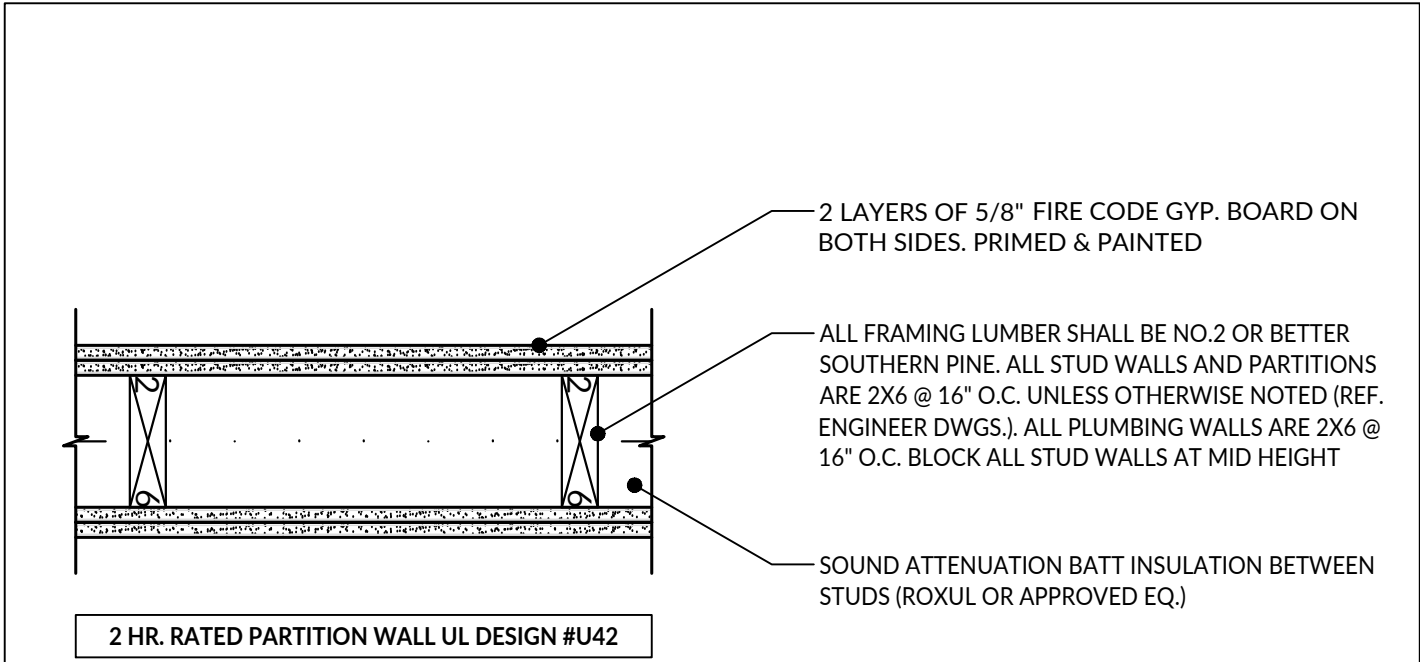


1 SPEAKEASY, ROOM #102 - ENLARGED FLOOR PLAN DETAIL
SCALE: 0' - 1" = 1' - 0"

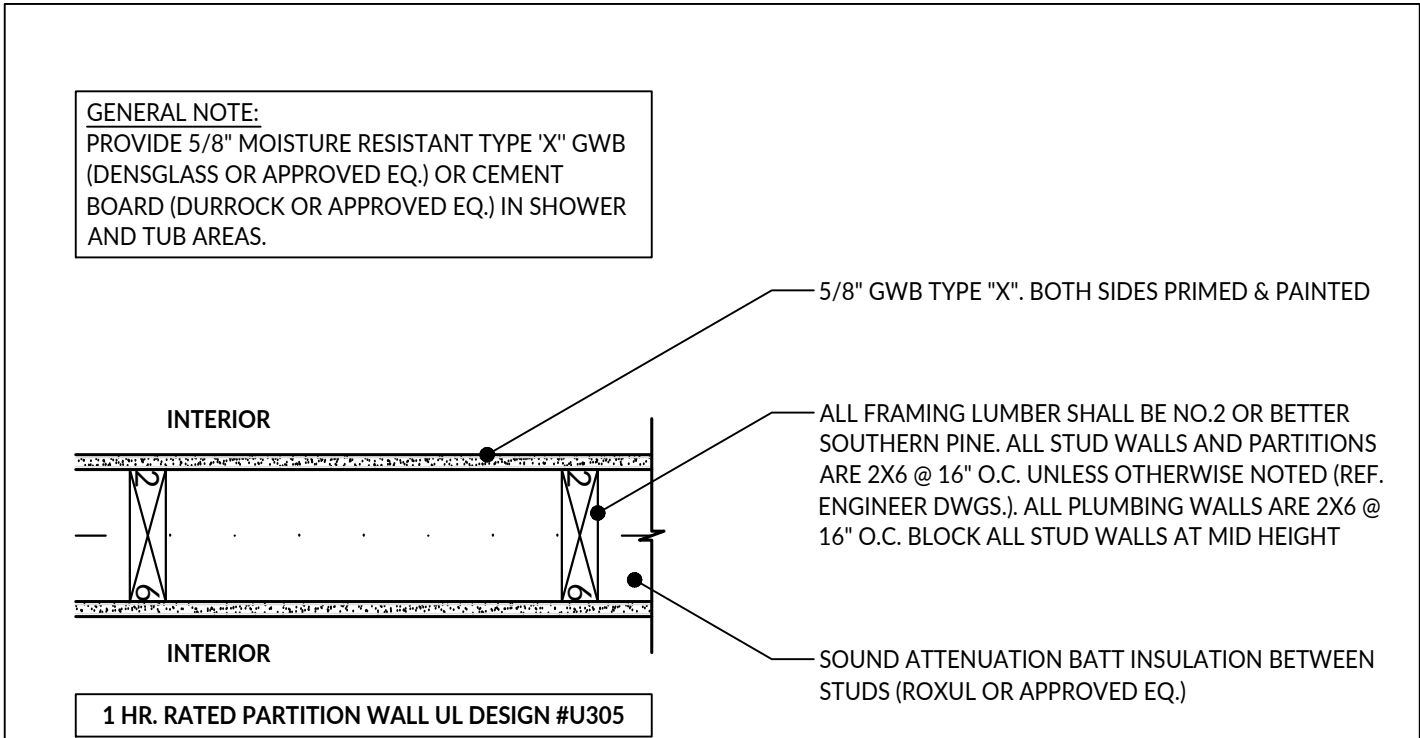
STRATFORD RESIDENCE
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HIGHLAND PARK, TX 75205



C TYP. OUTSIDE CORNER-FRAME
SCALE: 0' - 1-1/2" = 1' - 0"



B TYPICAL GARAGE 2HR FIRE-RATED WALL
SCALE: 0' - 1-1/2" = 1' - 0"



A TYPICAL DRYWALL PARTITION
SCALE: 0' - 1-1/2" = 1' - 0"

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PERMIT SET 2024.01.25

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PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE:

WALL DETAILS

SCALE: As indicated

DRAWING NUMBER:

A5.3

STRATFORD RESIDENCE
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HIGHLAND PARK, TX 75205

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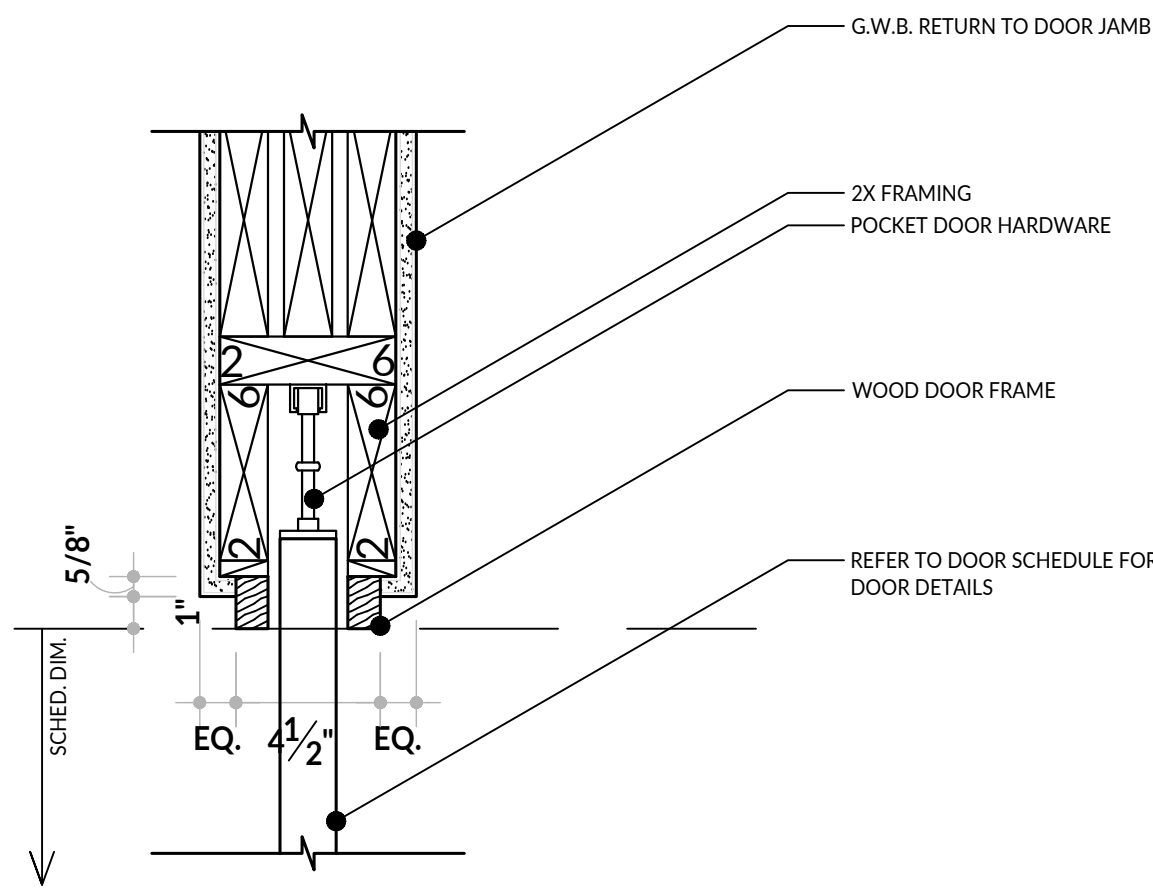
DRAWING TITLE:

DOOR DETAILS

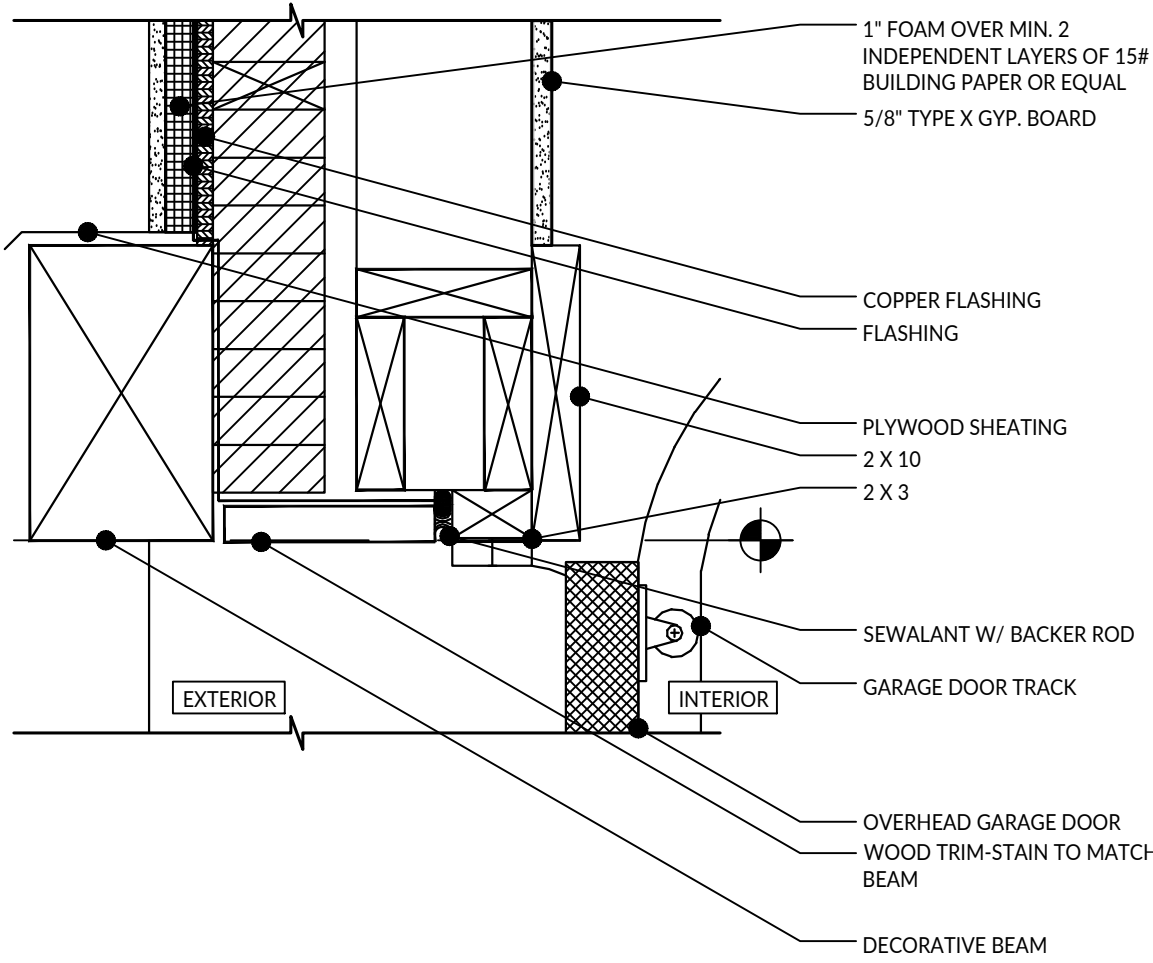
SCALE: As indicated

DRAWING NUMBER:

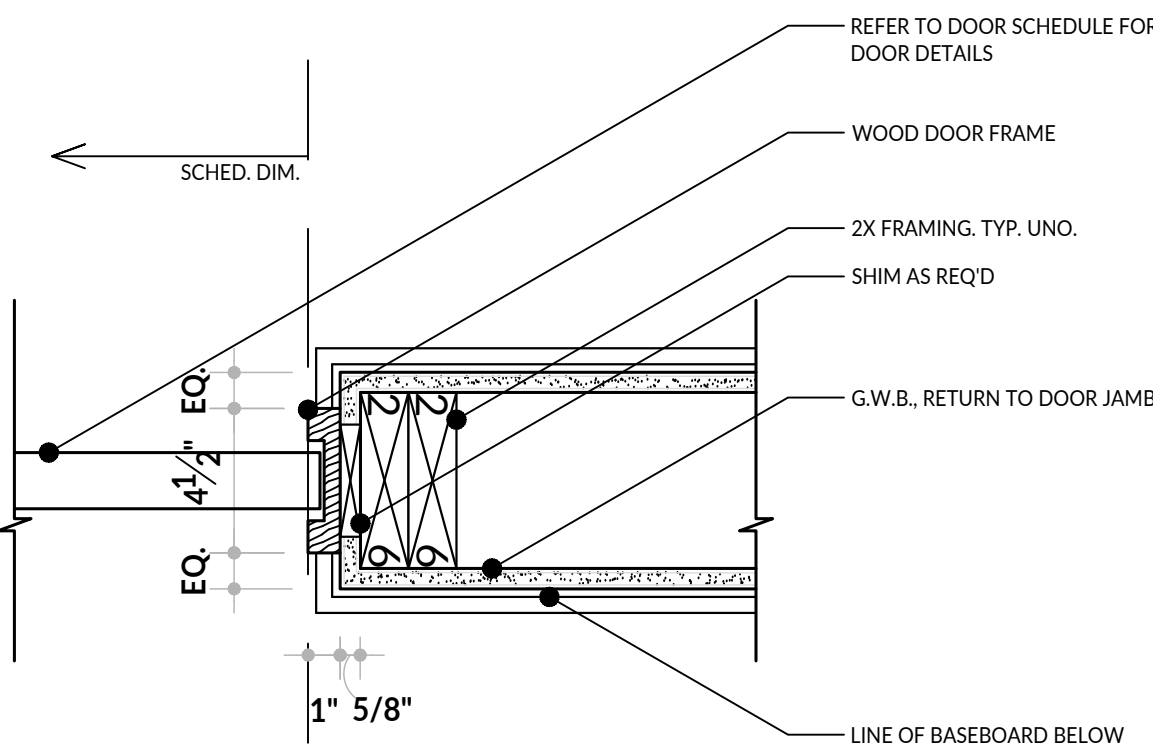
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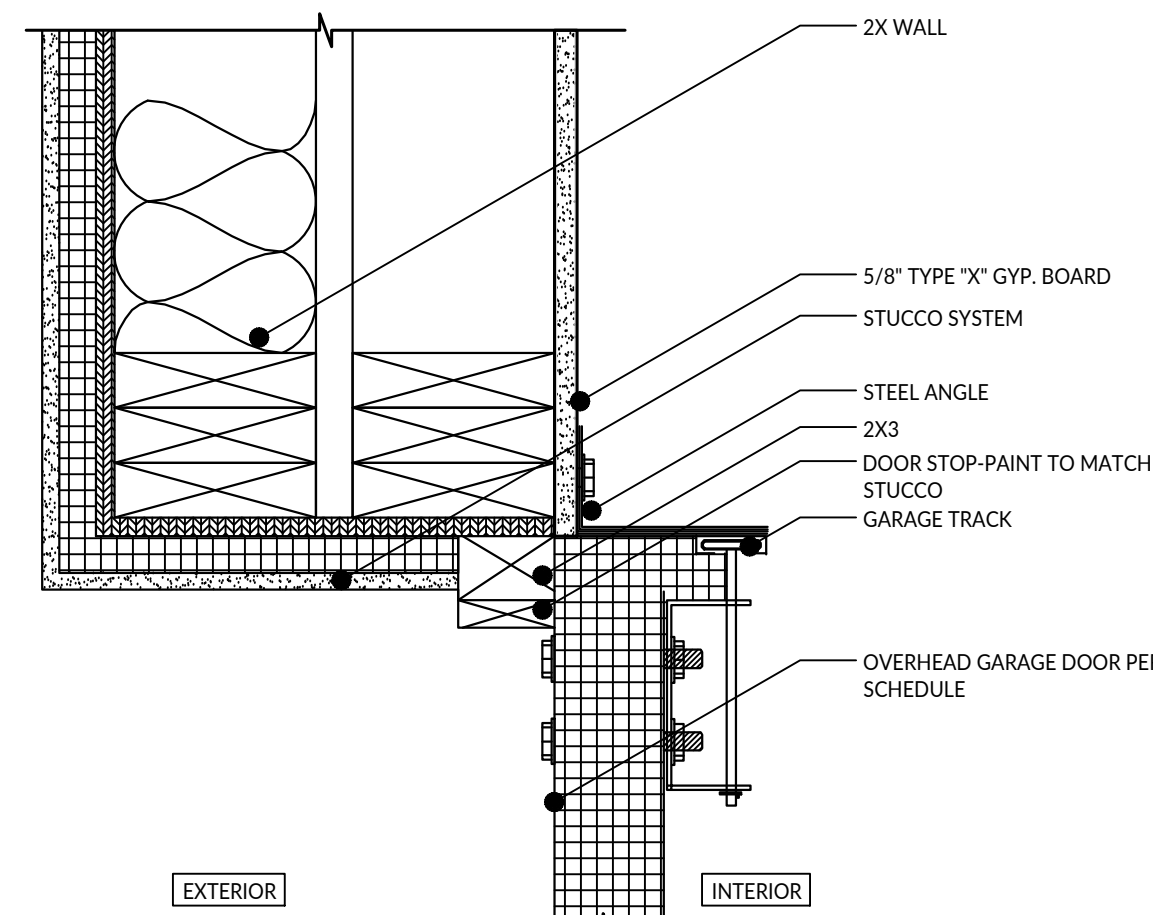
D PLAN DETAIL @ POCKET DOOR HEAD
SCALE: 0' - 2" = 1' - 0"



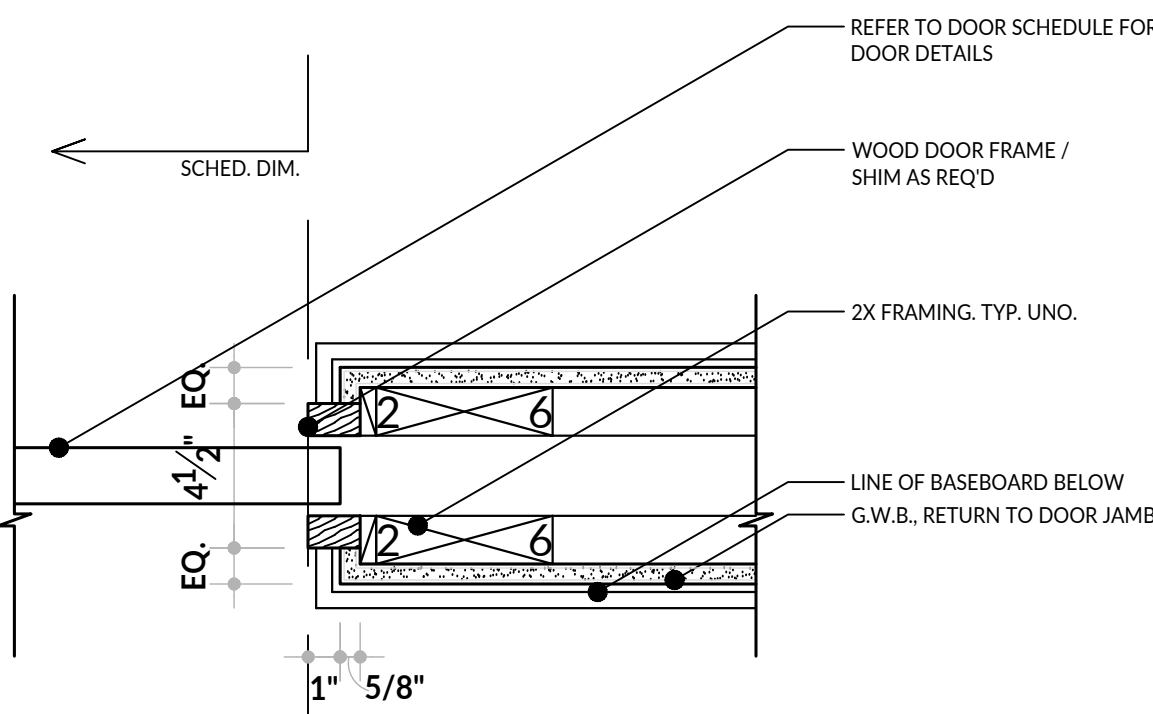
G GARAGE DOOR HEAD
SCALE: 0' - 2" = 1' - 0"



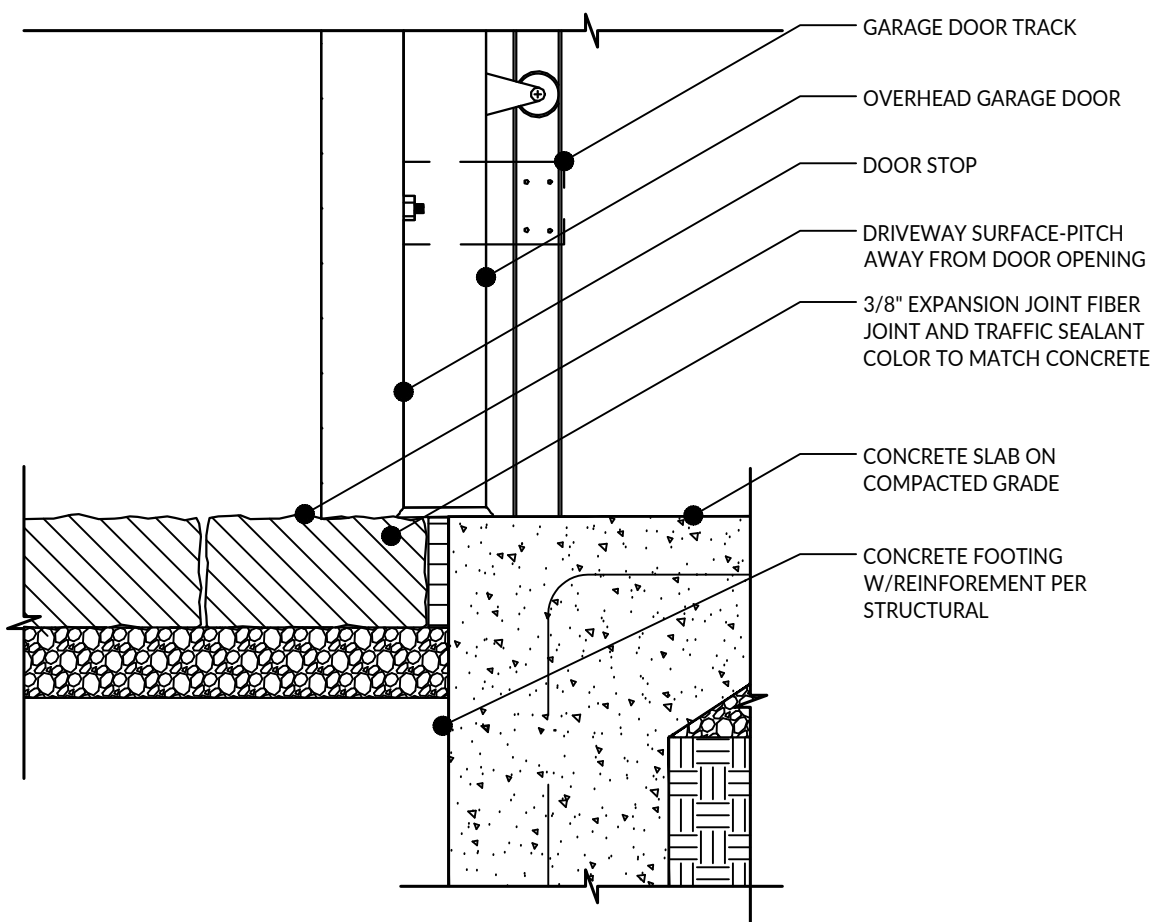
C PLAN DETAIL @ POCKET DOOR JAMB
SCALE: 0' - 2" = 1' - 0"



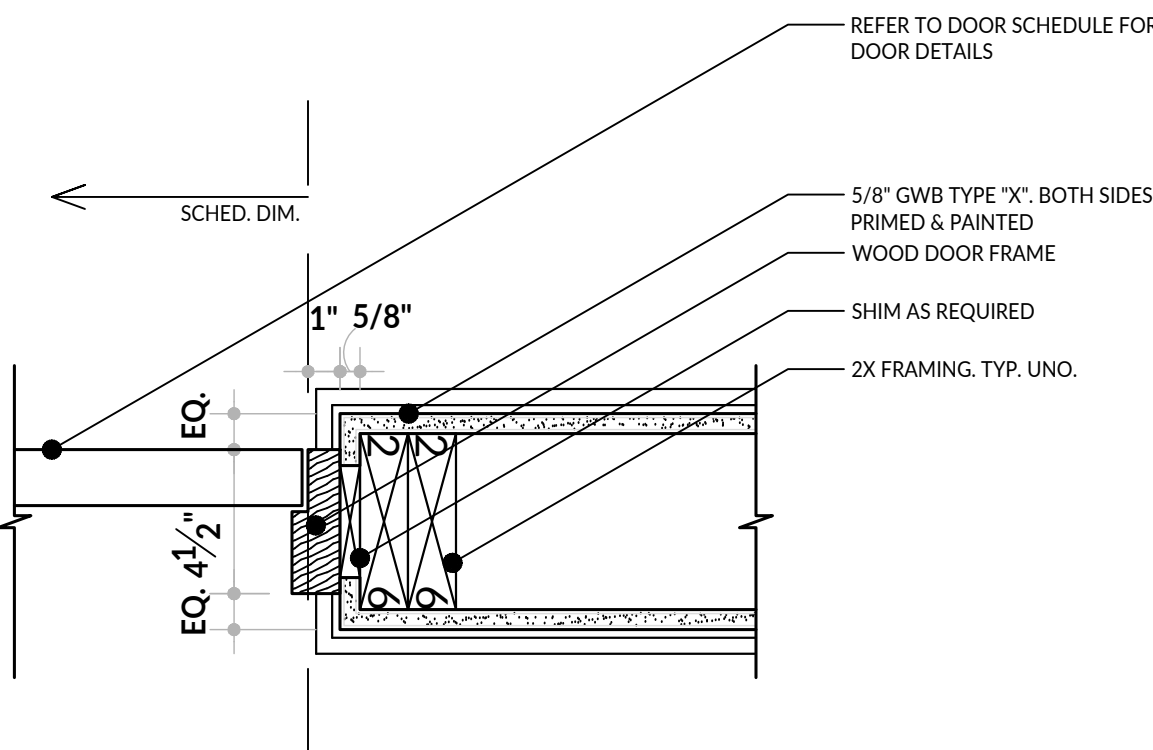
F GARAGE DOOR JAMB
SCALE: 0' - 2" = 1' - 0"



B PLAN DETAIL @ POCKET DOOR JAMB
SCALE: 0' - 2" = 1' - 0"



E GARAGE DOOR SILL
SCALE: 0' - 2" = 1' - 0"



A PLAN DETAIL @ INTERIOR SWING DOOR JAMB
SCALE: 0' - 2" = 1' - 0"

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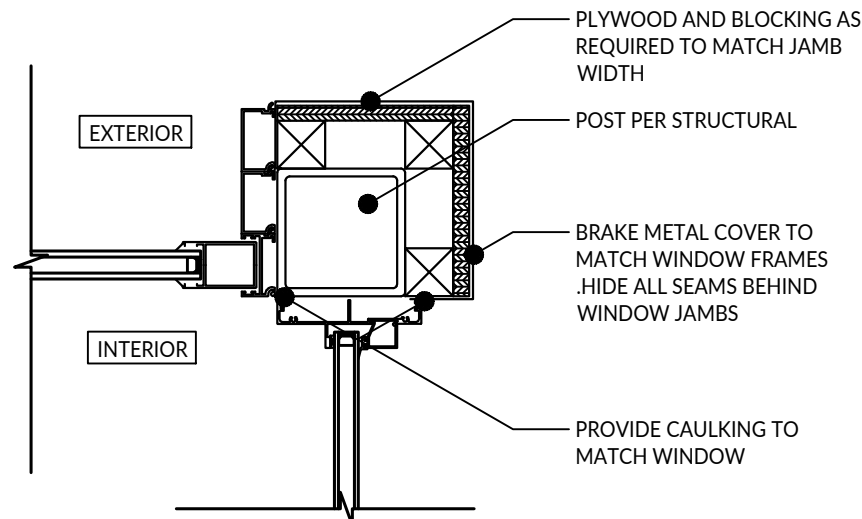
REVISIONS:
PERMIT SET 2024.01.25

DRAWN BY: LB
PROJECT NO: 23027
PROJECT ISSUE DATE: 24.01.25
DRAWING TITLE:

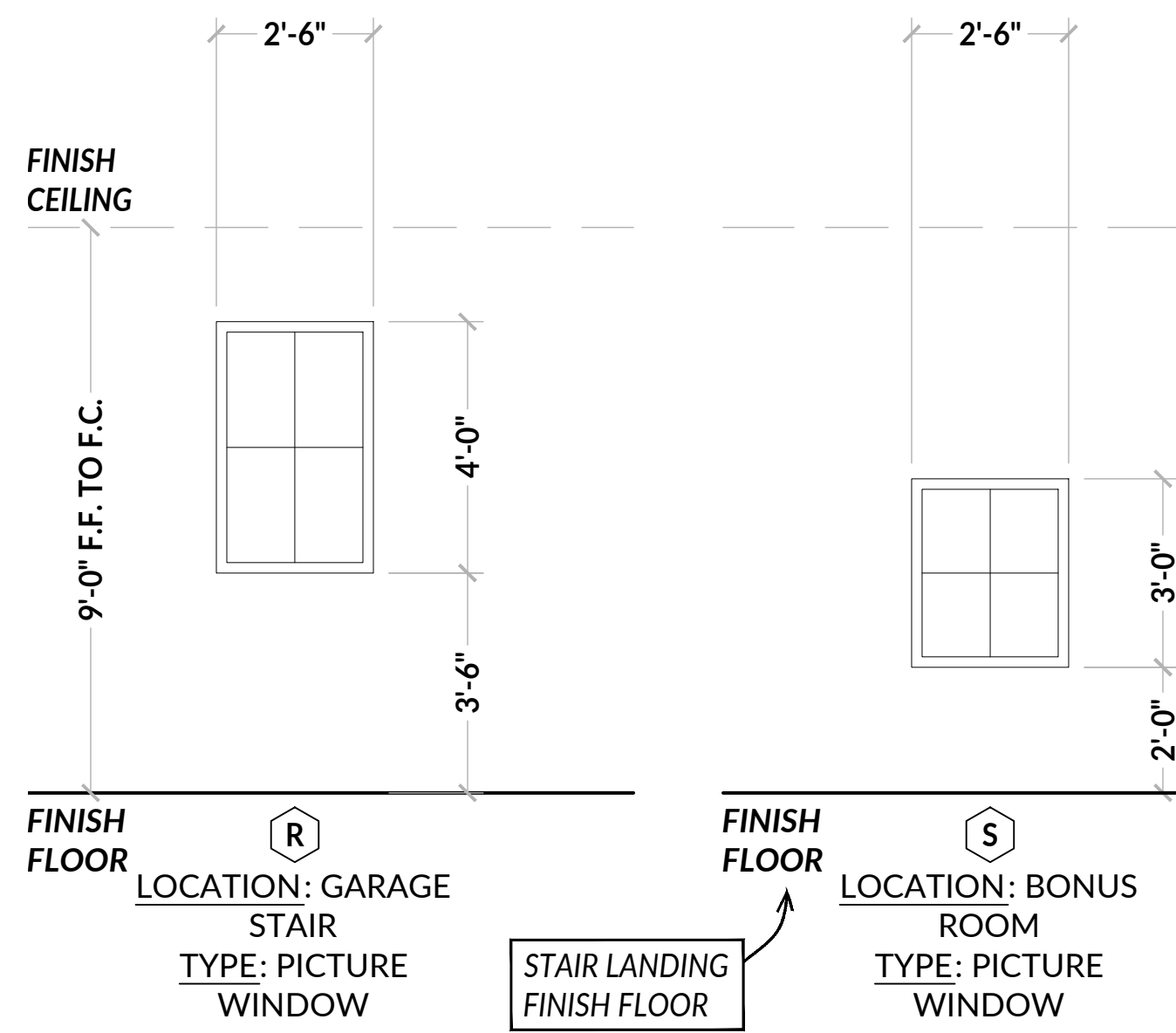
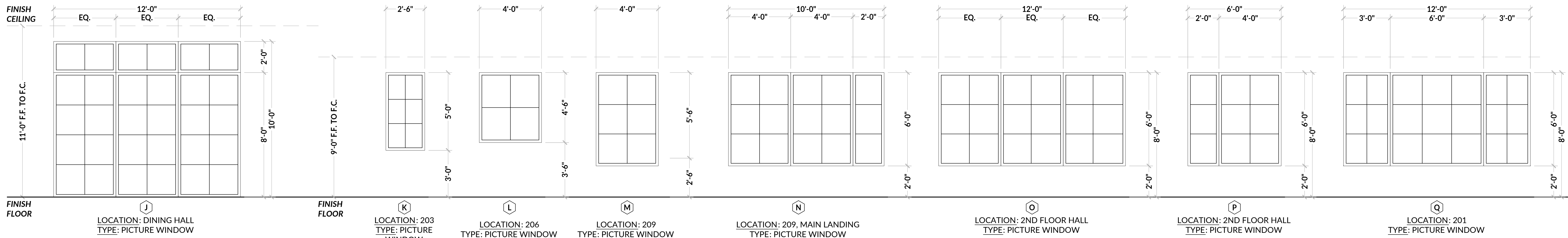
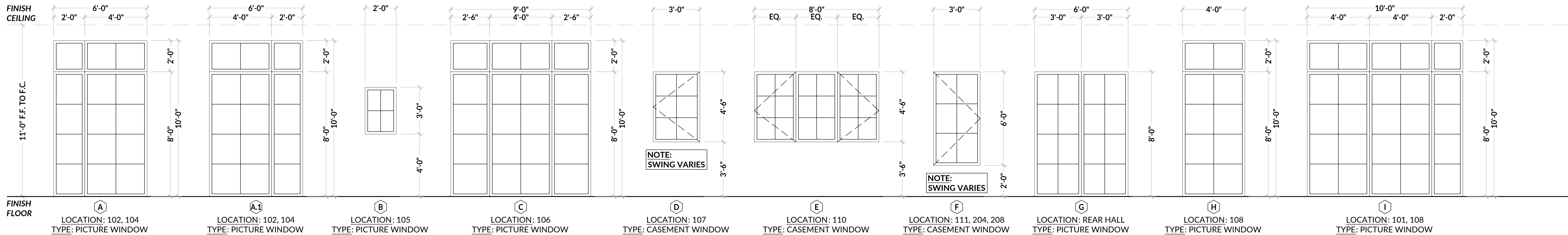
WINDOW DETAILS

SCALE: As indicated
DRAWING NUMBER:

A5.5



A WINDOW JAMB @ CORNER POST
SCALE: 0' - 2' = 1' - 0"



B WINDOW SCHEDULE. GENERAL INFORMATION & REQUIREMENTS
SCALE: 0' - 3/8" = 1' - 0"

WINDOW REQUIREMENTS

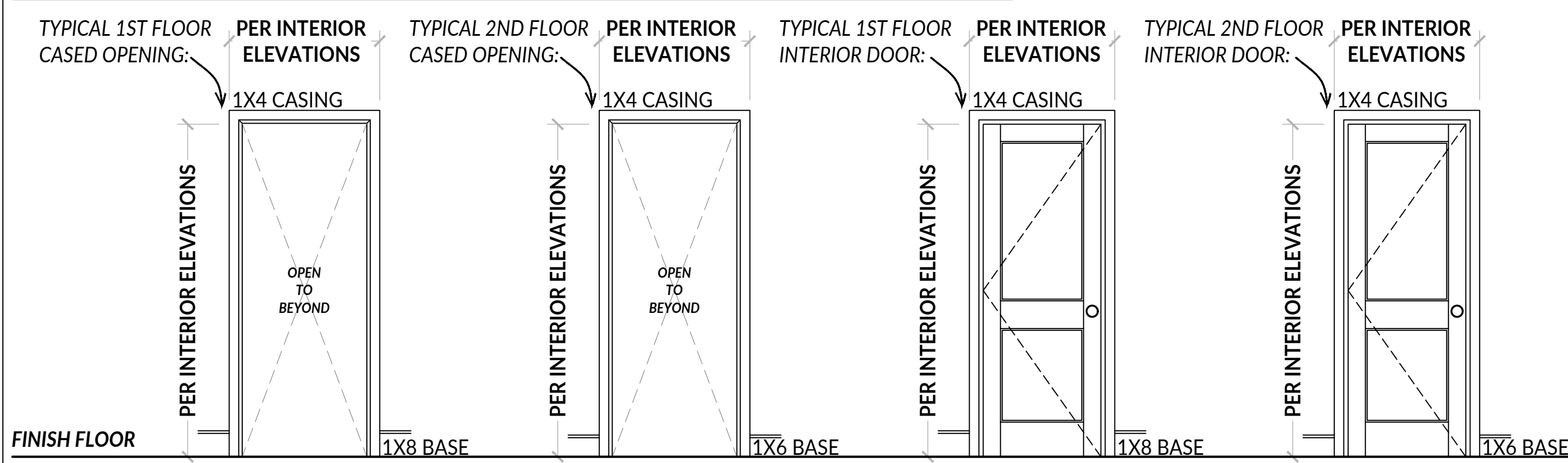
U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT: 0.17
VISIBLE LIGHT TRANSMITTANCE: 0.4
CONDENSATION RESISTANCE: 58
CPD NUMBER: MAR-N-342-40346-00001
ENERGY STAR: NC, SC, S
PAINT SPECIFICATION - CLAD EXTERIOR COLOR: AAMA 2605

TAG	WIDTH	HEIGHT	SILL	TYPE	TEMPERED	BRAND	FRAME	TRIM	NOTES
A	6'-0"	10'-0"	N/A	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
A.1	6'-0"	10'-0"	N/A	PICTURE		MARVIN OR EQUAL	WOOD	LIMESTONE	-
B	2'-0"	3'-0"	4'-0"	PICTURE		MARVIN OR EQUAL	WOOD	LIMESTONE	-
C	9'-0"	10'-0"	N/A	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
D	3'-0"	4'-6"	3'-6"	CASEMENT	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
E	8'-0"	4'-6"	3'-6"	CASEMENT	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
F	3'-0"	6'-0"	2'-0"	CASEMENT	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
G	6'-0"	8'-0"	N/A	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
H	4'-0"	10'-0"	N/A	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
I	10'-0"	10'-0"	N/A	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
J	12'-0"	10'-0"	N/A	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
K	2'-6"	5'-0"	3'-0"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
L	4'-0"	4'-6"	3'-6"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
M	4'-0"	5'-6"	2'-6"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
N	10'-0"	6'-0"	2'-0"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
O	12'-0"	6'-0"	2'-0"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
P	6'-0"	6'-0"	2'-0"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
Q	12'-0"	6'-0"	2'-0"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	-
R	2'-6"	4'-0"	3'-6"	PICTURE		MARVIN OR EQUAL	WOOD	LIMESTONE	-
S	2'-6"	3'-0"	2'-0"	PICTURE	X	MARVIN OR EQUAL	WOOD	LIMESTONE	FROM LANDING FIN. FLR.

WINDOW SCHEDULE NOTES

- TO MATCH ALL WINDOWS TO CLOSEST STANDARD SIZING IF REQUIRED. PLEASE VERIFY WITH ARCHITECT BEFORE MAKING ANY CHANGES TO DESIGN INTENT & PROCESSING PURCHASE ORDER.
- G.C. TO VERIFY ALL DIMENSIONS. SITE VERIFY AFTER FRAMING AS REQUIRED. G.C. TO COORDINATE WITH MANUFACTURER FOR PROPER INSTALLATION AS REQUIRED.
- G.C. TO ENSURE ALL WINDOW CONDITIONS COMPLY WITH LOCAL, REGIONAL & STATE CODES AS REQUIRED.
- ALL WINDOWS ARE REPRESENTED FROM EXTERIOR FACADE SIDE ALL OPERABLE WINDOWS TO INCLUDE HARDWARE.
- U-VALUE OF WINDOWS TO BE NFRC-CERTIFIED, 0.30 OR BETTER (WEIGHTED AVERAGE W/ GLAZED DOOR U-VALUES) ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, SAFETY GLAZING AS REQUIRED BY THE 2021 IRC.
- WINDOW MANUFACTURER TO PROVIDE ALL CLAD CORNERS FOR CORNER WINDOWS AS REQUIRED. DOOR MANUFACTURER TO PROVIDE ALL CLAD JOINTS FOR WINDOW-DOOR INSTALLATIONS AS REQUIRED. G.C. TO COORDINATE AS NEEDED.
- PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS (SEE CODE SECTION FOR LIMITED LIST OF EXCEPTIONS):
 - GLAZING IN DOORS; GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS;
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE IN A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
 - GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN CLOSED POSITION
 - GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR
 - GLAZING IN WINDOWS; GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.
 - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES A.F.F.
 - TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES A.F.F.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES MEASURED HORIZONTALLY IN A STRAIGHT LINE, OF THE GLAZING
 - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL
 - IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
 - GLAZING AND WET SURFACES; GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
- EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AND BE FITTED WITH EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AND BE FITTED WITH WEATHERSTRIPPING. JOINTS AROUND DOOR AND WINDOW FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, AND ANY OTHER PENETRATIONS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO PREVENT AIR LEAKAGE AS SPECIFIED IN R402.4.1 - R402.4.4
- PROVIDE EMERGENCY EGRESS PER THE 2021 IRC. PROVIDE EMERGENCY EGRESS PER THE 2021 IRC.
- ALL WINDOWS AND DOORS SHALL COMPLY WITH THE IRC SECURITY CODE. ALL WINDOWS AND DOORS SHALL COMPLY WITH THE IRC SECURITY CODE.
- IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24 INCHES IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW IS LOCATED LESS THAN 24 INCHES A.F.F. AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2 WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW
- TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.1.1, (2021 IRC, SECTION R312.2.2

TYPICAL INTERIOR DOOR DETAILS



TAG	WIDTH	HEIGHT	TYPE	MATERIAL	COLOR	FINISH	THICK	GLASS	SCREEN	HUTCH	NOTES
E1	5'-0"	9'-0"	SWING	HOLLOW CORE MTL	BLACK	MATTE	1-3/4"	X	-	-	-
E2	2'-8"	8'-0"	SWING	HOLLOW CORE MTL	BLACK	MATTE	1-3/4"	X	-	-	-
E3	8'-10"	8'-2"	ROLL	GARAGE DOOR	WHITE	MATTE	1-3/4"	-	-	-	-
E4	3'-0"	8'-0"	SWING	SOLID CORE WOOD	WHITE	MATTE	1-3/4"	-	-	-	-
E5	3'-0"	8'-0"	SWING	HOLLOW CORE MTL	BLACK	MATTE	1-3/4"	X	-	-	-
E6	12'-0"	8'-0"	SLIDING	HOLLOW CORE MTL	BLACK	MATTE	1-3/4"	X	-	-	-

A DOOR SCHEDULE
SCALE: 0' - 3/8" = 1' - 0"

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LB

PROJECT NO:

23027

PROJECT ISSUE DATE:

24.01.25

DRAWING TITLE:

WINDOW & DOOR
SCHEDULE

SCALE:

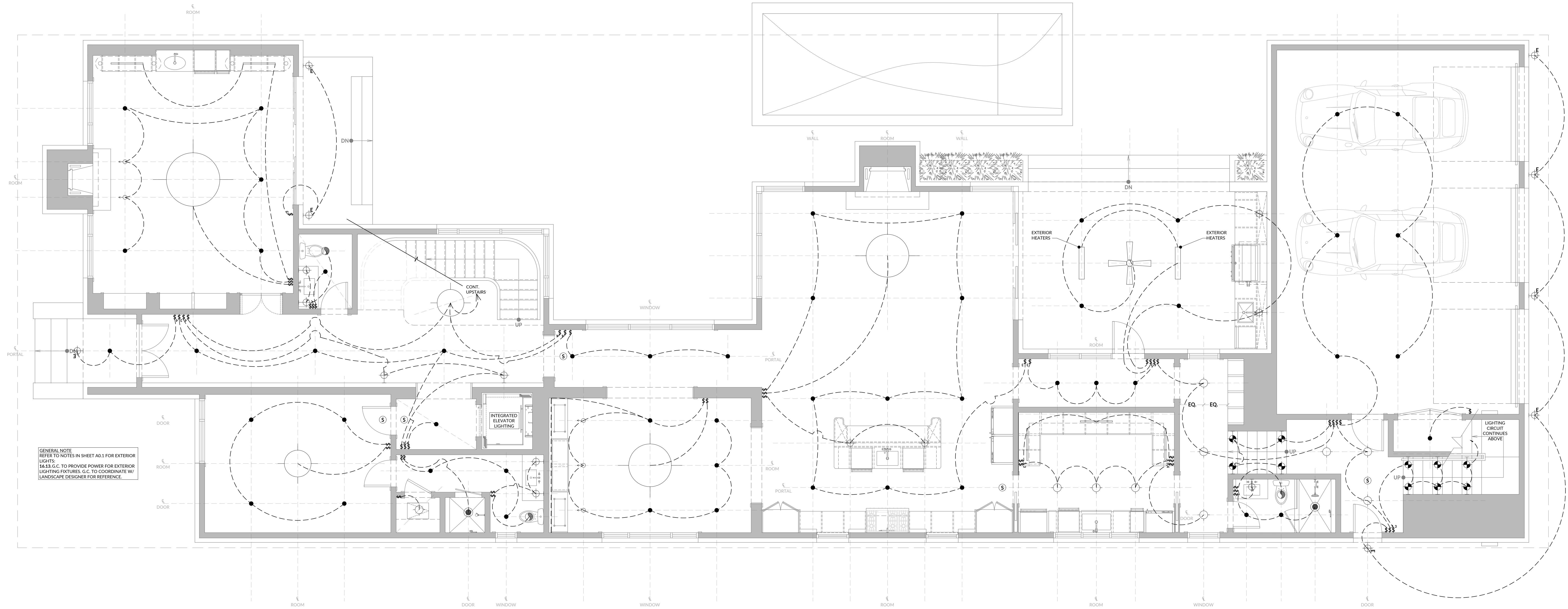
As indicated

DRAWING NUMBER:

A6.1

ENERGY & POWER LEGEND

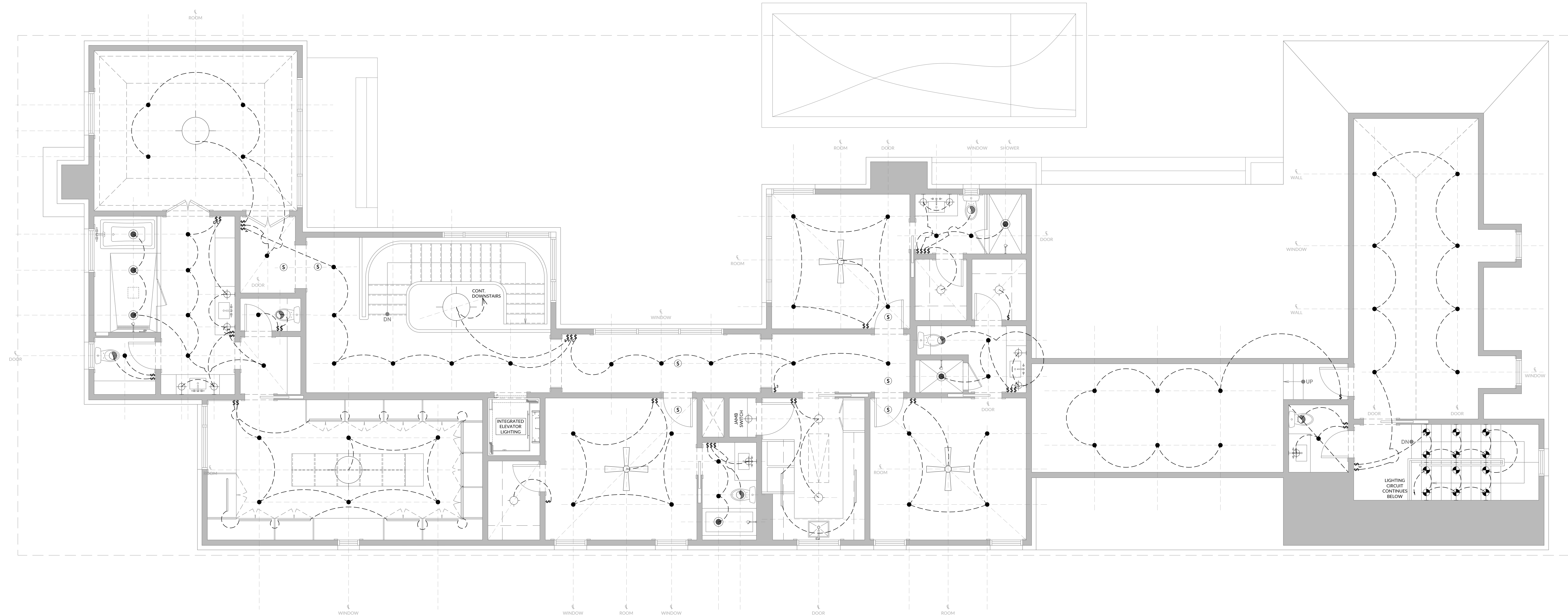
DUPLEX CENTERED ON BASE U.N.O. - DECORA PLUG, SCREWLESS TRIM			
WP H2L GFCI EXT	WATERPROOF HOUSING HORIZONTAL FACEPLATE GROUND FAULT EXTERNAL RATED PLUG		
FLOOR OUTLET		220 WATTAGE OUTLET REQUIRED	
DEDICATED POWER REQUIRED @ OUTLET		JUNCTION BOX	
RAISED DUPLEX OUTLET (VERTICAL @42" A.F.F.)		SMOKE & CARBON MONOXIDE DETECTOR	
TELEPHONE AND DATA OUTLET (SAME FACEPLATE)		FLOOR PHONE & DATA OUTLET	
DATA OUTLET		FLOOR DATA OUTLET	
A/V OUTLET		FLOOR TELEPHONE OUTLET	
UNDER CABINET PLUG MOLD		FLOOR USB OUTLET	
SINGLE DECORA SWITCH @48" A.F.F., SCREWLESS TRIM			
D 3 J	DIMMERS THREE-WAY DOOR JAMB SWITCH		
ALARM KEYPAD		DOOR BELL	
THERMOSTAT LOCATION		DOOR BELL CHIME	
SPEAKER		SPEAKER VOLUME CONTROL	
EXHAUST FANS		EXHAUST FAN WITH LIGHT	
6" RECESSED FIXTURE		4" RECESSED FIXTURE	
6" WATER-RESISTANT RECESSED FIXTURE		DECORATIVE FIXTURE	
6" DIRECTIONAL RECESSED FIXTURE		4" DIRECTIONAL RECESSED FIXTURE	
SURFACE-MOUNTED FIXTURE		EXTERIOR SURFACE-MOUNTED FIXTURE	
WALL-MOUNTED SCONCE		EXTERIOR WALL-MOUNTED SCONCE	
1'X4' CLNG.-MOUNTED LED FIXT.			UNDER CABINET LIGHTING
1'X4' CLNG.-MOUNTED LED FIXT.			
FAN		STEP LIGHTS	
		LED STRIP LIGHTS	



1 FIRST FLOOR LIGHTING PLAN
SCALE: 0' - 1/4" = 1' - 0"

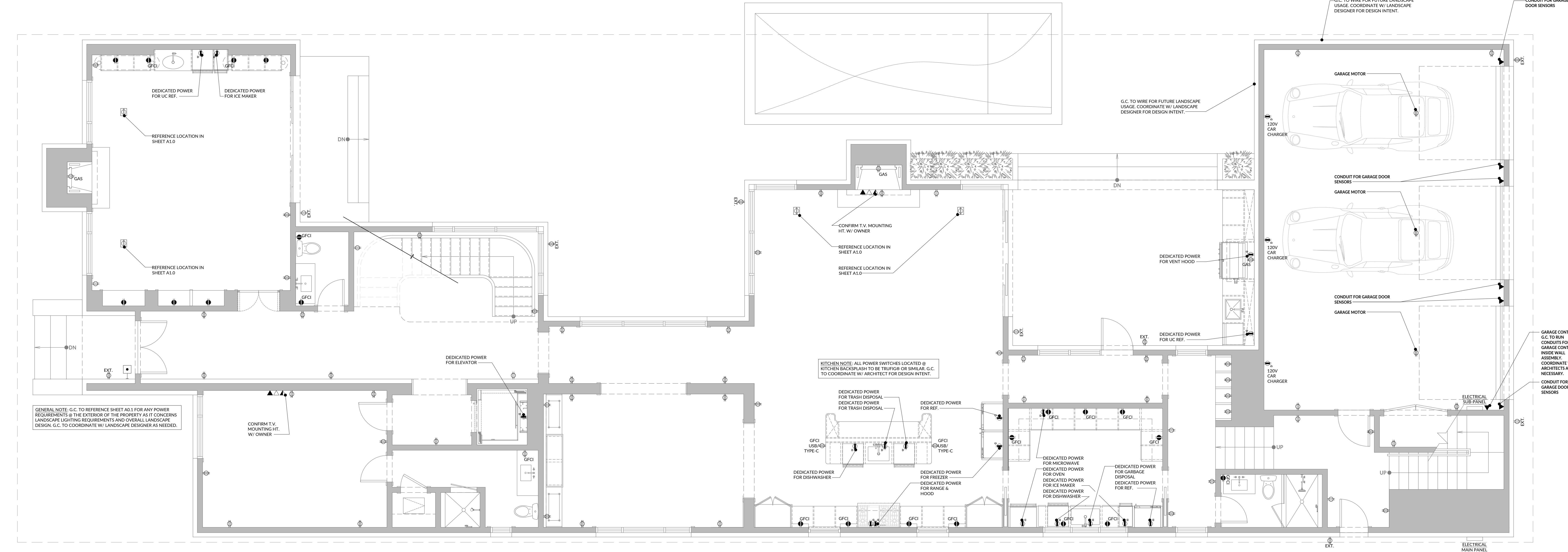
ENERGY & POWER LEGEND

	DUPLEX CENTERED ON BASE U.N.O. - DECORA PLUG, SCREWLESS TRIM		
	WP	WATERPROOF HOUSING	
	H2L	HORIZONTAL FACEPLATE	
	GFCI	GROUND FAULT	
	EXT	EXTERNAL RATED PLUG	
	FLOOR OUTLET		220 WATTAGE OUTLET REQUIRED
	DEDICATED POWER REQUIRED @ OUTLET		JUNCTION BOX
	RAISED DUPLEX OUTLET (VERTICAL @42" A.F.F.)		SMOKE & CARBON MONOXIDE DETECTOR
	TELEPHONE AND DATA OUTLET (SAME FACEPLATE)		FLOOR PHONE & DATA OUTLET
	DATA OUTLET		FLOOR DATA OUTLET
	A/V OUTLET		FLOOR TELEPHONE OUTLET
	UNDER CABINET PLUG MOLD		FLOOR USB OUTLET
	SINGLE DECORA SWITCH @48" A.F.F., SCREWLESS TRIM		
	D	DIMMERS	
	3	THREE-WAY	
	J	DOOR JAMB SWITCH	
	ALARM KEYPAD		DOOR BELL
	THERMOSTAT LOCATION		DOOR BELL CHIME
	SPEAKER		SPEAKER VOLUME CONTROL
	EXHAUST FANS		EXHAUST FAN WITH LIGHT
	6" RECESSED FIXTURE		4" RECESSED FIXTURE
	6" WATER-RESISTANT RECESSED FIXTURE		DECORATIVE FIXTURE
	6" DIRECTIONAL RECESSED FIXTURE		4" DIRECTIONAL RECESSED FIXTURE
	SURFACE-MOUNTED FIXTURE		EXTERIOR SURFACE-MOUNTED FIXTURE
	WALL-MOUNTED SCONCE		EXTERIOR WALL-MOUNTED SCONCE
	1'X4' CLNG-MOUNTED LED FIXT.		UNDER CABINET LIGHTING
	1'X4' CLNG-MOUNTED LED FIXT.		STEP LIGHTS
	FAN		LED STRIP LIGHTS



ENERGY & POWER LEGEND

⌀	DUPLEX CENTERED ON BASE U.N.O. - DECORA PLUG, SCREWLESS TRIM		
WP H2L GFCI EXT	WATERPROOF HOUSING HORIZONTAL FACEPLATE GROUND FAULT EXTERNAL RATED PLUG		
⌚	FLOOR OUTLET	⌀ _{1/2"}	220 WATTAGE OUTLET REQUIRED
⌚	DEDICATED POWER REQUIRED @ OUTLET	①	JUNCTION BOX
⌚	RAISED DUPLEX OUTLET (VERTICAL @42" A.F.F.)	⑤	SMOKE & CARBON MONOXIDE DETECTOR
☎	TELEPHONE AND DATA OUTLET (SAME FACEPLATE)	☎	FLOOR PHONE & DATA OUTLET
▽	DATA OUTLET	▽	FLOOR DATA OUTLET
▼	A/V OUTLET	▼	FLOOR TELEPHONE OUTLET
+++	UNDER CABINET PLUG MOLD	⌚	FLOOR USB OUTLET
⚡	SINGLE DECORA SWITCH @48" A.F.F., SCREWLESS TRIM		
D 3 J	DIMMERS THREE-WAY DOOR JAMB SWITCH		
⌚	ALARM KEYPAD	⌚	DOOR BELL
⌚	THERMOSTAT LOCATION	CHIME	DOOR BELL CHIME
⌚	SPEAKER	⌚	SPEAKER VOLUME CONTROL
☎	EXHAUST FANS	☎	EXHAUST FAN WITH LIGHT
○	6" RECESSED FIXTURE	●	4" RECESSED FIXTURE
●	6" WATER-RESISTANT RECESSED FIXTURE	⊕	DECORATIVE FIXTURE
●	6" DIRECTIONAL RECESSED FIXTURE	⌚	4" DIRECTIONAL RECESSED FIXTURE
○	SURFACE-MOUNTED FIXTURE	⊕	EXTERIOR SURFACE-MOUNTED FIXTURE
⊕	WALL-MOUNTED SCONCE	⊕	EXTERIOR WALL-MOUNTED SCONCE
▱	1'X4' CLNG.-MOUNTED LED FIXT.	▬	UNDER CABINET LIGHTING
▱	1'X4' CLNG.-MOUNTED LED FIXT.	▬	
✂	FAN	⌚	STEP LIGHTS
		---	LED STRIP LIGHTS



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ARCHITECT: MANOLO BANDA
ARCH. REG. NO.: 29491
Date: 3.27.2024

REVISIONS:
PERMIT SET 2024.01.25

DRAWN BY: LB

PROJECT NO: 23027

PROJECT ISSUE DATE: 24.01.25

DRAWING TITLE:

1ST FLOOR
POWER PLAN

SCALE: As indicated

DRAWING NUMBER:

ENERGY & POWER LEGEND

⌀	DUPLEX CENTERED ON BASE U.N.O. - DECORA PLUG, SCREWLESS TRIM		
WP H2L GFCI EXT	WATERPROOF HOUSING HORIZONTAL FACEPLATE GROUND FAULT EXTERNAL RATED PLUG		
⌚	FLOOR OUTLET	⌀ ₂₀	220 WATTAGE OUTLET REQUIRED
⌚	DEDICATED POWER REQUIRED @ OUTLET	①	JUNCTION BOX
⌚	RAISED DUPLEX OUTLET (VERTICAL @42" A.F.F.)	⑤	SMOKE & CARBON MONOXIDE DETECTOR
▼	TELEPHONE AND DATA OUTLET (SAME FACEPLATE)	▼	FLOOR PHONE & DATA OUTLET
▽	DATA OUTLET	▼	FLOOR DATA OUTLET
▼	A/V OUTLET	▼	FLOOR TELEPHONE OUTLET
+++	UNDER CABINET PLUG MOLD	⌚	FLOOR USB OUTLET
⌚ D 3 J	SINGLE DECORA SWITCH @48" A.F.F., SCREWLESS TRIM DIMMERS THREE-WAY DOOR JAMB SWITCH		
A	ALARM KEYPAD	⌚	DOOR BELL
①	THERMOSTAT LOCATION	CHIME	DOOR BELL CHIME
⌚	SPEAKER	⌚VC	SPEAKER VOLUME CONTROL
⌚	EXHAUST FANS	⌚	EXHAUST FAN WITH LIGHT
○	6" RECESSED FIXTURE	●	4" RECESSED FIXTURE
⊙	6" WATER-RESISTANT RECESSED FIXTURE	⊕	DECORATIVE FIXTURE
●	6" DIRECTIONAL RECESSED FIXTURE	⊕	4" DIRECTIONAL RECESSED FIXTURE
○	SURFACE-MOUNTED FIXTURE	⊕	EXTERIOR SURFACE-MOUNTED FIXTURE
⊕	WALL-MOUNTED SCONCE	⊕	EXTERIOR WALL-MOUNTED SCONCE
▱	1'X4' CLNG.-MOUNTED LED FIXT.	▬	UNDER CABINET LIGHTING
▱	1'X4' CLNG.-MOUNTED LED FIXT.	▬	
✚	FAN	⌚	STEP LIGHTS
		---	LED STRIP LIGHTS

