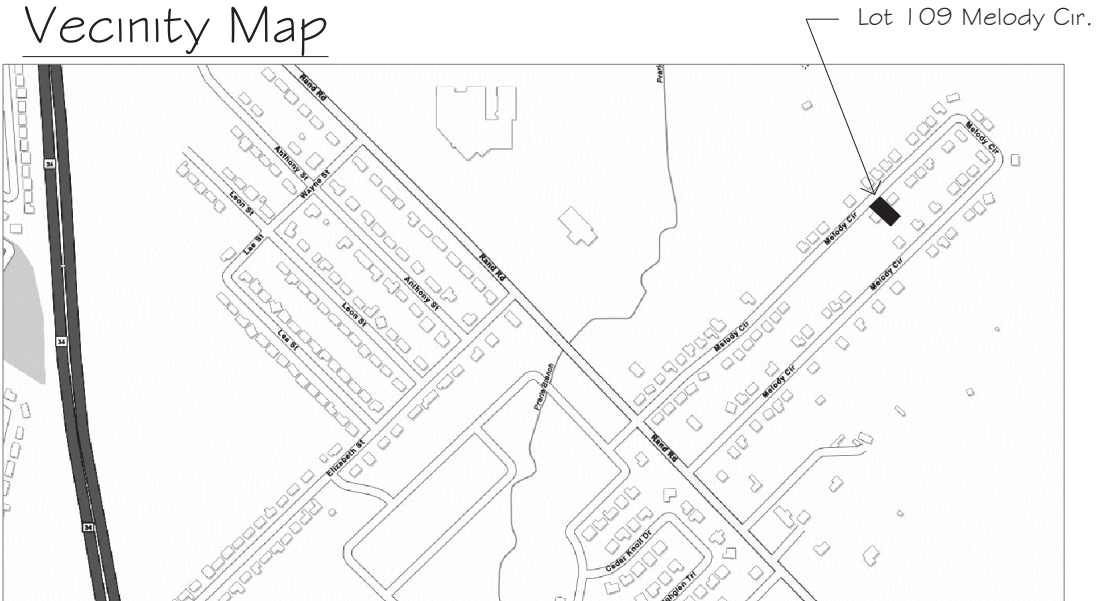


SITE PLAN INFORMATION	
LOT SIZE	7,560 S.F.
BUILDING AREA	2,517 S.F.
PERCENT LOT COVERED	33.06%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	

Vecinity Map



Applicable Codes

- 2015 IRC
- 2015 IEC
- 2015 IPC
- 2014 NEC
- 2015 IMC
- 2015 IECC

Project Description

This project is a new construction of a single family residence of 1,826 s.f. of living space over concrete slab.

North

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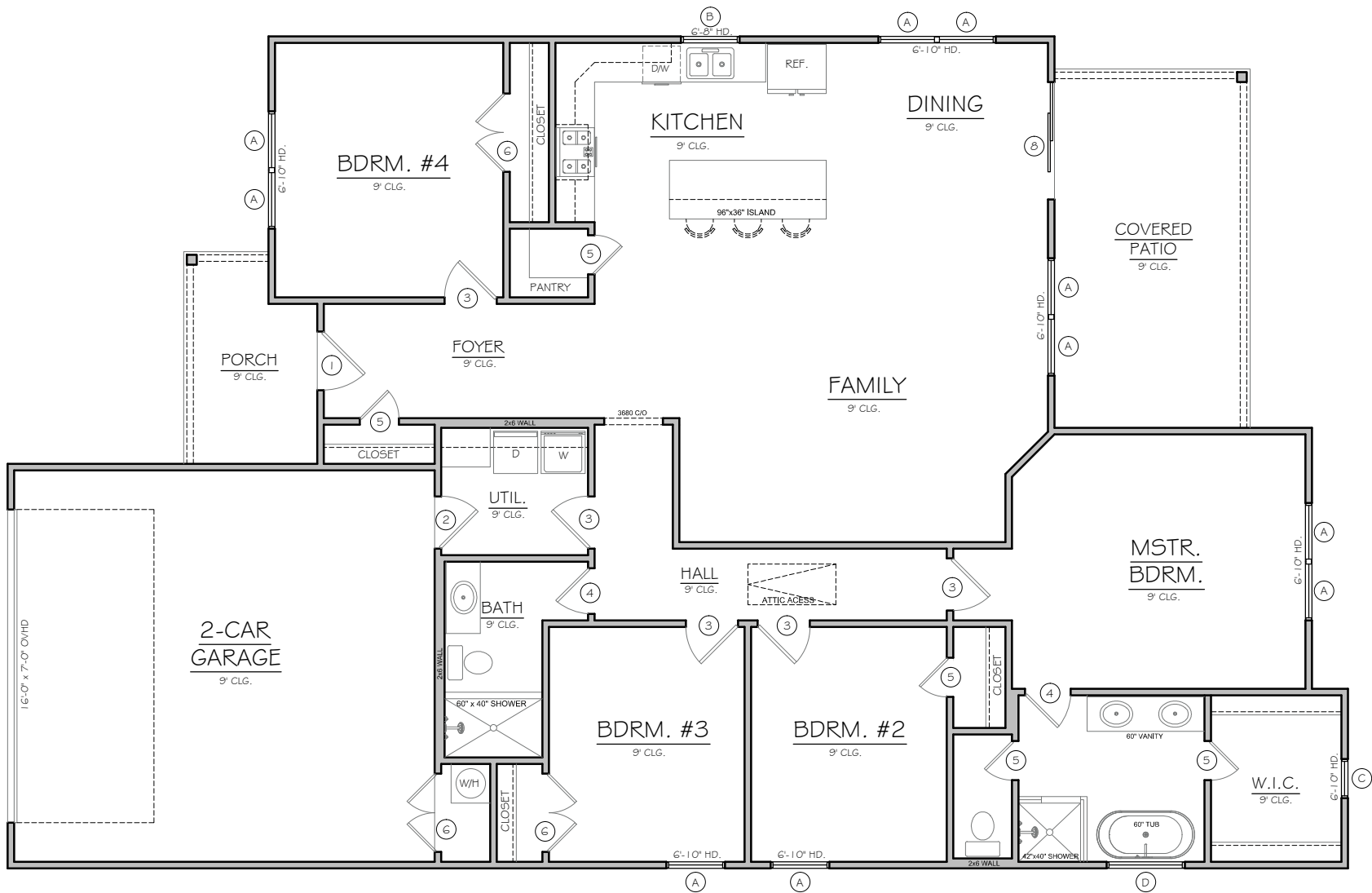
Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title
SITE PLAN

Scale
1/16" = 1'-0"

Sheet No.
1
1 of 14



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

WALL LEGEND

- NEW WALL
NEW STONE WALL

GENERAL NOTES

- ALL WORK MUST BE DONE ACCORDING TO MANUFACTURE'S SPECIFICATIONS & INDUSTRY STANDARDS.
- ALL WORK MUST BE DONE ACCORDING TO ALL CONCERNED CODE & REGULATIONS.
- A STRUCTURAL ENGINEER MUST BE CONSULTED FOR ALL CONSTRUCTION DETAILS.
- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT.
- BEFORE PROCEEDING WITH ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND LOCATIONS OF BUILDING COMPONENTS AND THEIR INTERRELATIONSHIP AT THE BUILDING SITE, AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
- CONTRACTOR AND/ OR SUBCONTRACTOR IS ULTIMATELY RESPONSIBLE FOR VERIFYING AND MAKING ADJUSTMENTS TO ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING SITE.

DOOR SCHEDULE

MK.	SIZE	DESCRIPTION
1	3'0"	EXTERIOR METAL
2	2'0"	EXTERIOR METAL
3	2'0"	INTERIOR S.C.
4	2'4"	INTERIOR S.C.
5	2'0"	INTERIOR S.C.
6	2'0"	INTERIOR S.C. /POCKET
7		
8		

WINDOW SCHEDULE

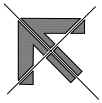
MK.	SIZE	DESCRIPTION
A	3'0"5"	SINGLE HUNG
B	3'0"3"	SINGLE HUNG
C	2'0"2"	SINGLE HUNG
D	4'0"4"	FIXED/Frosted/Temp.

SQUARE FOOTAGE

NEW HOUSE (A/C)	1,826 S.F.
Garage	449 S.F.
Porch	64 S.F.
Patio	178 S.F.

TOTAL UNDER ROOF	2,517 S.F.
------------------	------------

North



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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

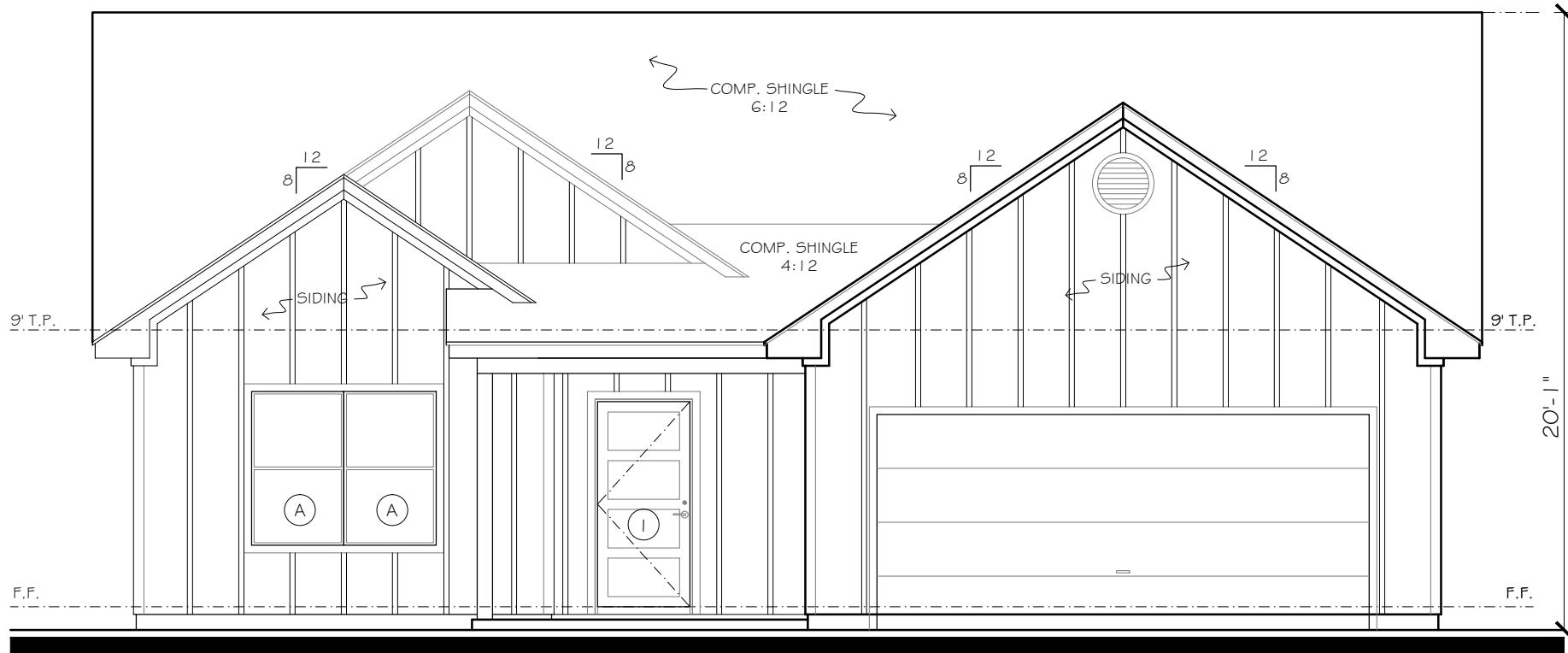
Sheet Title

FLOOR PLAN

Scale
1/8" = 1'-0"

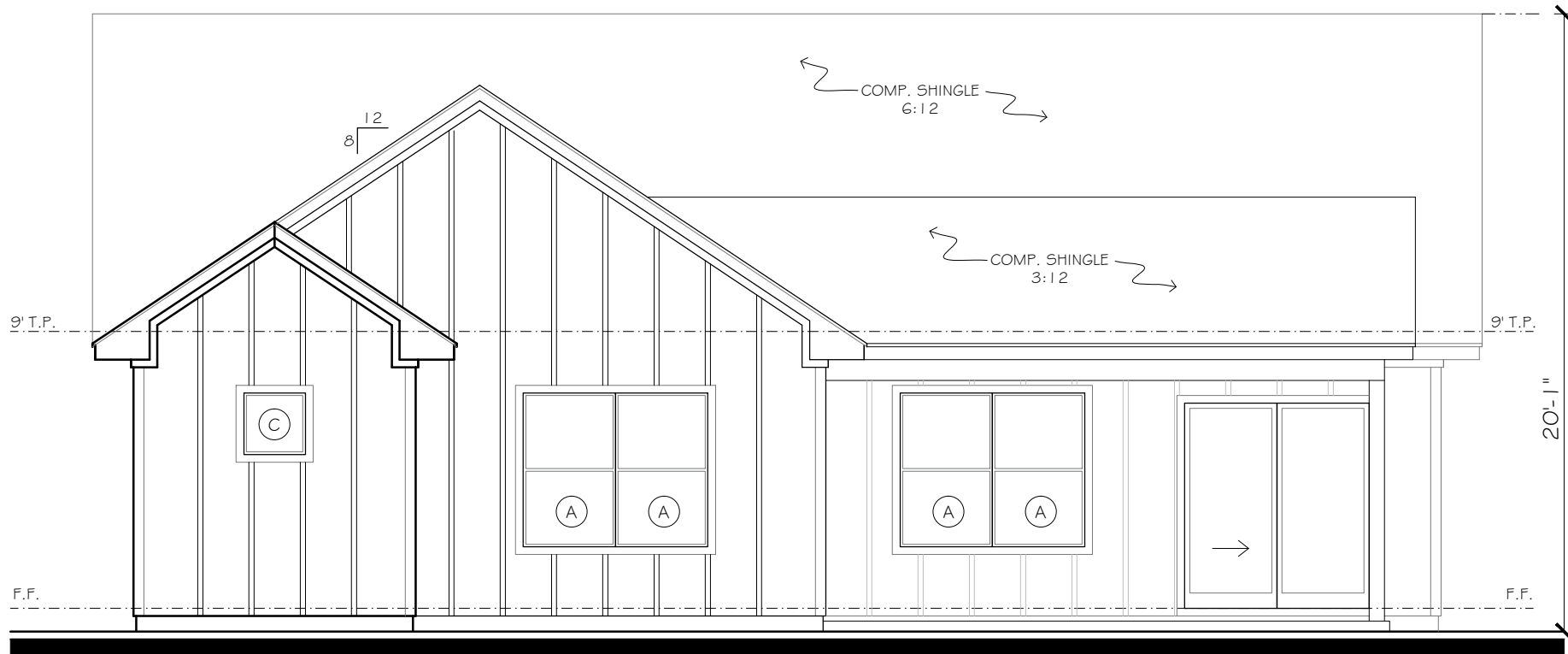
Sheet No.

1.1
2 of 14



FRONT ELEVATION

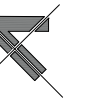
SCALE: 3/16" = 1'-0"



REAR ELEVATION

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

North



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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title

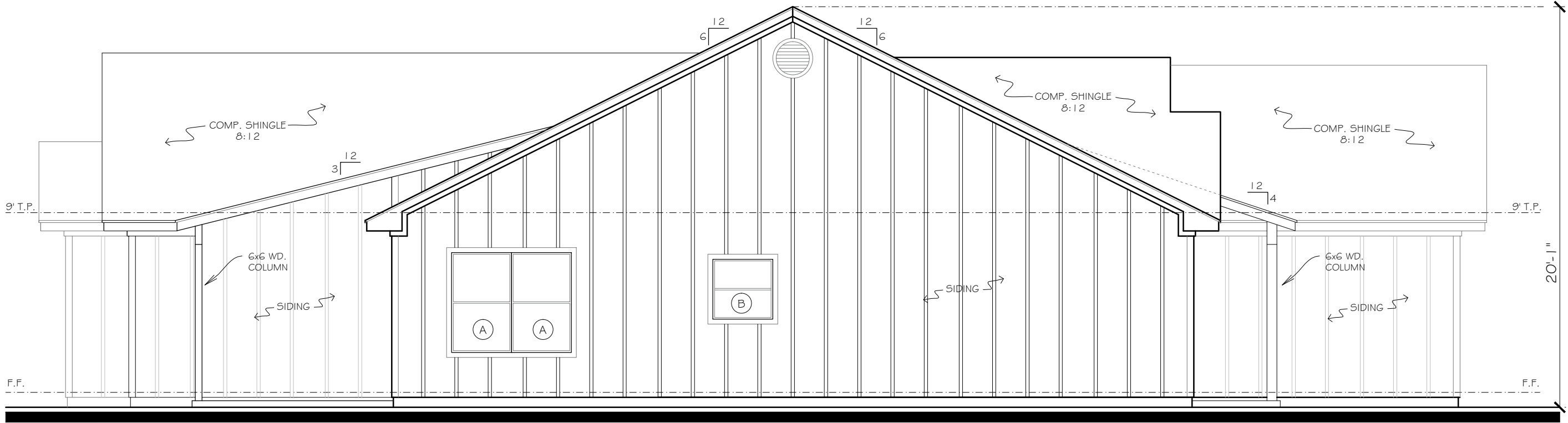
ELEVATIONS

Scale
3/16" = 1'-0"

Sheet No.

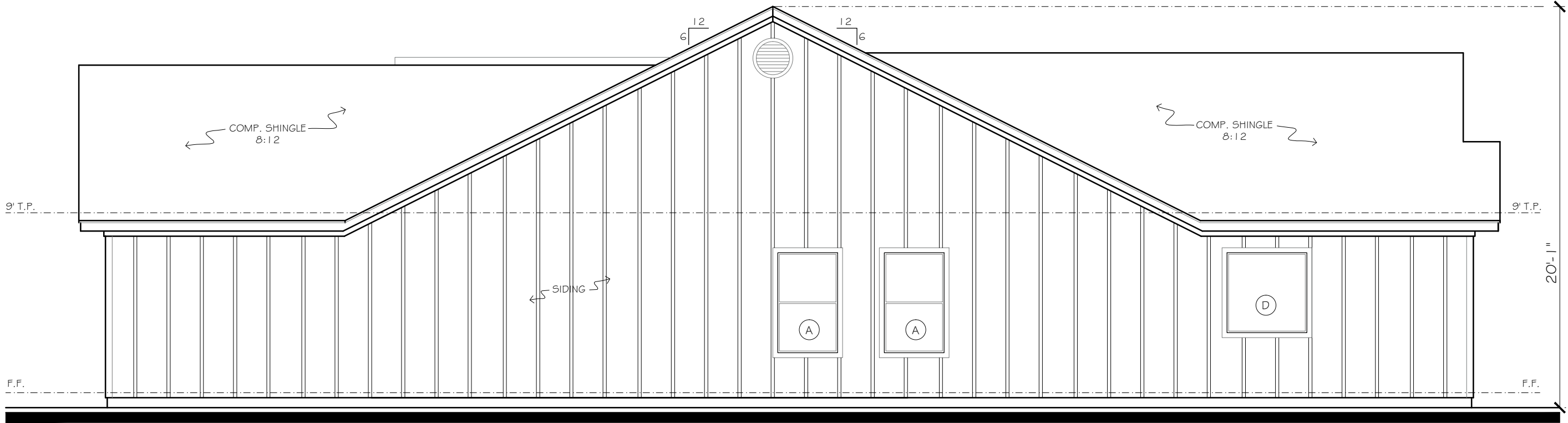
3

3 of 14



LEFT ELEVATION

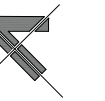
SCALE: 3/16" = 1'-0"



REAR ELEVATION

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

North



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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title

ELEVATIONS

Scale
3/16" = 1'-0"

Sheet No.

4

4 of 14

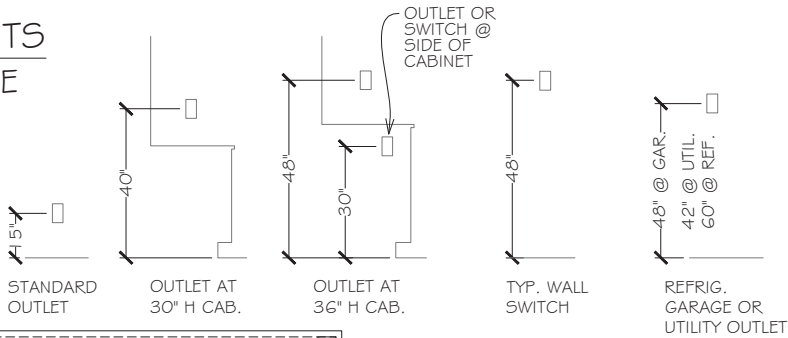
GENERAL ELECTRICAL NOTES

- 1. ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- 2. PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- 3. ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- 4. UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- 5. SWITCH AND DUPLEX OUTLETS OF MULTIPLE SWITCHES UP TO (4) FOUR WHEN SHOWN ADJACENT TO EACH OTHER ON PLAN SHALL BE GROUPED UNDER (1) ONE PLATE.
- 6. VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- 7. PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- 8. PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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

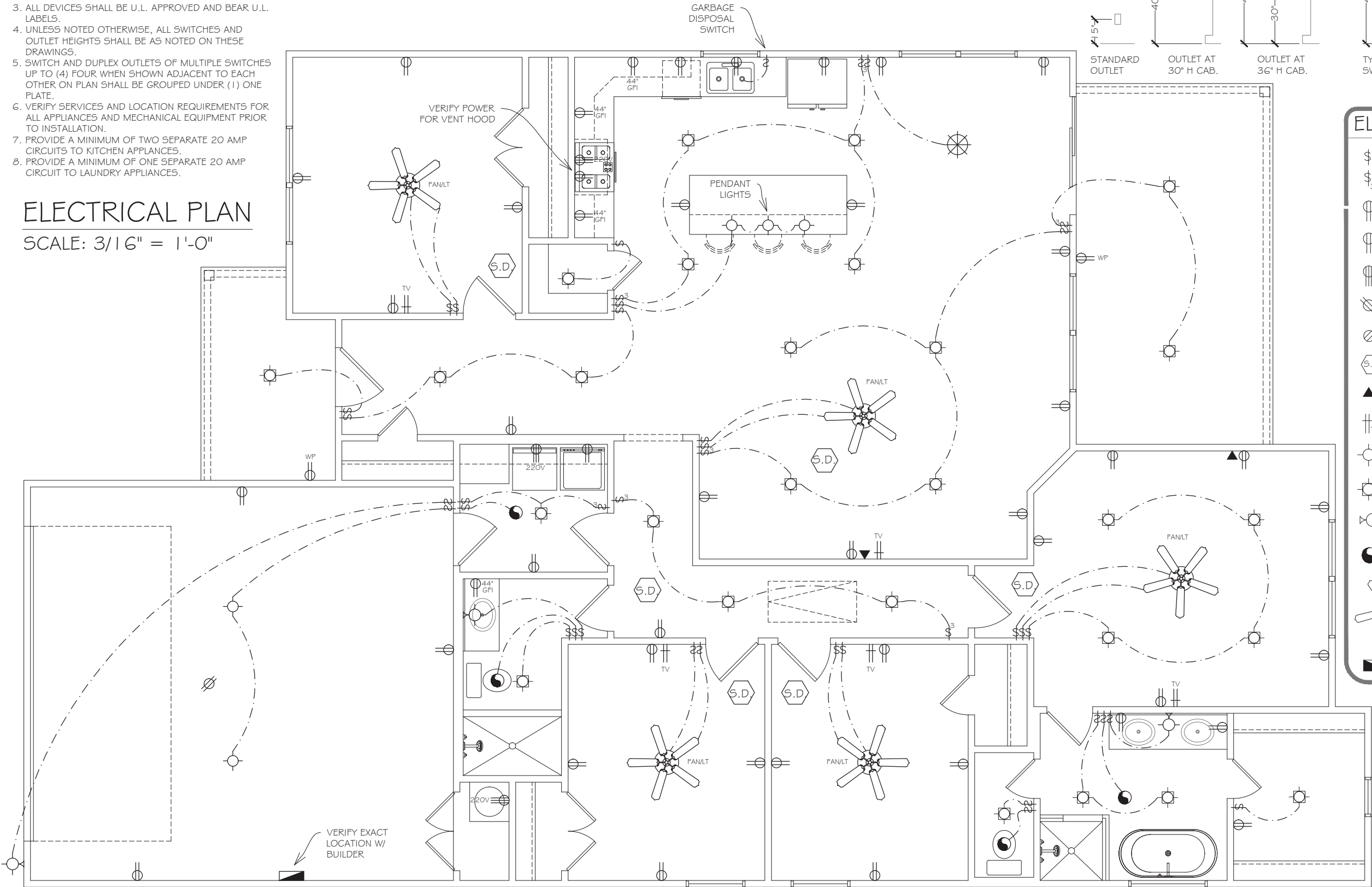
NOTE: VERIFY W/ OWNER - ALL ELECTRICAL AND LIGHTING LOCATIONS AND SPECS... INCLUDING SECURITY, AUDIO/VISUAL, OUTDOOR ELECTRICAL, PANEL LOCATIONS, ETC.

ELECTRIC FIXTURE HEIGHTS
UNLESS NOTED OTHERWISE



ELECTRICAL LEGEND

- \$ SWITCH, SINGLE POLE, +48" AFF (30W)
- \$3 THREE-WAY SWITCH
- ⊕ DUPLEX OUTLET
- ⊕WP WEATHERPROOF GROUNDED 110 V OUTLET
- ⊕220V 220 VOLT OUTLET
- ⊗ GARAGE OUTLET
- ⊗ FLOOR DUPLEX
- ⬡ S.D. SMOKE DETECTOR
- ▲ PHONE OUTLET
- ⊕TV TV OUTLET
- ⊕ LIGHT INCANDESCENT (75W)
- ⊕ RECESS CEILING LIGHT
- ⊕ WALL MOUNT LIGHT
- ⊕ 120V TOILET EXHAUST FANS TO BE SWITCHED WITH LOCAL LIGHTS (75 W)
- FAN/LT CEILING FAN WITH LIGHT
- ELECTRIC PANEL



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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title
ELECTRICAL

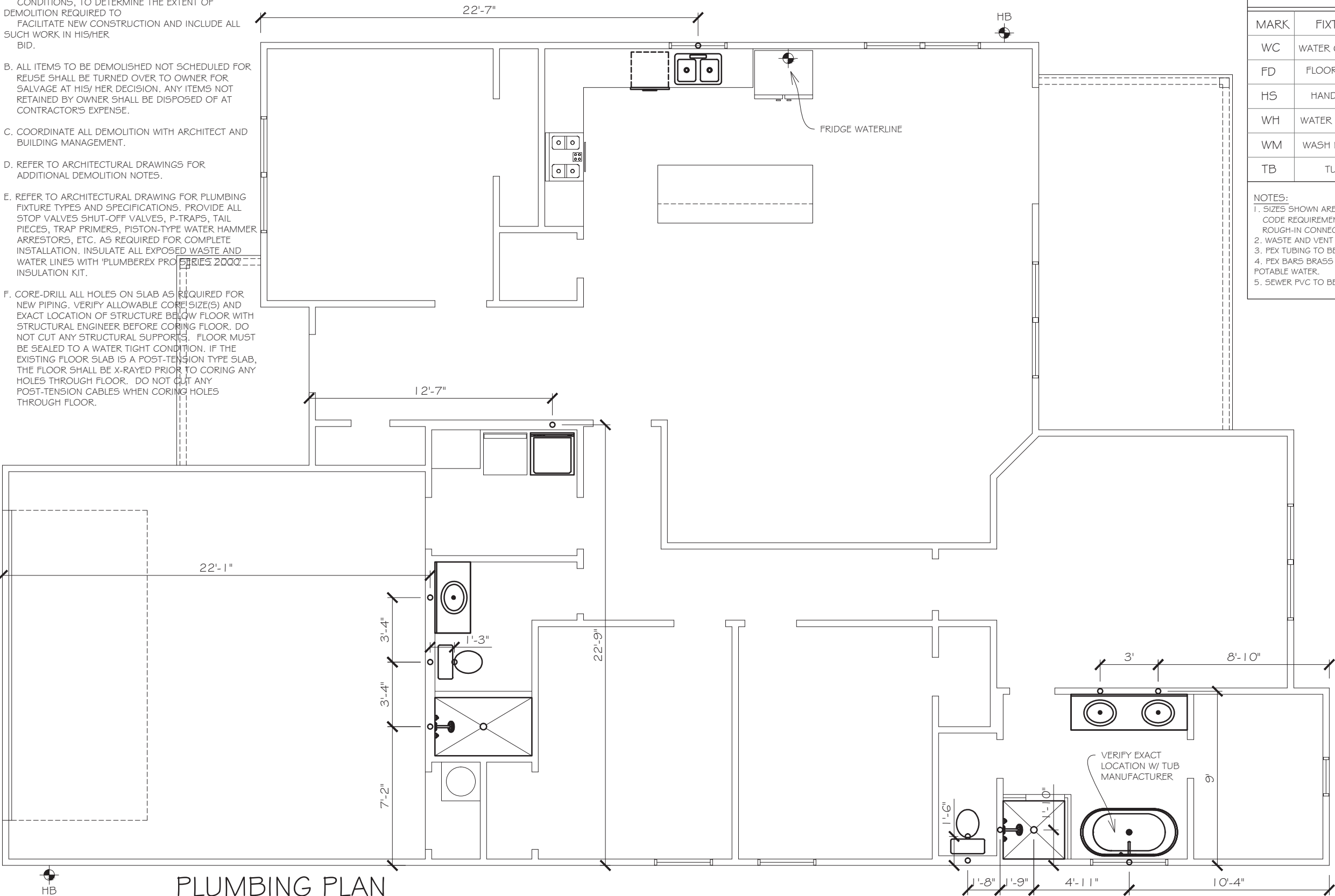
Scale
3/16" = 1'-0"

Sheet No.
5

5 of 14

PLUMBING NOTES

- A. CONTRACTOR TO VISIT SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED TO FACILITATE NEW CONSTRUCTION AND INCLUDE ALL SUCH WORK IN HIS/HER BID.
- B. ALL ITEMS TO BE DEMOLISHED NOT SCHEDULED FOR REUSE SHALL BE TURNED OVER TO OWNER FOR SALVAGE AT HIS/ HER DECISION. ANY ITEMS NOT RETAINED BY OWNER SHALL BE DISPOSED OF AT CONTRACTOR'S EXPENSE.
- C. COORDINATE ALL DEMOLITION WITH ARCHITECT AND BUILDING MANAGEMENT.
- D. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.
- E. REFER TO ARCHITECTURAL DRAWING FOR PLUMBING FIXTURE TYPES AND SPECIFICATIONS. PROVIDE ALL STOP VALVES SHUT-OFF VALVES, P-TRAPS, TAIL PIECES, TRAP PRIMERS, PISTON-TYPE WATER HAMMER ARRESTORS, ETC. AS REQUIRED FOR COMPLETE INSTALLATION. INSULATE ALL EXPOSED WASTE AND WATER LINES WITH 'PLUMBEREX PRO SERIES 2000' INSULATION KIT.
- F. CORE-DRILL ALL HOLES ON SLAB AS REQUIRED FOR NEW PIPING. VERIFY ALLOWABLE CORE SIZE(S) AND EXACT LOCATION OF STRUCTURE BELOW FLOOR WITH STRUCTURAL ENGINEER BEFORE CORING FLOOR. DO NOT CUT ANY STRUCTURAL SUPPORTS. FLOOR MUST BE SEALED TO A WATER TIGHT CONDITION. IF THE EXISTING FLOOR SLAB IS A POST-TENSION TYPE SLAB, THE FLOOR SHALL BE X-RAYED PRIOR TO CORING ANY HOLES THROUGH FLOOR. DO NOT CUT ANY POST-TENSION CABLES WHEN CORING HOLES THROUGH FLOOR.



FIXTURE CONNECTION

MARK	FIXTURE	WASTE	VENT	CW	HW
WC	WATER CLOSET	4"	2"	3/4"	—
FD	FLOOR DRAIN	3"	2"	—	—
HS	HAND SINK	2"	1 1/2"	3/4"	3/4"
WH	WATER HEATER	—	—	3/4"	3/4"
WM	WASH MACH.	2"	—	3/4"	3/4"
TB	TUB	2"	—	3/4"	3/4"

- NOTES:
- SIZES SHOWN ARE MINIMUM UNIFORM PLUMBING CODE REQUIREMENTS FOR TRAPS, TRAP ARM & ROUGH-IN CONNECTION.
 - WASTE AND VENT PIPES SHALL BE 2" MIN.
 - PEX TUBING TO BE USED TO COLD AND HOT WATER
 - PEX BARS BRASS FITTINGS TO BE USED FOR POTABLE WATER.
 - SEWER PVC TO BE USED FOR WASTE WATER

North



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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title

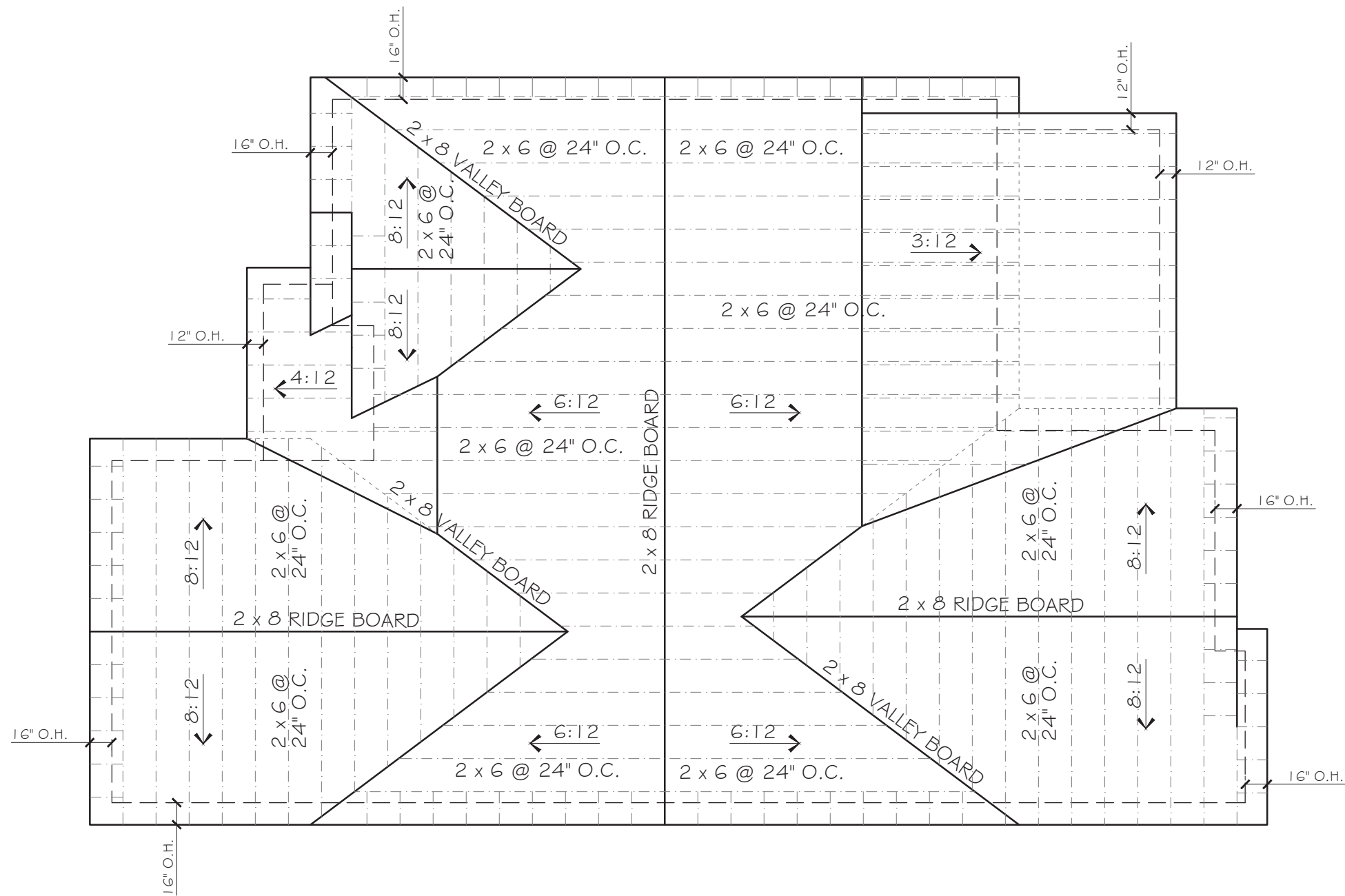
PLUMBING

Scale
3/16" = 1'-0"

Sheet No.

6

6 of 14



ROOF PLAN

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

RAFTER SPAN CHART (SLATE OR TILE ROOF)

REFERENCE=INTERNATIONAL RESIDENCIAL CODE 2015
RAFTERS: CEILING NOT ATTACHED TO RAFTERS,
DL = 20 PSF, LL = 20 PSF, Δ = L/180
RAFTERS: CEILING ATTACHED TO RAFTERS,
DL = 20 PSF, LL = 20 PSF, Δ = L/240

SPAN CHART FOR #2 SOUTHERN PINE

	RAFTERS, CEILING NOT ATTACHED TO RAFTERS				RAFTERS, CEILING ATTACHED TO RAFTERS			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2 X 4	9'-0"	7'-9"	7'-1"	6'-4"	9'-0"	7'-9"	7'-1"	6'-4"
2 X 6	13'-6"	11'-8"	10'-8"	9'-6"	13'-6"	11'-8"	10'-8"	9'-6"
2 X 8	17'-1"	14'-9"	13'-6"	12'-1"	17'-1"	14'-9"	13'-6"	12'-1"
2 X 10	20'-3"	17'-6"	16'-0"	14'-4"	20'-3"	17'-6"	16'-0"	14'-4"
2 X 12	23'-10"	20'-8"	18'-10"	16'-10"	23'-10"	20'-8"	18'-10"	16'-10"

ROOF BRACING SCHEDULE			
	HT	REQUIREMENTS	SECTION
TYPICAL ROOF BRACING	1-8FT.	2X4 "T" BRACING	2X4
	9-16FT.	2X6/2X6 "T" BRACING	2X6
	17-25FT.	2X8/2X8 "T" BRACING	2X8

NOTES, ROOF BRACING

- RAFTERS, RIDGES, HIPPS AND VALLEYS SHALL BE #2 SOUTHERN PINE OR EQUAL.
- RIDGE, HIP, VALLEYS, AND PURLIN LOADS SHALL BE DISTRIBUTED TO WALLS OR BEAMS BELOW BY "T" BRACES OF (2) 2X6'S. THE "T" BRACES SHALL BE INSTALLED AT AN ANGLE GREATER THAN 45 DEGREES WITH THE HORIZONTAL. BRACE PURLINS AT 4'-0" O.C.
- RAFTER SPANS EXCEEDING 11'-8" WITH THE HORIZONTAL SHALL BE BRACED WITH A 2X6 PURLIN.
- USE 2X6 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE. ALTERNATELY, USE THE SPAN CHARTS PROVIDED.
- NAIL RAFTERS TO RIDGE, VALLEYS, AND HIP USING 4=16D COMMON TOE NAILED OR 3=16D COMMON FACE NAILED MINIMUM.
- TOE NAIL ALL CEILING JOISTS TO TOP PLATE USING 3 10D COMMON. NO MORE THAN 2 NAILS SHALL BE INSTALLED ON EACH SIDE OF A JOIST WITH 2X4 TOP PLATE AND NO MORE THAN 3 NAILS INSTALLED ON EACH OF JOIST WITH A 2X6 TOP PLATE.
- ALL SPLICED RAFTERS SHALL BE SPLICED AND BRACED AT PURLIN LOCATION.



North

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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

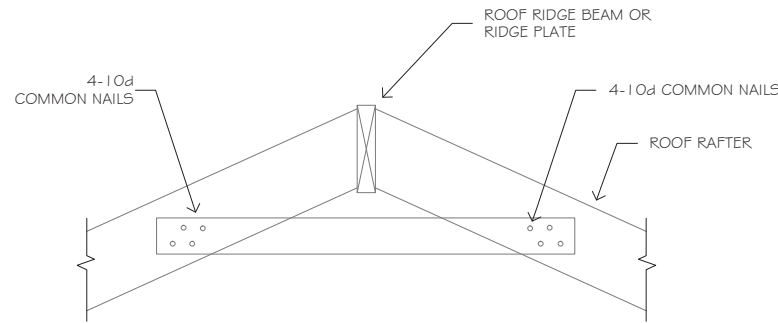
Date
July 17, 2024

Sheet Title
ROOF PLAN

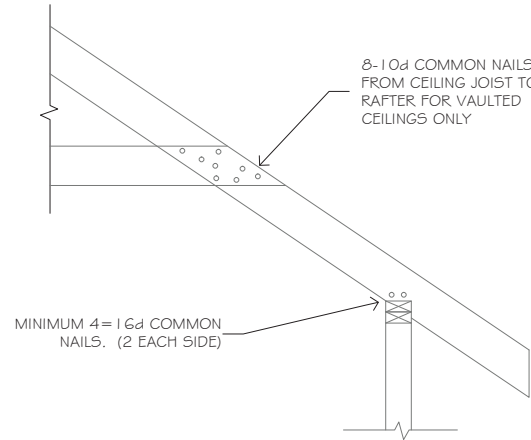
Scale
1/8" = 1'-0"

Sheet No.
7

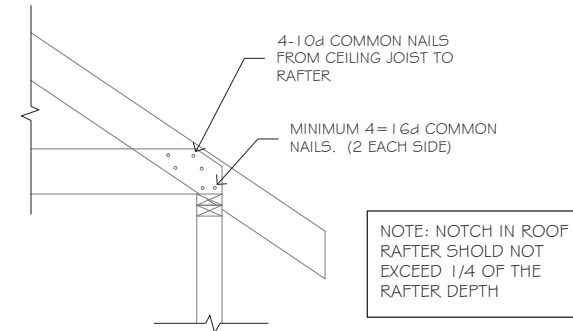
7 of 14



A TYPICAL COLLAR TIE CONNECTION DETAIL
N.T.S.

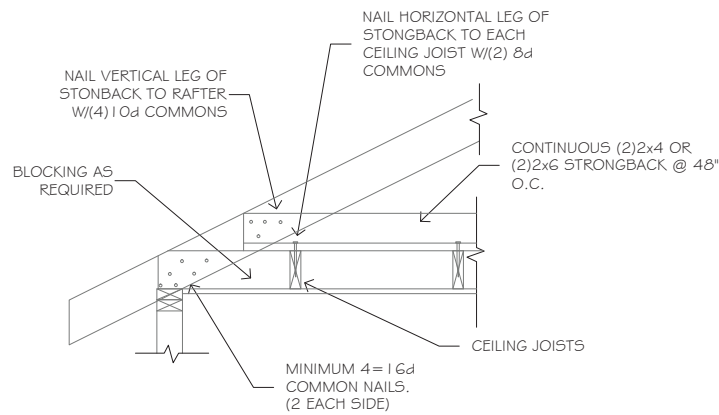


B TYPICAL DETAIL @ VAULTED CEILING
N.T.S.

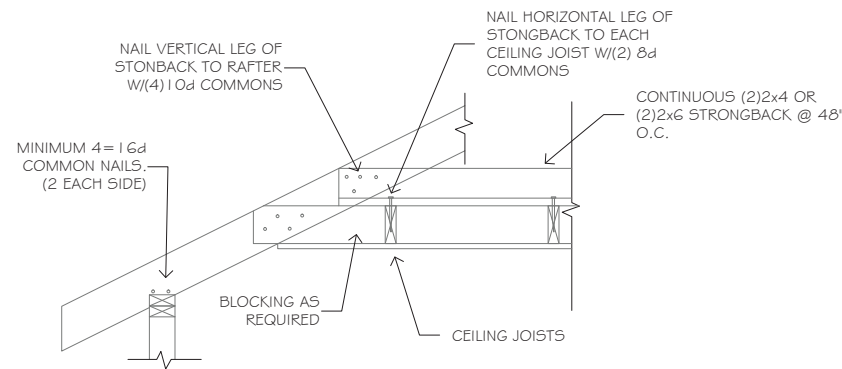


C TYPICAL ROOF RAFTER ATTACHMENT TO TOP PLATE
N.T.S.

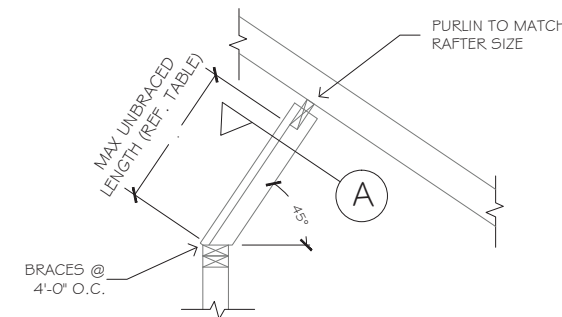
T-BRACE		
UNBRACED LENGTH	FLANGE SIZE	WEB SIZE
UP TO 6'-0"	---	2x4
UP TO 10'-0"	2x4	2x4
UP TO 16'-0"	2x4	2x6
UP TO 20'-0"	2x6	2x6
UP TO 26'-0"	2x6	(2)2x6



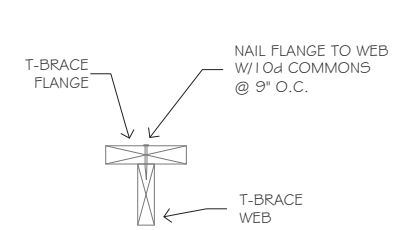
D CEILING JOIST PERPENDICULAR TO ROOF RAFTER
N.T.S.



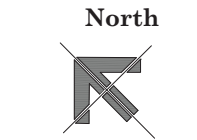
E VAULTED CLG. w/ CLG. JOIST PERPENDICULAR TO RAFTERS
N.T.S.



F TYP. "T" BRACE ROOF PURLIN SUPPORT DET.
N.T.S.



SECTION A-A



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Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

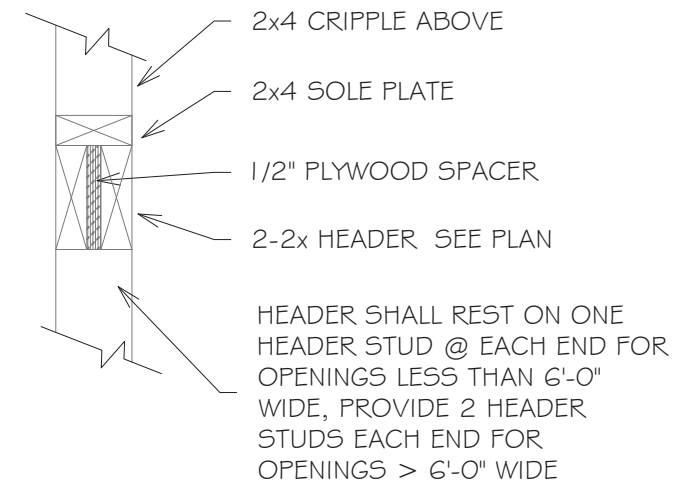
Sheet Title

DETAILS

Scale
1/8" = 1'-0"

Sheet No.

8
8 of 14



A

TYP. HEADER DETAIL

N.T.S.

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

REF. INTERNATIONAL RESIDENTIAL CODE 2015

CEILING JOISTS: UNINHABITABLE ATTICS WITH LIMITED STORAGE,
DL = 5psf LL = 10psf, $\Delta = 1/240$
DL = 10psf LL = 20psf, $\Delta = 1/240$

SPAN CHART FOR #2 SOUTHERN PINE

	CEILING JOISTS DEAD LOAD = 5 LIVE LOAD = 10				CEILING JOISTS DEAD LOAD = 10 LIVE LOAD = 20			
	12"	16"	19.2"	24"	12"	16"	19.2"	24"
2 X 4	11'-10"	10'-9"	10'-2"	9'-3"	9'-3"	8'-0"	7'-4"	6'-7"
2 X 6	18'-8"	16'-11"	15'-7"	13'-11"	13'-11"	12'-0"	11'-0"	9'-10"
2 X 8	24'-7"	21'-7"	19'-8"	17'-7"	17'-7"	15'-3"	13'-11"	12'-6"
2 X 10	26'-0"	25'-7"	23'-5"	20'-11"	20'-11"	18'-1"	16'-6"	14'-9"
2 X 12	26'-0"	25'-4"	23'-0"	23'-0"	23'-0"	20'-3"	18'-8"	16'-10"

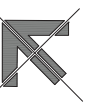
HEADER SPAN ALLOWANCE (MAXIMUM)		
(PLY) SIZE	LOAD BEARING	NON-LOAD BEARING
(2) 2X6's	-	4 FT
(2) 2X8's	4 FT	6 FT
(2) 2X10's	6 FT	8 FT
(2) 2X12's	8 FT	10 FT
LOAD BEARING HEADERS GREATER THAN 8'-0" NEED TO BE SIZED		



NOTES

1. ALL CEILING JOISTS TO BE #2 SOUTHERN PINE.
2. ALL CEILING JOISTS MUST BE NAILED TO TOP PLATE W/3=8D COMMON NAILS.
3. ALL CEILING JOISTS MUST BE NAILED TO RAFTER W/9=1 6D COMMON NAILS.
4. JOISTS AND BEAM HANGERS, WHERE SPECIFIED, SHALL BE FULLY NAILED PER MANUFACTURER'S CATALOG SPECIFICATIONS.
5. DECKING FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE SHALL BE MINIMUM 7/16" PLYWOOD OR OSB, WITH A SPAN RATING THAT MEETS OR EXCEEDS THE CEILING JOIST SPACING.
6. MULTIPLE-PLY BEAMS, WHERE SPECIFIED, SHALL HAVE EACH PLY NAILED TOGETHER WITH 2 ROWS OF 1 6D COMMONS @ 12" O.C. (3 ROWS OF NAILS REQUIRED FOR BEAMS EXCEEDING 12" MIN. DEPTH)
7. ALL MULTIPLE-PLY BEAM CALLOUTS ON PLANS SHALL BE #2 SOUTHERN PINE UNLESS NOTED OTHERWISE.

North



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Lot 109 Melody Cir.
Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title

CEILING FRAMING

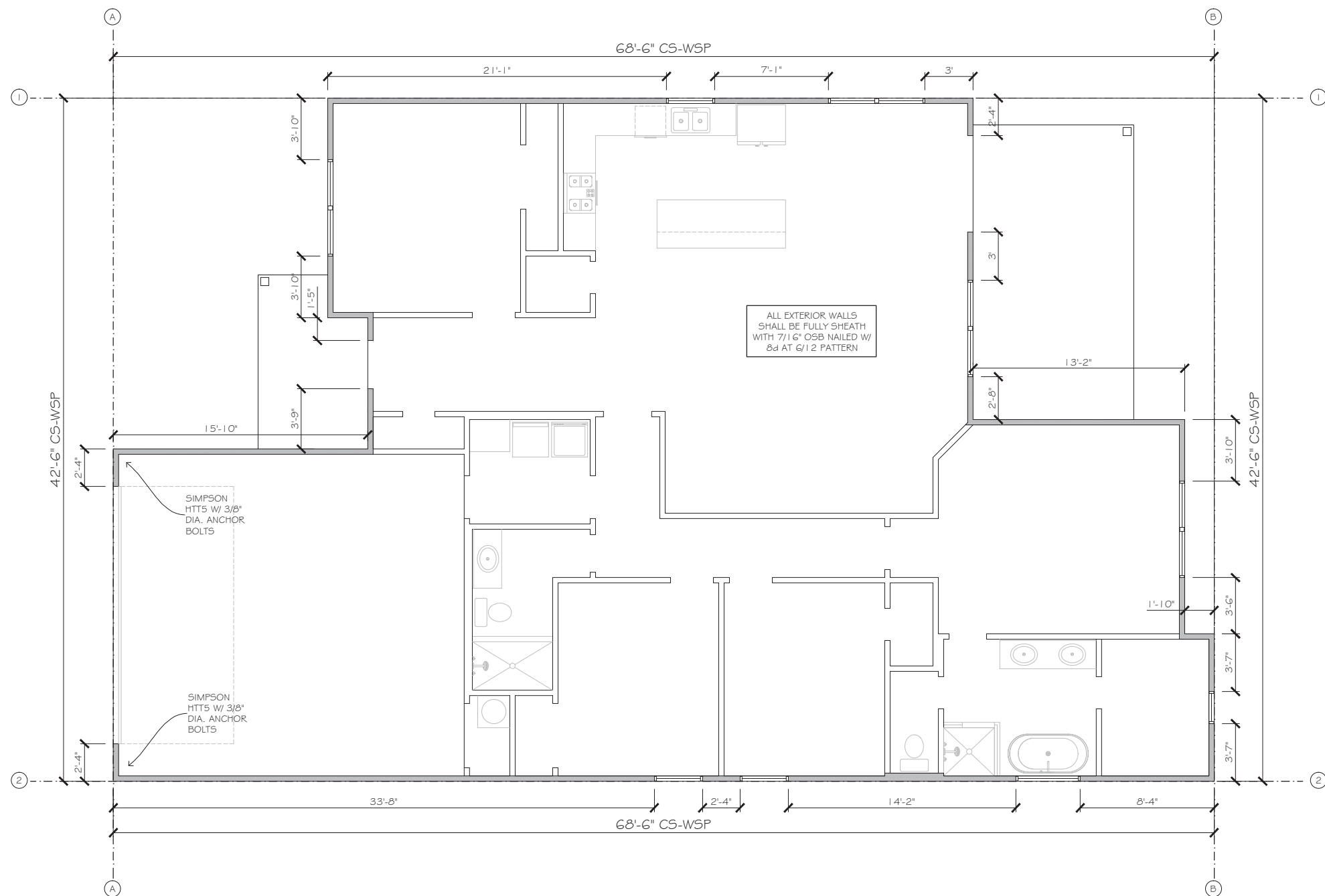
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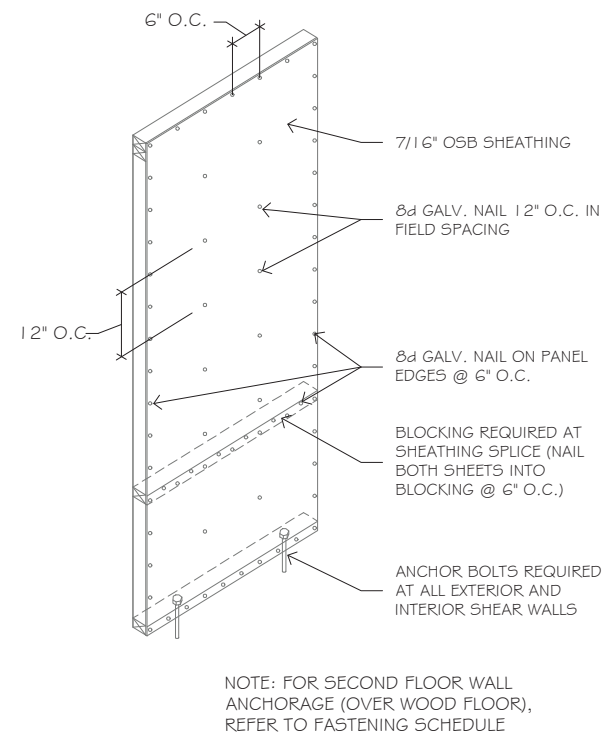
Sheet No.

9

9 of 14



WIND BRACING PLAN
SCALE: 1/8" = 1'-0"



D CS-WSP SHEARWALL SHEATHING DETAIL
N.T.S.

WALL BRACING NOTES

1. ALL WALL BRACING TO COMPLY WITH 2015 IRC OR NEWER BUILDING CODE CURRENTLY ADOPTED BY CITY OF KAUFMAN.
2. NAIL "RED" THERMAPLY WITH 1 1/4" GALVANIZED ROOFING NAILS OR 16 GA. 7/16" MIN. CROWN STAPLES SPACED 3" O.C. ON ALL PANEL EDGES AND 6" O.C. IN THE FIELD.

ALTERNATE TIE DOWN ANCHORS

(USE THESE ANCHORS AFTER THE SLAB IS CURED)

1. LOCATE HTT5 SIMPSON TIES AT CORNERS OF THE "A" WALL BRACING PANELS AS NOTED ON WALL BRACING PLANS.
2. DRILL INTO SLAB WITH 3/4" DIA. DRILL BIT. HOLES SHOULD BE DRILLED 4" DEEP MIN.
3. HOLES SHOULD BE CLEANED WITH COMPRESSED AIR AND BRUSH IN EACH HOLE. ALL CONCRETE DUST MUST BE REMOVED FROM HOLES
4. IN EACH HOLE, INJECT SIMPSON ACRYLIC-TIE ADHESIVE PER MANUFACTURER'S REQUIREMENTS.
5. INSTALL 5/8" X 12" THREADED ROD INTO EACH HOLE (SIMPSON RB#5X12). DO NOT DISTURB THREADED ROD FOR AT LEAST TWO HOURS TO ALLOW GLUE TO CURE.
6. AFTER WAITING FOR GLUE TO CURE, INSTALL SIMPSON HTT5 TIES AND NAIL TO STUDS WITH 32, 16D NAILS.



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Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

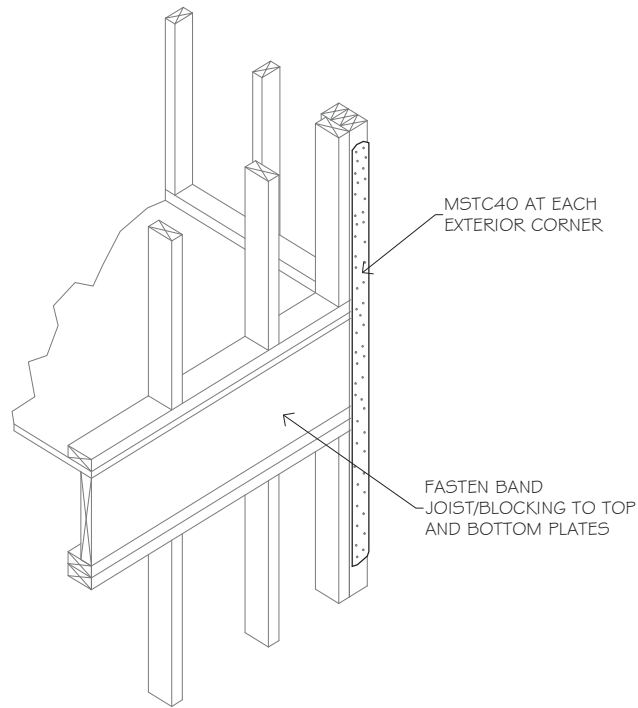
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WIND BRACING

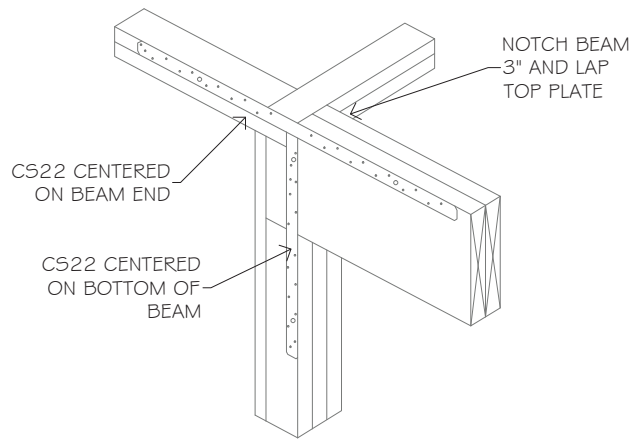
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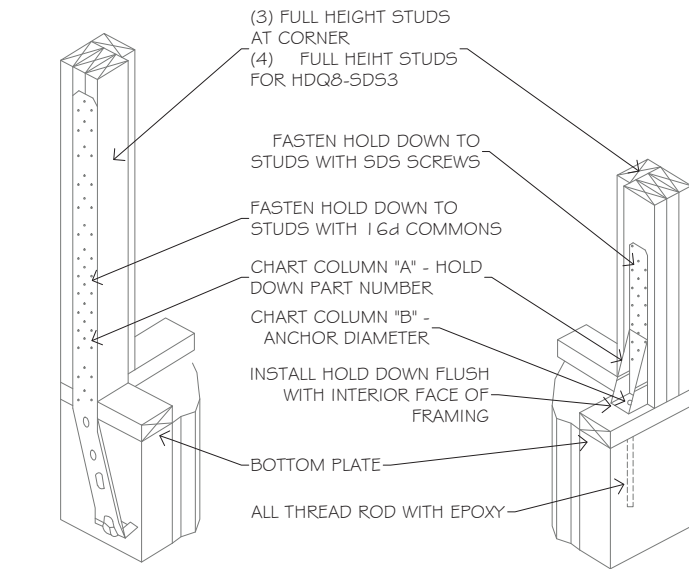
10
10 of 14



D UPPER LEVEL CORNER CONNECTION
N.T.S.



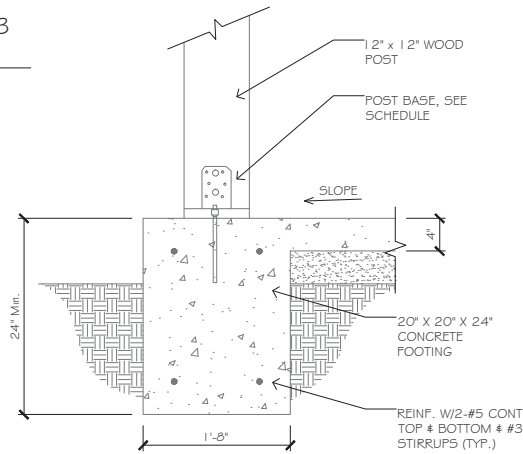
A FLUSH TOP PLATE
N.T.S.



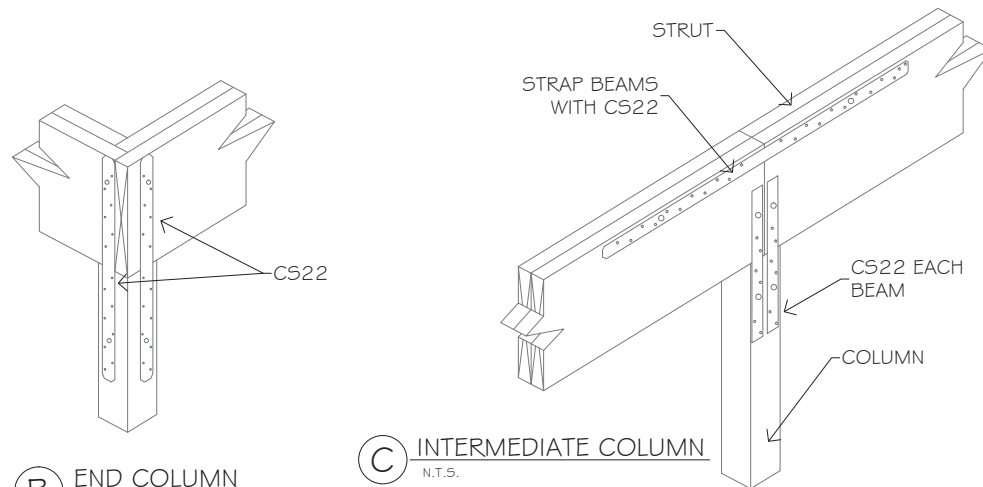
A STHD14 WET SET
N.T.S.

B HTT5 AND HDQ8-SDS3
SET-XP EPOXY
N.T.S.

DETAIL 1A, 1B, AND 1C LOWER HOLD DOWNS			
PLAN SPEC	"A" PART NO	"B" Ø (IN)	"C" EMBED MIN (IN)
1A	STHD14	WET SET	14.0
1B	HTT4/HTT5	5/8" Ø	6.0
1A	HDQ8-SDS3	7/8" Ø	10.0
HOLD DOWNS MAY BE INSTALLED ON ANY FACE OF STUD BANK AS LONG AS THE VERTICAL LOAD PATH IS CONTINUOUS			

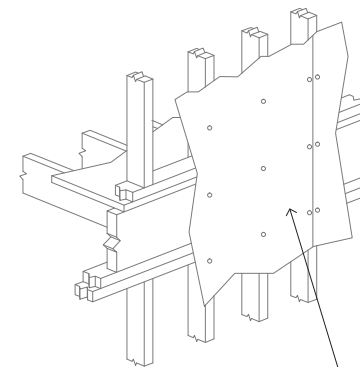


3 WOOD COLUMN FOOTING
N.T.S.



C INTERMEDIATE COLUMN
N.T.S.

B END COLUMN
N.T.S.



CONTINUOUS SHEATHING ACROSS TOP AND BOTTOM PLATES. SPACING AS REQUIRED FOR SEAWALL PANEL EDGES.

PANEL CONNECTION DETAIL
AT FIRST & SECOND FLOORS
N.T.S.



North

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Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
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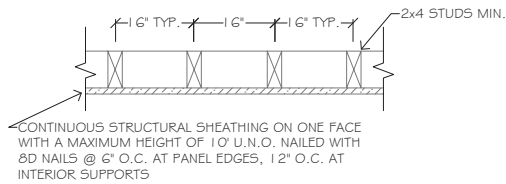
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DETAILS

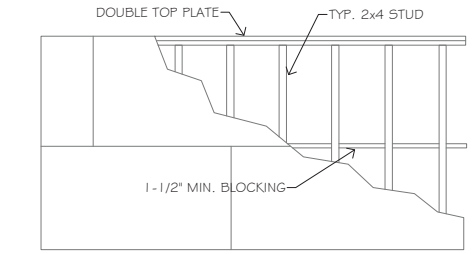
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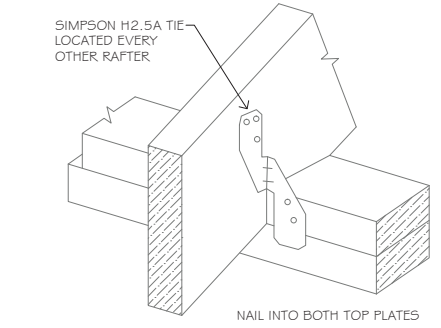
11
11 of 14



1 SECTION DETAIL
N.T.S.

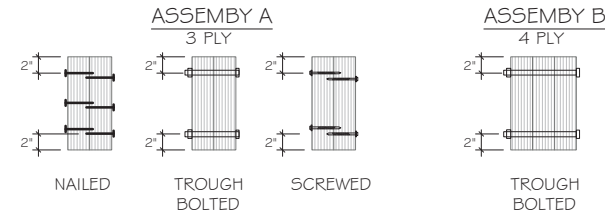


PANEL BLOCKING DETAIL
N.T.S.

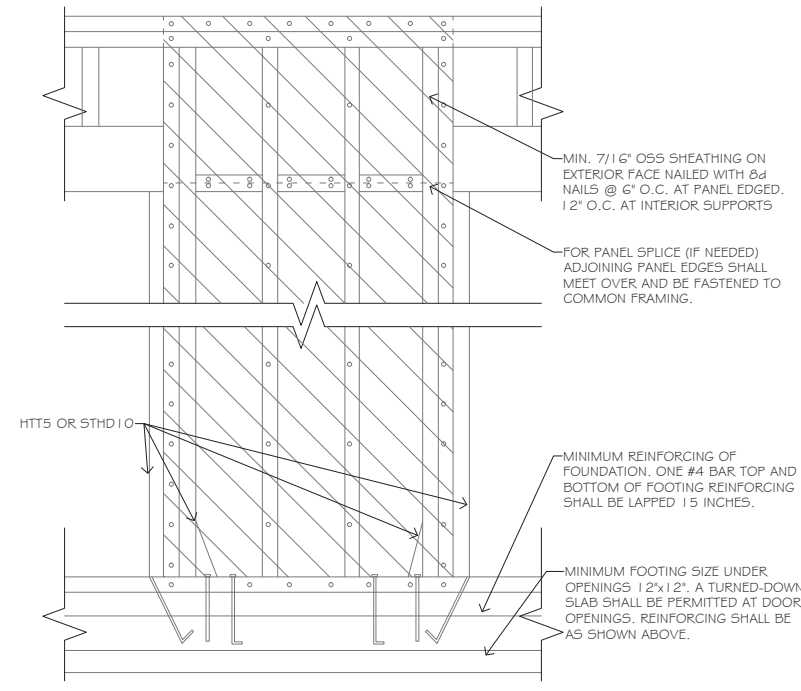


RAFTER TO TOP PLATE DETAIL
N.T.S.

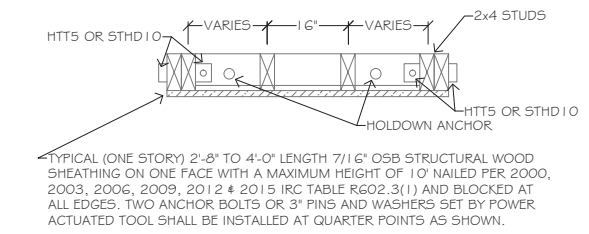
SIDE-LOADED MULTIPLE MEMBER CONNECTION SCHEDULE			
ASSEMBY TYPE	NAILED CONN.	THROUGH-BOLTED CONN.	STRUCTURAL WOOD SCREW CONN.
ASSEMBLY A	3 ROWS 12d COMMON WIRE NAILS AT 12" O.C.	2 ROWS 1/2" DIA. BOLTS W/ WASHERS AT 12" O.C.	2 ROWS 1/4" DIA. x 3 1/2" LONG SCREWS AT 12" O.C.
ASSEMBLY B	NOT APPLICABLE	2 ROWS 1/2" DIA. BOLTS W/ WASHERS AT 12" O.C.	NOT APPLICABLE



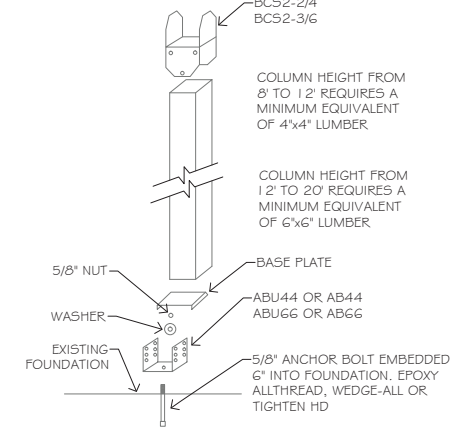
LVL BEAM ASSEMBLY
N.T.S.



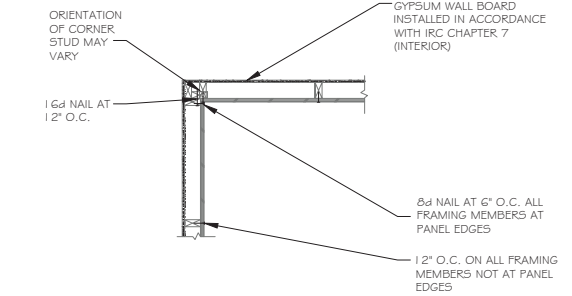
2 SECTION DETAIL (EXTERIOR ELEVATION)
N.T.S.



2 SECTION DETAIL (PLAN VIEW)
N.T.S.

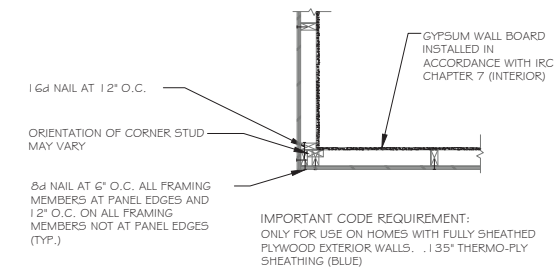


STANDARD COLUMN DETAIL
N.T.S.



IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD EXTERIOR WALLS. .135\"/>

EXAMPLE OF INSIDE CORNER DETAIL
N.T.S.



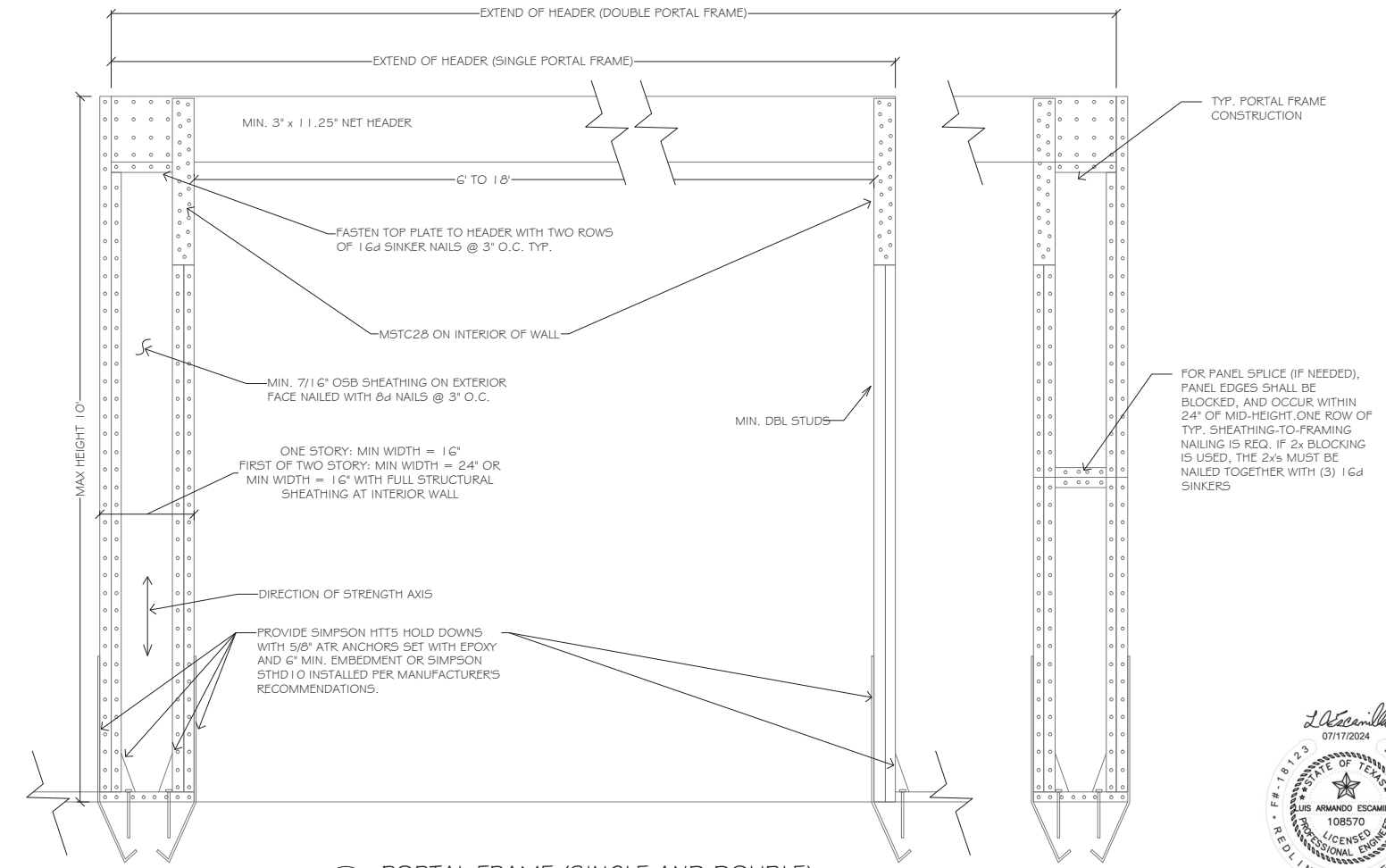
EXAMPLE OF OUTSIDE CORNER DETAIL
N.T.S.

GENERAL NOTES

- REFERENCE ARCHITECTURAL DRAWINGS FOR STUD SIZES AND DIMENSIONS.
- ALL RAFTERS/LEDGERS, STUDS, HEADERS AND SHEATHING SHALL BE NAILED IN ACCORDANCE WITH THE 2015 & 2018 IRC TABLE R602.3(1), UNLESS OTHERWISE NOTED.
- SEAWALL SEGMENTS SHALL BE CONTINUOUS FROM THE MUDSLIDE THROUGH THE DOUBLE TOP PLATE.
- BRACE WALLS LESS THAN 2' IN WIDTH DO NOT REQUIRE BOLTS & WASHERS BETWEEN THE 2 INSTALLED HOLD DOWN STRAPS (HTT5/STHD10). PROVIDE 1-ANCHOR BOLT C/L OR 2-3" PINS AND WASHERS (SET @ 1/3 POINTS BY A POWDER ACTUATED TOOL) FOR BRACED WALLS FROM 2' TO 2'-8" OVERALL LENGTH.
- MUDSLIDE AT ALL EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION SLAB WITH 1/2" ANCHOR BOLTS EMBEDDED 7" INTO THE SLAB AND SPACED 6'-0" O.C. MAX. OR SIMPSON STRONG-TIE MASA MUDSLIDE ANCHORS @ 6'-0" O.C.
- WHERE RAFTERS MEET THE TOP PLATE OF EXTERIOR WALLS, INSTALL SIMPSON STRONG-TIE H2.5 ANCHORS AT EVERY OTHER RAFTER. ANCHORS WITH 445 LB. CAPACITY OR GREATER MAY BE USED AS AN ALTERNATE.
- ALL INTERIOR WALLS TO BE 1/2" SHEETROCK NAILED PER TABLE R602.3(1) OF THE 2000, 2003, 2006, 2009, 2012 & 2015 IRC.
- LET-IN BRACING MAY BE SUBSTITUTED WITH 4x8 STRUCTURAL SHEATHING (RED T-PLY OR OSB) FROM TOP TO BOTTOM PLATE OR C516 X-BRACING.
- ALL INTERIOR BRACED WALLS MUST BE ANCHORED TO THE FOUNDATION USING SIMPSON TITEN HD 1/2" ANCHOR BOLTS OR APPROVED EQUAL.
 - INSTALL TITEN HD ANCHOR BOLTS AT MAXIMUM SIX FEET ON CENTER, WITH MINIMUM 2-3/4" EMBEDMENT INTO FOUNDATION.
 - MINIMUM TWO BOLTS PER BRACED WALL SECTION, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF BRACED WALL SECTION.

NOTE: SIMPSON STHD10 OR HTT5 CAN BE ROTATED 90°

NOTE: ALL SIMPSON PRODUCTS MAY BE SUBSTITUTED WITH APPROVED EQUAL



2 PORTAL FRAME (SINGLE AND DOUBLE)
N.T.S.

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Kaufman, Texas 75142
Harmony Estates,
Lot 109

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July 17, 2024

Sheet Title

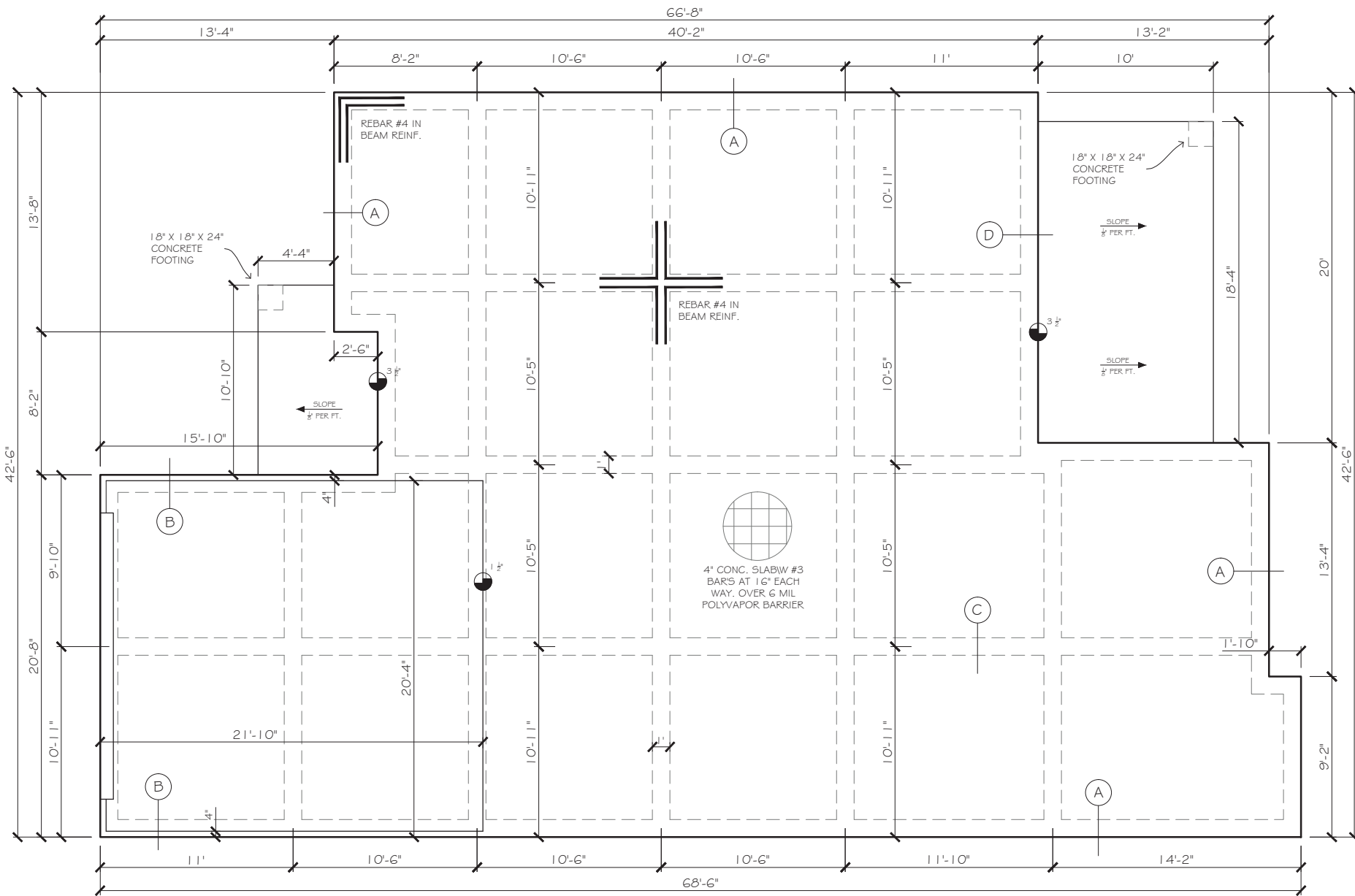
WIND BRACING

Scale
N.T.S.

Sheet No.

12
12 of 14





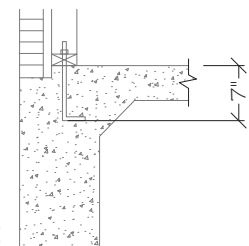
FOUNDATION PLAN

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

CONCRETE NOTES

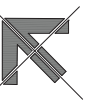
- EXCAVATE EXISTING SOIL +/- 6" DEEP TO 24" DEEP AND REMOVE TO OFF SITE LOCATION
- FOUNDATION SLAB SHALL BE 4" THICK OFF 3,000 PSI REINFORCED CONCRETE.
- CONCRETE SLAB SHALL BE PLACED OVER 4" THICK SAND AND GRAVEL CUSHION
APPLY LAYER OF 4 MIL THICK VAPOR VARRIER OF POLYETHYLENE BELOW SLAB.
- UNDISTURBED SOIL SHALL BE COMPACTED TO 90% PROCTOR PRIOR TO PLACEMENT OF SAND CUSHION.
- ALL CONCRETE BEAM SHALL BE 12" WIDE AND 24" DEEP WITH REINFORCING AS INDICATED.
- AT ALL BEAM INTERSECTIONS. SHALL HAVE #3 CORNER BAR REINFORCING AND SHALL LAP BEAM REINFORCING NOT LESS THAN 18"
- ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY, 3,000 PSI COMPRESSIVE STRENGTH.
- ADMIXTURES CONTAINING CHLORIDES, SULPHATE, NITRATES AND FLY ASH ARE NOT PERMITTED.
- REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-65, GRADE 60, EXCEPT No. 3 BARS MAY BE GRADE 40.
- FURNISH AND INSTALL EXPANSION JOINT BETWEEN EXISTING CONCRETE SLAB AND NEW CONCRETE SLAB.
- NEW SLAB TO HAVE SMOOTH TOP FINISH.
- REMOVE FORM BOARDS AND RUB OUT ANY HONEYCOMB AREAS.
- FILL IN AROUND NEW CONCRETE WITH NATIVE SOIL.

MINIMUM 1/2" DIAMETER ANCHOR BOLTS ARE TO BE INSTALLED EVERY 6'-0" O.C. MAX. AND WITHIN 12" OF EACH CORNER EMBEDDED MIN 7" INTO CONCRETE. ATTACHMENT IS REQUIRED WITHIN 4"-12" OF EACH BUTT JOINT IN THE BOTTOM PLATE OF ALL EXTERIOR WALLS NOT MORE THAN 12" OR 7 BOLT DIA. FROM EACH END OF EACH PLATE SECTION. REFER TO BRACED WALL PLAN FOR INTERIOR BRACED WALL ANCHORAGE TO SLAB.



ANCHOR BOLT DETAIL WITH BRICK LEDGE
(ONLY IF CODE REQUIRES ANCHOR BOLT)

North



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Sheet Title

FOUNDATION

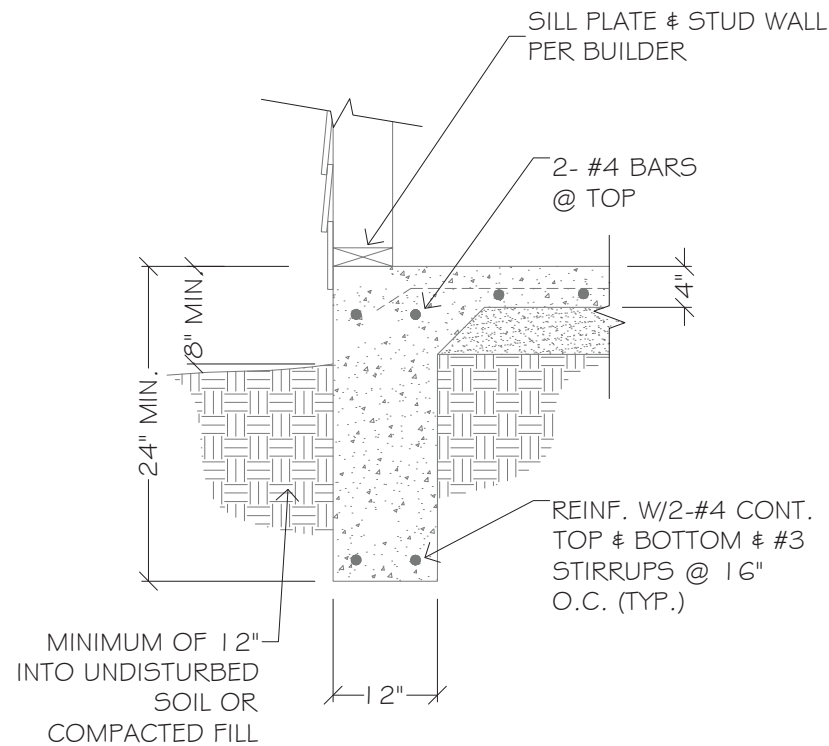
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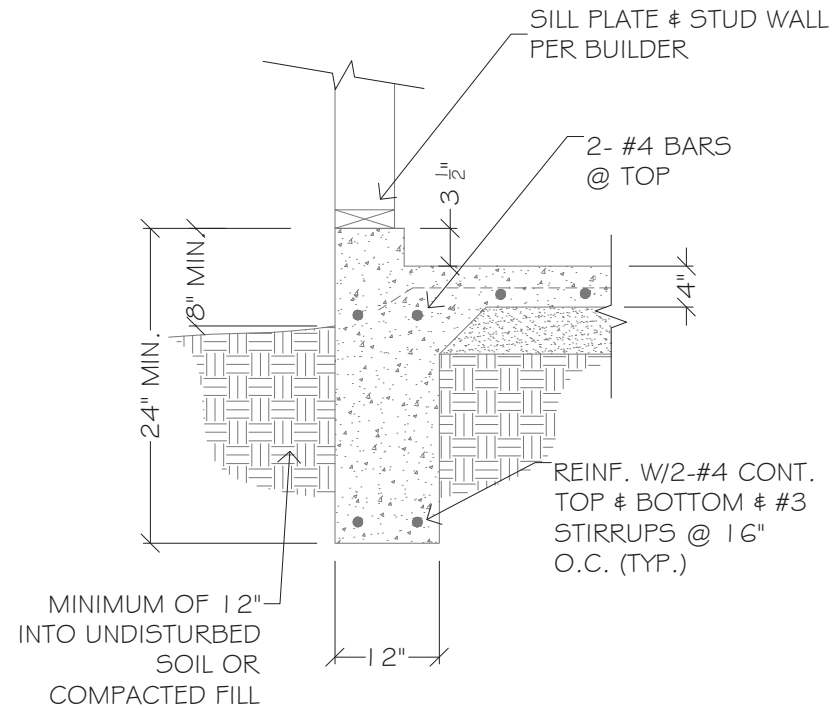
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13 of 14

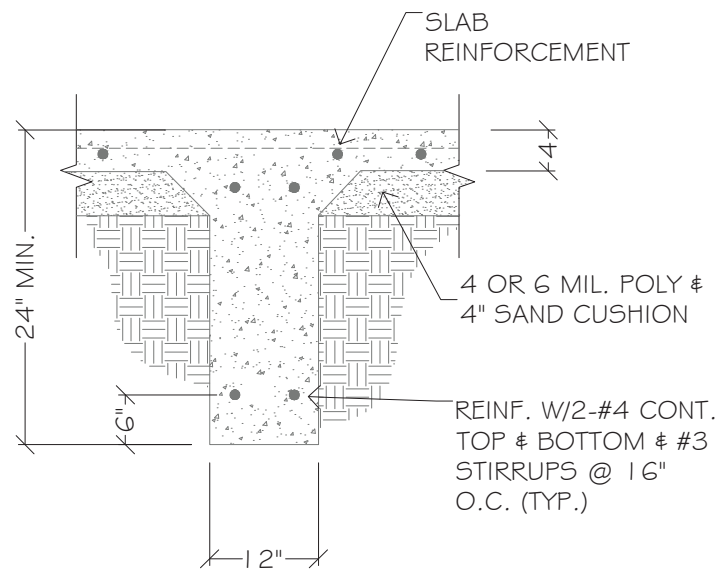




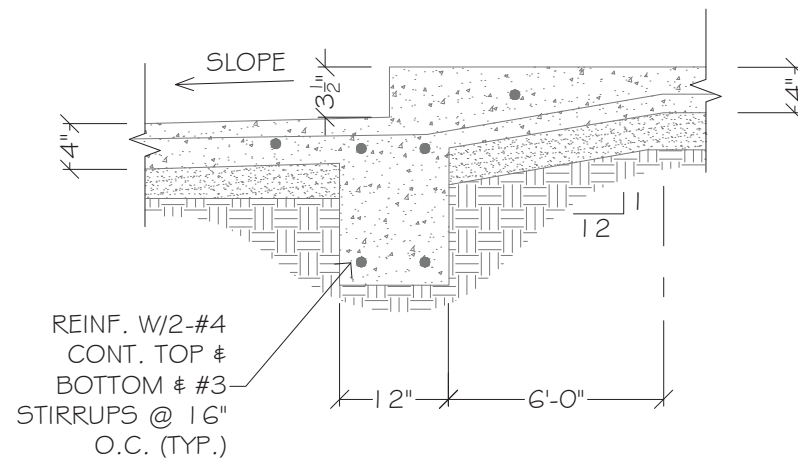
A EXTERIOR BEAM Siding
N.T.S.



B EXTERIOR BEAM @ GARAGE
N.T.S.

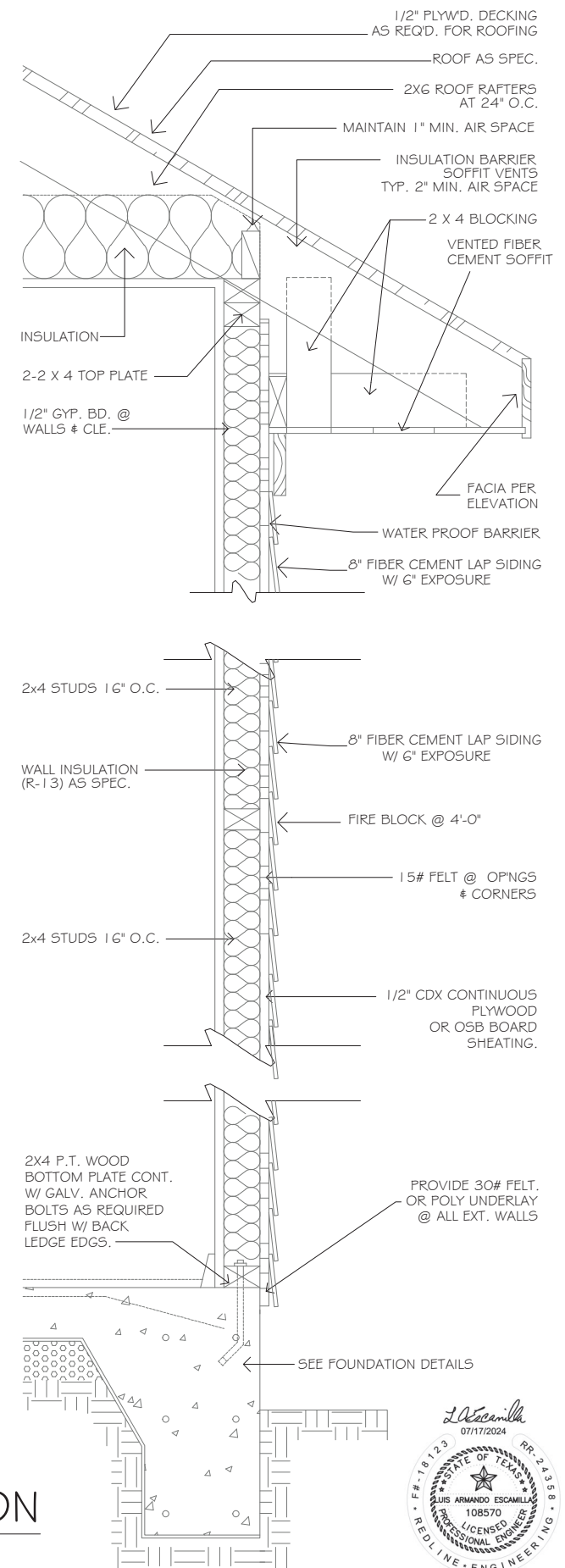


C INTERIOR BEAM
N.T.S.

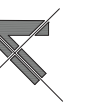


D SLAB TRANSITION @ PATIO
N.T.S.

WALL SECTION
N.T.S.



North



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Kaufman, Texas 75142
Harmony Estates,
Lot 109

Date
July 17, 2024

Sheet Title

FOUNDATION

Scale
N.T.S.

Sheet No.

14

14 of 14

