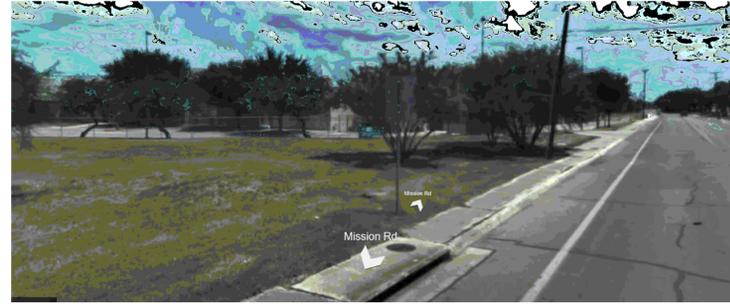
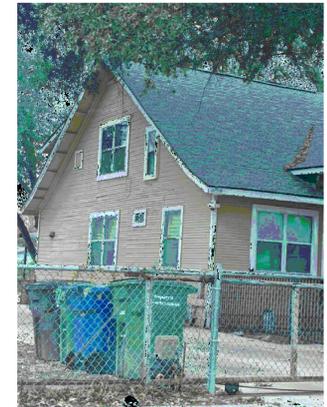
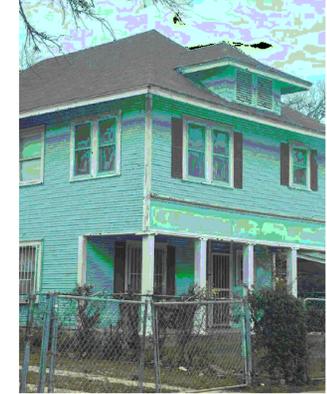




LOT PICS



ADJACENT BUILDINGS PICS



PRECEDENTS @ THE MISSIONS

2509 RESIDENCES
2509 MISSION RD SAN ANTONIO TX

LIS ARCHITECTURAL DESIGN SERVICES
(210) 365-9055
LISARCHITECTURALDESIGNSERVICES.COM

DATE
8/29/2025

REVISION HISTORY
Mark Note

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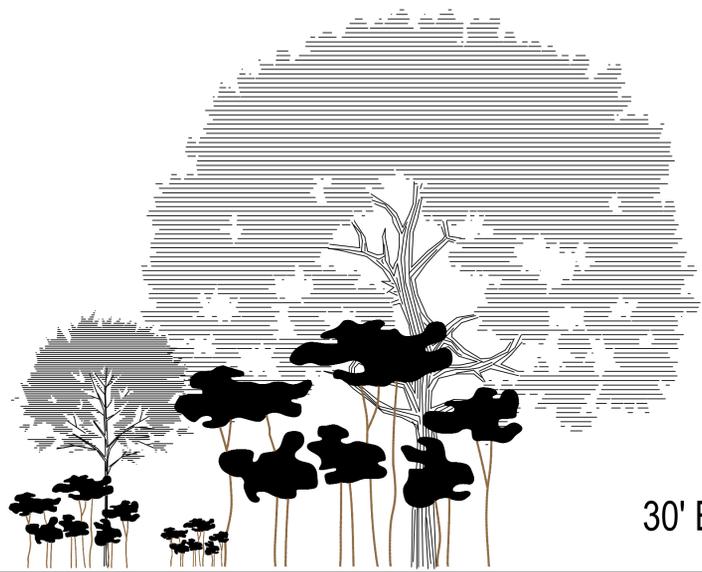
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P.1



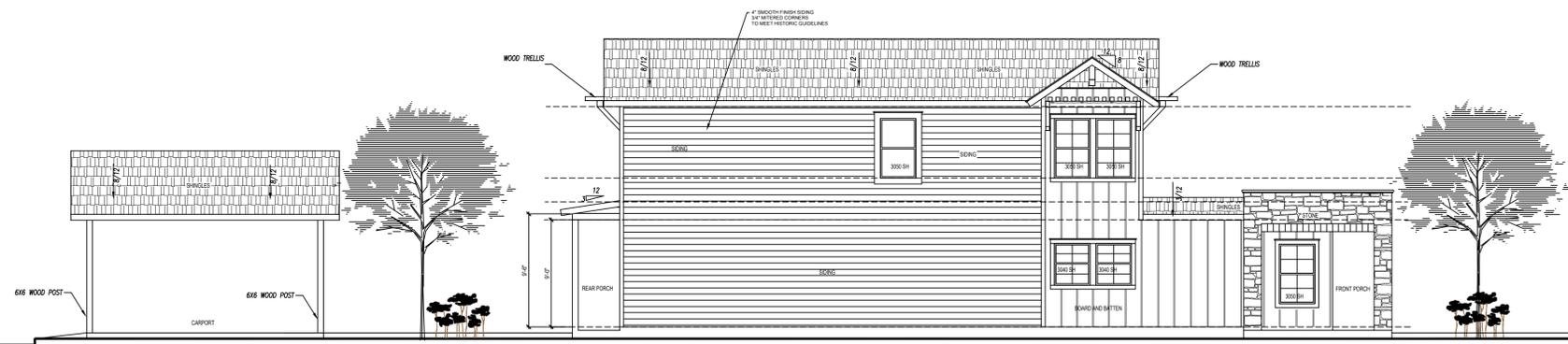
MISSION RD STREET VIEW

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



GREEN AREA

30' EASEMENT

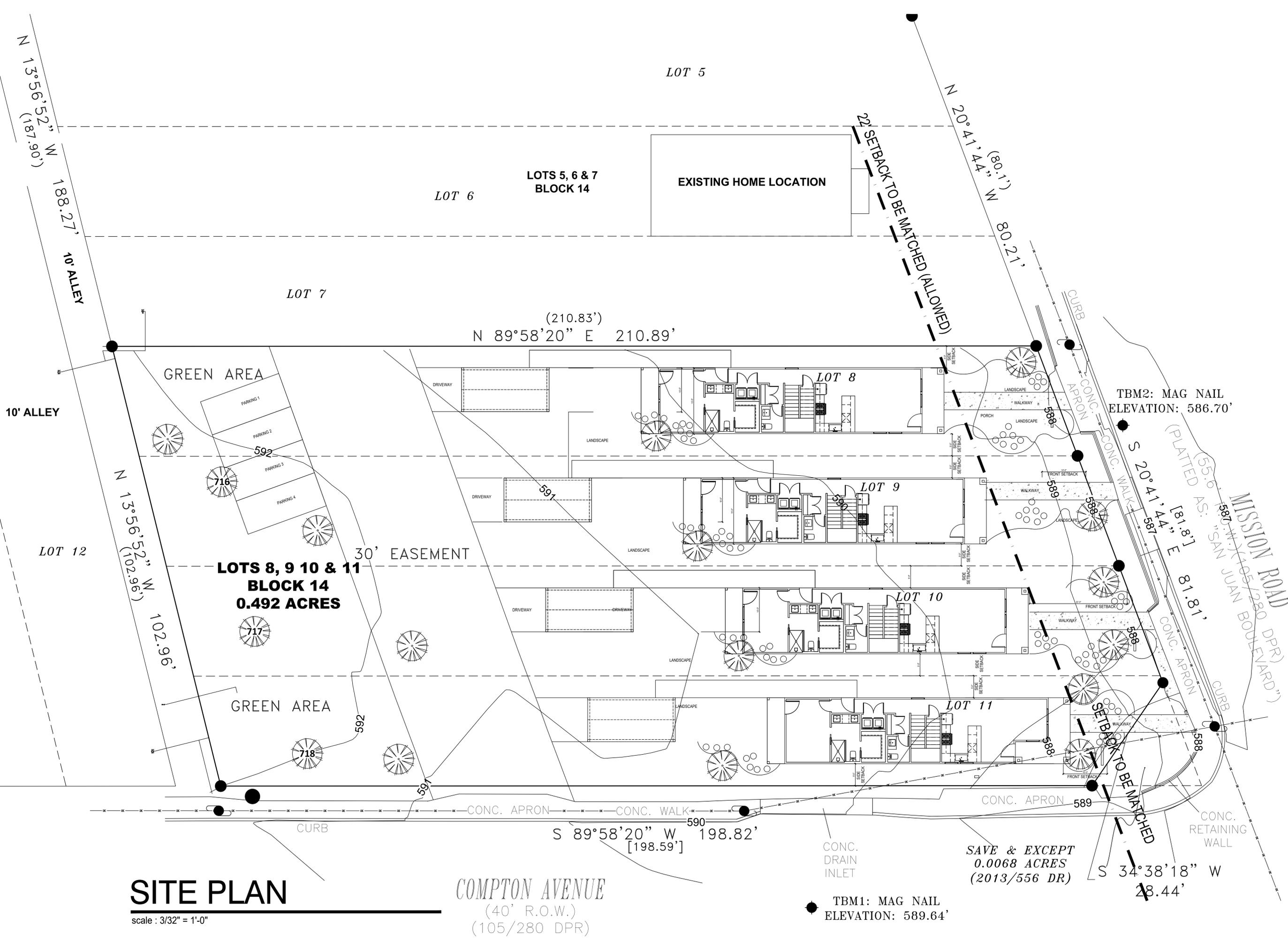


GREEN AREA

NEW DEVELOPMENT LOT 11

GREEN AREA

MISSION RD STREET VIEW



SITE PLAN

scale : 3/32" = 1'-0"

COMPTON AVENUE
(40' R.O.W.)
(105/280 DPR)

TBM1: MAG NAIL
ELEVATION: 589.64'

SAVE & EXCEPT
0.0068 ACRES
(2013/556 DR)

S 34°38'18" W
28.44'

TBM2: MAG NAIL
ELEVATION: 586.70'

S 89°58'20" W 198.82'
[198.59']

(210.83')
N 89°58'20" E 210.89'

LOTS 8, 9 10 & 11
BLOCK 14
0.492 ACRES

N 13°56'52" N
(187.90')

188.27' 10' ALLEY

10' ALLEY

LOT 12

N 13°56'52" N
(102.96')

102.96'

N 20°41'44" N (80.1')
80.21'

22' SETBACK TO BE MATCHED (ALLOWED)

S 20°41'44" E
81.81'

MISSION ROAD (DPR)
SAN JUAN BOULEVARD

28.44' SETBACK TO BE MATCHED

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 or 30 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

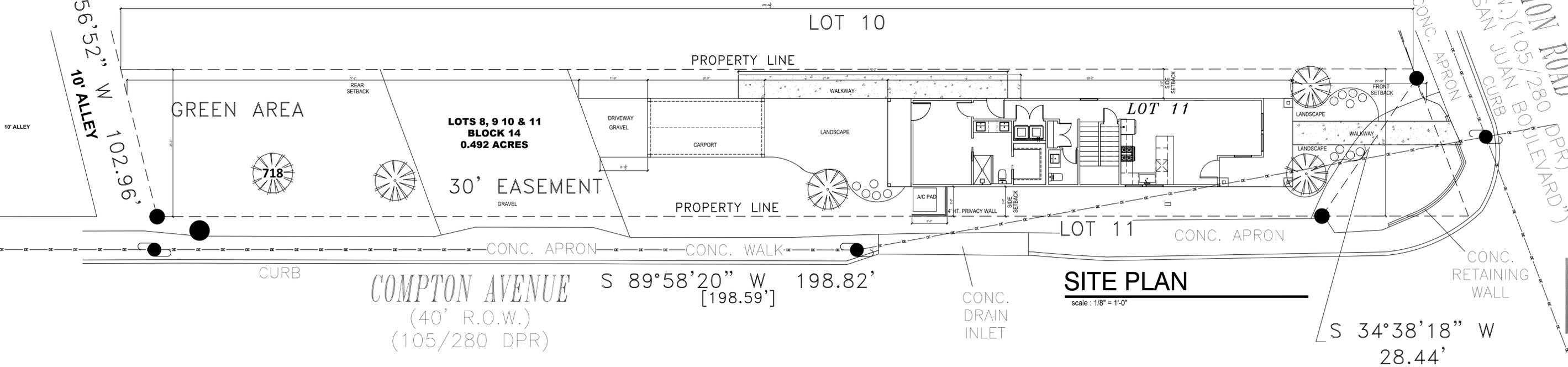
ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL. SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

LEGAL DESCRIPTION

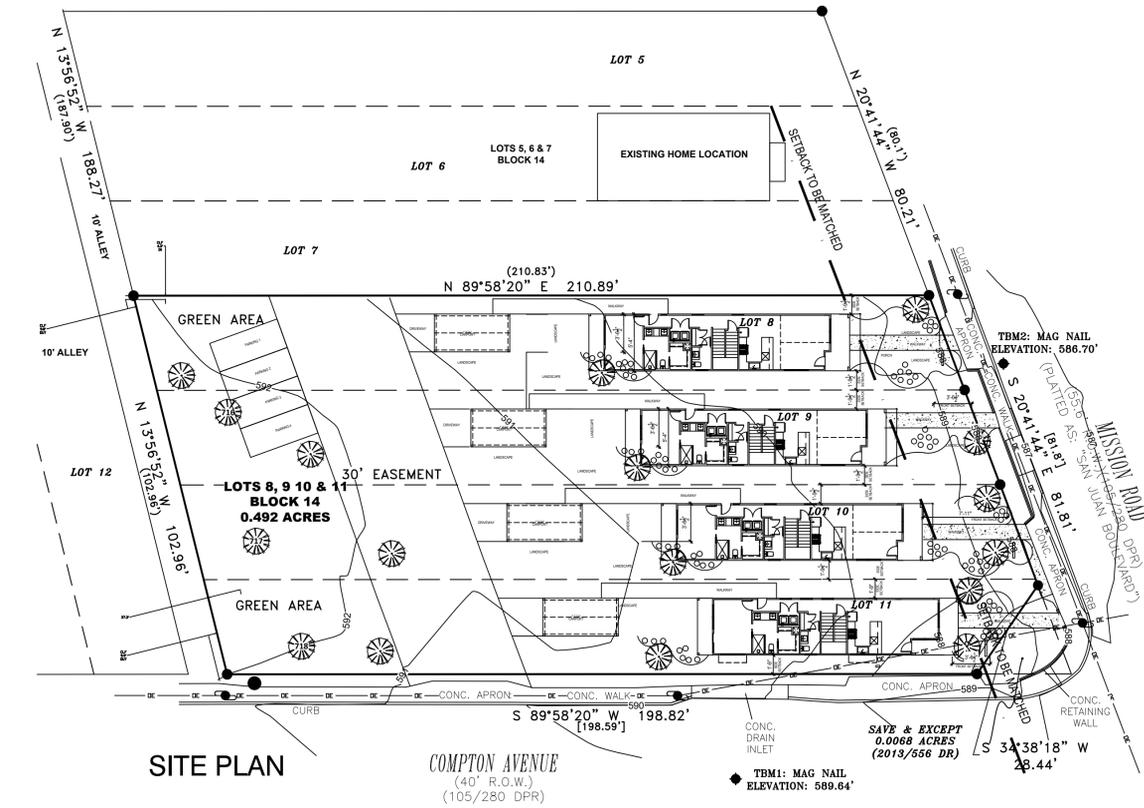
A 0.0837 ACRE (3,646 SQUARE FEET) STRIP OF LAND OUT OF LOTS 8, 9, 10 AND 11, BLOCK 14, NEW CITY BLOCK 7718, KELLY FERRIS MHP HARLANDALE ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 105, PAGE 280, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED HERETO.

(PLATTED (55.6' AS: R.O.W.) (105/280 BOULEVARD")
MISSION ROAD (DPR)
JUAN CURB

PRIVADA AT THE MISSIONS
LOT -11 2509 MISSION RD SAN ANTONIO TX

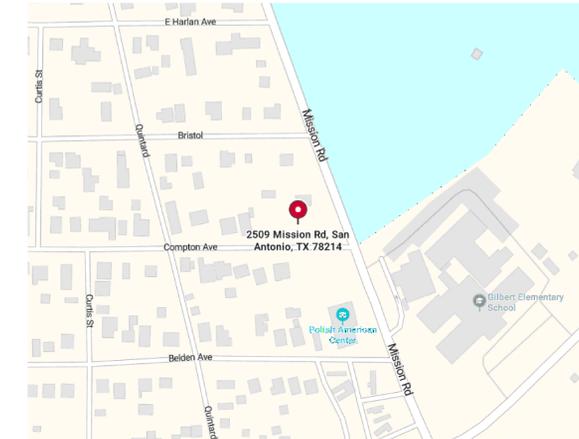


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IMPERVIOUS COVERAGE CALCULATIONS	
TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE	1,543 SQ FT
TOTAL SQUARE FOOTAGE OF CONCRETE DRIVEWAY	129 SQ FT
TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE	1,672 SQ FT
IMPERVIOUS (WALKWAY)	296 SQ FT
TOTAL IMPERVIOUS AREA	1,968 SQ FT

A LOT MEASURING 5,559 SQ. FT. WITH A 30% COVERAGE WOULD HAVE AN ALLOWABLE MAXIMUM BUILDING COVERAGE OF 1,667 SQ. FT.)
A LOT MEASURING 5,559 SQ. FT. WITH A 45% COVERAGE WOULD HAVE AN ALLOWABLE MAXIMUM BUILDING COVERAGE OF 2,501 SQ. FT.)



LOCATION MAP



LOT 11

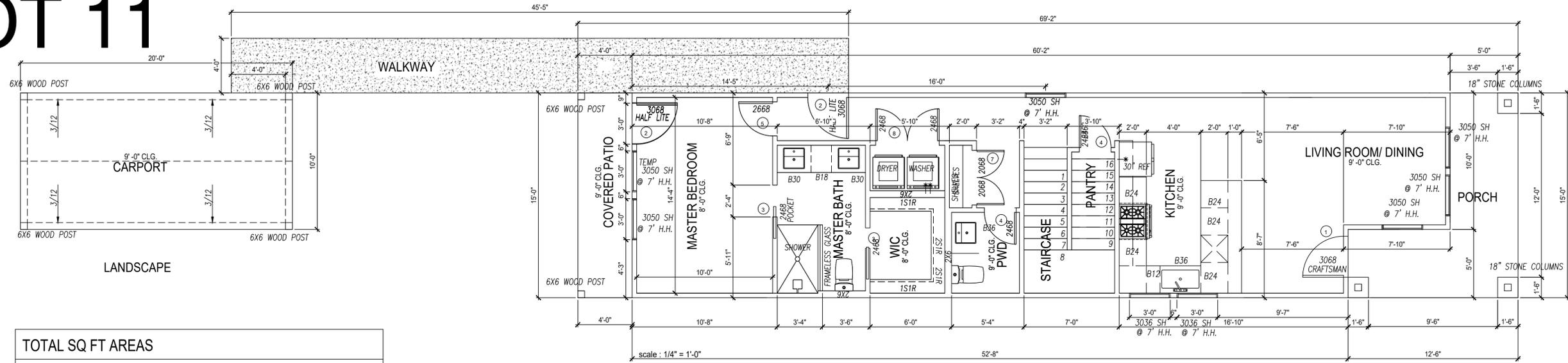
DATE
2/2/2026

REVISION HISTORY
Mark Note

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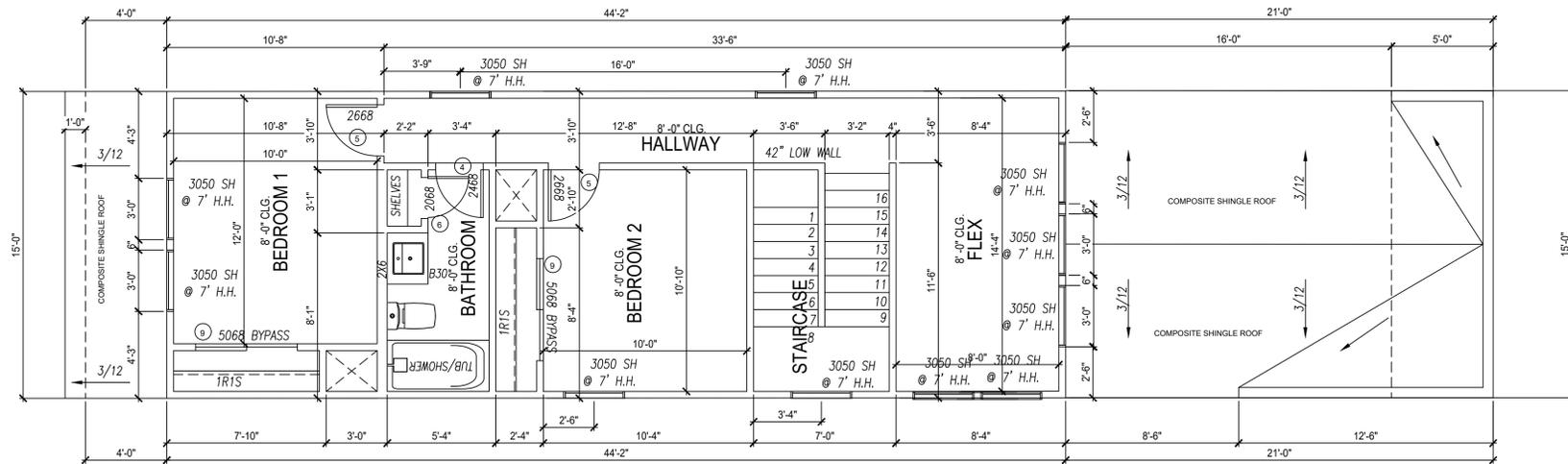
sheet
G.1

LOT 11



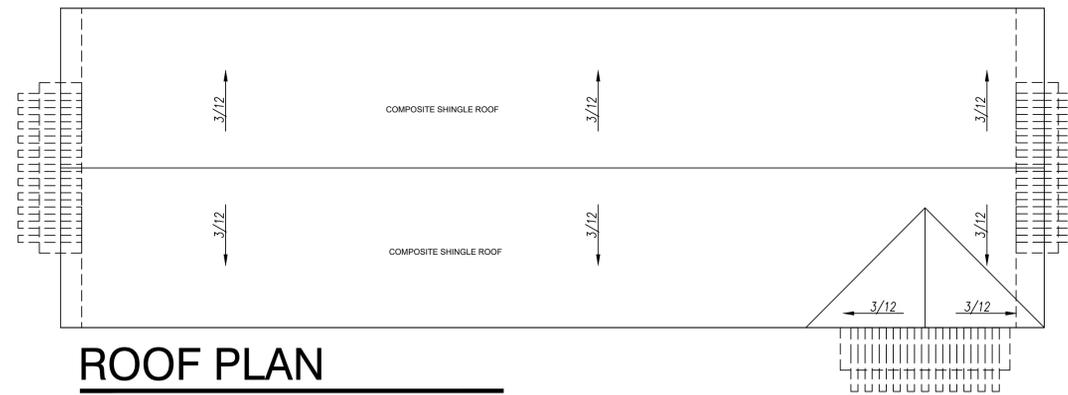
FIRST FLOOR

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



ROOF PLAN

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



ROOF AREA SECOND FLOOR:
SQ FT

REQUIRED VENTILATION: 1,086 SQ FT /
150 : 4.9 SQ FT

116 SQ FT X 144 SQ IN/SQ FT: 1,670.56
SQ IN

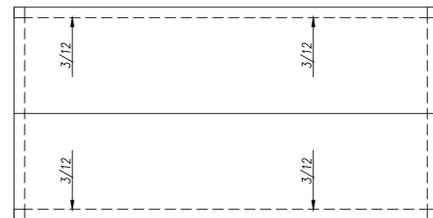
PROVIDED VENTILATION (2) POWER
VENTS (PROVIDING)
1,000 SQ IN = 2,000 SQ IN

***** 2,000 SQ IN PROVIDED - 1,670
SQ IN REQUIRED

TOTAL SQ FT AREAS	
FIRST FLOOR LIVING AREA SQ FT.....	903 SQ FT
SECOND FLOOR LIVING AREA SQ FT.....	592 SQ FT
TOTAL LIVING AREA.....	1,495 SQ FT
FRONT PORCH.....	75 SQ FT
PATIO.....	60 SQ FT
TOTAL CONSTRUCTION.....	1,630 SQ FT

2024 IRC CODE COMPLIANCE

ALL PLANS TO COMPLY WITH THE 2024 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. WHERE PLAN CONTRADICTIONS OCCUR THE 2024 IRC CODE SHALL PREVAIL UNLESS LOCAL BUILDING CODES DICTATE



CARPORT ROOF PLAN

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

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LOT -11 2509 MISSION RD SAN ANTONIO TX



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USARCHITECTURALDESIGNSERVICES.COM

DATE
2/2/2026

REVISION HISTORY
Mark History Note

Mark	History Note

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sheet

A.1

LOT 11

2024 IRC WINDOW AND FALL PROTECTION

R312.2 — Window Fall Protection

Section R312.2 is specifically about reducing the risk of falls through operable windows where the window sill and grade elevations create a potential fall hazard. Its main elements include:

Where Window Fall Protection Applies

Protection against falls is required for operable windows when all of the following conditions are met:

The bottom of the operable window opening is less than 24 inches above the finished floor inside the dwelling, and

The exterior sill height above finished grade (or surface below) is more than 72 inches.

When these criteria are present, the window must comply with one of the fall-protection measures below.

Protection Options

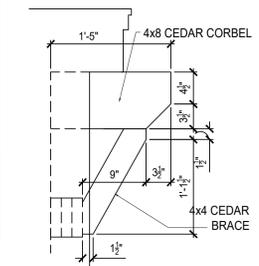
Operable windows subject to R312.2 must comply with one of the following:

Limit the opening so that a 4-inch diameter sphere cannot pass through the window in its largest open position;

Use window opening control or fall prevention devices that comply with ASTM F 2090 (Standard Specification for Window Fall Prevention Devices with Emergency Escape Release Mechanisms).

Emergency Egress Windows

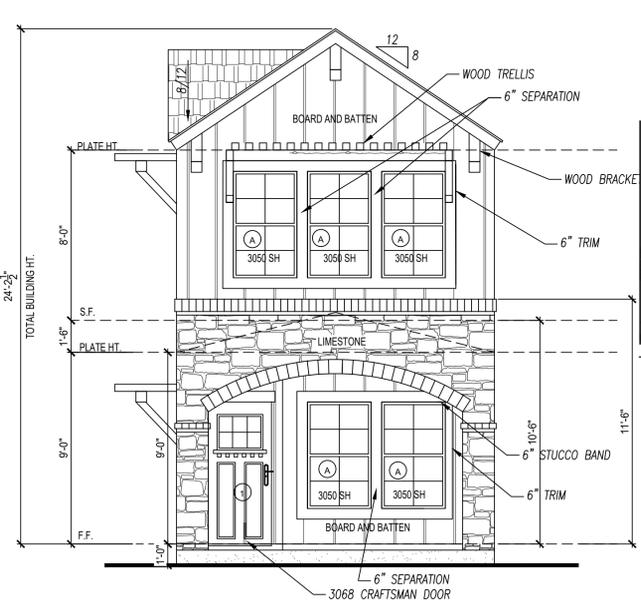
If the operable window also serves as an emergency escape and rescue opening, any fall-protection device or control must not reduce the required net clear opening area/dimensions mandated by Section R310 (egress window size requirements).



WOOD CORBEL

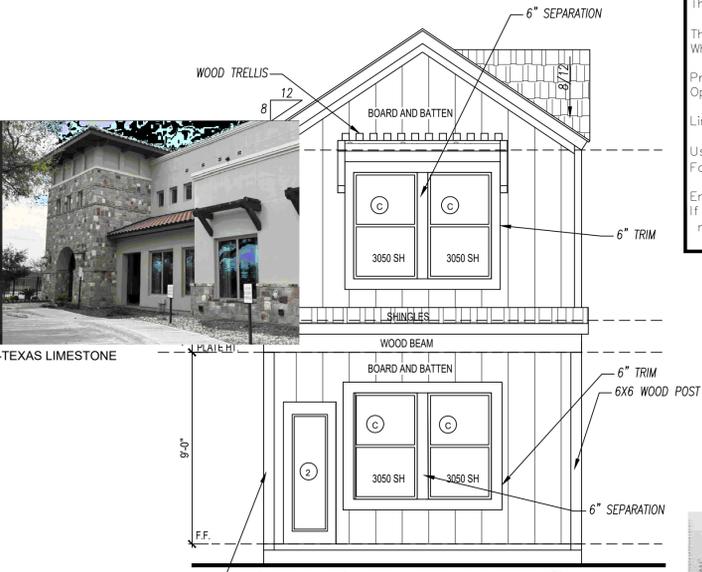
SCALE: 1/2"=1'-0"

2024 IRC CODE COMPLIANCE
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FRONT ELEVATION

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

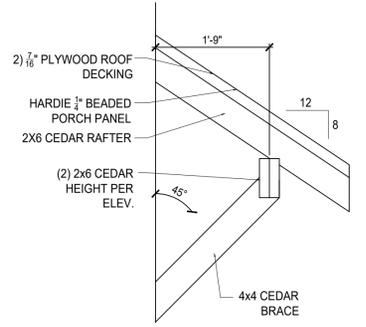


REAR ELEVATION

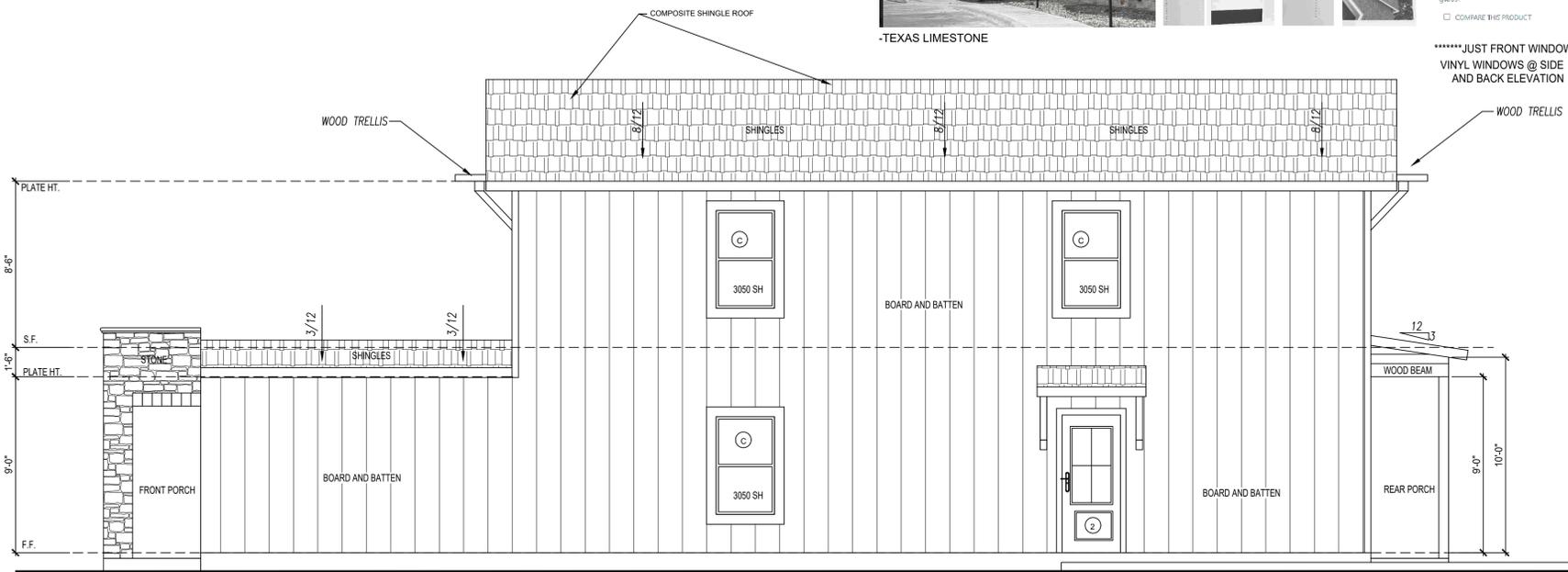
scale: 1/4" = 1'-0"



HISTORIC SPECS



AWNING CORBEL



RIGHT ELEVATION

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

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LISARCHITECTURALSERVICES.COM

DATE
8/29/2008

REVISION HISTORY
Mark Note

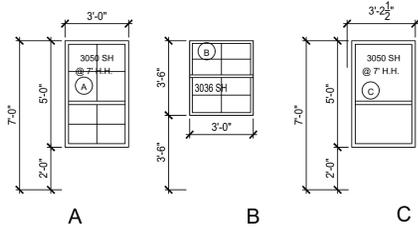
REVISION	HISTORY
Mark	Note

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A.2

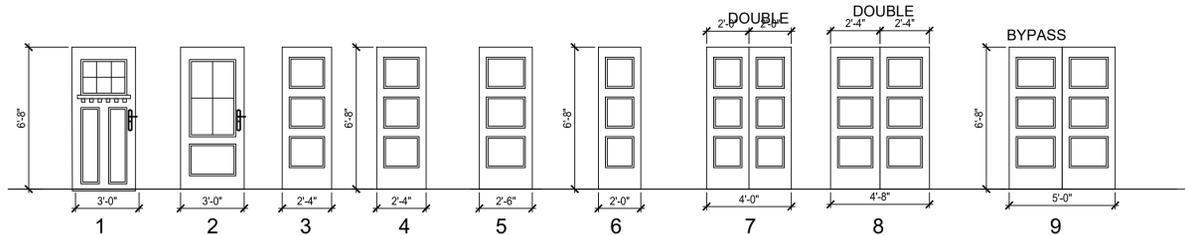
LOT 11

WINDOW SCHEDULE

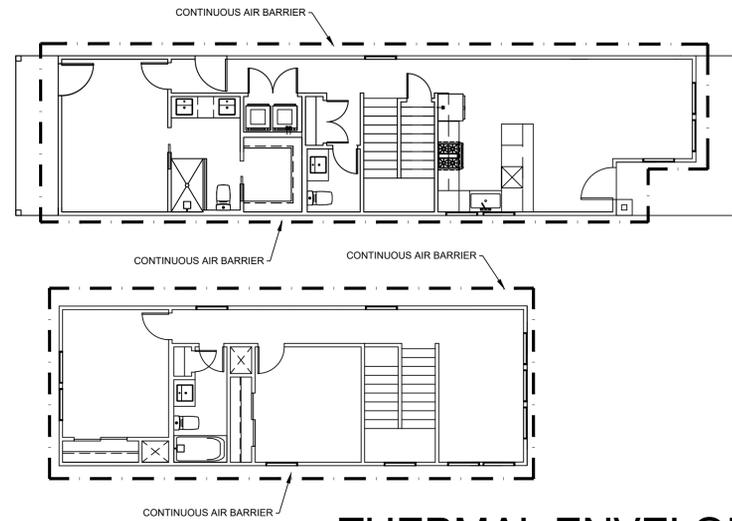


T	SIZE	TYPE	GLASS	QUANTITY	LOCATION	REMARKS
A	3'-0" X 5'-0"	SH	DOUBLE CLEAR LOW E	8	VARIES	WITH LITE
B	3'-0" X 3'-6"	SH	DOUBLE CLEAR LOW E	2	KITCHEN	WITH LITE
C	3'-0" X 5'-0"	SH	DOUBLE CLEAR LOW E	8	KITCHEN	

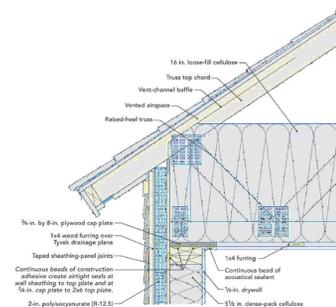
DOOR SCHEDULE



DOOR SCHEDULE			DOOR INFORMATION		FRAME INFORMATION		
T	ROOM NAME	SIZE	FINISH	MATERIAL	FINISH	QUANTITY	REMARKS
1	MAIN DOOR (TBD)	3'-0" X 6'-8"	CRAFTSMAN STYLE	SOLID CORE	PAINTED	1	SEE SPECS.
2	EXTERIOR DOOR REAR/ SIDE	3'-0" X 6'-8"	CRAFTSMAN STYLE	SOLID CORE/ HALF LITE	PAINTED	2	SEE SPECS.
3	VARIES	2'-4" X 6'-8"	HOLLOW CORE	WOOD	PAINTED	2	POCKET DOOR
4	VARIES	2'-4" X 6'-8"	HOLLOW CORE	WOOD	PAINTED	3	SEE SPECS.
5	BEDROOMS	2'-6" X 6'-8"	HOLLOW CORE	WOOD	PAINTED	3	SEE SPECS.
6	VARIES	2'-0" X 6'-8"	HOLLOW CORE	WOOD	PAINTED	1	SEE SPECS.
7	CLOSET	(2) 2'-0" X 6'-8" DOUBLE	HOLLOW CORE	WOOD	PAINTED	1	SEE SPECS.
8	CLOSET	(2) 2'-4" X 6'-8" DOUBLE	HOLLOW CORE	WOOD	PAINTED	1	SEE SPECS.
8	CLOSET	(2) 2'-4" X 6'-8" DOUBLE	HOLLOW CORE	WOOD	PAINTED	2	BYPASS



THERMAL ENVELOPE



2024 IRC CODE COMPLIANCE

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2024 AIR BARRIER-THERMAL ENVELOPE

N1102.5.1 (R402.5.1) Building thermal envelope. The building thermal envelope shall comply with Sections N1102.5.1.1 through N1102.5.1.3. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. N1102.5.1.1 (R402.5.1.1) Installation. The components of the building thermal envelope as indicated in Table N1102.5.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria indicated in Table N1102.5.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

TABLE N1102.5.1.1 (R402.5.1.1) AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER, AIR SEALING CRITERIA	INSULATION INSTALLATION
General requirements	A continuous air barrier shall be installed in the building thermal envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	An air barrier shall be installed in any dropped ceiling or soffit to separate it from unconditioned space. Access openings, drop-down stairs or knee wall doors to unconditioned attic spaces shall be sealed with gasketing materials that allow for repeated entrance over time.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. Access hatches and doors shall be installed and insulated in accordance with Section N1102.2.5. Eave baffles shall be installed in accordance with Section N1102.2.4.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the 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, R-value, of not less than R-3 per inch. Exterior building thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Knee wall	Knee walls shall have an air barrier between conditioned and unconditioned space.	Insulation installed in a knee wall assembly shall be installed in accordance with Section N1102.2.3. Air-permeable insulation shall be enclosed inside an air barrier assembly.
Windows, skylights and doors	The rough opening gap between framing and the frames of skylights, windows and doors shall be sealed in accordance with the fenestration manufacturer's instructions.	Insulation shall not be required in the rough opening gap except as required by the fenestration manufacturer's instructions.
Rim joists	Rim joists shall include an air barrier. The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.
Floors, including cantilevered floors and floors above garages	Floor framing members that are part of the building thermal envelope shall be air sealed to maintain a continuous air barrier. Air-permeable floor cavity insulation shall be enclosed.	Floor insulation shall be installed in accordance with the requirements of Section N1102.2.8.
Basement, crawl space and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section N1102.2.11. Penetrations through concrete foundation walls and slabs shall be air sealed. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section N1102.2.11. Conditioned basement foundation wall insulation shall be installed in accordance with Section N1102.2.9.1. Slab-on-grade floor insulation shall be installed in accordance with Section N1102.2.10.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections N1101.10 through N1101.12 and N1102.2.8.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section N1102.5.4.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried in or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Showers, tubs and fireplaces adjacent to the building thermal envelope	An air barrier shall separate insulation in the building thermal envelope from the shower, tub or fireplace assemblies.	Exterior framed walls adjacent to showers, tubs and fireplaces shall be insulated.
Electrical, communication and other equipment boxes, housings and enclosures	Boxes, housing and enclosures that penetrate the air barrier shall be caulked, taped, gasketed or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing or enclosures shall be sealed. Alternatively, air-sealed boxes shall be installed in accordance with Section N1102.5.5.	Boxes, housing and enclosures shall be buried in or surrounded by insulation.
HVAC register boots	HVAC supply and return register boots shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	HVAC supply and return register boots located within a building thermal envelope assembly shall be buried in or surrounded by insulation.
Concealed sprinklers	Where 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.	—
Common walls or double walls separating attached single-family dwellings or townhouses	An interior air barrier shall be provided. Air sealing at the intersections with building thermal envelope shall be provided. Where installed in a fire-resistance-rated wall assembly, air-sealing materials shall comply with one of the following: 1.Be in accordance with an approved design for the fire-resistance-rated assembly. 2.Be supported by approved data that shows the assembly as installed complies with the required fire-resistance rating.	Insulation materials recognized in the approved common wall or double-wall design and installed in accordance with the approved design shall be permitted to be used.

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.
b. Insulation full enclosure is not required in unconditioned/ventilated attic spaces and at rim joists.

PRIVADA AT THE MISSIONS

LOT -11 2509 MISSION RD SAN ANTONIO TX



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DATE
8/29/20085

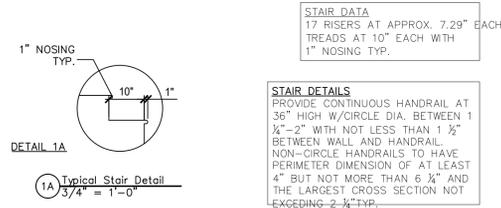
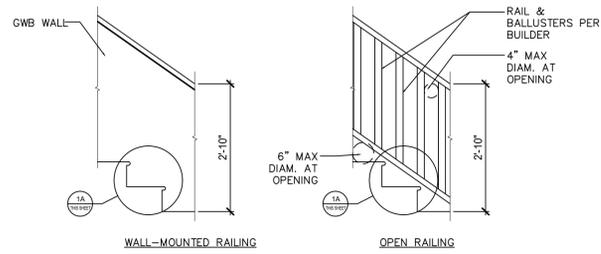
REVISION HISTORY	
Mark	Note

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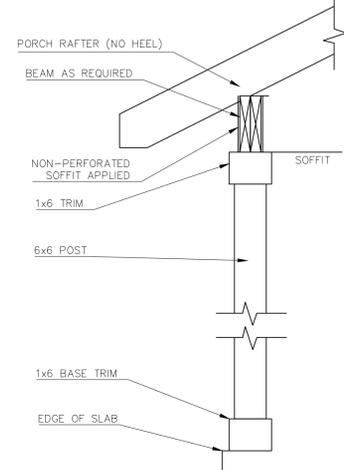
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A.4

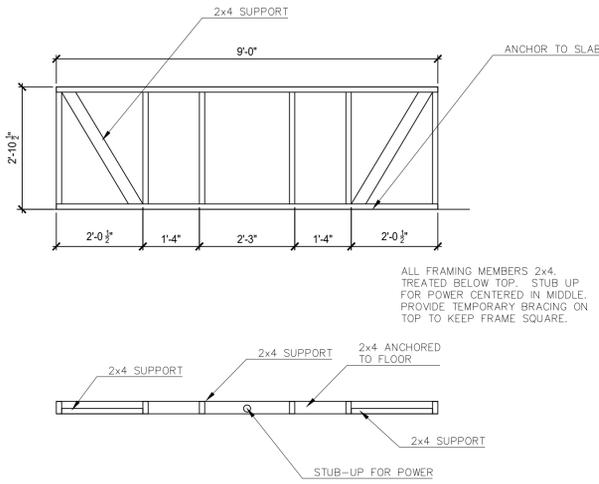
THERMAL ENVELOPE



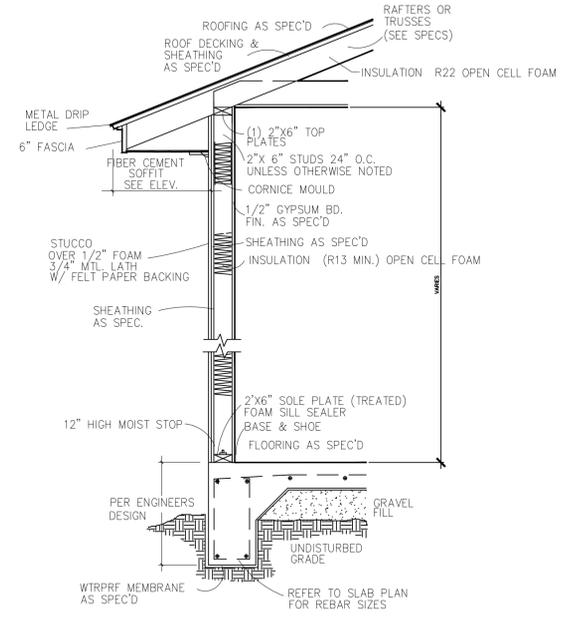
TYPICAL STAIR DETAILS
scale : NTS



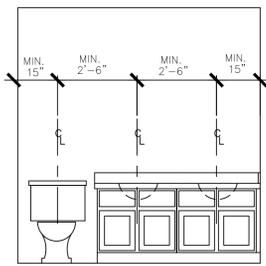
TYPICAL PORCH COLUMN DETAIL
scale : NTS



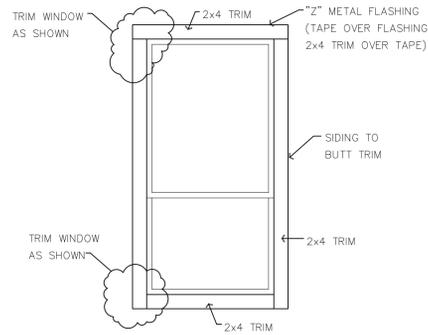
ISLAND FRAMING DETAIL
scale : 1/4" = 1'-0"



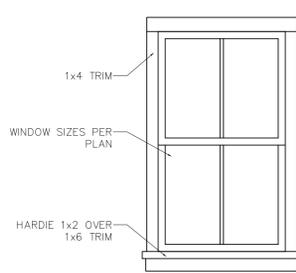
TYPICAL WALL SECTION STUCCO WALL
SCALE: 1/2" = 1'-0"



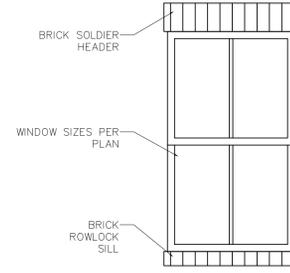
DRAIN SPACING
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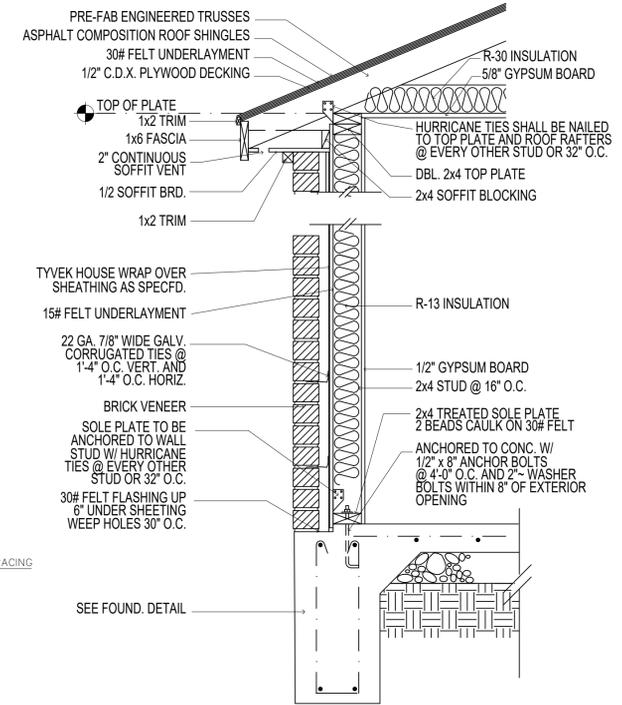
WINDOW TRIM DETAIL 1
scale : NTS



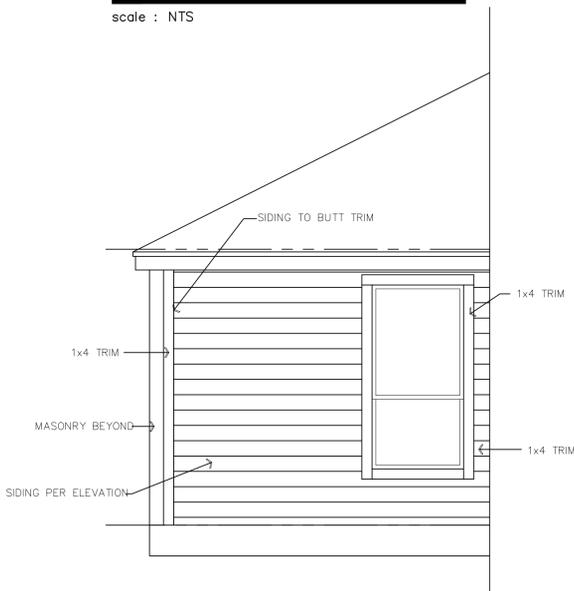
WINDOW TRIM DETAIL 2
scale : NTS



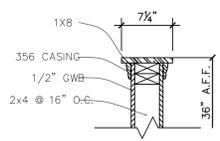
WINDOW TRIM DETAIL 3
scale : NTS



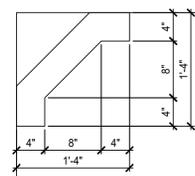
TYPICAL WALL SECTION BRICK WALL
SCALE: 1/2" = 1'-0"



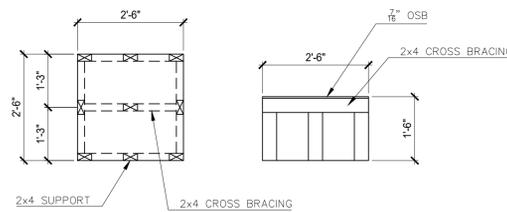
TYP. SIDING DETAIL
scale : NTS



HALF-WALL SECTION
scale : NTS



4x4 BRACKET DETAIL
scale : NTS



TYPICAL WATER HEATER STAND
scale : 1/8" = 1'-0"

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8/29/2005

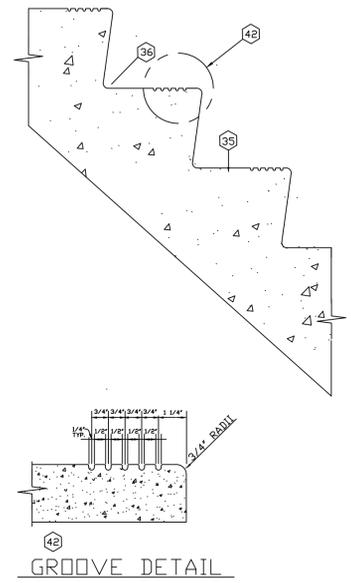
REVISION	HISTORY
Mark	Note

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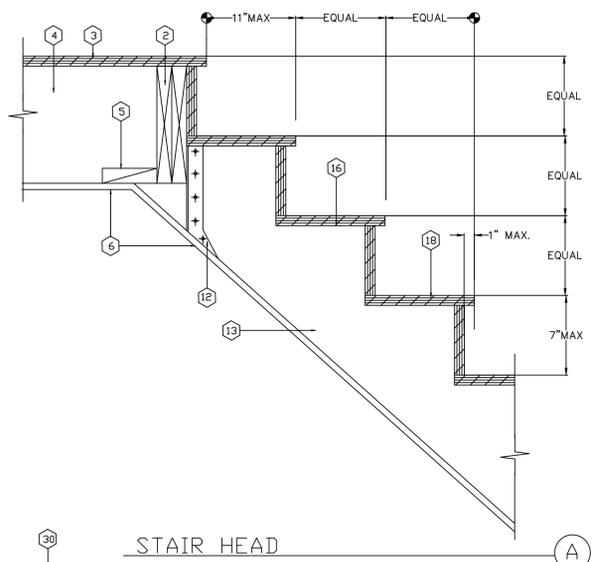
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LEGEND

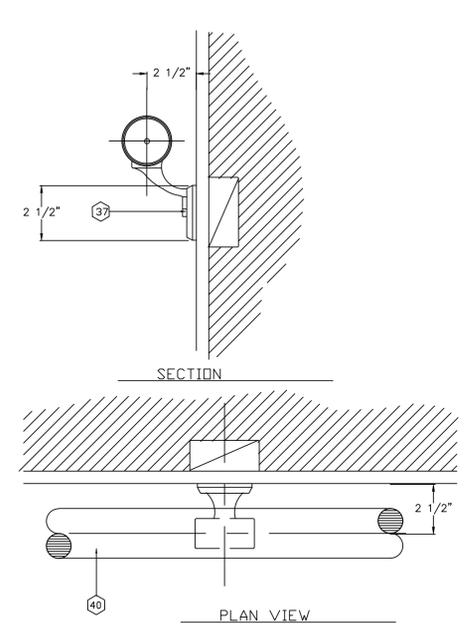
- 1 NOTE: CARPET STRIP AT CENTRAL OF STAIR ONLY HARDWOOD EDGES. VERIFY DIMENSION AT SIDES
- 2 DOUBLE 2 X FLOOR JOISTS
- 3 PLYWOOD SUBFLOOR
- 4 FLOOR JOIST
- 5 2 X 6 BLOCKING
- 6 INTERIOR "ONE HOUR" RATED FINISH WHERE OCCURRING
- 7 NOTE: COVE MOLDING NOT SHOWN FOR CLARITY, BELOW NOSING, SEE DET. #1
- 8 1" LIP MAXIMUM
- 9 HARDWOOD FLOORING AND NOSING
- 10 2X FLOOR JOIST SEE FRAMING PLAN
- 11 2X STAIR STRINGER SEE PLAN
- 12 "SIMPSON" HU HANGER
- 13 2X12 STAIR STRINGERS AT 12" O.C. W/ ONE ADJUSCENT TO WALL TYPICAL EACH SIDE
- 14 CARPET TACK STRIP TOP AND BOTTOM AS REQUIRED TYPICAL
- 15 CARPET OVER PLYWOOD OR HARDWOOD VERIFY IN THE FIELD.
- 16 CUT PLYWOOD RISES OR TREADS, FASTEN TO 2X STAIR STRINGERS W/ GLUE AND DRYWOOD SCREWS
- 17 BRASS CARPET HOLD-DOWN TYPICAL AT INSIDE OF INSIDE BOTTOM OF EACH STEP
- 18 NOTE: ALLOW FOR FINISH ON PLYWOOD
- 19 CERAMIC TILE
- 20 BOND COAT
- 21 MORTAR BED: 3/4" MIN. - 1 1/4" MAX.
- 22 SCRATCH COAT
- 23 METAL LATH
- 24 WATERPROOF MEMBRANE DESIGN REQUIREMENTS
- 25 USE COVE TILE AT JUNCTION OF RISER AND TREAD FOR MAINTAINING QUARRY OR PAVER TILE. COVE SET HORIZONTALLY OR VERTICAL TO FACILITATE LAYOUT
- 26 FINISHED STEP NOSINGS ARE AVAILABLE IN SPECIALLY SHAPED QUARRY AND PAVER TILE PIECES
- 27 USE FULL RADIUS CERAMIC MOSAIC BULLNOSE TILE FOR NOSINGS
- 28 SLIP RESISTANT TILE REQUIRED ON STAIR TREADS TYPICALLY
- 29 ALTERNATE: EXTERIOR GRADE PLYWOOD RISER / TREAD
- 30 "SIMPSON" HU JOIST HANGERS DOUBLE BLOCKING TO FLOOR JOIST
- 31 NOTE: ALL PLYWOOD EXTERIOR GRADE TYPICAL 3/4" CDX
- 32 FINISH CONCRETE WITH MEDIUM RUGH BRUSH.
- 33 HAMMER FINISH FREE OF CRACKS, WAXY OR OILY FILMS AND/OR CURING COMPLUDS
- 34 LIGHT BROOM FINISH TYPICAL
- 35 3/4" RADIUS TOP AND BOTTOM TYP.
- 36 3/8" DIA. LAG BOLT
- 37 2X4 STUDS AT 16" O.C. TYPICAL (WALL)
- 38 INTERIOR FINISH
- 39 1 1/4" DIA. STD. PIPE HANDRAIL (VERIFY W/ OWNER, WOOD SIMS)
- 40 2X BLOCKING W/ 2 1/2" FH WD. SCREWS AT 4" O.C. TYPICALLY
- 41 TODD SAFETY GROOVES STOP TOOLS 3" FROM EACH END OF TREAD AND GROOVES IF SCHED OR DET. CALLS FOR OTHERWISE
- 42 CAPPED END, WELD AND GRIND SMOOTH
- 43 METAL BRACKET
- 44 VERIFY WALL THICKNESS SEE PLANS
- 45 INTERIOR FINISH ONE HOUR RATED AT STAIR
- 46 ALT. INSULATE UNDER SIDE OF STAIRS W/ R-19 BATTS
- 47 SEE STRUCTURAL FOR SLAB THICKNESS AND REINFORCING
- 48 MOLDING
- 49 1 1/8" X 1 3/8" WOOD WALL STRINGER
- 50 3/4" PLYWOOD TREAD
- 51 BALLISTER DOVETAILED INTO TREAD
- 52 COVE MOLDING
- 53 2X12 STRINGERS AT 12" O.C. W/ 4-16d AT EACH STUD ALT. 3" USE DRYWALL SCREWS
- 54 1 1/2" OUTER FINISH WOOD STRINGER
- 55 INSULATE STAIR WALLS W/ R-11 SOUND BATTS
- 56
- 57
- 58



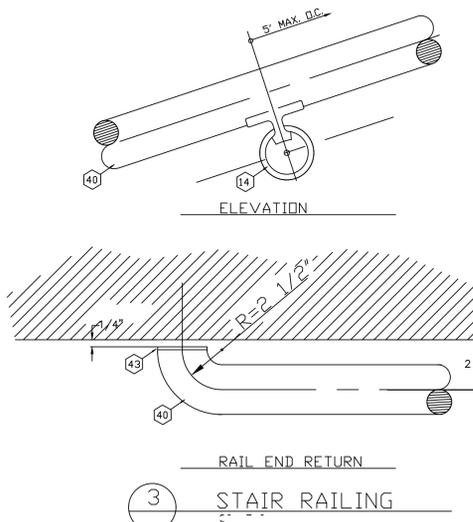
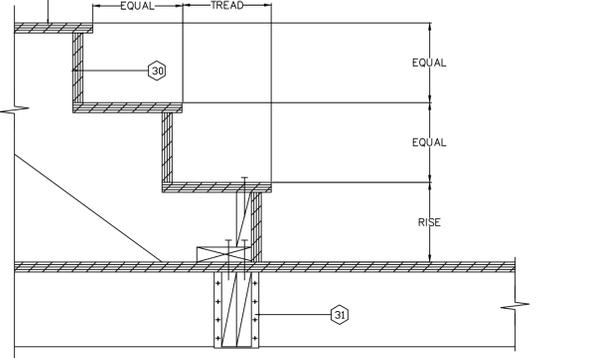
5 EXTERIOR CONCRETE STAIR DETAIL



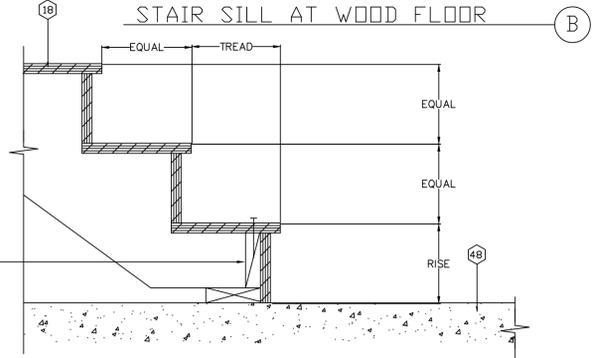
4 WOOD STAIR DETAIL



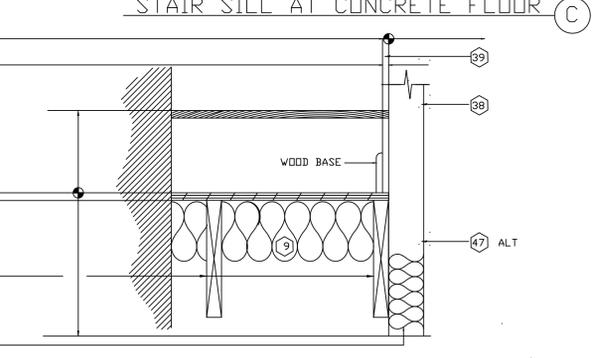
2 STAIR FINISH DETAIL



3 STAIR RAILING



4 WOOD STAIR DETAIL



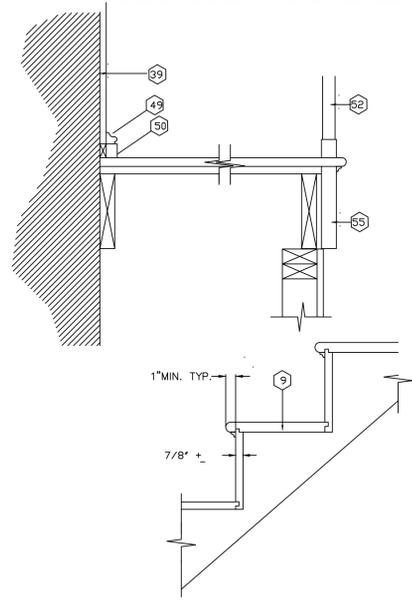
4 WOOD STAIR DETAIL



4 WOOD STAIR DETAIL

STAIR NOTES

1. HANDRAILS
 - A. PROVIDE HANDRAIL - MINIMUM ONE SIDE
 - B. HEIGHT OF RAILING ABOVE TREADS - 34" (34" MIN. - 38" MAX.)
 - C. EXTEND HANDRAILS 12" NOSING OF TOP TREAD AND 12" PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING.
 - D. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.
 - E. PROVIDE 1 1/2" CLEAR BETWEEN HANDRAIL AND WALL.
 - F. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS: 1 1/4" MINIMUM.
2. TREADS
 - A. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT
 - B. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING
3. NOSING
 - A. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1 1/4" MAXIMUM.
4. RISERS
 - A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".
5. Risers. The riser height shall be not more than 7 3/4 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. At open risers, openings located more than 30 inches, as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter sphere.
6. Tread Depth: The tread depth must not be less than 10 inches (254 mm) and the maximum variation in tread depth between flights must not exceed 3/8 inch (1.6 mm).
7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEAR
8. MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-7"
9. STAIR LANDINGS:
 - A. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY.
 - B. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH GUARD RAIL (42" MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 100#) AT STAIR LAN WITH CLEAR SPACE BETWEEN BALLUSTERS AND HORIZONTAL TOP AT 4" MIN. CLR. TYPICAL
10. SEE INTERIOR FINISH SCHEDULE DETAILS AT PLANS FOR STAIR FINISHES.
11. HANDICAPPED COMPLIANCE:
 - A. MARK WITH A 2" WIDE STRIPE OF CONTRASTING COLOR PARALLEL TO AND NOT MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING, THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR. USE A SLIP RESISTANT MATERIAL FOR THE STRIPE AT EACH NOSING AND LANDING.
12. ENCLOSED USABLE SPACE UNDER STAIR
 - A. SHALL BE PROTECTED WITH ONE-HOUR FIRE RESISTIVE PROTE



1 WOOD STAIR DETAIL

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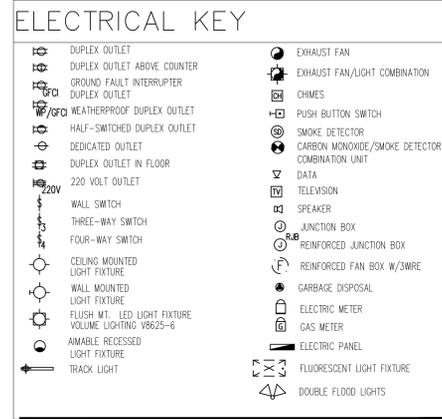
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GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL WORK TO BE INSTALLED BY CLASS 1 LICENSED ELECTRICAL CONTRACTOR AND COMPLY WITH LOCAL, STATE AND NEC.
- BREAKER BOX TO BE VERIFIED BY ELECTRICIAN AND COMPLY WITH CODE REQUIREMENTS.
- ALL PLUGS AND SMOKE DETECTORS PER IRC CODES AND WHERE LOCATED ON PLAN. ALL SMOKE DETECTORS SHOULD BE IN AN AREA ACCESSIBLE BY 16" EXTENSION LADDER OR 6" STEP LADDER. SMOKE DETECTORS MUST BE MIN. OF 30" FROM ANY R.A.G. INCLUDING ADJACENT ROOMS. DETECTORS SHALL BE INSTALLED INTERCONNECTED SO THAT THE ACTUATION OF ONE WILL ACTIVATE ALL OTHERS.
- COACH LIGHTS TO BE MOUNTED PER ELEVATION.
- PRE-WIRE LOW VOLTAGE FOR O.H. DOOR OPENER - LOW VOLTAGE AT 8" A.F.F. ON EACH SIDE OF O.H. DOOR. OPENER BUTTONS TO BE 5'-0" A.F.F.
- DOORBELL BUTTON TO BE @ 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.
- DOORBELL CHIMES AND SECURITY SIREN BOX TO BE 8" FROM CEILING TO BOTTOM OF BOX.
- MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 84" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR AND FREEZER OUTLETS TO BE DEDICATED 20 AMP. VERIFY MOUNTING HEIGHT OF VENT HOOD.
- BATH VANITY LIGHT FIXTURE BLOCKING TO BE AT 86" A.F.F. (TO BOTTOM OF BOX) U.N.O.
- OWNER BATH VANITY LIGHT BOXES TO BE AT 89" A.F.F. (TO BOTTOM OF BOX) U.N.O.
- INSTALL GFCI PLUGS AT ALL SINK VANITIES; SIDEWALL PLUG TO BE 8" FROM BACK WALL. BATH VANITY PLUGS TO BE 42" A.F.F. TO BOTTOM OF BOX.
- INSTALL GFCI PLUGS AT ALL SINK VANITIES AND AT KITCHEN COUNTERTOPS.
- KITCHEN COUNTERTOP PLUGS AND SWITCHES TO BE 42" A.F.F. (TO BOTTOM OF BOX)
- GARBAGE DISPOSAL TO HAVE PLUG (IF UTILIZED)
- SECURITY KEYPADS TO BE LOCATED ABOVE SWITCHES, PER PLAN. SECURITY PANEL AT 67" A.F.F. TO TOP OF BOX, STRUCTURED WIRING PANEL TO BE 53" A.F.F. TO TOP OF BOX.
- TELEPHONE, TV AND PLUG BELOW KNEE SPACE TO BE AT 13" A.F.F. TO TOP OF BOX
- DESK/TV CABINET 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX (BOX TO BE VERTICAL)
- WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.
- NO WIRES TO BE RUN OVER ATTIC CATWALKS.
- LIGHT IN ATTIC AT HVAC WORK PLATFORM AND WH PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC, ACCESSIBLE FROM ATTIC LADDER. IF LOCATION REQUIRES PROVIDE 2 LIGHTS; 1 AT UNIT AND 1 AT ACCESS OPENING (ON ONE SWITCH)
- INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH FOR DISPOSAL ONLY.
- 110V SERVICE OUTLET IN ATTIC AT HVAC AND WH PLATFORM
- BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BEDROOMS, MASTER BEDROOM AND FAMILY ROOM. LIVING ROOMS FOR LIGHT AND FAN (2-GANG SWITCH)
- 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX. PLUG TO BE HORIZONTAL.
- HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.
- THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER HVAC CONTRACTOR.
- CEILING FANS INSTALLED BY THE ELECTRICAL CONTRACTOR.
- IF UTILIZED, PROVIDE POWER FOR WATER SOFTENER OUTLET PER MANUFACTURER.
- PLUG FOR SPRINKLER SYSTEM AT 84" A.F.F. IN GARAGE.
- EXTERIOR GFI AT AC CONDENSER SHOULD BE LOCATED NEXT TO, AND AT THE SAME HEIGHT, AS THE DISCONNECT.
- DRYER VENT TO SIT ON BOTTOM PLATE.
- INSTALL DRYER VENT BOX 1'-4" CENTERED, FROM SIDE WALL FACE OF STUD WHERE DRYER IS LOCATED ON PLAN.
- DOORBELL TRANSFORMER TO BE LOCATED BEHIND CHIMES IN J-BOX.
- SECURITY MOTION DETECTOR PER PROVIDER. TO BE MOUNTED @ 7'-6" A.F.F.



ARC FAULT CIRCUIT NOTE:

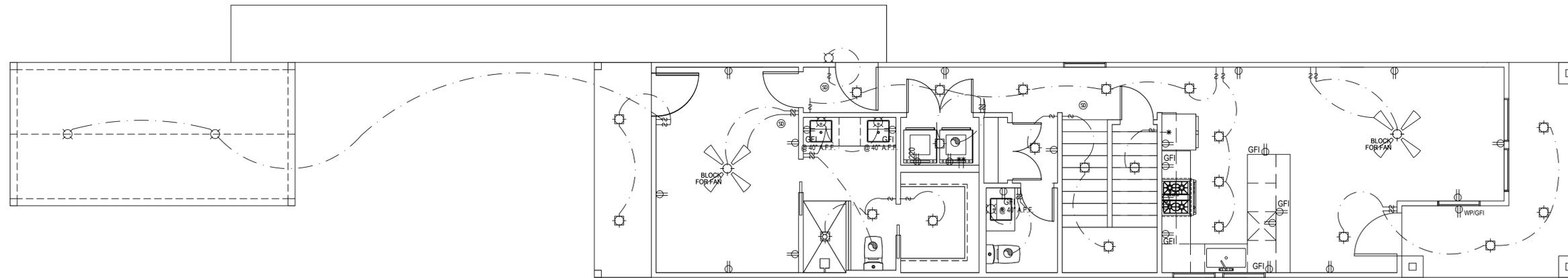
PROVIDE ARC FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION AT ALL LIVING AREAS PER NEC REQUIREMENTS

SWITCH AND RECEPTACLE HEIGHTS

SWITCHES. . . . 42" TO BOTTOM
 OUTLETS. . . . 14" TO BOTTOM
 TELEPHONE. . . 14" (UNLESS ABV COUNTERTOP)
 TELEVISION. . . 14" U.N.O.

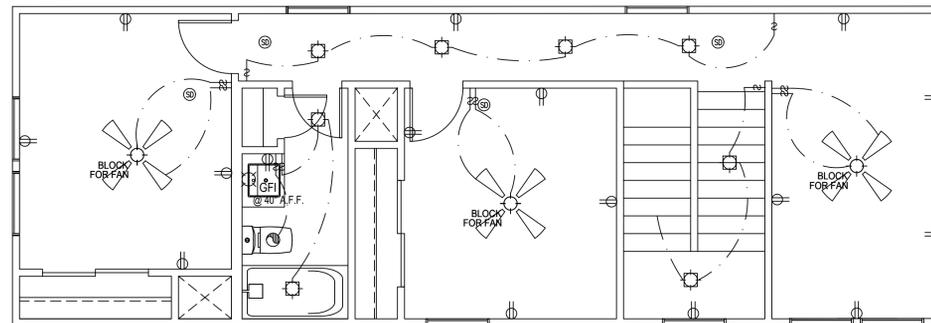
SMOKE/CARBON MONOXIDE DETECTOR NOTE:

ALL SMOKE DETECTORS ARE HARDWIRED WITH BATTERY BACKUP AND INTER-CONNECTED. COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. EVERY BUILDING HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE DETECTOR INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.



FIRST FLOOR ELECTRICAL PLAN

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



SECOND FLOOR ELECTRICAL PLAN

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

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