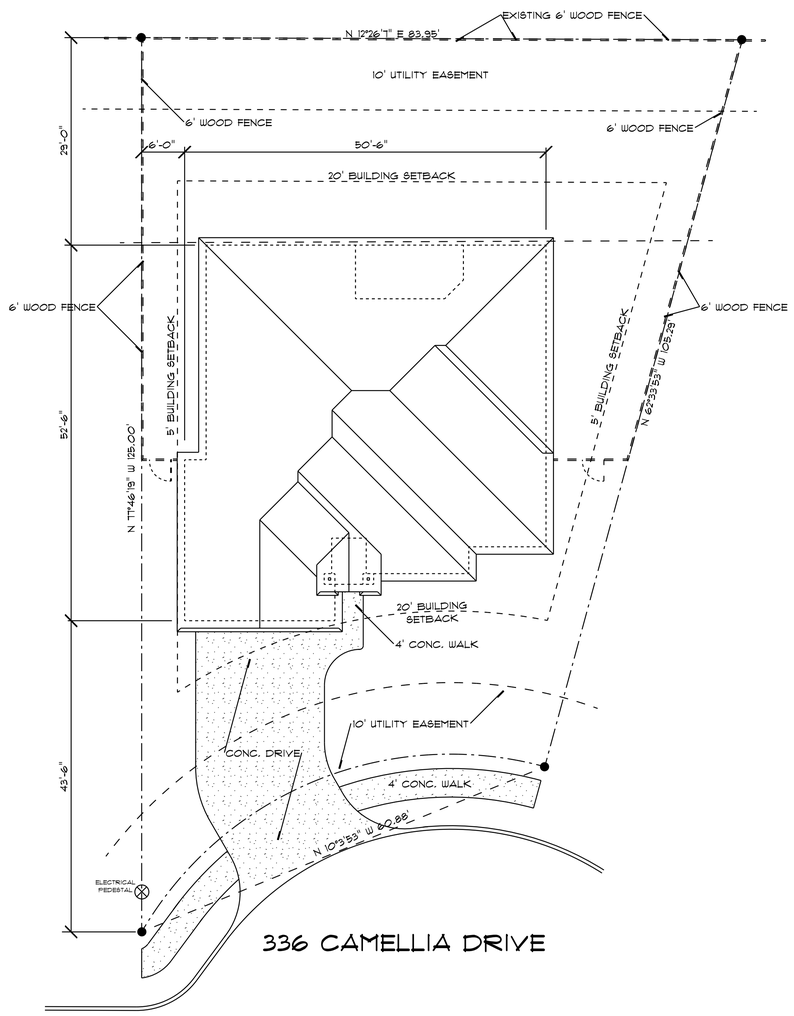

SITE PLAN

SCALE 1" = 10' - 0"

NORTH

PLAN PREPARED FOR

WRE DEVELOPMENT GROUP, LLC

LEGAL

LOT 3 BLOCK 1 GARDEN HOMES OF WARREN PARK ADDITION
TO THE CITY OF HEWITT
McLENNAN COUNTY, TEXAS

DRAWING INDEX

A1 SITE PLAN
A2 FLOOR PLAN
A3 ELEVATIONS
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A5 ROOF PLAN
A6 DETAILS
E1 ELECTRICAL PLAN
P1 PLUMBING PLAN

REGISTERED INTERIOR DESIGNER
KENNETH W. HENDRIX
1306
STATE OF TEXAS
7-21-22

PLAN PREPARED FOR
WRE DEVELOPMENT GROUP LLC
336 CAMELLIA DRIVE HEWITT, TEXAS

Date: 7-21-22
Scale: 1"= 10'-0"
Drawn By: KH
Revised:

ken hendrix
Building Designer
Waco, Texas
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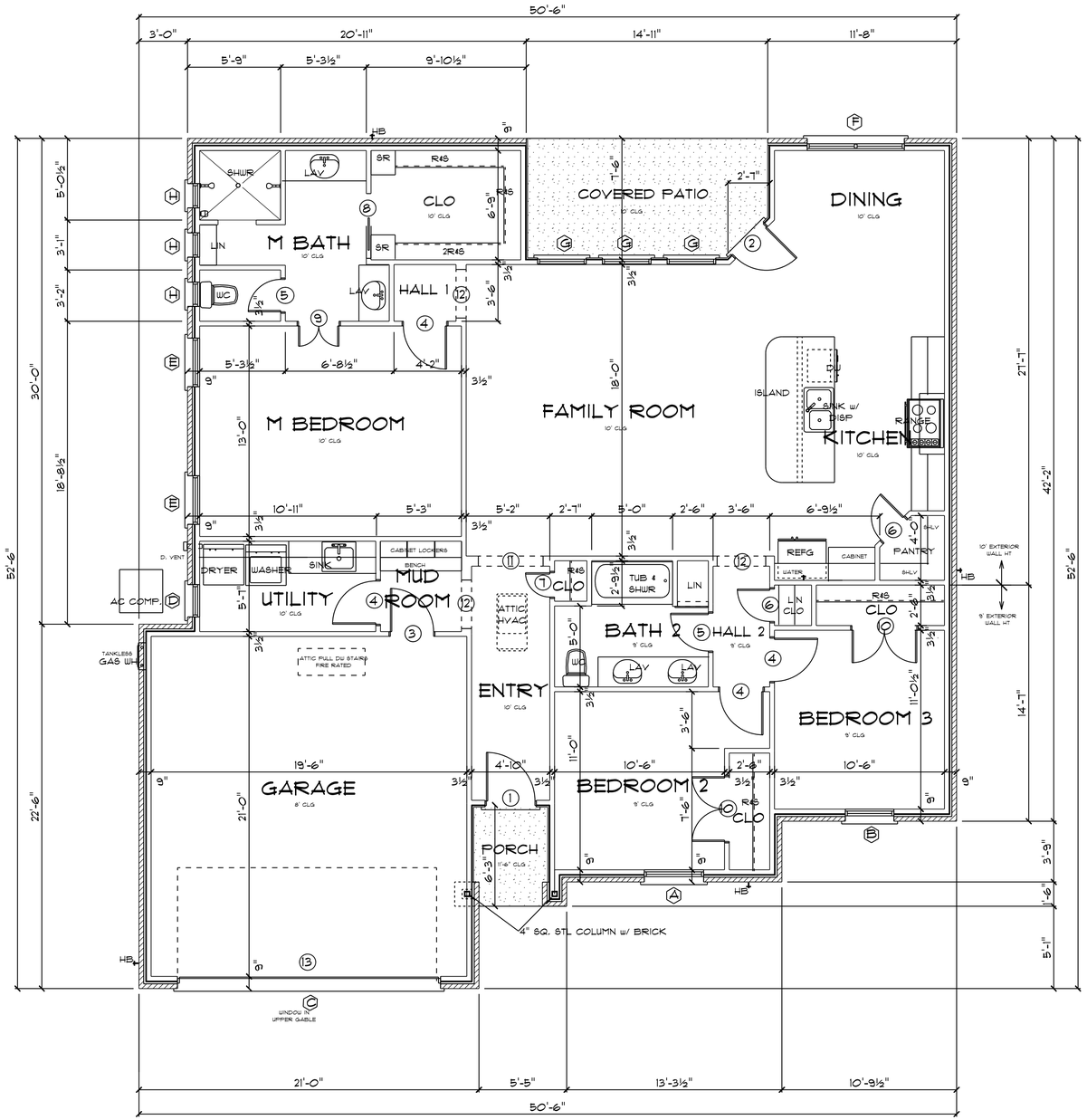

FLOOR PLAN

SCALE 1/4" = 1' - 0"

ROOM FINISH SCHEDULE

ROOMS	FLOORS: VINYL, WOOD PLANK	FLOORS: CONCRETE	WALLS: TEXTURE & PAINT	CEILING: TEXTURE & PAINT	CEILING HT	MOULDING: WOOD BASE	MOULDING: 1 PC. CROWN	REMARKS
ENTRY	●		●	●	10'	●	●	
FAMILY ROOM	●		●	●	10'	●	●	
KITCHEN	●		●	●	10'	●	●	
DINING	●		●	●	10'	●	●	
HALL 1	●		●	●	10'	●	●	
M BEDROOM	●		●	●	10'	●	●	
M BATH	●		●	●	10'	●	●	
UTILITY	●		●	●	10'	●	●	
HALL 2	●		●	●	9'	●	●	
BEDROOM 2	●		●	●	9'	●	●	
BEDROOM 3	●		●	●	9'	●	●	
BATH 2	●		●	●	9'	●	●	
GARAGE		●	●	●	8'	●		

DOORS

	SIZE	THK	TYPE	MATERIAL	FINISH	REMARKS
1	3° 8°	1¾"	SOLID	METAL	PAINT	ENTRY DOOR SELECTED BY OWNER
2	2° 8°	1¾"	SOLID	METAL	PAINT	FRENCH DOOR
3	3° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN FIRE RATED 20-MIN.
4	2° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN
5	2° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN
6	2° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN
7	1° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN
8	2° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN POCKET DOOR
9	PR 1° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN
10	PR 2° 6°	1⅜"	HC	MASONITE	PAINT	2 PNL MASONITE ROMAN
11	4° 8°		CO	SHT RK	PAINT	ARCH TOP IN 7½" WALL
12	3° 8°		CO	SHT RK	PAINT	ARCH TOP IN 7½" WALL
13	16° 7°			METAL		PNL GARAGE DOOR w/ OPENER

WINDOWS

SYM	SIZE	MUL	TYPE	MATERIAL	GLAZING	REMARKS
A	3° 6°	SLG	SH	VINYL	INSUL LOW E	DIVIDED LITE
B	3° 6°	SLG	SH	VINYL	INSUL LOW E	DIVIDED LITE
C	1° 2°	SLG	FIXED	VINYL	INSUL LOW E	DIVIDED LITE
D	2° 4°	SLG	SH	VINYL	INSUL LOW E	ONE OVER ONE
E	3° 6°	SLG	SH	VINYL	INSUL LOW E	ONE OVER ONE
F	3° 6°	TWIN	SH	VINYL	INSUL LOW E	ONE OVER ONE
G	3° 7°	SLG	SH	VINYL	INSUL LOW E	ONE OVER ONE
H	1° 1°	SLG	FIXED	VINYL	INSUL LOW E	SINGLE LITE

NOTE: SAFETY GLAZING IS REQUIRED WHEN A PANEL IS WITHIN 24 INCHES OF AN EXTERIOR DOOR & THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

PLAN DATA

LIVING AREA	1740	SF
PORCH	32	SF
COVERED PATIO	107	SF
GARAGE & STOR	457	SF
TOTAL UNDER ROOF	2336	SF

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STATE OF TEXAS
7-21-22

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Date: 7-21-22
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Revised:

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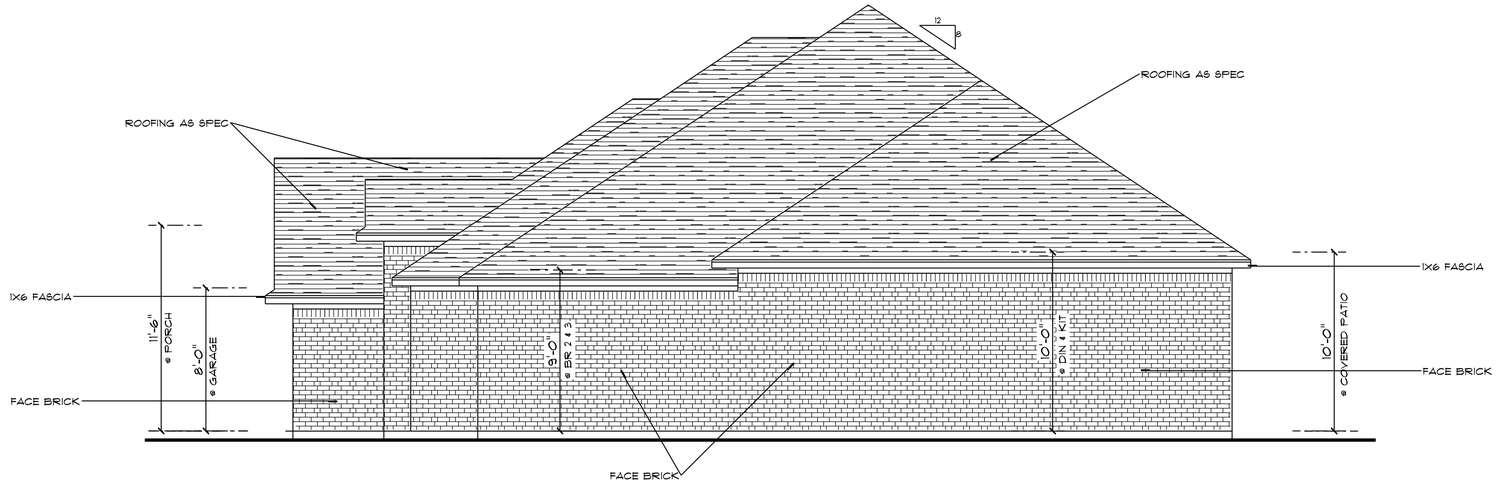
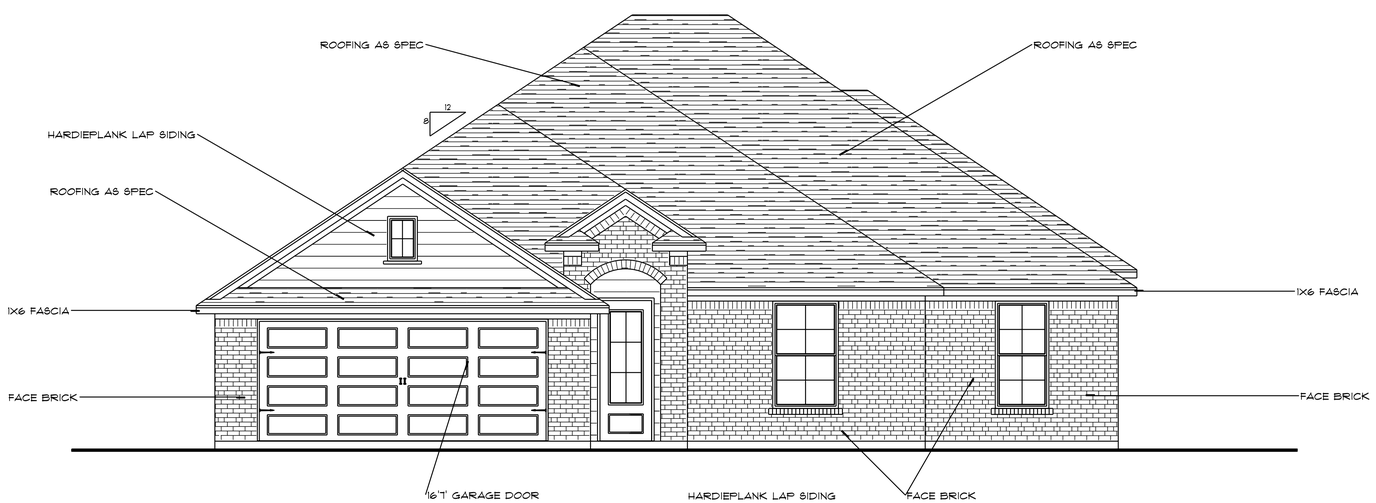
UNVENTED ATTIC w/ FOAM INSULATION
SOFFIT SHALL BE VENTILATED w/ EAVE VENTS
SEE SHEET FOR ATTIC VENTILATION
CALCULATIONS



RIGHT SIDE ELEVATION

NOTE:
INSTALL ALUMINUM SEAMLESS RAIN GUTTERS AND DOWNSPOUT'S
AROUND ENTIRE ROOF - COLOR TO BE SELECTED BY OWNER
225 LB ASPHALT COMPOSITION SHINGLES
WEATHER WOOD, HEATHERWOOD OR BLACK COLOR



FRONT ELEVATION

SCALE 1/4" = 1' - 0"

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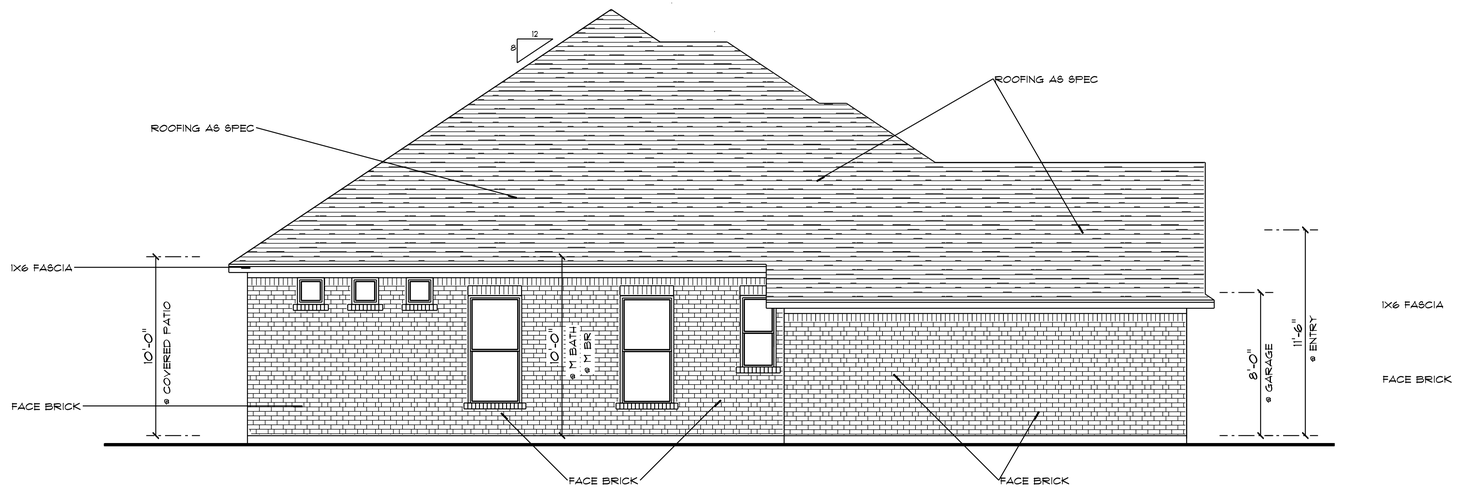
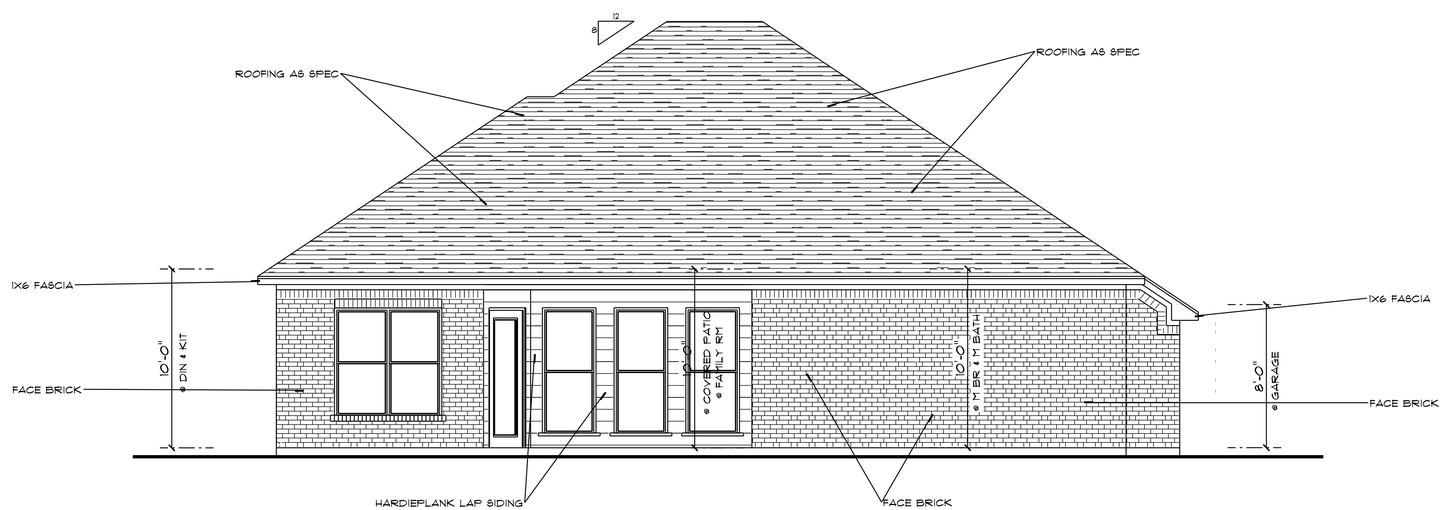
UNVENTED ATTIC w/ FOAM INSULATION
SOFFIT SHALL BE VENTILATED w/ EAVE VENTS
SEE SHEET FOR ATTIC VENTILATION
CALCULATIONS



LEFT SIDE ELEVATION

NOTE:
INSTALL ALUMINUM SEAMLESS RAIN GUTTERS AND DOWNSPOUT'S
AROUND ENTIRE ROOF - COLOR TO BE SELECTED BY OWNER
225 LB ASPHALT COMPOSITION SHINGLES
WEATHER WOOD, HEATHERWOOD OR BLACK COLOR



REAR ELEVATION

SCALE 1/4" = 1' - 0"

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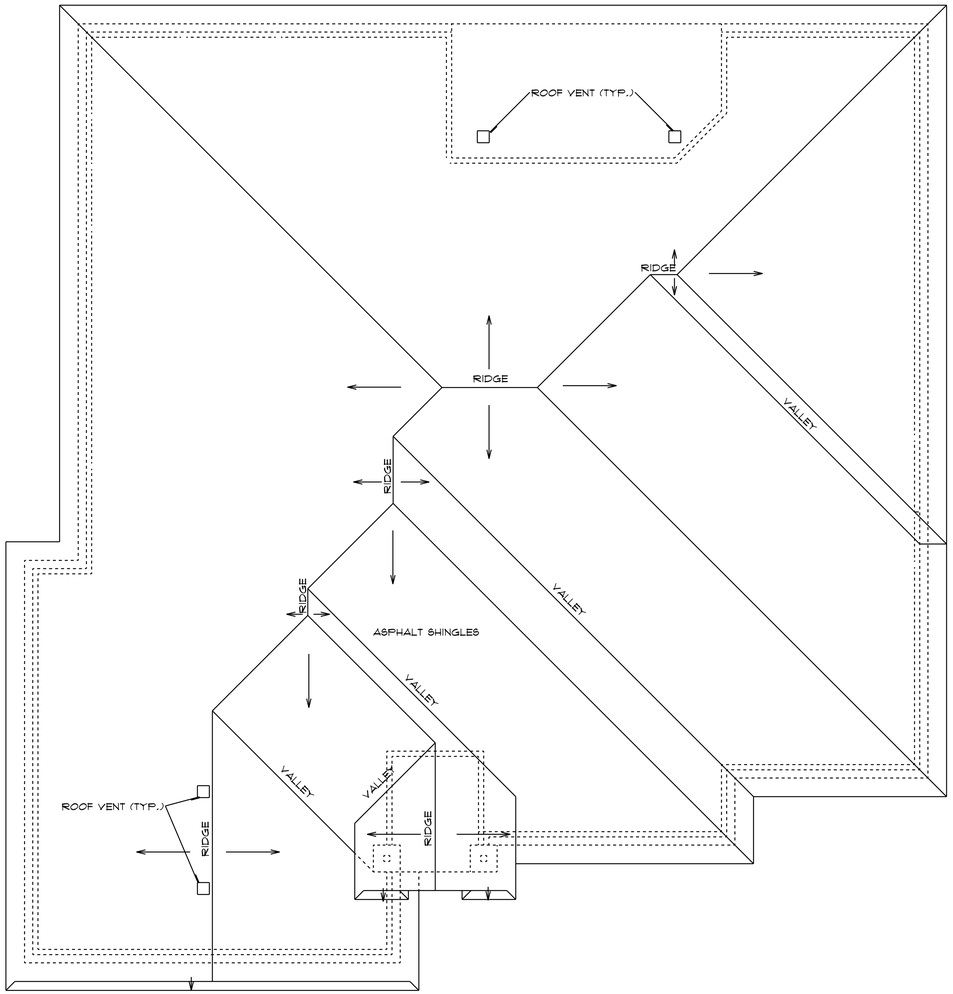
UNVENTED ATTIC WITH ASPHALT SHINGLES
5 1/2" OF FOAM INSULATION
SPRAYED TO UNDERSIDE OF ROOFDECK
ATTIC SOFFIT SHALL BE VENTILATED w/ EAVE VENTS
SEE SHEET A6 FOR ATTIC VENTILATION
CALCULATIONS



TYPICAL FRAME ROOF:
#225 ASPHALT SHINGLES
7/16" ROOFING PLYWOOD c/w
'H' CLIPS
2x8 RIDGEBOARD
2x6 RAFTERS @ 16" o.c.
2x4 COLLAR TIES @ 48" o.c. w/
1x4 RIBBON TIE

NOTE:
INSTALL ALUMINUM SEAMLESS RAIN GUTTERS AND DOWNSPOUT'S AROUND ENTIRE ROOF - COLOR TO BE SELECTED BY OWNER

225 LB ASPHALT COMPOSITION SHINGLES
WEATHER WOOD, HEATHERWOOD OR BLACK COLOR

ROOF PLAN

SCALE 1/4" = 1' - 0"

ROOF & CEILING FRAMING DATA

GENERAL

1. THE ALLOWABLE SPANS FOR CEILING JOIST AND ROOF RAFTER IRC TABLES R502.3.1(1); R502.3.1(2); R502.3.3(1); R502.5(1); R602.7.1; R802.4(1); R802.4(2); AND R802.5.1(1) THROUGH (8) SHALL BE REPLACED WITH THE NEW DESIGN VALUES FOR SOUTHERN PINE DIMENSION LUMBER.

2. WHERE RAFTERS MEET TO FORM A RIDGE, THEY SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AND NAILED TO A RIDGE BOARD OF NOT LESS THEN ONE (1) INCH IN THICKNESS, AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.

3. CEILING JOISTS AND THE RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP WALL PLATE IN AN ADEQUATE MANNER TO SECURE THE FRAMING TO THE WALLS.

4. CEILING JOISTS SHALL BE CONTINUOUS OR WHERE THEY MEET OVER INTERIOR PARTITIONS, SHALL BE SECURELY JOINED TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.

5. WHERE CEILING JOISTS ARE NOT PARALLEL TO RAFTERS, SUB-FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.

6. VALLEY AND HIP RAFTERS SHALL BE TWO (2) INCHES DEEPER THAN JACK RAFTERS.

7. COLLAR BEAMS OF ONE (1) x SIX (6) INCH BOARDS SHALL BE INSTALLED IN THE UPPER ONE-THIRD (1/3) OF THE ROOF HEIGHT TO EVERY THIRD PAIR OF RAFTERS.

8. THE ALLOWABLE SPAN OF ROOF RAFTERS SHALL BE MEASURED ALONG THE HORIZONTAL PROJECTION.

9. ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

10. IRC TABLES R502.3.1(1); R502.3.1(2); R502.3.3(1); R502.5(1); R602.7.1; R802.4(1); R802.4(2). AND R802.5.1(1) THROUGH (8) SHALL BE SET FORTH IN THE NEW DESIGN VALUES FOR SOUTHERN PINE DIMENSION LUMBER.

ENERGY CODE

ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE 2015

PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS, TYPE A-1 RESIDENTIAL BUILDINGS
2,000-2,499 HEATING DEGREE DAYS

SEE THE RES CHECK COMPLIANCE CERTIFICATE FORM FOR THE PROPOSED BUILDING FOR CALCULATION AND SPECIFICATION OF INSULATION , DOORS, & WINDOWS.

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED. IT SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.

WINDOW U FACTOR MUST BE A MAXIMUM OF .40 WITH A MAXIMUM SHGC OF .25.
WALL INSULATION MUST BE AMINIMUM OF R-13; R-38 MIN. IN CEILINGS

ATTIC VENTILATION

1. UNVENTED ATTIC WITH ASPHALT SHINGLES
   5 1/2" OF FOAM INSULATION
   SPRAYED TO UNDERSIDE OF ROOFDECK
   ATTIC SOFFIT SHALL BE VENTILATED w/ EAVE VENTS

   8"x16" SOFFIT VENTS = 56 SQ. IN.

   1740 SQ. FT. OF ATTIC SPACE THERE SHALL BE
   5.8 SQ. FT. OF VENT SPACE BASED ON 1/300 OF TOTAL ATTIC SQ. FT.

   MIN 8 - 8"X16" SOFFIT VENTS @ EAVES.

2. ATTIC SHALL BE VENTILATED w/ EAVE VENTS AND LOW PROFILE GRAVITY VENTS @ RIDGE LINE. IN GARAGE, PORCH, & COVERED PATIO

   8" PAN VENTS = 37 SQ. IN.
   8"x16" SOFFIT VENTS = 56 SQ. IN.

   596 SQ. FT. OF ATTIC SPACE THERE SHALL BE
   1.98 SQ. FT. OF VENT SPACE BASED ON 1/300 OF TOTAL ATTIC SQ. FT.

   MIN 4 - 8" PAN VENT SHALL BE @ RIDGE AND
   MIN 3 - 8"X16" SOFFIT VENTS @ EAVES.

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER OR CONTRACTOR OF THIS JOB. ANY ERROR AND / OR OMISSION FOUND, IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER BEFORE CONSTRUCTION. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR SAME. THE BUILDER OR CONTRACTOR SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND.
ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, LOCAL CODES, ORDINANCES, AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

REGISTERED INTERIOR DESIGNER
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STATE OF TEXAS
7-21-22

PLAN PREPARED FOR
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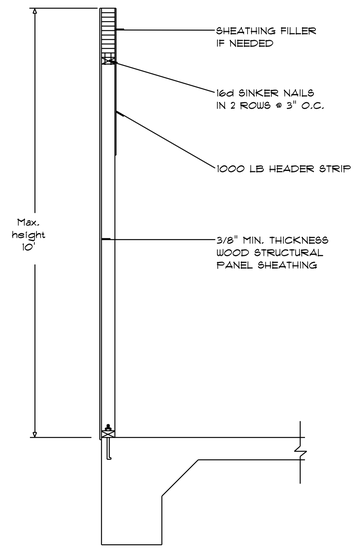
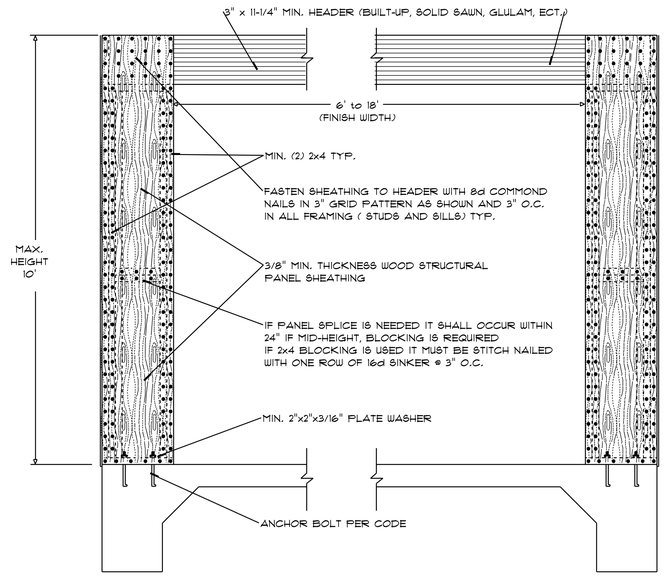
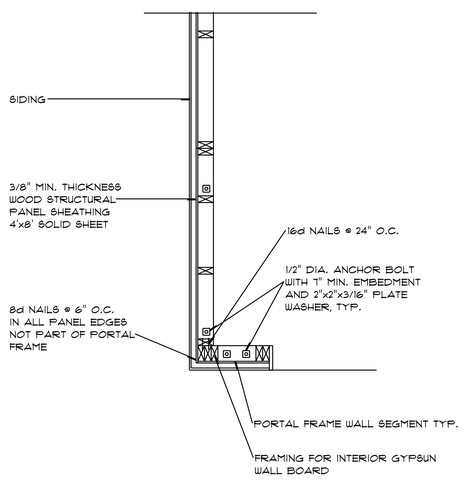


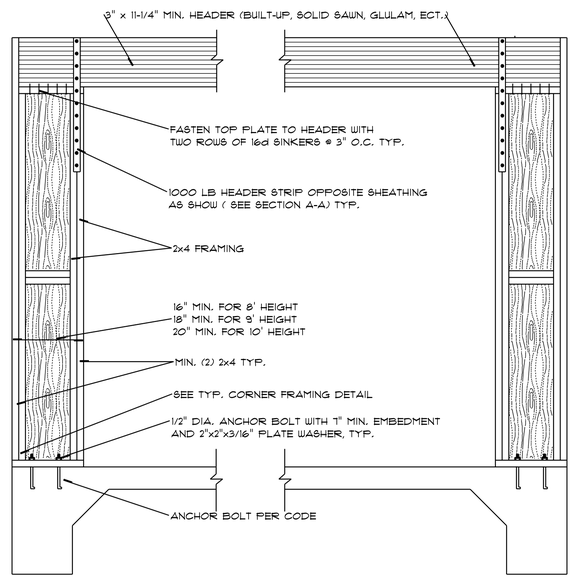
SIDE SECTION



OUTSIDE ELEVATION @ GARAGE



PLAN VIEW OF CORNER DETAIL



INSIDE ELEVATION @ GARAGE

CONSTRUCTION REQUIREMENTS FOR GARAGE
NARROW WALL BRACING METHOD WITHOUT HOLD-DOWNS
APA NARROW WALL BRACING METHOD.

UNVENTED ATTIC WITH ASPHALT SHINGLES

NOTE:
VERTICAL SURFACES IN ATTICS,
SUCH AS KNEE WALLS AND GABLE
ENDS SHOULD BE COVERED BY 10
DRY MILS OF ANDEK FIREGARD

NOTE:
ASPHALT SHINGLES REQUIRE A
1 PERM OR LESS VAPOR RETARDER,
REFER TO SECTION R806.4

ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH THE
2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE

THE ALLOWABLE SPANS FOR CEILING JOIST AND ROOF RAFTER
IRC TABLES R502.3.1(1); R502.3.1(2); R502.3.3(1); R502.5(1); R602.7.1; R802.4(1); R802.4(2);
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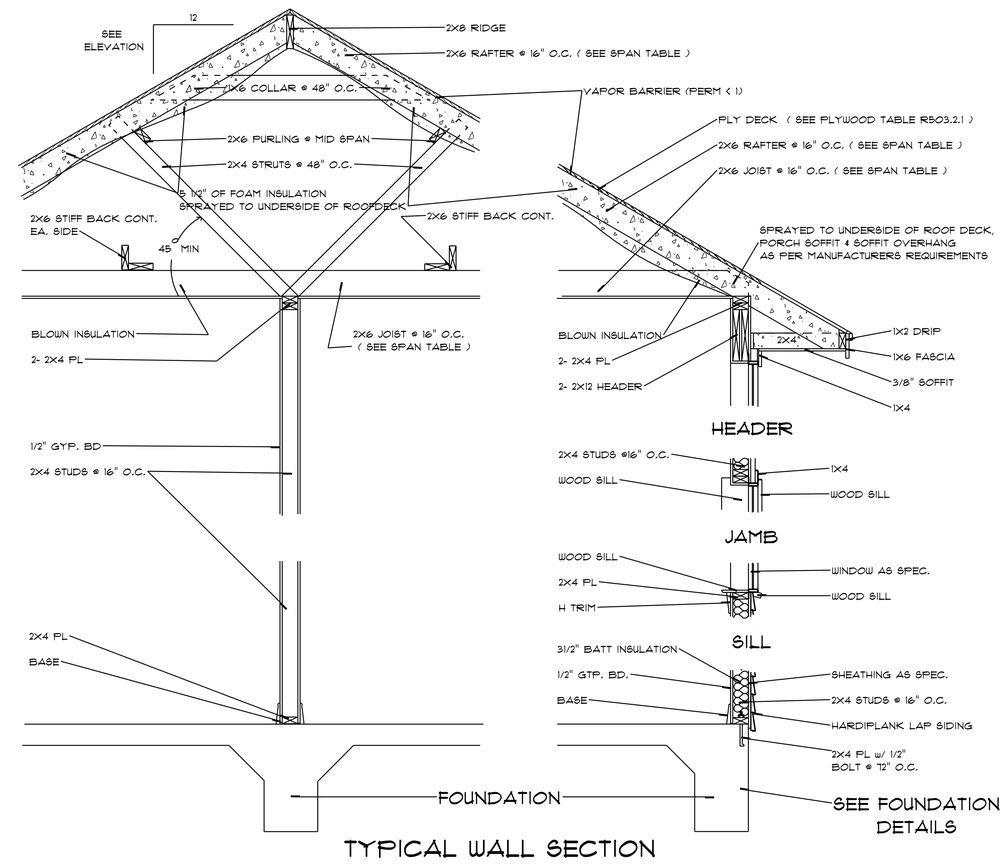

TYPICAL WALL SECTION

WALL SECTION DETAIL

SCALE 3/4" = 1' - 0"

REGISTERED INTERIOR DESIGNER
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STATE OF TEXAS
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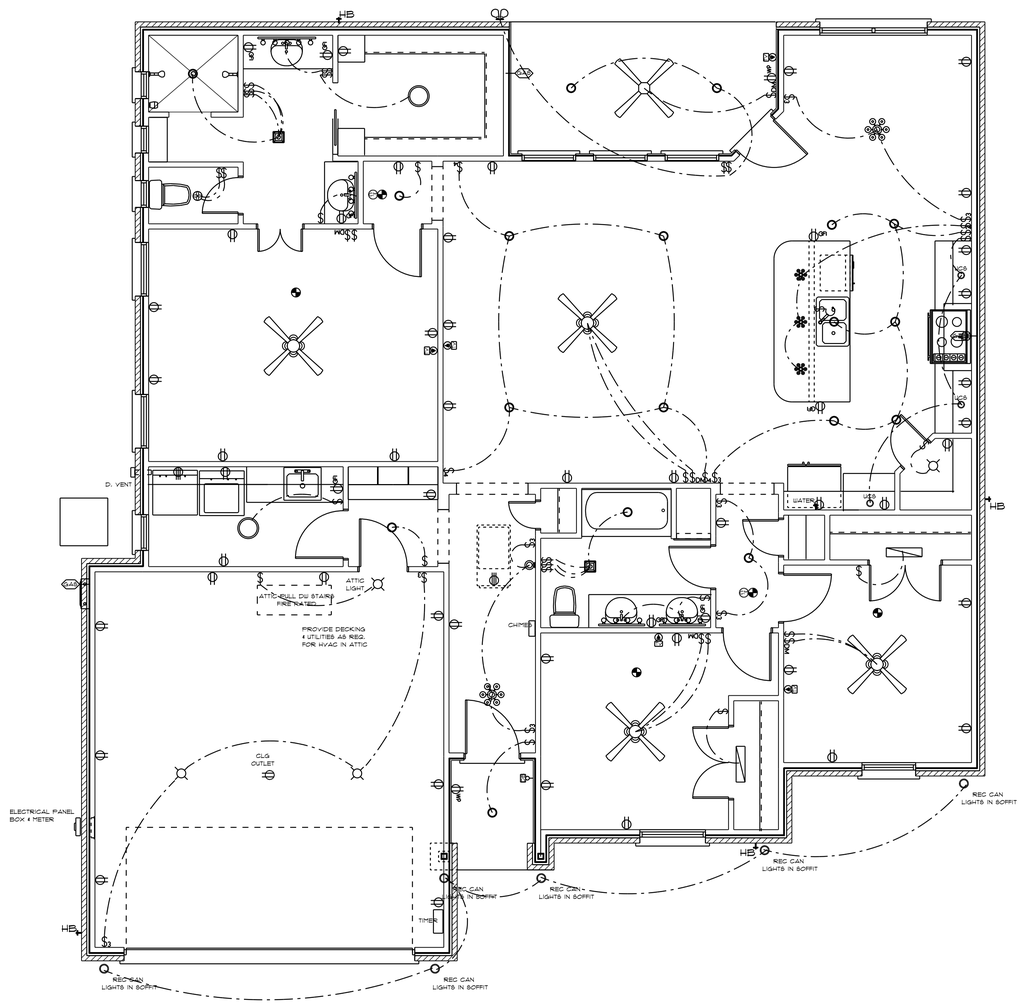

ELECTRICAL PLAN

SCALE 1/4" = 1' - 0"

ELECTRICAL LEGEND & FIXTURE SCHEDULE

SYM	DISCRIPTION
	DUPLEX GROUNDING TYPE CONVENIENCE 120V OUTLET
	SPECIAL PURPOSE 240V OUTLET
GFI	GROUND FAULT INTERRUPTER 120V OUTLET
$	SINGLE POLE SWITCH
$3	3-WAY SWITCH
$4	4-WAY SWITCH
$DM	DIMMER SWITCH
	FLOOR PLUG 120V OUTLET
	CEILING MOUNTED LIGHT
	RECESSED CAN LIGHT - TO BE AIR TIGHT ONLY
	CHANDELIER LIGHT
	WALL MOUNTED LIGHT
	VANITY BAR LIGHT
	14" CEILING MOUNTED LED LIGHT
	SMOKE DETECTOR - TO BE HARDWIRED
	CARBON MONOXIDE DETECTOR ALARM - TO BE HARDWIRED
	DOUBLE FLOOD LIGHT
	RECESSED LIGHT AND VENT - VENT TO BE VENTED TO EXTERIOR (AS PER SEC R303.3 - 2020 INTERNATIONAL RESIDENTIAL CODE)
	RECESSED HEAT LIGHT VENT - VENT TO BE VENTED TO EXTERIOR (AS PER SEC R303.3 - 2020 INTERNATIONAL RESIDENTIAL CODE)
	FLUORESCENT FIXTURE
	TELEPHONE OUTLET BOX CAT-5 WIRING SYSTEM
	CABLE OUTLET BOX CAT-5 WIRING SYSTEM
	DOOR BELL & CHIMES
	CEILING FAN
	CEILING FAN AND LIGHT

NOTE:
MIMIMIM 50% OF LAMPS SHALL BE HIGH-EFFICACY
ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH THE 2020 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE

NOTE:
PROVIDE STANDARD SECURITY
AS PER OWNER ALLOWANCE

VERIFY ALL PHONE AND CABLE OUTLETS LOCATION WITH OWNER PRIOR TO INSTALLATION

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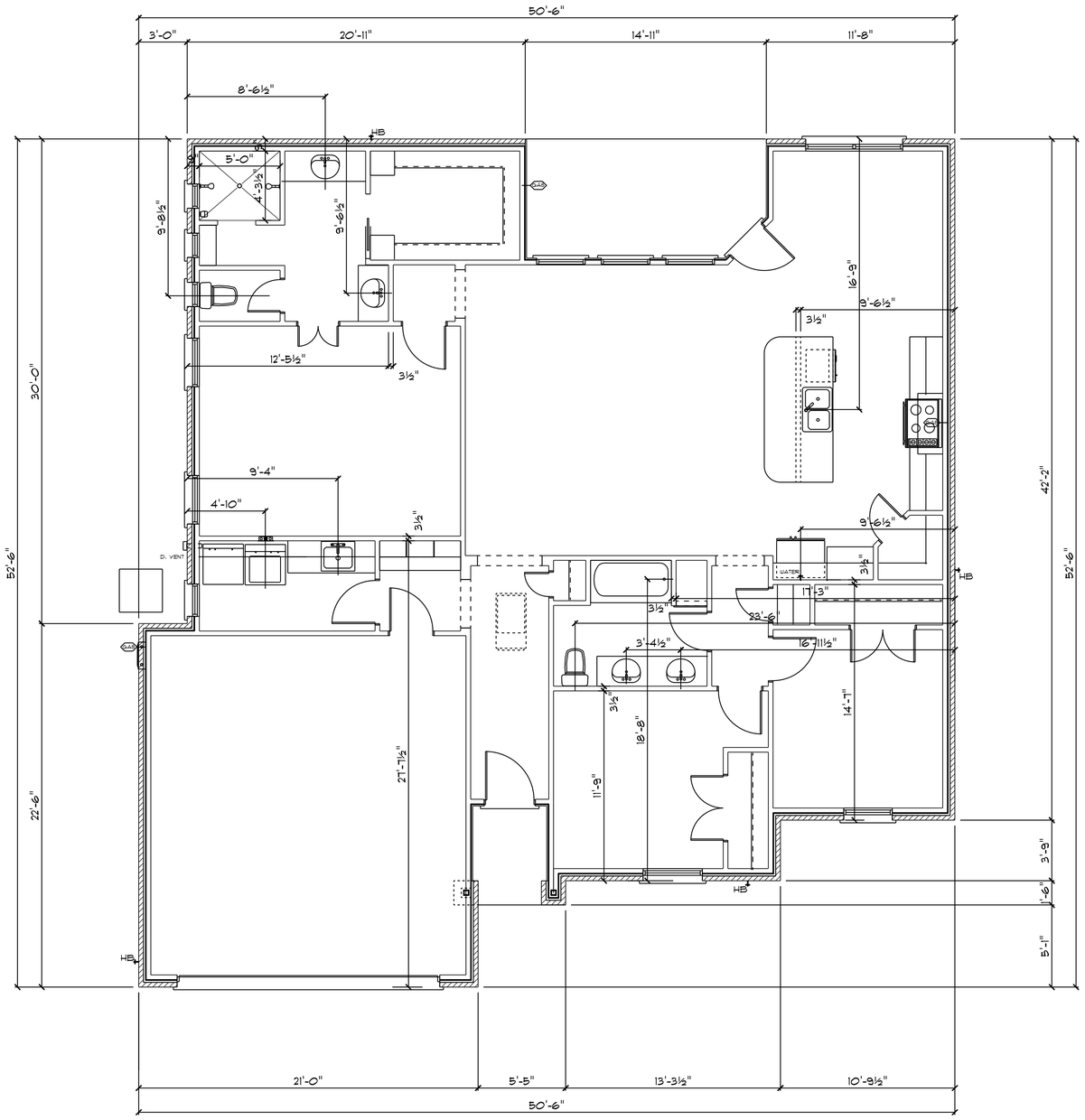

PLUMBING LEGEND & FIXTURE SCHEDULE

SYM	DISCRIPTION
	DOUBLE SINK 60 40
	DISHWASHER
WATER	REFRIGERATOR ICE MAKER WATER CONNECTION BOX
	LAVATORY
	TANK TYPE WATER CLOSET
	BATH TUB W/ SYNTHETIC MARBLE TUB SURROUND
	SHOWER SYNTHETIC MARBLE DRAIN SHWR FAUCET
	CLOTHES WASHER (BY OWNER) WASHER WATER & DRAIN CONNECTION BOX
	TANKLESS WATER HEATER
HB	HOSE BIB
GAS	GAS CONNECTION

PLUMBING LAYOUT

SCALE 1/4" = 1' - 0"

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