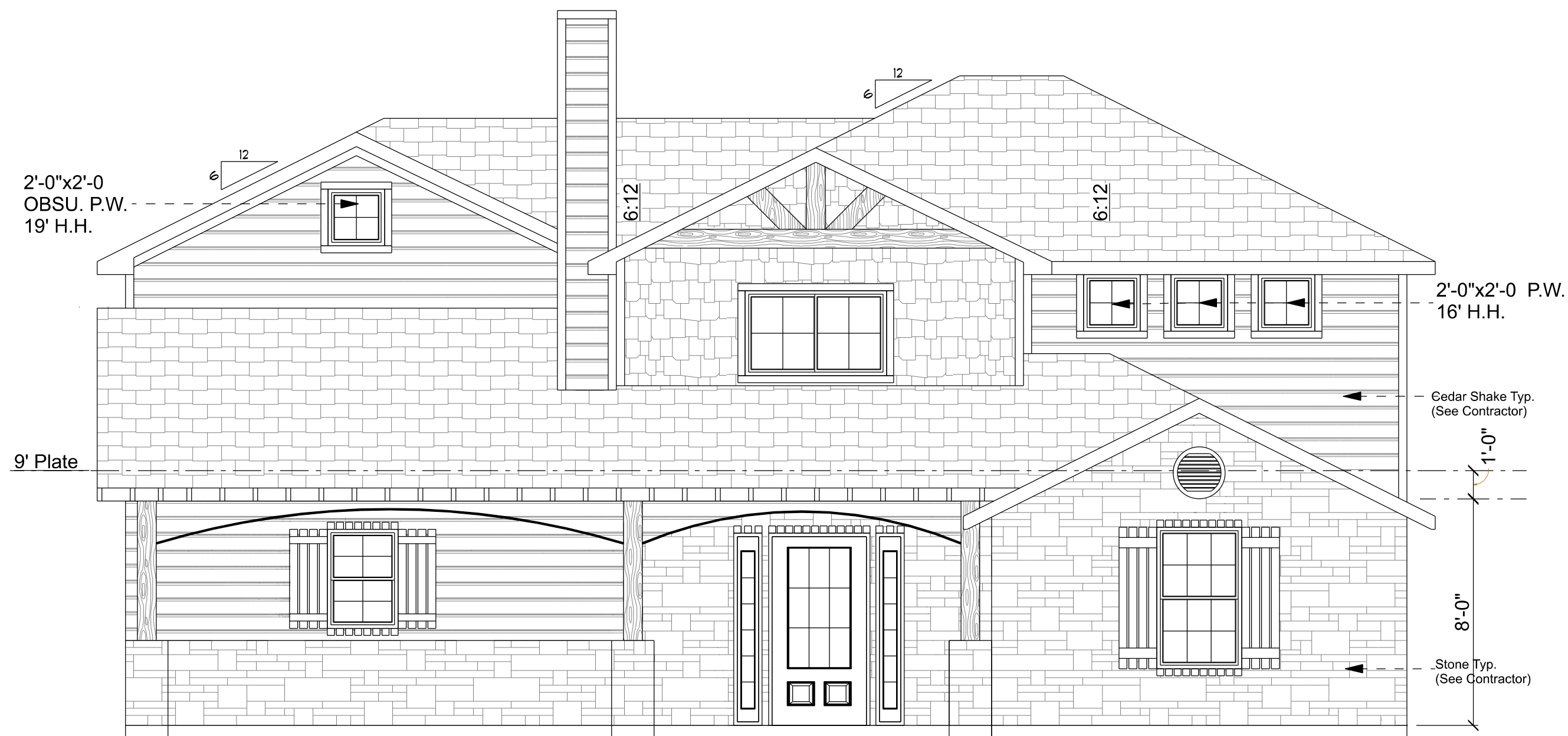
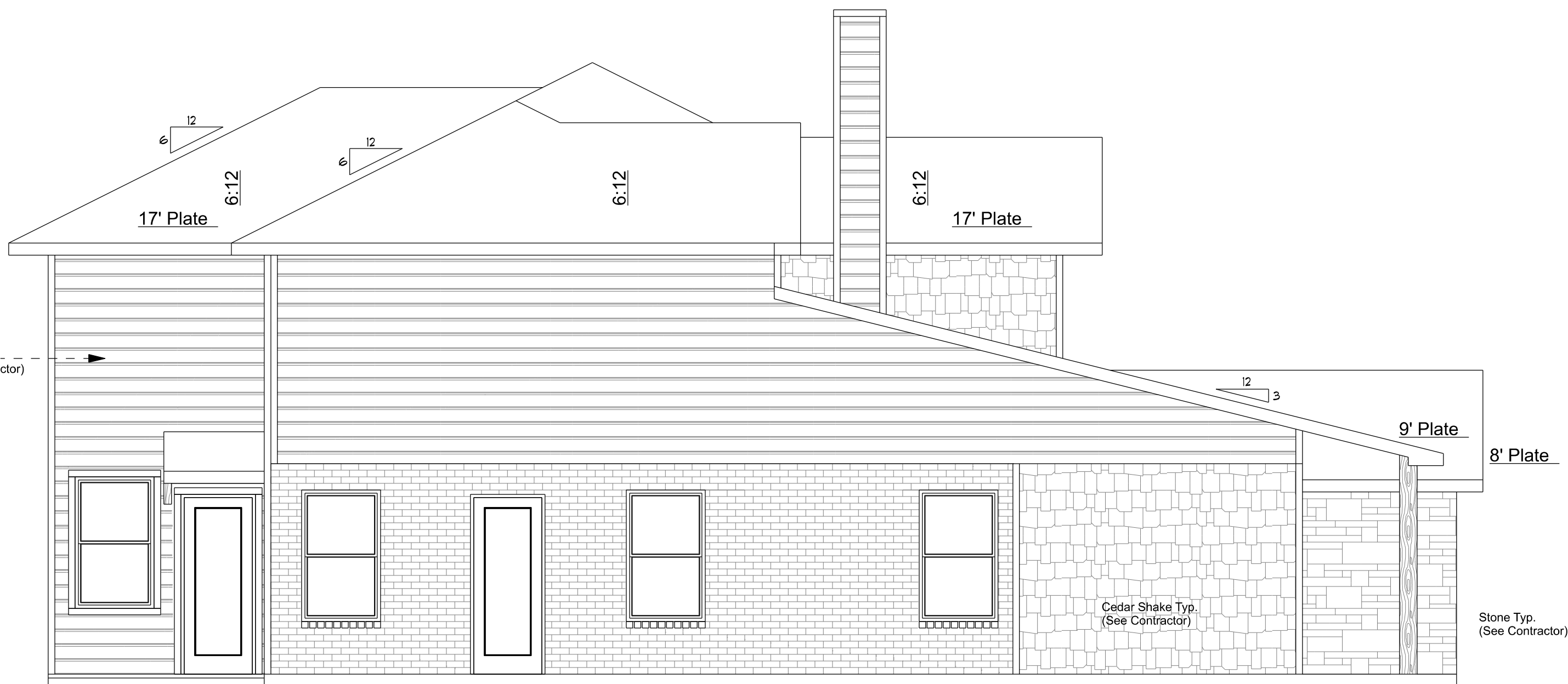




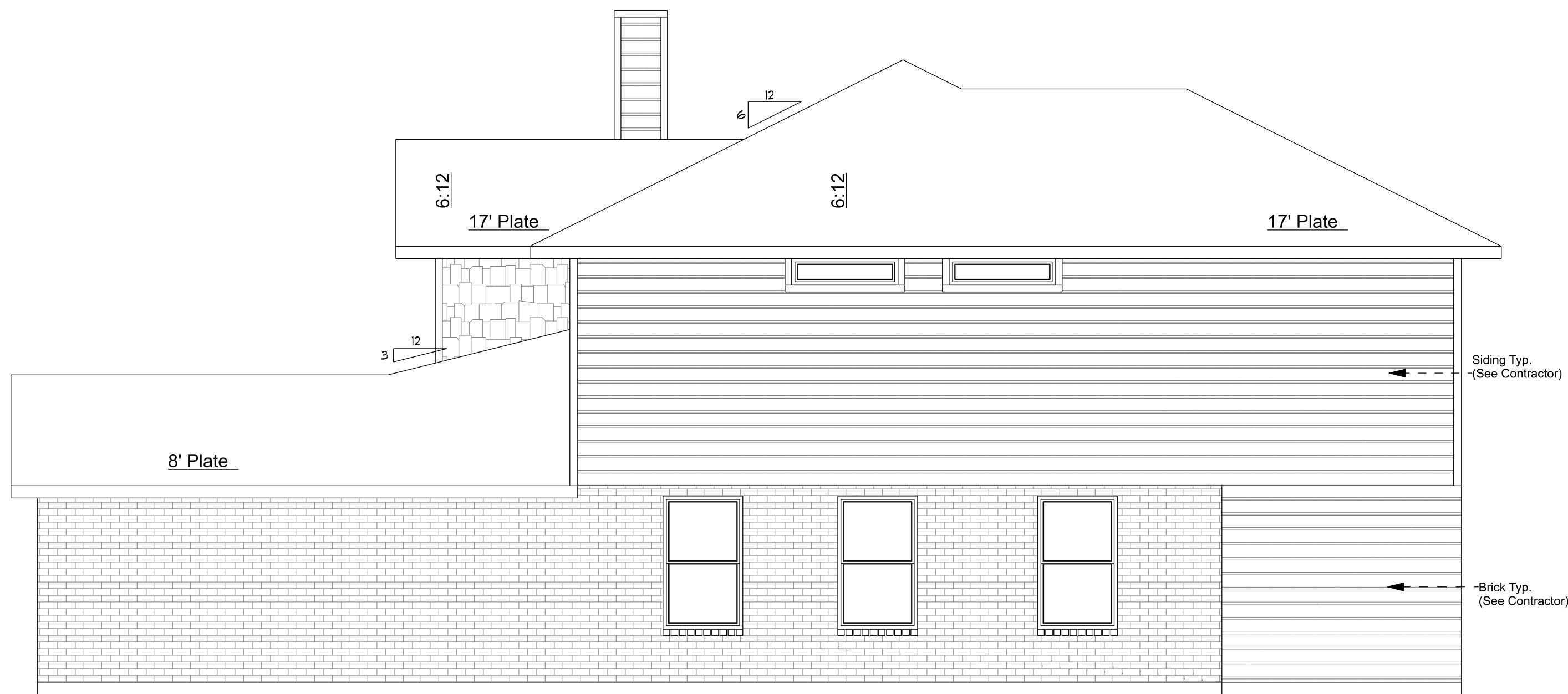
1E Architectural Front Elevation - Scale: 1/4" - 1'-0"



2E Architectural Left Elevation - Scale: 1/4" - 1'-0"



3E Architectural Rear Elevation - Scale: 1/4" - 1'-0"



4E Architectural Right Elevation - Scale: 1/4" - 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE
GENERAL INFORMATION ONLY. THE
OWNER IS RESPONSIBLE FOR OBTAINING
NECESSARY PERMITS AND FOR
FIELD VERIFYING THE ACCURACY OF
THESE PLANS PRIOR TO CONSTRUCTION.
LOCAL CODES, ORDINANCES AND RESTRICTIONS
WILL APPLY. SHOULD A DISCREPANCY OCCUR
BETWEEN THE PLANS AND LOCAL REQUIREMENTS

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SMITH CUSTOM DESIGN

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Revisions:

Elevations

PLAN NAME:

6541 Oriole, Dallas, Tx

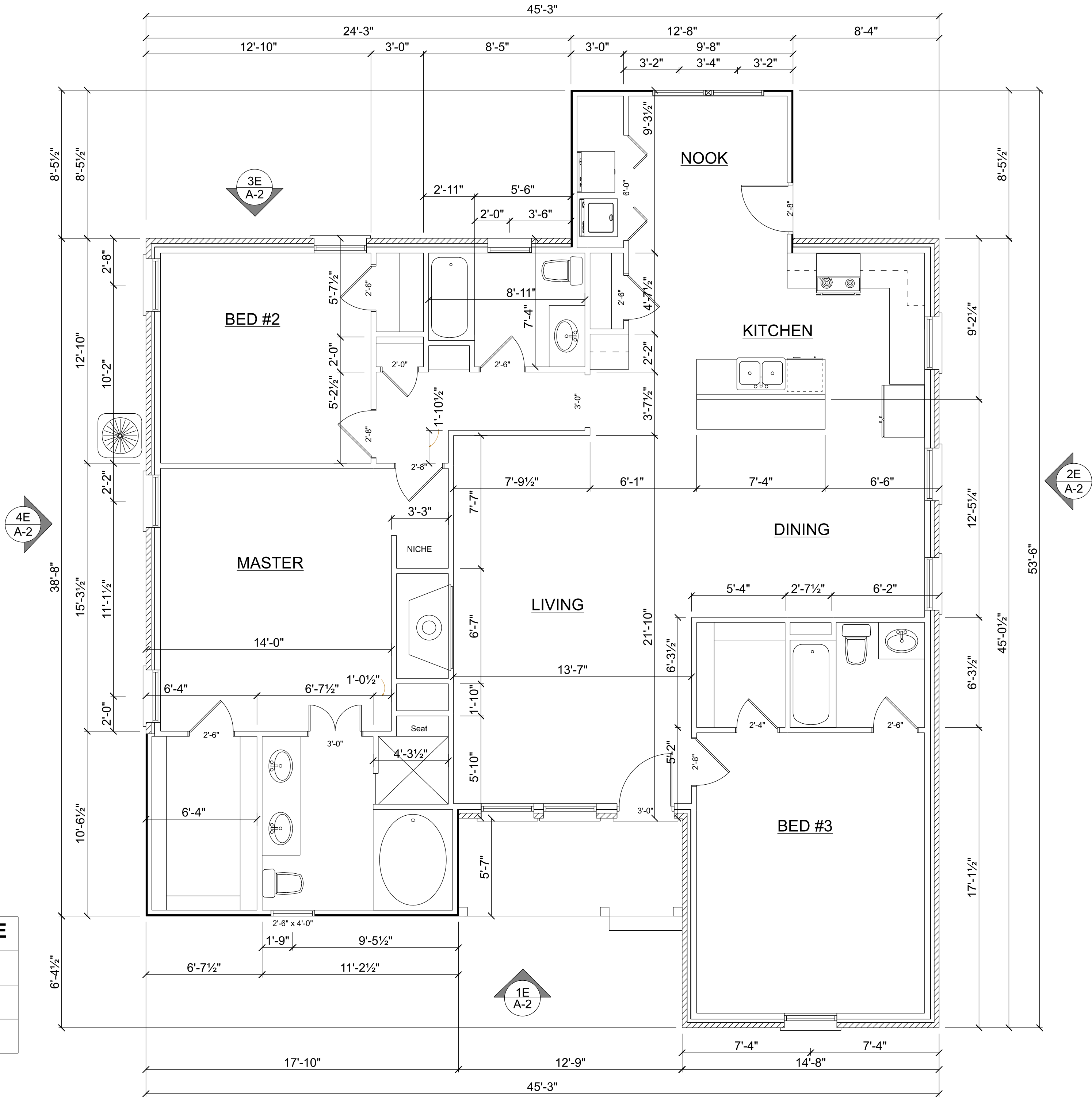
A-2

SHEET NO.

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

AREA CALCULATION - NEW AC + NON AC SPACE		
LEVEL	AREA TYPE	AREA
GROUND FLOOR	LIVING - AC	1879 SF
GROUND FLOOR	PORCH- NON- AC	71 SF

TOTAL SQ FT 1950 SF



GENERAL PROJECT NOTES:

ITEM 1. UNDER THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE INTERNATIONAL ENERGY CONSERVATION CODE FOR CLIMATE ZONE 3 THE FOLLOWING INFORMATION IS REQUIRED.

- : INSULATION & R VALUES
- : U AND SHGC ON FENESTRATION (WINDOWS AND GLASS DOORS)
- : MECHANICAL SYSTEM DESIGN
- : WATER HEATING SYSTEM EQUIPMENT TYPE, SIZES & EFFICEINCES
- : DUCT SEALING, DUCT & PIPE INSULATION & LOCATION
- : AIR SEALING DETAILS

ITEM 2. A PERMANENT COMPLIANCE CERTIFICATE, PROVIDED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL IS REQUIRED TO BE POSTED (TYPICALLY POSTED AT FINAL)

- : R-VALUES FOR CEILING WALLS
- : R- VAULES FOR DUCTS OUTSIDE CONDITIONED SPACE
- : U AND SHGC FOR FENESTRATION
- : RESULTS FROMDUCT TEST 7 ENVELOPE AIR LEAKAGE TESTING
- : TYPE & EFFICIENCY OF HEATING, COOLING & SERVICE WATER HEATER EQUIPMENT

- ITEM 3. PRESCRIPTIVE REQUIREMENTS PER TABLE R402.1.2 OF THE
- : U-FACTOR = .35
 - : SHGC = .25
 - : CEILING INSULATION = R-38
 - : WOOD FRAME WALL = R-20 OR 13+SCI (CONTINUOUS INSULATION)
 - : FLOOR INSULATION = R-19
 - : DUCT INSULATION = R-8 IF IN UNCONDITIONED SPACE

ITEM 4. ACCESS HATCHES AND DOORS TO ATTIC OR CRAWL SPACES NEED TO BE WEATHER STRIPPED AND INSULATED. PULL DOWN DOORS NEED TO HAVE A BAFFLE TO KEEP INSULATION IN PLACE WHEN PULL DOWN STAIRS ARE OPENED

ITEM 5. INSULATED SHEATING MUST HAVE AN R-2 OR GREATER TO COUNT TOWARDS COMPLIANCE

ITEM 6. BLOWER DOOR TESTING AND DUCT BLASTER TESTING IS MANDITORY.

- DURING BLOWER DOOR TESTING.
- : WINDOWS, DOORS, FIREPLACE & STOVE DOORS SHALL BE CLOSED BUT NOT SEALED.
 - : DAMPERS (EXHAUST, INTAKE MAKEUP AIR, BACKDRAFT & FLUE (CLOSED BUT NOT SEALED)
 - : INTERIOR DOORS OPEN
 - : HVAC OFF
 - : SUPPLY AND RETURN REGISTERS FULLY OPEN

DUCT TESTING

- : DONE AT ROUGH-IN: 25 PASCALS WITH ALL REGISTERS SEALED
- : DONE AT POST CONSTRUCTION: 25 PASCALS WITH ALL REGISTERS SEALED

EXCEPTIONS FOR DUCT TESTING: NOT REQUIRED WHERE DUCTS & AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE

DEFINITION OF BUILDING THERMAL ENVELOPE: THE BASEMENT WALLS, EXTERIOR WALLS, FLOOR, ROOF, & ANY OTHER BUILDING ELEMENT THAT ENCLOSE CONDITIONED SPACE OR PROVIDE A BOUNDARY BETWEEN CONDITIONED SPACE AND EXEMPT OR UNCONDITIONED SPACE

DEFINITION OF CONDITIONED SPACE: AN AREA, ROOM OR SPACE THAT IS ENCLOSED WITHIN THE BUILDING THERMAL ENVELOPE AND IS DIRECTLY OR INDIRECTLY HEATED OR COOLED. SPACES ARE INDIRECTLY HEATED OR COOLED WHERE THEY COMMUNICATE THROUGH OPENINGS WITH CONDITIONED SPACES, WHERE THEY ARE SEPARATED FROM CONDITIONED SPACES BY UNINSULATED WALLS, FLOORS, OR CEILING OR WHERE THEY CONTAIN UNINSULATED DUCTS, PIPING OR OTHER SOURCES OF HEATING OR COOLING.

ITEM 7. HOT WATER PIPE INSULATION : R-3 ON PIPE 3/4" OR LARGER ON PIPE OUTSIDE CONDITIONED SPACE.

ITEM 8. LIGHTING: 75% NEEDS TO BE HIGH-EFFICANCY

- ADDITIONAL NOTES.
- : PENETRATIONS MUST BE SEALED
 - : FLOOR AND CEILING JOISTS BAY MUST BE SEALED
 - : PAINTED WALLS AND CEILING OF CONDITIONED SPACES
 - : AIR FILTERS MUST BE MERV 8 OR GREATER
 - : AIR HANDLERS MUST BE SIZED TO MAINTAIN AIR PRESSURE AND AIR FLOW
 - : AIR FILTER HOUSING MUST BE AIR TIGHT
 - : U FACTOR = .35
 - : SHGC = .25
 - : CEILING INSULATION = R-38
 - : WOOD FRAME WALL = R-20 OR 13+5CI (CONTINUOUS INSULATION)
 - : FLOOR INSULATION = R-19
 - : DUCT INSULATION = R-8 IF IN UNCONDITIONED SPACE
 - : LAVATORY FAUCET WILL BE 2.0 GPM OR LESS
 - : TOILET WILL BE 1.3 GALLONS PER FLUSH OR DUAL FLUSH

Details

PLAN NAME:

6541 Oriole, Dallas, Tx

Revisions:

SMITH CUSTOM DESIGN

Designed: Steven Smith

Email: Smithcustombuilding@gmail.com

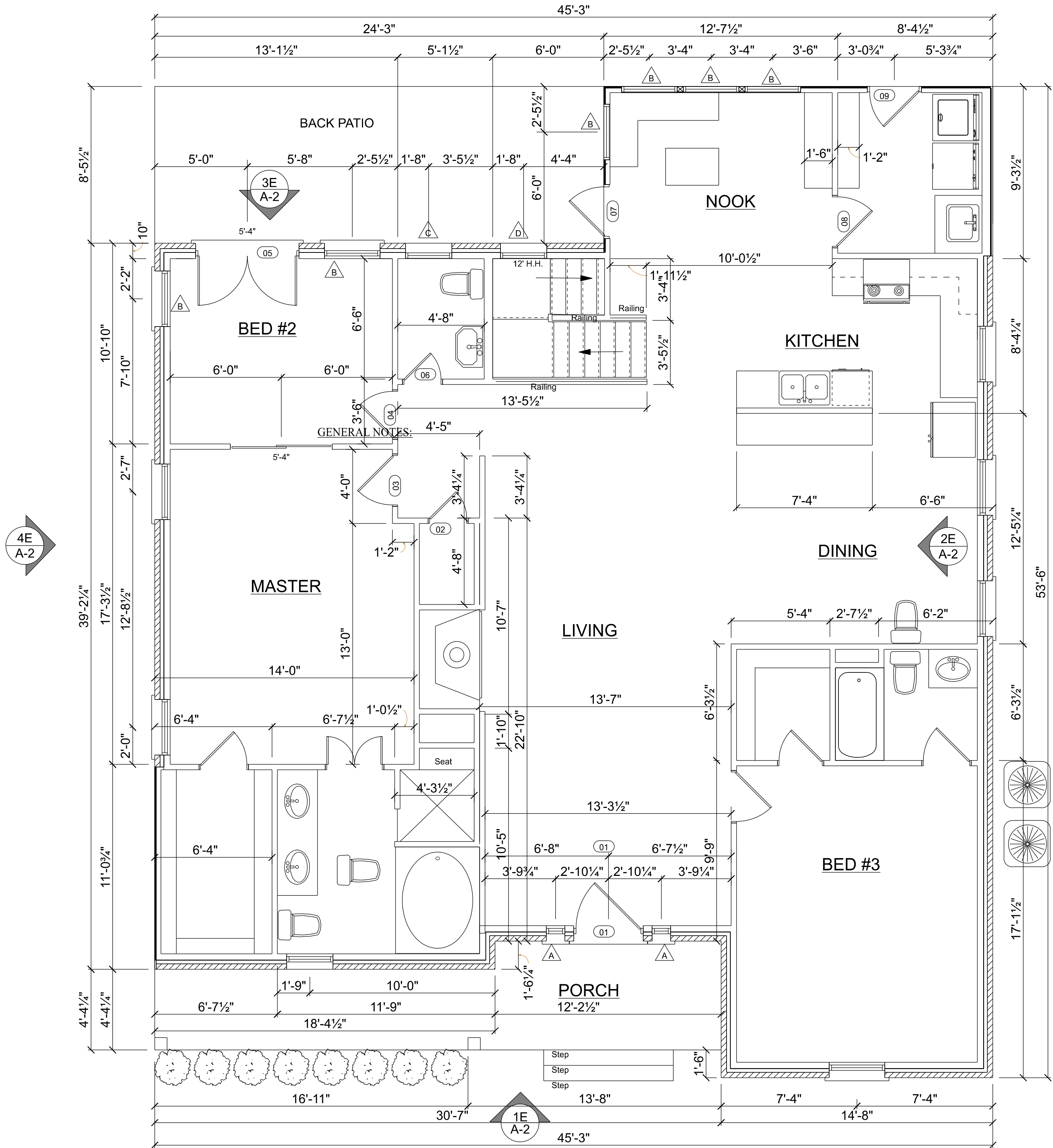
Mobile: (903) 229-1025

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION FOR THE DESIGN PROFESSIONAL TO CONSTRUCT THE STRUCTURE. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THESE PLANS PRIOR TO CONSTRUCTION LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

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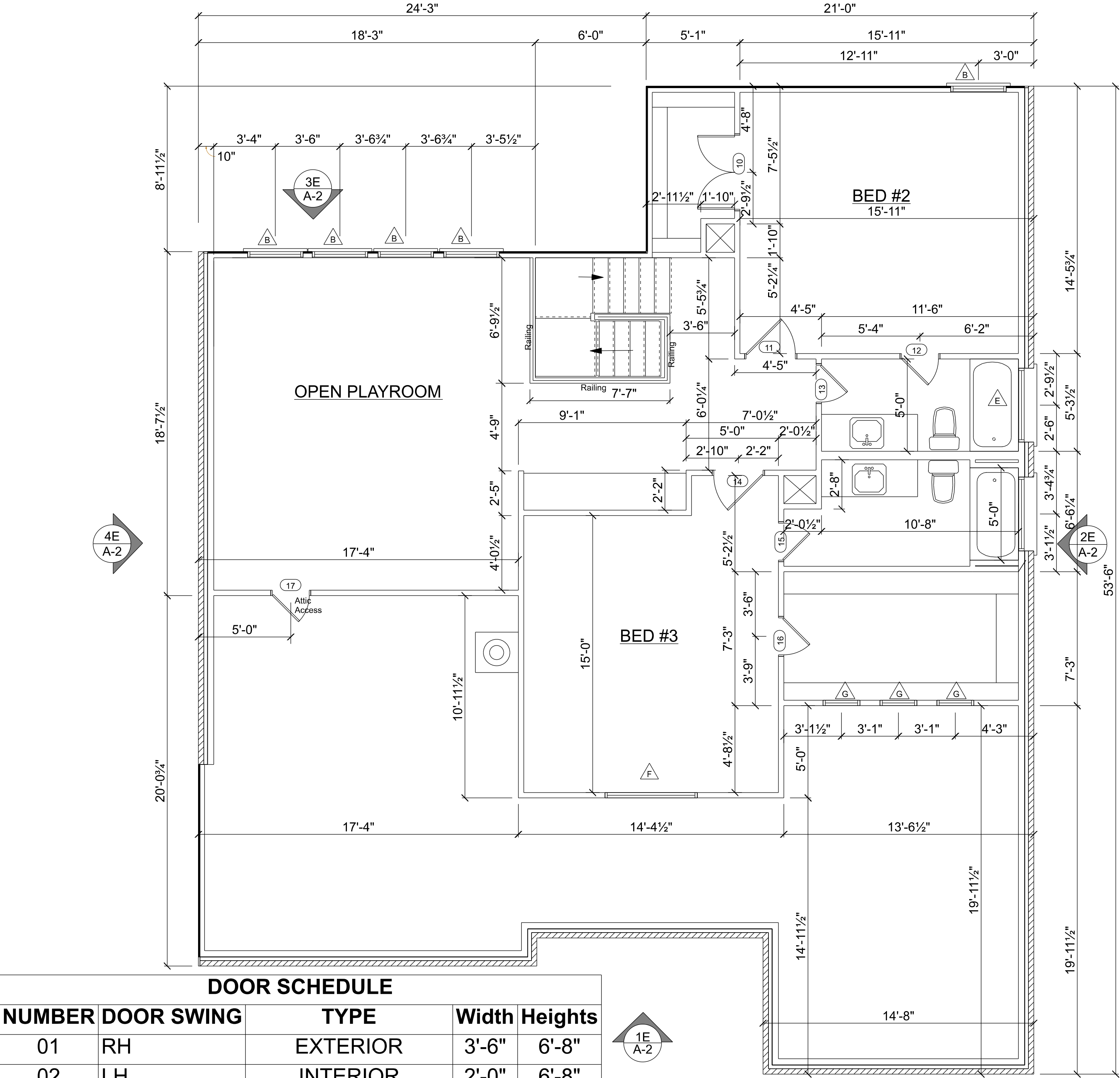
A-3

SHEET NO.



FLOORPLAN LEGEND	
SYMBOL	DESCRIPTION
	WALL SECTION TAG
	DOOR SCHEDULE TAG
	OPENING SCHEDULE TAG
	ROOM NAME

OPENING SCHEDULE				
WINDOW	Window Type	Height	Width	Header Heights
A	SIDELITE	6'-8"	1'-0"	6'-8"
B	SINGLE HUNG	5'-0"	3'-0"	7'-0"
C	SINGLE HUNG	4'-0"	2'-6"	7'-0"
D	PICTURE WINDOW	4'-0"	2'-6"	12'-0"
E	PICTURE WINDOW	1'-0"	4'-0"	7'-0"
F	HORIZONTAL SLIDER	3'-0"	5'-0"	6'-6"
G	PICTURE WINDOW	2'-0"	2'-0"	7'-0"



DOOR SCHEDULE				
NUMBER	DOOR SWING	TYPE	Width	Heights
01	RH	EXTERIOR	3'-6"	6'-8"
02	LH	INTERIOR	2'-0"	6'-8"
03	RH	INTERIOR	2'-8"	6'-8"
04	LH	INTERIOR	2'-6"	6'-8"
05	BOTH	EXTERIOR DOUBLE	2'-8"	6'-8"
06	LH	INTERIOR	2'-0"	6'-8"
07	LH	EXTERIOR	2'-8"	6'-8"
08	RH	INTERIOR	2'-8"	6'-8"
09	LH	EXTERIOR	2'-8"	6'-8"
10	BOTH	INTERIOR DOUBLE	2'-0"	6'-8"
11	LH	INTERIOR	2'-8"	6'-8"
12	RH	INTERIOR	2'-0"	6'-8"
13	LH	INTERIOR	2'-0"	6'-8"
14	LH	INTERIOR	2'-8"	6'-8"
15	RH	INTERIOR	2'-0"	6'-8"
16	LH	INTERIOR	2'-0"	6'-8"
17	RH	INTERIOR - ATTIC	2'-8"	TBD

AREA CALCULATION - NEW AC + NON AC SPACE		
LEVEL	AREA TYPE	AREA
GROUND FLOOR	LIVING - AC	2018 SF
SECOND FLOOR	LIVING - AC	1197 SF
GROUND FLOOR	PORCH- NON- AC	152 SF

TOTAL A/C SQ FT 3215 SF
TOTAL SQ FT 3367 SF

GENERAL NOTES:
; Builder responsible for compliance with all federal, state, and local building codes, ordinances and deed restrictions. ; Saftey glass per codE ; Weatherstrip attic access door(s).
; Stairs and handrails per code ; Gypsum board is required on all surfaces under stairs. (IRC R314.9) ; Any projections that extends to less than five ft from a property line is required to have a one hour fire rating, this includes softt and projections.
; Brick ledges to be 5 1/2" ; Angles to be 45 Degrees unless noted otherwise
; shower heads to be @ 69" A.F.F. ; door openings to be centered on wall unless noted otherwise
; standard door jams to be 4" ; tankless water heaters to be installed in master closet exterior wall and downstairs laundry room exterior wall

SMITH CUSTOM DESIGN

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Revisions:

Floorplan

PLAN NAME:

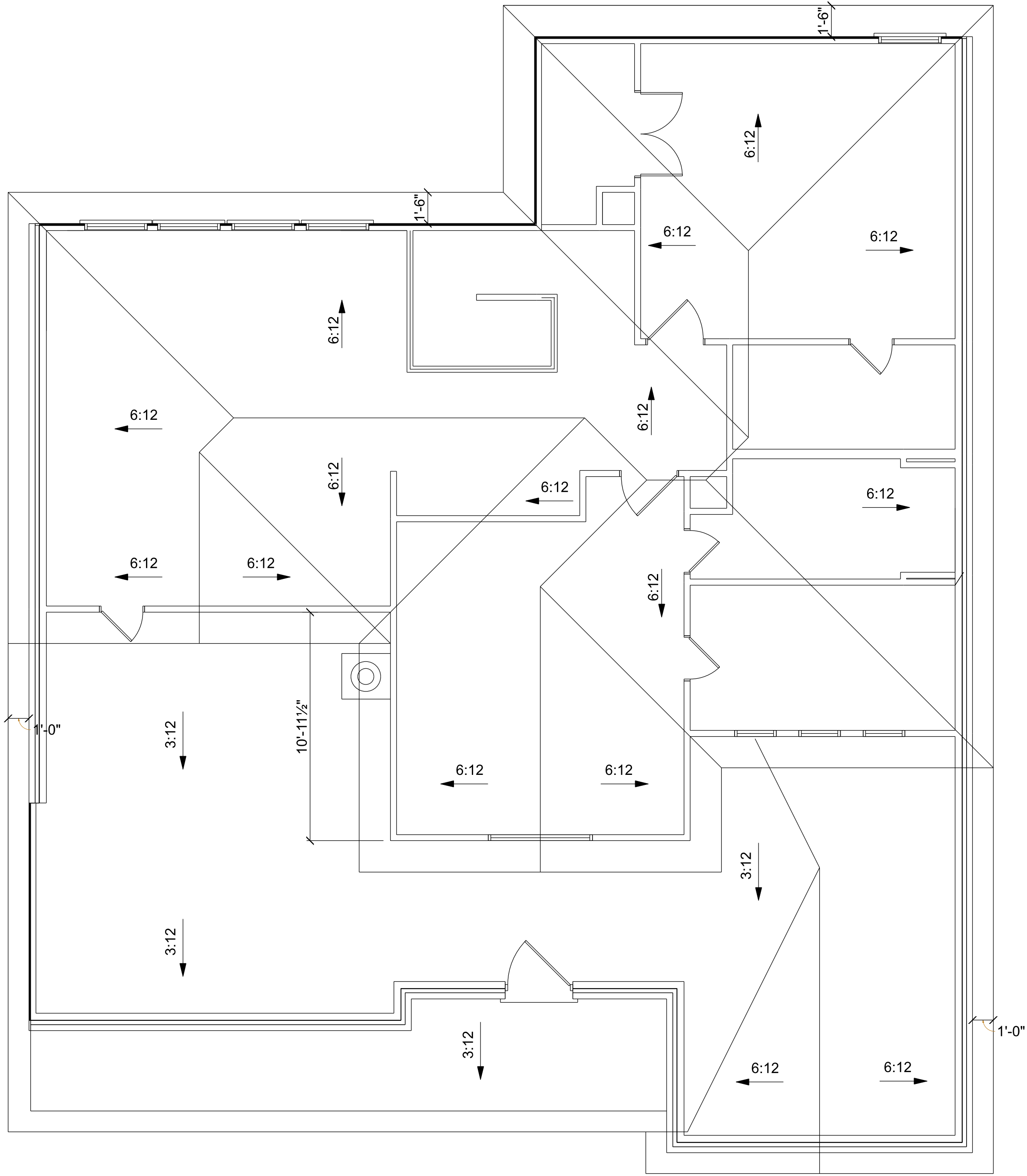
6541 Oriole, Dallas, Tx

A-1

SHEET NO.

THESE PLANS ARE INTENDED TO PROVIDE INFORMATION FOR THE DESIGN OF THE STRUCTURE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS.

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1R Architectural Roof Design - Scale : 1/4" - 1'-0"

THESE PLANS ARE INTENDED TO PROVIDE
A GENERAL ILLUSTRATION OF THE
DESIGN AND CONSTRUCTION
NECESSARY TO COMPLETE THE STRUCTURE.
FIELD VERIFY ON SITE THE ACCURACY OF
THESE PLANS PRIOR TO CONSTRUCTION.
LOCAL CODES, ORDINANCES AND RESTRICTIONS
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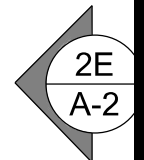
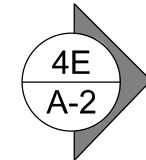
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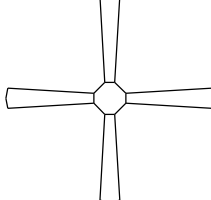
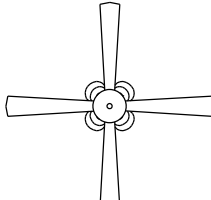
ROOF
PLAN NAME:
6541 Oriole, Dallas, Tx

A-4
SHEET NO.



: The builder is responsible for assuring compliance with all applicable local, State and federal requirements, whether or not there is any local jurisdiction. : Electrician to provide for assuring necessary receptacle per code (IRC E8301). : Builder to assure adequate appliance access per code : All kitchen and bathroom receptacle to be GFI (IRC E8302) : Provide Red fire combustion air to all req'd appliances per code (IRC Chapter 17 & 24) : Supply 220v and 110v or gas main to all req'd units in attic : Provide light and plywood catwalk at HVAC unit(s) in attic : All vents to rear of house where possible : Gang all switches and outlets where possible : Smoke detectors to be installed and interconnected as req'd by the (IRC R317) : Provide motion sensors at all garage doors : Location of all floor outlets to be verified by other : All recessed can lights are required to be in approved rated for 5000 hrs. : Pre-wire for security, verify with owner : Carbon Monoxide detector as required by cod (IRC 315) : Makeup air for kitchen exhaust hood must be 1 fan in excess of 400 CFM. (IRC M505.4)	SYMBOL DESCRIPTION ROOM NAME
--	---

- : Breaker Box to be Located Per plan
- : Switches to be 54" A.F.F. (top of box)
- : Doorbell wiring per plan by community - Button to be at 42" A.F.F. Where applicable and locations noted on plan.
- : Microwave/ Venthood Plug to be located at 76" A.F.F. (if over cook top). Microwave and Refrigerator outlets to be dedicated 20 AMP.
- : Telephone, T.V. and plug below knee space at computer desk to be at 13" A.F.F. to bottom of box
- : Walk in closet light be 18" from shelf
- : No wires to be run over attic cat walks
- : Light in attic at HVAC work platform (per IRC codes) to be switched in attic. Accessible from attic opening.
- : Install split outlet below sink for disposal and dishwasher and center at sink base, switch both.
- : 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 plan.
- : CLG fans are supplied by lighting contractor and installed by electrical contractor
- : See specs for water softener outlet req.
- : Exterior EFI at A/C condensor should be located next to and at the same height as the disconnect.
- : Electrical switch and outlet boxes located in the kitchen backsplash shall be installed horizontally.
- : Electrical outlets to be arc-Fault protected unless noted as GFI.

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ceiling fan	
ceiling fan with light	
can light	
fan	
outlet	
outlet 220v	
outlet gfi	
switch	
switch 3 way	
vanity bar light	

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/ DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY ON SITE THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION

LOCAL CODES, ORDINANCES AND RESTRICTIONS WILL APPLY SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND LOCAL REQUIREMENTS

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SMITH CUSTOM DESIGN

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Mobile: (903) 229-1025

Revisions:

Electric

PLAN NAME:
6541 Oriole, Dallas, Tx

A-5

SHEET NO.

