



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2023-024

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

311 Valiant Dr.

SUBDIVISION

Chandlers Landing

LOT

6

BLOCK

C

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-8

CURRENT USE

Residential

PROPOSED ZONING

PROPOSED USE

ACREAGE

0.1278

LOTS [CURRENT]

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

Chris Curra

APPLICANT

Chris Curra

CONTACT PERSON

Chris Curra

CONTACT PERSON

Chris Curra

ADDRESS

2975 Blackburn St
#1321

ADDRESS

2975 Blackburn St.
#1321

CITY, STATE & ZIP

Dallas TX 75204

CITY, STATE & ZIP

Dallas TX 75204

PHONE

512 785 3518

PHONE

512 785 3518

E-MAIL

chriscurra@gmail.com

E-MAIL

chriscurra@gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Christopher Curra [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

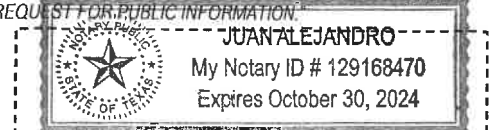
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF May, 2023.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

Oct 30th, 2024

0 25 50 100 150 200 Feet

Z2023-024; Specific Use Permit for Residential Infill at 311 Valiant Drive



PD-8

Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

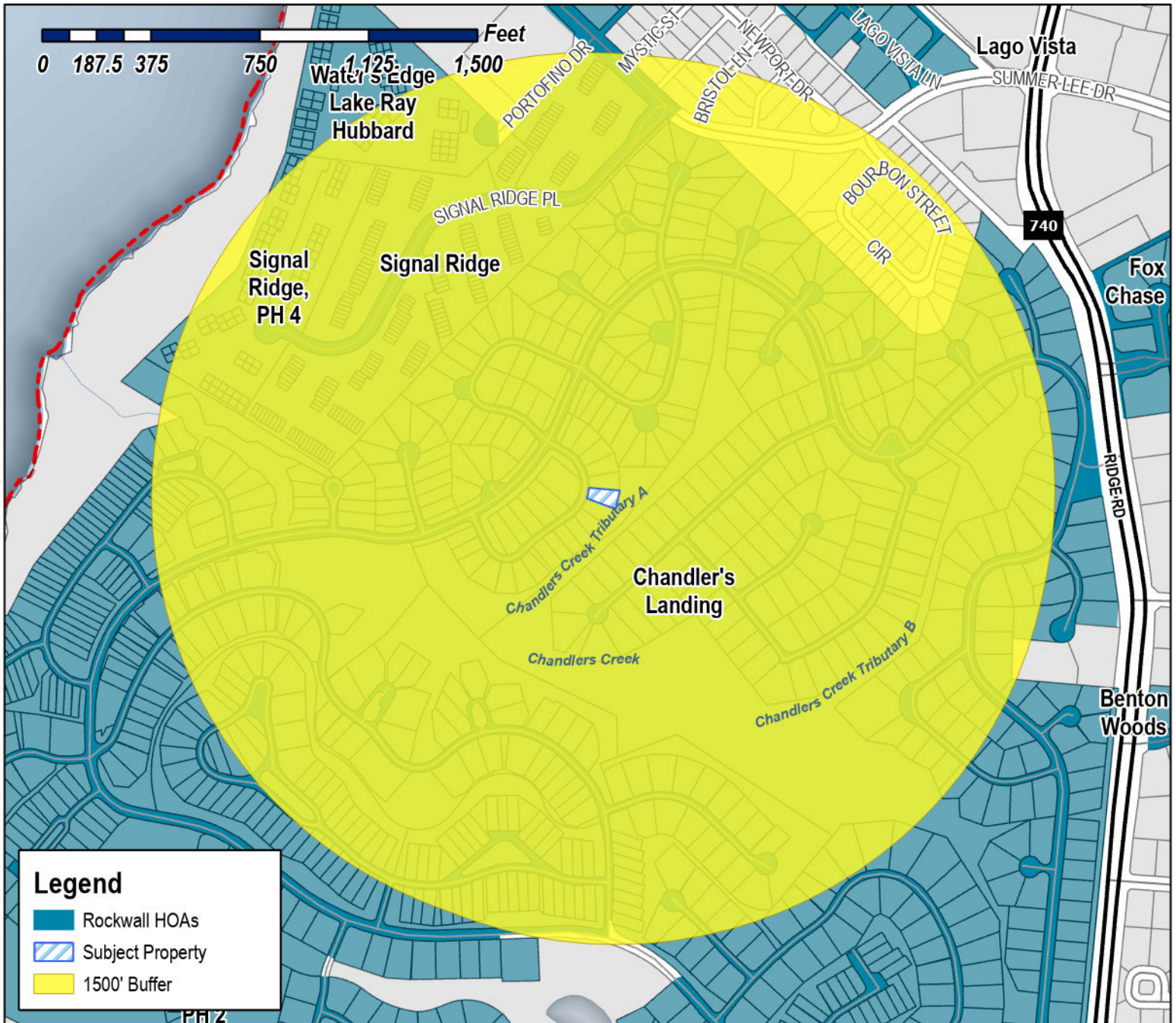




City of Rockwall

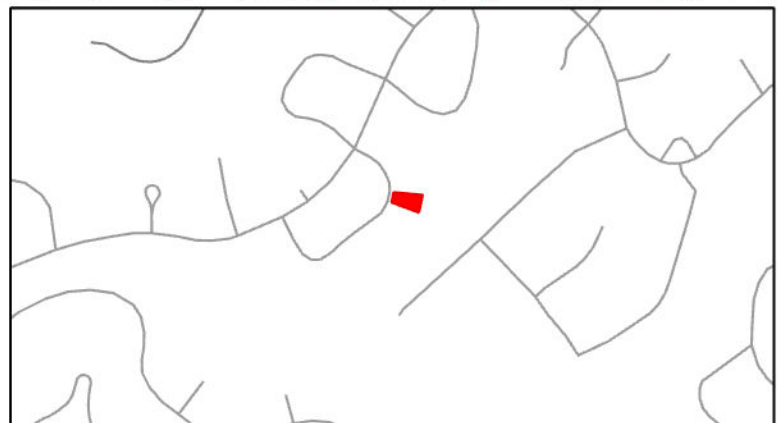
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Case Number: Z2023-024
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 311 Valiant Drive

Date Saved: 5/16/2023
 For Questions on this Case Call (972) 771-7745

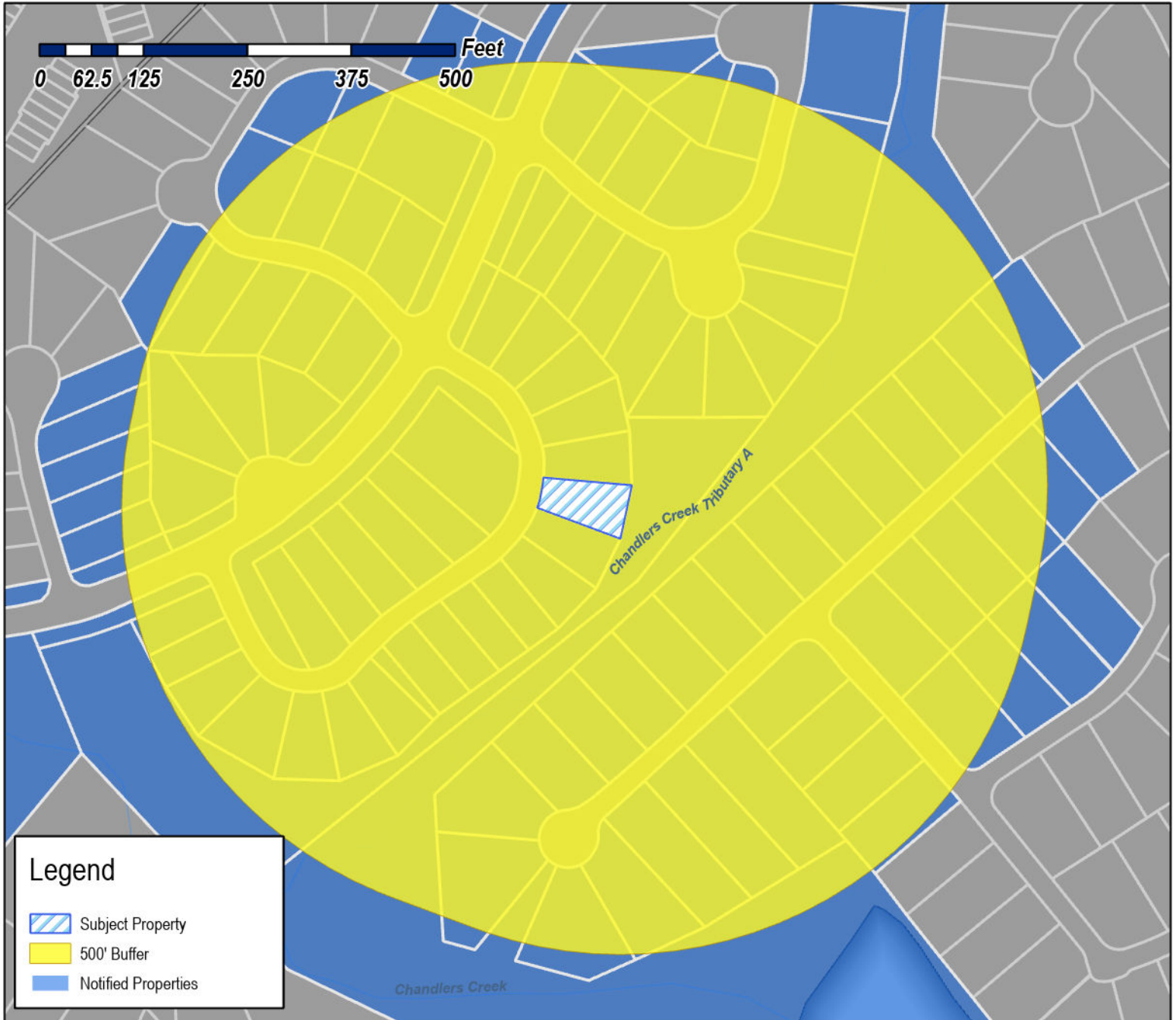




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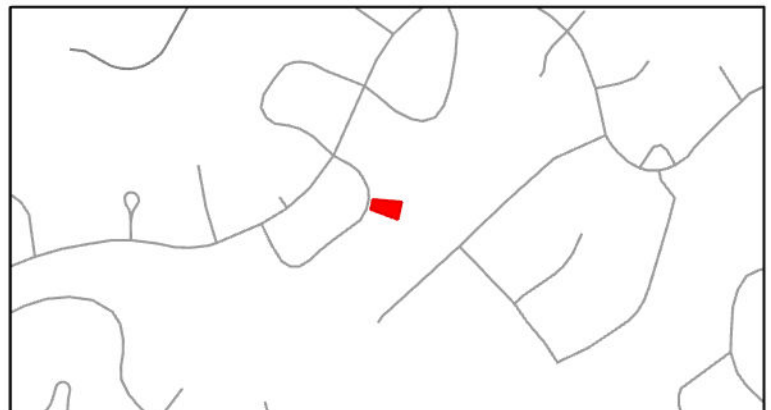
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GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

CARR LORI
104 MISCHIEF LN
ROCKWALL, TX 75032

SPOKES JULIE
105 CLIPPER COURT
ROCKWALL, TX 75032

JOHNSON ROBERT & DOLORES
105 MISCHIEF LN
ROCKWALL, TX 75032

HARTFIELD THOMAS E & EDITH E
109 CLIPPER CT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
113 CLIPPER CT
ROCKWALL, TX 75032

YU DAVIS & HYUN SOOK
115 FREEDOM CT
ROCKWALL, TX 75032

ROGERS RYAN
117 CLIPPER COURT
ROCKWALL, TX 75032

CUMMINGS ATANIA ROLDAN AND ERIC JOSEPH
118 FREEDOM COURT
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
11875 CR 4026
KEMP, TX 75143

JONES FELICIA M
119 FREEDOM COURT
ROCKWALL, TX 75032

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

RESIDENT
122 FREEDOM CT
ROCKWALL, TX 75032

THOMAS ALAN AND DANA
123 FREEDOM COURT
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

BOLES ALAN L & DANA M
126 FREEDOM CT
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

SNIDER MICHAEL AND CASSANDRA
127 FREEDOM CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

BILLITER MARGARET AND ROGER
130 FREEDOM CT
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

WALTON ALLEN NICK & WANDA JEAN
131 FREEDOM CT
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

COFFEE CHARLES C AND DEBRA P
134 FREEDOM CT
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

ROGERS SHAWN A & BRENDA
138 FREEDOM CT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

KOCUREK MICHELLE
205 FREEDOM COURT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

NORRIS KIMBERLY S
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

DUNCAN FRANK T AND NORMA E
224 LIONHART PLACE
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

HOLLIS CODY JONATHAN
228 LIONHART PLACE
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

DEMARS GREGORY SCOTT AND
CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BROWN TERRI LYNN
285 VICTORY LN
ROCKWALL, TX 75032

BYRUM CURTIS R AND SUSAN L
289 VICTORY LN
ROCKWALL, TX 75032

JOHNSON DAVID
291 VICTORY LN
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1019
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
303 VALIANT DR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

LOREDO SARAHI
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
320 VALIANT DRIVE
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

SMITH THOMAS M
443 CHIPPENDALE DR
ROCKWALL, TX 75032

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

DEFRANCO JOHN S & DIANE B
5710 SOUTHERN CROSS DR
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

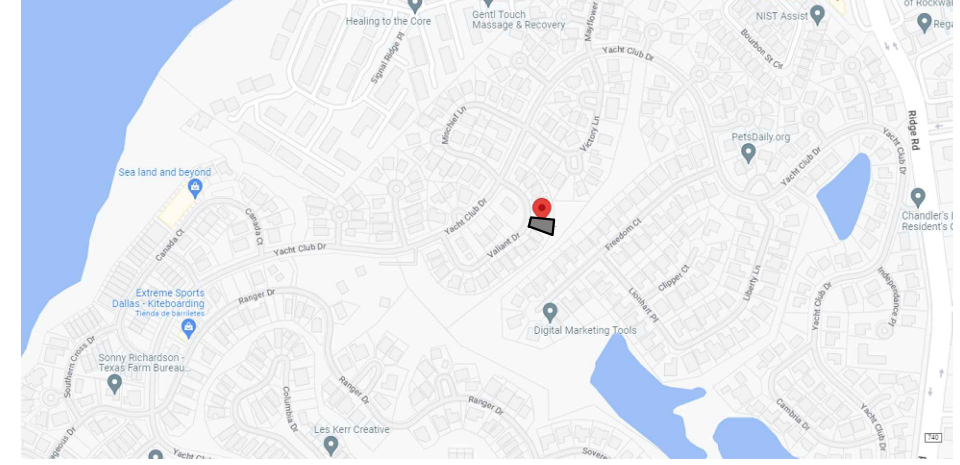
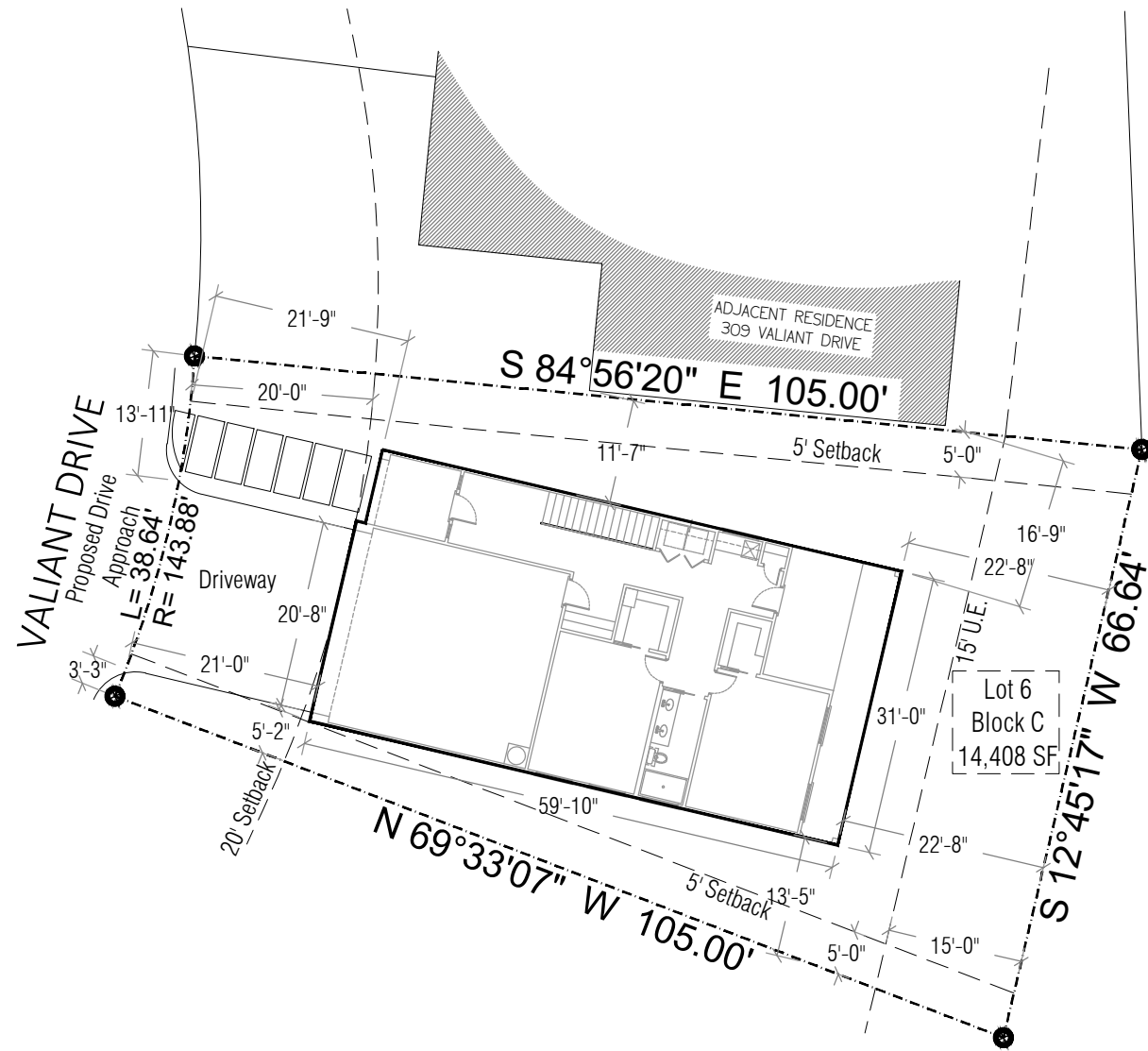
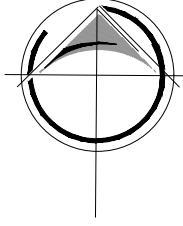
MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

CHANDLERS LANDING COMMUNITY ASSOC
PO BOX 638
ROCKWALL, TX 75087

NORTH



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
 CHANDLERS LANDING #16 &
 REPLAT, BLOCK C, LOT 6
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

**311 VALIANT DR,
 ROCKWALL, TX 75032**

SITE PLAN INFORMATION	
LOT SIZE	5,431 SQFT
TOTAL BUILDING AREA	3,188 SQFT
PERCENT LOT COVERED	22 %

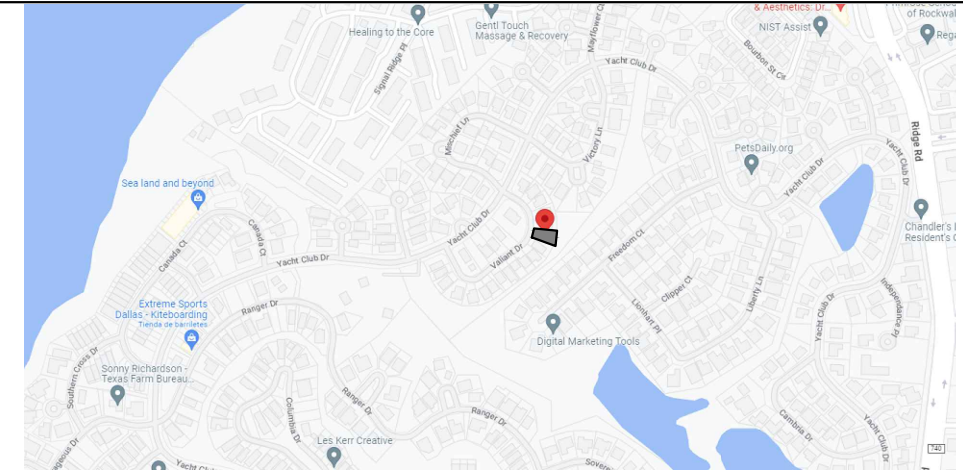
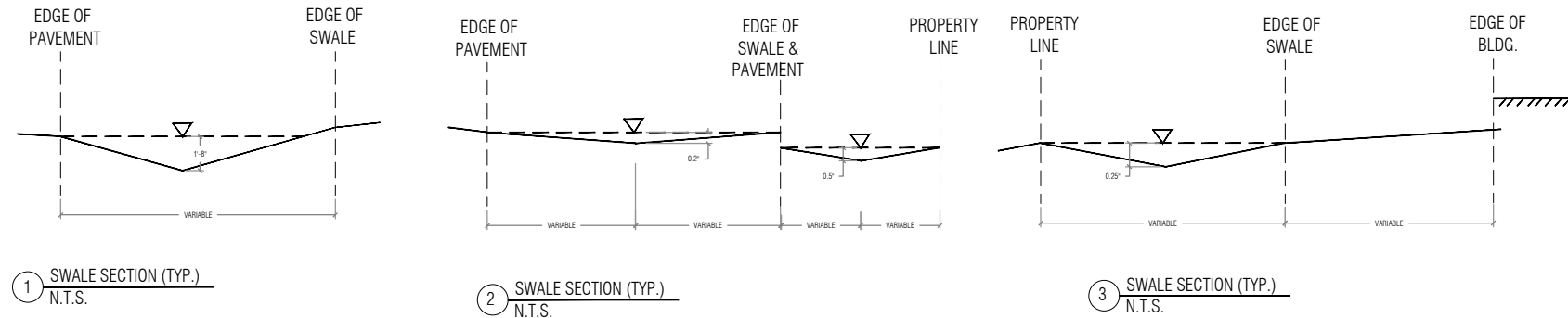
SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	217 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	67 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LOCATION OF ANY KING, NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. THE DESIGNER HAS TAKEN GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS, HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE PLANS ARE PROVIDED AS A GUIDE ONLY. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

SITE PLAN
 SCALE: 1" = 20'-00"

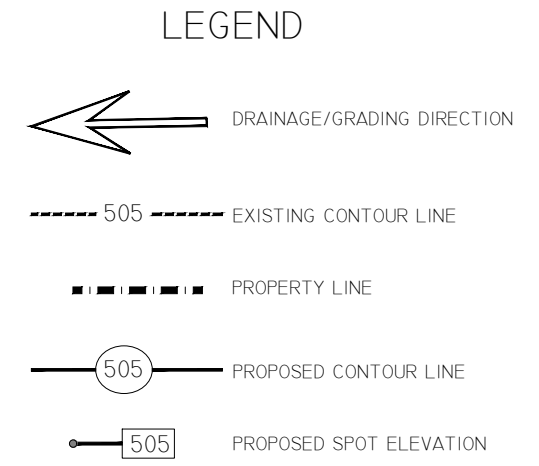
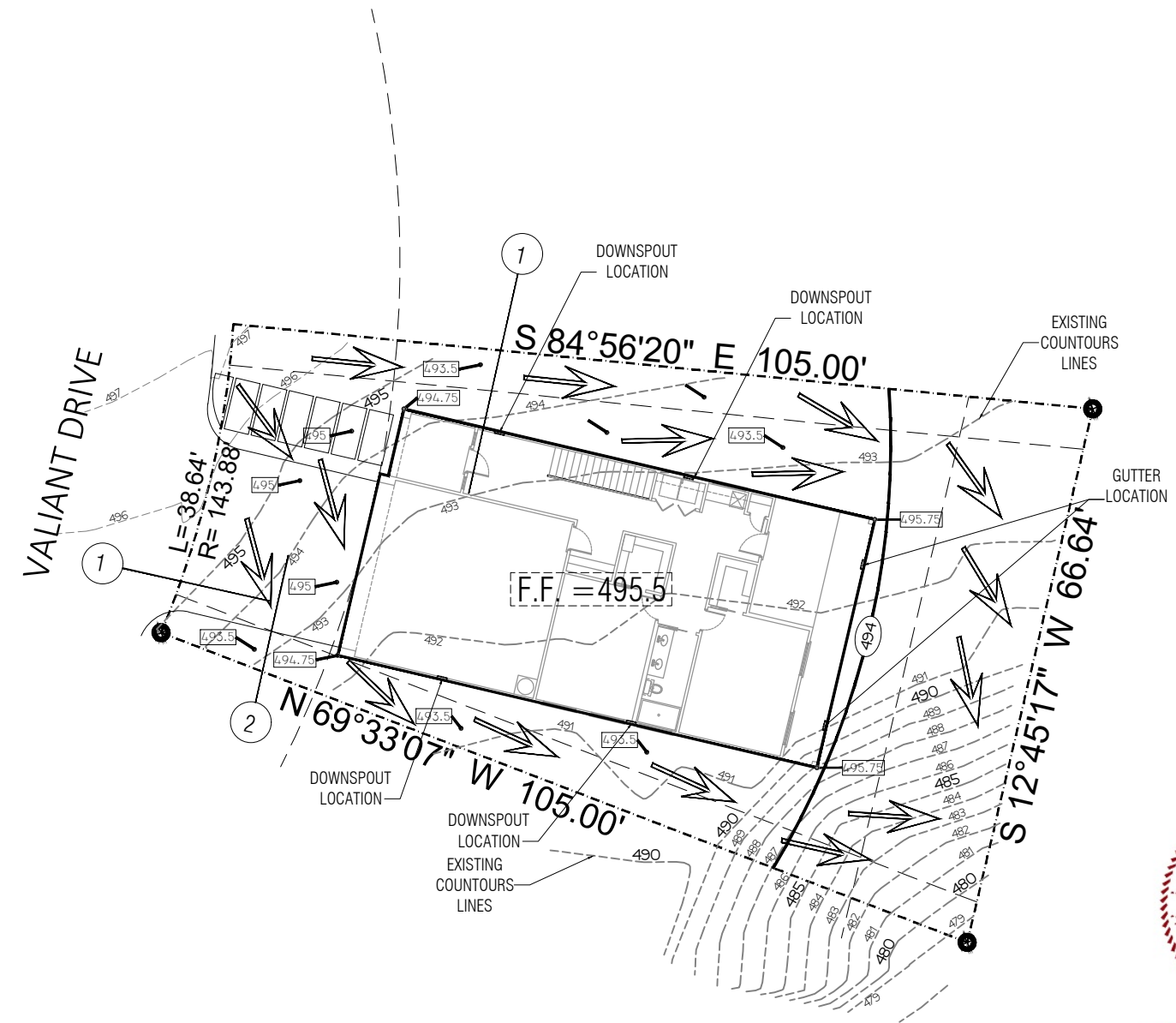
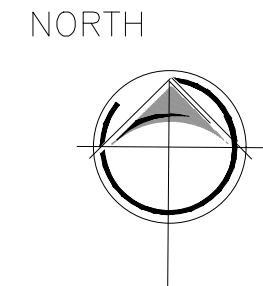
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PAGE TITLE: SITE PLAN
 SCALE: 1" = 20'-00"
 DATE: 4/13/2023
 PAGE: 1



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
CHANDLERS LANDING #16 &
REPLAT, BLOCK C, LOT 6
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS



- GENERAL DRAINAGE NOTES
- GRADING AND DRAINAGE SHALL NOT ADVERSELY IMPACT SURROUNDING PROPERTIES.
 - LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT MINIMUM SLOPE OF 5 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BULDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BULDING.
 - ALL DRAINAGE SWALES SHALL BE LOCATED ENTIRELY ON THIS LOT.

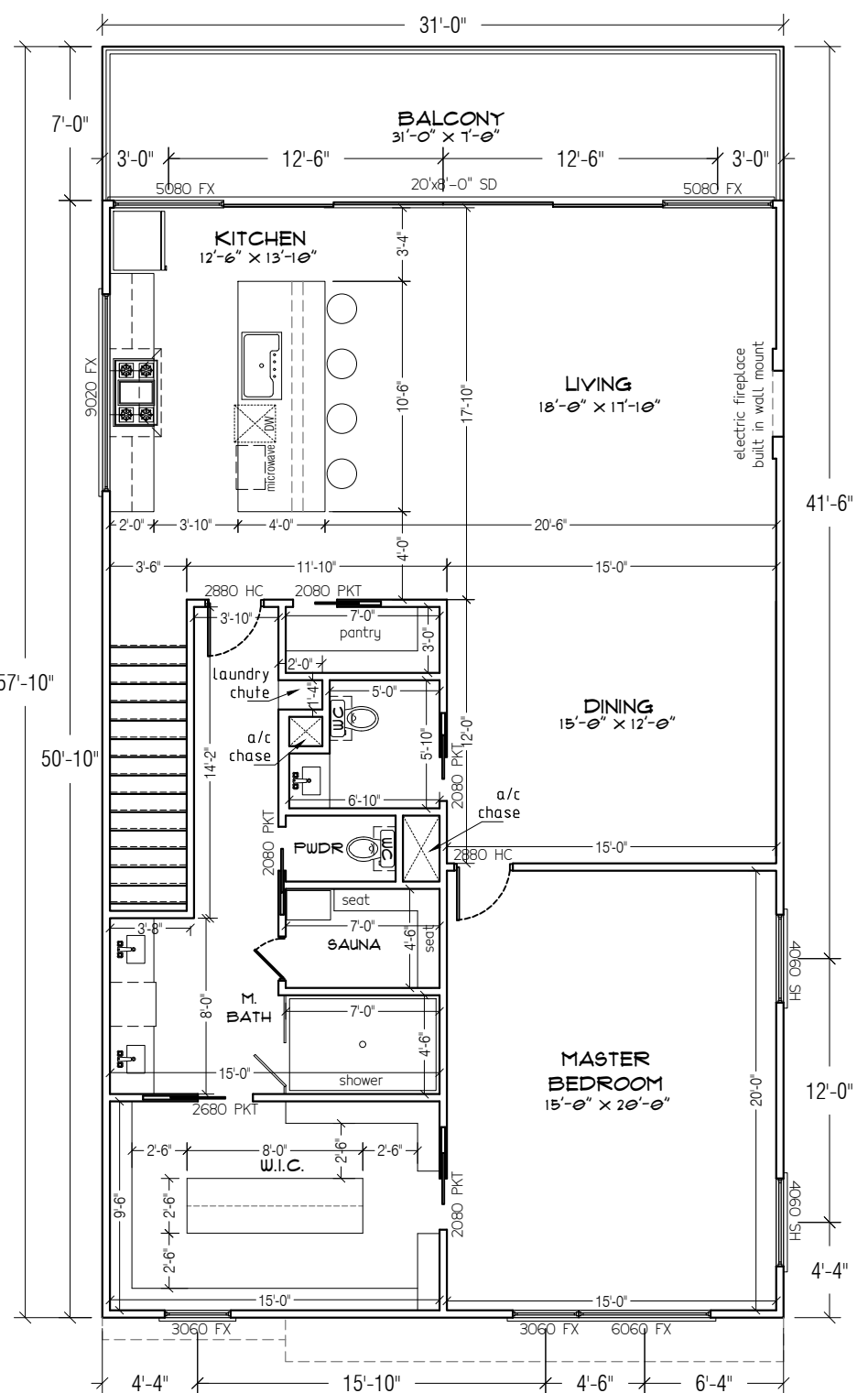
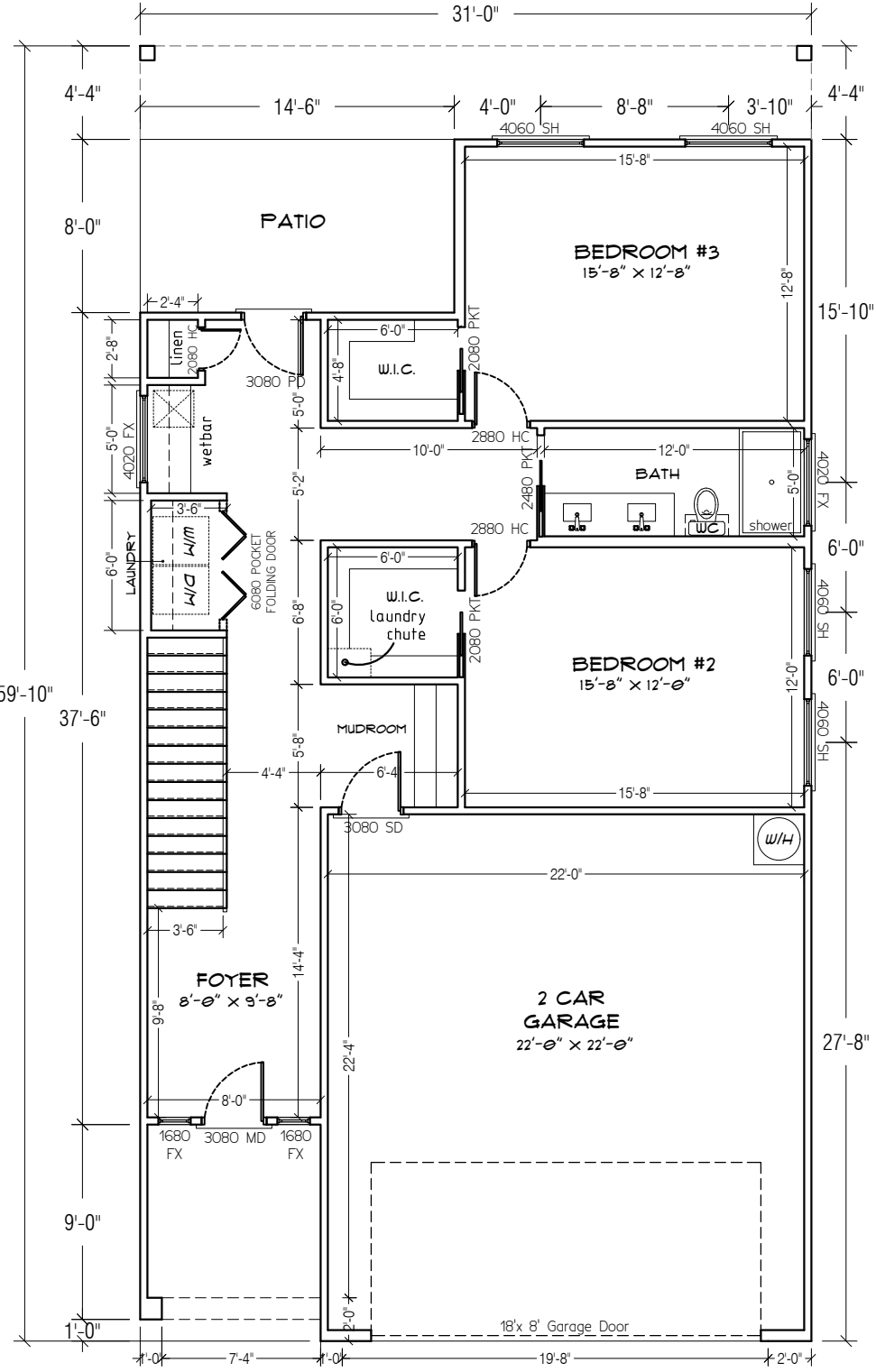
STATE OF TEXAS
XAVIER CHAPA
42335
LICENSED ENGINEER
Xavier Chapa
Xavier Chapa Engineering/Surveying
Firm Number F-9156
04/13/2023

DRAINAGE/GRADING PLAN 1.2
SCALE: 1"=0" = 20'-00"

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PAGE TITLE: DRAINAGE/GRADING PLAN
SCALE: 1"=0" = 20'-00"
DATE: 4/13/2023
PAGE: 1.2

311 VALIANT DR,
ROCKWALL, TX 75032



KEY	
KEY	DESCRIPTION
SH	SINGLE HUNG WINDOW
HC	HOLLOW CORE DOOR
SC	SOLID CORE DOOR
SD	SLIDING DOOR
FX	FIXED WINDOW
BID	BI-FOLD DOOR

SQUARE FOOTAGE BREAKDOWN	
PROPOSED LIVING AREA 1ST FLOOR	923 SQFT
PROPOSED LIVING AREA 2ND FLOOR	1,416 SQFT
TOTAL LIVING AREA	2,339 SQFT
PROPOSED BALCONY	211 SQFT
PROPOSED GARAGE	484 SQFT
PROPOSED PORCH/ENTRY	61 SQFT
PROPOSED REAR PORCH	116 SQFT
TOTAL UNDERROOF	3,283 QFT

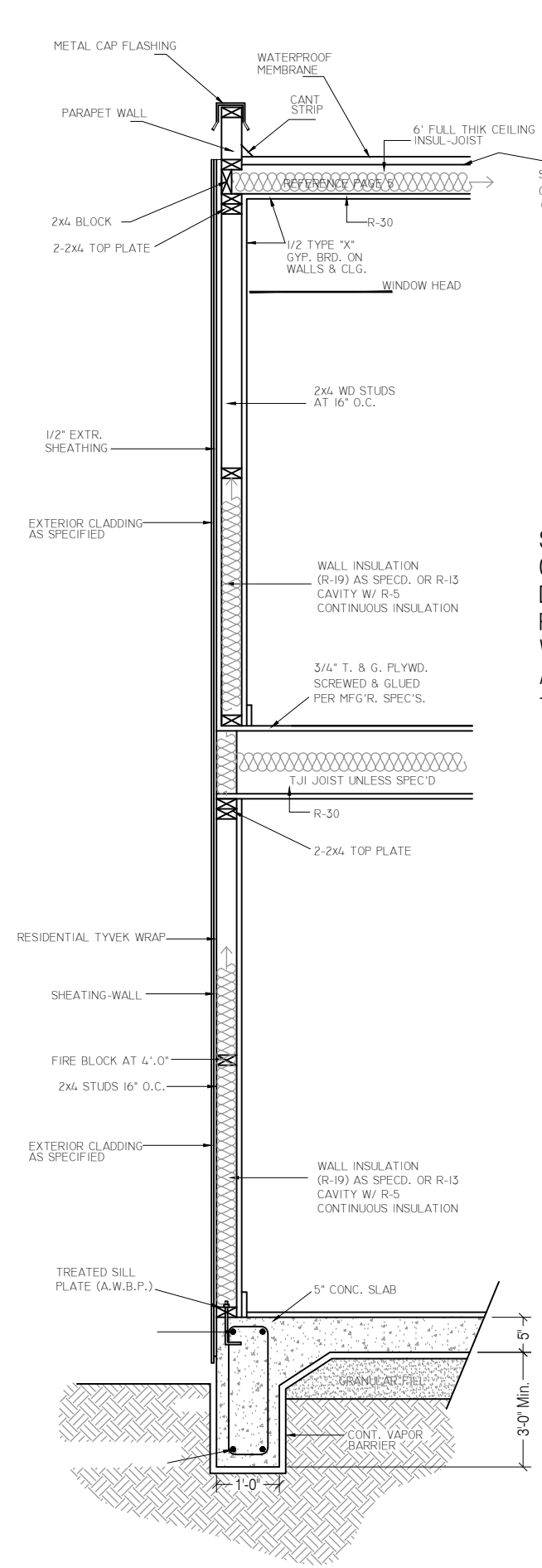
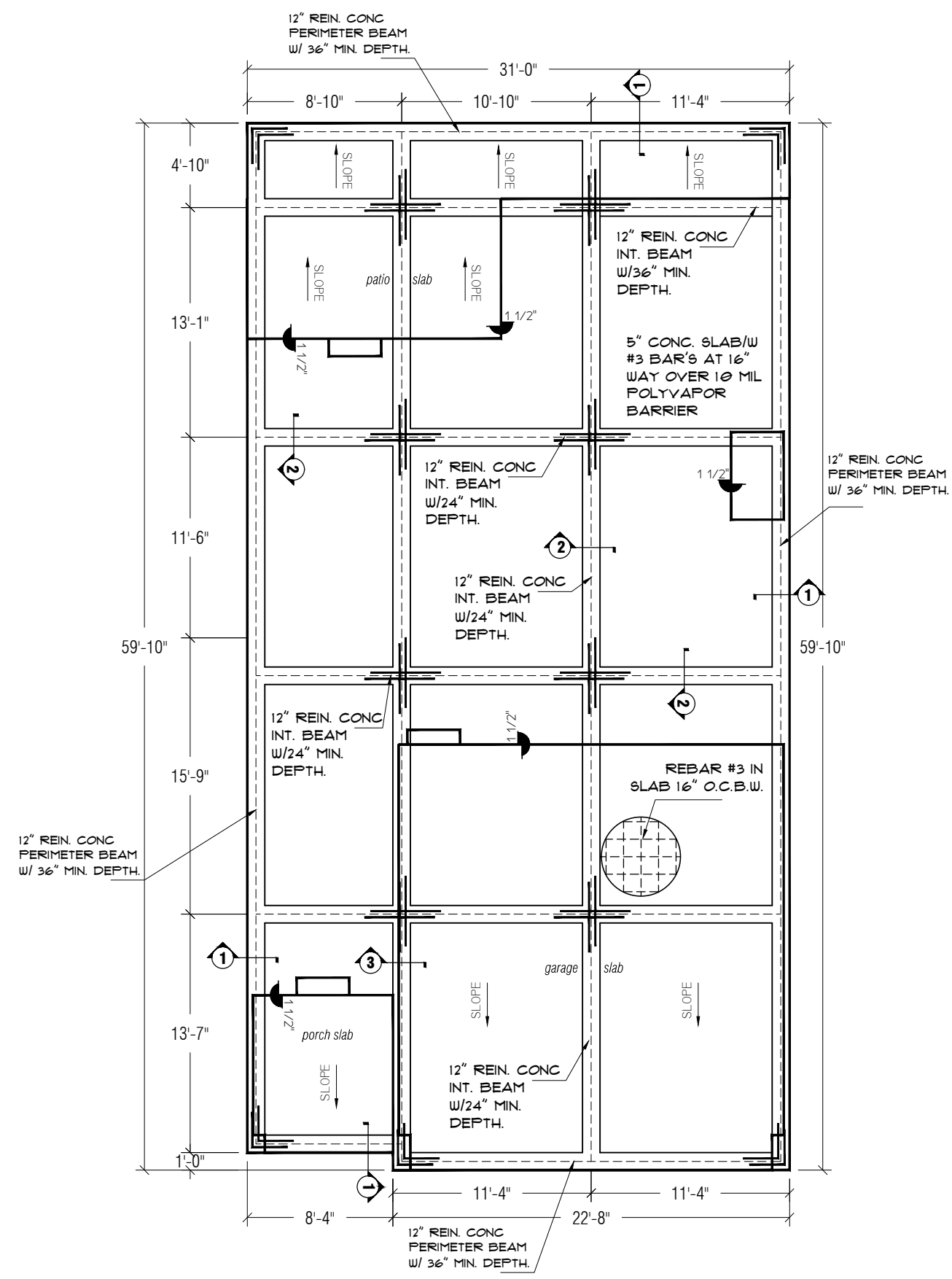
FLOOR PLAN
SCALE: 1/8"=1'-0"

2

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVIEWED AND CHECKED BY THE BUILDER, OWNER AND ALL CONTRACTORS PRIOR TO BEGINNING CONSTRUCTION. THE BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, LOCAL BUILDING CODES, AND LOCAL BUILDING DEPARTMENTS, THE BUILDER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

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PAGE TITLE: FLOOR PLAN
SCALE: 1/8" = 1'-0"
DATE: 4/13/2023
PAGE: 2



A WALL SECTION - STUCCO-CLADDING/SLAB/TWO STORY
not to scale

SLAB THICKNESS T=5"
GRADE BEAMS:
DEPTH H=24"
PERIMETRAL
WIDTH B=12"
ALL BEAMS MUST BE FOUNDED IN
12" MINIMUM OF UNDISTURBED SOIL
VERIFY ALL DIMENSIONS WITH
ARCHITECT'S PLANS PRIOR TO
CONSTRUCTION.

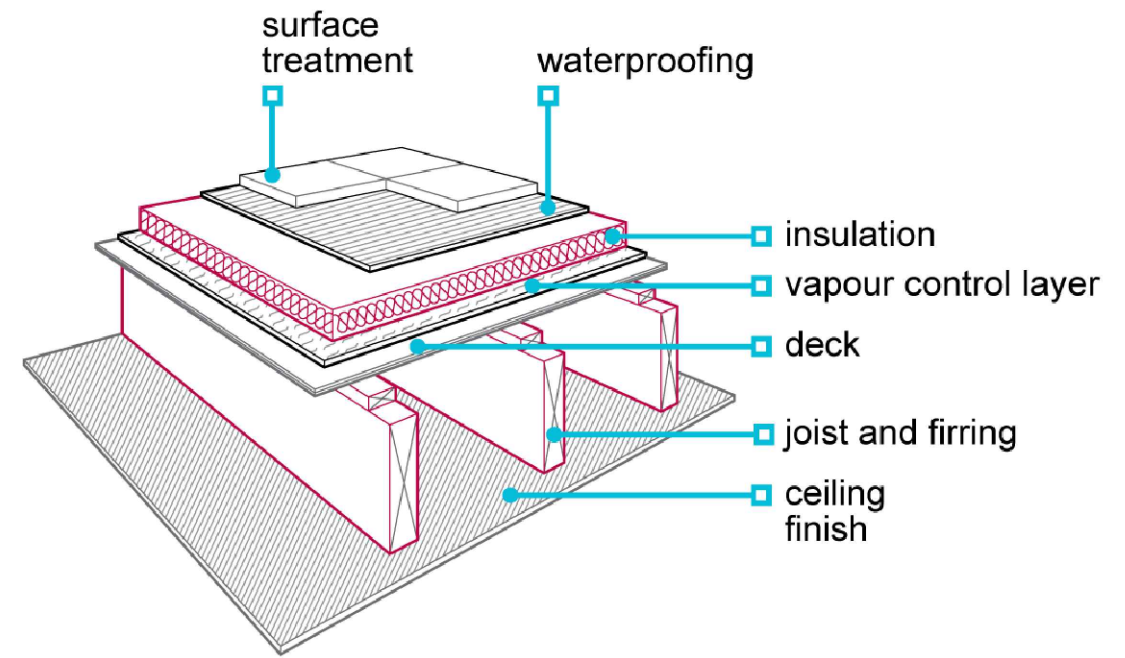
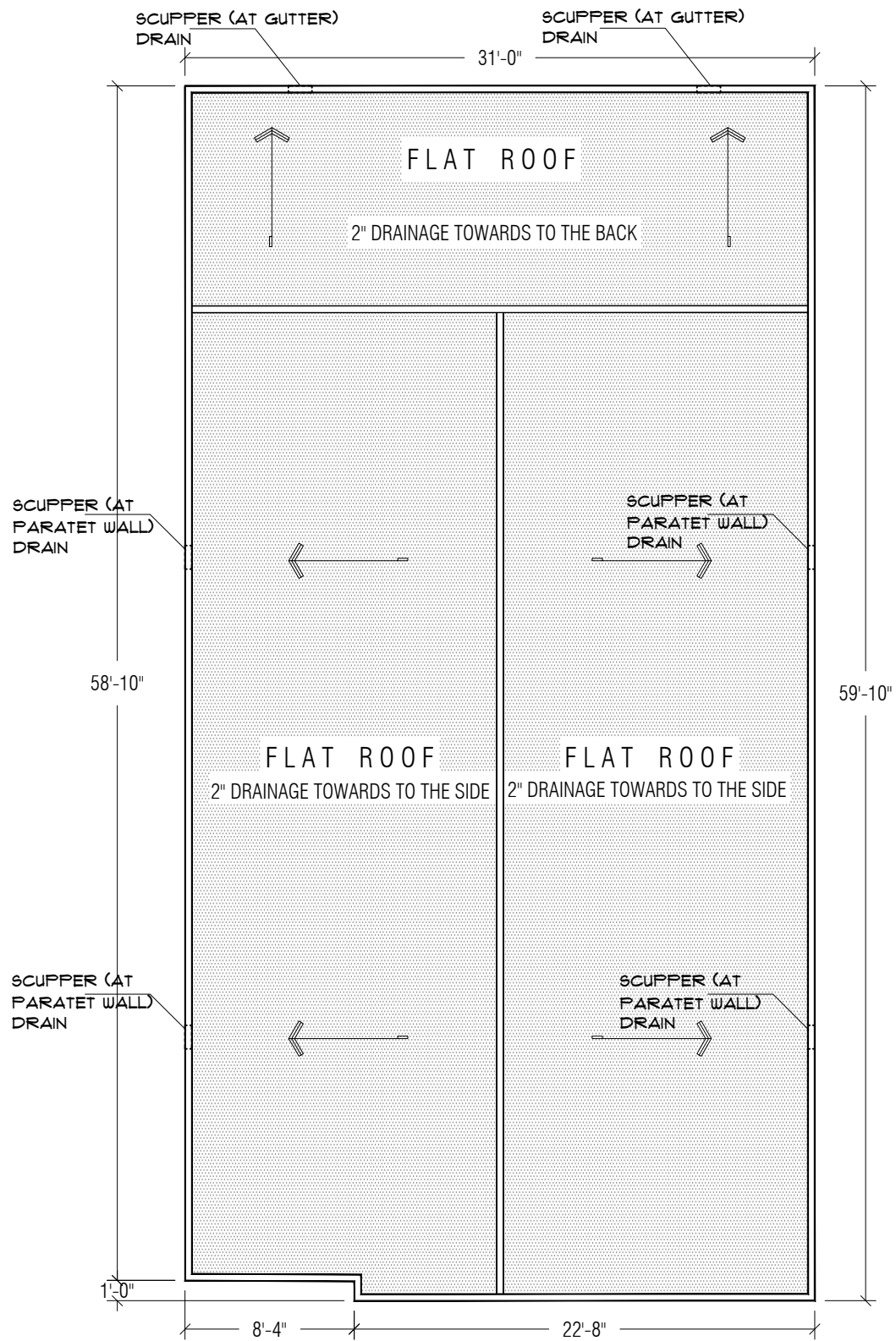


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Xavier Chapa Engineering/Surveying
Firm Number F-9156

04/13/2023

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PAGE TITLE:	FOUNDATION PLAN
SCALE:	1/8" = 1'-0"
DATE:	4/13/2023
PAGE:	3

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE REVERSED AND CHECKED BY THE BUYER, HOMEOWNER AND ALL CONTRACTORS PRIOR TO CONSTRUCTION. THE BUYER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, THE BUYER MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MEP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.



falls can be created by firrings or tapered insulation

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

5

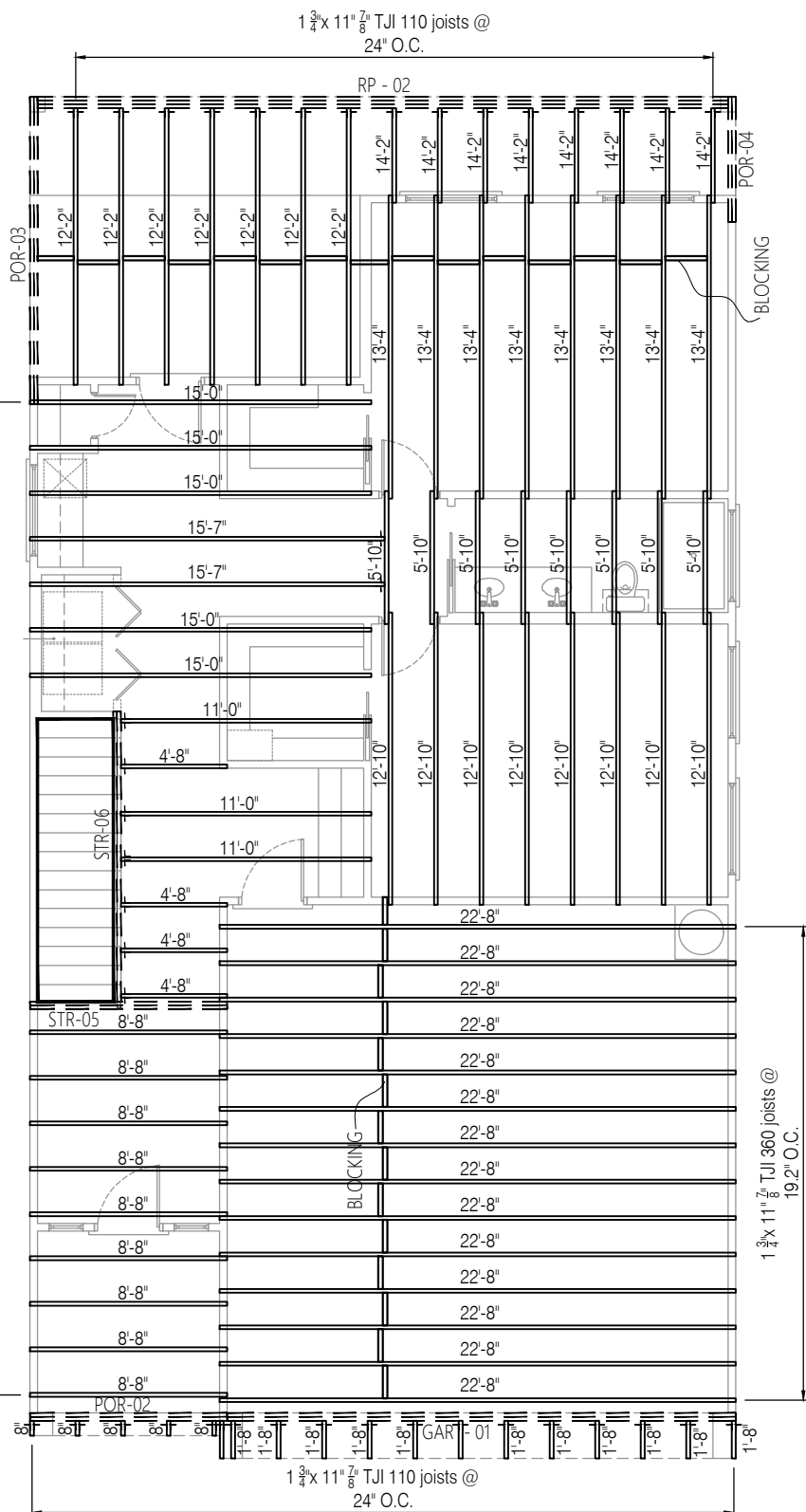
PAGE TITLE: ROOF & FRAMING PLAN

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

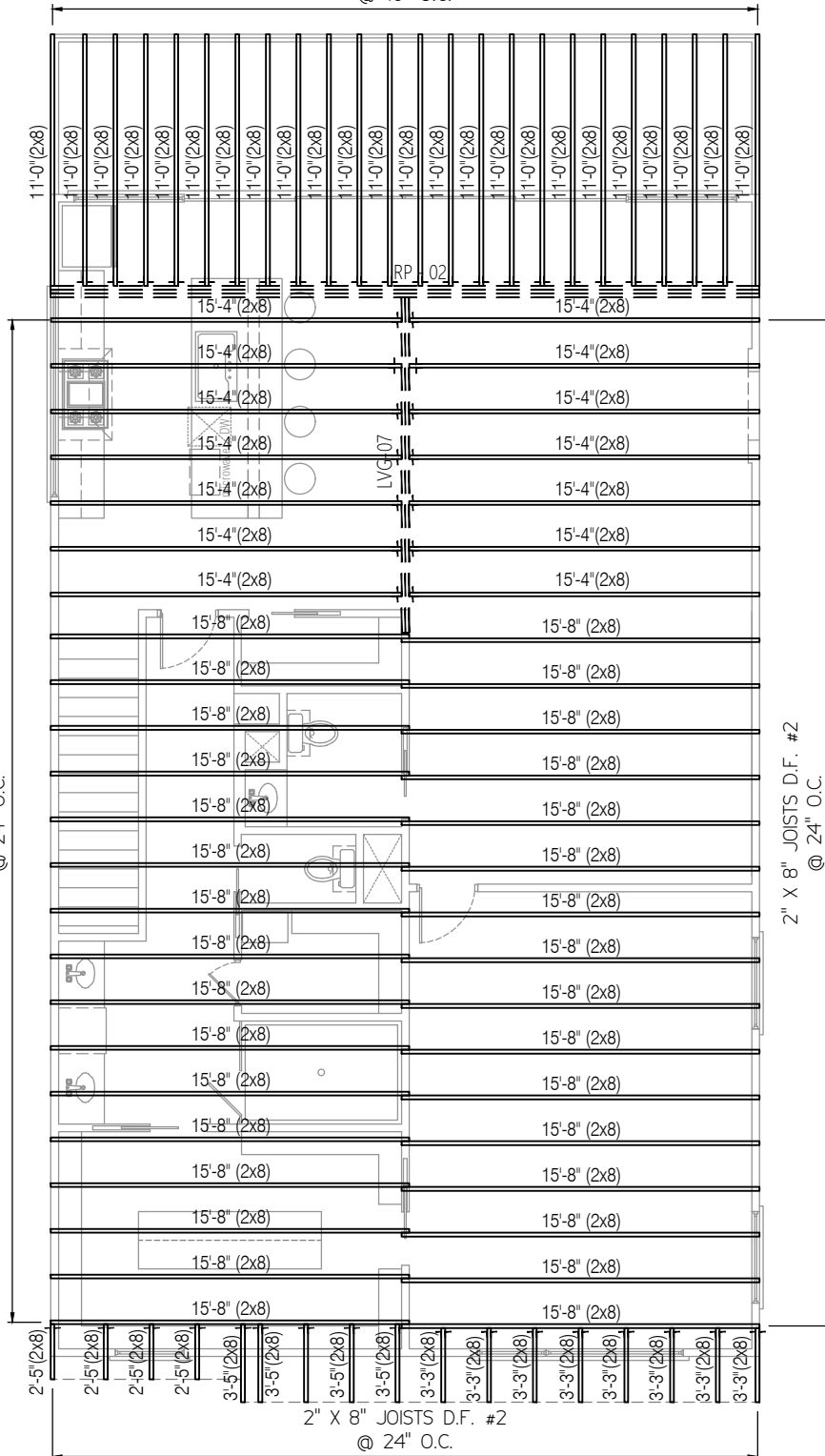
DATE: 4/13/2023

PAGE: 5

1 3/4" x 11 7/8" TJI 110 joists @ 24" O.C.



2" X 8" JOISTS D.F. #2 @ 16" O.C.



2" X 8" JOISTS D.F. #2 @ 24" O.C.

2" X 8" JOISTS D.F. #2 @ 24" O.C.

LVL VERSA-LAM 2.1E 3100 BEAM

1 3/4" x 14"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
GAR-01	LVL VERSA-LAM 2.1E 3100			1	2		22'-4"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
POR-02	LVL VERSA-LAM 2.1E 3100			1	2		13'-6"
POR-04	LVL VERSA-LAM 2.1E 3100			1	2		5'-6"
SRT-05	LVL VERSA-LAM 2.1E 3100			1	2		8'-8"
SRT-06	LVL VERSA-LAM 2.1E 3100			1	2		12'-9"
LVG-07	LVL VERSA-LAM 2.1E 3100			1	2		14'-8"

LVL VERSA-LAM 2.1E 3100 BEAM

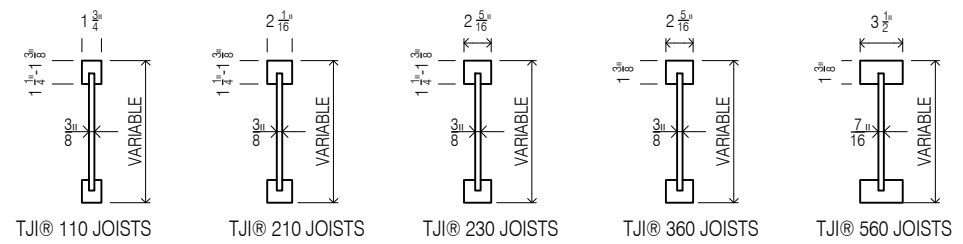
Triple Ply 1 3/4" or 5 1/4" x 24"

Label	Description	Width	Depth	Qty	Plies	Pcs	Length
RP-01	LVL VERSA-LAM 2.1E 3100			1	3		30'-4"
RP-02	LVL VERSA-LAM 2.1E 3100			1	3		31'-0"



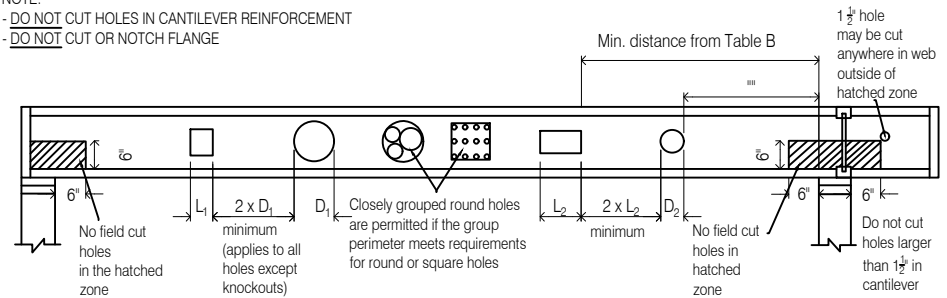
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 Xavier Chapa Engineering/Surveying
 Firm Number F-9156
 04/13/2023

TJI® JOISTS DIMENSIONS

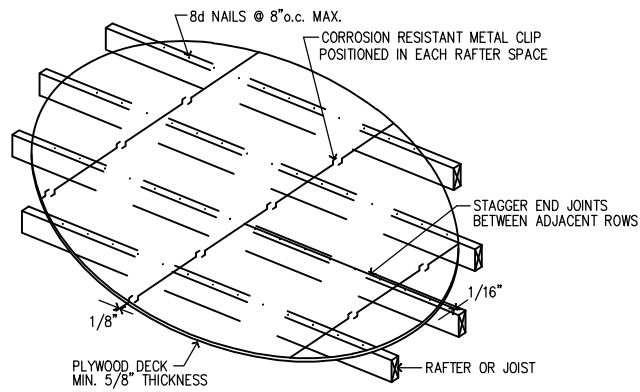


ALLOWABLE HOLES - TJI® JOISTS

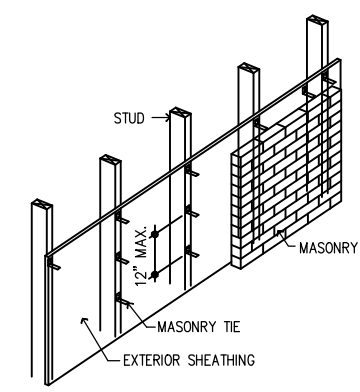
- NOTE:
- DO NOT CUT HOLES IN CANTILEVER REINFORCEMENT
- DO NOT CUT OR NOTCH FLANGE



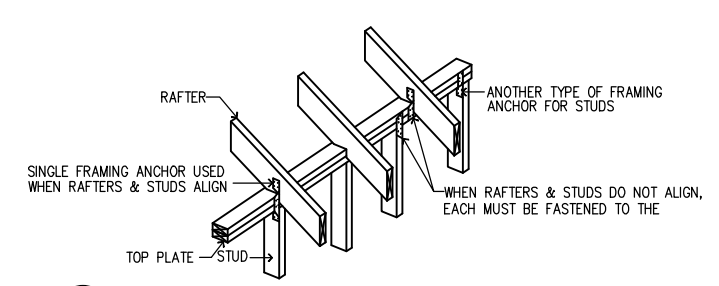
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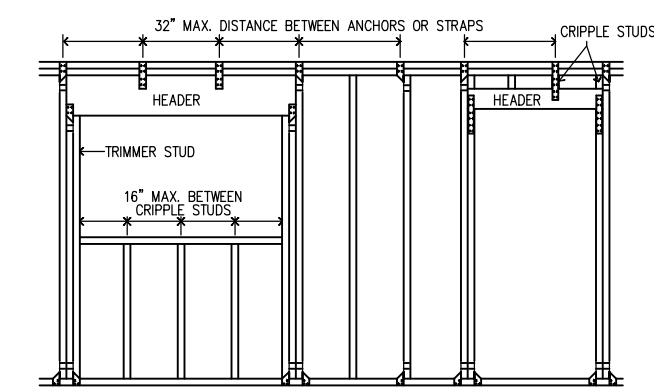
1 SOLID PLYWOOD SHEATHING



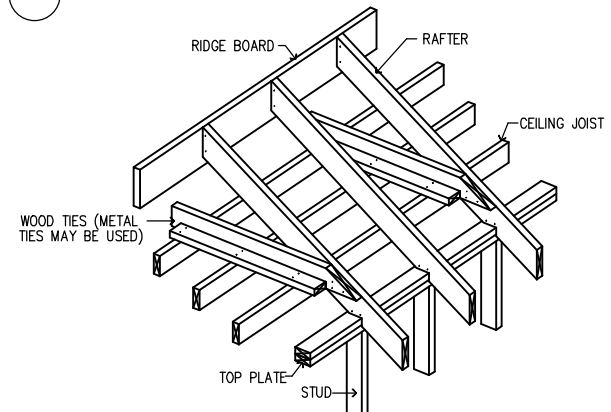
13 ANCHORING MASONRY VENEER TO WALL FRAMING



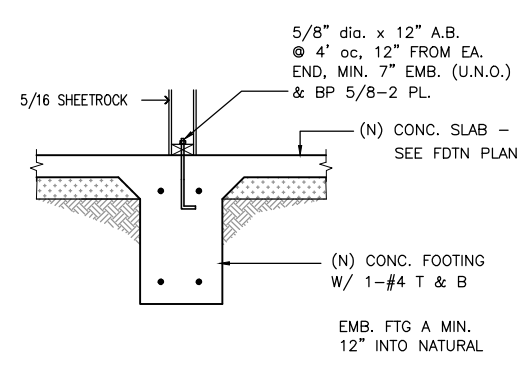
3 FASTENING RAFTERS TO THE WALL FRAMING



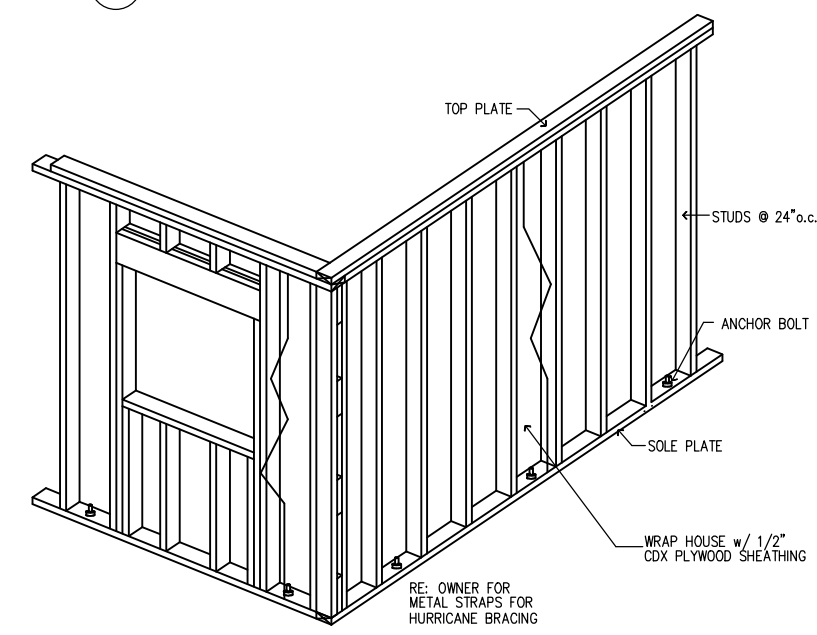
14 ANCHORAGE OF HEADERS



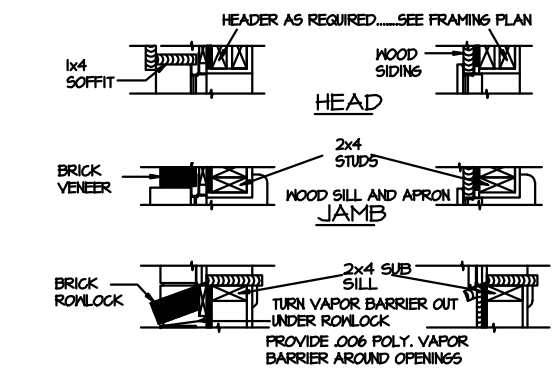
4 SECURING RAFTERS TO PERPENDICULAR JOISTS BELOW



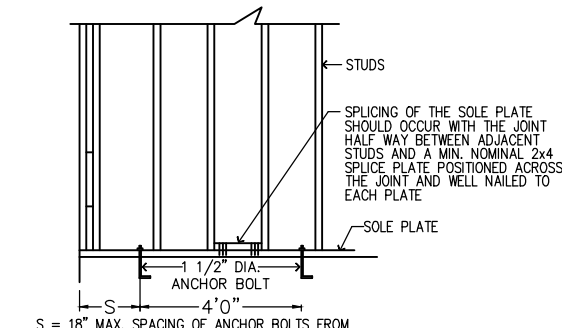
16 INTERIOR WALL TO FOUNDATION BEAM ANCHORAGE



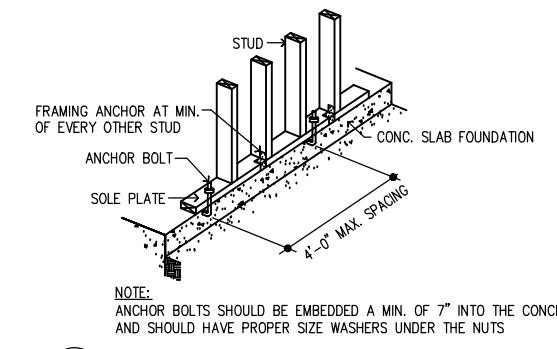
6 LATERAL BRACING OF EXTERIOR WALLS



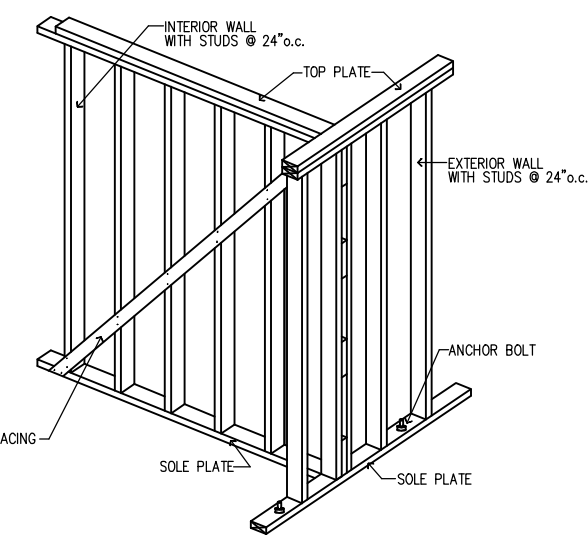
19 SILL CONSTRUCTION DETAILS



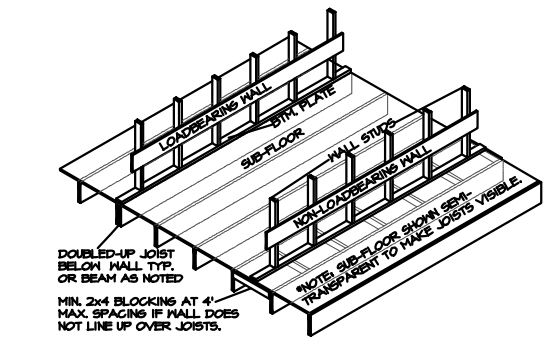
8 SPLICING OF SILLS OR SOLE PLATES



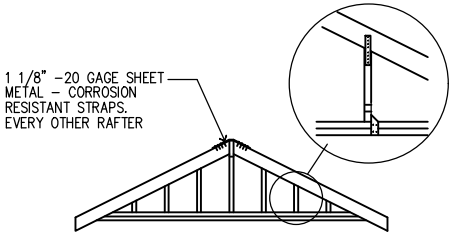
12 ANCHOR SILL PLATE TO FOUNDATION



11 LATERAL BRACING OF INTERIOR WALL AT INTERSECTION WITH AN EXTERIOR WALL



20 INTERIOR WALLS CONSTRUCTION (NON LOAD-BEARING)



15 CONNECTING GABLE STUDS TO RAFTER AND TOP PLATE

NOTE: 1 1/8" -20 GAGE SHEET METAL - CORROSION RESISTANT STRAPS, TYPICAL TO ALL STRAPS

THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

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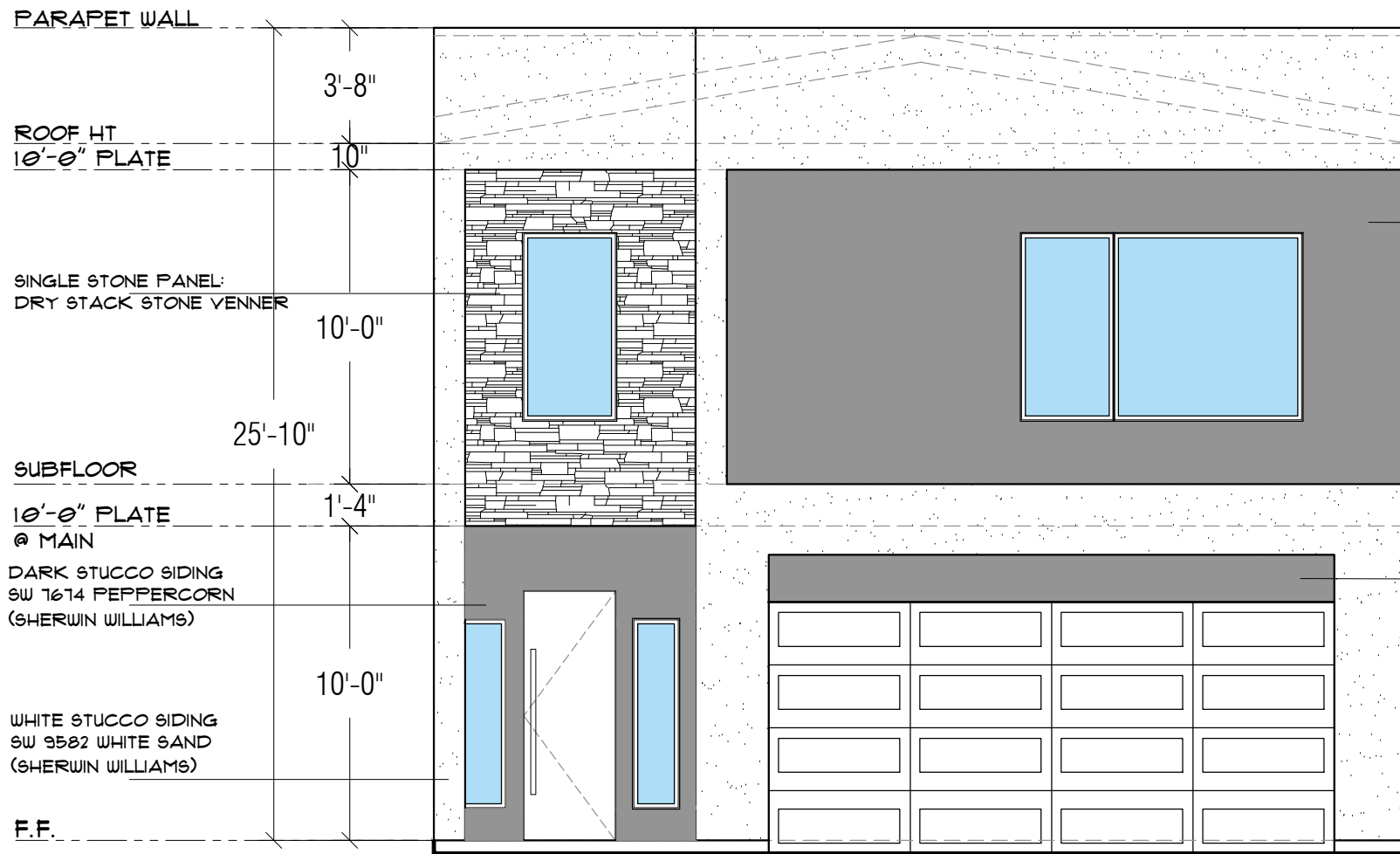
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Firm Number F-9156

04/13/2023

PAGE TITLE: GENERAL CONSTRUCTION DETAILS
SCALE: N.T.S.
DATE: 4/13/2023
PAGE: 6



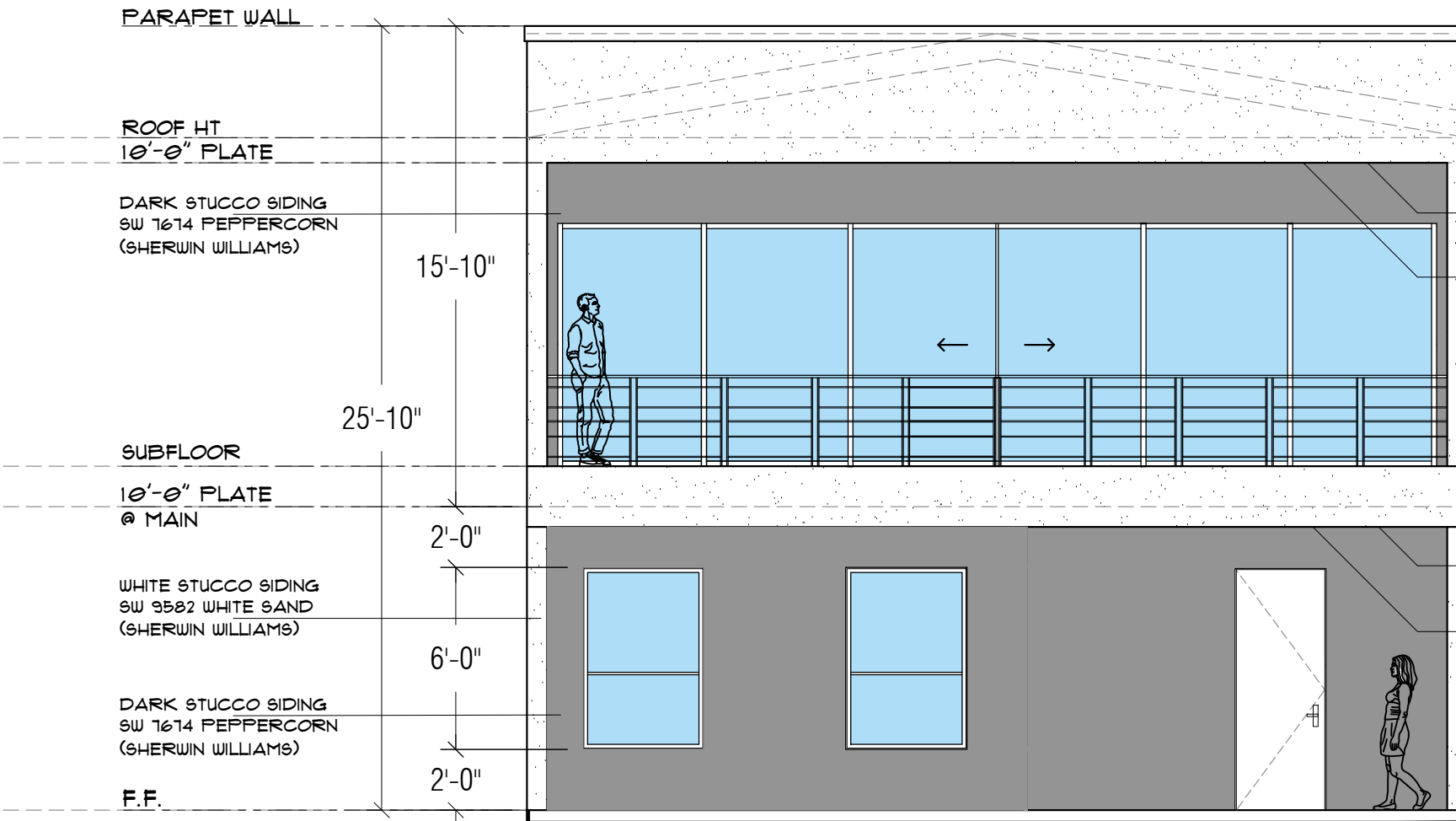
DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

MATERIAL SELECTION				EXTERIOR COVERAGE				
MATERIAL	MANUFACTURER	NAME	COLOR	FRONT	REAR	RIGHT SIDE	LEFT SIDE	
STUCCO	QUIKRETE		WHITE/DARK	654 SQ. FT.	483 SQ. FT.	1,288 SQ. FT.	1,220 SQ. FT.	
DRY STACK STONE VENNER	ELDORADO		BROWN	65 SQ. FT.				
							3,645 SQ. FT.	100%
							65 SQ. FT.	
TOTAL							3,710 SQ. FT.	100%

CUSTOMER/CONTRACTOR TO HAVE FINAL APPROVAL OF ACTUAL MATERIALS TO BE SELECTED FOR CONSTRUCTION WORK.

DARK STUCCO SIDING
SW 1674 PEPPERCORN
(SHERWIN WILLIAMS)

FRONT ELEVATION 8
SCALE: 3/16"=1'-0"



UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

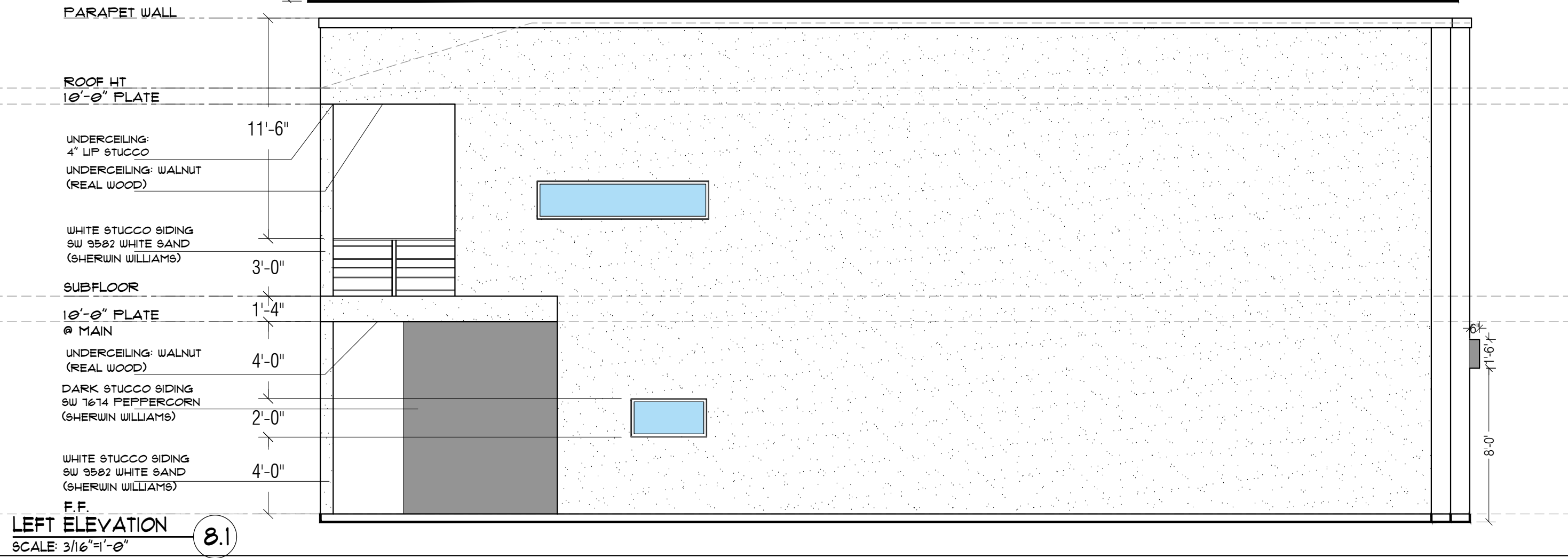
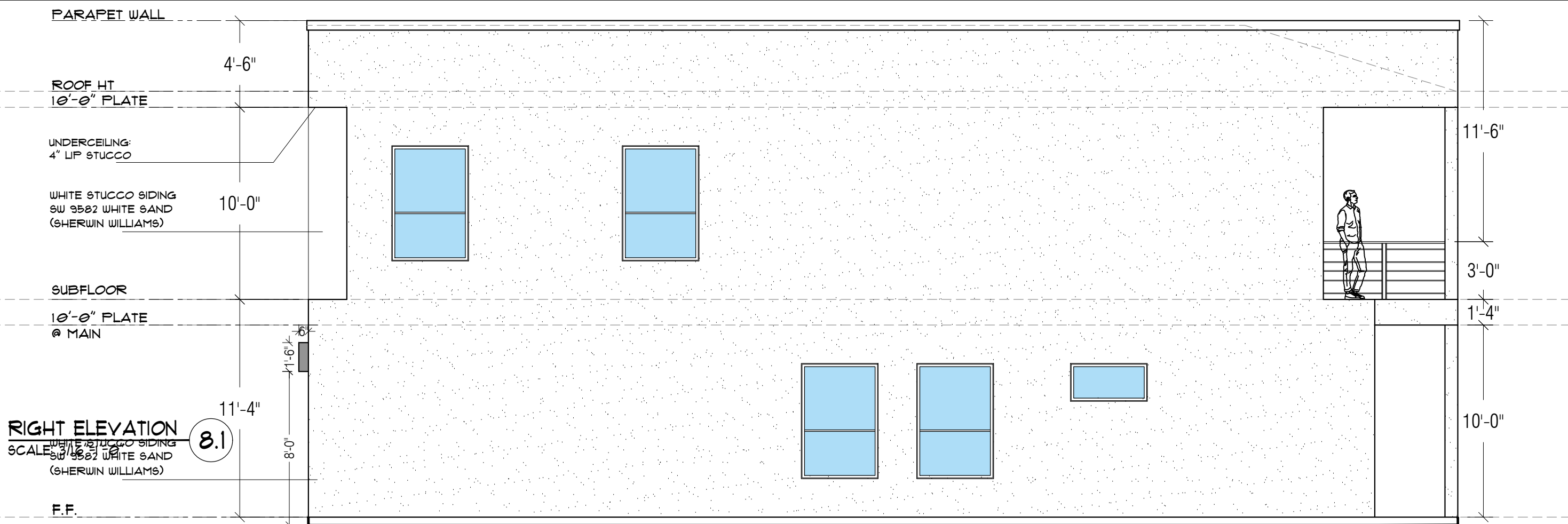
UNDERCEILING:
4" LIP STUCCO

UNDERCEILING:
WALNUT (REAL WOOD)

REAR ELEVATION 8
SCALE: 3/16"=1'-0"

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION. ACCESS TO THE SUBSTANTIAL BUILDING STRUCTURE, THESE PLANS MUST BE OBTAINED FROM THE ARCHITECT OR CONTRACTOR. ALL CONTRACTORS MUST OBTAIN PERMITS FROM THE LOCAL BUILDING DEPARTMENT BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS. GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATION, LOCAL BUILDING CODES, AND OTHER FACTORS, THE BUYER IS ADVISED TO OBTAIN LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO RENOVATE/REPLACE THE MAP DESIGN ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

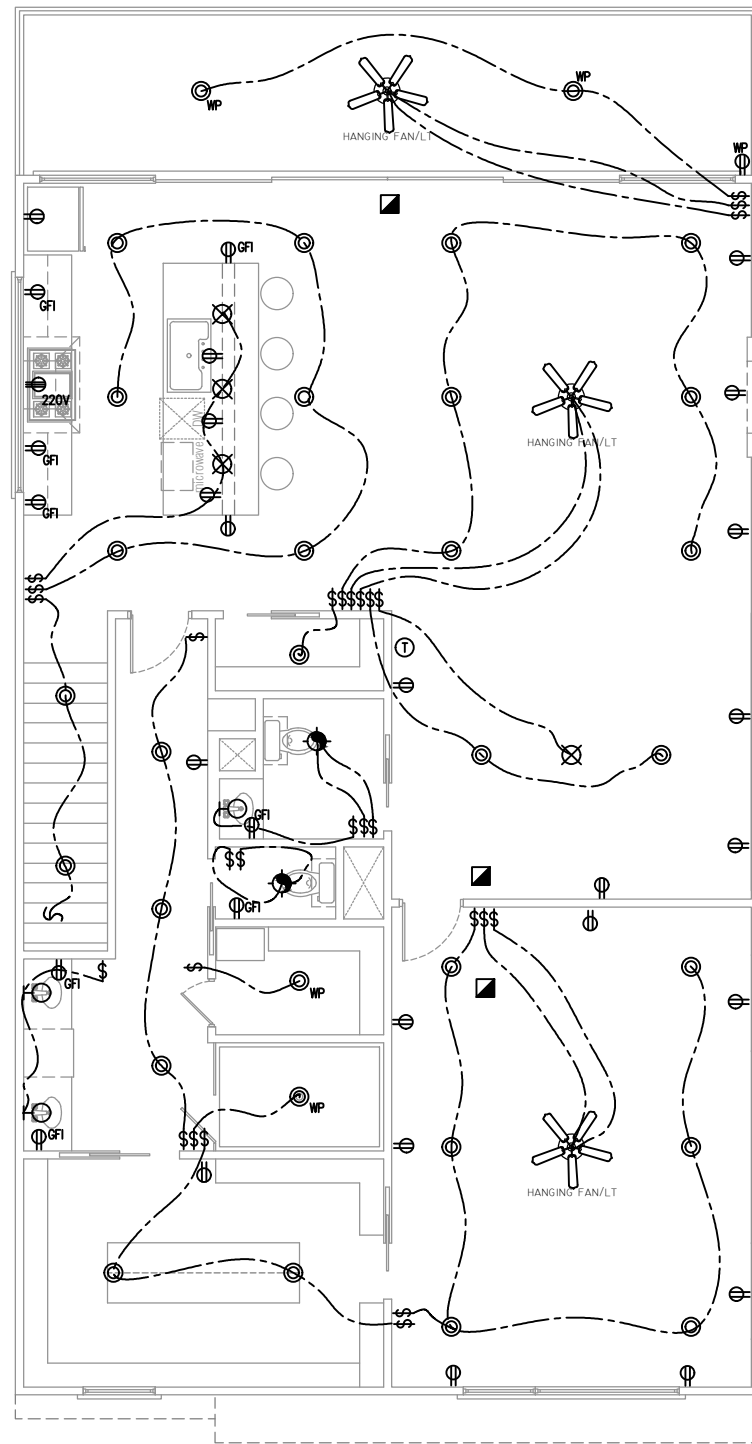
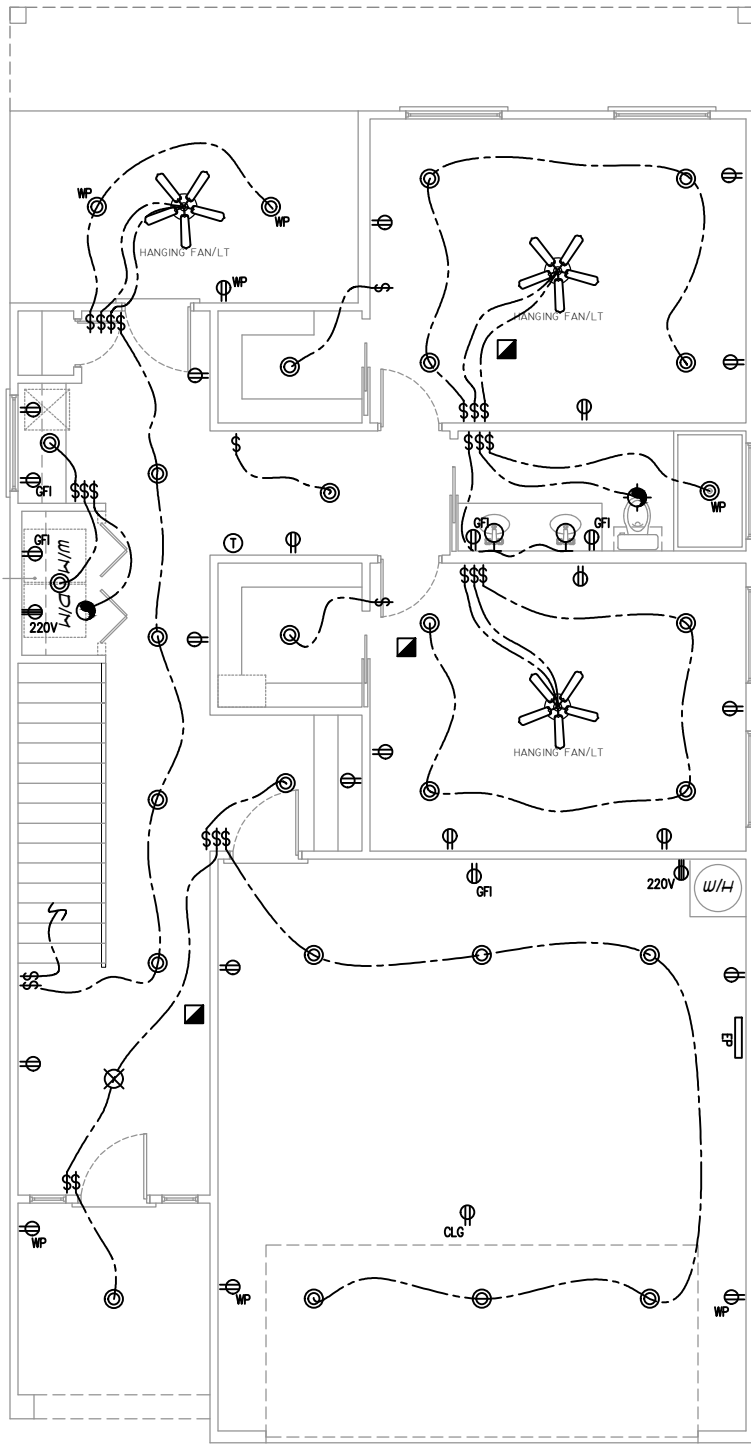
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ROCKWALL, TX 75082



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PAGE TITLE: ELEVATIONS PLAN
 SCALE: 3/16"=1'-0"
 DATE: 4/13/2023
 PAGE: 8

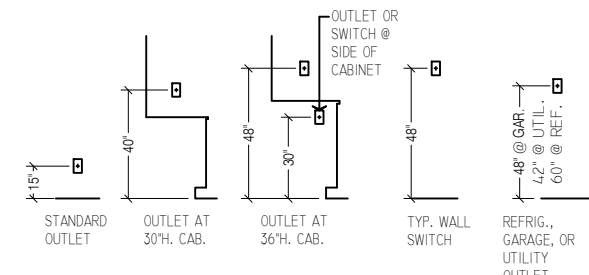


THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE 2017 NEC

ELECTRICAL LEGEND

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

- | | | | | | |
|--|--|--|--|--|--|
| | 110 VOLT RECEPTACLE | | SINGLE POLE SWITCH | | CEILING FAN/OR CHANDELIER WITH LIGHT KIT |
| | WATERPROOF RECEPTACLE | | THREE WAY SWITCH | | |
| | 110 VOLT IN CEILING | | FOUR WAY SWITCH | | |
| | 110 VOLT WITH GROUND FAULT INTERRUPTER | | DIMMER SWITCH | | |
| | 110 VOLT IN FLOOR | | RHEOSTAT SWITCH | | |
| | 220 VOLT RECEPTACLE | | MOTION DETECTOR-WALL MOUNT | | |
| | 110 VOLT DIRECT HARD WIRE | | CEILING MOUNTED LIGHT | | |
| | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) | | HANGING LIGHT | | |
| | HOSE BIBB | | RECESSED, ADJUSTABLE CAN LIGHT | | |
| | TELEPHONE OUTLET w/ CAT5 VOICE & DATA | | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT | | |
| | PUSH BUTTON (DOORBELL OR GARAGE DOOR OPENER) | | WALL MOUNTED LIGHT | | |
| | SMOKE DETECTOR w/ CARBON MONOXIDE DETECTOR (HARD WIRE WITH BATTERY BACKUP) | | LED STRIP LIGHTING | | |
| | CHIMES (FOR DOOR BELL) | | 24" UNDER-CABINET FLUOR. FIXTURE | | |
| | THERMOSTAT | | TRACK LIGHTING (LENGTH PER PLAN) | | |
| | ELEC. PANEL | | EXHAUST FAN (50 CFM MIN.) | | |
| | METER BASE | | EXHAUST FAN (50 CFM MIN.) w/ LIGHT | | |
| | | | 2x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 4 LAMPS | | |
| | | | 1x4 LIGHT FLUORESCENT FIXTURE [32 W] T-8 2 LAMPS | | |



ELECTRIC FIXTURE HEIGHTS
(UNLESS NOTED OTHERWISE)

GENERAL ELECTRICAL NOTES

- ALL ELECTRICAL DEVICES AND WORK SHALL COMPLY WITH THE HIGHEST STANDARD OF THE GOVERNING ELECTRICAL CODE.
- PERFORMANCE STANDARDS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AS ESTABLISHED BY GOVERNING AND APPROVAL AGENCIES.
- ALL DEVICES SHALL BE U.L. APPROVED AND BEAR U.L. LABELS.
- UNLESS NOTED OTHERWISE, ALL SWITCHES AND OUTLET HEIGHTS SHALL BE AS NOTED ON THESE DRAWINGS.
- 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.
- VERIFY SERVICES AND LOCATION REQUIREMENTS FOR ALL APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- PROVIDE A MINIMUM OF TWO SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES.
- PROVIDE A MINIMUM OF ONE SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES.

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PLUMBING LEGEND

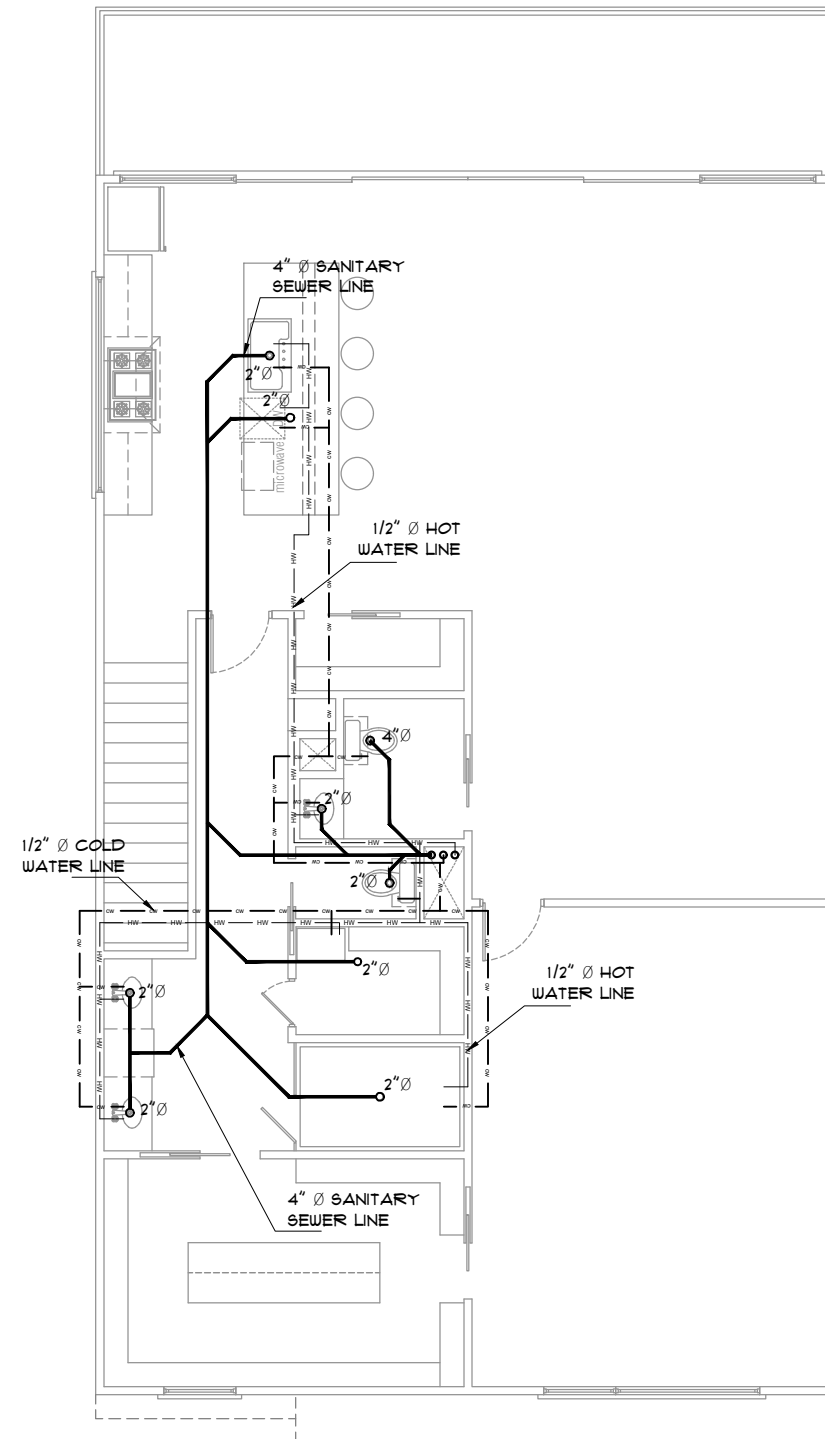
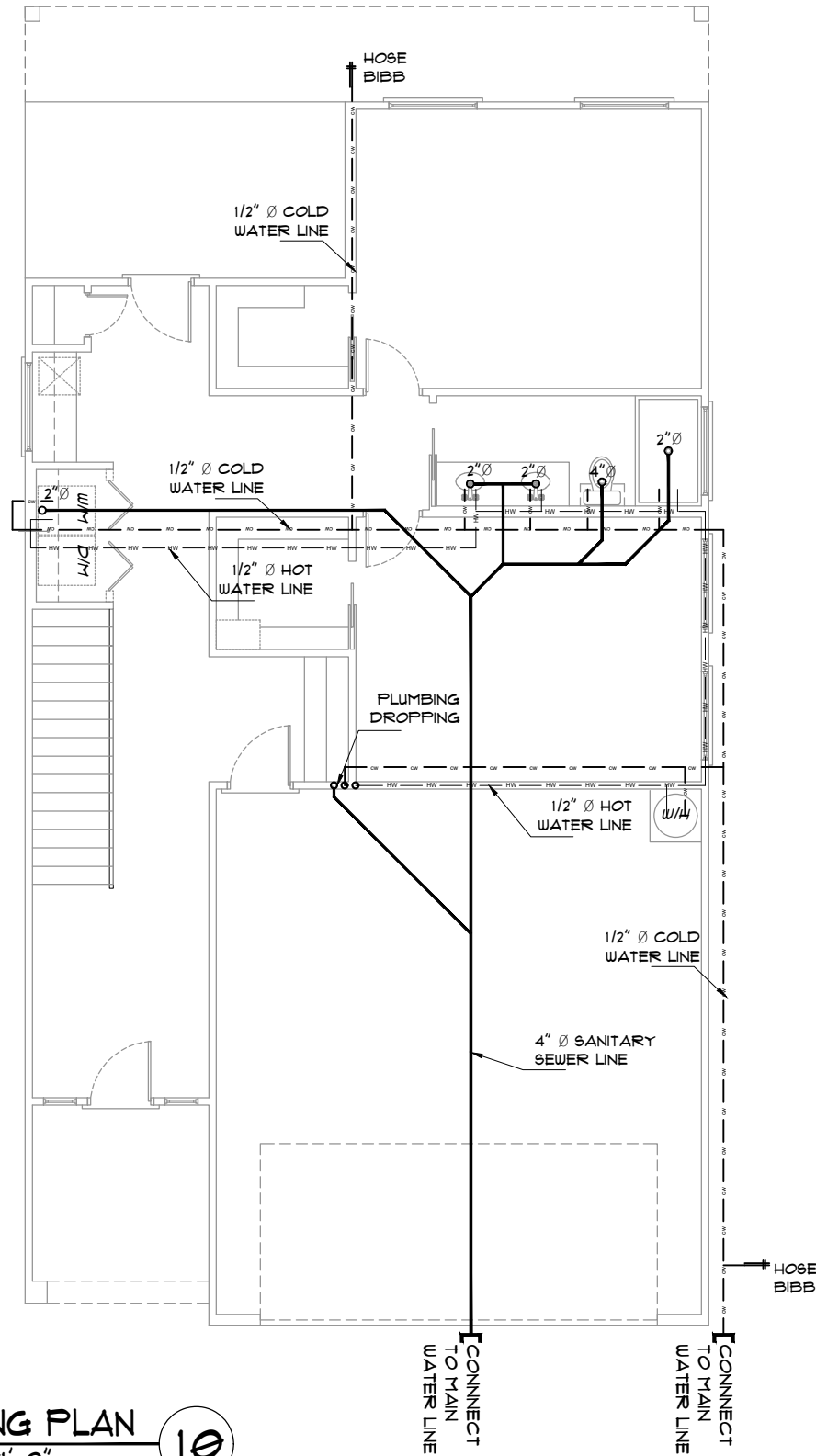
SYMBOL	ITEM DESCRIPTION
	SANITARY SEWER
	HOT WATER
	COLD WATER

PLUMBING GENERAL NOTES

- ALL PIPING SHALL BE ROUTED ABOVE CEILING UNLESS OTHERWISE INDICATED. ALL PIPING EXPOSED TO VIEW SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO THE UNDERSIDE OF STRUCTURE.
- ALL PIPING SHALL BE CONCEALED IN WALLS AND BEHIND FIXED FURNISHINGS UNLESS OTHERWISE INDICATED.
- EXPOSED PIPING IN FINISHED AREAS SHALL BE CHROME PLATED WITH CHROME PLATED ESCUTCHEON AT PIPE ENTRY TO FINISHED AREA.
- SLEEVE OR CORE-DRILL FLOOR SLABS, WALLS, ETC. AS REQUIRED FOR PIPING AND FIRE-STOP OPENING AROUND PIPE. VERIFY LOCATION OF STRUCTURAL BEAMS, JOISTS, ETC. BEFORE DRILLING.
- ALL OPENINGS IN DRAINAGE AND/OR VENT SYSTEMS AS A RESULT OF INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
- WHEREVER FOUNDATION WALLS, OUTSIDE WALLS, ROOFS, ETC. ARE PENETRATED FOR INSTALLATION OF SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
- PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE.
- ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES, VALVES, ETC. ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILINGS, ACCESS PANELS ARE NOT REQUIRED.
- ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION.
- INSTALL ALL PIPING AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK INCLUDING DUCTS AND ELECTRICAL CONDUIT.
- PROVIDE AN ISOLATING, DIELECTRIC UNION AT ALL CONNECTIONS BETWEEN FERROUS AND NONFERROUS PIPING.
- PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.
- COORDINATE LOCATION OF FLOOR DRAINS IN MECHANICAL ROOMS WITH MECHANICAL EQUIPMENT.

MATERIALS TO USE:

PVC (POLY VINYL CHLORIDE): FOR PLUMBING WASTE LINES:
 PEX (CROSS-LINKED POLYETHYLENE): FOR WATER SUPPLY LINES:
 HOT AND COLD PIPES ARE GOING TO BE OVERHEAD.



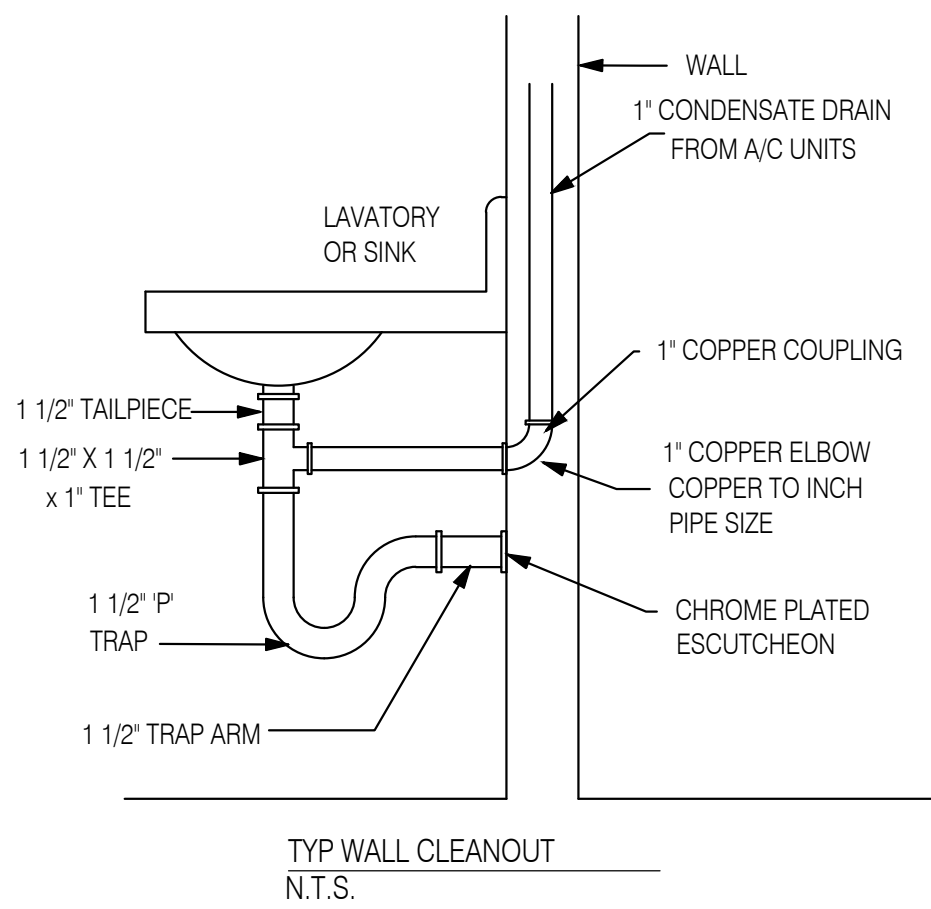
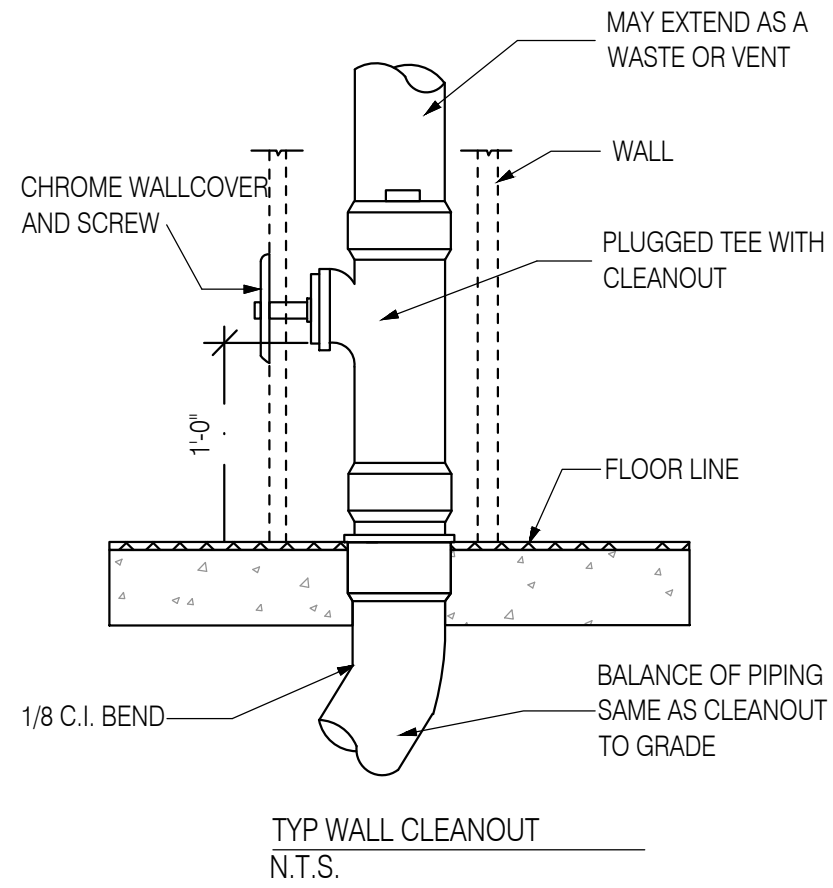
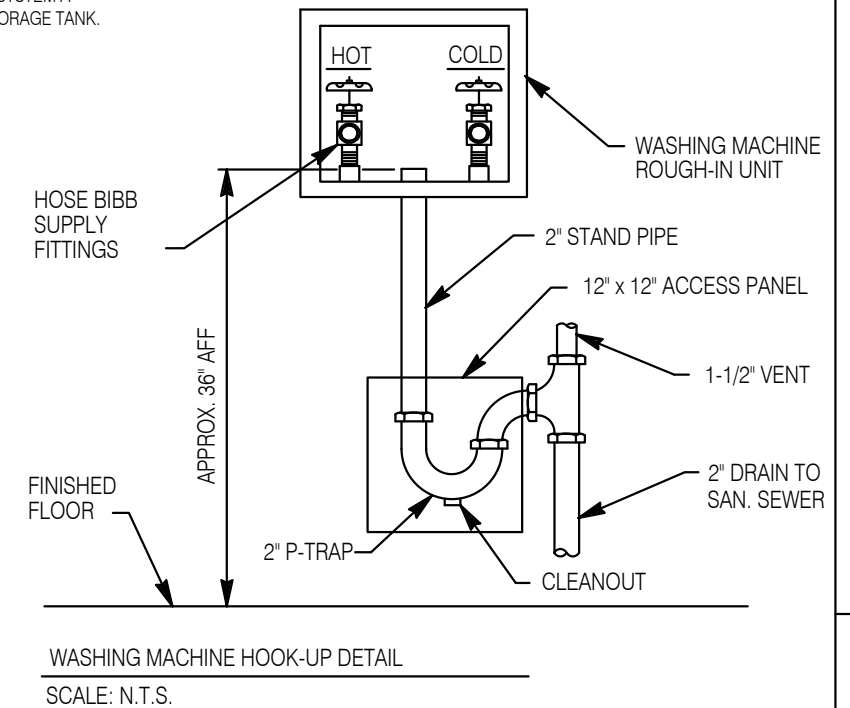
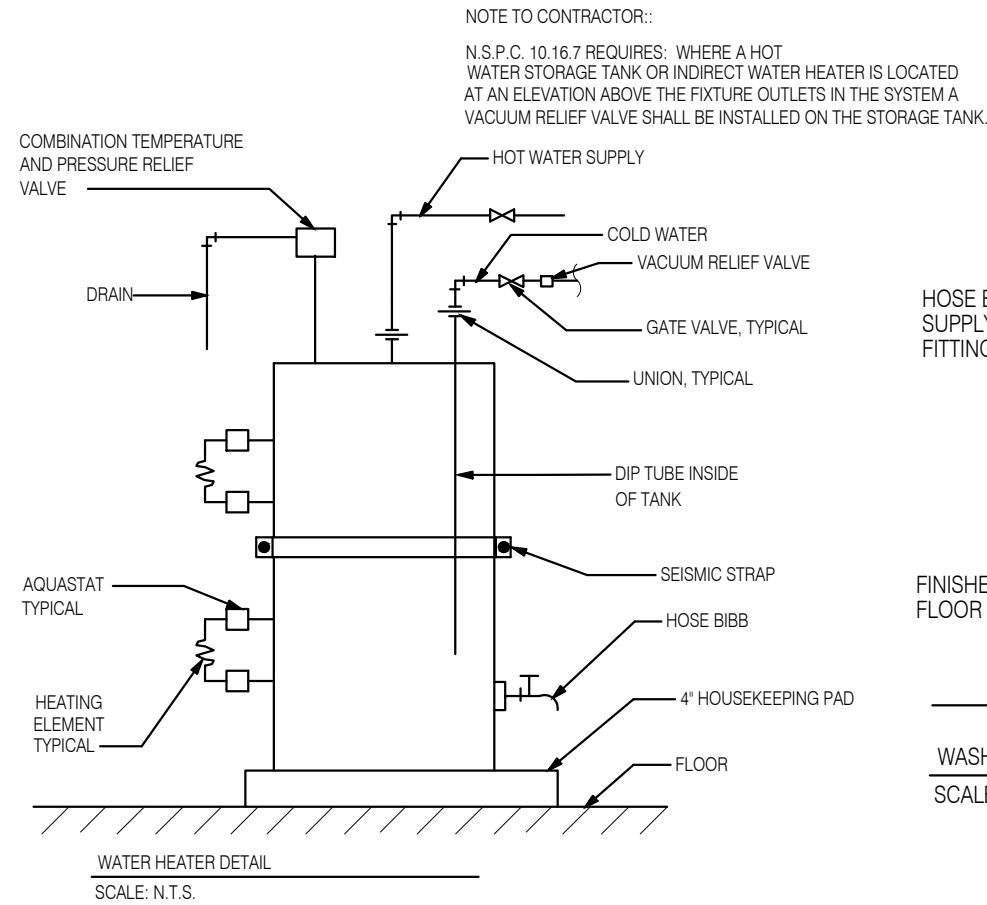
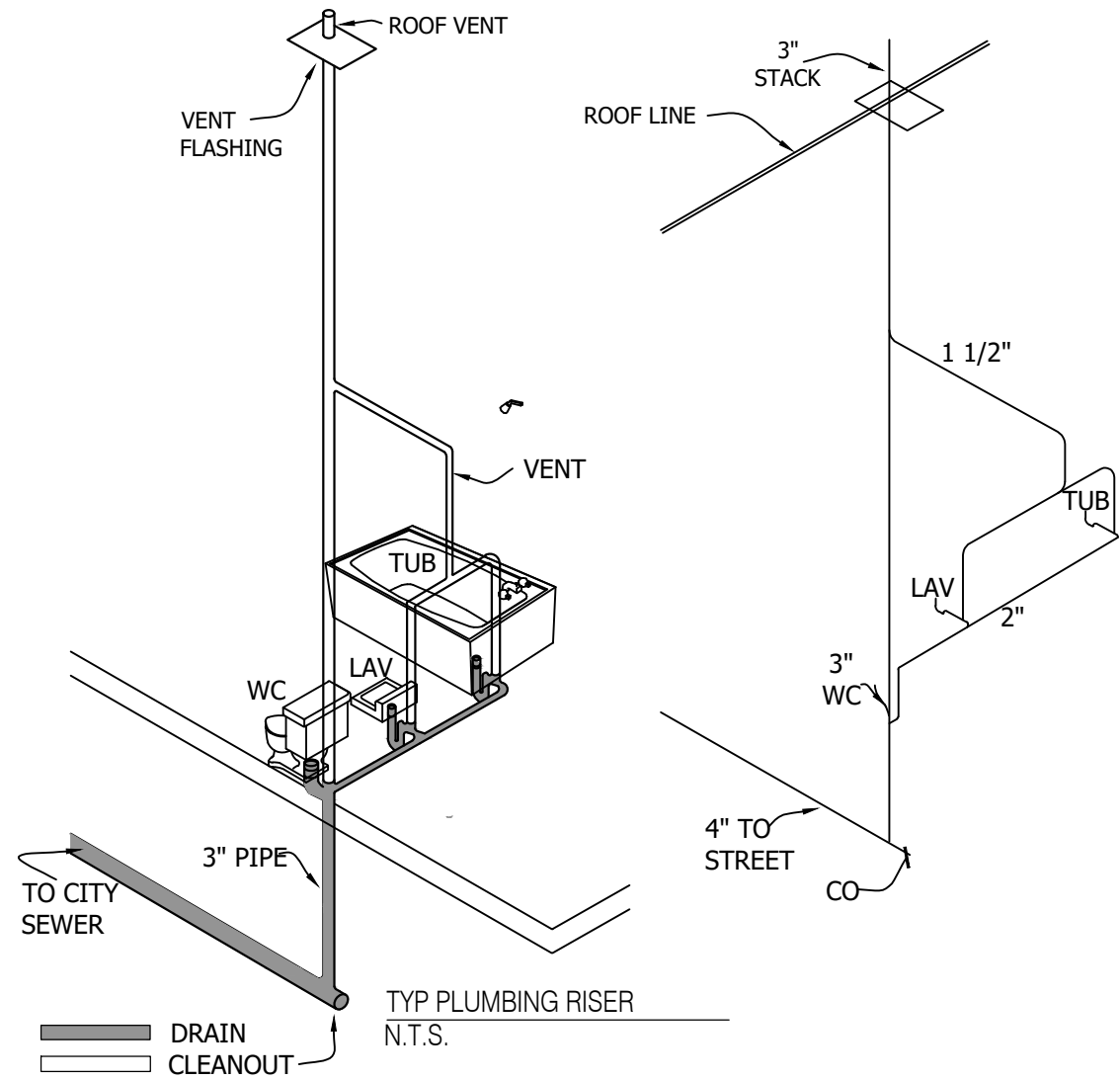
PLUMBING PLAN
 SCALE: 1/8"=1'-0"

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FIXTURE SCHEDULE

FIXTURE	DESCRIPTION	CW	HW	WASTE	VENT
TOILET	AMERICAN STANDARD CADET # EL 1.8 GPF 2162.170- WHITE	1/2"	-	4"	4"
LAVATORY	AMERICAN STANDARD "LUCERNE" 0356.015.020 FAUCET: CHICAGO FAUCET - 2 GAL(895-317-E29-327A-60)	1/2"	1/2"	2"	1 1/2"
SHOWER	BY OWNER 2 GPM	1/2"	1/2"	2"	1 1/2"
FLOOR CLEANOUT	PLASTIC ODDITIES #PCO-700-RS W/ SQ. MTL. TOP	-	-	4"	-
EXT. CLEANOUT	PLASTIC ODDITIES #PCA-4BP W/ RECESSED HEAD BRASS PLUG	-	-	3", 4"	-
WALL CLEANOUT	PLASTIC ODDITIES #PCA-4 W/ RECESSED HEAD PLASTIC PLUG INSTALLED IN PVC TEE W/ PLASTIC ODDITIES A-1212 ACCESS	-	-	4"	-
WATER HEATER	OWNER SPECIFIC MODEL (MIN 60 GAL CAPACITY/EQUAL TANKLESS)	-	-	1"	1"

NOTE: 1) PROVIDE FIXTURES SPECIFIED OR EQUALS.

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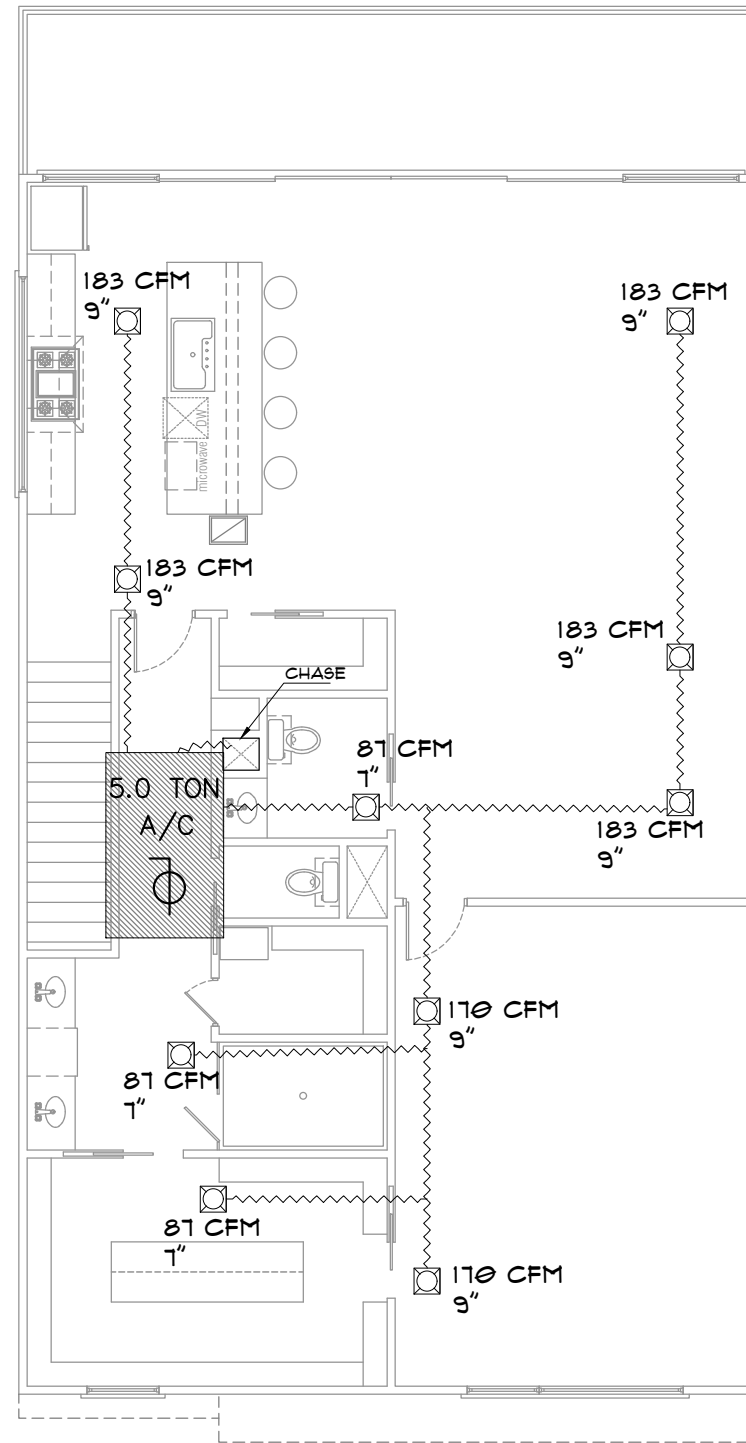
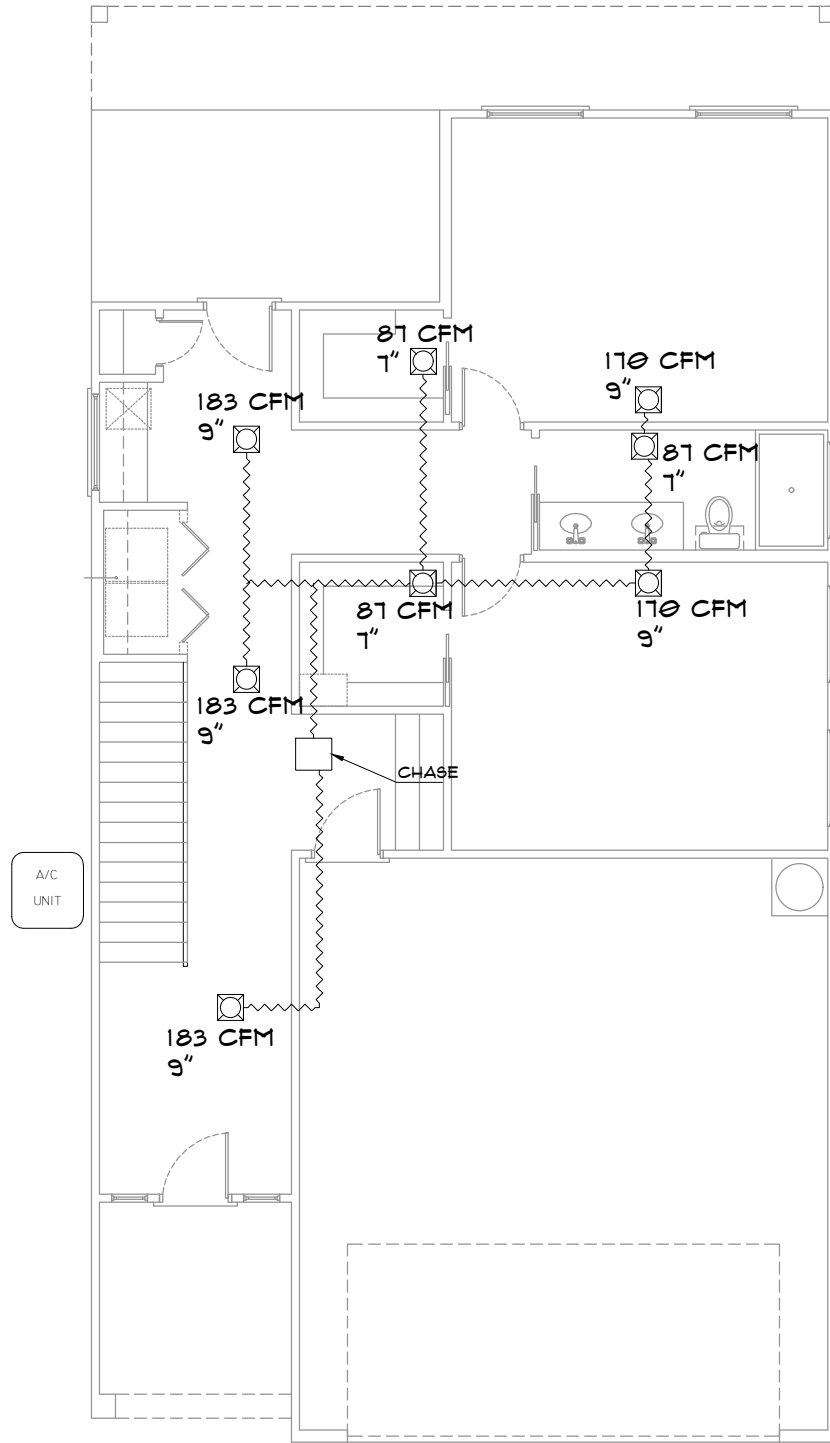
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GENERAL NOTES:

- 1 HOLD TOP OF DUCT FLAT AND USE ECCENTRIC REDUCERS TO TRANSITION THE BOTTOM OF DUCT.
- 2 BRANCH DUCT SIZE SHALL MATCH DIFFUSERS NECK SIZE, REF AIR DEVICE SCHEDULE.
- 3 ALL SUPPLY & RETURN DUCT AND PLENUMS SHALL BE LINED.
- 4 COORDINATE ACTUAL DIFFUSER AND GRILLE PLACEMENT WITH ARCHITECT'S ELECTRICAL LIGHTING PLAN.
- 5 COORDINATE ACTUAL UNIT AND FAN LOCATIONS WITH THE EXISTING STRUCTURAL FRAMING. RELOCATE UNITS AND PROVIDE ADDITIONAL FRAMING AS REQUIRED.

MECHANICAL - KEYED NOTES:

- ① COORDINATE FINAL MECHANICAL EQUIPMENT LOCATION WITH EXISTING STRUCTURAL REQUIREMENTS.
- ② INSULATED DOUBLE-WALL SPIRAL DUCT WITH MILL-GALVANIZED FINISH (SIMILAR TO LINDAB). PENETRATE THRU UPPER SOFFITT SIDEWALL. COORDINATE ROUTING WITH LIGHTS.



LEGEND	
	AIR RETURN
	A.C. LOUVER
	FLEX
	TIE IN
	5 TON- AIR HANDLING UNIT

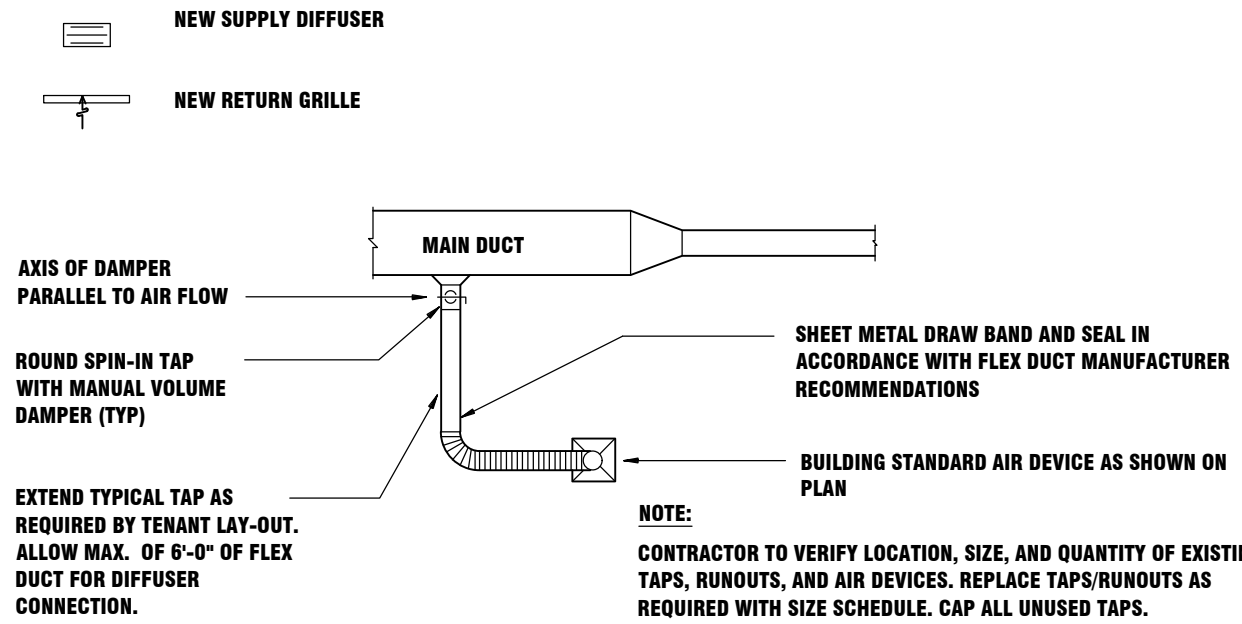
MECHANICAL PLAN
SCALE: 1/8"=1'-0"

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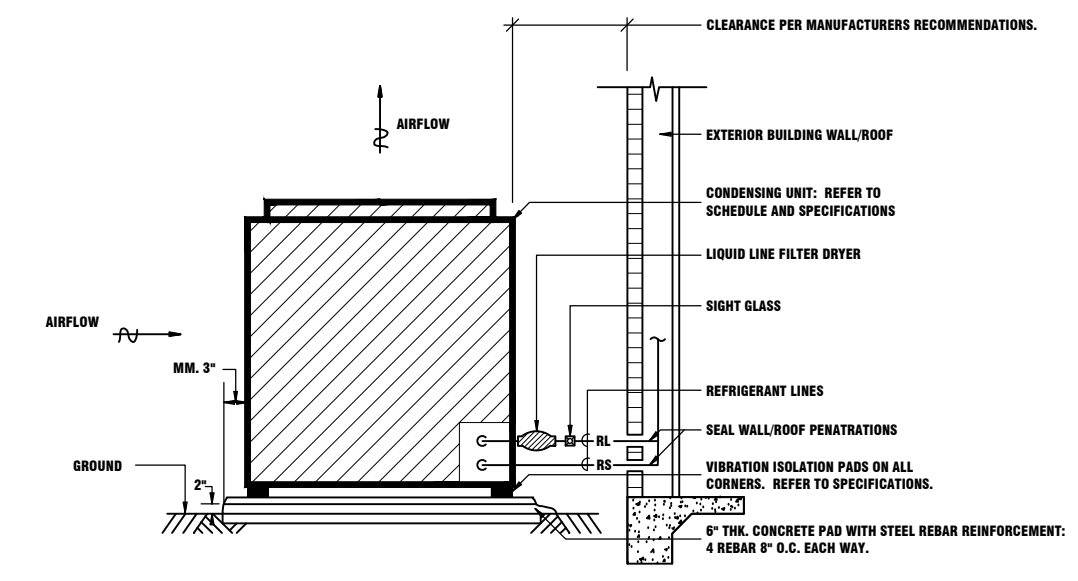
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PAGE TITLE: MECHANICAL PLAN
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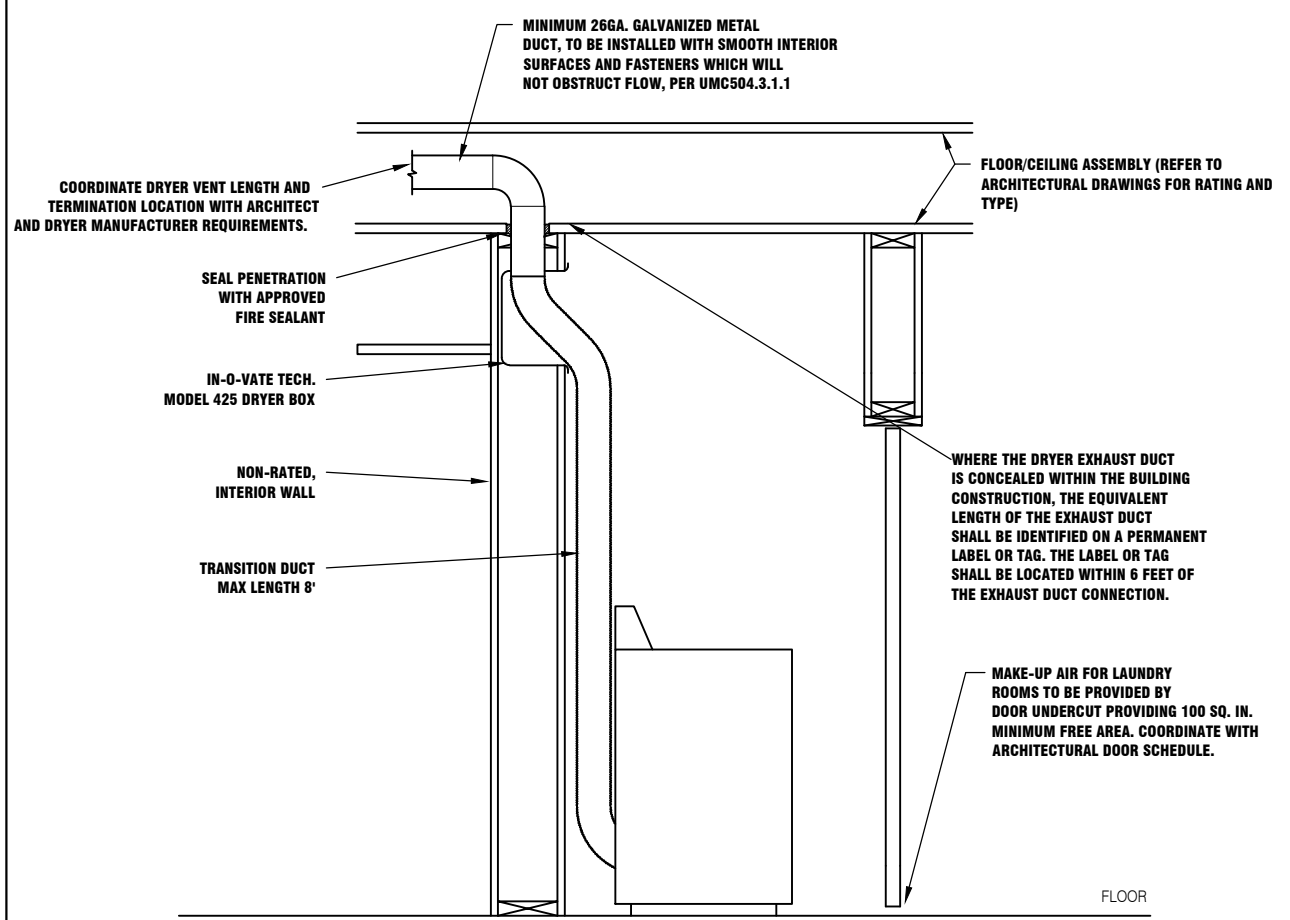
NOTE:
 CONTRACTOR TO VERIFY LOCATION, SIZE, AND QUANTITY OF EXISTING TAPS, RUNOUTS, AND AIR DEVICES. REPLACE TAPS/RUNOUTS AS REQUIRED WITH SIZE SCHEDULE. CAP ALL UNUSED TAPS.

Diffuser Connection Detail
 N.T.S.

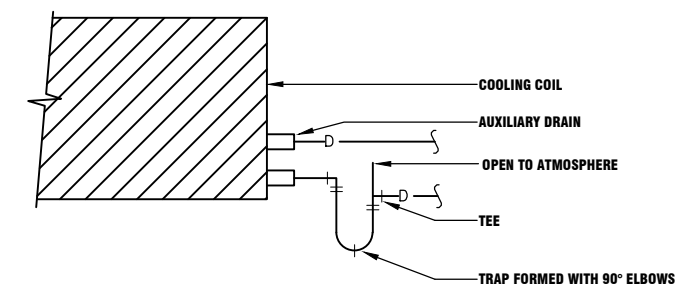


NOTES:
 1. REFRIGERANT LINES SHALL BE SIZED FROM EVAPORATOR COIL AT INDOOR AIR HANDLING UNIT BASED ON MANUFACTURERS RECOMMENDATIONS.

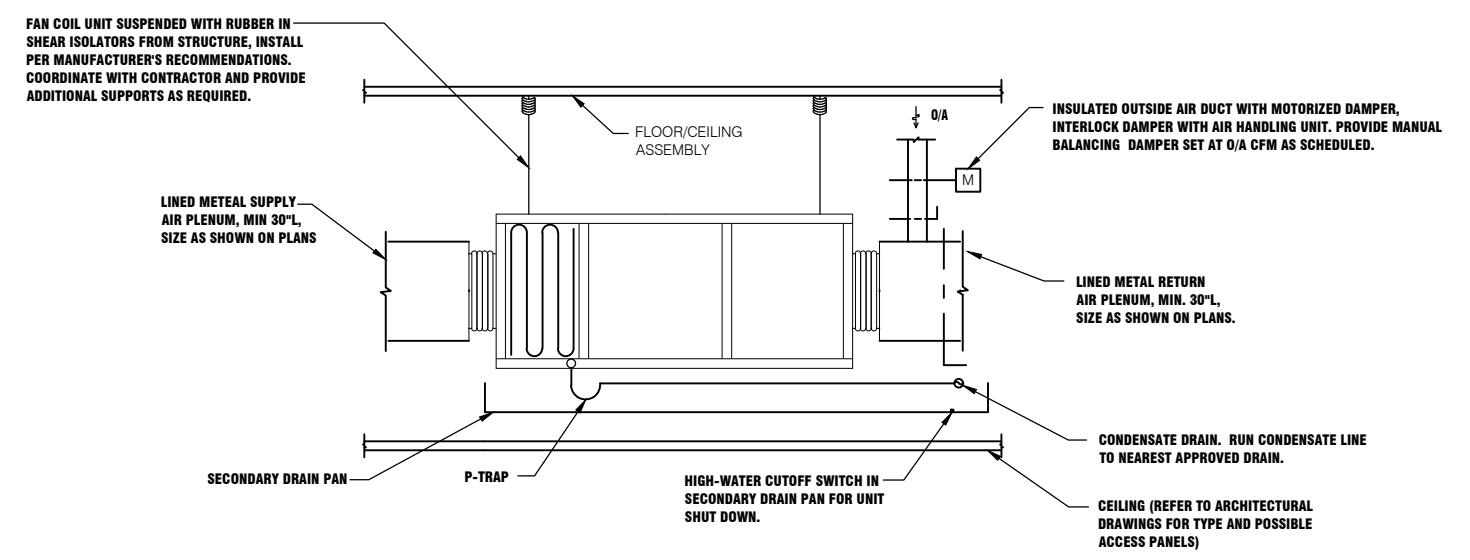
Condensing Unit Detail
 N.T.S.



Dryer Vent Detail
 N.T.S.



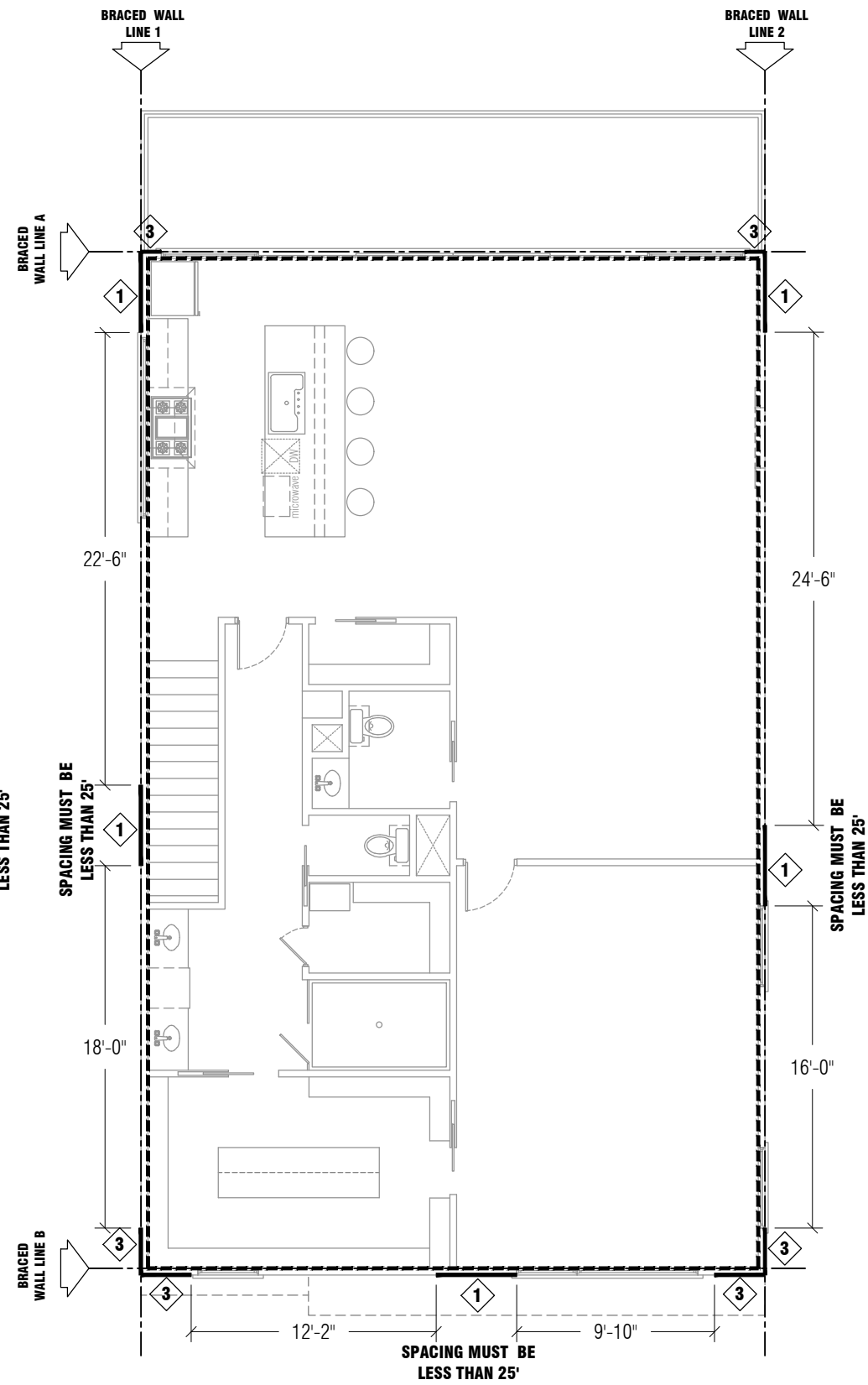
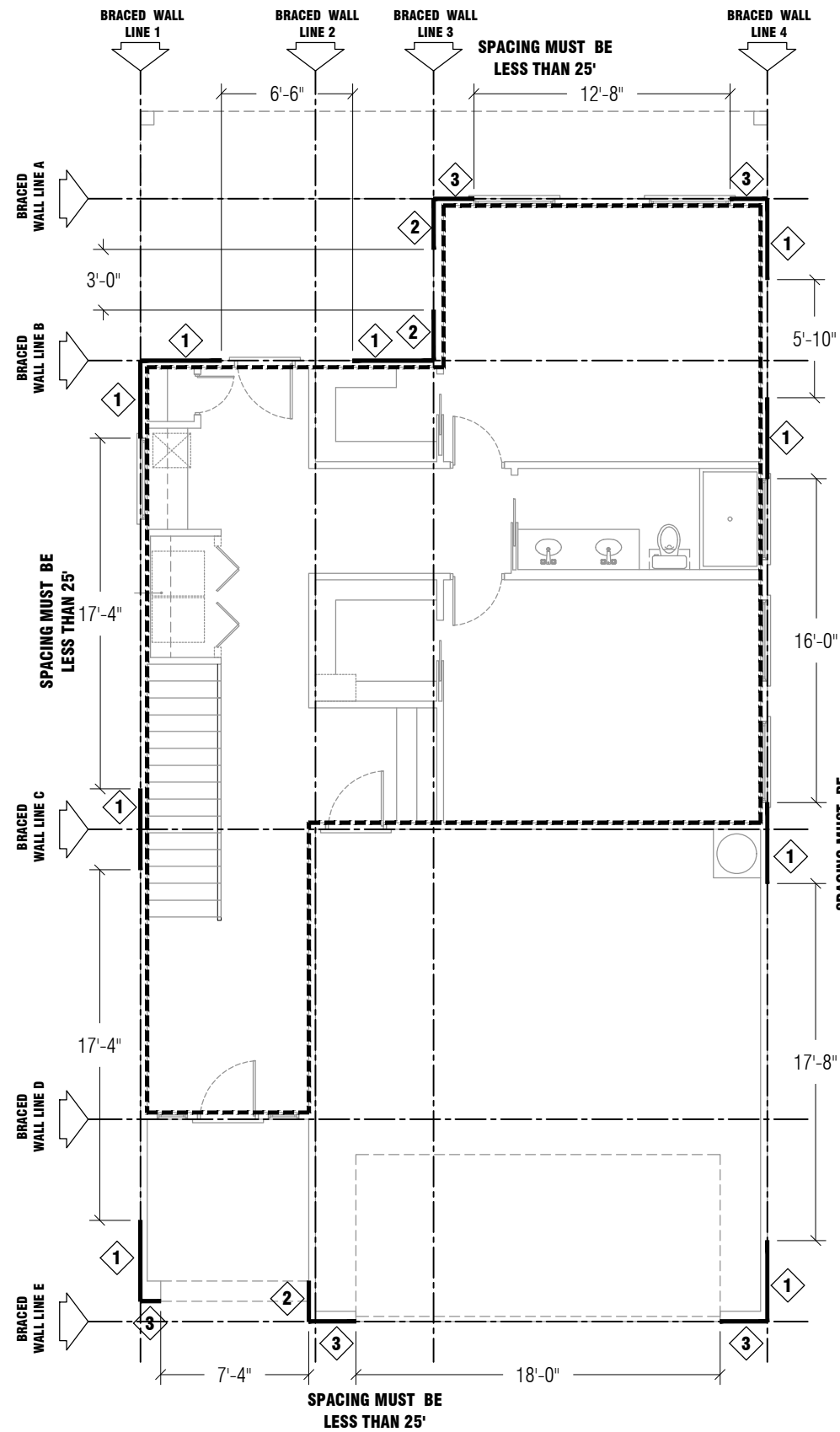
Typical Condensate Piping Detail
 N.T.S.



Typical Horizontal FCU Detail
 N.T.S.

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

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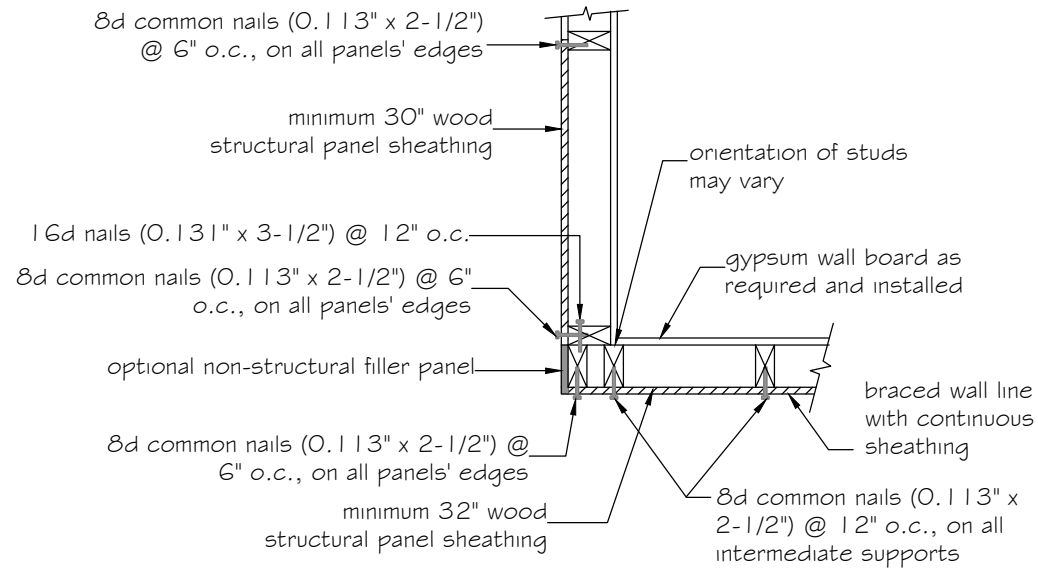
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Xavier Chapa Engineering/Surveying
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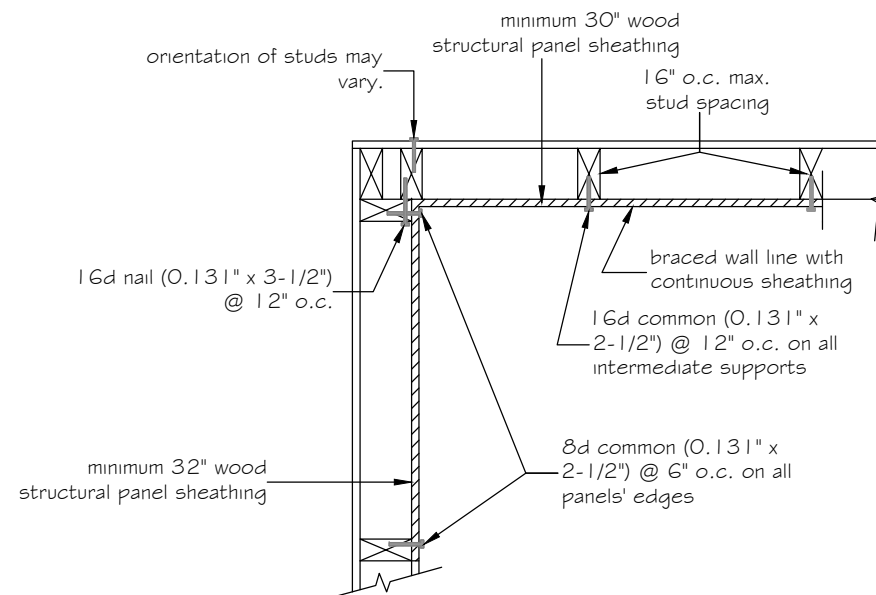
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(a) Outside corner detail
Scale: n.t.s.



(b) Inside corner detail
Scale: n.t.s.

THIS DESIGN MEETS THE 2015 IRC REQUIREMENTS.

LEGEND

- 1 48" Braced Wall Panel
- 2 30" Braced Wall Panel
- 3 24" Braced Wall Panel

Design Specs:
 1. For winds speeds < 115mph, one story, 8' wall height
 2. CS-WSP (continuously sheathed wood structural panel) method to be used.
 3. Minimum wood structural panel thickness to be 3/8"

GENERAL NOTES:	SYMBOL
-BRACED WALL LINE	
-BRACED WALL PANEL DASHED LINE INDICATES STRUCTURAL SHEATHING.	
-BRACED WALL PANEL SEE DETAILS A & B	

MAX. STUD SPACING	FASTENING TYPE	MAXIMUM FASTENER SPACING
16"	8d OR 16d COMMON NAILS	6" - PANEL EDGES 12"-INTERMEDIATES SUPPORTS

NOTE:

1. FOR THE TOP PLATE HEIGHTS EQUAL TO OR LESS THAN 12'-0" PROVIDE 2x4 CONTINUOUS STUDS @ 16" O.C. FOR TOP PLATE HEIGHTS ABOVE 12'-0" TO 17'-0", PROVIDE 2x6 CONTINUOUS STUDS @ 16" O.C.
2. PROVIDE 2x6 @ 16" O.C. WALL STUDS SUPPORTING TWO FLOOR AND ROOF WITH MAX. 10' PLATE HEIGHT IN ACCORDANCE WITH TABLE R602.3.5 OF 2015 & 2015 I.R.C.

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