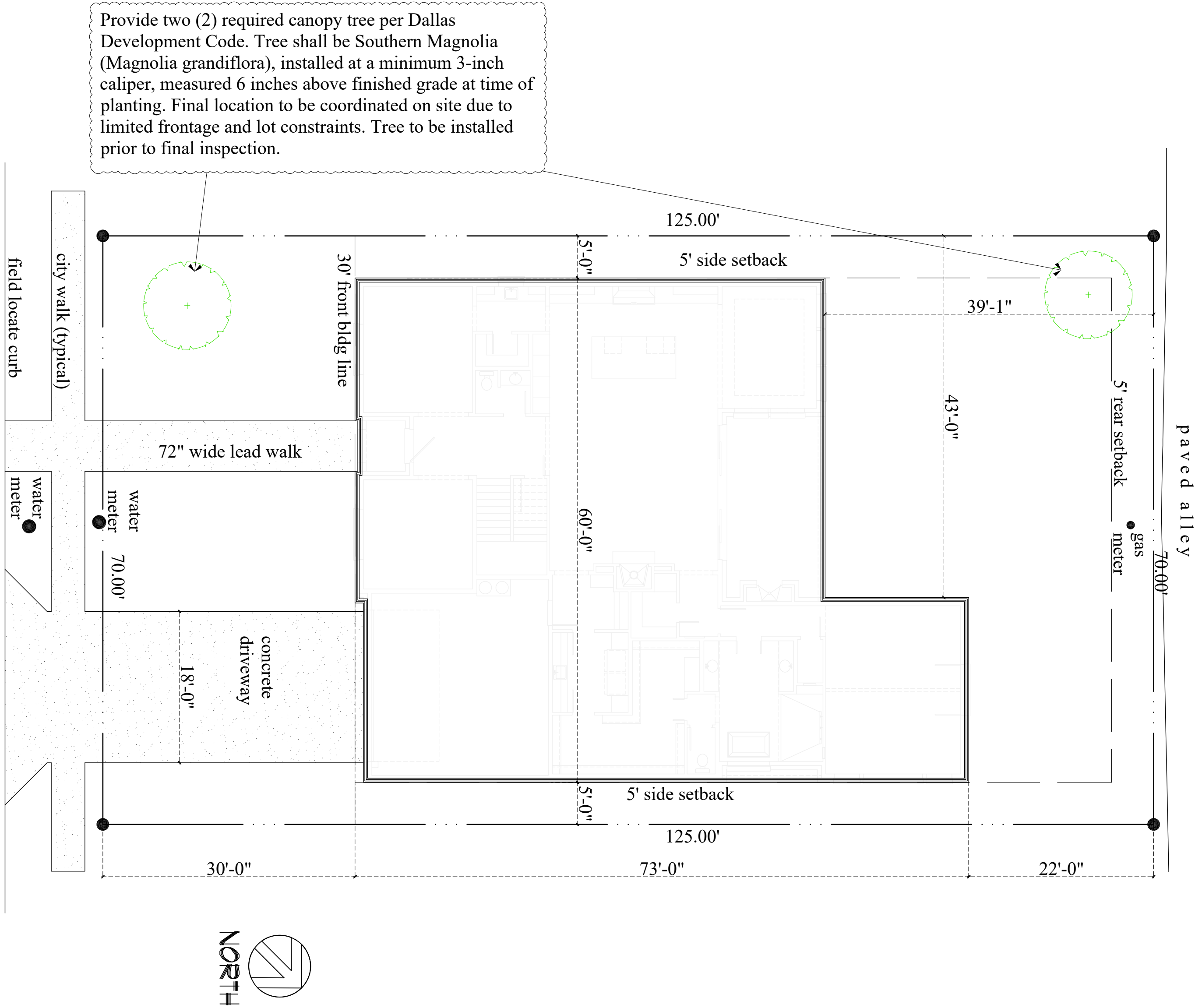




Site Notes

PRECONSTRUCTION NOTES

- Contractor shall install and maintain erosion and sediment control measures in accordance with City of Dallas stormwater management requirements prior to the start of construction.
- Provide the following items prior to commencement of construction:
 - 5'x5' stabilized construction entrance
 - 5'x5' stabilized construction entrance
 - Temporary address signage clearly visible from the street
 - Portable toilet located on site
- Erosion control measures shall remain in place until final site stabilization is achieved.

SITE & GRADING NOTES

- Contractor shall verify all property lines, building setbacks, and easements prior to construction.
- Final grading shall provide positive drainage away from the structure, with a minimum slope of 6 inches within the first 10 feet, unless otherwise directed by civil design.
- Surface drainage shall not be directed onto adjacent properties.
- Grading shall be in accordance with City of Dallas Public Works standards.

DRIVEWAY AND FLATWORK

- Driveway access to the garage shall be from Sperry Street (front-load configuration).
- Concrete flatwork includes driveway, walkways, and replacement city sidewalk.
- Total flatwork area shall be as shown on plan; contractor shall verify quantities.
- Concrete pavers, where used, shall be installed over compacted subgrade with a minimum 4" crushed stone base, with joints filled with angular crushed rock and compacted flush with the paver surface.
- Provide expansion joints in concrete flatwork at 10'-0" maximum spacing unless otherwise required by local code.
- All flatwork and landscape improvements shall be installed in compliance with City of Dallas maximum impervious coverage requirements.

TREE PROTECTION

- Contractor shall comply with City of Dallas Article X Tree Preservation Ordinance.
- Protected trees located within the project limits shall be protected during construction using tree protection fencing installed at the tree drip line unless otherwise approved by the City Arborist.
- No excavation, trenching, or material storage shall occur within protected root zones.

SITE & FENCING NOTES

- Provide 6'-0" cedar board-on-board fence at rear and side yards where permitted by Dallas Development Code §51A-4-602.
- Fence construction shall include:
 - Continuous 2"x12 pressure-treated kickboard at base
 - 2'-4" cap rail at top
 - Galvanized steel posts set in concrete minimum 24" deep or per wind design requirements
- Fence height shall not exceed 6'-0" measured from adjacent grade, unless otherwise permitted by local code.
- Contractor shall confirm fence alignment, returns, and gate locations with owner prior to installation.

Provide two (2) required canopy tree per Dallas Development Code. Tree shall be Southern Magnolia (Magnolia grandiflora), installed at a minimum 3-inch caliper, measured 6 inches above finished grade at time of planting. Final location to be coordinated on site due to limited frontage and lot constraints. Tree to be installed prior to final inspection.

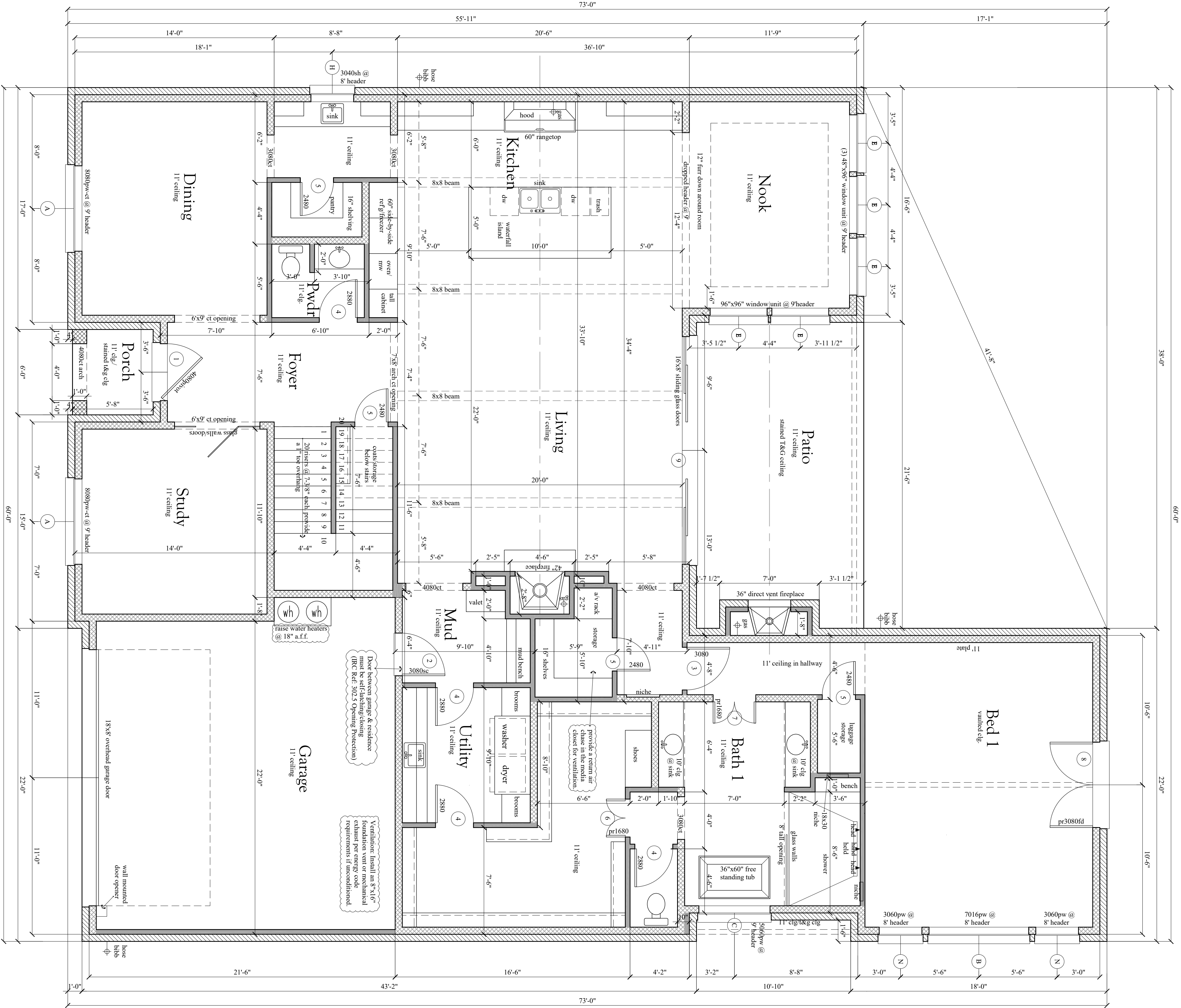
SPERRY STREET

Areas:

Area of Lot	8,750 sq. ft.
Covered Area	3,682 sq. ft.
Percent Covered (max 45%)	42.1%
Area of Flatwork (includes new city walk)	1,276 sq. ft.
Finished Floor	525.33'
Finished Pad	524.50'

PLOT PLAN

SCALE 1" = 10'-0"



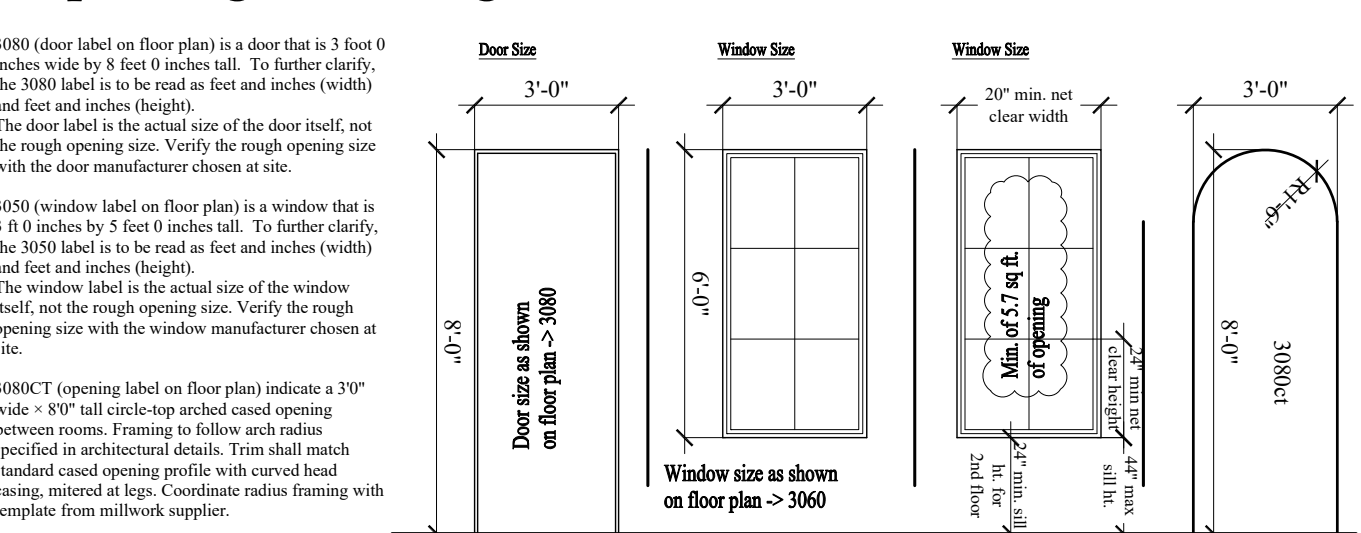
Doors Schedule:

ID#	Size	Description	Qty
1	48"x96"	Special Entry Pivot Door	1
2	36"x96"	Interior Solid Core (20 minimum rated)	1
3	36"x96"	Interior Solid Core	1
4	32"x96"	Interior Solid Core	15
5	28"x96"	Interior Solid Core	7
6	36"x96"	Interior Solid Core (pt 1880)	1
7	36"x96"	Interior Solid Core (pt 1880)	1
8	72"x96"	Exterior Glass Atrium Unit	1
9	16X8	Exterior Sliding Glass Door Unit	1
10	48"x96"	Interior Solid Core (pt2080)	1

Windows Schedule:

ID#	Size	Description	Qty
A	96"x96"	Fixed	2
B	84"x18"	Fixed	1
C	84"x18"	Fixed	1
D	56"x72"	Fixed	1
E	48"x96"	Fixed	1
F	96"x18"	Fixed	1
G	96"x36"	Fixed	2
H	36"x48"	Single Hung	3
J	72"x72"	3000casmt3000pw mulled	1
K	48"x60"	Fixed	1
L	72"x48"	(2) 3030pw mulled	1
M	24"x48"	Single Hung	1
N	36"x72"	Fixed	3

Opening Sizes/Egress



R310.2.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R310.2.1.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm). Exception: Grade floor or below grade opening shall have a net clear opening of not less than 5 square feet (0.465 m²).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.8 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 12 inches (305 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps capable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

- Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
- Operable windows that are provided with window fall prevention devices that comply with ASTM F 2096.
- Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

Areas:

First Floor Living Area	2,890 sq. ft.
Second Floor Living Area	2,494 sq. ft.
Total Living Area	5,384 sq. ft.
Two Car Garage	509 sq. ft.
Front Porch	30 sq. ft.
Covered Patio	253 sq. ft.
Total Slab Area	3,682 sq. ft.
Total Under Roof	6,285 sq. ft.

FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

A Custom Residence for :
Spec House
6835 Sperry Street
Lot 16, Block 8/2986
Williams-Caruth Terrace, 3rd Installment
City of Dallas, Dallas County, Texas

Jain Homes LLC
(918) 978-3700

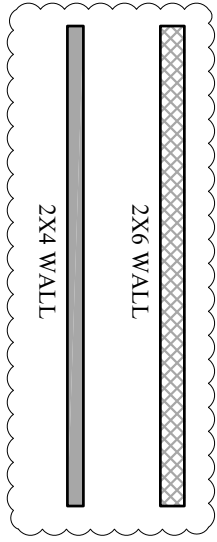
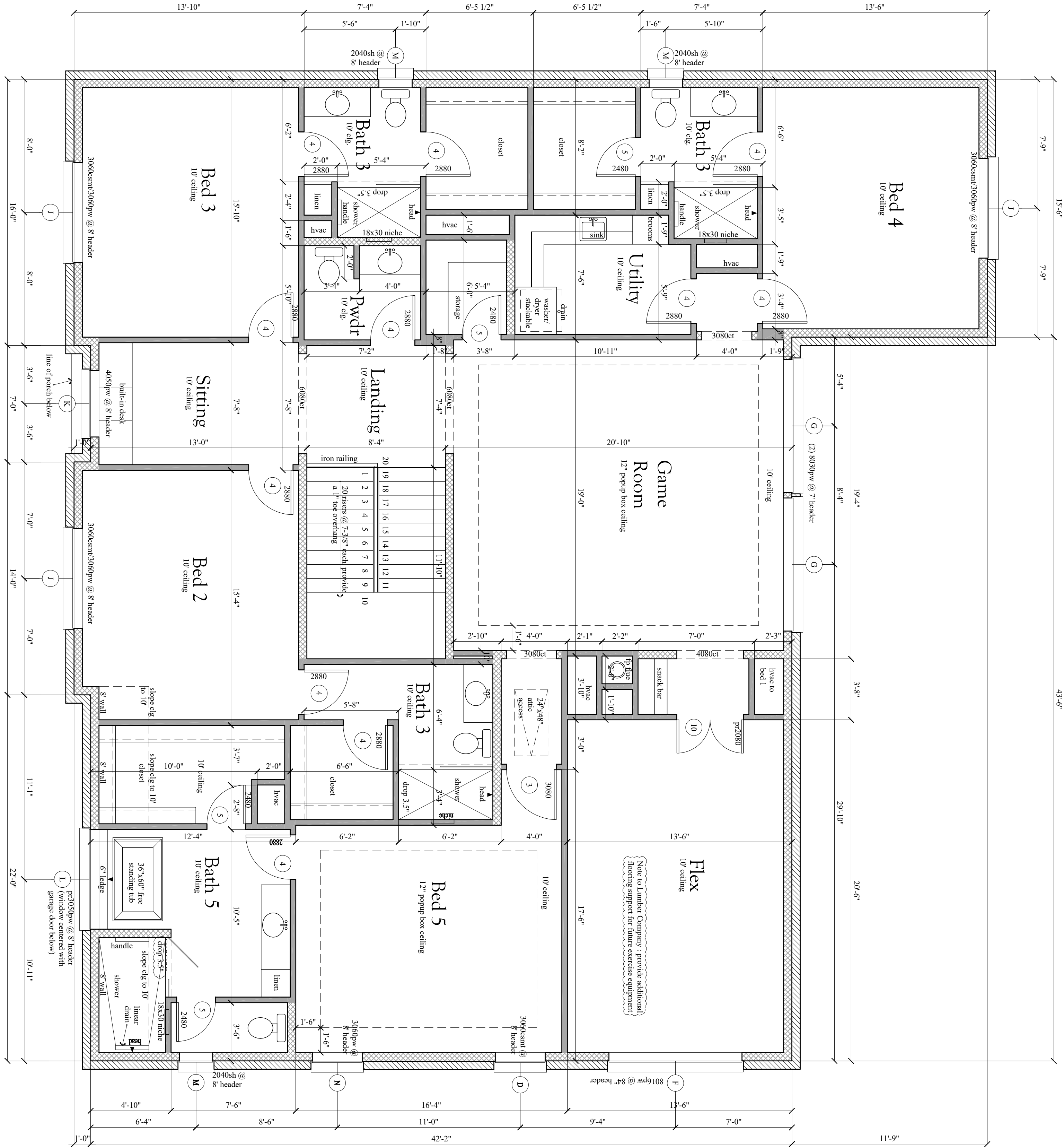
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J. Karlovich
Home Design

(214) 674-0290 : Phone
jkarlovichhomedesign.com



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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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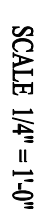
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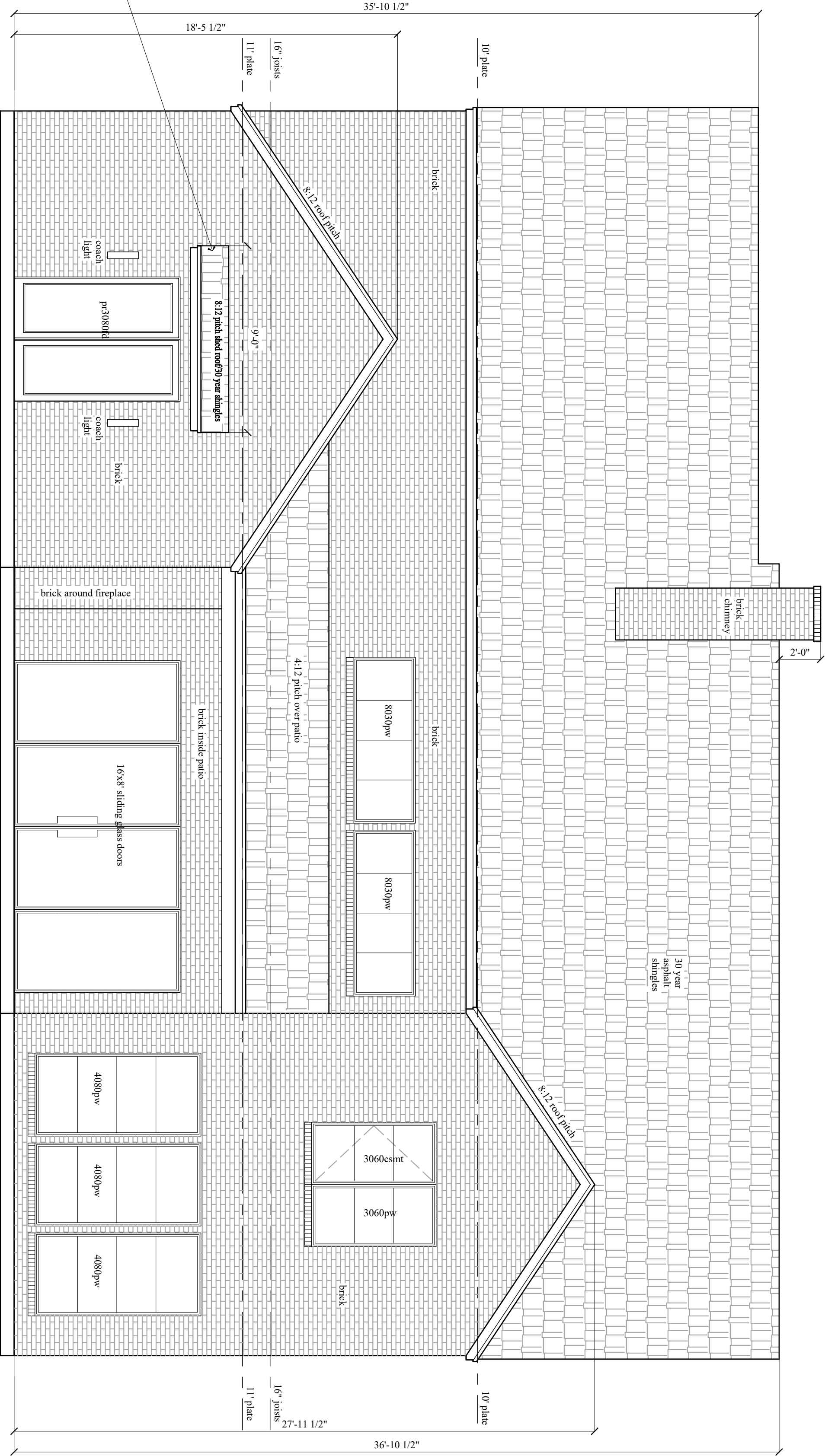


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REAR ELEVATION

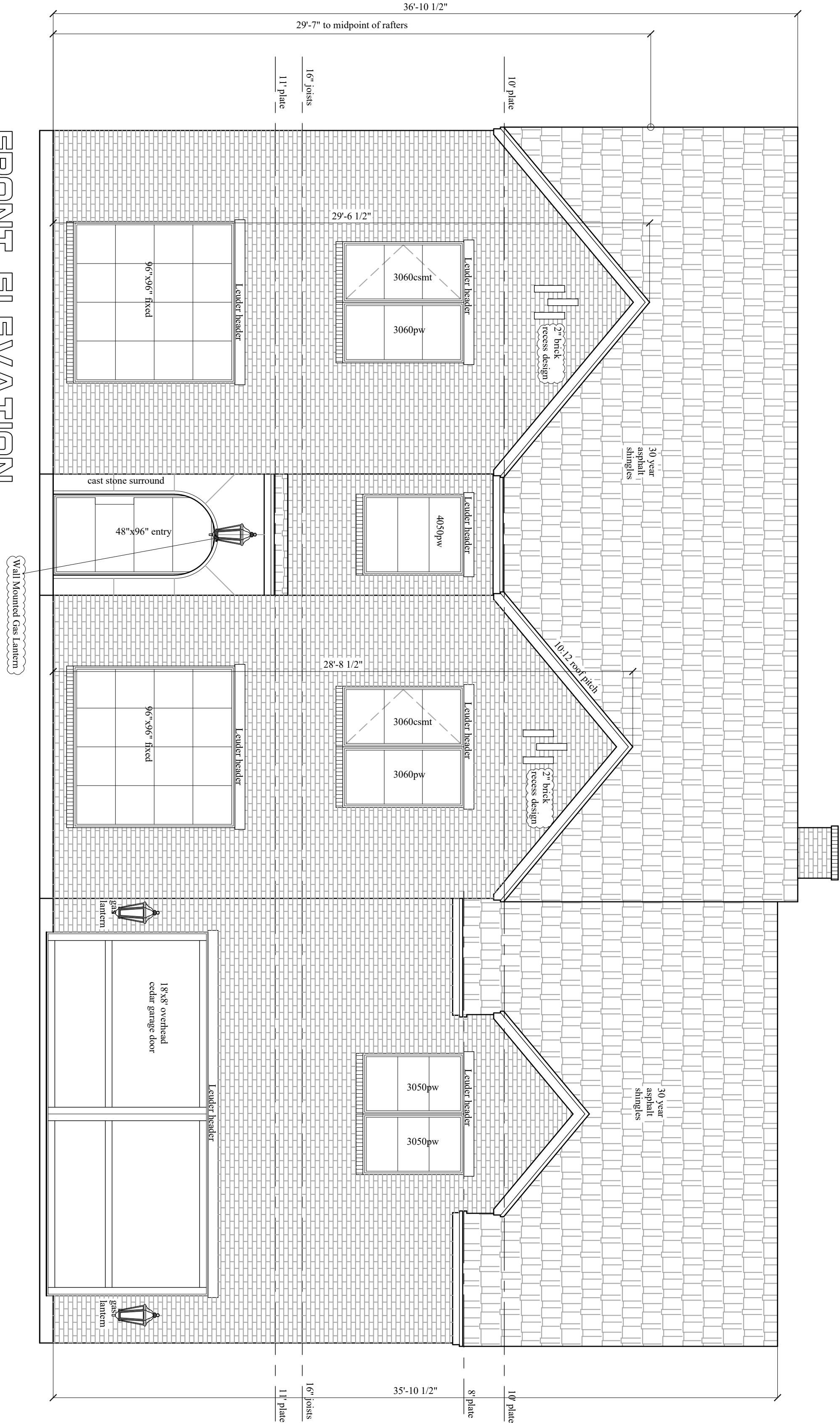
SCALE 1/4" = 1'-0"



- Steel Roofing Details
- Provide a steel-style roof eaving above all exterior doors as indicated on the plans.
 - Roof to extend minimum 24" from face of wall, width to cover full door opening.
 - Framing to be pressure-treated wood or galvanized steel per structural requirements.
 - Roof sheathing to be 3/8" exterior-grade plywood or approved equivalent.
 - Roof decking to be 1/2" exterior-grade plywood or approved equivalent.
 - Roof decking to be 1/2" exterior-grade plywood or approved equivalent.
 - Slope: Provide an 8/12 pitch (8 inches vertical rise per 12 inches horizontal run) for positive drainage.
 - Provide prefinished metal drip edge, flashing at wall-to-roof connection, and secure at all terminations.
 - Seams shall be to be continuous (flashed corners) board, painted to match adjacent trim.

FRONT ELEVATION

SCALE 1/4" = 1'-0"



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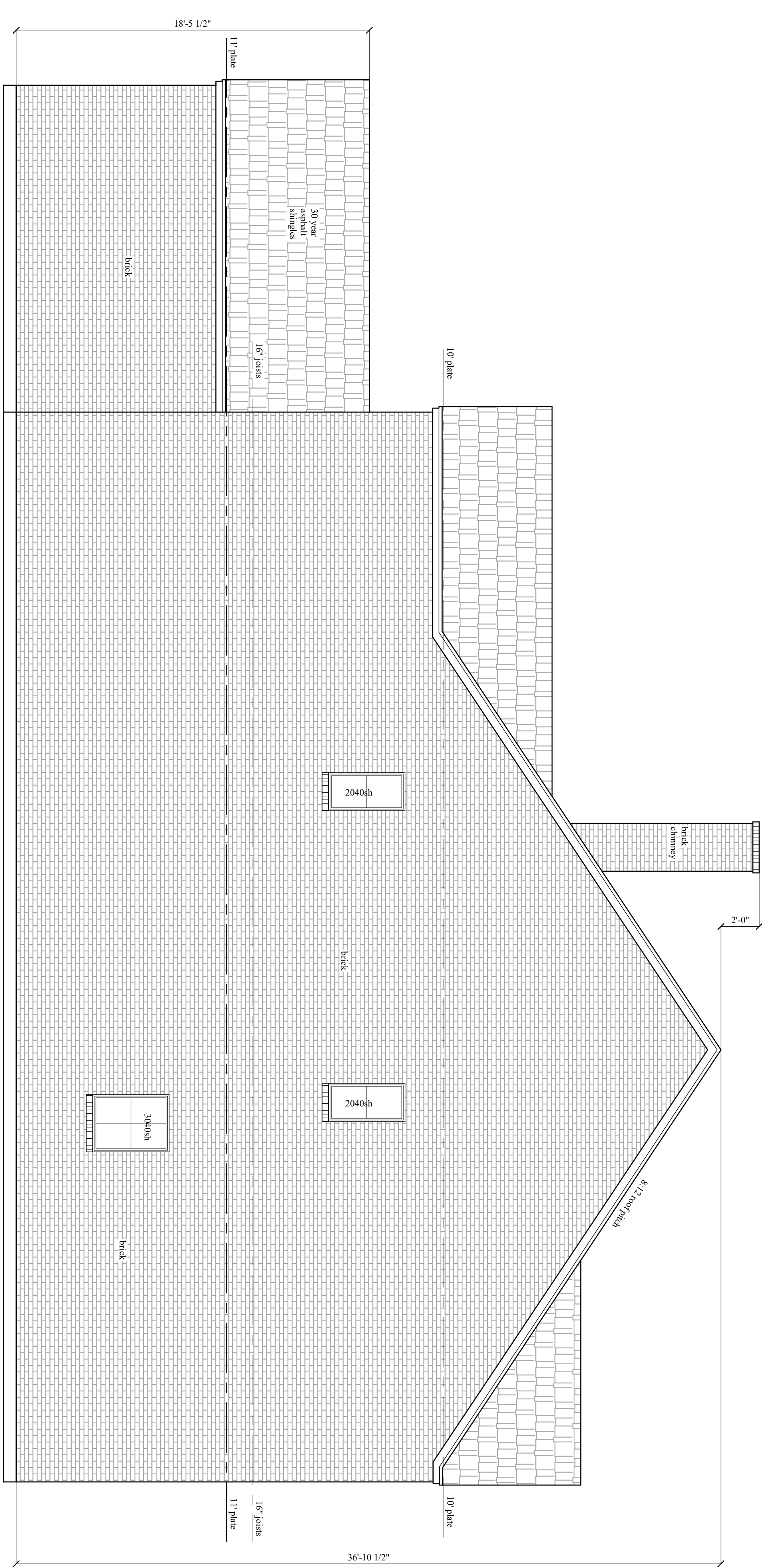
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RIGHT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



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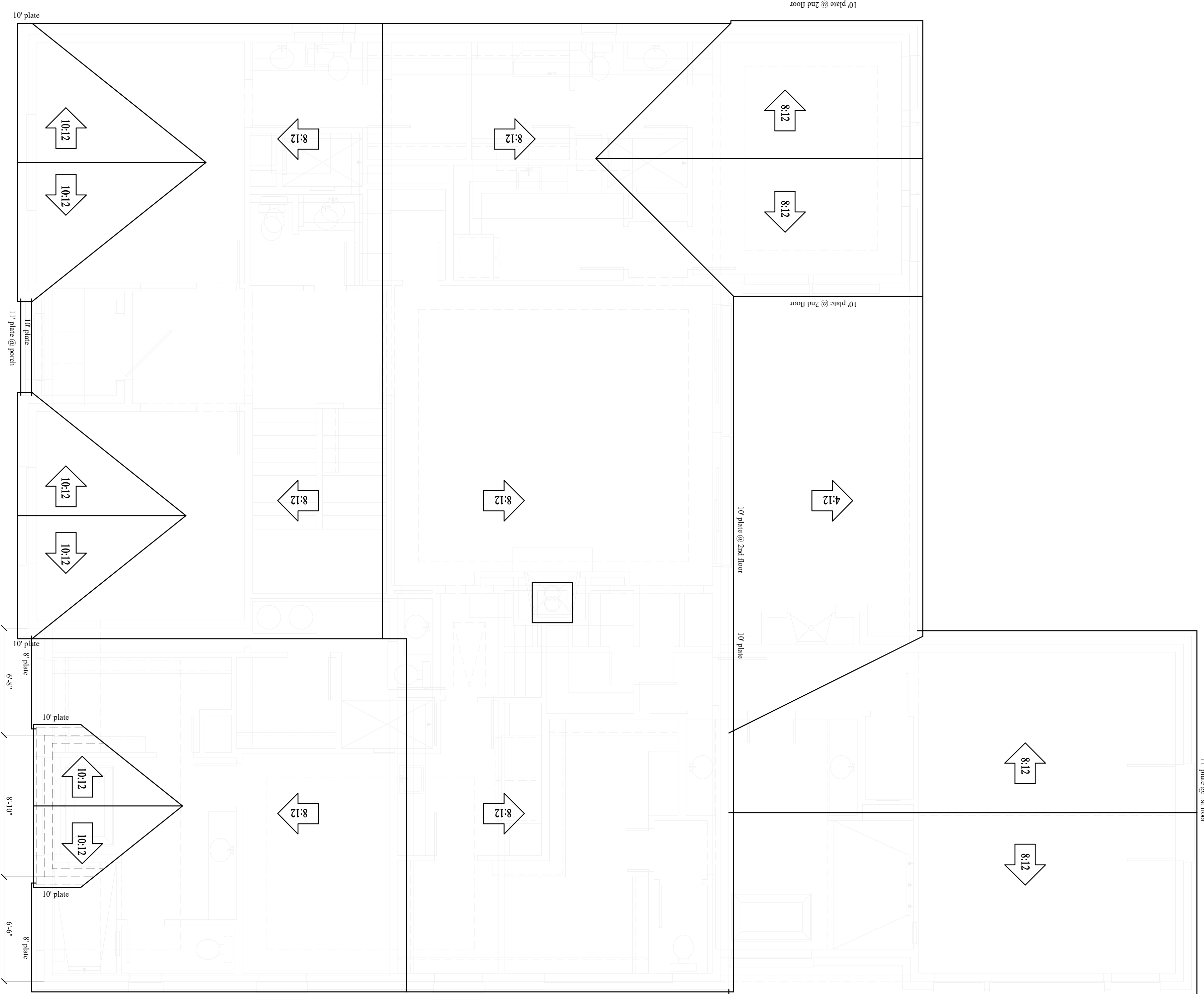
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Roof Framing Notes:

1. Roof Framing System: Roof framing shall be conventionally framed with rafters, ridges, hips, valleys, ceiling joists, purlins, and sheathing as required. All members shall be sized and verified by a licensed structural engineer.
2. Rafters, Ridges, and Valleys: Rafter sizes, ridge members (ridge board or ridge beam), and valley framing shall be determined by structural design. Coordinate all member sizes and bearing conditions with suggested drawings. Provide profiles, braces, and intermediate supports where required to reduce spans and support roof loads per structural design.
3. Ridge Bracing: Provide bracing for all ridge members.
4. Lumber Requirements: All framing lumber shall be No. 2 Southern Yellow Pine or approved equivalent unless otherwise specified by structural engineering.
5. Sheathing: Sheathing shall be 5/8" plywood or OSB, provide framing or secondary framing as required to achieve ceiling alignment and accommodate insulation, dry-wall, and mechanical systems.
6. Load Transfer: All roof loads shall transfer through continuous load paths to bearing walls or structural supports below. Provide posts, beams, or built-up members as required by structural design.
7. Connections: All framing members shall be connected with approved fasteners per manufacturer's specifications. Location and spacing shall be coordinated with framing and ceiling conditions.
8. Ceiling Joists: Ceiling joists and/or rafter ties shall be sized per structural design and coordinated with ceiling joists, spans, and load requirements.
9. Roof Assembly: Roof assembly shall be constructed as an unvented attic system per IRC R806.5.
 - No ridge, soffit, or gable vents required.
 - Roof deck shall be installed over insulation to provide ventilation to plumbing vents and mechanical exhausts. Locate penetrations on non-primary roof planes where possible. All penetrations shall be properly flashed and sealed.
 - Vent Stack Appearance: All visible vent stacks and roof penetrations shall be painted to match roofing material.
10. Gutter and Downspouts: Provide continuous gutters and downspouts at all roof edges. Discharge water away from foundation via splash blocks or underground drainage piping as required.
11. Roofing Material: Provide 30-year architectural asphalt shingles per Roof Assembly RS-01. Install per manufacturer's specifications.
12. Roof Deck: Provide 5/8" plywood or OSB roof decking with synthetic underlayment installed per manufacturer requirements.
13. Roof Framing Coordination: Coordinate roof framing with:
 - Valued and sloped ceilings
 - Chimneys and flues
 - Large openings and structural spans

ROOF PLAN

SCALE 1/4" = 1'-0"

