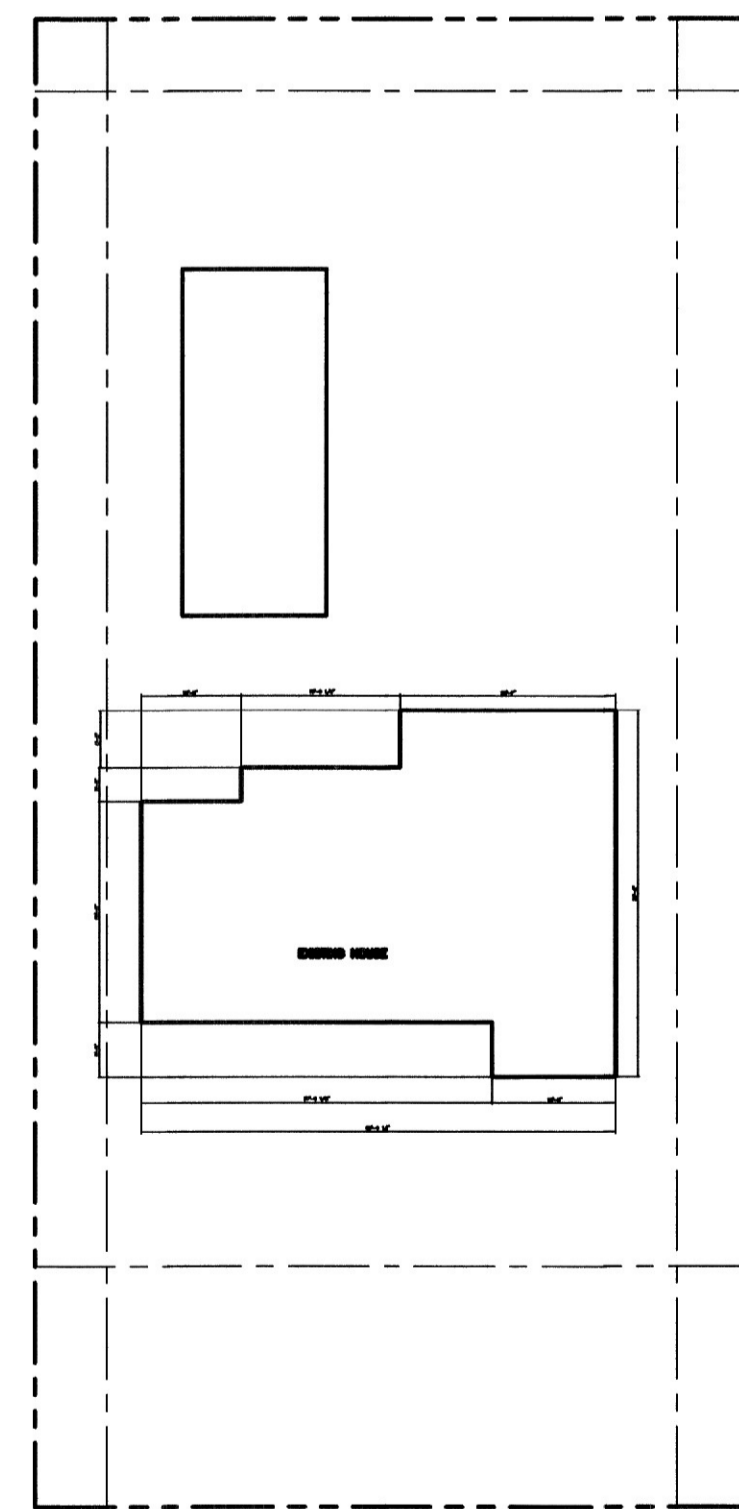
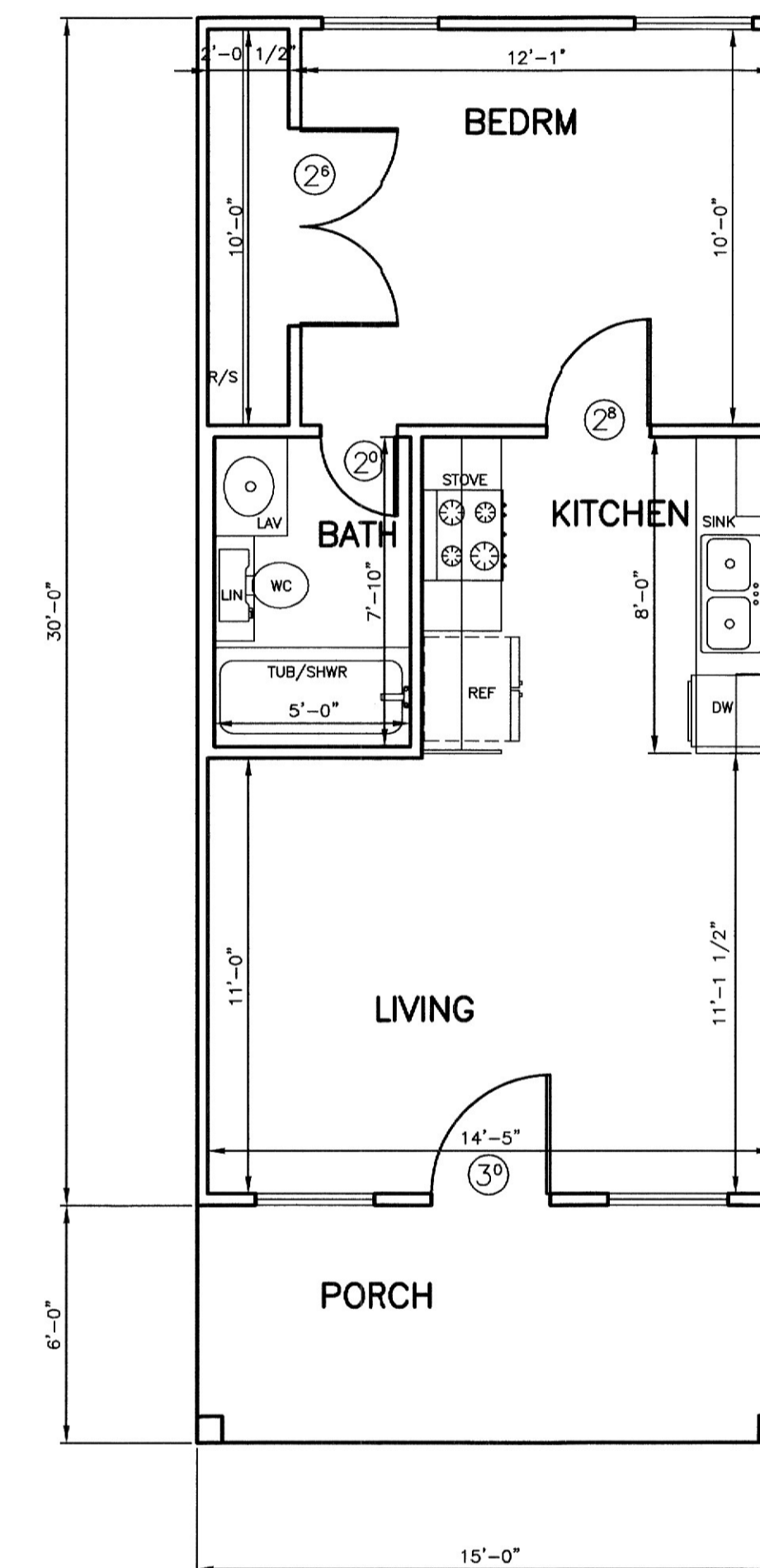


EXISTING HOUSE

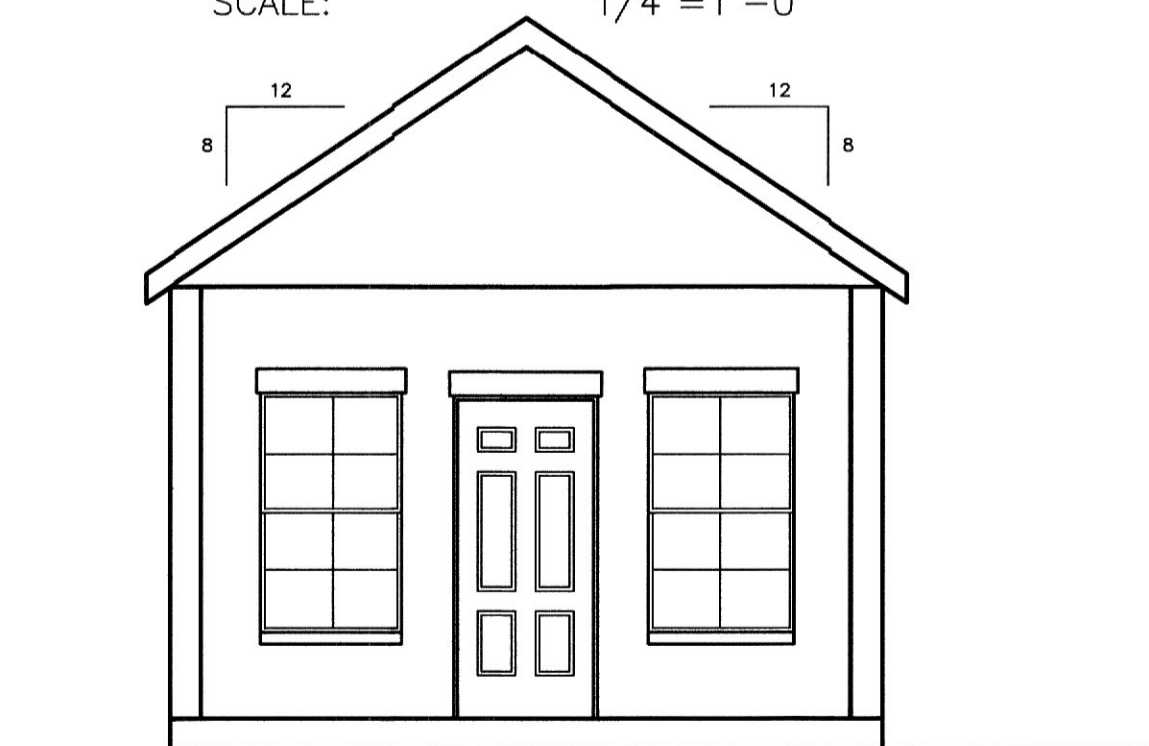
FLOOR PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

HEATED AREA = 450 S.F.
COVERED AREA = 90 S.F.

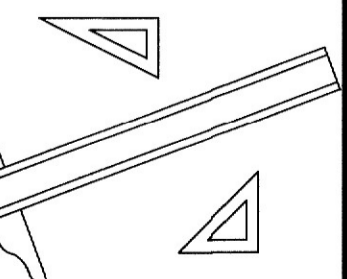
KISSINGER DRAFTING & DESIGN
ANY NOT BE HELD RESPONSIBLE
AND ASSUMES NO LIABILITY
FOR ANY HOME CONSTRUCTED
FROM THESE PLANS

DATE: MAR '26

SHEET
A1
OF 2

A NEW RESIDENCE FOR THE
PIPER FAMILY

KISSINGER DRAFTING & DESIGN
3010 EAST VILLA MARIA RD.
BRYAN, TEXAS 77803 (979) 268-3848



GENERAL

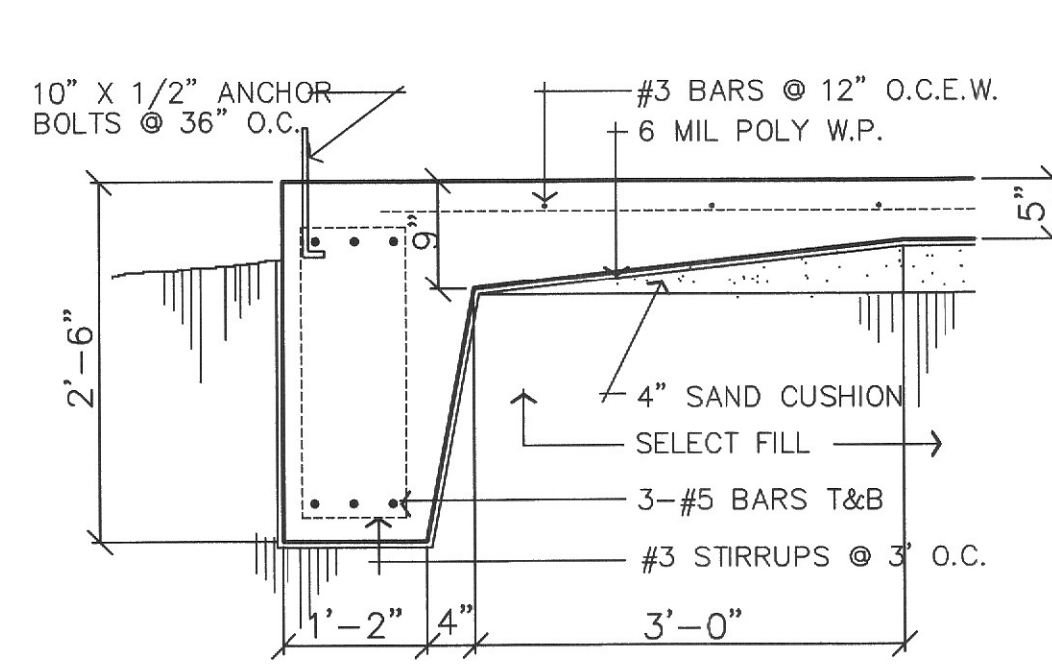
1. EXTEND ALL GRADE BEAMS 6" INTO UNDISTURBED SOIL OR 95% A.S.H.O COMPACTED FILL. NO TUB PITS OR PLUMBING LINES ARE ALLOWED IN GRADE BEAMS.
2. TREAT SOIL AREAS UNDERSLAB WITH DURSBAN OR EQUAL TERMITE TREATMENT.
3. PLACE 6 MIL POLY DAMPROOFING CONTINUOUS UNDER FOUNDATION AREA; LAP ALL JOINTS 12" MINIMUM AND SEAL LAPS WITH 2" TAPE.

CONCRETE

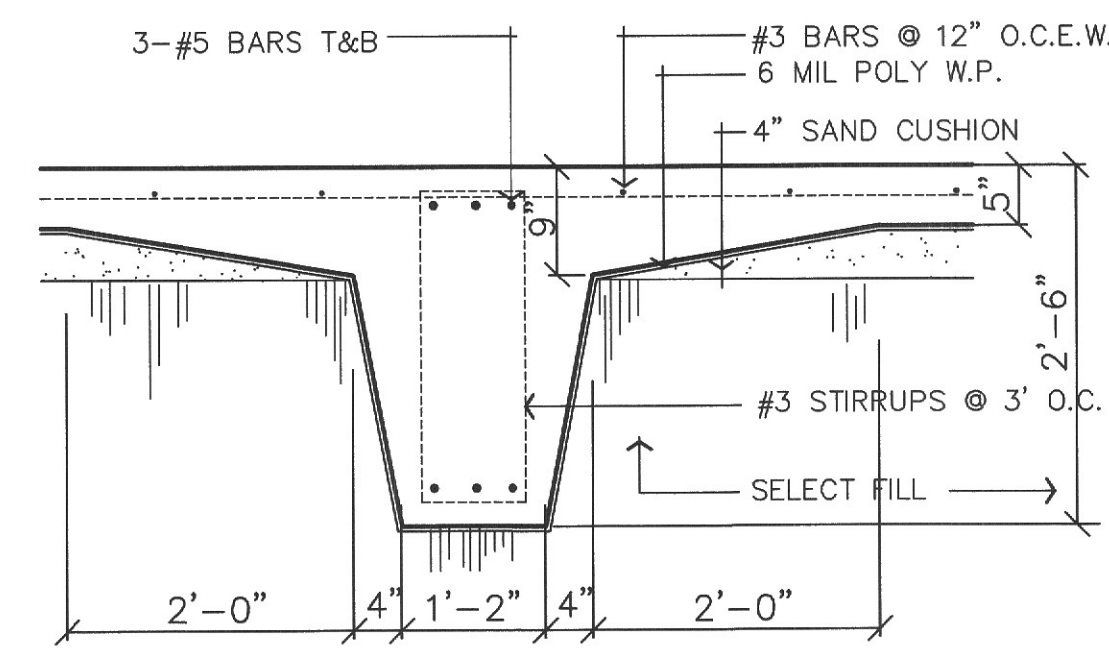
1. ALL CONCRETE SHALL BE 3000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS.
2. ALL CONCRETE SHALL CONTAIN WATER REDUCING AGENT EQUAL TO MASTER BUILDERS POZZOLITH 344N, THREE OUNCES PER SACK OF CEMENT.

REINFORCING STEEL

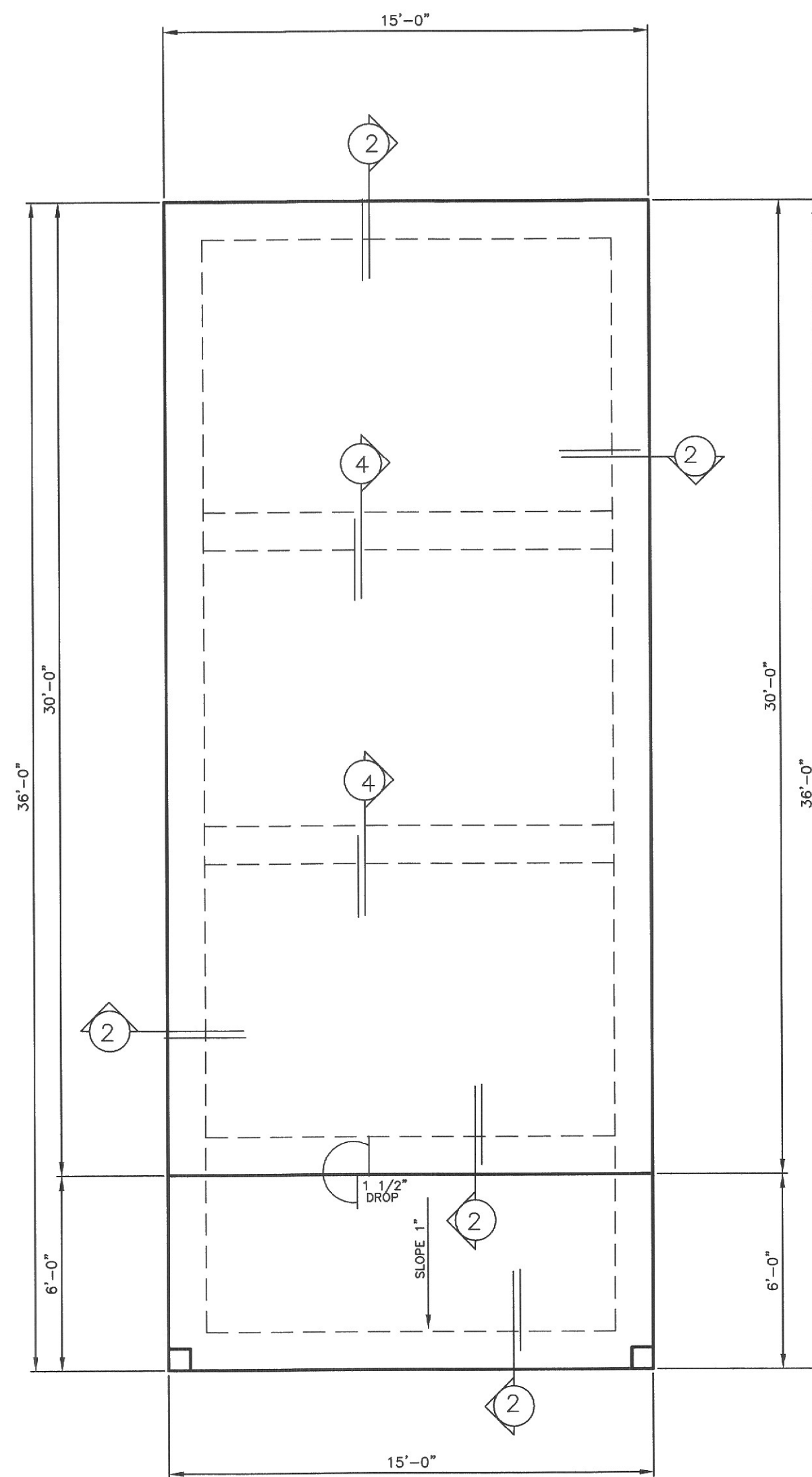
1. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL BARS WITH #4 OR LARGER HAVING A YIELD STRENGTH OF NOT LESS THAN 60,000 PSI AND #3 BARS SHALL HAVE A YIELD STRENGTH OF 40,000 PSI.
2. ALL REINFORCING STEEL SHALL BE FREE FROM RUST OR OTHER BOND REDUCING AGENTS.
3. ALL LAPS, HOOKS, BENDS, SPLICES, ETC. SHALL CONFORM TO C.R.S.I. STANDARDS AND THE ACI CODE, LATEST EDITION.
4. ALL REINFORCING BAR HOOKS, WHERE REQUIRED, SHALL BE 90 DEGREE HOOKS. LAP ALL REINFORCING BARS A MINIMUM OF 40 BAR DIAMETERS.
5. MINIMUM COVERAGE FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI CODE, LATEST EDITION.



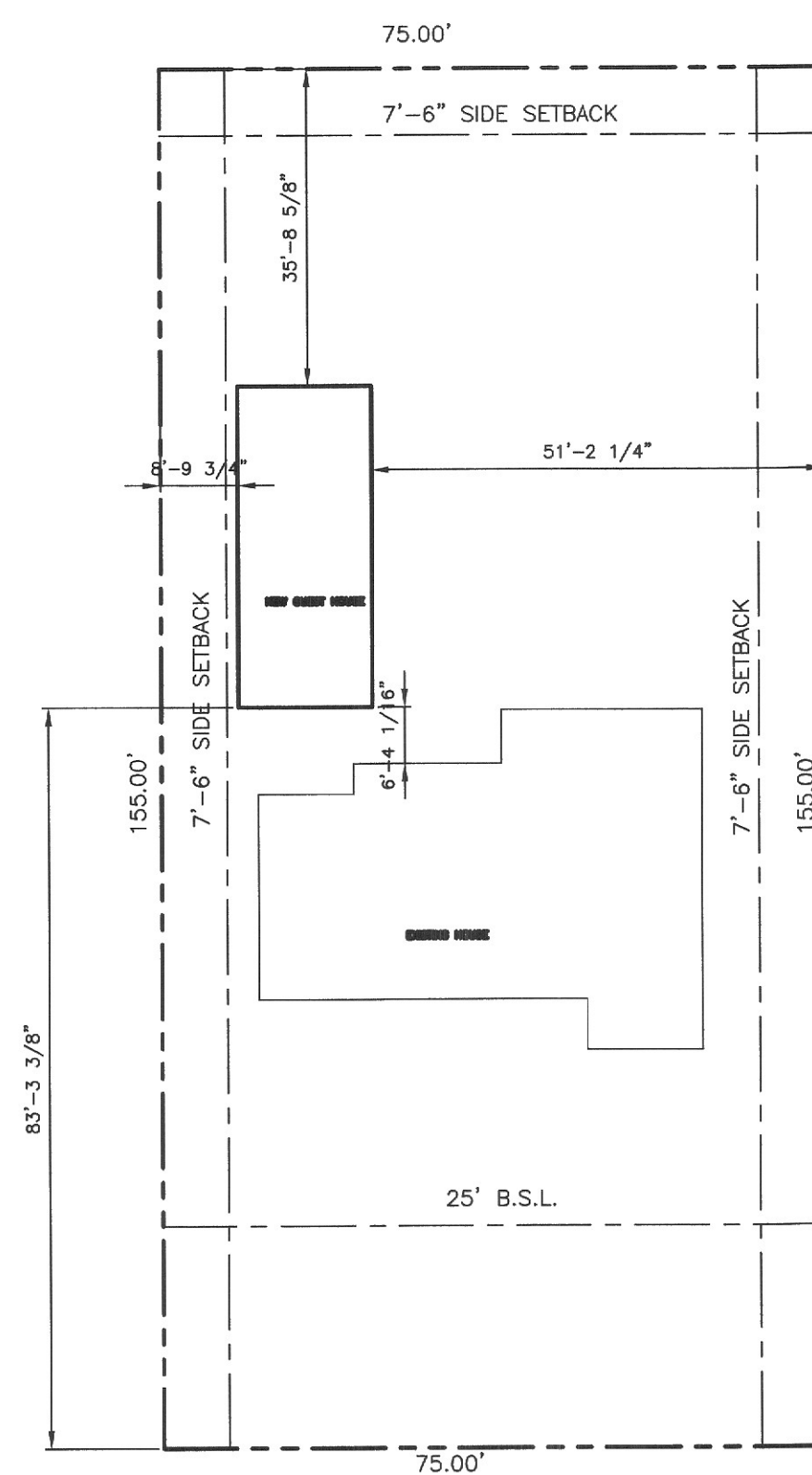
EXTERIOR BEAM DETAIL
SCALE: 3/4" = 1'-0"



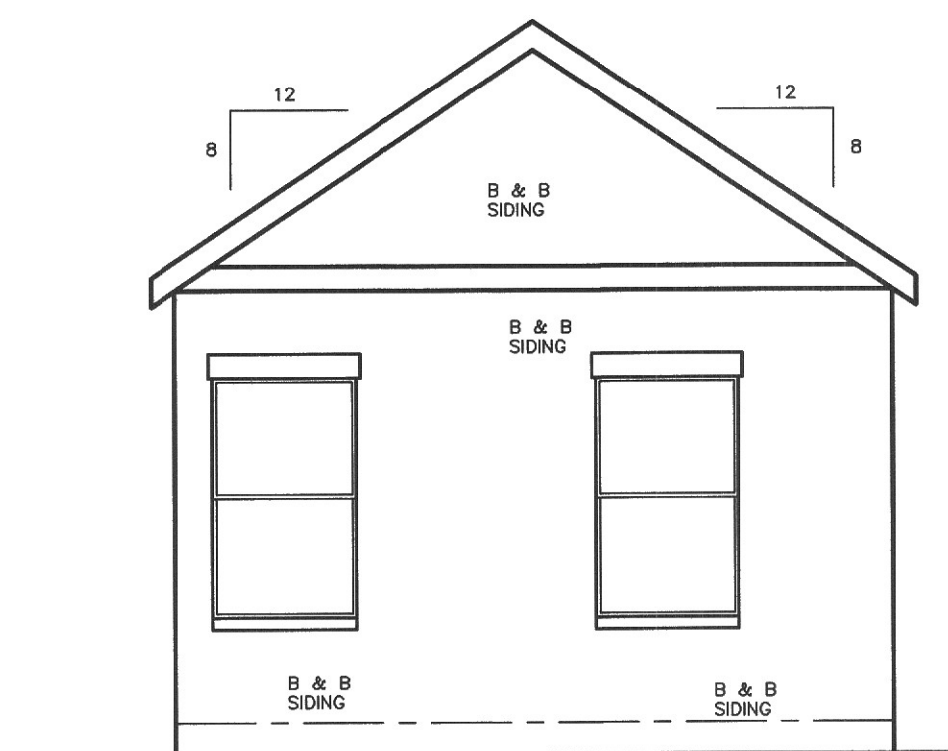
INTERIOR BEAM DETAIL
SCALE: 3/4" = 1'-0"



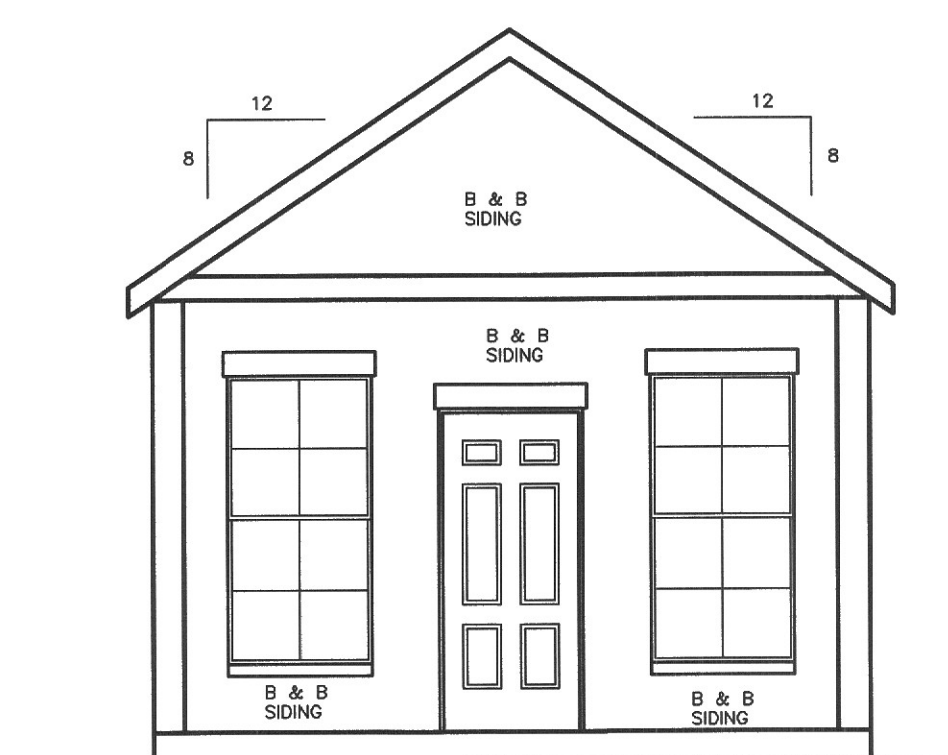
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1" = 20'-0"

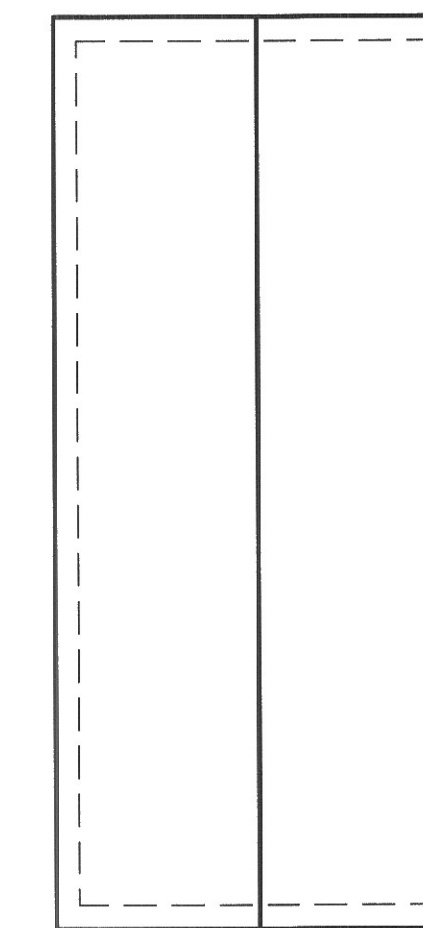


REAR ELEVATION
SCALE: 1/4" = 1'-0"

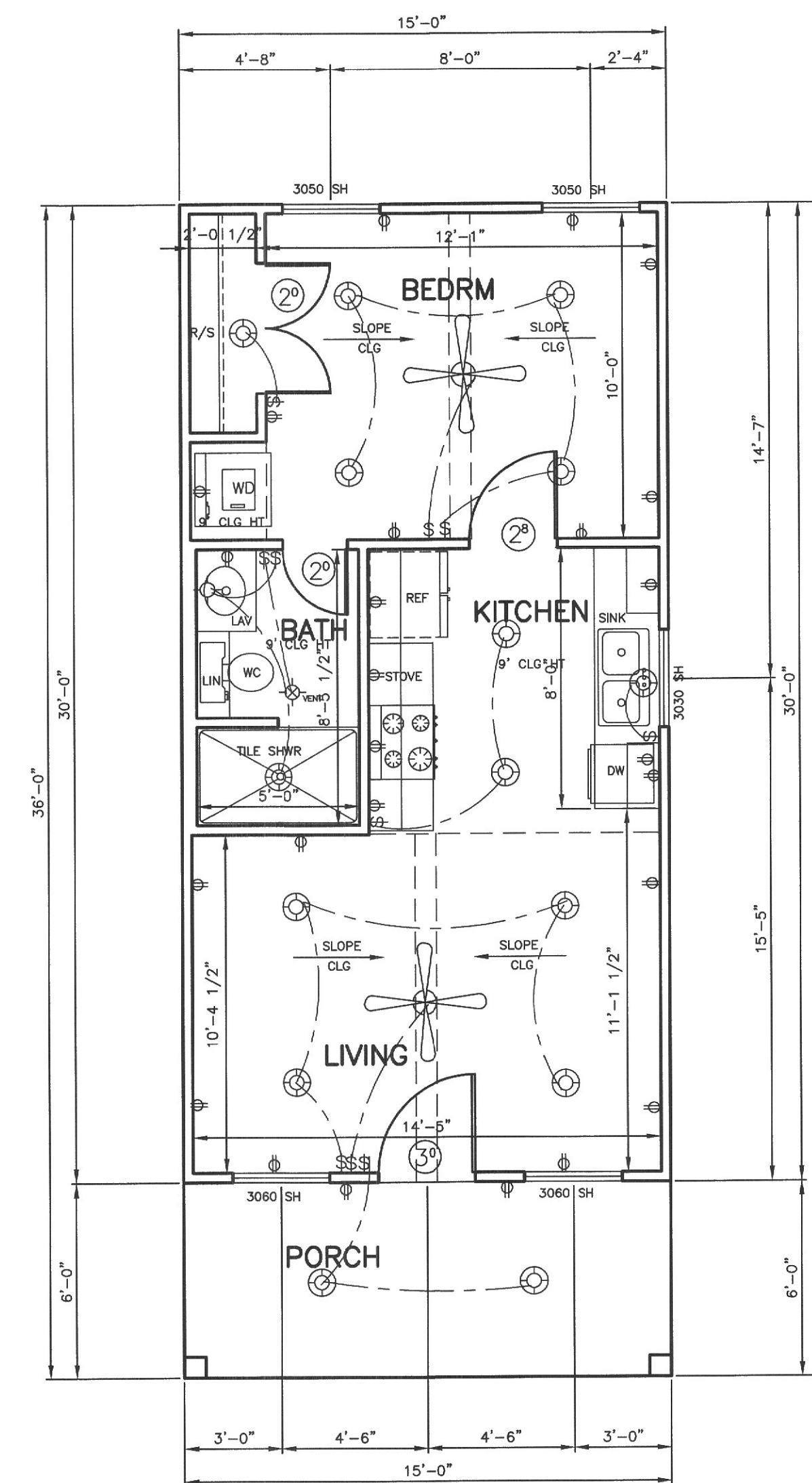


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ENERGY CODE ITEMS	
GLAZING U-FACTOR =	.3
GLAZING SHGC =	.25
WALL INSULATION R VALUE =	R19
CEILING INSULATION R VALUE =	R49
FLOOR INSULATION R VALUE =	R38
TOTAL EXT. WALL AREA =	810 S.F.
TOTAL EXT. OPENINGS =	36 S.F.
PERCENTAGE OF WALL/OPENINGS =	5 %
PER 2021 IRC AND 2021 IECC	



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



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

9' PLT HT

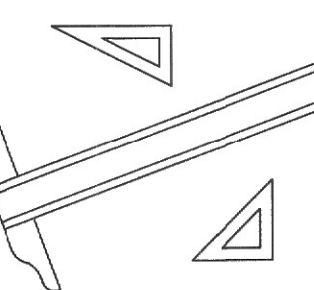
HEATED AREA = 450 S.F.
COVERED AREA = 90 S.F.

KISSINGER DRAFTING & DESIGN
MAY NOT BE HELD RESPONSIBLE
AND ASSUMES NO LIABILITY
FOR ANY HOME CONSTRUCTED
FROM THESE PLANS

DATE: MAR '26
SHEET
A1
OF 2

721 MARY LAKE
A NEW GUEST HOUSE FOR THE
PIPER FAMILY

☆ KISSINGER DRAFTING & DESIGN ☆
3010 EAST VILLA MARIA RD.
BRYAN, TEXAS 77803 (979) 208-3848



CEILING JOISTS MAX. SPAN	FLOOR JOISTS MAX. SPAN	RAFTER MAX. SPAN	HEADER SCHEDULE
LIMITED ATTIC STORAGE	40 PSF LIVE LOAD	SLOPES OVER 3/12	BEAM MAX. SPAN
2 X 6 @ 16" O.C. 13'-2"	2 X 12 @ 12" O.C. 21'-7"	2 X 6 @ 12" O.C. 16'-1"	2-2 X 4 ON EDGE 3'-6"
2 X 8 @ 16" O.C. 17'-5"	2 X 12 @ 16" O.C. 18'-10"	2 X 6 @ 16" O.C. 13'-11"	2-2 X 6 ON EDGE 4'-6"
2 X 10 @ 16" O.C. 20'-9"	2 X 12 @ 24" O.C. 15'-4"	2 X 6 @ 24" O.C. 11'-4"	2-2 X 8 ON EDGE 6'-0"
DO NOT EXCEED GIVEN DIM.	DO NOT EXCEED GIVEN DIM.	20 PSF LIVE LD.-7PSF DEAD LD.	2-2 X 10 ON EDGE 7'-6"

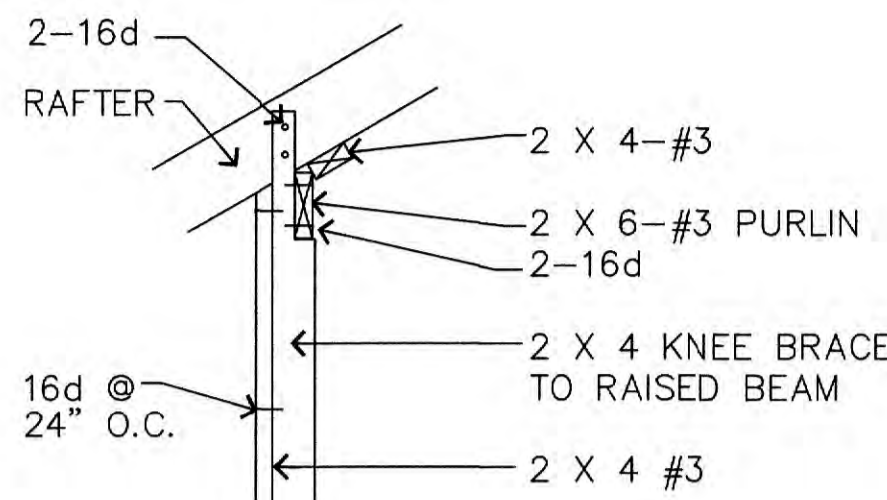
GENERAL FRAMING NOTES

- CEILING JOISTS AND RAFTERS TO BE 2 X 6 @ 24" O.C. UNLESS OTHERWISE NOTED ON PLAN.
- RIDGES & HIP RAFTERS TO BE 2 X 10.
- PROVIDE 2-2 X 4 STRONG BACK @ MIDSPAN OF SPANS OVER 12'-0" WITH 2 X 4 COLLAR TIES @ 4'-0" O.C.
- PROVIDE 2 X 6 SCISSOR JOISTS @ CATHEDRAL CEILINGS.
- 2 X 4 STUDS SHALL BE DOUBLED @ THE SIDES OF ALL WALL OPENINGS, TRIPLED @ ALL CORNERS AND TRIPLED @ BEARING CONDITIONS.
- PROVIDE SINGLE SOLE PLATE AND DOUBLE TOP PLATE.
- PROVIDE 1 X 4 DIAGONAL LET-IN WIND BRACING @ CORNERS OF EXTERIOR WALLS OR 1/2" PLYWOOD
- ALL STRUCTURAL FRAMING TO BE NO.2 MATERIAL WITH 19% M.C. (MAX.) AT TIME OF INSTALLATION.

STEEL ANGLE LINTEL TABLE (MIN. BEARING 4")

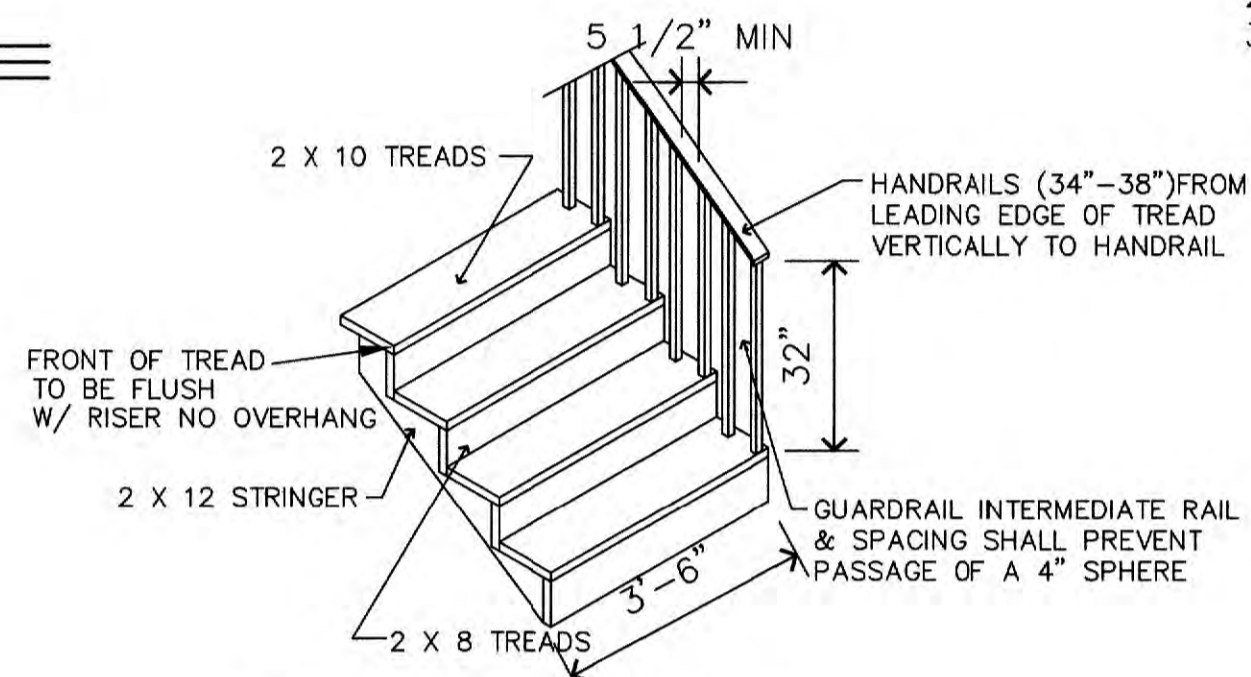
CLEAR SPANS	5'-0" OR LESS	6'-0" OR LESS	7'-0" OR LESS	8'-0" OR LESS	9'-0" OR LESS	10'-0" OR LESS
ANGLE SIZES	<3 1/2" X 3 1/2" X 5/16"	<4" X 3 1/2" X 5/16"	<4" X 3 1/2" X 5/16"	<5" X 3 1/2" X 5/16"	<5" X 3 1/2" X 3/8"	<6" X 3 1/2" X 3/8"

- CUT PURLIN BRACE BIRD MOUTH TO FIT PURLIN ANGLE
- PURLIN TO BE @ RIGHT ANGLE TO RAFTER
- DO NOT PRE-BUILD "T" BRACE, INSTALL 2 X 4 BRACE FIRST, THEN JAMB 2 X 4 AGAINST RAFTER & NAIL TO KNEE BRACE



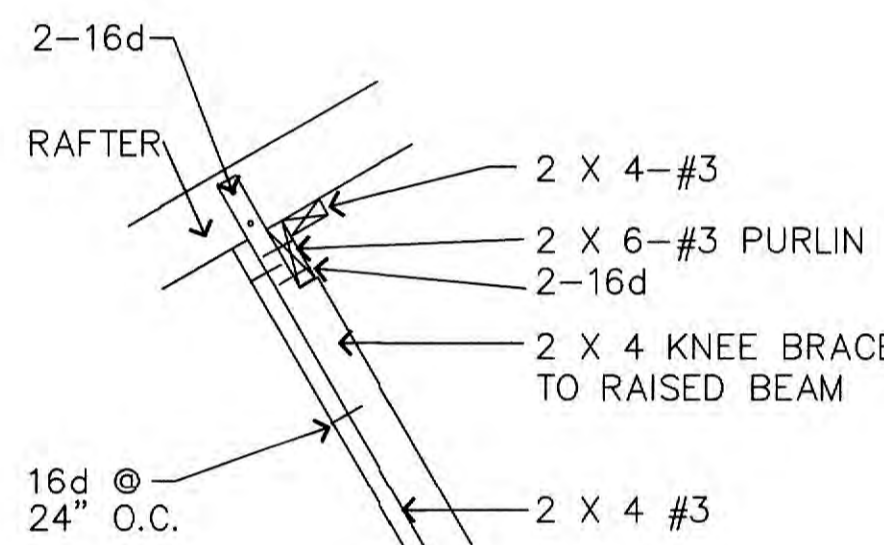
PURLIN DETAIL "A"
SCALE: 3/4" = 1'-0"

WINDER STAIRS:
TREADS A MINIMUM 6" ON NARROW EDGE
TREAD WIDTH 12" FROM NARROW EDGE MIN 9"

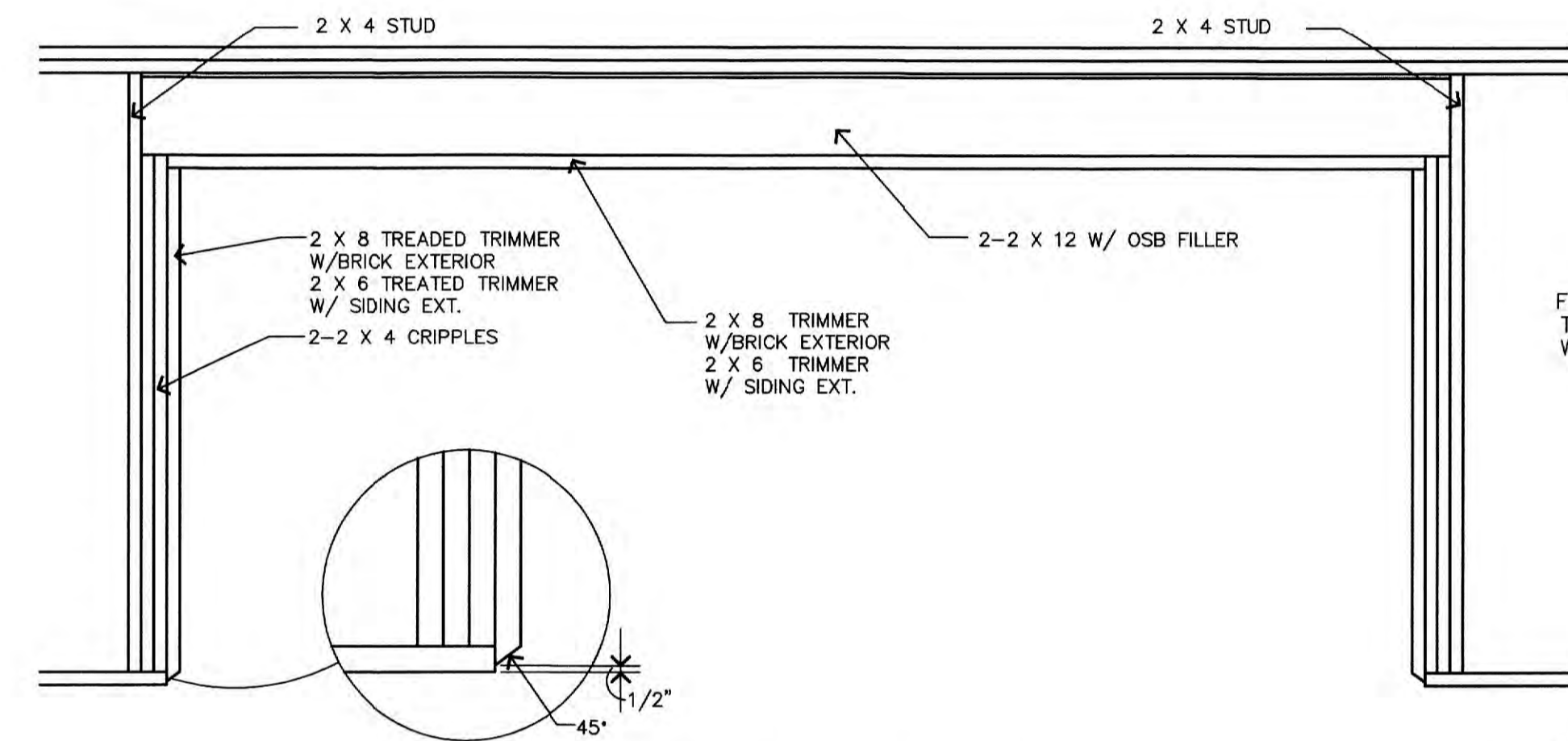
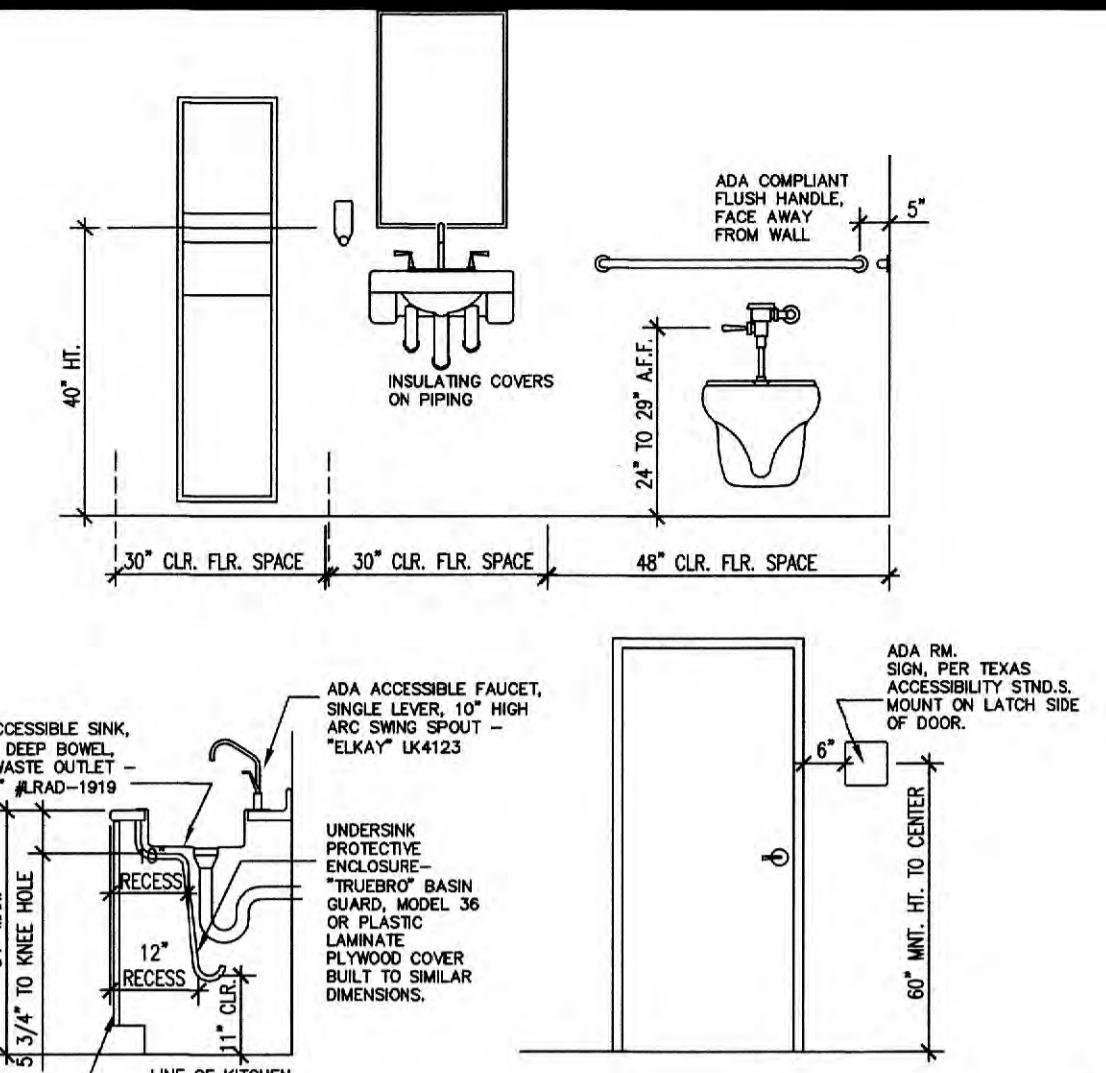


STAIR & RAIL DETAIL
SCALE: 1/2" = 1'-0"

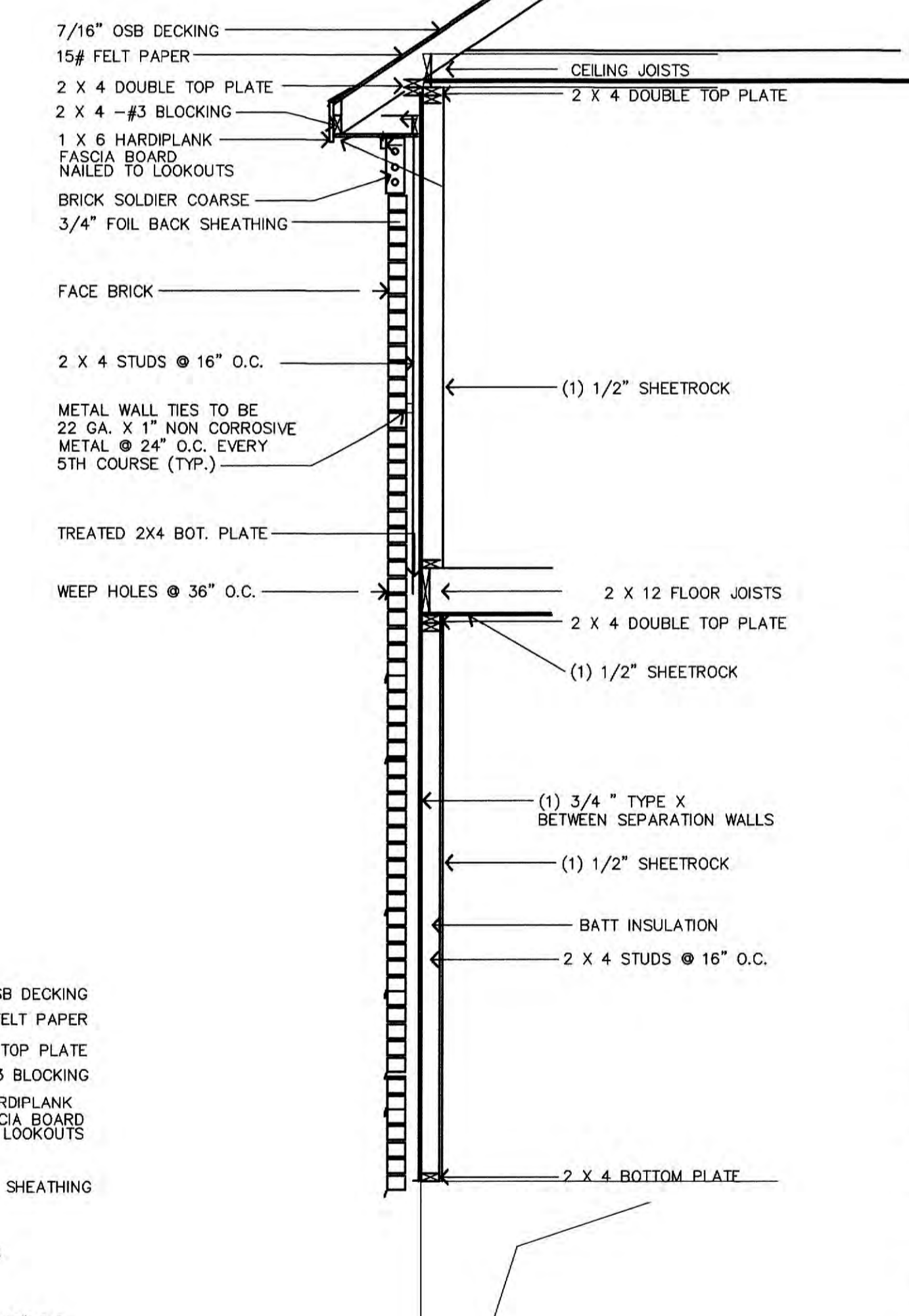
- CUT PURLIN BRACE BIRD MOUTH TO FIT PURLIN ANGLE
- PURLIN TO BE @ RIGHT ANGLE TO RAFTER
- DO NOT PRE-BUILD "T" BRACE, INSTALL 2 X 4 BRACE FIRST, THEN JAMB 2 X 4 AGAINST RAFTER & NAIL TO KNEE BRACE



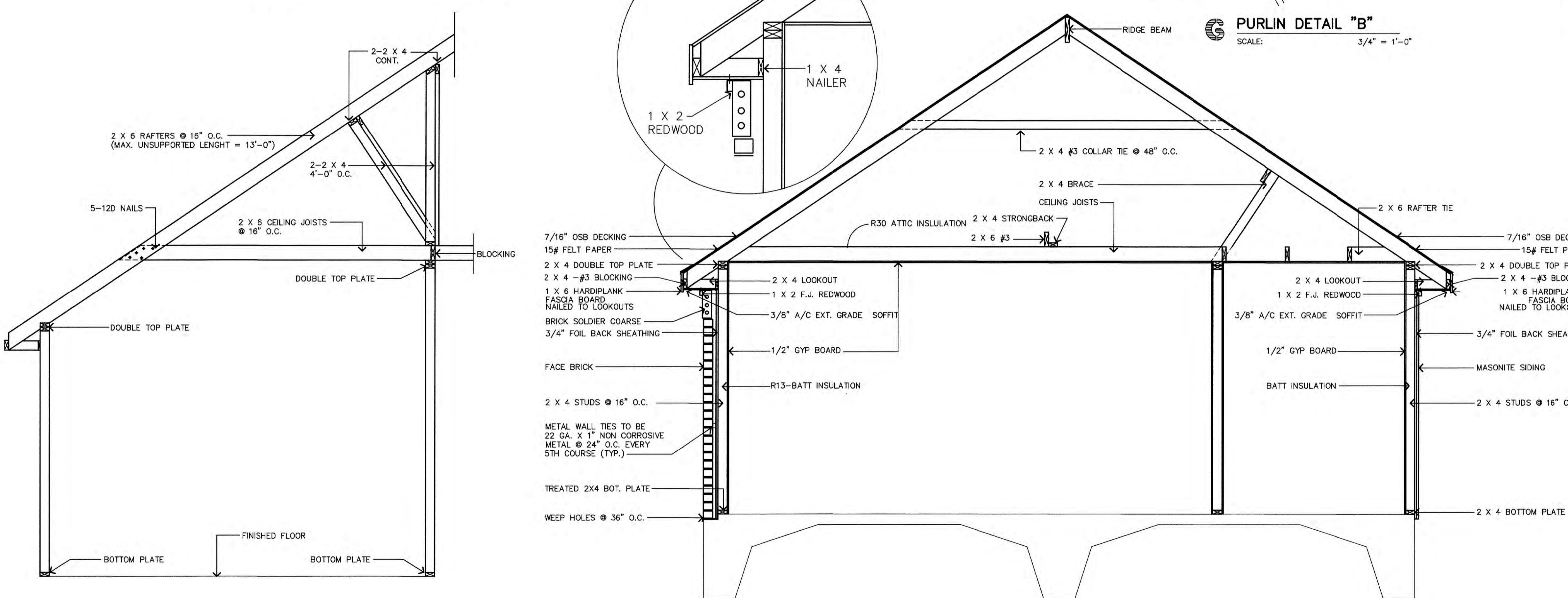
PURLIN DETAIL "B"
SCALE: 3/4" = 1'-0"



GARAGE DOOR HEADER DET.
SCALE: 1/2" = 1'-0"



2 STORY DET
SCALE: 3/16" = 1'-0"



TYPICAL ONE STORY SECTION
SCALE: 1/2" = 1'-0"

FRAMING SECTION-COVERED CEILING @ EXT. WALL
SCALE: 1/2" = 1'-0"

DETAIL SHEET