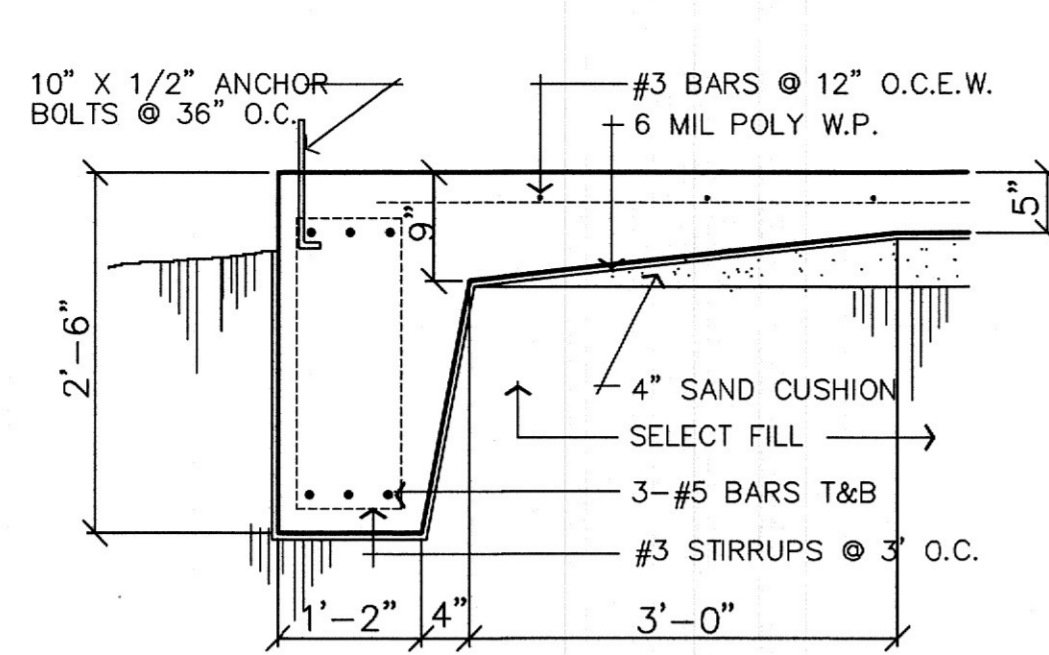
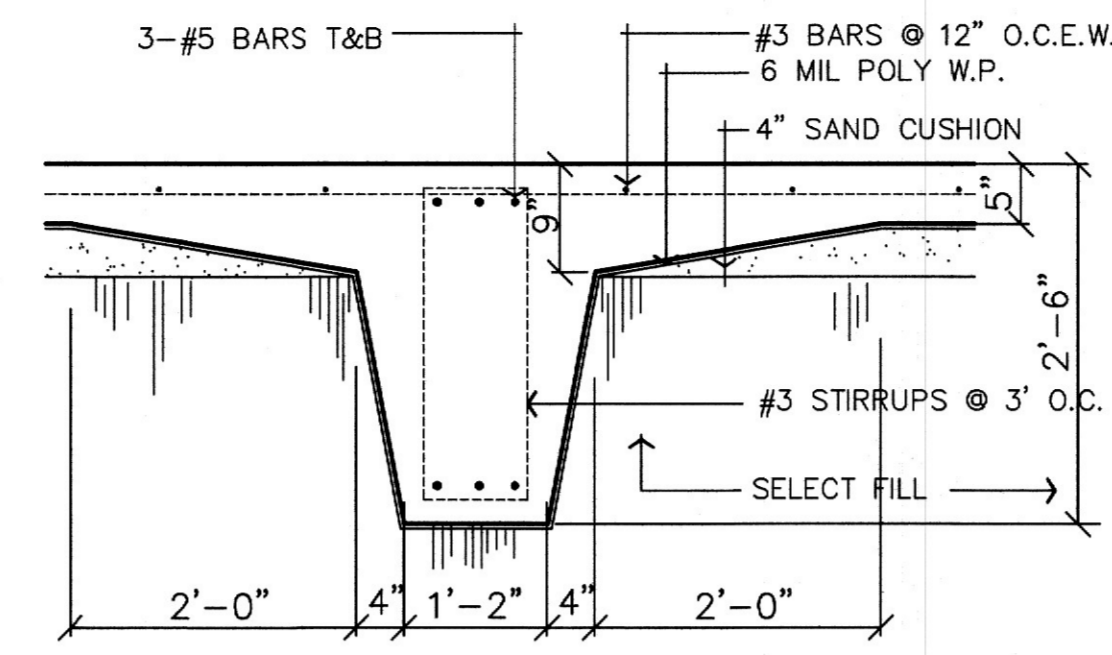


**GENERAL**

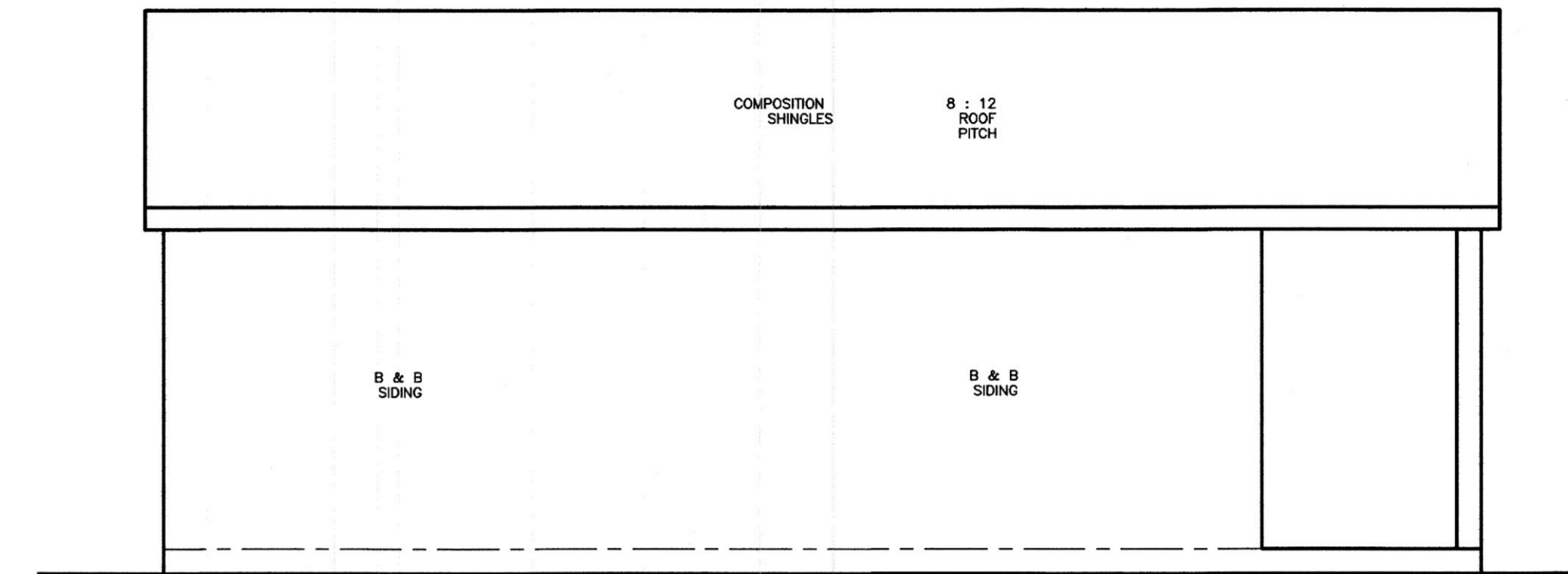
1. EXTEND ALL GRADE BEAMS 6" INTO UNDISTURBED SOIL OR 95% A.S.H.O COMPACTED FILL. NO TUB PITS OR PLUMBING LINES ARE ALLOWED IN GRADE BEAMS.
  2. TREAT SOIL AREAS UNDERSLAB WITH DURSBAN OR EQUAL TERMITE TREATMENT.
  3. PLACE 6 MIL POLY DAMPROOFING CONTINUOUS UNDER FOUNDATION AREA; LAP ALL JOINTS 12" MINIMUM 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.
  5. LAP ALL REINFORCING BARS A MINIMUM OF 40 BAR DIAMETERS.
  6. MINIMUM COVERAGE FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI CODE, LATEST EDITION.



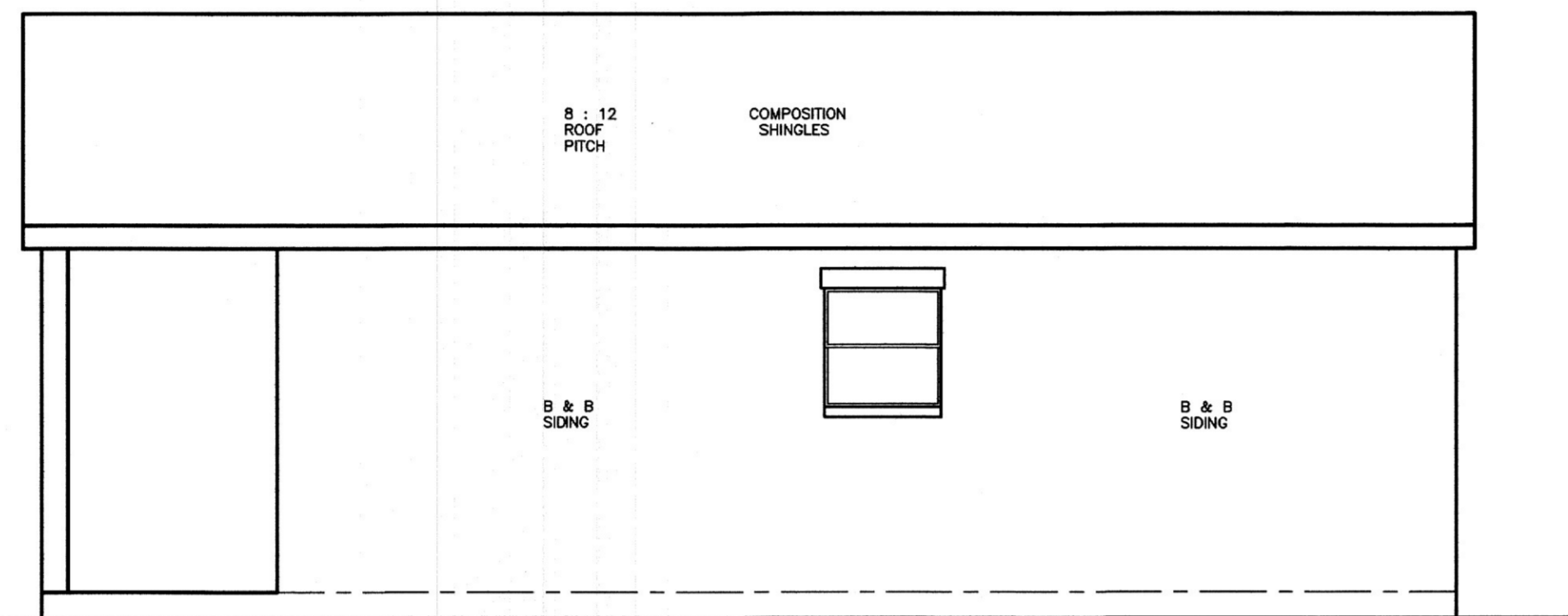
**EXTERIOR BEAM DETAIL**  
SCALE: 3/4" = 1'-0"



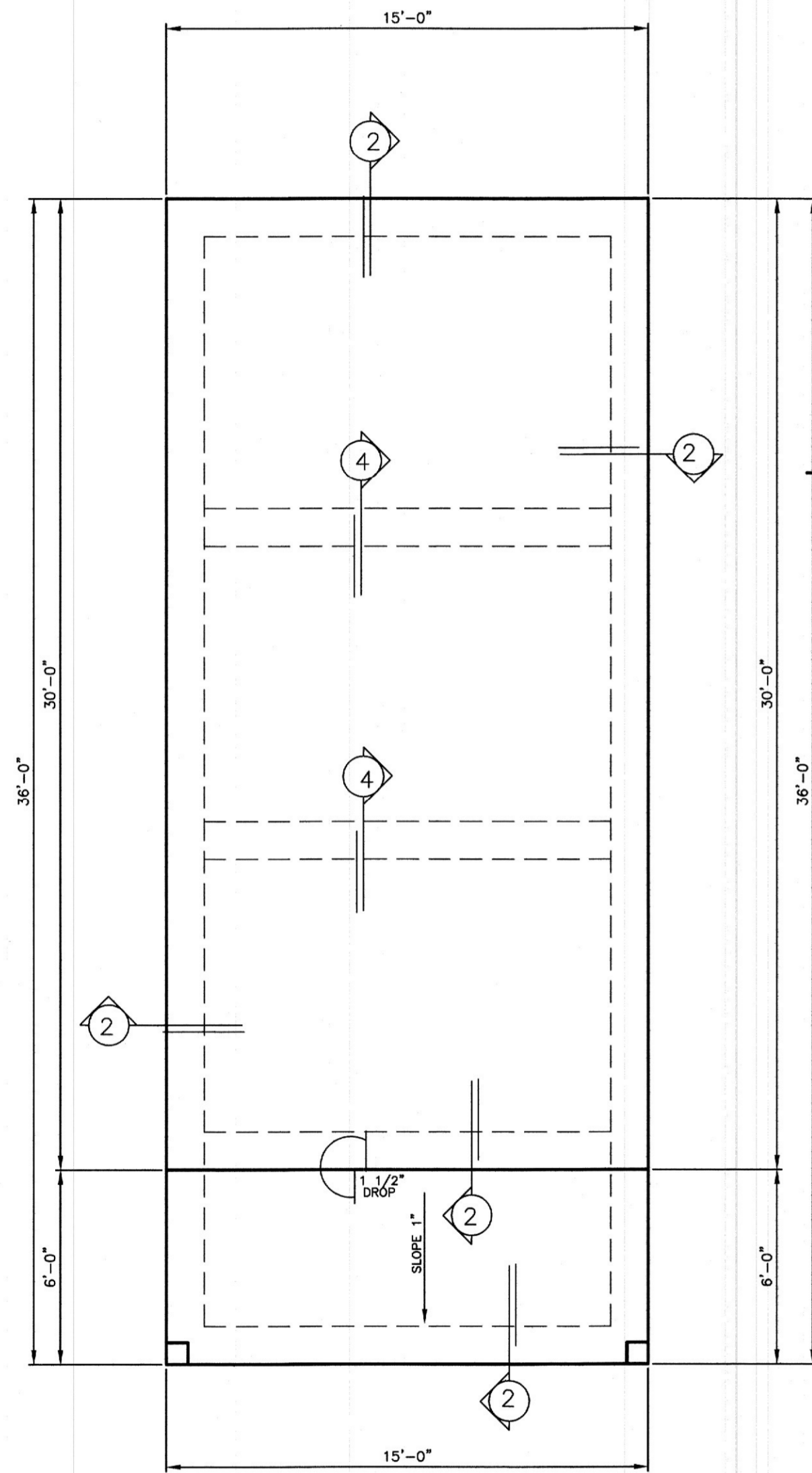
**INTERIOR BEAM DETAIL**  
SCALE: 3/4" = 1'-0"



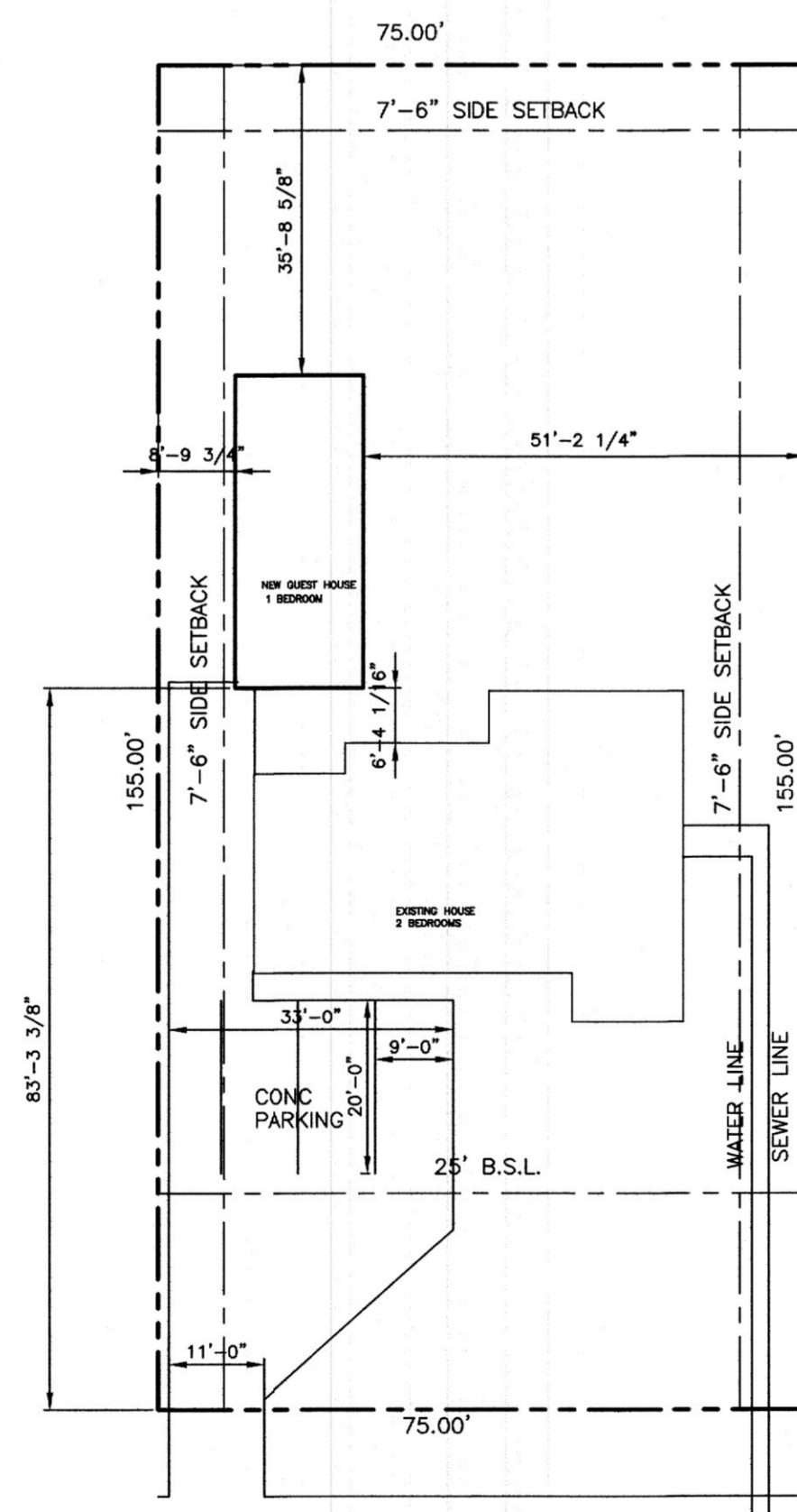
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



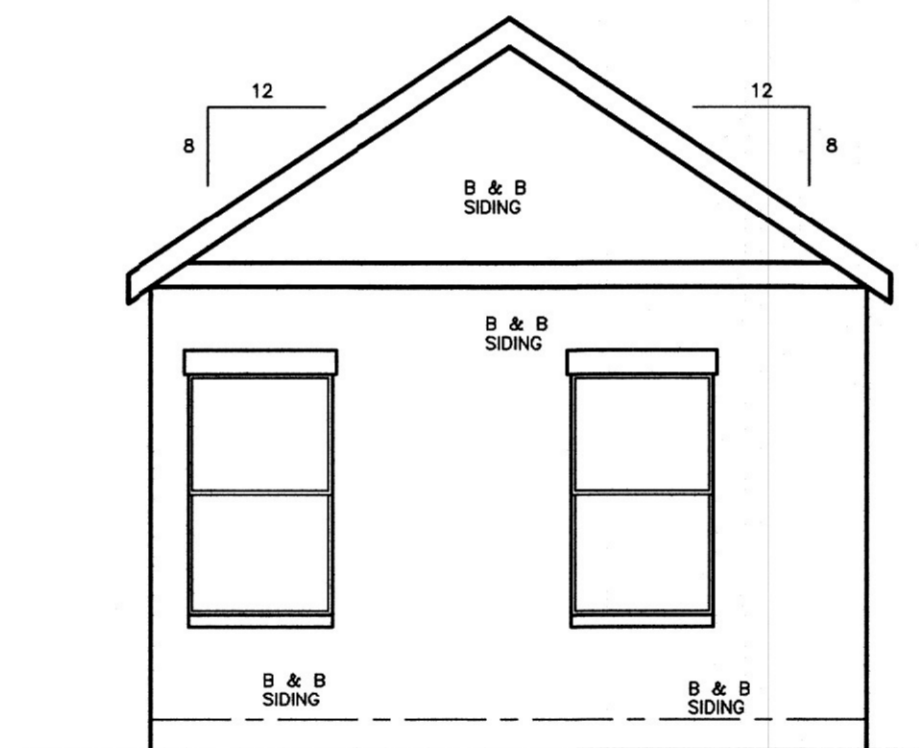
**RIGHT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



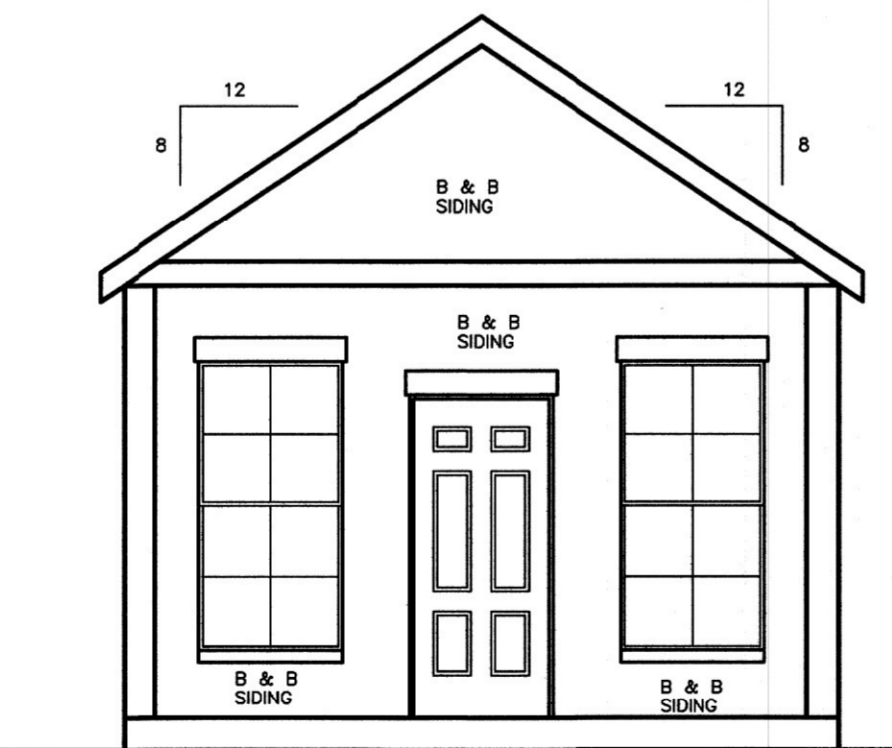
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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

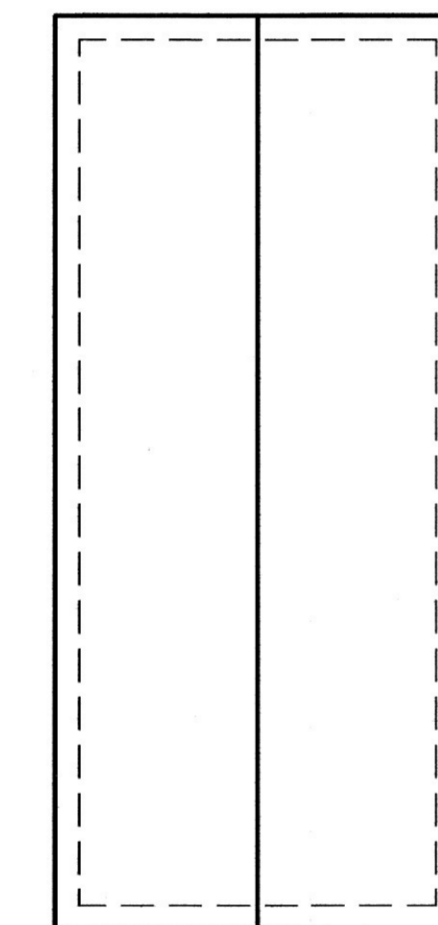


**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

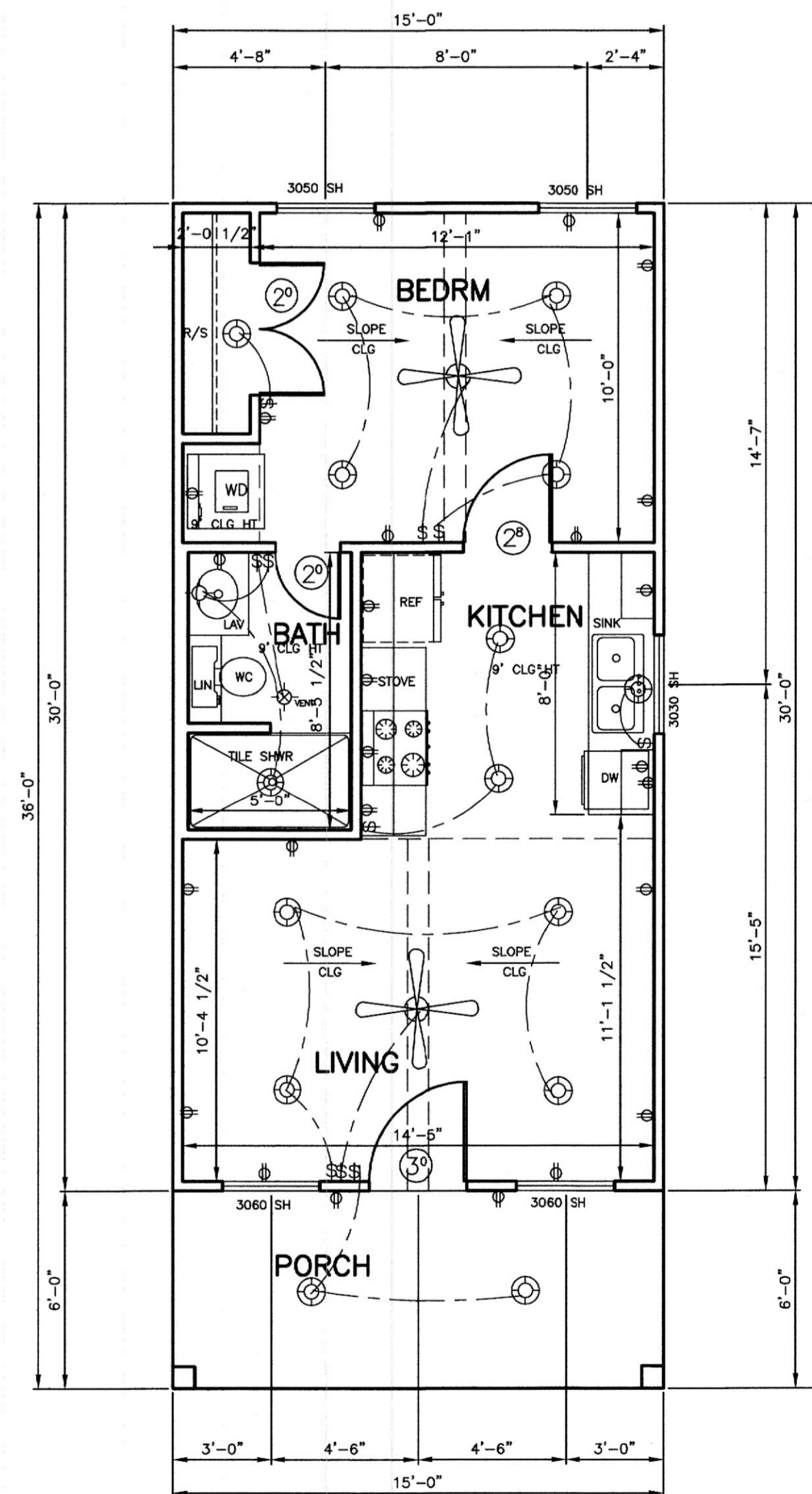


**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

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) 268-3048

