

GENERAL NOTES:

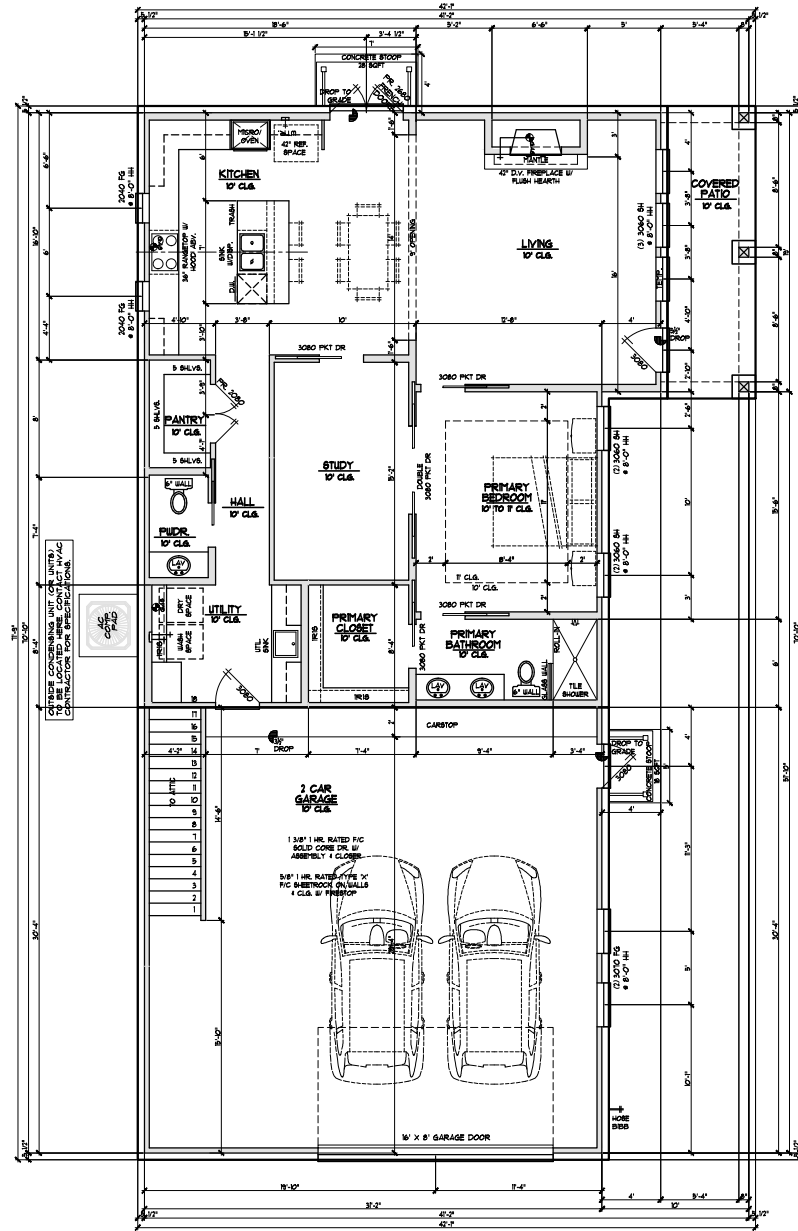
IN COMPLIANCE WITH 2021 IRC

- HVAC UNITS: 1 GAS W/H IN ATTIC. PROVIDE LIGHT FIXTURE NEAR EACH UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRAIN PAN WITH OUTSIDE DRAIN LINE. PROVIDE RAINFLOOR GUTTER TO 4" AROUND EACH UNIT CONFORMING TO APPLICABLE CODE.
- ALL VENTS PLUMB & ROOF JACKS SHALL NOT BE VISIBLE FROM FRONT OF HOUSE.
- HVAC CONTRACTOR TO DETERMINE TONNAGE & LOCATION OF RETURN AIR(S).
- HVAC CHASE LOCATIONS ARE APPROXIMATE AND MAY VARY.
- PLACEMENT OF HVAC CONDENSING UNITS DETERMINED AT ROUGH-IN BY HVAC CONTRACTOR.
- WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION.
- SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
- ALL DOORS ARE TO BE 8'-0" TALL WHERE CEILINGS ARE 10' (AND HIGHER) TALL UNLESS NOTED OTHERWISE EXCLUDING FRONT ENTRY DOORS.
- ALL DOORS ARE TO BE 6'-4" TALL WHERE CEILINGS ARE 9' (AND LOWER) TALL UNLESS NOTED OTHERWISE.
- GUARDRAILS AND HANDRAILS TO COMPLY WITH 2021 IRC 36" HIGH RAILS W/ BALUSTERS 4" O.C. MAX. MUST WITHSTAND MIN. UNIFORMLY DIST. 200 LB. PER SQ. FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARDRAIL OR HANDRAIL.
- BALUSTERS SHALL NOT BE SPACED MORE THAN 4" APART. REQUIRED GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT PER (IRC 307.2).
- ALL SECOND FLOOR ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20" AND THE MIN. NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24". GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
- ALL INTERIOR "ARCHED OPENINGS" ARE ASSUMED DRYWALL FINISH UNLESS NOTED OTHERWISE. ARCH HEIGHTS ON FIRST FLOOR APPLICATIONS ARE ASSUMED 9'-0" (8" SPRINGLINE/10" RISE) APP. SECOND FLOOR ARCH HEIGHTS ARE ASSUMED 8'-0" (7'-2" SPRINGLINE/10" RISE) APP. UNLESS NOTED OTHERWISE.
- 1ST FLOOR TOTAL RISE IS OR LESS. NO INTERMEDIATE LANDINGS REQUIRED (2021 IRC R313.4.1). 10' 1ST FLOOR PLATE AND 10' LUMBER FLOOR SYSTEM (see detail).
- ALL EXHAUSTS SHALL BE VENTED TO EXTERIOR.
- ALL PRAPING LUMBER SHALL BE NO. 2 S.P.F. K.D. OR BETTER.
- FRIGIDERS SHALL BE INSTALLED PER 2021 IRC AND MANUFACTURER'S SPECIFICATIONS.
- SAFETY GLASS SHALL BE PROVIDED IN ALL FRENCH DOORS, WINDOWS, ADJACENT TUBS AND SHOWERS ENCLOSURES, AND WITHIN 24" OF EXTERIOR DOOR PER 2021 IRC.
- PROVIDE ACCESS PANELS PER PLUMBING CODE.
- FULL DOWN STAIRS SPEED: 30" X 34" ATTIC ACCESS 350 LB. MAX.

PLAN AREAS (SQ. FT.)	
FIRST FLOOR (LIVING AREA)	1394
TOTAL LIVING	1394
COVERED PATIO	
2 CAR GARAGE	388
TOTAL SLAB	2502
TOTAL COVERED AREA	2502

FIRST FLOOR PLAN

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



PALMER-SHEDD RESIDENCE
5141 NORTHAVEN RD.
DALLAS, TX 75229
BOYL

4100 MIDWAY ROAD
SUITE 2120
CARROLLTON, TX 75007
OFFICE (469) 902-3200

PARTNERS
IN BUILDING

ORIGINALLY DRAWN BY:

P.L.B. PLAN NO.
00000

REV.	REV. DATE	REV. BY
1	11.6.2025	LH
2	DATE 02	NAME 02
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SHEET NO.

FLOOR1

SCALE: 1/4"

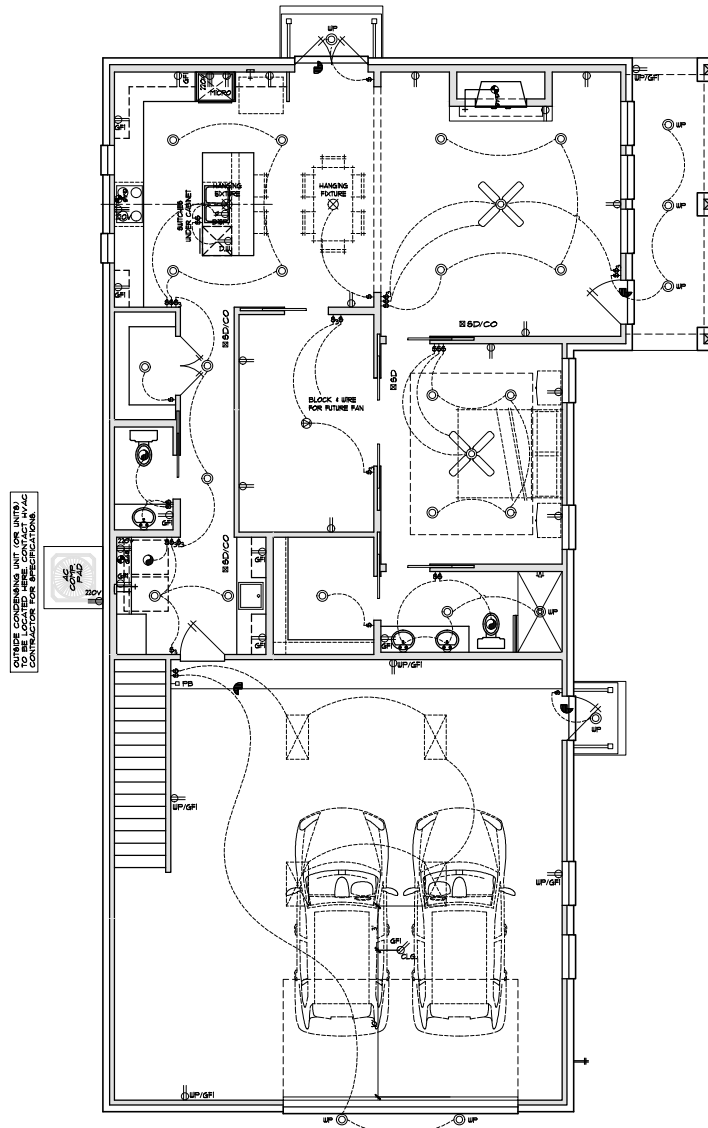
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(ALL RECEPTACLES TO BE TAMPER-RESISTANT)
PER 2021 NEC : (R 4002.14)

- | | |
|--|---------------------------------------|
| | 10 VOLT RECEPTACLE |
| | WATERPROOF RECEPTACLE |
| | 10 VOLT IN CLG. |
| | 10 VOLT W/ GROUND FAULT INTERRUPTER |
| | 10 VOLT IN FLOOR |
| | 220 VOLT RECEPTACLE |
| | TELEVISION ANTENNA |
| | GAS OUTLET |
| | HOBSE BIB |
| | TELEPHONE OUTLET |
| | SINGLE POLE SWITCH |
| | THREE WAY SWITCH |
| | FOUR WAY SWITCH |
| | DIMMER SWITCH |
| | PUSH BUTTON |
| | SMOKE DETECTOR |
| | SMOKE DETECTOR/CARBON MONOXIDE |
| | THERMOSTAT |
| | DOORBELL CHIMES |
| | CEILING MOUNTED LIGHT FIXTURE |
| | HANGING LIGHT |
| | RECESSED CAN LIGHT |
| | WATERPROOF RECESSED CAN LIGHT |
| | RECESSED EYEBALL SPOT LIGHT |
| | 6\"/> |
| | 6\"/> |
| | WALL MOUNTED LIGHT FIXTURE |
| | FLOOD LIGHTS |
| | EXHAUST FAN |
| | EXHAUST FAN W/ LIGHT |
| | EXHAUST FAN W/ HEAT LAMP |
| | EXHAUST FAN W/ HEAT LAMP 4 LT. |
| | KEYLESS CEILING MOUNTED LIGHT FIXTURE |
| | UNDER COUNTER LIGHT |
| | ZONE SENSOR |
| | CEILING FAN W/LED LIGHT |
| | CEILING FAN |
| | CEILING FAN W/ LIGHT |
| | CEILING LIGHT W/ FUTURE FAN |
| | CEILING LED LIGHT W/ FUTURE FAN |
| | FLUORESCENT LIGHT |

IN COMPLIANCE WITH 2021 IRC / 2023 NEC

1. SMOKE DETECTORS MUST TIE INTO ELECTRICAL SYSTEM, HAVE E
BACK UP, AND BE INTERCONNECTED PER 2021 ED. IRC SECT. 310.16
2. ALL WIRING MUST BE COPPER.
3. 14/2 W.G. ON ALL GENERAL CIRCUITS.
4. 12 W.G. MAY BE USED FOR SWITCH LEGS ONLY.
5. LIGHTS SHALL BE 8'-0" MIN. & PROTECTED OVER TUB & SHOWN
6. PROVIDE G.F.C.I. PROTECTION AS REQUIRED BY ELECTRICAL CODE
7. REFERENCE ELEVATION PAGES FOR LOCATIONS OF POWER ATT
PRE-WIRES.



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

SCALE. 1/4

4100 MIDWAY ROAD
SUITE 2120
CARROLLTON, TX 75007
OFFICE (469) 902-3200



PARTNERS
IN BUILDING

ORIGINALLY DRAWN BY:

DESIGNER

1.B. PLAN NO.

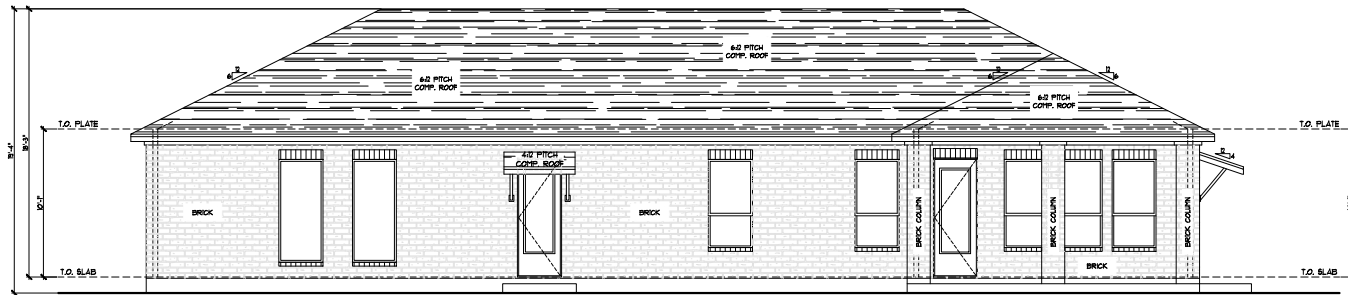
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SHEET NO.

ELEC 1

WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN PLACEMENT, DIMENSIONS AND FINISHES MAY OCCUR. MATERIALS AND FINISHES FOR DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

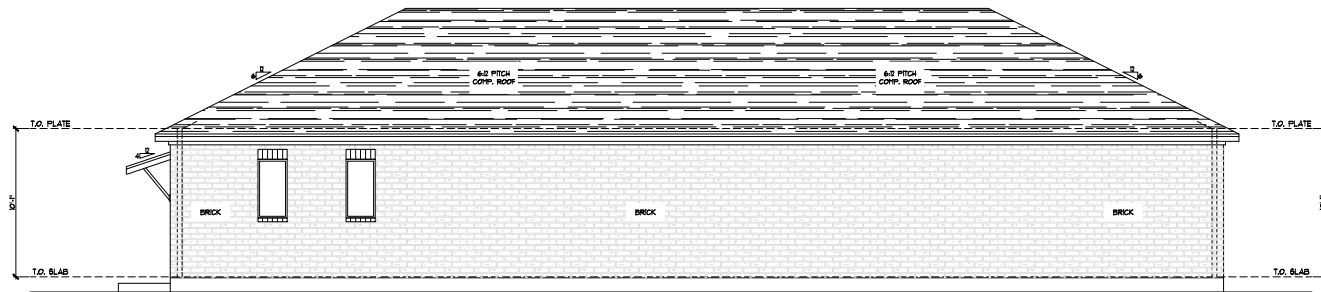
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FRONT ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION GENERAL NOTES

1. FOR ALL 6:12 PITCH ON LEAK PROVIDE ICE AND WATER SHIELD TYP.
2. ALL CORNERS ARE TO BE STUCCO IN FINISH UNLESS NOTED OTHERWISE.
3. ALL WINDOWS AND DOORS, WHERE STUCCO FINISHES ARE APPLD, ARE TO RECEIVE 3" STUCCO TRIM (BAND) UNLESS NOTED OTHERWISE. DOORS & BRICK LOCATIONS TO RECEIVE STANDARD BRICK MOLD TRIM.



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

PALMER-SHEDD RESIDENCE
5141 NORTHAVEN RD.
DALLAS, TX 75229
BOYL

SCALE: 1/4"

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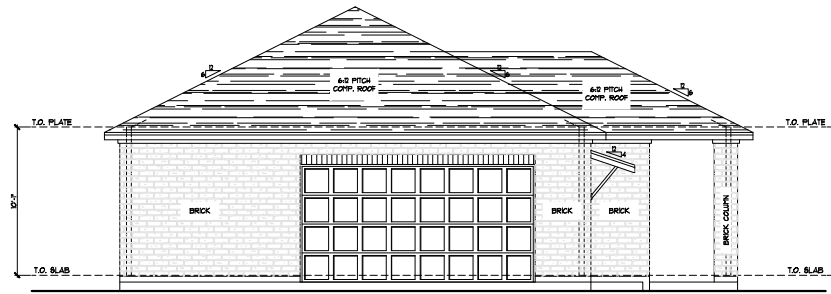
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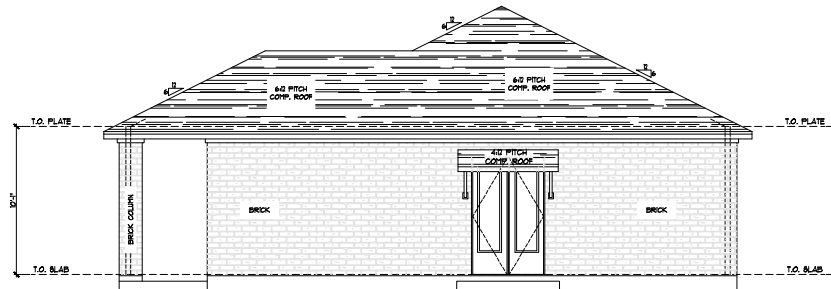
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ELEV 1

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SCALE, JOISTS AND ROOF SHAPINGS ARE APPROXIMATE. DIMENSIONS
DIFFERENT ELEVATIONS MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN
DIFFERENT ELEVATIONS ARE USED. PARTS, NOTATIONS AND
DIMENSIONS ARE TO BE USED WITHOUT NOTATION.
PARTNERS IN BUILDING ELEVATIONS ARE COPYRIGHTED AND MAY NOT BE
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LEFT ELEVATION
SCALE: 1/4"=1'-0"



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

PALMER-SHEDD RESIDENCE
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DALLAS, TX 75229
BOYL

SCALE: 1/4"

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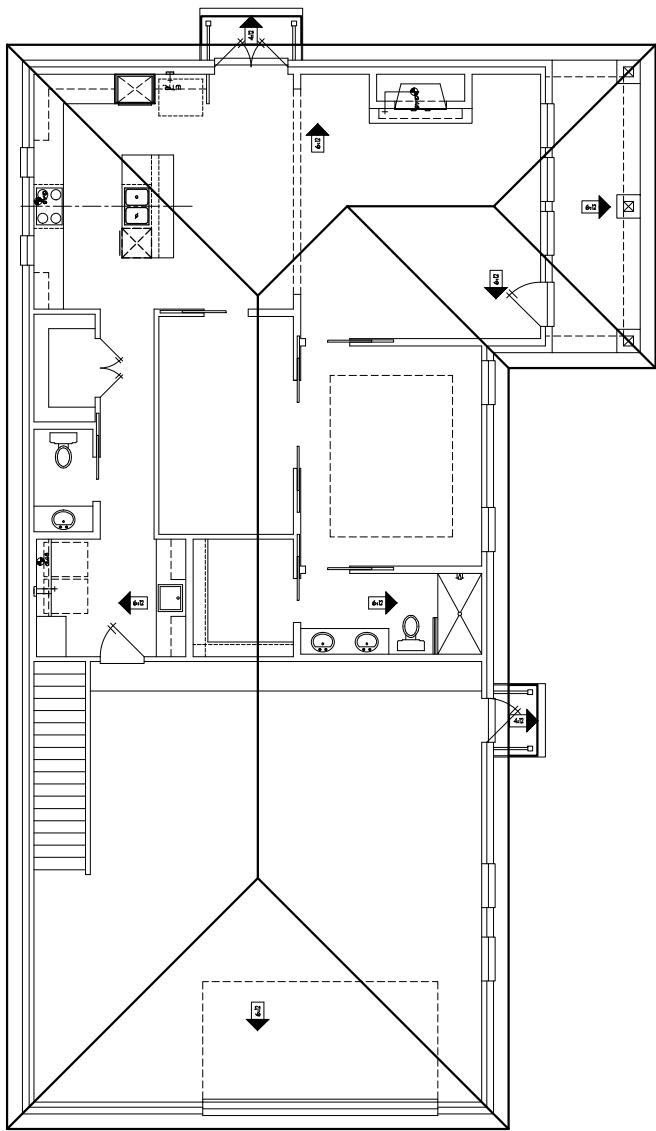
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SHEET NO.

ELEV 2



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

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SCALES, JOINTS AND ROOM SHAPES ARE APPROXIMATE. DIMENSIONS
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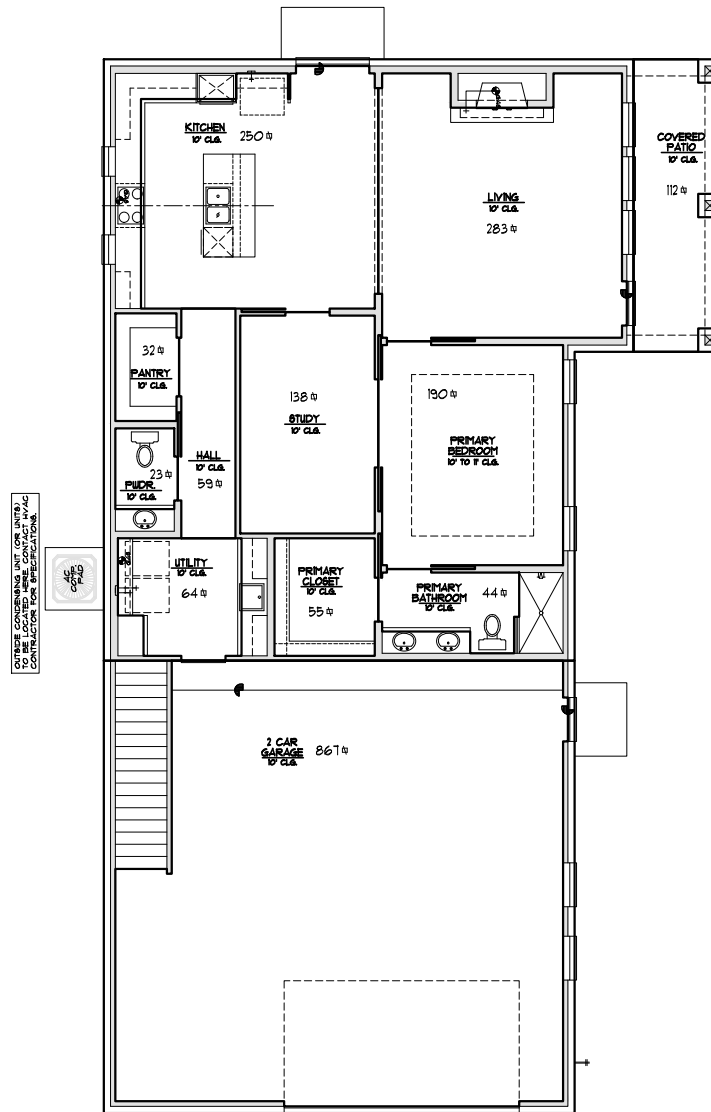


PALMER-SHEDD RESIDENCE
5141 NORTHHAVEN RD.
DALLAS, TX 75229
BOYL

SCALE: 1/4"

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SHEET NO.
ROOF



FIRST FLOOR FLOORING PLAN

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

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BOYL

SCALE: 1/4"

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FLOORING1

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