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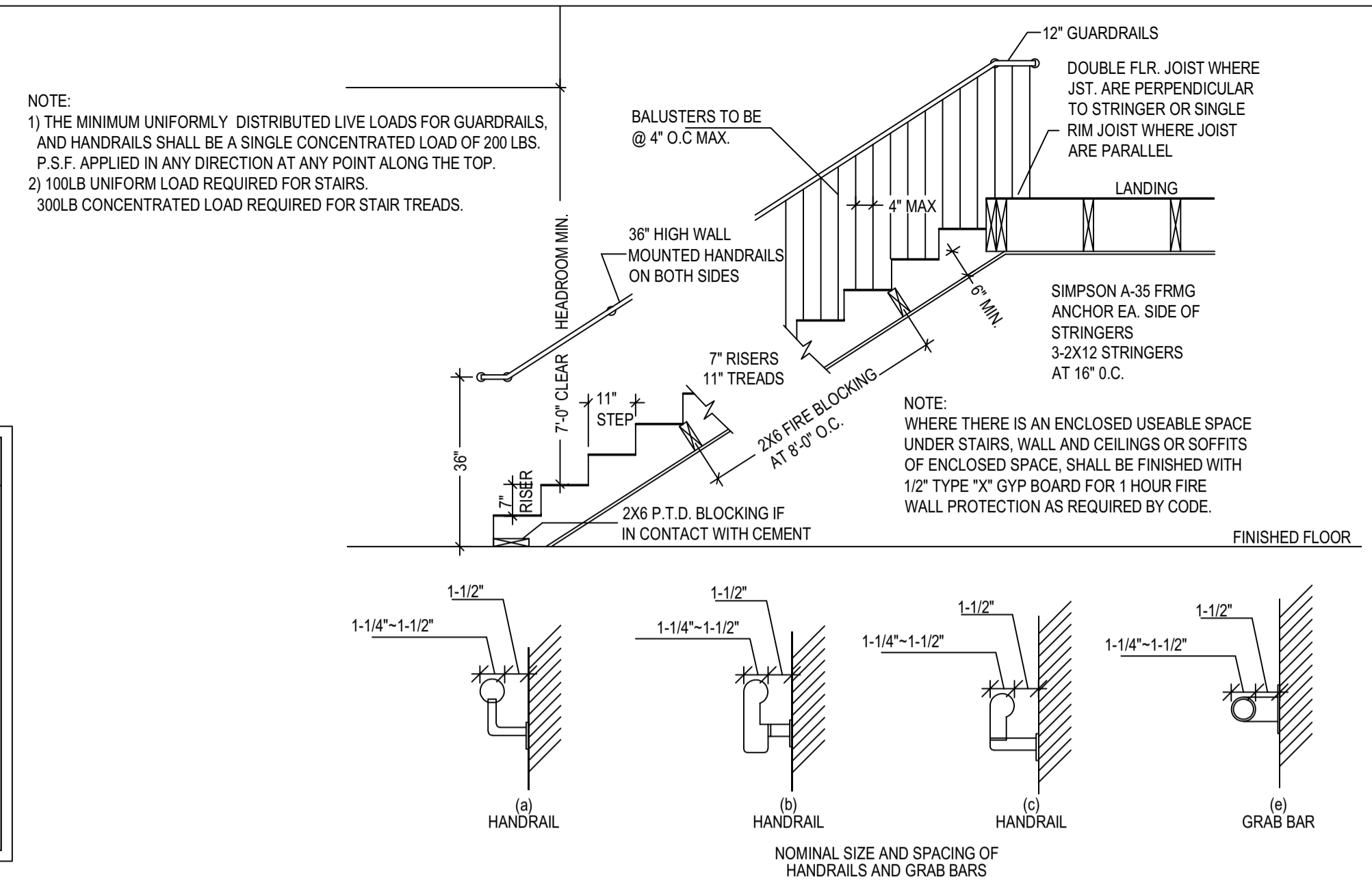
**DUPLEX AT**  
4810 Lingtonberry St. #A and #B  
Houston, Texas 77033  
A Project for:  
HAF Premier Homes, Inc

PROFESSIONAL SEAL

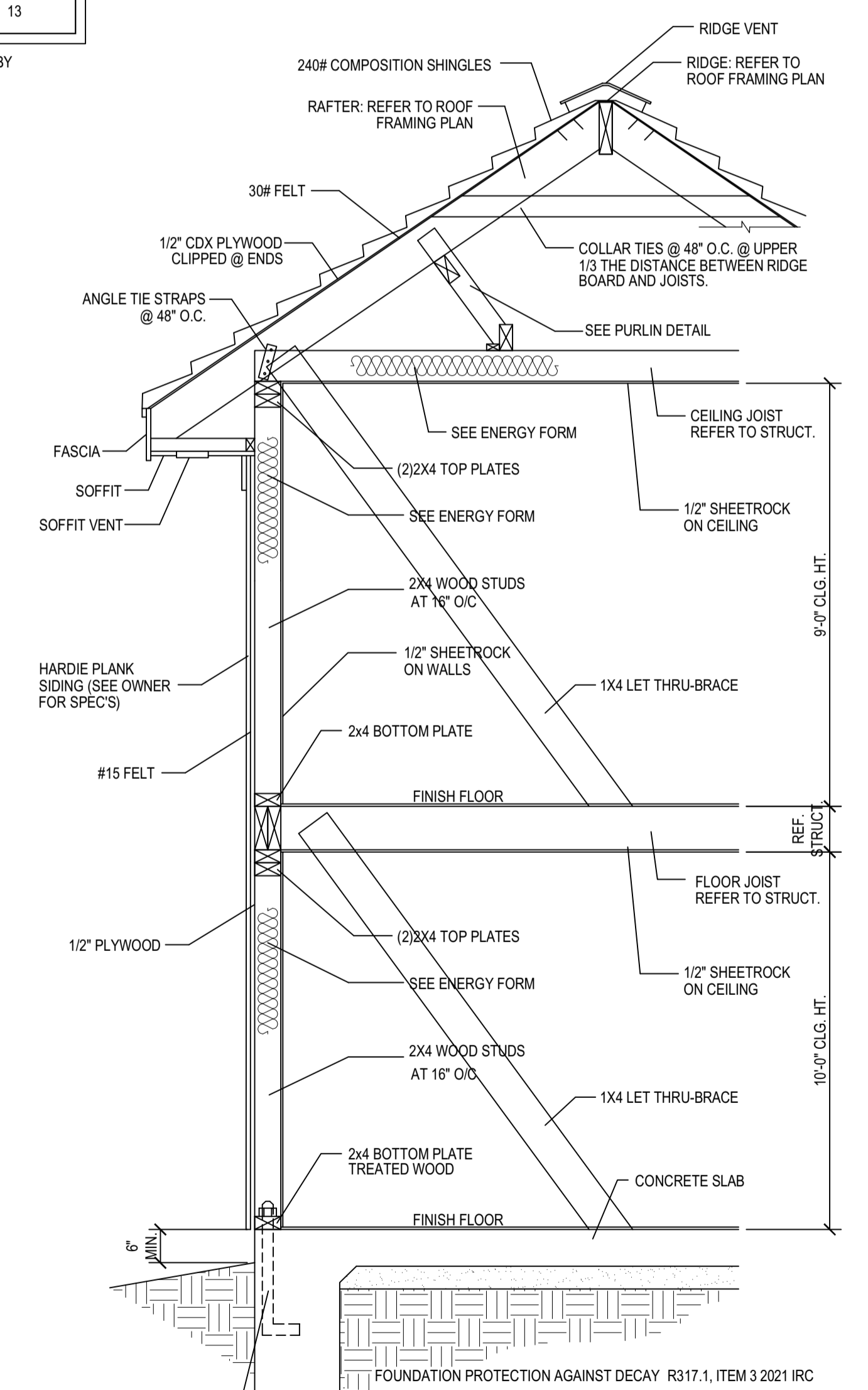
DESIGNED BY: LRD  
DATE: 9/17/2025  
JOB NO: DDB-20250914

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE:  
**NOTES AND DETAILS**  
DRAWING NUMBER:  
**A3**



**TYPICAL STAIR DETAIL**



**TYPICAL CROSS SECTION w/ HARDIE PLANK SIDING**

**WALL SECTION 1-HR FIRE WALL UL DESIGN NO. U305**

NOTES AND DETAILS  
SCALE: NOT TO SCALE

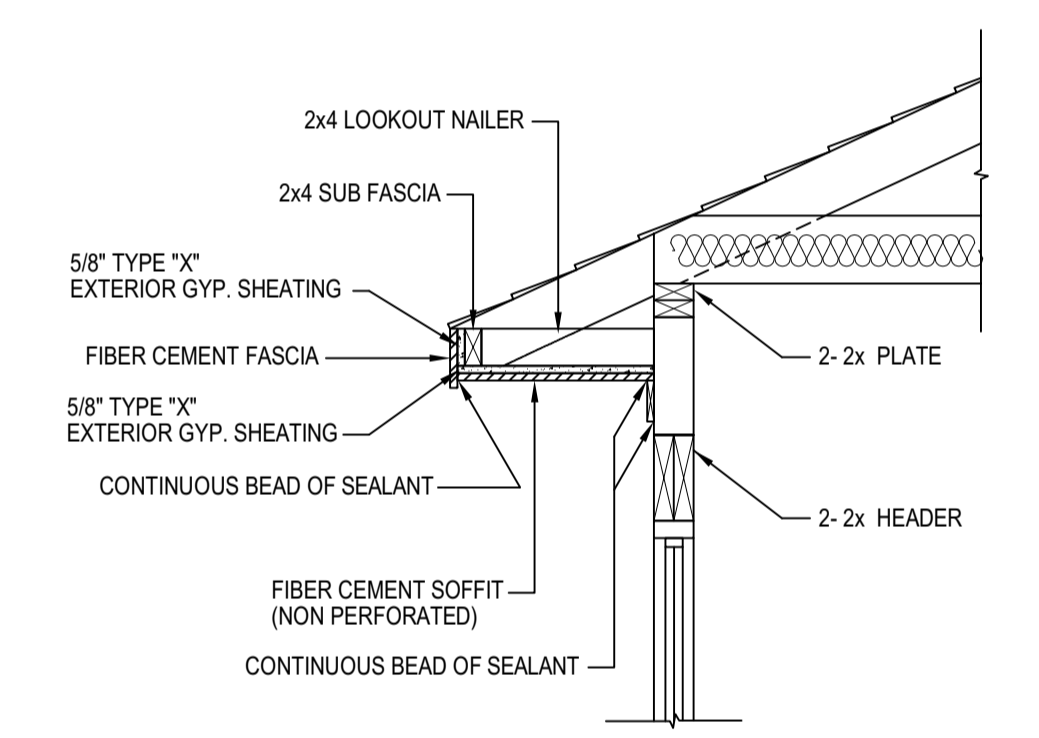
**SCOPE OF WORK**  
A PROPOSED 3,572 SQ. FT. TWO-STORY DUPLEX ON CONCRETE SLAB FOUNDATION. EACH UNIT TO BE 1,786 SQ.FT.

SQUARE FOOTAGES UNIT A		SQUARE FOOTAGES UNIT B	
1ST FLOOR	564	1ST FLOOR	564
2ND FLOOR	866	2ND FLOOR	866
PORCH	42	PORCH	42
PATIO	70	PATIO	70
ONE-CAR GARAGE	244	ONE-CAR GARAGE	244
TOTAL COVERED	1,786	TOTAL COVERED	1,786

**INSULATION AND FENESTRATION**

MAX U-FACTOR	MAX SHGC	CEILING R-VALUE	WALL R-VALUE	FLOOR R-VALUE
0.40	0.25	38	13	13

NOTE: \* ALL VALUES SHALL MEET OR EXCEED THE MINIMUMS PROVIDED BY THIS TABLE WHEN SHOWING COMPLIANCE WITH THIS METHOD.



**FIRE-RESISTANCE RATED SOFFIT ASSEMBLY**

**FOUNDATION PROTECTION AGAINST DECAY R317.1, ITEM 3 2021 IRC**  
FOUNDATION PROTECTION AGAINST DECAY (WOOD SILL AND SLEEPERS) R317.1, ITEM 3 2021 IRC  
SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPAC U1 FOR THE SPECIES UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

**ATTIC ACCESS NOTES PER 2021 IRC:**  
ATTIC ACCESS APPLIANCES (CATWALK) M1305.1.3 2021 IRC AMENDMENTS PROVIDE AN UNOBSTRUCTED PASSAGEWAY NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE WITH A MINIMUM HEADROOM HEIGHT OF 30 INCHES AND A MINIMUM WIDTH OF 30 INCHES. ATTIC ACCESS APPLIANCES (CLEARANCE) M1305.1.3 2021 IRC AMENDMENTS A LEVEL SURFACE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.

**AS PER IRC SECTION R 309.1**  
OPENING BETWEEN THE GARAGE AND GARAGE CL.G. TO BE COVERED WITH GYPSUM BOARD AS NOTED. OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8\"/>

**AS PER IRC SECTION R 309.2**  
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8\"/>

**AS PER IRC SECTION R 310.4**  
ALL ESCAPE OR RESCUE WINDOW FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. THE MINIMUM NET CLEAR OPENING WITH DIMENSION SHALL NOT BE LESS THAN 20 INCHES, AND THE MINIMUM CLEAR HEIGHT DIMENSION SHALL NOT BE THAN 24 INCHES. (PER IRC R310.4) GRADE FLOOR SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. (PER IRC R310.1)

**WINDOWS (SILL HEIGHT) R312.2.1 2021 IRC**  
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24\"/>

**WINDOW SCHEDULE (TYPICAL OF 2 UNITS, A & B)**

NO.	QTY.	SIZE	MATERIAL	FRAME	HDR. HT.	REMARKS
A	16	3'-0\"/>				

NOTE: \* SAFETY GLAZING AS PER R308.4

**DOOR SCHEDULE (TYPICAL OF 2 UNITS, A & B)**

NO.	ROOM NAME	DOORS	FRAMES	HARDWARE	REMARKS
A	ENTRANCE/EXIT	3'-0\"/>			
B	REAR ENTRANCE/EXIT	(2) 2'-8\"/>			
C	GARAGE	8'-0\"/>			
D	GARAGE	2'-8\"/>			
E	BEDROOM	2'-8\"/>			
F	BATHROOM	2'-6\"/>			
G	CLOSET	2'-0\"/>			

**ELECTRICAL LEGEND**

	EXHAUST FAN TO VENT TO OUTSIDE (ELECTRIC MOTOR)
	SMOKE DETECTOR WIRE TO HOUSE CURRENT / BATTERY BACK UP, INTERCONNECT, ONE SOUNDS, ALL SOUNDS
	CARBON MONOXIDE ALARM WIRE TO HOUSE CURRENT / BATTERY BACK UP, INTERCONNECT, ONE SOUNDS, ALL SOUNDS
	CEILING FAN W/ LIGHT KIT
	PUSH BUTTON
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	110 VOLT ELECTRICAL OUTLET
	110 VOLT ELECTRICAL OUTLET IN CEILING
	220 VOLT ELECTRICAL OUTLET
	CEILING LIGHT FIXTURE
	WATER PROOF LIGHT FIXTURE
	HANGING LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	2x4 FLUORESCENT LIGHT FIXTURE
	CHIMES

NOTE: SMOKE/CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED AND INTERCONNECTED WITH BATTERY BACKUP.

**GENERAL NOTES:**

- ALL LUMBER IS SYP #2
- ALL LUMBER COMING IN CONTACT WITH CONC. OR WITHIN 18\"/>