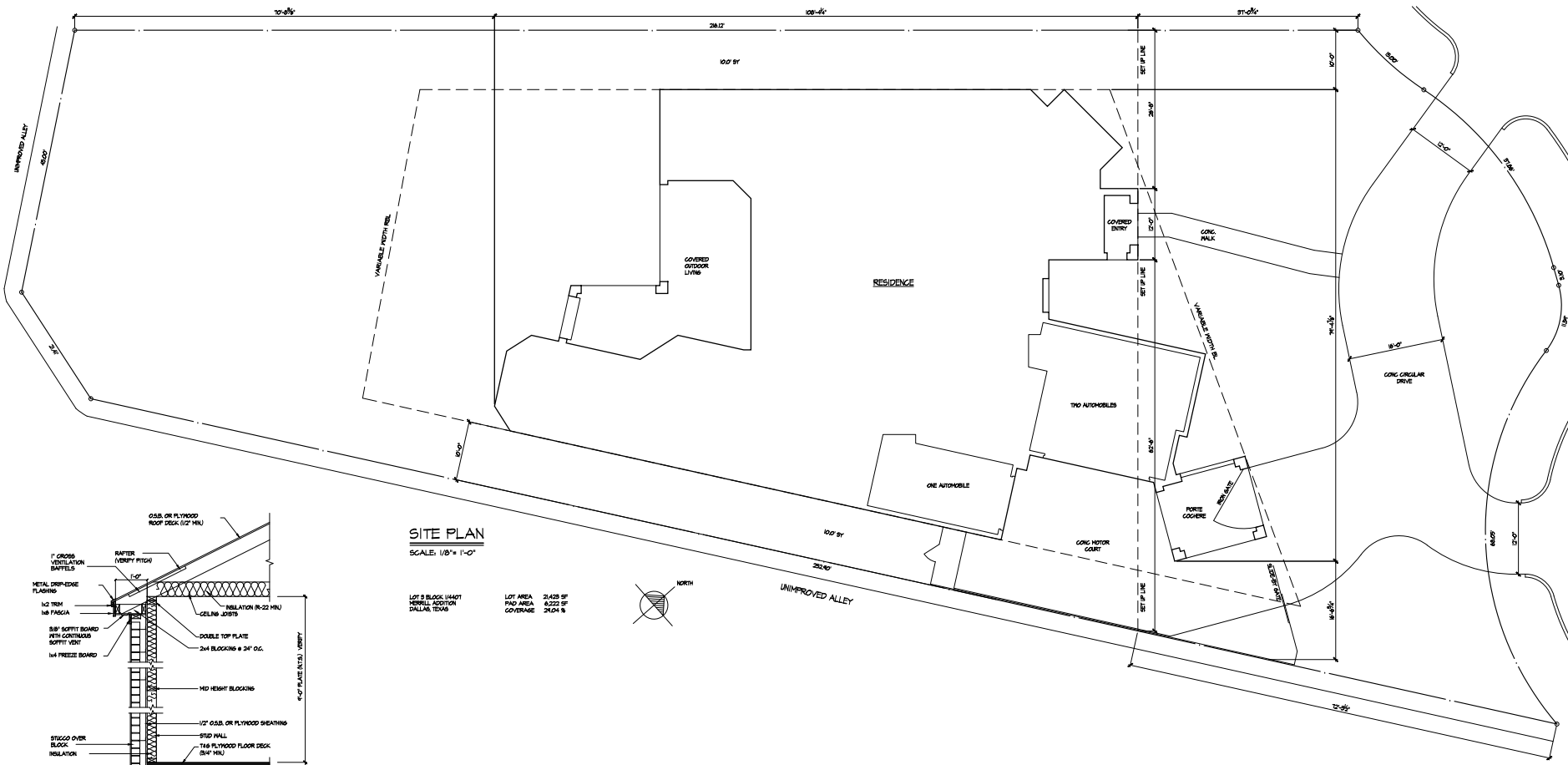


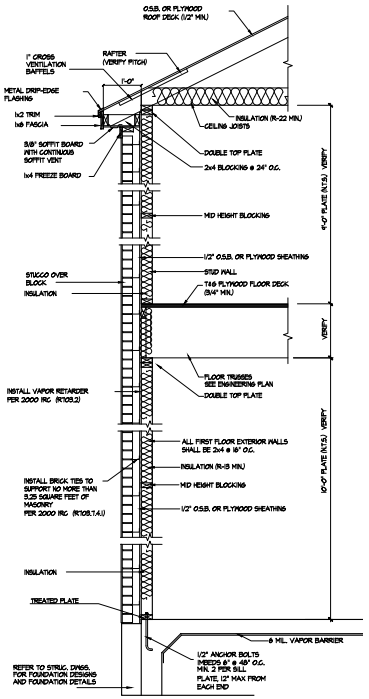
SITE PLAN

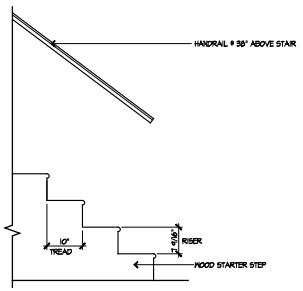
SCALE: 1/8"= 1'-0"

LOT 3 BLOCK 1/4401
MERRELL ADDITION
DALLAS, TEXAS

LOT AREA 21,425 SF
PAD AREA 6,222 SF
COVERAGE 24.04 %

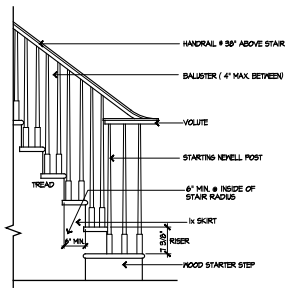
NORTH





STAIR DETAIL BY LAUNDRY

STRAIGHT-RUN STAIR
(FROM 1st TO 2nd FLOOR)



STAIR DETAIL @ FOYER

CIRCULAR STAIR W/ OPEN RAILING
(FROM 1st TO 2nd FLOOR)

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972-783-4660

SHEET — OF 6

14041

7/17/14

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THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

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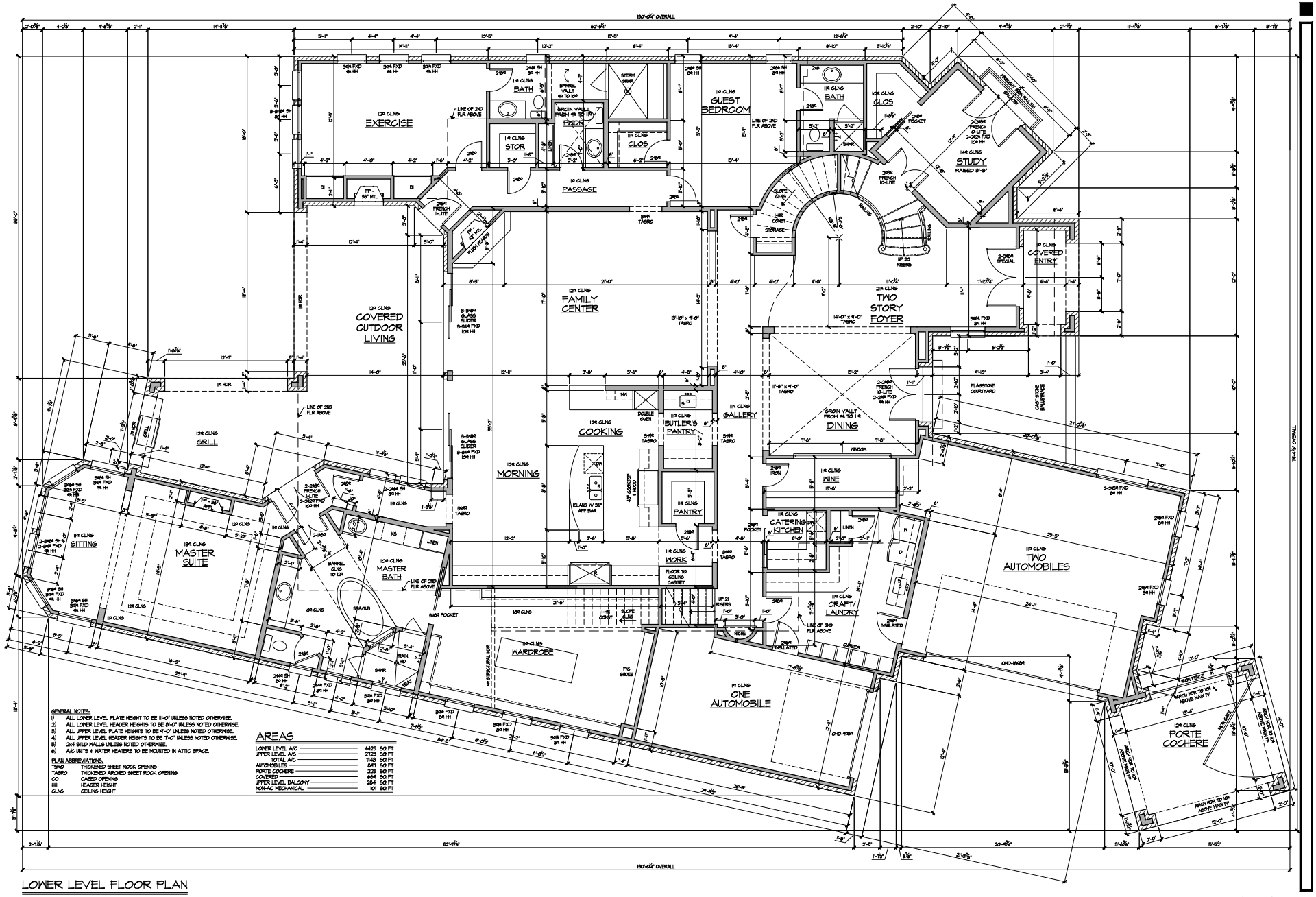

LOWER LEVEL FLOOR PLAN

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

08/08/14

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THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

SHEET 2 OF 6
1404
7/17/14
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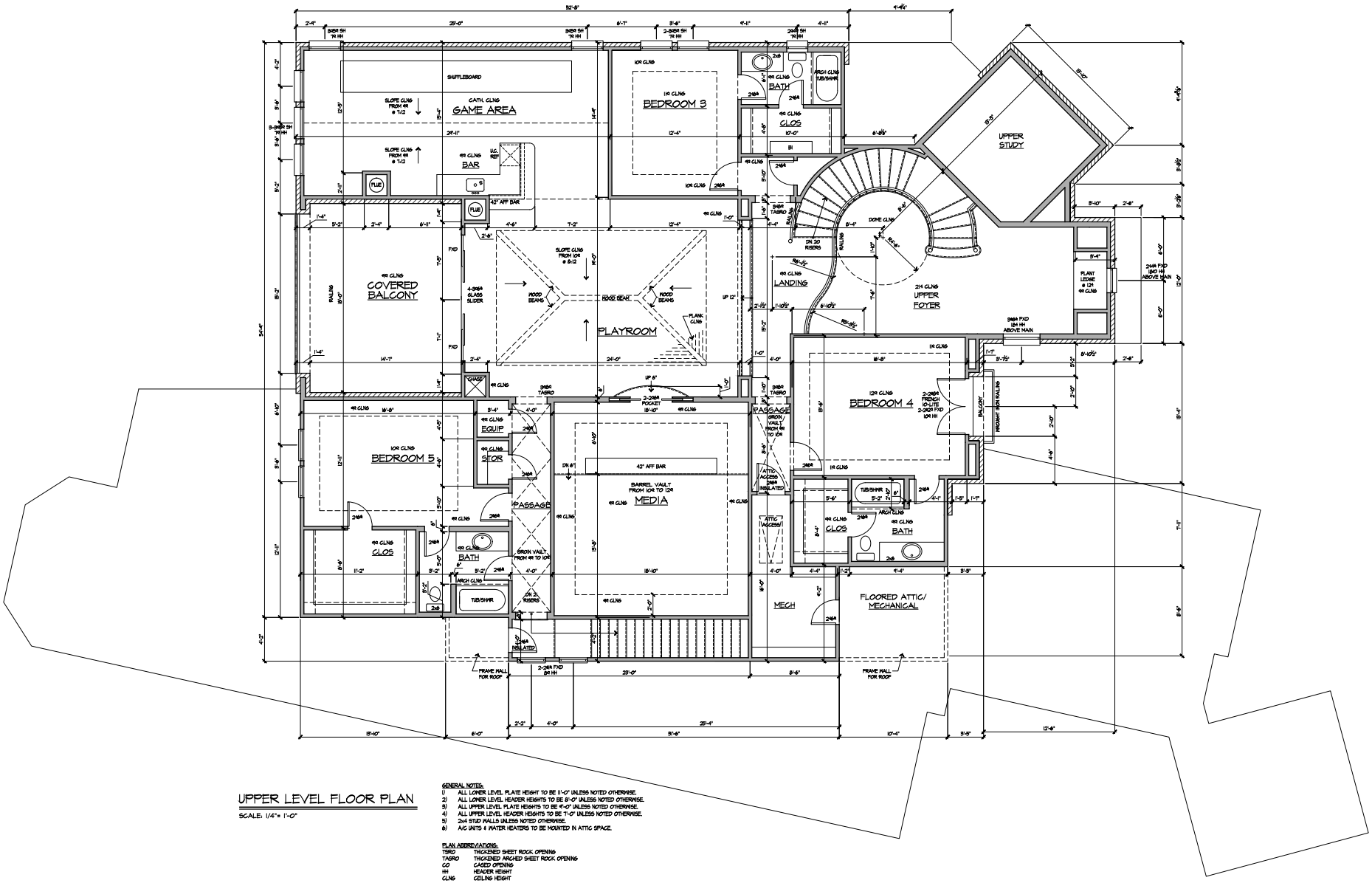

UPPER LEVEL FLOOR PLAN

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

GENERAL NOTES:

1) ALL LOWER LEVEL PLATE HEIGHT TO BE 11'-0" UNLESS NOTED OTHERWISE.
2) ALL LOWER LEVEL HEADER HEIGHTS TO BE 8'-0" UNLESS NOTED OTHERWISE.
3) ALL UPPER LEVEL PLATE HEIGHTS TO BE 9'-0" UNLESS NOTED OTHERWISE.
4) ALL UPPER LEVEL HEADER HEIGHTS TO BE 7'-0" UNLESS NOTED OTHERWISE.
5) 2x4 STUD WALLS UNLESS NOTED OTHERWISE.
6) A/C UNITS & WATER HEATERS TO BE MOUNTED IN ATTIC SPACE.

PLAN ABBREVIATIONS:

TSRO	THICKENED SHEET ROCK OPENING
TASRO	THICKENED ARCHED SHEET ROCK OPENING
CO	CASED OPENING
HH	HEADER HEIGHT
CLNG	CEILING HEIGHT

SHEET 3 OF 6

14041

7/17/14

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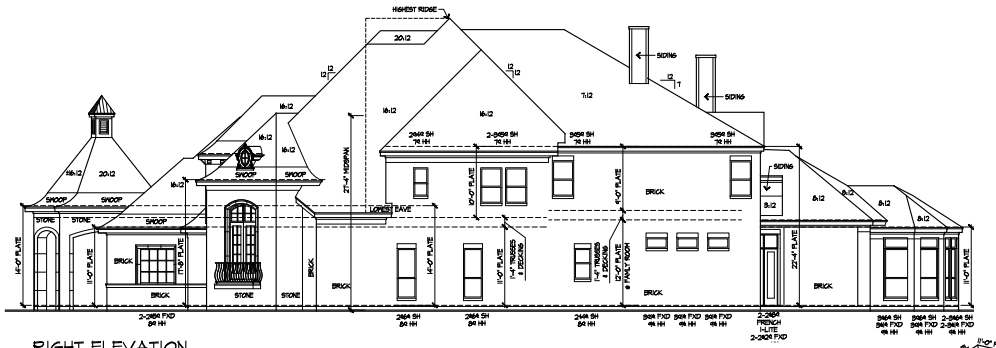
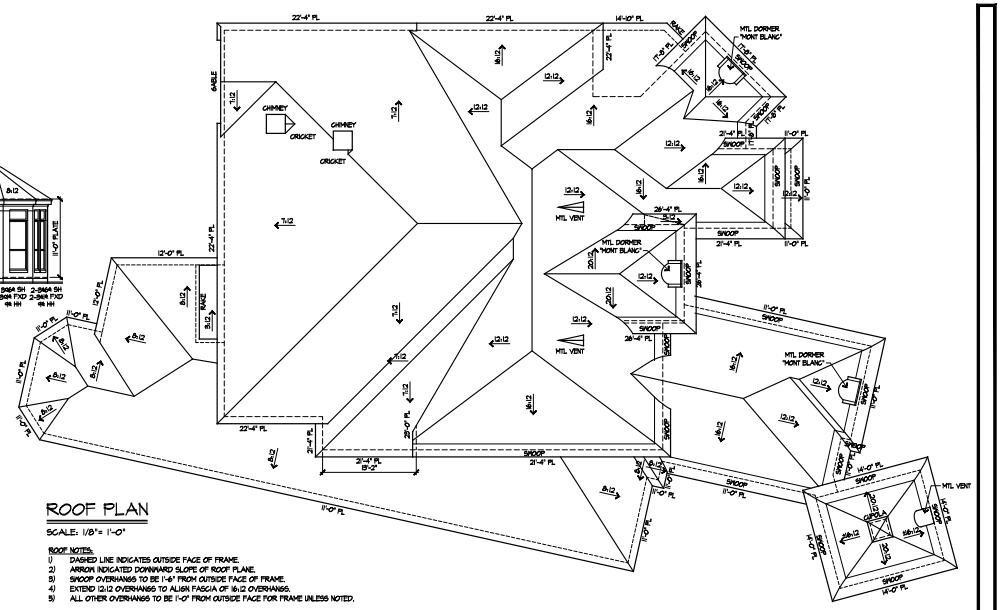
THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

08/08/14



RIGHT ELEVATION

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

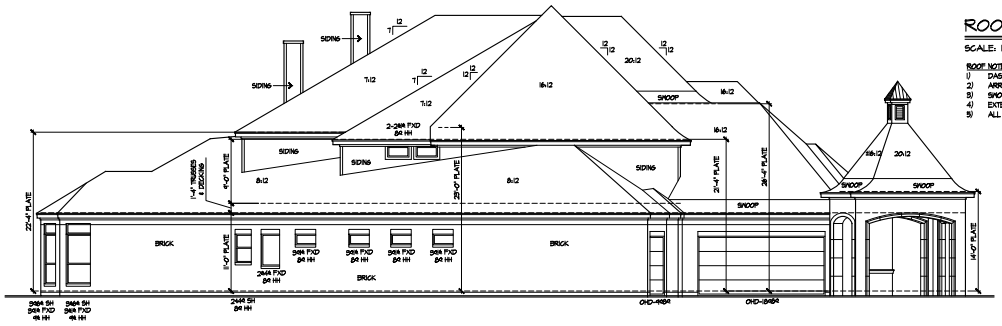


ROOF PLAN

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

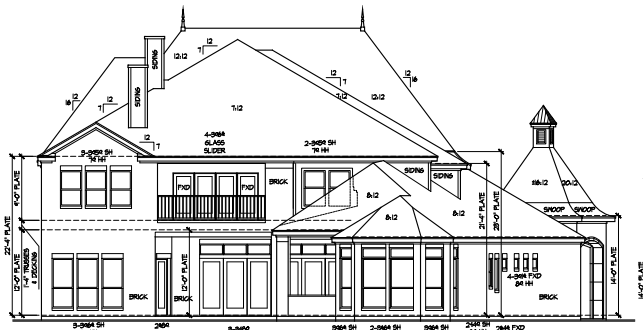
ROOF NOTES:

1) DASHED LINE INDICATES OUTSIDE FACE OF FRAME.
2) ARROW INDICATED DOWNWARD SLOPE OF ROOF PLANE.
3) SNOOP OVERHANGS TO BE 1'-6" FROM OUTSIDE FACE OF FRAME.
4) EXTEND 12:12 OVERHANGS TO ALIGN FASCIA OF 16:12 OVERHANGS.
5) ALL OTHER OVERHANGS TO BE 1'-0" FROM OUTSIDE FACE FOR FRAME UNLESS NOTED.



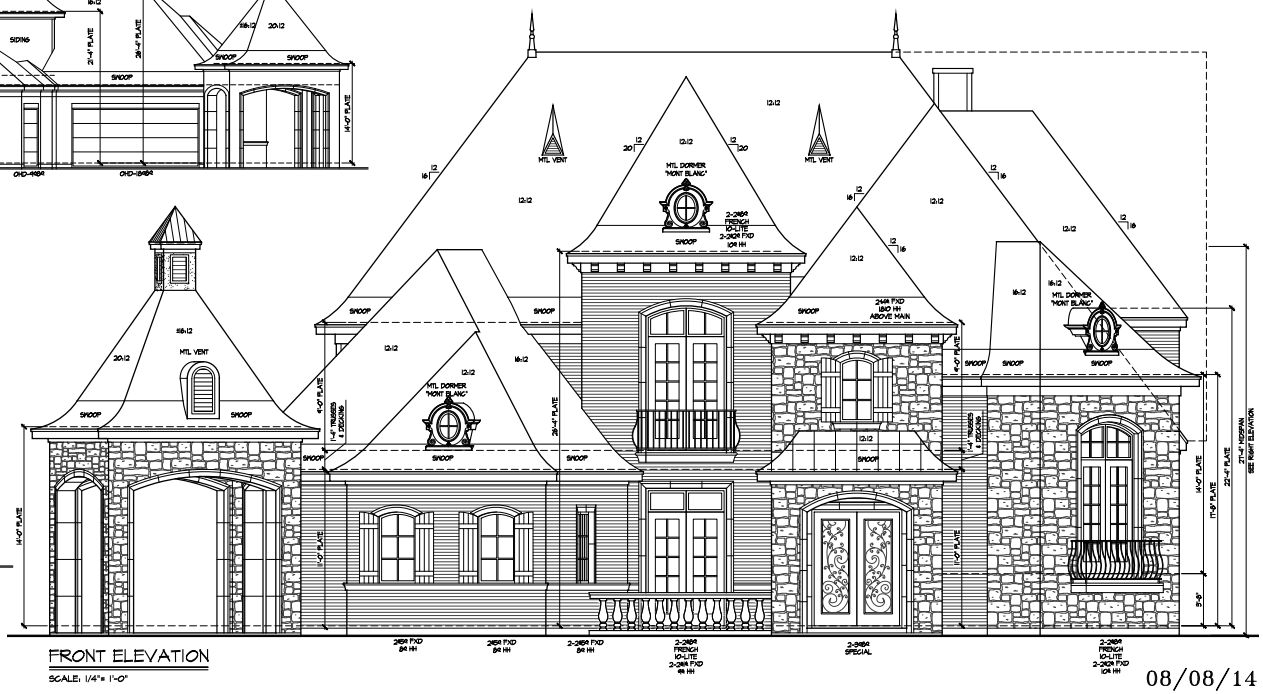
LEFT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

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SHEET 4 OF 6

14041

7/17/14

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THE LONG RESIDENCE
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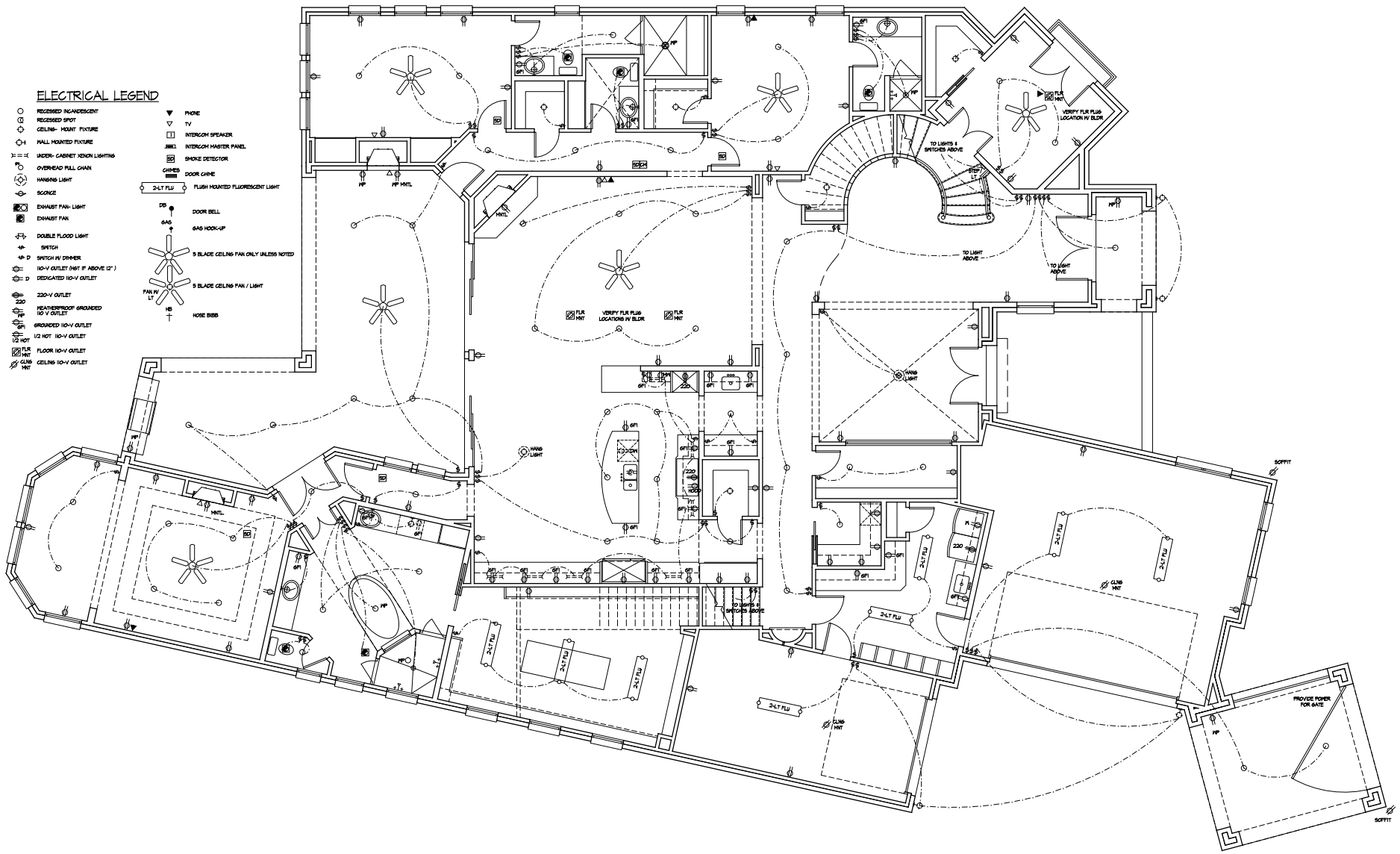
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS



LOWER LEVEL ELECTRICAL PLAN

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

SHEET 5 OF 6

14041

7/17/14

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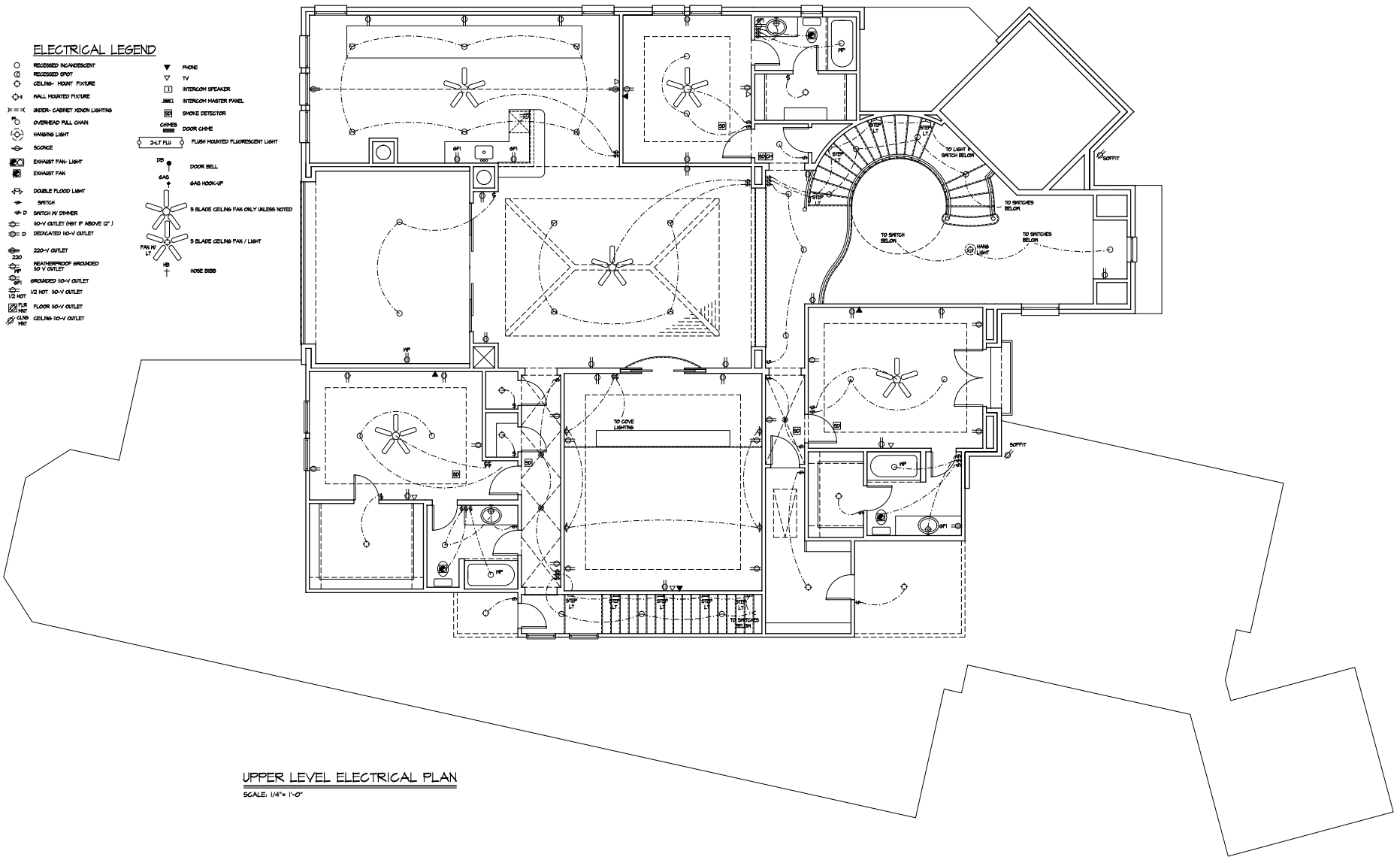
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

08/08/14

ELECTRICAL LEGEND

- RECESSED INCANDESCENT
- RECESSED SPOT
- CEILING- MOUNT FIXTURE
- WALL MOUNTED FIXTURE
- UNDER- CABINET XENON LIGHTING
- OVERHEAD PULL CHAIN
- HANGING LIGHT
- SCONCE
- EXHAUST FAN- LIGHT
- EXHAUST FAN
- DOUBLE FLOOD LIGHT
- SWITCH
- D SWITCH W/ DIMMER
- 110-V OUTLET (MST IF ABOVE 12')
- D DEDICATED 110-V OUTLET
- 220 220-V OUTLET
- WP WEATHERPROOF GROUNDED 110 V OUTLET
- GFI GROUNDED 110-V OUTLET
- 1/2 HOT 1/2 HOT 110-V OUTLET
- FLR MNT FLOOR 110-V OUTLET
- CLNG MNT CEILING 110-V OUTLET
- PHONE
- TV
- INTERCOM SPEAKER
- INTERCOM MASTER PANEL
- SD SMOKE DETECTOR
- CHIMES DOOR CHIME
- 2-LT FLU FLUSH MOUNTED FLUORESCENT LIGHT
- DB DOOR BELL
- GAS GAS HOOK-UP
- 5 BLADE CEILING FAN ONLY UNLESS NOTED
- FAN W/ LT 5 BLADE CEILING FAN / LIGHT
- HB HOSE BIBB



UPPER LEVEL ELECTRICAL PLAN

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

SHEET 6 OF 6

14041

7/17/14

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THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

08/08/14

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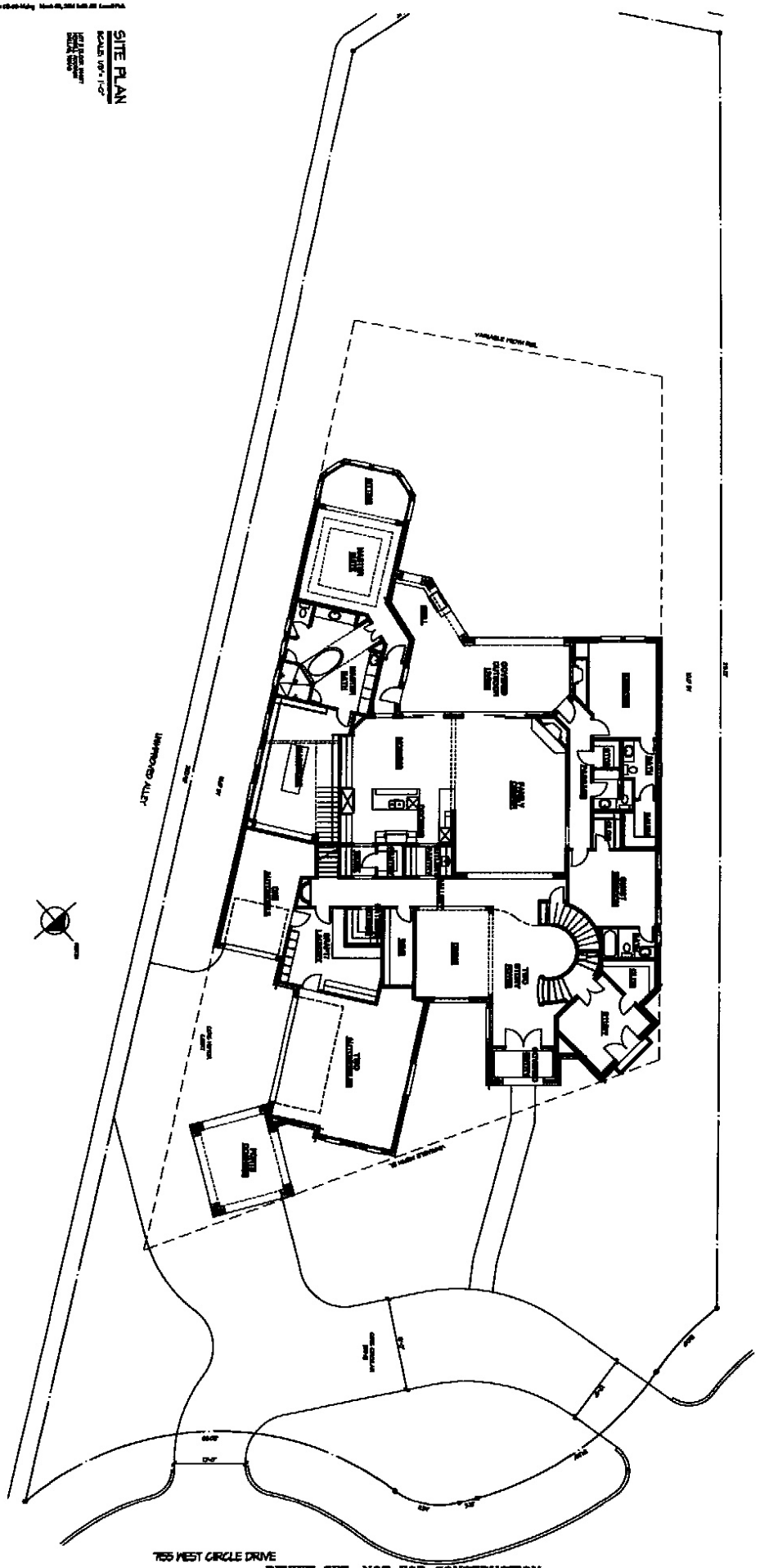
SITE PLAN



REVIEW SET: NOT FOR CONSTRUCTION

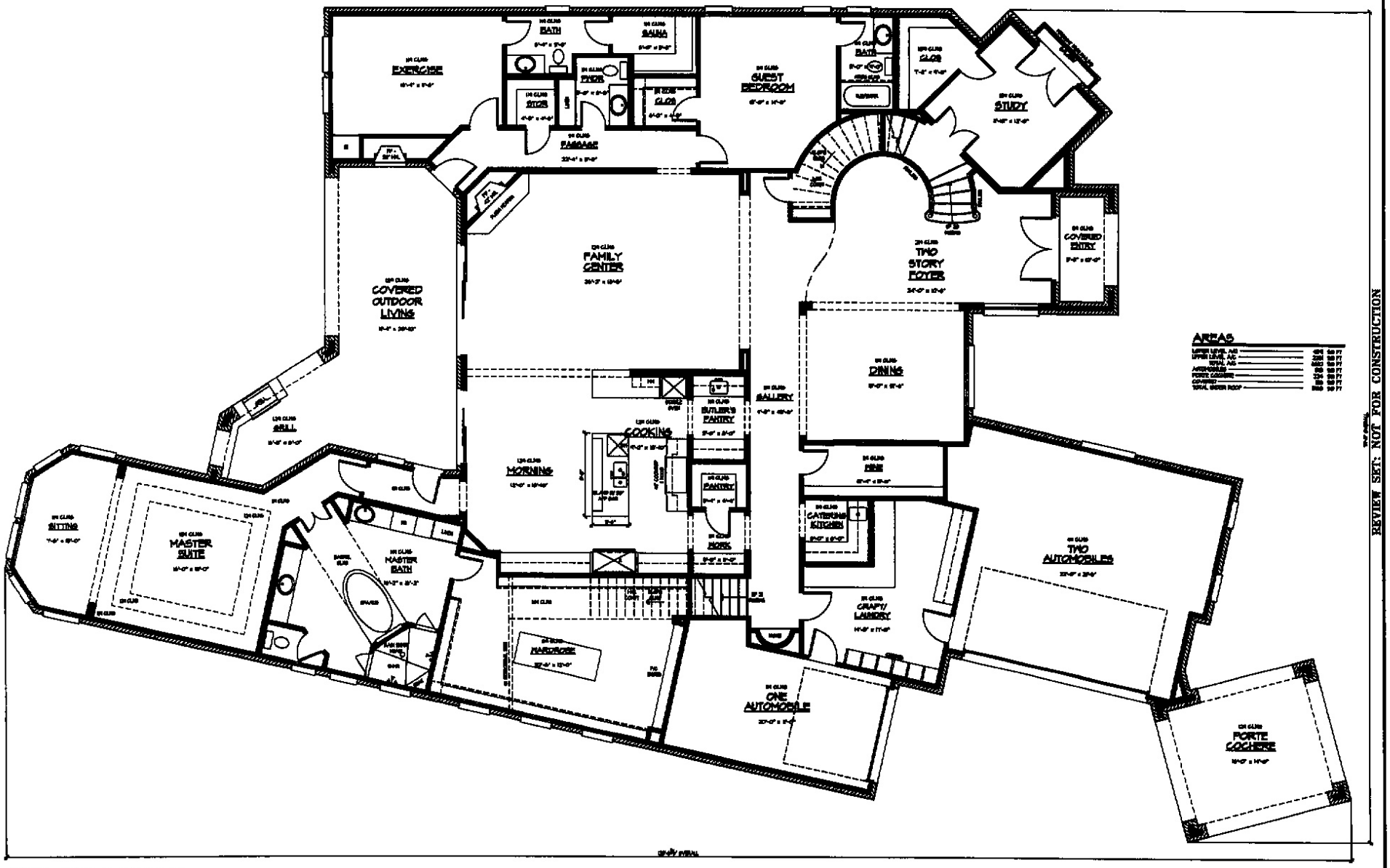
03/06/14

THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

COVERT + ASSOCIATES
972-785-4660 17810 DAVENPORT, SUITE 111, DALLAS, TX 75252

DRAWN BY: LEF

SHEET — OF 4



LOWER LEVEL FLOOR PLAN

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

REVIEW SET: NOT FOR CONSTRUCTION

SHEET 2 OF 4

DRAWN BY: LEF

COVERT + ASSOCIATES

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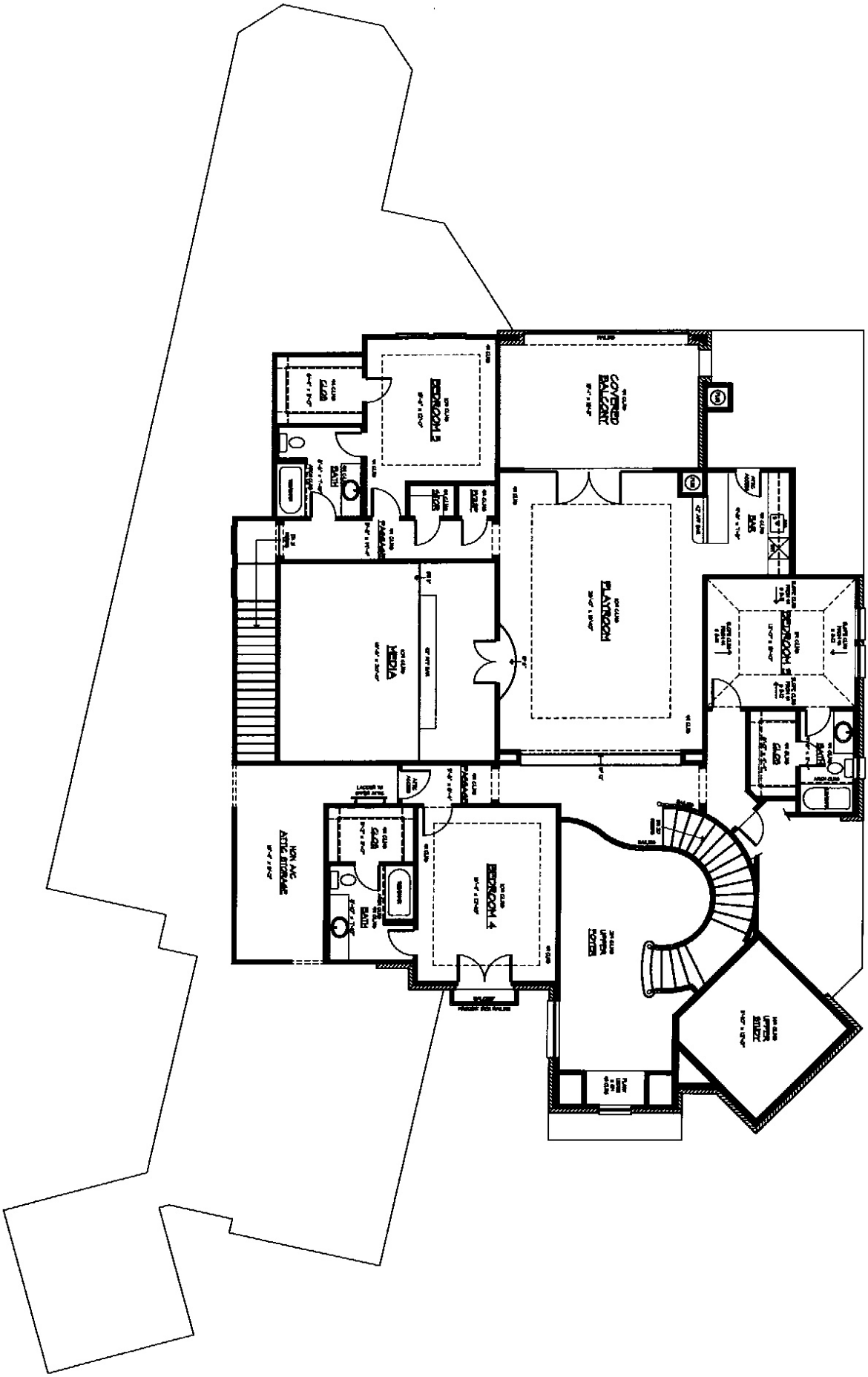
THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7155 WEST CIRCLE DRIVE
DALLAS, TEXAS

03/06/14

UPPER LEVEL FLOOR PLAN



03/06/14

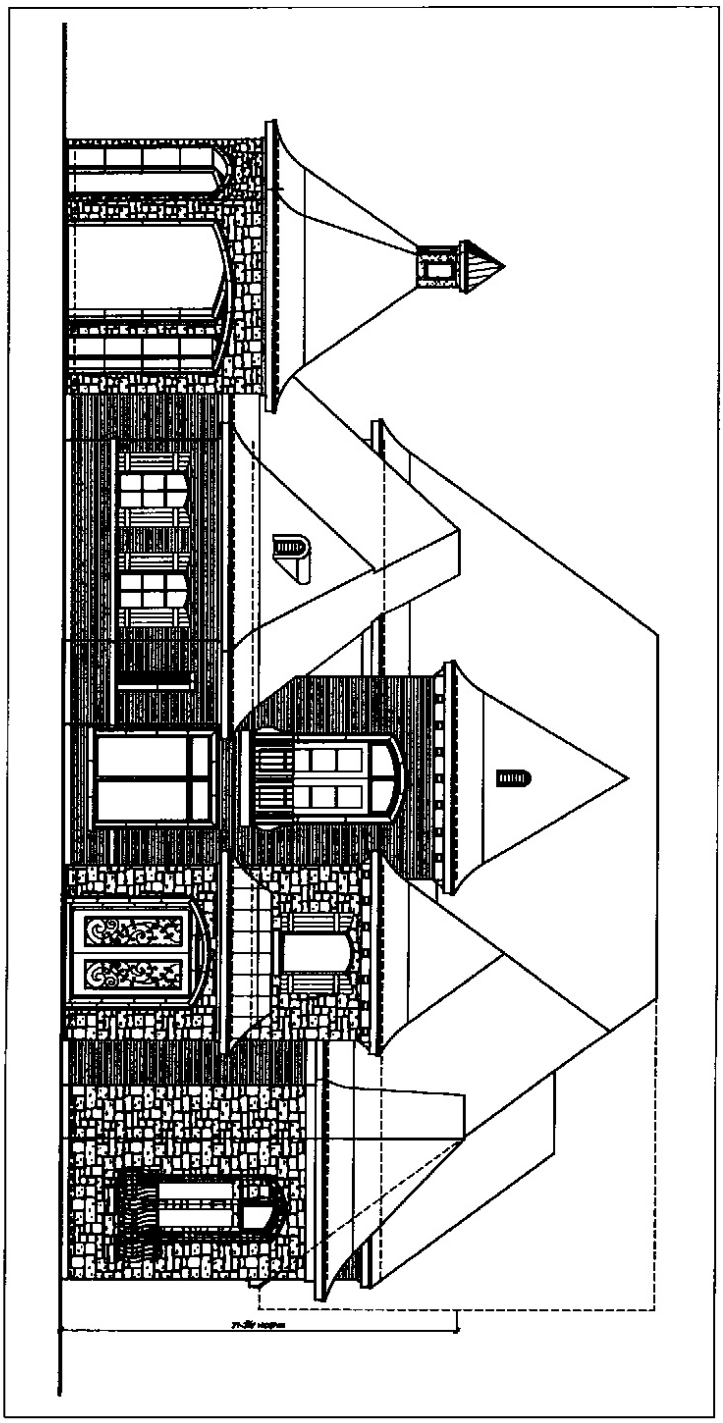
REVIEW SET: NOT FOR CONSTRUCTION

THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7166 WEST CIRCLE DRIVE
DALLAS, TEXAS

COVERT + ASSOCIATES
972-783-4660 17810 DAVENPORT, SUITE 111, DALLAS, TX 75252

DRAWING LIST

SHEET 3 OF 4



FRONT ELEVATION

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

03/06/14

REVIEW SET: NOT FOR CONSTRUCTION

THE LONG RESIDENCE
RON DAVIS CUSTOM HOMES
7165 WEST CIRCLE DRIVE
DALLAS, TEXAS

COVERT + ASSOCIATES
972-783-4660 17810 DAVENPORT, SUITE III, DALLAS, TX 75252

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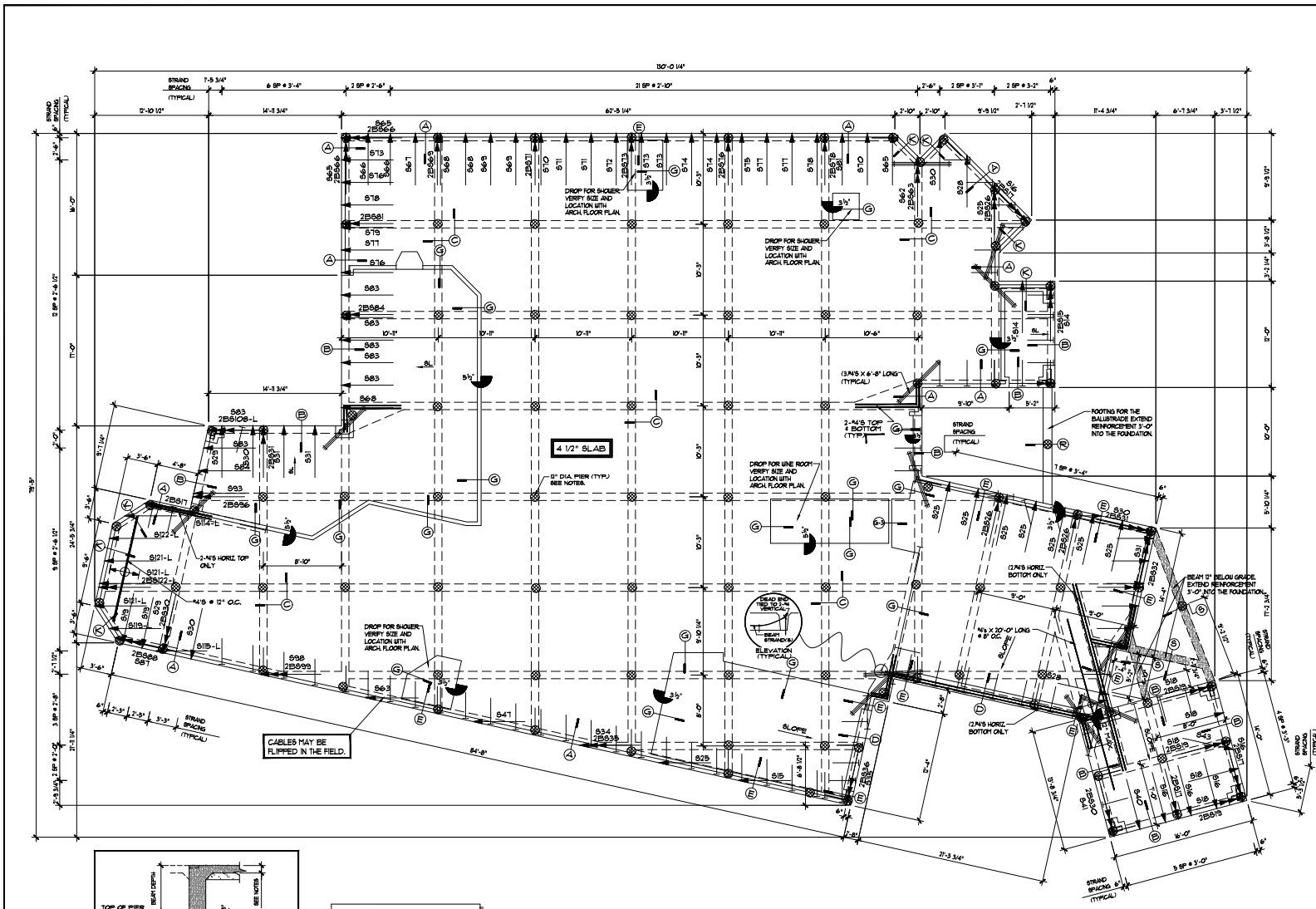
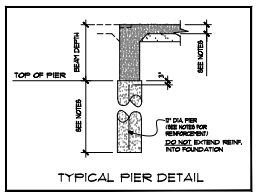
SHEET 4 OF 4





TYPICAL PIER DETAIL

TOTAL SQUARE FOOTAGE OF SLAB = 6222 SQ. FT.

PIER STEEL REINFORCEMENT OPTION SCHEDULE

STEEL	#4	#5	#6	#7
NUMBER	1	1	1	1

USE 5 TIES @ 12" O.C. FOR EACH PIER IF THE NUMBER OF REBAR EXCEEDS 3.

FOUNDATION PLAN

MATERIAL

1. SLAB
   - A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'c=3000 PSI AT 28 DAYS.
   - B. AT TIME OF STRESSING, f'ci SHALL BE AT LEAST 2500 PSI.
   - C. TYPE I CEMENT SHALL BE USED. TYPE III CEMENT IS NOT RECOMMENDED TO PREVENT SURFACE CRACKING.
   - D. TOP OF SLAB SHALL BE FINISHED WITHIN 7-10 DAYS OF POUR.
   - E. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A-615 GRADE 60.
2. TENSIONING
   - A. ALL PRE-STRESSING STEEL SHALL BE 1/2" DIAMETER, 270 KSI SEVEN WIRE LOW-RELAXATION STRAND MANUFACTURED IN ACCORDANCE WITH ASTM A-416. FREE FROM CORROSION AND 250 SET WITH A COMPOUND IN PROTECTIVE COATING HAVING NO DETRIMENTAL EFFECT ON STEEL OR CONCRETE. STRANDS SHALL BE ON POLYPROPYLENE, POLYFLEX BALLOONS OR POLYPROPYLENE, POLYFLEX BALLOONS. DUCTLESS SHALL BE GUIDED.
   - B. TENSIONS SHALL BE ANCHORED # 28.5 KIPS. IF THE STRANDS ARE DAMAGED THEY ARE TO BE REPLACED PER PT RECOMMENDATIONS. ANCHORAGE MUST CONFORM TO PTI RECOMMENDATIONS.
   - C. ALL TENDONS SHALL BE STRESSED TO 80% 0.75 AND ANCHORED AT 70% 0.70 AS PER ACI.
3. ADMIXTURES
   - A. ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON PLAN DESIGNS.
   - B. ADMIXTURES, IF USED, SHOULD PREVENT THE PROPERTIES OF LOW WATER CONTENT, GOOD FLOWABILITY, MINIMUM BLEED AND NO SEGREGATION. ADMIXTURES SHALL CONFORM TO ASTM C494. NO CHEMICALS THAT MAY HAVE HARMFUL EFFECTS ON THE PRE-STRESSED STEEL OR CONCRETE.
   - C. ADMIXTURES CONTAINING CHLORIDES, FLUORIDES, SULPHATES AND NITRATES ARE NOT PERMITTED.

DESIGN

1. TENSIONING
   - A. THE POST-TENSIONED DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN EVALUATED USING THE LATEST RECOMMENDATIONS AS SET FORTH BY THE POST-TENSIONING INSTITUTE IN THEIR PUBLICATION, DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND, FIRST EDITION, 1980 AND STANDARD SPECIFICATIONS.
   - B. THE POST-TENSIONED SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THE STRUCTURAL SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS PROVIDED BY THE GEO-TECHNICAL ENGINEER. THE INTENT IS NOT TO ELIMINATE, BUT INSTEAD, TO LIMIT SHRINKAGE AND FOUNDATION PLACEMENT SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

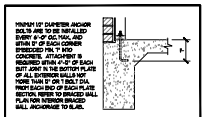
MISCELLANEOUS

1. TENSIONING
   - A. CONSTRUCTION JOINTS ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED ON PLANS.
   - B. PLACEMENT OF CONCRETE AND CHAIRS SHALL BE PERFORMED TO PURPOSELY MISPOSITION STRAND OR REINFORCEMENT DURING PLACEMENT.
   - C. ALL CHAIRS MUST BE TIED TO ALL STRAND AND REBAR. CHAIRS TO BE TIED AT ALL INTERSECTIONS AT 3'-0" MAXIMUM SPACING. PROVIDE 1-1/2" CLEARANCE TO STRANDS AT ALL PLUMBING SPACING, BLOCK-OUTS, ETC.
2. SAND
   - A. A FOUR INCH (4") LAYER OF SAND SHALL BE PLACED UNDER ALL SLABS.
   - B. THERE MUST BE A 4-6 MIL. POLY VAPOR BARRIER WITH LAP JOINTS ABOVE THE SAND.

NOTES:

1. 4 1/2" THICK, 3000 PSI, CONCRETE SLAB.
2. ALL STRANDS 1/2" DIAMETER-270 K.
3. ALL BEAMS SHALL BE: 10" W. x 28"D.
4. ALL PIERS 3' DIA. EXTEND TO A DEPTH OF 20' BELOW GRADE. DO NOT DOWEL PIER TO BEAM. FOR PIER REINFORCEMENT, REFER TO THE PIER STEEL REINFORCEMENT OPTION SCHEDULE.
   - A. EXTERIOR BEAMS SHALL BE 1' MINIMUM INTO UNDISTURBED SOIL OR COMPACTED FILL.
   - B. IF FIRM ROCK IS ENCOUNTERED DURING TRENCHING FOR BEAMS, BEAM DEPTH MAY BE REDUCED. BEAMS NEED TO PENETRATE ROCK ONLY TO ACHIEVE A MINIMUM BEAM DEPTH OF 9" WITH A MINIMUM ROCK EMBEDMENT OF 3". BEAM WIDTH MAY BE REDUCED TO 8" IF MINIMUM PENETRATION OF ROCK IS ACHIEVED + VERIFIED.
   - C. THIS FOUNDATION DESIGN IS CONSIDERED INVALID UNLESS ACCOMPANIED BY A LETTER FROM THE GEO-TECHNICAL ENGINEERING FIRM WHO RECOMMENDS IT'S USE ON A SPECIFIC LOT AND BLOCK, OR ADDRESS.
   - D. PLANS CAN BE REVERSED ON LOT AT BUILDER'S DISCRETION.
   - E. PLANS ARE FOR STRAND AND BEAM PLACEMENT ONLY. SET POINTS AND LOCATE DROPS IN SLABS PER ARCHITECTURAL FLOOR PLAN.
   - F. IN CASE OF ANY DIMENSION DISCREPANCIES BETWEEN FOUNDATION AND ARCHITECTURAL PLANS, THEN THE ARCHITECTURAL PLANS SHALL CONTROL.
   - G. BUILDER TO VERIFY ALL DROPS IN SLAB PRIOR TO POURING CONCRETE. ANY DROPS THAT EXCEED 5" DROP THAT WERE NOT ON THE ORIGINAL PLAN, THE ENGINEER MUST BE NOTIFIED AND THE PLANS MUST BE REVISED.

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO POURING. IF ANY DIMENSION DISCREPANCIES OCCUR BETWEEN ENGINEERED SLAB AND ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL.



ANCHOR BOLT DETAIL
(ONLY IF CODE REQUIRES ANCHOR BOLTS)

The seal appearing on this document was authorized by Tony H. Childress, P.E. #72029 on 08/14/14 (Record copy on File)

F-7422

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Suite 3000
Richardson, Texas 75080
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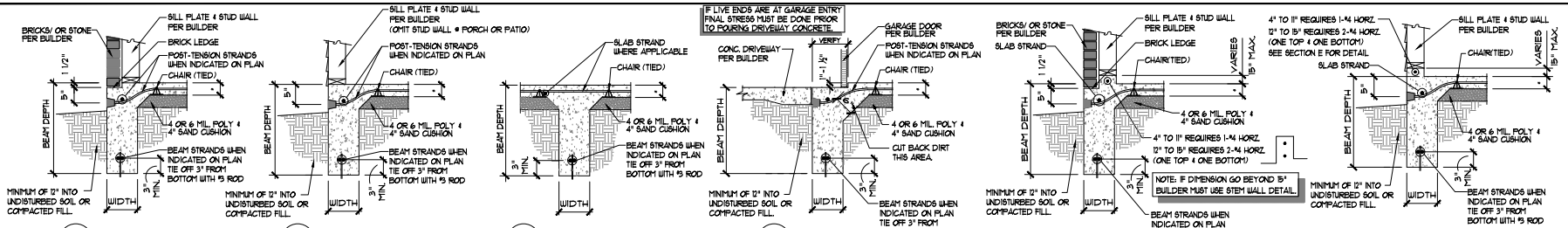
Fax: 214-651-6632
Inspections: 214-651-6632
CESGLOBAL.COM

BY	DATE	DESCRIPTION & DATES
1		
2		
3		
4		
5		
6		
7		
8		

RON DAVIS CUSTOM HOMES
MERRILL
7155 WEST CIRCLE DRIVE, DALLAS, TX.
LOT: 3 BLOCK: 1/4407 PLAN: LONG RESIDENCE

JOB NUMBER: 14-134722
DRAWN BY: RS
DATE: 05/06/14
SCALE: 3/16"=1'-0"

SHEET NUMBER:
S1



A SECTION

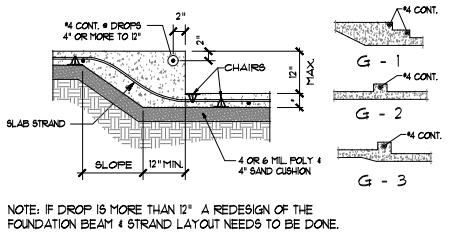
B SECTION

C SECTION

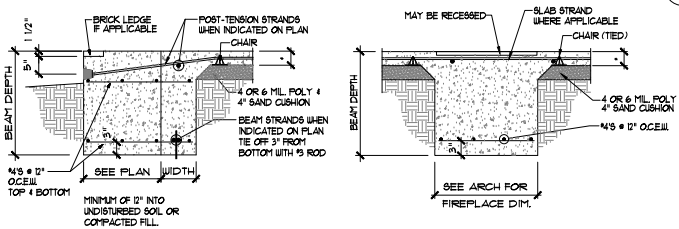
D SECTION

E SECTION

F SECTION



NOTE: IF DROP IS MORE THAN 12" A REDESIGN OF THE FOUNDATION BEAM & STRAND LAYOUT NEEDS TO BE DONE.

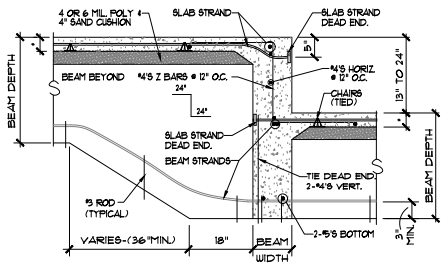


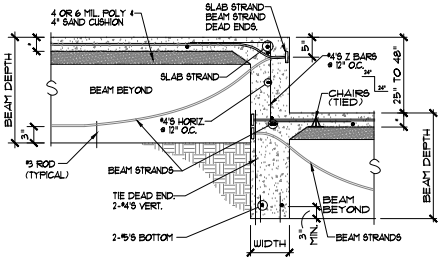
G SECTION AT DROPPED SLAB

H SECTION AT FIRE PLACE

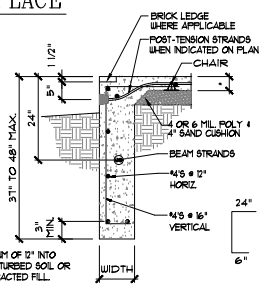
J SECTION AT FIRE PLACE

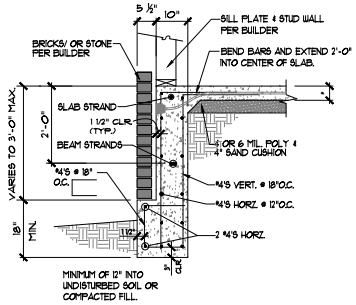
K SECTION





NOTE:
FOR DROPS DEEPER THAN 48" JUST INSTALL DOUBLE LAYERS #4 REBAR TO A DEPTH OF 12" MAX. VERTICAL & HORIZONTAL.



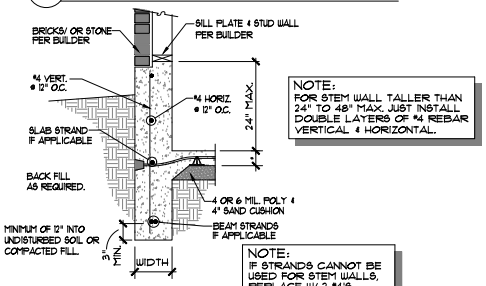


L-1 SECTION AT DROPPED SLAB

L-2 SECTION AT DROPPED SLAB

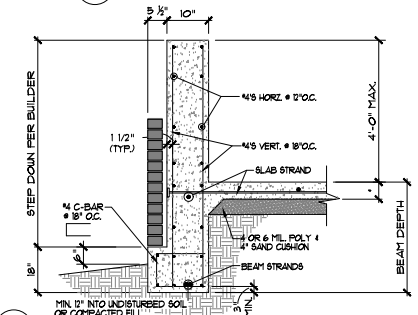
M DEEPENED BEAM SECTION

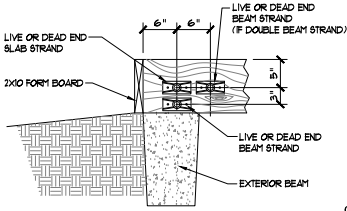
N DROPPED BRICK LEDGE



NOTE:
FOR STEM WALL TALLER THAN 24" TO 48" MAX. JUST INSTALL DOUBLE LAYERS OF #4 REBAR VERTICAL & HORIZONTAL.

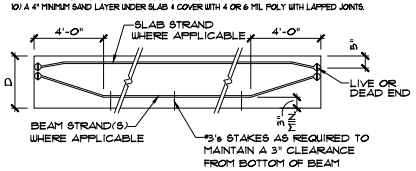
NOTE:
IF STRANDS CANNOT BE USED FOR STEM WALLS, REPLACE W/ 2 #4'S TOP & BOTTOM.





ENDS CAN BE NAILED OR WIRED TO THE FORM BOARDS.

PLAN AND SECTION NOTES:
1) NOT ALL SECTIONS SHOWN WILL BE APPLICABLE TO EACH PROJECT.
2) FOR "D" & "E" DIMENSIONS, SEE NOTES ON PLAN SHEET.
3) △ DENOTES STRAND SUPPORTED BY 2" CHAIR (4 PT. MINIMUM O.C.E.W.).
4) ◊ DENOTES DIMENSION TO BE VERIFIED.
5) ⟵ DENOTES END OF STRAND TO BE STRESSED.
6) |— DENOTES FACTORY SEATED ANCHOR (DEAD END).
7) STRESSING END AND DEAD END OF CABLE CAN BE REVERSED AT CONTRACTORS DISCRETION.
8) B8-00 INDICATES "BEAM STRAND" TO BE DRAPED IN BOTTOM OF BEAM.
9) S-00 INDICATES "SLAB STRAND" TO BE CENTERED IN SLAB.
10) A 4" MINIMUM SAND LAYER UNDER SLABS & COVER WITH 4 OR 6 MIL POLY WITH LAPPED JOINTS.



P SECTION OF STEM WALL

Q STEM WALL W/ DROPPED BRICK LEDGE

STRAND END LAY-OUT

TYP. BEAM ELEVATION

The seal appearing on this document was authorized by Tony H. Childress, P.E. #72029 on 08/14/14 (Record copy on File)

F-7422

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CESGLOBAL.COM

NO.	DATE	DESCRIPTION & NOTES
1		
2		
3		
4		
5		
6		
7		
8		

RON DAVIS CUSTOM HOMES
MERRILL
7155 WEST CIRCLE DRIVE, DALLAS, TX.
LOT: 3 BLOCK: 1/4407 PLAN: LONG RESIDENCE

JOB NUMBER: 14-134722
DRAWN BY: RS
DATE: 05/09/14
SCALE: NOT TO SCALE

SHEET NUMBER:
S2