

VALLEY VIEW PARK

EXISTING WIRE FENCE

56.00' PROPERTY LINE

LOT 5

LOT 4

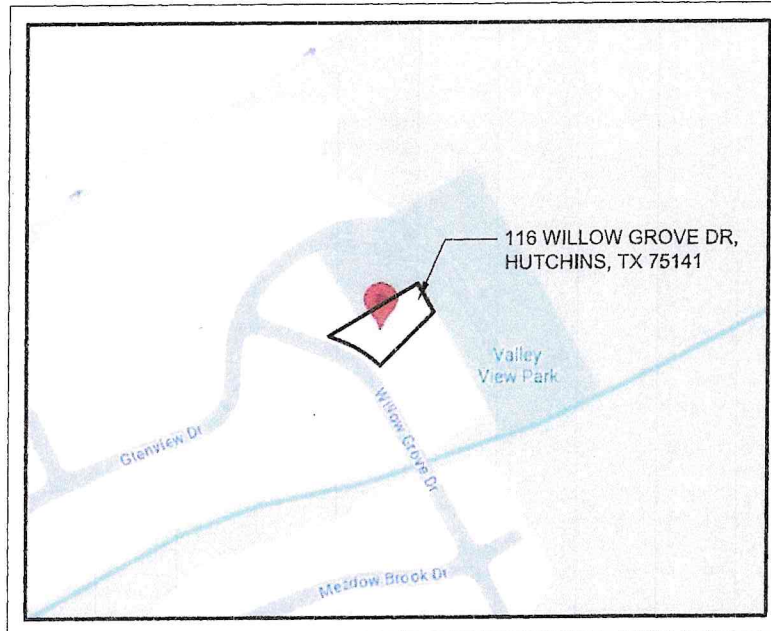
LOT 6

EXISTING WIRE FENCE

EXISTING CONCRETE DRIVEWAY

EXISTING CONCRETE SIDEWALK

3' PROPOSED CONCRETE SIDEWALK



VICINITY MAP
FOR REFERENCE ONLY

AREA DISTRIBUTION

AREA SCHEDULE

1	EXISTING LIVING AREA	1,439 SQ. FT.
2	EXISTING FRONT PORCH	19 SQ. FT.
3	EXISTING REAR PORCH	57 SQ. FT.
4	PROPOSED LIVING AREA (ADDITION)	838 SQ. FT.
5	PROPOSED SIDE PORCH (ADDITION)	40 SQ. FT.
6	PROPOSED REAR PORCH (ADDITION)	24 SQ. FT.
TOTAL LIVING AREA		2,277 SQ. FT.
TOTAL COVERAGE		2,417 SQ. FT.
LOT AREA		10,836 SQ. FT.
% LOT COVERAGE		22.30 %

LEGAL DESCRIPTION

- 1: VALLEY VIEW 1ST SEC
- 2: BLK E LOT 5
- 3:
- 4: INT202100324735 DD10262021 CO-DC
- 5: 0235000500500 4CU02350005

NOTE

RC PLANS LLC assumes no liability for the accuracy or completeness of this site plan, regardless of whether the owner provides a survey or not. All property line dimensions, easements, building setback lines, encroachments, utility locations, and the placement of existing or proposed structures shall be independently verified by the owner and/or contractor prior to construction. Any survey furnished by the owner must be reviewed and confirmed for current applicability, accuracy, and completeness, as RC PLANS LLC does not validate or certify surveys provided by third parties. Commencement of construction based on this site plan without full verification of all site conditions shall be at the sole risk of the owner, and RC PLANS LLC shall not be held liable for any discrepancies, conflicts, or compliance issues arising from unverified or outdated site information.



Elliott Stovall
02-27-2026

SITE PLAN

SCALE 1" = 20'

RC PLANS
DESIGN AND DRAFTING

rcplans@outlook.com

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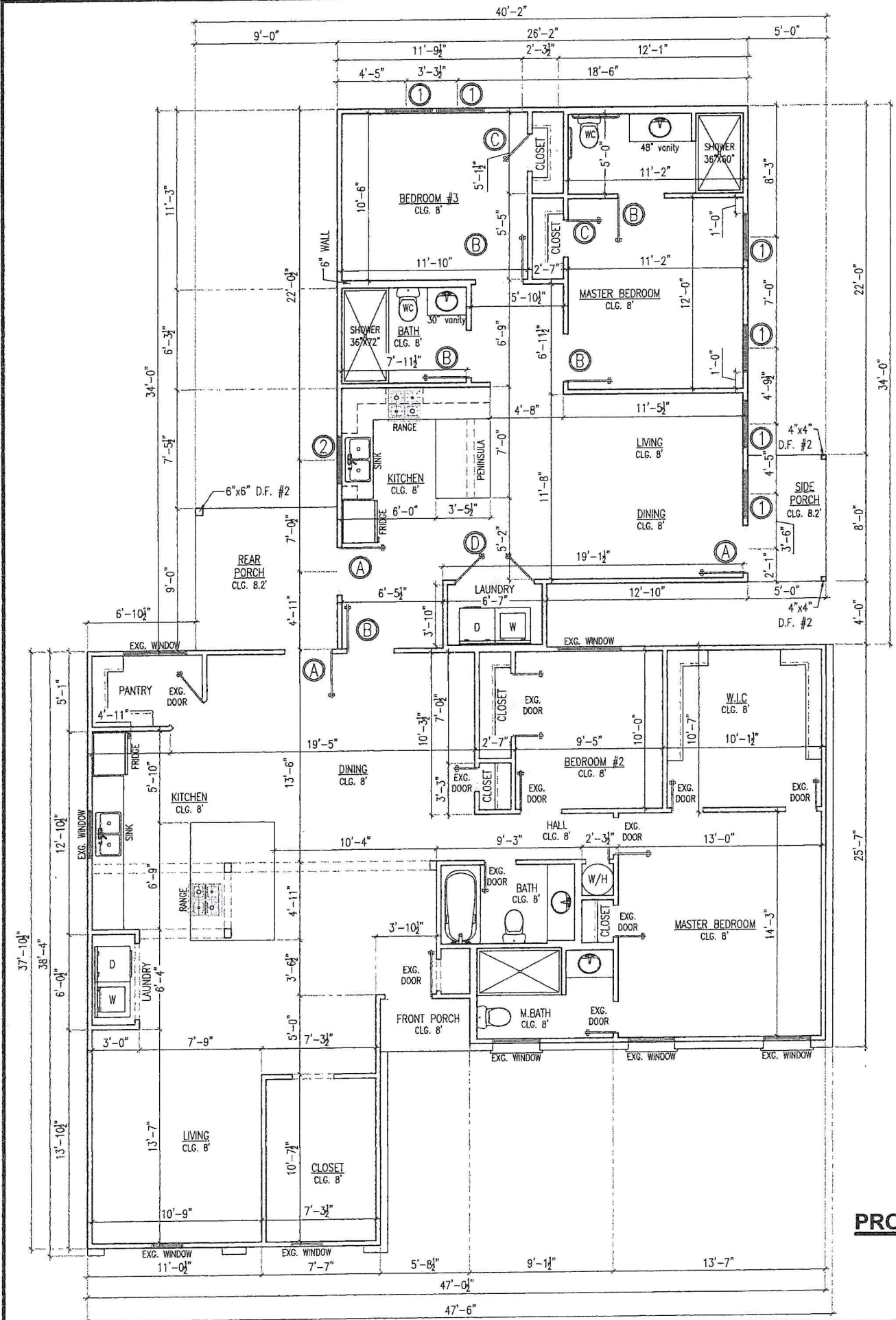
RESIDENTIAL ADDITION	SITE PLAN	RC PLANS	02/23/2026	1" = 20'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:

116
WILLOW GROVE
DRIVE
HUTCHINS,
TX 75141

PAGE NUMBER:

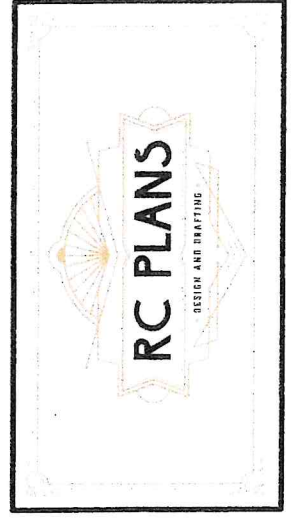
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IECC 2018 GREEN/ENERGY CODE COMPLIANCE FOR HOME

ALL GREEN/ENERGY SYSTEMS MUST MEET THE REQUIREMENTS FROM THE CHAPTER 4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, REFERRED TO RESIDENTIAL ENERGY EFFICIENCY. IF ANY ITEM IS NOT LISTED BELOW REFER TO THE MENTIONED CHAPTER.

- STORMWATER:**
 - 1.1. 70% OF NON-ROOF AREA HAS VEGETATIVE LANDSCAPE, PERMEABLE PAVING OR SLOPED FOR RUNOFF TO A PERMANENT FILTRATION FEATURE.
- WATER EFFICIENCY:**
 - 2.1. LAVATORY FAUCETS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - 2.2. SHOWERS HEADS MUST HAVE AN AVERAGE FLOW RATE OF 2.0 GALLONS PER MINUTE OR LESS.
 - 2.3. TOILETS MUST HAVE AN AVERAGE FLOW RATE OF:
 - 2.3.1. LESS THAN OR EQUAL TO 1.3 GALLONS PER FLUSH.
 - 2.3.2. DUAL FLUSH COMPLYING WITH ASME A 112.19.14.
 - 2.3.3. COMPLY WITH US EPA WATER SENSE.
 - 2.4. ENERGY STAR DISHWASHER.
 - 2.5. ENERGY STAR CLOTHES WASHER.
- HEAT ISLAND MITIGATION:**
 - 3.1. ENERGY STAR QUALIFIED ROOF SYSTEM FOR ROOF WITH SLOPE OF 2:12 OR GREATER.
 - 3.2. RADIANT BARRIER IN ATTIC WITH CONVENTIONAL SHINGLES.
 - 3.3. ENCAPSULATED FOAM INSULATION BETWEEN THE ROOF RAFTERS (R-22 OR GREATER).
 - 3.4. WINDOWS AND DOORS MUST BE SEALED WITH FOAM OR CAULK.
 - 3.5. SILL PLATE MUST BE SEALED ON THE INSIDE WITH FOAM OR CAULK.
 - 3.6. ALL WALL PENETRATIONS TO THE EXTERIOR MUST BE SEALED WITH FOAM OR CAULK.
 - 3.7. BLOWER DOOR TESTING IS MANDATORY. NOT TO EXCEED 4 AIR CHANGES PER HOUR AT 50 PASCALS.
- DUCTS AND AIR SEALING:**
 - 4.1. DUCTS MUST BE TESTED AND VERIFIED TO HAVE TOTAL LEAKAGE OF NO MORE THAN 4 FT³/MIN PER 100 SQUARE FOOT (OR 3 CFM IF AIR HANDLER IS NOT INSTALLED), EXCEPT WHERE AIR HANDLER AND ALL DUCTS ARE LOCATED INSIDE CONDITIONED SPACE. AIR HANDLERS AND FILTER BOXES MUST ALSO BE PROPERLY SEALED.
 - 4.2. HVAC AND DUCTWORK LOCATED OUTSIDE OF FIRE RATED ENVELOPE OF GARAGE.
 - 4.3. THE BUILDING ENVELOPE IS REQUIRED TO BE PROPERLY SEALED AND TESTED, AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NO HIGHER THAN 3 ACH AT 0.20 INCH W.G. (50 PASCALS).
 - 4.4. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE SEALED AND INSULATED WITH R-8 WHEN DUCTS IS 3" OR GREATER, R-6 WHEN 3" OR LESS AND EXEMPT WHEN COMPLETELY INSIDE CONDITIONED SPACE.
- HVAC SYSTEMS:**
 - 5.1. TEMPERATURE CONTROLS MUST BE INSTALLED, INCLUDING A PROGRAMMABLE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM. MECHANICAL SYSTEM PIPING MUST BE INSULATED TO A MINIMUM OF R-3. HOT WATER PIPING 3/4" IN DIAMETER OR LARGER AND ALL HOT WATER PIPING IN CERTAIN APPLICATIONS MUST BE INSULATED TO R-3.
 - 5.2. PIPES CARRYING FLUID OVER 104° OR BELOW 55° MUST BE INSULATED OPEN CELL SPRAY FOAM.
 - 5.3. LIGHTNING:
 - 5.3.1. A MINIMUM OF 75% OF LAMPS IN PERMANENTLY INSTALLED FIXTURES MUST BE HIGH-EFFICACY AS DEFINED IN THE IECC.



rcplans@outlook.com

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WINDOWS SCHEDULE

ITEM	SIZE	QUANTITY	TYPE
1	3'-0" X 5'-0"	6	SH
2	3'-0" X 3'-0"	1	SH

DOORS SCHEDULE

ITEM	SIZE	QUANTITY	TYPE
A	3'-0" X 7'-0"	3	SHS
B	3'-0" X 6'-8"	5	SHH
C	2'-4" X 6'-8"	2	SHH
D	5'-0" X 6'-8"	1	FR

SH = SINGLE HUNG
 SHS = SINGLE HINGED SOLID CORE
 SHH = SINGLE HINGED HOLLOW CORE
 GLS = GLASS PANEL
 FR = FRENCH

- #### CURRENT CITY CODES:
- 2018 International Building
 - 2018 International Residential
 - 2018 International Energy Conversational
 - 2018 International Fuel Gas
 - 2018 International Mechanical
 - 2018 International Plumbing
 - 2018 International Existing Building
 - 2018 International Fire
 - 2017 National Electrical

GENERAL CONSTRUCTION NOTES -SINGLE FAMILY RESIDENCE-
 2018 IRC / 2018 IECC, HUTCHINS, TX

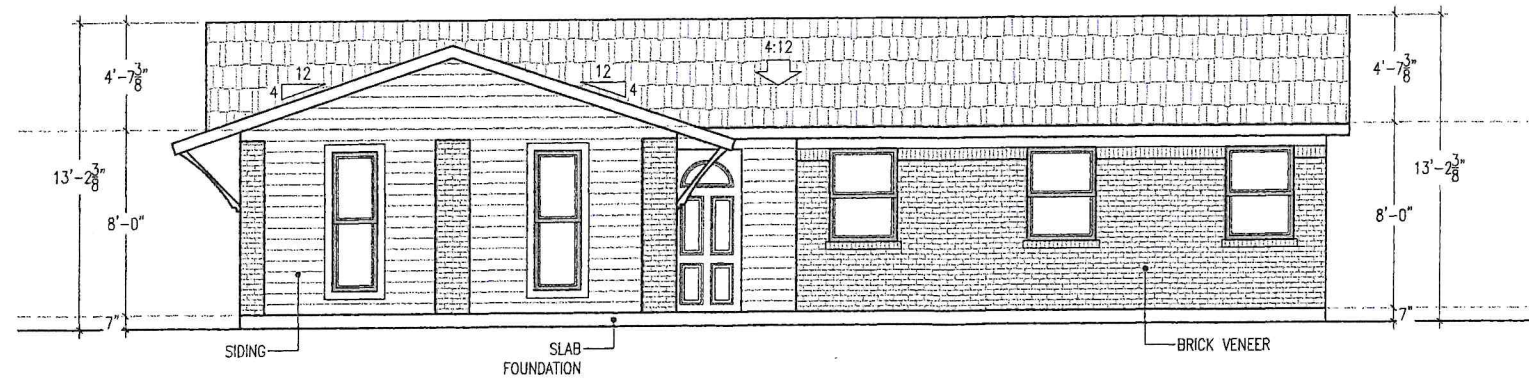
- All construction shall comply with the 2018 International Residential Code (IRC), the 2018 International Energy Conservation Code (IECC), and all applicable local amendments as adopted by the City of HUTCHINS, TX. Contractor shall verify all field conditions and dimensions prior to construction.
- All penetrations through the building envelope, including at doors, windows, piping, wiring, vents, and framing connections, shall be sealed with approved caulking, gaskets, spray foam, or equivalent air-sealing material to prevent air infiltration in compliance with IECC Section R402.4.1.1. Top and bottom plates, sill plates, and joints between different construction materials shall also be sealed.
- All interior wall surfaces shall be covered with 1/2-inch gypsum wallboard unless noted otherwise. Fire-rated assemblies and wall separations (e.g., between garage and dwelling) shall be constructed in accordance with IRC Section R302, using minimum 5/8-inch Type X drywall where required.
- All windows shall meet or exceed the energy efficiency standards of the 2018 IECC, including maximum U-factor and Solar Heat Gain Coefficient (SHGC) values as required for Climate Zone 3. Windows shall be labeled with NFRC ratings and installed with continuous air sealing at the perimeter. Thermal insulation shall consist of open-cell spray foam insulation applied to exterior walls and roof decks, achieving minimum R-values in accordance with IECC Table R402.1.2: R-13 minimum in walls and R-38 in roof assemblies or as otherwise prescribed. Insulation shall be installed per manufacturer's instructions and shall include proper air barriers and vapor control as applicable.
- All exterior doors and windows shall receive 4-inch nominal trim on all visible sides unless otherwise detailed. Trim shall be constructed of weather-resistant material and properly flashed and sealed at all edges to prevent moisture intrusion.
- Stairs and handrails shall be constructed in full compliance with IRC Sections R311.7 and R311.8. Stair treads shall be a minimum of 10 inches deep, risers shall not exceed 7 3/4 inches, and handrails shall be placed between 34 and 38 inches above tread nosings. Guardrails shall be provided where floor elevations exceed 30 inches and must be at least 36 inches high with openings no larger than 4 inches.
- Attic and crawl space access openings, where applicable, shall be provided per IRC Section R807 and shall be fully insulated and weather-stripped to maintain envelope integrity. Attic access panels located in conditioned space shall be insulated to the same level as the surrounding ceiling and gasketed to prevent air leakage.
- Exterior wall cladding and finish materials shall be installed over approved water-resistive barriers and comply with manufacturer installation guidelines. Brick veneer, fiber cement siding, and other systems shall include proper flashing, weep mechanisms, and vertical clearances above grade or roofing per IRC Section R703.
- Contractor shall ensure all framing, rough-ins, insulation, drywall, and finishes are coordinated across all trades and inspected prior to concealment. All work shall be performed in a neat and professional manner in accordance with approved plans and governing codes.
- All glazing located within 24 inches of an exterior door, where the glazing edge is less than 60 inches above the finished floor, shall be safety glazing (tempered) in accordance with IRC, Section R308.4.

PROPOSED FLOOR PLAN SCALE 1/8" = 1'-0"

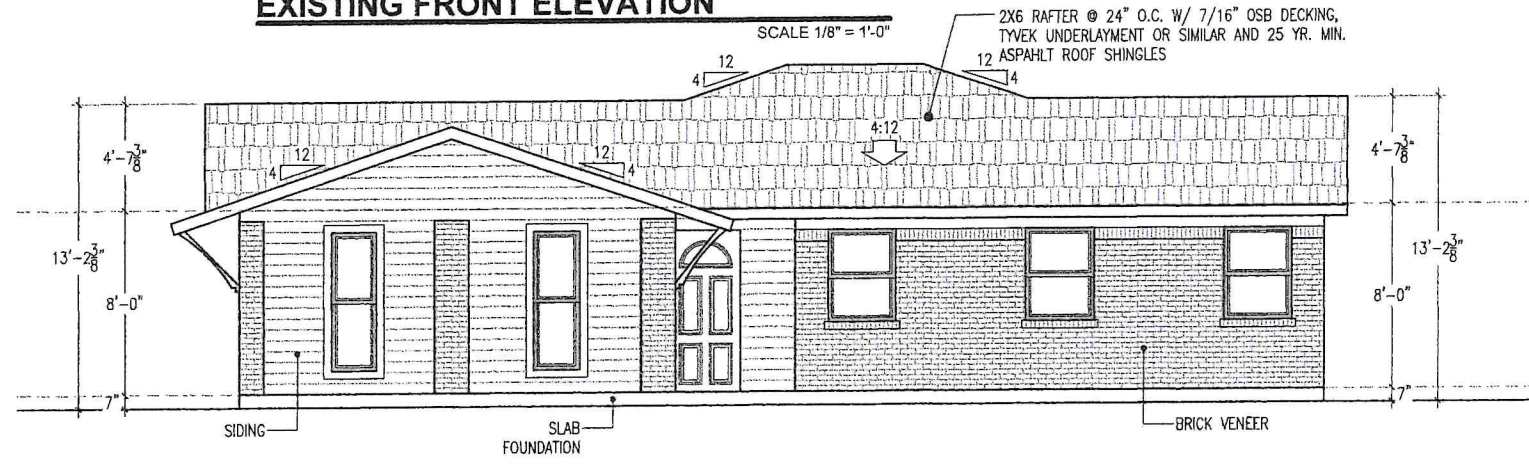
RESIDENTIAL ADDITION	PROPOSED FLOOR PLAN	RC PLANS	02/23/2026	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:
 116 WILLOW GROVE DRIVE
 HUTCHINS, TX 75141

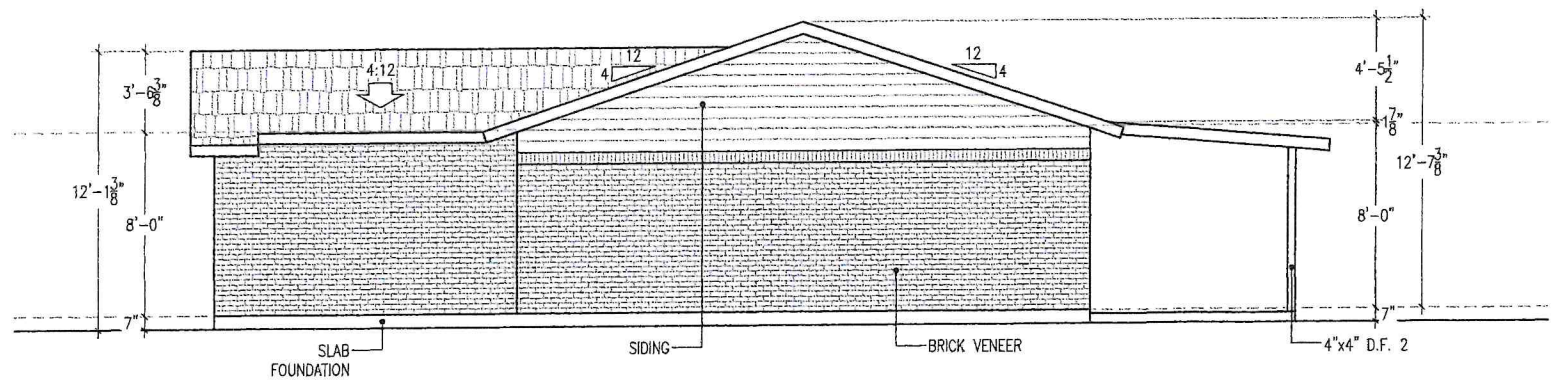
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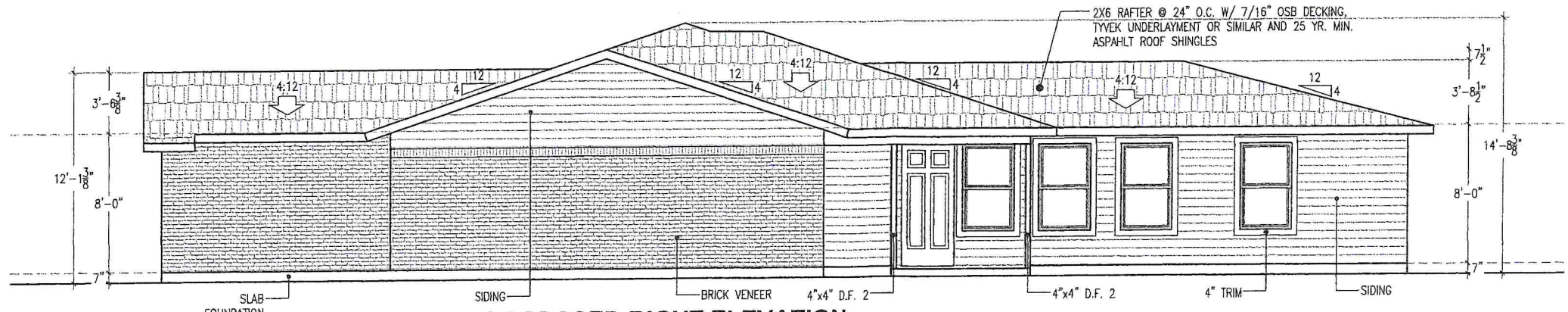
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



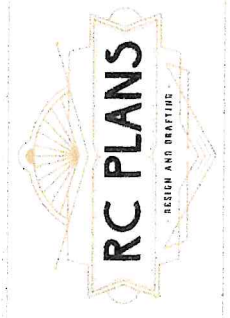
EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION



Elliott Stovall
02-27-2026



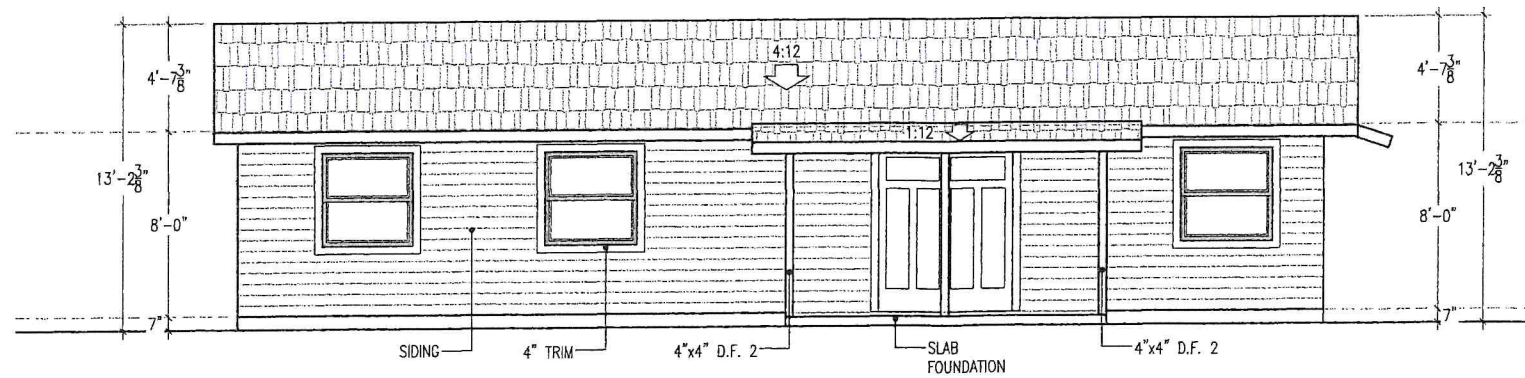
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USE:	RESIDENTIAL ADDITION	PLAN:	ELEVATIONS	DRAWN BY:	RC PLANS	DATE:	02/23/2026	SCALE:	1/8" = 1'-0"
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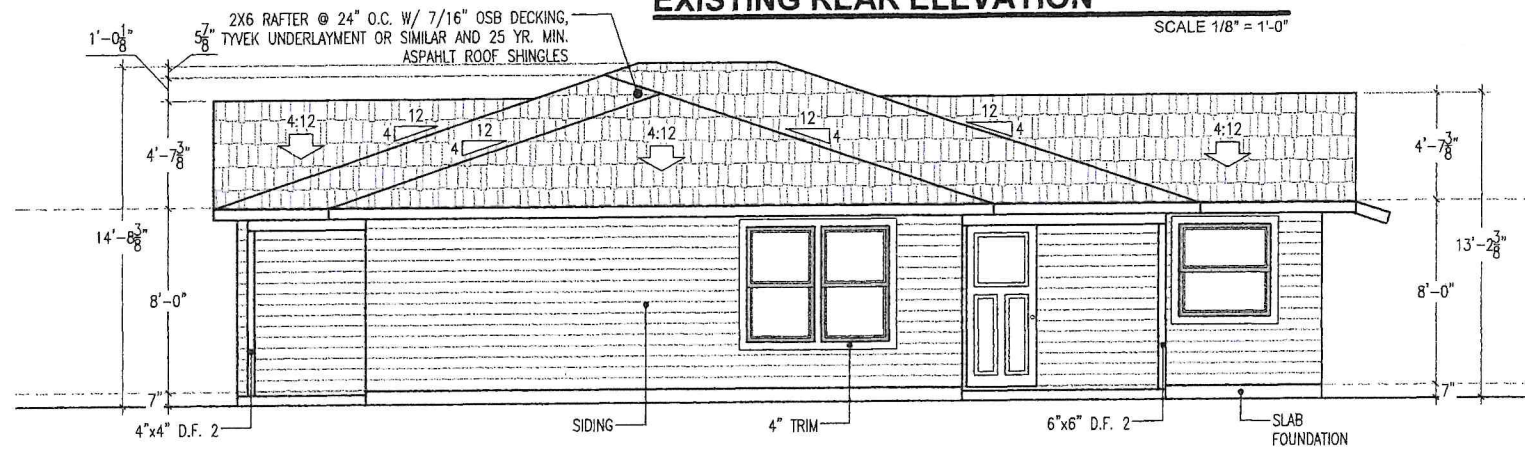
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HUTCHINS,
TX 75141

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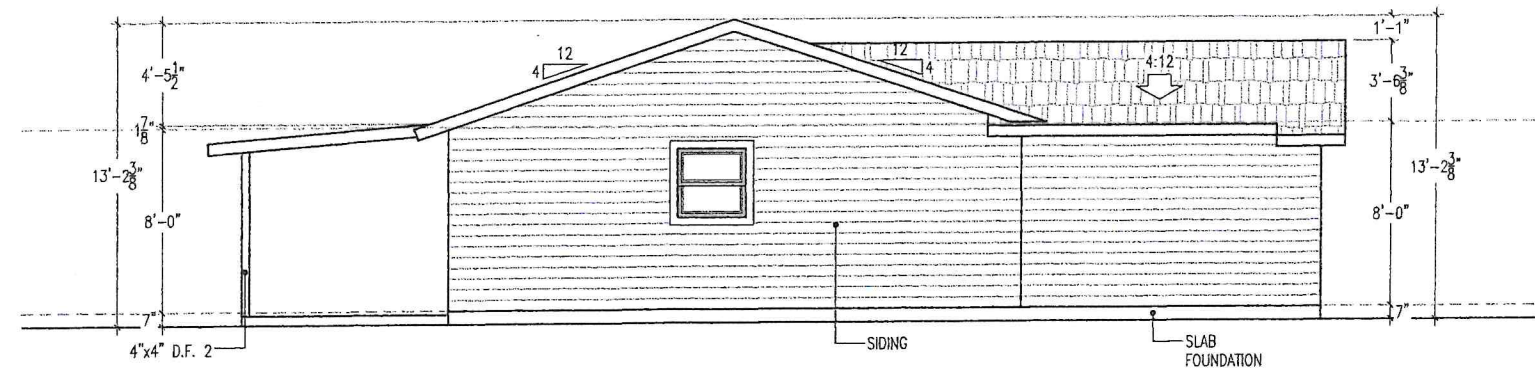
EXISTING REAR ELEVATION

SCALE 1/8" = 1'-0"



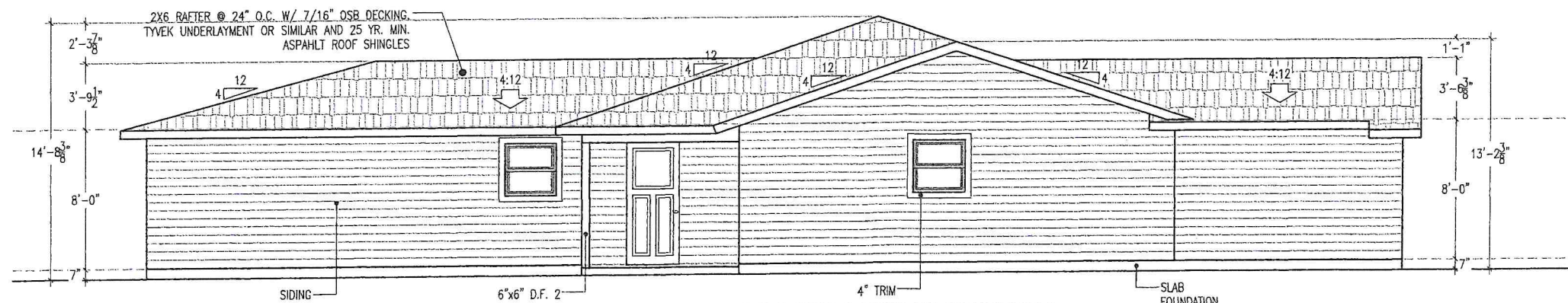
PROPOSED REAR ELEVATION

SCALE 1/8" = 1'-0"



EXISTING LEFT ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE 1/8" = 1'-0"



Elliott Stovall
02-27-2026



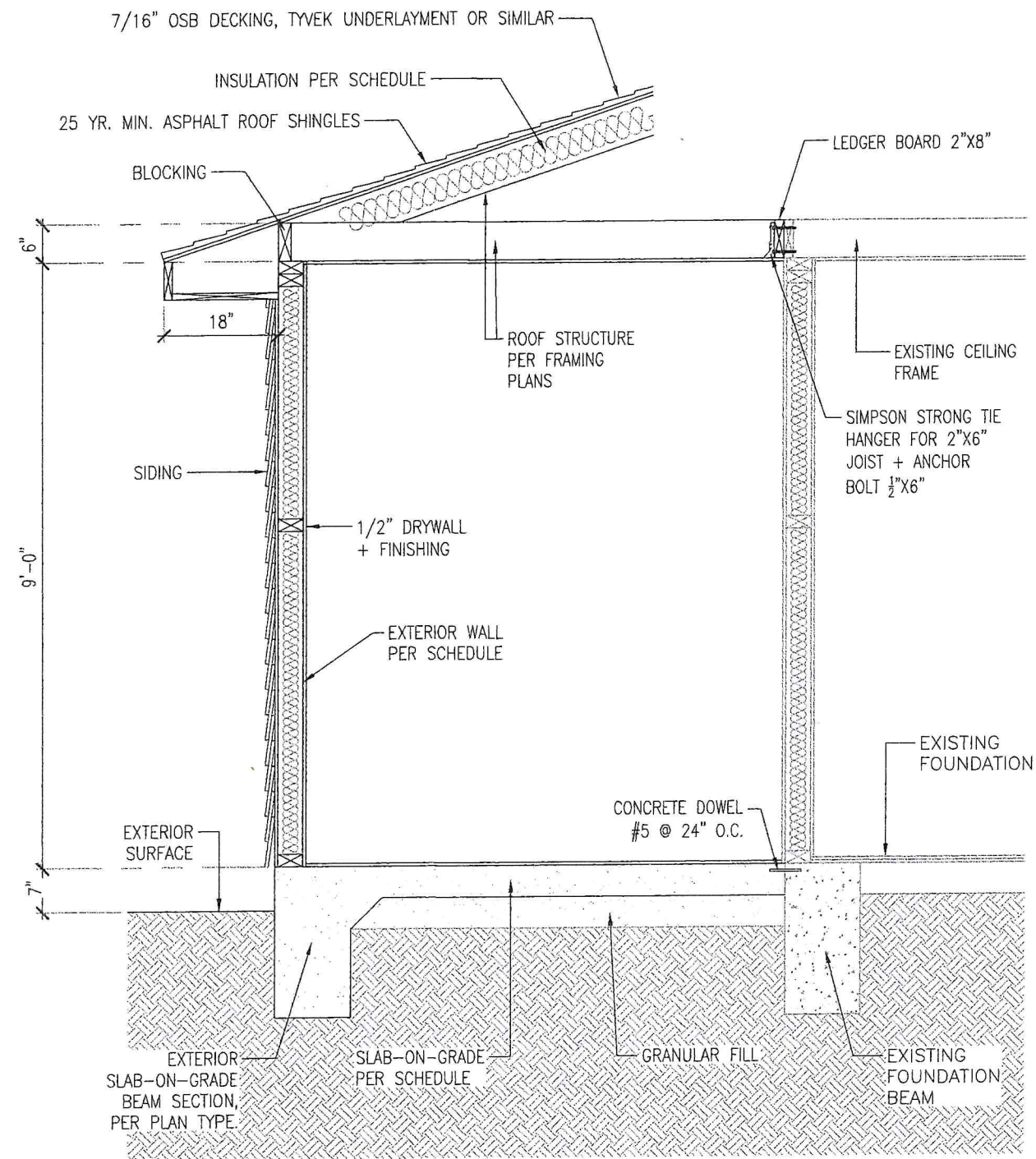
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RESIDENTIAL ADDITION	ELEVATIONS	RC PLANS	02/23/2026	N.T.S.
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:
116 WILLOW GROVE DRIVE HUTCHINS, TX 75141

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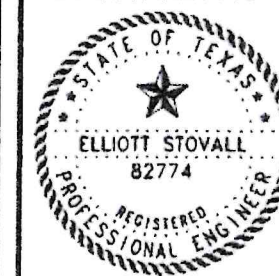


TYP SECTION WALL

SCALE 1/2" = 1'-0"

CONCRETE FOUNDATION NOTES (SLAB-ON-GRADE):

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. MIX DESIGN SHALL BE SUITABLE FOR DURABILITY, PLACEMENT CONDITIONS, AND LOCAL CLIMATE EXPOSURE. ADDITIONAL ADMIXTURES OR AIR ENTRAINMENT SHALL BE USED IF REQUIRED BY LOCAL CONDITIONS OR STRUCTURAL ENGINEER.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. ALL REBAR SHALL BE PROPERLY CLEANED OF MUD, OIL, OR DEBRIS BEFORE PLACEMENT. LAP SPLICES SHALL BE A MINIMUM OF 44 BAR DIAMETERS OR 24" MINIMUM, WHICHEVER IS GREATER, AND SHALL BE STAGGERED TO AVOID CONGESTION.
3. WELDED WIRE FABRIC (WWF) SHALL COMPLY WITH ASTM A1064 (PREVIOUSLY A185), AND MAY BE USED AS OPTIONAL SLAB REINFORCEMENT IF PERMITTED BY STRUCTURAL DESIGN. WHEN USED, PLACE NEAR THE CENTER OF SLAB DEPTH OR SLIGHTLY ABOVE MID-DEPTH WITH PROPER SUPPORT.
4. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED OR NATURALLY DECAY-RESISTANT IN ACCORDANCE WITH SECTION R317 OF THE 2021 IRC. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE CORROSION-RESISTANT.
5. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR ON ENGINEERED COMPACTED FILL MEETING A MINIMUM ALLOWABLE BEARING CAPACITY OF 1,500 PSF, OR AS VERIFIED ON SITE. FOOTINGS SHALL EXTEND AT LEAST 12" BELOW FINISHED GRADE OR BELOW THE LOCAL FROST LINE, WHICHEVER IS DEEPER.
6. STRUCTURAL FILL BENEATH SLABS OR FOOTINGS SHALL BE WELL-GRADED, CLEAN GRANULAR MATERIAL (SUCH AS SAND, GRAVEL, OR CRUSHED STONE), PLACED IN LIFTS NOT EXCEEDING 8" LOOSE THICKNESS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY (ASTM D698).
7. FOOTINGS SHALL BE CENTERED UNDER WALLS UNLESS OTHERWISE DETAILED ON STRUCTURAL PLANS. OFFSETS OR ECCENTRIC LOADING CONDITIONS SHALL BE REVIEWED BY STRUCTURAL DESIGNER.
8. CONTINUOUS FOOTINGS SHALL BE A MINIMUM OF 12" WIDE BY 6" THICK, REINFORCED WITH (1) #4 BAR HORIZONTALLY CONTINUOUS. DOWELS OF #4 VERTICAL BARS AT 24" O.C. WITH 90° HOOKS SHALL EXTEND MINIMUM 18" INTO STEMWALL ABOVE AND BE EMBEDDED IN FOOTING PER CODE.
9. STEMWALLS SHALL BE MINIMUM 12" WIDE AND 24" HIGH, CONTINUOUS, REINFORCED WITH (2) #5 HORIZONTAL BAR NEAR THE TOP (3"-5" BELOW TOP SURFACE). ADDITIONAL BARS MAY BE REQUIRED PER ENGINEERING OR SHEAR WALL LOCATIONS.
10. ANCHOR BOLTS SHALL BE 1/2" DIA. MINIMUM, EMBEDDED AT LEAST 7" INTO CONCRETE, AND PLACED A MINIMUM OF TWO PER SILL PLATE SEGMENT, WITHIN 12" OF EACH END AND NO MORE THAN 6' O.C., PER IRC R403.1.6. WASHERS SHALL BE PLATE TYPE (3"x3"x1/4") WHERE SHEAR WALLS OCCUR. ANCHOR BOLTS MUST BE SET AT EVERY 6-FOOT INTERVAL, ON EACH SIDE OF A SILL PLATE JOINT, AND ON EACH SIDE OF A DOOR OPENING.
11. GARAGE SLABS SHALL BE MINIMUM 4" THICK CONCRETE AT 3000 PSI. REINFORCE WITH #3 BARS @ 16" O.C. EACH WAY, LOCATED 2" FROM TOP SURFACE TO MINIMIZE CRACKING. FOR ENHANCED CRACK CONTROL, REINFORCE WITH #3 BARS @ 24" O.C. EACH WAY INSTEAD OF WIRE MESH. SLOPE SLAB TOWARD VEHICLE ENTRY AT 1/8" PER FOOT MINIMUM.
12. EXTERIOR SLABS (PORCHES, PATIOS, SIDEWALKS, ETC.) SHALL BE MINIMUM 4" THICK, 3000 PSI CONCRETE, REINFORCED WITH #3 BARS @ 12" O.C. EACH WAY UNLESS OTHERWISE SPECIFIED.
13. ALL INTERIOR SLABS SHALL BE UNDERLAIN BY A MINIMUM 4" THICK COMPACTED FREE-DRAINING GRANULAR BASE (SUCH AS 3/4" MINUS GRAVEL), COMPACTED TO A STABLE NON-YIELDING CONDITION.
14. A 10-MIL POLYETHYLENE VAPOR BARRIER SHALL BE INSTALLED UNDER INTERIOR SLABS UNLESS OTHERWISE WAIVED BY OWNER. VAPOR BARRIER IS MANDATORY IN LOCATIONS WITH CLAYEY SOILS, POOR DRAINAGE, OR HIGH GROUNDWATER TABLES. LAP JOINTS 6" MINIMUM AND TAPE SEAMS.
15. REINFORCEMENT IN SLABS SHALL BE SUPPORTED PRIOR TO POURING USING CHAIRS, "DOBIE" BLOCKS, OR OTHER NON-DEGRADABLE DEVICES TO MAINTAIN PROPER POSITION THROUGHOUT POURING PROCESS.
16. FOOTING BOTTOMS SHALL BE STEPPED WHEN GRADE CHANGES OCCUR, WITH A MAXIMUM STEP OF 24" HORIZONTALLY FOR EVERY 12" VERTICALLY TO ENSURE EVEN BEARING AND AVOID SHEAR STRESS ON FOUNDATION WALLS.
17. PENETRATIONS THROUGH FOUNDATION WALLS SHALL BE LOCATED AT LEAST 12" AWAY FROM HOLDDOWN ANCHOR LOCATIONS. WHERE PENETRATIONS CONFLICT WITH HORIZONTAL HOLDDOWN REINFORCEMENT, BEND BAR DOWN 18" MINIMUM AT EACH EDGE AND INSTALL A #4 HORIZONTAL BAR, 6" LONG MINIMUM, CENTERED BENEATH THE PENETRATION.
18. DO NOT OVER-EXCAVATE BELOW FOOTINGS. MAXIMUM SLOPE OF EXCAVATION BELOW FOOTINGS SHALL BE 2H:1V (HORIZONTAL:VERTICAL), UNLESS DESIGNED OTHERWISE OR SHORING IS PROVIDED.
19. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER FOR ALL REINFORCEMENT PER ACI AND IRC STANDARDS:
 - 19.1. CONCRETE CAST AGAINST EARTH: 3"
 - 19.2. CONCRETE EXPOSED TO EARTH OR WEATHER (#5 OR SMALLER): 1-1/2"
 - 19.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER (#11 OR SMALLER): 3/4"
 - 19.4. REINFORCEMENT IN BEAMS, COLUMNS OR WALLS (#5 OR SMALLER): 1-1/2"
20. GRADE BEAMS FOR 1 STORY BUILDING WITH SLAB-ON-GRADE FOUNDATIONS SHALL BE DETAILED AS FOLLOWS UNLESS OTHERWISE DETAILED:
 - 20.1. EXTERIOR GRADE BEAMS SHALL BE 12" WIDE BY 24" DEEP (12" x 24") MINIMUM AND REINFORCED WITH (2) #5 HORIZONTAL REBAR CONTINUOUS AT TOP (3" CLEAR) AND BOTTOM (3" CLEAR). TIES SHALL BE #3 @ 18" O.C. CLOSED STIRRUPS OR AS SPECIFIED BY THE ENGINEER. BEAMS SHALL BE CENTERED UNDER EXTERIOR WALLS UNLESS NOTED OTHERWISE.
 - 20.2. INTERIOR GRADE BEAMS SHALL BE 12" WIDE BY 24" DEEP (12" x 24") MINIMUM AND REINFORCED WITH (2) #5 HORIZONTAL REBAR CONTINUOUS AT TOP (3" CLEAR) AND BOTTOM (3" CLEAR). TIES SHALL BE #3 @ 18" O.C. CLOSED STIRRUPS OR AS SPECIFIED BY THE ENGINEER. BEAMS SHALL BE CENTERED UNDER EXTERIOR WALLS UNLESS NOTED OTHERWISE.
21. GRADE BEAMS FOR 2 STORY BUILDING WITH SLAB-ON-GRADE FOUNDATIONS SHALL BE DETAILED AS FOLLOWS UNLESS OTHERWISE DETAILED:
 - 21.1. EXTERIOR GRADE BEAMS SHALL BE 12" WIDE BY 36" DEEP (12" x 36") MINIMUM AND REINFORCED WITH (2) #5 HORIZONTAL REBAR CONTINUOUS AT TOP (3" CLEAR) AND BOTTOM (3" CLEAR). TIES SHALL BE #3 @ 16" O.C. CLOSED STIRRUPS OR AS SPECIFIED BY THE ENGINEER. BEAMS SHALL BE CENTERED UNDER EXTERIOR WALLS UNLESS NOTED OTHERWISE.
 - 21.2. INTERIOR GRADE BEAMS SHALL BE 12" WIDE BY 24" DEEP (12" x 36") MINIMUM AND REINFORCED WITH (2) #5 HORIZONTAL REBAR CONTINUOUS AT TOP (3" CLEAR) AND BOTTOM (3" CLEAR). TIES SHALL BE #3 @ 16" O.C. CLOSED STIRRUPS OR AS SPECIFIED BY THE ENGINEER. BEAMS SHALL BE CENTERED UNDER EXTERIOR WALLS UNLESS NOTED OTHERWISE.
22. ALL BEAMS SHALL BE POURED MONOLITHICALLY WITH THE SLAB UNLESS OTHERWISE DETAILED. LAP SPLICES FOR #5 BARS SHALL BE 30" MINIMUM UNLESS ENGINEERED OTHERWISE.
23. BEAMS SHALL BEAR ON APPROVED COMPACTED SOIL OR STRUCTURAL FILL, AND SHALL NOT BE CONSTRUCTED OVER ORGANIC, EXPANSIVE, OR UNSTABLE MATERIALS.
24. FINISHED FLOOR ELEVATION (FFE) OF THE FOUNDATION SHALL BE ESTABLISHED A MINIMUM OF 12 INCHES ABOVE THE ADJACENT STREET GUTTER OR CURB ELEVATION TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND TOWARD THE PUBLIC RIGHT-OF-WAY.
25. THE CONTRACTOR SHALL FIELD-VERIFY ALL EXISTING GRADES AND ELEVATIONS PRIOR TO EXCAVATION OR FORM SETTING TO CONFIRM COMPLIANCE WITH SITE DRAINAGE REQUIREMENTS AND TO AVOID LOW-PAD CONDITIONS.
26. SITE GRADING SHALL BE PERFORMED TO DIRECT SURFACE RUNOFF AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 6 INCHES FALL WITHIN THE FIRST 10 FEET (5%), OR AS OTHERWISE REQUIRED BY THE 2018 IRC SECTION R401.3.
27. ALL DISTURBED SOIL AROUND THE PERIMETER OF THE FOUNDATION SHALL BE STABILIZED WITH ESTABLISHED SOD OR OTHER APPROVED EROSION CONTROL MEASURES IMMEDIATELY UPON FINAL GRADING TO PREVENT EROSION, SEDIMENTATION, AND RUNOFF IMPACTS TO ADJACENT PROPERTIES.
28. IN THE EVENT OF ANY DISCREPANCY OR CONFLICT BETWEEN FOUNDATION PLAN DIMENSIONS AND OTHER DRAWINGS OR DETAILS, THE DIMENSION THAT RESULTS IN THE MOST STRUCTURALLY SOUND OR CONSERVATIVE OUTCOME SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE DESIGNER OR ENGINEER OF RECORD OF ANY CONFLICTS PRIOR TO PROCEEDING WITH WORK.



Elliott Stovall
02-27-2026

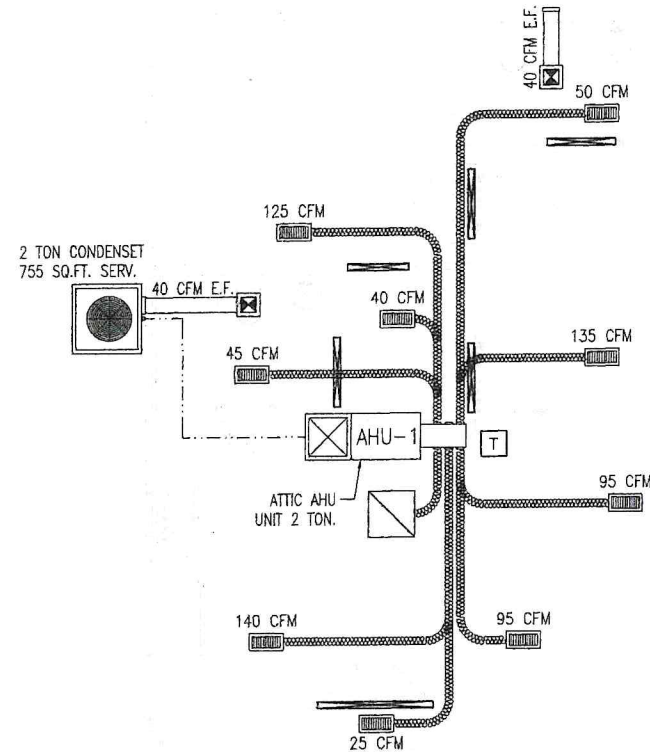
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RESIDENTIAL ADDITION	FOUNDATION DETAILS	RC PLANS	02/23/2026	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:
116 WILLOW GROVE DRIVE HUTCHINS, TX 75141

PAGE NUMBER:
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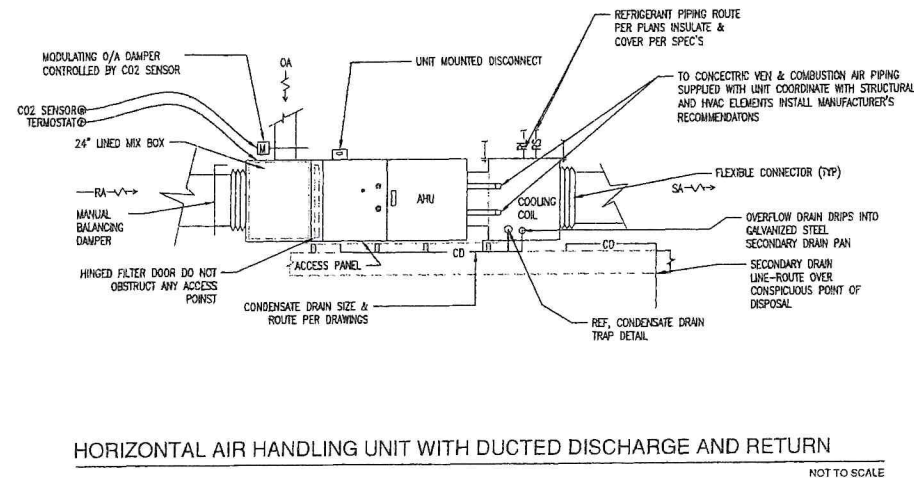
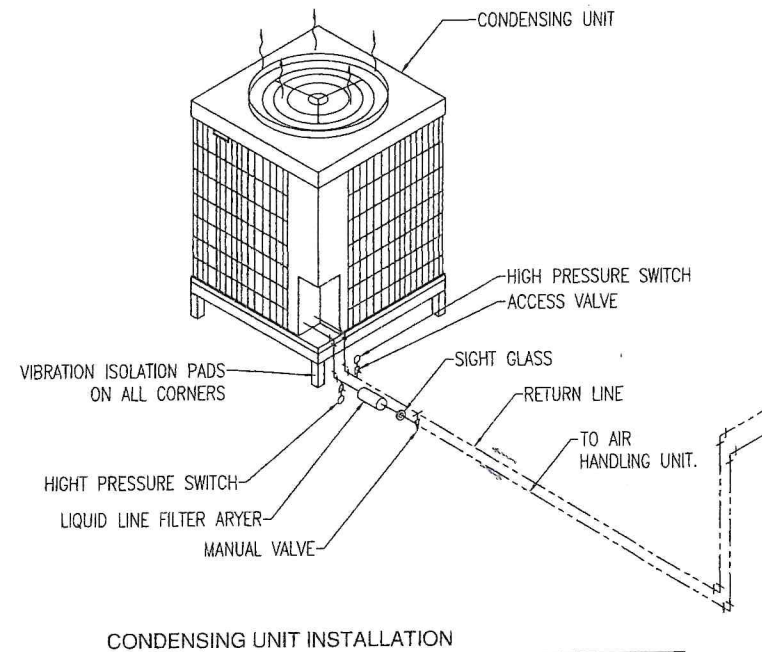
MECHANICAL NOT UNDER SCOPE OF WORK

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
---	RETURN LINE
---	FLEXIBLE & INSULATED ROUND DUCT (R-8 MIN.)
---	UNDERCUT DOOR
---	BATHROOM EXHAUST
---	NEW SUPPLY DIFFUSER
T	THERMOSTAT
---	24"X24" RETURN ON CEILING
---	SOFFIT DIFFUSER

DUCTWORK	
DIAMETER	AIR FLOW CFM
4	20
5	50
6	80
7	120
8	170
9	230
10	300
12	500
14	740
16	1050
18	1400
20	1875

MECHANICAL (HVAC) GENERAL NOTES - SINGLE FAMILY RESIDENCE -
2018 IMC / 2018 IRC, CITY OF HUTCHINS, TX

- All heating, ventilation, and air conditioning (HVAC) systems shall be installed in full compliance with the 2018 International Mechanical Code (IMC), the 2018 International Residential Code (IRC), and applicable amendments adopted by the City of HUTCHINS, TX. All components shall be UL-listed and installed per manufacturer specifications and industry standards.
- The HVAC unit shall be installed in an accessible location suitable for service, maintenance, and replacement, with required working clearances per IMC Section 306. Attic installations shall include a 30-inch wide unobstructed pathway, a solid work platform, and lighting with a switch at the equipment.
- A code-compliant condensate drainage system shall be provided per IMC Section 307, including a primary and secondary drain line or drain pan with overflow protection when located above finished spaces.
- Gas-fired units shall be supplied with properly sized and supported gas piping per the 2018 IFGC. Each appliance shall have a shut-off valve accessible within 6 feet of the unit.
- Outdoor condensing units shall be installed on a level concrete pad and located with proper manufacturer-required clearances. A dedicated electrical disconnect shall be provided within sight of the unit, per NEC and IRC requirements.
- All ducts shall be properly supported using approved hangers at intervals of no more than 4 feet for rigid duct and 5 feet for flexible duct, with additional support within 12 inches of all connections and fittings.
- Flexible ducts located in unconditioned spaces shall be insulated to a minimum of R-8. All duct insulation shall be continuous, sealed, and protected from physical damage.
- Duct seams, connections, and joints shall be mechanically fastened and sealed with mastic or UL 181 listed tape in accordance with IMC Section 603.9. Duct systems shall be pressure-tested where required and verified for airtightness.
- Supply registers and return air grilles shall be located per mechanical plan. Return air shall not be taken from bathrooms, mechanical rooms, or rooms with fuel-burning appliances unless isolated per code. Return air pathways such as transfer grilles or jump ducts must meet code sizing and fire-blocking requirements.
- The thermostat shall be installed at an accessible indoor location approximately 60 inches above finished floor and away from heat sources, direct sunlight, or drafts, and shall comply with control requirements under IRC N1103.1.1.
- Combustion air shall be provided for all fuel-burning appliances in accordance with IMC Chapter 7. When located in confined spaces, adequate high and low combustion air openings shall be provided or mechanical combustion air shall be designed.
- Mechanical ventilation shall be provided per IRC Section R303.4 and R1507. Bathrooms shall be equipped with exhaust fans ducted to the exterior and capable of at least 50 CFM intermittent or 20 CFM continuous ventilation. Toilet rooms without operable windows must be mechanically ventilated.
- Kitchen ventilation shall include a range hood or exhaust fan capable of exhausting a minimum of 100 CFM intermittently or 25 CFM continuously, ducted directly to the exterior with smooth-wall metal duct, properly supported, and sealed. Recirculating hoods are permitted only if local amendments allow and if another code-compliant exhaust method is provided.
- Clothes dryers shall be vented to the exterior with rigid metal duct not to exceed 35 feet equivalent length unless otherwise permitted by manufacturer. Flexible plastic dryer vents are prohibited.
- All mechanical system penetrations through walls, ceilings, and fire-rated assemblies shall be sealed to maintain fire and energy performance, and all installations shall allow access for inspection prior to concealment.
- All HVAC equipment and ductwork shall comply with the 2018 International Energy Conservation Code (IECC) residential provisions as adopted by the City of HUTCHINS, TX. Heating and cooling equipment shall meet the minimum SEER, EER, and HSPF efficiency ratings required by IECC Tables R403.7.1 and R403.7.2.
- All ductwork located outside conditioned space shall be insulated to a minimum of R-8 for supply ducts and R-6 for return ducts. Ducts located entirely within conditioned space are exempt from insulation requirements.
- Duct systems shall be sealed with mastic or UL-listed tape and tested to verify total leakage ≤4.0 CFM per 100 sq.ft. of conditioned floor area when tested at a pressure differential of 0.1 inch w.g. (25 Pa), unless ducts are entirely within conditioned envelope. A certificate of test results must be provided at final inspection.
- Programmable thermostats shall be installed for systems providing heating and cooling, capable of automatic setback and recovery per IECC R403.1.1.
- Mechanical ventilation systems providing outside air must meet the requirements of IRC Section R303.4 and be designed per ASHRAE 62.2 or other approved methods. Whole-house ventilation systems shall be tested for airflow and effectiveness per IECC R403.6.
- The HVAC contractor shall verify all insulation, air sealing, duct sealing, and mechanical efficiency measures are complete and accessible for final inspection prior to closing walls or ceilings.



rcplans@outlook.com

All the information in these plans is provided by the client and / or builder, the designer only limits himself to draw required plans for building permits and doesn't supervise construction or control of quality of materials, therefore the designer does not assume any type of responsibility derived from this project. The project owner is recommended to have professional supervision of a qualified architect or engineer for the review of plans and building's construction.

RESIDENTIAL ADDITION	MECHANICAL	RC PLANS	02/23/2026	1/8" = 1'-0"
USE:	PLAN:	DRAWN BY:	DATE:	SCALE:

ADDRESS:
116 WILLOW GROVE DRIVE HUTCHINS, TX 75141

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