

Please Note: Some modifications were made after these plans were drawn. Most important are the second master closet in the bathroom and the revision to the foyer/entry.



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Engineer: <<UnAssigned>>
 Address:

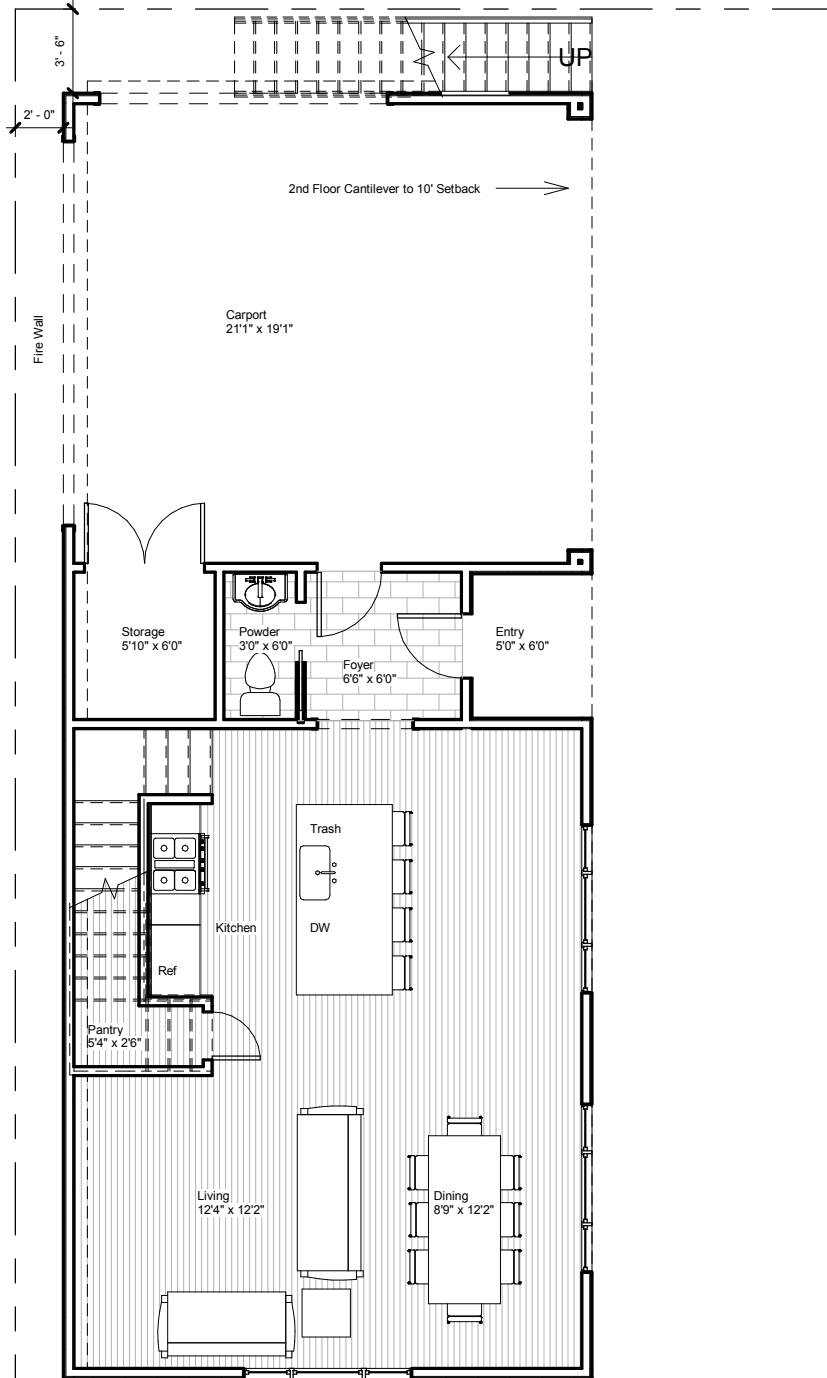
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 e-mail:

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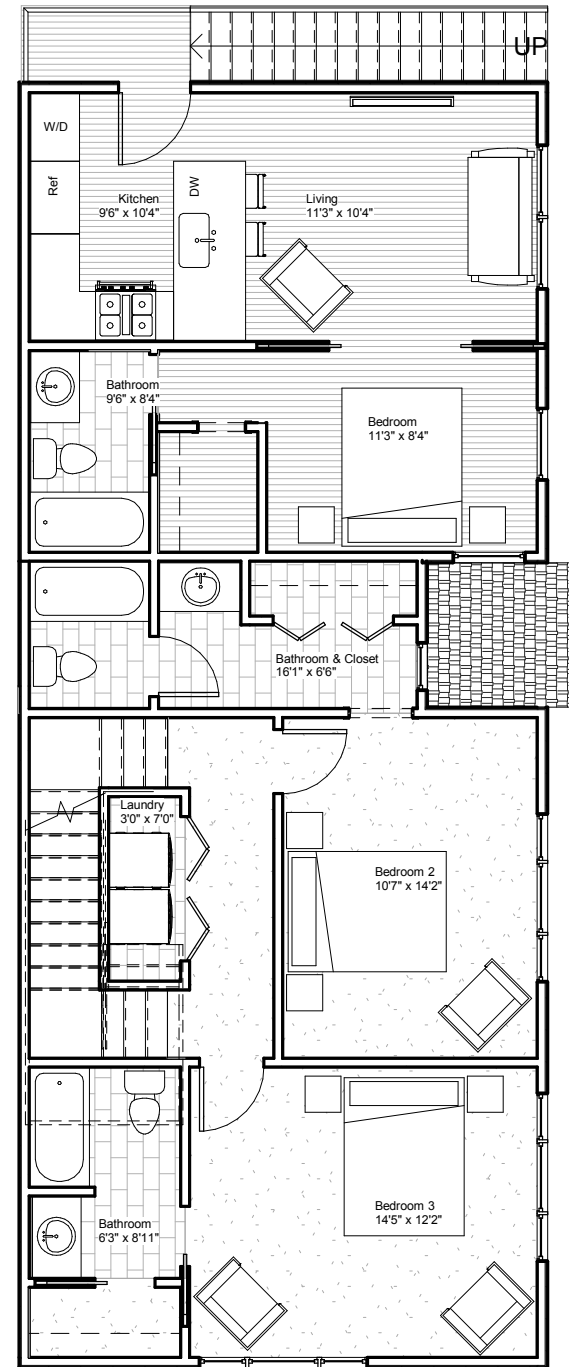


4 3D Rendering



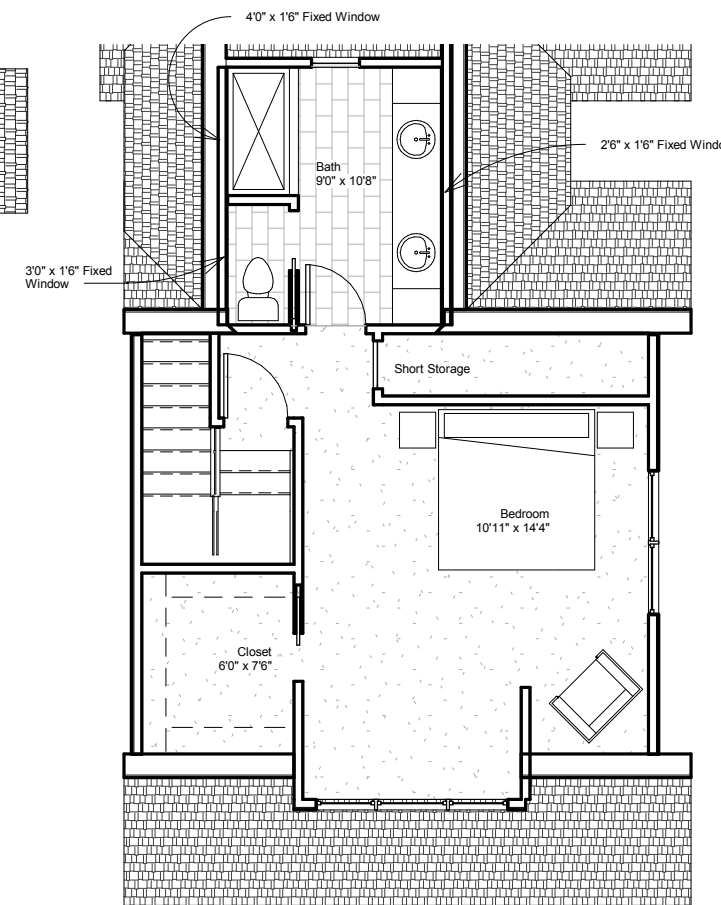
1 1st Floor New
 1/8" = 1'-0"

SF:
 -Porches & Carport 466
 -Conditioned 1st Floor 626
 -Total Slab 1,163
 Total Garage Apt: 400
 Total House: 1,780



2 2nd Floor
 1/8" = 1'-0"

Garage Apt SF: 400
 2nd Floor SF: 626



3 3rd Floor
 1/8" = 1'-0"

3rd Floor SF: 471

- GENERAL NOTES**
1. Plans drawn to IRC-2006 standards (at minimum).
 2. Contractor must verify all dimensions and field conditions.
 3. Should any discrepancy exist between plans and actual project, both the engineer of record and the designer of record must be notified.
 4. Architectural drawings will show floor elevations, opening heights, etc.; Contractor must refer to both architectural and structural drawings to ensure proper layout of project.
 4. Designed for 110 MPH winds (3 second gusts) as required by IRC-2006.
 5. Designed for City of Houston.

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 This plan set is an instrument of service and shall remain the property of the designer. Using these drawings on any other project or extension to this project is prohibited without the written consent of both the engineer of record and the designer. Ethos Design Group, LLC, acting as the designer, will neither be responsible nor liable for construction methods or materials, including safety programs regarding this project unless specifically hired as the general contractor.

Kepler
 Spring Street
 New Plans

Project number: SP-1702
 Date: 08.19.2015
 Drawn by: awells
 Checked by: awells

A-1.0

Scale: 1/8" = 1'-0"
 Print 11x17 "Borderless" to scale drawings