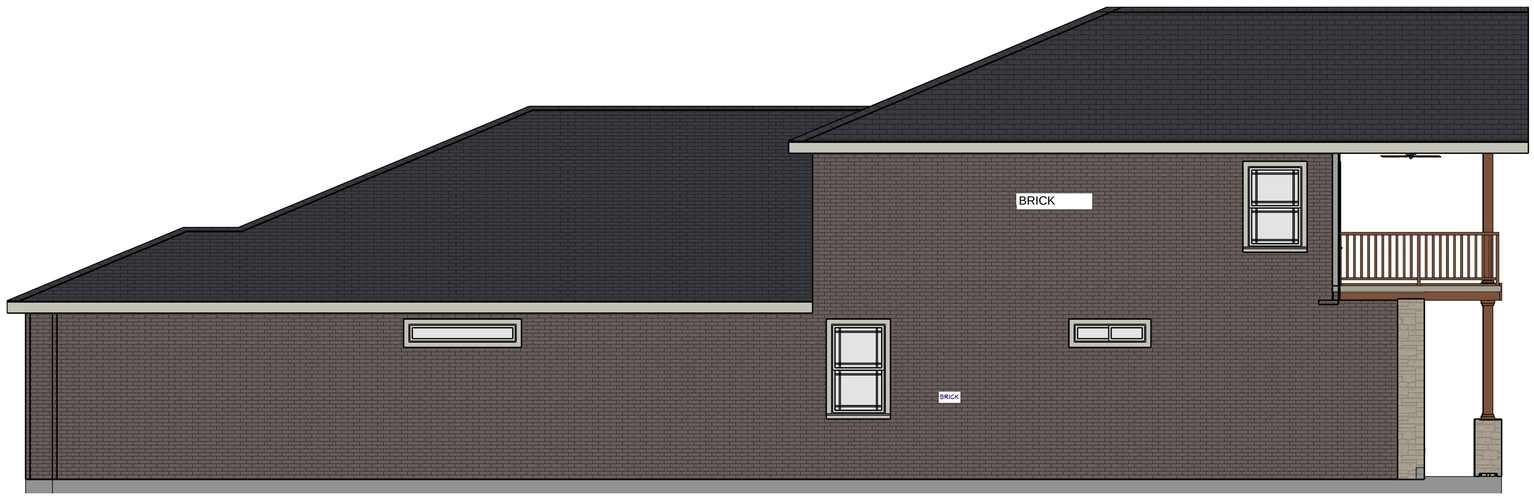
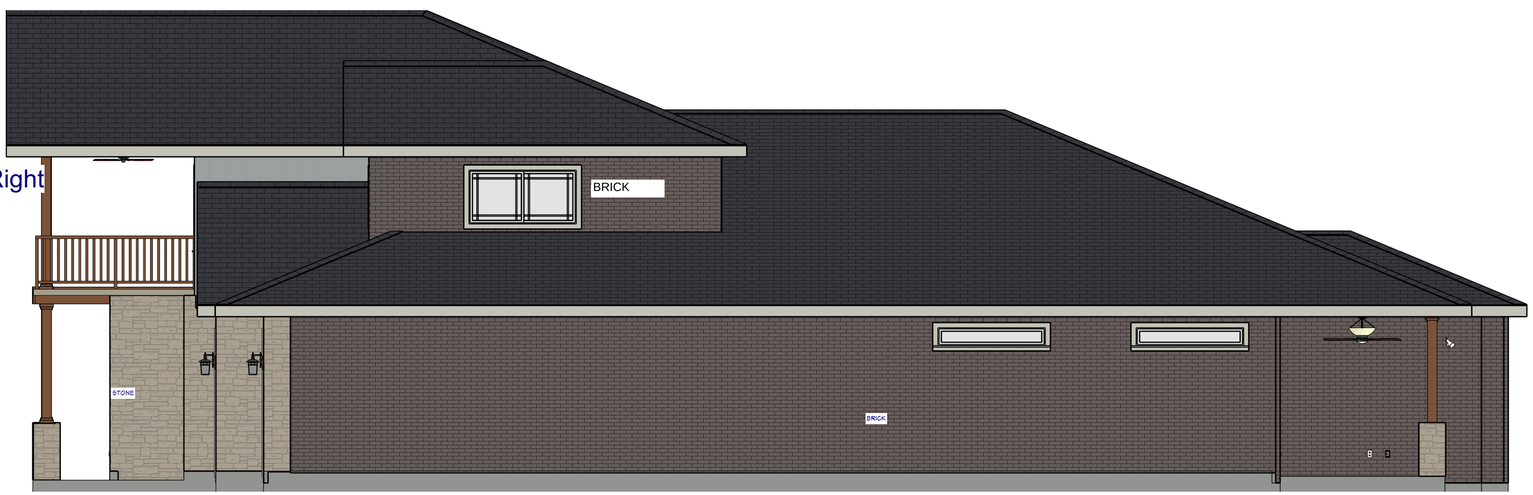
Exterior Elevation Front

Exterior Elevation Back

Exterior Elevation Left



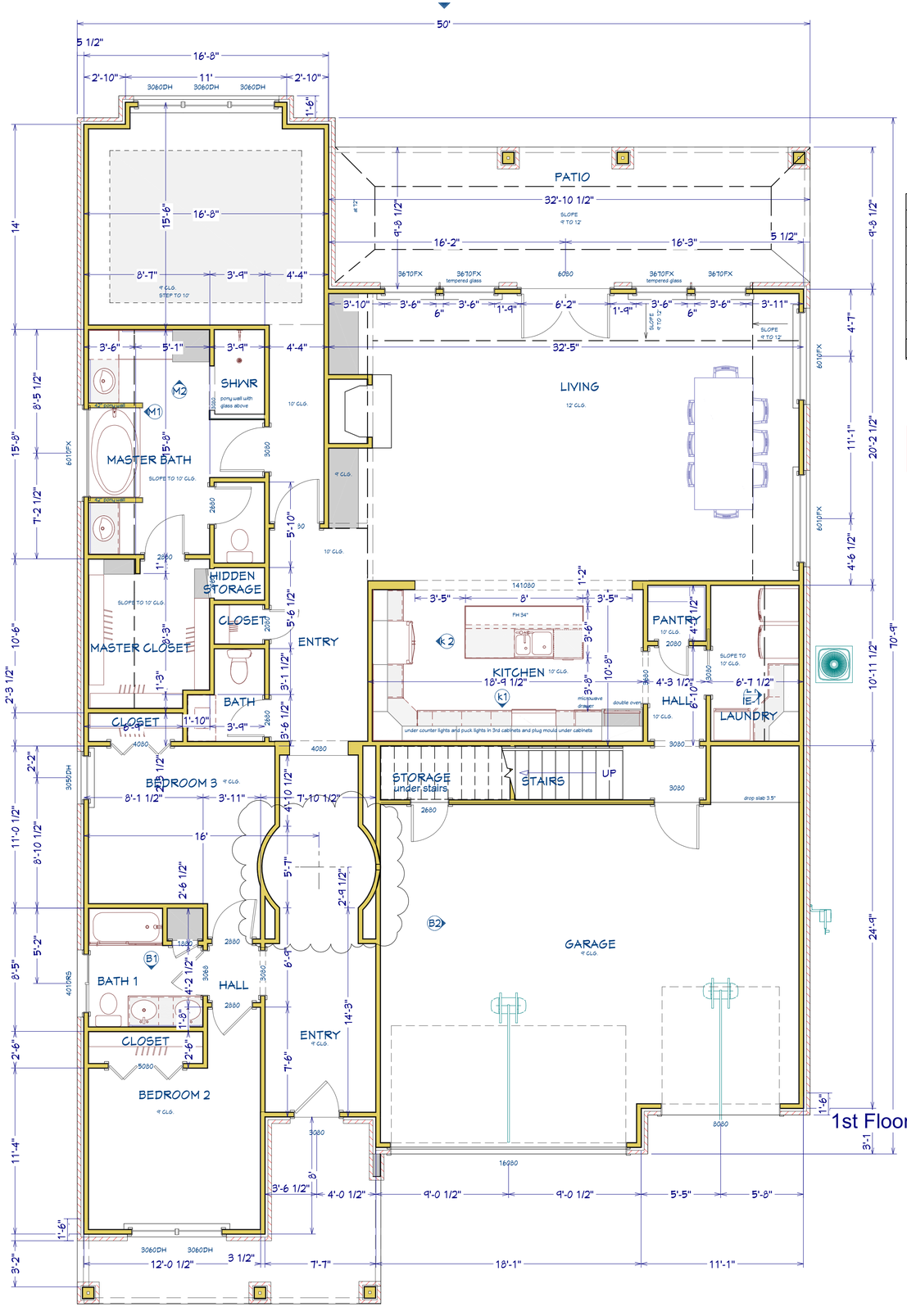
Exterior Elevation Right

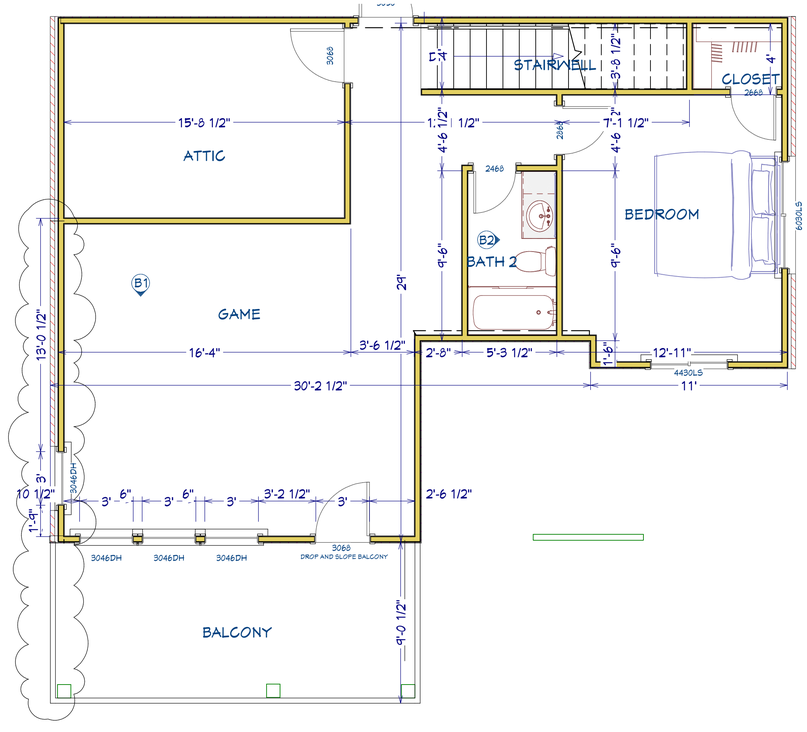


PROJECT DESCRIPTION:
12469 Pebble View Drive
Conroe, TX 77304

SHEET TITLE:
ELEVATIONS

DATE:	7/15/2019
SCALE:	1/4"=1'-0"
SHEET:	1





Guardrails – max. 4' openings and 36" height, as per IRC 312.1 and 312.2 Handrails – 34" to 38" height, as per IRC r3311.5.6.1. Maximum 7 3/4 rise, 10" run, as per IRC R 311.5.3.1. Enclosed useable space below stair must have 1/2 gypsum board as per IRC R311.2.2. Live load design 200lbs/sq.ft. guardrails, as per R301.5 and table 301.5

AREAS	
FIRST FLOOR LIVING SPACE	2435 SQUARE FEET
SECOND FLOOR LIVING SPACE	750 SQUARE FEET
FRONT PORCH	155 SQUARE FEET
PATIO	320 SQUARE FEET
BALCONY	190 SQUARE FEET
GARAGE	701 SQUARE FEET
TOTAL LIVING AREA	3185 SQUARE FEET

ALL FIRST FLOOR DOORS SHALL BE 8'-0"
ALL SECOND FLOOR DOORS SHALL BE 6'-8"

floor plans - unless noted otherwise

A4–1 First Floor (nominal heights) 8'–0" ceiling height, 6'–8" window header heights, 6'–8" interior door heights (1 ⅜" thick hollow core) 6'–8" exterior door heights (1 ¾" solid core)

A4–2 Second Floor (nominal heights) 8'–0" ceiling height, 6'–8" window window header heights, 6'–8" interior door and cased opening heights

A4–3 All height designations shall be measuared from main finished floor at first floor plan, and from second finished floor at second floor plan.

A4–4 Weatherstrip at all exterior doors

A4–5 All angles shown in plan shall be divisible by 45

A4–6 Doors between attached garage and the dwelling shall be minimum 1 ⅜" solid core wood and self closing, or be a 20 minute fire–rated assemly.

A4–7 Refer to interior elevations for additional furring and framing information.

A4–8 All bedroom windows shall be max. 44" above finished floor, with a minimum 24" high and 20" wide opening to provide at least 5.7 square feet of opening.

A4–9 Minimum width between handrails shall be 30", height above nose of tread shall be minimum 34", and maximum 38", hand gripping portion of handrails shall not be less than 1 ½" and not more than 2" in cross–sectional dimension or the shape shall provide an equal amount of gripping surface. Handrails projecting from the wall shall have a space of not less than 1 ½" between the wall and the handrail. All stairways shall have at least one handrail. Handrails shall be installed on all open sides of the stairs. Handrails shall be continuous for the full lenght of the stair, and shall terminate at a newelpost or saftey terminal.

A4–10 Approved smoke detectors require 120 volt connections to house wiring and battery backup.

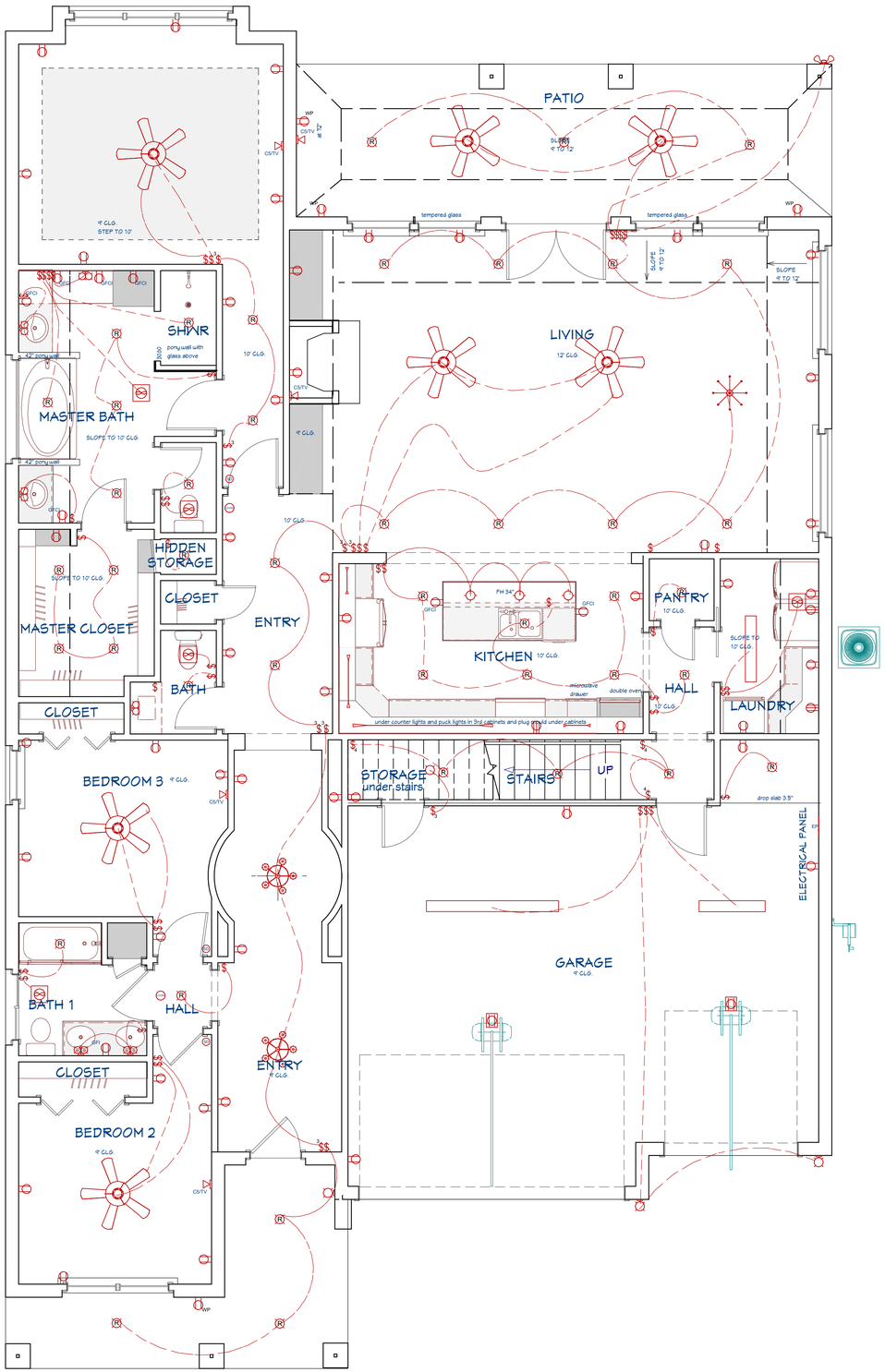
A4–11 Provide ventilation at all baths which is connected directly to outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.

A4–12 Shower stalls and tubs with shower heads shall have walls finished with a non–absorbent surface over waterproof gypsum board (or equal or etter material), to a height of at least 70".

PROJECT DESCRIPTION:
12469 Pebble View Drive
Conroe, TX 77304

SHEET TITLE:
1ST AND 2ND FLOOR PLANS

DATE:	7/15/2019
SCALE:	1/4"=1'-0"
SHEET:	2.1



1st Floor

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

electrical plans - unless noted otherwise

E1–1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.

E1–2 Electrical layout is generally diagrammic. Location of outlet, lights and equipment is approximate. Exact route of wiring, locations of outlets are to be governed by structural conditions and obstructions. Wiring for equipment requiring maintence shall be readily accessable

E1–3 Bottom of all duplex outlet boxes shall be 12" above finish floor. Bottom of switch box height shall be 50" above finish floor. Bottom of switches at cabinetry shall be 6" above adjacent finished counter top

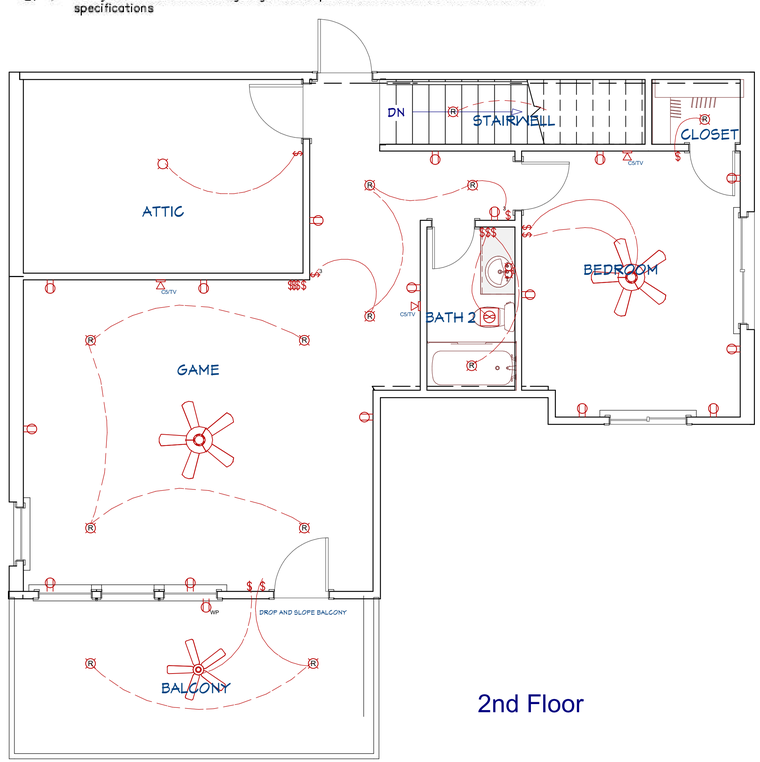
E1–4 Smoke detectors shall have 120 v connection to house wiring and battery back–up.

E1–5 Provide ground–fault–circuit–interruption (GFCI) as required

E1–6 Verify number of air conditioning units with builder or owner. Provide water proof disconnects and 120 volt outlets at each compressor location.

E1–7 Verify overhead sectional garage door opener locations with manufacturer's specifications

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM T	Switches: Dimmer, Timer
AV Control A	Audio Video: Control Panel, Switch
SP SP	Speakers: Ceiling Mounted, Wall Mounted
CS CS/TV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
CO/SD	CO2/Smoke Detectors: Ceiling Mounted
EP	Electrical Breaker Panel

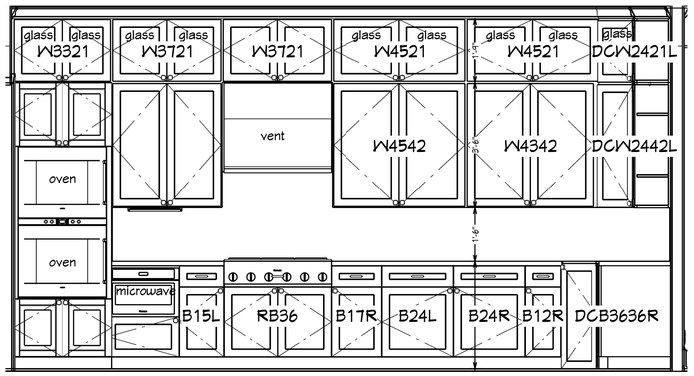


2nd Floor

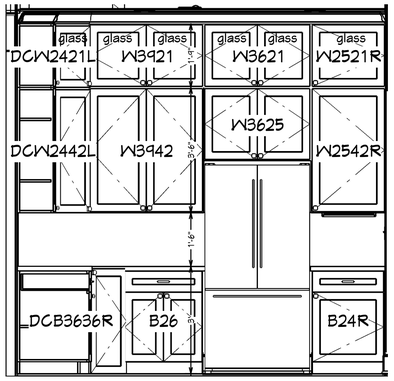
PROJECT DESCRIPTION:
12469 Pebble View Drive
Conroe, TX 77304

SHEET TITLE:
1ST AND 2ND FLOOR ELECTRICAL

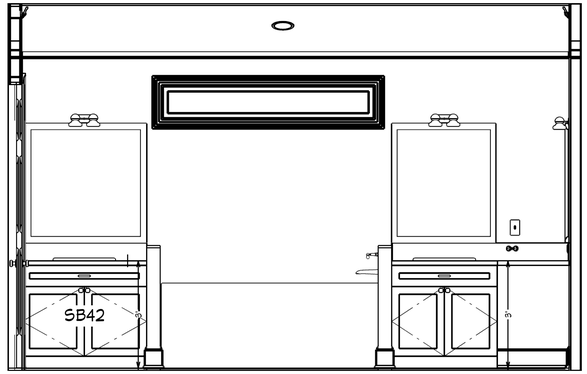
DATE:	7/15/2019
SCALE:	
SHEET:	2.2



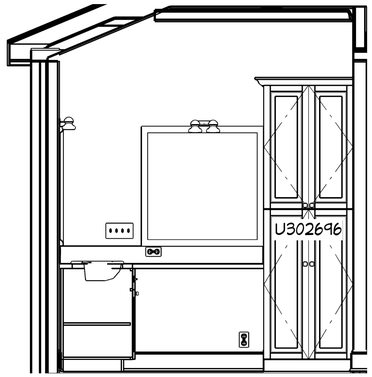
kitchen 1



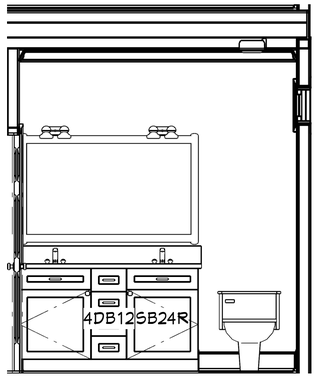
kitchen 2



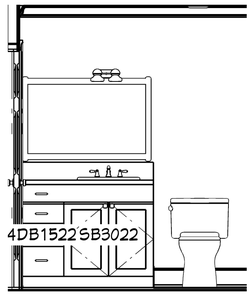
Mstr Bath 1



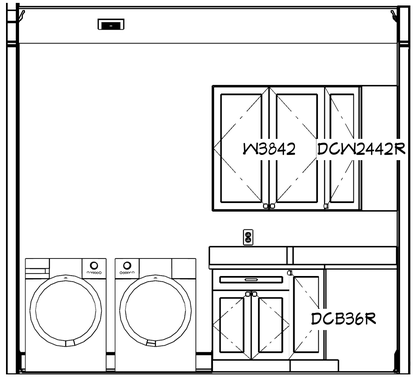
Mstr Bath 2



Bath 1



Bath 2



Laundry

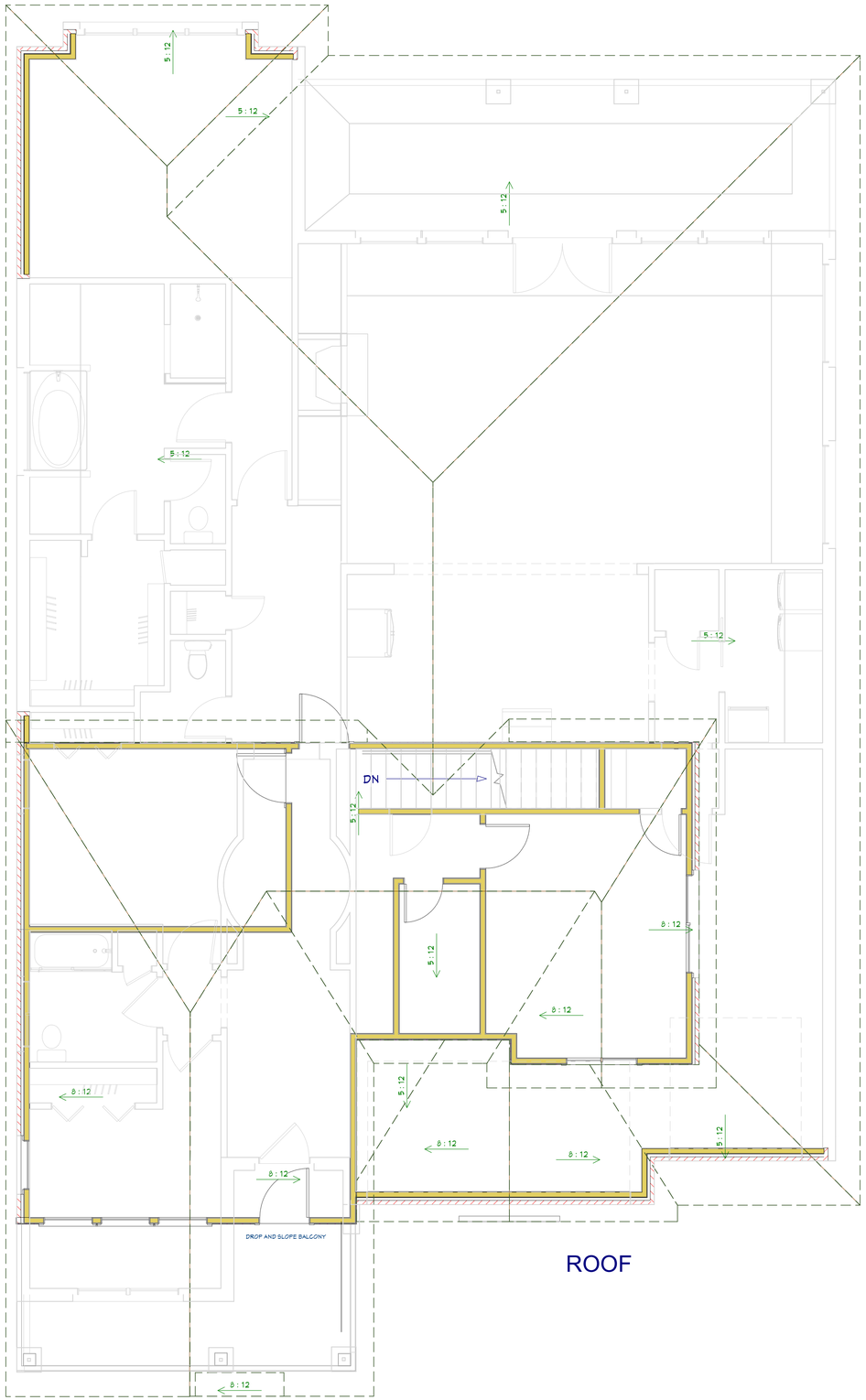
PROJECT DESCRIPTION:
12469 Pebble View Drive
Conroe, TX 77304

SHEET TITLE:
INTERIOR ELEVATIONS

DATE: 7/15/2019

SCALE:

SHEET: IE-1



PROJECT DESCRIPTION:

12469 Pebble View Drive
Conroe, TX 77304

SHEET TITLE:

ROOF PLAN

DATE:	7/15/2019
SCALE:	1/4"=1'-0"
SHEET:	5