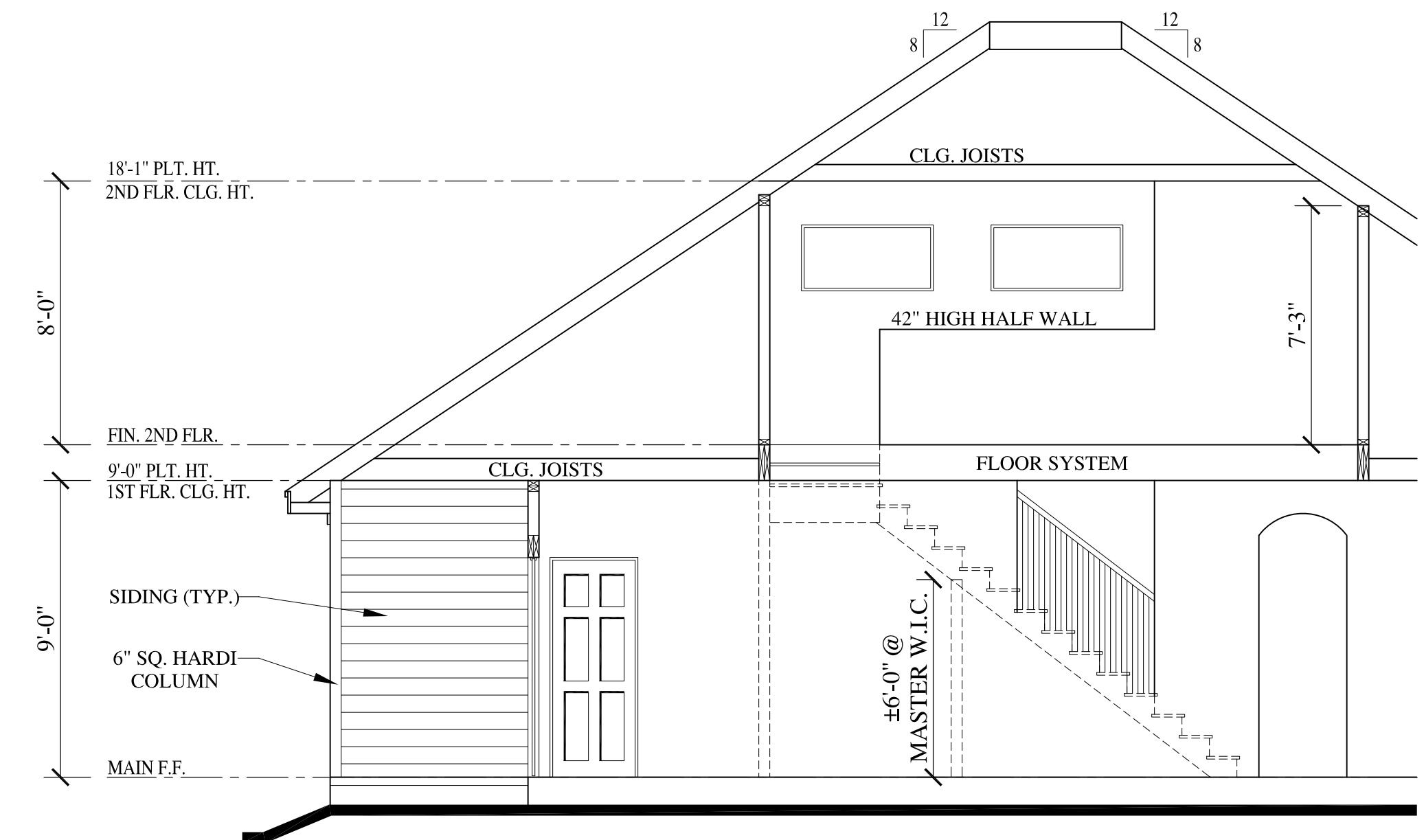
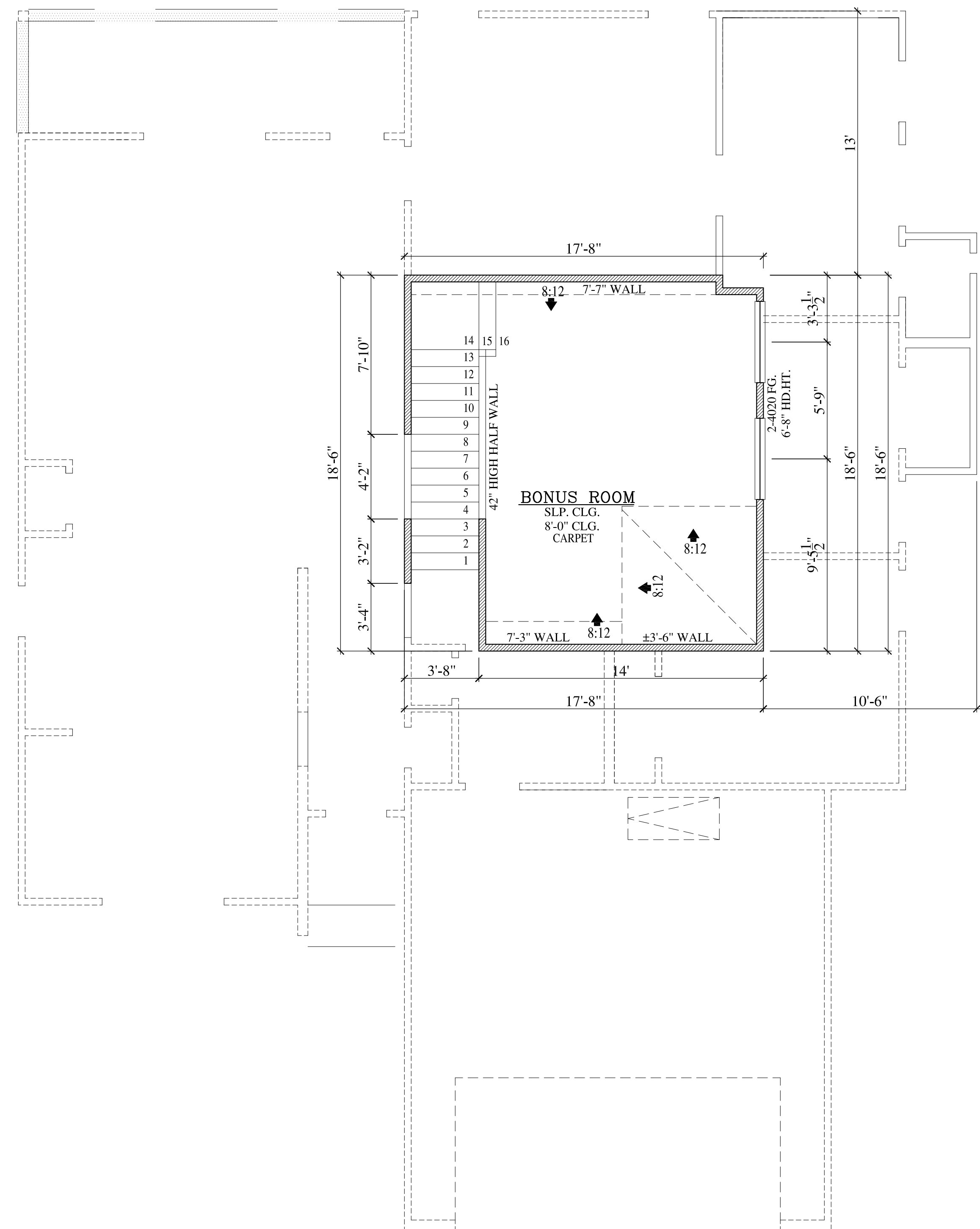


FLOOR PLAN NOTES:

- BUILDER OR CONTRACTOR TO COMPLY WITH ALL THE CURRENT IRC CODES REQUIRED BY THE LOCAL JURISDICTION. REFER TO LOCAL JURISDICTIONAL CODE FOR VARIOUS PROVISIONS WHICH OVERRIDE OR SUPPLEMENT THE IRC.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. BUILDER/ CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES.
- ALL ANGLES TO BE 45 DEGREES U.O.N.
- ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MIN. 5.7 SQ.FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, PROVIDE LOCKING HARDWARE THAT DOES NOT REQUIRE A KEY TO OPEN FROM THE INSIDE. ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).
- STAIRWAYS SHALL COMPLY WITH IRC STANDARDS
- ALL GUARDRAIL AND HANDRAIL SHALL COMPLY WITH IRC STANDARDS FOR HEIGHT, LOAD DESIGN, GRIPPING SURFACE AND DIAMETER
- ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC.
 - a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT
 - b. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR. WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
- ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE. INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPLICABLE CODES.
- PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2". MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
- PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22" X 30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL DOWN STAIR IS 30"x54". AND TO HAVE A MINIMUM LOAD CAPACITY OF 350 LBS.
- ALL CLG. HTS. AND HD. HTS. TAKEN FROM WHERE THE NOTE IS LOCATED ON PLAN.
- SAFETY GLASS AT FRENCH DOORS
- LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
- ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.

BATH NOTES:

- TILE FLOORS (AT WET AREAS)
- ANY GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2009)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS. TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2009)
- BUILDER TO VERIFY ROUGH OPENING OF TUB WITH MANUFACTURER PRIOR TO CONSTRUCTION TYPICAL
- PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS BY IRC 2000 SECT. P2704.1.



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

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SECOND FLOOR PLAN
SCALE : 1 / 4" = 1'-0"

LAREDO SPEC. BUILD
9119 ANNA STREET
LOT 9, BLOCK 3, SECTION N/A
NEEDVILLE, TEXAS 77461
TEAL LANDING

REVISIONS	
10/26/17:	FULL SET COMPLETED
12/06/17:	ADDED BONUS RM
01/03/18:	REVISED EXT. ELEV.

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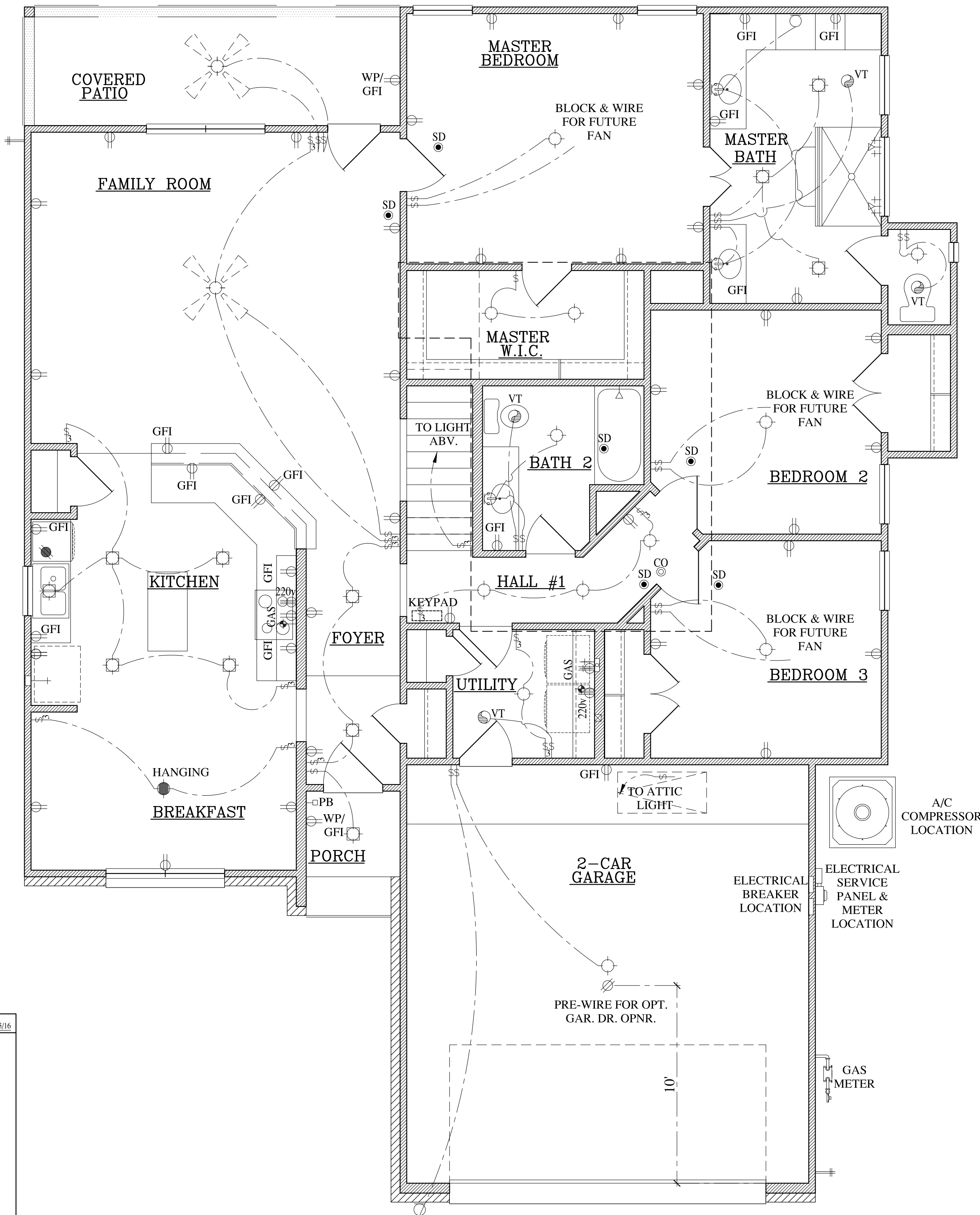
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DRAWN BY:	TSP
CHECKED BY:	TSP
DATE:	10/17/17
SHEET NAME:	BONUS ROOM FLOOR PLAN
SHEET NO.	A-2

ELECTRICAL NOTES:

- BUILDER OR CONTRACTOR TO COMPLY WITH ALL THE CURRENT NEC CODES REQUIRED BY THE LOCAL JURISDICTION. REFER TO LOCAL JURISDICTIONAL CODE FOR VARIOUS PROVISIONS WHICH OVERRIDE OR SUPPLEMENT THE NEC.
- ALUMINUM WIRING SHALL NOT BE PERMITTED.
- SMOKE DETECTORS REQUIRE A 110v CONNECTION TO HOUSE WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES (INTERCONNECTED).
- CARBON MONOXIDE ALARMS INSTALLED PER IRC 2009 R315.1 AND R315.2
- GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION SHALL BE PROVIDED FOR ALL 125-VOLT, 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED AS REQUIRED BOTH AT THE INTERIOR AND EXTERIOR OF RESIDENCE AND WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE SINK IN LAUNDRY ROOMS, UTILITY ROOMS AND AT WET BARS.
- PROVIDE 110v OUTLET AND SWITCHED LIGHT IN ATTIC NEAR H.V. A.C. EQUIPMENT. LOCATE SWITCH NEAR (IF NOT OUTSIDE) ATTIC ACCESS.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. IF UTILITY ROOM HAS A MEANS OF NATURAL VENTILATION TO OUTSIDE, A VENT IS NOT REQUIRED.
- ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON-FIRE RATED EXTERIOR WALL.
- LUMINARIES (LIGHTING FIXTURES) INSTALLED IN CLOTHES CLOSETS SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM THE DEFINED STORAGE AREA: PER NEC 410.16:
12 INCHES FOR TOTALLY ENCLOSED INCANDESCENT OR LED LUMINARIES
6 INCHES FOR RECESSED TOTALLY ENCLOSED INCANDESCENT FLUORESCENT OR LED LUMINARIES
6 INCHES FOR SURFACE MOUNTED OR ENCLOSED RECESSED FLUORESCENT LUMINARIES
- WHEN GARAGE DOOR OPENERS ARE INSTALLED, PROVIDE LOW VOLTAGE FOR SHUTOFF AND REVERSE SENSORS AT BOTH SIDES OF OVERHEAD DOOR.
- PROVIDE NETWORK JACKS AS PER OWNER
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM

ELECTRICAL PLACEMENT NOTES:

- CONTRACTOR TO VERIFY INSTALLATION HTS. PER APPLICABLE CODE REQUIREMENTS FOR VARIOUS RECEPTACLES, OUTLETS, SWITCHES AND TO INSTALL ACCORDINGLY.
- CONTRACTOR TO VERIFY ACCESSIBILITY STANDARDS FOR VARIOUS RECEPTACLES, OUTLETS, SWITCHES AND TO INSTALL ACCORDINGLY WHERE REQUIRED BY CODE/LAW OR PER OWNER'S REQUEST.
- CONTRACTOR TO VERIFY INSTALLATION LOCATIONS FOR VARIOUS RECEPTACLES, OUTLETS, SWITCHES AT BUILDER OR OWNER'S REQUEST.
- FIELD VERIFY CONDITIONS AND ADJUST HTS. TO MEET FIELD CONDITIONS E.G. OUTLETS/RECEPTACLES AND SWITCHES TO BE INSTALLED INSIDE MILLWORK/CASEWORK.



ELECTRICAL LEGEND			REV. 09/15/16
⊕	110 VOLT RECEPTACLE	⊕	MOTION SENSOR SWITCH
⊕WP	WATERPROOF RECEPTACLE	⊕PB	PUSH BUTTON/DOOR BELL
⊕CLG	110 VOLT IN CLG.	⊕SD	SMOKE DETECTOR
⊕GFI	110 VOLT W/ GROUND FAULT INTERRUPTER	⊕CO	CARBON MONOXIDE DETECTOR
⊕FLR	110 VOLT IN FLOOR	⊕	CEILING MOUNTED LIGHT FIXTURE
⊕	110 VOLT IN CABINET	⊕	HANGING LIGHT
⊕Q/AD	QUAD 110 VOLT RECEPTACLE	⊕	RECESSED CAN LIGHT
⊕220	220 VOLT RECEPTACLE	⊕WP	WATERPROOF RECESSED CAN LIGHT
⊕	TELEVISION ANTENNA	⊕	RECESSED EYEBALL SPOT LIGHT
⊕	GAS OUTLET	⊕	HANGING PENDANT FIXTURE
⊕	NETWORK/DATA OUTLET	⊕	WALL MOUNTED LIGHT FIXTURE
⊕	TELEPHONE OUTLET	⊕PC	PORCELAIN FIXTURE W/ TELL CORD
⊕	SINGLE POLE SWITCH	⊕WS	WALL SCONCE
⊕	THREE WAY SWITCH	⊕	FLOOD LIGHTS
⊕	FOUR WAY SWITCH	⊕VT	EXHAUST FAN
⊕	DIMMER SWITCH	⊕	HOSE BIB
		⊕	KEYLESS CEILING MOUNTED LIGHT FIXTURE
		⊕	UNDER COUNTER LIGHT
		⊕	CEILING FAN
		⊕	CEILING FAN W/ LIGHT
		⊕	CEILING LIGHT W/ FUTURE FAN
		⊕	FLUORESCENT LIGHT SIZE PER PLAN LOCATION

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ELECTRICAL
FIRST FLOOR PLAN-ALARM AND SURROUND SOUND PLAN
SCALE : 1 / 4" = 1'-0"

LAREDO SPEC. BUILD
9119 ANNA STREET
LOT 9, BLOCK 3, SECTION N/A
NEEDVILLE, TEXAS 77461
TEAL LANDING

REVISIONS	
10/26/17:	FULL SET COMPLETED
12/06/17:	ADDED BONUS RM.
01/03/18:	REVISED EXH. ELEV.

207 MORTON STREET
RICHMOND, TEXAS 77469
OFFICE (281) 344-8727
FAX (281) 344-8802

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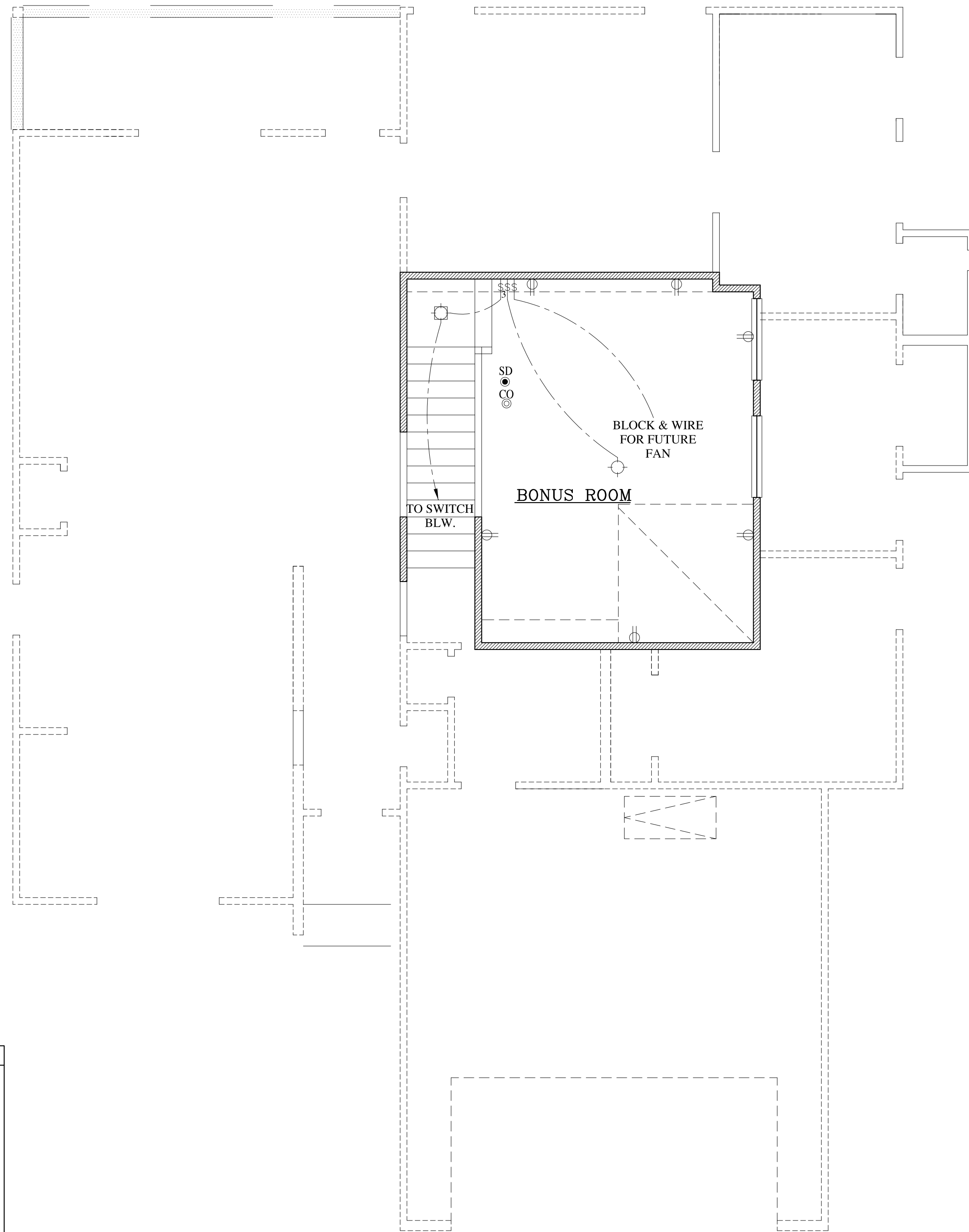
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DRAWN BY:	TSP
CHECKED BY:	TSP
DATE:	10/17/17
SHEET NAME:	ELECTRICAL PLAN
SHEET NO.	A-3

ELECTRICAL NOTES:

- BUILDER OR CONTRACTOR TO COMPLY WITH ALL THE CURRENT NEC CODES REQUIRED BY THE LOCAL JURISDICTION. REFER TO LOCAL JURISDICTIONAL CODE FOR VARIOUS PROVISIONS WHICH OVERRIDE OR SUPPLEMENT THE NEC.
- ALUMINUM WIRING SHALL NOT BE PERMITTED.
- SMOKE DETECTORS REQUIRE A 110v CONNECTION TO HOUSE WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES (INTERCONNECTED).
- CARBON MONOXIDE ALARMS INSTALLED PER IRC 2009 R315.1 AND R315.2
- GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION SHALL BE PROVIDED FOR ALL 125-VOLT, 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED AS REQUIRED BOTH AT THE INTERIOR AND EXTERIOR OF RESIDENCE AND WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE SINK IN LAUNDRY ROOMS, UTILITY ROOMS AND AT WET BARS.
- PROVIDE 110v OUTLET AND SWITCHED LIGHT IN ATTIC NEAR H.V.A.C. EQUIPMENT. LOCATE SWITCH NEAR (IF NOT OUTSIDE) ATTIC ACCESS.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. IF UTILITY ROOM HAS A MEANS OF NATURAL VENTILATION TO OUTSIDE, A VENT IS NOT REQUIRED.
- ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON-FIRE RATED EXTERIOR WALL.
- LUMINARIES (LIGHTING FIXTURES) INSTALLED IN CLOTHES CLOSETS SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM THE DEFINED STORAGE AREA: PER NEC 410.16: 12 INCHES FOR TOTALLY ENCLOSED INCANDESCENT OR LED LUMINARIES 6 INCHES FOR RECESSED TOTALLY ENCLOSED INCANDESCENT FLUORESCENT OR LED LUMINARIES 6 INCHES FOR SURFACE MOUNTED OR ENCLOSED RECESSED FLUORESCENT LUMINARIES
- WHEN GARAGE DOOR OPENERS ARE INSTALLED, PROVIDE LOW VOLTAGE FOR SHUTOFF AND REVERSE SENSORS AT BOTH SIDES OF OVERHEAD DOOR.
- PROVIDE NETWORK JACKS AS PER OWNER
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM

ELECTRICAL PLACEMENT NOTES:

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- CONTRACTOR TO VERIFY INSTALLATION LOCATIONS FOR VARIOUS RECEPTACLES, OUTLETS, SWITCHES AT BUILDER OR OWNER'S REQUEST.
- FIELD VERIFY CONDITIONS AND ADJUST HTS. TO MEET FIELD CONDITIONS E.G. OUTLETS/RECEPTACLES AND SWITCHES TO BE INSTALLED INSIDE MILLWORK/CASEWORK.



ELECTRICAL LEGEND		REV. 09/15/16			
⊕	110 VOLT RECEPTACLE	⬆	MOTION SENSOR SWITCH	⊕	HOSE BIB
⊕WP	WATERPROOF RECEPTACLE	⬆	PUSH BUTTON/DOOR BELL	⊕	KEYLESS CEILING MOUNTED LIGHT FIXTURE
⊕CLG	110 VOLT IN CLG.	⬆	SMOKE DETECTOR	⊕	UNDER COUNTER LIGHT
⊕GR	110 VOLT W/ GROUND FAULT INTERRUPTER	⬆	CARBON MONOXIDE DETECTOR	⊕	CEILING FAN
⊕FLR	110 VOLT IN FLOOR	⬆	CEILING MOUNTED LIGHT FIXTURE	⊕	CEILING FAN W/ LIGHT
⊕	110 VOLT IN CABINET	⬆	HANGING LIGHT	⊕	CEILING LIGHT W/ FUTURE FAN
⊕Q/AD	QUAD 110 VOLT RECEPTACLE	⬆	RECESSED CAN LIGHT	⊕	FLUORESCENT LIGHT SIZE PER PLAN LOCATION
⊕220	220 VOLT RECEPTACLE	⬆	WATERPROOF RECESSED CAN LIGHT	⊕	EXHAUST FAN
⊕	TELEVISION ANTENNA	⬆	RECESSED EYEBALL SPOT LIGHT	⊕	
⊕	GAS OUTLET	⬆	HANGING PENDANT FIXTURE	⊕	
⊕	NETWORK/DATA OUTLET	⬆	WALL MOUNTED LIGHT FIXTURE	⊕	
⊕	TELEPHONE OUTLET	⬆	PORCELAIN FIXTURE W/ TELL CORD	⊕	
⊕	SINGLE POLE SWITCH	⬆	WALL SCONCE	⊕	
⊕	THREE WAY SWITCH	⬆	FLOOD LIGHTS	⊕	
⊕	FOUR WAY SWITCH	⬆	EXHAUST FAN	⊕	
⊕	DIMMER SWITCH	⬆		⊕	

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ELECTRICAL
SECOND FLOOR PLAN-ALARM AND SURROUND SOUND PLAN
 SCALE : 1 / 4" = 1'-0"

LAREDO SPEC. BUILD
 9119 ANNA STREET
 LOT 9, BLOCK 3, SECTION N/A
 NEEDVILLE, TEXAS 77461
 TEAL LANDING

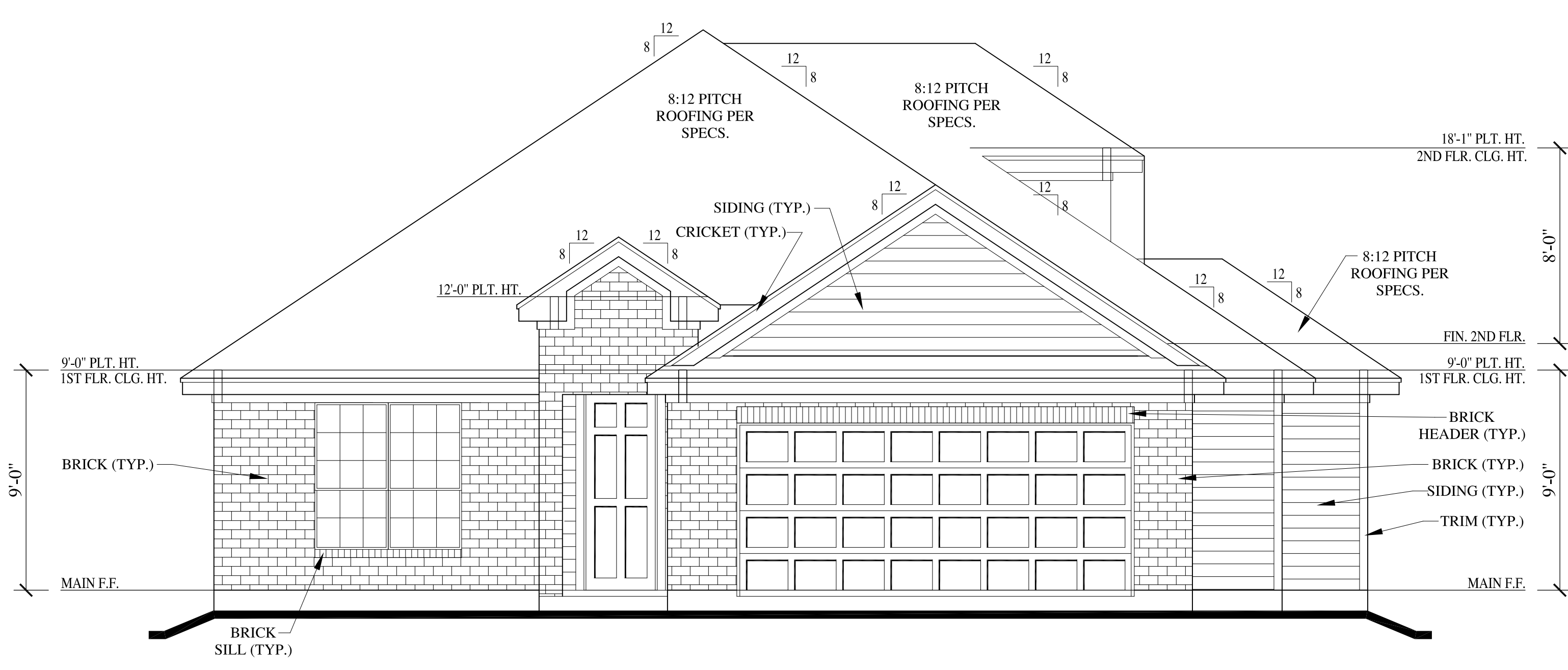
REVISIONS	
10/26/17:	FULL SET COMPLETED
12/06/17:	ADDED BONUS RM.
01/03/18:	REVISED EXH. ELEV.

207 MORTON STREET
 RICHMOND, TEXAS 77469
 OFFICE (281) 344-8727
 FAX (281) 344-8802

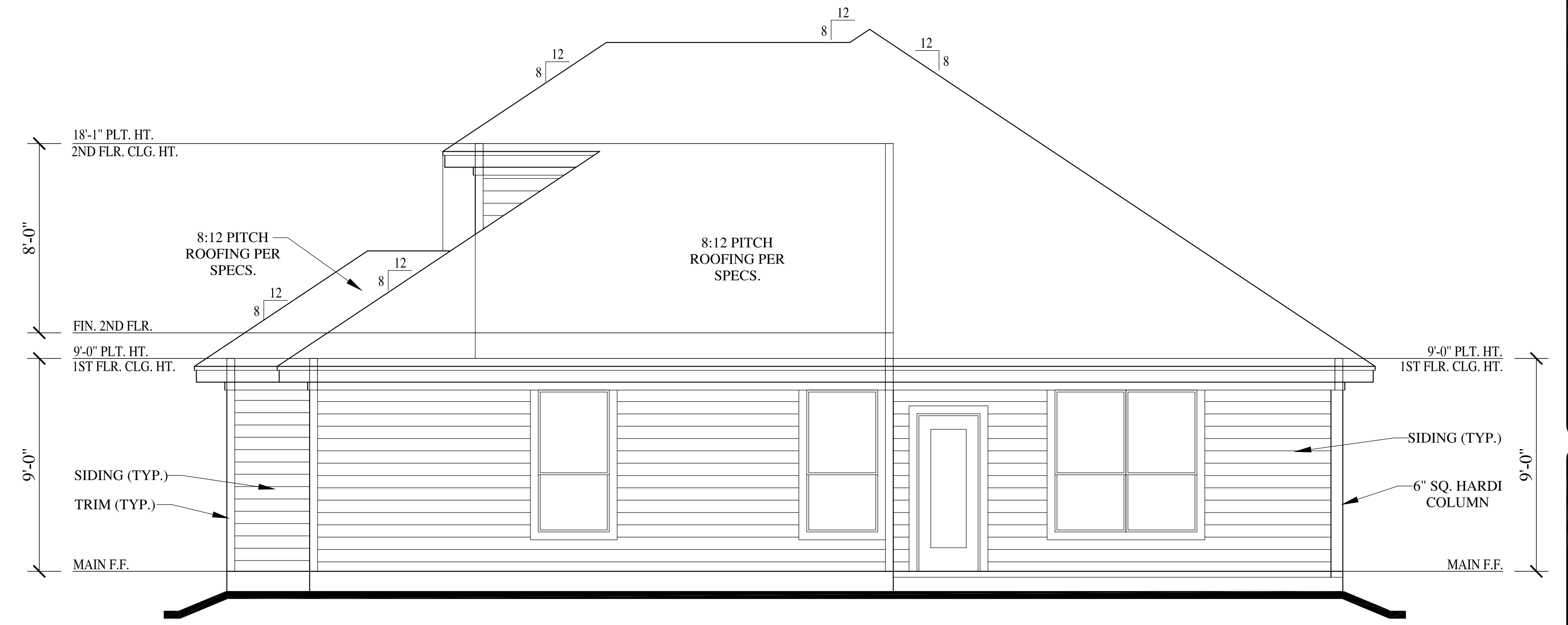
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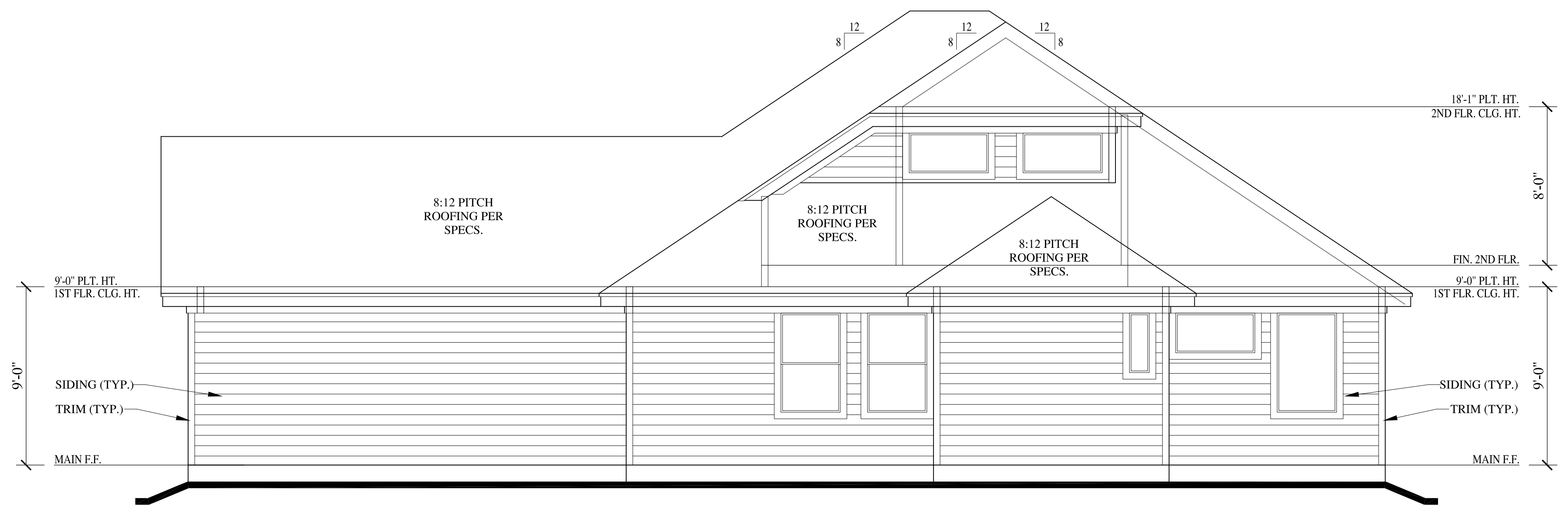
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CHECKED BY:	TSP
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SHEET NAME:	BONUS ROOM ELECTRICAL PLAN
SHEET NO.	A-4



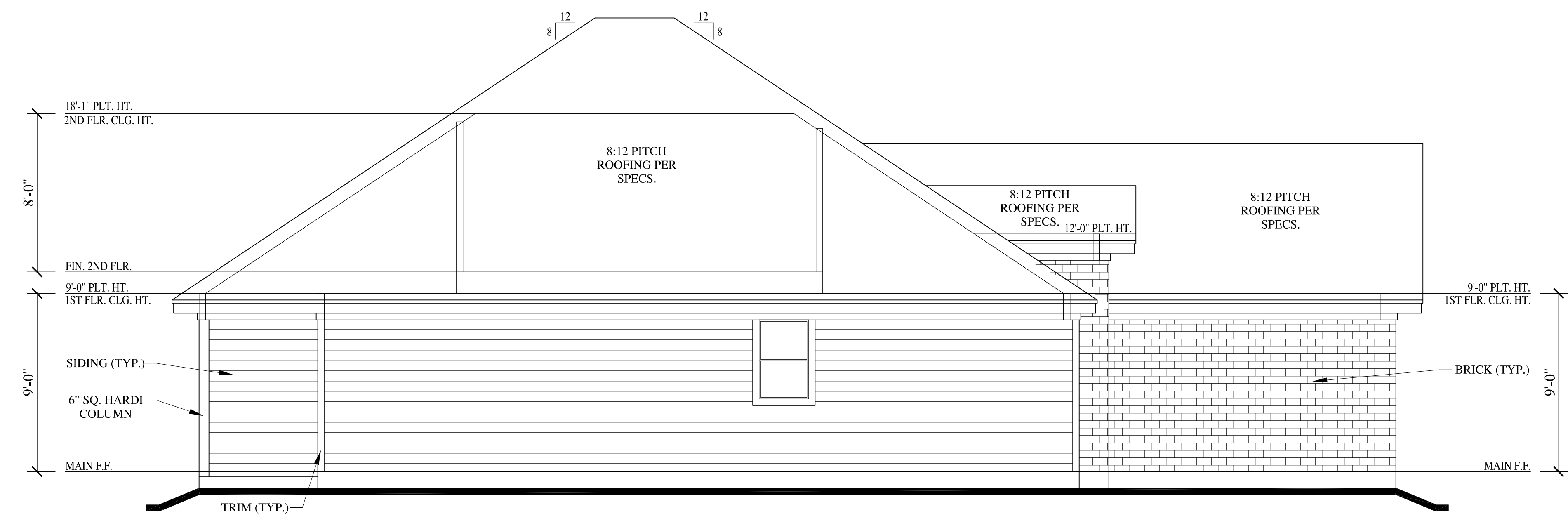
FRONT ELEVATION



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



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



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

ELEVATION NOTES:

- BUILDER OR CONTRACTOR TO COMPLY WITH ALL THE CUREENT IRC CODES REQUIRED BY THE LOCAL JURISDICTION. REFER TO LOCAL JURISDICTIONAL CODE FOR VARIOUS PROVISIONS WHICH OVERRIDE OR SUPPLEMENT THE IRC.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. BUILDER/ CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES.
- ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MIN. 5.7 SQ.FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, PROVIDE LOCKING HARDWARE THAT DOES NOT REQUIRE A KEY TO OPEN FROM THE INSIDE. ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).
- OPENINGS ON A 1 HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
- ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC.
 - a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT
 - b. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
- ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N.
- CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE).
- PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC.
- ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

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LAREDO SPEC. BUILD
9119 ANNA STREET
LOT 9, BLOCK 3, SECTION N/A
NEEDVILLE, TEXAS 77461
TEAL LANDING

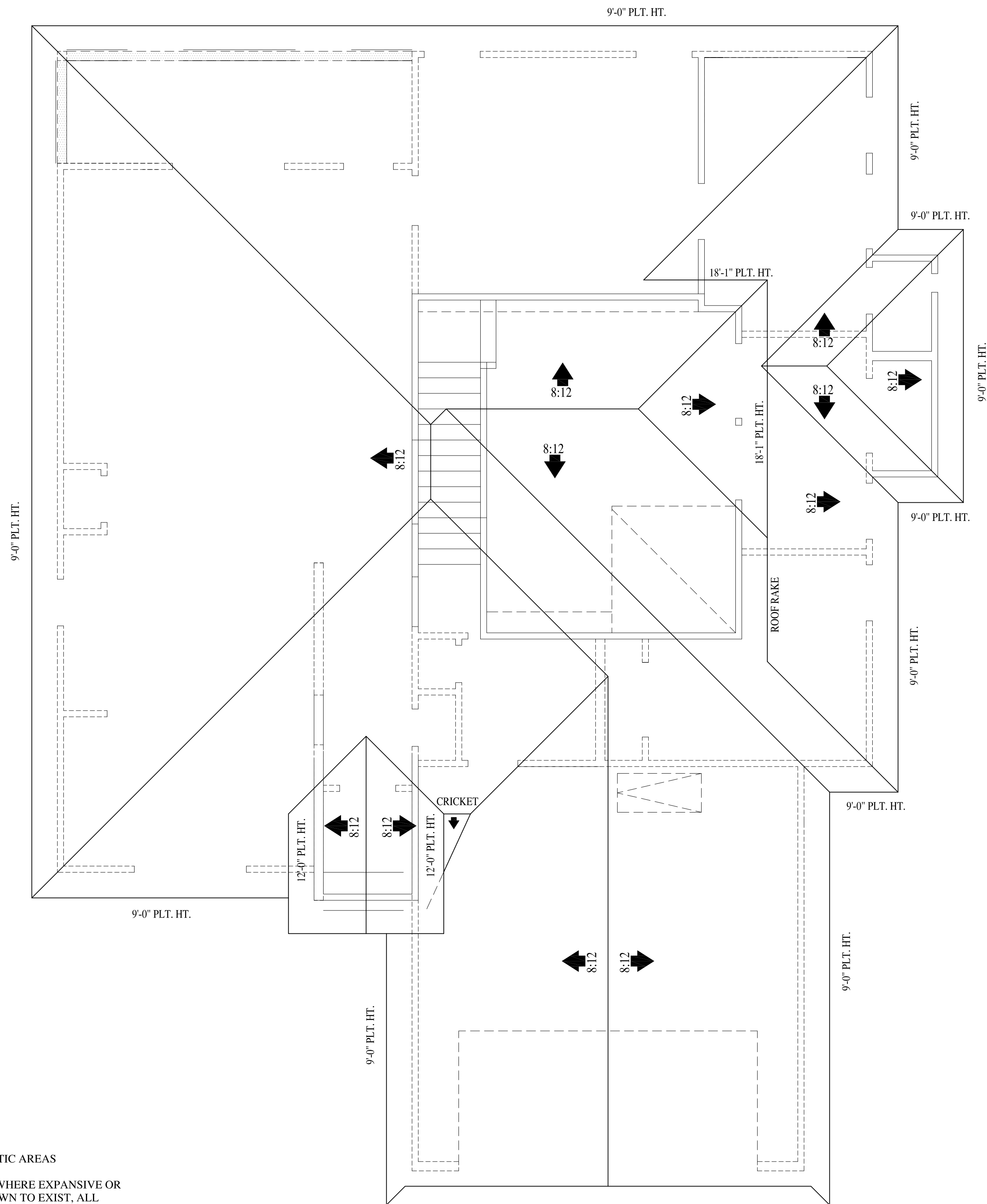
REVISIONS	
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CAMPBELL GARRETT
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SCALE:	1/4" = 1'-0"
DRAWN BY:	TSP
CHECKED BY:	TSP
DATE:	10/17/17
SHEET NAME:	EXTERIOR ELEVATIONS
SHEET NO.	A-5

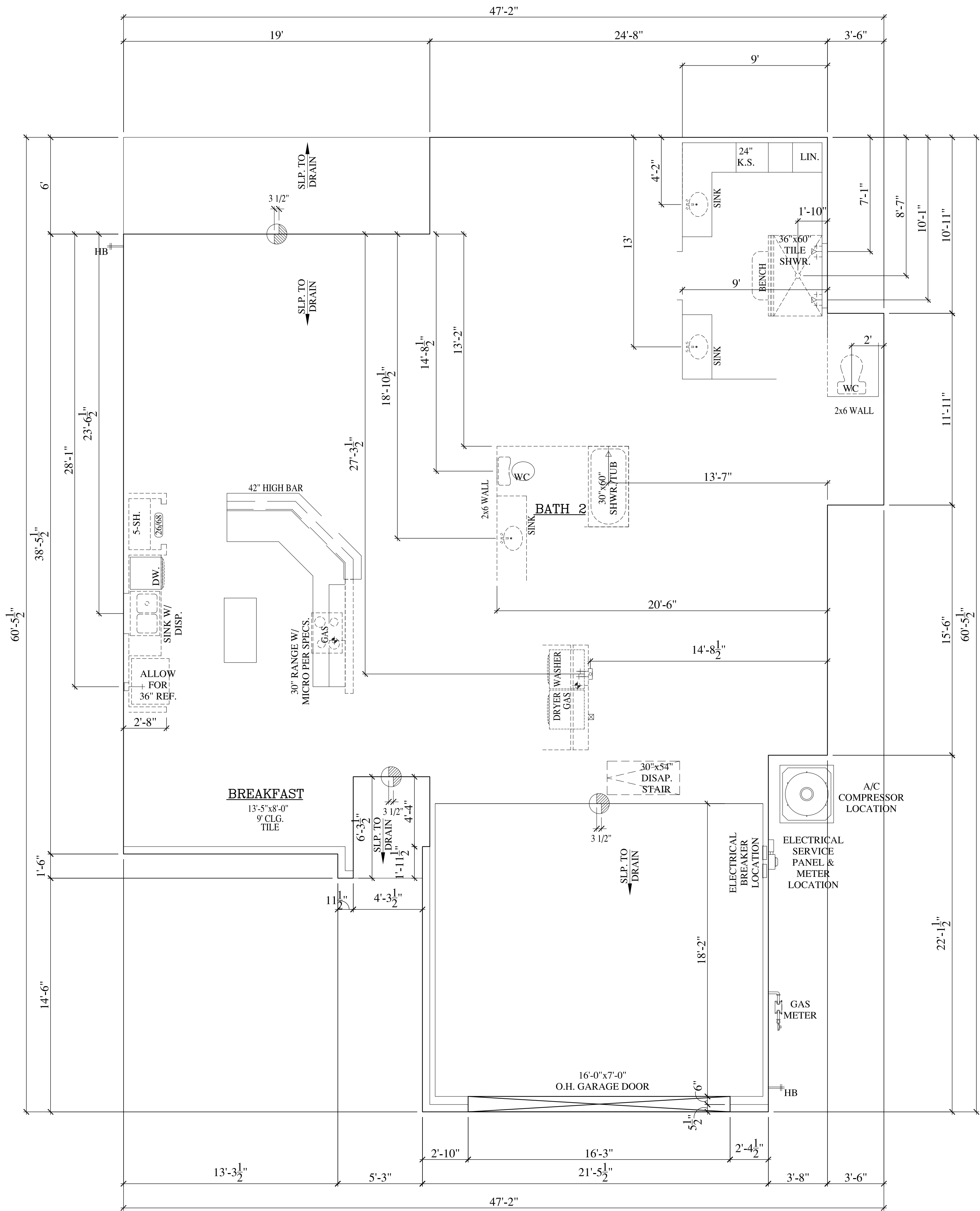


- PROVIDE ACCESS TO ALL ATTIC AREAS

- ROOF DRAINAGE: IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET (1524 mm) FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

PRESTON GRANT DESIGN IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION DESIGN OF THE PROPOSED STRUCTURE. SHOULD AN ENGINEER'S SEAL (OR ARCHITECT AND/OR CERTIFIED BUILDING DESIGNER SEAL) BE PRESENT ON THE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. PRESTON GRANT DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

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



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

LAREDO SPEC. BUILD
9119 ANNA STREET
LOT 9, BLOCK 3, SECTION N/A
NEEDVILLE, TEXAS 77461
TEAL LANDING

REVISIONS

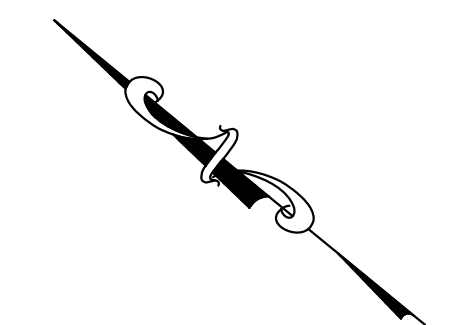
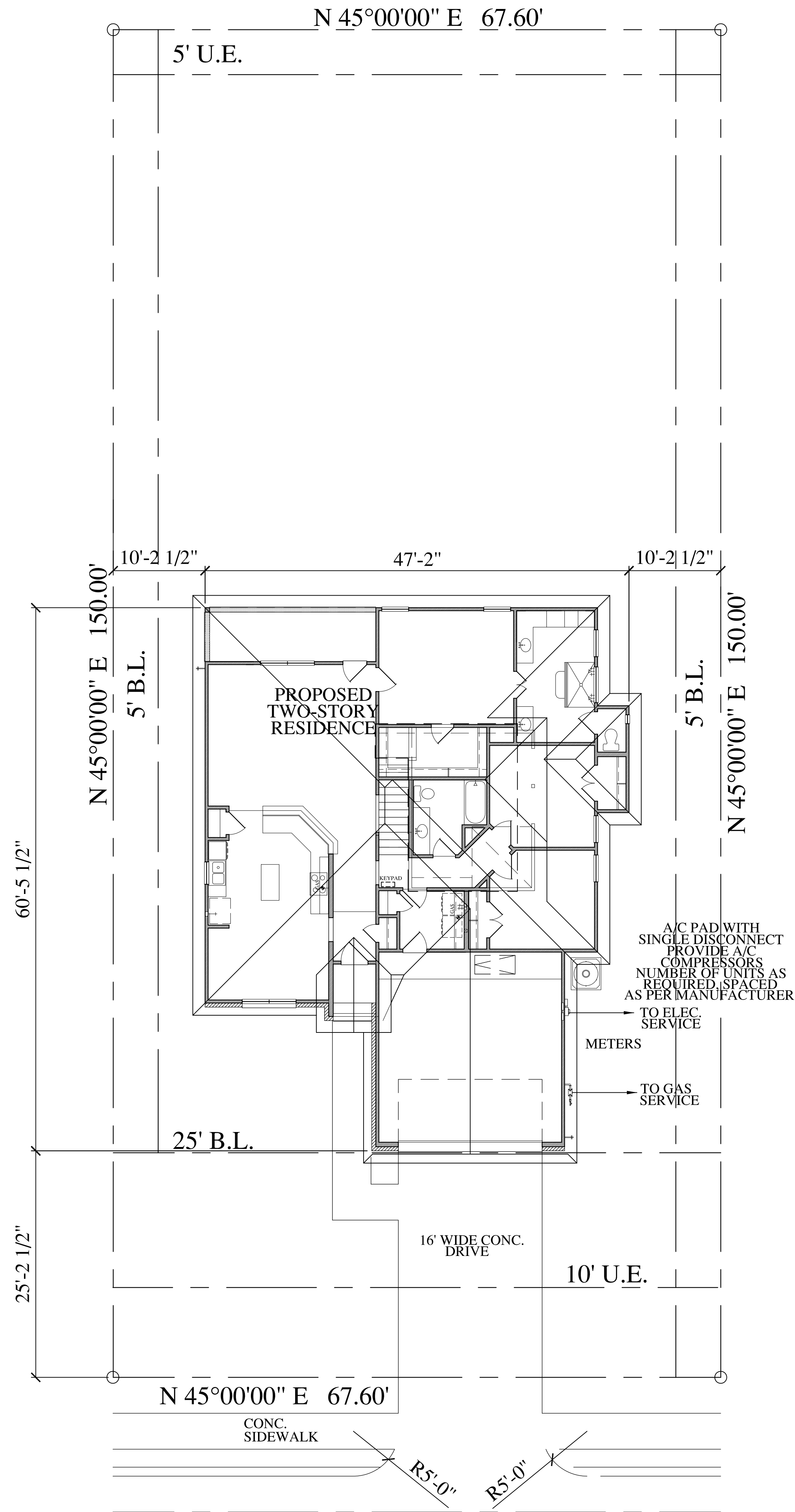
10/26/17:	FULL SET COMPLETED
12/06/17:	ADDED BONUS RM.
01/03/18:	REVISED EXT. ELEV.

207 MORTON STREET
RICHMOND, TEXAS 77469
OFFICE (281) 344-8727
FAX (281) 344-8802

CAMPBELL GARRETT
DISTINCTIVE HOMES
YOUR LAND. OUR EXPERTISE



SCALE:	1/4" = 1'-0"
DRAWN BY:	TSP
CHECKED BY:	TSP
DATE:	10/17/17
SHEET NAME:	ROOF/FOUNDATION OUTLINE
SHEET NO.	A-6



notes:

- OWNER, BUILDER AND SURVEYOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES PRIOR TO START OF CONSTRUCTION. DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM THIS SITE PLAN.

- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

lot calculations:

LOT AREA	10,140	SQ. FT.
HOUSE PAD	2,310	SQ. FT.
DRIVE/WALK	511	SQ. FT.
TOTAL COV.	2,821	SQ. FT.
PERC. COV.		27.8%

lot 9
 block 3
 section N/A
 subdivision
 TEAL LANDING
 site plan

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

CAMPBELL GARRETT
 DISTINCTIVE HOMES
 YOUR LAND. OUR EXPERTISE



SCALE:	1/4" = 1'-0"
DRAWN BY:	TSP
CHECKED BY:	TSP
DATE:	12/06/17
SHEET NAME:	SITE PLAN
SHEET NO.	SITE

LAREDO SPEC. BUILD
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