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- 1) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 2) CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

### GENERAL NOTES (WHERE APPLICABLE)

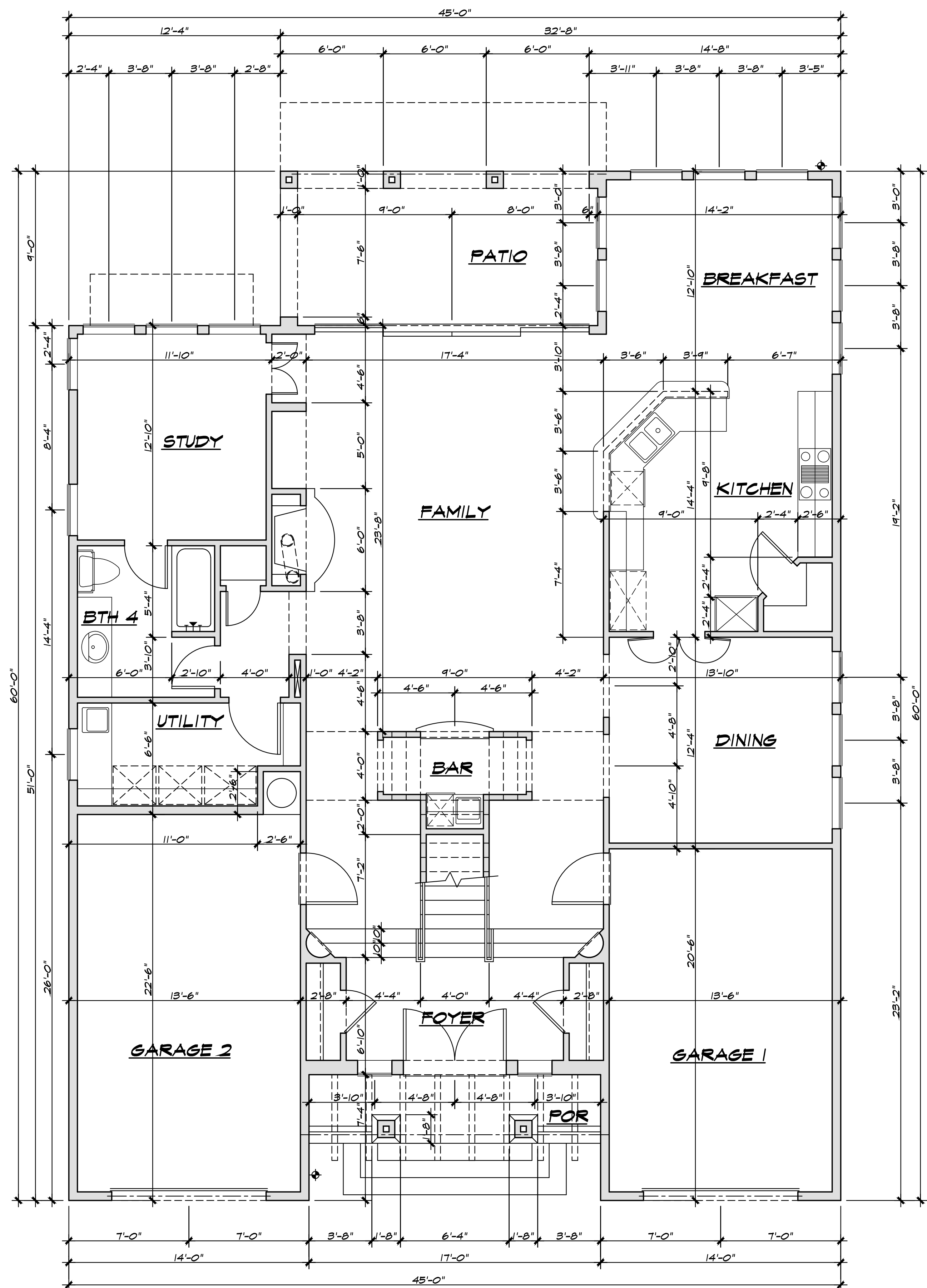
- \* All exterior walls to be 2x4, 2x6, 2x8, or other as noted, 1/2" O.C. w/ 1/2" plywood sheathing, w/water vapor barrier, unless noted otherwise. (Blocked w/ Masonry) & as per code.
- \* Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked @ Midspan), all plumbing walls to be 2x6.
- \* All metal fireplaces to be top of the line- double lined (min)- code units as per mfg. (W/ins options as noted).
- \* All fireplaces to have tile, marble, or brick hearths & facing as per builder & as selected by owner.
- \* All shelving to be 3/4" W/edging, supported at edges & on 4" O.C. (Bookshelves to have hidden "Recess" lighting- optional).
- \* All closets to have at least one single rod & two shelves, unless noted otherwise, W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
- \* All exterior doors, garage, and attic doors to be weather stripped.
- \* All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling when living space above.)
- \* Kitchen counter tops to be formica, corian or stone w/turned edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Blum" type guides, special hardware, under counter lighting, all sinks w/disposers, down-draft cooktop (w/6 optional burners & w/grill as selected). Refrigerator to have water supply w/cut-off. All plugs to be GFI. (As required by code.)
- \* Stairs to have optional step lights as selected, continuous handrails w/ 1/2" grip & 36" high, 1" nosing w/4" clear spacing. Swardrills to be 42" high.
- \* All bath vanities to be marble or stone (w/optional porcelain bowls. Verify heights from 32" to 36"). All drawers and cabinet shelves to be lined. (Verify with builder.)
- \* Linens to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected.)
- \* Ridges and valleys are to be braced down to proper support, on through to foundation support.
- \* Ridges and valleys over [2] to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rafter. (See builder/engineer.)
- \* Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X-sheetrock.
- \* All ceiling corners at main rooms to have molding. (verify midg. pkg.)
- \* Closet, garage, dormer windows to have optional sheers. (same with special lighting)
- \* Windows to be wood or metal, double pane insulated- shown in nominal sizes, w/extra caulking & head flashing where required. (See builder)
- \* Windows sills & casing to be wood, stone, marble, or drywall.
- \* All main drywall corners to have Bull-Nose. (optional)
- \* Connect gutters and downspouts to an underground drainage piping system. (Verify w/winner and builder/engineer.)
- \* All brick areas & designs w/reinforcing & w/type "S" mortar.
- \* Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & nail ties to brick.
- \* All brick support over roots to be designed by a Registered Texas Structural Engineer, as well as other structural members and assemblies.
- \* All yard hydrants to be freeze proofed.
- \* Provide high "R" ratings for all attic floors & walls. (optional)
- \* All gas appliances to have code vents.
- \* All water piping, condensate drains, water heaters or storage in the attic to be freeze proofed and insulated. Attic water heaters to have metal pans w/drains.
- \* A/C ducts should be routed around most usable attic space.
- \* Dryer vents to be outside.
- \* Ceiling joists to be sized for 3/4" plywood flooring in attic as directed by builder. Stud wall support below must be sized for proper support.
- \* Radiant barriers are optional.
- \* Uniform cornice vents @ entire perimeter, screened w/insulation baffled for air flow.
- \* Thermostatically controlled roof vents as per mfg's recommendations, to be low rise & color coded to roof materials.
- \* Framing members shown are suggested minimal. Engineering design takes priority over these schematic drawings. (See builder.)
- \* All long span ceilings to be stripped 2" O.C. w/1x4 leveling. (optional)
- \* All rafter spans to be braced 12" O.C. (maximum). (see eng.)
- \* All ridges and beam connections to have metal clips & nailing. (see eng.)

### AREAS

FIRST FLOOR LIVING (AC)	1704	SQ. FT.
SECOND FLOOR LIVING (AC)	1891	SQ. FT.
TOTAL LIVING (AC)	3595	SQ. FT.
GARAGE 1	280	SQ. FT.
GARAGE 2	313	SQ. FT.
PATIO	166	SQ. FT.
PORCH	68	SQ. FT.
REAR BALCONY 1	76	SQ. FT.
FRONT BALCONY 1	43	SQ. FT.
FRONT BALCONY 2	43	SQ. FT.
TOTAL COVERAGE	4574	SQ. FT.
REAR BALCONY 2	29	SQ. FT.

### GENERAL NOTES:

- \* FIRST FLOOR PLATE TO BE 10'-0" AFF UNLESS NOTED OTHERWISE
- \* SECOND FLOOR PLATE TO BE 9'-0" AFF UNLESS NOTED OTHERWISE
- \* ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
- \* ALL 4'S @ 45" UNLESS NOTED OTHERWISE
- \* ALL PLATE LINES AS NOTED ON ELEVATIONS
- \* ALL EXTERIOR WALLS TO BE 2X6 UNLESS NOTED OTHERWISE
- \* ALL FINISHED CEILINGS @ FIRST FLOOR TO BE 10'-0" AFF UNLESS NOTED
- \* ALL FINISHED CEILINGS @ SECOND FLOOR TO BE 9'-0" AFF UNLESS NOTED
- \* ALL INTERIOR WALL, FLOOR & CEILING FINISHES AS PER BUILDER
- \* ALL WINDOW HDRS @ FIRST FLOOR @ 8'-0" AFF UNLESS NOTED OTHERWISE
- \* ALL WINDOW HDRS @ SECOND FLOOR @ 7'-4" AFF UNLESS NOTED OTHERWISE



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

**FIRST FLOOR PLAN**  
SCALE 1/4"=1'-0"