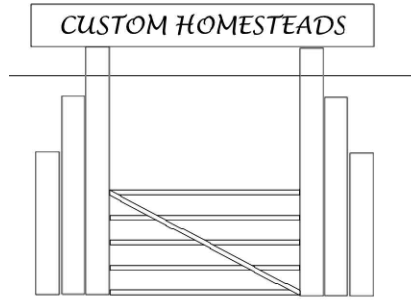
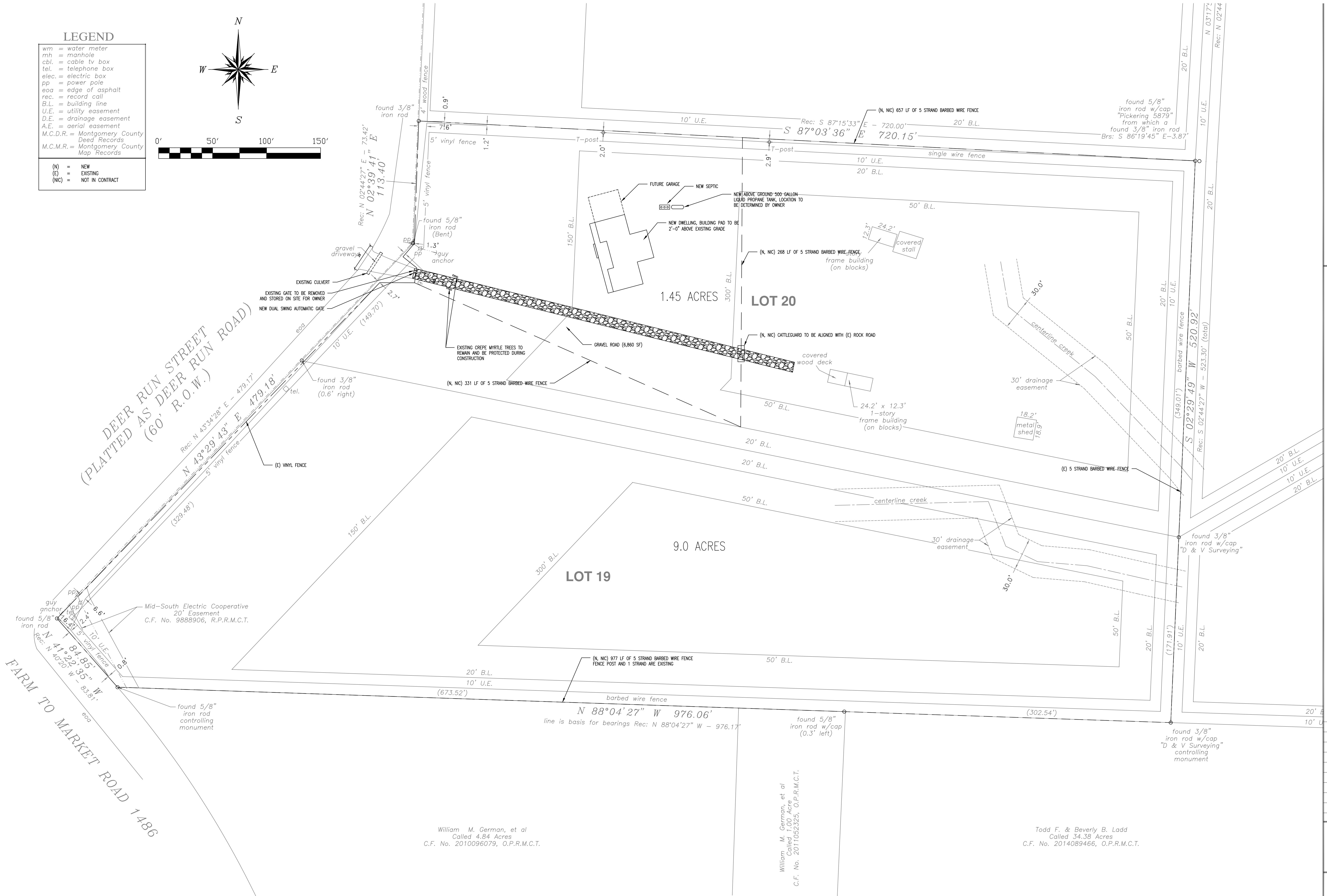
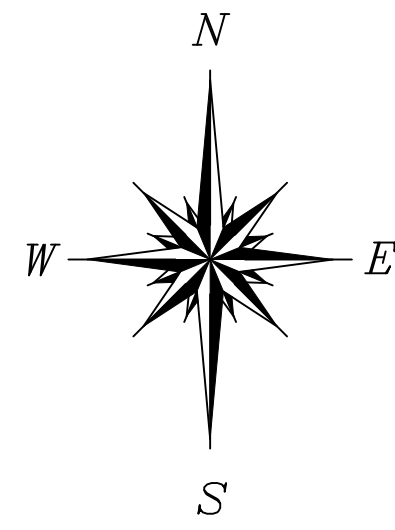


**LEGEND**

- wm = water meter
- mh = manhole
- cbl. = cable tv box
- tel. = telephone box
- elec. = electric box
- pp = power pole
- ea = edge of asphalt
- rec. = record call
- B.L. = building line
- U.E. = utility easement
- D.E. = drainage easement
- A.E. = aerial easement
- M.C.D.R. = Montgomery County Deed Records
- M.C.M.R. = Montgomery County Map Records

- (N) = NEW
- (E) = EXISTING
- (NIC) = NOT IN CONTRACT



**DREW AND ANNA DUDLEY RANCH HOUSE**  
 WOOD CREEK SECTION 1, LOT 20  
 28668 DEER RUN ST.  
 MONTGOMERY, TX 77356

CONSTRUCTION	10/12/16
FOR PERMIT	10/03/16
REVISION/ISSUE	DATE

Sheet Name:  
**SITE PLAN**

Sheet No.:

**A0.1**

William M. German, et al  
Called 4.84 Acres  
C.F. No. 20110096079, O.P.R.M.C.T.

William M. German, et al  
Called 1.00 Acre  
C.F. No. 2011052325, O.P.R.M.C.T.

Todd F. & Beverly B. Ladd  
Called 34.38 Acres  
C.F. No. 2014089466, O.P.R.M.C.T.

**FLOOR PLAN NOTES:**

- BUILDER/CONTRACTOR TO COMPLY WITH THE 2012 IRC AND 2012 IECC.
- 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 FLOORING ON THE GROUND FLOOR TO BE STAINED CONCRETE WITH STEEL TROWEL FINISH. OWNER TO APPROVE COLOR PRIOR TO STAIN APPLICATION.

**BATH NOTES:**

- ANY GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2012)
- 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 2012)
- BUILDER TO VERIFY ROUGH OPENING OF TUB WITH MANUFACTURER PRIOR TO CONSTRUCTION TYPICAL
- PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS BY IRC 2012 SECT. P2704.1.

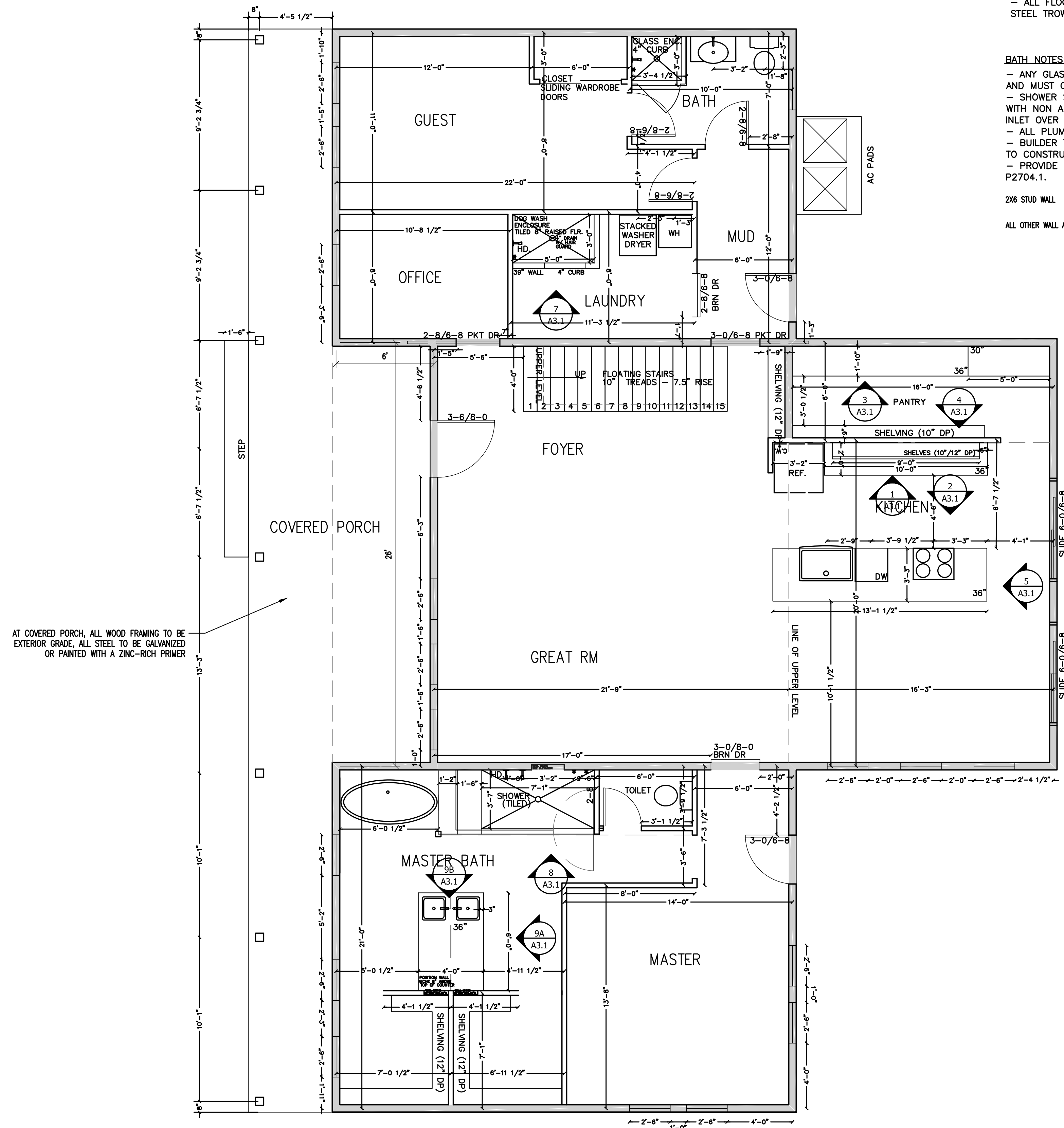
2X6 STUD WALL  
 ALL OTHER WALL ARE 2X4 STUD WALL UNO

**GENERAL NOTES:**

- THE CONSTRUCTION OF THIS DWELLING MUST COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE (2012 I.R.C.) THIS IS A "BUILDER SET OF PLANS" LIMITED IN SCOPE AND DETAIL, THIS PLAN WAS PREPARED BY A DESIGNER AND NOT BY A STATE LICENSED ARCHITECT. THEY ARE NOT A COMPLETE SET ARCHITECTURAL DOCUMENTS. ANY CONSTRUCTION ACCORDING TO THE GENERAL DESIGNS DEPICTED HEREIN SHOULD BE DONE BY A BUILDER FAMILIAR WITH USING THIS TYPE OF BUILDER SET OF PLANS AND DETAILS.
- 1.) LOCATE AND INTERCONNECT 110V SMOKE DETECTORS WITH BATTERY BACKUP IN ALL SLEEPING ROOMS AND COMMON AREAS. INSTALL IN ACCORDANCE WITH SECT. R314 OF 2012 IRC AND NFPA72 HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS.
  - 2.) LOCATE AND INTERCONNECT 110V CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP OUTSIDE OF ALL SLEEPING ROOMS AND COMMON AREAS. INSTALL IN ACCORDANCE WITH SECT. R315 OF 2012 IRC AND NFPA720.
  - 3.) HOUSEHOLD VENTING SHALL BE IN ACCORDANCE WITH THE 2012 I.R.C REQUIREMENTS. EXHAUSTS TO VENT OUTSIDE DWELLING. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS VIA NATURAL OR MECHANICAL MEANS CAPABLE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS AND IS VENTED DIRECTLY OUTSIDE WITH A MIN. 3'-0" FROM ANY OPENING THAT ALLOWS AIR RE-ENTRY INTO OCCUPIED PORTIONS OF BUILDING.
  - 4.) HVAC INSTALLATION, SIZING, LOCATION IS THE RESPONSIBILITY OF A/C CONTRACTOR AND MUST COMPLY WITH THE 2012 IECC §403.6 IN ADDITIONAL TO AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUALS S, J, D, T & RS. THE HVAC SYSTEM SHALL INCORPORATE CENTRAL AIR CONDITIONING AND AIR SOURCE HEAT PUMPS. THEY SYSTEM SHALL BE SEER 16 OR GREATER. THE DUCTS SHALL BE TESTED IN ACCORDANCE WITH 2012 IECC §403.2.2
  - 5.) NOT USED
  - 6.) INSTALL CLOTHES DRYER EXHAUST VENTS ACCORDING TO SECT. M1501 2012 IRC DUCTS SHALL BE CONTINUOUS AND TERMINATE OUTSIDE OF DWELLING.
  - 7.) WHERE WOOD FRAMING IS EXPOSED TO WATER SPLASHING, PROVIDE WATERPROOF PAPER FLASHING, AND COUNTER FLASHING. FIRE STOPPINGS IN CONCEALED SPACES OF HALLS, FURR DOWNS, CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG LENGTH OF HALL.
  - 8.) SHOWER STALLS TO BE FINISHED WITH NONABSORBENT SURFACE TO MIN. HEIGHT OF 72" ABV. DRAIN INLET PER SECT. R307.2 2012 IRC SHOWER RECEPTORS TO COMPLY WITH SECT. P2708 TO P2710 2012 IRC ALL SHOWER DOORS TO BE TEMPERED SAFETY GLASS.
  - 9.) ALL PLUMBING INSTALLATION, RISER DIAGRAM, AND FIXTURE LOCATIONS WILL BE DONE BY A LICENSED PLUMBER AND WILL COMPLY WITH THE NATIONAL PLUMBING CODE AND CHAPT. 26-32 OF THE 2012 IRC. ALL PLUMBING MATERIALS AND INSTALLATION MUST COMPLY WITH LOCAL MUNICIPAL CODES AND STANDARDS.
  - 10.) SEE OWNER FOR WINDOW MANUFACTURER AND STYLES. INSTALL EXTERIOR WINDOWS & DOORS PER SECT. R613 2012 IRC WINDOW SUPPLIER TO LOCATE SAFETY GLASS AS REQUIRED & CERTIFY ALL WINDOWS TO COMPLY WITH 2012 IBC, 2012 IRC AND 2012 ENERGY CODE. PROVIDE MASTIC WRAP, WATERPROOFING AND CAULK SURROUND FLASHING ABOVE WINDOWS AND COUNTER-FLASH AS REQUIRED.
  - 11.) NOT USED.
  - 12.) STAIR DESIGN, RISER AND TREAD DEPTHS SITE BUILT MUST COMPLY WITH IRC 2012 §R311.7.
  - NOTE: ALL HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECTIONS R311-R312 OF THE 2012 IRC.
  - 13.) PULL DOWN / ATTIC ACCESS STAIRS TO COMPLY WITH SECT. R807 OF 2012 IRC HAVING A ROUGH OPENING NO LESS THAN 22"x30" WITH A 350 LB. MINIMUM WEIGHT LIMIT AND A 30 INCH MIN. UNOBSTRUCTED HEADROOM INTO THE ATTIC TO COMPLY WITH M1305.1.3 OF 2012 IRC.
  - 14.) ALL ELECTRICAL INSTALLATION TO BE CERTIFIED BY A LICENSED MASTER ELECTRICIAN SELECTED BY BUILDER. ALL LOAD CALCULATIONS AND PANEL SIZING, LOCATIONS, AND SERVICES BY ELECTRICAL CONTRACTOR.
  - 15.) ALL WIRING TYPES, GAUGE, AND TERMINATION WILL BE SELECTED AND APPROVED BY BUILDER/OWNER. INSTALLATION TO COMPLY WITH THE MOST CURRENT NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES, STANDARDS, AND COMPLY WITH CHAPTERS 33-39 OF THE ELECTRICAL SECTIONS OF THE 2012 IRC THE DESIGNERS SCOPE FOR ELECTRICAL PLANS ARE LIMITED ONLY TO GENERAL FIXTURE AND SWITCH LOCATIONS.
  - 15.) WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH MANF. INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF SECT. M1305 OF THE 2012 IRC UNDER ALL WATER HEATERS PROVIDE 26 GAUGE METAL DRAIN PAN (SIZED PER CAPACITY) FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR AND NOT INTO SANITARY SEWER. ALL UNITS TO BE EQUIPPED WITH T&P PRESSURE RELIEF VALVES. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE PROVIDED WITH APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FLUE FLASHED AT ROOF DECK PENETRATION. INSTALLATION TO COMPLY TO MANUFACTURER SPECS. AND CHAPTERS 20,24,28 OF THE 2012 IRC.
  - ALL SIZES, LOCATIONS, AND NUMBER OF WATER HEATERS TO BE DETERMINED BY BUILDER/CONTRACTOR. WATER HEATERS MUST BE CONVENTIONAL STORAGE GAS WATER HEATERS LESS THAN 55 GAL WITH A REQUIRED ENERGY FACTOR (EF) OF 0.675.
  - 21.) COOKING APPLIANCES TO CONFORM TO SECT. G2447 (623) OF THE 2012 IRC.

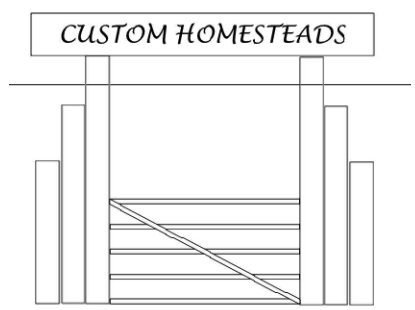
**BUILDER RESPONSIBILITY FOR HOUSE:**

BUILDER MUST BE ABLE TO READ, UNDERSTAND, AND EXECUTE CONSTRUCTION WITH THIS "BUILDER SET OF PLANS". ALL SITE PREPARATION, COMPACTION, AND TOPOGRAPHIC REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE BUILDER/OWNER OR APPROVED CONTRACTOR. BUILDER WILL LOCATE HOUSE ON SITE VIA SURVEY AND VERIFY THAT THIS BUILDING DOES NOT ENCRoACH ONTO ANY BUILDING LINES, SETBACKS, EASEMENTS OR AERIAL EASEMENTS PRIOR TO PAD CONSTRUCTION OR SETTING COMPLETE FORM BOARD LAYOUT. BUILDER WILL SECURE ALL PROPER PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. BUILDER WILL REVIEW ALL SUBDIVISION AND MUNICIPAL GUIDELINES AND VERIFY THIS BUILDING DESIGN IS IN COMPLIANCE. CONTRACTORS WILL REFER TO BUILDER FOR ALL CONSTRUCTION METHODS, TECHNIQUES, INSTALLATION, AND CODE COMPLIANCE. BUILDER IS RESPONSIBLE FOR ALL FRAMING BEAM SIZES, LOCATIONS, DETAILS, MATERIALS AND METHODS OF CONSTRUCTION. BUILDER IS LIABLE FOR ALL ENGINEERING OVERSIGHT AND COMPLIANCE, CONSTRUCTION, AND FIELD SUPERVISION. DESIGNER IS NOT RESPONSIBLE FOR SUBSTANDARD CONSTRUCTION OR SUPERVISION. DESIGNER RECOMMENDS ALL FRAMING AND FOUNDATION DESIGN TO BE PREPARED BY A LICENSED STRUCTURAL ENGINEER WHO MUST INSPECT AND CERTIFY ALL WORK DONE BY CONTRACTORS. IF THERE IS CONFLICT BETWEEN THESE DRAWINGS AND ENGINEERING THE BUILDER WILL NOTIFY DESIGNER IMMEDIATELY BEFORE CONTINUING CONSTRUCTION. BUILDER WILL PROMPTLY REQUEST ANY ADDITIONAL INFORMATION FROM DESIGNER, VENDORS, CONTRACTORS OR VARIOUS PROFESSIONALS NEEDED FOR CONSTRUCTION. IF CONTRACTORS PROCEED WITH THE CONSTRUCTION OF THIS DWELLING OR APPURTENANCES ASSOCIATED WITH THIS DWELLING WITHOUT THE REQUIRED KNOWLEDGE, DOCUMENTATION, PROPER SUPERVISION OR EXPERIENCE NEEDED FOR ITS PROPER COMPLETION THE BUILDER WILL BE FINANCIALLY OBLIGATED / LIABLE FOR ANY WORK PERFORMED BY ANY CONTRACTORS.



AT COVERED PORCH, ALL WOOD FRAMING TO BE EXTERIOR GRADE, ALL STEEL TO BE GALVANIZED OR PAINTED WITH A ZINC-RICH PRIMER

	AC	STORAGE/ ATTIC	PORCHES	BALCONY	TOTAL SLAB	TOTAL SURFACE AREA COVERED
FIRST FLOOR	2183	0	-	-	2678	-
SECOND FLOOR	582	541	495	159	-	-
TOTAL	2765	541	495	159	2678	3197

**DREW AND ANNA DUDLEY RANCH HOUSE**  
 WOOD CREEK SECTION 1, LOT 20  
 28668 DEER RUN ST.  
 MONTGOMERY, TX 77356

REVISION	DATE
REVISION 1	12/03/16
CONSTRUCTION	10/12/16
FOR PERMIT	10/03/16
REVISION/ISSUE	DATE

Sheet Name:  
**1ST FLOOR FLOOR PLAN**

Sheet No.:

**A1.1**

