

SECOND FLOOR LAYOUT

WINDOW SCHEDULE / SECOND FLOOR						
#	LABEL	FLOOR	SIZE	ROOM NAME	OFF FLOOR	DESCRIPTION
W201	W201-3060	2	3060	LIVING/KITCHEN/OPEN BELOW	24"	SHOWCASE 143 IMPACT SH
W202	W202-3060	2	3060	LIVING/KITCHEN/PORCH	24"	SHOWCASE 143 IMPACT SH
W203	W203-3060	2	3060	LIVING/KITCHEN/PORCH	24"	SHOWCASE 143 IMPACT SH
W204	W204-3060	2	3060	LIVING/KITCHEN/PORCH	24"	SHOWCASE 143 IMPACT SH
W205	W205-3060	2	3060	LIVING KITCHEN	24"	SHOWCASE 143 IMPACT SH
W206	W206-3040	2	3040	HUSHUPPYY ROOM	42"	FIXED GLASS
W207	W207-3060	2	3060	MASTER BEDROOM 1/HVAC	12"	SHOWCASE 143 IMPACT SH
W209	W209-3060	2	3060	DINING	24"	SHOWCASE 143 IMPACT SH
W210	W210-3060	2	3060	BEDROOM 2 OFFICE	12"	SHOWCASE 143 IMPACT SH

DOOR SCHEDULE / SECOND FLOOR						
#	LABEL	EX/IN	HINGE	SIZE	ROOM NAME	DESCRIPTION
D201	D201-60611	EX	L/R	60611	LIVING/KITCHEN/PORCH	NUEMA DOUBLE DOOR IMPACT
D202	D202-2068	IN		2068	MASTER BATH 1/MASTER BATH	DOORWAY
D203	D203-2668	IN	R	2668	BEDROOM 2 OFFICE/DINING	3 PANEL CRAFTSMAN
D204	D204-2668	IN	L	2668	DINING/HALL BATH	3 PANEL CRAFTSMAN
D205	D205-2068	IN		2068	SHOWER/HALL BATH	DOORWAY
D206	D206-2668	IN	R	2668	MASTER BATH 1/MASTER BEDROOM 1	3 PANEL CRAFTSMAN
D207	D207-2668	IN	R	2668	MEDIA CLOSET/MASTER BEDROOM 1	3 PANEL CRAFTSMAN POCKET
D208	D208-2668	IN	R	2668	MASTER BEDROOM 1/DINING	3 PANEL CRAFTSMAN
D210	D210-2668	IN	R	2668	DINING/HUSHUPPYY ROOM	HINGED-GLASS
D211	D211-2668	IN		2668	CLOSET/BEDROOM 2 OFFICE	DOORWAY

FRAMING

BOTTOM FLOOR IS CONCRETE: FLOOR 2 TO BE 2 X 12" JOISTS;
FLOOR 3 TO BE 2 X 10" JOISTS;

SUB-FLOOR SHALL BE 1.125" T&G PLYWOOD.

CEILINGS IN LIVING ROOM/KITCHEN TO BE 16' H. ALL OTHER
AREAS TO HAVE 9' H CEILINGS

ALL EXTERIOR WALLS ARE 2 X 6", INTERIOR WALLS ARE 2X4"
UNLESS NOTED

SQUARE FOOTAGE

GROUND FLOOR 297 sq ft (not included)
SECOND FLOOR 1289 sq ft
THIRD FLOOR 822 sq ft
TOTAL 2111 sq ft

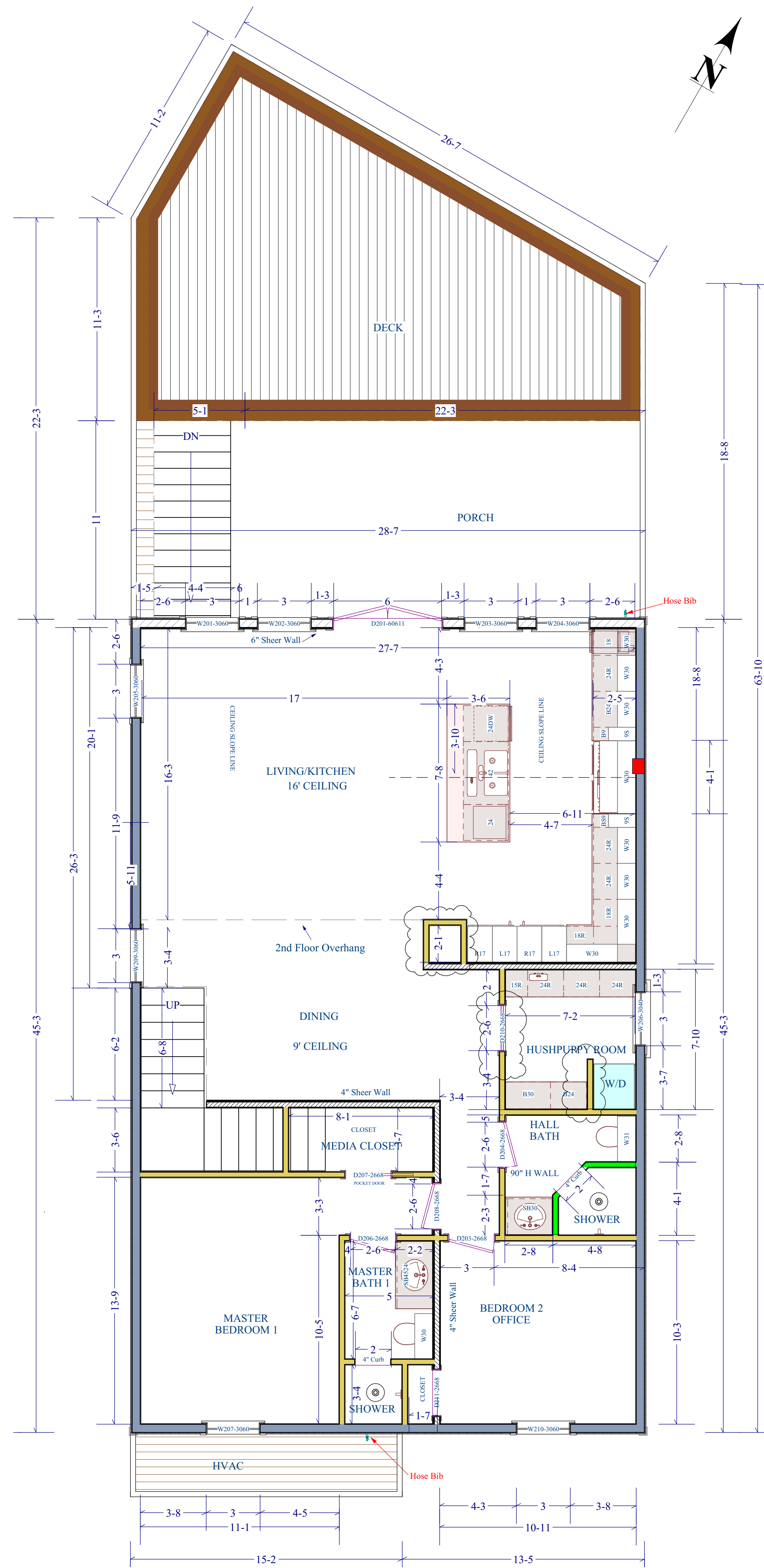
WALL LEGEND

- 2X6 WALL
- 2X4 WALL
- 2X4 SHEER WALL
- 2X4 SHOWER PONY WALL (90" H)

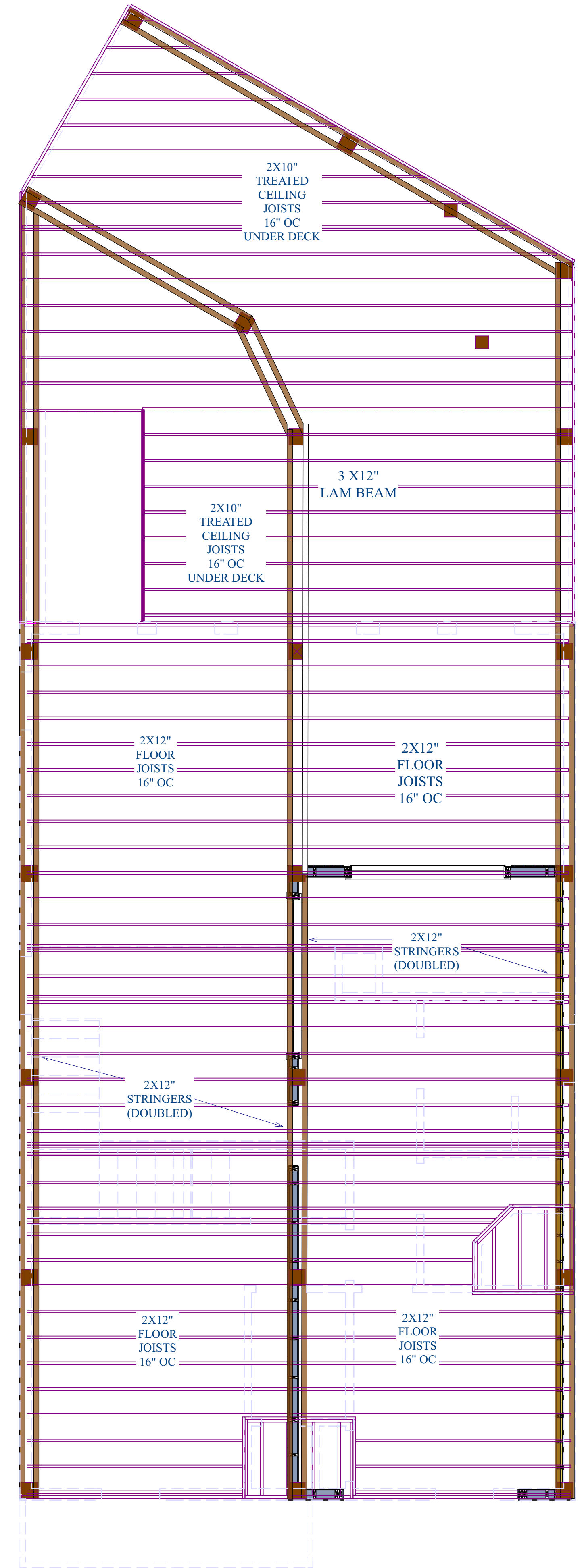


Camera 9

REVISIONS
3/28/16
-CHECK DOOR SIZE OF
HUSHUPPYY ROOM (2668)
-ADD WALL IN HUSHUPPYY
ROOM
-ADD PANTRY AREA TO PICK UP
LOAD OF CATWALK



SECOND FLOOR
BUILD PLAN



SECOND FLOOR
FRAMING PLAN



**SECOND FLOOR
LAYOUT**

OWNER
BRIGNAC
22802 VIDA
GALVESTON TX 77554

BUILDER
Robbie Brignac
2919 West Autumn Run
Sugar Land TX 77479
281-723-8043
robbie@brignacbuilders.com

DESIGN
Reef Design
CUSTOM ARCHITECTURE

REFERENCE PLAN
22802 PLAN
VER 7

DATE
3/28/2016

SCALE
1/4" = 1'

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THIRD FLOOR LAYOUT

WINDOW SCHEDULE / THIRD FLOOR						
#	LABEL	FLOOR	SIZE	ROOM NAME	OFF FLOOR	DESCRIPTION
W301	W301-3060	3	3060	BEDROOM 3 HANNAH	12"	SINGLE HUNG
W302	W302-7640	3	7640	MOVIE ROOM	43"	SNGL CASEMENT
W303	W303-3040	3	3040	BEDROOM 4 HAGAN	37"	SNGL CASEMENT
W304	W304-1652	3	1652		18"	SINGLE HUNG
W305	W305-1652	3	1652		18"	SINGLE HUNG
W306	W306-3052	3	3052	BEDROOM 5 LOFT	18"	SINGLE HUNG

DOOR SCHEDULE / THIRD FLOOR						
#	LABEL	EX/IN	HINGE	SIZE	ROOM	DESCRIPTION
D301	D301-3068	IN	L	3068	HALL/BATH 3	HINGED-DOOR P08
D302	D302-3068	IN	L	3068	HALL/MOVIE ROOM	DOORWAY
D303	D303-3068	IN	L	3068	BEDROOM 3 HANNAH/HALL	HINGED-PANEL
D304	D304-3068	IN	L	3068	BEDROOM 3 HANNAH/CLOSET	2 DR. BIFOLD-PANEL
D305	D305-2068	IN		2068	SHOWER 3/BATH 3	DOORWAY
D306	D306-3080	IN	R	2668	MOVIE ROOM/BEDROOM 4 HAGAN	HINGED-DOOR P08
D307	D307-3068	IN		3068	MOVIE ROOM/CATWALK	DOORWAY
D308	D308-3080	IN	R	2668	BATH 4/BEDROOM 5 LOFT	HINGED-DOOR P08
D309	D309-2068	IN		2068	BATH 4/BATH 4	DOORWAY
D310	D310-2668	IN	R	2668	CATWALK/BEDROOM 5 LOFT	HINGED-DOOR P08

FRAMING

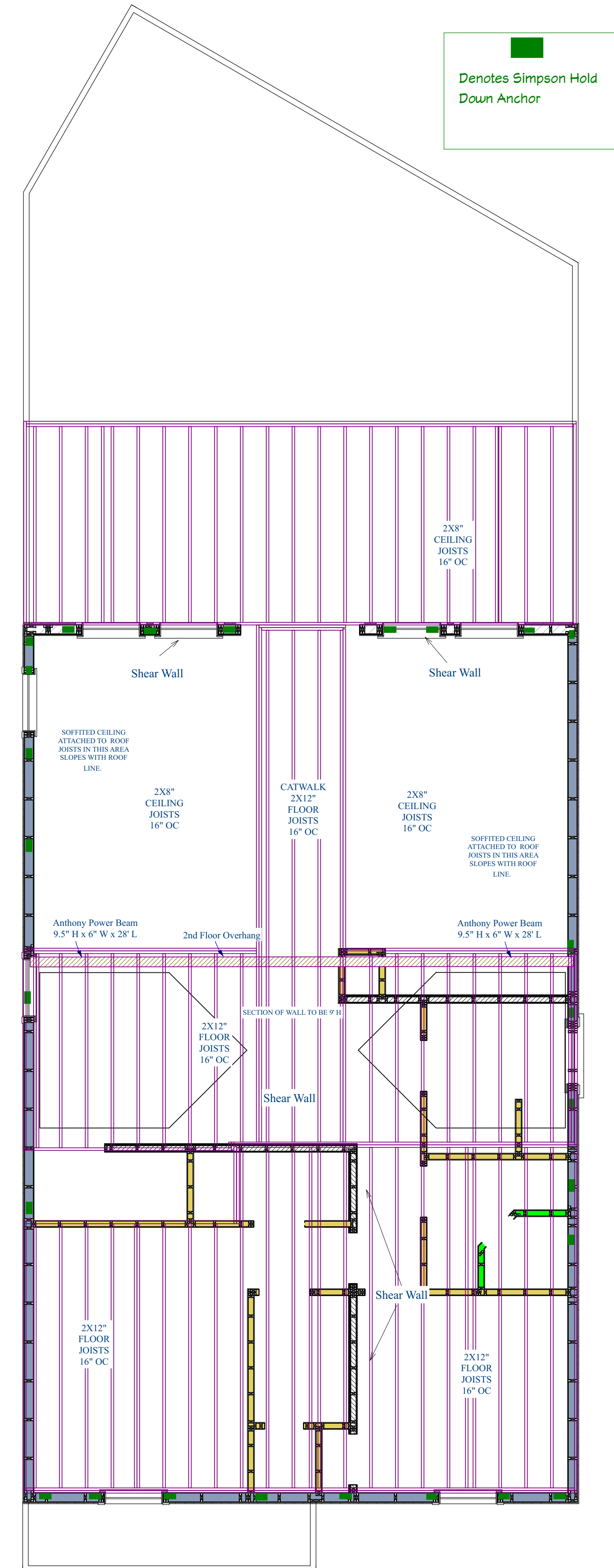
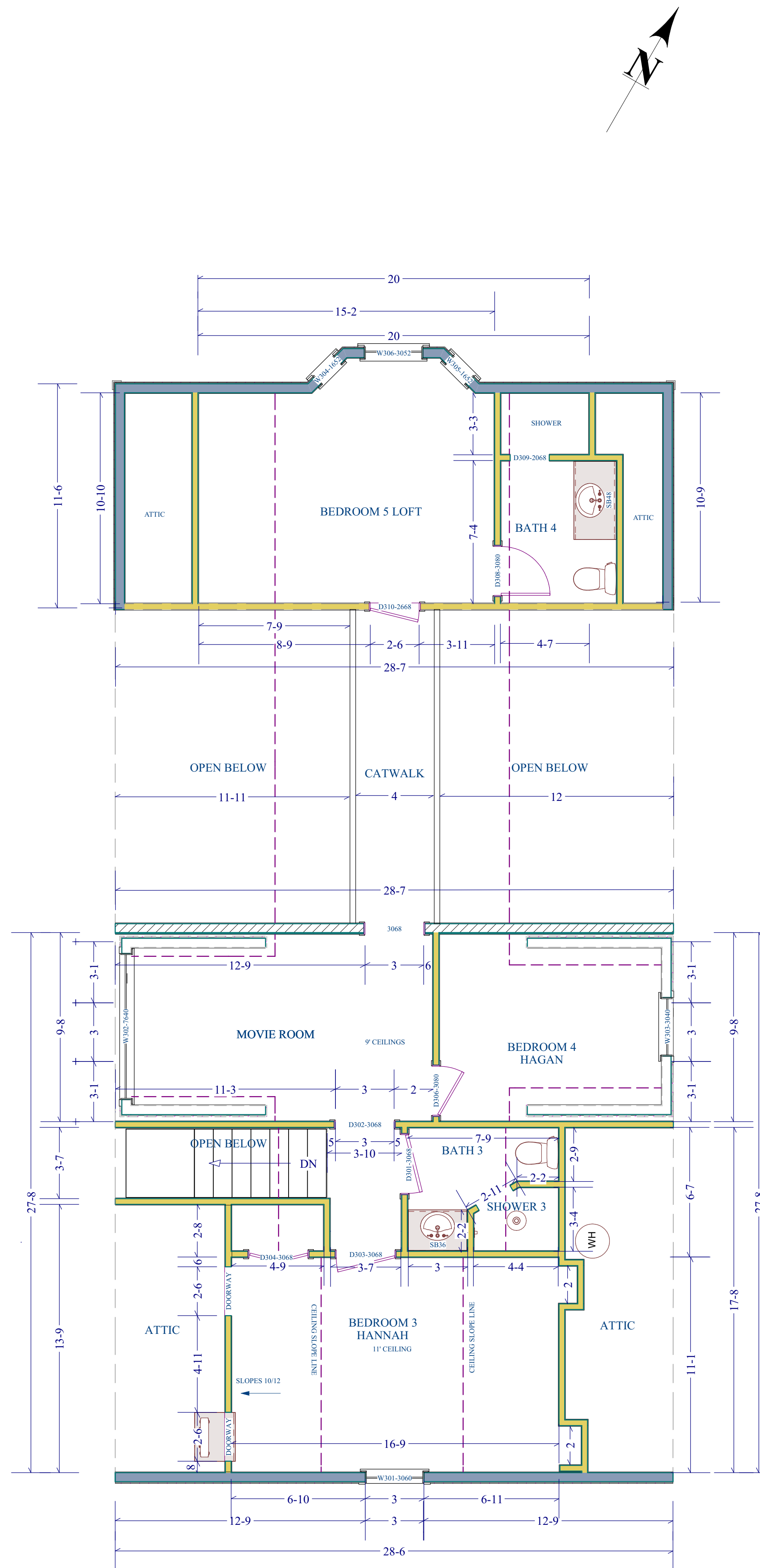
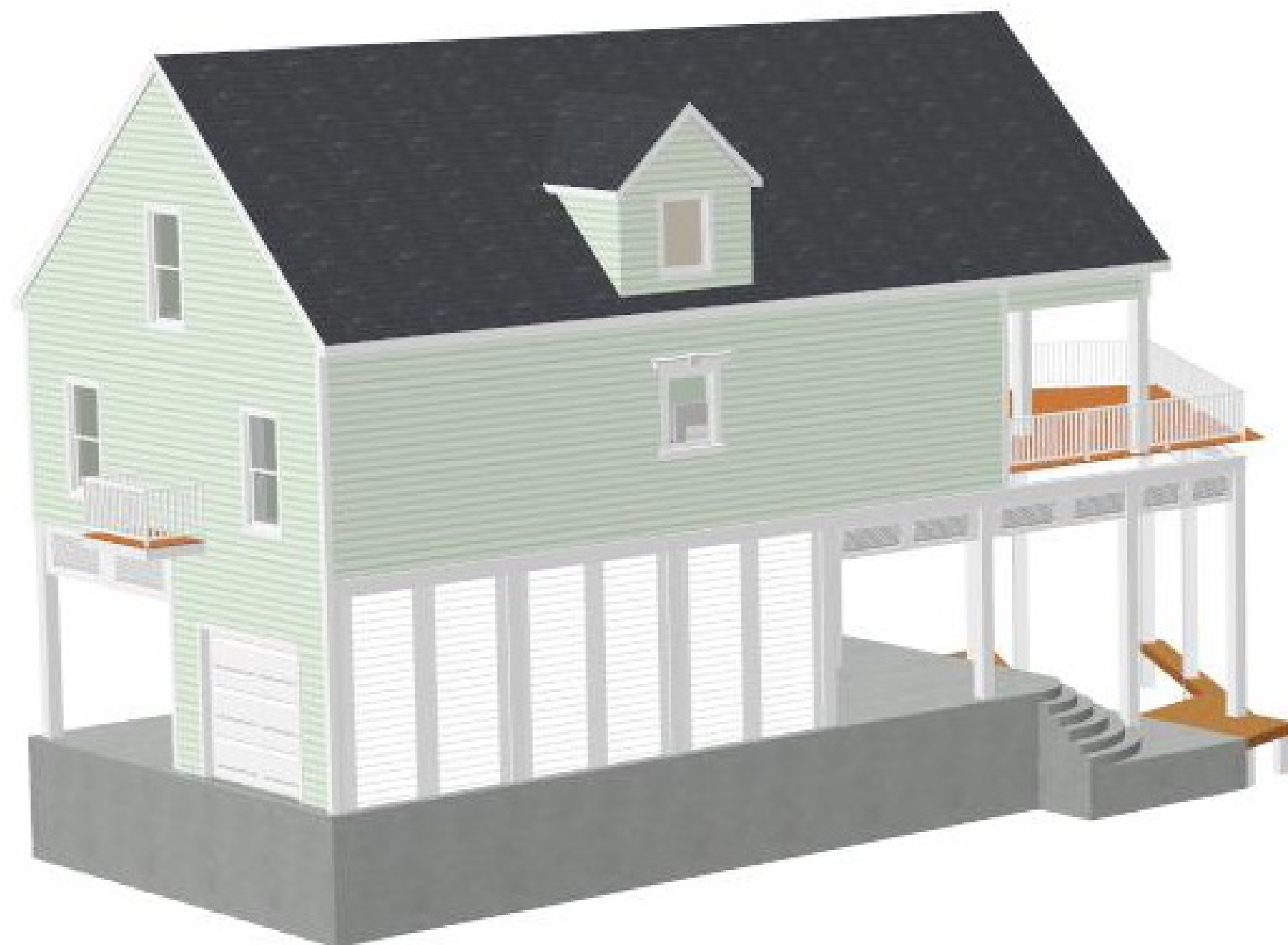
SUB-FLOOR SHALL BE 1.125" T&G PLYWOOD.

CEILINGS THIS LEVEL TO HAVE 9' H CEILINGS WITH A 11'6" CEILING IN BEDROOM 3

ALL EXTERIOR WALLS ARE 2 X 6", INTERIOR WALLS ARE 2X4" UNLESS NOTED

WALL LEGEND

- 2X6 WALL 
- 2X4 WALL 
- 2X4 SHEER WALL 
- 2X4 SHOWER PONY WALL (90" H) 



Denotes Simpson Hold Down Anchor



THIRD FLOOR LAYOUT

BRIGNAC 22802 VIDA GALVESTON TX 77554

Robbie Brignac 2919 West Autumn Run Sugar Land TX 77479 281-723-8043

Brignac Builders

Reef Design CUSTOM ARCHITECTURE

REFERENCE PLAN 22802 PLAN VER 7

DATE 3/28/2016

SCALE 1/4" = 1'

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