

**AREA TABULATION**

SLAB	4424 SF
MAIN LEVEL	2980 SF
UPPER LEVEL	1032 SF
TOTAL FINISHED	4012 SF
GARAGE 950 SF	
FRONT PORCH 253 SF	
REAR PORCH 357 SF	

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS.  
STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

**GENERAL NOTES**

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF EXTERIOR STUD WALLS AND CENTERLINE OF INTERIOR PARTITIONS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES, ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

**WINDOWS**

- WINDOWS TO BE SUPPLIED BY OWNER
- STYLE AND SIZE AS NOTED
- BUILDER/SUPPLIER TO DESIGNATE TEMPERED GLASS
- BUILDER/SUPPLIER TO DESIGNATE EGRESS PER CODES
- WINDOW HEADER HEIGHTS SET TO 8'-11 3/8" (U.N.O.) MAIN FLOOR
- WINDOW HEADER HEIGHTS SET TO 6'-11-3/8" (U.N.O.) BONUS ROOM
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

**FLOOR SYSTEM**

- ENGINEERED WOOD FLOOR TRUSSES
- DESIGNED TO MIN. L/480 DEFLECTION OR LESS
- TRUSS MANUFACTURER TO PROVIDE CHASES FOR ALL SUPPLY AND RETURN DUCTWORK
- TRUSS MANUFACTURER TO VERIFY FRAMING AT CANTILEVERS FOR POINT LOADS FROM ABOVE
- TRUSS MANUFACTURER TO VERIFY LOCATIONS OF ANY CONCENTRATED LOADS, SUCH AS GRANITE COUNTERTOPS, AND PROVIDE PROPER FRAMING AS NEEDED

**FRAMING**

- 10'-1 1/8" PLATE HEIGHT (U.N.O.) MAIN FLOOR
- 8'-1 1/8" PLATE HEIGHT (U.N.O.) BONUS ROOM
- 2 X 4 HOUSE WALLS
- 2 X 6 GARAGE WALLS
- 2 X 6 PLUMBING WALLS
- PROVIDE SOLID BLOCKING AT ALL POINT LOADS
- INDICATES BEARING POINT LOAD
- PROVIDE CONTINUOUS SOLID BLOCKING TO FOUNDATION BELOW - VERIFY LOADS W/ LOCAL STRUCTURAL ENGINEER

MAIN FLOOR PLATE HT. 10'- 1 1/8"  
BONUS ROOM PLATE HT. 8'- 1 1/8"  
GARAGE PLATE HT. DROP 12" FROM HOUSE

ROOF PITCH 12/12  
MAIN FLOOR SYSTEM 18" FLOOR TRUSSES @ 19.2" O.C.  
IN ROOM ATTIC TRUSS @ 24" O.C.

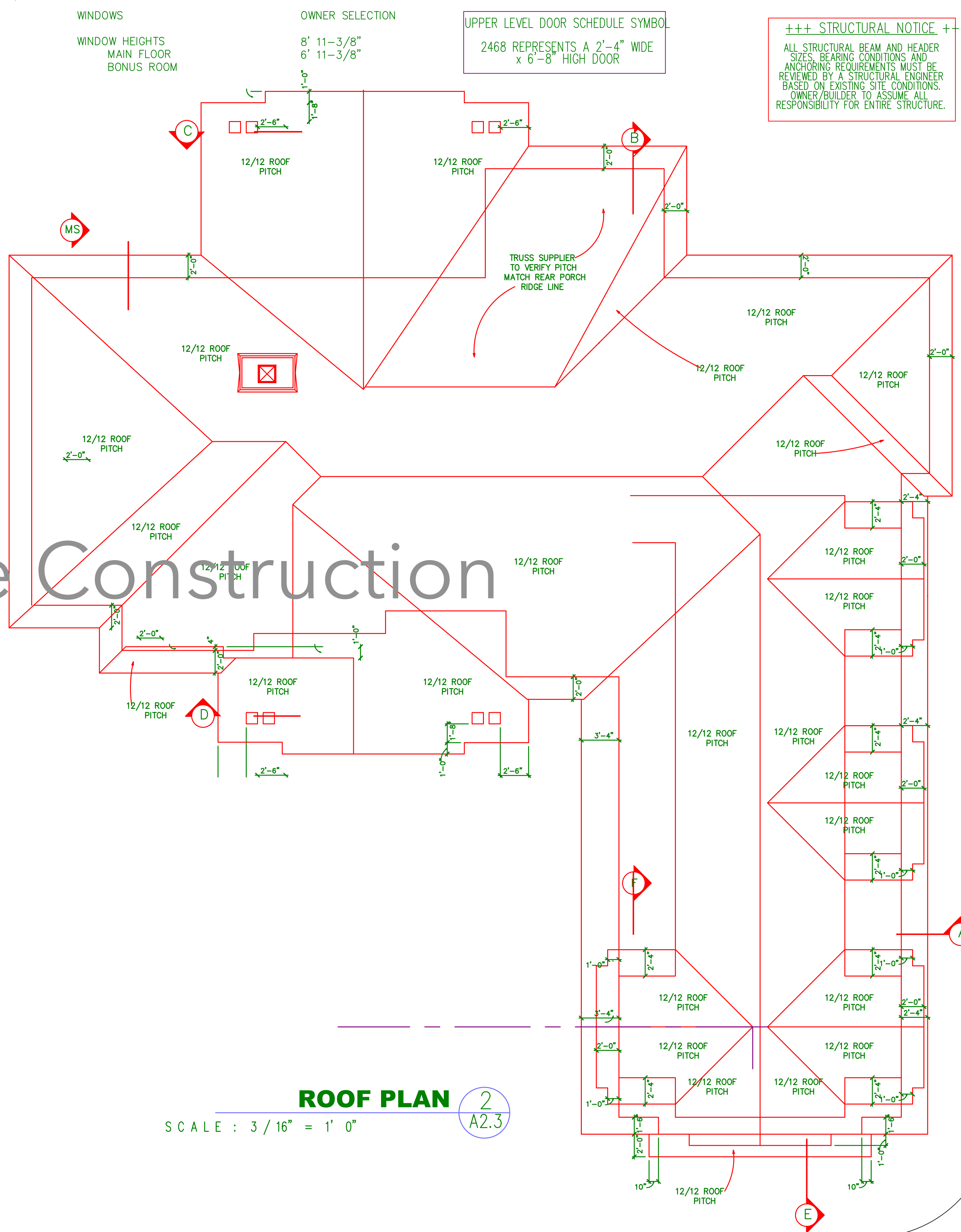
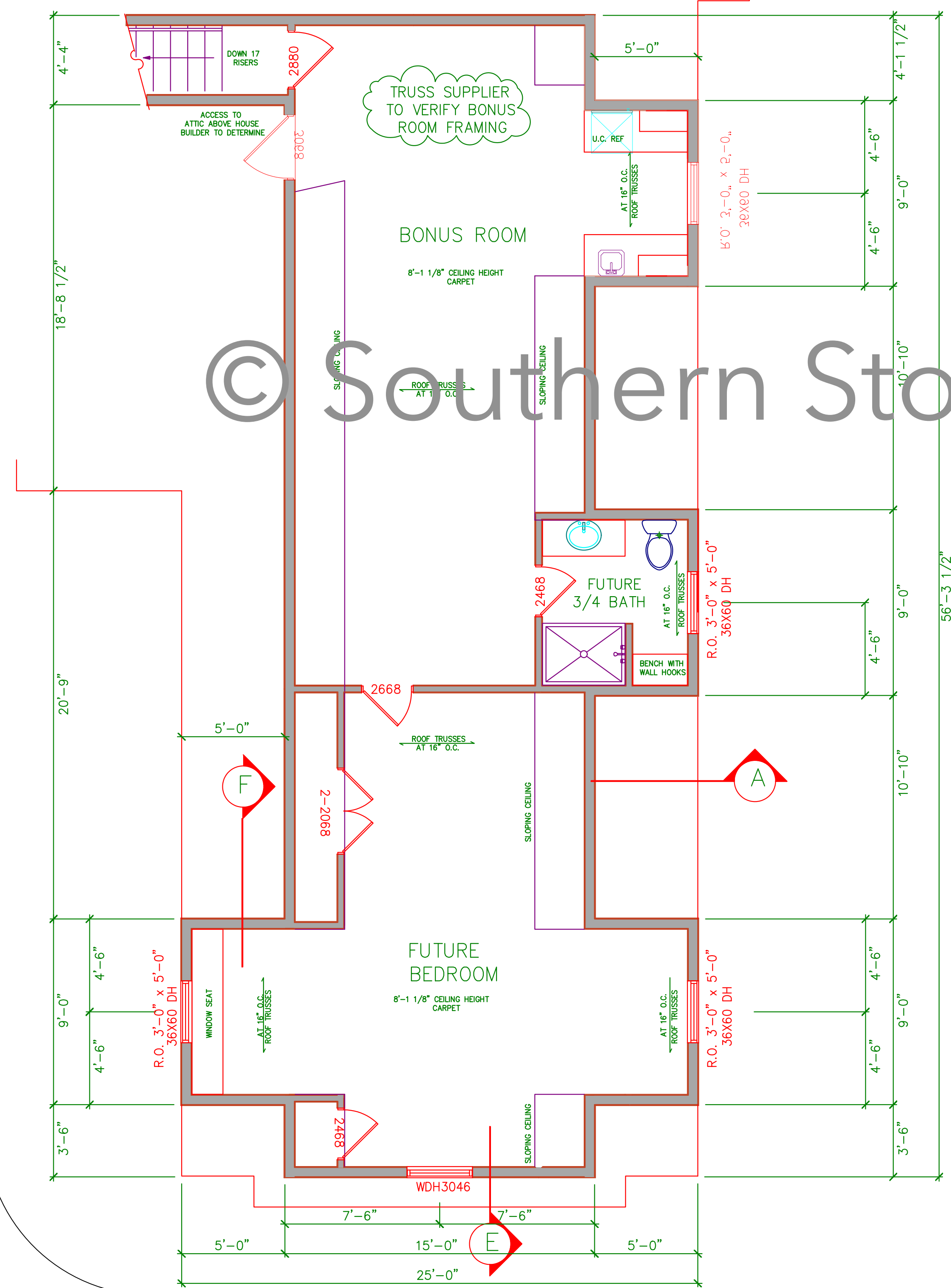
TRUSS SUPPLIER TO VERIFY ALL SPANS, PITCHES, HEEL HEIGHTS AND OTHER CONDITIONS CRITICAL TO PROPER TRUSS FABRICATION.  
ANY STRUCTURAL COMPONENTS THAT MAY NOTED ON THESE PLANS ARE INTENDED FOR DESIGN/BID PURPOSES ONLY. IT IS RECOMMENDED THAT ALL STRUCTURAL DESIGN ELEMENTS BE REVIEWED BY A LOCAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER.  
FINAL ROOF AND FLOOR TRUSS DESIGN AND LAYOUT TO BE PROVIDED BY YOUR LOCAL TRUSS SUPPLIER.

**+++ STRUCTURAL NOTICE +++**  
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

**1 BONUS ROOM PLAN**

A2.3

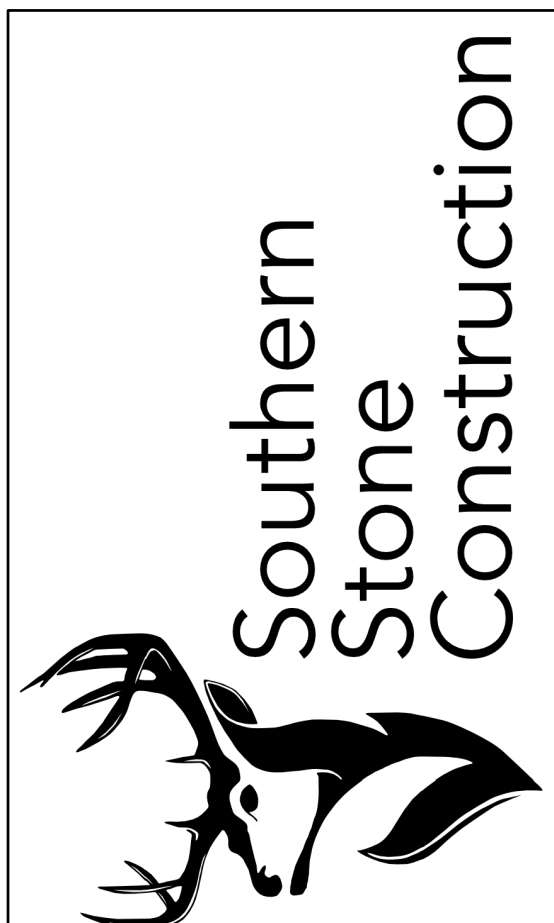
SCALE : 1/4" = 1' 0"



**2 ROOF PLAN**

A2.3

SCALE : 3/16" = 1' 0"



**BONUS FLOOR AND ROOF PLAN**  
**SHERWOOD**  
ADDRESS: 18749 EAST COOL BREEZE LANE, MONTGOMERY, TX

DATE :

SHEET : **2**  
OF : 8

LAYOUTS