

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

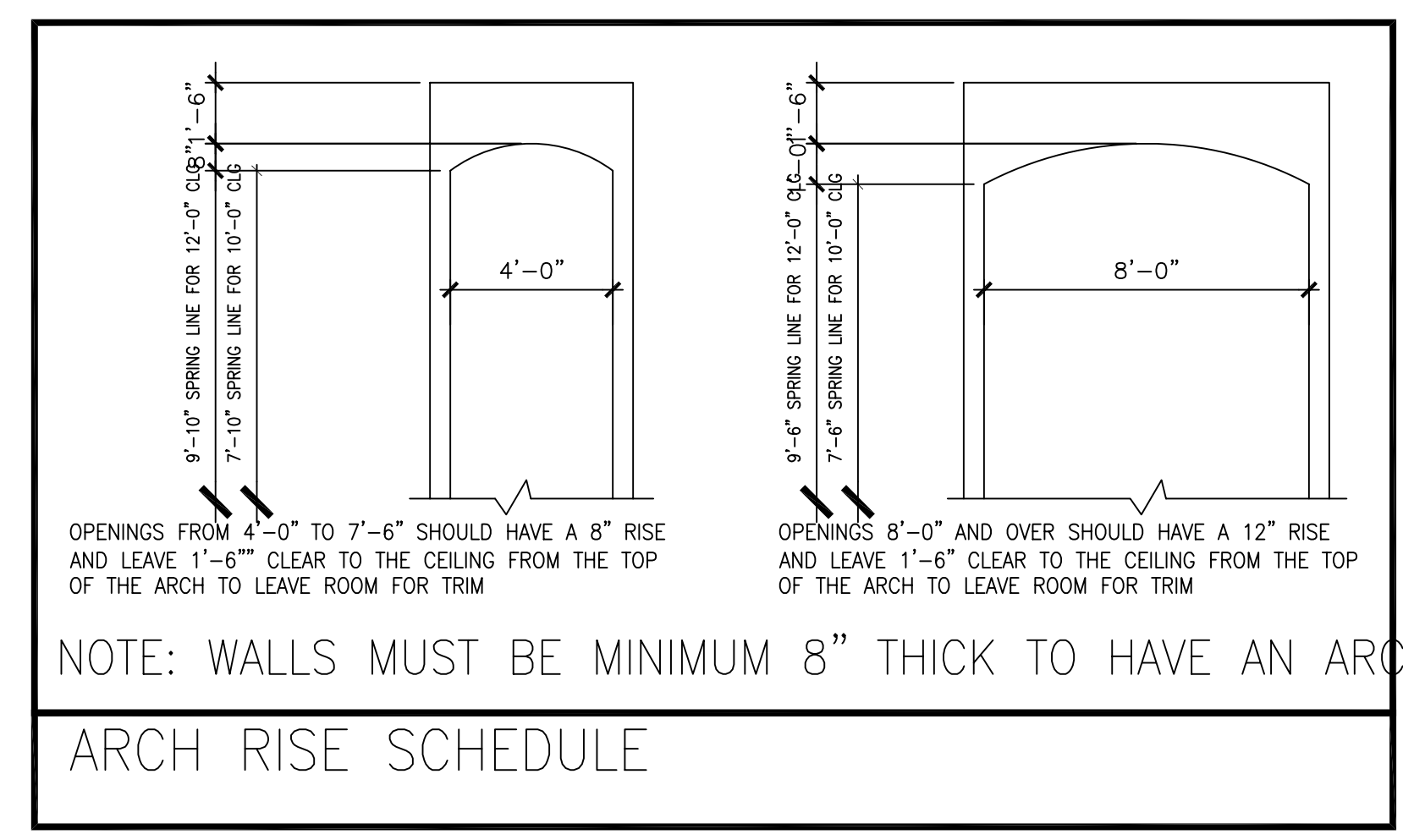
NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAMED

GENERAL NOTES

- FOR CEILING HEIGHTS SEE FLOOR PLANS
- FOR HEADER HEIGHTS SEE ELEVATIONS
- 8'-0" DOORS AT 9'-0", 10'-0", 12'-0" PLATES
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH X 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE TEMP GLASS IN COMPLIANCE WITH (IRC 2006.)
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH (IRC 2006.)
- 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 APPL. CODES.
- ALL PREFAB FIREPLACES TO BE U.L. & IRC 2006 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW

- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2006, WITH 1/2" GAP MAX.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH (IRC 2006.)
- STAIRWAYS SHALL BE 3'-0" CLEAR MINIMUM COMPLY WITH (IRC 2006.)
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2 5/8" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER (IRC 2006.)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH (IRC 2006.)
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBS/SQ.FT. LIVE LOAD PER (IRC 2006)
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER (IRC 2006.)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD

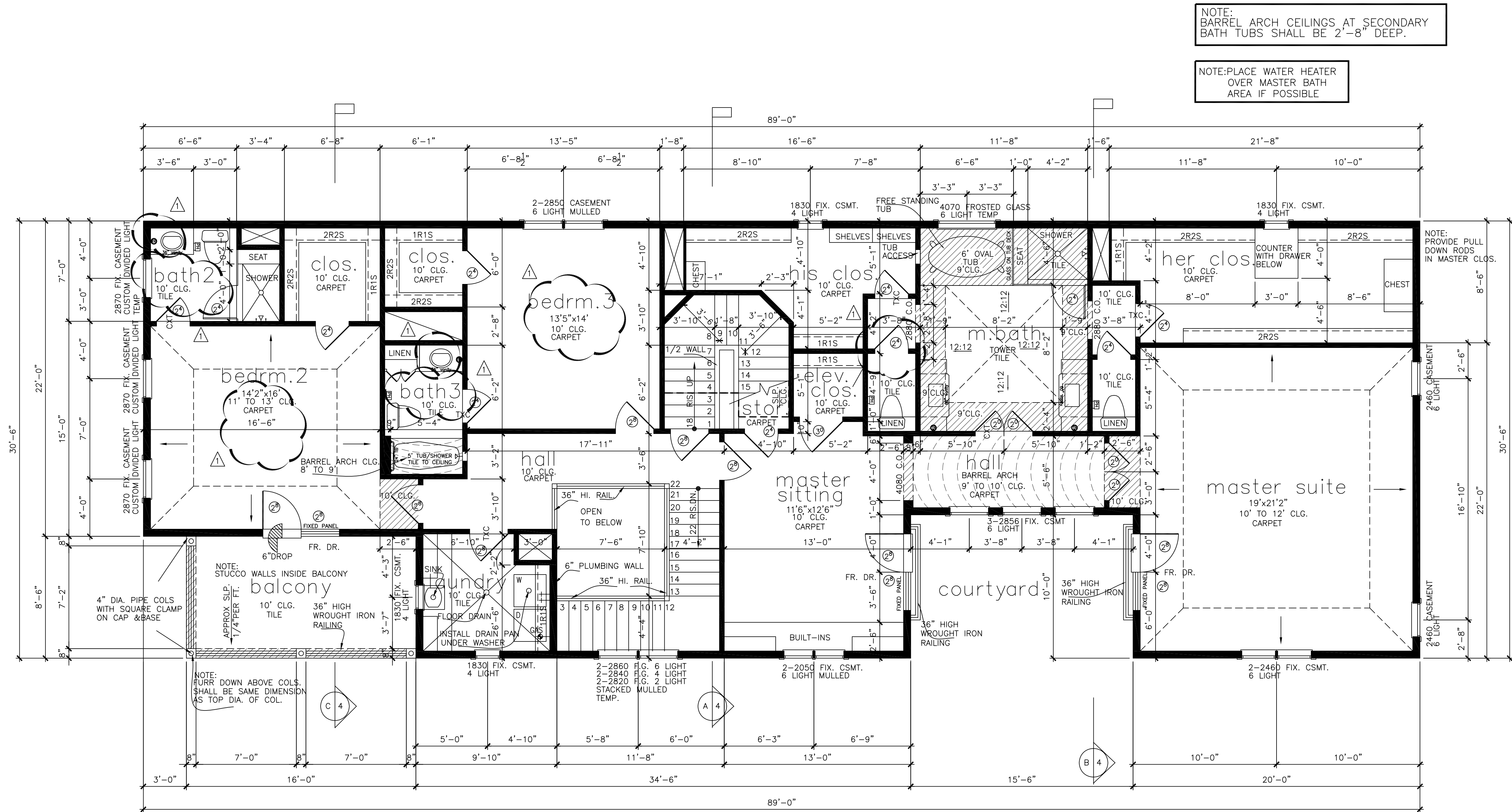
- DISAPPEARING STAIRS TO BE MIN. 22" X 30" CLEAR OPENING (30" X 54" R.O.) & SHALL COMPLY WITH (IRC 2006). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- ATTIC ACCESS PANEL 22"X30" MIN.
- 5/8" GYP. BETWEEN GARAGE AND LIVING SPACE
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED AND MUST COMPLY WITH (IRC 2006.)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO CEILING OVER CONCRETE BAKERBOARD
- ALL PLUMBING FIXTURES SHALL BE SPACED PER (IRC 2006)
- SMOKE DETECTORS SHALL BE HARDWIRED, INTER-CONNECTED & WITH BATTERY BACKUP AS PER THE IRC 2006
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- SPRINKLER NOTE: FOUR STORY PLANS SHALL CONFORM TO 2006 IBC REGARDING AUTOMATIC SPRINKLER SYSTEM



NOTE: WALLS MUST BE MINIMUM 8" THICK TO HAVE AN ARCH

| square footage | |
|-------------------|------|
| FIRST FLOOR | 1898 |
| SECOND FLOOR | 2342 |
| THIRD FLOOR | 577 |
| TOTAL LIVING AREA | 4817 |
| GARAGE | 477 |
| BALCONY | 136 |
| PORCH | 124 |
| TOTAL SLAB AREA | 2511 |
| ENGINEERING # | 5656 |

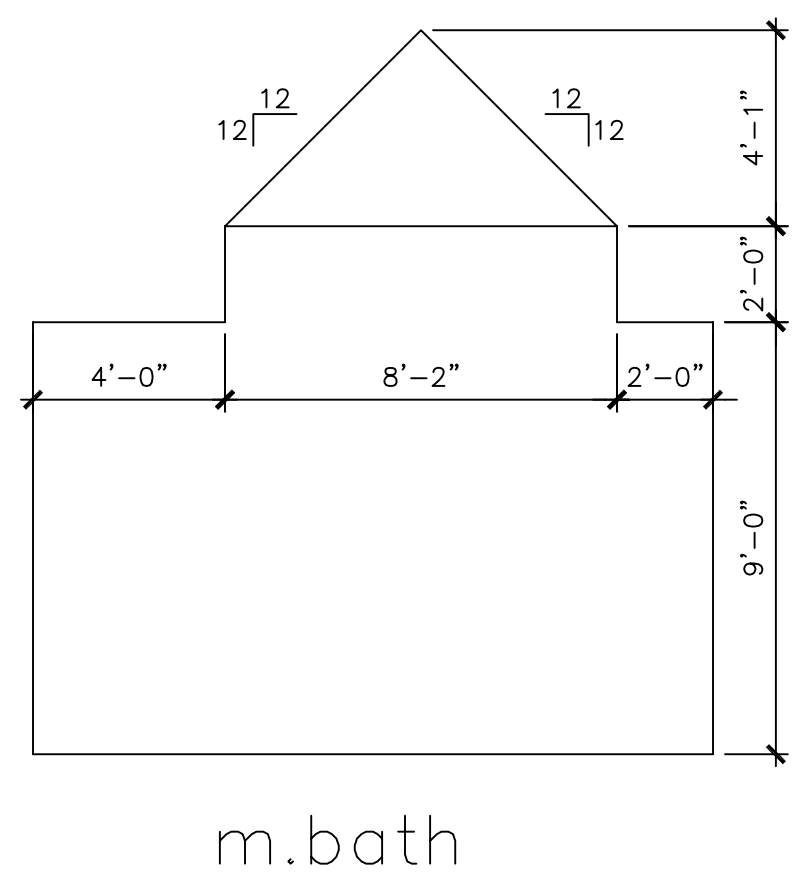
THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI A17.65-2003 ACTUAL SQUARE FOOTAGE MAY VARY



NOTE: BARREL ARCH CEILINGS AT SECONDARY BATH TUBS SHALL BE 2'-8" DEEP.

NOTE: PLACE WATER HEATER OVER MASTER BATH AREA IF POSSIBLE

② SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



Drawn By/Checked By:
B.M./T.L.
Original Date Issued:
10/12/2011
Scale:
1/4" = 1'-0"
Last Updated:
04/13/2012

KIRBY DAVIS RESIDENTIAL, LLC.

5005 RIVERWAY, HOUSTON, TX 77056
(713)622-4488 TEL (713)963-9372 FAX

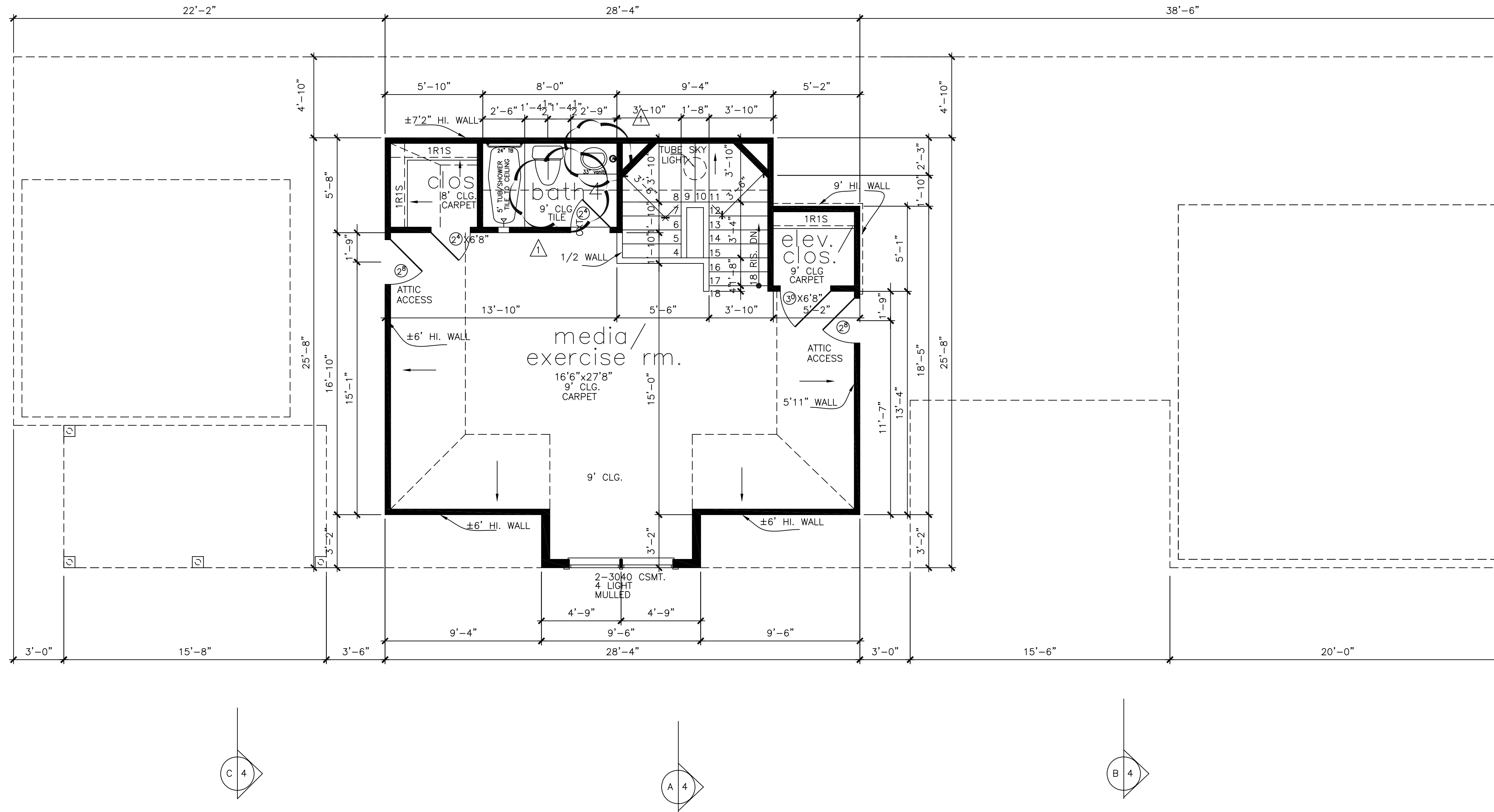
MIMOSA A

SECOND FLOOR PLAN

PLAN NO.
4817

SHEET NO.
A-2.2

REVISION SET 1



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

NOTE: ALL EXTERIOR WALLS
TO BE 2X6 FRAMED

KIRBY DAVIS RESIDENTIAL, LLC.

MIMOSA A
THIRD FLOOR PLAN

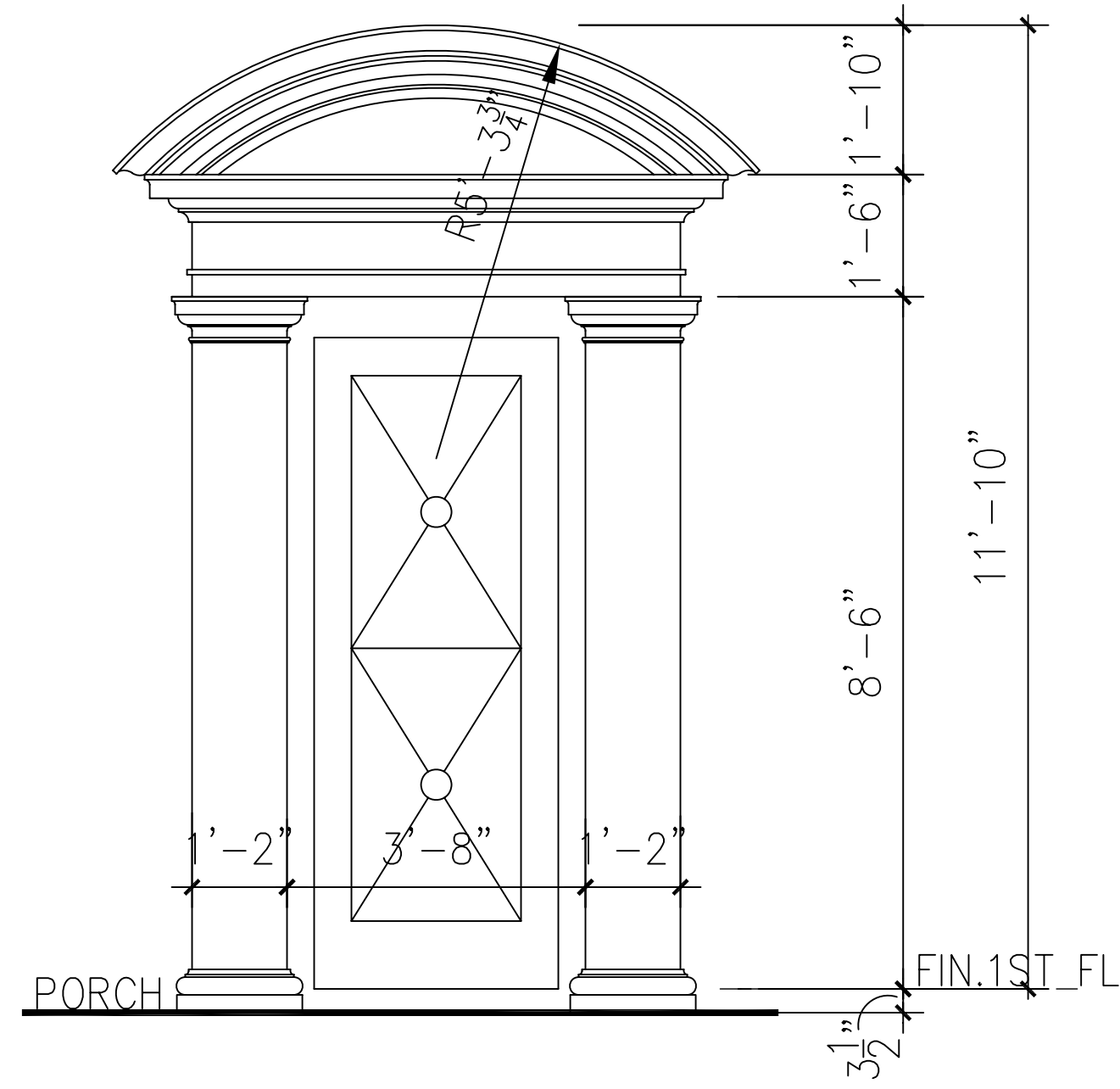
PLAN NO.
4817

SHEET NO.
A-2.3

Drawn By/Checked By:
B.M./T.L.
Original Date Issued:
10/12/2011
Scale: 1/4" = 1'-0"
Last Updated:
04/13/2012

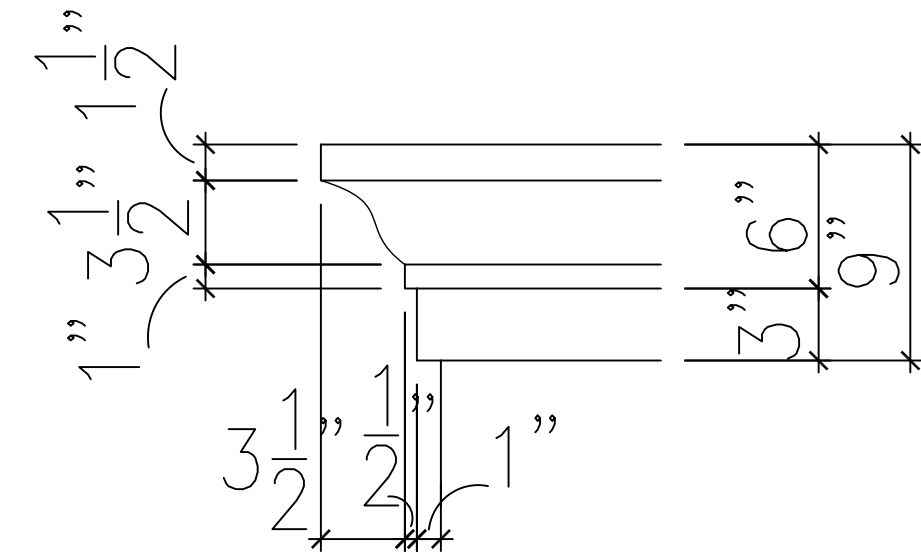
5005 RIVERWAY, HOUSTON, TX 77056
(713)622-4488 TEL (713)963-9372 FAX

REVISION SET 1



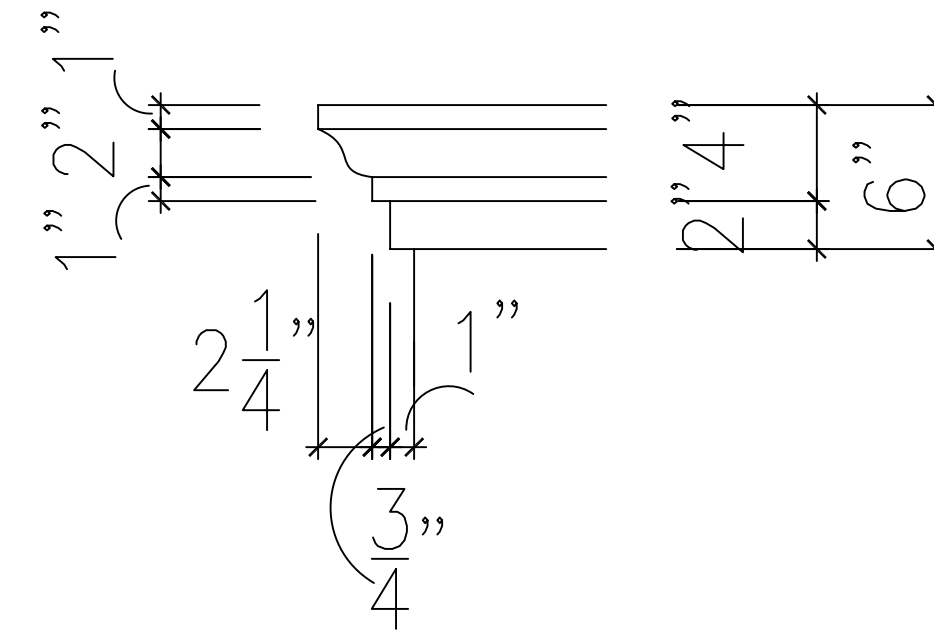
PEDIMENT K

SCALE: 1/2" = 1'-0"



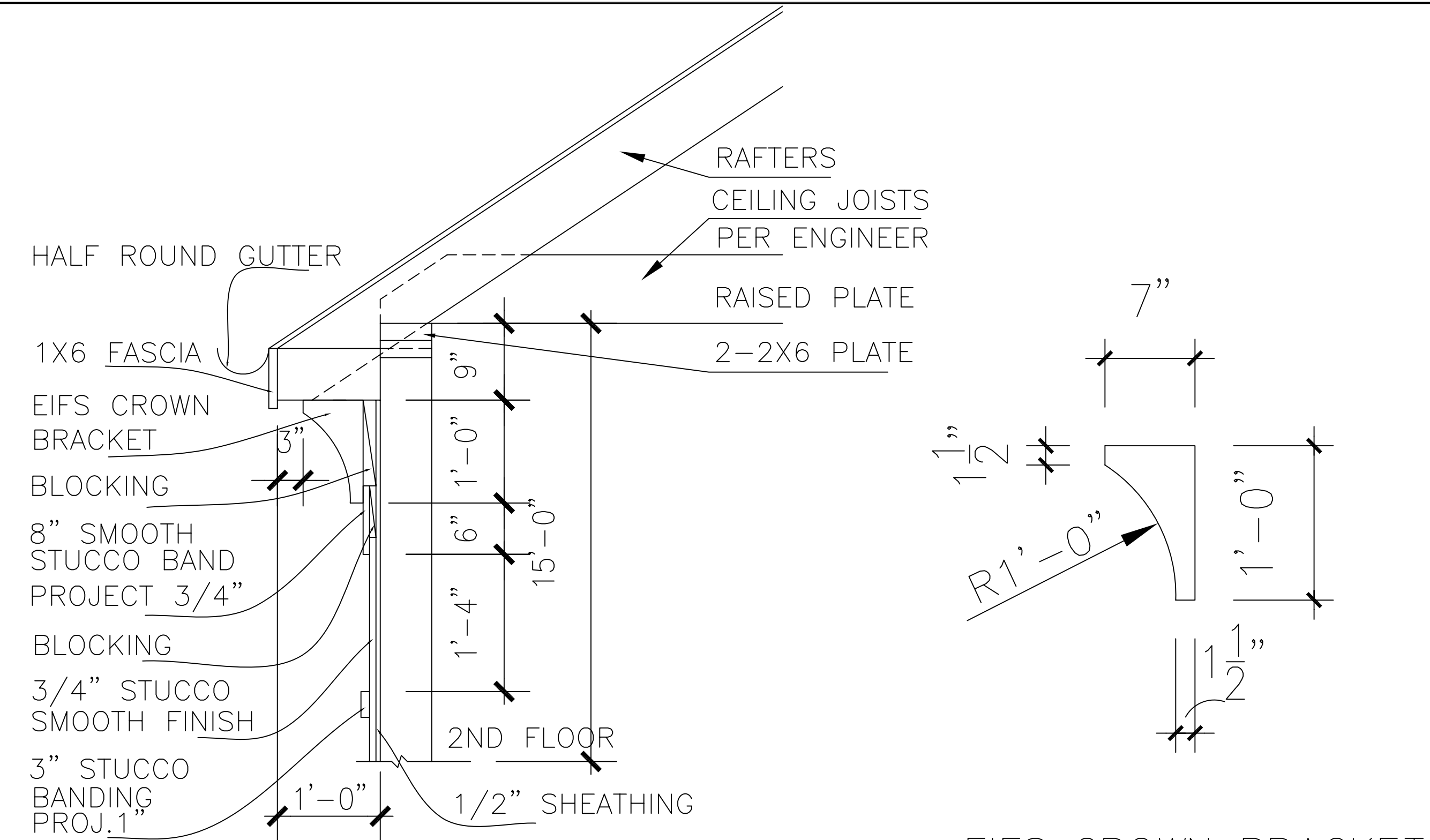
(A) 6" EIFS CROWN
W/ 3" TAIL DETAIL

SCALE: 1 1/2" = 1'-0"



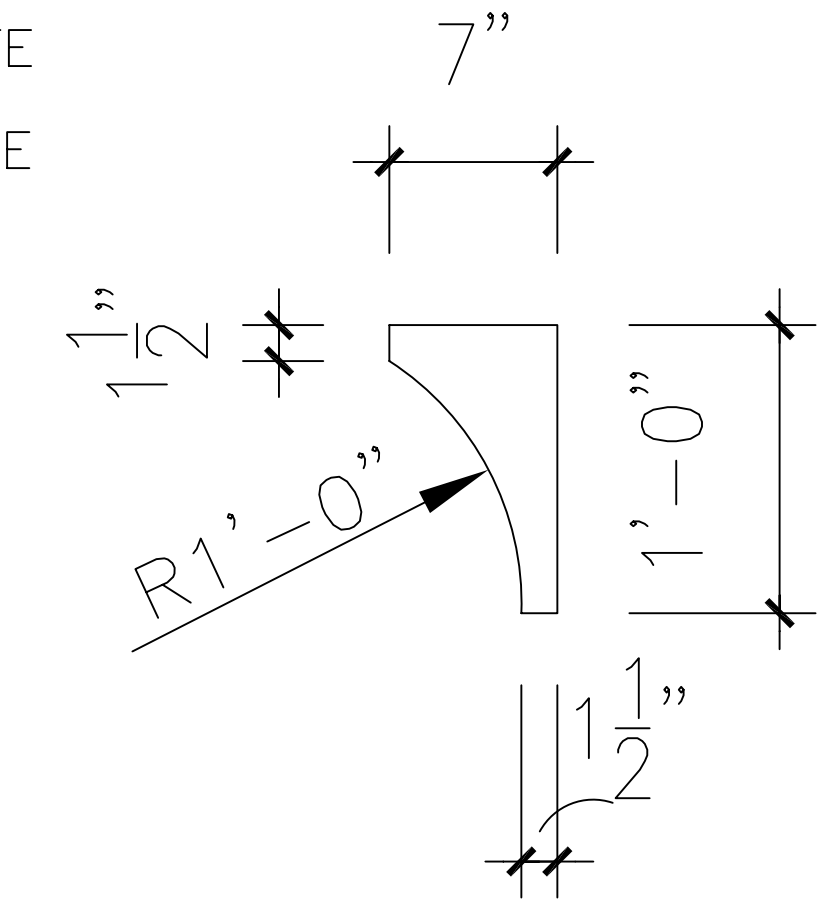
(B) 4" EIFS CROWN
W/ 2" TAIL DETAIL

SCALE: 1 1/2" = 1'-0"



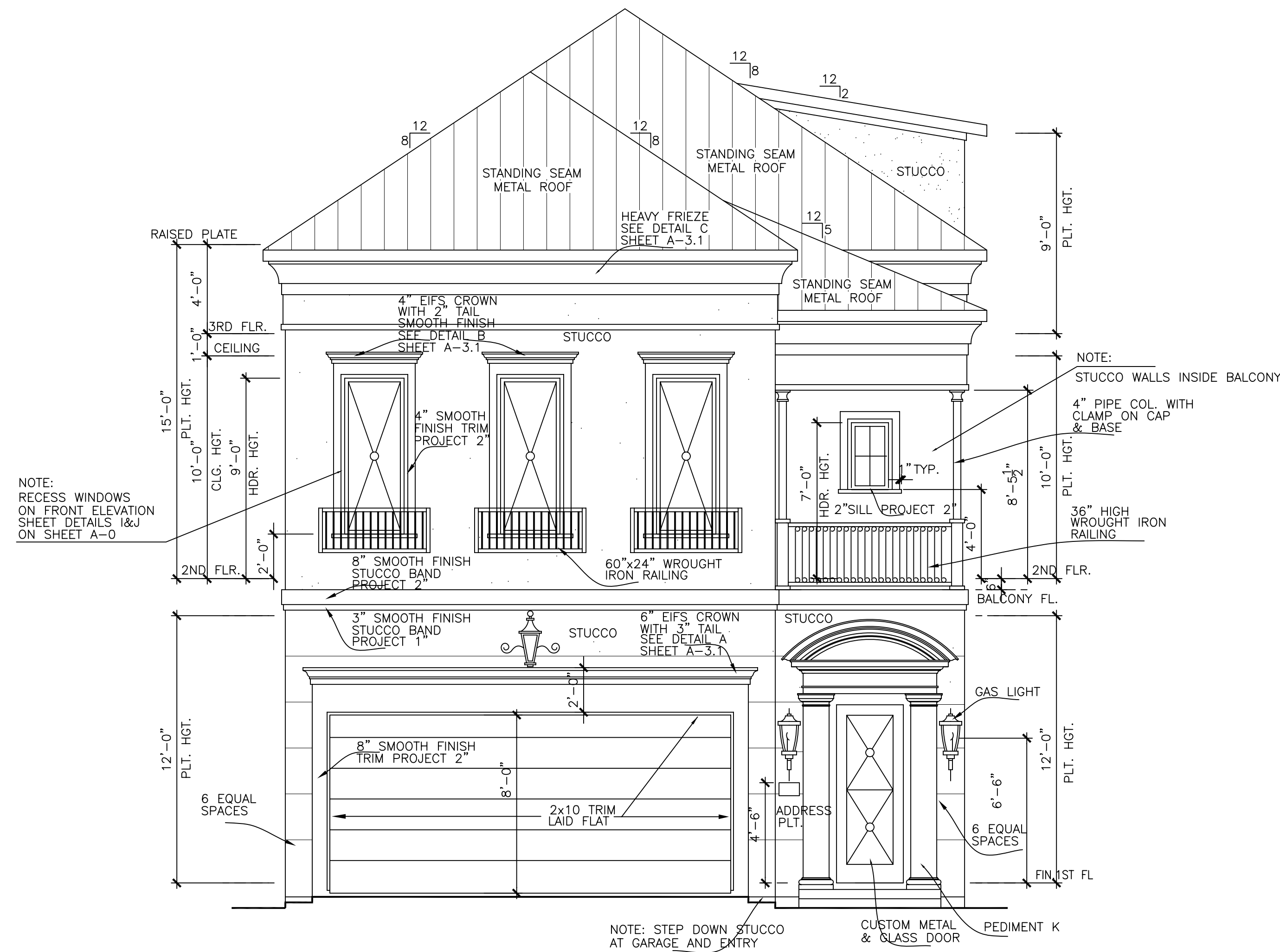
(C) FRIEZE DETAIL

SCALE: 1" = 1'-0"



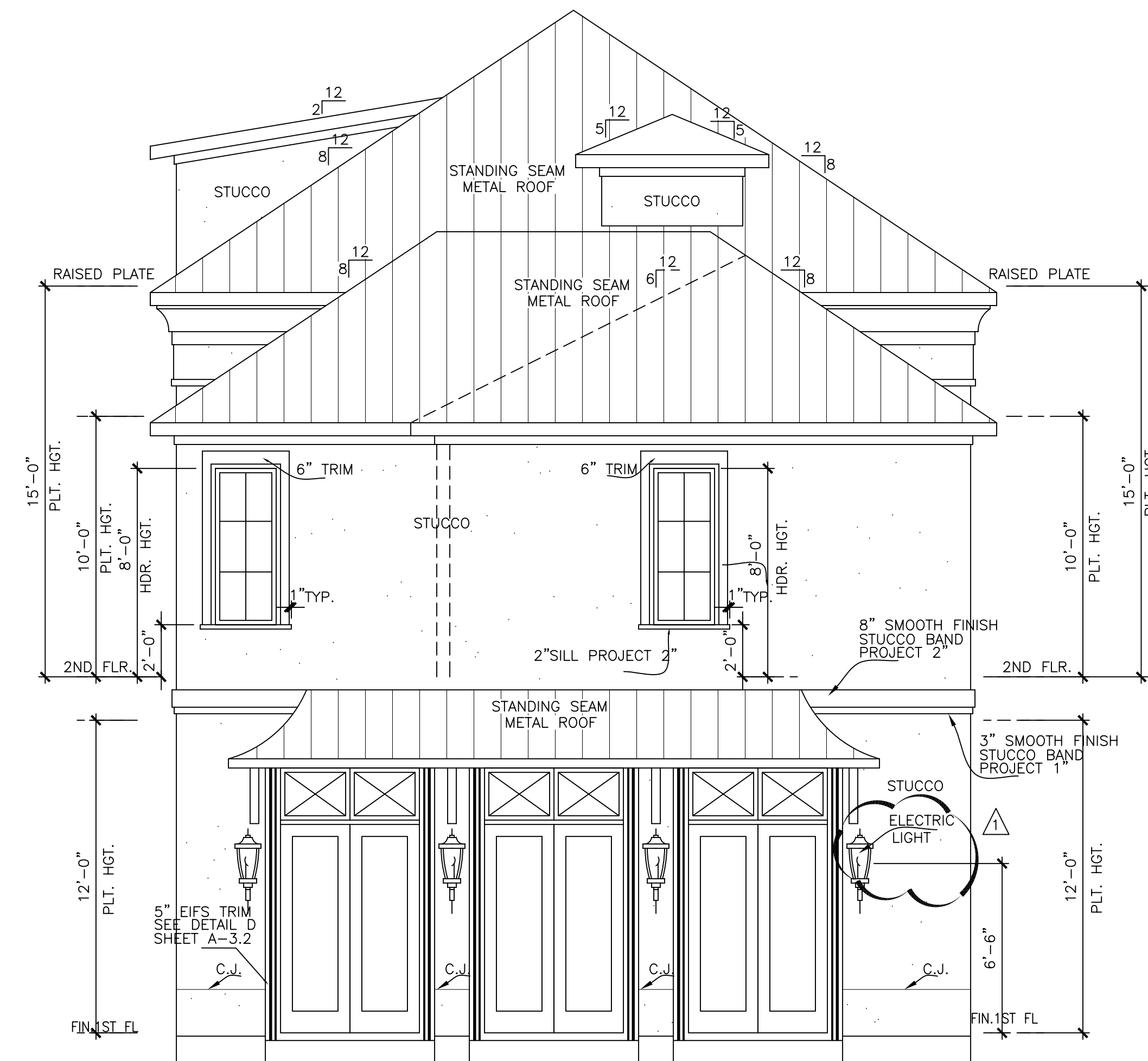
EIFS CROWN BRACKET
SMOOTH FINISH

SCALE: 1 1/2" = 1'-0"



front elevation

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



rear elevation

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

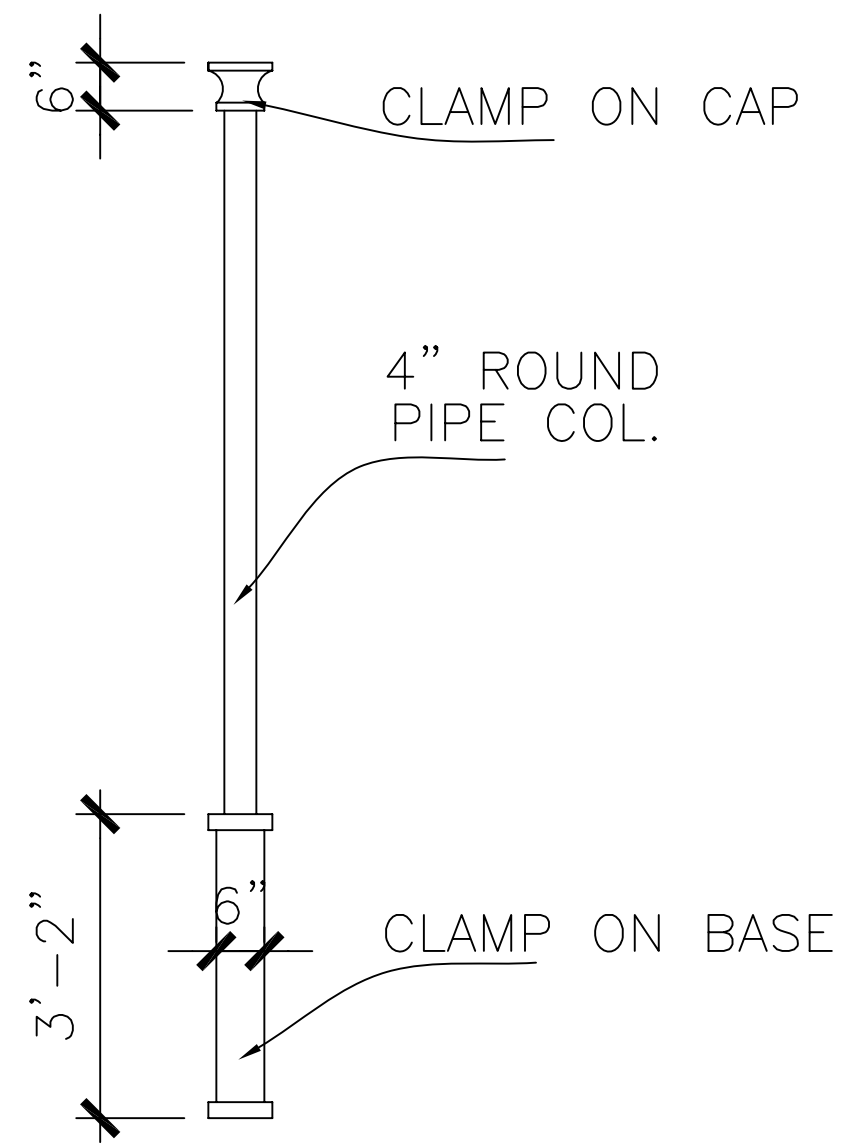
Drawn By/Checked By: B.M./T.L.
Original Date Issued: 10/12/2011
Scale: 1/4" = 1'-0"
Last Updated: 04/13/2012

KIRBY DAVIS RESIDENTIAL, LLC.
5005 RIVERWAY, HOUSTON, TX 77056
(713)622-4488 TEL (713)963-9372 FAX

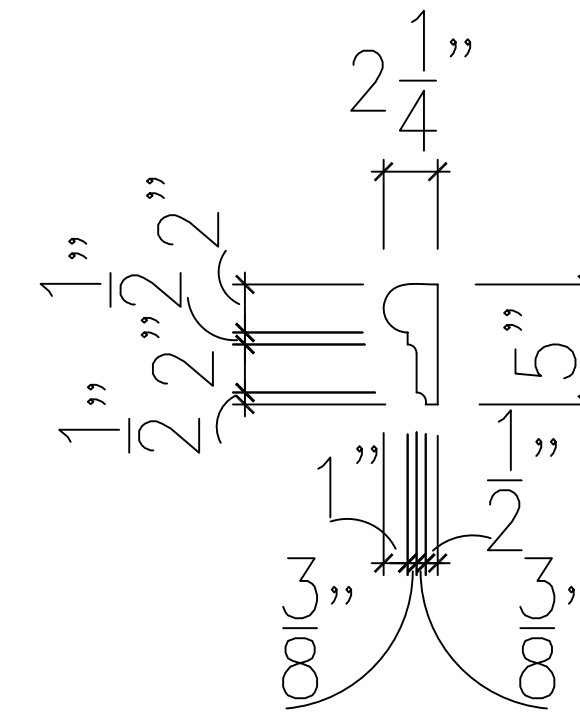
MIMOSA A
ELEVATIONS

PLAN NO.
4817
SHEET NO.
A-3.1

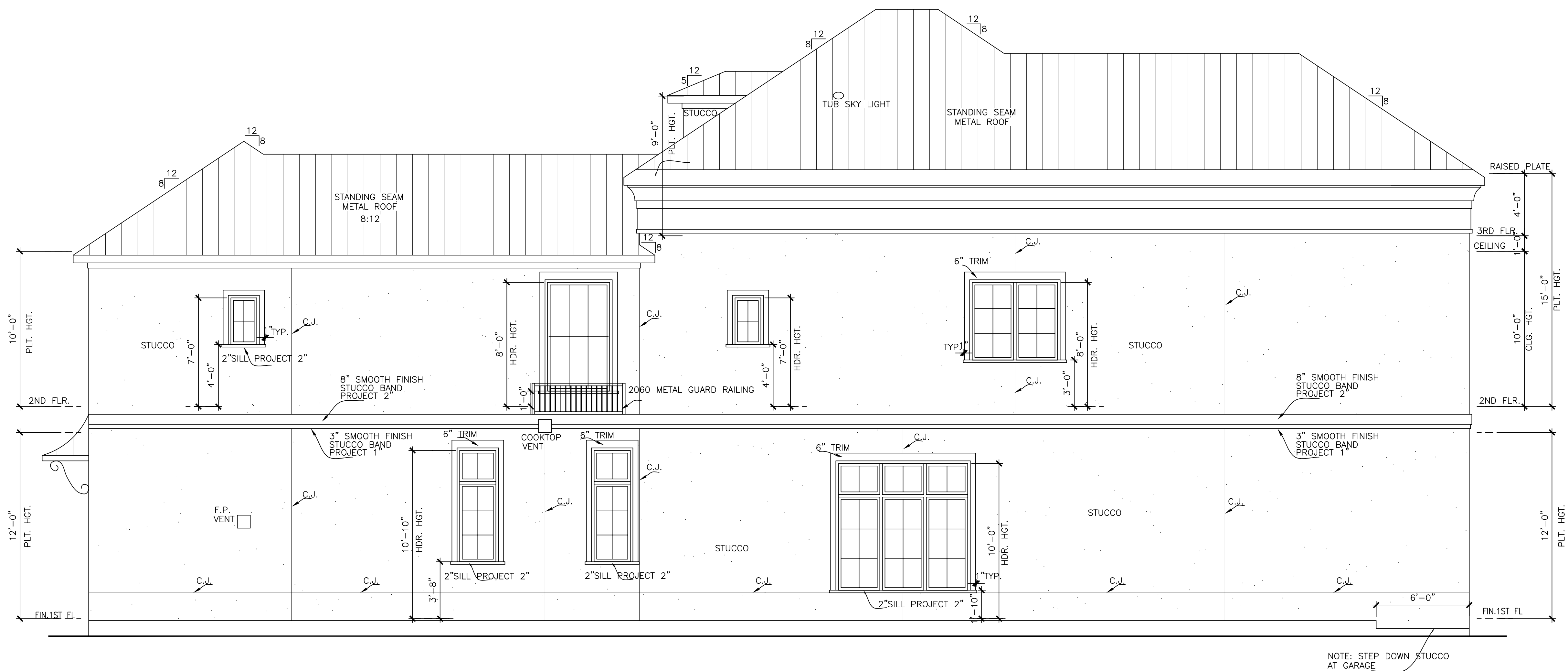
REVISION SET 1



DETAIL
SCALE: 1/2" = 1'-0"



(D)5" EIFS TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



left elevation

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

NOTE: STEP DOWN STUCCO AT GARAGE

Drawn By/Checked By:
B.M./T.L.
Original Date Issued:
10/12/2011
Scale: 1/4" = 1'-0"
Last Updated:
04/13/2012

KIRBY DAVIS RESIDENTIAL, LLC.

5005 RIVERWAY, HOUSTON, TX 77056
(713)622-4488 TEL (713)963-9372 FAX

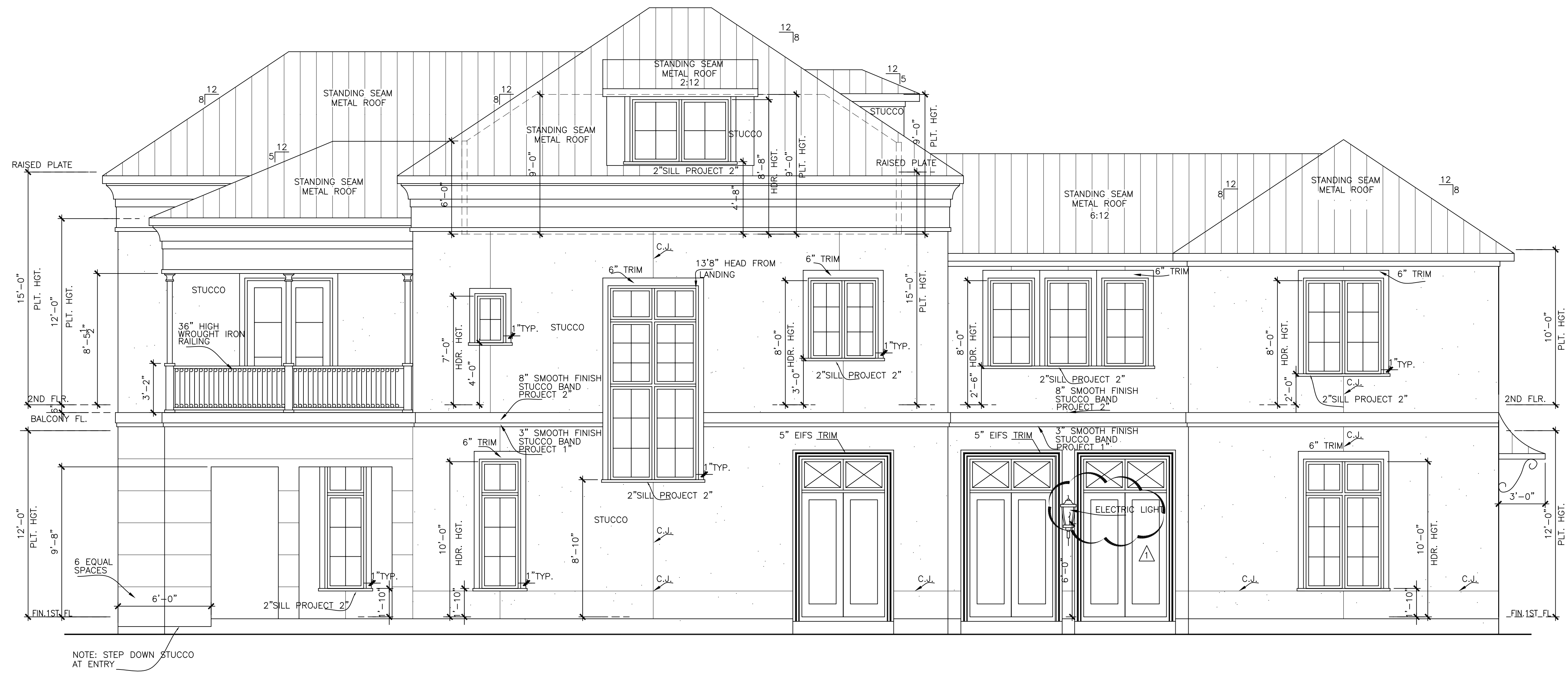
MIMOSA A

ELEVATIONS

PLAN NO.
4817

SHEET NO.
A-3.2

REVISION SET 1



NOTE: STEP DOWN STUCCO AT ENTRY

right elevation

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

KIRBY DAVIS RESIDENTIAL, LLC.

5005 RIVERWAY, HOUSTON, TX 77056
 (713)622-4488 TEL (713)963-9372 FAX

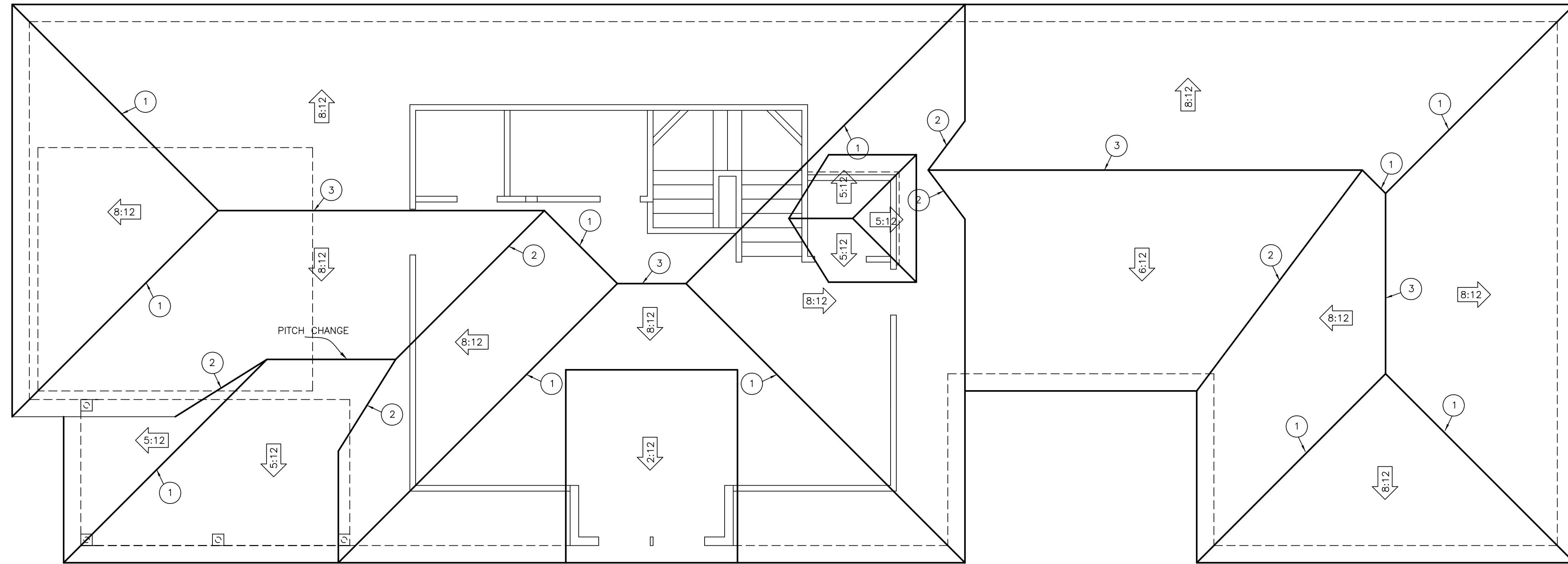
MIMOSA A
ELEVATIONS

PLAN NO.
4817

SHEET NO.
A-3.3

REVISION SET 1

Drawn By/Checked By:
 B.M./T.L.
 Original Date Issued:
 10/12/2011
 Scale: 1/4" = 1'-0"
 Last Updated:
 04/13/2012



NOTES:

- * CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- * ROOF PITCHES AS INDICATED HEREON.
- * FOR FRAMING REFER TO ENGINEERING DRAWINGS
- * ROOF OVERHANGS TO 12" U.N.O
- * ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R 806 AND OTHER RELATED SECTIONS.

- ① HIP
- ② VALLEY
- ③ RIDGE
- ④ CRICKET

KIRBY DAVIS RESIDENTIAL, LLC.

5005 RIVERWAY, HOUSTON, TX 77056
 (713)622-4488 TEL (713)963-9372 FAX

Drawn By/Checked By:
 B.M./T.L.
 Original Date Issued:
 10/12/2011
 Scale: 1/4" = 1'-0"
 Last Updated:
 04/13/2012

MIMOSA A

ROOF PLAN

PLAN NO.
4817

SHEET NO.
A-7

REVISION SET 1