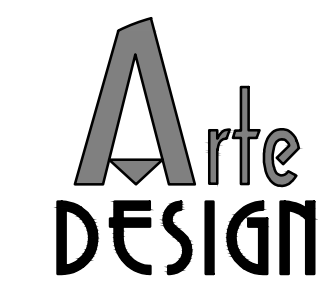
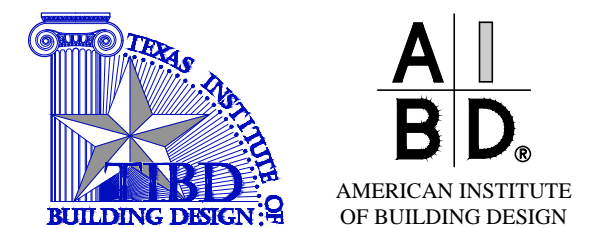


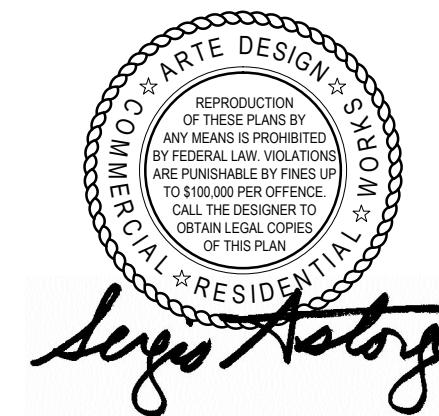
REV.	DATE	DESCRIPTION
6-22-11		FOR PERMIT & CONSTRUCTION
9-15-11		REVISED

PROFESSIONAL MEMBERSHIP



8308 South Breeze St. #A
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These documents were prepared to comply with Texas Occupancy Code Chapter 1051, Article 3, Subchapter "L", Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



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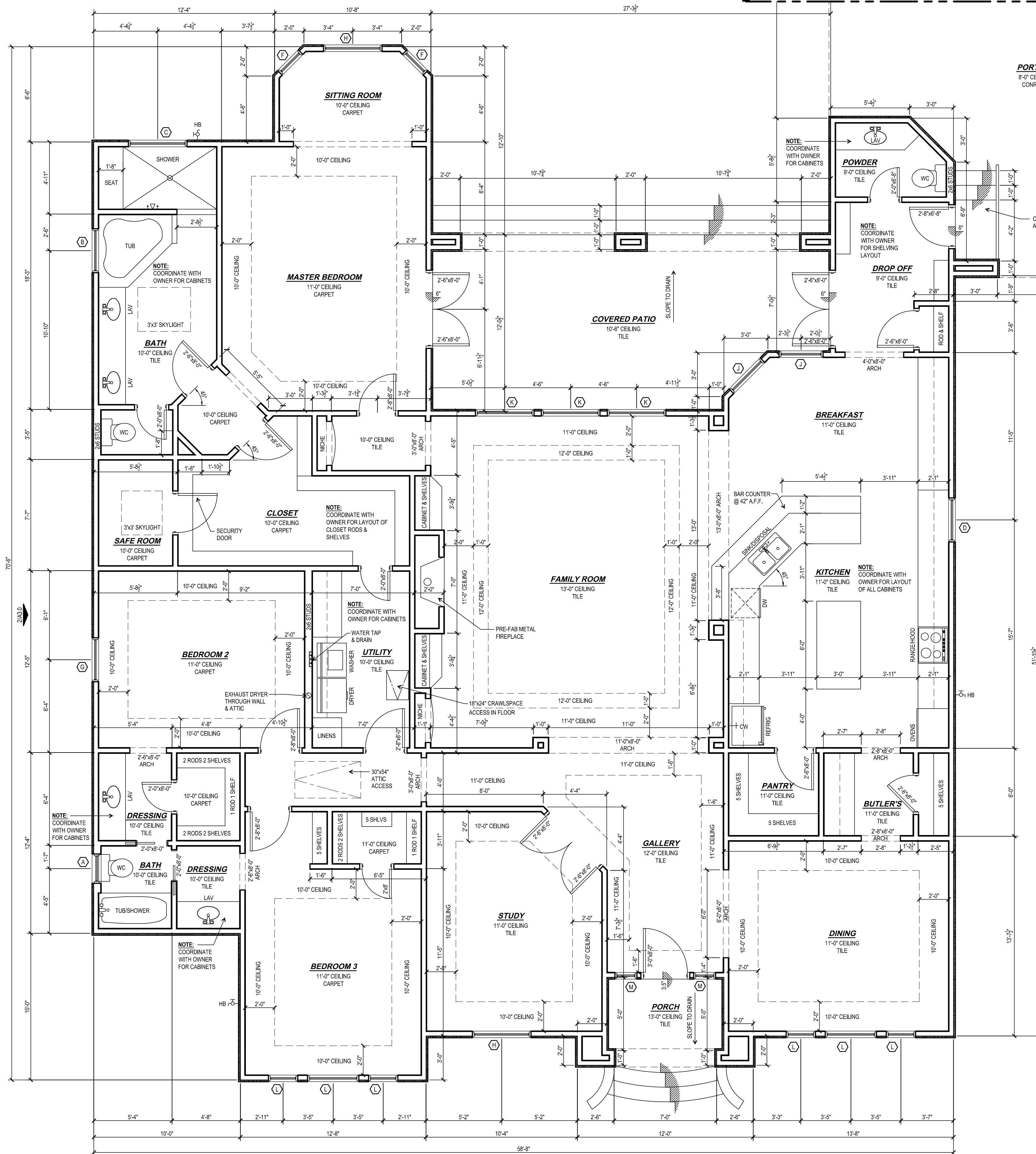
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FLOOR PLAN

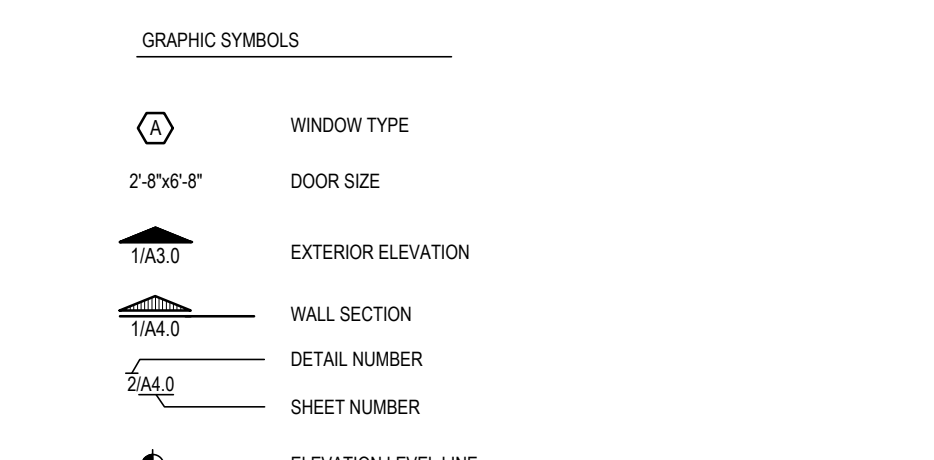
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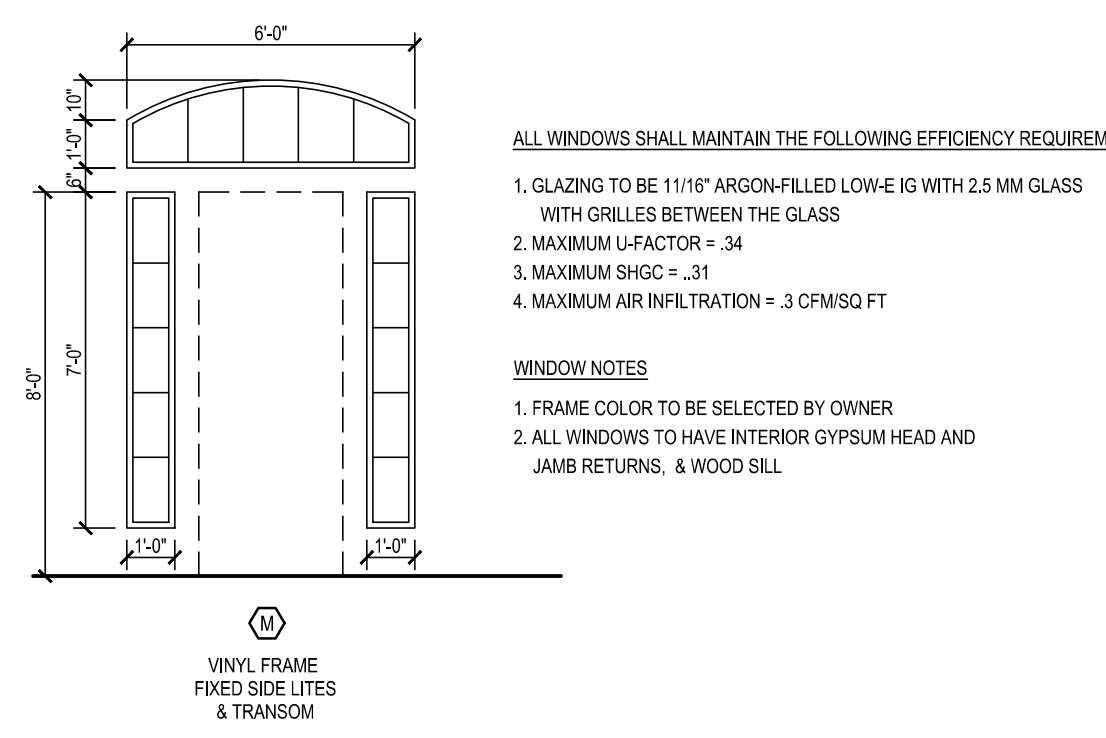
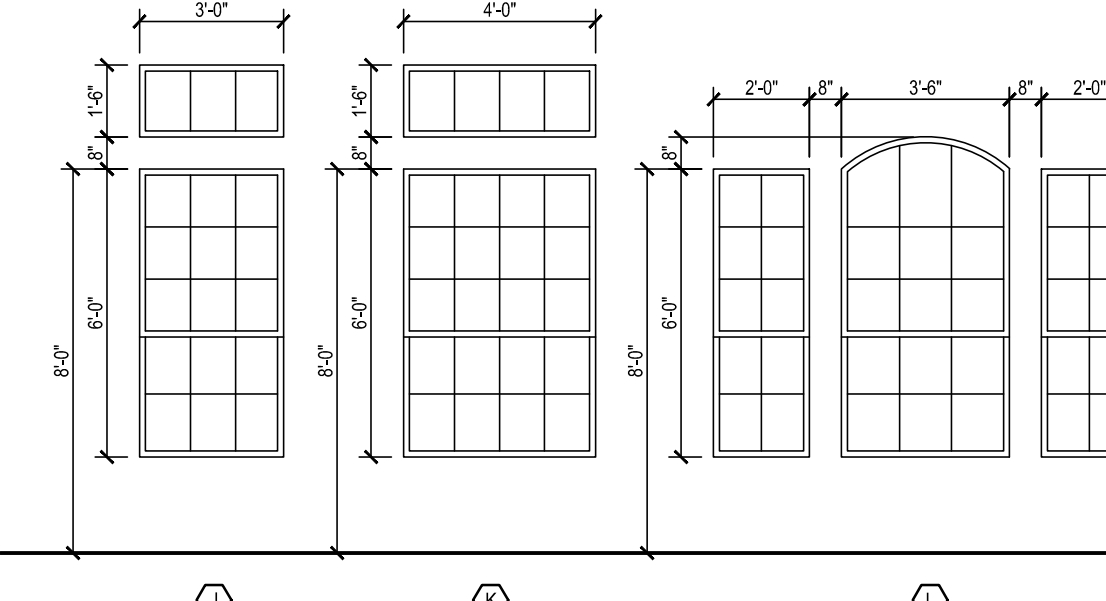
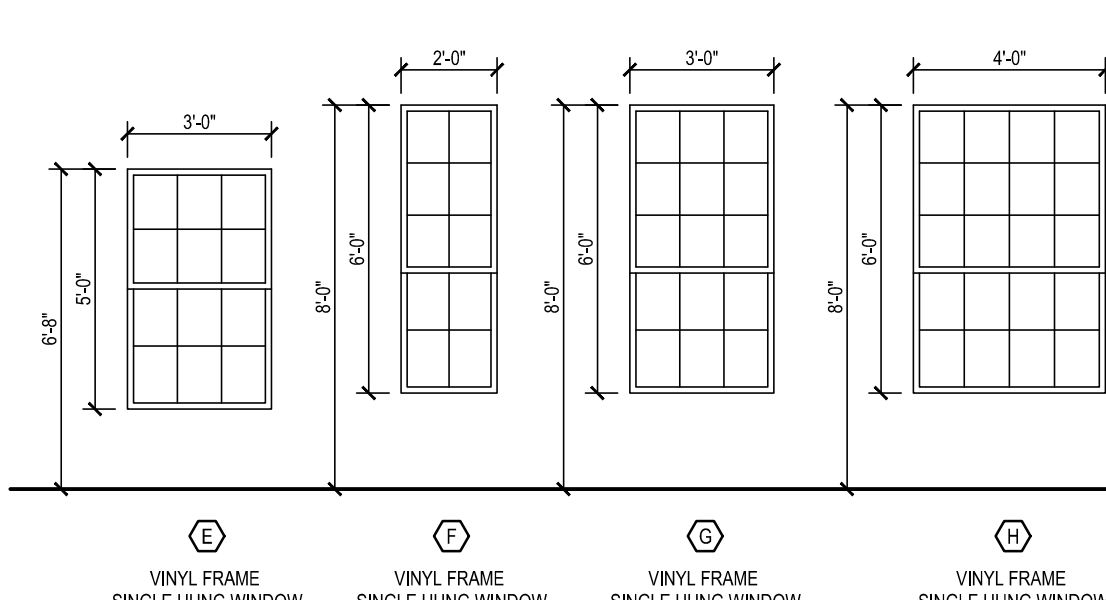
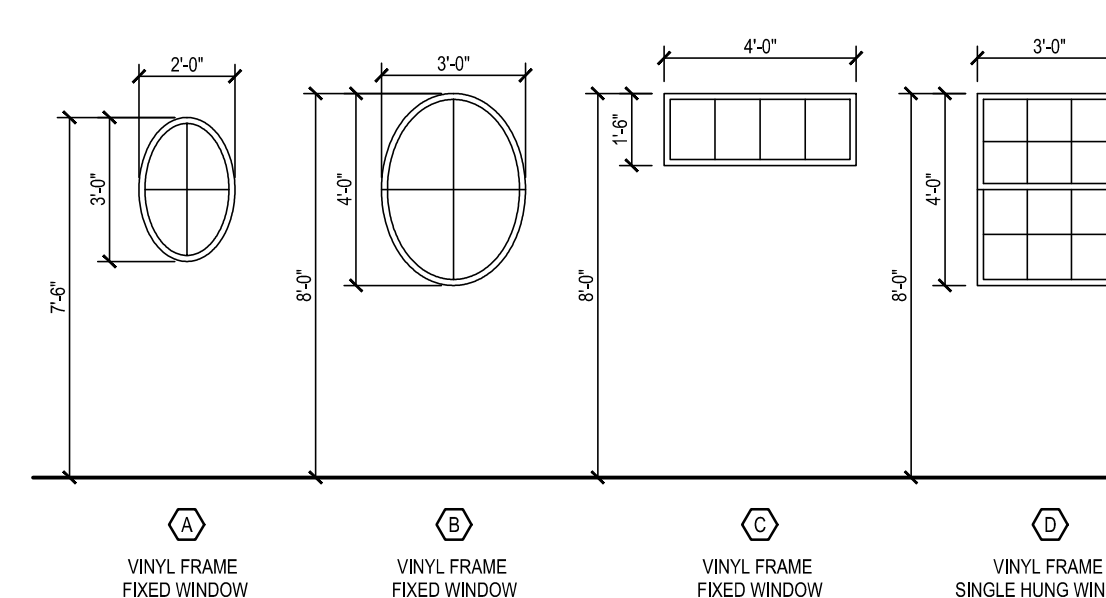


- FLOOR PLAN NOTES
- DIMENSIONS.** DO NOT SCALE DRAWINGS. THESE ARE CONCEPTUAL PLANS. ALL DIMENSIONS ARE TO FACE OF STUD WALLS OR MASONRY FOUNDATION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - INTERIOR STUD WALLS.** ALL MAINHOUSE FLOOR WALLS TO BE 10'-0" ALL GARAGE FLOOR WALLS TO BE 8'-0". GARAGE SECOND FLOOR WALLS TO BE 8'-0", UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.
 - EXTERIOR STUD WALLS.** WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE #13 3/12 BATT INSULATION AT ALL LOCATIONS SHOWN ON PLANS. EXTERIOR SHEATHING SHALL BE 7/16" OSB. EXTERIOR FINISH SHALL BE STUCCO, STONE VENEER, OR FIBER CEMENT BOARDS. REFER TO ELEVATIONS FOR LOCATIONS. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.
 - GYPSUM WALLBOARD.** SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD.
 - WATER RESISTANT DRYWALL.** PROVIDE WATER RESISTANT 1/2" DUROCK CEMENT BOARD AROUND ALL WET WALLS IN BATHROOMS AND KITCHEN.
 - FIRE RESISTANT DRYWALL.** PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM WALLBOARD ON WALLS AND CEILINGS IN GARAGE, UNDER STAIRS, AROUND GAS WATER HEATERS AND AS REQUIRED BY CODE.
 - PRESSURE TREATED LUMBER.** ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH WOOD MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
 - COLUMNS.** IF APPLICABLE, PROVIDE LOAD BEARING FIBER-REINFORCED-POLYMER COMPOSITE COLUMNS AS MANUFACTURED BY "TRUSCO" PERMACAST COLUMN. PROVIDE A PAINT FINISH.
 - INSULATION.** 3 1/2" R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND AS NOTED. CEILING INSULATION SHALL CONSIST OF 9" TO 12" OF LOOSE BLOWN FIBERGLASS INSULATION TO PROVIDE AN R-30 RATING. INSTALL 2" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR OF GARAGE TO PROVIDE AN R-19 RATING. INSULATION SHOULD BE INSTALLED DIRECTLY UNDER THE PLYWOOD DECK SO THAT THERE IS NO AIR SPACE BETWEEN DECK AND INSULATION.
 - ANGLED WALLS.** ALL ANGLED WALLS ARE TO BE 12:12 UNLESS OTHERWISE NOTED.
 - DRYER VENT.** PROVIDE AND INSTALL DRYER VENT DUCT TO BUILDING EXTERIOR THROUGH ATTIC.
 - PAINT.** PAINTED SURFACES SHALL CONSIST OF A PRIMER COAT AND TWO FINISH COATS MINIMUM.
 - CARPET.** FLOOR SUBSTRATE SHALL BE FREE OF DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.
 - VINYL OR TILE FLOORING.** INSTALLER TO PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.
 - HARDWOOD FLOORS.** IF APPLICABLE, INSTALLER TO LAY A 15# FELT PAPER VAPOR BARRIER UNDERNEATH ALL AREAS WHERE HARDWOODS WILL BE INSTALLED.
 - OPTIONAL WALL COVERING.** INSTALLER SHALL INSURE THAT WALL COVERING SUPPLIED SHALL ALL BE FROM THE SAME MANUFACTURERS RUN OF IDENTICAL COLOR, TEXTURE AND PATTERN. INSTALLER SHALL USE APPROPRIATE PRIMER, SEALERS AND ADHESIVES.
 - ATTIC ACCESS PANEL.** PROVIDE AND INSTALL ATTIC ACCESS PULL-DOWN STAIR WHERE SHOWN ON PLANS. TRIM OPENING TO MATCH DOOR AND WINDOW TRIM. SIZE OF OPENING SHALL BE 30X34" WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.
 - WINDOWS.** LOW-E INSULATED WINDOWS AS SPECIFIED. TOP OF WINDOWS TO BE INSTALLED AT 8'-8" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS 2" FROM DOOR AND ABOVE WHIRLPOOL TUBS. BEDROOM WINDOWS SHALL COMPLY WITH IRC CODE REQUIREMENTS FOR EMERGENCY ESCAPE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ. FT. MINIMUM NET CLEAR WIDTH SHALL BE 20" MINIMUM NET CLEAR HEIGHT SHALL BE 24" AND NET HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. PROVIDE MANUFACTURER'S EGRESS HARDWARE AT BEDROOM WINDOWS IN EACH BEDROOM WITHOUT EXTERIOR DOOR.
 - WINDOWS AND DOORS.** PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL BASE CAP THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.
 - FRENCH DOORS.** WOOD OR METAL FRAME, CLEAR GLAZED, INSULATED FRENCH DOORS PAINTED AS SPECIFIED IN FINISH SCHEDULE. TEMPER ALL GLASS. TRIM DOORS WITH CASING.
 - BATHROOM LAYOUT.** BATHROOM COUNTER LAYOUT AND BATHROOM FIXTURE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. BATHROOM VANITY COUNTER, CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.
 - KITCHEN LAYOUT.** KITCHEN COUNTER LAYOUT AND APPLIANCE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. COUNTER/CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.
 - GARAGE DOOR.** GARAGE DOOR TO BE 16X7 SINGLE LAYER 25 GAUGE STEEL CONSTRUCTION. NON-INSULATED WITH WEATHER RESISTANT SECTION JOINTS. GARAGE DOOR JAMB AND HEAD SHALL BE PRESSURE TREATED 2X8.



SQUARE FOOT CALCULATION

HOUSE LIVING AREA	3,112 SQ FT
GARAGE	511 SQ FT
GARAGE STORAGE / ATTIC	1,183 SQ FT
PORCHES / PATIOS	344 SQ FT
TOTAL CONSTRUCTION AREA	5,150 SQ FT



- ALL WINDOWS SHALL MAINTAIN THE FOLLOWING EFFICIENCY REQUIREMENTS:
- GLAZING TO BE 1 1/8" ARGON-FILLED LOW-E IG WITH 2.5 MM GLASS WITH GRILLS BETWEEN THE GLASS
 - MAXIMUM U-FACTOR = .34
 - MAXIMUM SHGC = .31
 - MAXIMUM AIR INFILTRATION = .3 CFM/SQ FT

- WINDOW NOTES
- FRAME COLOR TO BE SELECTED BY OWNER
 - ALL WINDOWS TO HAVE INTERIOR GYPSUM HEAD AND JAMB RETURNS, & WOOD SILL

2 WINDOW TYPES
SCALE: 1/4"=1'-0"

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

