

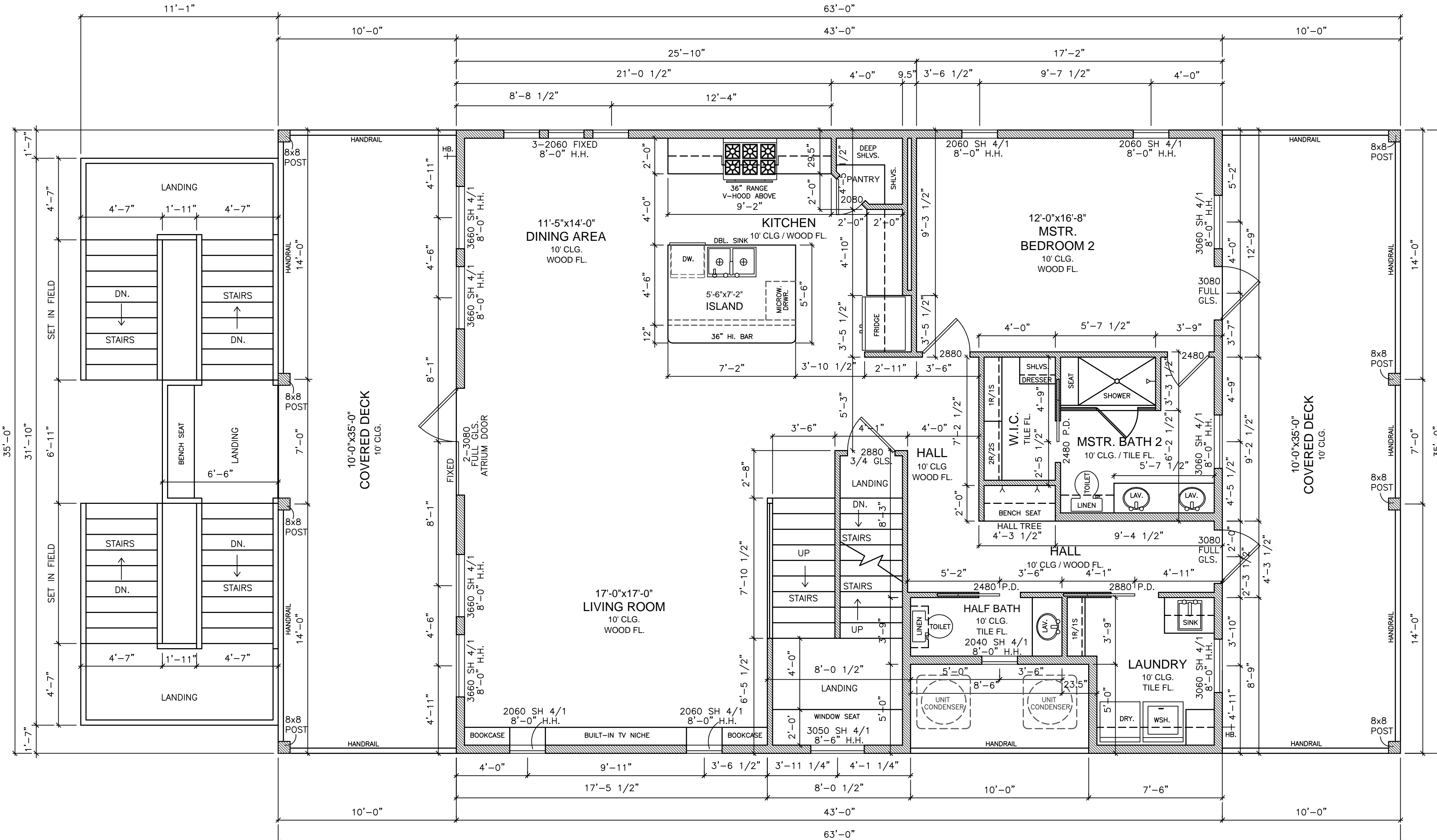
### IST FLOOR JOIST PLAN

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

TOTAL LIVING:	2,862 SQ. FT.
1ST FLOOR:	1,455 SQ. FT.
2ND FLOOR:	1,407 SQ. FT.
1ST FL. FRONT COV. DECK:	350 SQ. FT.
1ST FL. REAR COV. DECK:	350 SQ. FT.
2ND FL. FRONT COV. DECK:	350 SQ. FT.
2ND FL. REAR COV. DECK:	350 SQ. FT.
ENCLOSED GARAGE:	286 SQ. FT.

NOTE: (TYPICAL)

CORNER FRAMING ON 8" CENTERS FOR 4'-0" (TYPICAL FOR EACH CORNER.)  
 (3) SIMPSON WB106 WALL BRACING STRAP REQUIRED FOR EACH OUTSIDE CORNER.



NOTE:

- 1ST FL. -10' CEILINGS UNLESS NOTED OTHERWISE
- 2ND FL. -9' CEILINGS UNLESS NOTED OTHERWISE
- CEILING JOIST #2 Y.P. 16" O.C. (2x6 MIN.)
- STRONG-BACK ALL SPANS OVER 10'
- LAMINATED SUPPORT BEAMS TO BE USED FOR LARGE SPANS (GLUE AND NAIL 1/2 PLY BETWEEN 2x12'S)
- INTERIOR WALL STUDS 2x4 @ 16" O.C.
- EXTERIOR WALL STUDS 2x6 @ 16" O.C. AND 8" IN CORNERS FOR 4'
- STUDS #2 GRADE YELLOW PINE
- WINDOWS AND DOORS APPROVED BY TDI FOR 130 MPH WIND PER 2012 IRC
- HOLD DOWN ANCHORS @ EACH CORNER AND WHERE DESIGNATED.
- 5/8" SHEET ROCK TO BE INSTALLED UNDER STAIRS.
- EXTERIOR SHEATHING TO BE 5/8" (TYPICAL)
- INSULATION: R-19 COLD FLOOR.
- PROVIDED AND INSTALL SHIPLAP SIDING AROUND 3 SIDES OF KITCHEN ISLAND AS WELL AS 1ST FLOOR HALL FROM KITCHEN TO REAR DOOR.
- PROVIDED AND INSTALL SHIPLAP SIDING ON BACK WALL OF TV NICHE IN LIVING ROOM.
- ALL WINDOWS TO BE CASED WITH TRIM.
- PROVIDED AND INSTALL 2-PIECE CROWN MOLDING IN LIVING ROOM, DINING AREA, KITCHEN, AND HALL.
- PROVIDED AND INSTALL SINGLE CROWN MOLDING IN MASTER BEDROOM 2.
- TILE WALL BEHIND WASHER & DRYER.
- TILE IN SHOWERS AND TUB TO GO UP TO 8' HEIGHT.
- FOAM INSULATION THROUGHOUT ENTIRE HOUSE.

### IST FLOOR PLAN

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General Notes



DISCLAIMER:

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS AND DRAWINGS ARE DESIGNED TO COMPLY WITH THE OWNER'S WISHES AND CRITERIA. ANY CHANGES MADE TO THESE DRAWINGS AFTER FINAL PRINTS ARE MADE, WILL BE AT THE SOLE EXPENSE OF THE OWNER / CONTRACTOR.

THE OWNER / CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS.

C & R DESIGN SERVICES, THEIR EMPLOYEES, OR THEIR SUBCONTRACT LABOR PERSONAL WILL NOT BE LIABLE FOR ANY HUMAN ERROR AFTER THE CONSTRUCTION HAS BEEN STARTED.

NO WARRANTIES ARE GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THESE PLANS.

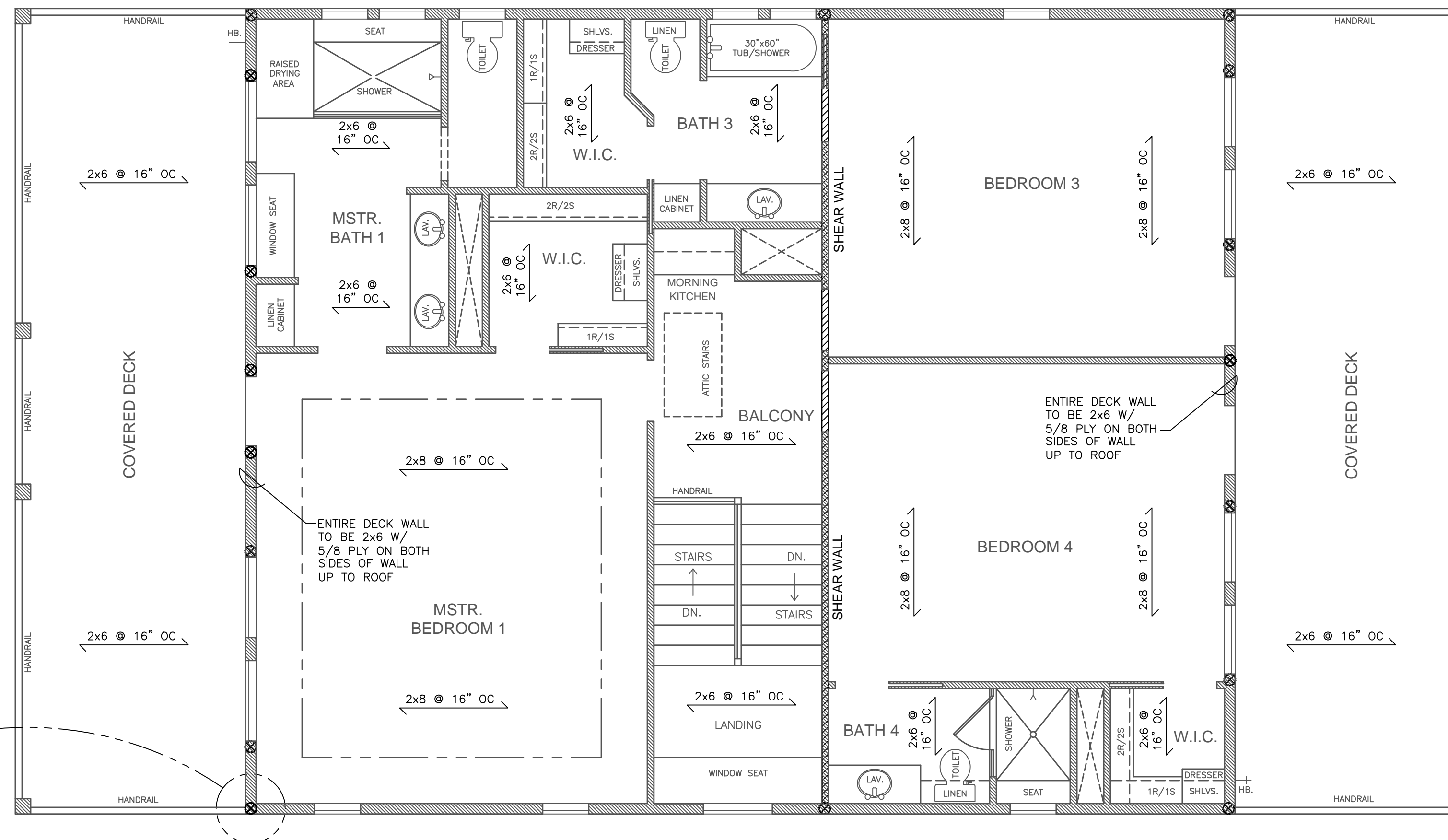
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No.	Revision/Issue	Date
1.		5/24/17

Firm Name and Address  
 Chad Pourchot-Designer  
 C&R Design Services,  
 Mailing: P.O. Box 1148,  
 Street: 3817 Avenue Q,  
 Santa Fe, TX 77510  
 www.crdesignservices.com  
 409-925-4165

Project Name and Address  
 Mr. & Mrs. Luna  
 3806 Grand Avenue  
 Lot-84 Beachside Village,  
 Galveston County, Tx.

Sheet Name 1st Fl. Plan/Structural	Sheet 3 OF 9
Date 05/18/17	
Scale 1/4" = 1'-0"	

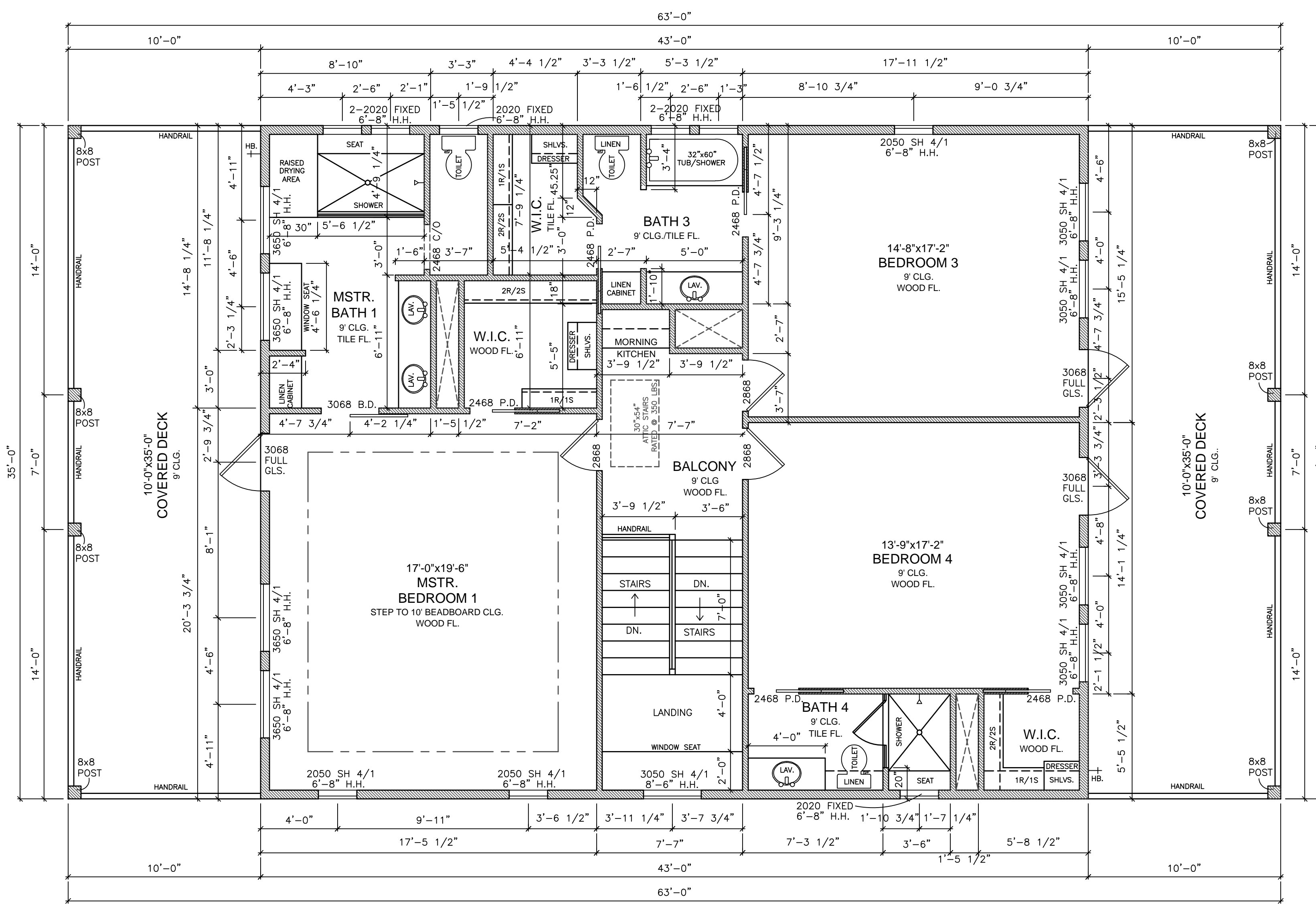


NOTE: (TYPICAL)  
 CORNER FRAMING ON 8" CENTERS FOR 4'-0" (TYPICAL FOR EACH CORNER.)  
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## 2ND FLOOR JOIST PLAN

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TOTAL LIVING:	2,862 SQ. FT.
1ST FLOOR:	1,455 SQ. FT.
2ND FLOOR:	1,407 SQ. FT.
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- LAMINATED SUPPORT BEAMS TO BE USED FOR LARGE SPANS (GLUE AND NAIL 1/2 PLY BETWEEN 2x12'S)
- INTERIOR WALL STUDS 2x4 @ 16" O.C.
- EXTERIOR WALL STUDS 2x6 @ 16" O.C. AND 8" IN CORNERS FOR 4'
- STUDS #2 GRADE YELLOW PINE
- WINDOWS AND DOORS APPROVED BY TDI FOR 130 MPH WIND PER 2012 IRC
- HOLD DOWN ANCHORS @ EACH CORNER AND WHERE DESIGNATED.
- ATTIC HATCHES AND DOORS INSULATED WITH R-30.
- PROVIDED AND INSTALL SHIPLAP SIDING ON LEFT WALL OF MASTER BEDROOM 1, AS WELL AS ADJOINING WALL OF BEDROOMS 3 & 4.
- ALL WINDOWS TO BE CASED WITH TRIM.
- PROVIDED AND INSTALL 2-PIECE CROWN MOLDING IN MASTER BEDROOM.
- PROVIDED AND INSTALL SINGLE CROWN MOLDING IN BALCONY AREA, AND BEDROOMS 3 & 4.
- TILE IN SHOWERS AND TUB TO GO UP TO 8' HEIGHT.
- FOAM INSULATION THROUGHOUT ENTIRE HOUSE.

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