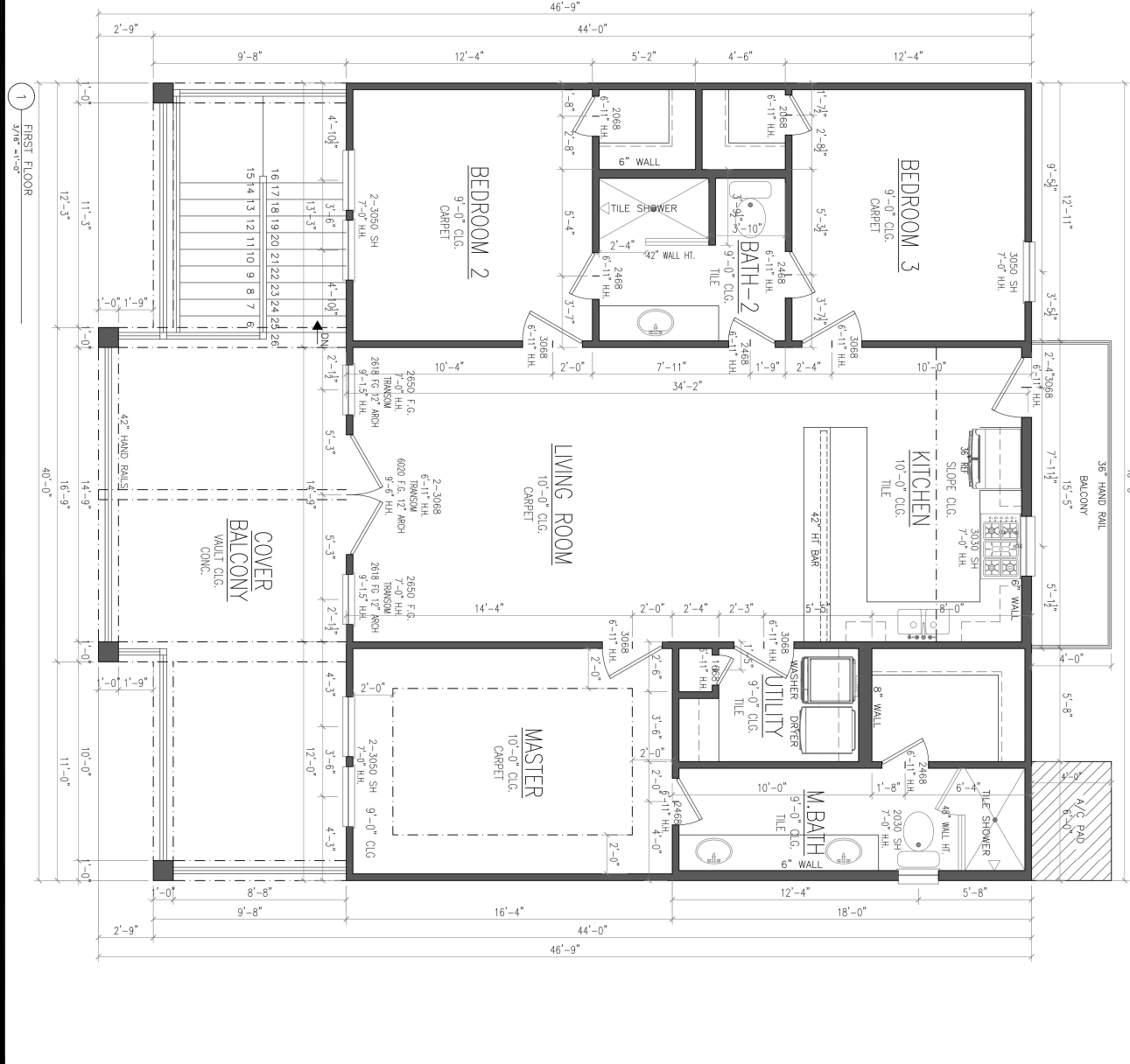


**GENERAL NOTES:**

- FIRST FLOOR (NORMAL HEIGHTS) 9'-0" CEILING HEIGHTS, 7'-0" WINDOW HEADER HEIGHTS, 6'-6" INTERIOR DOOR AND CASE OPENING HEIGHTS UNLESS NOTE OTHERWISE. ALL HEIGHTS DESIGNATIONS SHALL BE MEASURED FROM MAIN FINISHED FLOOR AT FIRST FLOOR PLAN AND FROM FINISHED FLOOR AT ALL EXTERIOR DOORS.
- ALL ANGLES SHOWN IN PLAN SHALL BE DIVISIBLE BY 45 OR UNLESS NOTE OTHERWISE.
- DOOR BETWEEN ADJACENT GARAGE AND THE DWELLING CLOSING, OR BE A 20 MINUTE FIRE-RATED ASSEMBLY. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISHING AND FRAMING INFORMATION.
- ALL BEDROOM WINDOWS SHALL BE MAX. 44" ABOVE FINISHED FLOOR, WITH A MINIMUM 26" HIGH AND 26" SQUARE FEET OPENING.
- MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30" HEIGHTS ABOVE NOSE OF TREAD SHALL BE MINIMUM 34" AND MAXIMUM 38" HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" AND NOT MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SURFACE OF HANDRAILS PROTECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ALL STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL. HANDRAILS SHALL BE FINISHED TO MATCH THE FLOOR FINISH. THE SYSTEM SHALL REMAIN AT A MINIMUM 90° OR SAFETY TERMINAL.
- APPROVED SMOKE DETECTORS REQUIRE 120 VOLTS CONNECTIONS TO HOUSE WIRING AND BATTERY BACKUP. CONNECTED DIRECTLY TO OUTSIDE AIR WITH A POINT OF DISCHARGE AT 3 FEET FROM OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. SMOKE STRIPS AND TUBS WITH SMOGERS SHALL HAVE WATERPROOF Gypsum BOARD (OR EQUIV. OR OTHER MATERIAL), TO A HEIGHT OF LEAST 70".
- DISAPPEARING STAIRS TO BE MIN. 27X30" CLEAR OPENING (30X35" ROUGH OPENING) & SHALL COMPLY WITH 8007 (IRC 2012) INDIVIDUAL STAIR TREAD SHALL BE DESIGNED FOR UNIFORM DISTRIBUTED LIVE LOAD OF 200 LBS PER SQUARE FOOT AND SHALL BE FINISHED TO MATCH GREATER STRESS.
- ALL TOP PLATES TO BE DOUBLE 2X4 PLATE UNO.
- ALL WALLS FRAME WITH 2X4 WOOD STUDS @ 16" ON CENTER.
- 2X4 PRESSURE TREATED PLATE WHERE PLATE TOUCHES CONCRETE.
- H.K. - HEAD KNOCKER
- H.T. - HEIGHT
- H.H. - HEADER HEIGHT
- F.A. - FULL LIGHT
- F.G. - FIBER GLASS
- H.S. - HORIZONTAL SLIPS

NOTE: OWNER TO VERIFY CORNER MARKING TYPE & HOSE HBB LOCATION PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR CABINET, TRIM DESIGN TYPE. SEE HOMEOWNER/CONTRACTOR OR INTERIOR DESIGNER.



ISSUE LOG	
NO.	DATE DESCRIPTION FOR

**THE MATTHEW RESIDENCE**  
 LOT 27 BLOCK 1  
 3827 MENDOCINO DR  
 GAYLESTON, TX 77554

**Zq Designs**  
 RESIDENTIAL CONSTRUCTION  
 DESIGN ■ BUILD ■ REMODEL

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**SOFT ESTIMATE**

FIRST FLOOR: 1,370 SQFT  
 GARAGE: 280 SQFT  
 COVER BALCONY: 500 SQFT  
**BRAOD TOTAL: 2,630 SQFT**

Approved On: 03/20/2024  
 All dimensions in the scope of this estimate are based on the information provided to the designer. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided.

PROJECT NAME & ADDRESS:  
**THE MATTHEW RESIDENCE**  
 LOT 27 BLOCK 1  
 3827 MENDOCINO DR  
 GAYLESTON, TX 77554

DATE: 07/09/2024  
 SCALE: 3/16"=1'-0"

DRAWN BY: ZOSOSA  
 SHEET: A-1