

05-05-14 JD AVANTI CUSTOM - TARRANT PLAN
07-08-14 JD 1. REVISED PLAN PER BUYERS MEETING
09-03-14 JD 1. COMPLETED CD'S DRAWINGS
10-30-14 JD 1. INCLUDE COURTYARD AS PART OF FOUNDATION.

### GENERAL NOTES

THE FOLLOWING NOTES IDENTIFY SPECIFIC ITEMS ON THE DRAWINGS WHICH MAY VARY PER MUNICIPALITY REQUIREMENTS.

**GENERAL NOTES**

- CONSTRUCTION TO CONFORM TO THE CURRENT EDITIONS OF CODES AND ANY OTHER REGULATING AGENCIES WHICH OF CODES AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- ALL DIMENSIONS ARE TO THE EDGE OF SLAB, FACE OF STUD, FACE OF BRICK, AND CENTERLINE OF DOORS AND WINDOWS.
- CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE OF CEILING OR SOFFIT.
- REFERENCE SPECIFICATIONS FOR DOOR AND WINDOW SPECIFICATIONS.
- REFERENCE SPECIFICATIONS FOR FINISH MATERIALS.
- THE WALLS AND SOFFITS OF THE ENCLOSED SPACE UNDER THE STAIRS TO HAVE 5/8" FIRE CODE GYPSUM WALL BOARD ON THE ENCLOSED SIDE.
- RAIL HEIGHT IS 36" (MIN.) A.F.F. WITH VERTICAL BALLUSTERS @ 4" O.C. MAX. EXCEPT IN THE FOLLOWING MUNICIPALITIES, WHERE RAIL HEIGHT IS A MINIMUM OF 42" A.F.F.

- STAIRS TO HAVE CONTINUOUS HANDRAIL ON ONE SIDE WITH TOP OF HANDRAIL TO BE 36" ABOVE THE NOSING OF THE TREADS. THE HANDGRIP PORTION OF THE HANDRAIL TO BE 1 1/2" IN CROSS-SECTIONAL DIMENSION WITH MINIMUM OF 1 1/2" BETWEEN THE WALL AND HANDRAIL.
- WINDOW UNIT TO BE TEMPERED AS REQUIRED BY THE FOLLOWING:
  - GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
    - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
    - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

### BUYER ACKNOWLEDGMENT OF PLAN REVIEW AND CONSTRUCTION DRAWINGS

INITIALS \_\_\_\_\_

TRENDMAKER HOMES CONTINUOUSLY REVIEWS AND IMPROVES THE PLANS. THE COVER SHEET IDENTIFIES AND DESCRIBES THE REVISION, IF ANY, INCORPORATED ON THESE PLANS. YOUR HOME WILL BE BUILT IN SUBSTANTIAL ACCORDANCE WITH THE CONSTRUCTION DRAWINGS WE ARE REVIEWING TODAY.

COMMON PLAN REVISIONS/IMPROVEMENTS MADE BY TRENDMAKER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:  
 CABINET LAYOUTS AND SIZES, ROOM AND CLOSET DIMENSIONS, DOOR SWINGS, UTILITY ROOM LAYOUT, BATH LAYOUT, KITCHEN LAYOUT, BRICK LOCATIONS & OTHER EXTERIOR CHARACTERISTICS, WINDOW SIZES AND LOCATIONS, MANTLE STYLES, BUILT-IN SHELVES/CABINETS.

I UNDERSTAND THAT THIS HOUSE WILL BE BUILT TO CURRENT PLAN STANDARDS AND REVISIONS AND I HAVE REVIEWED ALL PLAN CHANGES STATED ON THE COVER SHEET WHICH IDENTIFY ANY PLAN MODIFICATIONS.

I UNDERSTAND THAT ANY ADDITIONAL CHANGES MADE TO THE PLAN MUST BE DOCUMENTED ON CHANGE ORDERS AND SUBMITTED PRIOR TO RELEASE OF HOME FOR CONSTRUCTION. I UNDERSTAND THAT ANY VERBAL REQUESTS OR NOTES ARE NOT ACCEPTABLE FOR IMPLEMENTING CHANGES.

FEATURES MAY VARY FROM ONE COMMUNITY TO ANOTHER. IT IS IMPORTANT THAT YOU HAVE REVIEWED THE STANDARD FEATURES LIST FOR THIS COMMUNITY WITH YOUR SALES CONSULTANT.

GOVERNMENT AGENCIES ADOPT NEW CODES AND/OR REGULATIONS THAT MAY AFFECT YOUR HOME. SUCH CHANGES USUALLY ARE INSTITUTED IN THE INTEREST OF SAFETY AND ARE LEGAL REQUIREMENTS WHICH TRENDMAKER HOMES MUST COMPLY.

TRENDMAKER HOMES RESERVES THE RIGHT TO CHANGE OR SUBSTITUTE MATERIALS OF EQUAL QUALITY WITHOUT NOTIFICATION. SEE PURCHASE AGREEMENT, PARAGRAPH 3. -PLANS AND SPECIFICATIONS.

I UNDERSTAND THE PLANS REVIEWED TODAY MAY VARY IN FINISH, DETAIL, MEANS AND METHODS OF CONSTRUCTION FROM THE MODEL AND/OR SPEC HOME BUILT IN THIS OR IN ANY OTHER TRENDMAKER HOMES COMMUNITY.

I UNDERSTAND THE PLANS DESIGNATED AS WINDSTORM PLANS PREFIXED WITH "W" AND SIMILAR IN NUMERICAL DESIGNATIONS WILL NOT REFLECT THE SAME FINISH, DETAIL, WINDOW CONFIGURATION, PLAN OPTIONS, MEANS AND METHODS OF CONSTRUCTION PER WINDSTORM CODE SPECIFICATIONS FROM A MODEL AND/OR SPEC HOME BUILT IN THIS OR ANY OTHER TRENDMAKER HOMES COMMUNITY.

I (WE) ACKNOWLEDGE AND UNDERSTAND THAT MY (OUR) HOME WILL BE BUILT IN ACCORDANCE WITH THESE CONSTRUCTION DRAWINGS (BLUEPRINTS), AND THAT THIS HOME MAY DIFFER FROM THE "MODEL" OR ANOTHER HOME PREVIOUSLY BUILT WITH THE SAME PLAN NUMBER.

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

BUYER: \_\_\_\_\_ DATE: \_\_\_\_\_

REVISED : 01-17-02 BY: DUG

SQUARE FOOTAGE CALCULATIONS	
TARRANT RESIDENCE	
LIVING AREA	
FIRST FLOOR LIVING AREA	4076 S.F.
SECOND FLOOR LIVING AREA	394 S.F.
TOTAL LIVING AREA	4470 S.F.
FRONT PORCH	191 S.F.
COVERED PATIO	395 S.F.
3 CAR GARAGE/SHOP AREA	1287 S.F.
LOGGIA	131 S.F.
COVERED BALCONY	260 S.F.
UNCOVERED COURTYARD	569 S.F.
TOTAL AREA UNDER ROOF	6734 S.F.
TOTAL SLAB AREA	6649 S.F.
OVERALL WIDTH	114'-3"
OVERALL DEPTH	87'-5"

DRAWING INDEX	
SHEET NO.	DESCRIPTION
0.1A	COVER SHEET
1.1A	PLUMBING / FOUNDATION PLAN
2.1A	1st FLOOR PLAN
2.3A	1st FLOOR PLAN - OPTIONS
3.1A	1st FLOOR ELECTRICAL PLAN
4.1	INTERIOR ELEVATIONS
5.1A	ELEVATIONS
5.2A	ELEVATIONS
5.3A	ROOF PLAN
6.1A	1st FLOOR CLG. FRAMING PLAN
8.1A	ROOF FRAMING PLAN
DTL	DETAIL SHEETS

07-08-14
09-03-14
10-30-14

**PLAN - TARR**

THE INFORMATION RELATED HEREIN IS THE SOLE PROPERTY OF THE PRA TRENDMAKER HOMES, AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION.

**AVANTI**  
CUSTOM HOMES BY TRENDMAKER

16340 Park Ten, Ft. Worth, Texas 76155-1001 CON. TX. T.084.

**COVER SHEET**

DATE  
05-05-14

SHEET NO.  
**10A**

DRAWING FILE

**301-0031 / 28302 MEADOW FOREST / MAGNOLIA, TX / TARRANT**