7288 EDGEWATER DR

WILLIS, TX 77318

IF THIS STAMP IS NOT PRESENT THIS IS AN ILLEGAL SET OF PLANS

ONE STORY HOUSE

7288 EDGEWATER DRIVE

PLAN #: 2416-1021

FOOTPRINT: 60' x 72'-3"

2416	SQ. FT. TOTAL LIVING AREA
34	SQ. FT. FRONT PORCH
183	SQ. FT. BACK PORCH
536	SQ. FT. GARAGE
3169	TOTAL SQ. FT. FRAME AREA

MONTE SMITH DESIGNS
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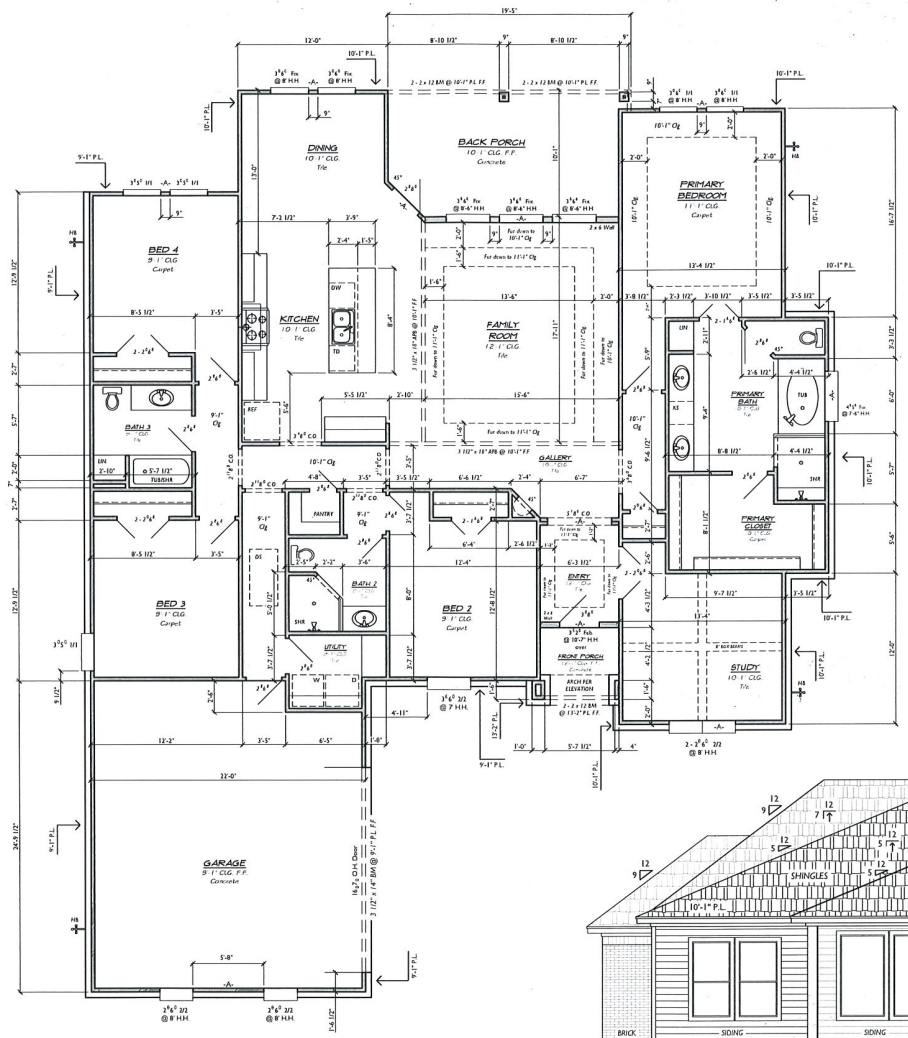

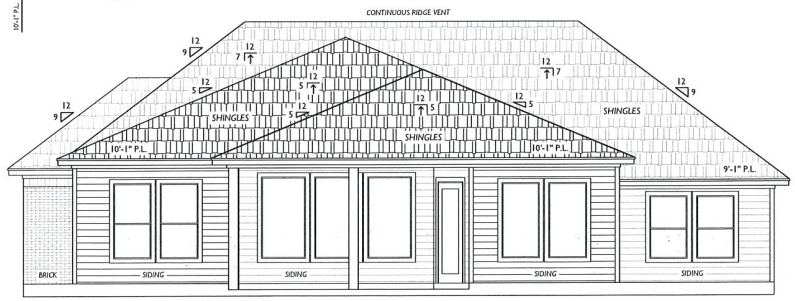

REAR ELEVATION

PLAN #: 2416-1021

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1/8 = 1'-0" 11 x 17

1/4 = 1'-0" 24 x 36

FRAME NOTES #1

1. All 9'-1" and 10'-1" ceilings to be 2 x 4 precut stud grade studs @ min. 16" O.C. All 11'-1" and 12'-1" ceilings are to be job site cut from F.F. level are to be 2 x 6 studs 16" O.C. min. (Double 2" x 4" studs if any)
2. F.F. - "Finished Floor Level" of concrete slab @ main living area Note: "Porches" or "Dropped" slab areas are not typically F.F.
3. (A) - Center windows or doors between INSIDE wall area dimensions
4. H.H. - Header height above windows and doors other than typical Note: Typical H.H. is 6'-11" F.F.
5. P.L. - Plate Line where beams, joist or rafters are placed from F.F.
6. Scale areas where no dimensions are given at either 1/4" = 1'-0" or 1/8" = 1'-0" as noted per plan sheets
7. All ceiling joist and floor joist to be min. #2 Y.P. materials
8. Contractor to verify all beams, ceiling joist, floor joist, and rafter bracing to comply with International Residential Code 2015 Edition and applicable State, County or City Codes as needed for any local areas.
9. All Engineered beams to be sized by structural Engineer before installation by BUILDING CONTRACTOR
10. Fascia to be 1" x 6" hards with overhang of soffit to be min 12" past brick or siding. Soffit overhang to vary according to elevation, as needed to line up per elevation shown
11. Bedroom windows shall have a min. net clear opening of 5.7 SQ.FT., a min. net clear openable width of 20, a min. net clear openable height of 24" and have a max finish sill height of 43" F.F.
12. All glass located within 18" of floor, 12" of a door or located within 60" of floor at bathtubs, Whirlpools, showers, saunas, steam room or hot tubs shall be tempered
13. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations and to be located away from public view, I.E. at the rear of the house and shall be primed and painted to match roof color.
14. Prefabricated fireplace construction shall meet or exceed all applicable codes regarding use of fire separations, clearances, etc. It is the contractor's responsibility to ensure that all items and construction meet or exceed code.
15. All fireplace chase walls shall be insulated inside and outside. Provide horizontal "draft stops" at each floor level
16. Provide combustion air vents, with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
17. Bathrooms and utility rooms shall be vented to the outside with a min. of a 90 CFM fan. Range hoods shall also be vented to outside
18. Please see owner for options or provide attic ventilation per local code requirements.
19. Contractor Flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices
20. Coordinate location of utility meters with site plan and locate away from public view. Visual impact shall be minimized, I.E. mount as low as possible.
21. Please see owner for options or provide R-19 batt insulation in 2 x 6 walls, R-13 in 2 x 4 walls min. R-38 insulation in flat ceiling and R-38 min. blanket insulation in vaulted ceilings. Allow 1/2" min. airspace between sheathing and insulation, face foil down to warm side.
22. Please see owner for options or install side wall and ceiling insulation in continuous blankets without holes for electrical boxes, light fixtures or heating ductwork. Caulk all openings in exterior wall construction
23. Walls common to garage and house shall have a layer of type "X" gypsum board at garage side.
24. All bath and toilet area walls and ceilings shall have water resistant gypsum board
25. Contractor shall field verify all cabinet dimensions before fabrication
26. Handrails shall be mounted 32"-34" above nosing of stairs. Guardrails shall be mounted at 36"
27. Contractor shall coordinate all closet shelving requirements.
28. Please see pages A1 and A2 for Standard Details
29. Contractor to read and conform to Monte Smith Designs disclaimer as noted in typical standard detail pages
30. Consult with the Owner and Builder for the location of the Hot Water Heater.
31. Outdoor hose bibs to be 90° ball valves