ONE STORY HOUSE

38 BROOKGREEN CIRCLE

PLAN #: 2820-1221

FOOTPRINT: 84'-5" x 57'-8"

2824	SQ. FT. TOTAL LIVING AREA
86	SQ. FT. FRONT PORCH
208	SQ. FT. BACK PORCH
541	SQ. FT. GARAGE
3659	TOTAL SQ. FT. FRAME AREA

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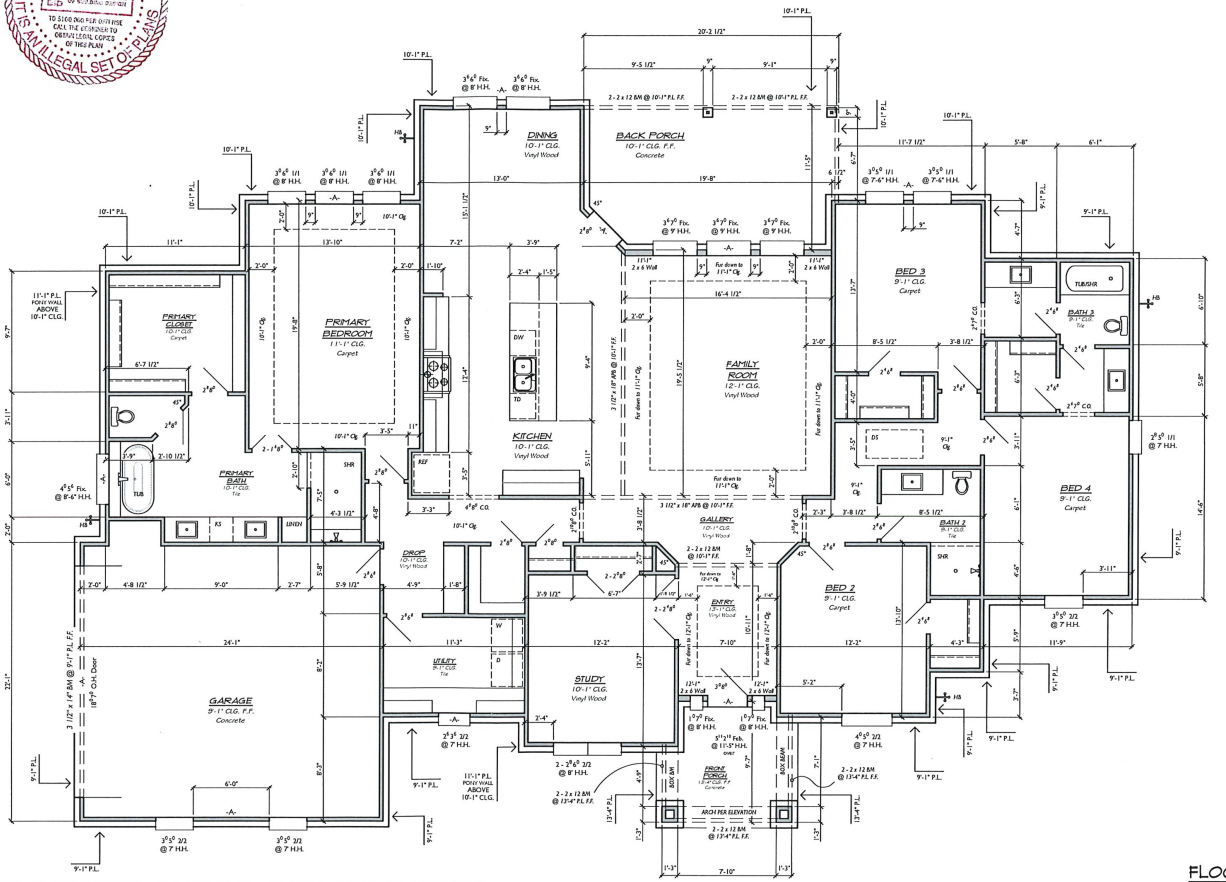
38 BROOKGREEN CIRCLE
MONTGOMERY TX 77354

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", 12'-1" and 12'-2" 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'-1" 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" hardi 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 painted 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.



FLOOR PLAN

PLAN #: 2824-1221

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1/8" = 1'-0" : 11 x 17
1/4" = 1'-0" : 24 x 36