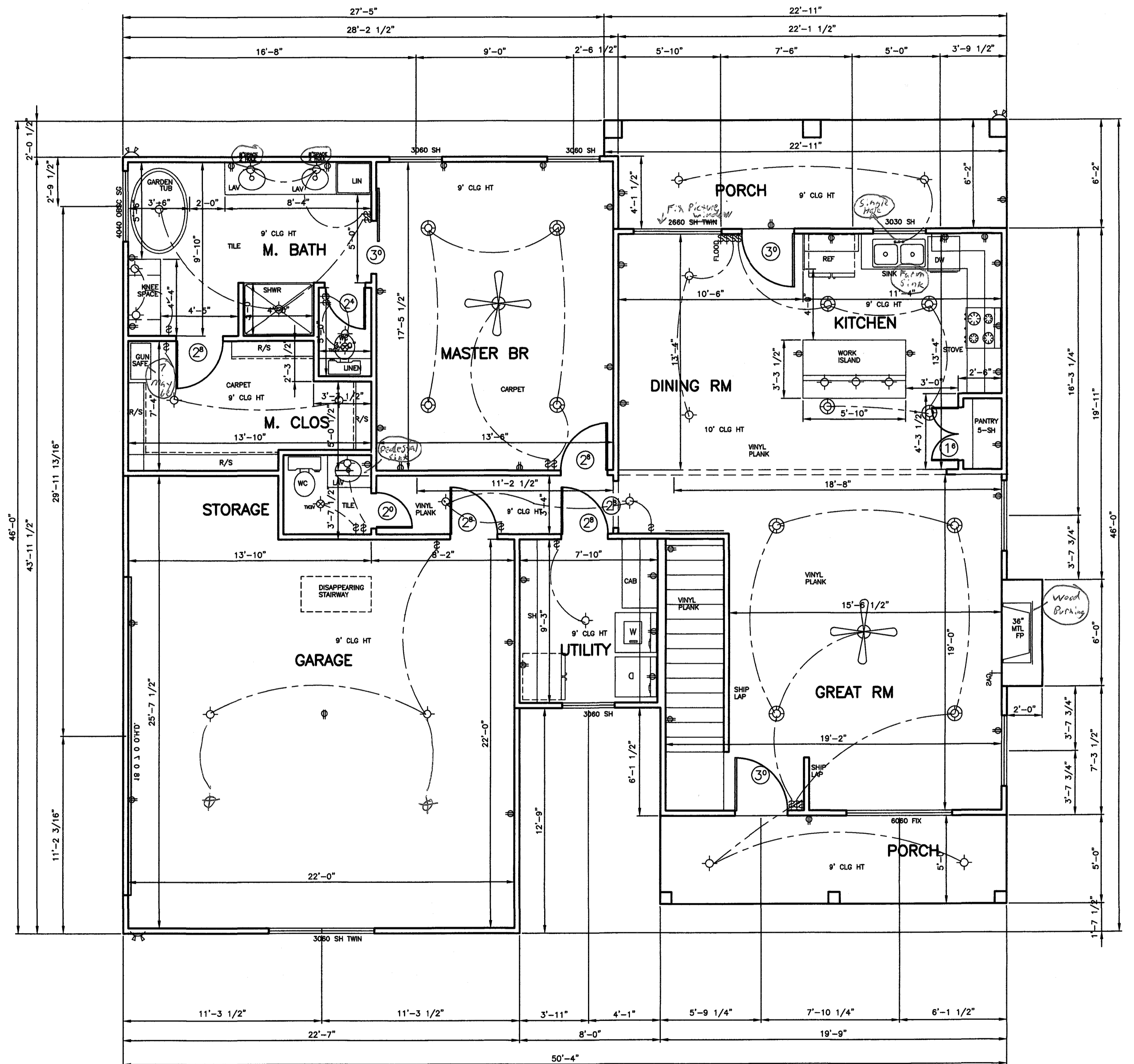


HEATED AREA = 678 S.F.



HEATED AREA = 1355 S.F.

SHWR HEADS AT 7'

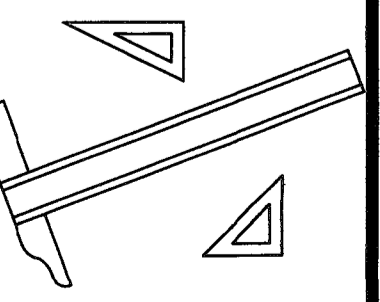
FLOOR PLAN
SCALE: 1/4"=1'-0"

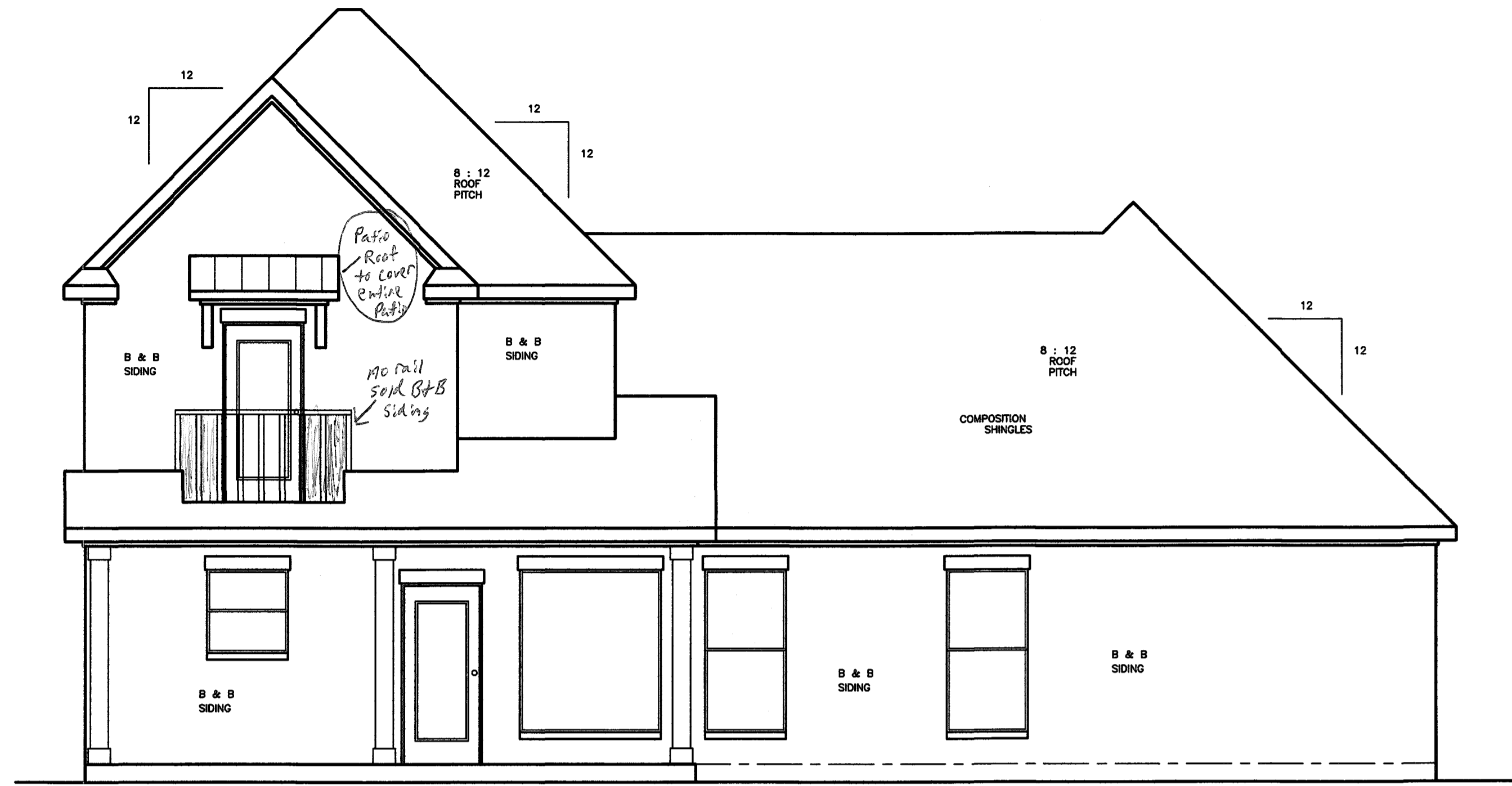
HEATED AREA = 2033 S.F.
COVERED AREA = 258 S.F.
GARAGE AREA 541 S.F.

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FROM THESE PLANS

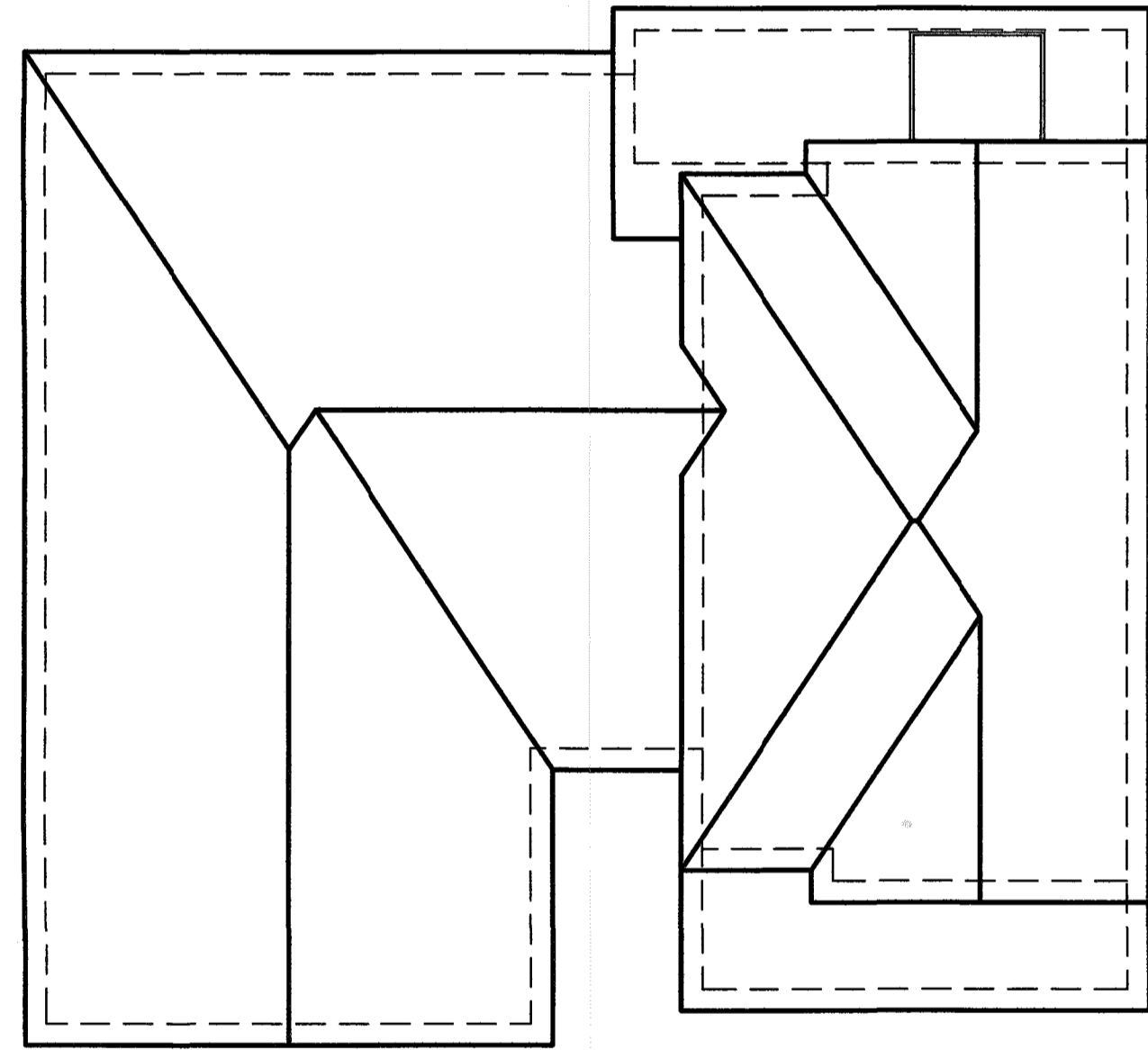
DATE: AUG. '19
SHEET
A1
OF 2

THE WES BROWN RESIDENCE BY
HAPPY HOMES
KISSINGER DRAFTING & DESIGN ☆
5010 EAST VILLA MARIA RD.
BRYAN, TEXAS 77803 (979) 266-8648

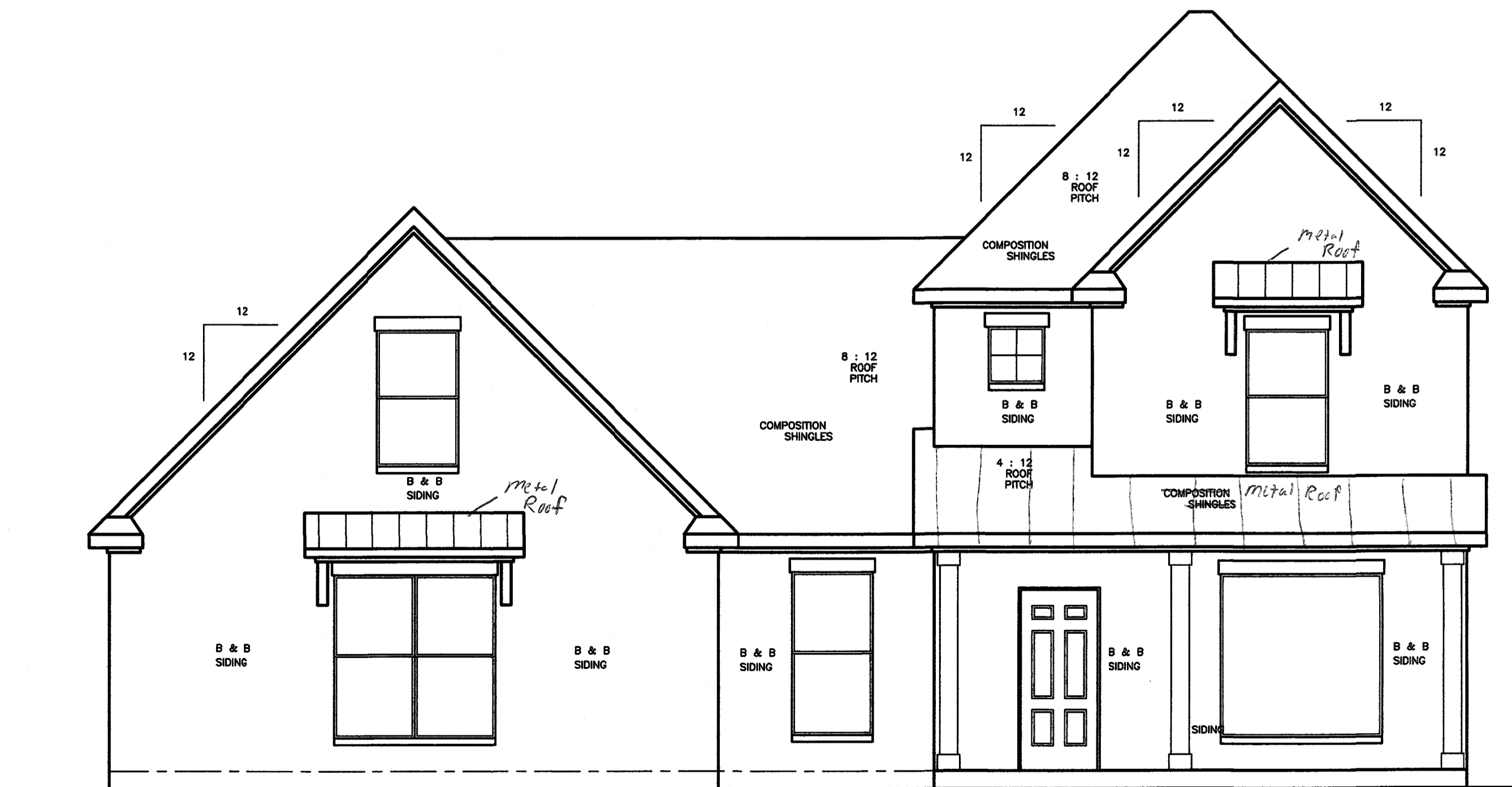




REAR ELEVATION
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/8"=1'-0"

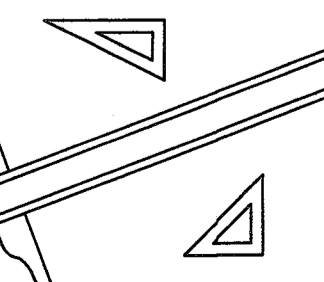


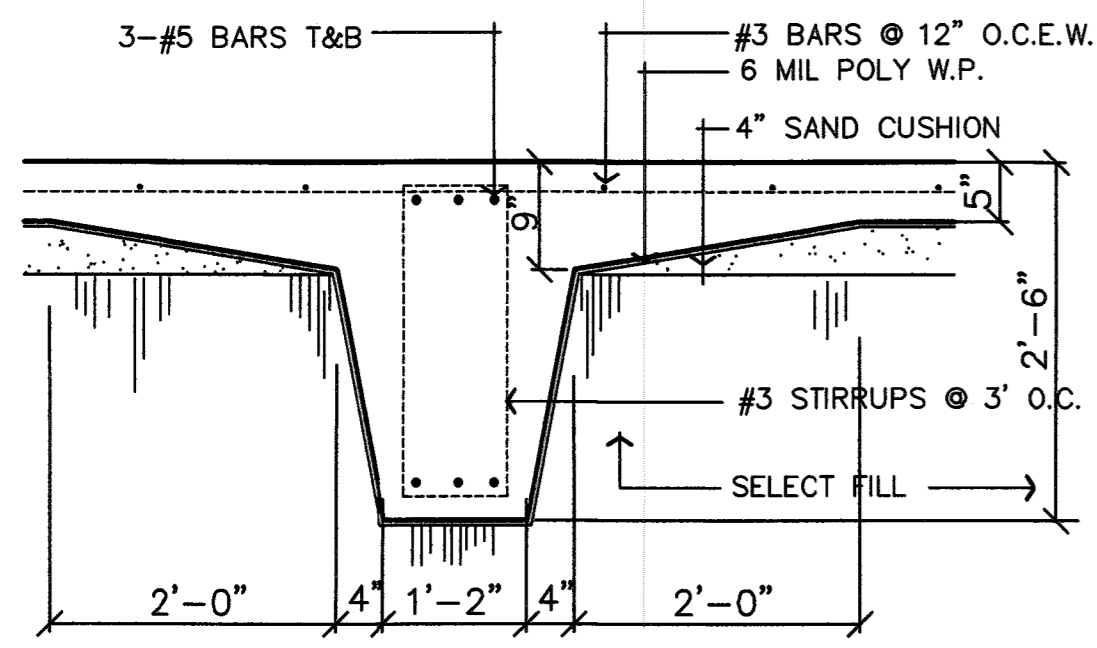
FRONT ELEVATION
SCALE: 1/4"=1'-0"

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SHEET
A2
OF 2

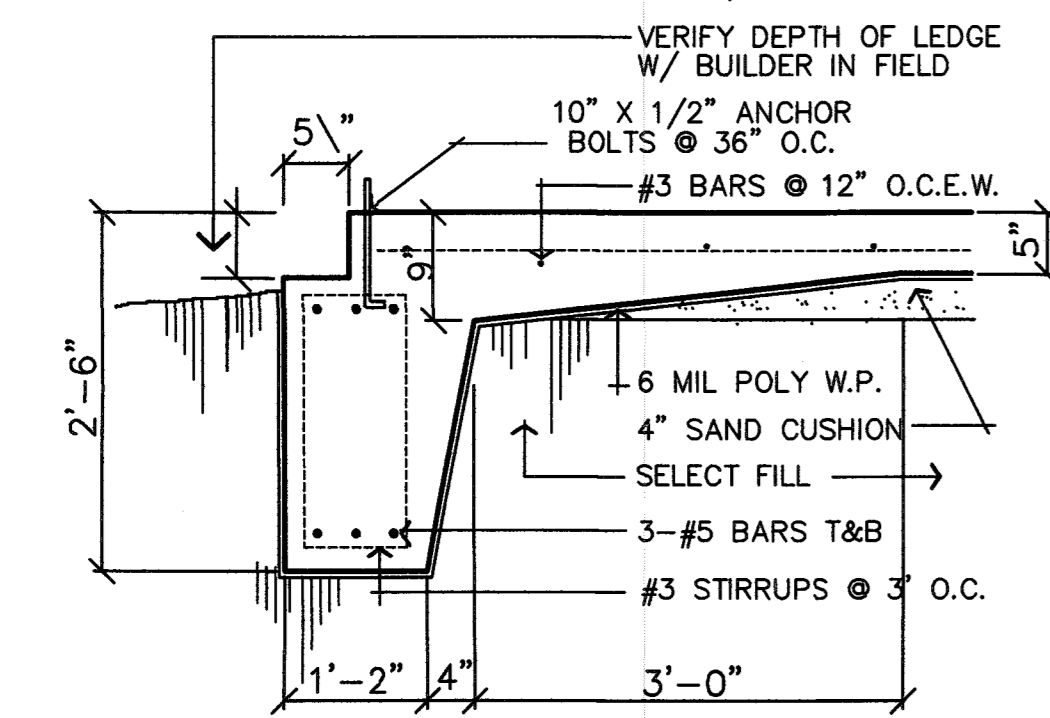
THE WES BROWN RESIDENCE BY
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KISSINGER DRAFTING & DESIGN
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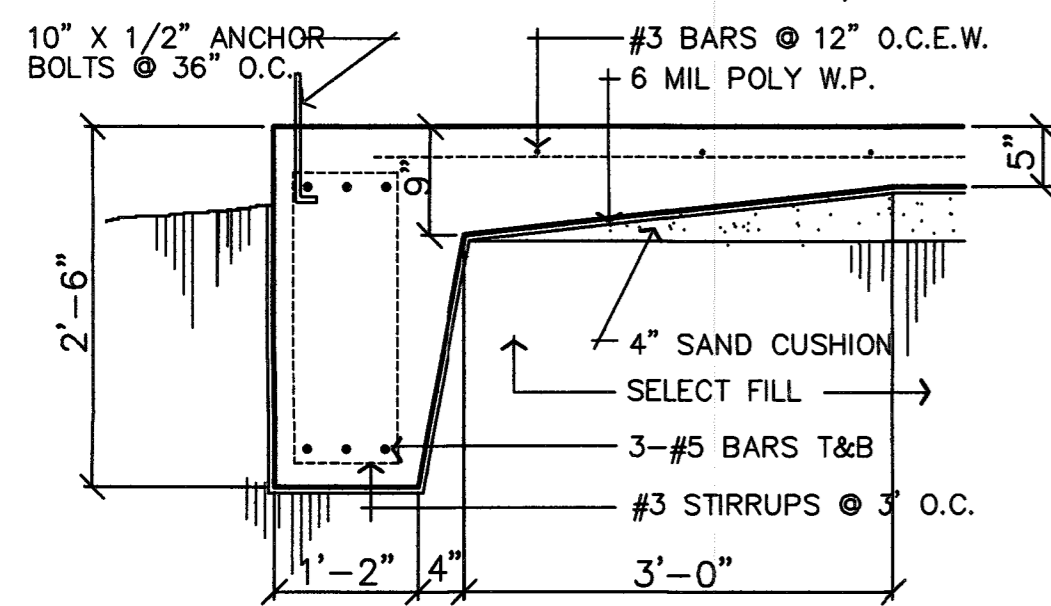
INTERIOR BEAM DETAIL

SCALE: 3/4" = 1'-0"



EXTERIOR BEAM DETAIL

SCALE: 3/4" = 1'-0"



EXTERIOR BEAM DETAIL

SCALE: 3/4" = 1'-0"

GENERAL

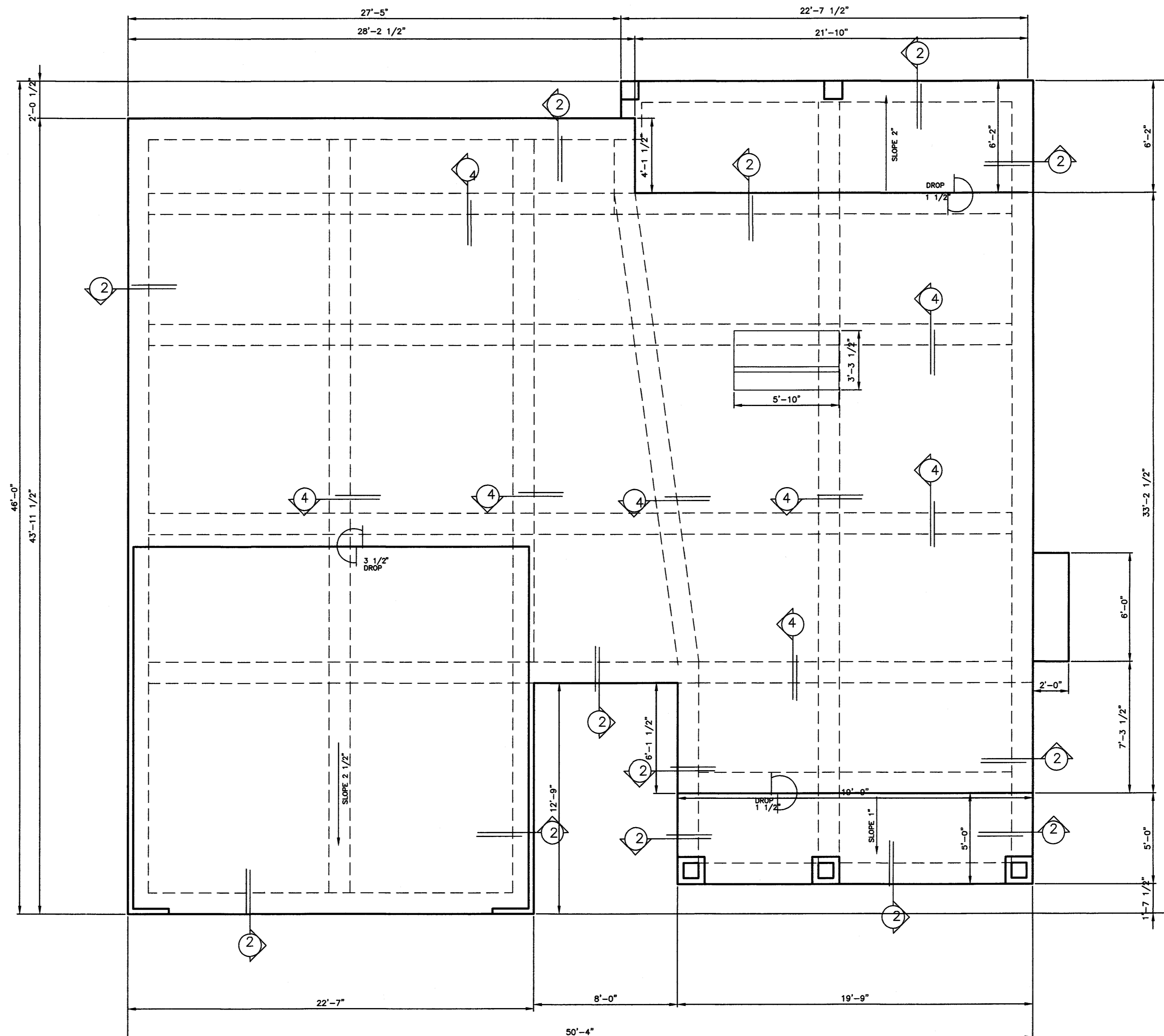
1. EXTEND ALL GRADE BEAMS 6" INTO UNDISTURBED SOIL OR 95% A.S.H.O COMPACTED FILL.
2. NO TUB PITS OR PLUMBING LINES ARE ALLOWED IN GRADE BEAMS.
3. TREAT SOIL AREAS UNDERSLAB WITH DURSBAN OR EQUAL TERMITIC TREATMENT.
4. PLACE 6 MIL POLY DAMPROOFING CONTINUOUS UNDER FOUNDATION AREA; LAP ALL JOINTS 12" MINIMUM AND SEAL LAPS WITH 2" TAPE.

CONCRETE

1. ALL CONCRETE SHALL BE 3000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS.
2. ALL CONCRETE SHALL CONTAIN WATER REDUCING AGENT EQUAL TO MASTER BUILDERS POZZOLITH 344N, THREE OUNCES PER SACK OF CEMENT.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL BARS WITH #4 OR LARGER HAVING A YIELD STRENGTH OF NOT LESS THAN 60,000 PSI AND #3 BARS SHALL HAVE A YIELD STRENGTH OF 40,000 PSI.
2. ALL REINFORCING STEEL SHALL BE FREE FROM RUST OR OTHER BOND REDUCING AGENTS.
3. ALL LAPS, HOOKS, BENDS, SPLICES, ETC. SHALL CONFORM TO C.R.S.I. STANDARDS AND THE ACI CODE, LATEST EDITION.
4. ALL REINFORCING BAR HOOKS, WHERE REQUIRED, SHALL BE 90 DEGREE HOOKS.
5. LAP ALL REINFORCING BARS A MINIMUM OF 40 BAR DIAMETERS.
6. MINIMUM COVERAGE FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI CODE, LATEST EDITION.



FOUNDATION PLAN

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

TOTAL SLAB = 2135 S.F.
SLAB PERIMETER=219'

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SHEET

A3
OF 2

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