

MUTINY LANE

13731 MUTINY LN.
GALVESTON, TX 77554

DRAWINGS PROVIDED BY:



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TABULATIONS:

LIVING AREA CALCULATIONS

MAIN FLOOR: 1,274 SQ. FT.
TOTAL LIVABLE: 1,274 SQ. FT.

NON-LIVING AREA CALCULATIONS

PORCHES: 466 SQ. FT.
TOTAL NON-LIVABLE: 466 SQ. FT.

TOTAL UNDER ROOF: 1,740 SQ. FT.

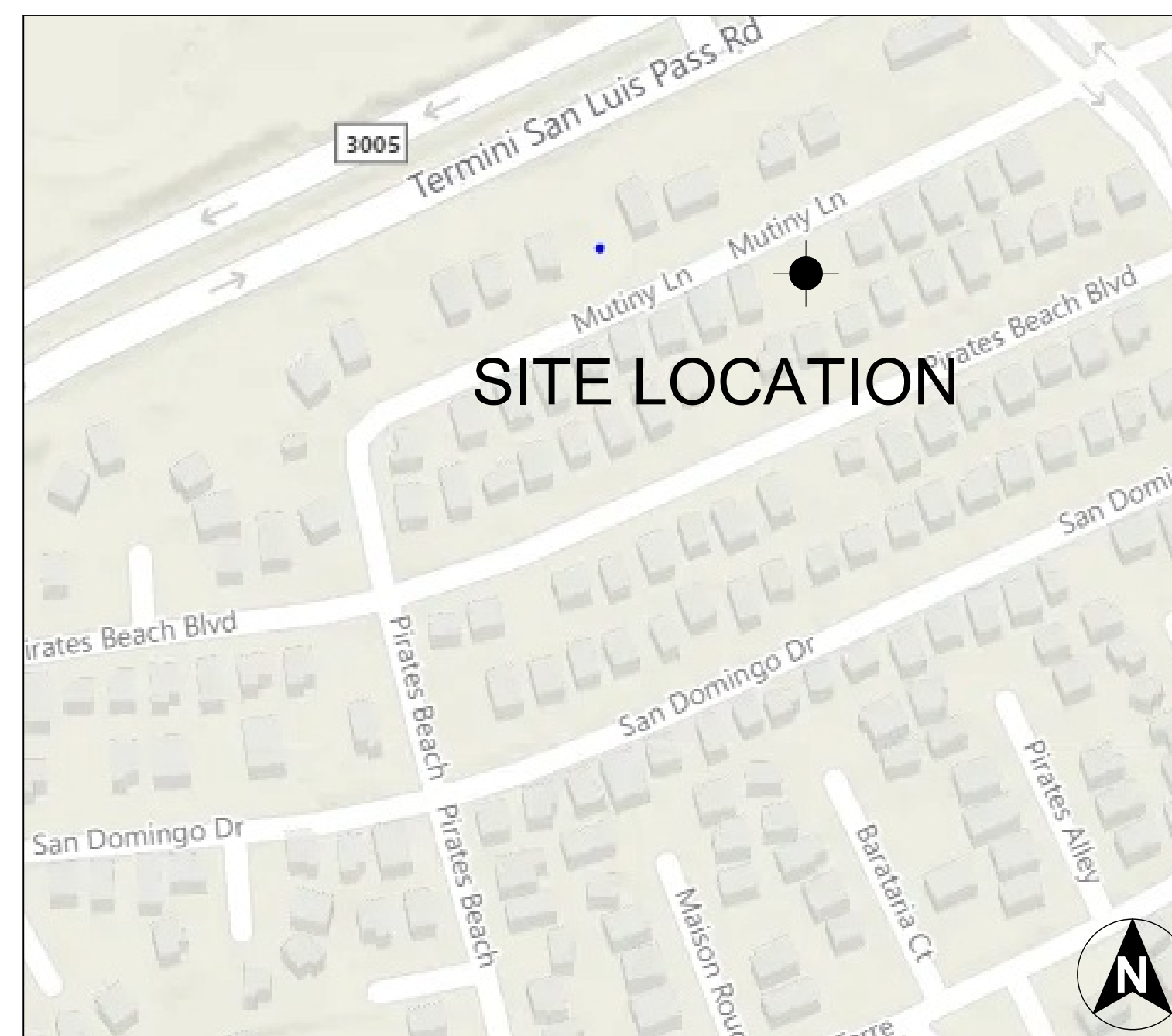
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AERIAL VIEW



VICINITY MAP



GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DRAWING DATE:
10/3/2022

A1

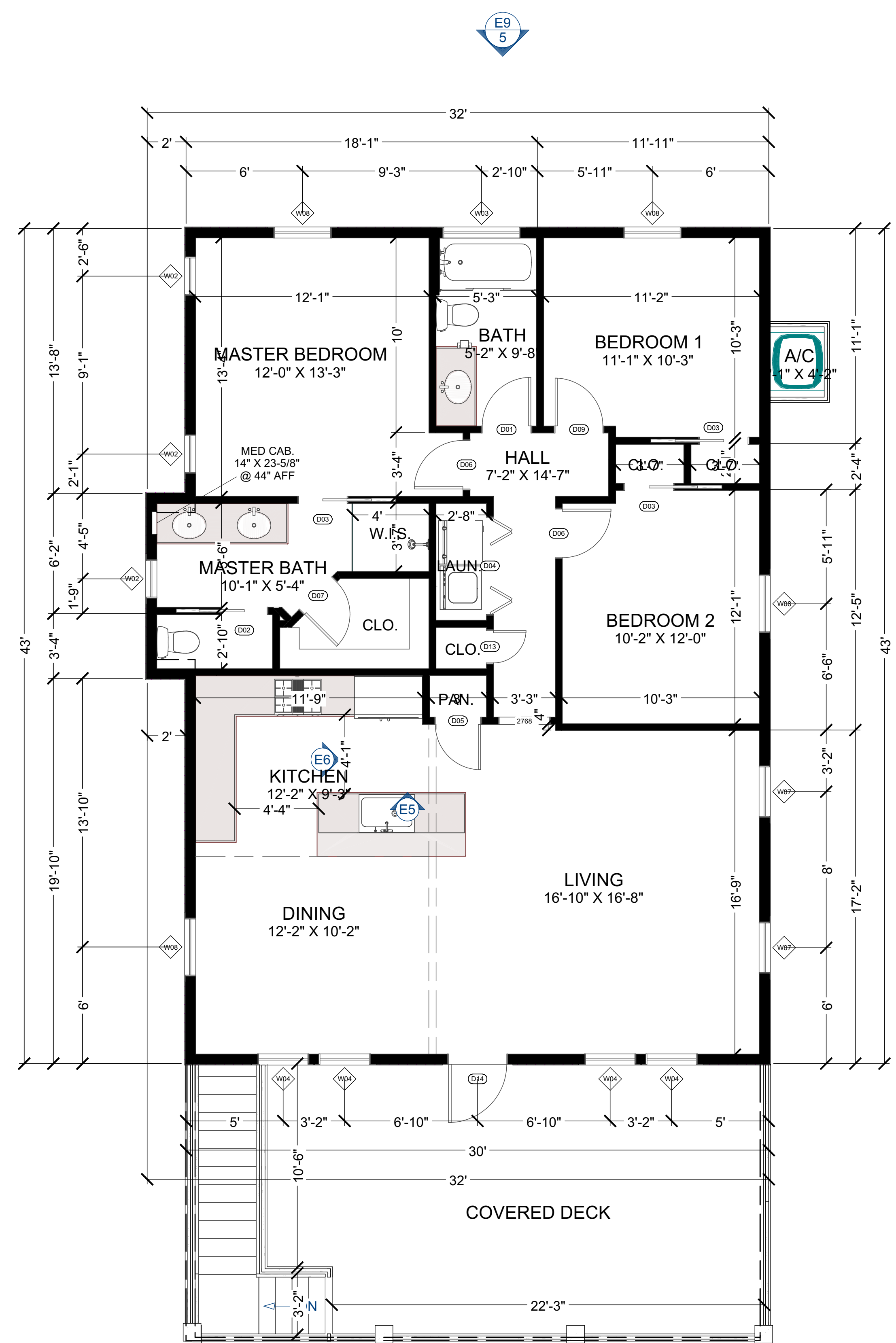
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DOOR & WINDOW NOTES:

1. BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 36" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4
2. ALL DOORS SHALL BE WOOD DOORS, REFER TO SCHEDULE FOR SIZING.
3. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN.
4. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING.
5. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
6. WINDOWS TO BE JELD WEN ATLANTIC HURRICANE VINYL W/ EXTERIOR DIVIDERS.

FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTERS. INTERIOR DIMENSIONS ARE TO THE STUDS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).



LIVING AREA
1309 SQ FT

1 MAIN FLOOR PLAN
 A2 SCALE: 1/4"=1'

WALL TYPE LEGEND

2X WALL, STUDS @ 16" O.C.

SCHEDULES

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	HEADER	THICKNESS
D01	2680	1	2	2680 R IN	30"	96"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D02	2480	1	2	2480 L	28"	96"	POCKET-DOOR P04	2X6X60 1/4" (2)	1 3/8"
D03	2680	3	2	2680 R	30"	96"	POCKET-DOOR P04	2X6X64 1/4" (2)	1 3/8"
D04	5080	1	2	5080 L/R	60"	96"	4 DR. BIFOLD-LOUVERED	2X6X65" (2)	1 3/8"
D05	2468	1	2	2468 L IN	28"	80"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"
D06	2680	2	2	2680 L IN	30"	96"	HINGED-DOOR P04	2X6X35" (2)	1 3/8"
D07	2480	1	2	2480 R IN	28"	96"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"
D09	2680	1	2	2680 L IN	29 1/2"	96"	HINGED-DOOR P04	2X6X34 1/2" (2)	1 3/8"
D11	3080	1	1	3080 L EX	36"	96"	EXT. HINGED-SLAB	2X6X41" (2)	1 3/4"
D12	8080	1	1	8080	96"	96"	GARAGE-GARAGE DOOR P01	2X12X104" (2)	1 3/4"
D13	1880	1	2	1880 L IN	20"	96"	HINGED-DOOR P04	2X6X25" (2)	1 3/8"
D14	3080	1	2	3080 R EX	36"	96"	EXT. HINGED-GLASS PANEL	2X6X41" (2)	1 3/4"

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	HEADER
W02	2060DH	3	2	2060DH	24"	72"		DOUBLE HUNG	2X6X28" (2)
W03	4016FX	1	2	4016FX	48"	18"		FIXED GLASS	2X6X52" (2)
W04	2860SH	4	2	2860SH	32"	72"	YES	SINGLE HUNG	2X6X36" (2)
W07	2860DH	2	2	2860DH	32"	72"		DOUBLE HUNG	2X6X36" (2)
W08	3060SH	4	2	3060SH	36"	72"	YES	SINGLE HUNG	2X6X40" (2)

OWNER:
3807 TRUST

PROJECT NUMBER:
22094

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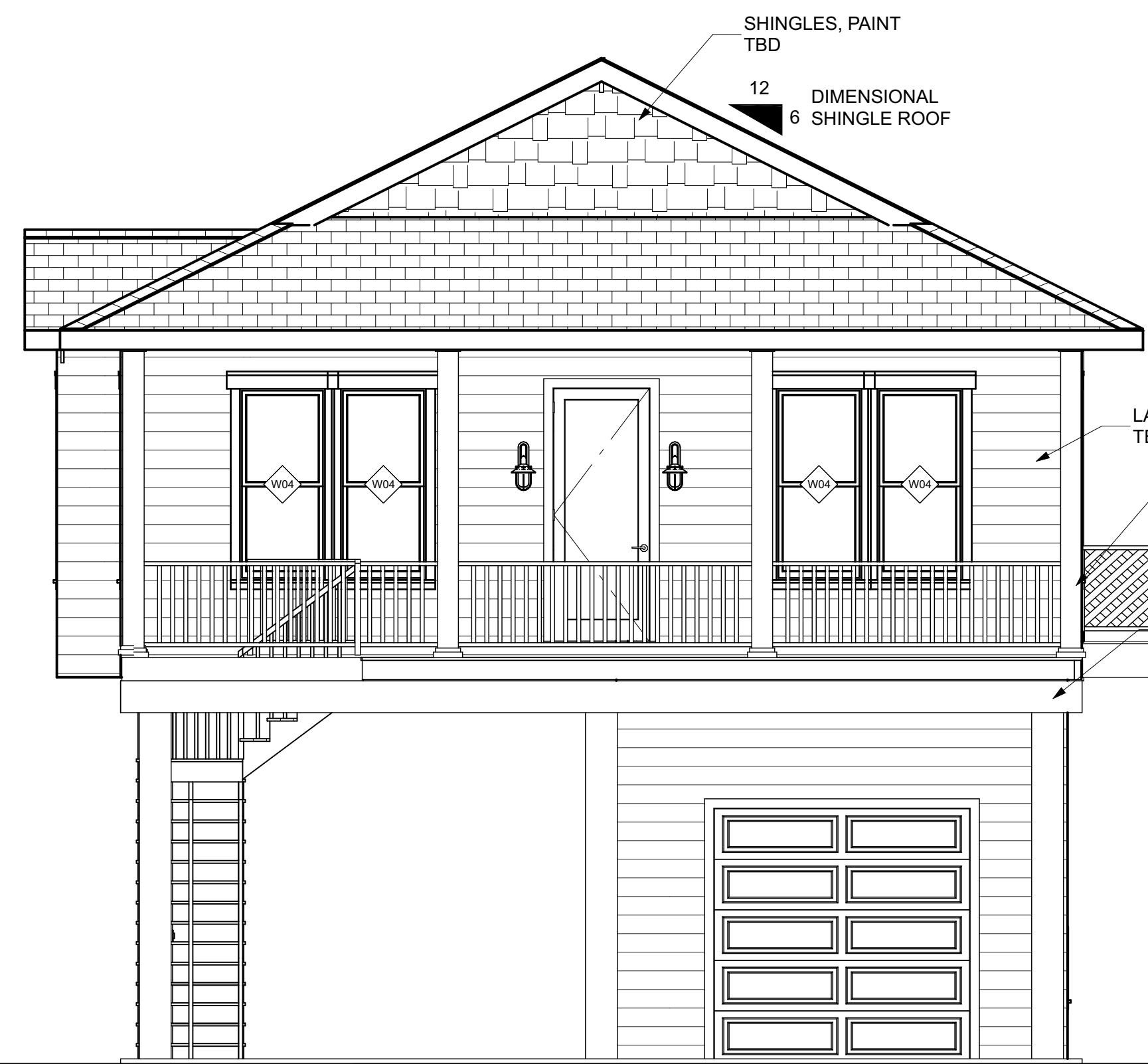
DRAWING DATE:
10/3/2022

SCALE:
AS SHOWN

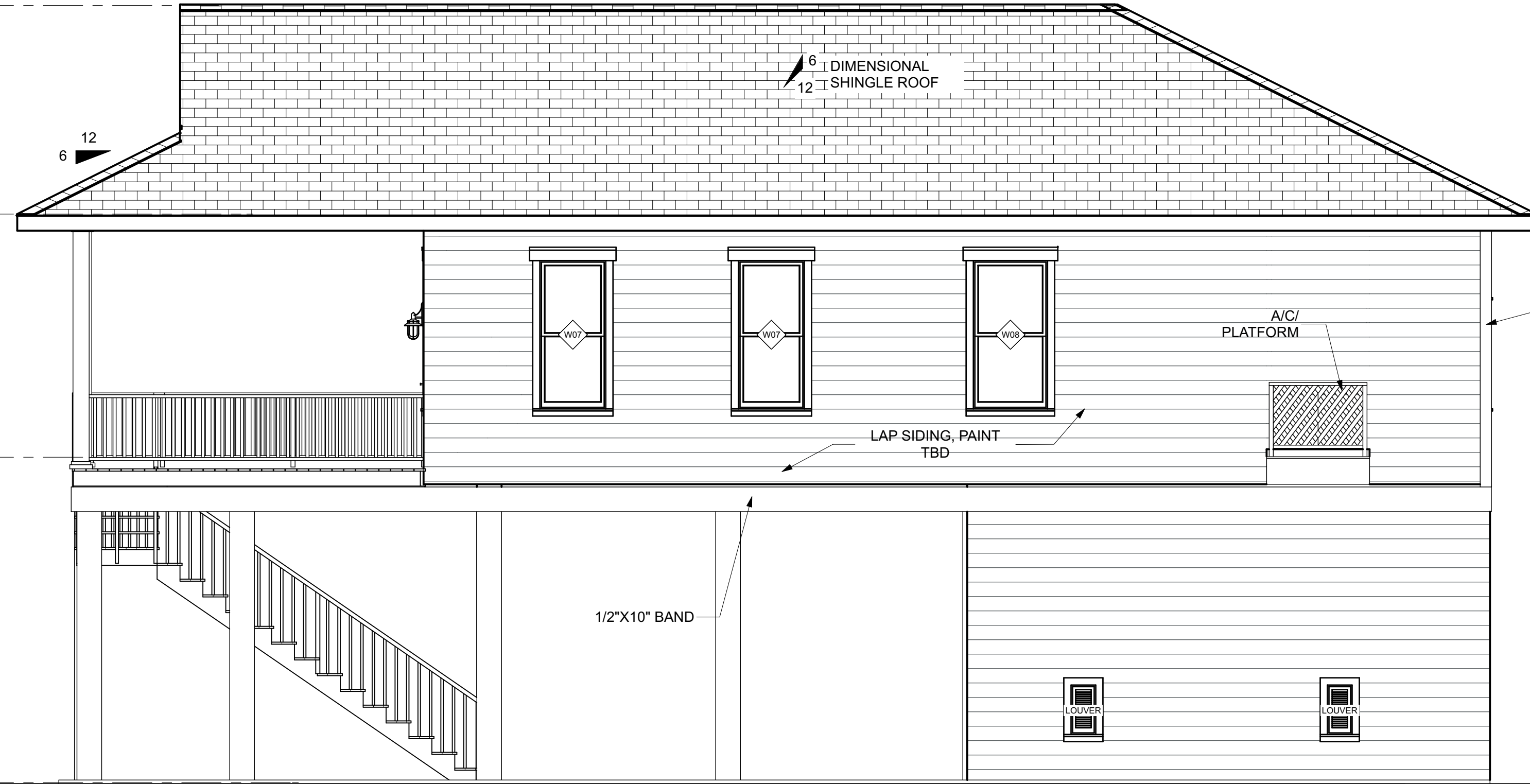
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MAIN FLOOR PLAN

A2

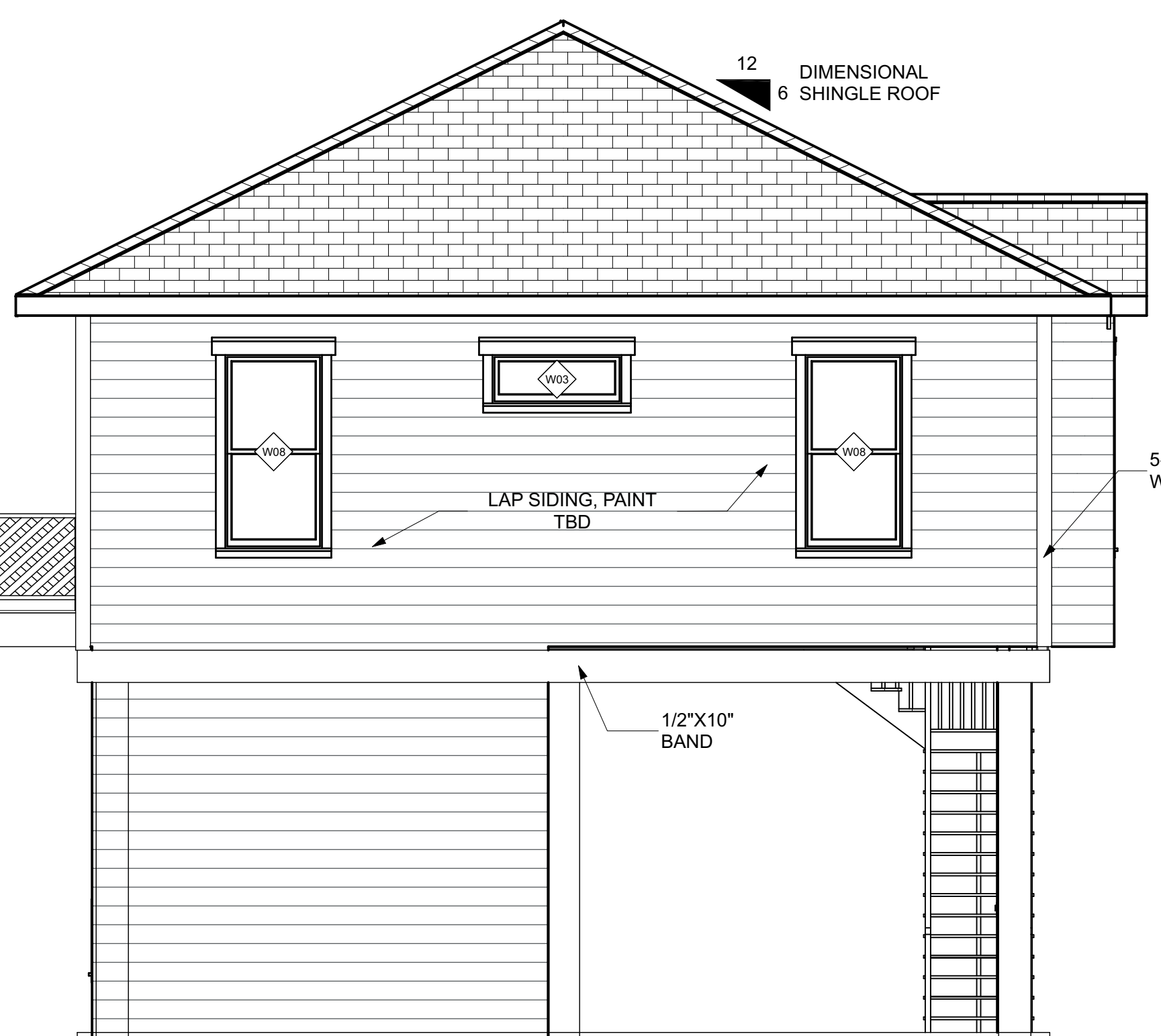


HIGHEST RIDGE
39'-0"
 MSL
30'-0"
 FIRST FLOOR
20'-6"
 MSL
7'-6"



2
A3 RIGHT ELEVATION
 SCALE: 1/4"=1'

A/C PLATFORM
 5-1/2" CORNER BOARDS, WHITE



3
A3 REAR ELEVATION
 SCALE: 1/4"=1'



4
A3 LEFT ELEVATION
 SCALE: 1/4"=1'

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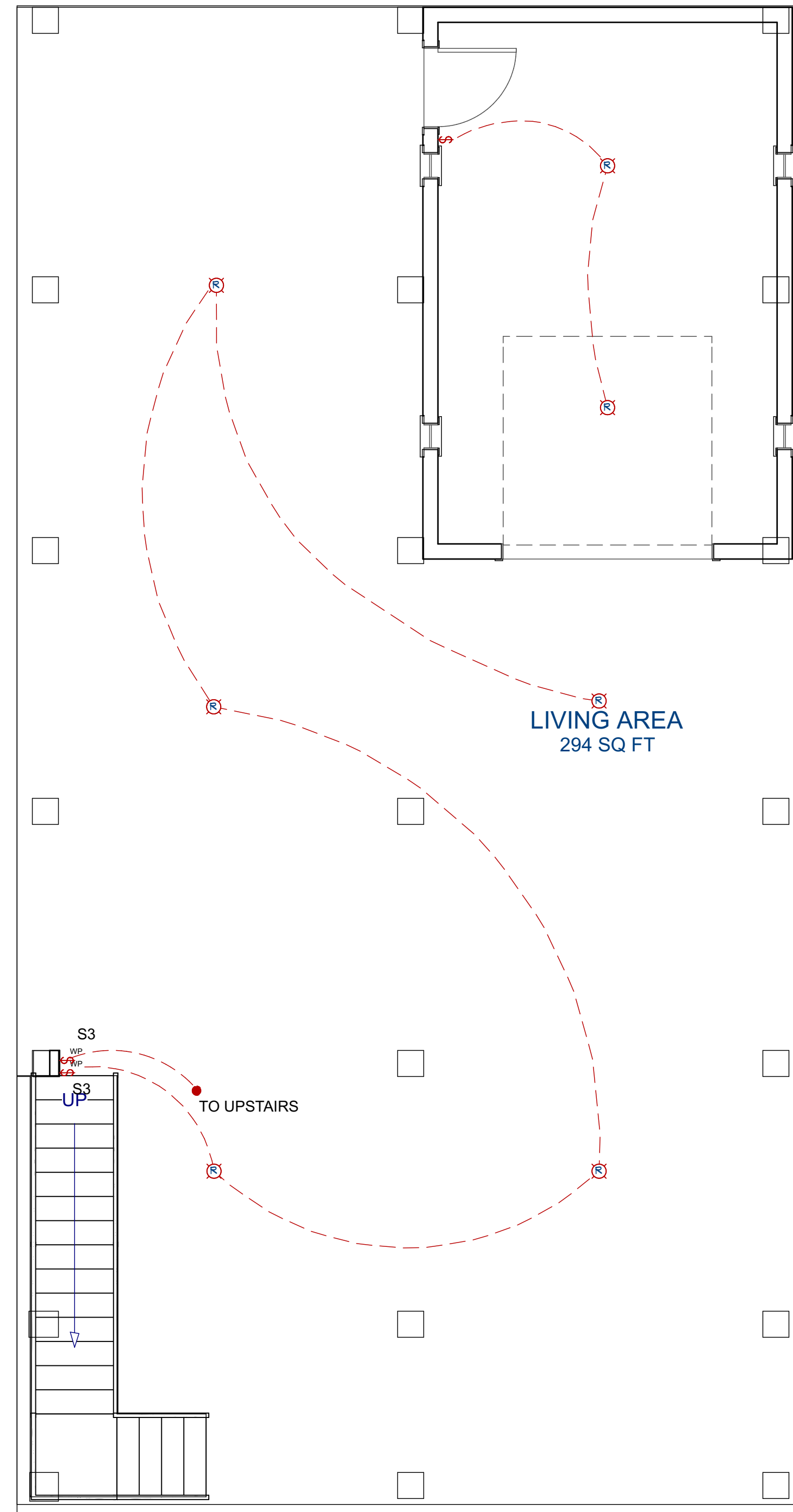
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EXTERIOR ELEVATIONS

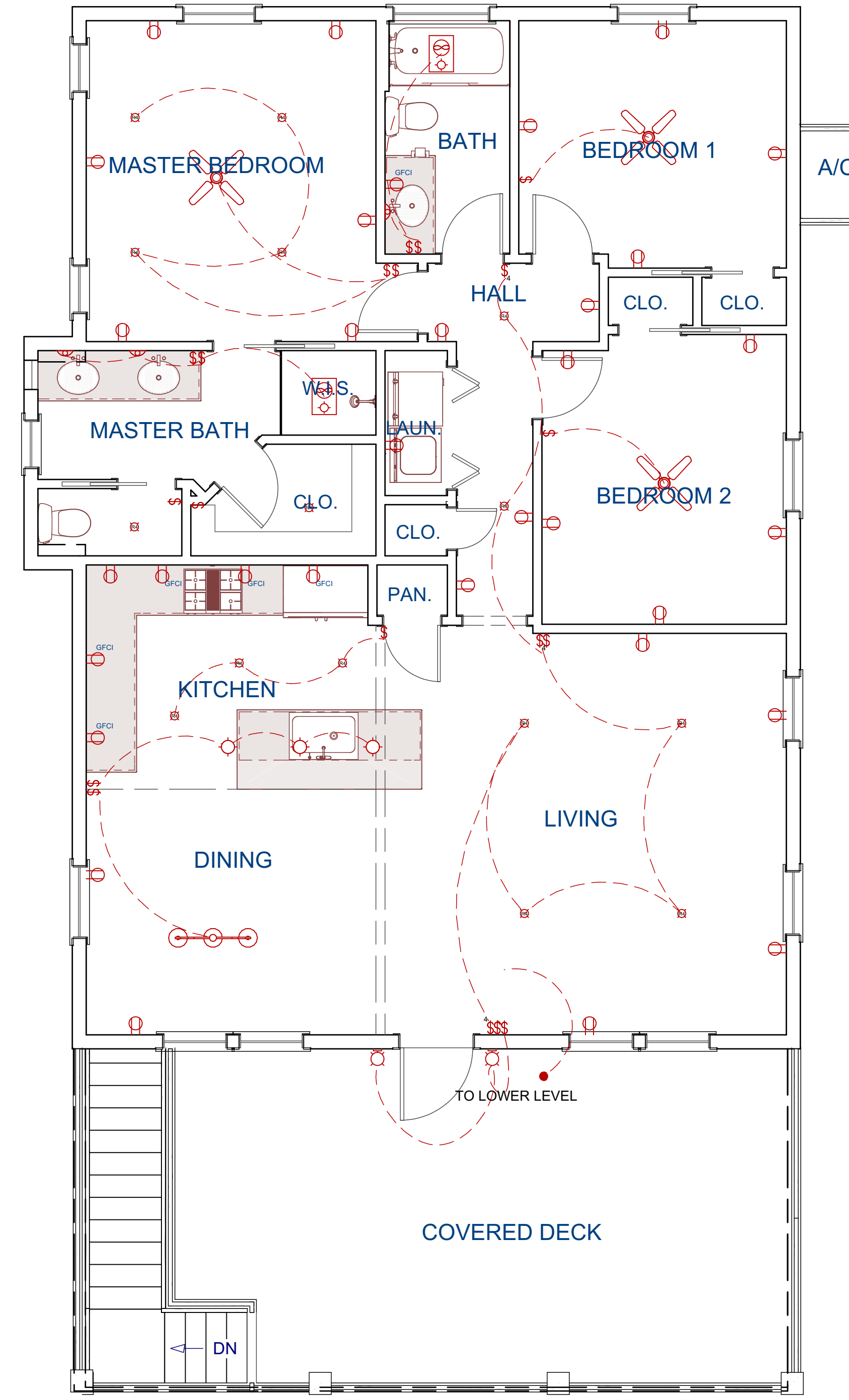
A3

ELECTRICAL NOTES:
 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



1 GROUND FLOOR
 E1 SCALE: 1/4"=1'



LIVING AREA
 1309 SQ FT

2 MAIN FLOOR
 E1 SCALE: 1/4"=1'

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ELECTRICAL PLAN
E1

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