

**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"

SQUARE FOOTAGE		
NAME	AREA	UNIT
01-LIVING FIRST FLOOR	1426 ft <sup>2</sup>	SQ. FT.
02-FRONT PORCH	120 ft <sup>2</sup>	SQ. FT.
03-BACK PORCH	160 ft <sup>2</sup>	SQ. FT.
TOTAL: 3	1706 ft <sup>2</sup>	

- FIRST FLOOR CEILING: 9'-0" HIGH (U.N.O)
  - PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
- NOTE:  
THE EXTERIOR AND INTERIOR WALLS CAN VARY YOUR DIMENSION VERIFY IN FLOOR PLAN. WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 1/2" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS.

- ATTIC NOTES  
- THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.  
- THE STAIRCASE TO ACCESS THE ATTIC MUST BE A MINIMUM OF 22" WIDE.

- CARBON MONOXIDE ALARMS:  
 (SD) SMOKE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5, & 315.1, . 2, WITH BATTERY BACK UP.  
 (CD) CARBON MONOXIDE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5, & 315.1, . 2, WITH BATTERY BACK UP.  
 (E) EXHAUST FAN IN CEILING WITH 4" DUCT TO ROOF CAP

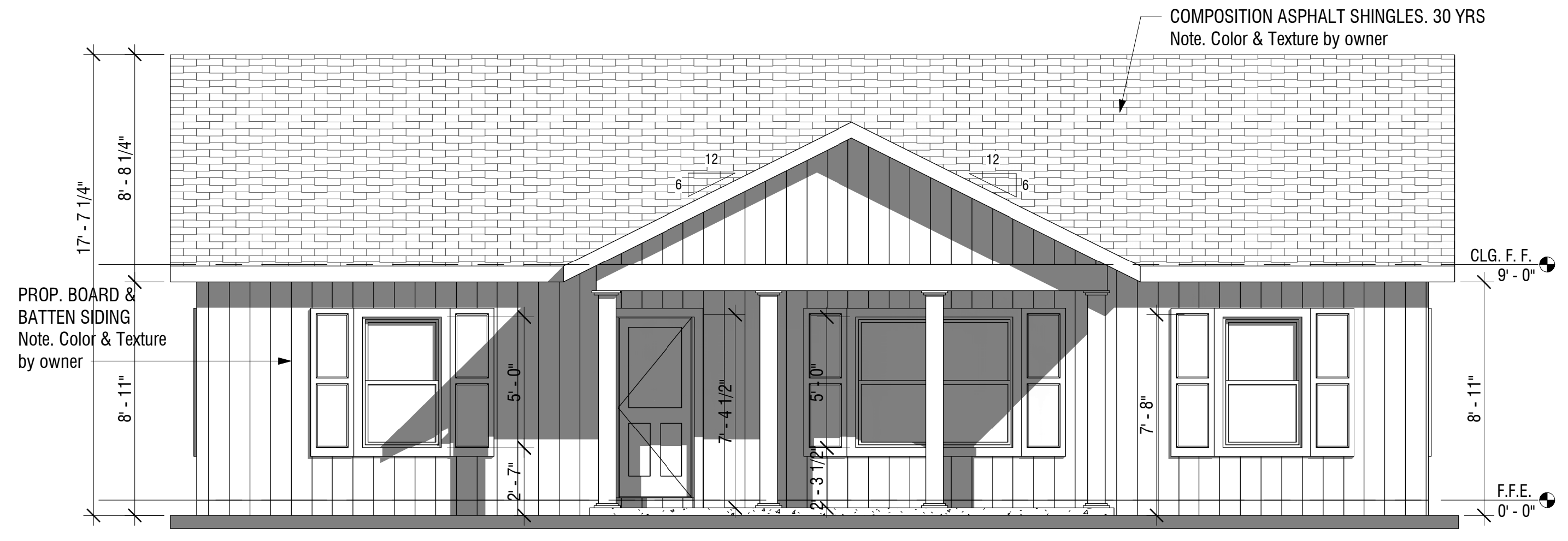
TO THE BEST OF MY KNOWLEDGE, THESE PLANS AREA DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION STARTED.

NOTE: ALL WORK SHALL COMPLY WITH THE 2015 IRC.

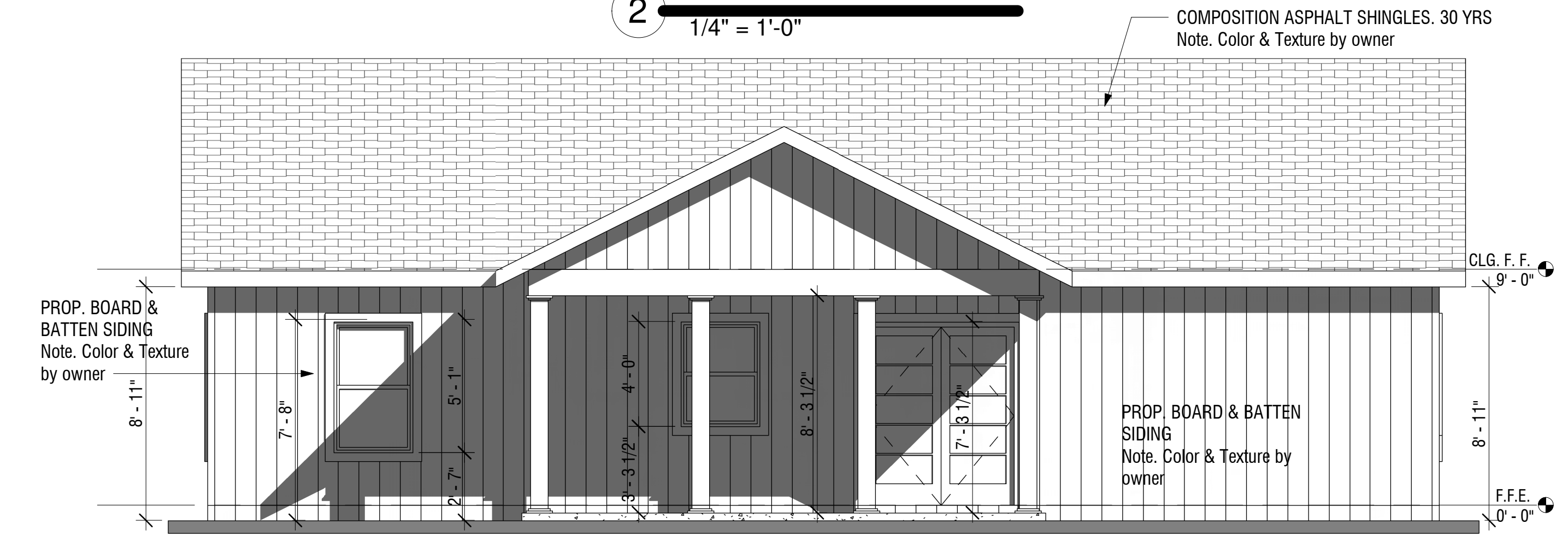
DOOR SCHEDULE						
CT	MARK	WIDTH	HEIGHT	H. H.	FUNC.	COMMENTS
3	P-02	2'-8"	7'-0"	7'-0"	Interior	
3	P-04	2'-6"	7'-0"	7'-0"	Interior	
1	P-07	2'-0"	7'-0"	7'-0"	Interior	TEMPERED GLASS DOOR
1	P-14	3'-0"	7'-0"	7'-0"	Exterior	
3	P-31	2'-6"	7'-0"	7'-0"	Interior	POCKET DOOR
1	P-32	2'-8"	7'-0"	7'-0"	Interior	POCKET DOOR
1	P-33	6'-0"	7'-0"	7'-0"	Exterior	
Grand total: 13						

WINDOW SCHEDULE						
CT	MARK	WIDTH	HEIGHT	H. H.	COMMENTS	
8	W-01	3'-0"	5'-0"	7'-0"		
1	W-03	4'-0"	4'-0"	7'-0"	TEMPERED GLASS	
1	W-07	3'-0"	4'-0"	7'-0"		
Grand total: 10						

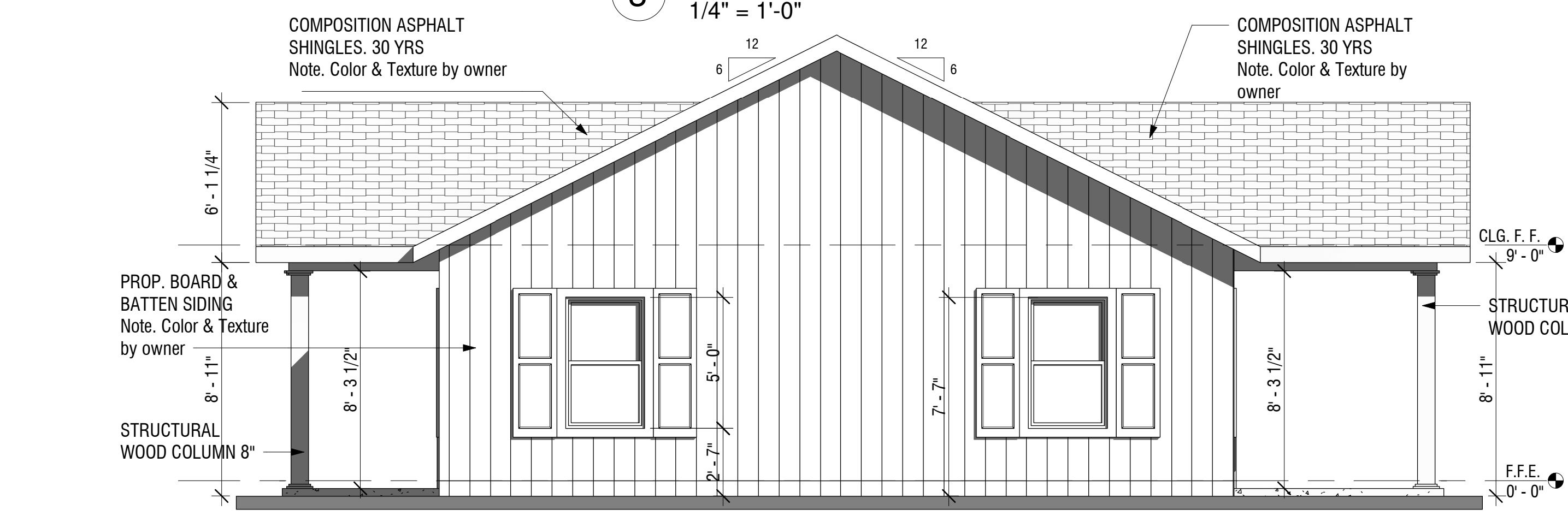
- ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
- WATER RESIST GYP. BOARD (FULL HGT.), @ SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH
- TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
- GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
- PROVIDE ACCESS PANELS @ PLUMBING WALLS, ESPECIALLY TUB WALLS.
- FOR INSTALLATION OF AHU SEE CONTRACTOR.
- ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
- PROVIDE G.F.F WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
- GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
- FIRE BOX IS TO BE INSTALLED AS PER 2012 I.R.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE.
- ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.



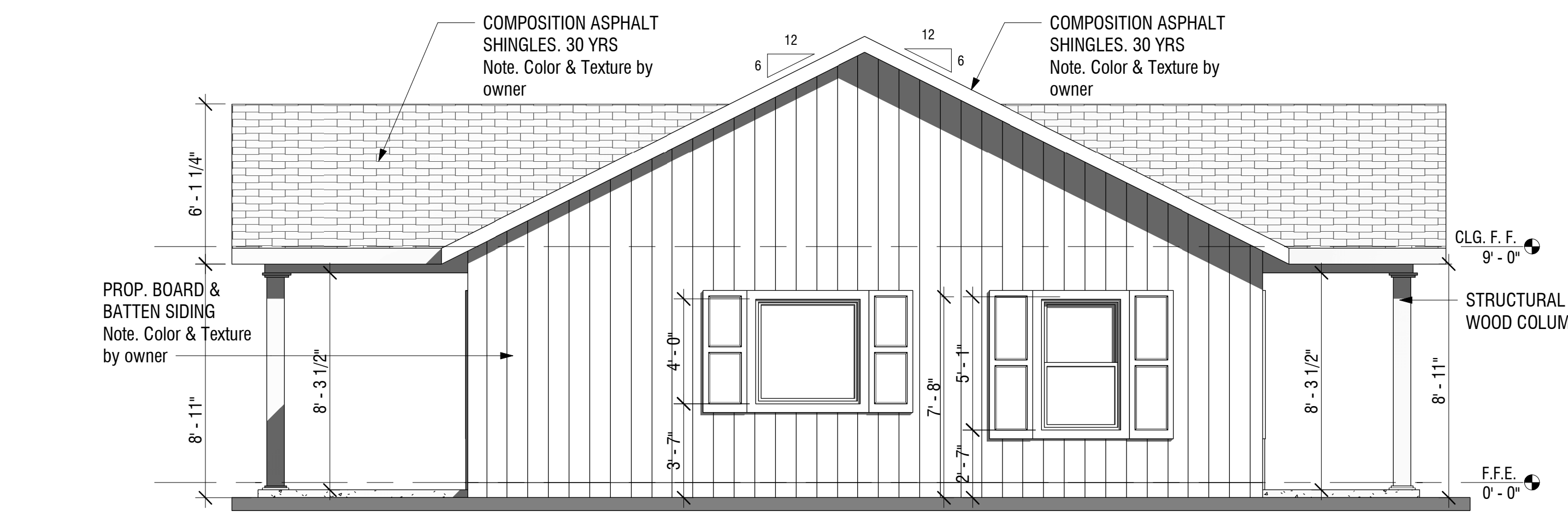
**2 FRONT ELEVATION**  
1/4" = 1'-0"



**3 BACK ELEVATION**  
1/4" = 1'-0"



**5 RIGHT ELEVATION**  
1/4" = 1'-0"



**4 LEFT ELEVATION**  
1/4" = 1'-0"

NEW RESIDENCE DEVELOPMENT  
 JEREMY MORGAN  
 239 GREEN TREE DRIVE  
 COLDSRING, TEXAS 77331

SERRATOS ARCHITECTURAL SERVICES  
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PLOT DATE: 1/31/2023 1:09:46 PM  
 JOB NUMBER: 001 - Jeremy Morgan - 239 Green Tree Dr  
 SHEET NAME  
**FIRST FLOOR & ELEVATIONS PLAN**  
 SCALE: 1/4" = 1'-0"  
 SHEET NUMBER  
**A.002**