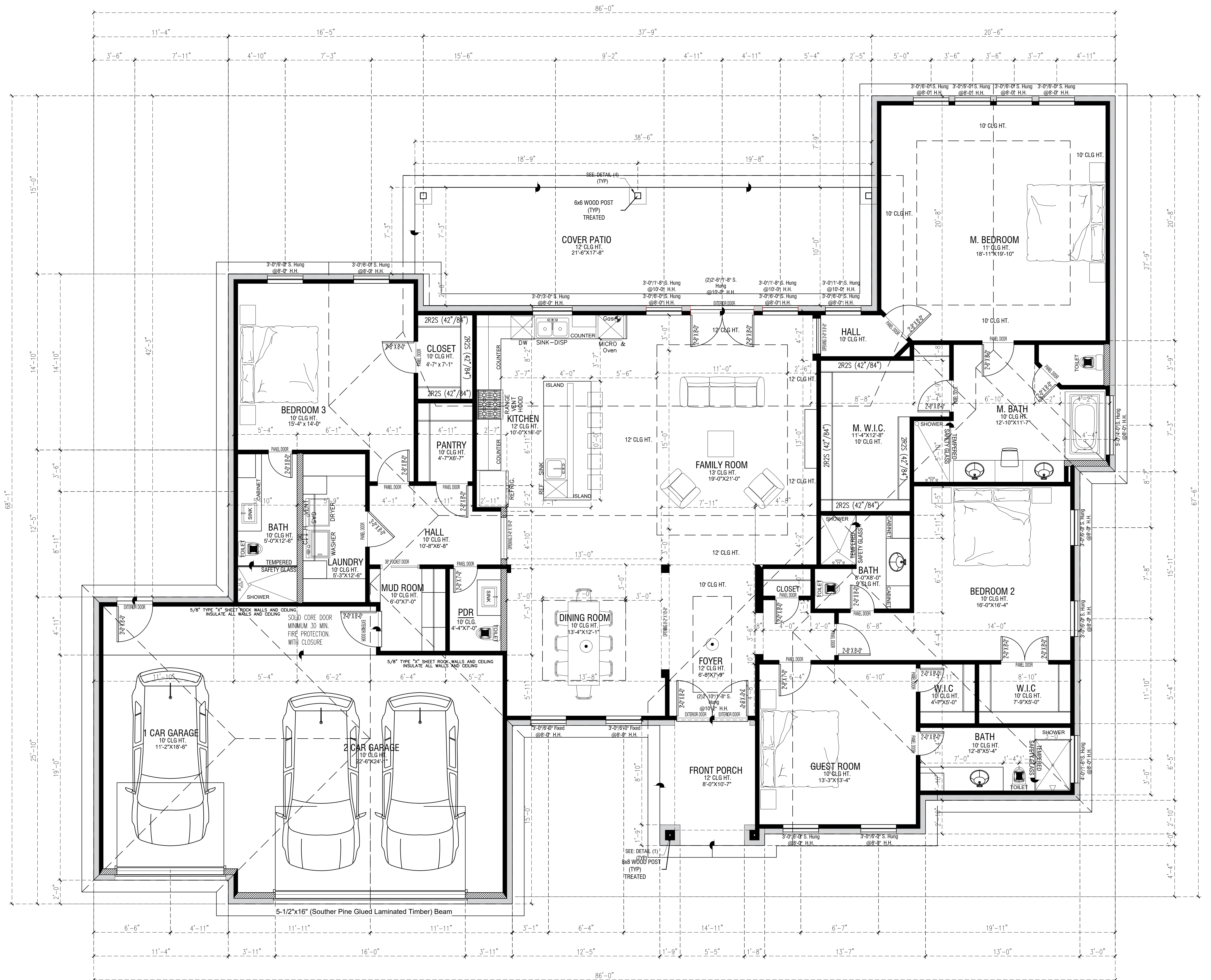


FLOOR PLAN NOTES

- 1.- DIMENSIONS: DO NOT SCALE DRAWINGS, THESE ARE CONCEPTUAL PLANS. ALL DIMENSIONS ARE TO FACE OF STUD WALLS OR MASONRY FOUNDATION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 2.- INTERIOR STUD WALLS: ALL MAIN FLOOR WALLS TO BE 10'-0", ALL SECOND FLOOR WALLS TO BE 9'-0", UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER. PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.
- 3.- EXTERIOR STUD WALLS: WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16 ON CENTER (U.N.O.). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE R-13 3 1/2" BATT INSULATION (U.N.O.) AT ALL LOCATIONS SHOWN ON PLANS. EXTERIOR SHEATHING SHALL BE 7/16" OSB. EXTERIOR FINISH PER ELEVATIONS. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.
- 4.- GYPSUM WALLBOARD: SHEATH WALLS AND CEILINGS WITH 1/2" (5/8" IN GARAGE) GYPSUM WALLBOARD.
- 5.- WATER RESISTANT DRYWALL: PROVIDE WATER RESISTANT 1/2" DUROCK CEMENT BOARD AROUND ALL WET WALLS IN BATHROOMS AND KITCHEN.
- 6.- FIRE RESISTANT DRYWALL: PROVIDE 5/8" TYPE X FIRE CODE GYPSUM WALLBOARD ON WALLS AND CEILINGS IN GARAGE, AROUND GAS WATER HEATERS AND AS REQUIRED BY CODE.
- 7.- PRESSURE TREATED LUMBER: ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH WOOD MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- 8.- COLUMNS: IF APPLICABLE, PROVIDE LOAD BEARING FIBER-REINFORCED POLYMER COMPOSITE COLUMNS AS MANUFACTURED BY "HB&G" PERMACAST COLUMN. PROVIDE A PAINT FINISH.
- 9.- INSULATION: 3 1/2" R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND AS NOTED. CEILING INSULATION SHALL CONSIST OF 9" TO 12" OF LOOSE BLOWN FIBERGLASS INSULATION TO PROVIDE AN R-38 RATING. INSTALL 6" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR OF GARAGE TO PROVIDE AN R-19 RATING. INSULATION SHOULD BE INSTALLED DIRECTLY UNDER THE PLYWOOD DECK SO THAT THERE IS NO AIR SPACE BETWEEN DECK AND INSULATION. (SEE RESCHECK FOR FINAL R VALUES)
- 10.- DRYER VENT: PROVIDE AND INSTALL DRYER VENT DUCT TO BUILDING EXTERIOR THROUGH ATTIC (U.N.O.)
- 11.- PAINT: PAINTED SURFACES SHALL CONSIST OF A PRIMER COAT AND TWO FINISH COATS MINIMUM.
- 12.- CARPET: FLOOR SUBSTRATE SHALL BE FREE OF DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.
- 13.- VINYL OR TILE FLOORING: INSTALLER TO PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.
- 14.- HARDWOOD FLOORS: IF APPLICABLE, INSTALLER TO LAY A 15# FELT PAPER VAPOR BARRIER UNDERNEATH ALL AREAS WHERE HARDWOODS WILL BE INSTALLED.
- 15.- OPTIONAL WALL COVERING: INSTALLER SHALL INSURE THAT WALL COVERING SUPPLIED SHALL ALL BE FROM THE SAME MANUFACTURERS RUN, OF INFORM COLOR, TEXTURE AND PATTERN. INSTALLER SHALL USE APPROPRIATE PRIMERS, SEALERS AND ADHESIVES.
- 16.- ATTIC ACCESS PANEL: PROVIDE AND INSTALL ATTIC ACCESS PULL-DOWN STAIR WHERE SHOWN ON PLANS. TRIM OPENING TO MATCH DOOR AND WINDOW TRIM. SIZE OF OPENING SHALL BE 30"x54" WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.
- 17.- WINDOWS: LOW-E INSULATED WINDOWS AS SPECIFIED. TOP OF WINDOWS TO BE INSTALLED AT 6'-8" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS 2'-0" FROM DOOR AND ABOVE WHIRLPOOL TUBS. BEDROOM WINDOWS SHALL COMPLY WITH IRC CODE REQUIREMENTS FOR EMERGENCY ESCAPE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24", AND SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. PROVIDE MANUFACTURER'S EGRESS HARDWARE AT BEDROOM WINDOWS IN EACH BEDROOM WITHOUT EXTERIOR DOOR.
- 18.- WINDOWS AND DOORS: PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.
- 19.- FIREPLACE: IF APPLICABLE, PROVIDE AND INSTALL A PREFABRICATED FIREPLACE AS PER MANUFACTURERS SPECIFICATIONS. CONFIRM THAT EQUIPMENT AND INSTALLATION CONFORM TO U.L. REQUIREMENTS.
- 20.- FRENCH DOORS: WOOD OR METAL FRAME, CLEAR GLAZED, INSULATED FRENCH DOORS PAINTED AS SPECIFIED IN FINISH SCHEDULE. TEMPER ALL GLASS. TRIM DOORS WITH CASING.
- 21.- BATHROOM LAYOUT: BATHROOM COUNTER LAYOUT AND BATHROOM FIXTURE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. BATHROOM VANITY COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.
- 22.- KITCHEN LAYOUT: KITCHEN COUNTER LAYOUT AND APPLIANCE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.
- 23.- GARAGE DOOR: GARAGE DOOR TO BE 16'X7" (U.N.O.) SINGLE LAYER 25 GAUGE STEEL CONSTRUCTION, NON INSULATED WITH WEATHER RESISTANT SECTION JOINTS. GARAGE DOOR JAMB AND HEAD SHALL BE PRESSURE TREATED 2XB.
- 24.- BATHROOMS: MUST HAVE EXHAUST FAN OR WINDOWS WITH A MINIMUM OPENING AREA OF 3.0 S.F.
- 25.- BATHTUB & SHOWER SPACES: BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS W/INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- 26.- DOOR OPENINGS: NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.
- 27.- GLAZING IN EXTERIOR DOORS: OR WITHIN 40° OF ANY LOCKING MECHANISM SHALL BE TEMPERED
- 28.- THE CONTRACTOR: WILL BE RESPONSIBLE FOR VERIFYING FLOOR TO FLOOR ELEVATIONS. THE NEW BUILDING EXPANSIONS GROUND FLOOR SHALL ALIGN IN ELEVATION WITH RESPECTIVE FLOOR IN EXISTING BLDG.
- 29.- ANY WORK INSTALLED: IN CONFLICT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.



SQUARE FOOTAGE LOT 11

FIRST FLOOR LIVING AREA	2,898	SQ. FT.
FIRST FLOOR WITH BRICK	3010	SQ. FT.
TOTAL LIVING AREA	2,898	SQ. FT.
GARAGE	817	SQ. FT.
FRONT PORCH	86	SQ. FT.
COVERED PATIO	380	SQ. FT.
	0	SQ. FT.
		SQ. FT.
GRAND TOTAL	4,181	SQ. FT.

FRONT OF THE HOUSE
PLANOSFACIL
 BY DESIGN CAD SOLUTIONS
 1727 STONECREST DR
 HOUSTON, TX 77018
 TEL (832) 941-2127
 COMMERCIAL RESIDENTIAL DESIGN DRAFTING
 planosfacil@hotmail.com

DRAWN	DIMAS DIAZ	DESIGN	DD
SCALE	1/4" = 1'-0"	CHECKED	WC / RC
DATE	November 2, 2023	APPROVED	WCR

PROP. NEW RESIDENCE
 WR TEXAS HOMES LLC
 21402 CHENANGO LAKE DR. ANGLETON, TX, 77515

PLAN
FLOOR PLAN
 SHEET
A1.0