


SG HOMES
 28502 TALLOW ROCK LANE
 LOT 16 BLOCK 5 SECTION 7
 COMMONS WATERWAY
 HOUSTON, TX 77336
 03-27-24




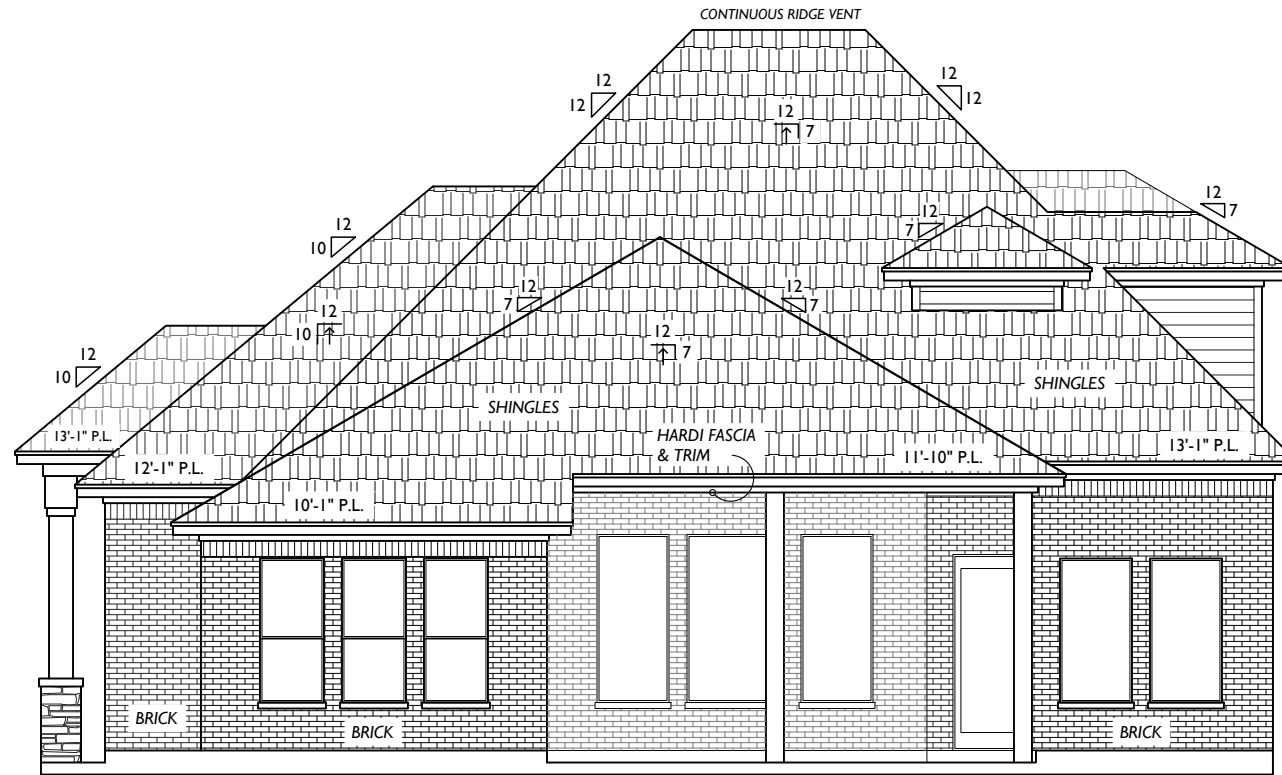
FRONT ELEVATION
 PLAN NO. 3065-0622

 MONTE SMITH DESIGNS
 COPYRIGHT 2023
 1/8" = 1'-0": 12 x 18
 1/4" = 1'-0": 24 x 36



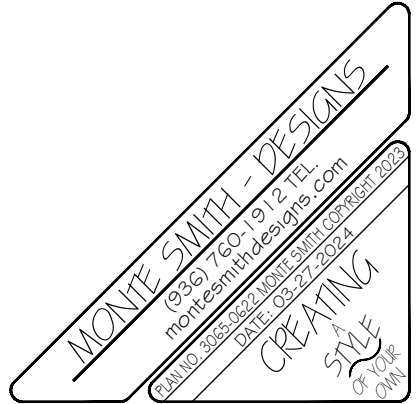
REAR ELEVATION
 PLAN NO. 3065-0622

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TO THE BEST OF OUR KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH THE PURCHASER'S AND / OR BUILDERS SPECIFICATIONS. ANY CHANGES AND OR MODIFICATIONS TO THESE HOUSE PLANS MUST NOTIFY MONTE SMITH DESIGNS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY MONTE SMITH DESIGNS OF ANY ERRORS IN THESE DRAWINGS. MONTE SMITH DESIGNS WILL NOT BE HELD LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THIS PLANS TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

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WIND SPEED CATEGORY: 2

TWO STORY HOUSE

PLAN NO: 3065-0622
 FOOTPRINT: 51'-4" x 79'-11"

FRAME NOTES #1 :

- All 9'-1" and 10'-1" ceilings to be 2 x 4 precut stud grade studs @ min. 16" O.C. All 11'-1", and higher 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).
- F.F. - "Finished Floor Level" of concrete slab @ main living area.
- Note: "Porches" or "Dropped" slab areas are not typically F.F.
- (A-) - Center windows or doors between INSIDE wall area dimensions.
- H.H. - Header height above windows and doors other than typical.
- Note: Typical H.H. is 6'-11" F.F.
- P.L. - Plate Line where beams, joist or rafters are placed from F.F.
- Scale areas where no dimensions are given at either 1/4" = 1'-0" or 1/8" = 1'-0" as noted per plan sheets.
- All ceiling joist and floor joist to be min. #2 Y.P. materials.
- 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.
- All Engineered beams to be sized by structural Engineer before installation by BUILDING CONTRACTOR.
- Fascia to be 1" x 6" Hardie 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.
- 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.
- 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.
- No window finished sill heights above 72" will be less than 24" if the sill height is less than 24" above the finished floor.
- 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 primed and painted to match roof color.
- 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.
- All fireplace chase walls shall be insulated inside and outside; Provide horizontal "draft stops" at each floor level.
- Provide combustion air vents, with screen and back damper for fireplaces, wood stoves and any appliance with an open flame.
- 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.
- Please see owner for options or provide attic ventilation per local code requirements.
- Contractor Flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
- 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.
- 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.
- 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.
- Walls common to garage and house shall have a minimum 5/8" layer of type "X" gypsum board at garage side. Garage ceilings shall have a minimum 5/8" layer of type "X" gypsum applied to the garage side.
- All bath and toilet area walls and ceilings shall have water resistant gypsum board.
- Contractor shall field verify all cabinet dimensions before fabrication.
- Handrails shall be mounted 32"-34" above nosing of stairs. Guardrails shall be mounted at 36"
- Contractor shall coordinate all closet shelving requirements.
- Please see pages A1 and A2 for Standard Details.
- Contractor to read and conform to Monte Smith Designs disclaimer as noted in typical standard detail pages.
- Consult with the Owner and Builder for the location of the Hot Water Heater.
- Outdoor hose bibs to be 90° ball valves.

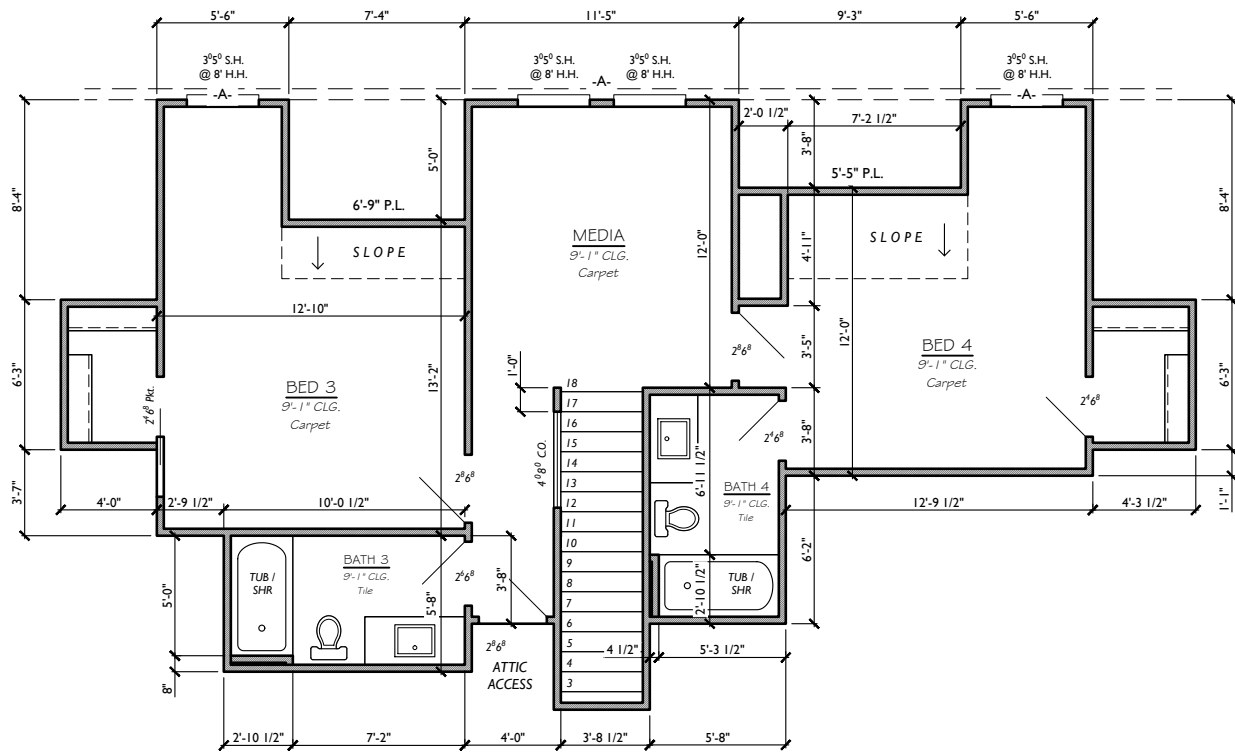
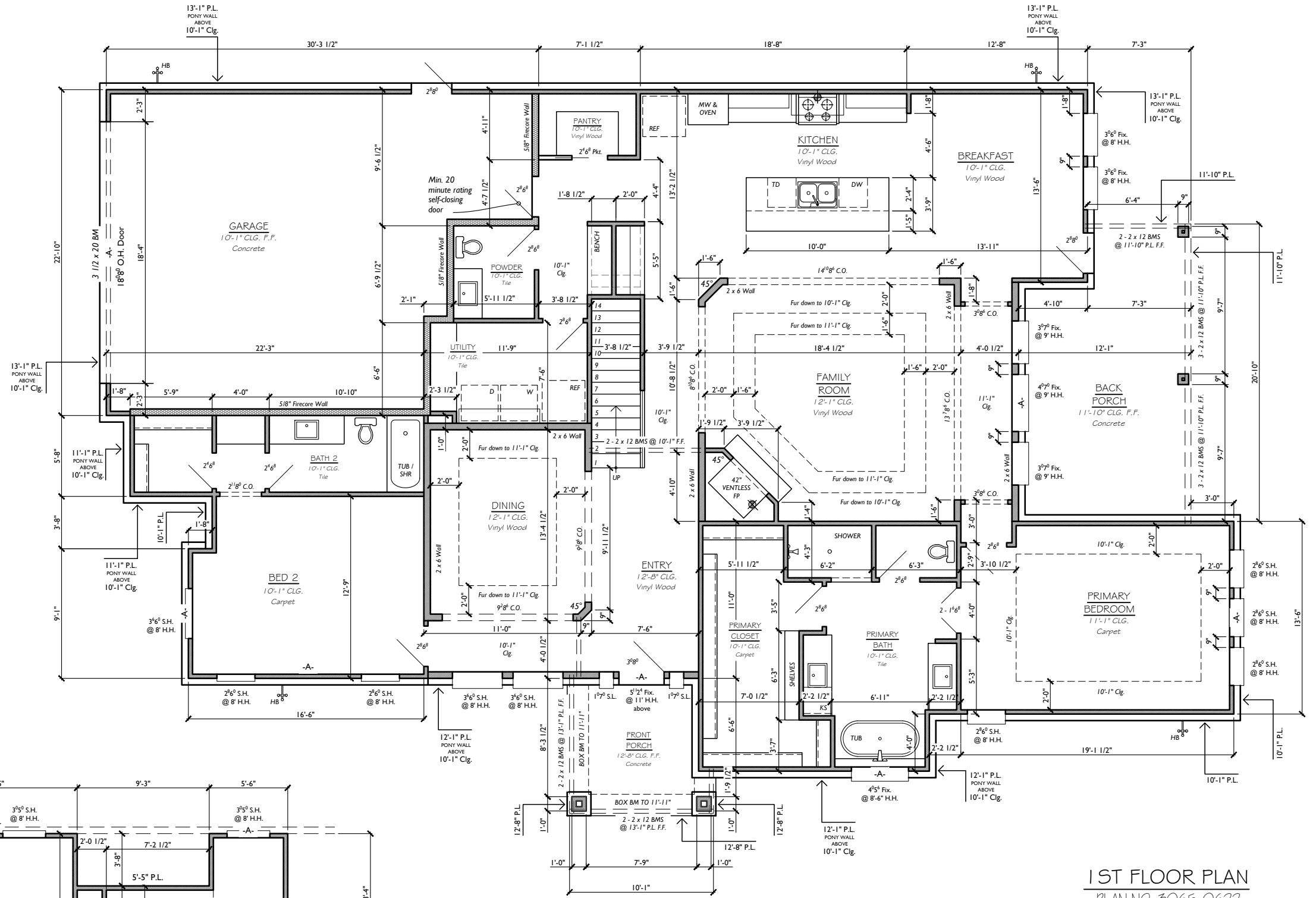
2336 SQ. FT. 1ST FLOOR
 729 SQ. FT. 2ND FLOOR

3065 SQ. FT. TOTAL LIVING AREA

85 SQ. FT. FRONT PORCH
 215 SQ. FT. BACK PORCH
 601 SQ. FT. GARAGE

3966 TOTAL SQ. FT. FRAME AREA

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2ND FLOOR PLAN

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1ST FLOOR PLAN

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