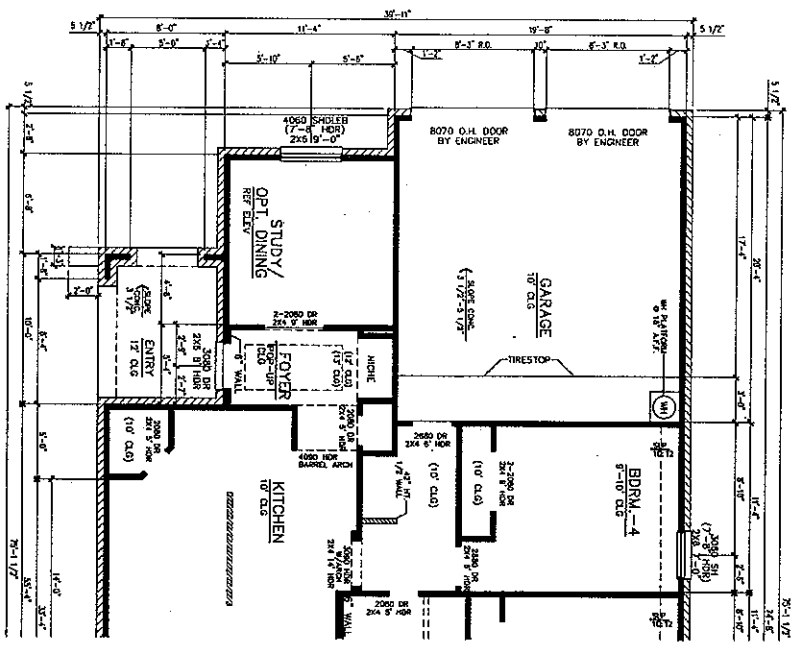
PARTIAL FLOOR PLAN – A

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



SQUARE FOOTAGES	
Total Living Area	2120 SQ. FT.
Garage	414 SQ. FT.
Porch & Patio	80/132 SQ. FT.
Total Under Roof	2746 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

the ml group
12000 HIGHLAND VILLAGE RD. STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

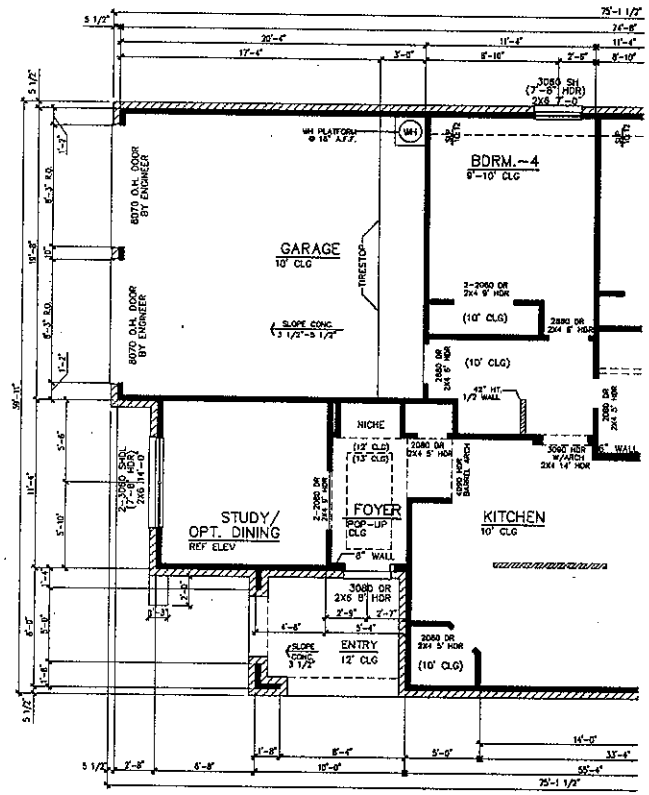
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

SHEET NUMBER	ELEVATION FOOTPRINT "A" SHEET 3a
PLAN NUMBER	2120 L
PROJECT NO.	10-034
DRAFTSPERSON	WMG
ISSUE DATE	04-22-10
TRADEMARKED	



PARTIAL FLOOR PLAN – B

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

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
Total Living Area	2120 SQ. FT.
Garage	414 SQ. FT.
Porch & Patio	80/132 SQ. FT.
Total Under Roof	2746 SQ. FT.

REVISIONS

The M.L. Group Inc assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, and be responsible for all building codes, and ordinances and all conditions. Only a qualified, licensed, certified, or architectural engineer should be permitted to alter these plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD, STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

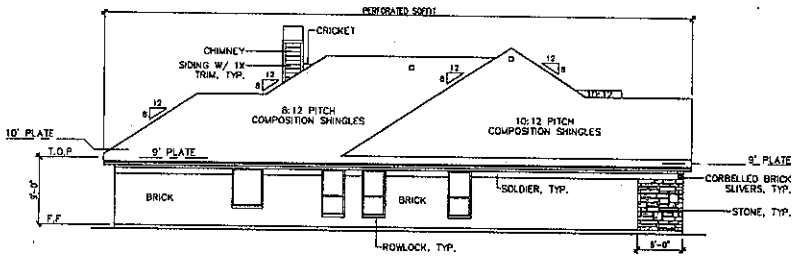
ISSUE DATE
04-22-10

DRAFTSPERSON
WMG

PROJECT NO.
10-034

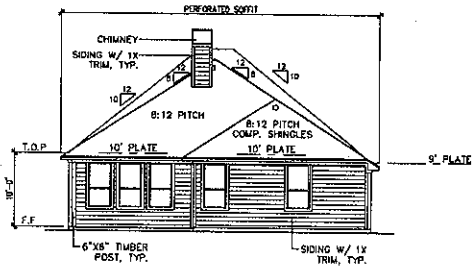
PLAN NUMBER
2120 L

SHEET NUMBER
ELEVATION
FOOTPRINT
"B"
SHEET 3b



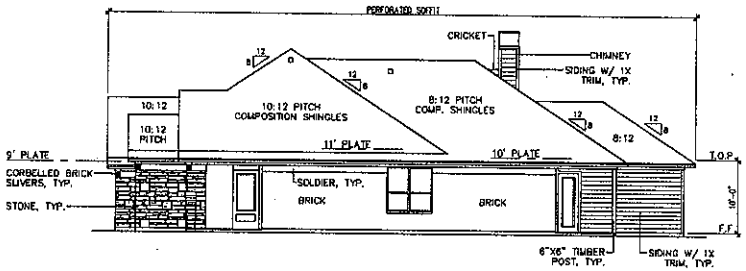
LEFT SIDE ELEVATION – A

SCALE: 1/16" = 1'-0"



REAR ELEVATION – A

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION – A

SCALE: 1/16" = 1'-0"

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000–2499 HDD)	
15% MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-30
WALL R-VALUE:	R-13
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS – IRC 2009

MASONRY NOTES:

1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:

1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING – ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-8" A.F.F.

CHIMNEY CHASE NOTES:

1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

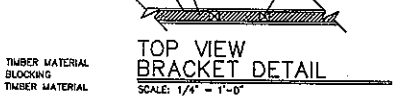
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

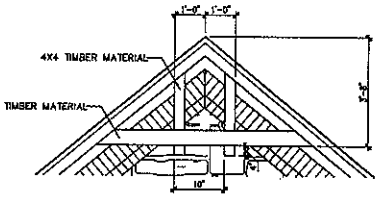
SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN



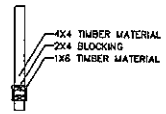
TOP VIEW BRACKET DETAIL

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



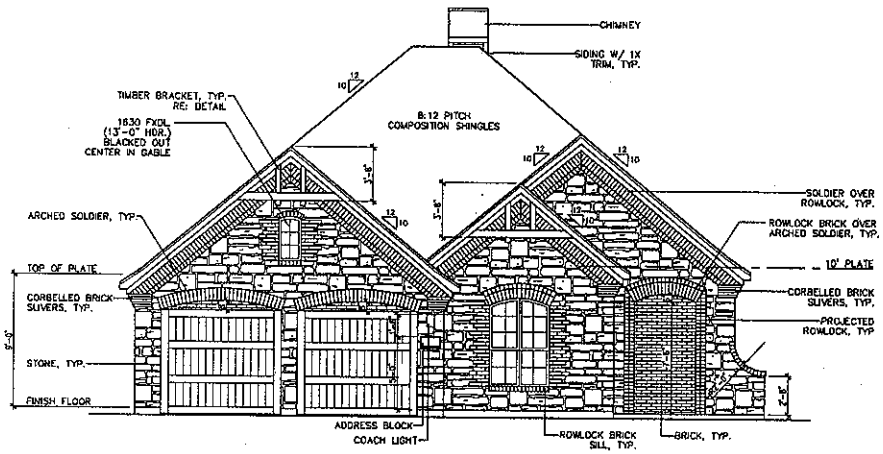
TYP. BRACKET DETAIL

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



SIDE VIEW BRACKET DETAIL

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



FRONT ELEVATION – A

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

BRICK CALCULATIONS	
BRICK/STONE:	1443 SQ. FT.
SIDING:	369 SQ. FT.
TOTAL:	1812 SQ. FT.
% OF MASONRY:	80 %

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes. Only a qualified designer enrolled, or structural engineer should be permitted to alter these plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. group
2300 HIGHLAND VILLAGE RD., STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 416-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10.

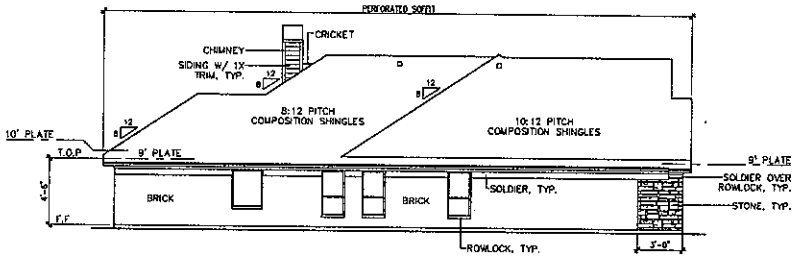
DRAFTSPERSON: WMG

PROJECT NO.: 10-034

PLAN NUMBER: 2120 L

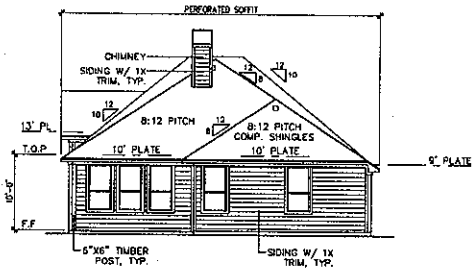
SHEET NUMBER: ELEVATION "A"

SHEET 4o



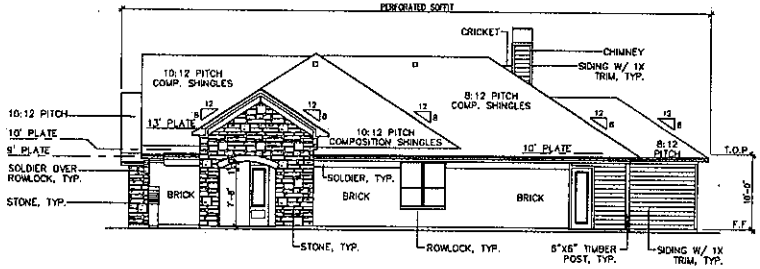
LEFT SIDE ELEVATION – B

SCALE: 1/16" = 1'-0"



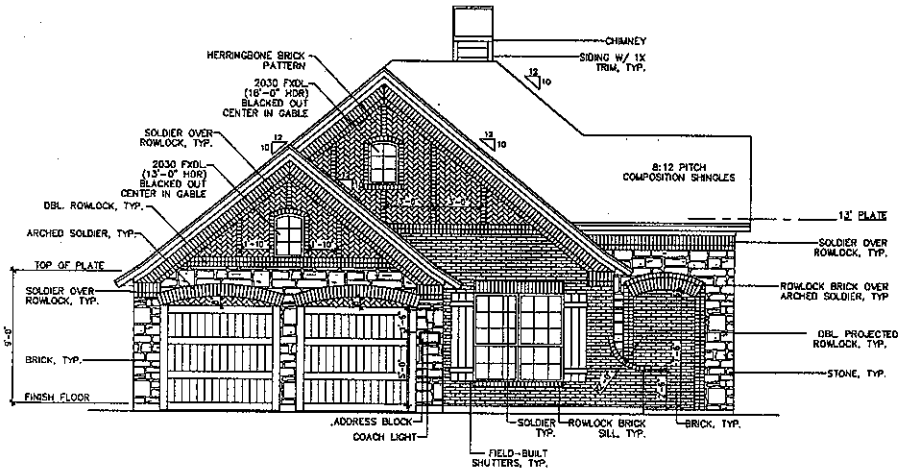
REAR ELEVATION – B

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION – B

SCALE: 1/16" = 1'-0"



FRONT ELEVATION – B

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

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000–2499 HDD)	
15% MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-50
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-5
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS – IRC 2009

MASONRY NOTES:

1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:

1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING – ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-8" A.F.F.

CHIMNEY CHASE NOTES:

1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:

1.) FRAMER 4.) SHINGLE LABOR
2.) CORNICE LABOR 5.) BRICK LABOR
3.) DECKER 6.) ELECTRICIAN

BRICK CALCULATIONS	
BRICK/STONE:	1456 SQ. FT.
SIDING:	374 SQ. FT.
TOTAL:	1830 SQ. FT.
% OF MASONRY:	80 %

REVISIONS

The M.L Group Inc. assumes no liability for any structure built from these plans before construction, the purchaser, builder, or contractor must verify all building codes and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the M.L Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML GROUP
2300 HIGHLAND VILLAGE RD, STE 120
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

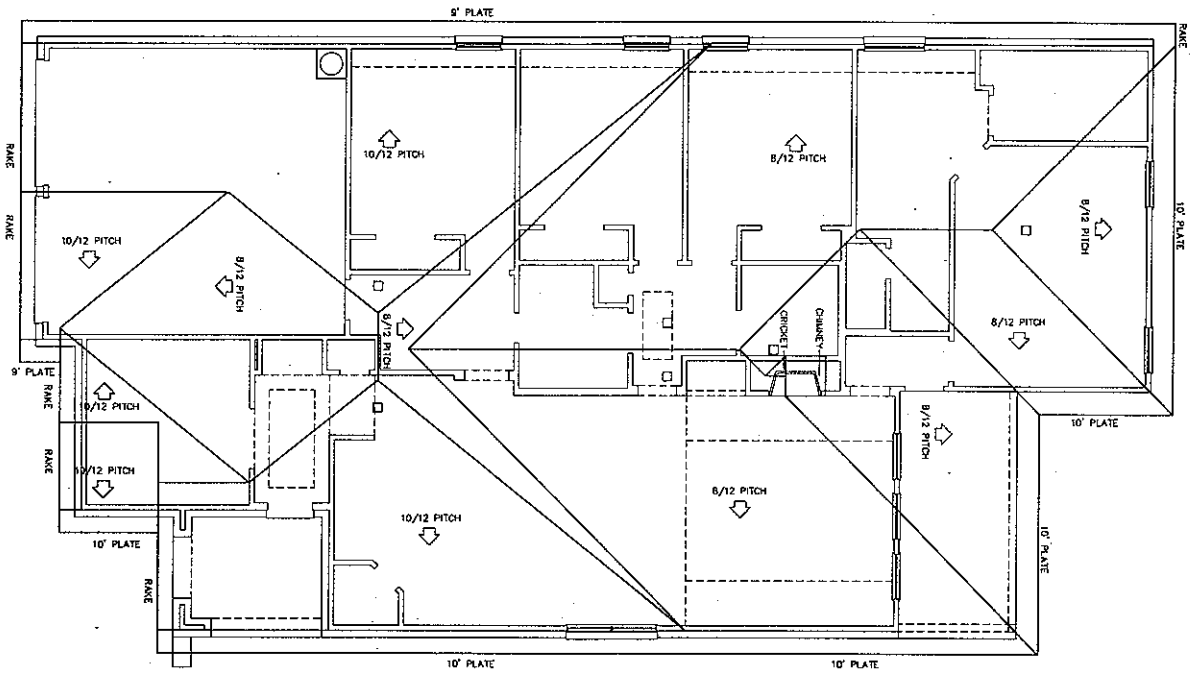
ISSUE DATE
04-22-10

DRAFTSPERSON
WMG

PROJECT NO.
10-034

PLAN NUMBER
2120 L

SHEET NUMBER
ELEVATION "B"
SHEET 4b



ROOF PLAN -- A

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

□ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

the ml group
2301 NORTHLAND VILLAGE RD. STE. 6208
NORTHLAND VILLAGE, TEXAS 67601
OFFICE: (972) 410-7474
FAX: (972) 316-0806
TRADEMARKED

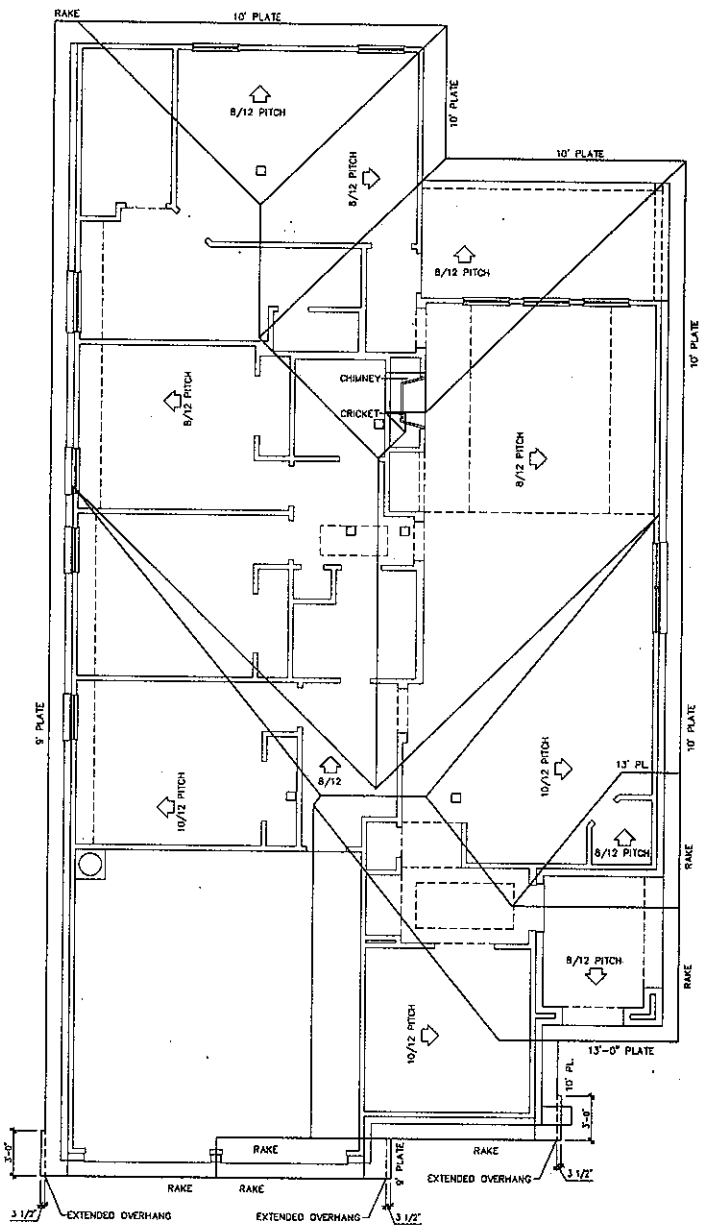
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the M.L. Group Inc.

REVISIONS

ISSUE DATE	04-22-10
DRAFTSPERSON	WMG
PROJECT NO.	10-034
PLAN NUMBER	2120 L
SHEET NUMBER	FRAME ENGINEERING "A" SHEET 5a



ROOF NOTES
1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

ROOF PLAN – B

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

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

REVISIONS

The M.L. Group Inc. assumes no liability for any drafting built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Use as a stamped set unless certified, or sealed by engineer. Copies may be permitted to alter these plans with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD, STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: WMG
PROJECT NO.: 10-034
PLAN NUMBER: 2120 L
SHEET NUMBER: FRAME ENGINEERING
SHEET 5b

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 38" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC. ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE. SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

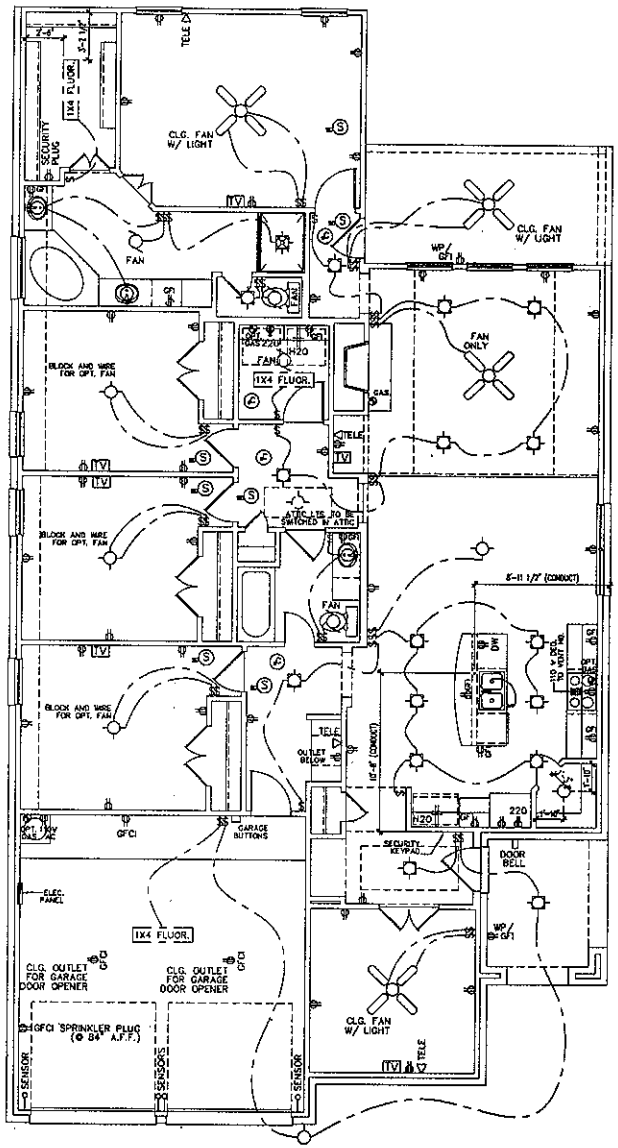
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICAN

REVISIONS

The M.L. Group Inc. assumes no liability for any direction built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate all conditions of the site. Any changes made, omitted, or directly implemented, must be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
1300 HIGHLAND VILLAGE RD., STE. C10
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0805
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: WMG

PROJECT NO.: 10-034

PLAN NUMBER: 2120 L

SHEET NUMBER: ELECTRICAL 1

SHEET 6-1

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8' OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

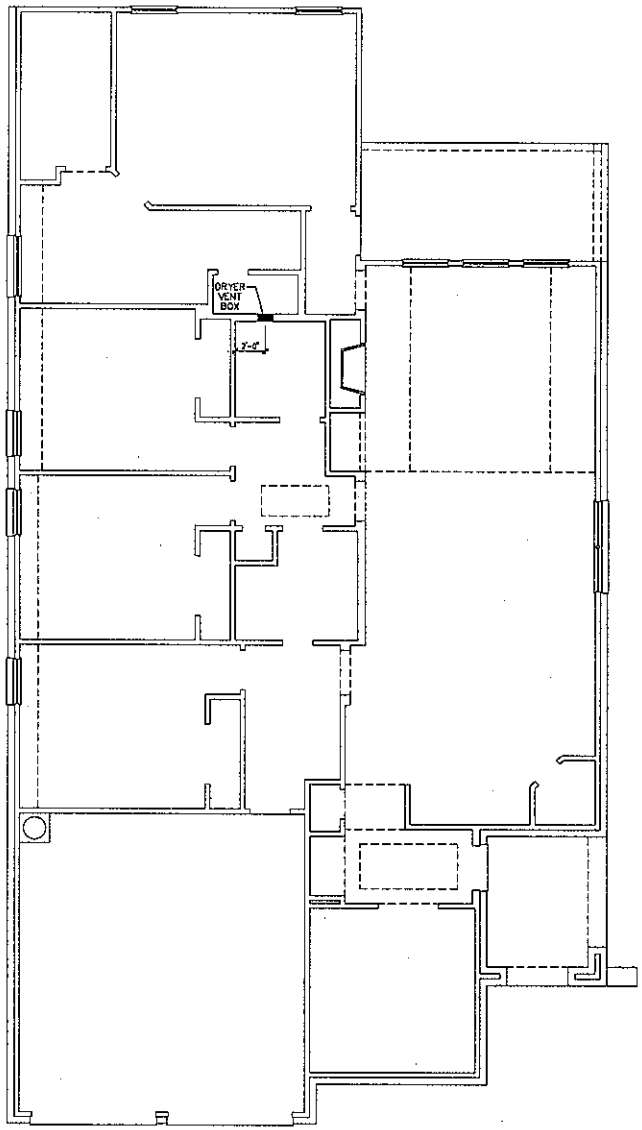
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



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

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all conditions, codes, and ordinances with the governing authorities, and notify the designer, architect, or structural engineer should be permitted to utilize these plans, with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. group
2300 HIGHLAND VILLAGE RD., STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
WMG

PROJECT NO.
10-034

PLAN NUMBER
2120 L

SHEET NUMBER
HVAC
1
SHEET 7-1

HEADERS SCHEDULE
BUILDING WIDTH OF 20' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-6"	3'-1"	2'-8"	2'-7"
2-2x6	5'-5"	4'-6"	3'-11"	3'-6" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-8" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-9" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *

FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

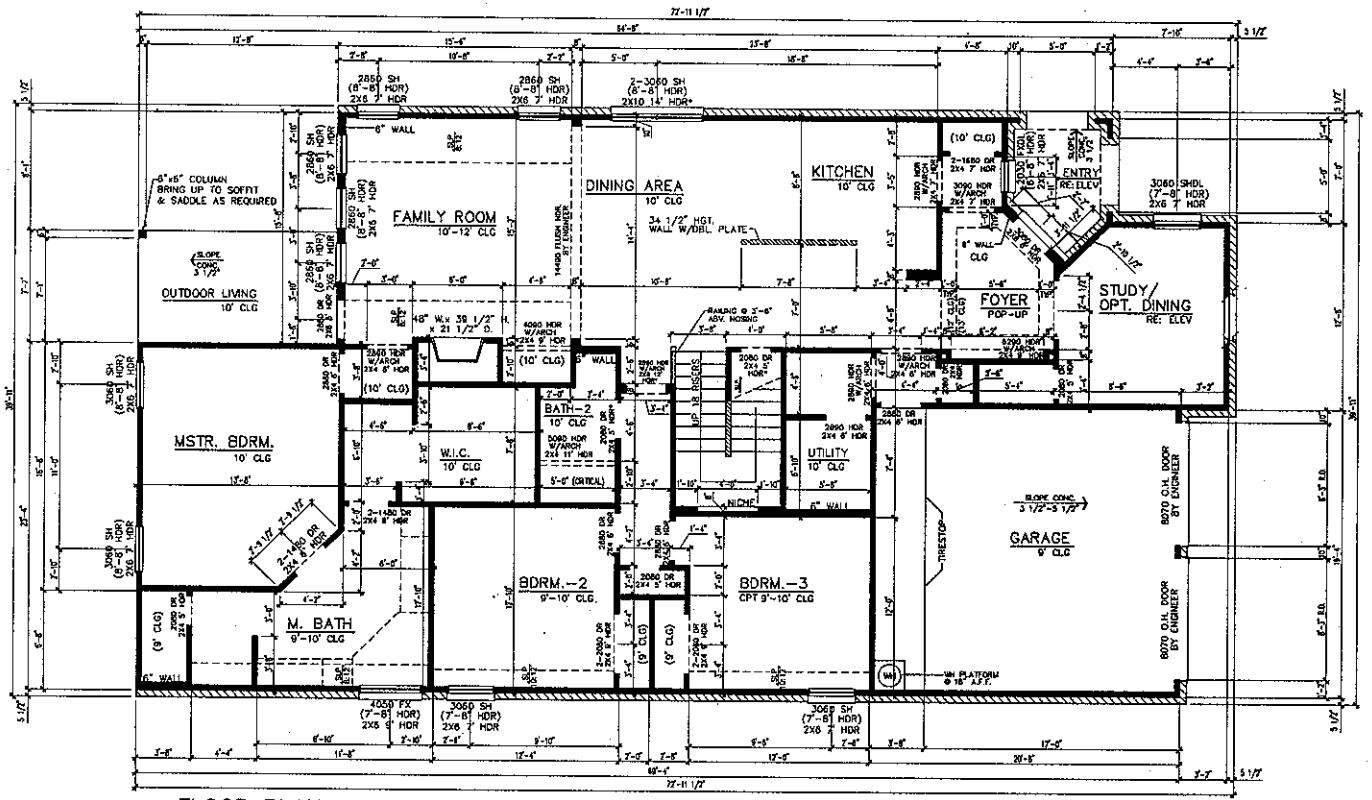
FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
First Floor	2117 SQ. FT.
Second Floor	300 SQ. FT.
Total Living Area	2417 SQ. FT.
Garage	411 SQ. FT.
Porch & Patio	55/100 SQ. FT.
Total Under Roof	2983 SQ. FT.

REVISIONS

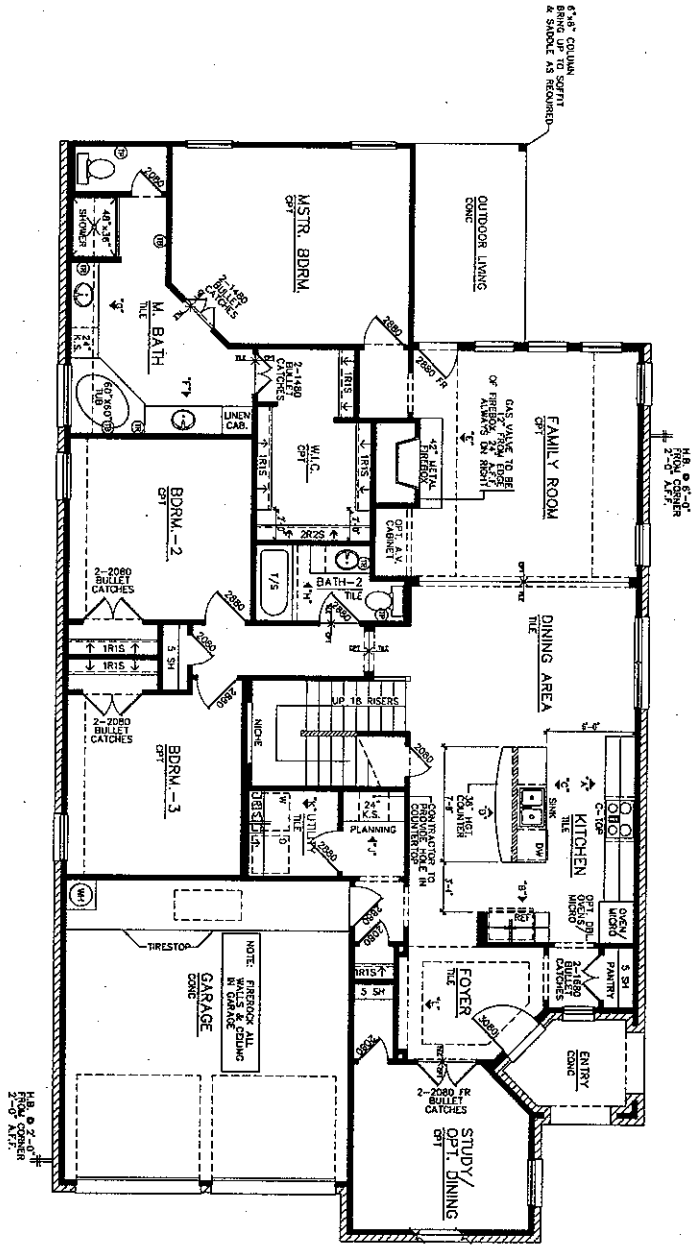
The M.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and satisfy himself that conditions are suitable. No structure shall be permitted to alter these plans without written release of the M.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD., STE. 1210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: FRAMING/ CONCRETE
SHEET 1-1



FLOOR PLAN

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

SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

the M.I. group

2000 RIDGEMAR TOWER BLVD., STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-1474
FAX: (972) 318-0896
TRADEMARKED

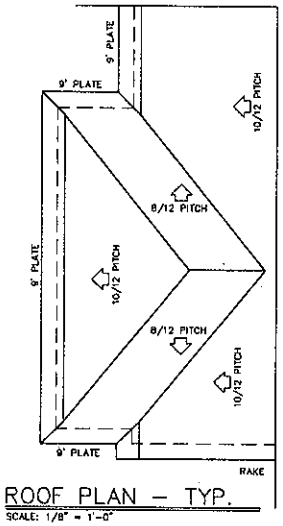
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.I. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.I. Group Inc.

REVISIONS

SHEET NUMBER	TRIM/ FINISH-OUT SHEET 1-2
PLAN NUMBER	2417 L
PROJECT NO.	10-035
DRAFTSPERSON	CSG
ISSUE DATE	04-22-10



ROOF PLAN – TYP.
SCALE: 1/8" = 1'-0"

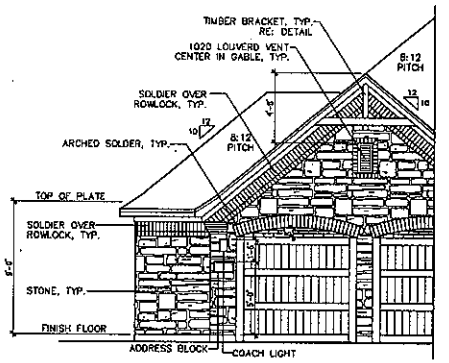
ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

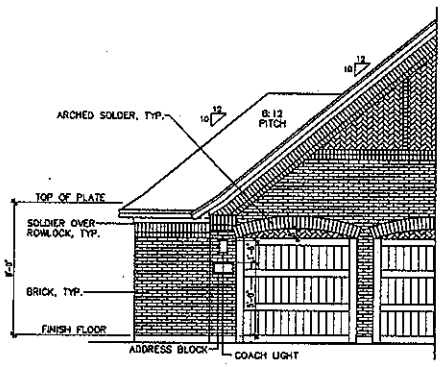
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

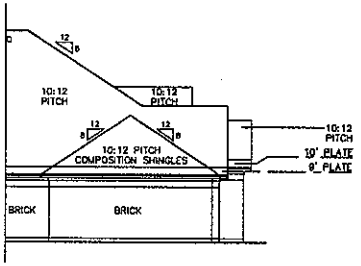


FRONT ELEVATION – A
SCALE: 1/8" = 1'-0"

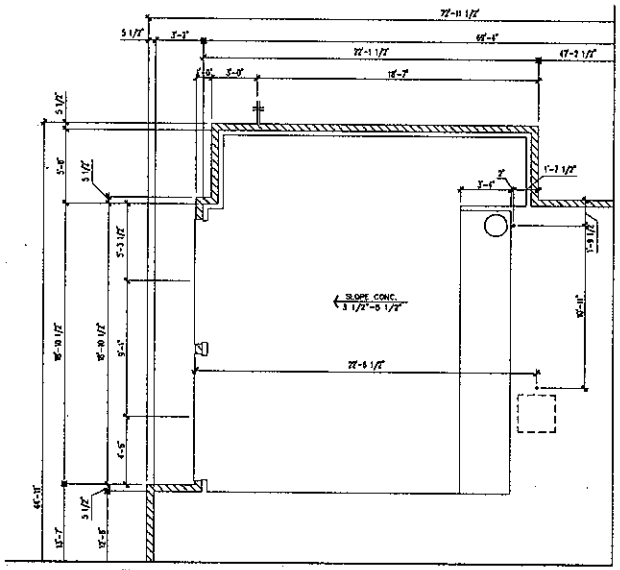


FRONT ELEVATION – B
SCALE: 1/8" = 1'-0"

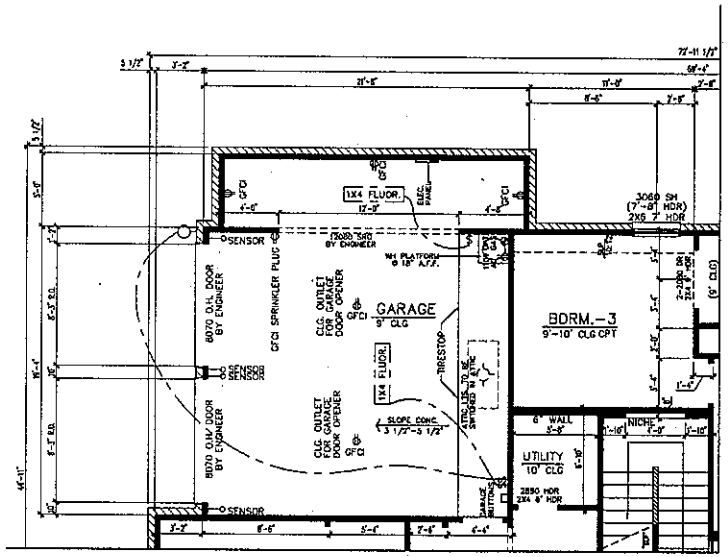
SUPPLIED TO:
1.) FRAMER .
2.) CONCRETE LABOR
3.) CORNICE LABOR



LEFT SIDE ELEVATION – TYP.
SCALE: 1/16" = 1'-0"



FOUNDATION SILHOUTTE – TYP.
SCALE: 1/8" = 1'-0"



FLOOR PLAN – TYP.
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SQUARE FOOTAGES	
First Floor	2117 SQ. FT.
Second Floor	300 SQ. FT.
Total Living Area	2417 SQ. FT.
Garage	520 SQ. FT.
Porch & Patio	55/100 SQ. FT.
Total Under Roof	3092 SQ. FT.

REVISIONS

The A.H. Group, Inc. assumes no liability for any errors or omissions that may be found in these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. All rights reserved © The A.H. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the AH group
2300 HIGHLAND VILLAGE RD, STE 4200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

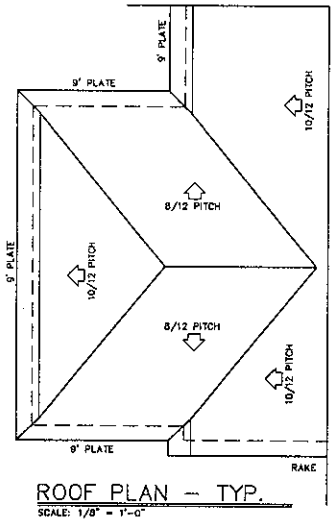
ISSUE DATE
04-22-10

DRAFTSPERSON
CSG

PROJECT NO.
10-035

PLAN NUMBER
2417 L

SHEET NUMBER
2 1/2 CAR OPTION
SHEET 1-3



ROOF PLAN – TYP.
SCALE: 1/8" = 1'-0"

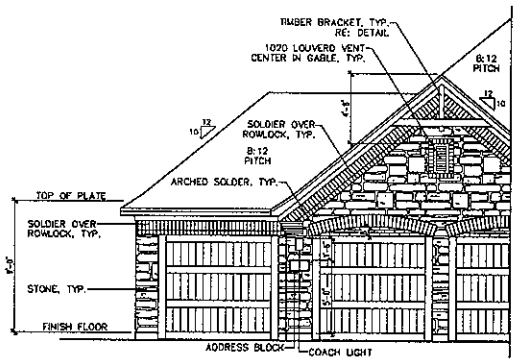
ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

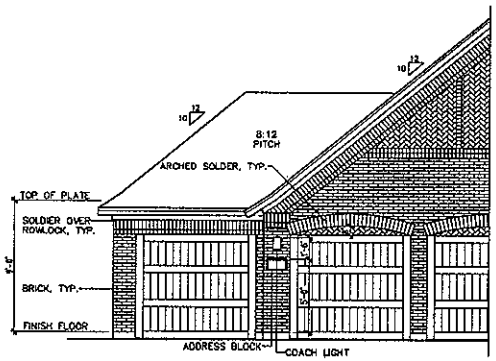
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

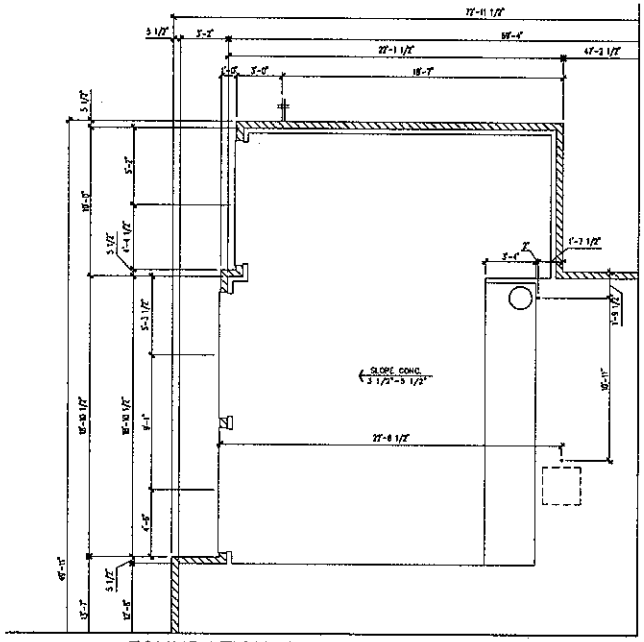


FRONT ELEVATION – A
SCALE: 1/8" = 1'-0"

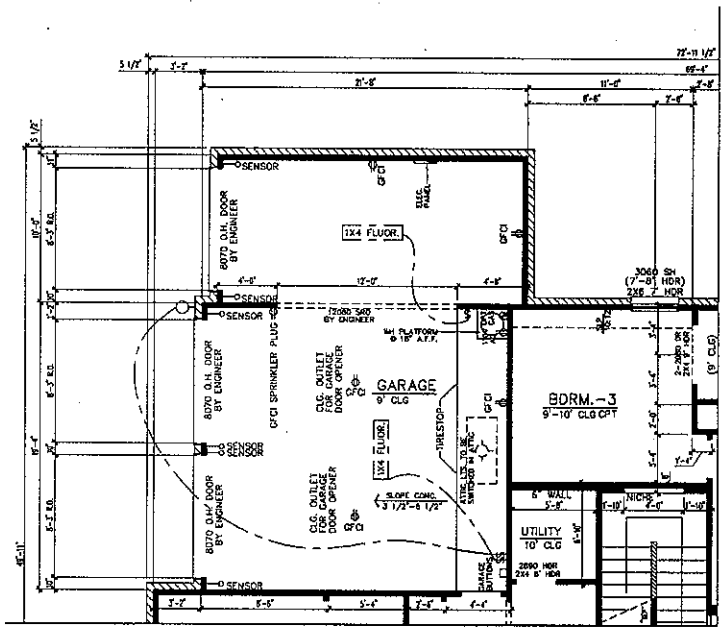


FRONT ELEVATION – B
SCALE: 1/8" = 1'-0"

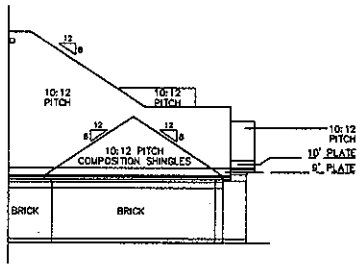
SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR



FOUNDATION SILHOUTTE – TYP.
SCALE: 1/8" = 1'-0"



FLOOR PLAN – TYP.
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION – TYP.
SCALE: 1/16" = 1'-0"

NOTES:
1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SQUARE FOOTAGES	
First Floor	2117 SQ. FT.
Second Floor	300 SQ. FT.
Total Living Area	2417 SQ. FT.
Garage	628 SQ. FT.
Porch & Patio	55/100 SQ. FT.
Total Under Roof	3200 SQ. FT.

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, engineer or architect licensed in the state of construction should alter these plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. group
2300 HIGHLAND VILLAGE RD., STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0306
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: 3RD CAR OPTION SHEET 1-4

GENERAL NOTES

1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.
2.) ALL BRICK LEDGES TO BE 5 1/2"
3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE
4.) ALL SHOWER HEADS TO BE @ 6'-9" A.F.F.
5.) WATER HEATERS TO BE LOCATED IN GARAGE
6.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".

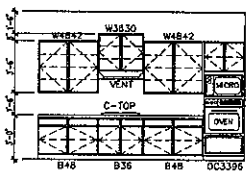
NOTES TO FRAMER:

1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37-1/2" A.F.F., 57-1/2" A.F.F., & 98" A.F.F.
3.) ALL NON-LOAD BEARING INTERIOR WALL STUDS TO BE 24" O.C.
4.) MANTLE BLOCKING AT EACH SIDE OF FIREPLACE EVERY 24" O.C. A.F.F.
5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE
6.) PLATFORM FOR WATER HEATER TO BE BUILT BY FRAMER. PLATFORM TO CONSIST OF 2X MATERIAL. WATER HEATER SHOWN ON FRAMING PLAN
7.) ALL FINISHED CEILINGS TO BE 10'-0" FLAT UNLESS NOTED OTHERWISE
8.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
9.) HALL TUB BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE
MASTER SHOWER BLOCKING 40"-46" FROM WALL BOTTOM PLATE TO TOP PLATE
10.) VANITY LIGHT FIXTURE 2x4 BLOCKING TO BE IN ALL BATHS @ 86" A.F.F. (TO BOTTOM OF BLOCKS)
11.) CABINET BLOCKING FOR PLANNING CENTER TO BE @ 30" A.F.F. (TO TOP OF BLOCKS)
12.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE

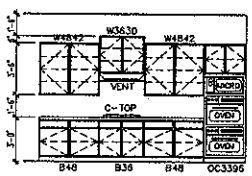
TRIM SCHEDULE

LIVING	SEE SPEC'S
DINING	SEE SPEC'S
	SEE SPEC'S
M. BDRM	SEE SPEC'S
1R/1S HGT	72" A.F.F. TO TOP OF SHELF
2R/1S HGT	84" A.F.F. TO TOP OF SHELF
	BOTTOM ROD @ 42" A.F.F.
ROD & SHELF SUPPORT	ALL RODS (EVERY 32" MIN. OF 1)
	25-1/2" x 54-1/2" ATTIC STAIRS
	22-1/2" x 30" ATTIC SCUTTLE
BASE	SEE SPEC'S
CASING	SEE SPEC'S
TP	TOILET PAPER HOLDER 25"A.F.F.
TR	TOWEL RING 55"A.F.F.
TB	TOWEL BAR 54"A.F.F.
TRIM ALL WINDOWS W/ STOOL PER SPEC'S	
MANTLE ~ 60" A.F.F. TO TOP OF MANTLE	
ALL BEDROOM DOORS TO BE 1" ABOVE CARPET (2" ABOVE CONC.)	
ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED PER SPEC'S	

SUPPLIED TO:
1.) FRAMER 4.) TRIM LABOR 7.) CABINET LABOR
2.) SHEETROCKER 5.) CARPET LABOR 8.) PLUMBER
3.) STAIR LABOR 6.) C-TILE LABOR



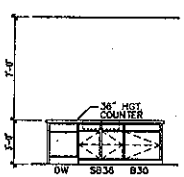
A KITCHEN



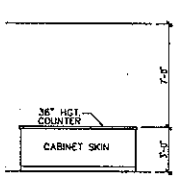
A KITCHEN OPTIONAL



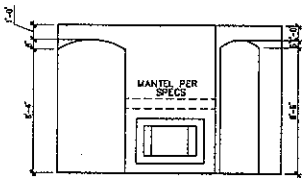
B KITCHEN



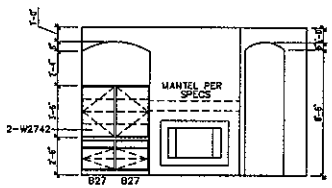
C KITCHEN



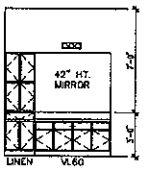
D KITCHEN



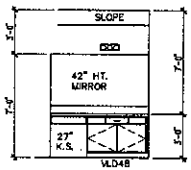
E FAMILY ROOM



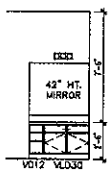
E FAMILY ROOM OPTIONAL



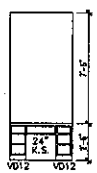
F M. BATH



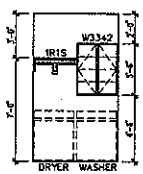
G M. BATH



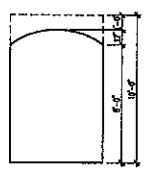
H BATH-2

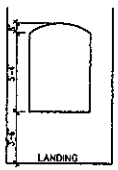


J PLANNING CENTER

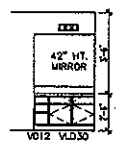


K UTILITY

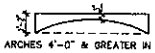

L FOYER

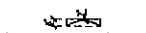


M NICHE



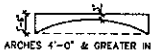
N BATH-3

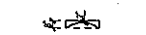

ARCHES 4'-0" & GREATER IN WIDTH


RCHES LESS THAN 4'-0" IN WIDTH

1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

TYPICAL ARCHWAY DIMENSIONS FOR 8'-1 1/8" PLATE HEIGHT
REFER TO PLANS FOR OPENING WIDTH


ARCHES 4'-0" & GREATER IN WIDTH

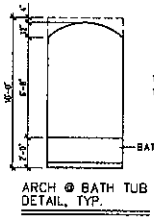

ARCHES LESS THAN 4'-0" IN WIDTH

1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

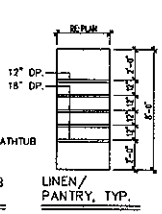
TYPICAL ARCHWAY DIMENSIONS FOR 9'-1 1/8" PLATE HEIGHT
REFER TO PLANS FOR OPENING WIDTH

INTERIOR ELEVATIONS

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

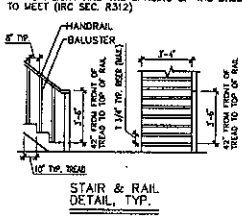


ARCH @ BATH TUB DETAIL, TYP.

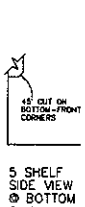


LINEN/ PANTRY, TYP.

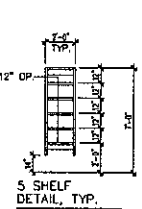
NOTE: STAIR WIDTH, RISER HEIGHT, TREAD DEPTH, HANDRAIL HEIGHT TO MEET (IRC SEC. R311.7.7.1) GUARD HEIGHT AND THE SPACING OF THE BALUSTERS TO MEET (IRC SEC. R312)



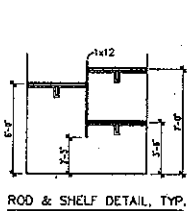
STAIR & RAIL DETAIL, TYP.



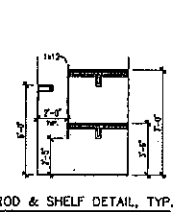
5 SHELF SIDE VIEW @ BOTTOM



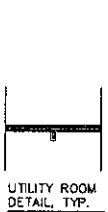
5 SHELF DETAIL, TYP.



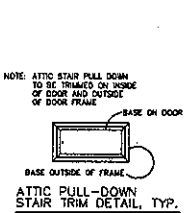
ROD & SHELF DETAIL, TYP.



ROD & SHELF DETAIL, TYP.


UTILITY ROOM DETAIL, TYP.

NOTE: ATTIC STAIR PULL DOWN TO BE TRIMMED ON INSIDE OF DOOR AND OUTSIDE OF DOOR FRAME



ATTIC PULL-DOWN STAIR TRIM DETAIL, TYP.

REVISIONS

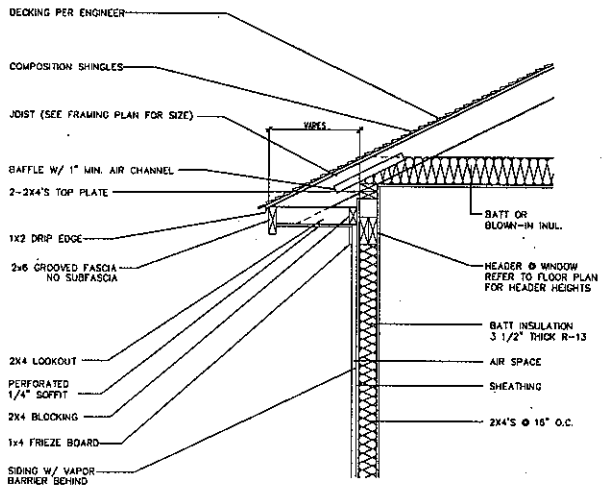
DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site specific conditions. Any and all modifications to these plans must be permitted in other home plans, with written release of the M.L. Group Inc.

the M.L. group
2300 HIGHLAND VILLAGE RD., STE. 4210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE 04-22-10
DRAFTSPERSON CSG
PROJECT NO. 10-035
PLAN NUMBER 2417 L
SHEET NUMBER DETAILS 1
SHEET 1-D-1

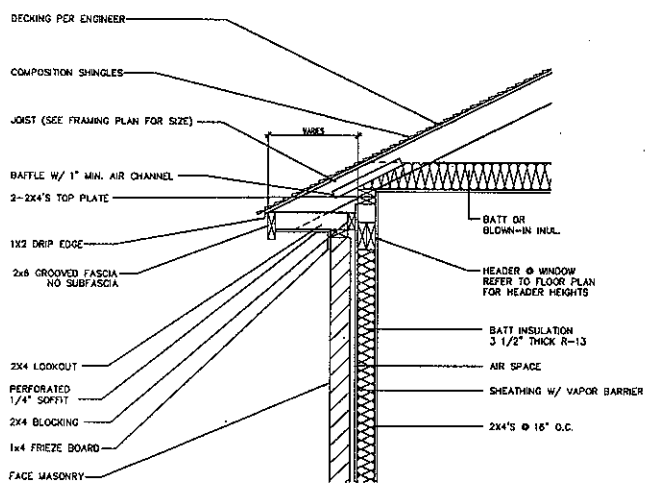


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT SIDING

SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

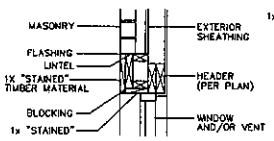


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT MASONRY

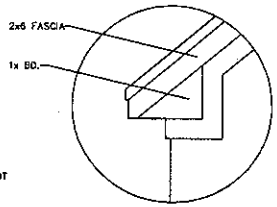
SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

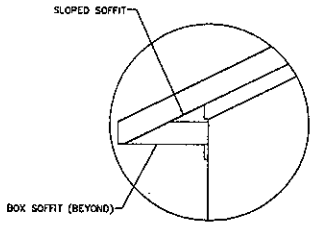


TYP. HEADER SECTION

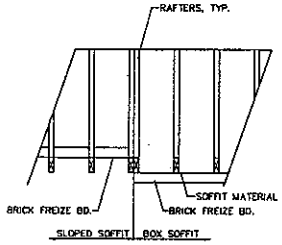
SCALE: N.T.S.



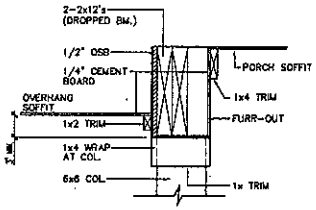
SOFFIT DETAIL



SLOPED SOFFIT DETAIL



SLOPED SOFFIT DETAIL



COVERED PATIO BEAM DETAIL

REVISIONS

The M.L Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any unauthorized reproduction, modification, or use of these plans is prohibited. Reproduction of these plans may be permitted by the M.L Group Inc. with written release of the M.L Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2500 HIGHLAND VILLAGE RD., STE. #100
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: CSG

PROJECT NO.: 10-035

PLAN NUMBER: 2417 L

SHEET NUMBER: DETAILS 1

SHEET 1-D-2

HEADERS SCHEDULE
BUILDING WIDTH OF 20' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-8"	3'-1"	2'-8"	2'-2"
2-2x6	5'-5"	4'-6"	3'-11"	3'-0" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-8" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-8" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *

FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-5"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

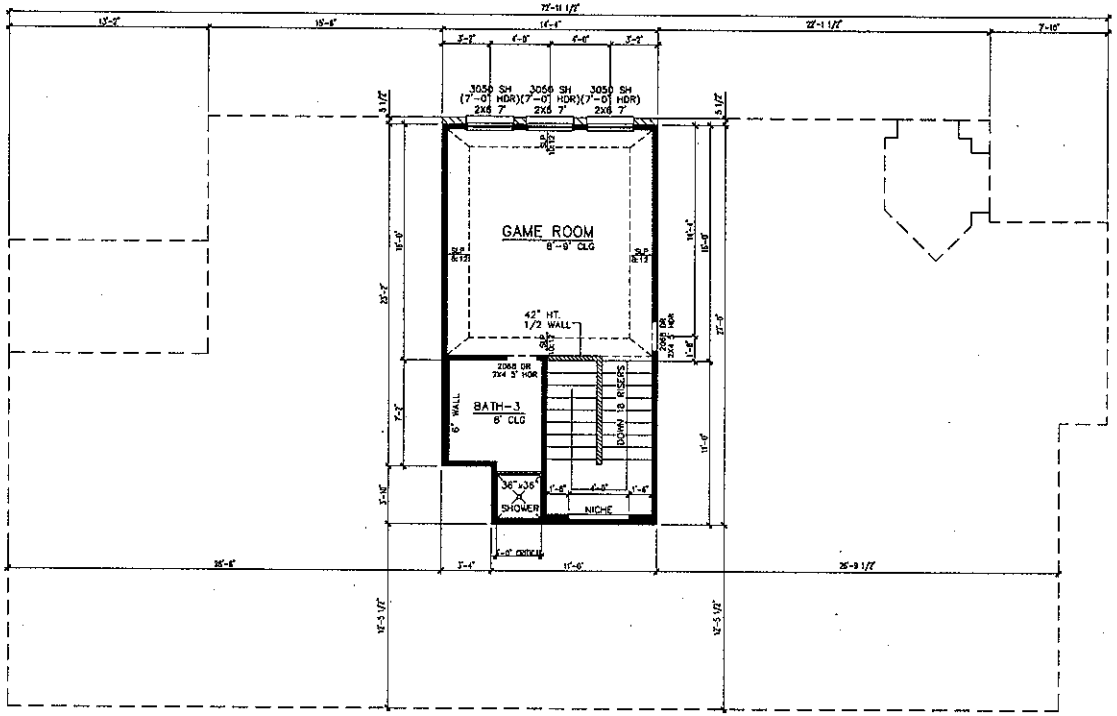
FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-5"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES		
First Floor	2117	SQ. FT.
Second Floor	300	SQ. FT.
Total Living Area	2417	SQ. FT.
Garage	411	SQ. FT.
Porch & Patio	55/100	SQ. FT.
Total Under Roof	2983	SQ. FT.

REVISIONS

The M.L. Group, Inc. assumes no liability for any deviation built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site specific data. Any modified design, changes or omissions must be approved, compliant, or sealed by a design professional. Plans may be permitted to alter these plans, with written release of The M.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. group
2309 HIGHLAND VILLAGE RD., STE #219
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

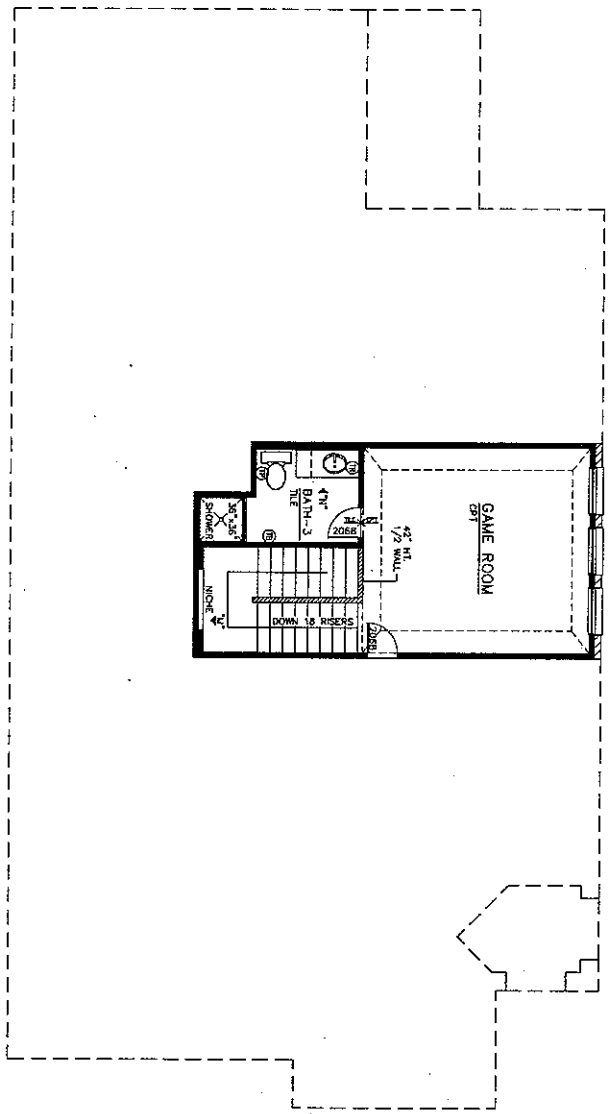
ISSUE DATE
04-22-10

DRAFTSPERSON
CSG

PROJECT NO.
10-035

PLAN NUMBER
2417 L

SHEET NUMBER
FRAMING/ CONCRETE
SHEET 2-1



SECOND FLOOR PLAN

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

SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

2360 GRAND/VILLAGE RD. STE. 6200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

SHEET NUMBER: TRIM/FINISH-OUT SHEET 2-2

PLAN NUMBER: 2417 L

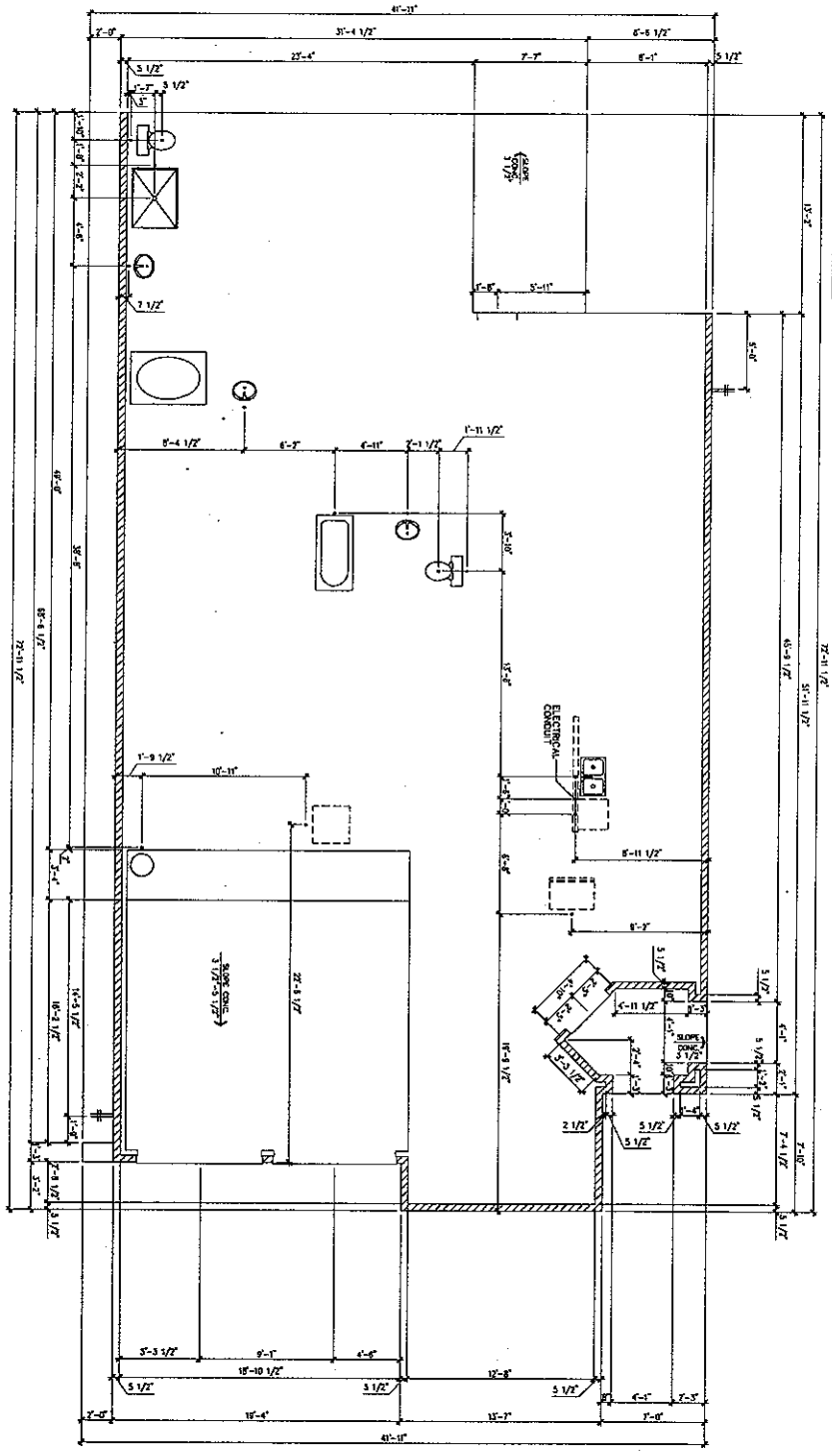
PROJECT NO.: 10-035

DRAFTSPERSON: CSG

ISSUE DATE: 04-22-10

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SCALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – A

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

SUPPLIED TO:

1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

SHEET NUMBER	FOUNDATION ENGINEERING "A" SHEET 3a
PLAN NUMBER	2417 L
PROJECT NO.	10-035
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10

2961 HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 384-0866
TEXASMARKED

the ml group

BUILDER: BROHN HOMES

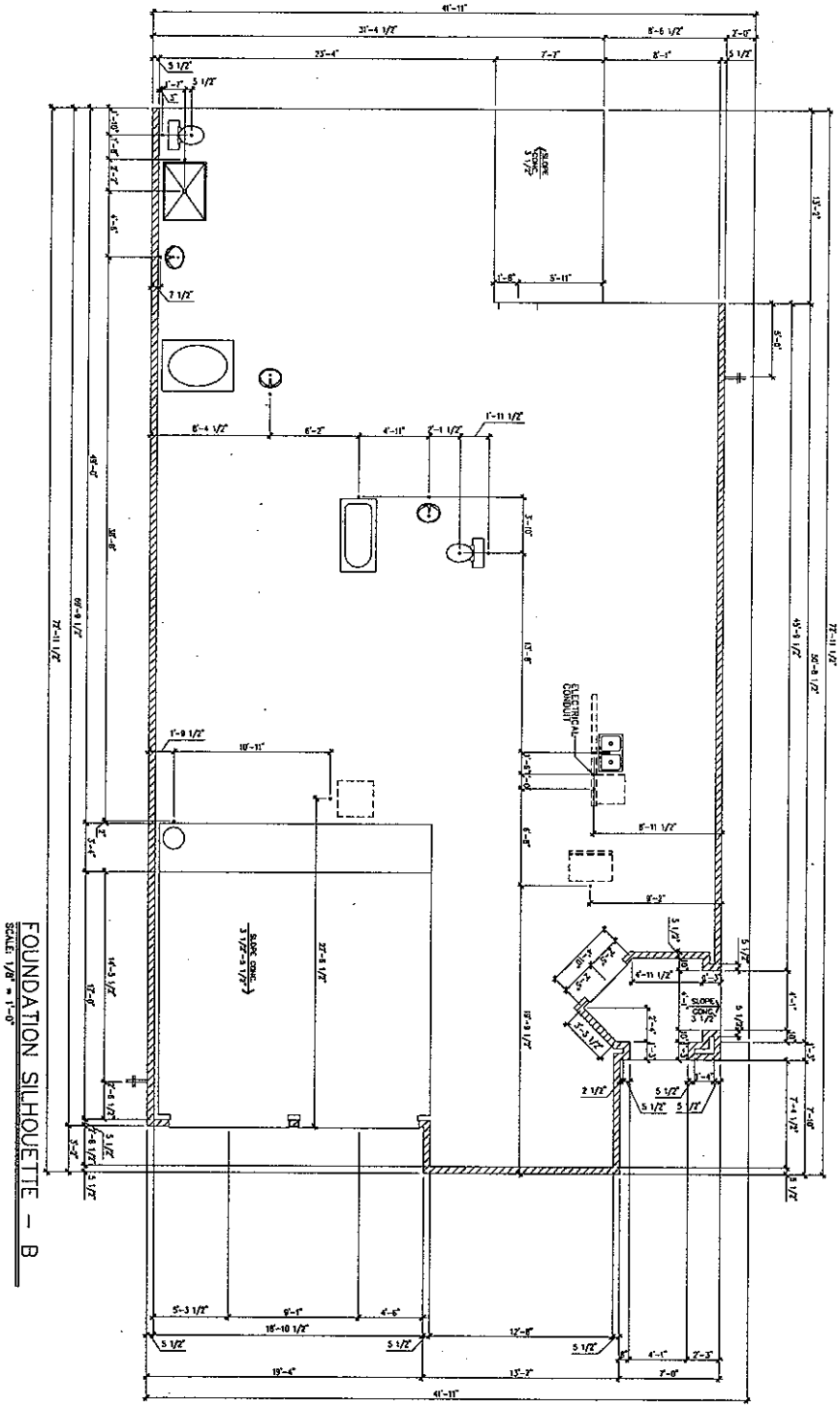
DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – B
SCALE: 1/8" = 1'-0"

SUPPLIED TO:

1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

the ml group
7200 HIGHLAND VILLAGE RD. STE 430
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 316-6806
TRADEMARKED

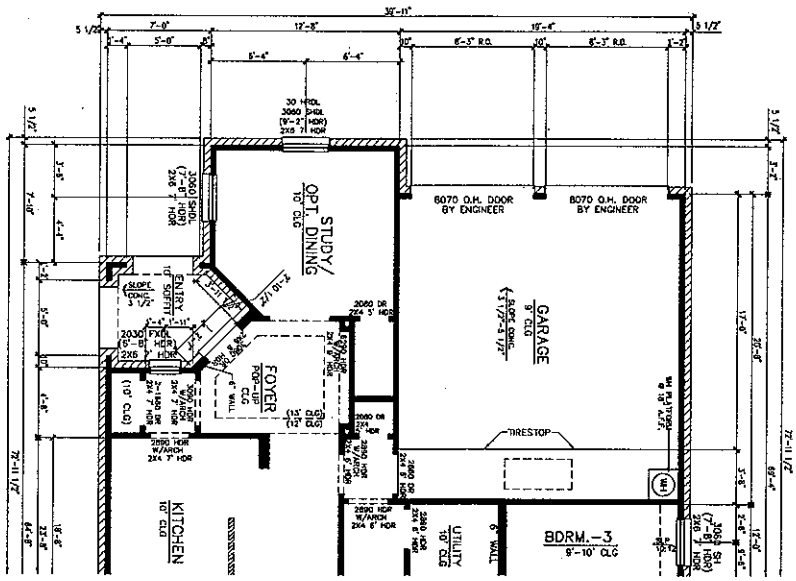
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the M.L. Group Inc.

REVISIONS

SHEET NUMBER	FOUNDATION ENGINEERING "B"
SHEET	3b
PLAN NUMBER	2417 L
PROJECT NO.	10-035
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10



PARTIAL FLOOR PLAN – B

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

SQUARE FOOTAGES	
First Floor	2117 SQ. FT.
Second Floor	300 SQ. FT.
Total Living Area	2417 SQ. FT.
Garage	411 SQ. FT.
Porch & Patio	55/100 SQ. FT.
Total Under Roof	2883 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

SHEET NUMBER	2417 L
ELEVATION	FOOTPRINT "B"
SHEET 4b	
PLAN NUMBER	
PROJECT NO.	10-035
DRAFTSPERSON	CSG
ISSUE DATE	04-22-10

THE M.L. GROUP INC. 1200 HIGHLAND VILLAGE, SUITE 600
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0356
TRADEMARKED

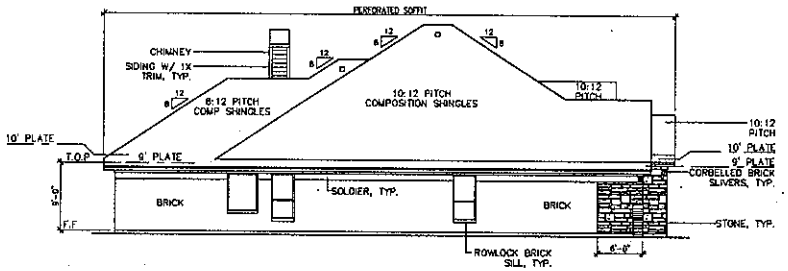
the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS



LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
15% MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-30
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-8
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:

1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:

1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-8" A.F.F.

CHIMNEY CHASE NOTES:

1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

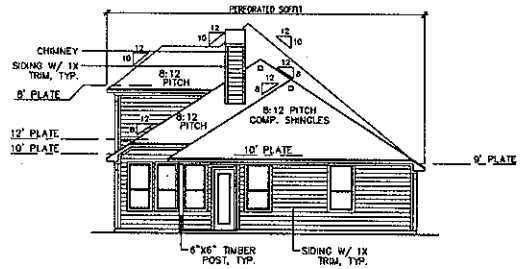
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

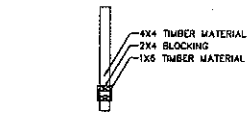
SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN



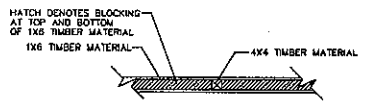
REAR ELEVATION

SCALE: 1/16" = 1'-0"



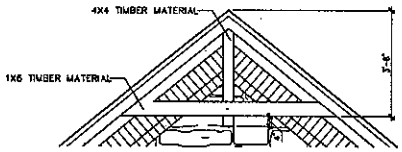
SIDE VIEW BRACKET DETAIL

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



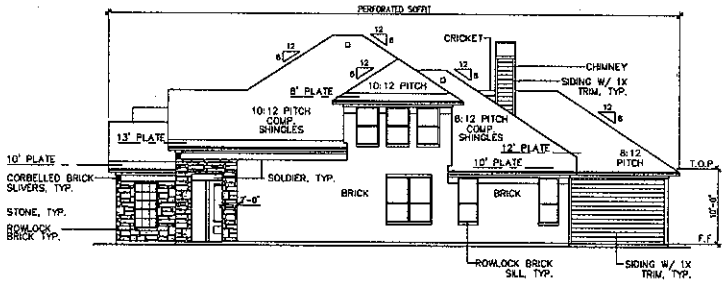
TOP VIEW BRACKET DETAIL

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



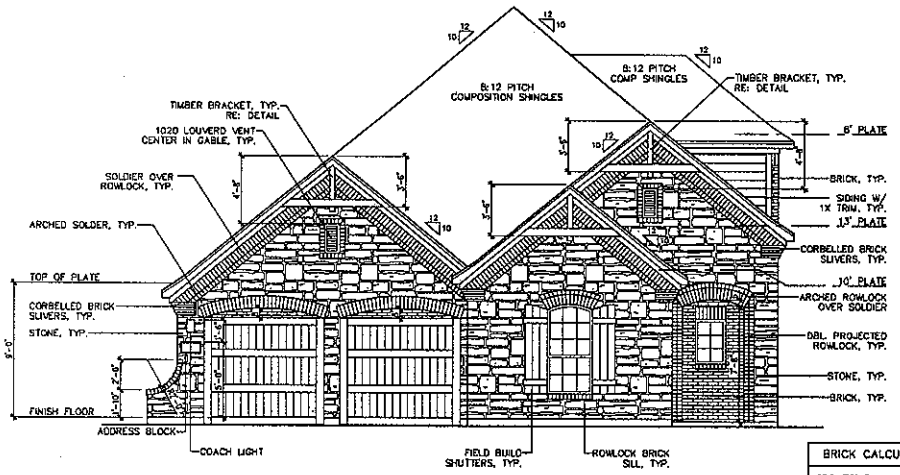
TYP. BRACKET DETAIL

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



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "A"

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

BRICK CALCULATIONS	
BRICK/STONE:	1498 SQ. FT.
SIDING:	414 SQ. FT.
TOTAL:	1909 SQ. FT.
% OF MASONRY:	78 %

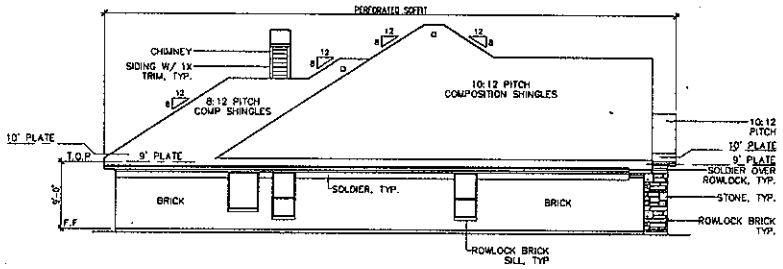
REVISIONS

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

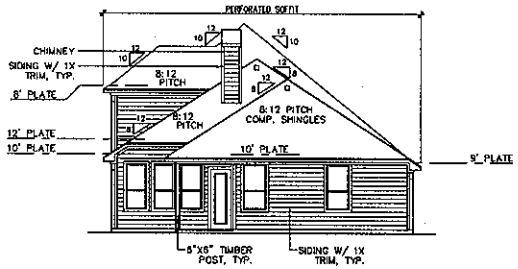
the Mal Group
2308 HIGHLAND VILLAGE RD, STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: ELEVATION "A"
SHEET 5c



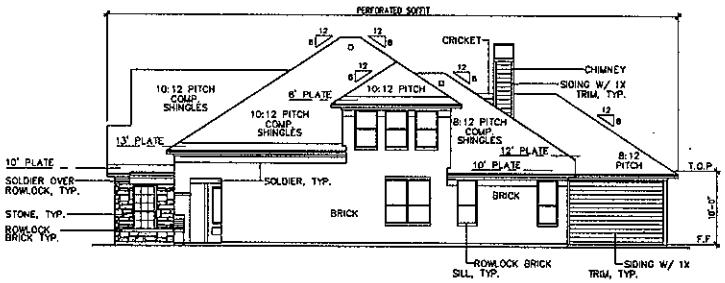
LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
158 MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-30
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:

1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:

1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-6" A.F.F.

CHIMNEY CHASE NOTES:

1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

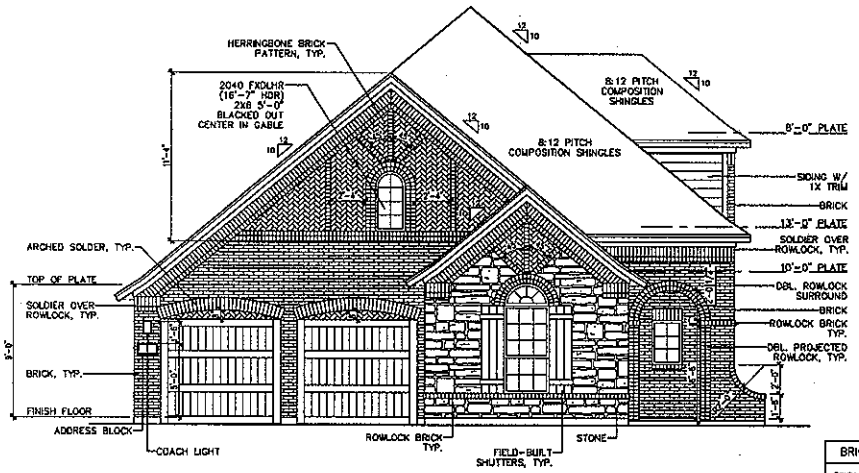
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN



FRONT ELEVATION "B"

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

BRICK CALCULATIONS	
BRICK/STONE:	1518 SQ. FT.
SIDING:	419 SQ. FT.
TOTAL:	1937 SQ. FT.
% OF MASONRY:	78 %

REVISIONS

DESCRIPTION: WHITESTONE OAKS

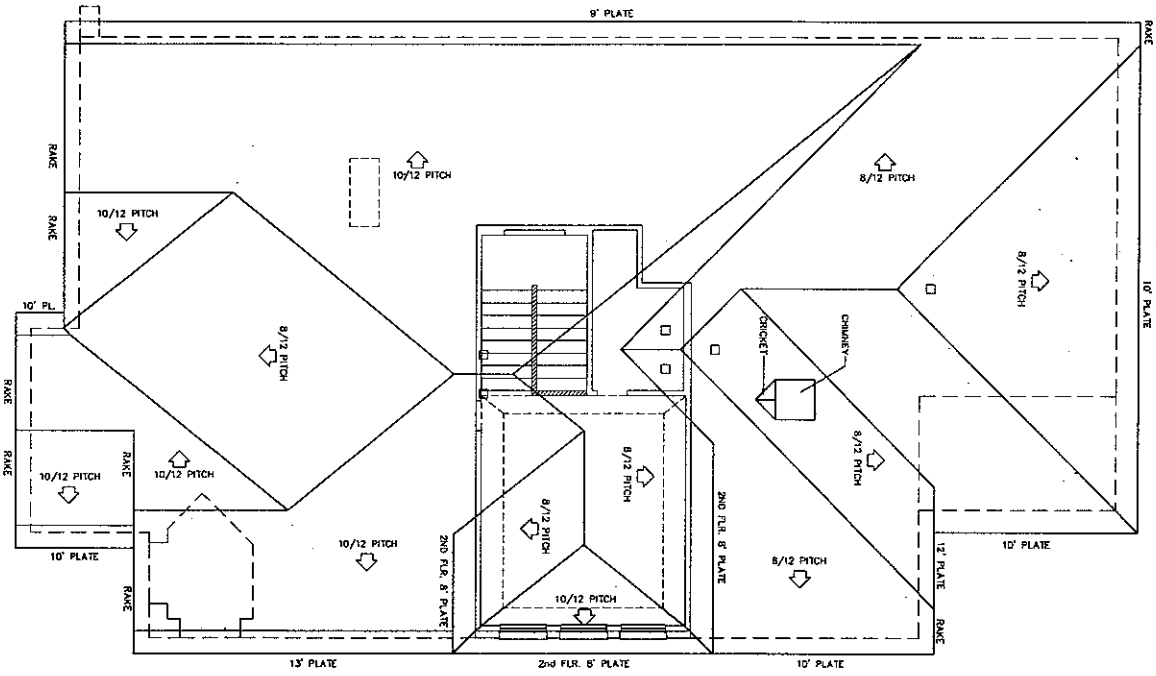
BUILDER: BROHN HOMES

the Mark group

2300 HIGHLAND VILLAGE RD., STE. 4216
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: ELEVATION "B"
SHEET 5b

The ALL Group, Inc. assumes no liability for any errors or omissions in these plans. Before constructing, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should make changes to these plans. Any unauthorized use of these plans will be prosecuted to the full extent of the law.



ROOF PLAN – A

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

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SELECTED FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

□ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-0" FROM BRICK LINE TYP. U.O.N.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

the ml group
2300 WOODLAND VILLAGE RD., STE. 610
WOODLAND VILLAGE, TEXAS 78701
OFFICE: (972) 416-7474
FAX: (972) 316-6806

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

TRADEMARKED

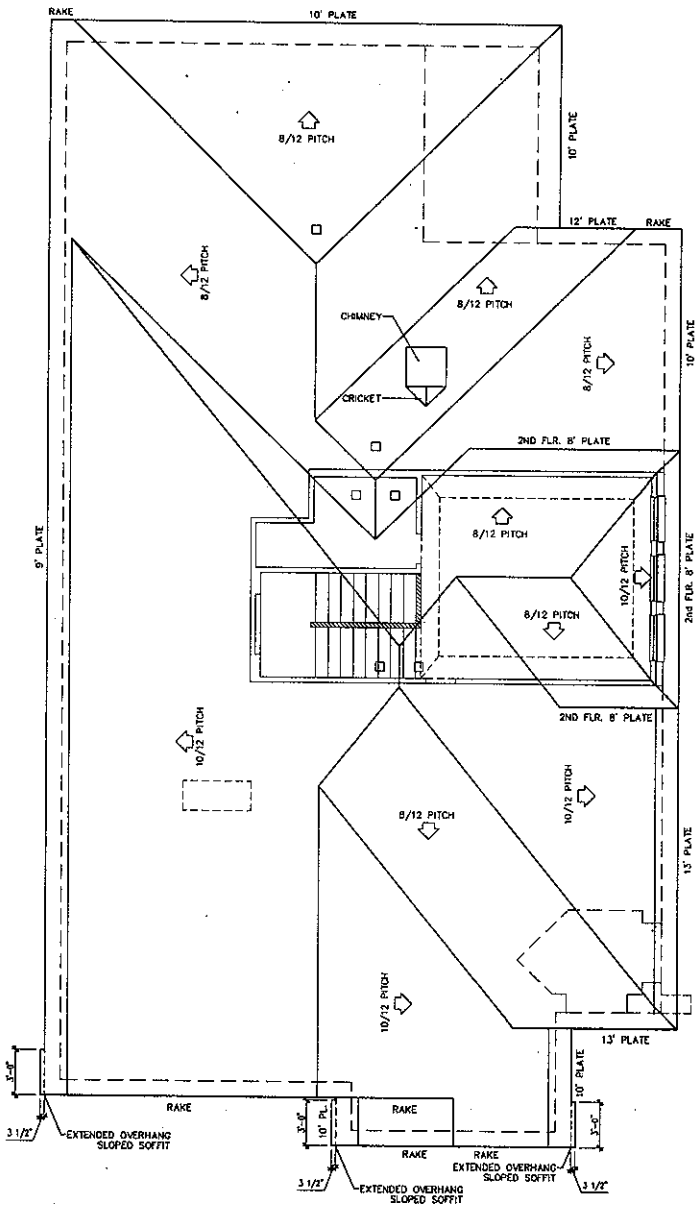
ISSUE DATE: 04-22-10

DRAFTSPERSON: CSG

PROJECT NO.: 10-035

PLAN NUMBER: 2417 L

SHEET NUMBER: FRAME ENGINEERING "A" SHEET 6a



ROOF NOTES
1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-8" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

ROOF PLAN - B

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

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

REVISIONS

The ML Group Inc. assumes no liability for any direction built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any unauthorized changes, omissions, or deviations from these plans will be permitted to alter these plans with written release of the ML Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD., STE. 1210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: FRAME ENGINEERING "B"
SHEET 6b

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY --- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 38" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC, ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

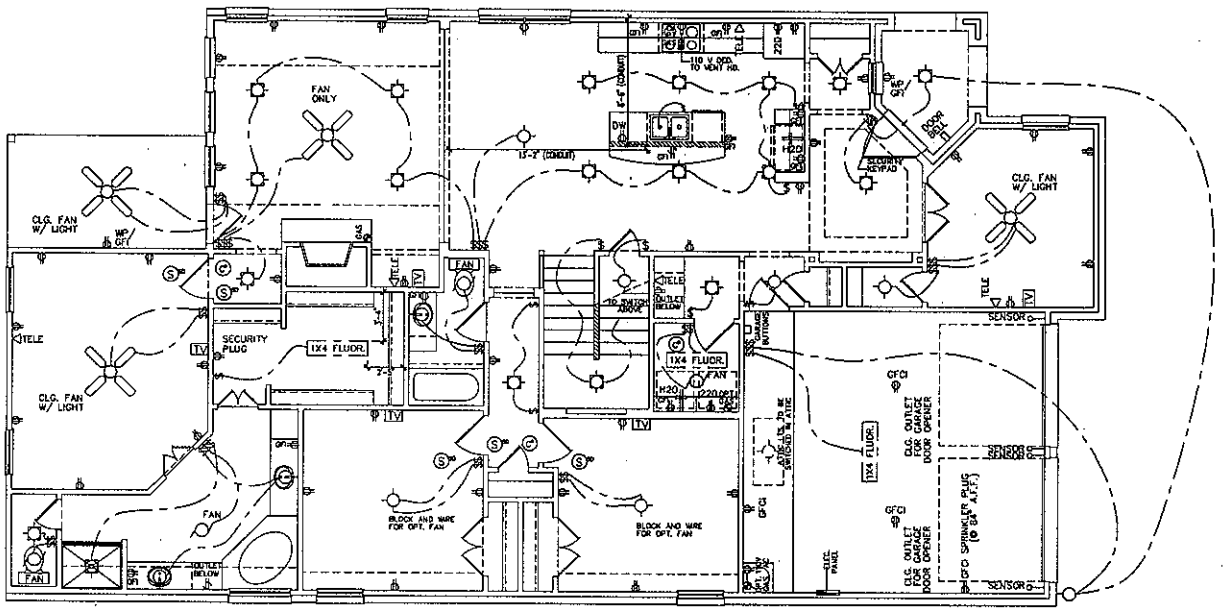
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED. UNLESS NOTED AS "GFCI".



FIRST FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICAN

REVISIONS

The M.J. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or engineer registered in Texas should be permitted to alter these plans. ©2010 All rights reserved by the M.J. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the MJ GROUP
2300 HIGHLAND VILLAGE RD., STE. 200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: CSG.

PROJECT NO.: 10-035

PLAN NUMBER: 2417 L

SHEET NUMBER: ELECTRICAL 1

SHEET 7-1

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 75" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIDERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC. ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

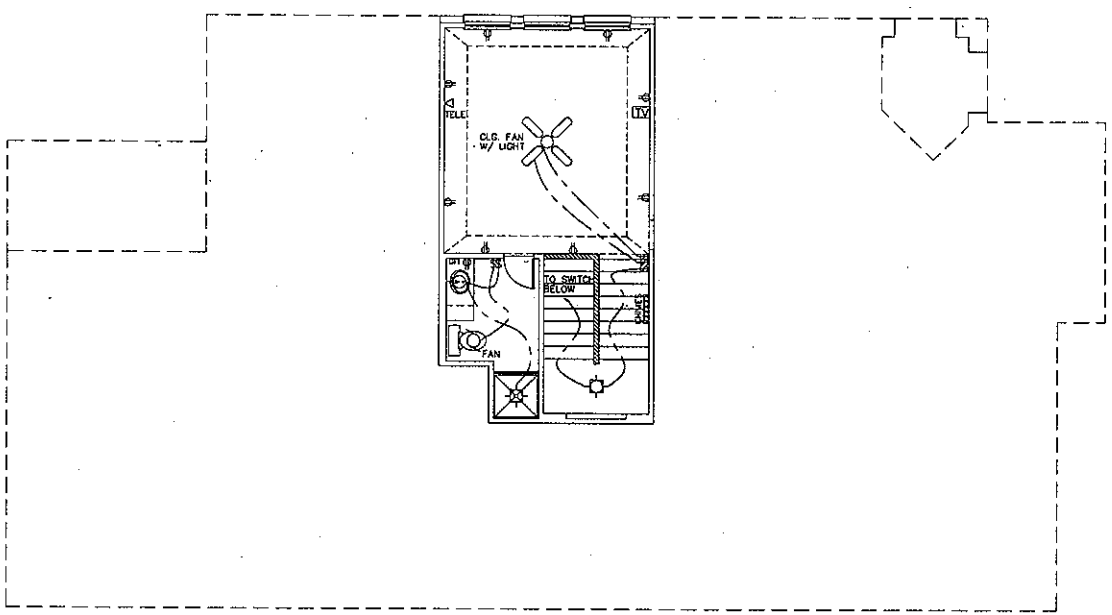
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) ELECTRICIAN

REVISIONS

The M.L. Group, Inc. assumes no liability for any errors, both those on these plans & those resulting from construction. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be consulted to alter these plans. Use without release of the M.L. Group, Inc. is prohibited.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML GROUP
2100 HIGHLAND VILLAGE RD, STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0606
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
CSG

PROJECT NO.
10-035

PLAN NUMBER
2417 L

SHEET NUMBER
ELECTRICAL 2
SHEET 7-2

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8' OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

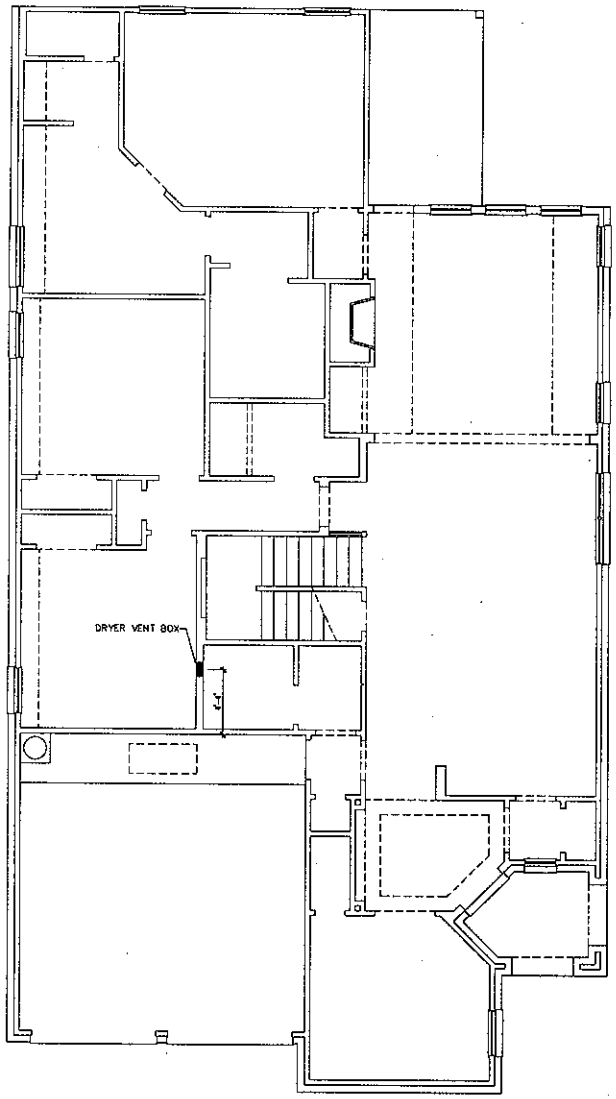
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



FIRST FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The M.I. Group Inc. assumes no liability for any deviation built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all conditions, and be satisfied therewith. Any conditions that are unsatisfactory to the architect, or structural engineer should be permitted to alter these plans with written release of the M.I. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.I. group
2301 HIGHLAND VILLAGE RD., STE 1210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: HVAC 1
SHEET 8-1

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8" OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

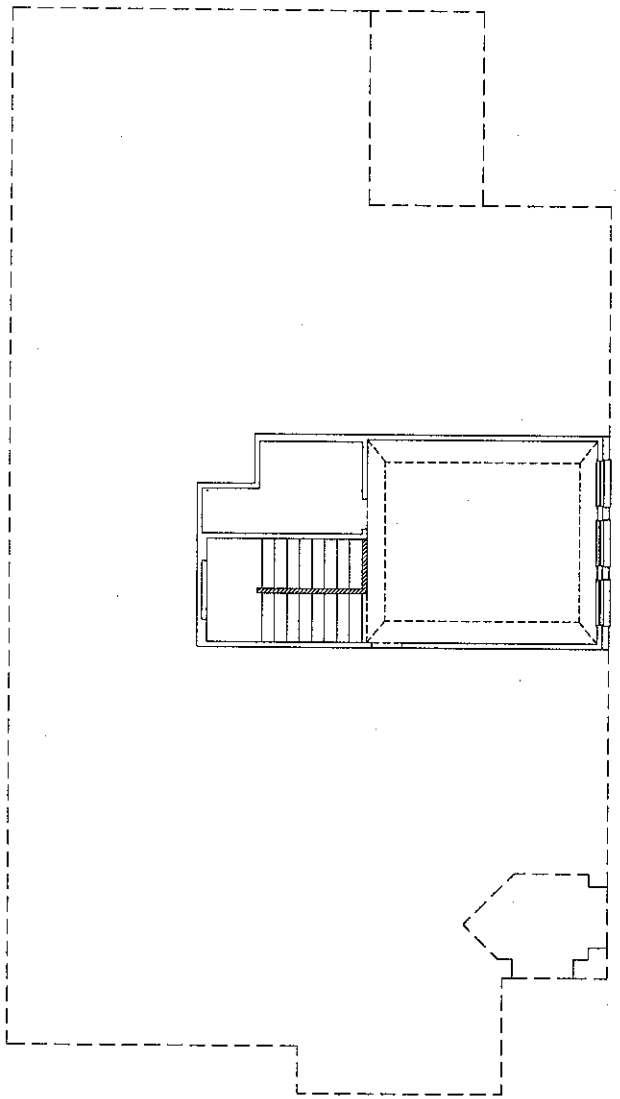
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



SECOND FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify conditions with all applicable codes, and incorporate site conditions. Any modifications to these plans must be approved by a registered design professional, or structural engineer. Plans may be permitted to alter these plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
2300 HIGHLAND VILLAGE RD., STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

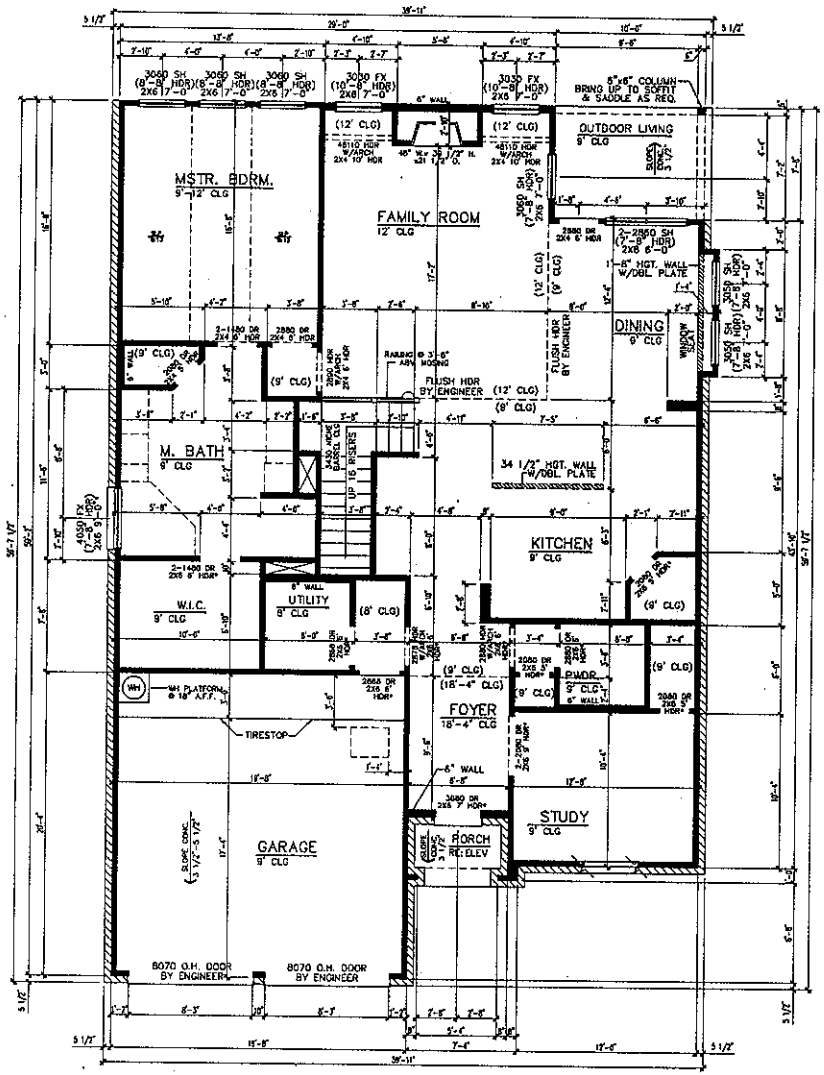
ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-035
PLAN NUMBER: 2417 L
SHEET NUMBER: HVAC 2
SHEET 8-2

HEADERS SCHEDULE BUILDING WIDTH OF 20' OR LESS (MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)				
FOR EXTERIOR LOAD BEARING WALLS				
	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-6"	3'-1"	2'-8"	2'-7"
2-2x6	5'-5"	4'-6"	3'-11"	3'-9" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-9" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-9" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *
FOR INTERIOR LOAD BEARING WALLS				
		ONE FLOOR ONLY	TWO FLOORS	
2-2x4		5'-1"	2'-2"	
2-2x6		4'-6"	5'-2" *	
2-2x8		5'-9"	4'-1" *	
2-2x10		7'-0" *	4'-11" *	
2-2x12		8'-1" *	5'-9" *	

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



FIRST FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
First Floor	1713 SQ. FT.
Second Floor	799 SQ. FT.
Total Living Area	2512 SQ. FT.
Garage	420 SQ. FT.
Porch & Patio	28/80 SQ. FT.
Total Under Roof	3038 SQ. FT.

REVISIONS

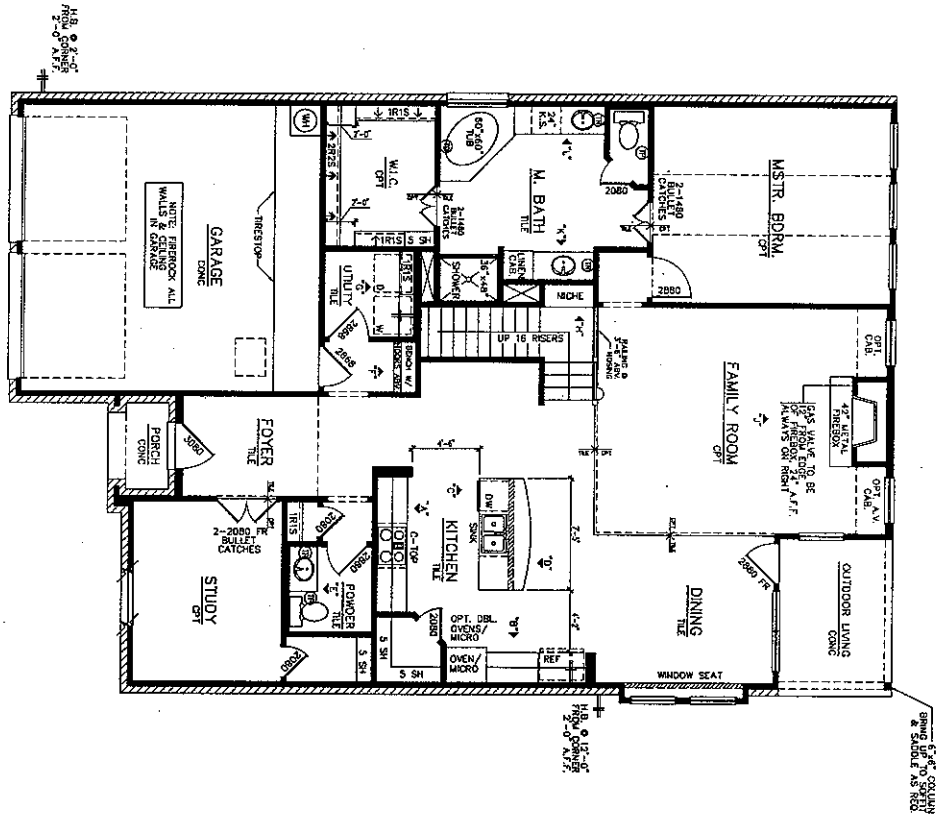
The M.L. Group Inc assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions as required. Any structure constructed or altered from these plans be permitted to utilize these plans with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. group
2300 HIGHLAND VILLAGE RD, STE #310
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: FRAMING/ CONCRETE
SHEET 1-1



FIRST FLOOR PLAN

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

SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

THE M.L. GROUP
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0805

TRADEMARKED

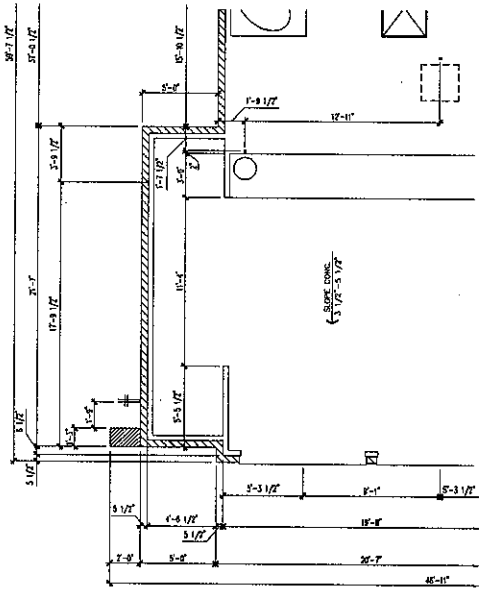
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

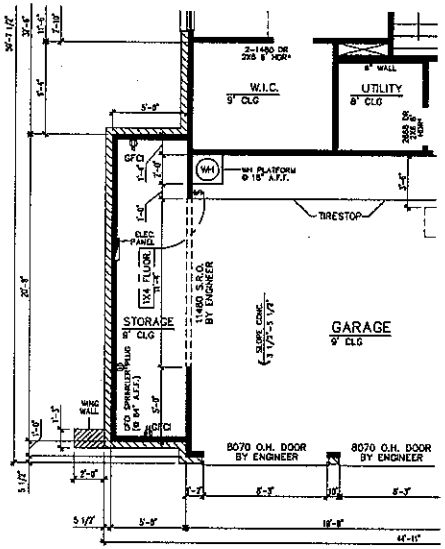
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

SHEET NUMBER	TRIM/ FINISH-OUT SHEET 1-2
PLAN NUMBER	2512 L
PROJECT NO.	10-038
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10



PARTIAL FOUNDATION SILHOUETTE – TYP.
SCALE: 1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN – TYP.
SCALE: 1/8" = 1'-0"

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

SQUARE FOOTAGES	
First Floor	1713 SQ. FT.
Second Floor	799 SQ. FT.
Total Living Area	2512 SQ. FT.
Garage	528 SQ. FT.
Porch & Patio	26/80 SQ. FT.
Total Under Roof	3146 SQ. FT.

REVISIONS

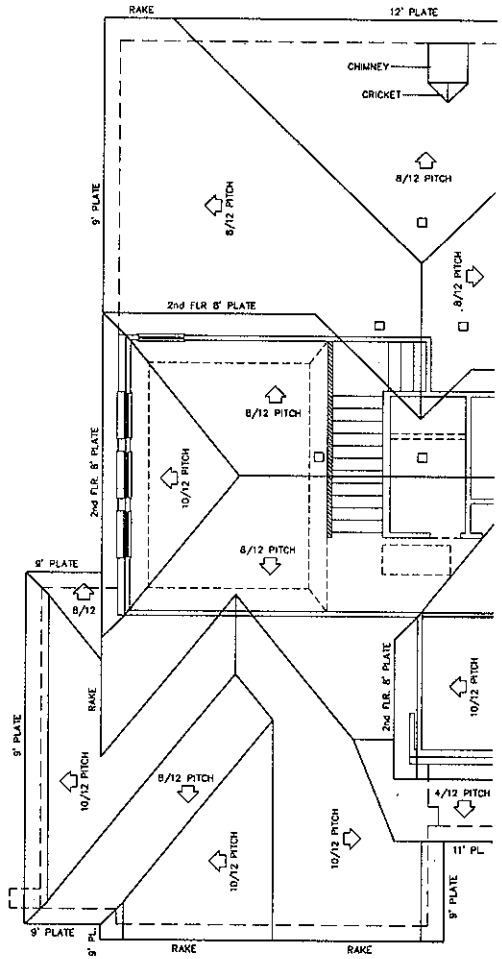
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, study compliance with all building codes, and incorporate into working plans any required changes. Any structure or portion thereof designed, engineered, or otherwise changed cannot be permitted to alter these plans, nor within release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. group
2300 HIGHLAND VILLAGE RD, STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: 2 1/2 CAR OPTION
SHEET 1-3



PARTIAL ROOF PLAN – A

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

ROOF NOTES

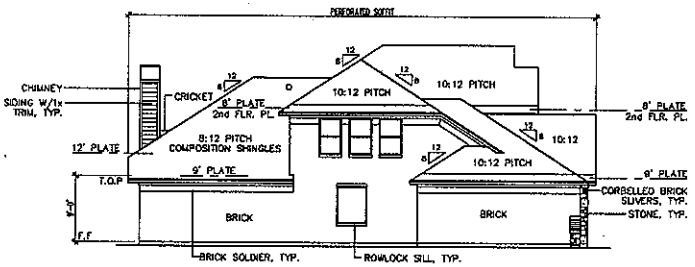
1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) OVERHANG @ FRONT PORCH TO BE CUT BACK TO 1'-0" FROM EXTERIOR FACE OF STUD @ 4:12.
4.) ALL SPLAYS TO BE 8:12.
5.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

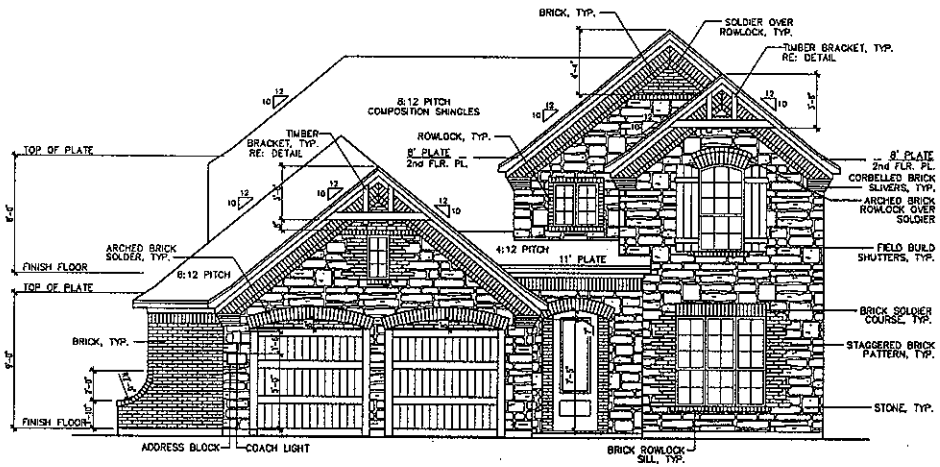
☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.



LEFT SIDE ELEVATION – A

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "A"

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

REVISIONS

The ML Group Inc. assumes no liability for any mistakes built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a certified designer, engineer or architect should be permitted to alter these plans. Any alterations to the plans must be done with written release of The ML Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD., STE. 200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

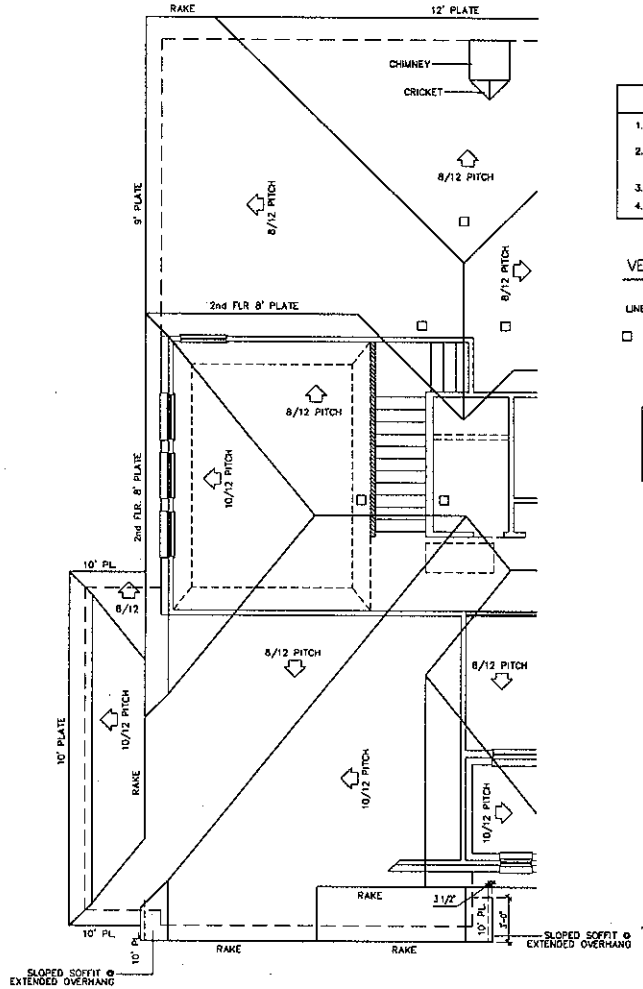
ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
2 1/2 CAR OPTION
SHEET 1-4



PARTIAL ROOF PLAN – B

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.

2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.

3.) ALL SPLAYS TO BE 8:12.

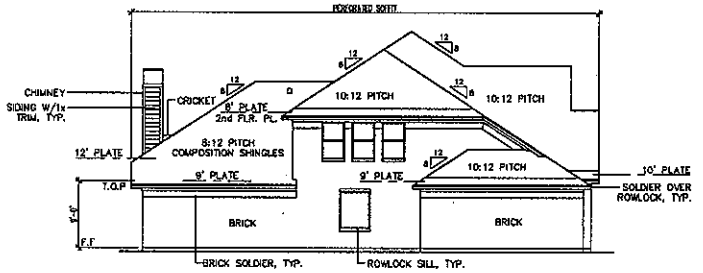
4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

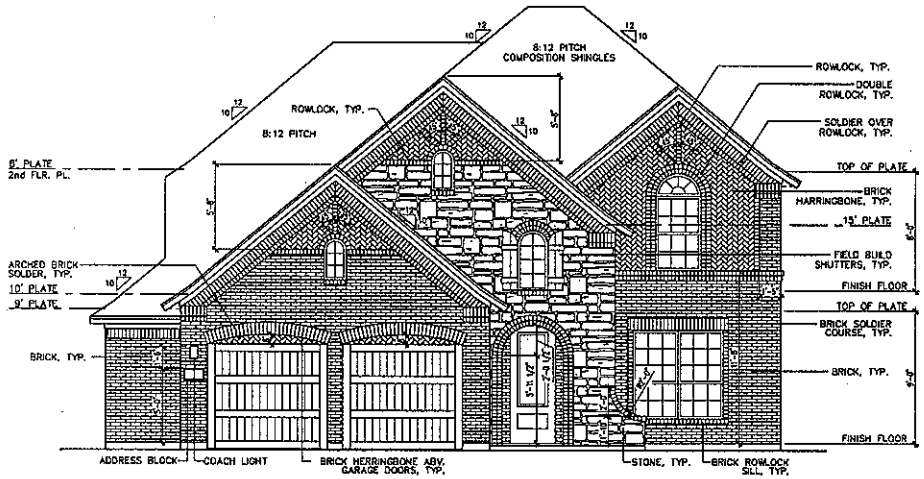
☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.



RIGHT SIDE ELEVATION – B

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any unauthorized deviation from these plans will not be permitted, to alter these plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the M.L. group
2100 HIGHLAND VILLAGE RD, STE 410
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

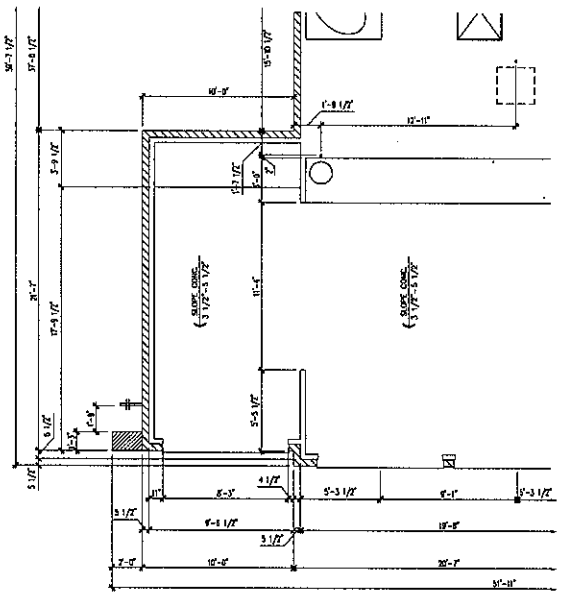
ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

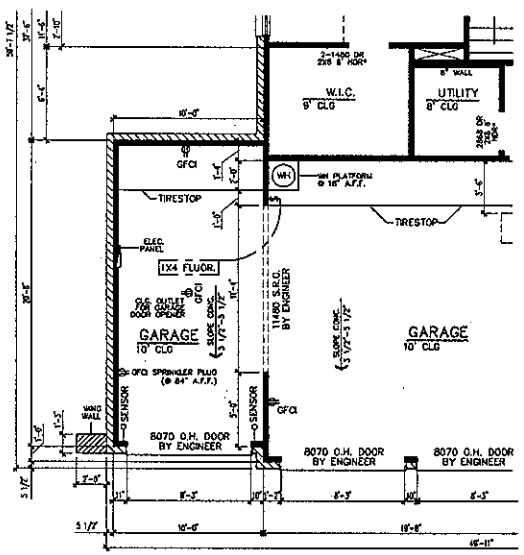
PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
2 1/2 CAR OPTION
SHEET 1-5



PARTIAL FOUNDATION SILHOUETTE – TYP.
SCALE: 1/8" = 1'-0"



PARTIAL FIRST FLOOR PLAN – TYP.
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

SQUARE FOOTAGES	
First Floor	1713 SQ. FT.
Second Floor	799 SQ. FT.
Total Living Area	2512 SQ. FT.
Garage	636 SQ. FT.
Porch & Patio	26/80 SQ. FT.
Total Under Roof	3254 SQ. FT.

REVISIONS

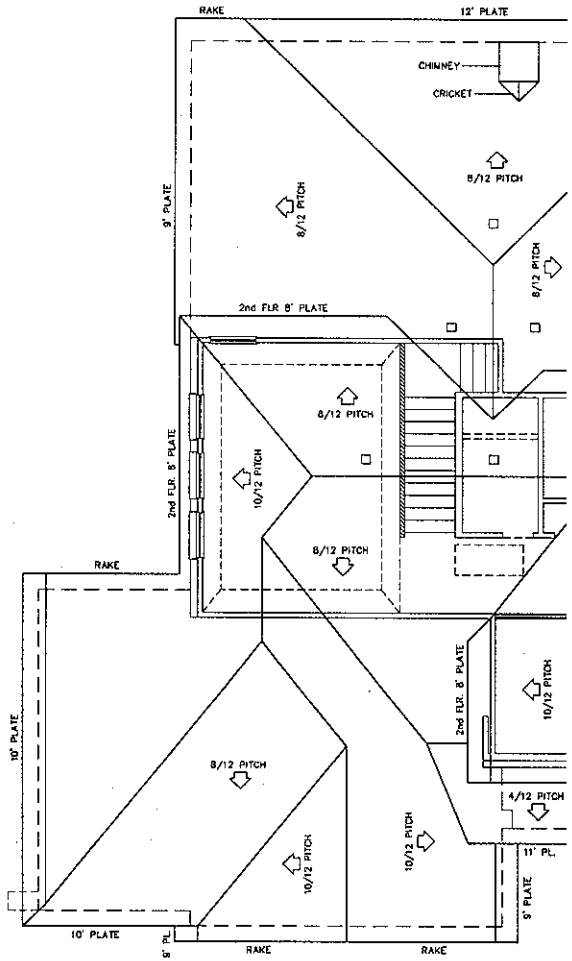
The M. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, engineer, or architect shall alter these plans. No portion of these plans may be reproduced or altered without the written consent of The M. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M group
2100 HIGHLAND VILLAGE RD., STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: 3 CAR OPTION
SHEET 1-6



PARTIAL ROOF PLAN – A

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.

2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.

3.) OVERHANG @ FRONT PORCH TO BE CUT BACK TO 1'-6" FROM EXTERIOR FACE OF STUD @ 4:12.

4.) ALL SPLAYS TO BE 8:12.

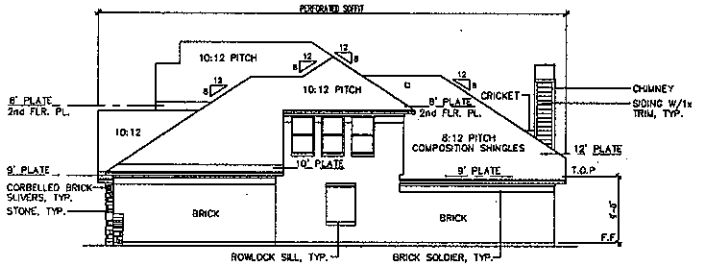
5.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

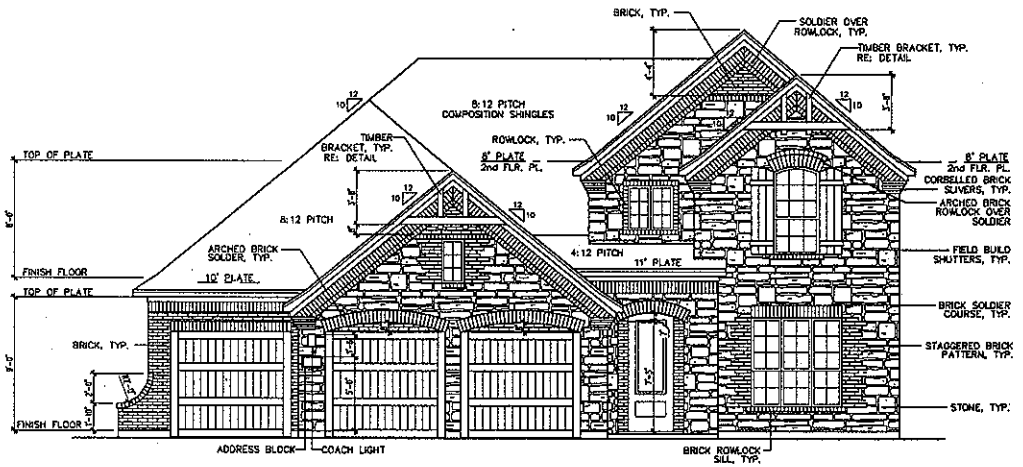
☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.



RIGHT SIDE ELEVATION – A

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



FRONT ELEVATION "A"

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

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, engineer or architect should be permitted to alter these plans. All written rights of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
1400 HIGHLAND VILLAGE RD, STE 120
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

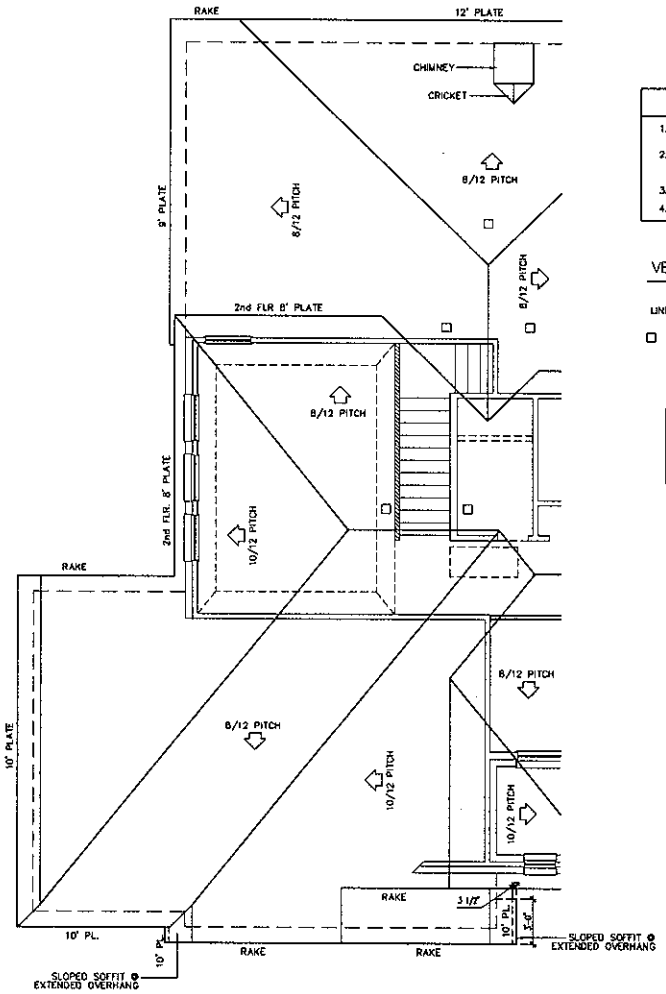
ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
3 CAR OPTION
SHEET 1-7



PARTIAL ROOF PLAN – B

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.

2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.

3.) ALL SPLAYS TO BE 8:12.

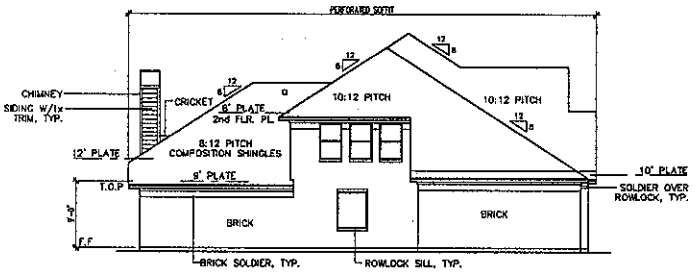
4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

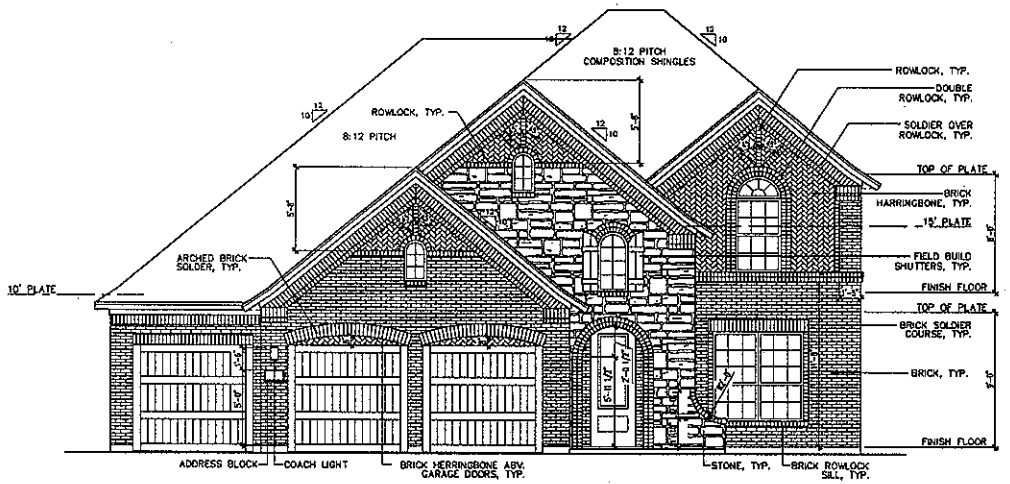
☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.



LEFT SIDE ELEVATION – B

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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

REVISIONS

The ideas, designs, features and plans shown on this drawing are the property of the designer and are not to be used in any manner whatsoever without the written permission of the designer. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should alter these plans. No permits or plans will be issued unless all the above requirements are met.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the Mark Group
2301 HIGHLAND VILLAGE RD. STE #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606

TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
3 CAR OPTION
SHEET 1-8

GENERAL NOTES

1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.
2.) ALL BRICK LEDGES TO BE 5 1/2"
3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE
4.) ALL SHOWER HEADS TO BE @ 6'-0" A.F.F.
5.) WATER HEATERS TO BE LOCATED IN GARAGE
6.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".

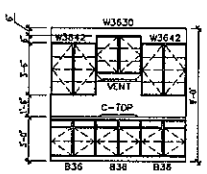
NOTES TO FRAMER:

1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37-1/2" A.F.F., 57-1/2" A.F.F., & 96" A.F.F.
3.) ALL NON-LOAD BEARING INTERIOR WALL STUDS TO BE 24" O.C.
4.) MANTLE BLOCKING AT EACH SIDE OF FIREPLACE EVERY 24" O.C. A.F.F.
5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE
6.) PLATFORM FOR WATER HEATER TO BE BUILT BY FRAMER. PLATFORM TO CONSIST OF 2X MATERIAL. WATER HEATER SHOWN ON FRAMING PLAN
7.) ALL FINISHED CEILINGS ON 1st FLOOR TO BE 9'-0" FLAT & 8'-0" FLAT ON 2nd FLOOR UNLESS NOTED OTHERWISE
8.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
9.) HALL TUB BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE
MASTER SHOWER BLOCKING 40"-46" FROM WALL BOTTOM PLATE TO TOP PLATE
10.) VANITY LIGHT FIXTURE 2x4 BLOCKING TO BE IN ALL BATHS @ 86" A.F.F. (TO BOTTOM OF BLOCKS)
11.) CABINET BLOCKING FOR PLANNING CENTER TO BE @ 30" A.F.F. (TO TOP OF BLOCKS)
12.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE

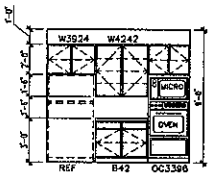
TRIM SCHEDULE

LIVING	SEE SPEC'S
DINING	SEE SPEC'S
	SEE SPEC'S
M. BDRM	SEE SPEC'S
1R/1S HGT	72" A.F.F. TO TOP OF SHELF
2R/1S HGT	84" A.F.F. TO TOP OF SHELF
	BOTTOM ROD @ 42" A.F.F.
ROD & SHELF SUPPORT	ALL RODS (EVERY 32" MIN. OF 1)
	25-1/2" x 54-1/2" ATTIC STAIRS
	22-1/2" x 30" ATTIC SCUTTLE
BASE	SEE SPEC'S
CASING	SEE SPEC'S
TP	TOILET PAPER HOLDER 25"A.F.F.
TR	TOWEL RING 55"A.F.F.
TB	TOWEL BAR 54"A.F.F.
TRIM ALL WINDOWS W/ STOOL PER SPEC'S	
MANTLE = 60" A.F.F. TO TOP OF MANTLE	
ALL BEDROOM DOORS TO BE 1" ABOVE CARPET (2" ABOVE CONC.)	
WORK AREA, LEDGE=1X8 DOUBLE OG. W/ CASING BELOW	
ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED PER SPEC'S	

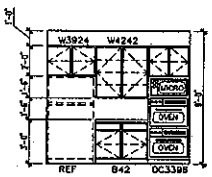
SUPPLIED TO:
1.) FRAMER
2.) SHEETROCKER
3.) STAIR LABOR
4.) TRIM LABOR
5.) CARPET LABOR
6.) C-TILE LABOR
7.) CABINET LABOR
8.) PLUMBER



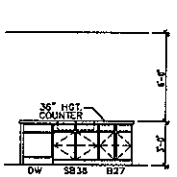
A KITCHEN



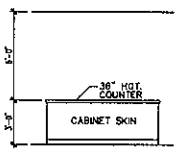
B KITCHEN



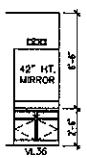
B KITCHEN OPTIONAL



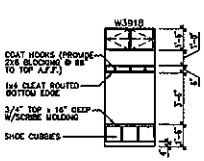
C KITCHEN



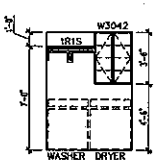
D KITCHEN



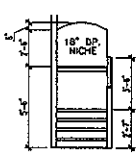
E POWDER



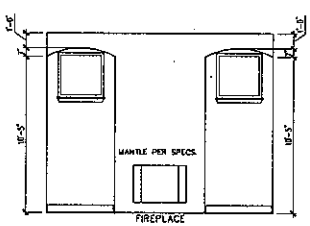
F MUD RM.



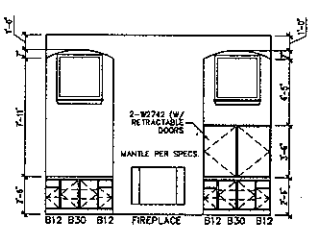
G UTILITY



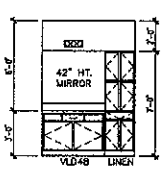
H STAIRS



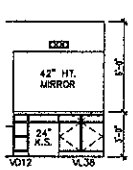
J FAMILY ROOM



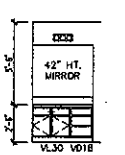
J FAMILY ROOM OPTIONAL



K M. BATH



L M. BATH



M BATH-2

ARCHES 4'-0" & GREATER IN WIDTH

ARCHES LESS THAN 4'-0" IN WIDTH

1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

TYPICAL ARCHWAY DIMENSIONS FOR 8'-1 1/8" PLATE HEIGHT
REFER TO PLANS FOR OPENING WIDTH

ARCHES 4'-0" & GREATER IN WIDTH

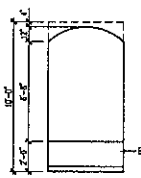
ARCHES LESS THAN 4'-0" IN WIDTH

1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

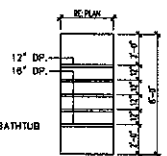
TYPICAL ARCHWAY DIMENSIONS FOR 9'-1 1/8" PLATE HEIGHT
REFER TO PLANS FOR OPENING WIDTH

INTERIOR ELEVATIONS

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

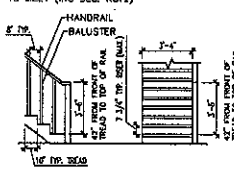


ARCH @ BATH TUB DETAIL, TYP.



LINEN/ PANTRY, TYP.

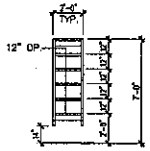
NOTE: STAIR WIDTH, RISER HEIGHT, TREAD DEPTH, HANDRAIL HEIGHT TO MEET (IRC SEC. R311.7.7.1) GUARD HEIGHT AND THE SPACING OF THE BALUSTERS TO MEET (IRC SEC. R312)



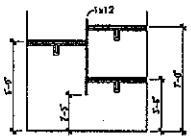
STAIR & RAIL DETAIL, TYP.



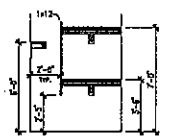
5 SHELF SIDE VIEW @ BOTTOM



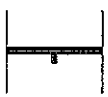
5 SHELF DETAIL, TYP.

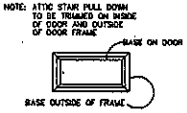


ROD & SHELF DETAIL, TYP.



ROD & SHELF DETAIL, TYP.


UTILITY ROOM DETAIL, TYP.



ATTIC PULL-DOWN STAIR TRIM DETAIL, TYP.

REVISIONS

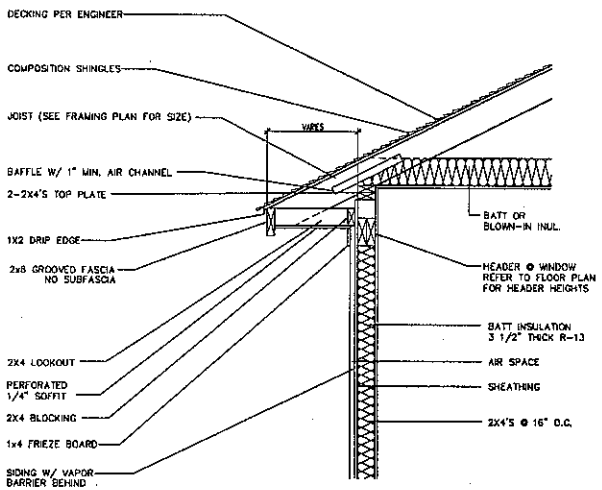
DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

2300 HIGHLAND VILLAGE RD. STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

TRADEMARKED

ISSUE DATE 04-22-10
DRAFTSPERSON MRB
PROJECT NO. 10-036
PLAN NUMBER 2512 L
SHEET NUMBER DETAILS 1
SHEET 1-D-1

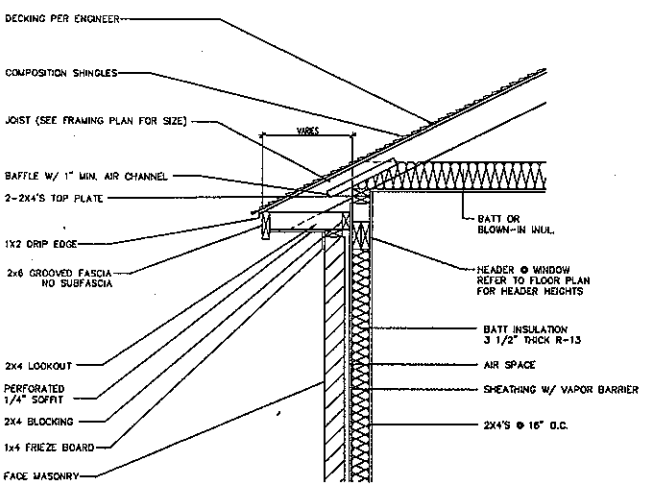


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT SIDING

SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

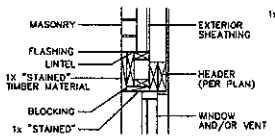


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT MASONRY

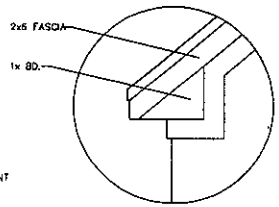
SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

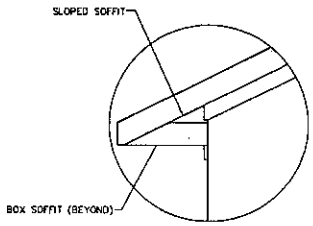


TYP. HEADER SECTION

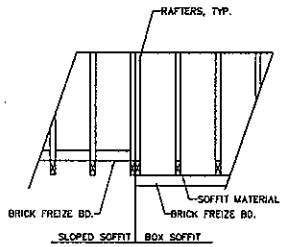
SCALE: N.T.S.



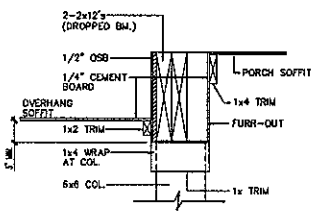
SOFFIT DETAIL



SLOPED SOFFIT DETAIL



SLOPED SOFFIT DETAIL



COVERED PATIO BEAM DETAIL

REVISIONS

The B.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any duplication or modification of these plans must be permitted to alter these plans with written release of The B.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the MARK GROUP
2100 HIGHLAND VILLAGE RD., STE #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: MRB

PROJECT NO.: 10-038

PLAN NUMBER: 2512 L

SHEET NUMBER: DETAILS 1

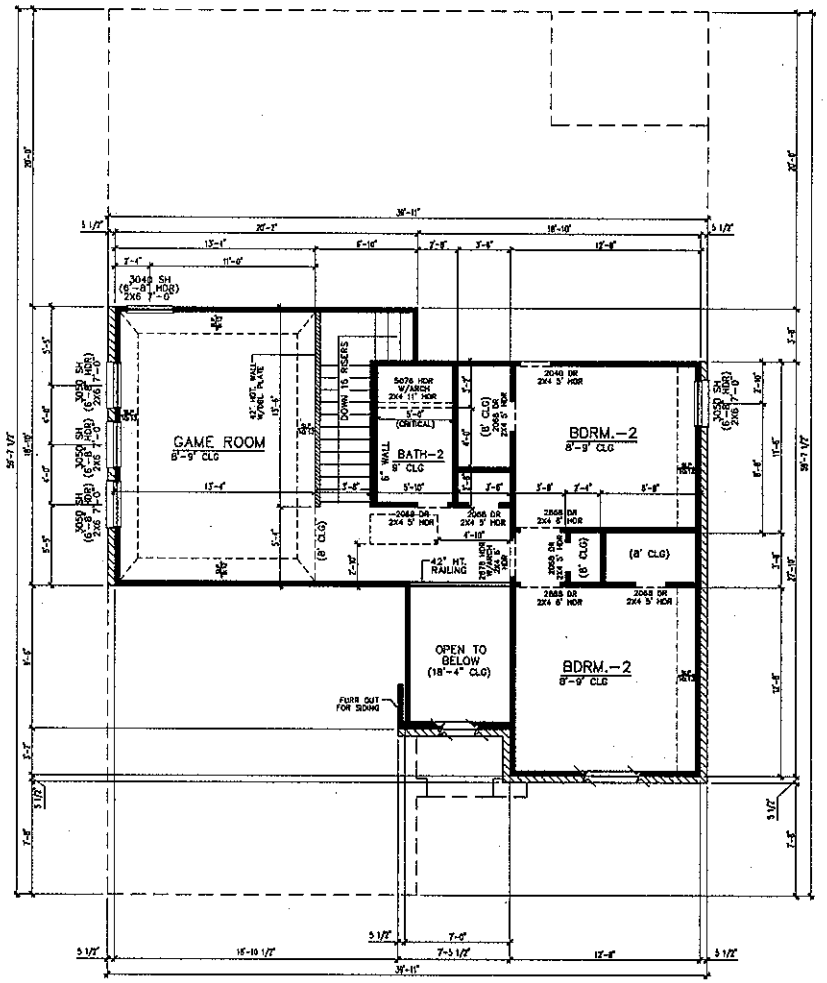
SHEET 1-D-2

HEADERS SCHEDULE BUILDING WIDTH OF 20' OR LESS (MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)				
FOR EXTERIOR LOAD BEARING WALLS				
	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-6"	3'-1"	2'-8"	2'-7"
2-2x6	5'-5"	4'-6"	3'-11"	3'-9" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-9" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-9" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *
FOR INTERIOR LOAD BEARING WALLS				
	ONE FLOOR ONLY	TWO FLOORS		
2-2x4	5'-1"	2'-2"		
2-2x6	4'-6"	3'-2" *		
2-2x8	5'-9"	4'-1" *		
2-2x10	7'-0" *	4'-11" *		
2-2x12	8'-1" *	5'-9" *		

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



SECOND FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
First Floor	1713 SQ. FT.
Second Floor	799 SQ. FT.
Total Living Area	2512 SQ. FT.
Garage	420 SQ. FT.
Porch & Patio	26/80 SQ. FT.
Total Under Roof	3038 SQ. FT.

REVISIONS

The M.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. Use without review of the M.L. Group, Inc. is prohibited.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML GROUP
2300 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

ISSUE DATE: 04-22-10

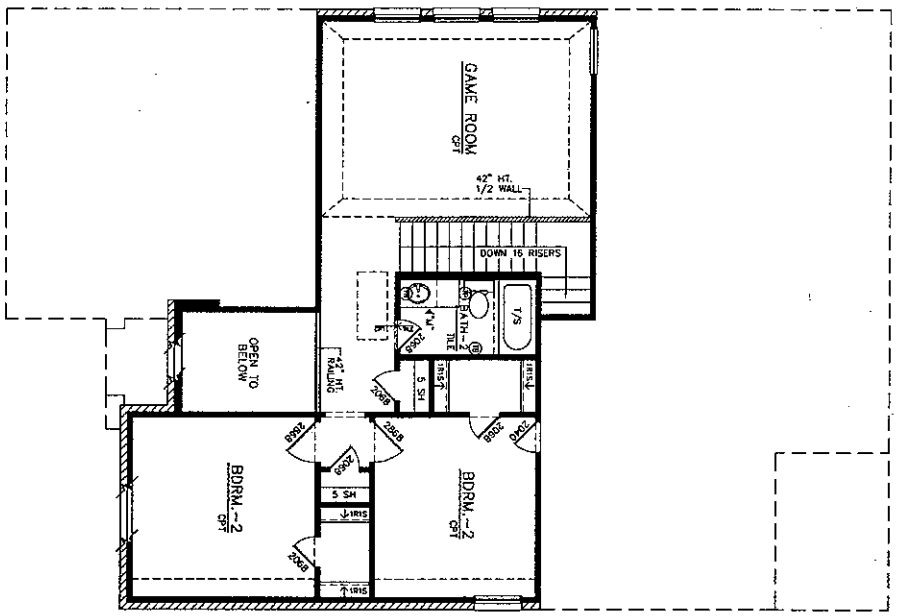
DRAFTSPERSON: MRB

PROJECT NO.: 10-036

PLAN NUMBER: 2512 L

SHEET NUMBER: FRAMING/ CONCRETE

SHEET 2-1



SECOND FLOOR PLAN

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

SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

JIM BERGLAND/WILLIAM BERGLAND, SITE PLAN
HIGHLAND MILLS, OHIO 45011
OFFICE: (937) 410-7474
FAX: (937) 382-8806
TRADEMARKED

the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

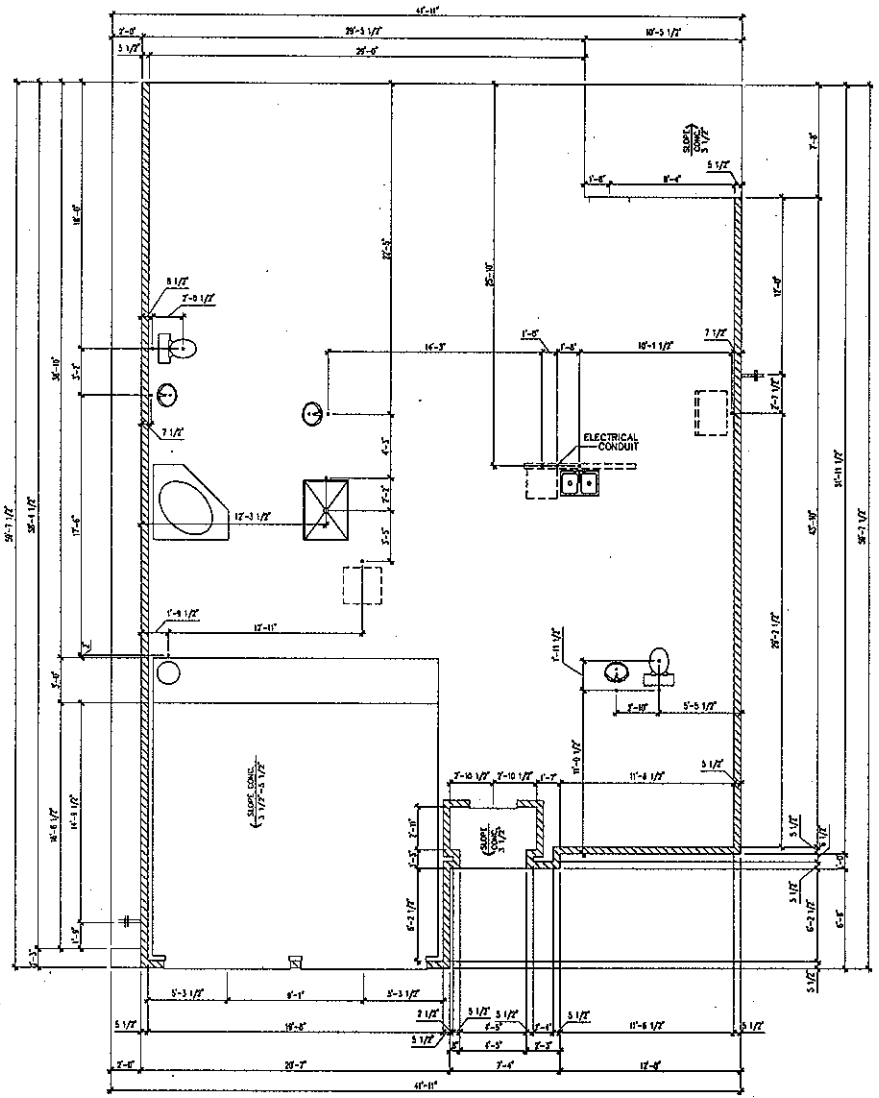
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

SHEET NUMBER	TRIM/FINISH-OUT SHEET 2-2
PLAN NUMBER	2512 L
PROJECT NO.	10-036
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – A
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

REVISIONS

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

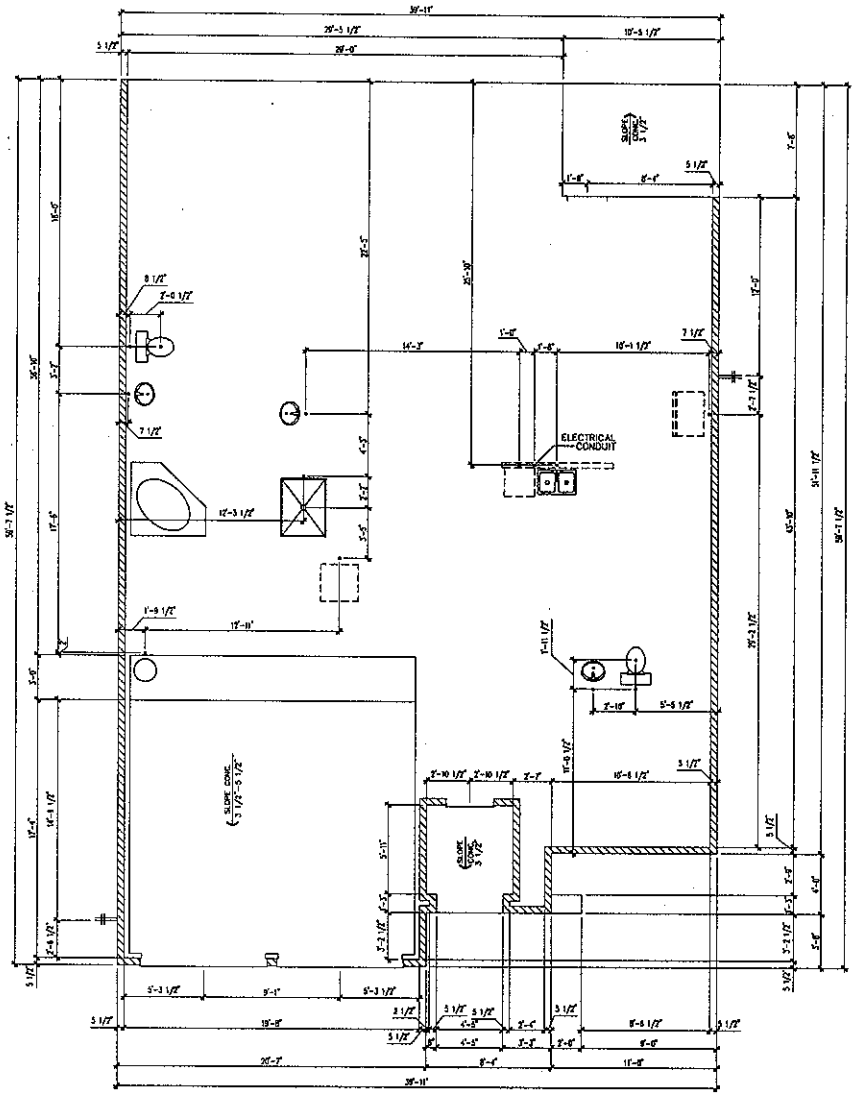
The M.L. Group, Inc. intends no liability for any direction built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a certified designer, architect, or engineer's drawings may be permitted to alter these plans, with written release of The M.L. Group, Inc.

the M.L. GROUP
1300 HIGHLAND VILLAGE RD, STE. #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: FOUNDATION ENGINEERING "A"
SHEET 3a

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – B
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

REVISIONS

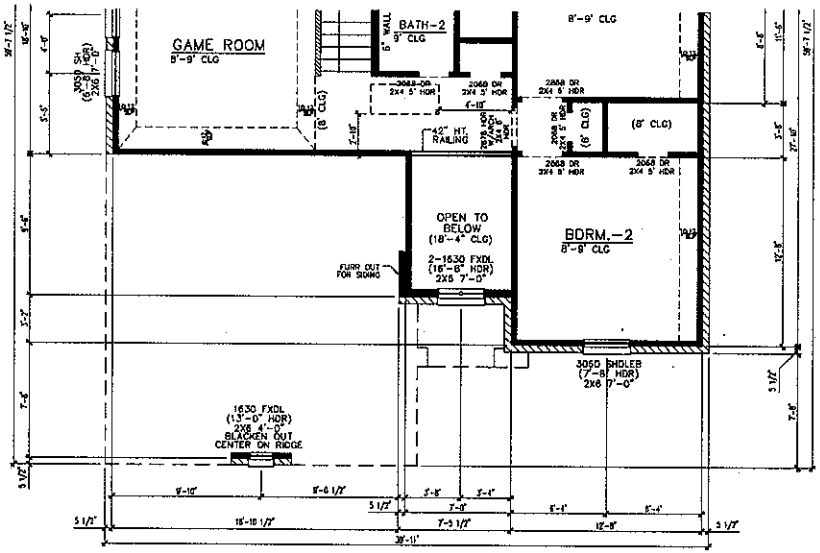
The M.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions and report any discrepancies to the building designer. No changes may be made to these plans without the written consent of the M.L. Group, Inc. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. Any unauthorized use of these plans without written release of the M.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

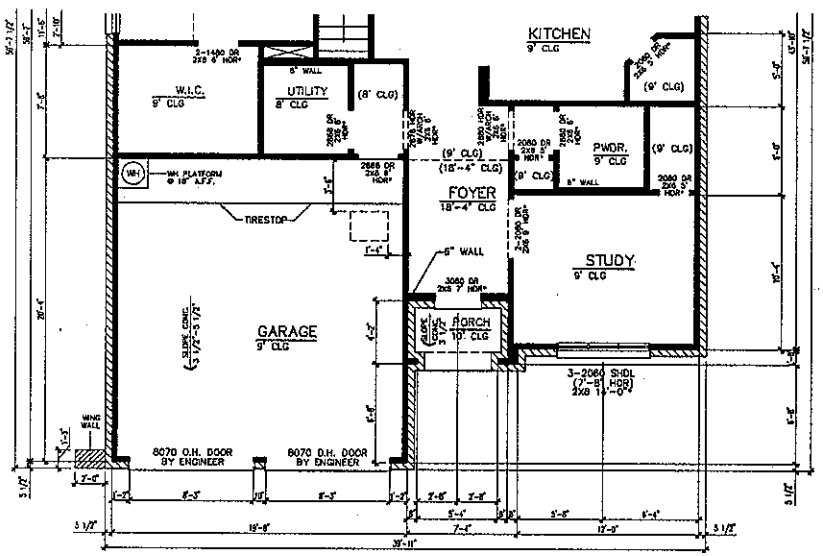
the ML group
2300 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: FOUNDATION ENGINEERING "B"
SHEET 3b



PARTIAL SECOND FLOOR PLAN – A

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



PARTIAL FIRST FLOOR PLAN – A

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

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

SQUARE FOOTAGES	
First Floor	1713 SQ. FT.
Second Floor	799 SQ. FT.
Total Living Area	2512 SQ. FT.
Garage	420 SQ. FT.
Porch & Patio	25/80 SQ. FT.
Total Under Roof	3038 SQ. FT.

REVISIONS

The M.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all conditions, codes and ordinances with authorities having jurisdiction, and notify the architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. Group
2300 HIGHLAND VILLAGE RD., STE. 1216
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0805
TRADEMARKED

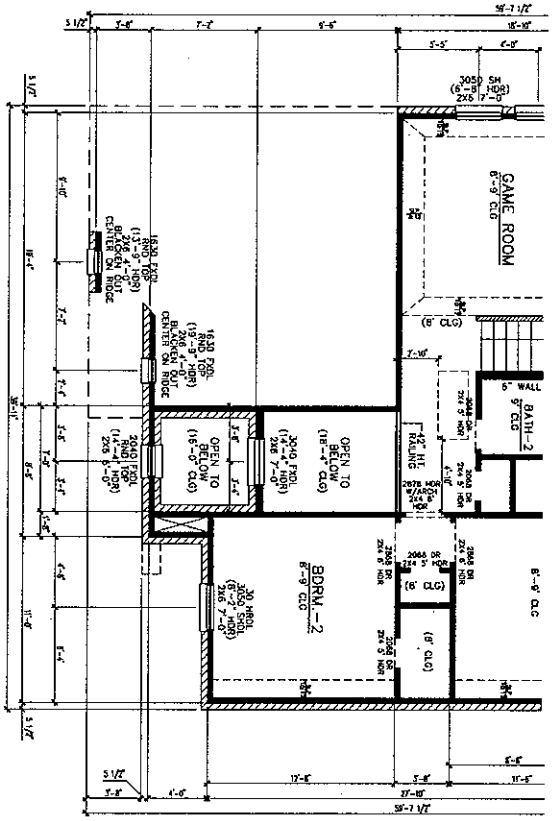
ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-036

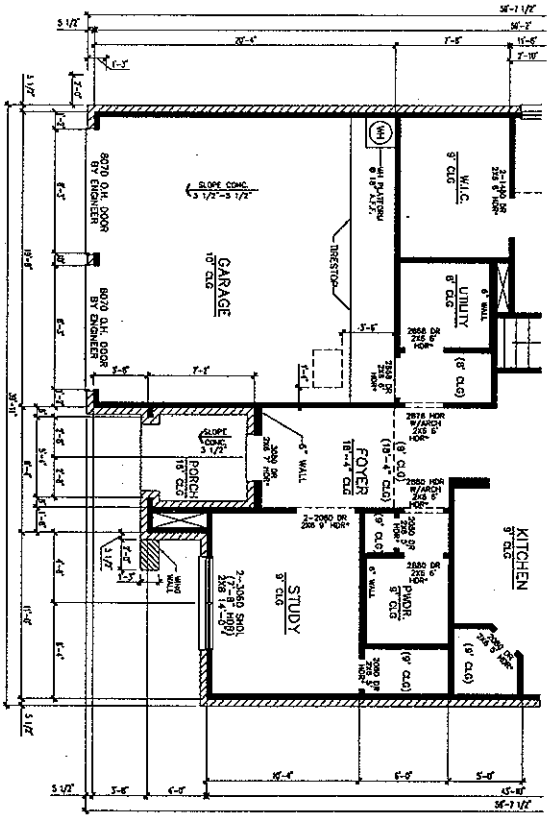
PLAN NUMBER
2512 L

SHEET NUMBER
ELEVATION
FOOTPRINT
"A"
SHEET 4a



PARTIAL SECOND FLOOR PLAN – B

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



PARTIAL FIRST FLOOR PLAN – B

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

SQUARE FOOTAGES	
First Floor	1713 SQ. FT.
Second Floor	799 SQ. FT.
Total Living Area	2512 SQ. FT.
Garage	420 SQ. FT.
Porch & Patio	92/80 SQ. FT.
Total Under Roof	3064 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

the ml group

1200 HIGHLAND VILLAGE RD. STE. 429
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0805
TRADDAGARZED

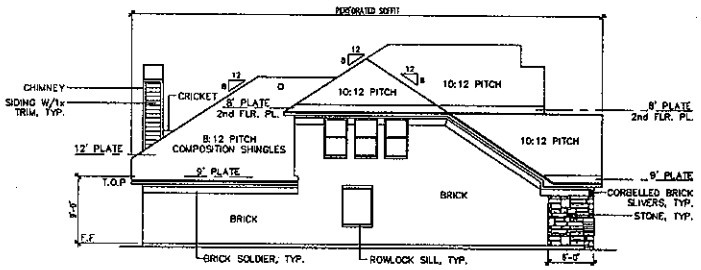
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

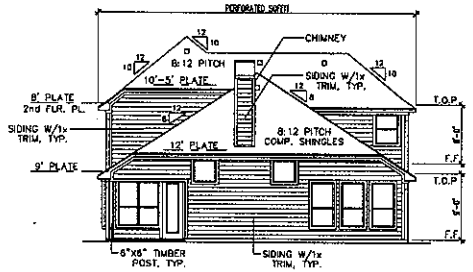
REVISIONS

SHEET NUMBER	ELEVATION FOOTPRINT "B" SHEET 4b
PLAN NUMBER	2512 L
PROJECT NO.	10-036
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10



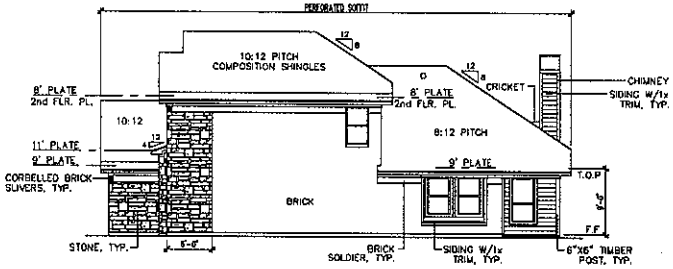
LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
158 MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-50
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:
1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:
1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:
EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-6" A.F.F.

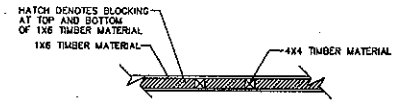
CHIMNEY CHASE NOTES:
1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

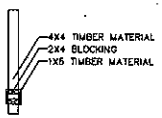
☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN



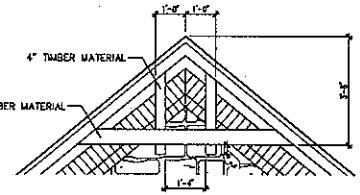
TOP VIEW BRACKET DETAIL

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



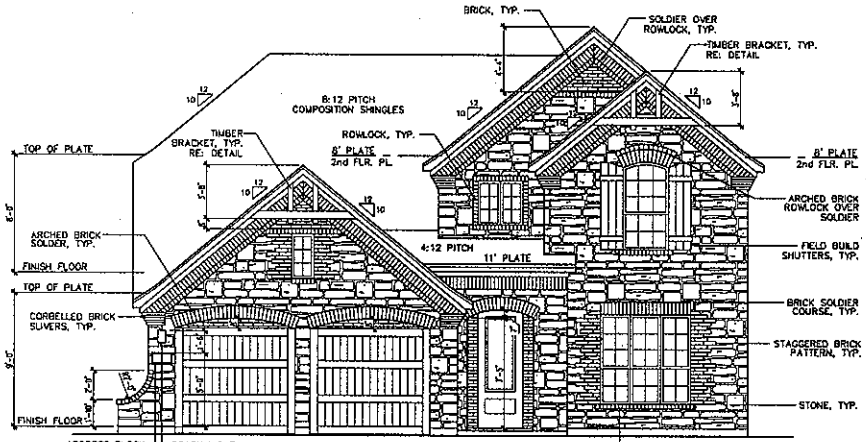
SIDE VIEW BRACKET DETAIL

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



TYP. BRACKET DETAIL

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



FRONT ELEVATION "A"

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

BRICK CALCULATIONS	
BRICK/STONE:	1680 SQ. FT.
SIDING:	482 SQ. FT.
TOTAL:	2162 SQ. FT.
% OF MASONRY:	78 %

REVISIONS	

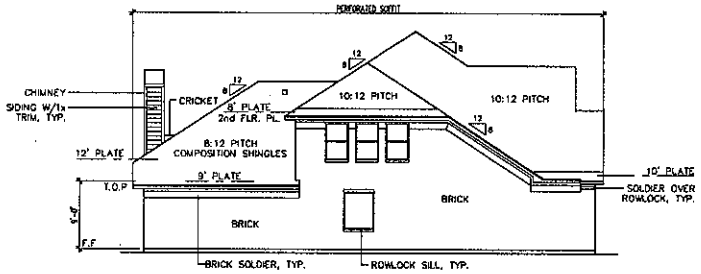
DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and interpret any discrepancies found in these plans. Any structure built from these plans, unedited, or altered in any manner shall be permitted to other than plans with written release of the M.L. Group Inc.

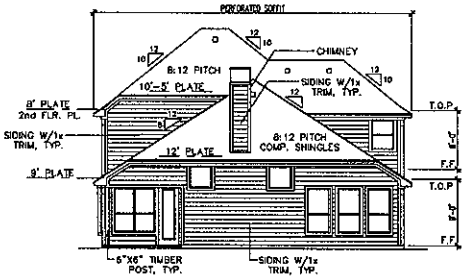
the M.L. Group
1800 HIGHLAND VILLAGE RD., STE. G180
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: ELEVATION "A"
SHEET 5a



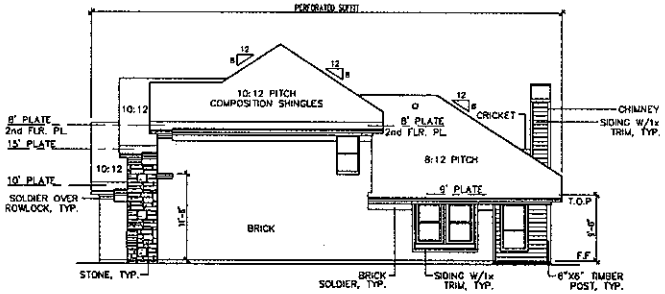
LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



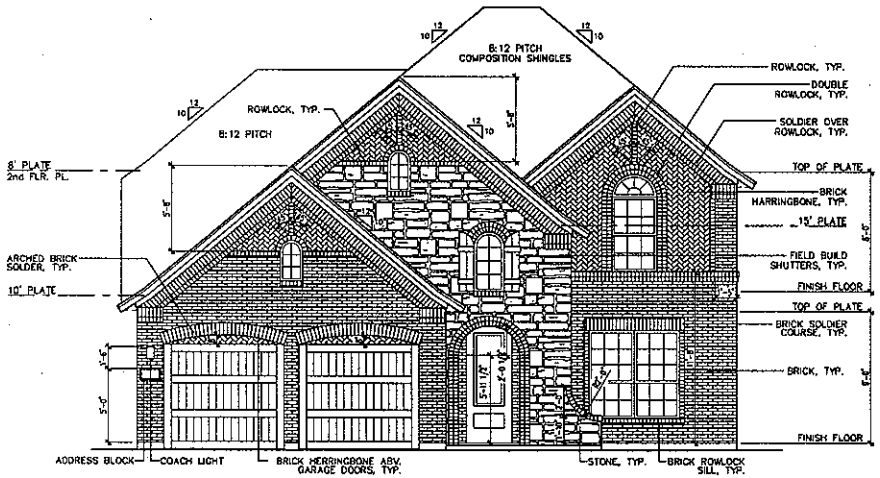
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
15% MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-50
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:
1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:
1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:
EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 8'-6" A.F.F.

CHIMNEY CHASE NOTES:
1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN

BRICK CALCULATIONS	
BRICK/STONE:	1804 SQ. FT.
SIDING:	457 SQ. FT.
TOTAL:	2261 SQ. FT.
% OF MASONRY:	80 %

REVISIONS

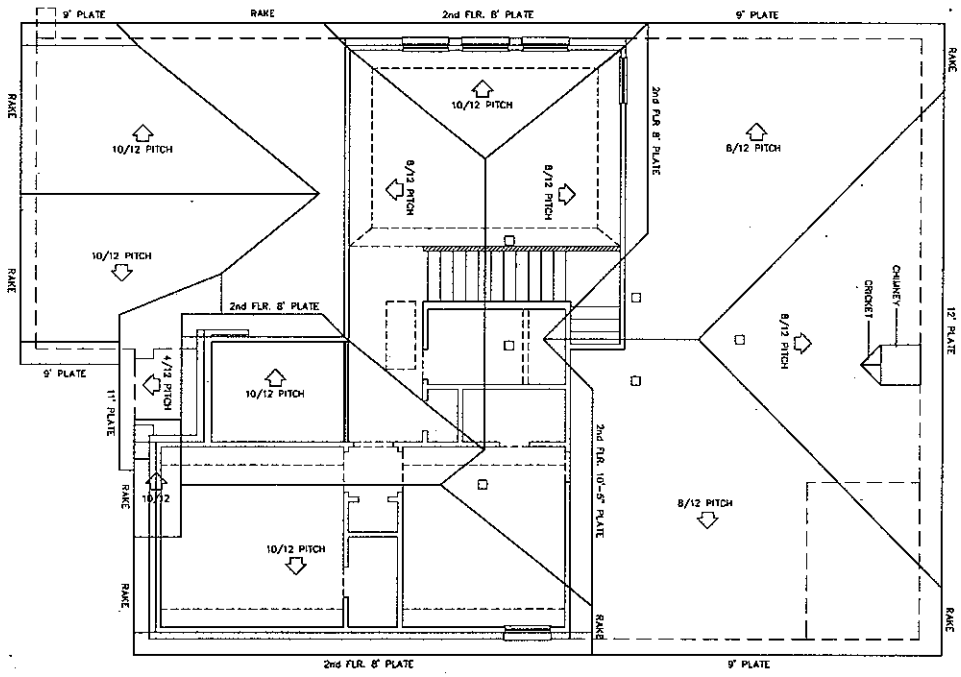
The B.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Use of a qualified designer, consultant, or engineer is recommended. Plans may be specified to other home plans with written release of the B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the BL group
2300 HIGHLAND VILLAGE RD., STE. 200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-036
PLAN NUMBER: 2512 L
SHEET NUMBER: ELEVATION "B"
SHEET 5b



ROOF PLAN -- A

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 10:12 & 1'-2 3/8" @ 8:12.
3.) OVERHANG @ FRONT PORCH TO BE CUT BACK TO 1'-0" FROM EXTERIOR FACE OF STUD @ 4:12.
4.) ALL SPLAYS TO BE 8:12.
5.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

□ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE: PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

SUPPLIED TO:

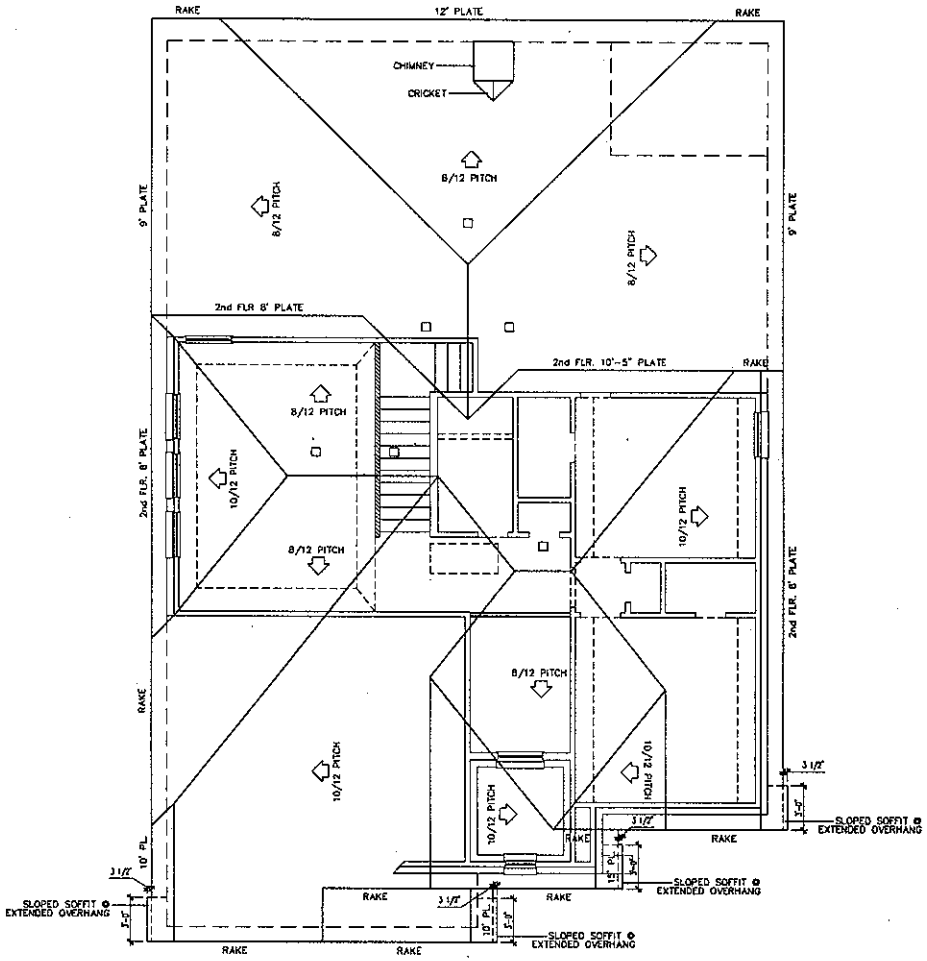
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

BUILDER:	BROHN HOMES
DESCRIPTION:	WHITESTONE OAKS
SHEET NUMBER	FRAME ENGINEERING "A"
SHEET	6a
PLAN NUMBER	2512 L
PROJECT NO.	10-036
DRAFTSPERSON	MRB/LGS
ISSUE DATE	04-22-10

the ml group
5300 BEECAVE WOODS, STE. 650
AUSTIN, TEXAS 78746
OFFICE: (512) 410-2474
FAX: (512) 306-0866
TRADEMARKED

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS



ROOF PLAN – B

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.

2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.

3.) ALL SPLAYS TO BE 8:12.

4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

REVISIONS

The B.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a certified engineer should review these plans. Any reproduction must be permitted in other forms unless with written release of the B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the BL GROUP
2100 HIGHLAND VILLAGE RD. STE. 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB/LGS

PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
FRAME ENGINEERING "B"
SHEET 6b

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 18" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

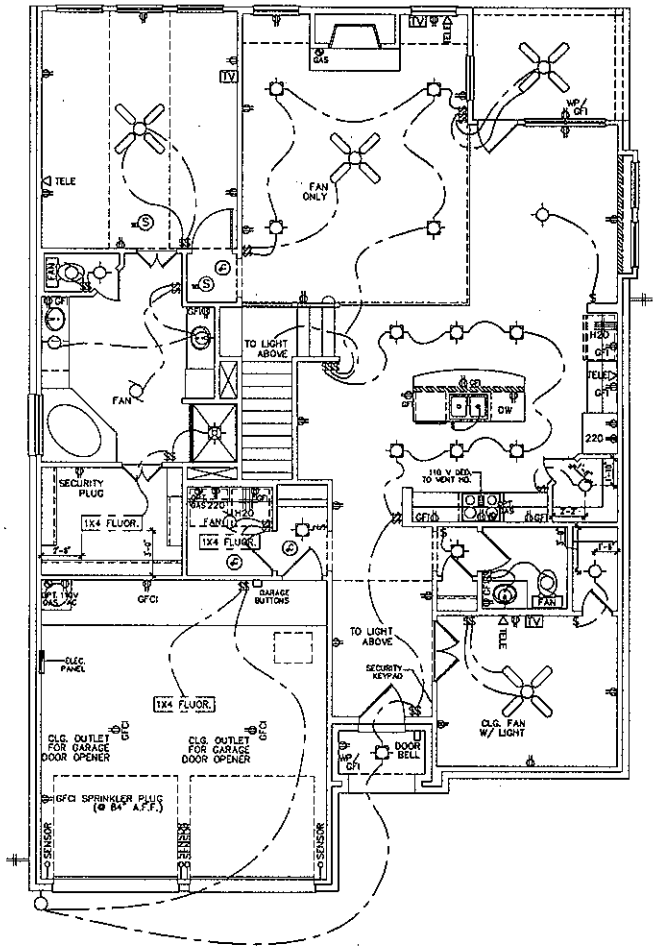
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



FIRST FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICAN

REVISIONS

The B.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and discrepancies and conflicts must be resolved before any construction, or purchase of equipment should be permitted to affect these plans, with written release of the B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the BL group
1300 HIGHLAND VILLAGE RD., STE #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: WMG

PROJECT NO.: 10-036

PLAN NUMBER: 2512 L

SHEET NUMBER: ELECTRICAL 1

SHEET 7-1

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC. ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

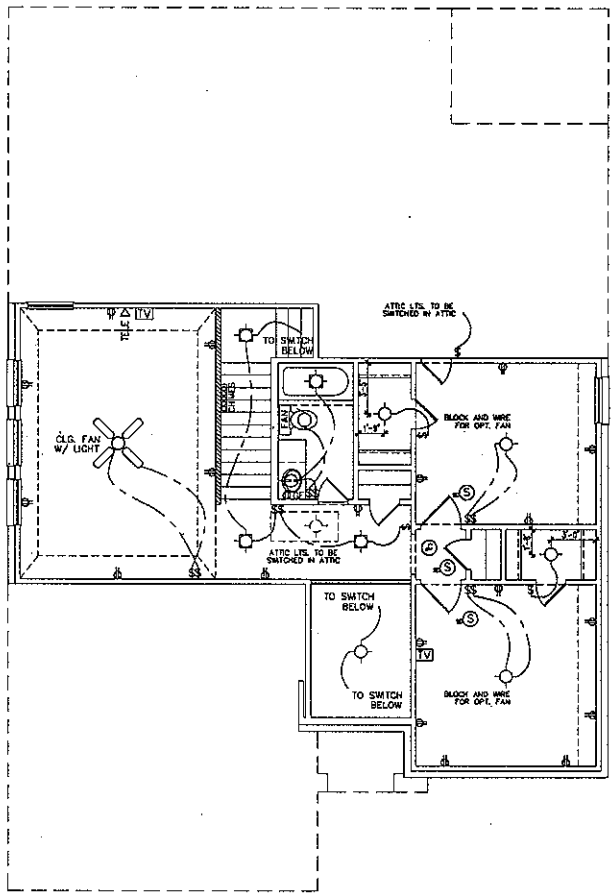
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



SECOND FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICAN

REVISIONS

The M.I. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site specific conditions. Any structure erected, or altered from these plans without written consent of The M.I. Group Inc. is permitted to other than these plans.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.I. group
1300 HIGHLAND VILLAGE RD. STE. #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606

TRADEMARKED

ISSUE DATE 04-22-10

DRAFTSPERSON WMG

PROJECT NO. 10-036

PLAN NUMBER 2512 L

SHEET NUMBER ELECTRICAL 2

SHEET 7-2

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 6" OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

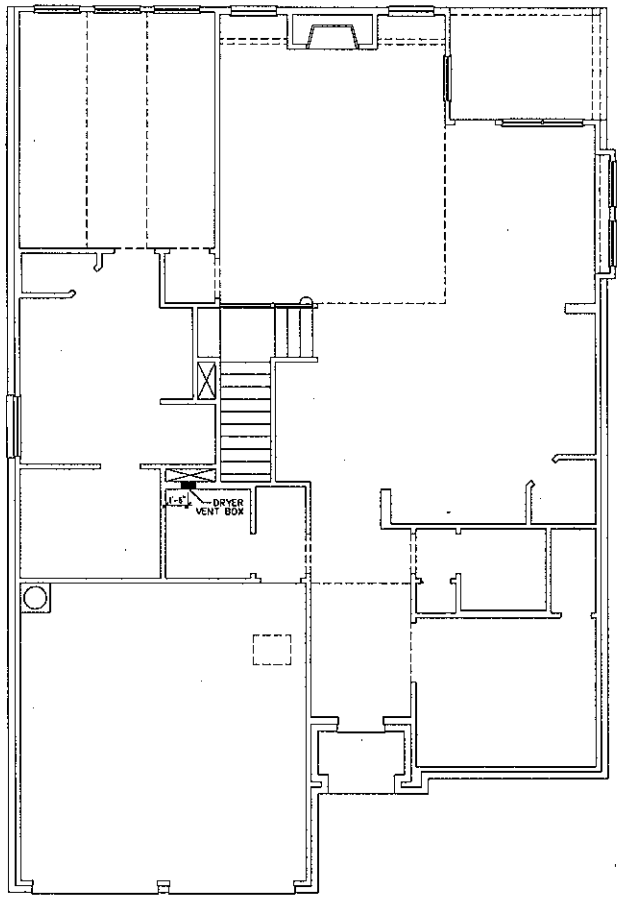
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



FIRST FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any and all other errors or conflicts, or discrepancies must be reported to other three plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
1200 HIGHLAND VILLAGE RD., STE. 6210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
HVAC
1
SHEET 8-1

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN.- AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8" OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

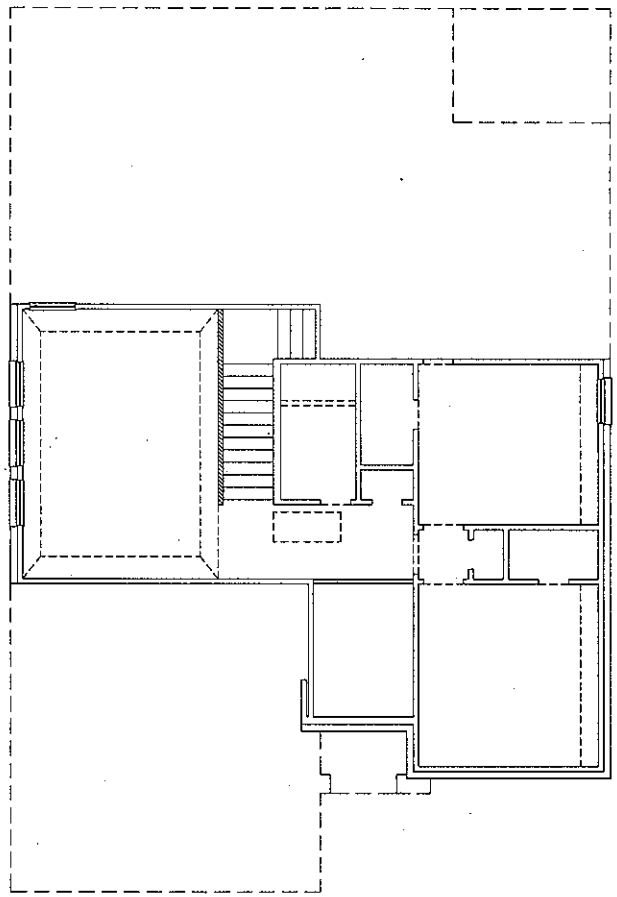
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



SECOND FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The W.C. Group has reasons to believe that the information shown hereon is correct. However, before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. Any unauthorized alteration will void W.C. Group Inc. responsibility.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the W.C. group
2300 HIGHLAND VILLAGE RD. STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-036

PLAN NUMBER
2512 L

SHEET NUMBER
HVAC
2
SHEET 8-2

HEADERS SCHEDULE
BUILDING WIDTH OF 20' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-8"	3'-1"	2'-8"	2'-7"
2-2x6	5'-5"	4'-6"	3'-11"	3'-6" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-5" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-2" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-0" *

FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR INTERIOR LOAD BEARING WALLS

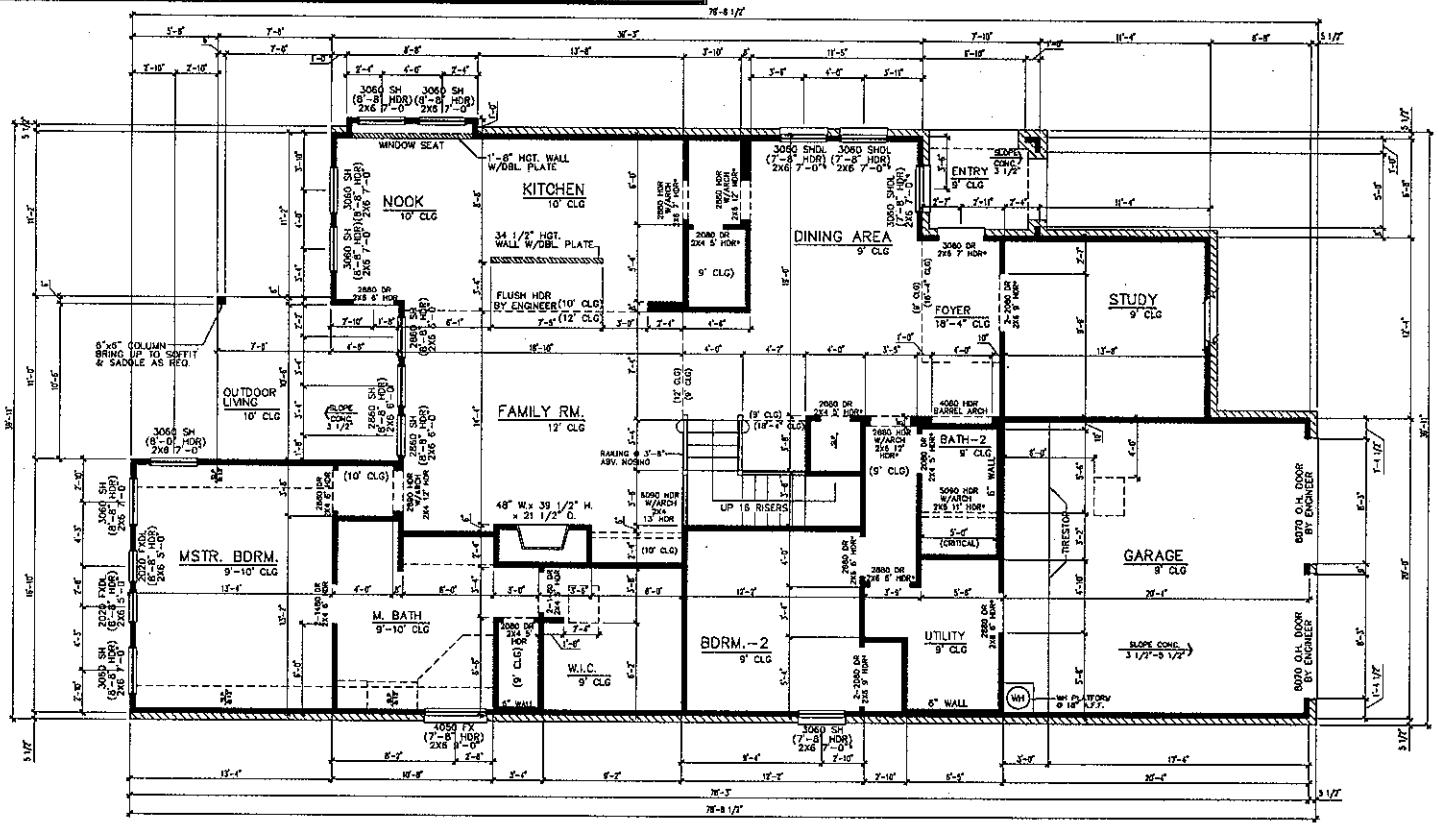
	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS

SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR



FIRST FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SQUARE FOOTAGES	
First Floor	2119 SQ. FT.
Second Floor	866 SQ. FT.
Total Living Area	2985 SQ. FT.
Garage	424 SQ. FT.
Porch & Patio	52/130 SQ. FT.
Total Under Roof	3591 SQ. FT.

REVISIONS

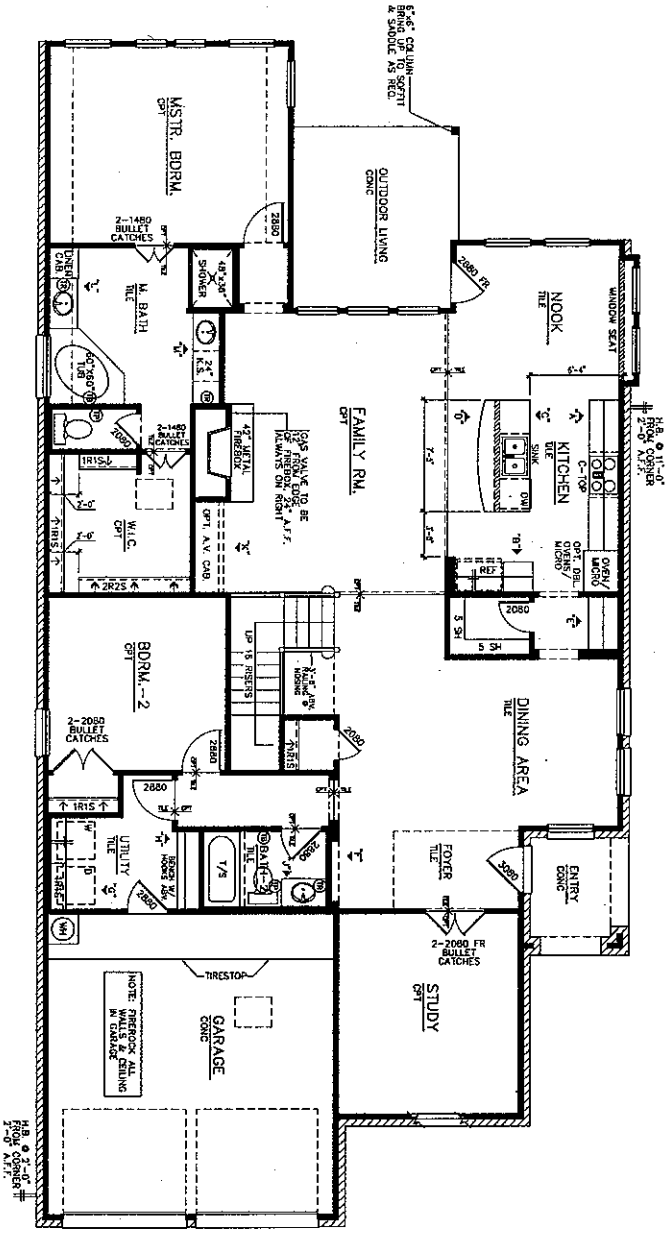
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and interpret all discrepancies. Any structure built from these plans shall, at a minimum, meet all applicable codes. These plans may not be permitted to alter these plans without written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
2300 HIGHLAND VILLAGE RD, STE #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB
PROJECT NO.: 10-038
PLAN NUMBER: 2985 L
SHEET NUMBER: FRAMING/ CONCRETE
SHEET 1-1



FIRST FLOOR PLAN

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

SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

SHEET NUMBER	TRIM/ FINISH-OUT SHEET 1-2
PLAN NUMBER	2985 L
PROJECT NO.	10-038
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10

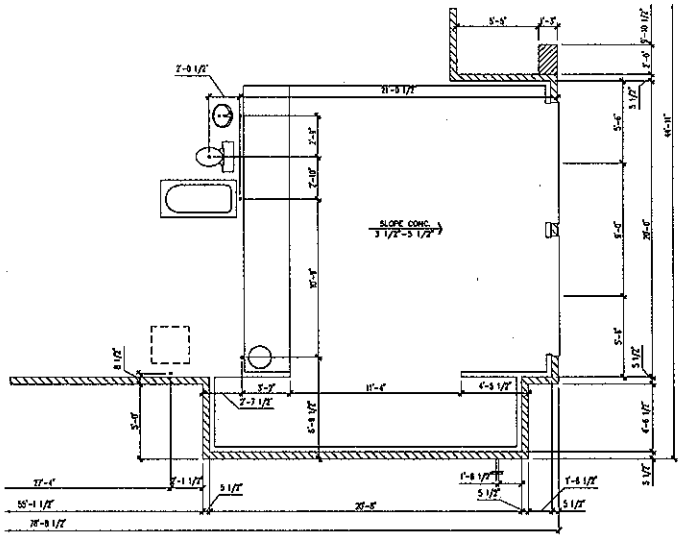
the ml group
SUMMERFIELD VILLAGE RD. STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-3474
FAX: (972) 316-0806
TRADEMARKED

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

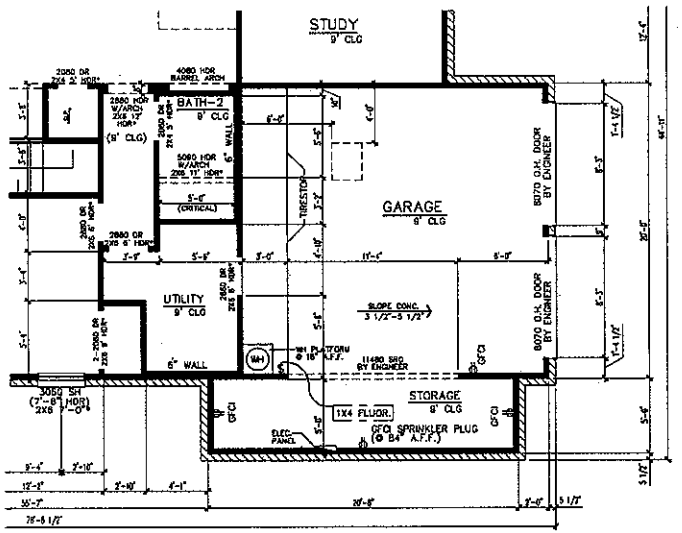
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS



PARTIAL FOUNDATION SILHOUETTE – TYP.

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



PARTIAL FIRST FLOOR PLAN – TYP.

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

SQUARE FOOTAGES	
First Floor	2119 SQ. FT.
Second Floor	466 SQ. FT.
Total Living Area	2985 SQ. FT.
Garage	532 SQ. FT.
Porch & Patio	52/130 SQ. FT.
Total Under Roof	3599 SQ. FT.

REVISIONS

The M.L. Group Inc. assumes no liability for any discrepancy built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a sealed diagram, verified, and approved by a local engineer, be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2306 HIGHLAND VILLAGE RD. STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

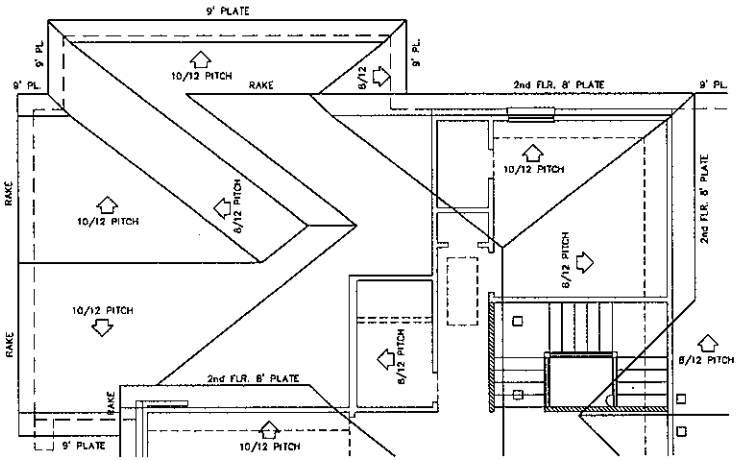
DRAFTSPERSON: MRB

PROJECT NO.: 10-038

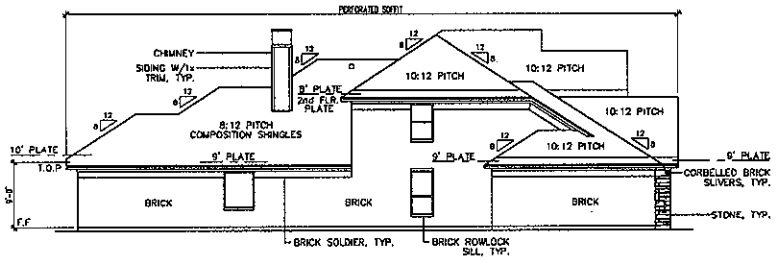
PLAN NUMBER: 2985 L

SHEET NUMBER: 2 1/2 CAR OPTION

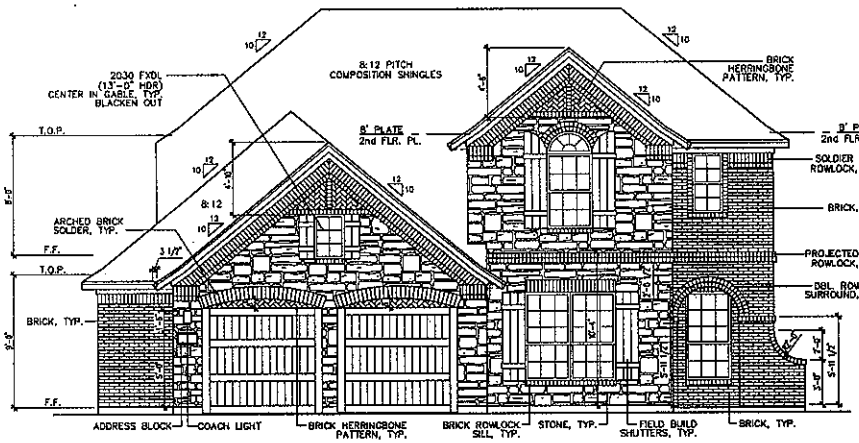
SHEET 1-3



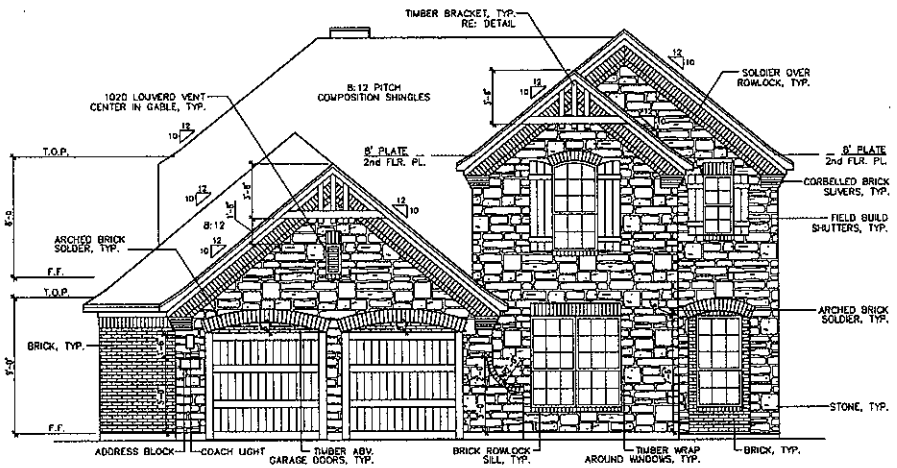
PARTIAL ROOF PLAN – TYP.
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION – TYP.
SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"
SCALE: 1/8" = 1'-0"



FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS – IRC 2009

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

REVISIONS

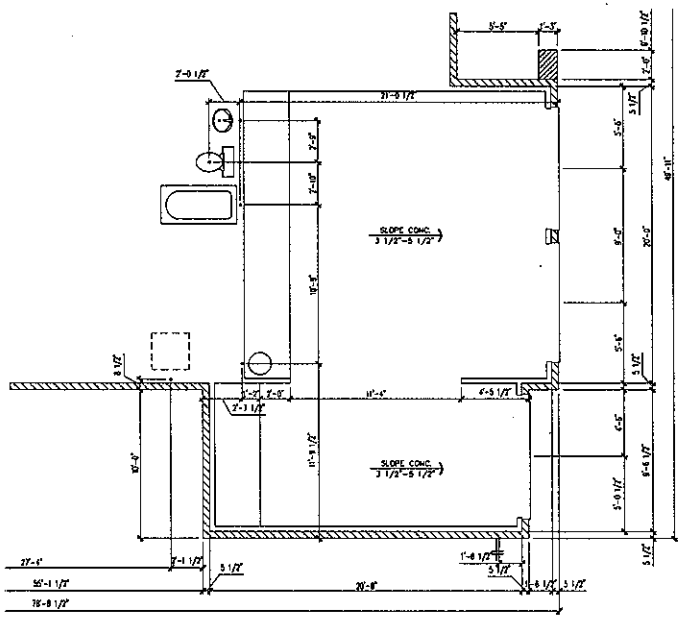
The B.H. Group Inc. assumes no liability for any discrepancies made from these plans before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a certified stamped set of plans is to be used for construction. Any unauthorized use or alteration of these plans will return claims of The B.H. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

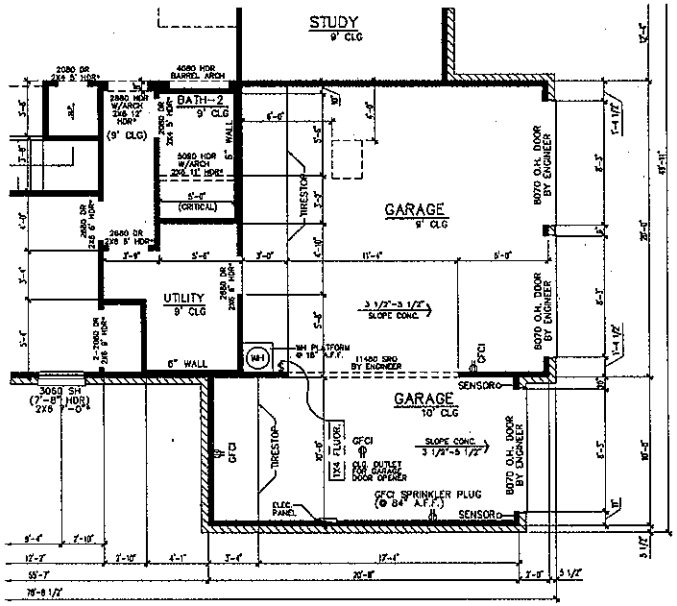
the BHG group
2300 HIGHLAND VILLAGE RD, STE. #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB
PROJECT NO.: 10-038
PLAN NUMBER: 2985 L
SHEET NUMBER: 2 1/2 CAR OPTION
SHEET 1-4



PARTIAL FOUNDATION SILHOUETTE – TYP.

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



PARTIAL FIRST FLOOR PLAN – TYP.

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

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SQUARE FOOTAGES	
First Floor	2119 SQ. FT.
Second Floor	466 SQ. FT.
Total Living Area	2985 SQ. FT.
Garage	640 SQ. FT.
Porch & Patio	52/130 SQ. FT.
Total Under Roof	3807 SQ. FT.

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Use as a set of working drawings enabled, no structural support should be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
2300 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

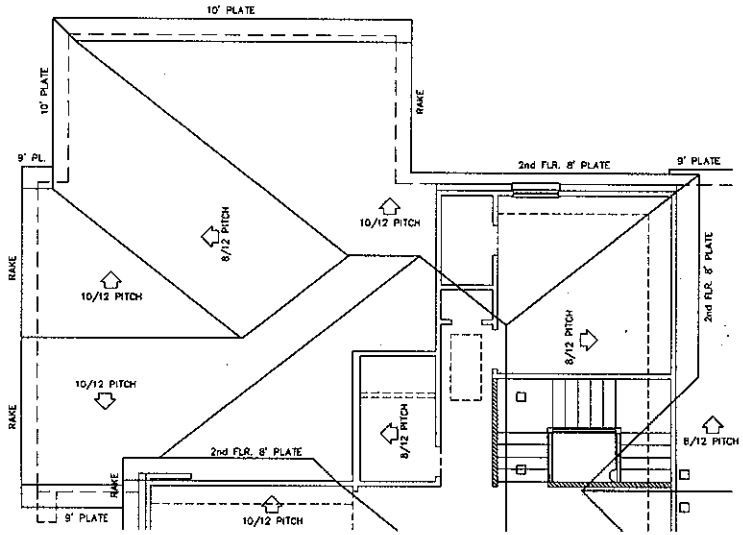
DRAFTSPERSON: MRB

PROJECT NO.: 10-038

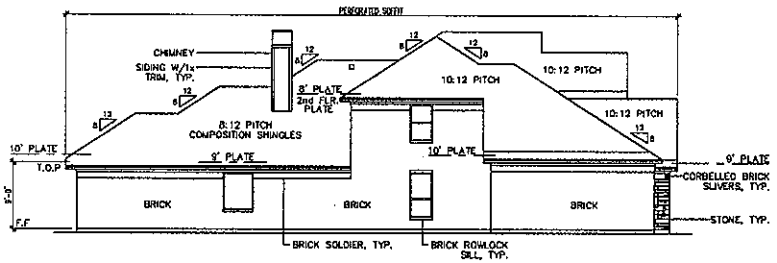
PLAN NUMBER: 2985 L

SHEET NUMBER: 3 CAR OPTION

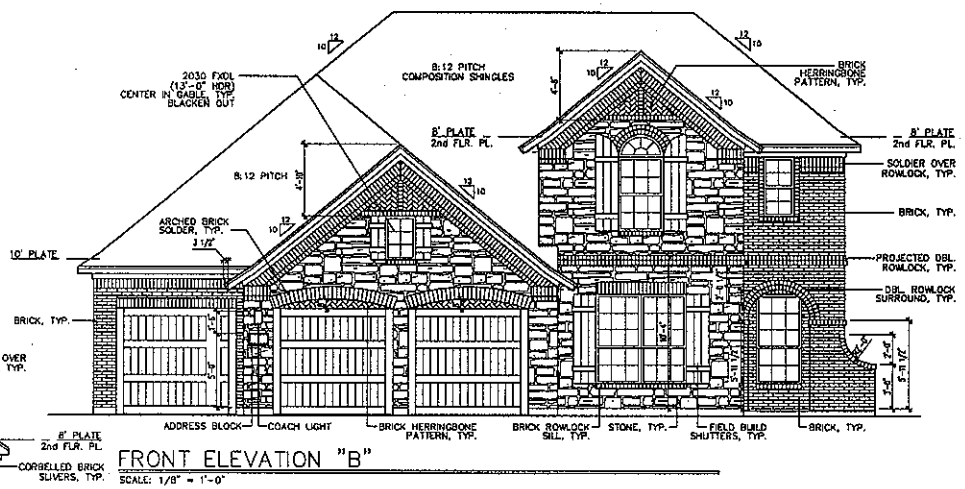
SHEET 1-5



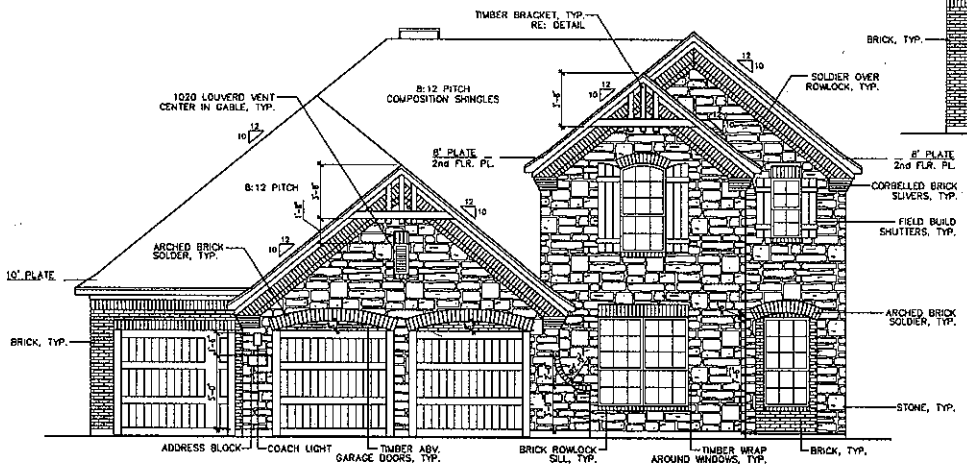
PARTIAL ROOF PLAN – TYP.
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION – TYP.
SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"
SCALE: 1/8" = 1'-0"



FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"

ROOF NOTES
1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS – IRC 2009

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

REVISIONS

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M Group
2300 HIGHLAND VILLAGE RD, STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE 04-22-10

DRAFTSPERSON MRB

PROJECT NO. 10-038

PLAN NUMBER 2985 L

SHEET NUMBER 3 CAR OPTION SHEET 1-6

GENERAL NOTES

1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.

2.) ALL BRICK LEDGES TO BE 5 1/2"

3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE

4.) ALL SHOWER HEADS TO BE @ 6'-9" A.F.F.

5.) WATER HEATERS TO BE LOCATED IN GARAGE

6.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".

NOTES TO FRAMER:

1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE

2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37-1/2" A.F.F., 57-1/2" A.F.F., & 98" A.F.F.

3.) ALL NON-LOAD BEARING INTERIOR WALL STUDS TO BE 24" O.C.

4.) MANTLE BLOCKING AT EACH SIDE OF FIREPLACE EVERY 24" O.C. A.F.F.

5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE

6.) PLATFORM FOR WATER HEATER TO BE BUILT BY FRAMER. PLATFORM TO CONSIST OF 2X MATERIAL. WATER HEATER SHOWN ON FRAMING PLAN

7.) ALL FINISHED CEILINGS ON 1st FLOOR TO BE 9'-0" FLAT & 8'-0" FLAT ON 2nd FLOOR UNLESS NOTED OTHERWISE

8.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.

9.) HALL TUB BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE
MASTER SHOWER BLOCKING 40"-46" FROM WALL BOTTOM PLATE TO TOP PLATE

10.) VANITY LIGHT FIXTURE 2x4 BLOCKING TO BE IN ALL BATHS @ 88" A.F.F. (TO BOTTOM OF BLOCKS)

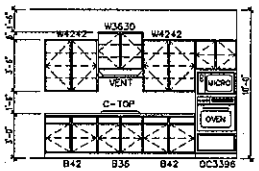
11.) CABINET BLOCKING FOR PLANNING CENTER TO BE @ 30" A.F.F. (TO TOP OF BLOCKS)

12.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE

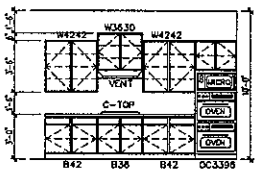
TRIM SCHEDULE

LIVING	SEE SPEC'S
DINING	SEE SPEC'S
	SEE SPEC'S
M. BDRM	SEE SPEC'S
1R/1S HGT	72" A.F.F. TO TOP OF SHELF
2R/1S HGT	84" A.F.F. TO TOP OF SHELF
	BOTTOM ROD @ 42" A.F.F.
ROD & SHELF SUPPORT	ALL RODS (EVERY 32" MIN. OF 1)
	25-1/2" x 54-1/2" ATTIC STAIRS
	22-1/2" x 30" ATTIC SCUTTLE
BASE	SEE SPEC'S
CASING	SEE SPEC'S
TP	TOILET PAPER HOLDER 25"A.F.F.
TR	TOWEL RING 55"A.F.F.
TB	TOWEL BAR 54"A.F.F.
	TRIM ALL WINDOWS W/ STOOL PER SPEC'S
	MANTLE - 60" A.F.F. TO TOP OF MANTLE
	ALL BEDROOM DOORS TO BE 1" ABOVE CARPET (2" ABOVE CONC.)
	WORK AREA LEDGE-1X8 DOUBLE OG. W/ CASING BELOW
	ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED PER SPEC'S

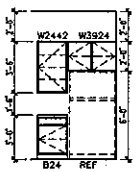
SUPPLIED TO:
1.) FRAMER
2.) SHEETROCKER
3.) STAIR LABOR
4.) TRIM LABOR
5.) CARPET LABOR
6.) C-TILE LABOR
7.) CABINET LABOR
8.) PLUMBER



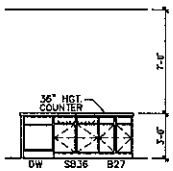
A KITCHEN



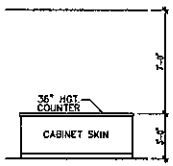
A KITCHEN OPTIONAL



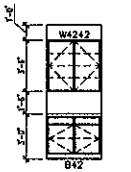
D KITCHEN



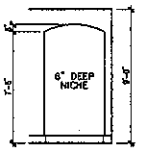
KITCHEN C



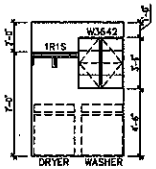
D KITCHEN



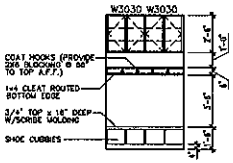
E KITCHEN



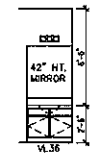
F FOYER



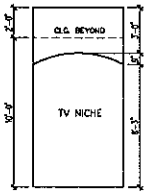
G UTILITY



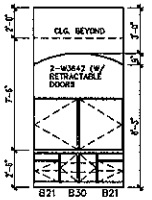
H MUD RM.



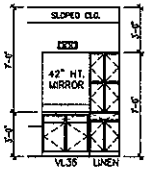
J BATH-2



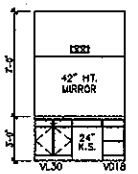
K FAMILY ROOM



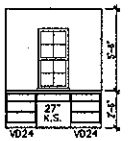
K FAMILY ROOM OPTIONAL



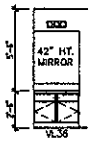
L M. BATH



M M. BATH



N PLANNING



P BATH-3

ARCHES 4'-0" & GREATER IN WIDTH

ARCHES LESS THAN 4'-0" IN WIDTH

1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

TYPICAL ARCHWAY DIMENSIONS FOR 8'-1 1/8" PLATE HEIGHT

REFER TO PLANS FOR OPENING WIDTH

ARCHES 4'-0" & GREATER IN WIDTH

ARCHES LESS THAN 4'-0" IN WIDTH

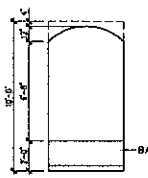
1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

TYPICAL ARCHWAY DIMENSIONS FOR 9'-1 1/8" PLATE HEIGHT

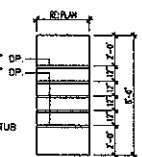
REFER TO PLANS FOR OPENING WIDTH

INTERIOR ELEVATIONS

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

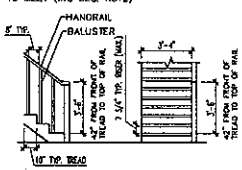


ARCH @ BATH TUB DETAIL, TYP.



LINEN/ PANTRY, TYP.

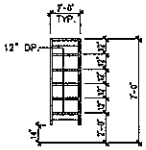
NOTE: STAIR WIDTH, RISER HEIGHT, TREAD DEPTH, HANDRAIL HEIGHT TO MEET (IRC SEC. R311.7.7.1) GUARD HEIGHT AND THE SPACING OF THE BALUSTERS TO MEET (IRC SEC. R312)



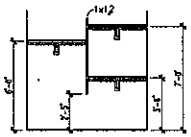
STAIR & RAIL DETAIL, TYP.



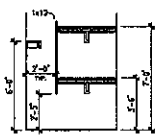
5 SHELF SIDE VIEW @ BOTTOM



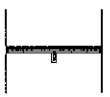
5 SHELF DETAIL, TYP.

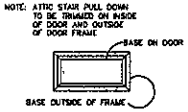


ROD & SHELF DETAIL, TYP.



ROD & SHELF DETAIL, TYP.


UTILITY ROOM DETAIL, TYP.



ATTIC PULL-DOWN STAIR TRIM DETAIL, TYP.

REVISIONS

The B.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any & updated designer, engineer, or architect agrees to assume all responsibility for any changes made to these plans and shall indemnify the B.L. Group, Inc. with written release of The B.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the B.L. group
2100 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

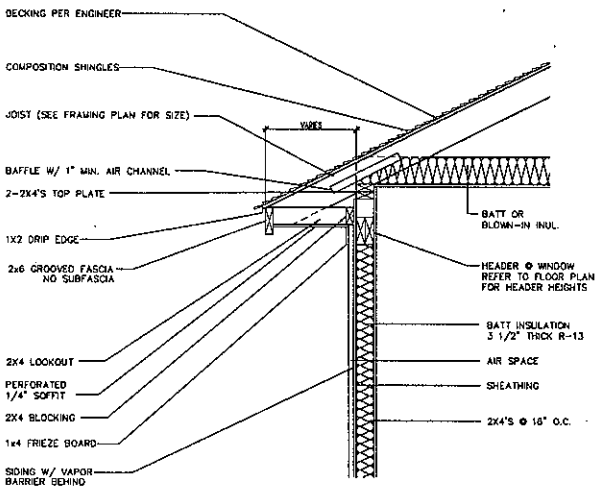
ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-038

PLAN NUMBER
2985 L

SHEET NUMBER
DETAILS 1
SHEET 1-D-1

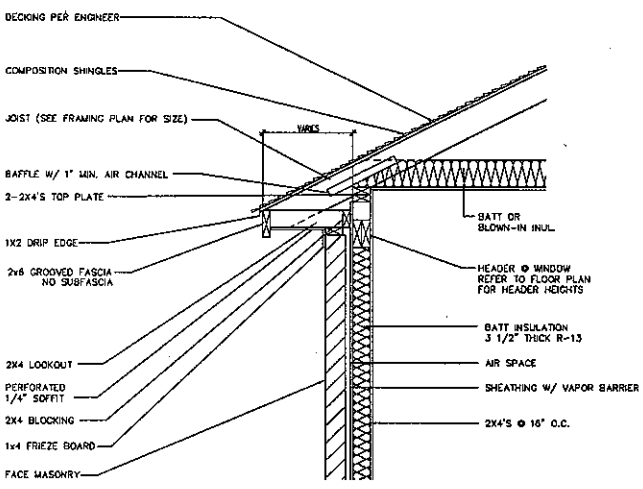


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT SIDING

SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

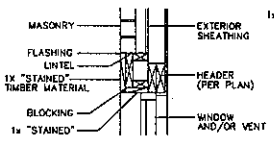


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT MASONRY

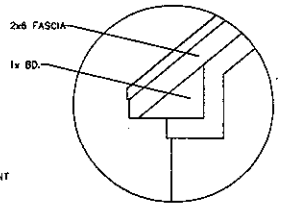
SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

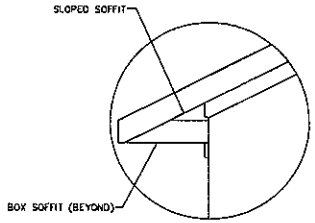


TYP. HEADER SECTION

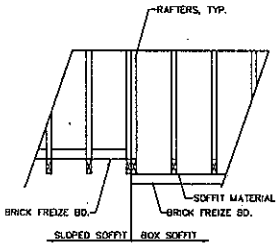
SCALE: N.T.S.



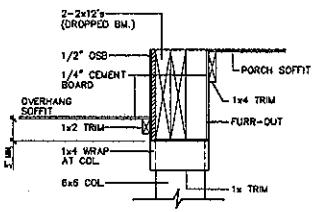
SOFFIT DETAIL



SLOPED SOFFIT DETAIL



SLOPED SOFFIT DETAIL



COVERED PATIO BEAM DETAIL

REVISIONS

The Kit Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. No portion hereof may be used without the written consent of the Kit Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the Kit Group
1300 HIGHLAND VILLAGE RD. STE. #100
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: MRB

PROJECT NO.: 10-038

PLAN NUMBER: 2985 L

SHEET NUMBER: DETAILS 1

SHEET 1-D-2

HEADERS SCHEDULE
BUILDING WIDTH OF 26' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-6"	3'-1"	2'-8"	2'-3"
2-2x6	5'-5"	4'-6"	3'-11"	3'-9" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-9" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-8" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *

FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

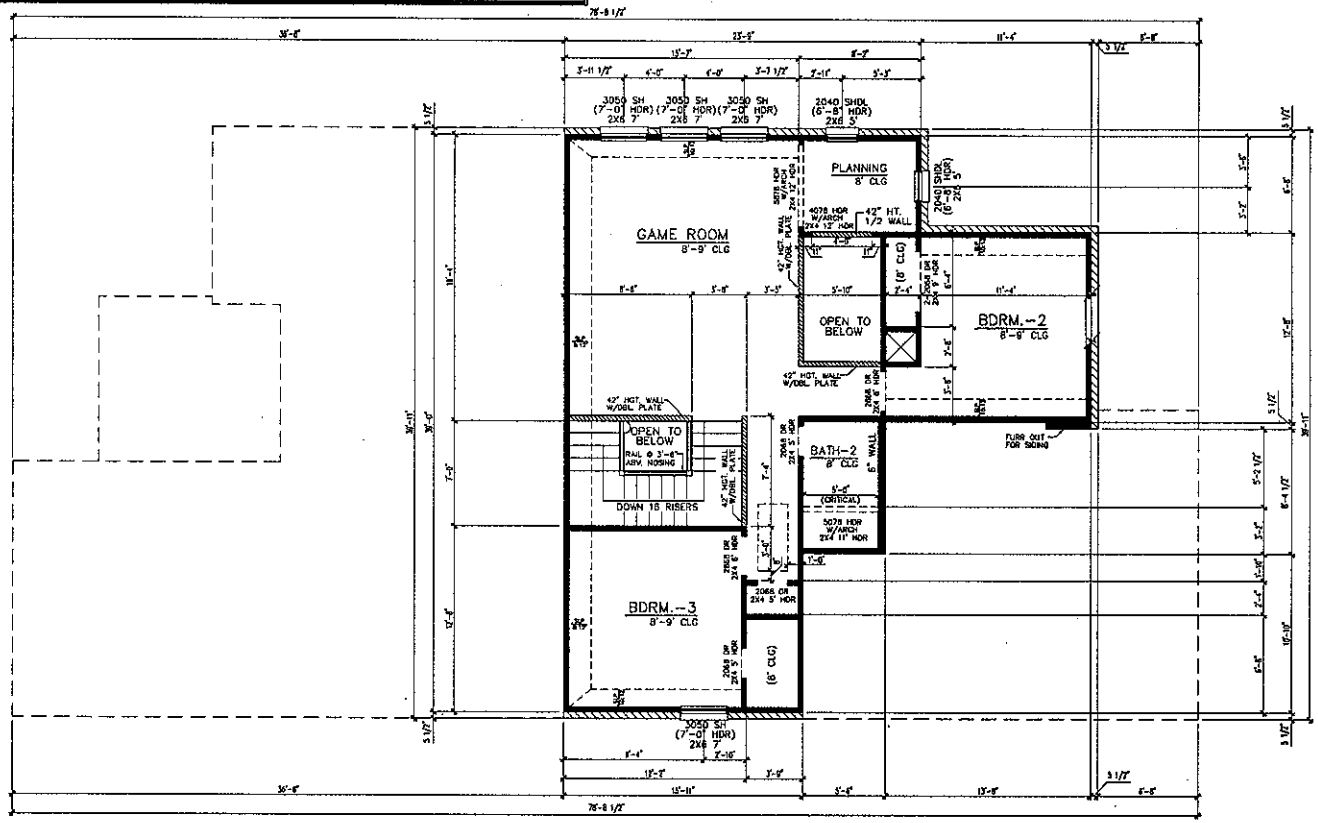
FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



SECOND FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
First Floor	2119 SQ. FT.
Second Floor	866 SQ. FT.
Total Living Area	2985 SQ. FT.
Garage	424 SQ. FT.
Porch & Patio	52/130 SQ. FT.
Total Under Roof	3591 SQ. FT.

REVISIONS

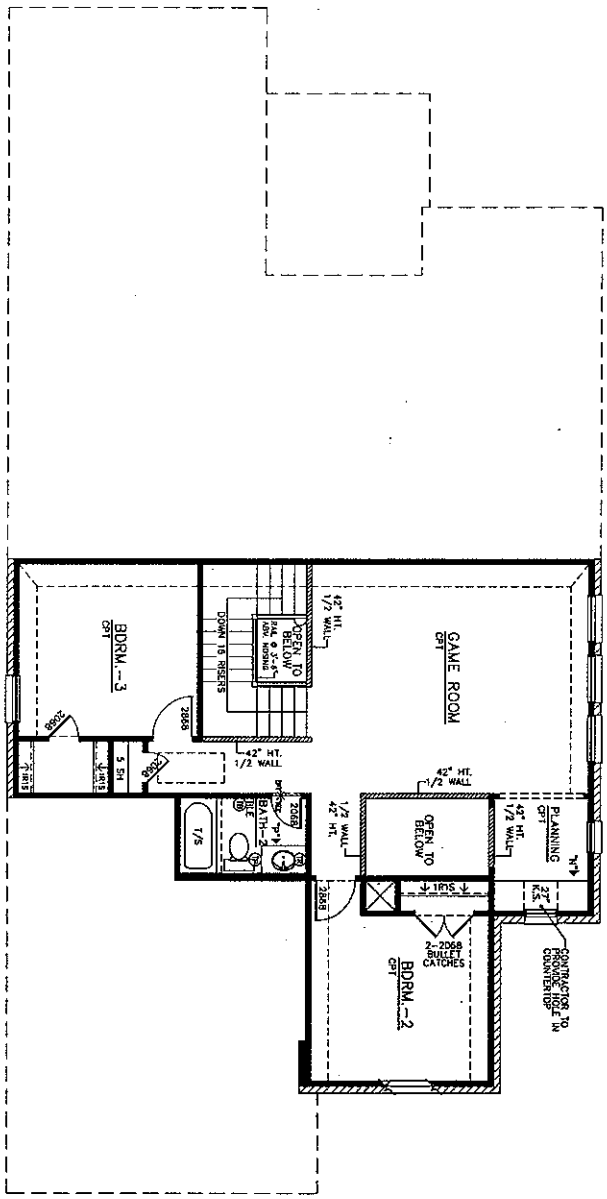
The B.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any & all copyrights of designs exhibited, or printed herein are reserved & may not be permitted to alter these plans, with written release of the B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the Mark Group
2300 HIGHLAND VILLAGE RD, STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB
PROJECT NO.: 10-038
PLAN NUMBER: 2985 L
SHEET NUMBER: FRAMING/ CONCRETE
SHEET 2-1



SECOND FLOOR PLAN

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

SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

SHEET NUMBER	TRIM/FINISH-OUT SHEET 2-2
PLAN NUMBER	2985 L
PROJECT NO.	10-038
DRAFTSPERSON	NRB
ISSUE DATE	04-22-10

ENGLEBARD VILLAGE RD. STE #250
HERNDON, VIRGINIA 20171
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

the ml group

BUILDER: BROHN HOMES

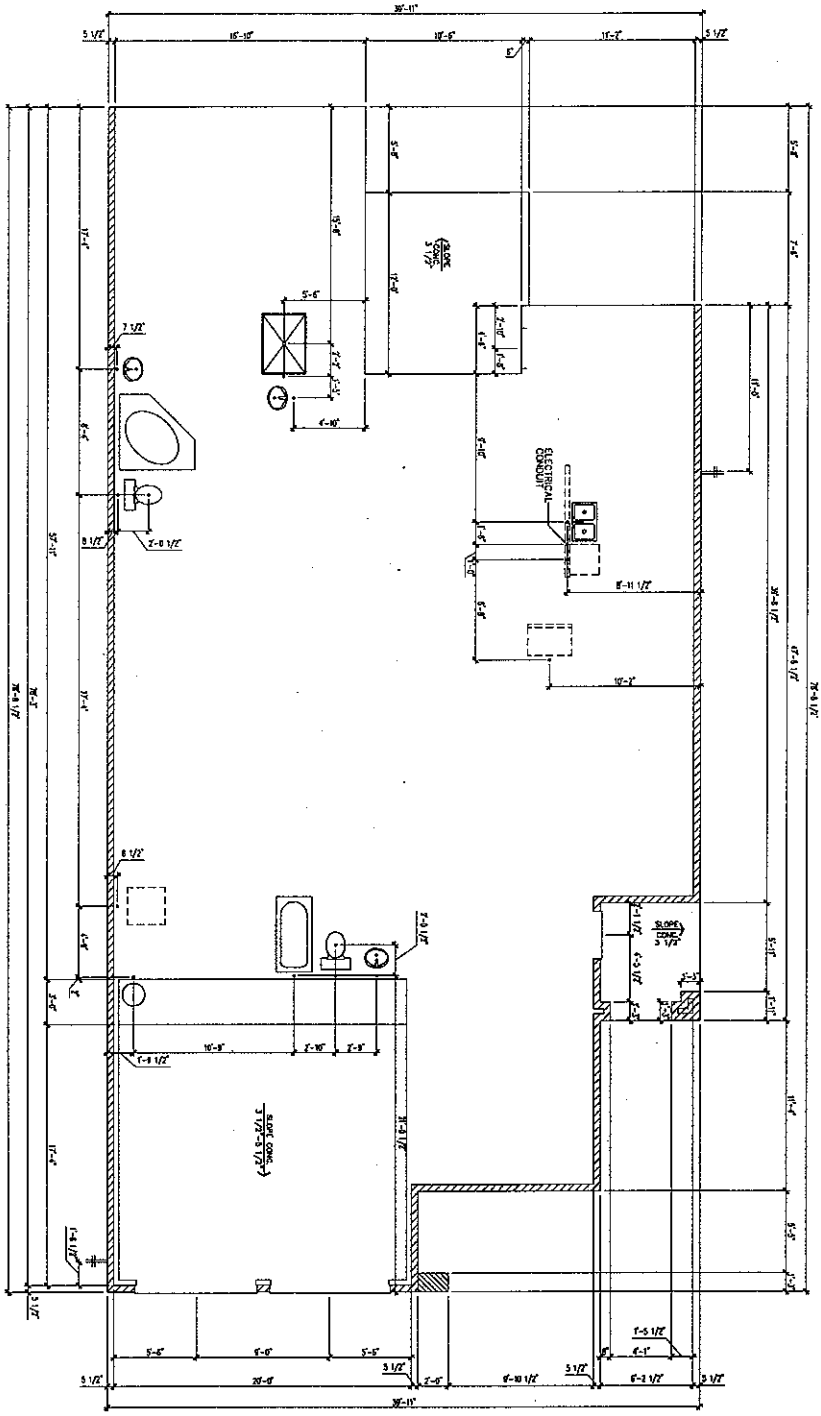
DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans with written release of the M.L. Group Inc.

REVISIONS

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL RISER SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – A

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

SUPPLIED TO:

1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

SHEET NUMBER	FOUNDATION ENGINEERING A
PLAN NUMBER	2985 L
PROJECT NO.	10-038
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10

the ml group
3309 BASS PRO DRIVE, SUITE 220
GRAPEVINE, TEXAS 76051
OFFICE: (972) 410-7474
FAX: (972) 410-8856
TRACIE@MLGROUP.BIZ

BUILDER: BROHN HOMES

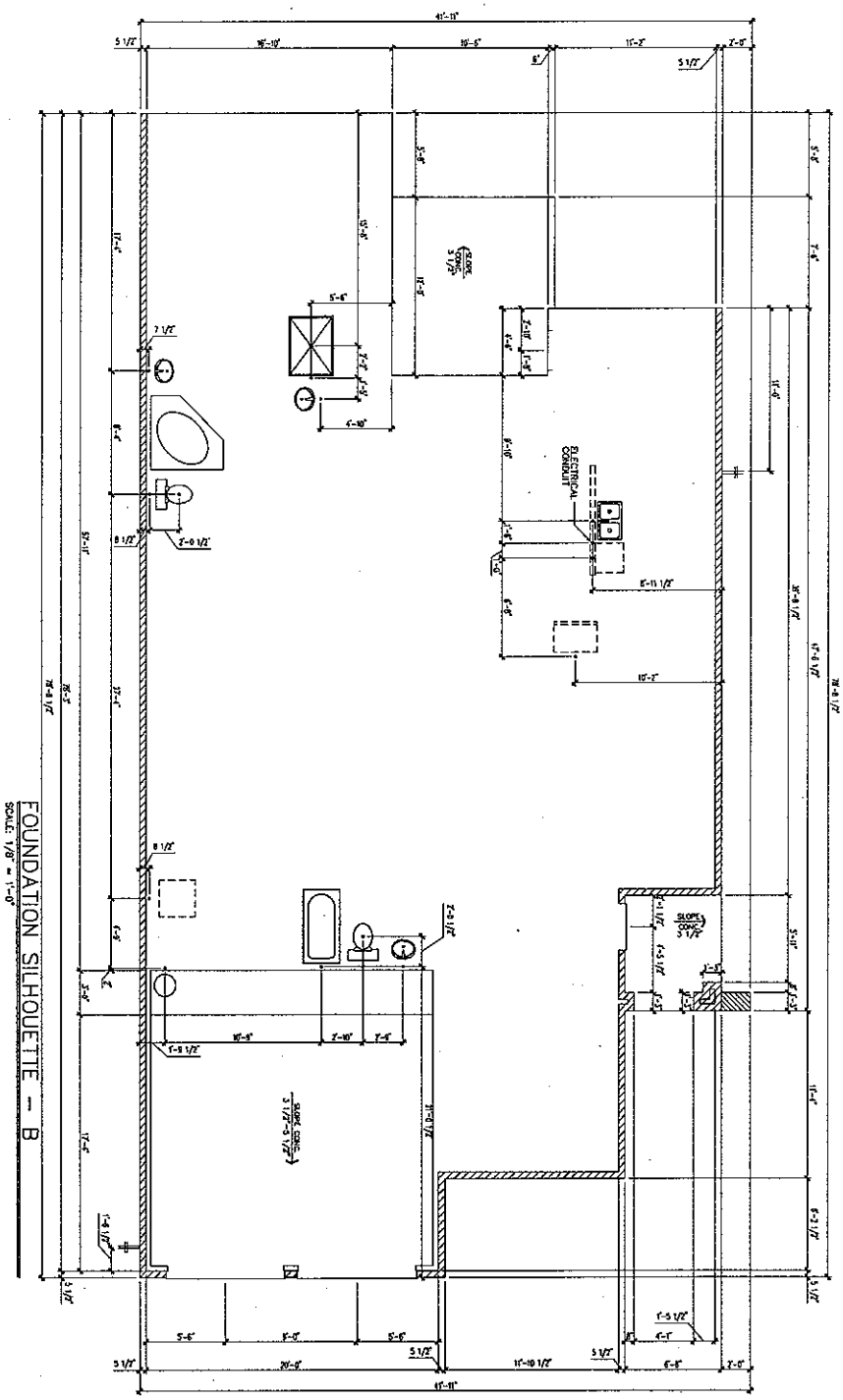
DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL HOSES SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – B
SCALE: 1/8" = 1'-0"

SUPPLIED TO:

1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

SHEET NUMBER	FOUNDATION ENGINEERING "B" SHEET 3b
PLAN NUMBER	2985 L
PROJECT NO.	10-038
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10

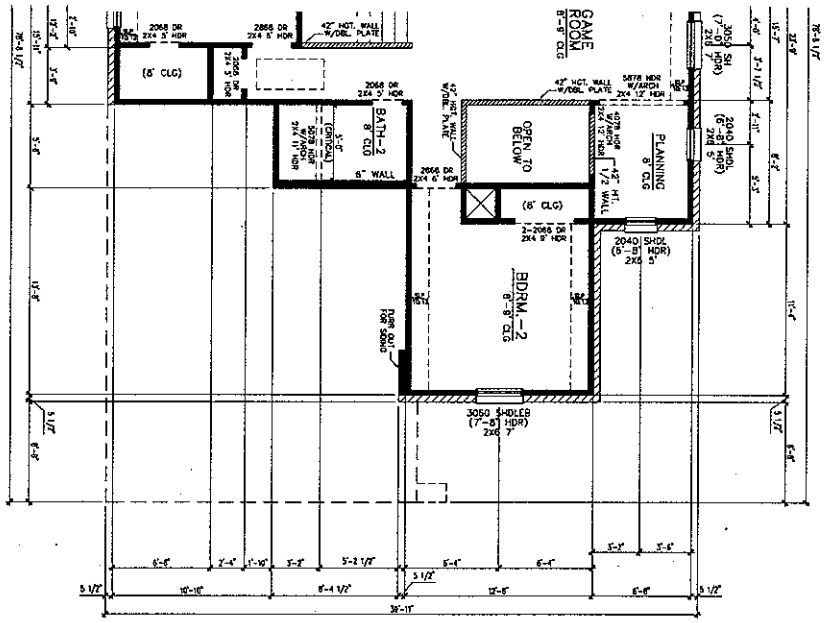
TRADEMARKED
FAX: (972) 318-0006
OFFICE: (972) 410-7474
FLOWER MOUND, TEXAS 75077
2700 HIGHLAND VILLAGE RD., STE. #150
the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

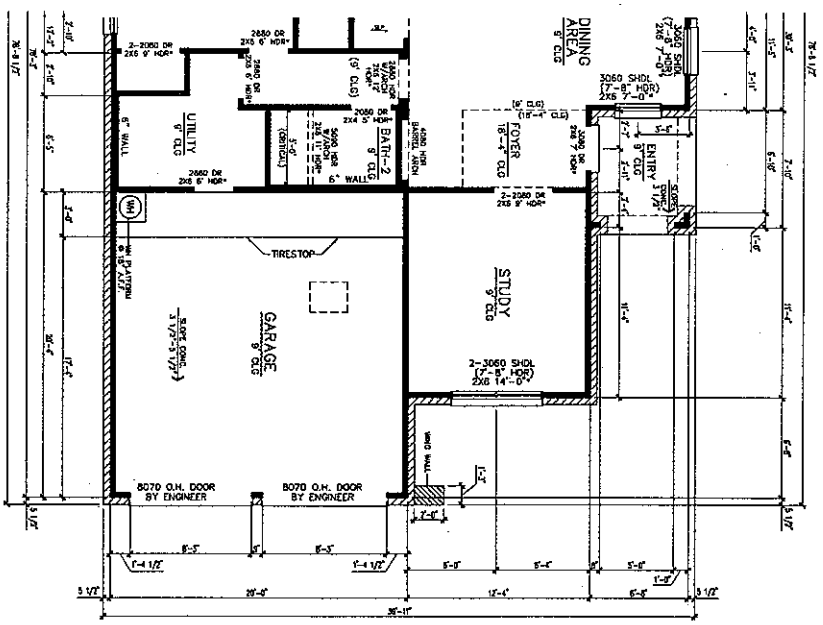
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS



PARTIAL SECOND FLOOR PLAN – A

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



PARTIAL FIRST FLOOR PLAN – A

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

SQUARE FOOTAGES	
First Floor	2119 SQ. FT.
Second Floor	866 SQ. FT.
Total Living Area	2985 SQ. FT.
Garage	424 SQ. FT.
Porch & Patio	52/130 SQ. FT.
Total Under Roof	3591 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

SHEET NUMBER	2985 L
ELEVATION	FOOTPRINT "A"
SHEET 4a	
PLAN NUMBER	
PROJECT NO.	10-038
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10
TRADEMARKED	

THE M.L. GROUP, INC.
1300 RIVERLAND VILLAGE DR., STE. #270
MCKINNEY, TEXAS 75071
OFFICE: (972) 410-7474
FAX: (972) 316-0806

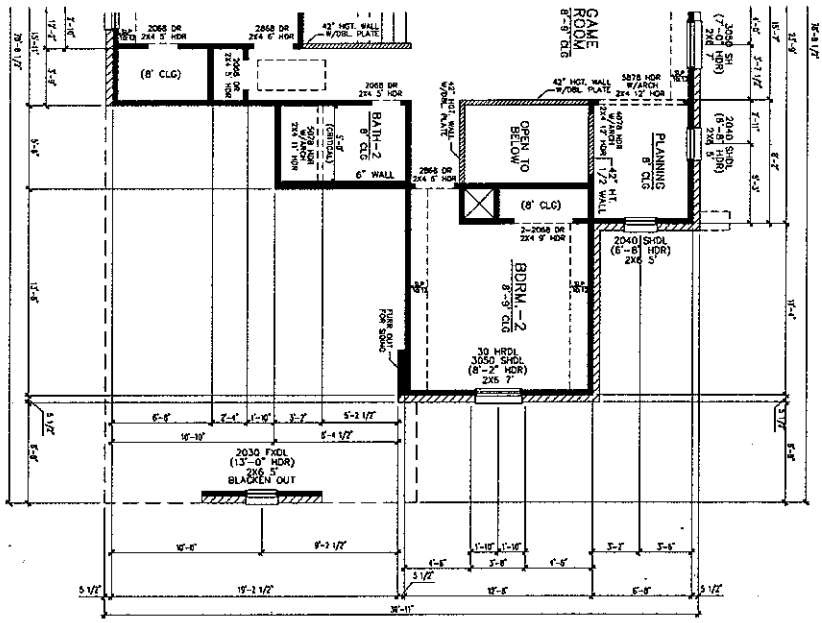
the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

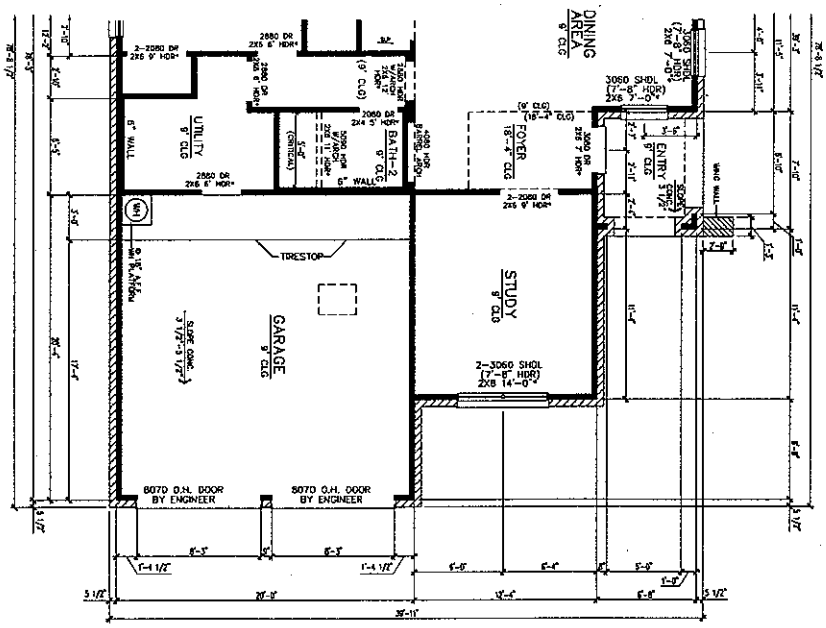
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS



PARTIAL SECOND FLOOR PLAN – B

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



PARTIAL FIRST FLOOR PLAN – B

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

SQUARE FOOTAGES	
First Floor	2119 SQ. FT.
Second Floor	866 SQ. FT.
Total Living Area	2985 SQ. FT.
Garage	424 SQ. FT.
Porch & Patio	52/130 SQ. FT.
Total Under Roof	3591 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

SHEET NUMBER	2985 L
ELEVATION	FOOTPRINT "B"
SHEET #	4b
PLAN NUMBER	10-038
PROJECT NO.	MRB
DRAFTSPERSON	
ISSUE DATE	04-22-10

2300 RIDGELAND VILLAGE RD, STE. #210
ROUND ROCK, TEXAS 78681
OFFICE: (972) 410-2474
FAX: (972) 384-0306

TRADEMARKED

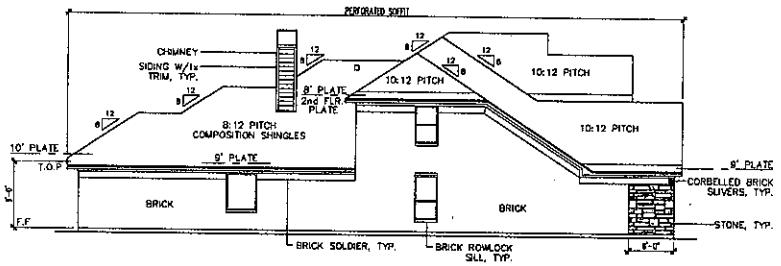
the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS	



LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
158 MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-30
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-5
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:
1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:
1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:
EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-6" A.F.F.

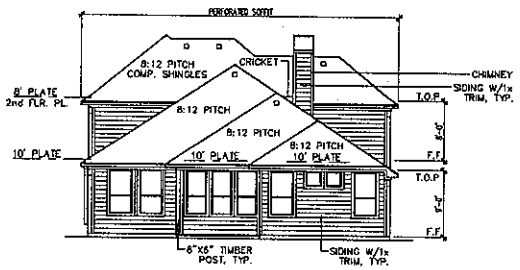
CHIMNEY CHASE NOTES:
1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

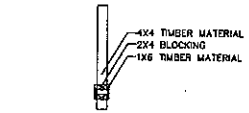
☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:
1.) FRAMER 4.) SHINGLE LABOR
2.) CORNICE LABOR 5.) BRICK LABOR
3.) DECKER 6.) ELECTRICIAN



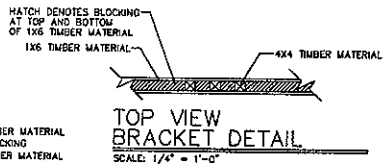
REAR ELEVATION

SCALE: 1/16" = 1'-0"



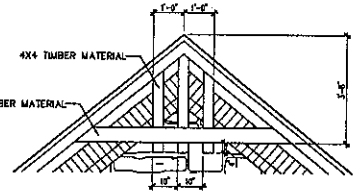
SIDE VIEW BRACKET DETAIL

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



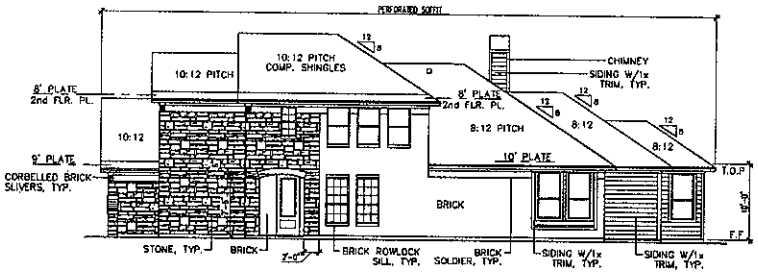
TOP VIEW BRACKET DETAIL

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



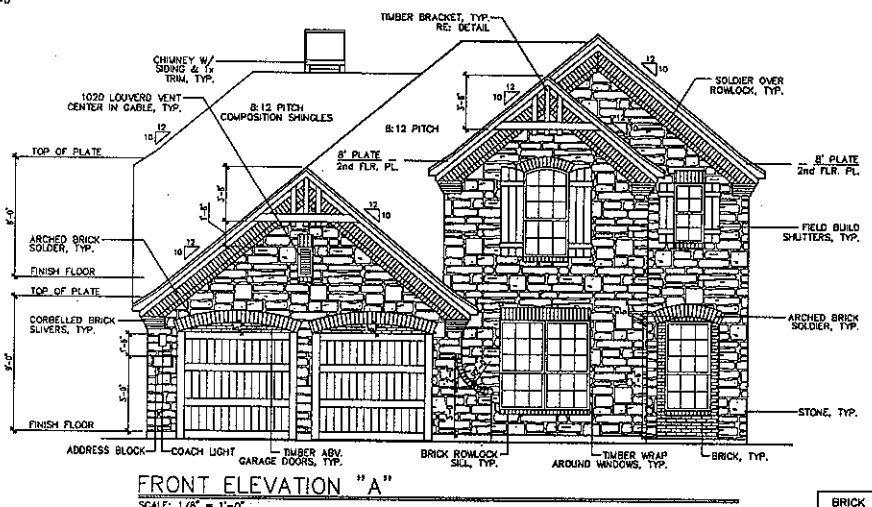
TYP. BRACKET DETAIL

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



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "A"

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

BRICK CALCULATIONS	
BRICK/STONE:	1858 SQ. FT.
SIDING:	613 SQ. FT.
TOTAL:	2372 SQ. FT.
% OF MASONRY:	81 %

REVISIONS	

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions and report any discrepancies to the M.L. Group Inc. in writing. Any & all structural changes must be approved by a qualified engineer before building, or structural engineer should be permitted to alter these plans, with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
2300 HIGHLAND VILLAGE RD, STE. 1210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

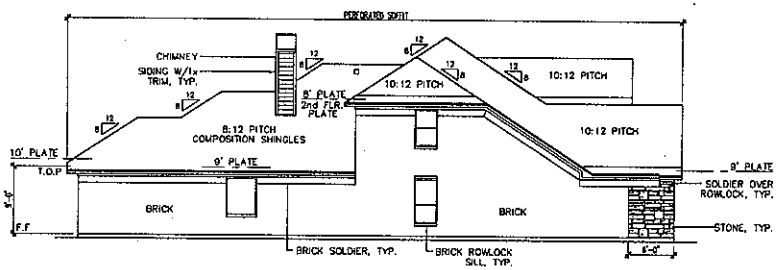
ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-038

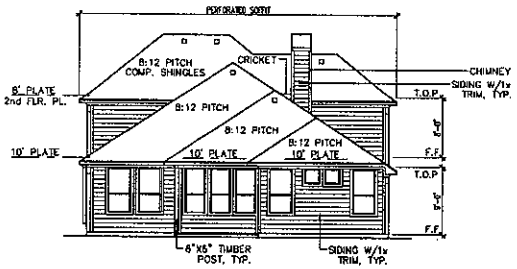
PLAN NUMBER
2985 L

SHEET NUMBER
ELEVATION "A"
SHEET 5a



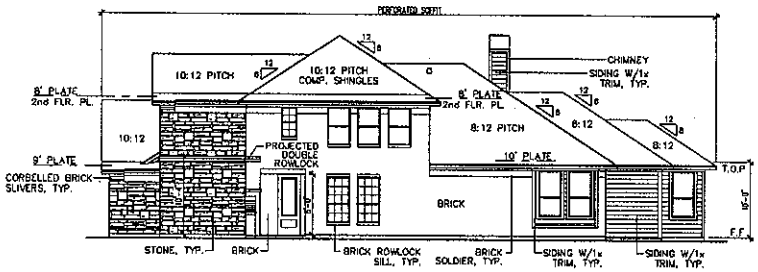
LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



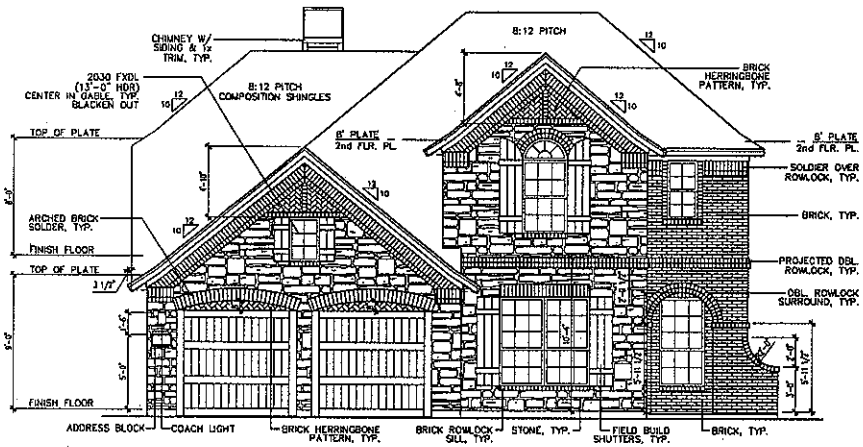
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
15% MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-50
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:

1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:

1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-6" A.F.F.

CHIMNEY CHASE NOTES:

1.) CHIMNEY ROUGH-FRAMING TO BE 32" x 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN

BRICK CALCULATIONS	
BRICK/STONE:	1916 SQ. FT.
SIDING:	413 SQ. FT.
TOTAL:	2329 SQ. FT.
% OF MASONRY:	82 %

The ALL Group, Inc. assumes no liability for any errors or omissions in these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, and only upon review of the ALL Group, Inc.

REVISIONS

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ALL group
2100 HIGHLAND VILLAGE RD, STE 7510
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

ISSUE DATE: 04-22-10

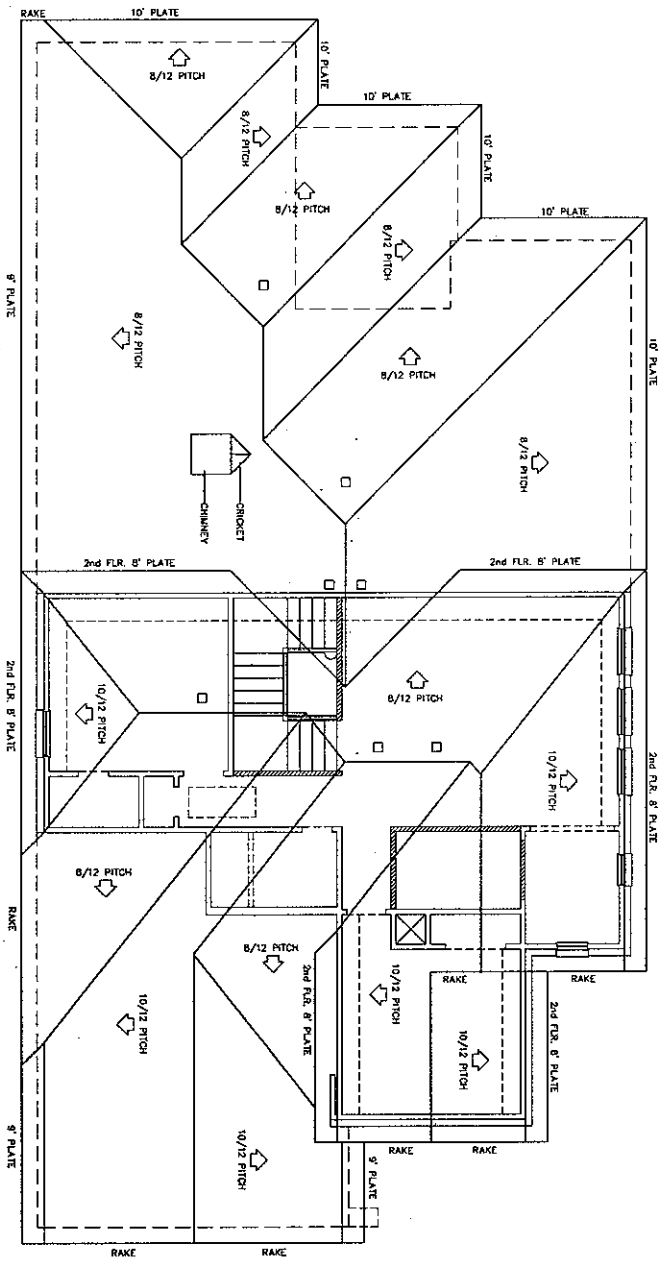
DRAFTSPERSON: MRB

PROJECT NO.: 10-038

PLAN NUMBER: 2985 L

SHEET NUMBER: ELEVATION "B"

SHEET 5b



ROOF PLAN – A

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM 1'-2 1/8" @ 10:12, STUD @ 8:12 & 9'-1 1/8" @ 8:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

□ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE: THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

SUPPLIED TO:

1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR

SHEET NUMBER	FRAME ENGINEERING A SHEET 6a
PLAN NUMBER	2985 L
PROJECT NO.	10-038
DRAFTSPERSON	MRB
ISSUE DATE	04-22-10

ENGINEERED BY VILLAGER, SIR, ESQ.
BRIGHAM AND VILLAGE, UTAH 84097
OFFICE: (973) 418-7474
FAX: (973) 318-8005

TRADEMARKED

the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS					

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-8" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

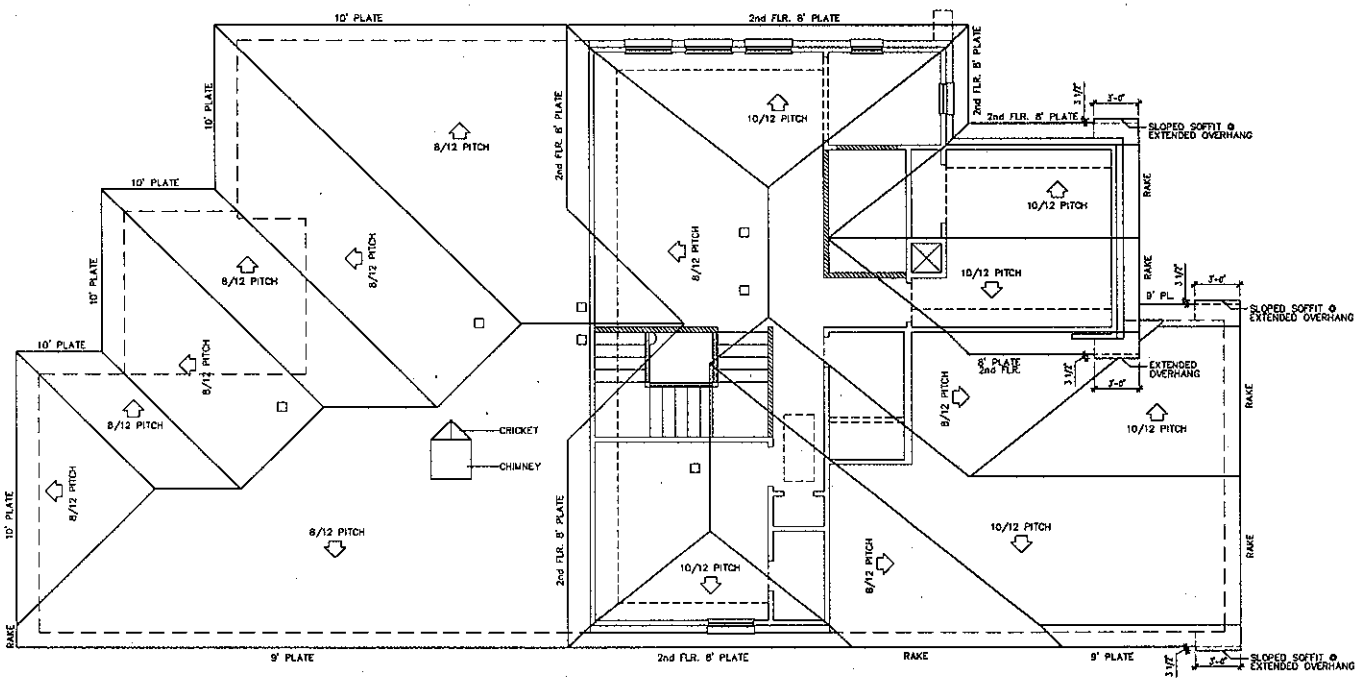
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR



ROOF PLAN – B
SCALE: 1/8" = 1'-0"

REVISIONS

The B.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any unauthorized duplication of these plans will not be permitted to alter these plans with written release of The B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the BL Group
2300 HIGHLAND VILLAGE RD., STE. #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-038

PLAN NUMBER
2985 L

SHEET NUMBER
FRAME ENGINEERING "B"
SHEET 6b

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC. ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 18" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

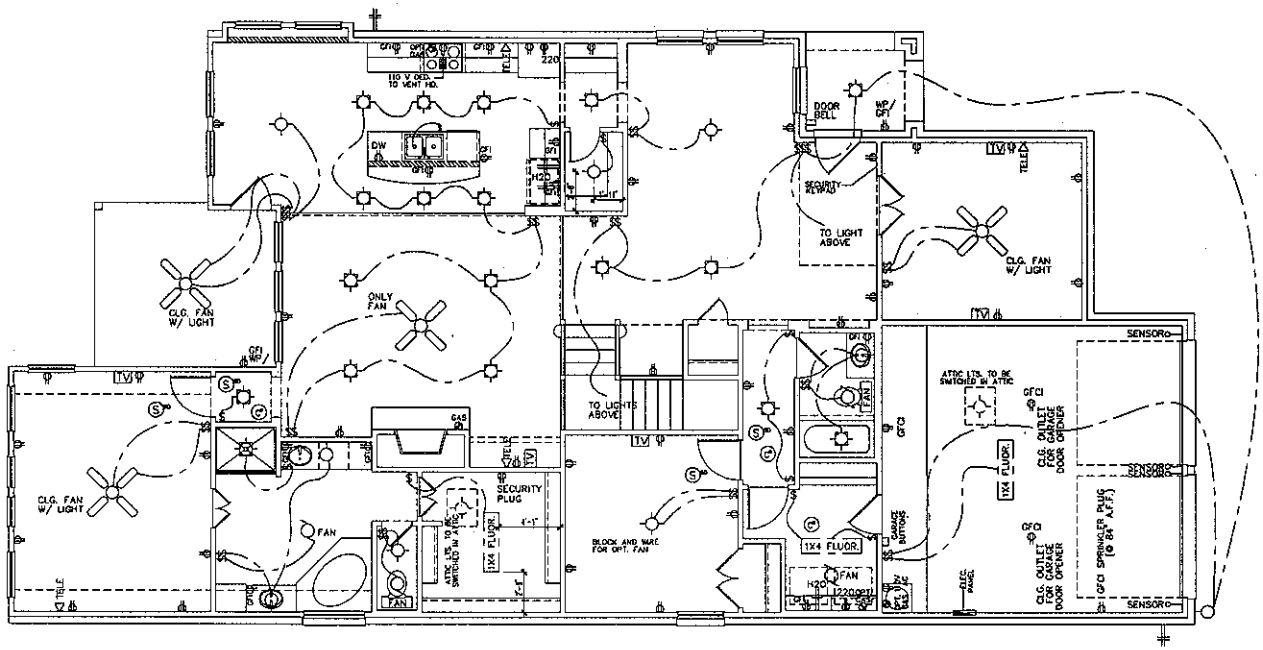
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



FIRST FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICIAN

REVISIONS

The ALL Group Inc. assumes no liability for errors or omissions in these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. Any alteration voids the ALL Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the ALL GROUP
2300 HIGHLAND VILLAGE RD., STE. #310
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: WMG

PROJECT NO.: 10-038

PLAN NUMBER: 2985 L

SHEET NUMBER: ELECTRICAL 1

SHEET: 7-1

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 15" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

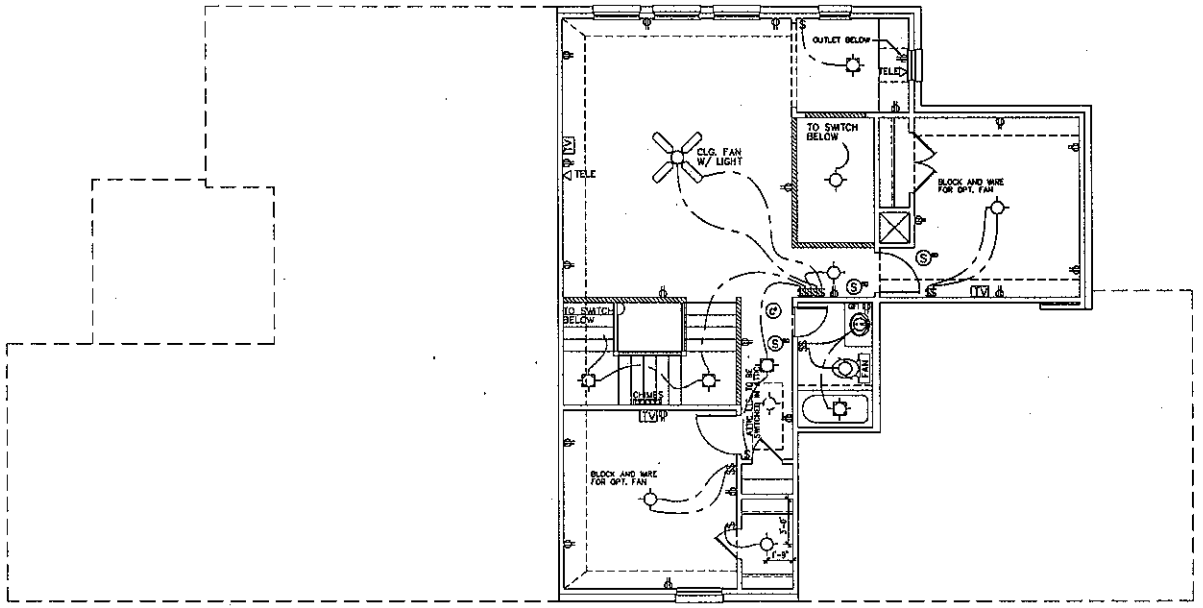
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



SECOND FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICIAN

REVISIONS

The B.L. Group Inc. assumes no liability for any discrepancies which may exist in these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and interpret any discrepancies found. The purchaser, builder, or contractor shall be responsible for all changes made to these plans unless approved in writing by The B.L. Group Inc. with written release of The B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the BL Group
2100 HIGHLAND VILLAGE RD. STE #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806

TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
WMG

PROJECT NO.
10-038

PLAN NUMBER
2985 L

SHEET NUMBER
ELECTRICAL 2

SHEET 7-2

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES. 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8" OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

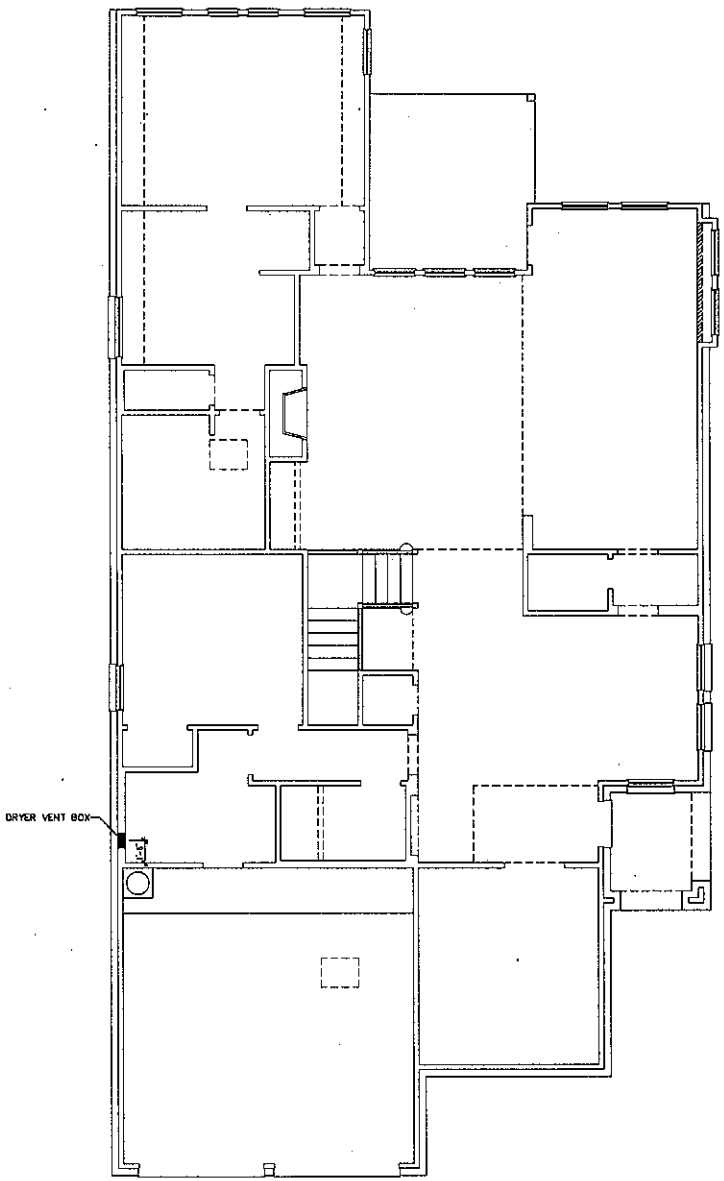
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN ---- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT-ON ALL EDGES @ TIME OF ROUGH-IN.



FIRST FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or engineer licensed in the state of construction may alter these plans. No portion may be reproduced without the written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. GROUP
2500 HIGHLAND VILLAGE RD. STE 1710
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0606
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-038

PLAN NUMBER
2985 L

SHEET NUMBER
HVAC
1
SHEET 8-1

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8' OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

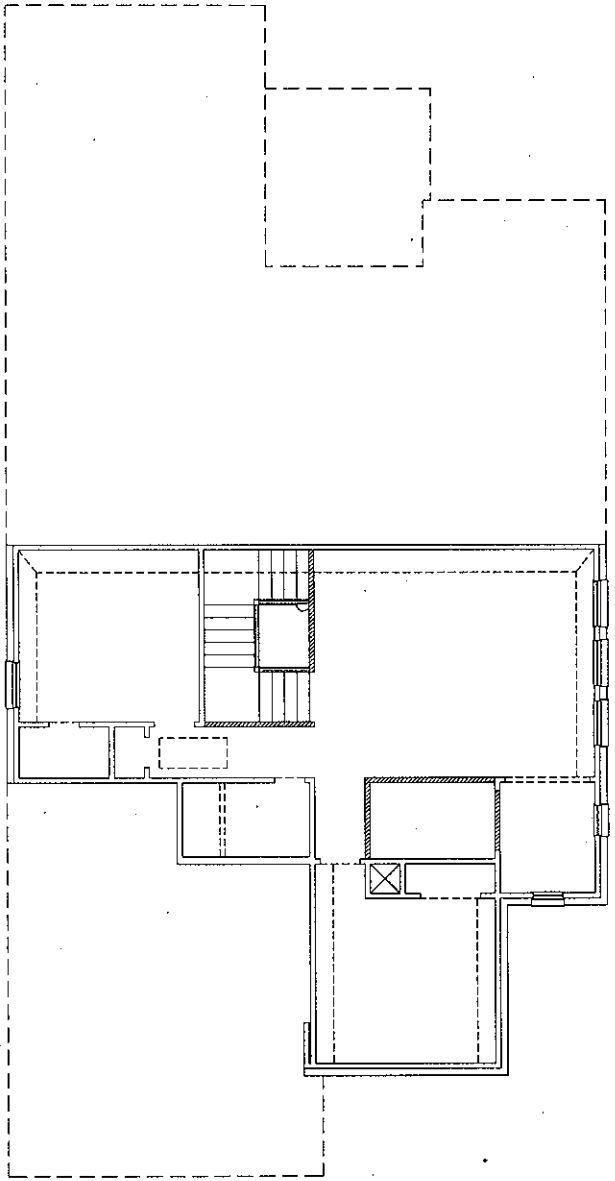
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN ---- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



SECOND FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) HVAC INSTALLER

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, room sizes, and layouts of the conditions. Any structural designs modified, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the M.L. Group
2100 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB

PROJECT NO.
10-038

PLAN NUMBER
2985 L

SHEET NUMBER
HVAC
2
SHEET 8-2

HEADERS SCHEDULE
BUILDING WIDTH OF 28' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-6"	3'-1"	2'-8"	2'-3"
2-2x6	5'-5"	4'-8"	3'-11"	3'-9" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-9" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-9" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-9" *

FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9" *	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

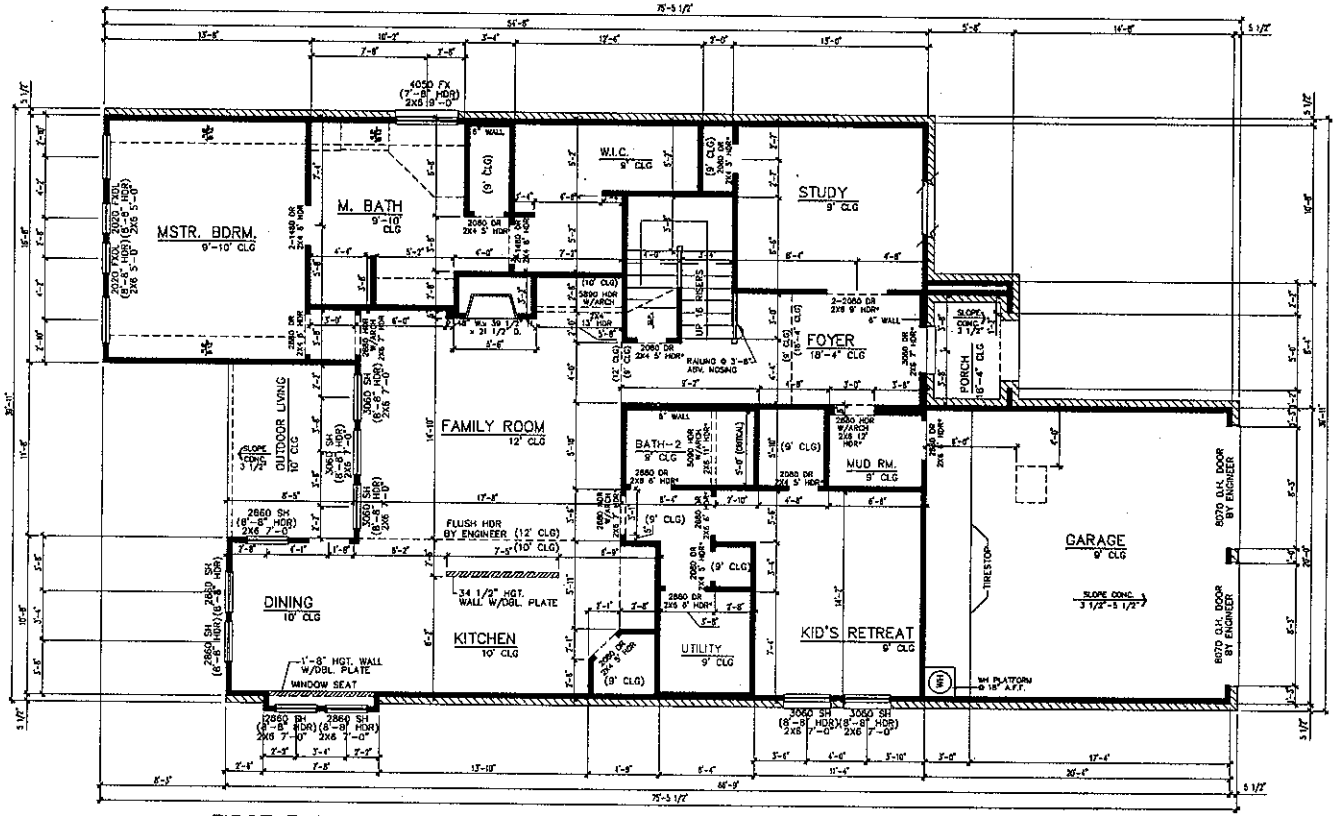
FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	5'-2" *
2-2x8	5'-9" *	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



FIRST FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
First Floor	1905 SQ. FT.
Second Floor	794 SQ. FT.
Total Living Area	2699 SQ. FT.
Garage	435 SQ. FT.
Porch & Patio	47/98 SQ. FT.
Total Under Roof	3279 SQ. FT.

REVISIONS

The B.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and determine what permits are required. No reproduction is permitted to alter these plans, with written release of The B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

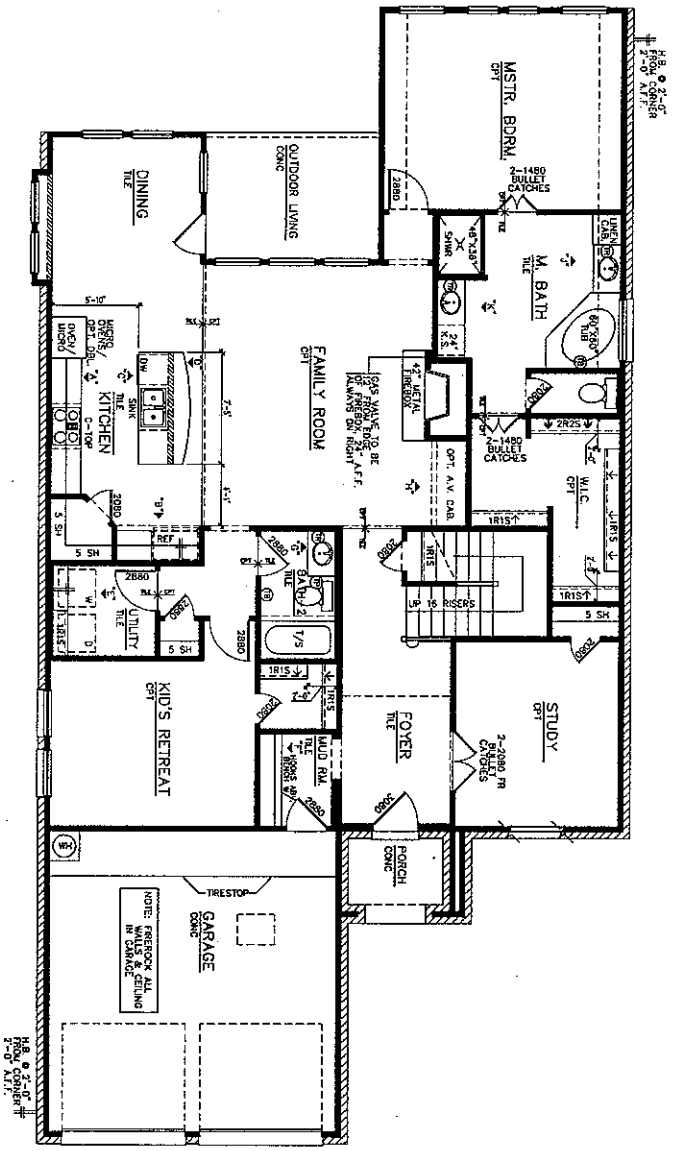
BUILDER: BROHN HOMES

the BL Group
2300 HIGHLAND VILLAGE RD., STE. #219
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: FRAMING/ CONCRETE
SHEET 1-1

FIRST FLOOR PLAN

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



SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C--TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

SHEET NUMBER	TRIM/ FINISH-OUT SHEET 1-2
PLAN NUMBER	2699 L
PROJECT NO.	10-037
DRAFTSPERSON	CSG
ISSUE DATE	04-22-10

1308 HIGHLAND VILLAGE, STE 210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7424
FAX: (972) 318-0806

TRADEMARKED

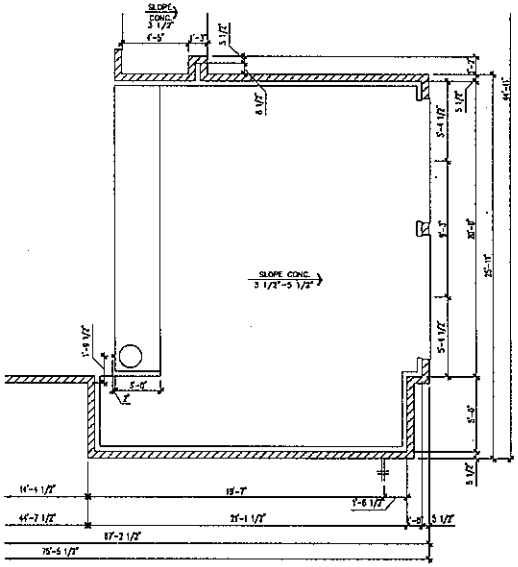
the ml group

BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

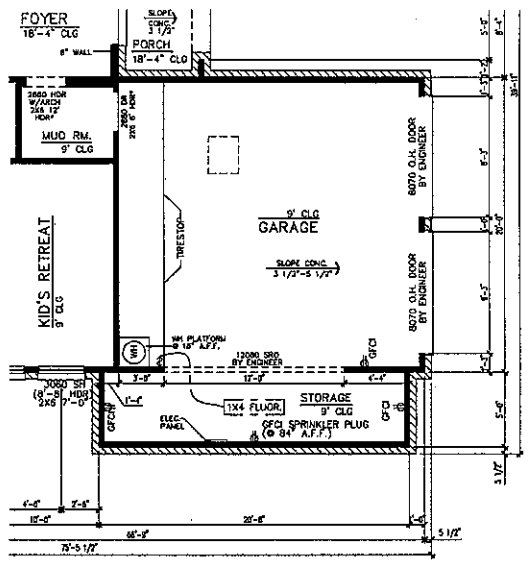
The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS



PARTIAL FOUNDATION SILHOUETTE – TYP.

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



PARTIAL FIRST FLOOR PLAN – TYP.

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

SQUARE FOOTAGES	
First Floor	1905 SQ. FT.
Second Floor	794 SQ. FT.
Total Living Area	2699 SQ. FT.
Garage	543 SQ. FT.
Porch & Patio	47/98 SQ. FT.
Total Under Roof	3387 SQ. FT.

REVISIONS

The B.L. Group Inc. assumes no liability for any errors, omissions or inaccuracies in these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. Any written release of the B.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the BL GROUP
2300 HIGHLAND VILLAGE, RD. STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

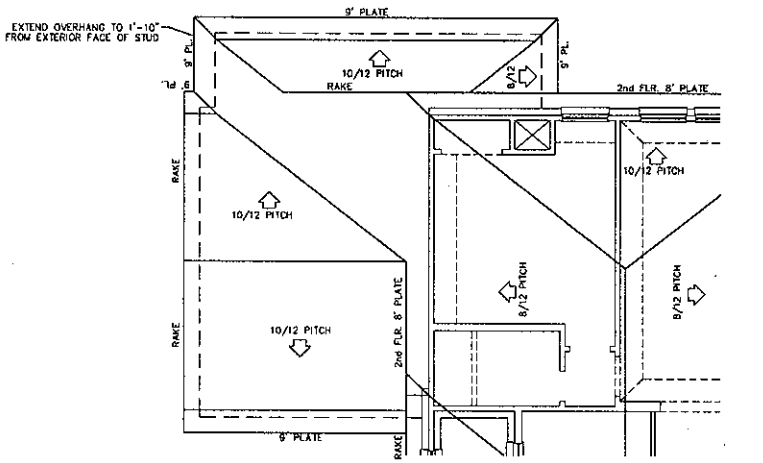
ISSUE DATE
04-22-10

DRAFTSPERSON
CSG

PROJECT NO.
10-037

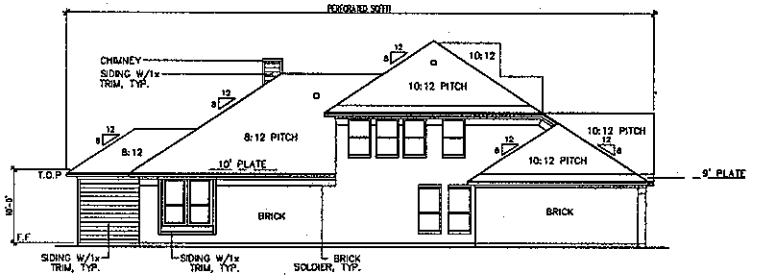
PLAN NUMBER
2699 L

SHEET NUMBER
2 1/2 CAR OPTION
SHEET 1-3



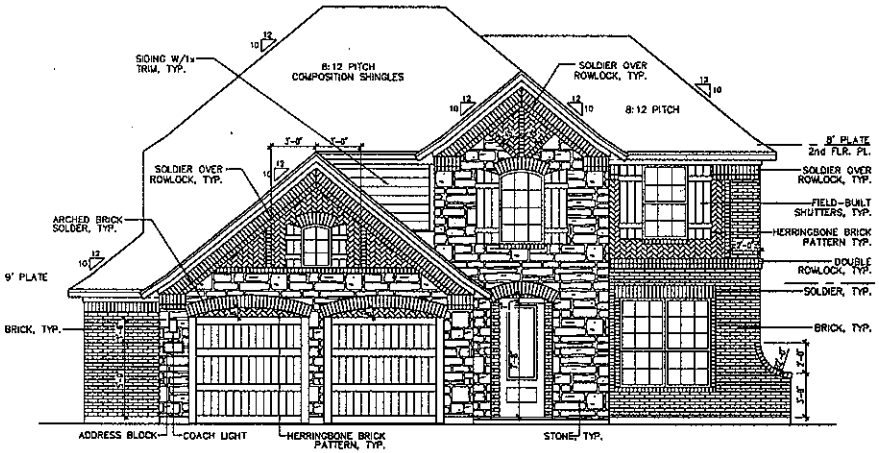
PARTIAL ROOF PLAN – TYP.

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



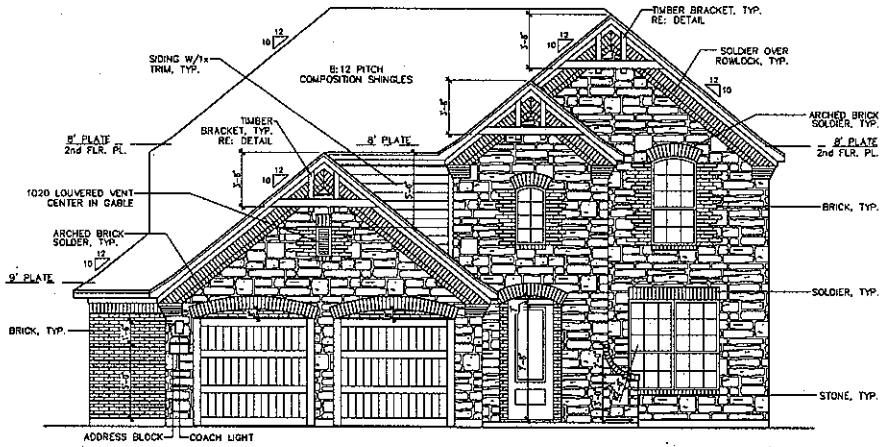
LEFT SIDE ELEVATION – TYP.

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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



FRONT ELEVATION "A"

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

ROOF NOTES
1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-8" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS – IRC 2009

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.O.

☐ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

REVISIONS

The Art Group, Inc. assumes no liability for any errors that may be found in these plans. All these plans are copyrighted and may not be reproduced without the written consent of The Art Group, Inc. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and homeowners site conditions. Any a qualified designer, architect, or structural engineer should be consulted to alter these plans, any other notice of the A.I.A. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

2500 HIGHLAND VILLAGE RD, STE #100
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

TRADEMARKED

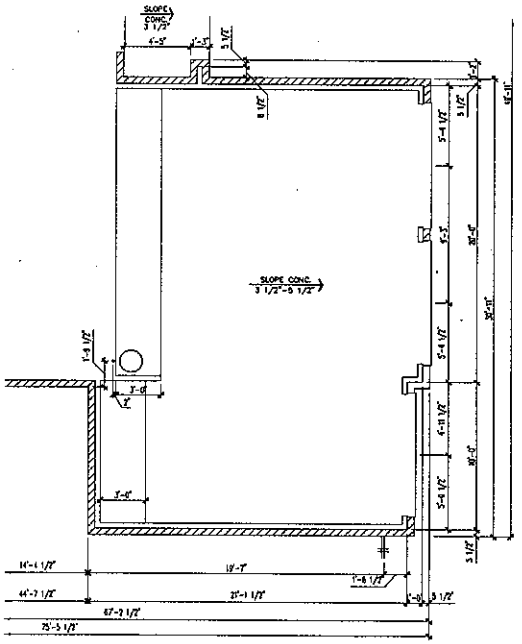
ISSUE DATE 04-22-10

DRAFTSPERSON CSG

PROJECT NO. 10-037

PLAN NUMBER 2699 L

SHEET NUMBER 2 1/2 CAR OPTION SHEET 1-4

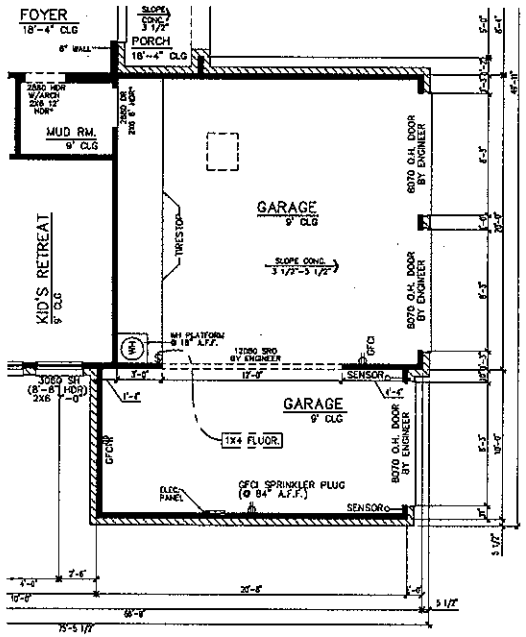


PARTIAL FOUNDATION SILHOUETTE – TYP.

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

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



PARTIAL FIRST FLOOR PLAN – TYP.

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SQUARE FOOTAGES	
First Floor	1905 SQ. FT.
Second Floor	794 SQ. FT.
Total Living Area	2699 SQ. FT.
Garage	651 SQ. FT.
Porch & Patio	47/98 SQ. FT.
Total Under Roof	3495 SQ. FT.

REVISIONS

The ALL Group Inc. assumes no liability for any structure that these plans, or modifications thereof, are permitted, builder, or contractor has permitted all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. with written release of The ALL Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ALL group
2200 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

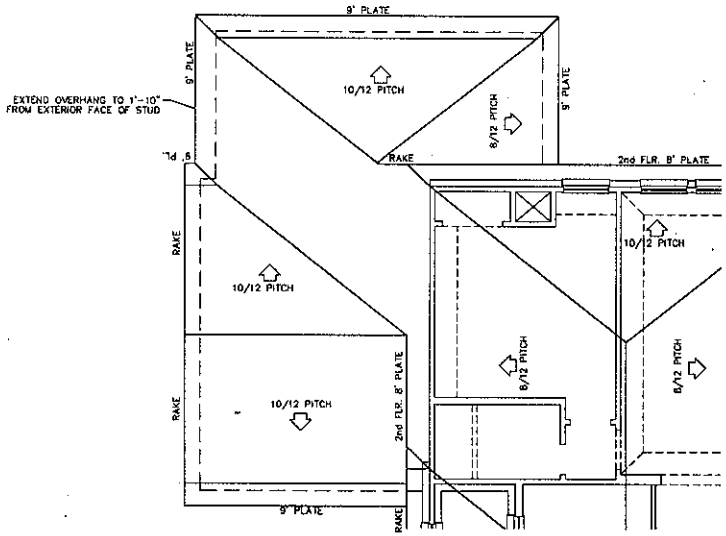
ISSUE DATE 04-22-10

DRAFTSPERSON CSG

PROJECT NO. 10-037

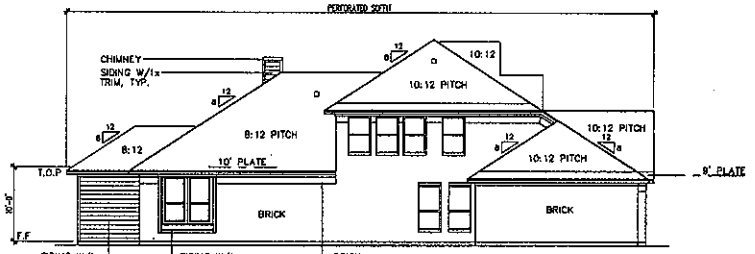
PLAN NUMBER 2699 L

SHEET NUMBER 3 CAR OPTION SHEET 1-5



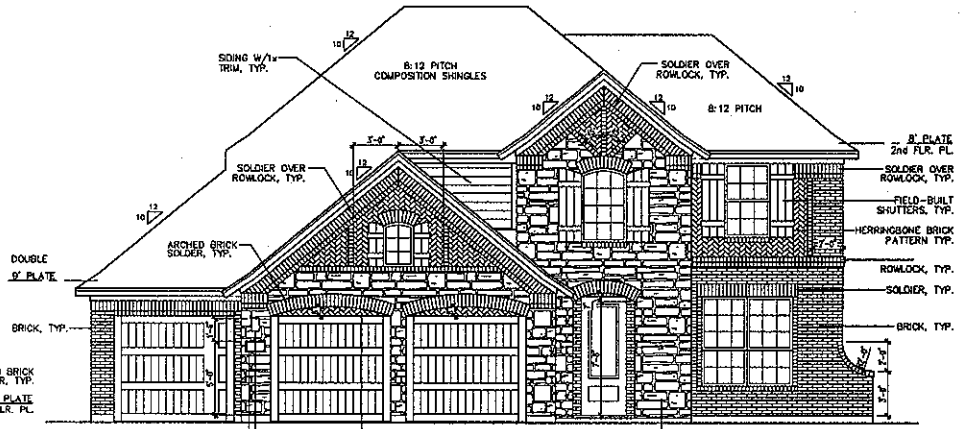
PARTIAL ROOF PLAN – TYP.

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



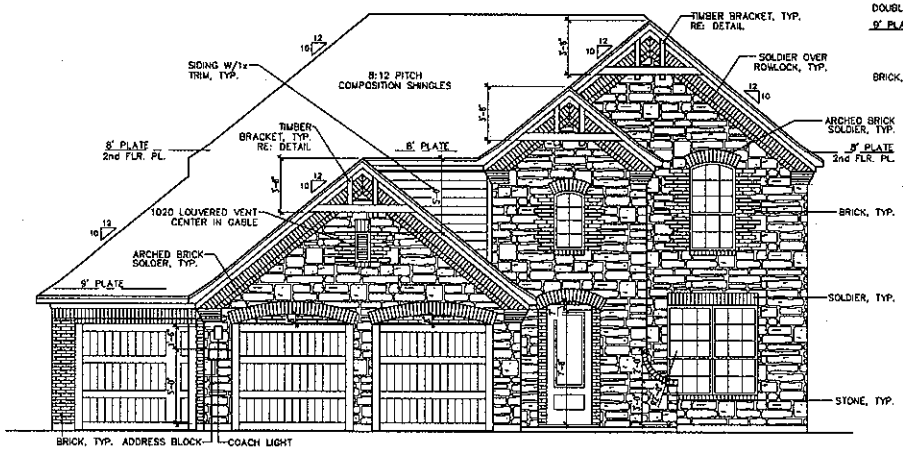
LEFT SIDE ELEVATION – TYP.

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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



FRONT ELEVATION "A"

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

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.

2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.

3.) ALL SPLAYS TO BE 8:12.

4.) ARROWS INDICATE DRAINAGE.

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS – IRC 2009

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS (14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

REVISIONS

The M.L. Group Inc. assumes no liability for any errors or omissions in these construction documents. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, and written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML GROUP
2100 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: CSG

PROJECT NO.: 10-037

PLAN NUMBER: 2699 L

SHEET NUMBER: 3 CAR OPTION

SHEET 1-6

GENERAL NOTES

1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.

2.) ALL BRICK LEDGES TO BE 5 1/2"

3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE

4.) ALL SHOWER HEADS TO BE @ 6'-9" A.F.F.

5.) WATER HEATERS TO BE LOCATED IN GARAGE

6.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".

NOTES TO FRAMER:

1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE

2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37-1/2" A.F.F., 57-1/2" A.F.F., & 96" A.F.F.

3.) ALL NON-LOAD BEARING INTERIOR WALL STUDS TO BE 24" O.C.

4.) MANTLE BLOCKING AT EACH SIDE OF FIREPLACE EVERY 24" O.C. A.F.F.

5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE

6.) PLATFORM FOR WATER HEATER TO BE BUILT BY FRAMER. PLATFORM TO CONSIST OF 2X MATERIAL. WATER HEATER SHOWN ON FRAMING PLAN

7.) ALL FINISHED CEILINGS ON 1st FLOOR TO BE 9'-0" FLAT & 9'-0" FLAT ON 2nd FLOOR UNLESS NOTED OTHERWISE

8.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.

9.) HALL TUB BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE
MASTER SHOWER BLOCKING 40"-46" FROM WALL BOTTOM PLATE TO TOP PLATE

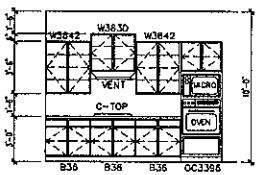
10.) VANITY LIGHT FIXTURE 2x4 BLOCKING TO BE IN ALL BATHS @ 88" A.F.F. (TO BOTTOM OF BLOCKS)

11.) CABINET BLOCKING FOR PLANNING CENTER TO BE @ 30" A.F.F. (TO TOP OF BLOCKS)

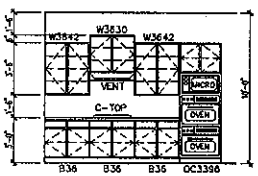
12.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE

TRIM SCHEDULE	
LIVING	SEE SPEC'S
DINING	SEE SPEC'S
	SEE SPEC'S
M. BDRM	SEE SPEC'S
1R/1S HGT	72" A.F.F. TO TOP OF SHELF
2R/1S HGT	84" A.F.F. TO TOP OF SHELF
	BOTTOM ROD @ 42" A.F.F.
ROD & SHELF SUPPORT	ALL RODS (EVERY 32" MIN. OF 1)
	25-1/2" x 54-1/2" ATTIC STAIRS
	22-1/2" x 30" ATTIC SCUTTLE
BASE	SEE SPEC'S
CASING	SEE SPEC'S
TP	TOILET PAPER HOLDER 25"A.F.F.
TR	TOWEL RING 56"A.F.F.
TB	TOWEL BAR 54"A.F.F.
TRIM ALL WINDOWS W/ STOOL PER SPEC'S	
MANTLE - 60" A.F.F. TO TOP OF MANTLE	
ALL BEDROOM DOORS TO BE 1" ABOVE CARPET (2" ABOVE CONC.)	
WORK AREA LEDGE-1X6 DOUBLE OG. W/ CASING BELOW	
ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED PER SPEC'S	

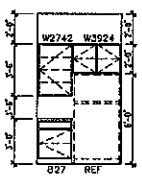
SUPPLIED TO:
1.) FRAMER 4.) TRIM LABOR 7.) CABINET LABOR
2.) SHEETROCKER 5.) CARPET LABOR 8.) PLUMBER
3.) STAIR LABOR 6.) C-TILE LABOR



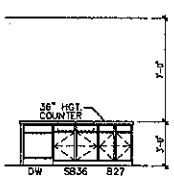
A KITCHEN



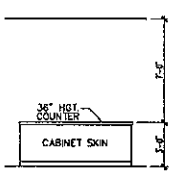
A KITCHEN OPTIONAL



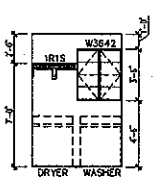
B KITCHEN



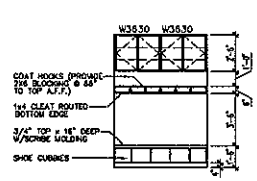
C KITCHEN



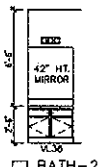
D KITCHEN



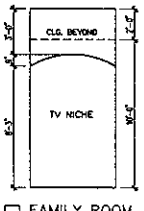
E UTILITY



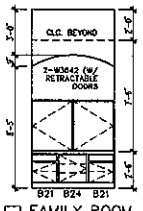
F MUD RM.



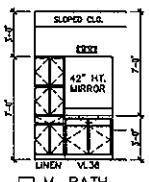
G BATH-2



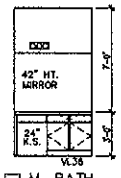
H FAMILY ROOM



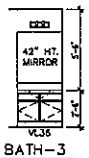
H FAMILY ROOM OPTIONAL



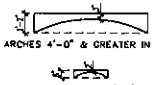
J M. BATH



K M. BATH

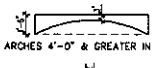


L BATH-3



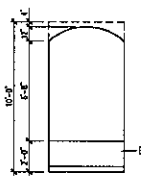
1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

TYPICAL ARCHWAY DIMENSIONS FOR 8'-1 1/8" PLATE HEIGHT
REFER TO PLANS FOR OPENING WIDTH

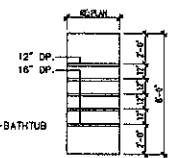


1.) INSTALL BOTH DIRECTLY UNDER HEADER.
2.) INSTALL SOLID 2x4 BLOCKING AT ARCH.

TYPICAL ARCHWAY DIMENSIONS FOR 9'-1 1/8" PLATE HEIGHT
REFER TO PLANS FOR OPENING WIDTH

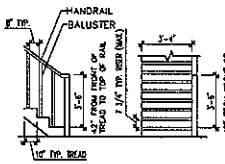


ARCH @ BATH TUB DETAIL, TYP.

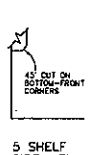


LINEN/ PANTRY, TYP.

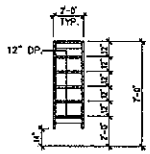
NOTE: STAIR WIDTH, RISER HEIGHT, TREAD DEPTH, HANDRAIL HEIGHT TO MEET (IRC SEC. R311.7.7.1) GUARD HEIGHT AND THE SPACING OF THE BALUSTERS TO MEET (IRC SEC. R312)



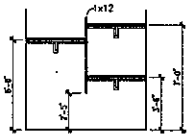
STAIR & RAIL DETAIL, TYP.



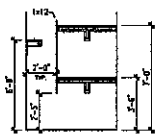
5 SHELF SIDE VIEW @ BOTTOM



5 SHELF DETAIL, TYP.



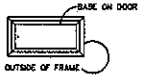
ROD & SHELF DETAIL, TYP.



ROD & SHELF DETAIL, TYP.


UTILITY ROOM DETAIL, TYP.

NOTE: ATTIC STAIR PULL DOWN TO BE TRIMED ON INSIDE OF DOOR AND OUTSIDE OF DOOR FRAME



ATTIC PULL-DOWN STAIR TRIM DETAIL, TYP.

INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

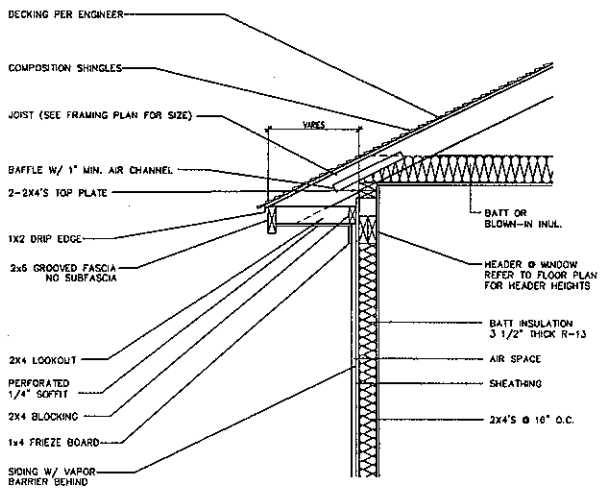
REVISIONS

DESCRIPTION: CRESTA BELLA

BUILDER: BROHN HOMES

2300 HIGHLAND VILLAGE RD. STE #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 316-0806
TRADEMARKED

ISSUE DATE 04-22-10
DRAFTSPERSON CSG
PROJECT NO. 10-037
PLAN NUMBER 2699 L
SHEET NUMBER DETAILS 1
SHEET 1-D-1

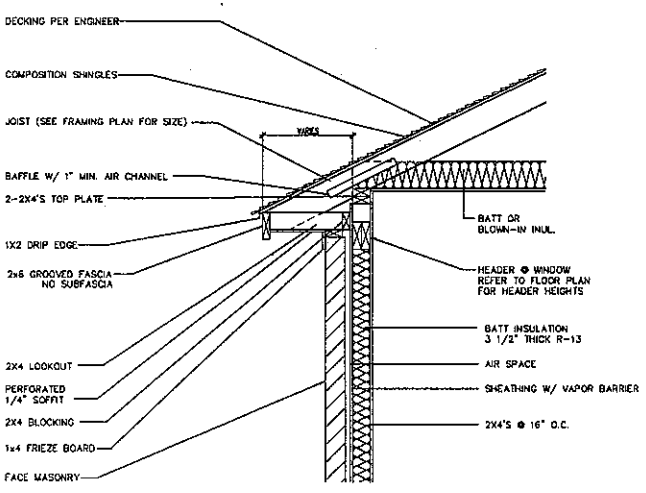


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT SIDING

SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

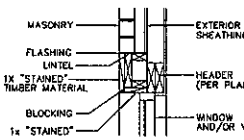


***PROJECTIONS OF EAVES INTO THE BUILDING LINE SETBACK WILL REQUIRE THE SOFFIT TO BE 1 HR. RATED. GEORGIA PACIFIC "TOUGH ROCK" 5/8" SOFFIT BOARD OR EQUAL.

TYPICAL SOFFIT DETAIL AT MASONRY

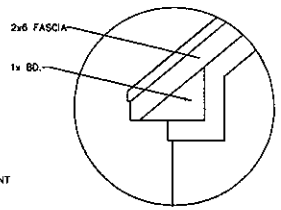
SCALE: N.T.S.

RE: PLANS & ELEV.'S FOR FRAMING & PITCH

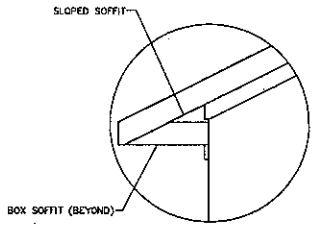


TYP. HEADER SECTION

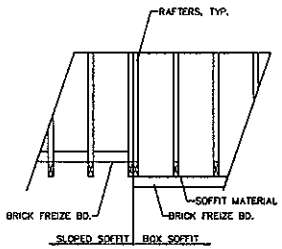
SCALE: N.T.S.



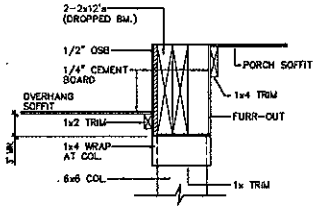
SOFFIT DETAIL



SLOPED SOFFIT DETAIL



SLOPED SOFFIT DETAIL



COVERED PATIO BEAM DETAIL

REVISIONS

The W.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or engineer licensed in the state should be permitted to alter these plans with written release of the W.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the WL GROUP
2380 HIGHLAND VILLAGE RD, STE #280
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
CSG

PROJECT NO.
10-037

PLAN NUMBER
2699 L

SHEET NUMBER
DETAILS 1

SHEET 1-D-2

HEADERS SCHEDULE
BUILDING WIDTH OF 20' OR LESS
(MEASURED PERPENDICULAR TO MAIN RIDGE OF HOUSE)

FOR EXTERIOR LOAD BEARING WALLS

	ROOF AND CEILING	ROOF, CEILING AND ONE CENTER BEARING FLOOR	ROOF, CEILING AND ONE CLEAR SPAN FLOOR	ROOF, CEILING AND TWO CENTER BEARING FLOORS
2-2x4	3'-8"	3'-1"	2'-8"	2'-7"
2-2x6	5'-5"	4'-6"	3'-11"	3'-9" *
2-2x8	6'-10"	5'-9" *	5'-0" *	4'-9" *
2-2x10	8'-5" *	7'-0" *	6'-1" *	5'-8" *
2-2x12	9'-9" *	8'-1" *	7'-1" *	6'-8" *

FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	3'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

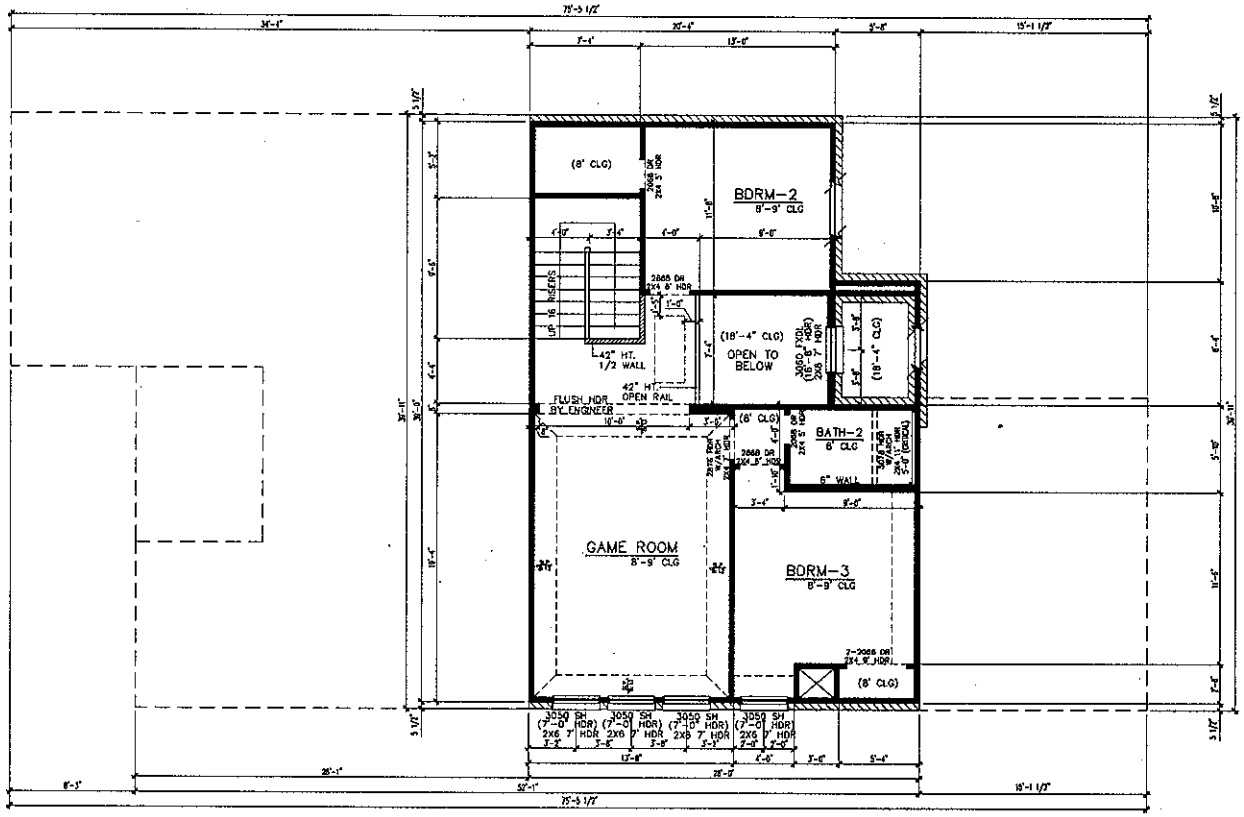
FOR INTERIOR LOAD BEARING WALLS

	ONE FLOOR ONLY	TWO FLOORS
2-2x4	5'-1"	2'-2"
2-2x6	4'-6"	3'-2" *
2-2x8	5'-9"	4'-1" *
2-2x10	7'-0" *	4'-11" *
2-2x12	8'-1" *	5'-9" *

FOR NON-LOADBEARING WALLS A SINGLE 2x4 HEADER MAY BE USED ON OPENINGS NOT EXCEEDING 8' IN WIDTH IF THE VERTICAL NAILING DISTANCE TO THE PARALLEL NAILING SURFACE DOES NOT EXCEED 24"

* DENOTES 2 JACK STUDS REQUIRED TO SUPPORT EACH END.
** DENOTES 3 JACK STUDS REQUIRED TO SUPPORT EACH END.

MINIMUM 2X6 HEADER ON FIRST FLOOR SINGLE STORY OF EXTERIOR WALLS
MINIMUM 2X8 HEADER ON FIRST FLOOR TWO STORY OF EXTERIOR WALLS
MINIMUM 2X6 HEADER ON SECOND FLOOR TWO STORY OF EXTERIOR WALLS



SECOND FLOOR PLAN

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

NOTES:

1. ALL PLANS ARE TO BE COMPLIANT WITH THE 2009 IRC, IPC, & IMC
2. WIND BRACING REQUIREMENTS ARE TO BE COMPLIANT TO THE 2009 ENERGY CODE.

SUPPLIED TO:
1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR

SQUARE FOOTAGES	
First Floor	1905 SQ. FT.
Second Floor	794 SQ. FT.
Total Living Area	2699 SQ. FT.
Garage	435 SQ. FT.
Porch & Patio	47/98 SQ. FT.
Total Under Roof	3279 SQ. FT.

REVISIONS

The M.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or engineer approved by purchaser should be allowed to alter plans. ©© M.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

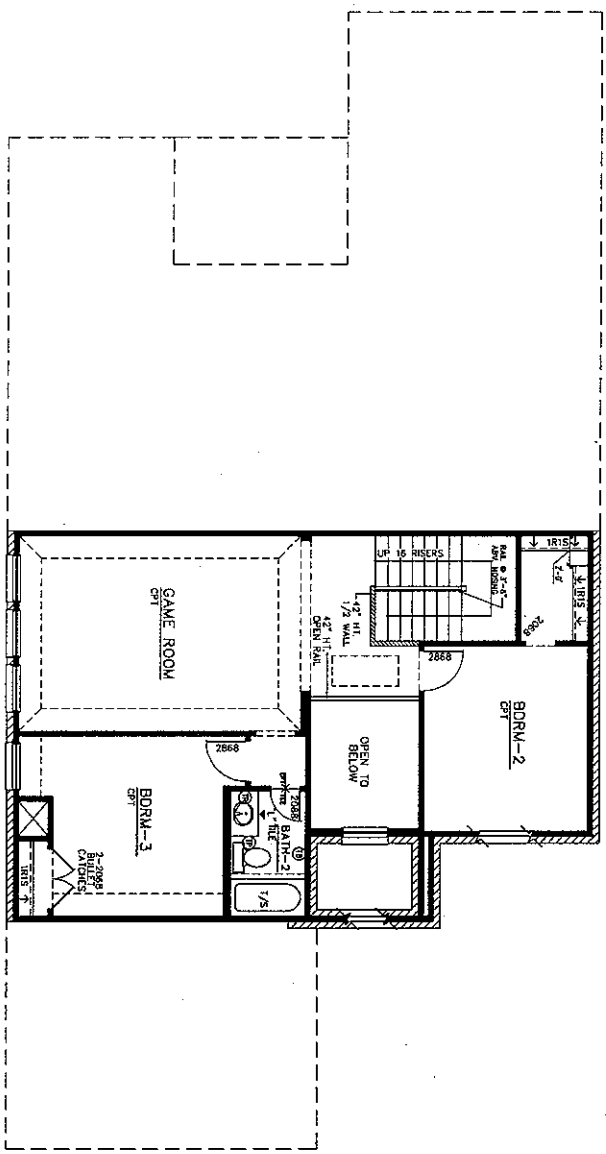
BUILDER: BROHN HOMES

the M.L. GROUP
1300 HIGHLAND VILLAGE RD, STE #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: FRAMING/ CONCRETE SHEET 2-1

SECOND FLOOR PLAN

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



SUPPLIED TO:

1.) FRAMER	4.) STAIR LABOR	7.) C-TILE LABOR
2.) CORNICE LABOR	5.) TRIM LABOR	8.) CABINET LABOR
3.) SHEETROCKER	6.) CARPET LABOR	9.) PLUMBER

SHEET NUMBER	TRIM/ FINISH-OUT SHEET 2-2
PLAN NUMBER	2699 L
PROJECT NO.	10-037
DRAFTSPERSON	CSG
ISSUE DATE	04-22-10

DWIGHT GARNER VILLAGE RD. STE 600
HERLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 316-0806

TRADEMARKED

the ml group

BUILDER: BROHN HOMES

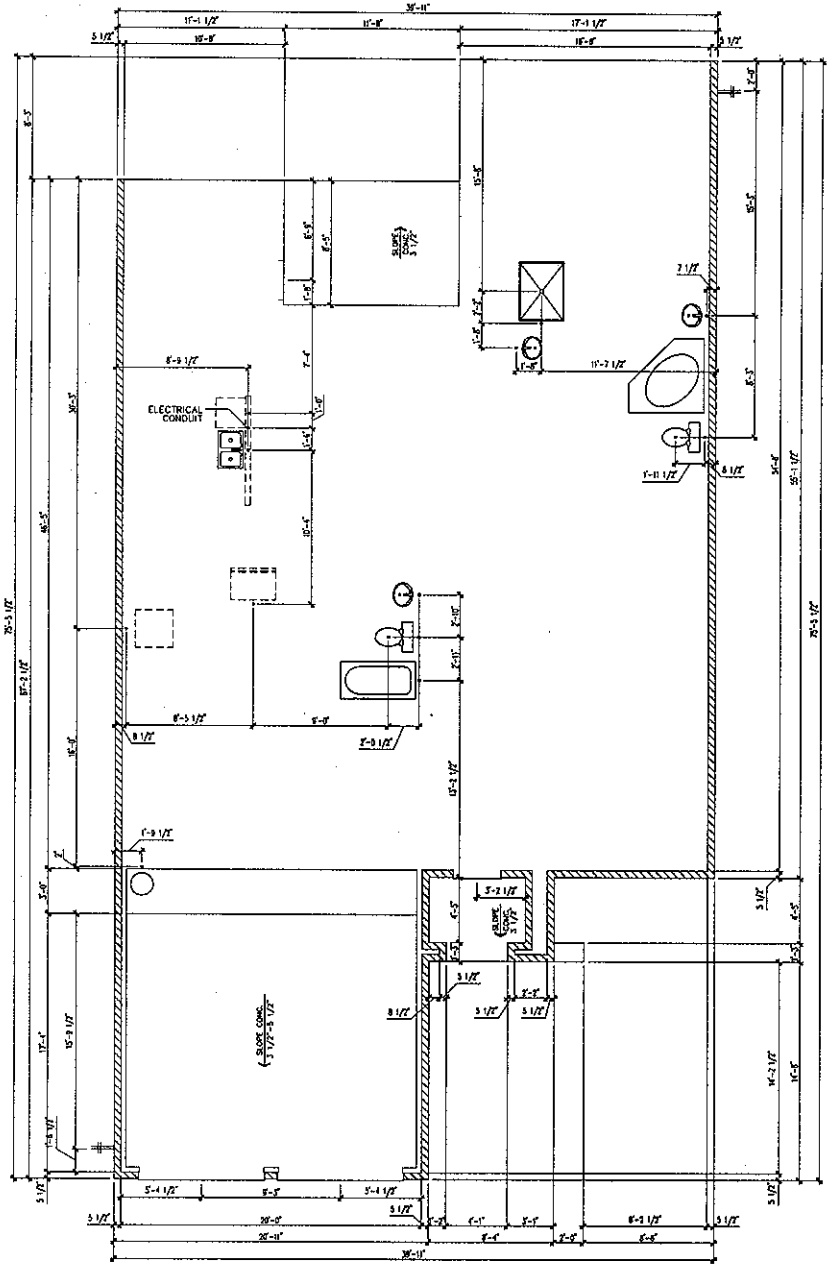
DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

REVISIONS

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – A
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

REVISIONS

The M.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Any & certified designer, engineer, or architect. Any changes must be permitted to other than those noted with written release of the M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

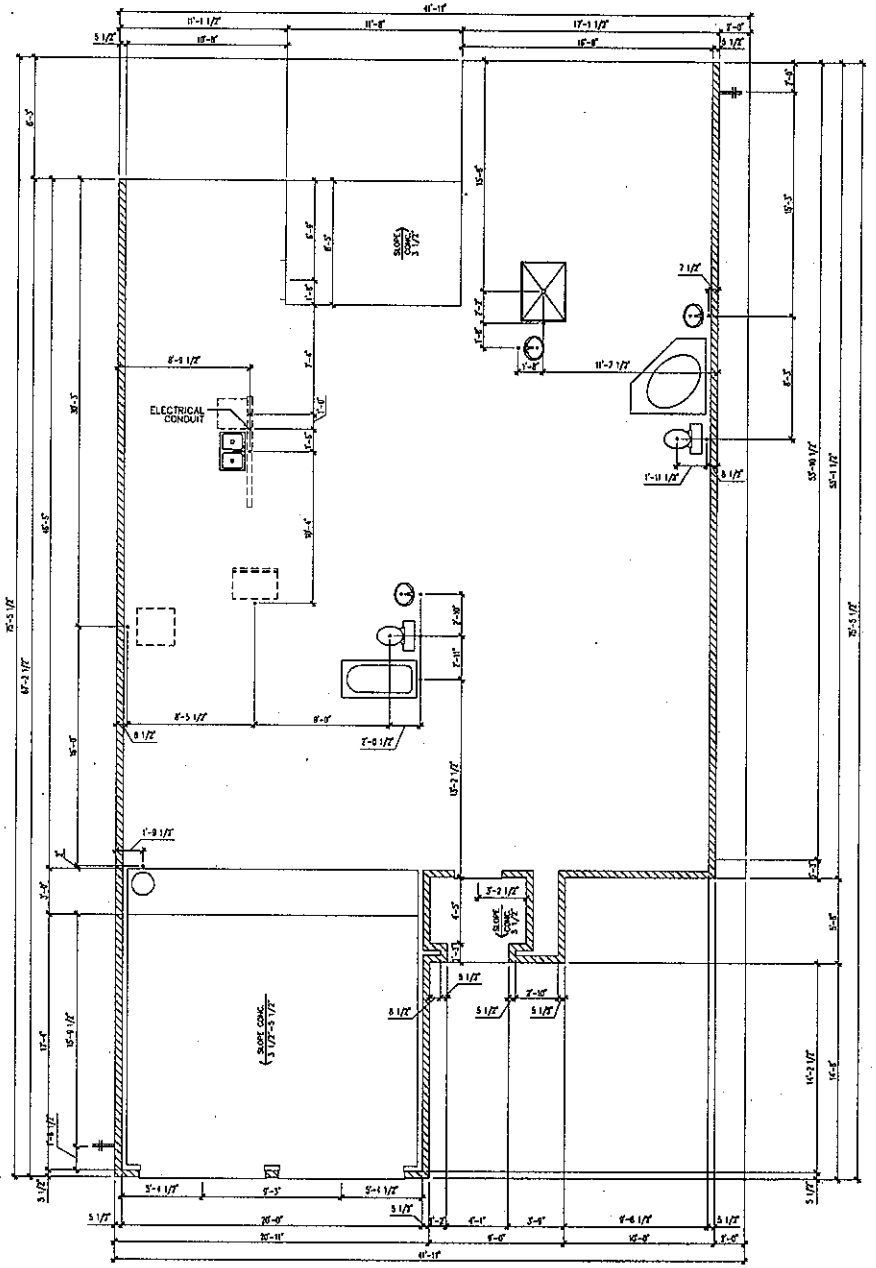
the M.L. group
2300 HIGHLAND VILLAGE RD., STE. #308
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: FOUNDATION ENGINEERING "A"
SHEET 3a

PLUMBING NOTES:

1.) MINIMUM OF 2 METAL STAKES PER PVC PIPE THROUGH SLAB
2.) ALL KITEC SECURED WITH METAL STAKES (USE TAPE TO PREVENT CONTACT IF APPLICABLE)
3.) ALL PIPES MUST BE SEALED AT TOP
4.) TEMPORARY HOSE BIB TO BE ON EXTERIOR OF SLAB
5.) ALL PLUMBING MUST BE MINIMUM 1 1/2" AWAY FROM FORMS
6.) PLUMBING MUST BE PER PLAN
7.) PLACE ALL TRASH IN DESIGNATED AREA
8.) NOTIFY CONSTRUCTION MANAGER OF ANY PROBLEMS
9.) VERIFY ALL MEASUREMENTS BEFORE SLAB IS POURED
10.) PROVIDE ON/OFF VALVE AT EXTERIOR GRILL GAS STUB IF OPTION IS SELECTED.
11.) ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)



FOUNDATION SILHOUETTE – B
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) CONCRETE LABOR
2.) PLUMBER
3.) ELECTRICIAN

REVISIONS

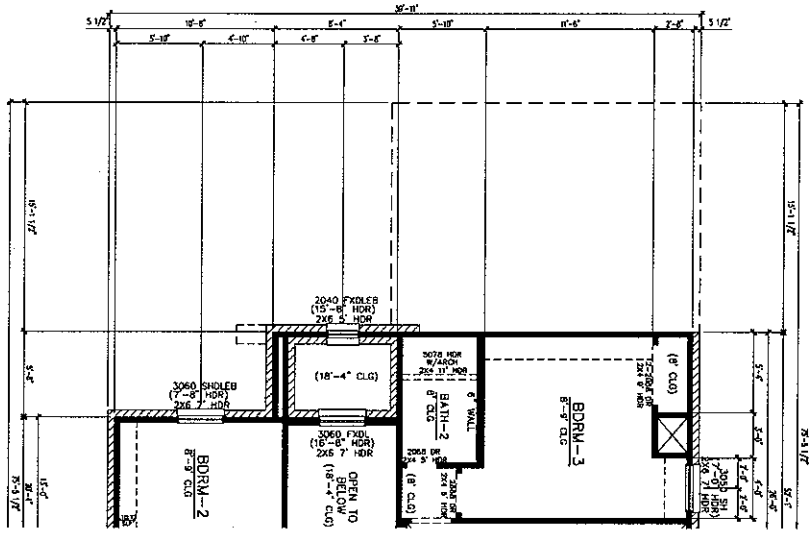
DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHIN HOMES

the mL group
2300 HIGHLAND VILLAGE RD, STE 420
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-6806

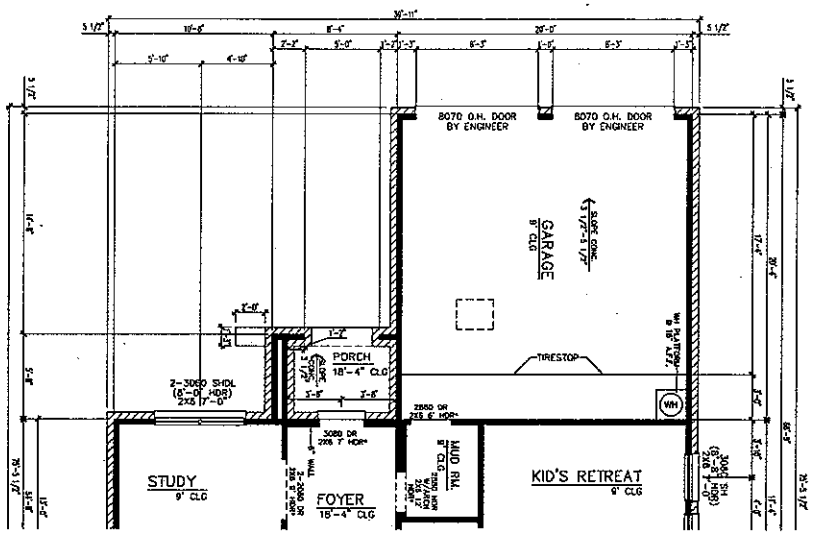
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: FOUNDATION ENGINEERING "B"
SHEET 3b



PARTIAL SECOND FLOOR PLAN – A

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



PARTIAL FIRST FLOOR PLAN – A

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

SQUARE FOOTAGES	
First Floor	1905 SQ. FT.
Second Floor	794 SQ. FT.
Total Living Area	2699 SQ. FT.
Garage	435 SQ. FT.
Porch & Patio	47/98 SQ. FT.
Total Under Roof	3279 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

THE M.L. GROUP, INC.
1300 HERITAGE VILLAGE BLVD., STE. #100
NORTHLAKE, TEXAS 76247
OFFICE: (972) 416-7474
FAX: (972) 316-9866
TRADEMARKED

the ml group

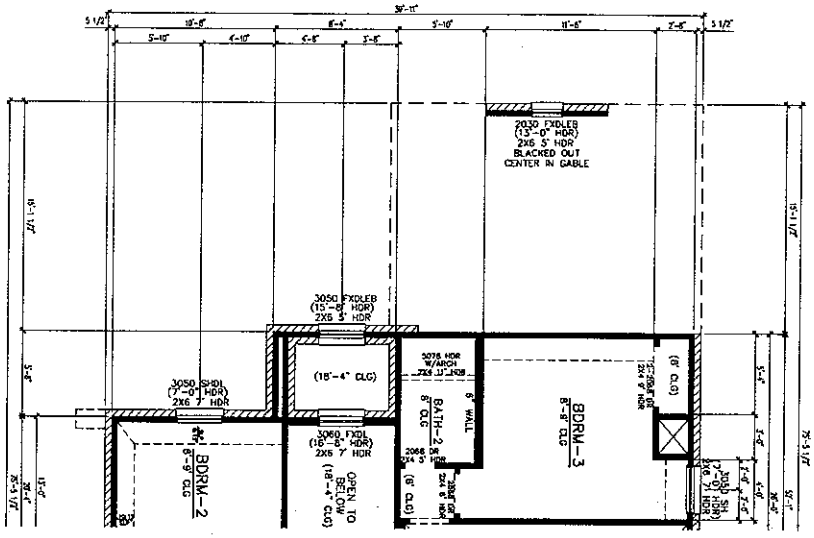
BUILDER: BROHN HOMES

DESCRIPTION: WHITESTONE OAKS

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of the M.L. Group Inc.

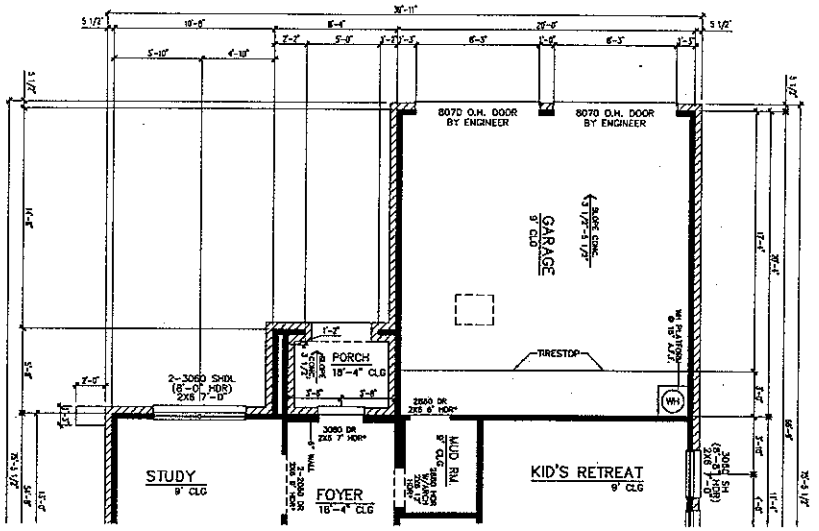
REVISIONS

SHEET NUMBER	SHEET 4a
PLAN NUMBER	2699 L
ELEVATION	FOOTPRINT A
PROJECT NO.	10-037
DRAFTSPERSON	MRB/LGS
ISSUE DATE	04-22-10



PARTIAL SECOND FLOOR PLAN – B

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



PARTIAL FIRST FLOOR PLAN – B

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

SQUARE FOOTAGES	
First Floor	1905 SQ. FT.
Second Floor	794 SQ. FT.
Total Living Area	2699 SQ. FT.
Garage	435 SQ. FT.
Porch & Patio	47/99 SQ. FT.
Total Under Roof	3278 SQ. FT.

SUPPLIED TO:

1.) FRAMER
2.) CONCRETE LABOR
3.) CORNICE LABOR
4.) TRIM LABOR

the ml group
3300 BUILDING VILLAGE BLVD, STE. #300
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0805

BUILDER: BROHN HOMES

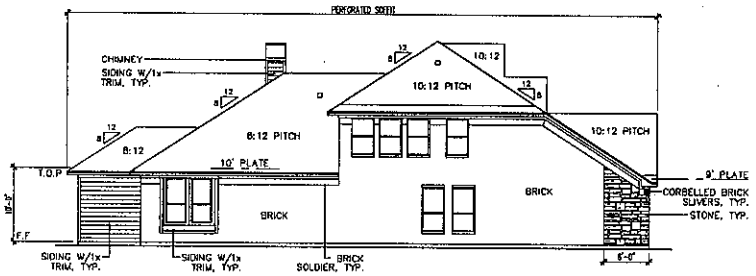
DESCRIPTION: WHITESTONE OAKS

TRADEMARK(S)

The M.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans, with written release of The M.L. Group Inc.

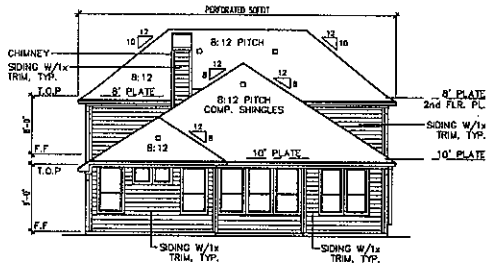
REVISIONS

SHEET NUMBER	ELEVATION FOOTPRINT "B" SHEET 4b
PLAN NUMBER	2699 L
PROJECT NO.	10-037
DRAFTSPERSON	MRB/LGS
ISSUE DATE	04-22-10



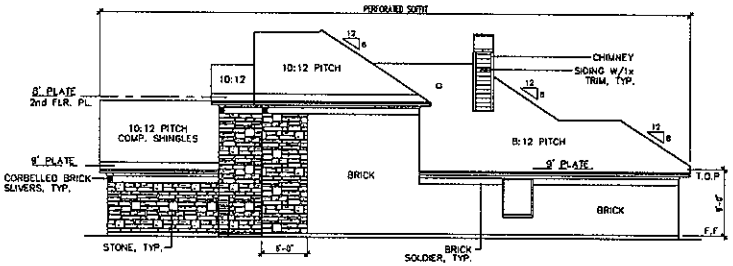
LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
15% MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-30
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:

1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:

1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:

EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 5'-6" A.F.F.

CHIMNEY CHASE NOTES:

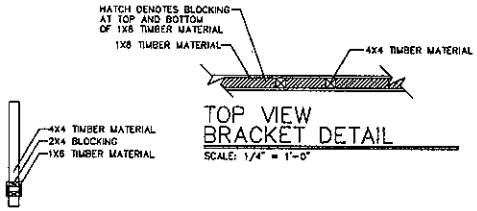
1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN

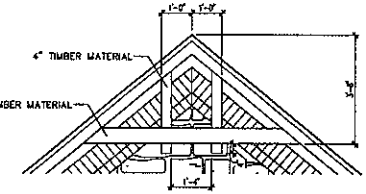


TOP VIEW BRACKET DETAIL

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

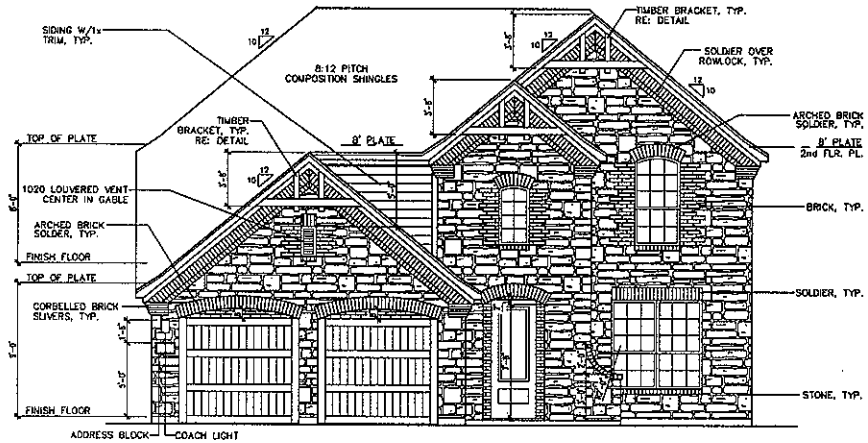
SIDE VIEW BRACKET DETAIL

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



TYP. BRACKET DETAIL

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



FRONT ELEVATION "A"

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

BRICK CALCULATIONS	
BRICK/STONE:	3095 SQ. FT.
SIDING:	404 SQ. FT.
TOTAL:	3499 SQ. FT.
% OF MASONRY:	84 %

REVISIONS

The A.I. Group Inc. assumes no liability for any errors or omissions in these plans. As our standard built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should attempt to alter these plans. All rights reserved © The A.I. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the A.I. GROUP
2300 HIGHLAND VILLAGE RD, STE 400
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10

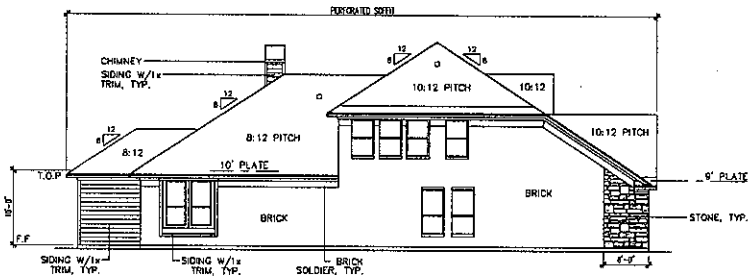
DRAFTSPERSON: MRB/LGS

PROJECT NO.: 10-037

PLAN NUMBER: 2699 L

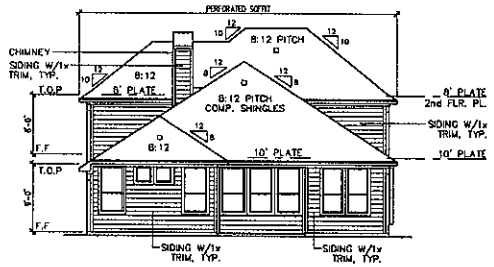
SHEET NUMBER: ELEVATION "A"

SHEET 5a



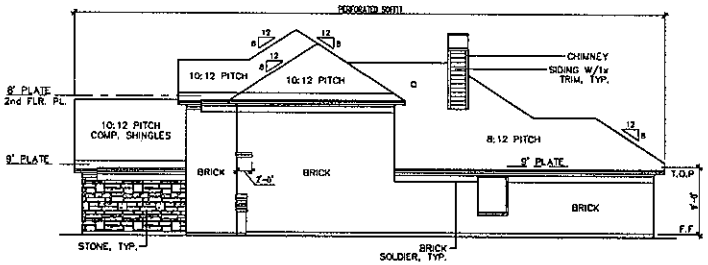
LEFT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



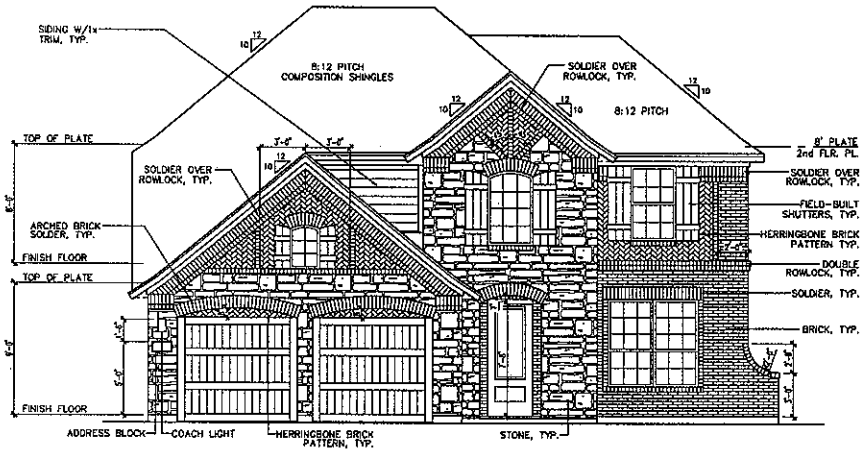
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION "B"

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

SIMPLIFIED PRESCRIPTIVE PACKAGE (2000-2499 HDD)	
158 MAXIMUM GLASS AREA (0.40 SHGC)	
GLAZING U-FACTOR:	0.65
CEILING R-VALUE:	R-50
WALL R-VALUE:	R-15
FLOOR R-VALUE:	R-11
CRAWLSPACE WALL:	R-6
SLAB PERIMETER:	R-0
BASEMENT WALL:	R-5

PLANS BUILT TO LOCAL CITY CODE REQUIREMENTS - IRC 2009

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

MASONRY NOTES:
1.) WEEP-HOLES EVERY HEAD JOINT @ 1ST. COURSE
2.) WINDOW ROWLOCKS TO HAVE 1/2" SLOPE, MINIMUM
3.) NO CORE HOLES TO BE VISIBLE AT ROWLOCKS OR WINDOW SILLS
4.) PROJECT SOLDIER COURSE ABOVE WINDOWS 3/4".
5.) PROJECT SOLDIER COURSE ABOVE TWO CAR GARAGE 3/4".

CORNICE NOTE:
1.) NAIL WINDOWS AT FRONT ENTRY DIRECTLY TO 2x FRAMING - ALL OTHER WINDOWS IN MASONRY TO BE FURRED-OUT W/ 1x2'S

ELECTRICAL NOTE:
EXTERIOR COLUMN & PORCH LIGHTS TO BE MOUNTED @ 6'-6" A.F.F.

CHIMNEY CHASE NOTES:
1.) CHIMNEY ROUGH-FRAMING TO BE 32" X 32" OUTSIDE TO OUTSIDE
2.) HEIGHT OF CHIMNEY TO BE 2'-0" HIGHER THAN ANY POINT WITHIN 10'-0"
3.) FRAMER TO BUILD CRICKET BEHIND CHIMNEY
4.) CHIMNEY FLUES TO BE 30 1/2" FROM CENTER OF FLUE TO CENTER OF FLUE @ CHIMNEY CAP.

VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR
5.) BRICK LABOR
6.) ELECTRICIAN

BRICK CALCULATIONS	
BRICK/STONE:	1865 SQ. FT.
SIDING:	494 SQ. FT.
TOTAL:	2359 SQ. FT.
% OF MASONRY:	83 %

REVISIONS

The H.L. Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes and incorporate site conditions. Any unauthorized changes or modifications to these plans will be permitted to alter these plans will relieve release of the H.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the HL group
2300 HIGHLAND VILLAGE RD, STE. #200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: ELEVATION "B"
SHEET 5b

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

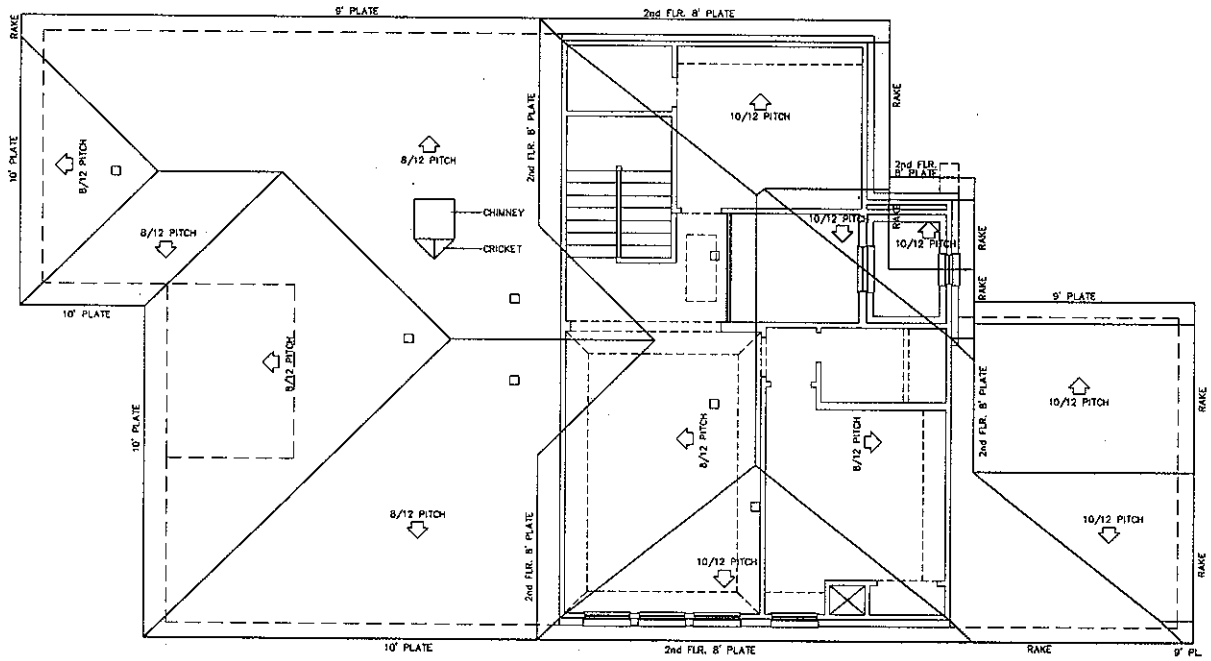
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

□ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR



ROOF PLAN – A

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

REVISIONS

The M.L Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a certified designer, engineer, or architect may alter these plans, be permitted to alter these plans, and written release of The M.L Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD, STE. 4210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
MRB/LGS

PROJECT NO.
10-037

PLAN NUMBER
2699 L

SHEET NUMBER
FRAME ENGINEERING "A"
SHEET 6a

ROOF NOTES

1.) ALL ROOF SLOPES TO BE 8:12 & 10:12 UNLESS NOTED OTHERWISE.
2.) OVERHANG TO BE 1'-6" FROM EXTERIOR FACE OF STUD @ 8:12 & 1'-2 3/8" @ 10:12.
3.) ALL SPLAYS TO BE 8:12.
4.) ARROWS INDICATE DRAINAGE.

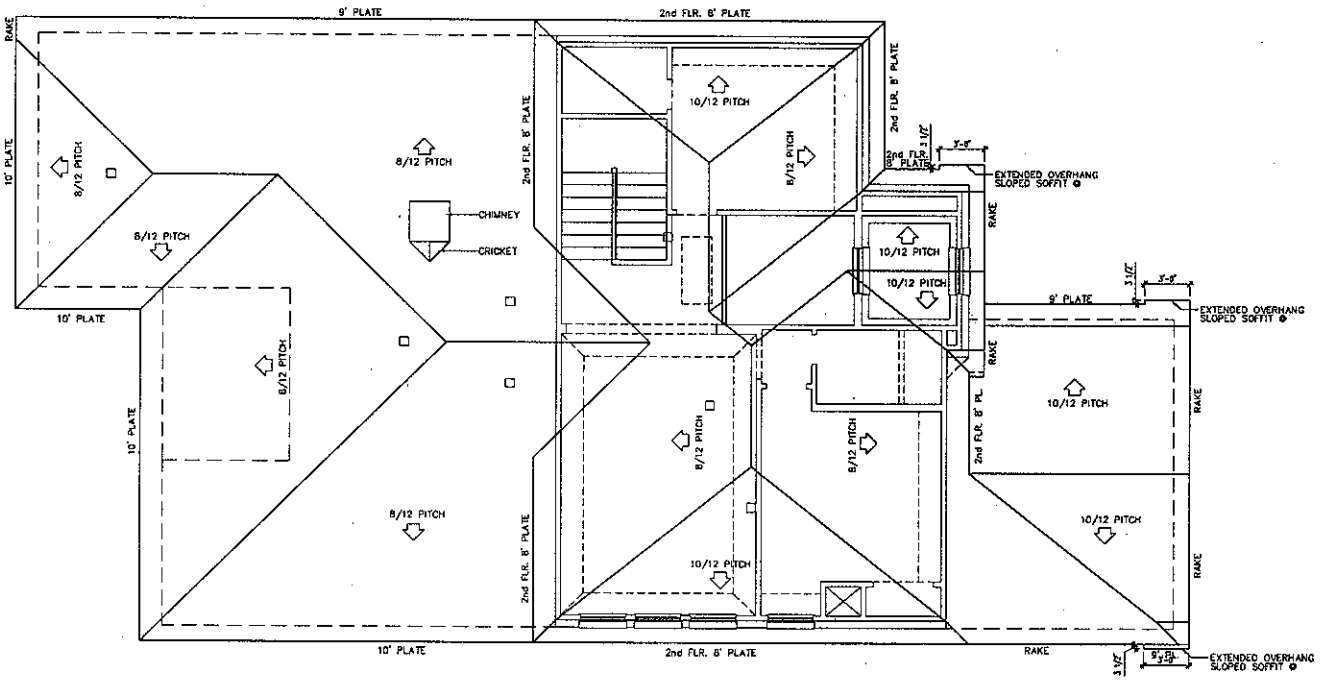
VENTILATION NOTES

LINEAR FEET OF PERFORATED SOFFIT VENTS T.B.D.

☐ DENOTES ROOF LOUVERS
(14" x 14" HOLE TO BE CUT BY ROOFING CONTRACTOR)

NOTE:
THE PLATE HEIGHTS MAY VARY ACCORDING TO THE SIZE OF FLOOR SYSTEM USED. VERIFY ALL CEILING TREATMENTS AND HEIGHTS PRIOR TO CONSTRUCTION.

SUPPLIED TO:
1.) FRAMER
2.) CORNICE LABOR
3.) DECKER
4.) SHINGLE LABOR



ROOF PLAN – B
SCALE: 1/8" = 1'-0"

REVISIONS

The H.L. Group, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a notarized designer, architect, or engineering seal shall be permitted to alter these plans with written release of The H.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the H.L. GROUP

1300 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: MRB/LGS
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: FRAME ENGINEERING "B" SHEET 6b

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 78" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC. ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 18" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

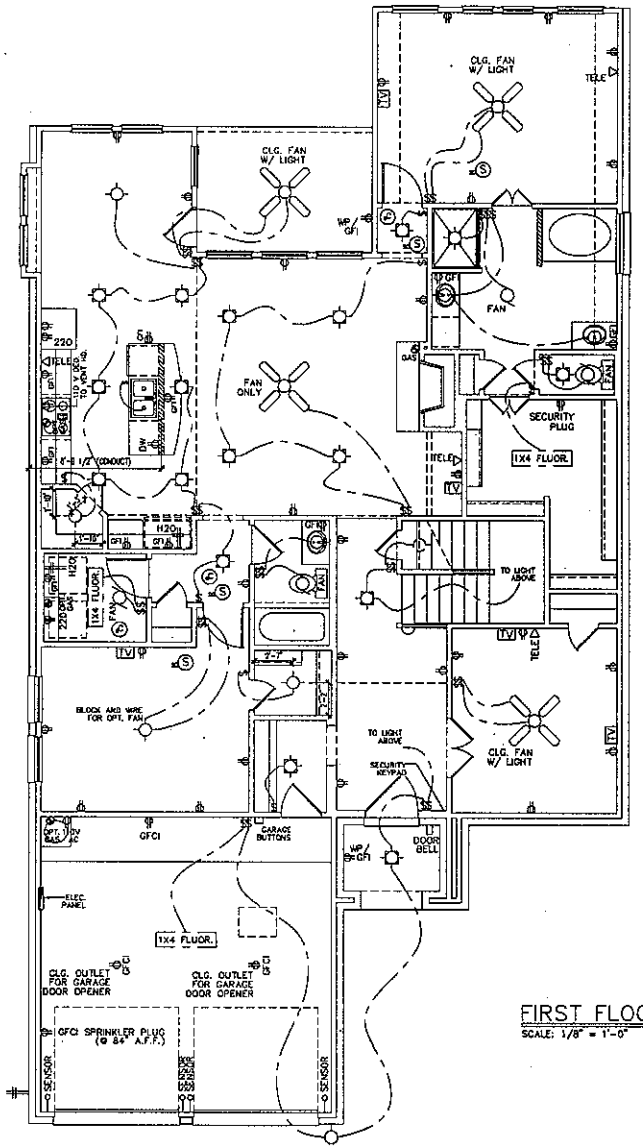
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



FIRST FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICAN

REVISIONS

The M.L. Group Inc. assumes no liability for any structure built from these plans before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes and interpretate all conflicts, or errors & omissions found, before construction. Any reproduction of these plans may be permitted in other than plans with written release of The M.L. Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD., STE. 200
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0856
TRADEMARKED

ISSUE DATE: 04-22-10

DRAFTSPERSON: WMG

PROJECT NO.: 10-037

PLAN NUMBER: 2699 L

SHEET NUMBER: ELECTRICAL 1

SHEET 7-1

GENERAL ELECTRICAL NOTES:

1.) BREAKER BOX TO BE LOCATED PER PLAN.

2.) SWITCHES TO BE 54" A.F.F. (TOP OF BOX).

3. DOORBELL WIRING PER PLAN BY COMMUNITY -- BUTTON TO BE AT 42" A.F.F. WHERE APPLICABLE AND LOCATION DENOTED ON PLAN.

4.) MICROWAVE/VENTHOOD PLUG TO BE LOCATED AT 76" A.F.F. (IF OVER COOKTOP). MICROWAVE AND REFRIGERATOR OUTLETS TO BE DEDICATED 20 AMP.

5.) TELEPHONE, T.V. AND PLUG BELOW KNEE SPACE AT COMPUTER DESK TO BE AT 13" A.F.F. TO BOTTOM OF BOX.

6.) COMPUTER DESK 110V OUTLET ABOVE COUNTER TO BE 36" A.F.F. TO BOTTOM OF BOX. BOX TO BE VERTICAL.

7.) WALK IN CLOSET LIGHT TO BE 18" FROM SHELF.

8.) NO WIRES TO BE RUN OVER ATTIC CAT WALKS.

9.) LIGHT IN ATTIC AT HVAC WORK PLATFORM (PER IRC CODES) TO BE SWITCHED IN ATTIC. ACCESIBLE FROM ATTIC LADDER. IF LOCATION REQ.S' PROVIDE 2 LIGHTS, 1 AT UNIT AND ACCESS OPENING (ON 1 SWITCH).

10.) INSTALL SPLIT OUTLET BELOW SINK FOR DISPOSAL AND DISHWASHER AND CENTER AT SINK BASE, SWITCH BOTH.

11.) 110V SERVICE OUTLET IN ATTIC AT HVAC.

12.) BLOCK AND WIRE FOR ALL CEILING FANS AND LIGHTS IN ALL SECONDARY BDRMS, MASTER BDRM, GAME ROOM AND FAMILY RM. SEPERATE SWITCH FOR LIGHT AND FAN (2 GANG SWITCH).

13.) 110V OUTLETS AT ISLAND TO BE 25" A.F.F. TO BOTTOM OF BOX.

14.) HVAC CONTRACTOR TO SUPPLY AND INSTALL ALL EXHAUST FANS. ELECTRICIAN TO WIRE. INSTALL 16" FROM BACK OF BOX TO WALL WHEN POSSIBLE AND CENTER OVER DRYER & TOILET.

15.) THERMOSTAT TO BE LOCATED 60" A.F.F. TO CENTER OF BOX. LOCATIONS PER PLAN.

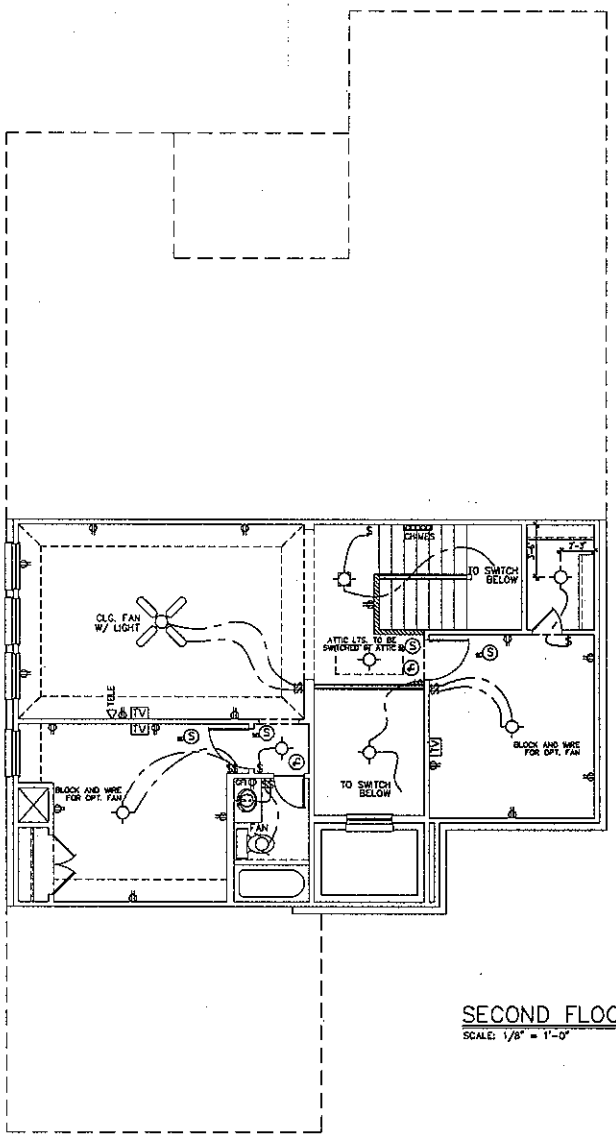
16.) CLG FANS ARE SUPPLIED BY LIGHTING CONTRACTOR AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

17.) SEE SPECS FOR WATER SOFTENER OUTLET REQ.

18.) EXTERIOR GFI AT A/C CONDENSOR SHOULD BE LOCATED NEXT TO AND AT THE SAME HEIGHT AS THE DISCONNECT.

19.) ALL ELECTRICAL SWITCH AND OUTLET BOXES LOCATED IN THE KITCHEN BACKSPLASH SHALL BE INSTALLED HORIZONTALLY

20.) ALL ELECTRICAL OUTLETS TO BE ARC-FAULT PROTECTED UNLESS NOTED AS "GFCI".



SECOND FLOOR ELECTRICAL PLAN

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

SUPPLIED TO:

1.) ELECTRICAN

REVISIONS

The HL Group Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all ordinances, and recommend any site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans with written release of The HL Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the HL group

2300 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806

TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
WMG

PROJECT NO.
10-037

PLAN NUMBER
2699 L

SHEET NUMBER
ELECTRICAL 2

SHEET 7-2

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 6" OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

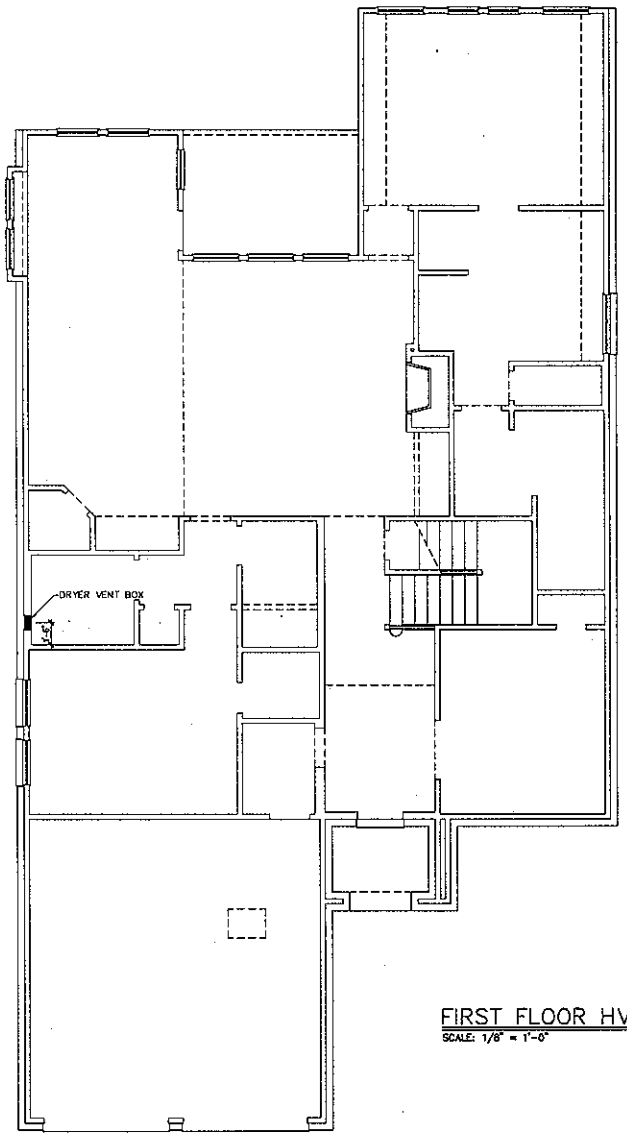
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



FIRST FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) ELECTRICIAN

REVISIONS

The M.L Group Inc. assumes no liability for any structure that these plans are used for. It is the owner's or builder's responsibility to verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified designer, architect, or structural engineer should be permitted to alter these plans. Any written release of the M.L Group Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML GROUP
2300 HIGHLAND VILLAGE RD., STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE: (972) 410-7474
FAX: (972) 318-0806
TRADEMARKED

ISSUE DATE: 04-22-10
DRAFTSPERSON: CSG
PROJECT NO.: 10-037
PLAN NUMBER: 2699 L
SHEET NUMBER: HVAC 1
SHEET 8-1

HVAC NOTES:

- ALL SUPPLIES, RETURNS, T-STATS, UNITS, ETC. MUST BE LOCATED PER PLAN. NOTIFY THE CONSTRUCTION MANAGER OF ANY PROBLEMS OR DISCREPANCIES.
- DO NOT BREAKOUT FIREBLOCKING IN CHASES, IT MUST BE CUT TO PROPER SIZE.
- DO NOT CUT STRONG BACKS FOR THE PURPOSE OF CENTERING DUCTS
- DUCTS MUST NOT BE CRIMPED OR PINCHED-OFF AT CHASES, ROOFLINES, ETC.
- SWEEP-OUT HOME AND CLOSE ALL WINDOWS AT THE END OF EACH DAY.
- A/C UNITS ARE LOCATED OVER KITCHEN AREA.
- DRYER VENT BOX TO SIT ON BOTTOM PLATE. MOUNT ON CENTER 4'-0" FROM FACE OF STUD WALL OF ENTRY.
- THE PRIMARY A/C DRAIN LINE SHOULD RUN TO VANITY OF BATH 2 OR WASHER BOX.
- LOCATE THE SECONDARY A/C DRAIN LINE CENTERED OVER WINDOW IN THE CENTER OF THE SOFFIT ON THE SIDE OF BEDROOM 2.
- ALL ROOF PENETRATIONS SHALL NOT BE VISIBLE FROM THE STREET OR ON THE FRONT PORTION OF THE ROOF. (FRONT OF HOUSE OR STREET SIDE)

THE FOLLOWING ARE GENERAL PLACEMENT GUIDELINES. CERTAIN PLANS MAY VARY IN PLACEMENT LOCATIONS FROM THESE BASIC GUIDELINES.

SUPPLY OUTLETS

1.) DINING ROOM --- 1-SUPPLY, OPPOSITE THE WINDOW
2.) LIVING ROOM --- 1 OR 2-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
3.) FAMILY ROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW W/ LESS THAN 12' CEILING, NEXT TO WINDOW W/ 12' OR GREATER CEILING
4.) MASTER BEDROOM --- 2 OR 3-SUPPLIES, OPPOSITE THE WINDOW (IN SECOND LEVEL OF TIERED CEILING)
5.) MASTER BATH --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
6.) MASTER CLOSET --- 1-SUPPLY, CENTERED 2' TO 3' FROM ENTRANCE DOOR
7.) MASTER COMMODE (ONLY IF ON EXTERIOR WALL) --- 1-SUPPLY, OPPOSITE EXT. WALL
8.) KITCHEN & NOOK --- 2 OR 3-SUPPLIES, 2' MIN. AWAY FROM LIGHTS & SYMMETRICAL
9.) UTILITY --- 1-SUPPLY, 8" OFF INTERIOR DOOR
10.) SECONDAY BEDROOMS --- 1-SUPPLY, OPPOSITE THE WINDOW (3' MIN. AWAY FROM FAN/LIGHT)
11.) SECONDAY BATH --- 1-SUPPLY, CENTERED ON EDGE OF TUB, BLOWING AWAY FROM TUB
12.) POWDER BATH --- 1-SUPPLY, CENTERED 2' FROM DOOR
13.) GAMEROOM --- 2-SUPPLIES (PER PLAN)

RETURN OUTLETS

1.) 2 RETURNS PER ZONE
2.) CEILING RETURNS LOCATED 8' OFF CORNER OF ROOM
3.) LOW WALL RETURNS IN 2x6 WALL OR CHASES
4.) NOT VISIBLE FROM ENTRY

EXHAUST FANS

1.) CENTERED OVER COMMODE OR DRYER
2.) 22" MIN. OFF WALL

THERMOSTATS

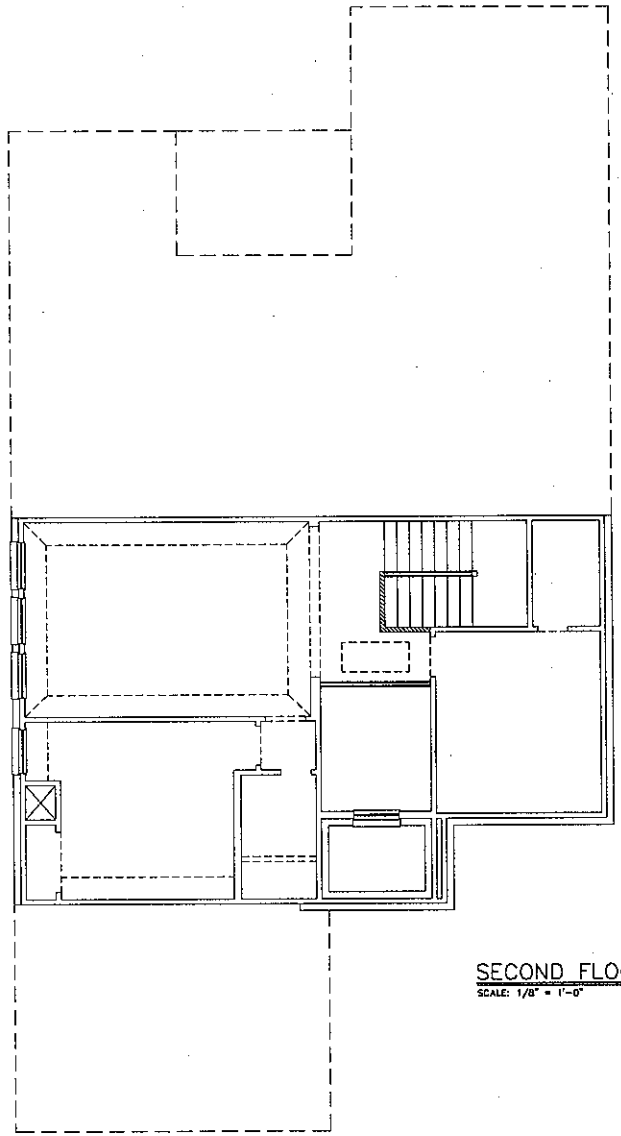
1.) NEAR RETURN
2.) PER PLAN
3.) 5'-0" A.F.F.

CONDENSER LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS

FURNACE LOCATION

1.) LOCATED PER PLAN --- NO EXCEPTIONS
2.) DO NOT PLACE OVER PLATFORM, PLATFORM MUST BE IN FRONT W/ 30" MIN. EXPOSURE
3.) CATWALK TO BE HIGHLIGHTED W/ ORANGE FLUOR. PAINT ON ALL EDGES @ TIME OF ROUGH-IN.



SECOND FLOOR HVAC PLAN
SCALE: 1/8" = 1'-0"

SUPPLIED TO:
1.) ELECTRICIAN

REVISIONS

The M.L. Group, Inc. assumes no liability for any discrepancies built into these plans. Before construction, the purchaser, builder, or contractor must verify all dimensions, verify compliance with all building codes, and incorporate site conditions. Only a qualified engineer, architect, or structural engineer should be permitted to alter these plans, who retains vested rights of the M.L. Group, Inc.

DESCRIPTION: WHITESTONE OAKS

BUILDER: BROHN HOMES

the ML group
2300 HIGHLAND VILLAGE RD, STE. #210
HIGHLAND VILLAGE, TEXAS 75077
OFFICE : (972) 410-7474
FAX : (972) 318-0806
TRADEMARKED

ISSUE DATE
04-22-10

DRAFTSPERSON
CSG

PROJECT NO.
10-037

PLAN NUMBER
2699 L

SHEET NUMBER
HVAC
2
SHEET 8-2