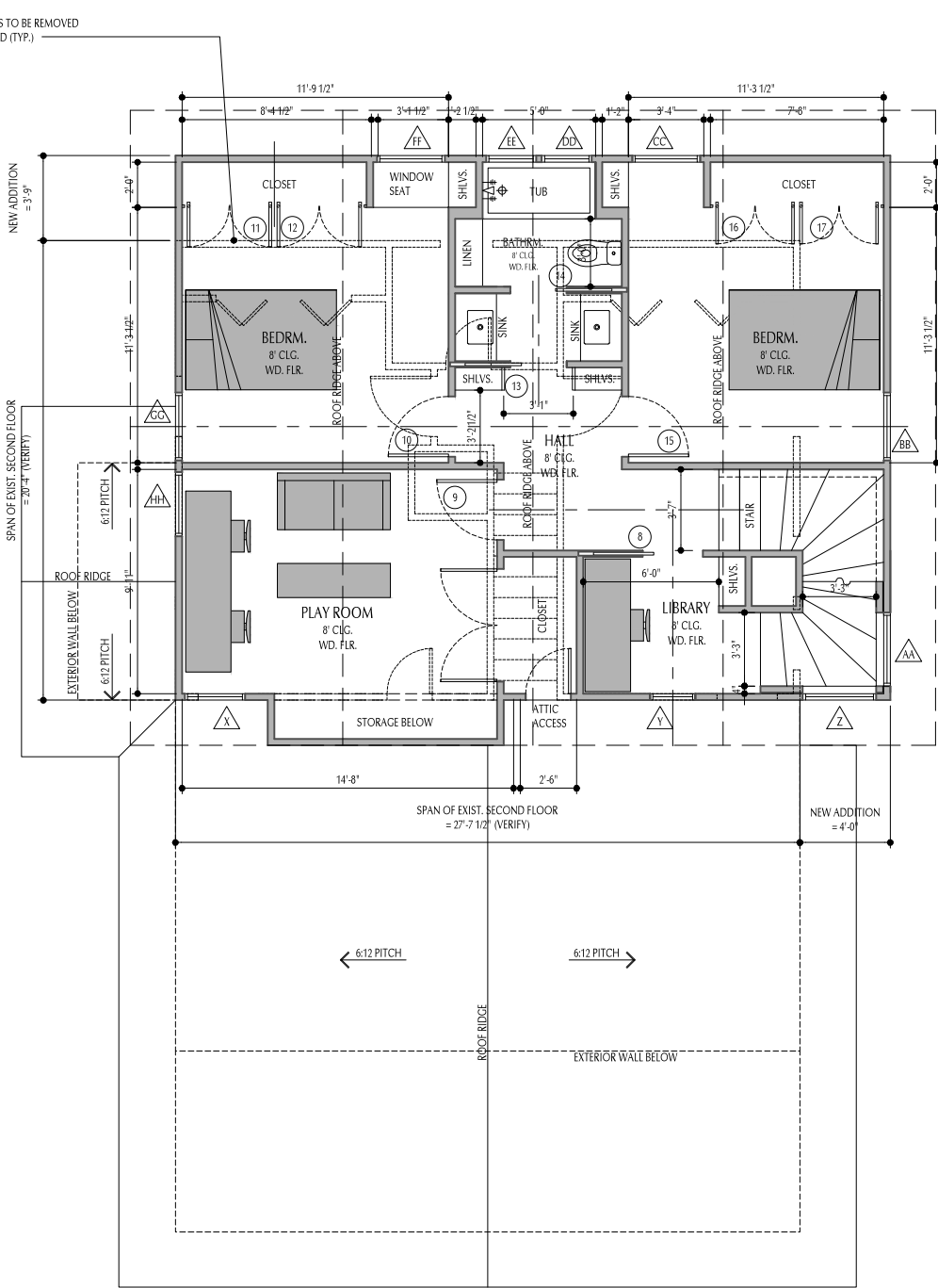


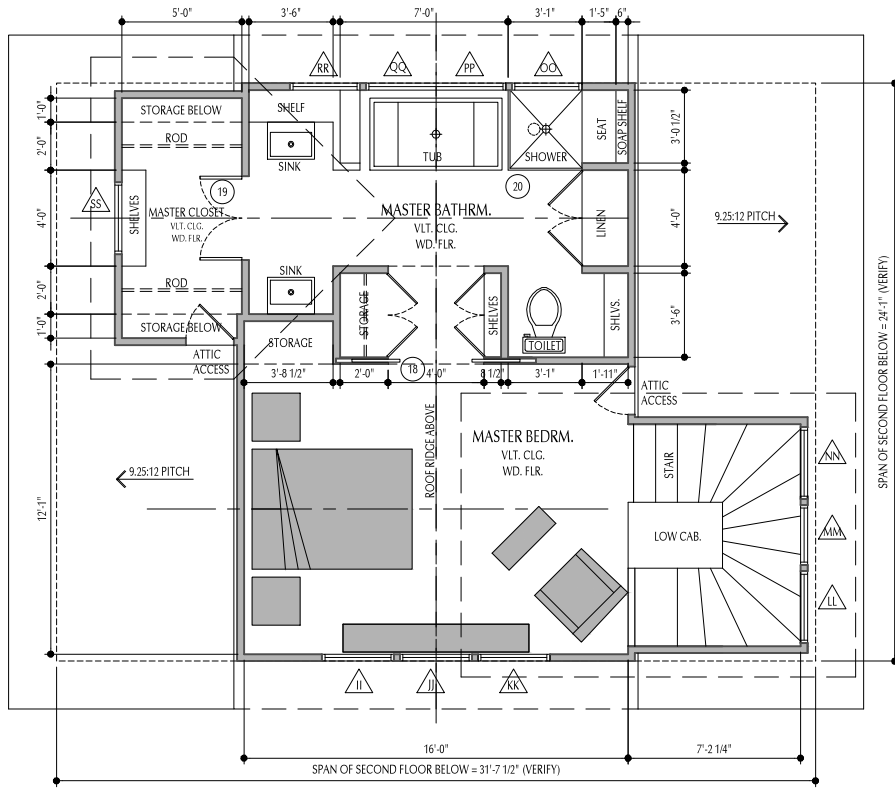
FIRST LEVEL FLOOR PLAN

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"



THIRD LEVEL FLOOR PLAN (ATTIC EXEMPTION)

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"

GENERAL NOTES

- THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR EXISTING CONDITIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL GLASS WITHIN 18" FROM FINISHED FLOOR TO BE TEMPERED. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE. WINDOW MANUFACTURER TO VERIFY EXISTING ROUGH OPENINGS AND CONDITIONS OF EXISTING AND NEW CONSTRUCTION.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
- PROVIDE ELECTRIC FOR HOT TUB EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR HOT TUB. VERIFY LOCATIONS WITH BUILDER OR OWNER.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
- WEATHER STRIP ATTIC ACCESS DOOR(S).
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- PROVIDE FIRE RATING FIRE STOPS AS REQUIRED BY CODE.
- FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
- DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1000 S.F. EACH FOR FIRE STOPS.
- WHERE ENGINEERED FLOOR TRUSSES TO BE USED TRUSS DESIGN AND DEPTH TO BE PER ENGINEERS SPECIFICATIONS.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
- PROVIDE SOLID WOOD BLOCKING AT 33" AFF FOR TOWEL BARS, ROBE HOOKS, & ALL AROUND TUBS< SHOWERS< AND TOILETS. ALL TOWEL BAR HEIGHTS @ 33" AFF UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
- ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512) 458-1363
- ALL WALLS OVER 10'-0" IN HEIGHT TO BE BUILT WITH DBL. 2X4 STUDS AT 12" O.C. IF NOT BUILT WITH 2X6 STUDS.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- ALL EXTERIOR LIGHTING TO BE SHIELDED FROM STREET & NEIGHBORS. NO EXT. FLUORESCENT LIGHTS.
- MAXIMUM 24" EXPOSURE FOUNDATION.
- ALL VULNERABLE TREES WILL BE PROTECTED DURING CONSTRUCTION BY DRIP LINE FENCE AND WOOD SHEATHING. ORANGE SAFETY FENCE WILL DEFINE LIMITS OF CONSTRUCTION IN LIEU OF DRIP LINE TREE PROTECTION.
- CONFIRM UNDERGROUND DRAINAGE DESIGN INCLUDING LAYOUT, SIZE AND DETAILS WITH PROFESSIONAL CIVIL ENGINEER PRIOR TO CONSTRUCTION.
- PROVIDE SOUND DEADENING INSULATION IN ALL BATHROOM AND LAUNDRY INTERIOR PARTITION WALLS.
- BUILDER TO MAINTAIN COMPLETE SET OF DRAWINGS, ARCHITECTURAL AND STRUCTURAL, TO REMAIN IN FIELD AT ALL TIMES WORK IS BEING PERFORMED. DELIVERED DRAWING SET WILL NOT BE SEPARATED ON SITE. BUILDER RESPONSIBLE FOR UPDATING SITE SET WITH ADDENDUMS AND CHANGE ORDERS.
- ALL SITE HELD MEETINGS ARE RUN BY BUILDER OR PROJECT MANAGER OF BUILDER. ARCHITECT IS AVAILABLE TO CLARIFY DESIGN INTENT AND TO CLARIFY INTENT FROM CONSTRUCTION DOCUMENTS.
- ANY MATERIAL ARRIVING ON SITE FROM LIST PROVIDED WILL REQUIRE A SUBMITTAL, OR WILL BE REJECTED.
- BUILDER WILL PROVIDE AN ALLOWANCE SELECTION SCHEDULE TO ARCHITECT FOR ITEMS INCLUDED IN CONSTRUCTION DOCUMENT SET.

REVISIONS

Civil Engineer

NAME

Address

Address

T

F

Mechanical Electrical

& Plumbing Engineer

NAME

Address

Address

T

F

Structural Engineer

NAME

Address

Address

T

F

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DRAWING NAME:

FIRST

FLOOR PLAN

DRAWN BY: EP&AM

CHECKED BY: ND

JOB #: 255

FILE: 255kimbrough

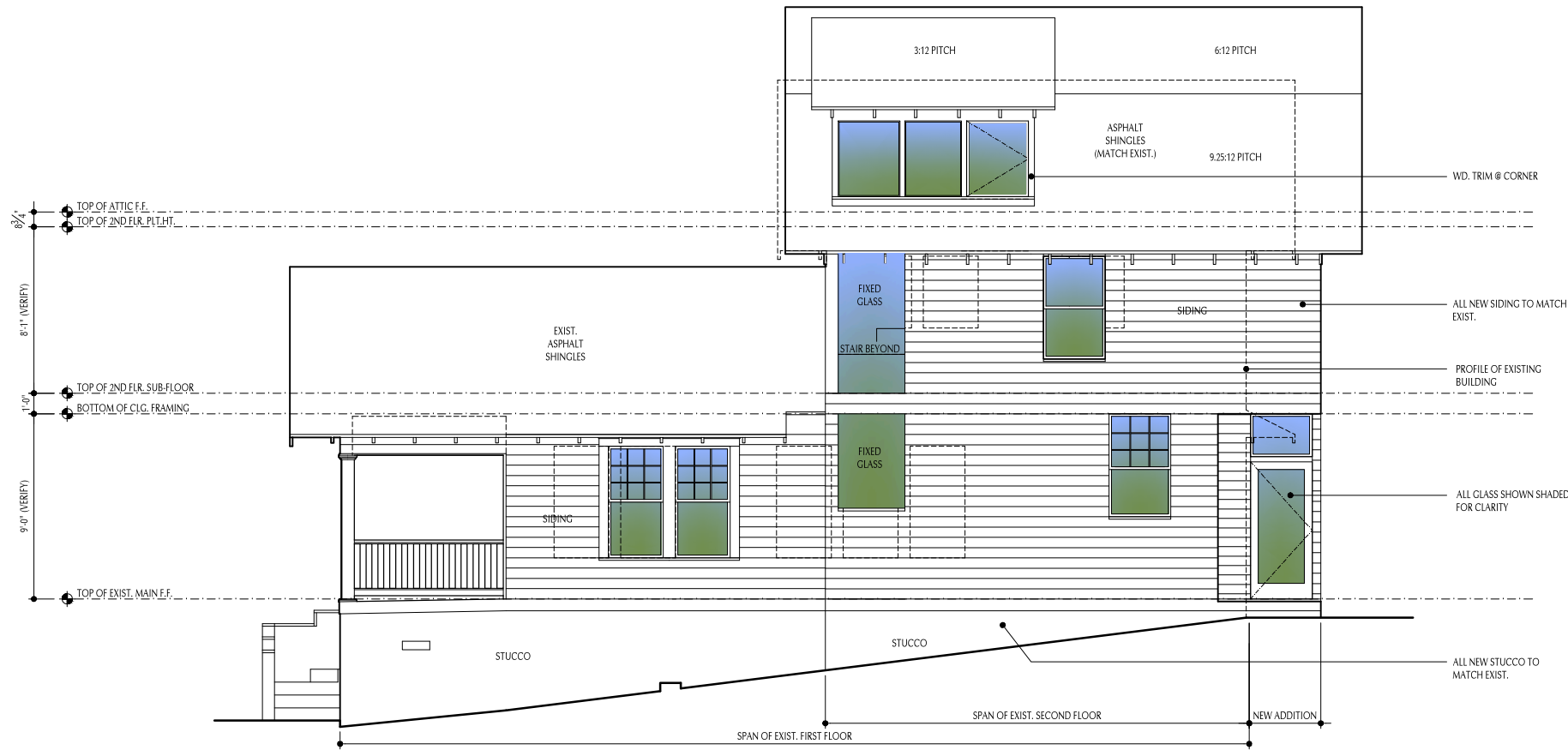
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DATE: 09.01.15

SCALE:

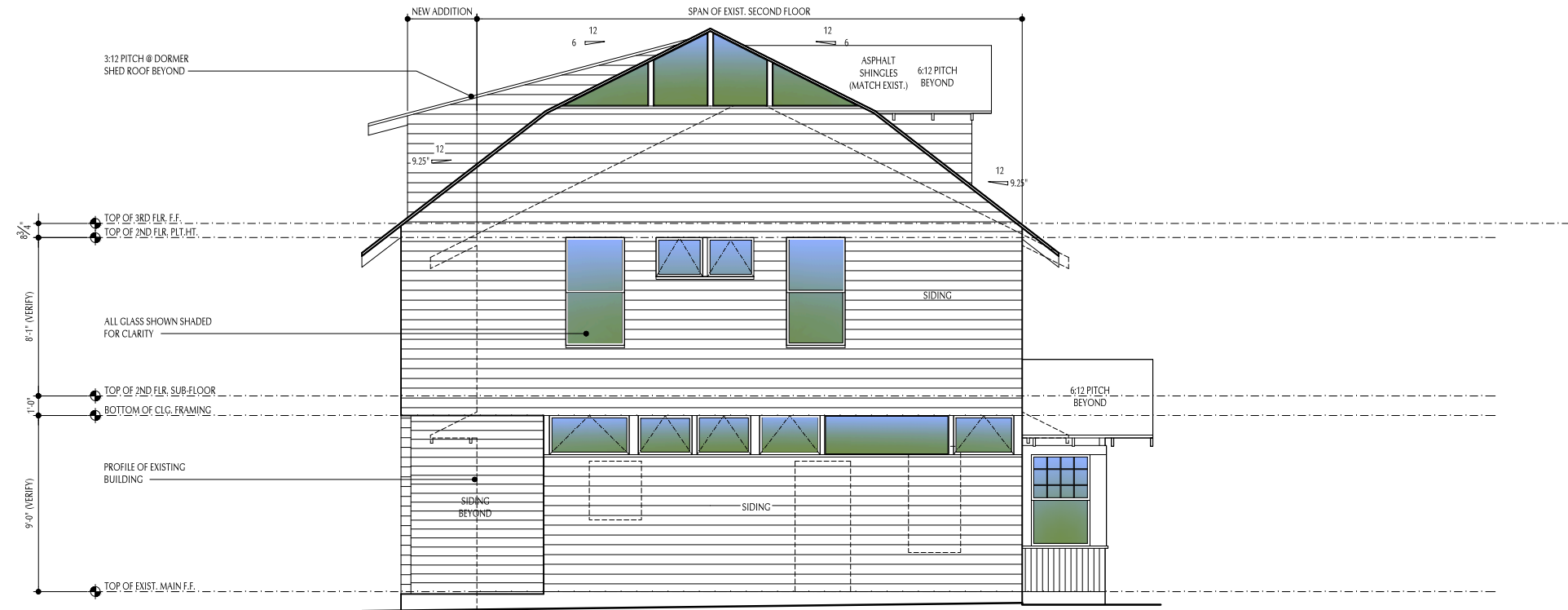
SHEET:

A1.2



2 | NORTH EXTERIOR ELEVATION

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"



1 | WEST EXTERIOR ELEVATION

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"

REVISIONS

Civil Engineer

NAME

Address

Address

T

F

Mechanical Electrical
& Plumbing Engineer

NAME

Address

Address

T

F

Structural Engineer

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DRAWING NAME:

MAIN HOUSE

EXTERIOR

ELEVATIONS

DRAWN BY: EP&AM

CHECKED BY: ND

JOB #: 255

FILE: 255kimbrough

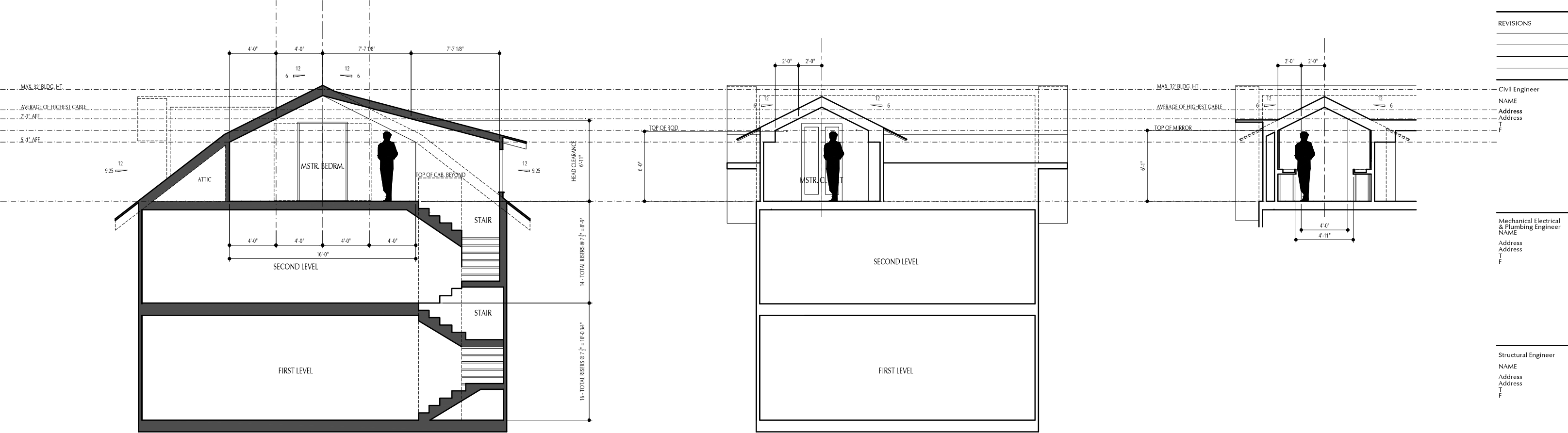
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DATE: 09.01.15

SCALE:

SHEET:

A2.1



1 | SECTION @ STAIR & MASTER BEDRM.

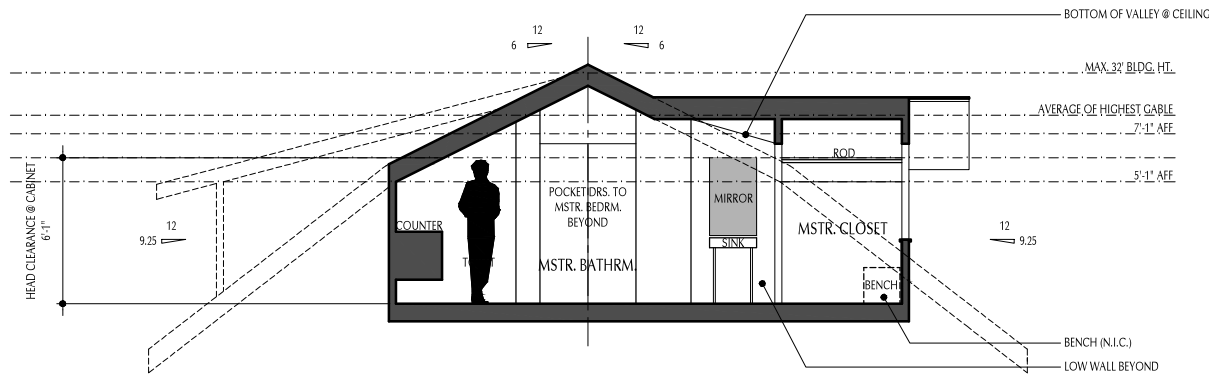
(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"

2 | SECTION @ MASTER CLOSET

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"

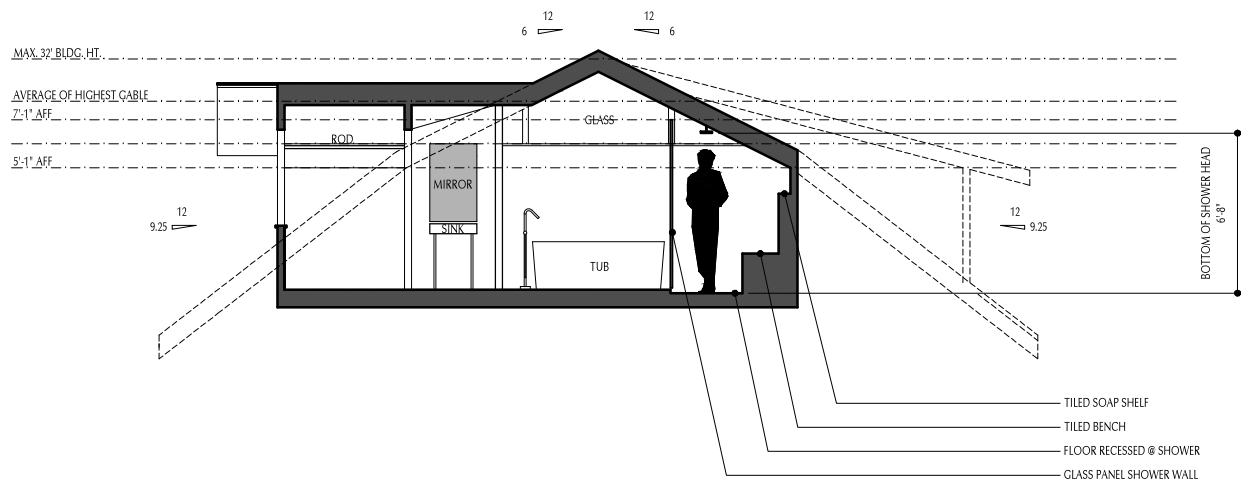
3 | SECTION @ MASTER VANITY

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"



3 | SECTION @ MASTER BATHRM. - VIEWING EAST

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"



4 | SECTION @ MASTER BATHRM. - VIEWING WEST

(24" x 36" SHEET) SCALE: 1/4" = 1'-0"
(11" x 17" SHEET) SCALE: 1/8" = 1'-0"

REVISIONS

Civil Engineer

NAME

Address

Address

T

F

Mechanical Electrical
& Plumbing Engineer

NAME

Address

Address

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Structural Engineer

NAME

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Address

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SECTIONS

DRAWN BY: EP&AM

CHECKED BY: ND

JOB #: 255

FILE: 255kimbrough

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DATE: 09.01.15

SCALE:

SHEET:

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