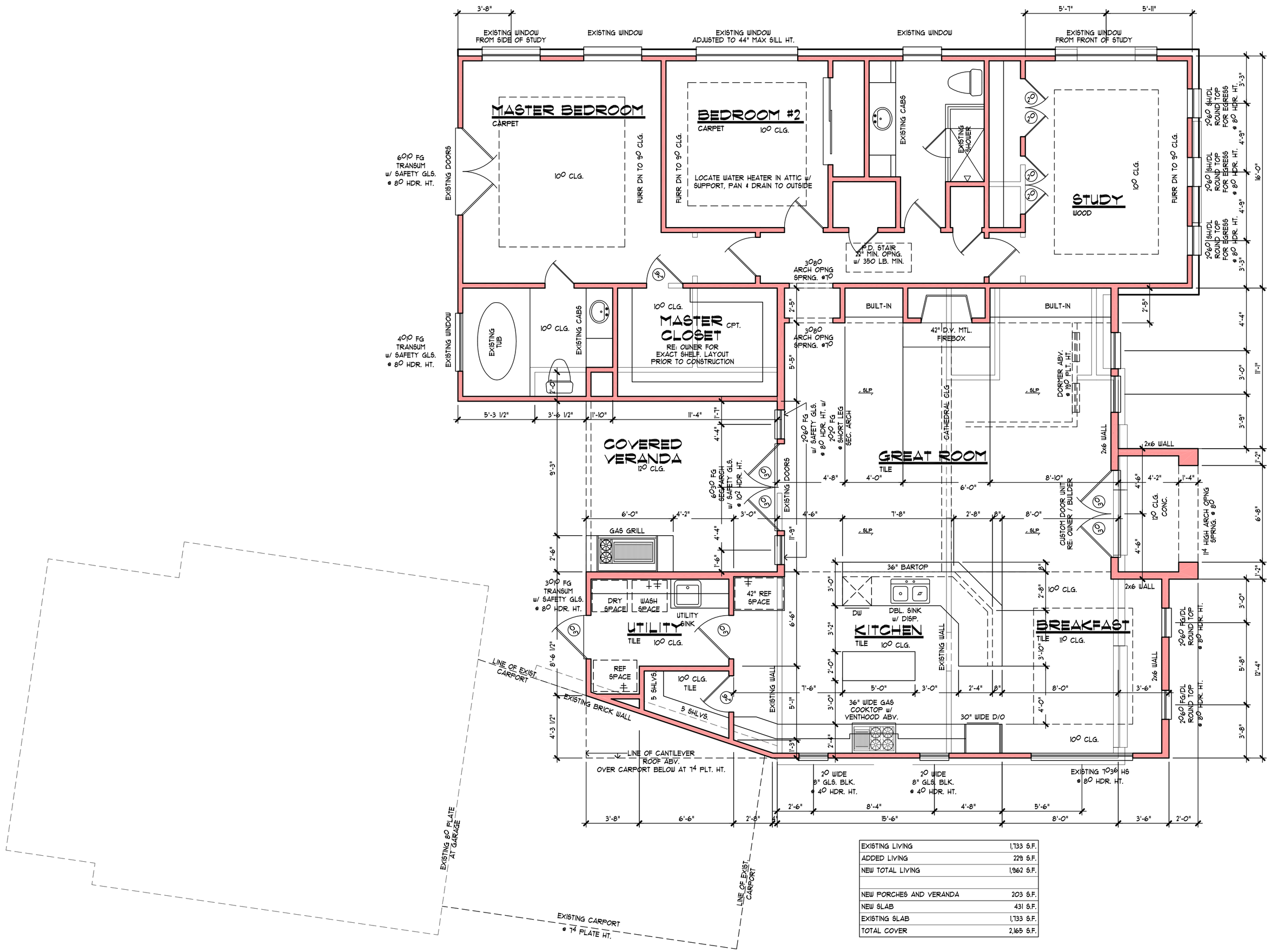

EXISTING LIVING	1,733 S.F.
ADDED LIVING	229 S.F.
NEW TOTAL LIVING	1,962 S.F.
NEW PORCHES AND VERANDA	203 S.F.
NEW SLAB	431 S.F.
EXISTING SLAB	1,733 S.F.
TOTAL COVER	2,165 S.F.

1 REMODELED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
10'-0" PLATE HEIGHT

GENERAL NOTES:

THE CONSTRUCTION OF THIS DWELLING MUST COMPLY WITH 2000 INTERNATIONAL RESIDENTIAL CODE (2000 I.R.C.) THIS IS A "BUILDER SET OF PLANS" LIMITED IN SCOPE AND DETAIL, THIS PLAN WAS PREPARED BY A PROFESSIONAL DESIGNER AND NOT BY A STATE LICENSED ARCHITECT. THEY ARE NOT A COMPLETE SET ARCHITECTURAL DOCUMENTS. ANY CONSTRUCTION ACCORDING TO THE GENERAL DESIGNS DEPICTED HEREIN SHOULD BE DONE BY A BUILDER FAMILIAR WITH USING THIS TYPE OF BUILDER SET OF PLANS AND DETAILS.

1.) THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF THE COMPANY R. B. DESIGN. THIS PLAN AND ALL DERIVATIVE WORKS ARE SUBJECT TO FEDERAL COPYRIGHT LAW PROTECTION AND MAY NOT BE COPIED, RESOLD, OR REPRODUCED BY ANY MEANS WHATSOEVER.

2.) THINSET ALL TILE AND WOOD FLOORS UNLESS OWNER/BUILDER SPECIFIES DROP. SEE BUILDER FOR SELECTIONS AND SLAB DROPS WHERE REQUIRED.

3.) ALL CURBSTOPS/WHEELSTOPS LOCATION IN GARAGES OR CARPORTS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONCRETE POUR.

4.) ALL GARAGES TO HAVE 5/8" 1 HOUR RATED GYP. BRD. SEPARATION AT COMMON WALLS AND CEILINGS. PROVIDE 1 HR SOLID CORE DOOR WITH CLOSURE DEVICE WHEN OPENING DIRECTLY INTO DWELLING. ALL GYPSUM BOARD TO BE SCREWED AND NOT NAILED TO STUDS OR JOISTS.

5.) 1 HOUR RATED GYP. BRD. SEPARATION UNDER ALL STAIRCASES. ALL STAIRWAYS AND HANDRAILS TO COMPLY WITH SECT. R314-R315 OF 2000 I.R.C. BUILDER/CONTRACTOR WILL CERTIFY INSTALLATION COMPLIANCE.

6.) LOCATE AND INTERCONNECT 110V SMOKE DETECTORS WITH BATTERY BACKUP IN ALL SLEEPING ROOMS AND COMMON AREAS. INSTALL IN ACCORDANCE WITH SECT. R311 OF 2000 I.R.C. AND NFPA72 HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS.

7.) HOUSEHOLD VENTING SHALL BE IN ACCORDANCE WITH SECTIONS 503 (G2425)-503(G2426) 2000 I.R.C. EXHAUSTS TO VENT OUTSIDE DWELLING. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS VIA NATURAL OR MECHANICAL MEANS CAPABLE OF FIVE AIR CHANGERS PER HOUR AND IS VENTED DIRECTLY OUTSIDE WITH A POINT OF DISCHARGE MIN. 3'-0" FROM ANY OPENING THAT ALLOWS AIR REENTRY INTO OCCUPIED PORTIONS OF BUILDING.

8.) HVAC INSTALLATION, SIZING, LOCATION IS THE RESPONSIBILITY OF A/C CONTRACTOR AND MUST COMPLY WITH SECT. M1401-M1603 OF THE 2000 I.R.C.

9.) INSTALL DRYER VENTS ACCORDING TO SECT. M1501 2000 I.R.C. DUCTS SHALL BE CONTINUOUS AND TERMINATE OUTSIDE OF DWELLING.

10.) WHERE WOOD FRAMING IS EXPOSED TO WATERSPLASHING, PROVIDE WATERPROOF PAPER FLASHING, AND COUNTER FLASHING. FIRESTOPPINGS IN CONCEALED SPACES OF HALLS, FURR DOWNS, CEILINGS AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG LENGTH OF HALL.

11.) SHOWER STALLS TO BE FINISHED WITH NONABSORBENT SURFACE TO MIN. HEIGHT OF 70" ABV. DRAIN INLET PER SECT. R702.4 2000 I.R.C. SHOWER RECEPTORS TO COMPLY WITH SECT. P2708 TO P2710 2000 I.R.C. ALL SHOWER DOORS TO BE TEMPERED SAFETY GLASS.

12.) ALL PLUMBING INSTALLATION, RISER DIAGRAM, FIXTURE LOCATIONS, VENT STACKS, SANITARY SEWER TAP, NATURAL GAS SUPPLY, FLOOR DRAINS WILL BE DONE BY A LICENSED PLUMBER AND WILL COMPLY WITH THE NATIONAL PLUMBING CODE AND CHAPT. 26-32 OF THE 2000 I.R.C. ALL PLUMBING MATERIALS AND INSTALLATION MUST COMPLY WITH LOCAL MUNICIPAL CODES AND STANDARDS.

13.) SEE OWNER/BUILDER FOR WINDOW MANUFACTURER AND STYLES. INSTALL EXTERIOR WINDOWS & DOORS PER SECT. R613 2000 I.R.C. WINDOW SUPPLIER TO LOCATE SAFETY GLASS AS REQUIRED & CERTIFY ALL WINDOWS TO COMPLY WITH 2000 I.B.C, 2000 I.R.C. AND 2000 ENERGY CODE. PROVIDE MASTIC WRAP, WATERPROOFING AND CAULK SURROUND FLASHING ABOVE WINDOWS AND COUNTER-FLASH AS REQUIRED.

14.) ALL SLEEPING ROOMS TO HAVE MINIMUM OF ONE WINDOW SIZE WITH MINIMUM 24"HT X 20" WD THAT PROVIDES 5.7 SQUARE FEET NET CLEAR OPENING TO MEET EGRESS PER 2000 I.R.C./2000 I.B.C. WITH A 44"MAXIMUM SILL HEIGHT.

15.) STAIR DESIGN, RISER AND TREAD DEPTHS SITE BUILT MUST COMPLY WITH SECT. R314.1-R314.9 OF 2000 I.R.C. NOTE: ALL HANDRAILS AND GUARDRAILS SHALL COMPLY WITH SECTIONS R315-R316 OF 2000 I.R.C. AND HAVE A MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AS PER TABLE R301.4 OF THE 2000 I.R.C.

16.) ALL STAIR BALUSTERS TO HAVE 5 INCHES O.C. MAX SPACING WITH NO MORE THAN 4" MAX OPENING. INSTALL CONTINUOUS HANDRAIL AT MIN. 34" HT ALL STAIRCASE LOCATIONS & MINIMUM 42" HT. AT ALL LANDINGS.

17.) PULL DOWN / ATTIC ACCESS STAIRS TO COMPLY WITH SECT. R801 OF 2000 I.R.C. HAVING A ROUGH OPENING NO LESS THAN 22"X54" WITH A 350 LB. MINIMUM WEIGHT LIMIT AND A 30 INCH MIN. UNOBSTRUCTED HEADROOM INTO THE ATTIC TO COMPLY WITH M1305.1.3 OF 2000 I.R.C.

18.) FIREPLACE HEARTH TO BE 3/8"THICK NON COMBUSTIBLE MATERIAL. BUILDER WILL CERTIFY SURROUND TO BE NON COMBUSTIBLE 12" MINIMAL AROUND FIREBOX OPENING. ALL FIREPLACES TO BE U.L.TESTED #I.C.B.O. APPROVED. INSTALL AND VENTED PER MANUFACTURER SPECIFICATIONS. ALL FACTORY BUILT OR MASONRY JOB BUILT FIREPLACES AND CHIMNEY ASSEMBLIES MUST COMPLY WITH CHAPTER 10 SECT. R1001.1-R1005.5 OF THE 2000 I.R.C. CHIMNEYS TO RISE 24" MINIMUM ABOVE ALL ROOF OR STRUCTURE WITHIN 10'-0" DISTANCE. BUILDER WILL SUPPLY ALL MANFT.'S DOCUMENTATION TO HOMEOWNER.

19.) ALL ELECTRICAL INSTALLATION TO BE CERTIFIED BY A LICENSED MASTER ELECTRICIAN SELECTED BY BUILDER OR OWNER. ALL LOAD CALCULATIONS AND PANEL BOX SIZING, LOCATIONS, AND SERVICES BY ELECTRICAL CONTRACTOR. ALL WIRING TYPES, GAUGE, AND TERMINATIONS WILL BE SELECTED AND APPROVED BY BUILDER/OWNER. INSTALLATION TO COMPLY WITH THE MOST CURRENT NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES, STANDARDS, AND COMPLY WITH CHAPTERS 33-42 OF THE ELECTRICAL SECTIONS OF THE 2000 I.R.C. THE DESIGNERS SCOPE FOR ELECTRICAL PLANS ARE LIMITED TO GENERAL FIXTURE AND SWITCH LOCATIONS. SAFTEY AND CODE COMPLIANCE SHALL BE CERTIFIED BY BUILDER OR ELECTRICAL CONTRACTOR DURING AND AFTER INSTALLATION.

20.) UNDER ALL WATER HEATERS PROVIDE 26 GAUGE METAL DRAIN PAN (SIZED PER CAPACITY) FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR AND NOT INTO SANITARY SEWER. ALL UNITS TO BE EQUIPPED WITH T&P PRESSURE RELIEF VALVES. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE PROVIDED WITH APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FLUE FLASHED AT ROOF DECK PENETRATION. INSTALLATION TO COMPLY TO MANUFACTURER SPECS. AND CHAPTERS 20,24,28 OF THE 2000 I.R.C.
ALL SIZES, LOCATIONS, AND NUMBER OF WATER HEATERS TO BE DETERMINED BY BUILDER/OWNER/CONTRACTOR.

21.) NOT IN SCOPE OF DESIGNER SERVICES:

SEE ELEVATION AND DETAIL SHEETS FOR ADDITIONAL SPECIFICATIONS.
TOPOGRAPHIC DESIGN IS NOT PART OF THE SCOPE OR WORK OF R. B. JACKSON DESIGN.
THE OWNER/BUILDER WILL WORK DIRECTLY WITH FOUNDATION ENGINEER FOR SLAB REQUIREMENTS. THE BUILDER SHALL COMPACT PAD SITE SOILS ACCORDING TO PLANS AND SPECS PROVIDED BY ENGINEERS. BUILDER/OWNER OR ENGINEER WILL ESTABLISH TOP OF SLAB ELEVATION, THE FINISH GRADES, SWALES, SITE DRAINAGE, SWIMMING POOLS, POOL EQUIPMENT, A/C PADS, SANITARY SEWER TAP, AND WATER TAP LOCATIONS. THESE ITEMS AND OTHERS ARE NOT IN THE SCOPE OF SERVICES PROVIDED BY DESIGNER. JOB SITE SUPERVISION, PERMITS AND INSPECTIONS ARE NOT PART OF DESIGNERS SERVICES. BUILDER WILL SUPERVISE CONTRACTORS AND CERTIFY CONSTRUCTION AND CODE COMPLIANCE.

BUILDER RESPONSIBILITY FOR THIS DWELLING:

BUILDER MUST BE ABLE TO READ, UNDERSTAND, AND EXECUTE CONSTRUCTION WITH THIS "BUILDER SET OF PLANS". ALL SITE PREPARATION, COMPACTION, AND TOPOGRAPHIC REQUIREMENTS WILL BE THE SOLE RESPONSIBILITY OF THE BUILDER, OWNER, OR APPROVED CONTRACTOR. BUILDER WILL LOCATE HOUSE ON SITE VIA SURVEY AND VERIFY THAT THIS BUILDING DOES NOT ENCROACH ONTO ANY BUILDING LINES, SETBACKS, EASEMENTS OR AERIAL EASEMENTS PRIOR TO PAD CONSTRUCTION OR SETTING COMPLETE FORM BOARD LAYOUT. BUILDER WILL SECURE ALL PROPER PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. BUILDER WILL REVIEW ALL SUBDIVISION AND MUNICIPAL GUIDELINES AND VERIFY THIS BUILDING DESIGN IS IN COMPLIANCE. CONTRACTORS WILL REFER TO BUILDER FOR ALL CONSTRUCTION METHODS, TECHNIQUES, INSTALLATION, AND CODE COMPLIANCE. BUILDER IS RESPONSIBLE FOR ALL FRAMING BEAM SIZES, LOCATIONS, DETAILS, MATERIALS AND METHODS OF CONSTRUCTION. BUILDER IS LIABLE FOR ALL ENGINEERING OVERSIGHT AND COMPLIANCE, CONSTRUCTION, AND FIELD SUPERVISION. DESIGNER IS NOT RESPONSIBLE FOR SUBSTANDARD CONSTRUCTION OR SUPERVISION. DESIGNER RECOMMENDS ALL FRAMING AND FOUNDATION DESIGN TO BE PREPARED BY A LICENSED STRUCTURAL ENGINEER WHO MUST INSPECT AND CERTIFY ALL WORK DONE BY CONTRACTORS. IF THERE IS CONFLICT BETWEEN THESE DRAWINGS AND ENGINEERING THE BUILDER WILL NOTIFY DESIGNER IMMEDIATELY BEFORE CONTINUING CONSTRUCTION. BUILDER WILL PROMPTLY REQUEST ANY ADDITIONAL INFORMATION FROM DESIGNER, VENDORS, CONTRACTORS OR VARIOUS PROFESSIONALS NEEDED FOR CONSTRUCTION. IF CONTRACTORS PROCEED WITH CONSTRUCTION OF THIS DWELLING OR APPURTENANCES ASSOCIATED WITH THIS DWELLING WITHOUT THE REQUIRED KNOWLEDGE, DOCUMENTATION, PROPER SUPERVISION OR EXPERIENCE NEEDED FOR ITS PROPER COMPLETION THE BUILDER WILL BE FINANCIALLY OBLIGATED / LIABLE FOR ANY POOR, SUBSTANDARD OR INCOMPLETE WORK PERFORMED BY ANY CONTRACTORS. THE BUILDER SHALL COMPLETE CONSTRUCTION IN ORDER FOR A CERTIFICATE OF OCCUPANCY.

DATE	
03-11-10	REVISED
03-18-10	REVISED

R. B. DESIGN
ELEGANT HOME DESIGNS FOR EVERY LIFESTYLE
(281) 376-0973 ext.# 221
OFFICE ADDRESS
17575 N ELDRIDGE PARKWAY
MAILING ADDRESS
18310 BEAVERDELL DR.
TOMBALL TX. 77377
TOMBALL TX. 77377

THE DESIGNS DEPICTED HERIN ARE SUBJECT TO FEDERAL COPYRIGHT PROTECTION. TITLE 17 U.S.C. SECTIONS 102 & 103. COPYRIGHT DO NOT REPRODUCE ANY PART OF THIS BLUEPRINT BY ANY MEANS, INCLUDING XEROX, SEPIA, BLUEPRINTS, XEROX, FILM, ELECTRONIC, ETC., WITHOUT DESIGNERS CONSENT.
COPYRIGHT 2010

A CUSTOM DESIGN FOR:
THE SOMMERS FAMILY

PROJECT ADDRESS
.
PROJECT NUMBER
HCB-1001
SHEET NUMBER
2