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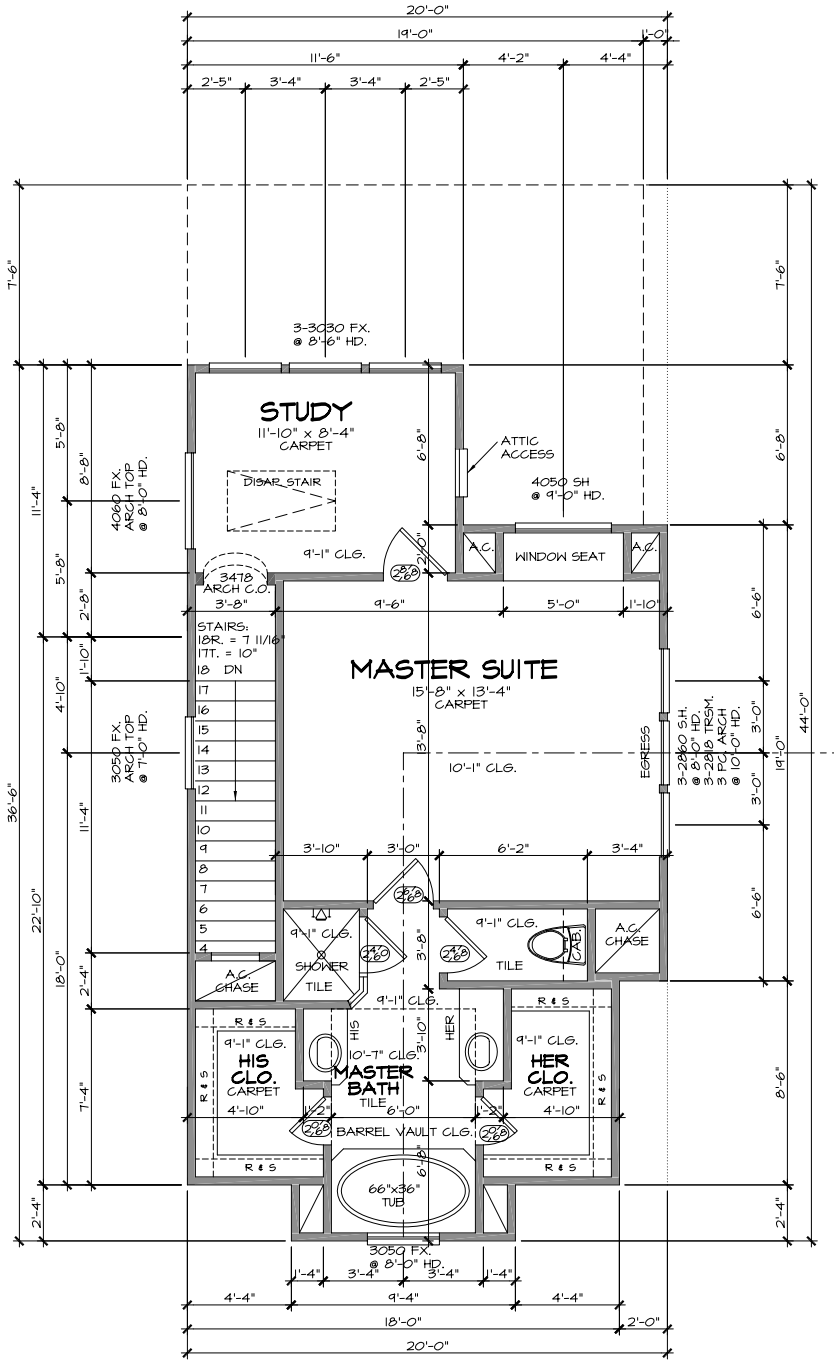
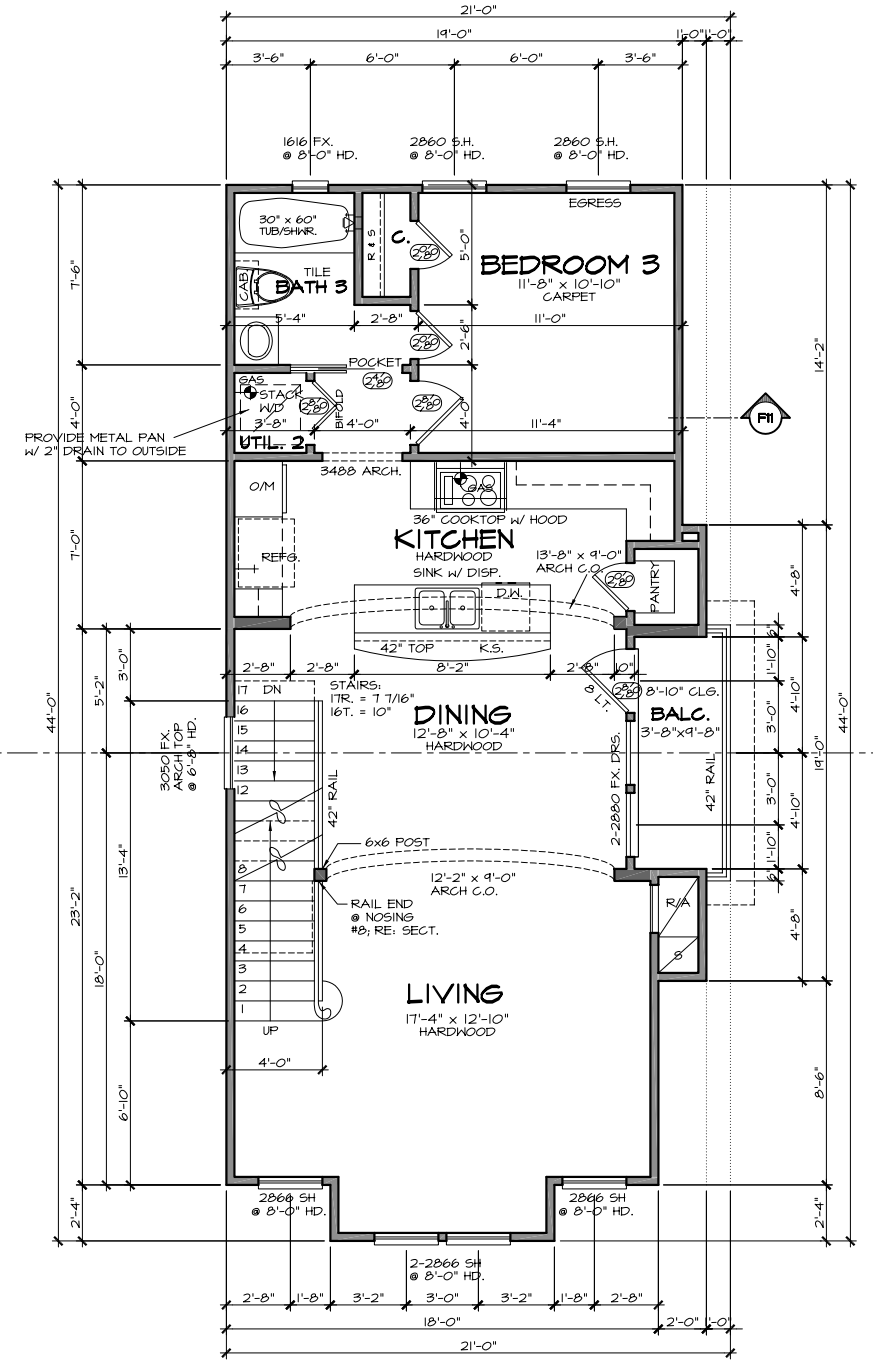


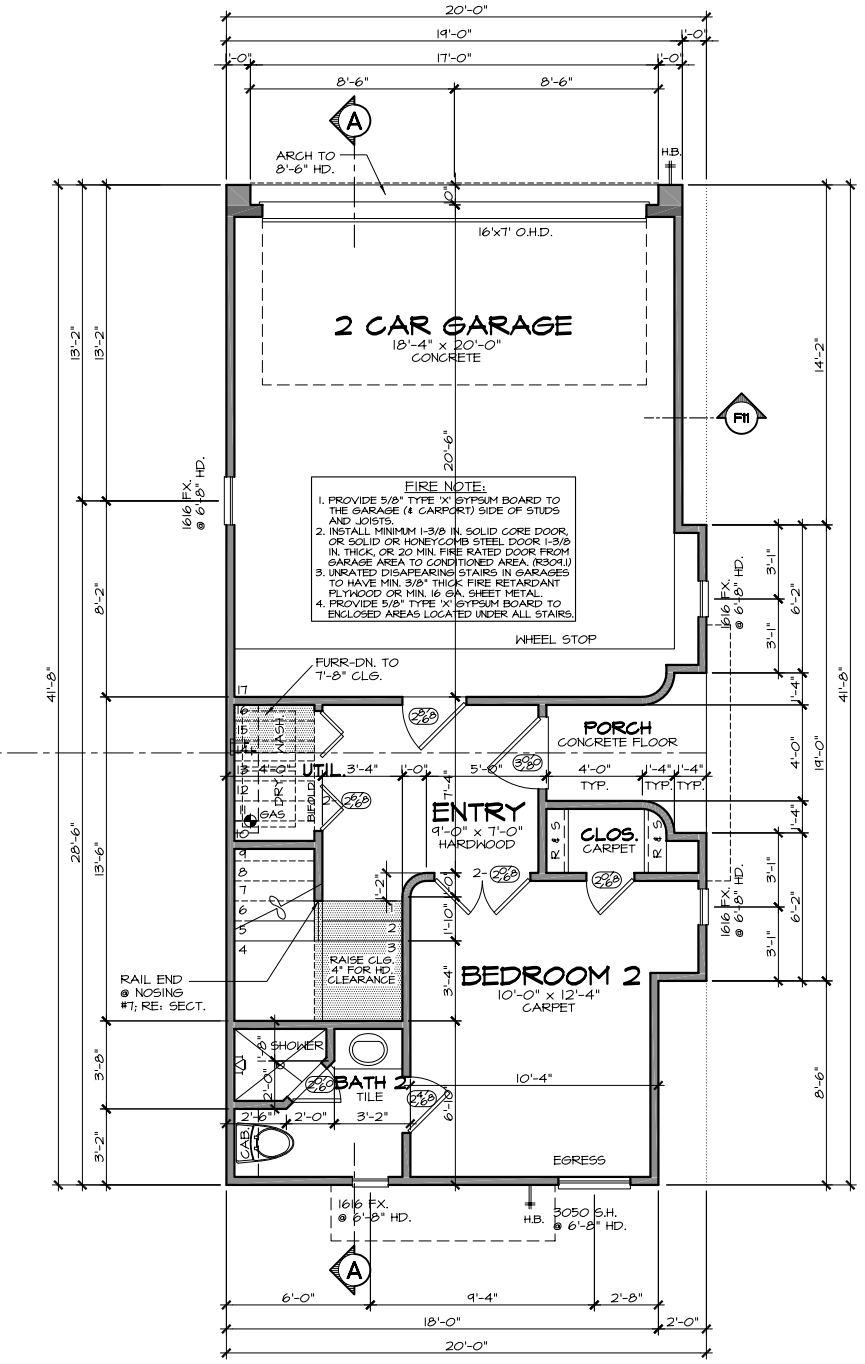
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0" 9'-1" CEILINGS U.N.O.
PRIMARY FLOOR COVERING: CARPET U.N.O.
SUGGESTED FLOOR SYSTEM:
16" OPEN WEB WOOD TRUSSES



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 10'-1" CEILINGS U.N.O.
PRIMARY FLOOR COVERING: HARDWOOD U.N.O.
SUGGESTED FLOOR SYSTEM:
16" OPEN WEB WOOD TRUSSES



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 9'-1" CEILINGS U.N.O.
PRIMARY FLOOR COVERING: HARDWOOD U.N.O.

PLAN NOTES:

1) DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON PLAN.
4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER LINE).
5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS BY IRC 2000 SECT. P2104.1.
6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2000 SECT. R308.
7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2000 SECTs. R314, R315, and R316. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 2 OR MORE RISERS.

PLAN NOTES cont.:

8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22" X 30". PROVIDE MINIMUM HEAD CLEARANCE OF 30" WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL DOWN STAIR IS 30"x54", AND TO HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2000 SECT. R807 AND SECT. M1305.1.3.
9) LOCATE HATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2000 SECT. P2803.
10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
11) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC, MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
12) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2000 SECT. R3201.
13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:

DOOR SCHEDULE: SIZE AS NOTED ON PLANS.
EXTERIOR DOORS ARE 1 3/4" SOLID CORE UNITS.
INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
DOOR GLAZING TO BE SAFETY GLASS.

WINDOW SCHEDULE: SIZE AS NOTED ON PLANS.
FRAME TYPE: _____
COLOR: _____
GLAZING: _____
EXTERIOR TRIM: _____
INTERIOR TRIM: _____

ROOM FINISH SCHEDULE:
TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB. FULL TILE WALLS AND FLOOR IN SHOWER STALL.
SYNTHETIC MARBLE COUNTER TOPS AND SPLASHES.
ALL CASED OPENINGS TO HAVE SHEETROCK RETURNS.
RE: BUILDER/OWNER FOR USE OF HOOD C.O. RETURNS.
-OR- AS NOTED ON PLANS.
-OR- AS NOTED IN DETAILED SPECIFICATIONS BETWEEN OWNER AND BUILDER.

AREAS	
FIRST FLOOR LIVING	358
SECOND FLOOR LIVING	785
THIRD FLOOR LIVING	551
TOTAL LIVING:	1694 #
GARAGE	396
PORCH	34
BALCONY	40
TOTAL SLAB	788
TOTAL COVERED:	2164 #

BUILDING PERFORMANCE	
ATTIC AREA	600
FLOOR OVER OUTSIDE	396
FLOOR UNDER OUTSIDE	40
CRAWL SPACE AREA	-
Win.= 297 Dr.= 39 Oth.=	
TOTAL GLAZING AREA	336
TOTAL WALL AREA	2294
GLAZING TO WALL:	14.6%

AIBD — JACK PRESTON WOOD F.B.D. Cert. No. TX-481 — AMERICAN INSTITUTE OF BUILDING DESIGN

PLAN TYPE: PRODUCTION

PLOT DATE	EX	COMMENTS
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