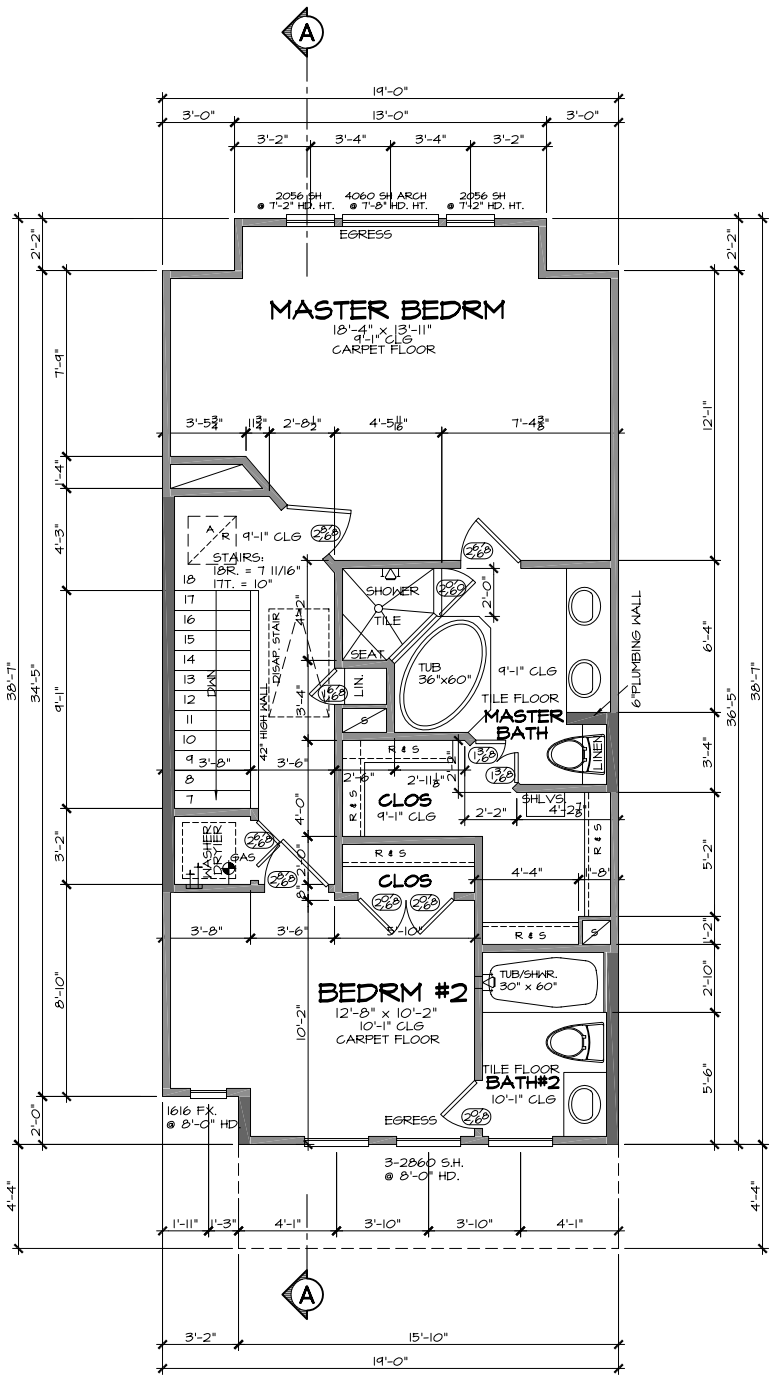
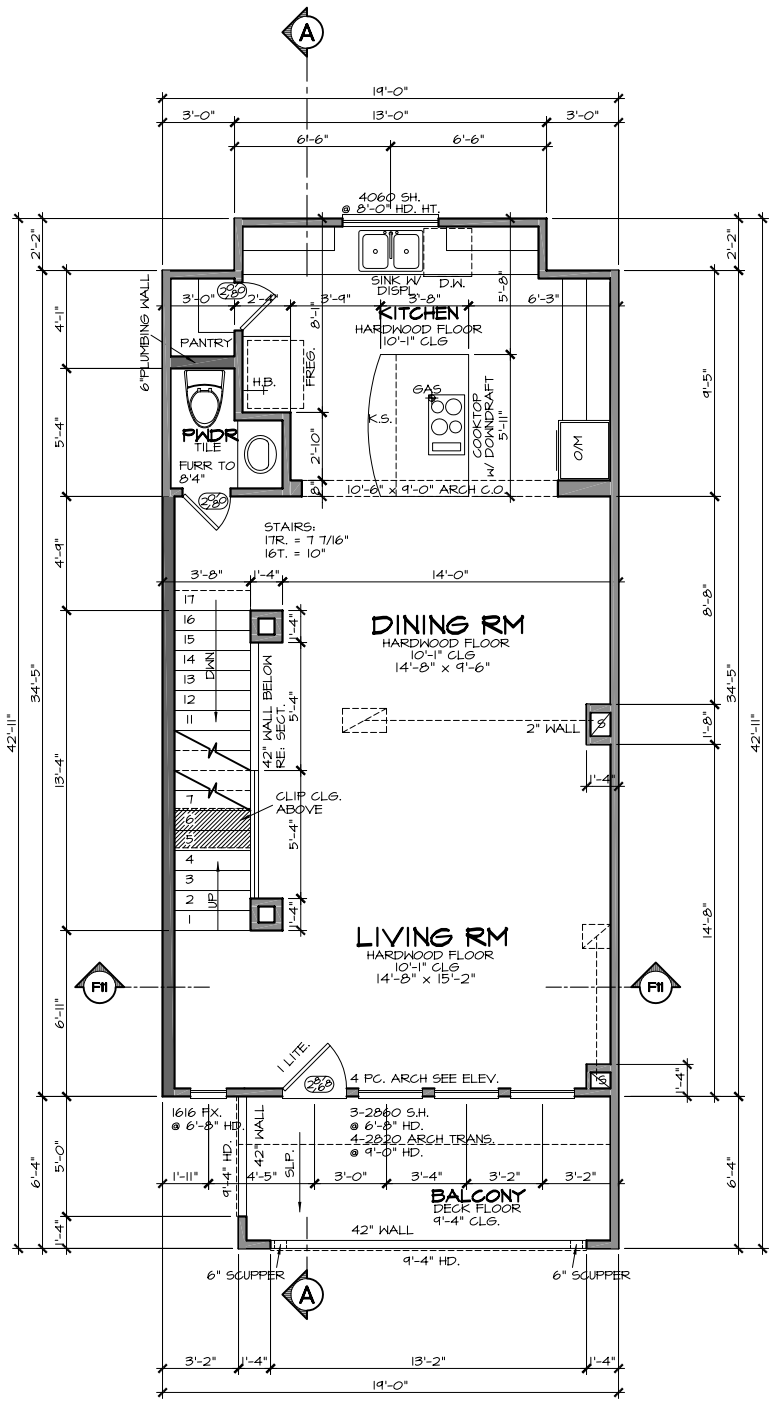
ALL IDEAS, PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JACK PRESTON WOOD, ARCHITECTON, INC. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN, AND USE IS LIMITED SPECIFICALLY TO SAID PROPERTY. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF JACK PRESTON WOOD, ARCHITECTON, INC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ALL PLANS DESIGNED FOR THE CONSTRUCTION OF THIS BUILDING SHOULD BE REVIEWED AND REFERRED TO BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS OR INCONSISTENCIES IN THE PLANS, JACK PRESTON WOOD, ARCHITECTON, INC. SHOULD BE CONTACTED IMMEDIATELY. IF NO SUCH CONTACT IS MADE, THEN THE CONTRACTOR AND SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, ASSUME ALL LIABILITY ASSOCIATED WITH SUCH CONFLICTS OR INCONSISTENCIES.



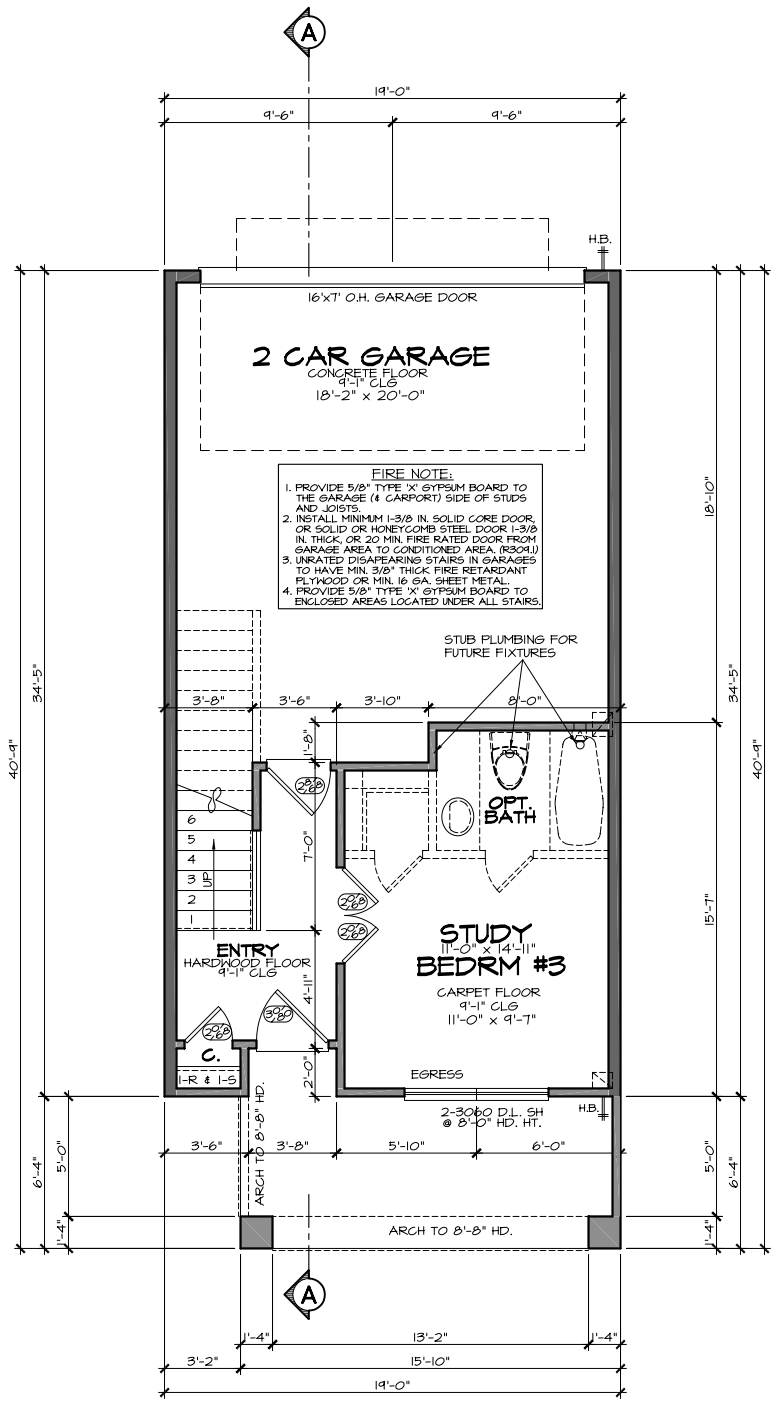
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0" 9'-1" CEILINGS U.N.O.
PRIMARY FLOOR COVERING: CARPET
SUGGESTED FLOOR SYSTEM: 16" TRUSSES
PROVIDE METAL PAN W/2" DRAIN
TO OUTSIDE IN UTILITY AREA



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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. P2704.1.
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" ABOVE 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. R307 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. R320.1.
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 WOOD C.O. RETURNS.
-OR- AS NOTED ON PLANS.
-OR- AS NOTED IN DETAILED SPECIFICATIONS BETWEEN OWNER AND BUILDER.

AREAS

FIRST FLOOR LIVING	270
SECOND FLOOR LIVING	683
THIRD FLOOR LIVING	680
TOTAL LIVING	1633
GARAGE	376
PORCH	108
BALCONY	100
TOTAL SLAB	754
TOTAL COVERED	2217
ATTIC FLOOR AREA	714
Win.= 207 Dr.= 17.8 Oth.=	
TOTAL GLAZING AREA	215
TOTAL WALL AREA	2347
GLAZING TO WALL:	9%

JACK PRESTON WOOD
F.B.D. Cert No. TX-428
AMERICAN INSTITUTE OF BUILDING DESIGN

PLAN TYPE: PRODUCTION

DATE	COMMENTS
XXXX	-
PRELIMIN. APPROVAL	
XXXX	-
CLIENT REVIEW	
XXXX	-
PERMIT/BID SET	
XXXX	-
CONSTRUCTION SET	

HILLCREST BUILDERS
HOMELAND
LOTS: 8, 9, 10, 11
3115 & 3117 HOME STREET
PROJECT# D5050-BI

PRESTON WOOD & ASSOCIATES, L.L.C.
1116-A NAYLOR STREET 77002
HOUSTON, TEXAS
Ph: (713) 522-2724
FAX: (713) 523-2690
WEB : www.JACKPRESTONWOOD.com

PLAN D4-2228

DRAWN BY	CKD. BY
JW/DAV/JPW	SCOT

LAST MODIFIED:
6 October 2005
MODIFIED BY:
Dal
PLOT DATE:
5 October 2005
PLOT BY: Dal
CAD FILE
D5050\D5050-BI

JOB #
D5-050-1737

2 SHEET 7