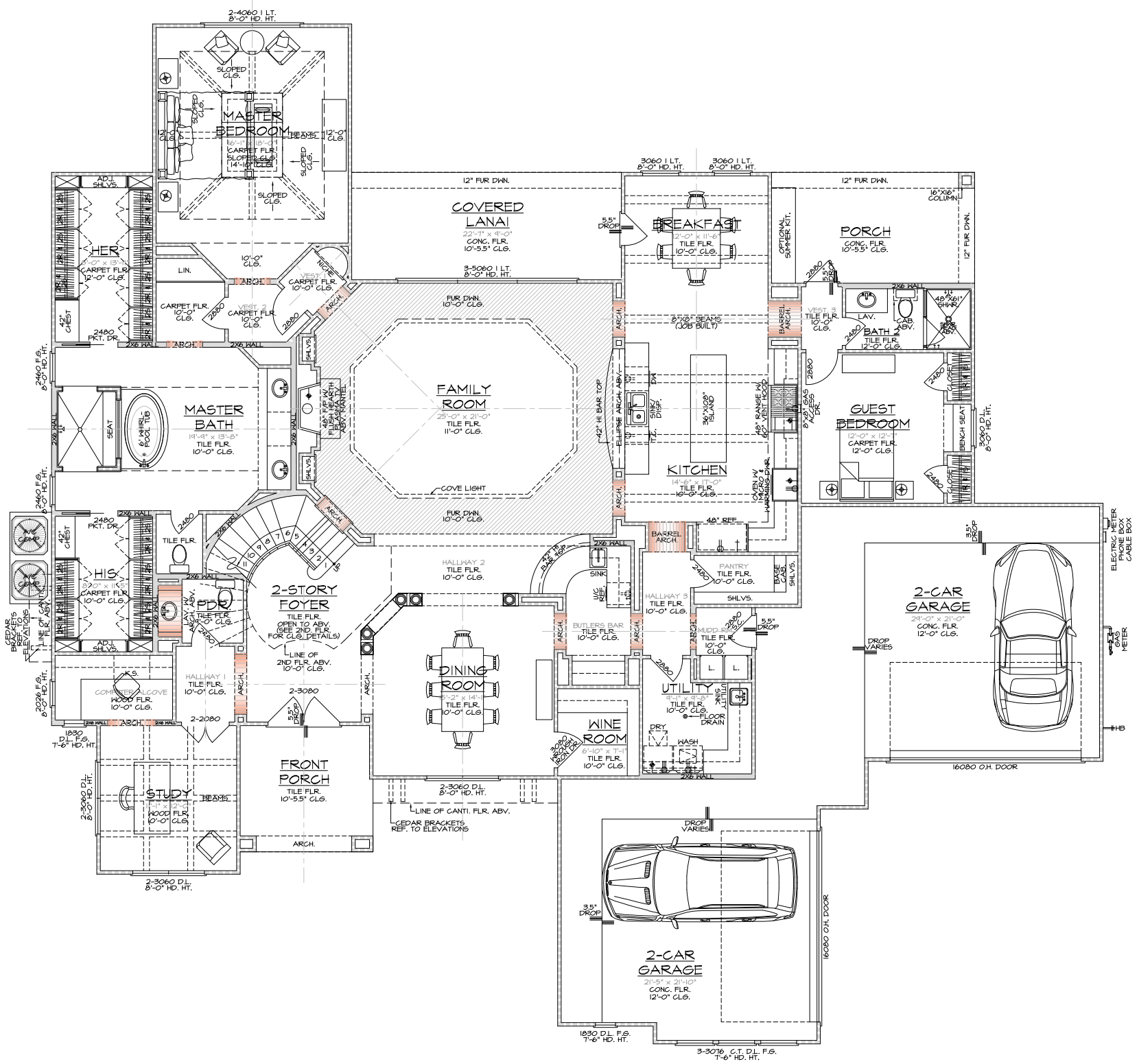

FIRST FLOOR PLAN

1/4"=1'-0" ALL ANGLES 45° U.O.N.

FLOOR PLAN NOTES:

1. ALL WALLS TO BE 2X4 UNLESS OTHER WISE NOTED.
2. ALL WINDOW HEADER HEIGHTS MEASURED FROM FINISHED FLOOR.
3. ALL CEILING HTS. MEASURED FROM THE FINISHED FLOOR IN THE ROOM BEING CALLED OUT.
4. PROVIDE ⅝" TYPE "X" GYPSUM WALLBOARD ON ALL WALLS AND CEILINGS IN GARAGE AND IN ANY USABLE SPACE UNDER STAIRS IN ACCORDANCE WITH 2000 I.R.C. SECTION 314.2.
5. LOCATE WATER HEATER AS INDICATED ON THE FLOOR PLANS, LINE TO EXTERIOR. INSTALLATION MUST COMPLY.
6. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS, VENTED TO OUTSIDE IN ACCORDANCE WITH 2000 I.R.C. SECTION 303.3.
7. ALL MASONRY AND PREFAB FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH 2000 I.R.C. CHAPTER 10.
8. SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH ½" HARDI BACKER TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER 2000 I.R.C. SECTION 307.2.
9. LOCATE ALL SHOWER HEADS AT 78" AFF TYP.

WALL TYPE SCHEDULE:

= 2X4 STUDS AT 16" O.C.

= 2X4 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

= MIN. 2X6 STUDS AT 16" O.C.

= MIN. 2X6 STUDS AT 16" O.C. WITH BRICK/STONE LEDGE

WINDOW ABBREVIATIONS:
SH = SINGLE-HUNG
DH = DOUBLE-HUNG
HS = HORIZONTAL SLIDER
CSMT = CASEMENT
DL = DIVIDED LIGHT
FG = FIXED GLASS
AT = ARCH TOP
RT = ROUND TOP
HD. HT. = HEADER HEIGHT

AREA CALCULATIONS

FIRST FLOOR LIVING:	3374 SQ.FT.
SECOND FLOOR LIVING:	1818 SQ.FT.
TOTAL LIVING AREA:	5192 SQ.FT.
4-CAR GARAGE (W/STORAGE).	1111 SQ.FT.
COVERED LANAI (W/SUMMER KITCHEN):	215 SQ.FT.
UNFINISHED STORAGE:	0 SQ.FT.
PORTE COCHERE:	0 SQ.FT.
REAR PORCH:	164 SQ.FT.
FRONT PORCH:	123 SQ.FT.
TOTAL COVERED AREA:	6810 SQ.FT.

Flair BUILDERS, LLC.

7676 W. RAYFORD RD.
SPRING, TX. 77389

OFFICE: 281-376-1500
FAX: 281-376-1518

www.FlairBuilders.com
www.Jose@FlairBuilders.net

CUSTOM RESIDENCE BY:

LOT 51

Revisions	By

Drawn by: JS

Date: XX JULY 2008

Job No.: 08-008

Sheet: 2.0