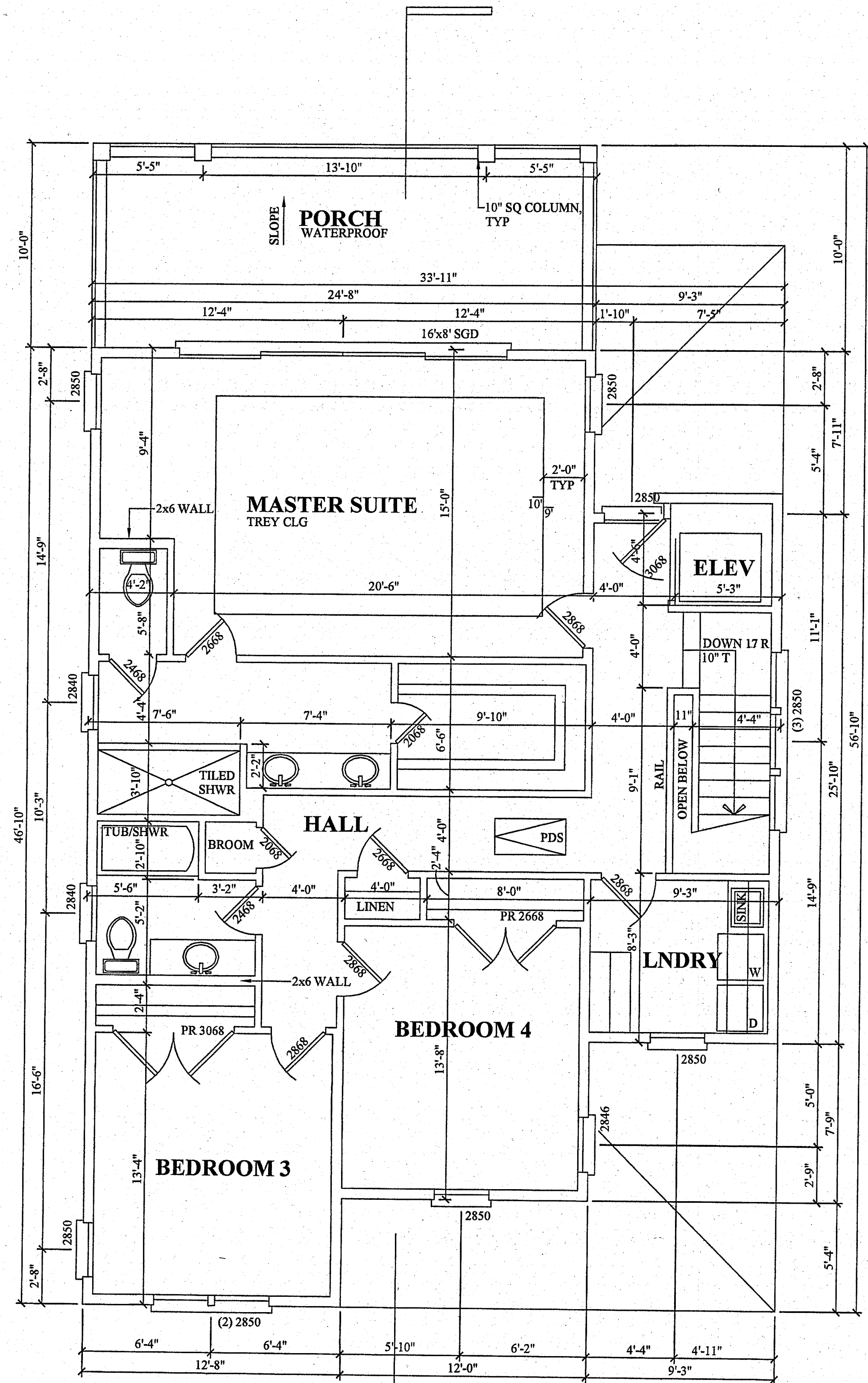


AREA CALCULATIONS	
GROUND FLOOR HEATED	164 SF
FIRST FLOOR HEATED	1331 SF
SECOND FLOOR HEATED	1252 SF
TOTAL HEATED AREA	2747 SF
GARAGE	1024 SF
COVERED PORCH	800 SF

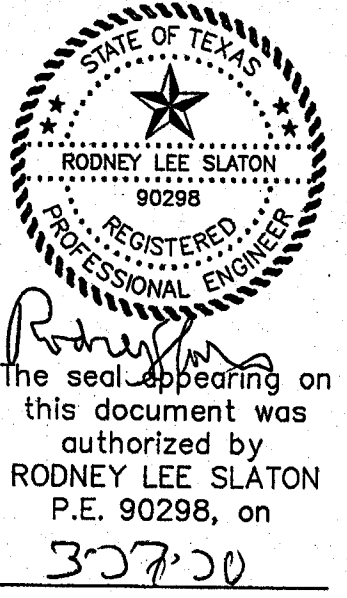


1
A4

2
A2

SECOND FLOOR PLAN

- 1/4"=1'-0"
- NOTES:
- 1) 9'-1-1/2" PLATE HT
 - 2) SEE ELEVATIONS FOR WINDOW HEAD HEIGHTS
 - 3) DIMENSIONS ARE TO FRAMING
 - 4) PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
 - 5) DOOR & WINDOW SIZE CLARIFICATION EXAMPLE: 2468 = 2'-4" x 6'-8" (NOMINAL SIZE)
 - 6) EXTERIOR WALLS ARE 2x6
 - 7) CONTRACTOR TO VERIFY R.O. REQUIREMENTS FOR ELEVATOR



FLOOD STATEMENT

THE PROJECT IS LOCATED WITHIN VE 16
PER FIRM MAP 48167C0577, SUFFIX G, DATED,
AUGUST 15, 2019.

ELEVATIONS

ELEVATIONS ARE BASED ON NAVD 1988, 2001 ADJUSTMENT.

THE BEARING BASIS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM
OF 1983, SOUTH CENTRAL ZONE (4204) AND IS TIED TO HARRIS COUNTY
FLOODPLAIN REFERENCE MARK NUMBERS 020165 AND 010310.

5/17/20	1st SUBMITTAL		

TRINITY BAY ENGINEERING PLANNING-ENGINEERING-MANAGEMENT 911 S. 8th STREET LA PORTE, TEXAS 77571 OFFICE 281-515-1065 CELL 281-827-3929 E-MAIL: rodney@trinitybayengineering.com		CAD FILE SITE PLAN PLOT DATE 10/19 DWN RLS CKD RLS APPD RLS SCALE 1/4"=1'
EDGEWOOD VENTURES		JOB NO. SHEET
2nd FLOOR FLOOR PLAN FOR 2,750 SF SINGLE-FAMILY RESIDENTIAL @ 24131 SAN LUIS PASS ROAD JAMAICA BEACH, TEXAS 77554		A.2