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FRAMING, WIND BRACING AND THE FOUNDATION
DESIGNS.

PROJECT NUMBER
23060672
23060673 & 23060674

NEW CONSTRUCTION
of SINGLE FAMILY HOUSE of
FERGUSON WAY, HOUSTON
TX 77088
for
ADW CONSTRUCTION LLC

[illegible]

FLOOR PLANS

SHEET ISSUE DATE	05-05-2023
DESIGNED BY	LIVIN DESIGNS
DRAWN BY	AAMIR HASNIE
APPROVED BY	

A103

SCALE $1/4" = 1'-0"$

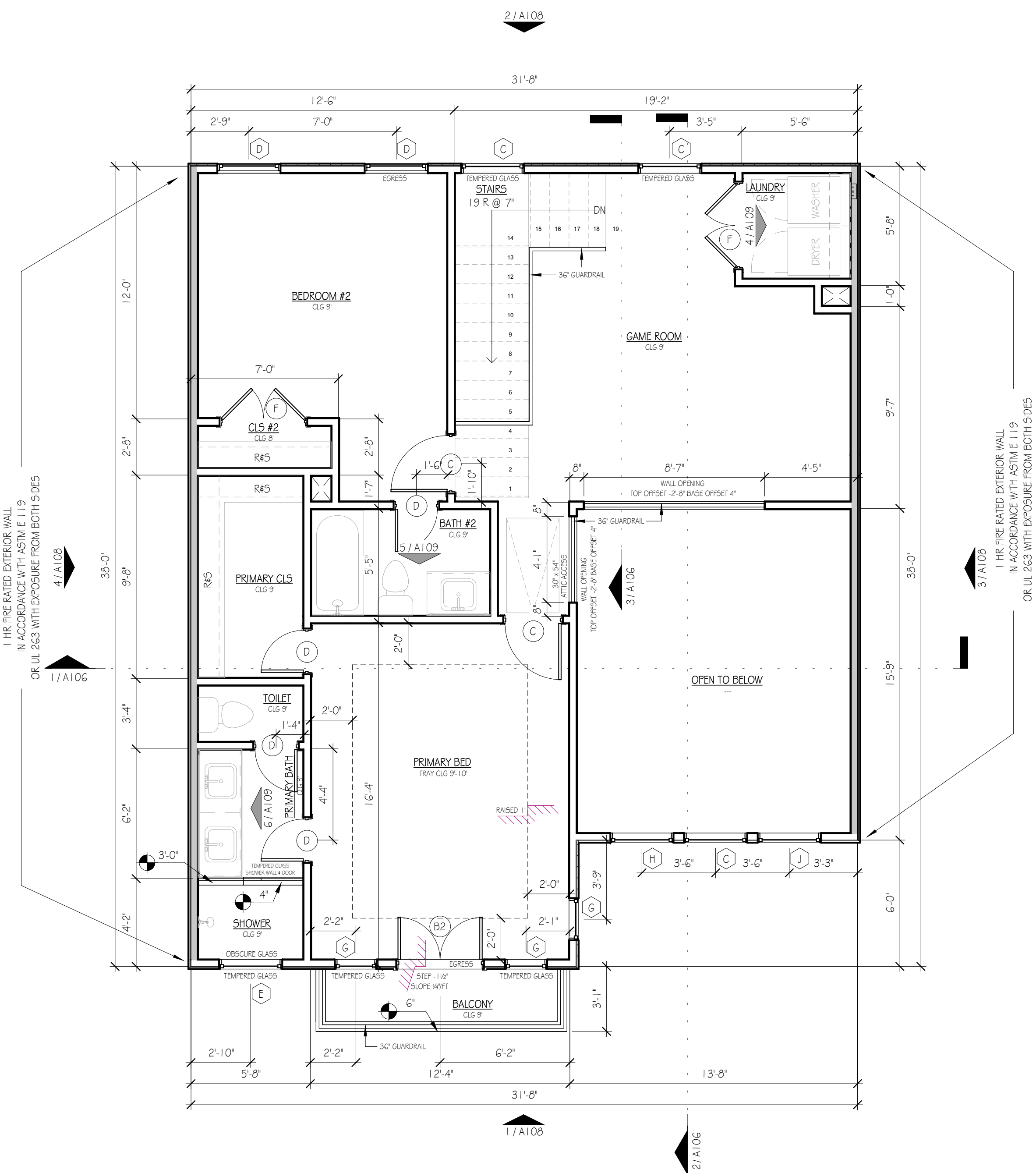
1. ALL DIMENSIONS ARE TO FACE OF STUDS.
2. ALL PARTITIONS TO BE 2X4 @ 16" O.C. WITH 1/2" THK GYP BD UNLESS NOTED OTHERWISE.
3. PROVIDE "WATER-RESISTANT" GYP BD AT ALL WET WALLS INCLUDING KITCHEN AND BATHROOMS.
4. ALL ROOMS TO HAVE PTD WALLS AND CEILINGS.
5. LOCATE WATER HEATER IN ATTIC OVER PARTITION. SET IN METAL PAN W/ DRAIN TO OUTSIDE.
6. ALL INTERIOR DOORS TO BE 1 3/8 H.C. ON WOOD FRAME.
7. ALL EXTERIOR DOORS TO BE 1 3/4" S.C. ON WOOD FRAME.
8. ALL WINDOWS TO BE VINYL. SIZE AND PATTERN INDICATED ON PLANS.
9. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING BATTERY BACKUP, AND ALL HAVE TO BE INTERCONNECTED.
10. ALL BATH VENT FANS ARE TO TERMINATE AT EXTERIOR.
11. PROVIDE WOOD BLOCKING AT ALL BEDROOMS AND LIVING ROOM FOR CEILING FAN INSTALLATION.
12. ATTIC ACCESS STAIR TO BE 30"x54" AND HAVE A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.
13. HANDRAILS AND GUARDRAILS WILL BE DESIGNED FOR A 200 POUND LIVE LOAD IN ANY DIRECTION ALONG THE TOP. PLEASE REFER TO 2015 IRC TABLE R301.5

GRAPHIC SYMBOLS

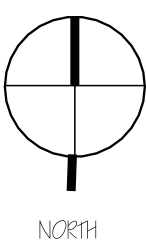
The legend defines the following symbols:

- DOOR TYPE**: Represented by a circle with an 'X'.
- WINDOW TYPE**: Represented by a hexagon with an 'X'.
- INTERIOR ELEVATION**: Represented by a grey shaded area with a vertical centerline; labels include SHEET NUMBER, DETAIL NUMBER, and SCALE.
- EXTERIOR ELEVATION**: Represented by a black shaded area with a vertical centerline; labels include SHEET NUMBER, DETAIL NUMBER, and SCALE.
- BUILDING SECTION**: Represented by a blue shaded area with a vertical centerline; labels include SHEET NUMBER and DETAIL NUMBER.
- EXTERIOR WALLS**: Represented by a double-line symbol.
- INTERIOR PARTITIONS**: Represented by a single-line symbol.
- FIRE RATED EXTERIOR WALLS**: Represented by a thick double-line symbol.
- FIRE RATED INTERIOR PARTITIONS**: Represented by a thick single-line symbol.

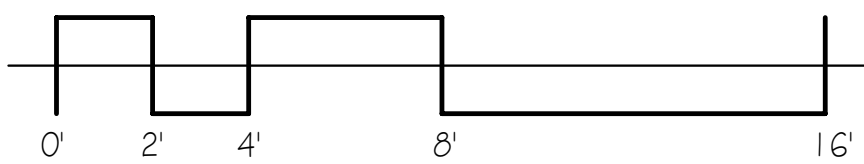
<u>FLOOR AREA DETAILS</u>	
BUILDING FOOT PRINT	1,20G SF
FIRST FLOOR - CONDITIONED AREA	759 SF
ENTRY PORCH	82 SF
BACK PORCH	26 SF
GARAGE	339 SF
TOTAL FIRST FLOOR AREA	<u>1,206 SF</u>
SECOND FLOOR - CONDITIONED AREA	902 SF
BALCONY	25 SF
TOTAL SECOND FLOOR AREA	<u>927 SF</u>
TOTAL CONDITIONED FLOOR AREA	1,661 SF
TOTAL FLOOR AREA	2,252 SF



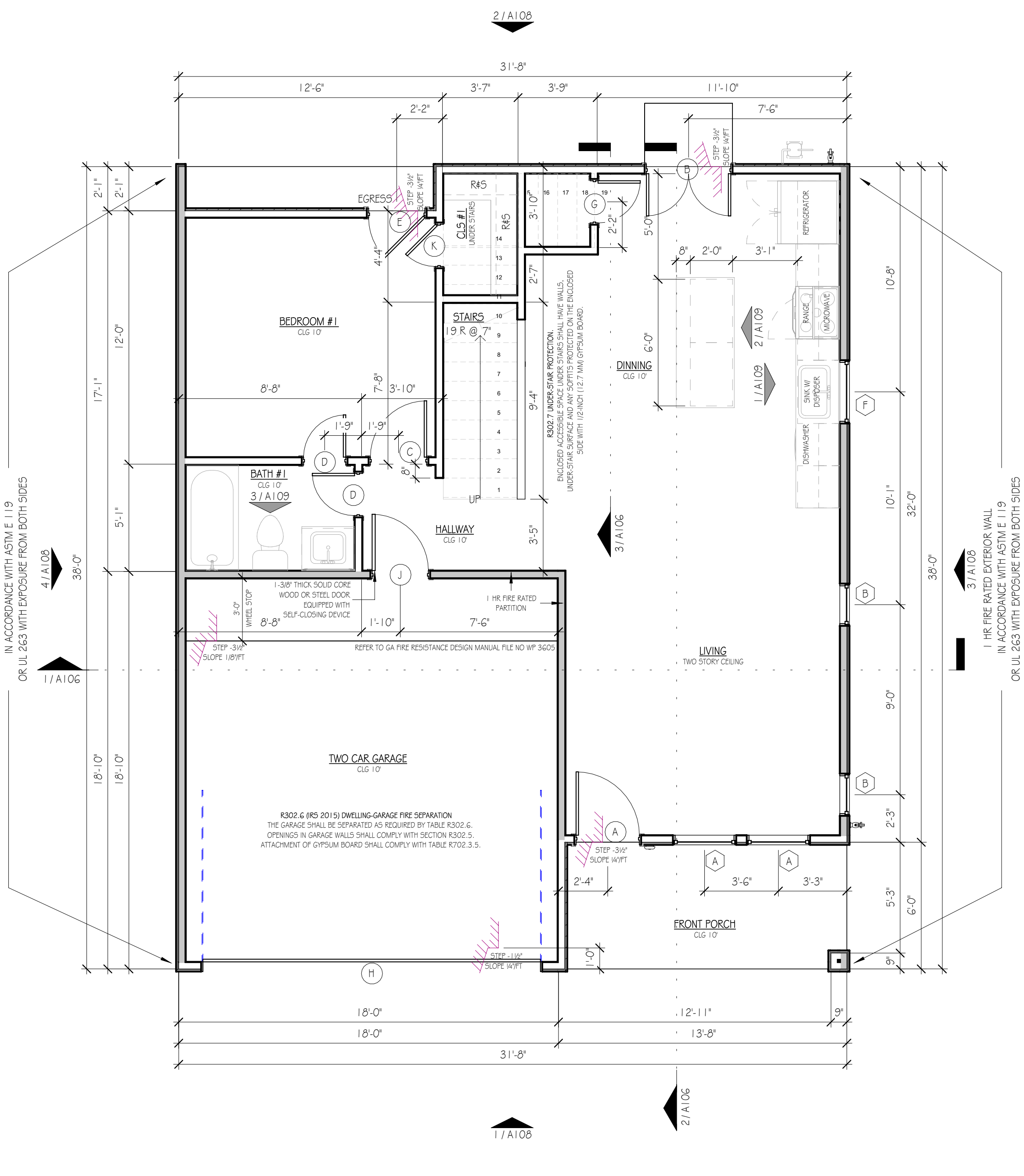
② SECOND FLOOR PLAN
1/4" = 1'-0"



NORTH



0 2 4 8 16



① FIRST FLOOR PLAN
1/4" = 1'-0"

$$1/4'' = 1'-0''$$