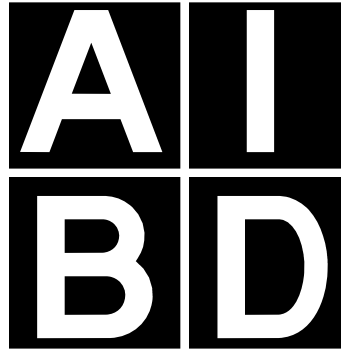




NOTICE: THIS SET OF DRAWINGS FOR A CUSTOM DESIGNED HOME IS THE COPYRIGHTED PROPERTY OF FRANKEL BUILDING GROUP. ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY FRANKEL BUILDING GROUP AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS PROJECT. THEY SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF FRANKEL BUILDING GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

© Copyright 2014  
Frankel Building Group

NOTICE: FRANKEL IS PRODUCING THE FLOOR PLANS OF THE HOME SOLELY IN THE CAPACITY OF BUILDING DESIGNERS. AS BUILDING DESIGNERS, FRANKEL SHALL IN NO WAY BE RESPONSIBLE TO THE HOMEOWNER OR ANY OTHER PARTY FOR THE INTEGRITY OR PERFORMANCE OF THE STRUCTURE OR ANY IMPROVEMENTS. FRANKEL SHALL HAVE NO LIABILITY OR OBLIGATION WHATSOEVER IN CONNECTION WITH THE CONSTRUCTION OR COMPLETION THEREOF OR WORK PERFORMED OR NOT PERFORMED THEREON BY ANY THIRD PARTY BUILDER, CONTRACTOR OR SUB-CONTRACTOR ON THE PROJECT, NOR WILL IT HAVE ANY LIABILITY TO INSPECT THE STRUCTURE OR IMPROVEMENTS, UNLESS A SEPARATE WRITTEN AGREEMENT IS ENTERED INTO WHICH EXPRESSLY PROVIDES FOR SAME. IF FRANKEL CONSTRUCTS THE HOME, THEN A SEPARATE WRITTEN CONTRACT WILL BE ENTERED INTO BETWEEN FRANKEL AND THE HOMEOWNER, WHICH WILL SET FORTH THE TERMS AND CONDITIONS OF CONSTRUCTION, AND WARRANTIES.



| Sheet List   |                      |
|--------------|----------------------|
| Sheet Number | Sheet Name           |
| 1            | Cover Page           |
| 2            | Site Plan            |
| 3            | Level 1              |
| 4            | Level 2              |
| 5            | Elevations           |
| 6            | Elevations           |
| 7            | Building Sections    |
| 8            | Roof Plan            |
| 9            | Level 1 - Electrical |
| 10           | Level 2 - Electrical |
| 11           | Level 1 - Plumbing   |

6806 E. Warwick Lake  
Frankel Building Group



LEGAL DESCRIPTION

Lot: 6  
Block: 1  
Section: 2, Shadow Creek South

SURVEY INFORMATION

PROPERTY LINES, SETBACKS, AND OTHER SITE RELATED INFORMATION WAS TAKEN FROM MILLER SURVEY GROUP DATED JULY, 2013

COVERAGE BREAKDOWN

|                 |        |    |
|-----------------|--------|----|
| LOT AREA        | 14,397 | SF |
| HOUSE PAD       | 5,461  | SF |
| DRIVE / WALK    | 650    | SF |
| TOTAL COVERED   | 6111   | SF |
| PERCENT COVERED | 42     | %  |

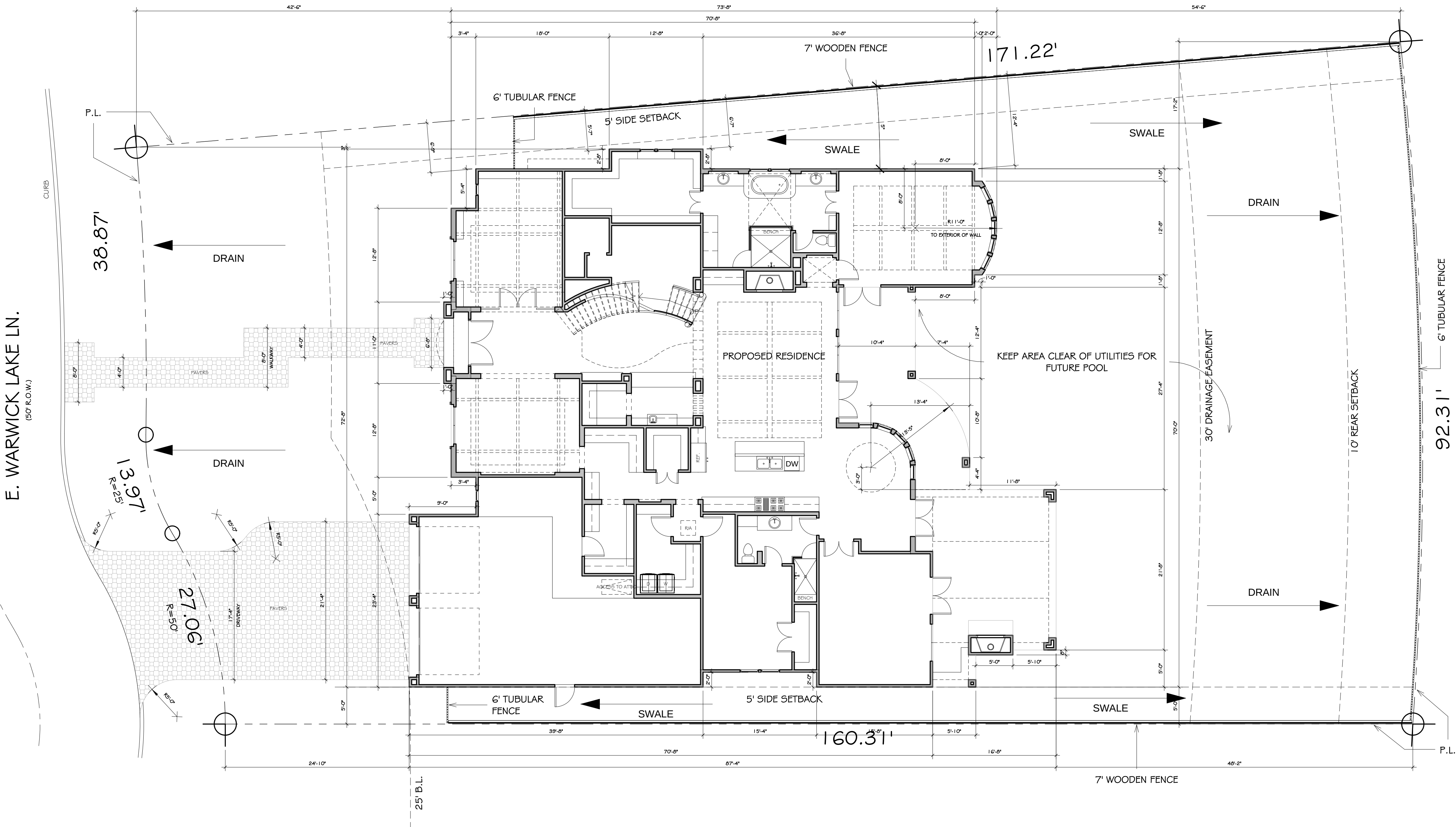
NOTES (UNLESS NOTED OTHERWISE)

- OWNER IS TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION'

- DRIVEWAY APPROACH, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED TO LAKES OF SHADOW CREEK STANDARDS.

-FINAL GRADING SHALL BE SUCH THAT THIS PROPERTY DOES NOT DRAIN ONTO ADJACENT PROPERTIES, AND SUCH THAT EXISTING DRAINAGE ON ADJACENT PROPERTIES IS NOT ALTERED.

-IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.



1/8" = 1'-0"

1/4" = 1'-0"

1  
Sheet 7

2  
Sheet 7

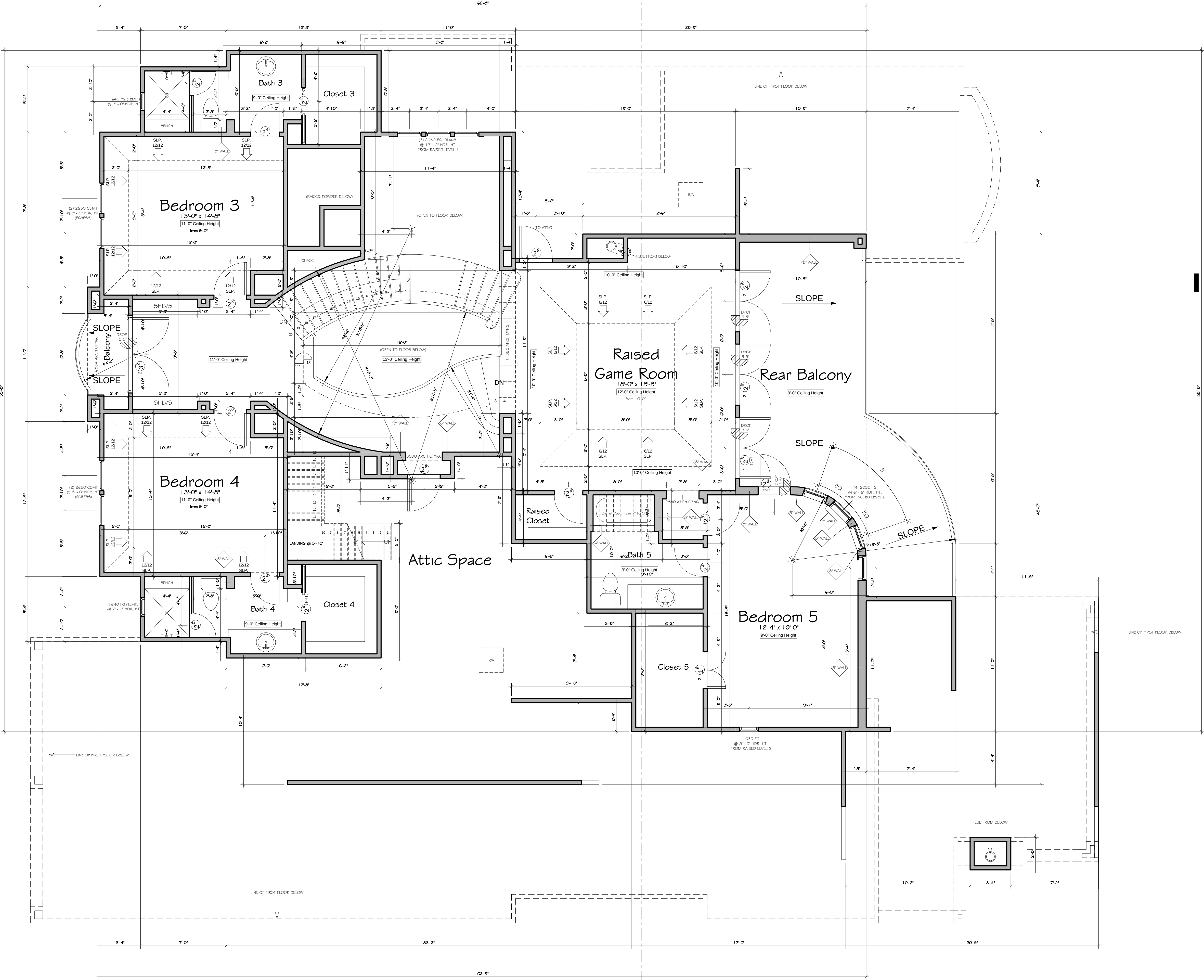


- NOTES (UNLESS OTHERWISE NOTED)
- GYP. BOARD WALLS AND CEILING
  - 10'-0" CEILING HEIGHT AT FIRST FLOOR
  - 10'-0" CEILING HEIGHT AT SECOND FLOOR
  - ALL ANGLES TO BE 45 DEGREES
  - 1 3/8" H.C. INTERIOR DOORS (2 PANEL)
  - 1 3/4" S.C. EXTERIOR DOORS (SEE ELEVATION)
  - 8'-0" DOOR HEIGHT AT FIRST FLOOR
  - 6'-8" DOOR HEIGHT AT SECOND FLOOR
  - 8'-0" DOOR HEIGHT AT SECOND FLOOR WHERE CEILINGS EXCEED 9'-0"
  - 8'-0" HEADER HEIGHT AT FIRST FLOOR
  - 6'-8" HEADER HEIGHT AT SECOND FLOOR
  - ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING WHEN DOORS ARE USED FOR EMERGENCY EGRESS, IT SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS
  - ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2009)
  - ALL EGRESS DOORS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R311.4.4 (IRC 2009).
  - SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R313.3 (IRC 2009). MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
  - LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE. INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES
  - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 (IRC 2009)
  - CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS AND COMPLY WITH R1003.9 (IRC 2009)
  - ALL PREFAB FIREPLACES TO BE U.L. 4 IRC 2009 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
  - A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED.
  - STAIRWAYS SHALL COMPLY WITH R311 (IRC 2009.)
  - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
  - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 (IRC 2009.)
  - GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER R311 & 312 (IRC 2009.)
  - HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4", NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIV. GRIPPING SURFACE PER R311.5.6.3 (IRC 2009.)
  - ENCLOSE UNDERSIDE OF STAIRWELL, WALLS OF GARAGE AND CEILINGS OF GARAGE WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
  - SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2009 TABLE R602.3 (1) & 3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET
  - DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" R.O.) & SHALL COMPLY WITH R807 (IRC 2009). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
  - ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLG. MAY BE INSTALLED PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8" THICK FIRE RETARDANT TREATED PLYWOOD OR COVERED W/ A MIN. OF 1 Gg SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" x 30" AS PER IRC 2009 SECTION R807.1.
  - ALL HEIGHTS ARE DEFINED FROM CORRESPONDING FINISHED FLOOR BELOW

| Square Footage |         |
|----------------|---------|
| Name           | Area    |
| Living Area    |         |
| Floor 1        | 3604 SF |
| Floor 2        | 1723 SF |
|                | 5327 SF |
| Covered Area   |         |
| 3 Car Garage   | 806 SF  |
| Entry          | 32 SF   |
| Front Balcony  | 34 SF   |
| Rear Balcony   | 289 SF  |
| Rear Porch     | 283 SF  |
| Veranda        | 413 SF  |
|                | 1858 SF |
| Grand total    | 7185 SF |

1  
Sheet 7

1/4" = 1'-0"



2  
Sheet 7

BATH NOTES

- TILE FLOORS (AT WET AREAS).
- TILE WALLS AT TUB (SECONDARY BATHS).
- TILE TO 8'-6" AT SHOWER.
- SOLID SURFACE COUNTER TOPS AND SPLASHES.
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2009).
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD R307 (IRC 2009).
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2009).



6806 E. Warwick Lake

Frankel Building Group

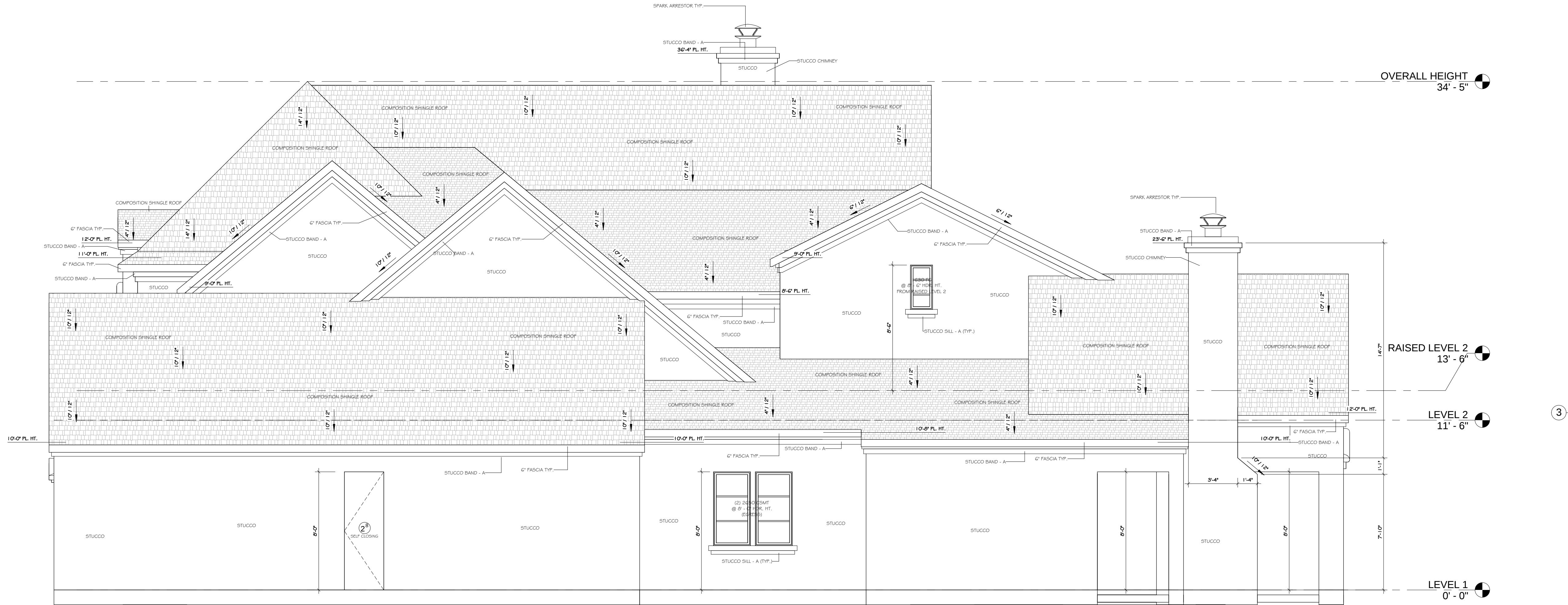
ELEVATION NOTES

- OVERHANG TO BE 1'-6" FROM EXTERIOR FRAME AT 3:12 SLOPE, OTHERS TO MATCH.
- RAKES TO BE 8" FROM EXTERIOR WALL.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2009, WITH 1/2" GAP MAX.

NOTE: ALL PLATE HEIGHTS SHOWN ARE MEASURED FROM THE NEAREST FINISH FLOOR BELOW TYP.

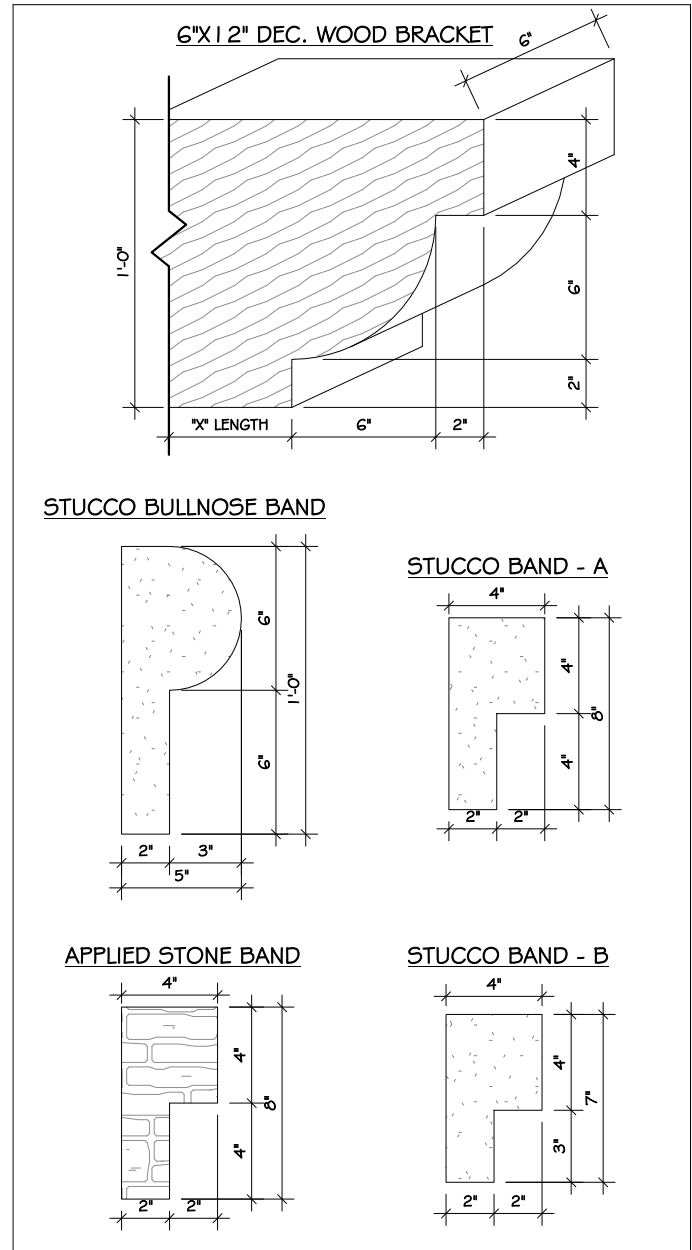
NOTE: ALL CHIMNEY CAPS TO BE CONSTRUCTED COMPLETELY OF NON-COMBUSTIBLE MATERIALS

① Front Elevation  
1/4" = 1'-0"

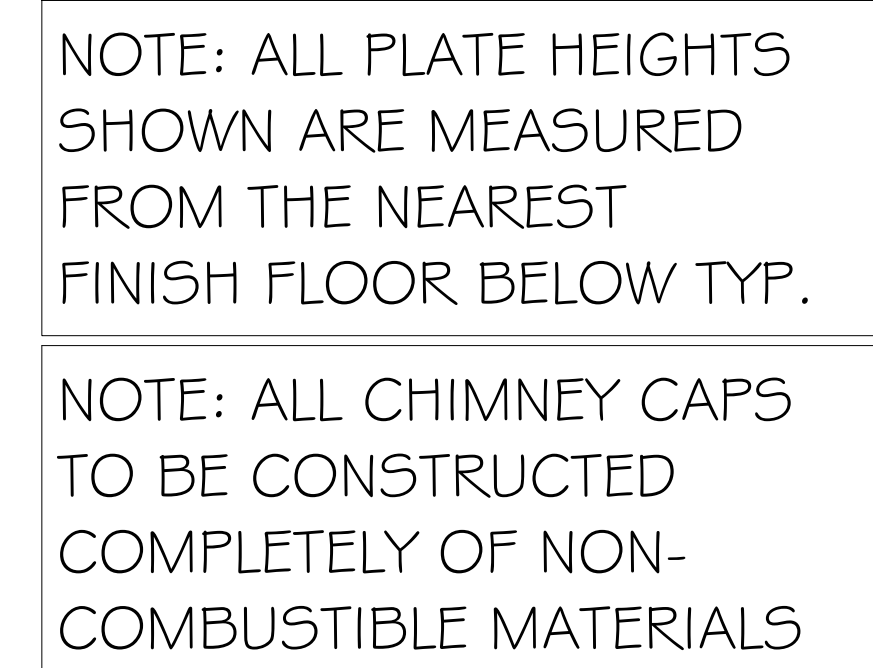


② Right Elevation  
1/4" = 1'-0"

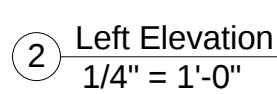
As indicated

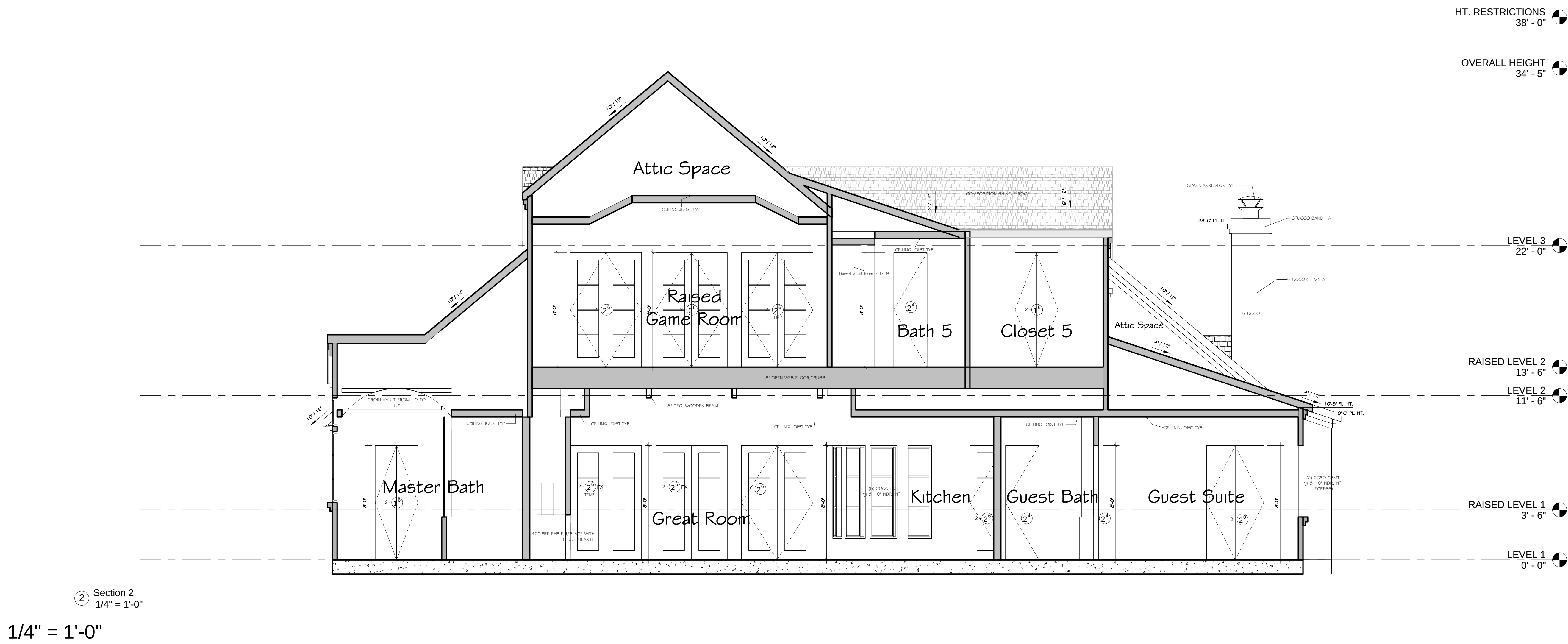


③ Profile Legend  
1 1/2" = 1'-0"



① Rear Elevation  
1/4" = 1'-0"


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

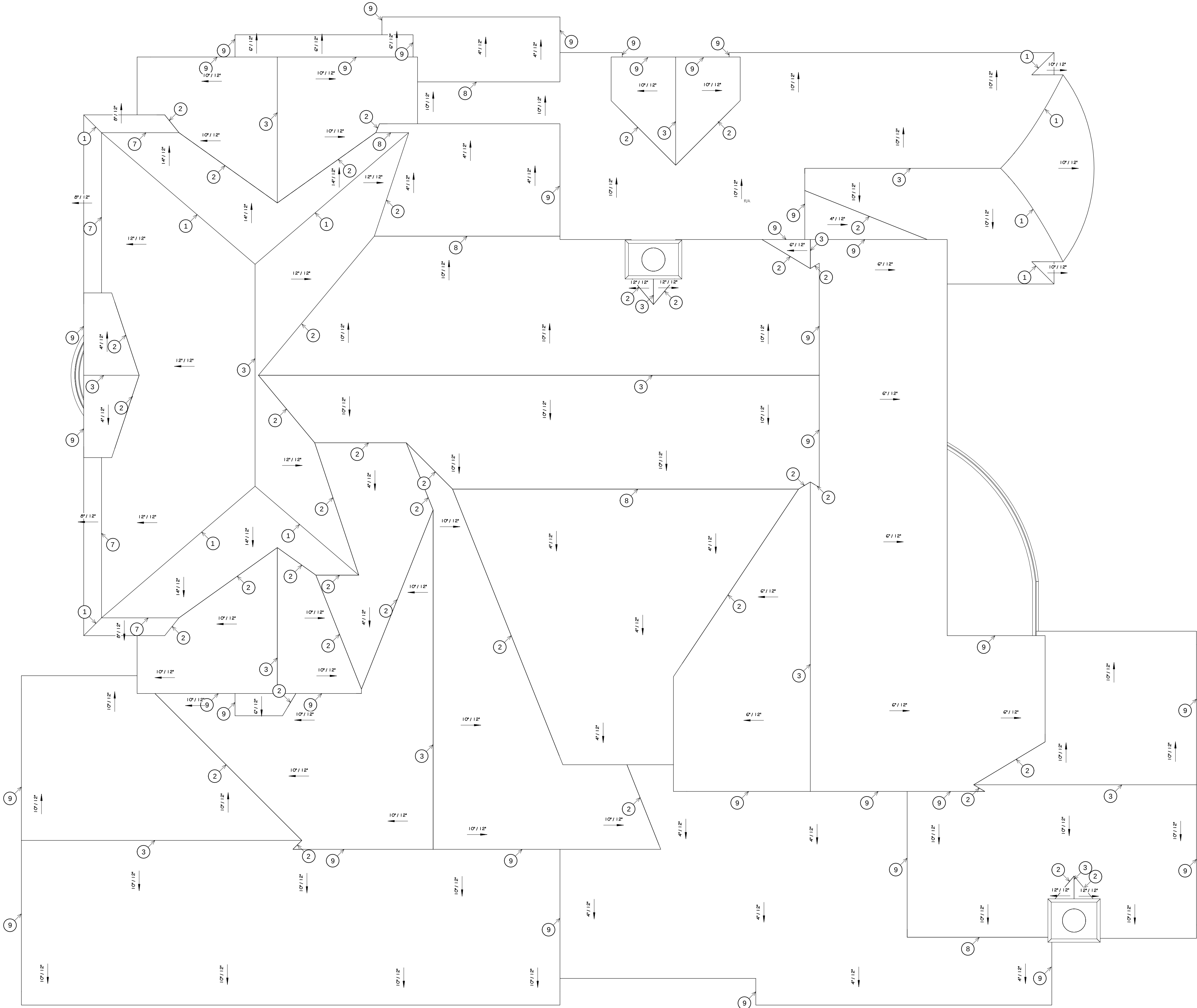


# SECTION NOTES

- ALL LOAD BEARING STUDS TO BE 1" O.C.
- JOISTS SHALL BE SUPPORT PER LATERALLY AT EACH END AND AT SUPPORT PER R602 (IRC 2009).
- 2" THICKNESS BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R602 (IRC 2009).
- ALL EXTERIOR WALLS AND MAIN CROSS-STEP PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEARS THERE TO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH PER IRC 2009.
- PURLIN BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 9' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
- ATTIC ACCESSORIES ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE IN THE CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQUARE FEET.



1/4" = 1'-0"



ROOF NOTES

- CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- ROOF PITCHES AS INDICATED HEREON.
- DOUBLE FRAMING AROUND CHIMNEYS, DORMERS, SKYLIGHTS, AND ANY MAJOR ROOF OPENINGS.
- OUTLOOKERS TO BE 2X4' AT 16" O.C.
- RAKES TO BE 8" UNLESS OTHERWISE NOTED.
- FASCIAS AND RAKE BOARDS TO BE 1X6
- ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R806 AND OTHER RELATED SECTIONS (IRC 2006).
- SHINGLE TO BE INSTALLED: 6 NAIL TO ENSURE 5 YEAR MANUFACTURER 110 MPH WARRANTY WHICH EXCEEDS ASTM 3161, 3 SECOND WIND BURST PER TDI.
- ALL FASCIA TO BE 6" UNLESS OTHERWISE NOTED

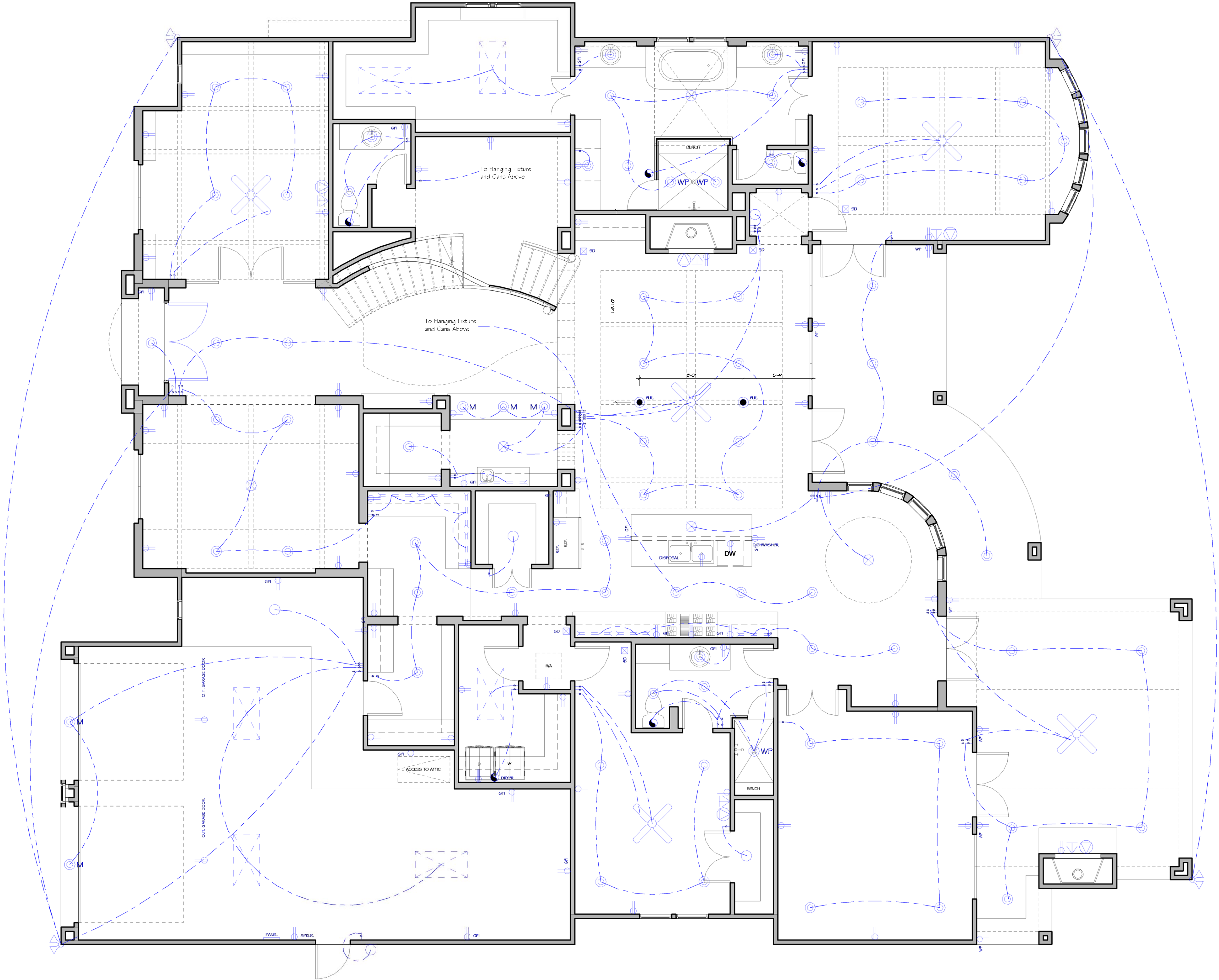
- |   |            |
|---|------------|
| 1 | HIP        |
| 2 | VALLEY     |
| 3 | RIDGE      |
| 4 | PURLIN     |
| 5 | OUTLOOKERS |
| 6 | CRICKET    |
| 7 | KICKOUTS   |
| 8 | HINGE      |
| 9 | RAKE       |

FRANKEL BUILDING GROUP IS NOT AN ENGINEERING FIRM. WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. FRANKEL BUILDING GROUP WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

6806 E. Warwick Lake

Frankel Building Group

As indicated



Electrical Legend

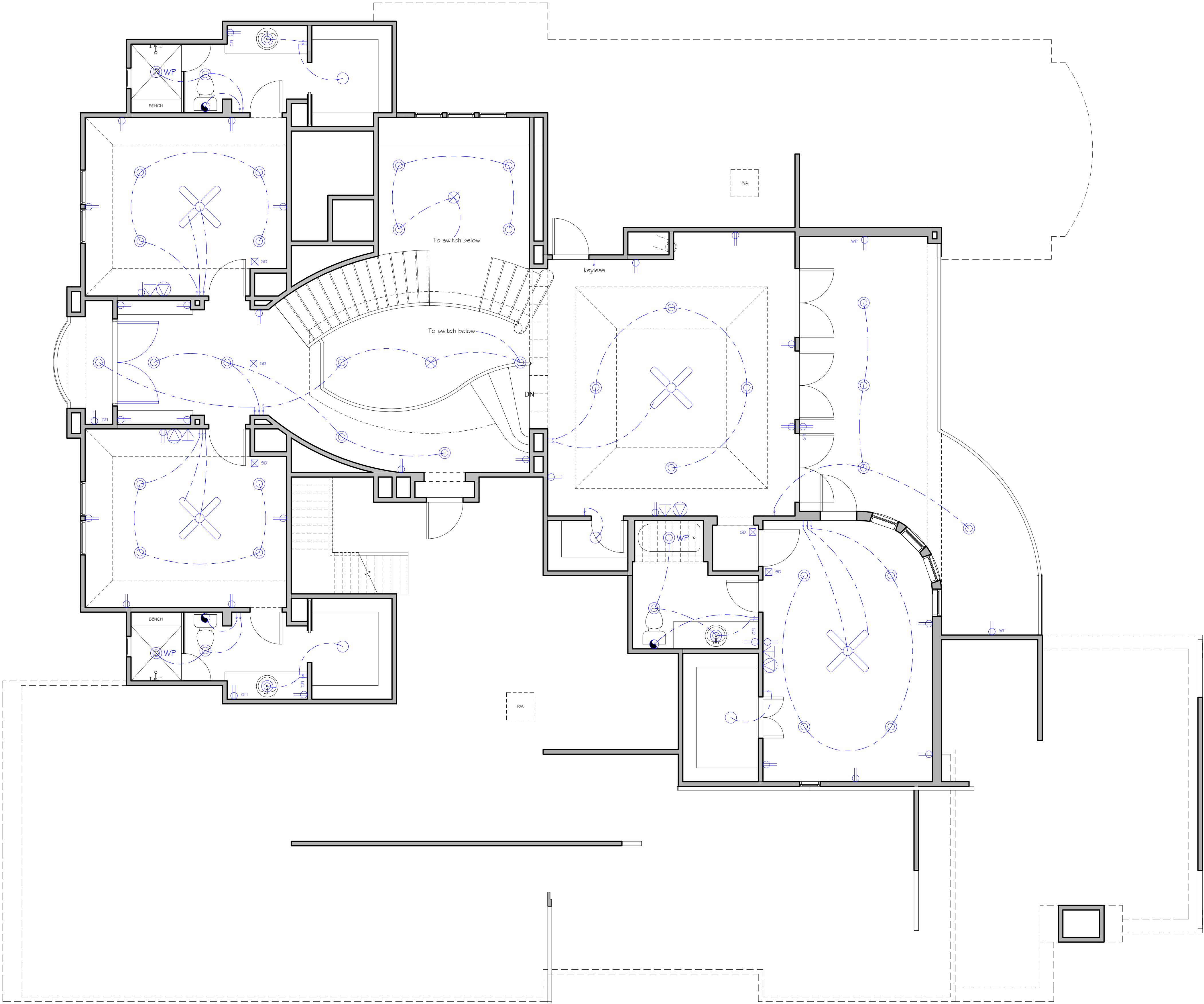
- 110 VOLT RECEPTACLE
- SPRINKLER SYSTEM PLUG
- WATERPROOF RECEPTACLE
- 110 VOLT W/ GROUND FAULT INTERRUPTER
- 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- KEY PAD
- PUSH BUTTON
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- SLOTTED DIRECTIONAL LIGHT
- RECESSED CAN LIGHT
- MINI RECESSED CAN LIGHT
- WATERPROOF RECESSED CAN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- UNDER COUNTER FLUORESCENT LT.
- TRACK LIGHTING
- SPEAKER
- GLASS BREAK
- VISUAL ALARM
- SIREN
- SECURITY CONTACT
- MOTION DETECTOR
- AUDIO KEY PAD
- SECURITY KEY PAD
- ELECTRICAL PANEL
- FLOOD LIGHTS
- EXHAUST FAN
- PUCK LIGHTS
- NETWORK DROP, ALLOW FOR TEL, CAT 5E, CAT6
- TELEVISION
- SUBWOOFER
- SURVEILLANCE CAMERA
- CEILING FAN
- FUTURE CEILING FAN
- FLUORESCENT LIGHT PANEL



6806 E. Warwick Lake

Frankel Building Group

As indicated



Electrical Legend

- 110 VOLT RECEPTACLE
- SPKR. SPRINKLER SYSTEM PLUG
- WP WATERPROOF RECEPTACLE
- GFI 110 VOLT W/ GROUND FAULT INTERRUPTER
- FLR. 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIM DIMMER SWITCH
- KEY PAD
- PUSH BUTTON
- SD SMOKE DETECTOR
- CMO CARBON MONOXIDE DETECTOR
- CH CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- SLOTTED DIRECTIONAL LIGHT
- RECESSED CAN LIGHT
- MINI RECESSED CAN LIGHT
- WP WATERPROOF RECESSED CAN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- UNDER COUNTER FLUORESCENT LT.
- TRACK LIGHTING
- SPEAKER
- GLASS BREAK
- V VISUAL ALARM
- S SIREN
- C SECURITY CONTACT
- MOTION DETECTOR
- ASP AUDIO KEY PAD
- SKP SECURITY KEY PAD
- PANEL ELECTRICAL PANEL
- FLOOD LIGHTS
- EXHAUST FAN
- PUCK LIGHTS
- NETWORK DROP, ALLOW FOR TEL, CAT 5E, CAT6 TELEVISION
- SW SUBWOOFER
- SURVEILLANCE CAMERA
- CEILING FAN
- FUTURE CEILING FAN
- FLUORESCENT LIGHT PANEL

1/4" = 1'-0"

