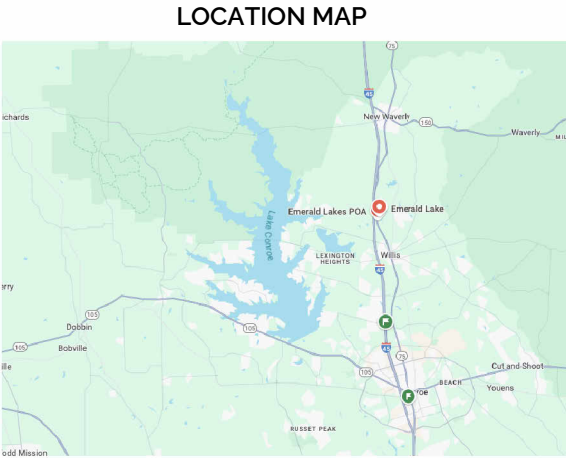
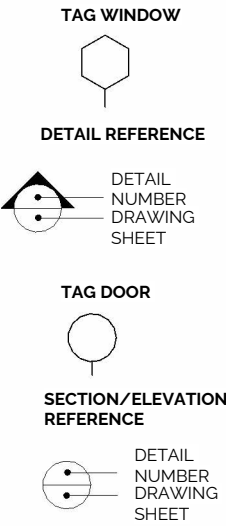




REFERENCE SYMBOLS



LASES[®]
STUDIO

www.iddo.mx

Residential

Emerald Lake Estates 1.

14742 Turquoise Trail
Willis, TX 77378

INDEX OF DRAWINGS

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A101.1	BUILDING ON SURVEY PLAN
A101.2	BUILDING ENVELOPE
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A103	LANDSCAPING SITE PLAN
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E 100.1	Name Area

GARAGE	590 SF
FIRST FLOOR	3263 SF
TOTAL BUILT	3853 SF

1.- DESIGNER/ARCHITECT IS NOT RESPONSIBLE FOR DAMAGES RESULTING CONSTRUCTION AND FOR SUPERVISING THE EXECUTION OF THE CONTRACT DOCUMENTS, RESULTING FROM CHANGES IN THE WORK NOT SET FORTH IN THE CONTRACT DOCUMENTS.

2.- CONTRACTOR SHALL HOLD ALL REQUIRED LICENCES IN THE MUNICIPALITY IN WHICH THE THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING ANY AND ALL PERMITTING FEES.

3.- CONTRACTOR SHALL BE FULLY INSURED AND SUBMIT PROOF OF COVERAGE AND COVERAGE AMOUNTS WITH BID.

4.- ANY QUESTIONS, COMMENTS OR DISCREPANCIES CONCERNING PLANS CONTRACTOR SHALL CONTACT THE OWNER OR ARCHITECT /DESIGNER AS SOON AS POSSIBLE.

5.- CONTRACTOR SHALL FEILD VERIFY AND BE RESPONSIBLE AND UNDERSTAND ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER OF ANY DISCREPANCIES, VARIATIONS ETC. WITH THE DIMENSIONS AND OR CONDITIONS INDICATED OR NOT INDICATED ON THESE DRAWINGS.

6.- ENGINEER. THE ARCHITECT /DESIGNER IS NOT RESPONSIBLE FOR DISCREPANIES, ERRORS, DAMAGES, EXISTING CONDITIONS DIMENSIONS LOCARTONS OF UTILITIES ETC SUPPLY BY AND CHANGES RESULTING FROM INCORRECT INFORMATION.

7.- PROJECT SITE, EXAMINED THE DRAWINGS AND SPECIFICATIONS (IF PART OF CONTRACT) BY SUBMITTING A BID THE BIDDER AGREES AND WRANTS THAT HE HAS VISITED THE SITE AND FOUND THAT THEY ARE ADEQUATE FOR THE PROPER COMPLETION OF PROJECT.

8.- SHOULD CONFLICT ARISE BETWEEN GENERAL NOTES, HEREIN AND FOLLOWING, AND SPECIFICATIONS (IF PART OF CONTRACT), THE GENERAL NOTES SHALL HAVE PRECEDENCE. WRITTEN DIMENSIONS ON DRAWINGS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

9.- DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES, SEE WRITTEN DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR TO CENTER LINE, UNLESS OTHERWISE NOTED.

MATERIALS LEGEND

	EARTH		ALUMINUM/ STEEL
	BRICK		WOOD FLOOR
	BRICK/CUT		INSULATION
	BRICK SOLDIER		VER. SIDING
	ROOF SHINGLE		HOR. SIDING
	WOOD		CEMENT, GROUT, GRASS OR SAND
	6&UP INCH		GRASS
	CONCRETE		RIGID INSULATION & CEILING

GENERAL NOTES:

Foundation:

1.- On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device not less than 12 " inches (305 mm) plus 2% percent.

2.- Alternate elevations are permitted subject to the approval of the building official, provided that it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site.

3.-/- Also top forms must be also 1 ' ft above the crown of the adjacent street or 1 ' ft above the final grade.

Frame:

1.- Pony walls or cripple walls in any exterior wall are forbidden.

2.- All not Bearing walls or cathedral ceilings taller than 14 ' FT must be 2x6.

3.- All Bearing walls bigger than 10 ' FT must be 2x6.

Windows:

1.- Any window larger than 9 square feet and less than 18 inches off the floor must use tempered glass.

2.- Any window less than 60 inches from the floor of a bathtub or shower must use tempered glass.

3.- Any window on a staircase landing or within 60 inches of a landing or staircase tread in any direction must use tempered glass.

Plumbing and Electricity and HVAC:

1.- All of this trades must been supervised by Master.

2.- Any hole bored or cut in a estructural member must not be more than 1/3 of its depth.

3.- Any hole bored or cut must not be closer than 2 " Inches from the top or bottom.

4.- Uncut length of web between adjacent holes shall be at least twice the largest dimension of the two holes or 12 " center-to-center, whichever is greater.

PROJECT GENERAL NOTES

THE OWNER WILL ASSUME RESPONSIBILITY FOR ADMINISTRATION OF THE CONTRACT FOR (WORKING DRAWINGS)

10.- CONTRACTOR TO VERIFY ALL CODES, ORDINANCES, REQUIREMENTS AND INCORPORATE INTO BIDS, PROPOSALS AND CONSTRUCTION.

11.- ALL NECESSARY AND REQUIRED CONTROLLED INSPECTIONS SHALL BE MADE AND FILED WITH THE APPROPRIATE DEPARTMENTS, BY AN AUTHORIZED OR QUALIFIED LICENSED BUILDING INSPECTOR.

12.- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS THE VARIOUS TRADE INSTITUTES (A.I.I., A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALSFO SNOITADNEMMOCER DNA SDRADNATS EHT OT MROFNOC OT DNA ELBACILPPA INCORPATED INTO THE WORK SHALL BE NEW, UNLESS NOTED OTHERWISE.

13.- USE ONLY SKILLED AND EXPERIENCED PERSONEL. ALL WORK SHALL BE DONE IN A WORKMAN MANNER. ALL WORK TO DONE IN ACCORDANCE WITH INDUSTRY STANDARD PRCTICES .

14.- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE COLLAPSE, DISTORTIONS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.

15.- EACH CONTRACTOR SHALL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK.

16.- PROTECT ALL MATERIALS, FIXTURES AND APPLIANCES FROM WEATHER AND OR THEFT.

17.- CONTRACTOR SHALL KEEP SITE (INSIDE AND OUTSIDE) NEAT AND ORDERLY THROUGHOUT CONSTRUCTION. COMPLETED WORK SHALL BE CLEAN.

18.- PROVIDE ELECTRICAL REQUIRED FOR BURGLAR ALARM SYSTEM. CONTRACTOR TO COORDINATE INSTALLATION WITH THE SECURITY COMPANY SELECTED BY OWNER.

19. ALL WALL & CEILING FINISHES TO BE CLASS B OR BETTER, FLAME SPREAD 26-75 WITH MAXIMUM SMOKE DEVELOPED OF 450.

20. ALL INTERIOR TRIM TO BE CLASS C, FLAME SPREAD 76-200 WITH MAXIMUM SMOKE DEVELOPED OF 450.

21. FLOOR COVERINGS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 75.

22. ALL COMBUSTIBLE INTERIOR FINISH & TRIM ITEMS ARE TO BE APPLIED DIRECTLY TO A NON-COMBUSTIBLE BASE.

23. PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.

24. PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE & LOCAL CODES.

25. SIGNAGE AS SHOWN IN THESE DRAWINGS IS SCHEMATIC ONLY FOR ILLUSTRATION PURPOSES AND DOES NOT IMPLY OR DESCRIBE ANY MEANS, METHODS, OR DETAILS PERTAINING TO INSTALLATION OF THE SIGNAGE. IT SHALL BE SOLELY THE SIGN CONTRACTOR'S RESPONSIBILITY TO DESIGN, FABRICATE, AND INSTALL THE SIGN UNDER SEPARATE PERMIT. ANY AND ALL STRUCTURAL CONSIDERATIONS SHALL BE COORDINATED BETWEEN THE SIGNAGE CONTRACTOR, OWNER, AND HIS DESIGN PROFESSIONALS. THE SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DESCRIBING THE SIGNAGE DESIGN INCLUDING FINISHES, COLORS AND DESIGN DIMENSIONS TO THE OWNER FOR DESIGN INTENT REVIEW ONLY PRIOR TO SIGN FABRICATION.

26. SPRINKLER WORK WHERE REQUIRED BY CODE OR CONSTRUCTION CONDITIONS SHALL BE SUBMITTED UNDER SEPARATE PERMIT BY A LICENSED SPRINKLER CONTRACTOR. TIE SPRINKLER & FIRE ALARM INTO BASE BUILDING FIRE PROTECTION SYSTEM.

27. NO ELEMENTS ARE TO BE ATTACHED TO OR SUPPORTED FROM THE ROOF DECK.

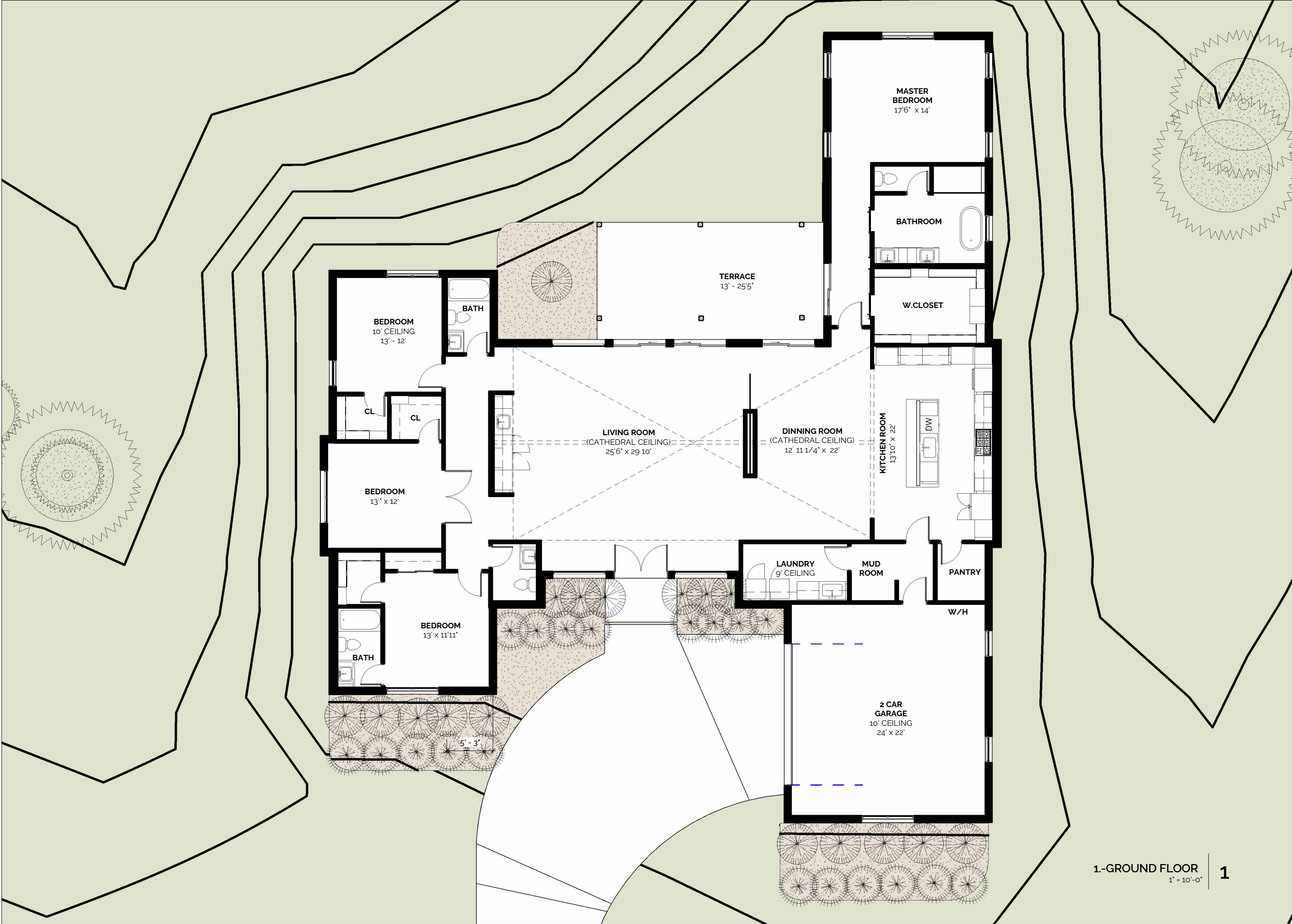
28. G.C. SHALL NOT USE GAS POWERED CONSTRUCTION EQUIPMENT

These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire the basis for a request for additional compensation or time.

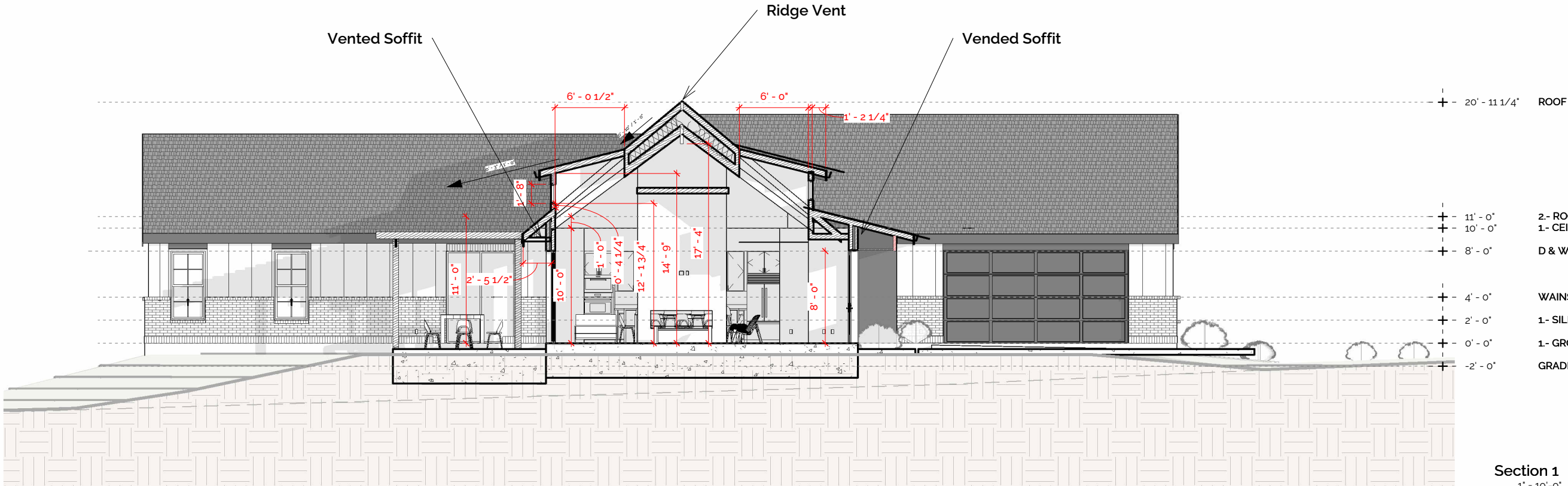
BUILDING DESIGN DRAWINGS AS, INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT OR DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THIS ARCHITECTURAL DESIGNER.

COVER

A000



BUILDING DESIGN DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE ARCHITECT OR DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THIS ARCHITECTURAL DESIGNER.



Section 1
1' = 10'-0"

1



Section 3
1' = 10'-0"

2

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