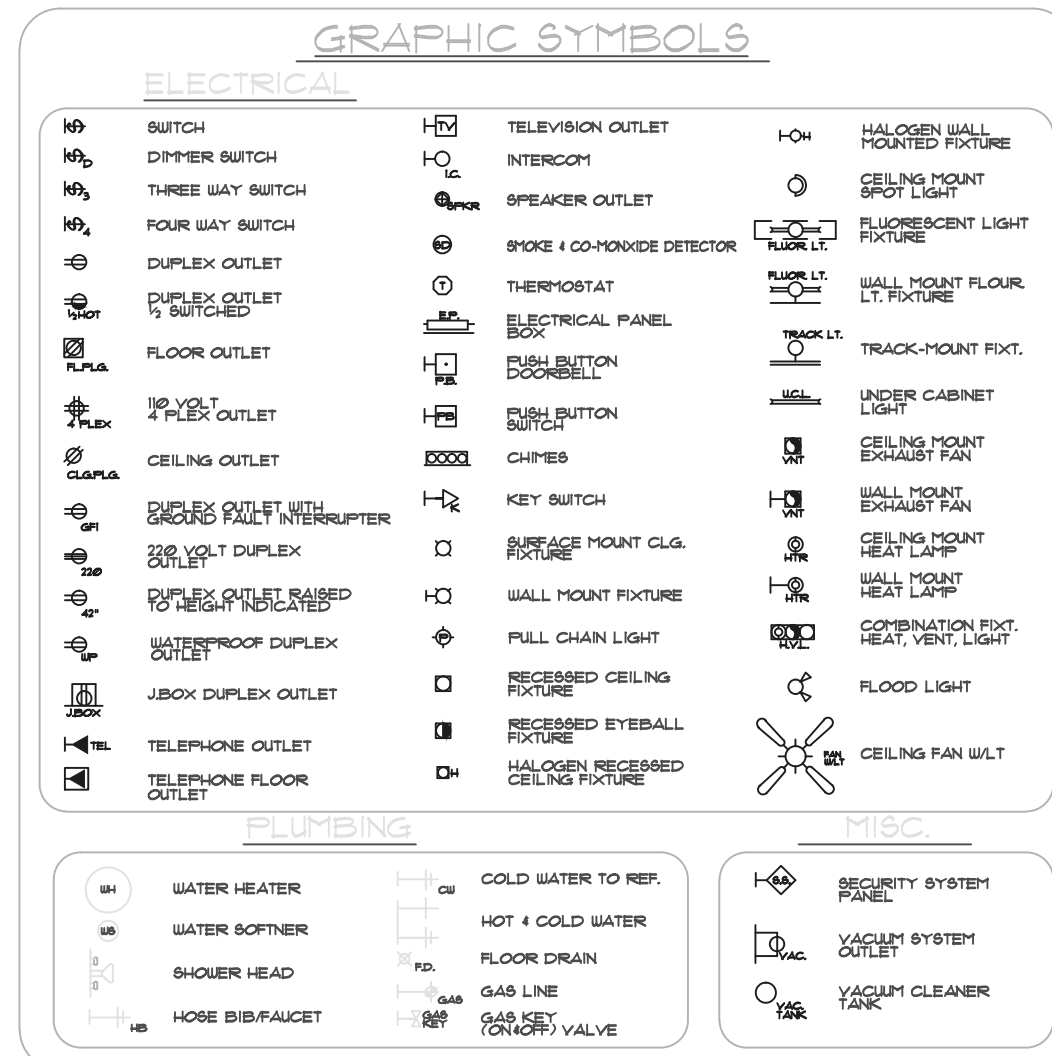


INTERIOR ELEVATIONS

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

CABINETS:

- ALL CABINET MILL WORK-WOOD GRADE SHALL BE AS SELECTED BY THE OWNER (PROVIDE AN ALLOWANCE).
- ALL CABINET DIMENSIONS MUST BE VERIFIED AT JOB SITE.
- ALL FIXTURE AND APPLIANCE OPENINGS MUST BE MADE ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- SLIDE OUT SHELVES @ ALL BASE CABS IN KITCHEN.



SMOKE & CO-MONOXIDE DETECTORS TO BE HARD WIRED & 3FT. MIN. FROM AC VENTS. PROVIDE A.F.C.I. RECEPTALS IN ALL BEDROOMS.

ELECTRICAL NOTES:

- ELECTRICIAN: VERIFY WITH OWNER ADDITIONAL EXTERIOR AND SECURITY LIGHTING
- ALL SWITCHES TO BE @ 4'-0" ABOVE FIN. FLR TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.
 - VERIFY LOCATION OF POWER TO ALL APPLIANCES.
 - OUTLETS WITHIN 3'-0" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT.
 - NO SWITCHES TO BE WITHIN 5'-0" OF A TUB.
 - VERIFY PHONE & CATV OUTLETS PER PLAN.
 - WITH QUOTES PROVIDE TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS.)
 - PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.
 - WIRE TO NEC.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE 4 BLANK 15 AMP CIRCUITS FOR FUTURE USE AT MAIN PANEL BOX. ALL BREAKERS SHALL BE LABELED.
 - INSTALL RHEOSTAT SPEED CONTROL TO ALL FANS.
 - INSTALL DIMMER SWITCHES TO ALL RECESSED SPOT AND EYEBALL FIXTURES.
 - SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED W/ A BATTERY BACKUP.

GENERAL NOTES:

- These construction documents and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions. Any discrepancies in construction documents to be brought to the attention of the architect prior to work being performed or materials being ordered.
- All windows will be dimensioned to center line unless otherwise noted. Glass size per mfr. specs. All windows within 24" of an exterior or interior door to be tempered glass. Window manufacturer to verify for all tempered glass locations as per applicable code.
- Builder to verify sizing and location of all appliances & related components.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC units (if applicable). Units to be located within 20'-0" of access.
- Provide 1 sq. ft. net free area of attic ventilation per 150 sq. ft. of total covered roof area as per code. Floor truss area to be draft stopped where trusses open to attic space.
- Divide floor truss area into equal areas of less than 10000 sq. ft. each for fire stops.
- Where engineered floor trusses to be used truss design and depth to be per engineers specifications.
- All plumbing, appliance & gas vents to vent to rear of roof ridge wherever possible.
- Provide control and expansion joints as required on concrete drives, walks, and patios.
- Provide a door sill at all exterior door threshold. Unless noted otherwise standard pantry shelving to be as follows:
 - Lowest 2 shelves to be 16" D. with height spacing of 14" clear.
 - Remaining shelves to be 12" D. with height spacing of 12" clear.
- Provide blocking for ceiling fans where specified

ALLOW FOR METAL LINTELS ABOVE DOOR & WDW OPENINGS WITH MASONRY ABOVE

STEEL ANGLE SIZES FOR OPENINGS WITH BRICK ABOVE. MINIMUM 6" BEARING ON EACH SIDE.

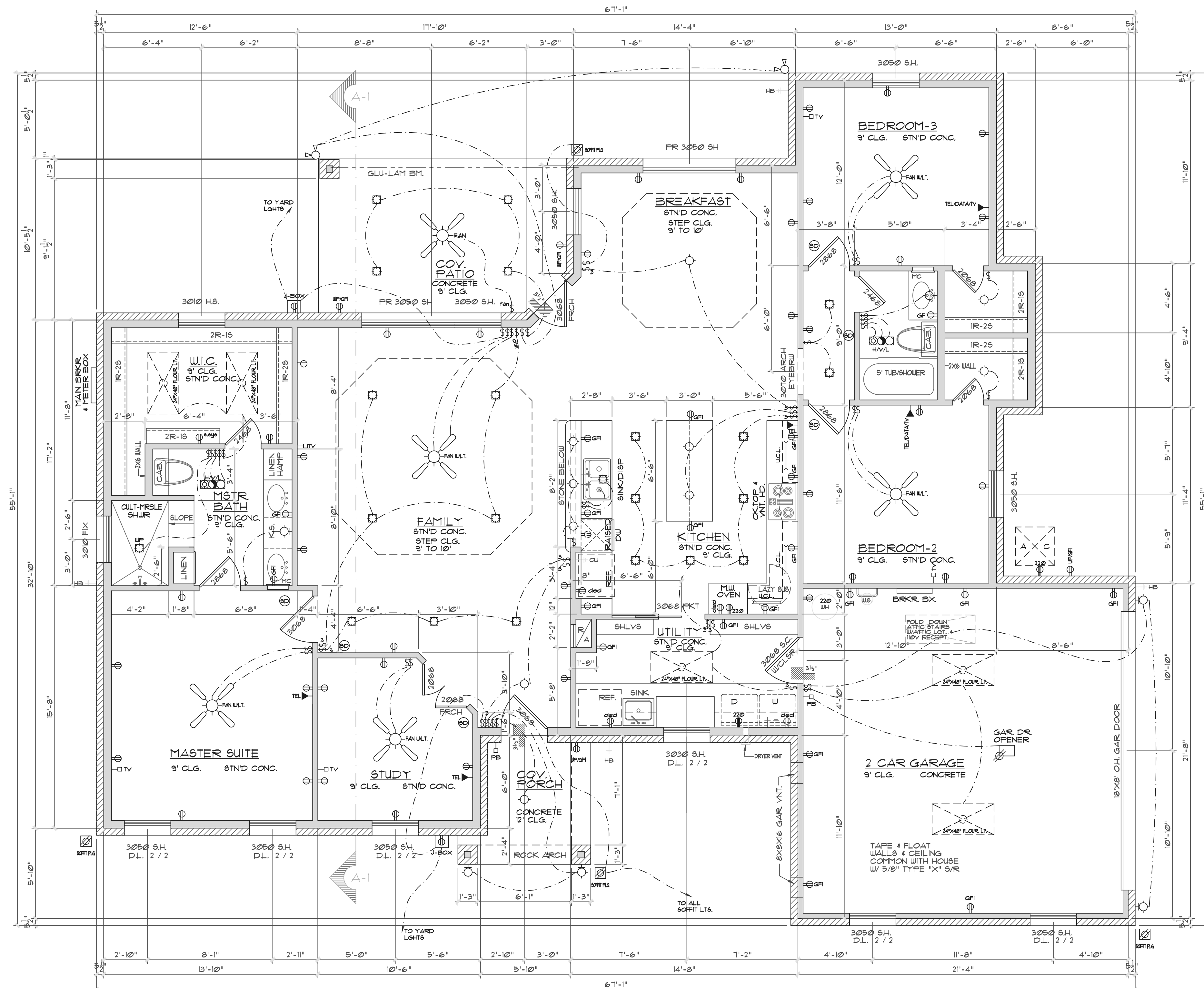
OPENING	SIZE
UP TO 4'-0"	3 1/2"X3 1/2"X1/2"
4'-0"-10'-0"	6"X3 1/2"X3/8"
10'-0"-20'-0"	8"X4"X1/2"

CEILING JOISTS SCHEDULE	MAXIMUM SPAN
SIZE	16" O.C.
2X6	13'-0"
2X8	17'-0"
2X10	20'-0"

* THESE SIZES ARE TO BE USED UNLESS OTHERWISE NOTED ON PLAN

* ALL MATERIAL TO BE NO. 2 S.P.

* ATTICS WITH LIMITED STORAGE



1. HVAC UNIT IN ATTIC. PROVIDE 220V OUTLET PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRAIN PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUB-FLOOR WALKWAY TO & AROUND UNIT CONFORMING TO APPLICABLE CODE.

AC CONTRACTOR MAY REQUIRE THE USE OF ADDITIONAL AREAS FOR THE USE OF DUCTWORK OR EQUIPMENT. VERIFY ANY CHANGES WITH OWNER & BUILDER

- NOTE:
- PROVIDE ALLOWANCE FOR SECURITY SYSTEM
 - ALL WINDOWS @ FRONT TO BE 2-OVER-2, LOW-E GLS.

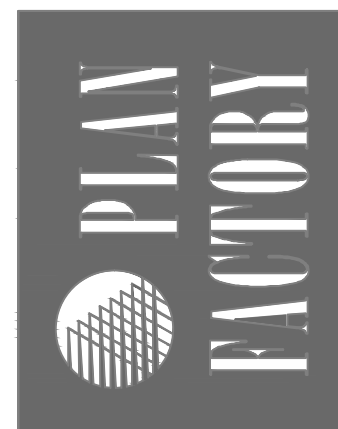
NOTE:

ALL CONSTRUCTION TO BE DONE ACCORDING TO THE I.R.C. 2009 (INTERNATIONAL RESIDENTIAL CODE) & TORNADO RESISTANCE

DESIGNS BY:

ANTONIO ESCOBEDO

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SAN ANTONIO, TEXAS 78230-1040
(210) 691-2944



PETERS RESIDENCE

SQUARE FOOTAGE TABULATIONS:	
TOTAL L.A.	2036 *
COV. PATIO	156 *
COV. PORCH	56 *
GARAGE	484 *
TOTAL UNDER ROOF	2132 *

DATE DRAWN:
MAY 5, 2011

DRAWN BY:
AE

CHECKED BY:
AE

PLOT DATE:
DECEMBER 6, 2011

2
OF 3 SHEETS

PLAN NO.:
SF 2036

FILE: H