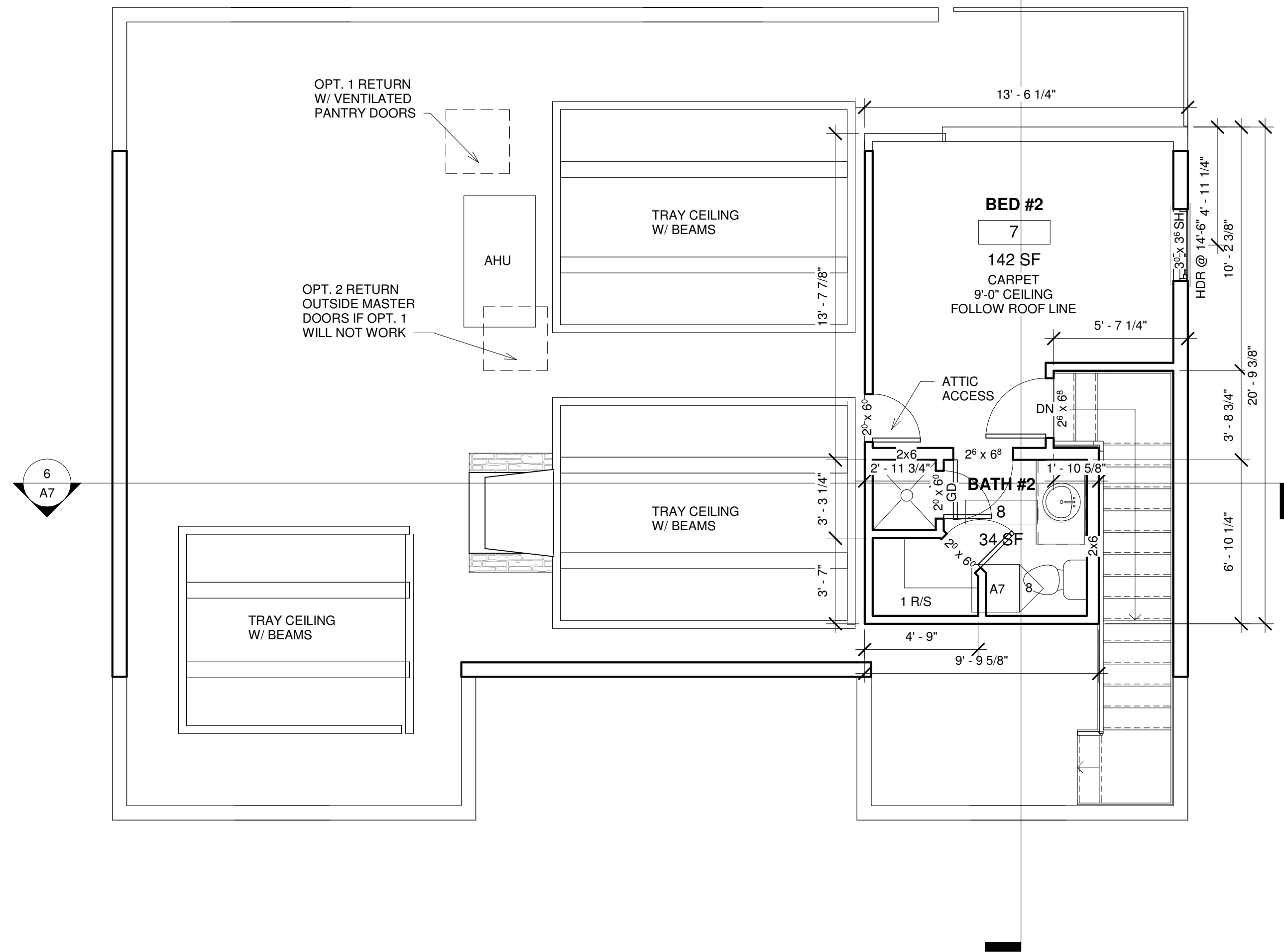


1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:

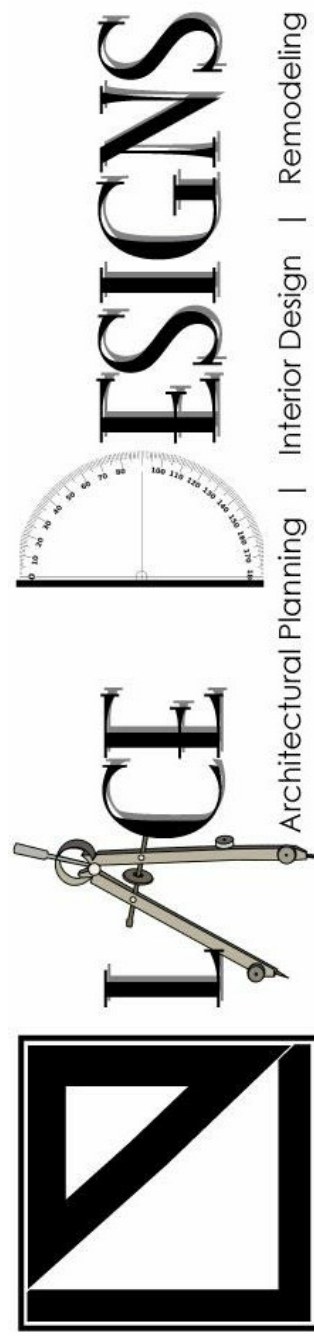
ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

- BUILDER SHALL VERIFY ALL LOT DIMENSIONS, EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (W/ RESPECT DRAINAGE, FLOOD, PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
- BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY DESIGNER OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
- ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
- ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
- GENERAL CONTRACTOR/BUILDER TO PROVIDE ENGINEERED DRAWINGS WHERE APPLICABLE. TO INCLUDE WIND BRACING TO MEET IRC 2018 CODE. TO PROVIDE ENGINEERED STRUCTURAL & FOUNDATION PLANS ALONG WITH WALL, SUBFLOOR & ROOF FRAMING PLANS.
- GENERAL CONTRACTOR/BUILDER TO PROVIDE FOUNDATION, BEAM SUPPORT, AND PLOT PLANS.
- ALL WALL FRAMING TO BE 2X SPRUCE, PINE, FIR MIX #2.
- ALL CONVENTIONAL ROOF FRAMING TO BE 2X SOUTHERN YELLOW PINE #2 FOR CEILING JOISTS, RAFTERS, AND RIDGE.
- ALL BOTTOM PLATES TO BE 2X WOLMANIZED #2 YELLOW PINE.
- PROVIDE BLOCKING FOR CEILING FANS.
- PROVIDE CAT WALKS, USING 3/4 CDX PLYWOOD, FOR HVAC IN ATTIC; ALONG WITH DRAIN PAN.
- PROVIDE 3/4 CDX PLYWOOD FOR WATER HEATER PLATFORMS, ALONG WITH DRAIN PANS.
- ALL WINDOWS WITHIN 24" OF EXTERIOR DOORS TO BE TEMPERED.
- ALL RAFTER SPANS OVER 12'-0" REQUIRE PURLIN BRACING.
- ALL VENTS & EXHAUST VENTS ETC., TO VENT TO OUTSIDE AND TO REAR OF HOUSE WHEN POSSIBLE.
- GENERAL CONTRACTOR/BUILDER TO DISCUSS LOCATION OF HVAC UNITS IN ATTIC WITH HOMEOWNER; REFER TO SECOND FLOOR PLAN FOR RETURN OPTIONS.
- ALL MAIN WINDOW HEADER HEIGHTS, DOOR HEADER HEIGHTS, & OPENING HEADER HEIGHTS AT 8'-0".
- PROVIDE DOUBLE STUDS, BLOCKING, AND/OR DIAGONAL BRACING AS REQUIRED AT JAMBS OF DOORS, WALL OPENINGS, ETC.
- ALL HOSE BIBBS (HB) MUST BE 18'-24" ABOVE FINISHED GRADE.
- PROVIDE BLOCKING WITHIN WALL CAVITY AT ALL CABINETS AND BUILT-IN MILLWORK AREAS.
- PROVIDE PROPANE GAS CONNECTIONS. TO BE LOCATED AT KITCHEN RANGE AND LIVING ROOM / MASTER FIREPLACE.



2 SECOND FLOOR PLAN
1/4" = 1'-0"

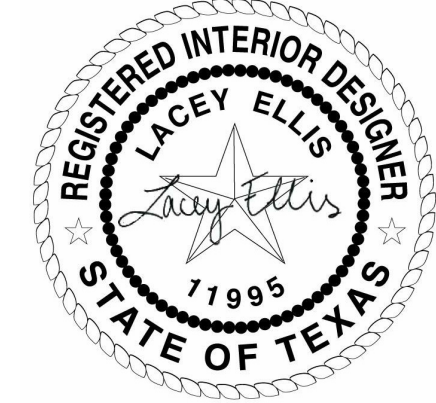
AREA:	
TOTAL LIVING AREA	1,628 SF
1st FLOOR	1,385 SF
2nd FLOOR	243 SF
COVERED PORCHES	145 SF
TOTAL GROSS	1,773 SF



LACE DESIGNS
ARCHITECTURAL PLANNING
& INTERIOR DESIGN
LACEY ELLIS, RID
REGISTERED INTERIOR DESIGNER
PLEASANTON, TX.

THIS PLAN AND THE DESIGNS
CONTAINED WITHIN ARE PROPERTY
OF LACE DESIGNS AND MAY NOT BE
REPRODUCED, ALL OR IN PART,
WITHOUT PRIOR WRITTEN CONSENT
FROM LACE DESIGNS.

LACE DESIGNS IS A PROFESSIONAL
DESIGN FIRM IN THE STATE OF TEXAS.
IT IS NOT AN ENGINEERING FIRM. IT
DOES NOT QUALIFY TO BE ONE NOR
IS IT LICENSED TO DESIGN
STRUCTURAL FRAMING,
WINDBRACING, OR FOUNDATIONS.
A LICENSED PROFESSIONAL
ENGINEER SHOULD BE CONTRACTED
AND CONSULTED IMMEDIATELY
REGARDING STRUCTURAL DESIGNS.
SHOULD AN ENGINEER'S SEAL BE
PRESENT ON THESE DRAWINGS, THE
ENGINEER OF RECORD SHALL BEAR
ALL RESPONSIBILITY FOR THE
STRUCTURE FOUNDATION AND
BRACING DESIGNS FOR THIS
PROJECT. LACE DESIGNS IS NOT TO
BE HELD RESPONSIBLE FOR THE
STRUCTURAL DESIGN IN ANY WAY
MATTER OR FORM IF ANY PROBLEMS
MAY ARISE.



LERMA
RESIDENCE

2112 CR 427
STOCKDALE, TX.
78160

FLOOR PLAN

Project number	20025
Date	07.21.2020
Drawn by	LAE
Checked by	LAE

A1

Scale 1/4" = 1'-0"