



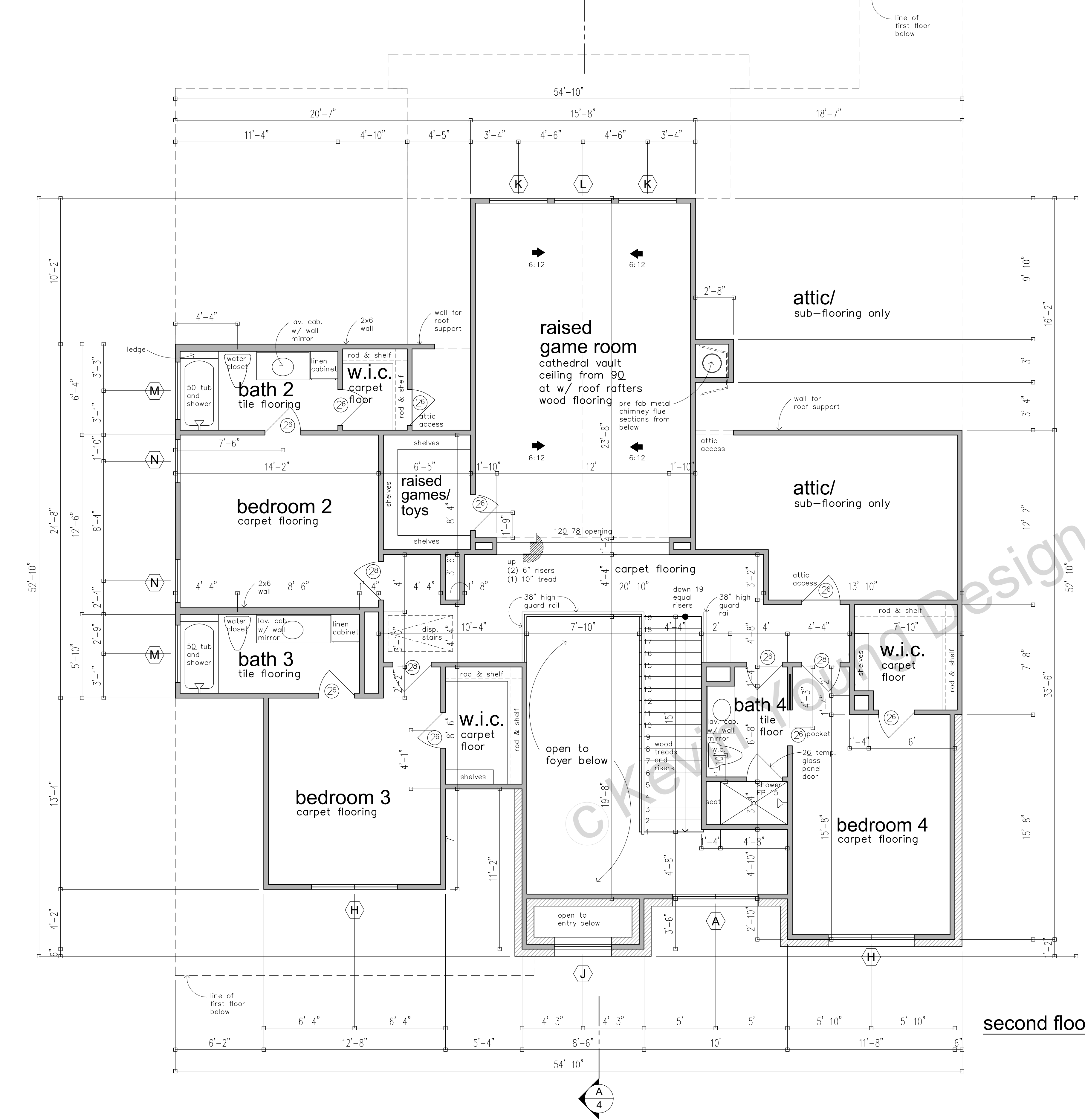
A custom home design for:
Pavilion Builders

window schedule

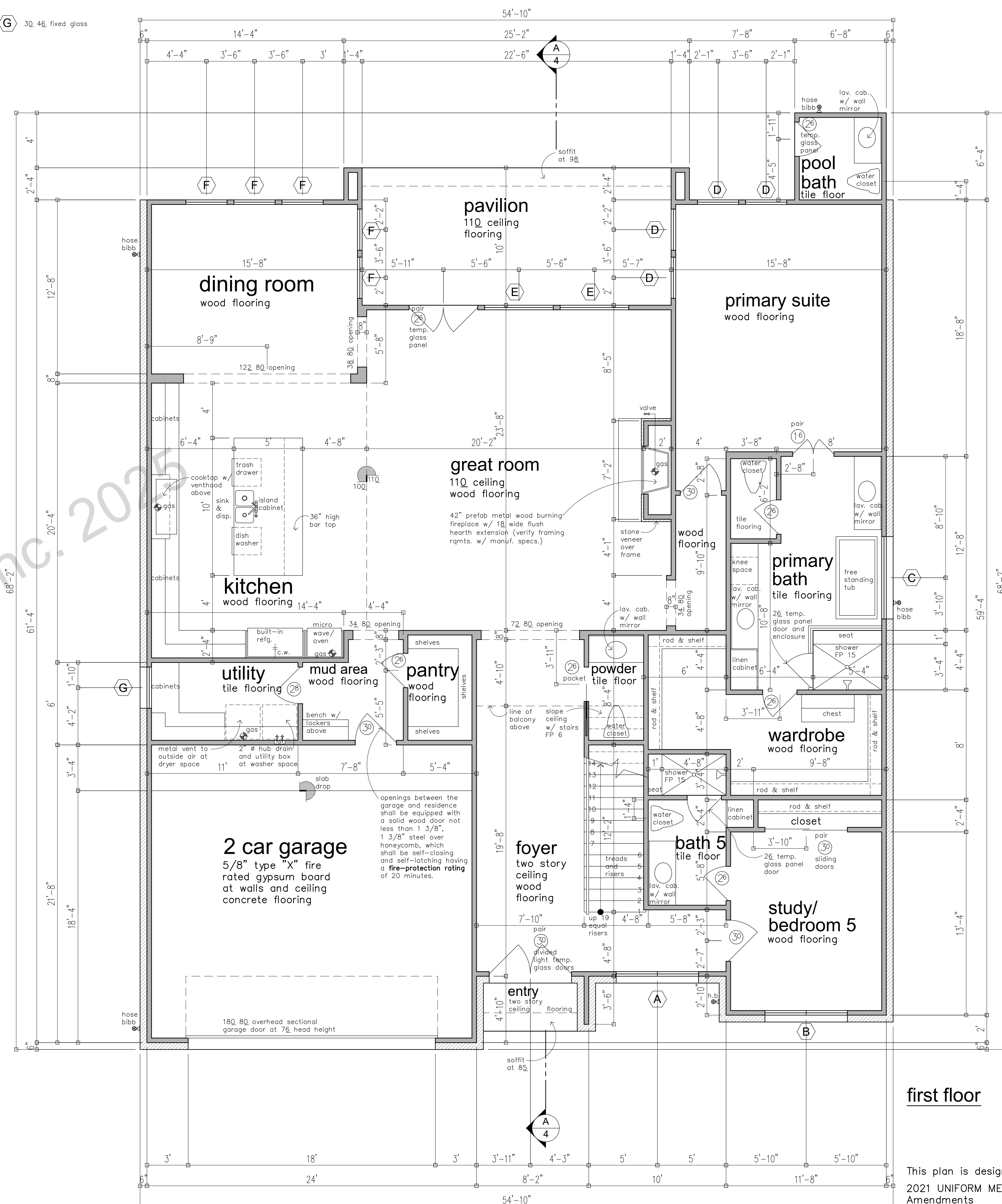
- H pair 30 50 divided light casements
- J 40 50 divided light fixed glass
- K refer to C-4
- L refer to B-5
- M 40 18 fixed glass at 70" head height
- N 30 50 single hung at 70" head height

window schedule

- A refer to detail B-4
- B pair 40 66 divided light casements
- C 60 50 tempered fixed glass
- D 30 66 single hung
- E 50 66 fixed glass
- F 30 66 fixed glass
- G 30 48 fixed glass



second floor



first floor

unless noted otherwise

- FP 1 First floor (nominal heights): 11'-0" ceiling height; 8'-0" header heights; 8'-0" interior door heights (1 3/4" thick solid core); 8'-0" exterior door heights (1 3/4" thick solid core); 8'-0" & 9'-0" window header heights
- FP 2 Interior wall studs at first and second floor shall be #3 x 2x6 @ 16" on center
- FP 3 All height designations shall be as measured from main finished floor at first floor plan and from second finished floor at second floor plan.
- FP 4 All angles shown in plan shall be divisible by 45.
- FP 5 Walls and ceiling shall be 1/2" ASTM-C36 gypsum wallboard with recessed longitudinal edges and installed in accordance with "American Standard Notes for the Application and Finishing of Gypsum Wallboard" and I.R.C. R702.3.
- FP 6 Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" inch (13 mm) gypsum board, R312.2 under stair protection
- FP 7 Garage Opening Protection (door R309.1 2021 I.R.C. Amendments Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a solid wood door not less than 1 3/8" which shall be self-closing and self-latching having a fire-protection rating of 20 minutes.
- FP 8 Refer to interior Elevations for additional framing and framing information.
- FP 9 Arched head openings and windows shall have a radius equal to the width of the opening or window. Arched cop openings and windows shall have a radius one half of the opening or window width.
- FP 10 All bedroom windows shall comply with the International Residential Code section R310 and shall have a sill height of not more than 44 inches above the floor and produce a net clear opening of 5.7 square feet while providing a minimum 24 inches high and 20 inches wide opening for emergency escape. In dwelling units where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.

- FP 10 Stairways shall comply with the International Code Sections 311.7, 311.7.8.3, 311.7.8.4, 311.7.8.5, 311.7.8.6, 311.7.8.7, 311.7.8.8, 311.7.8.9, 311.7.8.10, 311.7.8.11, 311.7.8.12, 311.7.8.13, 311.7.8.14, 311.7.8.15, 311.7.8.16, 311.7.8.17, 311.7.8.18, 311.7.8.19, 311.7.8.20, 311.7.8.21, 311.7.8.22, 311.7.8.23, 311.7.8.24, 311.7.8.25, 311.7.8.26, 311.7.8.27, 311.7.8.28, 311.7.8.29, 311.7.8.30, 311.7.8.31, 311.7.8.32, 311.7.8.33, 311.7.8.34, 311.7.8.35, 311.7.8.36, 311.7.8.37, 311.7.8.38, 311.7.8.39, 311.7.8.40, 311.7.8.41, 311.7.8.42, 311.7.8.43, 311.7.8.44, 311.7.8.45, 311.7.8.46, 311.7.8.47, 311.7.8.48, 311.7.8.49, 311.7.8.50, 311.7.8.51, 311.7.8.52, 311.7.8.53, 311.7.8.54, 311.7.8.55, 311.7.8.56, 311.7.8.57, 311.7.8.58, 311.7.8.59, 311.7.8.60, 311.7.8.61, 311.7.8.62, 311.7.8.63, 311.7.8.64, 311.7.8.65, 311.7.8.66, 311.7.8.67, 311.7.8.68, 311.7.8.69, 311.7.8.70, 311.7.8.71, 311.7.8.72, 311.7.8.73, 311.7.8.74, 311.7.8.75, 311.7.8.76, 311.7.8.77, 311.7.8.78, 311.7.8.79, 311.7.8.80, 311.7.8.81, 311.7.8.82, 311.7.8.83, 311.7.8.84, 311.7.8.85, 311.7.8.86, 311.7.8.87, 311.7.8.88, 311.7.8.89, 311.7.8.90, 311.7.8.91, 311.7.8.92, 311.7.8.93, 311.7.8.94, 311.7.8.95, 311.7.8.96, 311.7.8.97, 311.7.8.98, 311.7.8.99, 311.7.8.100.

- FP 15 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypsum board (or a equal or better material) to a height of not less than 70" above the drain inlet.
- FP 16 Glazing in locations subject to human impact such as: a) side hinged doors; b) fixed and sliding panels of a sliding door assembly; c) storm doors; d) enclosures and doors for both tubs and showers where the bottom edge is less than 60 inches above the floor; e) individual fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 50 inches above the floor; f) glazing in walls enclosing stairways and landings or within 60 inches of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches above walking surface; g) individual fixed or operable panels other than those listed above in FP 16d and FP 16e that meet all the following criteria: 1) area panel greater than 9 square feet; 2) bottom edge is less than 18 inches above floor; 3) top edge greater than 36 inches above floor; 4) walking surface within 36 inches horizontally of glazing; h) refer to INTERNATIONAL RESIDENTIAL CODE section R 308.4 for exceptions; i) safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass, and safety glass, comply with sections R308.3 and R308.4 of the 2021 IRC.
- FP 17 Factory-built fireplaces (UL and I.C.B.O. approved), hearth extensions and chimneys shall be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code and a copy of the manufacturer's installation manual shall be available at the job site for the building inspectors review. The hearth extension shall be readily distinguishable from the surrounding floor area.
- FP 18 It is the intent of these plans to allow all ceiling construction and heights to be as shown on the drawings. Coordinate the location of structural framing and beams, ductwork and piping and provide offsets in ductwork and piping as needed to meet this intent. Refer to floor plans, cross sections and interior elevations for ceiling, fur down and soffit heights.
- FP 19 Engineering of the foundation, superstructure and stairs does not fall within the scope of the work performed by KEVIN YOUNG DESIGNERS, INC. It shall be the responsibility of the owner or builder to have this performed. If an engineer's seal is present upon these drawings the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure and stairs.
- FP 20 Attic (R607.1 2021 IRC) Attic access shall be provided in buildings with a combustible ceiling or roof construction. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The rough opening shall not be less than 22 inches by 30 inches. Attic Access Appliances (M1505.1.3 IRC Amendments Attics containing appliances shall be provided with a pull down stairway with a clear opening not less than 22 inches in width and a load capacity of not less than 350 pounds.

square footage tabulation

first floor	2612
second floor	1576
TOTAL LIVING AREA	4188
entry porch	29
2 car garage	540
pavilion	231
TOTAL COVERED AREA	4988

FLOOR PLANS

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

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KEVIN YOUNG DESIGNERS
 5615 N.W. Central Dr. Suite C-108 Houston, TX 77072
 Phone: 713-680-1136
 Fax: 713-680-1136
 Email: kyd@kyd.com
 Website: www.kyd.com