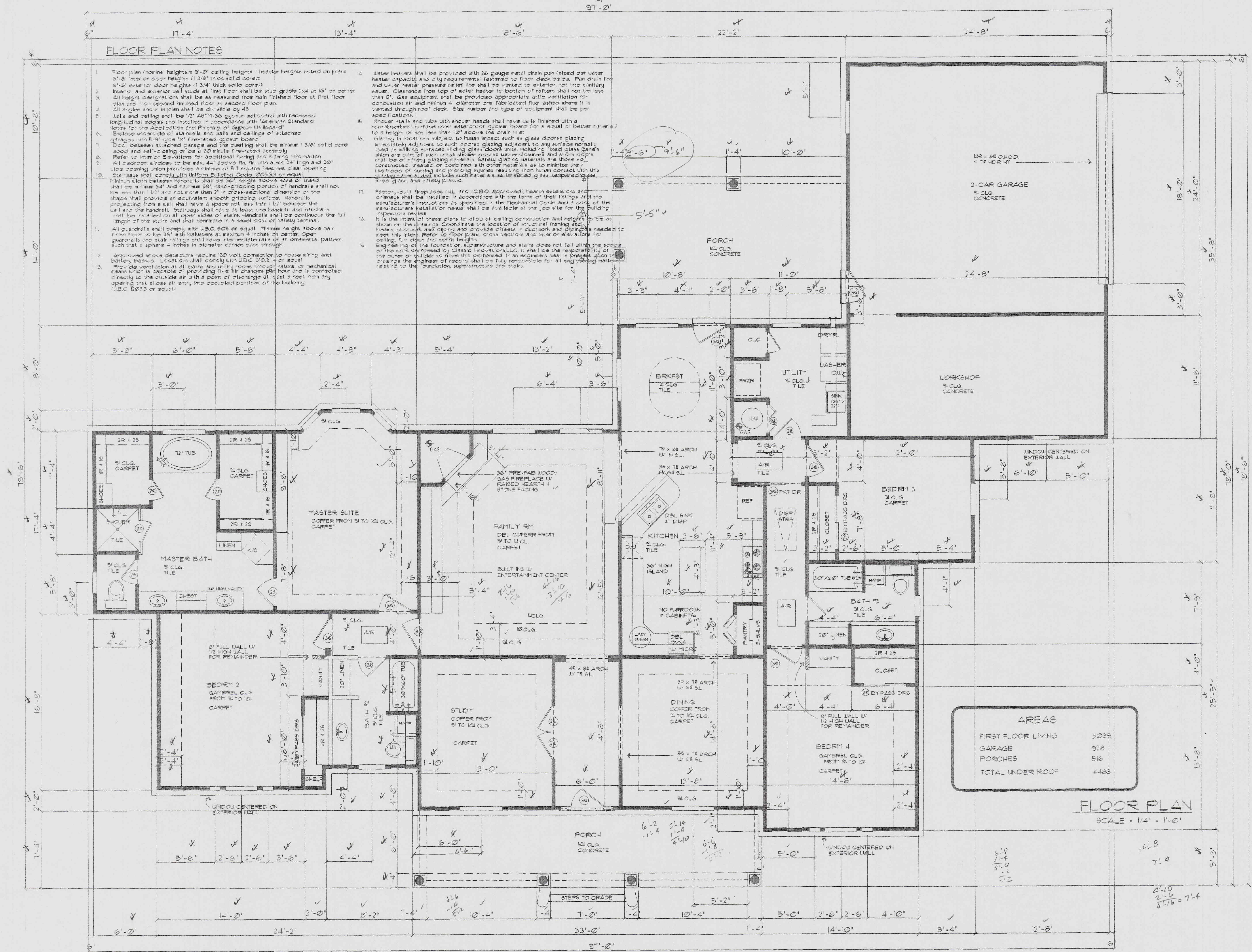


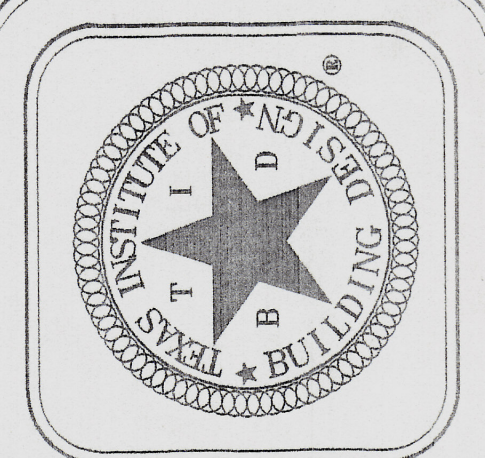
FLOOR PLAN NOTES

- Floor plan (nominal heights) 9'-0" ceiling heights. Header heights noted on plan.
- 6'-8" interior door heights (1 3/4" thick solid core).
- 6'-8" exterior door heights (1 3/4" thick solid core).
- Interior and exterior wall studs at first floor shall be stud grade 2x4 at 16" on center.
- All height designations shall be measured from main finished floor at first floor plan and from second finished floor at second floor plan.
- All angles shown in plan shall be divisible by 45.
- Walls and ceiling shall be 1/2" 95# gypsum wallboard with recessed longitudinal edges and installed in accordance with American Standard Notes for the Application and Finishing of Gypsum Wallboard.
- Enclose underside of stairwells and walls and ceilings of attached garages with 5/8" type "X" fire-rated gypsum board.
- Door between attached garage and the dwelling shall be minimum 1 3/8" solid core wood and self-closing or be a 20 minute fire-rated assembly.
- Refer to interior elevations for additional furring and framing information.
- All bedroom windows to be max. 44" above fin. fr. with a min. 24" high and 20" wide opening which provides a minimum of 5.7 square feet net clear opening. Stairwells shall comply with Uniform Building Code 1009.3.3 or equal.
- Minimum width between handrails shall be 36", height above nose of tread shall be minimum 34" and maximum 38". Hand-gripping portion of handrails shall not be less than 1 1/2" and not more than 2" in cross-sectional dimension or the shape shall provide an equivalent smooth gripping surface. Handrails projecting from a wall shall have a space not less than 1 1/2" between the wall and the handrail. Stairways shall have at least one handrail and handrails shall be installed on all open sides of stairs. Handrails shall be continuous the full length of the stairs and shall terminate in a neepl post of safety terminal.
- All guardrails shall comply with U.B.C. 509 or equal. Minimum height above main finish floor to be 36" with balusters at maximum 4 inches on center. Open guardrails and stair railings shall have intermediate rails of an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
- Approved smoke detectors require 120-volt connection to house wiring and battery backup. Locations shall comply with U.B.C. 310.9.1.4 or equal.
- Provide ventilation at all baths and utility rooms through natural or mechanical means which is capable of providing five air changes per hour and is connected directly to the outside air with a point of discharge at least 5 feet from any opening that allows air entry into occupied portions of the building (U.B.C. 1009.3 or equal).
- Water heaters shall be provided with 26 gauge metal drain pan (sized per water heater capacity) and city requirements) fastened to floor deck below. Pan drain line and water heater pressure relief line shall be vented to exterior, not into sanitary sewer. Clearances from top of water heater to bottom of vent shall not be less than 12". Gas equipment shall be provided appropriate attic ventilation for combustion air and minimum 4" diameter pre-fabricated flue (lashed where it is vented through roof deck. Size, number and type of equipment shall be per specifications.
- 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 10' above the drain inlet.
- Glazing in locations subject to human impact such as glass doors glazing immediately adjacent to such doors glazing adjacent to any surface normally used as walking surfaces sliding glass doors units, including fixed glass panels which are part of such units shower doors tub enclosures and storm doors shall be of safety glazing materials. Safety glazing materials are those so constructed, labeled 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 plastic.
- 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 Inspector's review.
- 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 needed to meet this intent. Refer to floor plans, cross sections and interior elevations for ceiling, run down and soffit heights.
- Engineering of the foundation, superstructure and stairs does not fall within the scope of the work performed by Classic Innovations, LLC. It shall be the responsibility of the owner or builder to have this performed. If an engineer's seal is present upon the drawings the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure and stairs.



AREAS	
FIRST FLOOR LIVING	3038
GARAGE	928
PORCHES	516
TOTAL UNDER ROOF	4483

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



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Homes • by design...
Classic INNOVATIONS
11425 Kuykendahl-Huffman - Tomball, TX 77375
Tel: 281-296-0557 Fax: 281-296-0259

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CLIENT: MR. AND MRS. KEMNITZ

LOCATION:

BUILDER:

DATE: 12-22-06
FIRST ORIG.:
SCALE: 1/4" = 1'-0"

DRAWN: JS/KR SHEET:
CHECKED: BOB OF: