

# TRIM AND FINISH PLAN

SCALE: 1/8" = 1'-0"

TRIM SCHEDULE	
LIVING	-
DINING	-
M. BDRM	CHAIR RAIL (SEE SPEC'S)
1R/1S HGT	CROWN (SEE SPEC'S)
2R/1S HGT	72" A.F.F. TO TOP OF SHELF
	84" A.F.F. TO TOP OF SHELF
	BOTTOM ROD @ 42" A.F.F.
ROD & SHELF SUPPORT	ALL RODS (EVERY 32" MIN. OF 1)
	30" x 54" ATTIC STAIRS
	22-1/2" x 30" ATTIC SCUTTLE
BASE	
CASING	
	TOILET PAPER HOLDER 25" A.F.F.
	TOWEL RING 55" A.F.F.
	TOWEL BAR 54" A.F.F.
	TOWEL HOOK 65" A.F.F.
TRIM ALL WINDOWS W/ STOOL & 2 1/4" MDF SKIRT	
ALL BEDROOM DOORS TO BE 1" ABOVE CARPET ( 2" ABOVE CONC.)	
WORK AREA LEDGE-1X8 DOUBLE OG. W/ CASING BELOW	
PLANT LEDGES TO BE TRIMMED WITH 3/4" MDF AND 2 1/4" SKIRT (SPECIFY AREA OF HOME)	
ALL PULL DOWN STAIRS AND SCUTTLES TO BE TRIMMED W/ 2 1/4" MDF CASING W/ MASONITE COVER	

SQUARE FOOTAGES		
	FRAME	
Main Floor	3459	
Total Living Area	3459	
Garage	999	
Porch	213	
Patio	212	
Masonry Ledge		174
Total Under Roof	4683	

**WISE DESIGN SERVICES**  
HOUSTON, TEXAS (281) 924-5994



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PROJECT TITLE:  
**CANVAS HOMES**  
PROJECT ADDRESS:  
**70 QUIET SPRINGS TRAIL  
WILLIS, TX 77378**

ISSUE DATE  
2-16-2024  
DRAFTSMAN  
RST  
PLAN NAME

PLAN NUMBER  
2425

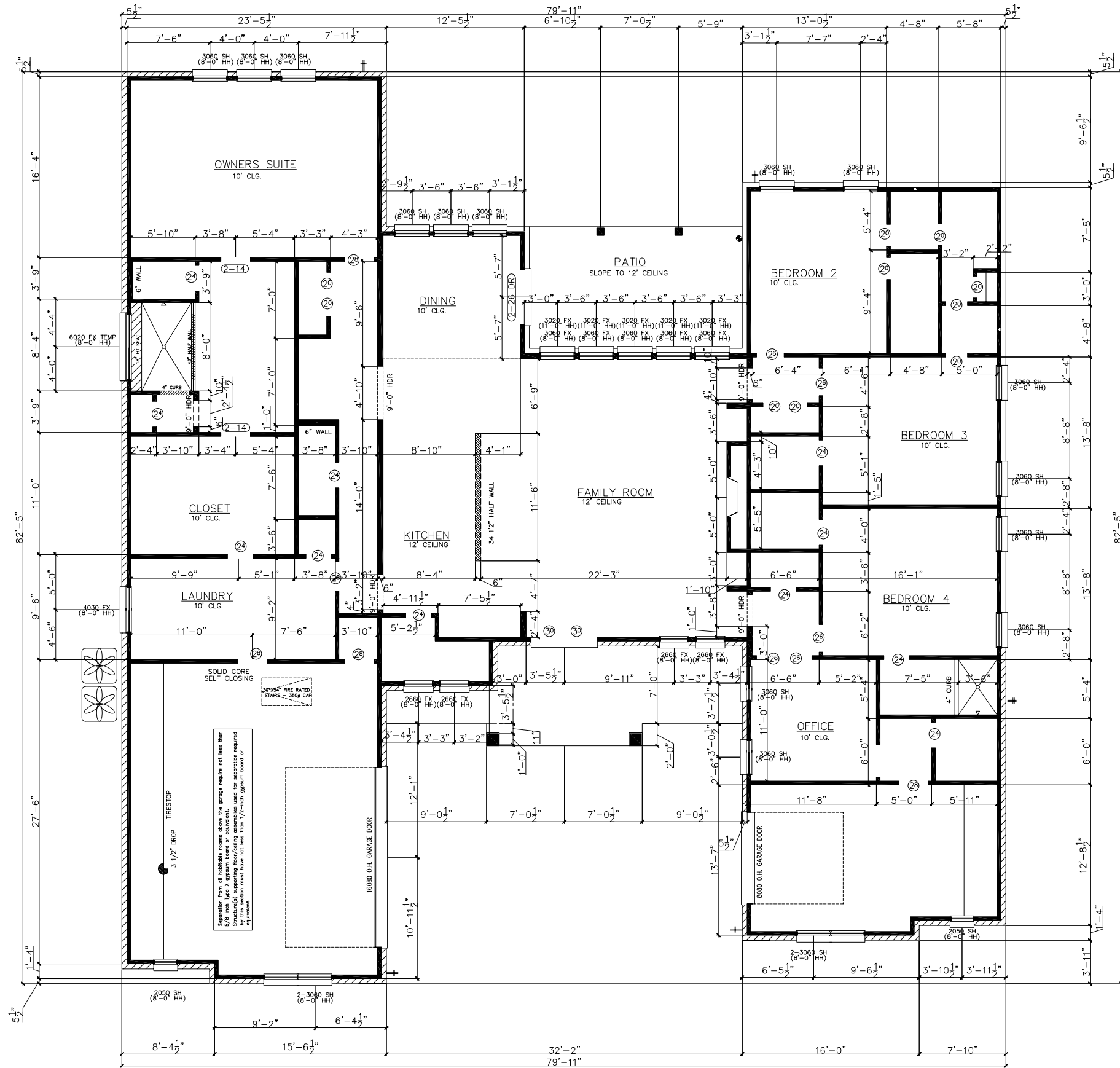
TRIM & FINISH PLAN  
SHEET A3

GENERAL NOTES

- 1.) REF. PARTIAL FLOOR PLAN & FRONT ELEVATION FOR WINDOW SIZES & LOCATIONS, PROJECTIONS, RAISED PLATES, ETC.
- 2.) ALL BRICK LEDGES TO BE 5 1/2"
- 3.) ALL ANGLES TO BE 45 D UNLESS NOTED OTHERWISE
- 4.) ALL SHOWER HEADS TO BE @ 6'-10" A.F.F.
- 6.) ALL DOOR OPENINGS TO BE CENTERED ON WALL UNLESS OTHERWISE NOTED. STANDARD DOOR JAMB TO BE 4".

NOTES TO FRAMER:

- 1.) ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE
- 2.) CABINET BLOCKING ON KITCHEN WALLS @ 3 LOCATIONS: 37'-1/2" A.F.F., 57'-1/2" A.F.F., & 91'-1/2" A.F.F. (TO BOTTOM OF BLOCK).
- 5.) ALL BEAMS WHICH ARE BRACED OFF OF MUST BE RAISED 1 1/2" FROM TOP PLATE
- 6.) ALL FINISHED CEILING HEIGHTS TO BE PER PLAN.
- 7.) ALL WINDOW ROUGH OPENING SIZES TO BE FRAMED SAME AS WINDOW CALL-OUT SIZE.
- 8.) TUB/SHOWER COMBO BLOCKING 26"-32" FROM WALL BOTTOM PLATE TO TOP PLATE  
MASTER SHOWER BLOCKING 40"-46" FROM WALL BOTTOM PLATE TO TOP PLATE WHEN APPLICABLE IN PLAN
- 9.) VANITY LIGHT FIXTURE 2x4 BLOCKING TO BE IN ALL BATHS @ 86" A.F.F. (TO BOTTOM OF BLOCKS)
- 10.) CABINET BLOCKING FOR PLANNING CENTER TO BE @ 30" A.F.F. (TO TOP OF BLOCKS)
- 11.) BLOCK BETWEEN STUDS @ ALL RAKES W/ 2x MATERIAL AT ROOF LINE



FRAMING DIMENSIONS

SCALE: 3/32"=1'-0"

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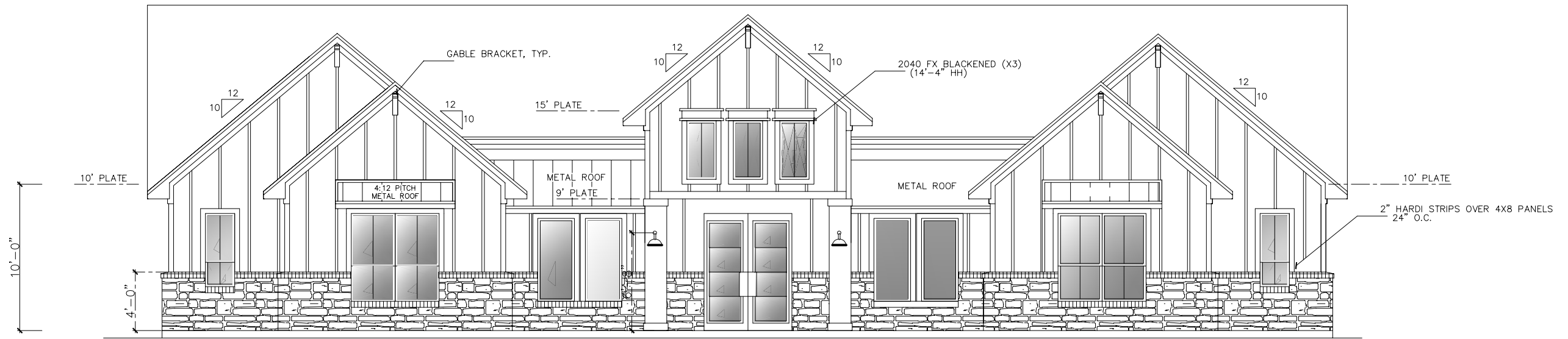
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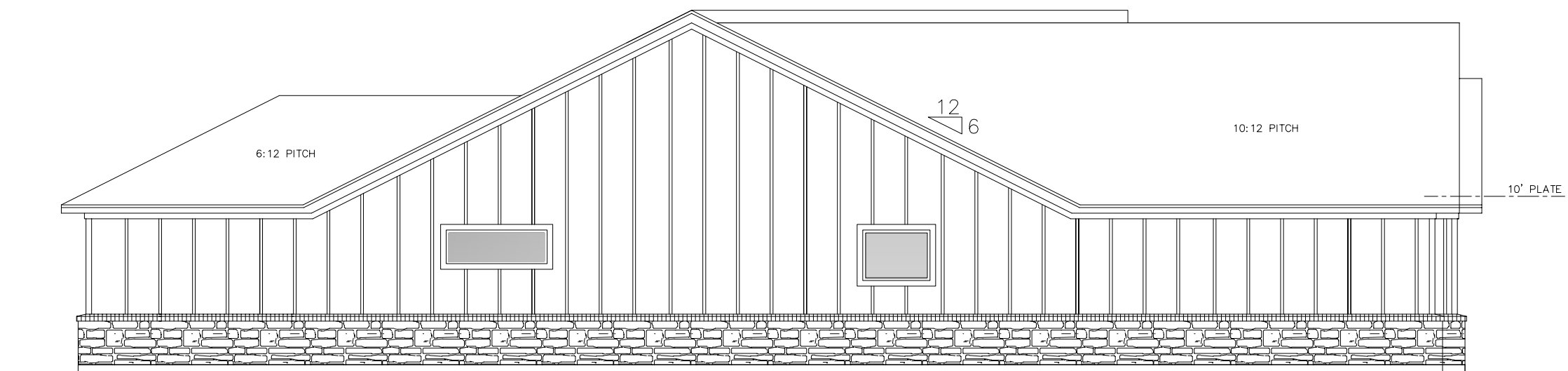
FRAMING  
PLAN 1

SHEET A1



## FRONT ELEVATION

SCALE: 1/8"=1'-0"



## LEFT ELEVATION

SCALE: 1/8"=1'-0"



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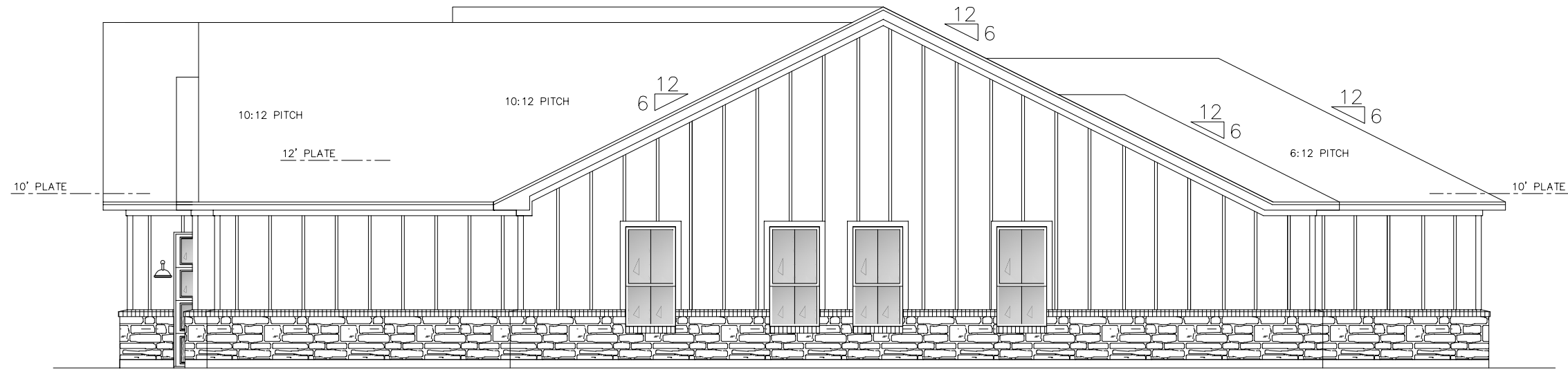
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PLAN NAME

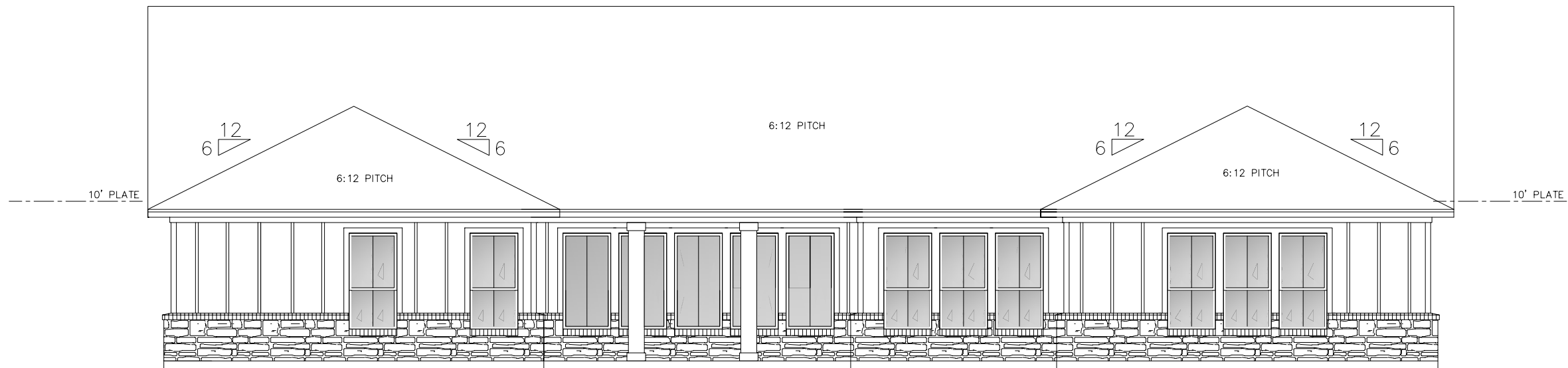
PLAN NUMBER  
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FRONT &  
LEFT  
ELEVATION  
SHEET A6



## RIGHT ELEVATION

SCALE: 1/8"=1'-0"



## REAR ELEVATION

SCALE: 1/8"=1'-0"



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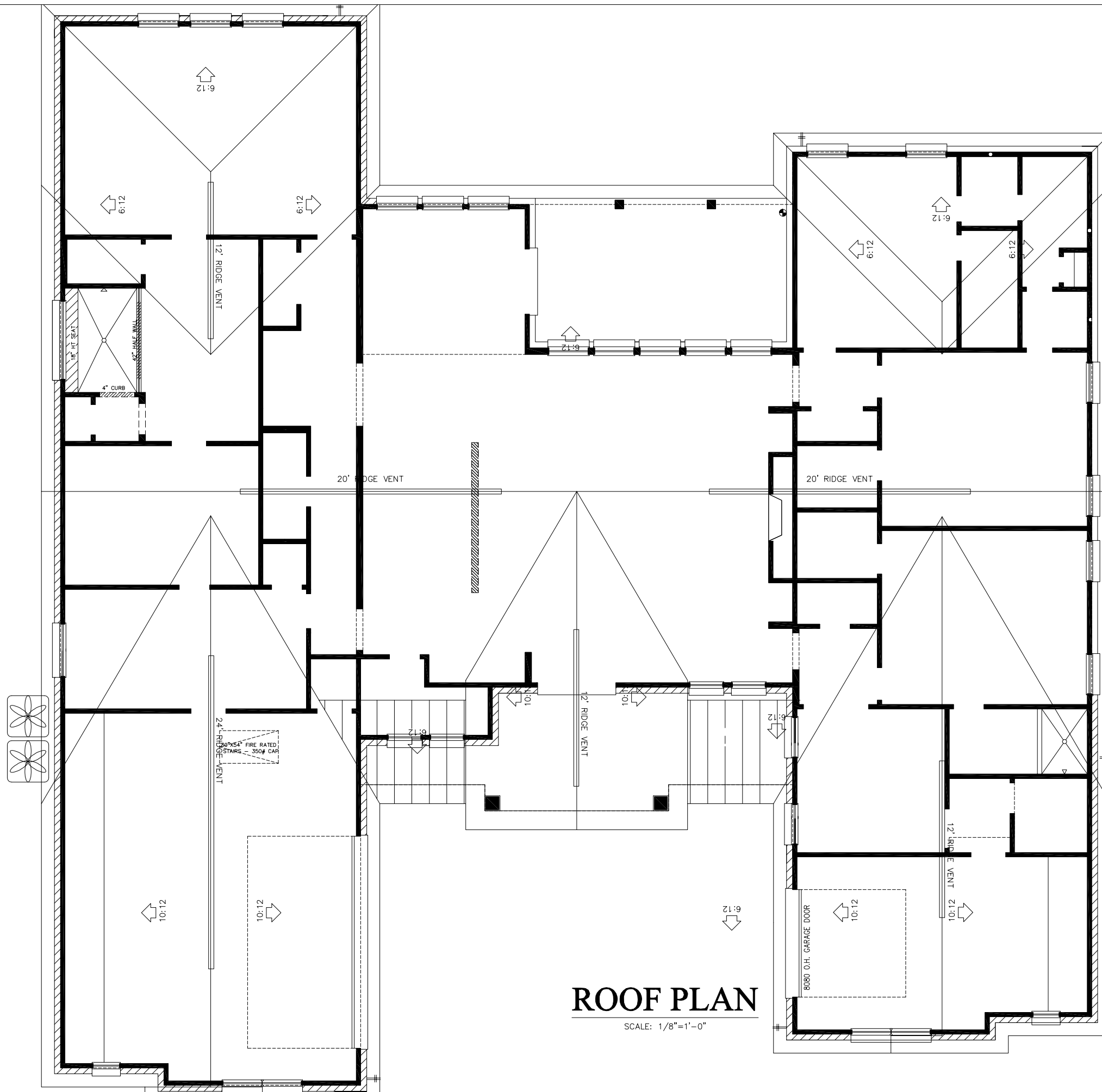
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RIGHT AND  
REAR  
ELEVATIONS  
SHEET A7



# ROOF PLAN

SCALE: 1/8"=1'-0"

ROOF NOTES
1.) ALL ROOF SLOPES TO BE 6:12 OR 10:12 U.N.O.
2.) ARROWS INDICATE DRAINAGE.

VENTILATION NOTES
□ DENOTES SMALL ROOF LOUVERS
○ DENOTES LARGE ROOF LOUVERS
▭ DENOTES ROOF VENTS

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ROOF PLAN

SHEET A8

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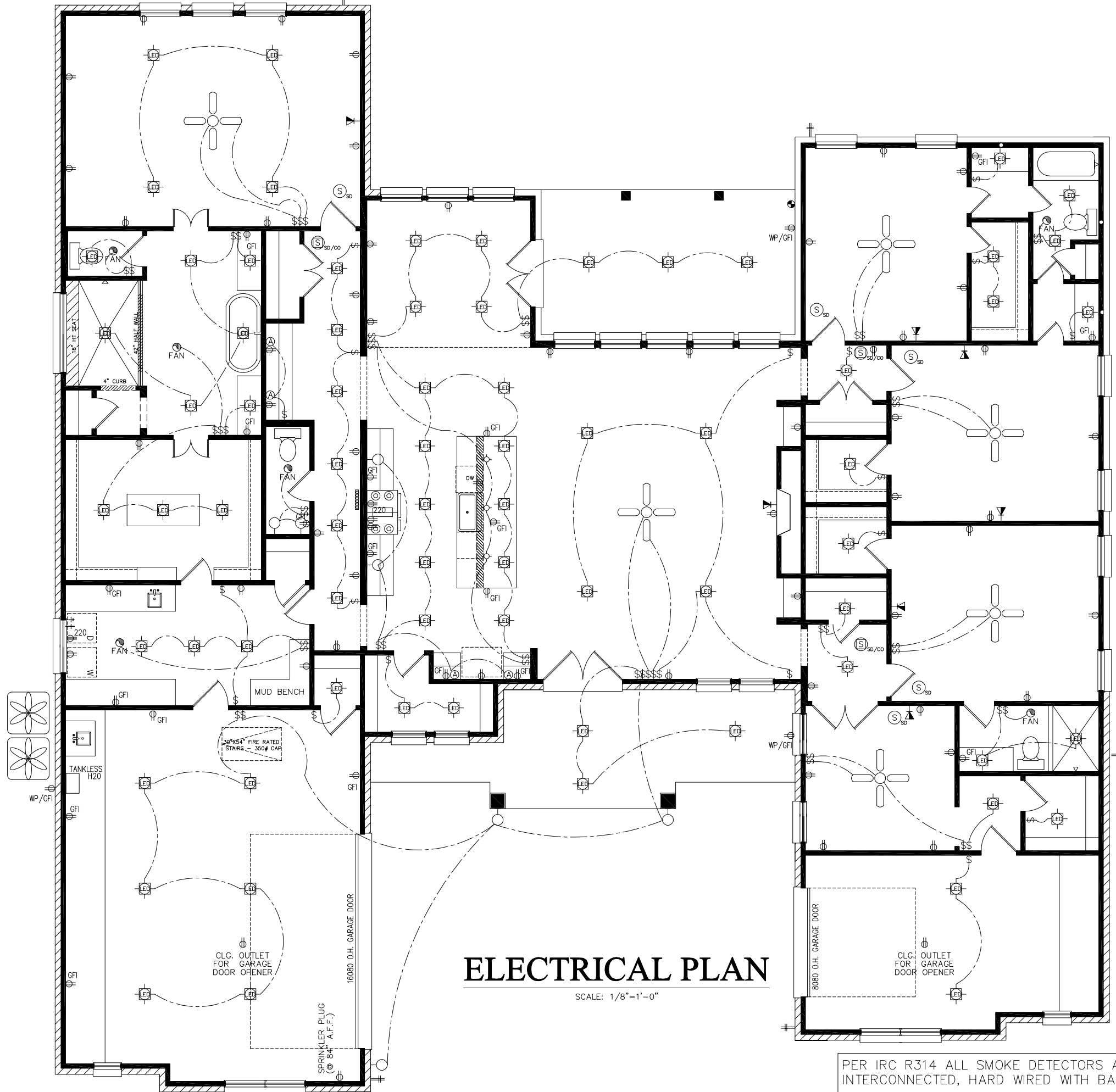
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ELECTRICAL PLAN  
SHEET E1

ELECTRICAL SYMBOL LEGEND	
	3-WAY LIGHT SWITCH
	LIGHT SWITCH
	DOORBELL
	G.F.I. OUTLET
	220V OUTLET
	110V OUTLET
	TV/PHONE/DATA
	CARBON MONOXIDE/SMOKE DETECTOR
	SMOKE DETECTOR
	CEILING FAN WITH LIGHT
	EXHAUST FAN
	ELECTRICAL SUB-PANEL
	ELECTRICAL WIRE
	PENDANT LIGHT
	WALL MOUNTED LIGHT
	HANGING LIGHT
	SURFACE MOUNTED LED
	GAS
	HOSE BIB
	CHIMES
	12" UNDER CABINET FIXTURE
	THERMOSTAT



## ELECTRICAL PLAN

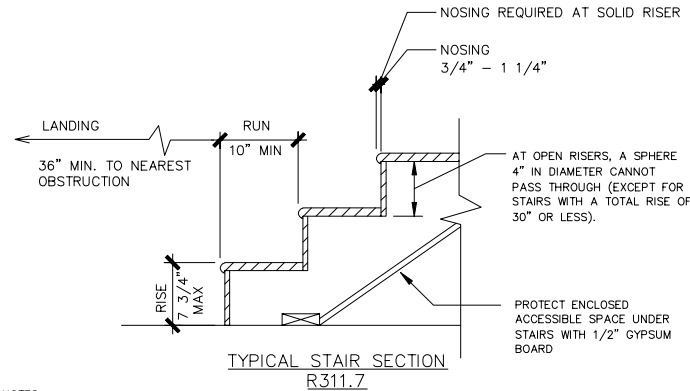
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PER IRC R314 ALL SMOKE DETECTORS ARE REQUIRED TO BE INTERCONNECTED, HARD WIRED WITH BATTERY BACKUP

# CITY OF CONROE CODE REQUIREMENTS

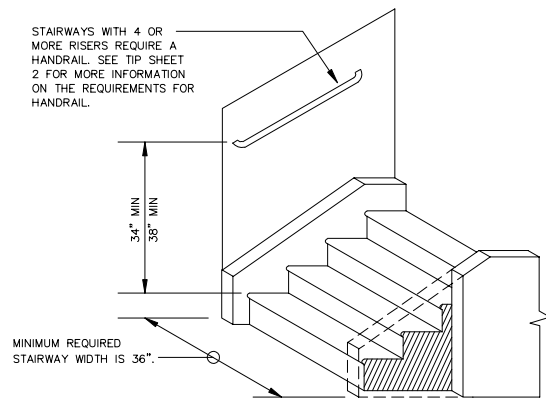
ALL WORK TO COMPLY WITH ALL APPLICABLE CITY OF CONROE CURRENT ADOPTED CODES, CURRENT CODE AMENDMENTS, AND CODE INTERPRETATIONS AS DEFINED BY CITY OF CONROE CODE DEVELOPMENT.

THE FOLLOWING NOTES HAVE BEEN IDENTIFIED AS NECESSARY, BUT ARE NOT A COMPLETE LIST OF CODE REQUIREMENTS FOR THE CITY OF CONROE.

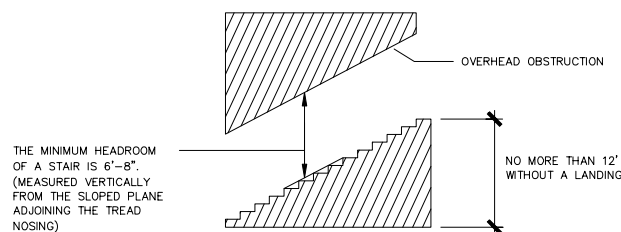


**NOTES**

1. THESE REGULATIONS APPLY TO STAIRWAYS FOR ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES SUBJECT TO THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC), REFER TO THE 2012 INTERNATIONAL BUILDING CODE FOR REQUIREMENTS FOR STAIRS IN OTHER CONDITIONS.
2. FOR EXCEPTIONS RELATED TO THE CONSTRUCTION OF CIRCULAR, SPIRAL, OR WINDING STAIRWAYS, SEE R311.7.9.
3. THE LARGEST RISE OR RUN WITHIN ANY FLIGHT OF STAIRS IS NOT TO EXCEED THE SMALLEST BY MORE THAN 3/8".
4. A LANDING EXTENDING THE WIDTH OF THE STAIR AND MEASURING A MINIMUM OF 36" IN THE DIRECTION OF TRAVEL IS REQUIRED AT THE TOP AND BOTTOM OF EVERY STAIRWAY.
5. A FLOOR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
6. HANDRAILS ARE REQUIRED FOR STAIRWAYS WITH FOUR OR MORE RISERS. SEE TIP SHEET 2 FOR ADDITIONAL INFORMATION REGARDING HANDRAILS.
7. INTERIOR AND EXTERIOR STAIRS MUST BE ILLUMINATED WITH AN ARTIFICIAL LIGHT SOURCE AT EACH LANDING OR OVER EACH STAIRWAY SECTION PER R303.6. LIGHT ACTIVATION MUST BE ACCESSIBLE AT THE TOP AND BOTTOM OF EACH LANDING WITHOUT TRAVERSING ANY STEPS. EXTERIOR STAIRWAYS MUST BE CONTROLLED FROM INSIDE THE DWELLING UNIT UNLESS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.



TYPICAL STAIR SECTION



**R302.5 Dwelling/garage opening/penetration protection.**  
Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3.

**R302.5.1 Opening protection.**  
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 solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device.

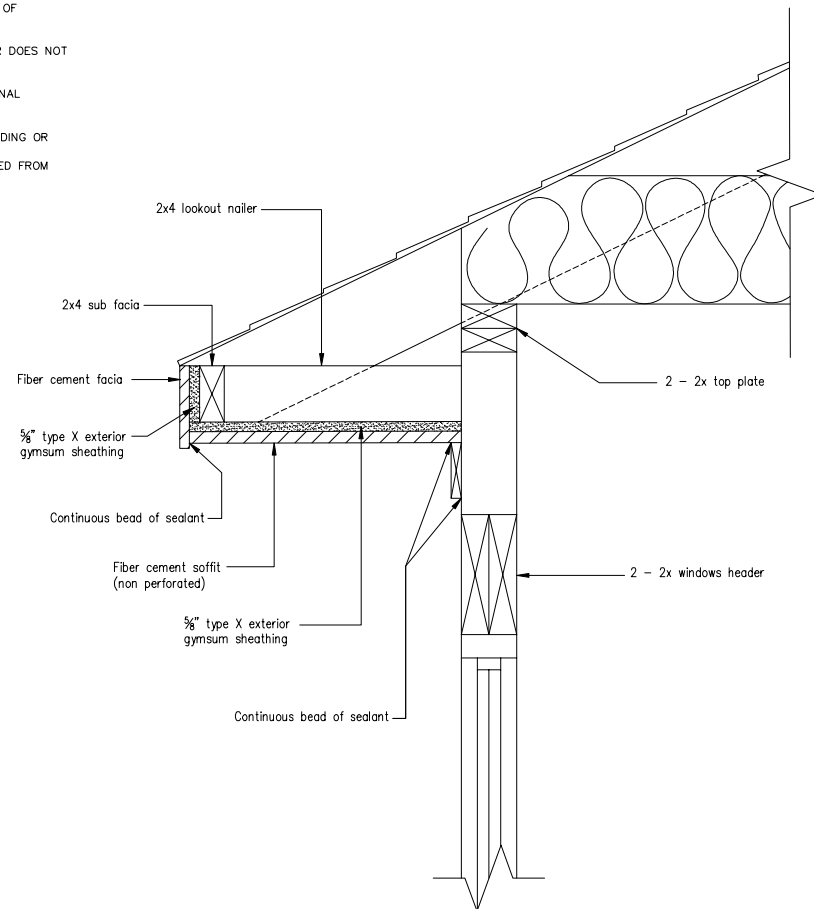
**R302.5.2 Duct penetration.**  
Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or other approved material and shall have no openings into the garage.

**R302.5.3 Other penetrations.**  
Penetrations through the separation required in Section R302.6 shall be protected as required by Section R302.11, Item 4.

**R302.6 Dwelling/garage fire separation.**  
The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

TABLE R302.6 DWELLING/GARAGE SEPARATION

1. Separation from the residence and attics require not less than 1/2-inch gypsum board or equivalent applied to the garage side.
2. Separation from all habitable rooms above the garage require not less than 5/8-inch Type X gypsum board or equivalent.
3. Structure(s) supporting floor/ceiling assemblies used for separation required by this section must have not less than 1/2-inch gypsum board or equivalent.
4. Separation of Garages located less than 3 feet from a dwelling unit on the same lot require not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area.  
(For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.)



FIRE-RESISTANCE RATED SOFFIT ASSEMBLY

**R302.7 Under-stair protection.**  
Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

**R311.7 Stairways.**

**R311.7.1 Width.**  
Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

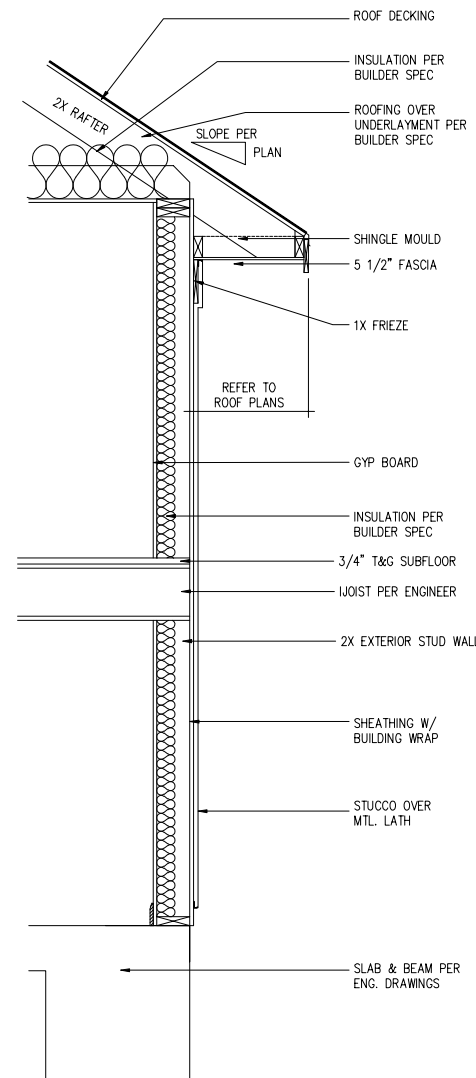
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

**R311.7.2 Headroom.**  
The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

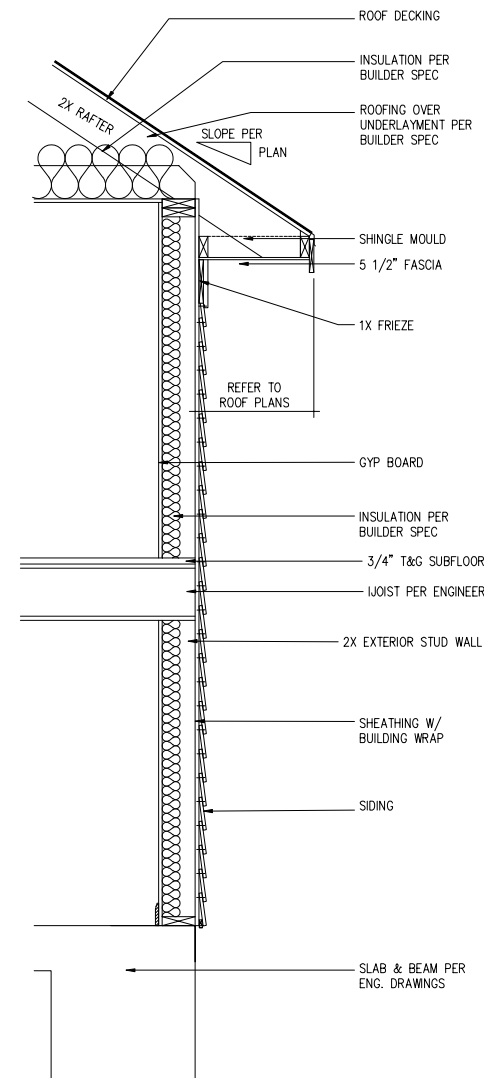
Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 3/4 inches (121 mm).

**R311.7.3 Vertical rise.**  
A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings.

**R311.7.4 Walkline.**  
The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If



Wall Section at Stucco



Wall Section at Siding

winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

**R311.7.5 Stair treads and risers.**  
Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

**R311.7.6 Landings for stairways.**  
There shall be a floor or landing at the top and bottom of each stairway. The minimum width perpendicular to the direction of travel shall be no less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the minimum depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

**R311.7.7 Stairway walking surface.**  
The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

**R311.7.8 Handrails.**  
Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

**R311.7.9 Illumination.**  
All stairs shall be provided with illumination in accordance with Section R303.6.

**R311.7.10 Special stairways.**  
Spiral stairways and bulkhead enclosure stairways shall comply with all requirements of Section R311.7 except as specified below.

DESCRIPTION:

BUILDER:

ISSUE DATE

DRAFTSMAN

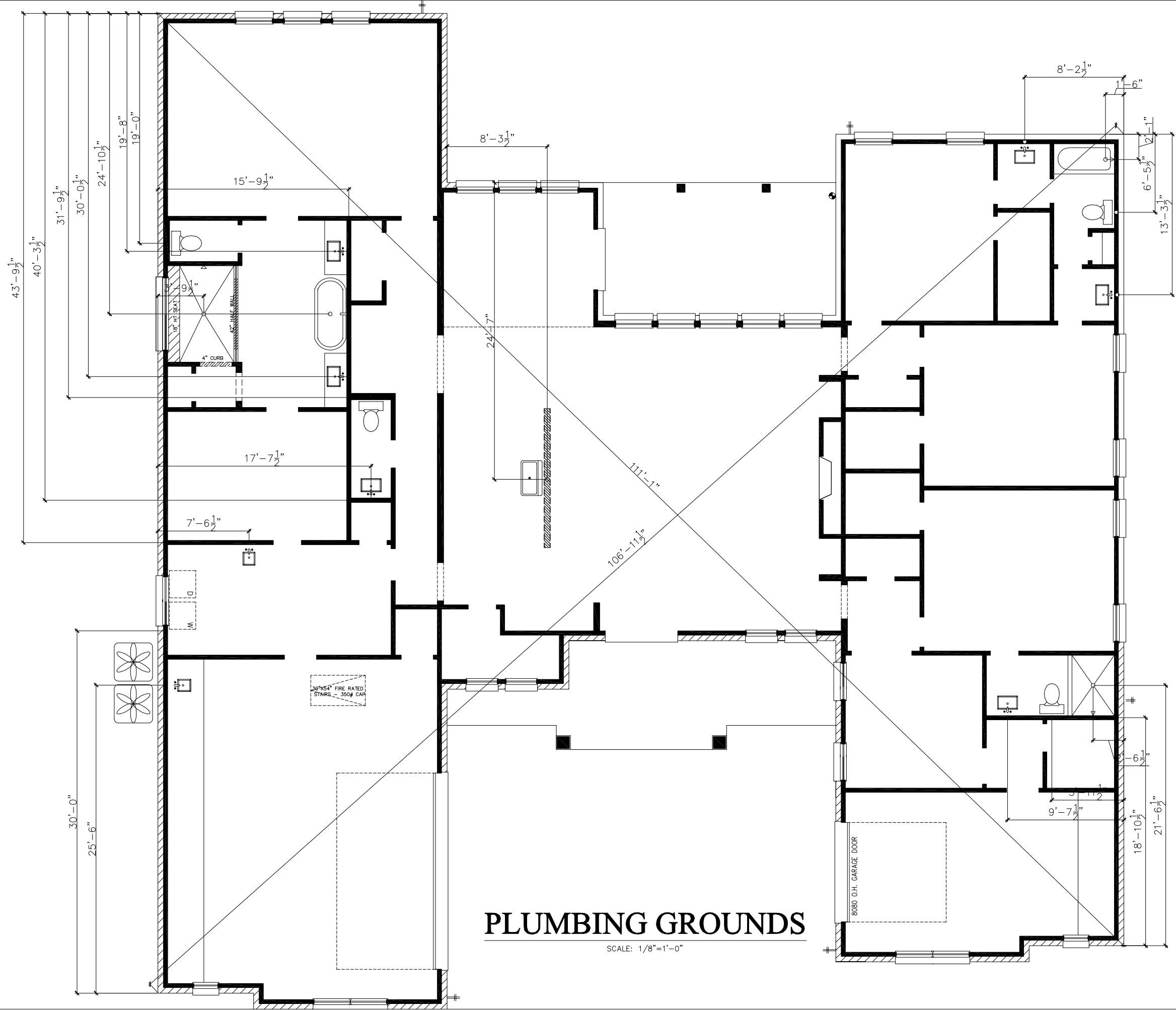
PLAN NAME

PLAN NUMBER

HOUSTON

CITY OF HOUSTON

SHEET 0-1



# PLUMBING GROUNDS

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PLUMBING PLAN  
 SHEET P1