

FLOOR PLAN

REFERENCE: NONE SCALE: 1/8" = 1'-0"

ALL DRAWINGS, PLANS, AND SPECIFICATIONS ARE PROPERTY OF M1 DESIGN. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF M1 DESIGN IN COLLEGE STA, TX. M1 DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE "ENGINEER OF RECORD" SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. M1 DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.

WALL BRACING SCHEDULE

LETTER	BRACING STYLE
A	1 X 4 LET IN
B	5/8" WOOD SIDING
C	WOOD STRUCTURAL PANEL (PLYWOOD, OSB)
D	1/2" STRUCTURAL FIBERBOARD SHEATHING
E	1/2 GYPSUM BOARD (SHEETROCK)
F	PARTICLE BOARD WALL SHEATHING PANELS
G	CEMENT PLASTER
H	HARDBOARD PANEL SIDING (HARDI PANEL)
J	ALTERNATE BRACED WALL SYSTEM
K	SIMPSON STRONG WALL
L	HARDY FRAME PANEL
M	FULLY SHEATHED

HEADER SPANS

LUMBER SIZE	SPAN
2x4	0'-0" TO 3'-6"
2x6	3'-6" TO 6'-0"
2x8	6'-0" TO 8'-0"
2x10	8'-0" TO 12'-0"
2x12	12'-0" TO 14'-0"
2x12 WITH 1/2" CD PLY GLUED AND NAILED.	14'-0" TO 16'-0"

ALL HEADERS #2 Y.P. OR BETTER

- ### KITCHEN & BATH EQUIPMENT:
- COUNTERS TOPS TO BE GRANITE, POLISHED & SEALED. GRANITE CONTRACTOR TO INSTALL SINK.
 - KITCHEN SINK - 22 GAGE 300 SERIES STAINLESS STEEL DOUBLE SINK DAYTON D23222 OR APPROVED EQUAL WITH MAINLINE 146 WSCP CHROME TWO HANDLE KITCHEN FAUCET SET AND MAINLINE BASKET STRAINER AND DRAIN SET AND A BADGER OR DAYTON 1/2 HORSEPOWER DISPOSER. (PLUMBER TO FURNISH AND INSTALL GRANITE CONTRACTOR TO INSTALL SINK FURNISHED BY PLUMBER. ELECTRICAL FURNISH, INSTALL & CONNECT DISHWASHER & DISPOSER CORDS TO A DEDICATED UNDER COUNTER RECEPTACLE WITH SWITCH AT COUNTER.)
 - DISHWASHER - WHIRLPOOL ENERGY STAR EF(374) BLACK HOUSING AND FRONT. (BVAHC FURNISH DISHWASHER, PLUMBER INSTALL & CONNECT WATER & DRAIN, ELECTRICAL FURNISH, INSTALL & CONNECT CORD TO A DEDICATED UNDER COUNTER RECEPTACLE WITH SWITCH AT COUNTER.)
 - REFRIGERATOR - NONE TO BE FURNISHED. (PLUMBER PROVIDE ICE MAKER CONNECTIONS WITHIN A PLASTIC WALL ENCLOSURE. ELECTRICAL INSTALL DEDICATED ELECTRICAL RECEPTACLE.)
 - RANGE - SPACE FOR A 30" WIDE RANGE ONLY. (ELECTRICAL TO PROVIDE 60A, 220V ELECTRICAL OUTLET FOR FUTURE RANGE INSTALLATION.)
 - MICROWAVE/VENT - SPACE FOR WHIRLPOOL WMH163XVB-1 COMBINATION MICROWAVE AND VENT FAN UNIT. ELECTRICAL INSTALL 120V OUTLET. HVAC CONTRACTOR TO FURNISH AND INSTALL A GALVANIZED METAL VENT DUCT AND EXHAUST HEAD THROUGH ROOF INCLUDING ALL FLASHING AND SEALS FOR 120 CFM CAPACITY.
 - CLOTHES WASHER AND DRYER - NONE TO BE FURNISHED. (ELECTRICAL TO FURNISH AND INSTALL A 120V DEDICATED OUTLET FOR THE WASHER AND A 30A 220V OUTLET FOR THE DRYER. PLUMBER TO FURNISH A H/C WATER AND DRAIN CONNECTION FOR THE WASHER. HVAC FURNISH & INSTALL DRYER EXHAUST TO EXTERIOR.)
 - WATER HEATER - WHIRLPOOL ENERGY STAR RATED 40 GAL. 220V ELECTRICAL. (PLUMBER TO FURNISH AND INSTALL & ELECTRICAL TO CONNECT AND PROVIDE A 30A 220V OUTLET AT LOCATION.)
 - BATH TOILETS - RODAS ADA MODEL 3123-3164 WHITE OR A PRE-APPROVED EQUAL WITH FLUSH LOCATION IN ACCORDANCE WITH ADA/TAS GUIDELINES. SEATS TO BE WHITE WOOD BEMIS 1400 OR PRE APPROVED EQUAL. (PLUMBER TO FURNISH & INSTALL.)
 - BATH LAVATORY - VANITY TOPS TO BE GRANITE WITH UNDERMOUNT SINK. (PLUMBER PROVIDE AND INSTALL MAINLINE CENTURION 211-CP BRONZE OR APPROVED EQUAL FAUCET SET AND DRAIN ASSEMBLY.)
 - BATH SHOWER/TUB UNITS - AQUIRUS 60"x36"x74", WHITE, SINGLE PIECE TUB-SHOWER UNIT WITH DELTA FAUCET DRAIN SET R-10000 VALVE AND T-13420 TRIM, OR PRE-APPROVED EQUAL. (PLUMBER TO FURNISH AND INSTALL.)
 - MASTER BATH TUB & SHOWER - AQUIRUS 60"x36"x74", WHITE TUB WITH DELTA FAUCET DRAIN SET R-10000 VALVE AND T-13420 TRIM, OR PRE-APPROVED EQUAL. TILE FOR SHOWER. (PLUMBER TO FURNISH AND INSTALL.)
 - INSTALL SHELVING TO 20", 36", 48", 60", & 72" ABOVE FINISH FLOOR.

- ### ENERGY CODE SPECIFICATIONS
- GROSS WALL SQ. FT.: 1,689.0# PERCENTAGE OF FENESTRATION
 FENESTRATION SQ. FT.: 131.5# TO WALL RATIO: 06.6%
- IN ACCORDANCE WITH CHAPTER 5 OF THE INTERNATIONAL ENERGY CONSERVATION CODE, AND BASED ON THE PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS FOR THE BRYAN/COLLEGE STATION AREA, THE FOLLOWING SPECIFICATIONS WILL APPLY:
- MAXIMUM SOLAR HEAT GAIN COEFF: 0.25
 MAXIMUM GLAZING U FACTOR: 0.40
 MINIMUM EXTERIOR WALL R-VALUE: R-13
 MINIMUM CEILING R-VALUE: R-38
 MINIMUM HVAC SEER VALUE: 14 SEER W/ R6 DUCT INSULATION
- ### SYMBOL LEGEND:
- HANGING LIGHT
 - ⊕ DUPLEX OUTLET
 - ⊕ WALL HUNG LIGHT
 - ⊕ COUNTER TOP DUPLEX
 - ⊕ RECESSED LIGHT
 - ⊕ GROUND FAULT INTERRUPT
 - ⊕ FLOOD LIGHT
 - ⊕ WATER PROOF DUPLEX
 - ⊕ VENT
 - ⊕ CEILING DUPLEX
 - ⊕ VENT WITH LIGHT
 - ⊕ FLOOR DUPLEX
 - ⊕ SMOKE/CARBON MONOXIDE DETECTOR
 - ⊕ 220 VOLT OUTLET
 - ⊕ SMOKE DETECTOR
 - ⊕ SWITCH
 - ⊕ GAS OUTLET
 - ⊕ 3-WAY SWITCH
 - ⊕ HOSE BIB

SPAN TABLE

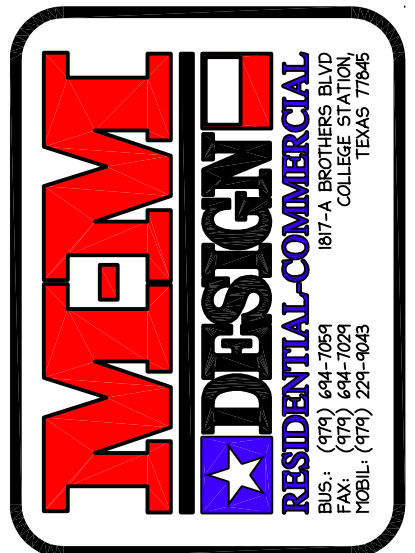
SIZE	SPACING	JOIST				RAFTERS	
		20 PSF	30 PSF	40 PSF	60 PSF	20 PSF	40 PSF
2x6	12' O.C.	15'-6"	11'-10"	10'-9"	9'-4"		
	16' O.C.	13'-6"	10'-9"	9'-9"	8'-6"	13'-9"	10'-2"
2x8	12' O.C.	20'-1"	15'-7"	14'-2"	12'-4"		
	16' O.C.	17'-5"	14'-2"	12'-10"	11'-3"	17'-7"	13'-6"
2x10	12' O.C.	23'-11"	19'-10"	18'-0"	15'-8"		
	16' O.C.	20'-9"	18'-0"	16'-1"	13'-7"	22'-5"	17'-2"
2x12	12' O.C.		18'-8"	21'-9"	18'-5"		
	16' O.C.		21'-1"	18'-10"	15'-11"	27'-4"	20'-0"

ALL JOIST SPANS ARE BASED ON THE GIVEN LIVE LOAD, A 10 POUND PER SQUARE FOOT (P.S.F.) DEAD LOAD AND 1/360 DEFLECTION.
 ALL RAFTER SPANS ARE BASED ON THE GIVEN LIVE LOAD AND A 15 POUND PER SQUARE FOOT (P.S.F.) DEAD LOAD.
 SPANS ARE BASED ON THE USE OF #2 Y.P. OR BETTER
 #20 PSF LIVE LOAD IS BASED ON A 1/240 DEFLECTION.

- ### HVAC EQUIPMENT SCHEDULE:
- HVAC CONTRACTOR SHALL FURNISH, INSTALL, PLACE IN SERVICE AND WARRANTY THE FOLLOWING SYSTEMS:
- HEATING AND AIR CONDITIONING SYSTEM - FURNISH, INSTALL, START UP AND MAKE OPERATING ADJUSTMENTS TO A SPLIT SYSTEM HEATING AND AIR CONDITIONING SYSTEM SIZED TO MEET THE FOLLOWING CONDITIONS WITHIN THE HOME SHOWN ON DRAWINGS:

LOCATION	SUMMER CONDITIONS	WINTER CONDITIONS
OUTSIDE	95 DEG F DB, 75 DEG F WB	20 DEG F
INSIDE	75 DEG F DB, 50% RH	72 DEG F
- DUCTWORK TRUNK LINES TO BE R8 FIBERGLASS DUCTBOARD, FLEXIBLE DUCTWORK TO BE REINFORCED LINED R8 RATED FLEXIBLE DUCTWORK FROM TRUNK AND/OR PLENUM TO SUPPLY OR RETURN GRILL. SUPPORT DUCTWORK AT SPACING WITHIN THE MANUFACTURERS RECOMMENDATIONS.
- GRILLS TO BE WHITE FACTORY PAINTED STEEL ADJUSTABLE FLOW RATE GRILLS SEALED TO DUCT AND CEILING.
- THERMOSTAT SHALL BE HONEYWELL OR APPROVED EQUAL PROGRAMMABLE TYPE AUTOMATIC TRANSFER FOR 12 MONTH SERVICE WITHOUT CHANGE FROM HEAT TO COLD CONDITIONS.
- HVAC CONTRACTOR TO FURNISH AND INSTALL A 6" HIGH CONDENSER PAD, SUPPORTS AND DECK FOR AIR HANDLING UNIT, PRIMARY AND EMERGENCY DRAIN PANS AND DRAINS IN ACCORDANCE WITH IBC.
- THIS HOUSE IS TO BE CONSTRUCTED TO ENERGY STAR 3.0 (MIN) HOUSE CERTIFICATION REQUIREMENTS. IT WILL BE RELATIVELY AIR TIGHT. SYSTEM SHALL MEET ENERGY STAR REQUIREMENTS AND SHALL PROVIDE FOR FRESH AIR SUPPLY INTO THE HOUSE THROUGH THE HVAC SYSTEM AS RECOMMENDED BY IBC. HVAC & ELECTRICAL CONTRACTOR SHALL INSURE FULL COMPLIANCE WITH THIS REQUIREMENT.
- KITCHEN RANGE VENTILATION - FURNISH AND INSTALL A METAL DUCT HAVING A 120 CFM CAPACITY, FOR FUTURE CONNECTION TO VENT FAN ON THE MICROWAVE WITHIN THE KITCHEN DISCHARGE THROUGH AN EXHAUST MOUNTED TO THE ROOF. SEAL ALL ROOF PENETRATIONS FOR WEATHER SEAL AND AIR FLOW PURPOSES.
 - BATHROOM VENTILATION - FURNISH AND INSTALL A FLEXIBLE DUCT HAVING A 70 CFM CAPACITY, CONNECT TO THE BATHROOM VENT FANS AND EXHAUST TO EXTERIOR THROUGH THE ROOF OR THROUGH ADJACENT WALL AND SOFFIT. ALL WALL PENETRATIONS SHALL BE WEATHER SEALED TO ELIMINATE AIR OR MOISTURE FLOW.
 - CLOTHES DRYER EXHAUST SYSTEM - FURNISH & INSTALL A CLOTHES DRYER AIR EXHAUST DUCTWORK SYSTEM WITHIN WALL ACROSS CEILING & DISCHARGE TO ATMOSPHERE IN COMPLIANCE W/ ENERGY & BUILDING CODES.
- ### WARRANTY SCHEDULE
- BUILDING TRADES, HVAC, PLUMBING AND ELECTRICAL SUBCONTRACTORS - SHALL FURNISH A WRITTEN TWO YEAR LABOR, MATERIAL AND EQUIPMENT WARRANTY OF THEIR RESPECTIVE WORK FOR A PERIOD OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION AND MAKE ALL REPAIRS TO DEFECTS IN EQUIPMENT, MATERIAL OR WORKMANSHIP DURING THE WARRANTY PERIOD.
- HVAC AND FLOOR COVERING SUBCONTRACTORS SHALL FURNISH A MANUFACTURERS 10 YEAR WARRANTY FOR REPLACEMENT OF DEFECTIVE PRODUCTS DUE TO MANUFACTURE DEFECT.

- ### GENERAL NOTES: (UNLESS OTHERWISE NOTED)
- ALL WINDOWS WITHIN 2'-0" OF EXTERIOR DOOR SHALL BE MADE OF TEMPERED GLASS.
 - DOORS SHALL BE 6'-8" IN HEIGHT.
 - HEADERS ON FIRST FLOOR SHALL BE 2x12s.
 - MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS.
 - WALLS AND CEILINGS SHALL BE GYPSUM BOARD.
 - CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS.
 - WINDOWS SHALL BE SINGLE HUNG, AND A 6'-8" HEADER.
 - BEDROOM WINDOWS SHALL BE A MAXIMUM OF 3'-8" ABOVE FINISHED FLOOR; A MINIMUM OF 2'-0" HIGH x 1'-8" WIDE AND HAVE A 5/7 SQUARE FOOT NET CLEAR OPENING.
 - FRAMING MATERIAL SHALL BE #2 S.Y.P. (K.D.15).
 - STRUCTURAL BEAMS AND HEADERS SHALL BE #2 S.Y.P. (K.D. 15).
 - PREFABRICATED FIREPLACES SHALL BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUFACTURERS INSTALLATION MANUAL SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AS NEEDED FOR INSPECTION.
 - FIRST FLOOR CEILING JOISTS SHALL BE BASED ON 20 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD UNLESS THEY SUPPORT A SECOND FLOOR PARTITION. IN SUCH A CASE FIRST FLOOR CEILING JOISTS SHALL BE BASED ON A 40 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND A 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD IF THE SECOND FLOOR PARTITION IS RUNNING PERPENDICULAR TO THE DIRECTION OF THEIR SPAN OR 60 POUNDS PER SQUARE FOOT (P.S.F.) AND 10 POUNDS PER SQUARE FOOT (P.S.F.) IF THE SECOND FLOOR PARTITION IS RUNNING PARALLEL TO THE DIRECTION OF THEIR SPAN.
 - SECOND FLOOR CEILING JOISTS SHALL BE BASED ON 30 POUNDS PER SQUARE FOOT (P.S.F.) LIVE LOAD AND 10 POUNDS PER SQUARE FOOT (P.S.F.) DEAD LOAD.
 - ALL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36 KIPS PER SQUARE INCH (K.S.I.).
 - A MINIMUM OF (2) 2x4s SHALL BE PROVIDED FOR VERTICAL SUPPORT UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 5'-0".
 - IF GAS HOT WATER HEATER IS TO BE USED AND IS NOT IN ATTIC, THEN THE HOT WATER HEATER SHALL BE PLACED ON A PEDESTAL 1'-6" ABOVE FINISHED FLOOR.
 - IF GAS HOT WATER HEATER IS LOCATED IN ATTIC THEN THE HOT WATER HEATER SHALL BE PLACED ABOVE A LOAD BEARING PARTITION WALL IN A PAN. INCLUDE RELIEF DRAIN LINE TO OUTSIDE OF HOUSE.
 - 110V CONNECTIONS AND BATTERY BACKUP REQUIRED FOR SMOKE DETECTORS.
 - VENT ALL EXHAUST FANS TO THE OUTSIDE.
 - OUTLETS WITHIN A 6'-0" RADIUS OF A WATER SOURCE SHALL BE GROUND FAULT INTERRUPT (G.F.I.)
 - PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATION IN ATTIC.
 - PROVIDE ELECTRIC DISCONNECT FOR AIR CONDITIONING UNIT(S).
 - VERIFY LOCATION OF ANY FLOOR PLUG WITH OWNER.
 - WHOLE HOUSE TO BE ARC FAULT AS REQUIRED BY CODE.
 - ALL 110V OUTLETS TO BE TAMPER RESISTANT.
 - 50% OF LIGHTING TO BE HIGH EFFICIENCY.
 - PASSAGE DOOR FROM GARAGE TO HOUSE TO HAVE SELF-CLOSER



LOT 1 - KEYSTONE DRIVE

FLOOR PLAN

DATE: 26APR14
 PROJECT: CL-14-145
 DRAWN: BHO
 CHECKED: SRM
 HEATED: 1,473.1#
 SLAB: 1,669.0#
 REVISION: NONE

SHEET NUMBER
A-11
 SHEET 01 OF 04