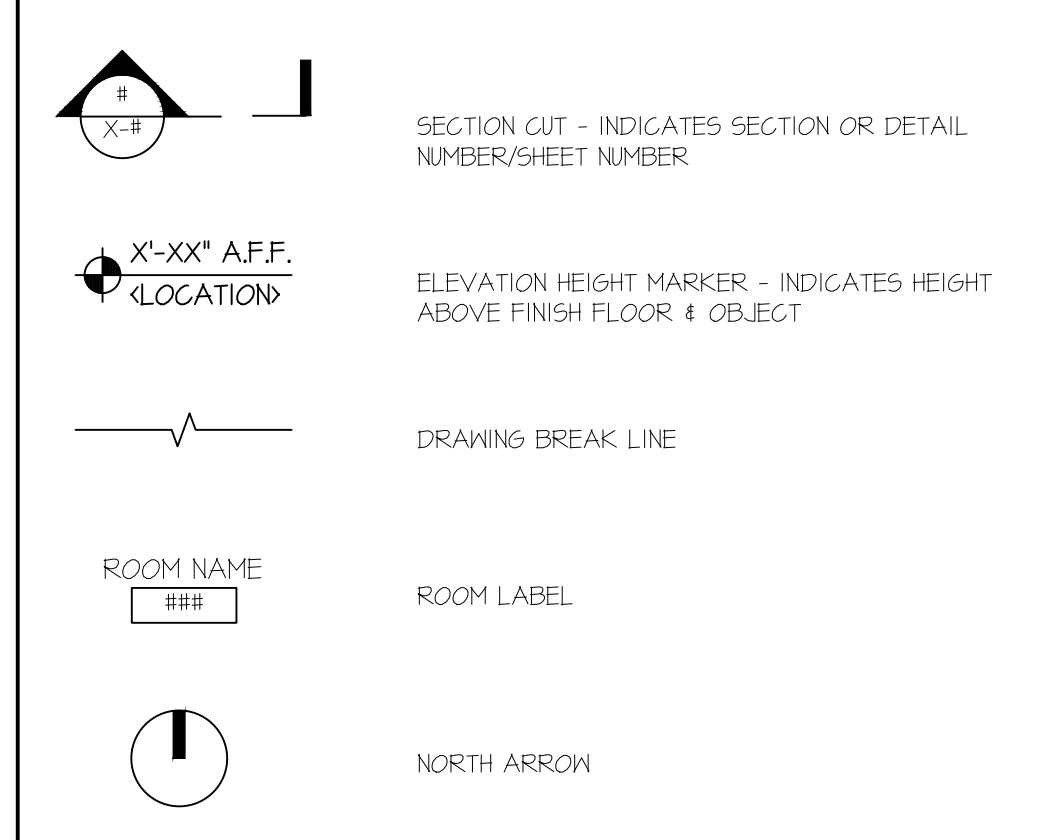
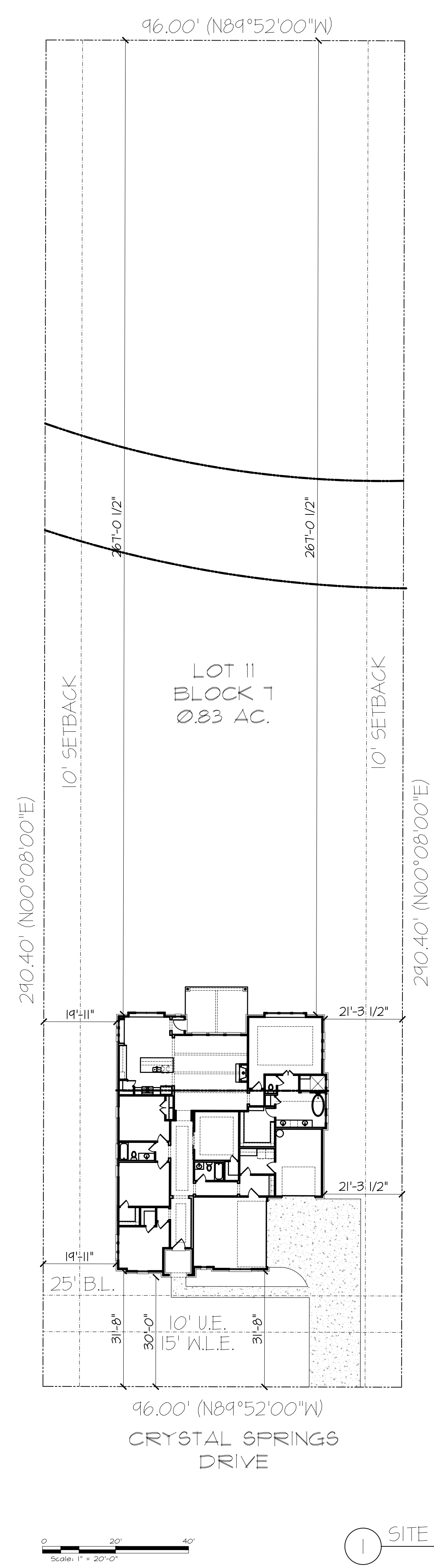


AVG.	AVERAGE
ALT.	ALTERNATE
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
ABV.	ABOVE
ADJ.	ADJACENT
ALUM.	ALUMINUM
ARCH.	ARCHITECT
BALC.	BALCONY
BD.	BOARD
BLDG.	BUILDING
BDRM.	BEDROOM
BLK.	BLOCKING
BM.	BEAM
B.S.	BACKSPLASH
CL.	CENTERLINE
C.O.	CASED OPENING
C.L.O.	CLOSET
C.L.	CEILING
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DECOR.	DECORATIVE
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN65.	DRAWINGS
DN.	DOWN
D.S.	DOWNSPOUT
E.A.	EACH
E.M.	EACH WAY
ELEC.	ELECTRICAL
ELEV/ELV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
EXP.	EXPANSION
E.L.J.	EXPANSION JOINT
EXT.	EXTERIOR
FAB.	FABRICATE
FIN.	FINISH
F.C.	FIRE CODE
FF.	FINISH FLOOR
FF.	FIREPLACE
FLASH.	FLASHING
FLR.	FLOOR
FLOUR.	FLUORESCENT
FTG.	FOOTING
FN.	FOUNDATION
F.B.O.	FURNISHED BY OTHERS
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GA.	GAUGE
GEN.	GENERAL
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM BOARD
GWB.	GYPSUM WALL BOARD
HT./HGT.	HEIGHT
HVAC.	HEATING, VENTILATION, & COOLING
HDR.	HEADER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HD, HT.	HEADER HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
K.S.	KNEE SPACE
LAM.	LAMINATE
L.T.	LIGHT
MFR.	MANUFACTURER
MAS.	MASONRY
M.D.	MASONRY DIMENSION
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEP.	MECHANICAL, ELECTRICAL, & PLUMBING
MED.	MEDIUM
MTL.	METAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
N.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
OPP. H.	OPPOSITE HAND
O.S.B.	ORIENTED STRAND BOARD
O.H.D.	OVERHEAD DOOR
PTD.	PAINTED
PVMT.	PAVEMENT
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLYND.	PLYWOOD
POL.	POLISHED
P.T.	PRESSURE TREATED
R.	RADIUS OR RISER
R.C.	RESILIENT CHANNEL
RECPT.	RECEPTACLE
REF.	REFERENCE OR REFRIGERATOR
REFRIG.	REFRIGERATOR
REINF.	REINFORCING OR REINFORCEMENT
REQD.	REQUIRED
REQMTS.	REQUIREMENTS
RM.	ROOM
R.A.	ROOF DRAIN
R.O.	ROUGH OPENING
S.F.	SQUARE FOOT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
S.A.B.	SOUND ATTENUATING BLANKET
SPEC.	SPECIFIED OR SPECIFICATIONS
S.R.O.	SHEET ROCK OPENING
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
STOR.	STORAGE
SQ.	SQUARE
THK.	THICK
T.	TREAD, TILE, OR TOP
TYP.	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
VGT.	VINYL COMPOSITION TILE
W.W.M.	WELDED WIRE MESH
W.	WITH
WD.	WOOD
W.L.C.	WALK-IN CLOSET
WT./WGT.	WEIGHT
#/LBS.	POUNDS



- ### GENERAL NOTES
- THIS STRUCTURE SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES SET FORTH BY NEW FAIRVIEW, TEXAS. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH IRC 2018.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - ONLY MOST RECENT PLANS SHALL BE USED FOR BIDDING AND/OR CONSTRUCTION PURPOSES; IF IN DOUBT OF MOST RECENT PLAN SET, CONTACT STUDIO254T.
 - ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
 - THE CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY, SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER AND DESIGNER.
 - THERE SHALL BE NO DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND DESIGNER.
 - THE CONTRACTOR SHALL KEEP CONSTRUCTION SITE CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO ALL GLAZING (BOTH SIDES) AND ALL HORIZONTAL AND VERTICAL SURFACES.
 - PROVIDE ALL O & M MANUALS FOR ALL INSTALLED EQUIPMENT, FIXTURES, AND SYSTEMS TO OWNER.

- ### PLAN NOTES
- ALL GUARDRAILS TO BE 36" A.F.F., BALUSTERS AT ALL OPEN RAILS TO BE SPACED SO NOT TO ALLOW AN OBJECT 4" IN DIA. TO PASS THROUGH.
 - ALL WINDOWS WITHIN 5'-0" OF THE BOTTOM STEP OF A STAIR, WITHIN 3'-0" OF STAIR LANDINGS, WITHIN 5'-0" OF TUB DRAIN, OR WITHIN 2'-0" OF DOOR SWING SHALL HAVE SAFETY GLAZING.
 - ALL WINDOWS WITH SILL HEIGHTS BELOW THE MINIMUM OF 24" ABOVE THE FINISHED FLOOR SHALL HAVE OPENINGS WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090, OR BE EQUIPPED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F 2090. CONTRACTOR SHALL VERIFY WITH WINDOW MANUFACTURER THAT PROPOSED WINDOWS COMPLY WITH THESE REQUIREMENTS AND DO NOT REQUIRE FURTHER WINDOW FALL PROTECTION.
 - PROVIDE FIRESTOPPING @ TOP OF WALLS IN STUD CAVITIES, TYPICAL.



14809 CRYSTAL SPRINGS DRIVE

ISSUE FOR REVIEW

REV.	DATE	CHANGE	PLAN STATUS	
			BY	MP
-	03.24.2021	ISSUE FOR REVIEW	MP	MP
-	-	-	-	-

14809 Crystal Springs Drive
Lot 11, Block 7
NEW FAIRVIEW, TX



BUILDING CODE ANALYSIS DATA

SITE ADDRESS:	14809 CRYSTAL SPRINGS DRIVE LOT 11, BLOCK 7										
CODE OFFICIAL CONTACTS:	NEW FAIRVIEW, TEXAS										
APPLICABLE CODES:	IRC 2018										
LOT SIZE :	0.83 ACRES										
BUILDING/CONSTRUCTION TYPE:	V-B (SINGLE FAMILY HOME)										
BUILDING HEIGHT: (FROM GRADE):	MAXIMUM ALLOWABLE: REFER TO NEW FAIRVIEW PROPOSED CONSTRUCTION: 31'-1"										
BUILDING SETBACKS:	REFER TO NEW FAIRVIEW CODES AND PLAT										
PROPOSED CONSTRUCTION	<table border="1"> <tr> <td>GROSS FLOOR AREA (GFA) TABULATION:</td> <td></td> </tr> <tr> <td>FIRST FLOOR (COND. / FOUNDATION)</td> <td>2,435 SQ. FT.</td> </tr> <tr> <td>ADDITIONAL COVERED GARAGE (UNCOND.)</td> <td>676 SQ. FT.</td> </tr> <tr> <td>PORCHES</td> <td>268 SQ. FT.</td> </tr> <tr> <td>TOTAL SLAB</td> <td>3,814 SQ. FT.</td> </tr> </table>	GROSS FLOOR AREA (GFA) TABULATION:		FIRST FLOOR (COND. / FOUNDATION)	2,435 SQ. FT.	ADDITIONAL COVERED GARAGE (UNCOND.)	676 SQ. FT.	PORCHES	268 SQ. FT.	TOTAL SLAB	3,814 SQ. FT.
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PORCHES	268 SQ. FT.										
TOTAL SLAB	3,814 SQ. FT.										

DRAWING LIST

A-001:	COVER SHEET, GENERAL NOTES, AND SITE PLAN
A-100:	FOUNDATION DIMENSION CONTROL
A-101:	FIRST FLOOR PLAN
A-102:	ROOF PLAN
A-201:	BUILDING ELEVATIONS (FRONT / LEFT)
A-202:	BUILDING ELEVATIONS (REAR / RIGHT)
E-100:	FIRST FLOOR ELECTRICAL PLAN

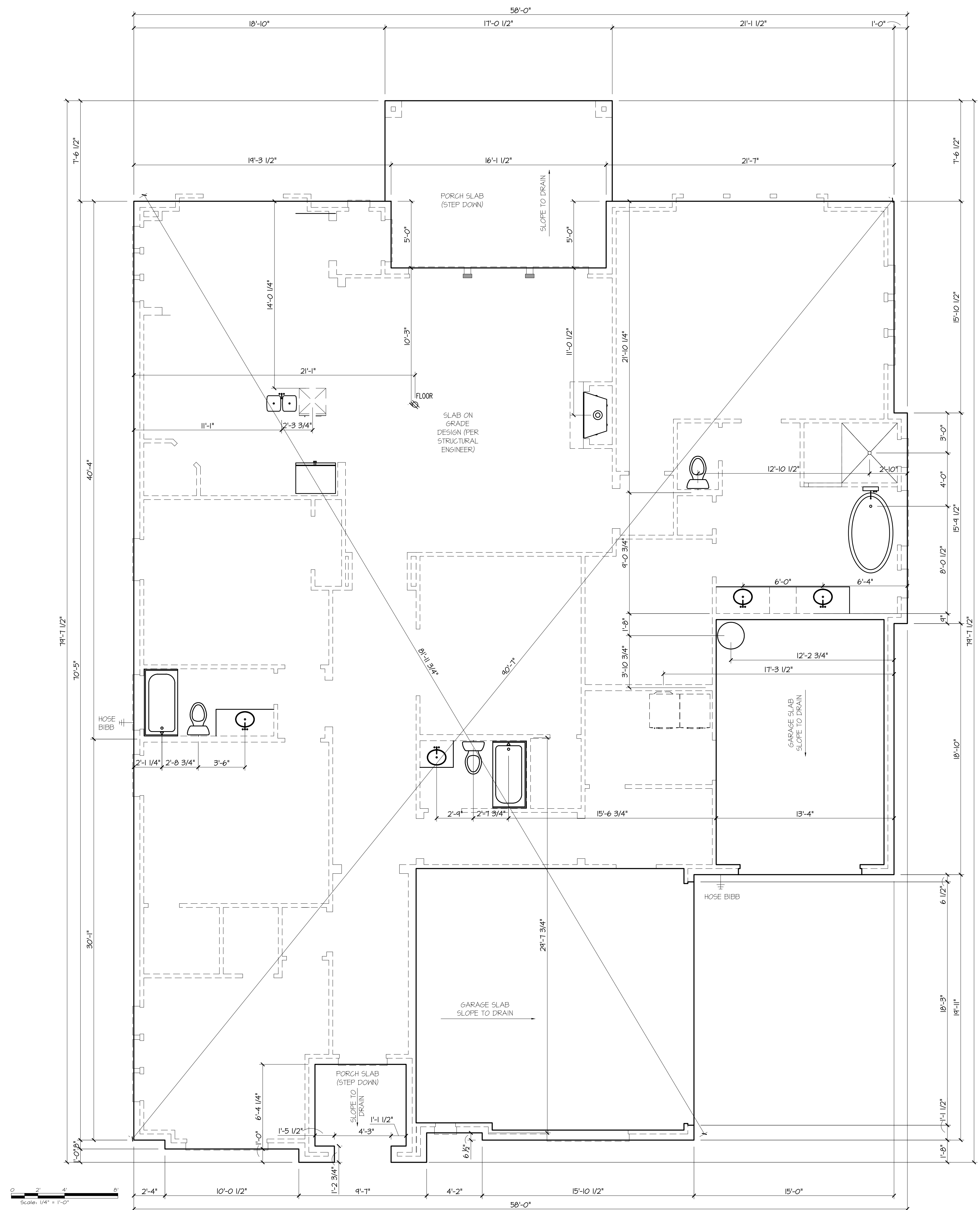
DESIGN	DRAWN	CHKD
RC	MP	MP

SCALE:

JOB No. **S2547.2020.05**

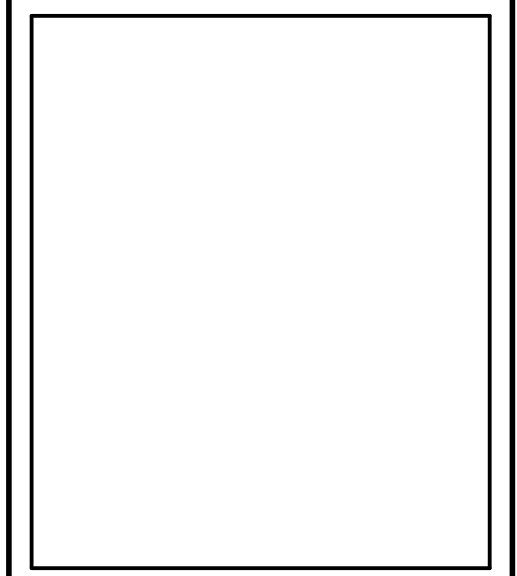
DATE: **2021.03.08**

A-001



PLAN STATUS		
REV.	DATE	BY
-	03.24.2021	MP
-		MP
-		MP
-		
-		

14809 Crystal Springs Drive
Lot 11, Block 7
NEW FAIRVIEW, TX



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 DATE: 2021.03.08

A-100

1 FOUNDATION DIMENSION CONTROL
 SCALE: 1/4" = 1'-0"

14809 Crystal Springs
2021.03.24

DOORS

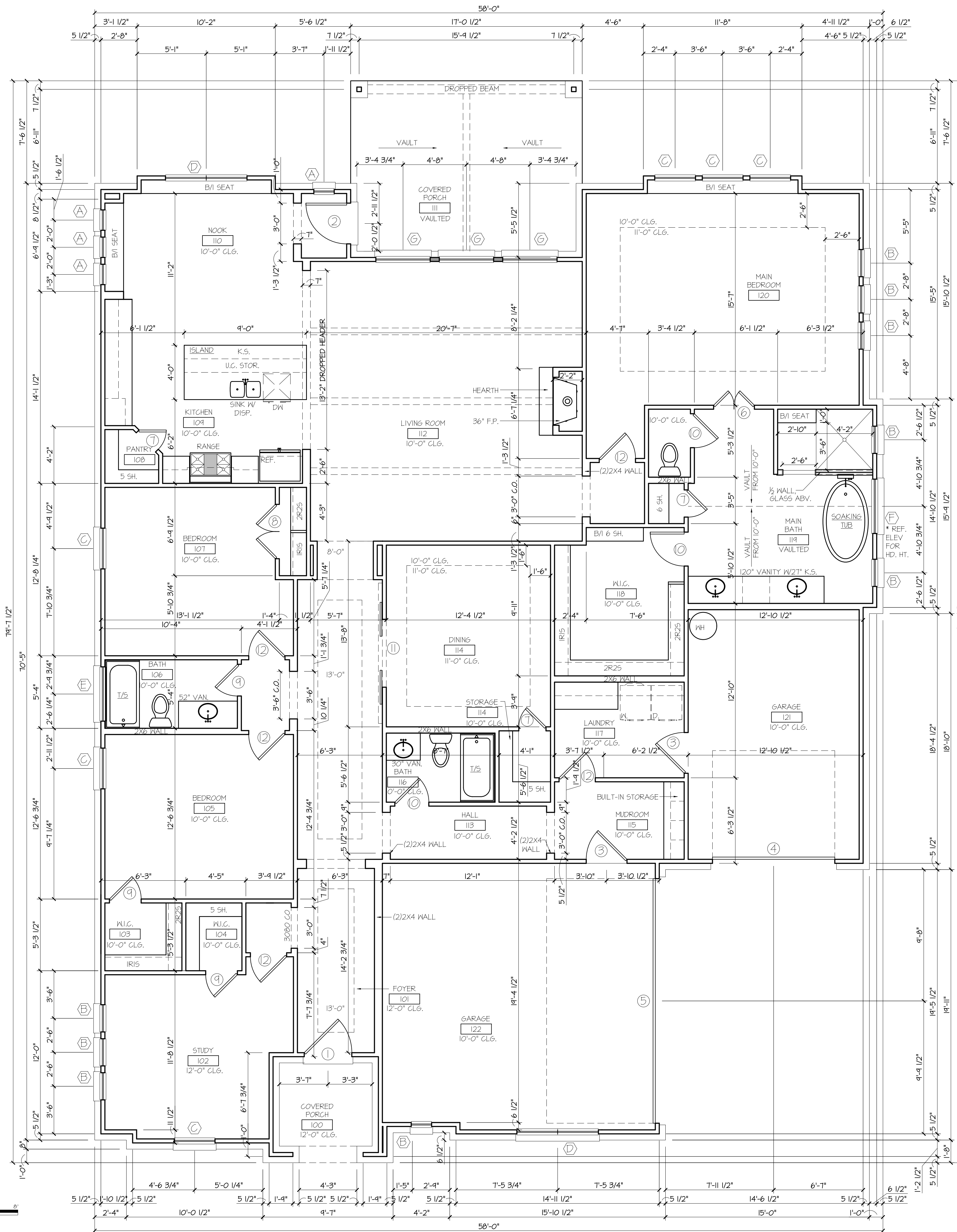
All doors that are 8'-0" in height to have (4) hinges

DESIGNATION	SIZE	TYPE	QUANTITY	COMMENT
1	3680	ENTRY	1	
2	3080	EXT. FULL LIGHT	1	
3	3080	METAL/20 MIN.	2	GARAGE TO HOUSE
4	9080	OHD	1	
5	18080	OHD	1	
6	(2)1680	SC	1	
7	2080	SC	3	
8	(2)2080	SC	1	
9	2480	SC	3	
10	2680	SC	3	
11	(2)2680	SC - BARN	1	
12	2880	SC	5	

WINDOWS

Refer to Elevations for Window Head Heights

DESIGNATION	SIZE	TYPE	QUANTITY	COMMENT
A	1640	FIXED	4	
B	2020	FIXED	9	TEMPERED IN BATHS
C	3060	SH	6	
D	(2)3060	SH	2	
E	4013	FIXED-TEMP	1	
F	4060	FIXED-TEMP	1	NOTE HEAD HEIGHT (REF. ELEVATIONS)
G	4066	SINGLE HUNG	3	



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

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14809 Crystal Springs Drive
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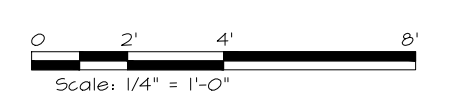
A-101



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

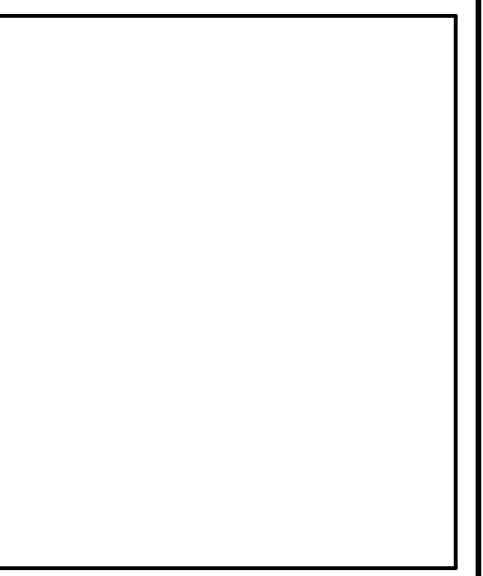
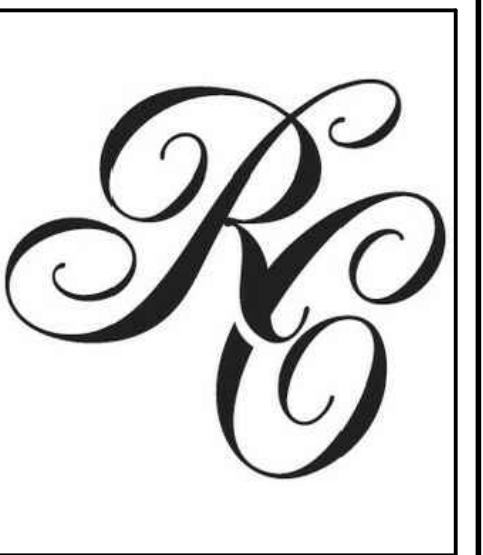


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PLAN STATUS		
REV.	DATE	BY
-	03.24.2021	MP
-		MP
-		MP
-		MP

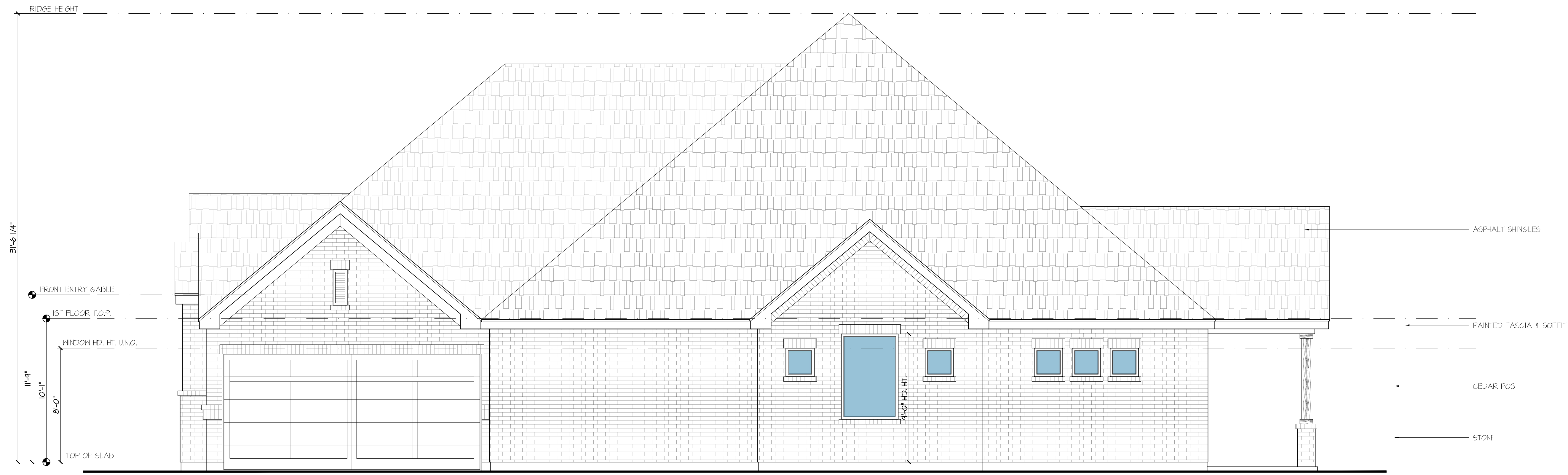
14809 Crystal Springs Drive
Lot 11, Block 7
NEW FAIRVIEW, TX



DESIGN	DRAWN	CHKD
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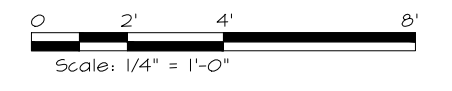
A-201



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

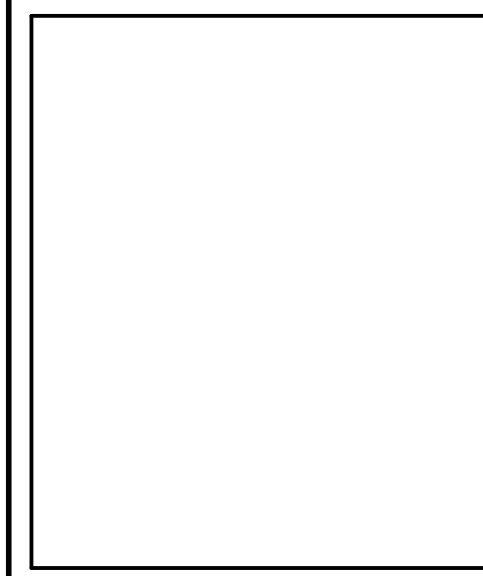
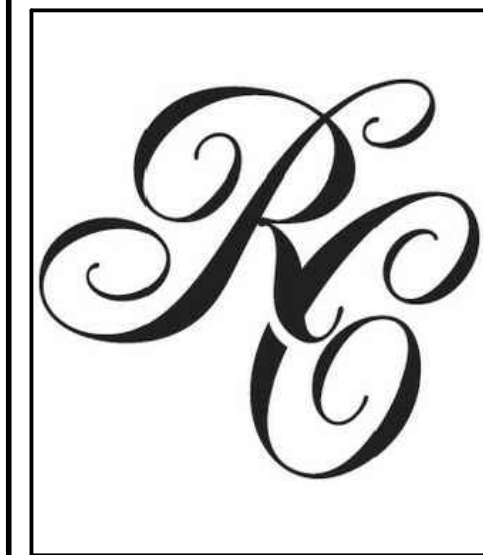


1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



PLAN STATUS		BY
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1		MP
		MP

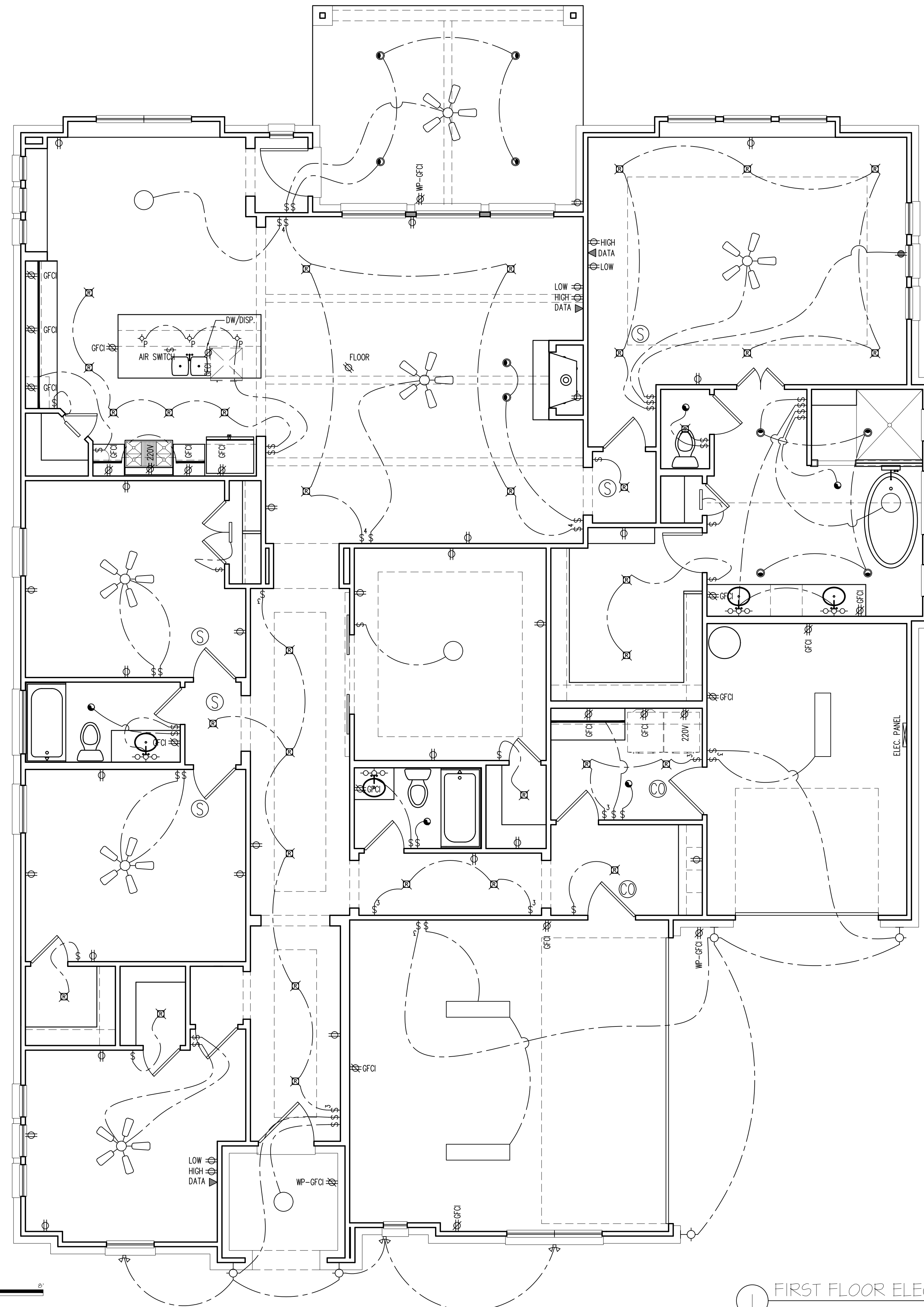
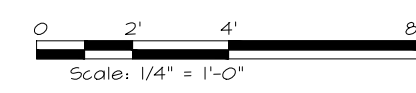
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DESIGN	DRAWN	CHKD
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SCALE:
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SYMBOL	DESCRIPTION
	RECESSED CAN
	CHANDELIER
	PENDANT LIGHT
	BATH LIGHT / EXHAUST FAN COMBO EXHAUST FAN (200 CFM MIN.)
	BATH VANITY LIGHT
	EXTERIOR CARRIAGE LAMP
	EXTERIOR TWIN MOUNTED FLOOD LIGHT
	SURFACE MOUNT 4 X 12 LED
	UNDER COUNTER LED STRIPS
	4" DIRECTIONAL RECESSED LIGHT
	SURFACE MOUNT 8 X 36 LED
	CEILING FAN NO LIGHT KIT
	DUPLEX OUTLET
	GROUND FAULT CIRCUIT INTERRUPT
	GROUND FAULT CIRCUIT INTERRUPT 220V
	EXT. WATERPROOF GROUND FAULT CIRCUIT INTERRUPT
	SWITCH
	SMOKE DETECTOR



1 FIRST FLOOR ELEC. PLAN
SCALE: 1/4" = 1'-0"

**14809 Crystal Springs Drive
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E-100