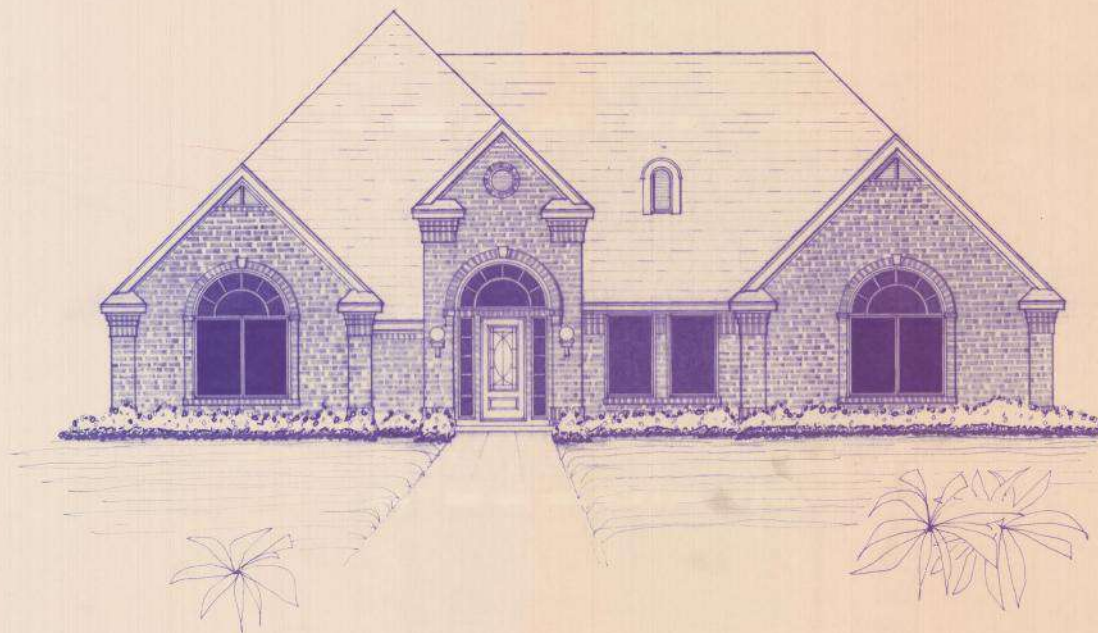




front elevation

50' 1/4" x 1'-0"

NOTES:

- 1/4" PLATE LIT @ ENTRY PORCH
- 20" Ø LOUV. BULLSEYE VENT (3 ENTRY GABLE) @ 15" HD. HT.
- 18" x 36" ARCH HD LOUV. VENT (4 OVER LIBRARY WINDOWS) @ 15" HEAD HEIGHT
- (2) 6" I. LOUV. GABLE VENTS @ MAIN GABLES
- STONE KEYSTONES WHERE SHOWN

residence for:

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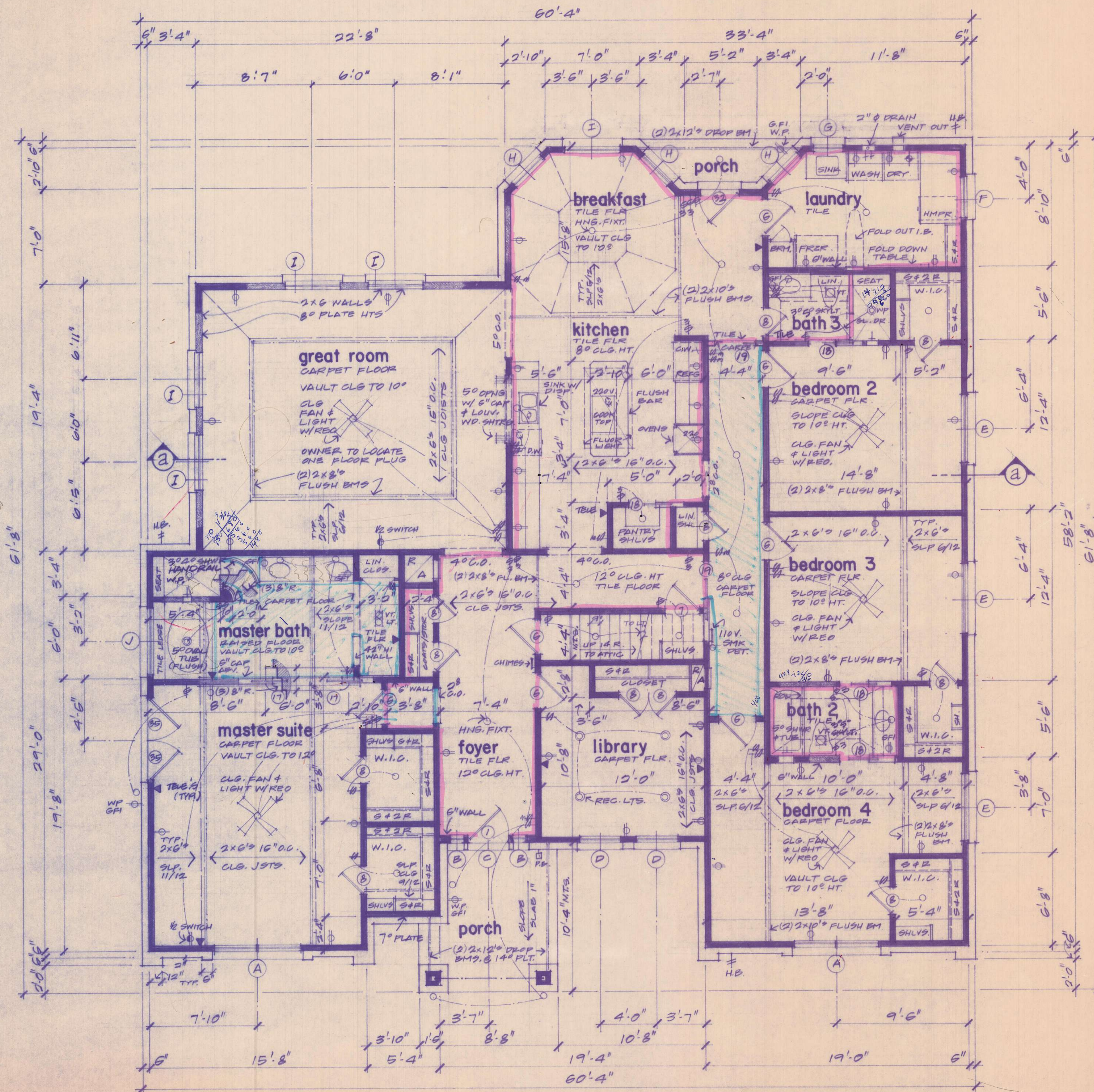
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Designed by:
Reeves design group

plan no. 3163 sheet no. 1 of 6



unless otherwise noted
80 CLG. HTS & PLATE HTS
CARPET FLOOR
SH. KK. WALLS & CLGS
LOCATE W.H. IN ATTIC W/ FAN
& RELIEF LINE TO OUTSIDE
ANGLES @ 45°
110V. SMOKE DETECTORS

bath schedule
TILE FLOORS
SYN. MARBLE DRAINS & SPLASH
SYN. MARBLE @ SHWRS
SYN. MARBLE WALLS @ TUBS
TEMP. GLASS @ TUB & SHWRS.

window schedule
A (2) 30" 5° FIX GL. @ 6" HD. HT. W/ 6" 30" DN. LT. ARCH CAP
ABV. @ 9" HD. HT. (BRONZE FRAMES) (2 REQ'D)
B 10" 6" BEVELED FIX GL. SIDE LTS (2 REQ'D)
C 5" 2" DN. LT. ARCH CAP FX. GL. ABOVE DOOR @ 9" HD. HT.
(BRONZE FRAME) (SEE ELEV.)
D 30" 5° FIX GL. @ 6" HD. HT. (2 REQ'D)
E 58" 40" H.S. @ 6" HD. HT. (3 REQ'D)
F 30" 30" S.H. @ 6" HD. HT.
G 20" 30" S.H. @ 6" HD. HT.
H 30" 60" S.H. @ 6" HD. HT. (3 REQ'D)
I 40" 60" S.H. @ 6" HD. HT. (5 REQ'D)
J 40" 50" TEMP. FIX GL. @ 6" HD. HT.

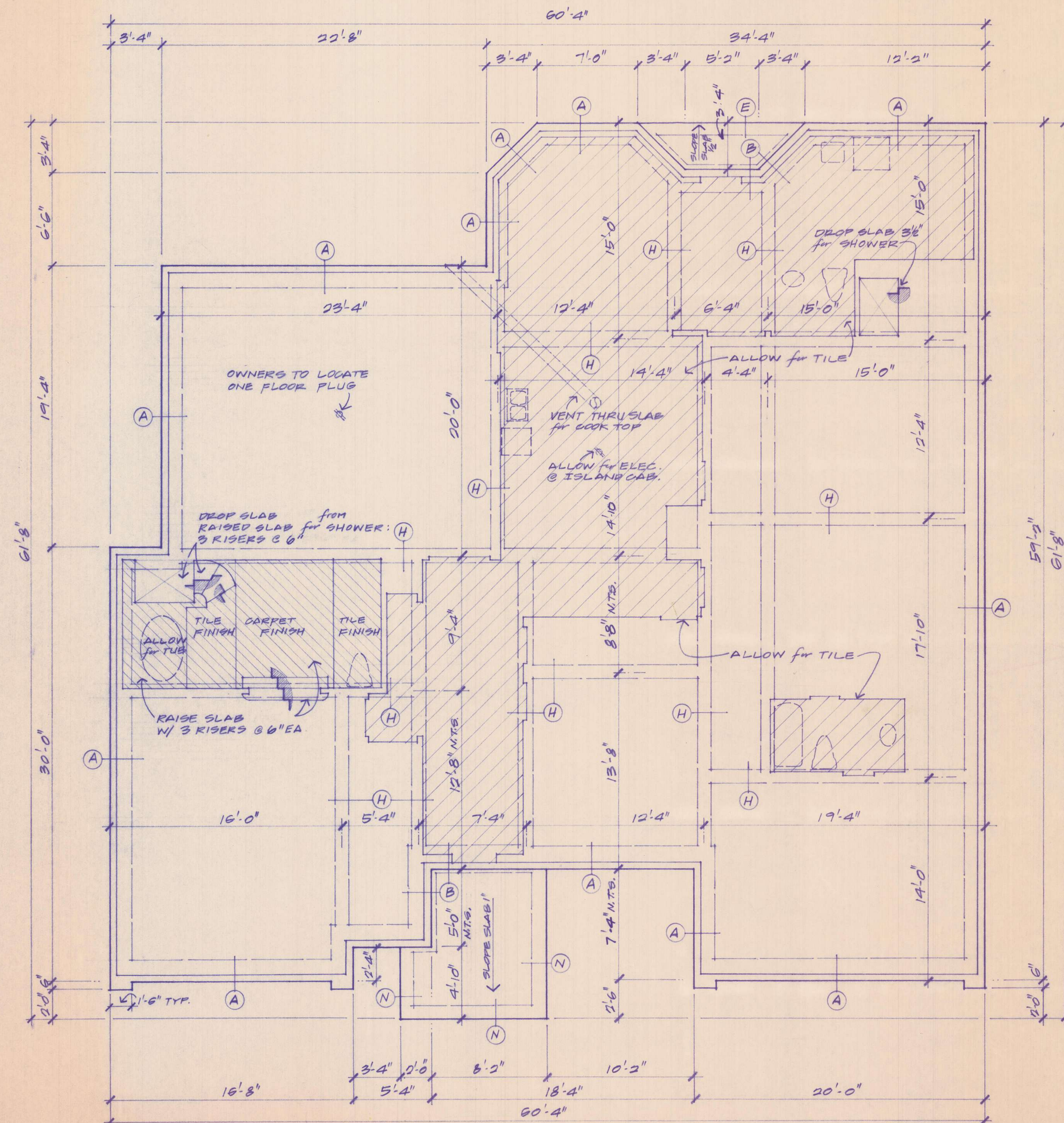
square footage

LIVING AREA	3163
COV'D. PORCHES	120
DET. GARAGE	484
TOTAL AREA	3767

floor plan
30' 1/4" = 1' 0"

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foundation plan

* ALL ANGLES @ 45° *

90' 1/4" = 11'-0"

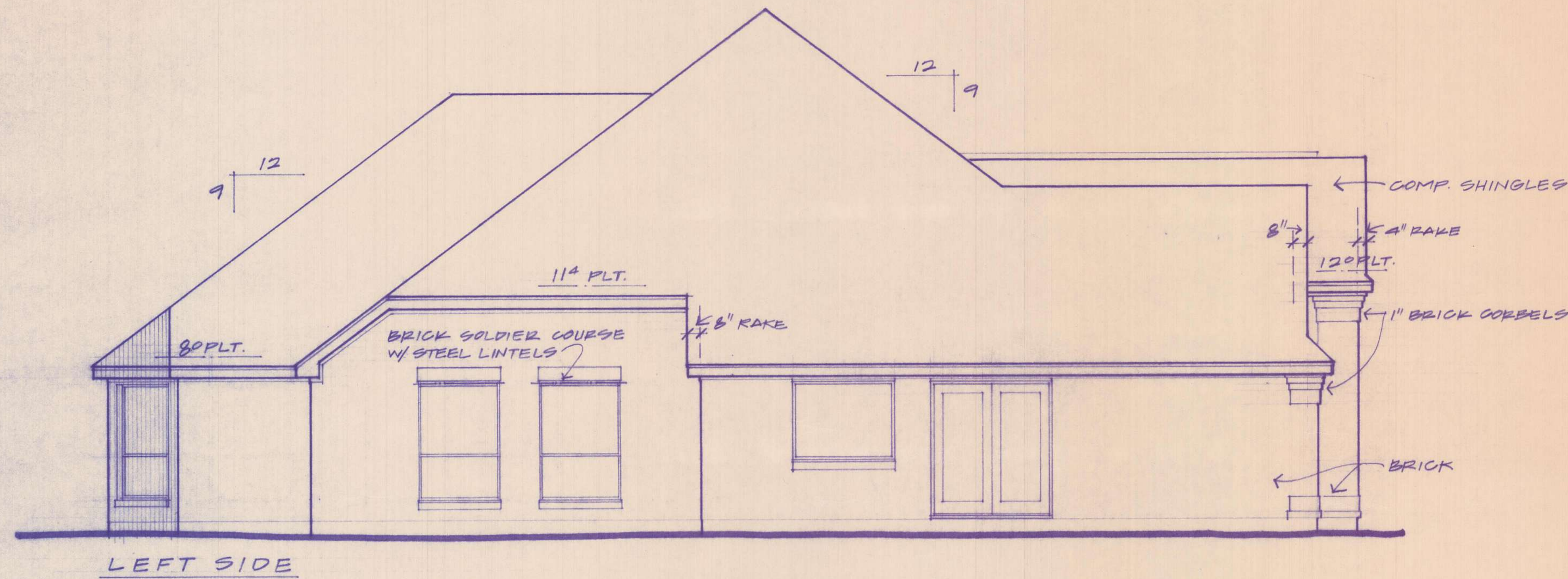
• SITE LOCATION & LEGAL DESCRIPTION -
2.0168 AC. BEING THE SOUTH 1/2 OF
LOT 5, OF THE SUBD. OF SECTION 10 H.T. &
B.R.R. CO. SURVEY, ABSTRACT 478,
BRAZORIA, COUNTY TX.

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PLAN NO. 3163 SHEET NO. 3 of 4

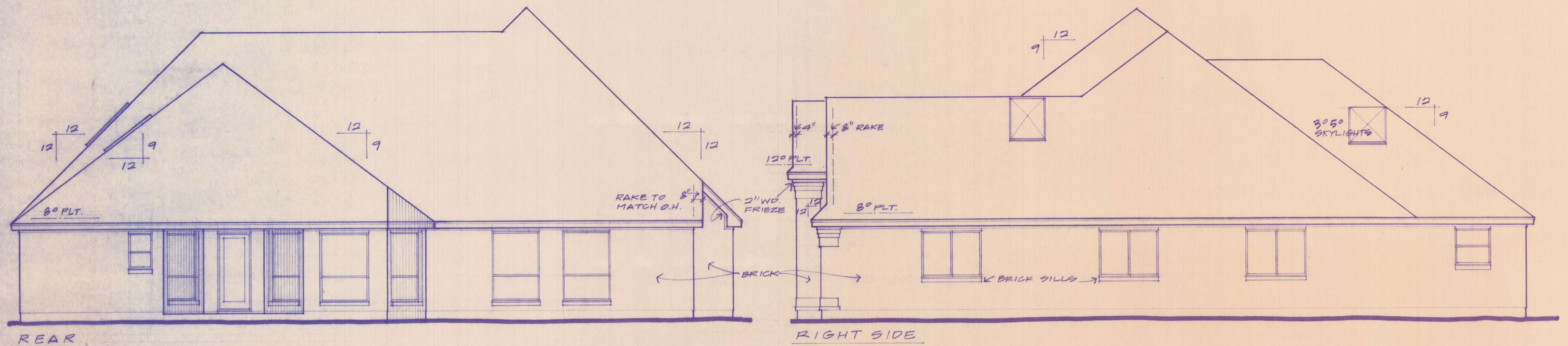


elevations

90' 1/4" = 1'-0"

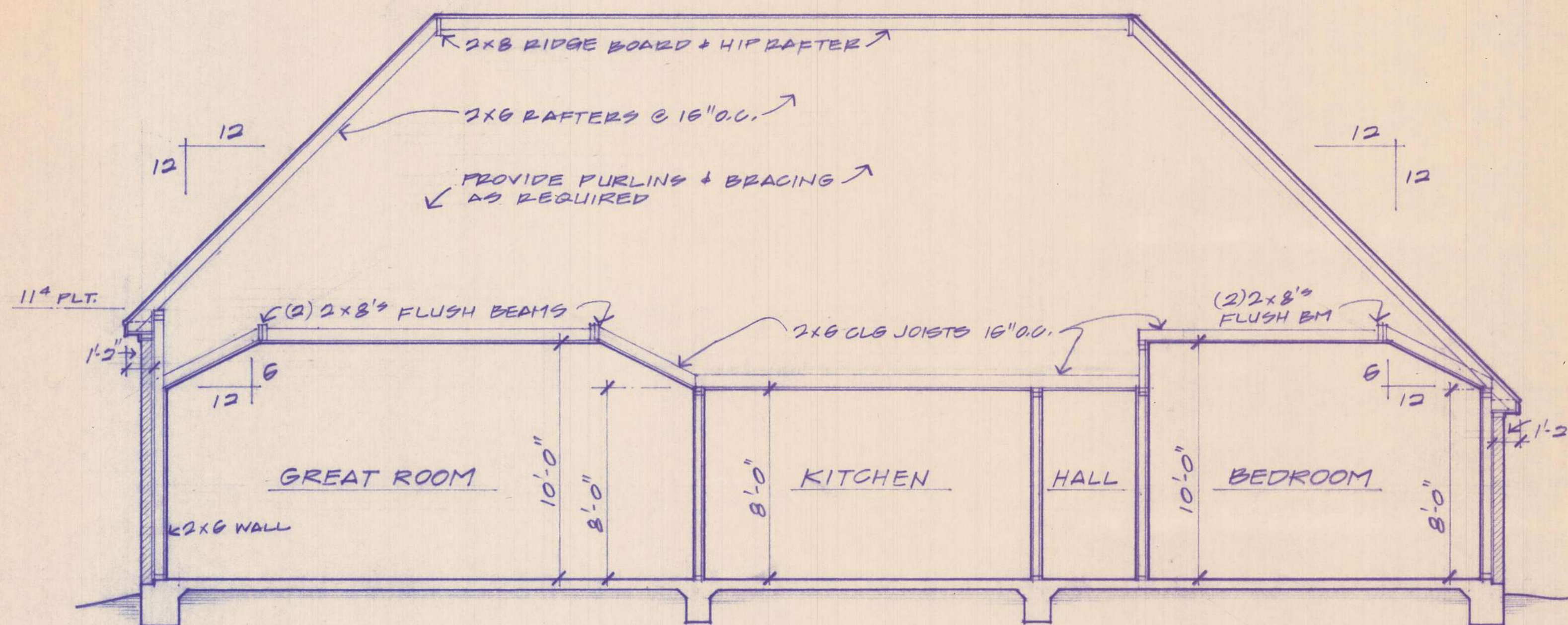
1'-2" ROOF OVERHANGS
(FROM FRAME) 3 12/12 &
12/9 SLOPES SAME

5 1/2" WIDE FASCIA & RAKE BOARDS
2" FRIEZE



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cross section

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

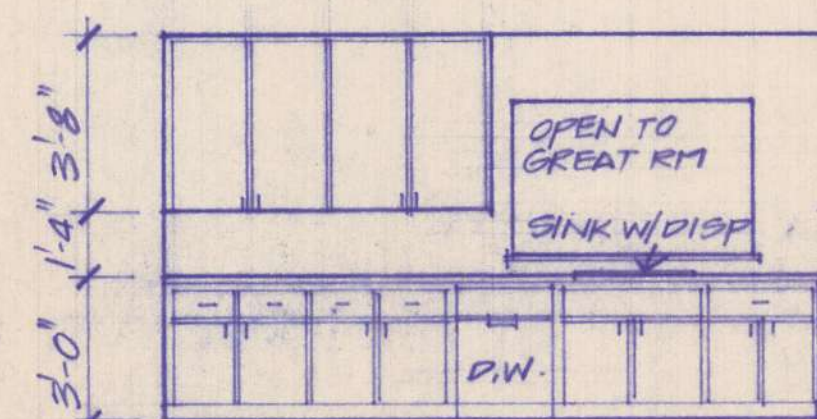
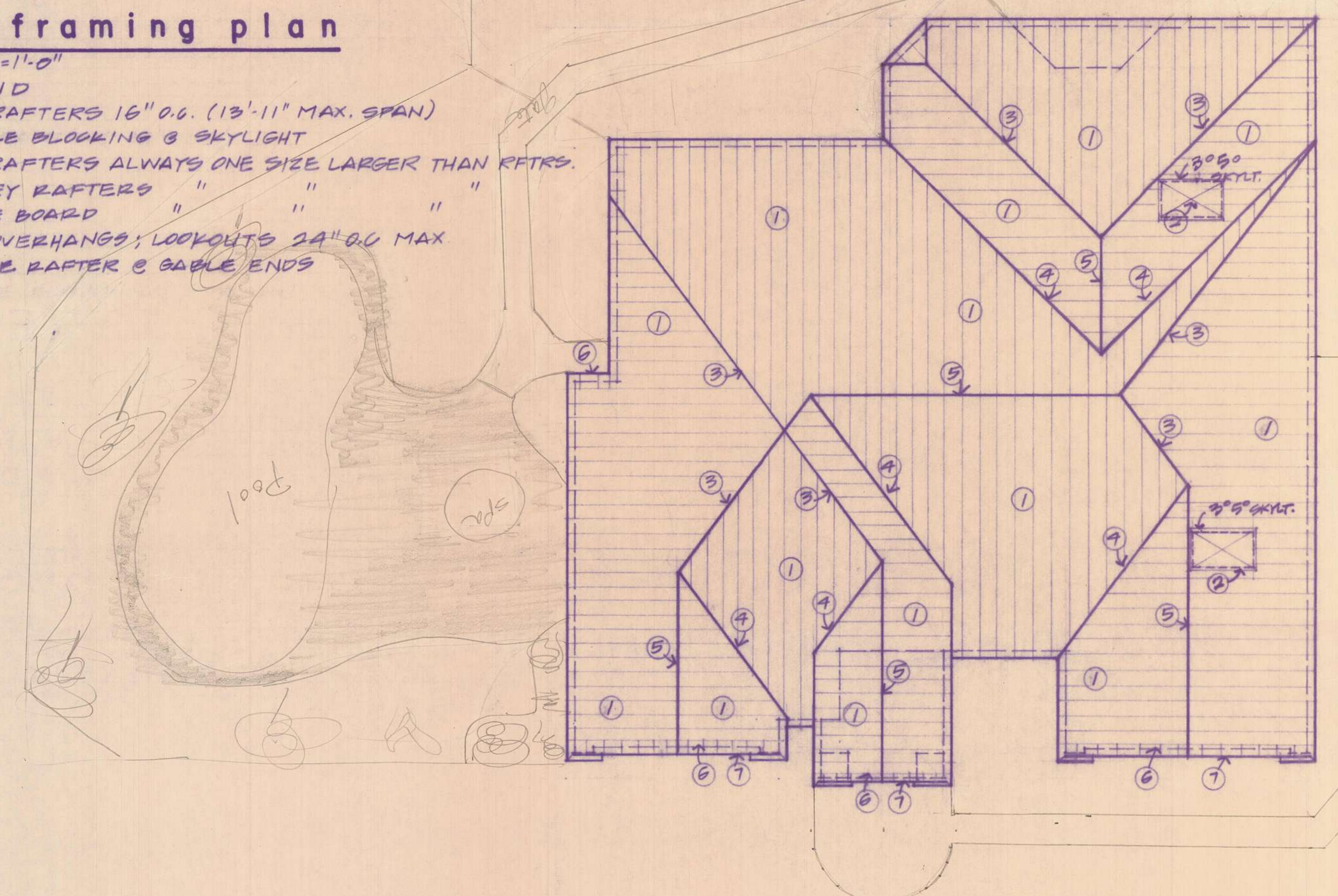
ALL LOAD BEARING WALLS: STUDS 16" O.C. MAX.

roof framing plan

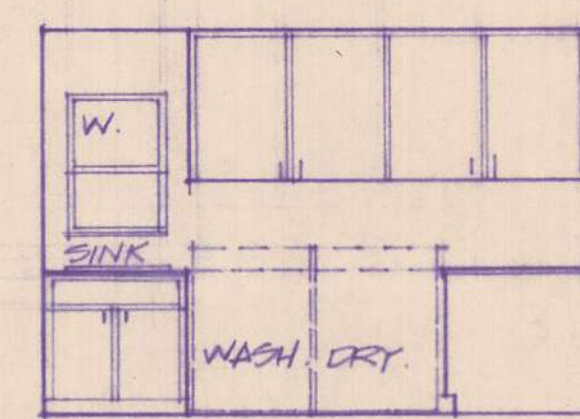
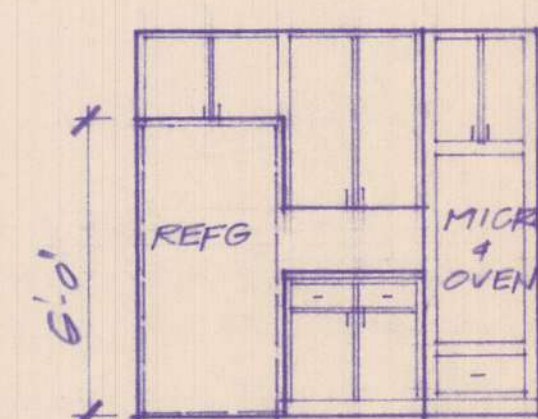
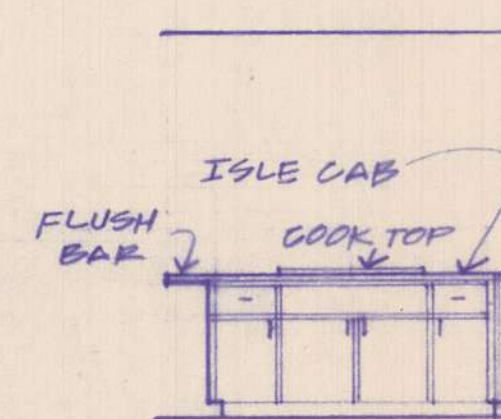
SC: 1/8" = 1'-0"

LEGEND

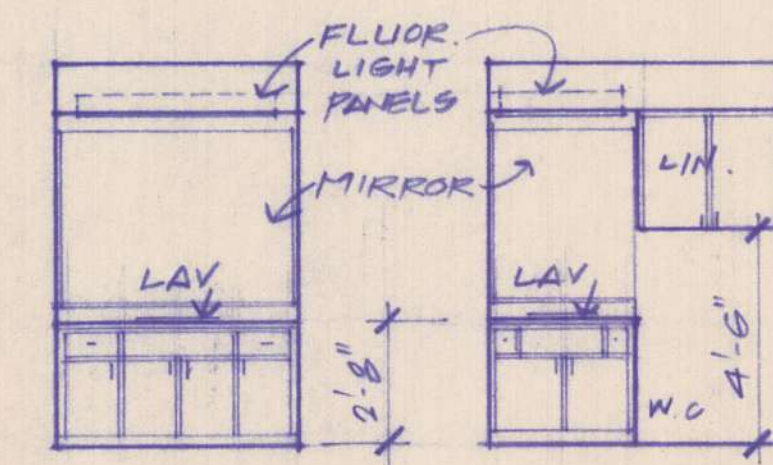
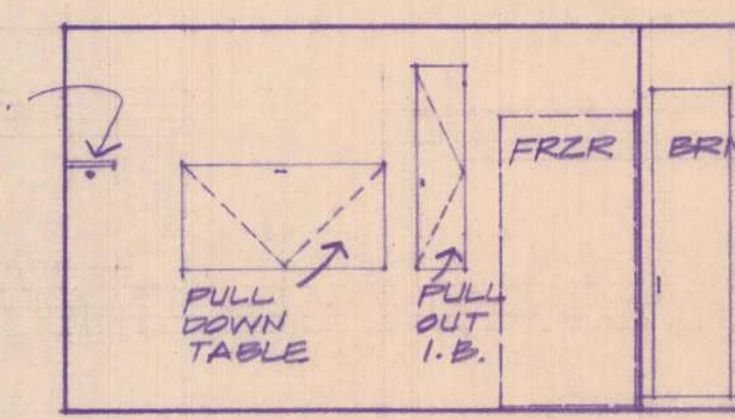
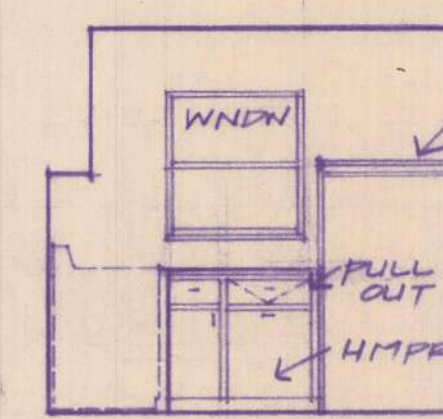
- 1 2x6 RAFTERS 16" O.C. (13'-11" MAX. SPAN)
- 2 DOUBLE BLOCKING @ SKYLIGHT
- 3 HIP RAFTERS ALWAYS ONE SIZE LARGER THAN RFTRS.
- 4 VALLEY RAFTERS " " "
- 5 RIDGE BOARD " " "
- 6 2x4 OVERHANGS; LOOKOUTS 24" O.C. MAX
- 7 DOUBLE RAFTER @ GABLE ENDS



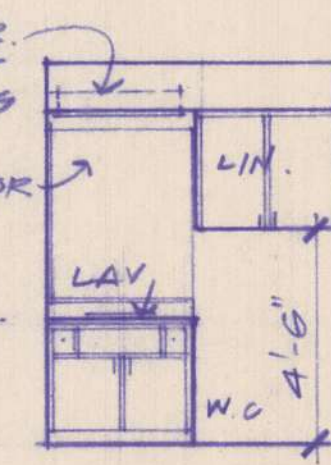
KITCHEN



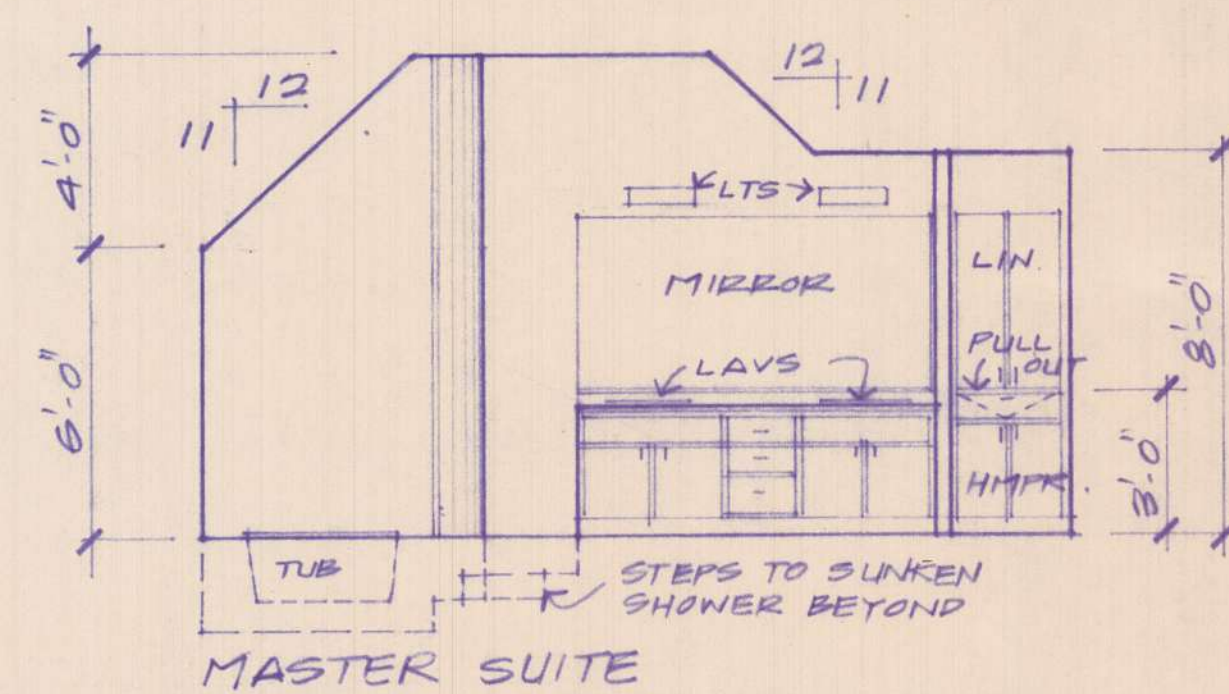
LAUNDRY



BATH 2



BATH 3



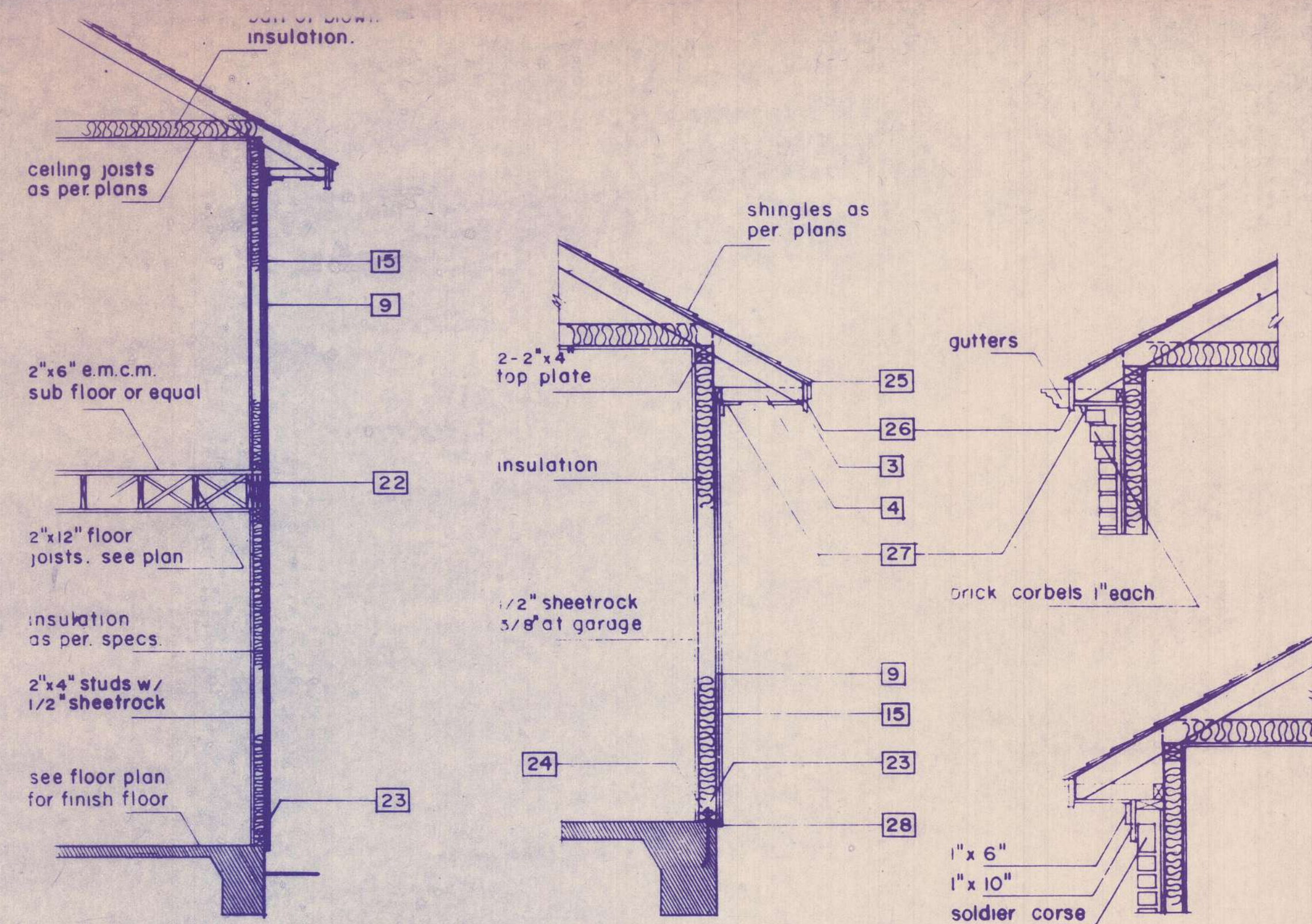
MASTER SUITE

interior details

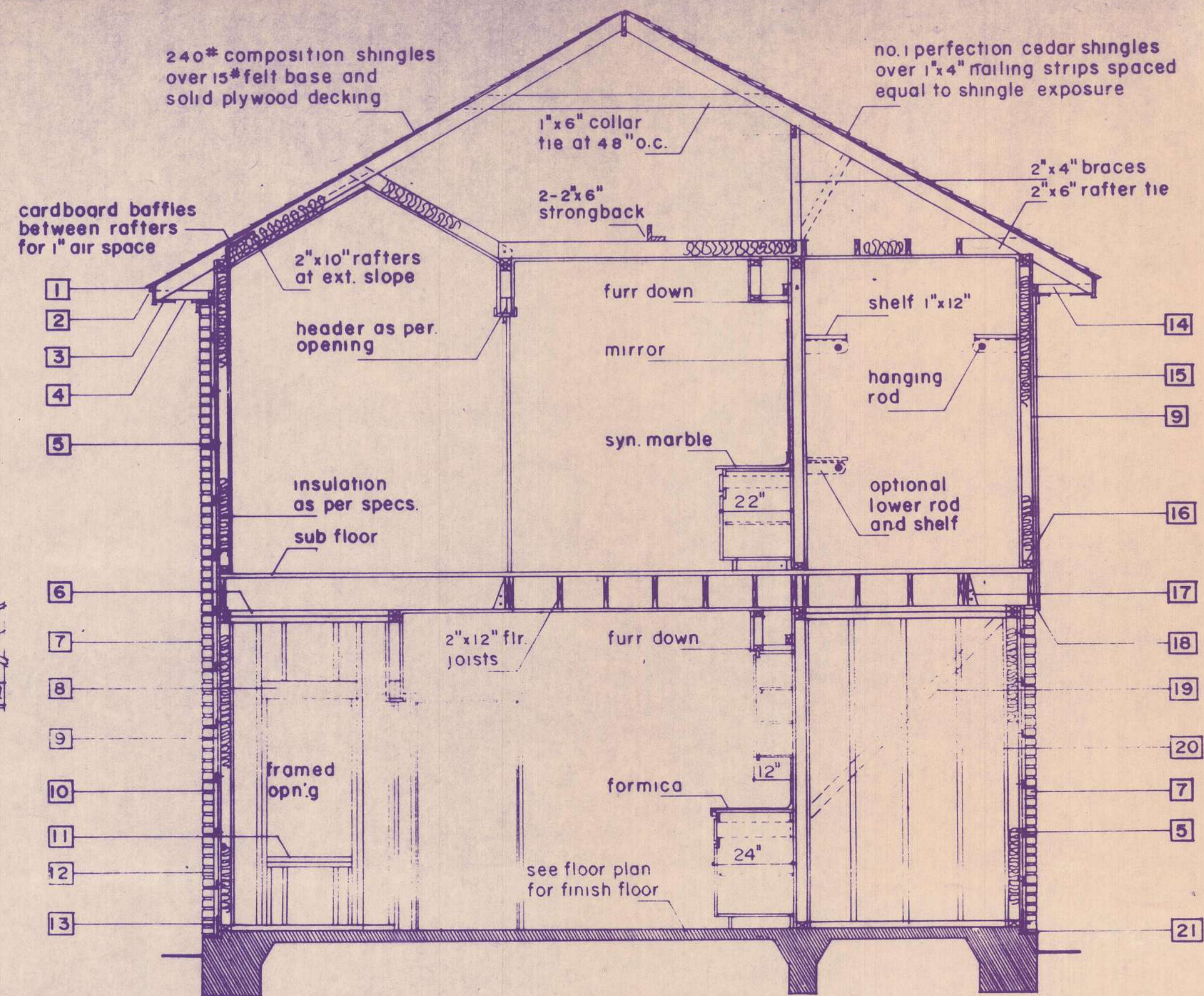
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FRIEZE DETAILS



TYPICAL TWO STORY AND ONE STORY SECTIONS

- 1"x2" shingle mould
- 1"x6" fascia board
- 1"x6" soffit or ext. grade plywd.
- 8m. screen vent
- metal wall ties at 24" o.c. every 5th course
- 2-2"x4" continuous top plate
- face brick veneer
- header as per opening
- 1/2" insulating sheathing
- air space
- 2-2"x4" sill at opening
- felt or visqueen barrier
- 30lb. felt on shelf below brick and 12" up wall behind gyp.
- 2"x4" outlooker and nailer
- wood siding
- 2"x4" sole plate
- joist hanger
- seal op'g w/ caulking
- 1"x4" corner brace at 45°, or plywood
- 1/2" sheetrock
- weep holes at 36" o.c. first course
- 1"x3" cross bridging
- 2"x4" treated sole plate
- 30lb. felt below sole plate
- 1"x4" trim board
- 1"x8" fascia board
- 1"x2" or 1"x4" frieze board
- 1/2"x10" anchor bolts at 60" o.c.

18 lite	2 lite	15 lite	1 lite	10 lite	6 panel	entry
3'-0" 10	3'-0" 13	3'-0" 34	3'-0" 35	2'-0" 39	3'-0" 44	3'-0" 11
2'-8" 11	2'-8" 14	2'-8" 33	2'-8" 32	2'-6" 36	2'-8" 45	2'-8" 4
2'-6" 12	2'-6" 15	2'-6" 36	2'-6" 37		2'-6" 46	2'-6" 9

hinged slab	half glass	pocket slab	bi folds	double slab by pass	double doors
1'-6" 3	2'-8" 3	2'-0" 18	3'-0" 40	2- 2'-0" 20	2-1'-0" 24
2'-0" 8		2'-6" 17	4'-0" 41	2- 2'-6" 21	2-1'-4" 25
2'-6" 7		2'-8" 16	5'-0" 42	2- 2'-8" 22	2-1'-6" 26
2'-8" 6		3'-0" 19	6'-0" 43	2- 3'-0" 23	
3'-0" 2					

DOOR SCHEDULE

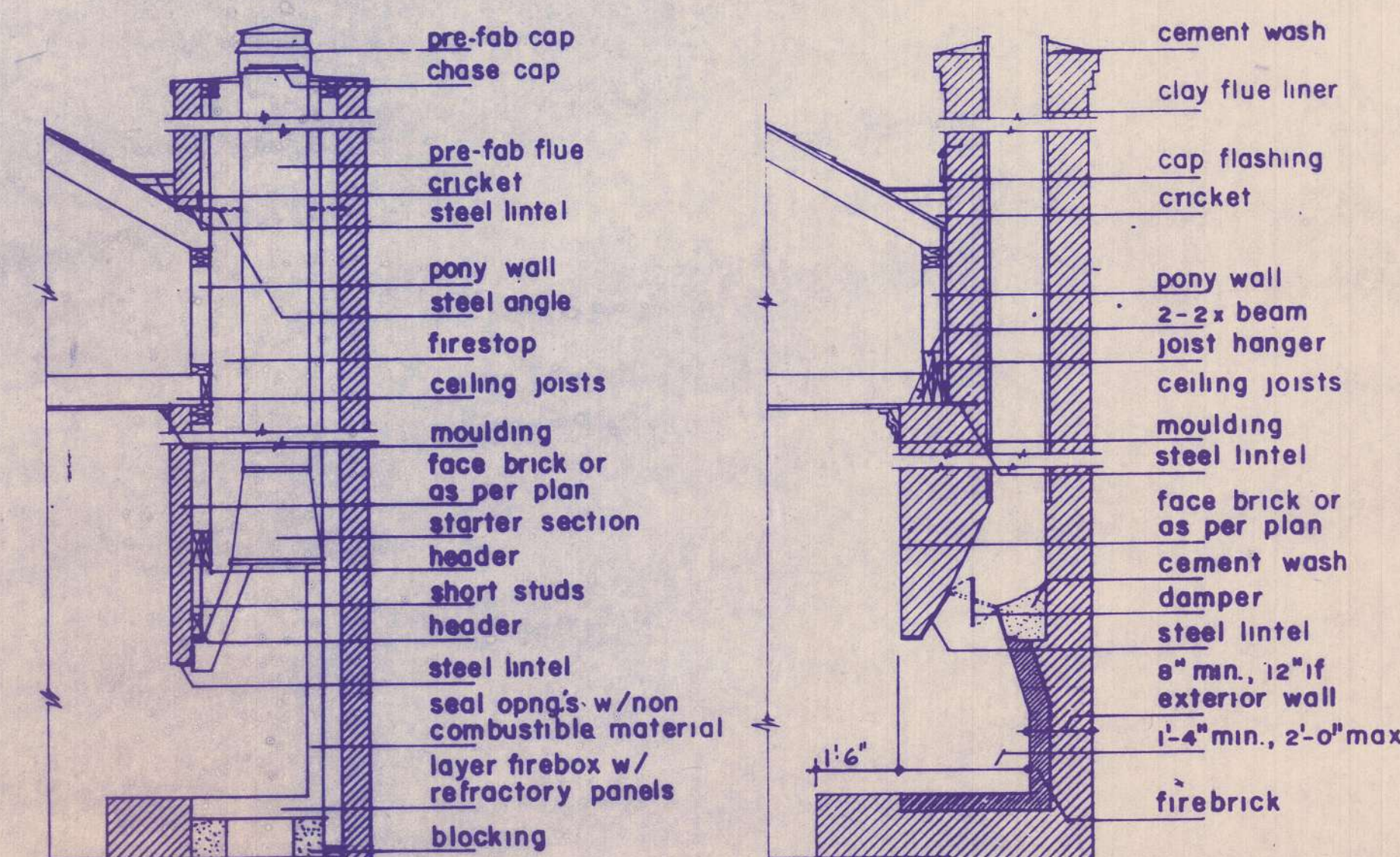
GENERAL FRAMING NOTES

1. hip, valley rafters and ridge boards to always be one size larger than rafters.
2. provide collar ties at upper 1/3 the distance between ridge board and joists 48" o.c.
3. all rafters to be 2"x6" at 16" o.c. unless otherwise noted on plan.
4. all headers to be 2"x12" min. at first floor on all two story plans.
5. double floor joists below all partitions parallel to joists span.
6. provide bridging at 8'-0" o.c. at 2"x12" joists.
7. provide 2"x6" rafter ties at all plates where joists run perpendicular to rafters.
8. provide 2-2"x6" strongback at spans over 10'-0"
9. all structural framing to be no. 3 material w/ 19% m.c. (max.) at time of installation

STEEL ANGLE LINTEL TABLE

clear spans	5'-0" or less	6'-0" or less	7'-0" or less	8'-0" or less	9'-0" or less	10'-0" or less
angle sizes	∠ 3 1/2" x 3 1/2" x 5/16"	∠ 4" x 3 1/2" x 5/16"	∠ 4" x 3 1/2" x 5/16"	∠ 5" x 3 1/2" x 5/16"	∠ 5" x 3 1/2" x 3/8"	∠ 6" x 3 1/2" x 3/8"

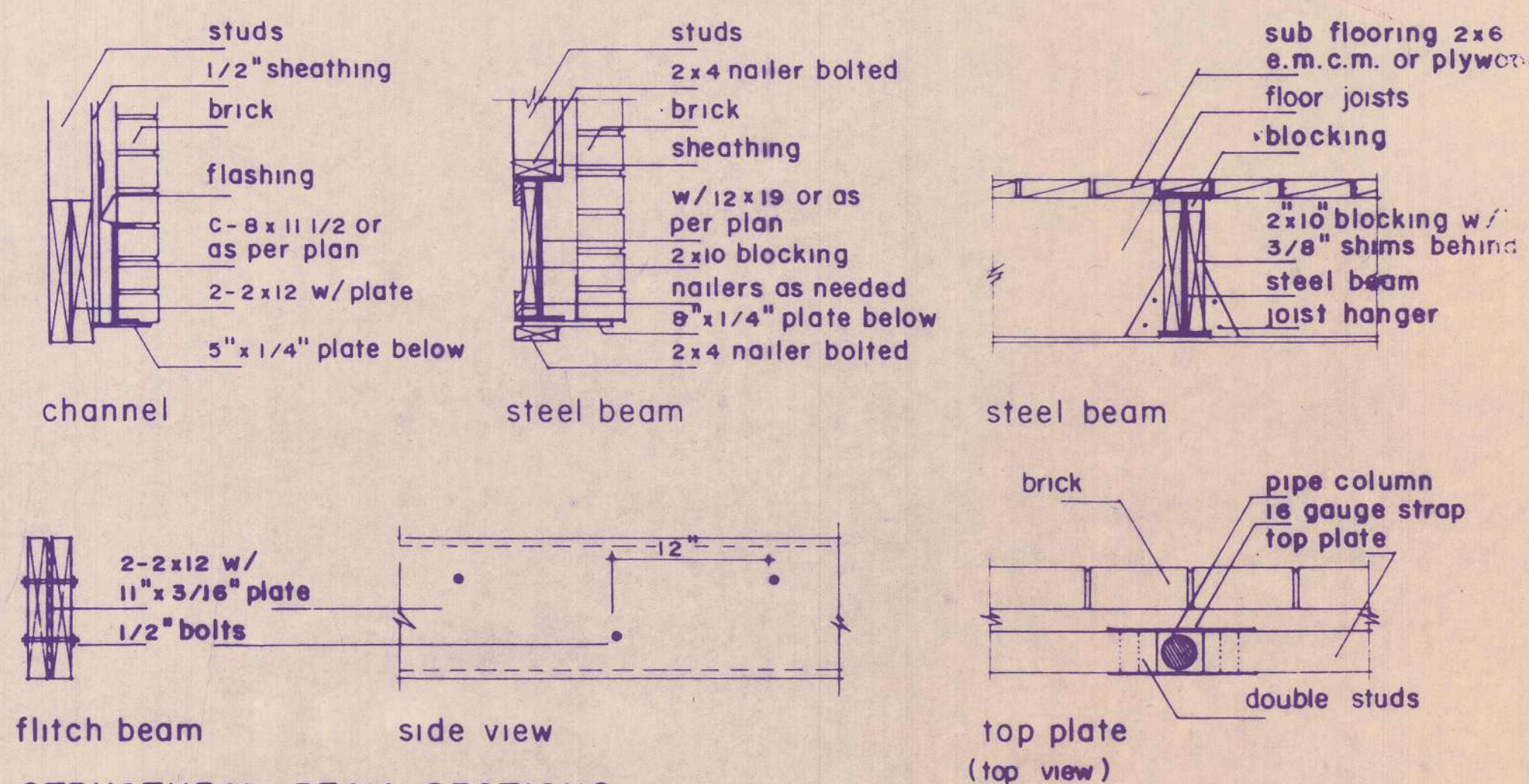
ROOF FRAMING SECTIONS



pre-fab fireplace

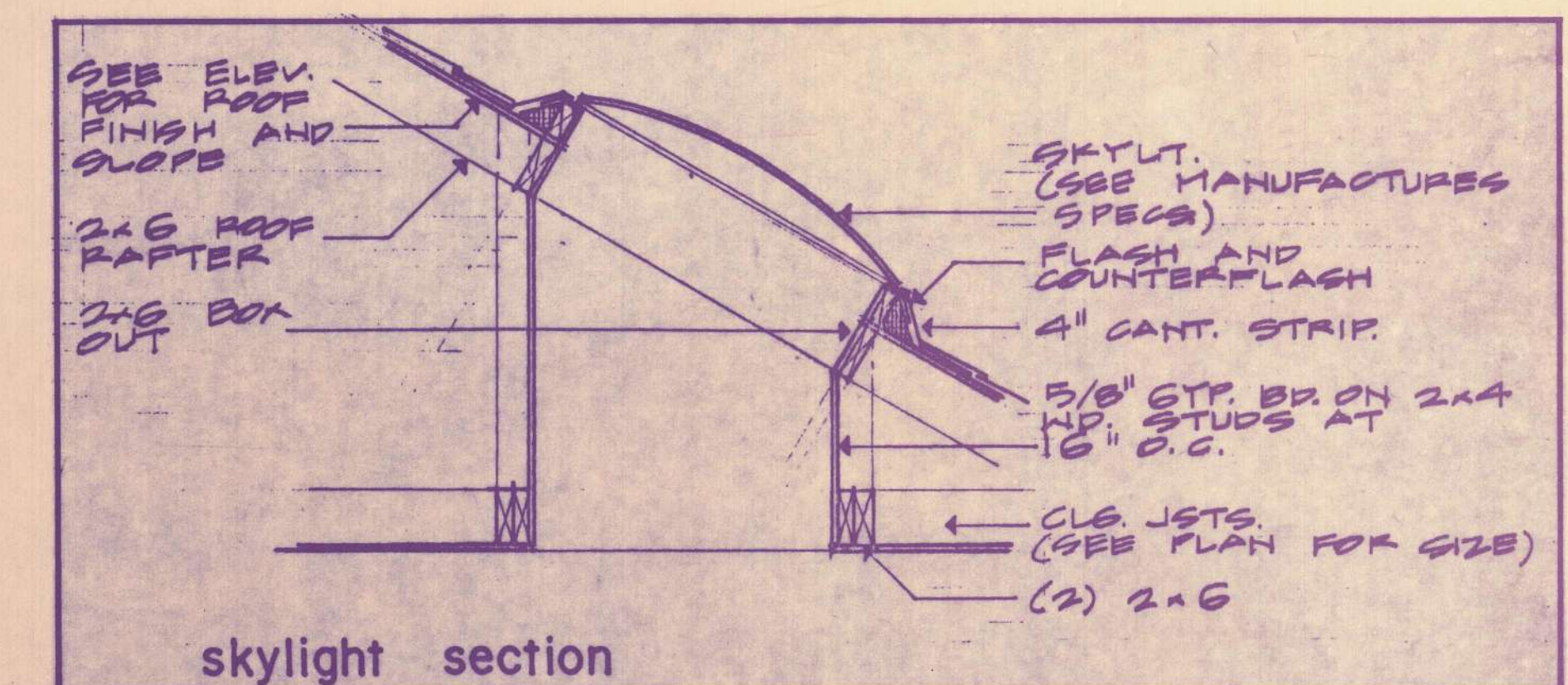
brick fireplace

FIREPLACE SECTIONS



STRUCTURAL BEAM SECTIONS

SPECIFICATIONS FROM SOUTHERN FOREST PRODUCTS		GRADE NO. 3 K.D.Y.P.	
CEILING JOISTS MAX. SPAN	FLOOR JOISTS MAX. SPAN	RAFTER MAX. SPAN	HEADER SCHEDULE
limited attic storage	40 psf live load	slopes over 3/12	beam max. span
2"x6" at 16" o.c. 13'-2"	2"x12" at 12" o.c. 21'-7"	2"x6" at 12" o.c. 16'-1"	2-2"x4" on edge 3'-6"
2"x8" at 16" o.c. 17'-5"	2"x12" at 16" o.c. 19'-7"	2"x6" at 16" o.c. 13'-11"	2-2"x6" on edge 4'-6"
2"x10" at 16" o.c. 22'-2"	2"x12" at 24" o.c. 17'-1"	2"x6" at 24" o.c. 11'-4"	2-2"x8" on edge 6'-0"
do not exceed given dim.	do not exceed given dim.	20psf live ld. - 7psf dead ld.	2-2"x10" on edge 7'-6"



skylight section

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houston, texas 77289
typical detail sheet