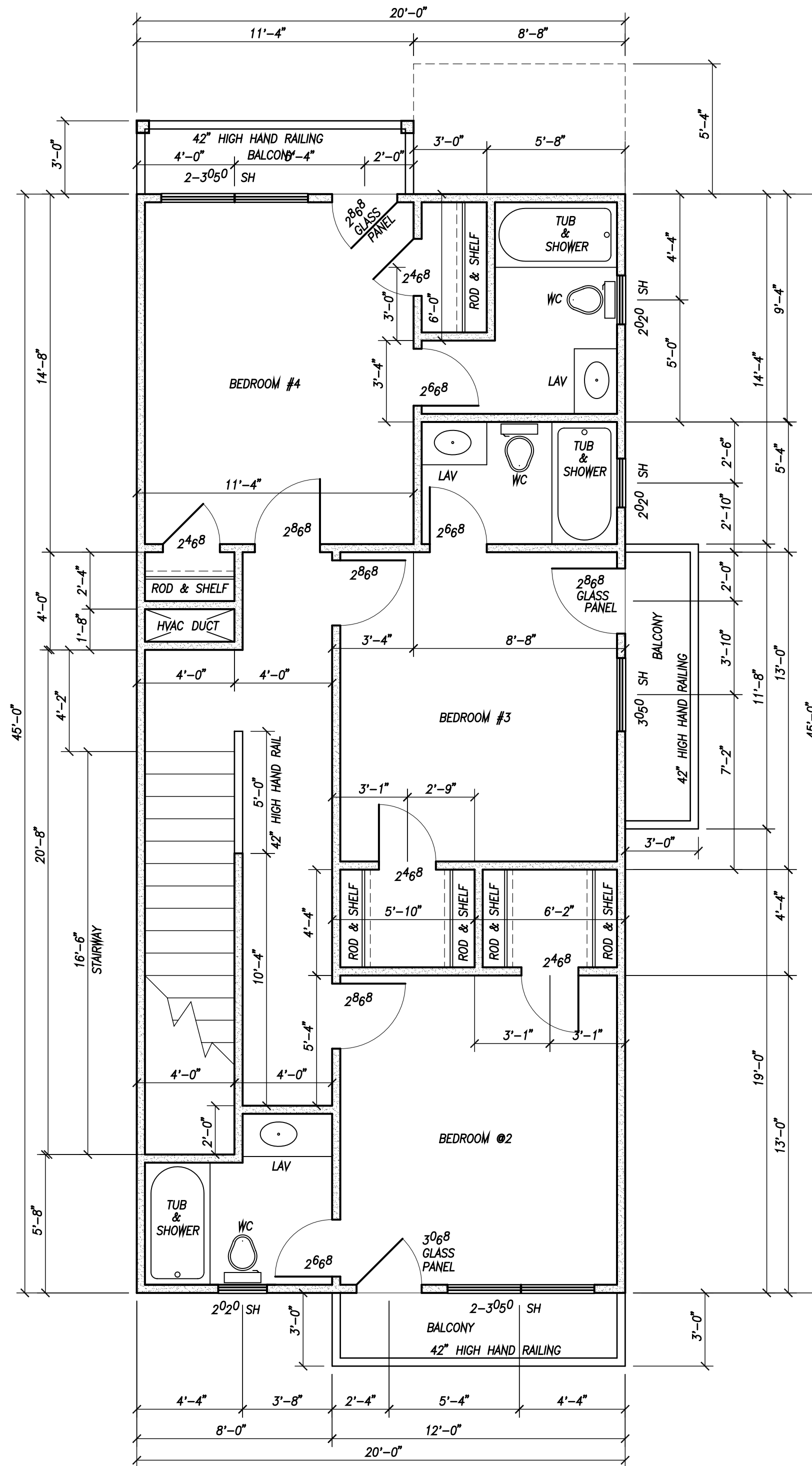


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

GENERAL NOTES:

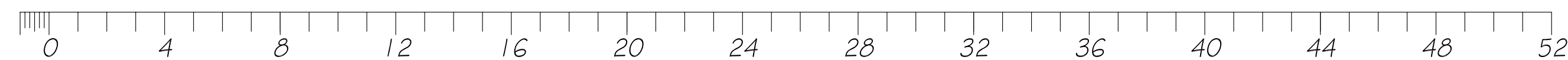
- ALL MATERIALS AND WORKMANSHIP TO COMPLY OR EXCEED WITH BUILDING STANDARDS IDENTIFIED IN THE "STANDARD BUILDING CODE" BY SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL AND THE "INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS" BY INTERNATIONAL CODE COUNCIL, INC. AND "MANUAL OF ACCEPTABLE PRACTICES TO THE HUD MINIMUM PROPERTY STANDARDS" BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE HOME BUILDER, REMODELER OR USER OF THESE PLANS, TO BE REGISTERED WITH THE "TEXAS RESIDENTIAL CONSTRUCTION COMMISSION" AS REQUIRED BY TEXAS LAW. THE HOME OR REMODEL CONSTRUCTED FROM THESE PLANS IS TO BE REGISTERED WITH THE "TEXAS RESIDENTIAL CONSTRUCTION COMMISSION" AS REQUIRED BY TEXAS LAW.
- THE BUILDER OR CONTRACTOR OR USER OF THESE PLANS, ASSUMES COMPLETE RESPONSIBILITY TO INSURE THAT ANY STRUCTURE BUILT FROM THESE PLANS CONFORMS TO ALL BUILDING LAWS AND CODES WHERE THE STRUCTURE IS TO BE ERECTED. CONSULT A PROFESSIONAL ENGINEER AS NEEDED.
- THE BUILDER OR CONTRACTOR OR USER OF THESE PLANS SHALL INSURE A SAFE WORK PLACE. ALL WORK AND PROJECT ENVIRONMENTS SHALL COMPLY WITH OR EXCEED SAFETY STANDARDS AS IDENTIFIED AND PROMULGATED IN "OCCUPATIONAL SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY -- TITLE 29 CFR PART 1926" (OSHA) WITH CURRENT AMENDMENTS. PORTABLE REST ROOM FACILITIES SHALL BE LOCATED ON SITE PRIOR TO THE START OF ANY WORK AND BE MAINTAINED DURING THE TIME OF CONSTRUCTION.
- THESE PLANS SHOW DESIGN INTENT ONLY AND SHALL BE VERIFIED BY CONTRACTOR OR USER OF THESE PLANS BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR OR USER OF THESE PLANS IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DESIGN ELEMENTS, BUILDING COMPONENTS, DIMENSIONS, AND SPECIFICATIONS AT THE JOB SITE.
- THE BUILDER OR CONTRACTOR OR USER OF THESE PLANS, ASSUMES COMPLETE RESPONSIBILITY TO INSURE THAT SOIL AND ENVIRONMENTAL CONDITIONS ARE ADEQUATE TO PROVIDE A SOUND AND STABLE STRUCTURE WHERE IT IS ERECTED. CONSULT A PROFESSIONAL ENGINEER AS NEEDED.
- THE CONTRACTOR OR USER OF THESE PLANS SHALL PROVIDE ALL NECESSARY BUILDING PERMITS AND ALL CONSTRUCTION AND BUILDING LIABILITY INSURANCE NEEDED TO COVER DAMAGES RESULTING FROM PERSONAL INJURY OR PROPERTY LOSS DURING CONSTRUCTION.
- EACH CONSTRUCTOR OR USER OF THESE PLANS SHALL PROVIDE WITHOUT EXTRA CHARGE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS WORK. HE SHALL BE HELD RESPONSIBLE FOR PROPER EXECUTION OF A SATISFACTORY AND COMPLETE JOB, IN ACCORDANCE WITH THE INTENT OF THESE DRAWINGS. HE IS TO USE MATERIALS, APPLIANCES, AND EQUIPMENT OR METHOD OF CONSTRUCTION NEEDED TO MAKE A COMPLETE WORK THAT MEETS THE INTENT OF THESE DRAWINGS.
- THE OWNER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS. THE OWNER DOES NOT OBLIGATE HIMSELF TO ACCEPT THE LOWEST, OR ANY OTHER BID. THE COMPETENCY AND RESPONSIBILITY OF THE CONTRACTOR AND THEIR PROPOSED SUBCONTRACTORS WILL BE CONSIDERED ON MAKING THE AWARD.
- IN CASE A BUILDER OR USER OF THESE PLANS FINDS DISCREPANCIES IN OR OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS, OR BE IN DOUBT AS TO THEIR MEANING, HE SHOULD AT ONCE NOTIFY THE OWNER BEFORE THAT WORK IS STARTED. THE OWNER RESERVES THE RIGHT TO SPECIFY ALL MATERIALS AND WORKMANSHIP, AND SUBJECT ANY THAT DOES NOT MEET HIS SATISFACTION WITHIN THE LIMITS OF CONTRACTED AGREEMENTS.
- THE CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND SATISFIED HIMSELF AS TO THE EXISTING CONDITIONS THAT WILL IN ANY MANNER AFFECT THE WORK UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE SUBSEQUENTLY IN BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS IN THIS CONNECTION.
- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL GUARANTEE WORK UNDER THIS CONTRACT FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT. THE CONTRACTOR SHALL DELIVER TO THE OWNER WITH HIS REQUEST FOR FINAL PAYMENT, ALL MANUFACTURERS' GUARANTEES, SERVICE CONTRACTS, AND ALL OTHER GUARANTEES SPECIFIED TO EXTEND BEYOND THE ONE YEAR PERIOD OF HIS OWN GUARANTEE.
- THE CONTRACTOR OR USER OF THESE PLANS IS RESPONSIBLE FOR VERIFICATION THAT THE STATE MAY REQUIRE THAT FOUNDATION AND/OR STRUCTURE MUST HAVE SEAL OF REGISTERED PROFESSIONAL ENGINEER AS IDENTIFIED WITHIN THE SCOPE OF THE ENGINEER'S ACT AND OBTAINING RESPECTIVE ENGINEERING SEAL AND/OR SEALS WHEN REQUIRED.
- THE BUILDING DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY LIMIT OF BUILDING DESIGNER AND/OR DRAFTSMAN'S LIABILITY SHALL NOT EXCEED PRICE PAID FOR PLANS.
- THE CONTRACTOR OR USER OF THESE PLANS IS RESPONSIBLE FOR PROVIDING PROOF OF PAYMENT FOR ALL WORK, WORKERS, MATERIALS, AND DEBTS RELATED TO THIS BUILDING TO THE OWNER BEFORE OR AT THE CLOSING OR TIME OF FINAL PAYMENT BY THE OWNER.
- THE CONTRACTOR OR USER OF THESE PLANS IS RESPONSIBLE FOR THE CLEANING OF THE BUILDING SITE AND REMOVAL OF ALL TRASH, WASTE, BUILDING MATERIALS AND RUBBISH FROM THE BUILDING AND THE BUILDING SITE AND FINAL CLEANING OF BUILDING BEFORE CLOSING.

ENGINEERING REQUIREMENTS:

- THESE DRAWINGS AND PLANS AND DESCRIPTION OF MATERIALS SHOW DESIGN INTENT ONLY. NOT FOR CONSTRUCTION USE.
- ALL CONSTRUCTION MUST COMPLY WITH OR EXCEED THE STANDARDS SET BY "INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS" AND THE LAWS OF THE STATE OF TEXAS.
- ALL DRAWINGS AND PLANS AND DESCRIPTION OF MATERIALS MUST BE REVIEWED AND REVISED BY REGISTERED PROFESSIONAL ENGINEER.
- ALL STRUCTURAL FRAMING SYSTEMS AND FOUNDATION SPECIFICATIONS MUST BE REVIEWED AND REVISED BY REGISTERED PROFESSIONAL ENGINEER.
- THESE PLANS AND SPECIFICATIONS MUST HAVE THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER FIXED ON THEM (ALL SETS) BEFORE USE FOR CONSTRUCTION; OR REPLACEMENT REVISED PLANS AND SPECIFICATIONS MUST BE PROVIDED AND SEALED BY REGISTERED PROFESSIONAL ENGINEER TO BE USED FOR CONSTRUCTION.

PRELIMINARY PLAN
DO NOT USE
FOR CONSTRUCTION

SCALE 1/4" = 1'-0"



B

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

PROJECT NO. BW R&T1213-1A

DRAWN BY: BLW

CHECKED BY:

DATE: 12-28-2013

SHEET NO.

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