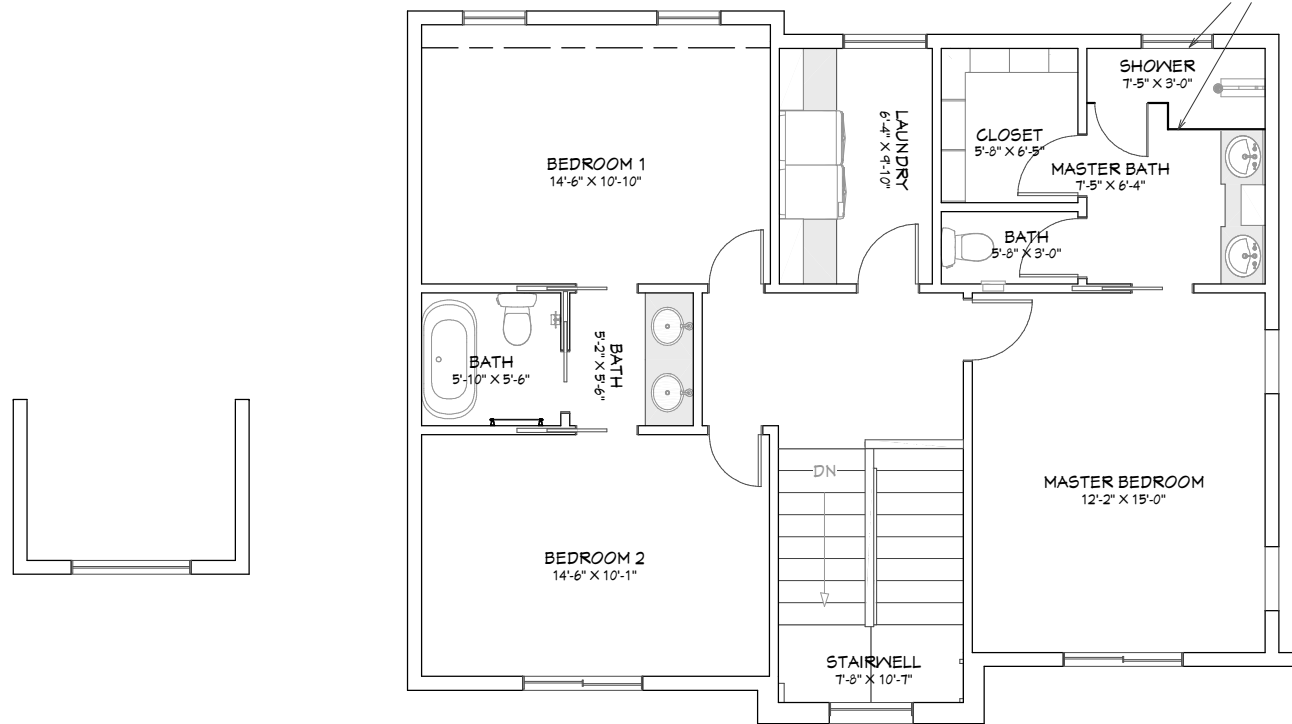
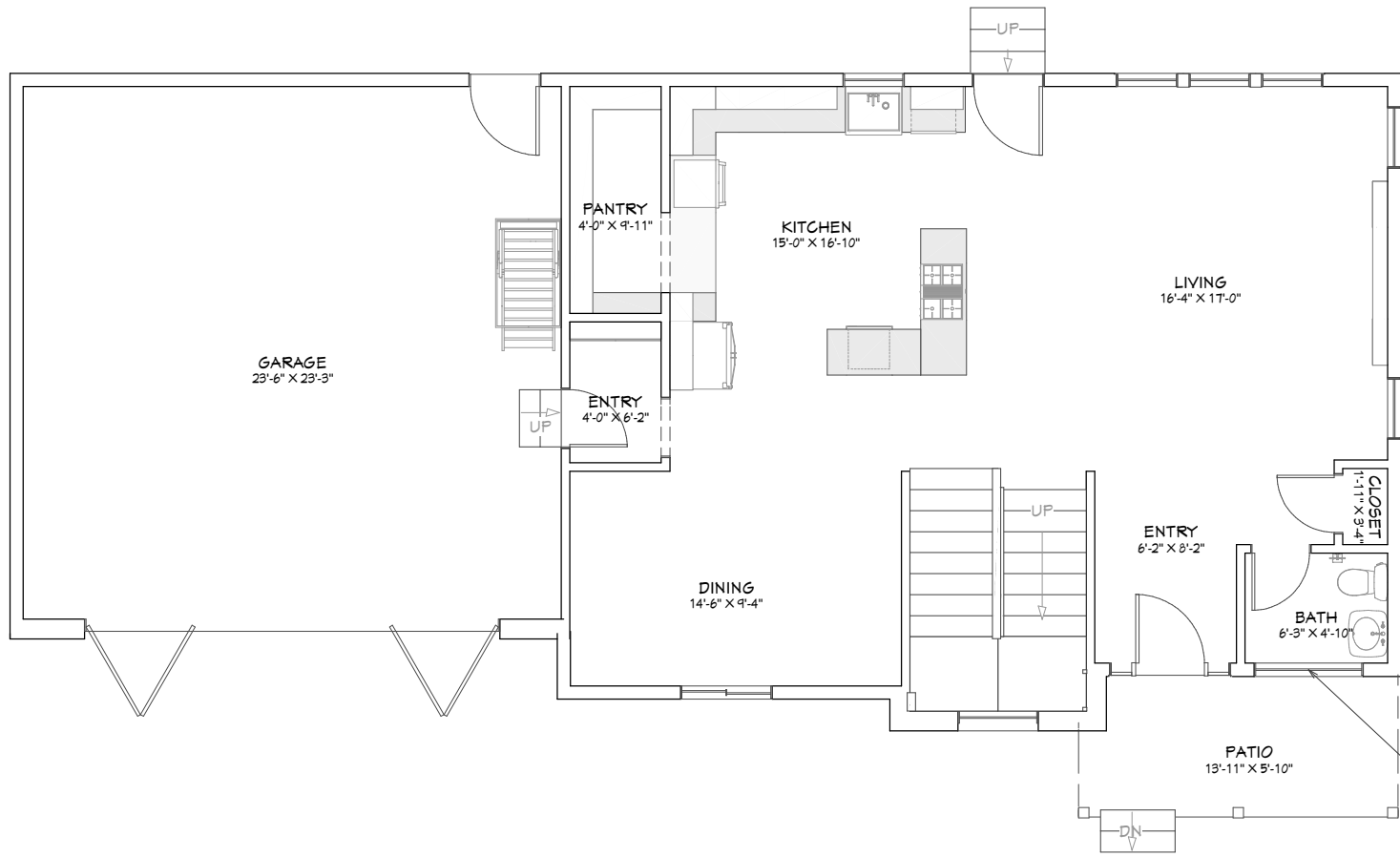


FRONT ELEVATION



FLOOR PLAN



SCHEDULES

| WINDOW SCHEDULE |         |     |       |         |       |          |        |                |          |
|-----------------|---------|-----|-------|---------|-------|----------|--------|----------------|----------|
| NUMBER          | LABEL   | QTY | FLOOR | SIZE    | WIDTH | HEIGHT   | EGRESS | HEADER         | TEMPERED |
| W01             | 3625FX  | 1   | 2     | 3625FX  | 42"   | 64"      |        | 2"x6"x66" (2)  |          |
| W02             | 4430DH  | 1   | 1     | 4430DH  | 57"   | 36"      |        | 2"x6"x61" (2)  | YES      |
| W03             | 3625FX  | 1   | 1     | 3625FX  | 42"   | 24 1/4"  |        | 2"x6"x46" (2)  |          |
| W04             | 5040LS  | 2   | 2     | 5040LS  | 60"   | 40"      |        | 2"x6"x64" (2)  |          |
| W05             | 4044LS  | 1   | 1     | 4044LS  | 45"   | 52 5/16" | YES    | 2"x6"x52" (2)  |          |
| W06             | 50310FX | 1   | 2     | 50310FX | 60"   | 45 1/2"  |        | 2"x6"x64" (2)  |          |
| W07             | 2840DH  | 2   | 2     | 2840DH  | 32"   | 40"      |        | 2"x6"x36" (2)  |          |
| W08             | 4044MU  | 1   | 1     | 4044    | 108"  | 54"      |        | 2"x6"x112" (2) |          |
| W09             | 2834DH  | 2   | 1     | 2834DH  | 32"   | 40"      |        | 2"x6"x36" (2)  |          |
| W10             | 3026FX  | 1   | 2     | 3026FX  | 36"   | 42"      |        | 2"x6"x40" (2)  | YES      |
| W11             | 3625FX  | 1   | 2     | 3625FX  | 42"   | 42"      |        | 2"x6"x46" (2)  |          |
| W12             | 2834SC  | 1   | 1     | 2834SC  | 32"   | 39 1/8"  |        | 2"x6"x36" (2)  |          |
| W13             | 2840SC  | 2   | 2     | 2840SC  | 32"   | 48"      | YES    | 2"x6"x36" (2)  |          |

| DOOR SCHEDULE |        |     |       |              |          |          |                    |
|---------------|--------|-----|-------|--------------|----------|----------|--------------------|
| NUMBER        | LABEL  | QTY | FLOOR | SIZE         | WIDTH    | HEIGHT   | THICKNESS          |
| D01           | 2660   | 2   | 1     | 2660 R IN    | 30"      | 80"      | 2"x6"x35" (2)      |
| D02           | 5260MU | 1   | 1     | 5260         | 62"      | 80"      | 2"x6"x66" (2)      |
| D03           | 2660   | 1   | 1     | 2660 R EX    | 30"      | 80"      | 2"x6"x35" (2)      |
| D04           | 3060   | 2   | 1     | 3060 L EX    | 36"      | 80"      | 2"x6"x41" (2)      |
| D05           | 2360   | 1   | 2     | 2360 R IN    | 27 1/16" | 80"      | 2"x6"x32 1/16" (2) |
| D06           | 2660   | 2   | 2     | 2660 L IN    | 30"      | 80"      | 2"x6"x35" (2)      |
| D07           | 2560   | 1   | 2     | 2560 L IN    | 24 3/16" | 80"      | 2"x6"x34 3/16" (2) |
| D08           | 2660   | 1   | 2     | 2660 R IN    | 30"      | 80"      | 2"x6"x35" (2)      |
| D09           | 2260   | 1   | 2     | 2260 L IN    | 28 7/8"  | 80"      | 2"x6"x30 7/8" (2)  |
| D10           | 18000  | 1   | 1     | 18000 L/R EX | 216"     | 46 5/16" | 2"x6"x221" (2)     |
| D11           | 2660   | 3   | 2     | 2660 R       | 30"      | 80"      | 2"x6"x64 1/4" (2)  |
| D12           | 2660   | 1   | 2     | 2660 L       | 30"      | 80"      | 2"x6"x64 1/4" (2)  |
| D13           | 226T   | 1   | 2     | 226T L       | 26 1/2"  | 78 1/2"  | 1/2"               |

| ROOMS          |        |          |
|----------------|--------|----------|
| ROOM NAME      | AREA   | STANDARD |
| DINING         | 149.18 |          |
| OPEN BELOW     | 14.77  |          |
| BEDROOM 2      | 164.71 |          |
| BEDROOM 1      | 175.17 |          |
| BATH           | 20.56  |          |
| MASTER BEDROOM | 213.61 |          |
| KITCHEN        | 264.15 |          |
| ENTRY          | 24.41  |          |
| LIVING         | 242.58 |          |
| SHOWER         | 30.05  |          |
| BATH           | 32.6   |          |
| BATH           | 37.44  |          |
| BATH           | 38.38  |          |
| CLOSET         | 43.18  |          |
| PANTRY         | 47.75  |          |
| GARAGE         | 582.9  |          |
| MASTER BATH    | 62.11  |          |
| ENTRY          | 70.52  |          |
| LAUNDRY        | 70.85  |          |
| HALL           | 72.3   |          |
| PATIO          | 84.45  |          |
| STAIRWELL      | 88.06  |          |
| CLOSET         | 9.77   |          |

DESIGN CRITERIA

DESIGN STANDARD(S): 2018 INTERNATIONAL RESIDENTIAL CODE: 2018 IRC

DESIGN LOADS: DESIGN WIND LOADS WERE DETERMINED IN ACCORDANCE WITH ASCE 7-16

SNOW LOAD: 70 PSF OR PER SE

CONDITIONED FLOOR AREA: 1,913 SQFT

HOUSE HEIGHT: 30.3' ABOVE GRADE

LEVELS: 2

FOUNDATION: MONOLITHIC

PRINT DESIGN SIZE: ARCH D (24" X 36")

SCALE UNLESS OTHERWISE NOTED: 1/4"=1'

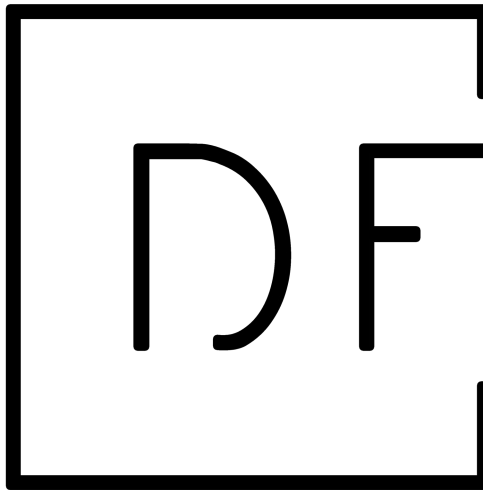
|                  |      |
|------------------|------|
| AREAS            | SQFT |
| TOTAL AREA       | 2684 |
| CONDITIONED AREA | 1913 |

PAGE LAYOUT TABLE

| LABEL | TITLE                   | COMMENTS |
|-------|-------------------------|----------|
| A0.1  | PROJECT OVERVIEW        |          |
| A0.2  | NOTES                   |          |
| A1.1  | FLOOR PLAN              |          |
| A1.2  | FOUNDATION PLAN         |          |
| A1.3  | WALL & CEILING FRAMING  |          |
| A1.4  | ROOF FRAMING PLAN       |          |
| A1.5  | ROOF PLAN               |          |
| A2.1  | EXTERIOR ELEVATIONS     |          |
| A2.2  | EXTERIOR ELEVATIONS     |          |
| A3.1  | SECTION VIEWS           |          |
| A5.1  | DETAILS                 |          |
| A7.1  | KITCHEN/BATH ELEVATIONS |          |
| E1.1  | ELECTRICAL PLAN         |          |
| P1.1  | PLUMBING PLAN           |          |

ARCHITECTURAL ABBREVIATIONS

|        |                        |       |  |          |                        |
|--------|------------------------|-------|--|----------|------------------------|
| AB     | ANCHOR BOLT            | FDN   | FOUNDATION                               | QTY      | QUANTITY               |
| ABV    | ABOVE                  | FF    | FINISH FLOOR                             | R.O.     | ROUGH OPENING          |
| ADJ.   | ADJUSTABLE             | FIN.  | FINISH                                   | R/W      | REINFORCED WITH        |
| AF     | ABOVE SUB-FLOOR        | FLR   | FLOOR (OR FLOORING)                      | REF.     | REFRIGERATOR           |
| AFF    | ABOVE FINISHED FLOOR   | FO    | FACE OF                                  | REINF    | REINFORCED             |
| ALUM   | ALUMINUM               | FOF   | FACE OF FRAMING                          | REQ      | REQUIRED               |
| APPROX | APPROXIMATE            | FTG   | FOOTING                                  | RM       | ROOM                   |
| BLDG   | BUILDING               | GAR.  | GARAGE                                   | SA       | SMOKE ALARM            |
| BLK    | BLOCK                  | GWB   | GYPSUM                                   | SF       | SQUARE FEET            |
| BLKG   | BLOCKING               | H     | HIGH                                     | SHTG     | SHEATHING              |
| BM     | BEAM                   | HB    | HOSE BIB                                 | SIM.     | SIMILAR                |
| BO     | BOTTOM OF              | HDR   | HEADER                                   | SPEC.    | SPECIFICATION(S)       |
| BTR    | BETTER                 | HDWD  | HARDWOOD                                 | SPF      | SPRUCE / PINE / FIR    |
| C/W    | COMPLETE WITH          | HGT   | HEIGHT                                   | STD      | STANDARD               |
| CJ     | CONTROL JOINT          | HR    | HANDRAIL                                 | T.O.     | TOP OF                 |
| CL     | CENTER LINE            | HTD   | HEATED                                   | T.O.BM   | TOP OF BEAM            |
| CLG    | CEILING                | HVAC  | HEATING / VENTILATION / AIR CONDITIONING | T.O.FLR. | TOP OF FLOOR           |
| CLR    | CLEAR                  | HW    | HOT WATER                                | T.O.FTG. | TOP OF FOOTING         |
| CMU    | CONCRETE MASONRY UNIT  | INS.  | INSULATION                               | T.O.GS.  | TOP OF GARAGE SLAB     |
| COL    | COLUMN                 | INT.  | INTERIOR                                 | T.O.PL.  | TOP PLATE              |
| CONC   | CONCRETE               | JST   | JOIST                                    | T.O.S.   | TOP OF SILL            |
| CONT   | CONTINUOUS OR CONTINUE | JT    | JOINT                                    | T.O.SL.  | TOP OF SLAB            |
| CPT    | CARPET                 | LAV   | LAVATORY                                 | T.O.W.   | TOP OF WALL            |
| CT     | CERAMIC TILE           | LVL   | LAMINATED VENEER LUMBER                  | T&G      | TONGUE & GROOVE        |
| CW     | COLD WATER             | MAX   | MAXIMUM                                  | TBD      | TO BE DETERMINED       |
| DBL    | DOUBLE                 | MECH  | MECHANICAL                               | TBS      | TO BE SELECTED         |
| DIA    | DIAMETER               | MFR   | MANUFACTURER                             | TEL.     | TELEPHONE              |
| DIM    | DIMENSION              | MIN   | MINIMUM                                  | TEMP.    | TEMPERED               |
| DR     | DOOR                   | MLDG  | MOLDING                                  | TYP.     | TYPICAL                |
| DRY    | DRYER                  | MO    | MASONRY OPENING                          | UNO      | UNLESS NOTED OTHERWISE |
| DS     | DOWN SPOUT             | NTS   | NOT TO SCALE                             | VB       | VAPOR BARRIER          |
| DW     | DISHWASHER             | O.C.  | ON CENTER                                | VENT.    | VENTILATION            |
| DWG    | DRAWING                | O/H   | OVERHEAD                                 | VERT.    | VERTICAL               |
| EA     | EACH                   | OSB   | ORIENTED STRAND BOARD                    | VP       | VINYL PLANK            |
| EJ     | EXPANSION JOINT        | P.T.  | PRESSURE TREATED                         | W/       | WITH                   |
| ELV    | ELEVATION              | PERF. | PERFORATED                               | W/O      | WITHOUT                |
| ENG.   | ENGINEER               | PGM   | PLATE GLASS MIRROR                       | WASH     | WASHER                 |
| EQ     | EQUAL                  | PL    | PROPERTY LINE                            | WD       | WOOD                   |
| EQUIP  | EQUIPMENT              | PLY   | PLYWOOD                                  | WIC      | WALK-IN-CLOSET         |
| EXP    | EXPOSED                | PSF   | POUNDS PER SQUARE FOOT                   | WND      | WINDOW                 |
| EXT.   | EXTERIOR               | PSI   | POUNDS PER SQUARE INCH                   | WP       | WATER PROOFING         |
| FD     | FLOOR DRAIN            | PWF   | PRESSURE TREATED WOOD FOUNDATION         | WR       | WATER RESISTANT        |



D. FORBES DRAFTING DESIGN

INFO@D-FORBES.COM

210-773-0933

SAN ANTONIO, TX US

CHELEM, YUCATAN MX

Construction Notes

1 Written dimensions and specific notes shall take precedence over scaled dimensions and general notes.

2 All work shall be done in accordance with international codes and local codes.

3 The builder shall verify that site conditions are consistent with these plans before starting work. work not specifically detailed shall be constructed to the same quality as similar work that is detailed.

4 The engineer/designer shall be consulted for clarification if site conditions are encountered that are different than shown, if discrepancies are found in the plans or notes, or if a question arises over the intent of the plans or notes.

5 Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.

6 All changes or substitutions are to be approved by the owner before being incorporated into the work.

7 Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.

8 All exterior lumber & lumber in contact with masonry, concrete, or soil to be pressure treated or properly protected to avoid deterioration.

9 The design engineer's and design company's liability is strictly limited to the actual amount received from the client as compensation for the design work. any liability or responsibility beyond such amount is herewith declined and abjured. clients acknowledge and accept such liability declination through their receipt of or payment for design/inspection work.

| REVISION TABLE |             |
|----------------|-------------|
| DATE           | DESCRIPTION |
|                |             |
|                |             |
|                |             |
|                |             |

MEMBER



AMERICAN INSTITUTE of  
BUILDING DESIGN

THE HORSE & GROOM

PROJECT  
OVERVIEW

A0.1

**GENERAL NOTES:**  
NOTES SHOWN ON THIS SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP, AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.  
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUPPLIERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.  
IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.  
STRUCTURAL DRAWINGS INDICATE TYPICAL AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON DRAWINGS.  
THE USE OF THESE STRUCTURAL DRAWINGS BY ANY SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE ACQUIRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF SUCH INDIVIDUAL PARTY.  
THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING, AND NON-STRUCTURAL FRAMING IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVER STRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NON-STRUCTURAL FRAMING REQUIRED.  
THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND DO NOT NECESSARILY REPRESENT THE MEANS OR METHODS OF CONSTRUCTION. THE GENERAL CONTRACTOR AND THE RESPECTIVE SUB-CONTRACTOR SHALL BE JOINTLY RESPONSIBLE FOR SUPERVISING THE WORK, AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.  
THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WHEN ALL HORIZONTAL AND LATERAL PERMANENT BRACING INDICATED ON DRAWINGS ARE INSTALLED IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.  
THE DESIGN ENGINEER'S AND DESIGN COMPANY'S LIABILITY IS STRICTLY LIMITED TO THE ACTUAL AMOUNT RECEIVED FROM THE CLIENT AS COMPENSATION FOR THE DESIGN WORK. ANY LIABILITY OR RESPONSIBILITY BEYOND SUCH AMOUNT IS HEREWITH DECLINED AND ABJURED. CLIENTS ACKNOWLEDGE AND ACCEPT SUCH LIABILITY DECLINATION THROUGH THEIR RECEIPT OF OR PAYMENT FOR DESIGN/INSPECTION WORK.  
THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/ DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

**BUILDING PERFORMANCE:**

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

**WOOD FRAMING:**  
NON-ENGINEERED JOISTS TO BE NO. 2 GRADE OR BETTER  
PROVIDE APPROVED ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11.  
N HIGHLY CORROSIVE ENVIRONMENTS, ALL WIND RESISTING HARDWAREINCLUDING THE HURRICANE STRAPS, SHALL BE MADE OF STAINLESS STEEL. ORSHALL BE DIPPED (AND SCRATCHES RE–PAINTED) IN COAL–TAR EPOXY PAINT.  
WOOD PREVIOUSLY USED AS FORM WORK SHALL NOT BE USED AS ROOF FRAMING OR SHEATHING.  
ALL JOISTS DOUBLED @ FLOOR OPENINGS.  
SOLID BLOCKING REQ'D AT ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S 502 & R802, IBC SEC'S 2308.8.2 & R2308.10.6.  
PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS.  
FOLLOW IRC TABLE R502.3.1(1) FOR JOIST SPANS OR MANUFACTURERS SPECS FOR ENGINEERED JOISTS.  
ALL NAILS, SCREWS, AND BOLTS SHALL BE HOT–DIPPED GALVANIZED  
THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, TABLES R602.3 (1) THRU (5).  
ALL WALL SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD SHEATHING ATTACHED DIRECTLY TO THE EXTERIOR FACE OF THE STUD WALL WITH 8d GALVANIZED BOX NAILS @ 4" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE FRAMING MEMBERS.  
PLYWOOD SHEATHING SHALL BE AS FOLLOWS:  
ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 7/16 OSB.  
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.  
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

**JOIST:**  
JOIST SHALL BE Laterally supported at each end and at each support by solid blocking except where the ends of joist are nailed into a header, band/rim joist, or to an adjoining stud, solid blocking shall not be less than two inches in the thickness and shall match the depth of the joists.  
provide solid blocking under all bearing walls perpendicular to the direction of the joist  
provided double joist under all bearing walls parallel to the direction of the joist  
provide bridging at all floor joist at spacing not to exceed 8'-0".  
JOIST HOLES AND NOTCHES:  
NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.  
HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.

**FASTENERS:**  
FOR ALL PRESERVATIVE-TREATED & FIRE- RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

**SMOKE & CARBON MONOXIDE ALARMS:**  
PROVIDE SMOKE DETECTORS IN ACCORDANCE WITH IRC R314.3.  
PROVIDE UL-2034 APPROVED CARBON MONOXIDE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF EACH BEDROOM IN ACCORDANCE WITH IRC R315.2.  
SMOKE ALARMS SHALL BE HARDWIRED AND INTERCONNECTED VIA WIRE OR WIRELESS METHODS ACCORDING TO IRC R315.1  
CO ALARM SHALL BE INSTALLED ON EACH LEVEL OF BUILDING ACCORDING TO IRC R315.1.

**EGRESS:**  
EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R310. ONE EXIT DOOR REQUIRED PER SECTION R311.1. DOOR TYPE AND SIZE PER SECTION R311.2.

**R311.1 MEANS OF EGRESS:**  
THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., WITH 20" MIN. CLEAR OPENING WIDTH, 24" MIN. CLEAR OPENING HEIGHT. GRADE LEVEL OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.0 SQ FT PER SECTION R310.  
WHERE EMERGENCY ESCAPE/RESCUE WINDOWS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.  
EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY AND SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE.  
BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER SECTION R310.  
EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES SHALL COMPLY WITH R310.5.

**MINIMUM FIREPLACE & HEATING REQUIREMENTS:**  
PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10  
PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.  
EPA RATED APPLIANCES ONLY.  
PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

**SILL ANCHOR:**  
PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. SILL PLATES SHALL BE BOLTED TO THE FOUNDATION BEAM AT A MAXIMUM OF 48" O.C. FOR BOLTS.  
THE SILL PLATE SHALL BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHALL BE PRESSURE TREATED 2x MATERIAL DF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHALL BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

**WINDOW REQUIREMENTS:**  
MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.  
MINIMUM 24" NET CLEAR OPENABLE HEIGHT.  
MINIMUM 20" NET CLEAR OPENABLE WIDTH.  
SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.  
OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

**MINIMUM ROOM AREAS & CEILING HEIGHT:**  
HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.  
HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

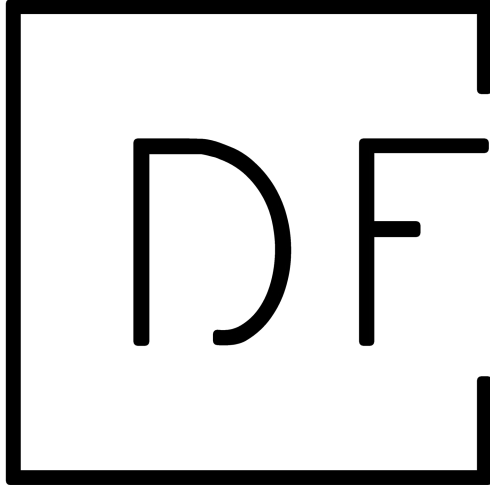
**STAIRS, STEPS & LANDINGS:**  
STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311, GUARDS PER IRC SEC R312.  
R311.7.6 LANDINGS FOR STAIRWAYS. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION 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).  
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.

**CONCRETE FOUNDATION:**  
REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTAANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD.  
THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL

**ELECTRICAL NOTES:**  
ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

**BATHROOM NOTES:**  
PROVIDE LOCAL EXHAUST SYSTEM FOR BATHROOM WITH NO WINDOWS OR FIXED WINDOWS PER IRC SECTION R303.3  
ALL SHOWER OR TUB ENCLOSURES TO BE TEMPERED GLASS  
GLAZING AND WET SURFACES MUST BE IN COMPLIANCE WITH IRC SEC R308.4.5  
PROVIDE MINIMUM 15 IN. CLEARANCE FROM CENTERLINE OF OILET TO THE NEAREST WALLS/FIXTURES/CABINETS AND MINIMUM 24 IN. CLEARANCE IN FRONT. TOILET AND LAVATORY SHALL BE AT LEAST 30 IN. APART MEASURED AT THE CENTERLINE OF THE FIXTURES.  
SHOWERS SHALL HAVE A MINIMUM FINISHED INTERIOR OS 1,024 SQUARE IN., SHALL BE CAPABLE OF ENCOMPASSING A 30 IN. CIRCLE AND SHALL HAVE A 24 IN. MINIMUM CLEARANCE IN FRONT OF OPENING. PER IRC R307.1.

**DOORS:**  
PROVIDE TEMPERED GLASS FOR ALL GLASS ON EXTERIOR DOORS.



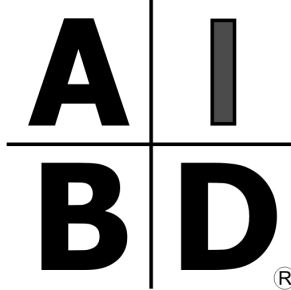
**D. FORBES DRAFTING DESIGN**  
**INFO@D-FORBES.COM**  
**210-773-0933**  
**SAN ANTONIO, TX US**  
**CHELEM, YUCATAN MX**

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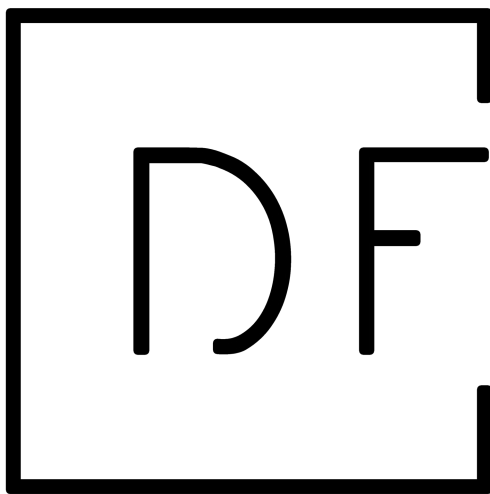


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NOTES

A0.2



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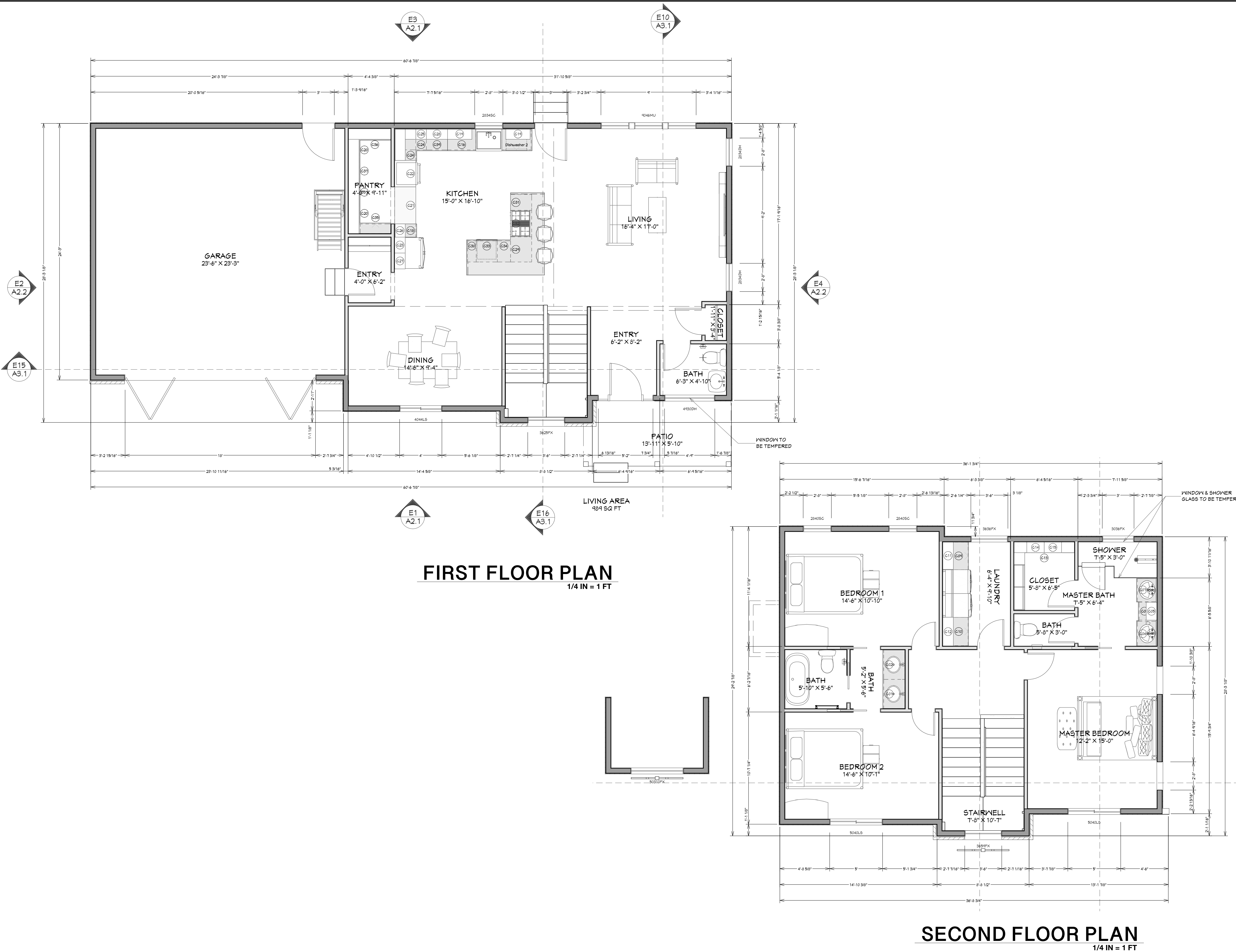
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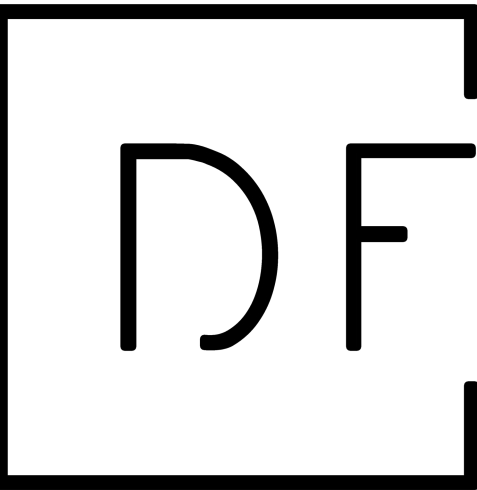
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FLOOR PLAN

A1.1



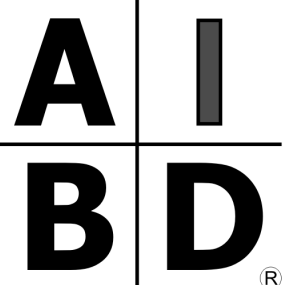


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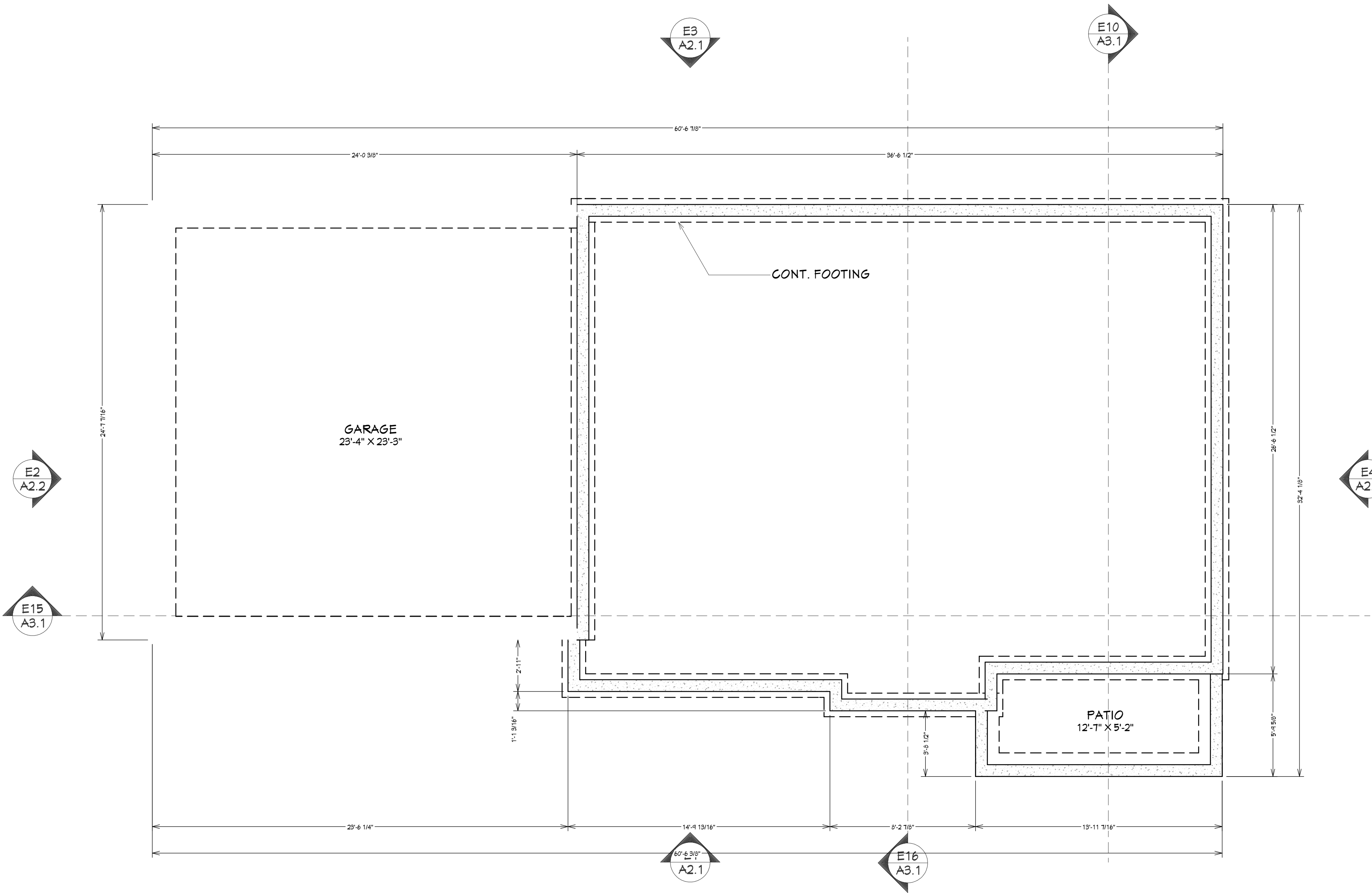


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FOUNDATION  
PLAN

A1.2



FOUNDATION PLAN  
1/4 IN = 1 FT





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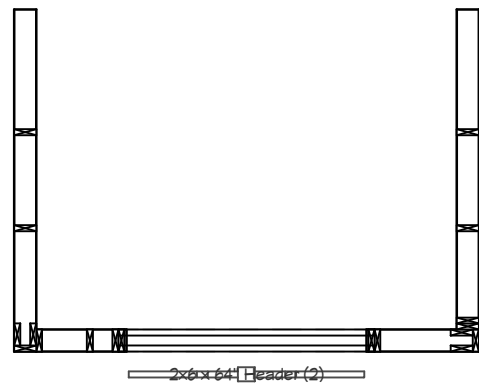
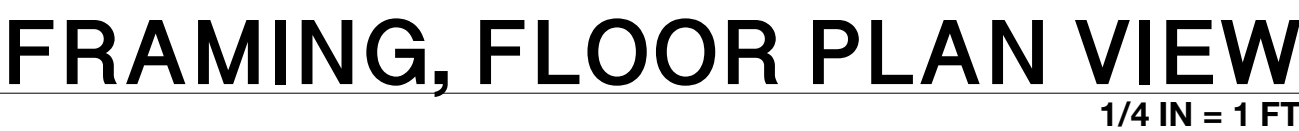
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## THE HORSE & GROOM

## WALL & CEILING FRAMING

## A1.3





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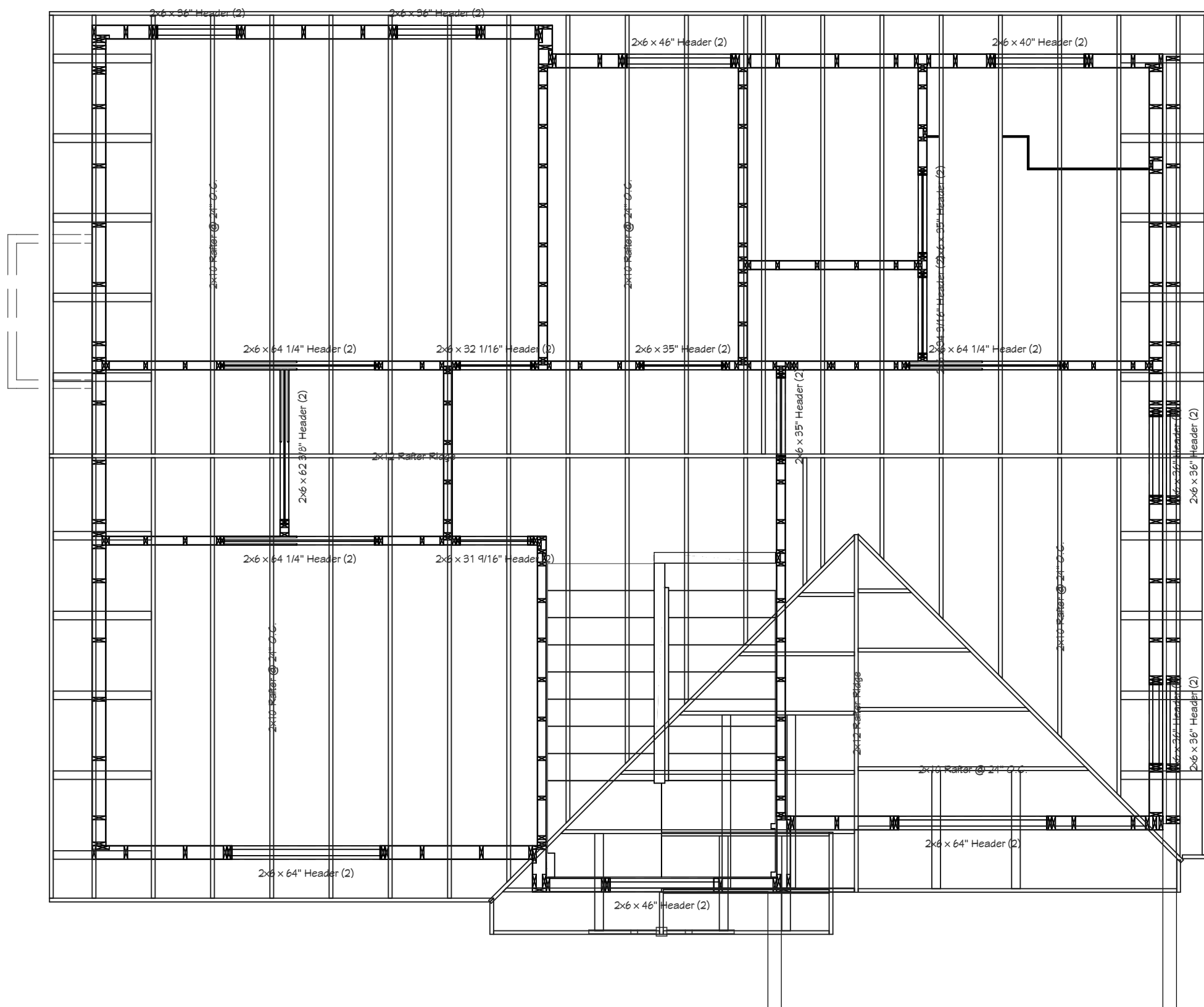
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# ROOF FRAMING PLAN

## A1.4

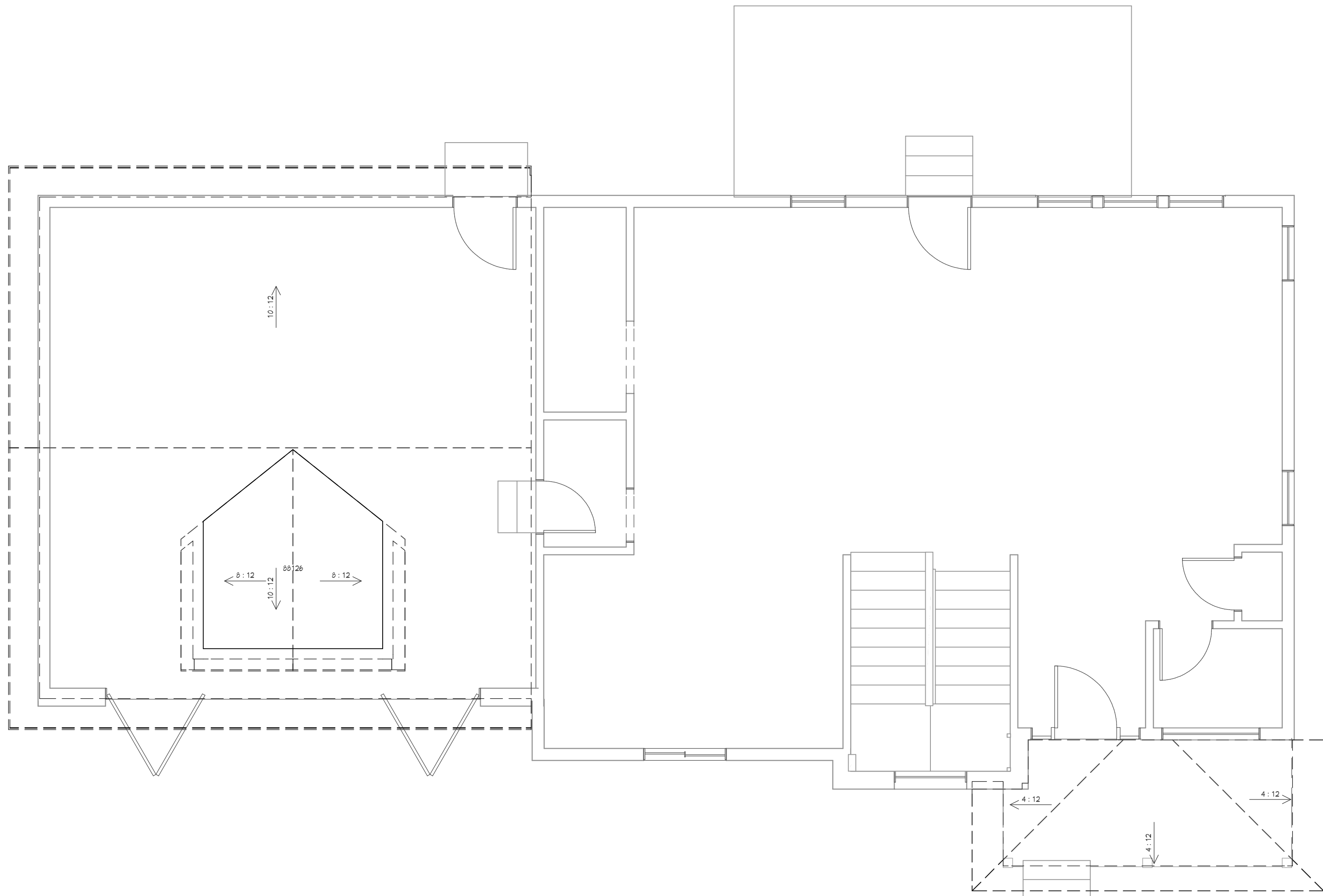


**1/4 IN = 1 FT**

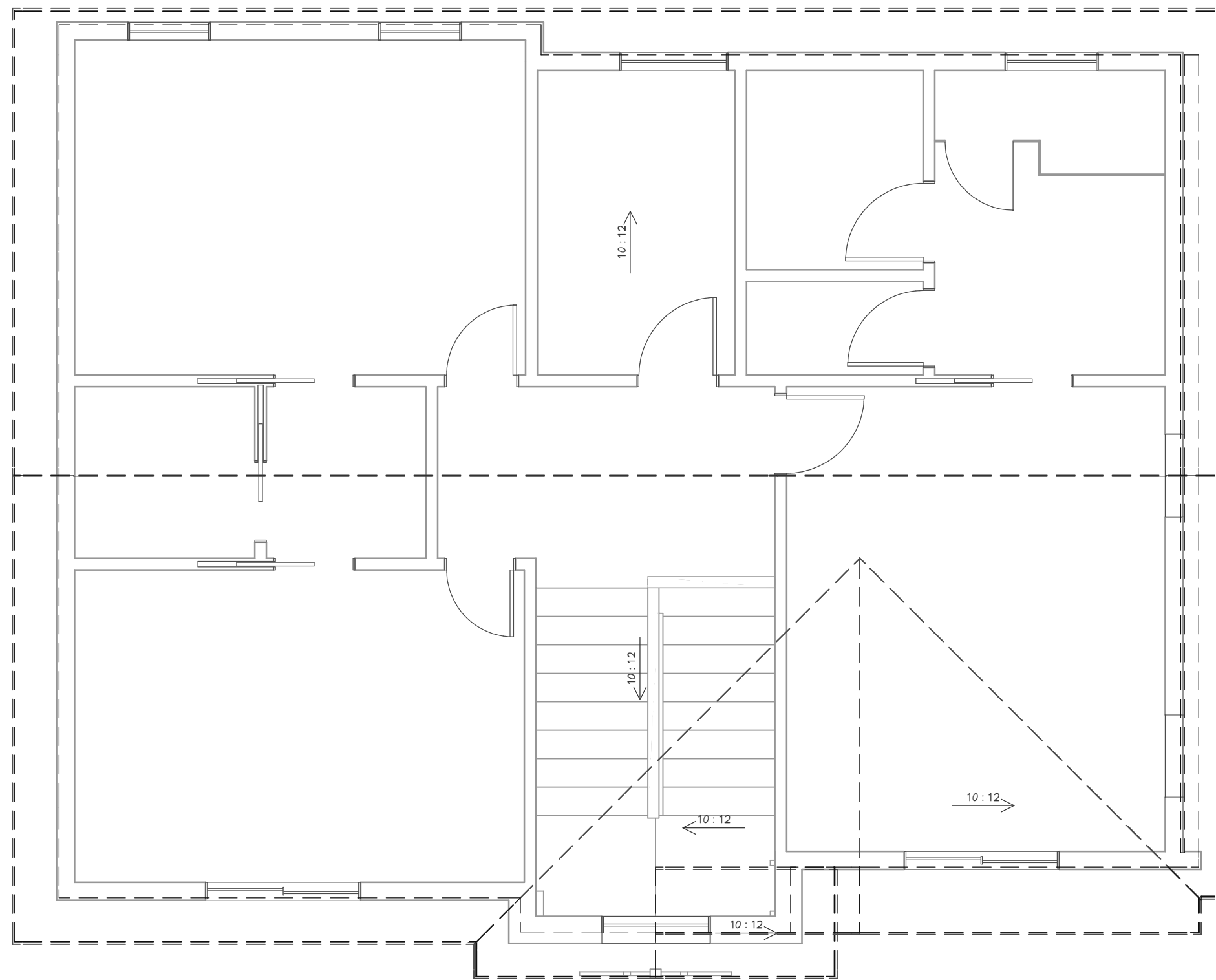
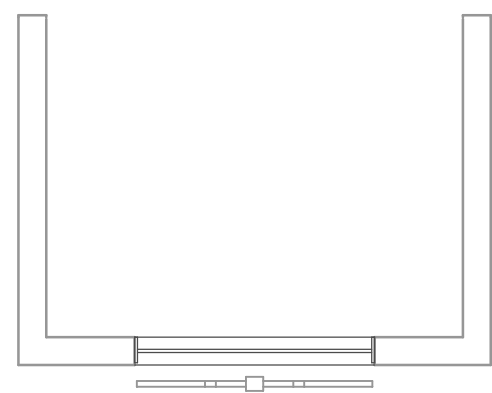


## FRAMING, ROOF PLAN VIEW

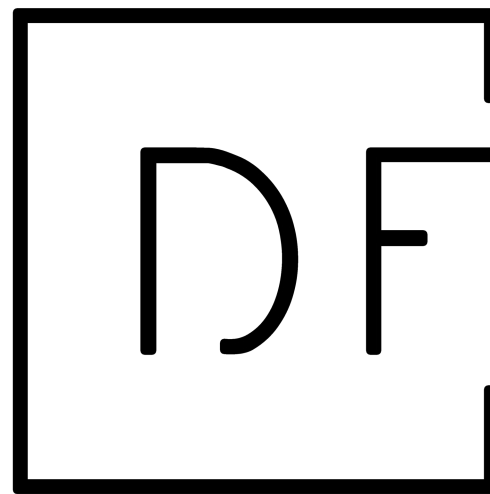
**1/4 IN = 1 FT**



**ROOF PLAN VIEW**  
1/4 IN = 1 FT



**ROOF PLAN VIEW**  
1/4 IN = 1 FT



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ROOF PLAN

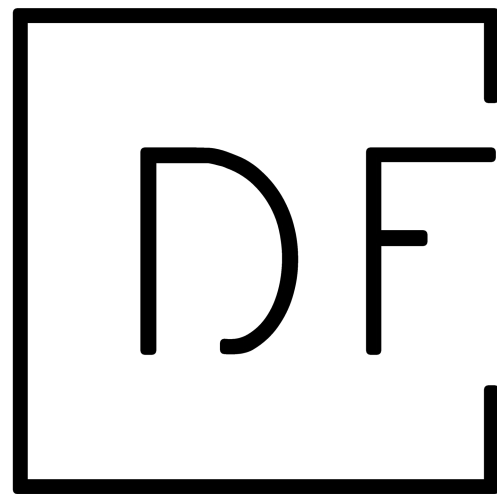
**A1.5**



EXTERIOR ELEVATION FRONT  
1/4 IN = 1 FT



EXTERIOR ELEVATION BACK  
1/4 IN = 1 FT

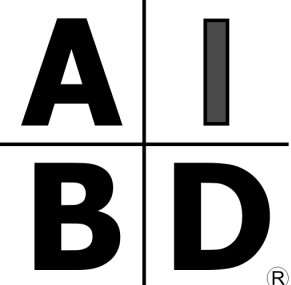


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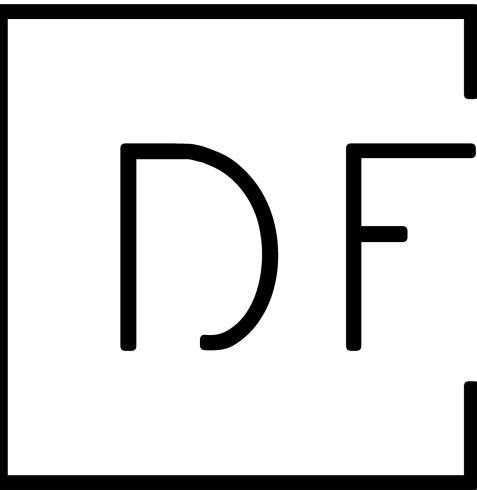
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EXTERIOR  
ELEVATIONS

A2.1





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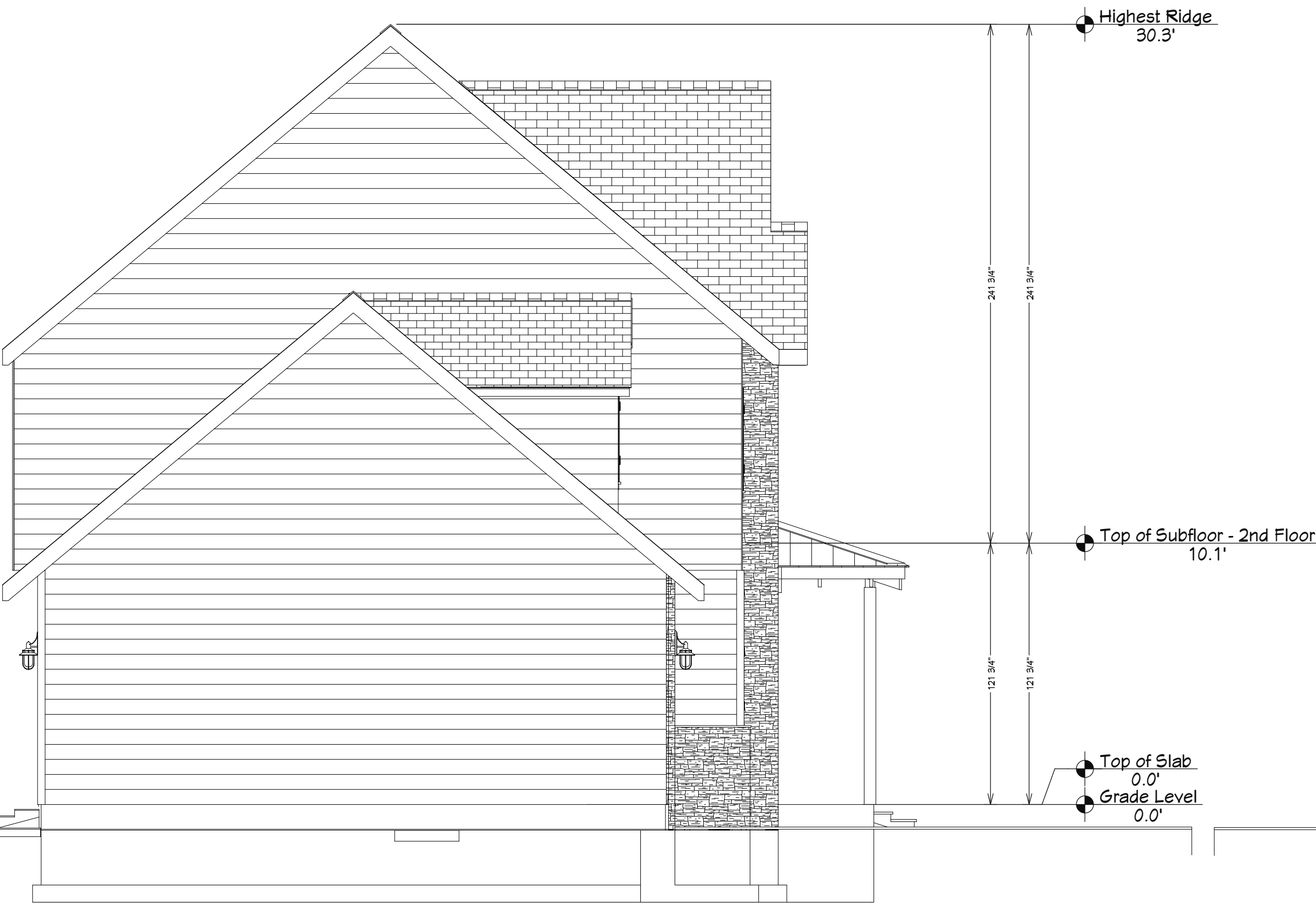
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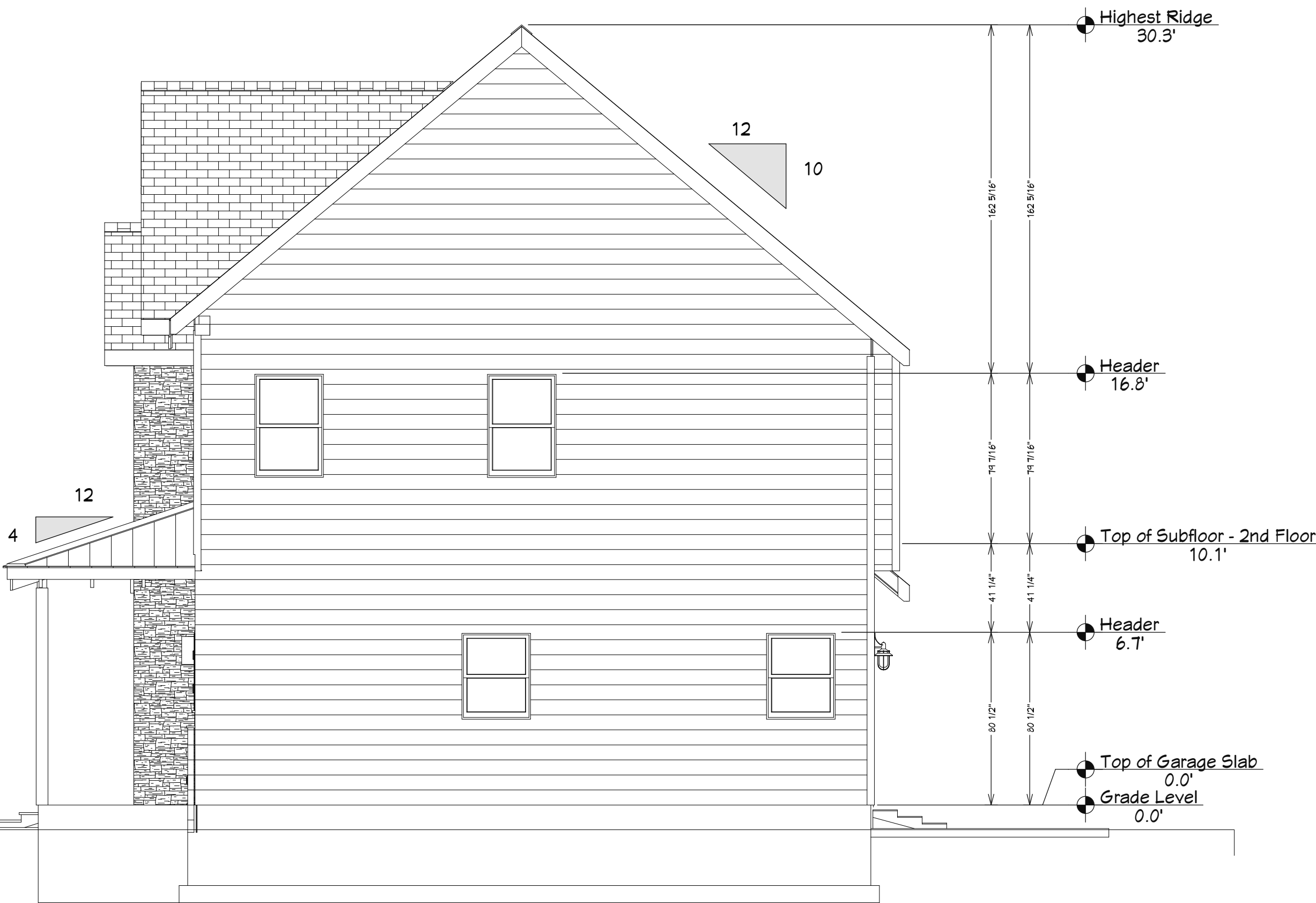
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**EXTERIOR  
ELEVATIONS**

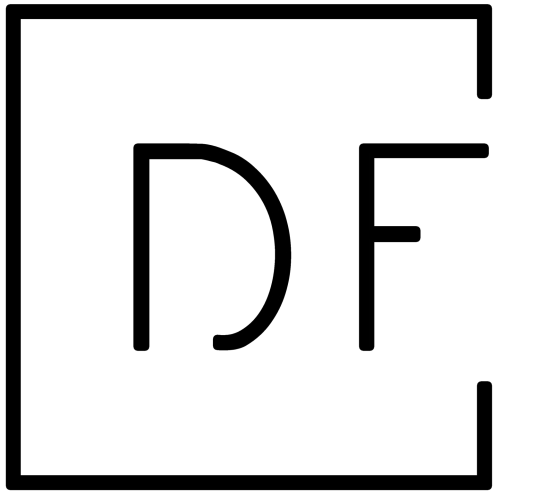
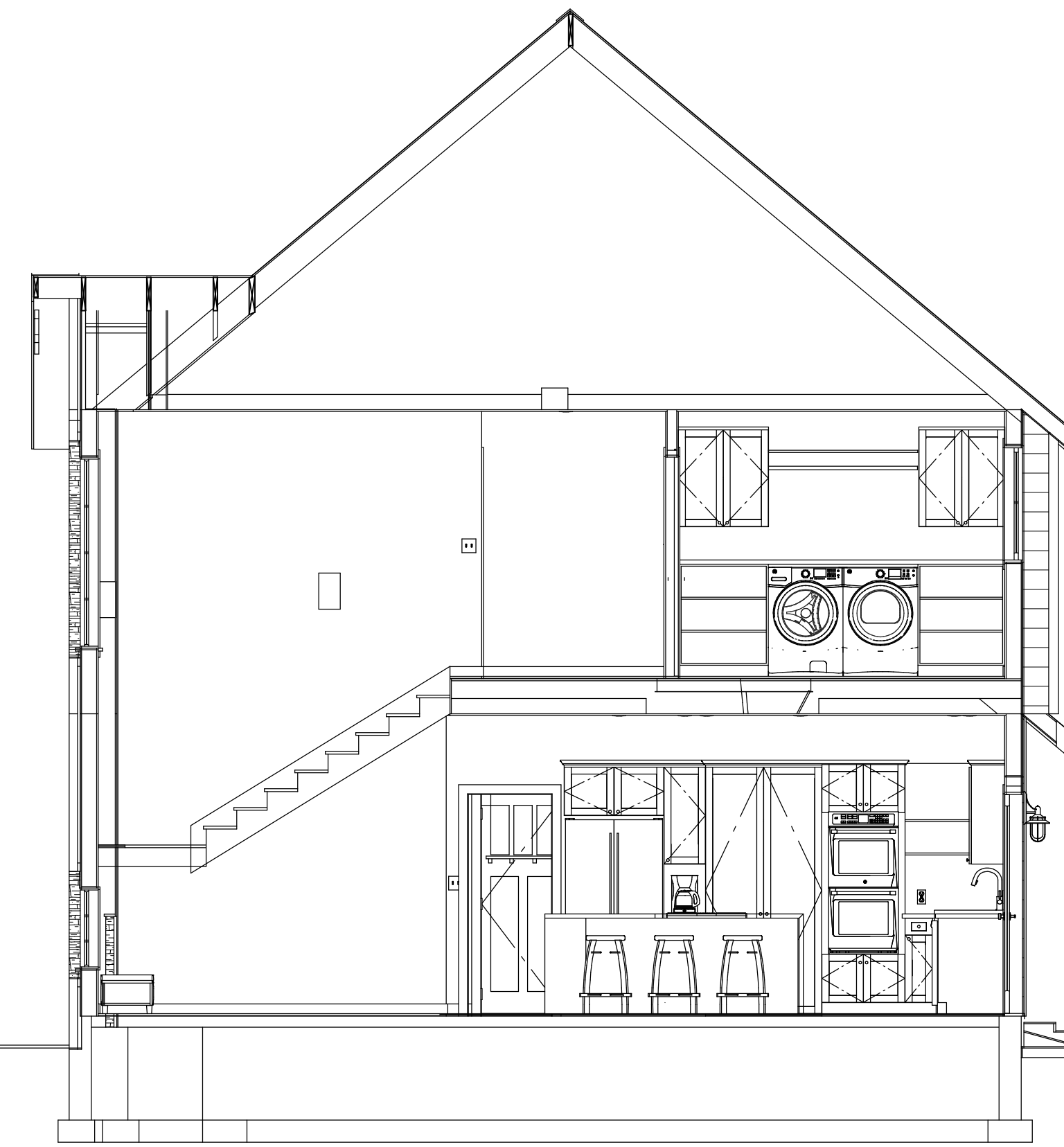
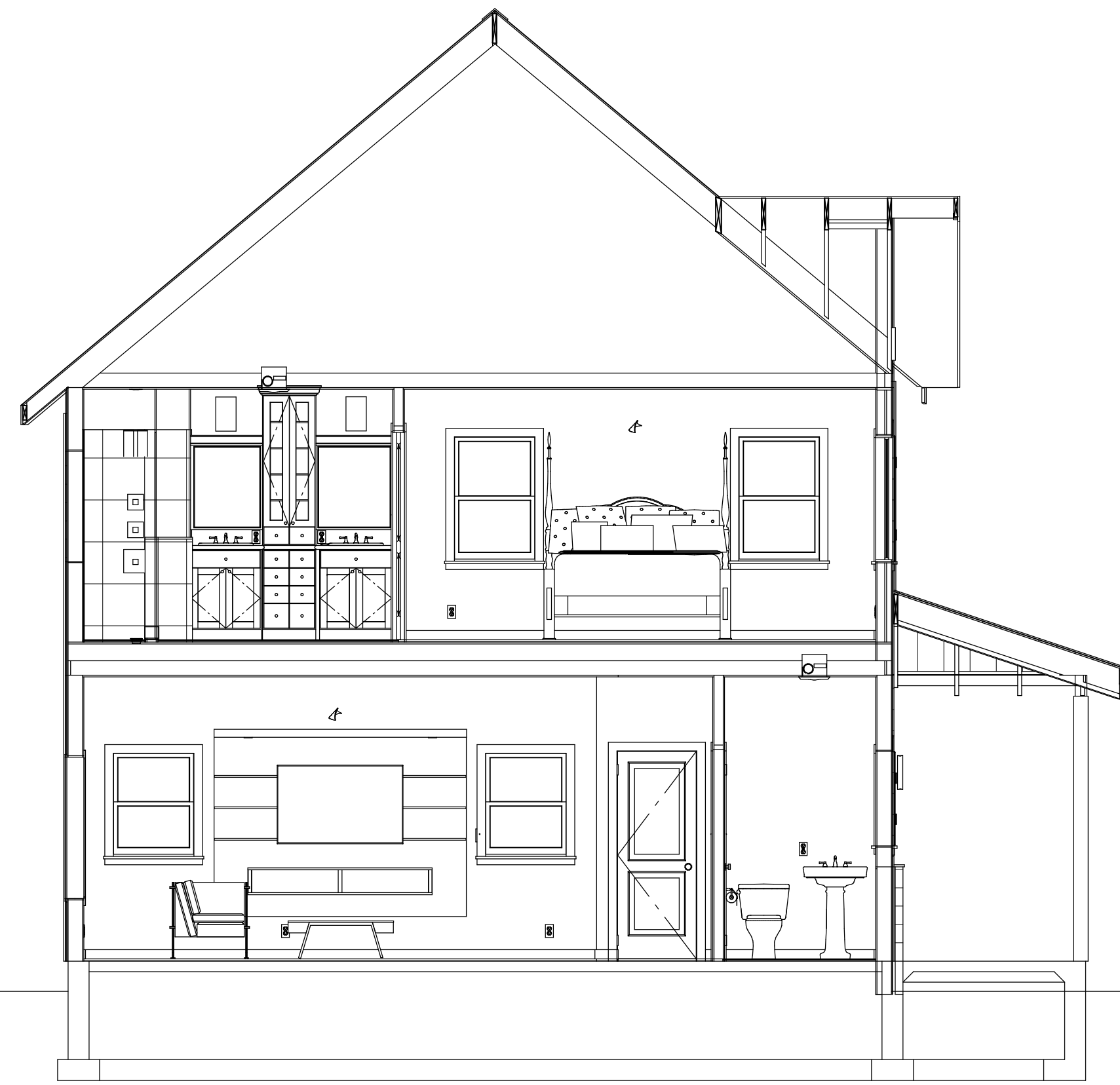
**A2.2**



**EXTERIOR ELEVATION LEFT**  
1/4 IN = 1 FT



**EXTERIOR ELEVATION RIGHT**  
1/4 IN = 1 FT



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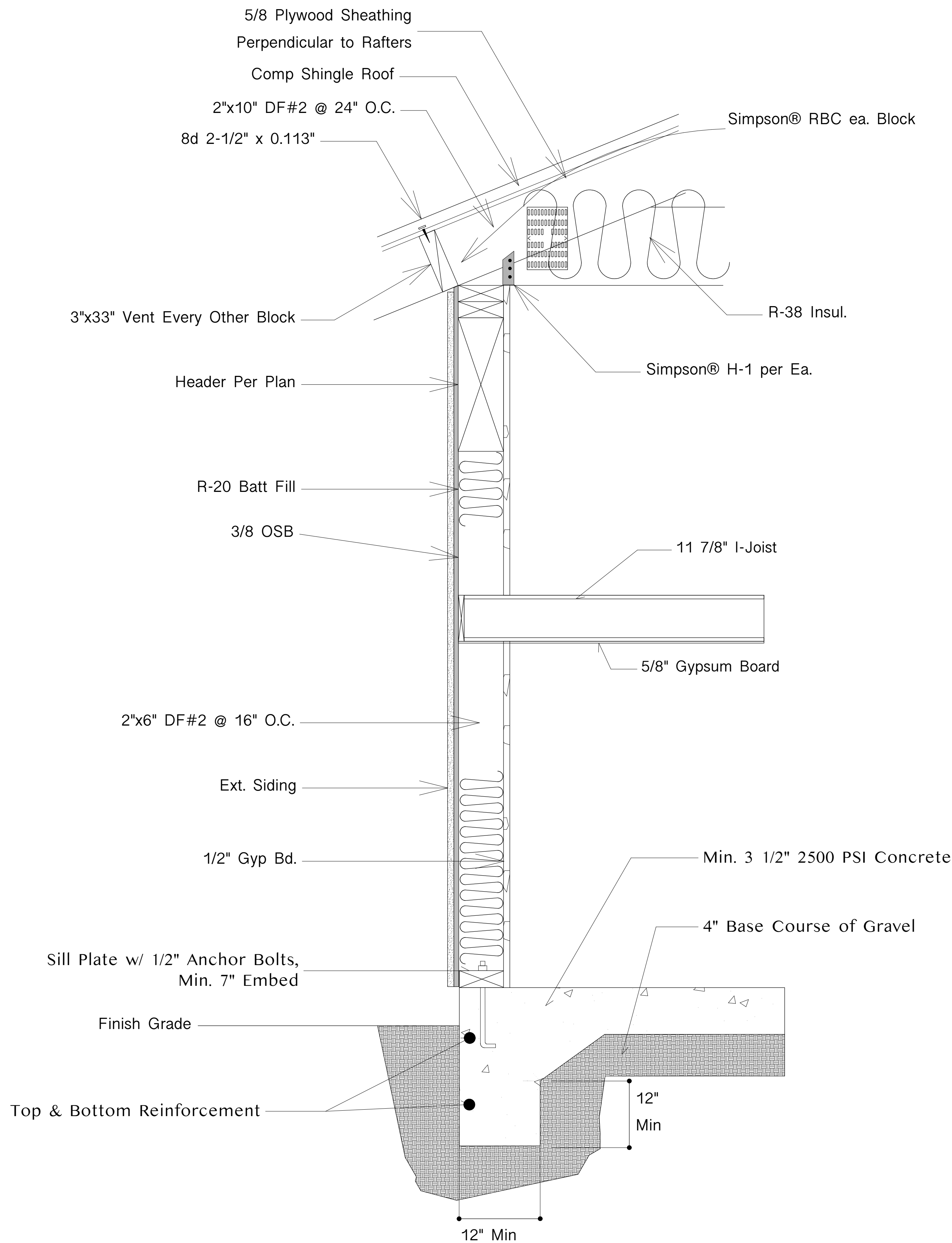
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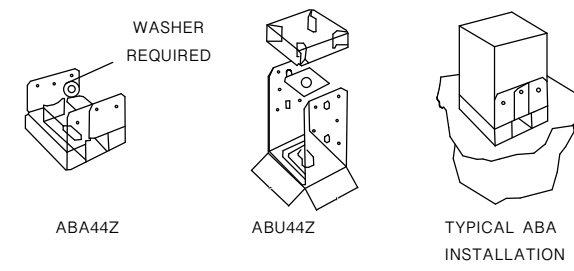
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SECTION VIEWS

**A3.1**



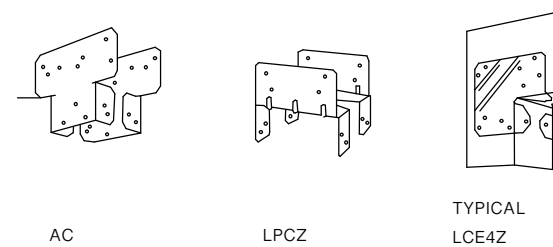
CROSS SECTION DETAIL



| MODEL NO. | POST SIZE | ANCHOR DIA. | NAILS  | SD SCREWS       |
|-----------|-----------|-------------|--------|-----------------|
| ABA44Z    | 4x4       | 1/2"        | 6-10d  | 6-SD#9x1 1/2"   |
| ABU44Z    | 4x4       | 5/8"        | 12-16d | 12-SD#10x1 1/2" |
| ABA46Z    | 4x6       | 5/8"        | 8-16d  | 8-SD#10x1 1/2"  |
| ABU46Z    | 4x6       | 5/8"        | 12-16d | .               |
| ABA66Z    | 6x6       | 5/8"        | 8-16d  | 8-SD#10x1 1/2"  |
| ABU66Z    | 6x6       | 5/8"        | 12-16d | .               |
| ABU88Z    | 8x8       | 2 5/8"      | 18-16d | .               |

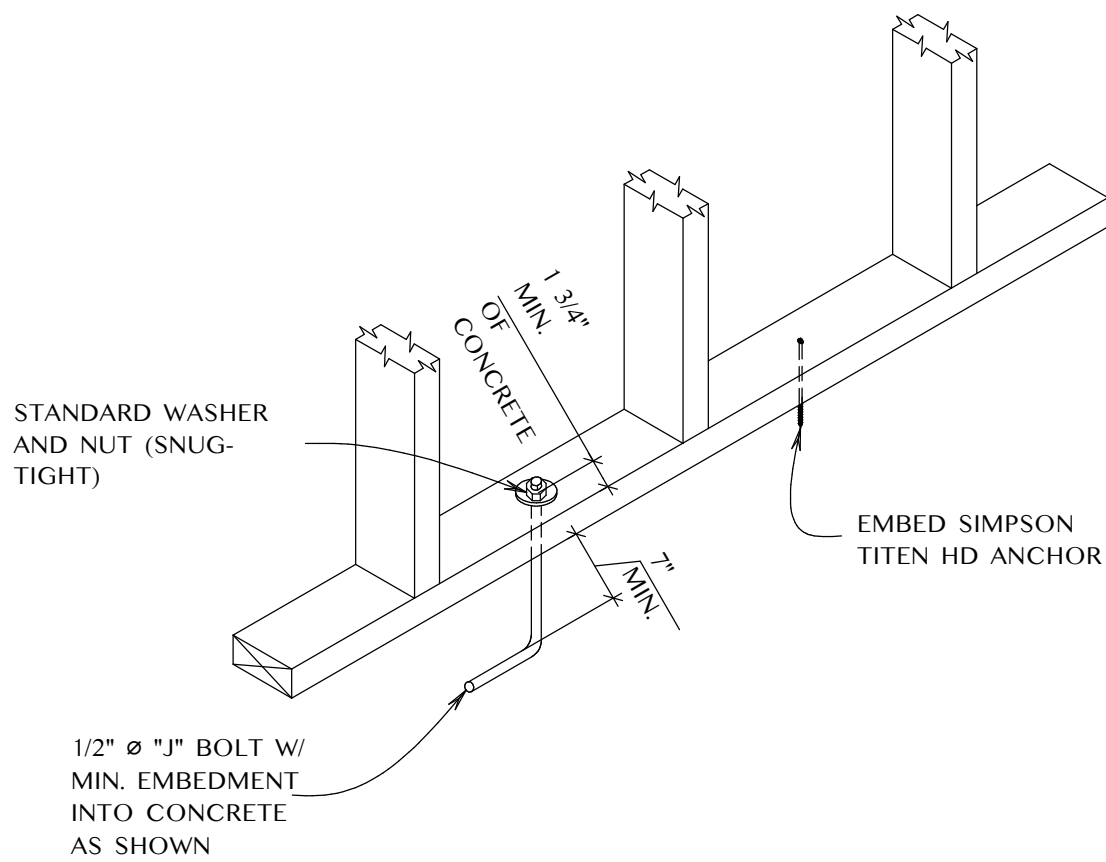
INSTALLATION:  
POST BASES ARE FOR  
PRE POUR.  
INSTALLATION FOR  
POST INSTALLATION FOR  
CONCRETE USE  
HILTI HIT HY 200  
EPOXY WITH MIN. 6"  
EMBEDMENT FOR CMU  
WALL USE HILTI HIT  
HY TO EPOXY WITH  
MIN. 6" EMBEDMENT  
OR USE APPROVED  
SIMPSON TITEN HD  
SCREW ANCHOR.

TYPICAL POST BASE DETAIL

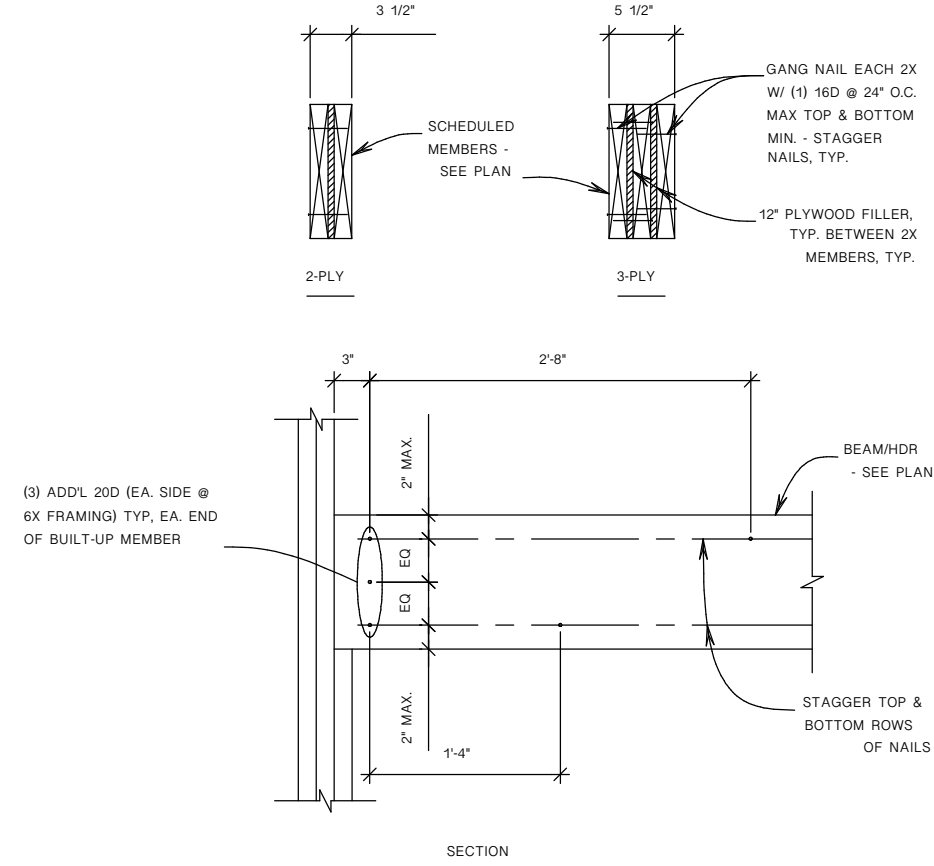


| COLUMN SCHEDULE |        |        |                 |                 |
|-----------------|--------|--------|-----------------|-----------------|
| MODEL NO.       | BEAM   | POST   | SD SCREWS       |                 |
|                 |        |        | BEAM            | POST            |
| AC4Z            | 14-16d | 14-16d | 14-SD#10x1 1/2" | 14-SD#10x1 1/2" |
| ACRZ            | 14-16d | 14-16d | 14-SD#10x1 1/2" | 14-SD#10x1 1/2" |
| LPC4Z           | 8-10d  | 8-10d  | 8-SD#9x1 1/2"   | 8-SD#9x1 1/2"   |
| LPCRZ           | 8-10d  | 8-10d  | .               | .               |
| LCE4Z           | 14-16d | 10-16d | 14-SD#10x1 1/2" | 10-SD#10x1 1/2" |

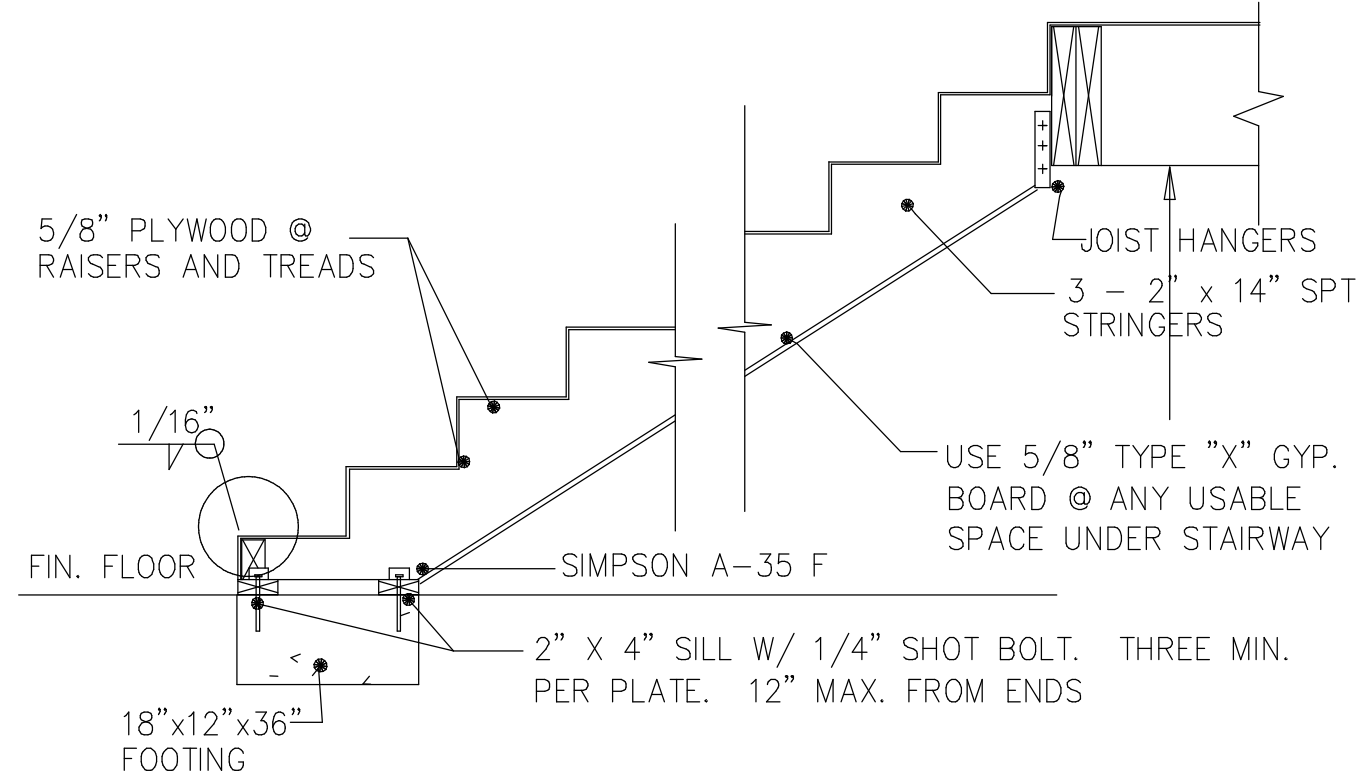
POST CAP DETAIL



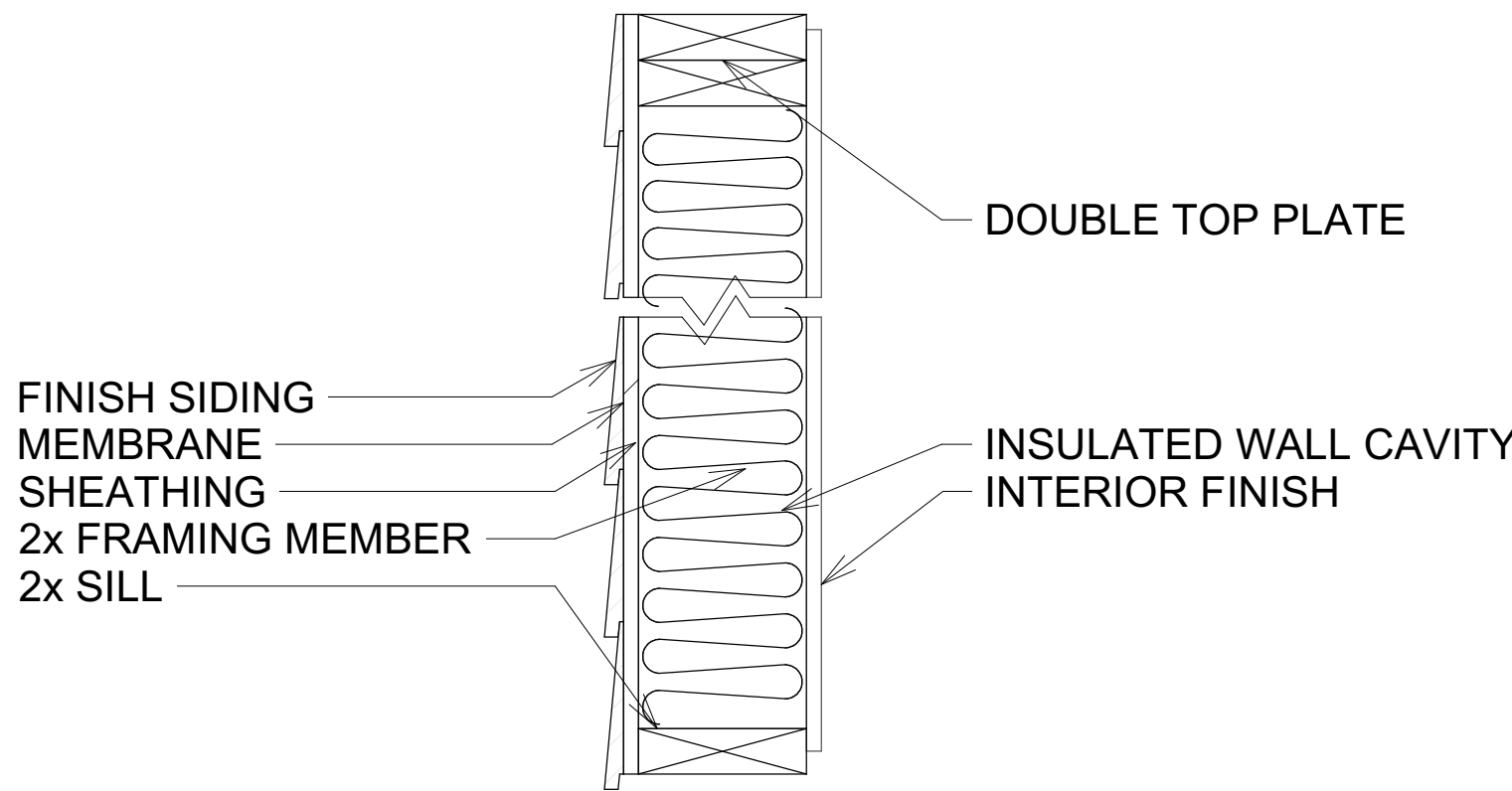
STILL TO CONCRETE DETAIL



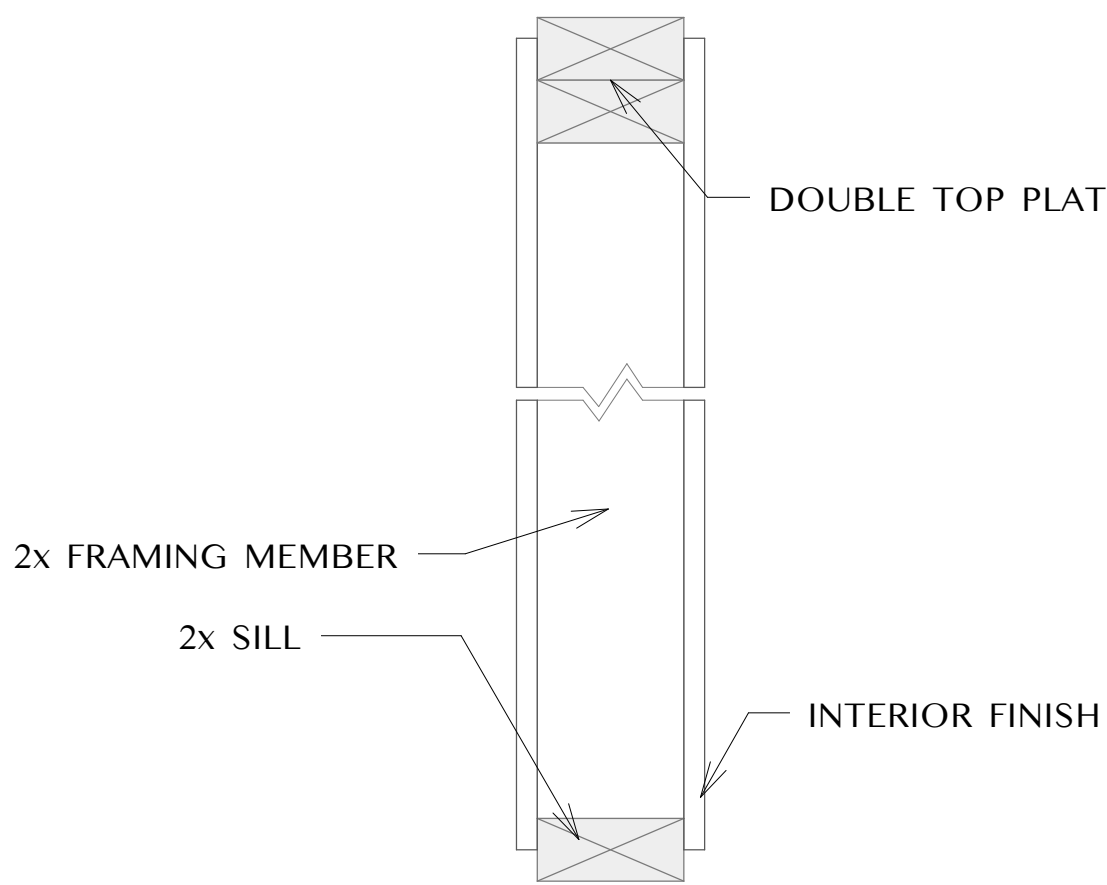
BUILT UP HEADER DETAIL



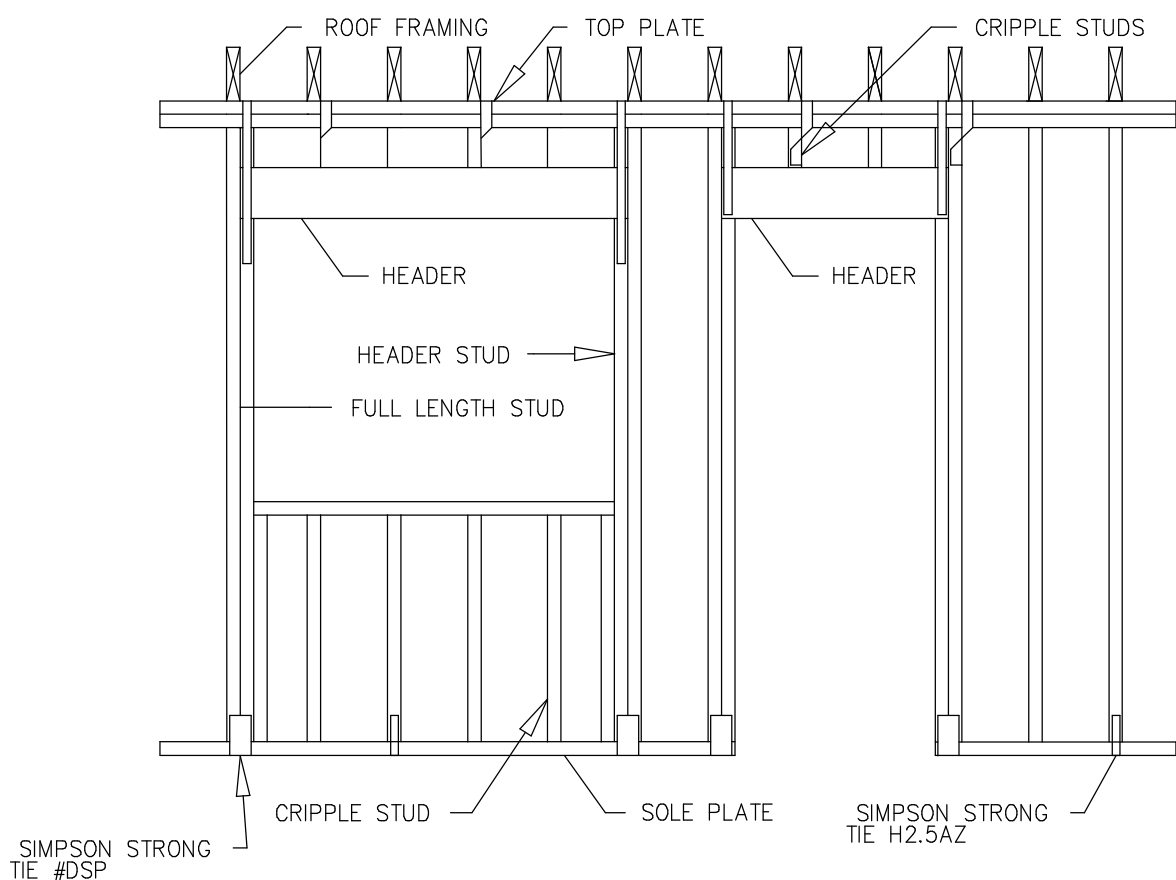
TYPICAL STAIR DETAIL



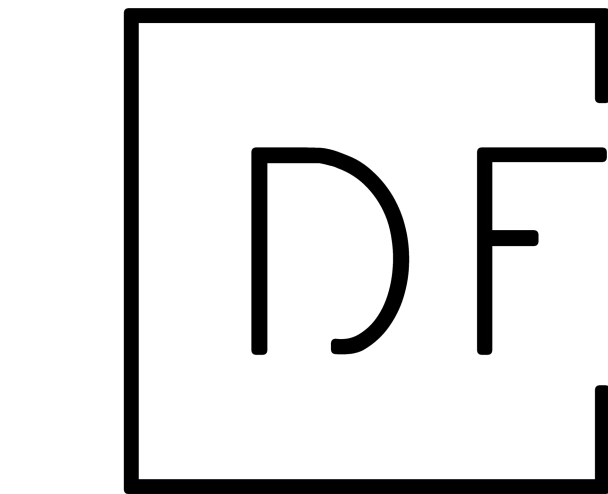
EXTERIOR WALL DETAIL



TYPICAL INTERIOR WALL DETAIL



STRAPPING REQUIREMENTS



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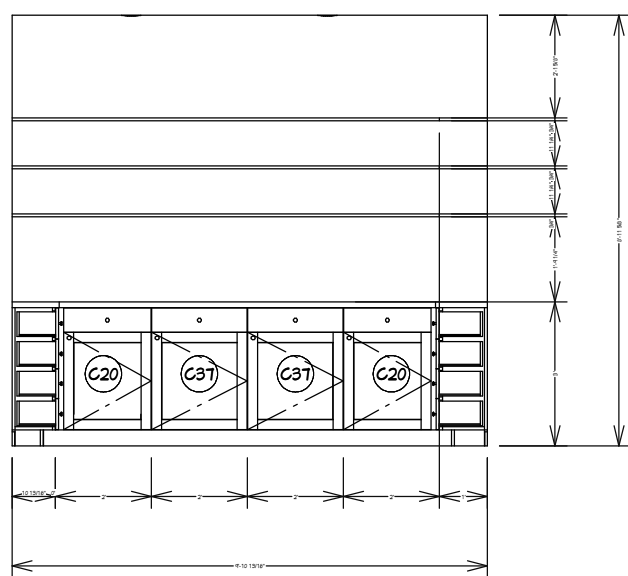
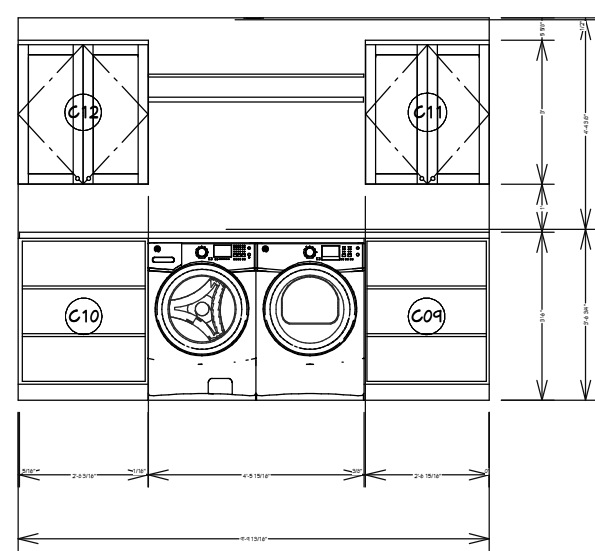
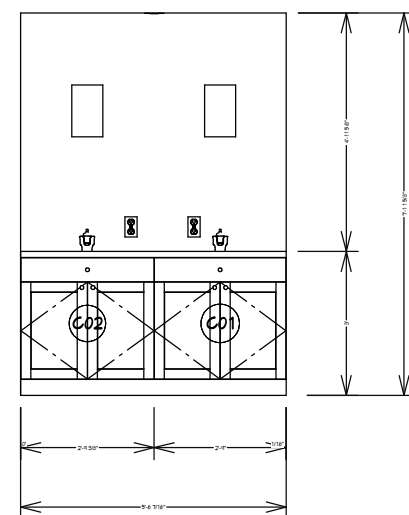
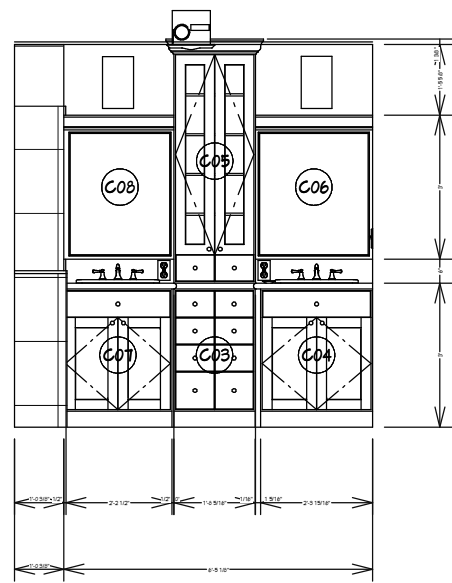
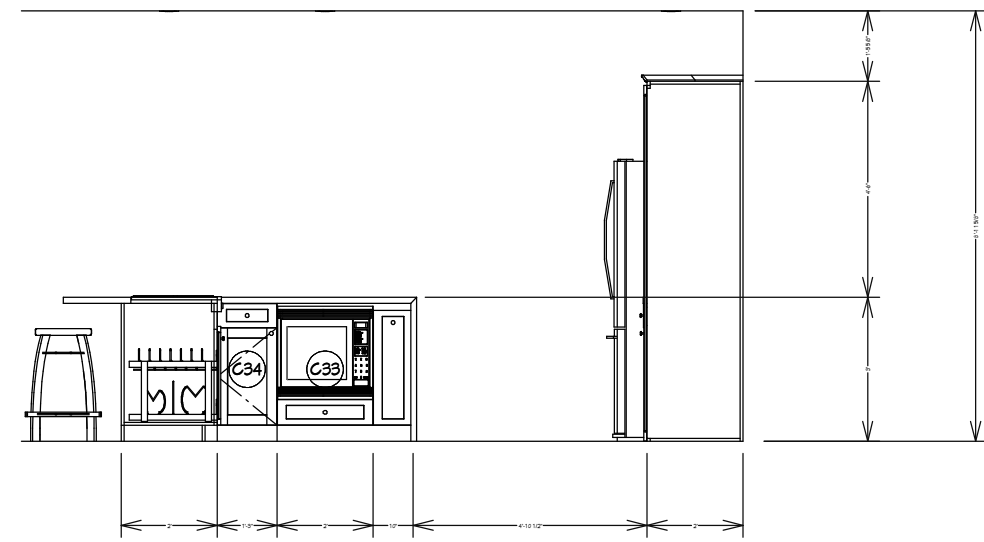
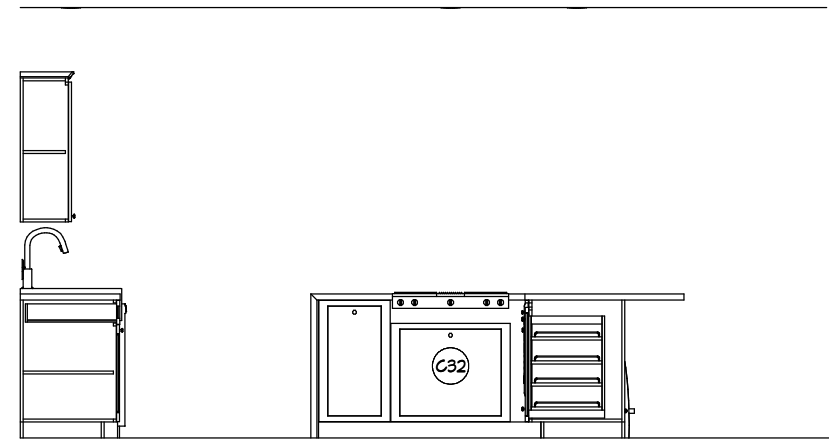
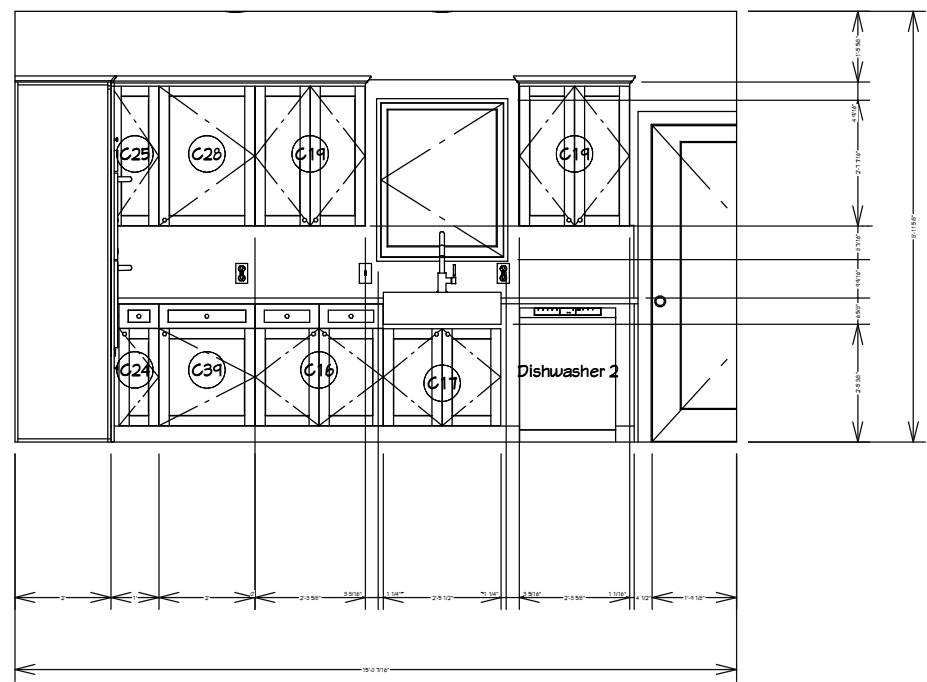
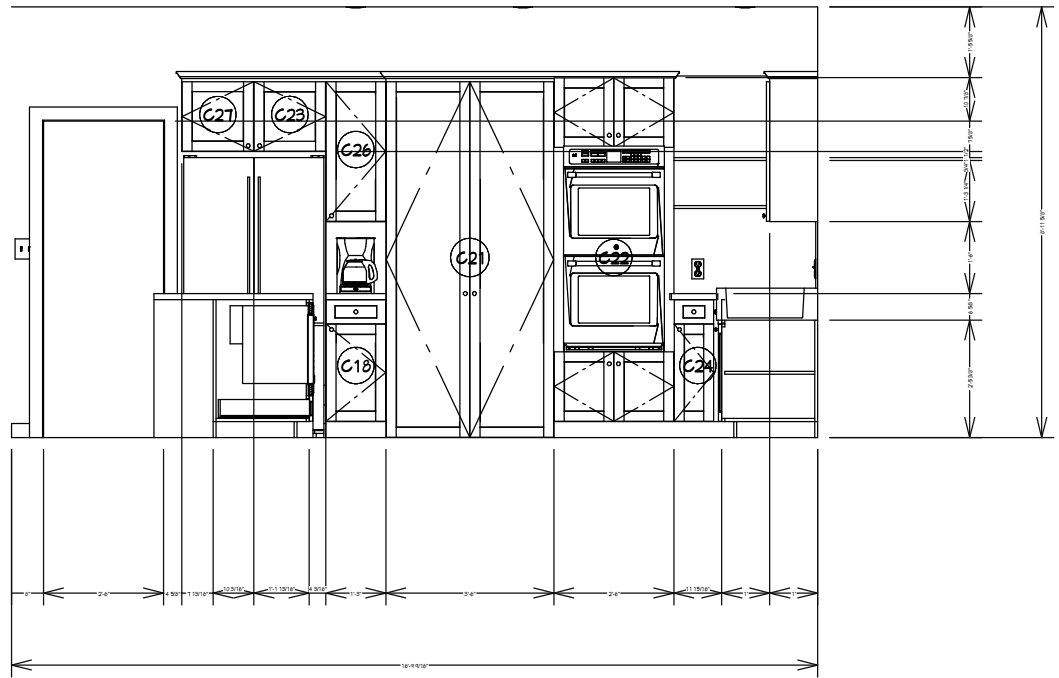
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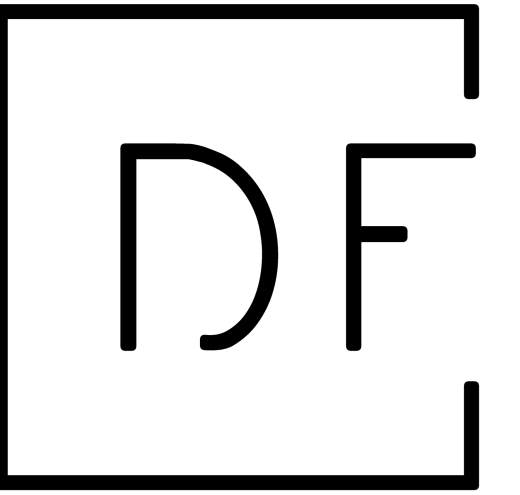
THE HORSE & GROOM

DETAILS

A5.1



| CABINET SCHEDULE |              |            |     |           |           |         |
|------------------|--------------|------------|-----|-----------|-----------|---------|
| NUMBER           | DOOR HINGING | LABEL      | QTY | WIDTH     | DEPTH     | HEIGHT  |
| C01              | LR           | SB33       | 1   | 33"       | 24"       | 36"     |
| C02              | LR           | SB33       | 1   | 33 3/8"   | 24"       | 36"     |
| C03              |              | 8DB2020    | 1   | 20 5/16"  | 20"       | 36"     |
| C04              | LR           | SB2822     | 1   | 27 15/16" | 22"       | 36"     |
| C05              | LR           | W2D2061    | 1   | 20 3/8"   | 12"       | 61"     |
| C06              |              | W24361     | 1   | 24 5/16"  | 1"        | 36"     |
| C07              | LR           | SB2722     | 1   | 27"       | 22"       | 36"     |
| C08              |              | W27361     | 1   | 27"       | 1"        | 36"     |
| C09              |              | B312942    | 1   | 31 5/16"  | 28 11/16" | 42"     |
| C10              |              | B322942    | 1   | 32 3/16"  | 28 11/16" | 42"     |
| C11              | LR           | W3136      | 1   | 31"       | 12"       | 36"     |
| C12              | LR           | W3336      | 1   | 32 9/16"  | 12"       | 36"     |
| C13              |              | 10DB391245 | 1   | 39"       | 12"       | 45"     |
| C14              | LR           | W2024      | 1   | 19 3/4"   | 12"       | 24"     |
| C15              | LR           | W2024      | 1   | 19 11/16" | 12"       | 24"     |
| C16              | LR           | B32        | 1   | 32 1/16"  | 24"       | 36"     |
| C17              | LR           | B3029      | 1   | 29 1/2"   | 24"       | 29 3/8" |
| C18              | R            | B15R       | 1   | 15"       | 24"       | 36"     |
| C19              | LR           | W2836      | 2   | 27 5/8"   | 12"       | 36"     |
| C20              | R            | BCB2412R   | 2   | 24"       | 12"       | 36"     |
| C21              | LR           | UF422490   | 1   | 42"       | 24"       | 90"     |
| C22              | LRLR         | OTC302490  | 1   | 30"       | 24"       | 90"     |
| C23              | R            | W1819R     | 1   | 18"       | 12"       | 18 1/2" |
| C24              | R            | BCB12R     | 2   | 12"       | 24"       | 36"     |
| C25              | R            | W1236R     | 1   | 12"       | 12"       | 36"     |
| C26              | R            | W1536R     | 1   | 15"       | 12"       | 36"     |
| C27              | L            | W1819L     | 1   | 18"       | 12"       | 18 1/2" |
| C28              | R            | W2436R     | 1   | 24"       | 12"       | 36"     |
| C29              |              | B29        | 1   | 28 9/16"  | 24"       | 36"     |
| C30              |              | 1DB10      | 1   | 10"       | 24"       | 36"     |
| C31              |              | 1DB18      | 1   | 18"       | 24"       | 36"     |
| C32              |              | RB30       | 1   | 30"       | 24"       | 36"     |
| C33              |              | 1DB24      | 1   | 24"       | 24"       | 36"     |
| C34              | L            | B15L       | 1   | 15"       | 24"       | 36"     |
| C35              |              | 8DB3511    | 1   | 34 1/2"   | 10 13/16" | 36"     |
| C36              |              | 8DB3612    | 1   | 35 7/8"   | 12"       | 36"     |
| C37              | R            | B2412R     | 2   | 24"       | 12"       | 36"     |
| C39              | R            | B24R       | 1   | 24"       | 24"       | 36"     |



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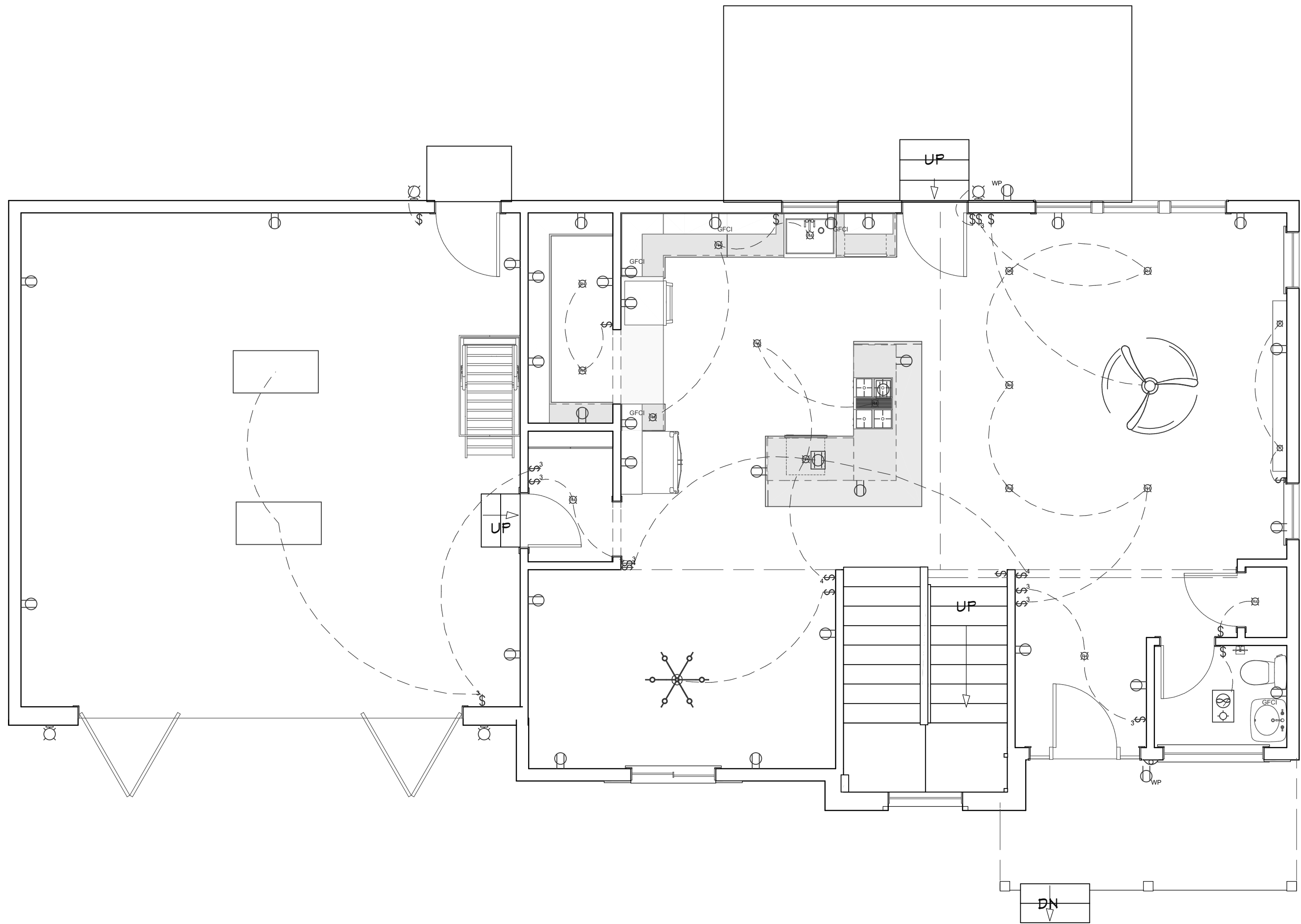
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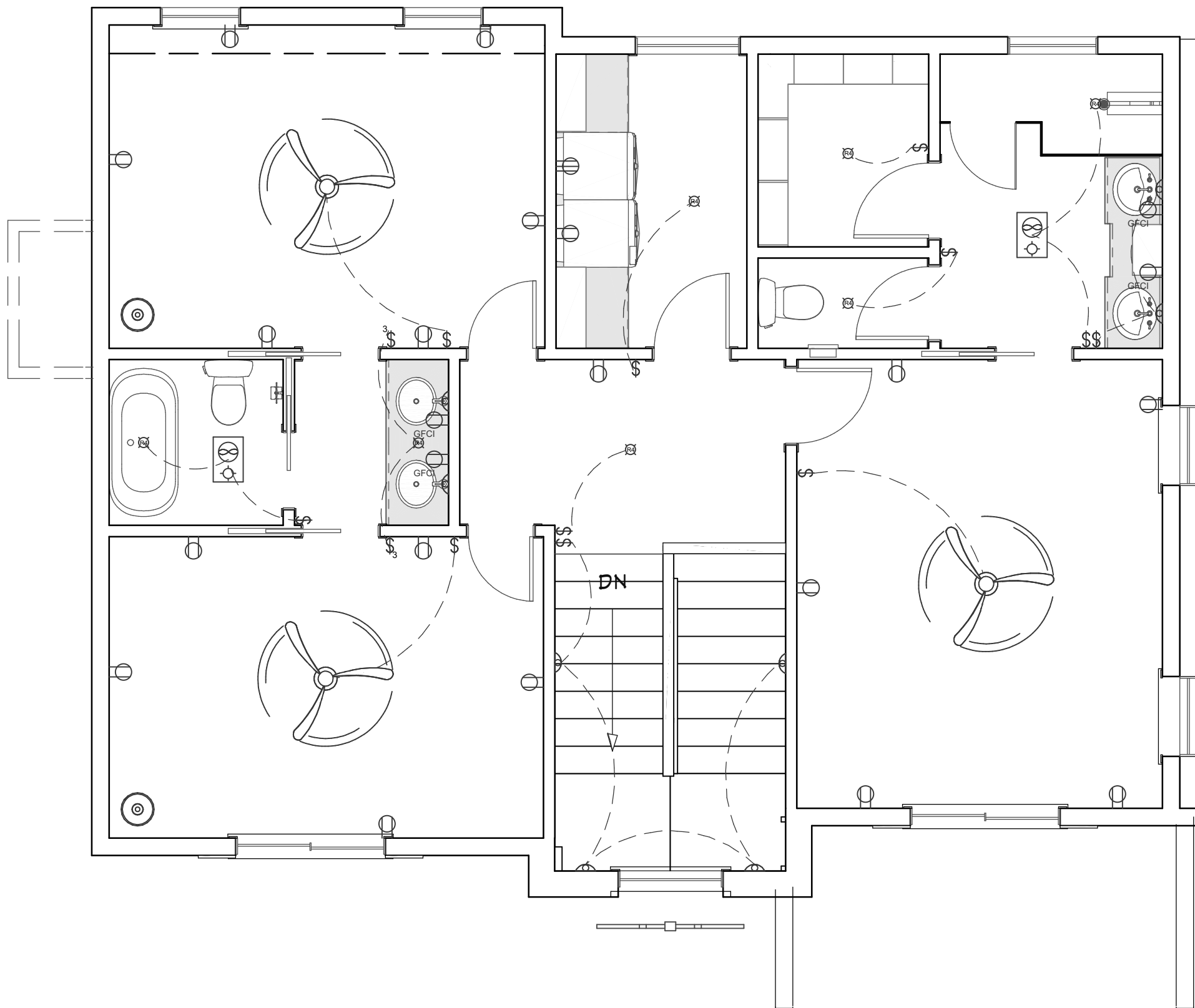
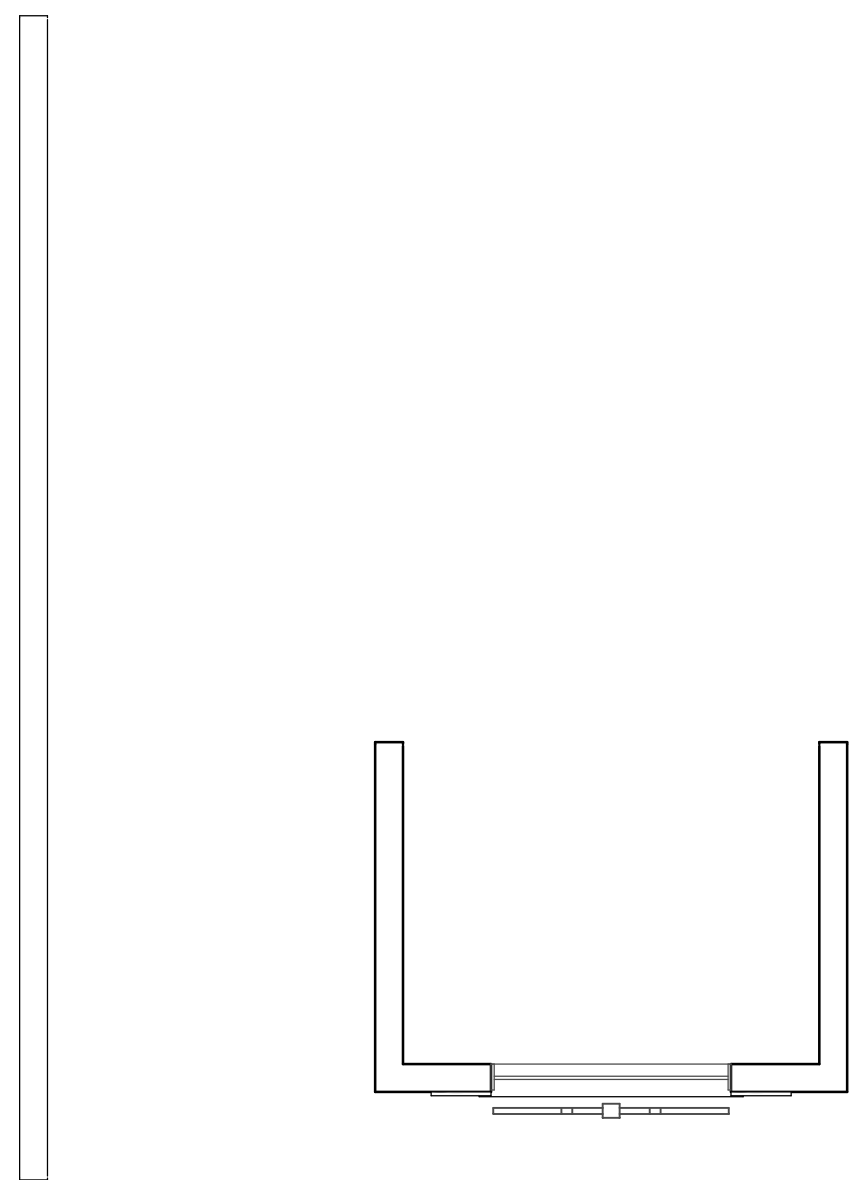
KITCHEN/BATH  
ELEVATIONS

A7.1



FIRST FLOOR

1/4 IN = 1 FT



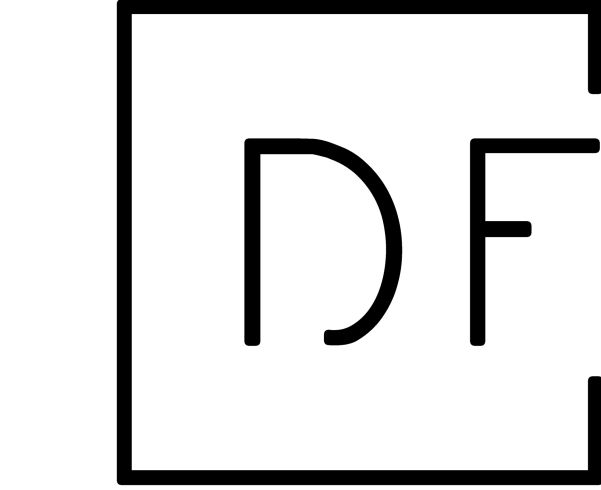
SECOND FLOOR

1/4 IN = 1 FT

**ELECTRICAL NOTES:**  
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
- 1 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  - 2 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
  - 3 CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
  - 4 FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
  - 5 FIXTURES TO BE SELECTED BY HOME OWNER.

| ELECTRICAL - DATA - AUDIO LEGEND |   |
|----------------------------------|---|
| SYMBOL                           | DESCRIPTION   |
|                                  | Ceiling Fan   |
|                                  | Ventilation Fans: Ceiling Mounted, Wall Mounted                                   |
|                                  | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
|                                  | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce, Wall Security/Flood      |
|                                  | Chandelier Light Fixture  |
|                                  | Fluorescent Light Fixture   |
|                                  | 240V Receptacle   |
|                                  | 110V Receptacles: Duplex, Weather Proof, GFCI                                     |
|                                  | Switches: Single Pole, Weather Proof, 3-Way, 4-Way                                |
|                                  | Switches: Dimmer, Timer   |
|                                  | Audio Video: Control Panel, Switch  |
|                                  | Speakers: Ceiling Mounted, Wall Mounted   |
|                                  | Wall Jacks: CAT5, CAT5 + TV, TV/Cable   |
|                                  | Telephone Jack  |
|                                  | Intercom  |
|                                  | Thermostat  |
|                                  | Door Chime, Door Bell Button  |
|                                  | Smoke Detectors: Ceiling Mounted, Wall Mounted                                    |
|                                  | Electrical Breaker Panel  |



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ELECTRICAL  
PLAN

E1.1



**Plumbing Notes:**

1. All water supply piping shall be type "M" rigid Install cut-off valves on all future sinks, lavatories, and water heaters.

2. Install double acting backflow preventor on water supply service line between meter and building. Backflow preventor to have positive shut- off capabilities with anti-siphon break characteristics.

3. Where copper pipe and fittings meet or connect to other metals like steel, iron, aluminum, or others, use couplings or fittings equipped with dielectric type materials to separate the contact between copper and these other metals.

4. Sanitary sewer piping shall be PVC schedule 40 wastewater pipe. All vent piping shall be 2"Ø.

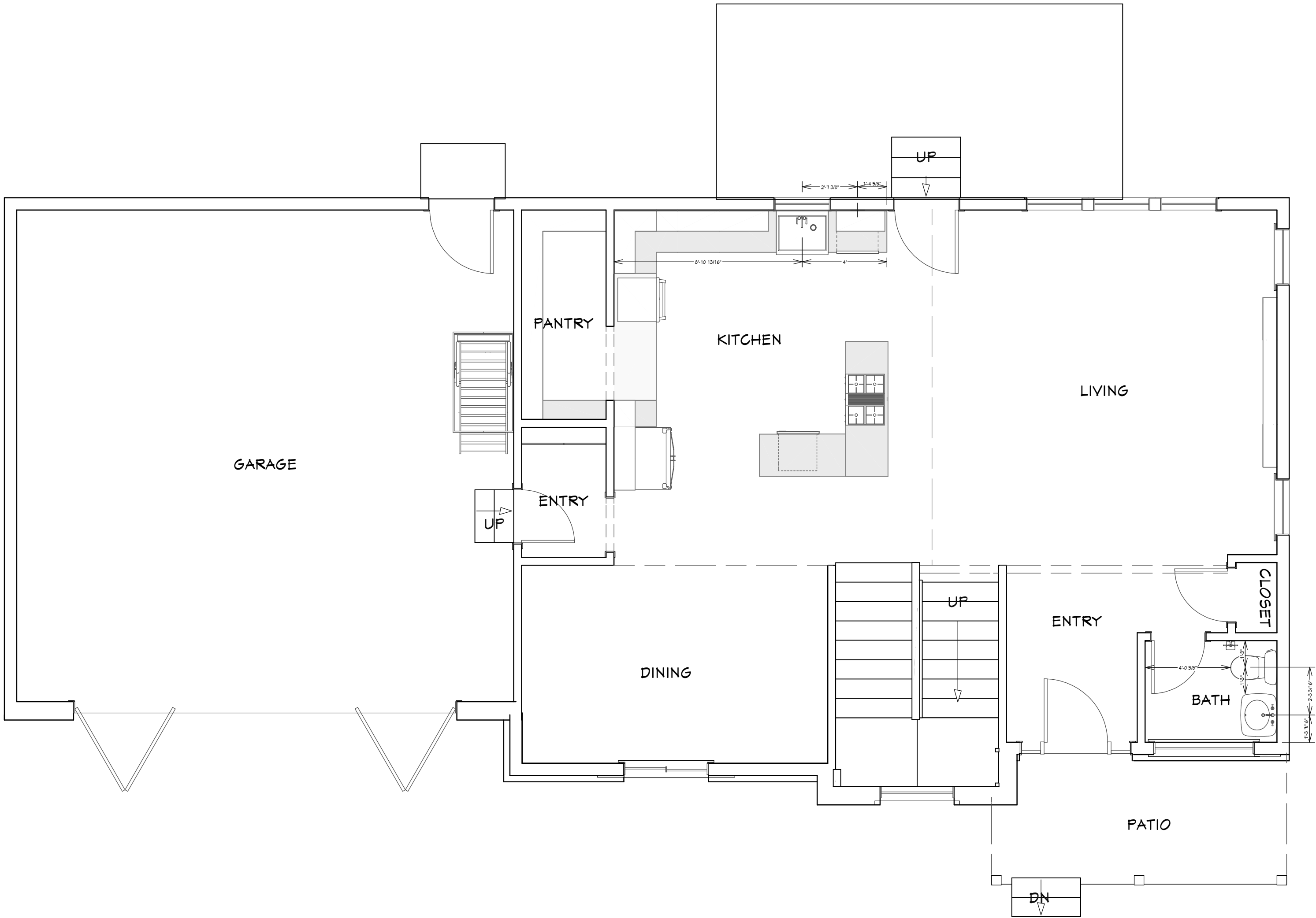
5. Plumbing and utility lines are shown in approximate locations only. The contractor shall determine the exact location of all utilities.

6. Air conditioning condensate lines from Air Handling Unit shall be PVC and piped at the full size of the outlet drain.

7. Provide proper sleeving and sealant for all piping penetrations through outside wall and roof. 8. Contractor shall verify all dimensions prior to fabrication and installation of pipes and equipment. 9. The main water pipes, which are the ones that come off the main water supply and the water heater, are 3/4 inches in diameter.

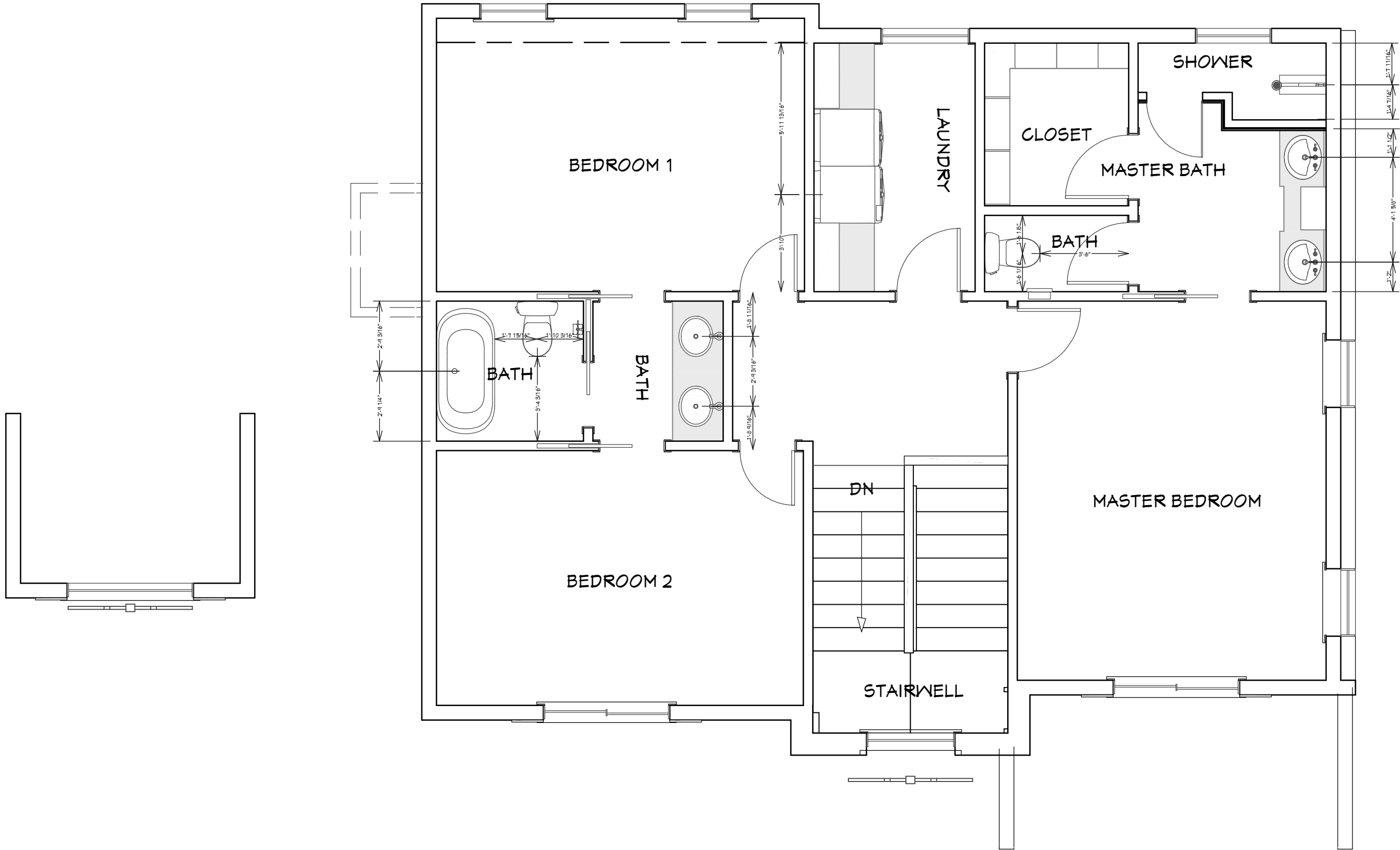
10. The branch water lines, which are the ones that feed individual fixtures, are 1/2 inch in diameter.

11. Faucets in kitchens, wet bars, lavatories, laundry sinks, etc. shall have a water flow not to exceed 1.2 gallon per minute.



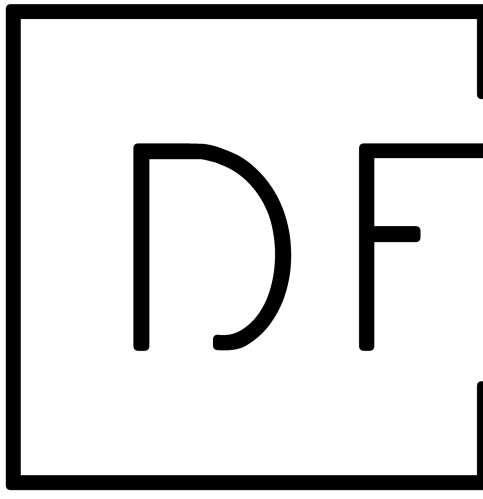
1ST FLOOR

1/4 IN = 1 FT



2ND FLOOR

1/4 IN = 1 FT

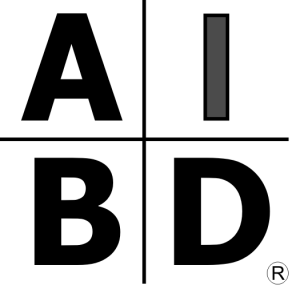


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PLUMBING PLAN

P1.1