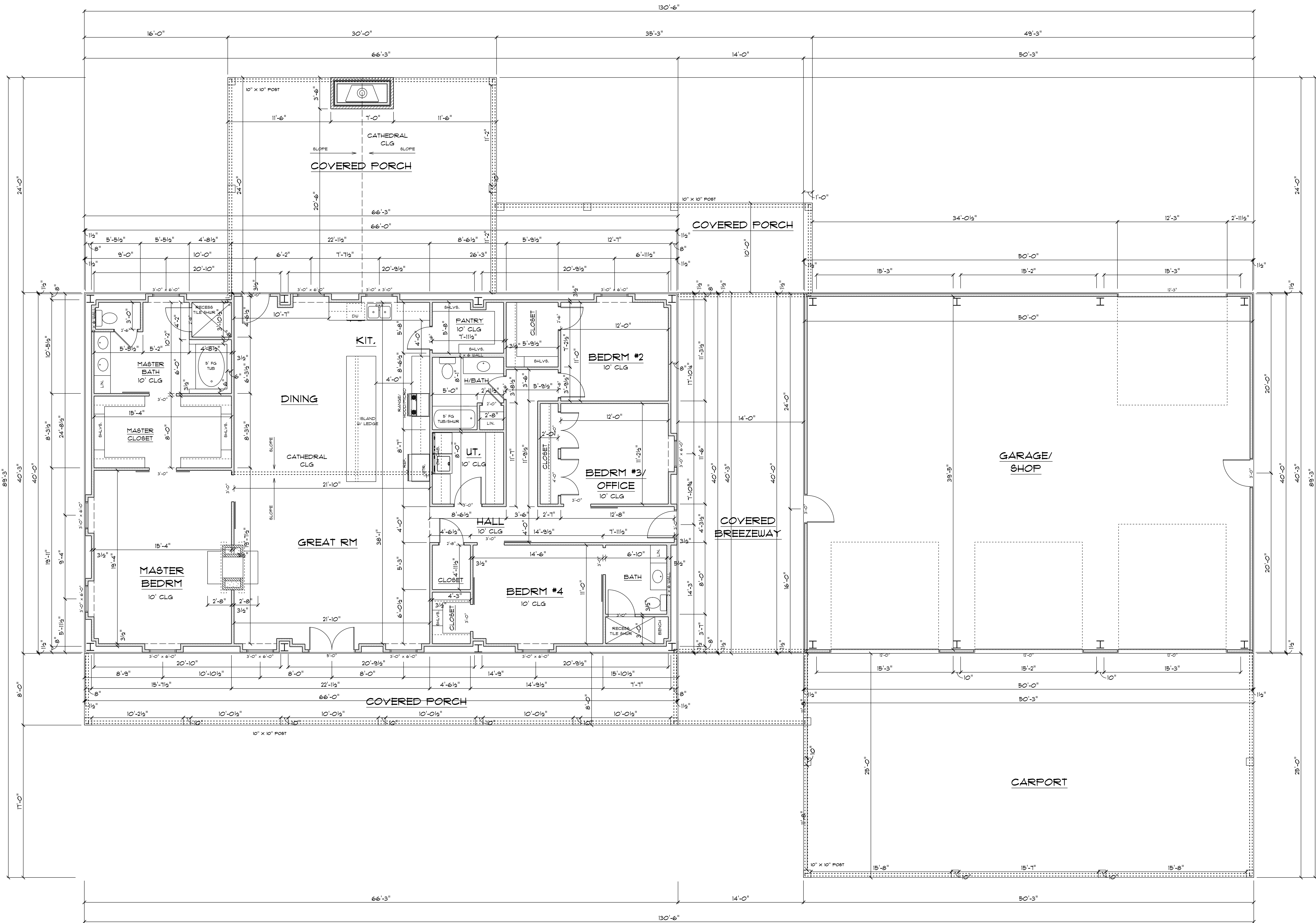




ABBREVIATIONS:

A/C - AIRCONDITION
APPROX. - APPROXIMATE
AT. DR. - ATRIUM DOOR
CATH. CLG. - CATHEDRAL CEILING
CLOS. - CLOSET
COV. - COVERED
COMP. - COMPRESSOR
DISP. - DISPOSAL
DR. DOOR
DW. - DISHWASHER
FG - FIBERGLASS
FIX. GLS. - FIXED GLASS
FIN. CLG. HT. - FINISHED CEILING HEIGHT
FR. DR. - FRENCH DOOR
GLS. - GLASS
HB - HOSE BIB
HT. - HEIGHT
KS - KNEE SPACE
LT. - LIGHT
OBS. - OBSOLETE
OH - OVERHEAD
R/C - RECESSED CEILING
R/A - RETURN AIR
REF. SP. - REFRIGERATOR SPACE
SHWR. - SHOWER
TRAN. - TRANSOM
ST. DR. - STORE DOOR
W/ - WITH
W/H - WATER HEATER
WTR. - WATER

ELECTRICAL LEGEND

DUPLEX 110 VOLT CONVENIENCE OUTLET
220 VOLT OUTLET
110 VOLT DUPLEX OUTLET WEATHER PROOF
DUPLEX RECEPTACLE HOT TOP TO SWITCH
RECESSED DUPLEX FLOOR OUTLET
DOOR BELL
CHIME
PHONE OUTLET
RECESS CAN LIGHT FIXT.
EYEBALL RECESS CAN SWIVEL LIGHT FIXT
SINGLE POLE SWITCH
THREE WAY SWITCH
4 WAY SWITCH
SINGLE POLE SWITCH WITH DIMMER
SINGLE POLE SWITCH W/RECESTAT
LIGHT FIXTURE SUSPENDED
WALL MOUNT LIGHT FIXTURE
FLOOR LIGHT
RECESS FLOOR LIGHT
DBL FLOOR LIGHT
CEILING FAN
HEAT-VENT-LIGHT
HEAT-LIGHT
VENT
CABLE TV.
A.P.F. ABOVE FLOOR FINISH
ELECT. DR. OPERATOR GARAGE DR. BUTTON FOR ELECT. OH. DR.

NOTE: ALL ELECTRICAL & MECHANICAL SYSTEMS MUST BE INSTALLED ACCORDING TO LOCAL, STATE, & FEDERAL BUILDING CODES.

GENERAL NOTE:
*ALL MATERIALS USED IN THE STRUCTURE SHOWN HERE ARE TO BE DETERMINED BY YOUR BUILDER/CONTRACTOR AND SHOULD BE FOUND IN THE SPECIFICATIONS THAT THEY PROVIDE.
*ALL MATERIALS LISTED ON THESE PLANS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE LOCAL WINDSTORM, LOCAL, STATE, & FEDERAL CODES & REGULATIONS OR ANY OTHER CURRENT CODES AT THE TIME OF BIDDING & COMMENCEMENT OF CONSTRUCTION.
*THE CLIENT / BUILDER IS RESPONSIBLE TO SEE THAT ADJUSTMENTS ARE MADE TO COMPLY WITH THE ABOVE STATEMENTS.

ENGINEERING & MEC. FILING BY OTHERS
*THIS PLAN MAY HAVE SOME AREAS THAT MAY REQUIRE ADDITIONAL STRUCTURAL ENGINEERING DUE TO THE MORE STRINGENT FEDERAL LOCAL & STATE WINDSTORM LAWS & CODES.
*A MEC CHECK IS COMPILED TO MAKE SURE YOUR HOME MEETS THE ENERGY CODE 2006 STANDARDS OR CURRENT STANDARDS THAT ARE REQUIRED BY THE STATE OF TEXAS AND MANDATED BY THE EPA. THIS FORM IS TO BE FILLED OUT AND CERTIFIED BY OTHERS.

NOTE: FIREPLACE STACKS & HEARTHS FOR MASONRY OR PRE-FAB FIREPLACES ARE TO BE CONSTRUCTED OR INSTALLED ACCORDING TO STATE AND OR LOCAL BUILDING CODES OR TO MANUFACTURERS SPECIFICATIONS.

M. Edwards Designs, LLC

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Phase Note:
M. Edwards Designs assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning actual construction:
1. This structure is to be constructed according to ANY & ALL LOCAL, CURRENT WINDSTORM SPECIFICATION & CODES & ORDINANCES.
2. All effort has been made for these documents to be correct and in agreement with owner. Designer will not be responsible for any error or changes after start of construction if changes are made. Owner or contractor shall notify designer.
3. M. Edwards Designs does not assume liability for any error or omission on these plans. All information must be confirmed prior to bidding and commencement of construction.
4. All dimensions are to be checked and verified before construction.

DATE: 9 - 9 - 22 REV. 9-12-22

SCALE: 3/16" = 1'-0"

PLAN *** ALL AREAS ARE APPROXIMATE ***

LIVING AREA	2841
TOTAL LA	2640
COV. PORCHES	175
CARPORT	1256
BREEZEWAY	564
GARAGE/SHOP	2000
TOTAL SLAB	8175
TOTAL UNDER ROOF	8175

NOTE: CONTRACTOR / OWNER MUST VERIFY LIVING AREAS & TOTAL AREAS BEFORE COMMENCEMENT OF BIDDING AND CONSTRUCTION.

NOTE: A/C CONTRACTOR, BUILDER AND FRAMING CONTRACTOR SHOULD CONFER TOGETHER BEFORE CONSTRUCTION OF THIS HOME IN ORDER TO MAKE THE NECESSARY FIELD ADJUSTMENTS TO INSURE NOT TO HAVE ANY FUR DOWN CEILINGS ON A 2 STORY HOME.

NOTE: ALL TEMPLATE OBJECTS SUCH AS SHOWER, TUB, DOORS & GARAGE DOOR DESIGNS AS DEPICTED IN THIS DOCUMENT ARE EMPLOYED AS PLACE HOLDERS ONLY & DO NOT NECESSARILY REPRESENT ACTUAL DETAILS. MANUFACTURER'S EXACT DIMENSIONS WILL VARY.

NOTE: ALL ELECTRICAL & MECHANICAL SYSTEMS MUST BE INSTALLED ACCORDING TO LOCAL, STATE, & FEDERAL BUILDING CODES.

NOTE: ALL WINDOWS SUBJECT TO APPROVAL BY A REGISTERED WINDOW ENGINEER DUE TO DIFFERENCE IN THE SUPPLIER'S WINDOW SPECIFICATIONS.

FLOOR PLAN

PAGE NAME	PAGE #
FRONT/SIDE ELEV. & ROOF	1
REAR/SIDE ELEVATIONS	2
FLOOR PLAN	3
ELECTRICAL/LIGHTING	4
FOUNDATION	5

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