



**GENERAL NOTES**

- All exterior walls to be 2x4, 2x6, 2x8, or other as noted.
- 6x8" O.C. w/ 1/2" plywood sheathing, vapor barrier, unless noted otherwise. (Blocked w/ Midspan) 4 as per code.
- Interior walls, 2x4 @ 16" O.C., unless noted otherwise. (Blocked w/ Midspan), all plumbing walls to be 2x4.
- All metal fireplaces to be top of the fire-double lined (min)-code units as per mfg. (Vigas logs optional).
- All fireplaces to have tile, marble, or brick hearths & facing as per builder & as selected by owner.
- All shelving to be 3/4" Kiebigg, supported at edges & or, 4" O.C. (bookshelves to have hidden "Kiebigg" lighting - optional).
- All closets to have at least one single rod & two shelves, unless noted otherwise. W/med to top hardware. Most to have 2 rods, 2 or 3 shelves, or more as per builder.
- All exterior doors, garage, and attic doors to be weather stripped.
- All baths, utility, water heater, & pony walls to have full insulation. (Garage common walls and ceiling, when living space above.)
- Kitchen counter tops to be formica, corian or stone w/curved edges as selected. Kitchen cabinets to have compound hinges, edged shelves, solid panels, "Bum" type guides, special hardware, under counter lighting, all sinks w/disposers, down-draft cooktop (w/8 optional burners & w/grill as selected). Refrigerator to have water supply w/cut-off. All plugs to be GFI. (As required by code).
- Stairs to have (optional) step lights as selected, continuous handrails w/1/2" grip & 36" high, 1" nosing w/4" clear spacing. Guardrails to be 42" high.
- All bath vents to be marble or stone (w/optional porcelain bowls). Verify heights from 32" to 36". All drawers and cabinet shelves to be lined. (Verify w/ builder).
- Linen to have hamper and drawer caulked, lined, waterproofed & vented for moisture. (Medicine cabinets as selected).
- Ridges and valleys are to be braced down to proper support, on through to foundation support.
- Ridges and valleys over 1/2" to be 2x12, unless noted otherwise. Ends to be cut to frame out w/rattlers. (See builder/engineer.)
- Garage ceiling, under stairs, water heaters & chimney drywall to be 5/8" X-hat-track.
- All ceiling corners at main rooms to have molding. (Verify mldg. pkg.)
- Closet, garage, dormer windows to have optional sheers. (Some w/ special lighting).
- Windows to be noted or metal, double pane insulated - shown in nominal sizes, w/extra caulking & head flashing where required. (See builder).
- Window sills & casing to be wood stone, marble, or drywall.
- All main drywall corners to have Bull-Nose (optional).
- Connect gutters and downspouts to an underground drainage piping system. (Verify w/owner and builder/engineer).
- All brick arches & designs w/reinforcing, & w/type "S" mortar.
- Brick columns to have treated wood post centers, or steel as shown. Wood columns to be set on anchored metal plinth & nail ties to brick.
- All brick support over roots to be designed by a Registered Texas Structural Engineer, as well as other structural members and assemblies.
- All sand hydrants to be freeze proofed.
- Provide high "R" ratings for all attic floors & walls. (optional)
- All gas appliances to have code vents.
- All water piping condensate drains, water heaters or storage in the attic to be freeze proofed and insulated. Attic water heaters to have metal pane w/straps.
- AC ducts should be routed around most usable attic space.
- Dryer vents to be outside.
- Ceiling joists to be sized for 3/4" plywood flooring in attic as directed by builder. Stud wall support below must be sized for proper support.
- Radiant barriers are optional.
- Uniform cornice vents & entire perimeter, screened w/insulation baffled for air flow.
- Thermostatically controlled roof vents as per mfg's recommendations, to be low rise & color coded to roof materials.
- Framing members shown are suggested minimal. Engineering design takes priority over these schematic drawings. (See builder).
- All long span ceilings to be strapped 2" O.C. w/1/4" leveling. (optional)
- All rafter spans to be braced 12" O.C. (maximum). (see eng.)
- All ridges and beam connections to have metal clips & nailing. (see eng.)

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- BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- PLANS INDICATE LOCATION ONLY. ENGINEERING AGREES SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS, AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

**SECOND FLOOR PLAN**  
SCALE 1/4"=1'-0"

- NOTE:
- VERIFY ALL FLOOR FINISHES PRIOR TO FOUNDATION DESIGN
  - VERIFY STRUCTURAL REFERENCE NOTES PRIOR TO FOUNDATION DESIGN

| AREAS                    |               |
|--------------------------|---------------|
| FIRST FLOOR LIVING (AG)  | 4912 SQ. FT.  |
| SECOND FLOOR LIVING (AG) | 2709 SQ. FT.  |
| TOTAL LIVING (AG)        | 7215 SQ. FT.  |
| GARAGE                   | 600 SQ. FT.   |
| GARAGE (DETACHED)        | 516 SQ. FT.   |
| PORCH                    | 150 SQ. FT.   |
| PORCH                    | 170 SQ. FT.   |
| TERRACES                 | 300 SQ. FT.   |
| TERRACES                 | 650 SQ. FT.   |
| BALCONIES                | 550 SQ. FT.   |
| GAZEBO                   | 210 SQ. FT.   |
| TOTAL COVERAGE           | 10361 SQ. FT. |

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