

ARCHITECTURAL DESIGNER

Addison Paul Homes
2663 North Sam Houston Parkway East
Suite 200 #2229
Houston, TX 77062

The Jackson II
Master Floorplan
Single Family Home
APN-002

PERMITTING / ISSUE FOR CONSTRUCTION:

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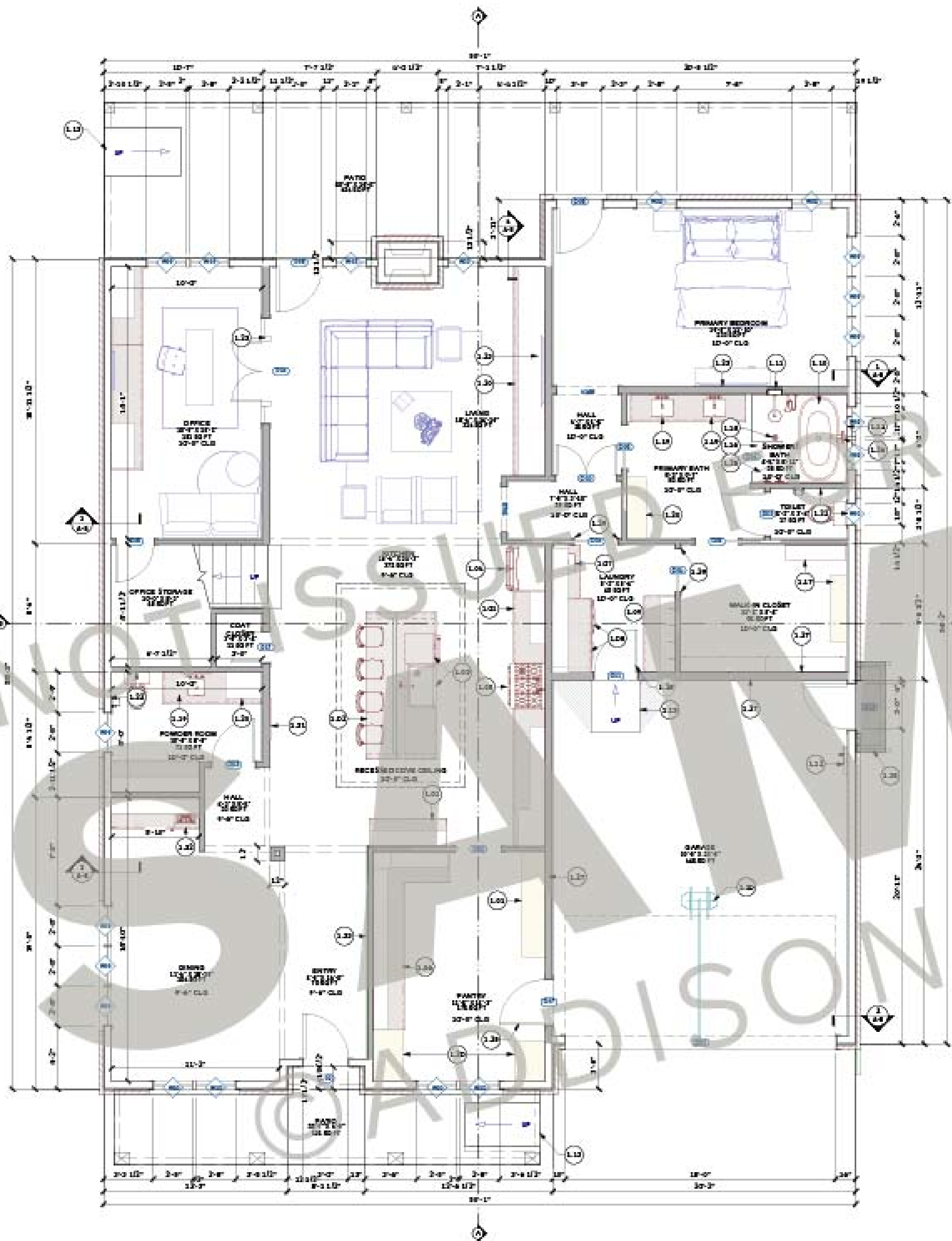
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ISSUED

04.10.25 100%CD

Annotated First Floor Plan



GENERAL NOTES:

TYPICAL EXTERIOR STUD: 2X4 TYPICAL INTERIOR STUD: 2X4, UNO. EXTERIOR #2 SOUTHERN YELLOW PINE STUD FRAMING TO RECEIVE FOR NEW SMOOTH HARDIE PANEL BOARD & BATTON CEILING. INSTALL TYVEK HOUSE WRAP (VAPOR BARRIER ON SHEATHING AS INDICATED ON STRUCTURAL DRAWINGS). INSTALL HARDIE AS DIRECTED ON ELEVATIONS, SECTIONS & DETAILS. REFER TO A-7 SHEET FOR ALL TYPICAL CONDITION HARDIE SIDING DETAILS. RE: STRUCTURAL FOR ADDITIONAL REQUIREMENTS. SEE FINISH SCHEDULE.

EAVE & SOFFIT COLOR SELECTED BY OWNER; EDGE PER TYPICAL STANDING SEAM ROOF DETAIL.

ALL DOORS & WINDOW HEADERS @ 2'-0" AFF UNO.
FRONT DOOR: SELECTION PER OWNER.
EXTERIOR DOORS: SELECTION PER OWNER.
INTERIOR DOORS: ALL TO BE 3 PANEL SHAKER STYLE, SOLID CORE WOOD, PAINT GRADE.

FREP FLOORING: AT NEW CONCRETE SLAB FOR NEW PORCELAIN TILE FINISH; ALL INTERIOR ROOMS.

AT GARAGE, PROVIDE TROWELED FINISHED CONCRETE; BEVEL EDGE @ CONCRETE ELEVATION CHANGES.

AT BATHROOMS, MASTER BATH, LAUNDRY, AND KITCHEN, PROVIDE CERAMIC/PORCELAIN FLOOR TILE ON THIN-SET MORTAR AS REQUIRED. TILE SELECTION BY OWNER.

AT MASTER BATH SHOWER, PROVIDE FULL HEIGHT TILE ON WATER RESISTIVE BACKER BOARD AT SHOWER WALLS. TILE SELECTION PER OWNER.

IN ADDITION TO POWER LOCATIONS SHOWN ON A-9, PROVIDE CODE REQUIRED POWER AS REQUIRED AT ALL ROOMS.

ALL EXTERIOR (GAR) WALLS TO RECEIVE R-19 FOAM INSULATION, UNO; ALL ABOVE ATTIC SPACES, ABOVE GARAGE & VAULTED CEILING TO RECEIVE R-38 MIN FOAM INSULATION.

AT INTERIOR GARAGE WALLS: PROVIDE 1-HOUR FIRE SEPARATION WITH 5/8" GYPSUM EACH SIDE OF WALL; CEILING TO BE PROVIDE WITH MINIMUM 5/8" FIRE RATED TYPE 'C' GYR BD. ALL GARAGE DOORS TO INTERIOR OF RESIDENCE TO BE SELF-CLOSING AND 3 20-MIN. FIRE-RATED SOLID WOOD MINIMUM OF 1-3/4" THICK.

Window Schedule

Number	Qty	Room	Width	Height	W/O	W/O	W/O	W/O	Description	Comments
W01	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W02	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W03	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W04	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W05	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W06	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W07	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W08	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W09	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W10	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
W11	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad

Door Schedule

Number	Qty	Room	Width	Height	W/O	W/O	W/O	W/O	Description	Comments
D01	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D02	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D03	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D04	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D05	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D06	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D07	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D08	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D09	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D10	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D11	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D12	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D13	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D14	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D15	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D16	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D17	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D18	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D19	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad
D20	1	1	36"	80"	270001	270001	270001	270001	casement	wood clad

WINDOW INFORMATION:

ALL WINDOWS TO BE RAM ALUMINUM CASMENT FRAME WINDOWS W/ CLEAR ANODIZED FINISH. CASMENT WINDOWS TO INCLUDE SCREENS AND CRANK HANDLE. CONFIRM WINDOW FRAME FINISH COLOR WITH OWNER.

PRESCRIPTIVE ENERGY CODE COMPLIANCE - 2018 IECC, ZONE 3

BUILDING ELEMENT	REQUIREMENT	PROVIDED	NOTES
WALL INSULATION (2X4) CMVT	R-13 (MIN)	R-39	2X6 EXTERIOR WALLS
CEILING INSULATION (ATTIC)	R-38 (MIN)	R-38	ATTIC & ROOF SPACE
SHED OF GLAZES (PERMANENT)	.15 (MAX)	.25	1" INSULATED OVER AT ALL WINDOWS
HVAC	20 SEER	21 SEER MIN.	
HVAC DUCTS	R-8	R-8	
FLOOR INSULATION	R-2	R-2	

- KEY NOTES:
- L.01 NEW KITCHEN CABINETS AND UPPER CABINETS, OWNER TO SELECT CONFIGURATION, CABINET FACE FINISH & COUNTER MATERIAL. RE: A-11 FOR WORKING PANTRY SUBMITTALS.
 - L.02 CUSTOM PINE COUNTER-TOP (ISLAND WITH ELECTRICAL OUTLETS). PROVIDE IN-SLAB ELECTRICAL CONDUIT. REFER TO A-10 FOR SLAB DETAILS. SEE FINISH SCHEDULE WHERE TO SELECT.
 - L.03 LOCATION OF KITCHEN SINK, DISHWASHER & REFRIG. PER OWNER SELECTION.
 - L.04 LOCATION OF NEW COUNTER-DEPTH REFRIGERATOR WITH CABINETS ABOVE. RE: KITCHEN ELEVATION.
 - L.05 LOCATION OF GAS COOKTOP WITH BUILT-IN OVEN. ROOF EXHAUST ABOVE PROVIDED GAS CONNECTION. PROVIDE COLD WATER FOR HOT FILLER. NEW PAINTED 1" DEEP WOOD INSULATED. REFER TO A-12 FOR DETAILS. PROVIDE BLOCKS. OWNER TO SELECT SINK.
 - L.06 LAUNDRY SINK, OWNER TO SELECT LAUNDRY SINK.
 - L.07 WASHING MACHINE (W/ CONNECTIONS) INCLUDE RECESSED DRYER BOX.
 - L.08 FLOOR DRAIN (SLOPE SLAB AS REQUIRED TO FLOOR DRAIN).
 - L.09 REFRIGERATING BATHUBS. AT MASTER BATH SHOWER WALLS, INSTALL FULL HEIGHT TILE ON WATER RESISTIVE BACKER BOARD. TILE SELECTION PER OWNER.
 - L.10 LOCATION OF ELECTRIC PANEL.
 - L.11 PROVIDE RAMP AT 2:12" SLOPE. LENGTH OF RAMP TO BE DETERMINED BY SLOPE OF DRIVEWAY AND/OR DRIVE.
 - L.12 GAS TANK(S) WATER HEATER(S) IN UPPER ROOF AREA. SEE A-10.
 - L.13 2X6 CONCRETE LANDING.
 - L.14 ZERO-ENTRY ENTRY AREA, RECESSED.
 - L.15 DOUBLE ROW CLOSET ROD, W/ 3/4" CABINETS. FINISH TO MATCH OWNER SELECTION.
 - L.16 SHOWER DRAIN, RE: STRUCTURAL COVERING AT MASTER BATH SHOWER WALLS, INSTALL FULL HEIGHT TILE ON WATER RESISTIVE BACKER BOARD. TILE SELECTION PER OWNER.
 - L.17 VANITY WITH BATHROOM MIRROR.
 - L.18 BUILT-IN STORAGE CABINETS, OWNER TO SELECT CONFIGURATION, CABINET FACE AND FINISH. REFER TO A-11 & A-12 ELEVATIONS FOR DETAILS.
 - L.19 OWNER TO SELECT ZERO-ENTRY SHOWER OR ADA TUB SHOWER AND ACCESSORIES. SEE FINISH SCHEDULE.
 - L.20 METAL BLOCKING IN HALL FOR FUTURE ADA GRAB BARS.
 - L.21 PROVIDE 3/4" PLYWOOD BLOCKING BEHIND GYP BOARD FINISH FOR TV MOUNT @ 8". CONFIRM LOCATION AND REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION OF POWER & DATA.
 - L.22 ZERO-ENTRY SHOWER, RECESSED.
 - L.23 METAL SHOWER DOOR, SELECTION PER OWNER.
 - L.24 METAL FLOOR MOUNT TUB FIXTURE PER OWNER SELECTION.
 - L.25 METAL TYPE X-100 FIRE RESISTANT GYPSUM BOARD.
 - L.26 METAL 3 HR FIRE RESISTANT DOOR.
 - L.27 PROVIDE KEYPAD DOOR JAM.
 - L.28 ELECTRIC GARAGE DOOR OPERATOR WITH CROSSING SENSORS.
 - L.29 GYPSUM WALL DIFFUSER, OWNER TO SELECT GRILLE STYLE AND FINISH.
 - L.30 LOCATION & TYPE OF BAR SINK PER OWNER SELECTION.
 - L.31 NEW WALL MOUNT. SEE ELEVATION ON A-12.
 - L.32 RICH BALUSTRADES WITH STAINED WOOD HANDRAILS & HAND RAIL. SEE MATERIAL & FINISH SELECTIONS FOR REFERENCE.
 - L.33 NEW WALL MOUNT. SEE ELEVATION ON A-12 & SEE MATERIAL & FINISH SELECTIONS FOR REFERENCE.

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

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Suite 600 #9229
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The Jackson II
Master Floorplan
Single Family Home
AP4-002

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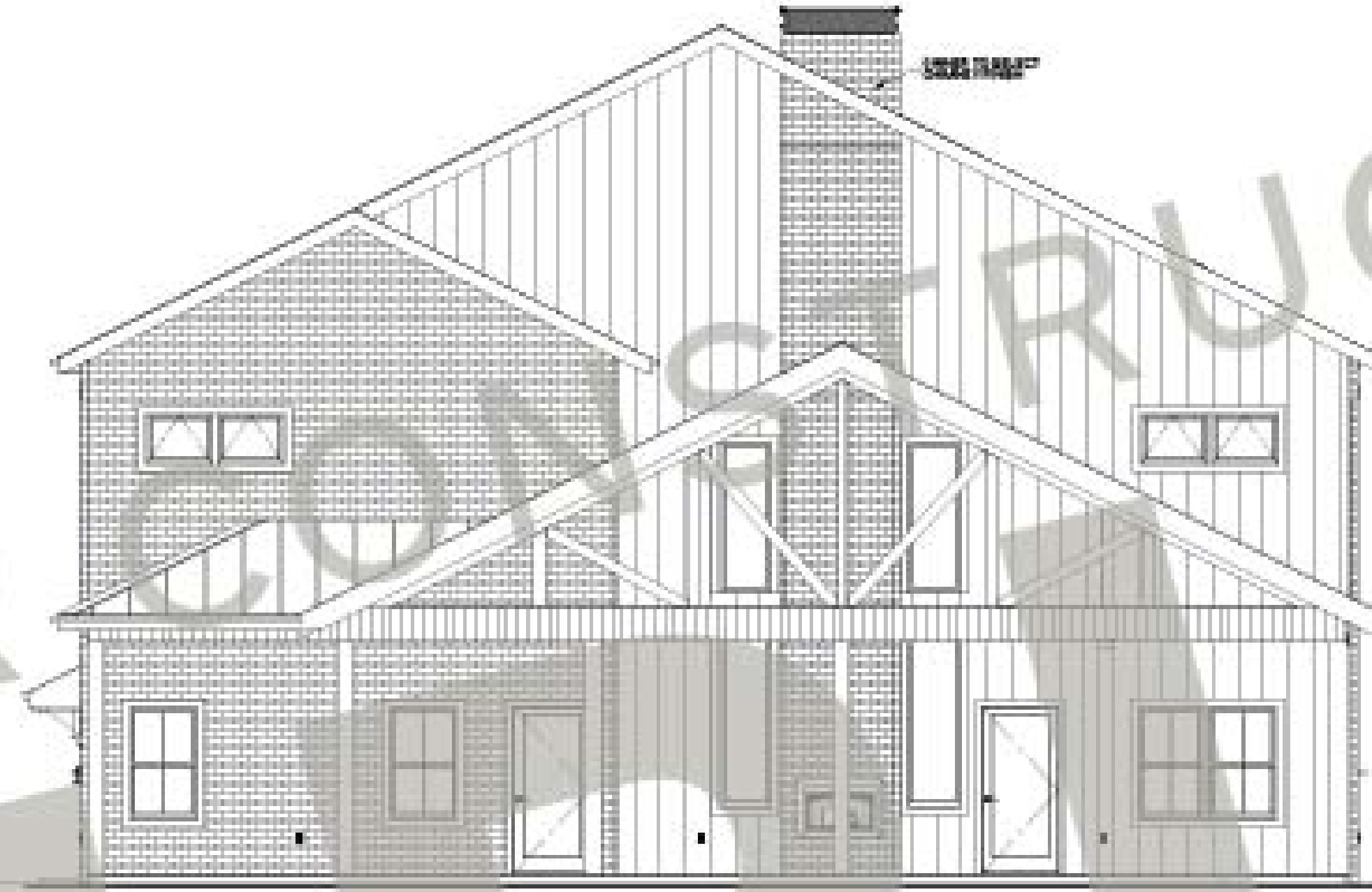
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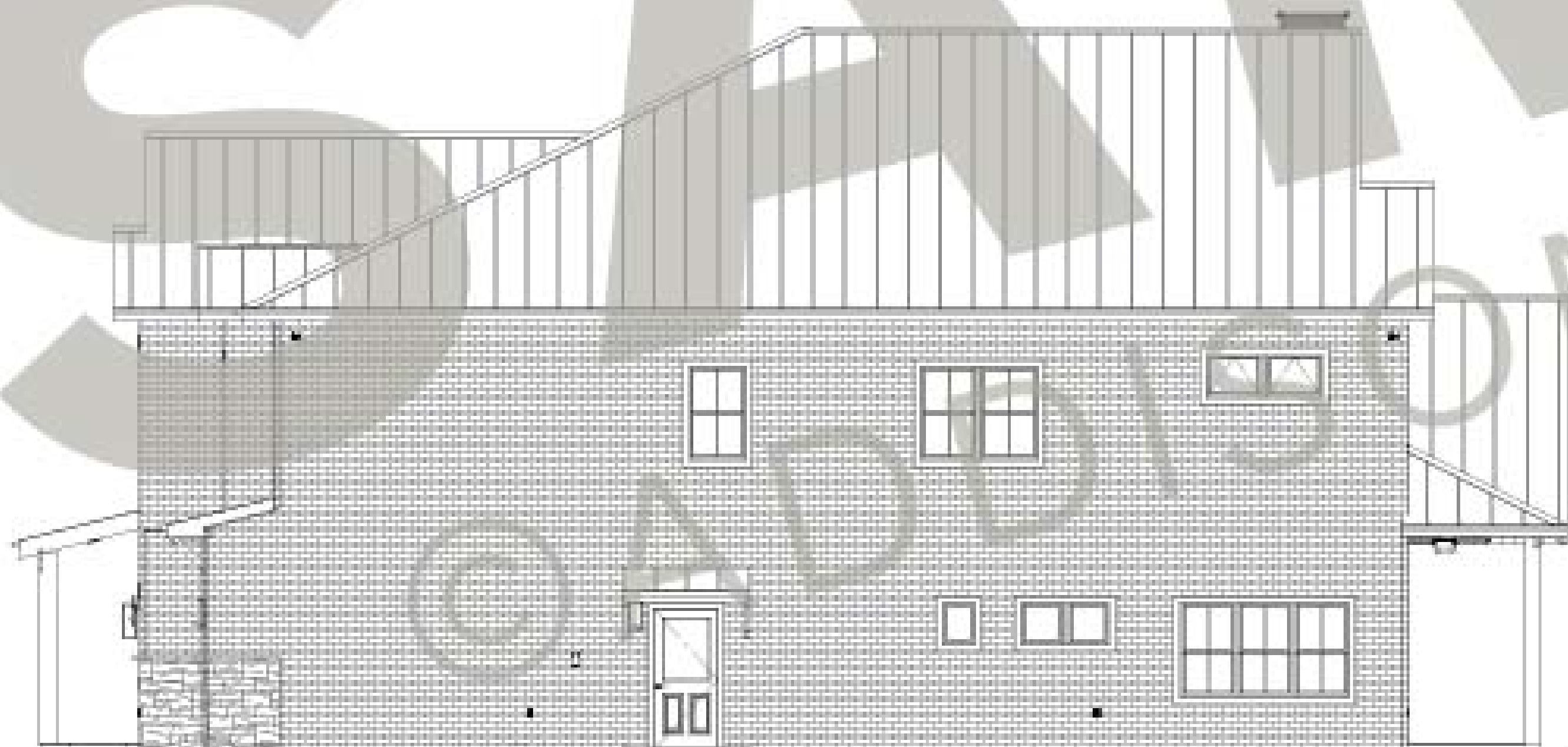
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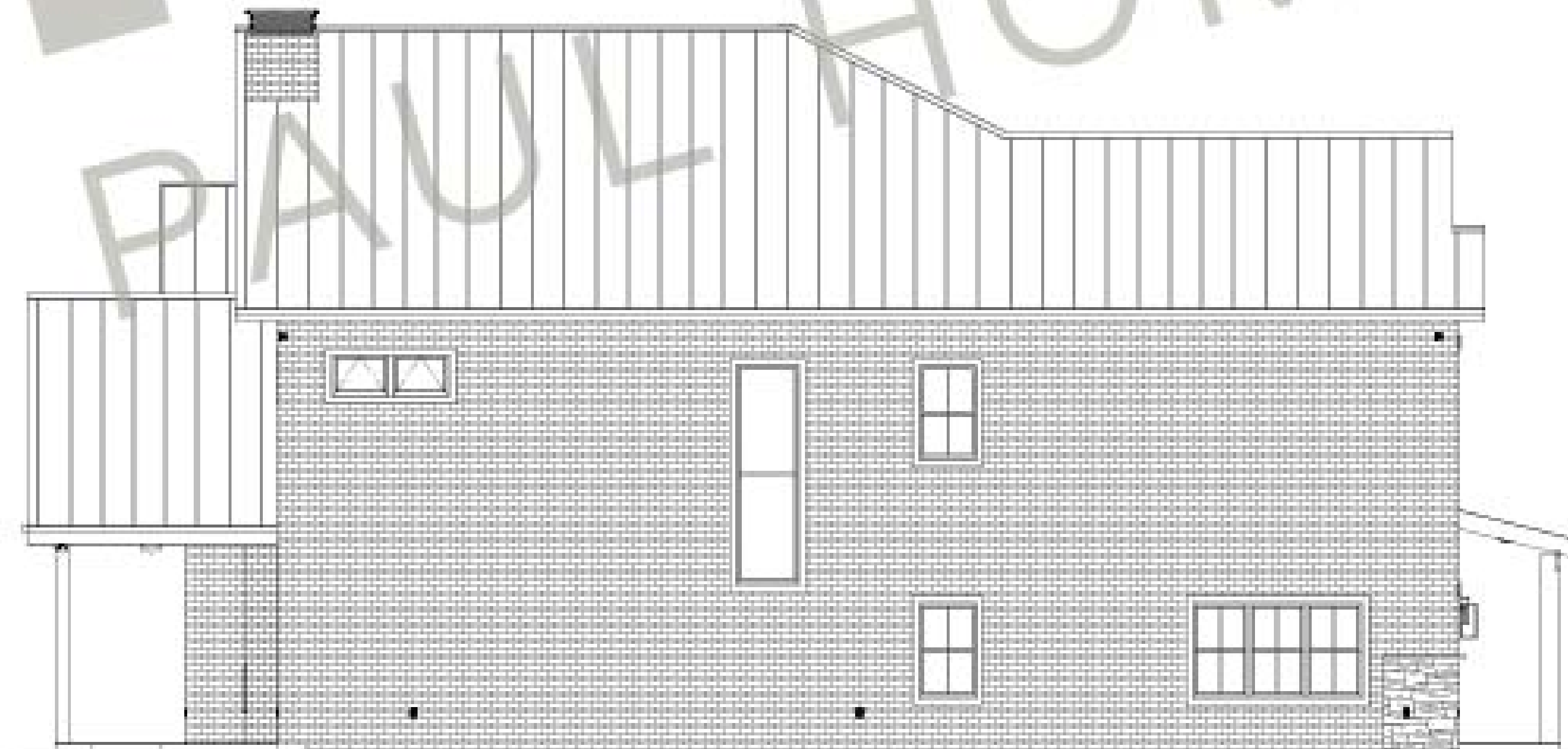
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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



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

Exterior Elevations

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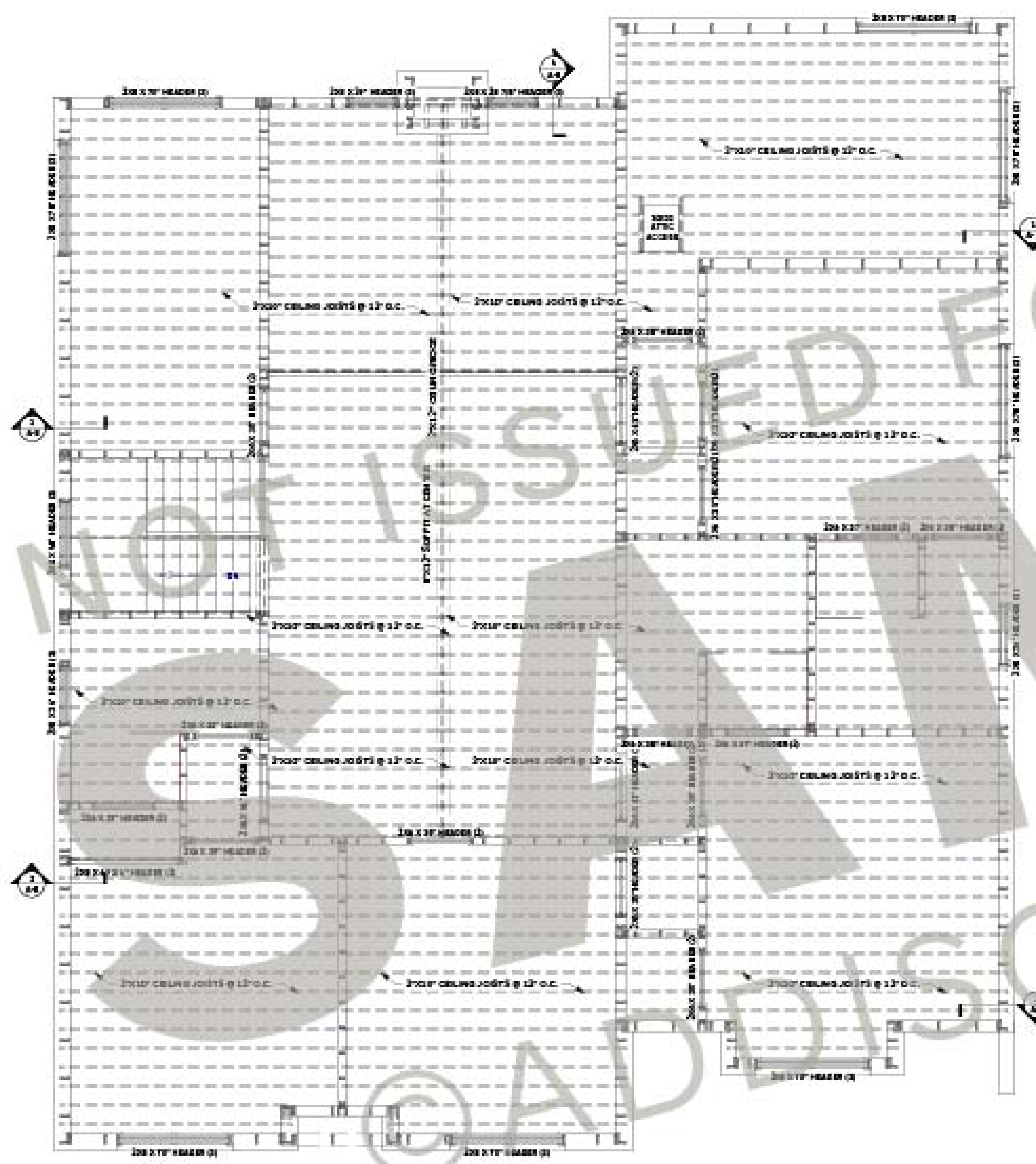
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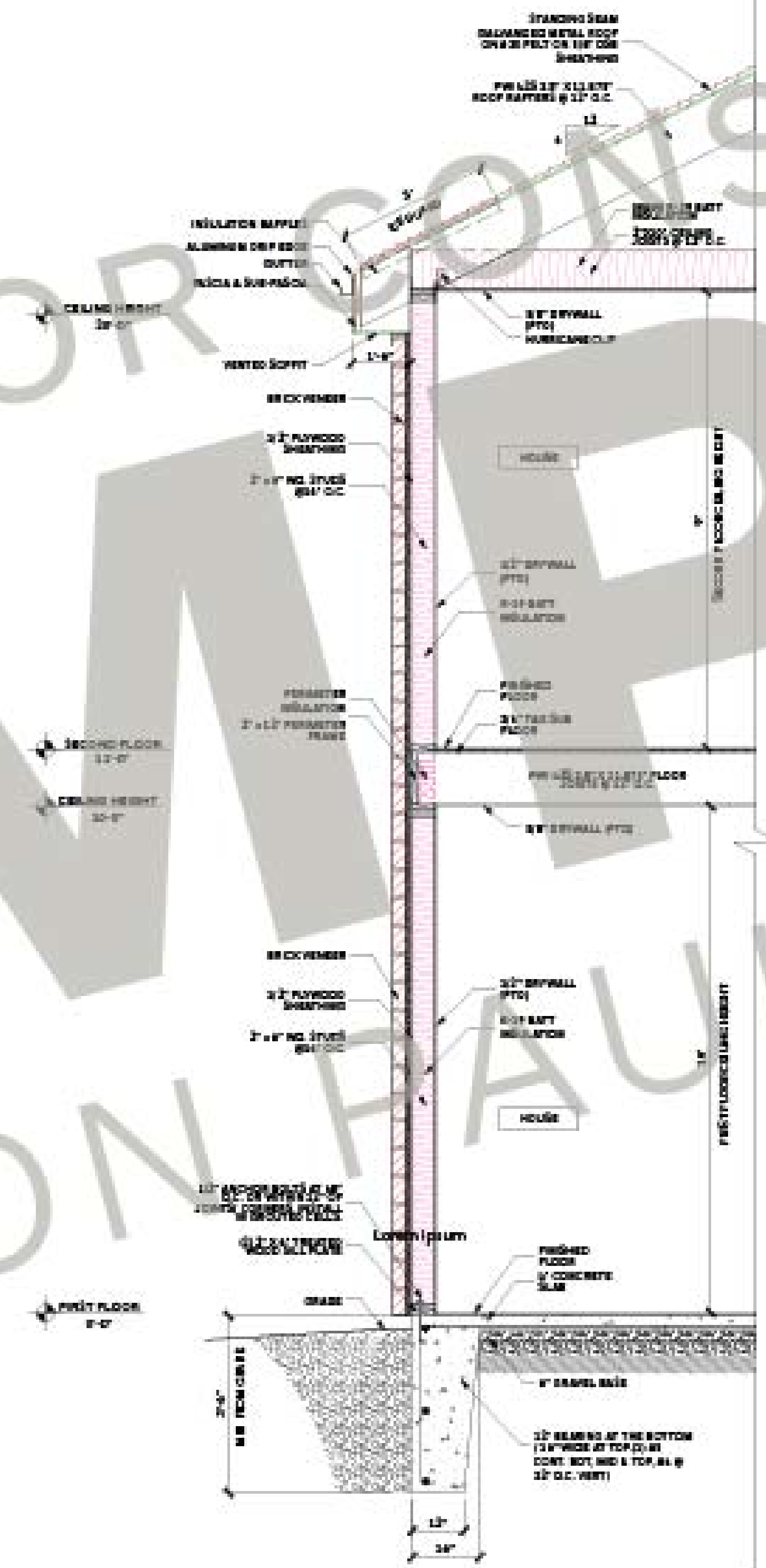
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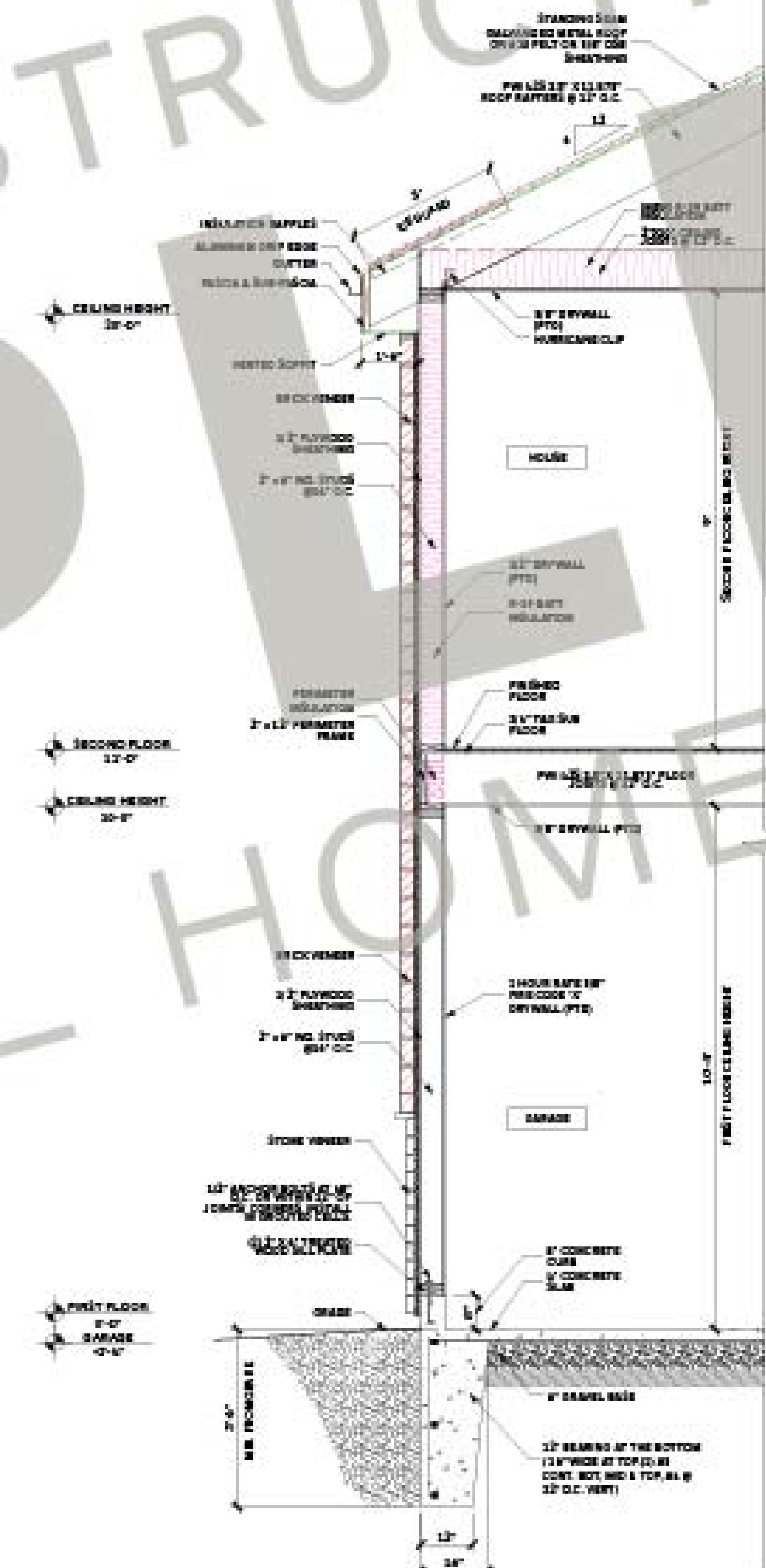
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SECOND FLOOR CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"



WALL SECTION 1-A-B
SCALE: 1/2"=1'-0"



WALL SECTION 1-A-B
SCALE: 1/2"=1'-0"

Second Floor Ceiling Framing Plan Wall Section Details

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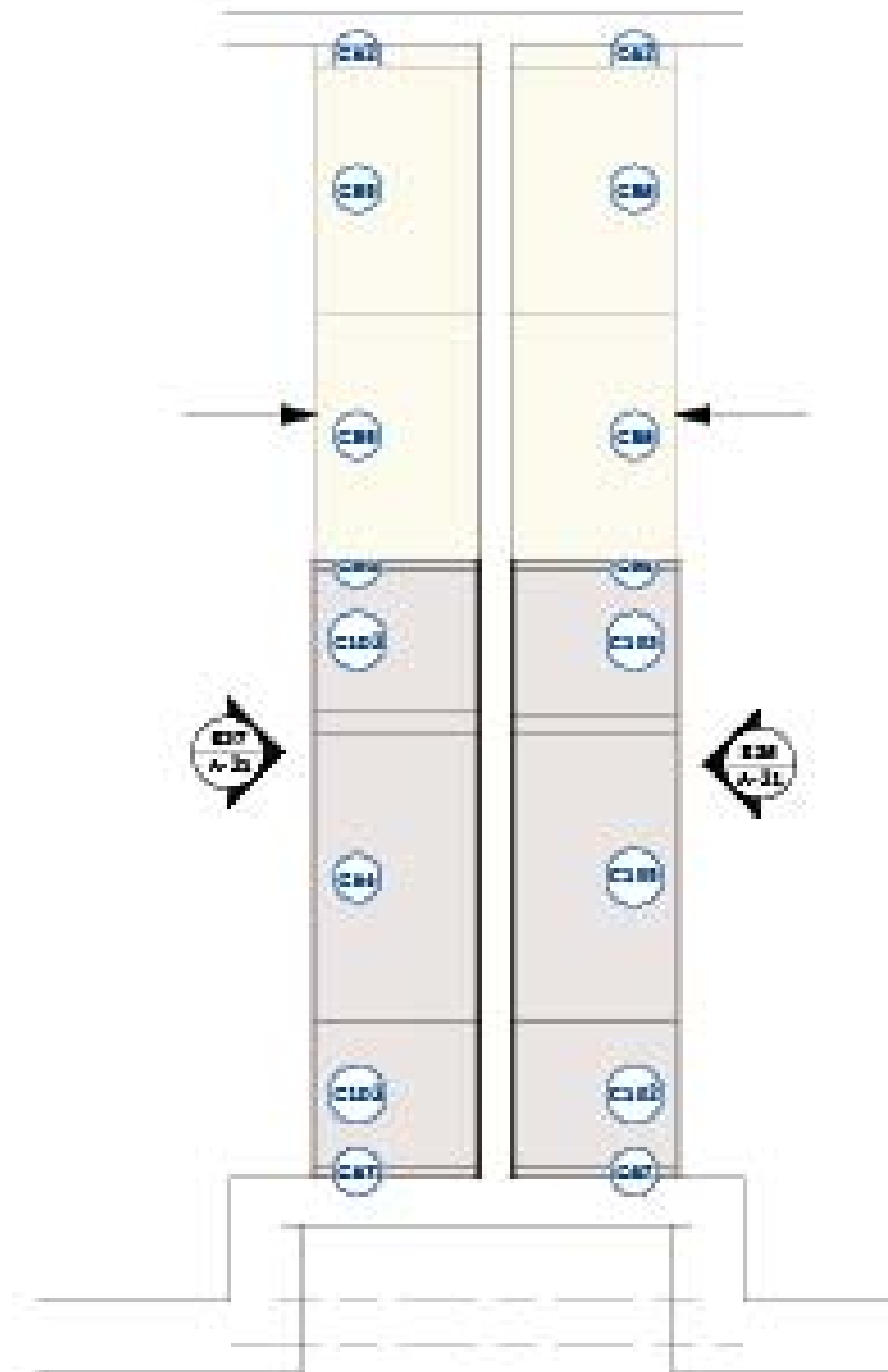
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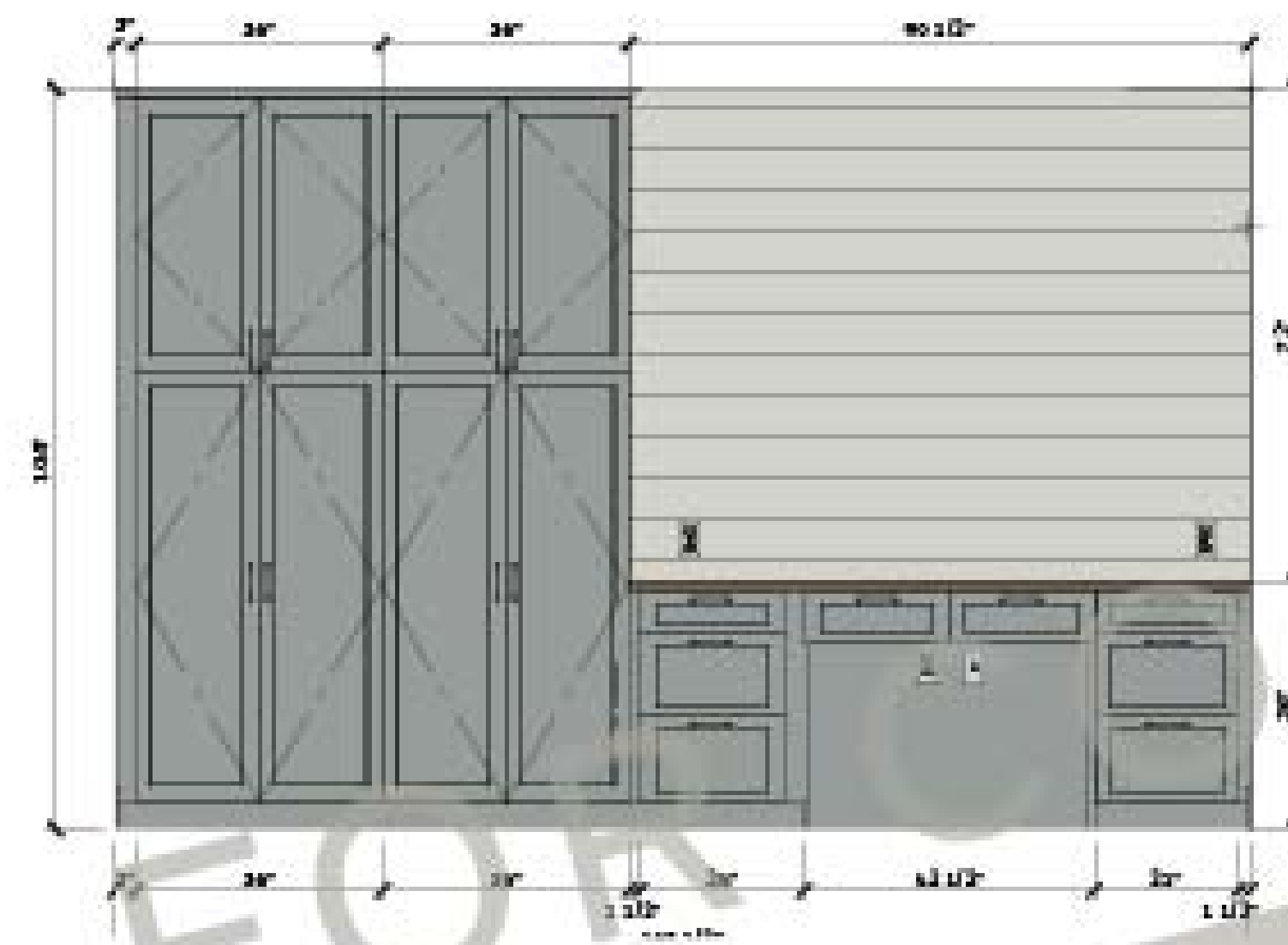
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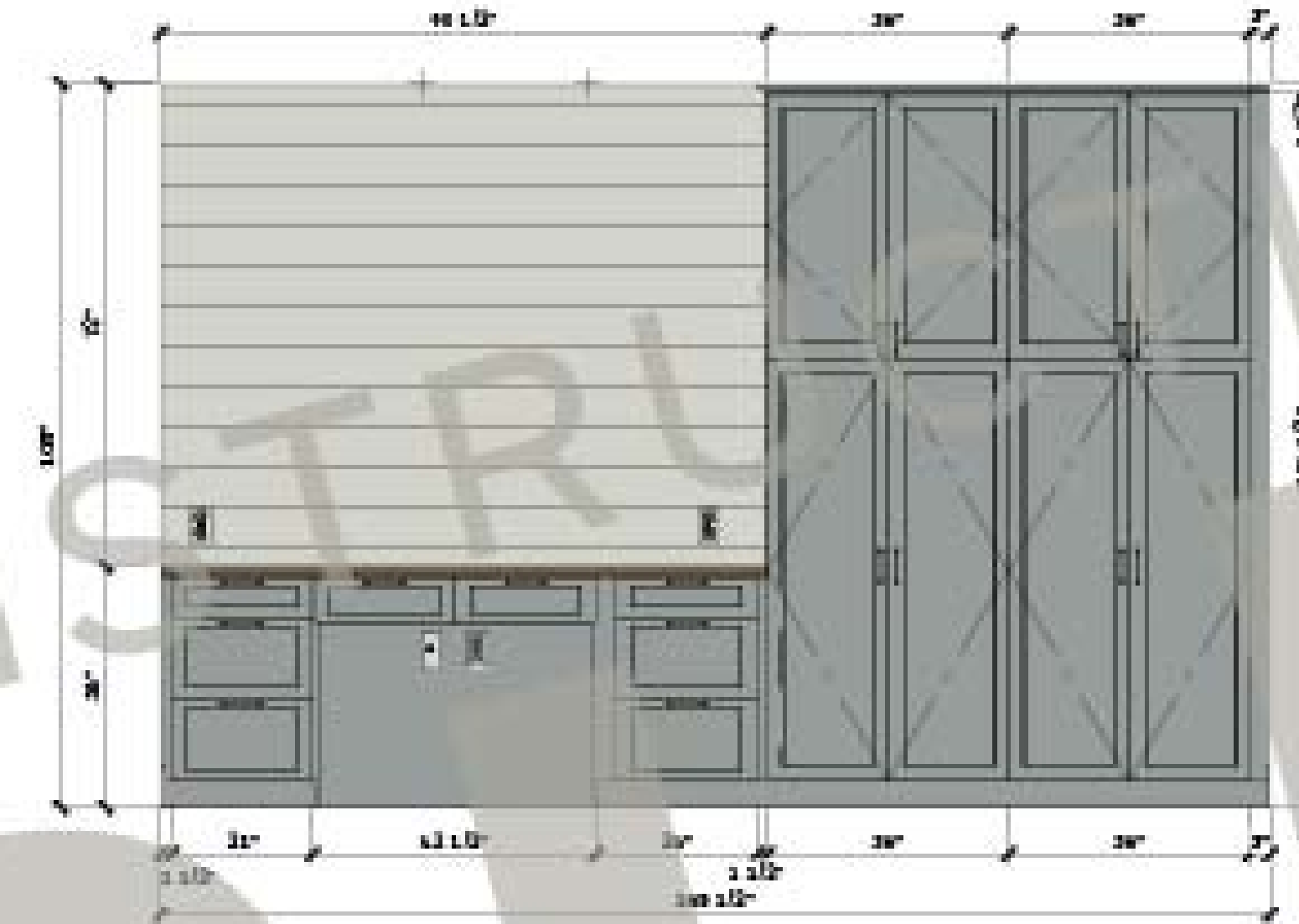
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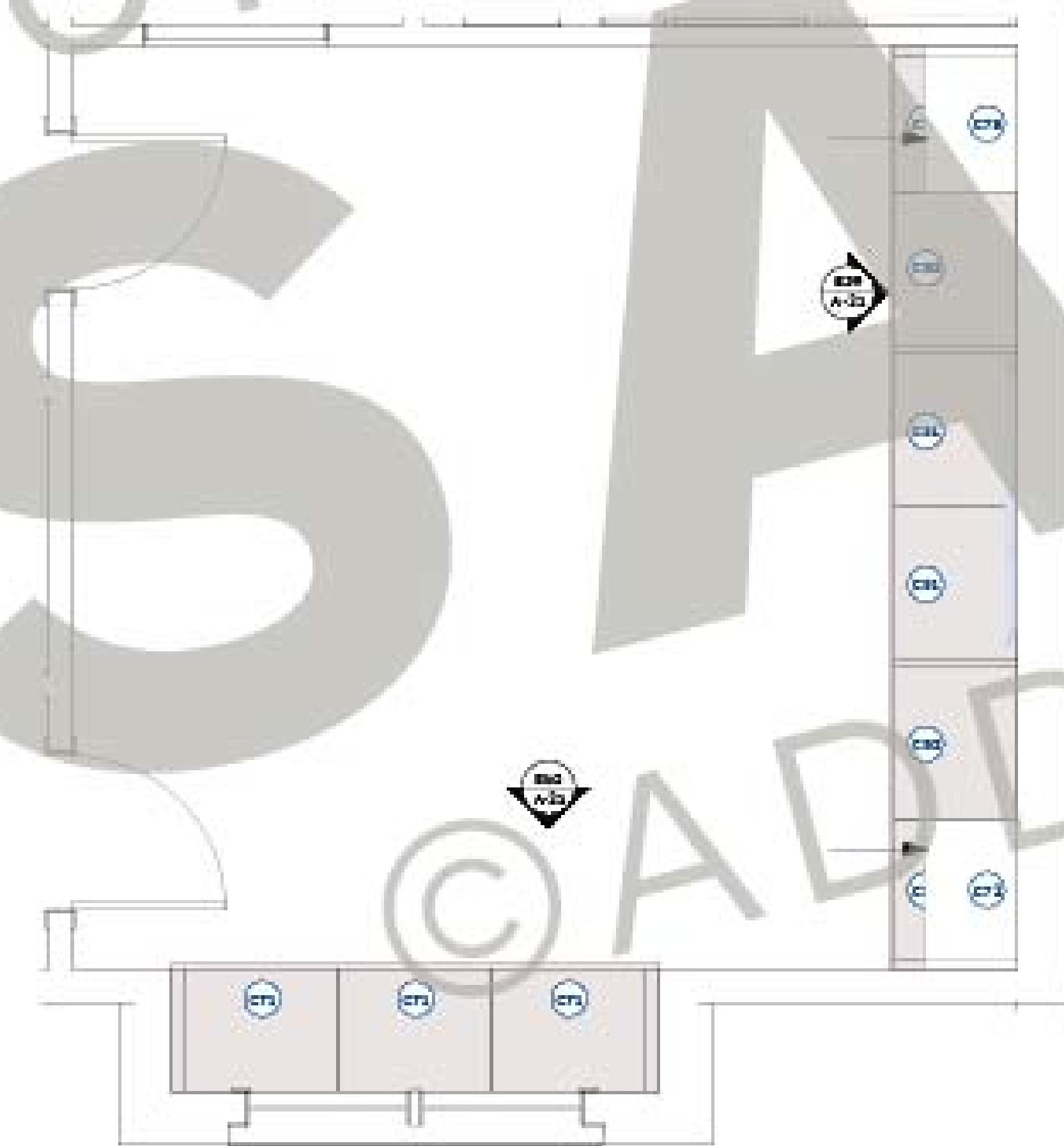
BEDROOMS 1 & 2 CABINETRY LAYOUT
SCALE: 1/2"=1'-0"



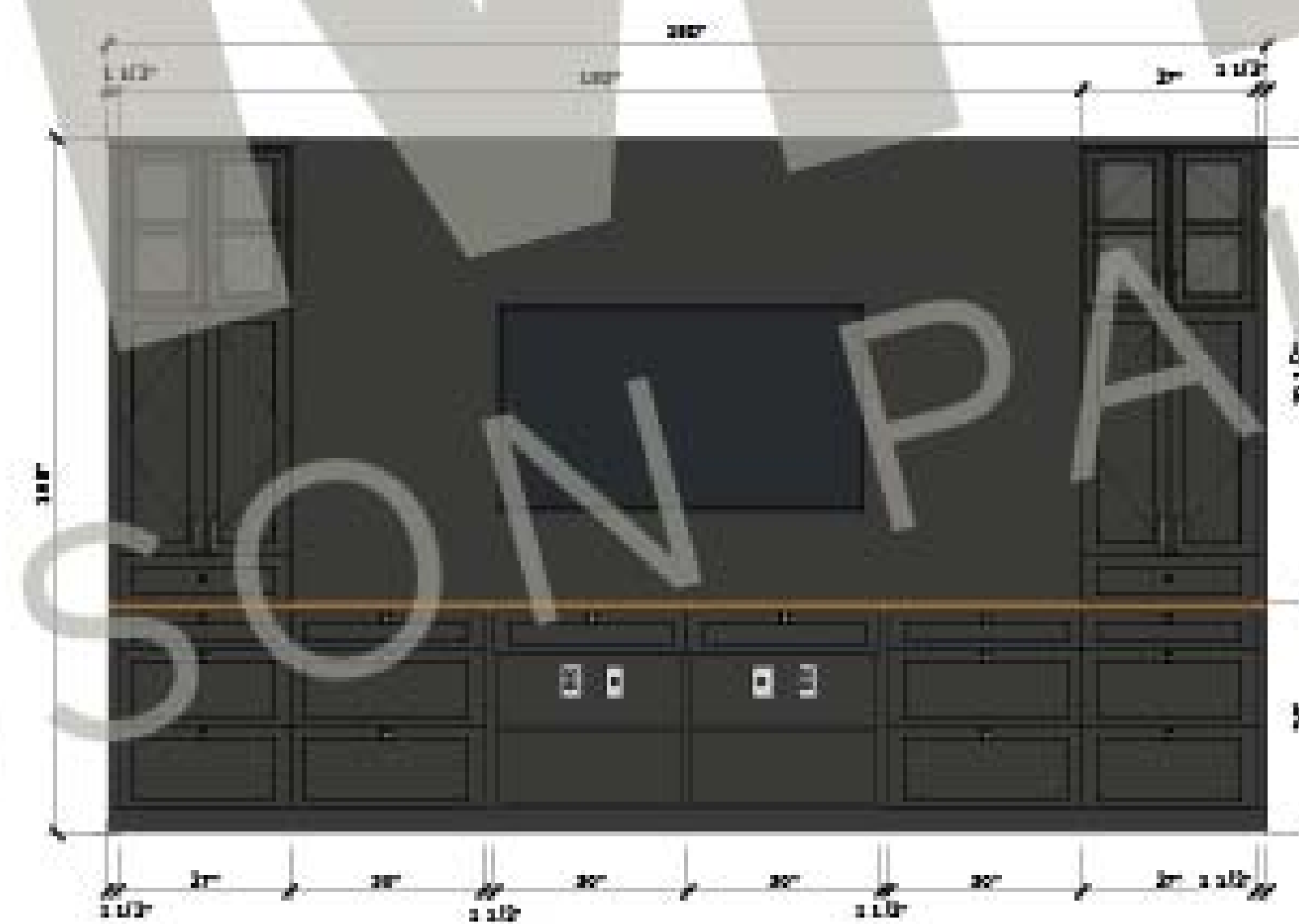
E37 BEDROOM 1 CABINETRY ELEV.
SCALE: 1/2"=1'-0"



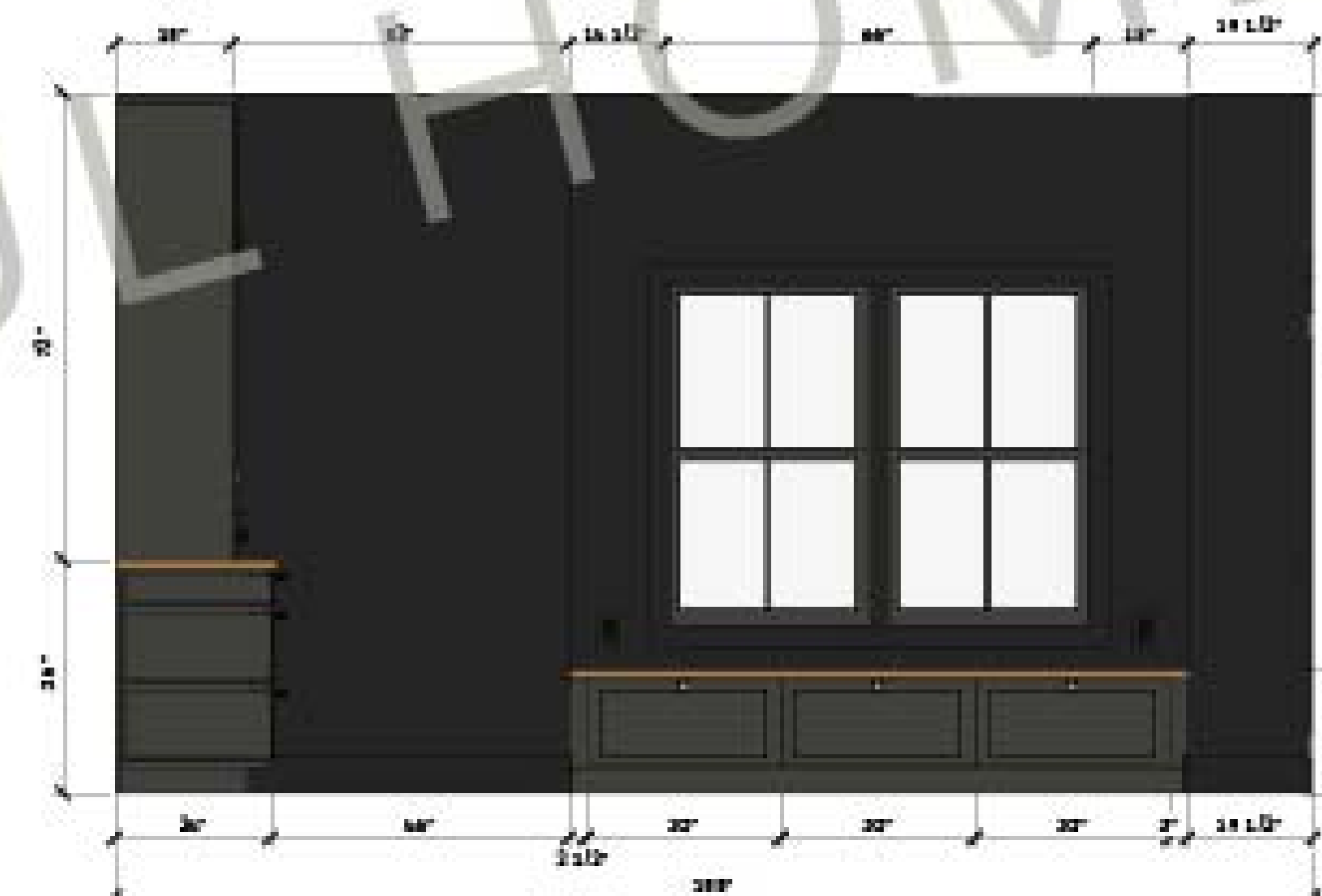
E38 BEDROOM 2 CABINETRY ELEV.
SCALE: 1/2"=1'-0"



FLEX / MEDIA CABINETRY LAYOUT
SCALE: 1/2"=1'-0"



E39 FLEX / MEDIA CABINETRY ELEV.
SCALE: 1/2"=1'-0"



40 FLEX / MEDIA CABINETRY ELEV.
SCALE: 1/2"=1'-0"

Bedroom Cabinetry and
Flex / Media Room Layout
and Elevations