

3561 ANDERSON ARBOR COURT  
MISSION RANCH SUBDIVISION  
LOT 20, BLK 14  
0.300 ACRES

ISSUES AND REVISIONS

DATE	DESCRIPTION
10.28.24	ISSUED FOR PERMITTING & CONSTRUCTION
12.17.24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES

**NM21**  
DESIGN STUDIO, LLC  
nathan moore  
936.648.1468  
nathanmoore21@gmail.com

CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
SEE NOTES ON PLANS  
DATE: 02/23/2025  
BY: [Signature]

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX 77845

PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME  
**AS-BUILT SITE PLAN**

SHEET NUMBER  
**A100**



**01**

**AS-BUILT SITE PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND**

TOTAL LOT SIZE: 12,957 SF

PERVIOUS GRASS SURFACE: 9,141 SF

CONCRETE DRIVEWAY AND WALKWAY: 670 SF

IMPERVIOUS BUILDING COVERAGE (CONDITIONED): FIRST FLOOR - 2,253 SF

IMPERVIOUS BUILDING COVERAGE (UNCONDITIONED): GARAGE - 485 SF FRONT PORCH - 98 SF OUTDOOR LIVING AREA - 310 SF TOTAL - 893 SF

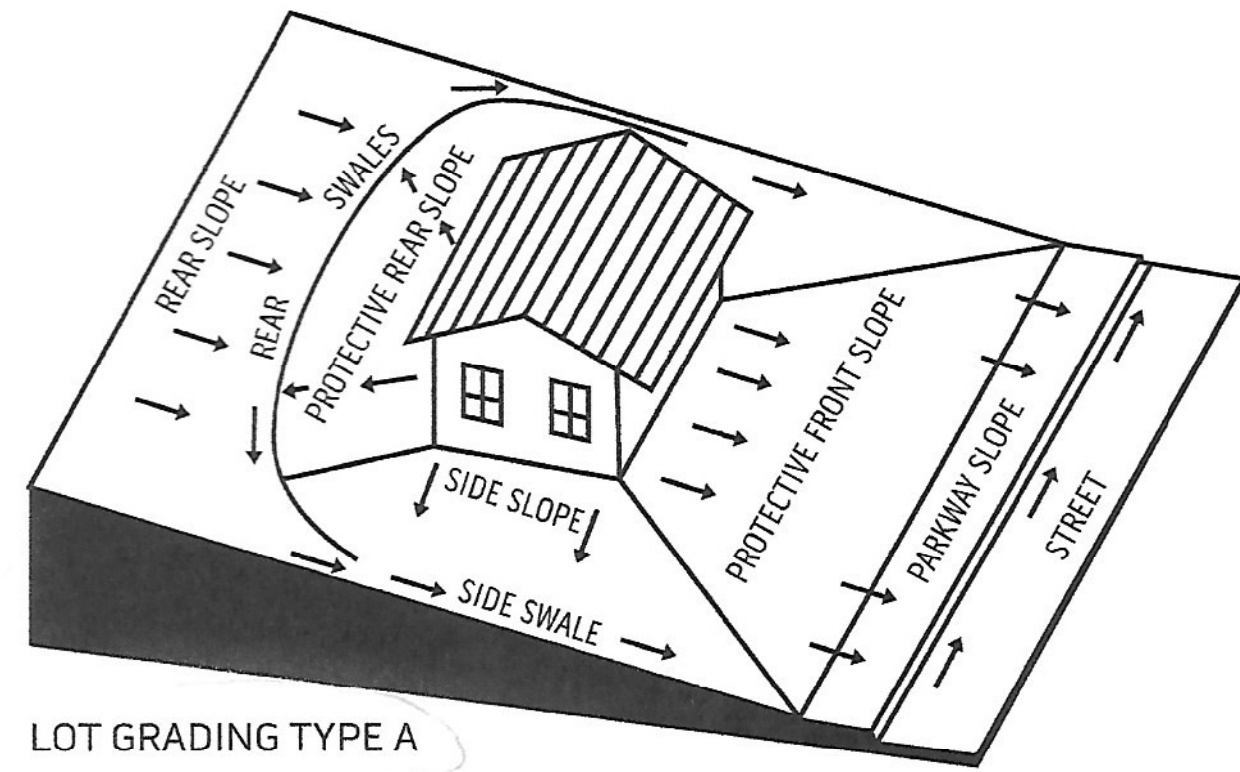
TOTAL LOT AREA: 12,957 SF

TOTAL IMPERVIOUS SURFACE: 3,816 SF

3,816 SF / 12,957 SF = 29% IMPERVIOUS COVERAGE

3561 ANDERSON ARBOR COURT  
MISSION RANCH SUBDIVISION  
LOT 20, BLOCK 14 IS GRADING TYPE A.

SEE GRADING TEMPLATE BELOW:

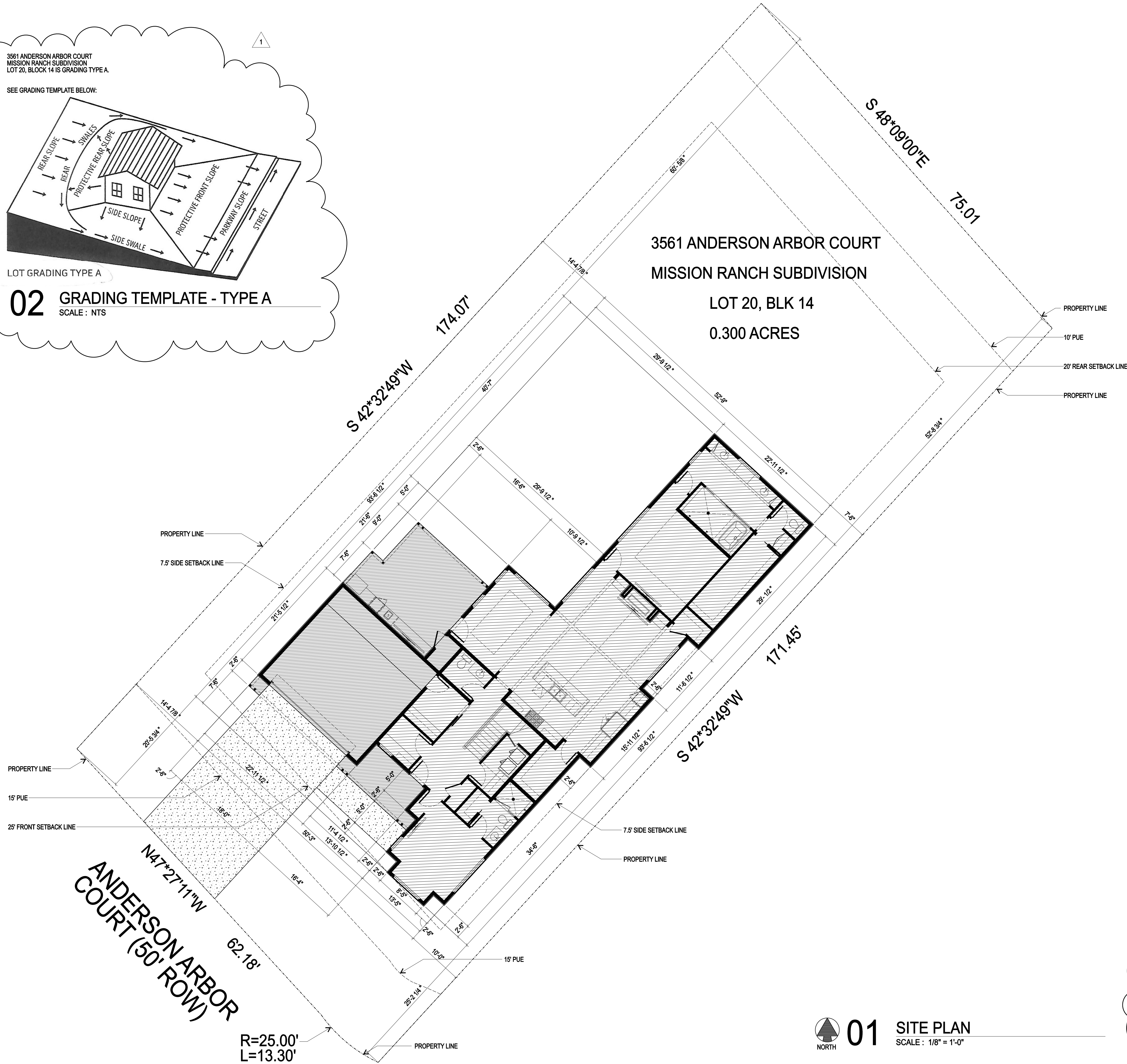


LOT GRADING TYPE A

**02 GRADING TEMPLATE - TYPE A**  
SCALE: NTS

**ANDERSON ARBOR COURT (50' ROW)**  
N47°27'11"W 62.18'

R=25.00'  
L=13.30'



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**NEW CONSTRUCTION HOME**

SHEET NAME  
**SITE PLAN**

SHEET NUMBER  
**A1111**

**01 SITE PLAN**  
SCALE: 1/8" = 1'-0"

**SHEET NOTES**

1. WINDOW TYPES SHOWN ARE FOR ROUGH OPENING DIMENSION PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL SELECTIONS IN REGARDS TO STYLE, MATERIAL AND GLAZING OPTIONS.
2. NOTE: WRAP ALL WINDOW & DOOR HEADERS, SILLS & JAMBS WITH ADHESIVE FLASHING TAPE, 6" MIN. @ ALL SIDES
3. COORDINATE W/ OWNER FOR OPERABLE WINDOWS TO RECEIVE REMOVEABLE BLACK FIBERGLASS MESH INSECT SCREENS.

**ENERGY CONSERVATION COMPLIANCE**

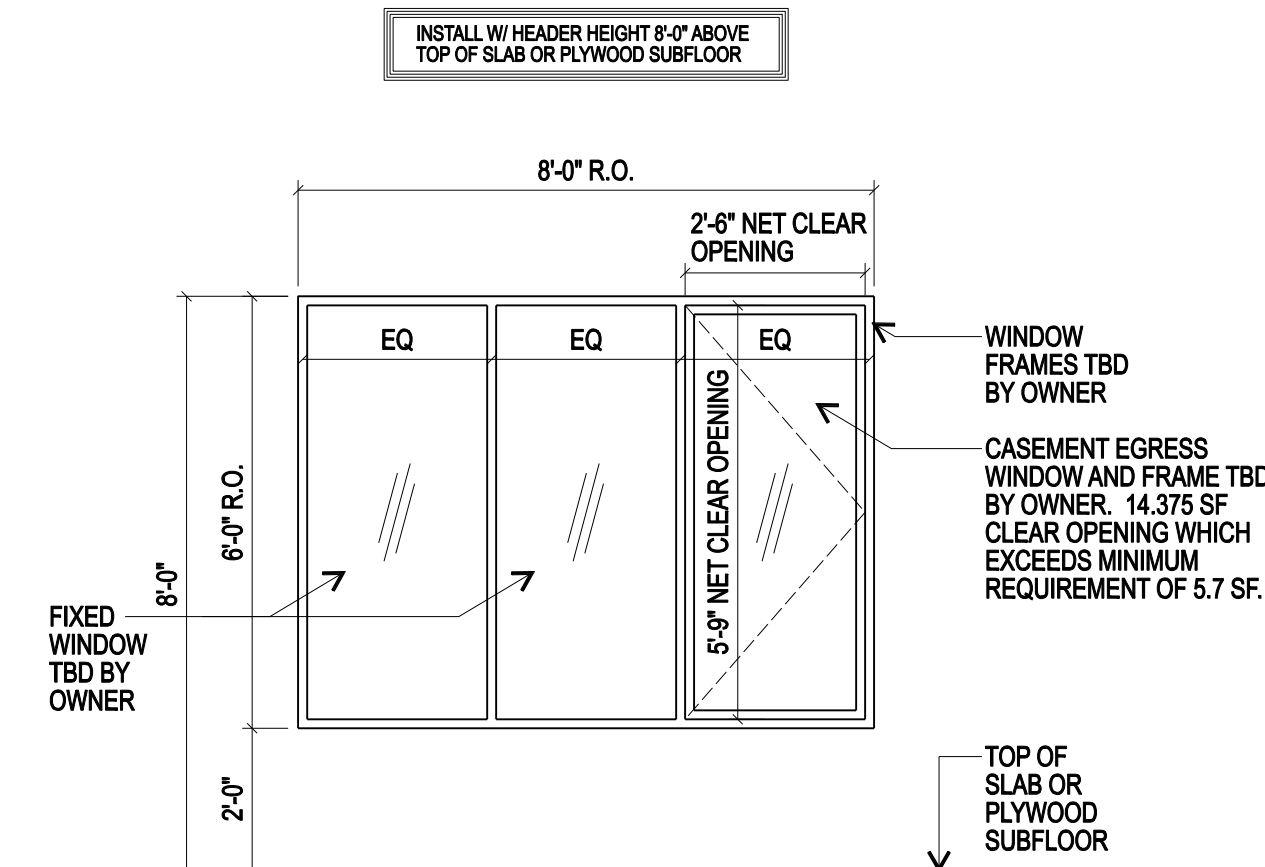
SECTION R402.1.2 OF THE 2021 IECC FENESTRATION VALUES FOR CLIMATE ZONE 2:

MAXIMUM FENESTRATION U-FACTOR: 0.40  
MAXIMUM GLAZED FENESTRATION SHGC: 0.25

**SAFETY GLAZING - TEMPERED GLASS NOTES**

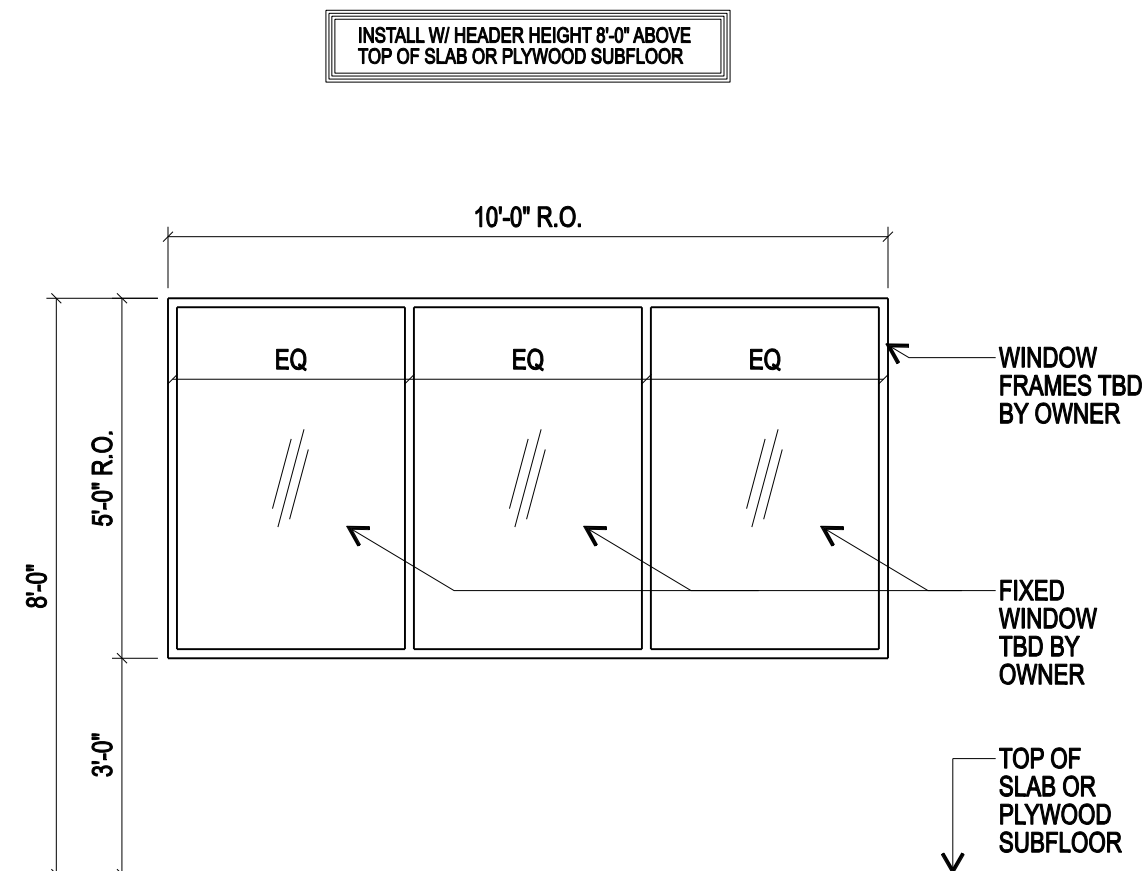
- SAFETY GLAZING IS REQUIRED IN THE FOLLOWING AREAS:
1. GLAZING IN AND NEAR SWINGING AND SLIDING DOORS.
  2. LARGE LITES OF GLASS NEAR WALKWAYS.
  3. GLAZING AROUND TUBS, SHOWERS, POOLS AND SIMILAR FIXTURES.
  4. GLAZING NEAR STAIRWAYS, RAMPS AND THE LANDINGS FOR BOTH.

IN THESE APPLICATIONS, THE GLAZING MUST BE LABELED PER THE CONSUMER PRODUCT SAFETY COMMISSION 16 CFR 1201 REQUIREMENTS. THERE ARE SOME EXCEPTIONS FOR APPLICATIONS THAT ARE CONSIDERED LESS HAZARDOUS, SUCH AS OPENINGS LESS THAN 3" IN DIAMETER IN DOORS, DECORATIVE GLASS, AND GLAZING PROVIDED WITH A PROTECTIVE BAR, ETC.

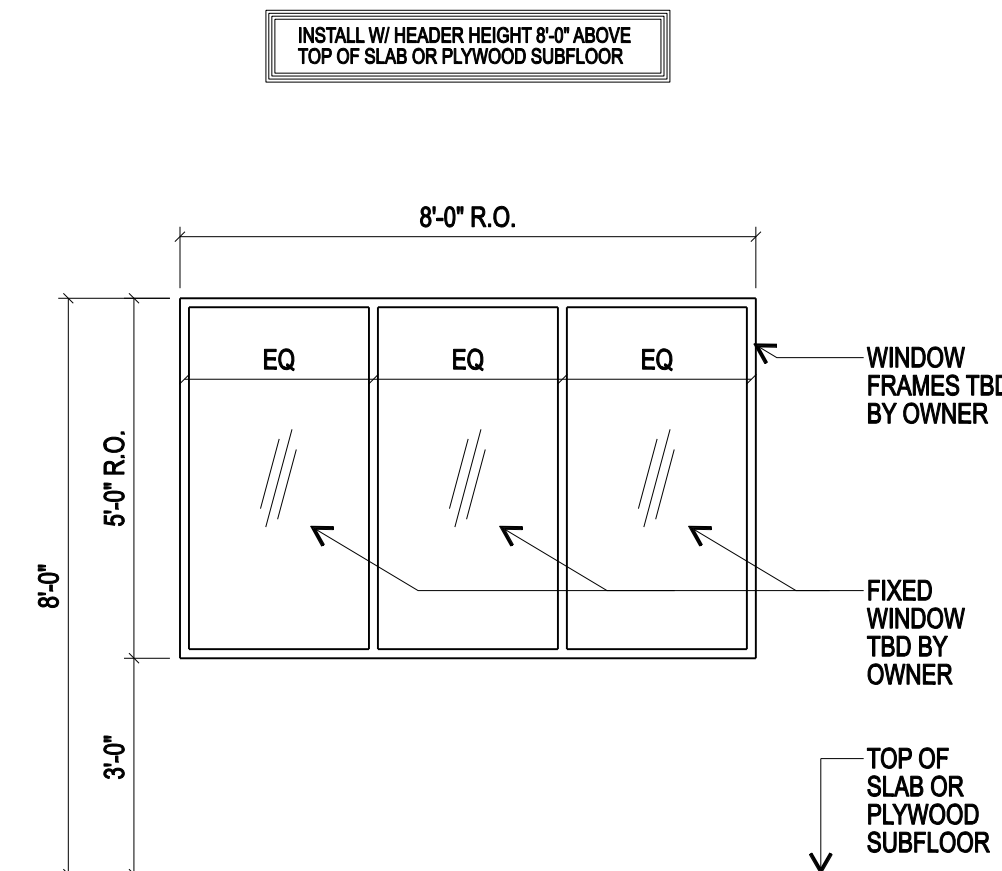


**W12 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"

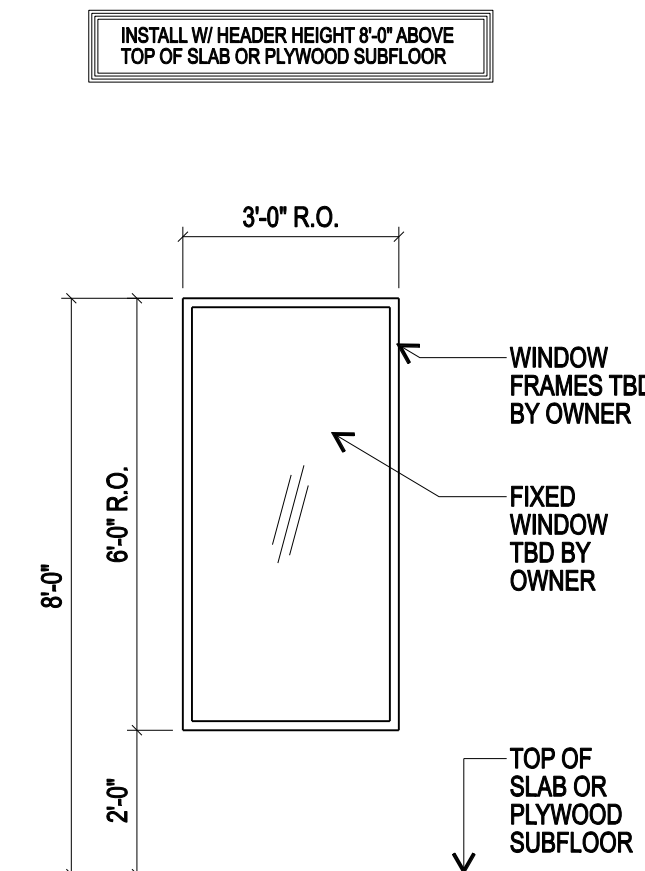
**W11 NOT USED**  
SCALE : 3/8" = 1'-0"



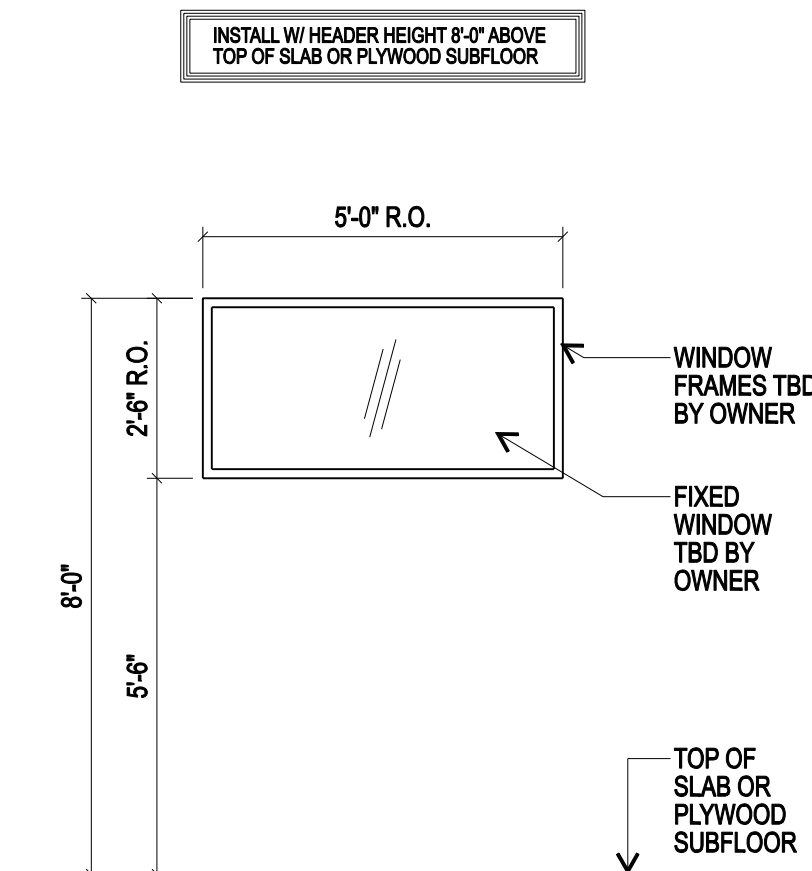
**W10 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



**W9 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



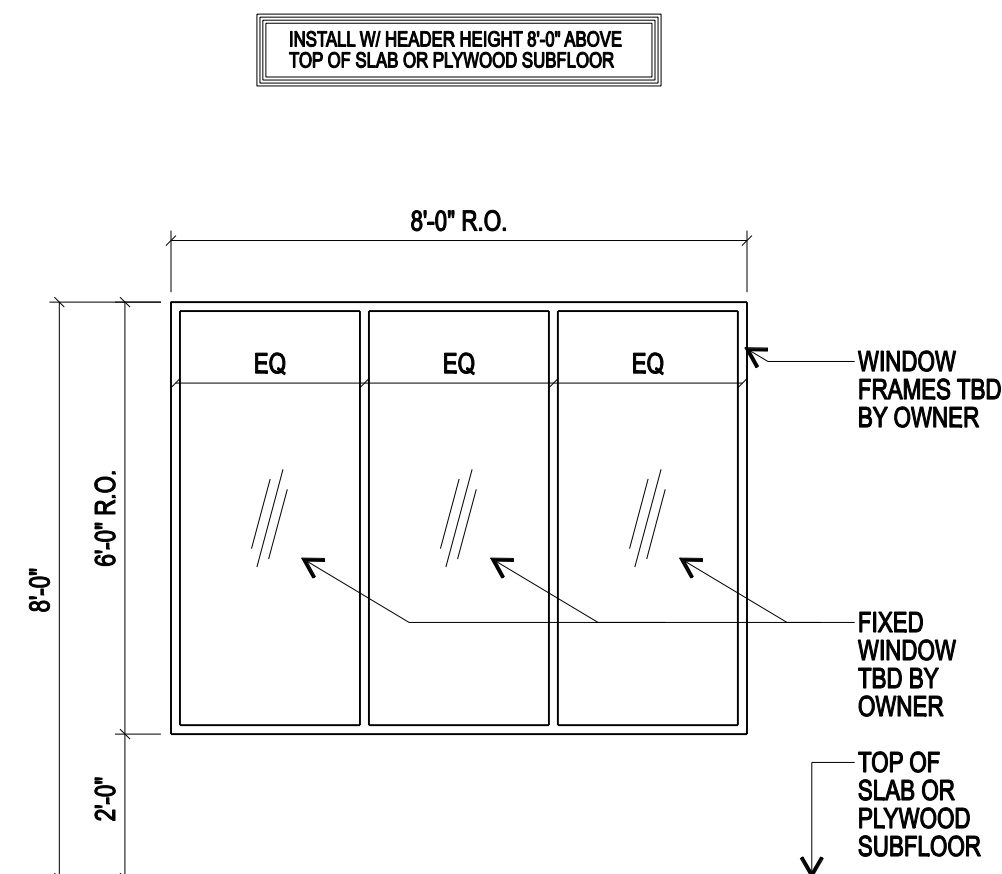
**W8 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



**W7 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



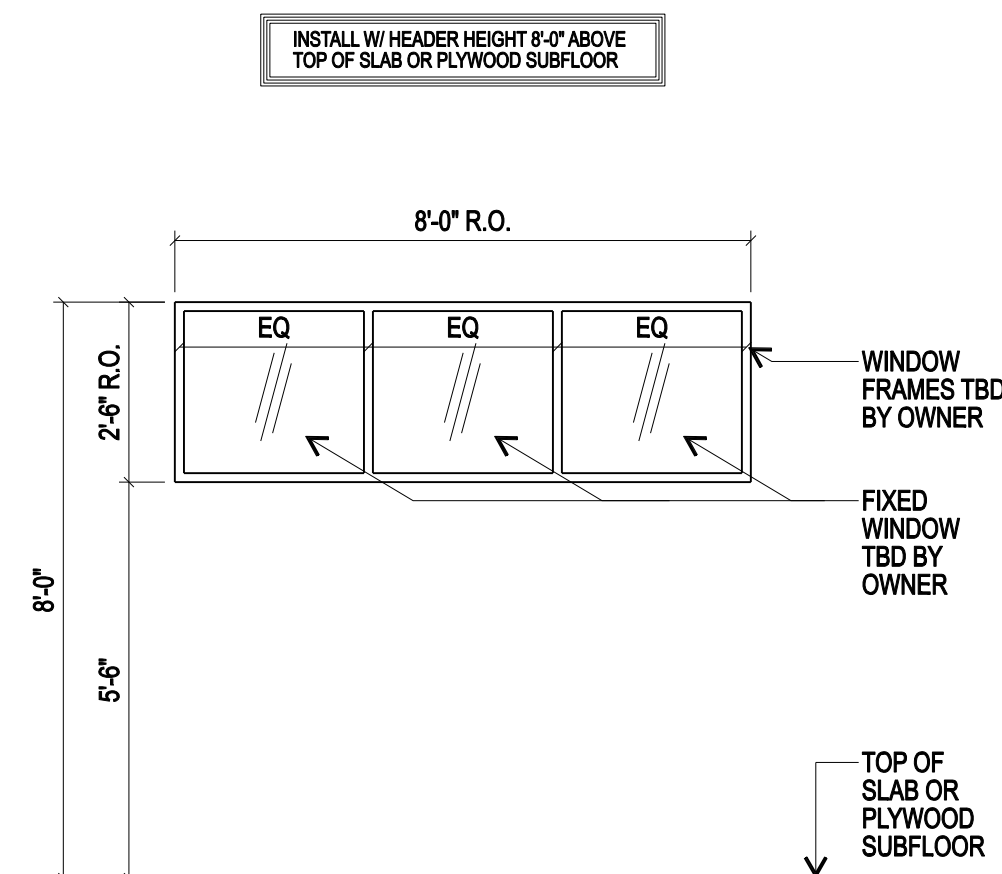
**W6 NOT USED**  
SCALE : 3/8" = 1'-0"



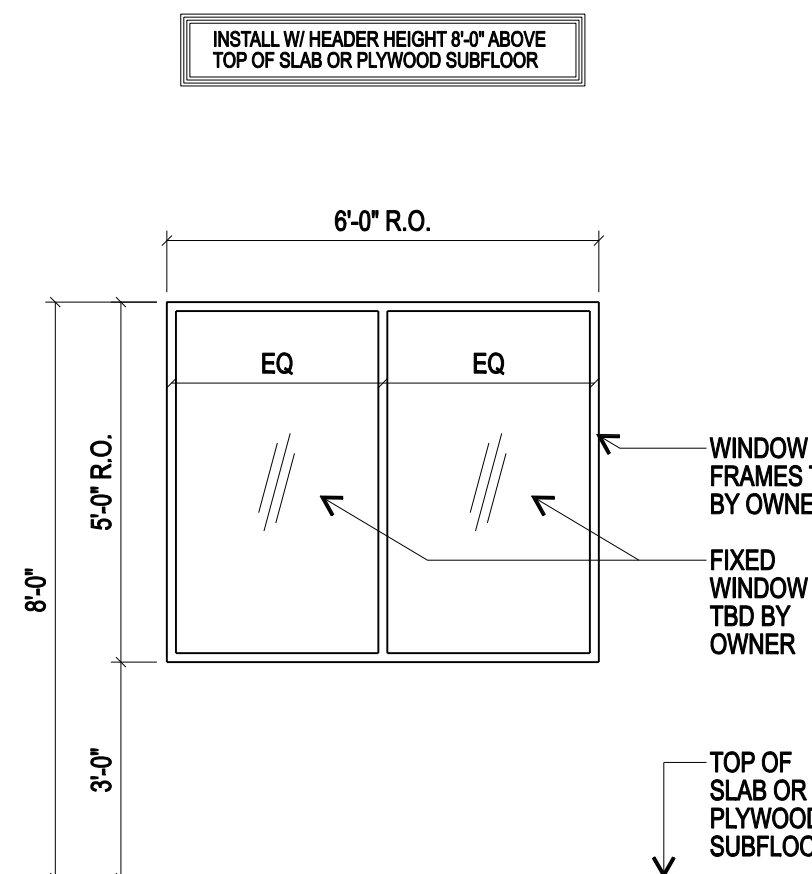
**W5 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



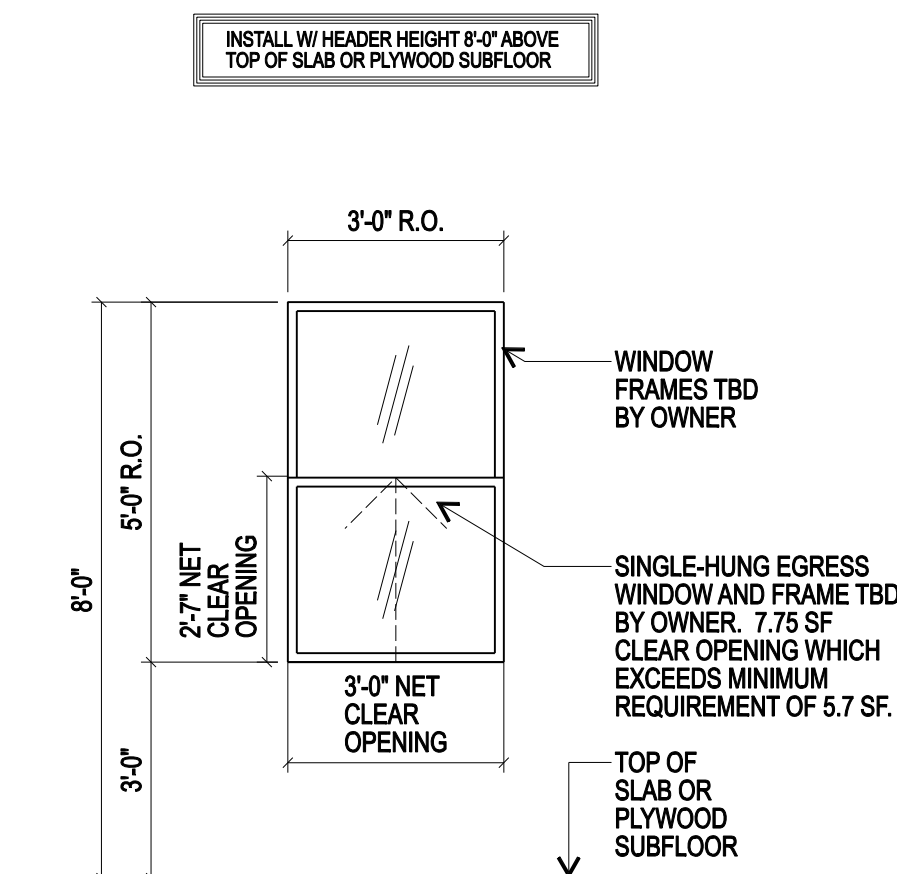
**W4 NOT USED**  
SCALE : 3/8" = 1'-0"



**W3 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



**W2 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"



**W1 WINDOW TYPE**  
SCALE : 3/8" = 1'-0"

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PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME: **WINDOW TYPES**

SHEET NUMBER: **A200**



**LEGEND**

- EXHAUST FAN TBD BY OWNER (VENTED TO EXTERIOR).
- L1 4" RECESSED CAN LIGHT TBD BY OWNER.
- L1 4" RECESSED WET-LISTED CAN LIGHT TBD BY OWNER.
- L2 WALL SCONCE VANITY LIGHT TBD BY OWNER. COORDINATE MOUNTING HEIGHT W/ OWNER.
- L3 PENDANT LIGHT FIXTURE TBD BY OWNER. COORDINATE MOUNTING HEIGHT W/ OWNER.
- L4 24" UNDER CABINET LIGHT TBD BY OWNER.
- L5 CHANDELIER TBD BY OWNER. COORDINATE MOUNTING HEIGHT W/ OWNER.
- L6 EXTERIOR WET-LISTED WALL SCONCE TBD BY OWNER. INSTALL W/ TOP OF FIXTURE @ 8'-0" AFF.
- L7 CHANDELIER LIGHT FIXTURE TBD BY OWNER.
- L8 SURFACE MOUNTED GARAGE LIGHT FIXTURE TBD BY OWNER.
- CEILING FAN TBD BY OWNER. CONTRACTOR TO COORDINATE INTERIOR/EXTERIOR FAN SPECIFICATIONS & MAKE LIGHT-KIT DETERMINATIONS BASED UPON OWNERS SELECTION.

- DASHED LINE TO DESIGNATE LIGHT FIXTURES TO BE INSTALLED IN ALIGNMENT WITH ONE ANOTHER.
- SD SMOKE DETECTOR TO BE INSTALLED WITHIN CENTER OF ROOM OR HALLWAY IF POSSIBLE. COORDINATE WITH LIGHT FIXTURES. NOTE: SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.
- CMD CARBON MONOXIDE DETECTOR TO BE INSTALLED WITHIN CENTER OF ROOM OR HALLWAY IF POSSIBLE. COORDINATE WITH LIGHT FIXTURES. NOTE: CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.
- FOLDING ATTIC ACCESS LADDER. NOTE: CONTRACTOR TO INSURE THAT FINISHED CLEARANCE SHALL NOT BE LESS THAN 22" X 30". LOAD CAPACITY SHALL NOT BE LESS THAN 350 LBS.

**SHEET NOTES**

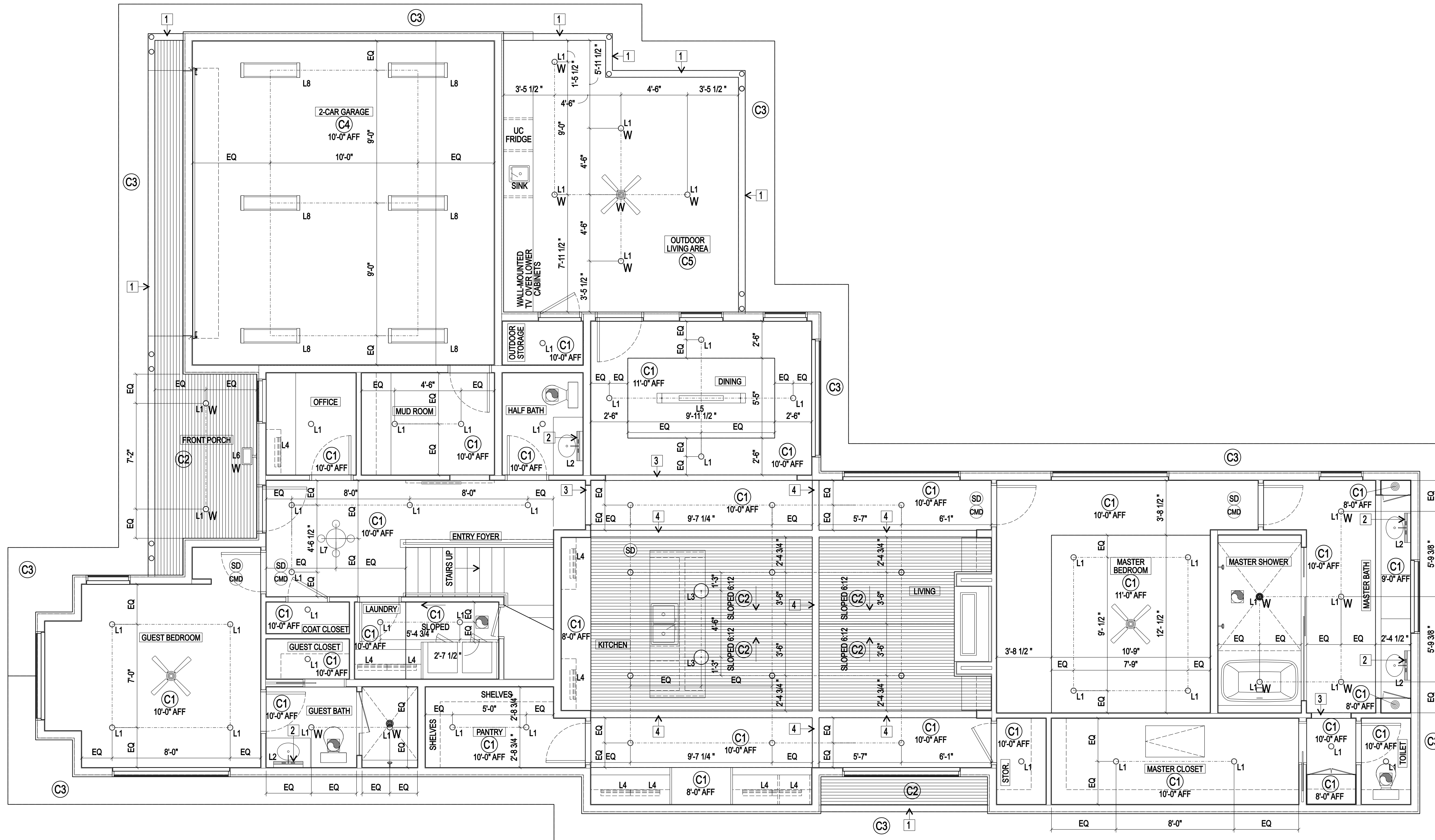
1. ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF ALL SWITCHES & ELEC. OUTLETS W/ OWNER.
2. ALL DECISIONS ABOUT DIMABLE BALLASTS & SWITCH CIRCUITS TBD BY OWNER.
3. ALL TYPICAL SWITCHES & COVER PLATE STYLE AND COLOR TBD BY OWNER.
4. ALL DIMABLE SWITCHES & COVER PLATE STYLE AND COLOR TBD BY OWNER.
5. ALL FANLIGHT DUAL SLIDE PRESET CONTROL SWITCHES TBD BY OWNER.
6. ALL DUPLEX RECEPTACLES SHALL MATCH LIGHT SWITCHES IN BOTH SIZE AND COLOR.
7. COORDINATE LIGHT FIXTURE LAYOUTS WITH CEILING JOISTS & ANY CEILING UNDERFRAMING DURING FRAMING TO ENSURE MINIMAL CONFLICTS. COORDINATE WITH PLUMBING AND MECHANICAL TO MINIMIZE CONFLICTS THAT MAY ARISE AS WELL.
8. VENT EXHAUST FANS TO EXTERIOR.
9. ALL LIGHTS & CEILING FANS CENTERED IN SPACES U.N.O.
10. CEILING FAN LIGHT KITS TBD BY OWNER.
11. CONTRACTOR TO COORDINATE ALL FINAL CEILING FINISH SELECTIONS WITH OWNER.
12. ALL "TBD BY OWNER" AND "BY OWNER" DESIGNATIONS REFER TO DECISIONS REGARDING BRAND, STYLE, COLOR, ETC. ALL ITEMS TO BE FURNISHED AND INSTALLED BY CONTRACTOR.

**CEILING TYPES**

- C1 CEILING TYPE 1: 1/2" PAINTED GYP. BD. PAINT COLOR AND FINISH TEXTURE TBD BY OWNER.
- C2 CEILING TYPE 2: WOOD TONGUE & GROOVE BEAD-BOARD CEILING. PAINT OR STAIN COLOR TBD BY OWNER.
- C3 CEILING TYPE 3: PAINTED JAMESHARDIE SMOOTH VENTED SOFFIT PANELS. PAINT COLOR TBD BY OWNER.
- C4 CEILING TYPE 4: 5/8" PAINTED TYPE-X GYP. BD. FINISH COLOR TBD BY OWNER.
- C5 CEILING TYPE 5: PAINTED JAMESHARDIE SMOOTH SOFFIT PANELS. PAINT COLOR TBD BY OWNER.

**KEY NOTES**

- 1 EXPOSED STAINED ARCHITECTURAL GRADE STRUCTURAL BEAM ABOVE. COORDINATE W/ OWNER FOR STAIN COLOR. RE. STRUCT. DRAWINGS.
- 2 CENTER VANITY WALL SCONCE ON PLUMBING FIXTURE BELOW.
- 3 8'-0" AFF CASSED OPENING.
- 4 BEAM WRAPPED IN STAINED MITERED 1X TRIM BOARDS.



01

FIRST FLOOR REFLECTED CEILING PLAN



PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT COLLEGE STATION, TX. 77845

PROJECT NAME: NEW CONSTRUCTION HOME

SHEET NAME: FIRST FLOOR REFLECTED CEILING PLAN  
SHEET NUMBER: A312

**A312**









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**LEGEND**

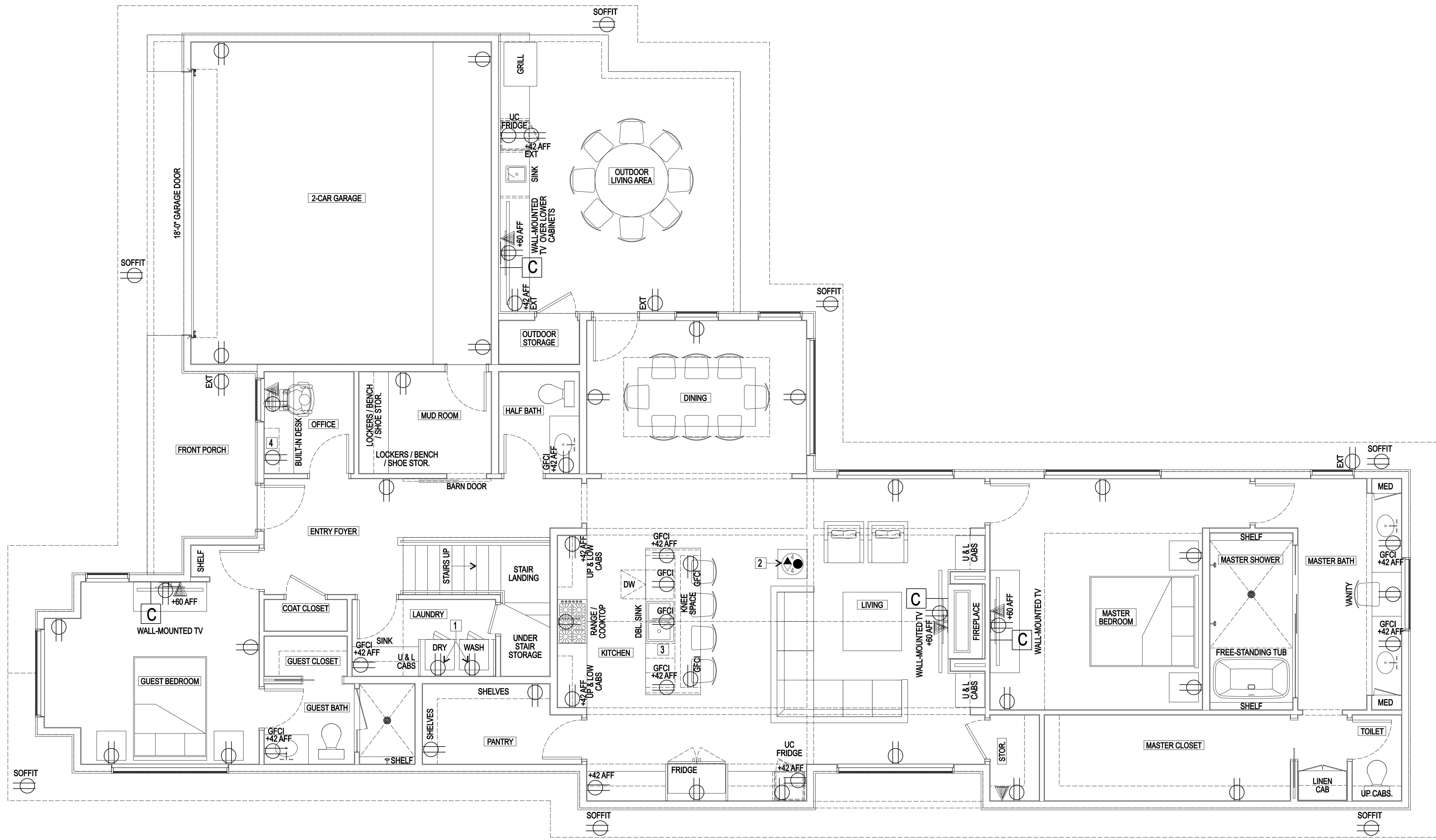
-  DUPLEX OUTLET
-  GFCI OUTLET WITHIN 6'-0" OF ALL PLUMBING FIXTURES WITHIN THE INTERIOR
-  GFCI DUPLEX OUTLET EXTERIOR RATED AND WET LISTED (OUTLETS TO HAVE RETRACTABLE COVER WHEN NOT IN USE)
-  COAXIAL CABLE CONNECTION FOR TV
-  +XX AFF INDICATES HOW HIGH ABOVE FINISH FLOOR TO MOUNT THE POWER/CABLE RECEPTACLE. DIMENSION IS TO CENTER RECEPTACLE U.N.O.
-  COMBINATION VOICE/DATA RECEPTACLE
-  PHONE JACK
-  ELEC. FLOOR BOX DEVICE TBD BY OWNER

**GENERAL NOTES**

1. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL DETERMINATIONS IN REGARDS TO LOW VOLTAGE REQUIREMENTS FOR SECURITY SYSTEMS, SERVER EQUIPMENT, VOICE / DATA CABELING, ETC.
2. CONTRACTOR TO COORDINATE WITH OWNER FOR THE LOCATIONS OF EXTERIOR RATED GFCI DUPLEX ELECTRICAL OUTLETS TO BE INSTALLED IN THE SOFFITS @ ROOF EAVES. OUTLETS TO BE USED FOR CHRISTMAS LIGHTS.
3. CONTRACTOR TO COORDINATE WITH OWNER FOR LOCATION OF ELEC. CONNECTIONS FOR OPTIONAL EMERGENCY GENERATOR TBD BY OWNER.

**KEY NOTES**

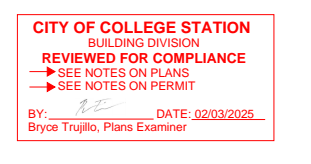
1. CONTRACTOR TO PROVIDE BOTH GAS AND ELECTRICAL CONNECTIONS FOR WASHER / DRYER TBD BY OWNER THIS AREA. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS OF WASHER / DRYER IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS BASED ON OWNER'S SELECTION.
2. CONTRACTOR TO COORDINATE LOCATION OF ELEC. FLOOR BOX DEVICE WITH OWNER BASED UPON OWNER'S FURNITURE SELECTION AND LOCATIONS.
3. INSTALL AIR SWITCH TBD BY OWNER FOR GARBAGE DISPOSAL IN KITCHEN ISLAND. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. PROVIDE POWER ACCESS FOR PRINTER IN LOWER CABINERY THIS AREA.



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**NEW CONSTRUCTION HOME**

SHEET NAME  
FIRST FLOOR  
POWER PLAN

SHEET NUMBER  
**A313**

### GENERAL NOTES

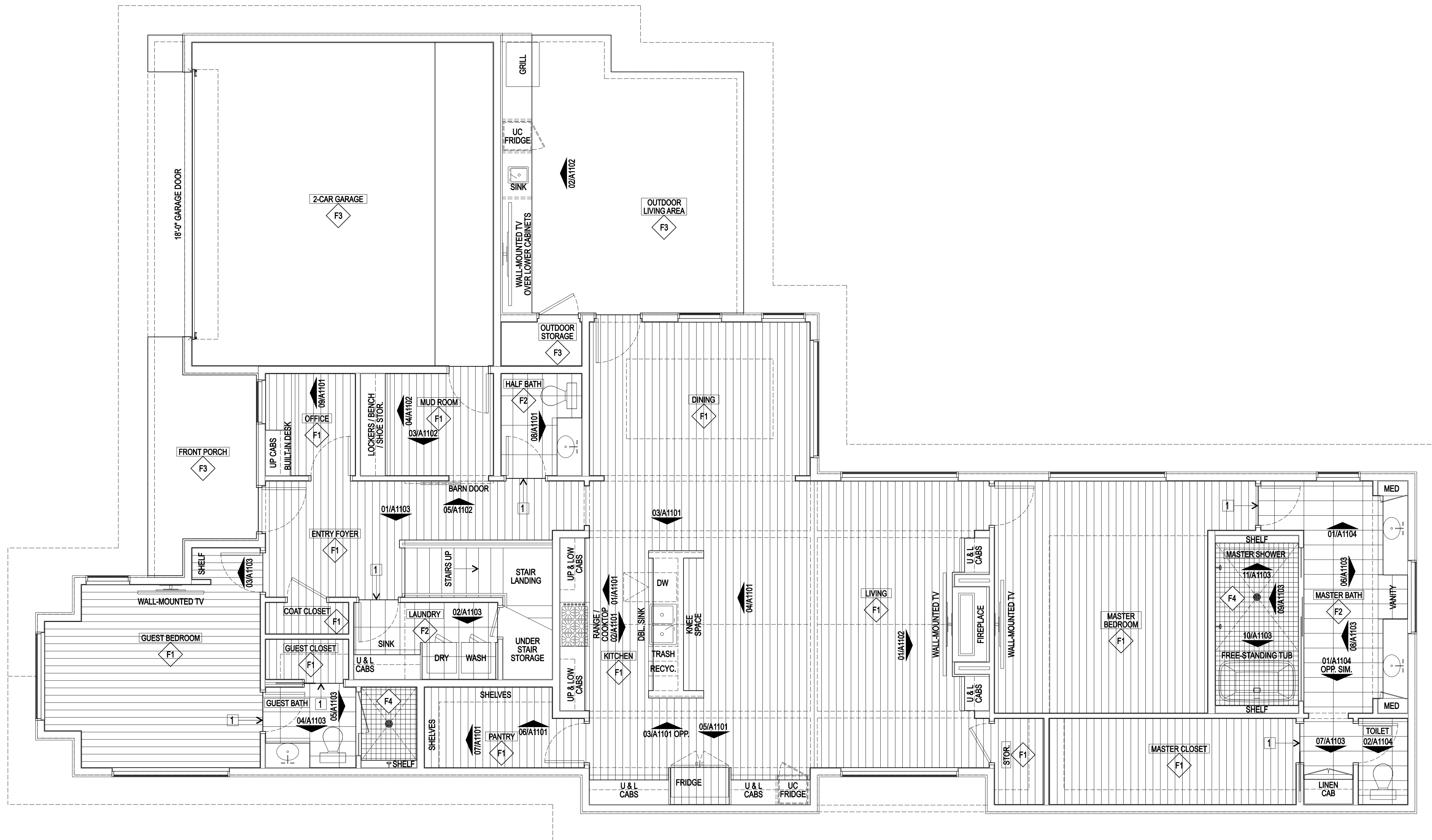
1. ALL PAINTED SURFACES TO RECEIVE PRIMER COAT & TWO COATS HIGHEST GRADE PAINT.
2. ALL WALL BASE NOT LOCATED ON WALLS TO RECEIVE WALL TILE TO BE 4" PAINTED WOOD WALL BASE. PAINT COLOR & STYLE OF WALL BASE TBD BY OWNER. RE: INTERIOR ELEVATIONS.
3. PROVIDE LEVEL 4 FINISH WITH SMOOTH TEXTURE FOR ALL GYP. BD. ON INTERIOR WALLS.
4. PROVIDE LEVEL 5 FINISH FOR ALL GYP. BD. WITH SMOOTH TEXTURE ON INTERIOR GYP. BD. CEILINGS.
5. REFERENCE FINISH PLAN, INTERIOR ELEVATIONS & RCP FOR FINISH LOCATIONS.
7. ALL MILLWORK FINISHES & MILLWORK HARDWARE TBD BY OWNER.
8. ALL FINISHES WILL COMPLY AND MEET REQUIRED FIRE RATINGS PER IBC 2006.
9. INSTALL SCHLUTER - SCHIENE E100, SIZE E80/V4A, MATERIAL TRANSITION STRIP BETWEEN ALL TRANSITIONS BETWEEN DIFFERENT FLOOR FINISHES. FINISH COLOR OF TRANSITION STRIP TBD BY OWNER.
10. FLOAT FLOORS AS NEEDED TO ENSURE SMOOTH TRANSITION BETWEEN ALL FLOOR FINISH MATERIAL THICKNESSES.
11. FLOORS MUST BE FREE OF IRREGULARITIES AND MUST BE SUBSTANTIALLY LEVEL.
12. CENTER ALL SCHED. FLOOR TILE PATTERNS WITHIN THE SPACE U.N.O.
13. CONTRACTOR TO COORDINATE MILLWORK WITH CABINETS FABRICATOR BASED UPON DIMENSIONS OF ALL APPLIANCES TBD BY OWNER.
14. INSTALL SCHLUTER-QUADEC FINISHING EDGE PROTECTION PROFILE FOR ALL OUTSIDE CORNERS AND TOP EDGE OF ALL WALL TILE WHERE APPLICABLE. CUT TILE SO THAT TOP EDGE OF SCHLUTER PROFILE TERMINATES AT DIMENSIONS SHOWN ON INTERIOR ELEVATIONS. FINISH COLOR OF FINISHING EDGE PROFILE TBD BY OWNER.
15. TRANSITIONS IN FLOORING PATTERNS MIRROR DIMENSIONS ON THE CEILINGS. CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH NM21 DESIGN STUDIO, LLC PRIOR TO THE INSTALLATION OF ANY FLOORING MATERIALS.

### LEGEND

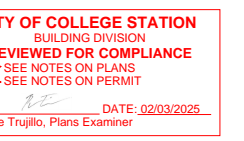
- X000AXXX INTERIOR ELEVATION MARKER
- F1 WOOD FLOORING TBD BY OWNER
- F2 CERAMIC TILE TBD BY OWNER
- F3 SEALED CONCRETE. COLOR TBD BY OWNER
- F4 NON-SLIP TILE TBD BY OWNER

### KEY NOTES

1. INSTALL SCHLUTER-SCHIENE EDGE PROFILE TRANSITION STRIP BY SCHLUTER SYSTEMS @ TRANSITION BETWEEN DIFFERING FLOOR MATERIALS. ALIGN EDGE OF SCHLUTER TRANSITION STRIP WITH CENTERLINE OF DOOR JAMB WHERE APPLICABLE. FINISH TBD BY OWNER. CONTRACTOR TO ENSURE THAT EDGE OF STRIP CREATES NO GREATER THAN 1/2" DIFFERENCE IN HEIGHT BETWEEN FLOOR FINISHES.



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# LEGEND

- DOOR MARKER DENOTING DOOR SIZE. EX. 3'-0" WIDE X 8'-0" TALL. DOOR STYLE, PAINT COLOR AND DOOR HARDWARE SELECTIONS TBD OWNER.
- WINDOW MARKER. RE: A200 SHEETS FOR ROUGH OPENING DIMENSIONS. ALL WINDOW FRAME AND GLASS SPECIFICATIONS TBD BY OWNER.
- 2X6 STUD WALL MARKER. ALL INTERIOR PARTITIONS TO BE 2X4 UNLESS NOTED OTHERWISE.
- ELEVATION MARKER. RE: A500 SHEETS FOR EXTERIOR ELEVATIONS.
- SECTION MARKER. RE: A600 SHEETS FOR BUILDING SECTIONS.

# SHEET NOTES

1. ALL INTERIOR DIMENSIONS ARE FROM THE FACE OF WOOD STUDS. ALL EXTERIOR DIMENSIONS TO OUTSIDE EDGE OF 2X6 WOOD STUDS. CONTRACTOR TO COORDINATE TAKE-OFFS W/ SCHEDULED FINISH MATERIALS FOR STUD FRAMING LOCATIONS.
2. ALL INTERIOR WALLS SHALL BE 2X4 S.Y.P. WOOD STUDS SPACED EVERY 16" O.C. W/ 1/2" GYP. BD. EACH SIDE UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR WALLS SHALL BE 2X6 S.Y.P. WOOD STUDS SPACED EVERY 16" O.C. W/ 1/2" GYP. BD. ON THE INTERIOR SIDE & 1/2" PLYWOOD SHEATHING ON THE EXTERIOR SIDE UNLESS NOTED OTHERWISE.
4. ALL WOOD STUD FRAMING SHALL BE CONNECTED WITH 16d FRAMING NAILS. ALL PLYWOOD SHALL BE CONNECTED W/ MECHANICAL FASTENERS PER STRUCTURAL SPECIFICATIONS. ALL GYP. BD. SHALL BE SCREWED INTO SUBSTRATE WITH 1-1/2" COARSE THREAD DRYWALL SCREWS UNLESS NOTED OTHERWISE.
5. ALL INTERIOR & EXTERIOR WALLS SHALL RECEIVE THERMAL BATT INSULATION SIZED TO FIT THE STUD SIZE FOR THE WALL ASSEMBLY.
6. ALL GYP. BD. THAT IS THE FACING SHEATHING ON A WET WALL SHALL BE 1/2" GREEN BD.
7. CONTRACTOR TO COORDINATE ALL ROUGH OPENING DIMENSIONS AND FIELD VERIFY COMPLIANCE FOR ALL WINDOW & DOOR SELECTIONS PRIOR TO ORDERING & INSTALLATION.
8. MILLWORK / CABINERY CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
10. CONTRACTOR TO COORDINATE ALL ROUGH-IN DIMENSIONS FOR ALL APPLIANCES PRIOR TO FABRICATING BUILT-IN MILLWORK. COORDINATE WITH APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
12. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS & REPORT ALL DISCREPANCIES PRIOR TO BEGINNING WORK.
13. REFER TO OWNER FOR ALL LOW VOLTAGE, DATA AND CABELING REQUIREMENTS.
14. INSTALL 5/8" FIRE-RATED TYPE X PAINTED GYP. BD. @ 1ST FLOOR WALLS & CEILING IN THE NEW GARAGE.
15. CONTRACTOR TO COORDINATE ALL PLUMBING REQUIREMENTS & FINAL LOCATIONS FOR ALL NEW PLUMBING FIXTURES BASED ON THE PLUMBING FIXTURE MANUFACTURER'S INSTALLATION INSTRUCTIONS, SPECIFICATIONS & DETAILS. PROVIDE HOT AND COLD WATER @ ALL SINKS AND SHOWERS.

# KEY NOTES

- 1 REFER TO OWNER FOR ALL MILLWORK AND HARDWARE DETAILS. NOTES, SPECIFICATIONS, & LOCATIONS OF 2X WD. BLOCKING IN WALLS AS REQUIRED.
- 2 CONTRACTOR TO COORDINATE PLUMBING CONNECTIONS FOR NEW DISHWASHER BASED ON APPLIANCE SELECTION.
- 3 CONTRACTOR TO COORDINATE SHOWER FLOOR / STRUCTURAL SLAB TO ENSURE 1/8" PER FOOT MINIMUM SLOPE TOWARDS DRAIN FROM ALL SIDES OF SHOWER TYP.
- 4 CONTRACTOR TO COORDINATE DIMENSIONS THIS AREA BASED ON REFRIGERATOR SELECTION. NOTIFY NM21 DESIGN STUDIO IF ROUGH-IN DIMENSION FOR NEW REFRIGERATOR DIFFERS FROM DIMENSIONS NOTED ON PLAN.
- 5 DASHED LINE REPRESENTS LINE OF BEAM, FURROWDOWN OR CASED OPENING ABOVE. RE: REFLECTED CEILING PLANS.
- 6 DASHED LINE REPRESENTS LINE OF ROOF OVERHANG ABOVE. RE: ROOF PLAN.
- 7 CONTRACTOR TO COORDINATE ALL REQUIRED GAS OR ELECTRICAL CONNECTIONS FOR NEW OVEN/COOKTOP BASED ON APPLIANCE SELECTION.
- 8 CONTRACTOR TO COORDINATE W/ OWNER FOR OPTIONAL PLUMBING LINES TO BE RUN TO THIS AREA BASED UPON FRIDGE SELECTION TBD BY OWNER.
- 9 THIS DOOR MUST COMPLY WITH 2021 IRC GARAGE OPENING PROTECTION REQUIREMENTS. DOOR MUST BE SOLID-CORE WOOD NOT LESS THAN 1-3/8" THICK, SHALL BE SELF-CLOSING AND HAVE A FIRE PROTECTION RATING OF 20 MIN.
- 10 FRAMELESS 1/2" CLEAR TEMPERED GLASS SHOWER DOOR. FRAMELESS SHOWER DOOR HARDWARE BY C.R. LAURENCE OR APPROVED EQUAL. COORDINATE SELECTION AND FINISH WITH INTERIOR DESIGNER.
- 11 COORDINATE WITH OWNER FOR PANTRY MILLWORK DESIGN & DETAILS THIS AREA.
- 12 COORDINATE WITH OWNER FOR MASTER CLOSET MILLWORK DESIGN & DETAILS THIS AREA.
- 13 DASHED LINES REPRESENT EXPOSED ARCHITECTURAL GRADE STAINED STRUCTURAL BEAM ABOVE. COORDINATE W/ OWNER FOR STAIN COLOR.
- 14 REFER TO OWNER FOR ALL OUTDOOR KITCHEN SPECIFICATIONS. COORDINATE ROUGH-IN DIMENSIONS WITH CLIENT'S APPLIANCE SELECTIONS. DIMENSIONS SHOWN ARE MEASURED TO OUTSIDE OF FINISH MATERIAL.
- 15 INTERIOR RAILING TBD BY OWNER. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 16 4" DIAMETER STEEL PIPE COLUMN W/ WELDED BASE PLATE BOLTED TO SLAB BELOW. ATTACH COLUMN TO BEAM ABOVE W/ WELDED STEEL SADDLE AND THROUGH BOLTS. INSTALL SPOT FOOTING UNDER COLUMNS NOT INSTALLED AT STRUCT. SLAB. RE: STRUCT. DRAWINGS. PAINT COLUMN W/ ALUM. PAINT.
- 17 BARN DOOR & HARDWARE TBD BY OWNER.

# SF CALCULATIONS

PROPOSED DESIGN  
 PROPOSED 1ST FLOOR - 2,253 SF  
 PROPOSED 2ND CAR GARAGE - 485 SF  
 FRONT PORCH - 98 SF  
 OUTDOOR LIVING AREA - 310 SF  
 TOTAL CONDITIONED SPACE - 3,170 SF  
 TOTAL UNCONDITIONED SPACE - 893 SF

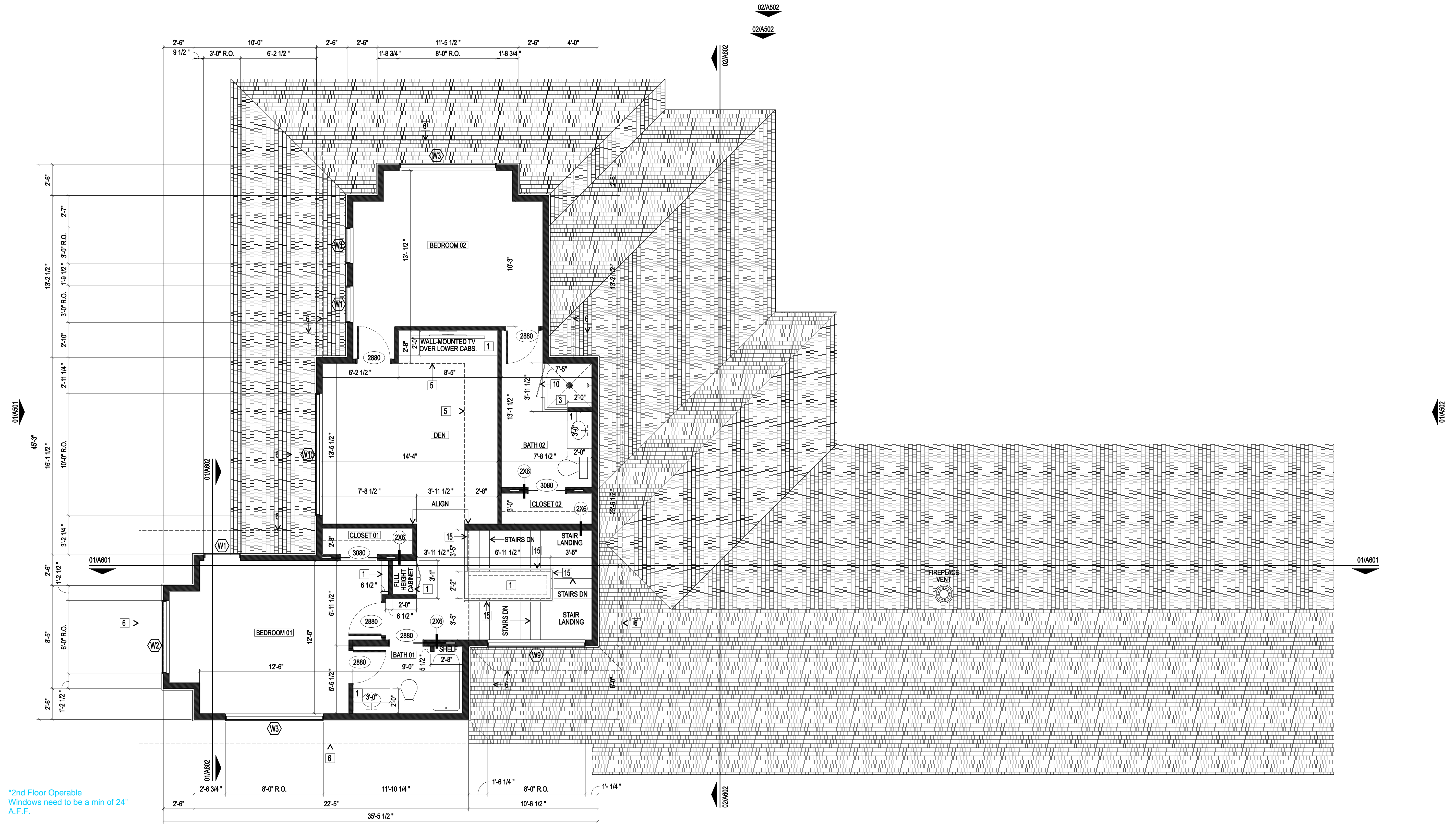
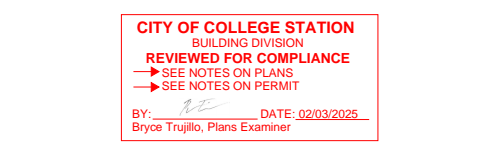
## BUILDING CODES

2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL RESIDENTIAL CODE  
 2021 INTERNATIONAL PLUMBING CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2021 INTERNATIONAL FUEL GAS CODE  
 2021 INTERNATIONAL ENERGY CONSERVATION CODE  
 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE  
 2021 INTERNATIONAL FIRE CODE  
 2021 NFPA-101 LIFE SAFETY CODE  
 2020 NATIONAL ELECTRIC CODE  
 \*ALL CODES WITH ADOPTED AMENDMENTS\*

# ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	10.28.24	ISSUED FOR PERMITTING & CONSTRUCTION
02	12.17.24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES

**NM21**  
 DESIGN STUDIO, LLC  
 nathan moore  
 936.648.1468  
 nathanmoore21@gmail.com



\*2nd Floor Operable  
 Windows need to be a min of 24" A.F.F.

# 01 SECOND FLOOR PLAN

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
 COLLEGE STATION, TX. 77845

SHEET NAME  
 SECOND FLOOR PLAN

# NEW CONSTRUCTION HOME

PROJECT NAME:

SHEET NUMBER

# A321

**LEGEND**

- EXHAUST FAN TBD BY OWNER (VENTED TO EXTERIOR).
- L1 4" RECESSED CAN LIGHT TBD BY OWNER.
- L1 4" RECESSED WET-LISTED CAN LIGHT TBD BY OWNER.
- L2 WALL SCONCE VANITY LIGHT TBD BY OWNER. COORDINATE MOUNTING HEIGHT W/ OWNER.
- L3 PENDANT LIGHT FIXTURE TBD BY OWNER. COORDINATE MOUNTING HEIGHT W/ OWNER.
- L4 24" UNDER CABINET LIGHT TBD BY OWNER.
- L5 CHANDELIER TBD BY OWNER. COORDINATE MOUNTING HEIGHT W/ OWNER.
- L6 EXTERIOR WET-LISTED WALL SCONCE TBD BY OWNER. INSTALL W/ TOP OF FIXTURE @ 8'-0" AFF.
- L7 CHANDELIER LIGHT FIXTURE TBD BY OWNER.
- L8 SURFACE MOUNTED GARAGE LIGHT FIXTURE TBD BY OWNER.
- CEILING FAN TBD BY OWNER. CONTRACTOR TO COORDINATE INTERIOR/EXTERIOR FAN SPECIFICATIONS & MAKE LIGHT-KIT DETERMINATIONS BASED UPON OWNERS SELECTION.

- DASHED LINE TO DESIGNATE LIGHT FIXTURES TO BE INSTALLED IN ALIGNMENT WITH ONE ANOTHER.
- SD SMOKE DETECTOR TO BE INSTALLED WITHIN CENTER OF ROOM OR HALLWAY IF POSSIBLE. COORDINATE WITH LIGHT FIXTURES. NOTE: SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.
- CMD CARBON MONOXIDE DETECTOR TO BE INSTALLED WITHIN CENTER OF ROOM OR HALLWAY IF POSSIBLE. COORDINATE WITH LIGHT FIXTURES. NOTE: CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.
- FOLDING ATTIC ACCESS LADDER. NOTE: CONTRACTOR TO INSURE THAT FINISHED CLEARANCE SHALL NOT BE LESS THAN 22" X 30". LOAD CAPACITY SHALL NOT BE LESS THAN 350 LBS.

**SHEET NOTES**

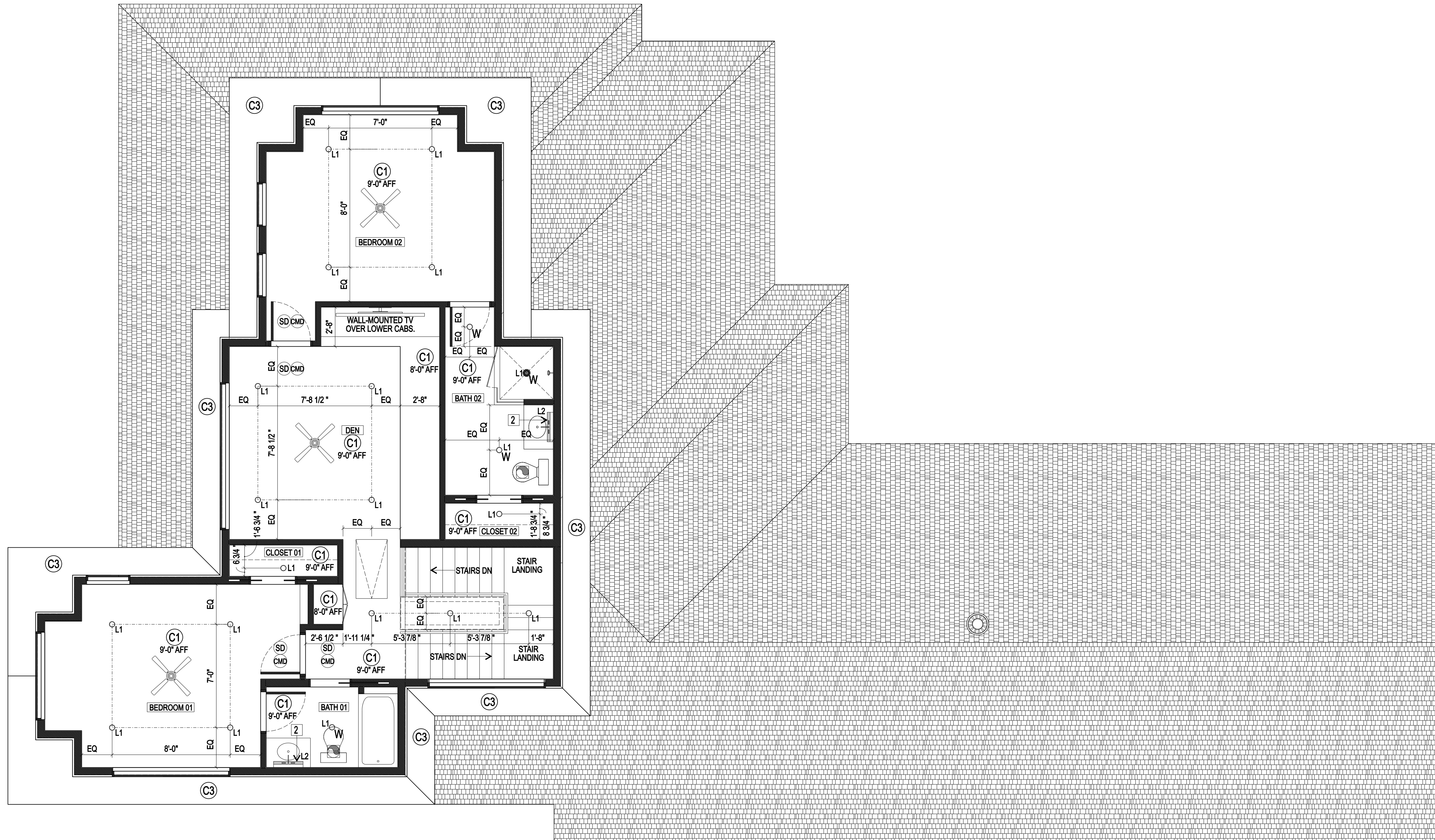
1. ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF ALL SWITCHES & ELEC. OUTLETS W/ OWNER.
2. ALL DECISIONS ABOUT DIMMABLE BALLASTS & SWITCH CIRCUITS TBD BY OWNER.
3. ALL TYPICAL SWITCHES & COVER PLATE STYLE AND COLOR TBD BY OWNER.
4. ALL DIMMABLE SWITCHES & COVER PLATE STYLE AND COLOR TBD BY OWNER.
5. ALL FANLIGHT DUAL SLIDE PRESET CONTROL SWITCHES TBD BY OWNER.
6. ALL DUPLEX RECEPTACLES SHALL MATCH LIGHT SWITCHES IN BOTH SIZE AND COLOR.
7. COORDINATE LIGHT FIXTURE LAYOUTS WITH CEILING JOISTS & ANY CEILING UNDERFRAMING DURING FRAMING TO ENSURE MINIMAL CONFLICTS. COORDINATE WITH PLUMBING AND MECHANICAL TO MINIMIZE CONFLICTS THAT MAY ARISE AS WELL.
8. VENT EXHAUST FANS TO EXTERIOR.
9. ALL LIGHTS & CEILING FANS CENTERED IN SPACES U.N.O.
10. CEILING FAN LIGHT KITS TBD BY OWNER.
11. CONTRACTOR TO COORDINATE ALL FINAL CEILING FINISH SELECTIONS WITH OWNER.
12. ALL "TBD BY OWNER" AND "BY OWNER" DESIGNATIONS REFER TO DECISIONS REGARDING BRAND, STYLE, COLOR, ETC. ALL ITEMS TO BE FURNISHED AND INSTALLED BY CONTRACTOR.

**CEILING TYPES**

- C1 CEILING TYPE 1: 1/2" PAINTED GYP. BD. PAINT COLOR AND FINISH TEXTURE TBD BY OWNER.
- C2 CEILING TYPE 2: WOOD TONGUE & GROOVE BEAD-BOARD CEILING. PAINT OR STAIN COLOR TBD BY OWNER.
- C3 CEILING TYPE 3: PAINTED JAMESHARDIE SMOOTH VENTED SOFFIT PANELS. PAINT COLOR TBD BY OWNER.
- C4 CEILING TYPE 4: 5/8" PAINTED TYPE-X GYP. BD. FINISH COLOR TBD BY OWNER.
- C5 CEILING TYPE 5: PAINTED JAMESHARDIE SMOOTH SOFFIT PANELS. PAINT COLOR TBD BY OWNER.

**KEY NOTES**

- 1 EXPOSED STAINED ARCHITECTURAL GRADE STRUCTURAL BEAM ABOVE. COORDINATE W/ OWNER FOR STAIN COLOR. RE: STRUCT. DRAWINGS.
- 2 CENTER VANITY WALL SCONCE ON PLUMBING FIXTURE BELOW.
- 3 8'-0" AFF CASSED OPENING.
- 4 BEAM WRAPPED IN STAINED MITERED 1X TRIM BOARDS.



01

SECOND FLOOR REFLECTED CEILING PLAN



PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT COLLEGE STATION, TX. 77845

PROJECT NAME: NEW CONSTRUCTION HOME

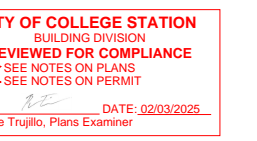
SHEET NAME: SECOND FLOOR REFLECTED CEILING PLAN SHEET NUMBER: A322

A322









ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	10.28.24	ISSUED FOR PERMITTING & CONSTRUCTION
02	12.17.24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES

**NM21**  
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nathan moore  
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nathanmoore21@gmail.com



**LEGEND**

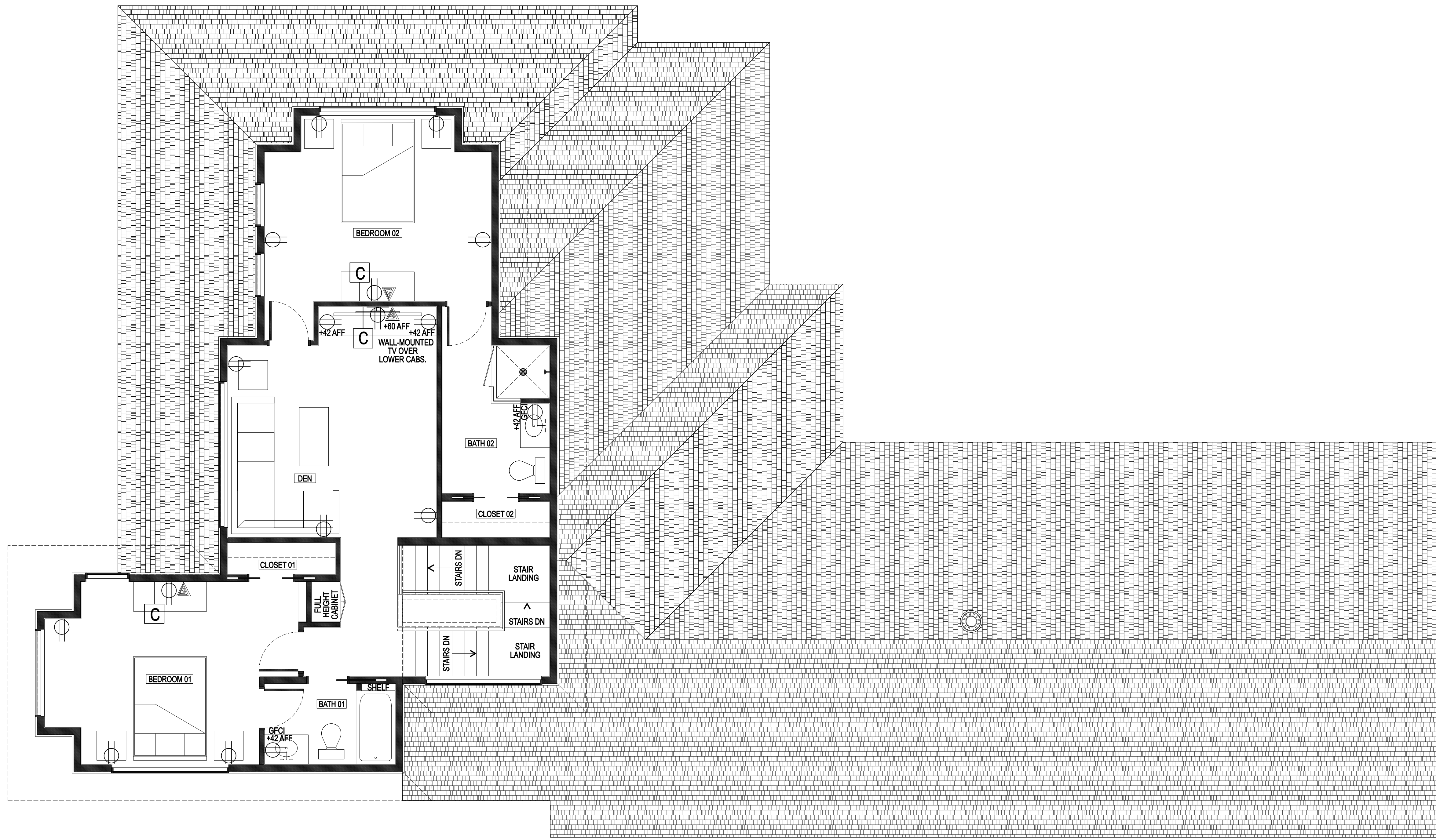
-  DUPLEX OUTLET
-  GFCI OUTLET WITHIN 6'-0" OF ALL PLUMBING FIXTURES WITHIN THE INTERIOR
-  GFCI DUPLEX OUTLET EXTERIOR RATED AND WET LISTED (OUTLETS TO HAVE RETRACTABLE COVER WHEN NOT IN USE)
-  COAXIAL CABLE CONNECTION FOR TV
-  +XX AFF INDICATES HOW HIGH ABOVE FINISH FLOOR TO MOUNT THE POWER/CABLE RECEPTACLE. DIMENSION IS TO CENTER RECEPTACLE U.N.O.
-  COMBINATION VOICE/DATA RECEPTACLE
-  PHONE JACK
-  ELEC. FLOOR BOX DEVICE TBD BY OWNER

**GENERAL NOTES**

1. CONTRACTOR TO COORDINATE WITH OWNER FOR ALL DETERMINATIONS IN REGARDS TO LOW VOLTAGE REQUIREMENTS FOR SECURITY SYSTEMS, SERVER EQUIPMENT, VOICE / DATA CABELING, ETC.
2. CONTRACTOR TO COORDINATE WITH OWNER FOR THE LOCATIONS OF EXTERIOR RATED GFCI DUPLEX ELECTRICAL OUTLETS TO BE INSTALLED IN THE SOFFITS @ ROOF EAVES. OUTLETS TO BE USED FOR CHRISTMAS LIGHTS.
3. CONTRACTOR TO COORDINATE WITH OWNER FOR LOCATION OF ELEC. CONNECTIONS FOR OPTIONAL EMERGENCY GENERATOR TBD BY OWNER.

**KEY NOTES**

1. CONTRACTOR TO PROVIDE BOTH GAS AND ELECTRICAL CONNECTIONS FOR WASHER / DRYER TBD BY OWNER THIS AREA. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS OF WASHER / DRYER IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS BASED ON OWNER'S SELECTION.
2. CONTRACTOR TO COORDINATE LOCATION OF ELEC. FLOOR BOX DEVICE WITH OWNER BASED UPON OWNER'S FURNITURE SELECTION AND LOCATIONS.
3. INSTALL AIR SWITCH TBD BY OWNER FOR GARBAGE DISPOSAL IN KITCHEN ISLAND. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. PROVIDE POWER ACCESS FOR PRINTER IN LOWER CABINERY THIS AREA.



PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

PROJECT NAME: NEW CONSTRUCTION HOME

SHEET NAME  
SECOND FLOOR  
POWER PLAN

SHEET NUMBER  
**A323**

**ISSUES AND REVISIONS**

DATE	DESCRIPTION
10.28.24	ISSUED FOR PERMITTING & CONSTRUCTION
12.17.24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES
01	
02	

**NM21**  
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nathan moore  
936.648.1468  
nathanmoore21@gmail.com

CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
SEE NOTES ON PERMIT  
DATE: 02/23/25

## GENERAL NOTES

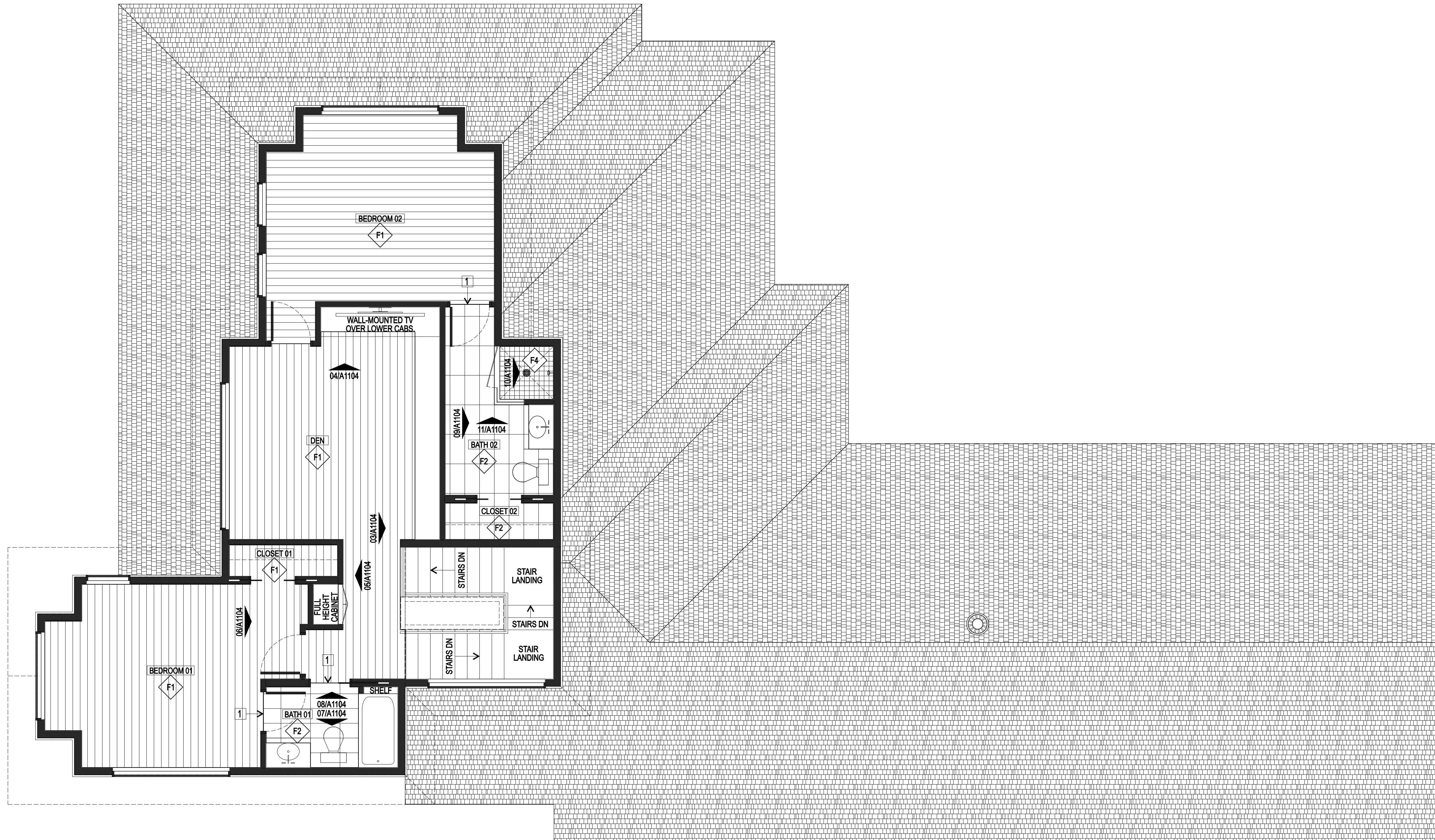
1. ALL PAINTED SURFACES TO RECEIVE PRIMER COAT & TWO COATS HIGHEST GRADE PAINT.
2. ALL WALL BASE NOT LOCATED ON WALLS TO RECEIVE WALL TILE TO BE 4" PAINTED WOOD WALL BASE. PAINT COLOR & STYLE OF WALL BASE TBD BY OWNER. RE: INTERIOR ELEVATIONS.
3. PROVIDE LEVEL 4 FINISH WITH SMOOTH TEXTURE FOR ALL GYP. BD. ON INTERIOR WALLS.
4. PROVIDE LEVEL 5 FINISH FOR ALL GYP. BD. WITH SMOOTH TEXTURE ON INTERIOR GYP. BD. CEILINGS.
5. REFERENCE FINISH PLAN, INTERIOR ELEVATIONS & RCP FOR FINISH LOCATIONS.
7. ALL MILLWORK FINISHES & MILLWORK HARDWARE TBD BY OWNER.
8. ALL FINISHES WILL COMPLY AND MEET REQUIRED FIRE RATINGS PER IBC 2006.
9. INSTALL SCHLUTER - SCHIENE E100, SIZE E80/V4A, MATERIAL TRANSITION STRIP BETWEEN ALL TRANSITIONS BETWEEN DIFFERENT FLOOR FINISHES. FINISH COLOR OF TRANSITION STRIP TBD BY OWNER.
10. FLOAT FLOORS AS NEEDED TO ENSURE SMOOTH TRANSITION BETWEEN ALL FLOOR FINISH MATERIAL THICKNESSES.
11. FLOORS MUST BE FREE OF IRREGULARITIES AND MUST BE SUBSTANTIALLY LEVEL.
12. CENTER ALL SCHED. FLOOR TILE PATTERNS WITHIN THE SPACE U.N.O.
13. CONTRACTOR TO COORDINATE MILLWORK WITH CABINERY FABRICATOR BASED UPON DIMENSIONS OF ALL APPLIANCES TBD BY OWNER.
14. INSTALL SCHLUTER-QUADEC FINISHING EDGE PROTECTION PROFILE FOR ALL OUTSIDE CORNERS AND TOP EDGE OF ALL WALL TILE WHERE APPLICABLE. CUT TILE SO THAT TOP EDGE OF SCHLUTER PROFILE TERMINATES AT DIMENSIONS SHOWN ON INTERIOR ELEVATIONS. FINISH COLOR OF FINISHING EDGE PROFILE TBD BY OWNER.
15. TRANSITIONS IN FLOORING PATTERNS MIRROR DIMENSIONS ON THE CEILINGS. CONTRACTOR TO COORDINATE EXACT DIMENSIONS WITH NM21 DESIGN STUDIO, LLC PRIOR TO THE INSTALLATION OF ANY FLOORING MATERIALS.

## LEGEND

- X000AXXX INTERIOR ELEVATION MARKER
- F1 WOOD FLOORING TBD BY OWNER
- F2 CERAMIC TILE TBD BY OWNER
- F3 SEALED CONCRETE. COLOR TBD BY OWNER
- F4 NON-SLIP TILE TBD BY OWNER

## KEY NOTES

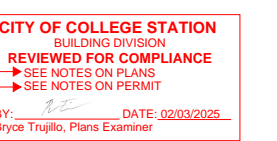
1. INSTALL SCHLUTER-SCHIENE EDGE PROFILE TRANSITION STRIP BY SCHLUTER SYSTEMS @ TRANSITION BETWEEN DIFFERING FLOOR MATERIALS. ALIGN EDGE OF SCHLUTER TRANSITION STRIP WITH CENTERLINE OF DOOR JAMB WHERE APPLICABLE. FINISH TBD BY OWNER. CONTRACTOR TO ENSURE THAT EDGE OF STRIP CREATES NO GREATER THAN 1/2" DIFFERENCE IN HEIGHT BETWEEN FLOOR FINISHES.



## ISSUES AND REVISIONS

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12/17/24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES

**NM21**  
DESIGN STUDIO, LLC  
nathan moore  
936.648.1468  
nathanmoore21@gmail.com



PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

PROJECT NAME: NEW CONSTRUCTION HOME

SHEET NAME  
SECOND FLOOR  
FINISHES PLAN

SHEET NUMBER  
**A324**

**ROOF TYPES**

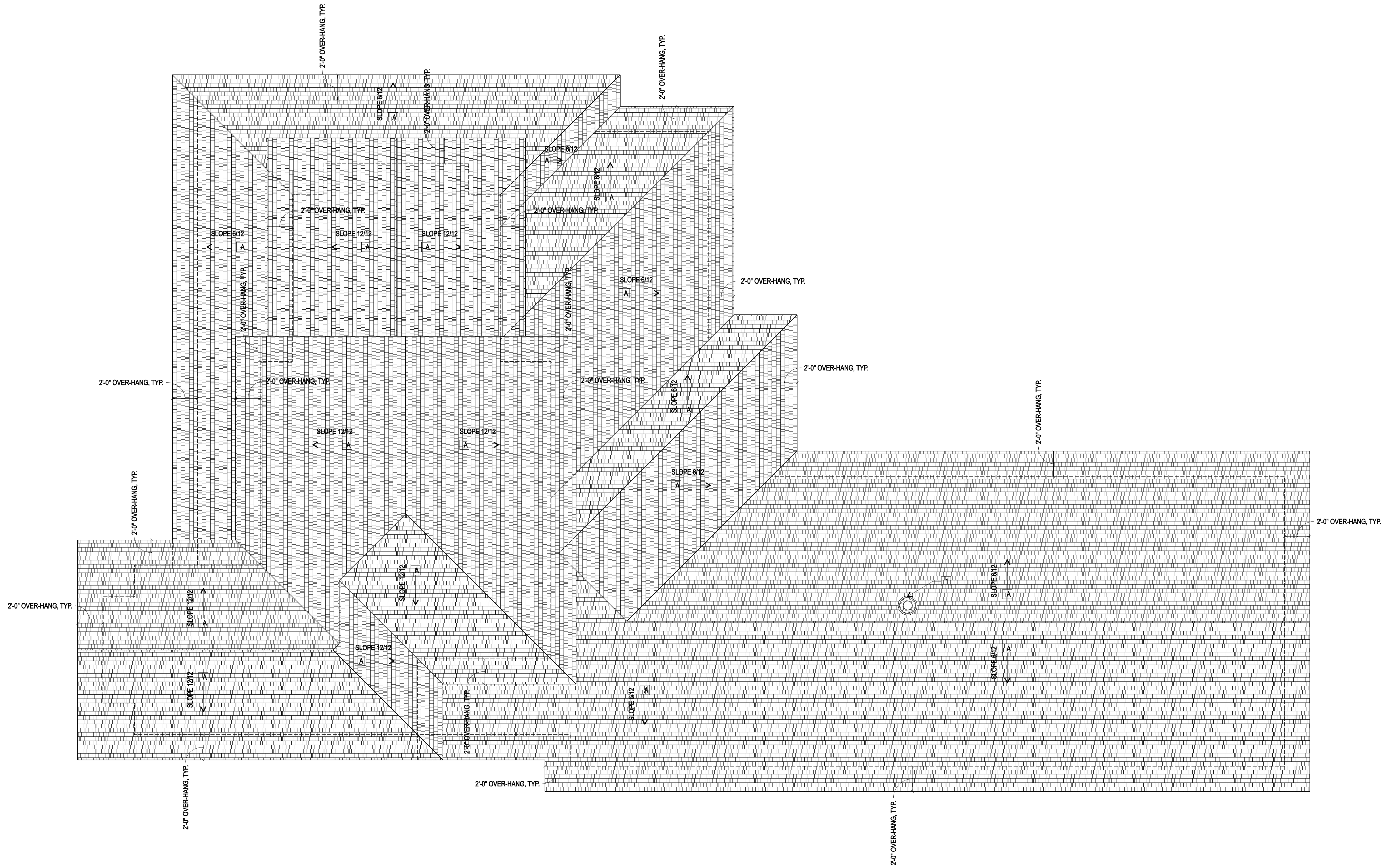
- A COMP. SHINGLE ROOF TBD BY OWNER. INSTALL OVER 3/8" ROOFING FELT & 1/2" RADIANT BARRIER ROOF DECKING.

**KEY NOTES**

- 1 FIREPLACE VENT. COORDINATE DETAILS W/ FIREPLACE SPECIFICATION TBD BY OWNER. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**SHEET NOTES**

- 1. CONTRACTOR TO ENSURE THAT ALL ROOF FLASHING HAS BEEN INSTALLED PROPERLY.
- 2. INSTALL ALL ATTIC VENTS & RIDGE VENTS WITH INTEGRAL INSECT SCREENS.
- 3. DASHED LINE REPRESENTS EXTERIOR WALL FRAMING BELOW.



01 ROOF PLAN



SHEET NAME  
ROOF PLAN

SHEET NUMBER  
**A331**

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

PROJECT NAME: **NEW CONSTRUCTION HOME**

CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
SEE NOTES ON PERMIT  
DATE: 02/23/2024

**NM21**  
DESIGN STUDIO, LLC  
nathan moore  
936.648.1468  
nathanmoore21@gmail.com

**ISSUES AND REVISIONS**

DATE	DESCRIPTION
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01	REVISION 01 - PLAN REVIEW COMMENT RESPONSES
12.17.24	
02	

### SHEET KEYS

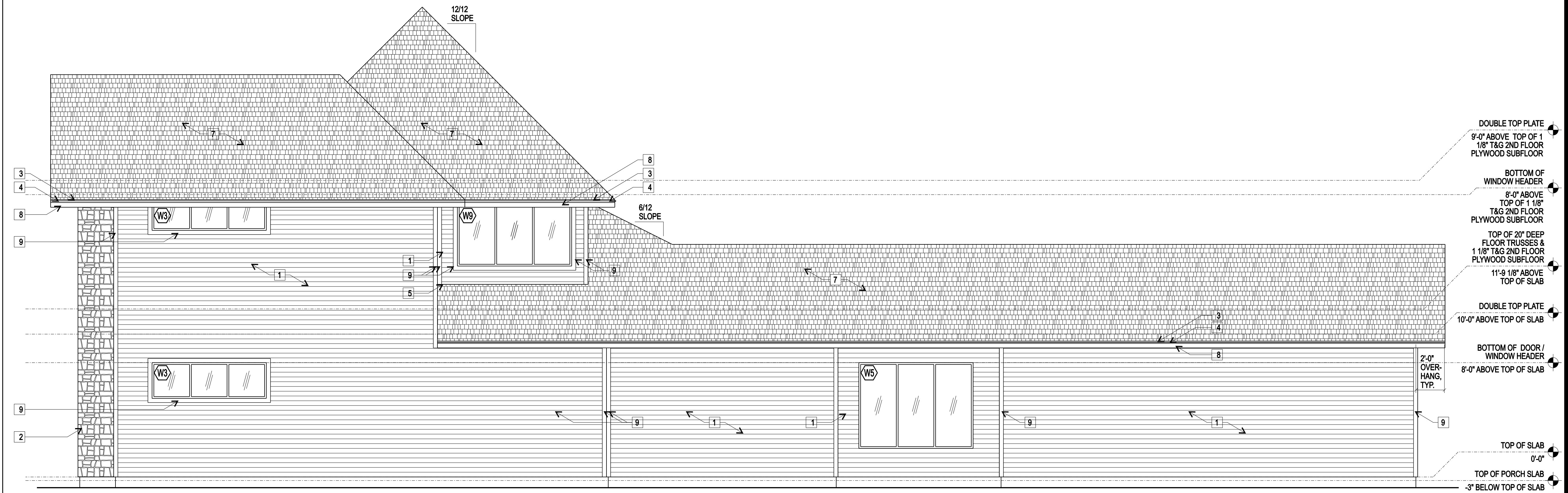
- 1 5-1/4" (4" EXPOSURE) JAMESHARDIE SMOOTH LAP SIDING. PAINT COLOR TBD BY OWNER.
- 2 THIN STONE TBD.
- 3 GALV. MTL. ROOF FLASHING W/ CONT. DRIP EDGE ALL SIDES.
- 4 JAMESHARDIE SMOOTH FASCIA BOARD. PAINT COLOR TBD BY OWNER.
- 5 INSTALL CONT. SIDEWALL FLASHING @ INTERSECTION OF EXTERIOR WALL AND ROOF FRAMING, TYP.
- 6 NOT USED
- 7 COMP. SHINGLE ROOF TBD BY OWNER.
- 8 CONTINUOUS GUTTER TBD BY OWNER.
- 9 JAMESHARDIE TRIM BOARD TBD BY OWNER @ CORNERS, WINDOWS, DOORS, ETC.
- 10 EXPOSED ARCHITECTURAL GRADE STAINED STRUCTURAL BEAM ABOVE. COORDINATE W/ OWNER FOR STAIN COLOR.
- 11 EXTERIOR DOOR & FRAME TBD BY OWNER.
- 12 18'-0" GARAGE DOOR TBD BY OWNER.
- 13 4" DIAMETER STEEL PIPE COLUMN W/ WELDED BASE PLATE BOLTED TO SLAB BELOW. ATTACH COLUMN TO BEAM ABOVE W/ WELDED STEEL SADDLE AND THROUGH BOLTS. RE: STRUCT. DRAWINGS. PAINT COLUMN W/ ALUM. PAINT.
- 14 REFER TO OWNER FOR ALL OUTDOOR KITCHEN SPECIFICATIONS. COORDINATE ROUGH-IN DIMENSIONS WITH CLIENT'S APPLIANCE SELECTIONS. DIMENSIONS SHOWN ARE MEASURED TO OUTSIDE OF FINISH MATERIAL.
- 15 CHIMNEY CAP & VENT. TOP OF CHIMNEY MUST BE 2'-0" HIGHER THAN ANY PORTION OF STRUCTURE WITHIN 10'-0".

### SHEET NOTES

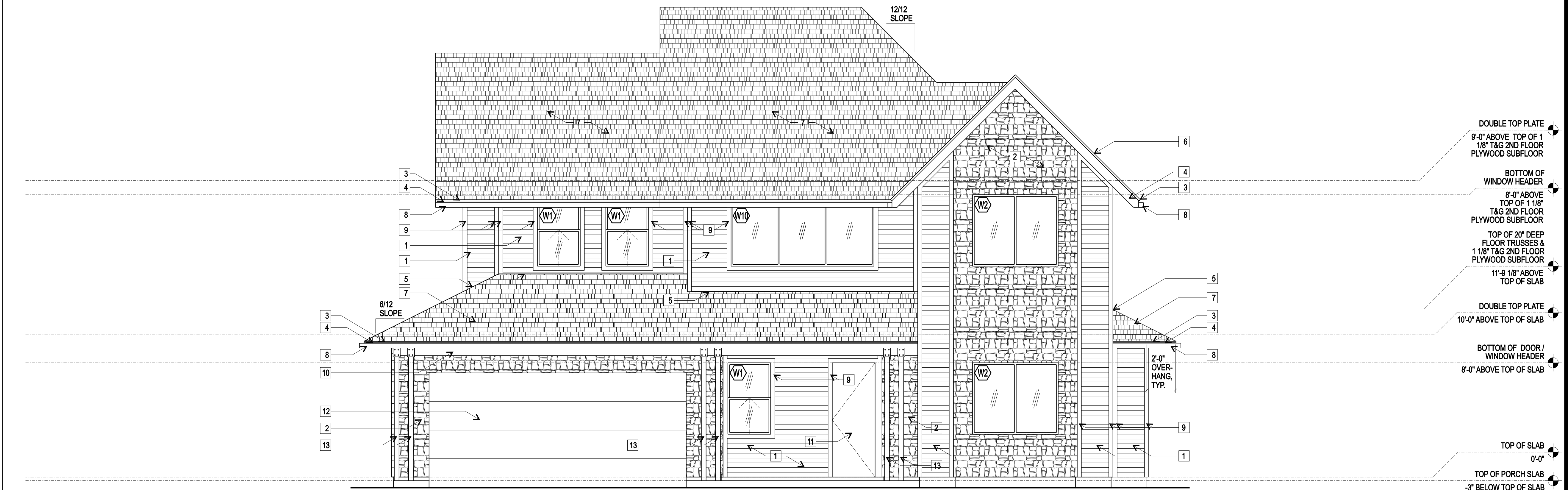
- 1. CONTRACTOR TO COORDINATE ALL DOWNSPOUTS TO ENSURE COMPLIANCE WITH THE PROPOSED DESIGN. RELOCATE DOWNSPOUTS OR MODIFY AS NECESSARY.
- 2. ALL EXTERIOR SIDING, TRIM, GUTTERS, DOWNSPOUTS, SOFFIT PANELS, ETC. TO RECEIVE PRIMER AND TWO COATS OF HIGHEST GRADE EXTERIOR PAINT. RE: OWNER FOR PAINT COLOR.
- 3. RE: REFLECTED CEILING PLANS FOR EXTERIOR LIGHT FIXTURE LOCATIONS.

### LEGEND

(W1) WINDOW MARKER. SEE A200 SHEETS FOR WINDOW TYPES.



**02 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

ISSUES AND REVISIONS	
DATE	DESCRIPTION
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01	02

**NM21**  
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CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
SEE NOTES ON PERMIT  
DATE 02/23/2025  
BY: [Signature]

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME: **EXTERIOR ELEVATIONS**

SHEET NUMBER: **A501**

### SHEET KEYS

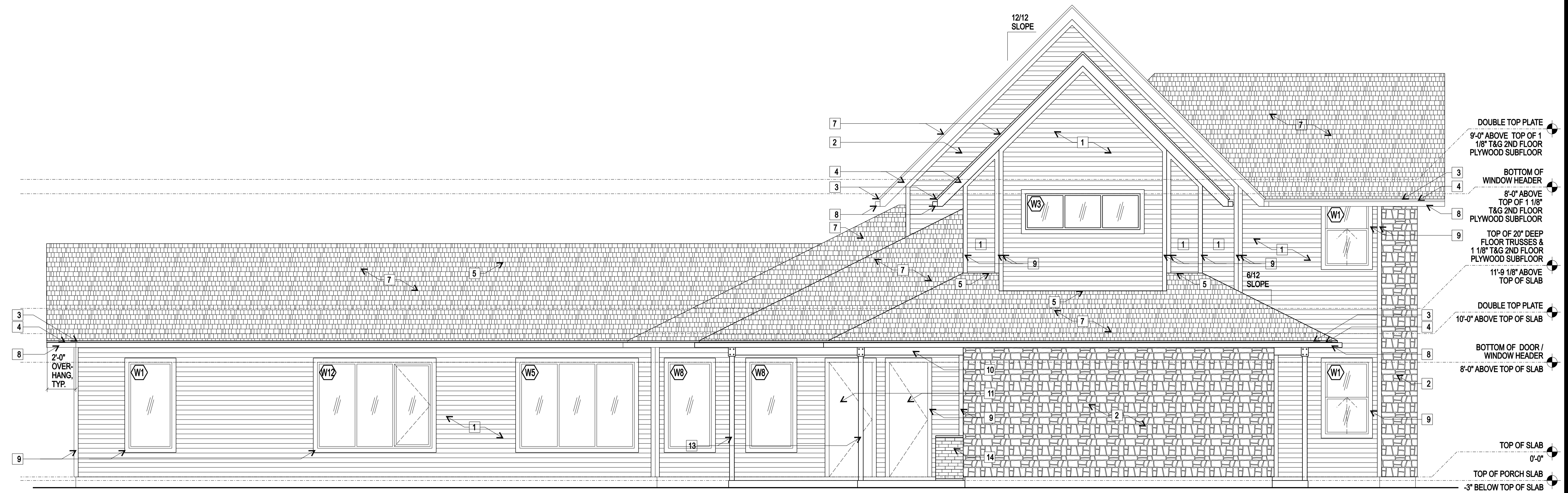
- 1 5-1/4" (4" EXPOSURE) JAMESHARDIE SMOOTH LAP SIDING. PAINT COLOR TBD BY OWNER.
- 2 THIN STONE TBD.
- 3 GALV. MTL. ROOF FLASHING W/ CONT. DRIP EDGE ALL SIDES.
- 4 JAMESHARDIE SMOOTH FASCIA BOARD. PAINT COLOR TBD BY OWNER.
- 5 INSTALL CONT. SIDEWALL FLASHING @ INTERSECTION OF EXTERIOR WALL AND ROOF FRAMING, TYP.
- 6 NOT USED
- 7 COMP. SHINGLE ROOF TBD BY OWNER.
- 8 CONTINUOUS GUTTER TBD BY OWNER.
- 9 JAMESHARDIE TRIM BOARD TBD BY OWNER @ CORNERS, WINDOWS, DOORS, ETC.
- 10 EXPOSED ARCHITECTURAL GRADE STAINED STRUCTURAL BEAM ABOVE. COORDINATE W/ OWNER FOR STAIN COLOR.
- 11 EXTERIOR DOOR & FRAME TBD BY OWNER.
- 12 18'-0" GARAGE DOOR TBD BY OWNER.
- 13 4" DIAMETER STEEL PIPE COLUMN W/ WELDED BASE PLATE BOLTED TO SLAB BELOW. ATTACH COLUMN TO BEAM ABOVE W/ WELDED STEEL SADDLE AND THROUGH BOLTS. RE: STRUCT. DRAWINGS. PAINT COLUMN W/ ALUM. PAINT.
- 14 REFER TO OWNER FOR ALL OUTDOOR KITCHEN SPECIFICATIONS. COORDINATE ROUGH-IN DIMENSIONS WITH CLIENT'S APPLIANCE SELECTIONS. DIMENSIONS SHOWN ARE MEASURED TO OUTSIDE OF FINISH MATERIAL.
- 15 CHIMNEY CAP & VENT. TOP OF CHIMNEY MUST BE 2'-0" HIGHER THAN ANY PORTION OF STRUCTURE WITHIN 10'-0".

### SHEET NOTES

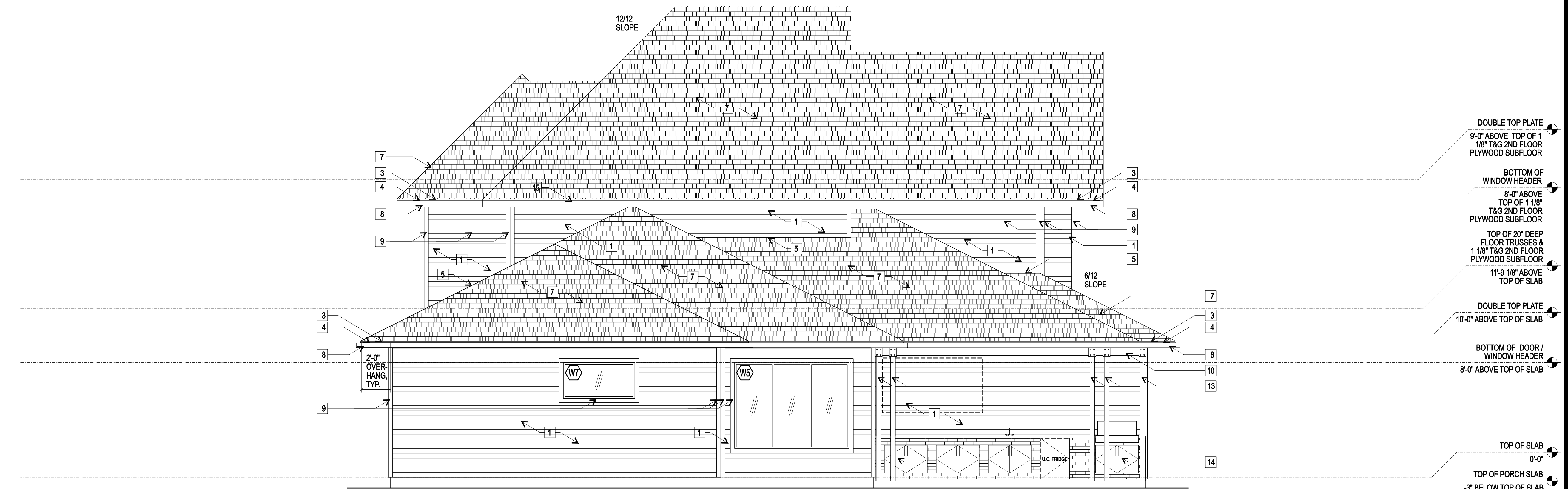
- 1. CONTRACTOR TO COORDINATE ALL DOWNSPOUTS TO ENSURE COMPLIANCE WITH THE PROPOSED DESIGN. RELOCATE DOWNSPOUTS OR MODIFY AS NECESSARY.
- 2. ALL EXTERIOR SIDING, TRIM, GUTTERS, DOWNSPOUTS, SOFFIT PANELS, ETC. TO RECEIVE PRIMER AND TWO COATS OF HIGHEST GRADE EXTERIOR PAINT. RE: OWNER FOR PAINT COLOR.
- 3. RE: REFLECTED CEILING PLANS FOR EXTERIOR LIGHT FIXTURE LOCATIONS.

### LEGEND

- (W1) WINDOW MARKER. SEE A200 SHEETS FOR WINDOW TYPES.



**02 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**01 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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02	

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CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
BY: [Signature] DATE: 10/28/24  
BY: [Signature] DATE: 10/28/24

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

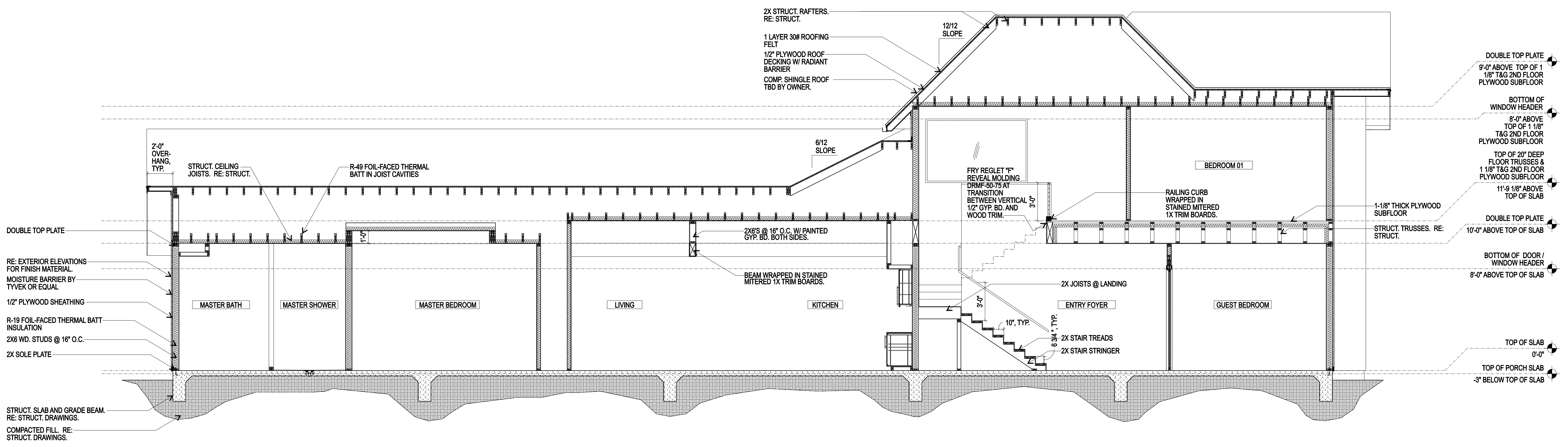
PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME: **EXTERIOR ELEVATIONS**

SHEET NUMBER: **A502**

# SHEET NOTES

1. WRAP MOISTURE BARRIER OVER SIDEWALL FLASHING. MAINTAIN 1" MIN. GAP BETWEEN ALL EXTERIOR FINISH MATERIALS & ROOF ASSEMBLIES AT ALL SIDEWALL CONDITIONS.
2. WRAP ALL WINDOW & DOOR HEADERS, SILLS & JAMBS WITH ADHESIVE FLASHING TAPE, 6" MIN. @ ALL SIDES.
3. INSTALL GALV. MTL. FLASHING W/ CONT. DRIP EDGE @ TOP OF ALL WINDOWS & DOORS.
4. FLOOR INSULATION TBD BY OWNER OVER OPEN AREAS EXPOSED TO VARMINTS TO BE COVERED FROM BELOW WITH SOLID SHEATHING.



**01** BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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COLLEGE STATION, TX, 77845

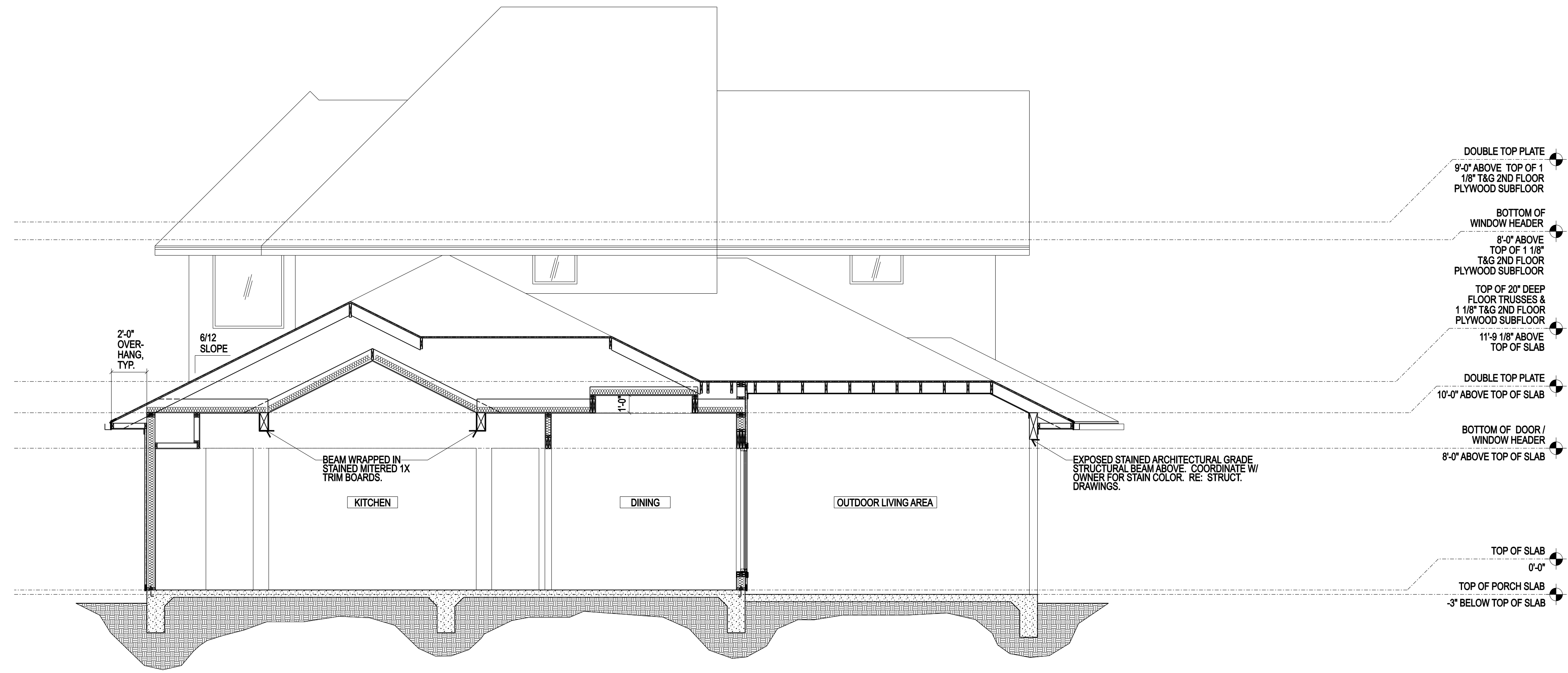
## NEW CONSTRUCTION HOME

SHEET NAME  
BUILDING SECTIONS

SHEET NUMBER  
**A601**

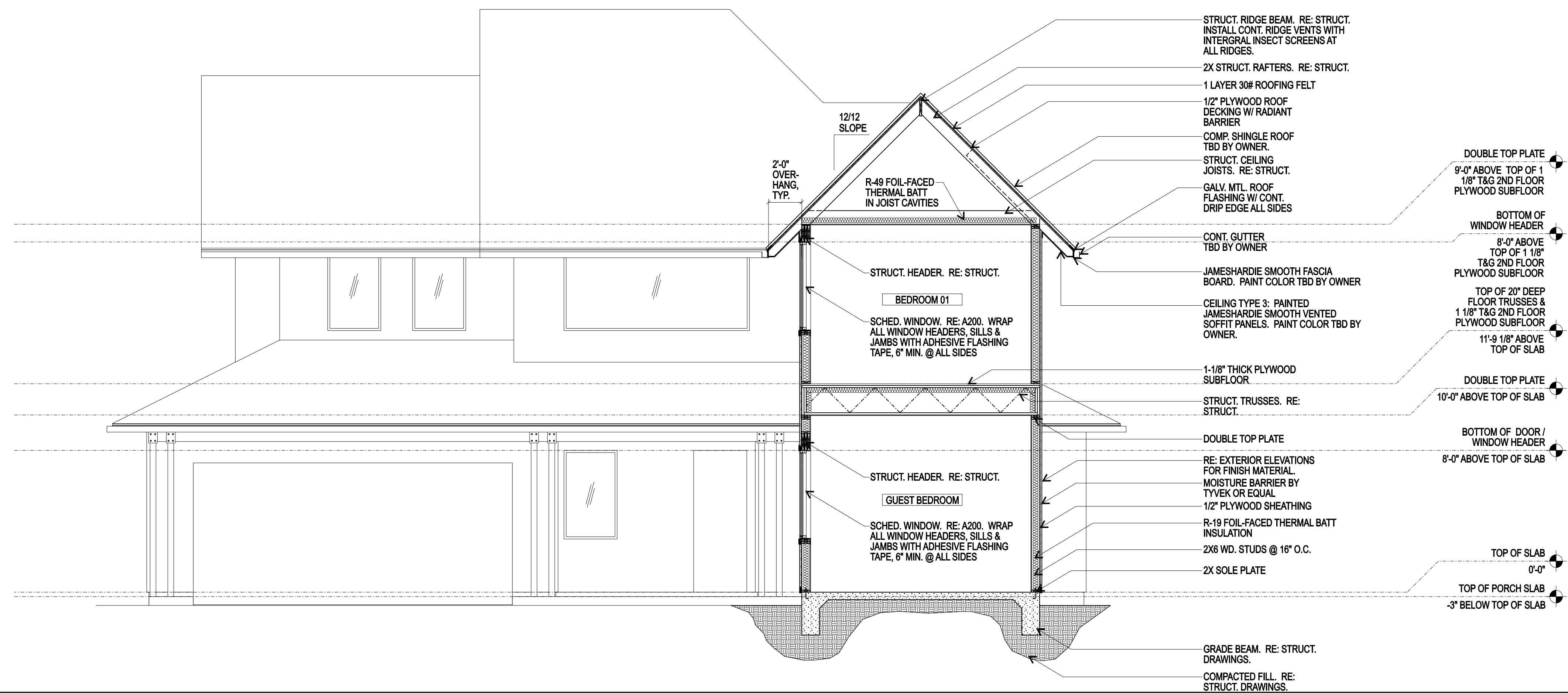
## SHEET NOTES

1. WRAP MOISTURE BARRIER OVER SIDEWALL FLASHING. MAINTAIN 1" MIN. GAP BETWEEN ALL EXTERIOR FINISH MATERIALS & ROOF ASSEMBLIES AT ALL SIDEWALL CONDITIONS.
2. WRAP ALL WINDOW & DOOR HEADERS, SILLS & JAMBS WITH ADHESIVE FLASHING TAPE, 6" MIN. @ ALL SIDES.
3. INSTALL GALV. MTL. FLASHING W/ CONT. DRIP EDGE @ TOP OF ALL WINDOWS & DOORS.
4. FLOOR INSULATION TBD BY OWNER OVER OPEN AREAS EXPOSED TO VARMINTS TO BE COVERED FROM BELOW WITH SOLID SHEATHING.



- DOUBLE TOP PLATE  
9'-0" ABOVE TOP OF 1 1/8" T&G 2ND FLOOR PLYWOOD SUBFLOOR
- BOTTOM OF WINDOW HEADER  
8'-0" ABOVE TOP OF 1 1/8" T&G 2ND FLOOR PLYWOOD SUBFLOOR
- TOP OF 20" DEEP FLOOR TRUSSES & 1 1/8" T&G 2ND FLOOR PLYWOOD SUBFLOOR
- 11'-9 1/8" ABOVE TOP OF SLAB
- DOUBLE TOP PLATE  
10'-0" ABOVE TOP OF SLAB
- BOTTOM OF DOOR / WINDOW HEADER  
8'-0" ABOVE TOP OF SLAB
- TOP OF SLAB  
0'-0"
- TOP OF PORCH SLAB  
-3" BELOW TOP OF SLAB

**02 BUILDING SECTION**  
SCALE : 1/4" = 1'-0"



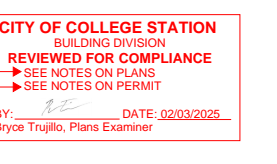
- DOUBLE TOP PLATE  
9'-0" ABOVE TOP OF 1 1/8" T&G 2ND FLOOR PLYWOOD SUBFLOOR
- BOTTOM OF WINDOW HEADER  
8'-0" ABOVE TOP OF 1 1/8" T&G 2ND FLOOR PLYWOOD SUBFLOOR
- TOP OF 20" DEEP FLOOR TRUSSES & 1 1/8" T&G 2ND FLOOR PLYWOOD SUBFLOOR
- 11'-9 1/8" ABOVE TOP OF SLAB
- DOUBLE TOP PLATE  
10'-0" ABOVE TOP OF SLAB
- BOTTOM OF DOOR / WINDOW HEADER  
8'-0" ABOVE TOP OF SLAB
- TOP OF SLAB  
0'-0"
- TOP OF PORCH SLAB  
-3" BELOW TOP OF SLAB

**01 BUILDING SECTION**  
SCALE : 1/4" = 1'-0"

**ISSUES AND REVISIONS**

DATE	DESCRIPTION
10.28.24	ISSUED FOR PERMITTING & CONSTRUCTION
12.17.24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES
01	
02	

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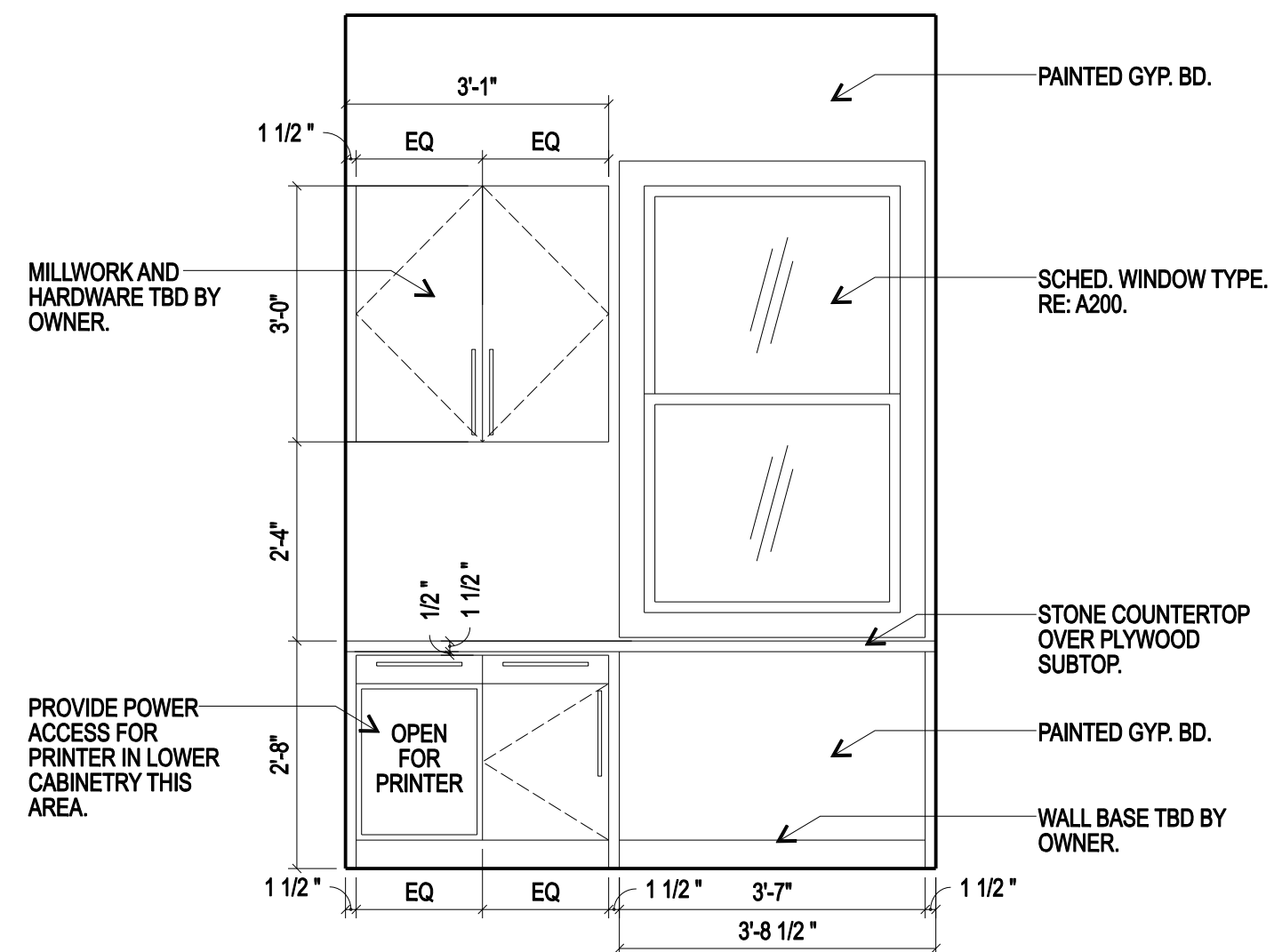


PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

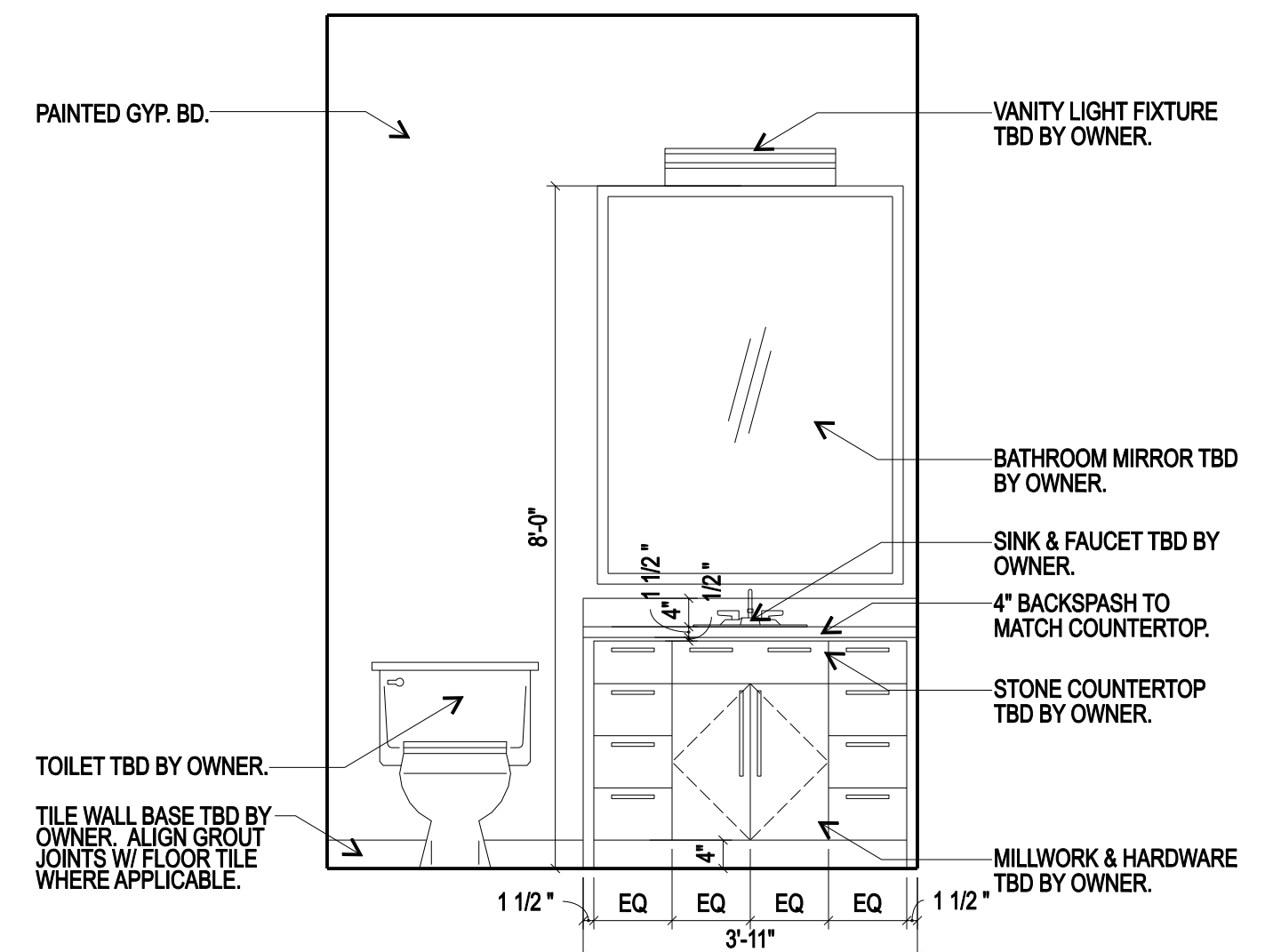
PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME: **BUILDING SECTIONS**

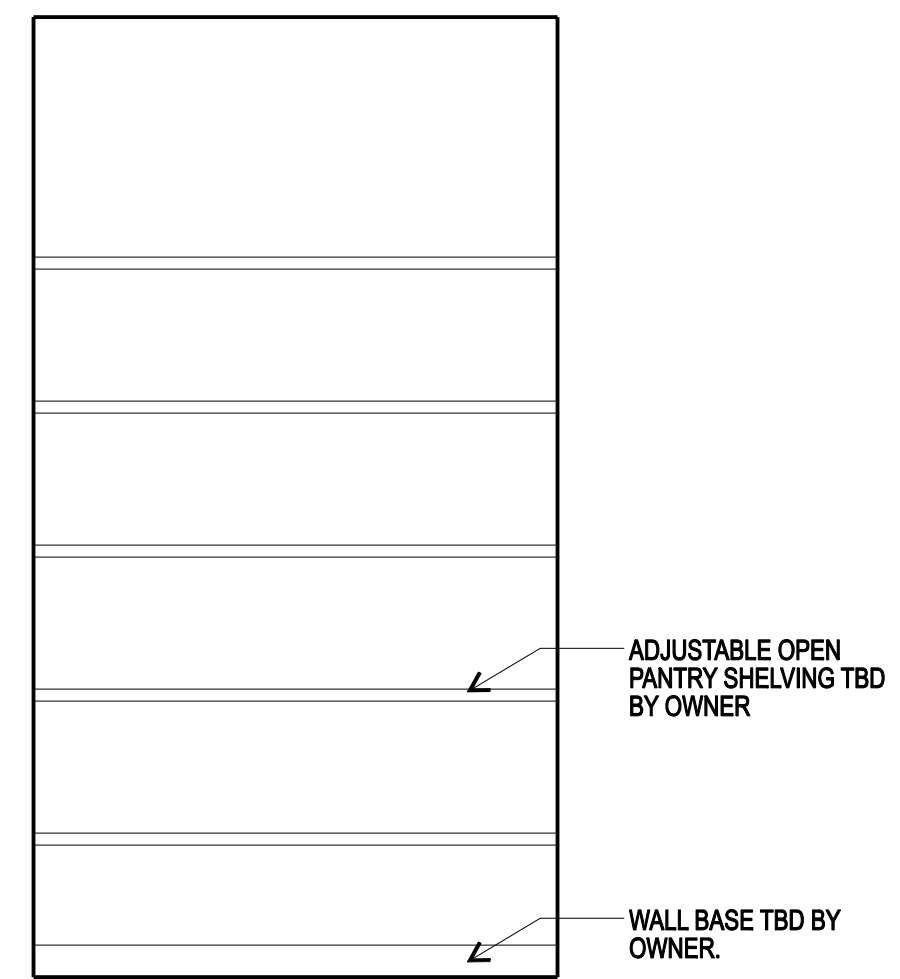
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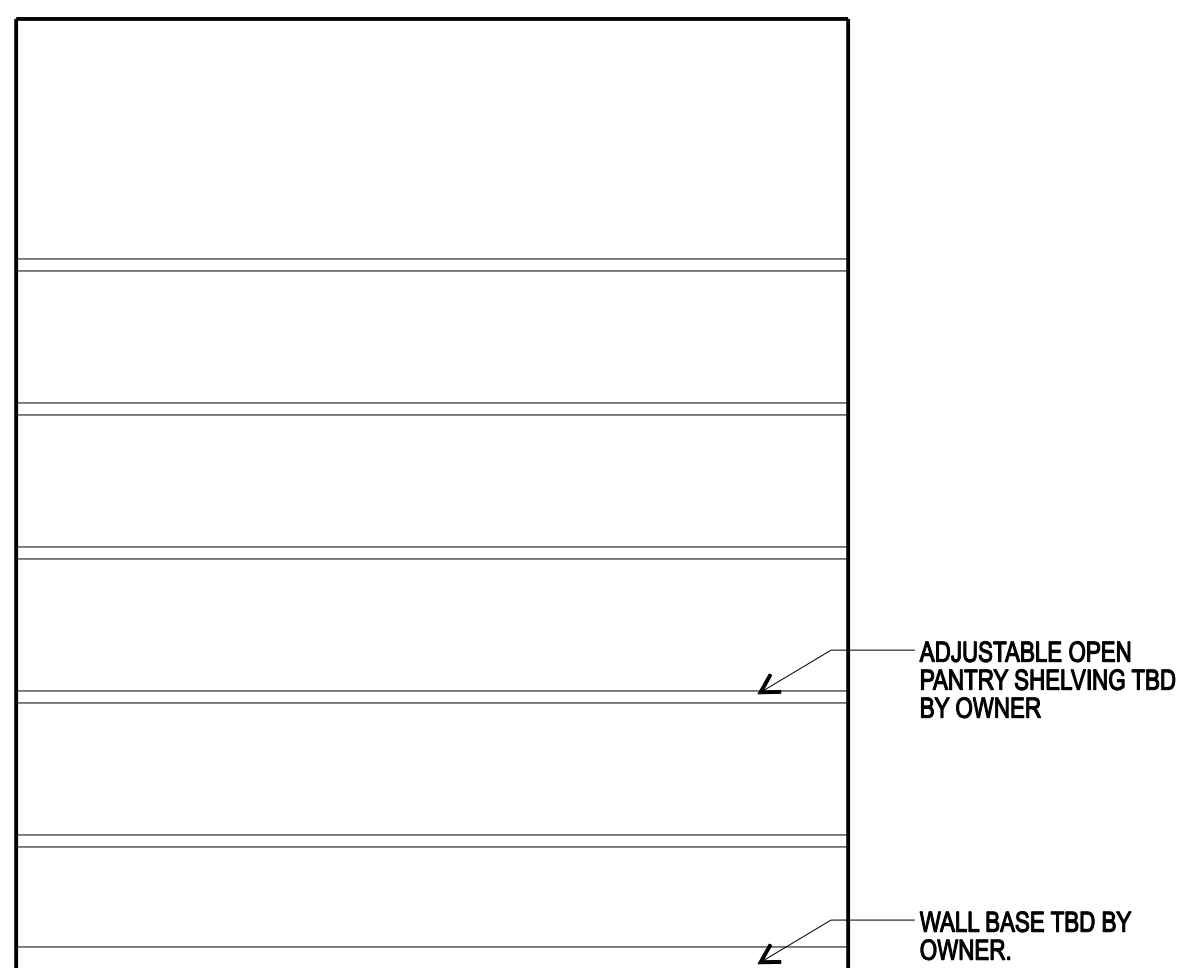
**09 OFFICE**  
SCALE: 1/2" = 1'-0"



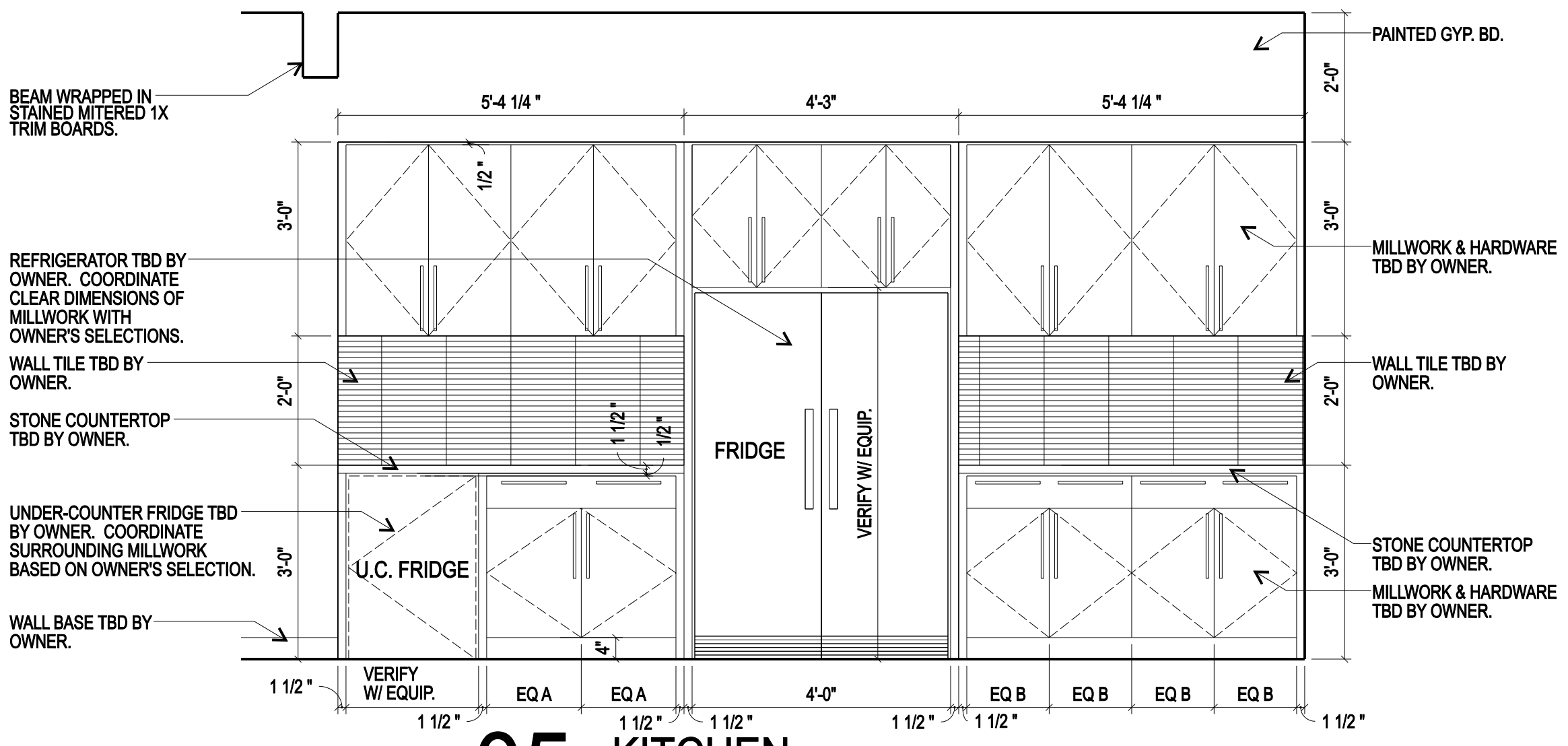
**08 HALF BATH**  
SCALE: 1/2" = 1'-0"



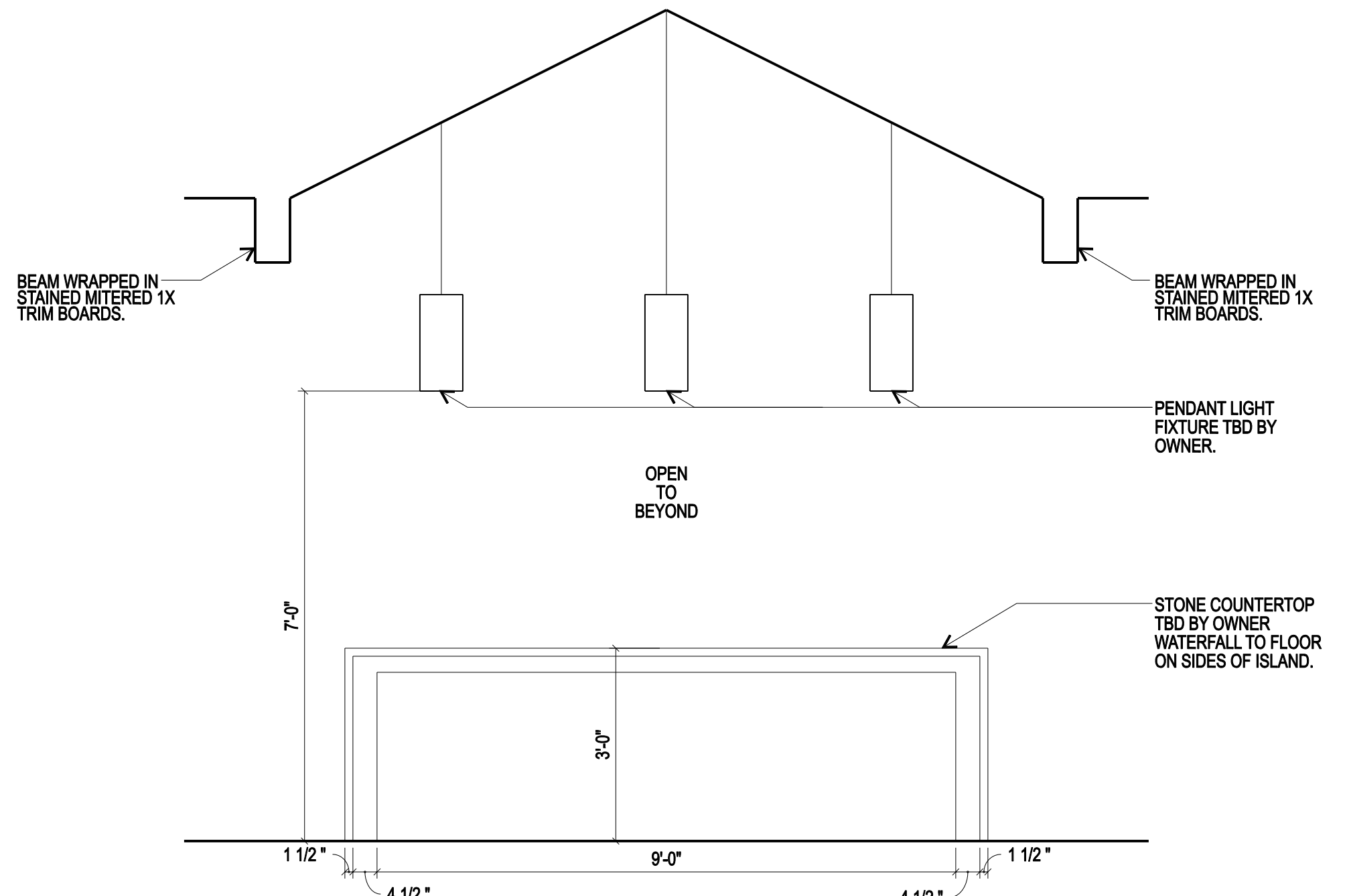
**07 PANTRY**  
SCALE: 1/2" = 1'-0"



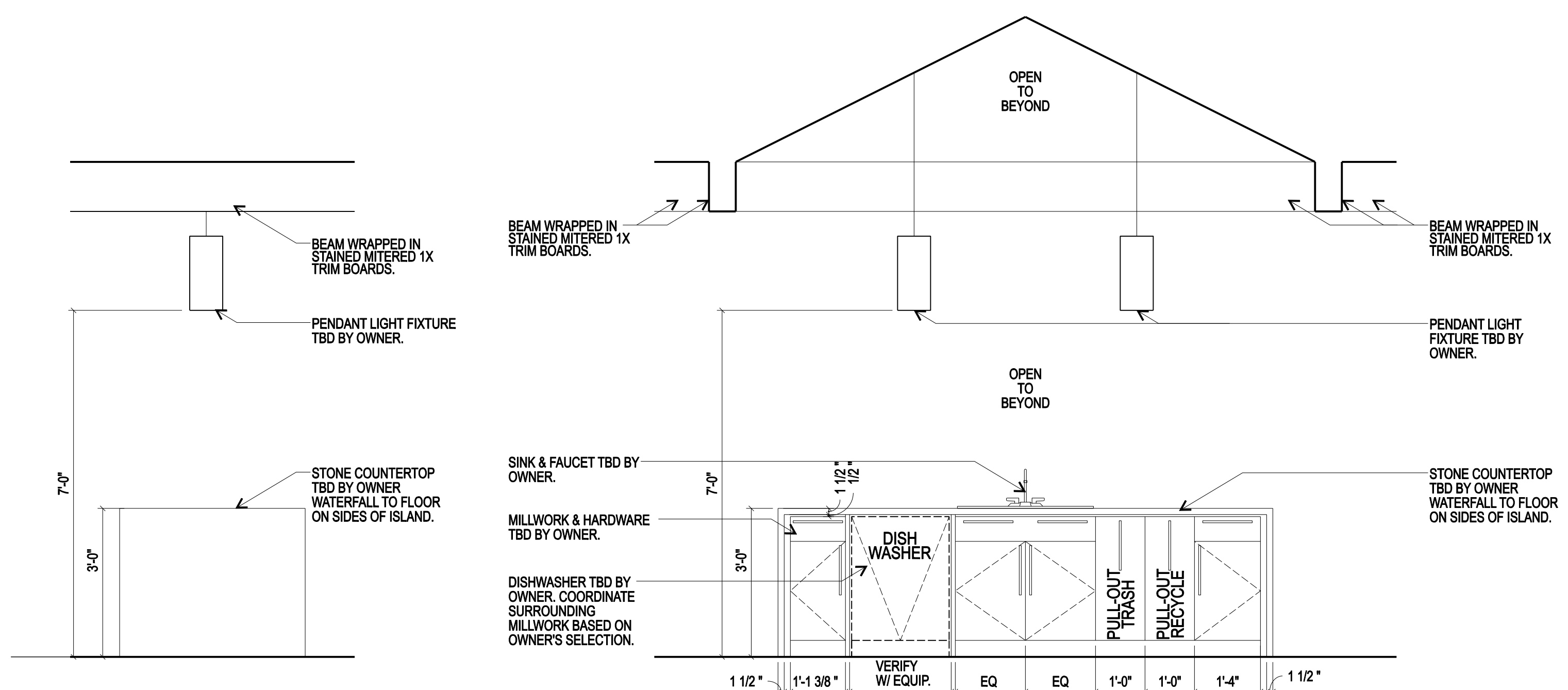
**06 PANTRY**  
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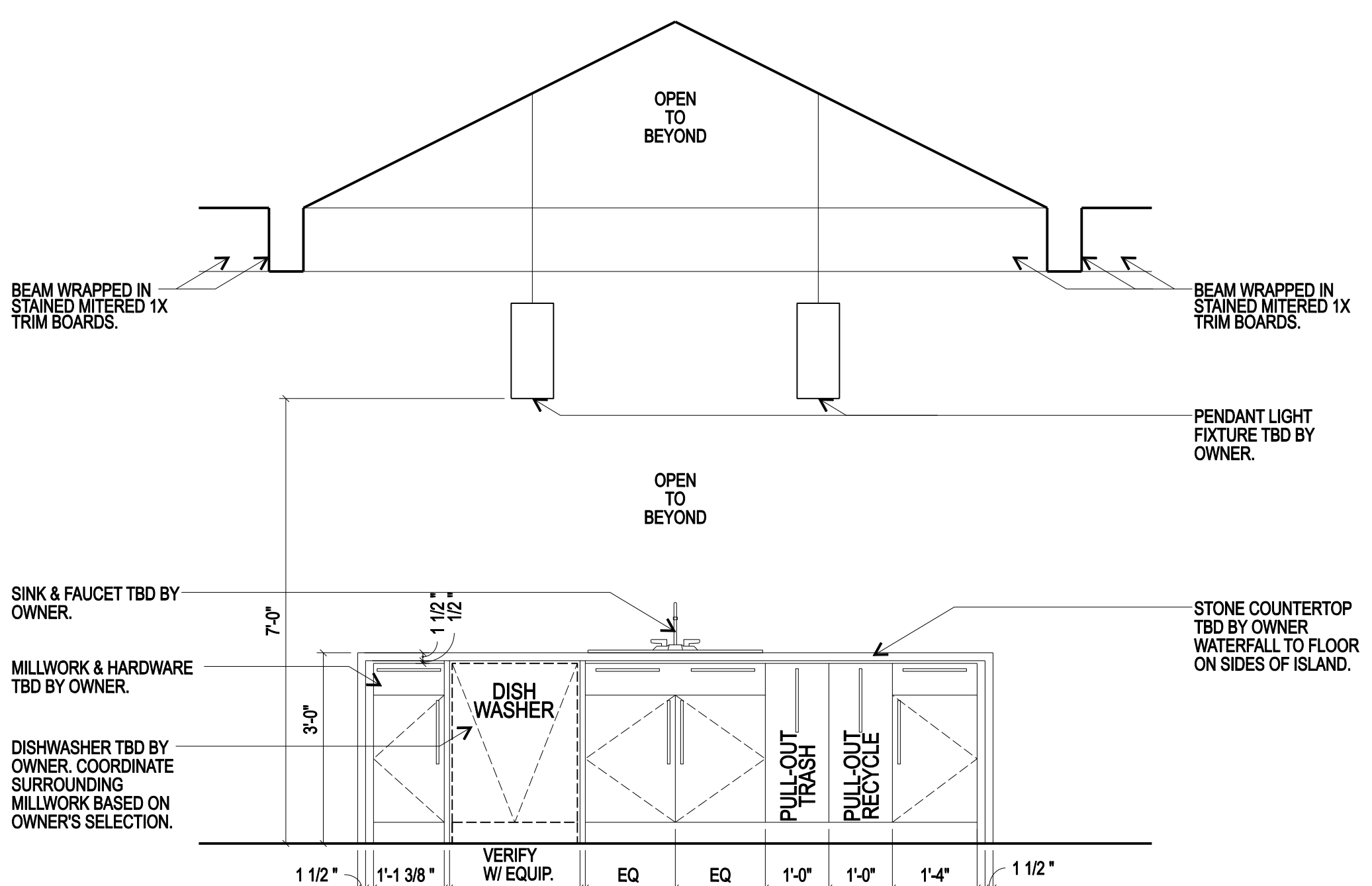
**05 KITCHEN**  
SCALE: 1/2" = 1'-0"



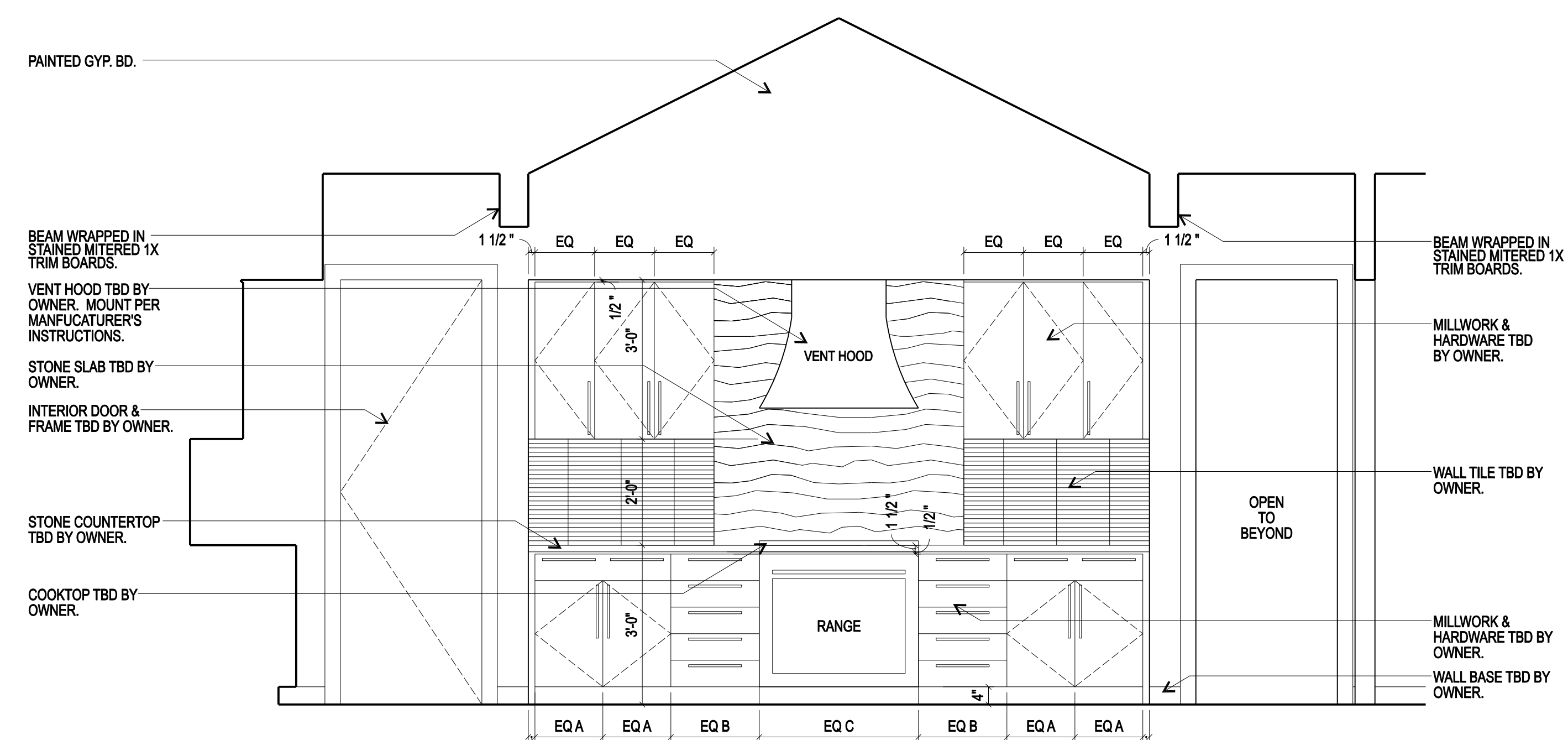
**04 KITCHEN**  
SCALE: 1/2" = 1'-0"



**03 KITCHEN**  
SCALE: 1/2" = 1'-0"



**02 KITCHEN**  
SCALE: 1/2" = 1'-0"



**01 KITCHEN**  
SCALE: 1/2" = 1'-0"

**ISSUES AND REVISIONS**

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02	12/17/24	REVISION 01 - PLAN REVIEW COMMENT RESPONSES

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CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
SEE NOTES ON PERMIT  
BY: [Signature]

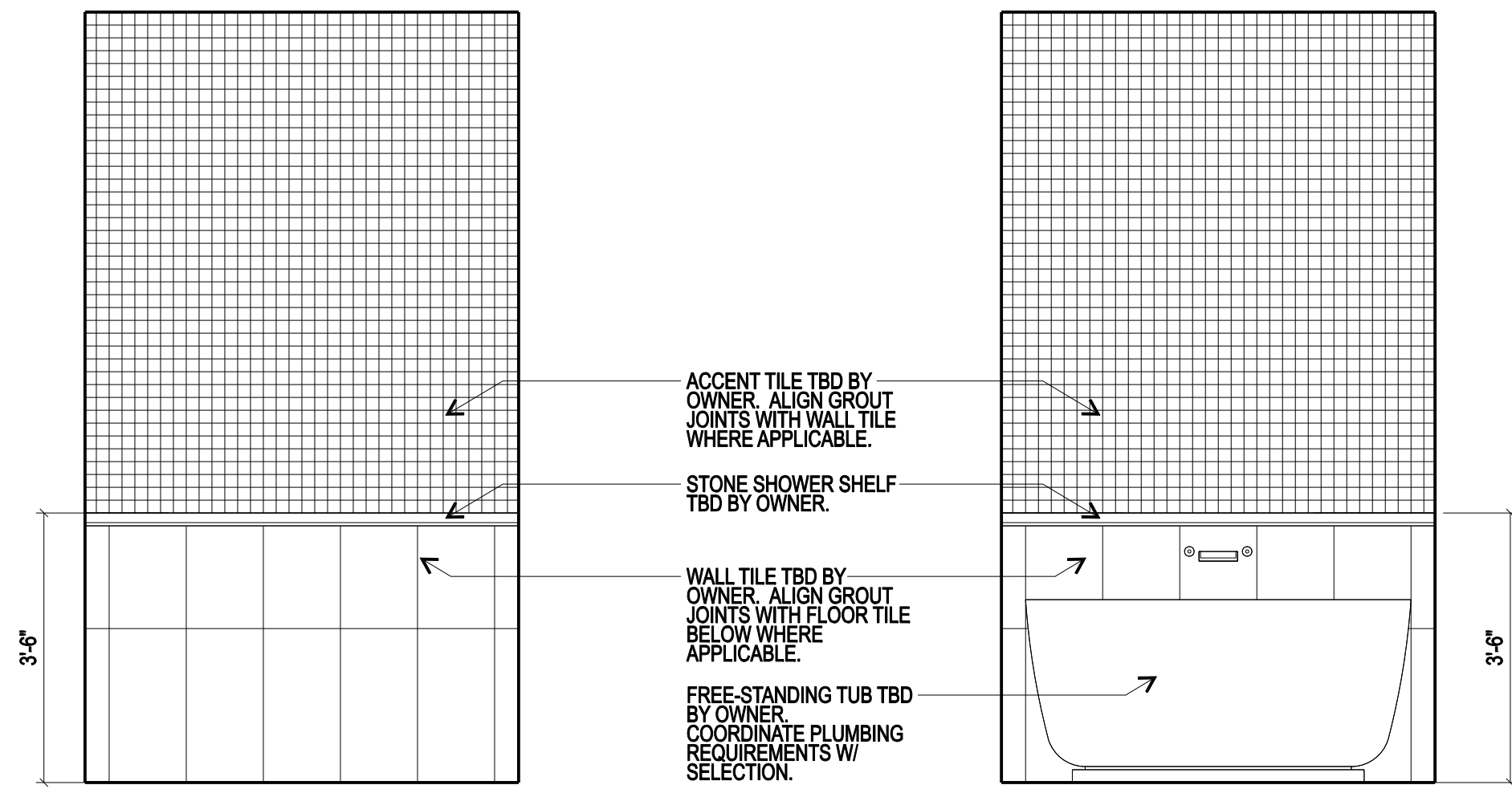
PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

**NEW CONSTRUCTION HOME**

SHEET NAME  
**INTERIOR ELEVATIONS**

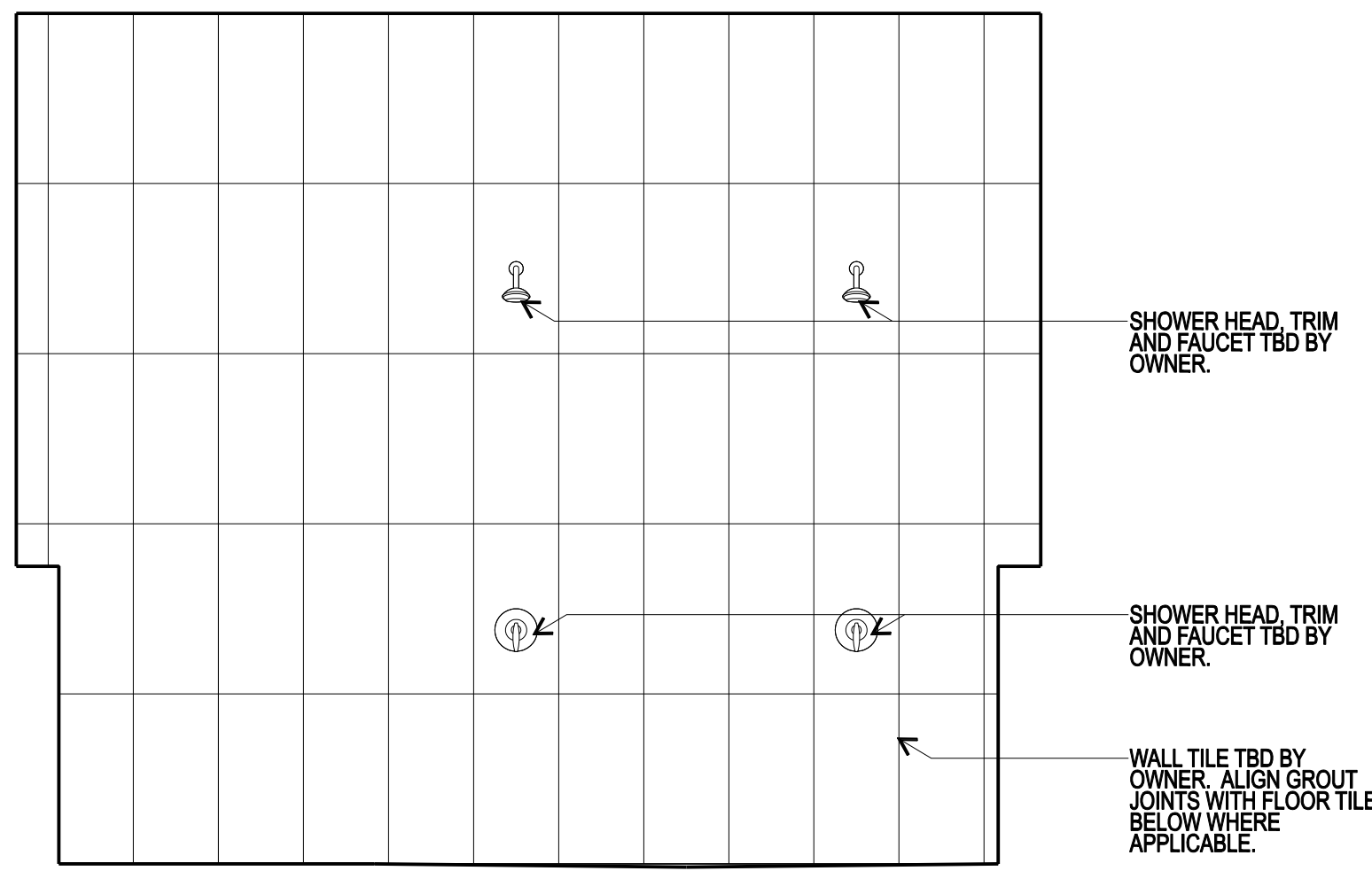
SHEET NUMBER  
**A1101**



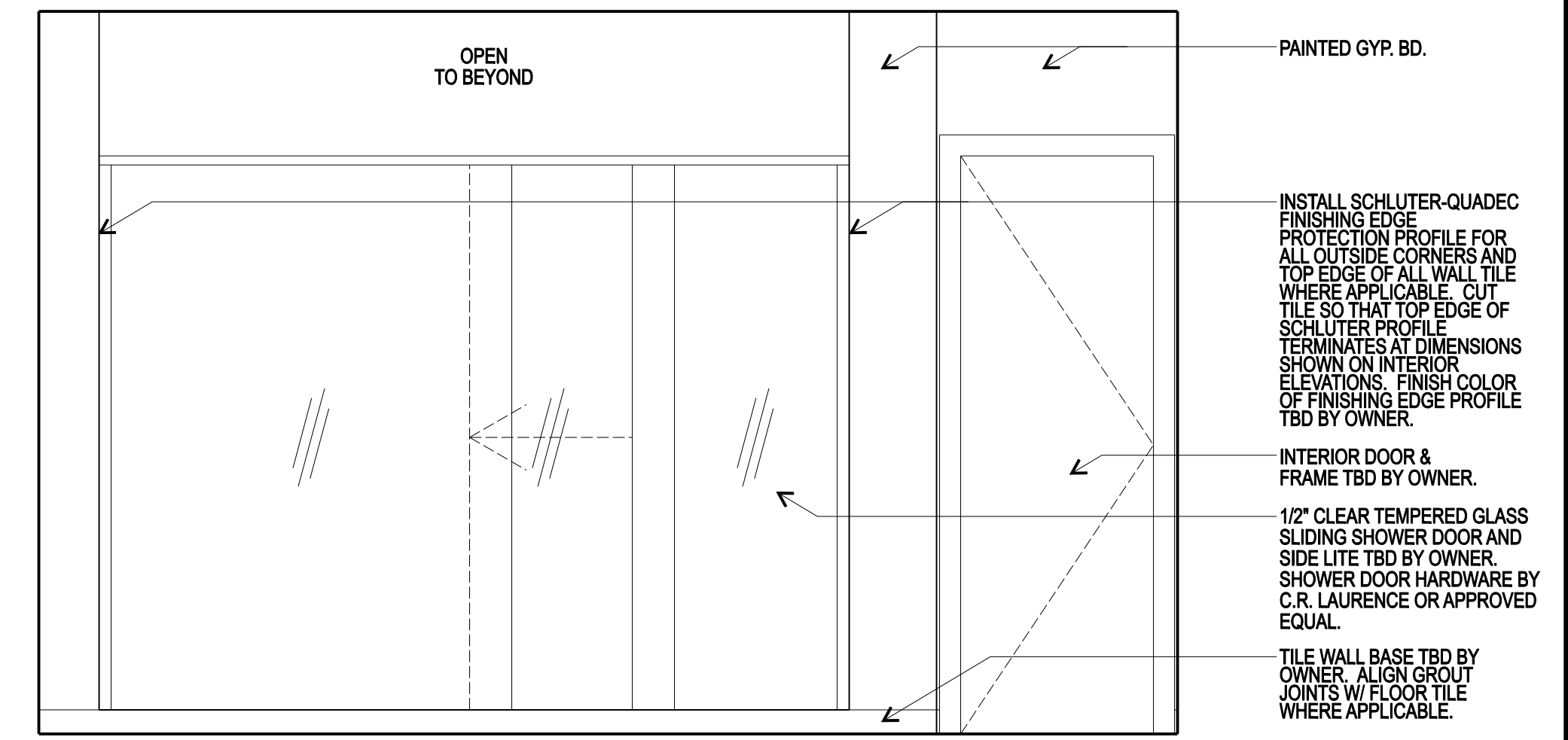


**11 MASTER BATH**  
SCALE: 1/2" = 1'-0"

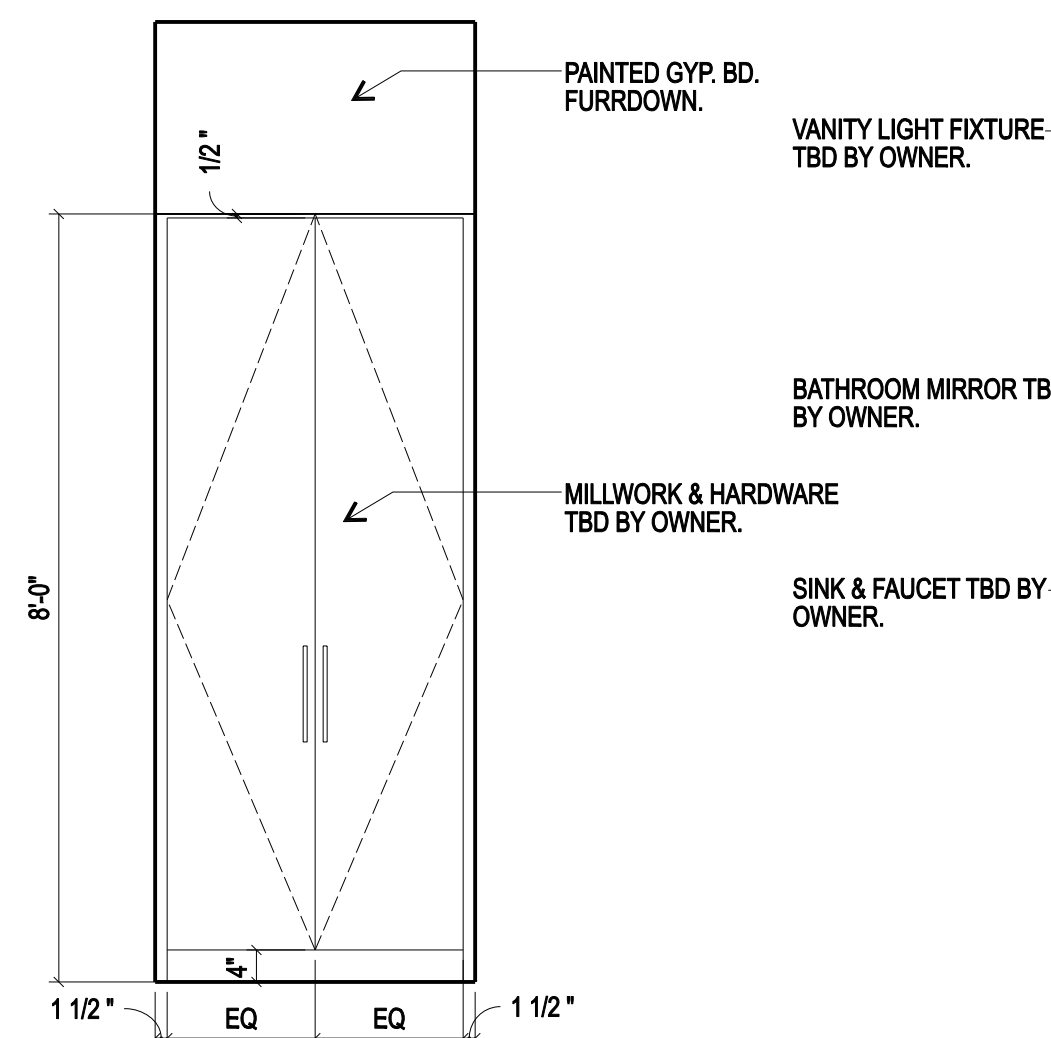
**10 MASTER BATH**  
SCALE: 1/2" = 1'-0"



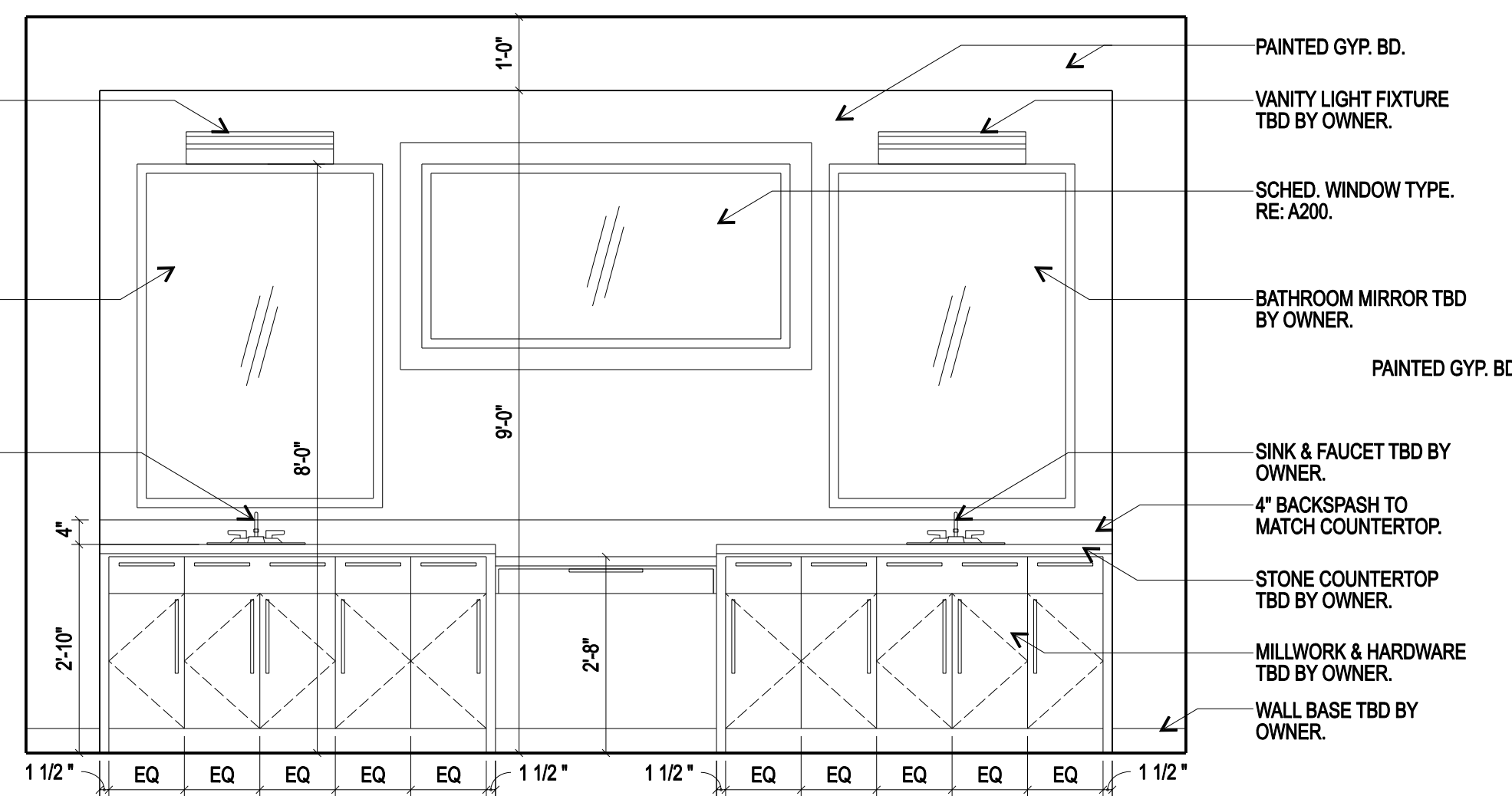
**09 MASTER BATH**  
SCALE: 1/2" = 1'-0"



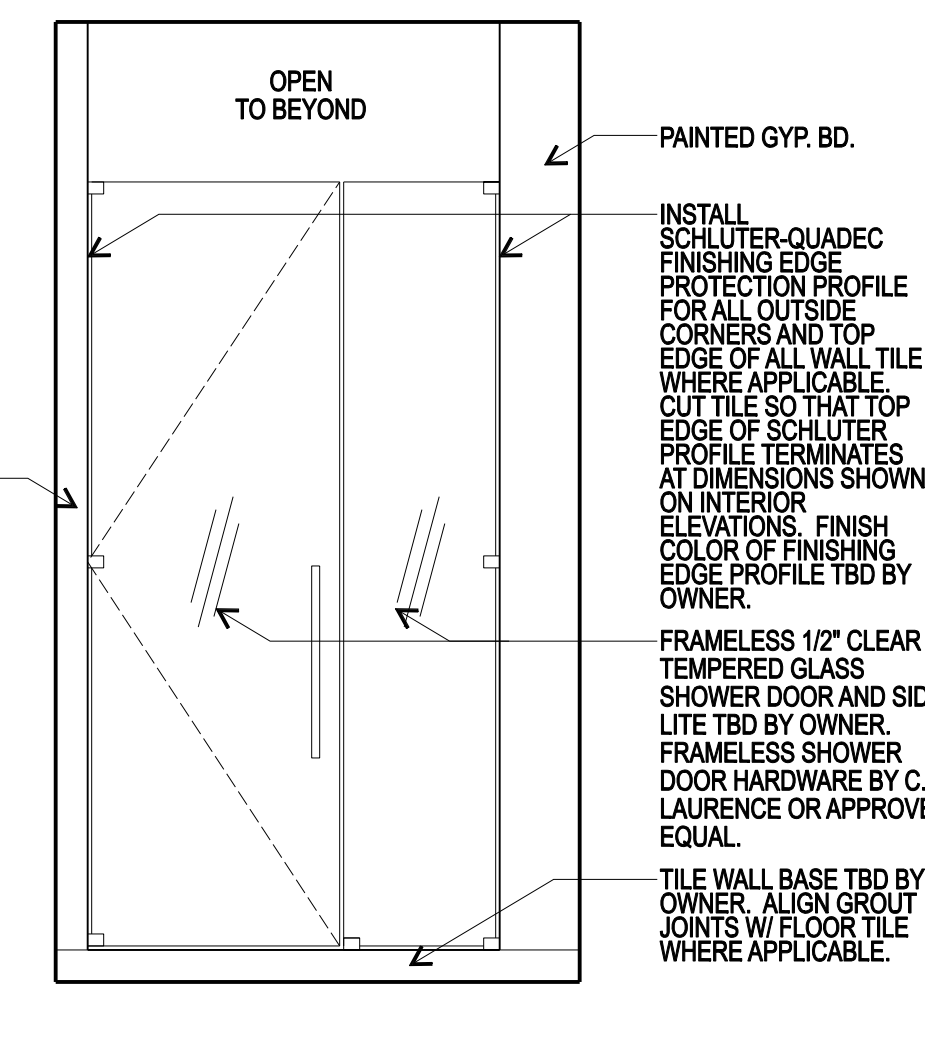
**08 MASTER BATH**  
SCALE: 1/2" = 1'-0"



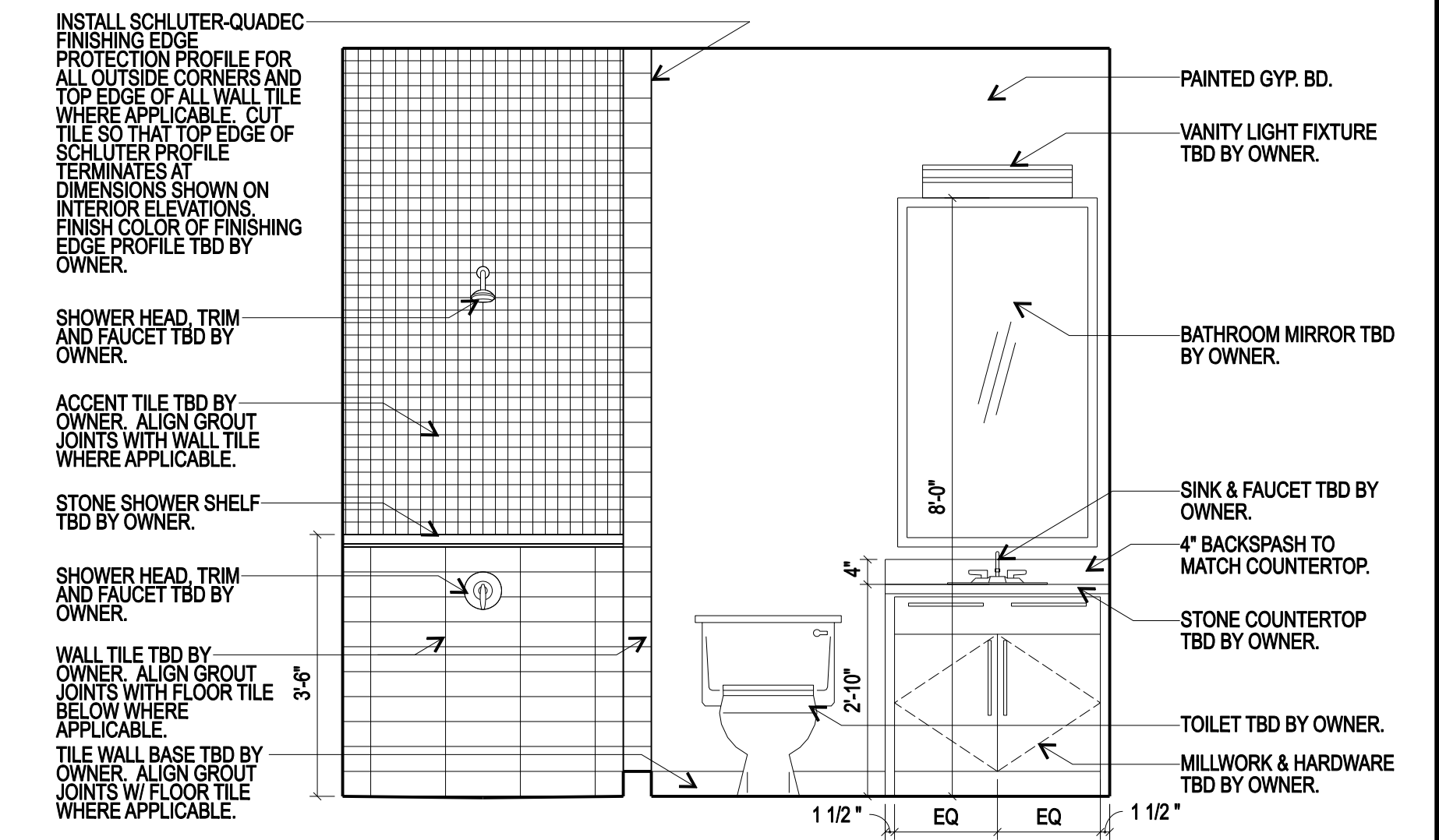
**07 MASTER BATH**  
SCALE: 1/2" = 1'-0"



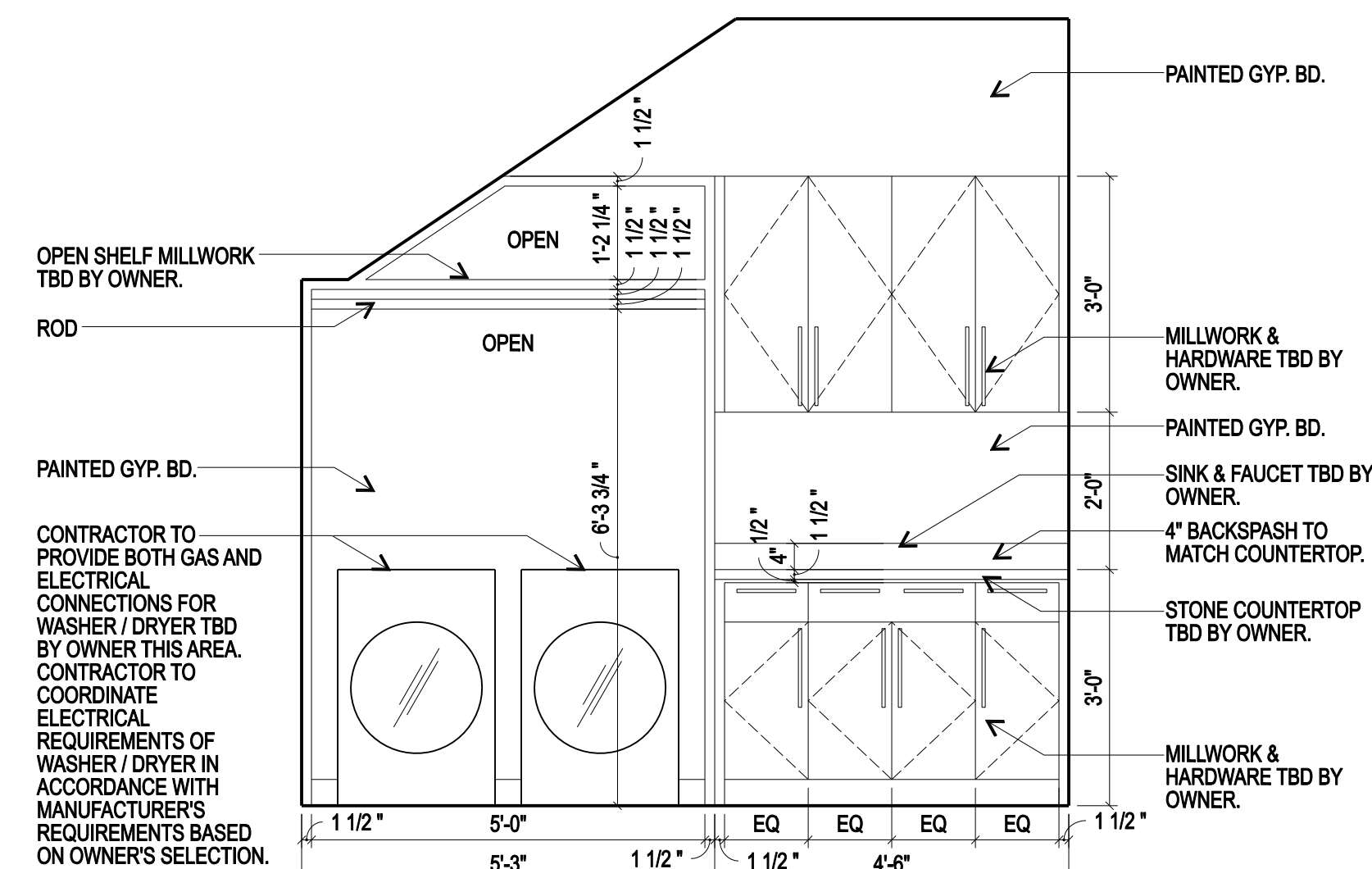
**06 MASTER BATH**  
SCALE: 1/2" = 1'-0"



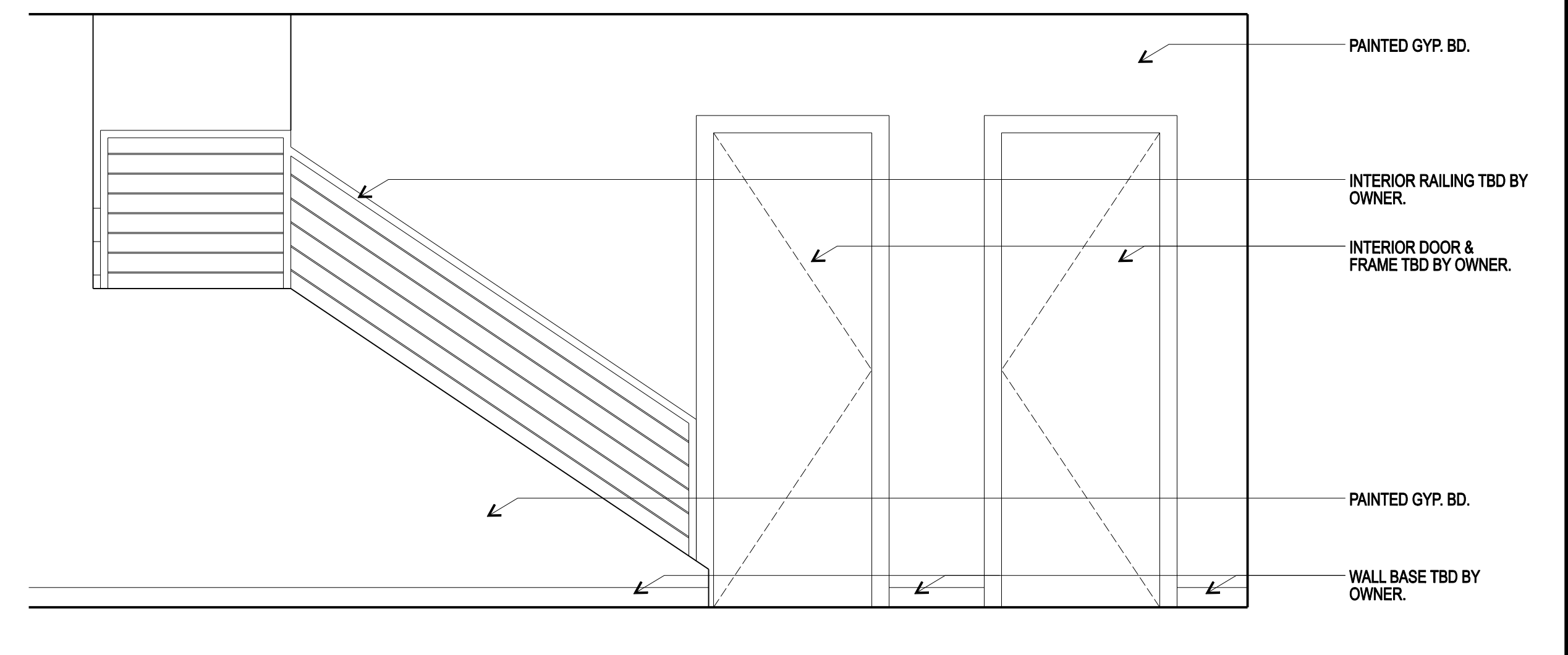
**05 GUEST BATH**  
SCALE: 1/2" = 1'-0"



**04 GUEST BATH**  
SCALE: 1/2" = 1'-0"



**02 LAUNDRY**  
SCALE: 1/2" = 1'-0"



**01 ENTRY FOYER**  
SCALE: 1/2" = 1'-0"

**03 NOT USED**  
SCALE: 1/2" = 1'-0"

**ISSUES AND REVISIONS**

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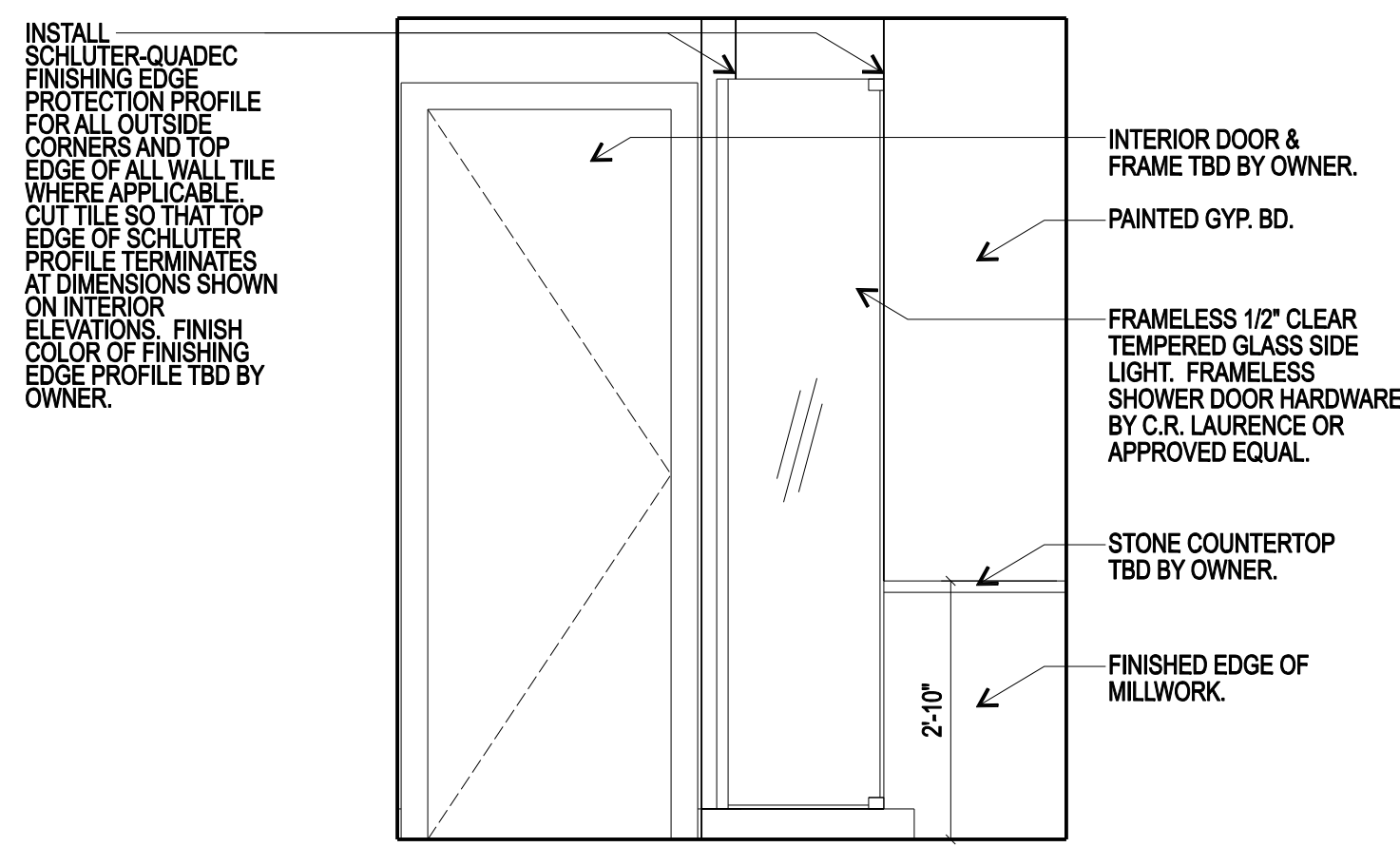
CITY OF COLLEGE STATION  
REVIEWED FOR COMPLIANCE  
SEE NOTES ON PLANS  
BY: [Signature] DATE: 02/23/2025

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

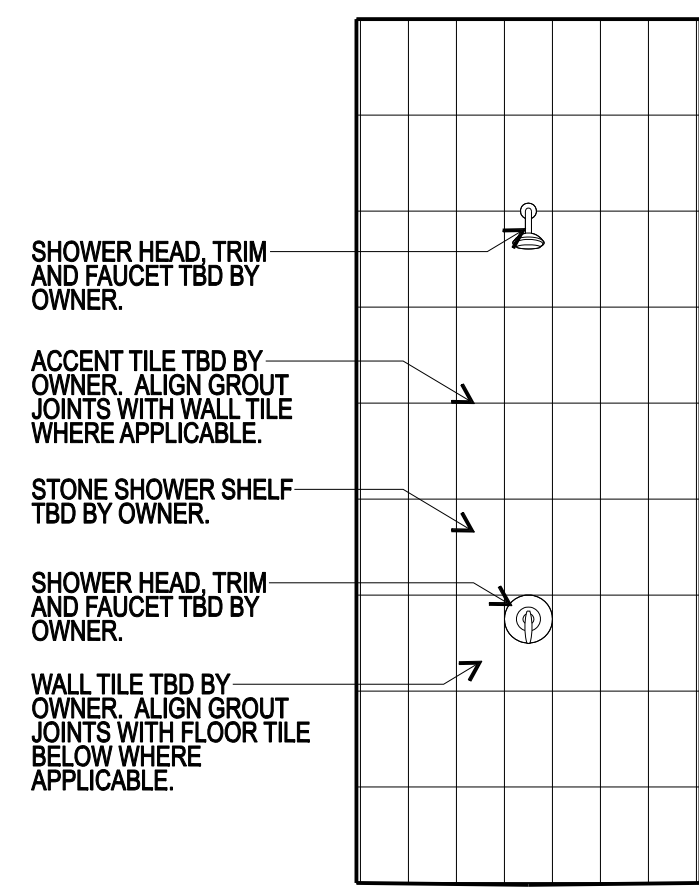
PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME: **INTERIOR ELEVATIONS**

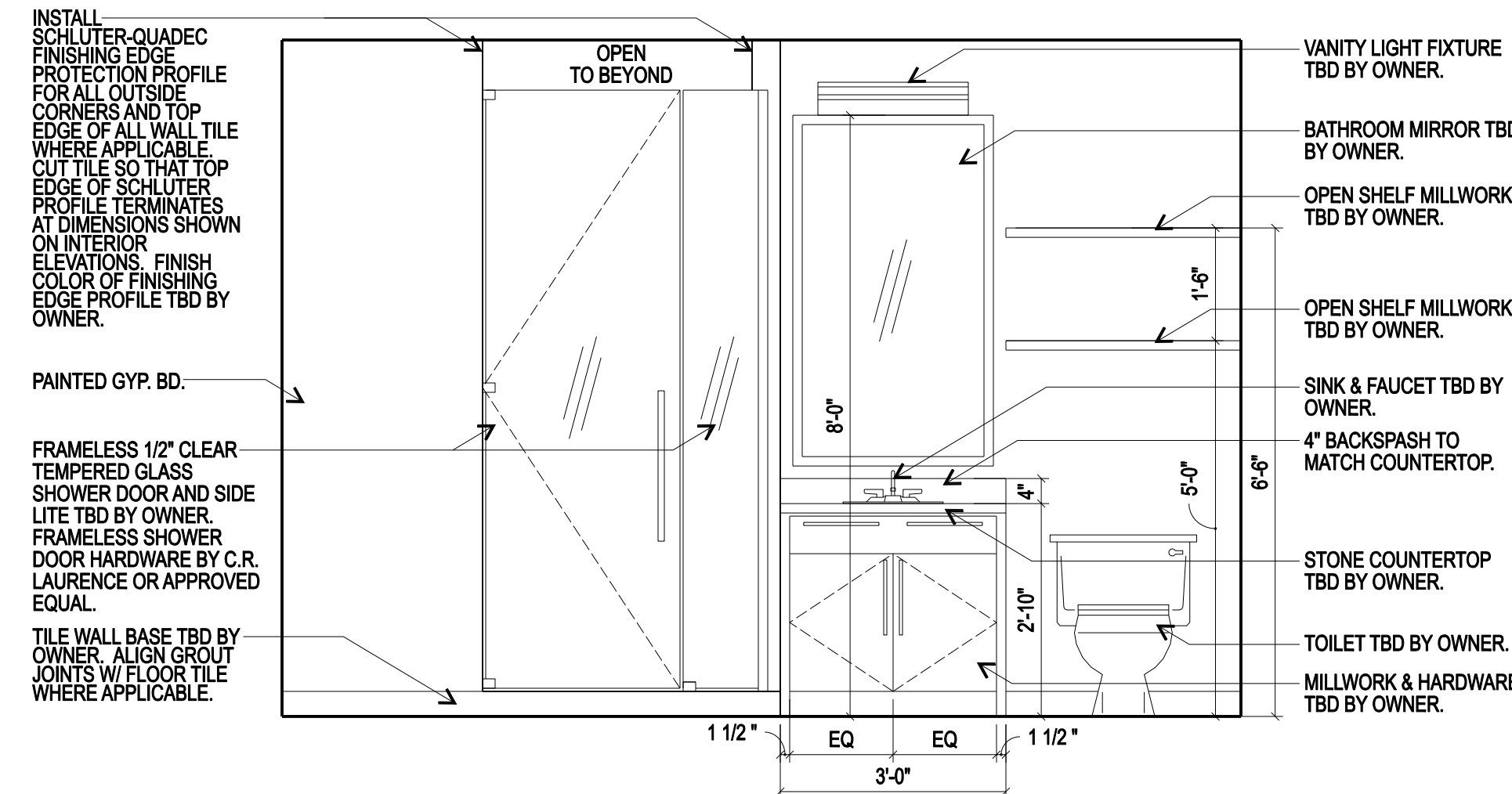
SHEET NUMBER: **A1103**



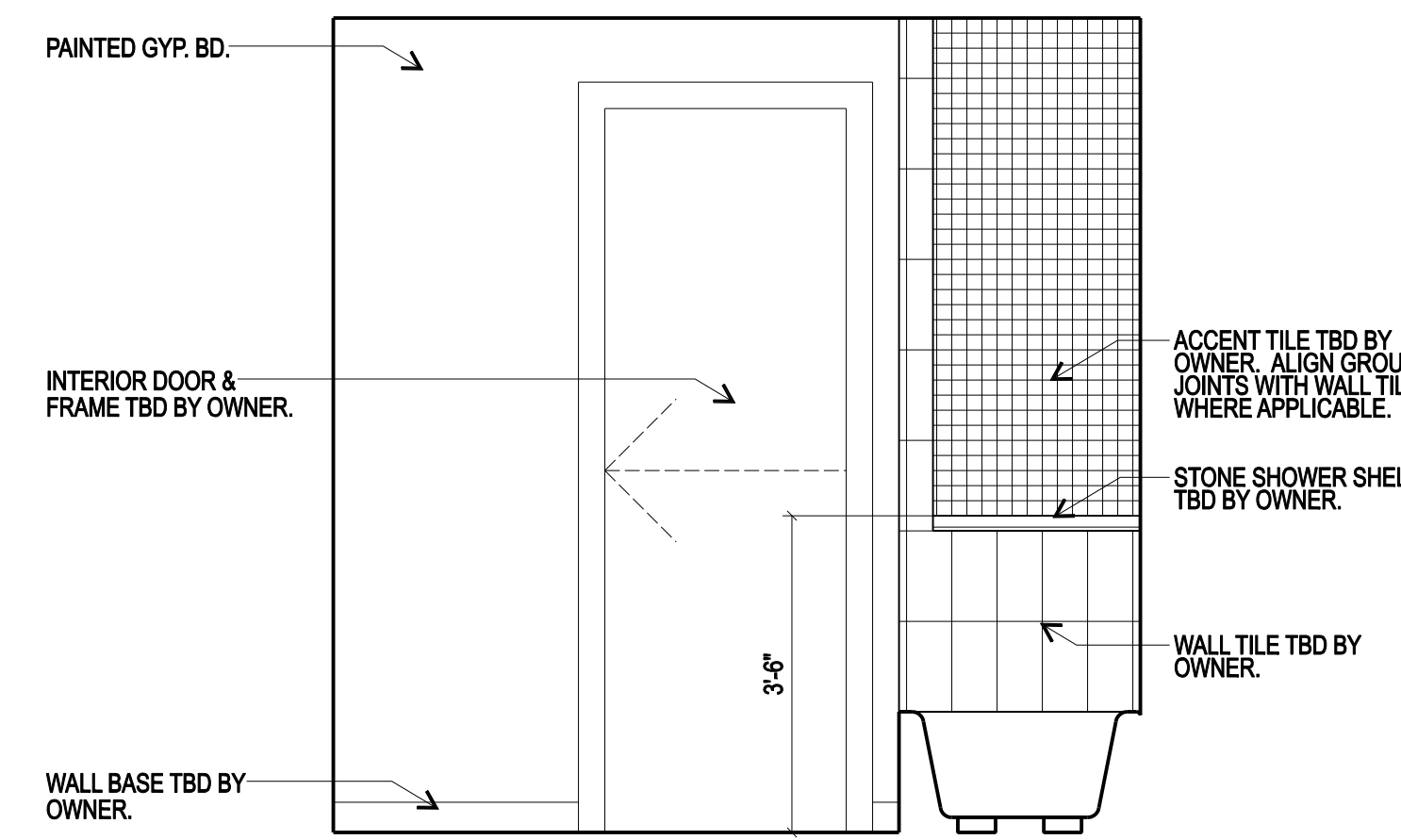
**11 BATH 02**  
SCALE: 1/2" = 1'-0"



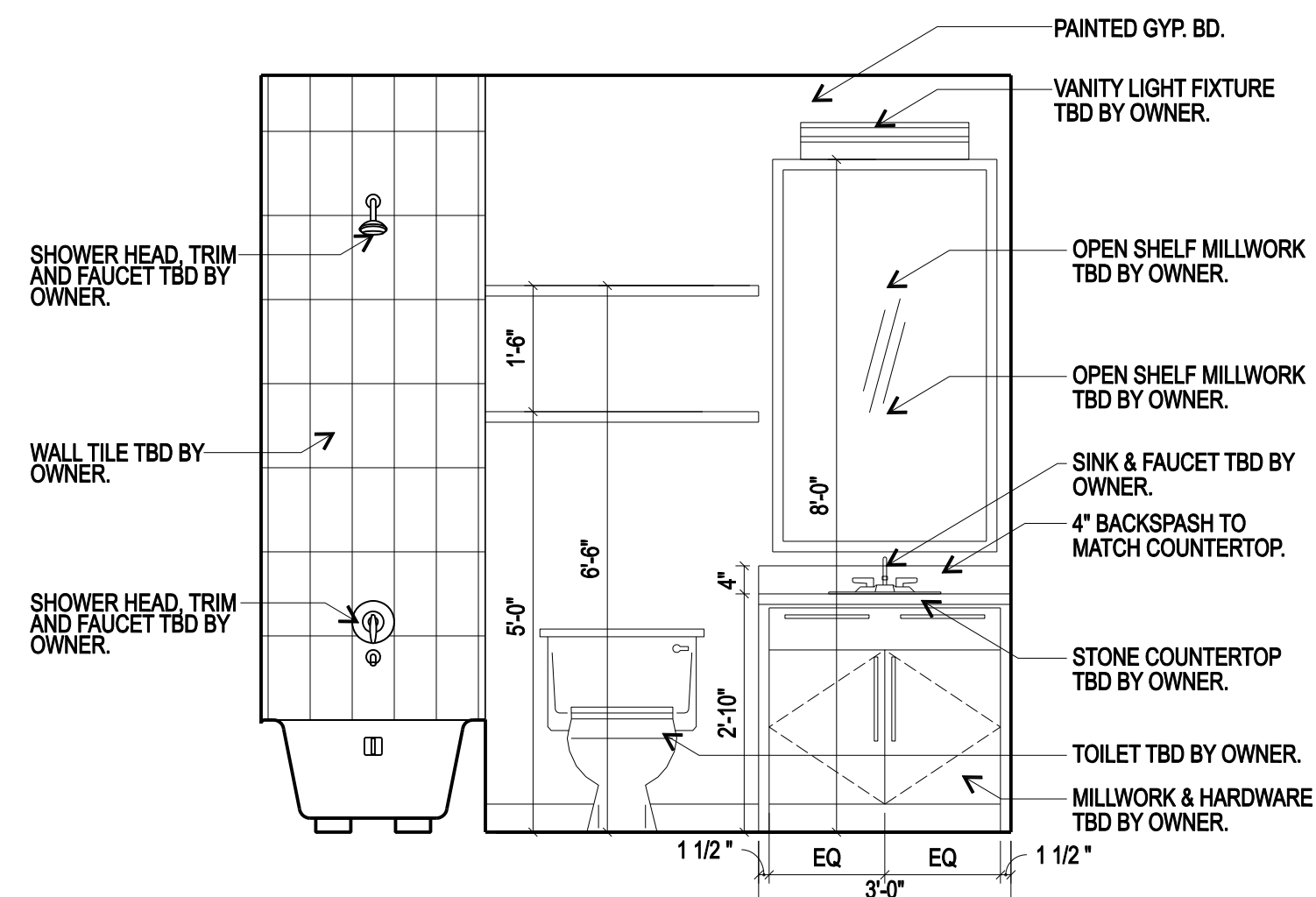
**10 BATH 02**  
SCALE: 1/2" = 1'-0"



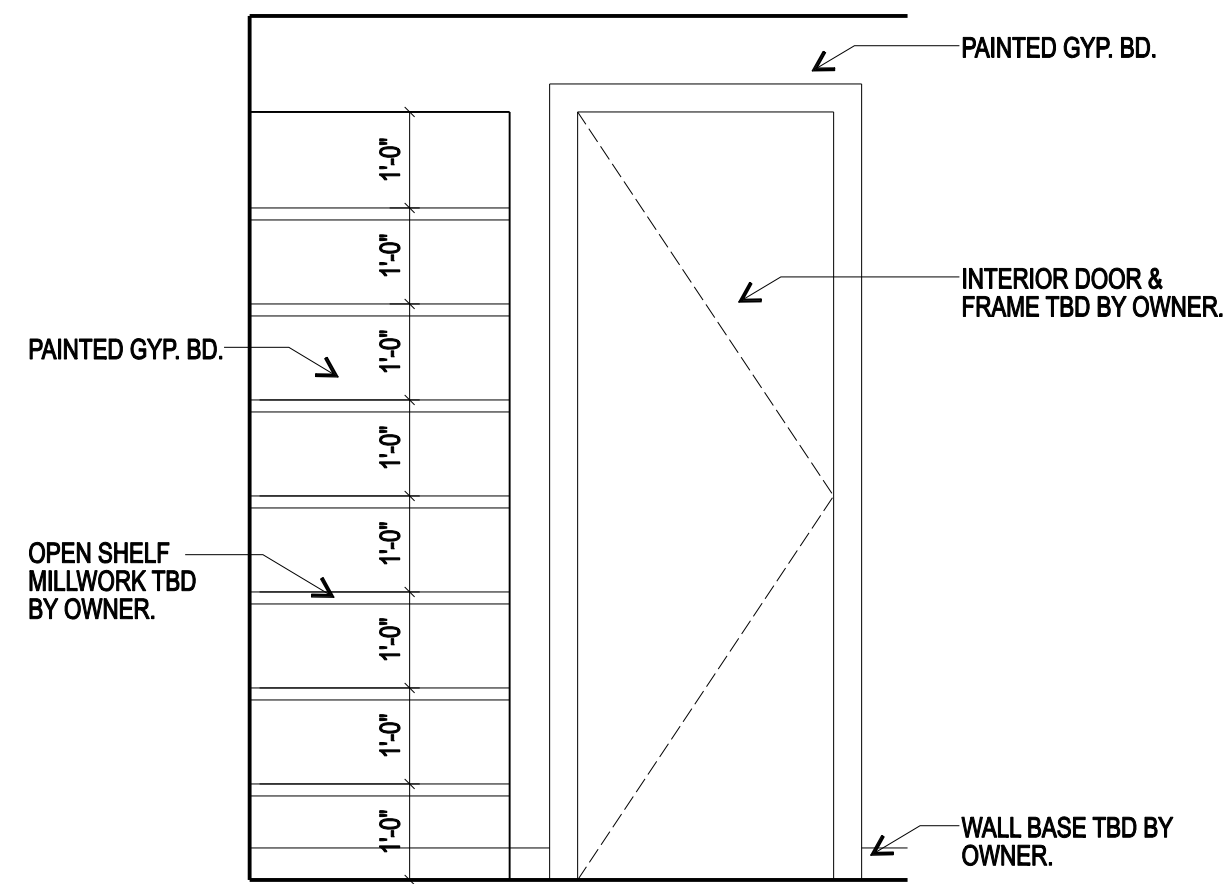
**09 BATH 02**  
SCALE: 1/2" = 1'-0"



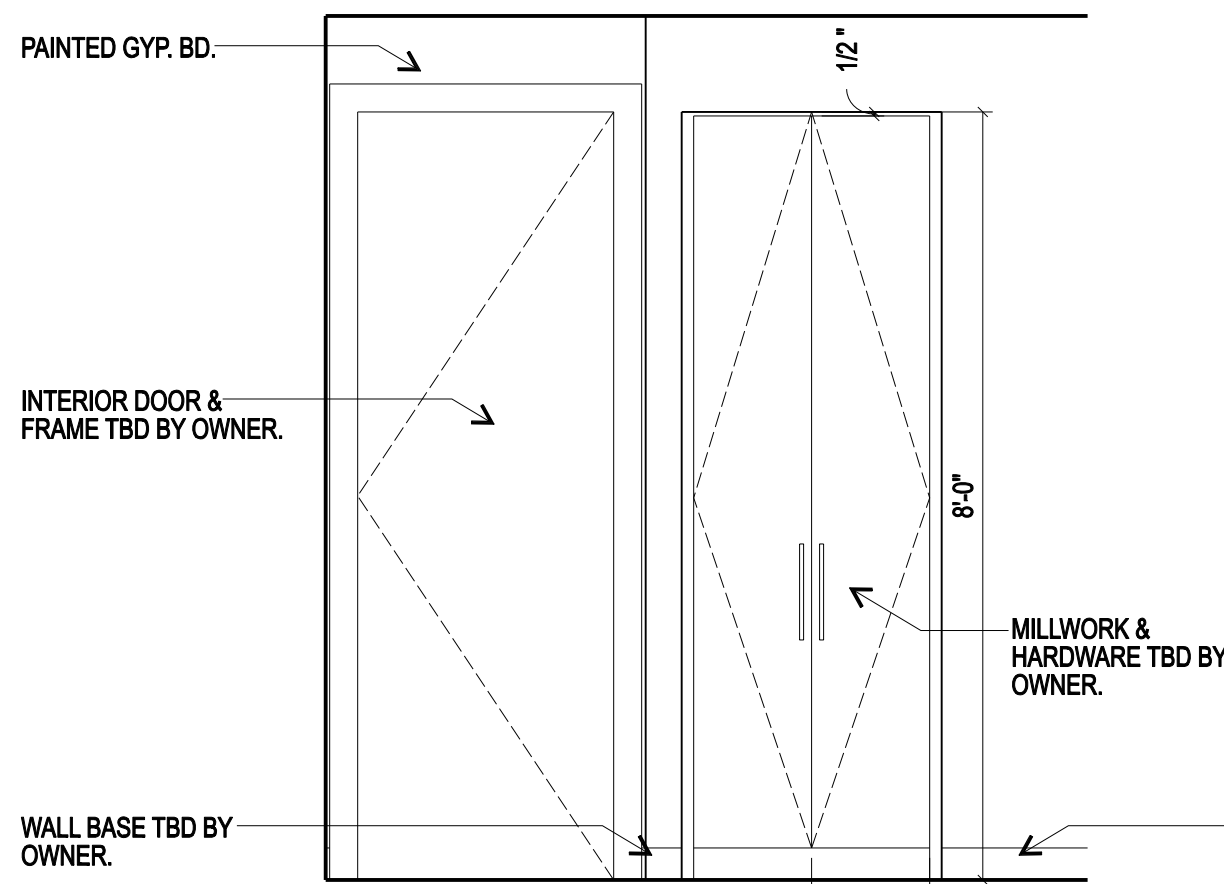
**08 BATH 01**  
SCALE: 1/2" = 1'-0"



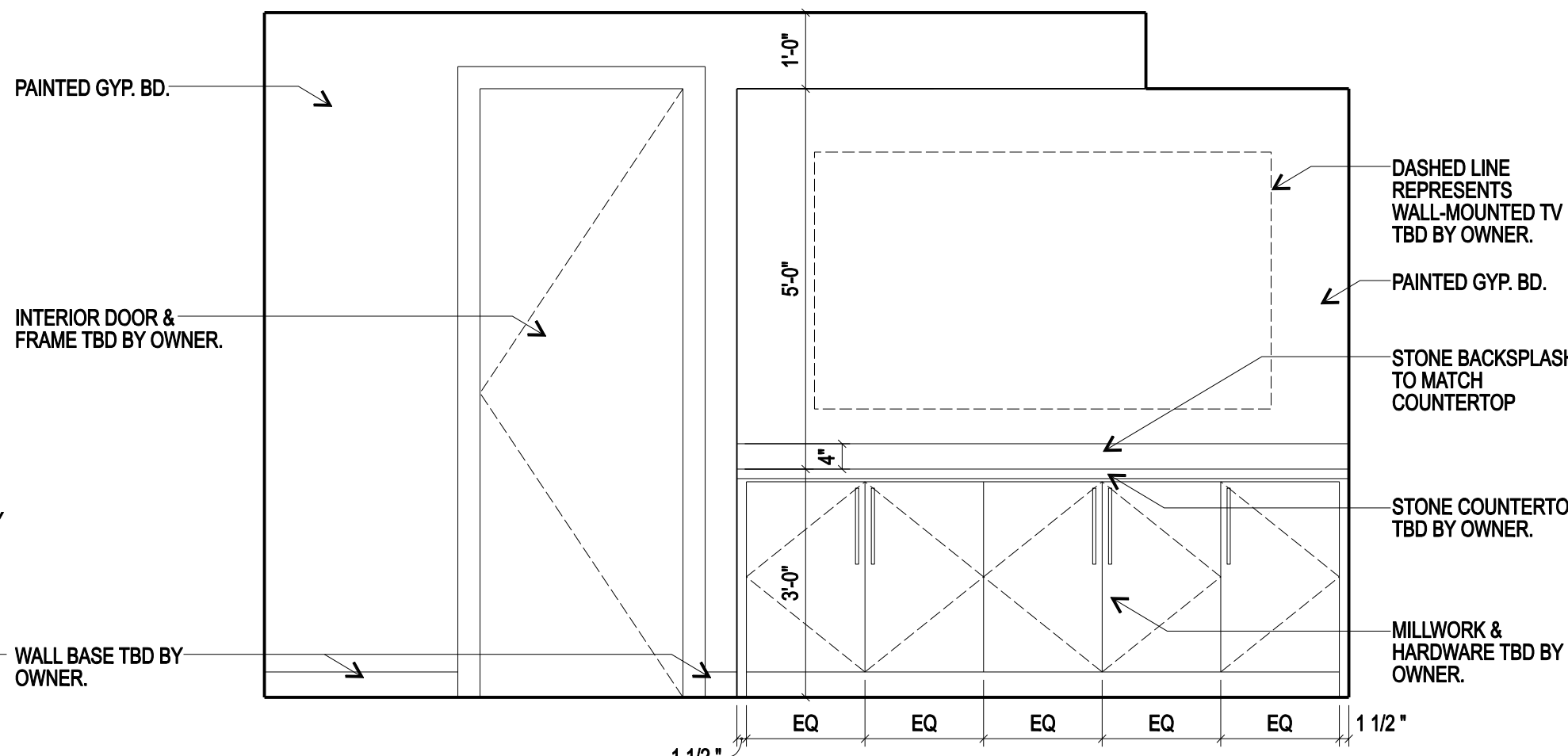
**07 BATH 01**  
SCALE: 1/2" = 1'-0"



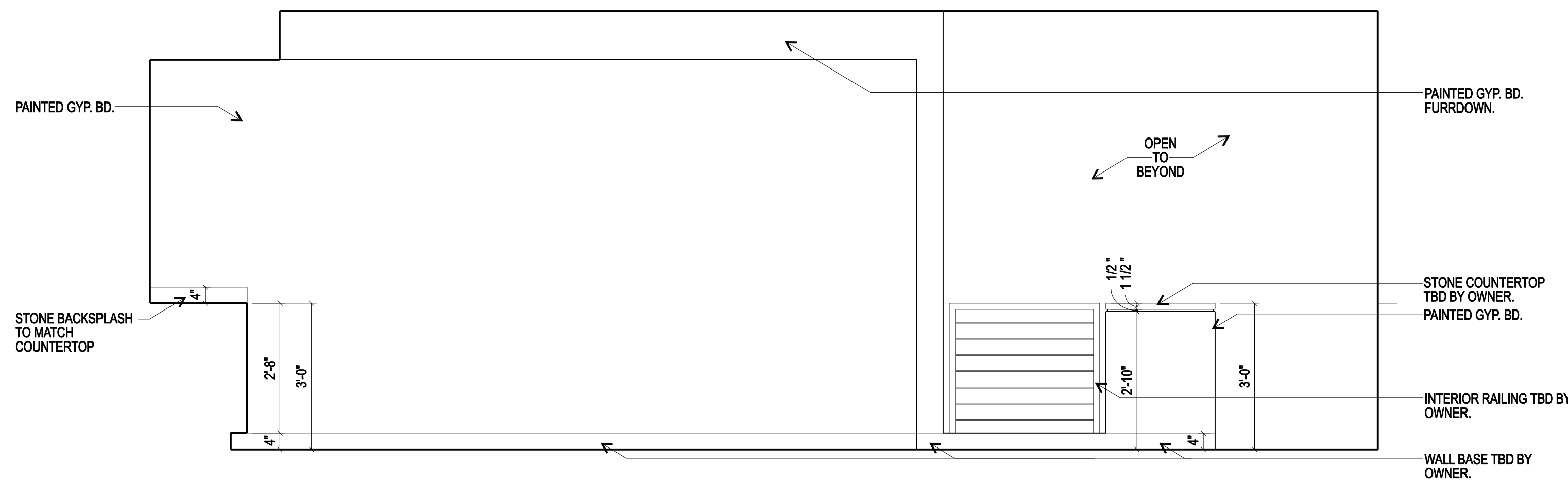
**06 BEDROOM 01**  
SCALE: 1/2" = 1'-0"



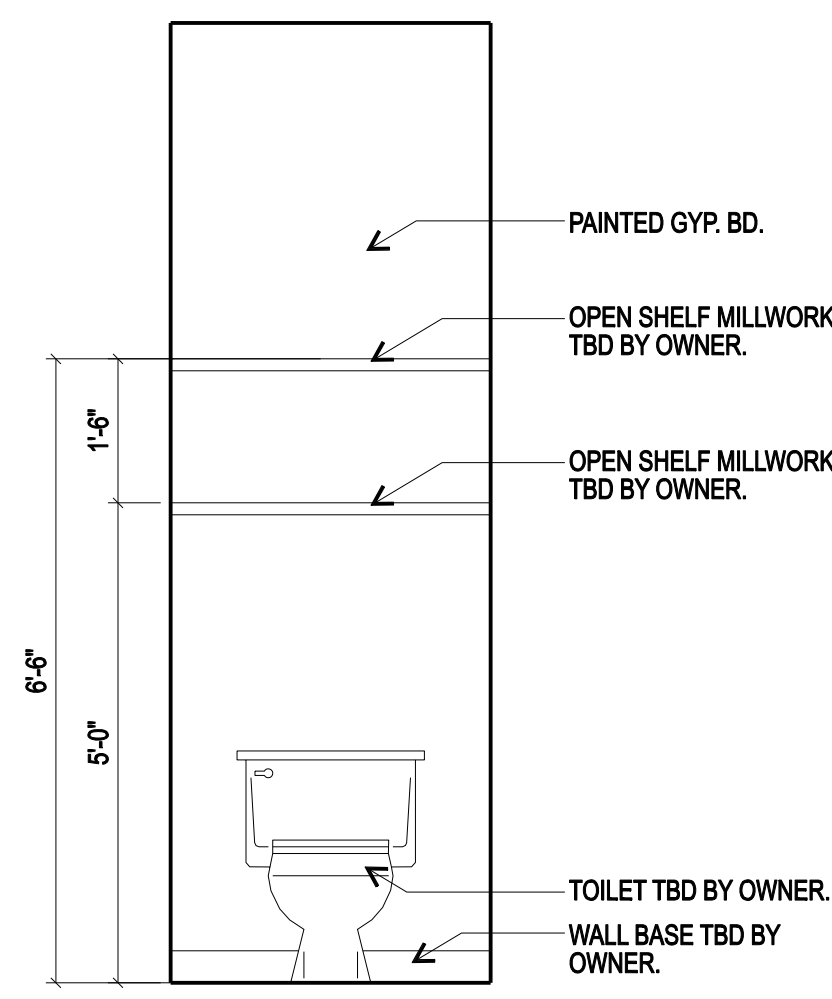
**05 OUTSIDE @ BEDROOM 01**  
SCALE: 1/2" = 1'-0"



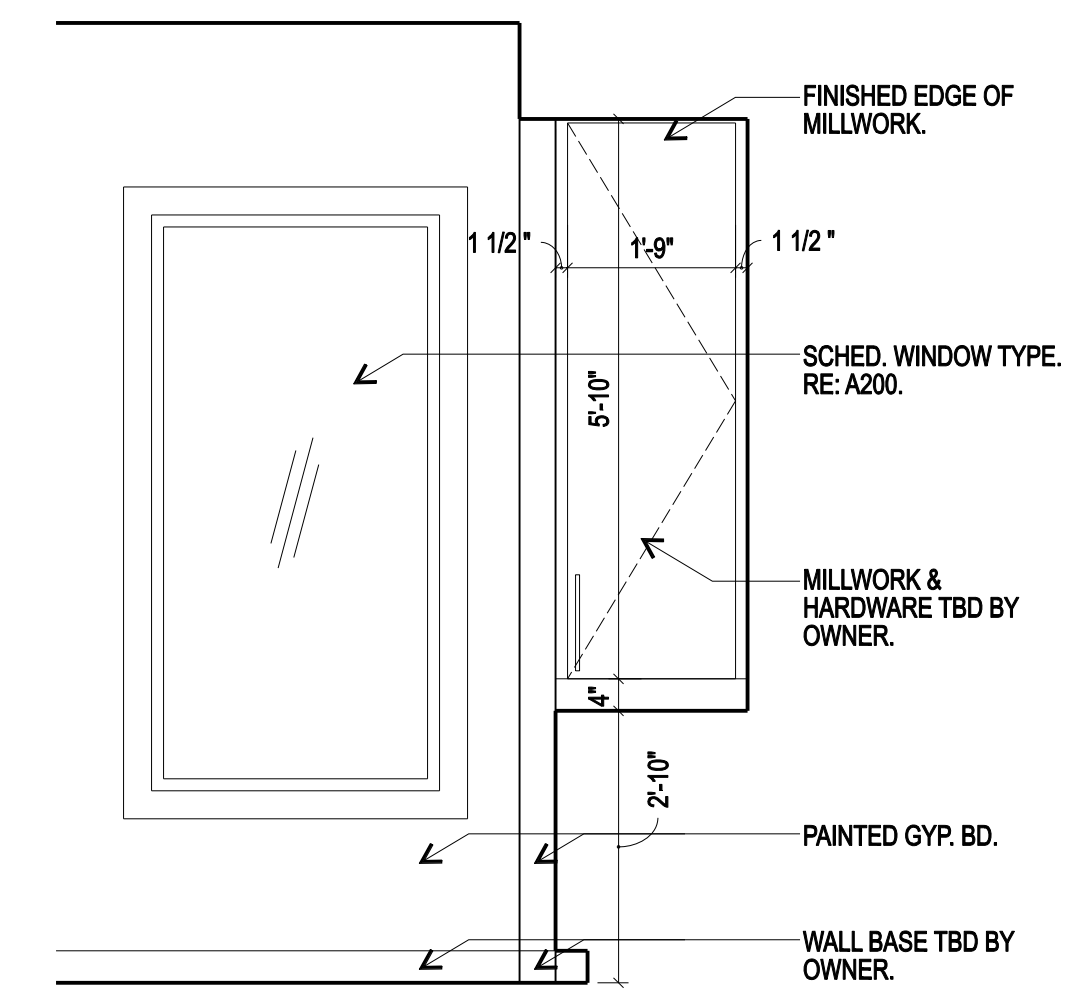
**04 DEN**  
SCALE: 1/2" = 1'-0"



**03 DEN**  
SCALE: 1/2" = 1'-0"



**02 TOILET ROOM**  
SCALE: 1/2" = 1'-0"



**01 MASTER BATH**  
SCALE: 1/2" = 1'-0"

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DATE: 02/23/25

PROJECT ADDRESS: 3561 ANDERSON ARBOR COURT  
COLLEGE STATION, TX. 77845

PROJECT NAME: **NEW CONSTRUCTION HOME**

SHEET NAME: **INTERIOR ELEVATIONS**

SHEET NUMBER: **A1104**