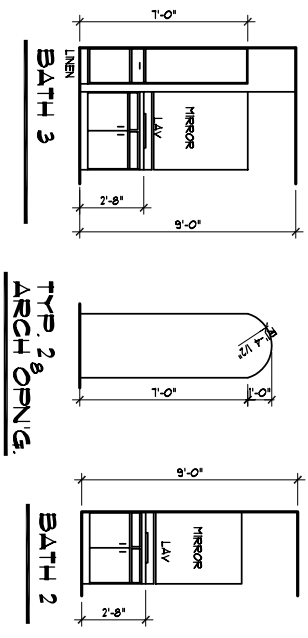
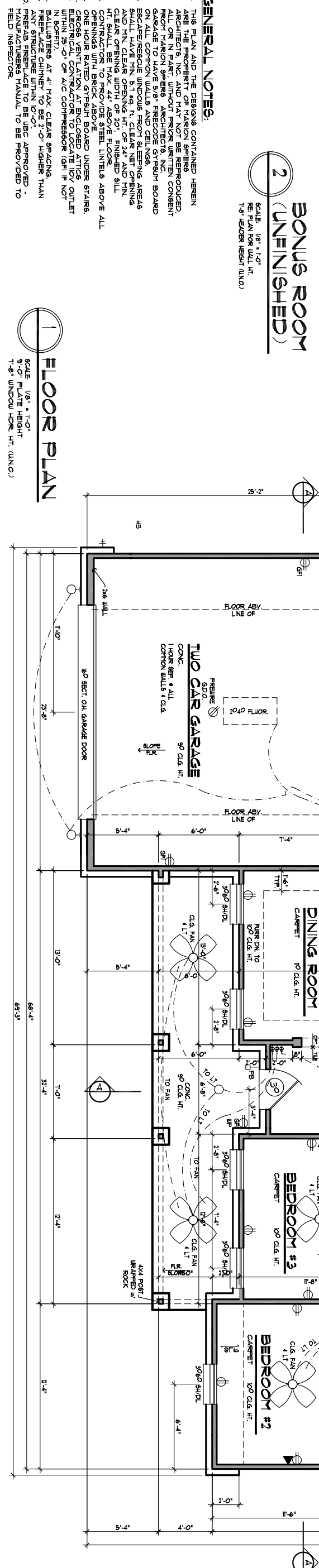
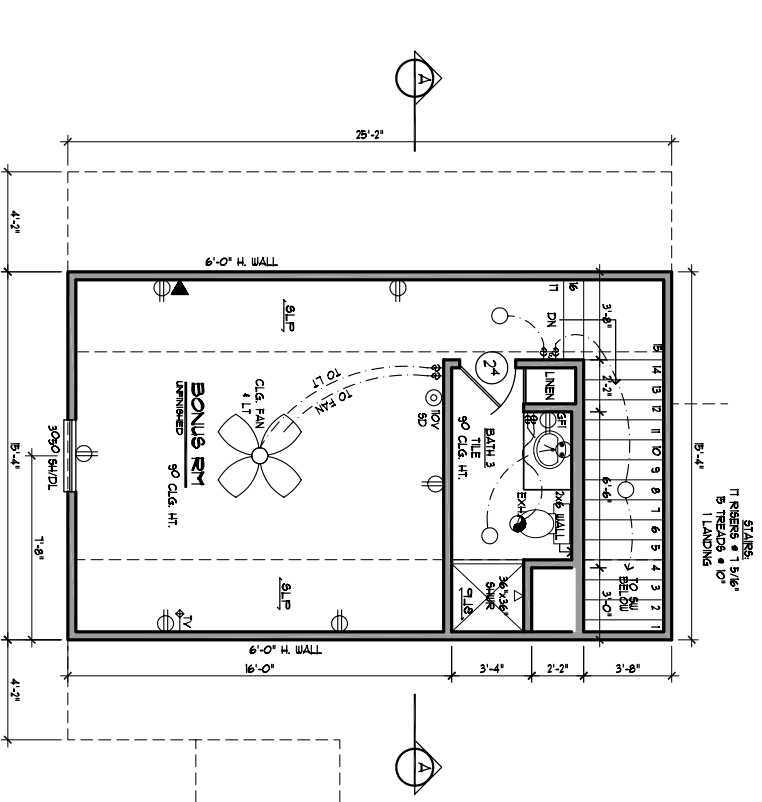


3 INTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"



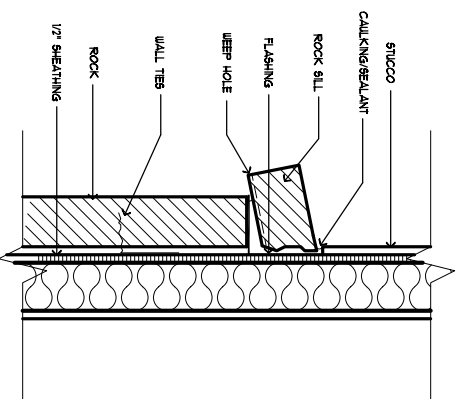
TYP. 2 ARCH OPNG.
SCALE: 1/8" = 1'-0"



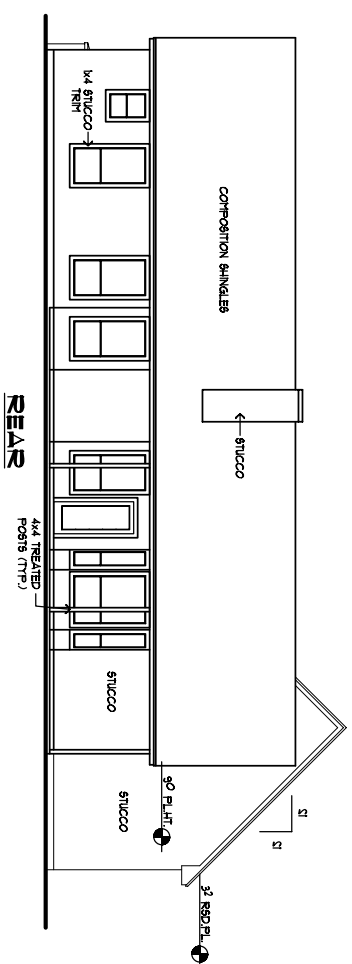
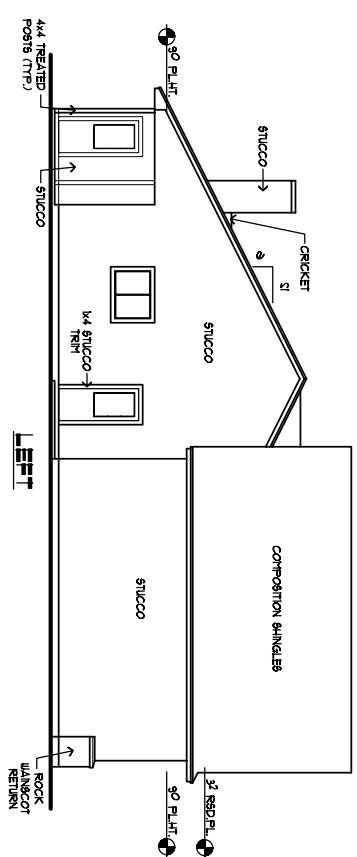
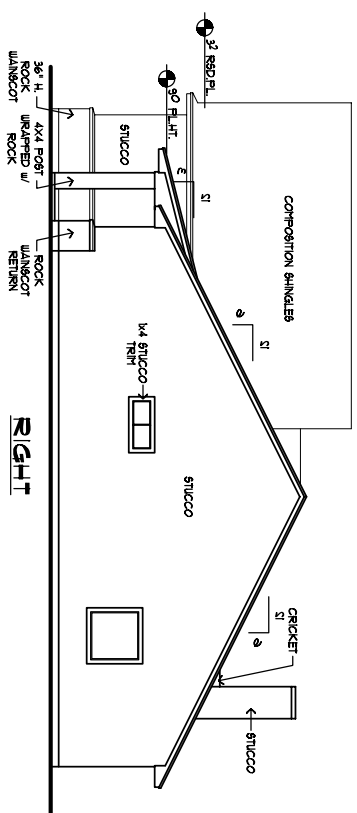
- GENERAL NOTES:**
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 2. GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILING.
 3. SHALL HAVE MIN. 5/16" FT. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED GILL HT. SHALL BE MAX. 44" ABOVE FLOOR.
 4. OPENINGS WITH BRICK ABOVE.
 5. ONE HOUR RATED GYPSUM BOARD UNDER STAIRS.
 6. ELECTRICAL CONTRACTOR TO LOCATE I/OV OUTLET IN POCKET OF A/C COMPRESSOR (GFI IF NOT BALLUSTERS AT 4" MAX CLEAR SPACING.
 7. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
 8. FLOOR FINISHES TO BE UEG APPROVED TO FIELD INSPECTOR.

<p>ARCHITECTURE PLANNING</p> <p>1607 BLANCO ROAD SUITE 803 SAN ANTONIO, TEXAS 78232 210 408 7553 VOICE 210 408 7548 FAX WWW.MSAOFSA.COM</p>	<p>DANCO BUILDERS</p> <p>BOSTAIN RESIDENCE 448 WESTERN TRAIL BANDERA RIVER RANCH</p>	<p>FLOOR PLANS INTERIOR ELEVATIONS</p> <p>261-3-2442</p>	<p>DATE FOOTNOTES:</p> <p>FRONT FLOOR 28 8/11 REAR FLOOR 24 8/11 TOTAL LIVING 242 8/11 GARAGE 208 8/11 COV. PORCH 21 8/11 TOTAL COVERAGE 509 8/11</p>	<p>THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF MSA OF SAN ANTONIO, INC. AND MAY NOT BE REPRODUCED, COPIED, OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM MSA OF SAN ANTONIO, INC.</p> <p>MSA OF SAN ANTONIO, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM IN THE STATE OF TEXAS AND MAY NOT BE LICENSED TO DESIGN STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING. ANY SUCH WORK IS TO BE DONE BY AN ENGINEER OR ARCHITECT. MSA OF SAN ANTONIO, INC. IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS PROJECT. MSA OF SAN ANTONIO, INC. IS NOT TO BE HELD RESPONSIBLE FOR ANY PROBLEMS THAT MAY ARISE.</p>
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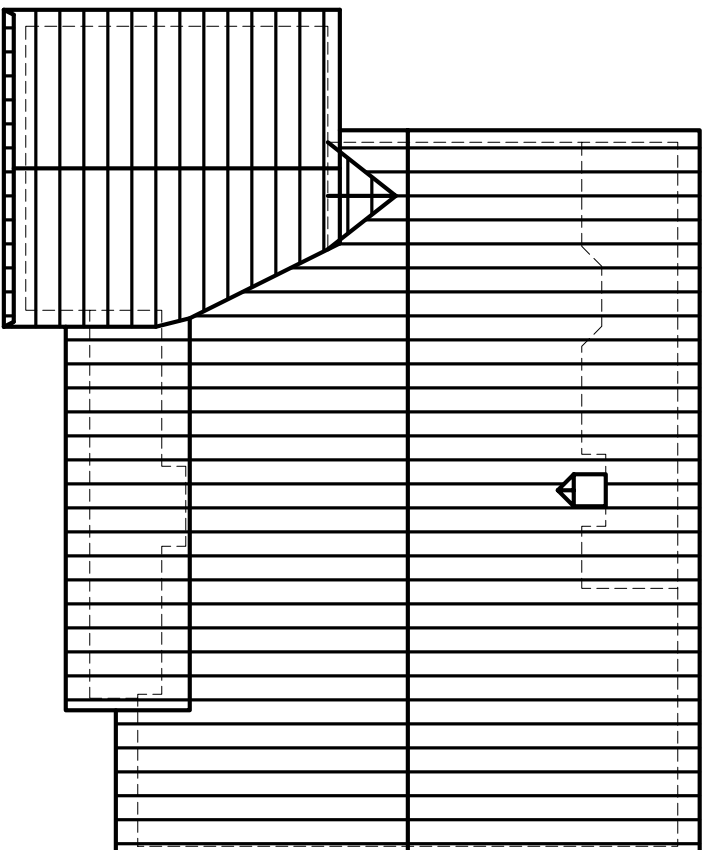
NOTE:
CHIMNEY SHALL BE 2'-0" HIGHER THAN
NEAREST STRUCTURE WITHIN 10'-0"



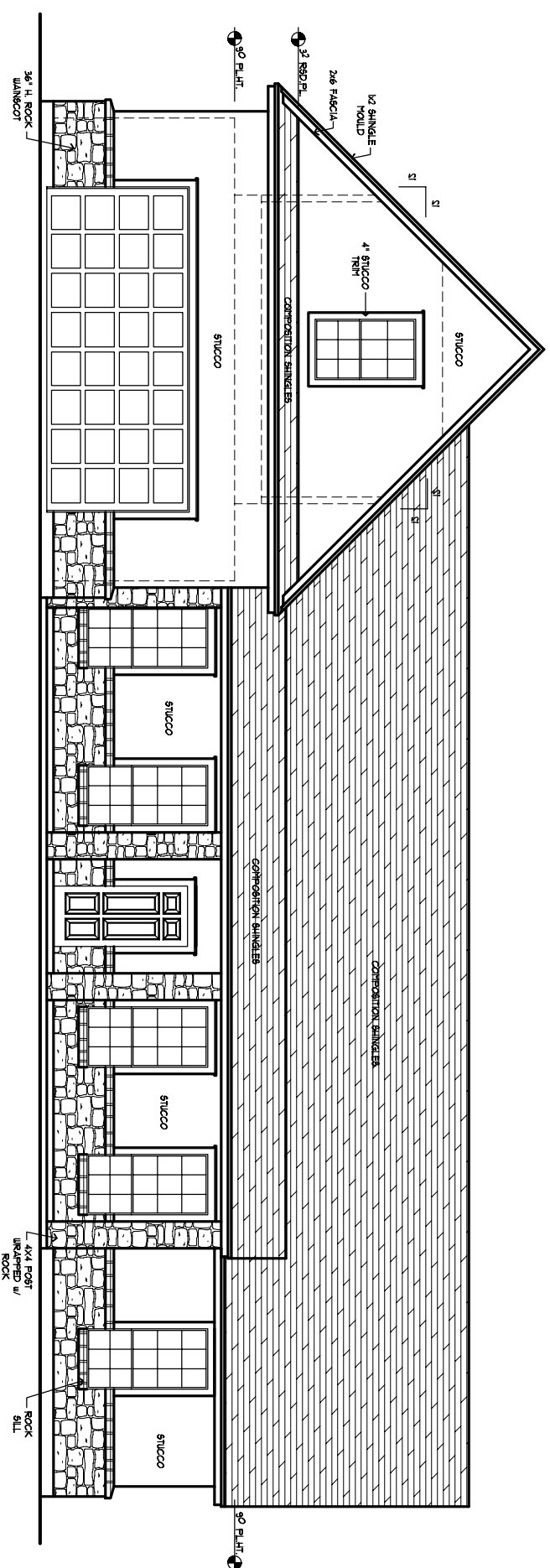
WAINSCOT DETAIL
SCALE: 1/2" = 1'-0"



2 SIDES & REAR ELEVATIONS
SCALE: 1/8" = 1'-0"

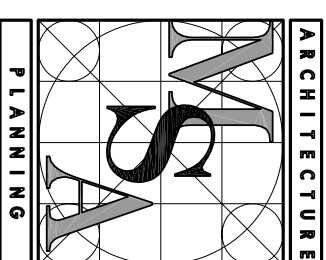


3 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"
NOTE:
ALL RAFTERS TO BE MADE W/2 S1F, & 2F o.c.
UNLESS NOTED OTHERWISE



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

4/1	4-10-06	COMP. PRELIM
1E	5-04-06	CHK. SET
6K	6-11-06	FLIPPED



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DANCO BUILDERS

**BOSTAIN RESIDENCE
448 WESTERN TRAIL
BANDERA RIVER RANCH**

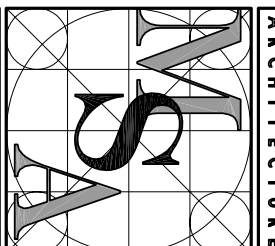
**ELEVATIONS
ROOF FRAMING PLAN**

261-3-2442

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4/1	4-30-06	COMP. PRELIM
5/1	5-04-06	CHK. SET
6/1	6-11-06	FLIPPED

ARCHITECTURE



PLANNING

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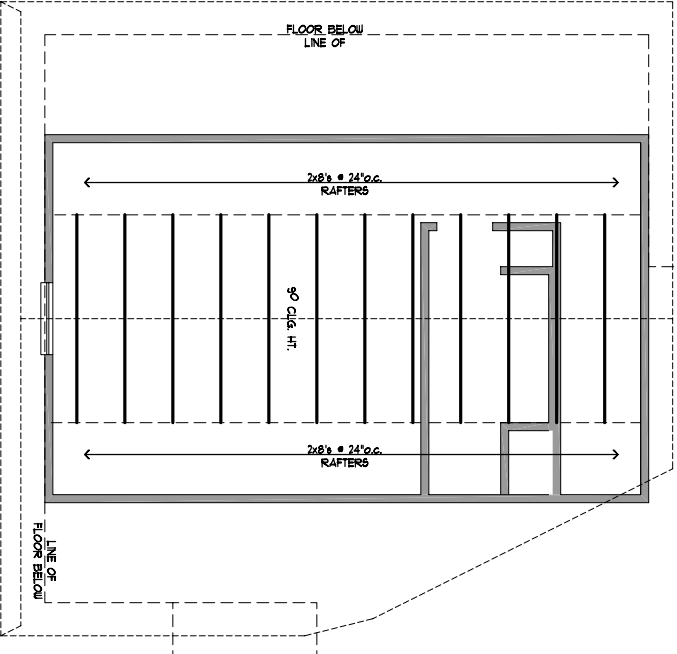
DANCO BUILDERS

BOSTAIN RESIDENCE
448 WESTERN TRAIL
BANDERA RIVER RANCH

FRAMING PLANS SECTION A

2GL-3-2442

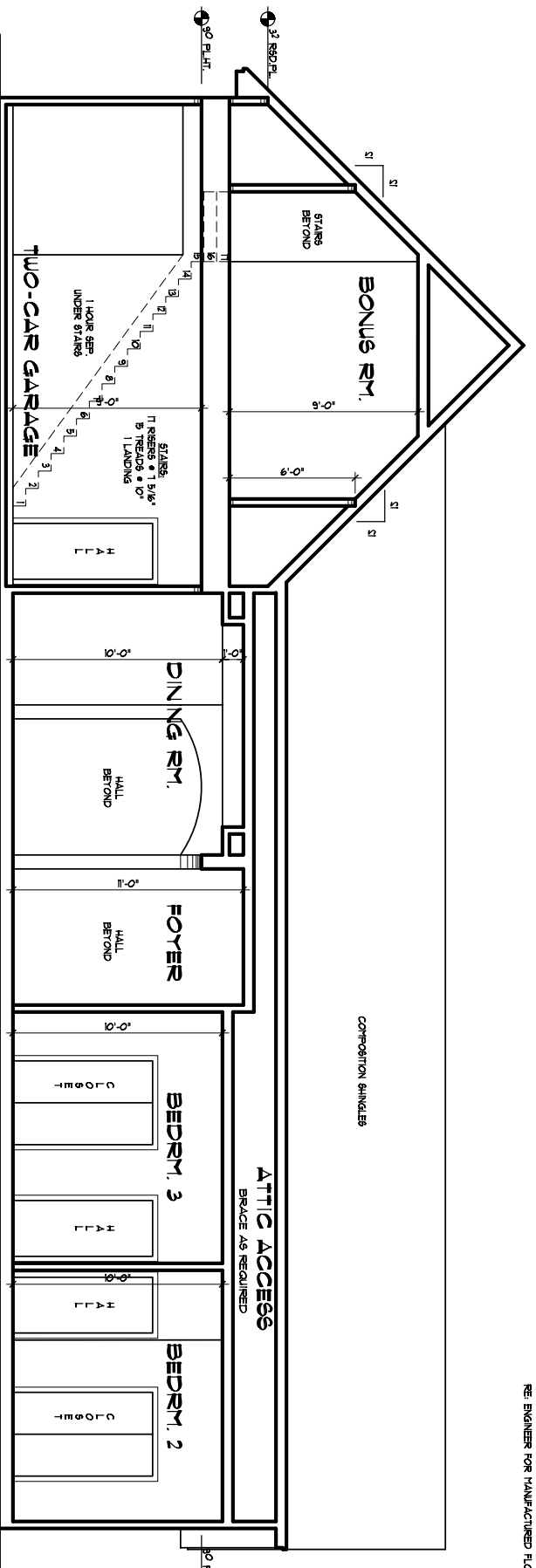
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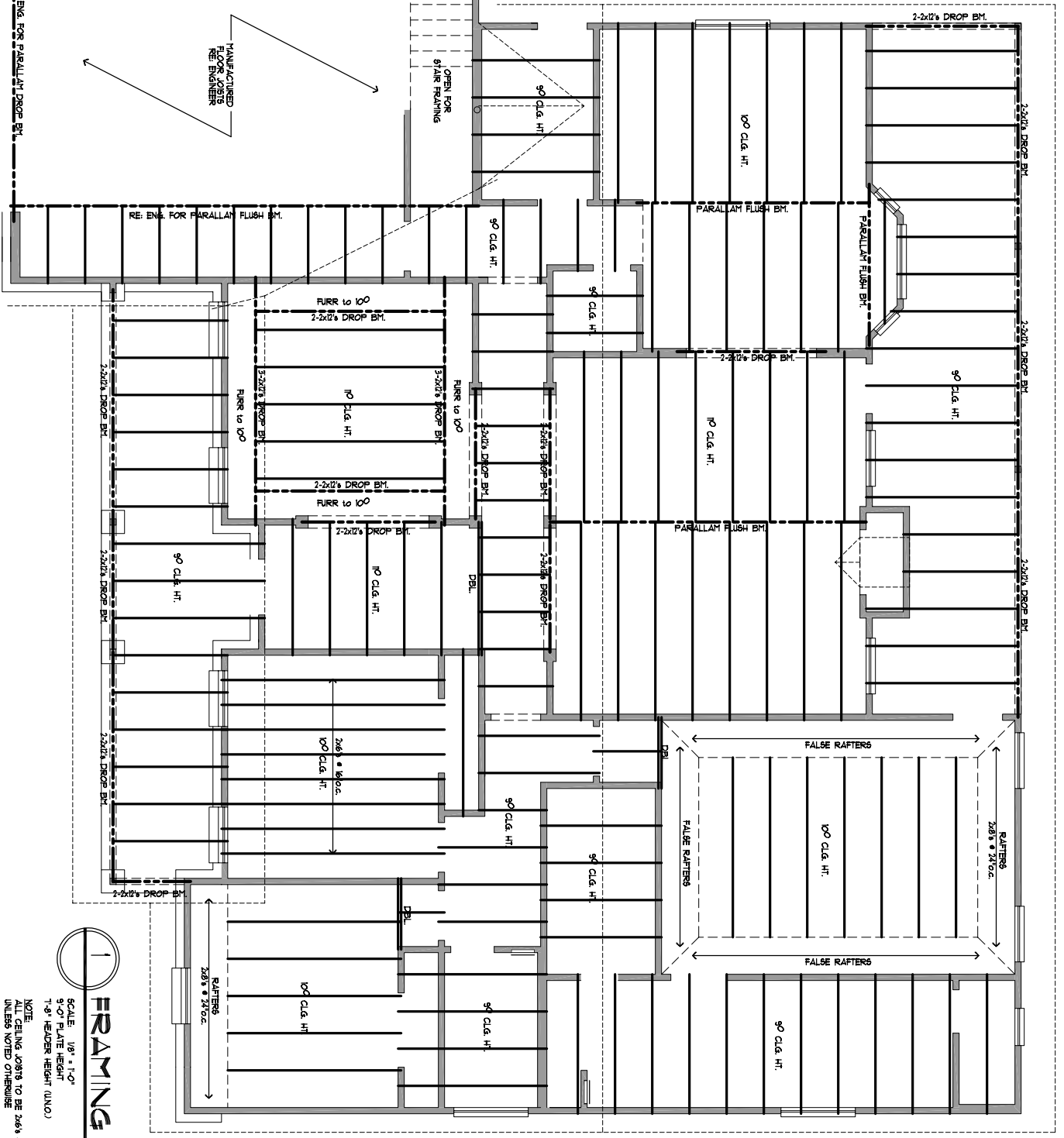
2 BONUS FRAMING PLAN
SCALE: 1/8" = 1'-0"
RE: PLAN FOR WALL HT.
7'-0" HEADER HEIGHT (UNLO)
ALL CEILING JOISTS TO BE 2x6's @ 24" O.C.
UNLESS NOTED OTHERWISE



1 FRAMING PLAN
SCALE: 1/8" = 1'-0"
9'-0" PLATE HEIGHT
7'-0" HEADER HEIGHT (UNLO)
NOTE:
ALL CEILING JOISTS TO BE 2x6's @ 24" O.C.
UNLESS NOTED OTHERWISE
RE: ENGINEER FOR MANUFACTURED FLOOR JOISTS



3 SECTION A
SCALE: 1/8" = 1'-0"



FRAMING PLAN
SCALE: 1/8" = 1'-0"
9'-0" PLATE HEIGHT
7'-0" HEADER HEIGHT (UNLO)
NOTE:
ALL CEILING JOISTS TO BE 2x6's @ 24" O.C.
UNLESS NOTED OTHERWISE
RE: ENGINEER FOR MANUFACTURED FLOOR JOISTS