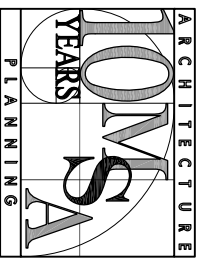


DK	3-10-09	PRELIM CHANGES
DK	3-10-09	PARTIAL CHECKSET
DK	3-13-09	CHECKSET

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DANCO
BULDERS

A CUSTOM HOME FOR:
CHARLOTTE & ROCKY
BRADSHAW

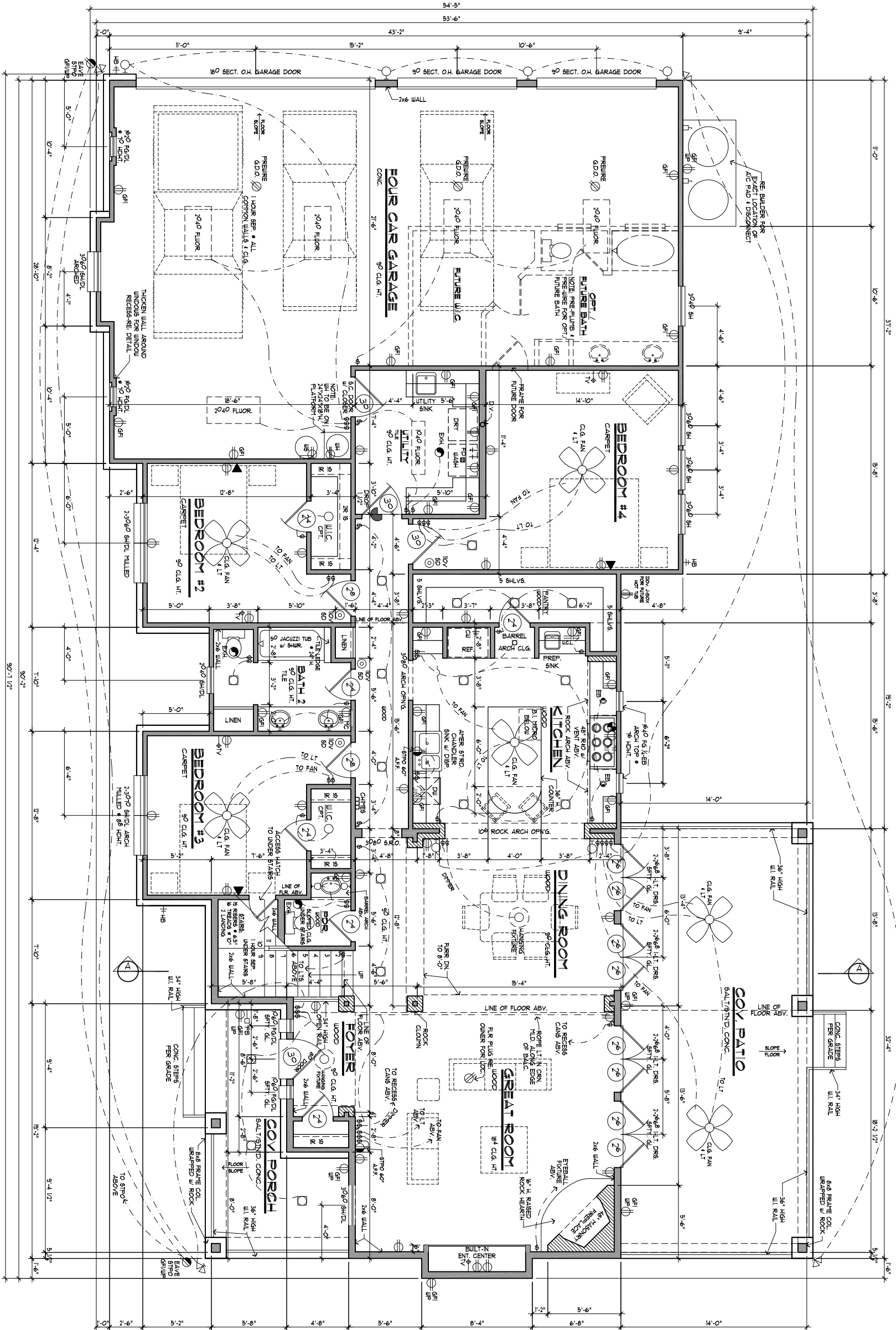
109 AGARITA CT.
LOT 46
SOUTHERN OAKS
KENDALL COUNTY, TX

FIRST FLOORPLAN

SQUARE FOOTAGES

RESIDUAL	702	84 FL.
SCREENED PORCH	51	54 FL.
TOTAL LIVING	669	84 FL.
GARAGE	1281	84 FL.
POORCHES	613	84 FL.
COV. BALCONY	81	84 FL.
TOTAL COVERABLE	4590	84 FL.

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GENERAL NOTES:

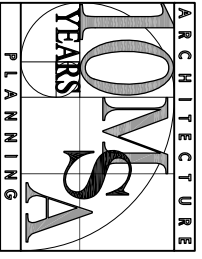
1. SECTION SHALL CONFORM TO 2006 INTERNATIONAL RESIDENTIAL CODE (IRC) OR 6. IRC IN C.O.S.A. & OTHER MUNICIPALITIES WE ADOPTED THE 2006 IRC.
2. R SHALL VERIFY: ALL LOT DIMENSIONS, EXISTING BUILDING LINES, AREA, ENDS, HEIGHT RESTRICTIONS, ROOF OVERHANGS & GUTTER LIMITATIONS, FINISH HEIGHTS & RESTRICTIONS TO DRAINAGE & FLOOD PLAN (SEE)S, COVERAGE & UTILITY RESTRICTIONS FROM TO CONVENING CONTRACTOR. VERIFY ARCHITECT'S DISCREPANCIES IMMEDIATELY BEFORE COMMENCEMENT OF WORK. ADDITIONAL WORK SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY 36" THAN 1/2" G.T.F. E.D. & FROM HABITABLE ROOMS ABOVE GARAGE BY 3/8" 3/4" AND CONFORM WITH REC SEC. R202.
3. ALL STRUCTURE SHALL HAVE A MINIMUM OF 5.1' 60" FT. NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM OPENING WIDTH OF 20" FINISHED SILL HEIGHT SHALL BE A MINIMUM OF 44" : THE FLOOR & PER REC SEC. 30.
4. ACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK OR RATED GYPHUM BOARD SHALL BE INSTALLED UNDER STAIRS.
5. RECAL VENTILATION AT ENCLOSED ATTICS PER I.R.C. R306.
6. RECAL CONTRACTOR TO LOCATE TOY OUTLET WITHIN 35'-0" OF A/C LIGHT CHANNEL TO BE 3'-0" HIGHER THAN ANY STRUCTURE WITHIN 0'-0" (1.3'-0" BY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE W/ IRC SECTION 1.3.1. SHALL BE TESTED IN ACCORDANCE W/ UL 171.
7. ALLS SHALL BE INSTALLED ALONG ALL STAIRWAYS WITH BATTERY BACKUP POWER AS REQUIRED TO REC SEC R315.6. & R3015.
8. XENTONAL RAIL WILL BE A MINIMUM OF 36" N HEIGHT & CONFORM TO REC SEC 3015.
9. SHALL BE PLACED IN ACCORDANCE OF REC SEC R602.02.
10. SHALL CONFORM WITH REC SEC. R306.
11. OVERHANGS SHALL NOT EXCEED INTO ANY UTILITY EXISTINGS.
12. UNDER REC. 2006, PROJECTIONS LESS THAN 5" FROM PROOF LINE SHALL BE REMOVED. THE RESIDENCE SHALL BE ON THE UNDERSIDE & SHALL NOT EXCEED 1/2" FROM THE PROOF LINE.
13. ALL VENTS IN GARAGE PER C.O.S.A. AMENDMENTS TO REC.

FIRST FLOOR PLAN

- SCALE: 1/4" = 1'-0"
- 9'-0" PLATE HEIGHT
- 7'-8" WINDOW HEADER HEIGHT (U.N.O.)
- 6'-8" DOOR HEADER HT. (U.N.O.)
- NOTE: RE: ENGINEER FOR FINISH PLAN

OK	3-10-09	PRELIM CHANGES
OK	3-10-09	PARTIAL CHECKSET
OK	3-13-09	CHECKSET

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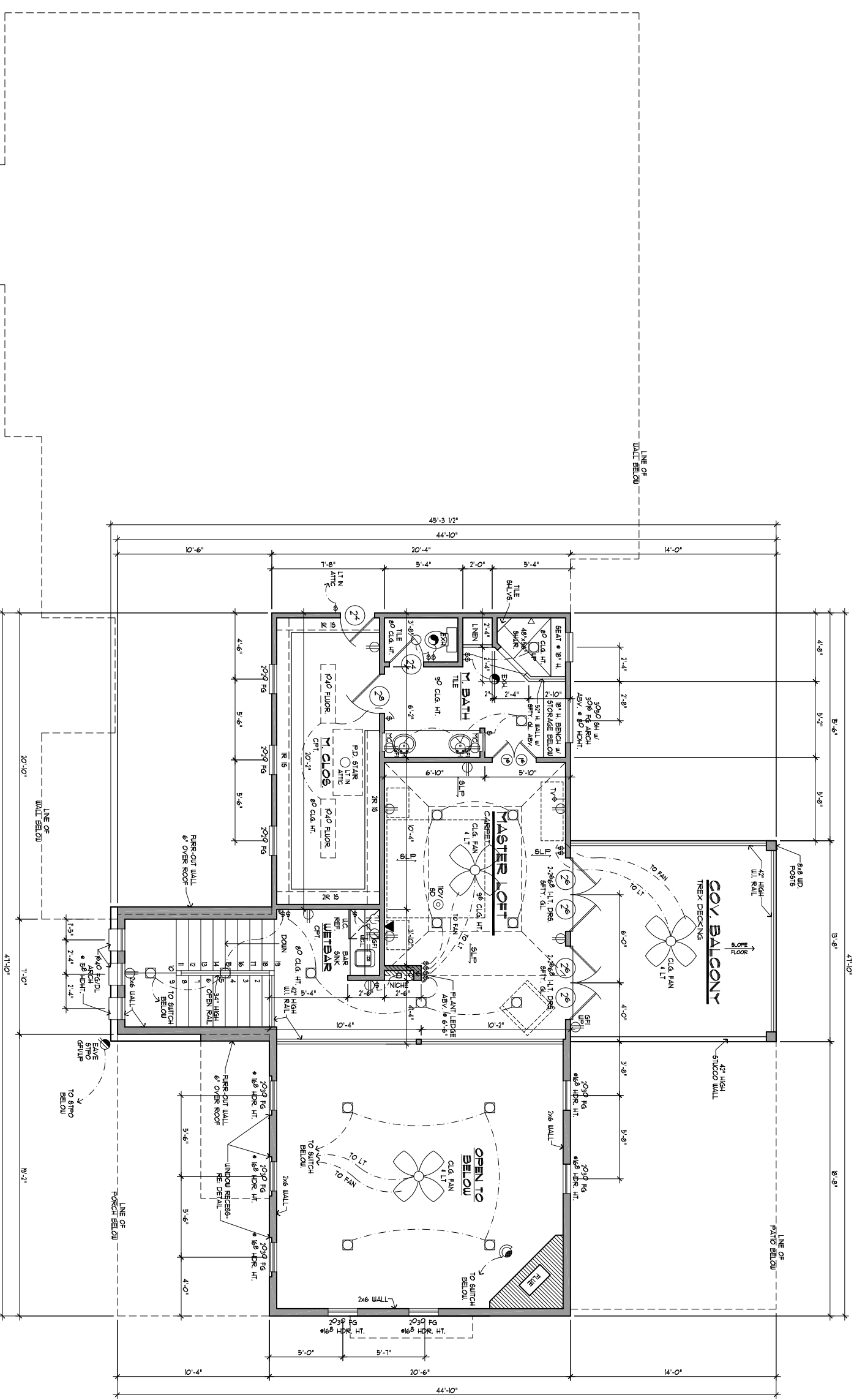
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KENDALL COUNTY, TX

SECOND FLOOR PLAN

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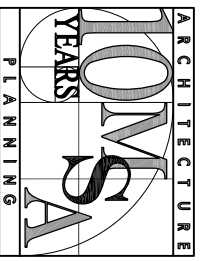


1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
8'-0" PLATE HEIGHT
6'-3" HEADER HEIGHT (UNO.)

DK	3-10-09	PRELIM CHANGES
DK	3-20-09	PARTIAL CHECKSET
DK	3-31-09	CHECKSET

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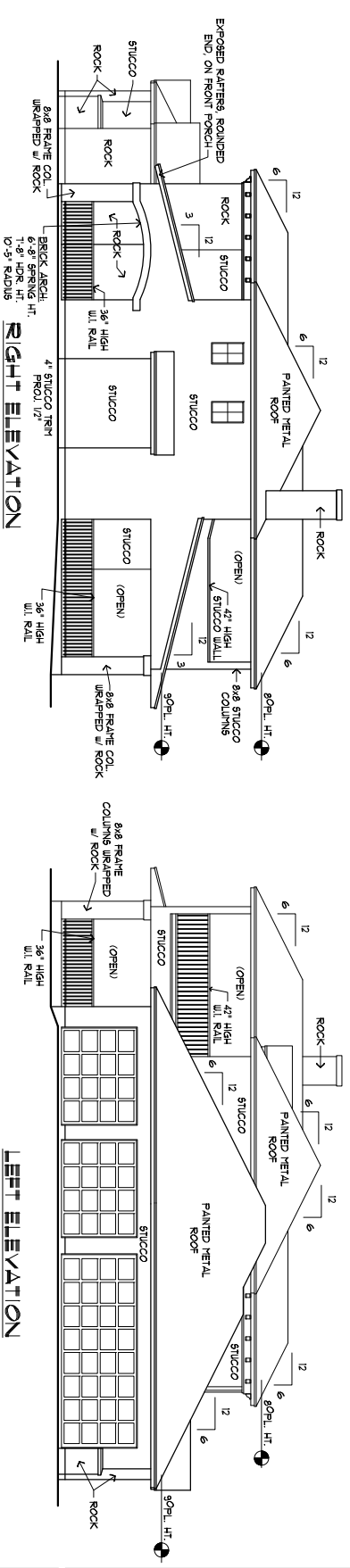
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KENDALL COUNTY, TX

ELEVATIONS/
ROOF PLAN

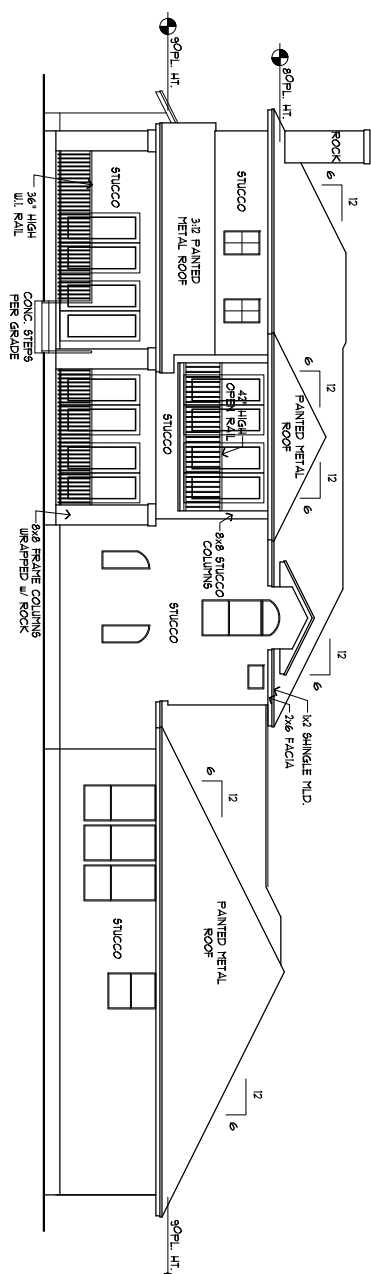
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BACOR-MSA-DANCO-BRADSHAW-27P

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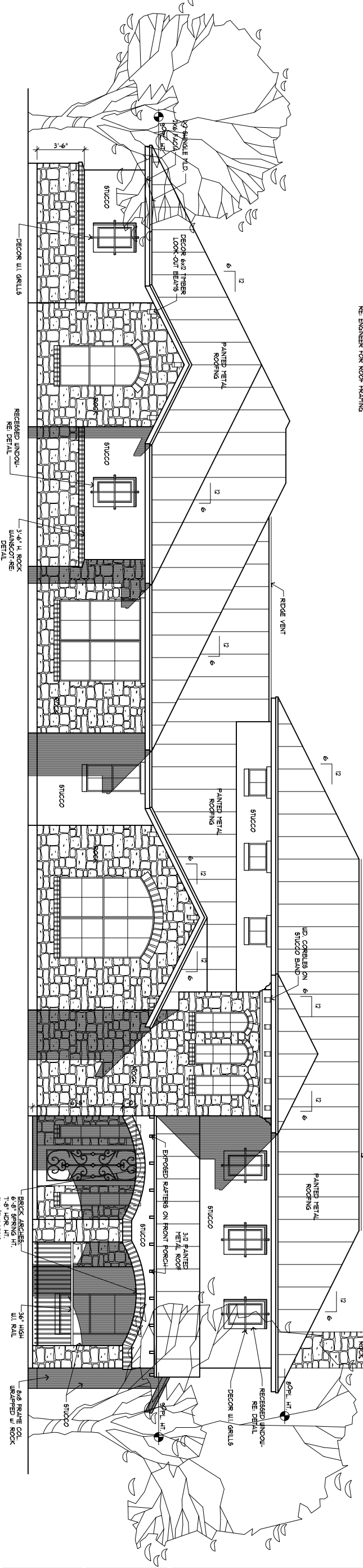
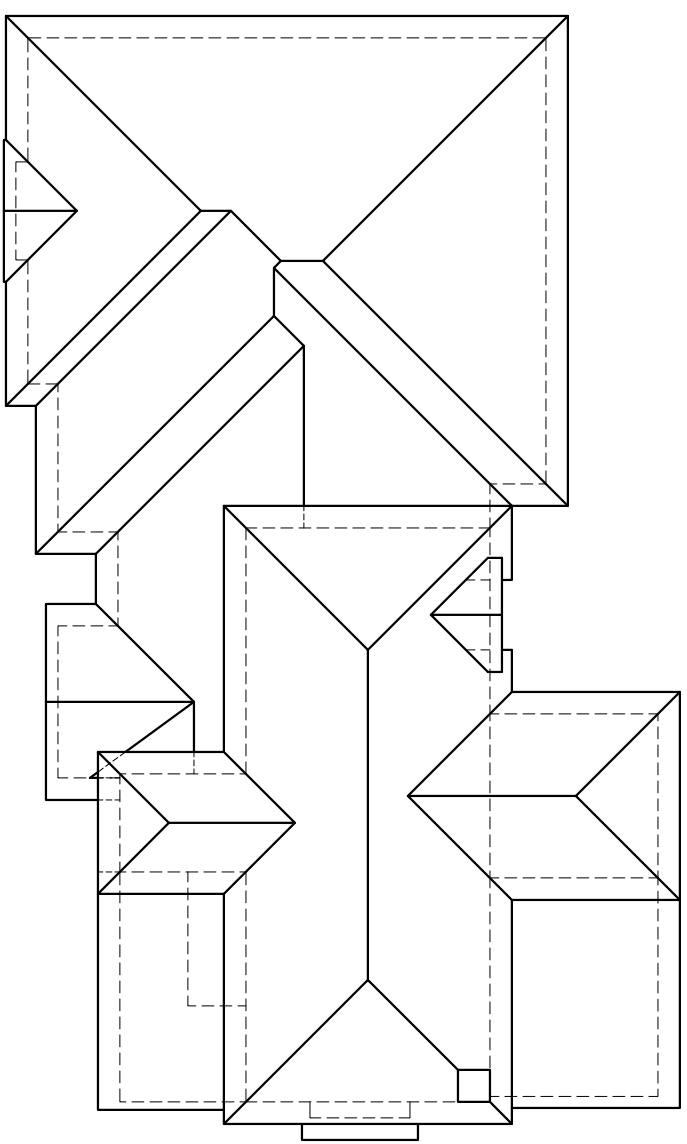


NOTE: CHIMNEY SHALL BE 2'-0" HIGHER THAN NEAREST STRUCTURE WITHIN 10'-0"



2 SIDES & REAR ELEVATIONS

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



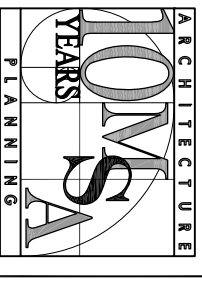
NOTE: CHIMNEY SHALL BE 2'-0" HIGHER THAN NEAREST STRUCTURE WITHIN 10'-0"

1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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DK	3-20-09	PARTIAL CHECKSET
DK	3-23-09	CHECKSET

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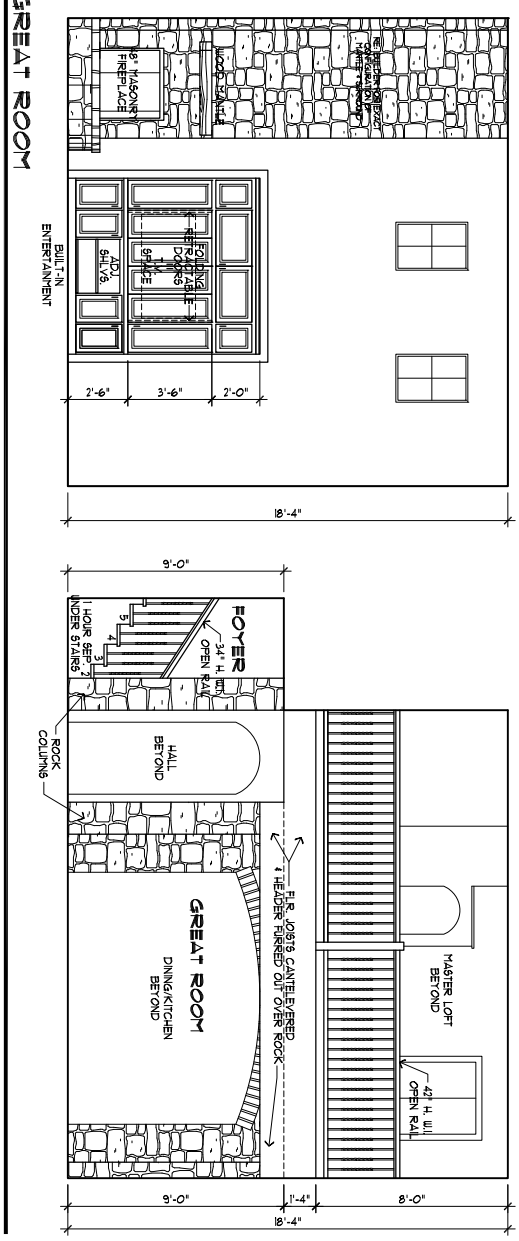
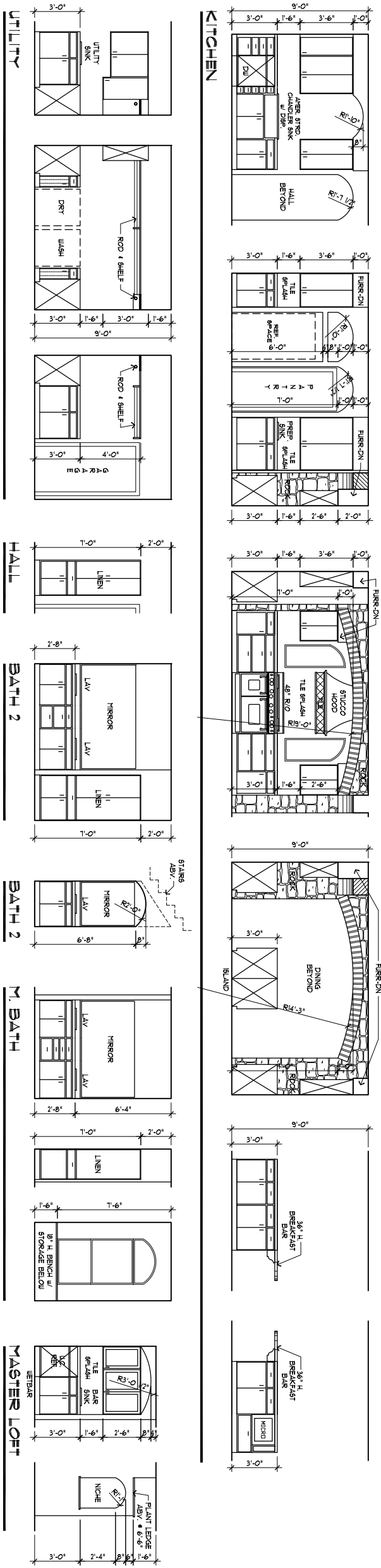
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INTERIOR ELEVATIONS/ SECTION/ DETAILS



INTERIOR ELEVATIONS
SCALE 1/4" = 1'-0"

