



**PARTITION LEGEND**

- NEW STANDARD 4' DRYWALL PARTITION WOOD STUDS @ 16" O.C. MAX. W/ EXTERIOR SHEATHING W/ POLYSTYCCO 4 STOPS. VERIFY STYLE W/ OWNER
- NEW STANDARD 6' HT. DRYWALL PARTITION WOOD STUDS @ 16" O.C. MAX.
- NEW STANDARD 8' HT. DRYWALL PARTITION WOOD STUDS @ 16" O.C. MAX.
- USE OF PRE-ENGINEERED TRUSS, O.C. TO PROVIDE MANUFACTURE SPEEDS PRIOR TO PERIT

**SQ. FTG' CALC'S**

LIVABLE - 3051 SF.  
 GARAGE - 967 SF.  
 REAR PATIO - 458 SF.  
 FRONT PATIO - 295 SF.

**GENERAL NOTES:**

1. PAR I DESIGNS ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO VERIFY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES IN PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD QUALITY AND MEET ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES.
5. ALL ANGLES SHOWN ON PLANS ARE 45/135 UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
7. WEATHER STRIP ATTIC ACCESS DOOR ISI.
8. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS IF APPLICABLE. UNITS TO BE LOCATED WITHIN 25'-0" OF ACCESS.
9. ALL VENTS TO REAR OF HOUSE IF APPLICABLE.
10. THE BUILDER/CONTRACTOR SHALL VERIFY WITH THE OWNER THE TYPE, STYLE AND DRAIN OF WINDOWS AND DOORS TO BE USED PRIOR TO CONSTRUCTION.
11. AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE A MINIMUM NET CLEAR OPENING WIDTH OF 50". A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. AND A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE FINISHED FLOOR.
12. ALL GLASS LOCATED WITHIN 1'-0" OF DOOR AND 18" OR LESS ABOVE FINISHED FLOOR SHALL BE TEMPERED SAFETY GLASS.
13. ENERGY CALCULATIONS SHALL BE PROVIDED BY OTHERS AS REQUIRED BY LOCAL AND/OR GOVERNING CODES AND REGULATIONS.

**WINDOW SIZE LEGEND:**

WINDOW TAGS AS SHOWN PER WINDOW & FLOOR PLAN SHALL BE READ AS FOLLOWS:  
 3050 OP - 3'-0" X 6'-0" (OPERABLE)  
 3050 FXD - 3'-0" X 6'-0" (FIXED)

1. ALL WINDOW SIZES ARE NOMINAL. VERIFY SIZES WITH MANUFACTURER'S DETAILS & SPECS.

**DOOR SIZE LEGEND:**

- 2'-0" X 8'-0"
- 2'-4" X 8'-0"
- 2'-6" X 8'-0"
- 2'-8" X 8'-0"
- 3'-0" X 8'-0"
- 12'-0" X 8'-0"
- 12'-1" X 8'-0"
- 12'-4" X 8'-0"
- 12'-6" X 8'-0"
- 3'-0" CASED OPENING INDICATES SIZE

NOTE: - 4 HIGH TRIM CASING AT ALL DOORS

NOTE: - ALL DOORS ARE 8'-0" H HEIGHT UNLESS NOTED OTHERWISE. VERIFY DOOR STILES WITH OWNER PRIOR TO BID.

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

PROPOSED RESIDENCE FOR:  
**JON MORGAN HOMES, LLC**  
 ADAM FLORES 432-528-5700  
 BURNET TEXAS

GENERAL CONTRACTOR: JON MORGAN HOMES, LLC  
 ARCHITECT: PAR I DESIGNS  
 PROJECT NO. 24170760  
 OFFICE: 11701 289-1400  
 DRAUGHTSMAN: JONATHAN C. HARRIS  
 DATE: 11/15/2024

DATE ISSUED: FEBRUARY 16, 2025  
 REVISIONS:  
 SHEET NO. **A-3**  
 OF **3 A** SHEETS

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