



Sharp Estimating
Material Take-Off Services Disclaimer
 The Layouts provided are not engineered or prepared by an Engineer

The layouts are simply to show the framer/builder how the estimator figured the structure. If needed, an Engineer should review these layouts and approve them prior to construction. The cost of the engineer (if needed) is not the responsibility of Sharp Estimating. The GENERAL CONTRACTOR or HOMEOWNER is responsible for these fees. Sharp Estimating WILL NOT be held responsible for the ENGINEERING of the provided layout.

1ST FL CEILING JOIST

ALL MATERIAL LESS THAN 8' TO BE CONVERTED TO 12' LENGTHS

	2ND FL BY OTHERS	3019.1 SQ FT
	2X8 #2 YP	220.3 FT
	2X6 #2 YP	522.5 FT
	2X6 #2 YP	293.7 FT
	2X6 #2 YP	282.6 FT

TOTAL W.C.	136 S.F.
1-CAR GARAGE	305 S.F.
2-CAR GARAGE	935 S.F.
PORCH	147 S.F.
COVERED TERR.	804 S.F.
TOTAL UNDER ROOF	8442 S.F.

- GENERAL 1ST FLR. PLAN NOTES:**
1. TYP. EXTERIOR HALL STUDS ARE 2X6. TYP. INTERIOR HALL STUDS ARE 2X4S. OTHERS AS DIMENSIONED. BRICK #10R STONE VENEER IS 6".
 2. INSTALL ALL 1ST FLR. WINDOWS WITH HEADS AT 4'-0" A.F.F. UNLESS NOTED OTHERWISE.
 3. ALL DOORS ON 1ST FLR. TO BE 8'-0" TALL UNLESS NOTED OTHERWISE.
 4. TYP. 1ST F.F. EL. = 0'-0" (U.N.O.)
 5. FLOOR SYSTEM ASSUMED TO BE 1'-6" U.N.O.

CITY OF DALLAS GREEN ORDINANCE, PH. 2

1. ALL LAVATORY FAUCETS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS PER FIXTURE.
 2. ALL SHOWERHEADS TO COMPLY WITH CITY OF DALLAS GREEN ORDINANCE, AVERAGE FLOW RATE 2.0 GPM OR LESS PER FIXTURE.
 3. BUILDER TO PROVIDE ENERGY STAR QUALIFIED COMPOSITION SHINGLES ON ROOF.
 4. ALL PENETRATIONS AND CRACKS ALONG WALL BASE MUST BE SEALED AT INTERIOR CONDITION SPACES ADJACENT TO ATTACHED GARAGES(S).
 5. BUILDER TO PROVIDE ENERGY STAR DISHWASHER USING 6.0 GALLONS OR LESS PER CYCLE.
 6. ALL INTERIOR DOORS AT CONDITION SPACES ADJACENT TO ATTIC AND ATTACHED GARAGES(S) MUST HAVE WEATHER STRIPPING INSTALLED ALONG HEADER, JAMB, AND SILL.
1. ALL SURFACES BETWEEN CONDITIONED SPACE AND ATTACHED GARAGE MUST BE TIGHTLY SEALED.
2. 10% OF NON-ROOF AREA TO BE COVERED WITH VEGETATIVE LANDSCAPE (GRASS, TREES, ETC.) OR PERMEABLE PAVING.
3. HVAC UNIT TO BE LOCATED IN THE ATTIC SPACE.
4. BUILDER MUST INSTALL DRIP IRRIGATION SYSTEMS FOR ALL BEDDING AREAS OF AN APPROVED LANDSCAPE PLAN.
5. AIR GAP FOR DISHWASHER.
- * SEE ROOF PLAN SHEET FOR ALL NOTES PERTAINING TO THE ENERGY STAR ROOFING REQUIREMENTS.
 * SEE ELECTRICAL PLAN SHEETS FOR ALL NOTED PERTAINING HVAC REQUIREMENTS.

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FIRST FLOOR PLAN