

RICKS RESIDENCE

PRIVATE RESIDENCE

COLLEGE STATION, TEXAS



CLIENT / OWNER:

Greg Ricks

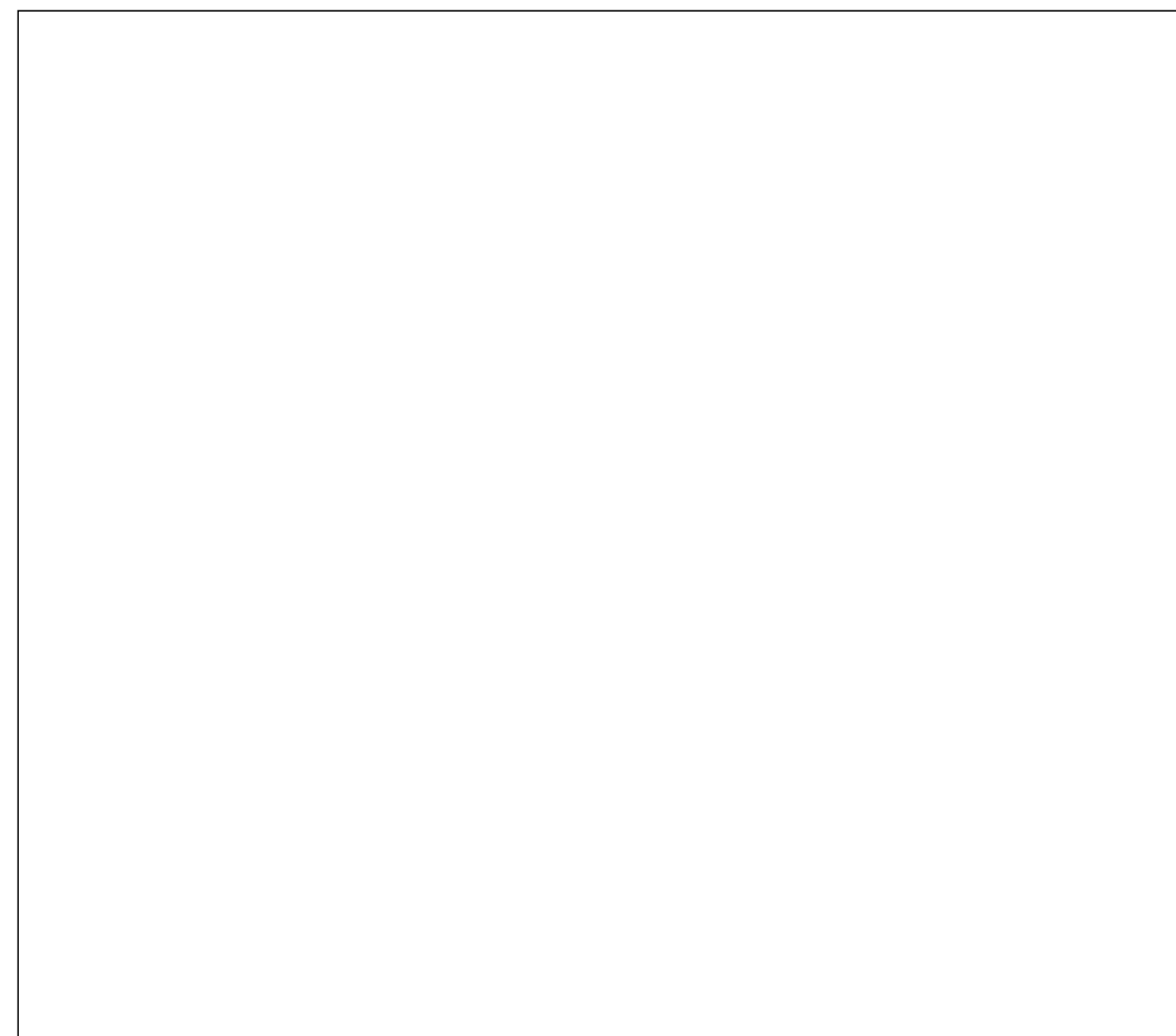
8808 Queens Court
COLLEGE STATION, TEXAS
(979) 690-3895

ARCHITECT:

R.A.I. DESIGNS, INC.

4500 CARTER CREEK
SUITE 203
BRYAN, TEXAS 77802
(979) 846-3366

RESIDENTIAL GENERAL NOTES (UNLESS OTHERWISE NOTED)	
01	ALL WINDOWS WITHIN 2'-0" OF EXTERIOR DOOR SHALL BE MADE OF TEMPERED GLASS.
02	DOORS SHALL BE 4'-8" IN HEIGHT, (UNLESS OTHERWISE NOTED)
03	MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS.
04	WALLS AND CEILINGS SHALL BE 5/8" GYP-SUM BOARD.
05	WINDOWS SHALL BE VINYL, SINGLE HUNG WITH DIVIDED LIGHTS AND A 1st FLOOR 7'-0" HEADER.
06	BEDROOM WINDOWS SHALL BE A MINIMUM OF 5'-8" ABOVE FINISHED FLOOR, A MINIMUM OF 2'-0" HIGH (1'-8" WIDE AND HAVE A 5'7" SQUARE COOTERS CLEAR OPENING).
07	CHEMICAL TREATMENT OR PHYSICAL BARRIER (SUCH AS METAL OR PLASTIC TERMITE SHIELDS) FOR PROTECTION AGAINST TERMITES. IF CHEMICAL TREATMENT IS USED, THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD SHALL BE CONSISTENT WITH THE TROWER'S LABEL. BROADCAST TREATMENT TO A SUITABLE SUBSTRATE. ONE OF THE METHODS MUST BE USED IN CONJUNCTION WITH TREATED GILL PLATES. PROOF OF METHOD TO BE USED SHALL BE RECEIVED IN CITY OFFICE BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
08	ALL STRUCTURAL ITEMS SHALL BE DESIGNED BY ENGINEER.
09	CONTRACTORS SHALL FOLLOW ALL 2012 IRC AND 2009 NEC CODES AND ALL APPLICABLE AMENDMENTS PER CITY OF COLLEGE STATION.
10	NARROW WALL BRACING FULLY TREATED.
11	AN APPROVED EXPANSION TANK FOR THERMAL EXPANSION CONTROL SHALL BE PROVIDED FOR BUILDINGS UTILIZING STORAGE WATER HEATING EQUIPMENT AND A PRESSURE REDUCING VALVE WHICH CREATES A CLOSED SYSTEM. IF GAS HOT WATER HEATER IS TO BE USED AND IS NOT PLASTIC, THEN THE HOT WATER HEATER SHALL BE PLACED ON A PERMANENT 1'-6" ABOVE FINISHED FLOOR.
12	IF GAS HOT WATER HEATER IS LOCATED IN ATTIC THEN THE HOT WATER HEATER SHALL BE PLACED ABOVE A LOAD BEARING PARTITION WALL. IN A FAN INCLUDES RELIEF DRAIN LINE TO OUTSIDE OF HOUSE.
13	VENT ALL EXHAUST FANS TO THE OUTSIDE.
14	DOY CONNECTIONS AND DRYER DUCTS REQUIRED FOR SINKS, DRYERS.
15	OUTLETS WITH A 4'-0" RADIUS OF A WHITE SOCKET SHALL BE GROUNDED FALL INTERFERE (GFI).
16	PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATION IN ATTIC.
18	PROVIDE ELECTRIC RECONNECT FOR HE CONDITIONING UNIT (S).
19	VERIFY LOCATION OF ANY FLOOR/SLUG WITH OWNER.
20	CROCHETS SHALL BE APPLIED TO ROOF BRACING.
21	REFER TO ELEVATIONS ON SHEET A-2 FOR ROOF PITCHES.
22	CONTRACTOR TO VERIFY ALL EXISTING EMBARKINGS IN FIELD PRIOR TO CONSTRUCTION.
23	CONTRACTORS TO ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES.
24	IF SHOWER HAS TILE FLOOR, THEN THE PAN LINER MUST BE INSPECTED FOR LEAKS BEFORE THE WORK IS DONE. A SPECIAL INSPECTION SHOULD BE REQUESTED AND PERFORMED.
25	ALL ATTIC ACCESSES ARE INSULATED TO THE VALUE OF R-50.
26	U-FACTOR RATINGS FOR WINDOWS IS 4.0 OR LOWER.
27	THE COMBINED SOLAR HEAT GAIN COEFFICIENT (SHGC) OF ALL GLAZED PENETRATIONS/WINDOW PRODUCTS SHALL BE .25 FACTOR OR LOWER.
28	HEARTH EXTENSION NEEDED FOR FIREPLACE OPENING < 6 SQ. FT. (8" SIDE & 16" FRONT) FOR OPENINGS > OR = TO 6 SQ. FT. (12" SIDE & 20" FRONT)
29	BULLHEAD IN WALL SHALL BE 1/4" & CEILING SHALL BE 3/8".
30	REQUIRED EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE / EFFORT.
31	A MINIMUM OF NO. 15 BURNHALL FEET OR OTHER APPROVED WATER RESISTIVE BARRIER SHALL BE PLACED OVER ALL EXTERIOR SHEATHING PER 2012 IRC SECTION E705.2 & 2012 IRC SECTION I104.2
32	ON NARROW WALL BRACING WHERE SPECIAL NAILING PATTERN OR HOLD DOWNS ARE REQUIRED, THESE ITEMS MUST REMAIN VISIBLE UNTIL THE INSPECTION PROCESS HAS BEEN DONE TO ALLOW FOR COVER-UP. A SPECIAL "TAP" NAILING PATTERN INSPECTION SHALL BE PERFORMED PRIOR TO FRAMING INSPECTION AND BEFORE COVERING WITH A MOISTURE BARRIER. IF "TAP" WATER SUPPLY PIPING IS SLEEVED BELOW THE SLAB, SEAL ANNUAL SPACE AT ENDS WITH CALK, FOAM OR OTHER MEANS. ALSO ASSURE PROPER PROTECTION OF PIPES TO UV LIGHT.
34	PERMIT CARD MUST BE POSTED ON-SITE AND TO BE VISIBLE FROM ROAD. MUST BE PLACED BEFORE ANY INSPECTIONS WILL BE PERFORMED.
35	WHEN WATER MAIN PRESSURE EXCEEDS 80 PSI, AN APPROVED PRESSURE REDUCING VALVE SHALL BE PROVIDED THAT LIMITS THE MAXIMUM STATIC WATER PRESSURE TO 80 PSI.
36	PROVIDE SANITARY FACILITIES / PORTA-PAN FOR WORKERS ON-SITE LOCATED OFF THE PUBLIC RIGHT-OF-WAY.
37	ALL TRASH AND DEBRIS GENERATED ON THE JOB SITE SHALL BE PICKED UP AND CONCENTRATED IN ALL APPROVED AREA WITHIN THE PROPERTY BOUNDARIES.
38	SHOWERS AND TUB / SHOWER COMBINATIONS SHALL BE EQUIPPED WITH AN ANTI-SCALD VALVE THAT LIMITS WATER TEMPERATURE TO 120 DEGREES.
39	ALL SILLS AND BOTTOM PLATES IN CONTACT WITH CONCRETE MUST BE TREATED OR NATURALLY RESISTANT TO INSECTS AND DECAY.
40	MAKE SURE THAT ALL GLAZING IN HAZARDOUS LOCATIONS INSTALLED COMPLIES WITH SAFETY REQUIREMENTS OF SECTION E808 OF THE IRC.
41	ALL PLUMBING, ELECTRICAL, AND HVAC (MECHANICAL) WORK MUST BE PERFORMED BY LICENSED CONTRACTORS. CONTACT THE LOCAL DEPARTMENT FOR PERMITS PRIOR TO WORK & INSPECTIONS PRIOR TO COVERING ANY WORK. (979) 764-5948
42	VERIFY ALL SELECTIONS WITH OWNER PRIOR TO ORDERING OR CONSTRUCTION.
43	OWNERSHIP OF THIS PLAN AND / OR DRAWINGS BELONGS TO RAI DESIGNS, INC., 4500 CARTER CREEK SUITE 203, BRYAN, TX 77802. EVERY ATTEMPT HAS BEEN MADE BY THE DESIGNER TO INSURE THE ACCURACY OF THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CLIENT AND CONTRACTORS TO CHECK THESE DRAWINGS AND SITE PLAN BEFORE ANY CONSTRUCTION BEGINS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR OMISSIONS OR ERRORS IN THESE DRAWINGS OR SITE PLAN AFTER CONSTRUCTION BEGINS. ANY CHANGE MADE ON THE JOB WITHOUT CONSULTING THE DESIGNER PUTS THE CLIENT OR CONTRACTORS RESPONSIBILITY OF ERROR ON PLANS, SITE PLANS, DRAWINGS, ETC. IS NOT THE RESPONSIBILITY OF THE DESIGNER AND THE OWNER. THIS PLAN AND / OR DRAWINGS MAY NOT BE USED FOR REPEAT CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF RAI DESIGNS, INC.



VICINITY MAP
SCALE: N.T.S.

AREA SUMMARY	
TOTAL LIVING	5,471 SF
ENTRY	88 SF
GARAGE	1,693 SF
VERANDA	747 SF
PORTE-COCHERE	233 SF
STORAGE	64 SF
TOTAL FRAMED	8,296 SF
TOTAL SLAB	8,296 SF

SHEET INDEX	
COVER SHEET	A-0
FIRST FLOOR PLAN	A-1
SECOND FLOOR PLAN	A-1.1
ELEVATIONS & ROOF	A-2
ROOF & SITE PLANS	A-3
SECTIONS	A-4
INTERIOR DETAILS	A-5
ELECTRICAL PLAN	A-6

NOT FOR CONSTRUCTION

PROJECT SITE INFO:

lot 11A, Sunset Court
College Station, TX

CLIENT:

RICKS RESIDENCE

JTR-INITIAL BLOCK-OUT

JTR-FLOOR PLAN REVISIONS

JTR-FLOOR PLAN REVISIONS

JTR-FLOOR PLAN REVISIONS

JTR-REVISIONS & ELEVATIONS

JTR-REVISIONS

SHEET:

A-0

OF

EIGHT

DATE:

01-10-13

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(2233)

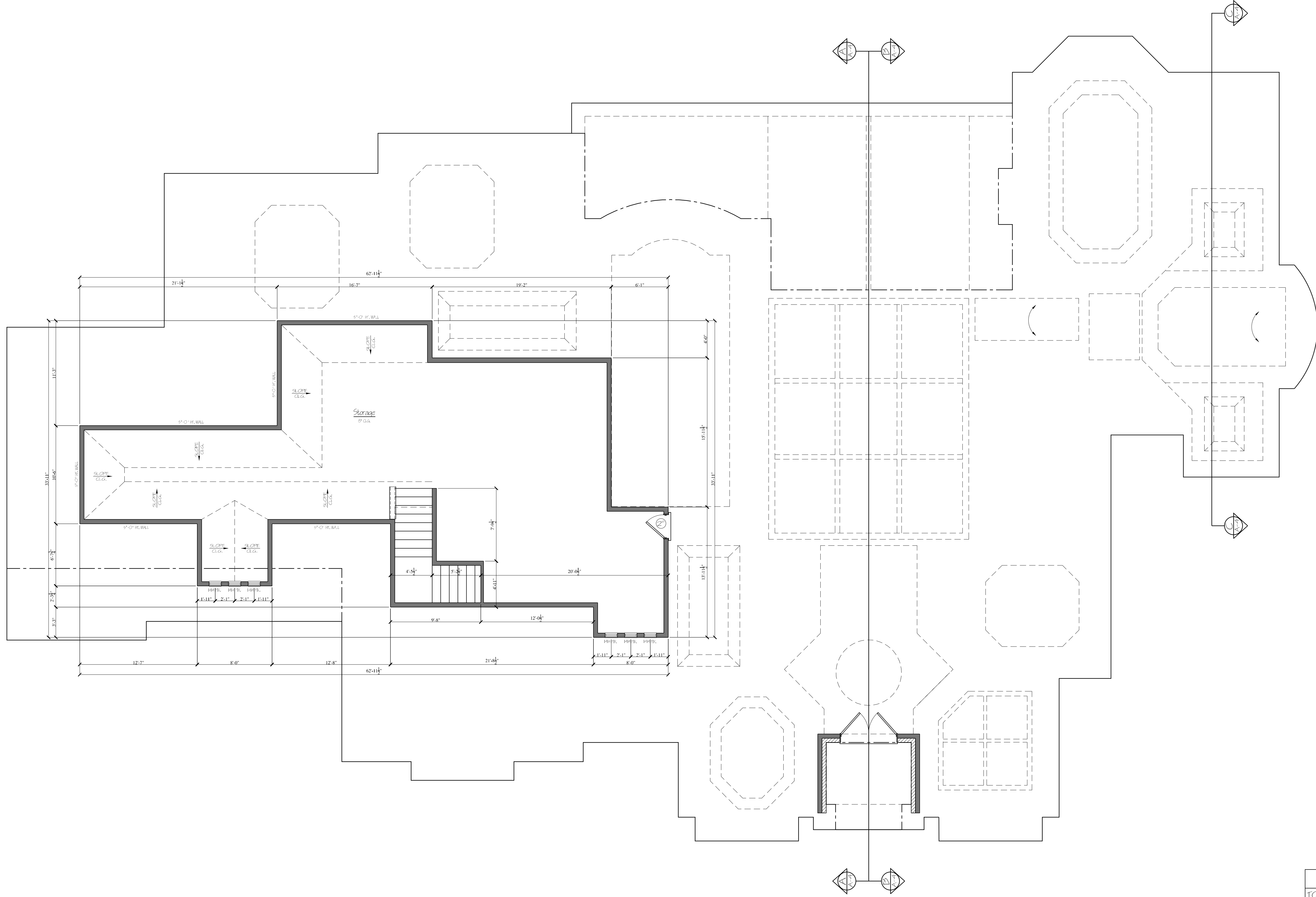
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Bryan, TX 77802

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R.A.I.
DESIGNS, INC.

JOB# 12-093 "H"



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

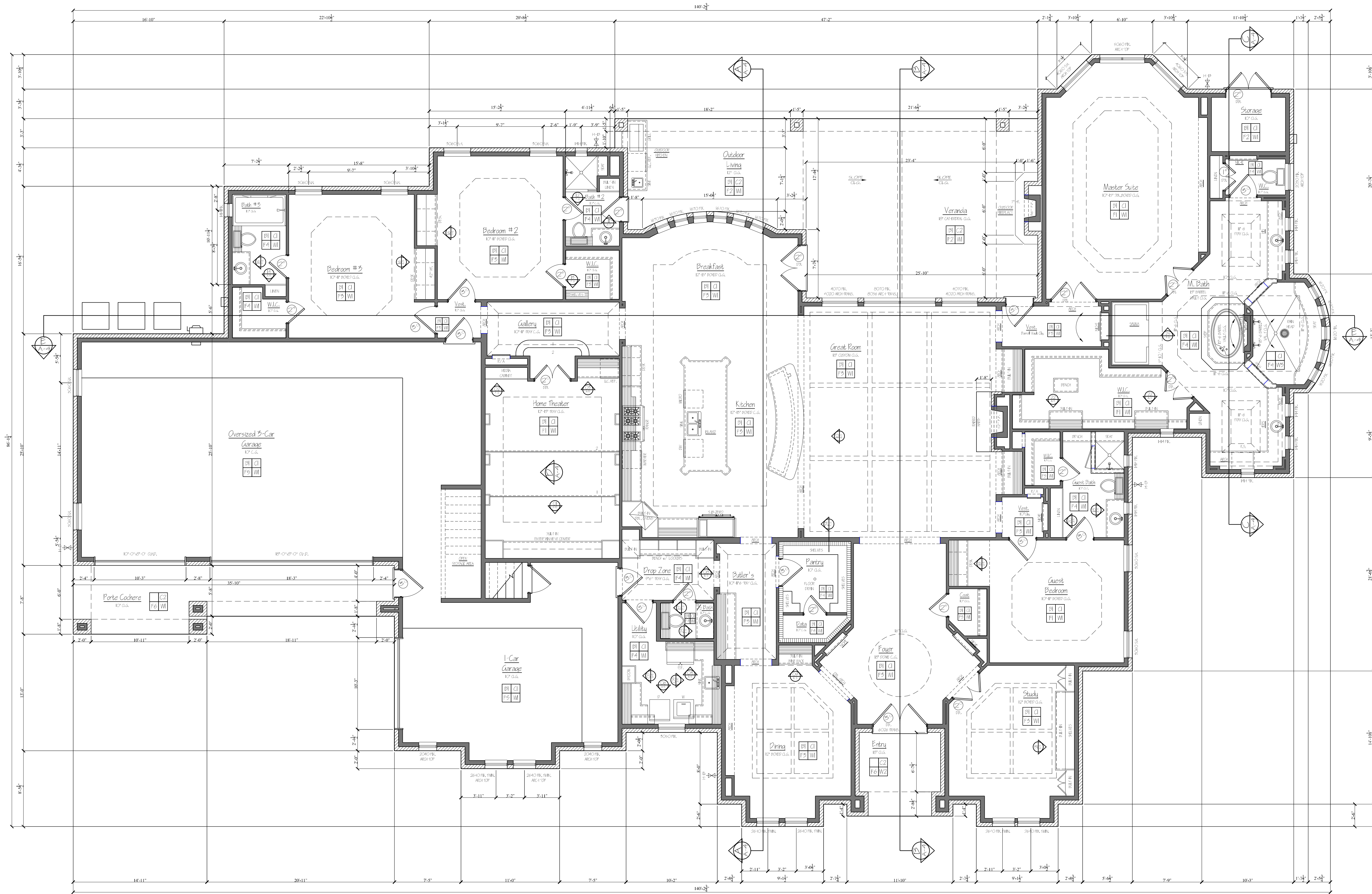
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TOTAL SLAB	8,296 SF

NOT FOR CONSTRUCTION

SHEET: A-1.1 OF EIGHT DATE: 01-10-13	JTR-INITIAL BLOCK-OUT	10-10-12	CLIENT:	PROJECT SITE INFO: lot 11A, Sunset Court College Station, TX	RICKS RESIDENCE	R.A.I. DESIGNS, INC.	(877) 690-CADD (2233) 4500 Carter Creek Dr. #203 Bryan, TX 77802 www.raidesigns.com
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	JTR-FLOOR PLAN REVISIONS	10-16-12					
	JTR-FLOOR PLAN REVISIONS	10-17-12					
	JTR-REVISIONS & ELEVATIONS	10-26-12					
	JTR-REVISIONS	01-10-13					

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JOB# 12-093 "H"



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE	
B1	BASE WOOD
C1	CEILING PAINTED GYP. BD.
C2	CEILING STAINED WOOD
F1	FLOOR CARPET
F2	FLOOR EXPOSED CONCRETE
F3	FLOOR WOOD - NAIL DOWN (SEE OWNER)
F4	FLOOR CERAMIC TILE
F5	FLOOR EPOXY-COATED CONCRETE SEALER (SEE OWNER)
F6	FLOOR SLATE TILE
F6	FLOOR FLAGSTONE
W1	WALL PAINTED GYP. BD.
W2	WALL STONE
W3	WALL TILE

AREA SUMMARY	
TOTAL LIVING	5,471 SF
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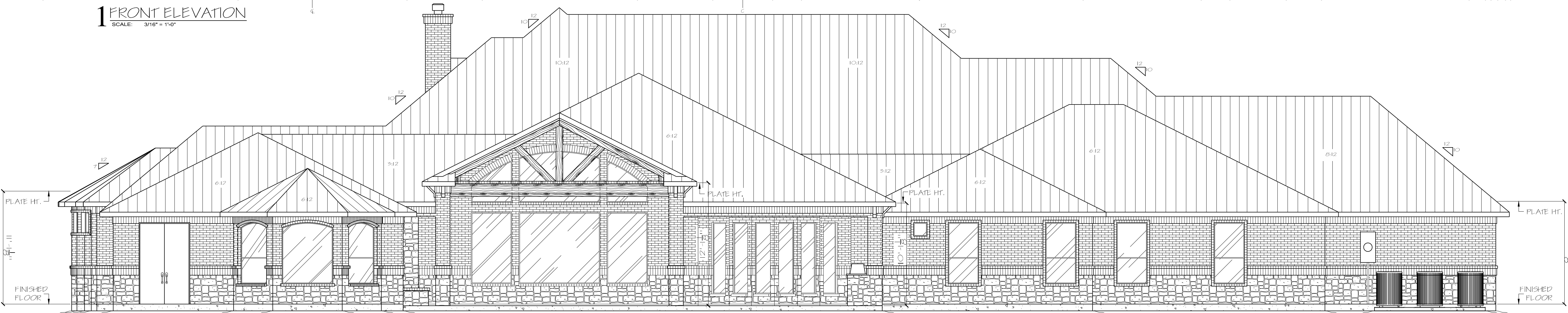
SHEET INDEX	
COVER SHEET	A-0
FIRST FLOOR PLAN	A-1
SECOND FLOOR PLAN	A-1.1
ELEVATIONS & ROOF	A-2
ROOF & SITE PLANS	A-3
SECTIONS	A-4
INTERIOR DETAILS	A-5
ELECTRICAL PLAN	A-6

NOT FOR CONSTRUCTION

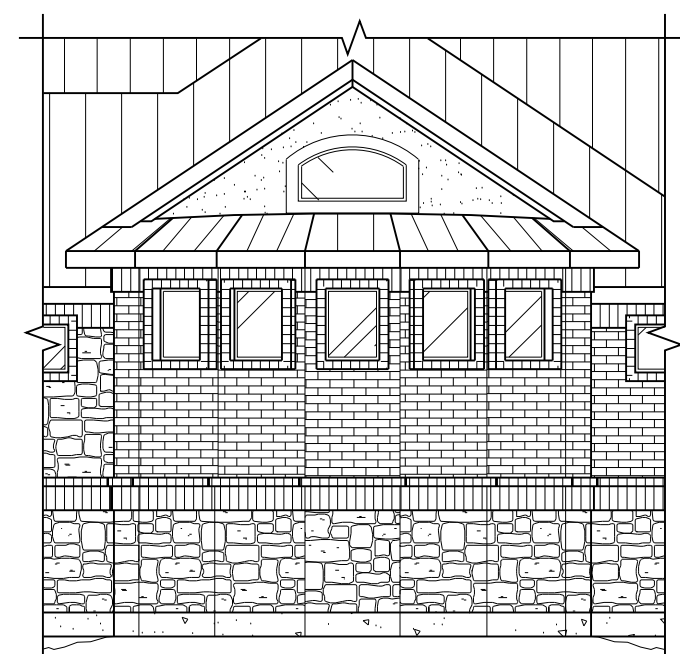
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	JTR-FLOOR PLAN REVISIONS	10-12-12							
	JTR-FLOOR PLAN REVISIONS	10-16-12							
	JTR-FLOOR PLAN REVISIONS	10-17-12							
	JTR-REVISIONS & ELEVATIONS	10-26-12							
	JTR-REVISIONS	01-10-13							
DATE:	01-10-13								



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



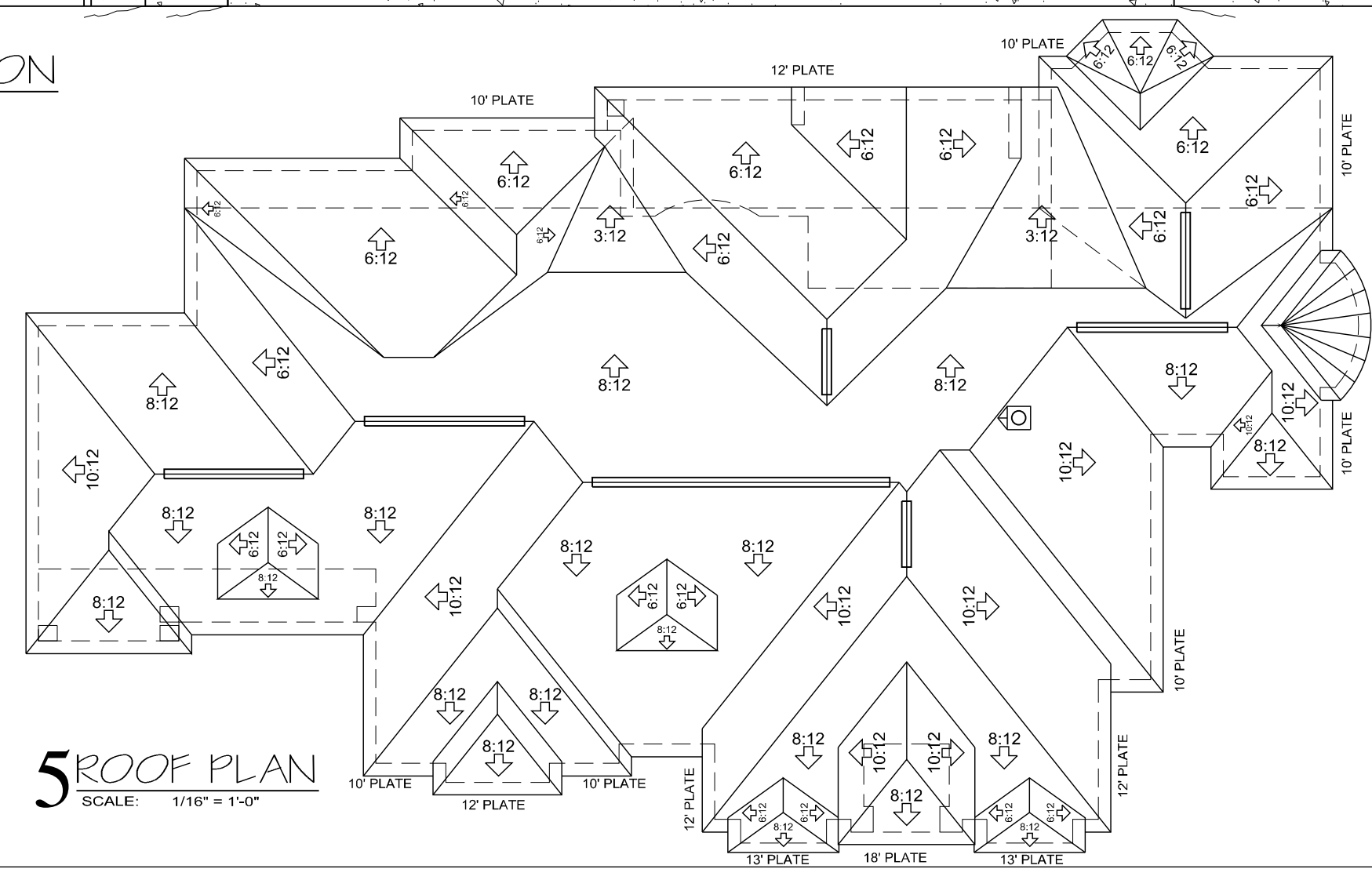
6 RIGHT ELEVATION OPTION #2
SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



5 ROOF PLAN
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT SITE INFO:

lot 11A, Sunset Court
College Station, TX

RICKS RESIDENCE

CLIENT:

10-10-12
10-12-12
10-16-12
10-17-12
10-26-12
01-10-13

JTR-INITIAL BLOCK-OUT
JTR-FLOOR PLAN REVISIONS
JTR-FLOOR PLAN REVISIONS
JTR-FLOOR PLAN REVISIONS
JTR-REVISIONS & ELEVATIONS
JTR-REVISIONS

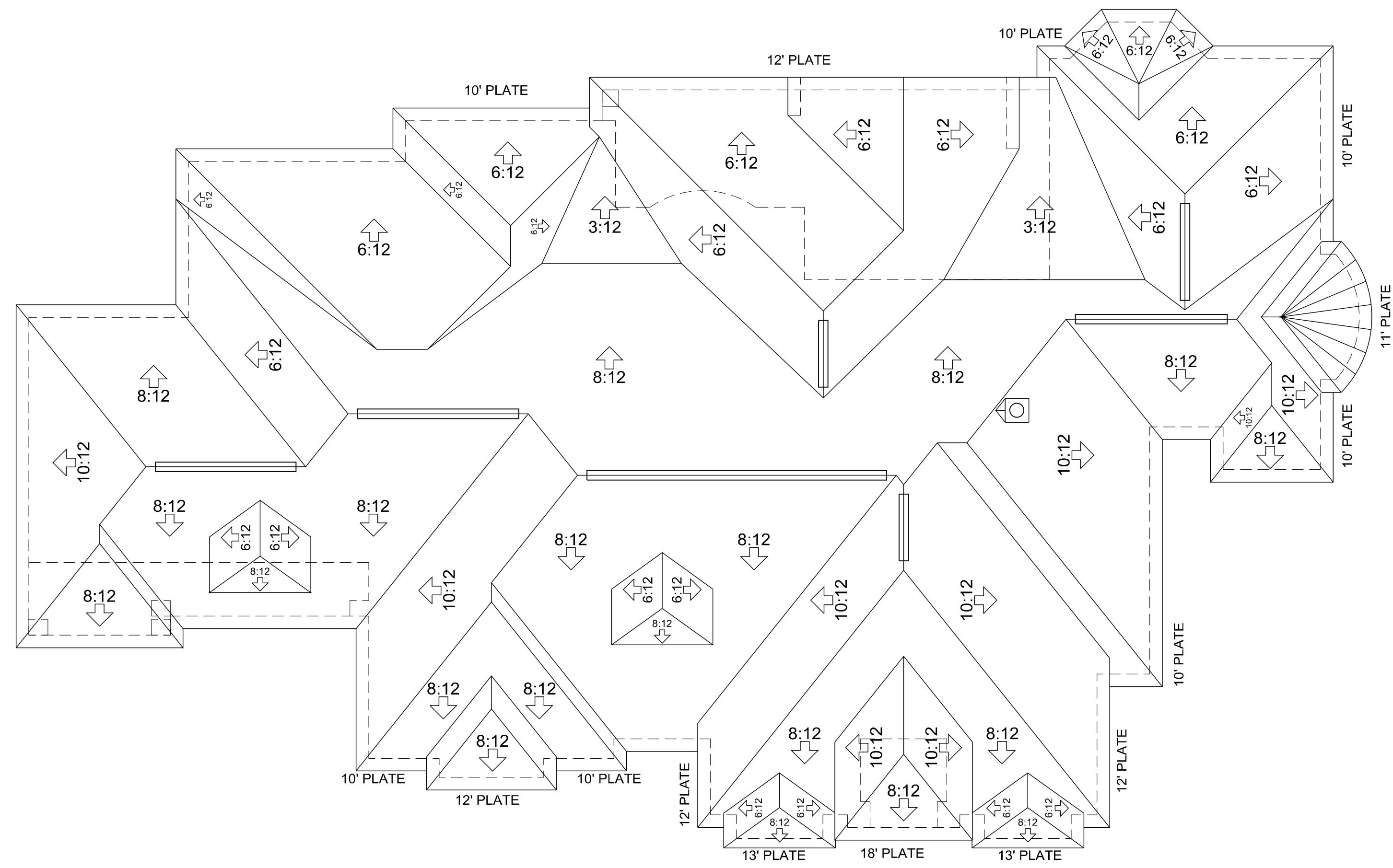
SHEET
A-2
OF
EIGHT
DATE:
01-10-13

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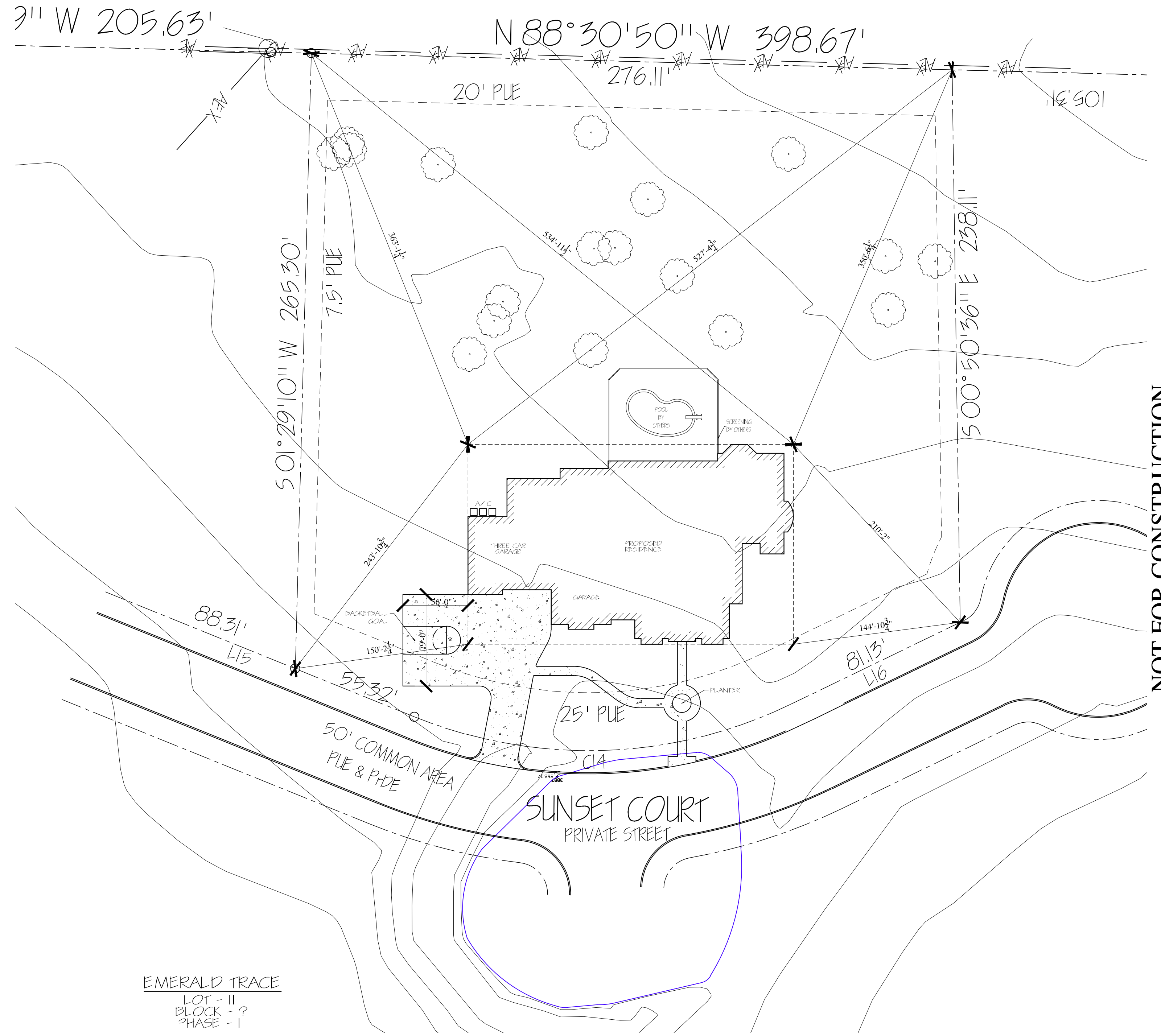
R.A.I.
DESIGNS, INC.

JOB# 12-093 "H"



NOTE: ALL PLATES 10' AND ALL ROOF SLOPES 8:12 UNLESS OTHERWISE NOTED

1 ROOF PLAN
SCALE: N.T.S.



EMERALD TRACE
LOT - II
BLOCK - ?
PHASE - I

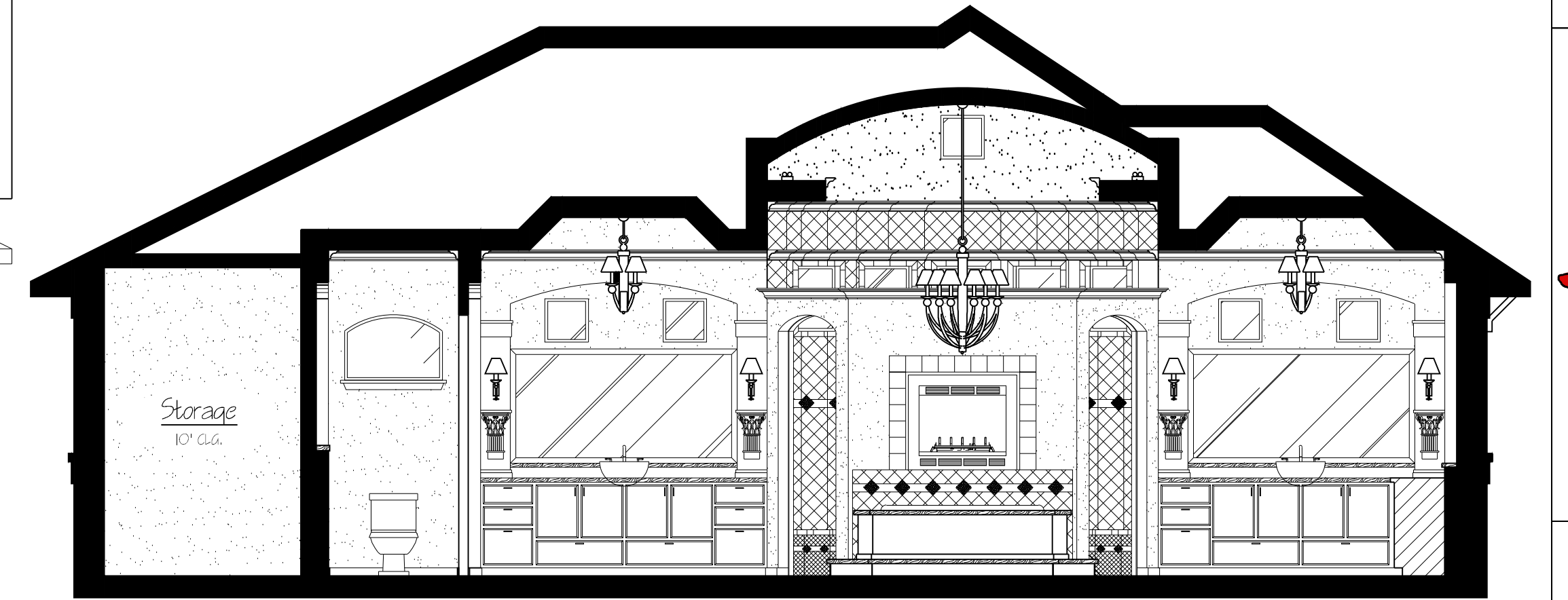
2 SITE PLAN
SCALE: 1" = 30'-0"

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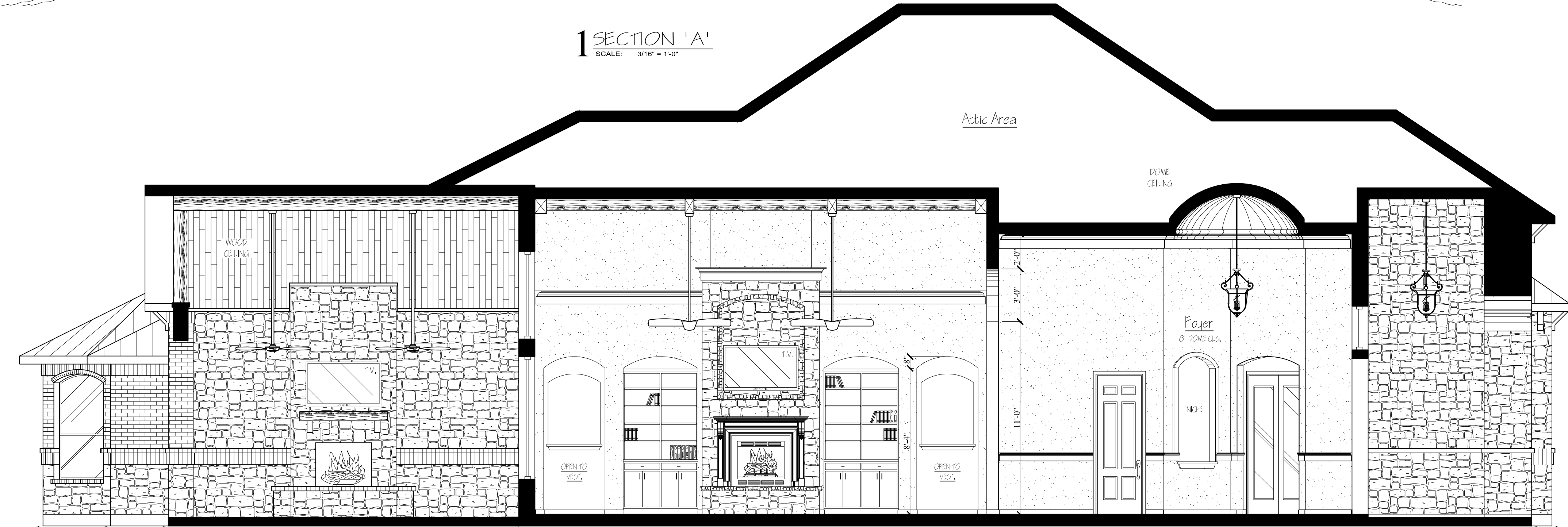
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	JTR-FLOOR PLAN REVISIONS	10-12-12					
	JTR-FLOOR PLAN REVISIONS	10-16-12					
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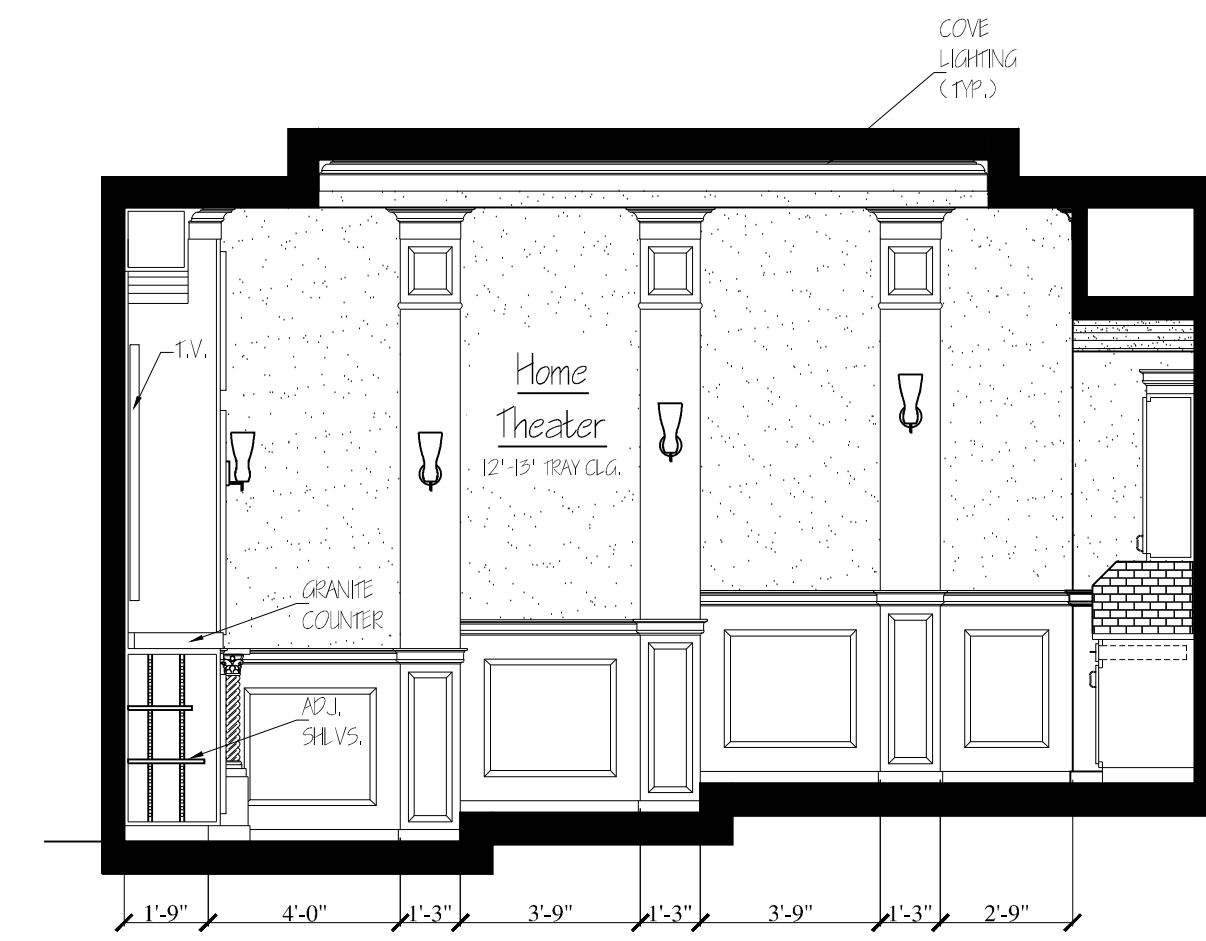
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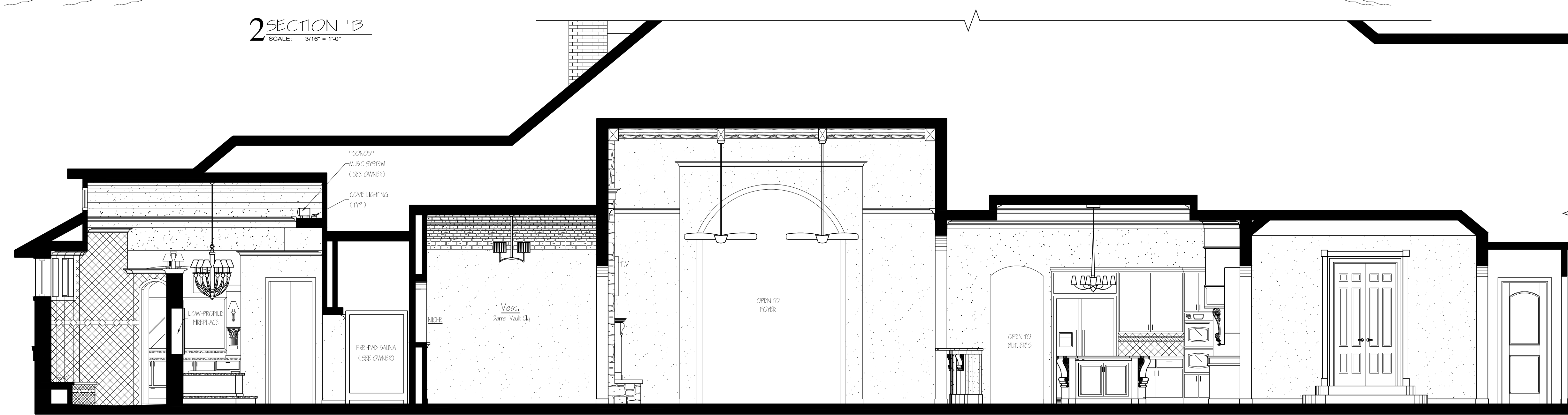
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2 SECTION 'B'
SCALE: 3/16" = 1'-0"



4 SECTION 'D'
SCALE: 3/16" = 1'-0"



5 SECTION 'E'
SCALE: 3/16" = 1'-0"

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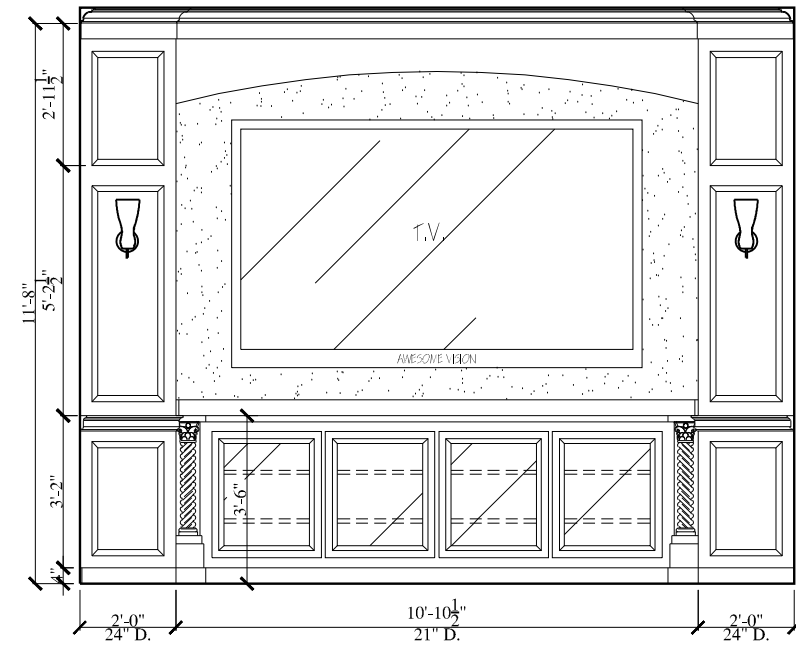
NOT FOR CONSTRUCTION

PROJECT SITE INFO:
lot 11A, Sunset Court
College Station, TX

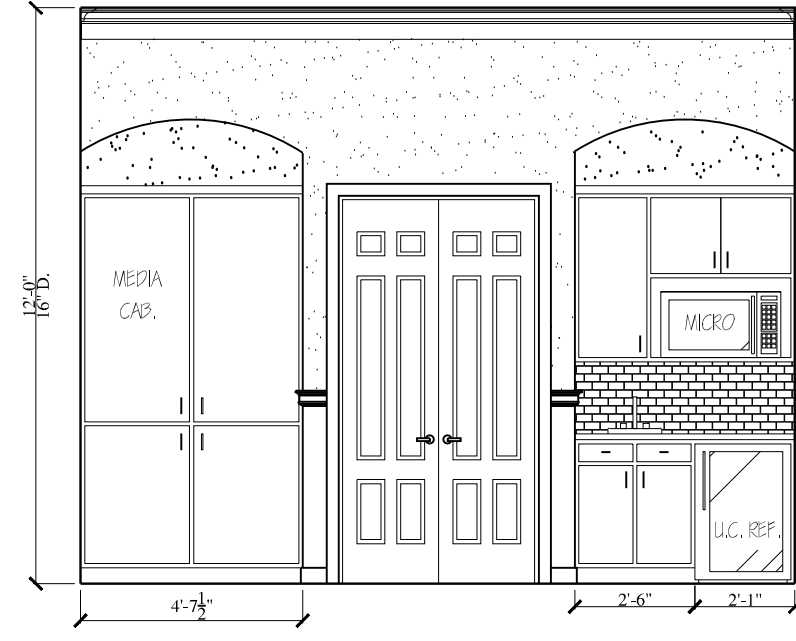
CLIENT:
RICKS RESIDENCE

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JTR-FLOOR PLAN REVISIONS	10-16-12
JTR-FLOOR PLAN REVISIONS	10-17-12
JTR-REVISIONS & ELEVATIONS	10-26-12
JTR-REVISIONS	01-10-13

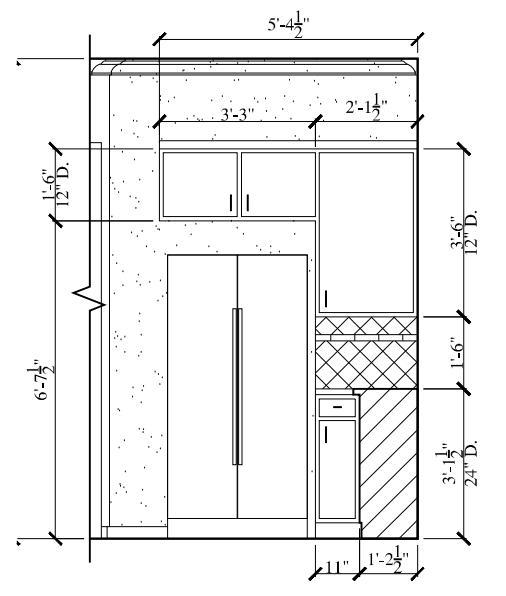
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OF
EIGHT
DATE:
01-10-13



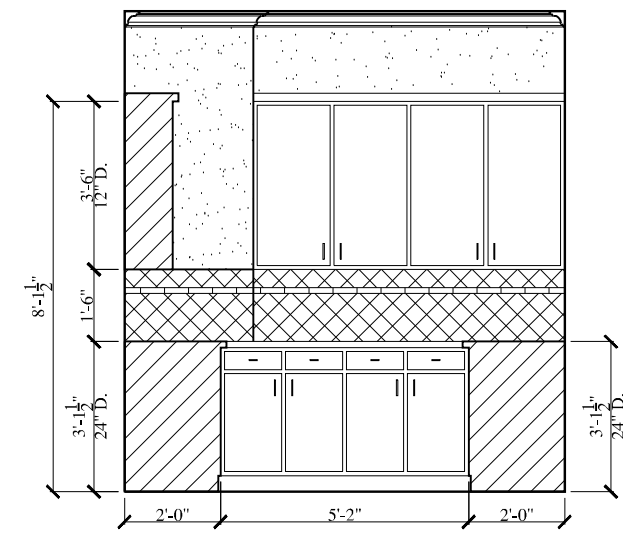
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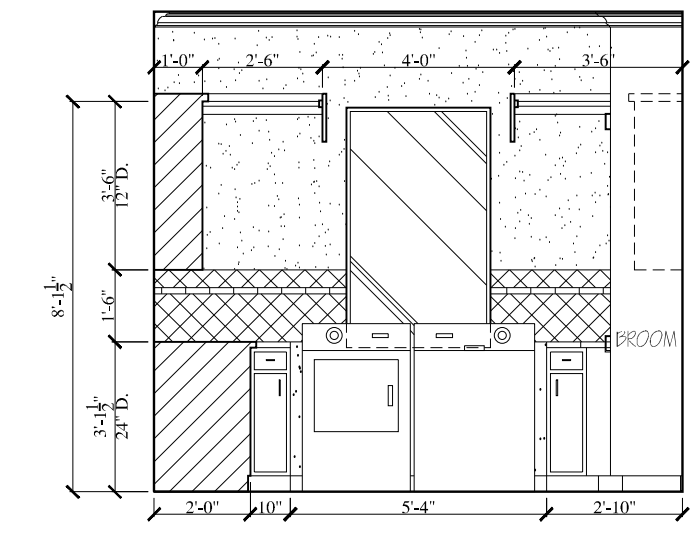
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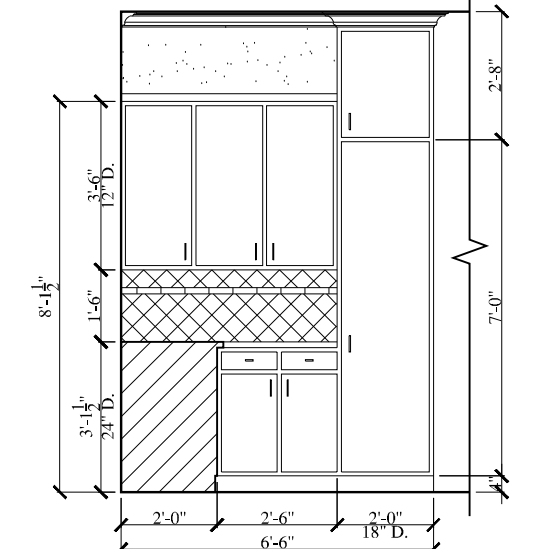
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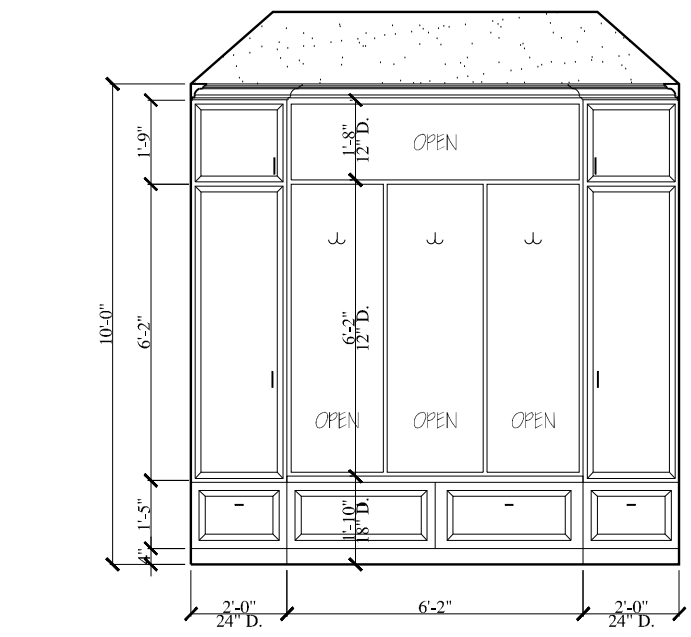
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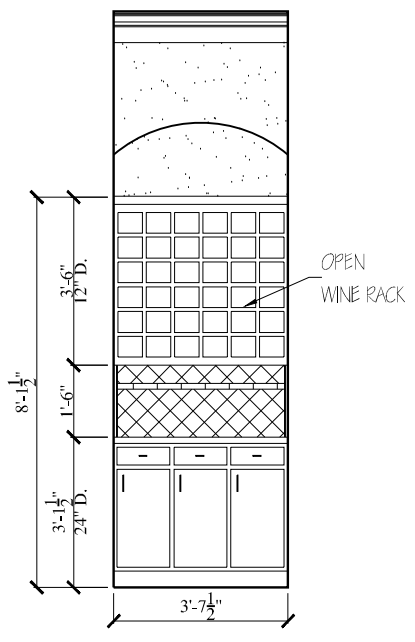
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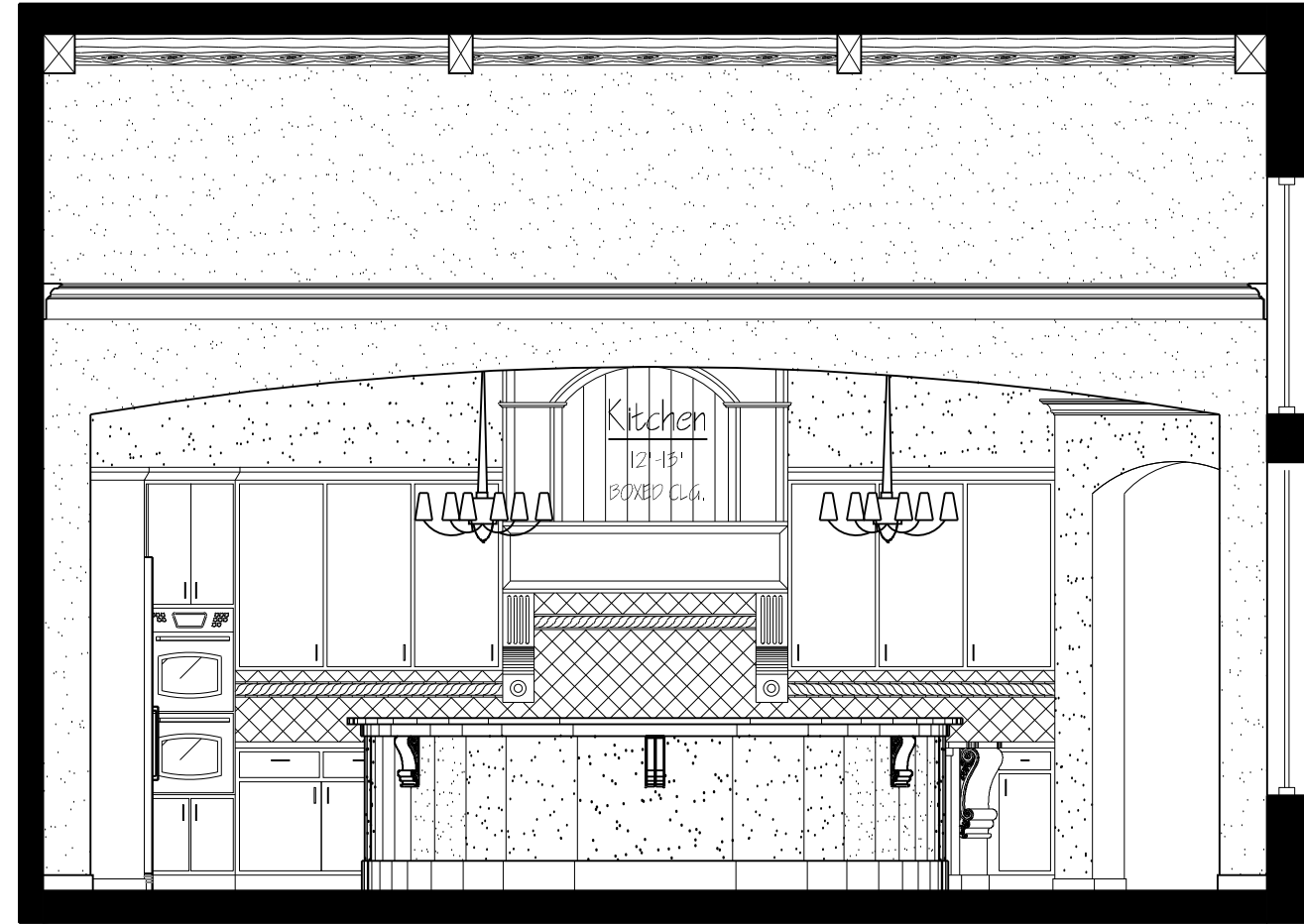
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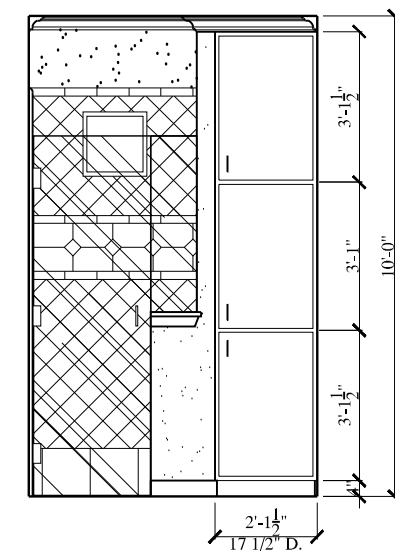
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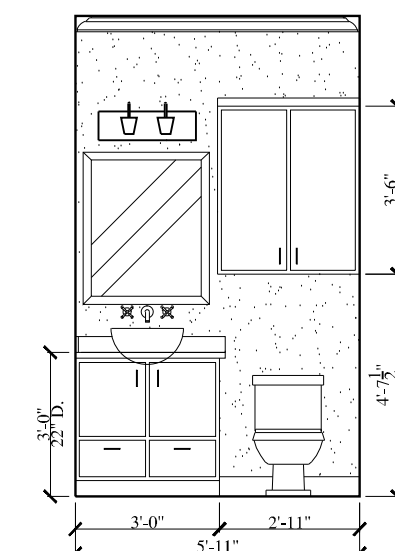
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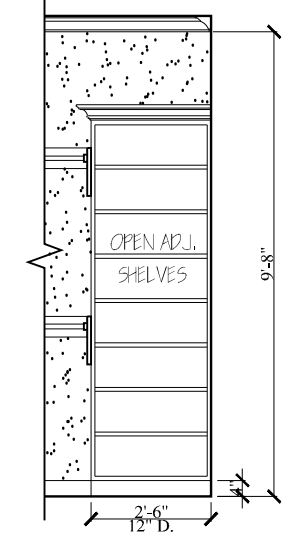
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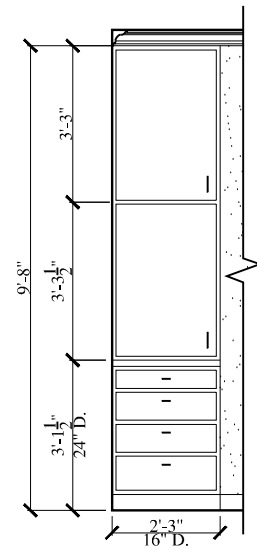
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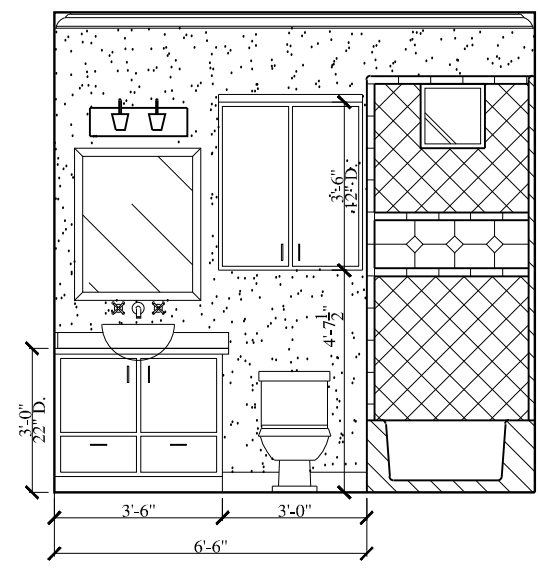
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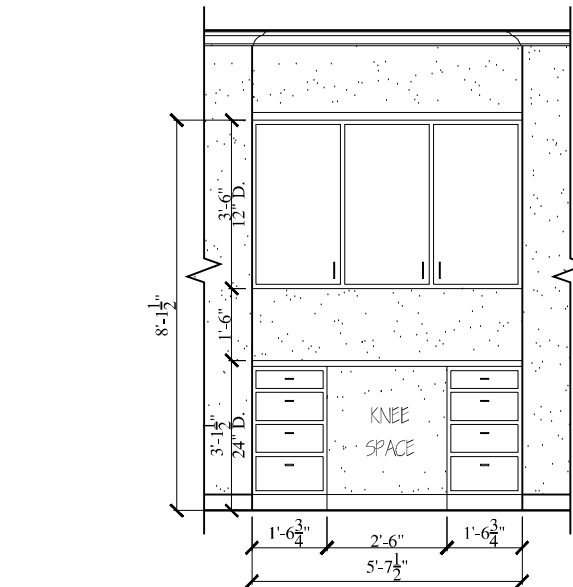
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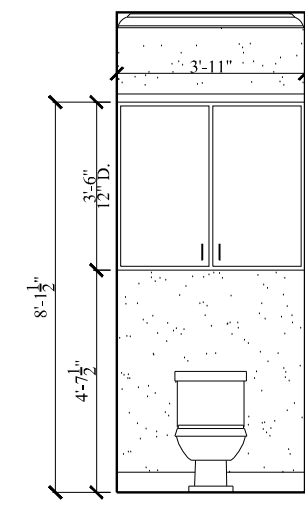
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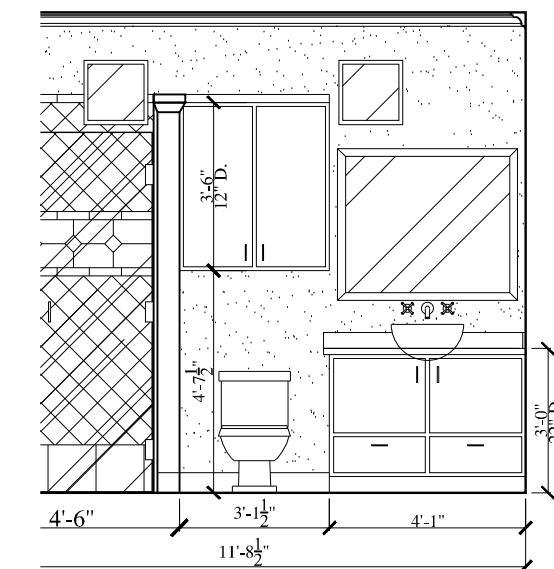
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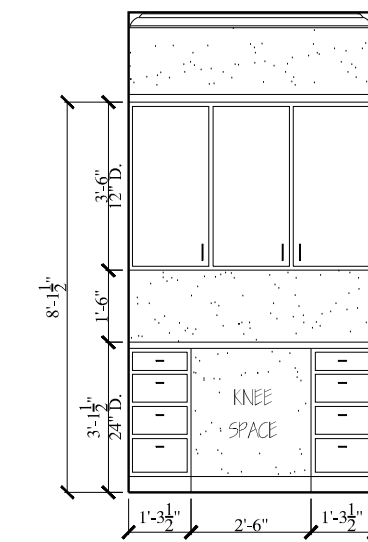
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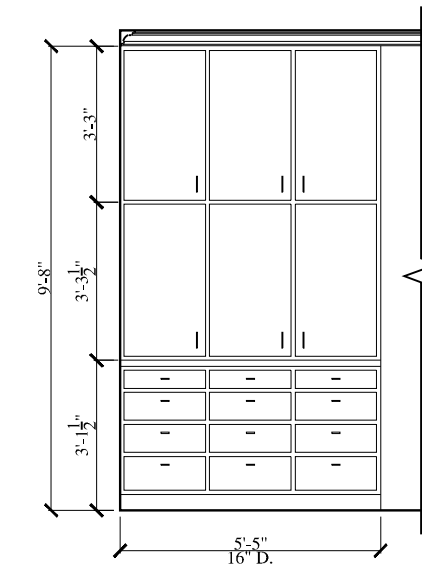
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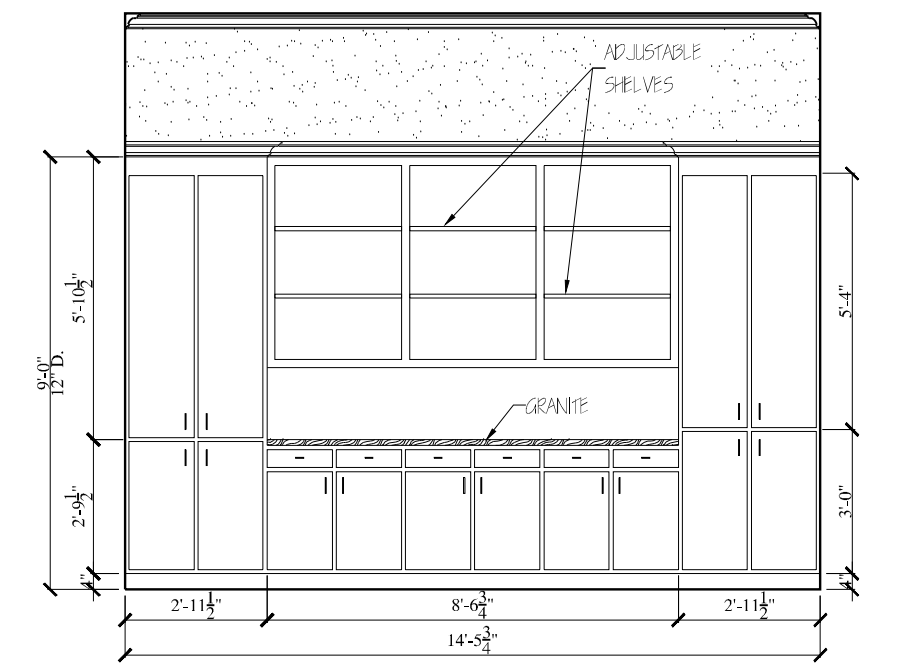
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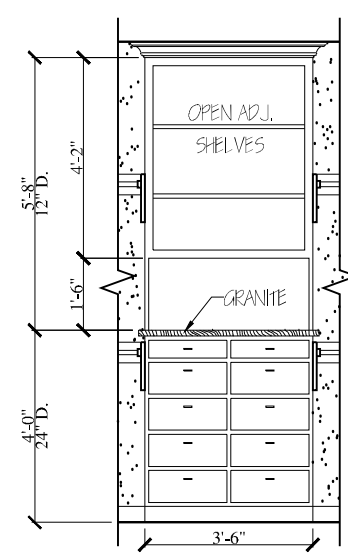
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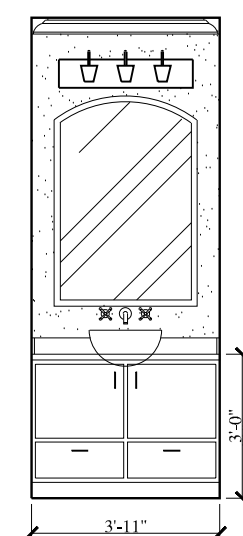
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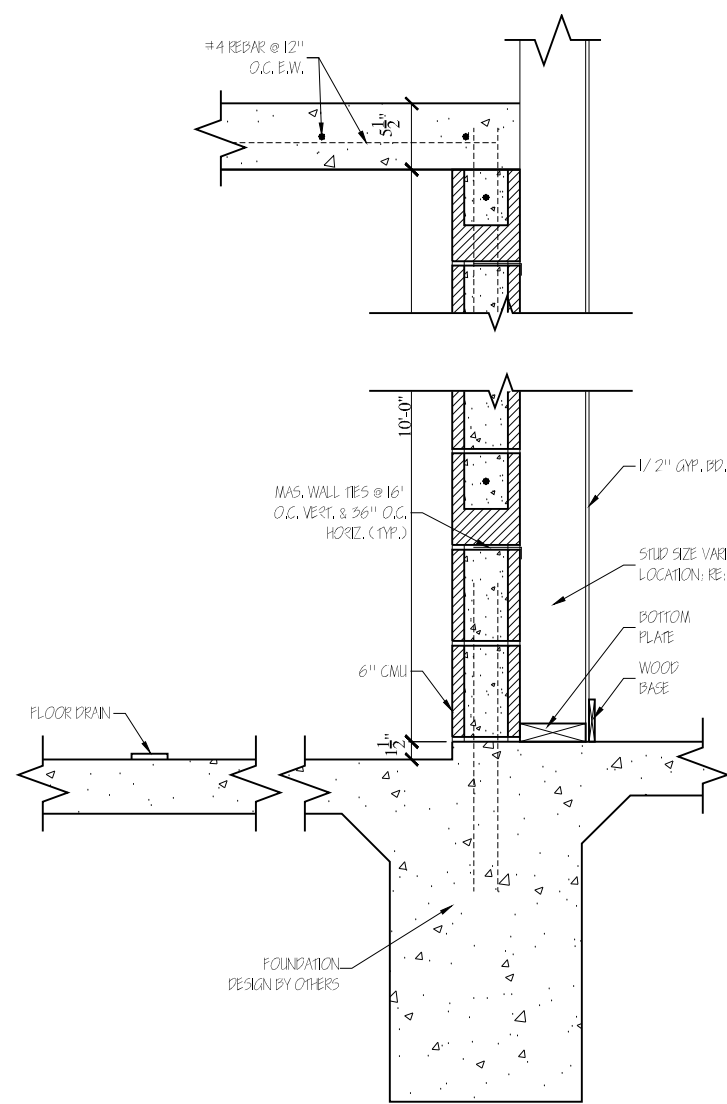
21 MILLWORK ELEVATION
SCALE: 1/4"=1'-0"



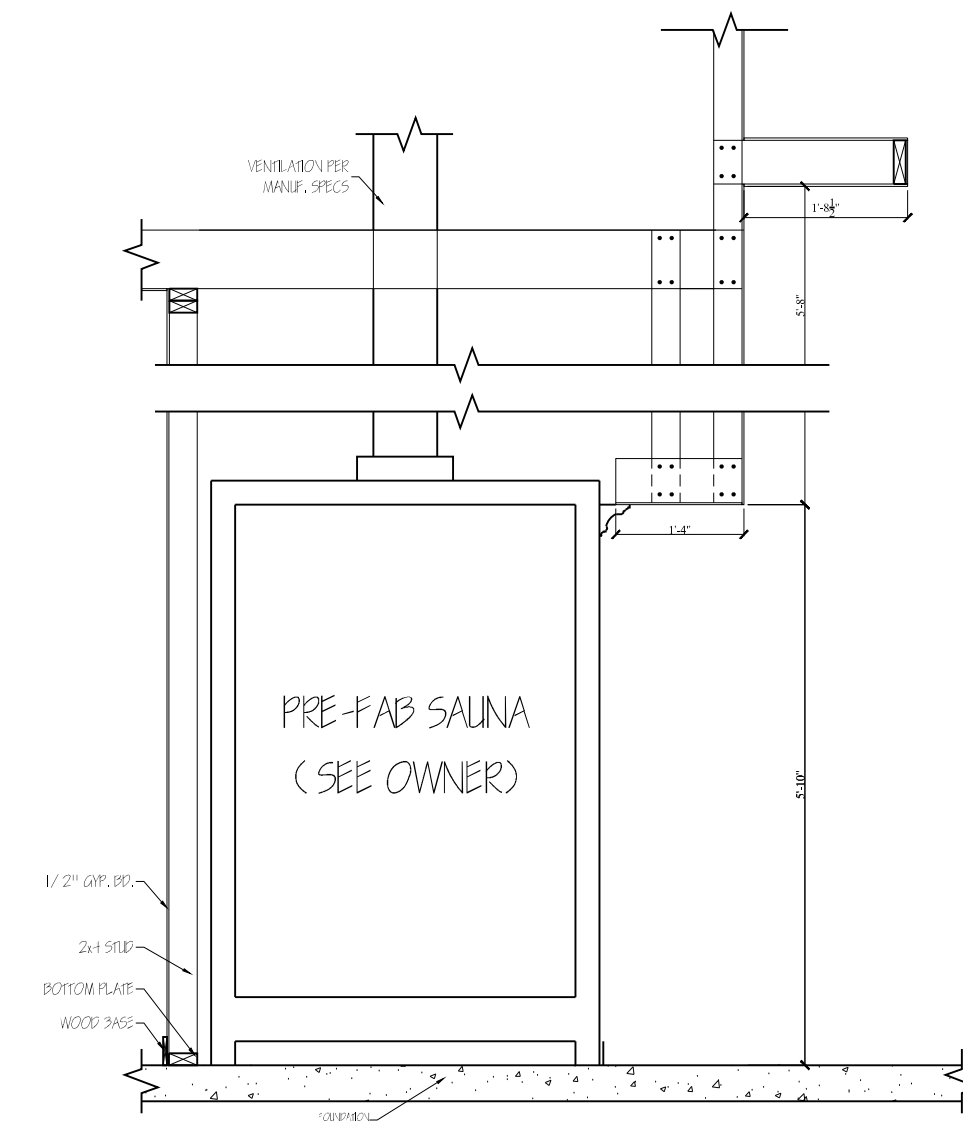
22 MILLWORK ELEVATION
SCALE: 1/4"=1'-0"



23 MILLWORK ELEVATION
SCALE: 1/4"=1'-0"



24 WALL SECTION
SCALE: 3/4"=1'-0"



25 WALL SECTION
SCALE: 1/2"=1'-0"

NOT FOR CONSTRUCTION

PROJECT SITE INFO:

lot 11A, Sunset Court
College Station, TX

RICKS RESIDENCE

CLIENT:

JTR-INITIAL BLOCK-OUT	10-10-12
JTR-FLOOR PLAN REVISIONS	10-12-12
JTR-FLOOR PLAN REVISIONS	10-16-12
JTR-FLOOR PLAN REVISIONS	10-17-12
JTR-REVISIONS & ELEVATIONS	10-26-12
JTR-REVISIONS	01-10-13

SHEET
A-5
OF
EIGHT
DATE:
01-10-13

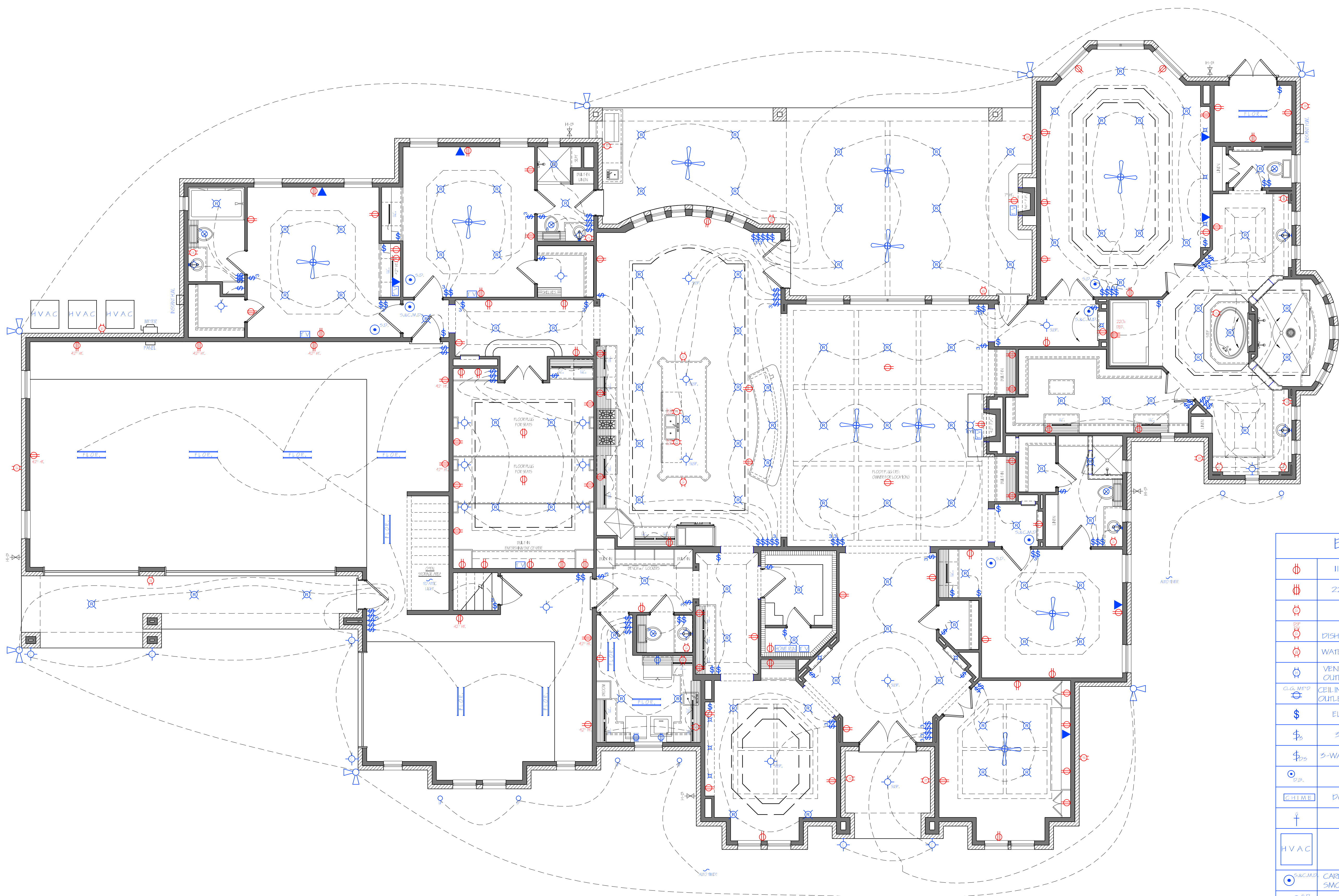
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(877) 690-CADD
(2233)

4500 Carter Creek Dr. #203
Bryan, TX 77802
www.raidesigns.com

R.A.I.
DESIGNS, INC.

JOB# 12-093 "H"



1 ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL LEGEND			
⊕	110 VOLT OUTLET	⊙	LIGHT FIXTURE
⊕	220 VOLT OUTLET	⊙	WALL-HUNG LIGHT
⊕	GFI OUTLET	⊙	COACH LIGHT
⊕	DISPOSAL / DISHWASHER OUTLET	⊙	RECESSED LIGHT
⊕	WATER-PROOF OUTLET	⊙	VENT
⊕	VENTHOOD VOLT OUTLET	⊙	CONTINUOUS COVE LIGHTING
⊕	CEILING MID. VOLT OUTLET	⊙	FLOOD LIGHT
\$	ELECTRIC SWITCH	⊙	CEILING FAN
\$	3-WAY SWITCH	⊙	FLORESCENT LIGHT-SET
\$	3-WAY DIMMER SWITCH	⊙	DEDICATED CIRCUIT
⊕	DOORBELL	⊙	EXTERIOR UP LIGHT
⊕	DOORBELL CHIME	⊙	SMALL RECESSED LED
†	GAS LINE	⊙	TELEPHONE JACK
HVAC	A/C PAD	⊙	CABLE TV JACK
⊕	CARBON MONOXIDE & SMOKE DETECTOR	⊙	"RG-6" CABLE JACK
⊕	SMOKE DETECTOR	⊙	SPEAKER WIRE

* ELECTRICAL SHALL BE INSTALLED PER 2012 NATIONAL ELECTRICAL CODE & LOCAL AMENDS.
 * CARBON MONOXIDE DETECTORS TO BE INSTALLED OUTSIDE OF BEDROOM AREAS. IF HOUSE
 HAS GAS FIREAPPLIANCES OR ATTACHED GARAGE.
 * TAMPER RESISTANT OUTLETS, ALL 110V RECEPTACLES.
 * ARC-FAULT PROTECTION PER CODE, MOST OUTLETS REQUIRED TO BE PROTECTED.
 * 50% OF LIGHTING TO BE HIGH EFFICACY LIGHTING.
 * ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING, LIVING,
 PARLORS, LIBRARIES, BEDROOMS, SUNROOMS & SIMILAR ROOMS SHALL BE PROTECTED BY AN
 ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
 * ALL 125V, 15 & 20 AMP. RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
 * ASSURE PROPER GFI LOCATIONS, INCLUDING ONE WITHIN 25' OF OUTSIDE A/C UNIT.
 * ANY DEDICATED GARAGE APPLIANCES CIRCUITS WILL NEED TO BE GFI PROTECTED.
 * ELECTRIC HEATING IS NOT ALLOWED FOR RESIDENTIAL USE PROPERTIES WITH FLOOR AREA
 GREATER THAN 900 SQ.FT.
 * A MINIMUM OF 50% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES ARE TO BE
 HIGH EFFICACY LAMPS.
 * SMOKE DETECTORS MUST HAVE MIN. 3" CLEARANCE FROM FORCED AIR.
 * SMOKE DETECTORS SHALL BE INTERCONNECTED, 120V w/ BATTERY BACKUP AND LOCATED IN
 EACH SLEEPING ROOM AND OUTSIDE OF EACH BEDROOMS PLUGS, CEILING FANS, AND RETURN
 AIR.
 * RECESSED LIGHTING INSTALLED IN THE BUILDING ENVELOPE SHALL BE IC RATED AND SEALED
 TO PREVENT AIR LEAKAGE.

NOT FOR CONSTRUCTION

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RICKS RESIDENCE

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JOB# 12-093 "H"

SHEET	JTR-INITIAL BLOCK-OUT	10-10-12	CLIENT:
A-6 OF EIGHT	JTR-FLOOR PLAN REVISIONS	10-12-12	RICKS RESIDENCE
	JTR-FLOOR PLAN REVISIONS	10-16-12	
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