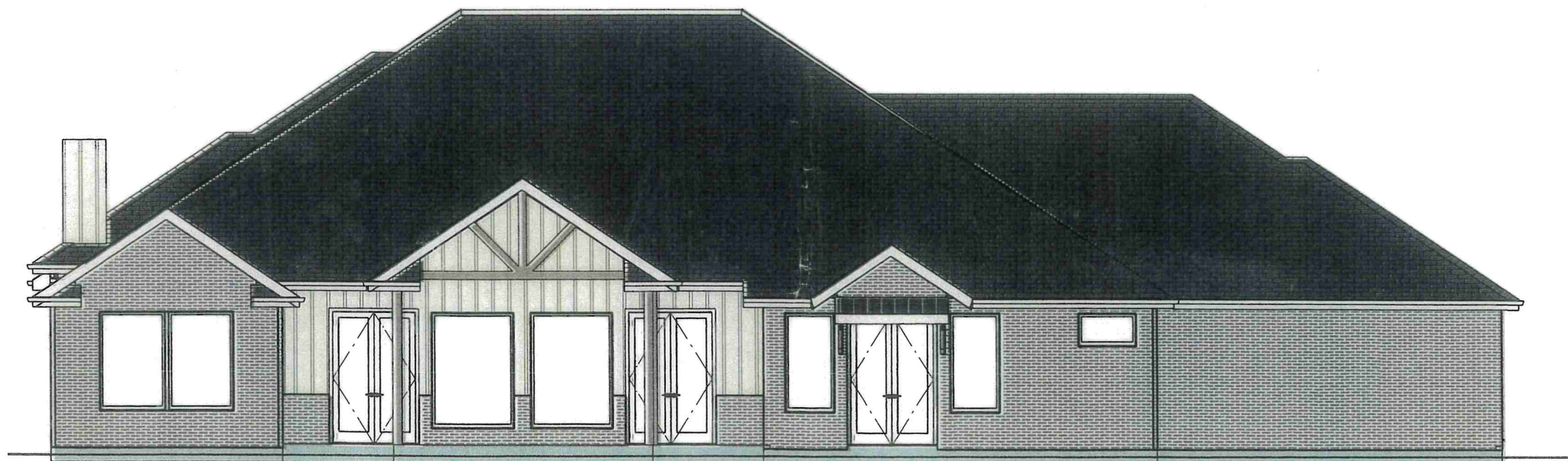




Elevation 1



Elevation 2

Exhibit 2
Artheme Spayne
Randu 2. Spayne
Byler

Lot 444R Block C, Phase 3 of
 King Oaks

Elevations

Reece Homes - 172
 10370 Henley Cove
 lola, TX 77861

REECE HOMES

DATE:

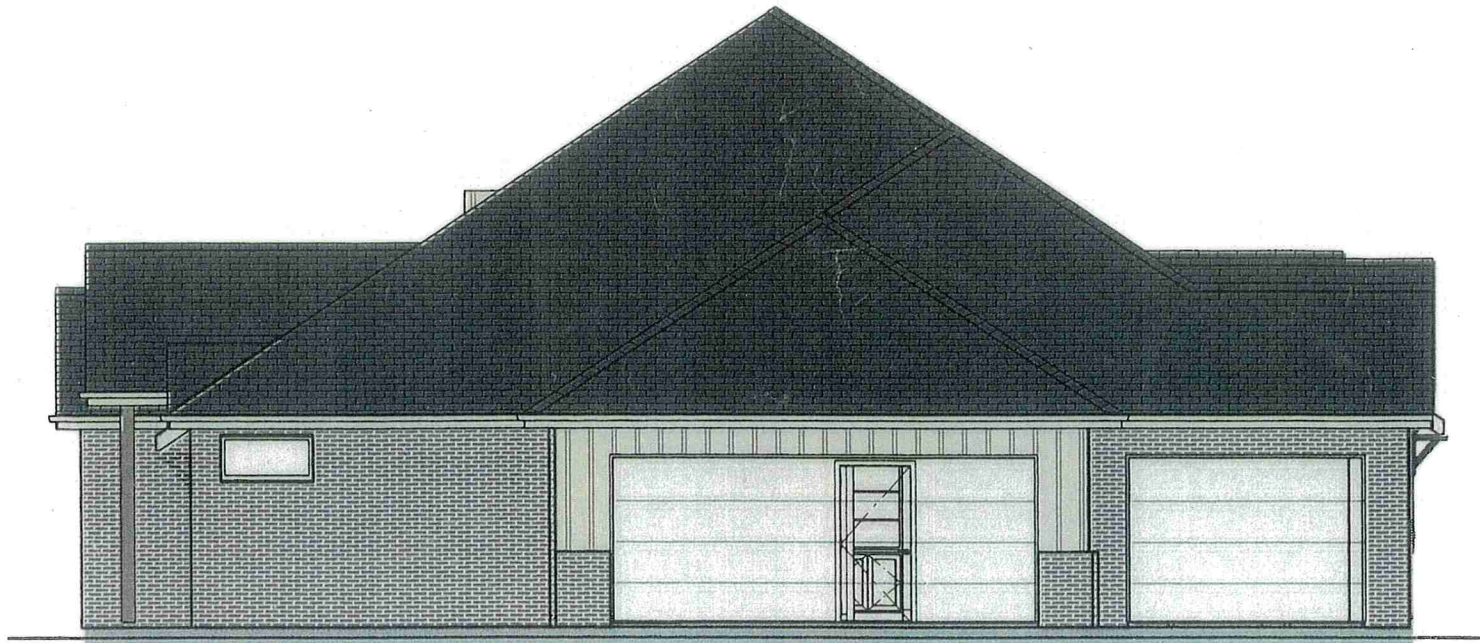
6/19/2019

SCALE:

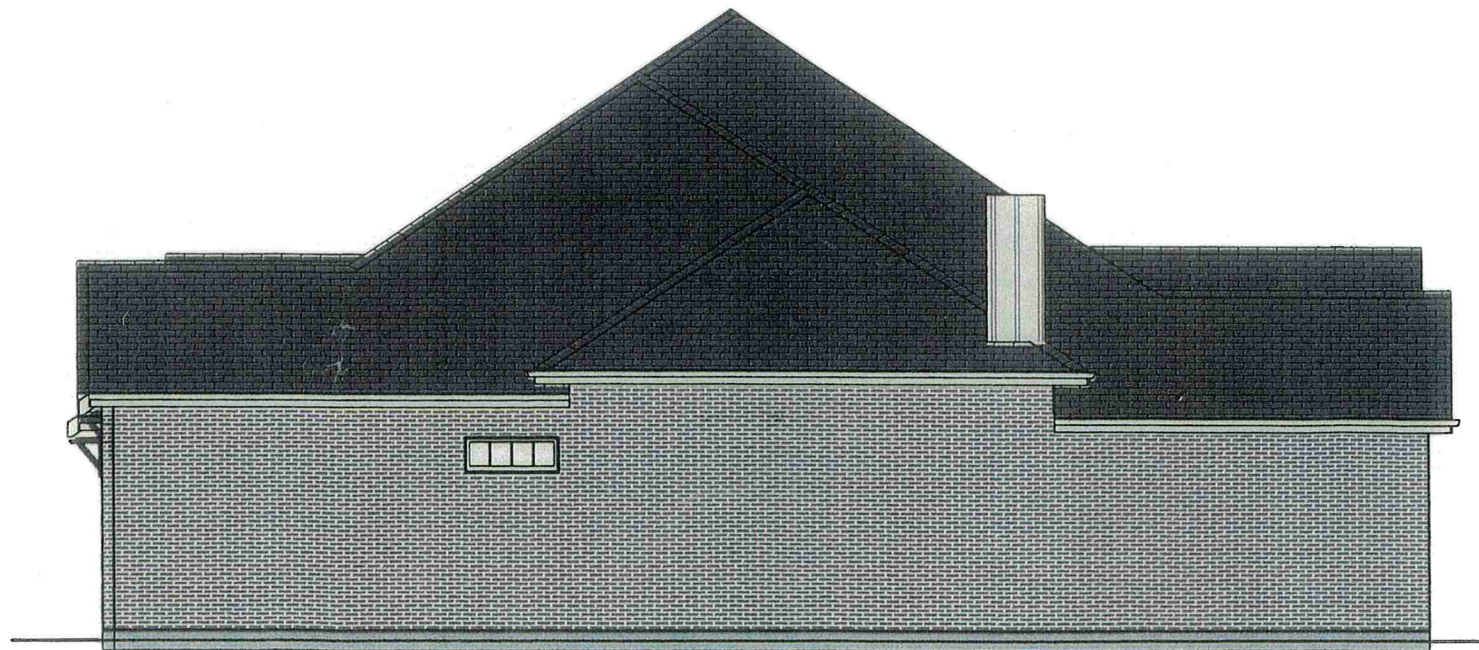
1' = 1/8"

SHEET:

A-3



Elevation 3



Elevation 4

Exhibit 2 *Stathene Payne*
Randal R. Bore

Pay/Bo

Lot 444R Block C, Phase 3 of
King Oaks

Elevations

Reece Homes - 172
10370 Henley Cove
Iola, TX 77861

REECE HOMES
10370 Henley Cove, Iola, TX 77861

DATE:

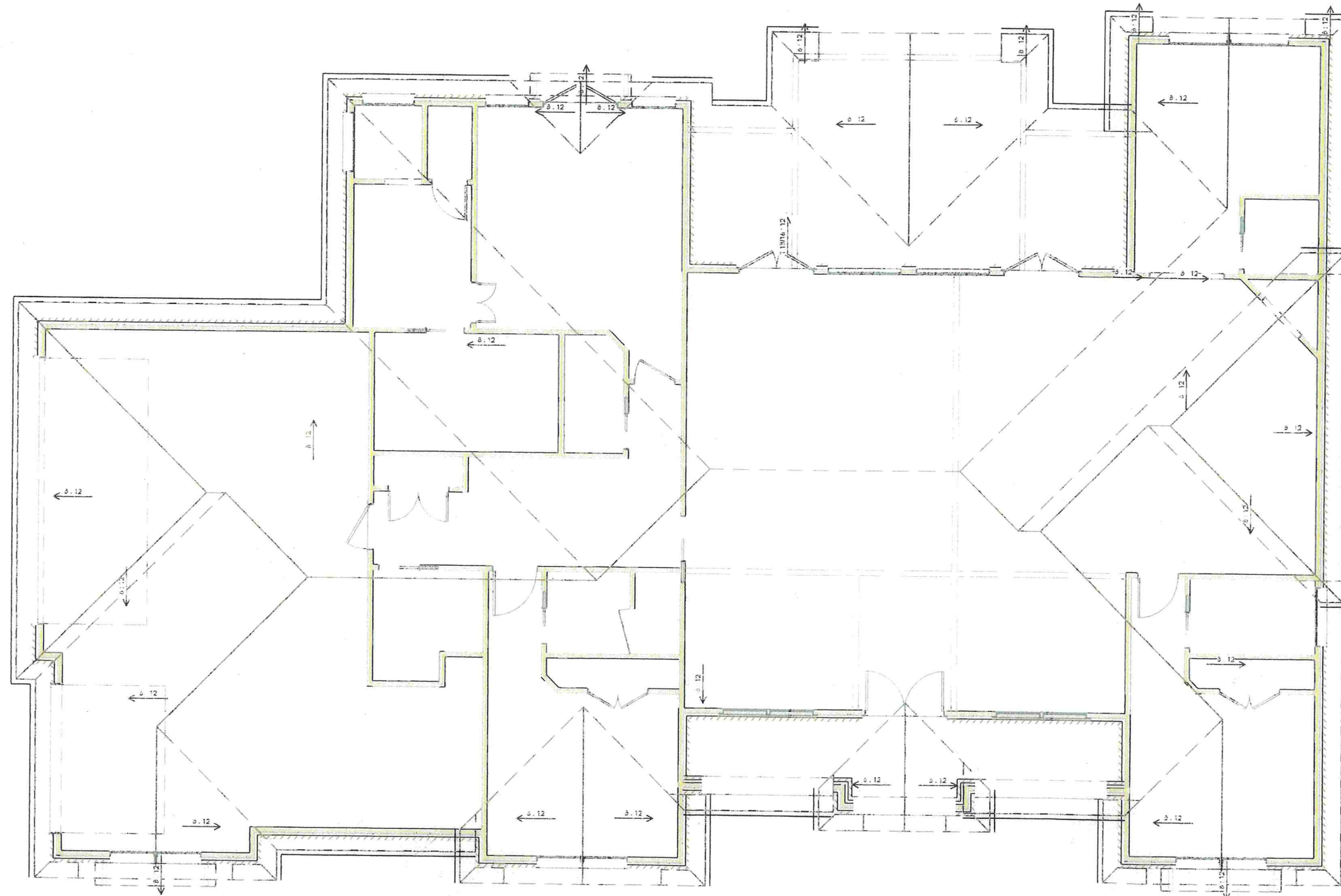
6/19/2019

SCALE:

1' = 1/8"

SHEET:

A-4




Katherine Skyles
 Exhibit 2 *Ramon + Ben* *Asplu*

Lot 444R Block C, Phase 3 of King Oaks

Roofing Plan

Reece Homes - 172
 10370 Henley Cove
 Iola, TX 77861


 REECE HOMES

DATE:

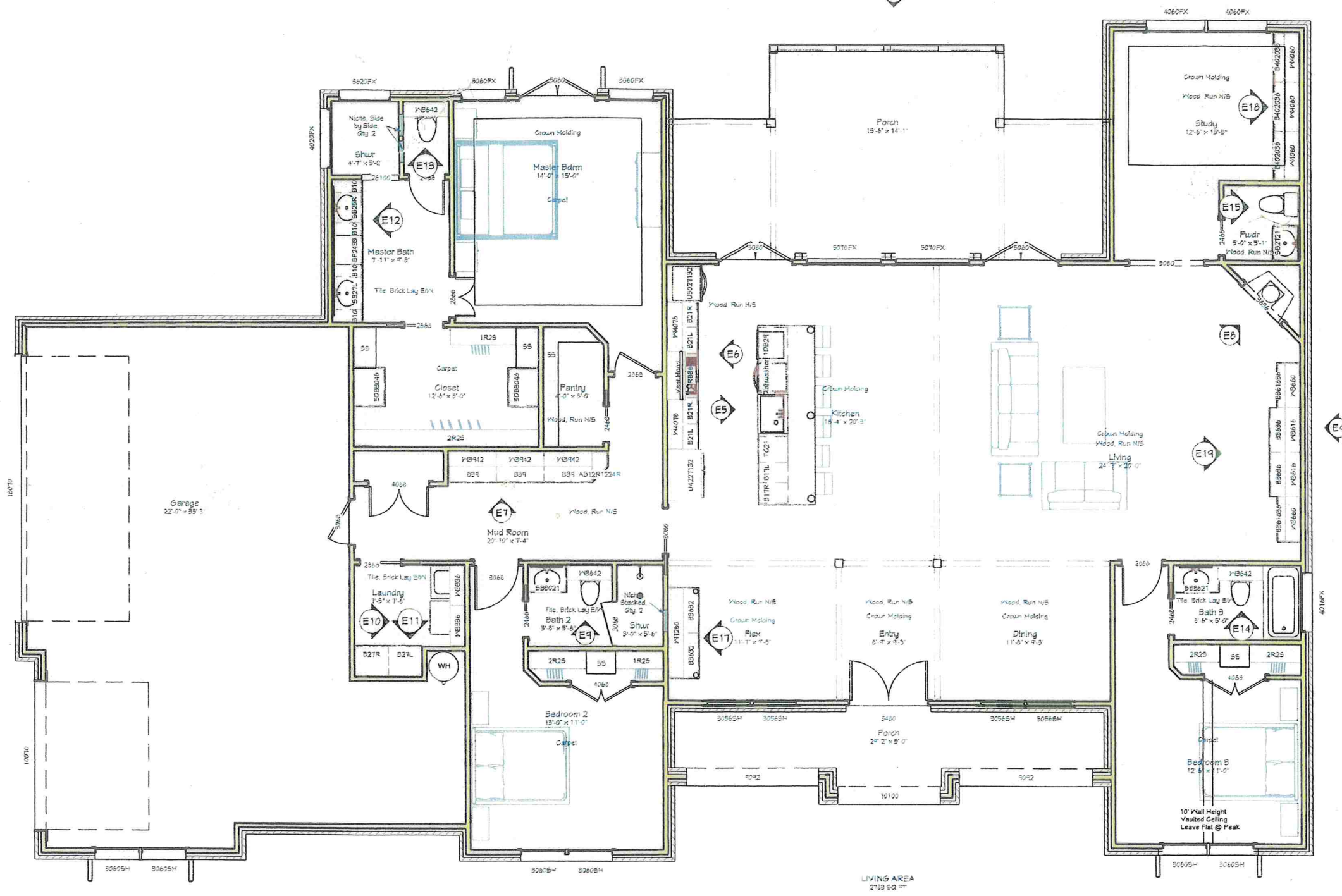
6/19/2019

SCALE:

1' = 1/8"

SHEET:

A-5



Lot 444R Block C, Phase 3 of
King Oaks

Trim

Reece Homes - 172
10370 Henley Cove
Iola, TX 77861

REECE HOMES

DATE:

6/19/2019

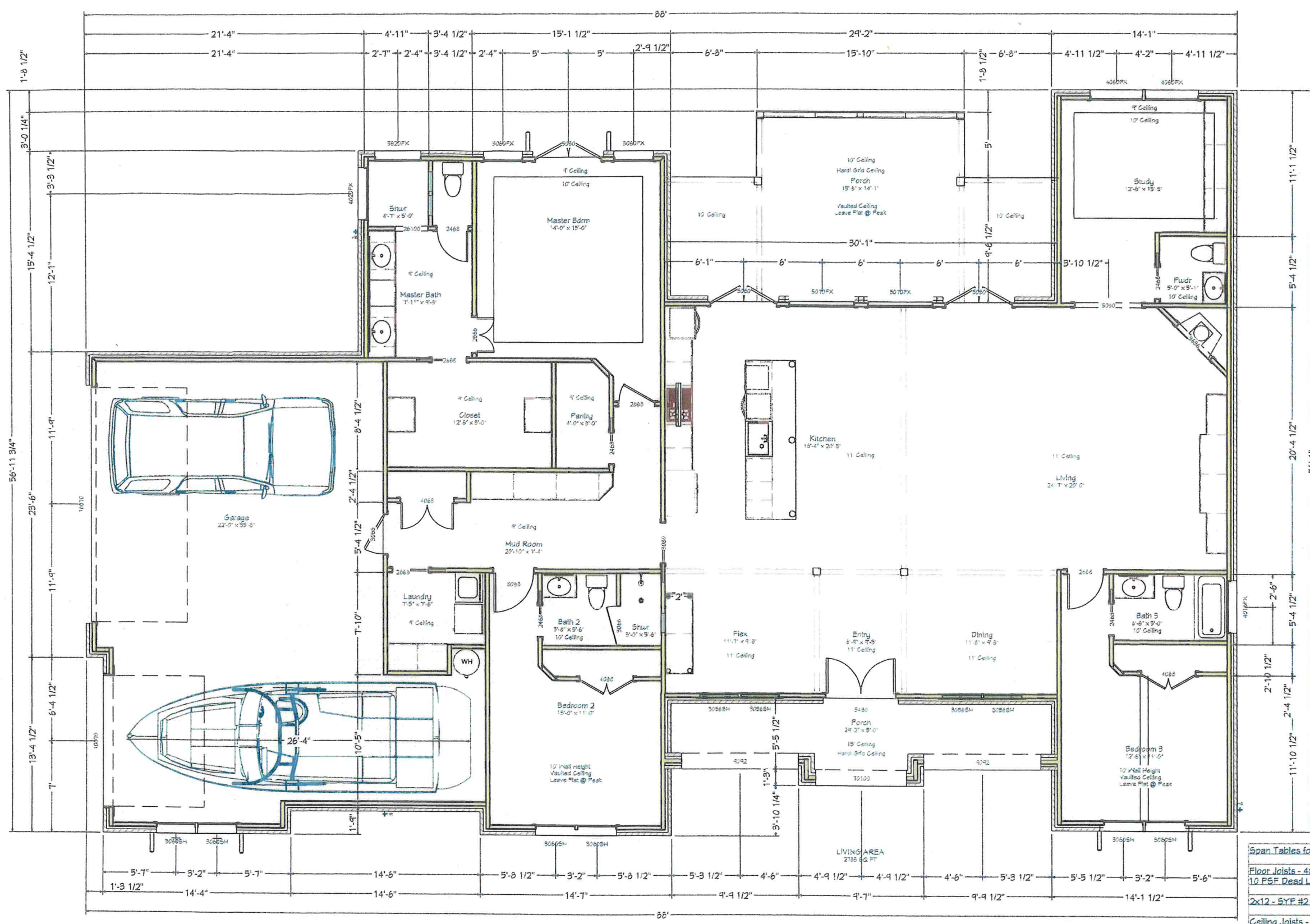
SCALE:

1" = 1/4"

SHEET:

A-7

Exhibit 2
Katherine Payne
Randall Payne
Payne



GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER: Engineer's Information Here

DESIGNER:

BUILDER: Builder's Information Here

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION, REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 60 LBS PER SQUARE FOOT.

WALL HEADERS (2) 2 X 10 OF 2 TYP. UNO.

ROOF & FLOOR TRUSS MANUFACTURER _____

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R602.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

Span Tables for Southern Yellow Pine Joists

Joist Size	12' O.C.	16' O.C.	19.2' O.C.	24' O.C.
Floor Joists - 40 PSF Live Load				
10 PSF Dead Load, 3/60 Deflection				
2x12 - SYP #2	19' 1"	16' 1"	15' 1"	13' 1"
Ceiling Joists - 20 PSF Live Load				
10 PSF Dead Load, 2/40 Deflection				
2x4 - SYP #2	12' 0"	16' 0"	19.2' O.C.	24' O.C.
2x6 - SYP #2	13' 11"	12' 0"	11' 7"	6' 7"
2x8 - SYP #2	17' 7"	15' 3"	13' 11"	9' 10"
2x10 - SYP #2	20' 11"	18' 1"	16' 6"	14' 9"

Lot 444R Block C, Phase 3 of King Oaks

Floor Plan

Reece Homes - 172 Henley Cove
10370 Henley Cove
Iola, TX 77861

REECE HOMES
Proudly Serving Texas

DATE: 6/19/2019

SCALE: 1" = 1/8"

SHEET: A-1

Exhibit 2

Stephaine Payne
Randall L. Payne

ELECTRICAL DATA & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

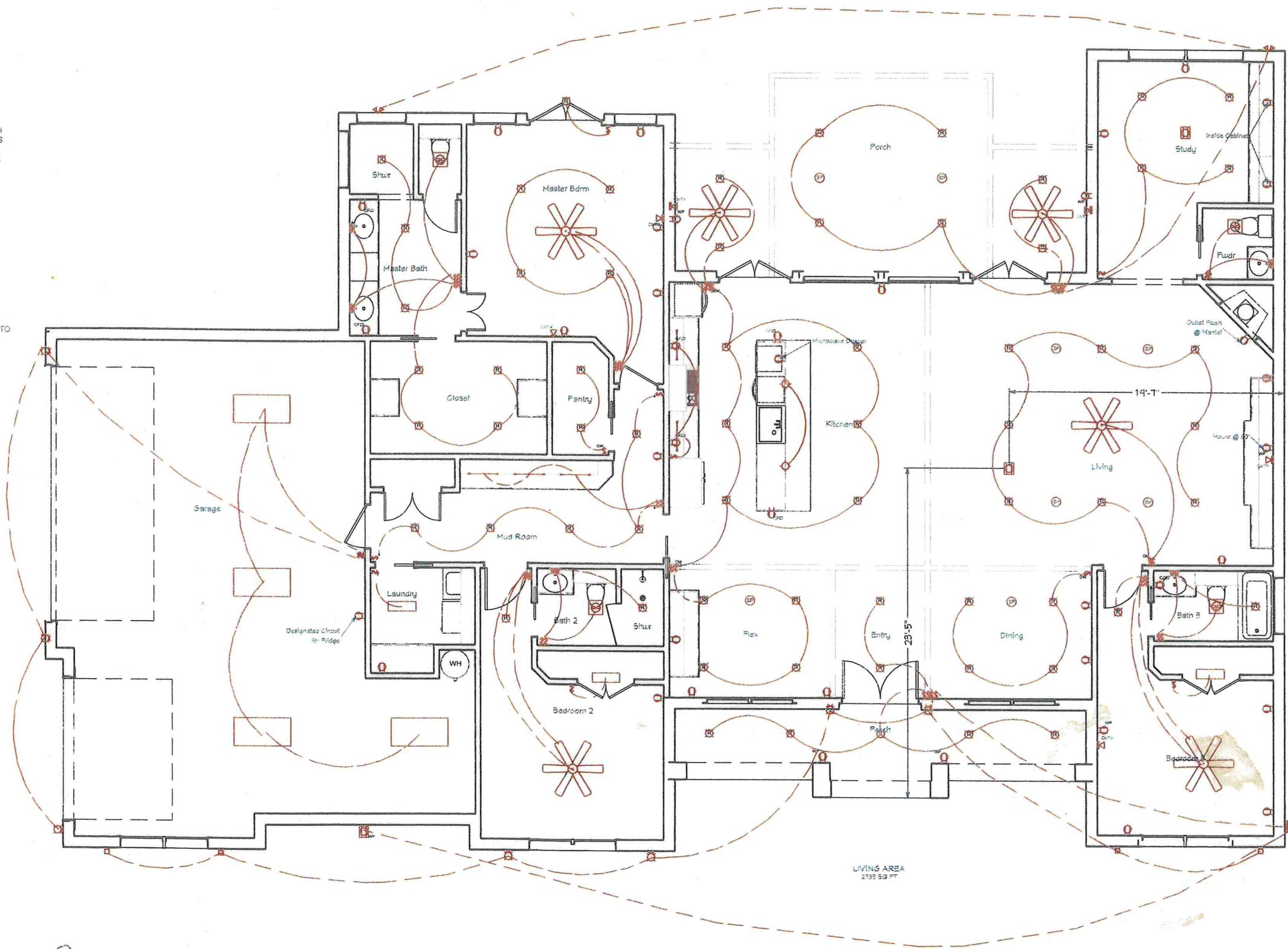
AUDIO:

1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN. RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
3. LOCATE JACKS AS INDICATED IN THE PLAN. INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q" SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

1. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN. SYSTEM TO BE APPROVED BY HOME OWNER.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio/Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



LIVING AREA
23'-5" FT

Lot 444R Block C, Phase 3 of
King Oaks

Electrical

Reece Homes - 172
10370 Henley Cove
Iola, TX 77861

REECE HOMES

DATE:

6/19/2019

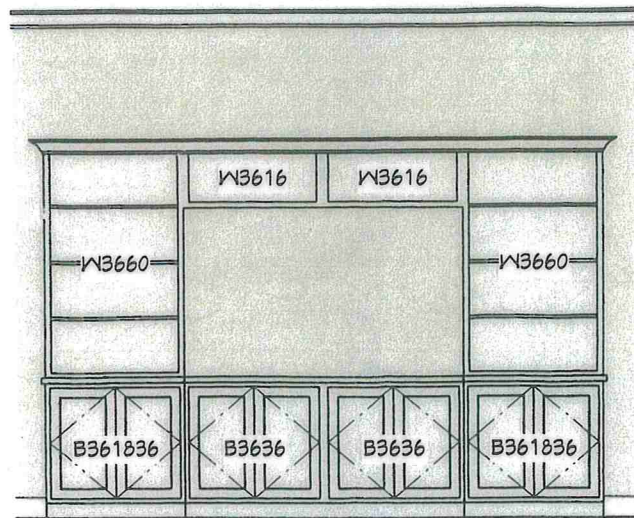
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1" = 1/8"

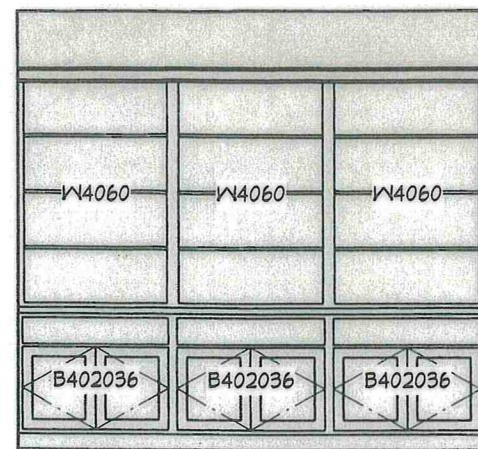
SHEET:

A-6

Exhibit 2
Katherine Spivey
Randy D. Spivey
Spivey



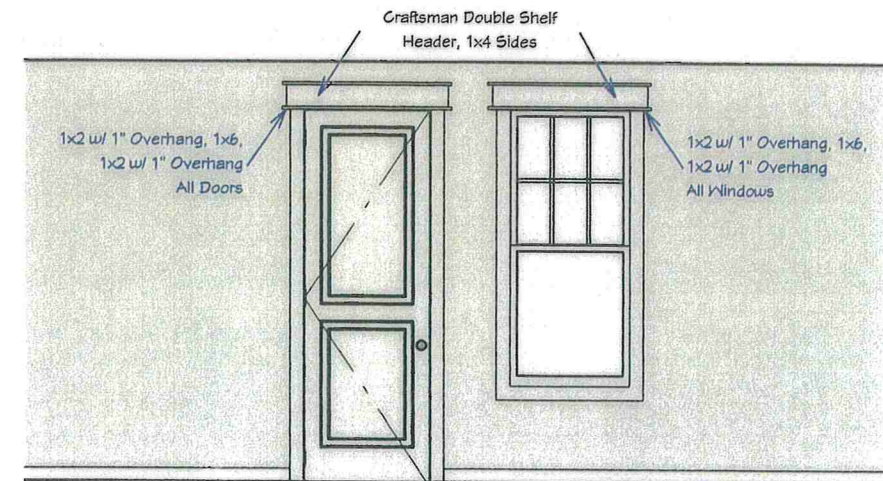
Elevation 19



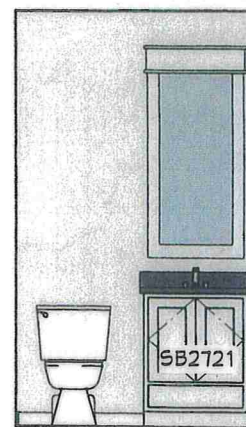
Elevation 18



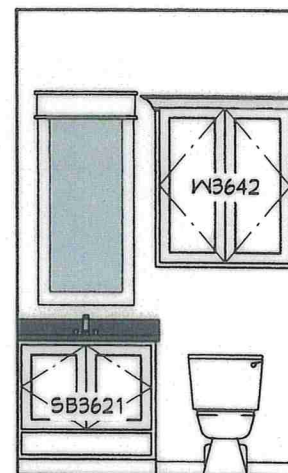
Elevation 17



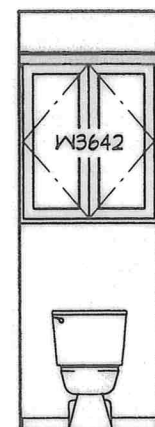
Elevation 16



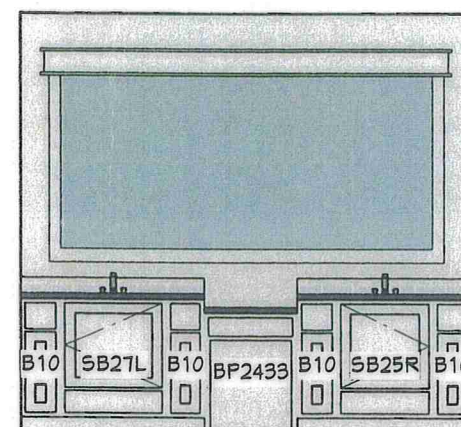
Elevation 15



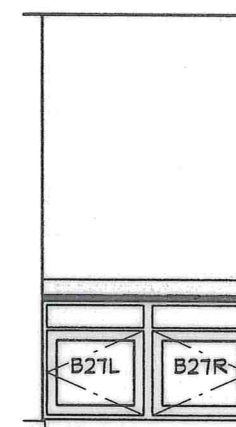
Elevation 14



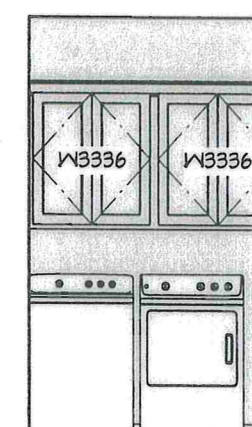
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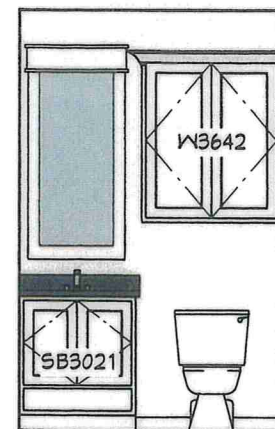
Elevation 12



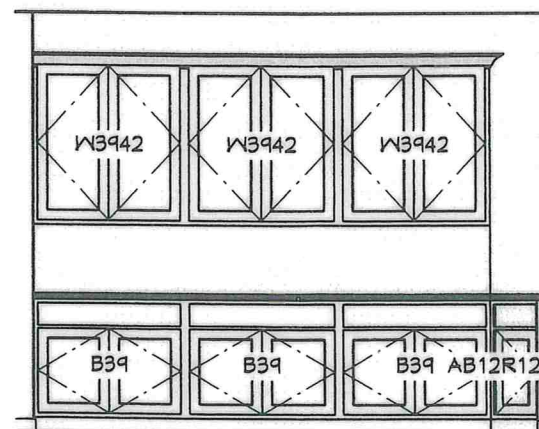
Elevation 11



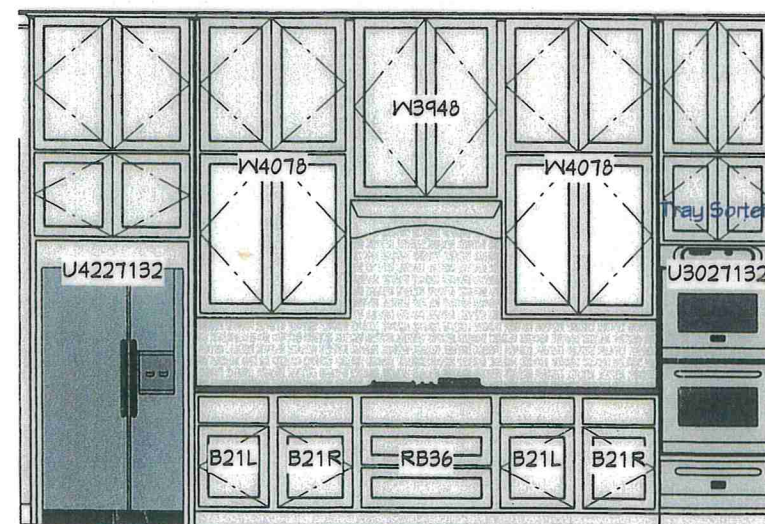
Elevation 10



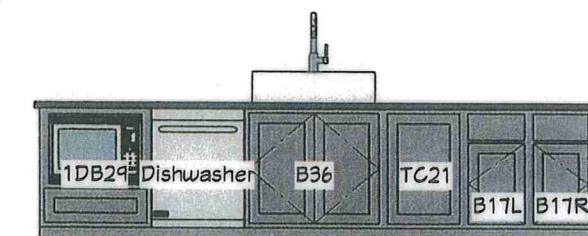
Elevation 9



Elevation 7



Elevation 6



Elevation 5

Katherine Payne
 Exhibit 2
Ramon S. P...

Lot 444R Block C, Phase 3 of
 King Oaks

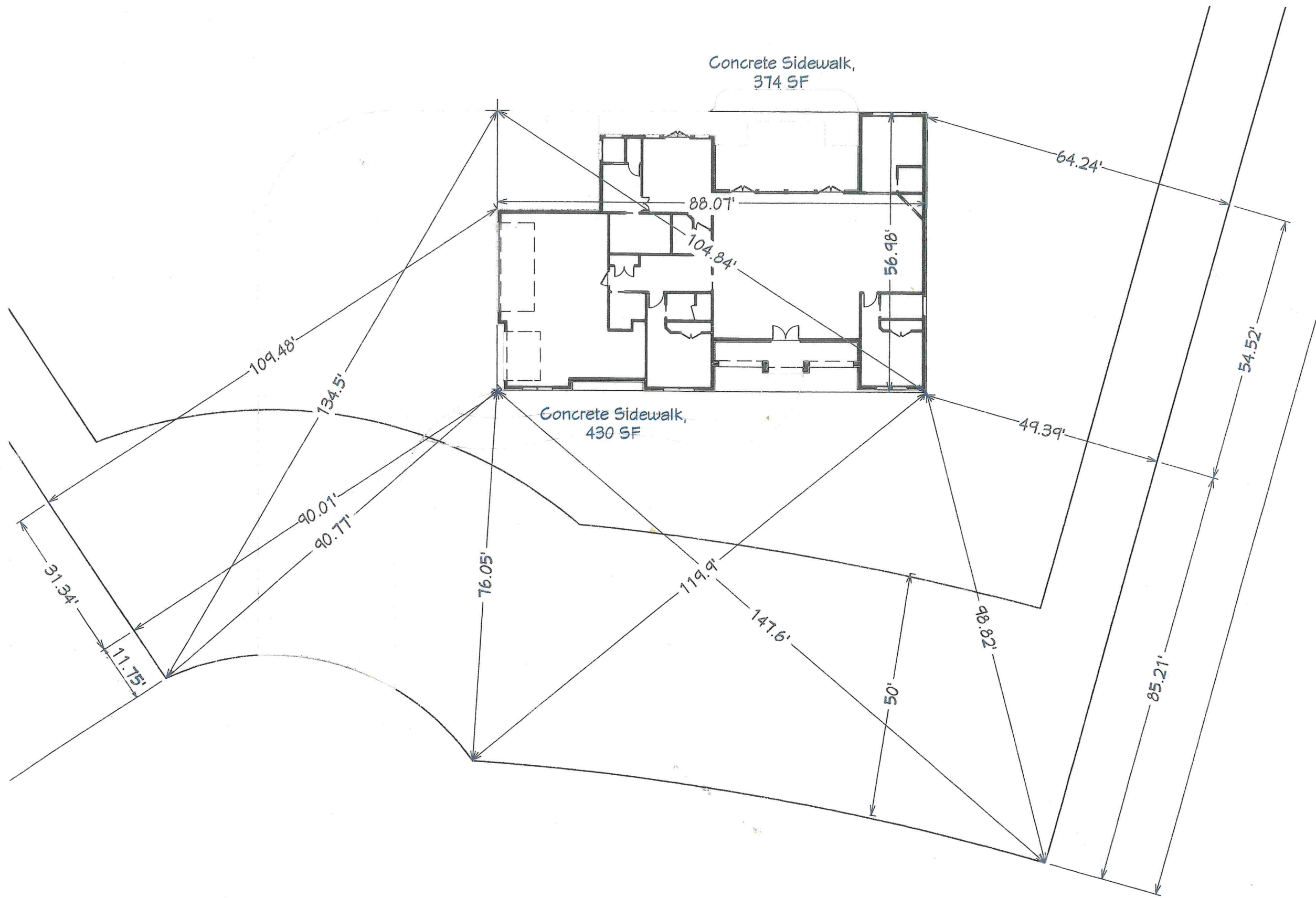
Trim

Reece Homes - 172
 10370 Henley Cove
 Iola, TX 77861

REECE HOMES
 Build the way you live

DATE:
 6/19/2019
 SCALE:
 1" = 1/4"
 SHEET:

A-8



Lot 444R Block C, Phase 3 of
King Oaks

Site Plan

Reece Homes - 172
10370 Henley Cove
Iola, TX 77861

REECE HOMES

DATE:

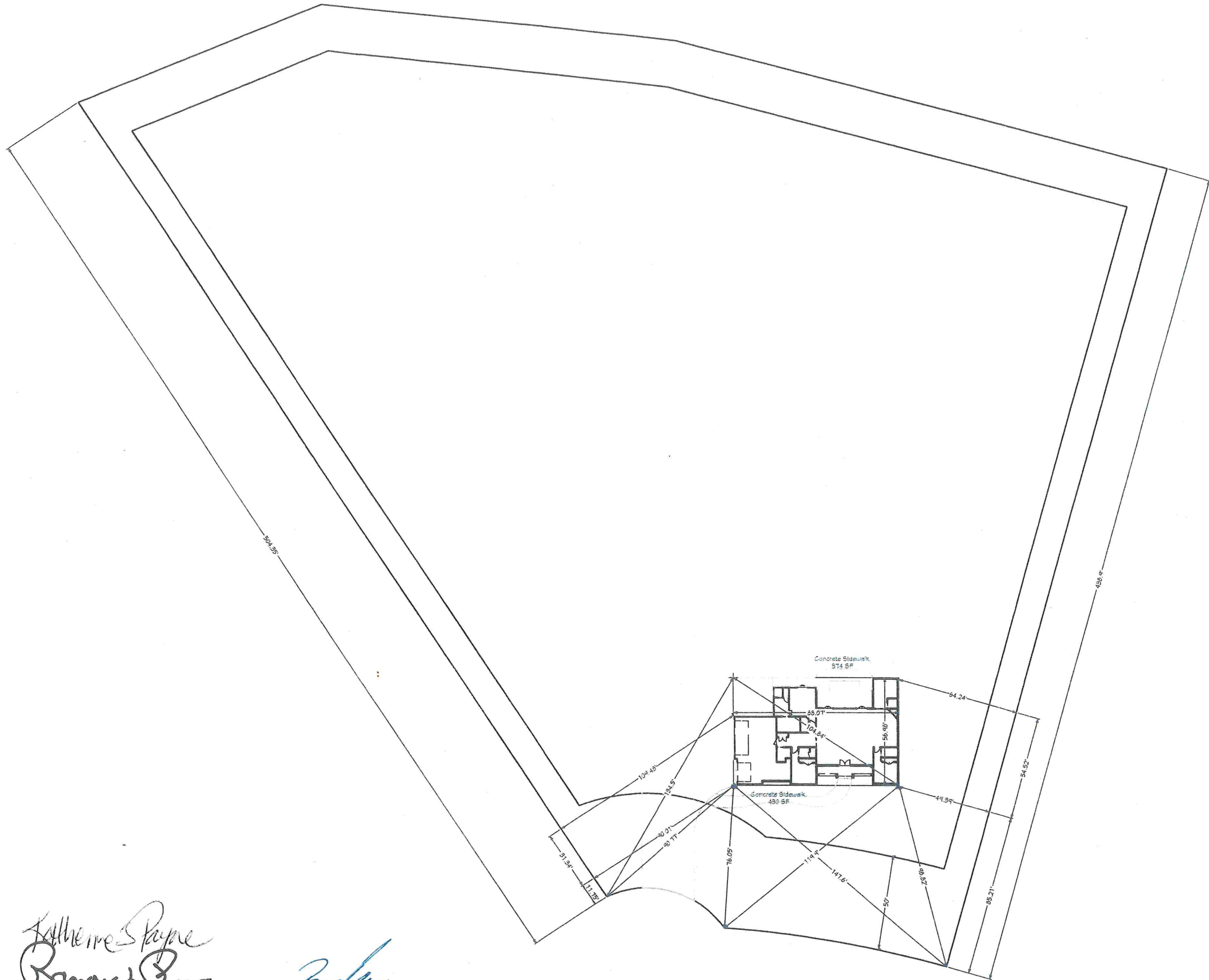
6/19/2019

SCALE:

SHEET:

Exhibit 2 *Lathem Payne*
Daniel Z. Byrne *Ryker*

1st Floor



Lot 444R Block C, Phase 3 of
King Oaks

Site Plan

Reece Homes - 172
10370 Henley Cove
Iola, TX 77861



DATE:

6/19/2019

SCALE:

30' = 1"

SHEET:

A-2

Exhibit 2

Katherine Payne
Ronan L. Payne

Payne