

PLATE BRX-F3600

THE CEDAR COURT FOURPLEX · SAMPLE DRAWING SET

SAMPLE. NOT FOR CONSTRUCTION



3,600 sq ft heated · 8 bed · 8 baths · 60 x 36 ft
Sample license: PDF, one build, one address. A sample order from the walkthrough: nothing was sold and no license was granted.

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THE CEDAR COURT FOURPLEX · EXTERIOR ELEVATIONS, ILLUSTRATIVE

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Front elevation

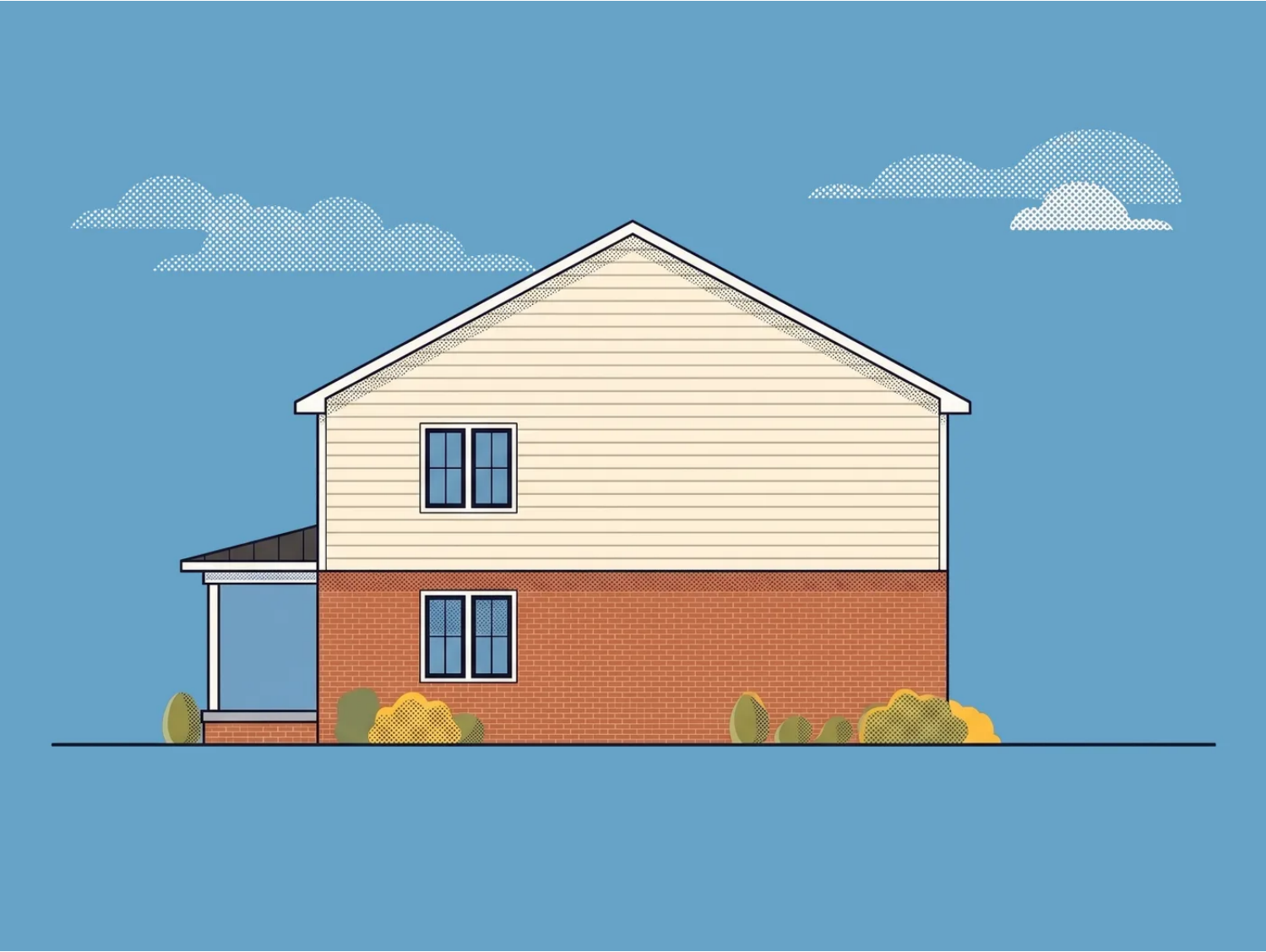


Rear elevation

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THE CEDAR COURT FOURPLEX · EXTERIOR ELEVATIONS, ILLUSTRATIVE

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Side elevation



Street view

PLATE BRX-F3600

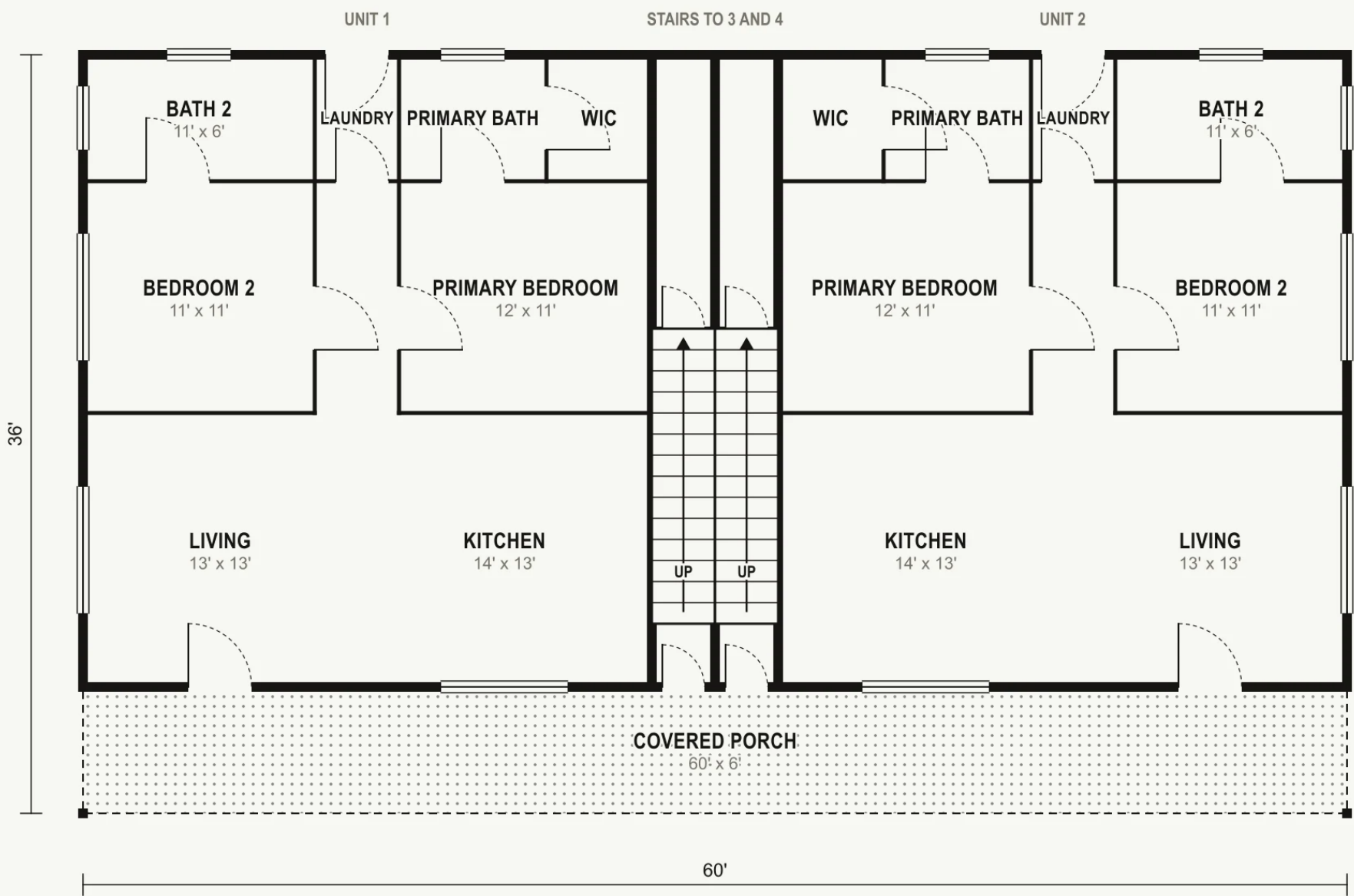
THE CEDAR COURT FOURPLEX · LEVEL 1

1,800 sq ft heated · porches 360 sq ft

SAMPLE. NOT FOR CONSTRUCTION

SAMPLE PLAN

NOT FOR CONSTRUCTION



SAMPLE PLAN. NOT FOR CONSTRUCTION.

A demonstration drawing, not a drawing set. Dimensions nominal. Front of house at the bottom.

PLATE BRX-F3600

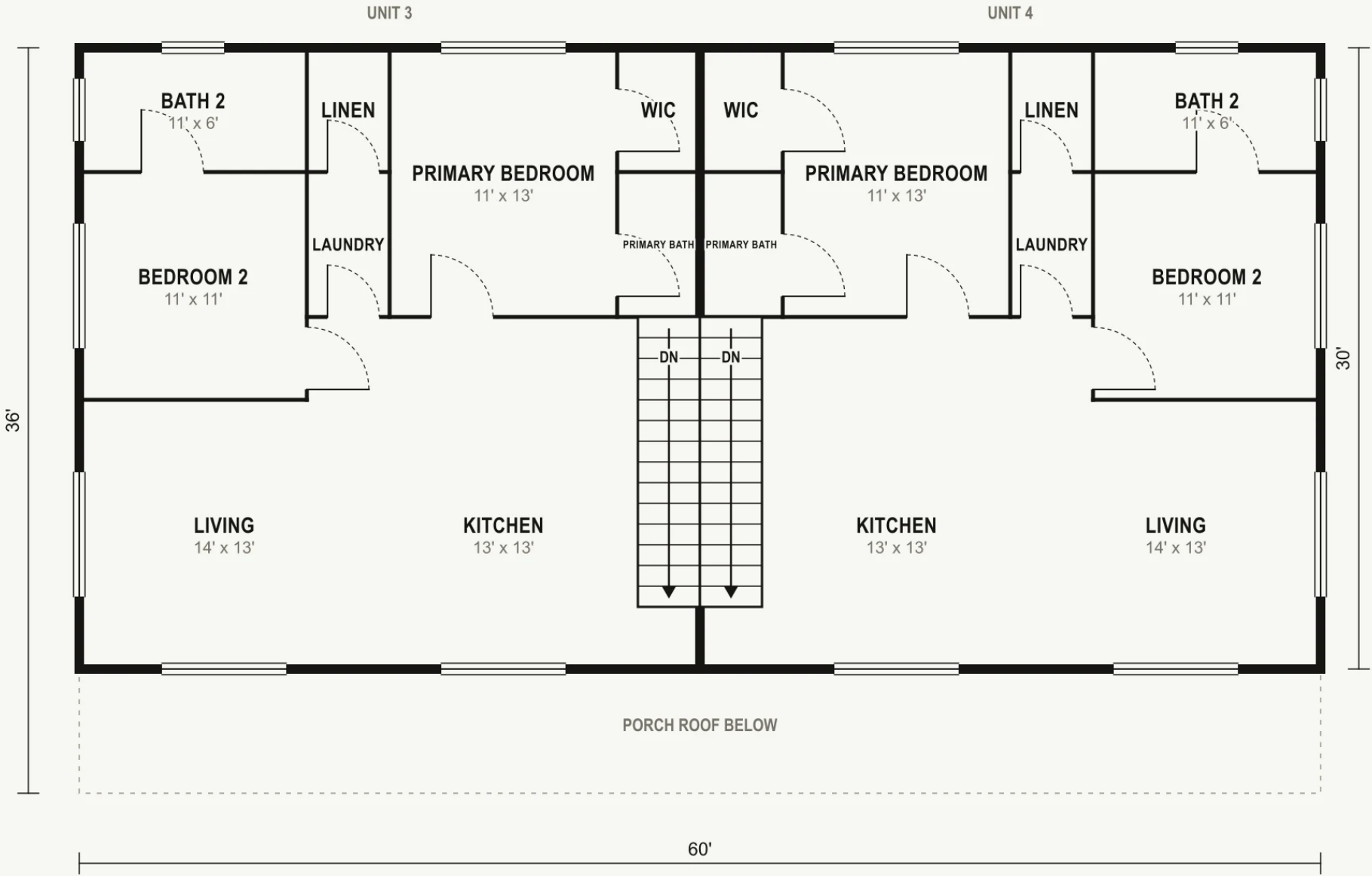
THE CEDAR COURT FOURPLEX · LEVEL 2

1,800 sq ft heated

SAMPLE. NOT FOR CONSTRUCTION

SAMPLE PLAN

NOT FOR CONSTRUCTION



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THE CEDAR COURT FOURPLEX · SPECIFICATION

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HEATED AREA	3,600 sq ft
TOTAL UNDER ROOF	3,960 sq ft
GARAGE	None
PORCHES	360 sq ft
BEDROOMS / BATHS	8 / 8 baths
STORIES	2
WIDTH X DEPTH	60 x 36 ft
MAX RIDGE HEIGHT	27 ft
MAIN CEILING	9 ft
ROOF	Gable, 5:12, truss framed
EXTERIOR WALLS	2x6; brick, lap siding
FOUNDATION OPTIONS	Post tension slab on grade

WHAT A DRAWING SET LIKE THIS INCLUDES

- Foundation plan with an expansive soil slab detail
- Dimensioned floor plans, both levels
- Four exterior elevations
- Building and wall sections, including floor and wall assemblies between units
- Roof framing plan
- Stair details
- Door and window schedules
- Electrical layout per unit

WHAT IT LEAVES OUT

- No engineer or architect seal. Texas does not require one to draw a single family plan, but your jurisdiction may require one to permit it.
- No site plan. That comes from a surveyor once you have a lot.
- No mechanical, plumbing or electrical engineering drawings.
- No energy code compliance report.
- No septic or OSSF design.
- No fire separation design, sprinkler design or code review. Your city decides what the walls and floors between units need.
- No accessibility review. Ground floor units may need to meet accessibility rules where you build.

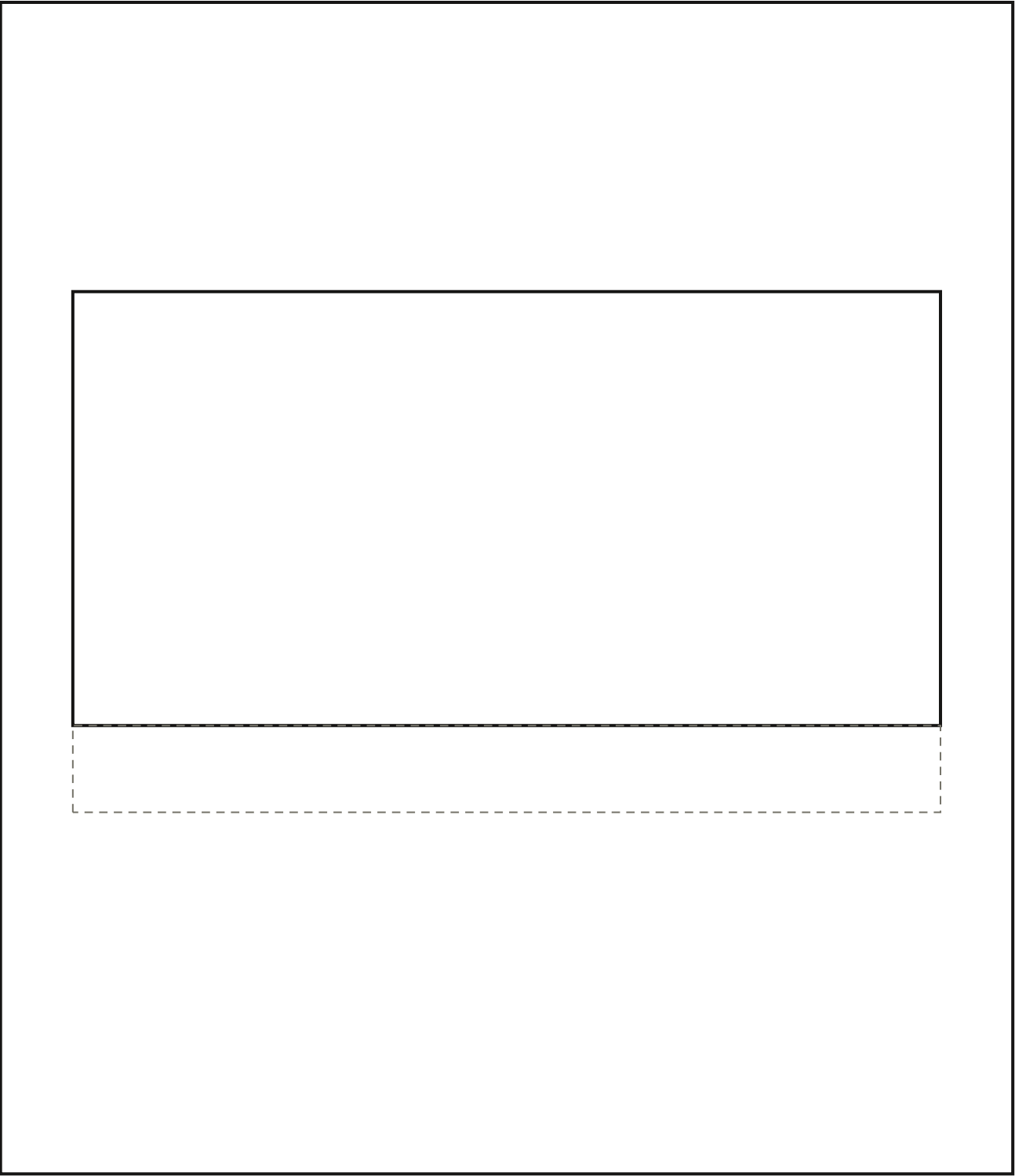
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THE CEDAR COURT FOURPLEX · LOT FIT

SAMPLE. NOT FOR CONSTRUCTION

Fits a lot about 70 ft wide by 81 ft deep (0.13 acres) with typical setbacks of 5 ft each side, 25 ft front and 20 ft rear.

Setbacks, easements and deed restrictions vary by city, subdivision and county. Check yours before you buy.



STREET