

GENERAL NOTES:

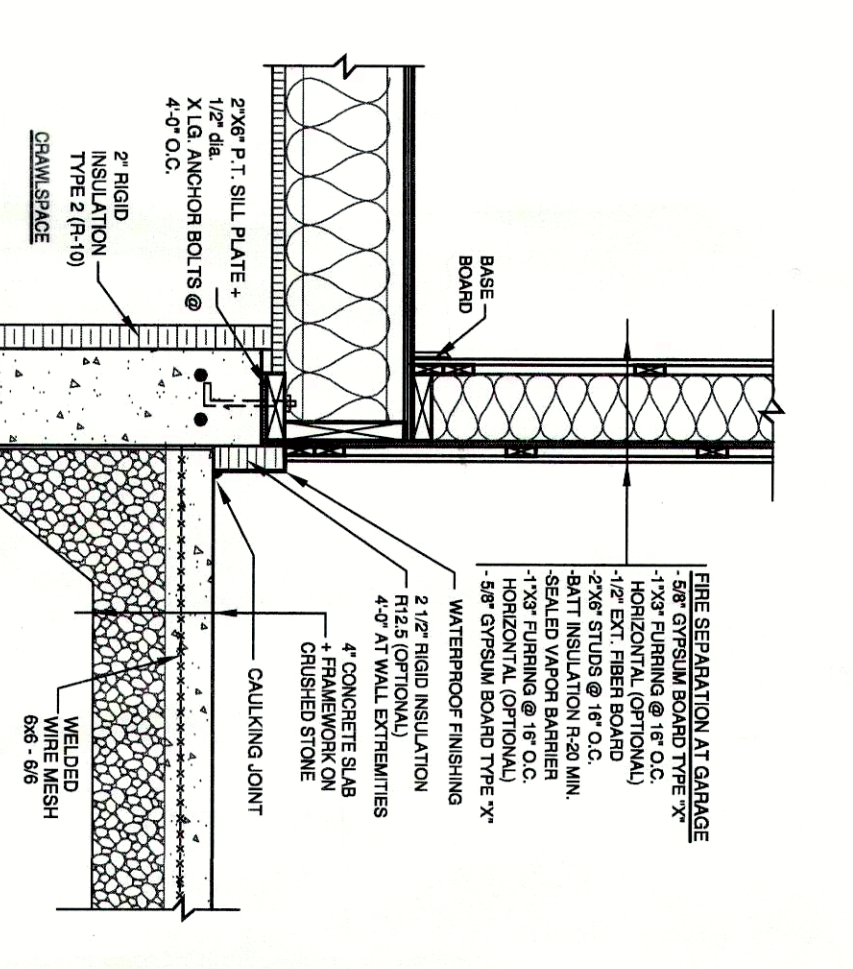
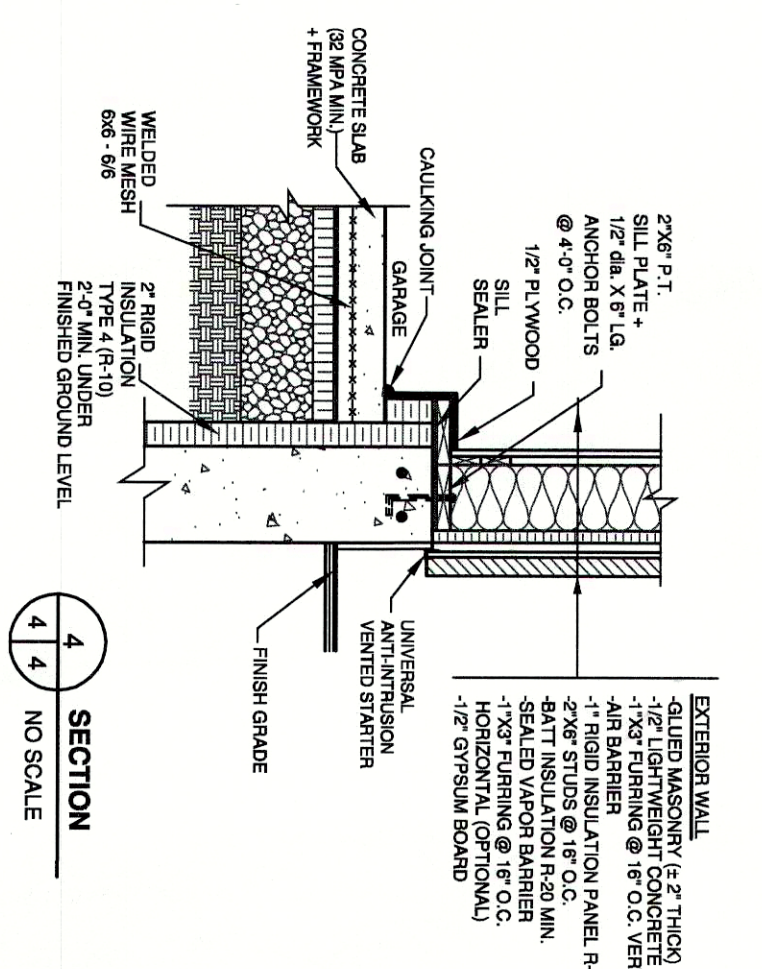
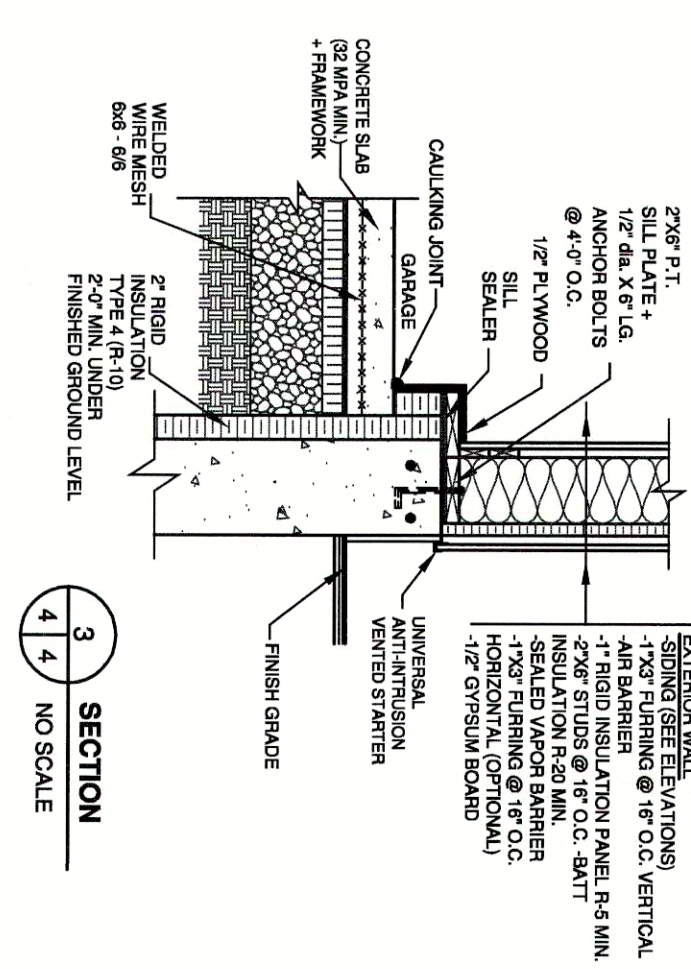
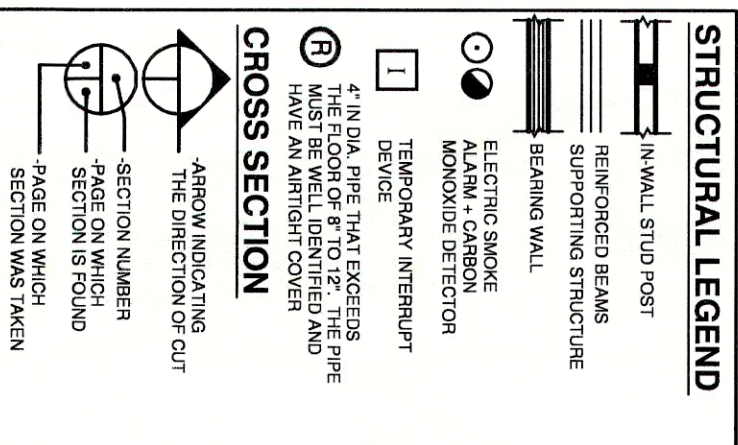
- 1) VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
- 2) RESPECT REQUIREMENTS OF DOCUMENTATION ATTACHED TO PLANS AND INFROM THE CLIENT OR ANY CONSEQUENCES RESULTING FROM CHANGES TO PLANS BY ANY PARTY.
- 3) THE DIMENSIONS ON THE PLAN HAVE PRIORITY ON THE DRAWING AND ON THE CONTRACTOR'S BUILDING METHODS. IF DISCREPANCIES EXIST BETWEEN DIMENSIONS AND PLANS, THE CONTRACTOR MUST ASK DRUMMOND HOUSE PLANS INC. AS SOON AS POSSIBLE.

IMPORTANT NOTES:

- THE CONCRETE USED MUST BE PRODUCED AND DELIVERED BY A FACTORY THAT HAS CERTIFICATE OF COMPETENCY.
- AN APPLICATION OF WOOD PRESERVATIVE IS REQUIRED AT THE EXTERMINALS OF THE BEAMS ON ELEMENTS SUPPORTED ON MASONRY WALLS.
- AS PRECAUTION A FIREPROOF LINER SHOULD BE INSTALLED BETWEEN FIREPROOF OR FIREPROOFED FIREPLACES AND COMBUSTIBLE FINISHINGS.
- MINIMUM FOUNDATION DEPTH BELOW FINISHED GRADE IS 4'-0".
- THIS SECTION IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL CODES, REGULATIONS, ORDINANCES AND ANY APPLICABLE REQUIREMENTS.
- TO PROTECT AGAINST FROST HEAVE ON ALL CONCRETE FOUNDATIONS, FROST PROTECTION SHALL BE PROVIDED BY EITHER A PROTECTIVE MEMBRANE, 1.5" ASPHALT PAPER, POLYETHYLENE RIGID INSULATION OR 1/2" FIBERBOARD.
- 2" MINIMUM SPACE IS REQUIRED BETWEEN THE ROOF AREA AND MOISTURE SENSITIVE EXTERIOR FINISH.
- IT IS MANDATORY TO VENTILATE THE ROOF ADEQUATELY. THE VENTILATORS CHOSEN BY THE CUSTOMER AND/OR THE CONTRACTOR WILL BE REQUIRED TO RESPECT THE COMBUSTION LOAD CODE.
- BASEMENT WINDOWS BELOW GRADE WILL BE PROTECTED BY AN EXTERIOR FINISHING SYSTEM.
- ALL VAPOR BARRIERS LOCATED IN THE PLAN SHOULD BE INSTALLED WHEN THE OVERLAY AND ABOVE FINISHES ARE COMPLETE. IT IS IMPORTANT TO INSTALL A VAPOR BARRIER AT THE BACK OF THE ELECTRIC BOXES AND THE SINK.
- PROVIDE A SMOKE ALARM FOR EACH FLOOR AND ONE IN EACH BATHROOM. THE ALARMS SHOULD BE INSTALLED IN ACCORDANCE TO ALL APPLICABLE CODES AND REQUIREMENTS. THE ALARMS SHOULD BE INSTALLED ON EACH FLOOR AND IN EACH BATHROOM. THE ALARMS SHOULD BE INSTALLED ON EACH FLOOR AND IN EACH BATHROOM.

STRUCTURAL NOTES:

- FRAMING LUMBER (BEAMS, LINTELS, JOISTS) TO BE GRADE NO. 1 & 2 UNLESS OTHERWISE SPECIFIED.
- ALL LINTELS TO BE 2" X 12" UNLESS OTHERWISE SPECIFIED.
- ALL POSTS IN EXTERIOR WALL TO BE MIN. 3" X 6" UNLESS OTHERWISE SPECIFIED.
- ALL LINTERS TO BE MIN. 3" X 4" UNLESS OTHERWISE SPECIFIED.
- THE THUS AND THE PREPARATED JOIST MANUFACTURER MUST FOLLOW THE MANUFACTURER'S CALCULATIONS. SOME DIMENSIONS MAY REQUIRE CERTAIN ADJUSTMENTS. THE MANUFACTURER WILL BE RESPONSIBLE FOR VERIFYING ALL LOCAL CODES, REGULATIONS, ORDINANCES AND ANY APPLICABLE REQUIREMENTS.
- TEMPORARY AND PERMANENT TIES SHALL BE INSTALLED AS PER THE MANUFACTURER'S AND CODE REGULATIONS.
- THE FINISHING PAPER SHALL BE REINFORCED BY AN ANCHORED STRESS BOARD PANEL (OSB) OR EQUIVALENT.
- FINISHING PAPER IN ALL EXTERIOR WALL CONCRETE BRACKING MADE OF 1/2" PLYWOOD, 1/2" OSB OR STEEL BRACKING INSTALLED AT 45° ANGLE.
- IN A MASONRY WALL, THE HORIZONTAL STEEL CLAMPS ARE TO BE PLACED AT A MAX. 3'-0" SPACING THE VERTICAL ONES AT THE MAX. THE MAX. SPACING BETWEEN VERTICAL ONES TO BE DETERMINED BY THE MASON.



310.4 Ground-fault Circuit-Interrupter Protection for Personnel. Ground-fault circuit-interrupter protection for personnel shall be provided as required in 210.8(A) through (G). The receptacle circuit interrupter shall be installed in a readily accessible location.

For the purposes of this section, when determining distance from receptacle to the point of origin of a ground-fault, the distance shall be measured as the shortest distance that would follow without piercing a floor, wall, ceiling, or barrier, or passing through a door, doorway, or window.

(A) Dwelling Units. All 125-watt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in 210.8(B)(1) through (D) shall be provided with:

- (1) Bathrooms.
- (2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and similar uses.
- (3) Outdoors.

Receptacles installed under the exception to 210.8(B)(1) shall be provided with:

- (4) Kitchens — where the receptacle is intended to serve the countertop surface.
- (5) Bathrooms — where the receptacle is installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink.
- (6) Bathrooms — where the receptacle is installed within 1.8 m (6 ft) from the top inside edge of the bowl of the bathtub or shower stall.
- (7) Laundry areas.

Receptacles installed under the exception to 210.8(B)(1) shall be provided with:

- (8) Kitchens — where the receptacle is intended to serve the countertop surface.
- (9) Bathrooms — where the receptacle is installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink.
- (10) Bathrooms — where the receptacle is installed within 1.8 m (6 ft) from the top inside edge of the bowl of the bathtub or shower stall.
- (11) Laundry areas.

(D) Kitchen Dishwasher Branch Circuit. GFCI protection shall be provided for outlets that supply dishwashers installed in dwelling unit locations.

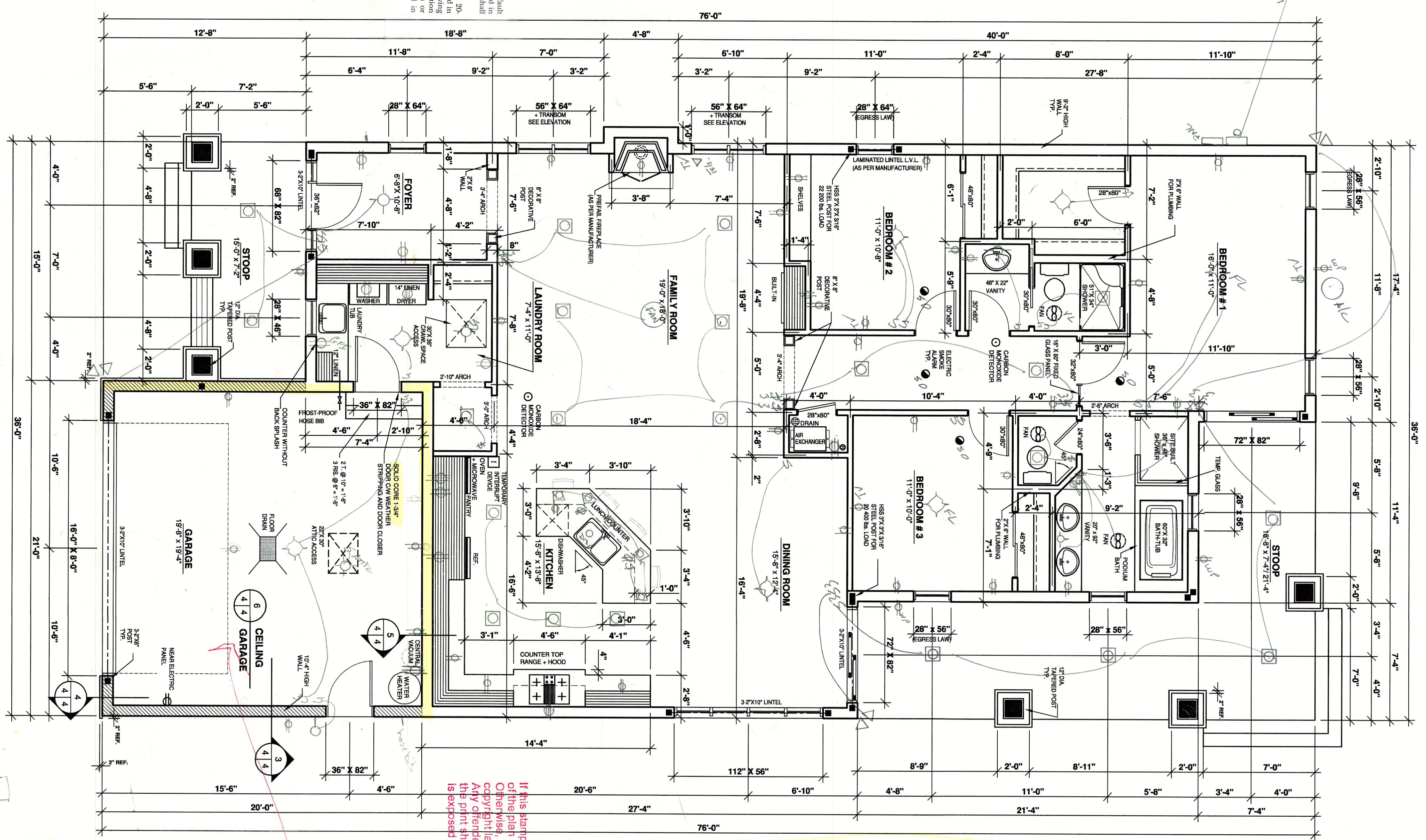
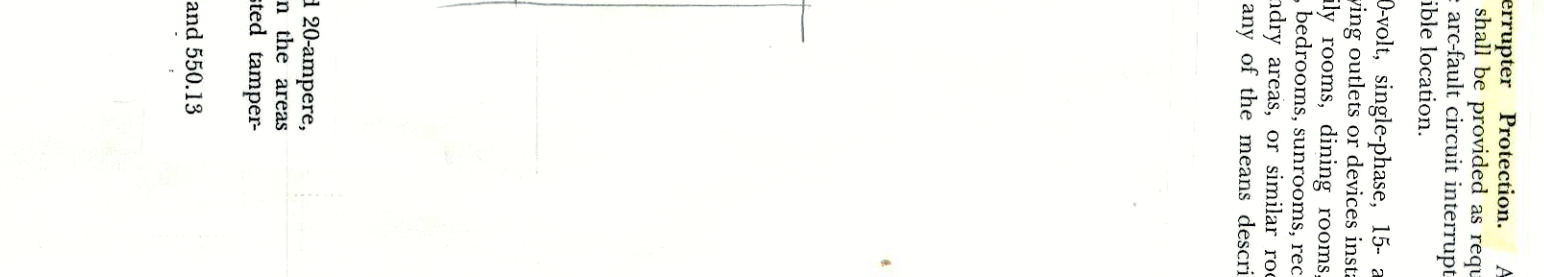


TABLE B302.6 DWELLING-GARAGE SEPARATION

SEPARATION	NOTES
From the residence and attic	Not less than 2-inch gypsum board or equivalent applied to garage side from the floor to the roof deck or from the floor to ceiling, with not less than 5/8-inch Type X gypsum board or equivalent.
From vehicles coming above the garage	Not less than 5/8-inch Type X gypsum board or equivalent applied to the underside of the garage floor joists or ceiling joists.
From the exterior of the garage	Not less than 5/8-inch Type X gypsum board or equivalent applied to the exterior of the garage walls and ceiling.
From the exterior of the garage	Not less than 1/2-inch gypsum board or equivalent applied to the exterior of the garage walls and ceiling.

REVISIONS:

NO.	DATE	DESCRIPTION
1	07/08/2017	SCALE 1/4"=1'-0"
2	07/08/2017	SCALE 1/4"=1'-0"

APPROVED:

DATE: APR 2 2018

DRUMMOND HOUSEPLANS

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue openings. Required openings in egress paths shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be provided in each sleeping room. The opening shall be directly into a public way, or to a yard or court that opens to a public way.

R310.2 Emergency escape and rescue openings. Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

R310.3 Minimum opening area. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The opening shall be provided with a minimum net clear opening of not less than 20 inches (508 mm) and a minimum net clear height of not less than 20 inches (508 mm). The opening shall be provided with a minimum net clear opening of not less than 20 inches (508 mm). The opening shall be provided with a minimum net clear opening of not less than 20 inches (508 mm). The opening shall be provided with a minimum net clear opening of not less than 20 inches (508 mm).

R310.4 Minimum clear height. The minimum net clear height opening for any door that serves as an emergency escape and rescue opening shall be in accordance with Section R310.1.

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DRUMMOND HOUSE PLANS

A better plan for every project

CONTACT US:

HEAD OFFICE
1-800-967-5877
INFO@DRUMMONDHOUSEPLANS.COM

NOTES:

DRUMMOND HOUSE PLANS HAS BEEN LICENSED BY THE STATE OF TEXAS AS A PROFESSIONAL ARCHITECTURAL FIRM. DRUMMOND HOUSE PLANS IS NOT RESPONSIBLE FOR ANY CONSTRUCTION VIOLATIONS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT THE PLANS COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. DRUMMOND HOUSE PLANS IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT THE PLANS COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CUSTOMER INFO

JON STRONG
REMAX PRIME PROPERTIES
517 ELKINS LK
HUNTSVILLE
TX, US 77340-7312
(936)661-5966

PRODUCT INFO

NEW CONSTRUCTION
(GRAWL SPACE)

DETAILS and GROUND FLOOR PLAN

DESIGNED BY	DATE	SCALE	REVISIONS
D.C.	07/08/2017	1/4"=1'-0"	V.R.
DRAWN BY	CHECKED BY		
V.S.T.L.			

PROJECT NO. 3241-V1
SHEET NO. 4-7