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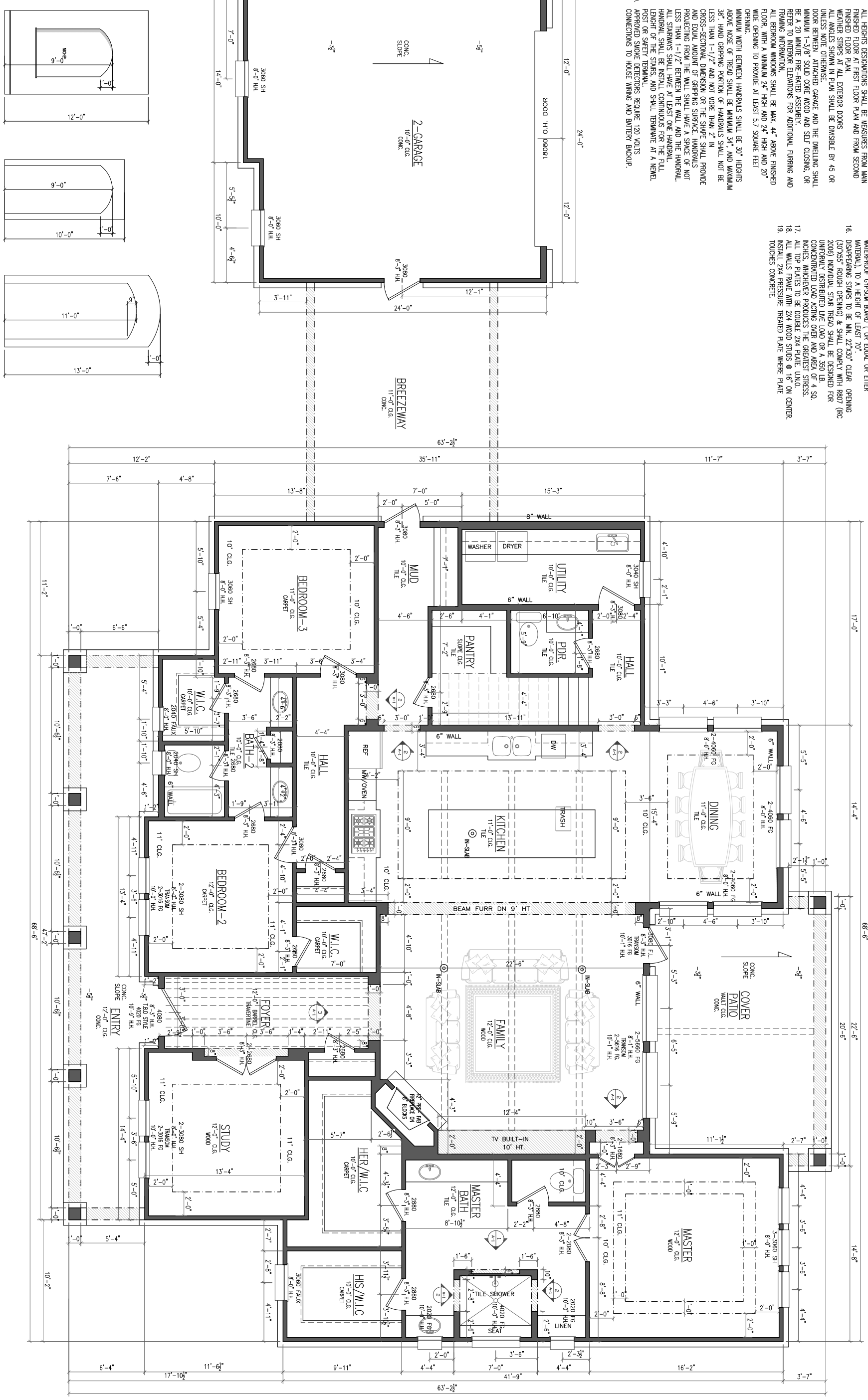
GENERAL NOTES:

1. FIRST FLOOR (NOMINAL HEIGHTS) 10'-0" CEILING HEIGHTS. 8'-0" WINDOW HEADER HEIGHTS 8'-3" INTERIOR DOOR AND CASE OPENING HEIGHTS UNLESS NOTE OTHERWISE.
2. SECOND FLOOR (NOMINAL HEIGHTS) 9'-0" CEILING HEIGHTS. 7'-0" WINDOWS HEADER HEIGHTS. 6'-11" HEADER HEIGHTS INTERIOR DOOR AND CASED OPENING HEIGHTS U.N.O.
3. ALL HEIGHTS DESIGNATIONS SHALL BE MEASURES FROM MAIN FINISHED FLOOR AT FIRST FLOOR PLAN AND FROM SECOND FINISHED FLOOR PLAN.
4. WEATHER STRIPS AT ALL EXTERIOR DOORS.
5. ALL ANGLES SHOWN IN PLAN SHALL BE DIVISIBLE BY 45 OR UNLESS NOTE OTHERWISE.
6. DOOR BETWEEN ATTACHED GARAGE AND THE DWELLING SHALL MINIMUM 1-3/8" SOLID CORE WOOD AND SELF CLOSING, OR BE A 20 MINUTE FIRE-RATED ASSEMBLY.
7. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.
8. ALL BEDROOM WINDOWS SHALL BE MAX. 44" ABOVE FINISHED FLOOR, WITH A MINIMUM 24" HIGH AND 24" HIGH AND 20" WIDE OPENING TO PROVIDE AT LEAST 5.7 SQUARE FEET OPENING.
9. MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30" HEIGHTS ABOVE NOSE OF TREAD SHALL BE MINIMUM 34", AND MAXIMUM 38". HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" AND NOT MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUAL AMOUNT OF GRIPPING SURFACE. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ALL STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL HANDRAIL SHALL BE INSTALL CONTINUOUS FOR THE FULL LENGHT OF THE STAIRS, AND SHALL TERMINATE AT A NEWEL POST OR SAFETY TERMINAL.
10. APPROVED SMOKE DETECTORS REQUIRE 120 VOLTS CONNECTIONS TO HOUSE WIRING AND BATTERY BACKUP.
11. PROVIDE VENTILATION AT ALL BATHS WHICH IS CONNECTED DIRECTLY TO OUTSIDE AIR WITH A POINT OF DISCHARGE AT 3 FEET FROM OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
12. SHOWER STALLS AND TUBS WITH SHOWERS SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE OVER WATERPROOF GYPSUM BOARD (OR EQUAL OR ETTER MATERIAL), TO A HEIGHT OF LEAST 70".
16. DISAPPEARING STAIRS TO BE MIN. 22"X30" CLEAR OPENING (30"X55" ROUGH OPENING) & SHALL COMPLY WITH R807 (IRC 2006) INDIVIDUAL STAIR TREAD SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB. CONCENTRATED LOAD ACTING OVER AND AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS.
17. ALL TOP PLATES TO BE DOUBLE 2X4 PLATE. U.N.O.
18. ALL WALLS FRAME WITH 2X4 WOOD STUDS @ 16" ON CENTER.
19. INSTALL 2X4 PRESSURE TREATED PLATE WHERE PLATE TOUCHES CONCRETE.



SQ. FT. ESTIMATES:

FIRST FLOOR:	3,020 SQ.FT.
ENTRY:	350 SQ.FT.
COVER PORCH:	320 SQ.FT.
BREEZEWAY:	320 SQ.FT.
BRICK EDGE:	170 SQ.FT.
2-GARAGE:	595 SQ.FT.
GRAND TOTAL:	4,775 SQ.FT.

ALL CONSTRUCTION TO ADHERE TO ALL APPLICABLE BUILDING CODES. IN ADDITION TO NOTES CONTAINED IN THIS PLAN, IN A WORKMANLIKE MANNER. GENERAL CONTRACTOR TO VERIFY THAT ALL APPLICABLE CODES ARE MET. ONLY THE SEAL ON THE STRUCTURAL DRAWINGS ONLY THE OWNER DOES NOT GIVE UP ANY RIGHTS TO THE DESIGN OF THE HOUSE. ALL DRAWINGS REMAIN THE SOLE PROPERTY OF THE DESIGNER. THE STRUCTURAL INTEGRITY OF THIS DRAWING IS VALID ONLY WHEN THE STRUCTURAL DRAWING REFERENCED IS SEALED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

SHEET: A-1

SHEET TITLE : FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

PROJECT NAME :
THE MANLEY
16503 SUNCREEK RANCH
ROSHARON, TX. 77583

DATE : 08/18/2015
DRAWN BY : ZQSOSA

Zq Designs
RESIDENTIAL CONSTRUCTION
DESIGN ▪ BUILD ▪ REMODEL

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ISSUE LOG

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