FLOOR PLAN NOTES

1. WINDOWS (ESCAPE AND RESCUE) R310.1.1, SHALL CLEARLY INDICATE THAT ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHAL NOT BE LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

2. WINDOWS ESCAPE AND RESCUE WINDOWS (SILL HEIGHT) R310.1 2016 IRC. EMERGENCY ESCAPE AND RESCUE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR.

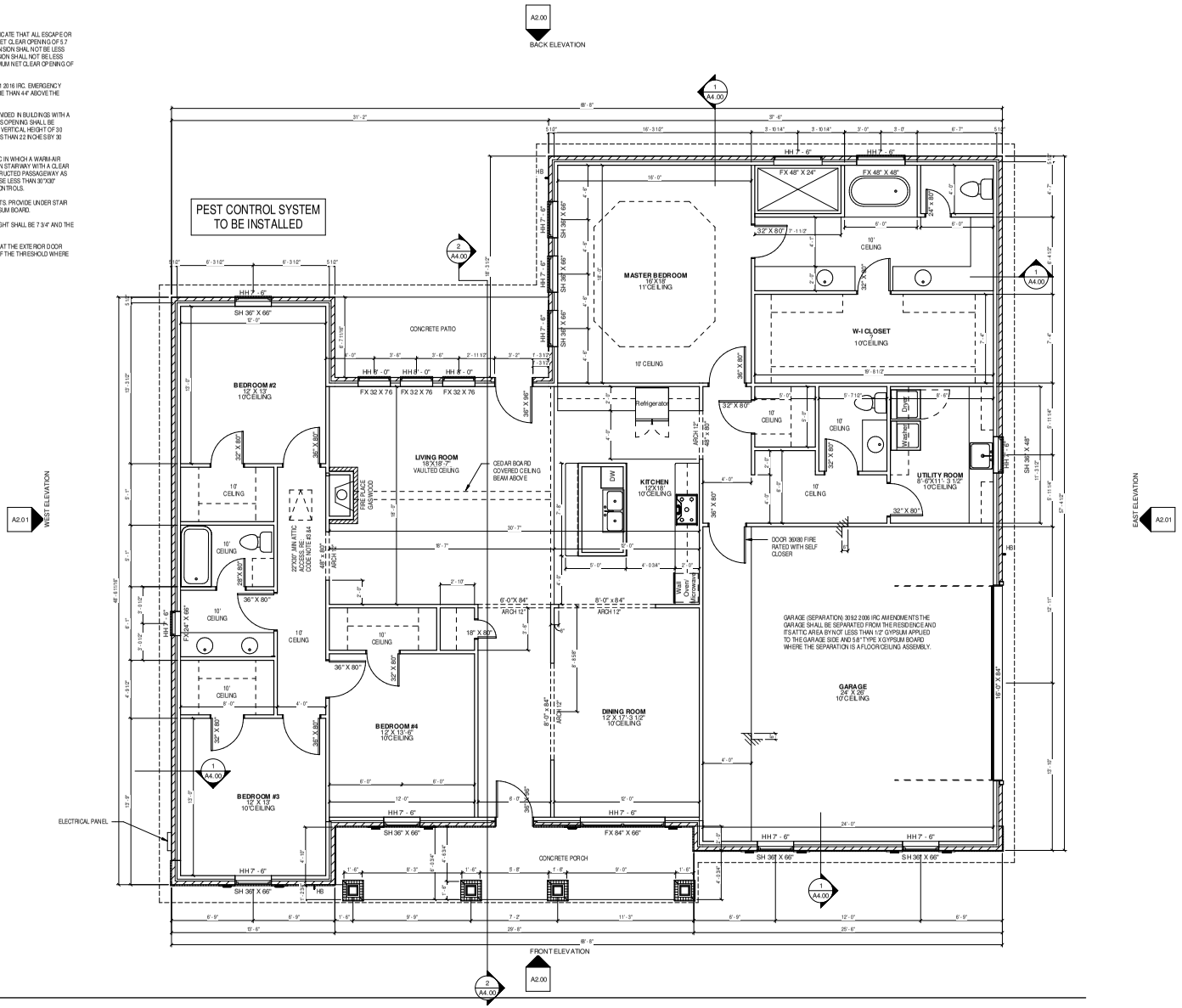
3. ATTIC (ACCESS) R808.7.1 2006 IRC ATTIC ACCESS SHALL BE PROVIDED IN BUILDINGS WITH A COMBUSTIBLE CEILING ROOF CONSTRUCTION. AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQFT AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES.

   ATTIC STAIRWAY - 904.10.3.3 2006 IWC (AMMENDMENTS) AN ATTIC IN WHICH A WARM-AIR FURNACE IS INSTALLED SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING OF NOT LESS THAN 22 INCHES WIDE AND AN UN OBSTRUCTED PASSAGEWAY AS LARGE AS THE LARGEST PIECE OF THE FURNACE AND IN NO CASE LESS THAN 30"X30" CONTINUOUS FROM THE OPENING TO THE FURNACE AND ITS CONTROLS.

4. STAIR (UNDER STAIR PROTECTION) 311.2.2 2006 IRC AMENDMENTS. PROVIDE UNDER STAIR PROTECTION TO ENCLOSE ACCESSIBLE SPACE WITH INCH GYPSUM BOARD.

   STAIR (RISE, RUN) R311.5.3 2006 IRC. STAIR MAXIMUM RISER HEIGHT SHALL BE 7 3/4" AND THE MINIMUM WIDTH FOR THE TREADS SHALL BE 10 INCHES.

5. LANDING AT DOORS R311.4.3 2006 IRC. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD WHERE THE DOOR (S) SWING IN THE DIRECTION OF TRAVEL.



1 **FIRST FLOOR PLAN**
1/4" = 1'-0"

LM3 DESIGN
9023 THEYSEN DR.
HOUSTON, TX 77080
832-287-9239

A PROJECT FOR :
M&M MASONRY AND CONSTRUCTION
P.O.BOX 40303
HOUSTON, TX 77240

SINGLE FAMILY RESIDENCE

17753 DERBY DR.
WALLER, TEXAS 77484

Number	Issue	Date
	PERMIT AND CONSTRUCTION	8-19-2019

FIRST FLOOR PLAN

DRAWN BY: LM
CHECKED BY: LM
DATE: 8-19-2019

SHEET NO.
A1.00