



GENERAL NOTES

CONSTRUCTION OF INTERIOR (R702) AND EXTERIOR WALL (R703) COVERINGS AS PER (I.R.C. CH. 7)

BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH AN NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. (I.R.C. R307.2)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS AS PER I.R.C. R308.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE. IN LIEU OF NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM NEEDS TO BE PROVIDED. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. (I.R.C. R303.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL BE NOT LESS THAN 24 IN. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES (I.R.C. R310.1). ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (I.R.C. R310.1).

SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED AND WHITIN BATTERY BACK UP AS PER THE IRC M317.1.

AREAS (SQ. FT.)

MAIN RESIDENCE A/C AREA	2,903
3 CAR GARAGE	743
ENTRY PORCH	140
COVERED PATIO & OUTDOOR KITCHEN	308
STORAGE BUILDING	861
TOTAL NONLIVING	2,052
TOTAL COVERED	4,955

FLOOR PLAN

1/4" = 1'-0"

A CUSTOM RESIDENCE FOR
 Mr. Jeff Allen
 Project at: 26217 Crown Ranch Blvd.
 Montgomery, Texas 77316

March 14, 2014 (Progress Plan)
March 15, 2014 (Progress Plan)
March 16, 2014 (Progress Plan)
March 27, 2014 (Progress Plan)
April 15, 2014 (Progress Plan)
May 23, 2014 (Progress Plan)
June 12, 2014 (Progress Plan)
August 19, 2014 (Issue for Const.)
September 2, 2014 (H.O.A. Re-submittal)
September 7, 2014
October 7, 2014 (H.O.A. Re-submittal)