

VULT= 139 MP20040633GUST. WIND LOADS FOR A BASIC WIND SPEED OF WITH EXPOSURE B AND AN IMPORTANCE FAC

5'-4 1/2"

BATH 10'-0" CLG

HALLWAY 10'-0" CLG

FOYER 10'-0" CLG

0'-6"

1HR FIRE RATED WALL -

Note: Garage ceilings must have a minimum of 5/8 type x gypsum board and the structure supporting the ceiling assembly must be protected by minimum of 1/2 gypsum board.

Pull down stairways shall be

provided with a 3/8 fire retardant panel or 16 gauge sheet metal.

LINER

1HR FIRE RATED WALL -

2'-4 1/2"

10'-9 1/2"

BEDROOM-1

CONCRETE WALKWAY

3'-3 5/8"

CONCRETE DRIVEWAY

FLOOR PLAN

FRONT PORCH 14'-0" CLG

SCALE 1/4"= 1'-0"

10'-10 1/2"

BEDROOM-2

CLOSET 7'-6"

20 Min. Fire Rated - Door w/ self-closing

4'-11 1/2" 3'-6"

LAUNDRY 10'-0" CLG

STUD WALL

FRAMING NOTE

FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT LESS THAN 10'-0" WITH 2x4 STUDS @ 16" O.C.

10'-0" CLG **HALLWAY**

13'-3"

3'-0" by 5'-0"

DINING 10'-0" CLG

MASTER ROOM 11'-0" TRAY CLG

____ Ceiling Line__

ALL G.B. TO BE SCREWED DO NOT USE NAILS

BEARING WALL

1-HR UL #305

MASTER BATH 10'-0" CLG

4'-10 1/4" 8'-3"

HER W.I.C.

[→] ○RE∀IEWED FOR COMPLIAN

Performance of this review does not relieve the applicant

DESIGN CRITERIA NOTE

1. R301.1 Application. (Design Criteria) (2012 IRC) Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by 2012 IRC. Note: The design 15 per 2012 IRC

ATTIC ACCESS NOTE

PROVIDE ATTIC ACCESS WITH A PULL DOWN STAIRWAY WITH CLEAR OPENING NOT LESS THAN 30 INCH BY 54 INCH WHIT 22 INCHES OF CLEAR HEADROOM AND A LOAD CAPACITY NOT LESS THAN 350 POUNDS (2012 I.R.C. AS AMENDED BY THE C.O.H.)

GENERAL CONSTRUCTION NOTE

- I. Flush Header w/ top plates @ all Windows, Doors, \$ Sheetrock Openings (S.R.O.) unless otherwise noted.
- 2. All angles to be 45 degrees unless otherwise noted.
- 3. Raise all windows to align w/ door trim.

GENERAL CONTRACTOR NOTE

- I Sub-Contractor shall verify all conditions and dimensions of the job site and notify of any dimensional omissions, or any discrepancies before beginning or fabricating any work.
- 2 Do not scale these drawings.

TOTAL LAND AREA

3 Contractor shall field verify finish floor elevations with civil engineer

AREA CALCULATIONS

TOTAL CONST	RUCTION AREA	2,099.00 SQ.FT.
GARAGE		378.00 SQ.FT.
BACK PORCH		112.44 SQ.FT.
FRONT PORCH	l	27.56 SQ.FT.
LIVING AREA		1,581.00 SQ.FT.

...7,972.90 SQ.FT.



manner without written permission of TEXAS

No.	REVISIONS	DATE

J&D BUILDERS

FLOOR PLAN

PROJECT NO.:	19-011
PROJECT MANAGER:	O. BARRERA
DRAW BY:	O. BARRERA
SCALE:	INDICATED
DATE.	04-22-2020

A-301

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