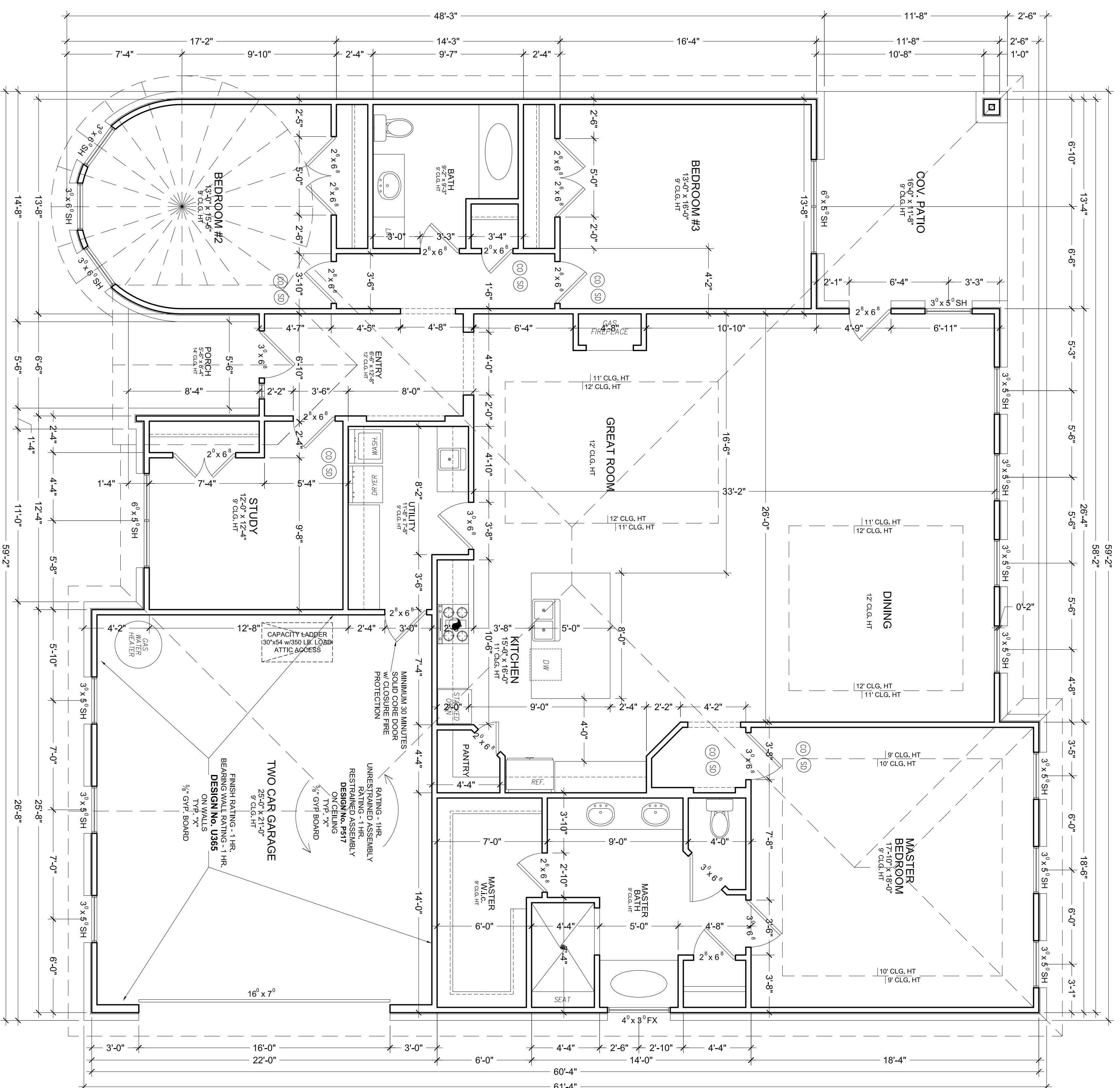


- General Notes:**
- All work to be done as per 2012 I.R.C.
  - Water resist gyp. board (full hgt.) @ shower, tub, and walls subject to water splash.
  - Tub and shower, if not fiber glass, shall be finished with a nonabsorbent tile to 70" above drain surface.
  - Glazing in shower, tub enclosure, & door, shall be impact resistant (tempered).
  - Provide access panels @ plumbing walls, especially tub walls.
  - For installation of AHU see contractor.
  - All exhaust fans must be vented to the outside.
  - Provide G.F.I. where shown as per National Electrical Code.
  - Gas installations and appliances are to be consistent with applicable codes and manufacturer's specifications.
  - Hot water heater to be installed in mechanical room upstairs, and is to include metal pan with drain to the outside.
  - Fire box is to be installed as per 2012 I.R.C. Standard, and manufacturer's specifications are to be posted @ job site.
  - All exterior finishes shall be water resistant.
  - All french doors shall have safety (tempered) glass.
  - At all guardrails and balustrades can not have any passage at any point for a 4" sphere or larger.

- Notes:**
- Handrails & Guardrails (Design Loads) Table R301.5 and Footnoted 2012 IRC Handrails and guards shall be designed for a minimum 200 lb live load and a single concentrated load applied in any direction at any point along the top.
  - All smoke/carbon monoxide detectors shall be hard-wired and inter-connected with battery backup.
  - The attic rough opening shall be 30"x54" and the stair load capacity shall be a minimum of 350 pounds.
  - Provide an unobstructed passageway not more than 20ft in length when measured along the centerline of passage way from the opening to the appliance with a minimum headroom height of 30" and a minimum width of 30".
  - A level surface space at least 30" deep and 30" wide shall be present along all side of the appliance where access is required.

AREA CALCULATION	
LIVING AREA	2690
	0
TOTAL LIVING AREA	2690
ACCESSORIES AREA	
PORCH	50
COV. PATIO	140
GARAGE	985
TOTAL ACCESSORIES	795
TOTAL AREA	3485



FLOOR PLAN  
SCALE: 1/4" = 1'-0"

NEW RESIDENCE  
0 Dalhia Road  
Hunstville, Texas 77320

FLOOR PLAN

REVISION(S):

Drawing Date: 11/11/2020  
Designed by: Marvin M.  
Checked by: Marvin M.  
Scale: As Noted

SHEET A.001

instogram @mmendez09