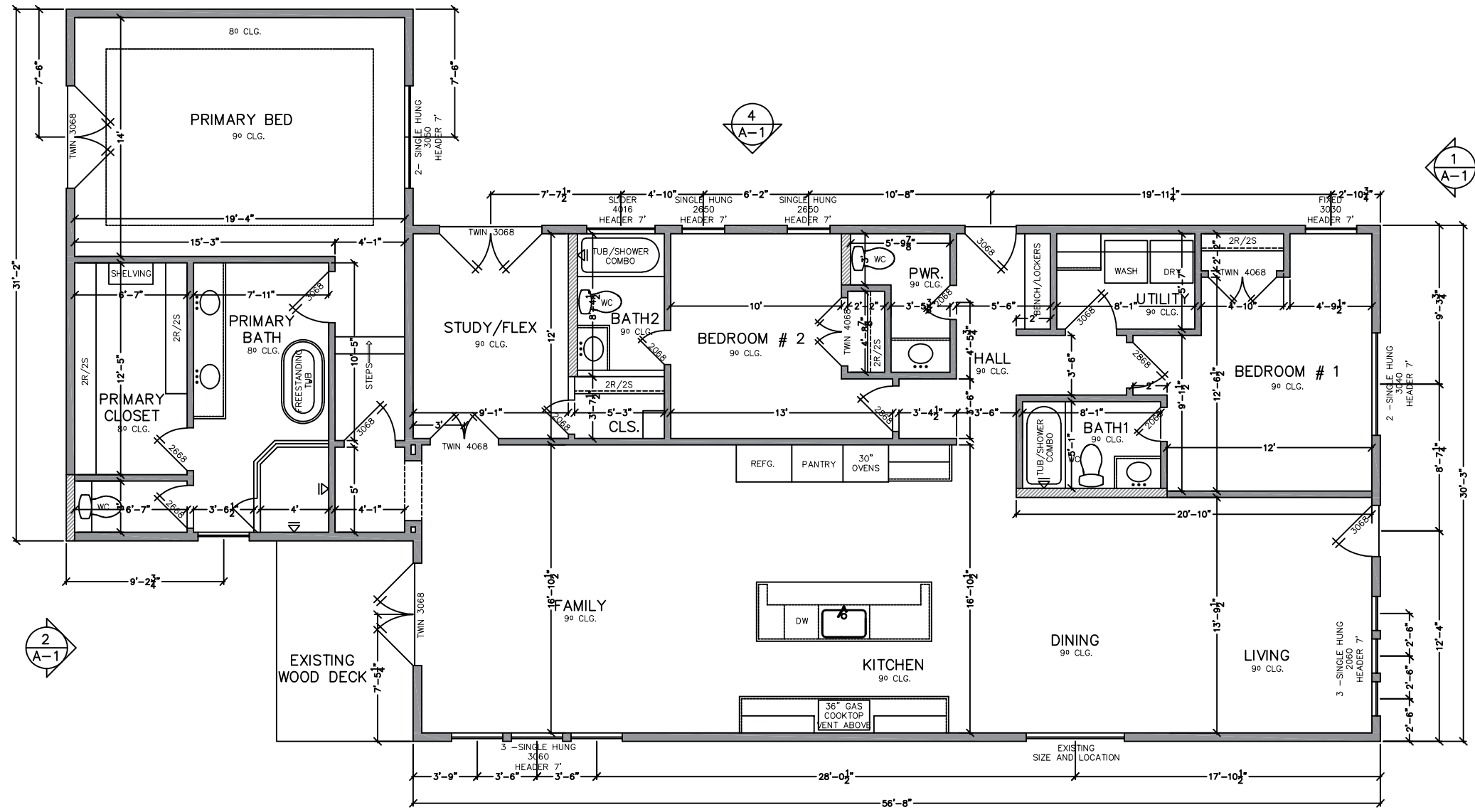
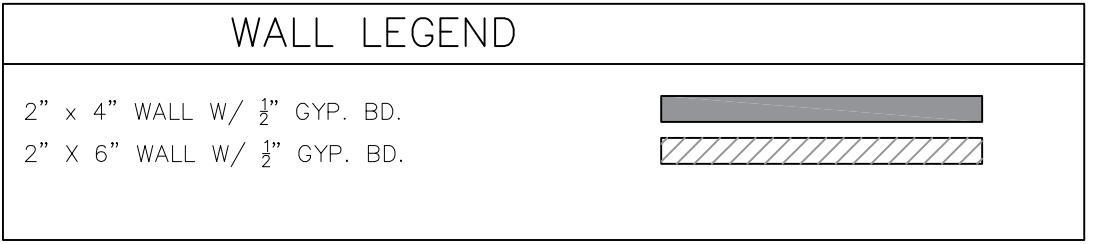


**IRC 2012 GENERAL NOTES:**

- ALL FRAMING LUMBER SHALL BE #2 K.D. S.Y.P.
- ALL TOE PLATES (DOWNSTAIRS ONLY ON MULTI-STORY HOME) SHALL BE TREATED WOOD.
- ALL VALLEYS, HIPS AND RIDGE MEMBERS SHALL BE MINIMUM 2x8
- ALL 2X4 STUD WALLS SHALL BE 16" ON CENTER AS PER IRC.
- DISAPPEARING STAIRS SHALL HAVE A MINIMUM OPENING OF 22" X 30" AND A 350 LB CAP. LADDER 30" MINIMUM UNOBSTRUCTED HEADROOM SHALL BE PROVIDED IN ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENING AS PER IRC R807.1. ROUGH FRAME POINT ABOVE THE ACCESS OPENING. ROUGH FRAME OPENING SHALL BE 30-1/2" X 54-1/2". ATTIC (GARAGE DISAPPEARING STAIRS) CODE WORD 97-107 DISAPPEARING STAIRS MAY BE USED IN FIRE-PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDE THE EXPOSED PANEL OF THE PLYWOOD ON THE GARAGE SIDE IS NOT LESS THE 3/8" FIRE RETARDANT PLYWOOD OR COVERED WITH A MINIMUM 16 GAGE SHEET METAL.
- R307.2 BATHTUB AND SHOWER SPACES  
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR
- ELECTRIC SMOKE DETECTORS SHALL BE INSTALLED AT EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER IRC R317.1 AND EACH SMOKE DETECTOR SHALL BE INTERCONNECTED AND HARDWIRED WITH BATTERY BACKUP.
- ALL EXTERIOR GARAGE AND BATH RECEPTACLES TO HAVE GROUND-FAULT CIRCUIT-INTERRUPTOR.
- INSULATION- SEE SPECIFICATIONS FOR TYPE  
ALL INSULATION TO HAVE FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 AS PER IRC R320.1
- ALL FIRESTOPPING REQUIRED AS PER IRC R602.8 AND TO BE OF APPROVED MATERIALS PER IRC R602.8.1
- BRICK / STONE AND MASONRY WALL  
R703.7 STONE AND MASONRY VENEER; VENEER TIES-EACH TIE SHALL BE SPACED NOT MORE THAN 24" INCHES (610 MM) ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.67 SQ. FT. (0.25 m2) OF WALL AREA. R703.7.4.1.1 VENEER TIES AROUND WALL OPENING  
R703.7.4.1.1 VENEER TIES AROUND WALL OPENING.  
ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16 INCHES (406 MM) IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 3 FEET (914.4 MM) ON CENTER AND PLACED WITHIN 12 INCHES (305 MM) OF THE WALL OPENING.  
TABLE 703.7.4 AIR SPACE  
THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF A NOMINAL 1 INCH (25 MM) BUT NOT MORE THAN 4-1/2 INCHES (114 MM).  
R703.7.6 WEEPHOLES  
WEEPHOLES SHALL BE PROVIDED AT A MAXIMUM SPACING OF 33 INCHES (838 MM) ON CENTER. NOT TO BE LESS THAN 3/16 INCH (5 MM) IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.
- ALL GLAZIN IN HAZARDOUS LOCATIONS, SPECIFIED IN IRC R308.4.1 SHALL BE SAFETY GLASS OR TEMPERED GLAZING TO COMPLY WITH SECTION R308 OF THE 2012 IRC.
- FOUNDATION ELEVATION IS TO BE 12" ABOVE THE NEAREST MANHOLE OR 4" ABOVE THE CROWN OF THE STREET, WHICHEVER IS HIGHER.
- ALL BEDROOM (EGRESS) WINDOWS SHALL HAVE THE FOLLOWING PER IRC R310.1  
-MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET  
-MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"  
-MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"
- SEPERATION BETWEEN THE RESIDENCE AND GARAGE SHALL BE MAINTAINED BY THE INSTALLATION OF 1/2" GYPSUM BOARD ON ALL COMMON WALLS AND 5/8" ON CEILINGS ON THE GARAGE SIDE.
- OTHER OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES THICK, OR 20 MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING.
- R311.5.3.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES (196 mm). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 mm). R311.5.3.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 mm). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS - R311.7.2.1, SHALL HAVE A TREAD DEPTH OF AT LEAST 10" AT THE WALK LINE AND SHALL NOT BE LESS THAN 6" AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.
- M1307.3 ELEVATION OF IGNITION SOURCE.  
APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18" INCHES (457 MM) ABOVE THE FLOOR IN GARAGES. FOR THE PURPOSE OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENING SHALL BE CONSIDERED TO BE PART OF THE GARAGE.  
M1307.3.1, PROTECTION FROM IMPACT. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.
- WINDOW (SILL HEIGHT) R312.2.1 IRC  
IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OF HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.
- GUARDS, OPENING LIMITATIONS - R312.1.3  
GUARDS SHALL HAVE INFILL COMPONENTS THAT DO NOT ALLOW THE PASSAGE OF A 4" INCH SPHERE.



LIVING AREA	2,347 sq. ft.
WOOD DECK	94 sq. ft.
<b>TOTAL AREA</b>	<b>2,441 sq. ft.</b>



**NEW FLOOR PLAN**

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

THE MEASUREMENTS, DIMENSIONS, AND OTHER SPECIFICATIONS, SHOWN ON THIS DOCUMENT, ARE GUIDELINES FOR CONSTRUCTION USE ONLY. THE ACTUAL SPECIFICATIONS OF THE FINISHED STRUCTURE MAY VARY.



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**PROPOSE REMODEL**

2631 GREENBRIAR DR.  
HOUSTON TX 77084

PROJECT NAME:  
PLOT DATE:  
11/16/2020  
SCALE:  
1/8" = 1'-0"  
JOB No:  
053  
SHEET NAME:  
FLOOR PLAN  
SHEET #: