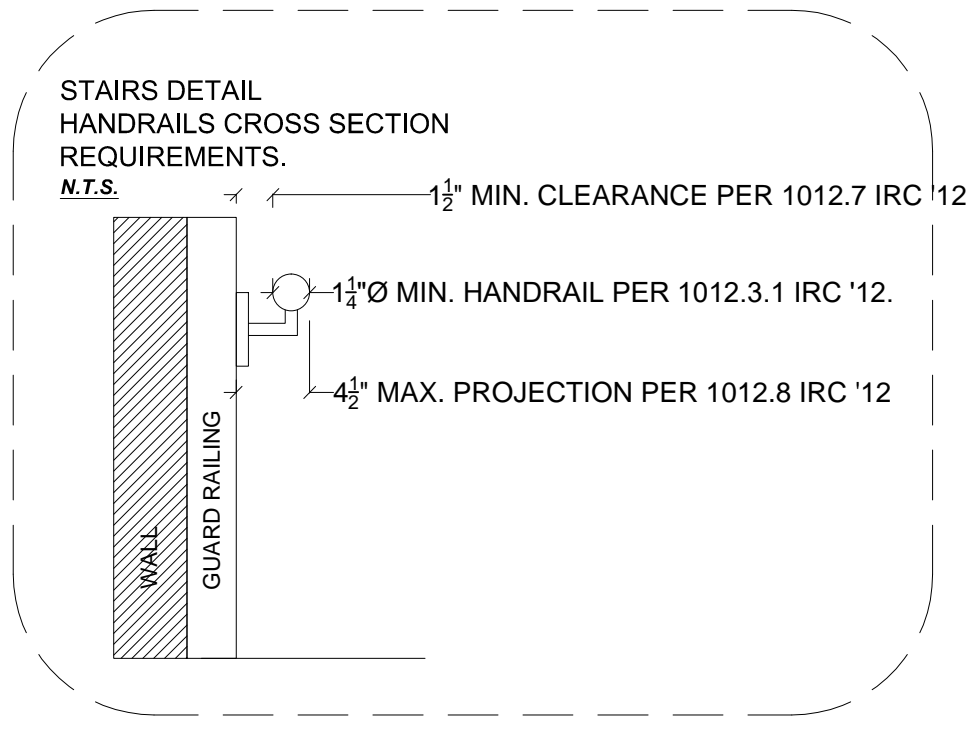
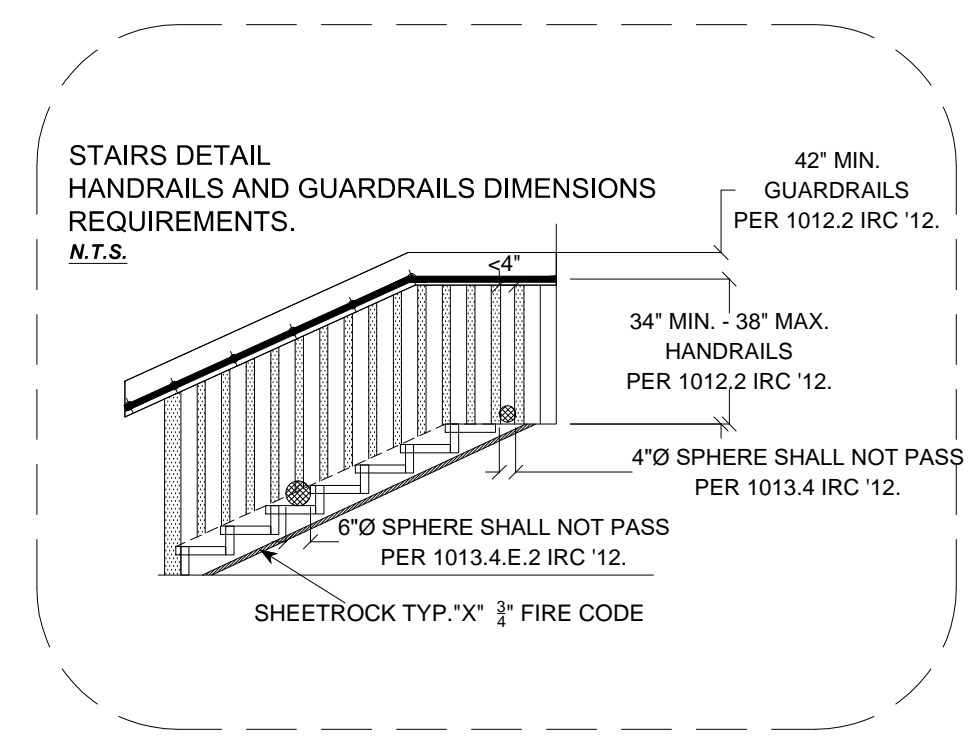
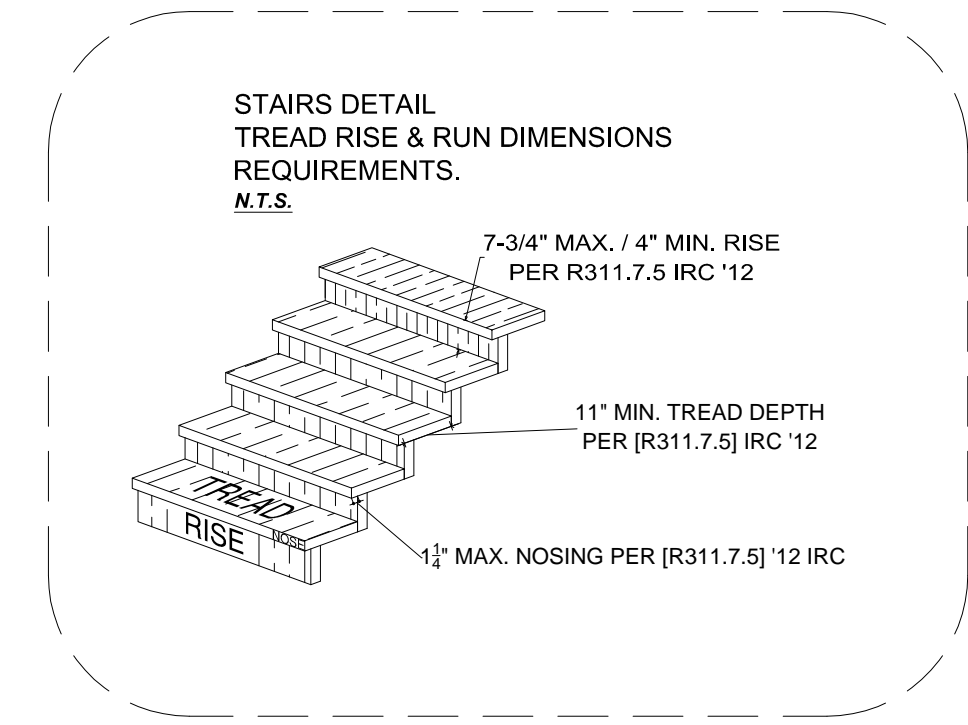


FLOOR PLAN - HOUSE



PROPOSED AREA CALCULATION		
LIVING AREA		
1 ST FLOOR	1154	SQ.FT.
TOTAL LIVING AREA	1154	SQ.FT.
ACCESSORIES AREA		
BACK PORCH	0	SQ.FT.
FRONT PORCH	62	SQ.FT.
GARAGE	280	SQ.FT.
OPEN STORAGE	0	SQ.FT.
TOTAL ACCESSORIES AREA	342	SQ.FT.
TOTAL AREA	1496	SQ.FT.

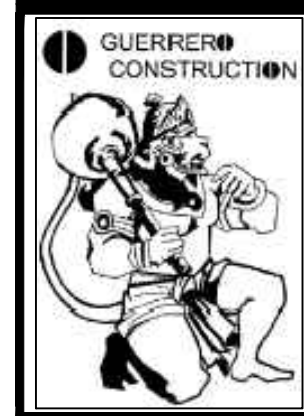
NOTE:
ALL WALLS INTERIOR TO BE 2"x4" (U.O.N.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 1/2" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

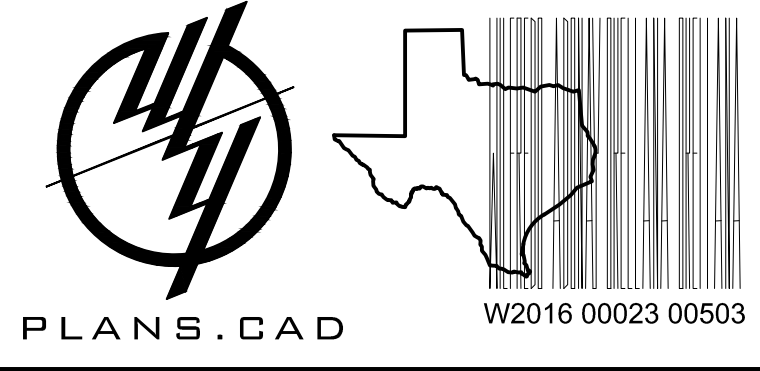
- CARBON MONOXIDE ALARMS:
- (S/D) SMOKE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5 & 315.1.2 W/ BATTERY BACK UP.
 - (CD) CARBON MONOXIDE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5 & 315.1.2 W/ BATTERY BACK UP.
 - (E) EXHAUST FAN IN CEILING WITH 4" Ø DUCT TO ROOF CAP

To the best of my knowledge, these plans are drawn to comply with owner's specifications. Contractor and /or owner shall verify all dimensions, details, and specifications before construction. Designer will not be liable for human error after construction is started.

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



REVISION:			
DATE:	NO.	DATE	DESCRIPTION
July 16, 2020			
FILE NAME:			
DRAWN BY: OG			
CHECKED BY:			



PROPOSED HOUSE
614 PINE BOUGH DRIVE
MONTGOMERY, TX 77356

Seal:

SCALE:
1/4" = 1'-0"
24 X 36

FLOOR PLAN

SHEET NO.
A.2