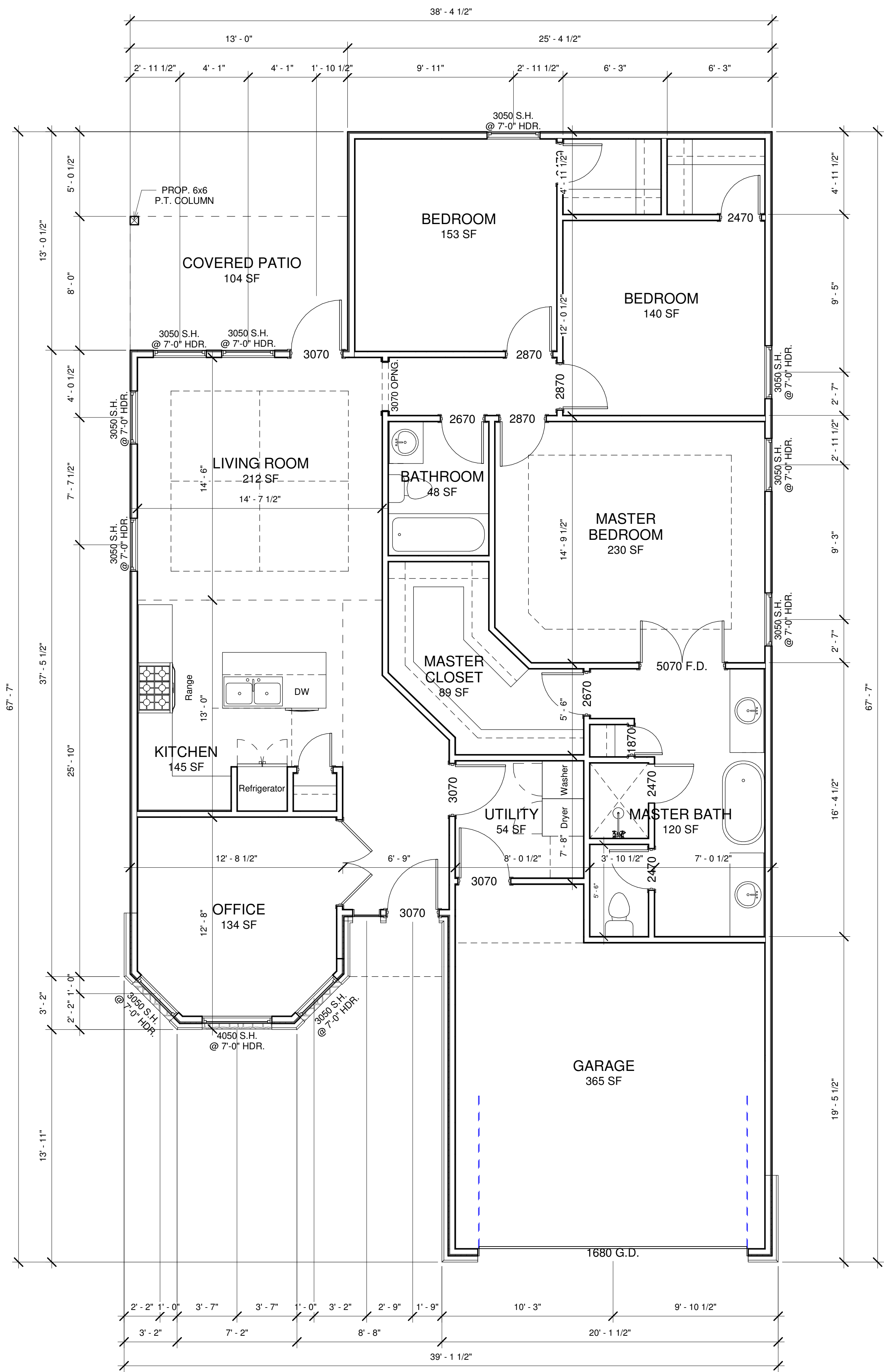
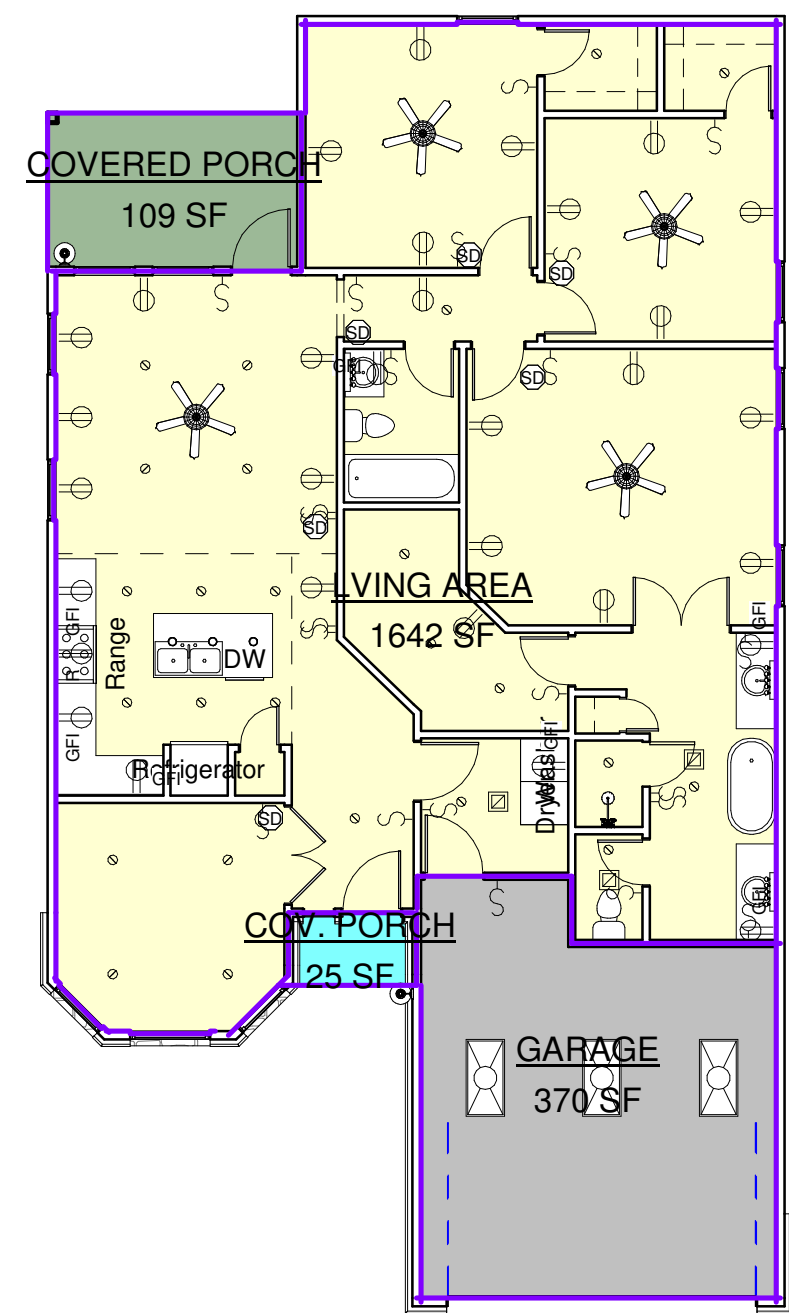
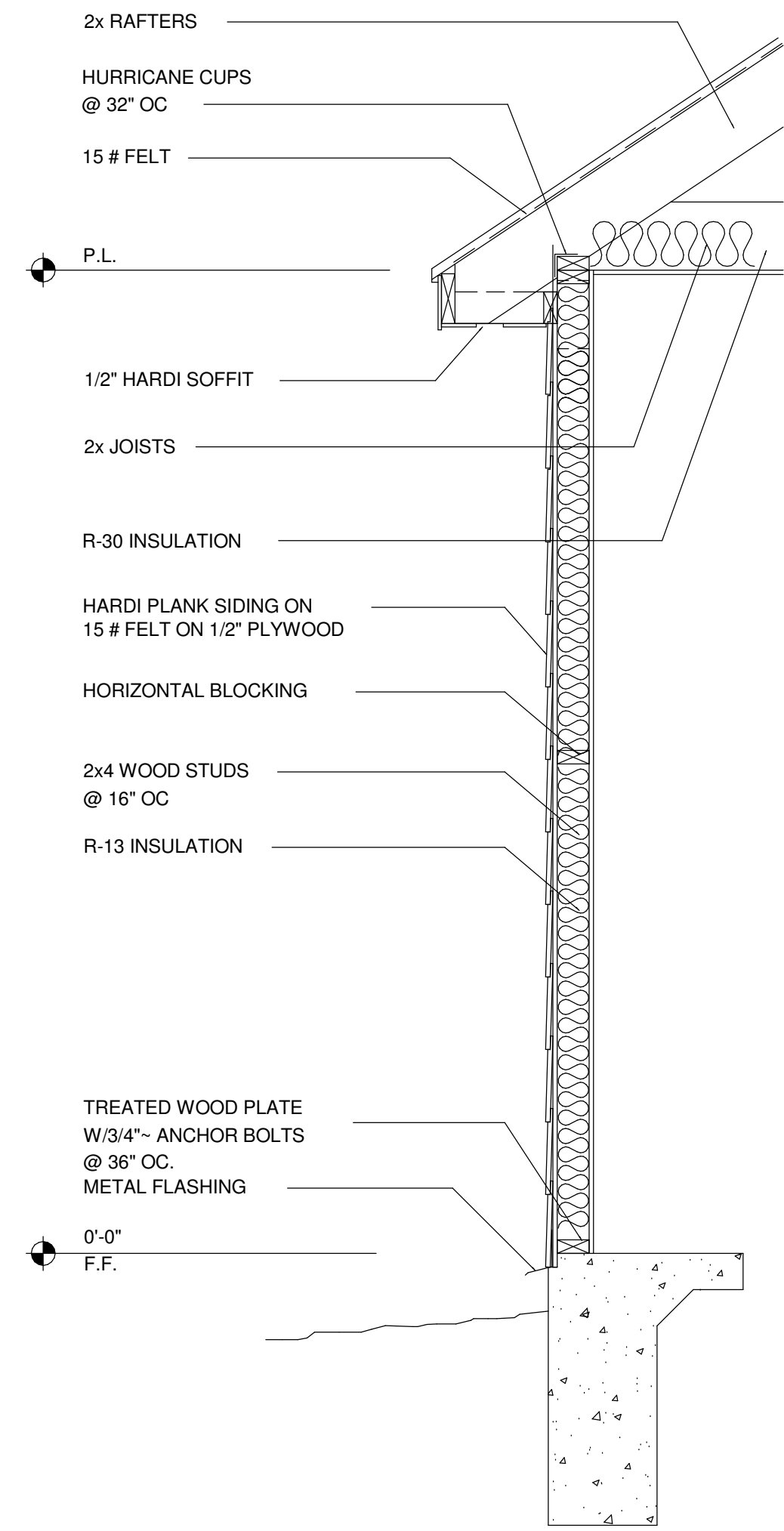
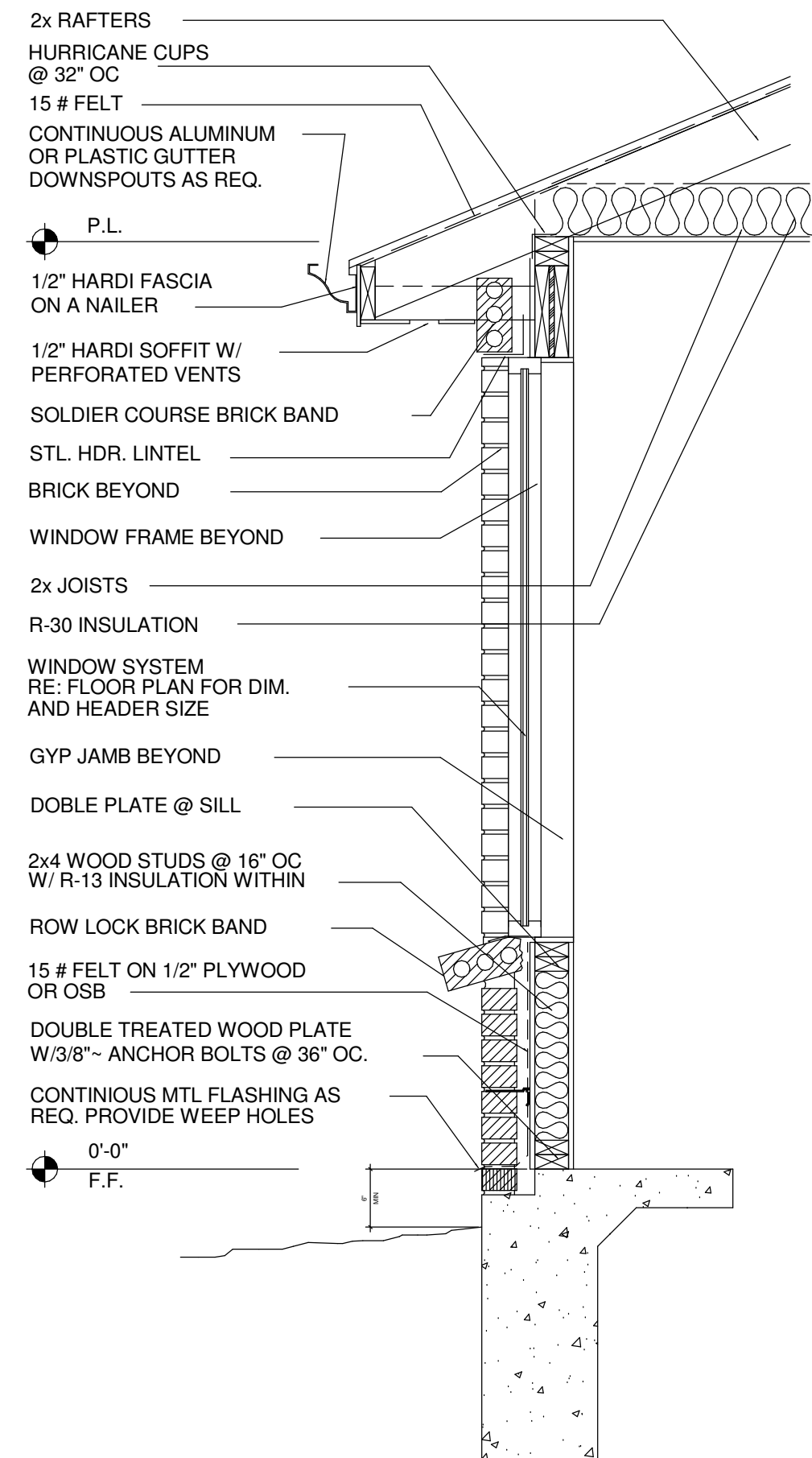
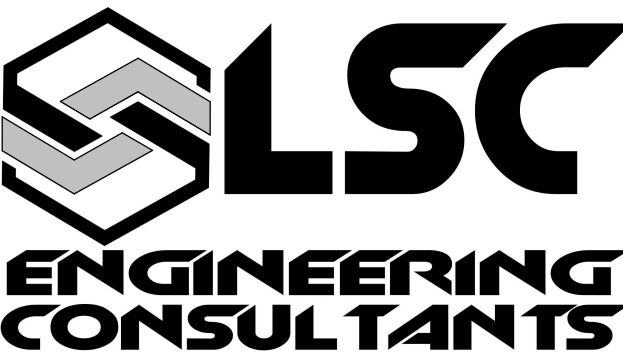


# PLAN NOTES - IRC

- A) THIS BUILDING REFERENCES THE 2012 (IRC) INTERNATIONAL RESIDENTIAL CODE, AND 2012 (IBC) THE INTERNATIONAL BUILDING CODE.
- B) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY LSC ENGINEERING OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS.
- C) ALL APPLIED NOTES ON THESE DRAWING PAGES SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
- 1) LSC ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS SUBMITTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
- 2) THE APPLIANCE AND PLUMBING SYMBOLS SHOWN ARE A DIAGRAMMATIC REPRESENTATION ONLY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO SPECIFY THE APPLIANCE AND PLUMBING STYLES THAT WILL BE USED FOR THIS BUILDING.
- 3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN. PORCH AND BALCONY CEILING HEIGHTS TAKEN FROM THE IMMEDIATE CONDITIONED SPACE ADJOINING THE PORCH OR BALCONY.
- 4) WHEN UTILITY ROOM IS ABOVE THE FIRST FLOOR, PROVIDE A METAL PAN WITH DRAIN AND 2 INCH RELIEF LINE TO OUTSIDE (DO NOT CONNECT TO SANITARY SEWER). PAN GEOMETRY CAN BE ONE OF THE FOLLOWING: a) ENTIRE UTILITY FLOOR, b) AT WASHER/DRYER NOOK, OR c) UNDER WASHER ONLY. SEE BUILDER FOR OPTIONS.
- 5) P2704.1 - PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS.
- 6) 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 ABOVE THE FLOOR.
- 7) R308.4(5) - GLAZING AT BATHTUBS AND SHOWER STALLS SHALL BE TEMPERED SAFETY GLASS WHEN THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- 8) R311.5 STAIRWAYS - SEE STAIR NOTES AND DETAILS. R311.5.6 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- 9) R807.1 ATTIC ACCESS - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.
- 10) M1305.1.3 APPLIANCES IN ATTICS - ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 30 INCHES WIDE AND NOT MORE THAN 20 FEET LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
- 11) P2801 WATER HEATERS - LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE.
- 12) LOCATE H.V.A.C. EQUIPMENT IN ATTIC OR IN A MECHANICAL CLOSET WHEN THE PLANS SHOW A MECHANICAL CLOSET.
- 13) R316.1 INSULATION - ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
- 14) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.



**1 FLOOR PLAN**  
1/4" = 1'-0"



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LSC PROJECT #:

**NEW RESIDENCE**

0 GARCROFT ST.  
HOUSTON, TX. 77029

DATE: 5/26/2021 2:32:15 PM  
SCALE: As indicated  
DRAWN BY: I.A.S.  
SHEET TITLE:

**FLOOR PLAN**

**A-1.0**