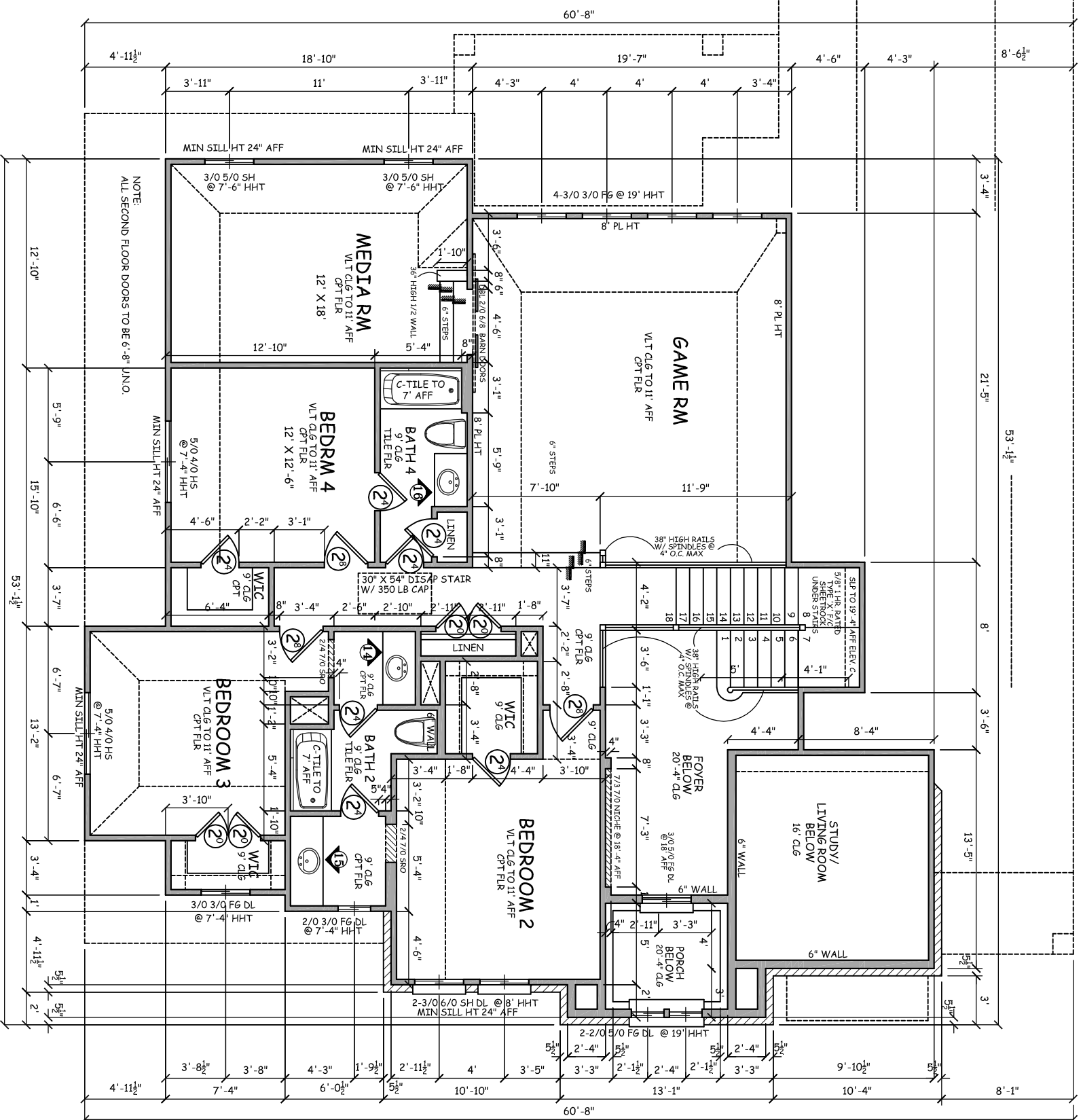


NOTE:
 ALL SECOND FLOOR ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT. THE MIN. NET CLEAR WIDTH OPENING SHALL BE NOT LESS THAN 20" AND THE MIN. NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24".
 GROUND FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

Exterior windows adjacent to the exterior finish grade w/ more than 72" difference in elevation from window opening to such finish grade, must have sills to at least 24" above the floor of the room. (as per applicable IRC code)

NOTE:
 GUARDRAILS AND HANDRAILS TO COMPLY WITH 2012 IRC.
 36" HIGH RAILS W/ BALUSTERS @ 4" O.C. MAX. MUST WITHSTAND MIN. UNIFORMLY DIST. 200 LBS. PER SQ.FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARDRAIL OR HANDRAIL

- General Notes:
1. Construction shall conform with all local codes.
 2. Pass thru and bar tops are 42" a.f.f., unless noted otherwise.
 3. Provide wood blocking behind ceiling fans.
 4. Closets to have 1 rod and 1 shelf where shown, unless noted otherwise.
 5. Linen closets and pantries to have 5-18 inch deep shelves, unless noted otherwise.
 6. Ceiling and walls of the garage in common with the living space to have 5/8" gypsum board.
 7. Door into the house from the garage to be solid core 1 hour rated.
 8. Window header height to be 81" a.f.f., unless noted otherwise.
 9. Provide 3/8" water pipe to the ref'g.
 10. Gas water heater in the garage to be on 18" high platform, unless noted otherwise.
 11. Water heater in the attic to have drip pan.
 12. Rot board on fence must go into the ground a min. 2".
 13. Whenever 4 or more risers are present, a 36" landing must be provided.
 14. Provide 1 flood vent option within 3' of each corner & max. 4" above grade (Per FEMA Req. as well).
 15. All gas lines within foundation slab will be sleeved w/ external valve.
 16. Provide 36" landing at exterior doors when drop from foundation exceeds 8" .



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EMPIRE COMMUNITIES

DATE: 01.25.19
 REVISION: 1

BUNKER HILL DESIGN PLLC
 2204 SUMNER ST. #111
 HOUSTON, TX. 77007
 PHONE: 713.365.0460
 FAX: 713.365.9728

DRAWN BY: MES
 PLAN 4325

SCALE AS NOTED
 SHEET A3