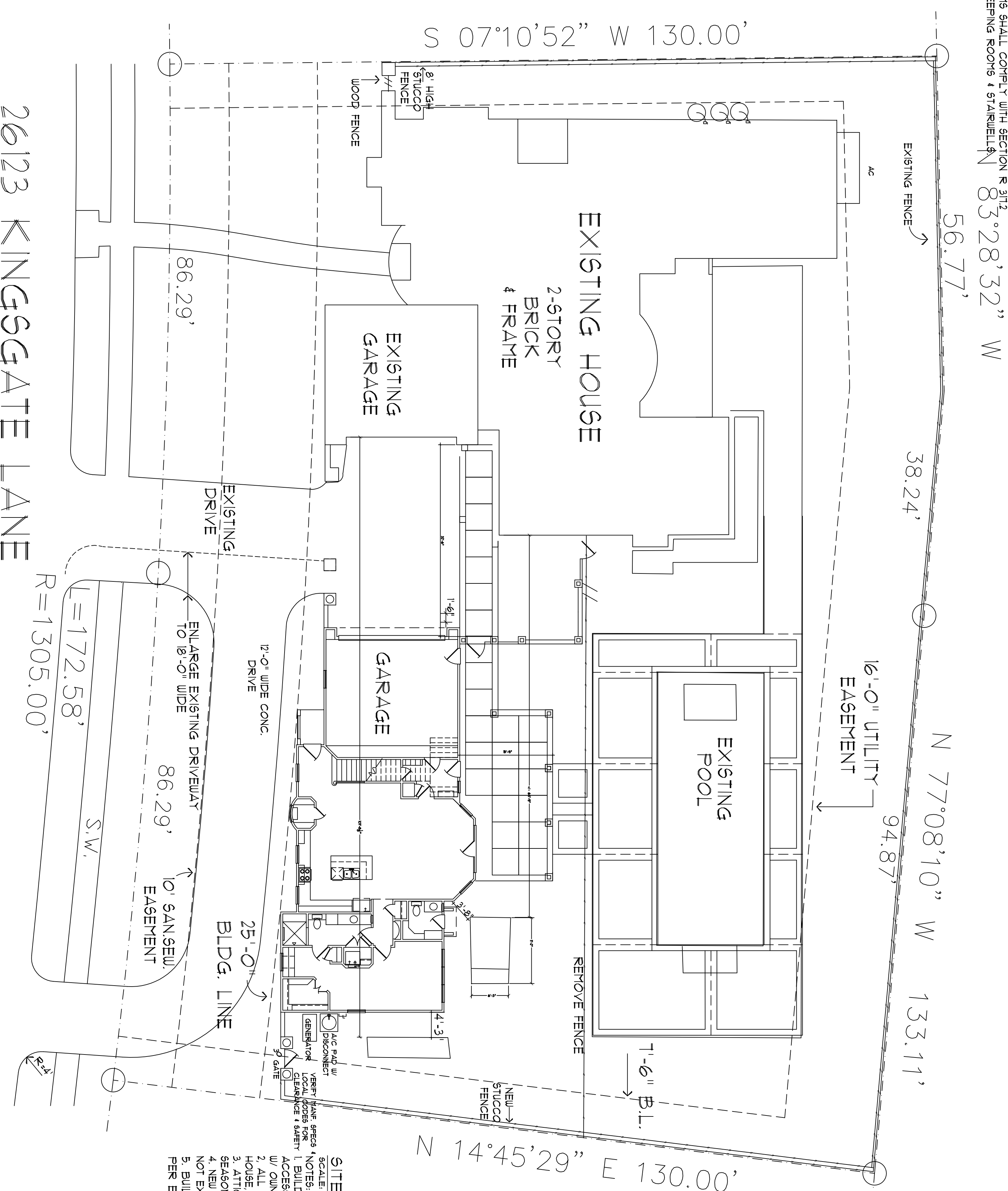


- (A) GENERAL NOTES:**
1. ALL WORK TO BE DONE AS PER I.R.C. AND REGULATIONS OF THE CITY OF HOUSTON.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOB SITE TO MAKE HIM/HERSELF AWARE OF ALL EXISTING CONDITIONS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. (ALL DIMENSIONS ARE TO FACE OF STUDS.)
 4. PROVIDE GFCI PROTECTION AT ELECTRICAL OUTLETS AS REQUIRED BY I.R.C. AND LOCAL BUILDING CODE.
 5. ALL EXHAUSTS SHALL BE VENTED TO OUTSIDE OF BUILDING.
 6. PROVIDE SUFFICIENT FURRING SO THAT VENT AND SOIL PIPES DO NOT PENETRATE WOODEN PLATES.
 7. INSTALL GAS AND FURNACE AS PER I.R.C. AND AS PER MANUFACTURER'S RECOMMENDATIONS.
 8. CONTRACTOR TO PROVIDE OWNER PRIOR TO CONSTRUCTION ALL MECHANICAL CALCULATIONS DEFICITING DUCT SIZES AND DUCT WORK.
 9. WATER RESIST GYP. BOARD (FULL HEIGHT) REQUIRED AT SHOWER TUBS & WALLS SUBJECT TO WATER SPLASH.
 10. TUB AND SHOWER (IF NOT FIBER GLASS) SHALL BE TILED TO TOP ABOVE DRAIN INLET.
 11. GLAZING AT TUBS, SHOWERS, AND DOORS SHALL BE IMPACT RESIST. (SAFETY GLASS)
 12. PROVIDE HOT WATER HEATERS IN ATTIC OVER WALL TEES WITH TITAN PAN. & DRAIN TO OUTSIDE.
 13. LOCATE HOT WATER HEATERS IN ATTIC OVER WALL TEES WITH TITAN PAN. & DRAIN TO OUTSIDE.
 14. ALL HOSE BIBBS ARE ADDED WITH VACUUM BREAKERS.
 15. ALL GLASS DOORS SHALL COMPLY WITH I.R.C. AND SHOULD BE TESTED AS REQUIRED BY CODE.
 16. ALL STAIR RAILS SHALL BE 34" MAX. ABOVE RISERS AND BALCONY RAILS SHALL BE 42" MAX. ABOVE FINISHED FLOOR DESIGN AND INSTALL AS PER I.R.C. REQUIREMENTS.
 17. ALL LAUNDRY ROOMS AND SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH A MINIMUM AREA OF 1/20th OF THE FLOOR AREA. IN LIEU OF NATURAL VENTILATION, MECHANICAL EXHAUST SHALL BE PROVIDED.
 18. ALL PREFAB FIREPLACES SHALL COMPLY WITH I.R.C. AND A CODE OF THE INSTALLATION MANUAL WILL BE AVAILABLE AT THE JOB SITE FOR THE INSPECTOR'S REVIEW. SEE MANUFACTURER'S SPECS TO INSTALL.
 19. WHERE WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON THE INTERIOR WITH PLASTER, TILE OR SIMILAR MATERIALS AND ARE SUBJECT TO WATER SPLASH, THE FRAMING SHALL BE PROTECTED WITH APPROVED WATERPROOF PAPER CONFORMING TO THE I.R.C.
 20. INSULATION FLAME SPREAD SHALL NOT EXCEED 25 AND SMOKE DENSITY SHALL NOT EXCEED 450.

- (B) GENERAL NOTES FOR FIRE RATING:**
1. SECTION R301 OPENINGS BETWEEN A PRIVATE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS. THE DOOR ASSEMBLY SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.
 2. SECTION R302 THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED FROM THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" FIRE RATED GYPSUM BOARD OR EQUIVALENT.
 3. SECTION R348 ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIR SURFACE AND ANY SCOFFS PROTECTED ON THE ENCLOSED SIDE W/ 5/8" GYPSUM BOARD.

- (C) GENERAL NOTES FOR GLAZING:**
1. SECTION R308 GLAZING IN A FIXED OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
 2. SECTION R308.0 GLAZING IN WALLS ENCLOSING STAIRWAYS OR LANDINGS OR WITHIN 60" OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE THE WALKING SURFACE.

- (D) THE SMOKE ALARMS SHALL COMPLY WITH SECTION R 311.2, INCLUDING ALL SLEEPING ROOMS & STAIRWELLS.**



SITE PLAN
 SCALE: 3/32"=1'-0"
 NOTES:
 1. BUILDER TO FIELD VERIFY ACCESSORY DWELLING LOCATION W/ OWNER PRIOR TO CONSTRUCTION.
 2. ALL UTILITIES WILL BE FROM EXISTING HOUSE. NO SEPARATE METERS.
 3. ATTIC STORAGE TO BE FOR SEASONAL DECORATIONS.
 4. NEW ACCESSORY BUILDING DOES NOT EXCEED 30% OF REAR YARD.
 5. BUILDER TO CONSTRUCT FENCING PER ENDS DRAWINGS

<p>NOTE: TO OWNERS & CONTRACTORS To the best of our knowledge, these plans are drawn to comply with owner's specifications and any changes made to them after prints are produced, will be done at owner's expense. The contractor shall verify all dimensions and enclosed drawings. Carpenter & Associates is not liable for errors after building is started. While every attempt has been made in the preparation of this plan to avoid mistakes, the maker does not guarantee human error. The contractor on the job must check all dimensions and other details prior to construction and is solely responsible thereafter.</p>	<p>carpenter & associates architect 8441 GULF FRWY., SUITE 105 HOUSTON, TEXAS 77011 (713) 644-1600 FAX: (713) 644-1621</p>	<p>Revisions</p>	<p>NAME BAXTER RESIDENCE</p>	<p>DATE AS NOTED</p>	<p>Job SITE PLAN</p>	<p>Page of</p>
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