

(A) GENERAL NOTES:

- ALL WORK TO BE DONE AS PER I.R.C. AND REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE JOBSITE TO MAKE HIM/HERSELF AWARE OF ALL EXISTING CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. (ALL DIMENSIONS ARE TO FACE OF STUDS)
- PROVIDE G.G.I.C.I. PROTECTION AT ELECTRICAL OUTLETS AS REQUIRED BY I.R.C. AND LOCAL BUILDING CODE.
- ALL EXHAUSTS SHALL BE VENTED TO OUTSIDE OF BUILDING.
- PROVIDE SUFFICIENT FURRING SO THAT VENT AND SOIL PIPES DO NOT PENETRATE WOODEN PLATES.
- INSTALL GAS AND FURNACE AS PER I.R.C. AND AS PER MANUFACTURER'S REMOMENDATIONS.
- CONTRACTOR TO PROVIDE OWNER PRIOR TO CONSTRUCTION ALL MECHANICAL CALCULATIONS DEPICTING DUCT SIZES AND DUCT WORK.
- WATER RESIST GYP. BOARD (FULL HEIGHT) REQUIRED AT SHOWER, TUBS & WALLS SUBJECT TO WATER SPLASH.
- TUB AND SHOWER (IF NOT FIBER GLASS) SHALL BE TILED TO 70" ABOVE DRAIN INLET.
- GLAZING AT TUBS, SHOWERS, AND DOORS SHALL BE IMPACT RESIST. (SAFETY GLASS)
- PROVIDE G.F.I. (WHERE SHOWN) SHALL COMPLY WITH I.R.C.
- LOCATE HOT WATER HEATERS IN ATTIC OVER WALL TEE'S WITH METAL PAN & DRAIN TO OUTSIDE.
- ALL HOSE BIBBS ARE ADDED WITH VACUUM BREAKERS.
- ALL GLASS DOORS SHALL COMPLY WITH I.R.C. AND SHOULD BE TEMPERED AS REQUIRED BY CODE.
- 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.
- 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.
- ALL PRE-FAB 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 MANUFACTURERS SPECS TO INSTALL.
- 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.
- INSULATION FLAME SPREAD SHALL NOT EXCEED 25 AND SMOKE DENSITY SHALL NOT EXCEED 450.
- ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHIN 10'-0" AND COMPLY WITH SECTION R1001.6

(B) GENERAL NOTES FOR FIRE RATING:

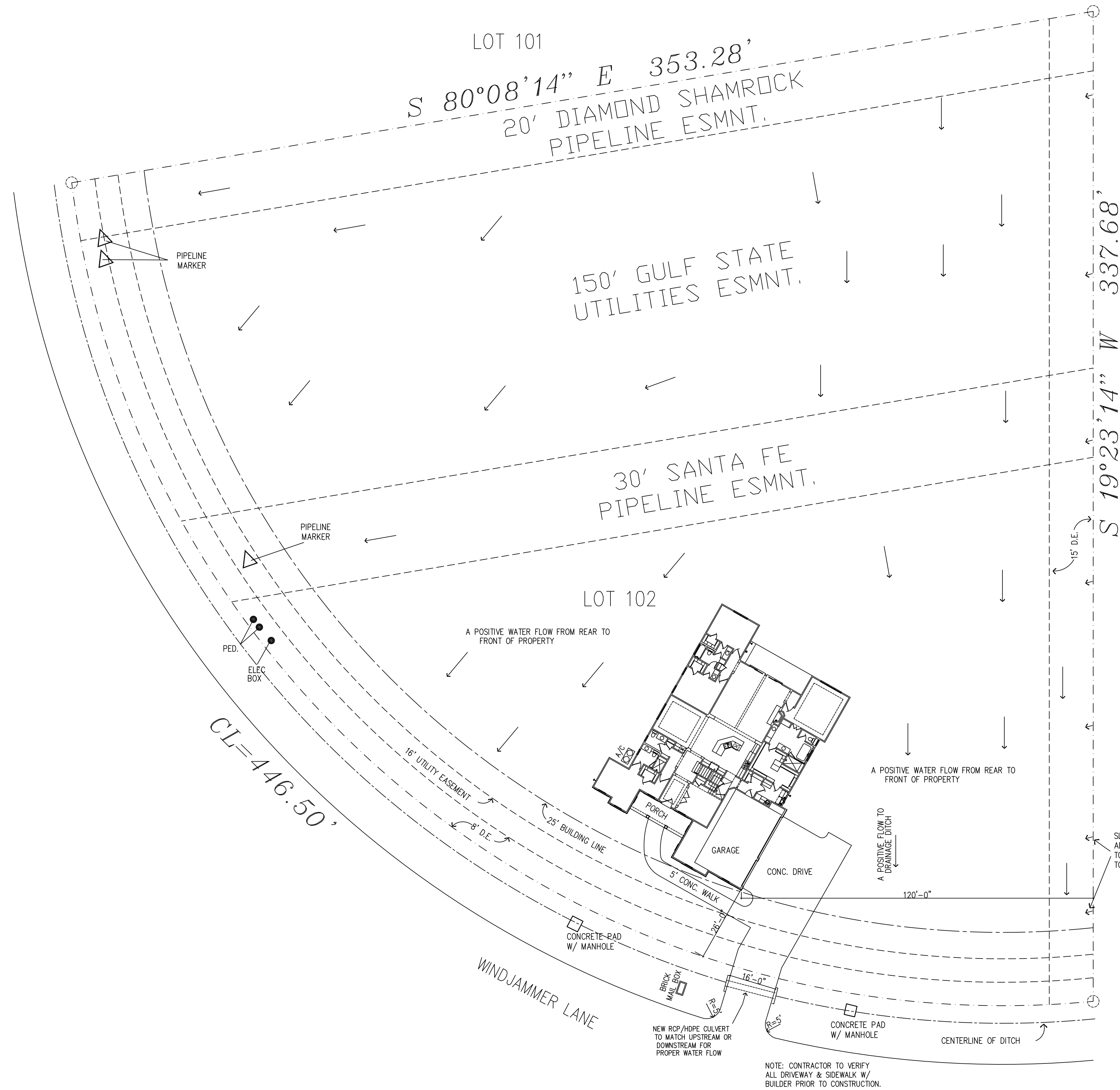
- SECTION R309.1 OPENINGS BETWEEN A PRIVATE GARAGE & RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE RATED DOORS. THE DOOR ASSEMBLY SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE.
- SECTION R309.2 THE GARAGE SHALL BE SEPERATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED FROM THE GARAGE SIDE. WHERE THE SEPERATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPERATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" FIRERATED GYPSUM BOARD OR EQUIVALENT.
- SECTION R313 ENCLOSED USABLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 5/8" GYPSUM BOARD.

(C) GENERAL NOTES FOR GLAZING:

- SECTION R308.4 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.
- SECTION R308.10 GLAZING IN WALLS ENCLOSING STAIRWAY 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 R313 INCLUDING ALL SLEEPING ROOMS & STAIRWELLS.

(E) GENERAL NOTES FOR FIREPLACE
ALL DIRECT VENTS SHALL BE A MINIMUM OF 4'-0" FROM ANY WINDOW. VERIFY SIZE WITH MANUFACTURER.
ALL FLUES TO BE 2'-0" HIGHER THAN ANY ROOF WITHIN 10'-0"
FIREPLACE CHIMNEY SHALL COMPLY WITH SECTION R1001.6



DRAINAGE NOTES:

- BUILDER & OWNER TO VERIFY SITE CONDITIONS & DIRECT WATER AWAY FROM ADJACENT PROPERTY WITH SWALE TO DITCH. CONSTRUCT PER LOCAL CODE REQUIREMENTS.
- DRAINAGE TO COMPLY WITH SECTION R401.3 IRC LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6" IN THE FIRST 10'-0" (5% SLOPE).
A POSITIVE FLOW FROM REAR TO FRONT OF PROPERTY @ 1% MINIMUM AS REQUIRED. TERMINATE AT DICH.
- DRAINAGE TO COMPLY WITH SECTION R401.3 IF SWALES ARE USED DUE TO A PHYSICAL BARRIER OR LOT LINE, CONSTRUCT POSITIVE DRAINAGE TO DICH OR COLLECTION POINT.
IMPERVIOUS SURFACES WITHIN 10'-0" OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

SITE PLAN
SCALE: 1"=20'
LOT 102 of BLOCK 1
RIDGLAKE SHORES SECTION 4
MONTGOMERY COUNTY, TEXAS 77316
8983 WINDJAMMER LANE

THIS PLAN AND THE DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF CARPENTER & ASSOCIATES, ARCHITECTS AND MAY NOT BE REPRODUCED, ALL OR IN PART, WITHOUT PRIOR WRITTEN CONSENT. CARPENTER & ASSOCIATES, ARCHITECTS IS A PROFESSIONAL ARCHITECTURAL FIRM IN THE STATE OF TEXAS. WE ARE NOT AN ENGINEERING FIRM. WE DO NOT QUALIFY TO BE ONE. NOR ARE WE A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONTRACTED AND CONSULTED IMMEDIATELY REGARDING FRAMING, WINDBRACING AND THE FOUNDATION DESIGN. CARPENTER & ASSOCIATES, ARCHITECTS IS NOT TO BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY, MATTER OR FORM. IF ANY PROBLEMS ARISE.

Builder / Owner:
STALEY HOMES
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 RIDGLAKE SHORES SUBDIVISION
 MONTGOMERY, TX 77316

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PROJECT NAME
 STALEY PLAN
 no 3309

Date: 8/4/22
Revisions: 9-2-2022 LEGAL

Scale: AS NOTED

SITE PLAN
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