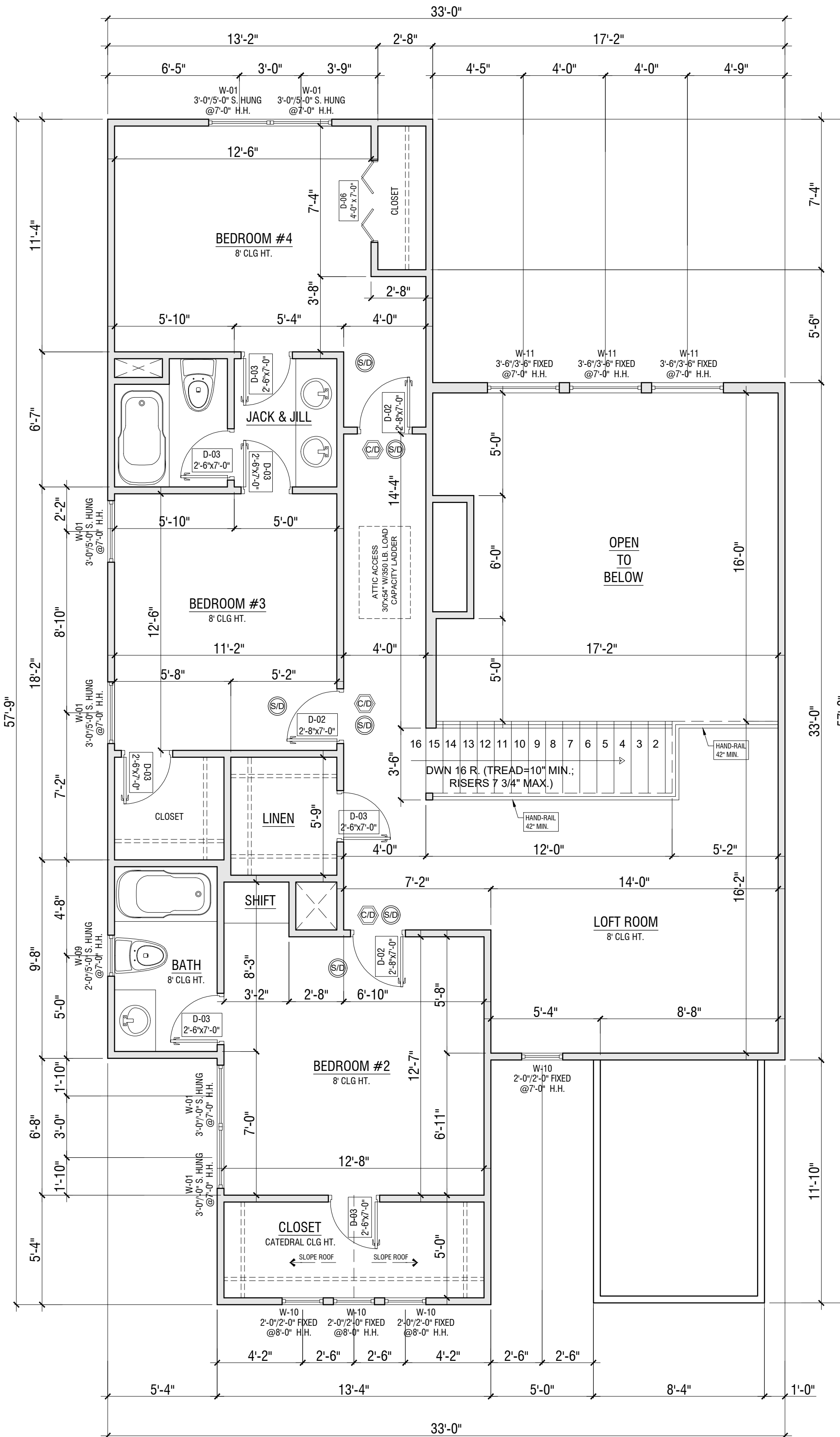


FIRST FLOOR PLAN
Scale: 1/4"-1"



SECOND FLOOR PLAN
Scale: 1/4"-1"

SQUARE FOOTAGE		
FIRST FLOOR	1,846.00	SQ. FT
SECOND FLOOR	1,126.00	SQ. FT
TOTAL LIVING AREA	2,972.00	SQ. FT
TWO CAR GARAGE	588.00	SQ. FT
COVERED FRONT PORCH	30.67	SQ. FT
BACK PORCH	99.60	SQ. FT
CARPORT	0.00	SQ. FT
OTHERS	0.00	SQ. FT
OTHERS 1	0.00	SQ. FT
TOTAL	3,690.27	SQ. FT

- ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
- WATER RESIST GYP. BOARD (FULL HGT.), @ SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH
- TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
- GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
- PROVIDE ACCESS PANELS @ PLUMBING WALLS, ESPECIALLY TUB WALLS.
- FOR INSTALLATION OF AHU SEE CONTRACTOR.
- ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
- PROVIDE G.F.F WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
- GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
- FIRE BOX IS TO BE INSTALLED AS PER 2012 I.R.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE.
- ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

- FIRST FLOOR CEILING: 9'-0" HIGH (U.N.O)
 - PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
- NOTE: THE EXTERIOR AND INTERIOR WALLS CAN VARY YOUR DIMENSION VERIFY IN FLOOR PLAN. 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.

ATTIC NOTES

- THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.
- THE STAIRCASE TO ACCESS THE ATTIC MUST BE A MINIMUM OF 22" WIDE.

- CARBON MONOXIDE ALARMS:**
- SMOKE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5, & 315.1, .2, WITH BATTERY BACK UP.
 - CARBON MONOXIDE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5, & 315.1, .2, WITH BATTERY BACK UP.
 - EXHAUST FAN IN CEILING WITH 4" Ø DUCT TO ROOF CAP

NOTE: ALL WORK SHALL COMPLY WITH THE 2015 IRC

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.

WINDOW SCHEDULE					
MARK	QTY	OPENING SIZE	TYPE	TEMP.	NOTES
W-01	11	3'-0"/5'-0" S. HUNG	SINGLE HUNG		
W-02	1	4'-0"/4'-0" FIXED	FIXED	YES	
W-03	2	2'-0"/4'-0" S. HUNG	SINGLE HUNG		
W-04	1	3'-0"/4'-0" S. HUNG	SINGLE HUNG		
W-05	8	3'-0"/5'-0" S. HUNG	SINGLE HUNG		W / TRANSOM 2'-0"
W-06	1	3'-0"/5'-0" S. HUNG	SINGLE HUNG	YES	W / TRANSOM 2'-0"
W-07	3	3'-6"/6'-0" S. HUNG	SINGLE HUNG		
W-08	3	3'-0"/2'-0" FIXED	FIXED		
W-09	2	2'-0"/5'-0" S. HUNG	SINGLE HUNG		
W-10	4	2'-0"/2'-0" FIXED	FIXED		
W-11	3	3'-6"/3'-6" FIXED	FIXED		

DOOR SCHEDULE					
MARK	QTY	W	HT	DOOR SWING TYPE	REMARKS
D-01	1	3'-0"	8'-0"	SINGLE SWING	EXTERIOR DOOR
D-02	5	2'-8"	7'-0"	SINGLE SWING	INTERIOR DOOR
D-03	13	2'-6"	7'-0"	SINGLE SWING	INTERIOR DOOR
D-04	1	2'-0"	7'-0"	SINGLE SWING	INTERIOR DOOR
D-06	1	(2) 2'-0"	7'-0"	DOUBLE SWING	INTERIOR DOOR
D-08	1	3'-0"	7'-0"	SINGLE SWING	1 5/8" SOLID CORE DOOR W/SELF CLOSER
D-09	1	6'-0"	8'-0"	SINGLE SWING	DOUBLE EXTERIOR DOOR
D-10	1	16'-0"	8'-0"		EXTERIO GARAGE DOOR

ISSUE LOG	
NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

Designed by: K. BERRATOS
 Drawn by: K. BERRATOS
 Checked by: JORGE TREVINO

NEW RESIDENCE DEVELOPMENT
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 DATE: November 21, 2022
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Plot Date: November 21, 2022
 Job No.
 Sheet Name:

First & Second Floor Plan

Scale: 1/4" = 1'
 Sheet Number:
A.002