

REVISION:  
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 FEB 2023  
 JAN 2023

**Inter Vive America inc.**  
 2321 NAOMI ST. HOUSTON TX.77054  
 TELEPHONE: 713 797 1856

NEW, SINGLE FAMILY RESIDENTIAL  
**ROAD 6901**  
 6901 ROAD 5503, CLEVELAND TX. 77327  
 PROJECT EXCLUSIVELY FOR: IRILEY ZALAWA/IRILEYA

ADDRESS:  
 LOT 9103 BLK 179  
 SECTION 9  
 SANTA FE, TX 77327  
 6901 RD. 5503:  
 CLEVELAND TX  
 FILE SF0450973

AREA SUMMARY

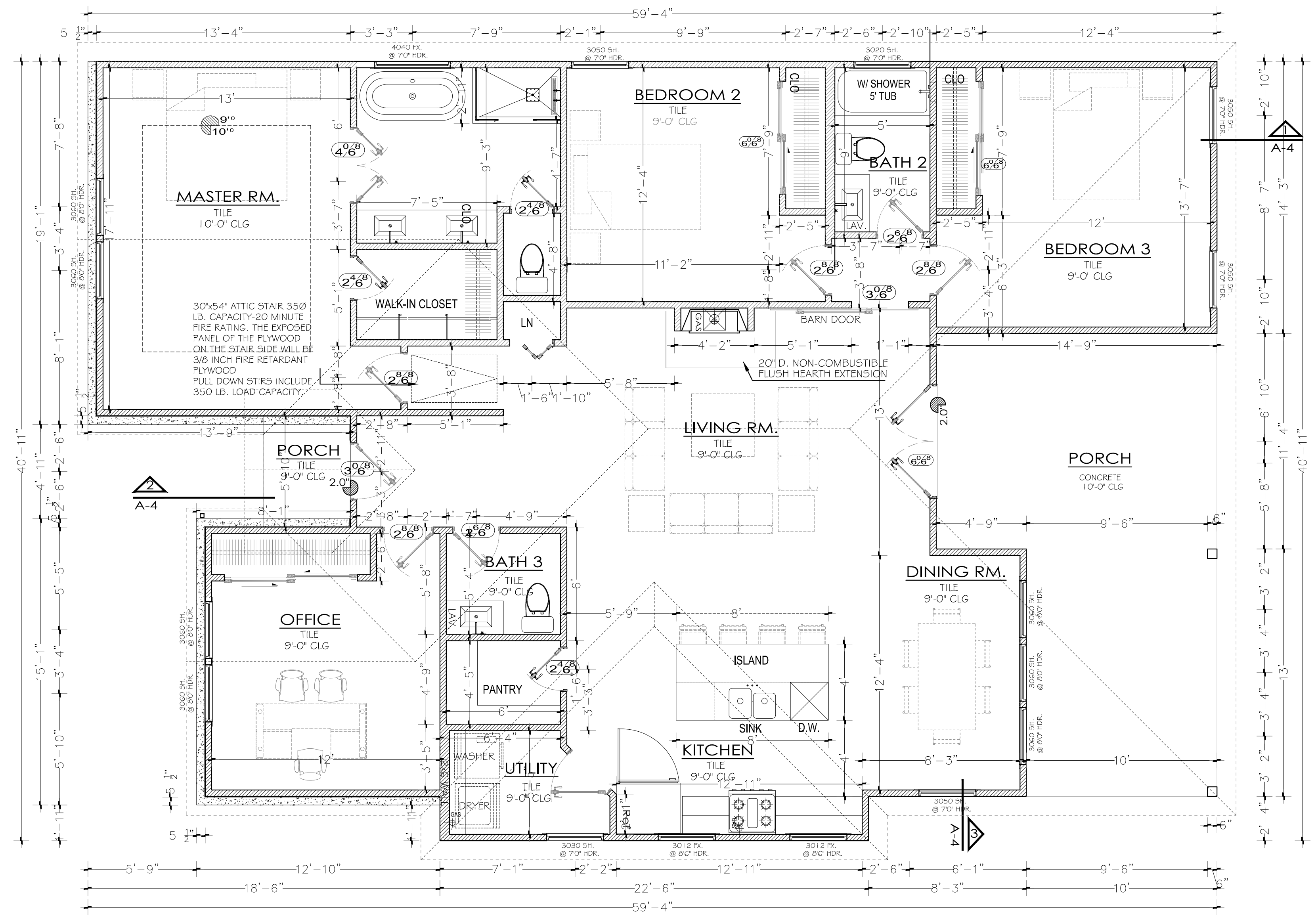
1st FLOOR LIVING AREA	1870
TOTAL LIVING AREA	1870
ENTRY PORCH	27
PATIO	297
TOTAL COVERED	2194
TOTAL AREA	2194

Sheet Title  
**FLOOR PLAN**

SCALE  
 1/4" = 1'-0"

Project number:

Sheet number:  
**A-1**



**1 FLOOR PLAN FIRST FLOOR**  
 SCALE 3/16"=1'-0"

9'-0" STUD HT. WITH 2x6'S @ 16" O.C. TYPICAL. U.N.O.  
 PRIMARY FLOOR COVERING, STAINED CONCRETE U.N.O.  
 FIELD VERIFY ALL TRANSOMS

**FIRE NOTE**

1. PROVIDE 5/8" TYPE "X" GYPSUM BOARD TO THE GARAGE SIDE OF STUDS AND JOISTS.
2. INSTALL MINIMUM 1-3/8" IN. SOLID CORE DOOR, OR SOLID OR HONEYCOMB STEEL DOOR 1-3/8" IN THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA (R3091D)
3. INSTALLED DISAPPEARING STAIRS IN GARAGE TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MIN. 1/6 GA. SHEET METAL.
4. PROVIDE 5/8" TYPE "X" GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

**UTILITY ROOM NOTES**

1. INSTALL 2" FLOOR DRAIN (F.D.) WITH REMOVABLE STRAINER.
2. EXTEND FLOOR DRAIN TO EXTERIOR OR SLOPE FLOOR TO DRAIN.
3. UNDERCUT UTILITY ROOM DOOR OR INSTALL 12"x12" LOWER IN DOOR TO PROVIDE COMBUSTION AIR FOR DRYER.
4. WASHER AND DRYER ARE NOT IN CONTRACT

**GLAZING**

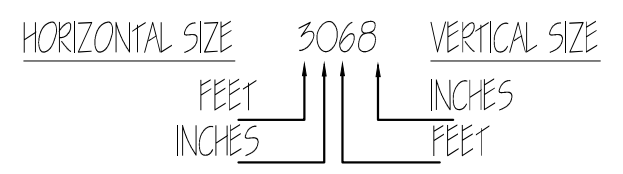
R308:  
 EXCEPT AS INDICATED IN SECTION R308.11 EACH PANEL OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRE, LASER ETCHED, EMBOSSED, OR BE A TYPE WHICH ONE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

**BATHTUB AND SHOWER SPACES**

R307.2:  
 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 (1829 MM) ABOVE THE FLOOR.

**DRAFTSTOPPING NOTES**

1. PROVIDE DRAFTSTOPPING IN FLOOR/CEILING ASSEMBLIES SEPARATING USEABLE SPACES INTO TWO OR MORE APPROXIMATE AREAS WITH NO AREA GREATER THAN 1000 SF.
2. PROVIDE DRAFTSTOPPING IN ATTICS AS REQUIRED TO SUBDIVIDE INTO AREAS NOT EXCEEDING 3000 SF.
3. PROVIDE DRAFTSTOPPING PARALLEL TO THE MAIN FRAMING MEMBERS.
4. COMPLY WITH REQUIREMENTS OF 2019 IRC.



**WINDOWS NOMENCLATURE:**

- SH SINGLE HUNG
- DH DOUBLE HUNG
- FX FIXED GLASS

**GENERAL NOTES**

1. THE MINIMUM REQUIREMENTS CALCULATION OF THE 2019 IECC.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS.
3. COORDINATE ALL ARCHITECTURAL PLANS WITH STRUCTURAL, ELECTRICAL, AND MECHANICAL SYSTEMS.
4. CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND SERVICES PRIOR TO THE COMMENCEMENT OF WORK.
5. PLACEMENT OF BUILDINGS ON SITE WILL BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF FOUNDATION WORK.
6. DUE TO THE INHERENT INACCURACIES OF REPRODUCTIONS, DO NOT SCALE FROM THESE DRAWINGS.
7. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
8. CONFIRM ALL ELEVATION HEIGHTS BEFORE CONSTRUCTION BEGINS.
9. SOIL AND FOUNDATION SHALL BE CHEMICALLY TREATED FOR TERMITES ACCORDING TO MINIMUM STANDARDS REQUIRED BY THE STATE OF TEXAS.
10. FRAMER TO VERIFY LOCATION AND PLATE HEIGHT OF ALL PONY WALLS IN FIELD PRIOR TO PLACEMENT.
11. ALL TRANSITIONS OF WOOD FLOOR TO ANY OTHER MATERIAL SHALL HAVE A FLUSH WOOD TRANSITION STRIP TO MATCH WOOD FLOOR.
12. STAIRS-ALL STAIRS ARE TO COMPLY WITH IRC. TOP OF HANDRAIL AT STAIR SHALL BE 2'-10" ABOVE LEADING EDGE OF TREAD WITH 4" MAX BETWEEN BALUSTERS. TOP OF INTERIOR BALCONY RAIL SHALL BE 36" MAX WITH 4" MAX BETWEEN BALUSTERS. BOTTOM RAIL AT BALCONIES IS TO BE 2" MAX AFF.
13. TYPE "X" GYP BOARD TO BE INSTALLED UNDERNEATH ALL STAIRS, IN GARAGE, AND ALL LOCATIONS REQUIRED BY CODE.
14. SAFETY GLASS IS TO BE INSTALLED IN ALL FRENCH DOORS, IN WINDOWS ADJACENT TO BATH TUBS, IN SHOWER ENCLOSURES, AND OTHER LOCATIONS AS PER IRC.
15. THE SMOKE ALARMS MUST COMPLY WITH SECTIONS R317.1 AND R317.2 OF THE IRC. SMOKE ALARM