

FLOOR PLAN

SCALE 1/8" = 1'-0"

GENERAL NOTES

- SMOKE DETECTORS are required in all dwellings units and must be installed in accordance with the International Building Code. These detectors must receive their primary power via direct wiring into the house circuit and be equipped with a battery back-up & interconnected.
- In each utility room and bathroom, a window must be operable or a mechanical vent is required.
- IN EVERY BEDROOM, a window must be operable. NET CLEAR OPENING WIDTH IS 20 INCHES. NET CLEAR OPENING HEIGHT IS 24 INCHES. NET CLEAR OPENABLE AREA IS 5.50 SQ. FT. 1ST FLOOR. NET CLEAR OPENABLE AREA IS 5.75 SQ. FT. 2ND FLOOR.
- VACUUM BREAKERS REQUIRED ON ALL HOSE BIBS AS PER THE INTERNATIONAL PLUMBING CODE.
- Pilot light must be 18 inches above finish floor.
- Heating unit installed in attic may not be more than 20 feet from attic access.
- 240-24 LOCATION IN OR ON PREMISES. Not in vicinity of easily ignitable material. Overcurrent device shall not be located in the vicinity of easily ignitable material such as clothes closets.
- Required separation between the residence and garage must consist of one-half (1/2) inch gypsum board installed on the garage side and a tight fitting, weather-stripped, solid core wood door of least one and three-eighths (1-3/8) inches in thickness at any point. A labeled fire assembly having a 20 minute fire protection rating may be used in lieu of the solid core door.
- Regulations for interior and exterior window and door safety glazing are set forth by IRC 2006 R308.4

NOTE:
Any specific additional items not called out on this plan that are desired is as per owner!
Builder to verify!

NOTE:
Master shower to be dropped 6"

NOTE:
Location of beams subject to change as per framer.

NOTE:
Foundation, framing package, & windstorm by other.

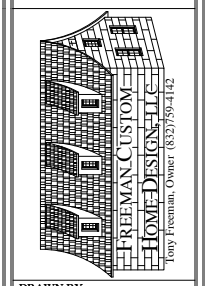
AREAS

LIVING	1,992 SQ. FT.
AUTO STORAGE	456 SQ. FT.
COVERED PORCH	35 SQ. FT.
COVERED PATIO	304 SQ. FT.
TOTAL UNDER ROOF	2,787 SQ. FT.

Copyright ©
This plan is for construction of one building only and is not to be reproduced without the written permission from Freeman Custom Home Design.
NOTE:
Questions concerning initial layout or framing should be directed to Freeman Custom Home Design. (832)759-4142. Freeman Custom Home Design is not responsible for framing discrepancies that deviate from this plan, if not called before completion framed. See Above.

REVISIONS
1/28/2021

A New Home By:
Manley Homes
9103 Anna St.



DRAWN BY:
TLF
DATE:
OCT. 2020
SHEET
1 OF 6
PLAN NO.
1991