

1 FLOOR PLAN
SCALE: 1/4"=1'-0"

TABULATIONS

FLOOR LIV.	2,229.00 SQ. FT
GARAGE:	722.40 SQ. FT
PORCH:	148.40 SQ. FT
PATIO:	175.20 SQ. FT
TOTAL COVD:	3,275.00 SQ. FT

PLANS AND CONSTRUCTION SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).

NOTE :
DO NOT SCALE-OFF DIRECTLY FROM DRAWING.
CONTRACTOR SHALL FIELD VERIFY DIMENSIONS.

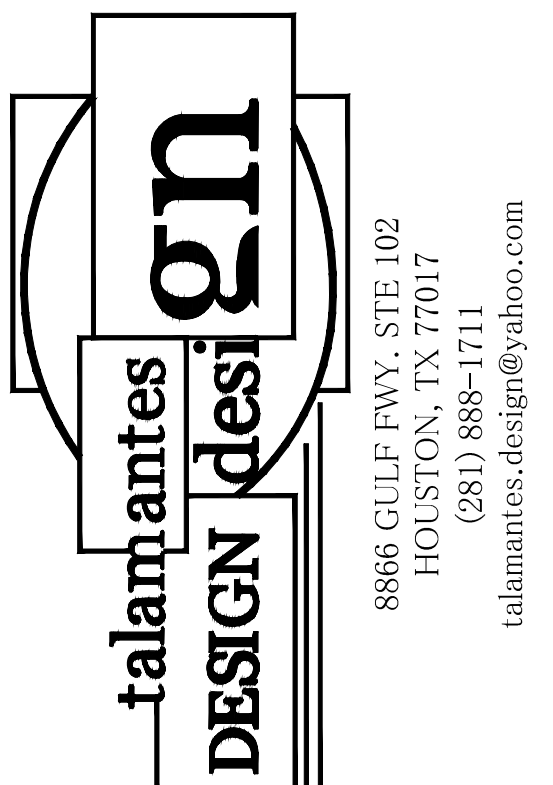
POST BASE SCHEDULE

POST SIZE	SIMPSON EMBEDDED POST BASE	SIMPSON BOLTED POST BASE
4X4	CB44	ABU44
6X6	CB56	ABU66
8X8	CB88	ABU88

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING THE INTERNATIONAL BUILDING CODE AND CITY CODES. THE DRAWINGS AND SPECIFICATIONS ARE AN OUTLINE OF THE MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION.
- BEFORE COMMENCING WORK, CONTRACTOR SHALL PERFORM A SURVEY OF EXISTING CONDITIONS IN ORDER TO VERIFY ACCURACY OF DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING WITH ACTUAL CONDITIONS. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY PROBLEMS FOUND THAT MAY AFFECT THE WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT CONDITIONS ARE CORRECT AND THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CONDITIONS.
- ALL CONSTRUCTION SHALL BE COMPLETE, FINISHED, AND OF THE HIGHEST WORKMANSHIP. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE OWNER AND DESIGNER.
- APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE MODIFIED NOR CHANGED WITHOUT AUTHORIZATIONS FROM THE BUILDING OFFICIAL.

- THE CONSTRUCTION OF THIS DWELLING MUST COMPLY WITH INTERNATIONAL RESIDENTIAL CODE DO NOT SCALE-OFF DIRECTLY FROM DRAWING. CONTRACTOR SHALL VERIFY AND WORK WITH DIMENSIONS SHOWN. ALL DIMENSION SHALL BE VERIFY IN SITE.
- SINGLE HUNG ALUMINUM WINDOWS UNO
6'-0" HEADER HT. AT 1'-0" PLATE
7'-8" HEADER HT. AT 8' - 0" PLATE
6'-8" HEADER HT. AT 8' - 0" PLATE
CHIMNEYS TO BE 2'-0" (MIN.) ABV. ANY ROOF LINE WITHIN A 1'-0" RADIUS.
- THE ATTIC ACCESS STAIRWAY SHALL COMPLY WITH SECTION M 1305.1.3 AS AMENDED; ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND LOAD CAPACITY OF NOT LESS THAN 350 POUNDS. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE IRC, AND NO LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDE OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE MINIMUM OF 20 INCHES BY 30 INCHES, WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
- 6'-8" INTERIOR DOORS AT FIRST FLOOR
- WHERE WOOD FRAMING IS EXPOSED TO WATER SPLASHING, PROVIDE WATERPROOF PAPER FLASHING AND COUNTER FLASHING.
- SEE OWNER/CONTRACTOR FOR WINDOW MANUFACTURER AND STYLES. WINDOW SUPPLIER TO LOCATE SAFETY GLASS AS REQUIRED & CERTIFY ALL WINDOW TO COMPLY WITH I.B.C. I.R.C. AND ENERGY CODE. PROVIDE MASTIC WRAP, WATERPROOFING AND CALK SURROUND FLASHING ABOVE WINDOWS AND COUNTER FLASH AS REQUIRED
- ALL GLAZING LOCATED IN DOORS TO BE SAFETY GLAZING
- HOUSEHOLD VENTING SHALL BE OUTSIDE DWELLING. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS VIA NATURAL OR MECHANICAL MEANS CAPABLE OF FIVE AIR CHANGES PER HOUR AND IS VENTED DIRECTLY OUTSIDE WITH A FOOT OF DISCHARGE MIN.
- HVAC INSTALLATION, SIZING, LOCATION IS THE RESPONSIBILITY OF AC CONTRACTORS
- ALL LAVATORIES 2'-8" HIGH U.N.O.
- ALL SHEETROCK CORNER TO BE ROUNDED, EXCLUDING CORNERS AT WINDOW.
- CROSS VENTILATION AT ENCLOSED ATTICS, SIZE PER CODE CALCULATION.

2 GENERAL NOTES
SCALE: N.T.S.



CONSULTANT INFO

OWNER

NEW ONE-STORY HOUSE
0 PINEDALE AVE. LT 8 BLK 9
ROSHARON TX. 77583

ISSUE LOG

DATE	DESCRIPTION
PRE	
PMT	

PROJECT NO:
CHECKED BY: M.A.T
DATE OF ISSUE:
SHEET No.

FLOOR PLAN

SHEET No.

A1.0