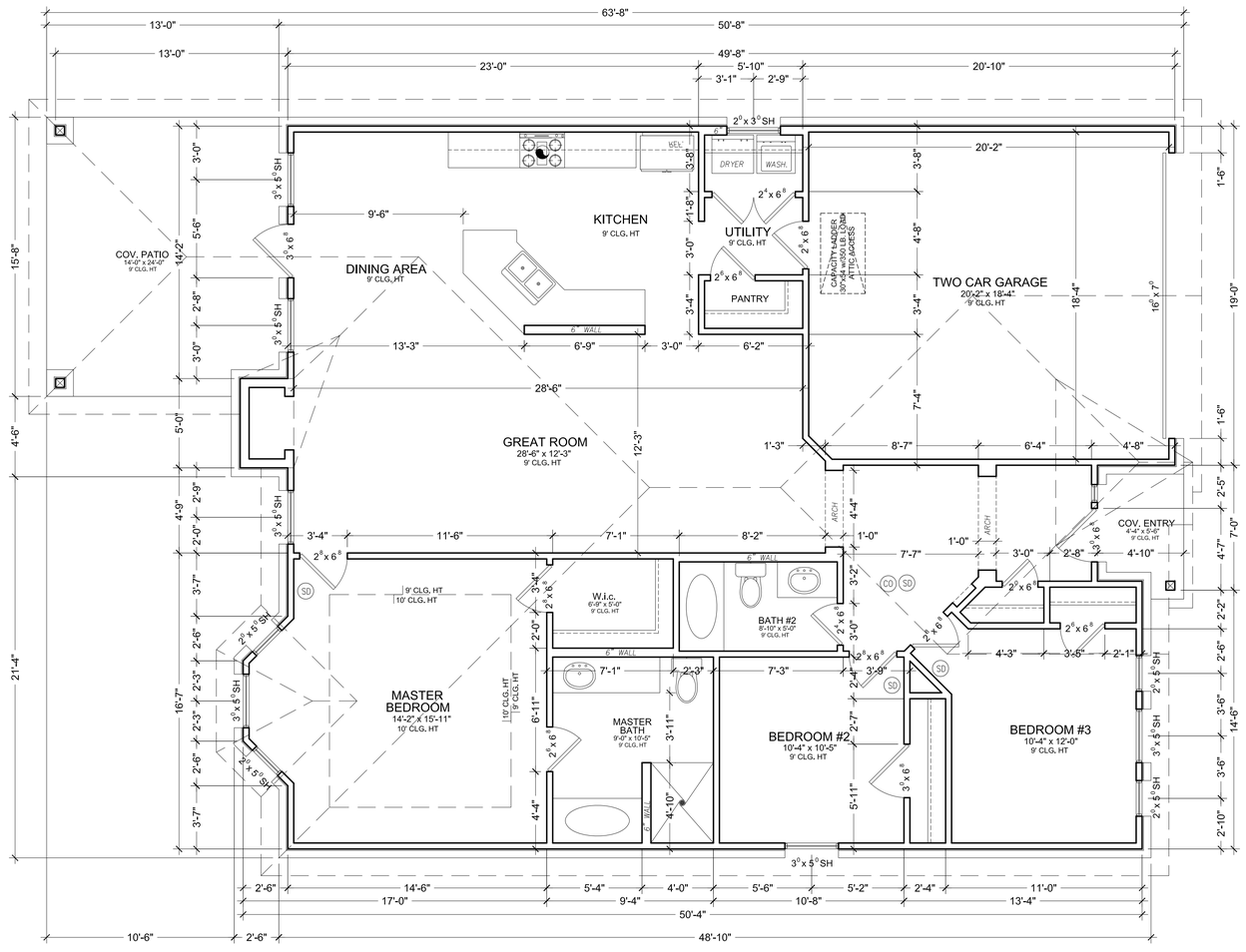
General Notes:

1. All work to be done as per 2012 I.R.C.
2. Water resist gyp. board (full hgt.), @ shower, tub, and walls subject to water splash.
3. Tub and shower, if not fiber glass, shall be finished with a nonabsorbent tile to 70" above drain surface.
4. Glazing in shower, tub enclosure, & door, shall be impact resistant (tempered).
5. Provide access panels @ plumbing walls, especially tub walls.
6. For installation of AHU see contractor.
7. All exhaust fans must be vented to the outside.
8. Provide G.F.I. where shown as per National Electrical Code.
9. Gas installations and appliances are to be consistent with applicable codes and manufacturer's specifications.
10. Hot water heater to be installed in mechanical room upstairs, and is to include metal pan with drain to the outside.
11. Fire box is to be installed as per 2012 I.R.C. Standard, and manufacturer's specifications are to be posted @ job site.
12. All exterior finishes shall be water resistant.
13. All french doors shall have safety (tempered) glass.
14. At all guardrails and balustrade,can not have any passage at any point for a 4" sphere or larger.

Notes:

1. Handrails & Guardrails (Design Loads) Table R301.5 and Footnoted 2012 IRC Handrails and guards shall be designed for a minimum 200 lb live load and a single concentrated load applied in any direction at any point along the top.
2. All smoke/ carbon monoxide detectors shall be hard-wired and inter-connected with battery backup.
3. The attic rough opening shall be 30"x54" and the stair load capacity shall be a minimum of 350 pounds.
4. Provide an unobstructed passageway not more than 20ft in length when measured along the certerline of passage way from the opening to the appliance with a minimum headroom height of 30" and a minimum width of 30".
5. A level surface space at least 30" deep and 30" wide shall be present along all side of the appliance where access is required.

AREA CALCULATION	
LIVING AREA	
LIVING	1667
—	0
TOTAL LIVING AREA	1667
ACCESSORIES AREA	
COV. ENTRY	27
COV. PATIO	199
GARAGE	418
TOTAL ACCESSORIES	644
TOTAL AREA	2311



FLOOR PLAN

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

NEW RESIDENCE

0 Coral Gables Drive
Trinity, Texas 75862

FLOOR PLAN

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REVISION(S):

Drawing Date: 01/16/2022
Drawn by: Marvin M.
Checked by: Marvin M.
Scale: As Noted

SHEET A.002

F:\AG - PROJECTS\2022 - 002 - (LOT 16) CORAL GABLES DRIVE - TRINITY, TEXAS 75862 (FULL HOUSE)\FLOOR PLAN_LOT 16.DWG