

# NEW RESIDENCE

---, Texas ---

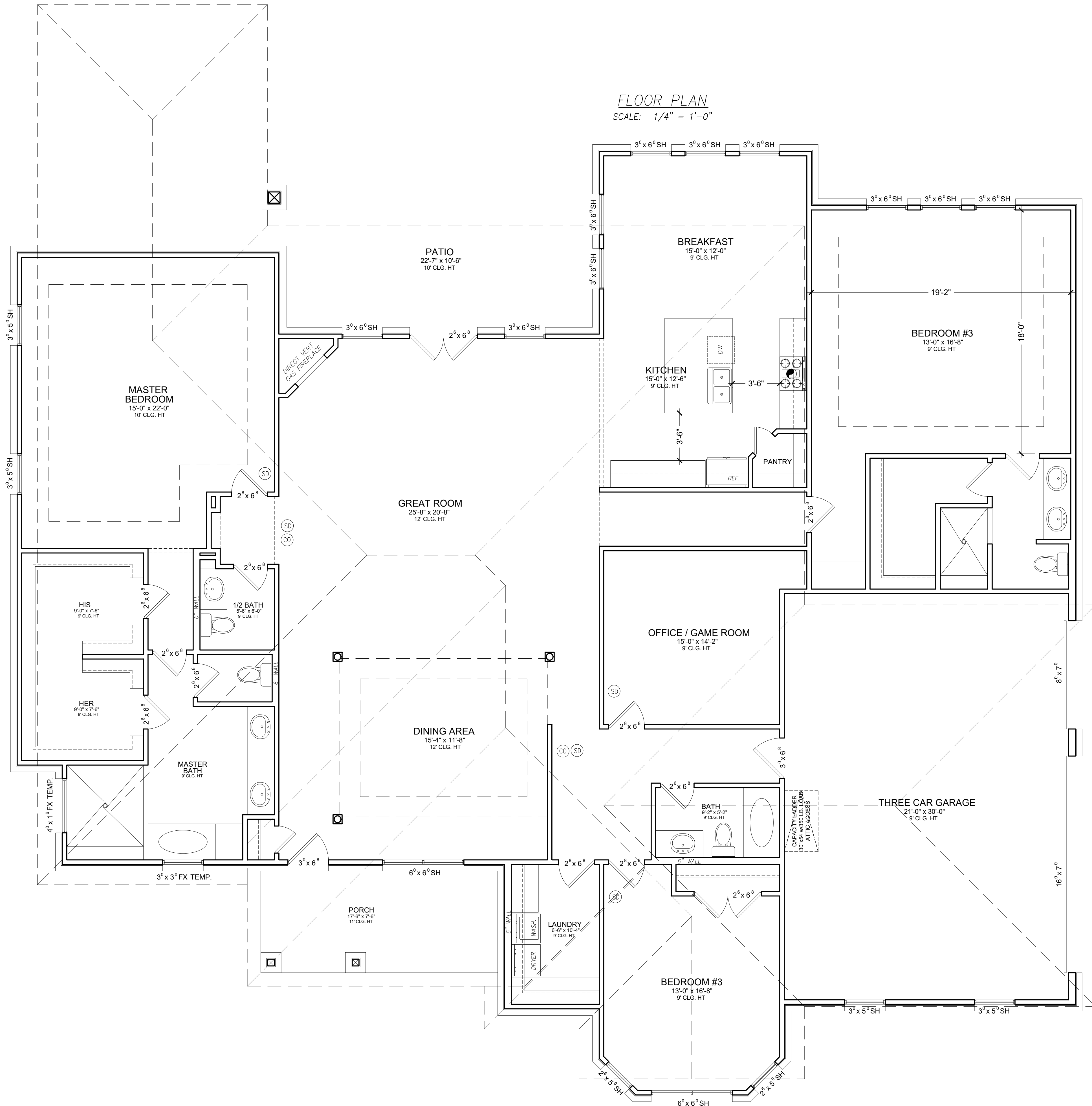
## FLOOR PLAN

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REVISION(S):

Drawing Date: 02/25/2024  
 Drawn by: Marvin M.  
 Checked by: Marvin M.  
 Scale: As Noted

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



### General Notes:

- All work to be done as per 2012 I.R.C.
- Water resist gyp. board (full hgt.), @ shower, tub, and walls subject to water splash.
- Tub and shower, if not fiber glass, shall be finished with a nonabsorbent tile to 70" above drain surface.
- 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.I. where shown as per National Electrical Code.
- Gas installations and appliances are to be consistent with applicable codes and manufacturer's specifications.
- Hot water heater to be installed in mechanical room upstairs, and is to include metal pan with drain to the outside.
- Fire box is to be installed as per 2012 I.R.C. Standard, and manufacturer's specifications are to be posted @ job site.
- All exterior finishes shall be water resistant.
- All french doors shall have safety (tempered) glass.
- At all guardrails and balustrade, can not have any passage at any point for a 4" sphere or larger.

### Notes:

- 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.
- All smoke/ carbon monoxide detectors shall be hard-wired and inter-connected with battery backup.
- The attic rough opening shall be 30"x54" and the stair load capacity shall be a minimum of 350 pounds.
- Provide an unobstructed passageway not more than 20ft in length when measured along the centerline of passage way from the opening to the appliance with a minimum headroom height of 30" and a minimum width of 30".
- 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         |             |
|--------------------------|-------------|
| <b>LIVING AREA</b>       |             |
| LIVING                   | 3337        |
| PATIO                    | 0           |
| <b>TOTAL LIVING AREA</b> | <b>3337</b> |
| <b>ACCESSORIES AREA</b>  |             |
| PORCH                    | 131         |
| PATIO                    | 169         |
| GARAGE                   | 675         |
| <b>TOTAL ACCESSORIES</b> | <b>975</b>  |
| <b>TOTAL AREA</b>        | <b>4312</b> |