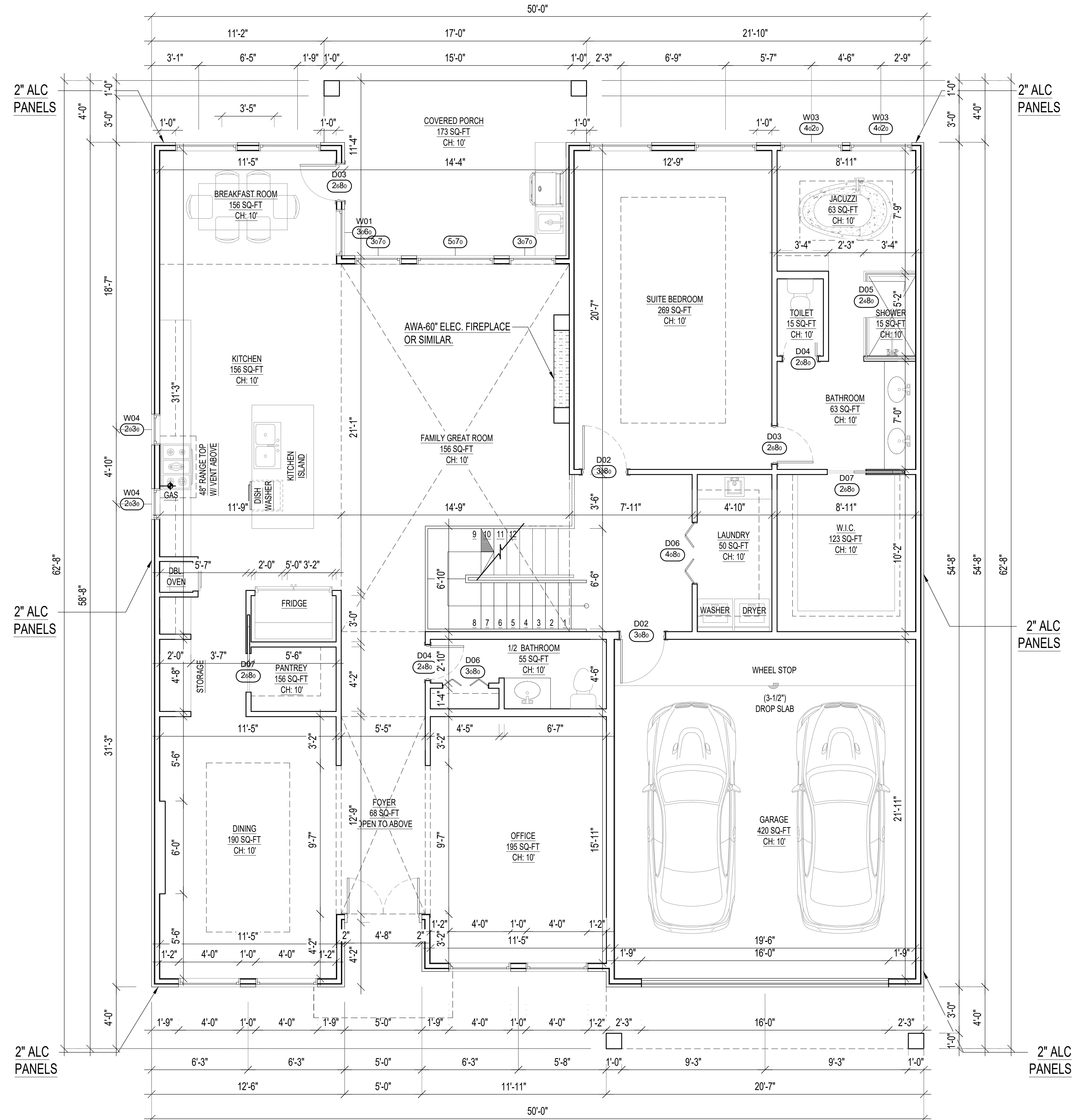


GENERAL NOTES:

- DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FINISH FACE OF STUD AND CONCRETE UNLESS OTHERWISE NOTED.
- HINGED SIDE OF DOOR JAMBS TO BE 4" AWAY FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- ALL EXIT DOORS SHALL BE OPEN ABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE ACCESSIBLE BY THE HANDICAPPED PERSON.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
 - A. INTERIOR DOORS: 5 POUNDS
 - B. EXTERIOR DOORS: 8.5 POUNDS
 - C. FIRE DOORS: 15 POUNDS
- FINISH FLOOR ELEVATIONS ARE AS ESTABLISHED DATUM LINE, UNLESS OTHERWISE NOTED.
- FLOOR OR LANDING ON EACH SIDE OF DOORS SHALL BE AT THE SAME ELEVATION. EXTERIOR LANDING SHALL BE LEVEL EXCEPT THAT IT MAY HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE) PER SEC. 1008.1.4. & 1008.1.5 OF IBC 2015.
- GYPSUM BOARD DRYWALL BACKING FOR CERAMIC TILE OR FIBERGLASS REINFORCED POLYESTER (FRP) WALL PANEL INSTALLED IN TOILET ROOM SHALL BE USG W/R (WATER RESISTANT) PANELS OR APPROVED EQUAL.
- ALL PIPES, DUCTS AND BUSS DUCTS WHICH PENETRATE THE FLOOR CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE BUILDING.
- ALL INSULATIONS NOTED ON PLANS SHALL BE NONCOMBUSTIBLE AND MAINTAIN THERMAL MOISTURE PROTECTION AS NOTED IN THE DRAWING.
- FIRE-RATED PARTITION WALLS AND FIRE-RATED OCCUPANCY SEPARATION WALLS SHALL EXTEND FROM CONCRETE FLOOR SLABS TO UNDERSIDE OF STRUCTURE ABOVE. ALL OPENINGS SHALL BE PROTECTED, AS FOLLOWS:
 - A. ONE-HOUR WALLS: LABELED CLASS "C" FIRE DOOR, AND FRAME ASSEMBLY AND HARDWARE.
 - B. TWO-HOUR WALLS: LABELED CLASS "B" FIRE DOOR, AND FRAME ASSEMBLY AND HARDWARE.
 - C. THREE-HOUR WALLS: LABELED CLASS "A" FIRE DOOR, AND FRAME ASSEMBLY AND HARDWARE.
- 3 1/2" MIN. ACOUSTIC BATT. INSULATION REQUIRED IN ALL RESTROOM WALLS AND CEILING. ALL INSULATION FACINGS SHALL COMPLY WITH 707.3 OF THE 2015 IBC.
- ALL ROOF COVERING SHALL BE CONSTRUCTED OF FIRE-RETARDANT MATERIAL PER BLDG. CODE 2015.
- ALL PENETRATIONS THRU FIRE-RATED WALLS AND CEILINGS SHALL BE INSTALLED WITH FIRE DAMPERS, FIRE SEAL, ETC., SO AS TO MAINTAIN THE FIRE-RESISTIVE RATING AND STRUCTURAL INTEGRITY OF WALL OR CEILING ASSEMBLY.
- ALL CABINETS SHOWN ARE OF WOOD CONSTRUCTION, N.S.F. APPROVED SUPPLIED AND INSTALLED BY OWNER APPROVED SUPPLIER. (SEE INTERIOR ELEVATIONS) ACCESSIBILITY DESIGN STANDARD: A.D.A. ACCESSIBILITY GUIDELINES, 2015 IBC.
- ALL SEALANT TO BE PAINT ABLE. SEAL PERIMETER OF ALL WALL OPENINGS AND JOINTS WHERE MOVEMENT OF SURFACES WILL ADMIT AIR OR WATER INTO BUILDING. SEAL ALL CONDUIT PENETRATIONS TO BUILDING.
- ALIGN EXTERIOR FACE OF METAL STUD WITH FACE OF CONCRETE FOUNDATION (TYP.).
- ALIGN SAW-CUT CONTROL JOINTS W/ TILE LAYOUT.
- ALL H.M. DOORS, DOOR FRAMES AND HARDWARE ARE AVAILABLE FROM UNIVERSAL MANUFACTURING U.O.N. FRAMES TO BE 16 GAUGE COLD ROLLED STEEL, MITERED, FITTED AND CONTINUOUSLY WELDED ON THE CO. BACKSIDE WITH ALL WELDS GROUND PROVIDE THREE ANCHORS PER JAMB.
- ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED DOUGLAS FIR U.O.N. TYP.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL WOOD BLOCKING, FURRING STRIPS, OR GROUNDS DETAILED OR REQUIRED TO PROVIDE ANCHORAGE FOR ALL FINISHES, ACCESSORIES, FIXTURES, ETC. AS REQUIRED TO COMPLETE ALL WORK. ALL BLOCKING AND OR/BACKING SHALL BE SECURELY BOLTED OR OTHERWISE ANCHORED IN PLACE.
- CONTRACTOR TO VERIFY FIELD DIMENSIONS AND TO COORDINATE CORES IN CONCRETE SLAB WITH THE MILLWORK COUNTER MANUFACTURER.
- SEE FINISH SCHEDULE ON SHEET A-9.0 FOR FINISHES.



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

REVISIONS	
No.	DESCRIPTION
1	
2	
3	
4	

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1ST FLOOR PLAN FOR
SINGLE FAMILY
RESIDENCE LOCATED AT
12430 ALLSTON
SUGARLAND, TX 77478

DATE: OCTOBER, 2022
CHECKED BY: A.E.
DRAWN BY: A.E.
SCALE: 1/4" = 1'-0"
JOB No: 20043
FILE: W:\2020\RESIDENTIAL\20043\VEE_ARCH