

**General Notes:**

1. All work to be done as per 2015 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 2015 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 2015 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 centerline 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**

1ST FLOOR 3211

**TOTAL LIVING AREA 3211**

**ACCESSORIES AREA**

FRONT PORCH 92

COVERED BACK PATIO 194

THREE CAR TANDEM GARAGE 622

**TOTAL ACCESSORIES 908**

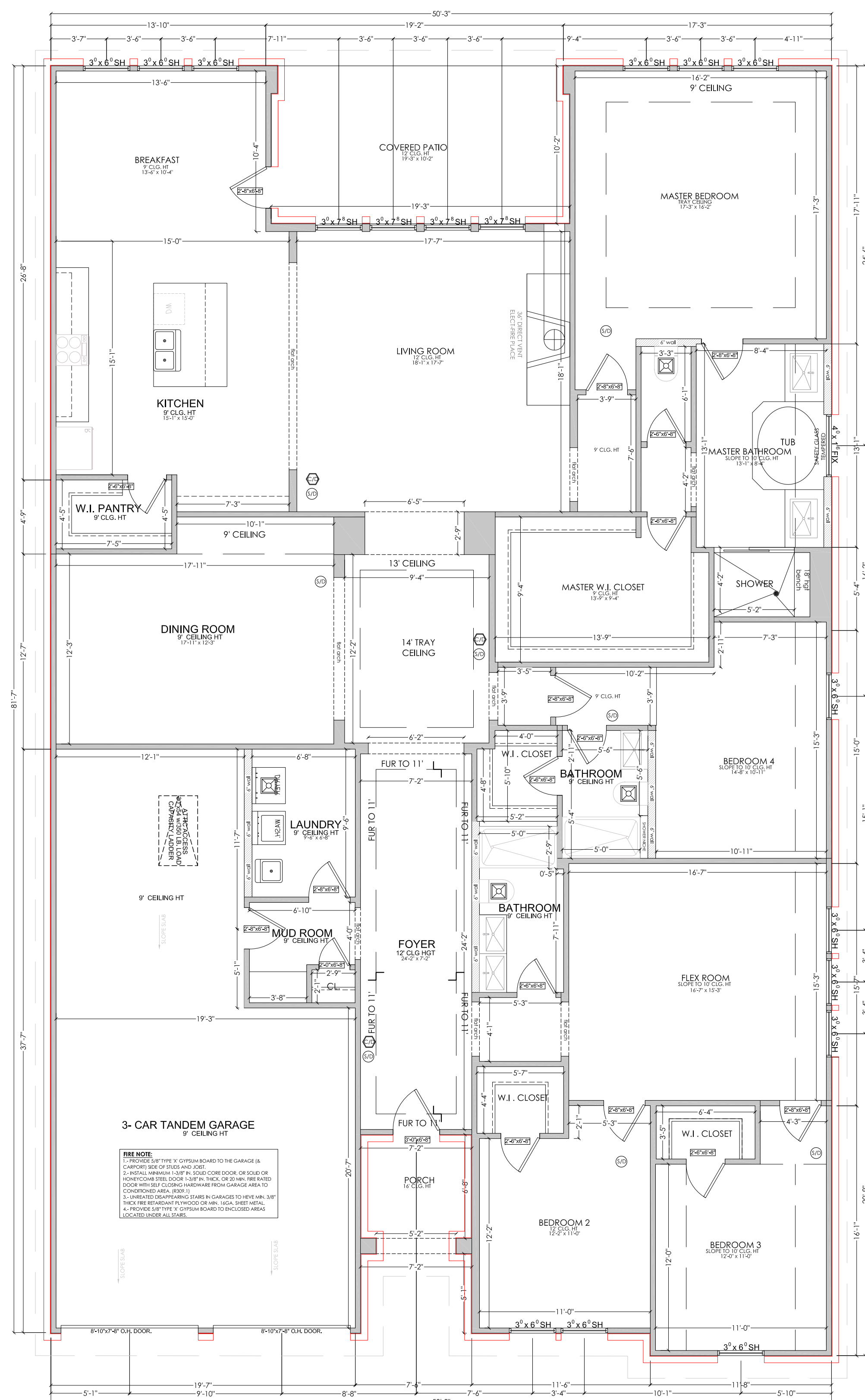
**TOTAL AREA 4119**

**Egress Requirements**

- R310.1 IRC 2015 Emergency Escape & Rescue Required**  
Basements w/habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue, they shall have a sill height of not more than 44 inches (1118) above the floor.
- R310.1.1 IRC 2015 Minimum Opening Area**  
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. (0.530m<sup>2</sup>)
- R310.1.2 IRC 2015 Minimum Opening Height**  
The minimum net clear opening height shall be 24 inches (610 mm)
- R310.1.3 IRC 2015 Minimum Opening Width**  
The minimum net clear opening width shall be 20 inches (508mm)
- R310.1.4 IRC 2015 Operational Constraints**  
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools  
Operable window sill height - a minimum of 25" off of finish floor height at second floor and above

**IMPORTANT NOTE:**

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS. CONTRACTOR AND/OR OWNERS SHALL BE VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS WITH ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED.



**FLOOR PLAN**

SCALE: 3/16" = 1'-0"

No.	DESCRIPTION
1	
2	
3	
4	
5	
6	

Designed by:  
Drawn by: Alejandro Pineda  
Checked by: J.L. Trevino P.E.

**David Bravo**  
New Residence  
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**JL Trevino & Associates P.L.L.C.**

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Plot Date: May 12, 2023  
Job No.  
Sheet Name:

FLOOR PLAN

Scale:  
Sheet Number:

A-2