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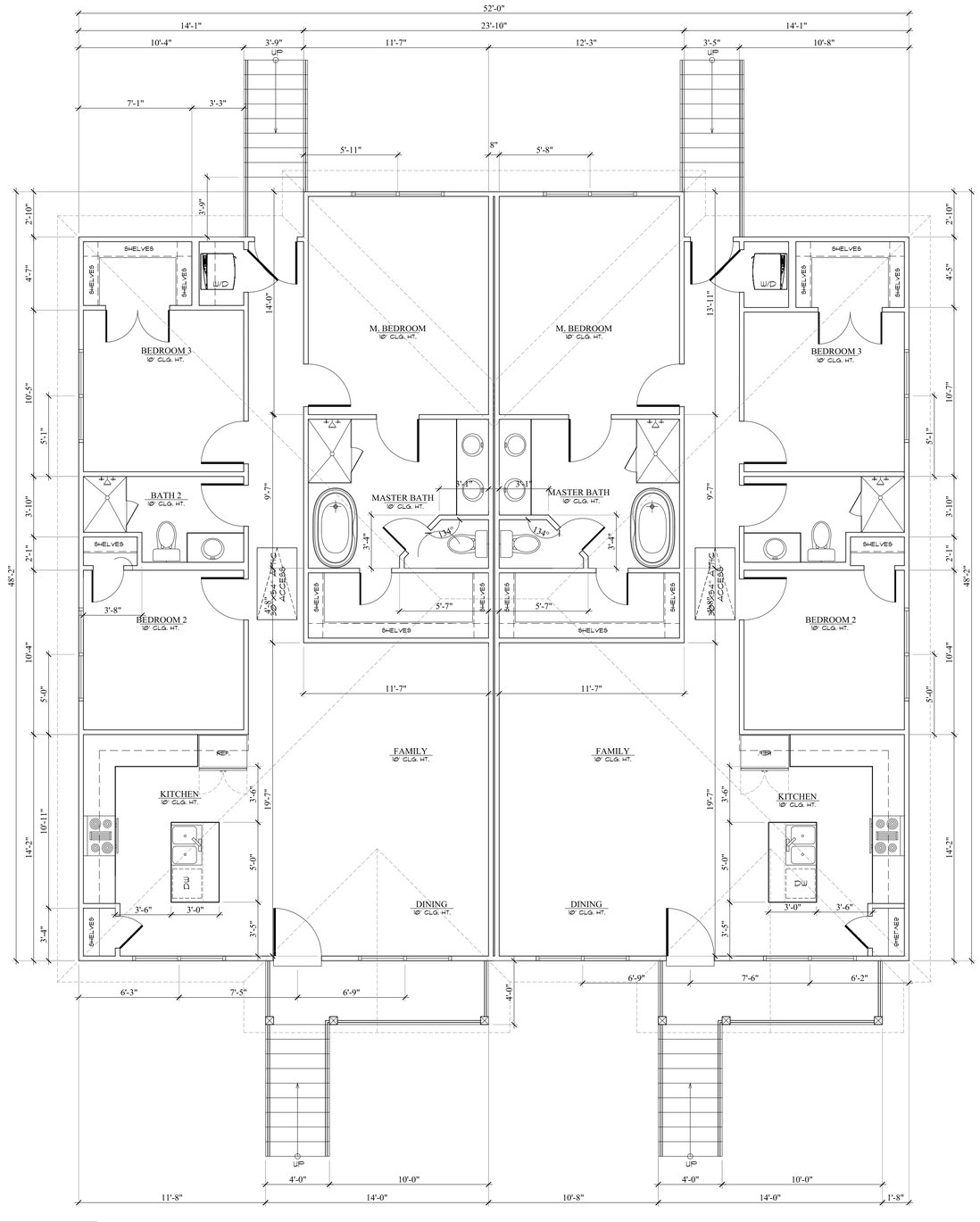

THE DWELLING UNIT SEPARATION IN A TWO FAMILY DWELLING WILL BE CONSTRUCTED AS A ALL ASSEMBLY HAVING NOT LESS THAN A 1HR FIRE RATING WHEN TESTED IN ACCORDANCE WITH ASTM E119

1 DIMENSIONAL FLOOR PLAN

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

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE BEFORE ANY WORK IS TO BEGIN AND CONTRACTOR NOTIFY THE CONSULTANT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS WITH THESE DRAWINGS.
2. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
3. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION RELATING TO THIS PROJECT SHALL BE IN COMPLIANCE WITH AND CONFIRM TO THE GOVERNING BUILDING CODES AND OTHER APPLICABLE CODES.
4. OWNER TO DETERMINE ALL FLOOR FINISHES, CEILING FIXTURES, BASE BOARDS & PAINT COLORS. CONTRACTOR TO INSTALL & PAINT.
5. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
6. ALL WORK IS TO CONFIRM TO DRAWINGS & SHALL BE NEW & BEST QUALITY OF WORK.
7. ALL CEILINGS TO BE GYP. BOARD.
8. OWNER TO DETERMINE ALL DOOR & WINDOW TYPES & MANUFACTURERS. CONTRACTOR TO INSTALL.
9. MECHANICAL ACCESS IN ATTIC OPENING SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30"X54" AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 POUNDS CAPACITY PER IRC M1305.13.
10. DISAPPEARING STAIRS MAY BE USED IN FIRE-PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDED THE EXPOSED PANEL OF THE PLYWOOD ON THE GARAGE SIDE IS NOT LESS THAN 3/8 INCH FIRE RETARDANT PLYWOOD OR COVERED WITH A MINIMUM 16 GAGE SHEET METAL
11. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED AND WITH BATTERY BACK UP AS PER THE IRC R317.1.
12. CONTRACTOR SHALL INSTALL NECESSARY WOOD BLOCKING IN STUD WALLS AS REQUIRED TO BACKUP WALL MOUNTED ITEMS.
13. ALL ANGLE WALLS TO BE ON A 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.
14. ALL WINDOWS TO BE CENTERED ON WALLS UNLESS OTHERWISE NOTED.
15. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2 INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE AND 5/8" TYPE X GYPSUM BOARD WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY.
16. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH WHICH SHALL BE SELF CLOSING HAVING A FIRE PROTECTION RATING OF 20 MINUTES.
17. BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
18. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NETCLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THEMINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
19. LOCATION OF FIREPLACE DIRECT VENT TERMINAL SHALL NOT BE LOCATED LESS THAN 3'TO THE PROPERTY LINE.
20. CEILING HEIGHT SHALL BE 10'-0" UNLESS OTHERWISE NOTED.
21. ELECTRICAL PANEL AND METER SHALL BE LOCATED WHERE THE FACE OF THE PANEL IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE. SECTION 110.26A OF THE NATIONAL ELECTRIC CODE REQUIRES 36 INCHES CLEAR SPACE IN FRONT OF ELECTRICAL EQUIPMENT. THE CLEARANCE MUST BE 20 INCHES WIDE.
22. LOCATION OF GAS METER & EQUIPMENT SHALL BE LOCATED WHERE THE FACE OF THE METER IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE.
23. FIREPLACE DIRECT VENT (OPENING) TABLE 302.1 AMENDMENTS 2012 IRC. LOCATION OF FIREPLACE DIRECT VENT TERMINAL SHALL NOT BE LOCATED LESS THAN 3' TO THE PROPERTY LINE.
24. ATTIC VENTILATION - M1703.2 TWO OPENINGS OR DUCTS. OUTSIDE COMBUSTION AIR SHALL BE SUPPLIED THROUGH OPENINGS OR DUCTS, AS ILLUSTRATED IN FIGURES M1703.2(1), M1703.2(2), M1703.2(3) AND M1703.2(4). ONE OPENING SHALL BE WITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, AND ONE WITHIN 12 INCHES (305 MM) OF THE BOTTOM OF THE ENCLOSURE. OPENINGS ARE PERMITTED TO CONNECT TO SPACES DIRECTLY COMMUNICATING WITH THE OUTDOORS, SUCH AS VENTILATED CRAWL SPACES OR VENTILATED ATTIC SPACES. THE SAME DUCT OR OPENING SHALL NOT SERVE BOTH COMBUSTION AIR OPENINGS. THE DUCT SERVING THE UPPER OPENING SHALL BE LEVEL OR EXTEND UPWARD FROM THE APPLIANCE SPACE.
25. DIRECT VENT FIREPLACE G2427.8 (503.8) VENTING SYSTEM TERMINATION LOCATION. THE LOCATION OF VENTING SYSTEM TERMINATIONS SHALL COMPLY WITH THE FOLLOWING: A MECHANICAL DRAFT VENTING SYSTEM, SHALL TERMINATE AT LEAST 4 FEET (1219 MM) BELOW, 4 FEET (1219 MM) HORIZONTALLY FROM, OR 1 FOOT (305 MM) ABOVE ANY DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO ANY BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED AT LEAST 12 INCHES (305 MM) ABOVE GRADE.
26. ALL LIGHT FIXTURES & OUTLETS TO BE CENTERED ON PARTITIONS U.NO.
27. CONTRACTOR TO COORDINATE RECESSED SHOWER ACCESSORIES STORAGE WITH OWNER.
28. COORDINATE WITH OWNER FOR SPECIFIC LIGHTING MAKE & MODELS.
29. RECESS LIGHTS IN INSULATED CEILING TO BE LIGHTOLIER 1102 IC - 1105 OR EQUAL.
30. CONTRACTOR VERIFY EXACT HEIGHT & LOCATION OF WALL MOUNTED SCONCES WITH OWNER.
31. ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE.
32. CONTRACTOR TO PROVIDE VENTILATION FOR ALL BATHROOMS & UTILITY.
33. ALL EXTERIOR SWITCHES TO BE WEATHER PROOF. VERIFY TYPE WITH OWNER.
34. 110V OUTLET & SWITCHED LIGHT IN ATTIC NEAR HVAC OR LOCATE SWITCH NEAR ATTIC ACCESS.
35. CONTRACTOR TO VERIFY ALL APPLIANCE & EQUIPMENT ELECTRICAL (AND/OR) GAS NEEDS PRIOR TO INSTALLATION.
36. PROVIDE G.F.I. OUTLETS WITHIN 6'-0" OF SINKS, IN GARAGES & ALL EXTERIOR WATERPROOF OUTLETS AS REQUIRED BY CODE
37. ALL EQUIPMENT TO BE PROVIDED BY OWNER & INSTALLED BY CONTRACTOR.
38. CONTRACTOR TO CONFIRM EXISTING GAS VALVE FOR FIREPLACE IS IN WORKING ORDER & MEETS CODE REQUIREMENTS.
39. CONTRACTOR TO PROVIDE UNDERCOUNTER & ISLAND MILLWORK ELECTRICAL FOR EQUIPMENT. I.E. DISHWASHER, REFRIGERATOR, ICE MACHINE, WINE STORAGE, DISPOSAL, ETC.
40. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR VENT HOOD
41. CONTRACTOR TO VENT DRYER OUTSIDE.
42. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    1) IN EACH SLEEPING ROOM.
    2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
43. BATHROOMS, WATER CLOSET COMPARTMENTS & OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT & A MECHANICAL VENTILATION SYSTEM ARE PROVIDED. THE MINIMUM VENTILATION OR 20 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
44. TEMPERED GLAZING IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE HAZARDOUS.

City of Houston
24075429
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and ordinances.
See Notes

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REVISIONS

PROJECT NO.: 461

DIMENSION FLOOR PLAN

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