

NOTES:

- CONTRACTORS SHALL VERIFY THAT EXACT LOCATIONS AND SIZES OF UTILITIES, CONNECTIONS TO CITY UTILITIES SHALL PER CITY OF SAN PATRICIO BUILDING DEPARTMENT.
- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACT, COVENANTS, ETC. HAVING JURISDICTION.
- CONTRACTOR/OWNER SHALL OBTAIN/PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED THE INSTALLATION OF ALL WORK. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR NOTIFICATION OF INSPECTIONS AND APPROVAL FROM CITY INSPECTORS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION.

- INSIDE WALL THICKNESS 3-1/2"
8" PURLINS
1/2" SHEETROCK TAPE, FLOAT, TEXTURED AND PAINT
ALL OUTSIDE WALLS TO HAVE A R-13 INSULATION
ATTIC INSULATION TO BE R-38
- CONTRACTOR TO FOLLOW ALL 2015 IBC CODE
- ALL WINDOWS TO BE IMPACT RESISTANCE WINDOWS

GENERAL NOTES

- *ALL ANGLED WALLS TO BE 45 DEGREES UNLESS OTHERWISE NOTED
- *PROVIDE TEMPERED GLASS WHERE REQUIRED
- *PROVIDE OUTLETS AS REQUIRED BY CODE IN ADDITION TO WHERE SHOWN ON PLANS
- *CONTRACTOR TO VERIFY EGRESS AS PER CITY CODES AND ACCORDING TO IBCW. MANUFACTURERS SPECIFICATIONS



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NOTE:
SUBCONTRACTORS ARE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE JOB SITE. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROVISIONS RELATED TO THE PROJECT CONSTRUCTION.

- NOTE:
- ALL SUB CONTRACTORS TO VERIFY ALL DIMENSIONS, DETAILS, LOT BOUNDARIES AND ANY DISCREPANCIES REPORT TO BUILDER.
 - PROVIDE WHERE EVER NEEDED GROUND FAULT CIRCUIT INTERRUPTER (G.F.C.I) BREAKERS AND AT ALL BATHS W.P. OUTLETS-110V WITHIN 4' OFF SINK.
 - VENT ALL EXHAUST FANS AT ALL BATHS AND KITCHENS ARE AS TO OUTSIDE FRESH AIR.
 - BUILDER TO LOCATE ALL T.V. CABLE & PHONE JACKS, CHIME BOX & SMOKE DETECTOR.

LEGAL
LOT -
BLK. --
SUB. --

ARANSAS CO. ROCKPORT, TEXAS

AREAS
BUILDING #2 ----- 4,600 SQ.FT.

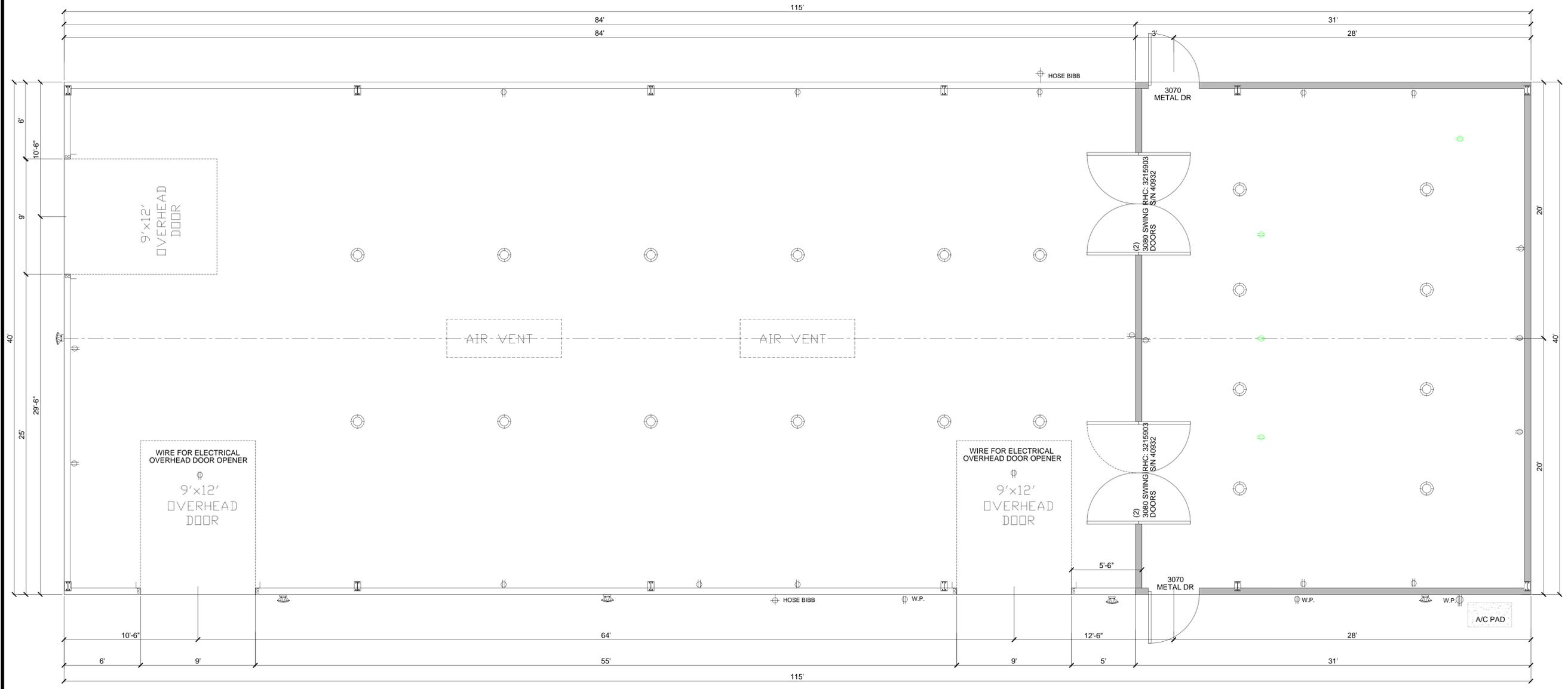
DRAWING TITLES

BUILDING #2 FLOOR PLAN

JOB NO.: 1463
DATE: 10-25-2017
DRAWN BY: JOHANNA ORTIZ
CHECKED BY: JOE A. ORTIZ

SHEET NUMBER

A-4



FLOOR PLAN BLDG.#2
SCALE: 1/4"= 1'-0"

DWELLING/GARAGE FIRE SEPARATION: R302.2
THE GARAGE SHALL BE SEPARATED FROM THE DWELLING BY A WALL, PARTITION OR DOOR THAT MEETS THE REQUIREMENTS OF TABLE 302.2 FROM THE SEPARATION AND ATTACHMENT SHALL NOT BE LESS THAN 10 INCHES. R302.2.2 THE APPROVED TREAD DEPTH SHALL BE 10 INCHES. R302.2.3 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. R302.2.4 HANDRAILS SHALL BE PROVIDED FOR EACH STAIRWAY. R302.2.5 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR. R302.2.6 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR. R302.2.7 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR. R302.2.8 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR.

STAIRWAYS: R311.7
ALL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH AT ALL POINTS. R311.7.1 THE MINIMUM HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES. R311.7.2 THE APPROVED TREAD DEPTH SHALL BE 10 INCHES. R311.7.3 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. R311.7.4 HANDRAILS SHALL BE PROVIDED FOR EACH STAIRWAY. R311.7.5 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR. R311.7.6 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR. R311.7.7 MINIMUM CLEAR OPENING OF 67 SQUARE FEET GRADE FLOOR TO GRADE FLOOR.

EGRESS DOORS: SECTION R310.2
AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE 20 INCHES HIGH AND SHALL PROTECT A MINIMUM CLEAR WIDTH OF 34 INCHES WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPENED TO A 90 DEGREE ANGLE.

CARBON MONOXIDE: SECTION R310.1
FOR NEW CONSTRUCTION AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING ROOM. THESE DEVICES SHALL BE INSTALLED IN EACH SLEEPING ROOM WITHIN EACH SLEEPING ROOM. APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

EMERGENCY ESCAPE AND RESCUE OPENINGS: SECTION R310.3
BASEMENTS, ATTIC AND CRAWL SPACE ROOFS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. THESE OPENINGS SHALL BE INSTALLED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE INSTALLED IN EACH SLEEPING ROOM. THE MINIMUM CLEAR OPENING SHALL BE 20 INCHES HIGH AND 20 INCHES WIDE. THE MINIMUM CLEAR OPENING SHALL BE 20 INCHES HIGH AND 20 INCHES WIDE. THE MINIMUM CLEAR OPENING SHALL BE 20 INCHES HIGH AND 20 INCHES WIDE.

2015 IBC: NEC ARTICLE 210.8 DWELLING UNITS
ALL 120V/240V SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE KITCHEN, BATHS AND IN THE SLEEPING AREAS SHALL BE GROUND-Fault Circuit Interrupter (GFCI) protected. ALL 120V/240V SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE KITCHEN, BATHS AND IN THE SLEEPING AREAS SHALL BE GROUND-Fault Circuit Interrupter (GFCI) protected. ALL 120V/240V SINGLE PHASE 15 AND 20 AMPERE RECEPTACLES INSTALLED IN THE KITCHEN, BATHS AND IN THE SLEEPING AREAS SHALL BE GROUND-Fault Circuit Interrupter (GFCI) protected.

GLAZING-HAZARDOUS LOCATION: R308.4
ALL GLAZING TO COMPLY WITH THIS SECTION IN THE ZONE OF SEPARATION AND IN THE ZONE OF SEPARATION SHALL BE INSTALLED IN THE ZONE OF SEPARATION AND IN THE ZONE OF SEPARATION. ALL GLAZING TO COMPLY WITH THIS SECTION IN THE ZONE OF SEPARATION AND IN THE ZONE OF SEPARATION SHALL BE INSTALLED IN THE ZONE OF SEPARATION AND IN THE ZONE OF SEPARATION.

APPLIANCE INSTALLATION: SECTION M 101.3
APPLIANCES HAVING AN INTEGRAL SOURCE SHALL BE ELEVATED TO THE TOP OF THE COUNTER OR TO THE TOP OF THE CABINET. ALL APPLIANCES HAVING AN INTEGRAL SOURCE SHALL BE ELEVATED TO THE TOP OF THE COUNTER OR TO THE TOP OF THE CABINET. ALL APPLIANCES HAVING AN INTEGRAL SOURCE SHALL BE ELEVATED TO THE TOP OF THE COUNTER OR TO THE TOP OF THE CABINET.