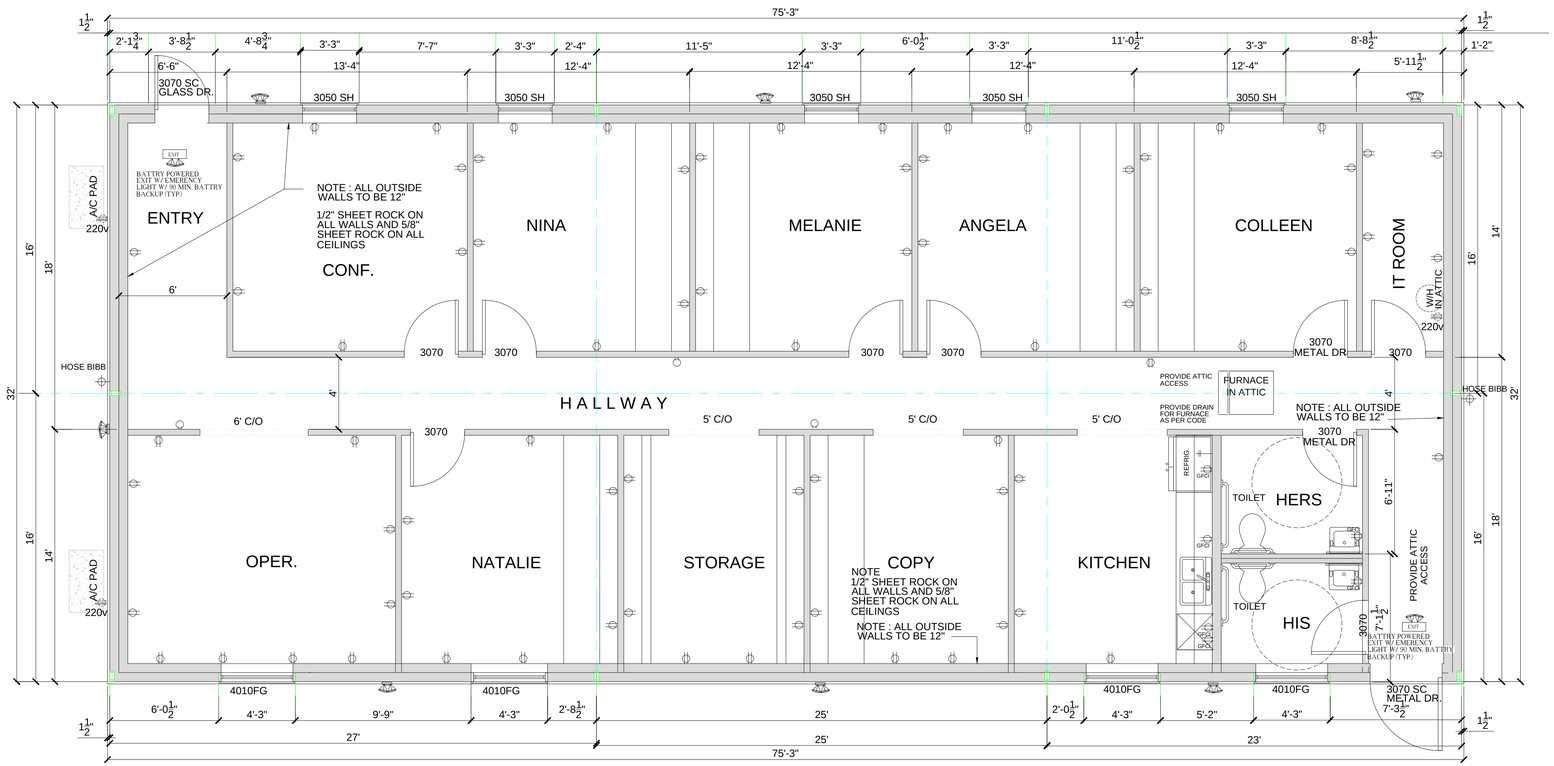
NOTES:

1. CONTRACTORS SHALL VERIFY THAT EXACT LOCATIONS AND SIZES OF UTILITIES - CONNECTIONS TO CITY UTILITIES SHALL PER CITY OF SAN PATRICIO BUILDING DEPARTMENT.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACT, COVENANTS, ETC. HAVING JURISDICTION.
3. 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.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSRUCTION.
5. 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
6. CONTRACTOR TO FOLLOW ALL 2015 IBC CODE
7. ALL WINDOWS TO BE IMPACT RESISTANCE WINDOWS

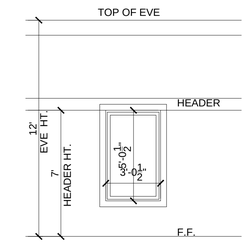
GENERAL NOTES

*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 WDW. MANUFACTURERS SPECIFICATIONS

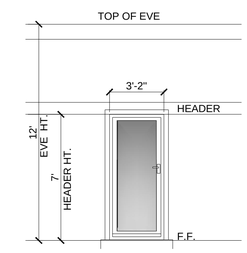


FLOOR PLAN BLDG.#1

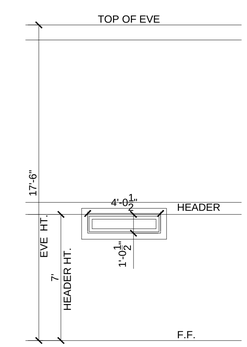
SCALE: 1/4"= 1'-0"



FRONT WDW. DETAIL



FRONT DOOR DETAIL



BACK WDW. DETAIL

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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 PROGRAMS RELATED TO THE PROJECT CONSTRUCTION.

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

LEGAL

LOT -
BLK. --
SUB. --
ARANSAS CO. ROCKPORT, TEXAS

AREAS

FIRST FLOOR 2,400 SQ.FT.

DRAWING TITLES

BUILDING #1
FLOOR PLAN

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

SHEET NUMBER

A-3

DWELLING/GARAGE FIRE SEPARATION: R302.6
DWELLING/GARAGE SEPARATION SHALL BE PROVIDED BY TABLE 302.6-
HEAD HAS BEEN SHALL BE NOT LESS THAN 6 FEET 8 INCHES. GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE. (NOT LESS 5/8 INCHES TYPE X GYPSUM BOARD OR EQUIVALENT.

STAIRWAYS: R311.7
STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH AT ALL POINTS. R311.7.2 THE MINIMUM HEADROOM SHALL NOT BE LESS THAN 6 FEET 8 INCHES. R311.7.4.2 THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. R311.7.5 THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. R311.7.7 HANDRAILS WITHIN THE STAIRWAY SHALL BE CONTINUOUS BETWEEN THE CONTINUOUS RUN OF TREADS OF FLIGHT WITH FOUR OR MORE RISERS.

EGRESS DOORS: SECTION R311.2
AT LEAST ONE DOOR PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD).

PLUMBING FIXTURES: CHAPTER 27
TO CENTER OF THE FIXTURE, IT SHALL NOT BE SET CLOSER THAN 15 INCHES CENTER TO CENTER AND ADJACENT WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES CENTER TO CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A MINIMUM OF 21 INCHES BETWEEN THE FRONT OF THE WATER CLOSET, LAV, OR BIDET TO ANY WALL, FIXTURE OR DOOR

CARBON MONOXIDE: SECTION R315.1
ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

EMERGENCY ESCAPE AND RESCUE OPENINGS: SECTION R310.1
BASEMENTS, HABITABLE ATTICS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS WINDOWS HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR OPENINGS CAN HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

GFCI: NEC 2008 ARTICLE 210.8 DWELLING UNITS
ALL 125-VOLT, SINGLE PHASE, 15- AND 20 AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 1-3 SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. 1. BATHROOMS 2. GARAGES, BUILDINGS, SIMILAR USE 3. OUTDOORS 4. CRAWL SPACES 5. UNFINISHED BASEMENTS 6. KITCHENS 7. LAUNDRY, UTILITY AND WET BAR SINKS 8. BOATHOUSES

GLAZING-HAZARDOUS-LOCATION: R308.4
ALL GLAZING TO COMPLY WITH THIS SECTION IN THE 2009 IRC. GLAZING TO INCLUDE FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS, RAILINGS, ENCLOSURES FACING HOT TUBS AND WHIRLPOOLS, WALLS, FENCES, SLOPING AND STAIRWAYS-LANDINGS-RAMPS

APPLIANCE INSTALLATION: SECTION M 1307.3
APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. R309.1 DOOR SURFACE. DOORS OF THIS SECTION, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. M1307.3.1 PROTECTION FROM DAMAGE. APPLIANCES SHALL BE PROTECTED FROM DAMAGE SUBJECT TO VEHICLE DAMAGE EXCEPT WHERE PROTECTED BY APPROVED BARRIERS.