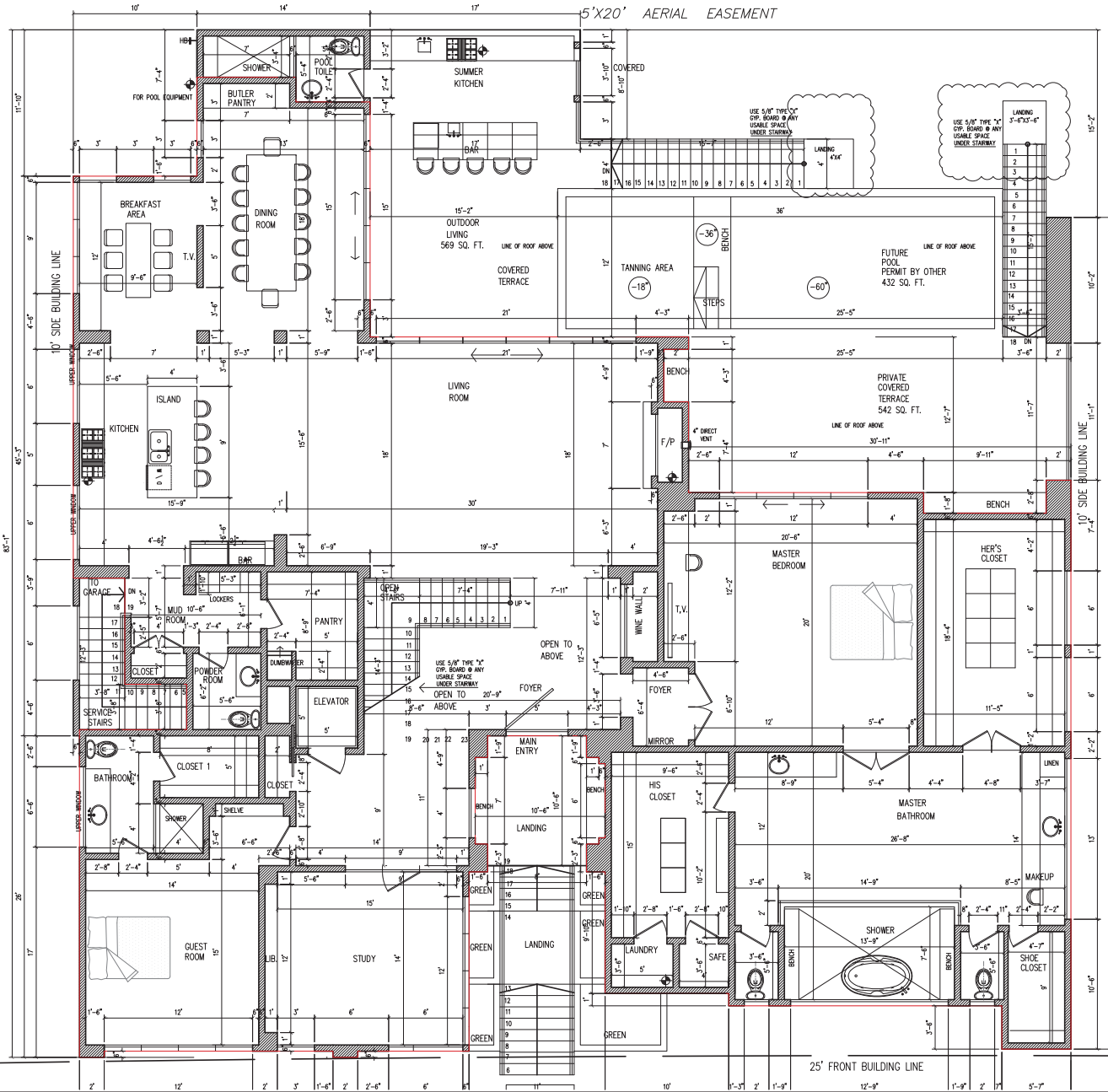


- GENERAL NOTES / REFER TO IRC 2021 and City of HOUSTON, TX, Code of Ordinance
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.
 - ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
 - BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
 - ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ. FT. OF NET CLEAR.
 - ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2021 IRC OCT 3002 AND BE UL AND I.C.B.O. APPROVED.
 - A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE N SITE FOR INSPECTOR REVIEW.
 - STAIRWAYS SHALL COMPLY WITH 2021 IRC MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30".
 - HANDRAILS TO BE 34 TO 38" ABOVE NOSING OF TREADS.
 - GUARDRAILS TO BE 42" ABOVE FINISHED FLOOR WITH BALUSTERS AT 4" O.C. MAX. NICKEL POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
 - HANDGRIPPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION.
 - PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/8" TYPE "X" FIRE RATED OPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
 - SMOKE DETECTORS REQUIRE 110 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
 - ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (NOT SANITARY SEWER LINE).
 - PROVIDE PLUMBING ACCESS PANEL AT ALL TUBS BY PLUMBING CODE CHAPTER 4 SECTIONS 405, 406.8.
 - ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
 - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS.
 - ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.
 - LOCATE WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.
 - CHIMNEYS TO BE MINIMUM 24" ABOVE ANY ROOF LINE.

N 17°10'27" W 118.90'

5' UTILITY EASEMENT

5'X20' AERIAL EASEMENT



S 16°01'04" E 118.30'

FIRST FLOOR :
SECOND FLOOR:
THIRD FLOOR:
TOTAL A/C:
GARAGES:
OUTDOOR LIVING:
POOL:
TOTAL SLAB:
TOTAL FRAME:

ILA

