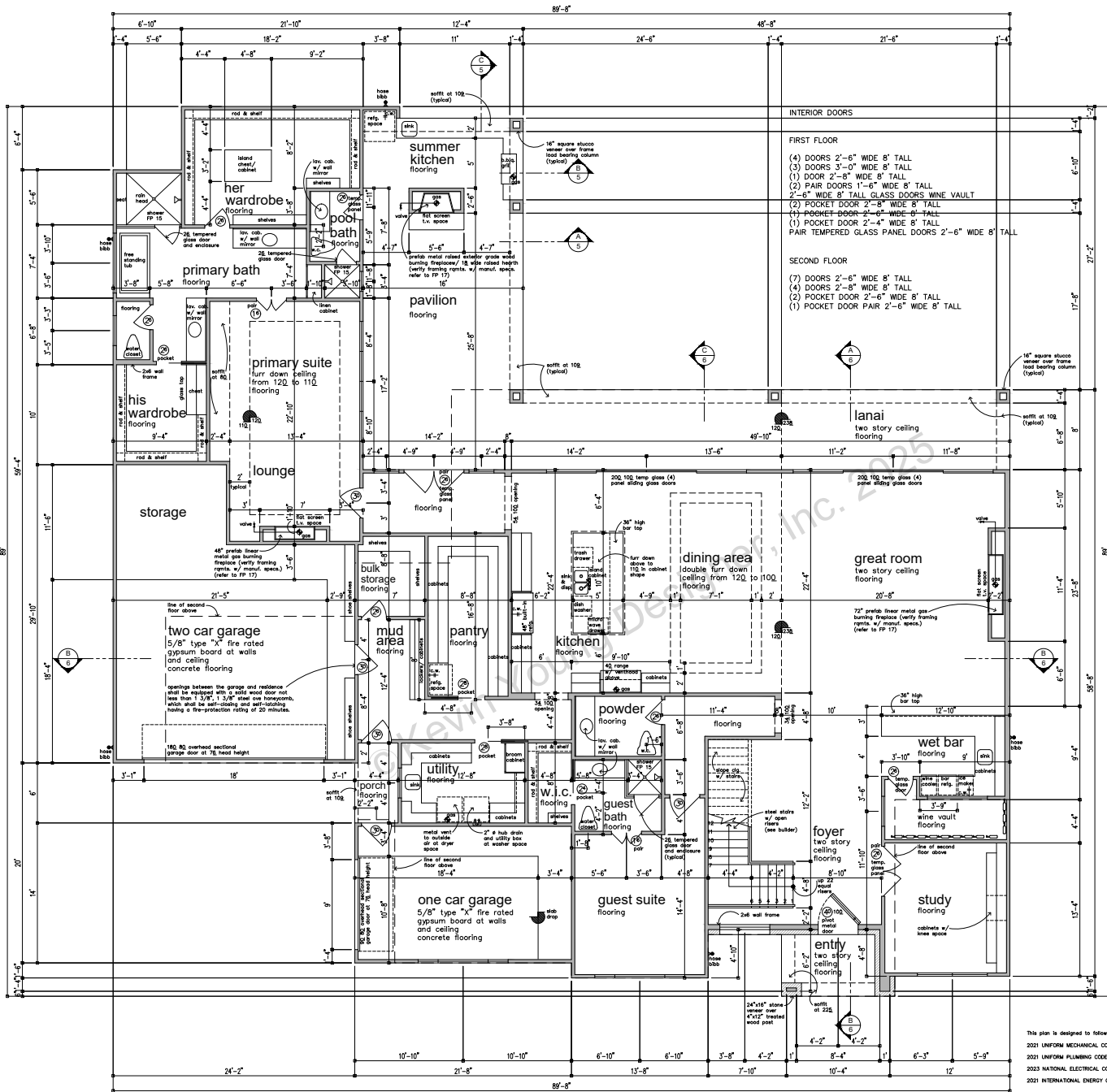




unless noted
otherwise

floor plans

- FF 1 First floor (normal heights):
12'-0" ceiling height; 8'-0" header heights;
8'-0" interior door heights
(1) 3'-6" thick solid core;
8'-0" exterior door heights
(1) 3'-6" thick solid core;
10'-0" window header heights
- FF 2 Exterior & interior walls at first and second floor shall be 8" gyp 2x4 at 16" on center.
All height measurements shall be as measured from top of finished floor and from finished floor to top of finished ceiling.
- FF 3 All angles shown in plan shall be divisible by 45.
- FF 4 All doors shall be 1-1/2" thick solid core with recessed longitudinal edges and installed in accordance with International Residential Code (IRC) R702.3.
- FF 5 All windows shall be 1-1/2" thick solid core with recessed longitudinal edges and installed in accordance with International Residential Code (IRC) R702.3.
- FF 6 Enclosed accessible space under stairs shall have walls, under stairs, and any walls and floor shall be finished with 1/2" thick solid core.
- FF 7 Garage opening protection (door R310.1.2.2 2021 IRC). Amusement equipment from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a solid wood door not less than 1 3/8" which shall be self-closing having a fire-protection rating of 20 minutes.
- FF 8 Refer to Interior Elevation for additional framing and framing information.
- FF 9 All window openings and doors shall have a radius equal to the width of the opening or window width.
- FF 10 All windows shall be 1/2" thick solid core with recessed longitudinal edges and installed in accordance with International Residential Code (IRC) R702.3.
- FF 11 All windows shall be 1/2" thick solid core with recessed longitudinal edges and installed in accordance with International Residential Code (IRC) R702.3.
- FF 12 All windows shall be 1/2" thick solid core with recessed longitudinal edges and installed in accordance with International Residential Code (IRC) R702.3.
- FF 13 Provide ventilation at all baths and utility rooms through natural or mechanical means which is capable of providing five air changes per hour and is connected directly to the outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
- FF 14 Water heaters shall be provided with 20 gpm water heater pressure relief valve (refer to FF 17).
- FF 15 Shower stalls and tubs with shower heads shall have walls finished with a non-slip surface over waterproofing (see note 10 or equal or better material) to a height of not less than 70" above the drain line.
- FF 16 Glazing is located subject to turner impact such as: a) side hinged doors; b) fixed and sliding panels of a sliding door assembly; c) storm doors; d) enclosures and doors for both tubs and showers where the bottom edge is less than 60 inches above the floor; e) individual fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24 inch of the edge of the panel; f) glass in a closed position and above bottom edge is less than 60 inches above the floor; g) glazing in walls enclosing storage and landings or within 40 inches of the top and bottom of storage area where the bottom edge of the glass is less than 60 inches above walking surface; h) individual fixed or operable panels other than those listed in (a) through (g) above. Minimum height of the glazing (vertical): 1) area panel greater than 6 square feet; 2) bottom edge is less than 60 inches above the floor; 3) top edge greater than 36 inches above the floor. Minimum height of the glazing (horizontal): 1) area panel greater than 6 square feet; 2) bottom edge is less than 60 inches above the floor; 3) top edge greater than 36 inches above the floor. Minimum height of the glazing (vertical): 1) area panel greater than 6 square feet; 2) bottom edge is less than 60 inches above the floor; 3) top edge greater than 36 inches above the floor. Minimum height of the glazing (horizontal): 1) area panel greater than 6 square feet; 2) bottom edge is less than 60 inches above the floor; 3) top edge greater than 36 inches above the floor.
- FF 17 Factory-built fireplaces (UL and I.C.B.O. approved), hearth extensions and chimneys shall be installed in accordance with the terms of the manufacturer's instructions as specified in the Mechanical Code and a copy of the manufacturer's installation manual shall be available at the job site for the building inspector review. The hearth extension shall be readily accessible to the surrounding floor area.
- FF 18 It is the intent of these plans to allow all ceiling construction and heights to be as shown on the drawings. Coordinate the location of structural framing and beams, ductwork and provide clearance in ductwork and piping as needed to meet this intent. Refer to floor plans, cross sections and elevations for all engineering matters, relating to the foundation, superstructure and stairs.
- FF 19 Engineering of the foundation, superstructure and stairs does not fall within the scope of the work performed by KVIN YOUNG DESIGNERS, INC. The responsibility of the owner or builder to have this work performed, if an engineer and is present upon these drawings the engineer of record shall be fully responsible for all engineering matters, relating to the foundation, superstructure and stairs.
- FF 20 Attic (R602.1 2021 IRC)
Attic access shall be provided in buildings with a combustible ceiling or roof construction. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The roof opening shall be not less than 22 inches wide by 22 inches high. Access openings (R602.1 2021 IRC) shall be provided in buildings with a combustible ceiling or roof construction. A pull-down stairway with a clear opening not less than 22 inches in width and a load capacity of not less than 300 pounds. The stairs may be used in the protected garage ceiling in residential garages provided the exposed panel of the plywood on the garage side is not less than 3/8" fire retardant plywood or equivalent a minimum 16 gage steel mesh.

square footage tabulation

first floor	3846
second floor	2225
TOTAL LIVING AREA	6071
covered balcony	131
1 car garage	298
2 car garage	619
entry porch	62
side porch	34
lanai, pavilion & summer kitchen	956
TOTAL COVERED AREA	8171

FIRST FLOOR PLAN

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

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This plan is designed to follow 2021 I.R.C.
2021 UNIFORM MECHANICAL CODE (UMC) Houston Amendments
2021 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) Houston Amendments

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