



 future wall to make a study or bedroom

**GENERAL NOTES:**  
IN COMPLIANCE WITH 2006 IRC

1. HVAC UNIT/S & GAS W/H/S IN ATTIC. PROVIDE LIGHT FIXTURE NEAR EACH UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PANS WITH OUTSIDE DRAIN LINES. PROVIDE SUB-FLOOR WALKWAY TO & AROUND EACH UNIT CONFORMING TO APPLICABLE CODE.
2. ALL VENTS, FLUES & ROOF JACKS SHALL NOT BE VISIBLE FROM FRONT OF HOUSE.
3. HVAC CONTRACTOR TO DETERMINE TONNAGE & LOCATION'S OF RETURN AIR/S.
4. HVAC CHASE LOCATIONS ARE APPROXIMATE AND MAY VARY.
5. PLACEMENT OF HVAC CONDENSING UNITS DETERMINED AT DISCRETION BY HVAC CONTRACTOR.
6. WINDOW PLACEMENT, ROOF LINE AND PORCHES MAY VARY BY ELEVATION.
7. SQUARE FOOTAGE AND ROOM DIMENSIONS ARE APPROXIMATE. VARIANCES IN SQUARE FOOTAGE MAY OCCUR IN DIFFERENT ELEVATIONS OR WHEN DIFFERENT EXTERIOR MATERIALS ARE USED. PLANS, SPECIFICATIONS AND SPECIAL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE.
8. ALL DOORS ARE TO BE 8'-0" TALL WHERE CEILINGS ARE 10' (AND HIGHER) TALL, UNLESS NOTED OTHERWISE EXCLUDING FRONT ENTRY DOORS.
9. ALL DOORS ARE TO BE 6'-8" TALL WHERE CEILINGS ARE 9' (AND LOWER) TALL, UNLESS NOTED OTHERWISE.
10. GUARDRAILS AND HANDRAILS TO COMPLY WITH 2006 IRC 36" HIGH RAILS W/ BALUSTERS @ 4" O.C. MAX. MUST WITHSTAND MIN. UNIFORMLY DIST. 200 LBS. PER SQ.FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE GUARDRAIL OR HANDRAIL.
11. BALUSTERS SHALL NOT BE SPACED WHERE A SPHERE OF 4" CANNOT PASS THROUGH. REQUIRED GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT PER (R316.2).
12. ALL SECOND FLOOR ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT. THE MIN. NET CLEAR WIDTH OPENING SHALL BE NOT LESS THAN 20" AND THE MIN. NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24". GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ.FT. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
13. ALL INTERIOR 'ARCHED OPENINGS' ARE ASSUMED DRYWALL FINISH UNLESS NOTED OTHERWISE. ARCH HEIGHTS ON FIRST FLOOR APPLICATIONS ARE ASSUMED 8'-0" (1" SPRINGLINE/12" RISE) AFF. SECOND FLOOR ARCH HEIGHTS ARE ASSUMED 7'-6" (6'-8" SPRINGLINE/10" RISE) AFF. UNLESS NOTED OTHERWISE.
14. 1ST FLOOR TOTAL RISE 12" OR LESS, NO INTERMEDIATE LANDING REQUIRED (2006 IRC R315.4). 10' 1ST FLOOR PLATE AND 14" U/LUMBER FLOOR SYSTEM & 3/4" SUBFLOOR (see detail).
15. ALL EXHAUSTS SHALL BE VENTED TO EXTERIOR.
16. ALL FRAMING LUMBER SHALL BE NO. 2 S.Y.P. K.D. OR BETTER.
17. FIREPLACES SHALL BE INSTALLED PER IRC 2006 AND MANUFACTURER'S SPECIFICATIONS.
18. SAFETY GLASS SHALL BE PROVIDED IN ALL FRENCH DOORS, WINDOWS ADJACENT TUBS AND SHOWER ENCLOSURES, AND W/IN 24" OF EXTERIOR DOOR PER IRC 2006.
19. PROVIDE ACCESS PANELS PER PLUMBING CODE.
20. FULL DOWN STAIR SPEC'S: 30" X 54" ATTIC ACCESS 350 LB. MAX.

PLAN AREAS (SQ FT)	
FIRST FLOOR (LIVING AREA)	4028 sq ft
GARAGE APARTMENT	514 sq ft
<b>TOTAL LIVING</b>	<b>4602 sq ft</b>
COVERED PATIO	1136 sq ft
COVERED PORCH/ ENTRY	216 sq ft
GARAGE	1205 sq ft
PORCH	83 sq ft
<b>TOTAL SLAB</b>	<b>6728 sq ft</b>
<b>TOTAL COVERED AREA</b>	<b>7302 sq ft</b>

**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

HINOJOSA RESIDENCE  
15450 SHADY OAKS DRIVE  
STAGE COACH FARMS

17361 Village Green Drive  
Houston, TX 77040

**AISS Designs CO**  
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No.	DATE	DESCRIPTION
1	10.7.14	PLAN MEETING 1
2	10.17.14	REVISED PLAN
3	DATE 3	PRE CONSTRUCTION 2
4	DATE 4	PRE CONSTRUCTION 2
5	DATE 5	REVISION 1
6	DATE 6	REVISION 2

SCALE: 1/4" = 1'-0"  
DRAWN BY: AIS  
CHECKED BY: AIS  
DATE: DATE 00  
P.I.B. PLAN NO. NUMBER  
SHEET NO.  
**FLOOR 1**

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