



GENERAL NOTES:

- STRUCTURE SHOULD MEET DESIGN CRITERIA OF SEC. R302.0 OF 10 MILE PER HOUR WIND SPEEDS.
- ATTACHED GARAGES SHOULD HAVE 1" FIRECODE GYPSUM BOARD ON ALL COMMON WALLS AND CEILING.
- ESCAPE-ROOF WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQFT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 20" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR.
- GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH SEC. R308.4 OF THE 2006 I.R.C.
- CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
- ONE-HOUR RATED GYPSUM BOARD IS TO BE USED UNDER STAIRS.
- PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS.
- ELECTRICAL CONTRACTOR IS TO LOCATE 10Y OUTLET WITHIN 25'-0" OF THE A/C COMPRESSOR (GFI IF NOT IN 50'FT.).
- ALL SMOKE DETECTORS ARE TO BE HARD WIRED IN SERIES w/ A BATTERY BACKUP AS SPEC. IN SEC. R310 OF THE 2006 I.R.C.
- PREPLACE CHIMNEY IS TO BE 7'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
- PREPLACE STACK HEIGHT WILL CONFORM TO SEC. R306.6 OF THE 2006 I.R.C.
- PREPLACE HEARTH IS NOT TO BE LESS THAN 20" WIDE AND SHALL EXTEND 12" BEYOND EACH SIDE OF THE OPENING.
- PREPARE PREPLACES ARE TO BE K200 APPROVED. THE MANUFACTURER'S MANUAL IS TO BE PROVIDED TO THE FIELD INSPECTOR.
- PULL DOWN STAIRS ARE TO COMPLY w/ SEC. R301 AND AMENDED HB05.13 OR THE 2006 I.R.C.
- FINISH FLOOR HEIGHT IS NOT TO BE LESS THAN 1" ABOVE THE NEAREST MANHOLE COVER.
- WIRE MESH SPARK ARRESTOR OPENINGS ARE NOT TO EXCEED 1/4" SQUARE.

ATTIC NOTES:

THE ATTIC ACCESS STAIRWAY SHALL COMPLY WITH SECTION MB05.13 AS AMENDED BY THE CITY OF HOUSTON. THE REQUIREMENTS HAVE BEEN REVISED AS SUCH.

ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 20-INCHES IN BOTH BETWEEN THE HARDWARE AND A LOAD CAPACITY OF NOT LESS THAN 350-POUNDS. AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30-INCHES HIGH AND 30-INCHES WIDE AND NOT MORE THAN 20-FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.

THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24-INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30-INCHES DEEP AND 30-INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 30-INCHES BY 54-INCHES WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

GLAZING NOTES:

- SECTION R308.4 THE FOLLOWING LOCATIONS SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING, AND REQUIRE SAFETY GLAZING.
- SECTION R308.4.1 GLAZING INSIDE HINGED DOORS EXCEPT JALOUSIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN WALLS ENCLOSING STAIRWAYS OR WITHIN 60-INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60-INCHES ABOVE THE WALKING SURFACE.

GARAGE NOTES:

- OPENINGS 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 SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (38 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (38 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (38 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. ACCORDING TO SEC. R309.1 OF 2006 I.R.C.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD OR EQUIVALENT. GARAGES LOCATED LESS THAN 3 FEET (914 MM) FROM A DWELLING UNIT ON THE SAME LOT SHALL BE PROTECTED WITH NOT LESS THAN 1/2-INCH (12.7 MM) GYPSUM BOARD APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA. OPENINGS IN THESE WALLS SHALL BE REGULATED BY SECTION R301. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL. ACCORDING TO SECTION 303.3 OF 2006 I.R.C.

1 FLOOR PLAN

SCALE: 1/4" = 1'-0"
9'-0" PLATE HEIGHT

NOTE:
ALL DOORS TO BE AT 6'-8" HEADER HEIGHT UNLESS NOTED OTHERWISE
ALL WINDOWS TO BE AT 6'-8" HEADER HEIGHT UNLESS NOTED OTHERWISE

SQUARE FOOTAGES:

LIVING AREA	2100 Sq.Ft.
FRONT PORCH	32 Sq.Ft.
REAR PORCH	165 Sq.Ft.
TWO CAR GARAGE	462 Sq.Ft.
TOTAL COVERAGE	2759 Sq.Ft.