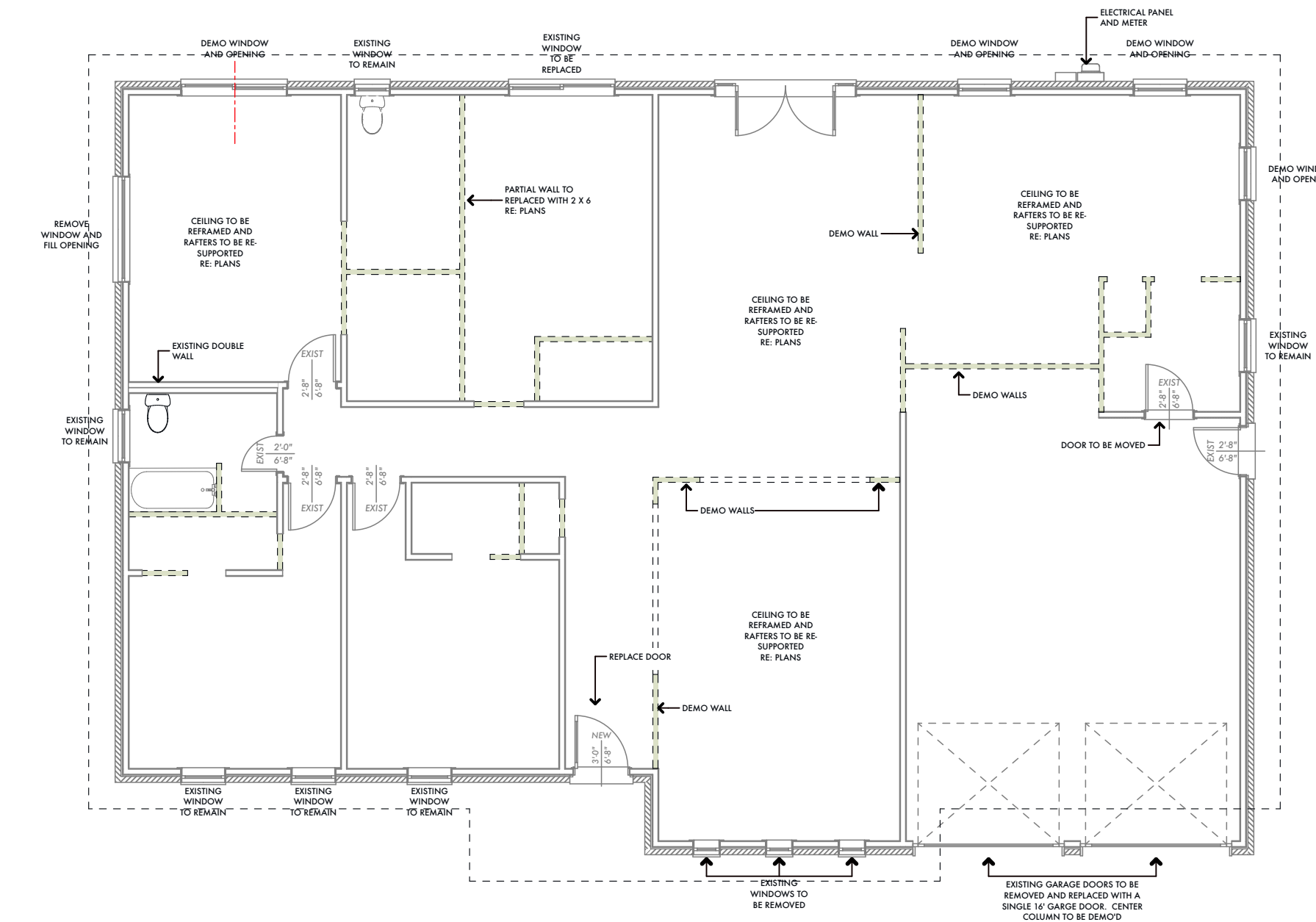


I:\users\genjohnston\Dropbox\paradigm\217031 Braesheather Drive\Drawings\20171130 Braesheather.dgn

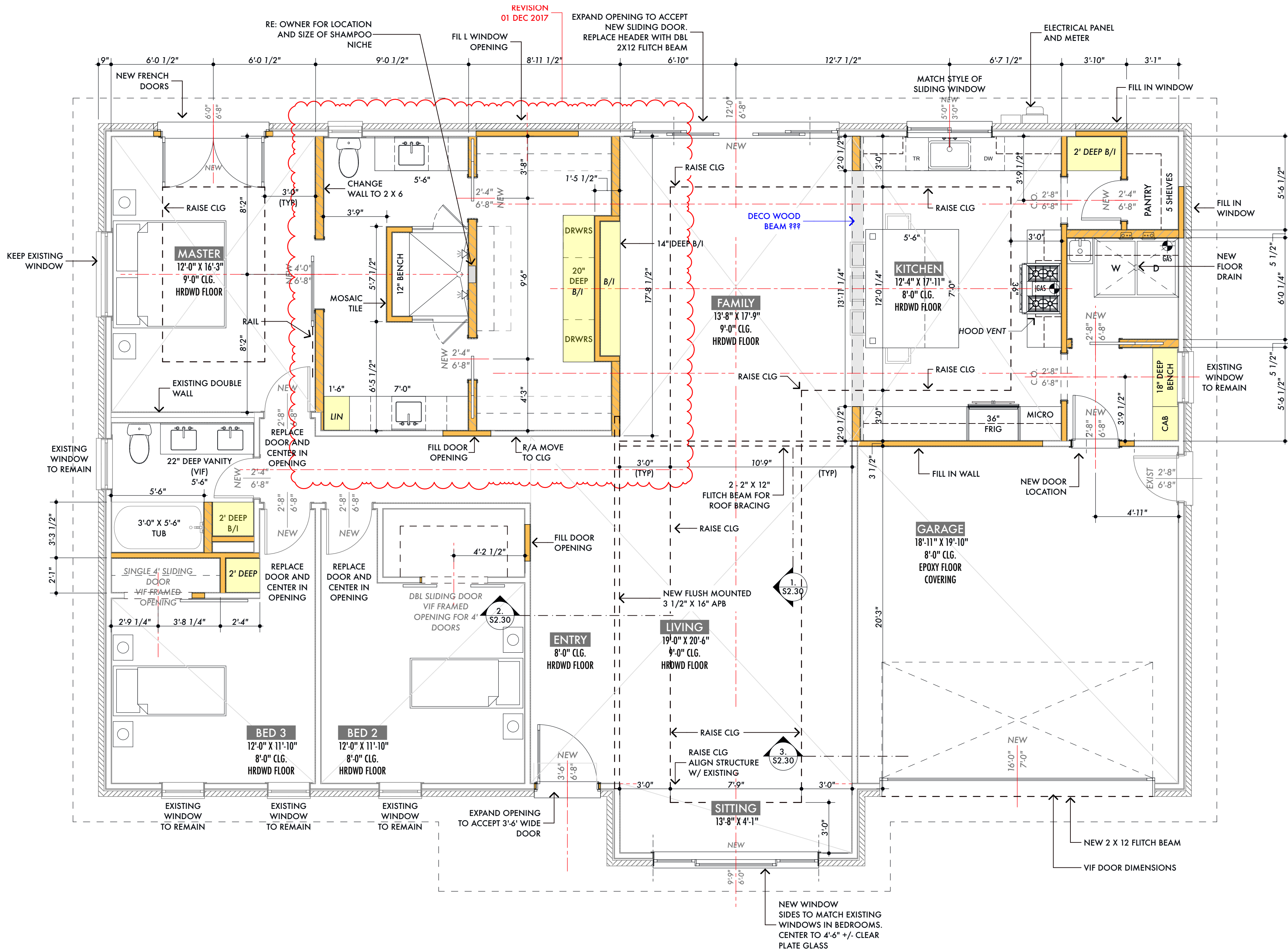


2.

## Demo Plan

A1.2

SCALE: 1/8" = 1'-0"



NOTE:

1. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
2. KEEP EXISTING LOCATIONS OF EXISTING HOSE BIBS. RE OWNER FOR LOCATION OF NEW HOSE BIBS.



## Code Compliant Plan Notes

1. ALL DRAWINGS HERE REFERENCE THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH CITY OF HOUSTON AMENDMENTS.
2. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL MEET MINIMUM SIZE REQUIREMENTS. MINIMUM CLEAR OPENING SIZE OF 5.7 SQUARE FEET (5 SQUARE FEET ON GRADE LEVEL) WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A MINIMUM CLEAR WIDTH OF 20 INCHES.
3. ALL ESCAPE OR RESCUE WINDOW SILLS ARE TO A MAXIMUM OF 44" ABOVE FINISHED FLOOR.
4. THERE SHALL BE AT LEAST ONE EGRESS WINDOW PER BEDROOM.
5. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND THE 24 INCHES SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.
6. PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATIONS LISTED IN 2012 IRC SECTION 308.4.1.7 EXCLUDING ONLY LISTED EXCEPTIONS.
  - A. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 40" FROM ANY WALKING SURFACE.
  - B. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
  - C. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
  - D. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
  - E. BOTTOM EDGE OF A PANE IS THAN 18" FROM FLOOR.
  - F. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR [WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR.]
  - G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
  - H. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 40" VERTICALLY FROM ANY WALKING AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
7. OPENINGS ON A 1 HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 1/4 HOUR. PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM TO 2012 IRC CH. 7, SEC. 712. CONTRACTOR SHALL DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
8. ALL RAILING [WOOD, METAL, OR PRECAST] SHALL HAVE A 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM TO 2012 IRC CH. 10, SEC 1012 & 1013.
  - A. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM THE TOP GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
  - B. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT [IRC SEC R316.2]
9. ALL PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC CHAPTER 28, SECTION 2802 AND BE U.L. AND ICBO APPROVED. A COPY OF THE MANUFACTURER INSTALLATIONS MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR'S REVIEW.
10. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE). CHIMNEY PIPE(S) SHALL EXTEND THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
11. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE A MAXIMUM GAP OF 1/8". MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC.
12. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH AN EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL SHALL BE A MINIMUM OF 40" FROM THE PROPERTY LINE OF COMMON WALL.
13. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER)
14. PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS AND SHOWERS PER IRC 2012 SEC. P2704.1.
15. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2012 SEC. R308.
16. PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22" X 30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A FULL-DOWN STAIRS IS 30" X 54" AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2006 SEC. R807 AND SEC. M1305.1.3.
17. DISAPPEARING STAIRS MAY BE USED IN FIRE-PROTECTED GARAGE CEILING IS RESIDENTIAL GARAGES PROVIDED THE EXPOSED PANEL OF PLYWOOD ON THE GARAGE SIDE IS NOT LESS THAN 3/8" FIRE RETARDANT PLYWOOD OF COVERED WITH A MINIMUM 1/6 GAUGE SHEET METAL.
18. LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2012 SEC. P2803.
19. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2012 SEC. R320.1.
20. PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE REAR OF RESIDENCE.
21. SEE STAIR NOTES AND DETAILS ON SHEET AS.1. CONFORM TO IRC 2012 SECTIONS R314, R315, R316 AND IRC 2012, CITY OF HOUSTON AMENDMENTS, SECTION 1003.3.3.11. EXCEPTION 4. PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
22. SMOKE DETECTORS [NOTE] 907.0.10 2012 IBC LISTED SINGLE AND MULTIPLE SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72. NFPA 72 SECTIONS 11.5.2.1.2 AND 11.6.2 REQUIRE SMOKE ALARMS TO BE HARDWIRED WITH A BATTERY BACKUP AND INTERCONNECTED.
23. WHEN PRESENT, ALL PLUMBING PENETRATIONS THROUGH FIRE WALLS SHALL COMPLY WITH IRC 2012, SEC. R317.3.1.1.
24. ALL PLUMBING FIXTURES SHALL BE SPACED PER 2012 IRC.



## General Plan Notes

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PARADIGM DESIGN INC. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON A0.3.
3. ROOF PLATE HEIGHTS ARE TAKEN FROM NOMINAL (FIRST) FLOOR SLAB LEVEL UNLESS OTHERWISE NOTED.
4. ALL ROOFS AT A SLOPE LESS THAN 4:12 SHALL USE ICE AND WATER SHIELD IN PLACE OF FELT.
5. PROVIDE G-1 STEP AND HORIZONTAL FLASHING AT ALL ROOF TO WALL INTERSECTIONS. PROVIDE MINIMUM 4" COVER AT ROOF AND WALL LAP ALL FLASHING (INCLUDE STEP FLASHING, MIN 2" TYP.) TYPICAL.
6. ALL CEILINGS ABOVE SHOWERS TO BE FURRED DOWN TO 8'-0" U.N.O. TILE HEIGHT IN SHOWERS TO GO TO CEILING WITH A MINIMUM OF 84" A.F.F. RE: BUILDER
7. SUB-FLOOR TO BE DROPPED ON ALL 2ND LEVEL BATHROOMS.
8. ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF STUD U.N.O.



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Drawings Issued For

CONCEPT

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00.00.00

Issue:  
Client Review (SD)  
Client Revisions (CD)  
City Comments (CD)  
Client Review (CD)

01 DECEMBER 2017

EXISTING FLOOR  
PLAN W/ ADDITIONS

1.

A1.2

## Existing Floor Plan w/ Additions

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



A1.2