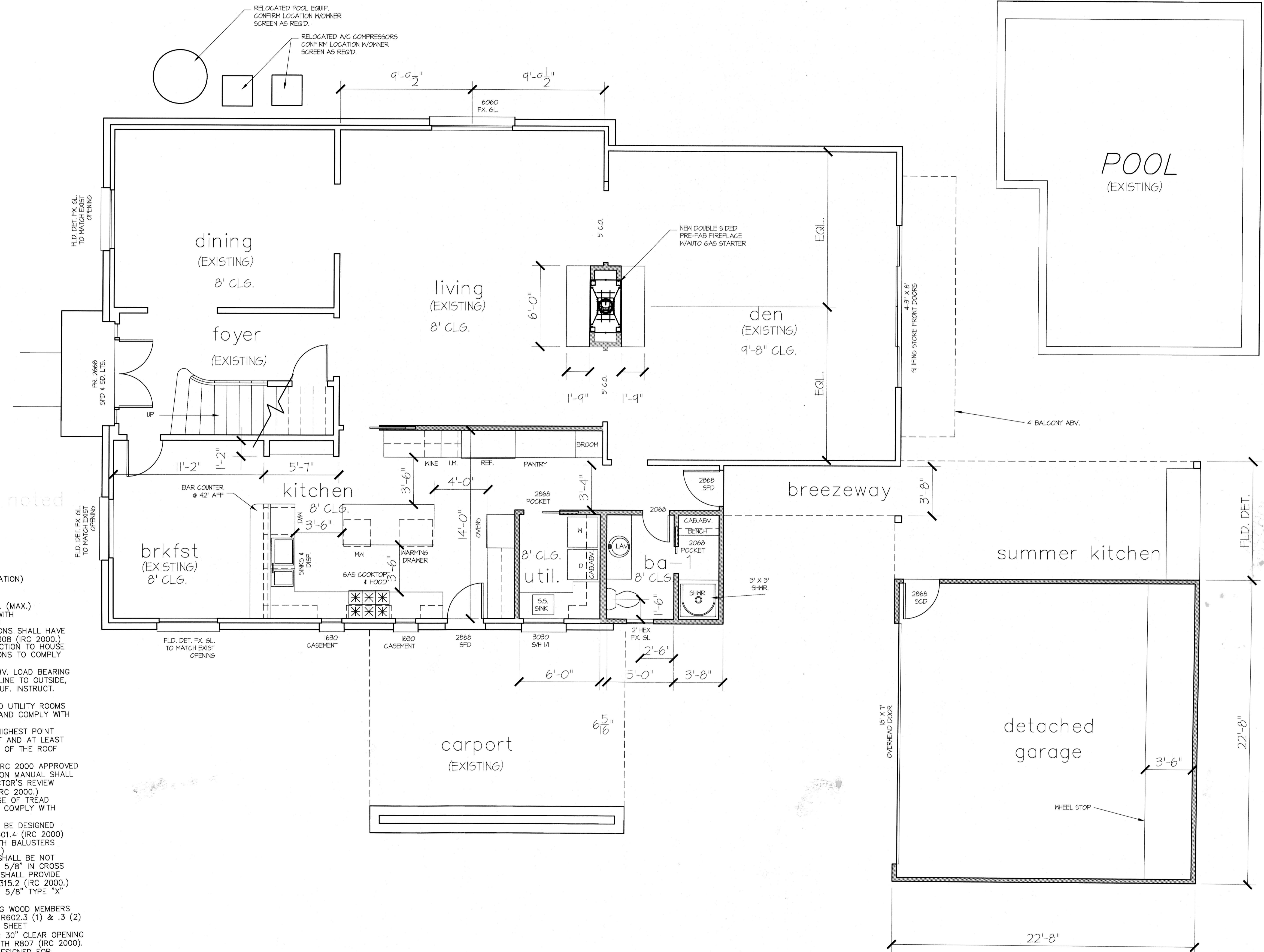


ISSUE	DATE
CONST. DOC.	5/15/08
FOR PRICING	5/30/08
FOR REVIEW	9/3/08
REV.	5/5/09
REVIEW	7/13/09
PERMIT & CONST.	8/15/09

BUTCHER/HATHCOTE RESIDENCE
2515 AVALON
HOUSTON, TX 77019



unless otherwise noted

- GYP. BOARD WALLS AND CEILING
- ALL ANGLES TO BE 45 DEGREES
- 1 3/8" H.C. INTERIOR DOORS (6 PANEL)
- 1 3/4" S.C. EXTERIOR DOORS (SEE ELEVATION)
- 6'-8" DOOR HT. AT 1ST & 2ND FLR.
- 6'-8" HEADER HT. AT 1ST & 2ND FLRS.
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH X 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2000.)
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R317 (IRC 2000.)
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE. INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 (IRC 2000.)
- CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THRU THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE U.L. & IRC 2000 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- STAIRWAYS SHALL COMPLY WITH R314 (IRC 2000.)
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R315 (IRC 2000.)
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBS./SQ.FT. LIVE LOAD PER R301.4 (IRC 2000)
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER R316 (IRC 2000.)
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2 5/8" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER R315.2 (IRC 2000.)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2000 TABLE R602.3 (1) & .3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" X 30" CLEAR OPENING (30" X 54" R.O.) & SHALL COMPLY WITH R807 (IRC 2000). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS

RECEIVED
 HOUSTON PERMIT DIVISION
 No. 351
 City, specifications filed or its time

CHARLES A. BERG, AIA
ARCHITECT
 1601 S. SHEPHERD DR., #128
 HOUSTON, TEXAS 77019
 713.520.7267

PROJECT ARCH.	PROJECT NUMBER
XXX	0000
DRAWN BY	CHECKED BY
XXX	XXX

TITLE
1ST FLOOR PLAN

SHEET

FLOOR PLAN
1/4" = 1'-0"

A-1.0