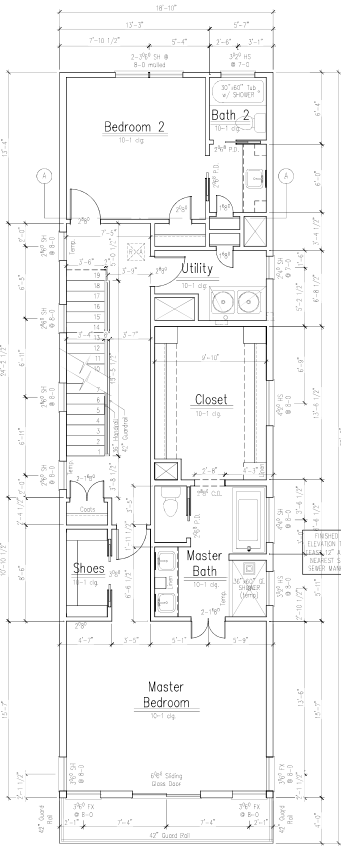
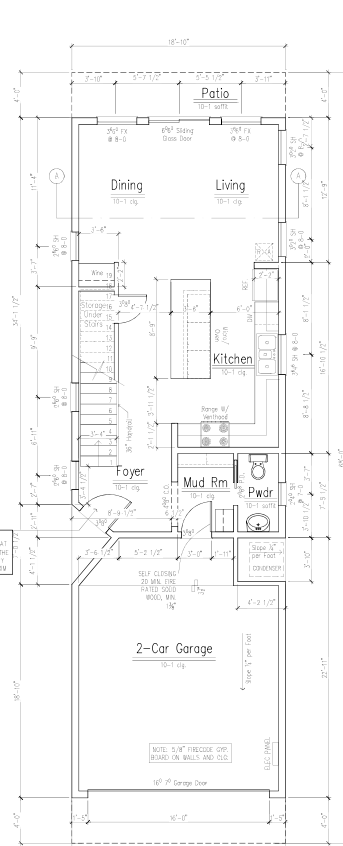


3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

NOTE: Stair Details (Risers) R311.7.3.1 2012 IRC
R311.7.3.3 Risers: The minimum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the greatest by more than 3/8 inches (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the treads above at an angle not more than 30 degrees (1:3 ratio) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a foot diameter (102 mm) sphere. Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

NOTE: Stair Details (Treads) R311.7.6.2 2012 IRC
R311.7.6.2 Treads: The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes at the foremost projection of adjacent treads end at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest a more than 3/8 inch (9.5mm).

NOTE: A110 (Access) R807.1.2012 IRC
A110 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 rough opening shall not be less than 22 inches by 30 inches. A110 Access Appliances (Not down side): M1506.1.3 2012 IRC Amendments Attics containing appliances shall be provided with a pull down staircase with a clear opening not less than 22 inches in width and a load capacity of not less than 350 pounds.

NOTE: R310.1.1 R310.1.3 2012 IRC
R310.1.1 R310.1.3 2012 IRC: 1 HAZARDOUS LOCATION FOR PURPOSES OF WORKING, ESCAPE OR RESCUE WORK.

NOTE: R310.1.1 R310.1.3 2012 IRC
R310.1.1 R310.1.3 2012 IRC: RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A RANGE-EXHAUST DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SWITCHING MECHANISM, SHALL BE AIR TIGHT AND SHALL BE INSULATED WITH A R-8 RIGID FOAM. DUCTS SERVING RANGE HOODS SHALL NOT FORMERS IN AN ATTIC OR DRAIN SPACE OR ARE-S INSIDE THE BUILDING.

PLAN SOFT.
TOTAL U. ROOF 3542 SQ. FT.

NOTE: CONSTRUCTION TO MEET MINIMUM REQUIREMENTS FOR 2015 IBC.

ALPHA PLANS
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Single Family Home
Ivan Guelez
Armando Ferrari
Houston, TX 77069
Architect/Engineer No.

11-06-2017

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

DATE: November 6, 2017

A2.0