



OREON DESIGN GROUP, LLC
 2803 Winter Lakes
 Missouri City, Texas 77459
 Missouri City, TX www.oreondesigngroup.com

HERNANDEZ DC
NEW RESIDENCE @ 7322 HOFFMAN ST
 7322 HOFFMAN ST
 HOUSTON, TEXAS 77028

REVISION HISTORY

NO.	DESCRIPTION	DATE
1	COH COMMENTS #1	10/17/2018

ARCHITECTURAL-FIRST FLOOR PLAN

PROJECT NUMBER	CHECKED BY	DATE
001	YP	10/17/2018

ARCHITECTURAL-FIRST FLOOR PLAN

ORIGINAL ISSUE	CURRENT DOCUMENT STAGE	FILE NAME
07/08/2018	CONSTRUCTION DOCUMENTS	A-101

A-101
SHEET NUMBER

LEGEND

SECTION CUTS: SHEET LOCATION, CABINET & WALL ELEVATION LOCATION, FIRE WALL TYPE (DETAIL LOCATED LAST SHEET (U.N.O.))

LINE LEGEND

WALLS: 4" STUD WALL, 8" STUD WALL
 CEILINGS: DESIGNATION FOR FURRED DOWN CLG.
 CLOSETS: WALL, ROD & SHELF
 WALL DOUBLE ROD & SHELF
 CABINETS: WALL UPPER CABINET, 18" ABOVE COUNTERTOP TYP., COUNTERTOP @ 36" HT. TYP.

SCHEDULES (BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING):
 DOOR SCHEDULE: SIZE AS NOTED ON PLANS. EXTERIOR DOORS ARE 1 3/4" SOLID CORE, U.N.O. INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE, U.N.O. DOOR GLAZING TO BE SAFETY GLASS.
 WINDOW SCHEDULE: SIZE AS NOTED ON PLANS.
 FRAME TYPE: _____
 FRAME COLOR: _____
 GLAZING: _____
 EXTERIOR TRIM: _____
 INTERIOR TRIM: _____
 ROOM FINISH SCHEDULES:
 TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB, FULL TILE WALLS AND FLOOR IN SHOWER STALL.
 SYNTHETIC MARBLE OR SIM. COUNTERTOPS AND SPLASHES, BY OWNER.
 ALL CASED OPENINGS TO HAVE SHEETROCK RETURNS.
 RE: BUILDER/OWNER FOR USE OF WOOD C.O. RETURNS
 - OR - AS NOTED ON PLANS
 - OR - AS NOTED IN DETAILED SPECS. BETWEEN OWNER & BUILDER.

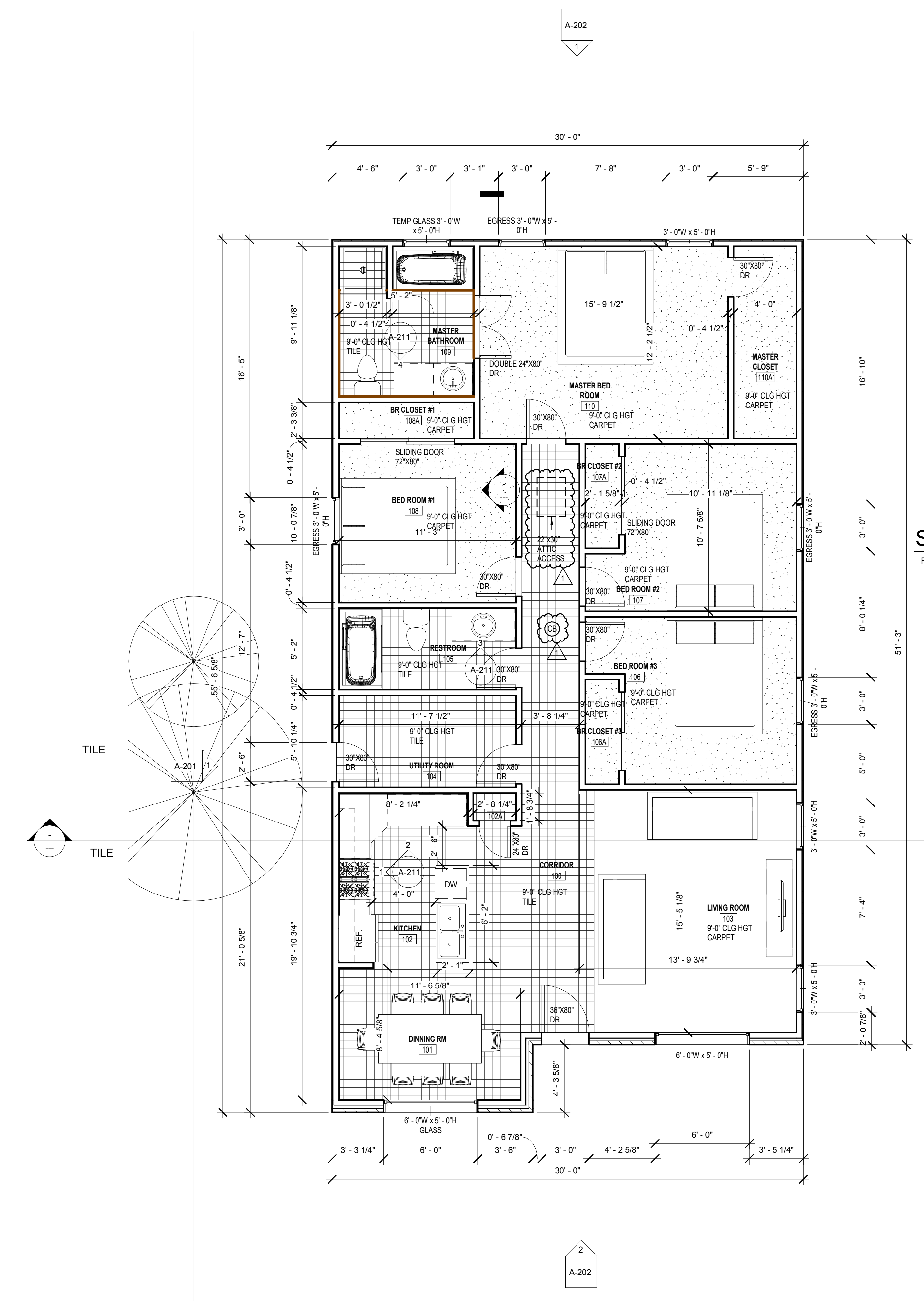
PLAN NOTES (REFERENCING THE 2015 IRC WITH CITY OF HOUSTON AMENDMENTS)
 1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY OREON DESIGN GROUP, LLC OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. OREON DESIGN GROUP, LLC WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
 2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
 3. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
 4. ALL FLOOR DRAINS TO HAVE OVERFLOW WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
 5. PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2015.11.01 AND TO COMPLY WITH IRC 2015.11.02.
 6. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2015.11.01 AND DETAILS - LAST SHEET, CONFORM TO ROOM SCHEDULES R310, R311, AND R317 PER CITY OF HOUSTON AMENDMENTS, SECTION 1003.3.3.1, EXCEPTION 4.
 7. PROVIDE CONTIGUOUS WALKING WHEN THERE ARE 4 OR MORE RISERS.
 8. PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"X30". PROVIDE MINIMUM HEAD CLEARANCE OF 30" WHERE SERVING MECHANICAL EQUIPMENT. THE MINIMUM SIZE OF A DOWN STAIRS IS 30"X54", AND HAVE A MINIMUM LOAD CAPACITY OF 350LBS. SEE IRC 2015.11.01.
 9. LOCATE WATER HEATERS IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH ROOM SCHEDULES.
 10. LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
 11. PROVIDE 2" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
 12. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE ROOM SCHEDULES.
 13. PROVIDE ADEQUATE FURRING SO VENT AND SUMP PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.
 14. PER SECTION R315.1.1, PROVIDE CARBON MONOXIDE ALARMS, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

EGRESS REQUIREMENTS (2012 IRC)
 SECTION R310.1 IRC 2012 EMERGENCY ESCAPE & RESCUE
 310.1 GENERAL: BASEMENTS WITH HABITABLE SPACE & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE WINDOW OR EXTERIOR DOOR.
 WHERE OPENING ARE PROVIDED AS A MEANS OF ESCAPE & RESCUE THEY SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR COURT.
 R310.1.1 MINIMUM OPENING AREA:
 ALL EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF (0.533M²).
 EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.5 SF (0.465M²).
 R310.1.2 MINIMUM DIMENSIONS:
 HEIGHT - THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610MM).
 WIDTH - THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508MM).
 MAXIMUM HEIGHT FROM FLOOR:
 WHERE OPENINGS ARE PROVIDED AS MEANS OF ESCAPE & RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118MM) ABOVE FLOOR.
 R310.1.4 OPERATIONAL CONSTRAINTS:
 EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.
 OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

FIRE RESISTIVE CONSTRUCTION:
 BEFORE INSTALLING SECONDARY (FURR) WALL, APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE OF EXTERIOR WALL IN ACCORDANCE TO IRC 2012, TABLE R302.1, ITEM 15-1.3 OR ITEM 15-1.1, P.V.C. WASTEWATER PIPES NOT ALLOWED TO PENETRATE THE TYPE 'X' GYPSUM.

FIRE NOTE
 1. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (& CARPORT) SIDE OF STUDS AND JOISTS.
 2. INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEY COMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R308.1)
 3. UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDAN PLYWOOD OR MIN. 1/2" SHEET METAL.
 4. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

STAIRS (HANDRAIL & GUARDRAIL REQUIREMENTS 2012 IRC)
 1. STAIRWAYS SHALL COMPLY WITH BUILDING CODE (2012 I.R.C. SECTION R-311.7).
 2. HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD.
 GUARDRAILS AT 38" TO 42" ABOVE FINISHED FLOOR. THE SPACE BETWEEN BALUSTERS CANNOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH. (2012 IRC, SECTION R311.7.6.1).
 3. THE HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN.
 CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (2012 IRC, R311.7.3.3).
 4. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 6" BEYOND TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL NEWEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD, DWELLING STAIRWAYS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY (2012 IRC, R.311.7.6.1).
 5. IF THE UNDERSIDE OF THE STAIRWELL IS CLOSED OFF, PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD TO THE UNDERSIDE OF THE STAIRS.
 6. MINIMUM STAIR WIDTH BETWEEN HANDRAILS SHALL BE 30".
 7. SPIRAL STAIRWAY R.311.8.1 PROVIDE MIN WIDTH SHALL BE 26" WITH EA. TREAD HAVING A 7-1/2" MIN TREAD DEPTH AT 12" FROM NARROWER EDGE.
 ALL TREADS SHALL BE IDENTICAL, AND THE RISE SHALL NOT BE MORE THAN 8 1/2". A MINIMUM HEADROOM OF 6'8" SHALL BE PROVIDED SLOPE OF ONE UNIT VERTICAL IN TWELVE UNITS HORIZONTAL (8.3 PERCENT SLOPE).



SQAURE FOOTAGE
 FIRST FLOOR 1,583 SQ. FT.

1 FIRST FLOOR MH - DIM PLAN
 1/4" = 1'-0"

FILE NAME: C:\Users\mhernandez\Documents\7322_EhoffmanST_1595sqft
 (3)_mhernandez.rvt
 DATE/TIME: 10/17/2018 6:45:58 AM
 COPYRIGHTS OF OREON DESIGN GROUP, LLC 2016