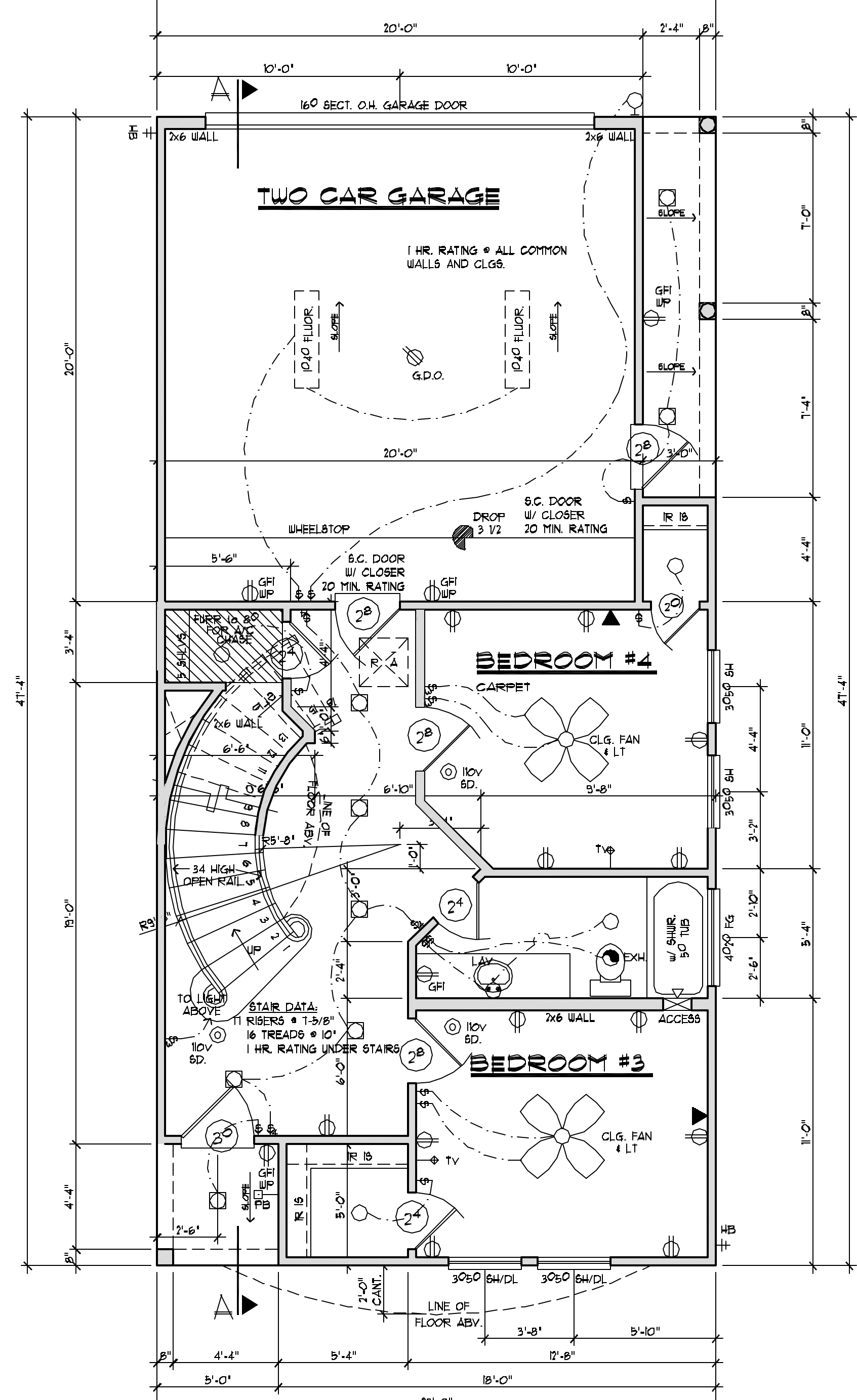
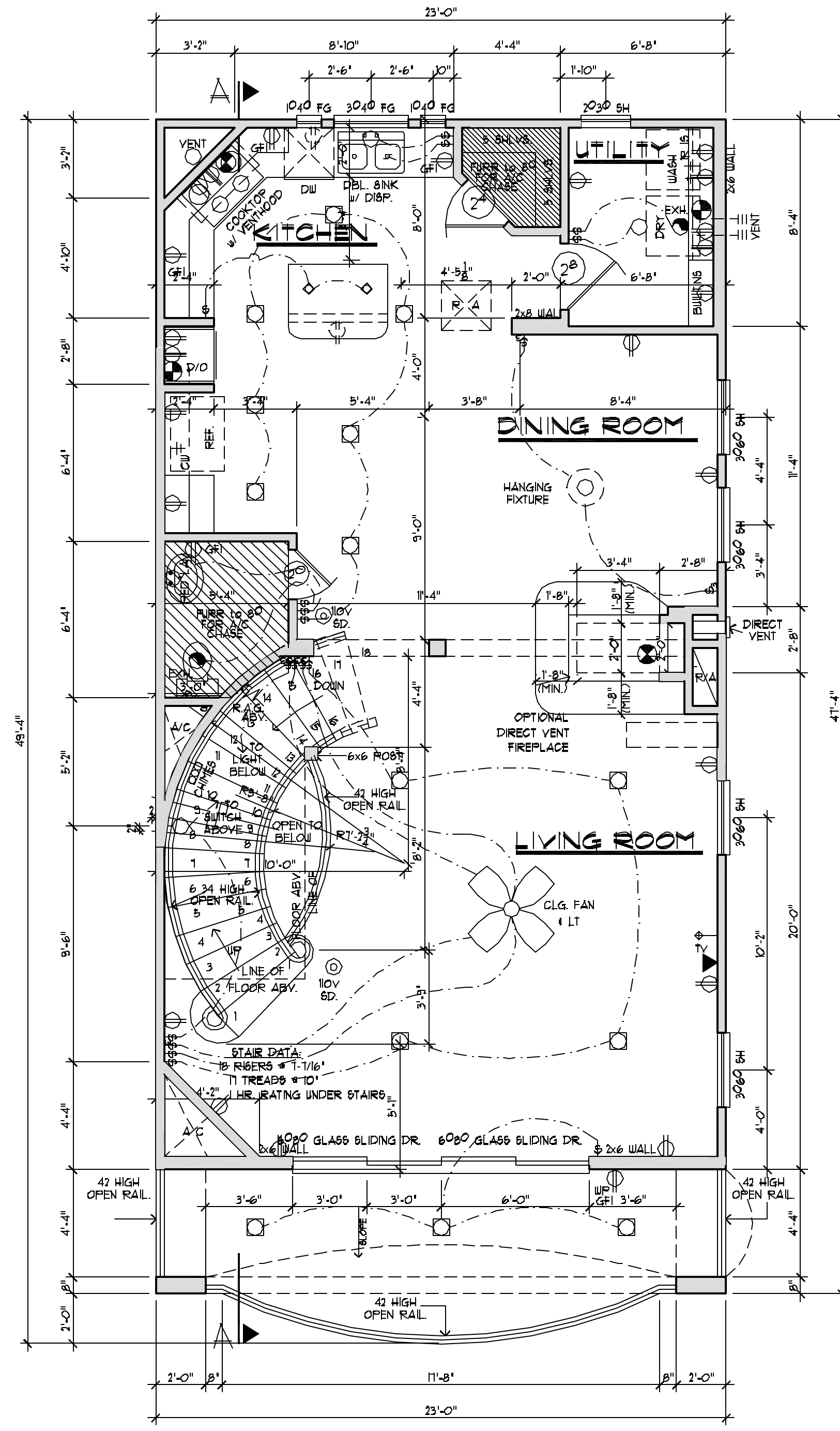
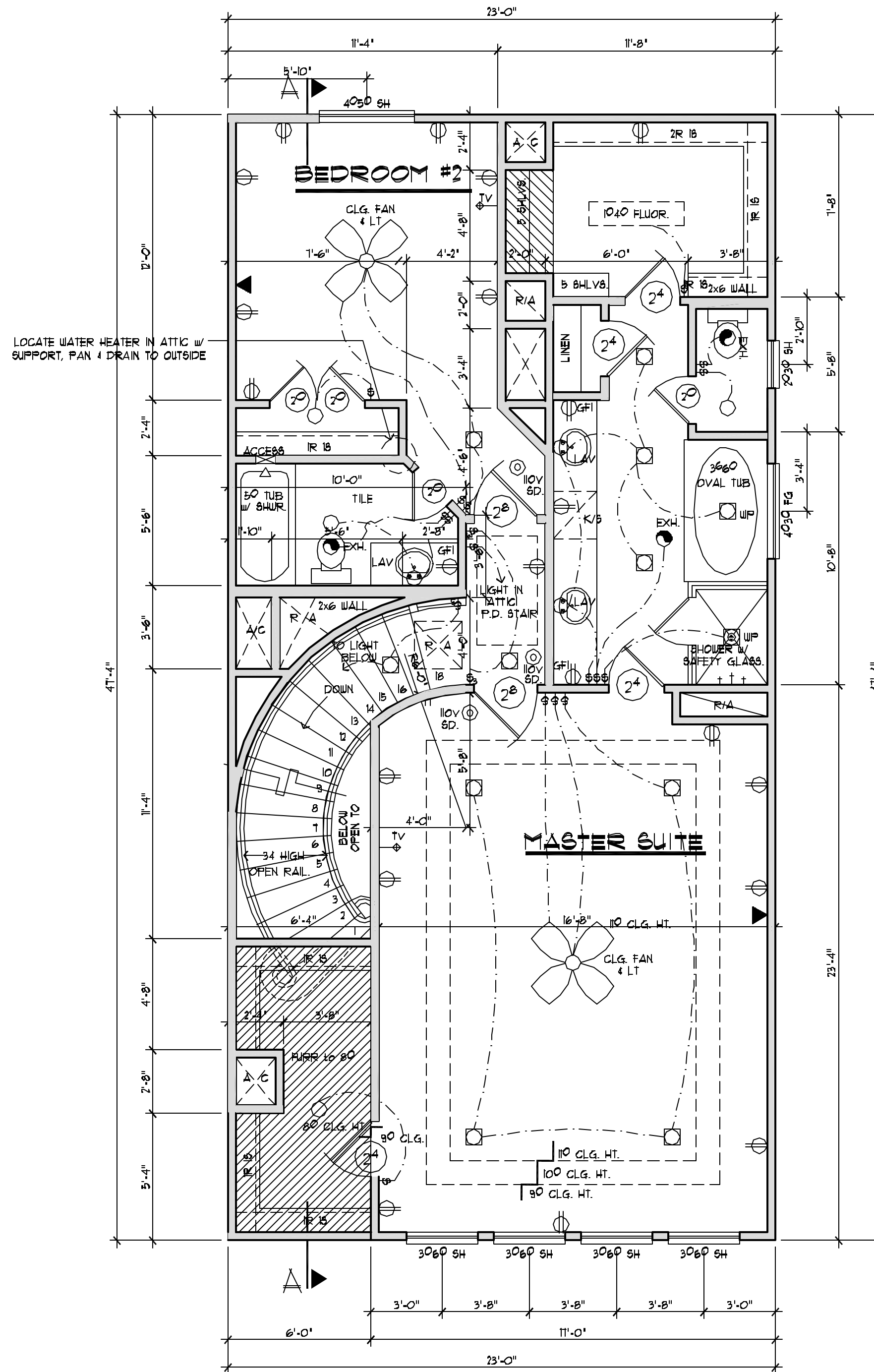


GENERAL NOTES:

PLANS DRAWN TO MEET 2006 IRC INTERNATIONAL RESIDENTIAL CODE.

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- GARAGE TO HAVE 5/8" FIRECODE GYPSUM BOARD ON ALL WALLS AND CEILINGS (FULL GYPSUM BOARD). ALL WALLS ARE COMMON WALLS ON TWO STORY DWELLING SEC. R302.9
- TILE TO BE THINSET.
- CONTRACTOR TO PROVIDE GOOD ATTIC VENTILATION.
- ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A FULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22" IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20' IN LENGTH (M305.1.3)
- GUTTERS AND DOWNSPOUTS AS REQUIRED.
- FLASHING ABOVE WINDOWS AS REQUIRED.
- CONTRACTOR TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE.
- WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH FRAMING TO BE PROTECTED WITH WATERPROOF PAPER CONFORMING TO SECTION R307.2
- STRUTS MIN. 2 X 4, 8' MAXIMUM UNBRACED LENGTH MIN. SLOPE OF 450 FROM HORIZONTAL FIGURE R602.1
- RAFTERS TO BE NAILED TO ADJACENT CEILING JOISTS
- ESCAPE/RESQUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 sq. ft. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED 6" LL HT. SHALL BE MAX. 44" ABOVE FLOOR. SEC. R310
- ALL GLAZING IN HAZARDOUS LOCATIONS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH R308 (SAFETY GLASS) AND CPSC 16 CFR/HUMAN IMPACT).
- ALL GLASS AND WINDOWS IN A TUB OR SHOWER IS LESS THAN 40 INCHES ABOVE A STANDING SURFACE AND DRAIN NLET. TEMPERED GLAZING IS REQUIRED. SHOWER DOORS TO BE TEMPERED GLAZING.
- SEE SECTION R308.4 FOR SPECIFIC LOCATIONS CONSIDERED HAZARDOUS FOR THE PURPOSE OF GLAZING.
- ALL GLAZING IN SIDE HINGED DOORS SHALL BE TEMPERED.
- ALL EXTERIOR WALLS TO BE BRACED EFFECTIVELY SECTION R602
- GROSS VENTILATION AT ENCLOSED ATTICS SEC. R308.1 & R308.2
- FIRESTOPS OF APPROVED MATERIAL SEC. 602.8
- COMBUSTIBLE MATERIAL 12 INCHES FROM FIREPLACE OPENING.
- PREFAB FIREPLACE TO BE ICBO APPROVED - MANUFACTURERS MANUAL TO BE PROVIDED TO FIELD INSPECTOR.
- FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0".
- FIRESTOPPING IN CONCEALED SPACES OF WALLS, FURR DOWNS, CEILING AND FLOOR LEVELS AND AT 10' INTERVALS ALONG LENGTH OF WALL. SEC. R602.8
- FIREPLACE HEARTH TO BE 3/8" NONCOMBUSTIBLE MATERIAL.
- STUDS AT 16 INCHES O.C. ON LOAD BEARING WALLS
- ALL 110V SMOKE DETECTORS WITH BATTERY BACK-UP AND INSTALLED IN SERIES PER SEC. R317
- ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI IF NOT IN SPLIT).
- BRICK TIES EVERY 2 SQUARE FEET.
- BALUSTERS AT 4 INCHES CLEAR SPACING
- SHOWER STALL WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 16 FEET ABOVE DRAIN INLET R307.2
- STAR CONSTRUCTION MUST COMPLY W/ SECTION R314 AND HAND RAILS MUST COMPLY W/ SECTION R315
- ALL STAIR PARTS: HAND RAILS AND GUARD RAILS MUST COMPLY WITH SEC. R307.4 LIVE LOAD: SEE TABLE R307.4. RAILS MUST WITHSTAND 200 POUNDS IN ALL DIRECTIONS.
- ONE HOUR RATED GYPSUM BOARD UNDER STAIRS. SEC. 314.8
- ON BRICK STRUCTURES THE WEEP HOLE SPACING MUST COMPLY W/ SECTION R103.1.6
- ROOF MATERIAL CLASS B SHINGLES PER SECTION R301.2
- ALL GAS LINES WITHIN 36" OF WINDOWS, WINDOWS NEED TO BE TEMPERED AND FIXED.



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CAMERON ARCHITECTS INC.

713-868-2185 VOICE
 713-838-2755 FAX
 1635 WEST LOOP SOUTH
 SUITE 322
 HOUSTON, TEXAS 77027
 E-MAIL: architects@camerona.com

CONSTRUCTED BY
Brookstone Homes
 713-447-7888

FLOOR PLANS

BY	DATE	REV.	DESCRIPTION
ES	06-11-2008		REVIEW
ES	06-11-2008		ISSUE
CJ	10-07-2011		REVISED
CJ	11-08-2011		ISSUE
CJ	12-02-2011		REVERSED
CJ	01-11-2013		ISSUE

SQUARE FOOTAGES:	
FIRST FLOOR	604 Sq.Ft.
SECOND FLOOR	574 Sq.Ft.
THIRD FLOOR	1089 Sq.Ft.
TOTAL LIVING	2661 Sq.Ft.
PORCHES	224 Sq.Ft.
GARAGE	420 Sq.Ft.
TOTAL COVERAGE	3291 Sq.Ft.

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