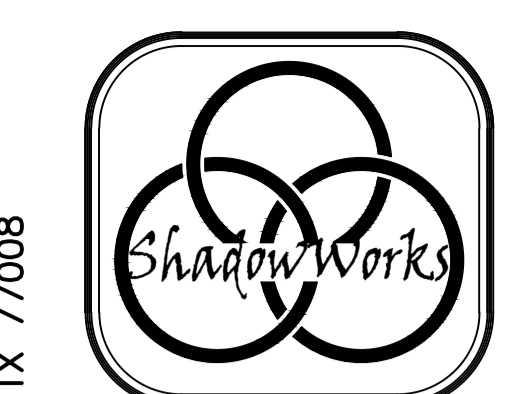


City of Houston Texas

 19143753
 REVIEWED FOR COMPLIANCE
 Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations
 01/27/20



EAST 26TH STREET
 SPEC.

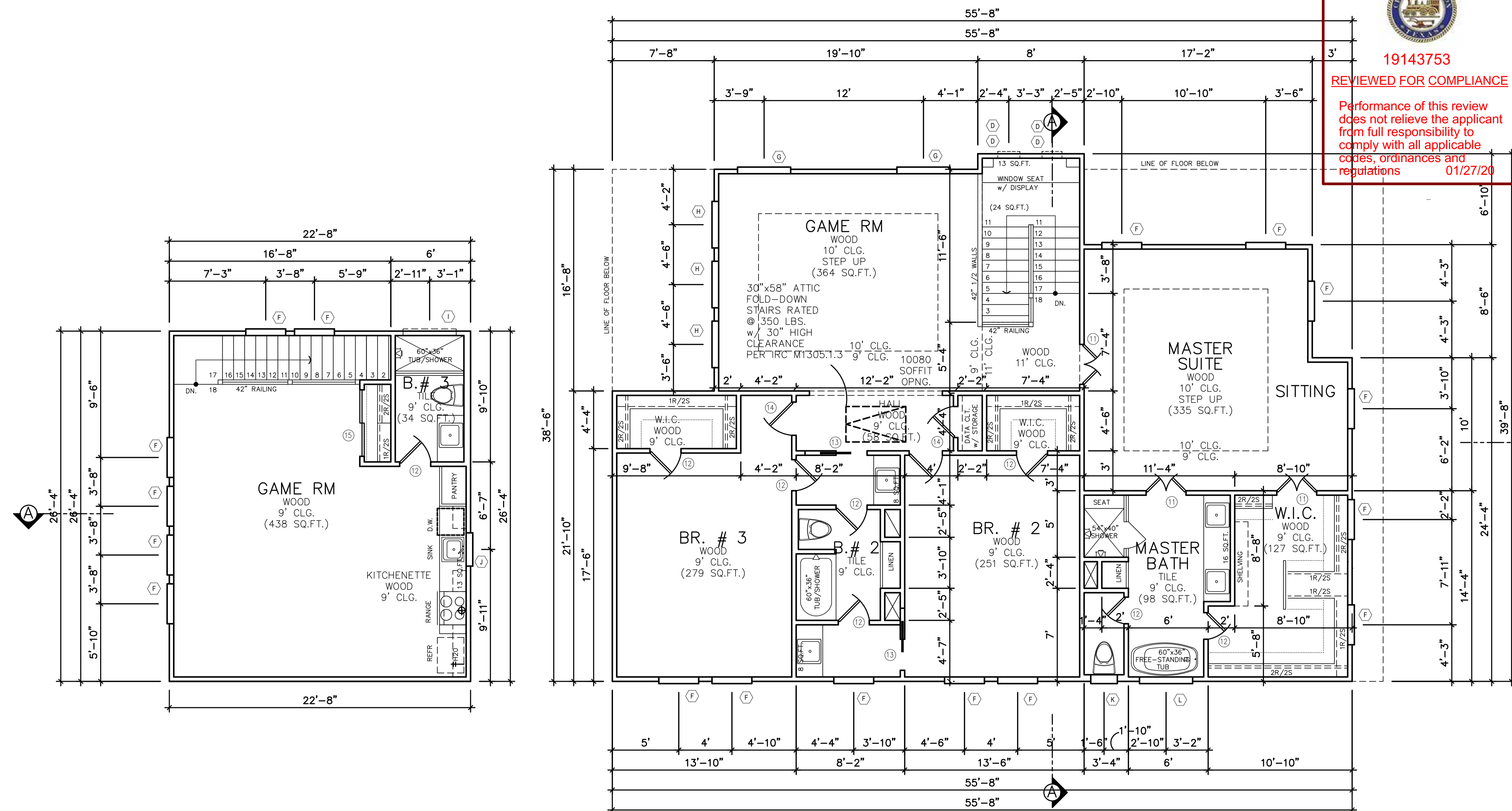
ShadowWorks
 Custom Homes
 11610 Moorcreek Drive
 Houston, Texas 77070
 Ph. 713-202-1731

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REVISIONS:

DATE: 12/10/19
 DRN. BY CK'D BY
 BG BG
 SHEET NO:
 A3.1
 Draft 5

331 EAST 26TH STREET, HOUSTON, TX 77008



10'-0" CEILINGS @ FIRST FLOOR UNLESS NOTED OTHERWISE.
 9'-0" CEILINGS @ SECOND FLOOR UNLESS NOTED OTHERWISE.
 8'-0" HEADER HEIGHTS @ FIRST FLOOR UNLESS NOTED OTHERWISE.
 6'-8" HEADER HEIGHTS @ SECOND FLOOR UNLESS NOTED OTHERWISE.
 ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.
 2 X 6 STUDS AT ALL EXTERIOR WALLS @ FIRST FLOOR UNLESS NOTED OTHERWISE.
 VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS W/ OWNER.
 WALL STUDS @ FIRST FLOOR SHALL BE #2 DOUGLAS FUR 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE
 WALLS & CEILING'S SHALL BE 1/2" ASTM-36 GYPSUM WALLBOARD W/ RECESSED LONGITUDINAL EDGE SAND INSTALLED IN ACCORDANCE W/ "AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD".
 ENCLOSE UNDERSIDE OF STAIRWELLS, WALLS AND CEILINGS OF ATTACHED GARAGES W/ 5/8" TYPE "X" FIRE RATED GYPSUM BOARD.
 REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.
 INTERIOR DOORS SHALL BE 1 3/8" HOLLOW CORE.

EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE. REFER TO EXTERIOR ELEVATIONS AND OWNER
 ALL BEDROOM WINDOWS TO BE MAX. 44" ABOVE FIN. FLR. W/ A MIN. 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET CLEAR OPENING.
 STAIRWAYS SHALL COMPLY W/ I.R.C. - R311.2.2 OR EQUAL. MIN. WIDTH BETWEEN HANDRAILS SHALL BE 30", HEIGHT ABOVE NOSE OF TREAD SHALL BE MIN. 34" AND MAX. 38". HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" AND NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.
 ALL GUARDRAILS SHALL COMPLY W/ I.R.C. - 311.5.6.3 OR EQUAL. MIN. HEIGHT ABOVE FIN. FLR. TO BE 42" W/ BALUSTERS AT MAX. 4" O.C.
 APPROVED SMOKE DETECTORS REQUIRE 120V. CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY W/ I.R.C. - R313.1 OR EQUAL.
 PROVIDE VENTILATION AT ALL BATHS AND UTILITY RMS. THROUGH NATURAL OR MECHANICAL MEANS WHICH COMPLY W/ IRC R317.1 OR EQUAL.

ATTIC WATER HEATER LOCATED OVER WALL PARTITION BELOW. PROVIDE MIN. 2'-0" WIDE DECKED SERVICE WALK FROM ATTIC STAIRS. PROVIDE 26 GAUGE METAL DRAIN PAN (SIZE PER WATER HEATER CAPACITY AND CITY REQ.) FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR, NOT INTO SANITARY SEWER. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE PROVIDE APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FLUE FLASHED WHERE IT IS VENTED THROUGH THE ROOF DECK.
 ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOB SITE FOR THE BUILDING INSPECTORS REVIEW.
 THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC GEOGRAPHIC LOCATION. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER AND HIS BUILDER(S) RESPONSIBILITY FOR FOLLOWING MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH BUILDING CRAFT TRADE. AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHICAL AREA IN WHICH THIS HOUSE IS TO BE BUILT.
 CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS AND/OR SPECIFICATIONS TO AVOID MISTAKES. CDS WILL NOT BE LIABLE FOR ERRORS AFTER CONSTRUCTION HAS STARTED.

MASTER BATH	
MASTER SHOWER	
FLOOR	37 SQ.FT.
WALL	48 SQ.FT.
MASTER TUB WALL	
WALL	50 SQ.FT.
BATH ROOM # 2	
TUB / SHOWER	
WALLS	88 SQ.FT.
BATH ROOM # 3	
TUB / SHOWER	
WALLS	89 SQ.FT.