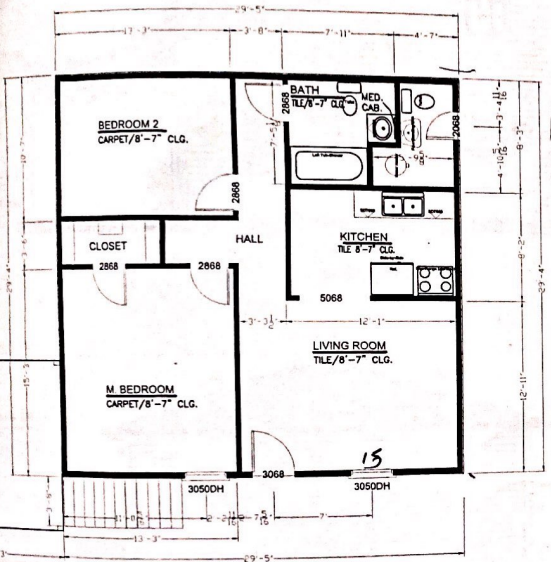


**"MECHANICAL, ELECTRICAL, PLUMBING
SUBJECT TO FIELD INSPECTION
AND CORRECTION"**

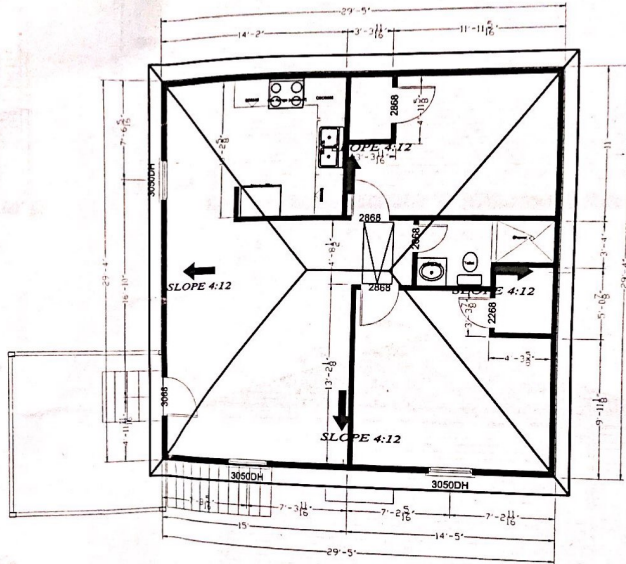


**APPROVED
FOR BUILDING PERMIT ONLY
CITY OF HOUSTON
CODE ENFORCEMENT DIVISION**

The owner is responsible for compliance with the Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work shall be done in accordance with the approved plans.

NO. 35G

1 FIRST FLOOR (APARTMENT 'A')
1/8" = 1'-0"



2 SECOND FLOOR (APARTMENT 'B')
1/8" = 1'-0"

LIVING AREA	
FIRST FLOOR	863 Sq. Ft.
SECOND FLOOR	863 Sq. Ft.
TOTAL LIVING	1,726 Sq. Ft.
DECK	154 Sq. Ft.
GARAGE	-
TOTAL AREA	1,880 Sq. Ft.

NOTES
(REFERENCED I.R.C. 2000 CODE SECTIONS)

- CARPET FLOORS
- GYP. BOARD WALLS AND CEILING
- 8'-0" CLG. HT. AT FIRST FLOOR
- 8'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/8" H.C. INTERIOR DOORS (8 PANEL)
- 1 3/4" S.C. EXTERIOR DOORS (SEE ELEVATION)
- 6'-8" DOOR HT. AT FIRST FLR.
- 6'-8" DOOR HT. AT SECOND FLR.
- SINGLE HUNG ALUMINUM WINDOWS WITH DIVIDED LITS.
- 6'-8" HEADER HT. AT FIRST FLR.
- 6'-8" HEADER HT. AT SECOND FLR.
- 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 WITH HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308.4 (IRC 2000)
- SMOKE DETECTORS-REQUIRE 110V INTER-CONNECTED 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 THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- STAIRWAYS SHALL COMPLY WITH R314 (IRC 2000)
- HANDRAILS TO BE 34" x 38" ABV. NOSE OF TREAD AT 4" O.C. MAX. PER R318 (IRC 2000)
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R315 (IRC 2000)
- ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LB./SQ.FT. LIVE LOAD PER R301.4 (IRC 2000)
- GUARDRAILS TO BE 38" A.F.F. (MIN.) WITH BALLUSTERS AT 4" O.C. MAX. PER R318 (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 AN 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 R602.5 (1) & .3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING
- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- TILE FLOORS (AT WET AREAS)
- TILE MALLS AT TUB (SECONDARY BATHS)
- TILE FILL AT SHOWER
- SYNTHETIC MARBLE COUNTER TOPS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2000).
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" AV. DRAIN INLET OVER CONCRETE BACKERBOARD.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2000).

NOTE
CONTRACTOR SHALL VERIFY FIELD DIMENSIONS AND DETAIL. DUE TO VARIATION IN CONSTRUCTION AND REPEATED CONSTRUCTION TECHNIQUE THE BUILDER RESERVES THE RIGHT TO ADJUST THE PLANS AND DIMENSIONS TO FIT THESE CONDITIONS. ALTHOUGH THE BUILDER INTENDS TO ACHIEVE THE BEST POSSIBLE RESULTS, VARIATIONS FROM THE PLANS MAY OCCUR.
ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES. CONTRACTOR MUST COORDINATE WITH FLOOR PLAN. IF ANY DISCREPANCY ARISES, CONTACT DESIGNER OR ENGINEER FOR RESOLUTIONS.