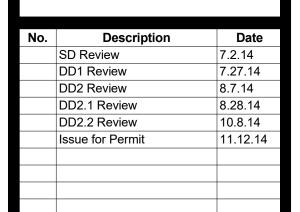


10505 Town & Country Way #79668 Houston, TX 77279

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ZAREA ARCHITECTURE, INC. @ 2018



2105 McGowan

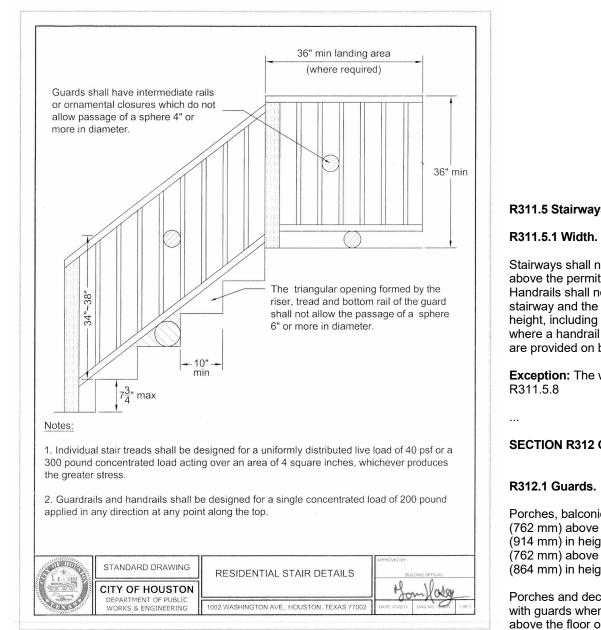
Site Plan

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6 Stair Detail 12" = 1'-0"

## R311.5 Stairways.

Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

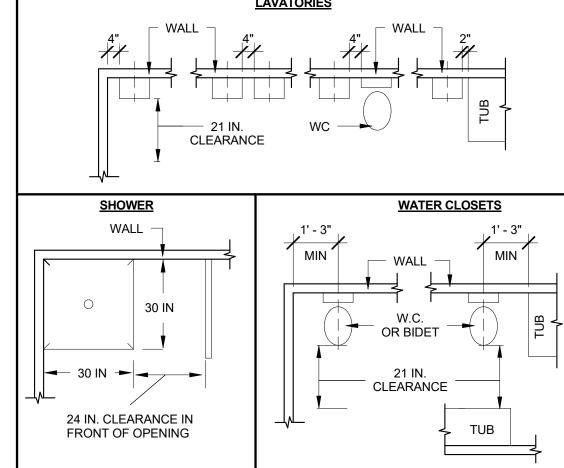
**Exception:** The width of spiral stairways shall be in accordance with Section R311.5.8

## **SECTION R312 GUARDS**

## R312.1 Guards.

Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.

Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below.



Plumbing Fixture Clearances 5 3/8" = 1'-0"

1. DOOR HEIGHTS TO BE 8'-0" (NOMINAL - 8'-2" HEADER) UNLESS NOTED OTHERWISE.

2. ALL PLAN DIMENSIONS ARE TYPICALLY TAKEN FROM THE FACE OF WALL UNLESS NOTED OTHERWISE.

3. ALL WINDOW DIMENSIONS TAKEN TO CENTERLINE OF WINDOW TO FRAMING.

4. CONFIRM ALL WINDOW SIZES WITH WINDOW ORDER PRIOR TO FRAMING.

5. LOCATE HINGE SIDE OF DOOR 4" FROM ADJACENT WALL OR CENTERED ON SPACE UNLESS NOTED OTHERWISE.

6. BEDROOM WINDOW SILLS TO BE MAXIMUM 44" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE OR INFERRED TO BE OTHERWISE BASED ON HEADER HEIGHT AND WINDOW

7. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL BATHROOM WET AREAS.

8. FRAMER TO PROVIDE CABINET NAILERS AS REQUIRED.

9. SMOKE DETECTORS SHALL BE PLACED IN ACCORDANCE WITH 2006 IRC STANDARDS.

10. ALIGN ALL FIRST FLOOR WINDOW HEADS W/ EXTERIOR DOOR HEAD HEIGHT UNLESS NOTED OTHERWISE.

11. ALL FURNACES & WATER HEATERS TO BE LOCATED IN ATTIC ABOVE SECOND FLOOR UNLESS NOTED OTHERWISE.

12. VERIFY W/ OWNER FOR ALL FINAL FINISH SELECTIONS & COLORS PRIOR TO ORDERING & INSTALLING.

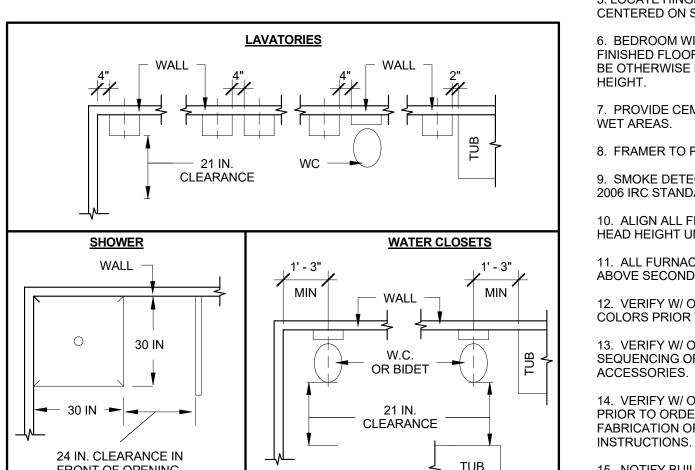
13. VERIFY W/ OWNER FOR SPECIFIC MAKE, CAPACITY & SEQUENCING OF ALL PLUMBING FIXTURES, FITTINGS, AND

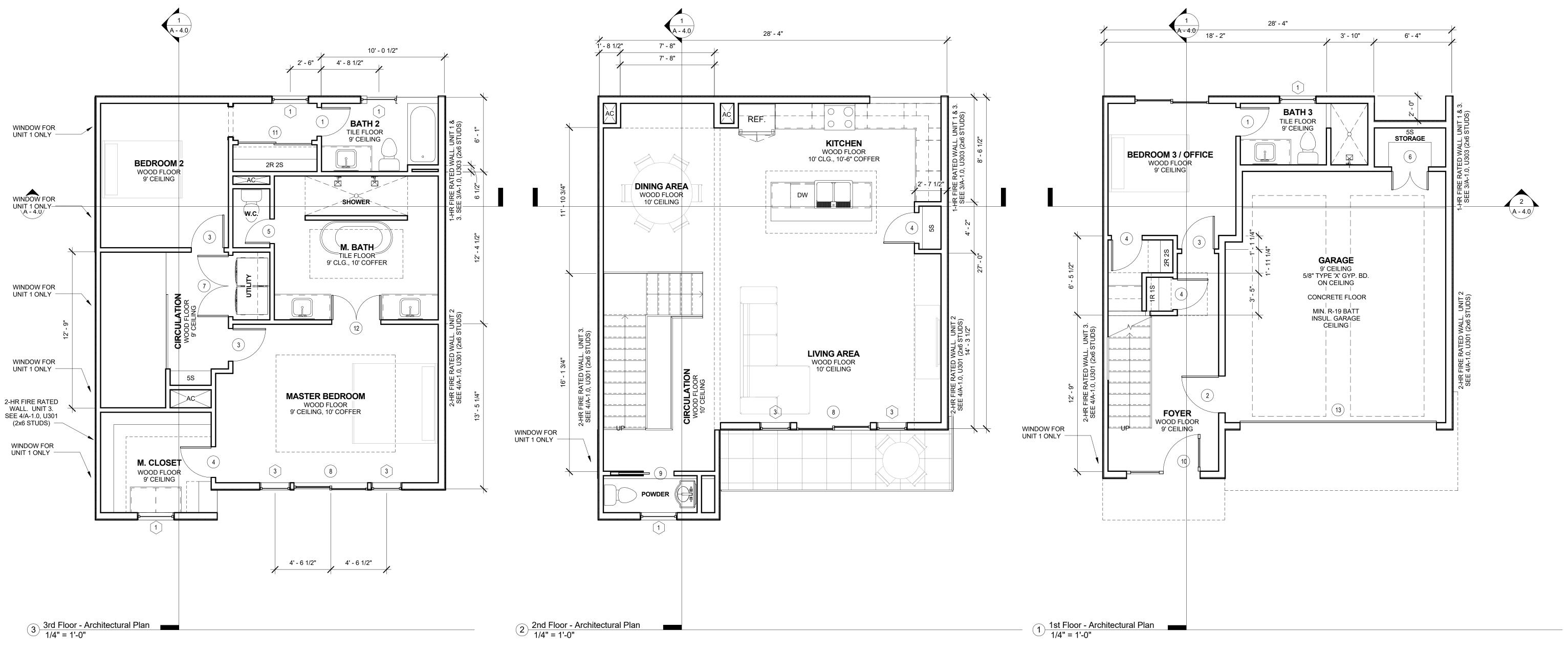
14. VERIFY W/ OWNER FOR EXACT APPLIANCES, MAKE & MODEL PRIOR TO ORDERING. VERIFY APPLIANCE DIMENSIONS BEFORE FABRICATION OF MILLWORK & INSTALL PER MANUFACTURERS INSTRUCTIONS.

15. NOTIFY BUILDING DESIGNER IN THE EVENT OF ANY AND ALL DISCREPANCY OR CONFLICT BEFORE WORK PROCEEDS.

16. FOR WINDOWS AT STAIRS, REFER TO ELEVATIONS.

Notes - General Plan Notes
12" = 1'-0"





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DESIGNER. ZAREA ARCHITECTURE, INC. @ 2018

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|----|------------------|----------|
|    | SD Review        | 7.2.14   |
|    | DD1 Review       | 7.27.14  |
|    | DD2 Review       | 8.7.14   |
|    | DD2.1 Review     | 8.28.14  |
|    | DD2.2 Review     | 10.8.14  |
|    | Issue for Permit | 11.12.14 |
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2105 McGowan

**Architectural Plans** 

| DATE       | Issue Date |
|------------|------------|
| DRAWN BY   | Author     |
| CHECKED BY | Checker    |
|            |            |

SCALE

As indicated