



rendered elevation

SCALE:

A PROJECT FOR:

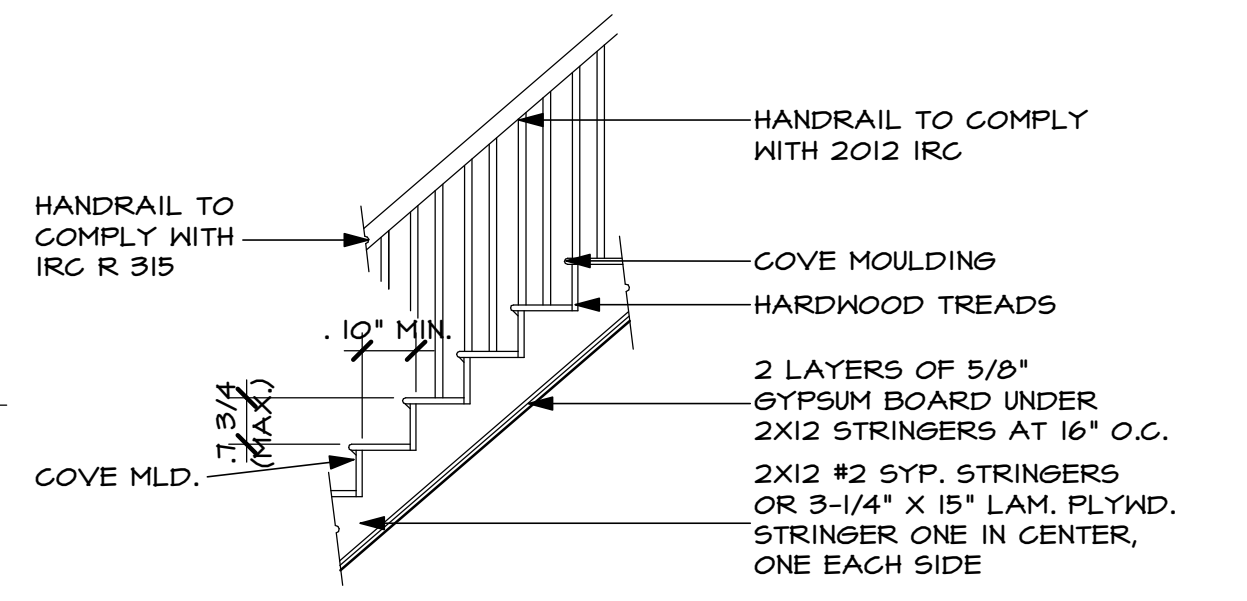
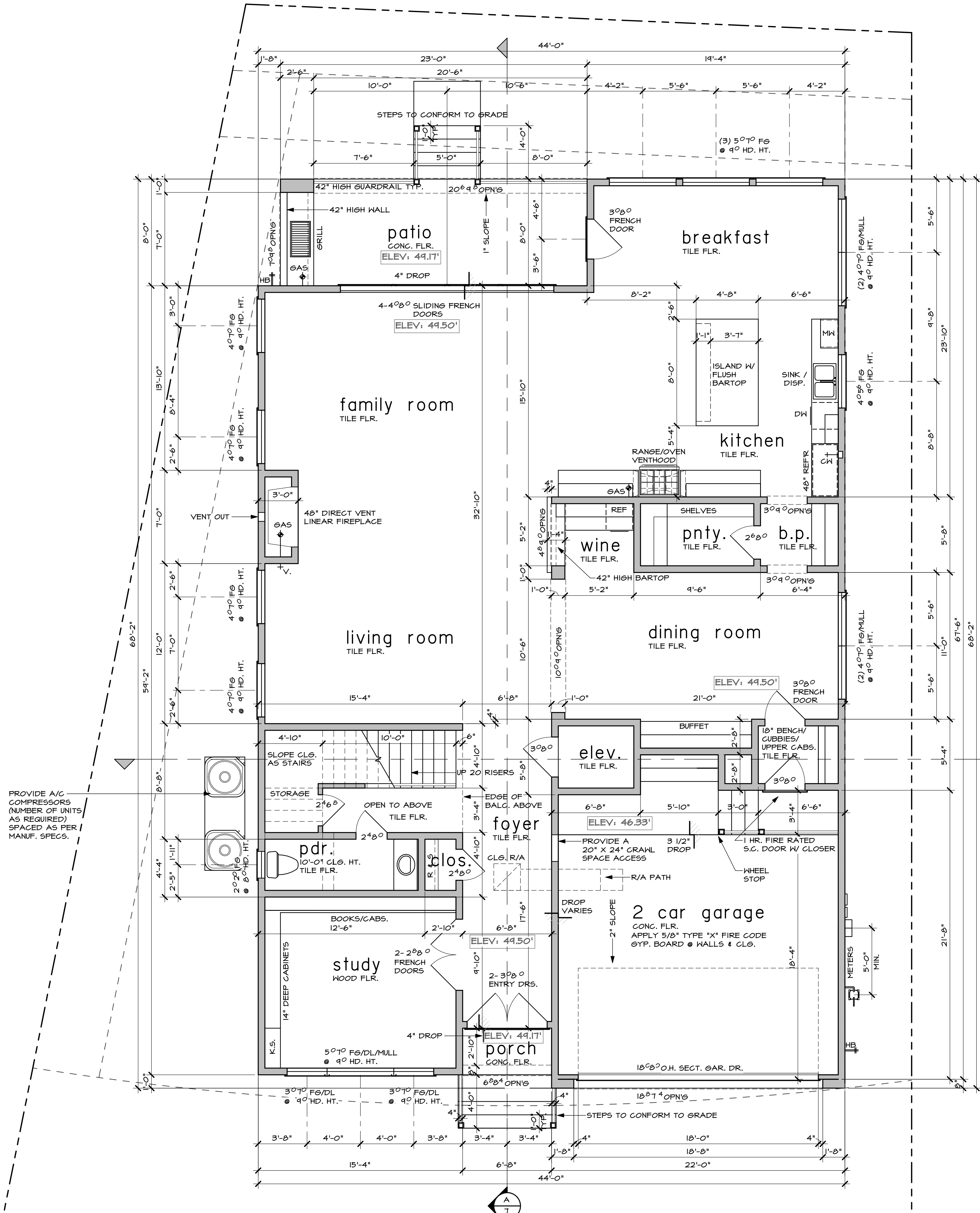
# NRR Construction

NEW RESIDENTIAL CONSTRUCTION  
 2227 MacArthur Street  
 Houston, Texas 77050  
 Replat of Southgate Addition - Section 3

MAB	07-13-18	PRELIMINARY SKETCH
MAB	08-13-18	HOA - SIDEWALK
MAB	08-14-18	BUILDER'S CHANGES - UTIL/TREES
MAB	10-10-18	DL WINDOWS
MAB	12-18-18	CRAWL SPACE

PLAN NO. 5044

SHEET NO.  
**1** OF **11**



NOTE:  
HANDRAILS SHALL BE CONTINUOUS, THE FULL LENGTH OF STAIRS AND SHALL NOT EXTEND LESS THAN 6" BEYOND TOP AND BOTTOM RISERS AND SHALL TERMINATE IN A NEHEL POST OR SAFETY TERMINAL

typ. stair section

unless otherwise noted

- NOTES TO REFLECT 2012 INTERNATIONAL RESIDENTIAL CODE
- GYP. BOARD WALLS AND CEILING
  - 11'-0" CLG. HT. AT SECOND FLOOR
  - 10'-0" CLG. HT. AT FIRST FLOOR
  - ALL ANGLES TO BE 45 DEGREES
  - INTERIOR AND EXTERIOR DOORS AS PER BUILDER'S SPECS.
  - SINGLE HUNG WINDOWS AS PER BUILDER.
  - 4'-0" HEADER HT. AT FIRST FLR.
  - 8'-0" HEADER HT. AT SECOND FLR.
  - ALL BEDROOM WINDOWS, EMERGENCY ESCAPE AND RESCUE WINDOWS (EGRESS WINDOWS) SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE FINISHED FLOOR.
  - EMERGENCY ESCAPE AND RESCUE WINDOWS (EGRESS WINDOWS) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES (SECTION 310.4) EXCEPTION\* GRADE FLOOR SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. PER 2012 IRC R310.1
  - SMOKE DETECTORS REQUIRE IIOV CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH 2012 IRC R314.3
  - LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN FAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPLICABLE CODES.
  - 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" RADIIUS
  - STAIRWAYS SHALL COMPLY WITH 2012 IRC R311
  - HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
  - ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBS/SQ. FT. LIVE LOAD PER 2012 IRC R301.5
  - HANDGRIPPING PORTION OF HANDRAILS SHALL COMPLY WITH 2012 IRC R311.7.3
  - GUARDRAILS SHOWN ARE A GRAPHIC DISPLAY AND NOT THE FINISHED DESIGN. THE FINISHED DESIGN OF ALL GUARDRAILS TO COMPLY WITH 2015 IRC R312 WITH NO LADDER EFFECT
  - 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 2012 TABLE R602.3 (1) AND R602.3 (2) OR EQUIV.
  - DISAPPEARING STAIRS TO BE 30" X 54" SUPPORT MIN. 350 LBS. AND COMPLY WITH 2012 IRC R607 AND M1305.1.3
  - BUILDER/ OWNER TO CONSIDER FURRING DOWN CEILINGS AT POWDER ROOM, BUTLER'S PANTRY, SMALL HALLWAYS OR ANY AREA WITH SMALL VOLUME.

bath schedule

- TILE FLOORS (AT NET AREAS)
- ANY GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2012)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R307.2 (IRC 2012)

square footage

FIRST FLOOR PLAN	2243
SECOND FLOOR PLAN	2801
<b>TOTAL LIVING AREA</b>	<b>5044</b>
PORCH	23
PATIO	184
2 CAR GARAGE	444
<b>TOTAL COVERED AREA</b>	<b>5745</b>

first floor plan

SCALE: 1/4" = 1'-0"

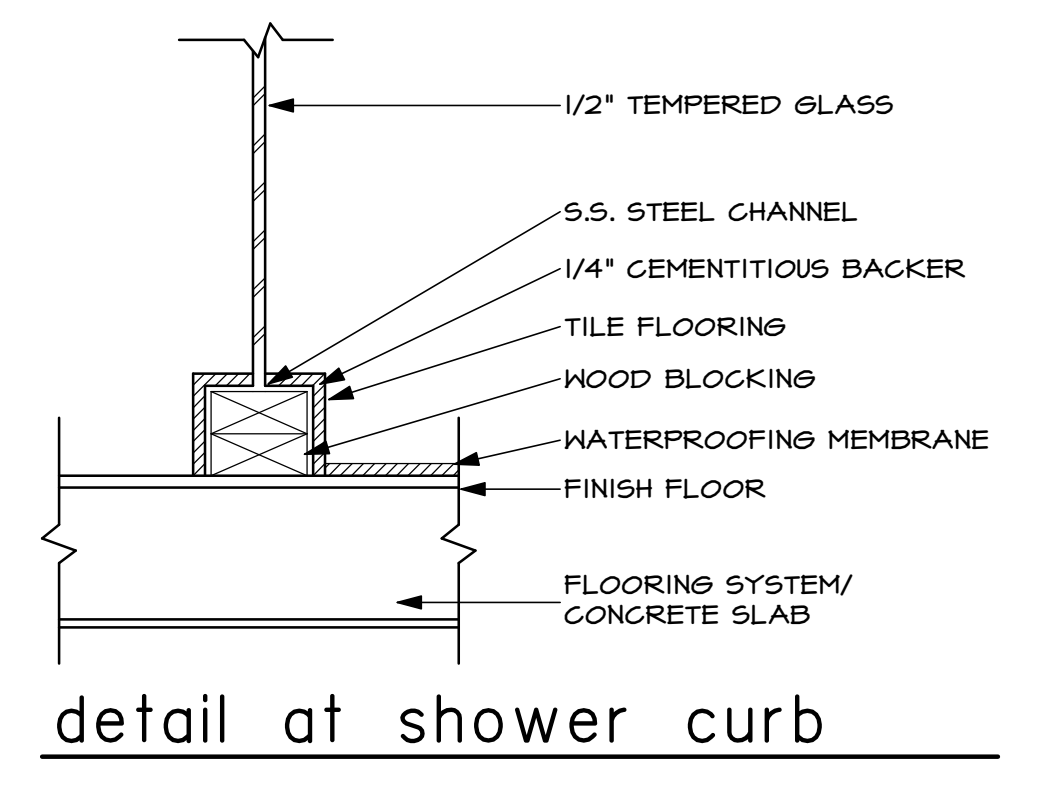
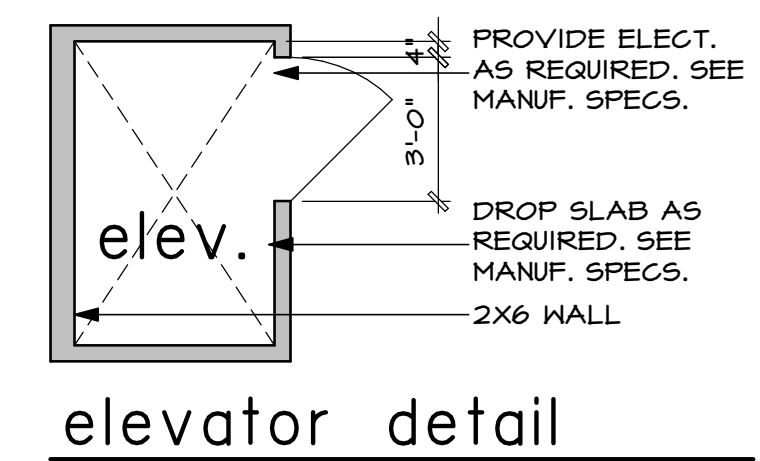
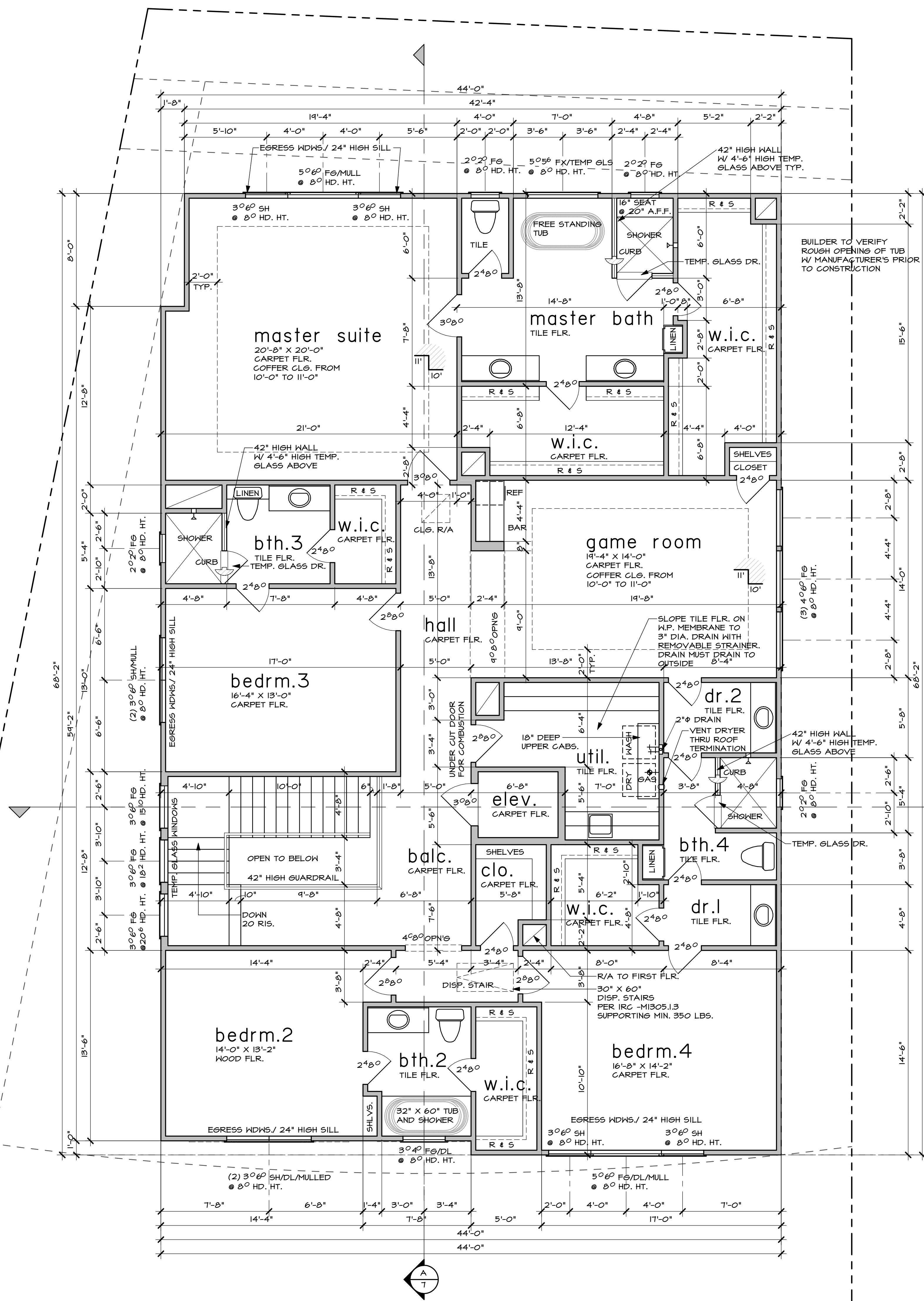
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SHEET NO.  
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**glazing notes:**

- SECTION R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING.
- 1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
- 2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND BIFOLD CLOSET DOOR ASSEMBLIES.
- 3. GLAZING IN STORM DOORS.
- 4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
- 5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- 6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
- 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ANY OF THE FOLLOWING CONDITIONS:
  - T1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 4 SQUARE FEET (0.836 M2)
  - T2 BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
  - T3 TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR
  - T4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE GLAZING
- 8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NON-STRUCTURAL IN-FILL PANELS.
- 9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
- 10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 MM) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524MM) ABOVE WALKING SURFACE

second floor plan  
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