



OREON DESIGN GROUP, LLC
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ROLE CONSULTANT NAME
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ROLE CONSULTANT NAME
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 000-000-0000

Owner
REMODEL
 9818 LARSTON STREET
 HOUSTON, TEXAS

REVISION HISTORY

REVISION DESCRIPTION DATE
 PROFESSIONAL SEALS

First Floor Plan

DRAWN BY: YP CHECKED BY: YP
 PROJECT NUMBER: 822003 PROJECT ABBREVIATION
 ORIGINAL ISSUE: CURRENT DOCUMENT STATE

A-100
 SHEET NUMBER

LEGEND

SECTION CUTS: SHEET LOCATION, CABINET & WALL ELEVATION LOCATION, FIRE WALL TYPE (DETAIL LOCATED LAST SHEET (U.N.O.))

LINE LEGEND

WALLS: 4" STUD WALL, 6" STUD WALL
 CEILINGS: DESIGNATION FOR FURRED DOWN CLG., DESIGNATION FOR CEILING FRAMING ABOVE (STAR VOIDS & OPENINGS)

CLOSETS: WALL, ROD & SHELF, WALL DOUBLE ROD & SHELF
 CABINETS: WALL, UPPER CABINET, 18" ABOVE COUNTERTOP TYP., COUNTERTOP @ 36" HT. TYP.

SCHEDULES

DOOR SCHEDULE: SIZE AS NOTED ON PLANS
 EXTERIOR DOORS ARE 1 3/4" SOLID CORE, U.N.O.
 INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE, U.N.O.
 WINDOW SCHEDULE: SIZE AS NOTED ON PLANS

FRAME TYPE: _____
 FRAME COLOR: _____
 GLAZING: _____
 EXTERIOR TRIM: _____
 INTERIOR TRIM: _____
 ROOM FINISH SCHEDULES: _____

TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB. FULL TILE WALLS AND FLOOR IN SHOWER STALL.

SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND SPLASHES. BY OWNER
 ALL CASER OPENINGS TO HAVE SHEETROCK RETURNS
 BE BUILDER/OWNER FOR USE OF WOOD C.O. RETURNS
 * OR - AS NOTED ON PLANS
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PLAN NOTES REFERENCE THE 2012 IRC WITH CITY OF HOUSTON AMENDMENTS

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY OREON DESIGN GROUP, LLC OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. OREON DESIGN GROUP, LLC WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
- CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
- ALL FLOOR DRAINS TO HAVE OVERFLOW GAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
- PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2012.
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2012.
- SEE STAIR NOTE AND DETAILS - LAST SHEET. CONFORM TO IRC 2012, SECTIONS R310, R311, AND R311.7 IRC 2012, CITY OF HOUSTON AMENDMENTS, SECTION 1003.3.11, EXCEPTION 4: PROVIDE CONTINUOUS RAILING WHEN THERE ARE 4 OR MORE RISERS.
- PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT.
- THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 450LBS. SEE IRC 2012.
- LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE.
- INSTALLATION TO CONFORM WITH IRC 2012.
- LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2012.
- PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.
- R307.2 BATHTUB AND SHOWER-BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FT. ABOVE THE FLOOR.

EGRESS REQUIREMENTS 2012 IRC

SECTION R310.1 IRC 2012 EMERGENCY ESCAPE & RESCUE

310.1 GENERAL: BASEMENTS W/ HABITABLE SPACE & EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE & RESCUE WINDOW OR EXTERIOR DOOR. WHERE OPENING ARE PROVIDED AS A MEANS OF ESCAPE & RESCUE THEY SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR COURT.

R310.1.1 MINIMUM OPENING AREA:
 ALL EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F. (0.533M²)
 EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.5 S.F. (0.465M²)

R310.1.2 MINIMUM DIMENSIONS:
 HEIGHT - THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610MM).
 WIDTH - THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508MM).

MAXIMUM HEIGHT FROM FLOOR:
 WHERE OPENINGS ARE PROVIDED AS MEANS OF ESCAPE & RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118MM) ABOVE FLOOR.

R310.1.4 OPERATIONAL CONSTRAINTS:
 EMERGENCY ESCAPE & RESCUE OPENINGS SHALL BE OPERATIONAL FROM INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE

FIRE RESISTIVE CONSTRUCTION:

BEFORE INSTALLING SECONDARY (FURR) WALL, APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE OF EXTERIOR WALL IN ACCORDANCE TO IRC 2012, TABLE R302.1, ITEM 15-1.3 OR ITEM 15-1.1, P.V.C. WASTEWATER PIPES NOT ALLOWED TO PENETRATE THE TYPE 'X' GYPSUM.

FIRE NOTE

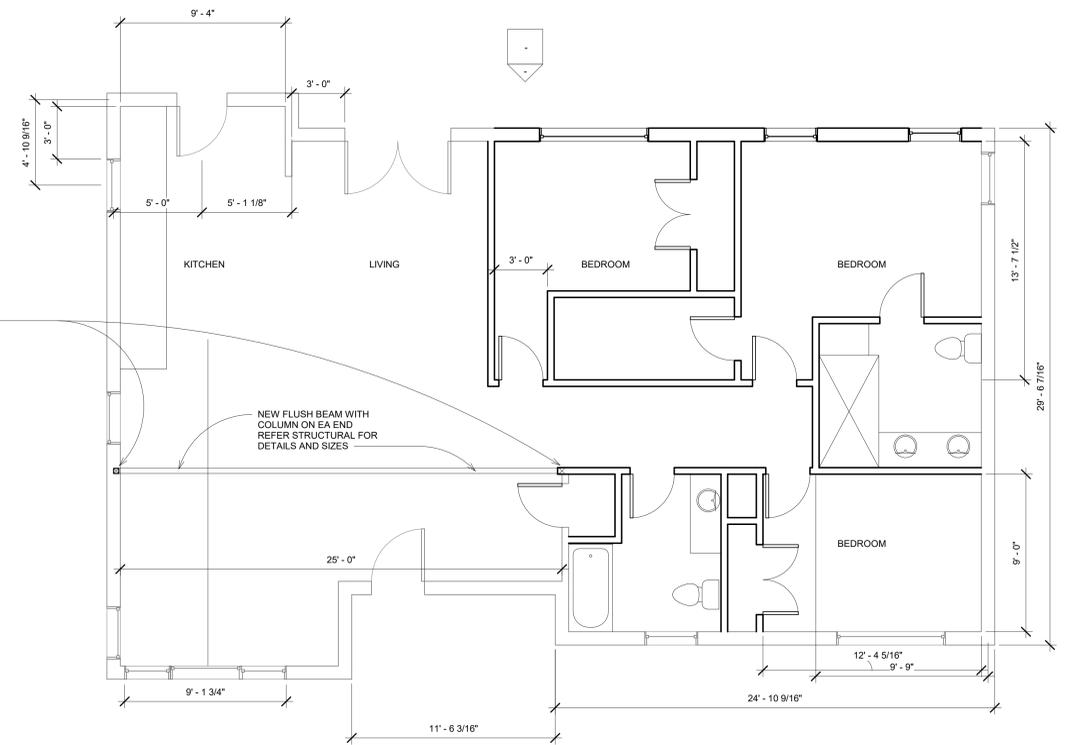
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (& CARPORT) SIDE OF STUDS AND JOISTS.
- INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, OR SOLID OR HONEY COMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA (R309.1)
- UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. 3/8" THICK FIRE RETARDANT PLYWOOD OR MN. 16GA. SHEET METAL.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

STAIRS HANDRAIL & GUARDRAIL REQUIREMENTS 2012 IRC

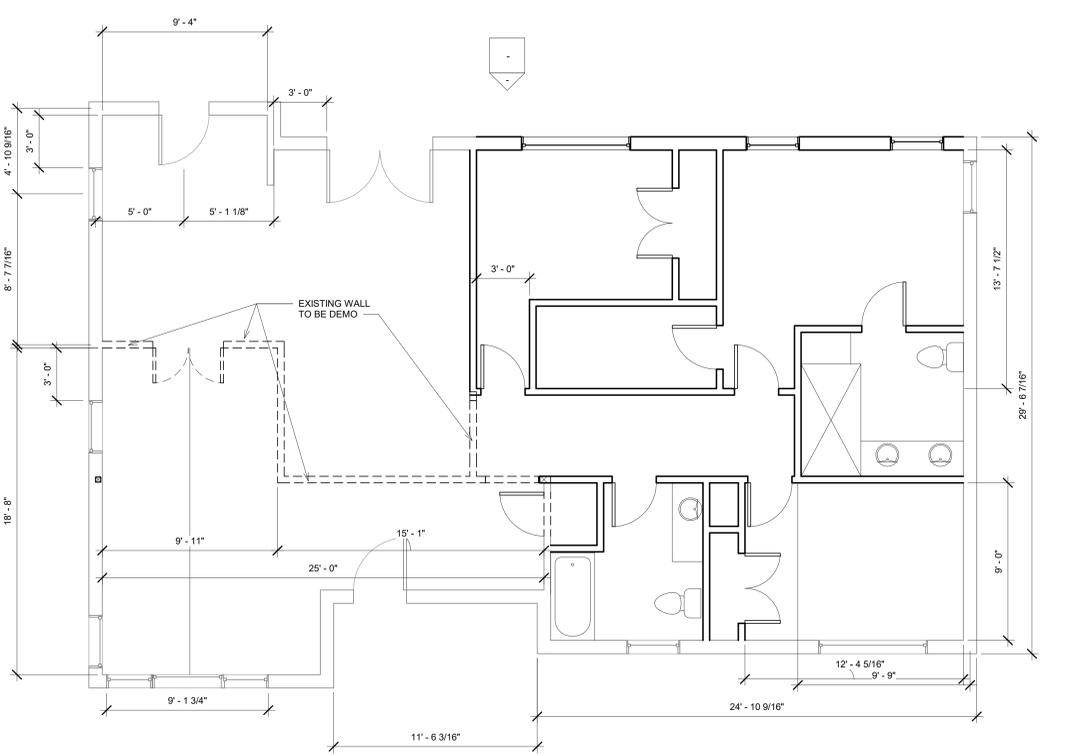
- STAIRWAYS SHALL COMPLY WITH BUILDING CODE (2012 I.R.C. SECTION R311.7)
- HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD. GUARDRAILS AT 36" TO 42" ABOVE FINISHED FLOOR. THE SPACE BETWEEN BALUSTERS CANNOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH. (2012 IRC SECTION R311.7.8.1)
- THE HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (2012 IRC, R311.7.8.3)
- HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 6" BEYOND TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL NEWEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED HIGHER THAN THE FIRST TREAD. DWELLING STAIRWAYS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY 2012 IRC
- IF THE UNDERSIDE OF THE STAIRWELL IS CLOSED OFF, PROVIDE 5/8" TYPE 'X' FIRE RATED GYPSUM BOARD TO THE UNDERSIDE OF THE STAIRS.
- MINIMUM STAIR WIDTH BETWEEN HANDRAILS SHALL BE 30"

Glazing R-value
 To show energy conservation compliance using the R-value computation Method (section R402.1.2 of the 2015 IECC), specify the following required insulation and fenestration values for climate zone 2:
 Maximum Fenestration U-factor: 0.40 (0.65 for skylights*)
 Maximum Glazed Fenestration SHGC: 0.25
 Minimum ceiling R-value: 38
 Minimum wall R-value: 13
 Minimum Floor R-value: 13

* Skylights maybe excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30



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FILE NAME: P:\822003\REV\IT\ARCH\822003_9818 LARSTON ST
 USER NAME: REMODEL.VTC
 DATE PLOTTED: 1/20/2022 9:22:41 PM



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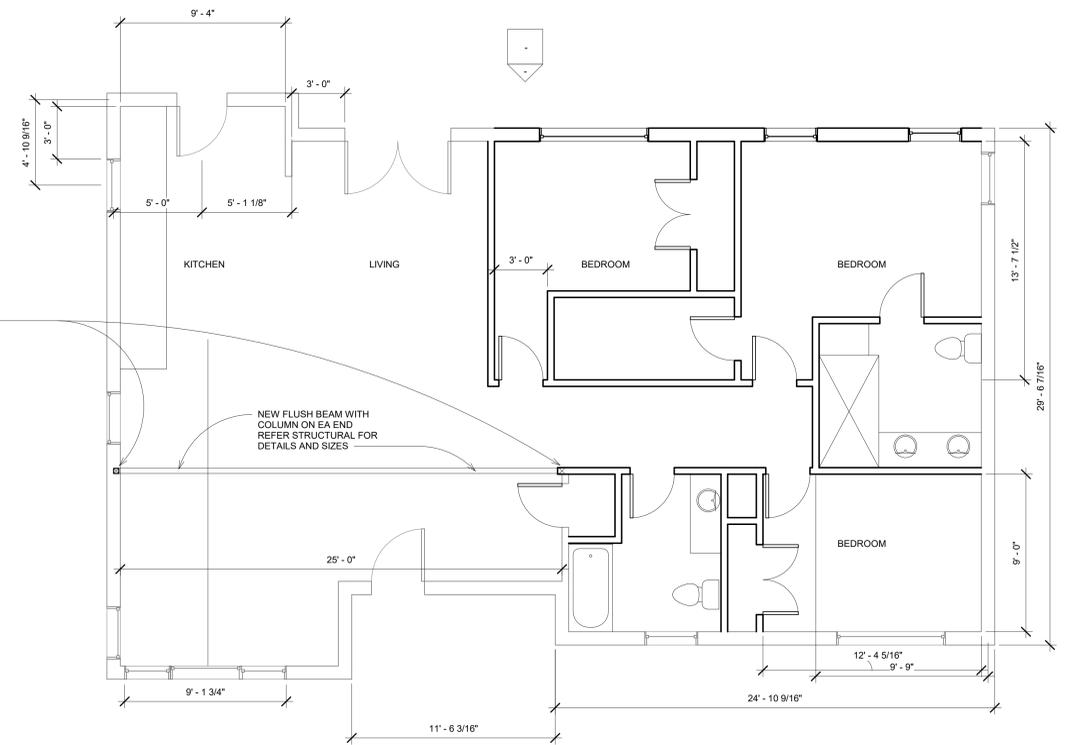
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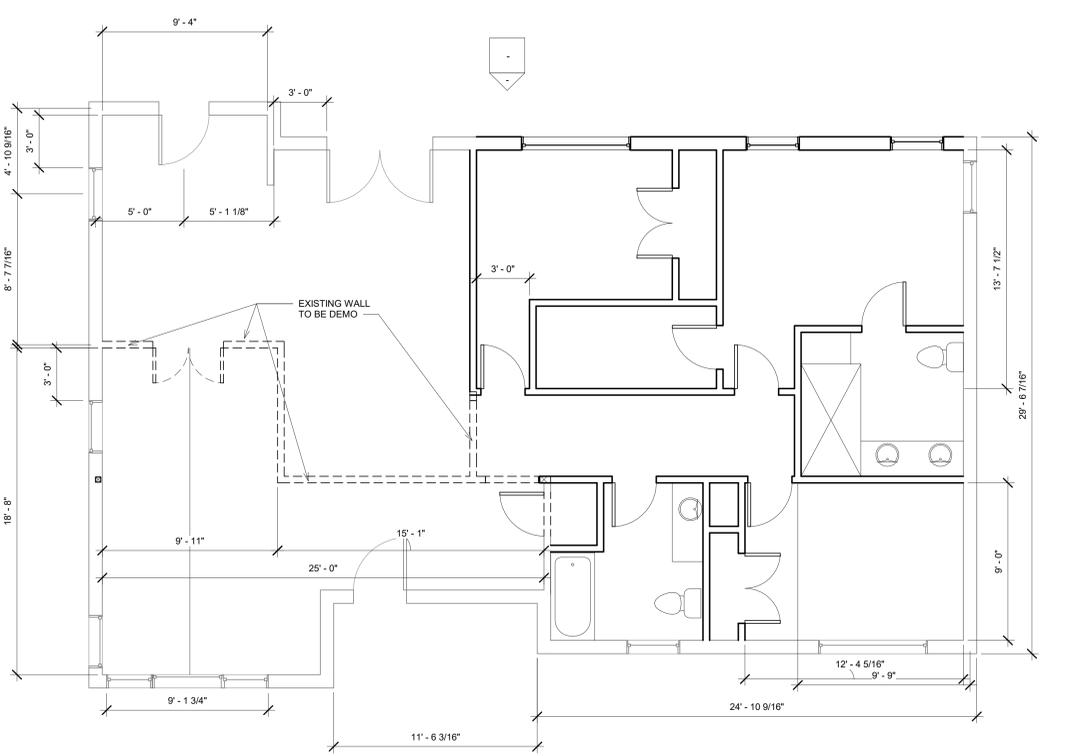
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