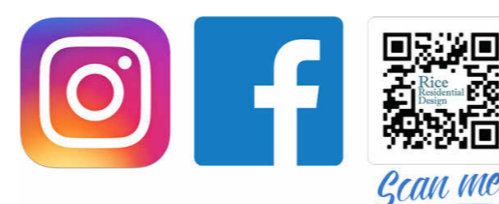
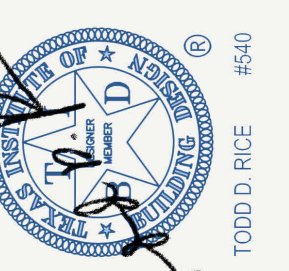
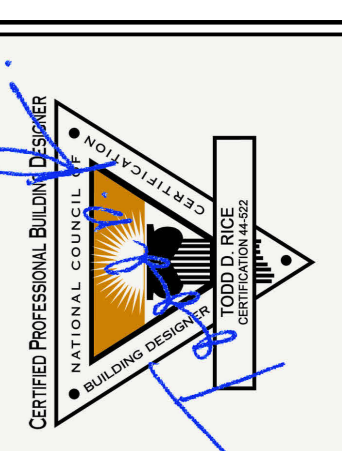




PROJECT FOR:



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**AI**  
ARCHITECT  
**BD**  
BUILDING DESIGNER

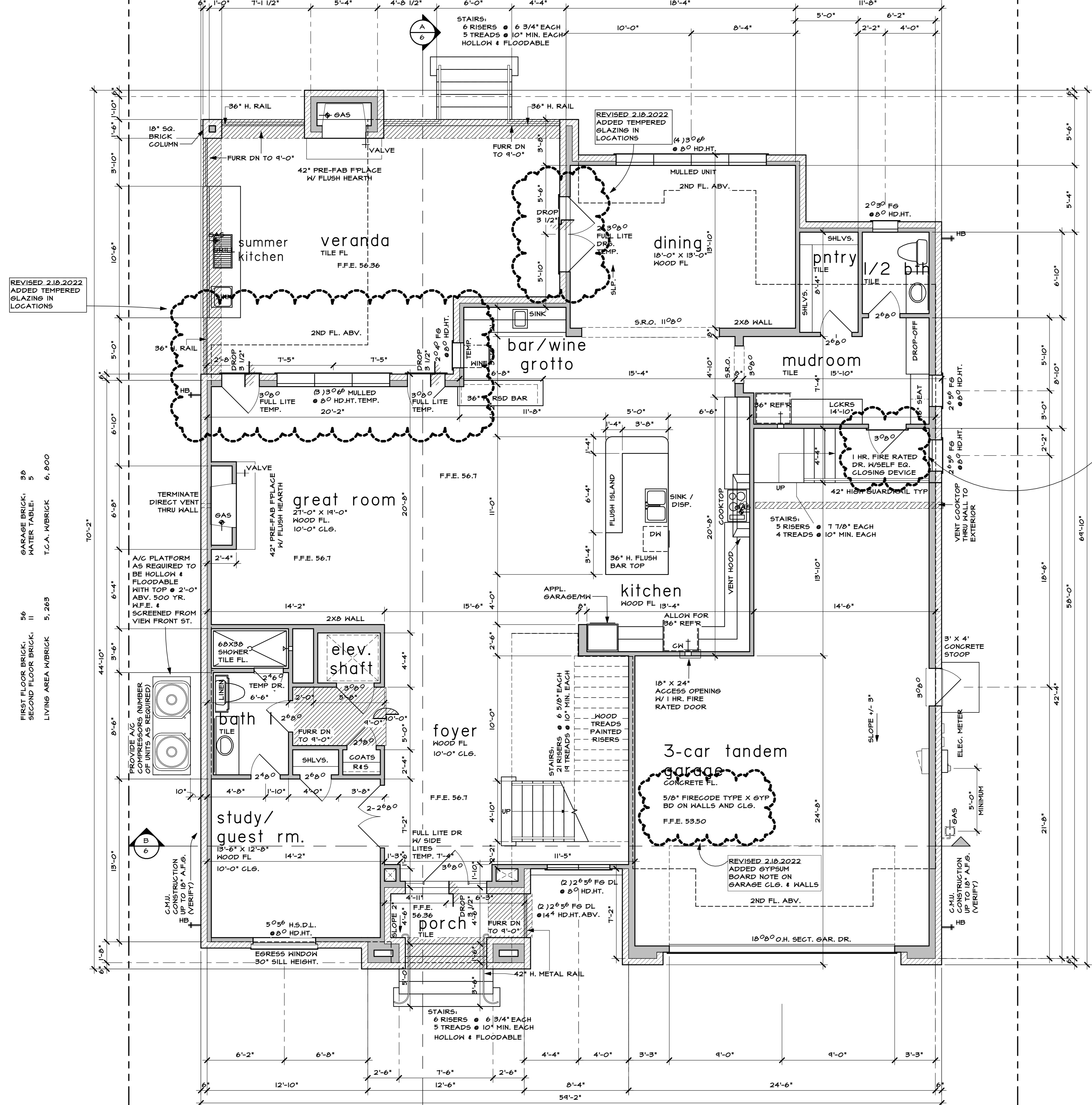
A PROJECT FOR:  
**Cason Graye Homes**  
PROJECT LOCATION:  
4805 Elm Street, Bellaire, TX.  
Lot 1 Block 1  
Subd. Wheelshire

DATE	CHECK SET	CITY COMMENTS
MA 12/8/2021		
MA 2/18/2021		

JOB NO: 10501  
PLAN NO: 5291  
SCALE:

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

front elevation



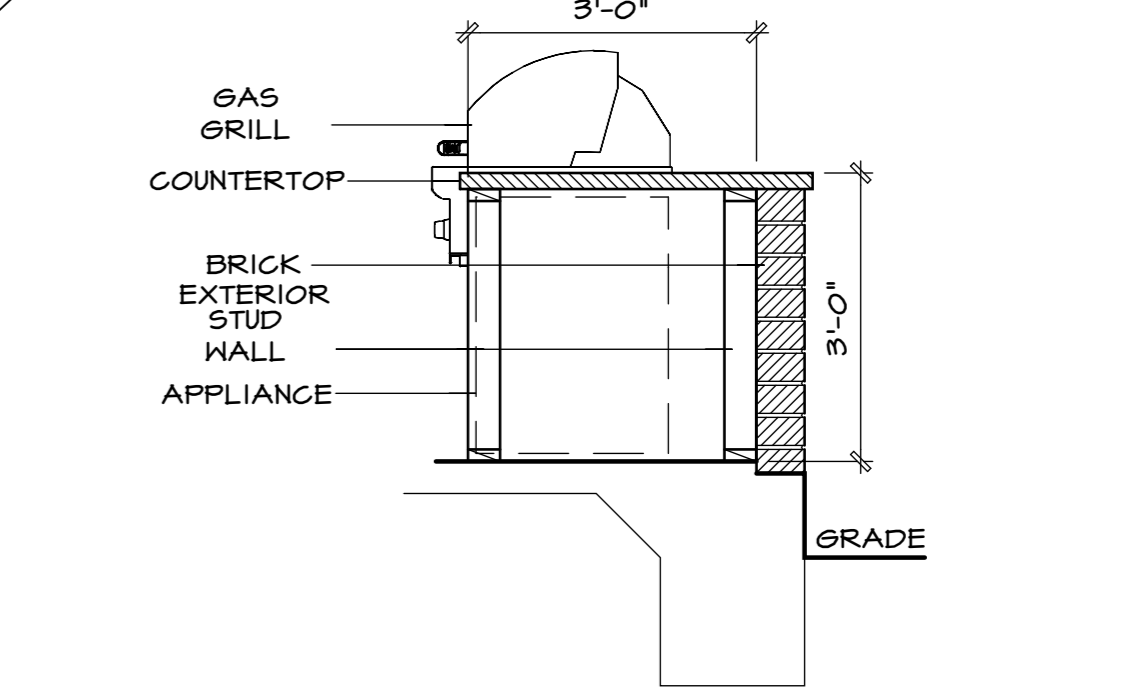
REVISED 2.10.2022  
ADDED TEMPERED  
GLAZING IN  
LOCATIONS

REVISED 2.10.22  
ADDED CITY OF  
BELLAIRE VAPOR  
BARRIER NOTE.

REVISED 2.10.22  
ADDED CFM NOTE FOR  
KITCHEN VENT HOOD

REVISED 2.10.2022  
ADDED NOTE FOR  
DOOR BETWEEN  
GARAGE AND  
DWELLING PER IRC  
R302.5.1

SECTIONS R402.1 AND R402.2 OF THE INTERNATIONAL ENERGY CONSERVATION CODE ARE HEREBY AMENDED TO INCLUDE THAT IN ADDITION TO THE REQUIREMENTS OF SECTIONS R402.1 AND R402.2 OF THE 2012 IECC, AN AIR BARRIER AND CLASS III VAPOR RETARDER SHALL BE APPLIED OVER ALL SURFACES OF THE INSULATION FACING THE CRAWLSPACE, IF THE INSULATION DOES NOT EFFECTIVELY PROVIDE THE SAME. NO CLASS I OR CLASS II VAPOR RETARDERS SHALL BE APPLIED OVER THE INTERIOR SURFACE OF THE FLOOR ASSEMBLY ABOVE A CRAWLSPACE, EXCEPT AT SHOWER PANS AND AREAS INTENDED TO HOLD WATER.



Summer Kitchen Detail

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

ceiling hts.  
FIRST FLOOR = 10'-0"  
SECOND FLOOR = 9'-0"

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square footage	
(VARIES)	
FIRST FLOOR PLAN	2201
SECOND FLOOR PLAN	2495
TOTAL LIVING AREA	5146
VERANDA	570
GARAGES	856
PORCHES	68
TOTAL COVERED AREA	6640

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ARCHITECT

**TD**  
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**Cason Graye Homes**

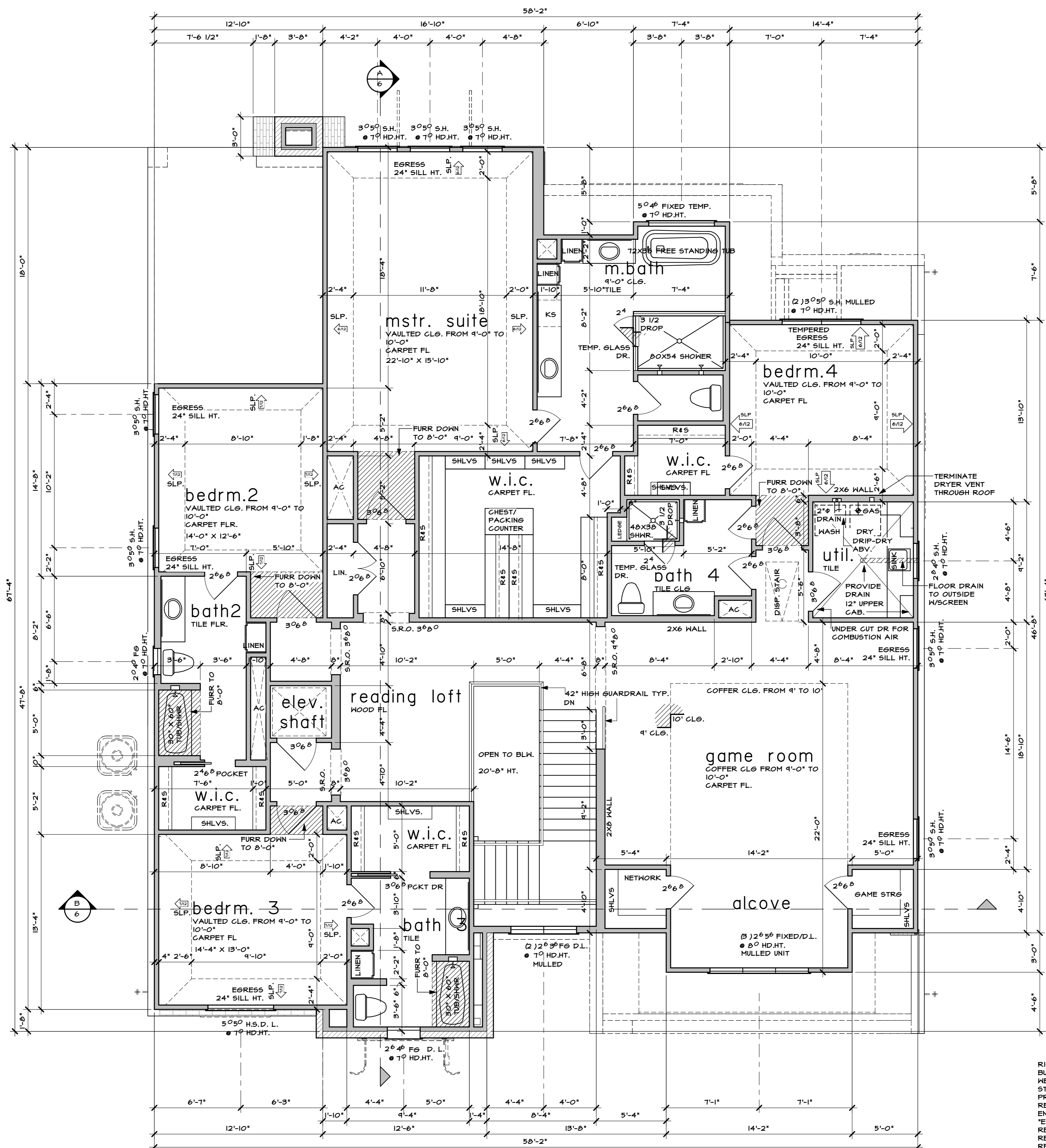
PROJECT LOCATION:  
4805 Elm Street, Bellaire, TX.  
Lot 1 Block 1  
Subd. Wheelshire

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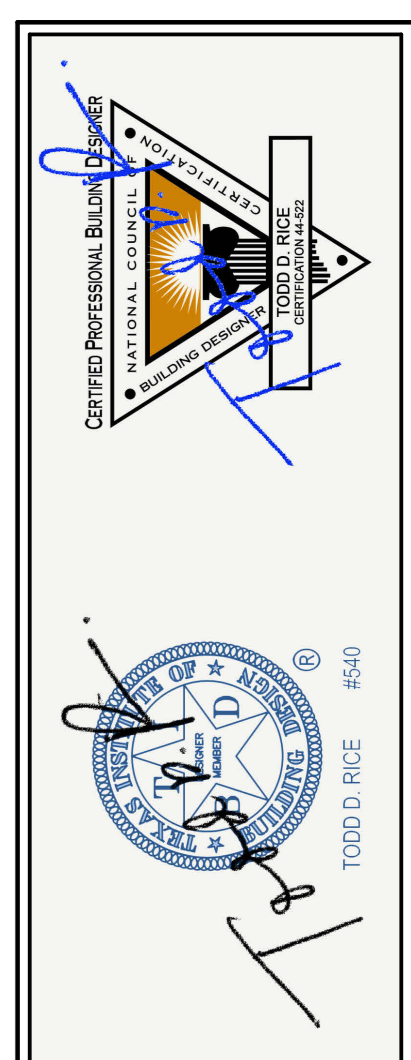
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12/19/2021		
2/10/2021		

JOB NO: 10501  
PLAN NO: 5291  
SCALE: 1/4" = 1'-0"

SHEET NO.  
**2** OF **11**



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**Cason Graye Homes**  
 PROJECT LOCATION:  
 4805 Elm Street, Bellaire, TX,  
 Lot 1 Block 1  
 Subd. Wheelshire

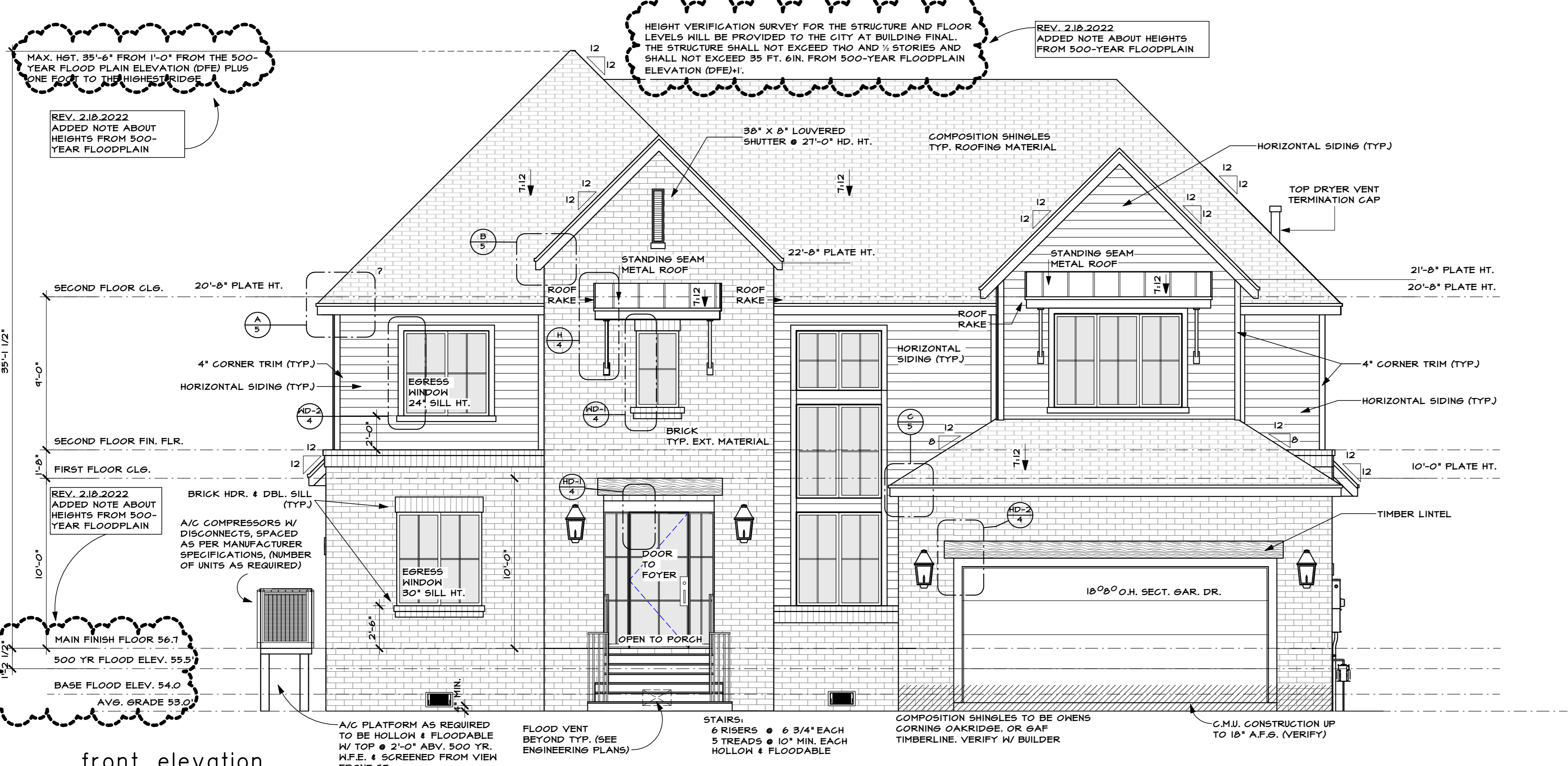
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DATE	CHECK SET	CITY COMMENTS
12/18/2021		
2/18/2021		

JOB NO: 10501  
 PLAN NO: 5291  
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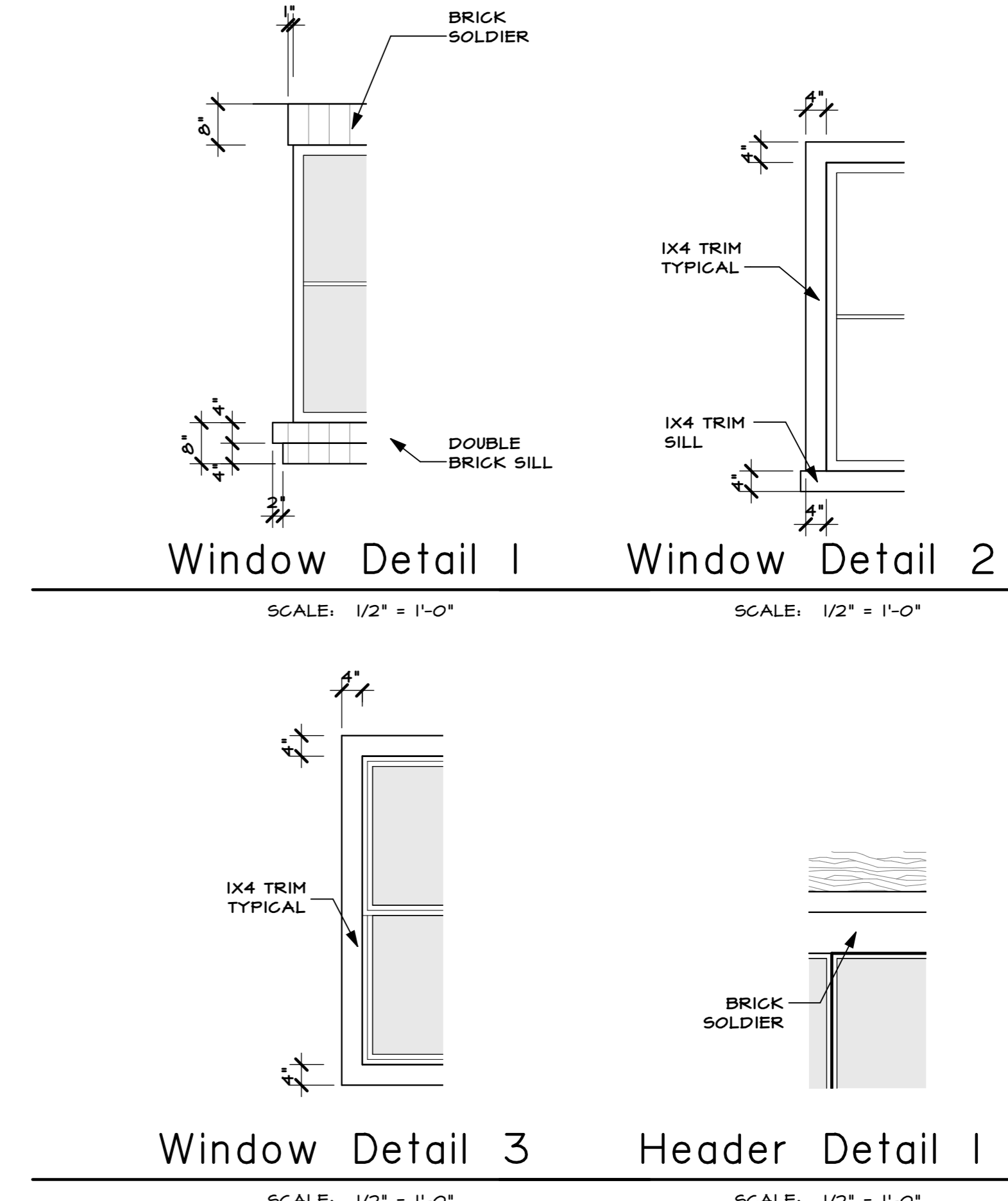
SHEET NO.  
**3** OF **11**

second floor plan



**front elevation**

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



**Window Detail 1**

**Window Detail 2**

SCALE: 1/2" = 1'-0"

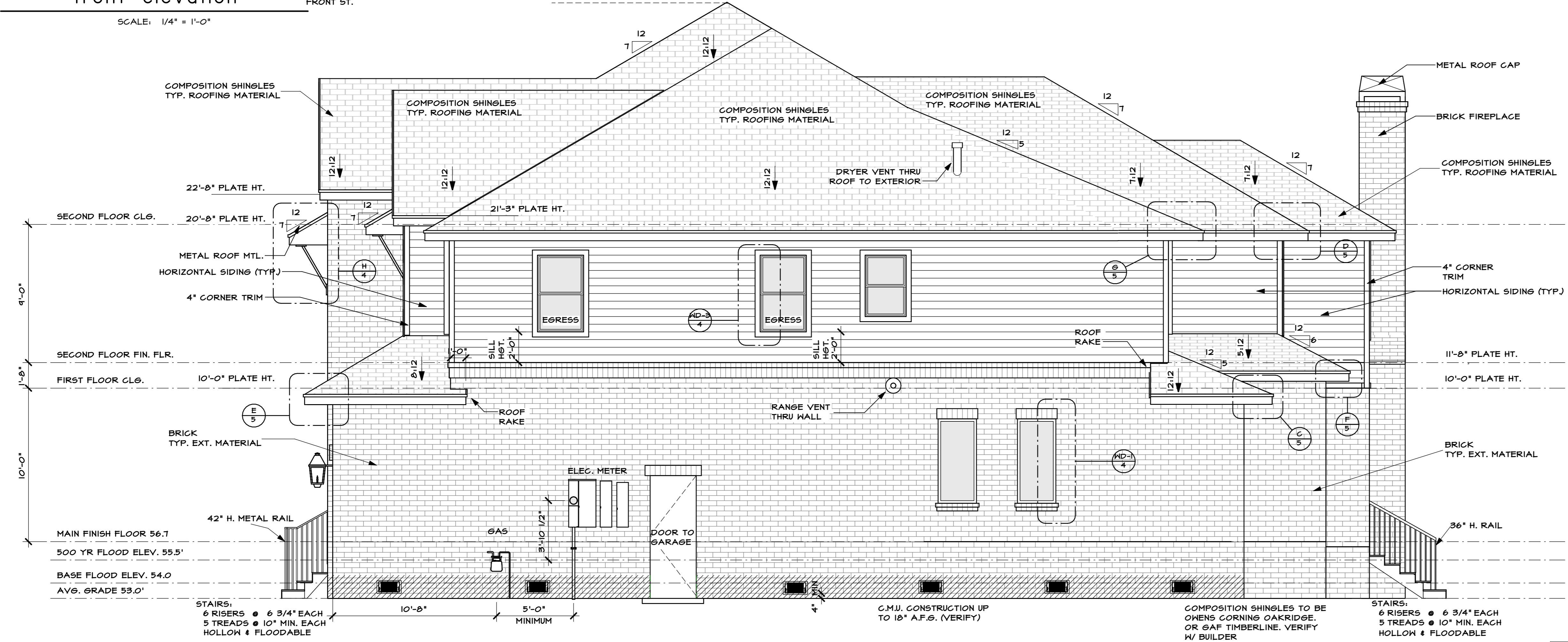
SCALE: 1/2" = 1'-0"

**Window Detail 3**

**Header Detail 1**

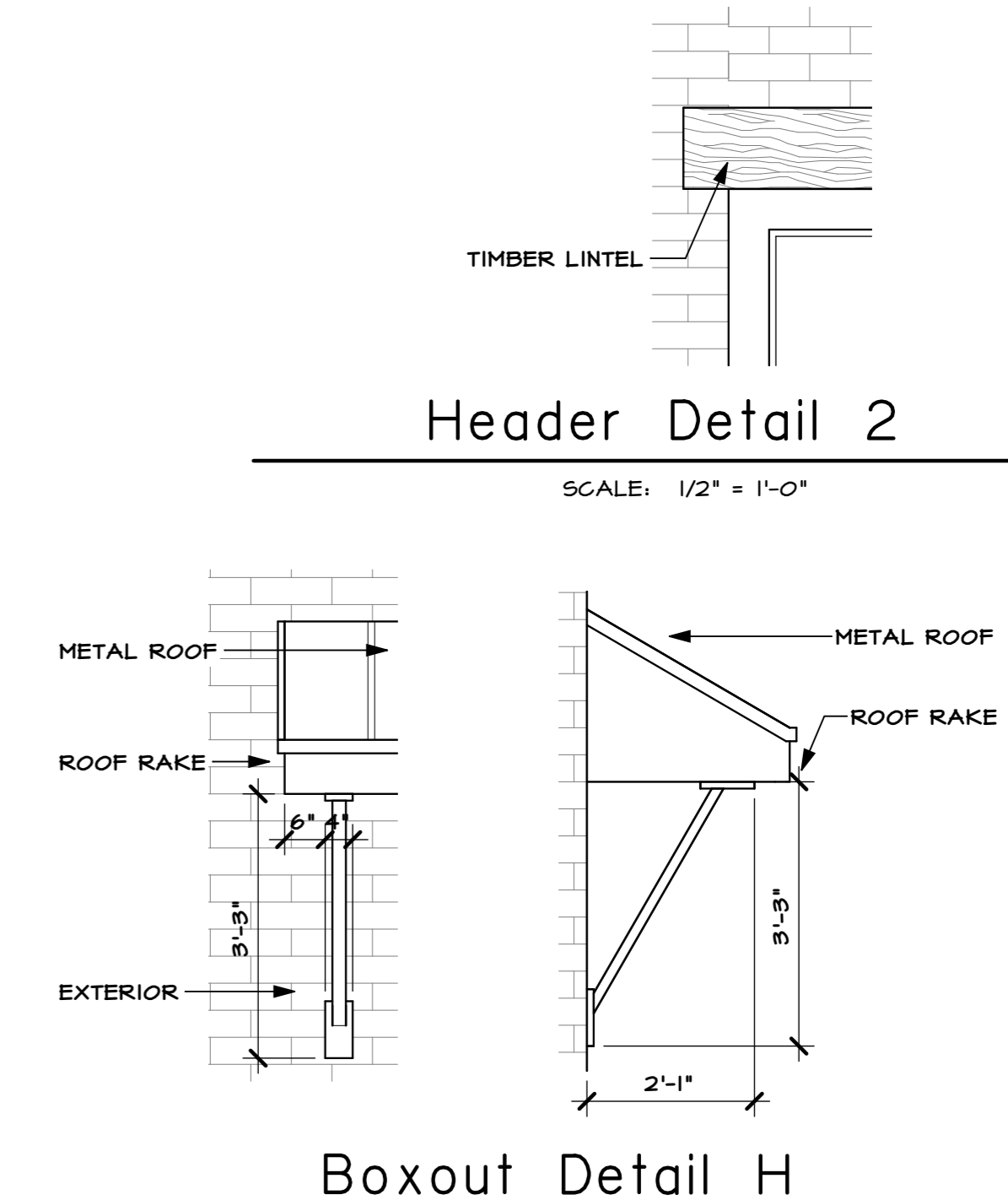
SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"



**right side elevation**

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



**Header Detail 2**

SCALE: 1/2" = 1'-0"

**Boxout Detail H**

SCALE: 1/2" = 1'-0"

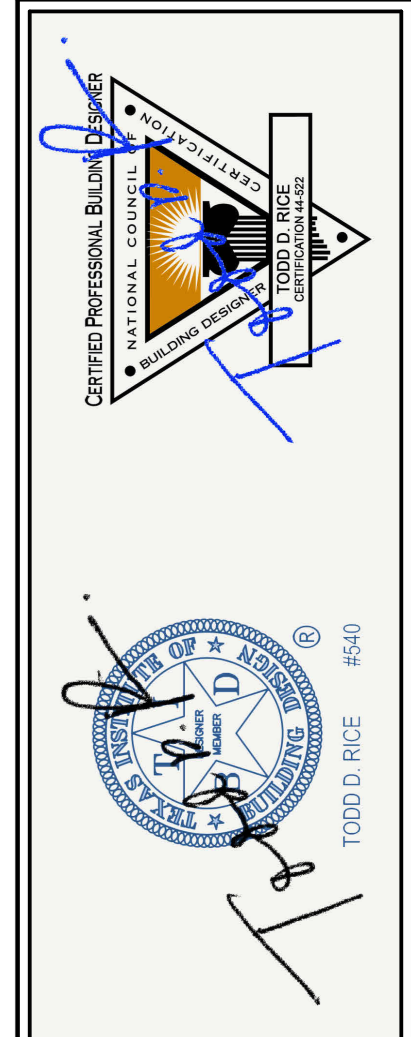
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**elevation notes**

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2018 & 2011 N.E.C., WITH 1/2" GAP MINIMUM
- GUTTERS AND DOWNSPOUTS PER BUILDER

REVISION 2.18/2021  
UPDATED IRC NOTES

**elevations and details**



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**IBDD**  
 INSTITUTE OF BUILDING DESIGNERS

**A PROJECT FOR:**  
**Cason Graye Homes**  
**PROJECT LOCATION:**  
 4805 Elm Street, Bellaire, TX.  
 Lot 1 Block 1  
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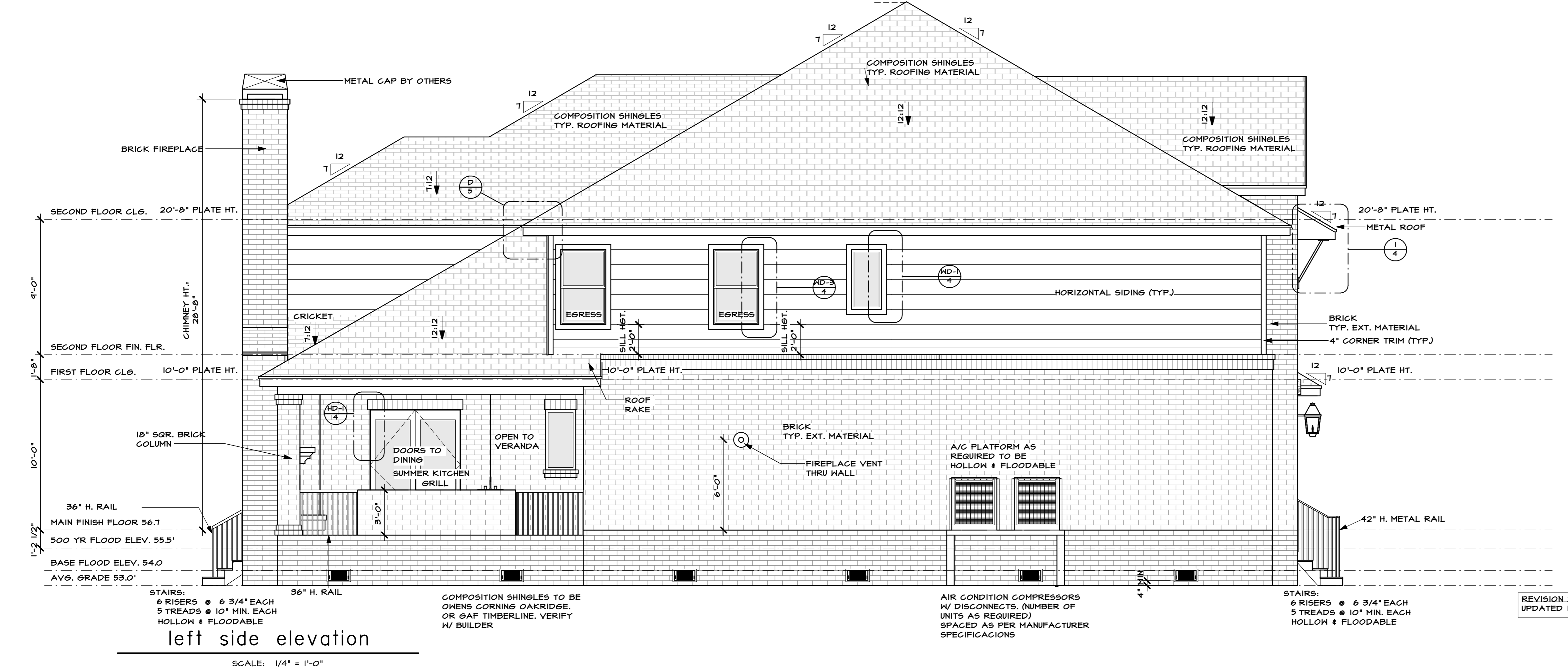
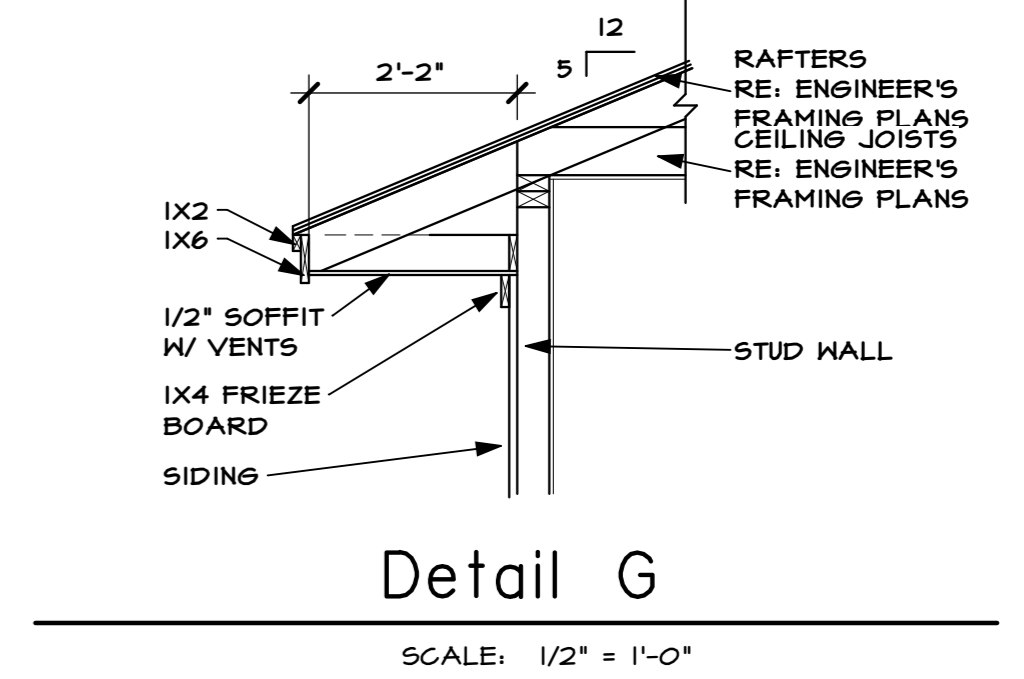
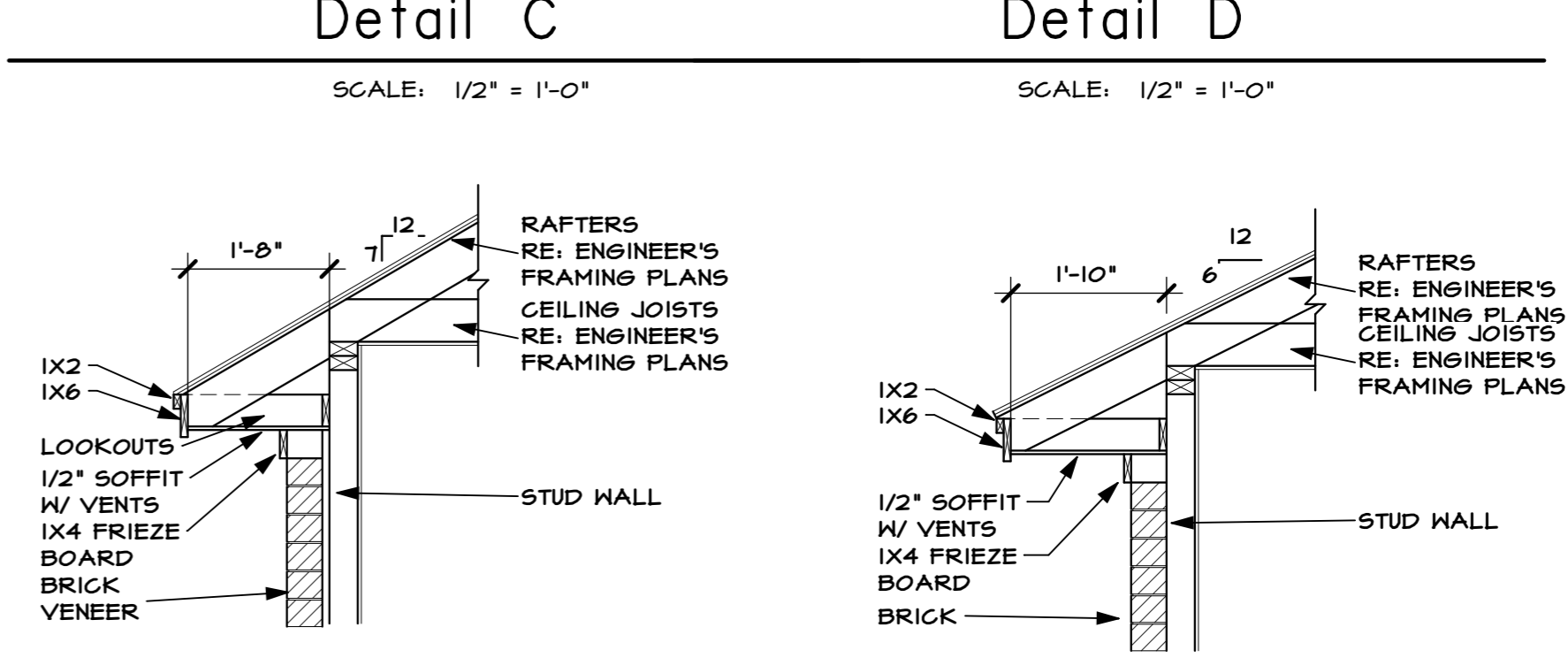
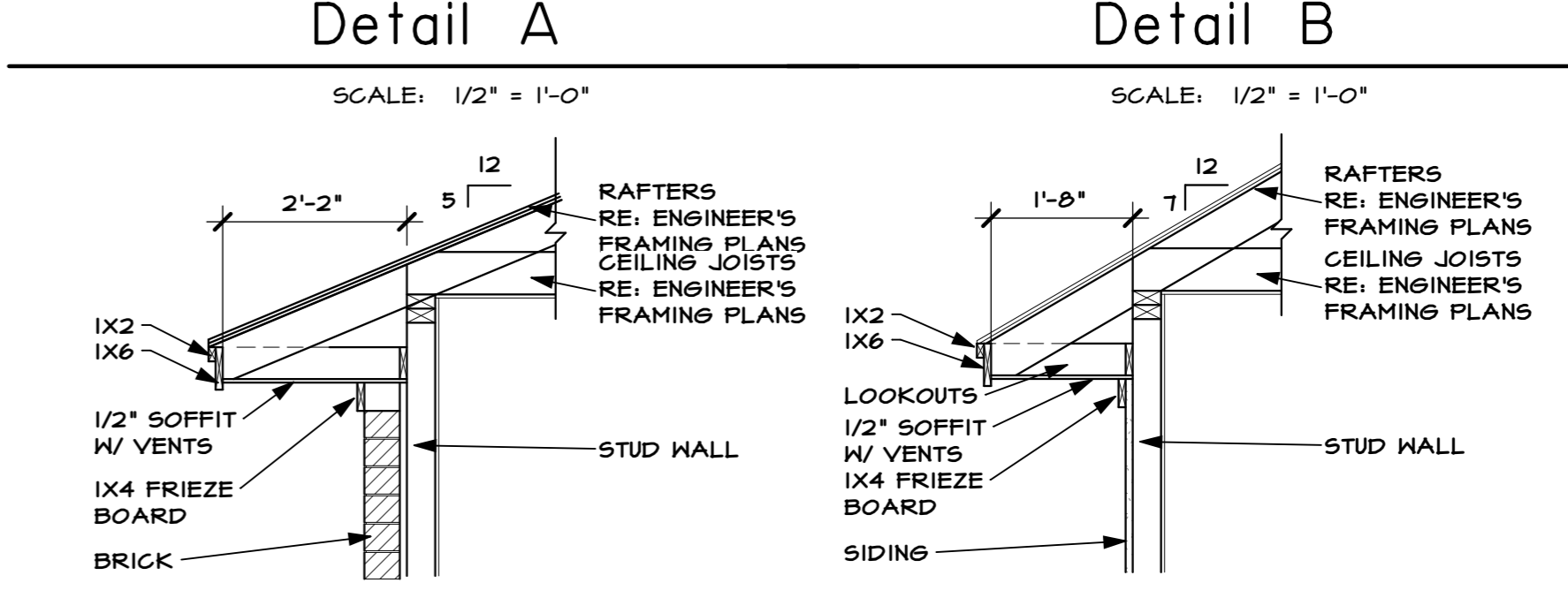
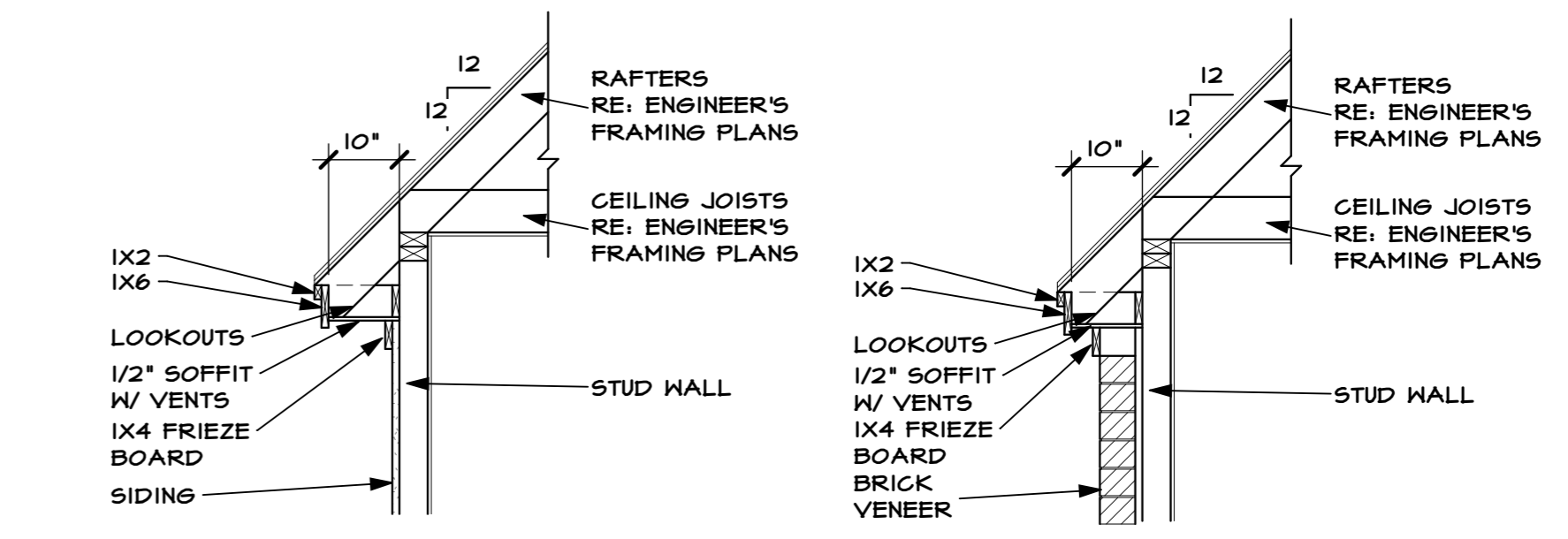
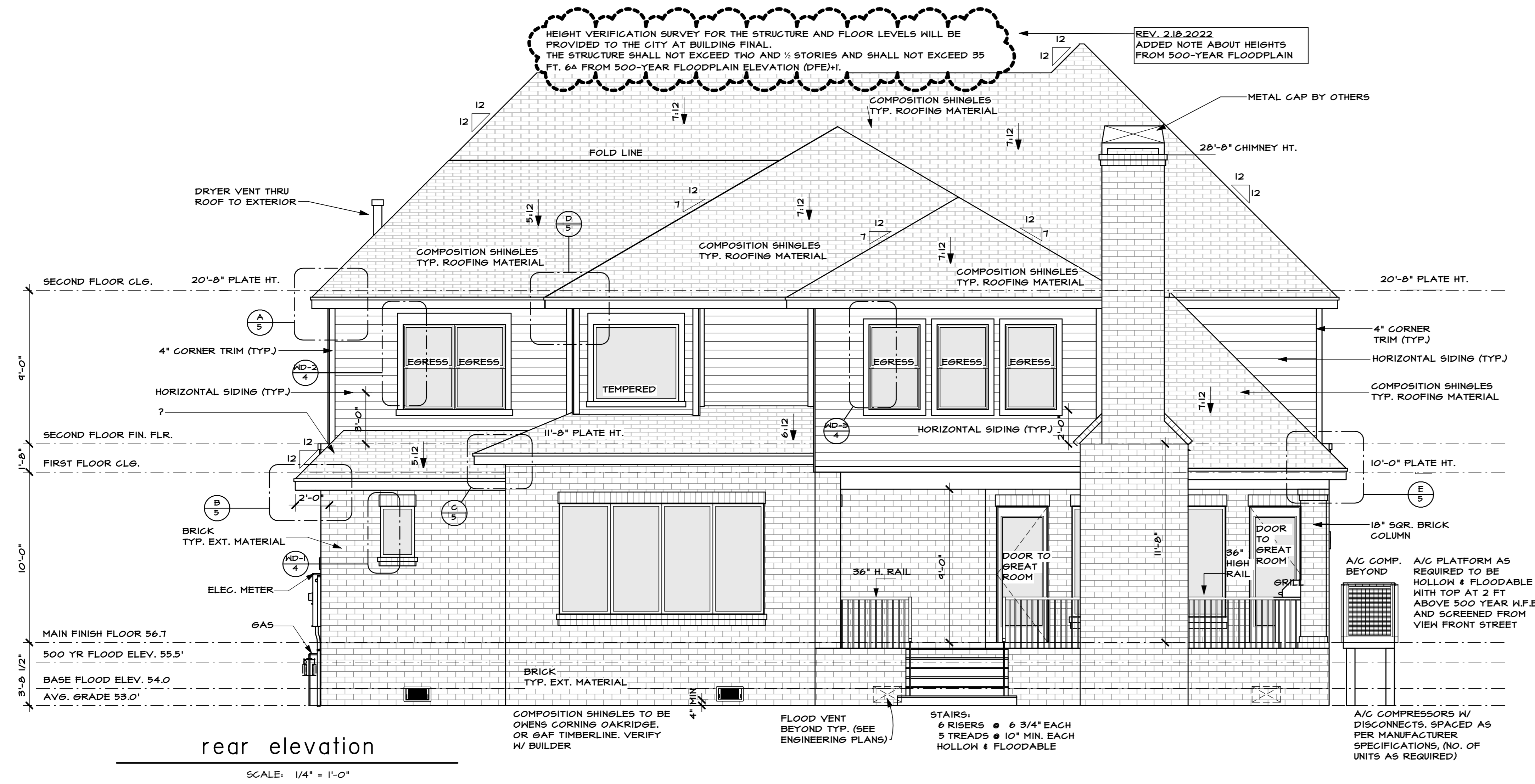
DATE	DESCRIPTION
12/9/2021	CHECK SET
2/16/2021	CITY COMMENTS
MA	
MA	

JOB NO: 10501  
 PLAN NO: 5291  
 SCALE: As indicated

SHEET NO. **4** OF **11**

HEIGHT VERIFICATION SURVEY FOR THE STRUCTURE AND FLOOR LEVELS WILL BE PROVIDED TO THE CITY AT BUILDING FINAL. THE STRUCTURE SHALL NOT EXCEED TWO AND 1/2 STORIES AND SHALL NOT EXCEED 35 FT. 6A FROM 500-YEAR FLOODPLAIN ELEVATION (DFE)H.

REV. 2.18.2022 ADDED NOTE ABOUT HEIGHTS FROM 500-YEAR FLOODPLAIN



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**elevation notes**

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2018 & 2017 N.E.C., WITH 1/2" GAP MINIMUM
- GUTTERS AND DOWNSPOUTS PER BUILDER

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**AI**  
REGISTERED ARCHITECT  
REGISTERED INTERIOR DESIGNER

**TD**  
REGISTERED ARCHITECT

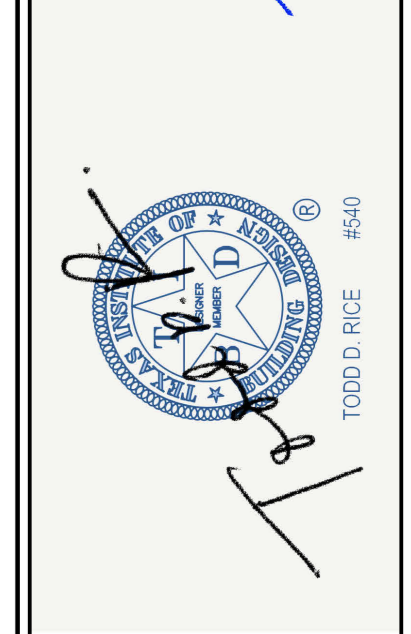
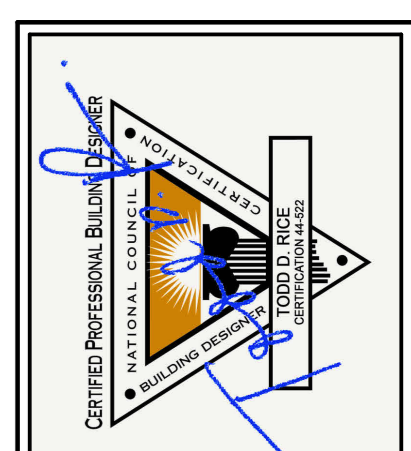
**TD**  
REGISTERED ARCHITECT

**Cason Graye Homes**

A PROJECT FOR:  
PROJECT LOCATION:  
4805 Elm Street, Bellaire, TX,  
Lot 1 Block 1  
Subd. Wheelshire

DATE	CHECK SET	CITY COMMENTS
12/19/2021		
2/18/2021		

JOB NO: 10501  
PLAN NO: 5291  
SCALE: As indicated  
SHEET NO. **5** OF **11**

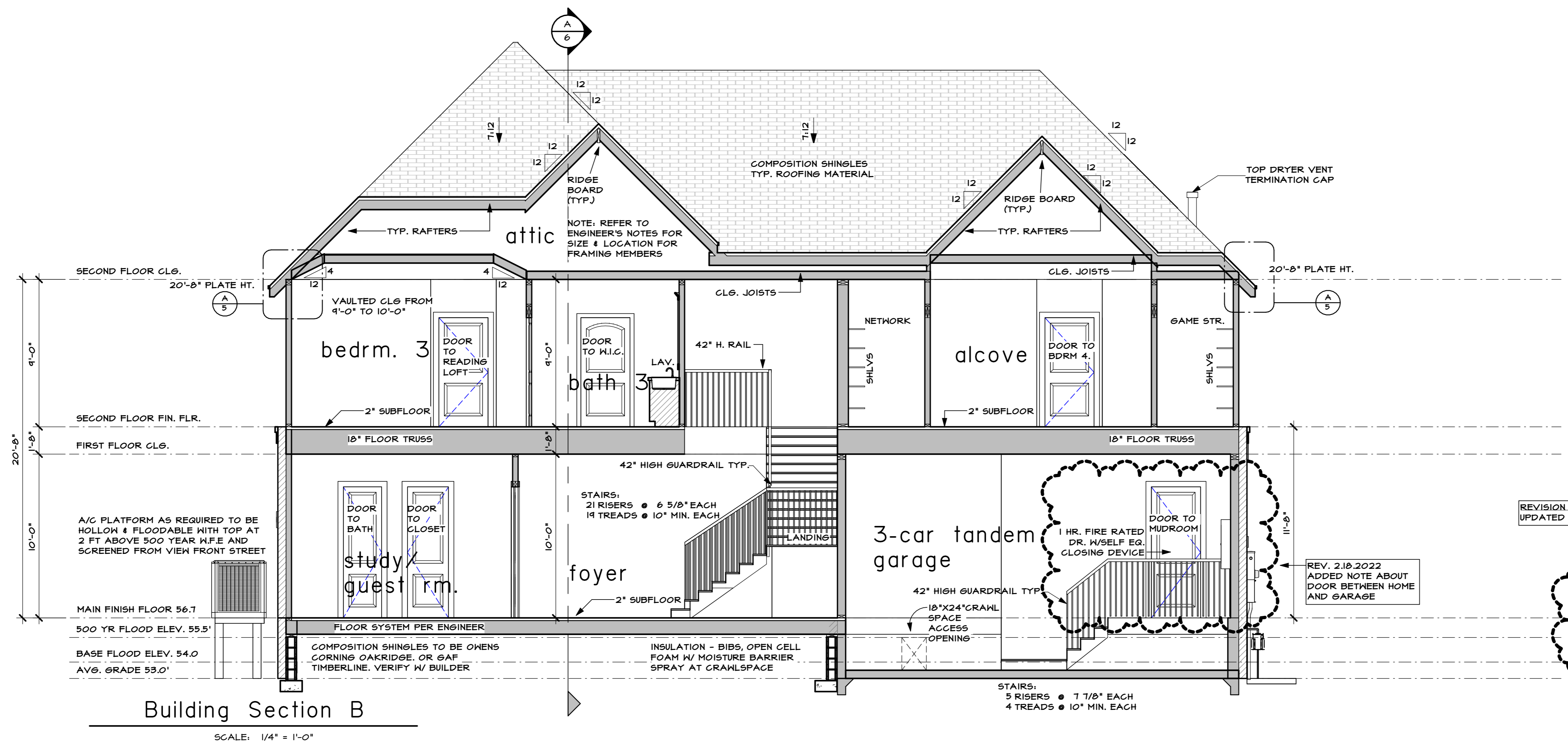
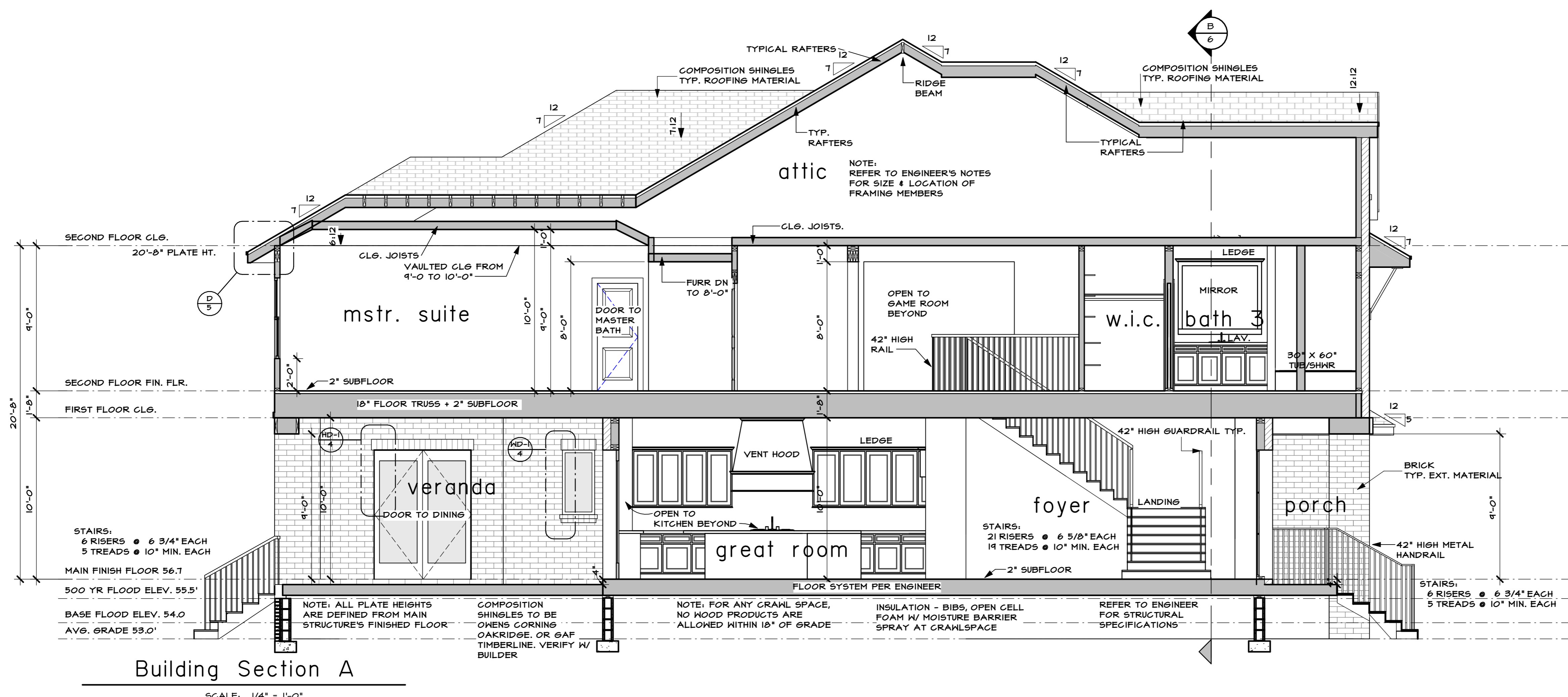


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**Cason Graye Homes**  
 PROJECT LOCATION:  
 4805 Elm Street, Bellaire, TX,  
 Lot 1 Block 1  
 Subd. Wheelshire

DATE	CHECK SET	CITY COMMENTS
12/8/2021		
2/8/2021		

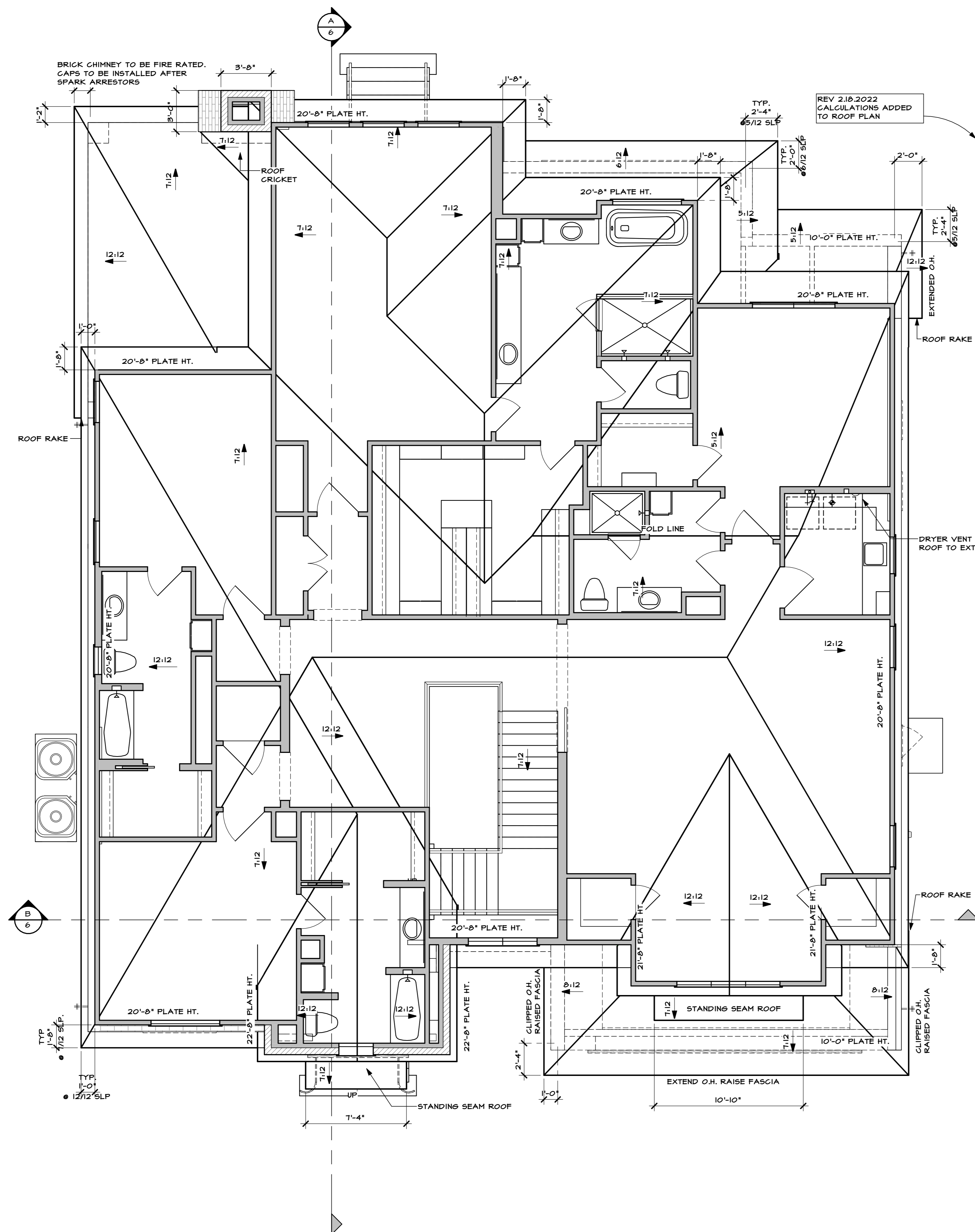
JOB NO: 10501  
 PLAN NO: 5291  
 SCALE: 1/4" = 1'-0"  
 SHEET NO: **6** OF **11**



**section notes**

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2018 & 2017 N.E.C., WITH 1/2" GAP MINIMUM
- GUTTERS AND DOWNSPOUTS PER BUILDER

2/12/2022 5:02:47 PM



REV 2.18.2022  
CALCULATIONS ADDED  
TO ROOF PLAN

Attn Roofing Pros: Use this field to further "customize" the calculator for your customers by inserting their name and your contact info.

ENTER ATTIC SIZE (sq. ft.) **698**

Exhaust Vents (non-motorized)	Roof Pitch	Intake Vents (for non-motorized exhaust)	Roof Pitch
	Up to 7/12 to 11/12		Up to 7/12 to 11/12
	6/12		6/12
	10/12		10/12
	& Up		& Up
Ridge Vents	19 23 25	Linear Ft. (18" NFA R.)	16 16 16
Airhawk® Static Vents	19 23 25	Linear Ft. (18" NFA R.)	16 16 16
Wind Turbines	3 4 4	Units (120" NFA ea.)	3 4 4

Note: To change the color of any of the 4 sections, click the upper left corner inside the current color and pick desired new color. Click "OK". When done remember to save the spreadsheet.

Attn Roofing Pros: Use this field to further "customize" the calculator for your customers by inserting their name and your contact info.

ENTER ATTIC SIZE (sq. ft.) **3,538**

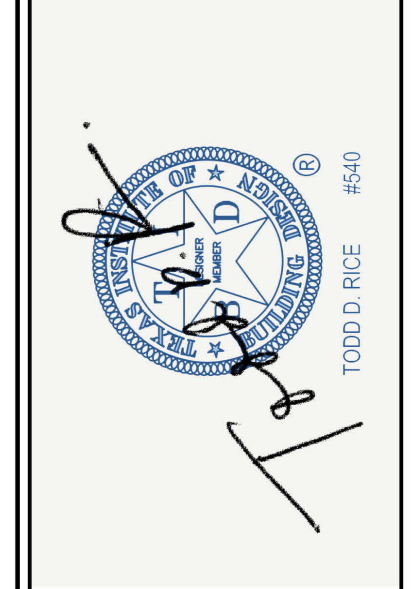
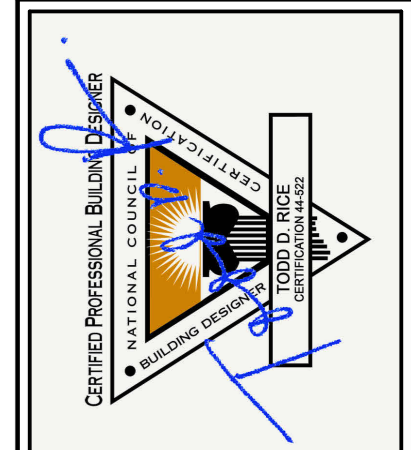
Exhaust Vents (non-motorized)	Roof Pitch	Intake Vents (for non-motorized exhaust)	Roof Pitch
	Up to 7/12 to 11/12		Up to 7/12 to 11/12
	6/12		6/12
	10/12		10/12
	& Up		& Up
Ridge Vents	95 114 123	Linear Ft. (18" NFA R.)	31 37 40
Airhawk® Static Vents	95 114 123	Linear Ft. (18" NFA R.)	31 37 40
Wind Turbines	12 14 15	Units (120" NFA ea.)	12 14 15

Note: To change the color of any of the 4 sections, click the upper left corner inside the current color and pick desired new color. Click "OK". When done remember to save the spreadsheet.

roof notes

- OVERHANGS ARE DIMENSIONED FROM OUTSIDE FRAME I.E. PLATE
- RAKES ARE DIMENSIONED FROM OUTSIDE OF FRAME I.E. PLATE
- PROVIDE ACCESS TO ALL ATTIC AREAS.

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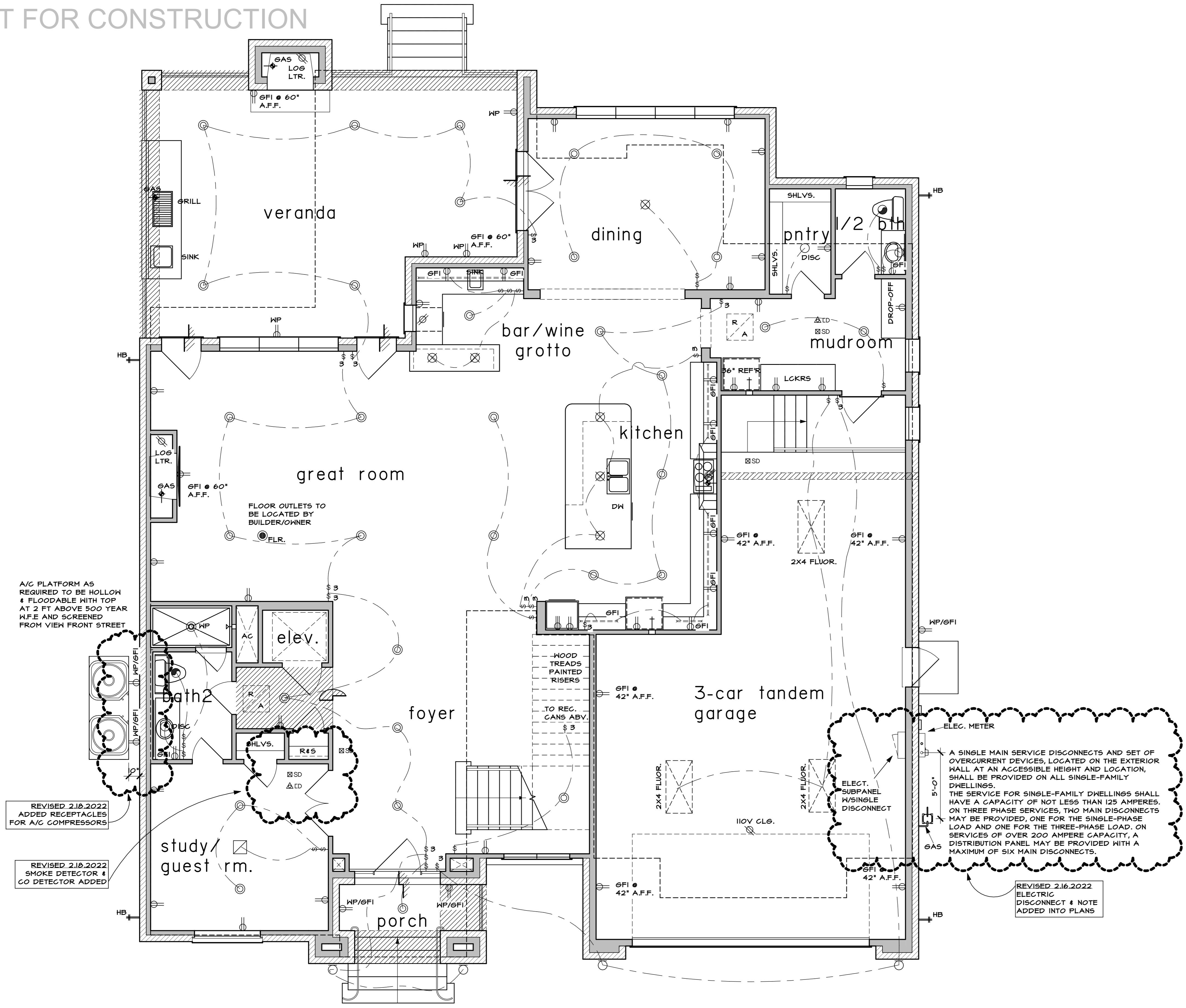
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A PROJECT FOR:  
**Cason Graye Homes**  
PROJECT LOCATION:  
4805 Elm Street, Bellaire, TX,  
Lot 1 Block 1  
Subd. Wheelshire

MA	12/18/2021	CHECK SET	
MA	2/18/2021	CITY COMMENTS	
JOB NO: 10501			
PLAN NO: 5291			
SCALE: 1/4" = 1'-0"			
SHEET NO. <b>7</b> OF <b>11</b>			

# CHECK SET

NOT FOR CONSTRUCTION



## legend

- ⊕ 110 VOLT RECEPTACLE
- ⊕ WP WATERPROOF RECEPTACLE
- ⊕ GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- ⊕ 110 PLUS STRIP (UNDER COUNTER)
- ⊕ FLR. 110 VOLT IN FLOOR
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TELEVISION ANTENNA
- ⊕ TELEPHONE OUTLET
- ⊕ SINGLE POLE SWITCH
- ⊕ 3 THREE WAY SWITCH
- ⊕ 4 FOUR WAY SWITCH
- ⊕ DIM DIMMER SWITCH
- ⊕ PB PUSH BUTTON
- ⊕ SD SMOKE DETECTOR
- ⊕ CO CARBON MONOXIDE DETECTOR
- ⊕ CH CHIMES
- ⊕ CEILING MOUNTED LIGHT FIXTURE
- ⊕ CEILING MOUNTED HANGING FIXTURE
- ⊕ RECESSED CAN LIGHT
- ⊕ WP WATERPROOF RECESSED CAN LIGHT
- ⊕ RECESSED EYEBALL SPOT LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ PC PORCELAIN FIXTURE W/ FULL CORD
- ⊕ FLOOD LIGHTS
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/RECESS CAN COMBO
- ⊕ L.V. LIGHTS
- ⊕ RG 6/2 CAT 5
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ 2' X 4' LED LIGHT PANEL
- ⊕ 2' X 2' LED LIGHT PANEL
- ⊕ 1' X 1' LED LIGHT PANEL
- ⊕ UNDER COUNTER FLUORESCENT LIGHT
- ⊕ HANGING FIXTURE OR CEILING FAN

## notes:

- ELECTRICIAN TO WIRE HOUSE PER CODE
- SMOKE DETECTORS REQUIRE 110V TO HOUSE WIRING W/ BATTERY BACKUP AND ARE INTERCONNECTED, AND TO BE LOCATED NO CLOSER TO RETURN AIR THAN 3'-0"
- VENT ALL EXHAUST FANS TO OUTSIDE
- PROVIDE G.F.I. PROTECTION AS REQUIRED
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- ALLOW FOR A/C UNITS
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS BY OWNER
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING
- OUTLETS AT BEDROOMS TO BE ARC PROTECTED AND ON SEPARATE CIRCUITS FROM CEILING FANS
- COMPLY WITH 2017 N.E.C.

CERTIFIED PROFESSIONAL BUILDING DESIGNER  
 NATIONAL COUNCIL  
 TODD D. RICE #540

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 www.riceresidentialdesign.com

AIA  
 ARCHITECTS  
 BUILDING DESIGN OF

A PROJECT FOR:  
**Cason Graye Homes**  
 PROJECT LOCATION:  
 4805 Elm Street, Bellaire, TX,  
 Lot 1 Block 1  
 Subd. Wheelshire

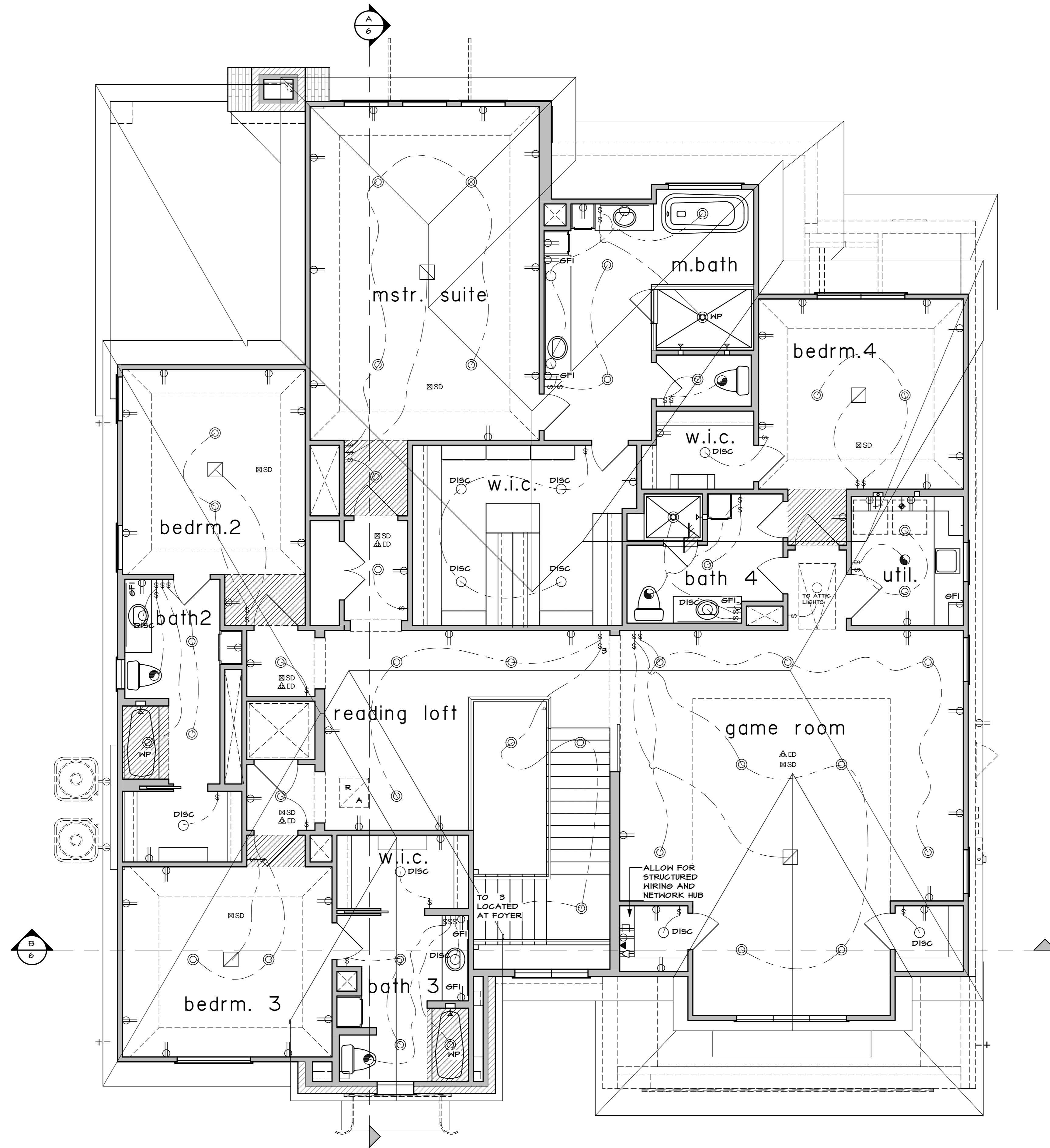
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11/9/2021	REVISION SET	
2/18/2021	CITY COMMENTS	

JOB NO: 10501  
 PLAN NO: 5291  
 SCALE: 1/4" = 1'-0"



# CHECK SET

NOT FOR CONSTRUCTION



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**NATIONAL COUNCIL**  
**REGISTERED ELECTRICAL ENGINEER**  
**TODD D. RICE #540**

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**AI**  
**BD**  
 ASSOCIATION OF BUILDING DESIGNERS

**A PROJECT FOR:**  
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 4805 Elm Street, Bellaire, TX.  
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DATE	REVISION SET	CITY COMMENTS
11/9/2021	REVIEW SET	
2/18/2021	CITY COMMENTS	

**JOB NO:** 10501  
**PLAN NO:** 5291  
**SCALE:** 1/4" = 1'-0"

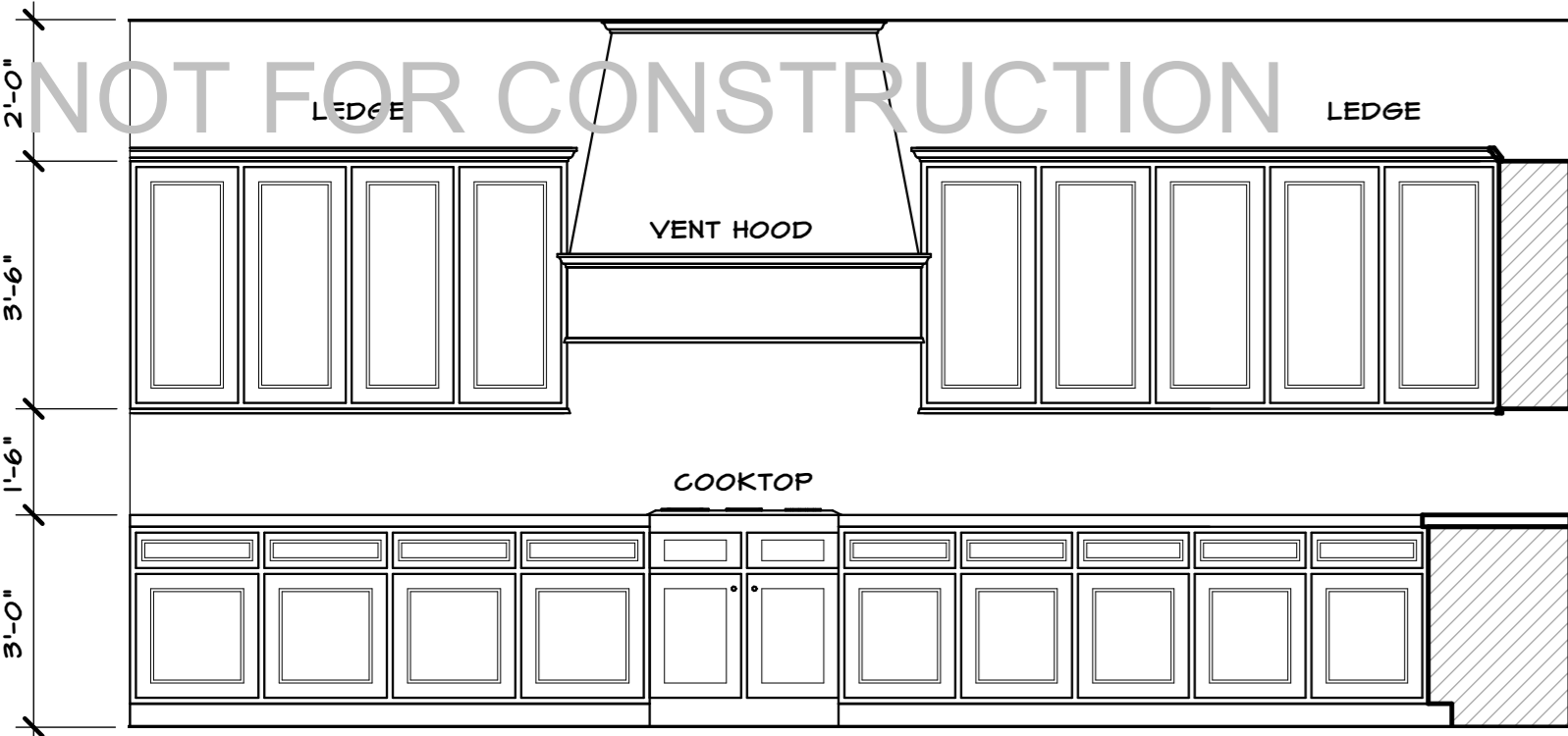
**SHEET NO.**  
**9** OF **11**

second floor electrical plan

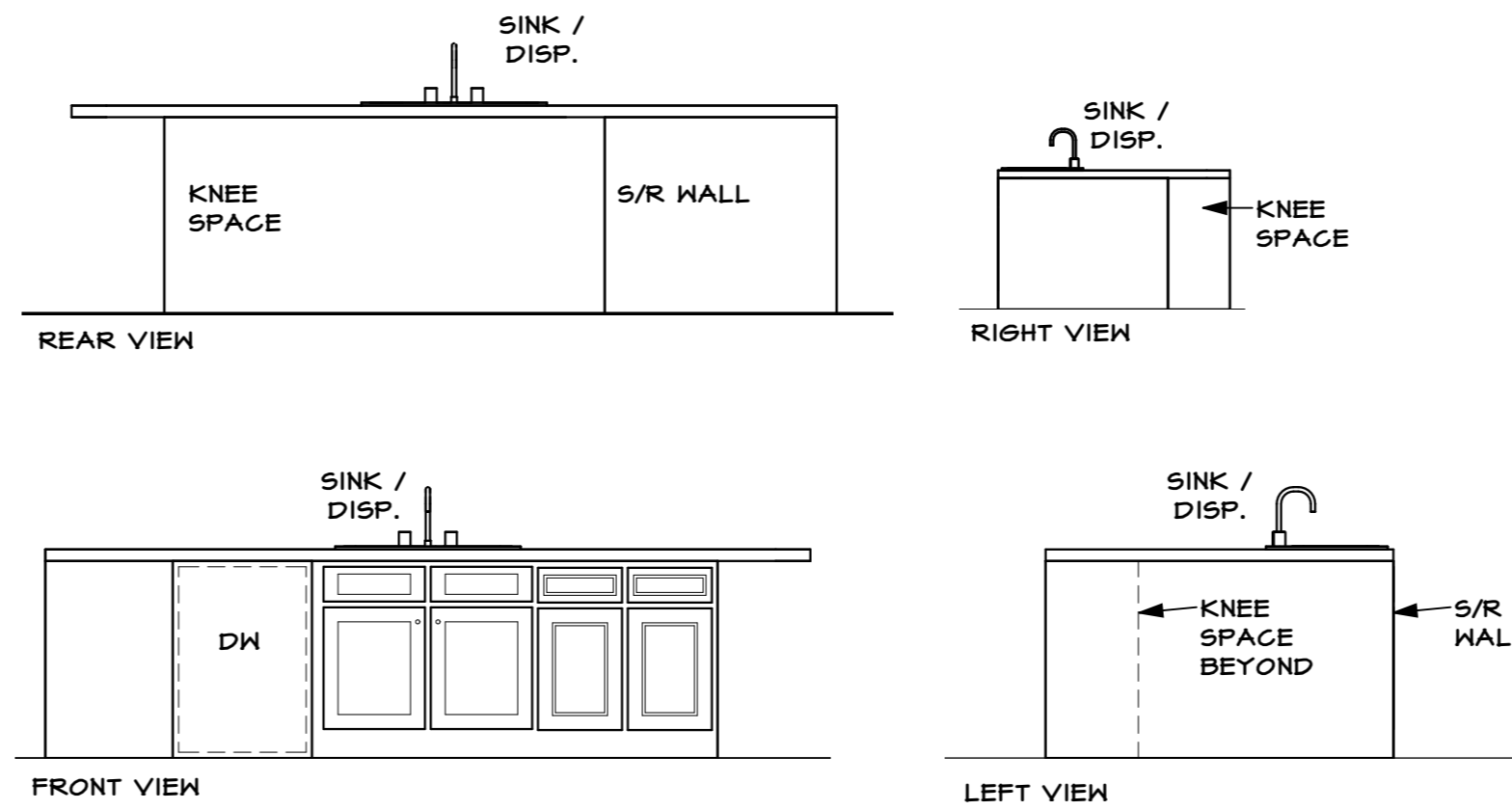
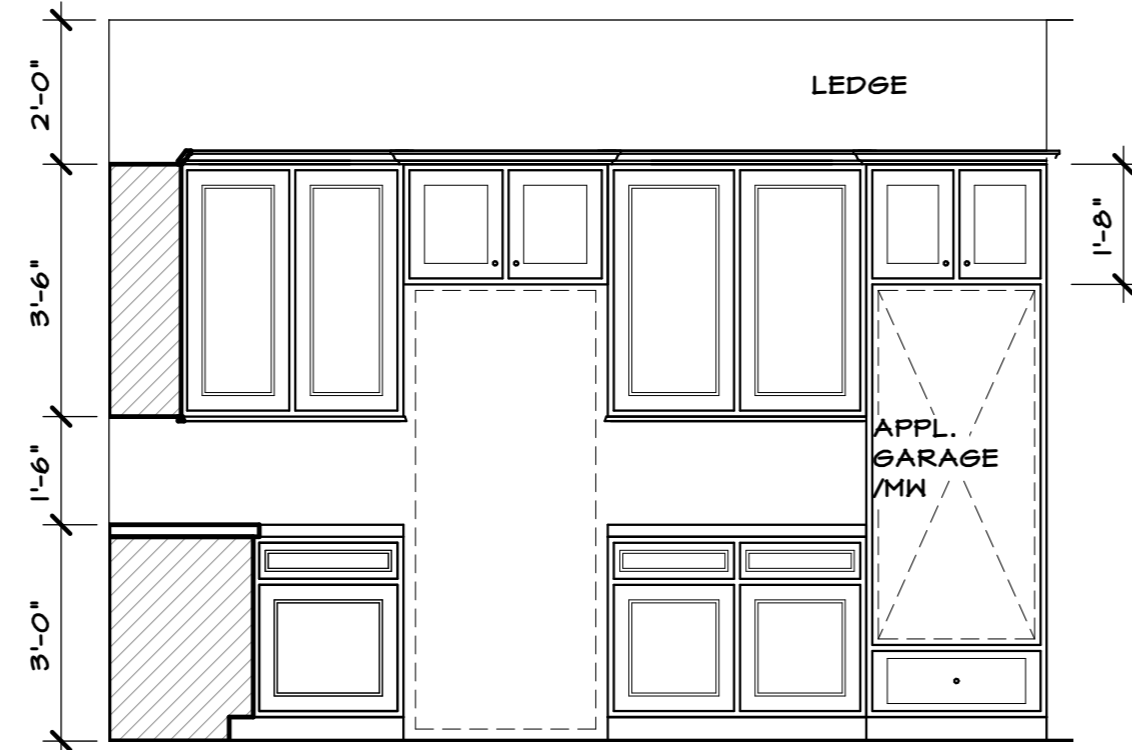
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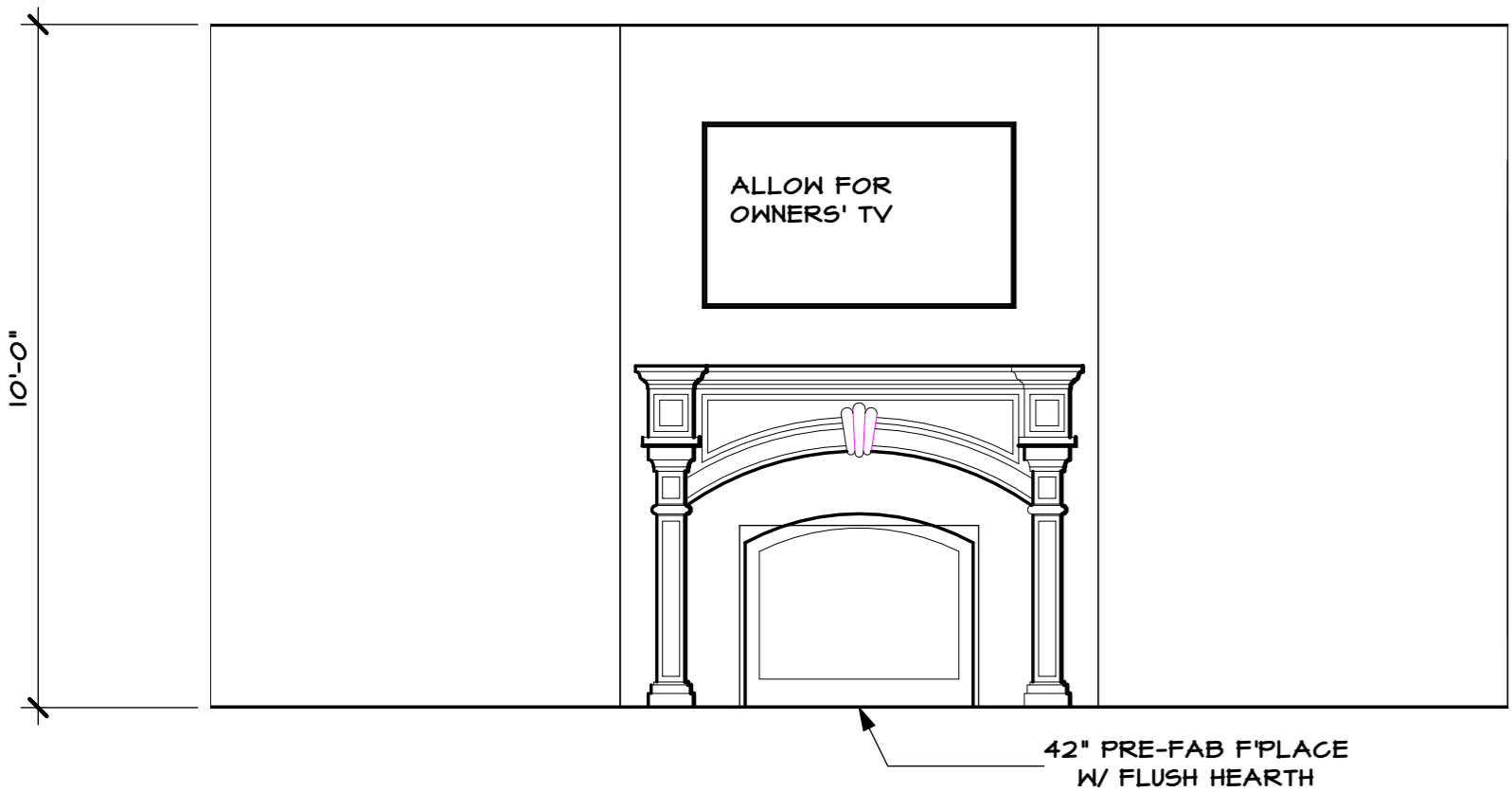
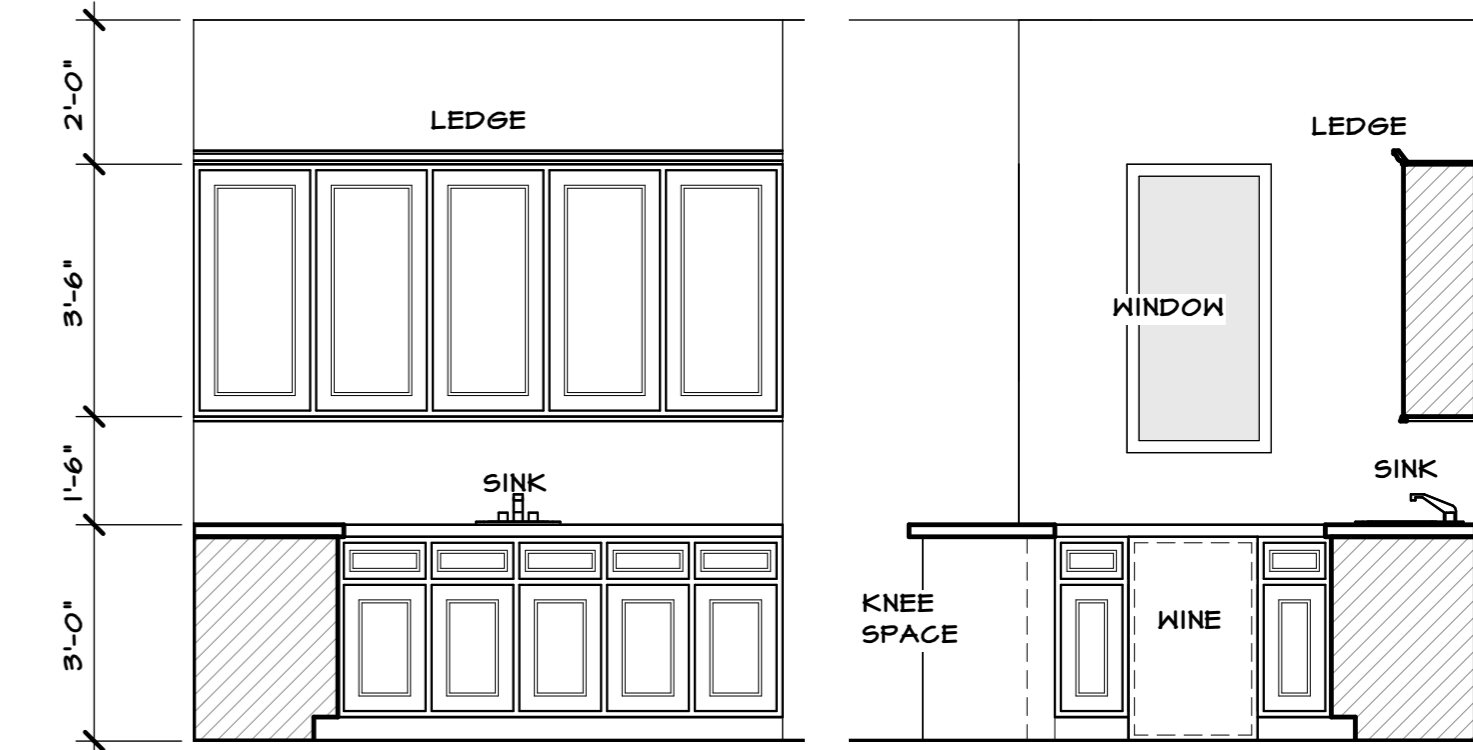
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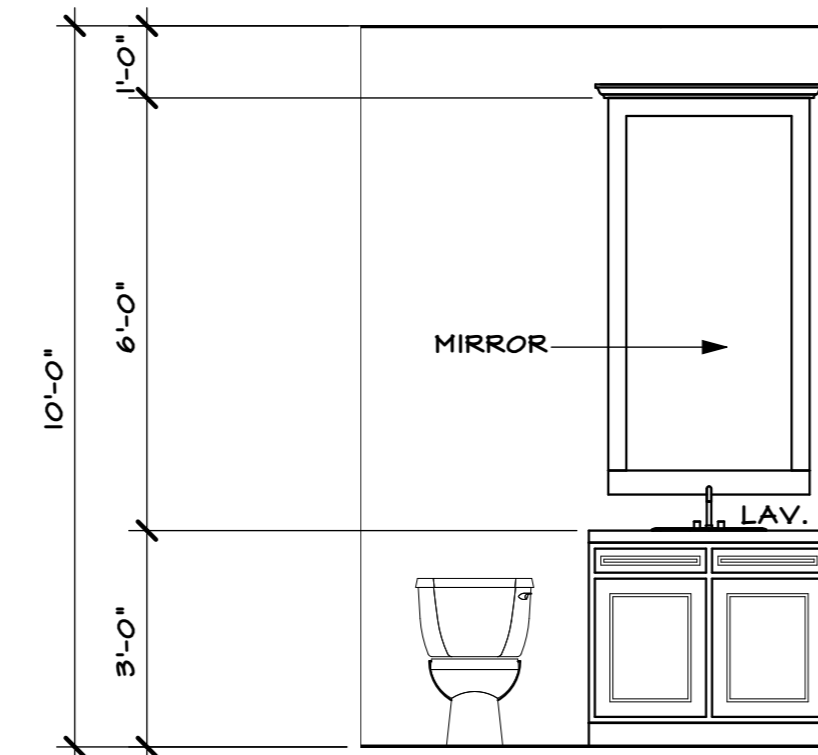
Kitchen



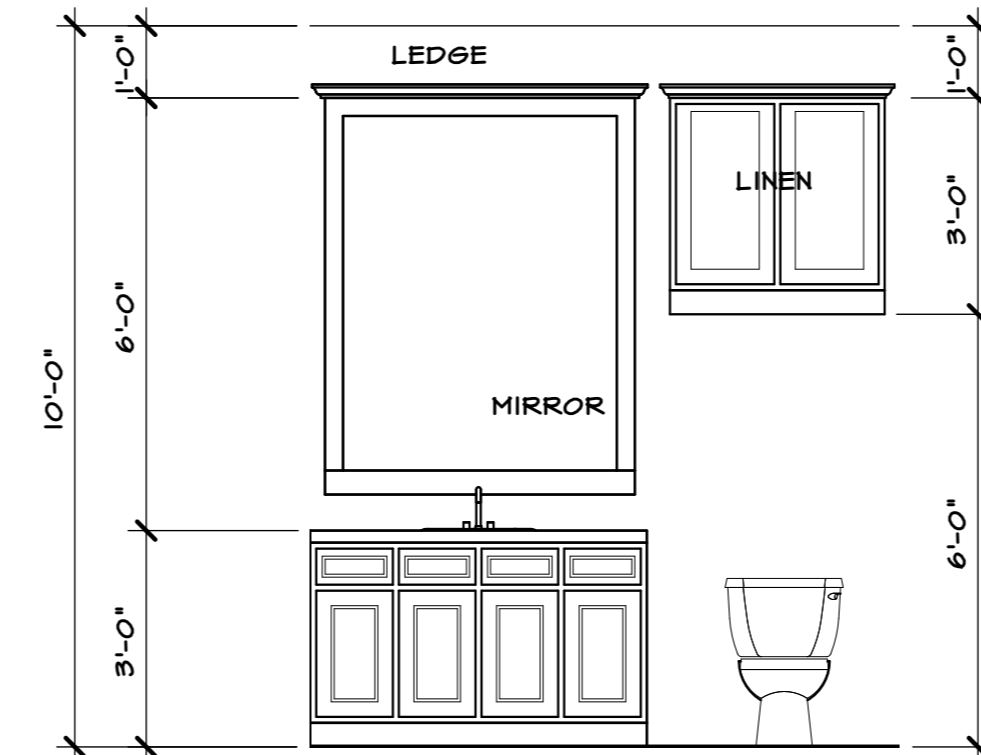
Bar



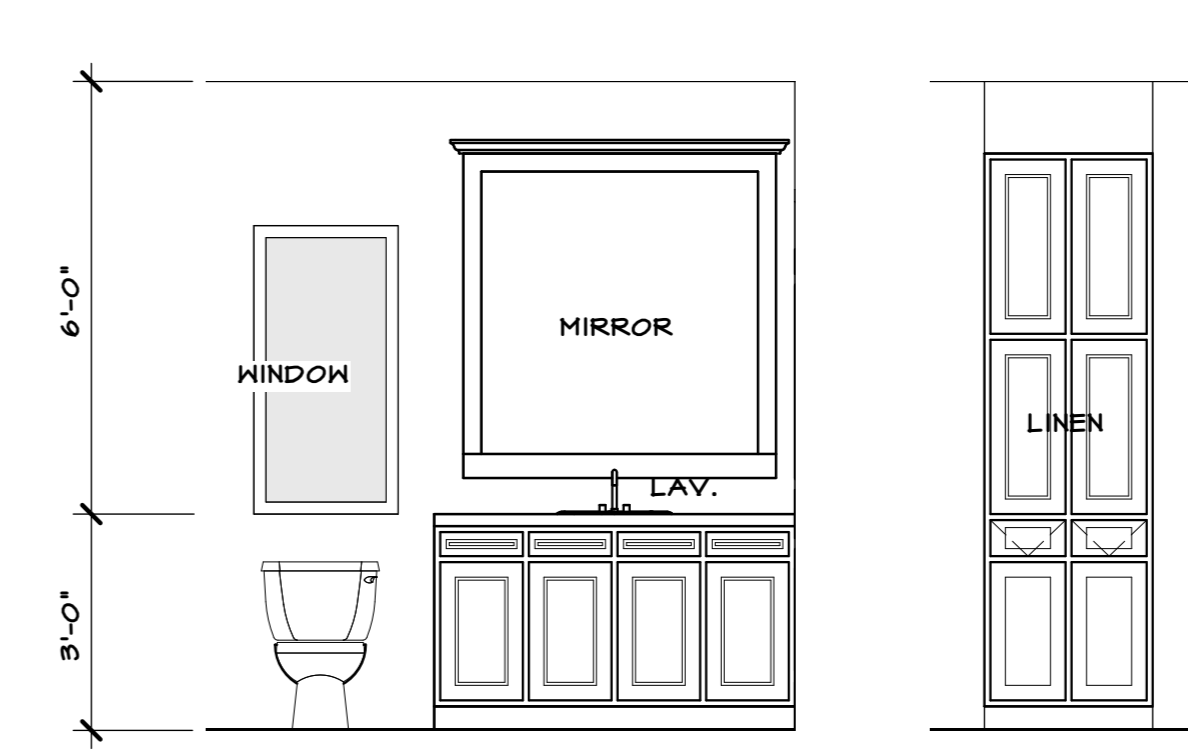
Great Room



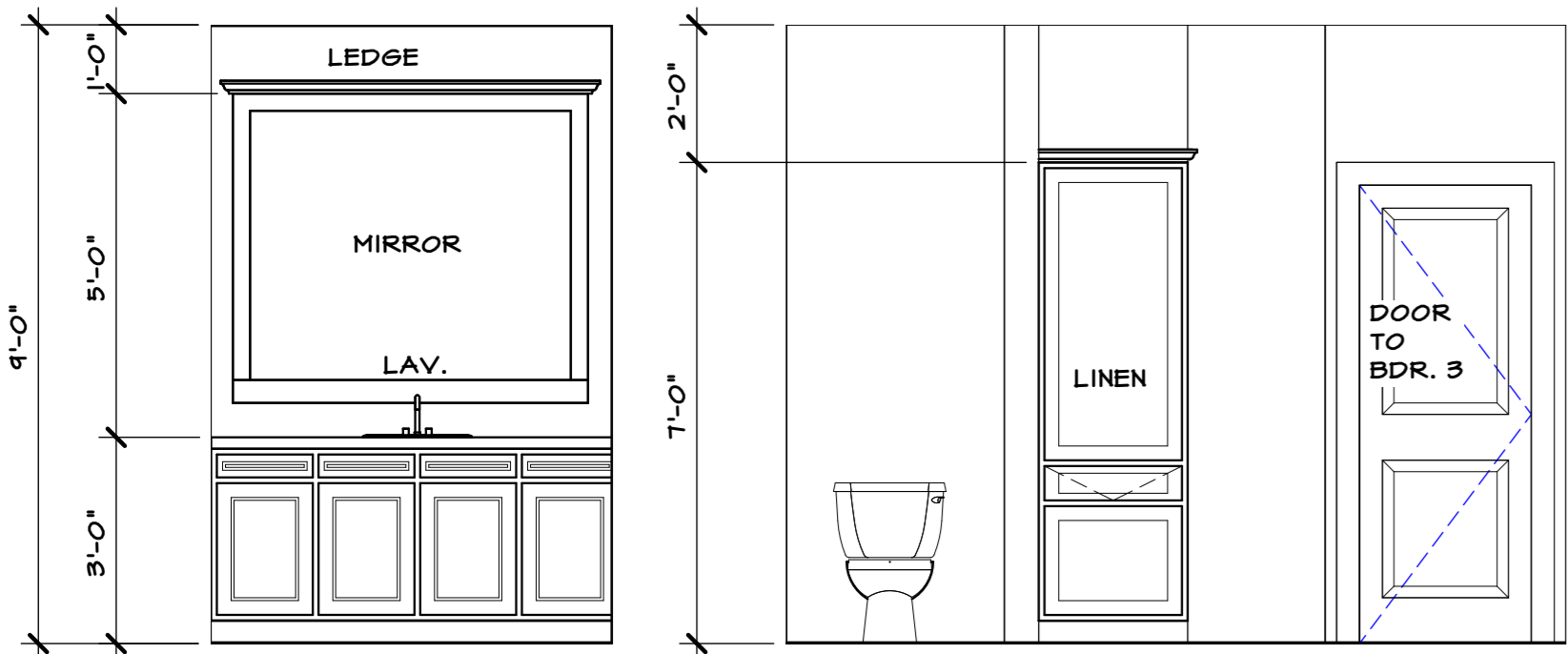
1/2 bath



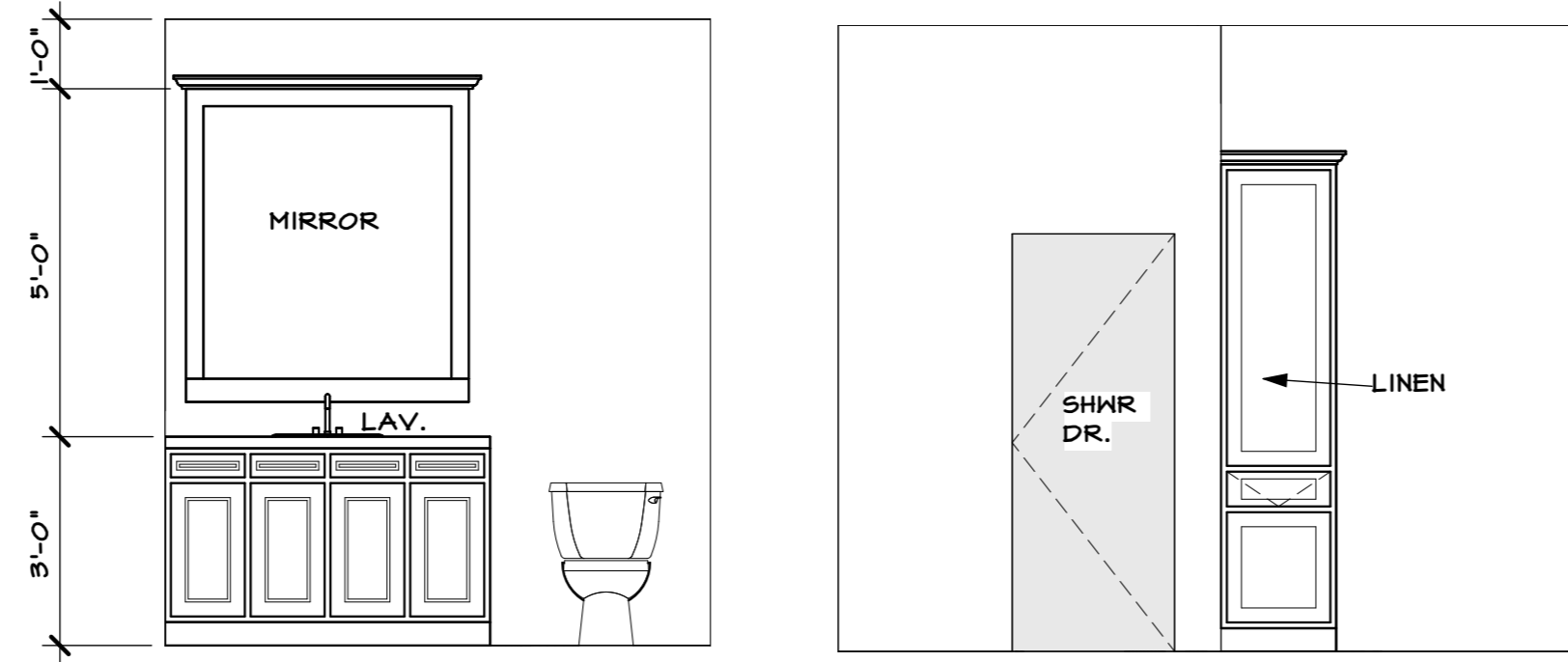
bath 1



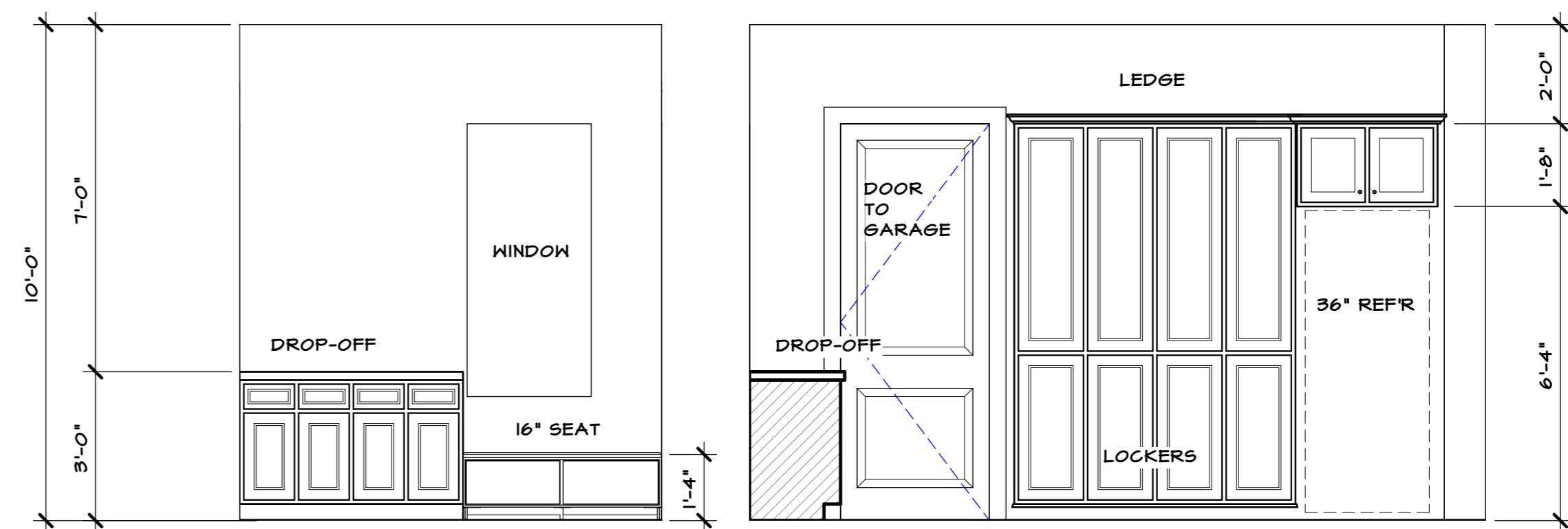
bath 2



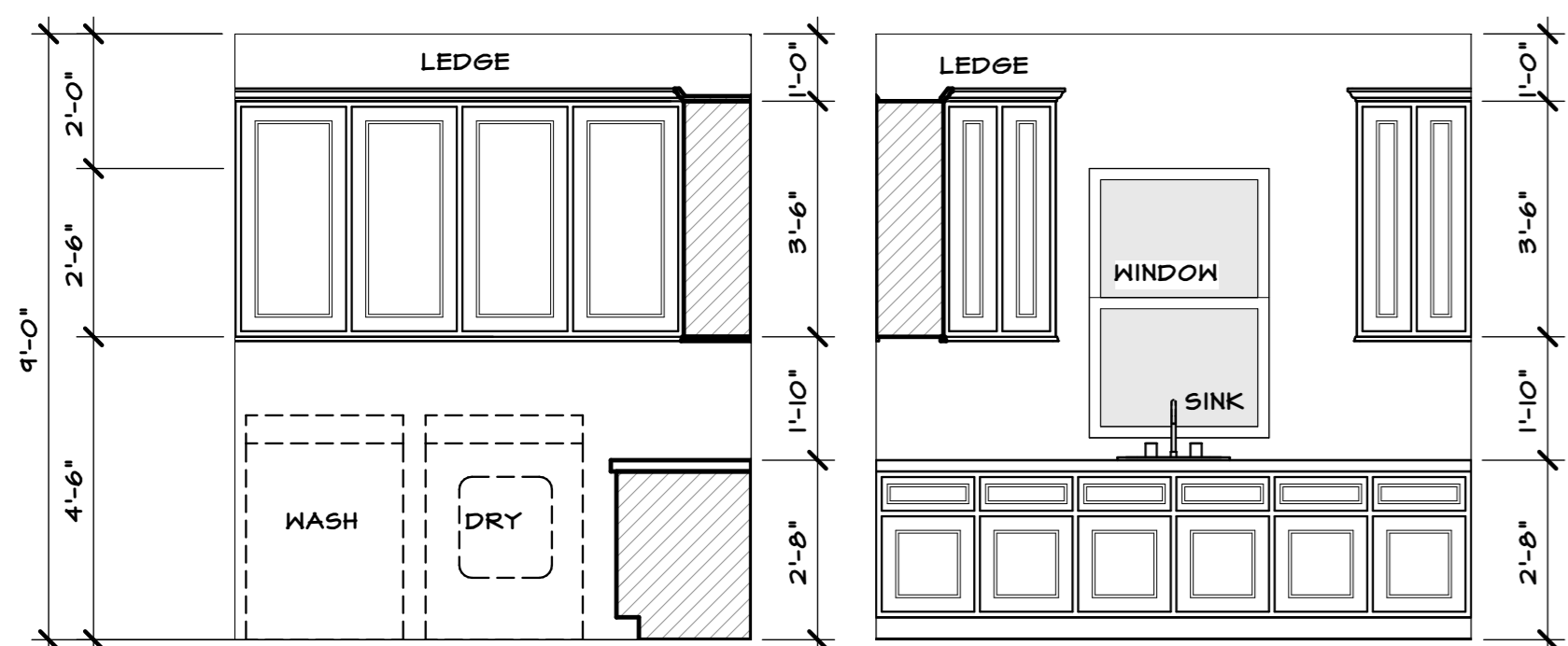
bath 3



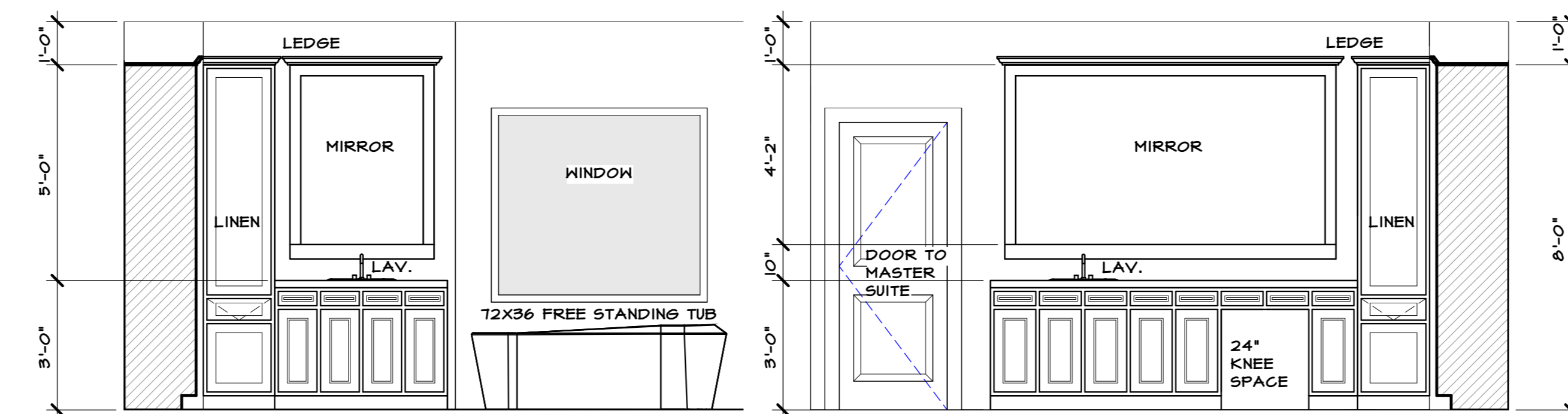
Bath 4



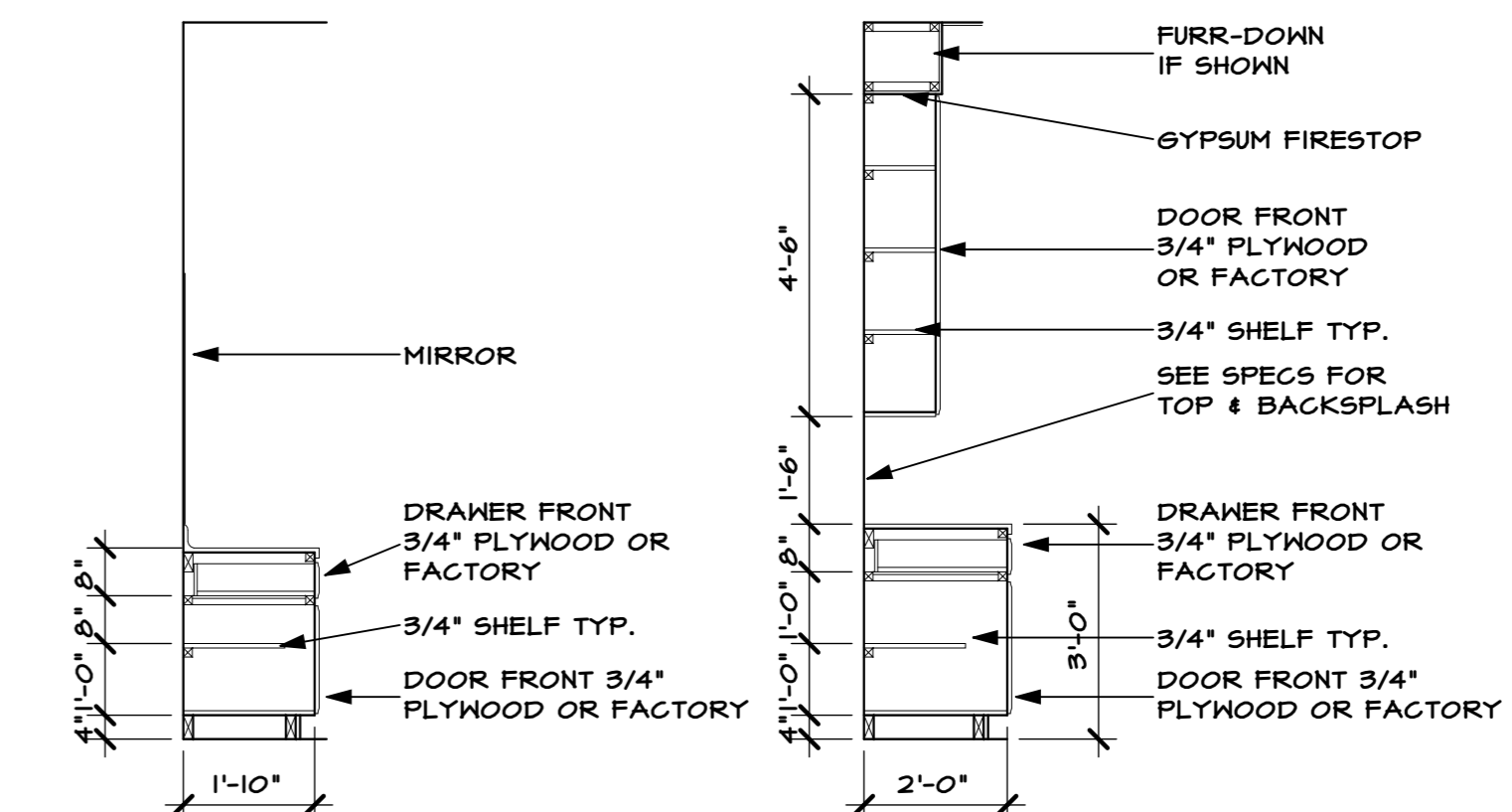
Mudroom



Utility



Master Bath

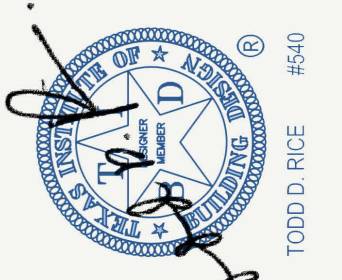
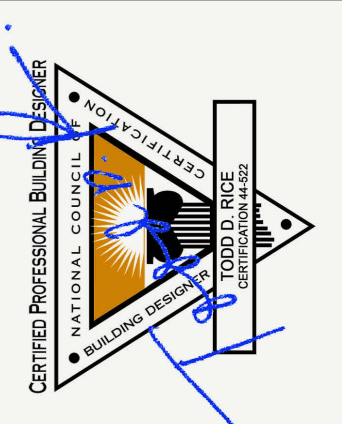


section thru kitchen and bath cabinets

SCALE: 3/8" = 1'-0"

interior elevations

SCALE: 3/8" = 1'-0"



**Rice Residential Design, L.L.C.**  
HOUSTON, TX  
TEL. (713) 984-8604  
www.riceresidentialdesign.com

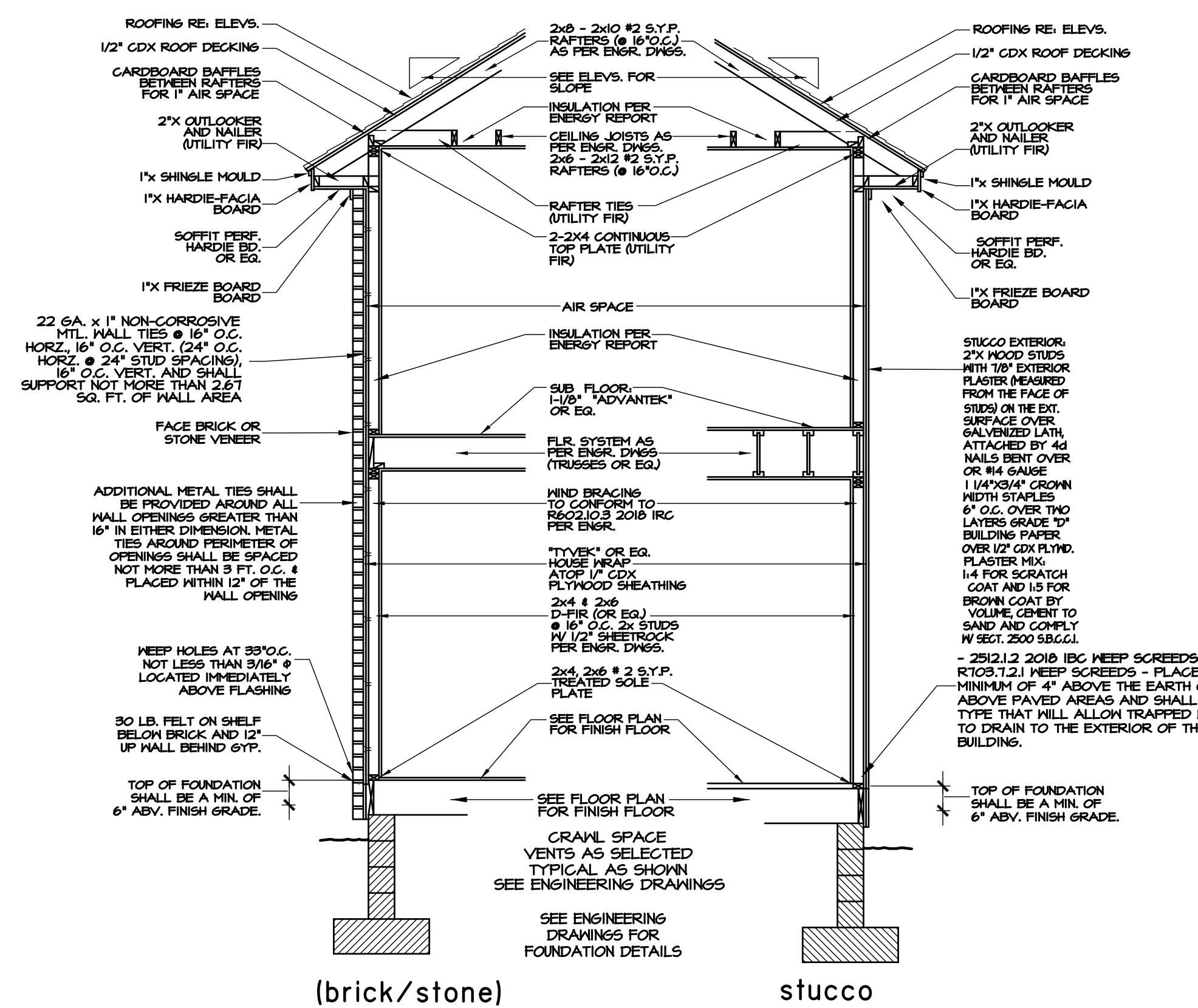
**Cason Graye Homes**  
PROJECT LOCATION:  
4805 Elm Street, Bellaire, TX,  
Lot 1 Block 1  
Subd. Wheelshire

A PROJECT FOR:

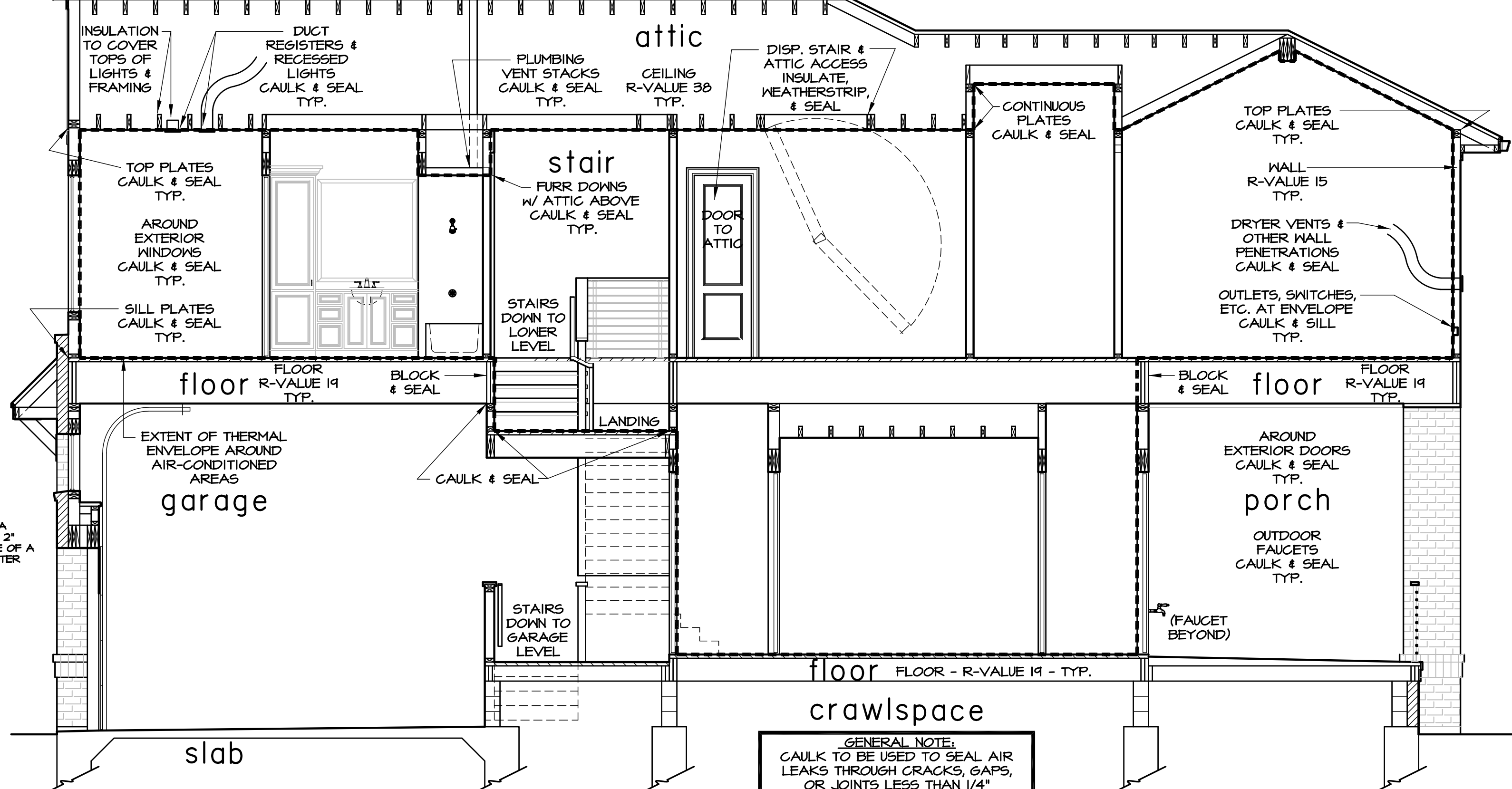
NO.	DATE	REVISION SET	CITY COMMENTS
MA	11/8/2021	REVISION SET	
MA	2/18/2021	CITY COMMENTS	

JOB NO: 10501  
PLAN NO: 5291  
SCALE: As indicated

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

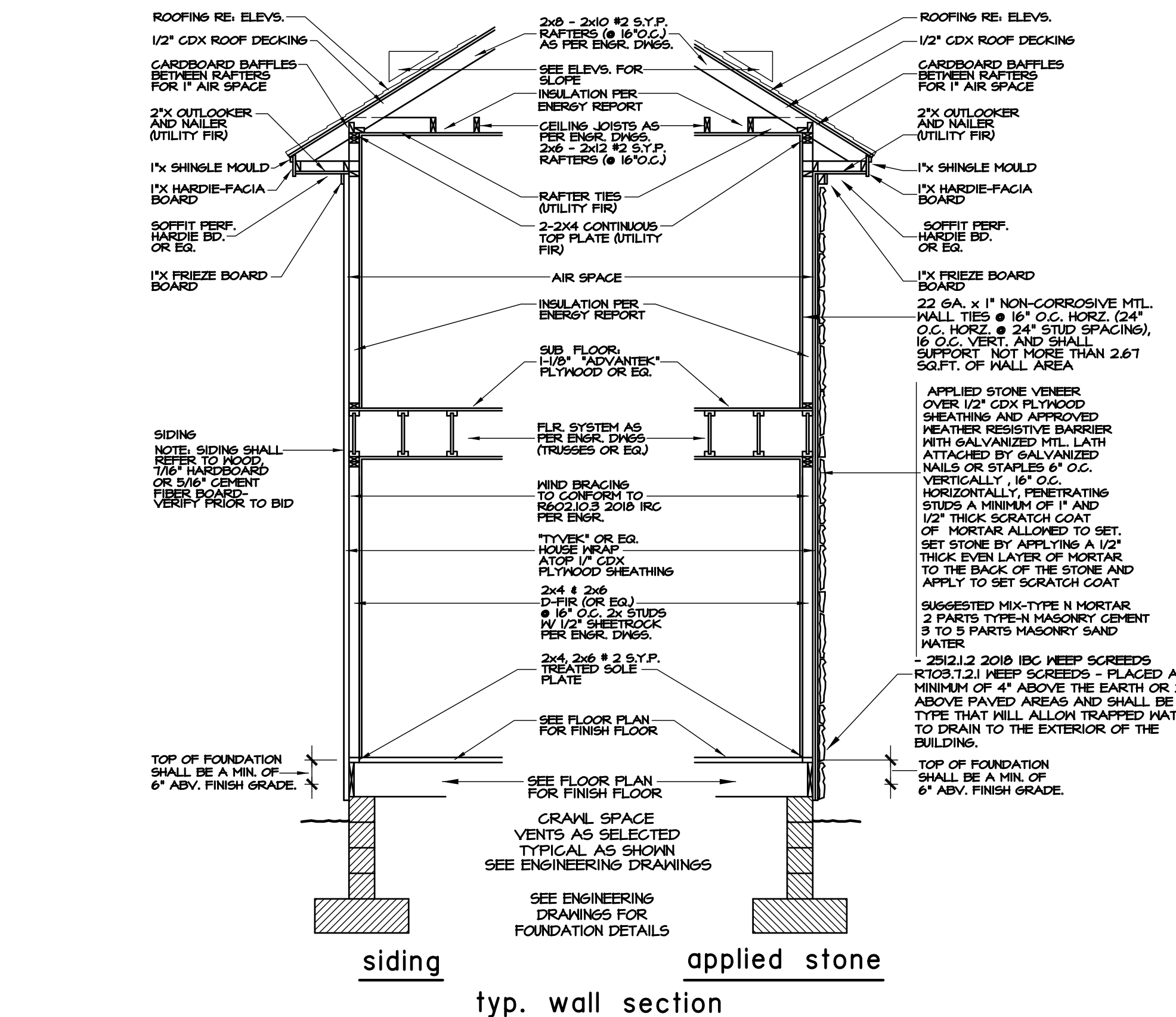


**FIRE BLOCKING:**  
 2x2x4 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

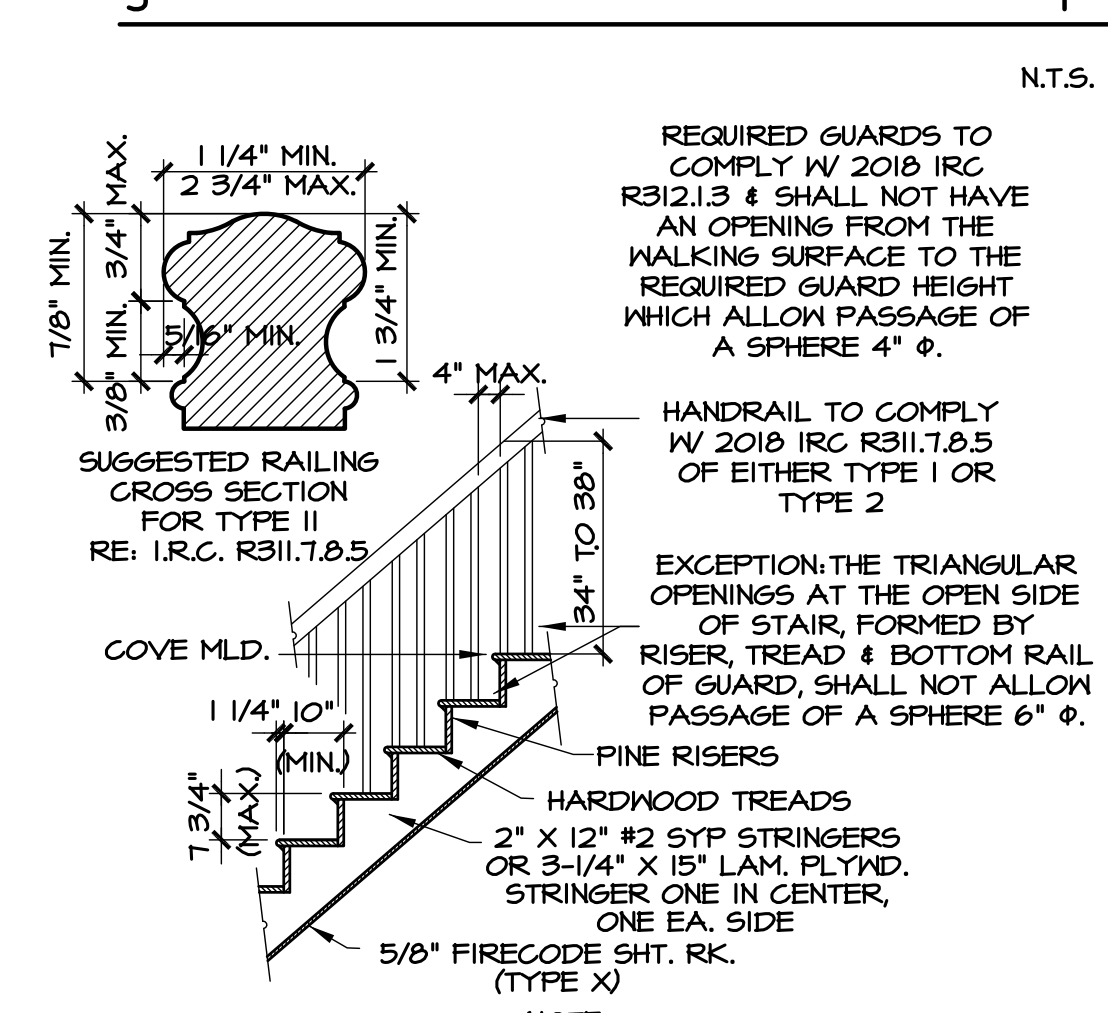


**GENERAL NOTE:**  
 CAULK TO BE USED TO SEAL AIR LEAKS THROUGH CRACKS, GAPS, OR JOINTS LESS THAN 1/4\"/>

generic thermal envelope in climate zone 2A



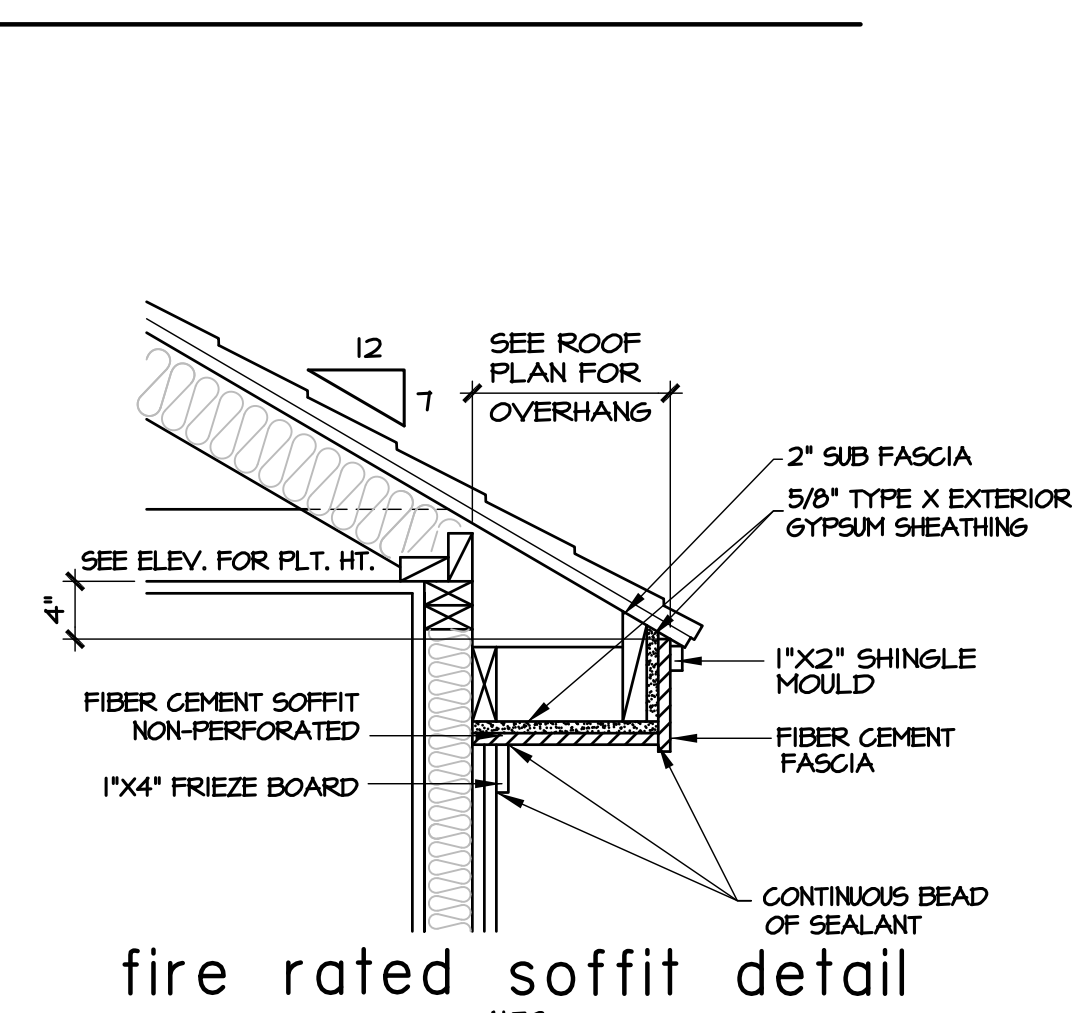
typ. wall section



typ. stair section

**stair notes**

- STAIRWAYS SHALL COMPLY WITH 2018 IRC R311.7 & 312.1
- HANDRAILS TO BE 34\"/>

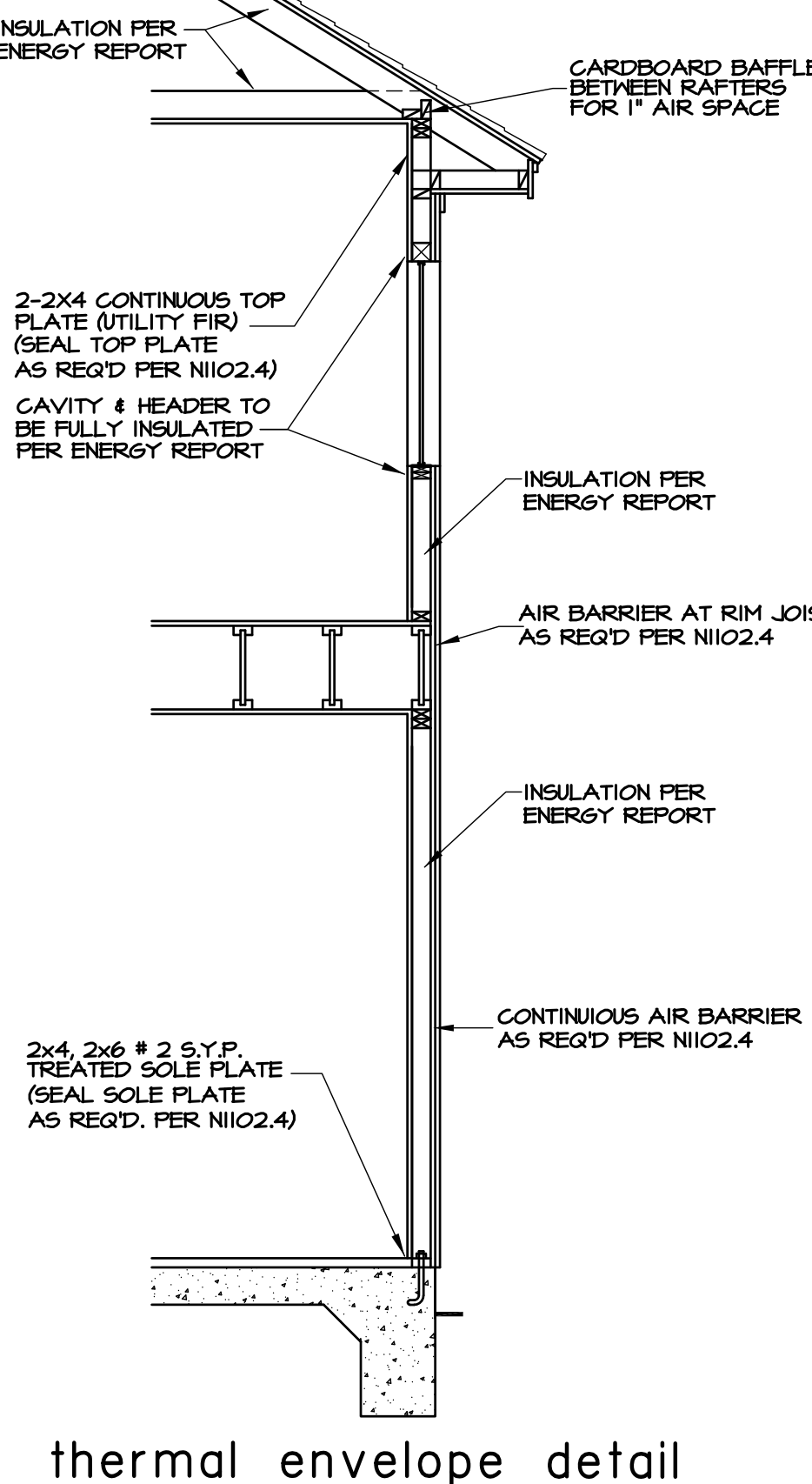


fire rated soffit detail

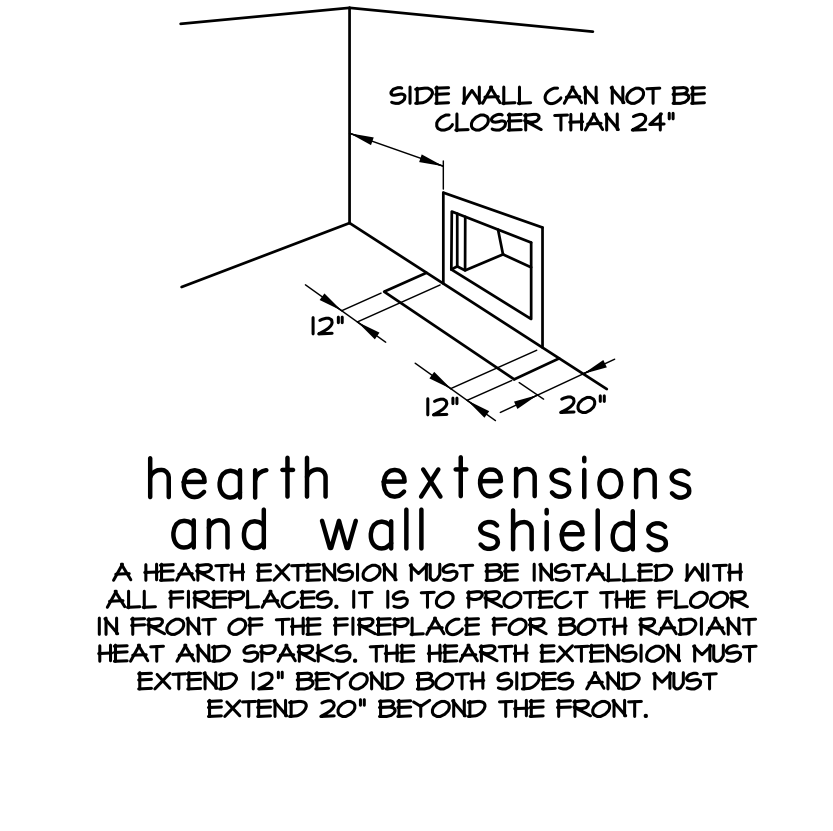
**texas energy-mandatory provisions**

- RECOMMEND PERFORMANCE PATH FOR COMPLIANCE - N105

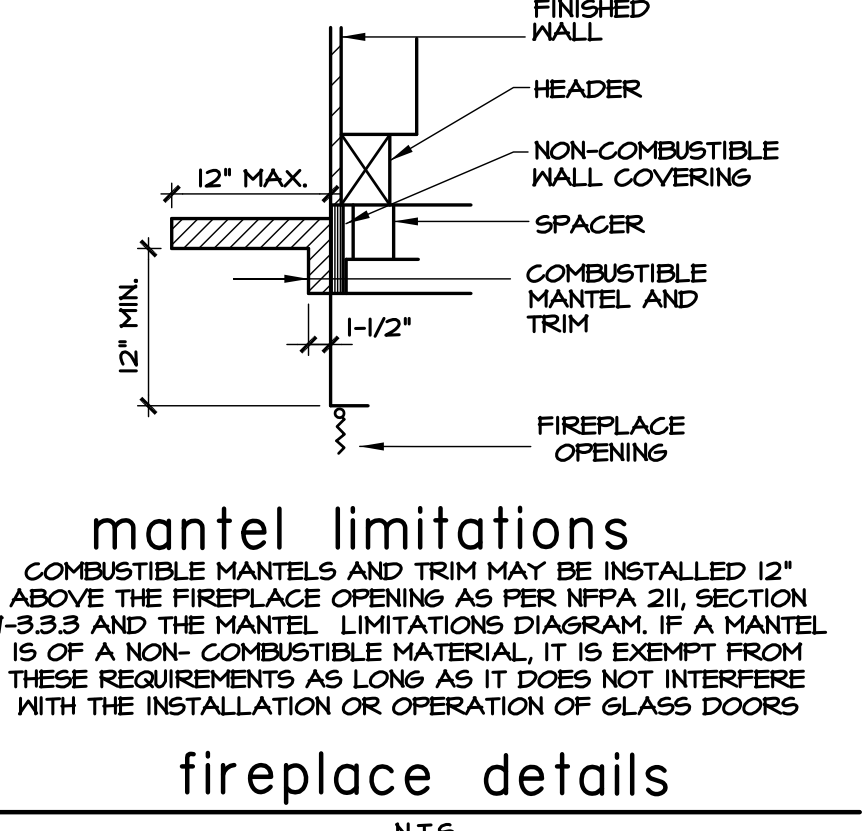
- MECHANICAL VENTILATION AS REQUIRED FOR COMPLIANCE
- MECHANICAL EQUIPMENT SIZING & EFFICIENCY - N103.7
- MANUAL "D"
- MANUAL "J"
- MANUAL "S"
- EFFICIENCY PER FEDERAL LAW
- AIR EXCHANGE RATE PER COMPLIANCE, ≤ 5%
- DUCT AIR LEAKAGE PER COMPLIANCE, ≤ 4%
- A/C DUCT SHAFTS OPEN TO NON A/C SPACE SHALL BE SEALED W/RIGID BARRIER
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 2018 IRC R303
- TUBS & SHOWERS AT EXTERIOR WALLS REQUIRE RIGID AIR BARRIER
- GAS LIGHTS REQUIRE ELECTRONIC IGNITION FOR COMPLIANCE
- MANDATORY AIR LEAKAGE AS PER N102.4.1



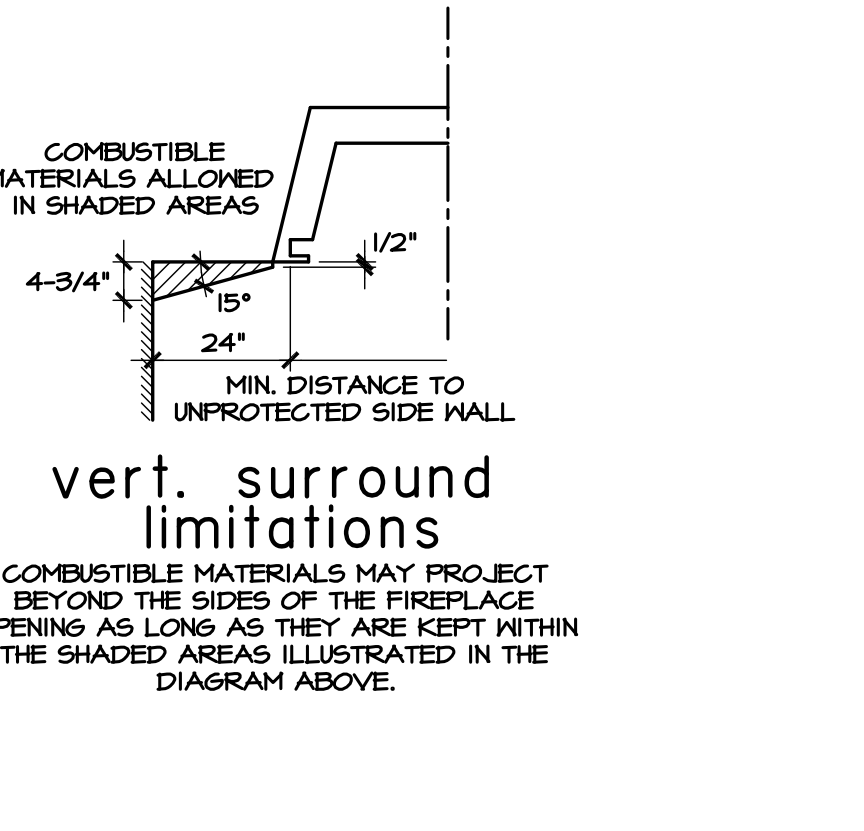
thermal envelope detail



hearth extensions and wall shields



mantel limitations



vert. surround limitations

**DOOR & WINDOW CRITERIA - N102.1.2**

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC
2	0.40	0.65	0.27

- ALL GLAZING SHALL COMPLY WITH 2018 IRC N102.1.2 & N102.4.3

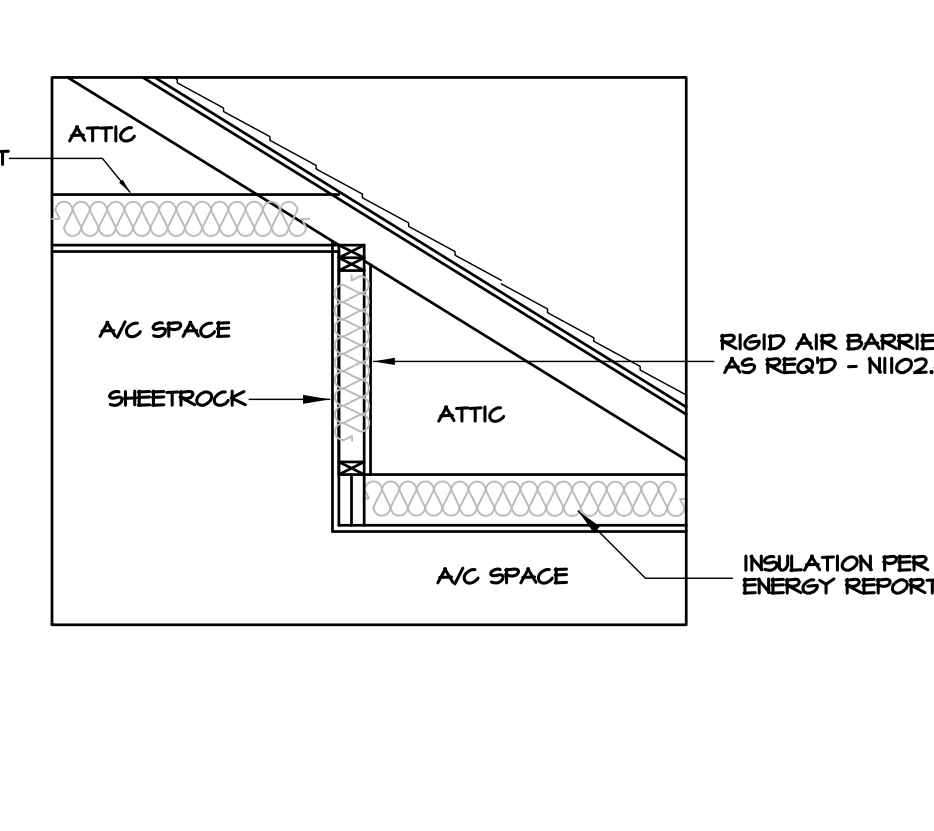
- CAVITIES WITHIN CORNERS & HEADERS IN EXTERIOR FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY

- AIR SEALING REQUIREMENTS AS PER WINDOW MANUFACTURER SPECS

- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL NOT HAVE AIR LEAKAGE MORE THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS NO MORE THAN 0.5 CFM/SF - N102.4.3

- ALL PREFAB FIREPLACES TO BE UL, AND IRC 2018 APPROVED AND A COPY OF THE MANUFACTURERS INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTORS REVIEW

- WOOD BURNING FIREPLACES REQUIRE TIGHT FITTING DAMPERS OR DOORS, AND OUTSIDE COMBUSTION AIR - N102.4.2



attic detail

unless otherwise noted

NOTES TO REFLECT 2018 INTERNATIONAL RESIDENTIAL CODE

- GYP. BOARD WALLS AND CEILING
- ALL ANGLES TO BE 45 DEGREES
- INTERIOR AND EXTERIOR DOORS AS PER BUILDERS SPECS.
- SINGLE HUNG WINDOWS AS PER BUILDER
- ALL BEDROOM WINDOWS, EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS) SILL HEIGHTS SHALL NOT BE MORE THAN 44\"/>

**legnd**

2x4 WALL

2x6 WALL

**bath schedule**

- TILE FLOORS (AT WET AREAS)
- ANY GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED
- SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2018)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 18\"/>

**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 EXTERIOR 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, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS 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.

**typical detail sheet**

REVISIONS

REVISED 02/18/22

SHEET NO:

**details**

City of Bellaire

CERTIFIED PROFESSIONAL BUILDING DESIGNER

HOUSTON, TX

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