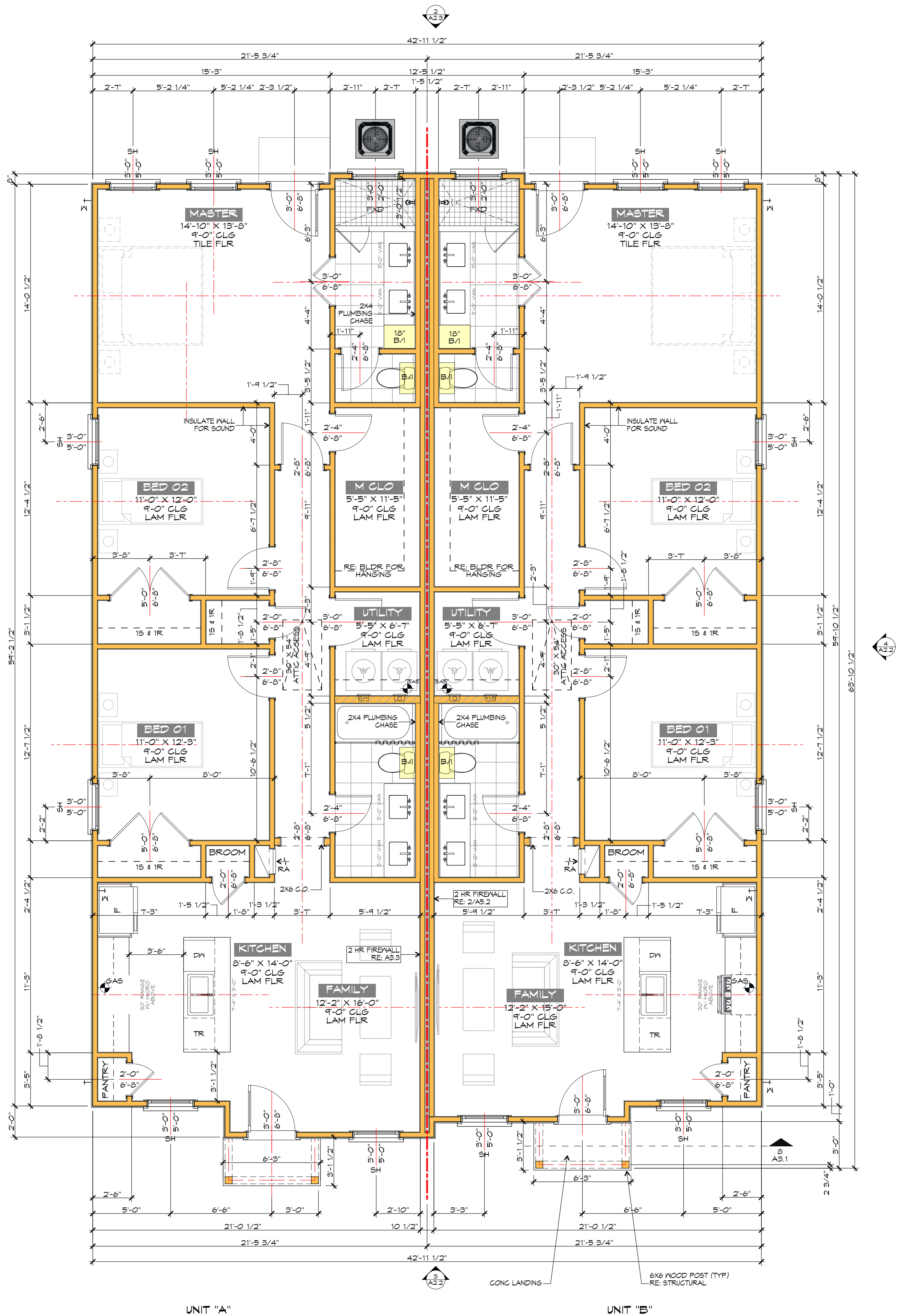


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FLOOR PLANS
SCALE: 1/4" = 1'-0"
0 2 4 8

SQUARE FOOTAGE CALCS

UNIT "A" 1ST LEVEL CONDITIONED	1,301 SQ. FT.
TOTAL CONDITIONED	1,301 SQ. FT.
FRONT PORCH	18 SQ. FT.
TOTAL COVERED	1,319 SQ. FT.
UNIT "B" 1ST LEVEL CONDITIONED	1,289 SQ. FT.
TOTAL CONDITIONED	1,289 SQ. FT.
FRONT PORCH	18 SQ. FT.
TOTAL COVERED	1,307 SQ. FT.

GENERAL PLAN NOTES

- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAIL ON SHEET.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PARADIGM DESIGN OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
- CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
- ROOF PLATE HEIGHTS ARE TAKEN FROM NOMINAL (FIRST) FLOOR SLAB LEVEL UNLESS OTHERWISE NOTED.
- ALL ROOF SLOPES LESS THAN 4:12 SHALL USE ICE AND WATER SHIELD IN PLACE OF FELT.
- PROVIDE G.I. STEP AND HORIZONTAL FLASHING AT ALL ROOF TO WALL INTERSECTIONS. PROVIDE A MINIMUM 4" COVER AT ROOF AND WALL. FLASH ALL FLASHING TYP. (INCLUDE STEP FLASHING - MIN. 2" TYP.)
- WINDOW DESIGNATION SHALL BE AS FOLLOWS:
 - SH - SINGLE HUNG
 - DH - DOUBLE HUNG
 - FXD - FIXED
 - CSMT - CASEMENT

CODE COMPLIANT PLAN NOTES

- ALL DRAWINGS REFERENCING THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH CITY OF HOUSTON AMENDMENTS.
- WINDOWS**
 - ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL MEET MINIMUM SIZE REQUIREMENTS, MINIMUM CLEAR OPENING SIZE OF 5.7 SQ. FT. (5 SQ. FT. ON GRADE LEVEL) WITH A MINIMUM CLEAR HEIGHT OF 24 INCHES AND A MINIMUM CLEAR WIDTH OF 20 INCHES.
 - ALL ESCAPE OR RESCUE WINDOW SILLS ARE TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR.
 - THERE SHALL BE AT LEAST ONE EGRESS WINDOW PER BEDROOM.
 - IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND THE 24" SHALL BE FIXED OR HAVE OPENING THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.
- SAFETY GLAZING**
 - HAZARDOUS LOCATIONS PER 2012 IRC SEC. R308.4.
 - USE SAFETY GLASS IN THESE LOCATIONS:
 - FRENCH DOORS, BATHTUB ENCLOSURES, SHOWER DOORS, LARGE GLASS AREAS, ETC.
 - TEMPERED WINDOWS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - WITHIN 24" OF ALL DOORS
 - WITHIN 60" OF A STAIR LANDING OR TREAD
 - WITHIN 60" OF BOTTOM OF TUB OR SHOWER
 - REQUIRED FOR WALK-THRU HAZARDOUS AREAS. ALL 4 EXISTS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 4 SQ. FT.
 - LOWER EDGE OF PANE IS LESS THAN 18" ABOVE WALKING SURFACE.
 - UPPER EDGE OF PANE IS GREATER THAN 36" ABOVE WALKING SURFACE.
 - WITHIN 36" OF HORIZONTAL WALKING SURFACE
 - OVER 30" OF HORIZONTAL WALKING SURFACE
 - WINDOW MANUFACTURER TO VERIFY ALL TEMPERED GLASS LOCATIONS.
- PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 20"X30". PROVIDE A MINIMUM CLEARANCE OF 30" WHERE SERVICING MECHANICAL EQUIPMENT. THE MINIMUM SIZE OF A FULL-DOWN STAIR IS 30"X54" AND HAVE A MINIMUM LOAD CAPACITY OF 990 LBS. RE: 2012 IRC SEC. R307 AND SEC. M1305.13.
- LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH 2012 IRC SEC. P2203.
- LOCATE ALL HVAC EQUIPMENT IN ATTIC OR DESIGNATED MECHANICAL ROOM.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 30'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATINGS NOT TO EXCEED 75 AND SMOKE DENSITY RATING NOT TO EXCEED 450. RE: 2012 IRC SEC. R310.3.
- ALL FLOOR DRAINS TO HAVE A RELIEF LINE TO OUTSIDE OR STORM SEWER. DO NOT CONNECT TO SANITARY SEWER.
- PROVIDE PLUMBING ACCESS PANEL AT ALL SHOWERS AND BATHTUBS PER IRC 2012 SEC. P2104.1.
- 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 REAR OF THE RESIDENCE.
- SEE STAIR NOTES AND DETAILS ON SHEET A4.2. CONFORM TO IRC 2012 SECTIONS R311, R312, R314, R315, R316 AND TABLE R301.5.
- DISAPPEARING STAIRS MAY BE USED IN FIRE PROTECTED GARAGE CEILING IN RESIDENTIAL GARAGES PROVIDED THE EXPOSED PANEL OF PLYWOOD ON THE GARAGE SIDE IS NOT LESS THAN 3/8" FIRE RETARDANT PLYWOOD COVERED WITH A MINIMUM 16 GA. SHEET METAL.
- ALL RAILINGS (WOOD, METAL OR PRECAST) SHALL HAVE A MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM TO 2012 IRC CHAPTER 10, SEC. 1012 AND 1013.
- EXTERIOR GUARDS TO HAVE A RAILING NO LOWER THAN 42" FROM FINISHED FLOOR WITH NO LESS THAN 36" DISTANCE FROM THE TOP GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
- INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT PER 2012 IRC SEC. 316.2.
- HANDRAIL AND GUARDRAILS SHALL BE DESIGNED FOR A MAXIMUM 200 LB. LIVE LOAD AND A SINGLE CONCENTRATED LOAD APPLIED ANY DIRECTION AT ANY POINT ALONG THE TOP PER 2012 IRC DESIGN LOAD TABLE R301.5 AND FOOTNOTE D.
- ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH AN EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL SHALL BE A MINIMUM OF 4'-0" FROM THE PROPERTY LINE OF COMMON WALL.
- DIRECT VENT TERMINATION** PER SECTION 806.6.1 OF THE 1997 I.C.B.O. MECHANICAL CODE
 - VENTING SYSTEMS SHALL TERMINATE 3' FEET ABOVE AN OUTSIDE - OR MAKEUP AIR INLET - WITHIN 10'-0" AND AT LEAST 4'-0" FROM A PROPERTY LINE EXCEPT A PUBLIC WAY.
 - EXCEPTION:** VENT TERMINATIONS OF DIRECT VENT APPLIANCES WITH INLETS NOT EXCEEDING 50 SQ. IN. SHALL BE PERMITTED TO TERMINATE AT LEAST 2'-0" FROM A PROPERTY LINE EXCEPT A PUBLIC WAY.
 - EFFECTIVE DATE: 24 AUGUST 2000 - CITY OF HOUSTON PLANNING AND DEVELOPMENT MECHANICAL SECTION POLICY AND PROCEDURES.
- WHEN PRESENT**
 - OPENINGS ON A 1-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE RATING OF NOT LESS THAN 1/4-HOUR. PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM TO 2012 IRC CHAPTER 7, SEC. R712. CONTRACTOR SHALL DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO LOCAL AUTHORITY.
 - ALL PLUMBING PENETRATIONS THROUGH FIRE WALLS SHALL CONFORM TO 2012 IRC SEC. R302.4 AND R302.5 RE: DETAIL 4/A5.2.
 - NOTE: MEMBRANE AND THROUGH PENETRATIONS ARE ONLY ALLOWED IF THE PENETRATION ITEM IS IRON, COPPER OR STEEL AND APPROVED FIRE-CAULK IS USED TO FILL THE ANNULAR SPACE AROUND THE PENETRATION.



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JOB #: 220022
CLIENT: CABE BUILDERS

DRAWINGS ISSUED FOR
PERMIT & CONSTRUCTION

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DRAWN BY: GWJ
CHECKED BY: GENE JOHNSTON
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PROJECT HISTORY
DATE: 09.30.2020 ISSUE: CLIENT REVIEW (SDDD)
09.30.2020 Client Review (CD)
10.29.2020 CITY SUBMITTAL (Permit)
11.11.2020 CITY COMMENTS (CD)
09.00.00 CITY COMMENTS (CD)
09.00.00 CLIENT REVISIONS

07 MARCH 2022
FLOOR PLANS

A1.1