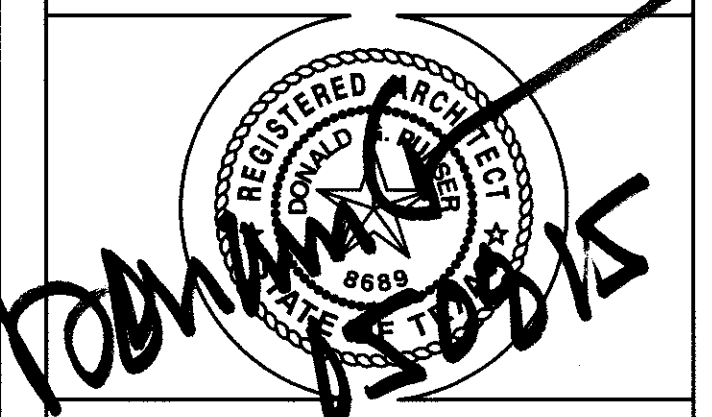


ROWE RESIDENCE

114 BELLAIRE CT.
 BELLAIRE, TX 77401

DATE OF ISSUE

First Draft	03/02/15
Revised	03/16/15
PERMIT SET	05/04/15



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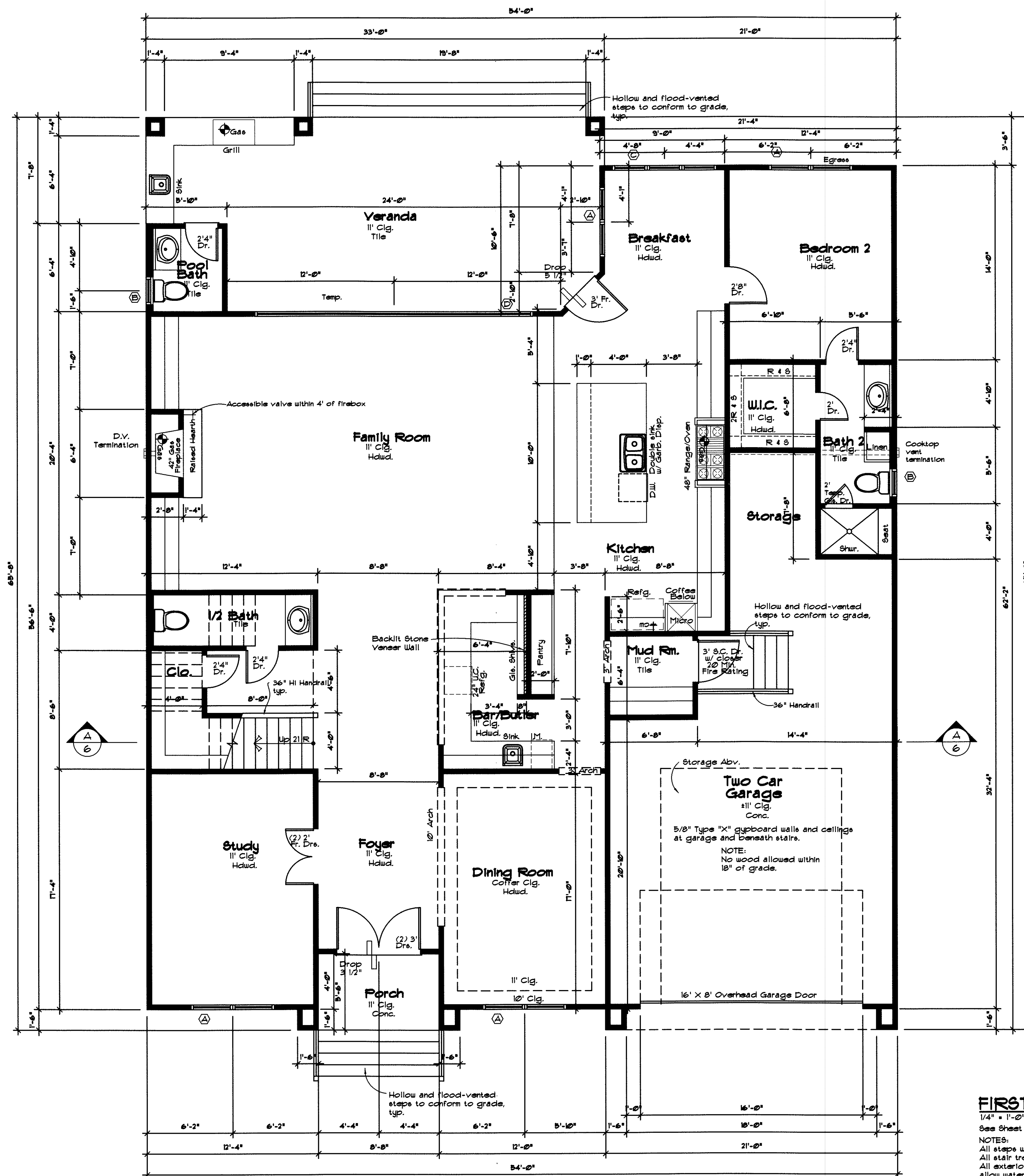
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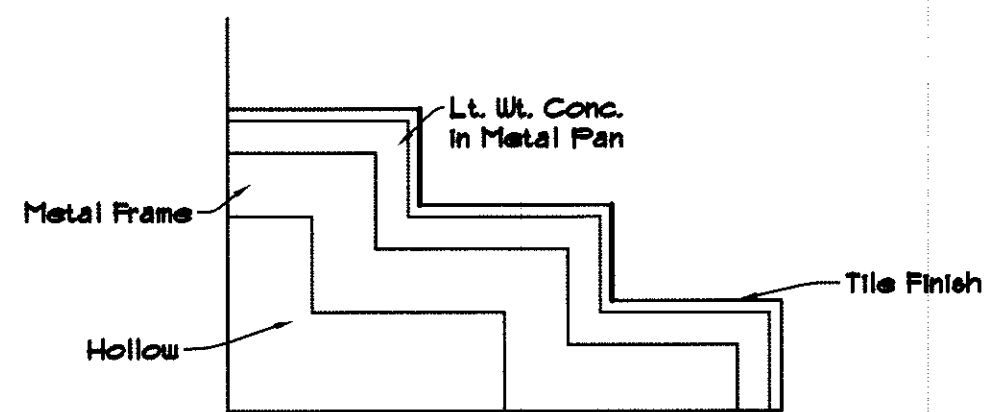
A03



FIRST FLOOR PLAN

1/4" = 1'-0"
 See Sheet 4 for General Notes

NOTES:
 All steps with 2 or more risers must have a continuous handrail.
 All stair tread depth & riser heights must be consistent.
 All exterior steps (including garage) must be hollow & flood vented to allow water in & out.
 All exterior doors must have a 3' landing on both sides of threshold.
 Guards required where porches are located more than 30 inches above grade below. They shall have guards not less than 36" inches in height.



HOLLOW STAIR DETAIL

1" = 1'-0"

Unless Otherwise Noted

11' Ceiling Height at First Floor
 10' Ceiling Height at Second Floor
 All angles 45°
 All walls and ceilings within the structure shall be constructed with a minimum 5/8" Type "X" gyp-board.
 5/8" Type "X" gyp-board walls and ceilings at garage and beneath stairs.
 All walls where plumbing drain, waste and vent lines are located shall be 2" x 6" sized lumber minimum.
 Locate water heater(s) in attic w/ drain pan and relief line to outside, above load bearing wall, comply with 2012 IRC.
 When gas is used in utility room, provide combustion and drying air (louvered door).
 Unless otherwise permitted or required by the dryer manufacturer installation instructions or approved by building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 10 feet, including two 90 degree elbows, two feet shall be deducted for each 90 degree elbow in excess of two.
 Tile floors at baths.
 Tile walls at tubs.
 Tile walls at showers.
 All open showers and tubs to be finished with a non absorbent surface to a height not less than 72" above drain inlet over fiber cement product.
 All glass at bathing areas shall be tempered safety glass and must comply with 2012 IRC.
 Provide ventilation at all baths and utility room through natural or mechanical means and comply with 2012 IRC.
 Stairways shall comply with 2012 IRC.
 All guardrails shall be 42" high. All handrails to be 34" to 38" above nose of tread and comply with 2012 IRC.
 All spindles for handrails and guardrails to be spaced no greater than 3-7/8" apart so that a 4" sphere cannot fit through.
 Synthetic marble drain and splash at vanities.
 8' Head height at all doors and C.O.s at first floor
 8' Head height at all doors and C.O.s at second floor
 -Door between garage and any habitable space must be 20 minute fire rated with closure.
 -All residential structures (R-1, 2, 3, and 4) shall use 5/8" type X sheetrock throughout entire structure.
 -Safety glass specifications and locations.
 -Breezeway shall be draft-stopped
 -Tubs/showers enclosure wall

R312.2 Guard Opening Limitations. Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches (102 mm) in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in the latter effect.
 Exceptions: The triangular openings formed by the riser, tread and bottom rail or guard at the open side of a stairway are permitted to be of such a size that a sphere of 6" (152 mm) cannot pass through. The Attic access stairway shall comply with Section M1505.13. The requirements have been revised as such.
 Attic containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30-inches high and 22 wide and not more than 20-feet in length when measured along the centerline of the passageway from the opening to the appliance. The Passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24" wide. A level service space at least 30-inches deep and 30-inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20-inches by 30-inches where such dimensions are large enough to allow removal of the largest appliance. Attic access, as required by code, shall be provided using a 25 1/2" x 54" (min) folding ladder stair rated at 350-pound capacity with a min. of 20 min. fire rating.
 Attic Disappearing stairs may be installed in the garage ceiling provided the exposed panel is not less than 3/8" thick fire retardant-treated-plywood or covered with a minimum of 16 gauge sheet-metal. In addition to these two methods identified in the code for garage separations, the following methods are also acceptable for protecting the attic disappearing stairs and attic access openings: Untreated plywood protected with 5/8" thick gypsum board or untreated plywood protected with an Intumescent paint. In all cases, the opening protection material shall be applied to the garage side of the plywood.

G2040B2 Elevation of Ignition source. Equipment and appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" (457mm) above the flood in hazardous locations and private garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.
 M1605.1 All return air filters in new residential construction and wherever possible in existing buildings shall be installed within 24" of the finished floor or there must be installed a media-type or electrostatic-type air filter at the equipment.

SECTION R312 GUARDS AND WINDOW FALL PROTECTION
 R312.2 Window Fall Protection.
 Window fall protection shall be provided in accordance with Sections R312.1 and R312.2.
 R312.2 Window Sills.
 In dwelling units, where the opening of an operable window is located more than 12 inches (305 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4" diameter (102 mm) sphere cannot pass.
 Exceptions:
 1. Windows whose openings will not allow a 4" diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
 2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
 3. Windows that are provided with window opening control devices that comply with Section R312.2.2.
 R312.2.2 Window opening control devices.
 Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.1.1.

NOTE: Chases needed a floor level for clothes dryer.
 Dryer vent max. 12'-2-3/8" not upflth

Window Schedule

- All windows to be Vinyl frame, Divided Lite, double pane, low 'E' glass, Casement, at 8' hd. ht. at first floor, 7' hd. ht. at second floor, unless otherwise noted.
 R6132 Window sills. In dwelling units, where the opening of an operable window is located more than 12 inches (305 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4" diameter (102 mm) sphere cannot pass.
- (A) 6' x 6' Horizontal Slider
 - (B) 2' x 4' SH.
 - (C) (3) 2'-6" x 6' Fixed Glass, Mullied
 - (D) 20' x 7' Butt Glass
 - (E) 6' x 5' Horizontal Slider
 - (F) 3' x 5' Cent.
 - (G) 2' x 2' Fixed Glass
 - (H) 2' x 3'-6" SH.
 - (I) 5' x 4' Temp. Fixed Glass
 - (J) (3) 3' x 5' Slider, Fixed, Slider
 - (K) 2'-6" x 4' SH.
 - (L) 3' x 4' SH.
 - (M) 3' x 7' Temp. Fixed Glass
 - (N) 3' x 9' Temp. Fixed Glass
 - (O) 3' x 11' Temp. Fixed Glass

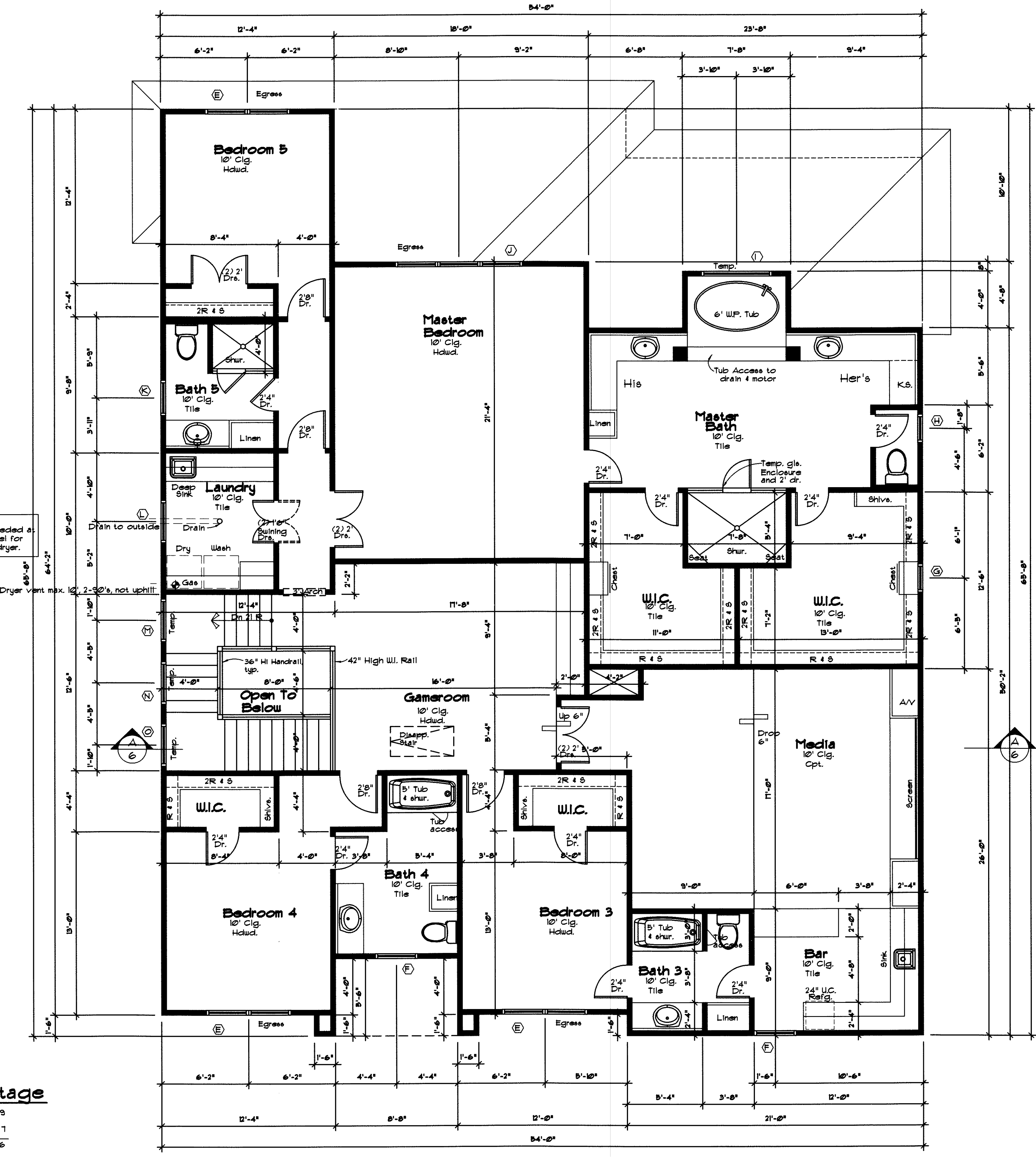
TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE**	20
ATTICS WITHOUT STORAGE*	10
DECKS*	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS*	200'
GUARDRAILS IN-FILL COMPONENTS*	50'
PASSENGER VEHICLE GARAGES*	50'
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40°

FOR 8: 1 lb per square foot + 0.0475 kPa, 1 square inch = 6.45 sq. cm, 1 lb = 4.45 N
 a. Elevated Garage floors shall be capable of supporting a 2000 lb load applied over a 20 square inch area.
 b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42", or where there are not two or one adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or great, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.
 c. Individual stair treads shall be designed for the uniformly distributed live load of a 300-pound concentrated load acting over an area of 4 sq. inches, whichever produces the greater stresses.
 d. A single concentrated load applied in any direction at any point along the top.
 e. See Section R602.1 for decks attached to exterior walls.
 f. Guard in-fill components (all those except the handrail) balusters and panels shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
 g. For attics with limited storage and constructed with trusses, the live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high or greater by 2 feet wide or great, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provide that each of the following criteria is met:
 1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R607.1 and
 2. The truss has a bottom chord pitch less than 2:12.
 h. Attic spaces served by fixed stair shall be designed to support the minimum live load for sleeping rooms.
 i. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of the one another, and loads are assumed not to occur with any other live load.

Approximate Footage

First Floor	2 3 0 9
Second Floor	2 1 9 7
Total Living	5 1 0 6
Front Porch	5 2
Veranda	4 1 8
Garage/Storage	6 3 4
Total Covered	6 2 1 0



SECOND FLOOR PLAN

1/4" = 1'-0"

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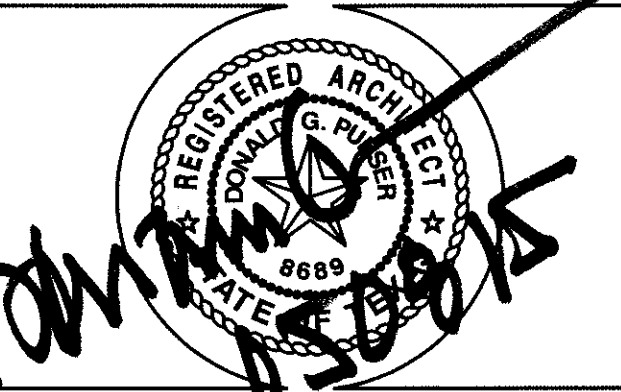
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