City of Houston
22107246
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
06/13/23

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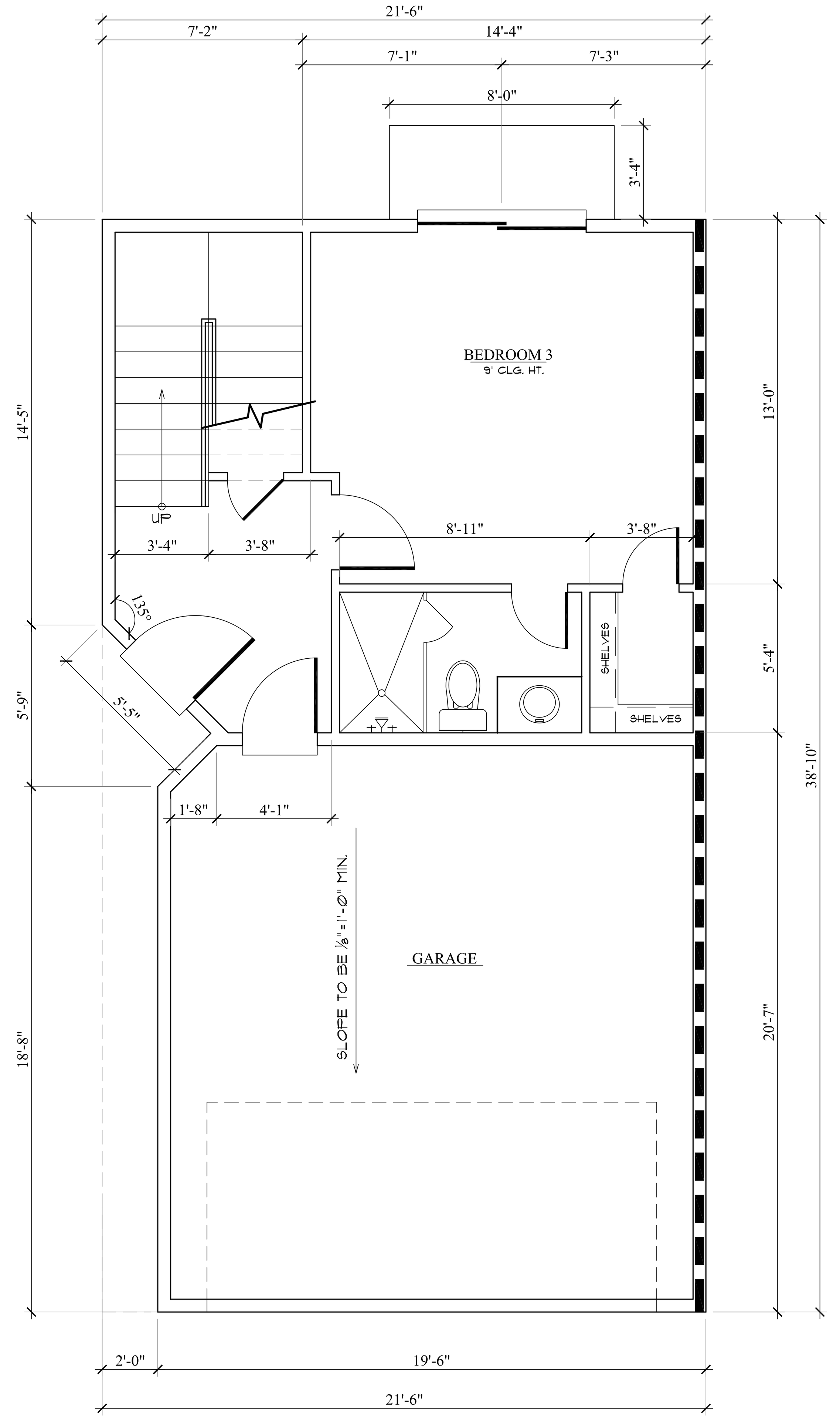
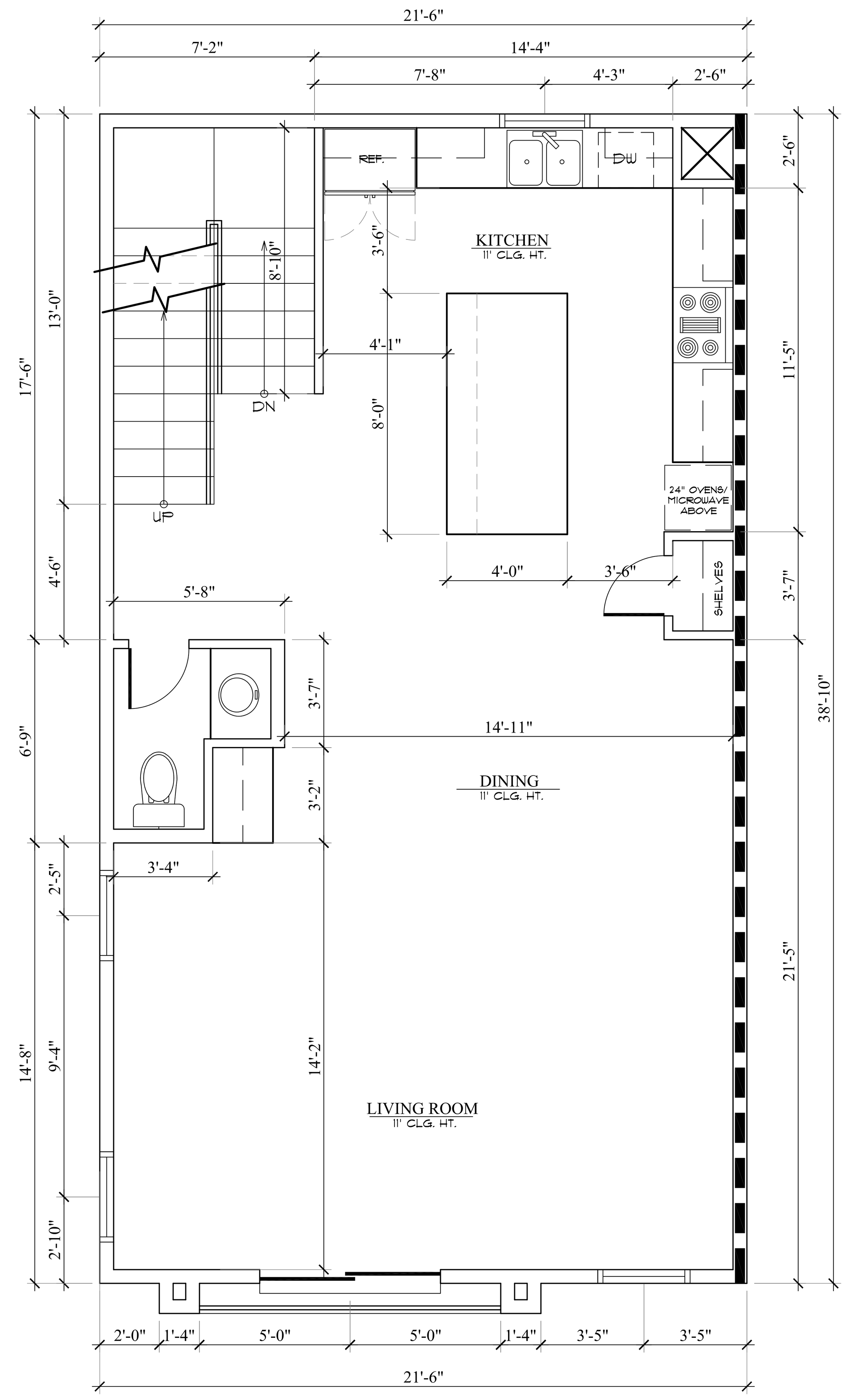
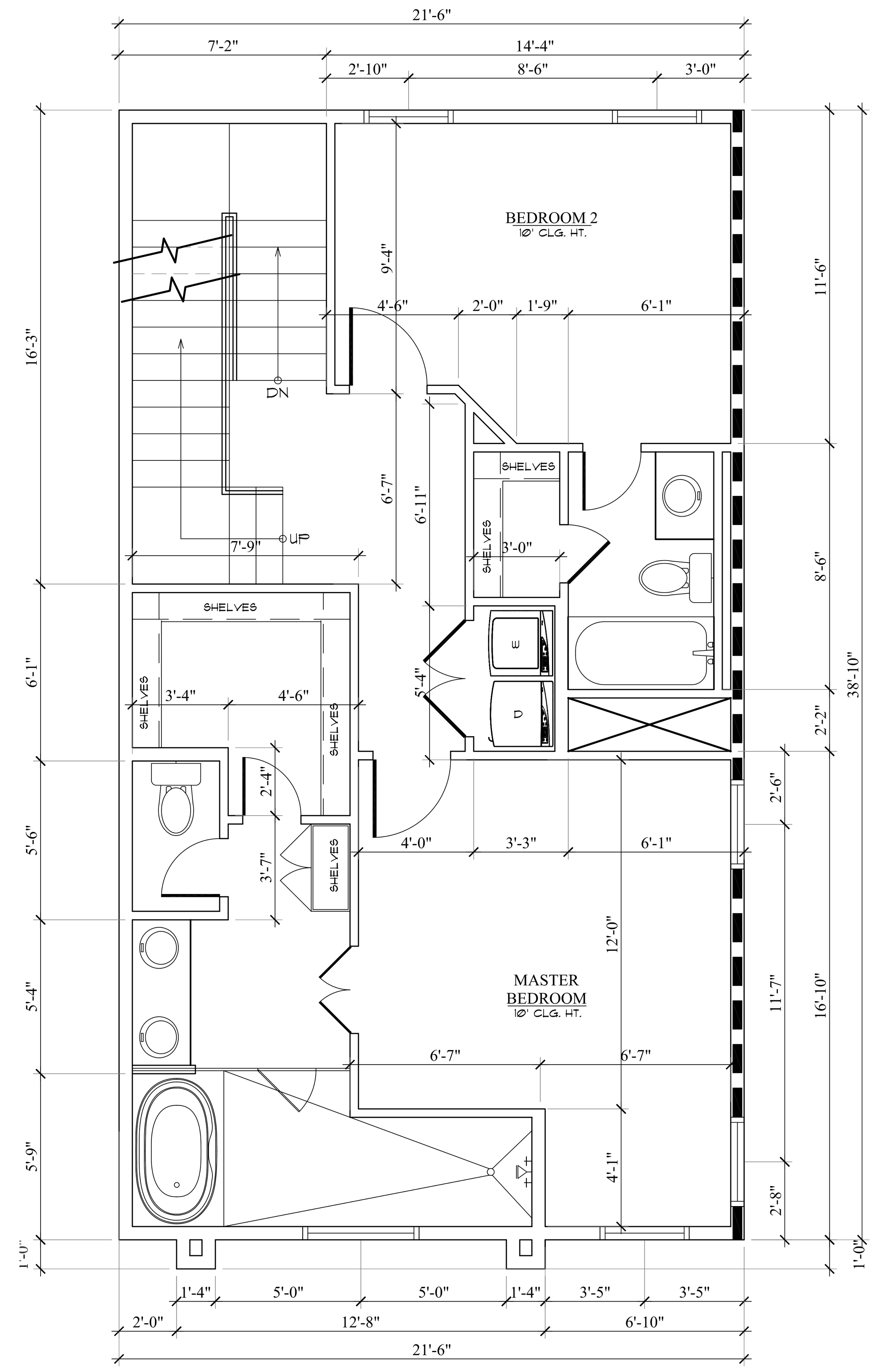


SCALE: 1/4"=1'-0"

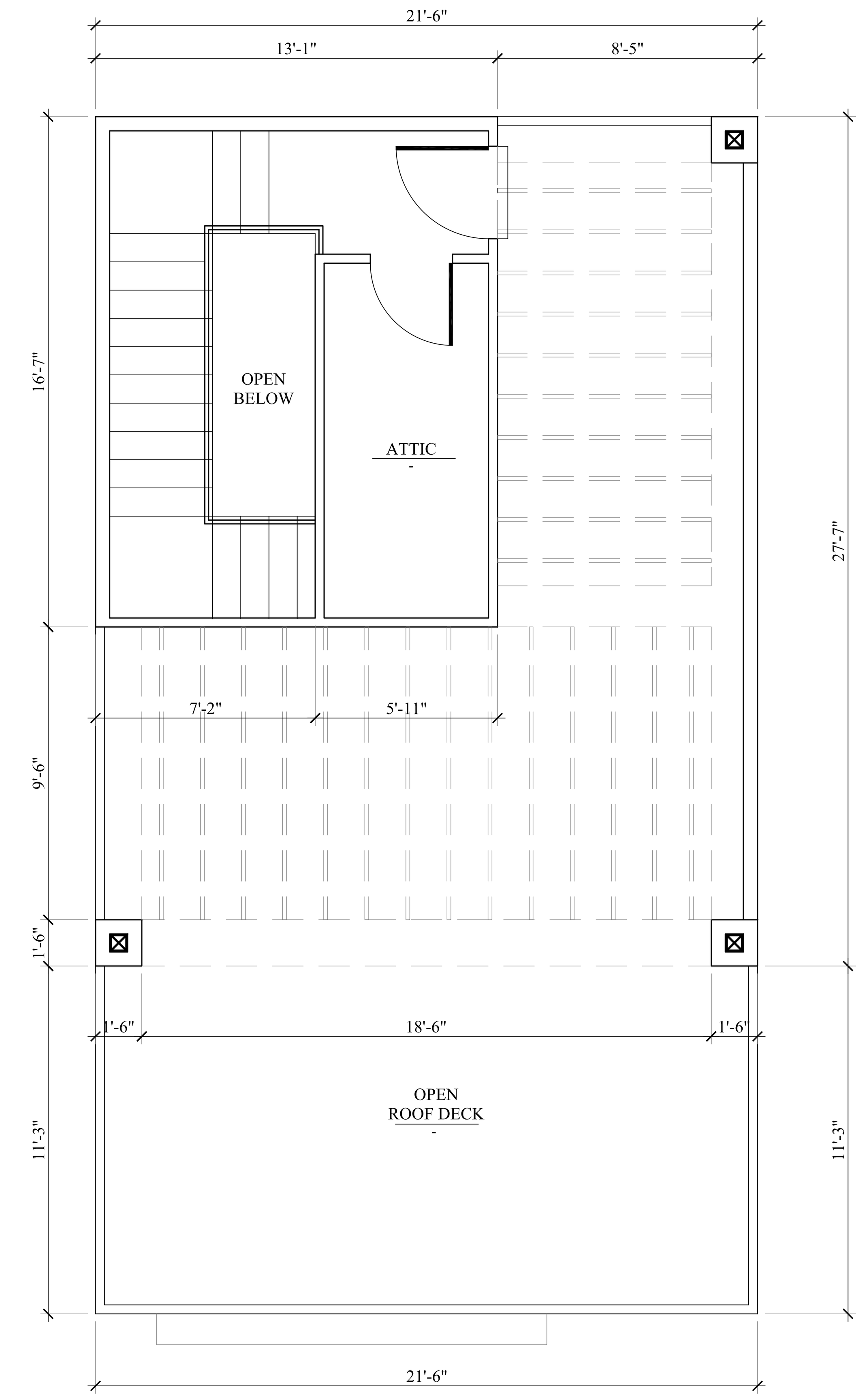
1 FIRST FLOOR DIMENSION PLAN



2 SECOND FLOOR DIMENSION PLAN



3 THIRD FLOOR DIMENSION PLAN



4 ROOF DECK DIMENSION FLOOR PLAN

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE BEFORE ANY WORK IS TO BEGIN AND CONTRACTOR NOTIFY THE CONSULTANT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS WITH THESE DRAWINGS.
2. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
3. ALL WORKMANSHIP, MATERIALS AND CONSTRUCTION RELATING TO THIS PROJECT SHALL BE IN COMPLIANCE WITH AND CONFIRM TO THE GOVERNING BUILDING CODES AND OTHER APPLICABLE CODES.
4. OWNER TO DETERMINE ALL FLOOR FINISHES, CEILING FIXTURES, BASE BOARDS & PAINT COLORS. CONTRACTOR TO INSTALL & PAINT.
5. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
6. ALL WORK IS TO CONFIRM TO DRAWINGS & SHALL BE NEW & BEST QUALITY OF WORK.
7. ALL CEILINGS TO BE GYP. BOARD.
8. OWNER TO DETERMINE ALL DOOR & WINDOW TYPES & MANUFACTURERS. CONTRACTOR TO INSTALL.
9. MECHANICAL ACCESS IN ATTIC OPENING SHALL BE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ROUGH OPENING SHALL BE 30"X54" AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 POUNDS CAPACITY PER IRC M1305.13.
10. DISAPPEARING STAIRS MAY BE USED IN FIRE-PROTECTED GARAGE CEILINGS IN RESIDENTIAL GARAGES PROVIDED THE EXPOSED PANEL OF THE PLYWOOD ON THE GARAGE SIDE IS NOT LESS THAN 3/8 INCH FIRE RETARDANT PLYWOOD OR COVERED WITH A MINIMUM 16 GAGE SHEET METAL
11. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED AND WITH BATTERY BACK UP AS PER THE IRC R317.1.
12. CONTRACTOR SHALL INSTALL NECESSARY WOOD BLOCKING IN STUD WALLS AS REQUIRED TO BACKUP WALL MOUNTED ITEMS.
13. ALL ANGLE WALLS TO BE ON A 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.
14. ALL WINDOWS TO BE CENTERED ON WALLS UNLESS OTHERWISE NOTED.
15. BATHTUB AND SHOWER SPACES. 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 FEET (1829 MM) ABOVE THE FLOOR.
16. ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NETCLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THEMINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
17. LOCATION OF FIREPLACE DIRECT VENT TERMINAL SHALL NOT BE LOCATED LESS THAN 3'TO THE PROPERTY LINE.
18. CEILING HEIGHT SHALL BE 10'-0" UNLESS OTHERWISE NOTED.
19. ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 5'-0" FROM ANY PROPERTY LINE.
20. CONTRACTOR TO PROVIDE VENTILATION FOR ALL BATHROOMS & UTILITY.
21. ALL EXTERIOR SWITCHES TO BE WEATHER PROOF. VERIFY TYPE WITH OWNER.
22. 110V OUTLET & SWITCHED LIGHT IN ATTIC NEAR HVAC OR LOCATE SWITCH NEAR ATTIC ACCESS.
23. CONTRACTOR TO VERIFY ALL APPLIANCE & EQUIPMENT ELECTRICAL (AND/OR) GAS NEEDS PRIOR TO INSTALLATION.
24. PROVIDE G.F.I. OUTLETS WITHIN 6'-0" OF SINKS, IN GARAGES & ALL EXTERIOR WATERPROOF OUTLETS AS REQUIRED BY CODE
25. ALL EQUIPMENT TO BE PROVIDED BY OWNER & INSTALLED BY CONTRACTOR.
26. CONTRACTOR TO PROVIDE UNDERCOUNTER & ISLAND MILLWORK ELECTRICAL FOR EQUIPMENT. I.E. DISHWASHER, REFRIGERATOR, ICE MACHINE, WINE STORAGE, DISPOSAL, ETC.
27. CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS FOR VENT HOOD
28. CONTRACTOR TO VENT DRYER OUTSIDE.
29. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    1) IN EACH SLEEPING ROOM.
    2) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    3) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
30. ALL WALLS TO BE PAINTED & RECEIVE 3 COATS (1 PRIME, 2 FINISH)
31. CONTRACTOR TO INSTALL GARAGE DOOR OPENING SYSTEM FOR BOTH DOORS.
32. ALL RECESSED CANNED LIGHTS TO BE ON DIMMER SWITCH.
33. ALL INTERIOR DOORS PAINTED 6 PANEL 1-3/4" SOLID CORE WOOD WITH 2" MIN. TRIM.
34. ALL EXTERIOR DOORS ARE PAINTED 1-3/4" SOLID CORE WOOD (OR FRAMED WHERE GLAZING LITES OCCUR)
35. ALL HARDWARE TO BE LEVER TYPE.
36. COORDINATE WITH OWNER FOR HARDWARE AND STYLE, ALL DOOR HARDWARE IS TO BE MOUNTED NO LOWER THAN 36" & NO HIGHER THAN 42" ABOVE FINISHED FLOOR AND TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR TOOL. ALL CLOSET DOOR HARDWARE TO BE INSTALLED SO THAT A CHILD CAN OPERATE THE HARDWARE FROM INSIDE SO AS TO NOT BE LOCKED IN DURING A FIRE
37. HAZARDOUS LOCATION FOR GLAZING SHALL COMPLY WITH SECTION R308.4 OF THE 2012 IRC FOR THE AREAS THAT ARE APPLICABLE TO THIS PROJECT.
38. THE GARAGE CEILING SHALL BE PROVIDED WITH 5/8" TYPE "X" AND THE WALLS 1/2" GYP BOARD.
39. THE DOOR BETWEEN THE GARAGE AND THE LIVING SPACE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB- CORE STEEL DOORS NOT LESS THAN 13 /8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
40. THE FINISH FLOOR SHALL BE 12" ABOVE THE NEAREST MANHOLE RIM ELEVATION.
41. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 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. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR.
42. THE WINDER LANDING SHALL HAVE A MINIMUM OF 6 INCHES AT ITS NARROWEST SECTION.
43. BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THE EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURE FROM THE TOP OF CEILING FRAMING MEMBERS TO UNDERSIDE OF ROOF FRAMING MEMBERS. THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. RATED AT 350 POUNDS.
44. THERE SHALL BE NO PENETRATIONS IN THE FIRE WALL. ALL HVAC VENTILATION SHALL BE OUT OF WALLS THAT ARE NOT FIRE WALLS.

GENERAL NOTES

To show energy conservation compliance using the R-Value Computation Compliance 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 may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

ENERGY CONSERVATION

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REVISIONS

PROJECT NO.: 429

DIMENSION FLOOR PLANS

A202