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CONSULTANTS:

CIVIL:

STRUCTURAL:

MEP:

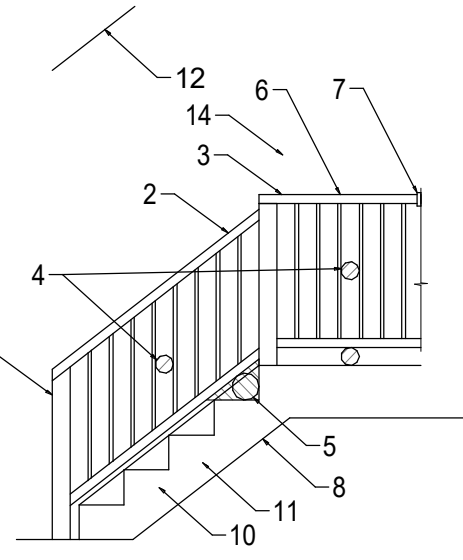
**HOUSE  
ADDITION**  
1148 W. 22nd ST.  
HOUSTON TX. 77008

ISSUED FOR:

REVISIONS:

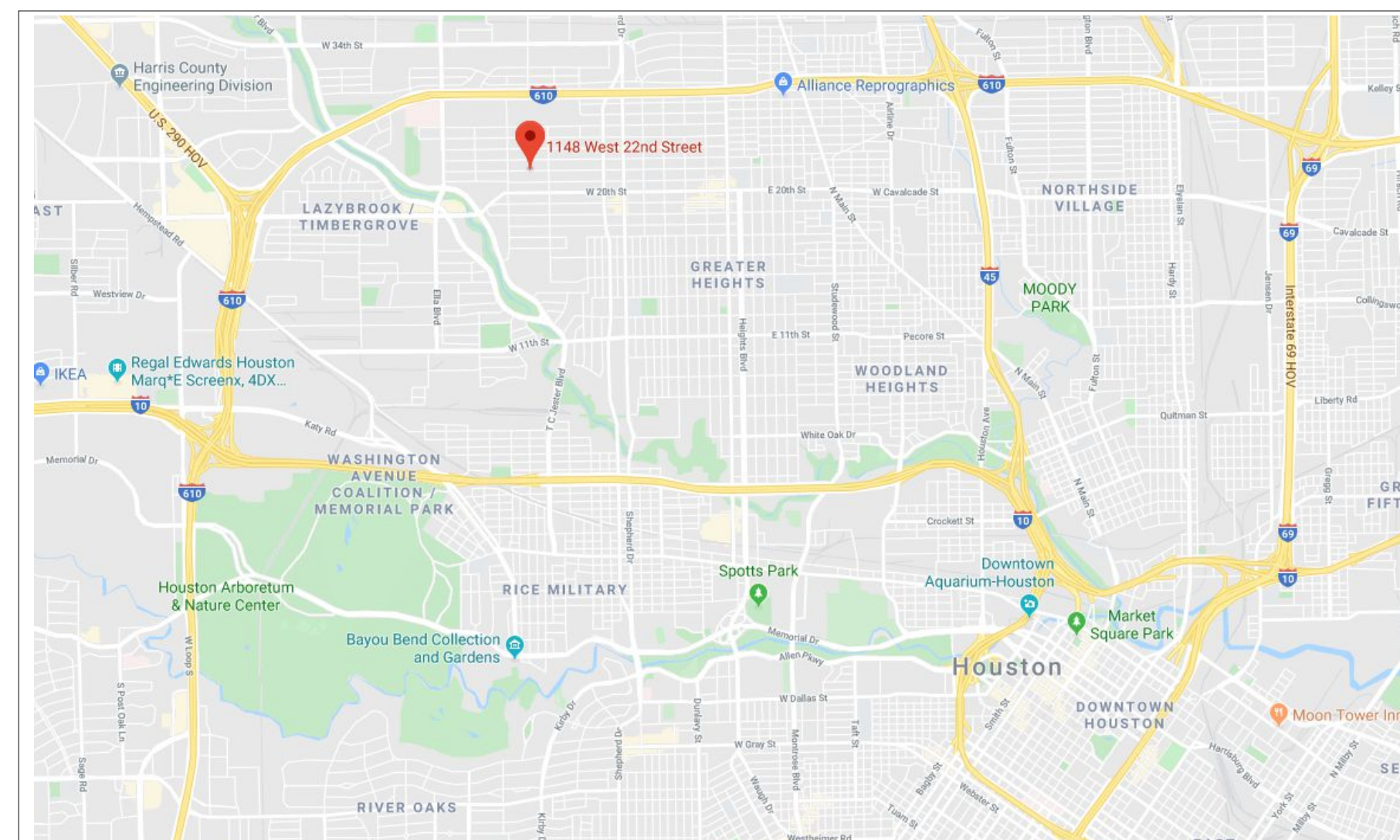
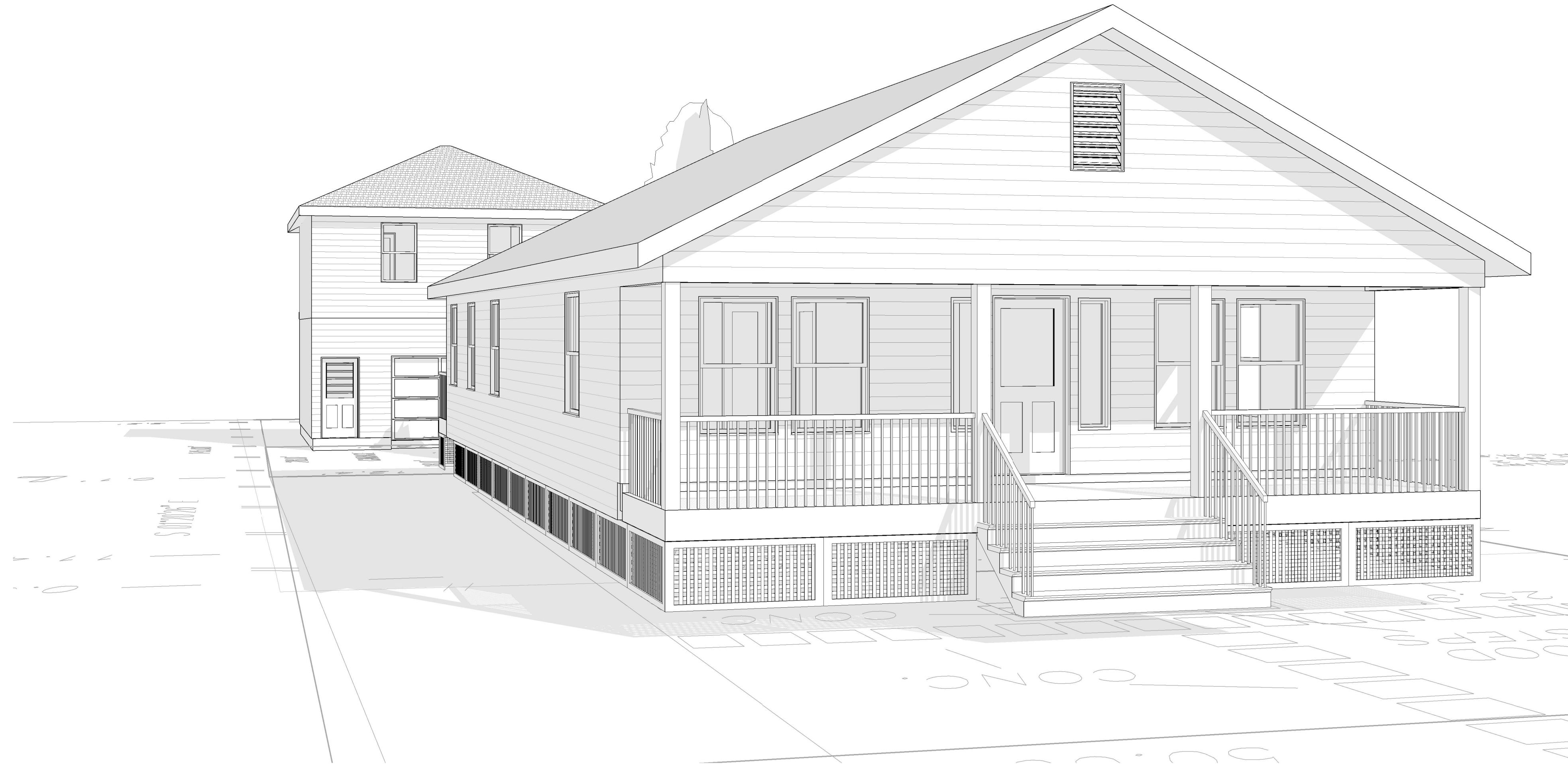
## PLAN NOTES - IRC (COH)

- A) THIS BUILDING REFERENCES THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH CITY OF HOUSTON AMENDMENTS, AND THE 2012 INTERNATIONAL BUILDING CODE (W/ COH AMENDMENTS).
- B) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY DIAZ GROUP OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS.
- C) ALL APPLIED NOTES ON THESE DRAWING PAGES SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
- 1) DIAZ GROUP WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS SUBMITTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
- 2) THE APPLIANCE AND PLUMBING SYMBOLS SHOWN ARE A DIAGRAMMATIC REPRESENTATION ONLY. IT IS THE RESPONSIBILITY OF THE OWNER/BUILDER TO SPECIFY THE APPLIANCE AND PLUMBING STYLES THAT WILL BE USED FOR THIS BUILDING.
- 3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN. PORCH AND BALCONY CEILING HEIGHTS TAKEN FROM THE IMMEDIATE CONDITIONED SPACE ADJOINING THE PORCH OR BALCONY.
- 4) WHEN UTILITY ROOM IS ABOVE THE FIRST FLOOR, PROVIDE A METAL PAN WITH DRAIN AND 2 INCH RELIEF LINE TO OUTSIDE (DO NOT CONNECT TO SANITARY SEWER). PAN GEOMETRY CAN BE ONE OF THE FOLLOWING: a) ENTIRE UTILITY FLOOR, b) AT WASHER/DRYER NOOK, OR c) UNDER WASHER ONLY. SEE BUILDER FOR OPTIONS.
- 5) P2704.1 - PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS.
- 6) R307.2 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 ABOVE THE FLOOR.
- 7) R308.4(5) - GLAZING AT BATHTUBS AND SHOWER STALLS SHALL BE TEMPERED SAFETY GLASS WHEN THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- 8) R311.5 STAIRWAYS - SEE STAIR NOTES AND DETAILS.  
R311.5.6 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- 9) R807.1 ATTIC ACCESS - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.
- 10) M1305.1.3 APPLIANCES IN ATTICS - ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 30 INCHES WIDE AND NOT MORE THAN 20 FEET LONG 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 INCHES 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 (HOUSTON AMENDMENTS TO 2006 IRC).
- 11) P2801 WATER HEATERS - LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE.
- 12) LOCATE H.V.A.C. EQUIPMENT IN ATTIC OR IN A MECHANICAL CLOSET WHEN THE PLANS SHOW A MECHANICAL CLOSET.
- 13) R316.1 INSULATION - ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
- 14) 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.



3 TYPICAL STAIR DETAIL

1. STAIRWAYS SHALL COMPLY WITH SECTION R311, R315 OF THE IRC.
2. HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD.
3. GUARDRAILS AT 38" TO 42" ABV. FIN. FLR.
4. GUARDS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL ENCLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.
5. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE GUARD SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" OR MORE IN DIAMETER.
6. HAND GRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/2", NOR MORE THAN 2 1/2" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRASPING SURFACE.
7. HANDRAIL 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 NEVEL POST OR SAFETY TERMINAL. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN BETWEEN WALL AND RAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 3/8" EITHER SIDE OF THE STAIRWAY.
8. IF THE UNDERSIDE OF STAIRWELL IS CLOSED OFF, PROVIDE 1/2" TYPE "X" FIRE RATED GYPSUM BOARD TO THE UNDERSIDE OF STAIRS.
9. NEVEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD.
10. RISERS SHALL NOT EXCEED 7 1/2" IN HEIGHT.
11. THE DEPTH SHALL BE MEASURED NOSE TO NOSE & SHALL NOT BE LESS THAN 11".
12. THE MINIMUM HEADROOM CLEARANCE SHALL NOT BE LESS THAN 6'8" (FINISHED HEIGHT) MEASURED VERTICALLY FROM SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
13. MINIMUM LANDING AREA OF 36" x 36".
14. MEASURE 12" IN FROM THE NEAREST POINT & SHALL NOT BE LESS THAN 6" AT THAT POINT.
15. TREAD WIDTH FOR CIRCULAR STAIRS SHALL BE 11" MIN. AS MEASURED FOR WINDERS.
16. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".



MAP

### 2015 IECC NOTES:

The proposed house addition & remodel has been design with the following minimums R-values for climate Zone 2 (Section R402.1.2 of the 2015 IECC) :

- 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.

## DRAWING INDEX

### ARCHITECTURAL

- A-0.0 SITE PLAN
- A-1.0 FLOOR PLANS
- A-2.0 HOUSE ELEVATIONS
- A-2.1 GARAGE ELEVATIONS
- A-3.0 ELECTRICAL PLAN
- A-4.0 2nd F. ELEC. PLAN
- A-5.0 ROOF PLAN

### STRUCTURAL

- S-1.0 FOUNDATION PLAN & DETAILS
- S-2.0 FLOOR FRAMING PLAN
- S-3.0 CEILING FRAMING PLAN
- S-4.0 ROOF FRAMING PLAN
- S-5.0 GENERAL NOTES

SHEET TITLE:

**COVER  
SHEET**

SCALE: As indicated

DATE: 05/08/19

JOB No.: Project Number

SHEET No.:

**CS**



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**HOUSE ADDITION**  
1148 W.22nd ST.  
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SHEET TITLE:

**FLOOR PLANS**

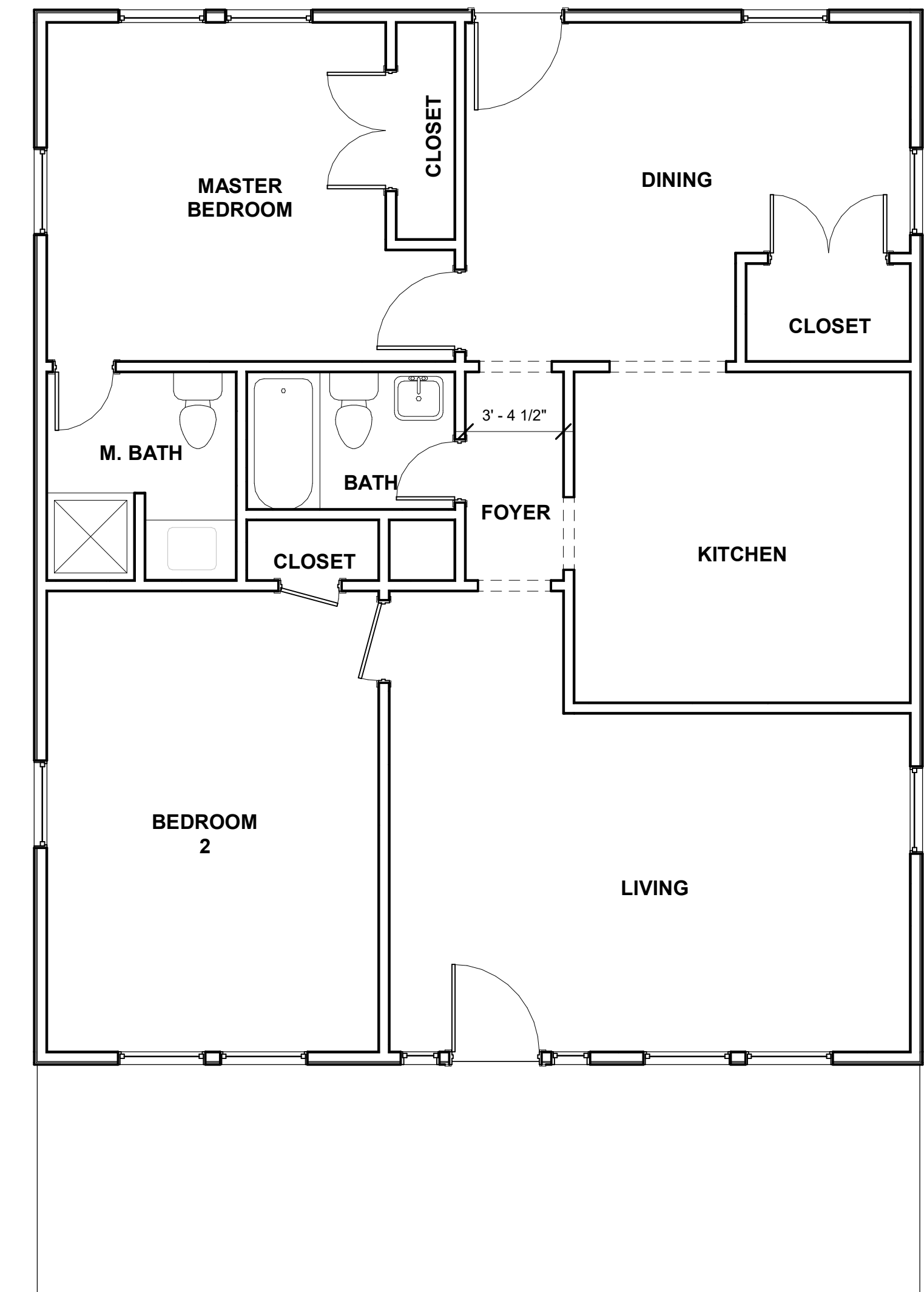
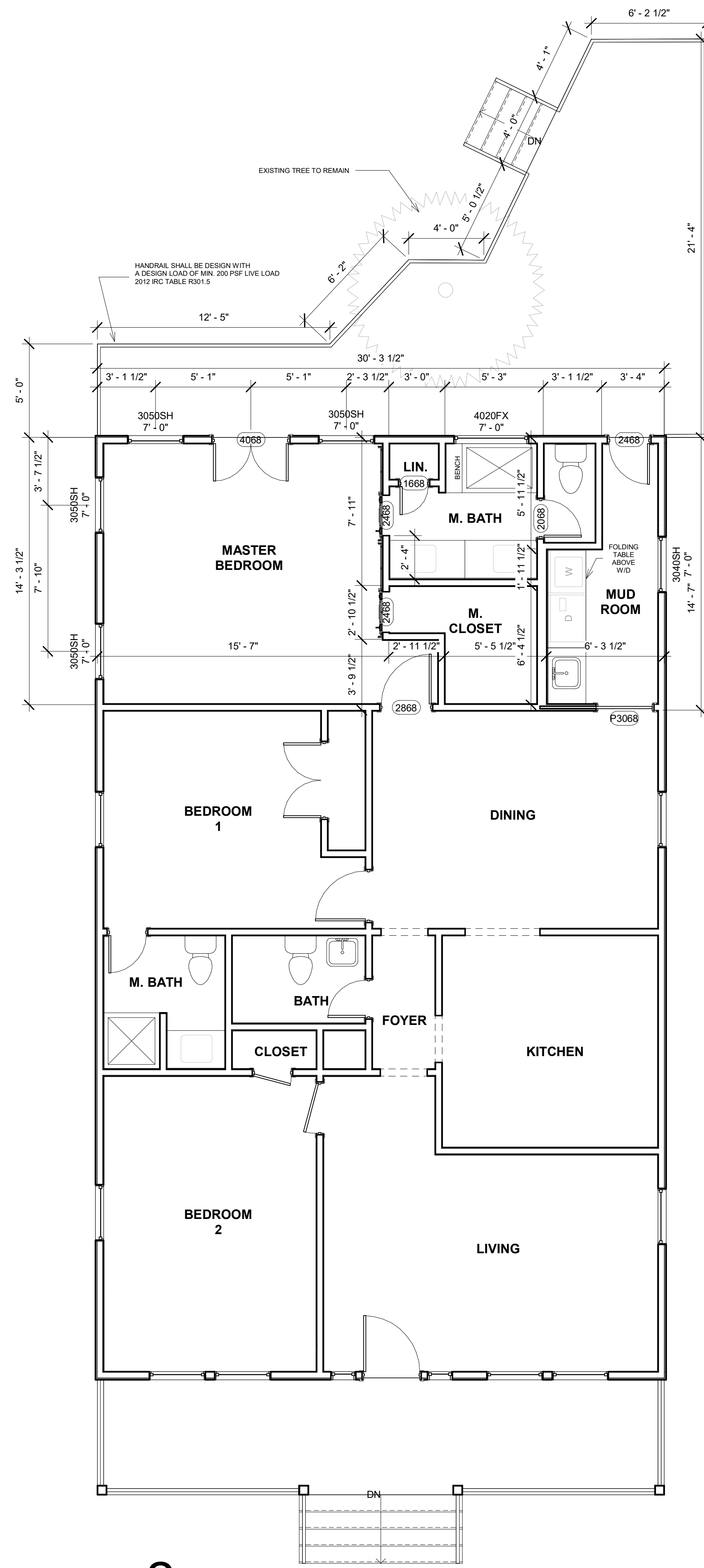
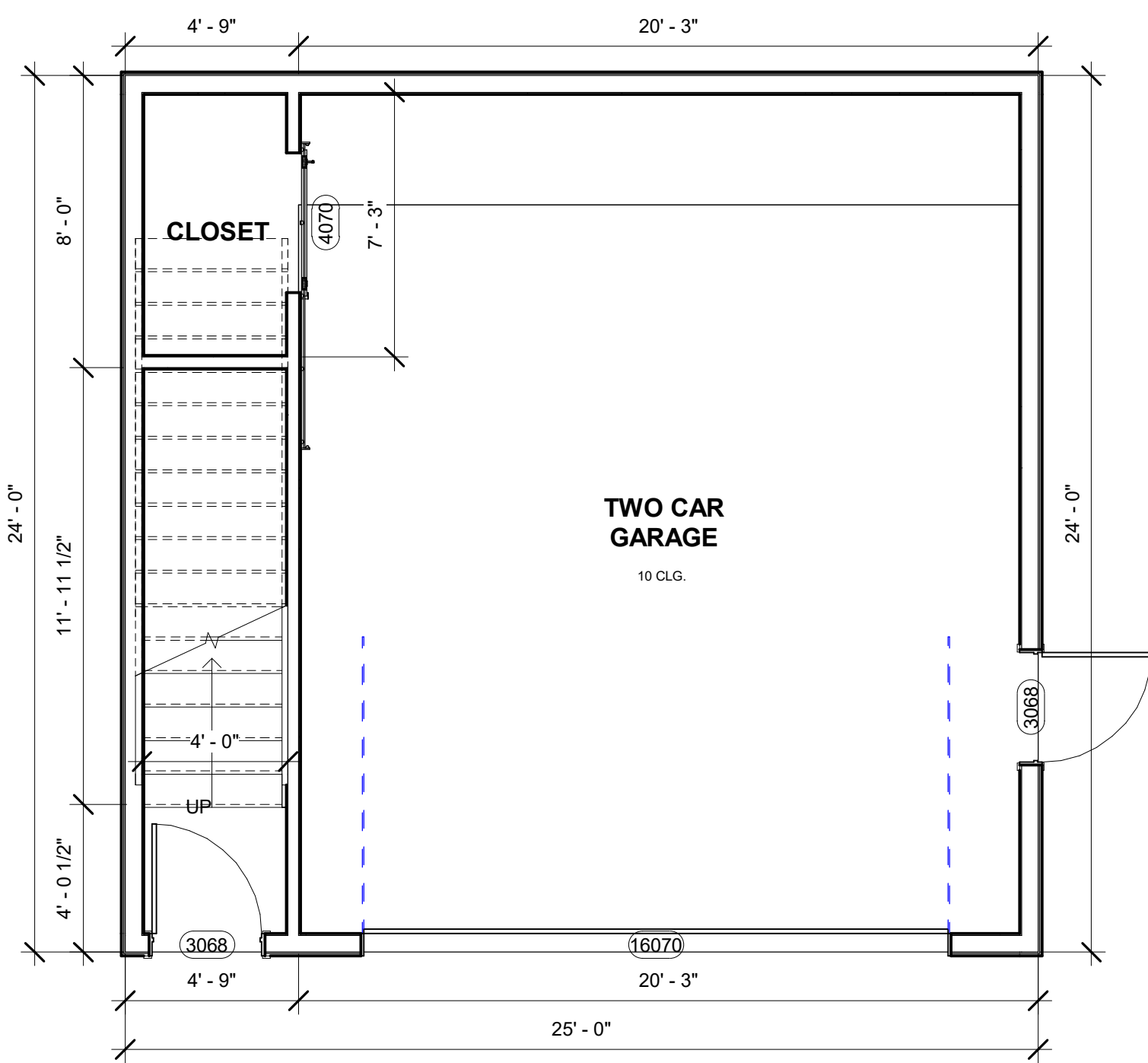
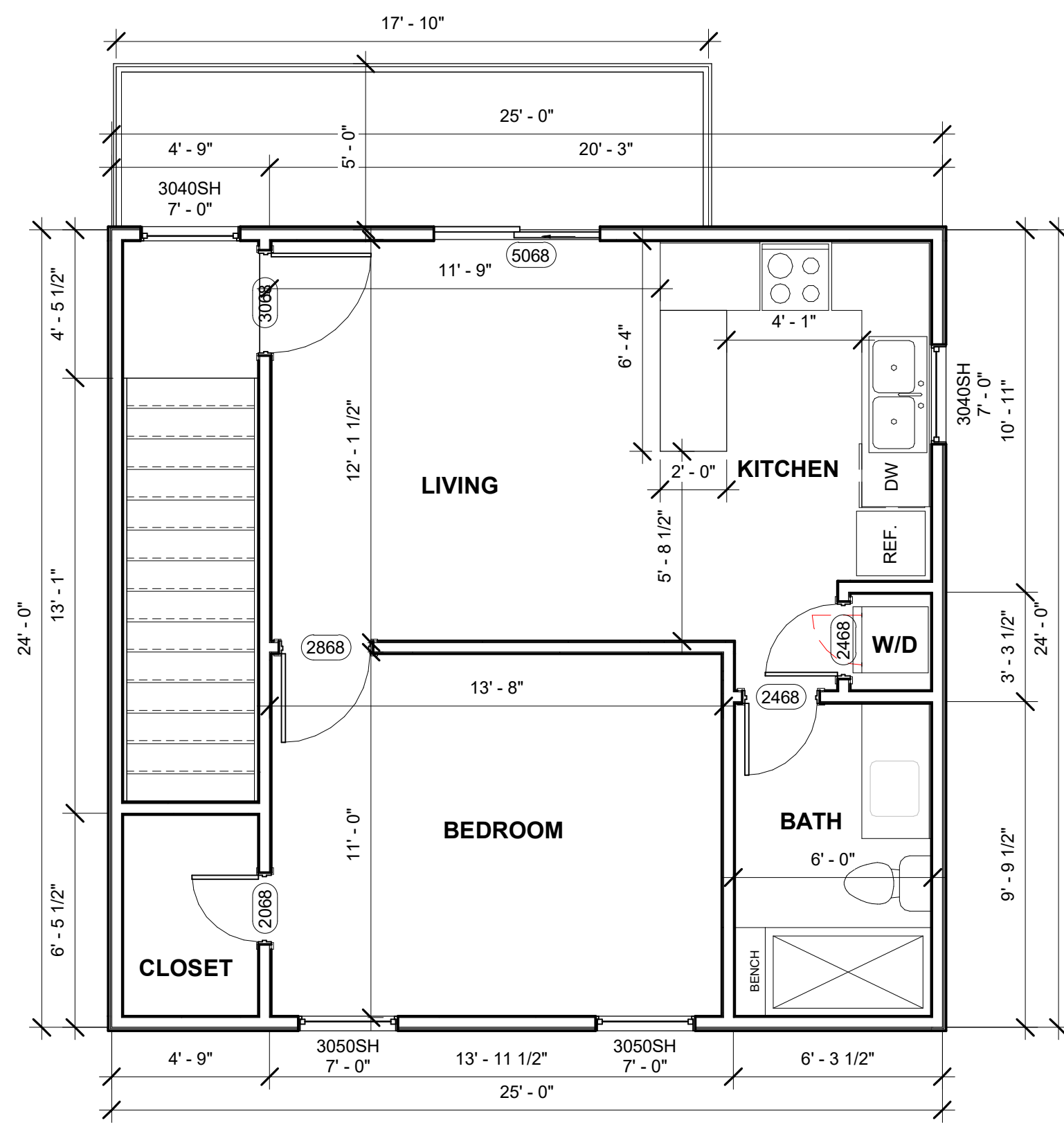
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DATE: 10/16/2019

JOB No.: Project Number

SHEET No.:

**A-1.0**



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SHEET TITLE:

**HOUSE ELEVATIONS**

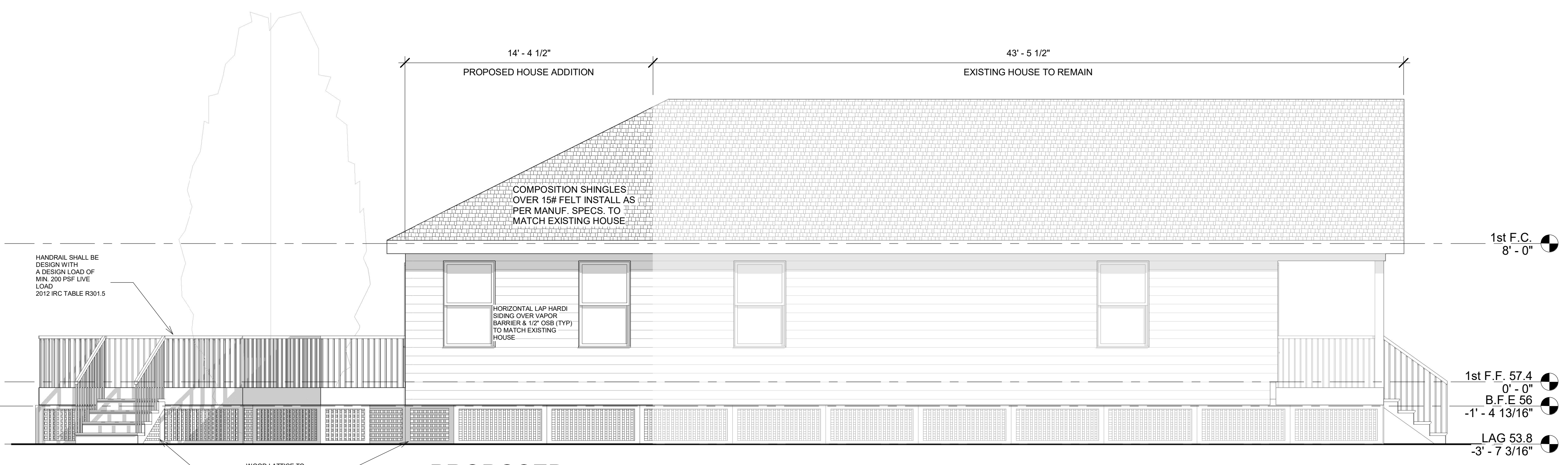
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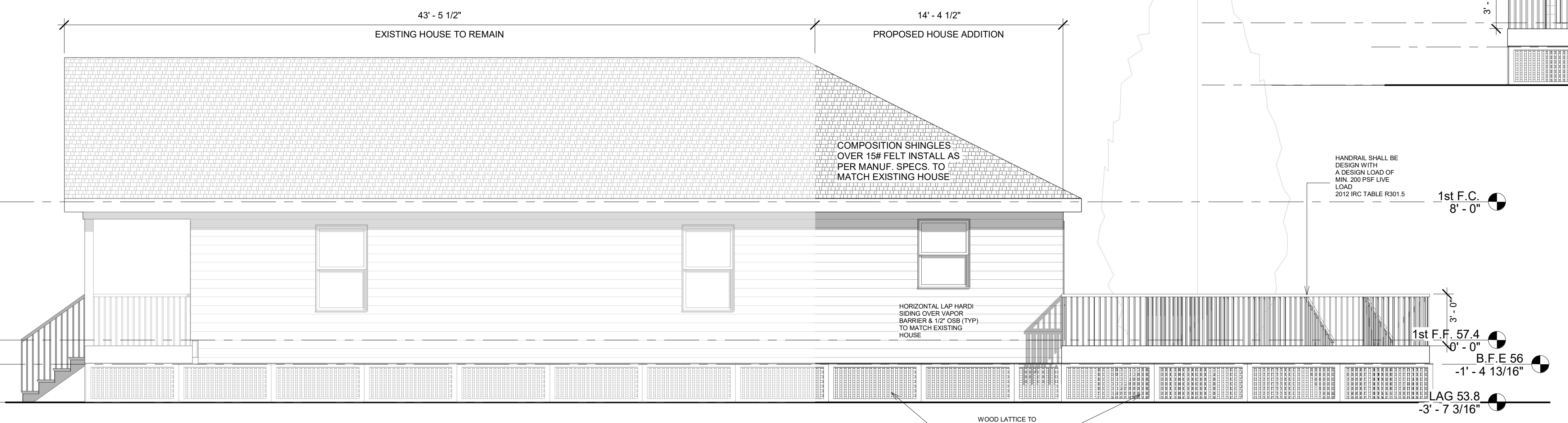
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SHEET No.:

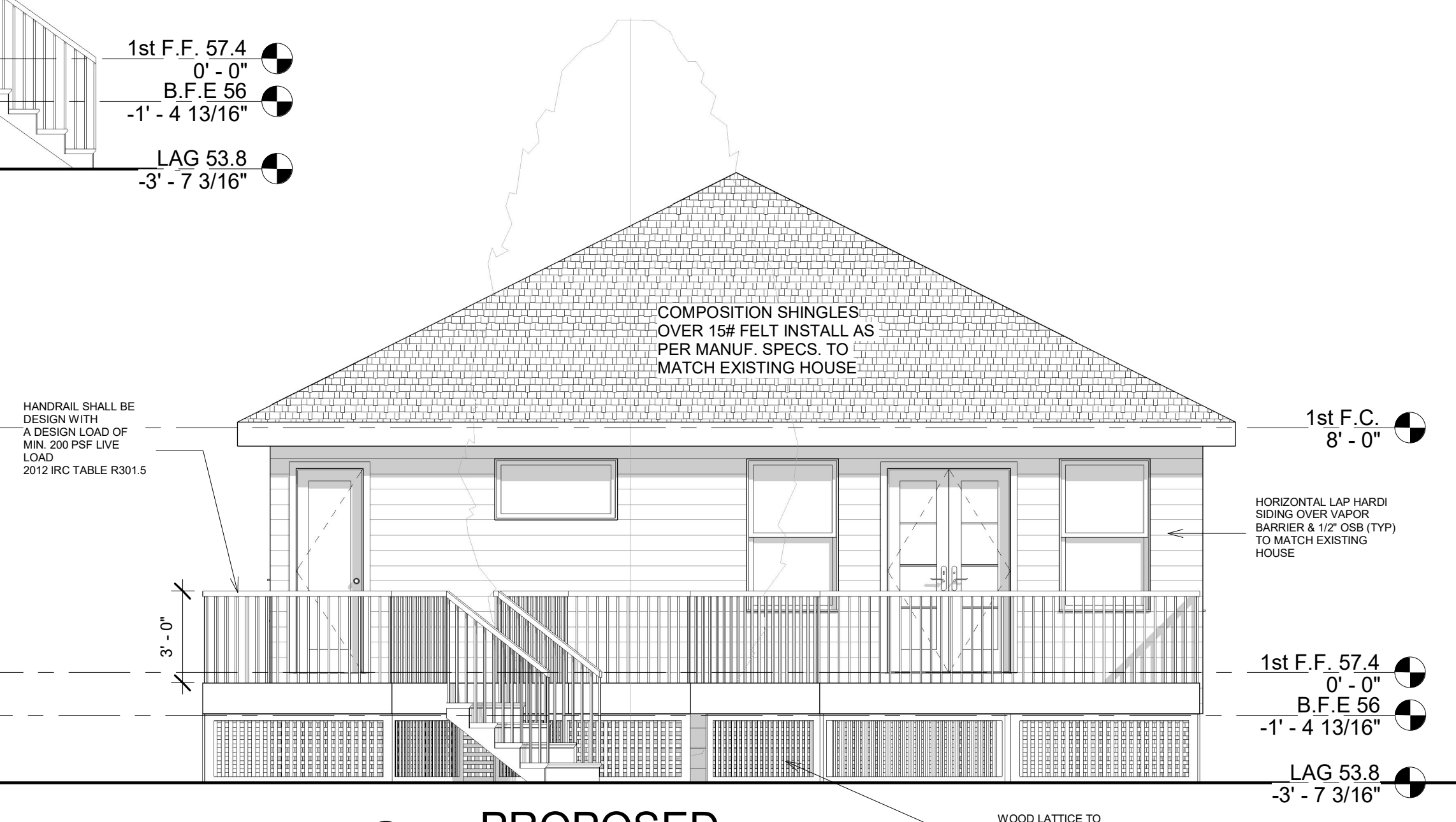
**A-2.0**



**4 PROPOSED LEFT ELEVATION**  
1/4" = 1'-0"



**2 PROPOSED RIGHT ELEVATION**  
1/4" = 1'-0"



**3 PROPOSED REAR ELEVATION**  
1/4" = 1'-0"



**1 EXISTING FRONT ELEVATION**  
1/4" = 1'-0"

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**GARAGE ELEVATIONS**

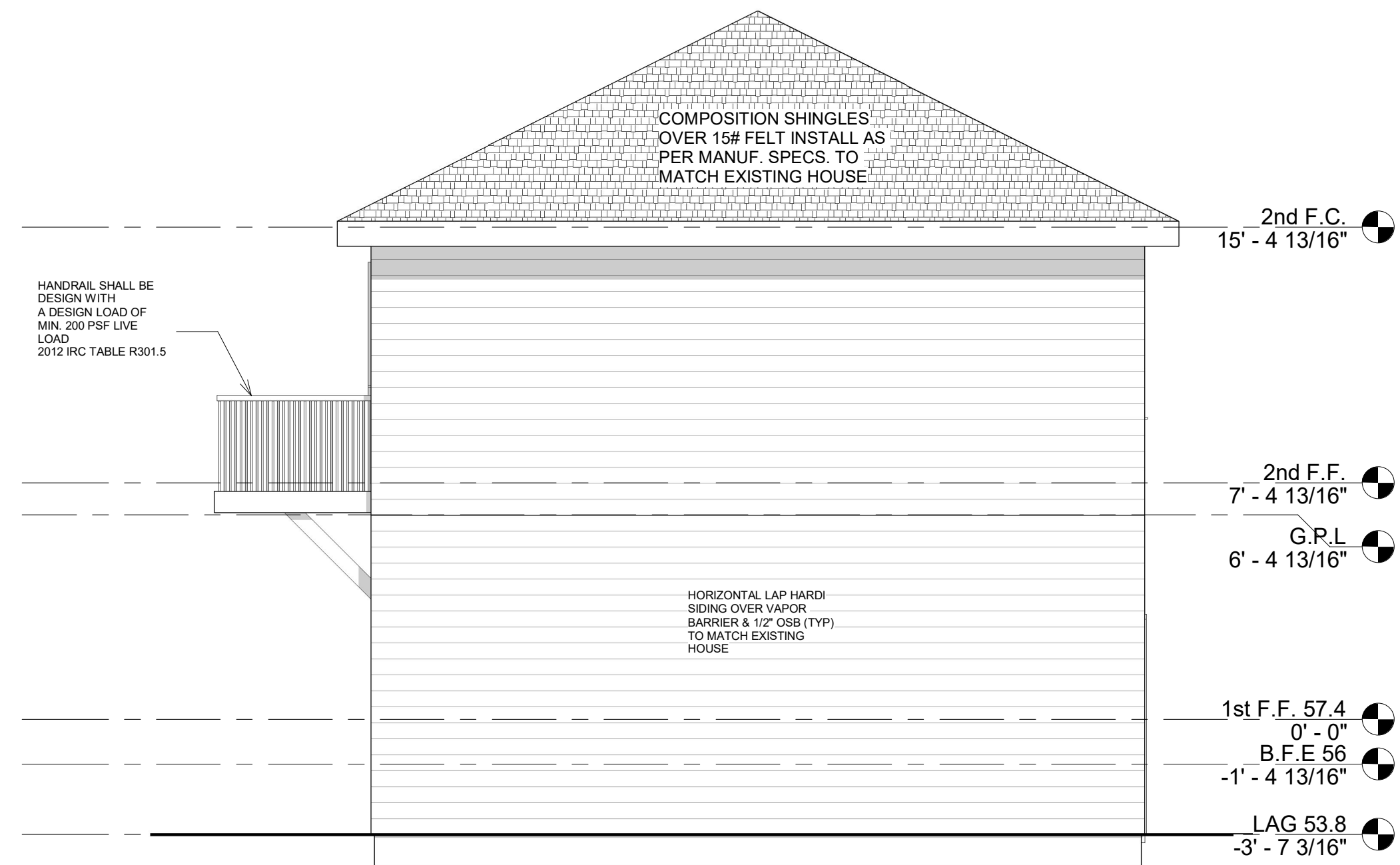
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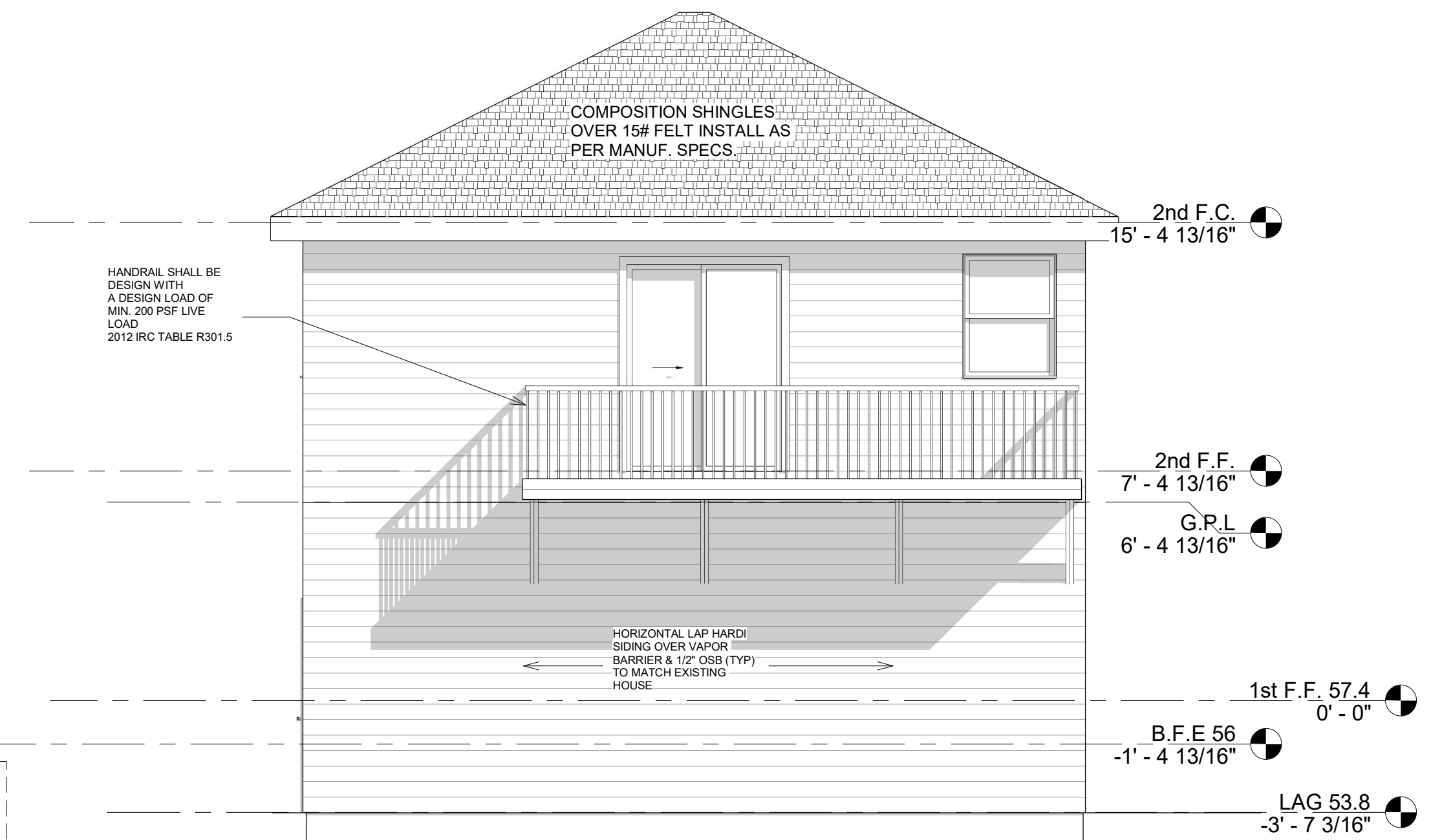
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SHEET No.:

**A-2.1**

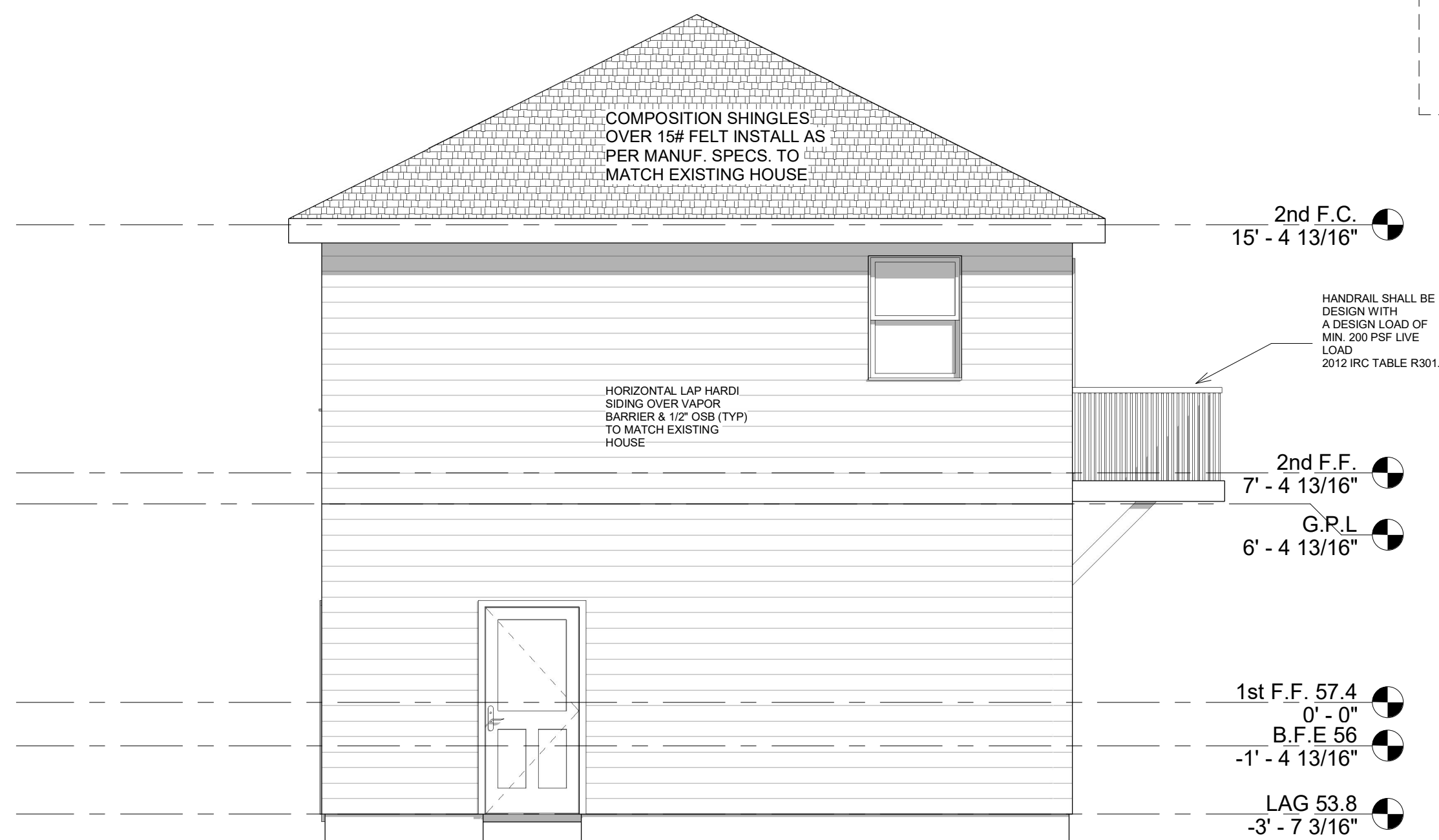


**4** PROPOSED LEFT ELEVATION  
1/4" = 1'-0"



**3** PROPOSED REAR ELEVATION  
1/4" = 1'-0"

\* Windows (Escape and Rescue - Sill height) R310.1 2012 IRC  
Emergency escape and rescue window sill height shall be not more than 44 above the finished floor.  
\* Windows (Sill Height) R312.2.1 2012 IRC  
In dwelling units where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 above the finished floor of the room in which the window is located. Glazing between the floor and 24 shall be fixed or have openings through which a 4 diameter sphere cannot pass.



**2** PROPOSED RIGHT ELEVATION  
1/4" = 1'-0"



**1** PROPOSED FRONT ELEVATION  
1/4" = 1'-0"