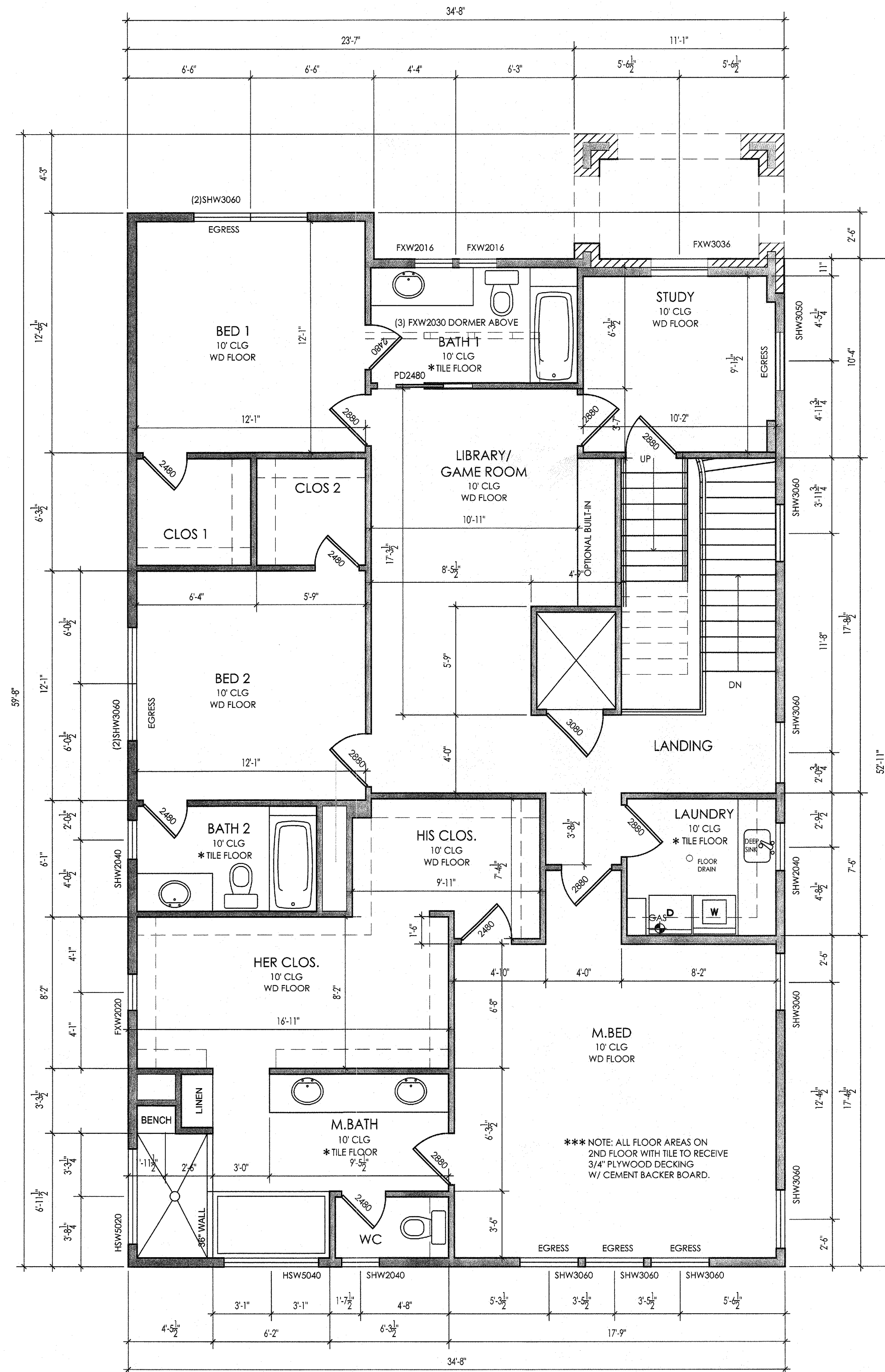
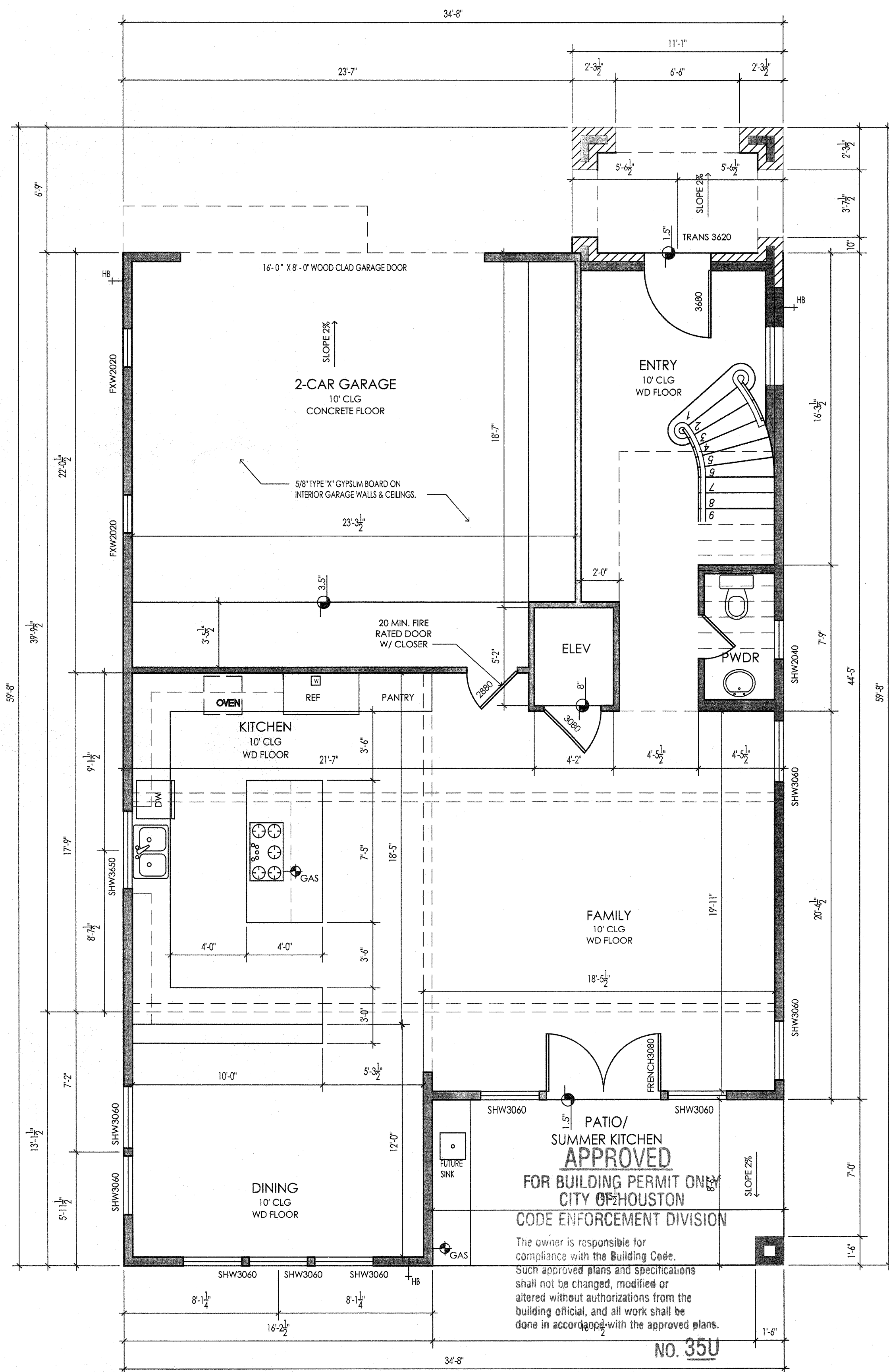


**DRAWING NOTES:**

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. NOTIFY OWNER OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
  - ALL CONSTRUCTION TO COMPLY WITH IRC 2006 BUILDING CODE WITH CITY OF HOUSTON AMENDMENTS.
  - ALL RAILING (WOOD, METAL OR PRECAST) WIDTH SHALL NOT ALLOW PASSAGE OF A 4" SPHERE IN DIAMETER BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2006 SECT. R316.2. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR A MINIMUM LIVE LOAD FOUND IN IRC 2006 TABLE R301.5.
- INTERIOR GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
- EXTERIOR GUARDRAILS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARDRAIL TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
  - ALL BEDROOMS TO HAVE AN EGRESS WINDOW. SILLS TO BE A MAXIMUM HEIGHT OF 4" ABOVE FINISHED FLOOR AS PER IRC 2006 R310.1.1.
  - ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. AS PER IRC 2006 R310.1.1.
  - MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AS PER IRC 2006 R310.1.2.
  - MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES AS PER IRC 2006 R310.1.3.
  - ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIR WELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIR WELL).
  - PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4):
    - GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
    - GLAZING FROM ANY WALKING SURFACE.
    - GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS 60" FROM THE FLOOR.
    - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ.FT.
    - BOTTOM OF A PANE IS LESS THAN 18" FROM FLOOR.
    - TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
    - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
    - GLAZING IN THE STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
  - ALL FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2006 CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR TO REVIEW.
  - PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.
  - THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. AS PER IRC 2006 R314.2, RE: DETAIL SHEET.
  - SEE STAIR NOTES & DETAILS ON SHEET A4.1 TO CONFORM TO IRC 2006 SECT(S) R314, R315 & R316. PROVIDE CONTINUOUS RAILING AT TWO OR MORE RAILINGS
  - ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER LINE).
  - PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2006 SECT. P2704.1.
  - ALL GLASS AT TUBS & SHOWERS SHALL BE TEMPERED SAFETY GLASS & TO COMPLY WITH IRC 2006 SECT. R308.
  - PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22" X 30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT THE MINIMUM SIZE OF A PULL DOWN STAIR IS 30"X54" AND TO HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2006 SECT. R807 AND SECT. M1305.1.3.
  - LOCATE WATER HEATER(S) IN MECHANICAL ROOM INSIDE METAL PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2006 SECT. P2803.
  - HVAC MECHANICAL EQUIPMENT LOCATED MECHANICAL ROOM.
  - PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC TO ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
  - ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2006 SECT. R202.1.



**02 SECOND FLOOR - PLAN**  
SCALE: 1/4" = 1'-0"



**01 FIRST FLOOR - PLAN**  
SCALE: 1/4" = 1'-0"

Glazing in Hazardous Locations Shall Comply with Section-R308 of I.R.C. for One and Two Family Dwellings OR Section-2406 of I.B.C. for Commercial Construction.

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NO.	DATE	ISSUE/REVISION
1	03-28-15	PERMIT
1	05-10-15	COFH COMMENTS

NEW SINGLE FAMILY RESIDENCE FOR  
**BAUDIER HOMES**  
1528 WOODVINE DRIVE  
HOUSTON, TEXAS 77055

DATE: 03 / 28 / 15

TITLE: FLOOR PLAN

SHEET #: A2