



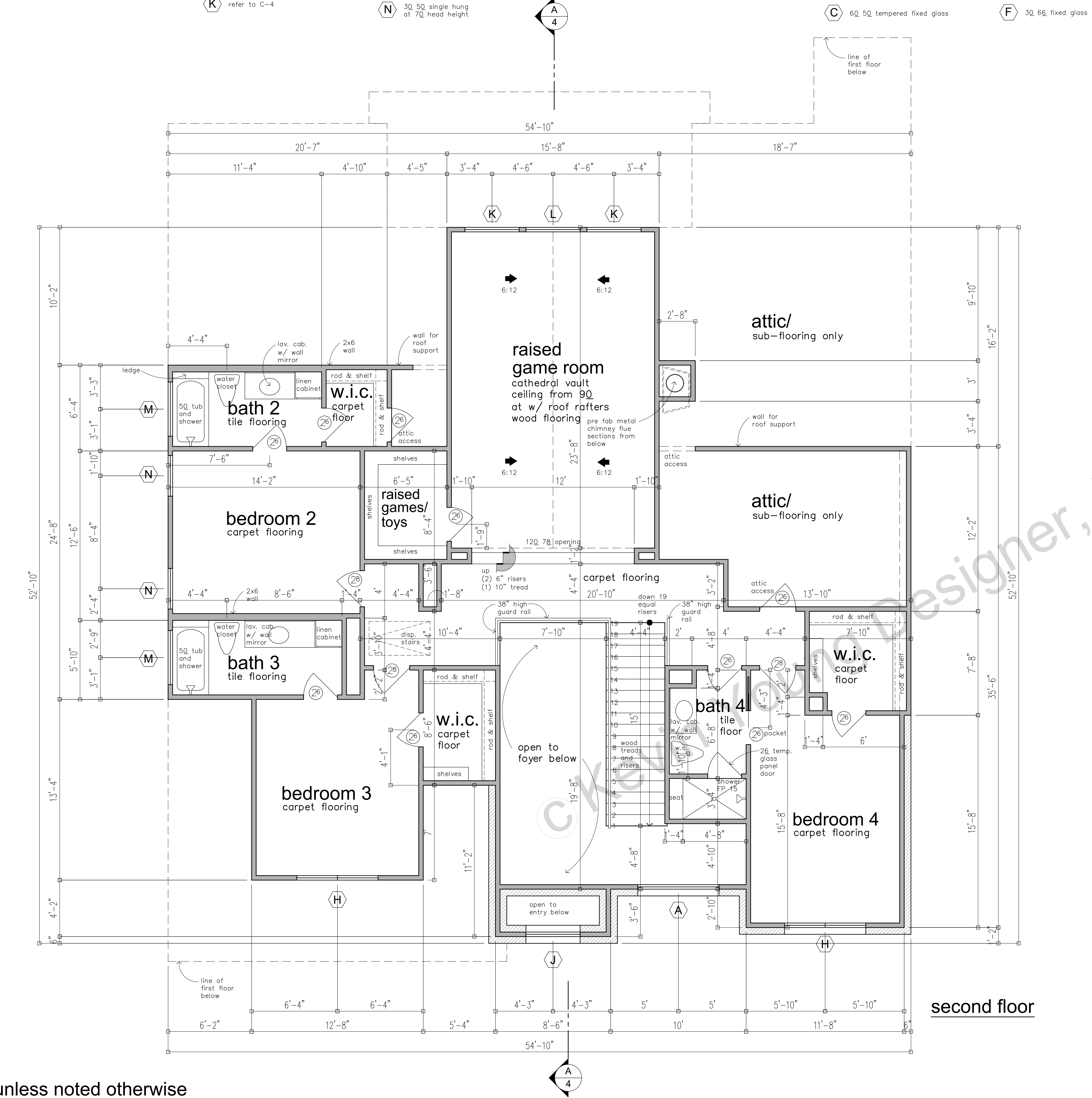
A custom home design for:
Pavilion Builders

window schedule

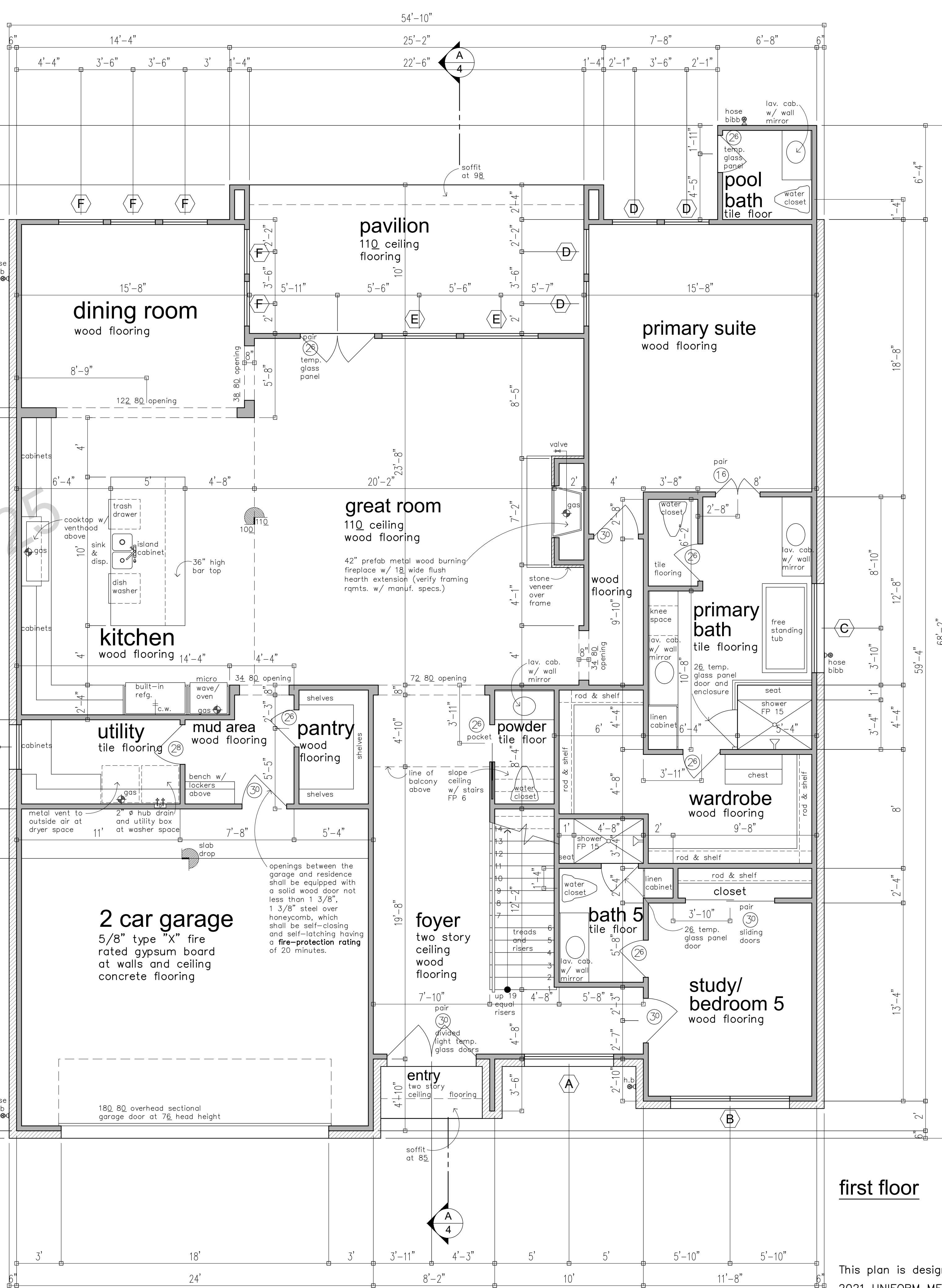
- H pair 30 50 divided light casements
- J 40 50 divided light fixed glass
- K refer to C-4
- L refer to B-5
- M 40 18 fixed glass at 70" head height
- N 30 50 single hung at 70" head height

window schedule

- A refer to detail B-4
- B pair 40 66 divided light casements
- C 60 50 tempered fixed glass
- D 30 66 single hung
- E 50 66 fixed glass
- F 30 66 fixed glass
- G 30 48 fixed glass



second floor



first floor

unless noted otherwise

- FP 1 First Floor (nominal heights), 10'-0" ceiling height; 8'-0" header heights; 8'-0" interior door heights (1 3/8" thick solid core); 8'-0" exterior door heights (1 3/4" thick solid core); 8'-0" & 3'-6" window header heights
- FP 2 Second Floor (nominal heights), 9'-0" ceiling height; 6'-8" header heights; 6'-8" interior door heights (1 3/8" thick solid core); 6'-8" exterior door heights (1 3/4" thick solid core); 6'-8" window header heights
- FP 3 All interior wall studs at first and second floor shall be #3 x 2x6 @ 16" on center plan and from second finished floor at second floor plan.
- FP 4 All angles shown in plan shall be divisible by 45.
- FP 5 Walls and ceiling shall be 1/2" ASTM-C36 gypsum wallboard with recessed longitudinal edges and installed in accordance with "American Standard Notes for the Application and Finishing of Gypsum Wallboard" and I.R.C. R702.3.
- FP 6 Enclosed accessible space under stairs shall have walls, under stair (13 mm) gypsum board, R312.2 under stair protection.
- FP 7 Garage Opening Protection (door) R309.1 2021 I.R.C. Amendments Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a solid wood door not less than 1 3/8" thick solid core.
- FP 8 Refer to interior elevations for additional framing and framing information.
- FP 9 All bedroom windows shall comply with the International Residential Code section R310 and shall have a sill height of not more than 44 inches above the floor and produce a net clear opening of 5.7 square feet while providing a minimum 24 inches high and 20 inches wide opening for emergency escape. In dwelling units where the opening of an operable window is located more than 72" 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.

- FP 10 Stairways shall comply with the International Code Sections 311.7, 311.7.8.3, and 311.7.8.4. Stair width in residential shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. a) Stairways shall have at least one handrail and handrails shall be installed on all open sides of stairs. Handrails shall be continuous the full length of the stairs and shall terminate in a newel post or safety terminal. Minimum width between handrails shall be 31.5 inches, height above nose of tread shall be minimum 34 inches and maximum 38 inches. b) Glazing in hand-gripping portion of the handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum. Other handrail shapes that provide an equivalent smooth gripping surface are permissible. Edges shall have a minimum radius of 1/8 inch. Handrails projecting from a wall shall have a space not less than 1 1/2 inches between the wall and the handrail. c) Guardrails and handrails shall comply with the "minimum uniformly distributed live load" of 200 lbs. per square foot as a single concentrated load applied in any direction at any point along the top. d) Guard in-fill components (except handrails) shall be designed to resist a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. Balusters or ornamental closures shall not create a ladder effect or allow passage of a sphere 4 inches in diameter, however the triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through. e) The width of each landing shall not be less than the stairway served and every landing shall have a minimum dimension of 36 inches measured in the direction of travel. f) Stair risers (R311.3 2021 IRC) Stair maximum riser height shall be 7 1/2". g) Under treads shall provide 10 inches of tread depth at a point not more than 12 inches from the side where the treads are narrower and minimum width of any tread shall not be less than 6 inches. The continuous handrail shall be located on the side where the treads are narrowest.
- FP 11 All guardrails at raised floor areas, balconies and porches shall comply with the I.R.C. section R310 or equal. Minimum height above finish floor to be 36 inches and balusters or ornamental closures shall not allow passage of a sphere 4 inches in diameter. (refer to FP 10 b).
- FP 12 Approved smoke detectors shall be listed, located and installed in accordance with the provisions of the I.R.C. section R317 and the fire warning equipment provisions of NFPA 72. In new construction the alarm shall receive their primary power from the building wiring and have secondary power from internal batteries.
- FP 13 Provide ventilation at all baths and utility rooms through natural or mechanical means which is capable of providing five air changes per hour and is connected directly to the outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
- FP 14 Water heaters shall be provided with 26 gauge metal drain pan (sized per water heater capacity and city requirements) fastened to floor deck below. Pan drain line and water heater pressure relief line shall be vented to exterior, not into sanitary sewer. Clearance from top of water heater to bottom of rafters shall not be less than 12". Gas equipment shall be provided appropriate attic ventilation for combustion air and minimum 4" diameter pre-fabricated flue listed where it is vented through roof deck. Size, number and type of equipment shall be per specifications.

- FP 15 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypsum board (or an equal or better material) to a height of not less than 70" above the drain inlet.
- FP 16 Glazing in locations subject to human impact such as: a) side hinged doors; b) fixed and sliding panels of a sliding door assembly; c) storm doors; d) enclosures and doors for both tubs and showers where the bottom edge is less than 60 inches above the floor; e) individual fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 80 inches above the floor; f) glazing in walls enclosing stairways and landings or within 60 inches of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches above walking surface; g) individual fixed or operable panels other than those listed above in FP 16a and FP 16f that meet all the following criteria: 1) area panel greater than 9 square feet; 2) bottom edge is less than 18 inches above floor; 3) top edge greater than 36 inches above floor; 4) walking surface within 36 inches horizontally of glazing; h) refer to INTERNATIONAL RESIDENTIAL CODE section R 308.4 for exceptions. i) safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass, and safety glass, comply with sections R308.3 and R308.4 of the 2021 IRC. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface. Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread. Plans shall identify glazing in hazardous locations as stated above. Windows adjacent to the stair landing, and adjacent to the tub or shower.
- FP 17 Factory-built fireplaces (UL and I.C.B.O. approved), hearth extensions and chimneys shall be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code and a copy of the manufacturer's installation manual shall be available at the job site for the building inspectors review. The hearth extension shall be readily distinguishable from the surrounding floor area.
- FP 18 It is the intent of these plans to allow all ceiling construction and heights to be as shown on the drawings. Coordinate the location of structural framing and beams, ductwork and piping and provide offsets in ductwork and piping as needed to meet this intent. Refer to floor plans, cross sections and interior elevations for ceiling, fur down and soffit heights.
- FP 19 Engineering of the foundation, superstructure and stairs does not fall within the scope of the work performed by KEVIN YOUNG DESIGNERS, INC. It shall be the responsibility of the owner or builder to have this performed. If an engineer's seal is present upon these drawings the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure and stairs.
- FP 20 Attic (R807.1 2021 IRC) Attic access shall be provided in buildings with a combustible ceiling or roof construction. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The rough opening shall not be less than 22 inches by 30 inches. Attic Access Appliances (M1505.1.3 IRC Amendments) Attics containing appliances 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.

square footage tabulation

first floor	2612
second floor	1576
TOTAL LIVING AREA	4188
entry porch	29
2 car garage	540
pavilion	231
TOTAL COVERED AREA	4988

FLOOR PLANS

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

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This plan is designed to follow 2021 I.R.C. 2021 UNIFORM MECHANICAL CODE (UPC) Houston Amendments

2021 UNIFORM PLUMBING CODE (UPC) Houston Amendments

2023 NATIONAL ELECTRICAL CODE (NEC)

2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) Houston Amendments

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