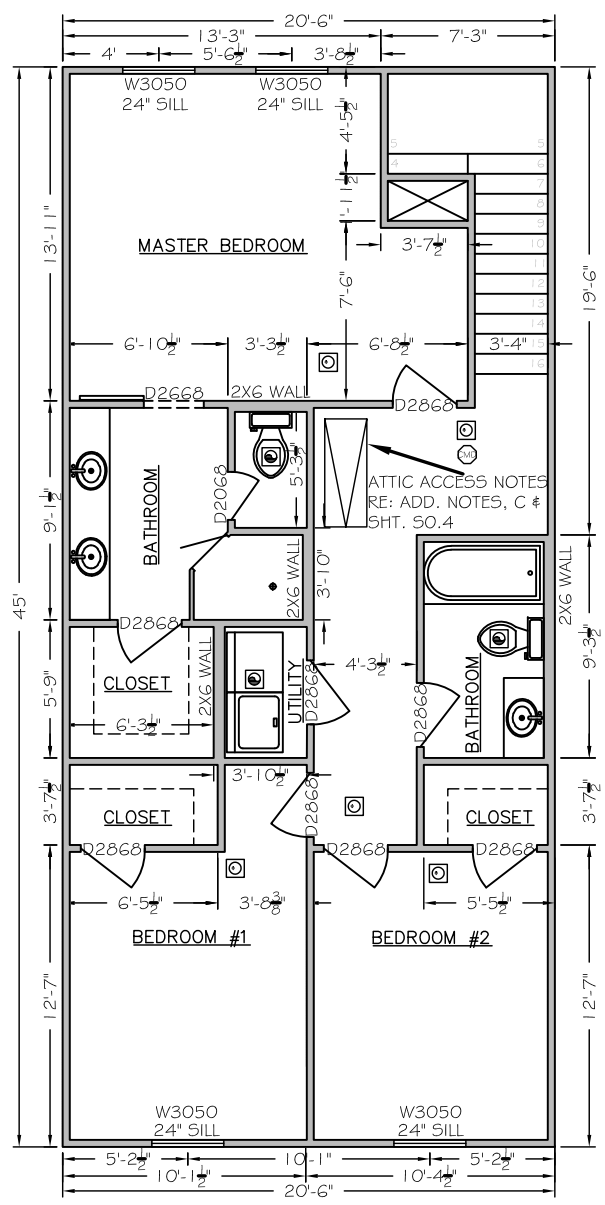
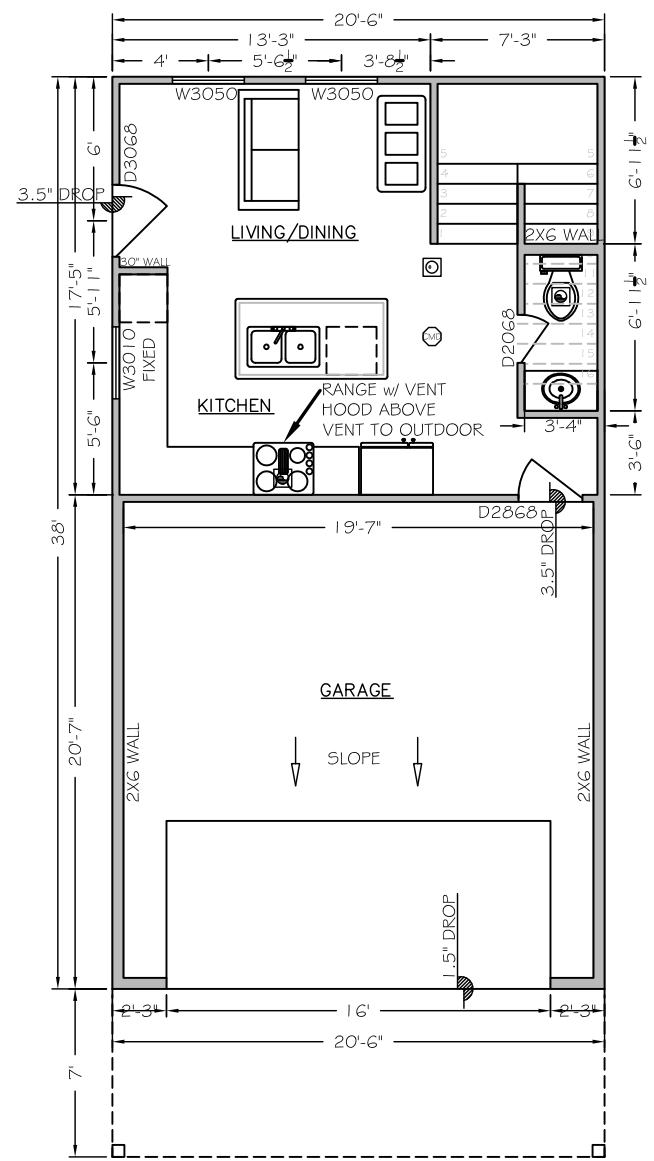
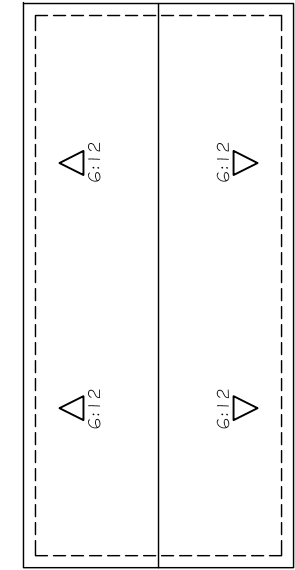


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| Date: | 10/06/2021 |
| REV#  |            |
| PERM  |            |
| CONST |            |



**STAIR NOTES:**

- 1) STAIR THREADS SHALL BE UNIFORM IN DIMENSION AND NOT LESS  $\frac{3}{8}$ " NOR MORE THAN 1 - 1/4" REQUIRED ON ALL THREADS LESS THAN 11 - INCHES.
- 2) RISERS SHALL BE VERTICAL AND UNIFORM IN DIMENSION NOT MORE THAN 7-3/4 FINISH STEP.
- 3) STAIRWAYS SHALL HAVE A CLEAR WIDTH OF NOT LESS THAN 36 INCHES AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
- 4) STAIRWELL SHALL HAVE A MINIMUM HEADROOM HEIGHT AT ALL POINTS NO LESS THAN 6-FEET 8-INCHES MEASURED VERTICALLY FROM THE THREAD NOSING OR FLOOR OR PLATFORM.
- 5) HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF THREADS OR FLIGHT WITH THE FOUR OR MORE RISERS.
- 6) HANDRAILS SHALL BE INSTALLED WITH A FINISH HEIGHT MEASURED VERTICAL FROM THE SLOPED PLANE ADJOINING THE THREAD NOSING, OR FINISH SURFACE OF NOT LESS THAN 34-INCHES NOR MORE THAN 38-INCHES.
- 7) HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIR FLIGHT TO A POINT NOT LESS THAN ONE TREAD BEYOND THE FIRST AND LAST RISER.
- 8) HANDRAILS SHALL HAVE AN OUTSIDE DIMENSION OF AT LEAST 1-1/4-INCH AND NOT GREATER THAN 2-INCHES AND BE ASSEMBLED AND INSTALLED WITH A MINIMUM CLEARANCE OF 1-1/2-INCHES BETWEEN WALL AND HANDRAIL.
- 9) SPIRAL STAIRWAYS SHALL HAVE A MINIMUM TREAD DEPTH OF 7-1/2-INCHES AT A DISTANCE OF 12-INCHES FROM THE NARROW EDGE.
- 10) STAIRS SHALL BE PROVIDED WITH A MINIMUM ILLUMINATION LEVEL OF 1-FOOTCANDLE AND BE PROVIDED WITH SWITCHES ACCESSIBLE AT THE TOP AND BOTTOM OF THE STAIRS.



**ROOF PLAN**

-ALL OVERHANGS TO BE 12" U.N.O.

**ADDITIONAL NOTES**

- A) SEPERATION BETWEEN THE RESIDENCE AND GARAGE SHALL BE MAINTAINED BY THE INSTALLATION OF 1/2" GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS ON THE GARAGE SIDE PER IRC R309.2. IN AREAS WHERE A LIVING AREA IS ABOVE GARAGE PROVIDE 5/8" TYPE "X" GYPSUM ON CEILING.
- B) PROVIDE A SELF-CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF MINIMUM 20 MINUTES BETWEEN THE RESIDENCE AND GARAGE PER SECTION 309.1 2000 IRC
- C) THE PLYWOOD EXPOSED PANEL OF THE GARAGE DISAPPEARING STAIRS MUST HAVE A MINIMUM THICKNESS OF 3/8" FIRE RETARDANT PLYWOOD OR COVERED WITH A MINIMUM OF 16 GAGE SHEET METAL PER IRC R309.2
- D) RESCUE WINDOWS FROM SLEEPING ROOMS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES, GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SF.

EXH: EXHAUST FAN



SD: SMOKE DETECTOR



CMD: CARBON MONOXIDE ALARM



**BUILDING AREAS**

|                        |            |
|------------------------|------------|
| TOTAL CONDITIONED AREA | = 1,286 SF |
| GARAGE                 | = 388 SF   |
| TOTAL SQUARE FOOTAGE   | = 1,674 SF |

**REFERENCES**

REFER TO TABLE R602.3(1) FROM IRC 2012: FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.  
 REFER TO IRC 2012 MANUAL FOR ADDITIONAL INFORMATION/SPECIFICATIONS.  
 REFER TO WOOD FRAME CONSTRUCTION MANUAL FOR DETAIL CLARIFICATIONS  
 REFER TO SIMPSON CATALOG FOR PROPER FASTENING OF CONNECTORS.

-PROPOSED-  
 -NEW RESIDENCE-  
 BRACKENRIDGE ST.  
 HOUSTON, TEXAS 77088

**O&O**  
**DESIGNS**  
 OSVALDO OLVERA (281) 850-8877

**Contact:**

|          |    |
|----------|----|
| DESIGNER | OO |
| CHECKER  | OO |

PROJECT #202125



Sheet Title:  
FLOOR PLAN

Sheet No.  
**A1.1**  
Scale:  
1/4" = 1'-0"

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