

IRC 2012 GENERAL NOTES:

1. ALL FRAMING LUMBER SHALL BE #2 K.D. S.Y.P.

2. ALL TOE PLATES (DOWNSTAIRS ONLY ON MULTI-STORY HOME) SHALL BE TREATED WOOD.

3. ALL VALLEYS, HIPS AND RIDGE MEMBERS SHALL BE MINIMUM 2x8

4. ALL 2X4 STUD WALLS SHALL BE 16" ON CENTER AS PER IRC. 2012

5. DISAPPEARING STAIRS SHALL HAVE A MINIMUM OPENING OF 22"x30" AND A 350 LB. LADDER 30" MINIMUM UNOBSTRUCTED HEADROOM SHALL BE PROVIDED IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENING AS PER IRC R607.1. ROUGH FRAME OPENING SHALL BE 30'-1/2" X 54'-1/2".

6. GYPSUM BACKER AT ALL TUB AND SHOWERS LOCATIONS SHALL BE NONABSORBENT FINISH MATERIAL AND SHALL CONFORM WITH ASTM C 630 OR C 1178 AS PER IRC 2012

7. ELECTRIC SMOKE DETECTORS SHALL BE INSTALLED AT EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AS PER IRC 2012 AND EACH SMOKE DETECTOR SHALL BE INTERCONNECTED AND HARDWIRED WITH BATTERY BACKUP.

8. ALL EXTERIOR GARGE AND BATH RECEPTACLES TO HAVE GROUND-FAULT CIRCUIT-INTERRUPTOR.

9. INSULATION- SEE SPECIFICATIONS FOR TYPE

ALL INSULATION TO HAVE FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 AS PER IRC 2012

10. ALL FIRESTOPPING REQUIRED AS PER IRC 2012 AND TO BE OF APPROVED MATERIALS PER IRC 2012

11. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES. ANCHOR TIES OF STRAND WIRE SHALL NOT BE LESS IN THICKNESS THANK NO. 9 U.S. GAGE WIRE AND SHALL HAVE A HOOD EMBEDDED IN THE MORTAR JOINT. ANCHOR TIES OF SHEET METAL SHALL NOT BE LESS THAN NO.22 U.S. GAGE BY 7/8" CORRUGATED. AS PER IRC. 2012

12. ALL GLAZIN IN HAZARDOUS LOCATIONS, SPECIFIED IN IRC 2012 SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201

13. FOUNDATION ELEVATION IS TO BE 12" ABOVE THE NEAREST MANHOLE 2012 OR 4" ABOVE THE CROWN OF THE STREET, WHICHEVER IS HIGHER.

14. ALL BEDROOM (EGRESS) WINDOWS SHALL HAVE THE FOLLOWING PER IRC R310.1

-MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET

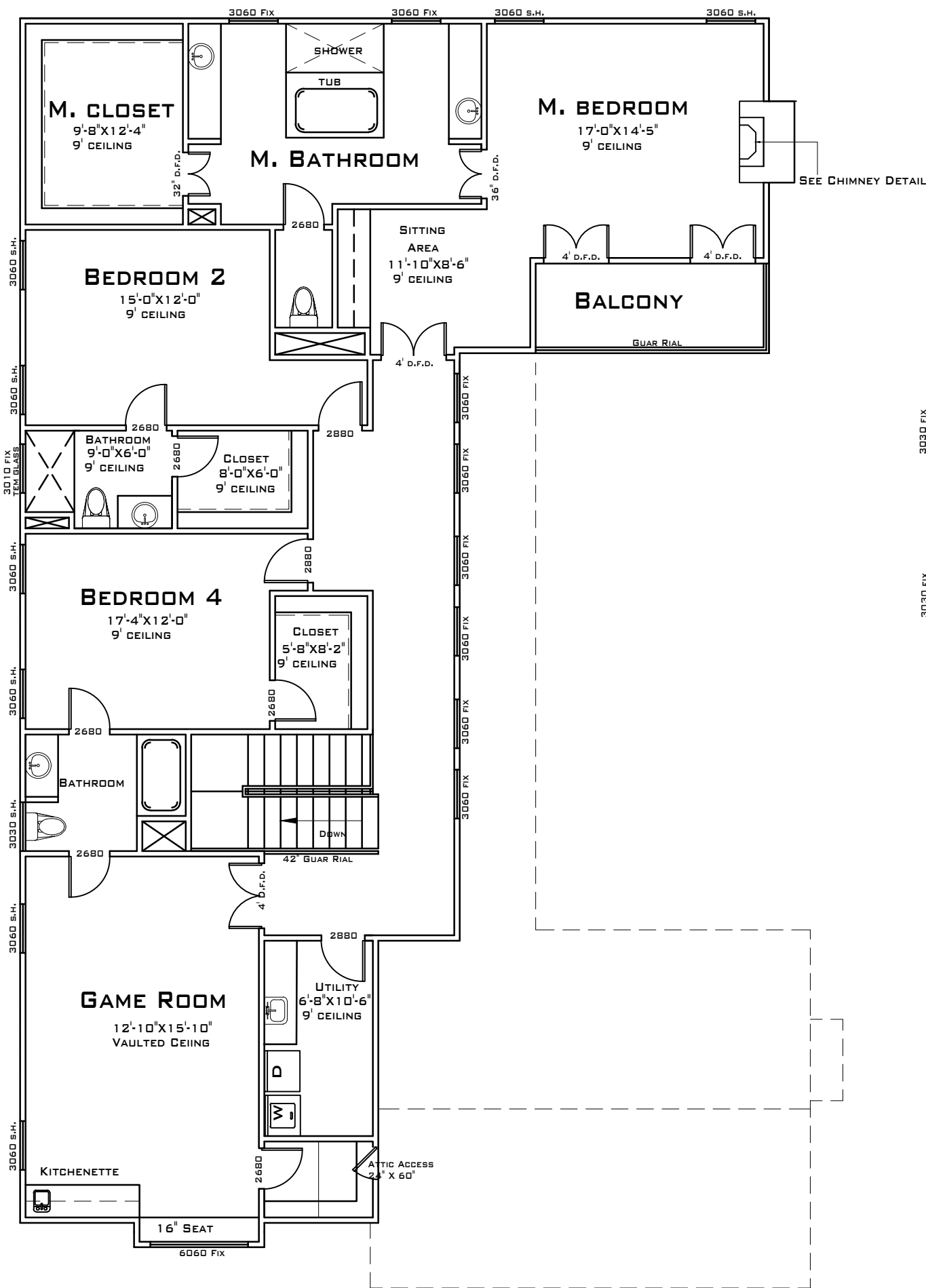
-MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"

-MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"

15. SEPERATION BETWEEN THE RESIDENCE AND GARAGE SHALL BE MAINTAINED BY THE INSTALLATION OF 1/2" GYPSUM BOARD ON ALL COMMON WALLS AND 5/8" ON CEILINGS ON THE GARAGE SIDE.

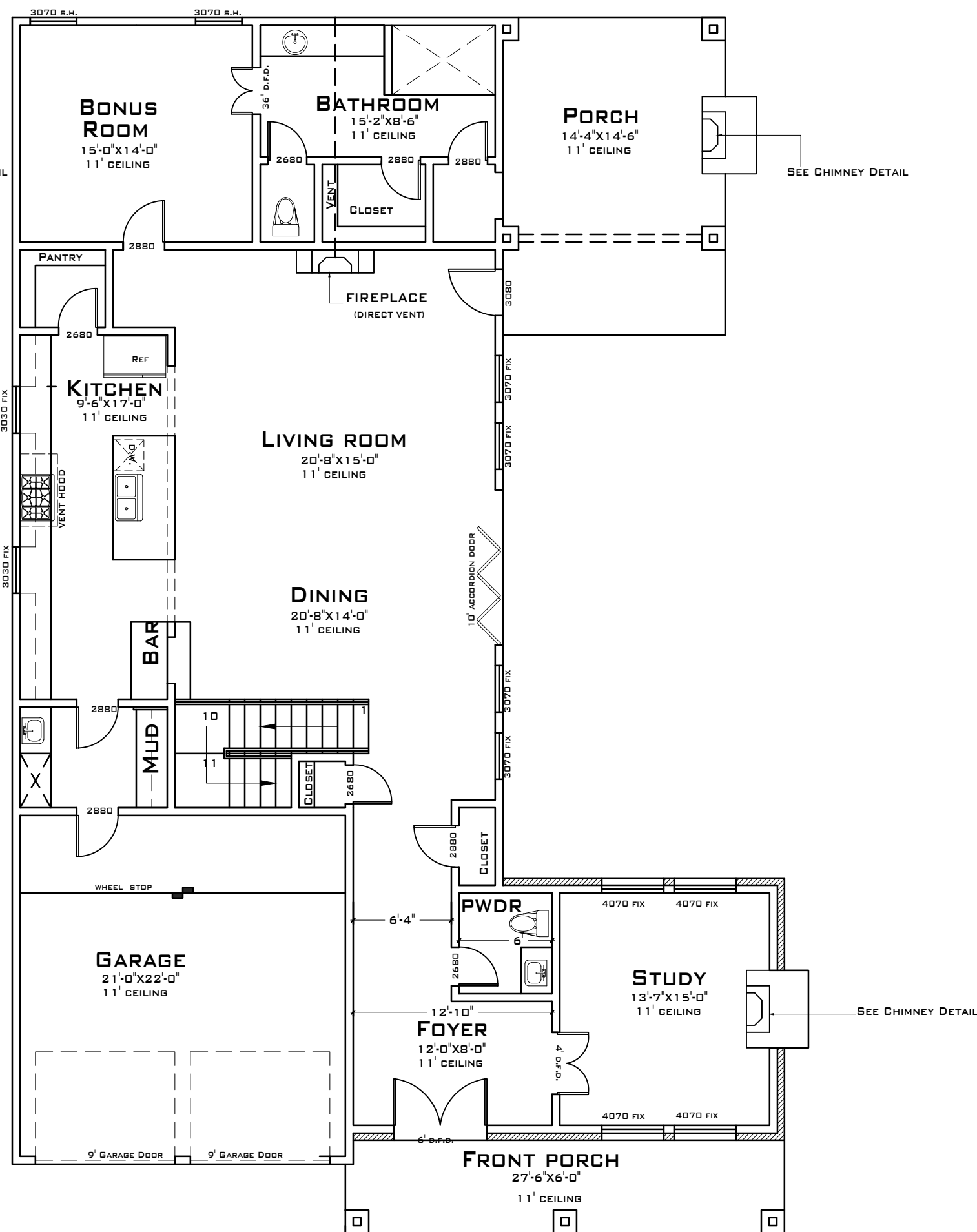
16. OTHER OPENINGS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES THICK, OR 20 MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING.

17. RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.



2ND FLOOR PLAN

78 BALCONY
2,236 LIVING AREA



1ST FLOOR PLAN

215 REAR PORCH
164 FRONT PORCH
484 GARAGE
2,151 LIVING AREA

FLOOR PLAN
SCALE 1/8" = 1'-0"

THIS PLANS MAY NOT BE REPRODUCED, OR ALTERED, WITHOUT THE PERMISSION OF JAYRAM DESIGNS OR BLACKACRE BUILDERS LLC

DESIGNER:
JOSE LUIS RAMIREZ
281-818-1423
JAYRAMDESIGNS@GMAIL.COM
10301 NORTHWEST FREEWAY
HOUSTON TX 77092 SUITE 420

SEAL

PROPOSED SINGLE FAMILY RESIDENCE

ADDRESS: 6530 CORBIN ST
HOUSTON, TX, 77055

CLIENT: BLACKACRE BUILDERS LLC

SHEET
A-1