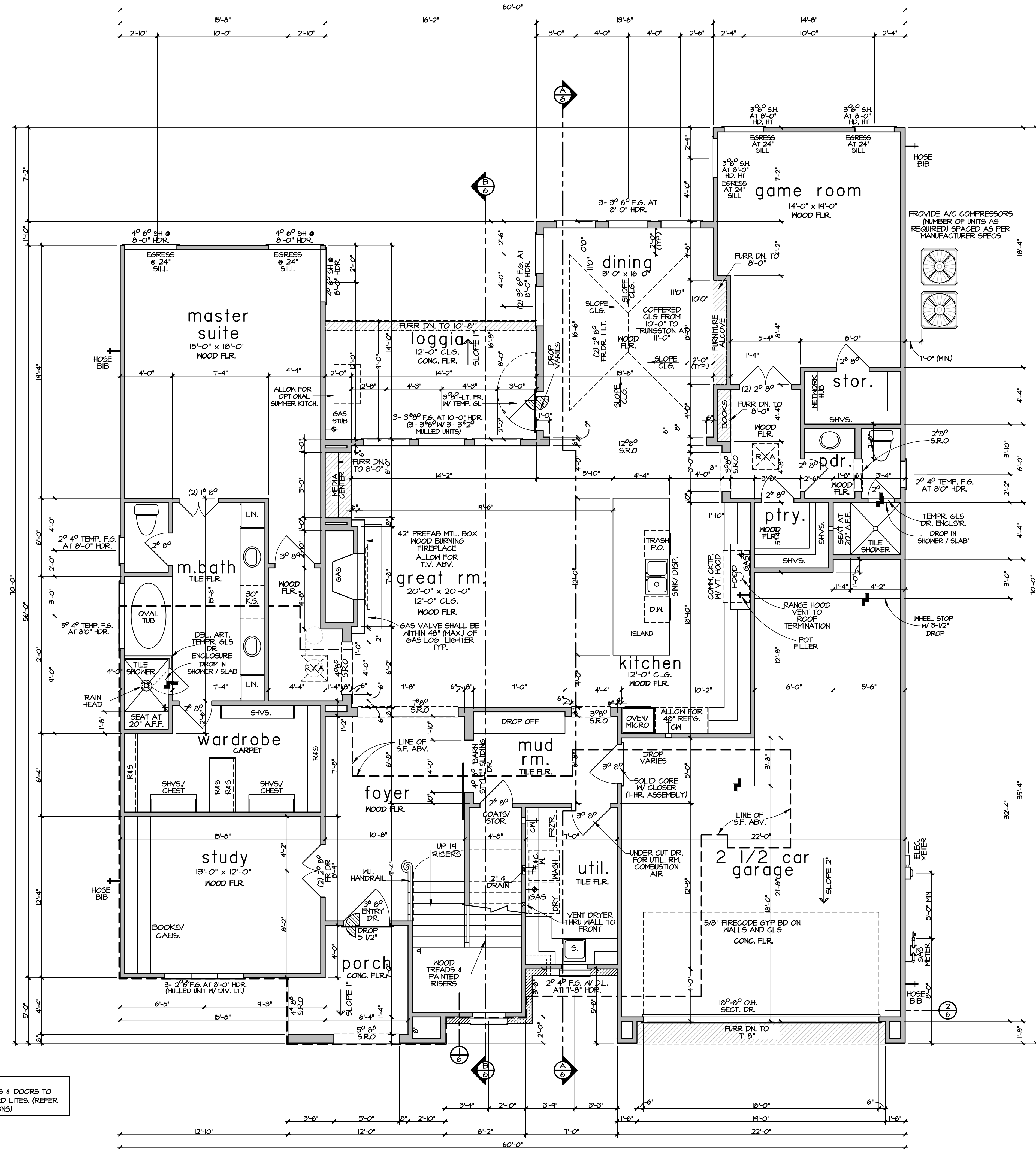


NOT FOR CONSTRUCTION



NOTE:  
ALL WINDOWS & DOORS TO  
HAVE DIVIDED LITES. (REFER  
TO ELEVATIONS)

- notes:
- 10'-0" CEILING FIRST FLOOR
  - 10'-0" CEILING SECOND FLOOR
  - REFER TO DETAIL SHEET FOR TYPICAL NOTES (LAST SHEET)

- legend
- DENOTES 2" X 4" WALL
  - DENOTES 2" X 6" WALL

square footage

FIRST FLOOR	2,155 SQ. FT.
SECOND FLOOR	444 SQ. FT.
LIVING AREA	3,704 SQ. FT.
LOGGIA	141 SQ. FT.
PORCH	71 SQ. FT.
GARAGE	658 SQ. FT.
TOTAL COVD AREA	4,514 SQ. FT.

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first floor plan

**TODD D. RICE #4949**

**Hillcrest Builders**

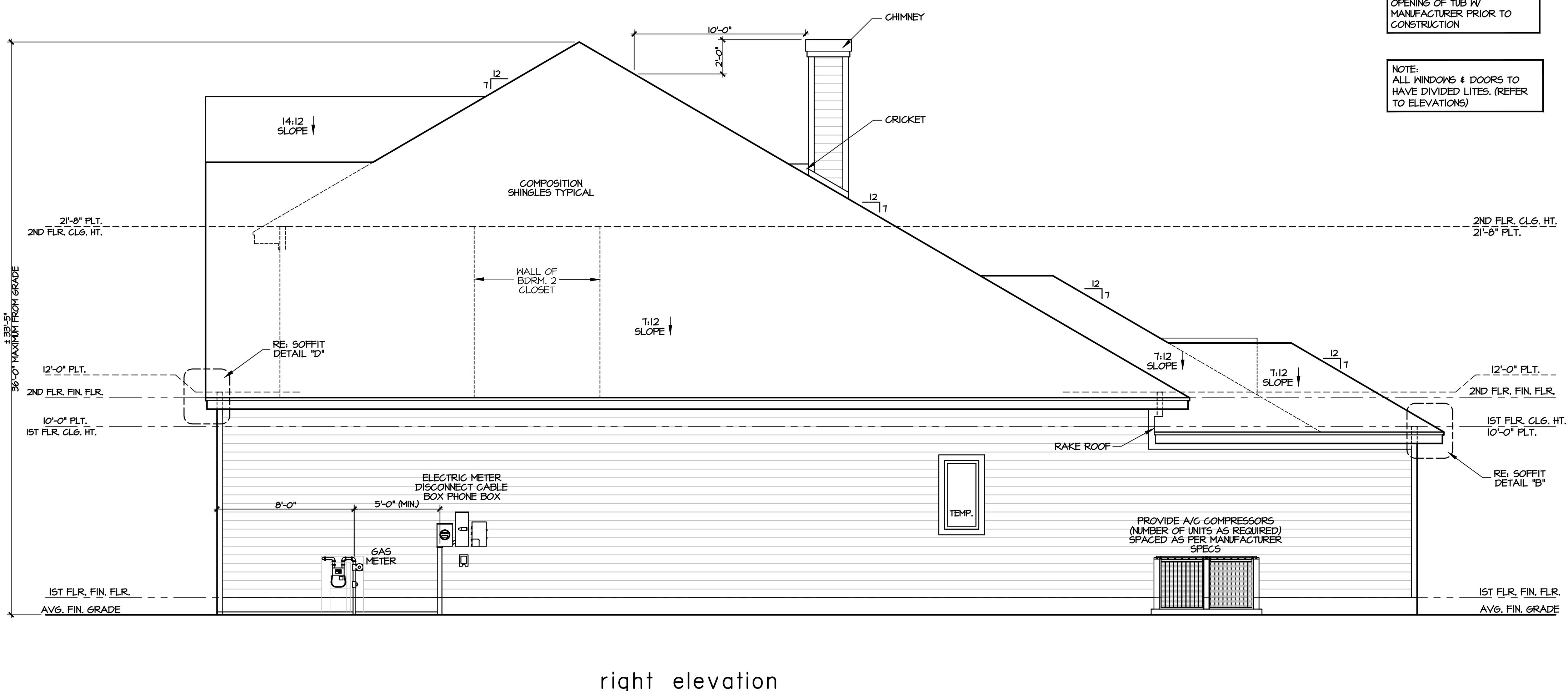
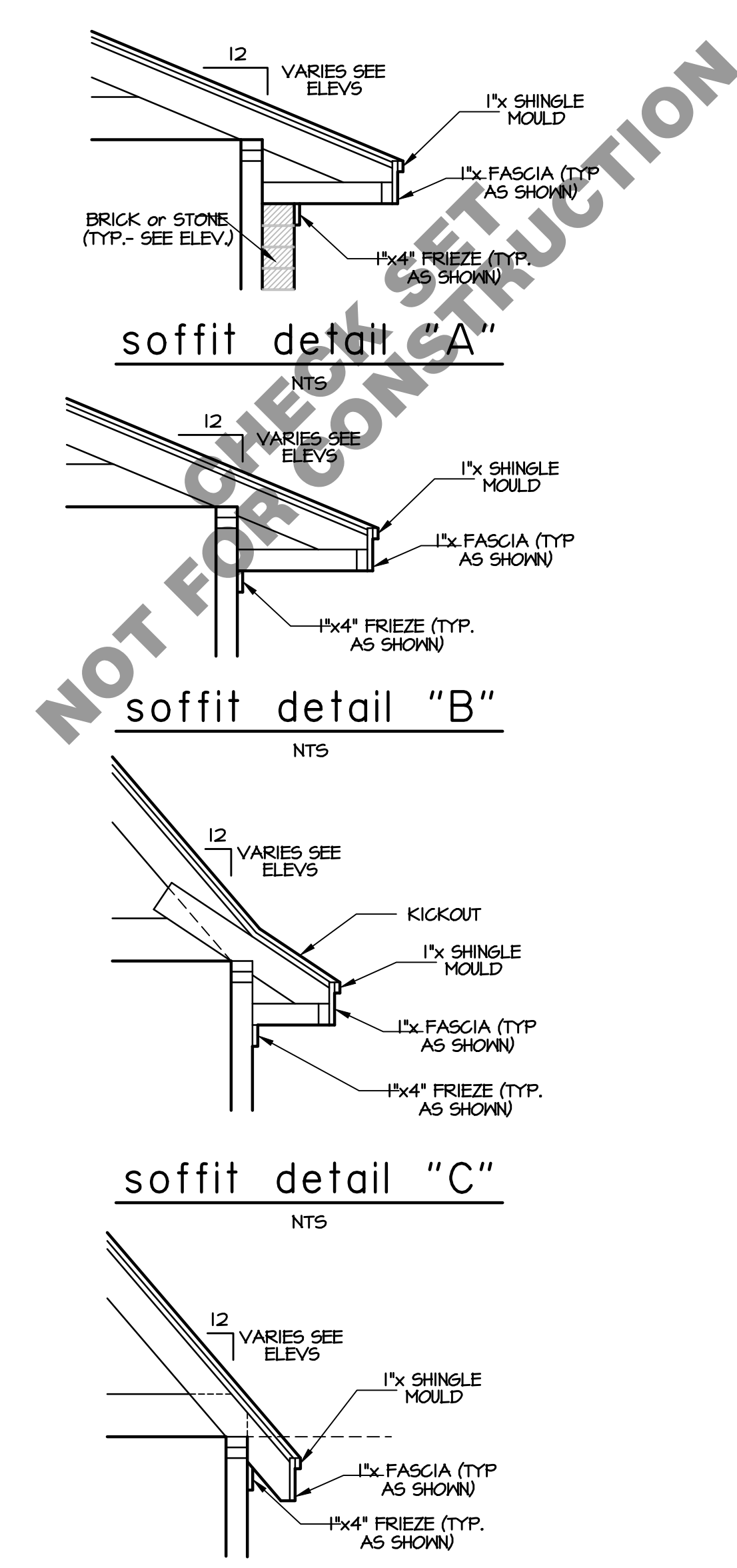
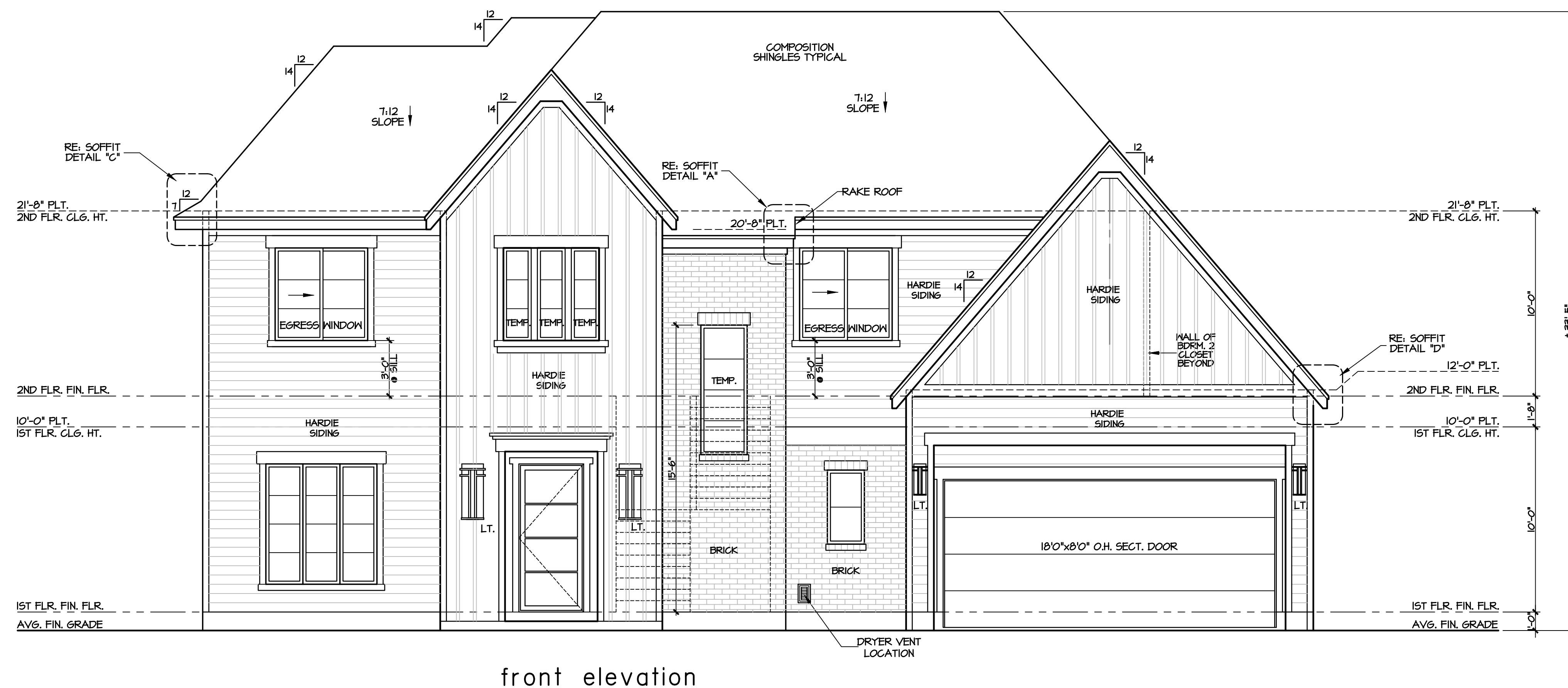
A PROJECT FOR:  
**Hillcrest Builders**  
 PROJECT LOCATION:  
 address 9809 Cedarvale Drive  
 lot 14 block 6 sec. 1  
 subd. Spring Branch Woods- City of Houston

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REVISIONS	DATE	DESCRIPTION	PERMIT RELEASE
BY	TR	04/20/23	

JOB NO: 30902  
 PLAN NO. 3704  
 SCALE: 1/4" = 1'-0"  
 SHEET NO:  
**2 OF 11**



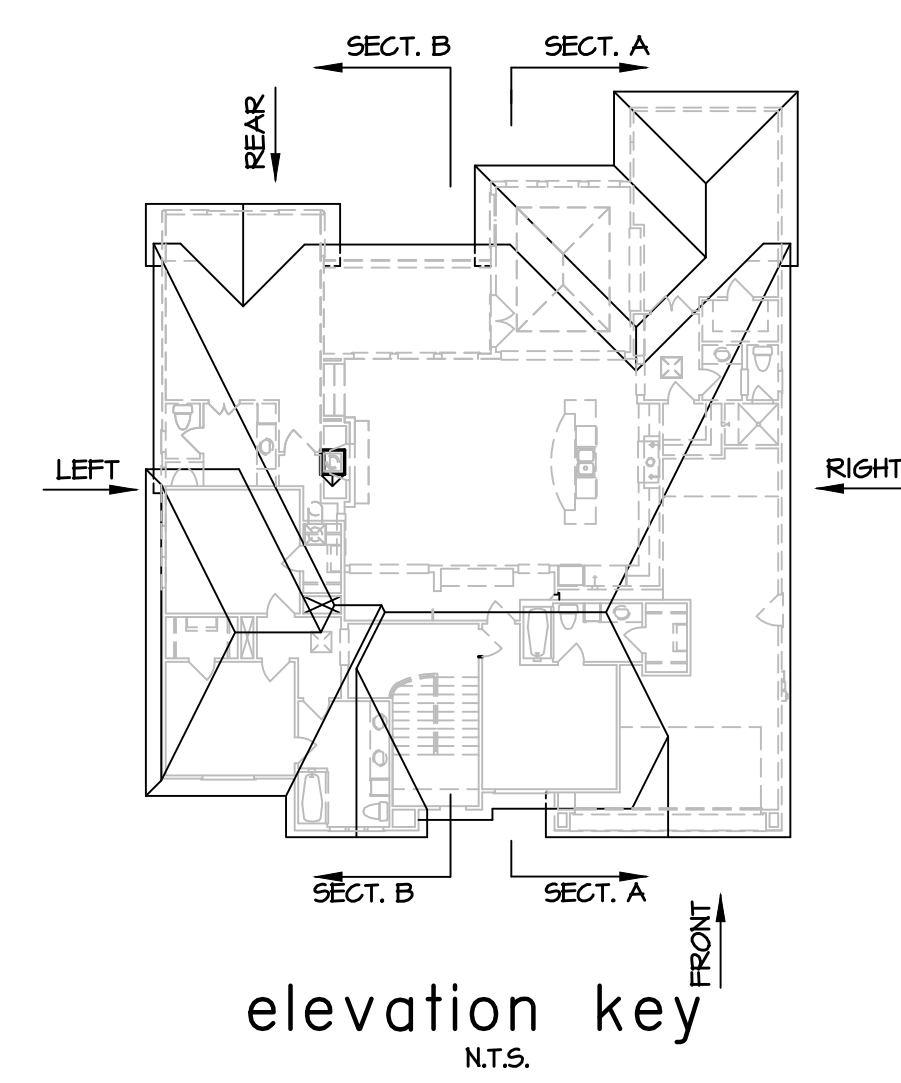


NOTE:  
BUILDER TO VERIFY ROUGH  
OPENING OF TUB W/  
MANUFACTURER PRIOR TO  
CONSTRUCTION

NOTE:  
ALL WINDOWS & DOORS TO  
HAVE DIVIDED LITES. (REFER  
TO ELEVATIONS)

elevation notes

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
- BUILDER TO INSTALL MASONRY STUCCO WITH REQUIRED EXPANSION AND CONTROL JOINTS AS PER APPLICABLE CODE AND MANUFACTURER SPECIFICATION.
- ALL PLATES AND OPENINGS ARE DEFINED FROM TOP OF MAIN FINISHED FIRST FLOOR.



elevations and details

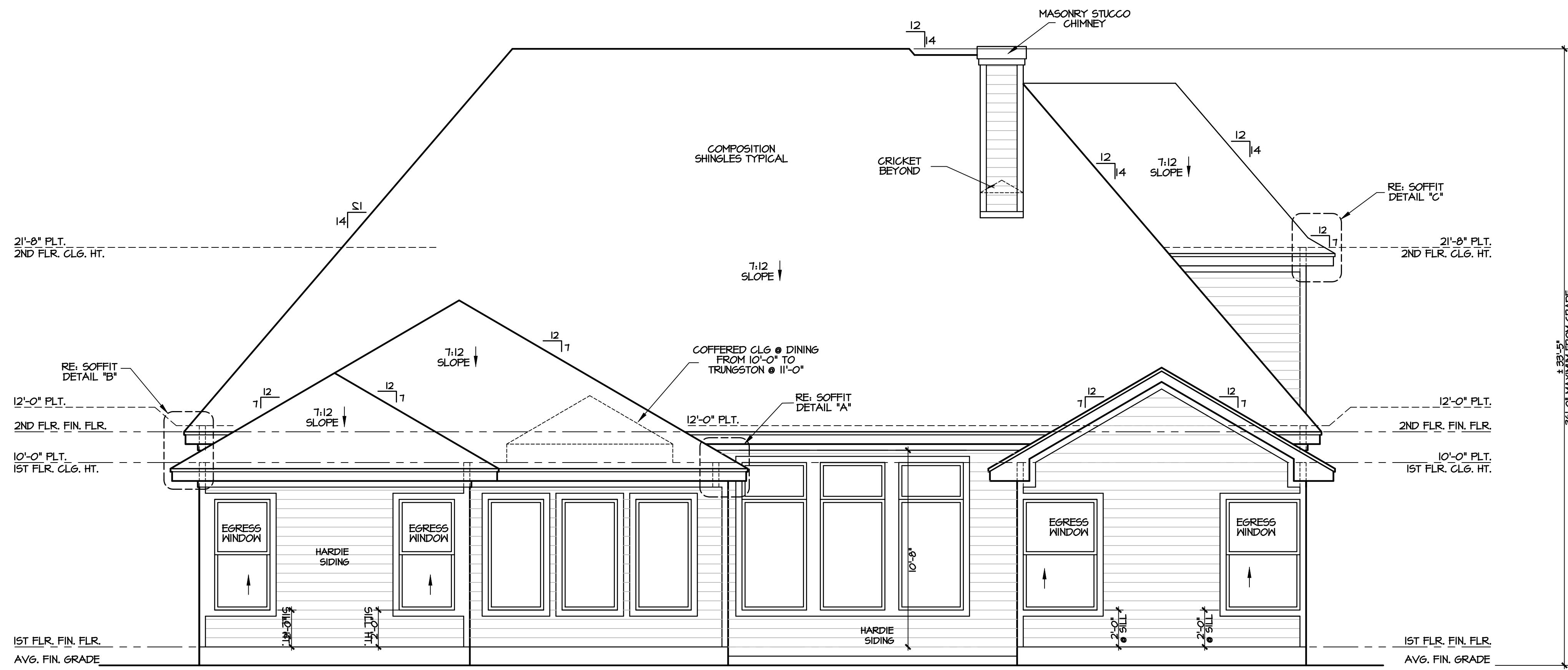
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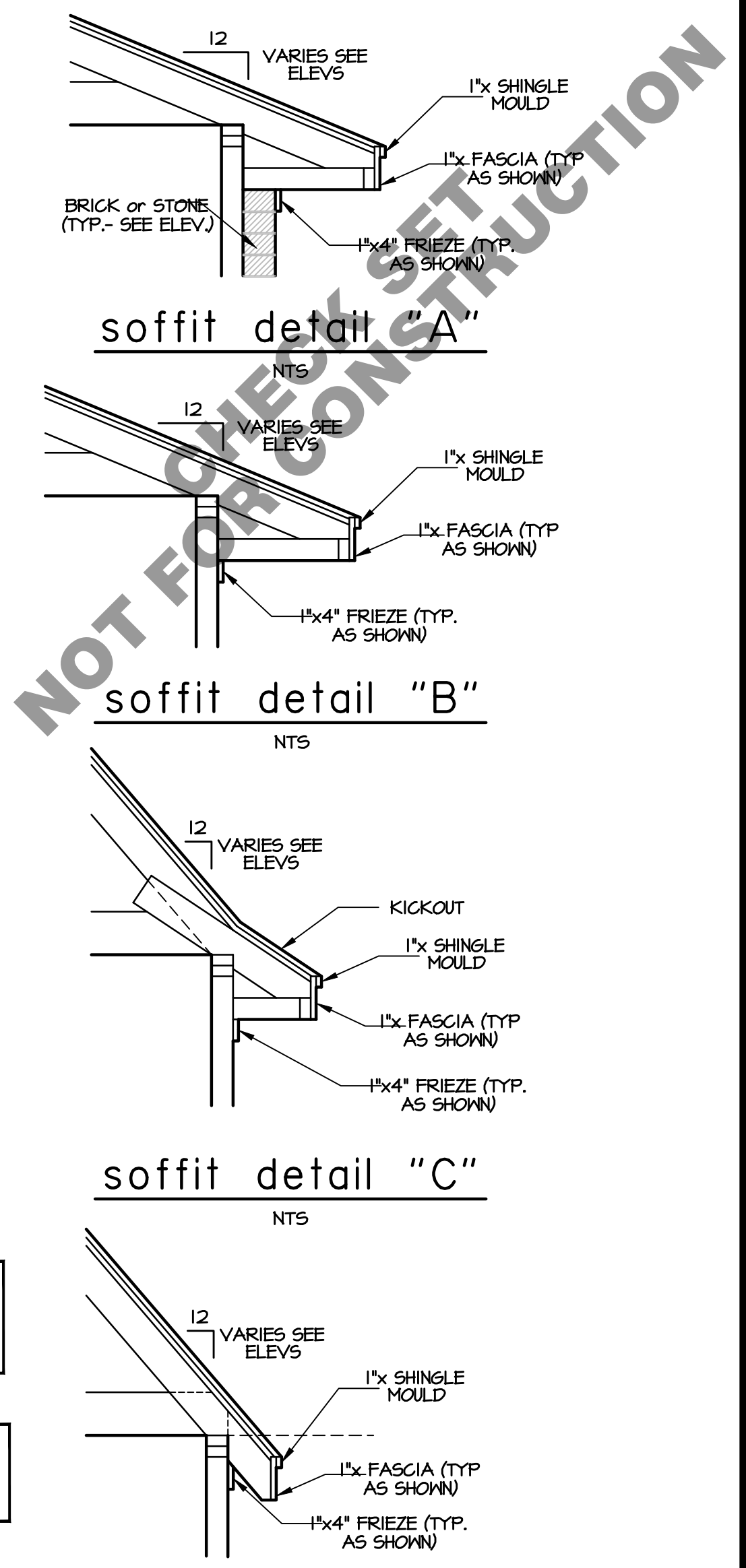
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		PERMIT RELEASE

JOB NO: 30902  
PLAN NO. 3704  
SCALE: 1/4" = 1'-0"  
SHEET NO:  
**4 OF 11**

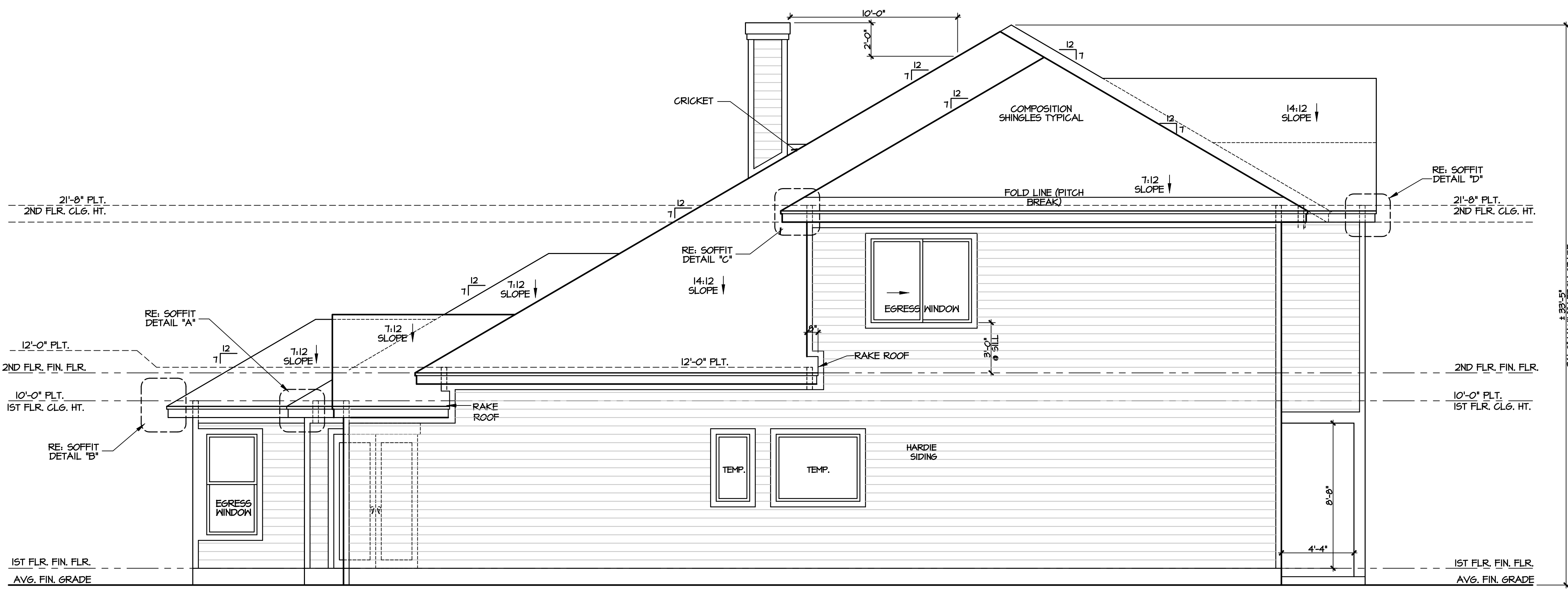


rear elevation



NOTE:  
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OPENING OF TUB W/  
MANUFACTURER PRIOR TO  
CONSTRUCTION

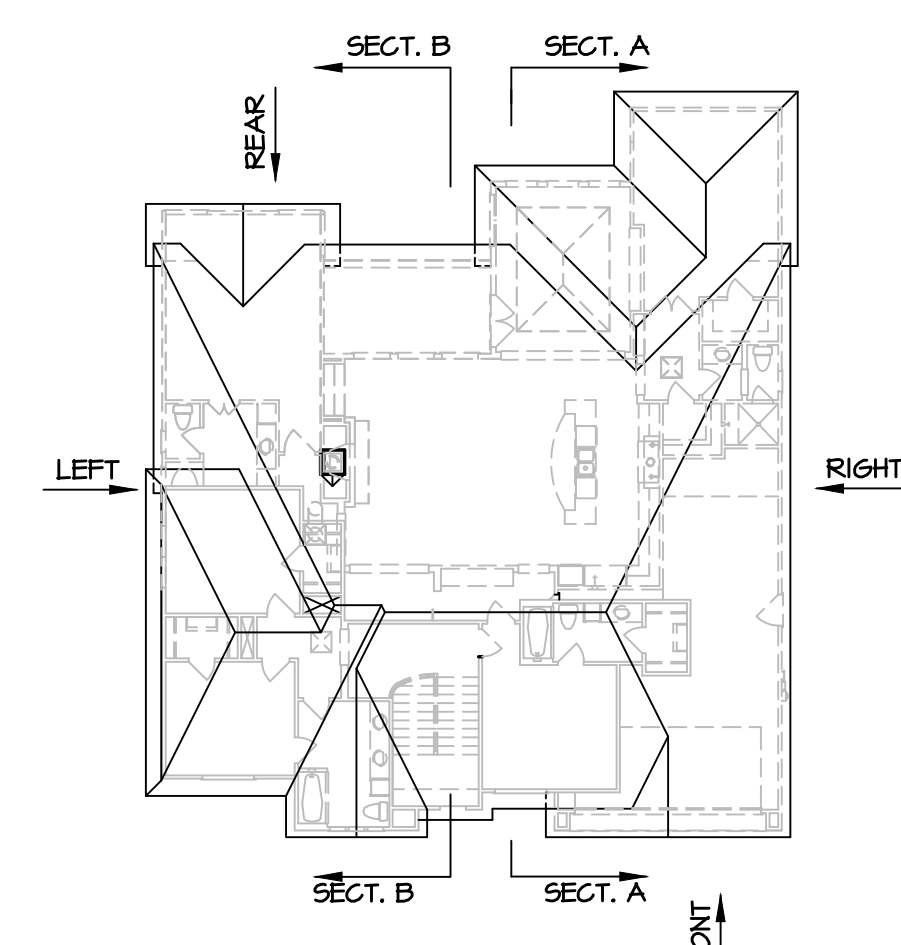
NOTE:  
ALL WINDOWS & DOORS TO  
HAVE DIVIDED LITES. (REFER  
TO ELEVATIONS)



left elevation

elevation notes

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
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elevation key  
NTS.

elevations and details

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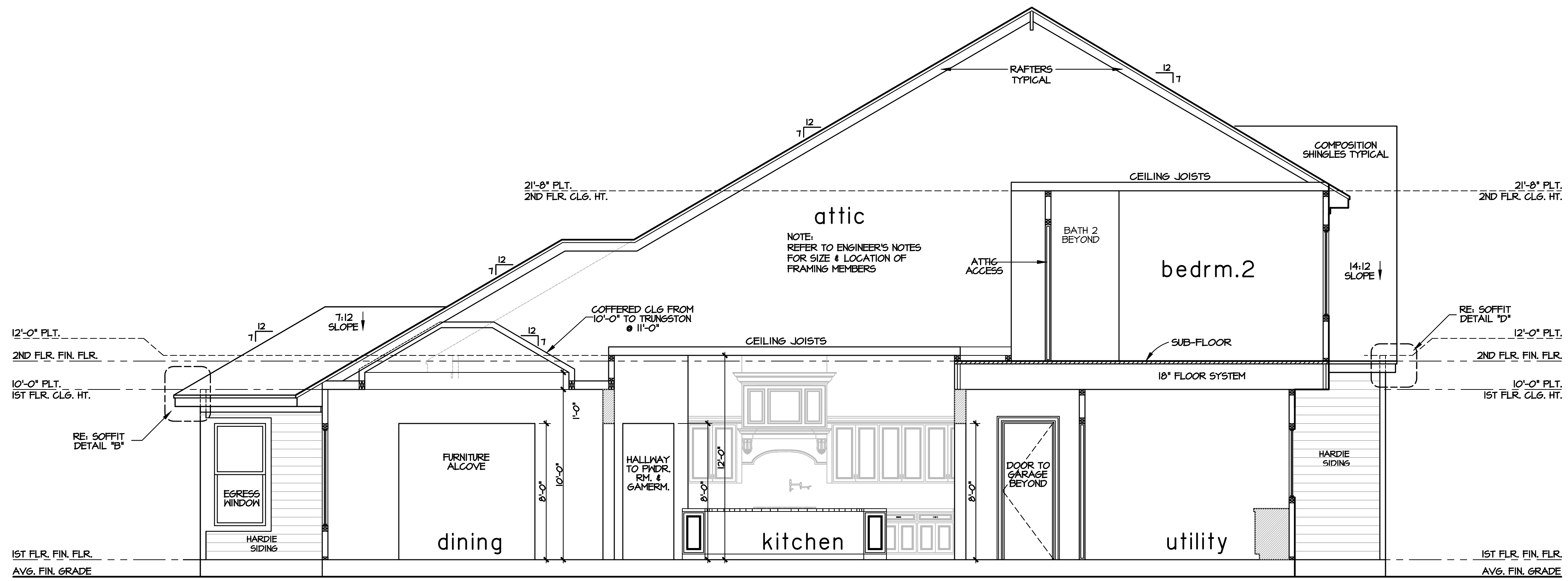
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REVISIONS	DATE	DESCRIPTION
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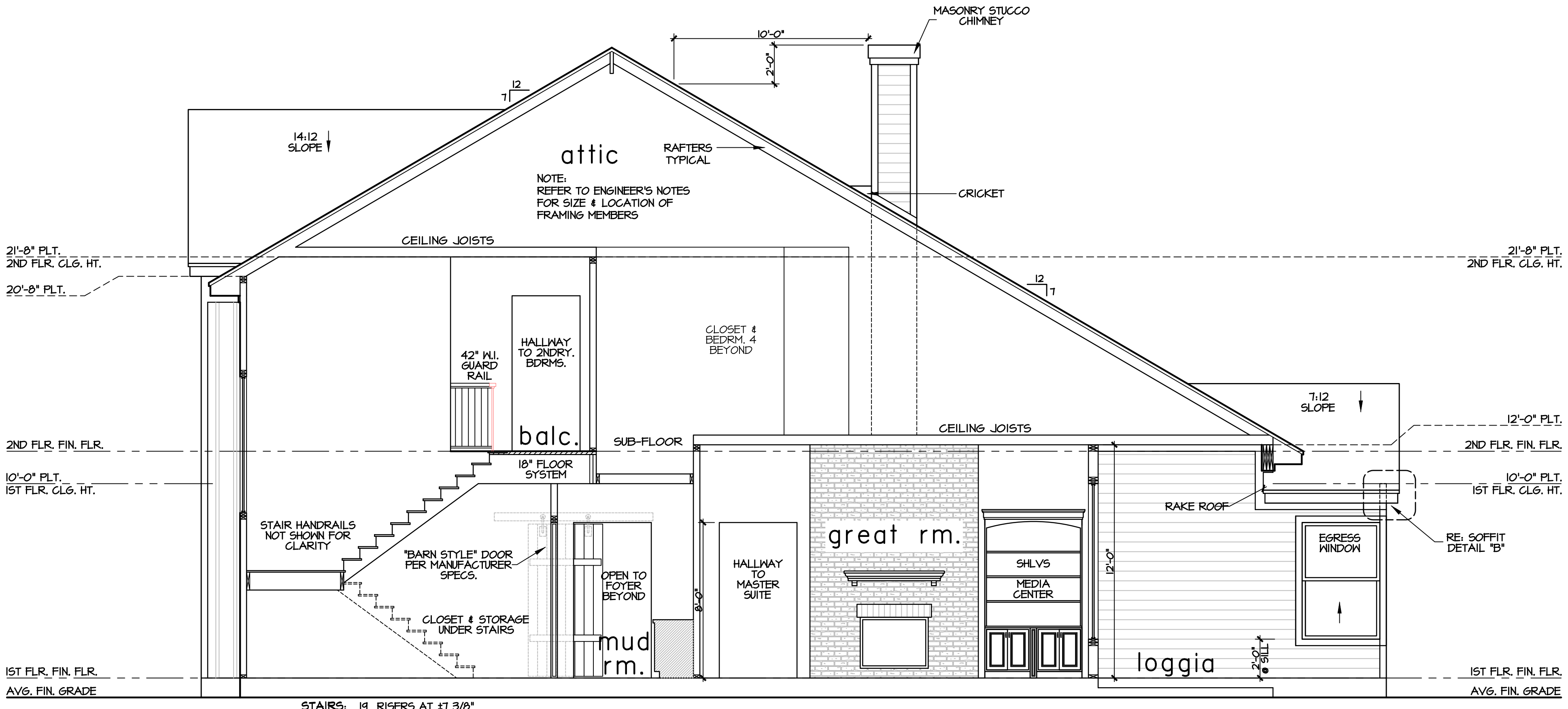
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JOB NO: 30902  
PLAN NO. 3704  
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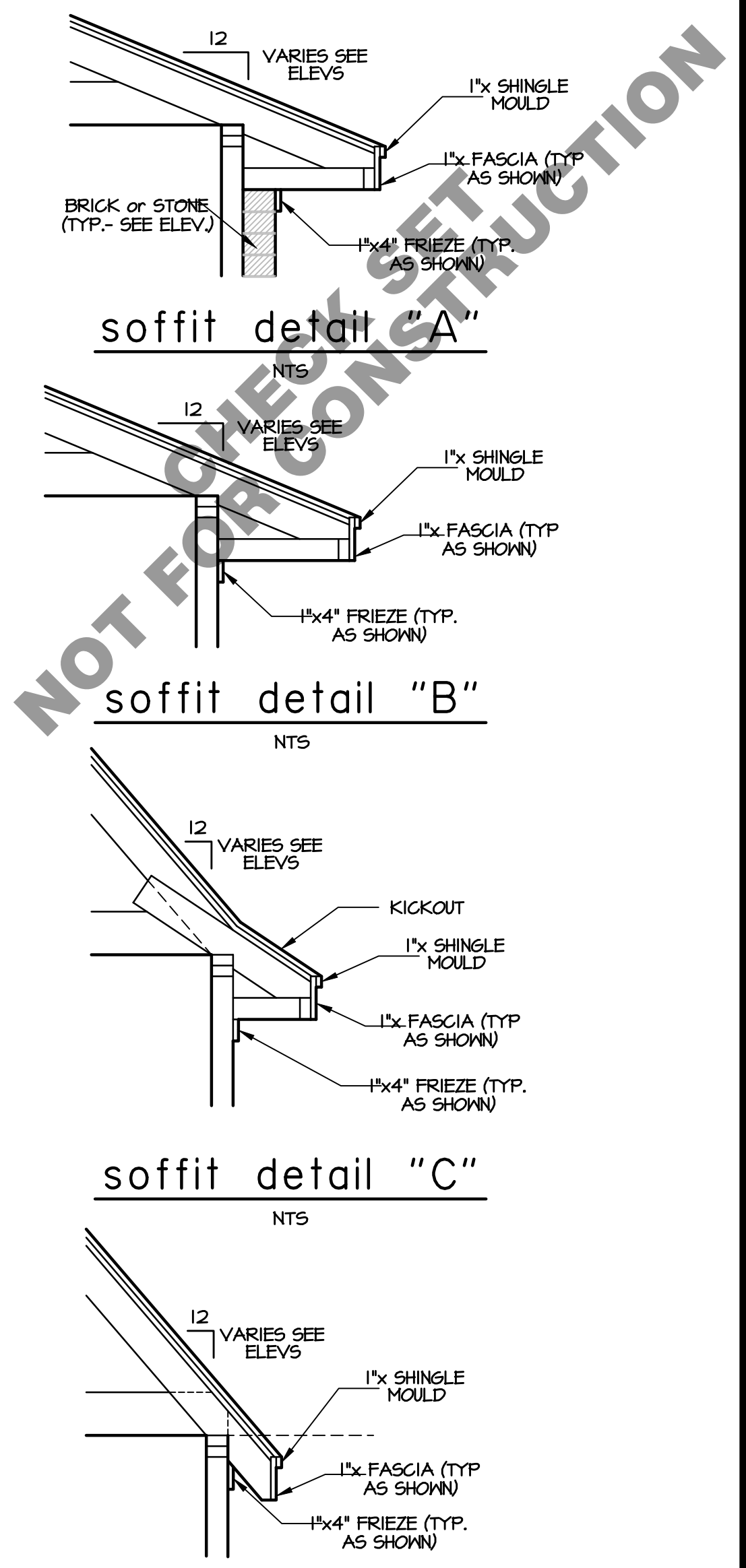
SHEET NO:  
**5 OF 11**



section "A" elevation

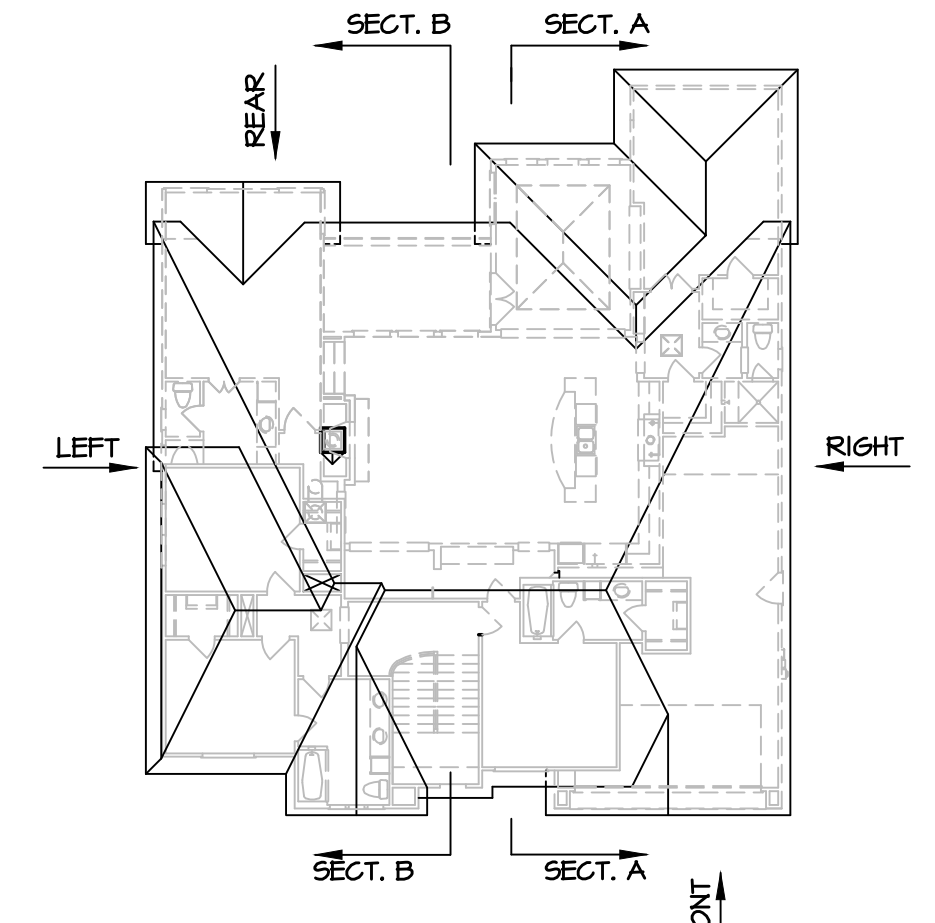


section "B" elevation



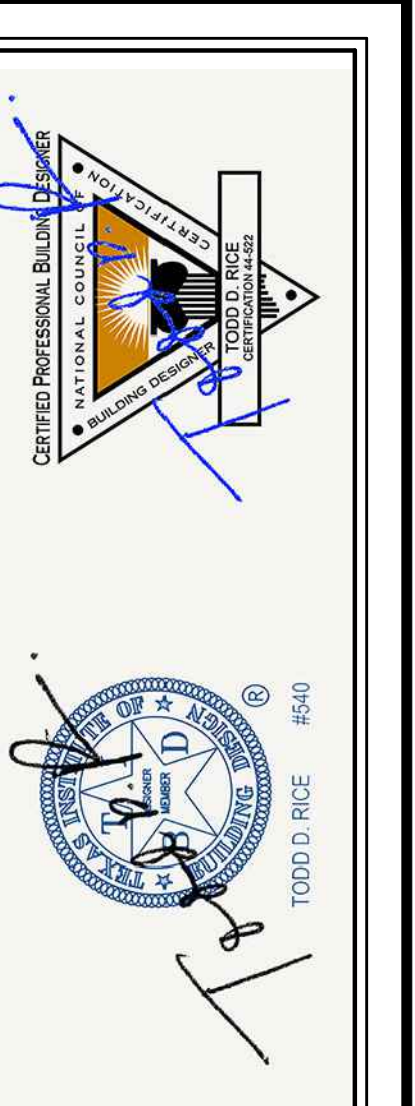
elevation notes

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
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elevation key

sections and details



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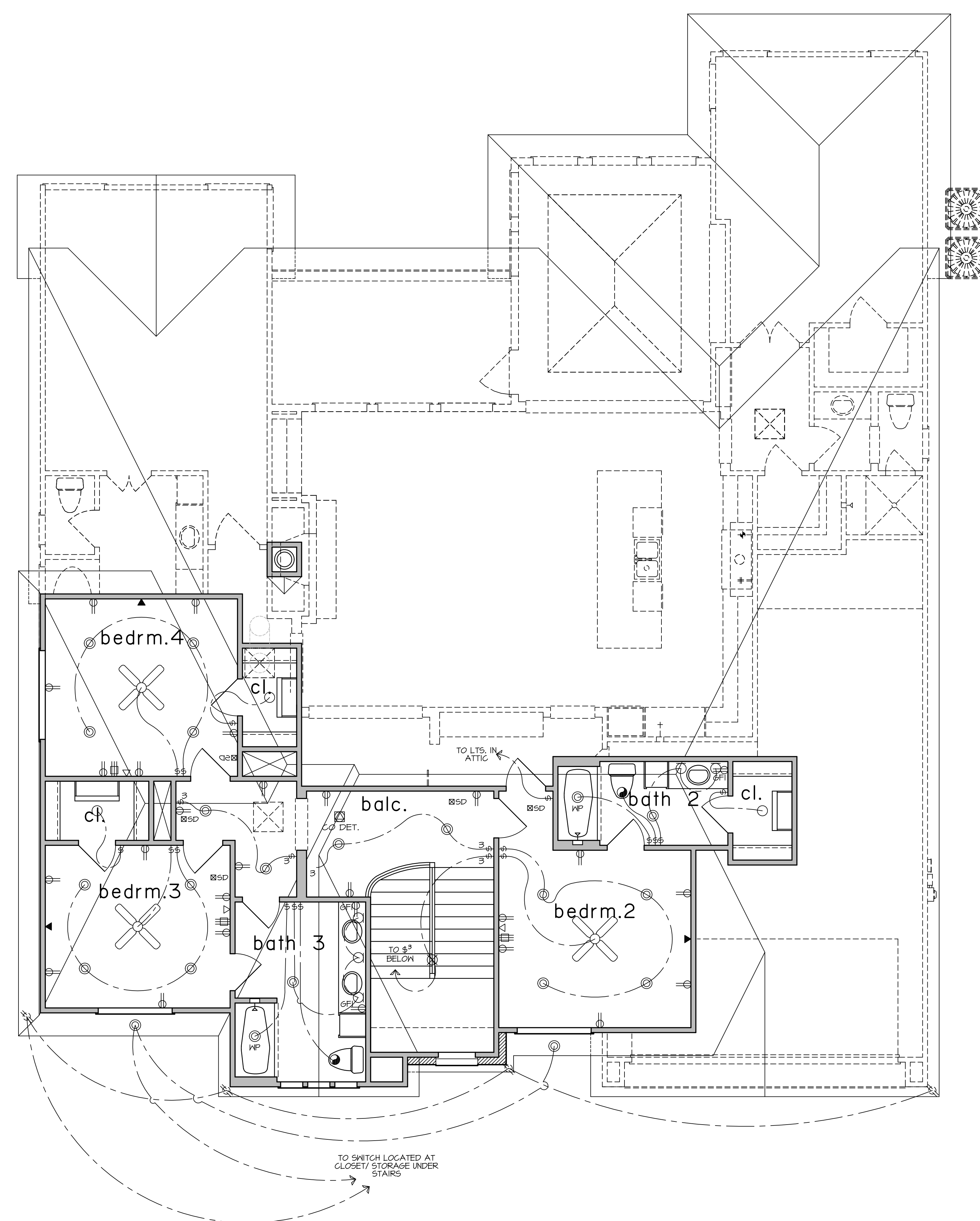
JOB NO: 30902  
 PLAN NO. 3704  
 SCALE: 1/4" = 1'-0"  
 SHEET NO:  
**6 OF 11**





legend

- ⊕ 110 VOLT RECEPTACLE
- ⊕WP WATERPROOF RECEPTACLE
- ⊕GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- ⊕ QUADPLEX 110 VOLT RECEPTACLE
- FLR. 110 VOLT IN FLOOR
- ⊕ 220 VOLT RECEPTACLE
- ⊕ TELEVISION ANTENNA
- ▼ TELEPHONE OUTLET
- ▽ NETWORK CABLE
- ⊕ SINGLE POLE SWITCH
- ⊕3 THREE WAY SWITCH
- ⊕4 FOUR WAY SWITCH
- ⊕DIM DIMMER SWITCH
- ⊕PB PUSH BUTTON
- ⊕SD SMOKE DETECTOR
- ⊕ CEILING MOUNTED LIGHT FIXTURE "DISC LIGHTS"
- ⊕ CEILING MOUNTED HANGING FIXTURE
- ⊕ RECESSED CAN LIGHT
- ⊕ RECESSED PIN SPOT LIGHT
- ⊕WP WATERPROOF RECESSED CAN LIGHT
- ⊕ RECESSED EYEBALL SPOT LIGHT
- ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ FLOOD LIGHTS
- ⊕ EXHAUST FAN
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT
- ⊕ 2x4' LED LIGHT PANEL
- ⊕ 2x2' LED LIGHT PANEL
- ⊕ 1'x1' LED LIGHT PANEL
- UNDER UPPER CABINET FLUORESCENT LT.
- ⊕ EXHAUST FAN/ RECESS CAN COMBO
- ⊕ R6 6/ 2 CAT 5
- ⊕ CO DETECTOR
- ⊕ HANGING FIXTURE OR CEILING FAN
- SL- STEP LIGHT



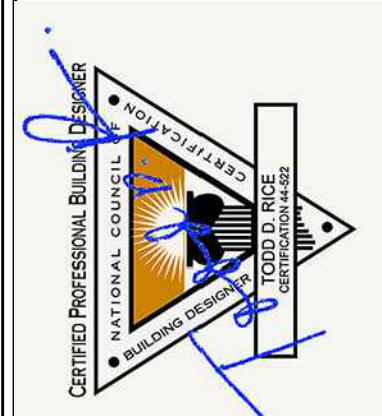
NOTE:  
ALL RECESSED CANS & CEILING  
110V'S IN SOFFIT TO BE WATER  
PROOF TYPICAL

NOTE: LOCATED ALL  
SMOKE DETECTORS  
MIN. 3' FROM R/A

notes

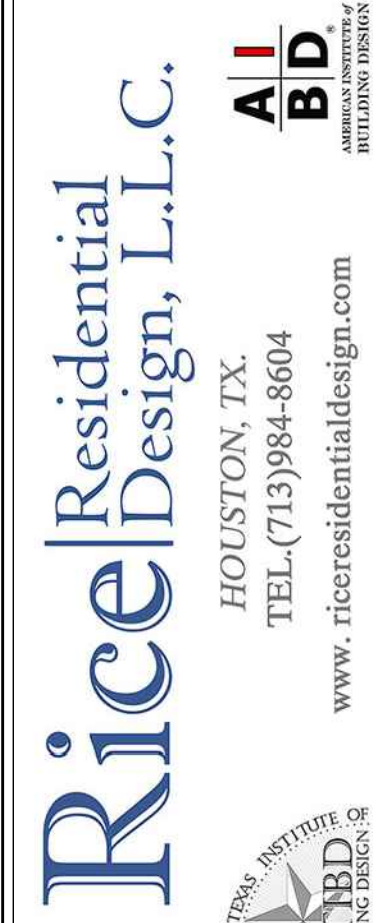
- ELECTRICIAN TO WIRE HOUSE PER CODE.
- SMOKE DETECTORS REQUIRE 110V TO HOUSE WIRING W/ BATTERY BACKUP AND ARE INTERCONNECTED AND TO BE LOCATED NO CLOSER TO RETURN AIR THAN 3'-0".
- VENT ALL EXHAUST FANS TO OUTSIDE
- PROVIDE G.F.I. PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- ALLOW FOR 1 A/C UNITS
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS BY OWNER
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING
- OUTLETS AT BEDROOMS TO BE ARC PROTECTED AND ON SEPERATE CIRCUITS FROM CLG. FANS.

first floor electrical plan




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TODD D. RICE #10494



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A PROJECT FOR:  
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BY	DATE		
TR	04/20/23		

JOB NO: 30902

PLAN NO. 3704

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

SHEET NO:

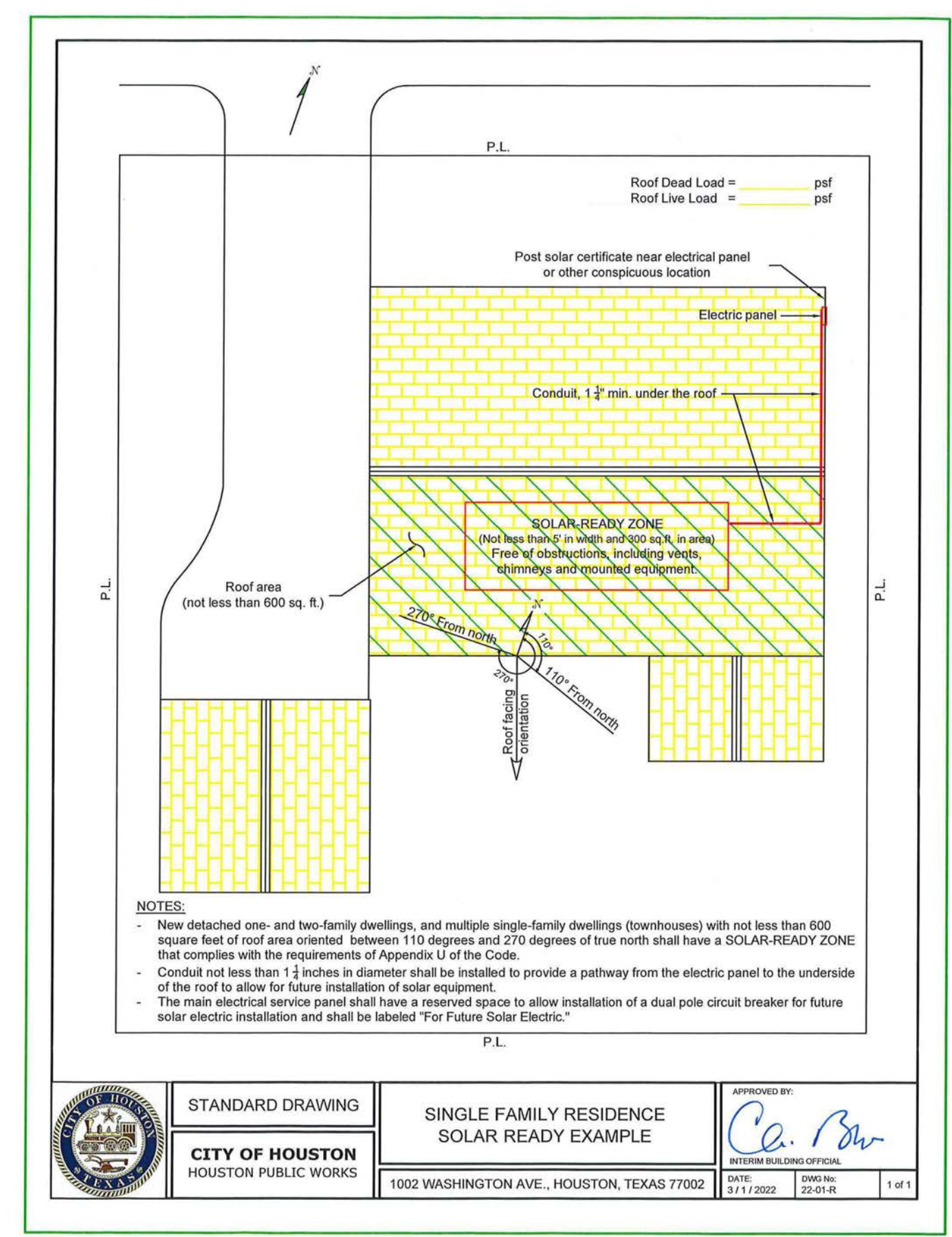
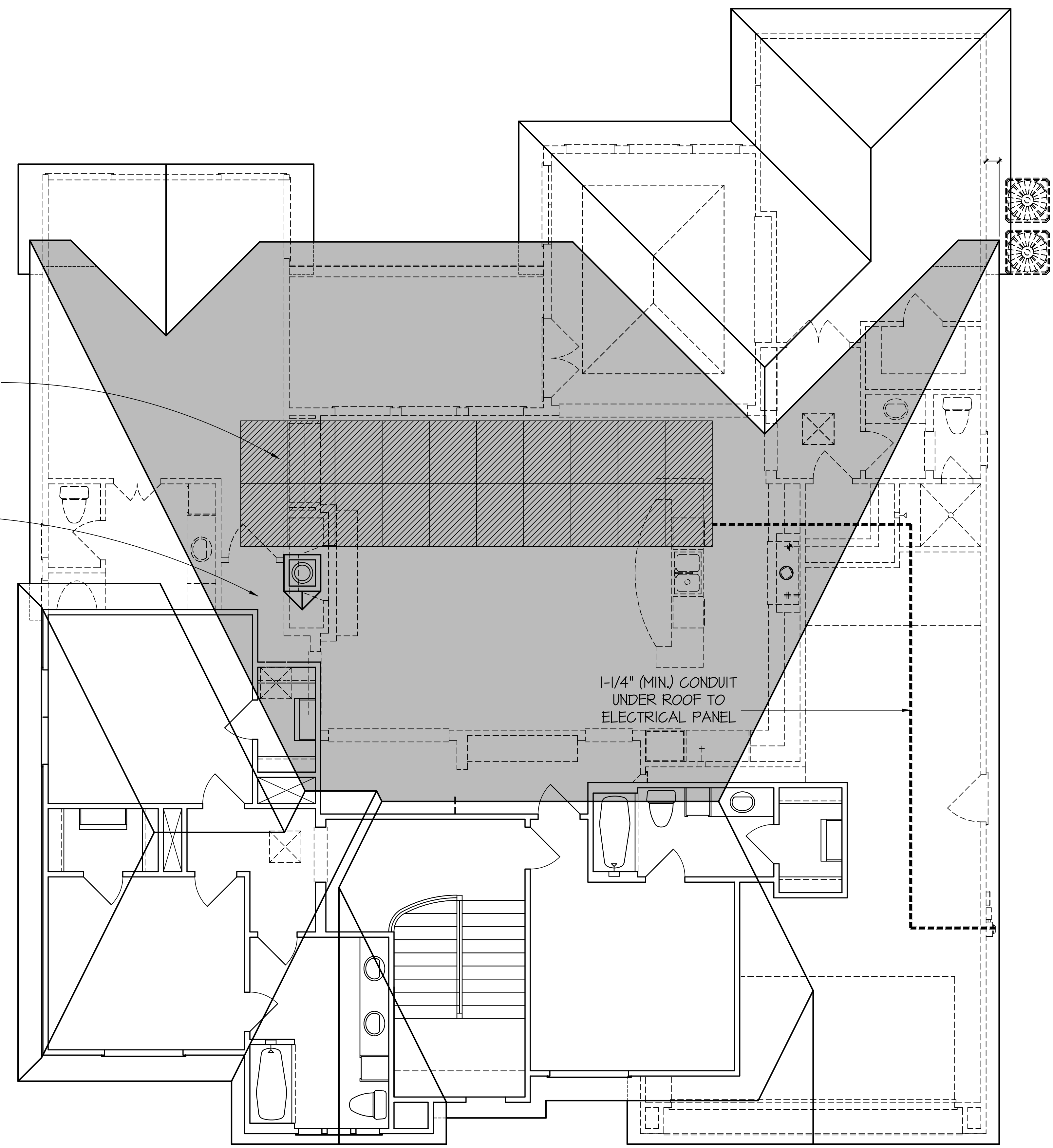
9 OF 11



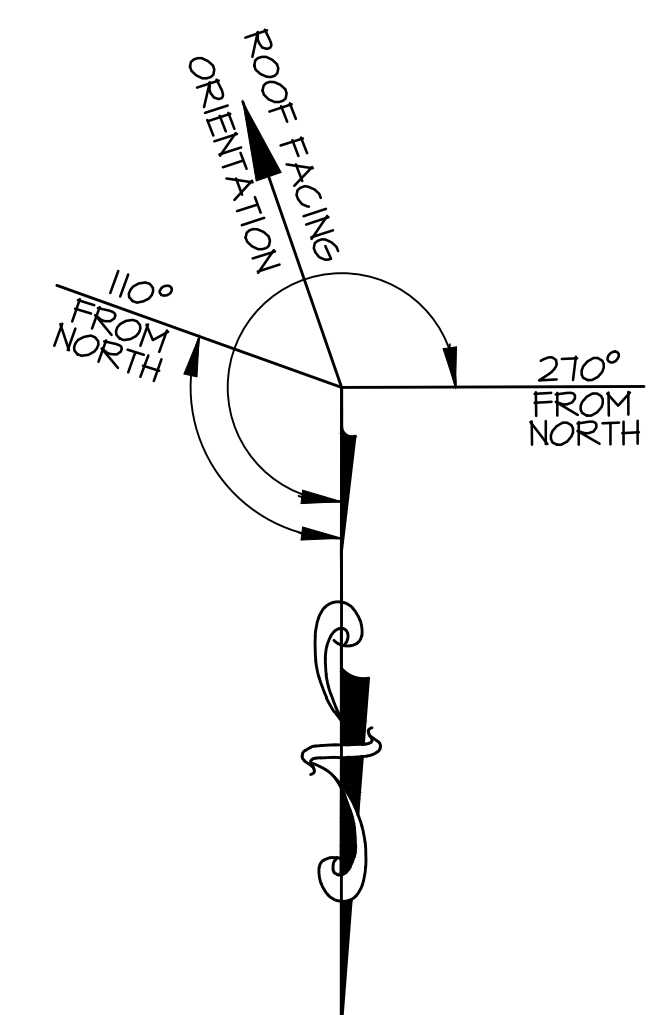
NOT CHECK SET  
NOT FOR CONSTRUCTION

HATCHED AREAS DENOTES SOLAR READY ZONE PER APPENDIX U- TO DIAGRAM SOLAR READY EXAMPLE. (NOT LESS THAN 5'-0" IN WIDTH AND 300 SQ. FT. IN AREA) FREE OF OBSTRUCTIONS, INCLUDING VENTS CHIMNEYS AND MOUNTED EQUIPMENT

SHADED AREA DENOTES SOUTH FACING ROOF PLANE CONTAINING TOTAL 600 SQ. FT. (MIN) OF ROOF AREA ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH

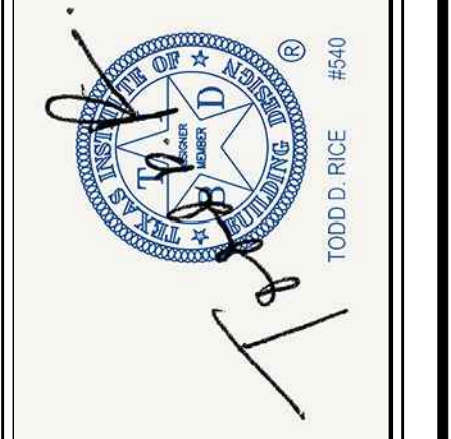
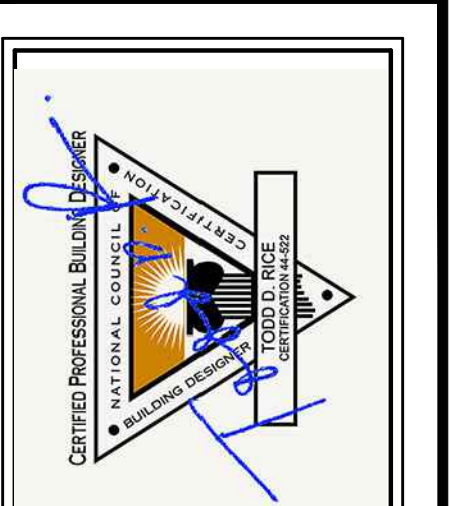


c.o.h. solar ready drawing



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solar ready plan



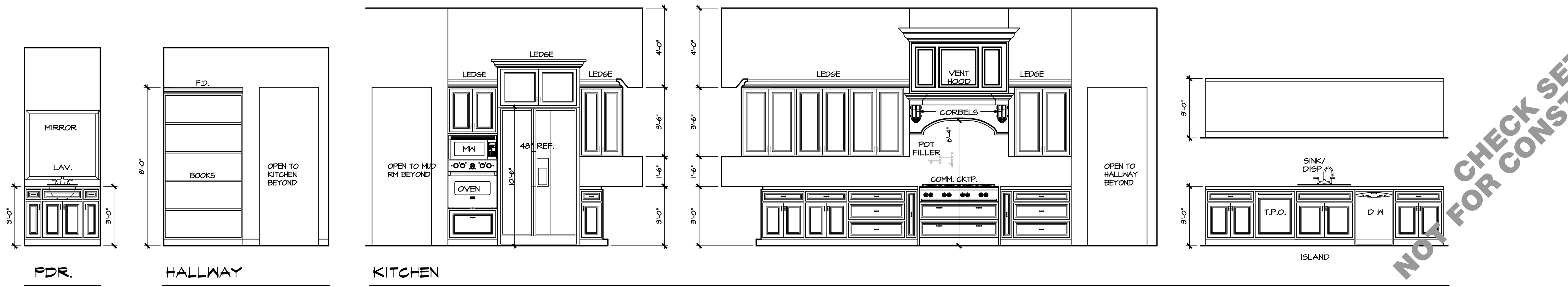
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SCALE: 1/4" = 1'-0"

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**10 of 11**



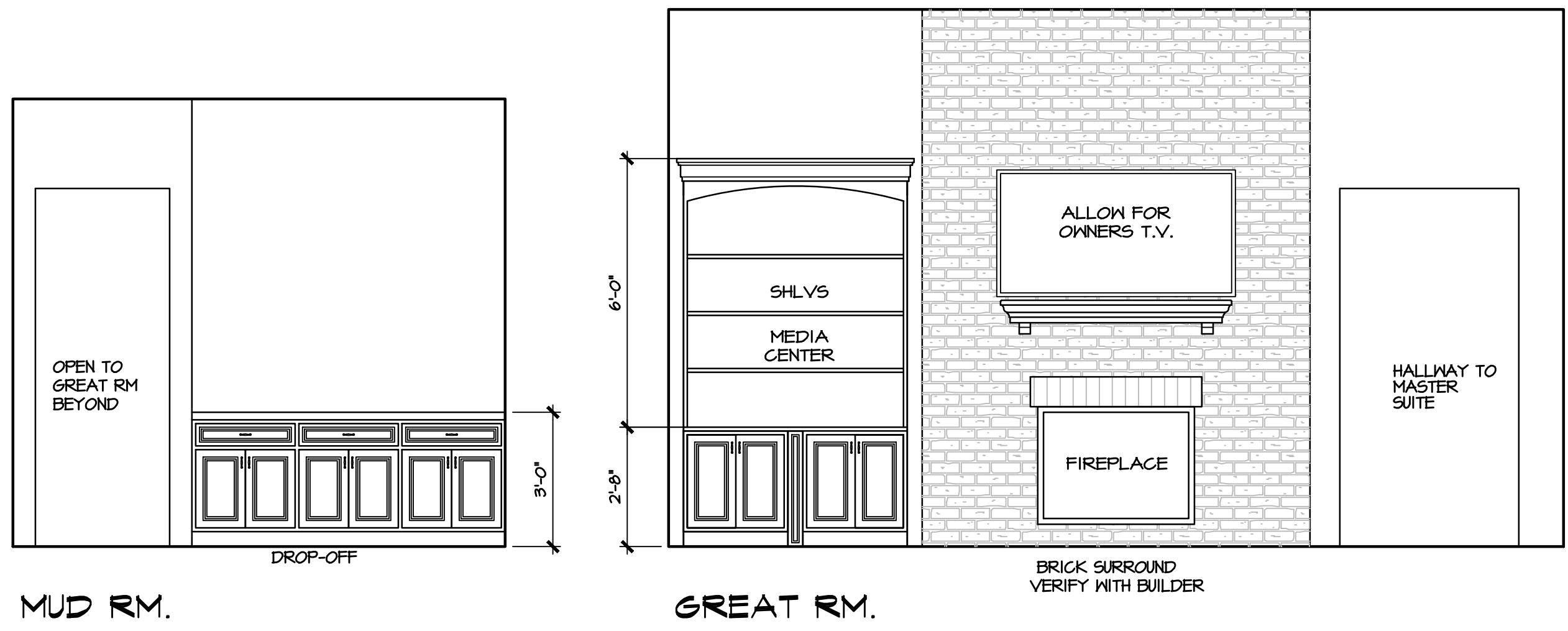
FDR.

HALLWAY

KITCHEN

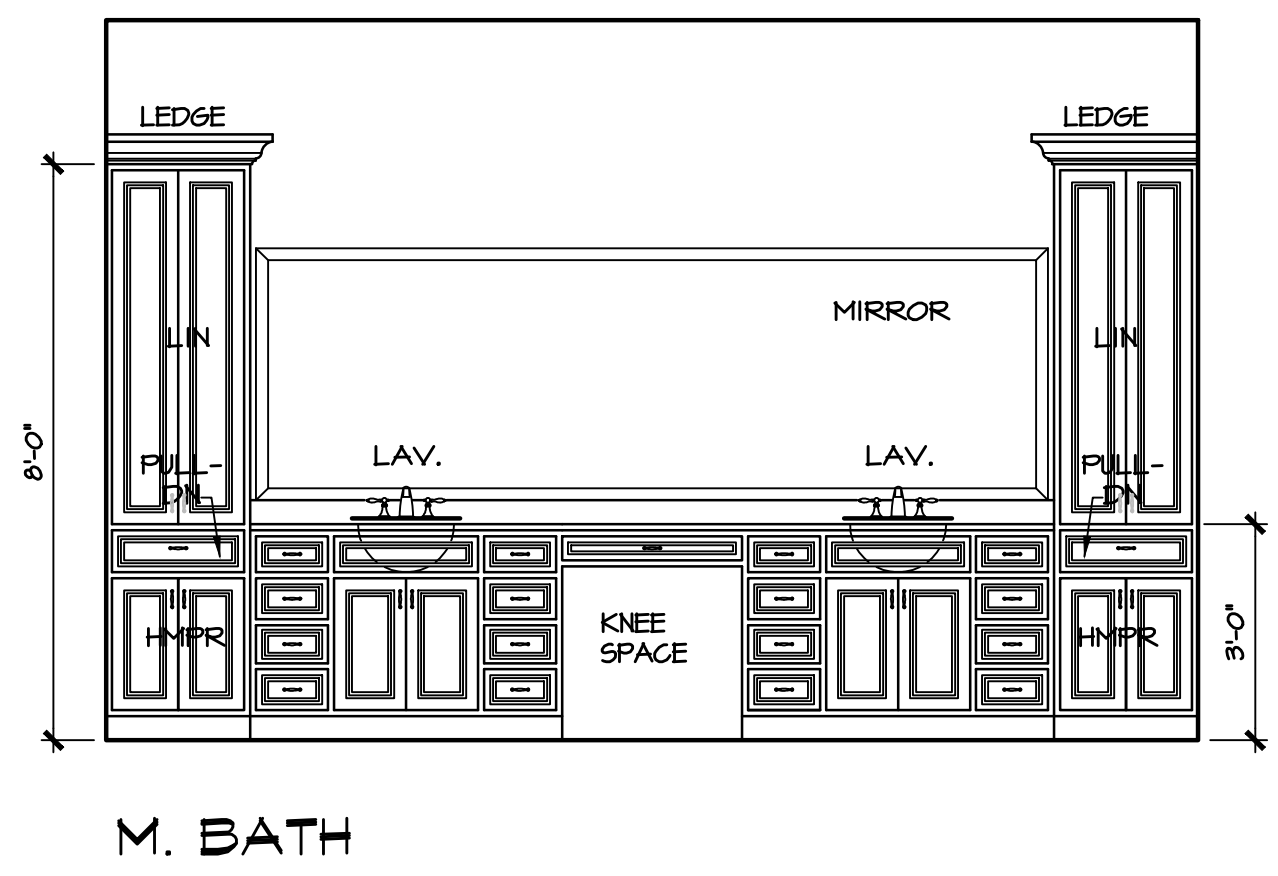
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NOT FOR CONSTRUCTION

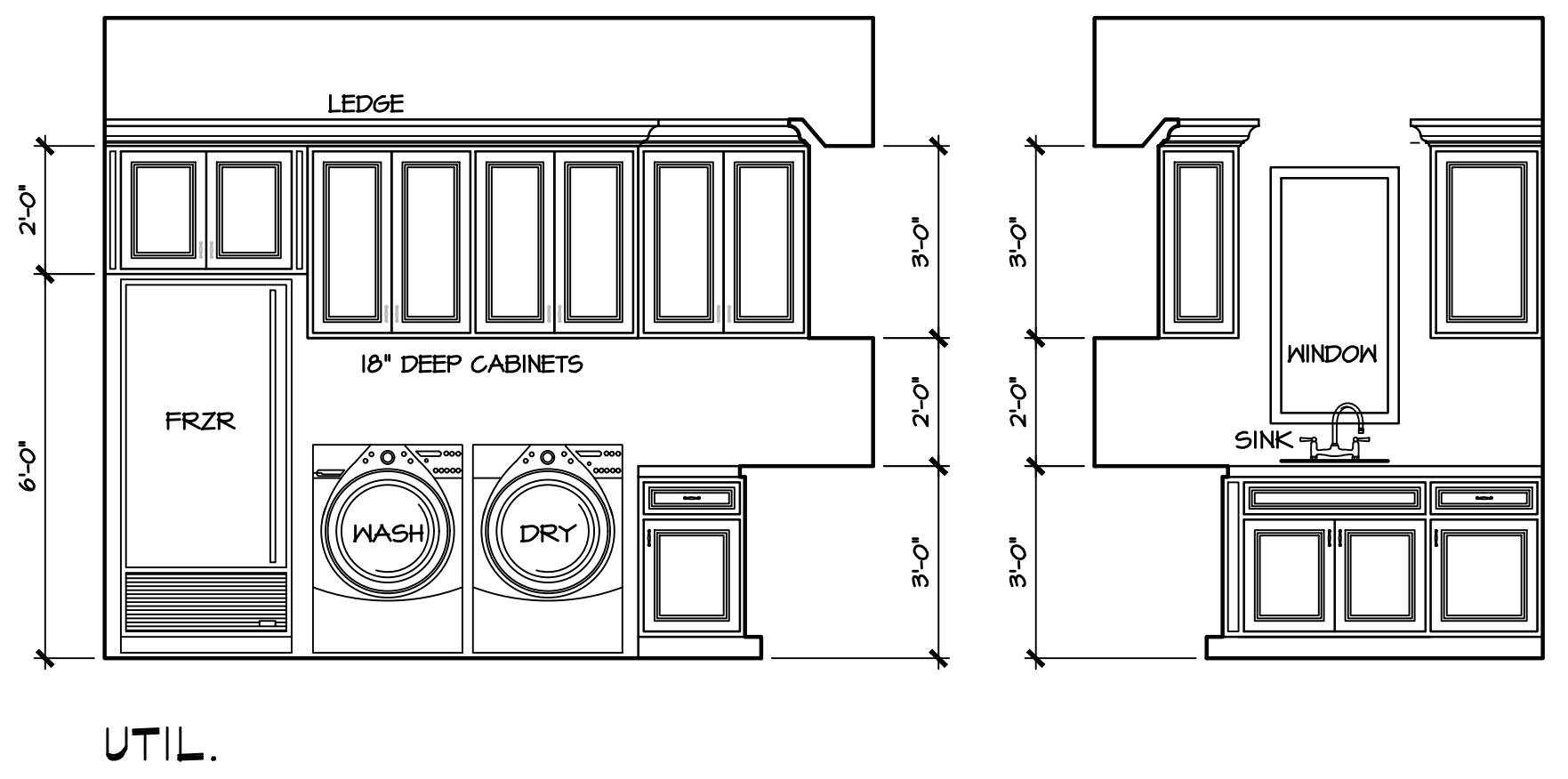


MUD RM.

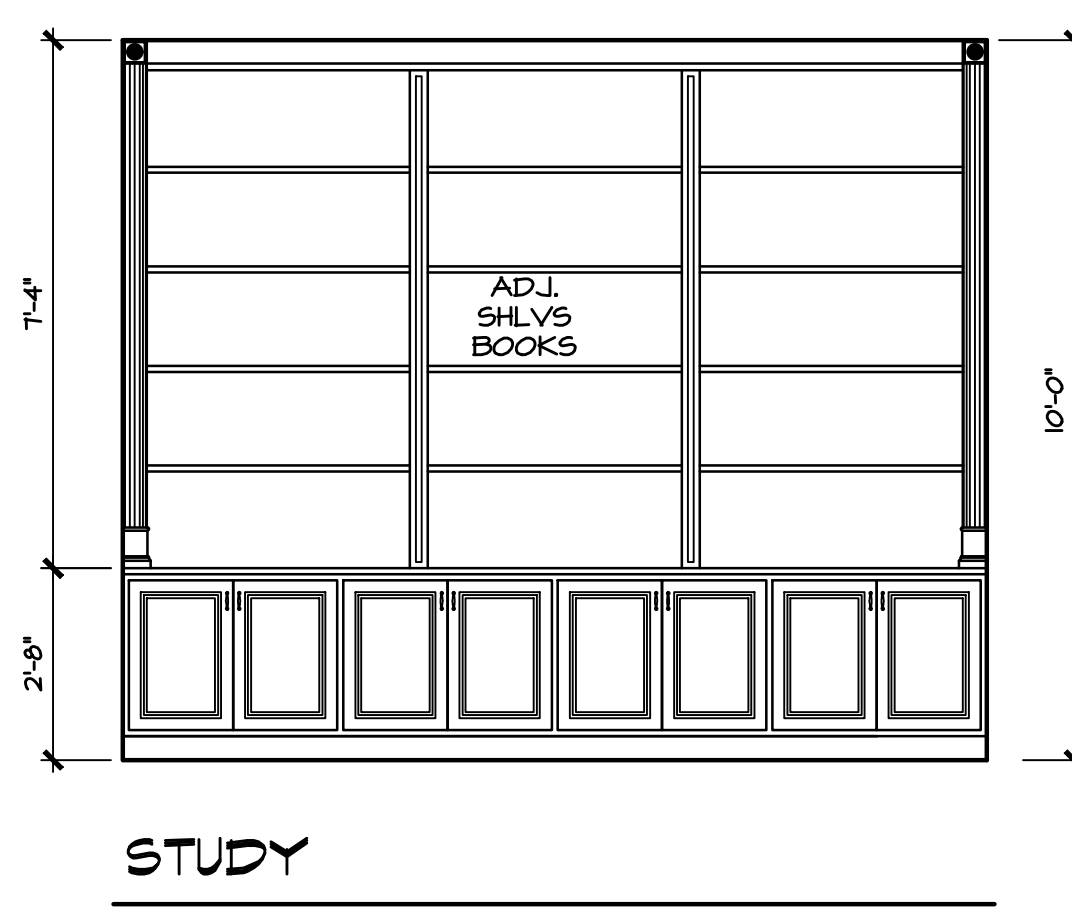
GREAT RM.



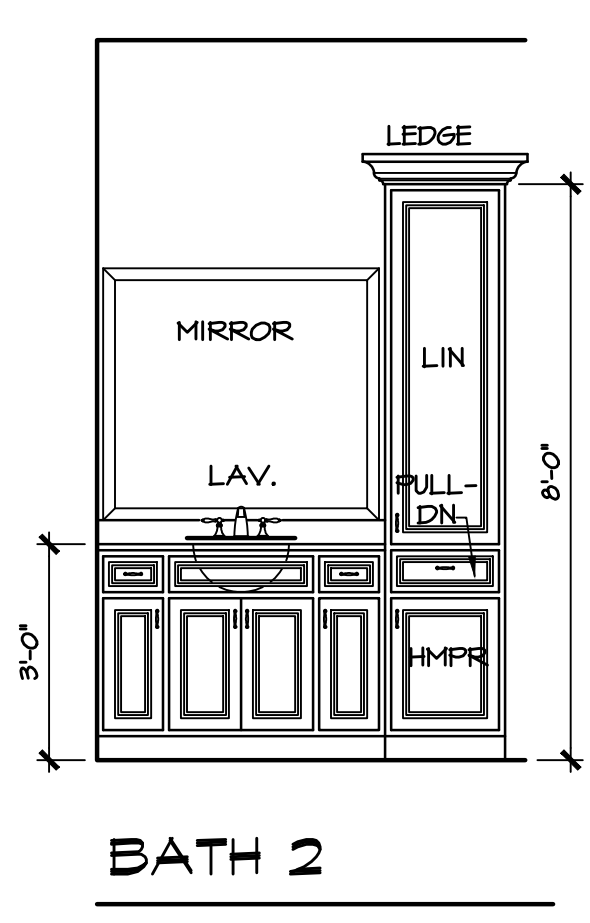
M. BATH



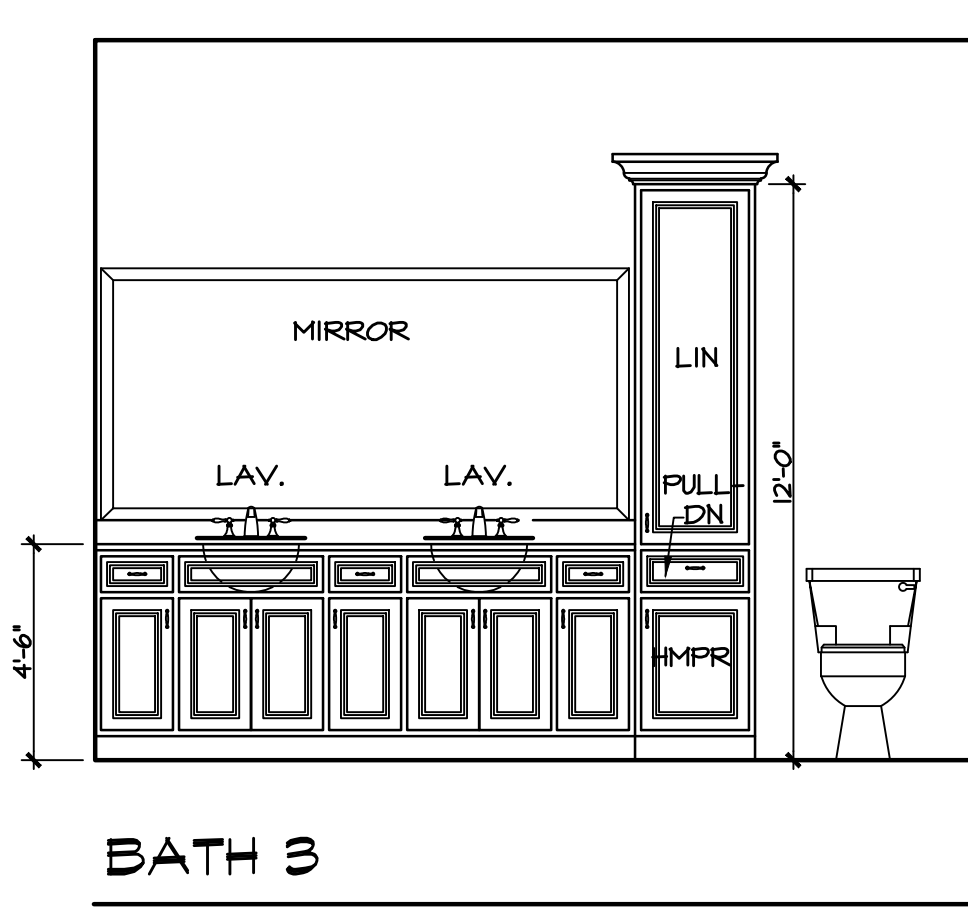
UTIL.



STUDY



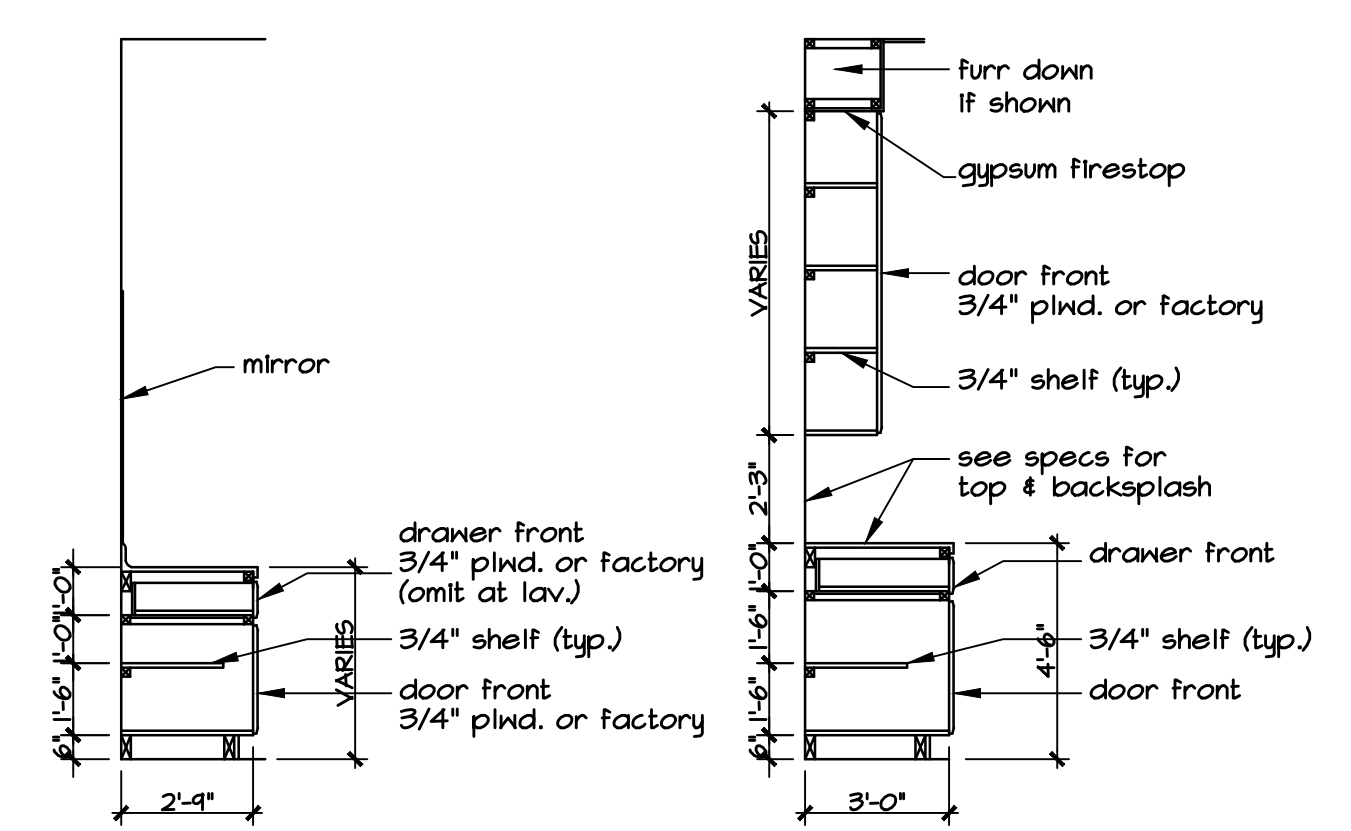
BATH 2



BATH 3

**NOTES**

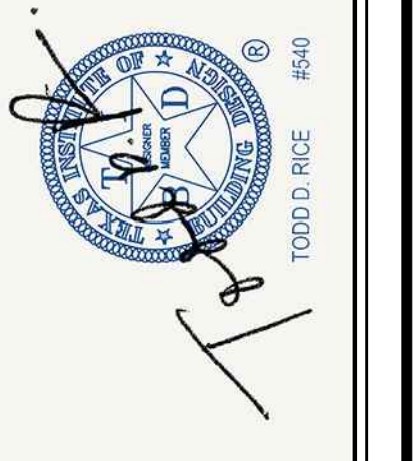
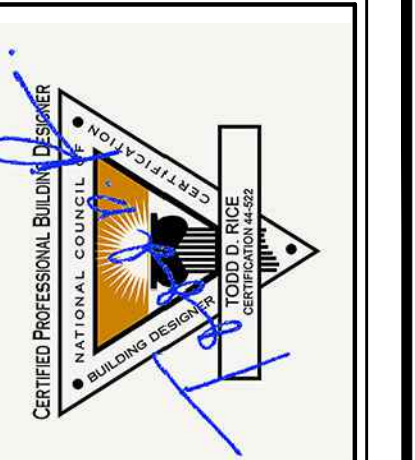
REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING ETC. INVOLVING CABINETRY



SECTION THRU TYPICAL KITCHEN AND BATH CABINET

interior elevations

SCALE: 3/8" = 1'-0"



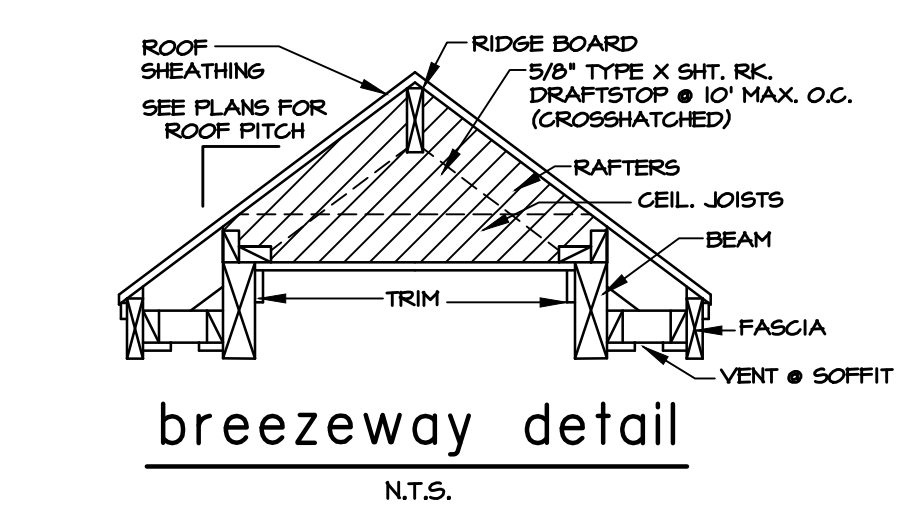
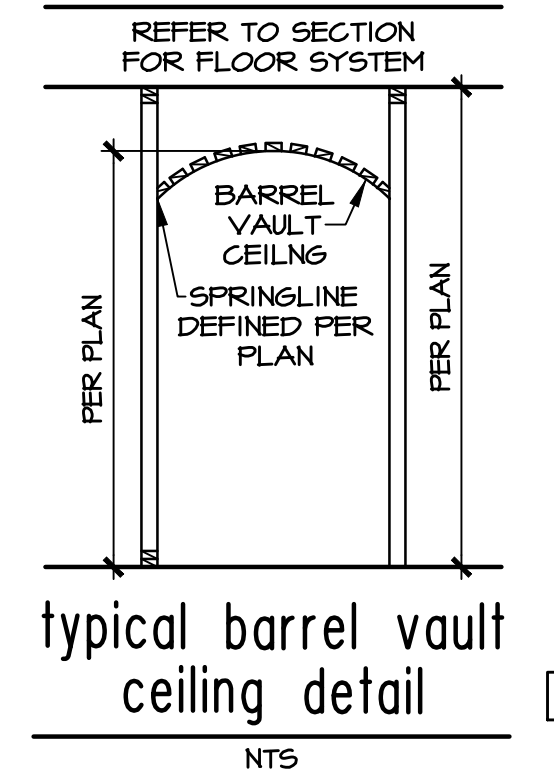
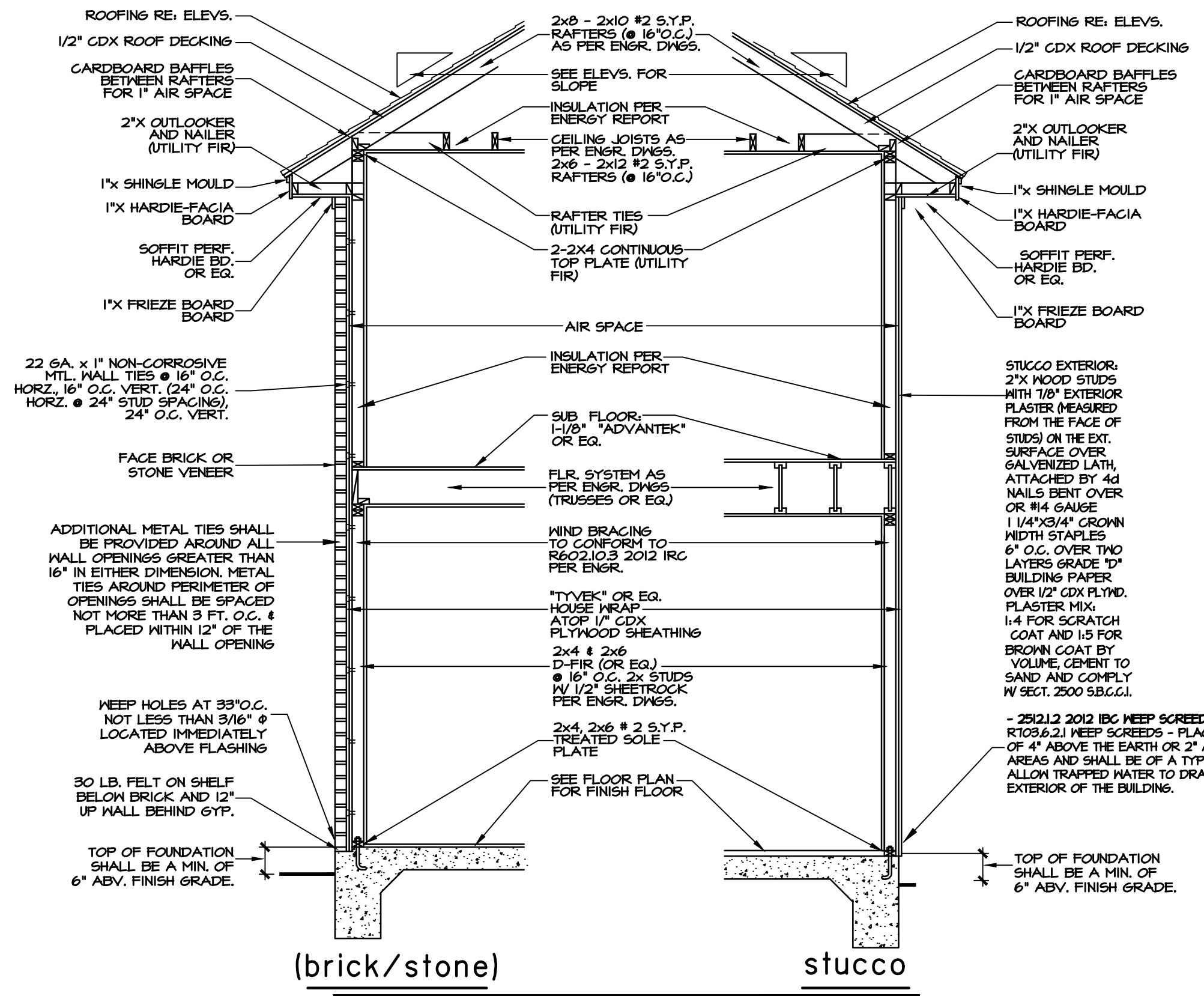
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**11 of 11**

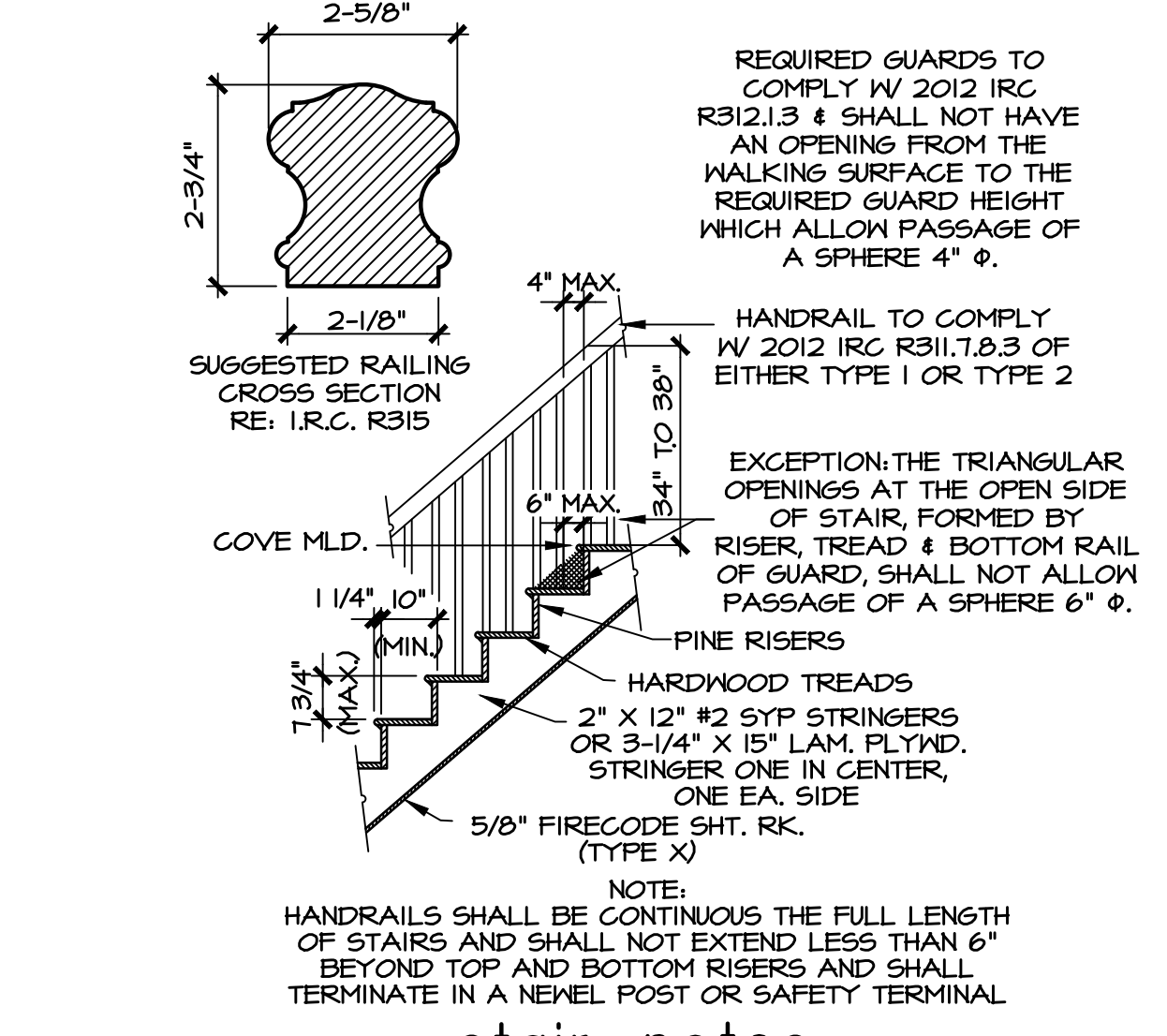


TEXAS ENERGY-MANDATORY PROVISIONS

- RECOMMENDED PERFORMANCE PATH FOR COMPLIANCE - NIIOS
- MECHANICAL VENTILATION AS REQUIRED FOR COMPLIANCE
- MECHANICAL EQUIPMENT SIZING & EFFICIENCY - NIIOS.7
- MANUAL "D"
- MANUAL "J"
- MANUAL "S"
- EFFICIENCY PER FEDERAL LAW
- AIR EXCHANGE RATE PER COMPLIANCE, ≤ 5%
- DUCT AIR LEAKAGE PER COMPLIANCE, ≤ 4%
- A/C DUCT SHAFTS OPEN TO NON A/C SPACE SHALL BE SEALED W/IRIGID BARRIER
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 2012 IRC R309.5
- TUBS & SHOWERS AT EXTERIOR WALLS REQUIRE RIGID AIR BARRIER
- GAS LIGHTS REQUIRE ELECTRONIC IGNITION FOR COMPLIANCE
- MANDATORY AIR LEAKAGE AS PER NIIOS.4.1

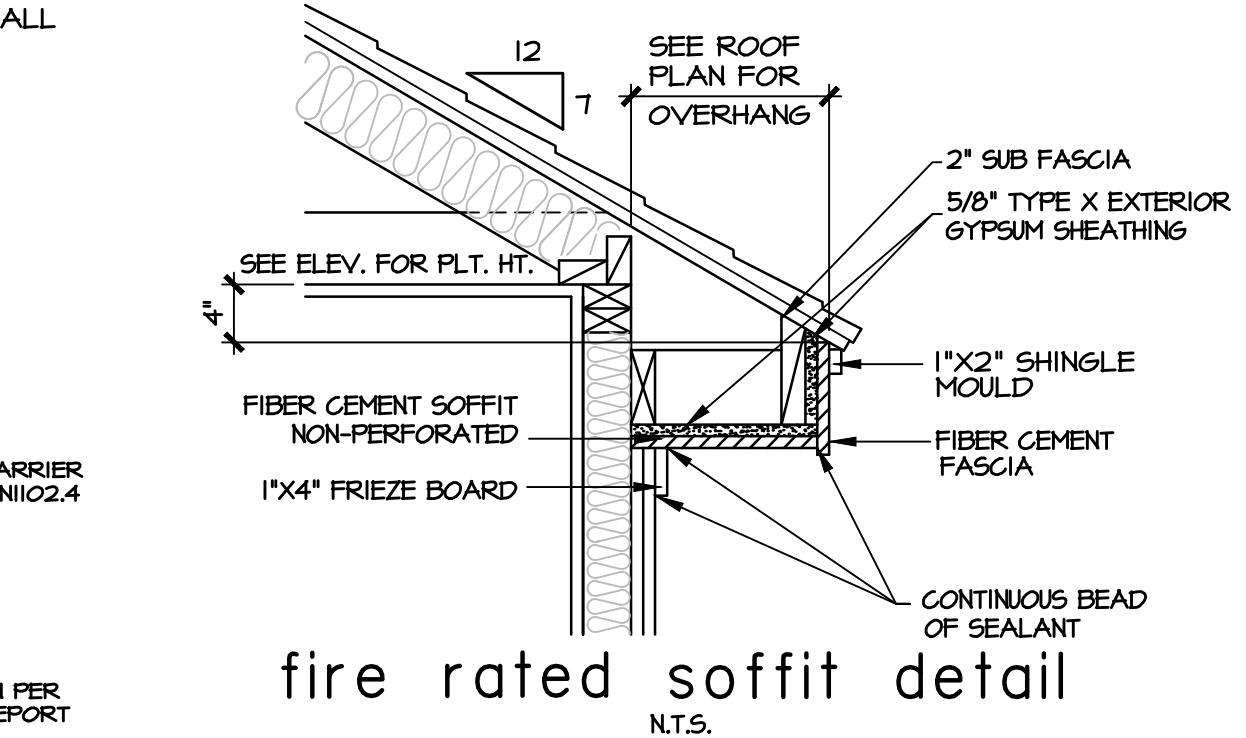
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC
2	0.40	0.65	0.25

- ALL GLAZING SHALL COMPLY WITH 2012 IRC NIIOS.1.2 & NIIOS.4.3
- CAVITIES WITHIN CORNERS & HEADERS IN EXTERIOR FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY
- AIR SEALING REQUIREMENTS AS PER WINDOW MANUFACTURER SPECS
- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL NOT HAVE AIR LEAKAGE MORE THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS NO MORE THAN 0.5 CFM/SF - NIIOS.4.3
- ALL PREFAB FIREPLACES TO BE U.L. AND IRC 2012 APPROVED AND A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTOR'S REVIEW
- WOOD BURNING FIREPLACES REQUIRE TIGHT FITTING DAMPERS OR DOORS, AND OUTSIDE COMBUSTION AIR - NIIOS.4.2



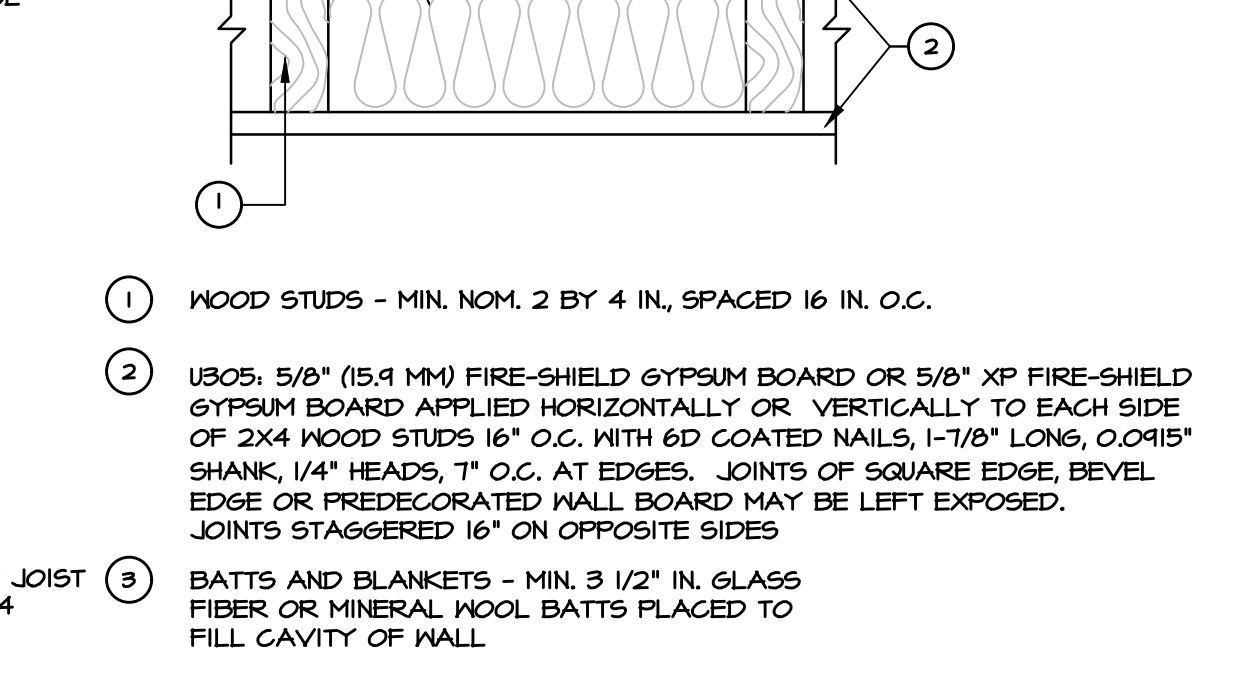
- STAIR NOTES
- STAIRWAYS SHALL COMPLY WITH 2012 IRC R312.1.3
  - HANDRAILS TO BE 34" MIN. TO 38" MAX. ADV. NOSE OF TREAD
  - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH 2012 IRC R312.1.3
  - ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBS/50.0FT. LIVE LOAD PER 2012 IRC R301.5
  - HANDGRIPPING PORTION OF HANDRAILS SHALL COMPLY WITH 2012 IRC R311.1.3 (GRID SIZE)
  - GUARDRAILS SHOWN ARE A GRAPHIC DISPLAY AND NOT THE FINISHED DESIGN. THE FINISHED DESIGN OF ALL GUARDRAILS TO COMPLY WITH 2012 IRC R312.1.3 WITH NO LADDER EFFECT.
  - ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD

typ. stair section



fire rated soffit detail

Design No. UL-U305



- NOTES:
- 1) COMPOSITION SHINGLES (MIN 2408 MAX 3608) ON 15# FELT OVER
  - 2) 5/8" CDX PLYWOOD DECKING (TYPICAL)
  - 3) 2x6 RAFTERS (TYP) WITH LAP SPLICE AS REQUIRED BY SPAN, SEE ELEVATIONS FOR SLOPE. MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SHALL BE 10'-11"
  - 4) CEILING JOISTS - SEE ENGINEER'S DRAWINGS. ALL JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AND HAVE LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT
  - 5) 2x4 STUD WALL AT 16" O.C. (TYP). WALLS HIGHER THAN 10' AND WALLS SUPPORTING 2 FLOORS SHALL HAVE 2x6 OR 2 - 2x4 STUDS AT 16" O.C.
  - 6) 1/2" SHEETROCK
  - 7) 2-2x4 TOP PLATE
  - 8) SUBFLOORING - SEE BUILDER OR OWNER FOR SELECTION.
    - A) 2x6 TONGUE & GROOVE INSTALLED DIAGONALLY
    - B) 1-1/8" APA STURDI-FLOOR PLYWOOD OR EQUAL
    - C) 3/4" APA STURDI-FLOOR PLYWOOD
  - 9) FLOOR JOISTS OR ENGINEERED TRUSSES - SEE ENGINEER'S DRAWINGS. ALL JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AND HAVE LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT OR USE SIMPSON 1/2 JOIST METAL HANGERS
  - 10) SEPTUM - ONE FULL-LENGTH LAYER 1/2" (12.7 mm) TYPE X GYPSUM WALLBOARD LAMINATED TO EACH SIDE OF 1" (25.4 mm) FULL-LENGTH V-EDGE GYPSUM COREBOARD WITH APPROVED LAMINATING COMPOUND. VERTICAL JOINTS OF FACE LAYER AND COREBOARD STAGGERED AT LEAST 3" (76 mm).
  - 11) 2x4 TREATED SOLE PLATE WITH 30# FELT BELOW AND 12" UP WALL
  - 12) INSULATION - USE R-15 FOR 2x4 STUD WALLS, R-4 FOR 2x6 STUD WALLS, AND R-30 ABOVE CEILING JOISTS IN ATTIC. ALLOW 2" AIR SPACE ABOVE INSULATION OVER SLOPED CEILINGS AND PROVIDE CARDBOARD BAFFLES OVER PLATES.
  - 13) 5/8" TYPE "X" GYP. APPLIED TO UNDERSIDE OF ROOF SHEATHING FOR A DISTANCE OF 4" (MIN.) FROM SEPTUM.

unless otherwise noted

- NOTES TO REFLECT 2012 INTERNATIONAL RESIDENTIAL CODE
- GYP. BOARD WALLS AND CEILING
  - ALL ANGLES TO BE 45 DEGREES
  - INTERIOR AND EXTERIOR DOORS AS PER BUILDERS SPECS.
  - SINGLE HUNG WINDOWS AS PER BUILDER
  - ALL BEDROOM WINDOWS, EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS) SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
  - EMERGENCY ESCAPE AND RESCUE WINDOWS (EGRESS WINDOWS) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. 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 (SECTION 910.1.1) EXCEPTION: GRADE FLOOR SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET, PER 2012 IRC R310.1
  - SMOKE DETECTORS REQUIRE I/OV CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH 2012 IRC R314.3
  - CHIMNEYS TO BE 3'-0" MIN. ADV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS.
  - ALL PREFAB FIREPLACES TO BE U.L. AND IRC 2012 APPROVED AND A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTOR'S REVIEW.
  - SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2012 TABLE R602.3 (1) AND R602.3 (2) OR EQUIV.
  - DISAPPEARING STAIRS - I305.1.3 APPLIANCES IN ATTICS, ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR & UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE A CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP & 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR OPENING DIMENSIONS SHALL HAVE A MINIMUM OF 20 INCHES BY 30 INCHES, & LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
  - BUILDER/OWNER TO CONSIDER FURRING DOWN CEILINGS AT POWDER ROOMS, BUTLERS PANTRY, SMALL HALLWAYS OR ANY AREA WITH SMALL VOLUME.
  - INSULATION TO BE CERTIFIED

legend

- 2x4 WALL
- 2x6 WALL

bath schedule

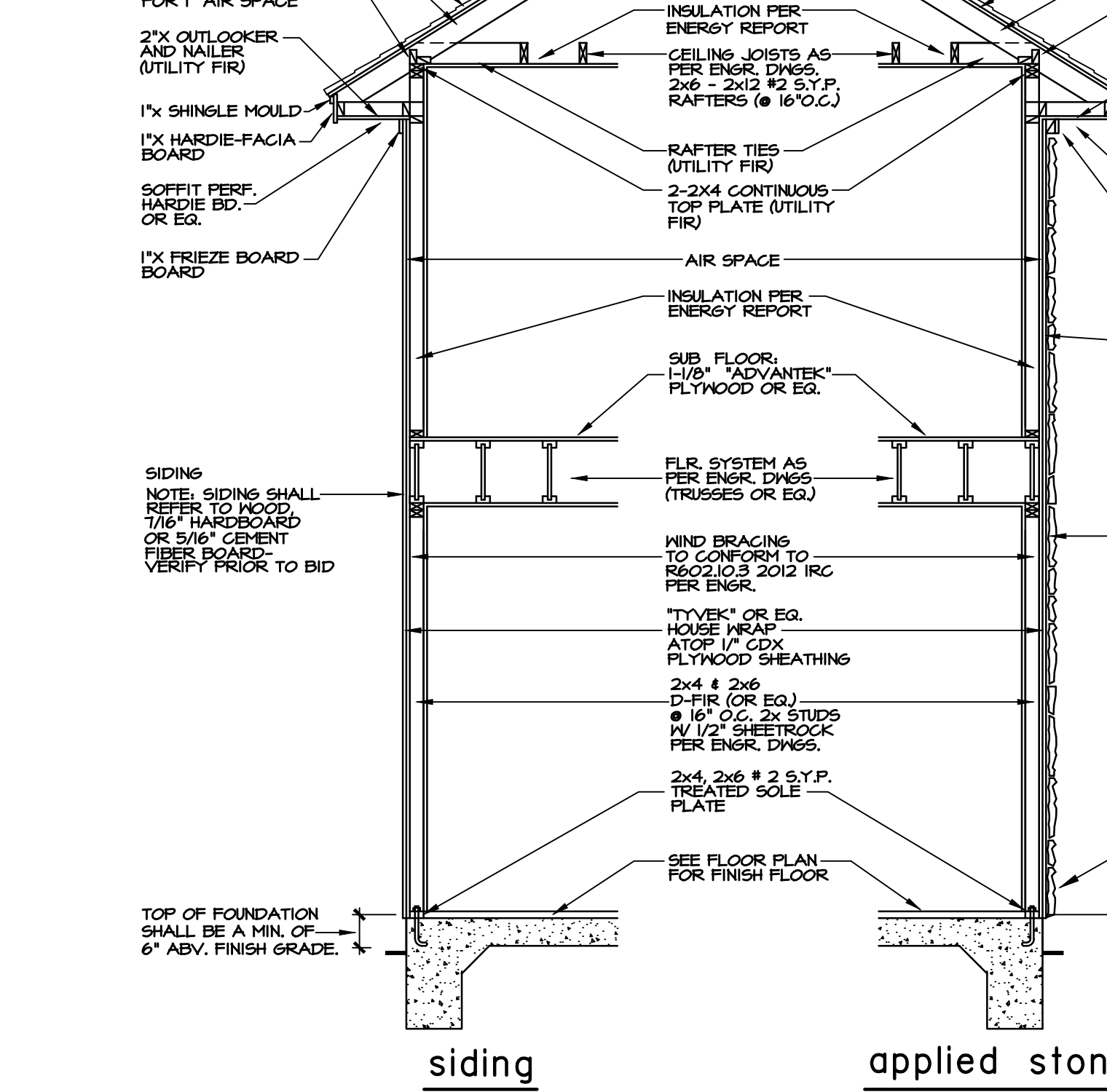
- TILE FLOORS (AT NET HEADS)
- ANY TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2012)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 12" ADV. DRAIN INLET OVER CONCRETE BACKERBOARD.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER IRC 2012
- PROVIDE EPOXY GROUTING
- BUILDER TO VERIFY ROUGH OPENING OF TUBS WITH MANUFACTURER PRIOR TO CONSTRUCTION TYPICAL
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 2012 IRC R309.5

glazing notes

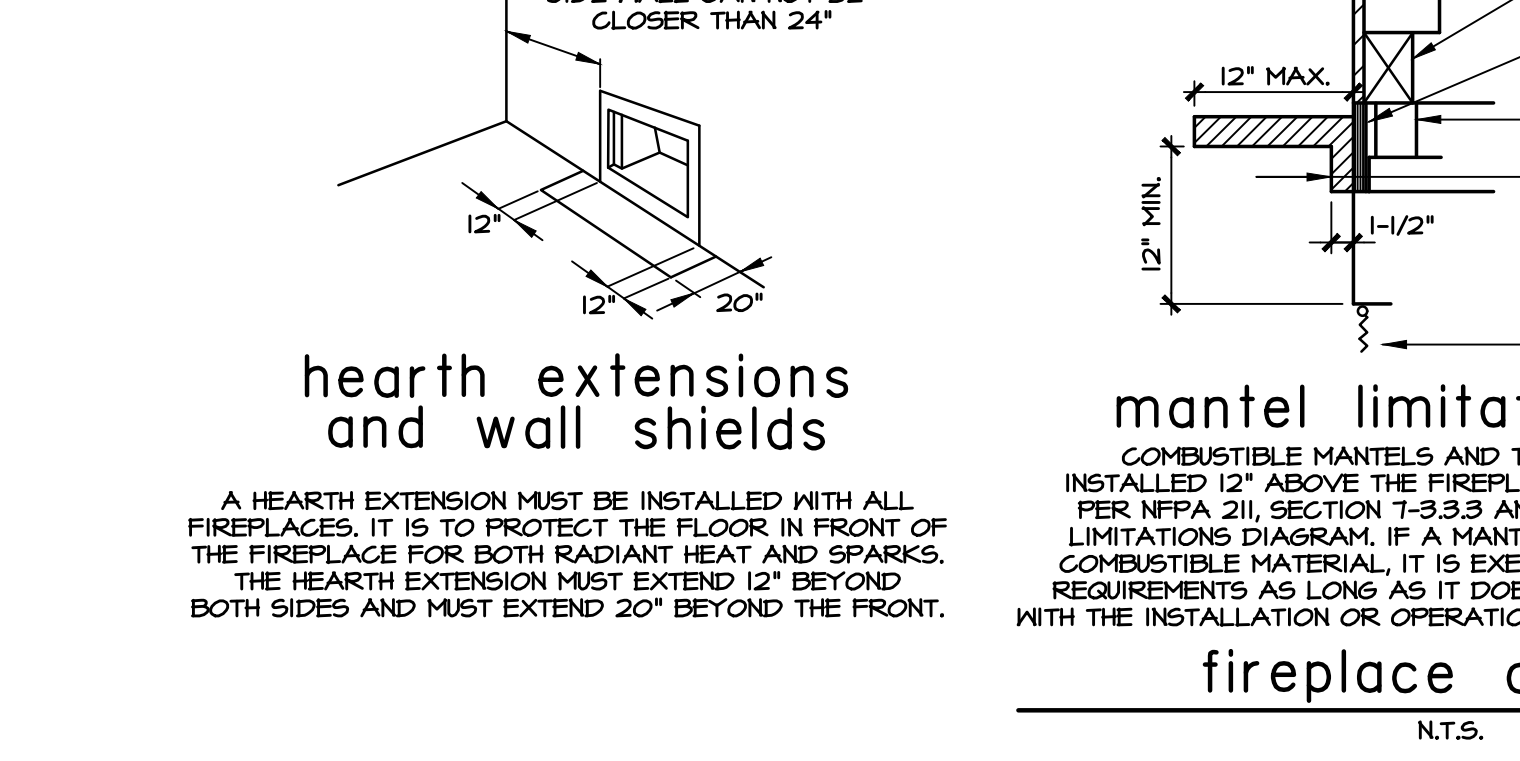
- SECTION R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING
  - 1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
  - 2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND BIFOLD CLOSET DOOR ASSEMBLIES.
  - 3. GLAZING IN STORM DOORS.
  - 4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
  - 5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
  - 6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
  - 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ANY OF THE FOLLOWING CONDITIONS:
    - 7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 1/4 SQUARE FEET (0.239 m<sup>2</sup>)
    - 7.2 BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR.
    - 7.3 TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
    - 7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING.
  - 8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDING ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
  - 9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
  - 10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE.
- RICE RESIDENTIAL DESIGN, L.L.C. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE ON THE DRAWINGS, THE ENGINEER OF RECORD'S SEAL SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. RICE RESIDENTIAL DESIGN, L.L.C. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

FIRE BLOCKING

- FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.



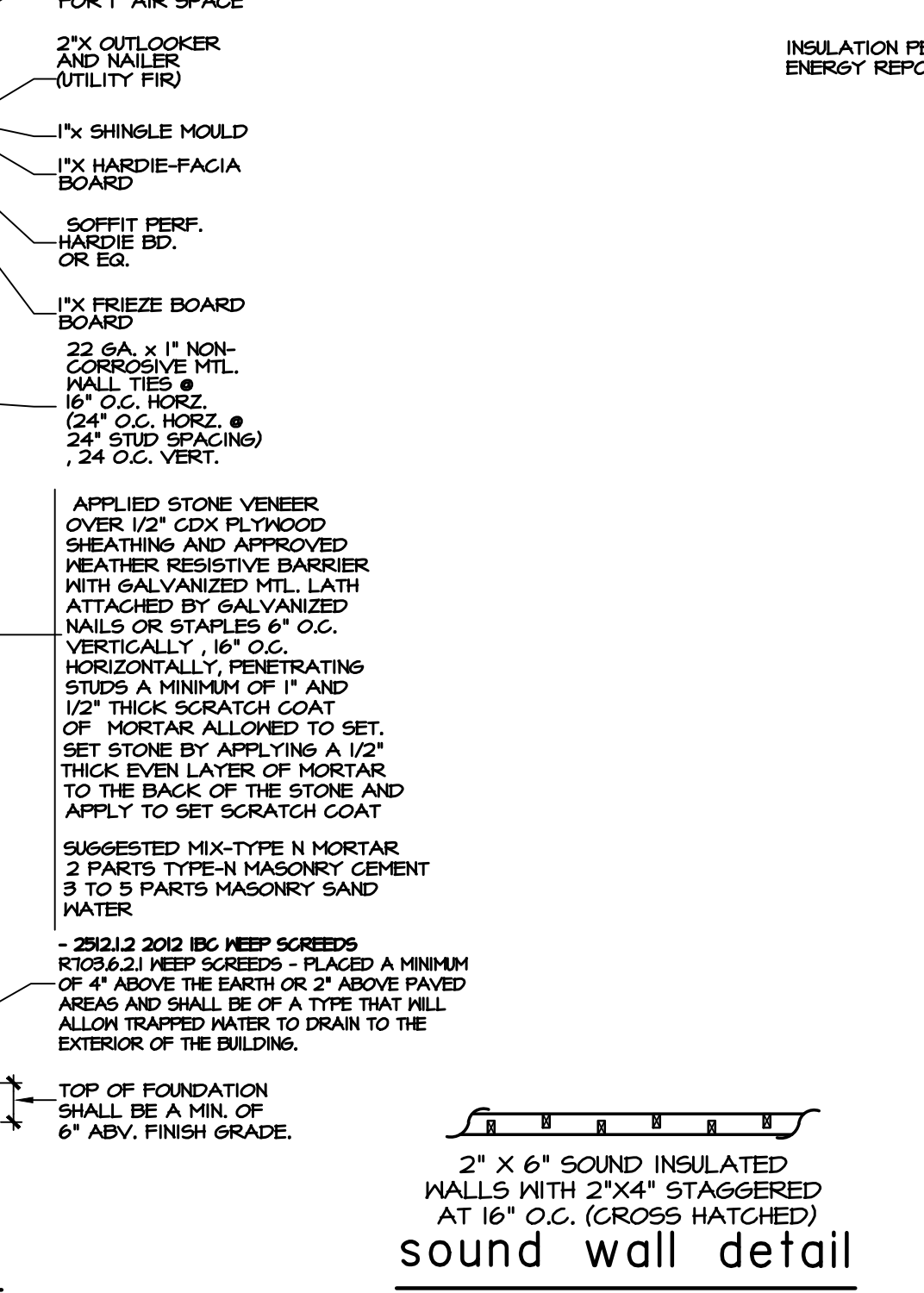
typ. wall section



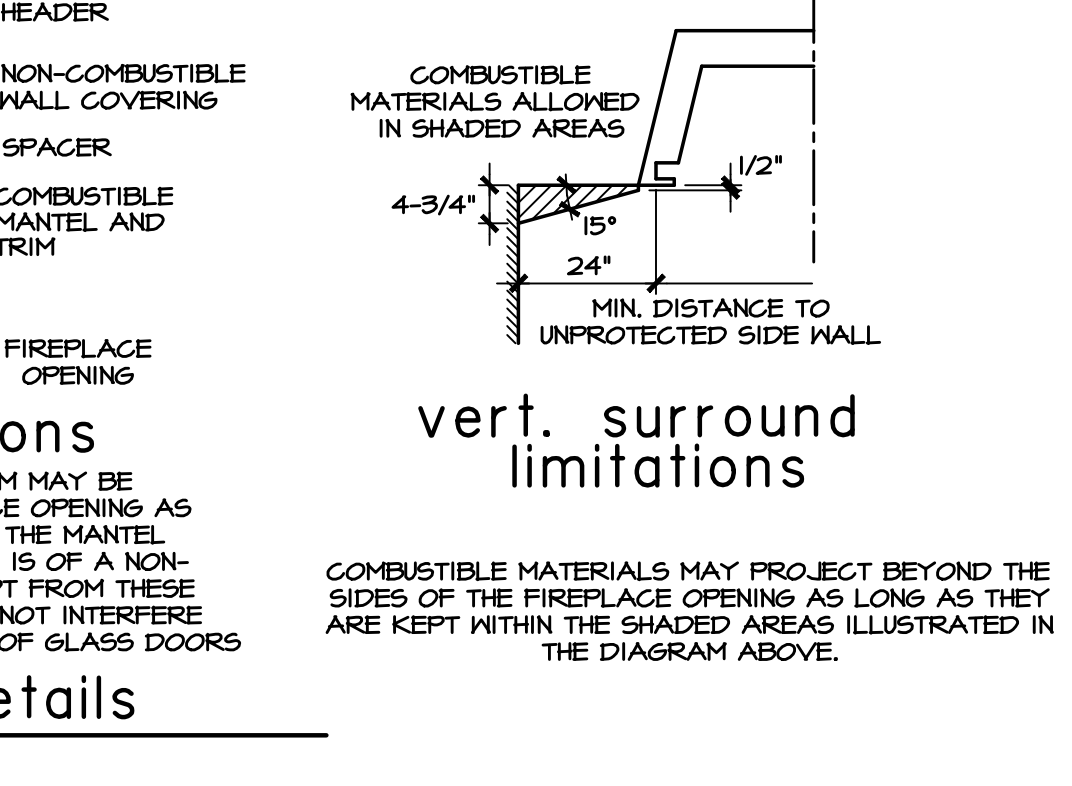
hearth extensions and wall shields

sound wall detail

- 2" x 6" SOUND INSULATED WALLS WITH 2"x4" STAGGERED AT 16" O.C. (CROSS HATCHED)



fireplace details



fireplace details

mantel limitations

- COMBUSTIBLE MANTELS AND TRIM MAY BE INSTALLED 12" ABOVE THE FIREPLACE OPENING AS PER NFPA 211, SECTION 7-5.3.3 AND THE MANTEL LIMITATIONS DIAGRAM. IF A MANTEL IS OF A NON-COMBUSTIBLE MATERIAL, IT IS EXEMPT FROM THESE REQUIREMENTS AS LONG AS IT DOES NOT INTERFERE WITH THE INSTALLATION OR OPERATION OF GLASS DOORS

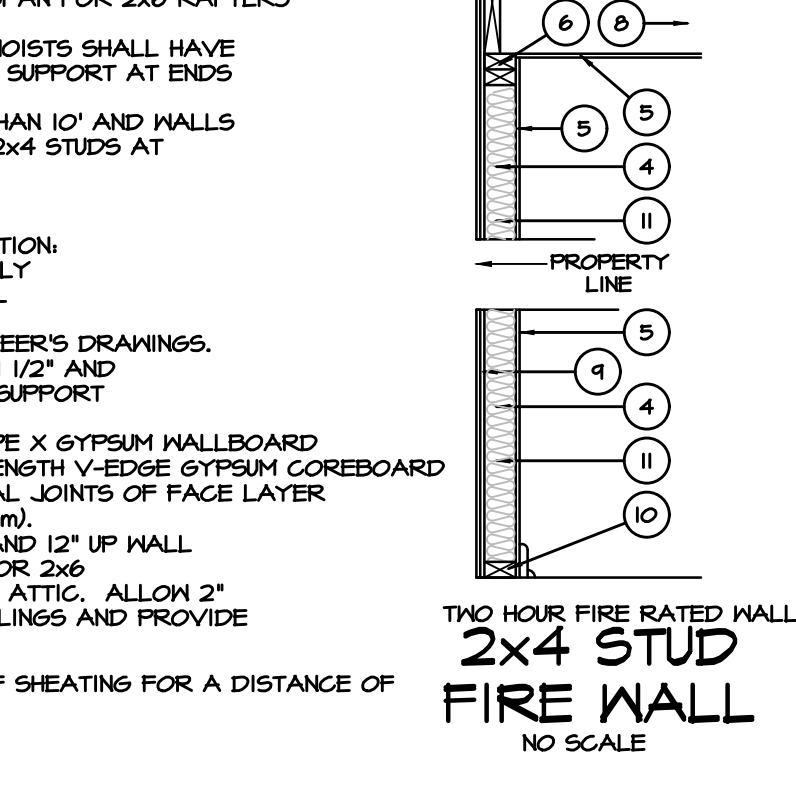
mantel limitations

vert. surround limitations

- COMBUSTIBLE MATERIALS MAY PROJECT BEYOND THE SIDES OF THE FIREPLACE OPENING AS LONG AS THEY ARE KEPT WITHIN THE SHADED AREAS ILLUSTRATED IN THE DIAGRAM ABOVE.

vert. surround limitations

thermal envelope detail



thermal envelope detail

typical detail sheet

Professional Building Design Firm

Rice Residential Design, L.L.C.

Houston, TX

TEL: (713) 984-8604

0218199 - riceresidentialdesign.com

AI BD

REGISTERED ARCHITECT

REGISTERED INTERIOR DESIGNER

REVISIONS	NEW DETAIL SHEET	REVISED STAIR & BRICK DETAIL	REVISED PER OFFICE REVIEW	REVISE TEXT
GG 02/13/17				
GG 03/01/17				
GG 03/02/17				
GG 03/28/17				

SHEET NO:

details

