

PROPOSED APARTMENT HOUSE FOR:

0 CLEARVIEW STREET.
HOUSTON, TEXAS 77051

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APPROXIMATE SQ. FT.

FIRST FLOOR	3,793 Sq. Ft.
SECOND FLOOR	3,793 Sq. Ft.
TOTAL LIVING	7,586 Sq. Ft.
FIRST FLOOR HALLWAY	112 Sq. Ft.
SECOND FLOOR HALLWAY	104 Sq. Ft.
TOTAL COVERED AREA	7,802 Sq. Ft.

OCCUPANCY LOAD

OCCUPANCY CLASIFICATION	SPECIFIC USE	SQUARE FOOTAGE	OCCUPANT LOAD
R-2	APARTMENT HOUSE	3,793	MAX. 200 GROSS

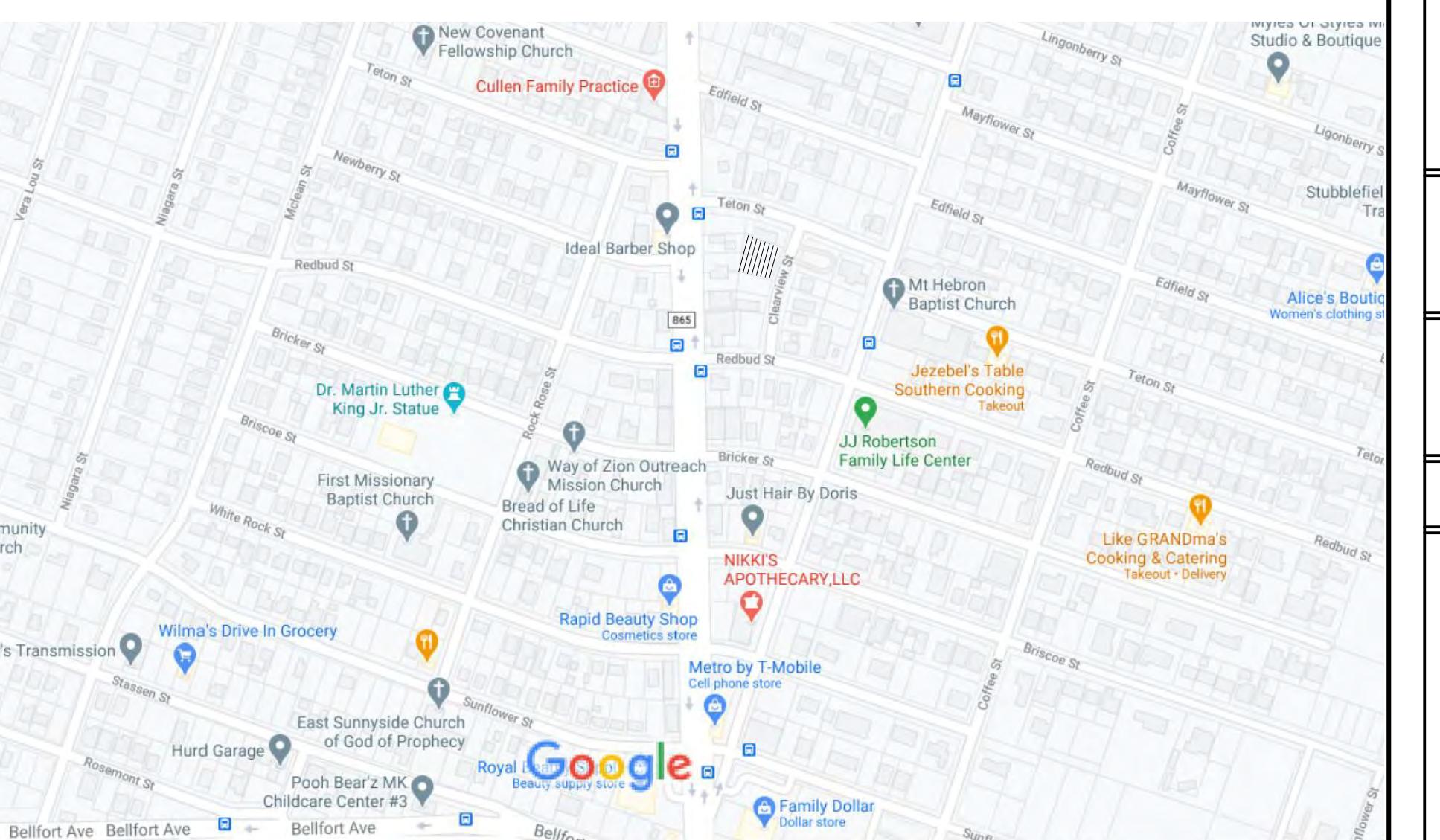
PARKING CALCULATION

APARTMENT HOUSE USES:

APARTMENT HOUSE	1.333 SPACES FOR EACH ONE BEDROOM APARTMENT	10 TOTAL ONE BEDROOM APARTMENT	13.33 PARKING REQUIRED
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14 TOTAL PARKING PROVIDED

VICINITY MAP



PLAN NUMBER
7802

PROJ. #:
R.20.056.GUPT

DATE: 02/09/2022

SHEET NUMBER:

A01

OF: 16

0 Clearview Street
Houston, TX 77051

DATE OF ISSUE

First Draft	02/05/2021
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Fire Walls:

1. Horizontal continuity. Fire walls shall be continuous from exterior wall to exterior wall and shall extend at least 18 inches beyond the exterior surface of exterior walls.

2. Vertical continuity. Fire walls shall extend from the foundation to a termination point at least 30 inches above both adjacent roofs.

3. Exceptions: 4. In building of Type III, IV and V construction, walls shall be permitted to terminate at the interior surface of combustible exterior sheathing or siding provided the exterior wall has fire-resistance rating of at least 1 hour from a horizontal distance of at least 4 feet on both sides of the fire wall. Openings within such exterior walls shall be protected by fire assemblies having a fire protection rating of not less than 3/4 hour. 2. Fire walls shall be permitted to terminate at the interior surface of noncombustible exterior sheathing, exterior siding or other noncombustible exterior finishes provided the sheathing, siding, or other exterior noncombustible finish extends a horizontal distance of at least 4 feet on both sides of the fire wall.

2. Vertical continuity. Fire walls shall extend from the foundation to a termination point at least 30 inches above both adjacent roofs.

3. Exceptions: 4. In building of Type III, IV and V construction, walls shall be permitted to terminate at the interior surface of combustible roof sheathing or decks provided: 4.1 There are no openings in the roof within 4 feet of the fire wall.

4.2. The roof is covered with a minimum Class B roof covering, and 4.3. The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4 feet on both sides of the wall or the roof is protected with 5/8 inch Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by a minimum of 2-inch nominal ledgers attached to the sides of the roof framing members for a minimum distance of 4 feet on both sides of the fire wall.

308.2.1 Forward Reach Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48" (1220 mm) maximum and the low forward reach shall be 15" (380 mm) minimum above the finish floor or ground.

308.2.2 Forward Reach Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" (1220 mm) maximum where the reach depth is 20" (510 mm) maximum. Where the reach depth exceeds 20" (510 mm), the high forward reach shall be 44" (1120 mm) maximum and the reach depth shall be 25" (635 mm) maximum.

308.3.1 Side Reach Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" (1220 mm) maximum and the low side reach shall be 15" (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" (255 mm) maximum.

2. Operable parts of fuel dispensers shall be permitted to be 54" (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

308.3.2 Side Reach - Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" (865 mm) maximum and the depth of the obstruction shall be 24" (610 mm) maximum. The high side reach shall be 48" (1220 mm) maximum for a reach depth of 10" (255 mm) maximum. Where the reach depth exceeds 10" (255 mm), the high side reach shall be 46" (1170 mm) maximum for a reach depth of 24" (610 mm) maximum.

EXCEPTIONS:

1. The top of washing machines and clothes dryers shall be permitted to be 36" (915 mm) maximum above the floor.

2. Operable parts of fuel dispensers shall be permitted to be 54" (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

308.3.2 Reach - Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" (865 mm) maximum and the depth of the obstruction shall be 24" (610 mm) maximum. The high side reach shall be 48" (1220 mm) maximum for a reach depth of 10" (255 mm) maximum. Where the reach depth exceeds 10" (255 mm), the high side reach shall be 46" (1170 mm) maximum for a reach depth of 24" (610 mm) maximum.

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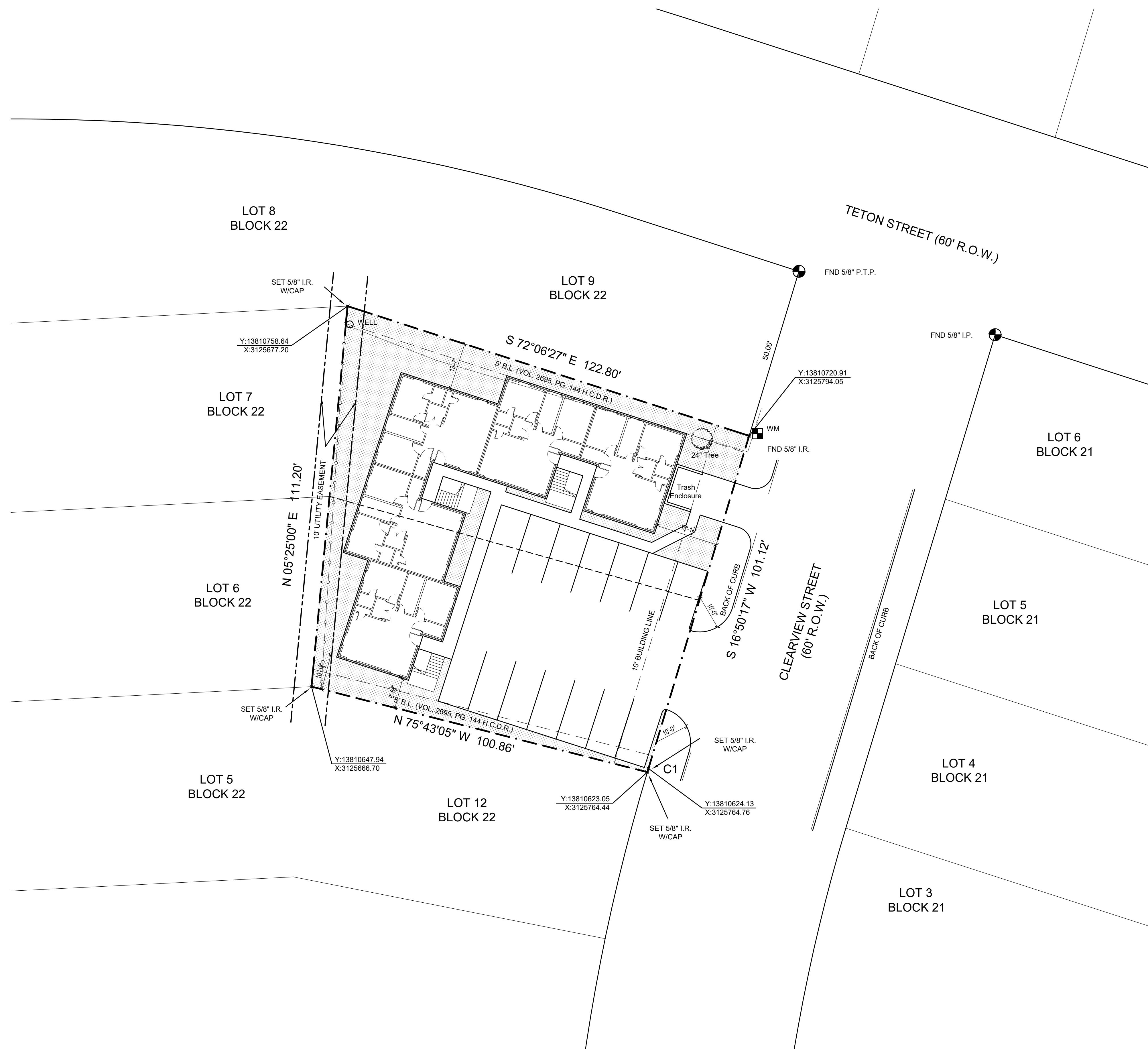
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1.12	573.00	00°06'43"	S16°46'55"W	1.12



OPEN SPACE REQUIRED
 240 SQ. FT. PER EA. 1 BEDROOM UNIT X 10 UNITS 2,400 SQ. FT.

LOT AREA 11,817 SQ. FT.
 COVERED AREA 8,677 SQ. FT.
 OPEN SPACE PROVIDED 3,140 SQ. FT.

PARKING CALCULATION
 1.333 PARKING PER EA. 1 BEDROOM UNIT.
 10 UNITS TOTAL= 13.33 PARKING SPACES REQUIRED
 14 PARKING SPACES PROVIDED.



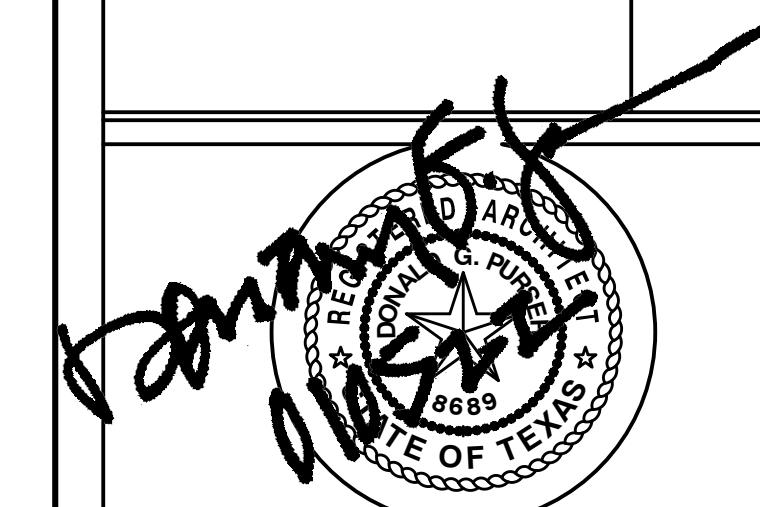
OVERALL SITE PLAN

1/16" = 1'-0"

0 Clearview Street
 Houston, TX 77051

DATE OF ISSUE

First Draft	02/05/2021
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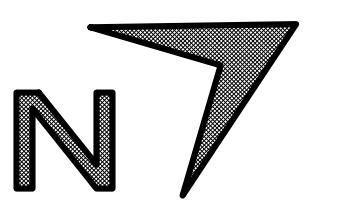
DATE: 02/09/2022

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A02.0
 OF: 16



FIRST FLOOR PLAN
 3/16" = 1'-0"
 Living: 3,793 sq.ft.
 Hallway: 112 sq.ft.



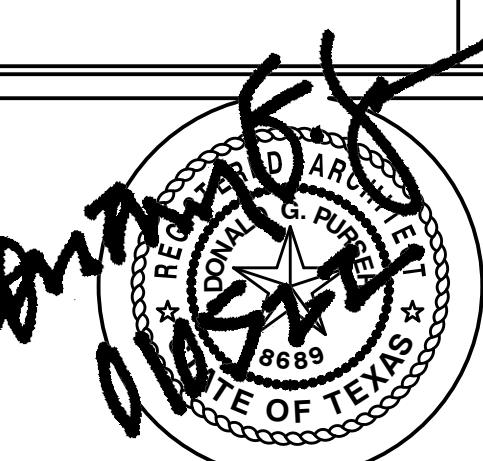
A03

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0 Clearview Street
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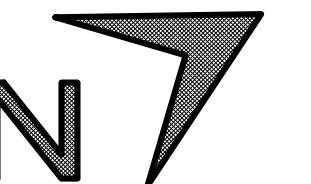
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A03



SECOND FLOOR PLAN

3/16" = 1'-0"
 Living: 3,793 sq.ft.
 Hallway: 102 sq.ft.



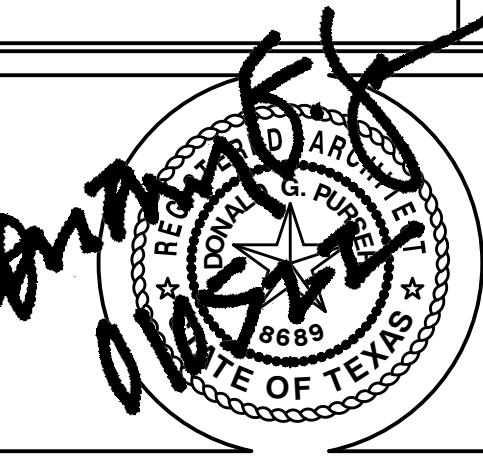
A04

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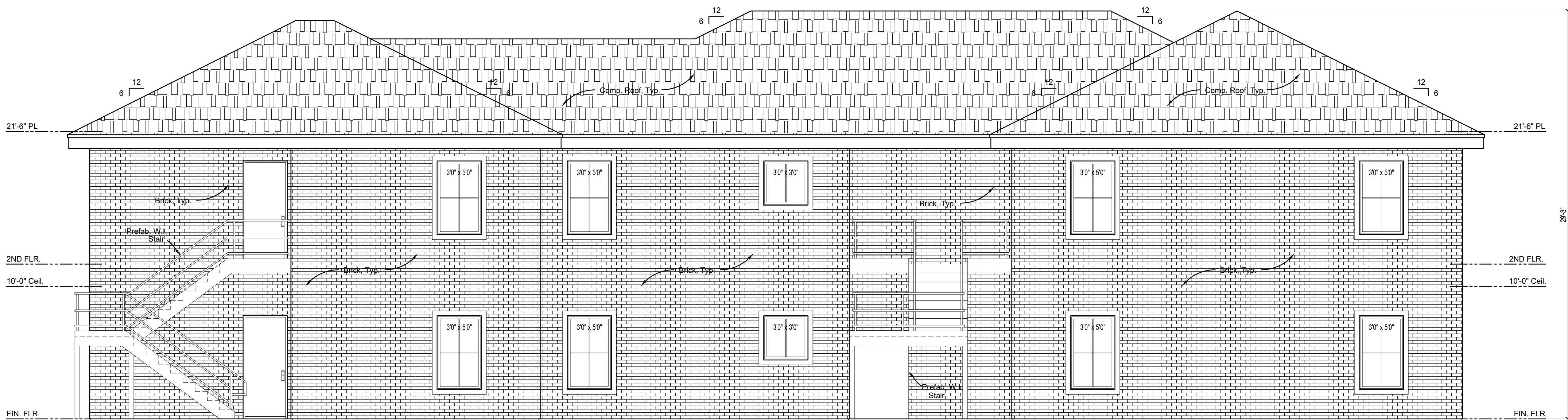
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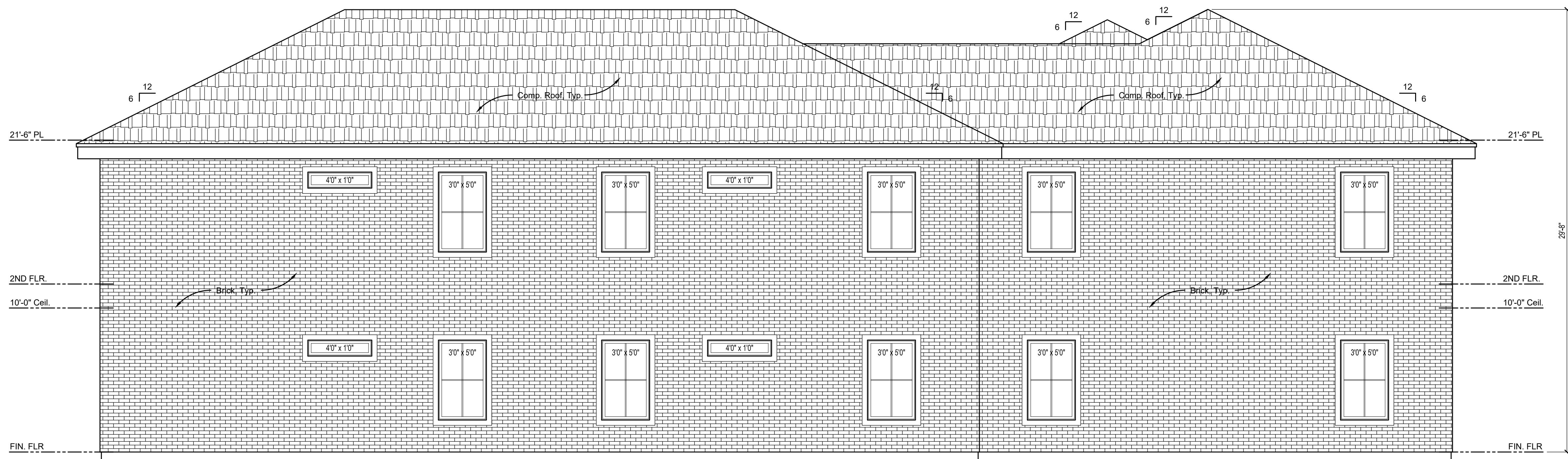
A04

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FRONT ELEVATION

1/4" = 1'-0"



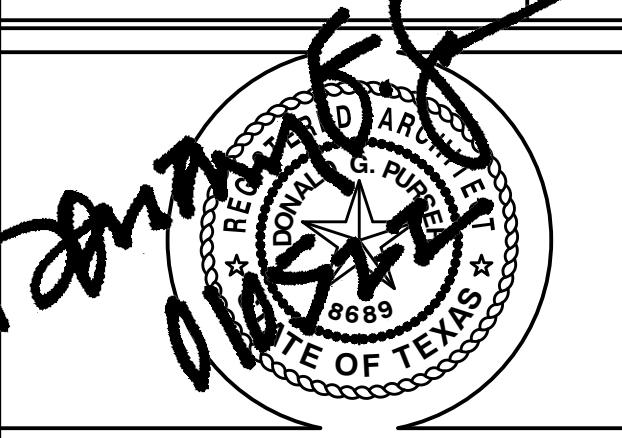
RIGHT ELEVATION

1/4" = 1'-0"

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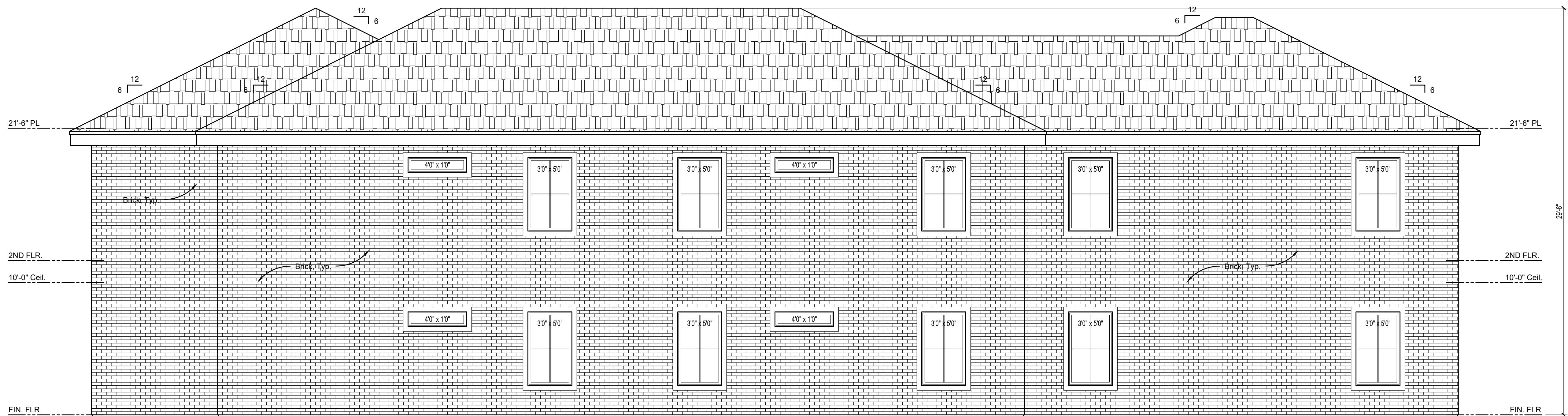
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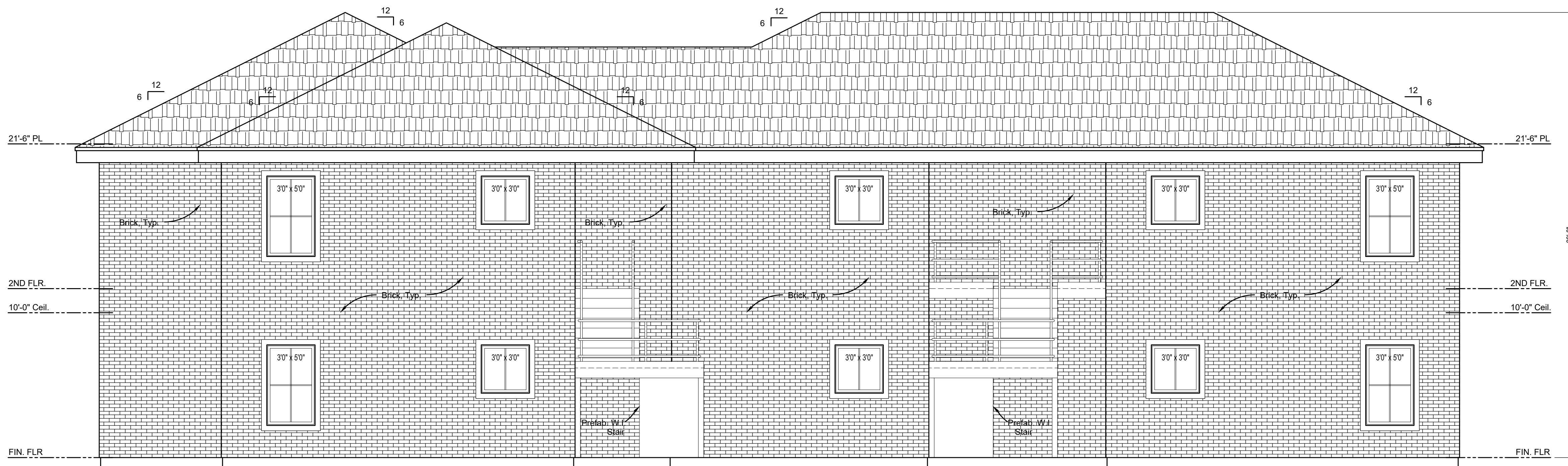
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 A05.0
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REAR ELEVATION

1/4" = 1'-0"



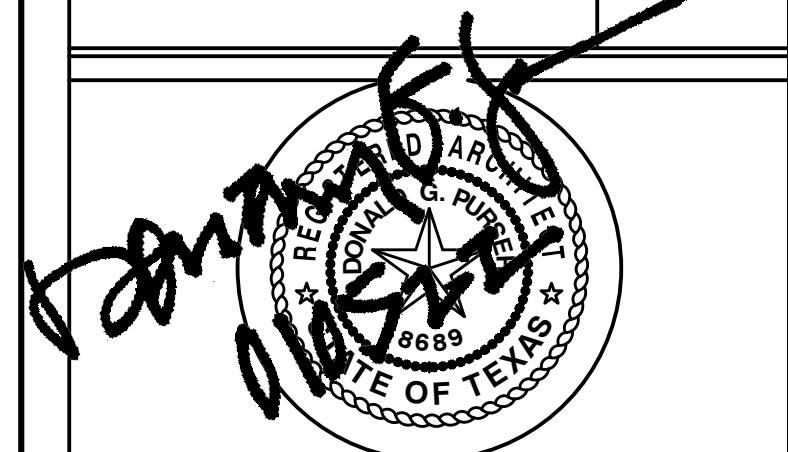
LEFT ELEVATION

1/4" = 1'-0"

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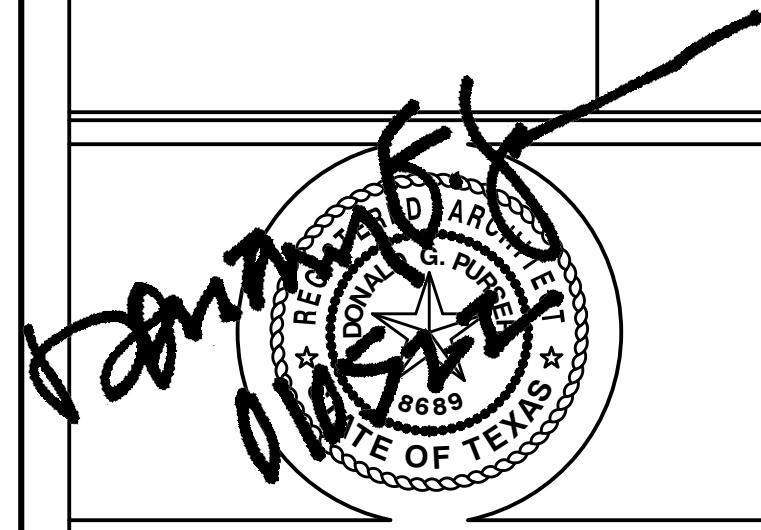
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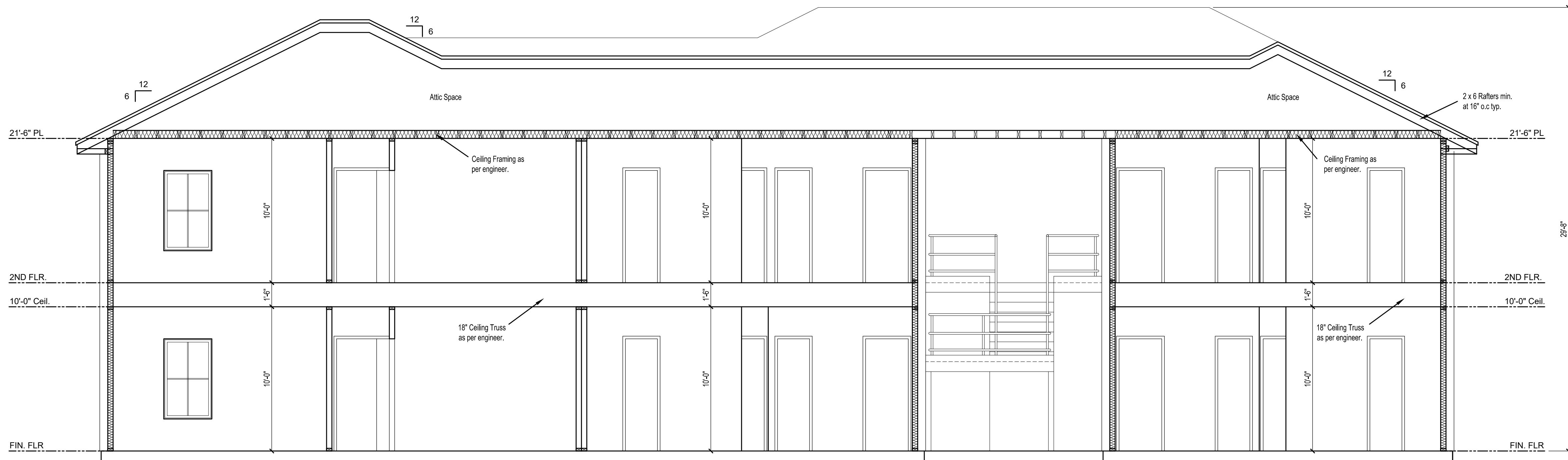
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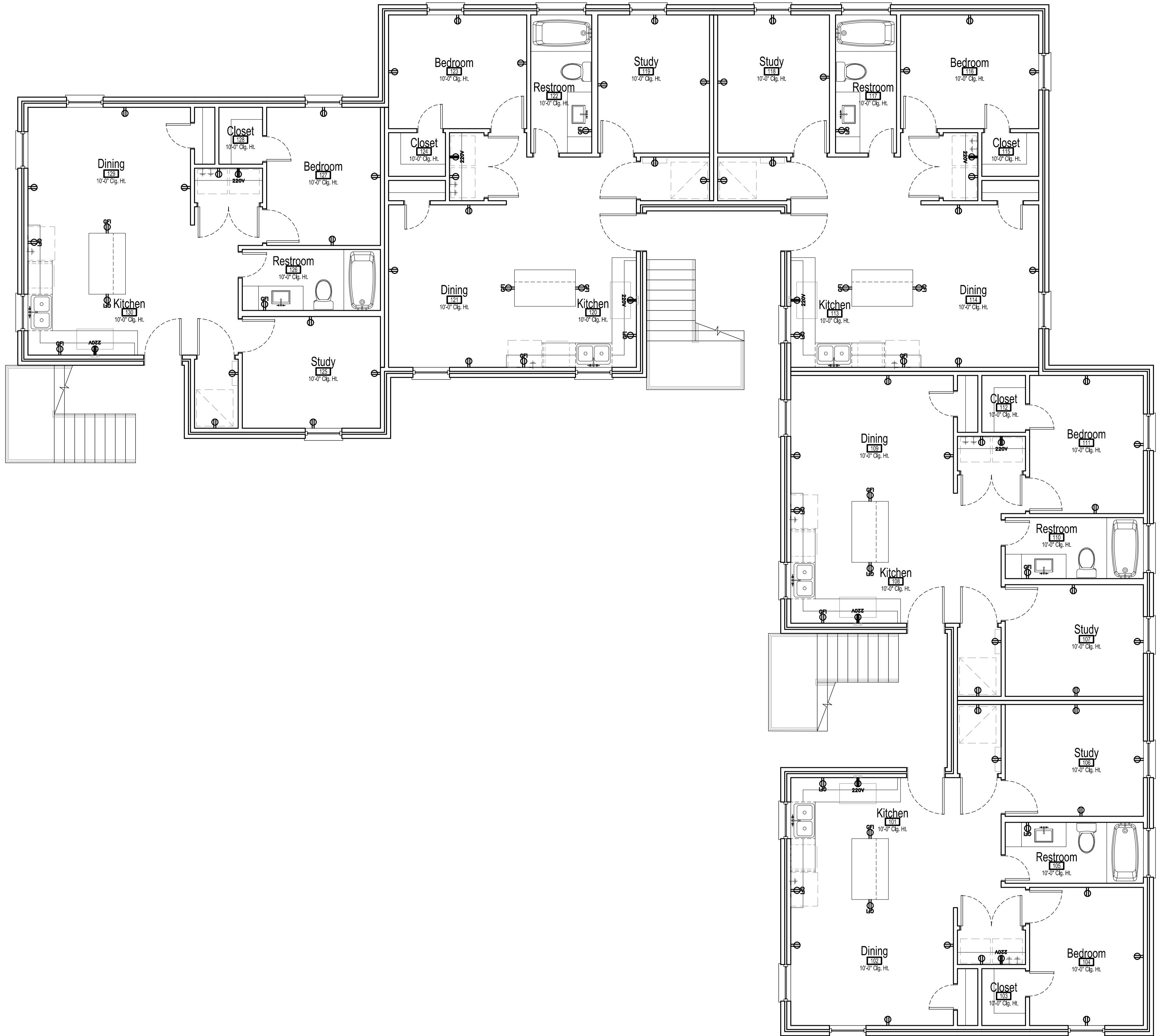
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FIRST FLOOR ELECTRICAL PLAN

LEGEND

	220V RECEPTACLE, DEDICATED CIRC.
	110V FLOOR OUTLET
	110V WATERPROOF G.F.I. OUTLET
	110V GROUND FAULT INTERRUPTER OUTLET
	110V OUTLET
	110V QUAD OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET (CAT. 5E)
	AUDIO/VISUAL ALARM IN EVERY ROOM
	INTERNET NETWORK SWITCH (CAT. 5E) (#3)
	DATALINE NETWORKING SWITCH (CAT. 5E) (#15)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	SCONCE LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	2x2 FLUORESCENT LIGHT
	1x4 FLUORESCENT LIGHT 2 LAMP
	EXHAUST VENT
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXIT SIGN

Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (3048 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.
 2-1.5W, 120V with Battery Backup 1 1/2 Hr.

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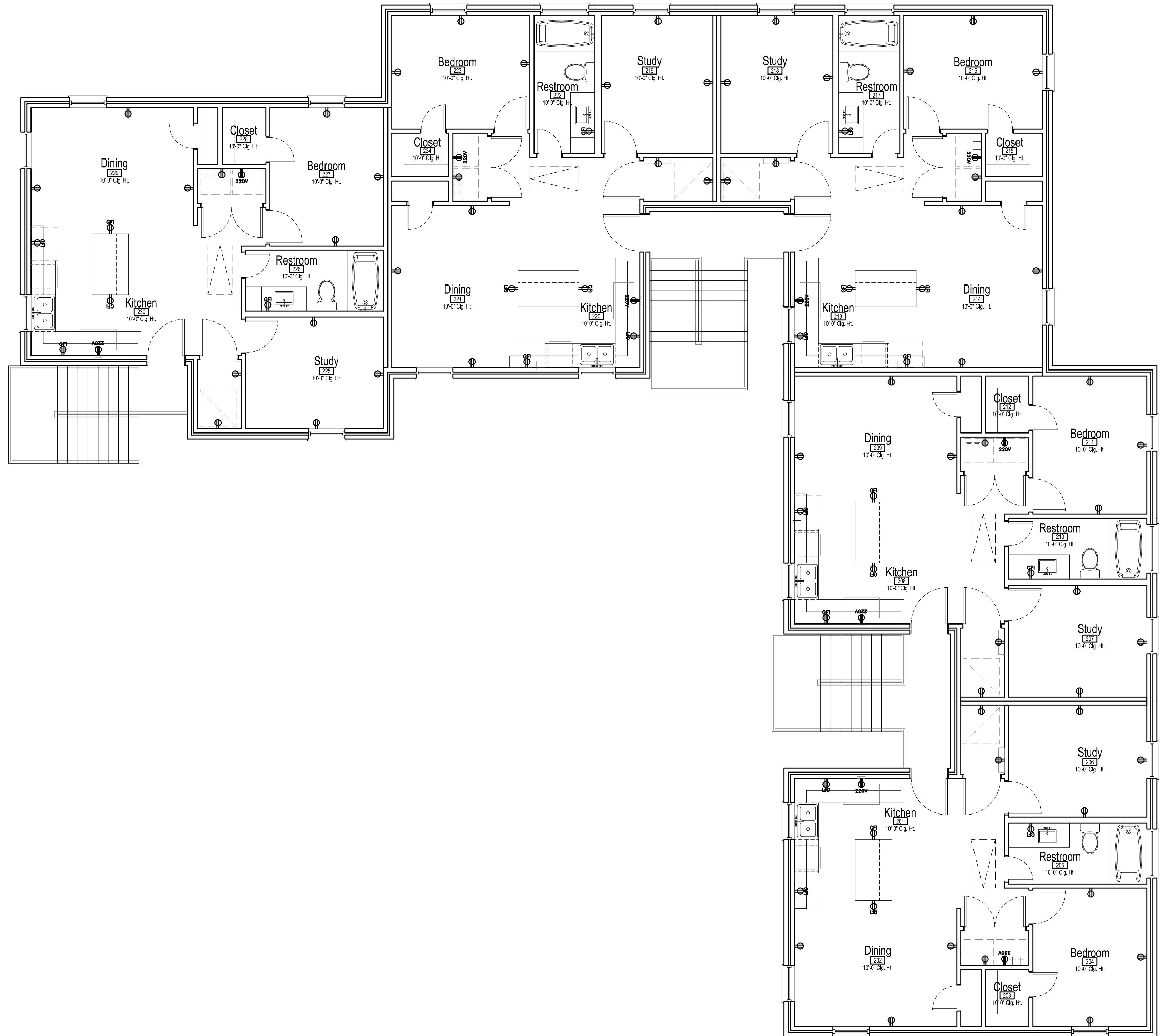
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SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"
 NOTE: Actual Electrical Layout TBD by Builder.

LEGEND

	220 v RECEPTACLE, DEDICATED CIRC.
	110 v FLOOR OUTLET
	110 v WATERPROOF G.F.I. OUTLET
	110 v GROUND FAULT INTERRUPTER OUTLET
	110 v OUTLET
	110 v QUAD OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET (CAT. 6)
	AUDIO/VISUAL ALARM IN EVERY ROOM
	INTERNET NETWORK SWITCH (CAT. 5E) (#3)
	DATALINE NETWORKING SWITCH (CAT. 5E) (#15)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	SCONCE LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	2x2 FLUORESCENT LIGHT
	2x4 FLUORESCENT LIGHT
	EXHAUST VENT
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXIT SIGN

Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (3048 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.
 2-1.5W, 120V with Battery Backup 1 1/2 Hr.

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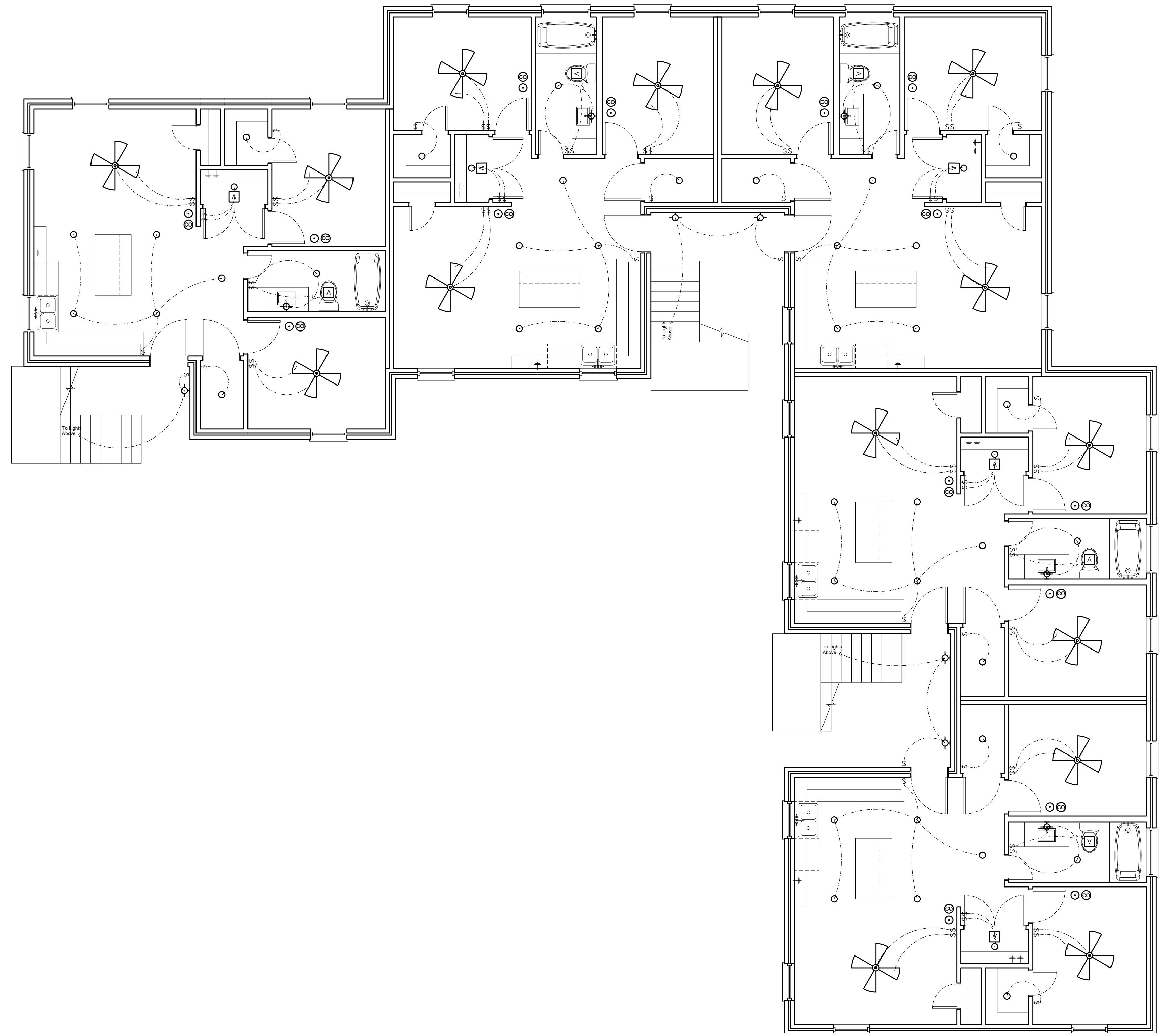
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FIRST FLOOR REFLECTED CEILING PLAN

3/16" = 1'-0"

LEGEND

	220V RECEPTACLE, DEDICATED CIRC.
	110V FLOOR OUTLET
	110V WATERPROOF G.F.I. OUTLET
	110V GROUND FAULT INTERRUPTER OUTLET
	110V OUTLET
	110V QUAD OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET (CAT. 5E)
	AUDIO/VISUAL ALARM IN EVERY ROOM
	INTERNET NETWORK SWITCH (CAT. 5E) (#3)
	DATALINE NETWORKING SWITCH (CAT. 5E) (#15)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	SCONCE LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	2x2 FLUORESCENT LIGHT
	1x4 FLUORESCENT LIGHT 2 LAMP
	EXHAUST VENT
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXIT SIGN
	Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.
	2-1.5W, 120V with Battery Backup 1 1/2 Hr.
	SMOKE DETECTOR
	AC/DC hard-wired and interconnected with battery backup.
	CARBON MONOXIDE DETECTOR
	AC/DC 110V W/Batt backup and interconnected.

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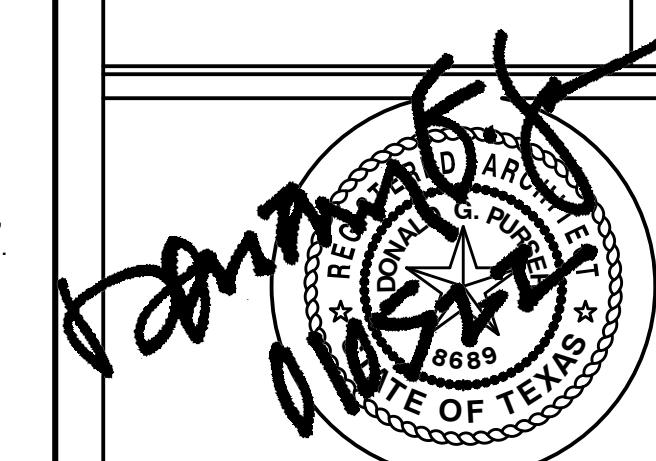
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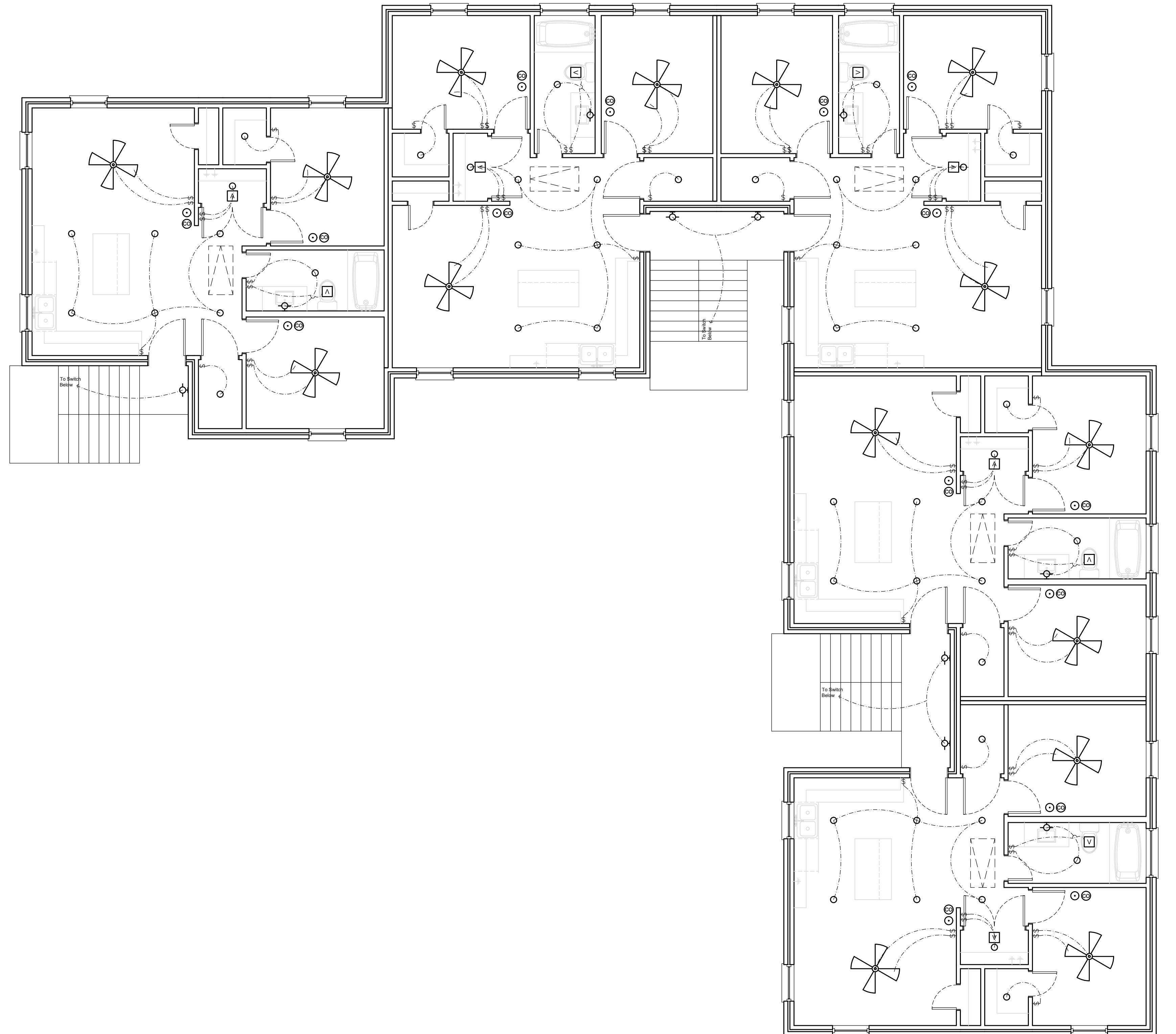
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SECOND FLOOR REFLECTED CEILING PLAN

3/16" = 1'-0"

LEGEND

	220V RECEPTACLE, DEDICATED CIRC.
	110V FLOOR OUTLET
	110V WATERPROOF G.F.I. OUTLET
	110V GROUND FAULT INTERRUPTER OUTLET
	110V OUTLET
	110V QUAD OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET (CAT. 5E)
	AUDIO/VISUAL ALARM IN EVERY ROOM
	INTERNET NETWORK SWITCH (CAT. 5E) (#3)
	DATALINE NETWORKING SWITCH (CAT. 5E) (#15)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	SCONCE LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	2x2 FLUORESCENT LIGHT
	1x4 FLUORESCENT LIGHT 2 LAMP
	EXHAUST VENT
	CEILING FAN
	CEILING FAN WITH LIGHT
	EXIT SIGN
	Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign.
	2-1.5W, 120V with Battery Backup 1 1/2 Hr.
	SMOKE DETECTOR
	AC/DC hard-wired and interconnected with battery backup.
	CARBON MONOXIDE DETECTOR
	AC/DC 110V W/Batt backup and interconnected.

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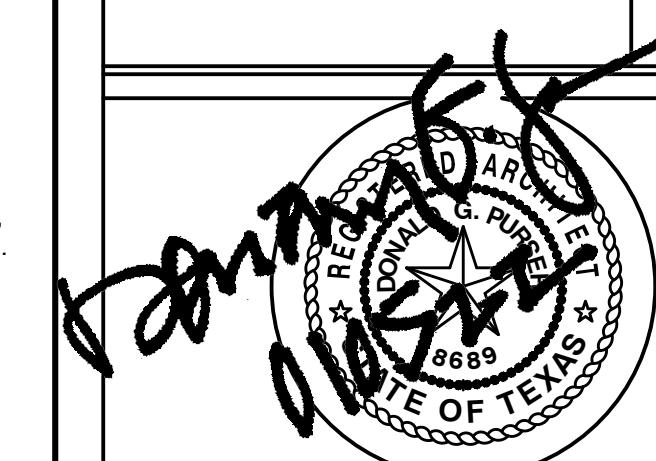
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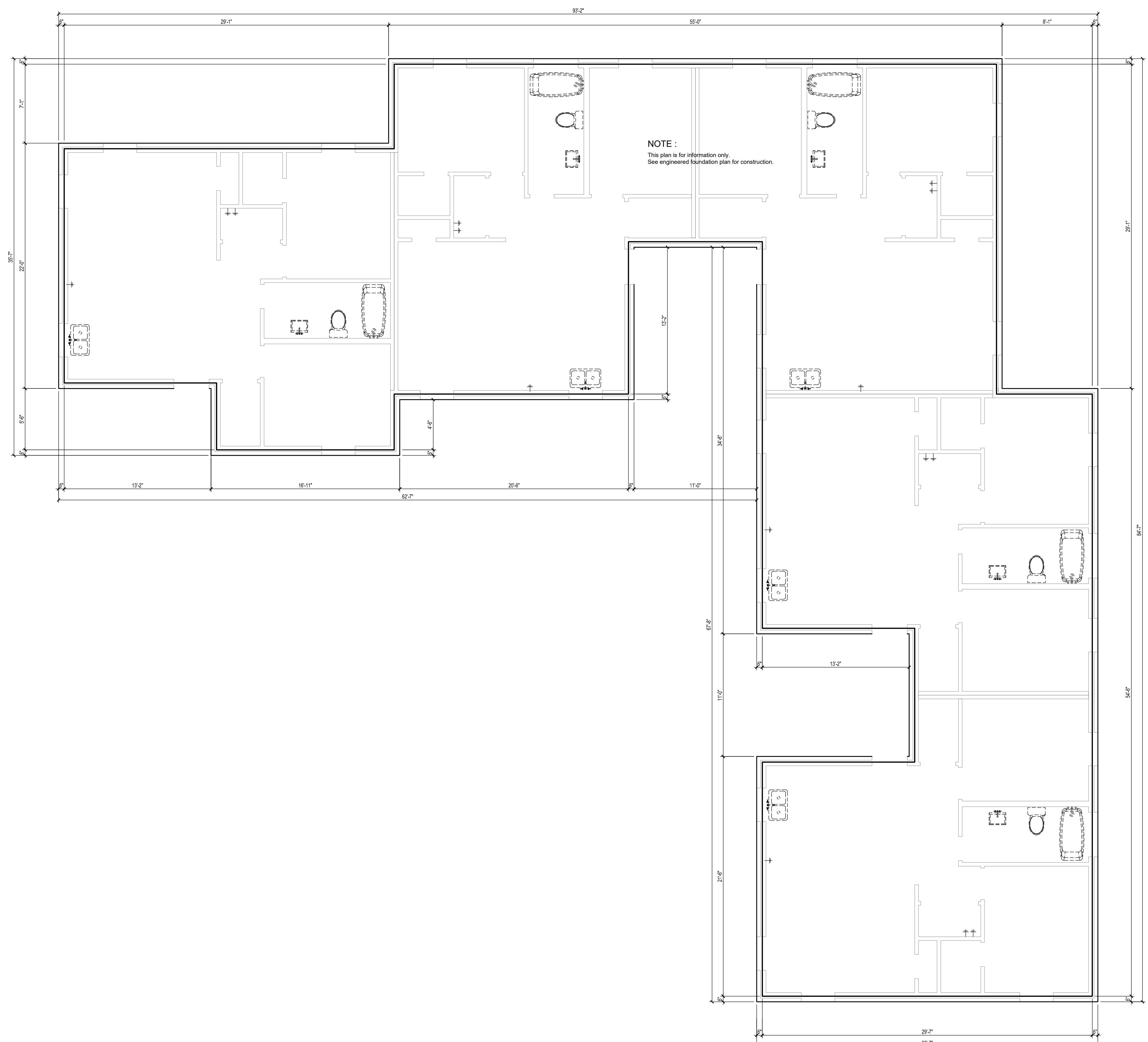
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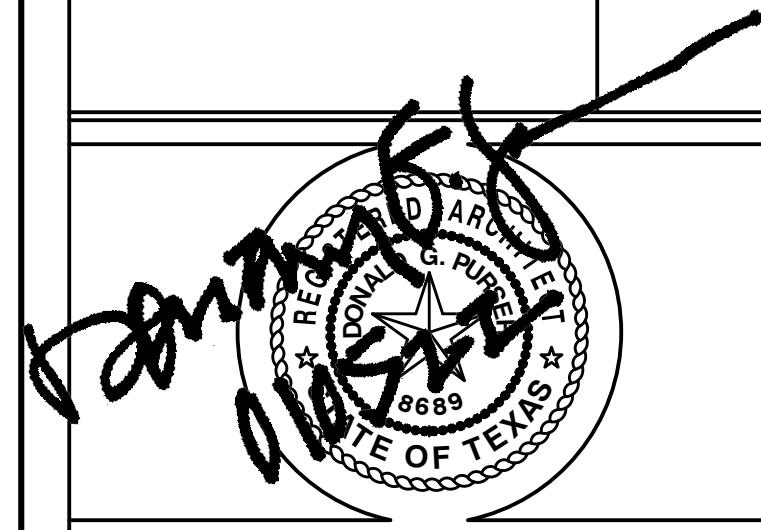




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FOUNDATION PLAN

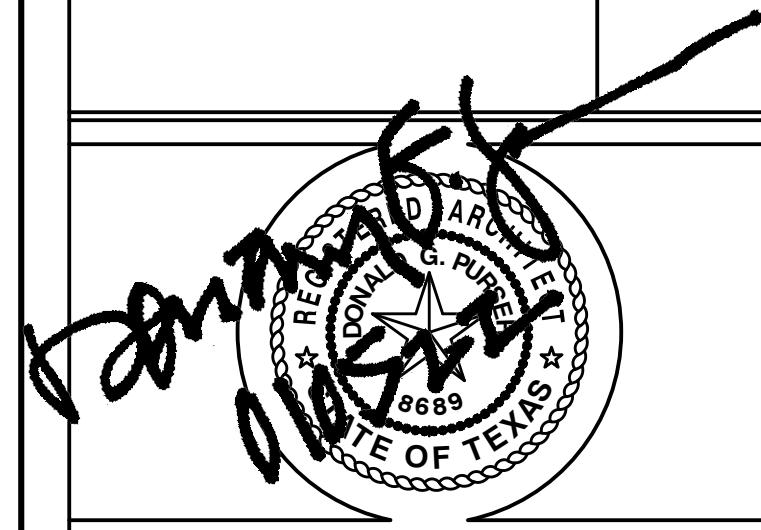
3/16" = 1'-0"

This plan is for information only. See engineered foundation plans for construction.

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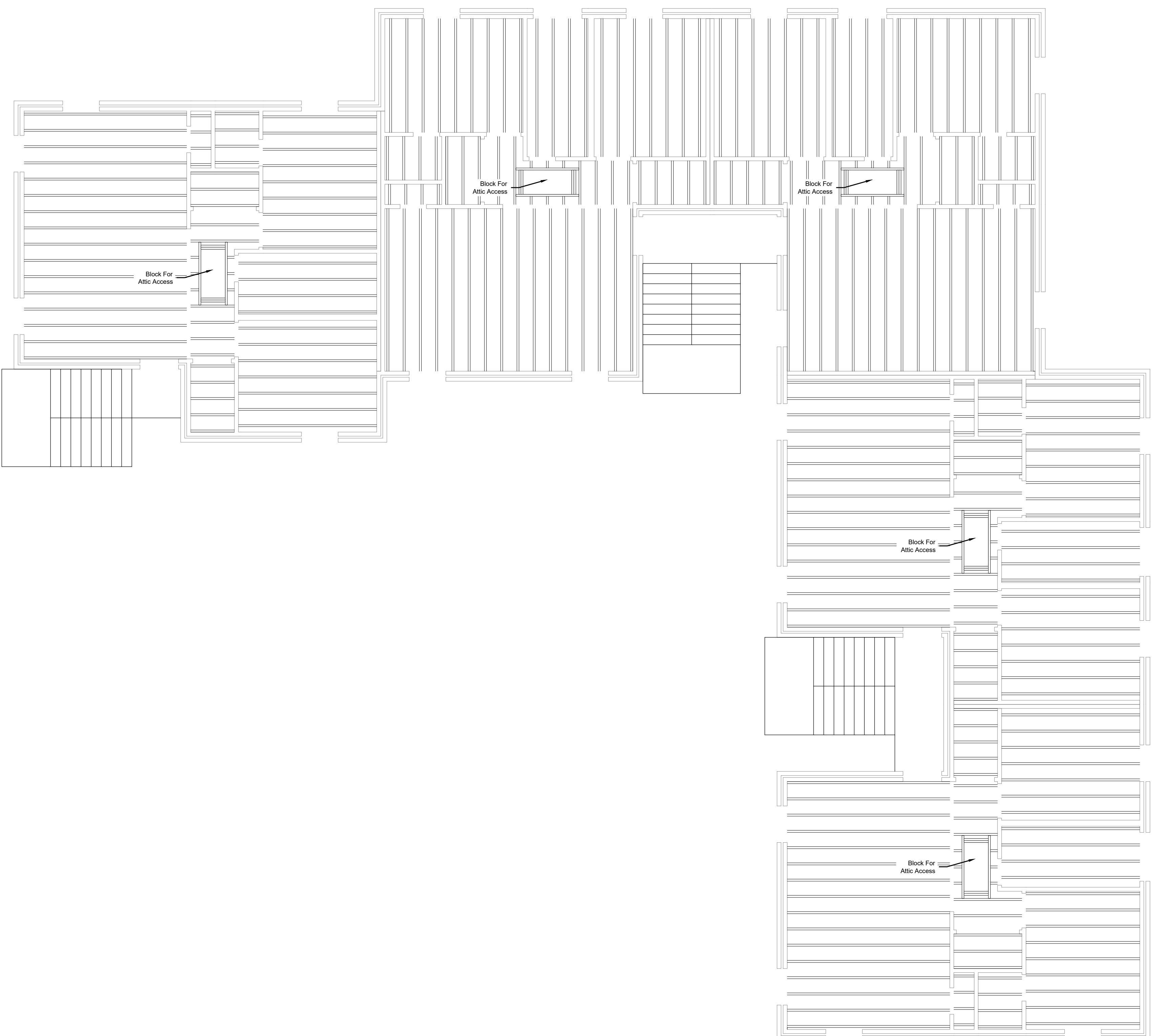
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FIRST FLOOR CEILING FRAMING PLAN

3/16" = 1'-0"
This plan is for information only. See engineered framing/plans for
construction.



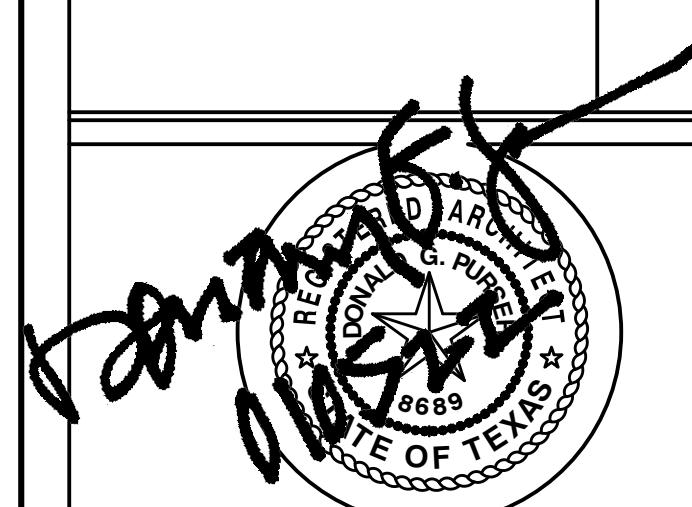
SECOND FLOOR CEILING FRAMING PLAN

3/16" = 1'-0"
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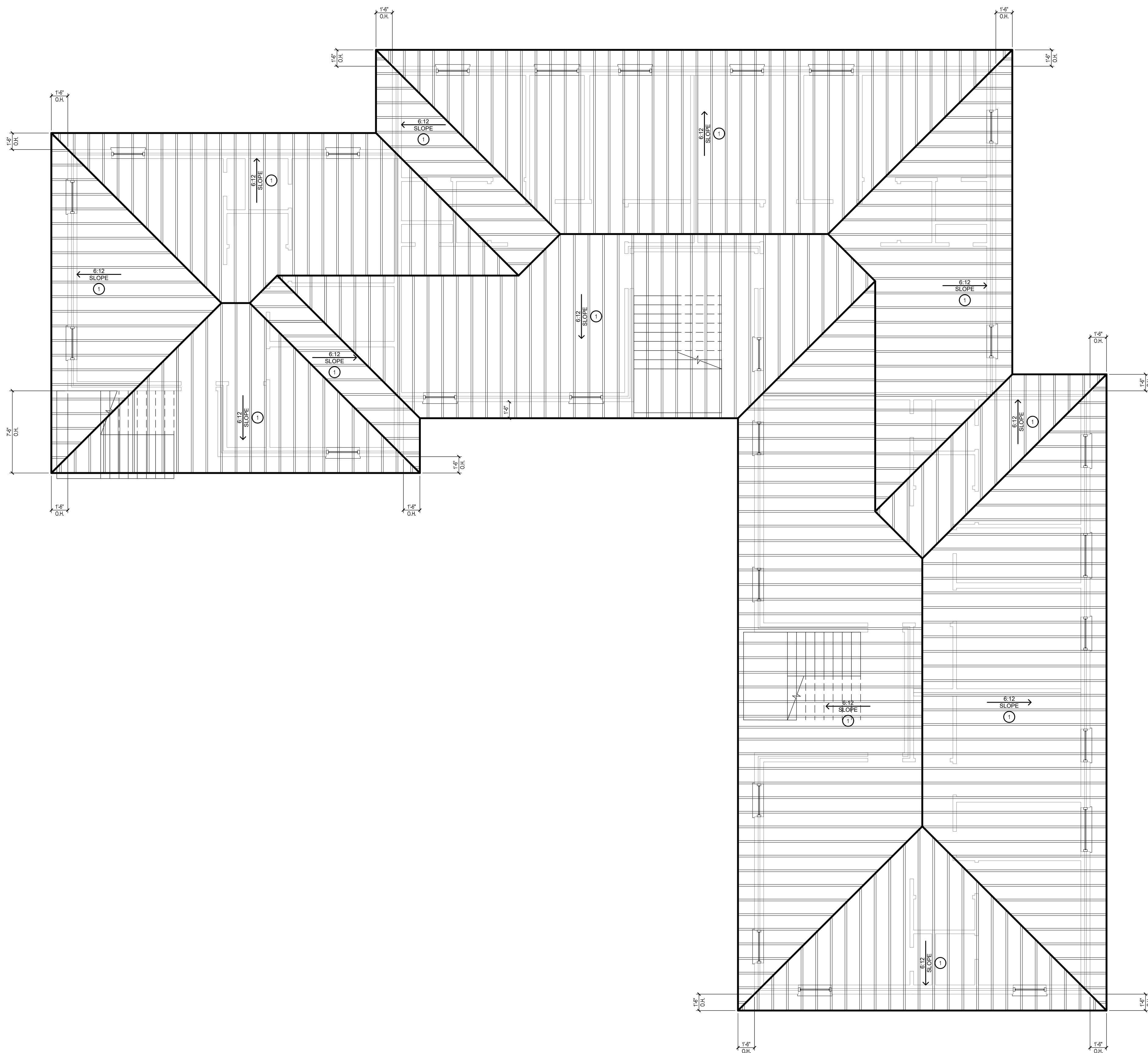
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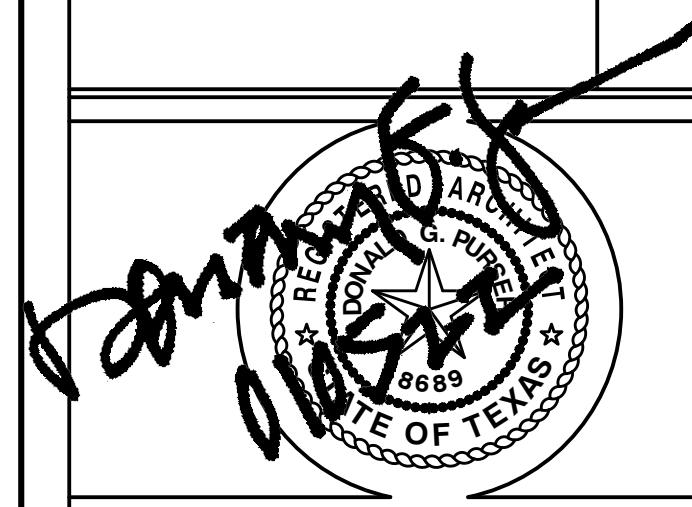


ROOF PLAN
 3/16" = 1'-0"
 This plan is for information only.

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ROOM FIRST FLOOR FINISH SCHEDULE

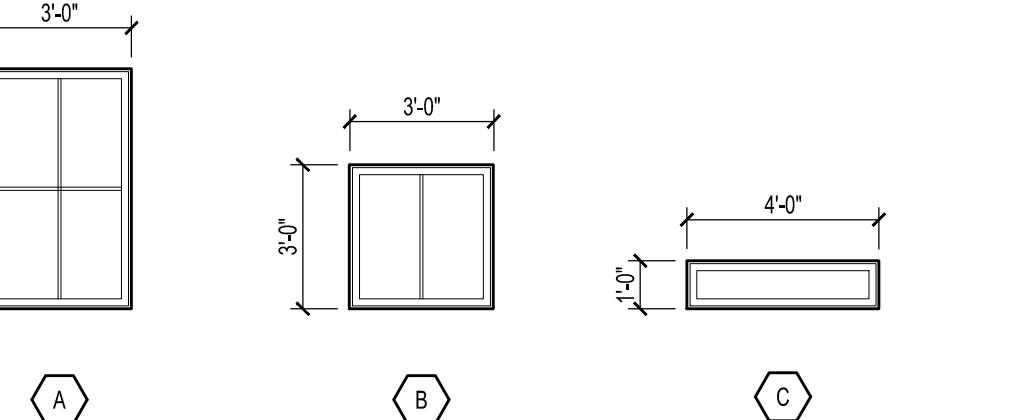
NO.	ROOM	FLOOR	WALLS	CEILING	BASE	REMARKS
		TILE	TBD	UNFINISHED CONCRETE		
			PLAIN WOOD			
				GYP. BD. PAINTED		
				TILE		
				EXISTING STOREFRONT		
101	KITCHEN	●	●	●	●	10'-0"
102	DINING	●	●	●	●	10'-0"
103	CLOSET	●	●	●	●	10'-0"
104	BEDROOM	●	●	●	●	10'-0"
105	RESTROOM	●	●	●	●	10'-0"
106	STUDY	●	●	●	●	10'-0"
107	STUDY	●	●	●	●	10'-0"
108	KITCHEN	●	●	●	●	10'-0"
109	DINING	●	●	●	●	10'-0"
110	RESTROOM	●	●	●	●	10'-0"
111	BEDROOM	●	●	●	●	10'-0"
112	CLOSET	●	●	●	●	10'-0"
113	KITCHEN	●	●	●	●	10'-0"
114	DINING	●	●	●	●	10'-0"
115	CLOSET	●	●	●	●	10'-0"
116	BEDROOM	●	●	●	●	10'-0"
117	RESTROOM	●	●	●	●	10'-0"
118	STUDY	●	●	●	●	10'-0"
119	STUDY	●	●	●	●	10'-0"
120	KITCHEN	●	●	●	●	10'-0"
121	DINING	●	●	●	●	10'-0"
122	RESTROOM	●	●	●	●	10'-0"
123	BEDROOM	●	●	●	●	10'-0"
124	CLOSET	●	●	●	●	10'-0"
125	STUDY	●	●	●	●	10'-0"
126	RESTROOM	●	●	●	●	10'-0"
127	BEDROOM	●	●	●	●	10'-0"
128	CLOSET	●	●	●	●	10'-0"
129	DINING	●	●	●	●	10'-0"
130	KITCHEN	●	●	●	●	10'-0"

ROOM SECOND FLOOR FINISH SCHEDULE

NO.	ROOM	FLOOR	WALLS	CEILING	BASE	REMARKS
		TILE	TBD	UNFINISHED CONCRETE		
			PLAIN WOOD			
				GYP. BD. PAINTED		
				TILE		
				EXISTING STOREFRONT		
201	KITCHEN	●	●	●	●	10'-0"
202	DINING	●	●	●	●	10'-0"
203	CLOSET	●	●	●	●	10'-0"
204	BEDROOM	●	●	●	●	10'-0"
205	RESTROOM	●	●	●	●	10'-0"
206	STUDY	●	●	●	●	10'-0"
207	STUDY	●	●	●	●	10'-0"
208	KITCHEN	●	●	●	●	10'-0"
209	DINING	●	●	●	●	10'-0"
210	RESTROOM	●	●	●	●	10'-0"
211	BEDROOM	●	●	●	●	10'-0"
212	CLOSET	●	●	●	●	10'-0"
213	KITCHEN	●	●	●	●	10'-0"
214	DINING	●	●	●	●	10'-0"
215	CLOSET	●	●	●	●	10'-0"
216	BEDROOM	●	●	●	●	10'-0"
217	RESTROOM	●	●	●	●	10'-0"
218	STUDY	●	●	●	●	10'-0"
219	STUDY	●	●	●	●	10'-0"
220	KITCHEN	●	●	●	●	10'-0"
221	DINING	●	●	●	●	10'-0"
222	RESTROOM	●	●	●	●	10'-0"
223	BEDROOM	●	●	●	●	10'-0"
224	CLOSET	●	●	●	●	10'-0"
225	STUDY	●	●	●	●	10'-0"
226	RESTROOM	●	●	●	●	10'-0"
227	BEDROOM	●	●	●	●	10'-0"
228	CLOSET	●	●	●	●	10'-0"
229	DINING	●	●	●	●	10'-0"
230	KITCHEN	●	●	●	●	10'-0"

WINDOW SCHEDULE

MARK	SIZE	SILL HEIGHT	TYPE	REMARKS
A	3'-0" x 5'-0"	2'-0"	Fixed Glass	
B	3'-0" x 3'-0"	4'-0"	Fixed Glass	
C	4'-0" x 1'-0"	6'-0"	Fixed Glass	



1008.1.8.6. Delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an exit.

-1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.

-2. The doors unlock upon loss of power controlling the lock or lock mechanism.

-3. The door locks shall have the capability of being unlocked by a signal from the fire command center.

-4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds is applied for one second to the release device. Initiation of the irreversible process shall activate an audible signal from the door. Once the lock has been released by the application of force to the releasing device, relocking shall be by manual means only. EXCEPT: Where approved, a delay of not more than 30 seconds is permitted.

-5. A sign shall be provided on the door located above and within 12 inches of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 (30) SECONDS.

-6. Emergency lighting shall be provided at the door.

GENERAL NOTES:

1. PROVIDE 12" MINIMUM CLEARANCE ON PUSH SIDE AND 18" MINIMUM CLEARANCE ON PULL SIDE OF ALL DOORS.
2. FOR DOORS NOTED WITH "EXIT" IN THE COMMENTS COLUMN, PROVIDE SIGN ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
3. THESE EXTERIOR DOORS ARE PERMITTED KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PER SECTION 1008.1.8.3 PROVIDED A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2" high Max. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

EXCEPTION: Existing or altered thresholds 3" (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34" (865 mm) minimum and 48" (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTIONS:

1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are activated only at the top or bottom rail.
2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door gate shall move to the closed position in 1.5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum

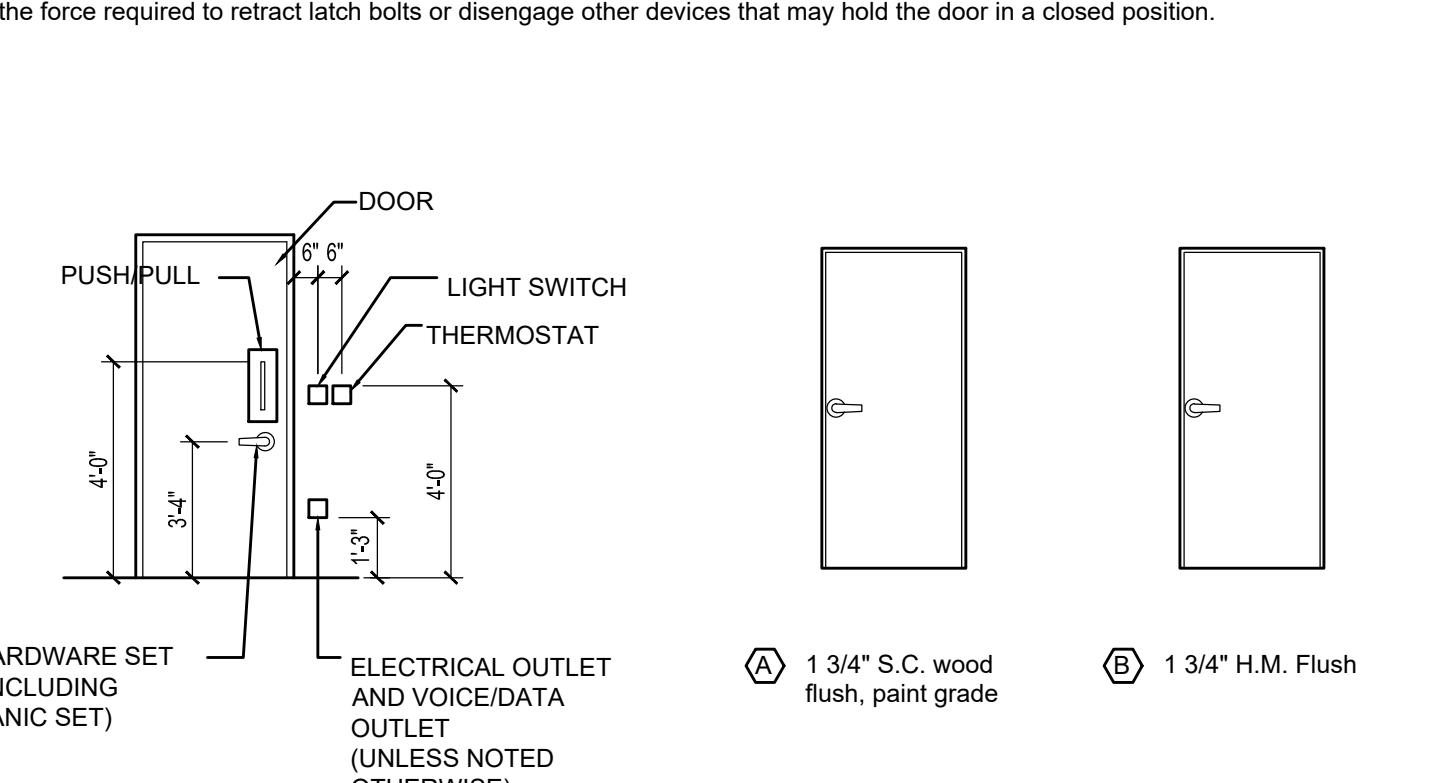
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door gate in a closed position.

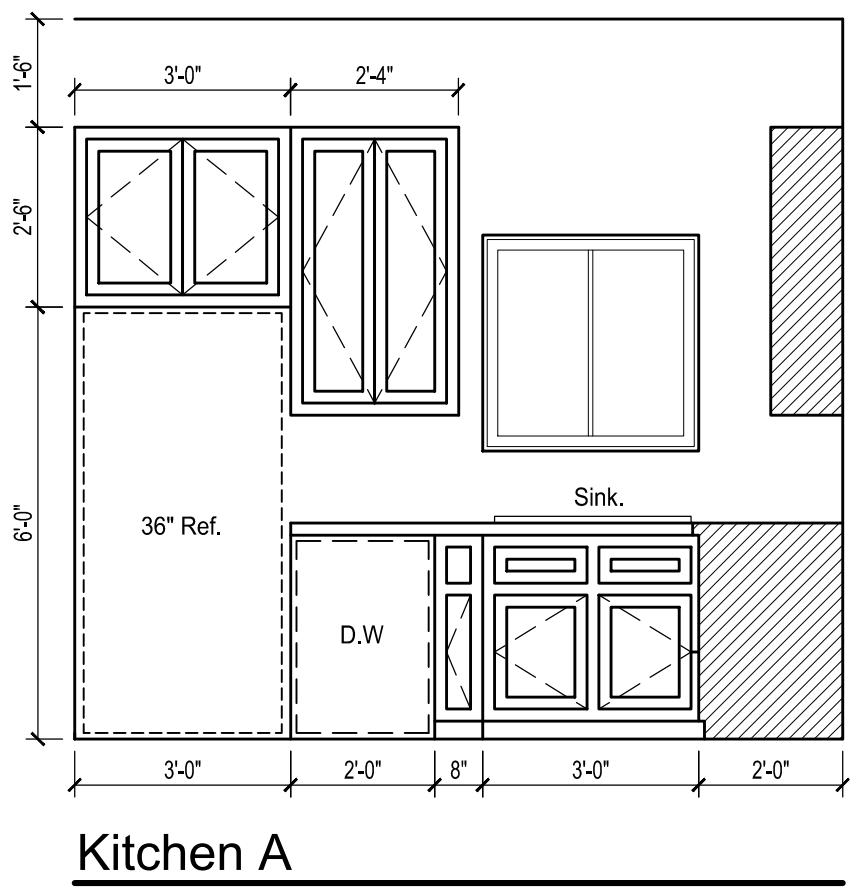
4.13.8. Thresholds. Thresholds at doorways shall not exceed 1/2" Max. Raised thresholds and floor level changes at accessible doorways shall be provided with a slope no greater than 1:2.

4.13.9. Hardware. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48" A.F.F.

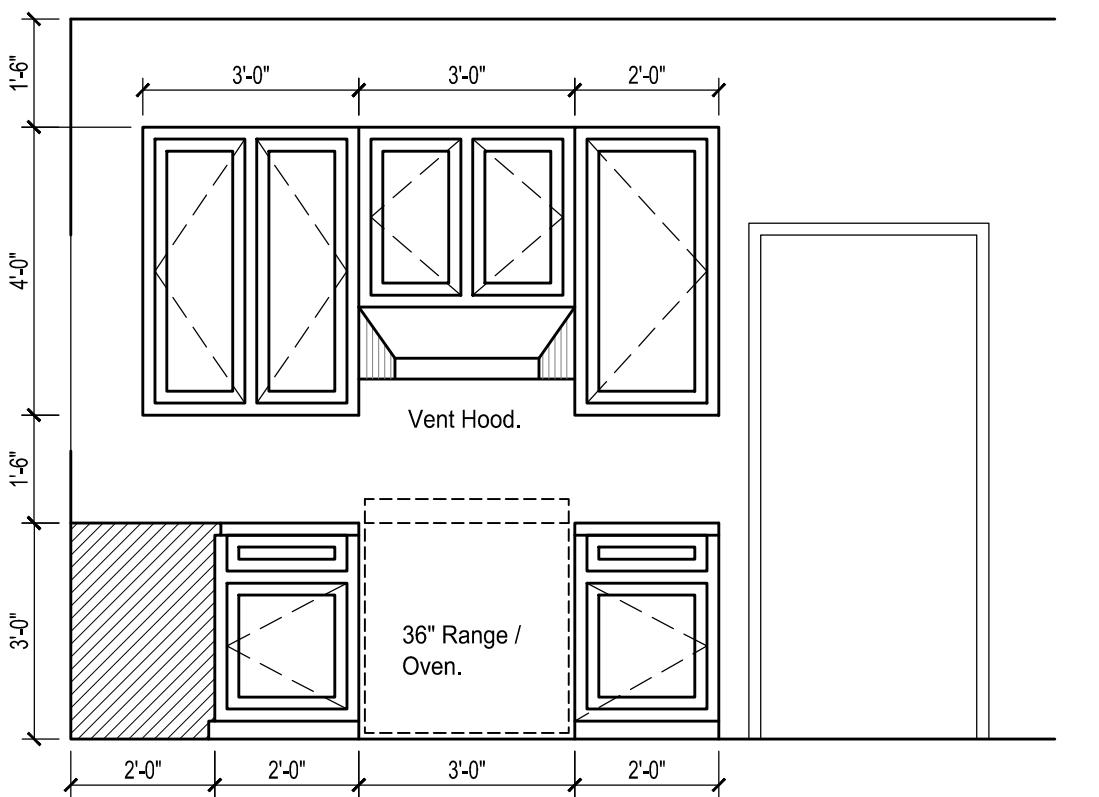
4.13.10. Door Closers. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 in (75 mm) from the latch, measured to the leading edge of the door.

4.13.11. Door Opening Force. The maximum force for pushing or pulling open a door shall be as follows: (1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. (2) Other doors. (a) exterior hinged doors: (Reserved). (b) interior hinged doors: 5 lbf (22.2 N) (c) sliding or folding doors: 5 lbf (22.2 N) These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

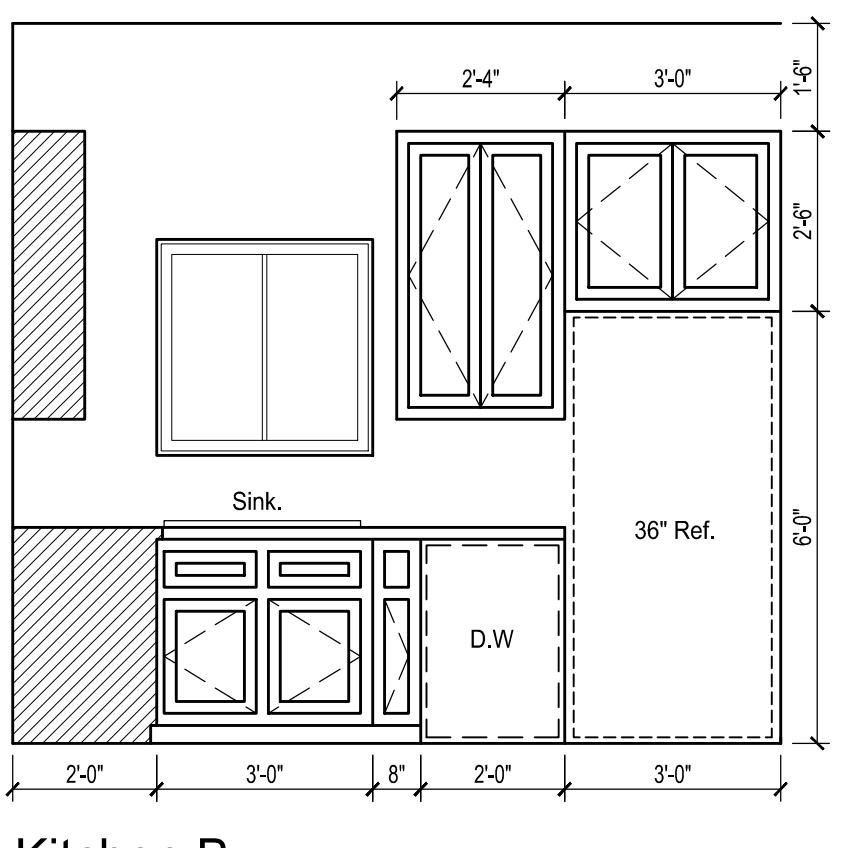




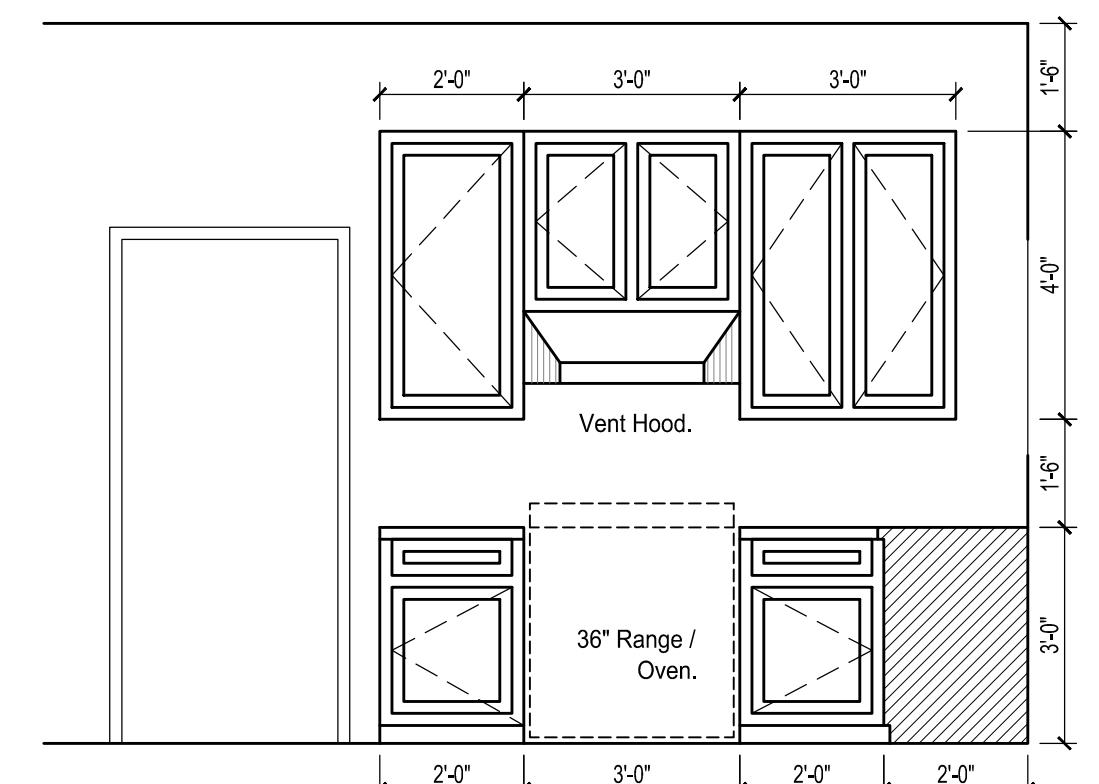
Kitchen A



Kitchen A cont.



Kitchen B



Kitchen B cont.

GENERAL NOTES

Section Water Closets and Toilet Compartments.

- 604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.
 • 604.3.1 Size. Clearance around a water closet shall be 60" (1525 mm) measured perpendicular from the side wall and 56" (1420 mm) min. measured perpendicular from the rear wall.
 • 604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

- 604.5.1 Side Wall. The side wall grab bar shall be 42" (1065 mm) long min. located 12" (305 mm) max. from the rear wall and extending 54" (1370 mm) min. from the rear wall.
- 604.5.2 Rear Wall. The rear wall grab bar shall be 36" (915 mm) long min. and extend from the centerline of the water closet 12" (305 mm) min. on one side and 24" (610 mm) min. on the other side.

Section 604.6 - Flush Controls. Flush controls at toilets shall be hand operated and shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Section 604.7 - Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7" (180 mm) min. and 9" (230 mm) max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" (380 mm) min. and 48" (1220 mm) max. above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery of that does not allow continuous paper flow.

Section 606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" (865 mm) max. above the finish floor or ground.

- EXCEPTIONS:
 1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall be required to comply with 606.3.

606.4 - Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds min.

606.5 - Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Section 609 Grab Bars.

609.2 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4" (32 mm) min. and 2" (51 mm) max.

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2" (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2" (38 mm) min. The space between the grab bar and projecting objects above shall be 12" (305 mm) min.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2" (38 mm) min.

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33" (840 mm) min. and 36" (915 mm) max. above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18" (455 mm) min. and 27" (685 mm) max. above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to the grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

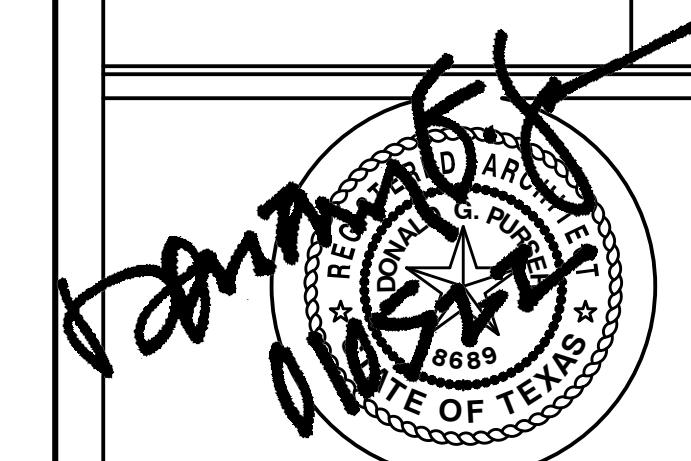
609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

0 Clearview Street
 Houston, TX 77051

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SHEET NUMBER:

A16

OF: 16

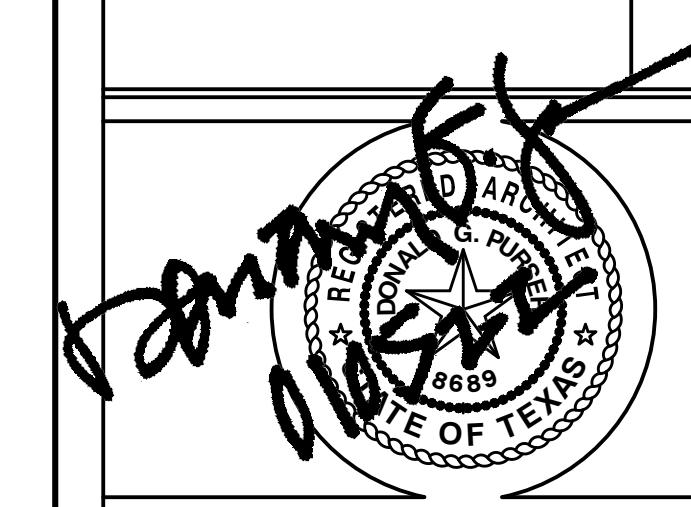
CABINERY

3/8" = 1'-0"

0 Clearview Street
 Houston, TX 77051

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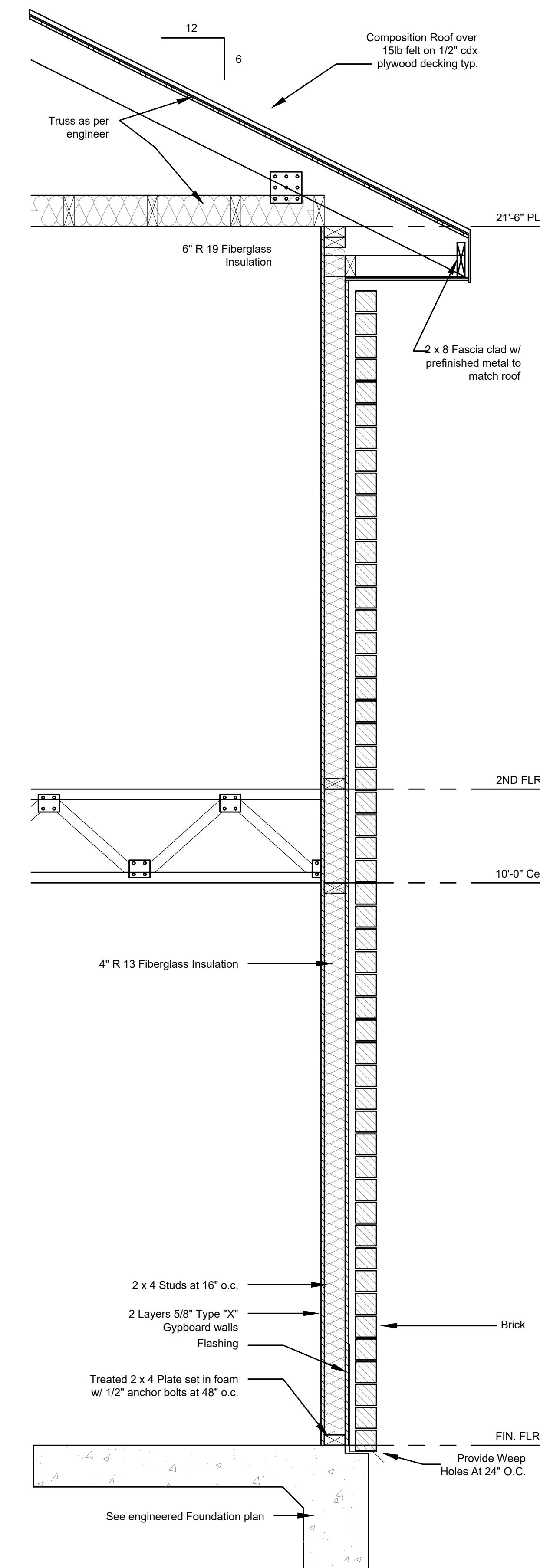
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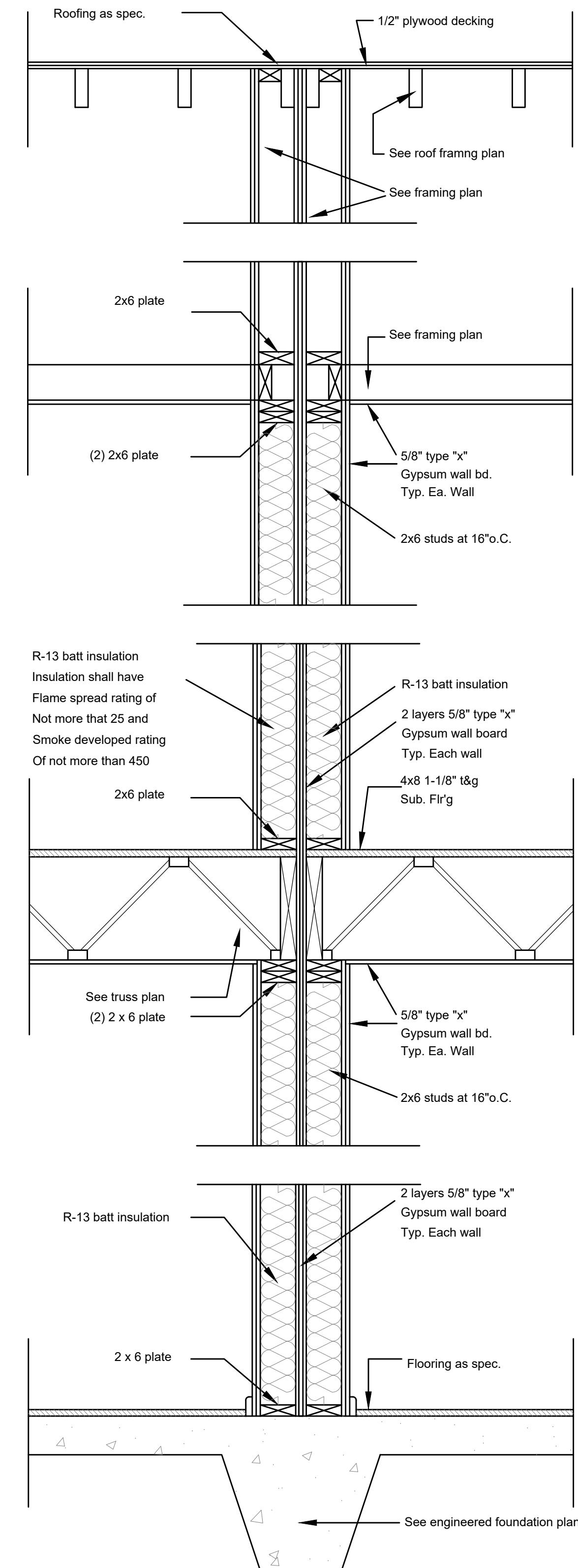
A17

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1 WALL SECTION

3/4" = 1'-0"



TYPICAL PARTY WALL SECTION U.L.# U305

3/4" = 1'-0"

(TWO HOUR RATED WALL)