

Appraiser License

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: **TX 1335828 R**

Issued: **02/26/2016**

Expires: **02/28/2018**

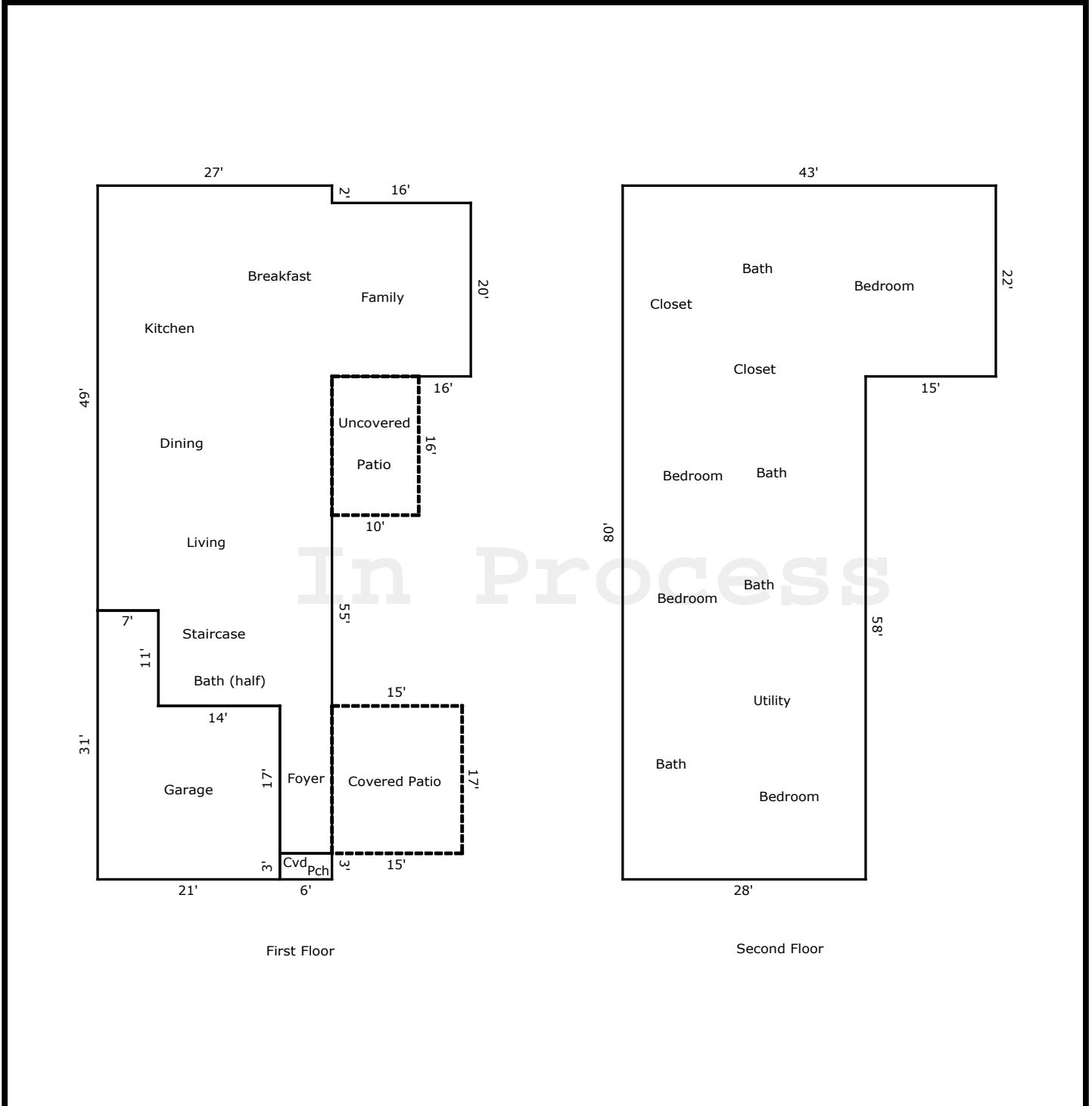
Appraiser: **DANNY WESLEY WELLS**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified Residential Real Estate Appraiser.


Douglas E. Oldmixon
Commissioner

Building Sketch

Borrower	Vanessa Kertzhus Cardenas			
Property Address	2109 Morse St			
City	Houston	County	Harris	State TX Zip Code 77019
Lender/Client	Pro Lending Mortgage			



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1965 Sq ft	20 × 16 = 320 27 × 49 = 1323 11 × 14 = 154 6 × 28 = 168
Second Floor	2570 Sq ft	22 × 15 = 330 28 × 80 = 2240
Total Living Area (Rounded):	4535 Sq ft	
Non-living Area		
Open Porch	18 Sq ft	6 × 3 = 18
Patio	255 Sq ft	17 × 15 = 255
2 Car Attached	497 Sq ft	21 × 20 = 420 11 × 7 = 77
Patio	160 Sq ft	10 × 16 = 160

PLAN NOTES

1. ALL WRITER NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE ANNOTATED NOTES DETAIL ON THE LAST SHEET OF THESE DRAWINGS.
2. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
3. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH BEER LINE TO OUTSIDE OR STORM SEWER DO NOT CONNECT TO SANITARY SEWER.
4. PROVIDE RUMBLING ACCESS PANEL AT ALL BATHROOMS PER RC 2006 SECT. 2720.1.
5. ALL GASES AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH RC 2006 SECT. 1308.
6. SEE STAR NOTES AND DETAILS - LAST SHEET, CONFORM TO RC 2006, SECTIONS 1301, 1303, 1304 AND RC 2006, 0711 OF HOUSTON CODE.
7. PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 27"X27". PROVIDE ANNUAL HEAD CLEARANCE OF 30" WHERE SERVING MECHANICAL EQUIPMENT. THE ANNUAL SIZE OF A RULEDOWN STAIRS IS 30"X24", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE RC 2006 SECT. 1807 AND SECT. 1803.13.
8. LOCATE WATER HEATERS IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A BEER LINE TO OUTSIDE OR STORM SEWER LINE INSTALLATION TO CONFORM WITH RC 2006 SECT. 7290.3.
9. LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
10. PROVIDE 24" WIRE RIVWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM WIRE SERVICE RATED EQUIPMENT SHALL BE 15'.
11. ALL INSULATION SHALL HAVE A RAISE SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE RC 2006 SECT. 1320.1.
12. PROVIDE ADEQUATE FIBERING SO VENT AND SOIL PIPES DO NOT PENETRATE FLATES. ALL FIBERING VENTS SHALL EXIT THROUGH A ROOF PANE THAT SLOPES TO THE BACK.

DIRECT VENT TERMINATION

PER SECTION 904.1 OF THE 2017 IBC. ALL DIRECT VENT SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE ANY OBSTACLE - OR MAKEUP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE EXCEPT A PUBLIC WAY.

EXCEPTION: VENT TERMINATIONS OF DIRECT-VENT APPLIANCES WITH INTENTS NOT EXCEEDING 50,000 BTU/H SHALL BE REBUILT TO TERMINATE AT LEAST 2 FEET FROM A PROPERTY LINE EXCEPT A PUBLIC WAY.

REGULATORY DATE: 24 AUGUST 2009 - CITY OF HOUSTON PLUMBING AND MECHANICAL MECHANICAL SECTION POLICY & PROCEDURE

GLAZING NOTE

GLAZING HAZARDOUS LOCATION 1304.4.2006 IBC. HAZARDOUS LOCATION FOR GLAZING SHALL COMPLY WITH SECTION 1304.4 OF THE 2006 IBC. USE SAFETY GLASS IN THESE LOCATIONS: FRENCH DOORS, BATHING ENCLOSURES, SHOWER DOORS, LARGE GLASS PARTS AND SOON. SEE GLAZING NOTES ON PLANS OR DETAIL SHEET.

FLOOR FINISHES

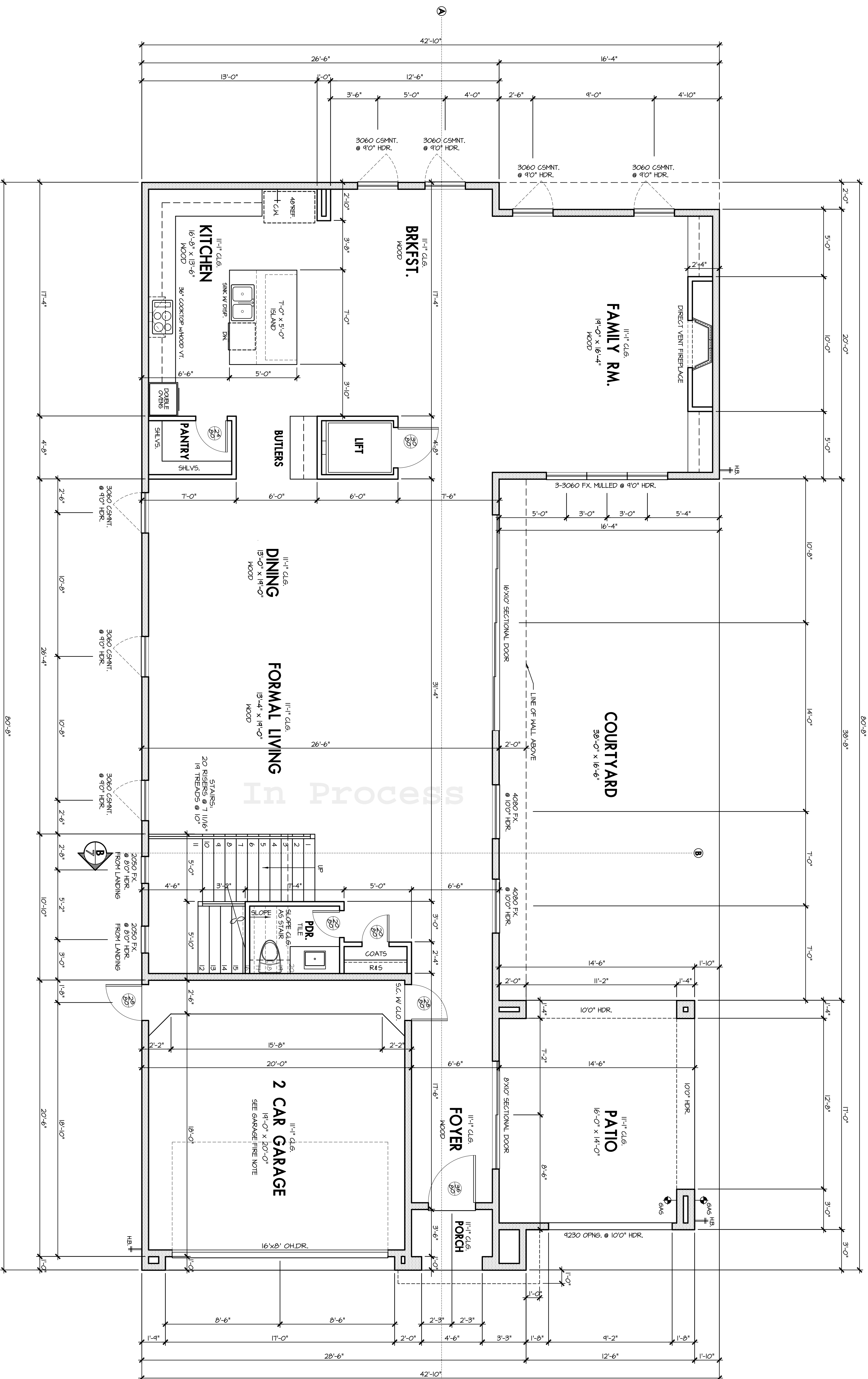
PRIMARY FLOOR COVERINGS: TILE
M. BATH, UTILITY & PDR.: CARPET
M. COSETT:

GARAGE FIRE NOTE:

- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (A CARPORT SIDE OF STUDS AND JOISTS).
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.
- INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR, SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIL. FIRE RATED DOOR WITH SELF-CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA. (R309.11)

SQUARE FOOTAGES

FIRST FLOOR	2004 S.F.
SECOND FLOOR	2502 S.F.
TOTAL LIVING	4506 S.F.
2 CAR GARAGE:	429
PORCH:	36
PATIO:	247
TOTAL SLAB:	2716
TOTAL AREA:	5218 S.F.



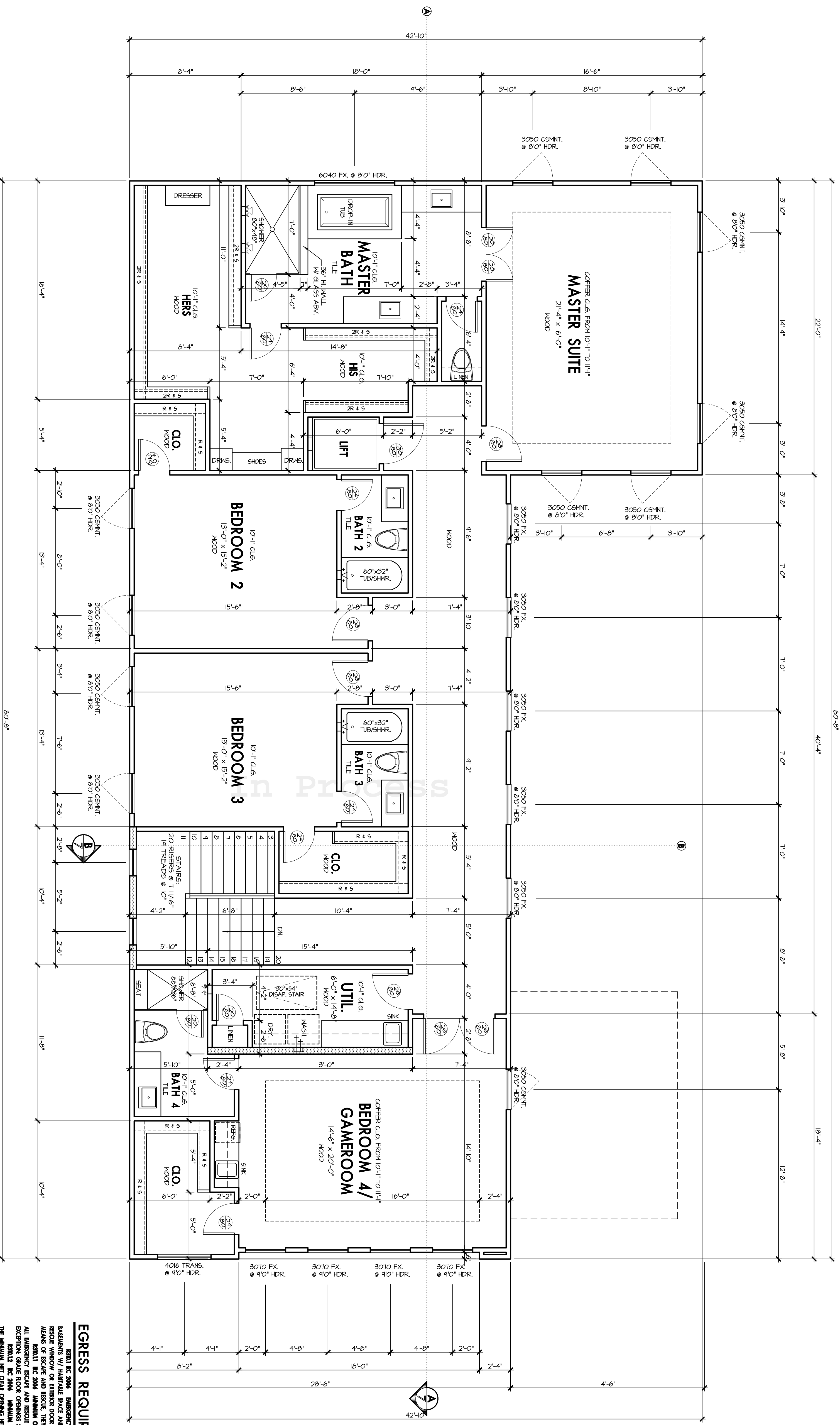
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
11'-11 1/2" CLG. HT. WITH 2 X 65 @ 16" O.C. TYPICAL. UNO.

Blackstone Homes
REPLAT OF HYDE PARK MAIN ADDITION
2109 MORSE STREET HOUSTON, TX. 77019

LOT 5 BLOCK 16

Design
GCellular.cdd@gmail.com



BATHUB & SHOWERS
 BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR. IRC R807.2

ATTIC ACCESS
 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.

EGRESS REQUIREMENTS IRC 2006

EMERGENCY ESCAPE AND RESCUE WINDOWS
 PARALLEL TO THE FINISHED FLOOR SURFACE, AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE SHALL BE PROVIDED AS A MEANS OF ESCAPE AND RESCUE. THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (MEAS. ABOVE THE FLOOR).

EMERGENCY ESCAPE AND RESCUE WINDOW OPENING AREA
 ALL EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT FOR GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3 SQUARE FEET.

EMERGENCY ESCAPE AND RESCUE WINDOW SILL HEIGHT
 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (18" MIN. SILL HEIGHT).

EMERGENCY ESCAPE AND RESCUE WINDOW OPERATIONAL CONSTRAINTS
 EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

EMERGENCY ESCAPE AND RESCUE WINDOW SILLS
 IN FINISHING WORK, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 22 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A HEIGHT NOT LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED.

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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LOT 5 BLOCK 16

