

NO.	DESCRIPTION
1	
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4	
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6	

Designed by: Manish Mendor  
 Drawn by: Manish Mendor  
 Checked by: Jorge L. Trevino P.E.

LEGAL DESCRIPTION	
Lot / Tract	8
Block	48
Tax ID	066646040008
Subd.	Garden Oaks Sec 5
Key Map	452K
Flood Zone	X

# Matthew Investments SW New Residence

1031 West 41st Street  
 Houston, Texas 77009

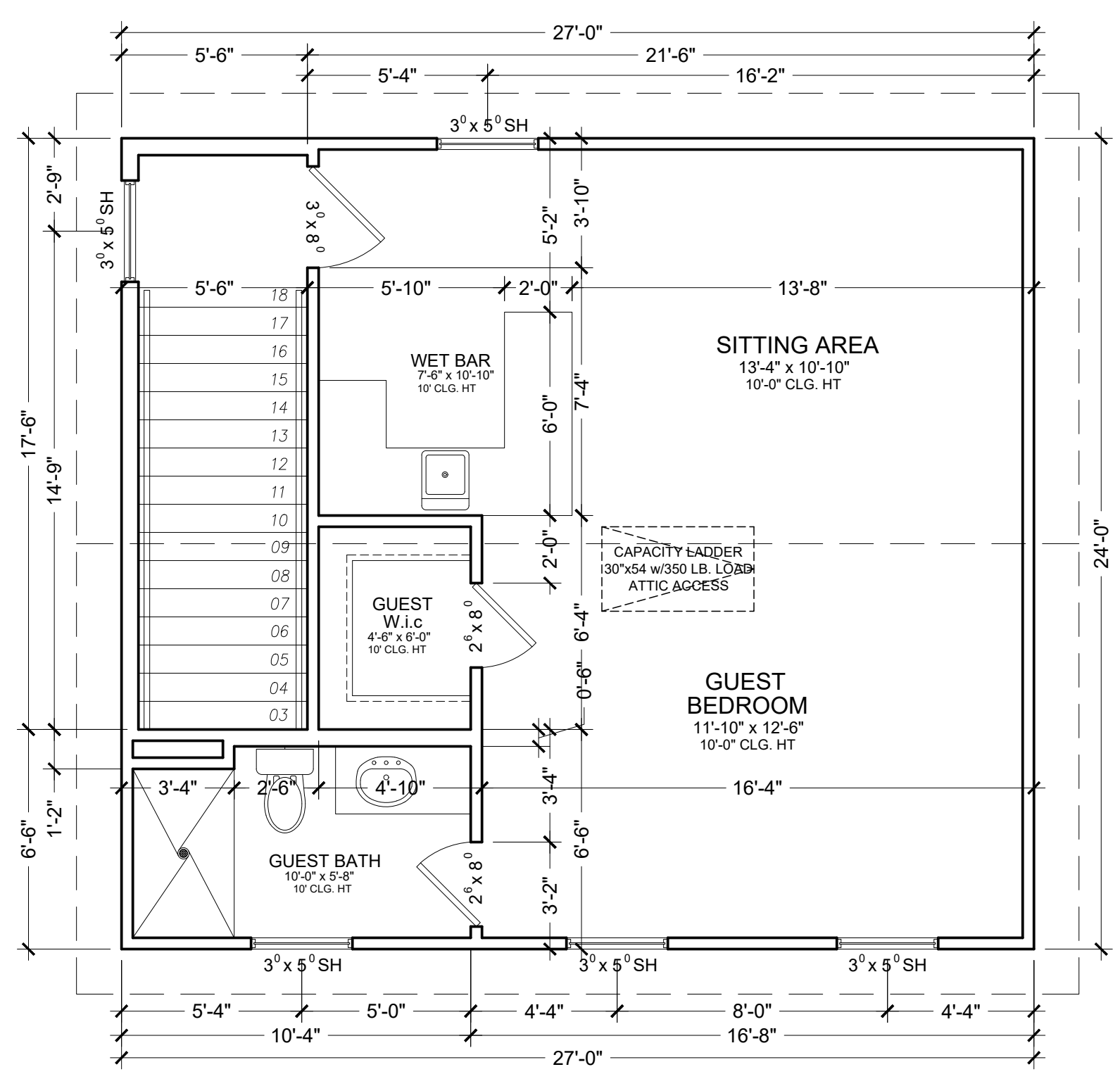
**JL Trevino & Associates P.L.L.C.**  
 5450 Northwest Central Drive, 123  
 Houston, Texas 77092  
 (281) 433-8688  
 TX FIRM # 10510

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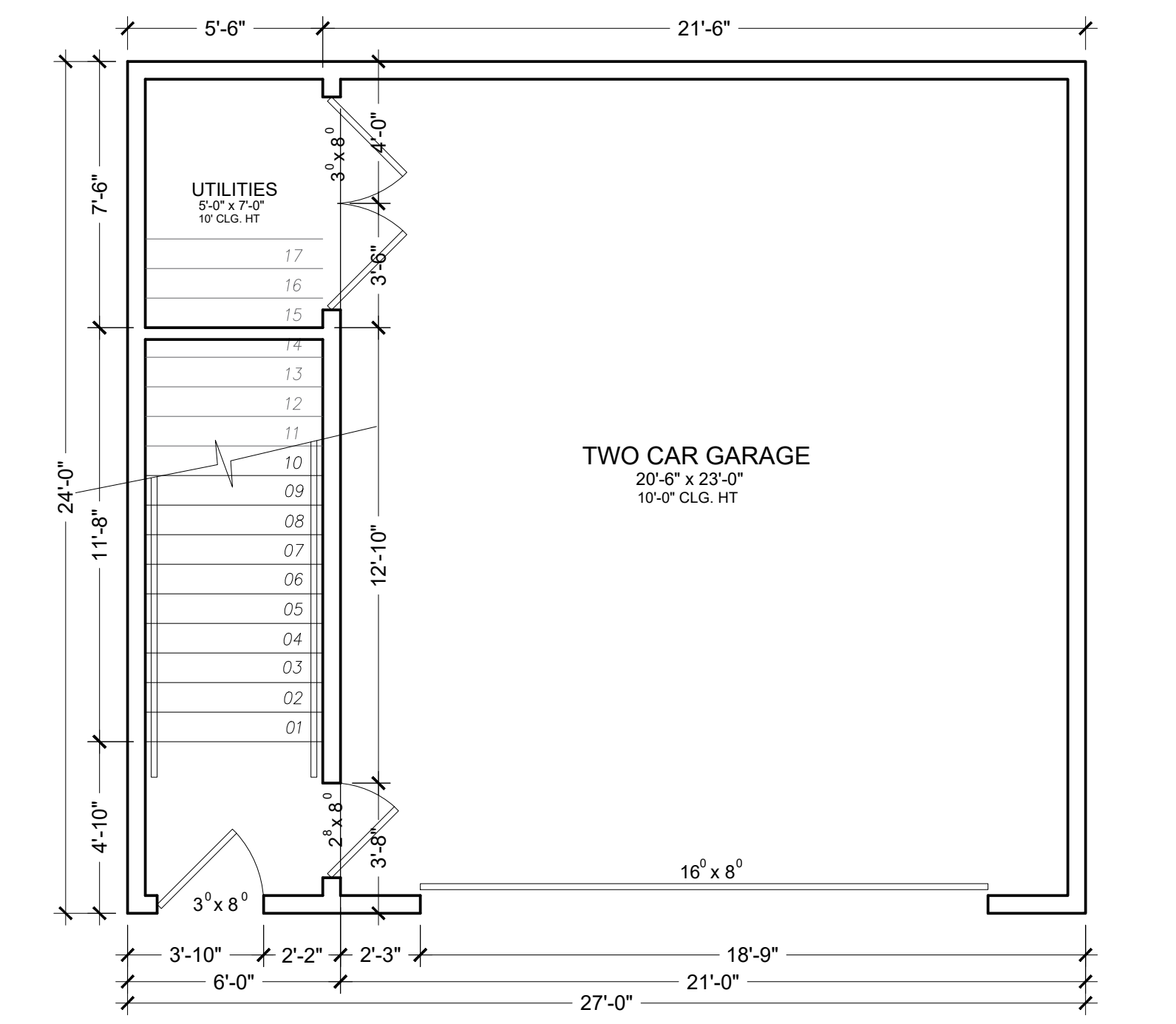
**INTERIM REVIEW ONLY**  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF P.E. JORGE TREVINO P.E. #96485  
 DATE: November 22, 2019  
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Plot Date: 11/22/2019  
 Job No: 2019 - 012  
 Sheet Name:

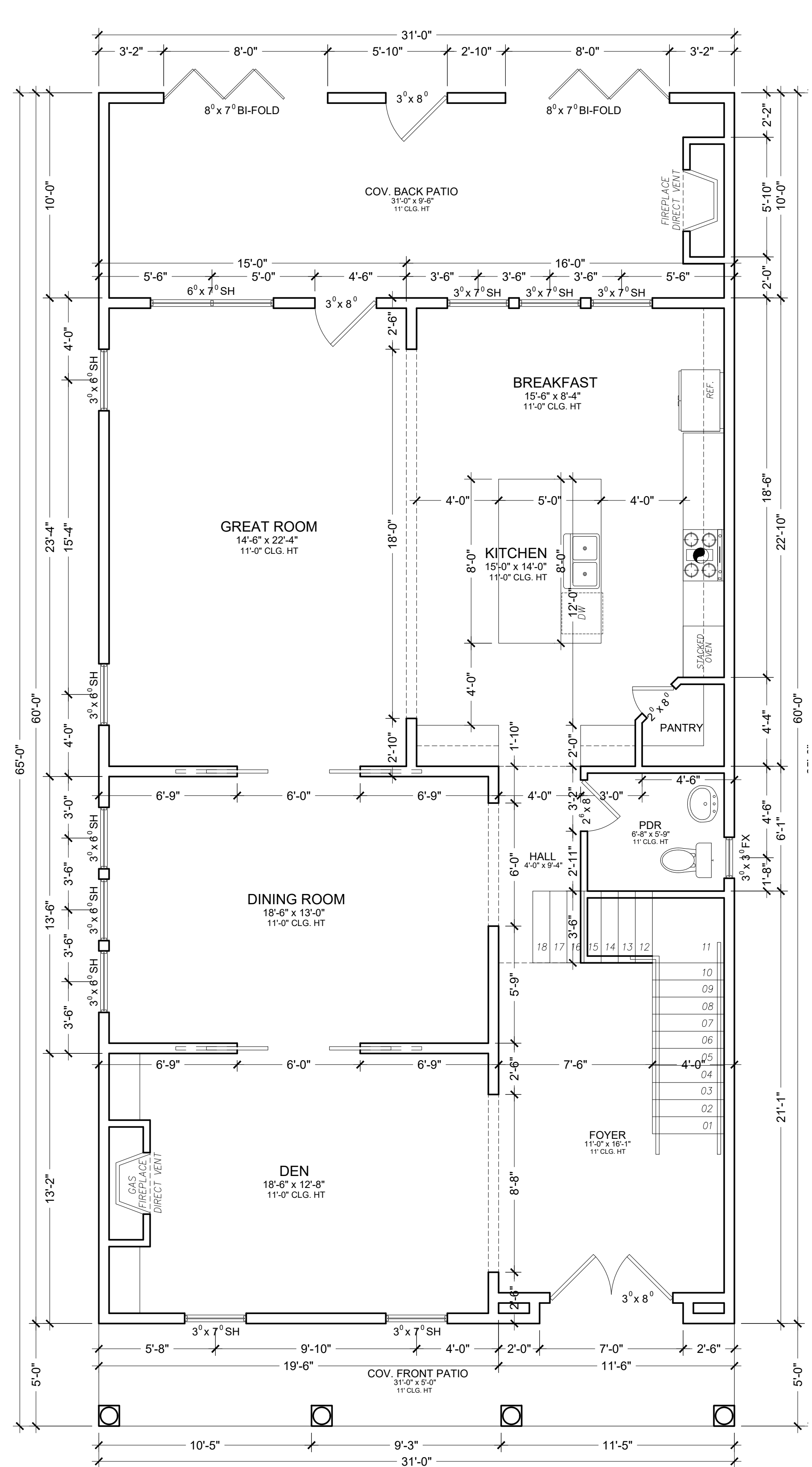
Scale: As Noted  
 Sheet Number: #####



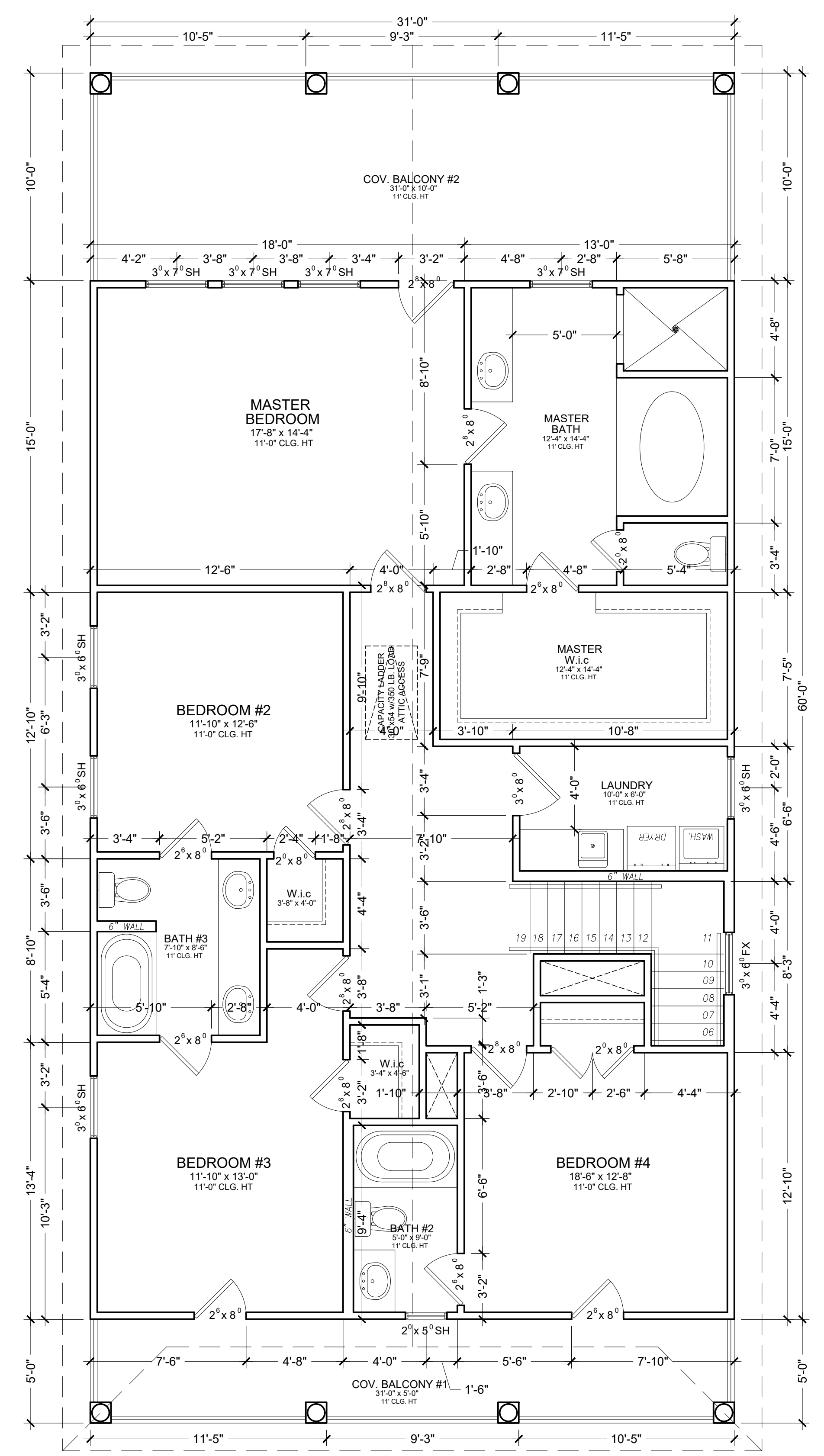
**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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



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



**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

AREA CALCULATION	
LIVING AREA	
1ST FLOOR	1550
2ND FLOOR	2054
<b>TOTAL LIVING AREA</b>	<b>3604</b>
ACCESSORIES AREA	
COV. FRONT PATIO	155
COV. BACK PATIO	155
BALCONY	155
GARAGE	648
<b>TOTAL ACCESSORIES</b>	<b>1113</b>
<b>TOTAL AREA</b>	<b>4717</b>

**General Notes:**

- All work to be done as per 2012 I.R.C.
- Water resist gyp. board (full hgt.), @ shower, tub, and walls subject to water splash.
- Tub and shower, if not fiber glass, shall be finished with a nonabsorbent tile to 70" above drain surface.
- Glazing in shower, tub enclosure, & door, shall be impact resistant (tempered).
- Provide access panels @ plumbing walls, especially tub walls.
- For installation of AHU see contractor.
- All exhaust fans must be vented to the outside.
- Provide G.F.I. where shown as per National Electrical Code.
- Gas installations and appliances are to be consistent with applicable codes and manufacturer's specifications.
- Hot water heater to be installed in mechanical room upstairs, and is to include metal pan with drain to the outside.
- Fire box is to be installed as per 2012 I.R.C. Standard, and manufacturer's specifications are to be posted @ job site.
- All exterior finishes shall be water resistant.
- All french doors shall have safety (tempered) glass.
- At all guardrails and balustrade, can not have any passage at any point for a 4" sphere or larger.

**Notes:**

- Handrails & Guardrails (Design Loads) Table R301.5 and Footnoted 2012 IRC Handrails and guards shall be designed for a minimum 200 lb live load and a single concentrated load applied in any direction at any point along the top.
- All smoke/ carbon monoxide detectors shall be hard-wired and inter-connected with battery backup.
- The attic rough opening shall be 30"x54" and the stair load capacity shall be a minimum of 350 pounds.
- Provide an unobstructed passageway not more than 20ft in length when measured along the centerline of passage way from the opening to the appliance with a minimum headroom height of 30" and a minimum width of 30".
- A level surface space at least 30" deep and 30" wide shall be present along all side of the appliance where access is required.