



CALCULATION AREA	
TOTAL LIVING AREA.....	1,630.00 S.F.
GARAGE.....	508.00 S.F.
PORCH (BACK).....	132.00 S.F.
PORCH (Front).....	24.00 S.F.
TOTAL GROSS AREA.....	2,294.00 S.F.

NOTE:
CARBON MONOXIDE ALARMS:

(C/M) CARBON MONOXIDE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, .4, .5 & 315.1, .2 W/ BATTERY BACK UP.

(S/D) SMOKE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R317 W/ BATTERY BACK UP.

General Notes:

- All work to be done as per 2006 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 tiled to 70" above drain inlet.
- 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 2000 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.



Jose Antonio Perez
BUILDING DESIGNER
 • Design
 • Construction
 • Consulting
 702 BROADWAY ST.
 HOUSTON, TX 77012
 Tel: (713) 928-9994
 Cell: (281) 808-0704
 Fax: (713) 928-9968
 www.permitsandplans.net
 E-MAIL: thebossconstruction@gmail.com

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PROPOSED NEW RESIDENCE
 OWNER: CONCAD LLC.
 (JORGE CONTRERAS, GABRIEL CADAVID)
 2313 WAVELL ST. HOUSTON, TX. 77088

LEGAL DESCRIPTION	
LOT/TRACK	15
BLOCK	5
SURVEY	
SUBD.	HIGHLAND
	GARDEN SEC. 2
MAP-FACET	
ISSUE / REVISION:	
	05/29/2019



SHEET NUMBER
A-1

FLOOR PLAN

SC: 1/8" = 1'-0"