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07 PROPERTY SURVEY

1" = 20'

- OCCUPANCY USE TYPE: R3 SINGLE FAMILY RESIDENTIAL
- CONSTRUCTION TYPE: WOOD FRAME
- NUMBER OF STORIES: 1
- IMPERVIOUS COVER: 46% (SEE ATTACHED FORM)
- ALL WORK TO COMPLY WITH ADOPTED CITY OF HOUSTON AMENDMENTS, CODES, AND REGULATIONS
- PROPERTY IS DEED RESTRICTED

06 CODE ANALYSIS

- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 CODE WORD
- HOUSTON AMENDMENTS

05 CODES

FLOOR	SF AC	SF NON-AC (COVERED)
EXISTING	2138 HOUSE	439 GARAGE
PROPOSED ADDITIONS	0	352 PORCH
TOTAL	2138 SF	791 SF

04 AREA CALCULATIONS

-NEW OPEN-SIDED, WOOD-FRAMED, COVERED PORCH

03 SCOPE OF WORK

PROPERTY ADDRESS: 5326 POINCIANA DRIVE HOUSTON, TX 77092
LEGAL DESCRIPTION: LT 6 BLOCK 12 MANGUM MANOR SEC R/P

02 LOCATION/LEGAL DESCRIPTION

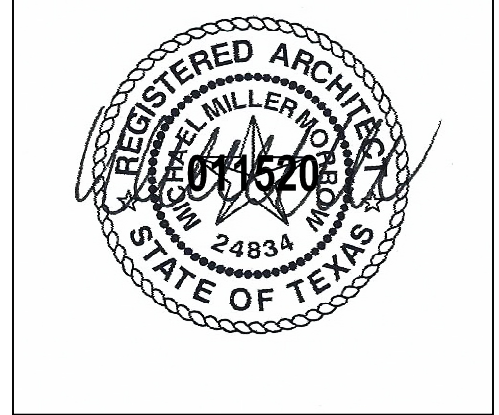
A0.0 GENERAL INFORMATION AND SURVEY
A0.1 SITE PLAN
A1.0 PLAN, SECTION, AND ELEVATION
S0.0 GENERAL NOTES AND DETAILS
S1.0 PARTIAL FOUNDATION PLAN

01 DRAWING INDEX

DURAND PATIO

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12.20.19 PERMIT/CONSTRUCTION
01.15.20 PERMIT/CONSTRUCTION



GENERAL INFORMATION

A0.0

08 GENERAL NOTES

1. THESE DRAWINGS REPRESENT THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT, THE MAJOR BUILDING ELEMENTS, AND THE TYPES OF WORK TO BE PERFORMED. AS SCOPE DOCUMENTS, THE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE PROJECT. ON THE BASIS OF THE GENERAL SCOPE DESCRIBED THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING AND SITE IN THE FIELD PRIOR TO STARTING WORK. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO STARTING WORK AND AS NEW CONDITIONS ARE DISCOVERED DURING THE COURSE OF WORK.

3. THE CONTRACTOR MUST COMPLY WITH ALL APPROPRIATE MUNICIPAL REGULATORY AGENCIES, CODES, AND REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS, AND APPROVALS FOR ALL WORK AND ALL TRADES.

4. THESE DRAWINGS ARE STRICTLY A GRAPHIC REPRESENTATION AND ARE NOT, UNDER ANY CIRCUMSTANCES, TO BE SCALED.

5. THE ARCHITECT'S SERVICES ARE BEING PERFORMED SOLELY FOR THE OWNER'S BENEFIT AND NO CONTRACTOR, SUBCONTRACTOR, SUPPLIER, FABRICATOR, MANUFACTURER, TENANT, VENDOR, CONSULTANT, OR OTHER THIRD PARTY SHALL HAVE ANY CLAIM AGAINST THE ARCHITECT AS A RESULT OF THE AGREEMENT WITH THE OWNER OR THE PERFORMANCE OR NONPERFORMANCE OF THE ARCHITECT'S SERVICES.