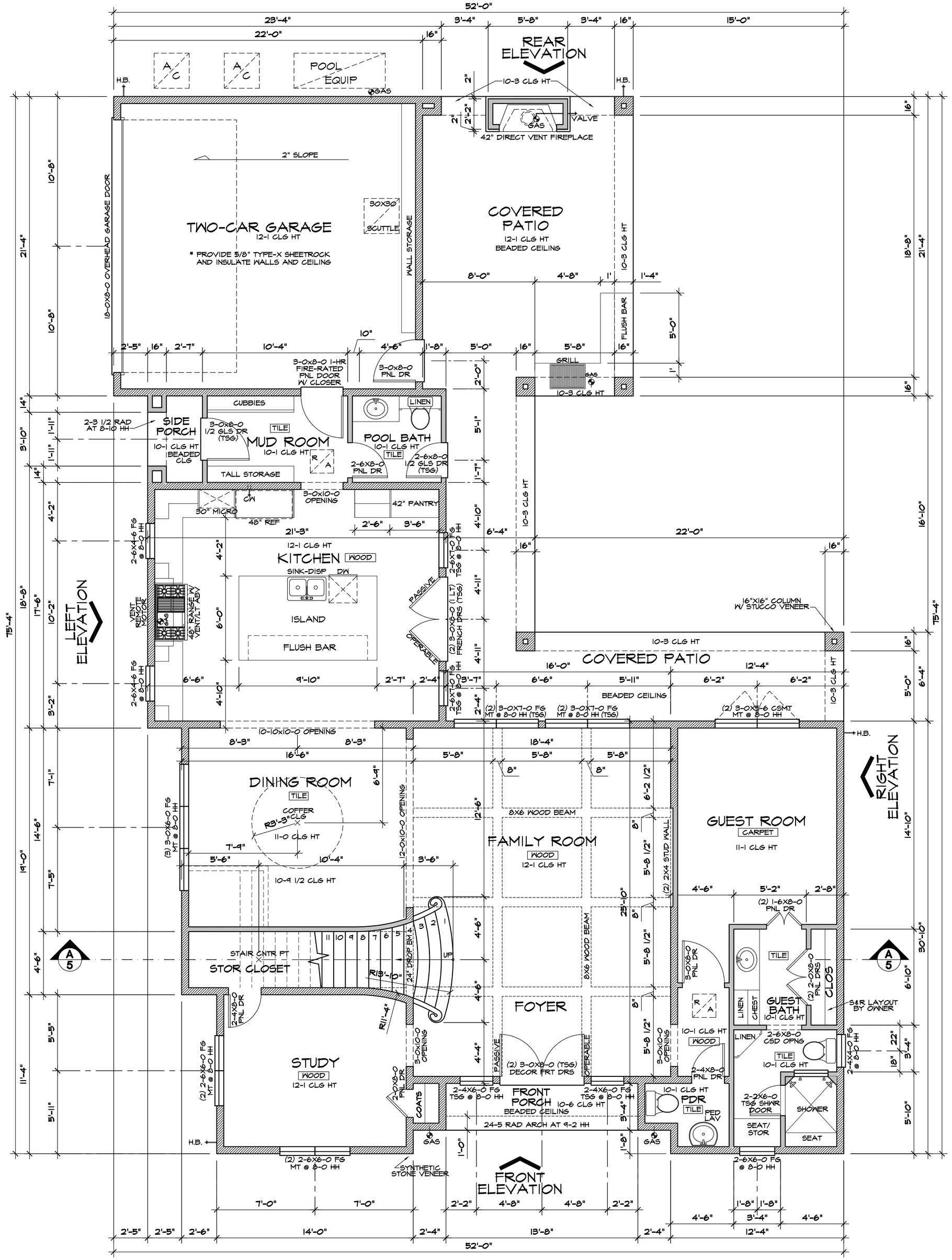


FLOOR PLAN NOTES

1. TOP OF SLAB TO BE MINIMUM 12" ABOVE NEAREST SANITARY SEWER MANHOLE OR 4" ABOVE THE CROWN OF THE STREET, WHICHEVER IS GREATER. PERMITTING MUNICIPALITY AND FLOOD PLAIN CRITERIA TO HAVE PRECEDENCE OVER MINIMUM STANDARD STATED ABOVE.
2. ALL UTILITY OVERFLOW PANS TO BE INSTALLED WITH RELIEF LINE TO OUTSIDE OR STORM SEWER, BUT NOT TO THE SANITARY SEWER.
3. PROVIDE PLUMBING ACCESS PANEL TO ALL BATHTUBS PER INTERNATIONAL 2009 PLUMBING CODE.
4. ALL WATER HEATERS TO BE INSTALLED OVER WALL PARTITIONS WITH PAN AND RELIEF LINE TO OUTSIDE OR STORM SEWER, BUT NOT TO SANITARY SEWER.
5. ALL WINDOWS TO BE VINYL FRAME, DOUBLE PANE, LOW-E GLASS, OWNER TO SELECT MANUFACTURER.
6. ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER MANUFACTURERS SPECS.
7. INSULATE WALLS AT UTILITY AND BATHS.
8. PROVIDE RADIANT BARRIER AT ROOF DECKING.
9. CONTRACTOR/OWNER TO CONFIRM ADAQUATE CLEARANCES OF NEW RESIDENCE TO EXISTING POWER LINES WITH CENTER POINT ENERGY. RELOCATING OR MODIFIYING LOCATION OF EXISTING POWER LINES IS THE RESPONSIBILITY OF CENTER POINT ENERGY AND THE OWNER/CONTRACTOR.

DOOR AND WINDOW NOTES

ALL EXTERIOR GLASS DOORS TO BE TEMPERED SAFETY GLASS
ALL WINDOWS TO BE VERIFIED BY WINDOW MANUFACTURING REPRESENTATIVE
PROVIDE SAFETY GLAZING FOR HAZARDOUS LOCATIONS PER SECTION R308.4
ALL OPERABLE WINDOWS AT SECOND FLOOR TO COMPLY WITH IRC R613.2
CSMT = CASEMENT MT = MULLED TOGETHER
HH = HEAD HEIGHT TSG = TEMPERED SAFETY-GLASS
FG = FIXED GLASS

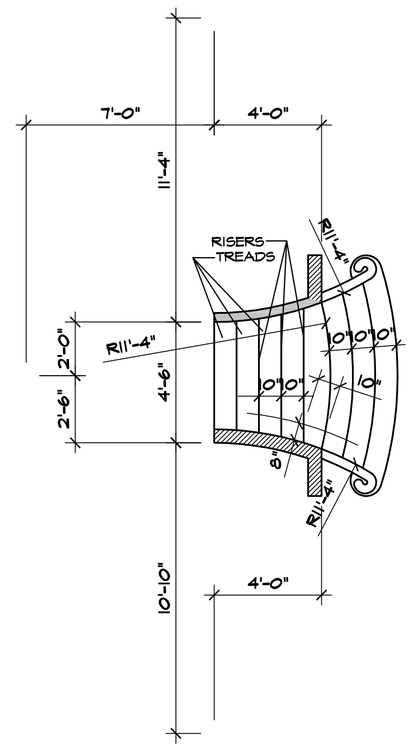
WALL LEGEND

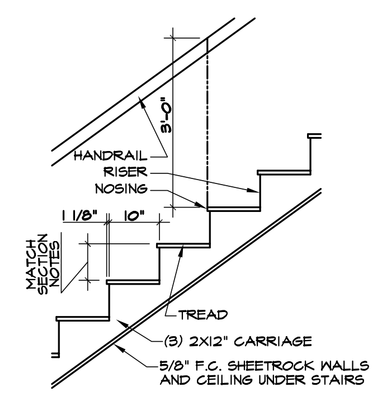
2x4 STUD WALL
2x6 STUD WALL

SQUARE FOOTAGE

FIRST FLOOR	1828 SF
SECOND FLOOR	1914 SF
LIVING AREA	3742 SF
FRONT PORCH	46 SF
SIDE PORCH	24 SF
COVERED PATIO	605 SF
BALCONY	45 SF
GARAGE	461 SF
TOTAL COVERED AREA	4923 SF

BID SET - NOT FOR CONSTRUCTION





DESIGN AND INSTALL PER INTERNATIONAL 2006 RESIDENTIAL BUILDING CODE. HANDRAILS AND GUARDRAILS SHALL BE CONSTRUCTED TO COMPLY WITH THE MINIMUM LOADS AS DESCRIBED IN TABLE R301.4. BUILDER SHALL PROVIDE A PRACTICAL FIELD TEST OF ALL HANDRAILS AND GUARDRAILS. ALL GUARDRAILS AND HANDRAILS SHALL HAVE NO MORE THAN A 4" SPACE BETWEEN THE ORNAMENTAL BALUSTERS AND BE IN COMPLIANCE WITH SECTION R316 GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT (R316.2.)

STAIR DETAIL

1/4" = 1'-0"

FIRST FLOOR PLAN

1/4" = 1'-0"
12-1 CLG HT U.O.N.

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PLAN NO.
3742
DATE
10/16/2013
SHEET NO.
2 OF 8

RESIDENCE FOR:
FAHAD AND CASSIE GHAFFAR

PROJECT LOCATION:
5550 NAVARRO STREET

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CERTIFICATION NO. TX - 382
ALAN D. KENT CERTIFICATION NO. 44 - 327
CERTIFICATION NO. TX - 327

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