



**PROPOSED RESIDENCE AT  
6615 KNOX ST. HOUSTON, TX 77091  
LOT 39, BLOCK 23  
HIGHLAND HEIGHTS ADDITION  
HARRIS COUNTY, TEXAS**

**FLOOR PLAN NOTES**

- |  |   |   |
|--|---|---|
| <p>1.- DIMENSIONS: DO NOT SCALE DRAWINGS, THESE ARE CONCEPTUAL PLANS. ALL DIMENSIONS ARE TO FACE OF STUD WALLS OR MASONRY FOUNDATION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.</p> <p>2.- INTERIOR STUD WALLS: ALL MAIN FLOOR WALLS TO BE 10'-0", ALL SECOND FLOOR WALLS TO BE 9'-0", UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2" X 4" WOOD STUDS AT 16" ON CENTER. PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.</p> <p>3.- EXTERIOR STUD WALLS: WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2" X 4" WOOD STUDS AT 16" ON CENTER (U.N.O.). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE R-13 3 1/2" BATT INSULATION (U.N.O.) AT ALL LOCATIONS SHOWN ON PLANS. EXTERIOR SHEATHING SHALL BE 7/16" OSB. EXTERIOR FINISH PER ELEVATIONS. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.</p> <p>4.- GYPSUM WALLBOARD: SHEATH WALLS AND CEILINGS WITH 1/2" (5/8" IN GARAGE) GYPSUM WALLBOARD.</p> <p>5.- WATER RESISTANT DRYWALL: PROVIDE WATER RESISTANT 1/2" DUROCK CEMENT BOARD AROUND ALL WET WALLS IN BATHROOMS AND KITCHEN.</p> <p>6.- FIRE RESISTANT DRYWALL: PROVIDE 5/8" TYPE X FIRE CODE GYPSUM WALLBOARD ON WALLS AND CEILINGS IN GARAGE, AROUND GAS WATER HEATERS AND AS REQUIRED BY CODE.</p> <p>7.- PRESSURE TREATED LUMBER: ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH WOOD MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.</p> <p>8.- COLUMNS: IF APPLICABLE, PROVIDE LOAD BEARING FIBER-REINFORCED POLYMER COMPOSITE COLUMNS AS MANUFACTURED BY "IBEX" PERMACAST COLUMN. PROVIDE A PAINT FINISH.</p> <p>9.- INSULATION: 3 1/2" R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND AS NOTED. CEILING INSULATION SHALL CONSIST OF 9" TO 12" OF LOOSE BLOWN FIBERGLASS INSULATION TO PROVIDE AN R-38 RATING. INSTALL 6" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR OF GARAGE TO PROVIDE AN R-19 RATING. INSULATION SHOULD BE INSTALLED DIRECTLY UNDER THE PLYWOOD DECK SO THAT THERE IS NO AIR SPACE BETWEEN DECK AND INSULATION. (SEE RESCHECK FOR FINAL R VALUES)</p> | <p>10.- DRYER VENT: PROVIDE AND INSTALL DRYER VENT DUCT TO BUILDING EXTERIOR THROUGH ATTIC (U.N.O.)</p> <p>11.- PAINT: PAINTED SURFACES SHALL CONSIST OF A PRIMER COAT AND TWO FINISH COATS MINIMUM.</p> <p>12.- CARPET: FLOOR SUBSTRATE SHALL BE FREE OF DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.</p> <p>13.- VINYL OR TILE FLOORING: INSTALLER TO PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.</p> <p>14.- HARDWOOD FLOORS: IF APPLICABLE, INSTALLER TO LAY A 15# FELT PAPER VAPOR BARRIER UNDERNEATH ALL AREAS WHERE HARDWOODS WILL BE INSTALLED.</p> <p>15.- OPTIONAL WALL COVERING: INSTALLER SHALL INSURE THAT WALL COVERING SUPPLIED SHALL ALL BE FROM THE SAME MANUFACTURERS RUN, OF INFORM COLOR, TEXTURE AND PATTERN. INSTALLER SHALL USE APPROPRIATE PRIMERS, SEALERS AND ADHESIVES.</p> <p>16.- ATTIC ACCESS PANEL: PROVIDE AND INSTALL ATTIC ACCESS PULL-DOWN STAIR SHOWN ON PLANS. TRIM OPENING TO MATCH DOOR AND WINDOW TRIM. SIZE OF OPENING SHALL BE 30"X54" WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.</p> <p>17.- WINDOWS: LOW-E INSULATED WINDOWS AS SPECIFIED. TOP OF WINDOWS TO BE INSTALLED AT 6'-8" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS 2'-0" FROM DOOR AND ABOVE WHIRLPOOL TUBS. BEDROOM WINDOWS SHALL COMPLY WITH IRC CODE REQUIREMENTS FOR EMERGENCY ESCAPE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24", AND SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. PROVIDE MANUFACTURER'S EGRESS HARDWARE AT BEDROOM WINDOWS IN EACH BEDROOM WITHOUT EXTERIOR DOOR.</p> <p>18.- WINDOWS AND DOORS: PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.</p> | <p>19.- FIREPLACE: IF APPLICABLE, PROVIDE AND INSTALL A PREFABRICATED FIREPLACE AS PER MANUFACTURERS SPECIFICATIONS. CONFIRM THAT EQUIPMENT AND INSTALLATION CONFORM TO U.L. REQUIREMENTS.</p> <p>20.- FRENCH DOORS: WOOD OR METAL FRAME, CLEAR GLAZED, INSULATED FRENCH DOORS PAINTED AS SPECIFIED IN FINISH SCHEDULE. TEMPER ALL GLASS. TRIM DOORS WITH CASING.</p> <p>21.- BATHROOM LAYOUT: BATHROOM COUNTER LAYOUT AND BATHROOM FIXTURE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. BATHROOM VANITY COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.</p> <p>22.- KITCHEN LAYOUT: KITCHEN COUNTER LAYOUT AND APPLIANCE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.</p> <p>23.- GARAGE DOOR: GARAGE DOOR TO BE 16'X7' (U.N.O.) SINGLE LAYER 25 GAUGE STEEL CONSTRUCTION, NON INSULATED WITH WEATHER RESISTANT SECTION JOINTS. GARAGE DOOR JAMB AND HEAD SHALL BE PRESSURE TREATED 2X8.</p> <p>24.- BATHROOMS: MUST HAVE EXHAUST FAN OR WINDOWS WITH A MINIMUM OPENING AREA OF 3.0 S.F.</p> <p>25.- BATHTUB &amp; SHOWER SPACES: BATHTUB &amp; SHOWER FLOORS &amp; WALLS ABOVE BATHTUBS W/INSTALLED SHOWER HEADS &amp; IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.</p> <p>26.- DOOR OPENINGS: NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.</p> <p>27.- GLAZING IN EXTERIOR DOORS: OR WITHIN 40" OF ANY LOOKING MECHANISM SHALL BE TEMPERED</p> <p>28.- THE CONTRACTOR: WILL BE RESPONSIBLE FOR VERIFYING FLOOR TO FLOOR ELEVATIONS, THE NEW BUILDING EXPANSION'S GROUND FLOOR SHALL ALIGN IN ELEVATION WITH RESPECTIVE FLOOR IN EXISTING BLDG.</p> <p>29.- ANY WORK INSTALLED: IN CONFLICT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.</p> |
|--|---|---|

**GENERAL NOTES UPDATED TO THE I.R.C. 2012**

- |   |  |  |   |
|---|--|--|---|
| <p>1.- Wall Framing:</p> <p>a).- Top Plates:<br/>Bearing wall intersections and corners must overlap. ....R-602.3.2<br/>End joints must offset 24" min. ....R-602.3.2<br/>#16 gauge steel straps over notches may or equal 50% of plate width. ....R-602.6.1<br/>Single top plate OK if tied w/3"x6" steel plate w/ 6-8d nails AND joist/trusses/rafters tied within 1" over stud. ....R-602.3.2<br/>Top plates face nailed 10d max. 24" o.c. ....R-602.3.1</p> <p>b).- Bearing Wall Support:<br/>Double joist under parallel bearing walls. ....R-502.6<br/>Wall perpendicular to joist max. offset from girder 1 joist size (local)</p> <p>c).- Corner Framing:<br/>Exterior corners-3 studs min. ....R-602.3.2<br/>Hold downs in place and tightened. ....(manual)</p> <p>d).- Stud Notching and Boring:<br/>Bearing or exterior wall max. notch 25% boring 40% ....R-602.6<br/>Boring to 60% OK if stud doubled and not &gt;2 successive studs bored. ....R-602.6<br/>Nonbearing notches OK to 40% boring OK to 60%. ....R-602.6<br/>Holes no closer than 5/8" to face stud. ....R-602.6</p> <p>2.- General requirements:<br/>Heat req'd in habitable rooms min. 68° 3 ft. above floor. ....R-303</p> | <p>Min. one room &gt; or = 120 s.f. ....R-304.1<br/>Other habitable rooms 70 s.f. min. 7 ft. min. dim. except kit. R-304.2.3<br/>Natural ventilation (windows, doors, louvers). ....R-303.1</p> <p>3.- Bedroom &amp; Basement Egress Windows:<br/>Sill height 44" max. above finished floor. ....R-310.1<br/>5.7 s.f. min. clear opening. ....R-310.1.1<br/>Min. 20" width and min. 24" height. ....R-310.1.2,3<br/>No windows &lt; 3 ft. to property line. ....R-302.2<br/>Security bars must have approved release hardware. ....R-310.4<br/>Windows wells min. 9 s.f. and 36" min. dimension. ....R-310.2<br/>Windows wells &gt;44" below grade must have permanent ladder. R-310.2.1</p> <p>4.- Roof:<br/>a).- General:<br/>Install per manual specs, materials identified on packaging. R-904.1,904.4<br/>Asphalt shingles min. slope-2:12<br/>(double underlayment if &lt; or = 4:12. ....R-905.2.2<br/>Wood shingles min. slope-3:12. ....R-905.7.2<br/>Wood shakes min. slope-3:12. ....R-905.8<br/>Clay/concrete tile min. slope-2.5:12<br/>(double underlayment if &lt; or = 4:12. ....R-905.3.3<br/>Flashing at roof/wall intersections, penetrations, chimneys, etc. ....R-903.2</p> | <p>b).- Trusses:<br/>Uplift &gt; 20 s.f. req's tie down to foundation. ....R-802.11<br/>No field modification e.g., notching cutting. ....R-802.7</p> <p>c).- Rafters &amp; Ceilings Joist:<br/>Supports for &lt; 3:12 slope designed as beams not rafters. ....R-802.3<br/>Rafters ties-1x4, 4 ft. o.c. ....R-802.3.1<br/>Ridge board min. 1x must be full depth of cut rafter. ....R-802.3<br/>Hip &amp; valley rafter of 2x material and full depth of cut rafter. R-802.3<br/>Attics &gt; 30' high &amp; &gt; 30 s.f. require access-min. 22"x30" opening. R-807.1<br/>Headers &amp; trimmers &gt; 4 ft. must be doubled. ....R-802.9<br/>Headers &amp; trimmers &gt; 6 ft. must be hung w/ hardware. ....R-802.9</p> <p>d).- Attic ventilation:<br/>Vent each enclosed attic and rafter bay. ....R-806.1<br/>1/8" to 1/4" mesh screen over openings. ....R-806.1<br/>Net area of openings min. 1/150 lb. of vented area OR ....R-806.2<br/>1/300 th. if 80% of venting near top OR vapor barrier. ....R-806.2</p> <p>5.- Structural Sheating/Bracing:<br/>a).- Materials:<br/>Plywood-5/16" min. for studs 16" o.c.; 3/8" for studs 24" o.c. R-602.10.3<br/>Fiberboard-1/2" for studs 16" o.c. ....R-602.10.3<br/>Gypsum board-nailed(not scribed) at 7" o.c. ....R-602.10.3<br/>Woods panels must have span rating on grade stamp. ....R-503.2.1<br/>Block all horizontal edges. ....R-602.10.7<br/>Nail to schedule (6"-12" min.). ....R-602.3(1&amp;2)</p> | <p>6.- Stairs/Decks<br/>a).- General:<br/>Stairways. ....R-311.7<br/>Minimum stairway width above handrail 36in. ....R-303.6<br/>Headroom min 6ft 6in. ....R-311.5.2<br/>Stair treads and risers. ....R-311.5.3<br/>Handrails. ....R-311.5.6</p> <p>7.- Shower/Wet Walls &amp; Floors :<br/>a).- Greenboard (Water-resistant Gyboard):<br/>Ordinary greenboard not OK directly behind glaze tile. ....(local)<br/>Bathtub &amp; shower spaces, non absorbent tile or surface. ....R-307.2<br/>All edges must be sealed w/water-resistant sealant. ....R-702.3.8<br/>Not on ceilings with &gt; 12" o.c. framing. ....R-702.3.8</p> <p>b).- Cement Board:<br/>Suitable for glue-on tile. ....(local)<br/>Req's building-paper backing. ....(manual)<br/>Corrosion-resistant fasteners. ....(manual)<br/>All joints covered with water-resistant sealant. ....R-702.4.2</p> <p>8.- Smoke detectors:<br/>new contruction hard-wired w/battery backup. ....R-313.3<br/>Req's in each bedroom &amp; adjoining hall. ....R-313.2<br/>Must be interconnected and audible from sleeping rooms. ....R-313.1</p> |
|---|--|--|---|

<p><b>ABC DESIGN STUDIO</b> PLANNING - DESIGN - BUILD</p> <p>6450 NW CENTRAL DR. # 127 HOUSTON, TX 77092 PH: 713.899.8089 PH: 832.298.5448 www.abcbuildingdesign.com abcdesignstudio@yahoo.com</p>	
<p>Copyright ABC DESIGN STUDIO. All Rights Reserved. The duplication, reproduction, copying, scanning, or any other distribution of this document without the express written consent of ABC DESIGN STUDIO is strictly prohibited unless expressly authorized by ABC DESIGN STUDIO. The quality and workmanship of the construction is the responsibility of the owner/contractor. ABC DESIGN STUDIO is not responsible for any errors or omissions or for any consequences arising from the use of this document or the workmanship of the work.</p>	<p>DESIGN BY: ABC SCALE: N.T.S. ABC PROJ. No. ABC20-54 FLOODPLAIN ZONE: X FEMA MAP PANEL: 48201 C0660 M KEY MAP: 412T</p>
<p><b>PROPOSED SINGLE RESIDENCE AT</b> 6615 KNOX ST. HOUSTON TX 77091</p>	<p>DATE: OCTOBER 26, 2020 OWNER: PEREZ &amp; HERNANDEZ INVESTMENT GROUP LEGAL DESC: LOT 39 BLOCK 23 HIGHLAND HEIGHTS ADDITION HARRIS COUNTY, TEXAS HEAD ACC. No. 0162760230039</p>
TITLE:	COVER SHEET
REVISION:	SHEET: A-01