

ISSUE LOG

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Designed by: Ana Trevino
Drawn by: Ana Trevino
Checked by: JORGE TREVINO

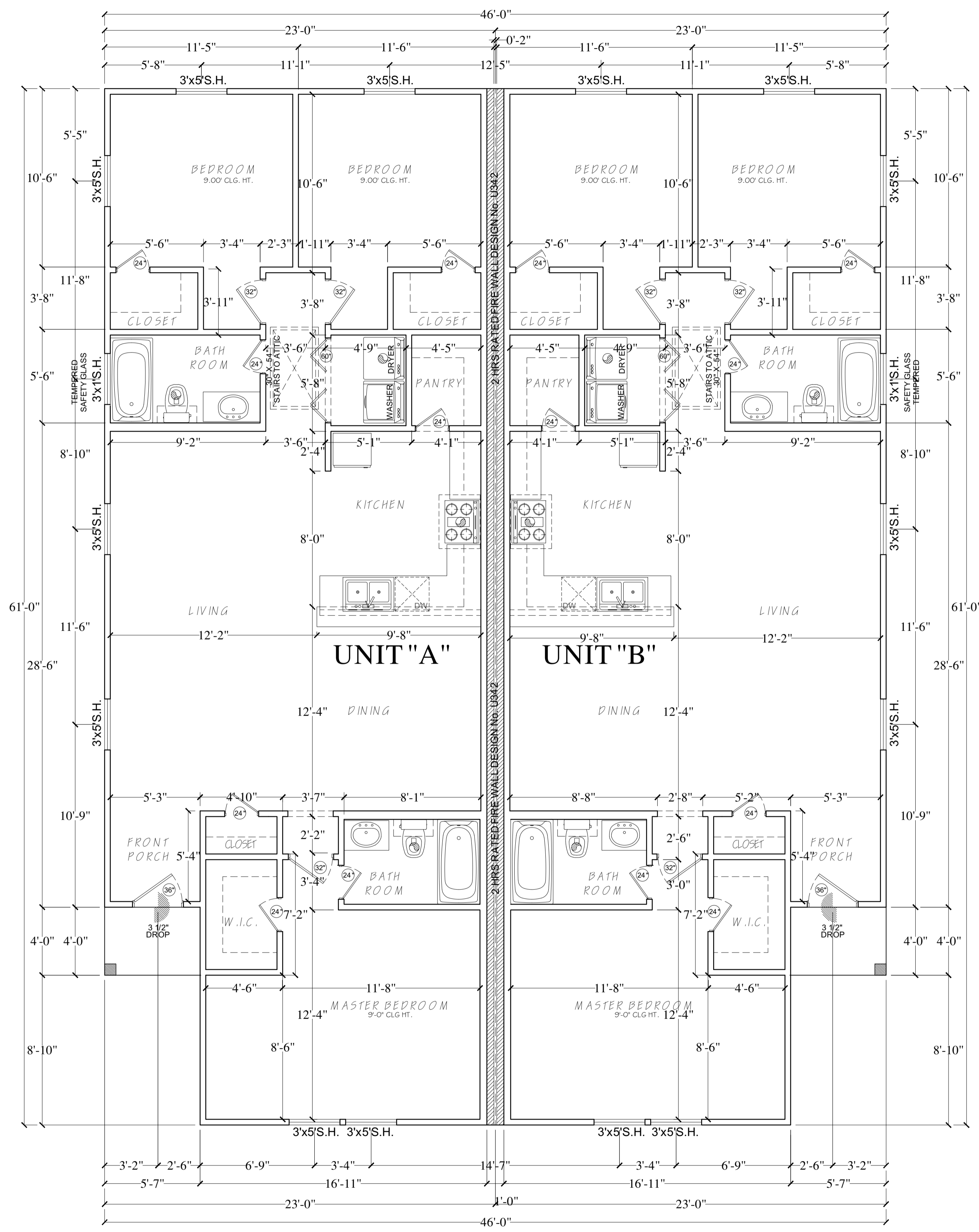
NEW DUPLEX DEVELOPMENT
LARRY RISHER
1014 JUNELL ST. A & B
HOUSTON, TX 77088

Project Name: **JL Trevino & Associates P.L.L.C.**
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Seal: _____
Plot Date: March 7, 2022
Job No. 005 - 2022
Sheet Name: _____

FLOOR PLAN
Scale: SCALE 1/4"=10"
Sheet Number: **A.2**
File: FILE



FLOOR PLAN

PROPOSED AREA CALCULATION

LIVING AREA	
UNIT A	1331 SQ.FT.
UNIT B	1331 SQ.FT.
TOTAL LIVING AREA	2662 SQ.FT.

FRONT COV. PORCH UNIT A	22 SQ.FT.
FRONT COV. PORCH UNIT B	22 SQ.FT.
CAR PORT	0 SQ.FT.
TOTAL ACCESSORIES AREA	44 SQ.FT.

TOTAL AREA	2706 SQ.FT.
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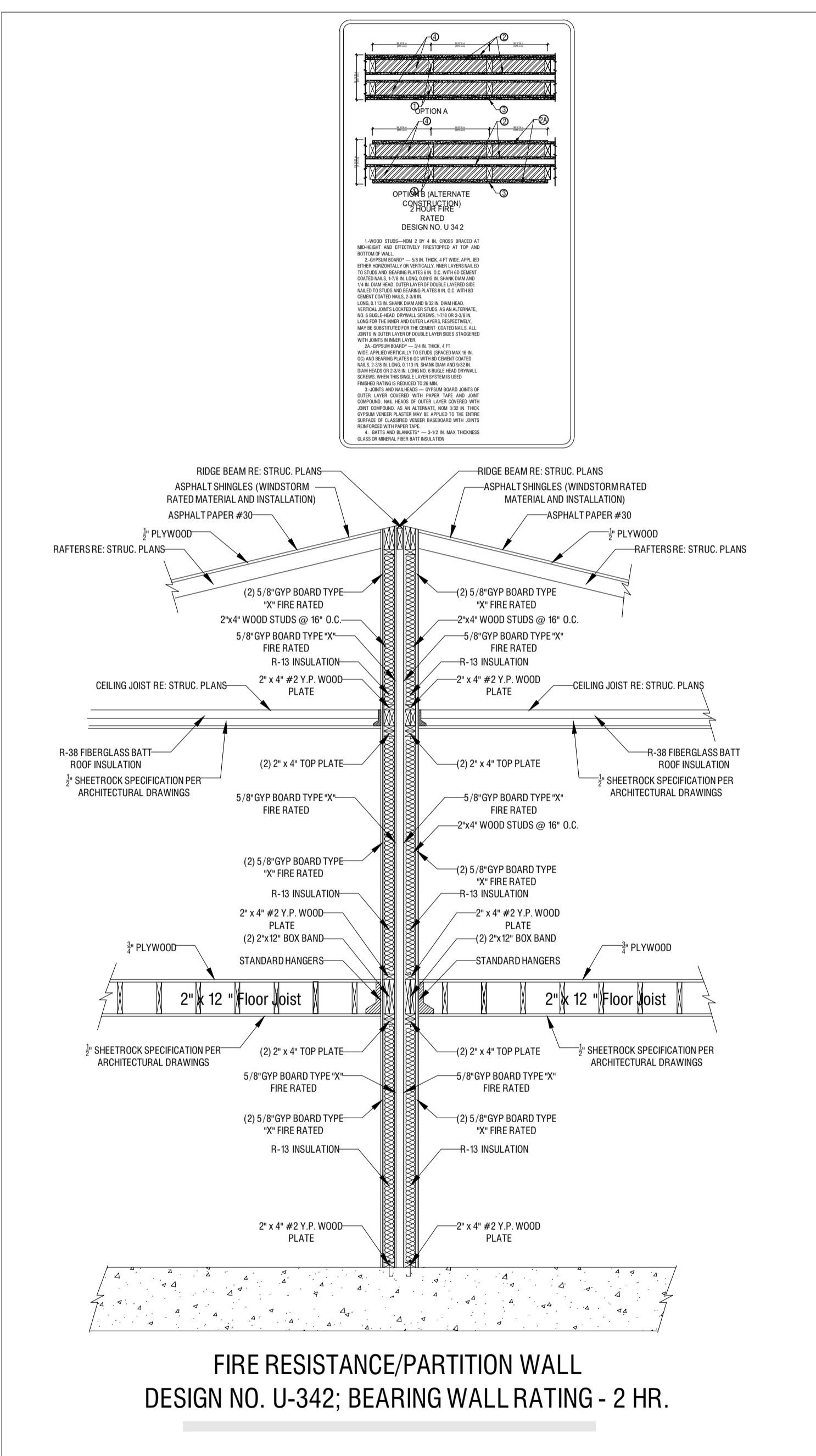
NOTE:
ALL WALLS INTERIOR TO BE 2"x4" (U.O.N.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 1/2" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

- CARBON MONOXIDE ALARMS:**
- SMOKE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5 & 315.1, 2 W/ BATTERY BACK UP.
 - CARBON MONOXIDE DETECTOR 110 VOLT HARD-WIRED IN SERIES PER R314.3, 4, 5 & 315.1, 2 W/ BATTERY BACK UP.
 - EXHAUST FAN IN CEILING WITH 4" Ø DUCT TO ROOF CAP

To the best of my knowledge, these plans are drawn to comply with owner's specifications. Contractor and /or owner shall verify all dimensions, details, and specifications before construction. Designer will not be liable for human error after construction is started.

- 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 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 the attic, 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.



FIRE RESISTANCE/PARTITION WALL DESIGN NO. U-342; BEARING WALL RATING - 2 HR.

PROP. FIRE WALL 2 HRS. DESIGN U342