PERMIT SET FOR HOUSE ON 3115 ABERDEEN WAY HOUSTON, TX. 77025

TOTALING 10,872 Sq. Ft. 0.2496 Acres

LEGAL DESCRIPTION: LOT 3 AND A PORTION OF LOT 4, IN BLOCK 14 OF SOUTHERN OAKS, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 30, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. ALSO BEING OUT OF AND A PART OF A CERTAIN TRACT OF LAND AS DEEDED TO LOUIS H. RODDY AND JESSICA RODDY, AND RECORDED IN H.C.C.F. NO. J967492

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE
2012 IRC – INTERNATIONAL RESIDENTIAL CODE
2012 UMC – UNIFORM MECHANICAL CODE
2012 UPC – UNIFORM PLUMBING CODE
2017 NEC – NATIONAL ELECTRICAL CODE
2012 IFC – INTERNATIONAL FIRE CODE
either
2015 IECC – INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED AND AMENDED BY ***THE CITY OF HOUSTON***

NOTE: if conflict with notes on plans, most restrictive requirements would govern.
2x4 light framing to be stud grade.
joist and rafters to be No.2 D.F.(Doug Fir).–larch.
Beams, stringersand headers to be No.1 D.F. –larch.
Posts and timbers be No.1 D.F.–larch.
Unless otherwise specified, timber shall be Doug Fir and shall conform to W.C.L.I.B.
Standard Grading and Dressing, Rules.

1. ALL STRUCTUAL: beam/beam beam/column and column/foundation must be positively connected with Simpson or equivalent connectors regardless of lack of connection detailing on plans. Standard connections u.o.n. Simpson or equivalent: beam/column "CC" beam/beam–"HUFT", column/pad footing–"CB".
2. Combination florescent light/vent fan, capable of 5 air changes/hour, at new interior bathrooms, or add where exterior bathroom window is removed.
3. Water closets: 1.6 GPF
   Shower heads: 2.5 GPM
   Laundry Faucets: 2.2 GPM
   Sink Faucets: 2.2 GPM
4. Stucco/ Brick Veneer / Siding
5. 1x lap or vertical siding 5/8" cdx plywood .
6. Crawl space access to raised foundation 18"x24"
7. Crawl space ventilation 1/150 of area -------- sq. ft..
8. Attic ventilation 1/150 of attic area -------- sq. ft.. Max 144 sq. inches in fire hazard area.
9. 3 tab class "A" fire rated shingles 0/15 # felt and over 2 layers 15 # felt for 3/12 pitch or less.
10. Tile roof. 6lb./sq.ft/0/30 # felt –ICBO ER–4907.
11. All hose bibs are required to be protected with a permanently attached anti–siphon device. Min. 1 hose bub required front and back.
12. Ground fault interceptor protection (GFI) for all exterior receptacless, in bathrooms, in unfinished basements/ crawl spaces, in garages and at counter top in kitchens or at bar sinks.
13. Switched light fixture in evry habitable room, bathroom, stairway, hall, attathed garage and at outdoor entrances.
14. Provide 2 GFI protected exterior receptacless, weather proof w/ bubble cover on at the rear and front of each dweling unit.
15. Outlets are required for kitchen counter space 12" and wider in sach a manner that no point along the wall is more than 2' from outlet or more than 4' for island and peninsula counters.
16. Outlets for wall spaces 2' and wider at maximum 12'o.c. so that no point along a wall, fixed glass, or guard rail is more than 6' from outlet.
17. A dedicated 20 amp branch circuit from bathroom receptacless is required.
18. 4" thk. concrete landing 1" below threshold min. 36"x min. 36" wide or full width of door(s) or full width of patio doors, or French doors.
19. Water heater will be securely strapped to wall with two straps. One within 1/3 of top an 1/3 of bottom. Elevate water heater min, 18" above garage door on 1 hr.pane. pedestal.
20. Required swimming pool/spa fencing must be maintained during construction or the pool/spa shall be emptied.
21. Provide house street number visible from the street. Numbers shall be of non combustible in Very High Sevrity Zones.
22. Provide attic access 22"x30", readily accessible with min. 30" clear head room.
23. Provide approved smoke detectors. Additional info sheet 1.
24. Showers shall be finished 70" above drain with materials not adversely affected by moisture.
25. Anti scalding shower and tub and shower valves are required and shall be of pressure balance or thermostatic. Mixin valve type. Sec.410.7 UPC.
26. Access panel (12"x12") required for tub strap slip–joint or use non–slip (welded) loint.
27. Stucco lath/ Brick Veneer and drywall shall be nailed to studs and top–bottom plates.
28. Sefety glazin is required at wardrobe doors, shower doors, and windows at bath tubs and showers and within 2' of doors.
29. Provide Approved spark arrestor at fireplace chimney.
30. Wall between house living area and garage (R–3, U–1) shall be "Type X" drywall, floor to floor sheathing with taped joints.
31. Doors between R–3 and U–1, 1–3/4" solid core (20 min.) door, self–closing and tight–fitting.
32. Provide balloon framing at exterior wall siding on sloping ceilling.
33. Provide double top plate with 48" lap splices strapped with simpson strap ST6224.
34. Provide fire blocking, vertical or horizontal, shall coform to IRC R302.11.
35. Studs supporting 3 stories shall be 2x6 or 3x4 @ 16" o.c.
36. Max. stud height is 10' for bearing walls, max. 14' for non bearing 2x4, fire block at mid span.
37. Where plates or sole plates cut for pipes, strap 1–\" wide by 24" long by _" thk. shall be fastened across the opening with 16d nails on each side.
38. Roof sheating: 1/2" T&G cdx structural 1 plywood or O.S.B.B.N: 8d @6" o.c., EN: 8d @6" o.c.; and FN: 8d @12" o.c. u.o.n. at roof framing plan.
39. Floor sheating: }" T&G cdx structural 1 plywood or APA rated O.S.B.; B.N.: 10d @6" o.c., EN: 10d @6" o.c., and FN. 10d @10" o.c. Use ring shank nails and glue playwood to framing according to manufacturers specification.
40. Provide double floor joist under all paralell partitions, solid block joist under walls and bearing points.
41. Floor joist framing from opposite side of beam, girder or partition shall be lapped at least 3" or the opposing joist shall be tied together in an opproved manner.
42. Provide 5/8" anchor bolts embedded 7" into concrete or masonry @6" o.c. min. 2 bolts per plate, one bolt within 12" of plate end and comers. NOTE: Bolts shall extend 5" into footing on two (2) pour system (extra long bolts). use 3/16" x 2' sq. plate washers.
43. Provide reinforsing steel in slab.
44. Min. depth of footing below natural grade and width of footing. 12"x12" supporting one story structure; and min. 15" wide x18" deep for two story footing, u.o.n..
45. Use type V cement for high sulfate soils 2500 p.s.i., u.o.n.
46. Footing should be examined by the Building Inspector prior to concrete pour. All special bolting and shear hardware to be tied in place.
47. Provide stucco and Brick Veneer base screed.
48. Foundation support wood shall extend at least 6" above the adjacent finished grade paving or sidewalk.
49. Footing shall be provided under all bearing waals.
50. Playwood shear wall sheating: \" cdx structural 1 plywood or APA rated B.N.: 8d @6" o.c., EN: 8d @6" o.c., and FN. 8d @12" o.c. u.o.n. on framing plan.
51. All second floor shear walls shall properly be attached to the roof diaphragm.
52. All glazing shall be dual glazed to meet the energy code standards.
53. Provide R–13 in the exterior walls, R–19 in wood floors over non living areas, provide R–30 in the roof or celling unless otherwise recommended be certified energy report.
54. Dryer vent shall be 4" smooth round metal, max. length of 14" with 90° bends. Any deviation shall be engineered an approved by Mechanical unit.
55. All epoxy installations require special inspection, u.o.n.
56. Provide at least one window or exterior door approved for emergency egress or rescue for every room used for sleeping purposes and at basements. This window or opening must have a clear net open able dimension of 24" high and 20" wide AND total 5.7 sq. ft.. The max. finished sill height is 44" above floor.
57. Fluorescent lights rated at not less than 40 lumens/watt for general lighting in kitchens and bathrooms.
58. HEATING SYSTEM IN ATTIC. attic access min. 30"x30" not over 20' from equipment. Unobstructed passage 24" wide with solid continuous flooring from access to equipment/control panel. A level, unobstructed work platform min. 30" in front of equipment with 30" headroom. Light over equipment with switch at access. Air supply opening of 2 sq.in./1,000 BTU for blower types and 7 sq.in./1,000 BTU for gravity feed type.
59. NOTE: "Required swimming pool/spa fencing must be maintained during construction or the pool/spa shall be emptied". (IF APPLICABLE)
60. Radiant barrier required in climate zones 2,4,8–15. Required this submitting. YES------, NO------
61. The discharge of pollutans to any storm drainage system is prihibited. No oil waste, petroleum byproducts, soil particulate, construction waste materials or waste water generated on construction sites or by consruction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.
62. Approval must be obtained and/or fees paid to following agencies. This information should reach the priject owner or other individual with authority to act on it and it should reach them as early as possible in the plan review process.
    ( ) City Planning Division Zoning Clearance
    ( ) School Fees
    ( ) Other
63. Exterior lath: Provide two layers of Grage D paper over all wood base sheating. (CBC 2506.4)
64. Provide a weep scteed for stucco at foundation plate line a min. 4" above grade. (CBC 2506.5)
65. Tempered patio doors or French doors–low "E" – dual
66. (TYP) strap new wall to existing at top plate with ST 6236.

SMOKE DETECTORS

Hardwired smoke detectors with a battery backup are required. Show all locations with symbol SD on plan

Provide smoke detectors in each hallway leading to sleeping rooms, each sleeping room of new an existing construction, top of stairway, and in each story. In new construction detectors to be hard wired with battery back up. Detectors shall be interconnected to sound at the same time.

Detectors are not to be located in kitchen, garage or within 3 feet from door or kitchen or bathroom, or supply air registers.

DRAWING INDEX

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A2.2	SECOND FLOOR
A2.3	ROOF PLAN
A2.4	ELEVATIONS
A2.5	ELEVATIONS
A2.6	SECTIONS
A2.7	ELECTRICAL PLAN

STRUCTURAL:

S1.1	FOUNDATION PLAN
S1.2	FIRST FLOOR FRAMING PLAN
S1.3	SECOND FLOOR CEILING FRAMING PLAN
S1.4	ROOF FRAMING PLAN
S2.1	FOUNDATION DETAILS
S2.2	FRAMING DETAILS AND GENERAL NOTES
S2.3	FRAMING DETAILS (CONTINUED)

PROJECT TEAM

Owner's

Designer — I.L.A. Interior & Exterior Planning, 4543 POST OAK PLACE DRIVE, SUITE #219, HOUSTON, TX 77027, isaacarchitect@gmail.com, (818) 451-6681

Structural

PROJECT DATA

CODE INFORMATION

ZONING CLASSIFICATION:

BUILDING CODE: IRC 2012
2012 TX Building Code.
2012 TX Mechanical Code.
2012 TX Plumbing Code.
2017 TX Electrical Code.

TYPE OF CONSTRUCTION:

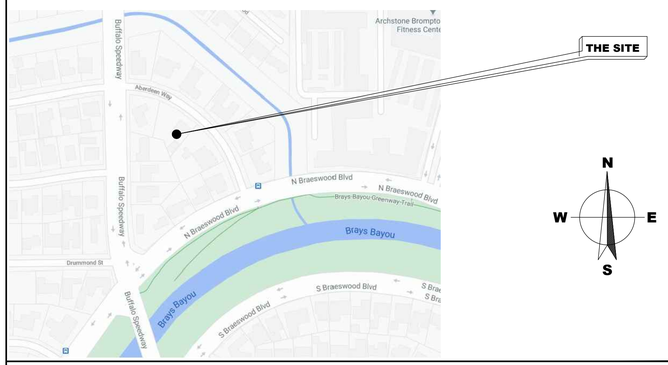
NEW BUILDING AREA:

PROPOSED 1ST FLOOR	Sq. Ft
PROPOSED 2ND FLOOR	Sq. Ft
TOTAL ENCLOSED AREA:	Sq. Ft
2 CARS GARAGE:	Sq. Ft
BACK PORCH:	Sq. Ft
LOT AREA:	Sq. Ft
PAD COVER AREA:	Sq. Ft

SITE ADDRESS:

3115 ABERDEEN WAY
HOUSTON, TX. 77025
LOT: LOT 3 AND THE ADJOINING 897 SQ. FT. OUT OF LOT 4
BLOCK:: 14
SUBDIVISION: SOUTHERN OAKS, SECTION 2

SITE LOCATION N.T.S.



SYMBOLS

ACOUSTIC TILE OR BOARD
CERAMIC TILE
TILE, THIN
CONCRETE
CONCRETE BLOCK
GLASS
GYPSUM BOARD
INSULATION, BATT
GRID LINES
CONTROL POINT DATUM POINT OR WORK POINT
MATCH LINE (SHADED PORTION IS THE SIDE CONSIDERED)
DETAIL NUMBER SHEET NUMBER
VERTICAL SECTION NUMBER SHEET NUMBER
EXTERIOR ELEVATION: ELEVATION NUMBER SHEET NUMBER
NEW WALL
EXISTING WALL
DEMO WALL
INSULATION, RIGID
METAL
PLASTER LATH
PLASTER
PLYWOOD
WOOD FINISH
WOOD FRAMING CONTINUOUS (THROUGH) MEMBER
WOOD FRAMING BLOCKING (INTERRUPTED) MEMBER
WIMNDOW NUMBER
DOOR NUMBER
INTERIOR ELEVATION: DETAIL NUMBER DRWG. INDENTIFICATION SHEET NUMBER
KEYNOTE NUMBER
REVISION

DIMENSION LINES
F.O.S. OR NOTED OTHERWISE
CENTER LINE
HORIZONTAL DATUM POINT (E.G. FLOOR OR PROPERTY LINE)

ILA

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Design & Consulting
Tel.: (818) 451-6681
DESIGN & CONSTRUCTION
4543 POST OAK PLACE DRIVE, SUITE # 219,
HOUSTON, TX. 77027
isaacarchitect@gmail.com

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE BUILDING AND REPORT ANY ERROR, OMMISIONS, OR DISCREPANCIES TO THE ARCHITECT. DRAWINGS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT. COPYRIGHT OF THE DRAWINGS AND THE WORK EXECUTED THEREFORE ARE RESERVED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

CONSULTANTS

PERMIT SET FOR NEW HOUSE AT

3155 ABERDEEN WAY
HOUSTON, TX.
77096

PROJECT NUMBER:

FIRST FLOOR :	4,090	SQ. FT.
SECOND FLOOR:	2,806	SQ. FT.
TOTAL A/C:	6,896	SQ. FT.
GARAGE:	539	SQ. FT.
BACK PORCH:	421	SQ. FT.
FRONT PORCH:	73	SQ. FT.
2nd FLR TERRACES:	60	SQ. FT.
TOTAL SLAB:	5,183	SQ. FT.
TOTAL FRAME:	7,989	SQ. FT.

MARK	DATE	DESCRIPTION

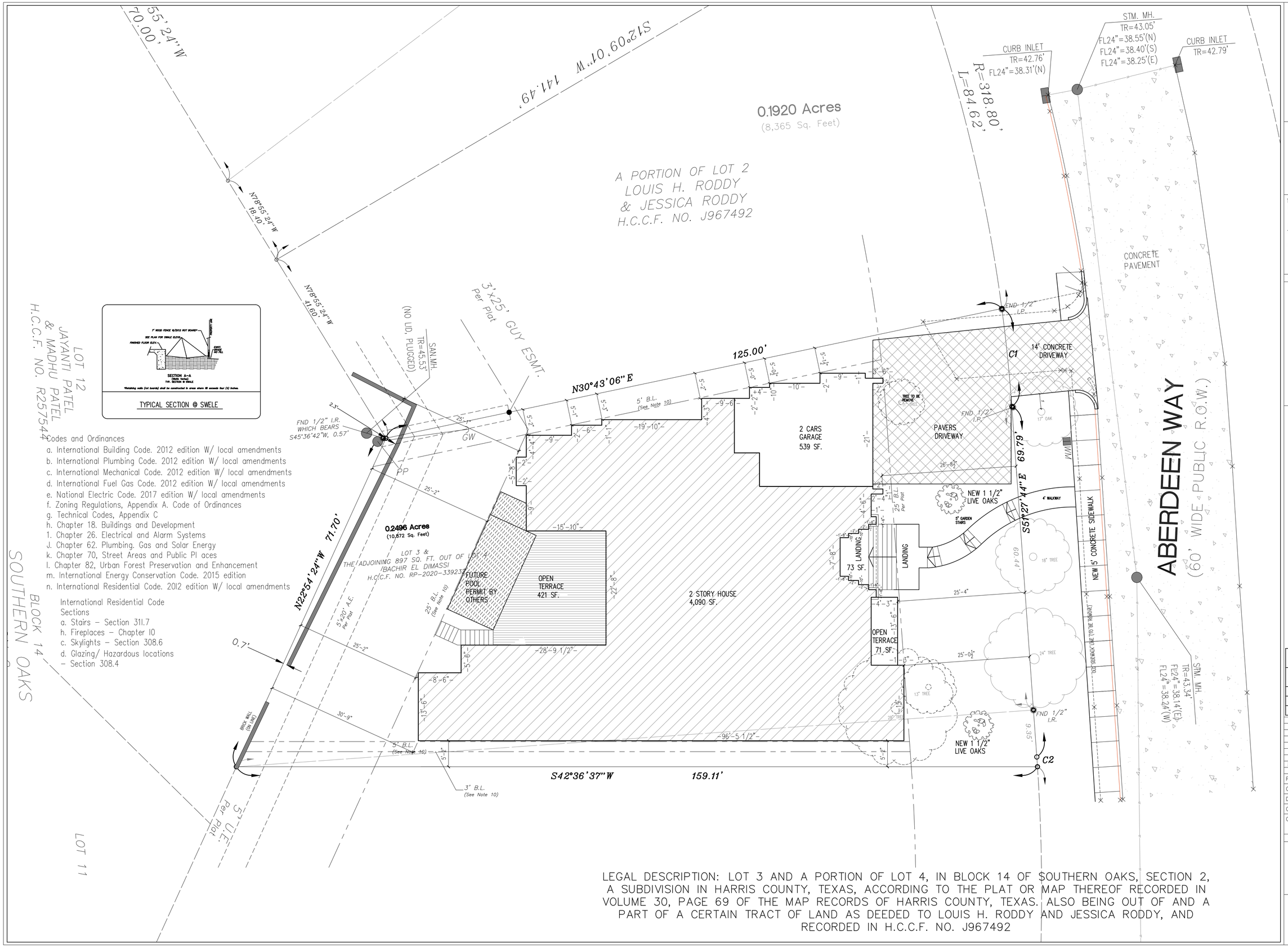
PROJECT NO: #	SCALE: N.T.S.
CAD DWG FILE:	3115 ABERDEEN WAY.DWG
DRAWN BY: ISAAC	
CHK'D BY: ####	DATE: 08.12.2020

COPYRIGHT:

SHEET TITLE

TITLE SHEET

A0.1



Codes and Ordinances

a. International Building Code. 2012 edition W/ local amendments
b. International Plumbing Code. 2012 edition W/ local amendments
c. International Mechanical Code. 2012 edition W/ local amendments
d. International Fuel Gas Code. 2012 edition W/ local amendments
e. National Electric Code. 2017 edition W/ local amendments
f. Zoning Regulations, Appendix A. Code of Ordinances
g. Technical Codes, Appendix C
h. Chapter 18. Buildings and Development
1. Chapter 26. Electrical and Alarm Systems
J. Chapter 62. Plumbing. Gas and Solar Energy
k. Chapter 70, Street Areas and Public Pl aces
l. Chapter 82, Urban Forest Preservation and Enhancement
m. International Energy Conservation Code. 2015 edition
n. International Residential Code. 2012 edition W/ local amendments

International Residential Code Sections

a. Stairs – Section 311.7
h. Fireplaces – Chapter 10
c. Skylights – Section 308.6
d. Glazing/ Hazardous locations – Section 308.4

LEGAL DESCRIPTION: LOT 3 AND A PORTION OF LOT 4, IN BLOCK 14 OF SOUTHERN OAKS, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 30, PAGE 69 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. ALSO BEING OUT OF AND A PART OF A CERTAIN TRACT OF LAND AS DEEDED TO LOUIS H. RODDY AND JESSICA RODDY, AND RECORDED IN H.C.C.F. NO. J967492

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isaacarchitect@gmail.com

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LOT COVERAGE TABLE
CHAPTER 42-184

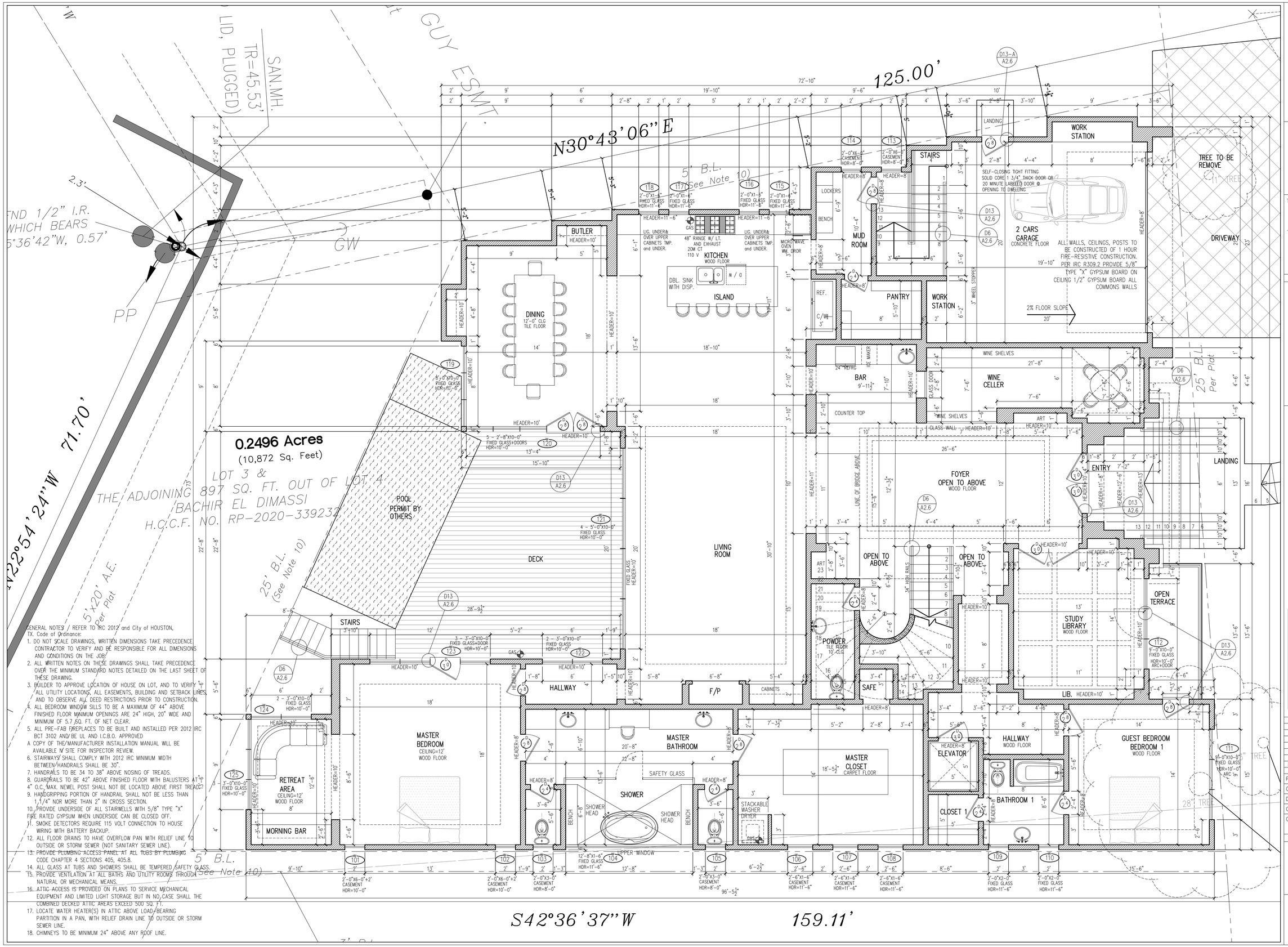
LOT NO.	LOT SIZE:	HOUSE COVERAGE:	PERCENTAGE COVERAGE:
3	10,872 SF.	SF.	%

MARK	DATE	DESCRIPTION

PROJECT NO: #	SCALE: 1'-0"=⅛"
CAD DWG FILE: 3115 ABERDEEN WAY.DWG	
DRAWN BY: ISAAC	
CHK'D BY: ####	DATE: 08.12.2020
COPYRIGHT:	
SHEET TITLE	

SITE PLAN

A1.1



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2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
3. BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
4. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ. FT. OF NET CLEAR.
5. ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2012 IRC BCT 3102 AND/ BE UL AND I.C.B.O. APPROVED
A COPY OF THE/MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE N SITE FOR INSPECTOR REVIEW.
6. STAIRWAYS SHALL COMPLY WITH 2012 IRC MINIMUM WIDTH BETWEEN/HANDRAILS SHALL BE 30".
7. HANDRAILS TO BE 34 TO 38" ABOVE NOSING OF TREADS.
8. GUARDRAILS TO BE 42" ABOVE FINISHED FLOOR WITH BALUSTERS AT 4" O.C. MAX. NEWEL POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
9. HANDGRIPPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION.
10. PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/8" TYPE "X" FIRE RATED GYPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
11. SMOKE DETECTORS REQUIRE 115 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
12. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (NOT SANITARY SEWER LINE).
13. PROVIDE PLUMBING ACCESS PANEL AT ALL TUBS BY PLUMBING CODE CHAPTER 4 SECTIONS 405, 405.8.
14. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
15. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS.
16. ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 300 SQ. FT.
17. LOCATE WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.
18. CHIMNEYS TO BE MINIMUM 24" ABOVE ANY ROOF LINE.

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TOTAL SLAB:	5,183	SQ. FT.
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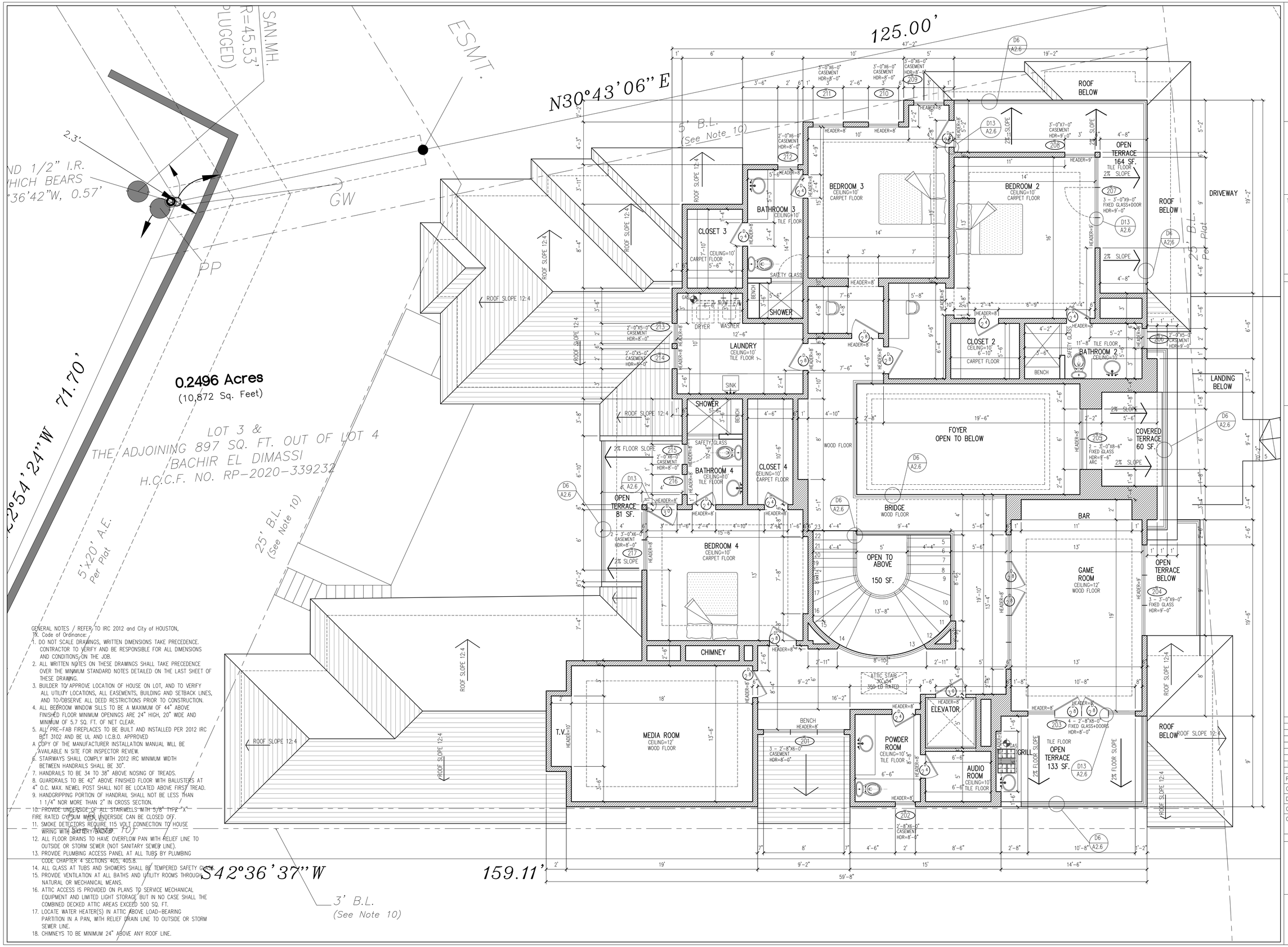
DRAWN BY:	ISAAC		
CHK'D BY:	####	DATE:	08.12.2020
COPYRIGHT:			

SHEET TITLE

FIRST FLOOR PLAN

A2.1



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FRONT PORCH:	73	SQ. FT.
2nd FLR TERRACES:	60	SQ. FT.
TOTAL SLAB:	5,183	SQ. FT.
TOTAL FRAME:	7,989	SQ. FT.

MARK	DATE	DESCRIPTION

PROJECT NO: #		SCALE:	1'-0"=¼"
CAD DWG FILE:	3115 ABERDEEN WAY.DWG		
DRAWN BY:	ISAAC		
CHK'D BY:	####	DATE:	08.12.2020
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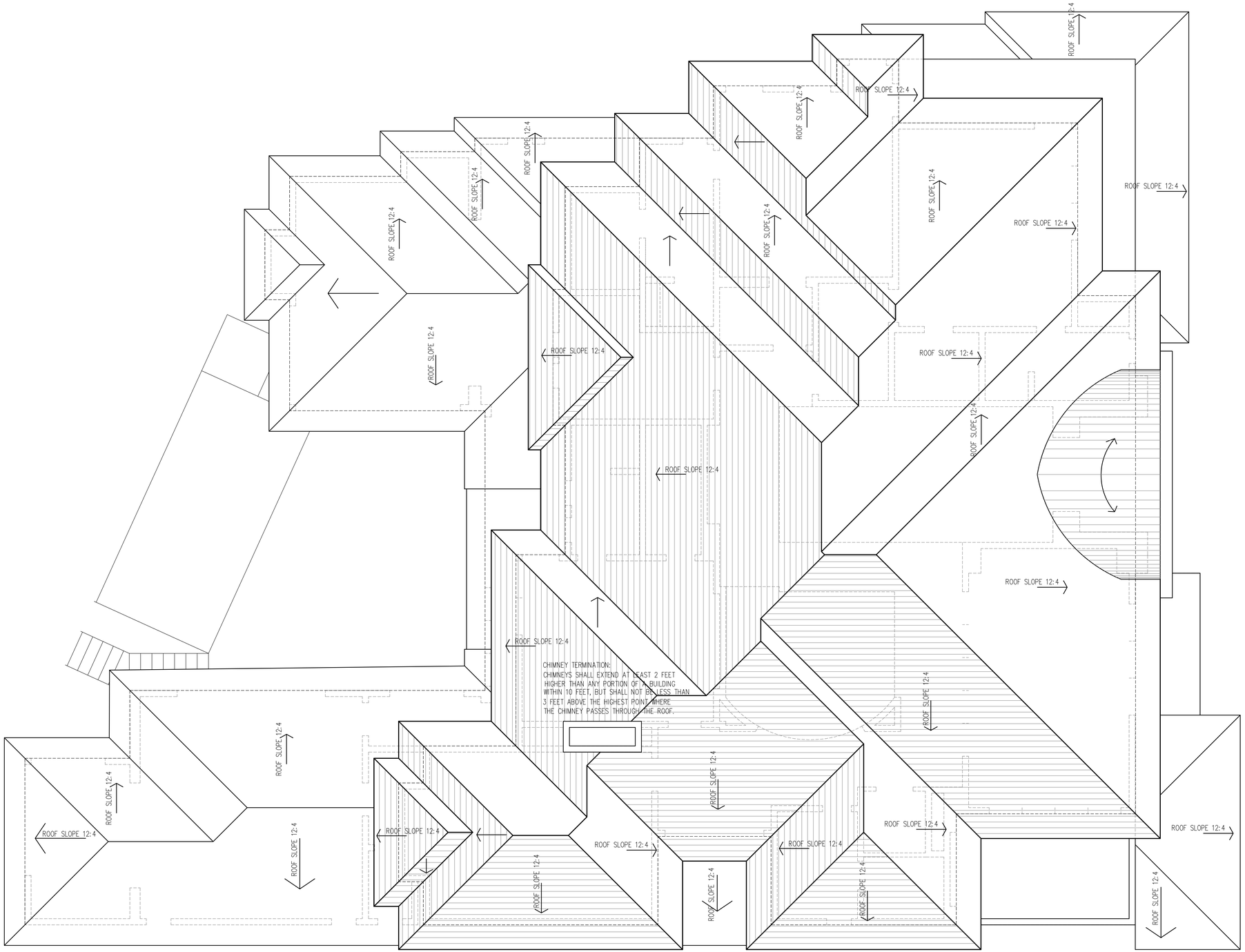
SECOND FLOOR PLAN

A2.2



1. 1/2" CDX PLYWOOD DECKING OR EQUAL.
2. CONTINUOUS 'HARDIE' VENTED SOFFIT AND RIDGE VENTS BE USED.
3. FULL GUTTERING WITH DOUNSPOUTS TO PROPERTY DRAINAGE.

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CONSULTANTS

PERMIT SET FOR NEW HOUSE AT

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HOUSTON, TX.
77096

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ROOF PLAN

A2.3

ELEVATION NOTES:
ALL DRAWING HERE REFERENCES THE 2012 INTERNATIONAL RESIDENTIAL CODE (W/ AMENDMENTS) AND THE 2012 INTERNATIONAL BUILDING CODE (W/ AMENDMENTS).

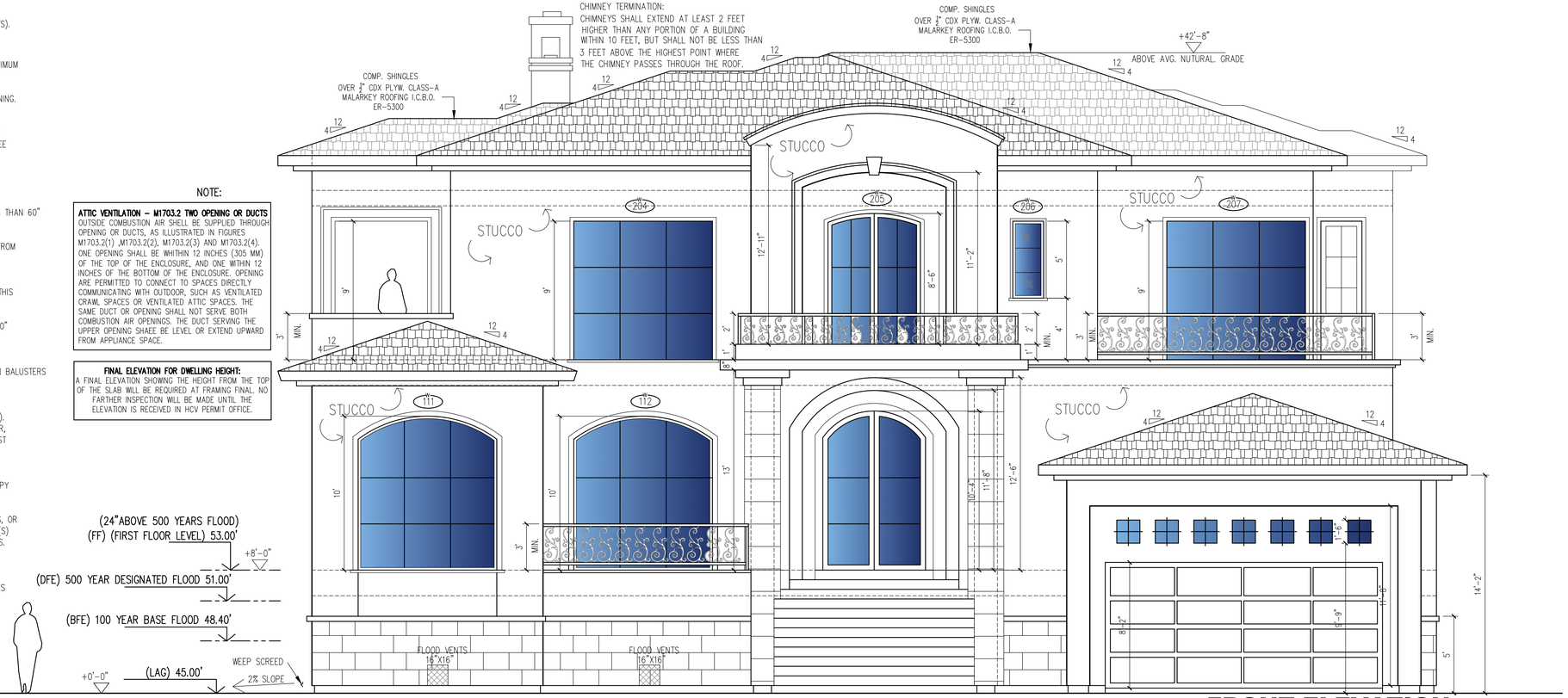
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY ABD BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS.
ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR.
MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MIN. 5.7 SQ.FT. NET CLEAR OPENING.
ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).
OPENINGS O A I HOUR FIRE RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN HOUR. SEE IBC 2012, SECT'S. 714.3.7 AND 714.3.9 AND TABLE 714.2 (EXTERIOR WALLS).
PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2012. SECT.7113. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4).
A. GLAZING IN TUBE AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
B. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
C. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
D.EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT.
E. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR/
F. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
H. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FORM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.

ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2012 SECT. R316.
HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD
A. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT.316.2).
B. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST FUNNER MAXIMUM UNSUPPORTED SPAN OF LOWEST RUMMER SHALL BE 6"-0".
ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N.
ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2012 CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (" "). A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
CHIMNEYS TO BE A MINIMUM 2"-0" ABOVE ANY ROOF LINE WITHIN A 10"0" RADIUS, OR 3"-0" FROM ANY ROOF LINE (RIDGE), SEE IRC 2012 SECT. R1001.6. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC 2012 CHAPTER 10.
ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4"-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4"-0" FROM THE PROPERTY LINE OR COMMON WALL.

NOTE:

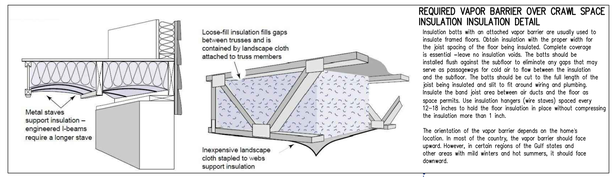
ATTIC VENTILATION – M1703.2 TWO OPENING OR DUCTS
OUTSIDE COMBUSTION AIR SHELL BE SUPPLIED THROUGH OPENING OR DUCTS, AS ILLUSTRATED IN FIGURES M1703.2(1) ,M1703.2(2), M1703.2(3) AND M1703.2(4). ONE OPENING SHALL BE WHITHIN 12 INCHES (305 MM) OF THE TOP OF THE ENCLOSURE, AND ONE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. OPENING ARE PERMITTED TO CONNECT TO SPACES DIRECTLY COMMUNICATING WITH OUTDOOR, SUCH AS VENTILATED CRAWL SPACES OR VENTILATED ATTIC SPACES. THE SAME DUCT OR OPENING SHALL NOT SERVE BOTH COMBUSTION AIR OPENINGS. THE DUCT SERVING THE UPPER OPENING SHAEE BE LEVEL OR EXTEND UPWARD FROM APPLIANCE SPACE.

FINAL ELEVATION FOR DWELLING HEIGHT:
A FINAL ELEVATION SHOWING THE HEIGHT FROM THE TOP OF THE SLAB WILL BE REQUIRED AT FRAMING FINAL. NO FARTHER INSPECTION WILL BE MADE UNTIL THE ELEVATION IS RECEIVED IN HCV PERMIT OFFICE.



FRONT ELEVATION
SCALE: 1/4"=1'-0"

FLOOD VENTS CALCULATION: (1 sq. inch per 1 sq. foot)	
MAIN RESIDENCE:	
SQ FT OF CRAWL SPACE OR ENCLOSURE – 4,644	
VENT NET AREA – (16"x16")	400 SQ. INC.
ENCLOSED AREA PER VENT –	400 SQ. FT.
NUMBER OF REQUIRED VENTS – 4,644/400 =	12
NUMBER OF PROPOSED VENTS –	14
CAR GARAGE:	
SQ. FT. OF CRAWL SPACE OR ENCLOSURE –	539
VENT NET AREA – (16"x16")	400 SQ. INC.
ENCLOSED AREA PER VENT –	400 SQ. FT.
NUMBER OF REQUIRED VENTS – 539/400	2
NUMBER OF PROPOSED VENTS –	2

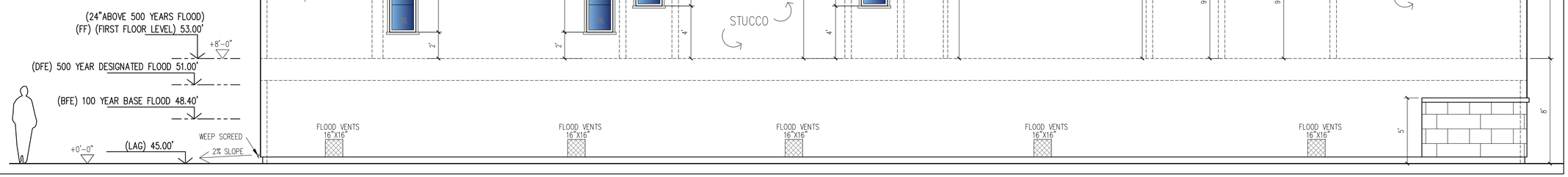


REQUIRED VAPOR BARRIER OVER CRAWL SPACE INSULATION INSULATION DETAIL
Insulation batts with an attached vapor barrier are usually used to insulate framed floors. Obtain insulation with the proper width for the joist spacing of the floor being insulated. Complete coverage is essential –leave no insulation voids. The batts should be installed flush against the subfloor to eliminate any gaps that may serve as passageways for cold air to flow between the insulation and the subfloor. The batts should be cut to the full length of the joist being insulated and slit to fit around wiring and plumbing. Insulate the band joist area between air ducts and the floor as space permits. Use insulation hangers (wire staves) spaced every 12–18 inches to hold the floor insulation in place without compressing the insulation more than 1 inch.

The orientation of the vapor barrier depends on the home's location. In most of the country, the vapor barrier should face upward. However, in certain regions of the Gulf states and other areas with mild winters and hot summers, it should face downward.

Model Number	Description	Flood Coverage	Air Ventilation
1540-511	SMART VENT Stacker	400 sq. ft.	102 sq. in.

Vent Size	Rough Opening
16-in. x 16-in.	16 1/4-in. x 16 3/8-in.



LEFT ELEVATION
SCALE: 1/4"=1'-0"

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CHK'D BY: ####	DATE: 08.12.2020
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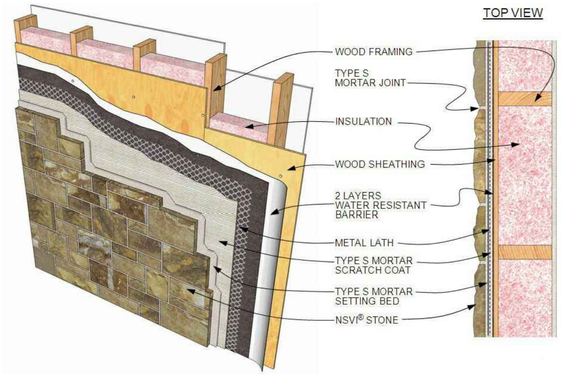
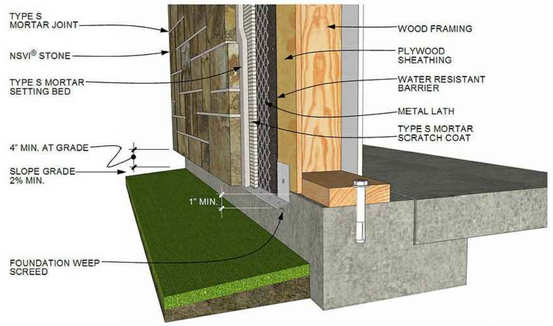
ELEVATIONS

A2.4

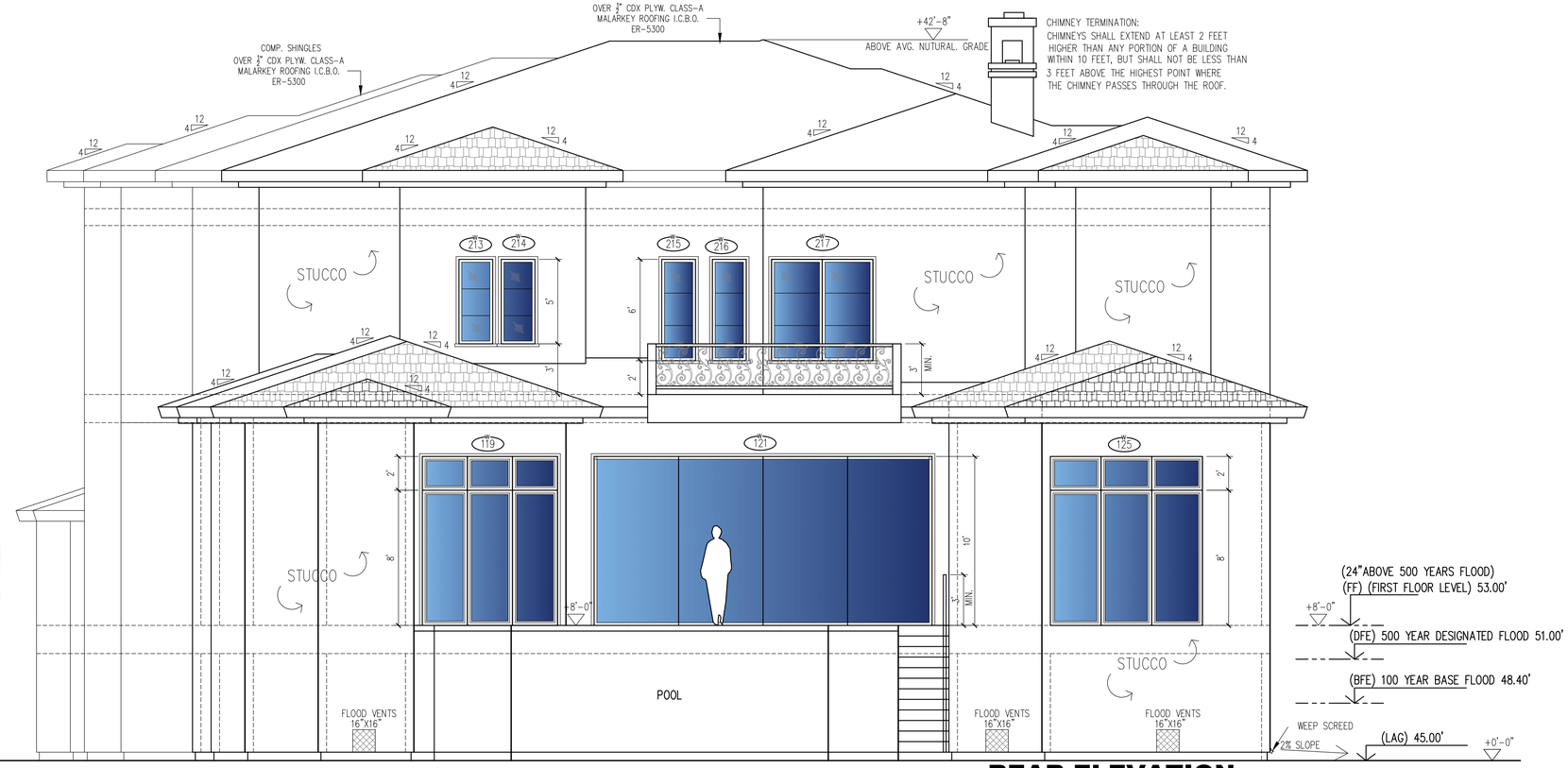


STONE VENEER ON WOOD FRAMING



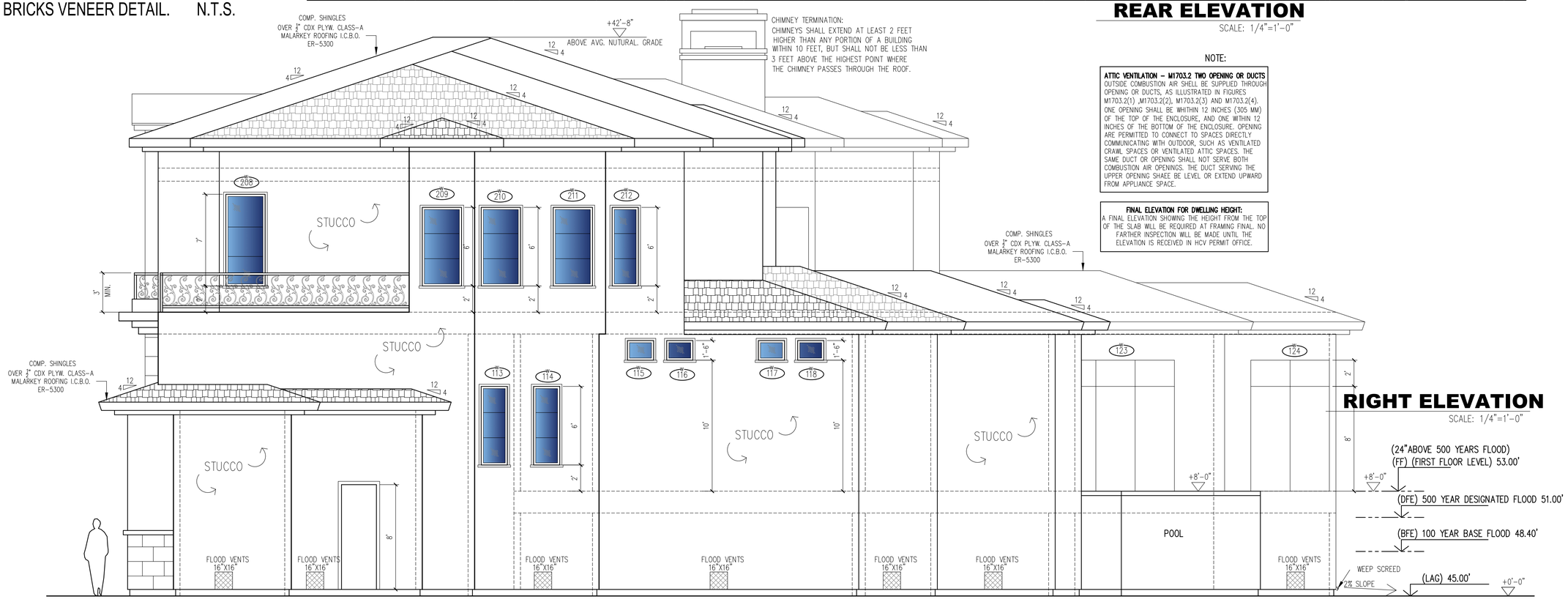
FOUNDATION DETAIL WOOD FRAMING, WOOD SHEATHING

STONE/ BRICKS VENEER DETAIL. N.T.S.



REAR ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE:

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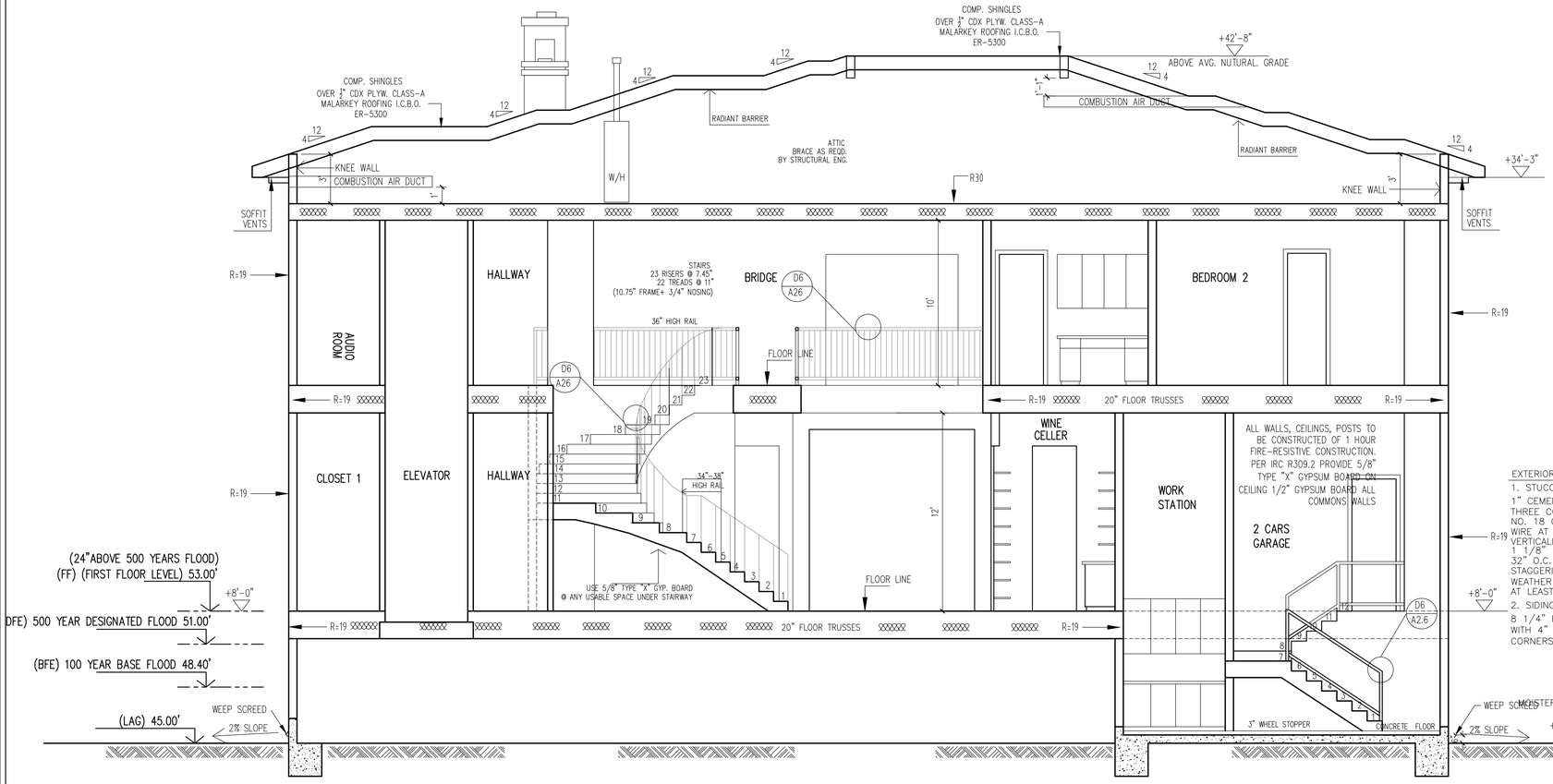
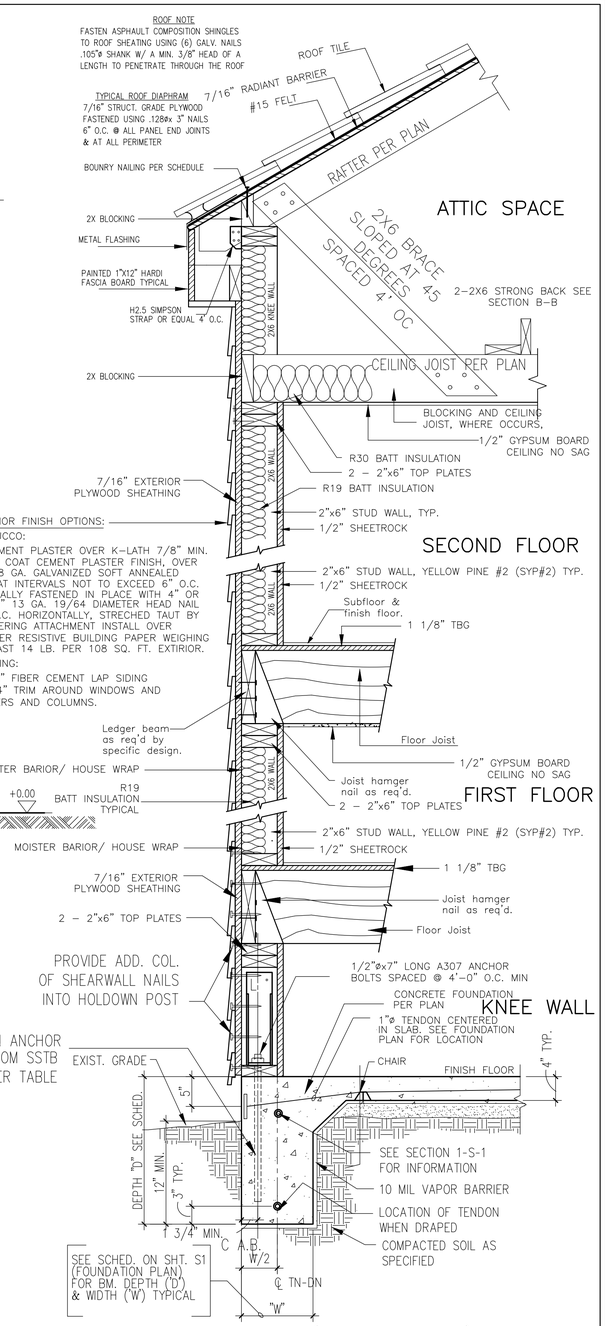
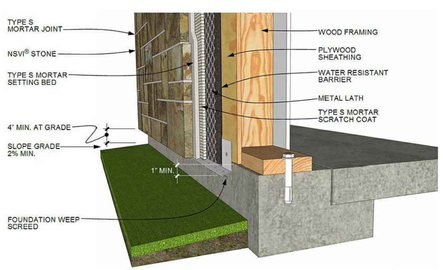
ELEVATIONS

A2.5



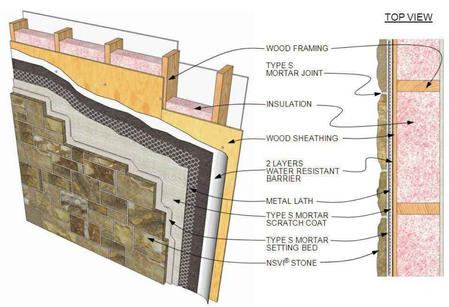


TYPICAL WALL SECTION (NO FIRE WALL)

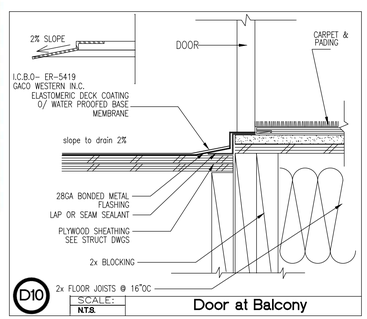


FOUNDATION DETAIL WOOD FRAMING, WOOD SHEATHING

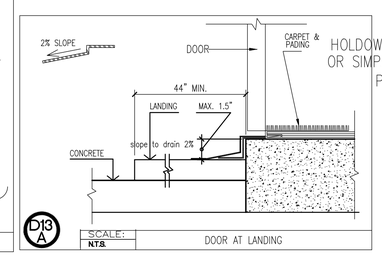
STONE/ BRICKS VENEER DETAIL. N.T.S.



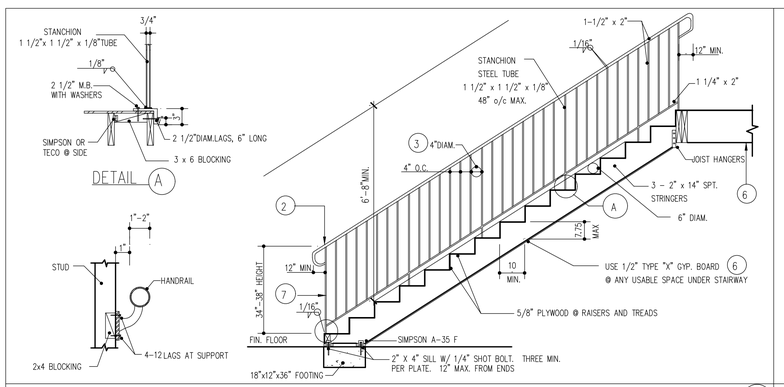
STONE VENEER ON WOOD FRAMING



Door at Balcony



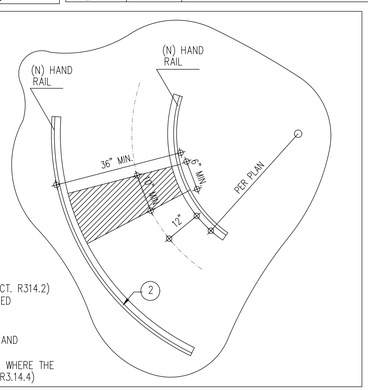
DOOR AT LANDING



TYPICAL STAIR DETAIL D6

STAIR AND GUARD NOTES:

1. STAIRWAYS SHALL COMPLY WITH IRC 2012, SECT'S, R312, R314, R315, AND R316.
2. HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TRAD (IRC 2012, SECT. R315.1).
3. GUARDRAILS AT 36" TO 42" ABV. FIN. FLR. (IRC 2012, SECT. R316.1) SPACE BETWEEN BALUSTERS AT 4" MAX. (IRC 2012, SECT. R316.2).
4. HAND GRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4", NOR MORE THAN 2 5/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRASPING SURFACE (IRC 2012, SECT. 315.2).
5. (ONE) HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 6" BEYOND TOP AND BOTTOM RISERS, AND SHALL TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL (IRC 2012, SECT. 315.1). HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN WALL AND RAIL HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY (IRC 2012, SECT. R314.1).
6. IF THE UNDERSIDE OF STAIRWELL IS CLOSED OFF, POTBOILER 1/2" TYPE "X" FIRE RATED GYPSUM BOARD TO THE UNDERSIDE OF STAIRS.
7. NEWEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD.
8. MINIMUM CLEAR WIDTH BETWEEN (AND BELOW) HANDRAILS SHALL BE 27" (DOUBLE), AND 31 1/2" (SINGLE RAIL). SEE IRC 2012, SECT. R314.1.
9. MAXIMUM RISER HEIGHT SHALL BE 7 3/4", MINIMUM TREAD DEPTH SHALL BE 10" (IRC 2012, SECT. R314.2)
10. MINIMUM HEADROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6" - 8" (FINISHED HEIGHT), MEASURED VERTICALLY FROM SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (IRC 2012, SECT. R314.3).
11. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE ALL WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD (IRC - R314.8)
12. WINDER TREADS SHALL HAVE A MINIMUM DEPTH OF 10" MEASURED AT A POINT 12" FROM SIDE WHERE THE TREADS ARE NARROWER AND A MINIMUM TREAD DEPTH OF 6" AT ANY POINT. (IRC 2012, SECT. R3.14.4)



ATTIC VENTILATION - M1703.2 TWO OPENING OR DUCTS
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FOUNDATION PROTECTION AGAINST DECAY (WOOD SILL AND SLEEPERS) R319.1, ITEM 3 2012 IRC SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

NOTE:
R703.6.2.1 Weep screeds:
A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
NOTE:
R404.1.6 Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.
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SECTION

A2.6

ELECTRICAL NOTES:

a) NEPA 70 NEC 2017 Texas adopted and CITY OF HOUSTON ORDINANCE. "VERIFY AT INSPECTION"

b) RECEPTACLES PER ARTICLE 210.52. (VERIFY BY INSPECTION)
1. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater.
2. In kitchens and dining rooms, counter space receptacles shall be installed:
   - At each wall counter space that is 12 in. or greater;
   - No more than 48 in. oc.;
   - On island counter spaces (one receptacle min.);
   - On peninsular counter spaces (one receptacle min.);
   - Not more than 18 in. above the counter top.
3. In bathrooms, at least one wall receptacle shall be within 36 in. of each basin .
4. In laundry rooms, at least one receptacle shall be provided.
5. In garages, at least one receptacle shall be provided.
6- In hallways of 10 ft. or more in length, at least one receptacle shall be provided.

c) ARC-FAULT CIRCUIT INTERURUPTER
Branch circuits that supply dwelling unit bedrooms shall be protected by Arc-Fault Circuit Interrupters.

d) ARC-FAULT CIRCUIT INTERRUPTERS. PER ARTICLE 210.12(B) (VERIFY BY INSPECTION)
Ground-Fault Circuit-Interrupter protection shall be installed in:
- Bathrooms and shower area
- Garages and accessory buildings
- At all exterior locations
- In crawl spaces
- Kitchen
- Within 6 ft. of wet bar sinks.

e) ENERGY
1. All general lighting in kitchens shall be fluorescent (40 lumens per watt). Lighting shall:
   - Provide a uniform pattern of lighting, and a light level sufficient for performing basic kitchen tasks;
   - Be controlled on a readily accessible switch at an entrance to the kitchen;
   - Not contain medium-base incandescent lamp sockets.
2. All bathrooms containing a shower or bathtub shall have fluorescent lighting (40 lumens per watt).

f) LIGHTING
Switched lighting shall be installed:
- In all habitable rooms and in bathrooms;
- In hallways and stairways;
- In garages;
- At all outdoor entrances and exits.

g) FANS
In bathrooms containing tubs and showers;
1- A fan capable of providing 5 air changes per hour shall be installed when exterior openings for natural ventilation are provided;
2- A fan capable of providing 7.5 air changes per hour shall be installed when no exterior openings for natural ventilation are provided.

H) open incandescent luminaires shall not be install in closets. (Article 410.16(B)

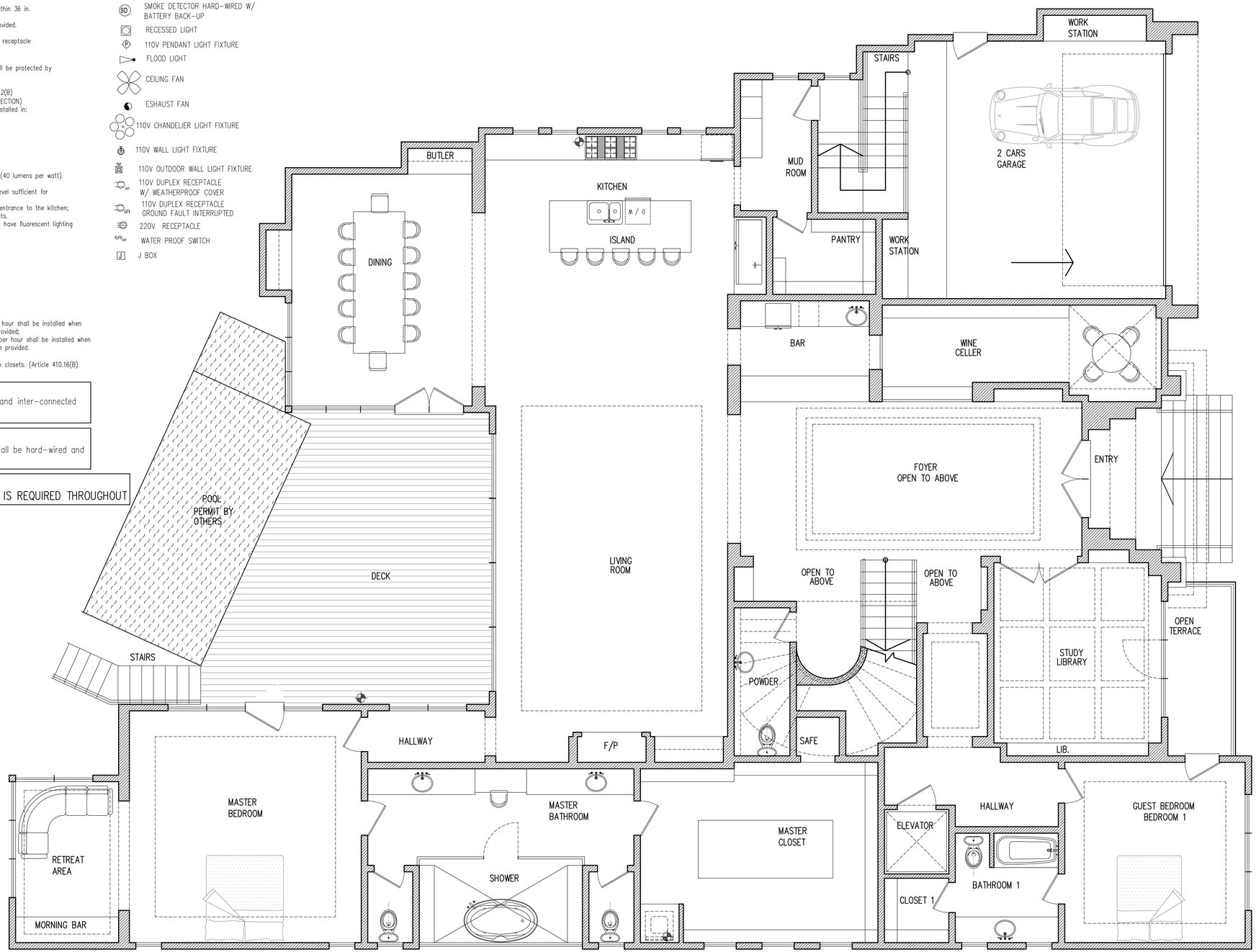
SMOKE DETECTORS: (SD)
smoke detectors shall be hard-wired and inter-connected with battery backup.

C.O. DETECTORS: (CO)
INSTALL carbon monoxide detectors shall be hard-wired and inter-connected with battery backup.

NOTES:
1. ARC FAULT PROTECTION IS REQUIRED THROUGHOUT

ELEC. SYMBOL SCHEDULE

- 110V OUTLET
- 220V OUTLET
- CAT. 5 INTERNET
- TELEPHONE
- (SD) SMOKE DETECTOR HARD-WIRED W/ BATTERY BACK-UP
- RECESSED LIGHT
- 110V PENDANT LIGHT FIXTURE
- FLOOD LIGHT
- CEILING FAN
- ESHAUST FAN
- 110V CHANDELIER LIGHT FIXTURE
- 110V WALL LIGHT FIXTURE
- 110V OUTDOOR WALL LIGHT FIXTURE
- 110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
- 110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
- 220V RECEPTACLE
- WATER PROOF SWITCH
- J BOX



ILA

I.L.A. Interior & Exterior Planning
Design & Consulting
Tel.: (818) 451-6681

DESIGN & CONSTRUCTION
4543 POST OAK PLACE DRIVE, SUITE # 219,
HOUSTON, TX. 77027
isaacarchitect@gmail.com

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CONSULTANTS

PERMIT SET FOR NEW HOUSE AT

3155 ABERDEEN WAY
HOUSTON, TX.
77096

MARK	DATE	DESCRIPTION

PROJECT NO:	#	SCALE:	1'-0"=¼"
CAD DWG FILE:	3115 ABERDEEN WAY.DWG		
DRAWN BY:	ISAAC		
CHK'D BY:	####	DATE:	08.12.2020

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SHEET TITLE

ELECTRICAL PLAN

A2.7

ELECTRICAL NOTES:

a) NEPA 70 NEC 2017 Texas adopted and CITY OF HOUSTON ORDINANCE. "VERIFY AT INSPECTION"

b) RECEPTACLES PER ARTICLE 210.52. (VERIFY BY INSPECTION)
1. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater.
2. In kitchens and dining rooms, counter space receptacles shall be installed:
   - At each wall counter space that is 12 in. or greater;
   - No more than 48 in. oc.;
   - On island counter spaces (one receptacle min.);
   - On peninsular counter spaces (one receptacle min.);
   - Not more than 18 in. above the counter top.
3. In bathrooms, at least one wall receptacle shall be within 36 in. of each basin .
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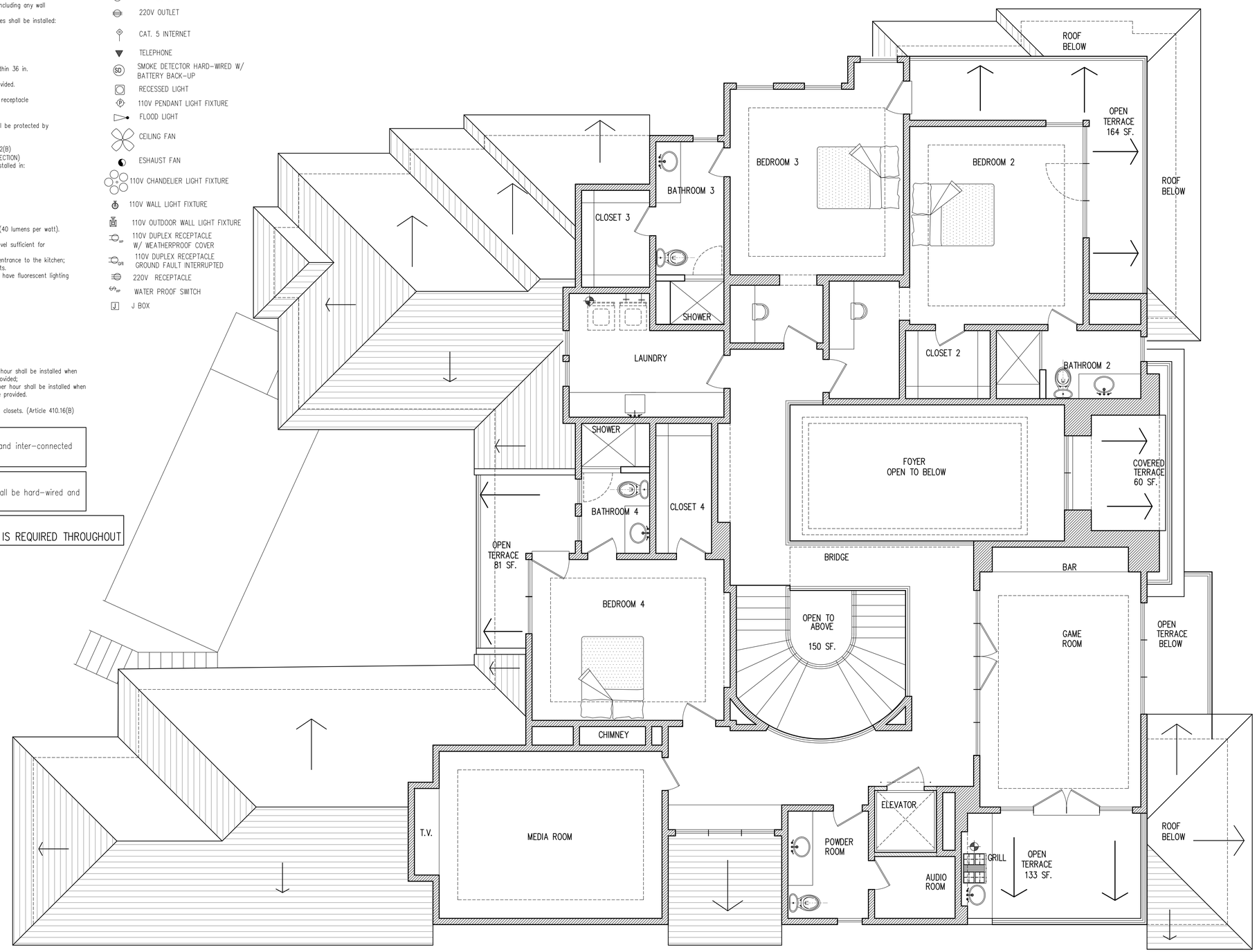

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SHEET TITLE

ELECTRICAL PLAN

A2.8