


General Notes:

- All work to be done as per code and regulations.
- Water resist gyp. board (full ht.), @ shower, tub, and walls subject to water splash.
- Tub and shower, if not fiber glass, shall be tiled to 72" 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. If required
- 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. If required
- Provide safety glazing in all specific hazardous locations in accordance with the requirements IRC section R308
- Fire box is to be installed as per 2012 I.F.C. Standard and manufacturer's specifications are to be posted at the job site.
- All exterior finishes shall be water resistant.
- All ceilings 8'-0" high Typ. (U.N.O.)
- Verify all dimensions, drops, offsets, brick ledges inserts and openings with owner/general contractor.
- Smoke detector shall be hard-wired interconnected, with battery back up as per the IRC R317.1 (typ.)
- Provided plywood pad in attic for hvac units, water heater units, w/required elect. mech. & plumbing If required.
- Water heater to be placed in attic with pan & drain If required.
- For floor finishes final approval verify w/owner
- Provided plywood catwalk access in attic for hvac units & water heater. If required.
- Seal from House to Garage w 5/8" S/R type "X" (common walls & ceiling only)
- 20 min. fire rated (self-closing) from Garage to the Residence.
- Disappearing Stair Used in Fire Rated Ceiling (Garage) to have no less than 3/8" Fire Rated Plywood or Covering with min. 16 Ga. Sheet Metal.

WALL LEGEND

	2 x 4 WALLS
	2 x 6 WALLS

AREA CALCULATION

EXISTING LIVING AREA	2,021 S.F.
EXISTING FRONT PORCH	35 S.F.
EXISTING REAR DECK	108 S.F.
TOTAL	2,164 S.F.

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R317.1 (TYP.)

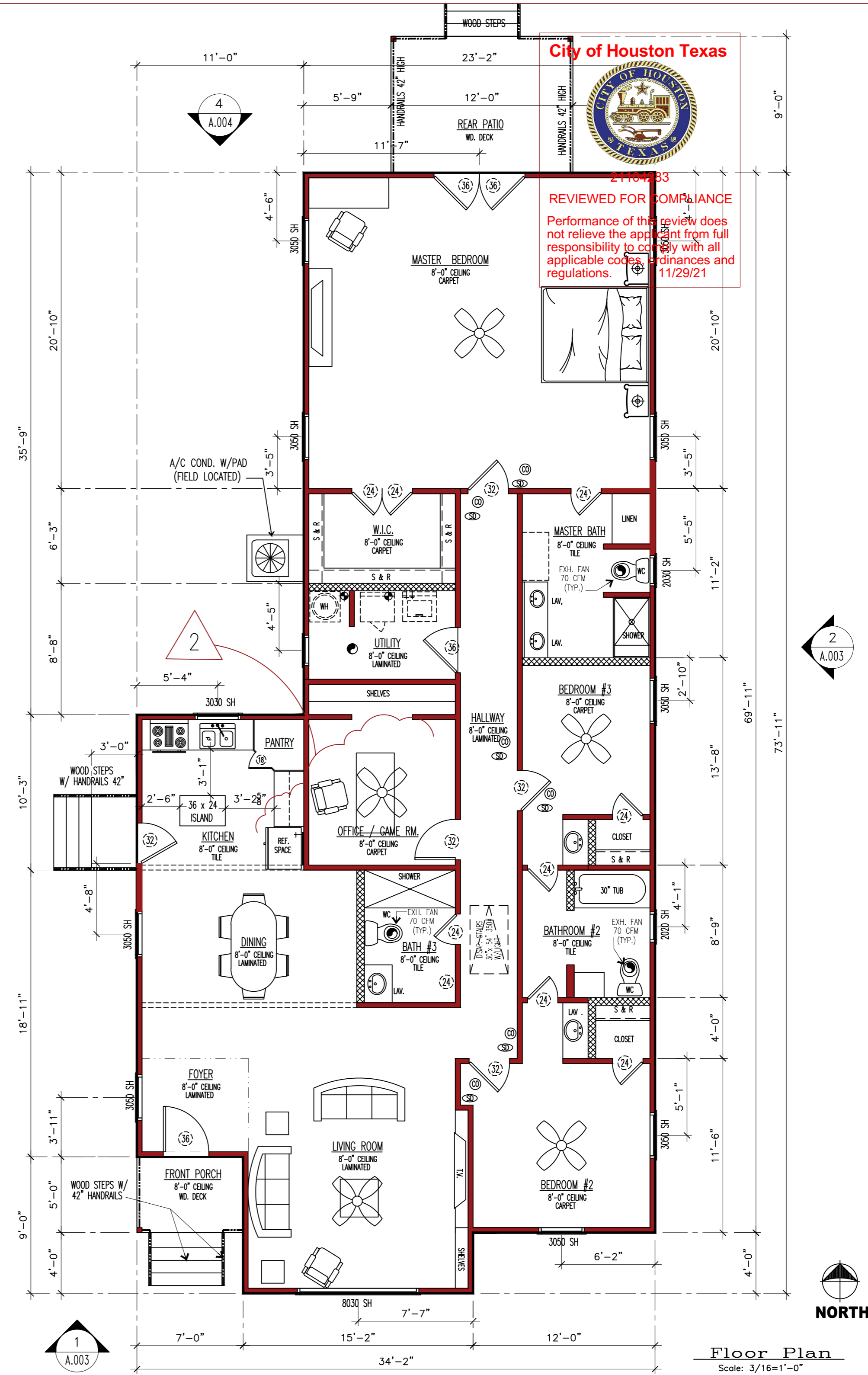
PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.

AS BUILT FLOOR PLAN FOR REMODEL PERMITTING PURPOSES

No Sitework Is Proposed

PLANS MADE TO COMPLY WITH CITY OF HOUSTON BUILDING CODES

2012 International Residential Code (I.R.C.) w/ local amended
 2012 Unified Mechanical Code (U.M.C.) w/ local amended
 2012 Unified Plumbing Code (U.P.C.) w/ local amended
 2020 National Electrical Code (N.E.C.) w/local amended
 Windstorm Requirements: 110 mph with 3 second gusts
 2015 International Energy Conservation Code or ASHRAE 90.1 - 2013



MTZ CAD SERVICES INC.
 2500 STRAWBERRY PASADENA TX 77502
 AutoCAD® DRAFTING
 Tel: (713) 477-0659 Cell: (713) 419-0638

DESIGN & PLANNING SERVICES

ALL DRAWINGS HAVE BEEN REVIEWED AND COMPLY TO SUITE OWNER'S SPECIFICATIONS. ALL REASONABLE ATTEMPTS AND PRECAUTIONS HAVE BEEN MADE TO AVOID OWNER CONFLICT. THE OWNER AND/OR CONTRACTOR SHALL VERIFY AND APPROVE ALL DIMENSIONS, DETAILS AND SPECIFICATIONS BEFORE CONSTRUCTION MAY COMMENCE.

TEXAS REGISTERED ARCHITECT
BUILDING DESIGN, INC.
 Designer: Prisciliano Martinez

CUSTOMER: FRANCISCO CAMPOS
 HOUSE REPAIRS & SMALL REMODELING
 ADDRESS: 741 WINDING RD. PASADENA TX. 77504
 PROPOSED FLOOR PLAN

Revisions:

1	09/10/21	FOR CONSTRUCTION
2	11/12/21	REV. FOR CONST.

Date: 09/10/21
 Drawn: PM
 Approved:
 Cadd File No: 2021_JOBS/MTZ
 C.O.H. JOB NO: Project No: 21044

Sheet Title: FLOOR PLAN
 Sheet No: A.002