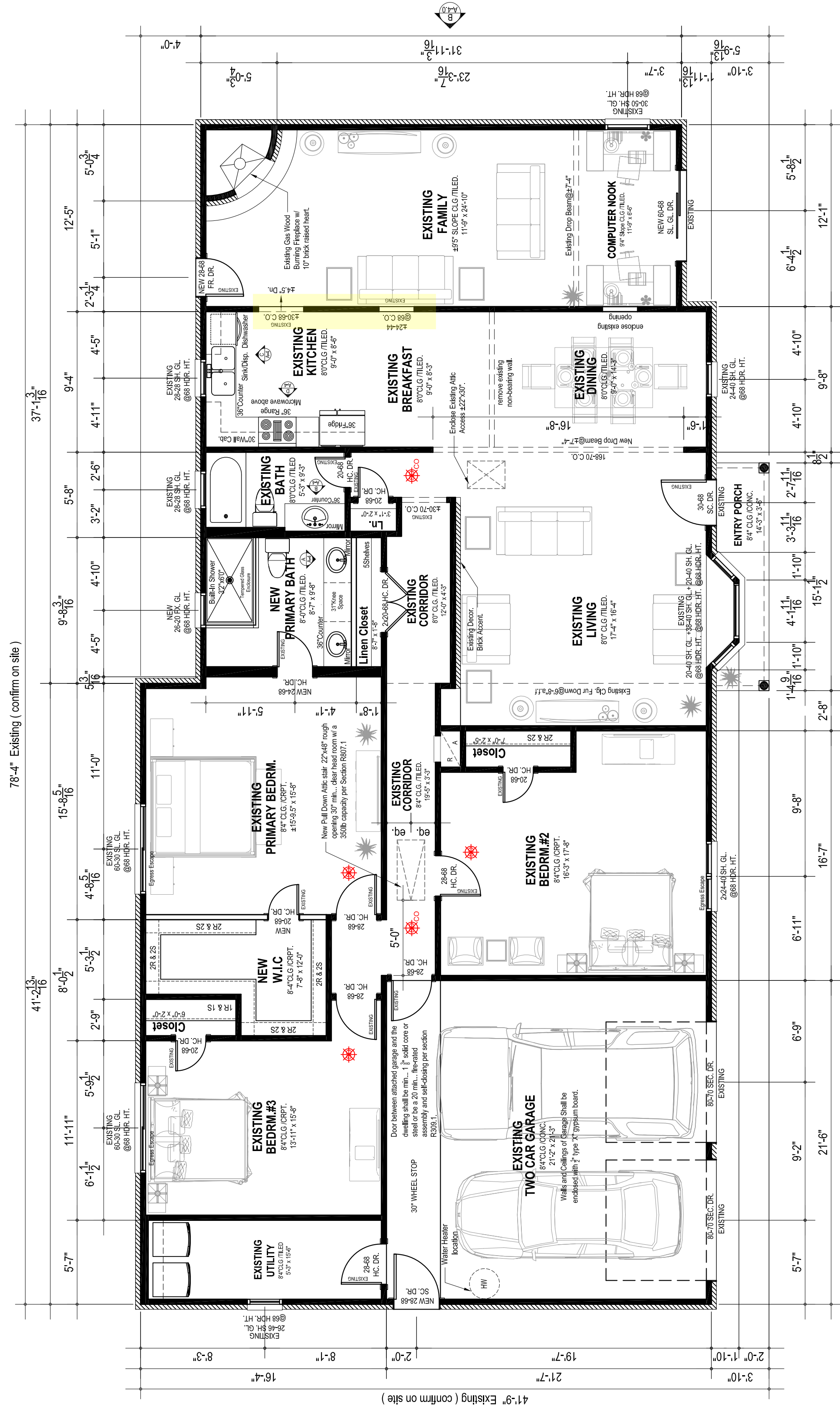


**1613 PALOMA AVE. EXISTING RESIDENCE RENOVATION FOR SELECT CONTRACTORS LLC**

**RENOVATION FLOOR PLAN**  
**GENERAL NOTES**  
**SQUARE FOOTAGES**

DATE : JANUARY 07, 2023  
 PROJECT NO. JAL43-092622  
 DRAWN BY : J.A.L.  
 REVISIONS PERMITSET-012523

**A 2**



**RENOVATION FLOOR PLAN**  
 Scale : 3/16" = 1'-0"  
 \*Plate Height = 8'-0" u.o.n  
 \*Ceiling Height = 7'-11 1/2" u.o.n

**PLAN NOTES & SPECIFICATIONS**

- \*Do not scale drawings.
- \*Framing dimensions are exterior to exterior framing, exterior to center of window and interior face of stud to face of stud.
- \*Interior and exterior wall studs to be #2 @16" o.c.
- \*Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypsum board (or a equal or better material) to height of not less than 70" above the drain inlet.
- \*Glazing in hazardous locations including showers and bathtub enclosures (glass doors and panels) shall comply with section R308.
- \*Emergency escape or rescue windows shall have a finished sill height not more than 44" above the floor and shall have a min... net clear opening of 5.7 sq. ft. The
- \*Doors between attached garage and the dwelling shall be min. 1 3/8" solid core or steel or be a 20 min... fire-rated assembly per section 309.1.
- \*Approved smoke detectors shall be placed in each bedroom and in adjoining hall. They shall be hard-wired, inter-connected, and a battery back up per Section 317.
- \*All exterior walls and main (cross-stud partitions) shall be effectively braced at each end, or as near thereto as possible, and at least every 25 feet of length as specified in section R602.10.
- \*All bedrooms shall have at least one operable window or exterior door approved for emergency escape or rescue.
- \*Wall and ceiling shall be 1/2" gypsum wall. Enclose underside of stairwells and walls and ceilings of attached garage with 1/2" type 'X' gypsum board.
- \*Doors between attached garage and the largest appliance, but not less than 30" high and 30" wide and not more than 20' in length when measured along the centerline of the passage-way from the opening to the appliance.
- \*Provide ventilation at all baths and utility rooms.
- \*All cabinet sizes are labeled in industry standard inches cabinet supplier to provide info... specific unit sizes and installation layout and details.
- \*It is the final responsibility of the general contractor to verify all dimensions, structural notes and window/door sizes and adjust to meet local and state building codes.
- \*Attics containing appliances requiring access shall be provided with a pull down stairway with a clear opening not less than 22" in width between the hardware and a load capacity of not less than 350 lb.. An opening and a clear and unobstructed passageway large
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**INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT**

CLIMATE	ZONE 2	2015 IECC		TABLE R402.1.2	
		Fort Bend County	Insulation	Foundation	Slab
Fenestration	U-Factor	SHGC	R-Value	R-Value	R-Value
0.40	0.65	0.25	38	13	0
			46	13	0

NOTE: ALL NEW WINDOWS MUST MEET OR EXCEED ABOVE STATED REQUIREMENTS.

**SCOPE OF EXISTING RESIDENCE REBUILD**

- 1 - Replace existing damaged composition roofing system and replace with min. 30 yrs. composition shingles including drip edge and ridge vents.
- 2 - Replace, repair, repaint existing damage Wood Fascia board and Soffit with Hardie as required.
- 3 - Replace, repair, repaint existing damage Wood Gable Wall siding with Hardie Siding as required.
- 4 - Repair existing water Heater, Replace existing plumbing fixtures, and appliances.
- 5 - Replace existing water Heater, Replace existing plumbing receptacles, switches and fixtures as required.
- 6 - Replace existing HVAC system.
- 7 - Replace, repair all damage ceiling and wall sheathing with 1/2" gypsum board and paint.
- 8 - Replace, repair doors and hardware, replace new base and wall cabinets including closet and linen shelving and rod.
- 9 - Renovate Existing W.I.C to New Primary Bathroom and Replace existing window as specified
- 10 - Renovate Existing Primary Bathroom by adding New Primary Bedroom Walk-in Closet.
- 11 - Install new floor finishes, tile in wet areas or as specified by client and carpet in all bedrooms.
- 12 - Remove Existing Damaged Carpet and haul off site to City approved dump site.

**SQUARE FOOTAGE**

FIRST FLOOR- EXISTING	
LIVING AREA	= 2,381.0 S.F.
ENTRY PORCH AREA	= 45.0 S.F.
COVID PATIO AREA	= 000.0 S.F.
2 CAR GARAGE	= 528.0 S.F.
NO ADDED AREA IN SCOPE OF RENOVATION WORK.	
TOTAL LIVING AREA	= 2,381.0 S.F.
TOTAL FRAMED AREA	= 2,954.0 S.F.
TOTAL EXISTING SLAB AREA	= 2,954.0 S.F.

NOTE: THESE PLANS WERE REDRAWN FROM THE EXISTING RESIDENCE AND MAY DIFFER. JAL ARCH DESIGNS ASSUMES NO LIABILITY FOR ANY DIMENSIONS, STRUCTURAL NOTES AND ADJUST TO MEET LOCAL AND STATE BUILDING CODES.