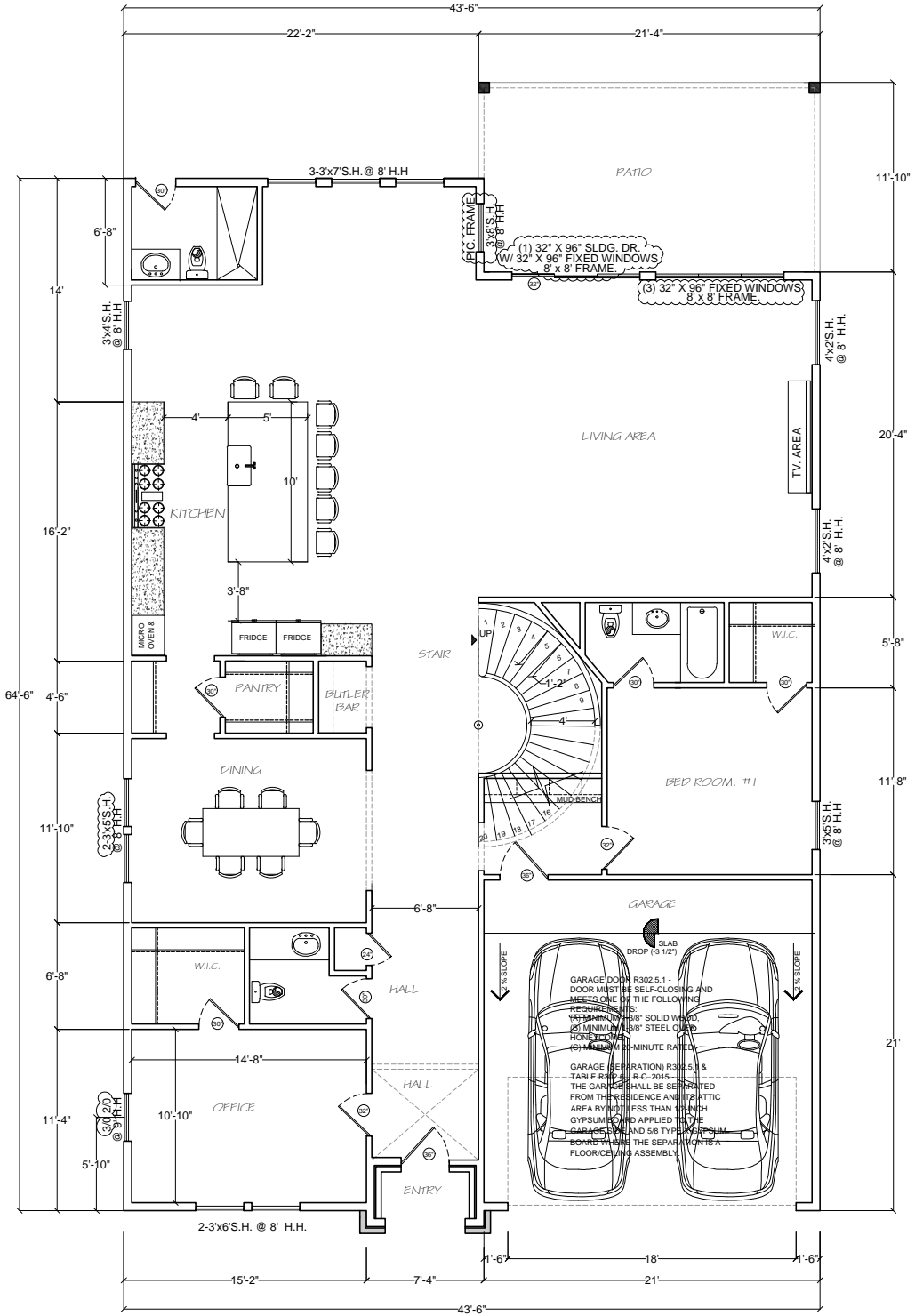
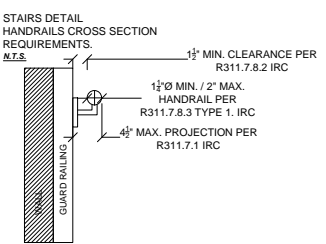
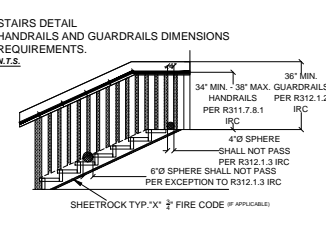
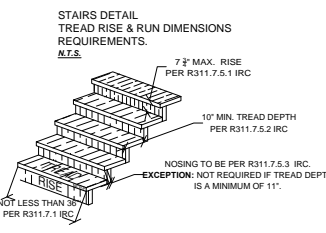


WINDOW DETAIL
 2" X 12" @ 12" O.C. # 2 Y.P.
 FLOOR JOIST
 NOTE (1*):
 THIS SPECIFICATION APPLIES FOR ALL
 BEDROOM WINDOWS MIN. 3'X5'



APPLICABLE CODES:

2015 INTERNATIONAL RESIDENTIAL CODE (IRC) ¹
2020 NATIONAL ELECTRICAL CODE (NEC)
2015 UNIFORM MECHANICAL CODE (UMC) ¹
2015 UNIFORM PLUMBING CODE (UPC) ¹
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ¹

¹ With City of Houston Amendments.

SCOPE OF WORK:
 A PROPOSED 2-STORY SFR ON A SINGLE LOT.

PROPOSED AREAS:

LIVING AREA - 1ST FLR	2,104	SQ. FT.
LIVING AREA - 2ND FLR	2604	SQ. FT.
STAIRS & OPEN DOUBLE HEIGHTS	118	SQ. FT.
GARAGE	457	SQ. FT.
FRONT PORCH	30	SQ. FT.
BACK PORCH	250	SQ. FT.
GROSS LIVING AREA	4826	SQ. FT.
GROSS NON-LIVING AREA	737	SQ. FT.
PROPOSED GROSS	5,563	SQ. FT.

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND BOUNDARIES IN FIELD.
 NOTE: FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM ELEVATION.

LEGEND:

(S/D)	SMOKE DETECTOR, 110 VOLT, HARD-WIRED IN SERIES PER R314.3-.5 & 315.1-2 W/ BATTERY BACKUP
(CD)	CARBON MONOXIDE DETECTOR, 110 VOLT, HARD-WIRED IN SERIES PER R314.3-.5 & 315.1-2 W/ BATTERY BACKUP
(E)	EXHAUST FAN IN CEILING WITH 4" Ø DUCT TO ROOF OR WALL CAP.

- GENERAL NOTES:**
- ALL WORK TO BE DONE AS PER 2015 I.R.C.
 - WATER RESISTANT GYPSUM BOARD (FULL HEIGHT) AT SHOWERS, TUBS, AND WALLS SUBJECT TO WATER SPLASH.
 - TUBS AND SHOWERS, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
 - GLAZING IN SHOWERS, TUB ENCLOSURES, AND DOORS, SHALL BE IMPACT RESISTANT (TEMPERED)
 - PROVIDE ACCESS PANELS AT 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 2020.
 - GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
 - HOT WATER HEATER TO BE INSTALLED IN MECHANICAL ROOM OR ATTIC, AND IS TO INCLUDE METAL PAN WITH DRAIN TO OUTSIDE.
 - FIREBOX IS TO BE INSTALLED AS PER 2015 I.R.C. STANDARD, AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT JOB SITE.
 - ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.
 - ALL FRENCH DOORS SHALL BE SAFETY (TEMPERED) GLASS
 - AT ALL GUARDRAILS AND BALUSTRADE, NO ITEM CAN PASS AT ANY POINT FOR A 4" SPHERE OR LARGER.

PERMITS & PLANS
 BUILDING DESIGNERS
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NEW 2-STORY SFR
 OWNER - JML CONTEMPORARY HOMES
 REALTY LLC - ATTN: JUDE ONUH
 ADDRESS - 1721 DU BARRY LN.
 HOUSTON, TX. 77018.

LEGAL DESCRIPTION

LOT/TRACK	9
BLOCK	46
SURVEY	
SUBD.	OAK FOREST SEC. 5
KEY MAP	452N

ISSUE / REVISION:
 01.07.2023, JCS

PERMITS & PLANS

R2023 00003 000021

SHEET NUMBER
A-1

PROPOSED FLOOR PLAN - 1ST FLR

SCALE 3/32" = 1'0"