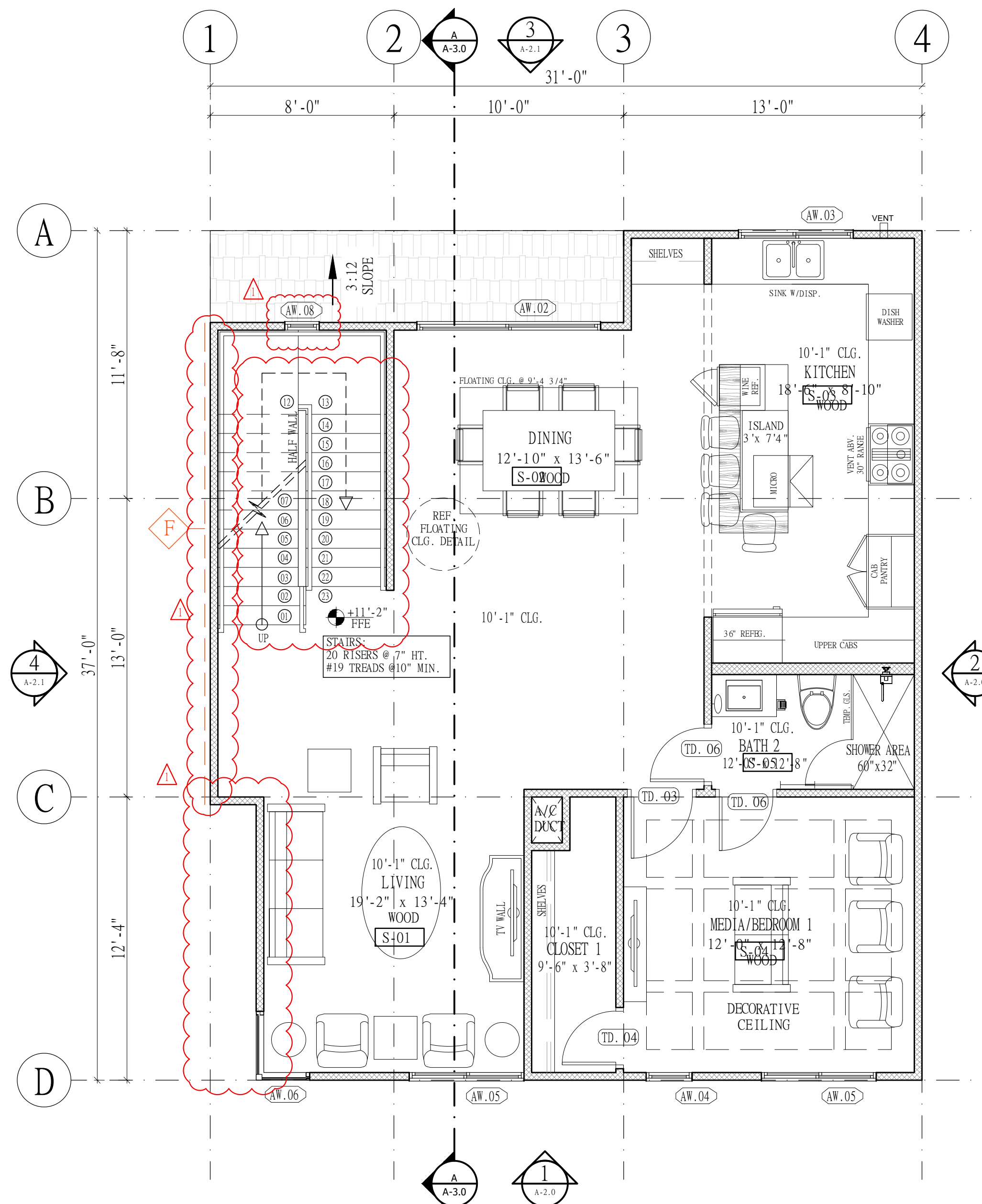


FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

PLAN NOTES: REFERENCING THE 2012 IRC & CITY OF HOUSTON AMENDMENTS

- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
- CEILING HEIGHTS TAKEN FROM WHERE THE NOTES IS LOCATED ON THE PLAN.
- ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
- PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2012 SECT. P2704.1.
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2012 SECT. R308.
- SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFIRM TO IRC 2012, SECTIONS R314, R315, R316 AND CITY OF HOUSTON AMMENDMENTS, SECTION 1003.3.311, EXCEPTION: PROVIDE CONTINUOUS RAILING WHEN THERE ARE FOUR OR MORE RISERS.
- PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2012 SECT. R807 AND SECT. M1305.1.3
- LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM LINE INSTALLATION TO CONFIRM WITH IRC 2012 SECT. P2803.
- LOCATE H.V.AC. EQUIPMENT IN ATTIC, OR IN DESIGNATED MECHANICAL ROOM.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT OT EXCEED 75 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2012 SECT. R316.3.
- PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIST THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

ABBREVIATIONS

- BR. CONC. BRUSHED CONCRETE
- CO CASED OPENING
- CSMNT. CASEMENT WINDOW
- D.B. DROP BEAM
- D.H. DOUBLE HUNG WINDOW
- FX. FIXED WINDOW
- HB. HOSE BIB
- HDR. HEADER
- HDR. HT. HEADER HEIGHT
- MAG. MAGAZINE RACK
- M.C. MEDICINE CABINET
- O.H. OVER HUNG
- O.H.S.D. OVER HEAD SECTIONAL DOOR
- SC SOLID CORE DOOR
- S.H. SINGLE HUNG WINDOW
- SRO SHEET ROCK OPENING
- R.A. RETURN AIR
- R.H. RAIN HEAD FIXTURE
- U.N.O. UNLESS NOTED OTHERWISE

BATHROOM SYMBOLS

- TOWEL BAR
- TOWEL RING
- TP HOLDER

FIREWALL NOTE:

5/8" SHEETROCK TO BE INSTALLED BEFORE BUILDING STAIR STRINGER OR TUB INSTALL.

GARAGE FIRE NOTE:

- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (& CARPORT) SIDE OF STUDS AND JOISTS.
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.
- INSTALL MINIMUM 1-3/8 IN. SOLID CORE DOOR. SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN. THICK, OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TOO CONDITIONED AREA. R302.5.1

LEGEND

- 2 X 4 WALLS
- 2-2 X 4 WALLS
- 2 X 6 WALLS
- APPLIED BRICK/STONE CEILINGS
- DESTINATION FOR CHASE ABOVE
- AC CHASE
- DESTINATION FOR CHASE ABOVE
- CLOSETS
- SINGLE ROD & SHELF
- DOOR, ROD & SHELF
- CABINETS
- UPPER CABINET
- CENTER TOP

NOTE:- ANY PLUMBING OR MECHANICAL FIXTURES NEEDS TO BE STEEL, COPPER, IRON PIPE OR CONDUIT WITH THE ANNULAR SPACE AROUND THE PENETRATION FILLED WITH AN APPROVED FIRE-CAULK.

SQUARE FOOTAGES

FIRST FLOOR:	508
PORTE COCHERE/PORCH:	110
GARAGE:	393
SECOND FLOOR:	1051
THIRD FLOOR:	1051
TOTAL LIVING:	2610 S.F.
BALCONIES:	000
TOTAL COVER:	3113 S.F.

ISSUE FOR:

FOR INTER REVIEW ONLY	
BID ONLY	
PERMITS SET	
CONSTRUCTION SET	

REVISIONS:

NO.	DATE	DESCRIPTION
01	19-05-2021	CITY OF HOUSTON

MAKMO DESIGN
14231 FM 1464 RD # 5302 SUGARLAND, TX 77498
PH # 832-231-7047
TBPREFIRM # 21236

288 TOWN HOUSE - 1
LOCATED AT
2012 Blodgett St Houston, TX 77004

SEAL:

DATE: 11/06/2021

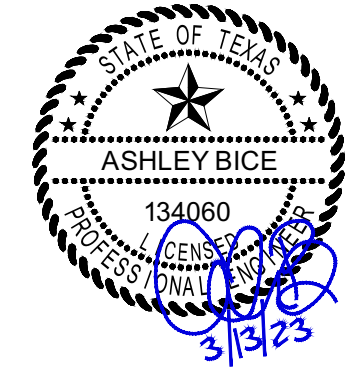
PROJECT NUMBER : 20-037
SCALE : 1/4"=1'-0"
DRAWN BY : A.Z
CHECKED BY : A.Z
SHEET TITLE :
1st & 2nd FLOOR PLAN
DRAWING NUMBER:
A-1.1

ISSUE FOR:
FOR INTER REVIEW ONLY
BID ONLY
PERMITS SET
CONSTRUCTION SET

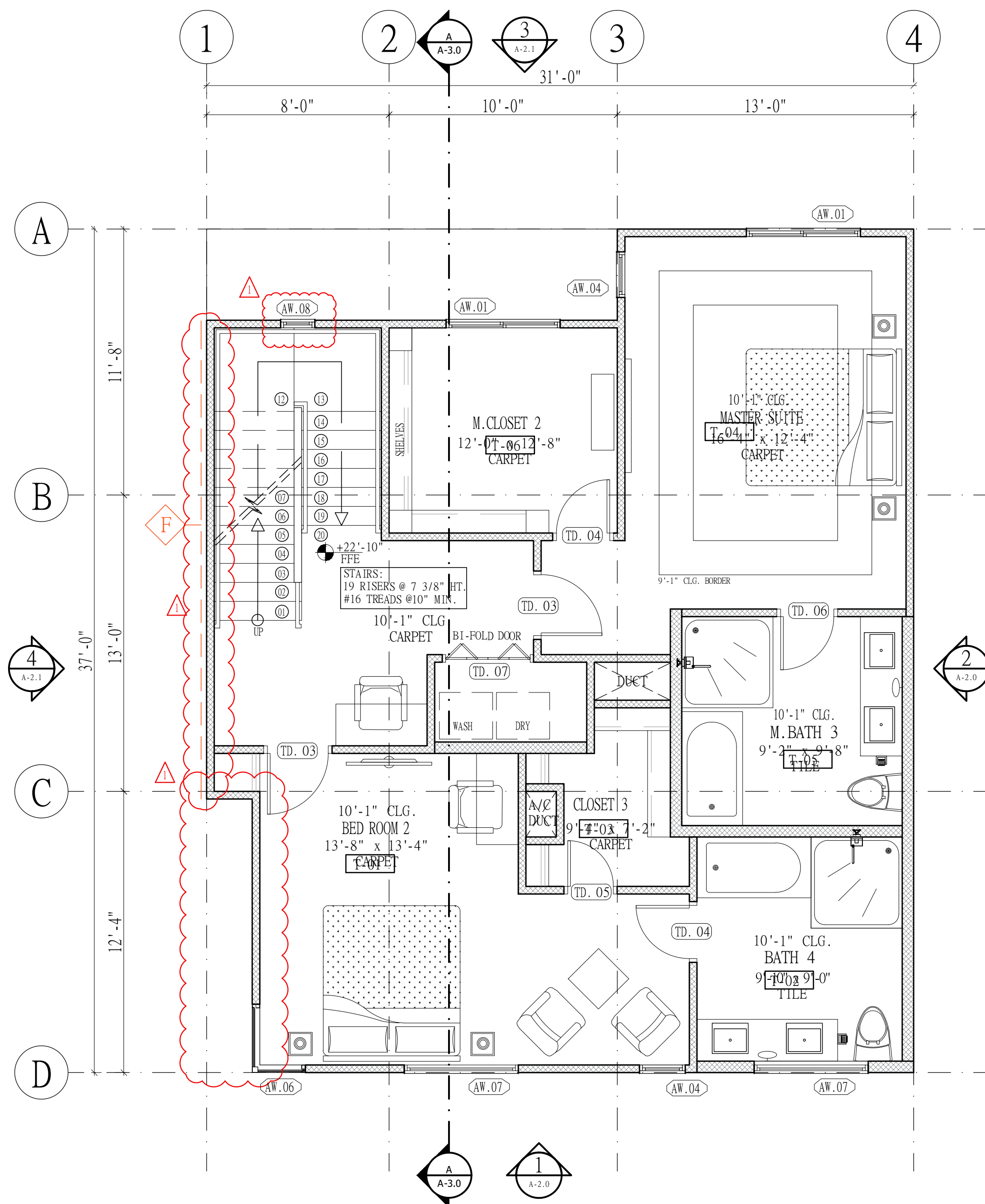
NO.	DATE	DESCRIPTION
01	19-05-2021	CITY OF HOUSTON

MAKMO DESIGN
14231 FM 1464 RD # 5302 SUGARLAND, TX 77498
PH # 832-231-7047
TBPFRM # 21236

288 TOWN HOUSE - 1
LOCATED AT
2012 Blodgett St Houston, TX 77004

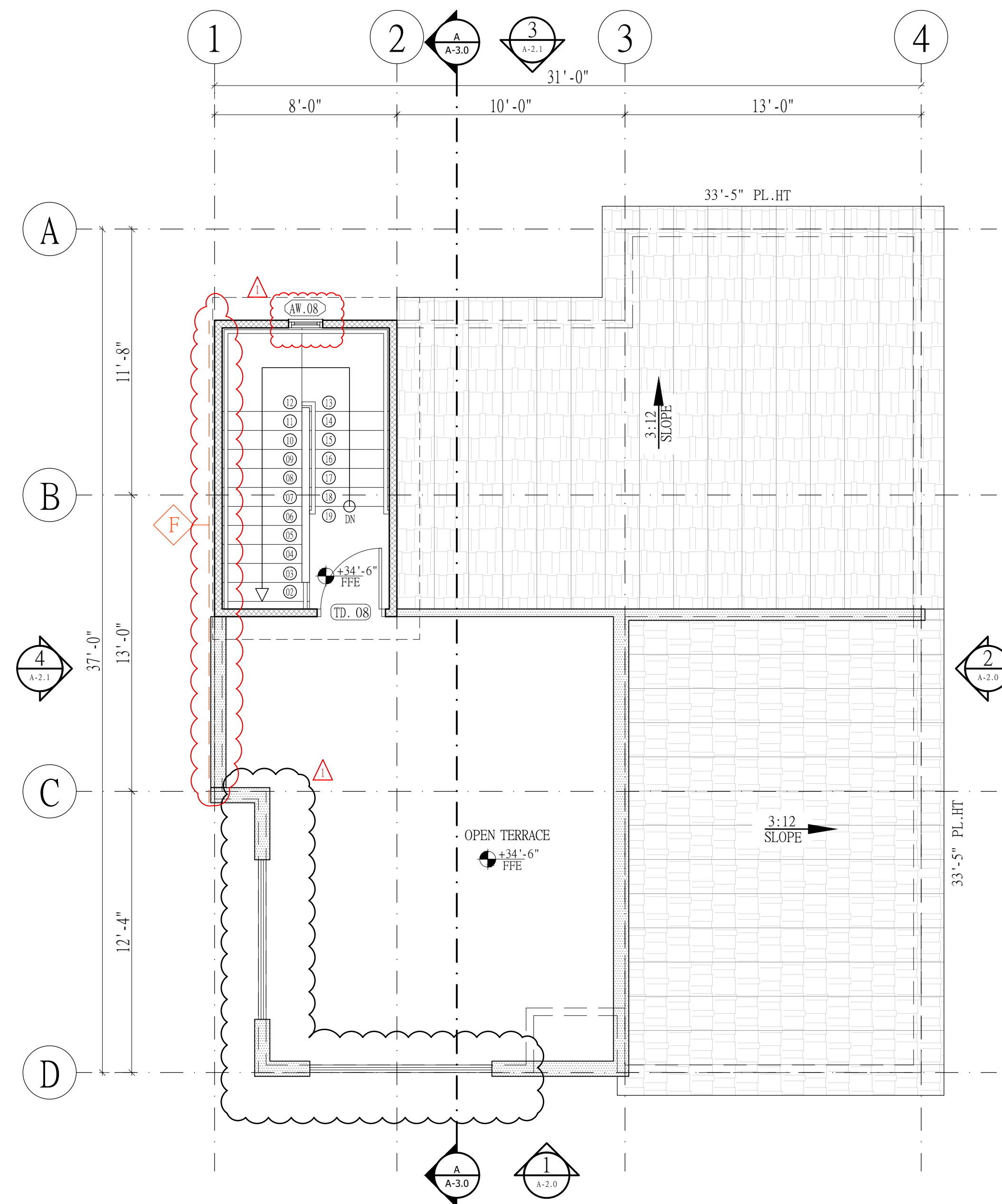
SEAL:

DATE: 11/06/2021

PROJECT NUMBER : 20-037
SCALE : 1/4"=1'-0"
DRAWN BY : A.Z
CHECKED BY : A.Z
SHEET TITLE :
3rd & ROOF FLOOR PLAN
DRAWING NUMBER:
A-1.2



THIRD FLOOR PLAN

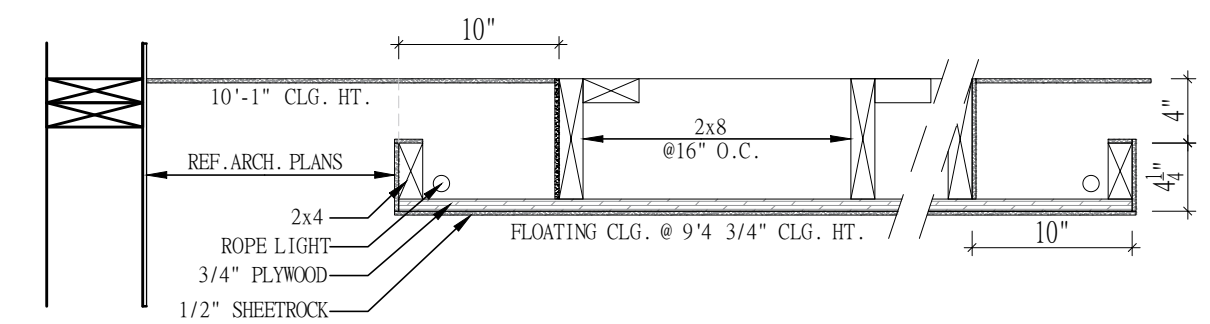
Scale: 1/4"=1'-0"



ROOF FLOOR PLAN

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

FLOATING CEILING DETAIL



FLOATING CEILING EXAMPLE ISLAND DETAIL

EGRESS REQUIREMENTS

IRC 2012
R310.1 IRC 2012 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE ATLEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.
R310.1.1 IRC 2012 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT.
EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
R310.1.2 IRC 2012 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
R310.1.3 IRC 2012 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
R310.1.4 IRC 2012 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS

WINDOW SILLS R313.2 IRC 2012

In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a height not less than 24 inches above the finished floor surface of the ROOM IN WHICH THE WINDOW IS LOCATED.

DIRECT VENT TERMINATION

PER SECTION 806.6.1 OF THE 1997 I.C.B.O. MECHANICAL CODE. VENTING SYSTEMS SHALL TERMINATE AT LEAST 3 FEET ABOVE AN OUTSIDE-OR MAKEUP - AIR INLET LOCATED WITHIN 10 FEET AND AT LEAST 4 FEET FROM A PROPERTY LINE EXCEPT A PUBLIC WAY.

EXCEPTION: VENT TERMINATIONS OF DIRECT VENT APPLIANCES WITH INPUTS NOT EXCEEDING 50,000 BTU/H SHALL BE PERMITTED TO TERMINATE AT LEAST 2 FEET FROM A PROPERTY LINE EXCEPT A PUBLIC WAY.

EFFECTIVE DATE: 24 AUGUST 2000 - CITY OF HOUSTON PLANNING & DEVELOPMENT MECHANICAL SECTION POLICY & PROCEDURE.

GLAZING NOTE:

GLAZING (HAZARDOUS LOCATION) R308.4 2012 IRC.
HAZARDOUS LOCATION FOR GLAZING SHALL COMPLY WITH SECTION R308.4 OF THE 2012 IRC. USE SAFETY GLASS IN THESE LOCATIONS: FRENCH DOOR, BATHTUB ENCLOSURES, SHOWER DOORS, LARGE GLASS AREAS AND SUCH. SEE GLAZING NOTES ON PLANS OR DETAIL SHEET.
WINDOW MANUFACTURER TO VERIFY ALL TEMPERED GLASS LOCATIONS.
TEMPERED WINDOWS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS:
- WITHIN 24" OF AN DOOR
- WITHIN 60" OF A STAIR LANDING / TREAD
- WITHIN 60" OF BOTTOM OF TUB OR SHOWER
- REQUIRED FOR WALK-THRU HAZARD WHEN ALL 4 EXISTS:
(1) > 9 s.f., (2) LOWER EDGE < 18 in. ABOVE WALKING SURFACE, (3) UPPER EDGE > 36 in. ABOVE WALKING SURFACE & (4) WITHIN 36 in. HORIZONTAL WALKING

BATHTUB & SHOWERS

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR. R307.2 IRC 2012

GUARDRAIL NOTE:

DESIGN LOAD TABLE R301.5 AND FOOTNOTE D, 2012 IRC. HANDRAIL & GUARDRAILS SHALL BE DESIGNED FOR A MINIMUM 200 LB LIVE LOAD AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

WATER HEATER NOTE

WATER HEATER LOCATED IN ATTIC, UNLESS NOTED OTHERWISE.

ATTIC ACCESS

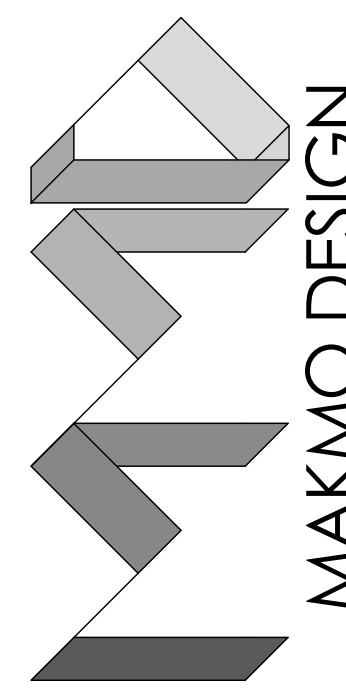
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH A PULL-DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.

NOTE: - ANY PLUMBING OR MECHANICAL FIXTURES NEEDS TO BE STEEL, COPPER, IRON PIPE OR CONDUIT WITH THE ANNULAR SPACE AROUND THE PENETRATION FILLED WITH AN APPROVED FIRE-CAULK.

ISSUE FOR:
 FOR INTER REVIEW ONLY
 BID ONLY
 PERMITS SET
 CONSTRUCTION SET

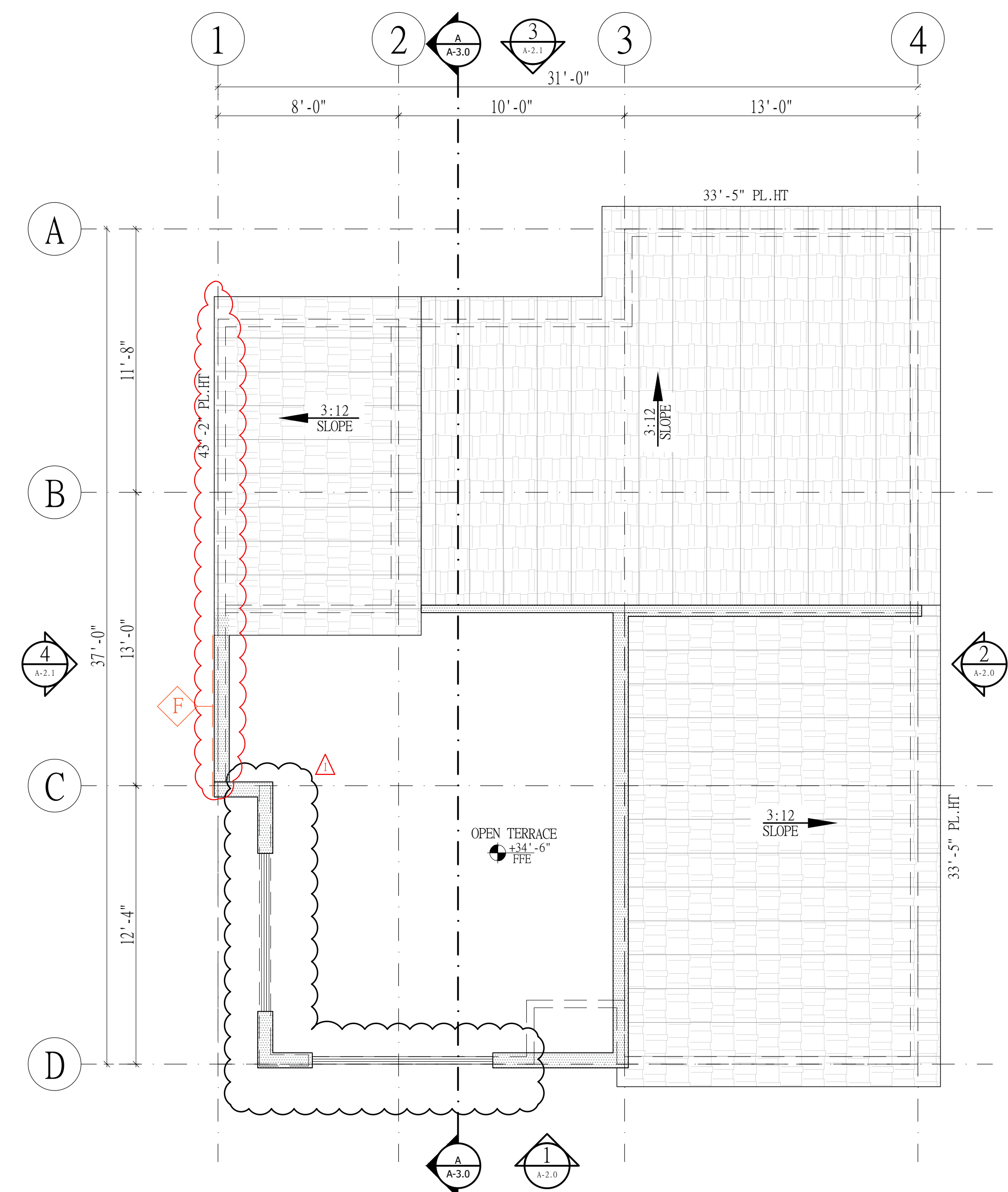
REVISIONS:

NO.	DATE	DESCRIPTION
01	19-05-2021	CITY OF HOUSTON



MAKMO DESIGN
 86 ZENITH LANE, SUGAR LAND, TX 77498
 PH # 832-231-7047 TBPE FIRM # 21234


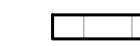



288 TOWN HOUSE - 1
 LOCATED AT
 2012 Blodgett St Houston, TX 77004



TOP ROOF PLAN

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

LEGEND

-  PARAPET WALLS
-  RAFTER LAYOUT
-  WALL BELOW
-  VERTICAL SUPPORT
-  RIDGE/HIP/VALLEY


ROOF NOTES

PLATE HEIGHTS AS NOTED
 SLOPES AS NOTED
 12" OVERHANGS FROM FRAME U.N.O.
 SOFFIT & RIDGE VENTING PER BUILDER SPECS.
 COMPOSITION SHINGLES ROOF MATERIAL
 PLUMBING VENTS & ALL OTHER PENETRATIONS
 THROUGH ROOF DECKING SHALL BE DIRECTED
 TO BACK ROOF SLOPE
 MINIMIZE PLUMBING VENT PENETRATIONS THROUGH
 ROOF DECKING.
 COLOR COORDINATE PIPING TO ROOF MATERIAL
 WHERE APPLICABLE.

ABBREVIATIONS

- A.F.F ABOVE FINISHED FLOOR
- CSMT. CASHEMENT WINDOW
- D.H. DOUBLE HUNG WINDOW
- E.J EXPANSION JOINT
- FX. FIXED WINDOW
- HDR. HEADER
- HDR.HT. HEADER HEIGHT
- O.H.S.D OVER HEAD SECTIONAL DOOR
- PL.HT. PLATE HEIGHT
- S.H. SINGLE HUNG WINDOW

SEAL :



DATE: 04/04/2023

PROJECT NUMBER	: 20-037
SCALE	: 1/4"=1'-0"
DRAWN BY	: R.R.
CHECKED BY	: A.Z
SHEET TITLE	:

TOP ROOF PLAN

DRAWING NUMBER:
A-1.3