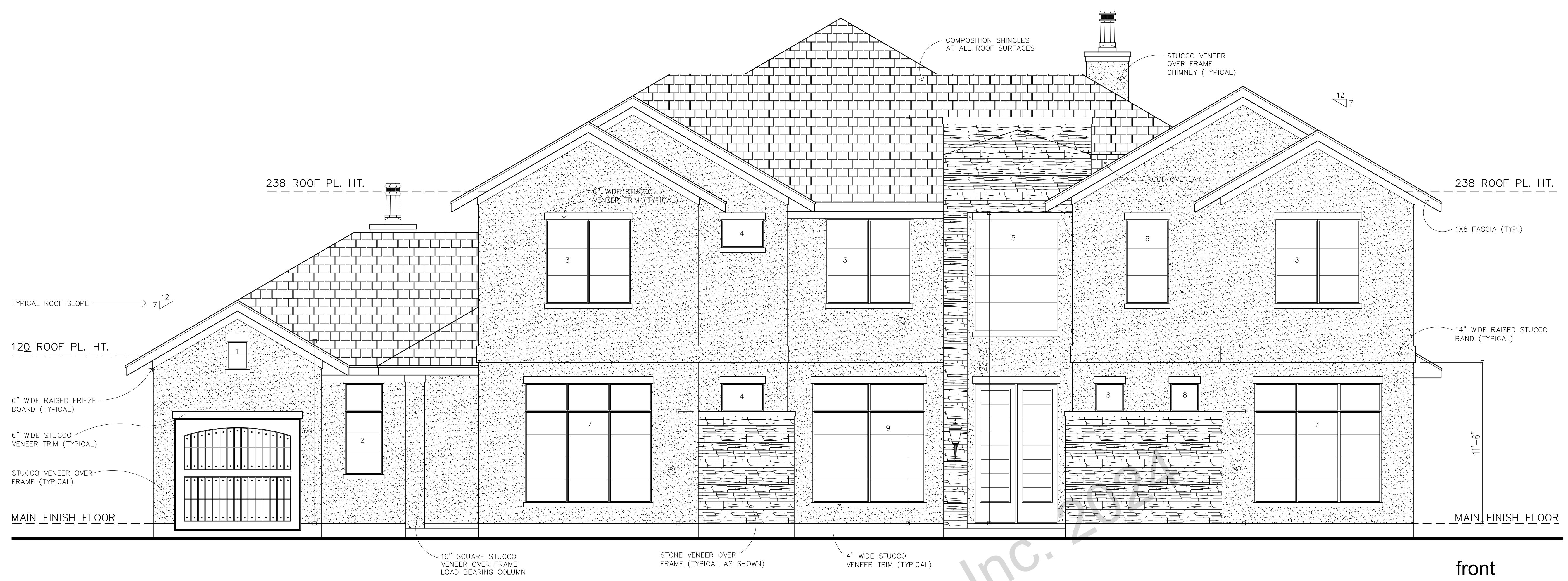
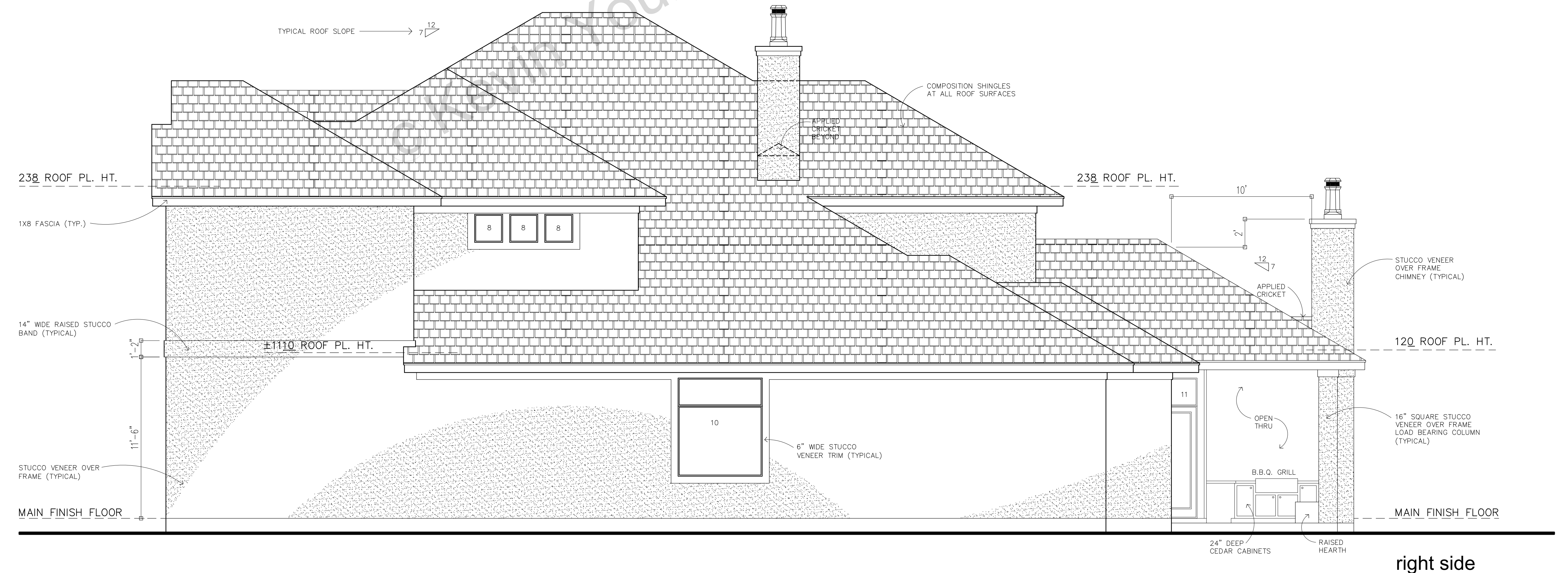




A custom home design for:  
23107 VISTA DE TRES LAGOS DR.



- A**
- 1- 18"x24" (FIXED)
  - 2- 32"x54" / 32"x24" ABOVE (FIXED)
  - 3- (2) 36"x72" (OPERABLE)
  - 4- 36"x24" (FIXED)
  - 5- 72"x96" (FIXED)
  - 6- 36"x72" (FIXED)
  - 7- (3) 36"x78" / (3) 36"x24" ABOVE (FIXED)
  - 8- 24"x24" (FIXED)
  - 9- (2) 48"x78" / (2) 48"x24" ABOVE (FIXED)



- B**
- 10- 72"x60" / 72"x24" ABOVE (FIXED)
  - 11- 30"x24" DOOR TRANSOM (FIXED)

**unless noted otherwise**

exterior elevations

EE 1 Stucco veneer and trim at all exterior wall surfaces.  
 EE 2 Roof slopes shall be 7:12 and produce approximately ±2'-0" of overhang.  
 EE 3 Roof rake overhang shall be 12 inches from exterior wall.  
 EE 4 Composition shingle roofing at all roof surfaces. Shingles at slopes 2:12 to less than 4:12 shall be of approved self sealing or one hand sealed and shall be installed with an underlayment consisting of two layers of nonperforated type 15 felt applied shingle fashion. Starting with an 18" wide sheet and 36" wide sheet over it at the eaves, each subsequent sheet shall be lapped 19" horizontally.  
 EE 5 All roof plate height designations are as measured from main finish floor.  
 EE 6 Applied cricket roofing shall be applied over main roof deck and frame.  
 EE 7 a) Galvanized sheet metal flashing (26 gauge) at all valleys, hips and ridges. Provide for ventilation projections through roof with flanges and extend 8" beyond eave.  
 b) Galvanized sheet metal flashing at all roof to wall and roof to chimney interfaces.  
 c) Continuous galvanized sheet metal eave flashing.  
 EE 8 a) Chimney termination to be minimum 24" above any roof surfaces within a 10 foot radius but shall not be less than 3 feet above the point where the chimney passes through the roof. The net free area of spark arrester shall not be less than four times the net free area of the outlet of the chimney. b) The spark arrester screen shall have heat and corrosion resistance equivalent to 0.109-inch (No. 12 B.W. gage) wire, 0.042-inch (No. 19 B.W. gage) galvanized wire or 0.022-inch (No. 24 B.W. gage) stainless steel. Openings shall not permit the passage of spheres having a diameter larger than 1/2 inch and shall not block the passage of spheres having a diameter of less than 3/8 inch. Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester as required in the Fire Code. c) Metal chimneys shall be constructed and installed to meet the requirements of the Mechanical Code and shall be anchored at each floor and roof with two 1/2-inch by 1/8-inch metal straps looped around the outside of the chimney installation and nailed with not less than six 8d nails per strap at each joint. d) Factory-built chimneys and fireplaces shall be listed and be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code.  
 EE 9 Roof gutters and downspouts per specifications (refer to builder).  
 EE 10 Continuous low-intake soffit venting providing approximately 9 square inches of net free area per linear foot, installed as close to the fascia as possible. Venting shall be clog resistant and insect proof. Refer to Roof Plan for high venting device locations.  
 EE 11 All guardrails shall comply with I.R.C. R316. Minimum height above main finish floor to be 36" with balusters at maximum 4 inches on center. Open guardrails and stair railings shall have intermediate rails of an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

**EXTERIOR ELEVATIONS**

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

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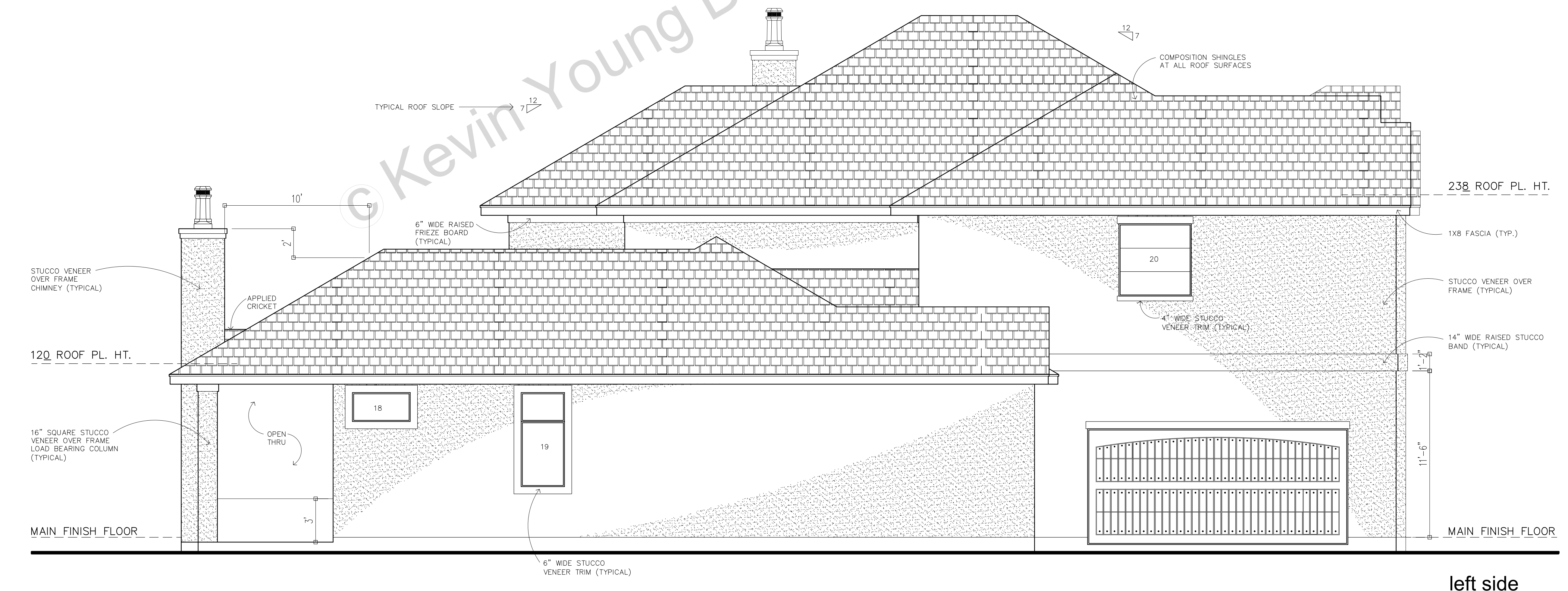
Sheet: 5 of 10  
 Plan Number: 5657  
 Drawn By: JC  
 Date: 02/08/24  
 Website: www.kyd.com • email: kyoung@kyd.com



A custom home design for:  
23107 VISTA DE TRES LAGOS DR.



- C**
- 12- (3) 44"x78" / 44"x24" ABOVE (FIXED)
  - 13- 44"x78" / 44"x24" ABOVE (FIXED)
  - 14- 36"x24" DOOR TRANSOM (FIXED)
  - 15- 64"x96" (FIXED)
  - 16- (3) 44"x48" (FIXED)
  - 17- 72"x24" DOOR TRANSOM (FIXED)



- D**
- 18- 48"x24" (FIXED)
  - 19- 36"x54" / 36"x24" ABOVE (FIXED)
  - 20- 60"x60" (FIXED)

**unless noted otherwise**

- exterior elevations
- EE 1 Stucco veneer and trim at all exterior wall surfaces.
  - EE 2 Roof slopes shall be 7:12 and produce approximately ±2'-0" of overhang.
  - EE 3 Roof rake overhang shall be 12 inches from exterior wall.
  - EE 4 Composition shingle roofing at all roof surfaces. Shingles at slopes 2:12 to less than 4:12 shall be of approved self sealing or one hand sealed and shall be installed with an underlayment consisting of two layers of nonperforated type 15 felt applied shingle fashion. Starting with an 18" wide sheet and 36" wide sheet over it at the eaves, each subsequent sheet shall be lapped 19" horizontally.
  - EE 5 All roof plate height designations are as measured from main finish floor.
  - EE 6 Applied cricket roofing shall be applied over main roof deck and frame.
  - EE 7 a) Galvanized sheet metal flashing (26 gauge) at all valleys, hips and ridges. Provide for ventilation projections through roof with flanges and extend 8" beyond eave. b) Galvanized sheet metal flashing at all roof to wall and roof to chimney interfaces. c) Continuous galvanized sheet metal eave flashing.
  - EE 8 a) Chimney termination to be minimum 24" above any roof surfaces within a 10 foot radius but shall not be less than 3 feet above the point where the chimney passes through the roof. The net free area of spark arrester shall not be less than four times the net free area of the outlet of the chimney. b) The spark arrester screen shall have heat and corrosion resistance equivalent to 0.109-inch (No. 12 B.W. gage) wire, 0.042-inch (No. 19 B.W. gage) galvanized wire or 0.022-inch (No. 24 B.W. gage) stainless steel. Openings shall not permit the passage of spheres having a diameter larger than 1/2 inch and shall not block the passage of spheres having a diameter of less than 3/8 inch. Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester as required in the Fire Code. c) Metal chimneys shall be constructed and installed to meet the requirements of the Mechanical Code and shall be anchored at each floor and roof with two 1/2-inch by 1/8-inch metal straps looped around the outside of the chimney installation and nailed with not less than six 8d nails per strap at each joint. d) Factory-built chimneys and fireplaces shall be listed and be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code.
  - EE 9 Roof gutters and downspouts per specifications (refer to builder).
  - EE 10 Continuous low-intake soffit venting providing approximately 9 square inches of net free area per linear foot, installed as close to the fascia as possible. Venting shall be clog resistant and insect proof. Refer to Roof Plan for high venting device locations.
  - EE 11 All guardrails shall comply with I.R.C. R316. Minimum height above main finish floor to be 36" with balusters at maximum 4 inches on center. Open guardrails and stair railings shall have intermediate rails of an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in a ladder effect.

**EXTERIOR ELEVATIONS**

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

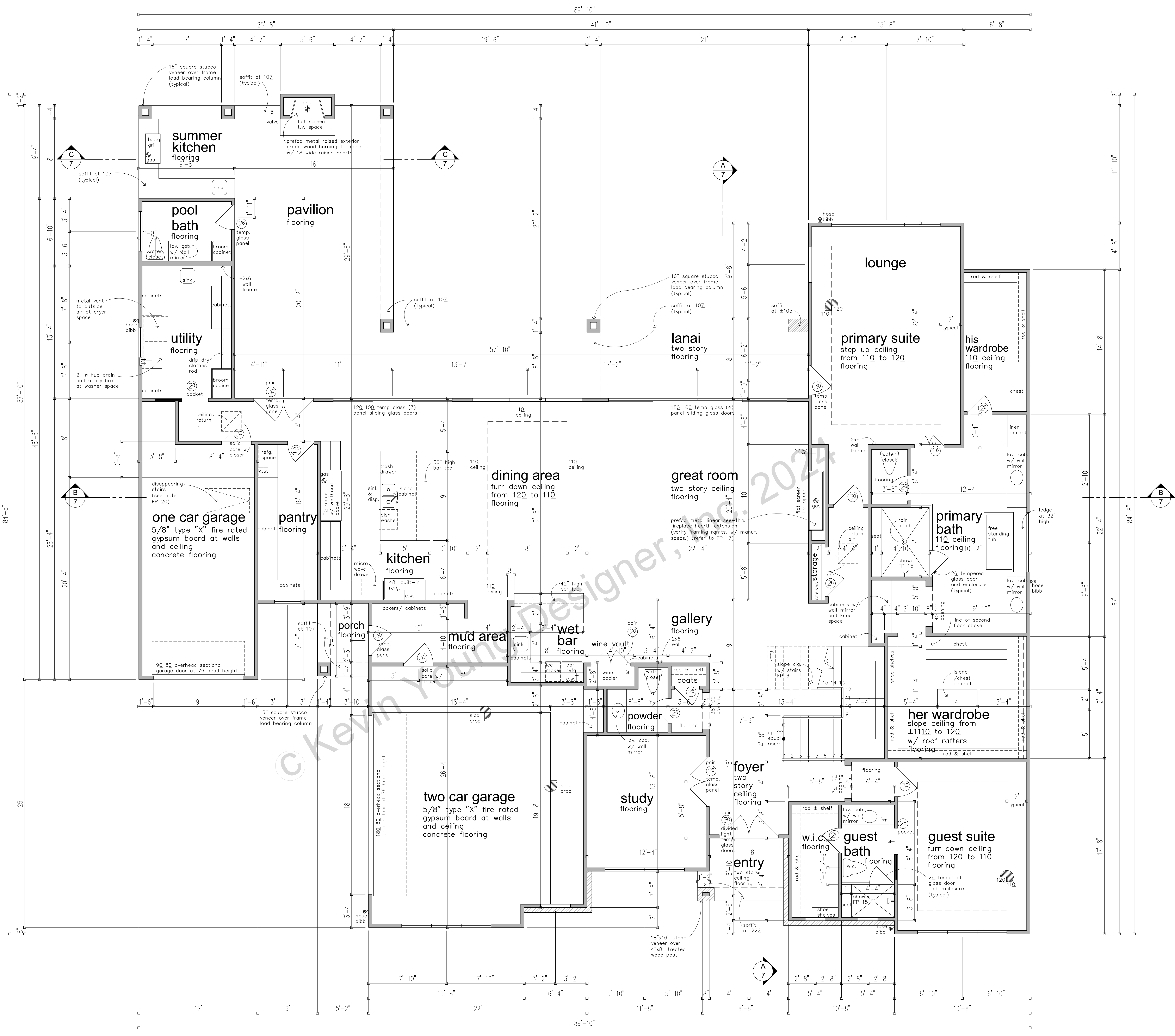
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Sheet: 6 of 10  
Plan Number: 5657  
Date: 03/22/24  
Drawn By: JC  
Website: www.kyd.com • email: kyoung@kyd.com



A custom home design for: 23107 VISTA DE TRES LAGOS DR.

unless noted otherwise



- floor plans**
- FP 1 First Floor (nominal heights): 12'-0" ceiling height; 8'-0" header heights; 8'-0" interior door heights (1 3/8" thick solid core); 8'-0" exterior door heights (1 3/4" thick solid core); 10'-0" window header heights
  - FP 2 Exterior & Interior wall studs at first and second floor shall be #3 gyp 2x4 at 16" on center.
  - FP 3 All height designations shall be as measured from main finished floor at first floor plan and from second finished floor at second floor plan.
  - FP 4 All angles shown in plan shall be divisible by 45.
  - FP 5 Walls and ceiling shall be 1/2" ASTM-C36 gypsum wallboard with recessed longitudinal edges and installed in accordance with "American Standard Notes for the Application and Finishing of Gypsum Wallboard" and I.R.C. R702.3.
  - FP 6 Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2 inch (13 mm) gypsum board. R311.2.2 under stair protection
  - FP 7 Garage Clearing Protection (door) R308.1 2021 I.R.C. Amendments Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a solid wood door not less than 1 3/8" which shall be self closing having a fire-protection rating of 20 minutes.
  - FP 8 Refer to interior Elevations for additional furring and framing information. a) arched head openings and windows shall have a radius equal to the width of the opening or window. b) Arched cop openings and windows shall have a radius one half of the opening or window width.
  - FP 9 All bedroom windows shall comply with the International Residential Code section R310 and shall have a sill height of not more than 44 inches above the floor and produce a net clear opening of 5.7 square feet while providing a minimum 24 inches high and 20 inches wide opening for emergency escape. In dwelling units where the opening of an operable window is located more than 22" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.
  - FP 10 Stairways shall comply with the International Code Sections 311.7, 311.7.8.3. Stair width in residential shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. a) Stairways shall have at least one handrail and handrails shall be installed on all open sides of stairs. Handrails shall be continuous the full length of the stairs and shall terminate in a newel post or safety terminal. Minimum width between handrails shall be 31.5 inches, height above nose of tread shall be minimum 34 inches and maximum 38 inches, hand-gripping portion of the handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum. Other handrail shapes that provide an equivalent smooth grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch. Handrails projecting from a wall shall have a space not less than 1 1/2 inches between the wall and the handrail. b) Guards and handrails shall comply with the "minimum uniform distributed live load" of 200 lbs. per square foot as a single concentrated load applied in any direction at any point along the top. c) Guard in-fill components (except handrails) shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. Balusters or ornamental closures shall not create a ladder effect or allow passage of a sphere 4 inches in diameter, however the triangular openings formed by the riser, tread and bottom rail of a guard at a point not more than 12 inches from the side where the treads are narrower and minimum width of any tread shall not be less than 6 inches. The continuous handrail shall be located on the side where the treads are narrower.
  - FP 11 All guards/rails at raised floor areas, balconies and porches shall comply with the I.R.C. section R316 or equal. Minimum height above finish floor to be 36 inches and balusters or ornamental closures shall not allow passage of a sphere 4 inches in diameter (refer to FP 10 b).
  - FP 12 Approved smoke detectors shall be listed, located and installed in accordance with the provisions of the I.R.C. section R317 and the fire warning equipment provisions of NFPA 72. In new construction the alarms shall receive their primary power from the building wiring and have secondary power from internal batteries.
  - FP 13 Provide ventilation at all baths and utility rooms through natural or mechanical means which is capable of providing five air changes per hour and is connected directly to the outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
  - FP 14 Water heaters shall be provided with 26 gage metal drain pan (sized per water heater capacity and city requirements) over the water heater. Fan drain line and water heater pressure relief line shall be vented to exterior, not into sanitary sewer. Clearance from top of water heater to bottom of rafters shall not be less than 12". Gas equipment shall be provided appropriate attic ventilation for combustion air minimum diameter pre-fabricated flue (sized where it is vented through roof deck. Size, number and type of equipment shall be per specifications.
  - FP 15 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent material over waterproof gypsum board (or a equal or better material) to a height of not less than 70" above the drain inlet.
  - FP 16 Glazing in locations subject to human impact such as: a) side hinged doors; b) fixed and sliding panels of a sliding door assembly; c) storm doors; d) enclosures and doors for bath tubs and showers where the bottom edge is less than 60 inches above the floor; e) individual fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position; and whose bottom edge is less than 60 inches above the floor; f) glazing in walls enclosing stairways and landings or within 60 inches of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches above walking surfaces; g) individual fixed or operable panels other than those listed above in FP 16a and FP 16e that meet all the following criteria: 1) area panel greater than 9 square feet; 2) bottom edge is less than 18 inches above floor; 3) top edge greater than 36 inches above floor; 4) walking surface within 36 inches horizontally of glazing; h) refer to INTERNATIONAL RESIDENTIAL CODE section R 308.4 for exceptions. i) safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass, and safety plastic, comply with sections R308.3 and R380.4 of the 2021 IRC. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface where the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface. Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread. Plans shall identify glazing in hazardous locations as stated above. Windows adjacent to the stair landing, and adjacent to the tub or shower.
  - FP 17 Factory-built fireplaces (UL and I.C.B.O. approved), hearth extensions and chimneys shall be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code and a copy of the manufacturer's installation manual shall be available at the job site for the building inspector's review. The hearth extension shall be readily distinguishable from the surrounding floor area.
  - FP 18 It is the intent of these plans to allow all ceiling construction and heights to be as shown on the drawings. Coordinate the location of structural framing and beams, ductwork and piping and provide offsets in ductwork and piping as needed to meet this intent. Refer to floor plans, cross sections and interior elevations for ceiling, furr down and soffit heights.
  - FP 19 Engineering of the foundation, superstructure and stairs does not fall within the scope of the work performed by KEVIN YOUNG DESIGNERS, INC. It shall be the responsibility of the owner or builder to have this performed. The engineer of record shall be present upon these drawings. The engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure and stairs.
  - FP 20 Attic (R807.1 2021 IRC) Attic access shall be provided in buildings with a combustible ceiling or roof construction. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The rough opening shall not be less than 22 inches by 30 inches. Attic Access Appliances (M1305.1.3 IRC Amendments) 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. Disp. stairs may be used in fire protected garage ceilings in residential garages provided the exposed panel of the plywood on the garage side is not less than 3/8" fire retardant plywood or covered with a minimum 16 gage sheet metal.

**square footage tabulation**

first floor	3694
second floor	1963
TOTAL LIVING AREA	5657
1 car garage	295
2 car garage	558
entry porch	51
side porch	38
lanai, pavilion & summer kitchen	903
TOTAL COVERED AREA	7502

**FIRST FLOOR PLAN**  
scale: 1/4" = 1'-0"

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Plan Number: 5657  
Drawn By: JC  
Date: 08/16/24

3 of 10  
Sheet: 73, 690-1136  
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7330 NW Central Exp. Suite C, Top of the World  
Dallas, TX 75242  
Phone: 972-390-1136  
www.kyd.com • email: kyoung@kyd.com

This plan is designed to follow 2021 I.R.C.  
2021 UNIFORM MECHANICAL CODE (UPC) Houston Amendments  
2021 UNIFORM PLUMBING CODE (UPC) Houston Amendments  
2023 NATIONAL ELECTRICAL CODE (NEC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) Houston Amendments



A custom home design for:  
23107 VISTA DE TRES LAGOS DR.

unless noted otherwise  
floor plans

- FP 1A Second Floor (nominal heights): 10'-0" ceiling height; 8'-0" header heights; 8'-0" interior door heights (1 3/8" thick solid core); 8'-0" exterior door heights (1 3/4" thick solid core); 8'-0" window header heights
- FP 2 Exterior & interior wall studs at first and second floor shall be #3 syp 2x4 at 16" on center
- FP 3 All height designations shall be as measured from main finished floor at first floor plan and from second finished floor at second floor plan.
- FP 4 All angles shown in plan shall be divisible by 45
- FP 5 Walls and ceiling shall be 1/2" ASTM-C36 gypsum wallboard with recessed longitudinal edges and installed in accordance with "American Standard Notes for the Application and Finishing of Gypsum Wallboard" and I.R.C. R702.3
- FP 6 Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2 inch (13 mm) gypsum board, R311.2.2 under stair protection
- FP 7 Garage Opening Protection (door) R309.1 2021 I.R.C. Amendments Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with a solid wood door not less than 1 3/8" which shall be self closing having a fire-protection rating of 20 minutes.
- FP 8 Refer to interior elevations for additional furring and framing information.  
b) arched head openings and windows shall have a radius equal to the width of the opening or window. Arched top openings and windows shall have a radius one half of the opening or window width.
- FP 9 All bedroom windows shall comply with the International Residential Code section R310 and shall have a sill height of not more than 44 inches above the floor and produce a net clear opening of 5.7 square feet while providing a minimum 24 inches high and 20 inches wide opening for emergency escape. In dwelling units where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.
- FP 10 Stairways shall comply with the International Code Sections 311.7, 311.7.8.3.  
a) Stair width in residential shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height.  
b) Stairways shall have at least one handrail and handrails shall be installed on all open sides of stairs. Handrails shall be continuous the full length of the stairs, and shall terminate in a newel post or safety terminal. Minimum width between handrails shall be 31.5 inches. Height above nose of tread shall be minimum 34 inches and maximum 38 inches, hand-gripping portion of the handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum. Other handrail shapes that provide an equivalent smooth grasping surface are permissible. Edges shall have a minimum radius of 1/8 inch. Handrails projecting from a wall shall have a space not less than 1 1/2 inches between the wall and the handrail. b) guardrails and handrails shall comply with the "minimum uniformly distributed live load" of 200 lbs per square foot as a single concentrated load applied in any direction at any point along the top. c) Guard in-fill components (except handrails) shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. Balusters or ornamental closures shall not create a ladder effect or allow passage of a sphere 4 inches in diameter, however the triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through. d) The width of each landing shall not be less than the stairway served and every landing shall have a minimum dimension of 36 inches measured in the direction of travel. e) Stair risers (R311.5.3 2021 IRC) Stair maximum riser height shall be 7 3/4". wider treads shall provide 10 inches of tread depth at a point not more than 12 inches from the side where the treads are narrower and minimum width of any tread shall not be less than 6 inches. The continuous handrail shall be located on the side where the treads are narrower.
- FP 11 All guardrails at raised floor areas, balconies and porches shall comply with the I.R.C. section R316 or equal. Minimum height above finish floor to be 36 inches and balusters or ornamental closures shall not allow passage of a sphere 4 inches in diameter. (refer to FP 10 b)
- FP 12 Approved smoke detectors shall be listed, located and installed in accordance with the provisions of the I.R.C. section R317 and the fire warning equipment provisions of NFPA 72. In new construction the alarms shall receive their power from the building wiring and have secondary power from internal batteries.
- FP 13 Provide ventilation at all baths and utility rooms through natural or mechanical means which is capable of providing five air changes per hour and is connected directly to the outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
- FP 14 Water heaters shall be provided with 26 gauge metal drain pan (sized per water heater capacity and city requirements) fastened to floor deck below. Pan drain line and water heater pressure relief line shall be vented to exterior, not into sanitary sewer. Clearance from top of water heater to bottom of rafters shall not be less than 12". Gas equipment shall be provided appropriate attic ventilation for combustion air and minimum 4" diameter pre-fabricated flue lashed where it is vented through roof deck. Size, number and type of equipment shall be per specifications.
- FP 15 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 a height of not less than 70" above the drain inlet.
- FP 16 Glazing in locations subject to human impact such as: a) side hinged doors; b) fixed and sliding panels of sliding door assembly; c) storm doors; d) enclosures and doors for both tubs and showers where the bottom edge is less than 60 inches above the floor; e) individual fixed or operable panels adjacent to a door where the nearest vertical edge is within a 24 inch radius of the door in a closed position and whose bottom edge is less than 60 inches above the floor; f) glazing in walls enclosing stairways and landings or within 60 inches of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches above the floor; g) individual fixed or operable panels other than those listed above in FP 16a and FP 16b that meet all the following criteria: 1) area panel greater than 9 square feet; 2) bottom edge is less than 18 inches above floor; 3) top edge greater than 36 inches above floor; 4) walking surface within 36 inches horizontally of glazing; h) refer to INTERNATIONAL RESIDENTIAL CODE section R 308.4 for exceptions. i) safety glazing materials are those so constructed, treated or combined with other materials as to minimize the likelihood of cutting and piercing injuries resulting from human contact with this glazing material and include such materials as laminated glass, tempered glass, wired glass, and safety plastic, comply with sections R308.3 and R308.4 of the 2021 IRC. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface. Glazing adjacent to stairways within 60" horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread. Plans shall identify glazing in hazardous locations as stated above. Windows adjacent to the stair landing, and adjacent to the tub or shower.
- FP 17 Factory-built fireplaces (U.L. and I.C.B.O. approved), hearth extensions and chimneys shall be installed in accordance with the terms of their listings and the manufacturer's instructions as specified in the Mechanical Code and a copy of the manufacturer's installation manual shall be available at the job site for the building inspectors review. The hearth extension shall be readily distinguishable from the surrounding floor area.
- FP 18 It is the intent of these plans to allow all ceiling construction and heights to be as shown on the drawings. Coordinate the location of structural framing and beams, ductwork and piping and provide offsets in ductwork and piping as needed to meet this intent. Refer to floor plans, cross sections and interior elevations for ceiling, furr down and soffit heights
- FP 19 Engineering of the foundation, superstructure and stairs does not fall within the scope of the work performed by KEVIN YOUNG DESIGNERS, INC. It shall be the responsibility of the owner or builder to have this performed. If an engineer's seal is present upon these drawings the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure and stairs.
- FP 20 Attic (R807.1 2021 IRC)  
Attic access shall be provided in buildings with a combustible ceiling or roof construction. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The rough opening shall not be less than 22 inches by 30 inches. Attic Access Appliances (M305.1.3 IRC. Amendments 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. Disip. stairs may be used in fire protected garage ceilings in residential garages provided the exposed panel of the plywood on the garage side is not less than 3/8" fire retardant plywood or coverdwith a minimum 16 gage sheet metal

This plan is designed to follow 2021 I.R.C.  
2021 UNIFORM MECHANICAL CODE (UPC) Houston Amendments  
2021 UNIFORM PLUMBING CODE (UPC) Houston Amendments  
2023 NATIONAL ELECTRICAL CODE (NEC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) Houston Amendments

**SECOND FLOOR PLAN**  
scale: 1/4" = 1'-0"

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Sheet: 4 of 10  
Plan Number: 5657  
Date: 02/08/24  
Drawn By: JC  
Date: 02/08/24

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