

6817 BACHER ST _ NEW HOME

PROJECT 22_015

6817 BACHER ST
HOUSTON TX 77028
172 BLK 1
JUNE GARDENS PAR RP
HOUSTON,
HARRIS COUNTY, TX
NOVEMBER 2023

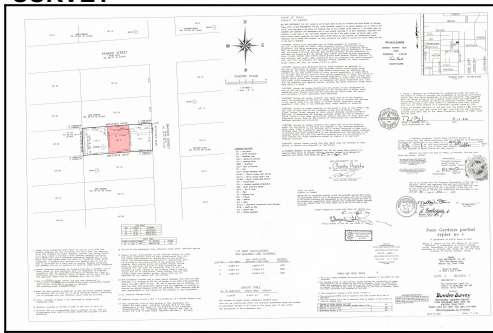
A-001

COVER PAGE
GENERAL
INFORMATION

GENERAL NOTES

- ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC 2902.3.5. A/C DRAIN MUST GO TO A WORKING TRAP
- MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET
- SHEETWORK WALLS & CEILINGS
- VERIFY ALL SIZES AND SMALL CONFIGURATIONS FOR WINDOWS WITH OWNER CARPENTER PRIOR TO SALESMAN PLACING ORDER
- RECESS LIGHTS TO BE TIGHT INSULATION-BAITED CEILING LIGHT IRC 1102.1.10.
- GFI 110 VOLT OUTLETS NEAR SINKS, IN GARAGE AND ALL OUTSIDE WATER PROOF OUTLETS
- SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, AND WITH BATTERY BACK-UP AS PER THE IRC R317.1 ONE IN EACH BEDROOM AND THE AREA GIVING ACCESS TO THE BEDROOMS WITH 12 FEET R317.1.1.2.3.
- ALL GLAZING IN HAZARDOUS AREAS TO CONFIRM TO IRC 308.4 EXPOSED AREA OF PANEL GREATER THAN 5/32 FT. BOTTOM 1" ABOVE FLOOR
- ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450. UL STANDARD CLASS 1 OR 1101.3.
- ALL EXHAUST FANS TO VENT OUTSIDE
- ALL PLUMBING VENTS TO VENT TO OUTSIDE OR HAVE AN ADMITTANCE VALVE IRC 914.4.
- ALL SCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. THE MINIMUM NET CLEAR OPENING SHALL NOT BE LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HIGH DIMENSION SHALL NOT BE LESS THAN 24 INCHES (SECTION 310.4).
- WATER HEATER IN ATTIC IN METAL PAN WITH RELIEF DRAIN TO OUTSIDE, PROVIDE ELECTRICITY OR GAS
- FURNACE IN ATTIC PROVIDE REQUIRED ELECTRICITY AND/OR GAS
- IF GARAGE DOOR OPENERS ARE USED, PROVIDE LOW VOLTAGE FOR SHUT OFF AND REVERSE SENSORS AT EITHER SIDE OF DOOR
- FIRESTORM MUST COMPLY TO IRC 602.8.
- GAPS AROUND DUCTS AND PIPES MUST BE SEALED WITH APPROVED MATERIAL AT FLOOR AND CEILING LEVEL PENETRATION. 25. ALL GLASS LESS THAN 18" ABOVE THE FINISHED FLOOR AND WITHIN 24" OF A DOOR SWING OR WITHIN 60" OF FLOOR MUST BE TEMPERED, IRC 308.4.
- IN ACCORDANCE TO ELECTRICAL SERVICE STANDARDS, ALL ACCESS TO ELECTRICAL METERS SHALL NOT BE BLOCKED BY FENCES, GATES, OR WALLS
- FLASHING AND COUNTER FLASHING AT ALL EXTERIOR OPENINGS WHEN METAL IS USED SHALL BE 26 GAUGE GALVANIZED
- ONE REQUIRED EXIT DOOR TO EXTERIOR 30X68 HINGED DOOR MINIMUM ALL EXIT DOORS REQUIRED KEYLESS OPERATION FROM THE INTERIOR
- STREET ADDRESS NUMBERS MUST BE LEGIBLE FROM STREET AND WITHIN 12" OF THE FRONT DOOR
- PROVIDE ACCESS TO EACH SEPARATE ATTIC AND CRAWL SPACES. OPENING SHALL NOT BE LESS THAN 22X30 INCHES. THE LOCATION OF THE ATTIC ACCESS SHALL PROVIDE A MINIMUM OF 30 INCHES OF HEAD ROOM (IRC R807)
- SEPARATION BETWEEN THE RESIDENCE AND GARAGE SHALL BE MAINTAINED BY THE INSTALLATION OF 1/2" GYPSUM BOARD ON ALL COMMON WALLS AND CEILINGS ON THE GARAGE SIDE AND 5/8" TYPE X ON CEILINGS WITH HABITABLE SPACE ABOVE AND A SELF-CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION ON 20 MINUTES R309.2 GARAGE WALLS AND CEILINGS COMMON TO HOUSE TO BE COVERED WITH 1/2" GYP. MINIMUM IRC 309.2
- PULL DOWN STAIRWAY TO ATTIC WITH A CLEAR OPENING (BETWEEN THE HARDWARE) NOT LESS THAN 22 INCHES IN WIDTH AND LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.
- PROVIDE ATTIC ACCESS WITH A PULL DOWN STAIRWAY WITH CLEAR OPENING NOT LESS THAN 20 INCH BY 54 INCH WITH 22 INCHES OF CLEAR HEADROOM AND A LOAD CAPACITY NOT LESS THAN 350 POUNDS.
- PROVIDE 1/2" INCH GYPSUM BOARD SEPARATION WITHIN USABLE ENCLOSED SPACE UNDER STAIRS (IRC R302.7).

SURVEY



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3D MODEL



CITY OF HOUSTON ADOPTED CODES

- 2015 IBC International Building Code
- 2015 IRC International Residential Code
- 2015 IFC International Fire Code
- 2015 UMC Uniform Mechanical Code
- 2015 UPC Uniform Plumbing Code
- 2023 NEC National Electrical Code
- 2015 IECC International Energy Conservation Code, or ASHRAE 90.1-2013

WINDSTORM

LOCATION

6817 BACHER ST
HOUSTON TX 77028
172 BLK 1
JUNE GARDENS PAR RP
HOUSTON,
HARRIS COUNTY, TX

SCOPE OF WORK

A NEW 1,670.14 S.F TOTAL CONSTRUCTION AREA TWO STORY SINGLE FAMILY RESIDENCE (FRONT PORCHE, SINGLE GARAGE, LIVING AREA AND COVER PATIO)

AREA CALCULATIONS (Approx.)

AREA	LIVING	UNDER	DF
FRONT PORCH	- S.F	22.2	F
BACK PORCH	- S.F	82.8	F
GARAGE	- S.F	186.6	F
1ST FLOOR	599.96	S.F	F
2ND FLOOR	779.32	S.F	F
BALCONY	- S.F	40.2	F
	1,337.88	S.F	F
		332.26	F
TOTAL	1,670.14	S.F	
LOT	2,848.00	S.F	

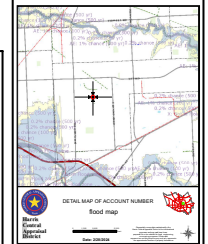
IMPERVIOUS AREA

MAXIMUM ALLOWABLE COVERAGE FOR ZONE 65%
PROPOSED ACTUAL COVERAGE = 1,725.80/2,848.00*100= **60.60%**

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HCAD INFO.



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WINDSTORM NOTE

WIND LOADS FOR A BASIC WIND SPEED OF VULT= 139 MPH WITH 3-SEC. GUST. WITH EXPOSURE B AND AN IMPORTANCE FACTOR 1.0.

NOTE

Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere.

NOTE ELEVATION

All new buildings constructed within this jurisdiction shall have the finished floor of the building not less than 12 inches above the nearest sanitary sewer manhole rim, or where no sewer is available, the finished floor shall be not less than 4 inches above the crown of the street.

GENERAL NOTES:

1. ALL ROOFS ARE ARCHITECTURAL 30 YEARS COMPOSITION SHINGLES UNLESS OTHER NOTED.
2. MAIN ROOF PITCH IS 8/12 UNLESS OTHER NOTED.
3. ALL ROOF RIDGES EQUIPPED WITH RIDGE VENTS.
4. 12" OVERHANG FROM FRAME UNLESS OTHERWISE NOTED.
5. ALL PIPES AND EQUIPMENT LOCATED AT ROOF TO BE IN THE BACK NOT VISIBLE FROM THE STREET.
6. WALLS EXTERIOR FINISHES TO BE 6" SIDING, EXCEPT SOUTH ELEVATION IT HAS STONE FINISHES, UNLESS OTHERWISE NOTED.
7. INSTALL 6" MIN KICK OUT FLASHING (TYP) WERE NEEDED.

GENERAL CONTRACTOR NOTES

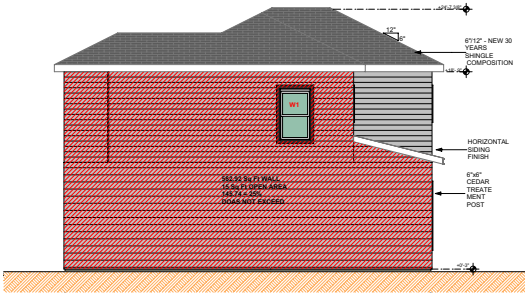
1. Sub-Contractor shall verify all conditions and dimensions of the job site and notify of any dimensional omissions, or any discrepancies before beginning or fabricating any work.
2. Do not scale these drawings.
3. Contractor shall field verify finish floor elevations with engineer / architect.

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LT 2 BLK 1
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A-401
ELEVATIONS

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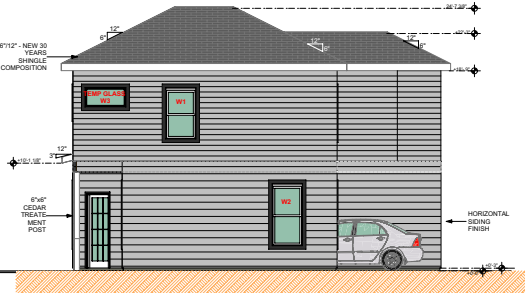
EAST ELEVATION

SCALE 1/4"= 1'-0"



SOUTH ELEVATION

SCALE 1/4"= 1'-0"



WEST ELEVATION

SCALE 1/4"= 1'-0"



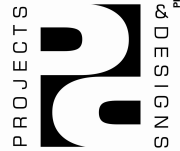
NORTH ELEVATION

SCALE 1/4"= 1'-0"

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