

Residential Building Permit Application

Building Permits & Inspections

PLEASE PRINT OR TYPE—INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Address: 300 B. Miller Subdivision: _____ Phase: _____

Type of Work: New: ☐ Addition: ☐ Remodel: ☒ Demolition: ☐ Manufactured Home: ☐

Structure Information: Detached: ☐ Attached: ☒ Two-Family: ☐

Dwelling Units: 1 Stories: 1 Building Height: 15' Plan Name: _____ Total Area: 2908

Conditioned Area: 1673sf Garage Area: 3035sf (Attached: ☐ Detached: ☐ Porches/Patio Area: 932sf

Basement Area: 0 Crawlspace Area: 0 Foam Encapsulated ☐ Y ☒ N Fence: ☐ Y ☒ N

Fence Height: _____ Fence Material: 1

Setbacks: Front: 24'9" Left: 25' Right: 46'7" Rear: 222'6"

Lot Size (Sq. Ft.): 36,772 Lot Coverage: 108 % Corner Lot: ☒ Internal Lot: ☐

Property Owner:

Name: Phillip D Jones

Phone: 817-296-1359

Address: 300 B. Miller Burleson TX 76028

Email: Shorty57a@suboll.net

(Include City, State & Zip Code)

Contractor/Company:

Name: Golsby Construction LLC

Phone: 281-657-5323

Address: 32015 Tamara Rd Magnolia TX 77345

Email: Johnnie@golsbyconst.com

(Include City, State & Zip Code)

Subcontractor(s):

Plumbing Company: Fix-it Right Plumbing

Mechanical Company: Burleson Heat and Air

Electrical Company: Burleson Electric

AFFIDAVIT: I hereby certify that the work covered by this application is authorized by the owner in fee and that I am authorized to make this application. I further certify that the information shown above is true and correct and I agree to comply with all of the applicable City codes and ordinances, the laws of the State of Texas, and the approved plot, plans and specifications.

Applicant (Print): Phillip D Jones

Signature: [Signature]

Date: 3/22/2022

OFFICE USE ONLY

Plan Review # / Fee: #30-3/22/22 Permit Number: R1522-00098 Date: _____ Permit Fee: _____

RWIF: _____ RWIF Area: _____ Plat Filed: _____ National Value: _____

City Water / Sewer Impact Fee: _____ Ft Worth Water / Sewer Impact Fee: _____

Zoning: _____ Elevation Certificate Elevation: _____ Finish Floor Elevation: _____

Attic Ventilation: _____ Trees Required _____ Driveway/Sidewalk: _____ Key-Lot: _____ Y _____ N

Misc Notes: _____

Approved by: _____ Date: _____

300 E Miller

Framing	\$7,500.00
New Patio Deck	\$8,500.00
Windows	\$2,500.00
Roof	\$6,000.00
Siding	\$6,500.00

\$31,000.00



300 E. Miller St Burlenson, Tx 77006 Johnson County
Jones Residence Remodel
03/11/2022 // Issue for Permit and Construction

1. R307.1 ATTIC ACCESS ROUGH OPENING 30"x54" STAIR CAPACITY A MINIMUM OF 350 POUNDS CAPACITY

2. R302.5 DWELLING/GARAGE OPENING/PENETRATION PROTECTION OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5.1 THROUGH R302.5.3.

R302.5.1 OPENING PROTECTION. 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 SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

R302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

R302.5.3 OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

R302.6 DWELLING/GARAGE FIRE SEPARATION. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPERATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY THE INSTALLATION OF 1/2" GYPSUM BOARD ON ALL COMMON WALLS AND 5/8" ON CEILING ON THE GARAGE SIDE. TYPE "X" GYPSUM BOARD FOR THE GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CEILING FRAMING AND SHALL BE FASTENED AT MAXIMUM 6 INCHES ON CENTER BY MINIMUM 1-7/8" 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. (R302.3.5)

3. R302.5.1 OPENING PROTECTION. 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 SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

4. R312.2.1 WINDOW SILLS. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 MM) OF THE FINISHED FLOOR.

5. R302.7 UNDER-STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.

6. R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

7. WOOD TO BE THIN SET ON APPROPRIATE BACKER BOARD.

8. GUTTERS AND DOWNSPOUTS AS REQUIRED.

9. R702.3.8 WATER-RESISTANT GYPSUM BACKING BOARD. GYPSUM BOARD USED AS THE BASE OR BACKER FOR ADHESIVE APPLICATION OF CERAMIC TILE OR OTHER REQUIRED NONABSORBENT FINISH MATERIAL SHALL CONFORM TO ASTM C 1396, C 1178 OR C 1278 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE PERMITTED ON CEILINGS WHERE FRAMING SPACING DOES NOT EXCEED 12 INCHES (305 MM) ON CENTER FOR 1/2-INCH-THICK (12.7 MM) OR 16 INCHES (406 MM) FOR 5/8-INCH-THICK (16 MM) GYPSUM BOARD. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS 1 OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT, CUT OR EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER.

R702.4.2 FIBER-CEMENT, FIBER-REINFORCED CEMENTitious BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS. IN COMPLIANCE WITH ASTM C 1248, C 1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

10. R602.3 DESIGN AND CONSTRUCTION. EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1).

11. A LEVEL SERVICE SPACE A MIN. 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF APPLIANCE(S) IN ATTIC WHERE ACCESS IS REQUIRED. PROVIDE AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 16 INCHES MEASURED ALONG THE CENTER LINE OF PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH R501.1 AND M130.5 OF IRC 2012.

14. CROSS VENTILATION AT ENCLOSED ATTICS.

15. THE SIZE, HEIGHT AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH TABLE R602.3(5) IRC 2012.

16. WATER HEATERS AND STORAGE TANKS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M130.5 AND SHALL BE LOCATED AND CONNECTED TO PROVIDE ACCESS FOR OBSERVATION, MAINTENANCE, SERVICING AND REPLACEMENT.

17. R312.1.1 GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES (864 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

2. WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

R312.1.3 OPENING LIMITATIONS. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

19. R602.10 WALL BRACING. BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING OR PORTION THEREOF DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

20. R602.11 WALL ANCHORAGE. BRACED WALL LINE SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY FOUNDATIONS IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11.1.

21. R302.11 FIREBLOCKING. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.

1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.10.

6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

22. R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BURNHEAR ENCLOSURE, THE BURNHEAR ENCLOSURE SHALL COMPLY WITH SECTION R310.1. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION. BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT AND NOT EXCEEDING TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 M2).

EXCEPTION. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 M2).

R310.1.2 MINIMUM OPENING HEIGHT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM).

R310.1.3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM).

R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

R311.2 EGRESS DOOR. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT).

23. R314.2 SMOKE DETECTION SYSTEMS. HOUSEHOLD FIRE ALARM SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 72 THAT INCLUDE SMOKE ALARMS, OR A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICE INSTALLED AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS, SHALL BE PERMITTED. THE HOUSEHOLD FIRE ALARM SYSTEM SHALL PROVIDE THE SAME LEVEL OF SMOKE DETECTION AND ALARM AS REQUIRED BY THIS SECTION FOR SMOKE ALARMS, WHERE A HOUSEHOLD FIRE WARNING SYSTEM IS INSTALLED USING A COMBINATION OF SMOKE DETECTOR AND AUDIBLE NOTIFICATION DEVICES. IT SHALL BECOME A PERMANENT FEATURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER. THE SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION AND BE MAINTAINED IN ACCORDANCE WITH NFPA 72.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CHASE SPACES AND UNHABITABLE ATTICS IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING LEVEL BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURVEIL THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

24. R315.2 CARBON MONOXIDE DETECTION SYSTEMS. CARBON MONOXIDE DETECTION SYSTEMS THAT INCLUDE CARBON MONOXIDE DETECTORS AND AUDIBLE NOTIFICATION APPLIANCES, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THIS SECTION FOR CARBON MONOXIDE ALARMS AND NFPA 720, SHALL BE PERMITTED. THE CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2032, WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FEATURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER AND SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION.

EXCEPTION. WHERE CARBON MONOXIDE ALARMS ARE INSTALLED MEETING THE REQUIREMENTS OF SECTION R315.1, COMPLIANCE WITH SECTION R315.2 IS NOT REQUIRED.

R315.3 WHERE REQUIRED IN EXISTING DWELLINGS. WHERE WORK REQUIRING A PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R315.1.

R315.4 ALARM REQUIREMENTS. SINGLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

25. R2904.2 SPRINKLERS. SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

27. INTERIOR WALL COVERING. R702.3.1 MATERIALS. ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C 220, C 475, C 514, C 1002, C 1047, C 1177, C 1178, C 1276, C 1396 OR C 1658 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD SHALL CONFORM TO ASTM C 557.

R702.3.2 WOOD FRAMING. WOOD FRAMING SUPPORTING GYPSUM BOARD SHALL NOT BE LESS THAN 2 INCHES (51 MM) NOMINAL THICKNESS IN THE LEAST DIMENSION EXCEPT THAT WOOD FLOORING STRIPS NOT LESS THAN 1-INCH BY 2-INCH (25 MM BY 51 MM) NOMINAL DIMENSION MAY BE USED OVER SOLID BACKING OR FRAMING SPACED NOT MORE THAN 24 INCHES (610 MM) ON CENTER.

RESCUE AND DOOR NOTES

1) CONTRACTOR SHALL REVIEW ALL DOOR AND WINDOW TRIM AND INSTALLATION DETAILS AND CONDITIONS PRIOR TO ROUGH FRAMING AND CUTTING OPENING.

2) CONTRACTOR SHALL NOTIFY DESIGN OF ANY FIELD CONDITIONS THAT DO NOT PERMIT THE INSTALLATION OF ANY DOOR OR WINDOW UNIT DUE TO ANY CONFLICTS.

3) CONTRACTOR SHALL COORDINATE THE NECESSARY ROUGH OPENING DIMENSIONS FOR THE SPECIFIC WALL ASSEMBLY AND THE DOOR AND WINDOW UNIT FOR INSTALLATION.

4) ALL GLAZING SHALL BE 5/8 INCH THICK INSULATED WITH MULTI-LAYER LOW-E COATED GLAZE.

5) CONTRACTOR SHALL COORDINATE INSTALLATION OF FINISH HARDWARE WITH DOOR MANUFACTURER.

6) ALL GLASS AND GLAZING SHALL CONFORM TO ALL APPLICABLE CODES.

R703.6.3 WATER-RESISTIVE BARRIERS. WATER-RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER. THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION R703.8) INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER IS DIRECTED BETWEEN THE LAYERS.



NO.	DATE	ISSUE
	07.12.18	ISSUE FOR PERMIT AND CONSTRUCTION

Jones Residence Remodel

PROJECT ADDRESS

300 E. Miller St Burlenston, Tx
77006 Johnson County

PROJECT NO. 16027

SHEET TITLE

Reference Sheet

A0.11

Friday, March 11, 2022

© 2022 Q4

This drawing is PROPRIETARY and CONFIDENTIAL, intended only for the named recipient(s) designated above and may contain information that is privileged and confidential, or exempt from disclosure under applicable law.



CESAR DOMINGUEZ-RAMIREZ
#21678

NO.	DATE	ISSUE
07.12.18		ISSUE FOR PERMIT AND CONSTRUCTION

Jones Residence Remodel

PROJECT ADDRESS

300 E. Miller St Burlenon, Tx
77006 Johnson County

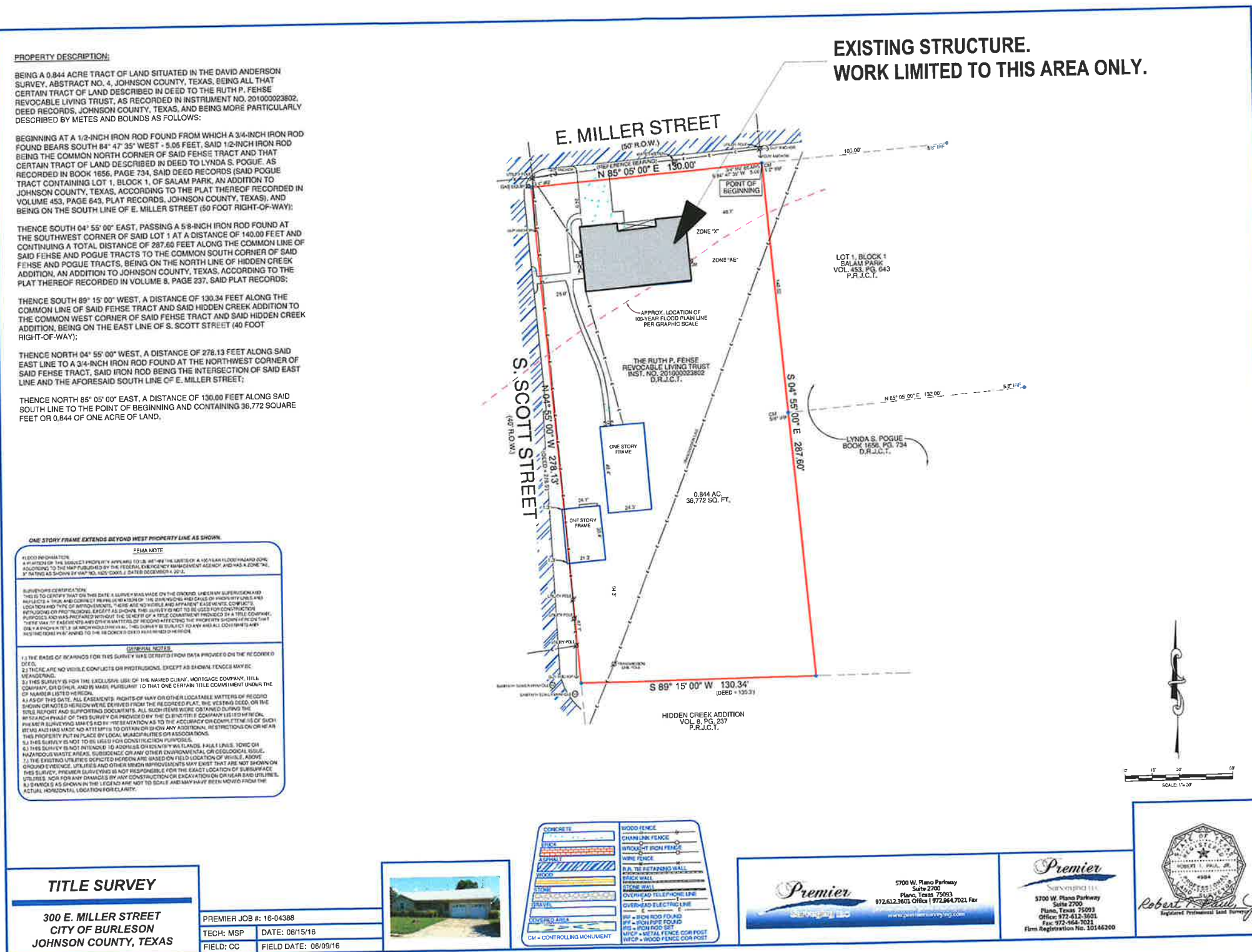
PROJECT NO. 16027

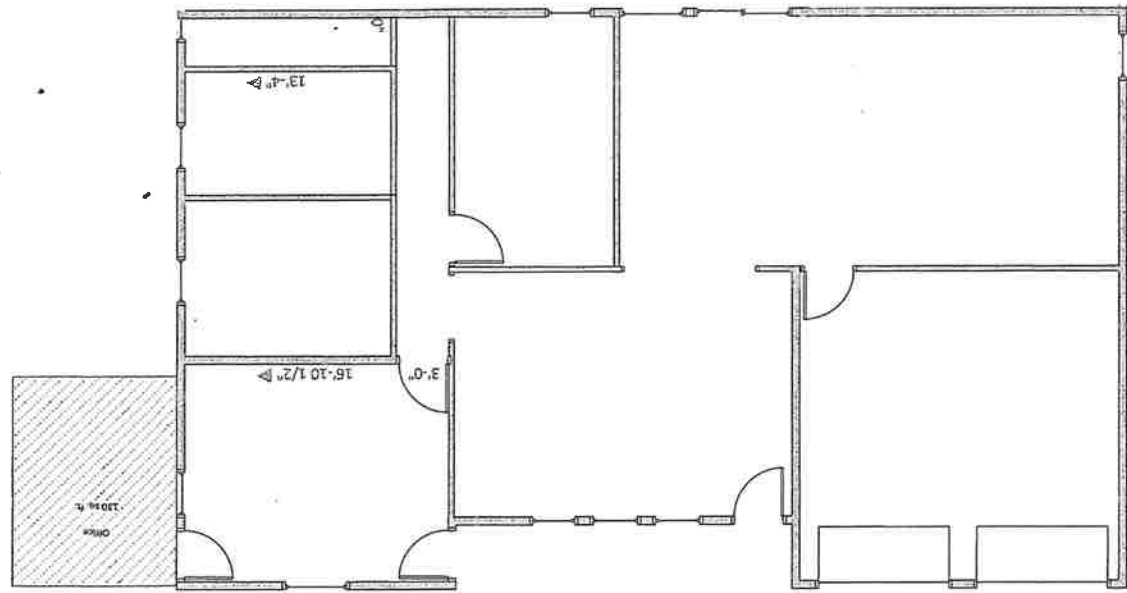
SHEET TITLE
Survey

A1.20

Friday, March 11, 2022 © 2022 O

This drawing is PROPRIETARY and CONFIDENTIAL, intended only for the named recipient(s) designated above and may contain information that is privileged and confidential, or exempt from disclosure under applicable law.





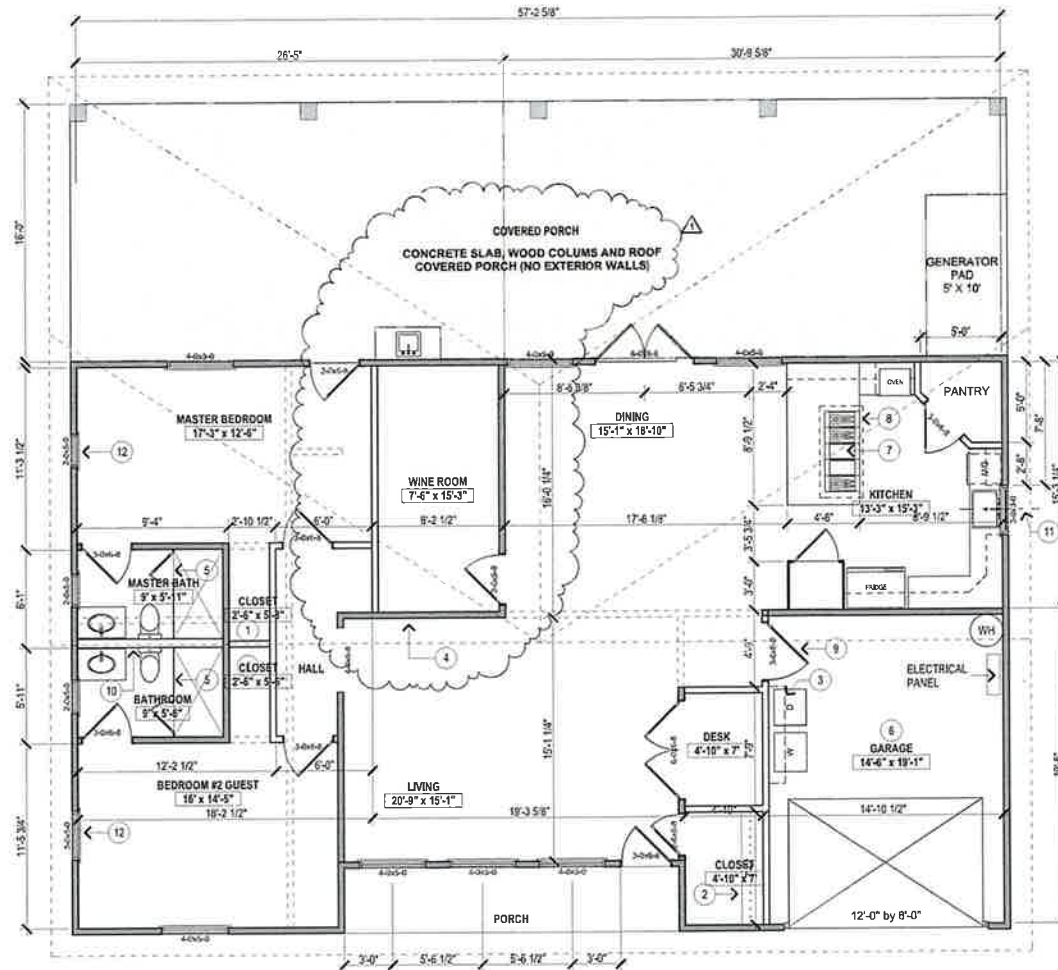
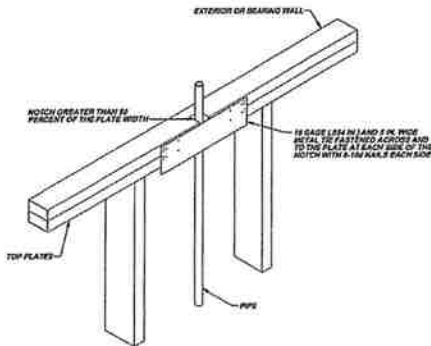
SCALE: 1/8" = 1'-0"

EXISTING CONDITIONS | B3

(20) Section 602.6.1: amend to read as follows:

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 Ga) and 2 1/2 inches (63.5 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) having a minimum length of 1 1/2 inches (38 mm) at each side or equivalent. Fasteners will be offset to prevent splitting of the top plate material. The metal tie must extend a minimum of 6 inches past the opening. See Figure R602.6.1. (remainder unchanged)

(21) Figure R602.6.1: delete the figure and insert the following figure:



SCALE: 3/16" = 1'-0"

FLOOR PLAN | B1

KEY NOTES

1. RE: TYPICAL CLOSET SHELVES AND RODS.
2. PAINTED SHELVES. FIVE ADJUSTABLE SHELVES.
3. PAINTED UPPER CABINET AND SHELF ABOVE W&D
4. LEVEL 5 WALL FINISH
5. FRAMELESS TEMPERED GLASS ENCLOSURE AND DOOR
6. 1 HR RATED WALLS AND CEILING.
7. PROVIDE NATURAL GAS FOR GAS GRILL
8. OVERHEAD RANGE HOOD, PROVIDE EXHAUST AND VENT AS PER MANUFACTURERS INSTRUCTIONS.
9. DOOR TO BE SOLID WOOD NOT LESS THAN 1 3/8" (35MM) IN THICKNESS. SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35MM) THICK, OR 20 MINUTE FIRE RATED
10. 2X6 WALL STUD FOR PLUMBING FIXTURE
11. SINK AND WINDOW TO BE CENTERED.
12. PROVIDE 5 SF OF OPENABLE WINDOW AREA, MIN OPENABLE HEIGHT AT 24", MINIMUM WIDTH 20", MAXIMUM SILL HEIGHT FROM F.F. 44"

GENERAL NOTES

- A. ALL EXTERIOR WALLS TO RECEIVE A MIN OF NEW R-19 INSULATION. U.N.O.
- B. ALL INTERIOR WALLS TO BE 2X4 STUDS WITH ACOUSTICAL BATT INSULATION. U.N.O.
- C. 2X6 FRAMING AT ALL PLUMBING WALLS
- D. ALL WALLS TYPE X 5/8" GYP. BD.
- E. ALL INSULATION SHALL HAVE A FLAME SPREAD NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATINGS NOT MORE THAN 450.
- F. PROVIDE WATER RESISTANT BOARD (FIBEROCK) AT WET AREAS. PROVIDE ON ALL WALLS INSIDE BATHROOMS, AND WITHIN 5' OF ANY PLUMBING FIXTURES WHERE WATER IS PRESENT.
- G. ALL WALL DIMENSIONS ARE TO FACE OF FRAMING
- H. ALL DIMENSIONS OF DOORS AND WINDOWS ARE TO CENTER OF OPENING
- J. ALL DIMENSIONS NOTED 'CLEAR' OR 'CLR' ARE FOR EQUIPMENT CLEARANCES AND MUST BE STRICTLY MAINTAINED

LEGEND

- 2" CLR
2" FROM WALL TO DOOR MOULDING
@ ALL DOORS. UNLESS CENTERED ON WALKWAY
- NEW PARTITION, 2X4 WOOD STUDS; 2X6" AT PLUMBING W
PROVIDE SOUND BATT INSULATION AT ALL INTERIOR WAL
- EXISTING WALL PARTITION TO REMAIN
- EXISTING WALL PARTITION TO BE DEMOLISHED
- GLAZING - RE: ELEVATIONS

- K. VERIFY WITH WINDOW/DOOR MANUFACTURER ROUGH OPENING SIZES
- L. ALL WINDOWS TO BE REPLACED. NEW WINDOWS TO BE LOW-E DOUBLE PANE. COORDINATE SIZE AND FINAL LOCATION WITH GC AND OWNER.
- M. WITHIN 5'-0" OF MILLWORK, PROVIDE FLOOR LEVELING COMPOUND TO LEVEL FLOORS WITHIN 1/8" PER 10'-0".
- N. LOCATE DOOR JAMBS 4" FROM PERPENDICULAR WALL. U.N.O.
- O. FOR KITCHEN APPLIANCE REQUIREMENTS REFER TO INTERIOR ELEVATIONS
- P. VERIFY FLOOR ELECTRICAL/OUTLET LOCATIONS WITH ARCHITECT PRIOR TO POURING CONCRETE SLAB.
- Q. FLOOR FINISH CHANGE OR MATERIALS SHALL BE CENTERED BELOW A DOOR. U.N.O.
- R. SHOWERS TO GET REDI NICHE DOUBLE RECESSED SHELF. 16"W x 20"H x 4"D
- S. BASE BOARD AND CROWN MOULDING THROUGHOUT AS PER DETAILS. RE: A5.10. U.N.O.

ALL DIMENSIONS TO BE VERIFIED BY GC PRIOR TO START CONSTRUCTION, ANY DISCREPANCIES SHALL BE NOTIFY TO ARCHITECT IMMEDIATELY.



CESAR DOMINGUEZ-RAMIREZ
#21678

NO.	DATE	ISSUE
	07.12.18	ISSUE FOR PERMIT AND CONSTRUCTION
△	03.11.22	REV #1

Jones Residence Remodel

PROJECT ADDRESS
300 E. Miller St Burlenon, Tx
77006 Johnson County

PROJECT NO. 16027

SHEET TITLE
Floor Plans

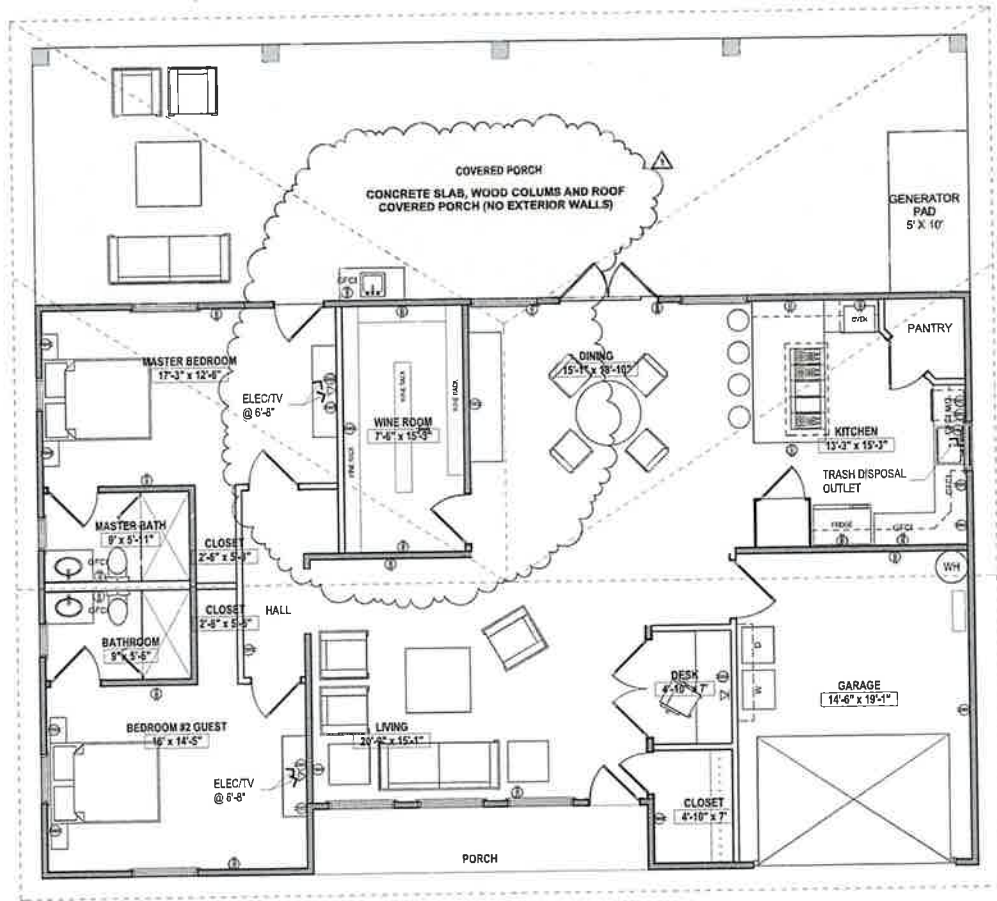
A2.30

Friday, March 11, 2022

© 2022 QA

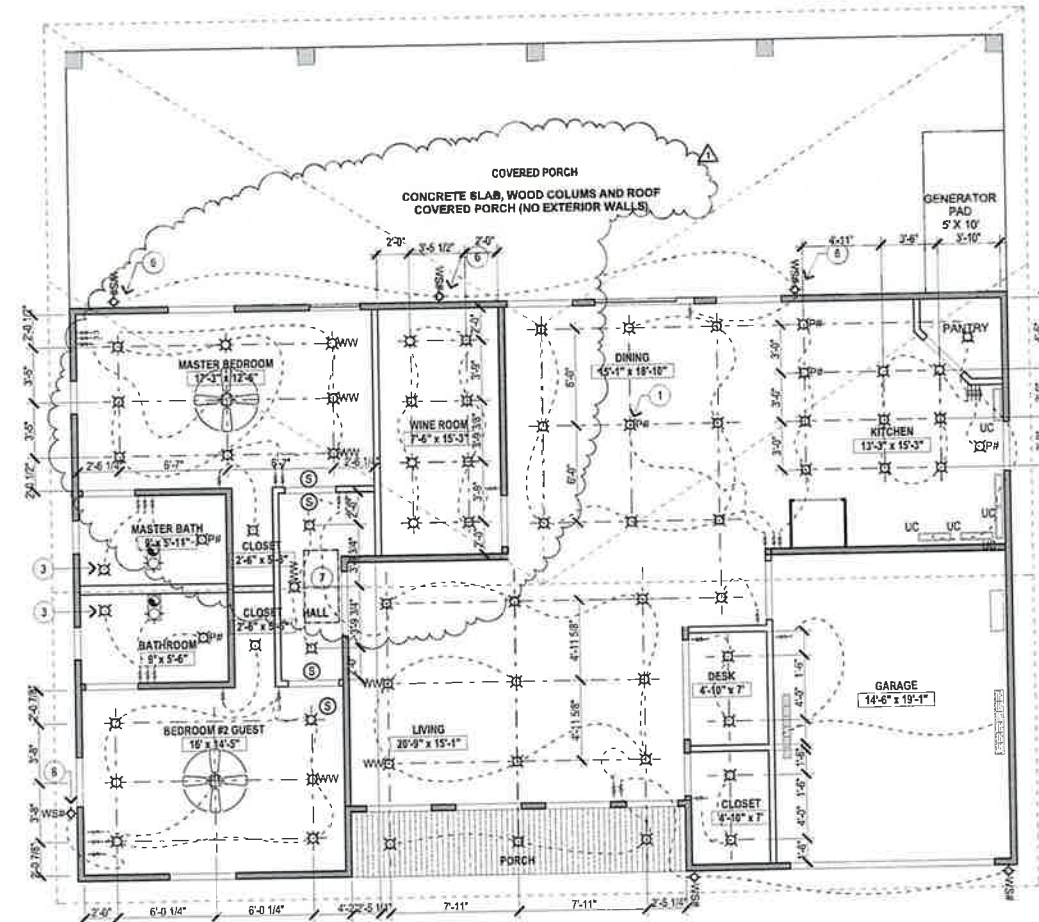
This drawing is PROPRIETARY and CONFIDENTIAL, intended only for the named recipient designated above and may contain information that is privileged and confidential, or exempt from disclosure under applicable law.

16-027 Philip Jones 02-25-22.phv/Friday, March 11, 2022



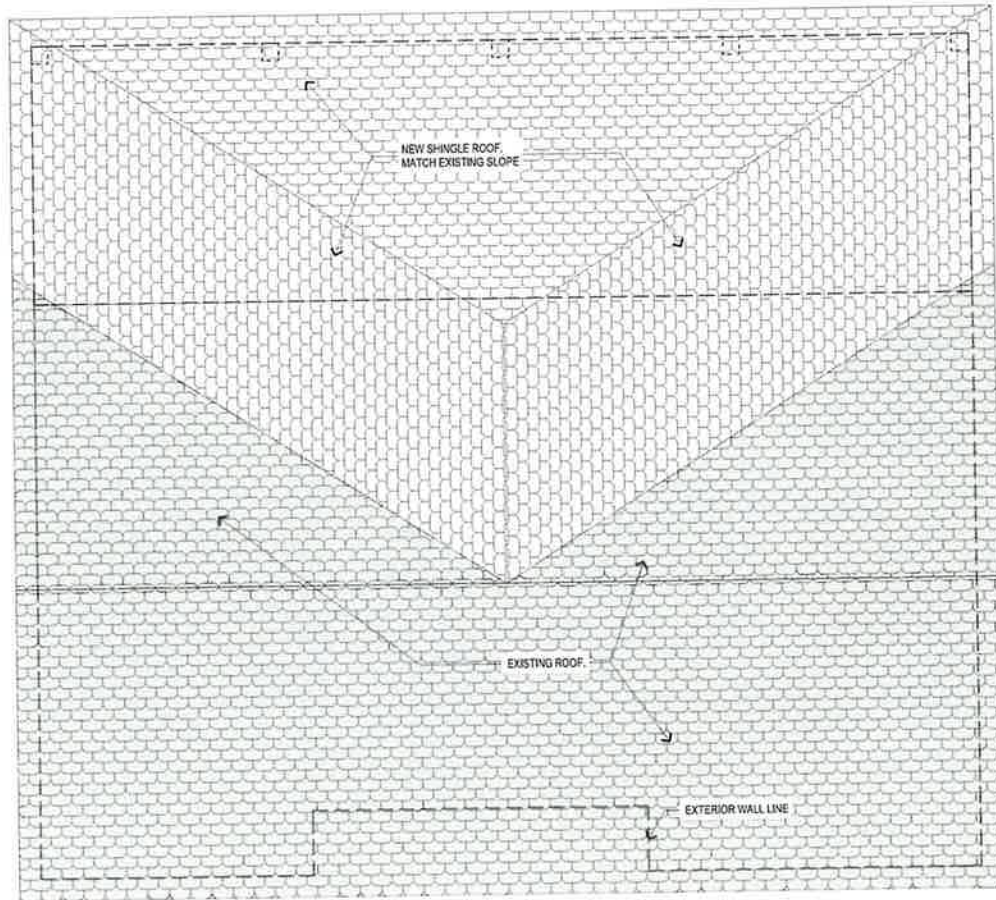
SCALE: 3/16" = 1'-0"

FLOOR FURNITURE POWER/PLAN C3



SCALE: 3/16" = 1'-0"

FLOOR CEILING & LIGHTING C1



SCALE: 3/16" = 1'-0"

ROOF PLAN A3

LEGEND

SEE ELECTRICAL PLANS FOR FIXTURE TYPES, CIRCUITING & SWITCHING
APPLICABLE WHERE SHOWN

- FLUORESCENT LIGHT FIXTURE
- UNDER CABINET STRIP FIXTURE
- LED COVE ROPE LIGHT, RE: DETAILS
- RECESSED DOWN LIGHT FIXTURE
- RECESSED WALL WASHER
- PENDANT MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- EXHAUST FAN/LIGHT
- SMOKE DETECTOR- HARD WIRED WITH BATTERY BACK-UP
- CEILING FAN, PROVIDE EXTERIOR CEILING FANS AT PORCHES
- 5/8" GYP BD X CEILING

GENERAL NOTES

- CEILINGS TO BE 5/8" GYP. BD. ATTACHED TO EXISTING CEILING STRUCTURE. U.N.O.
- LIGHT FIXTURES SHOWN ARE FOR CEILING COORDINATION ONLY AND MAY NOT BE COMPLETE. RE: ELECTRICAL FOR COMPLETE SCHEDULE.
- PROVIDE DRAFT STOP IN ATTIC PER CODE - 1 LAYER OF GYPSUM BOARD FACE OF TRUSS AND FRAMING TO ROOF DECK TO SEPARATE ATTIC SPACE INTO MAXIMUM 3,000 S.F. AREAS, EXACT LOCATION AT G.C. OPTION.

KEY NOTES

- COORDINATE LIGHT FIXTURE FINAL LOCATION WITH DINING TABLE.
- CENTER DOWNLIGHTS ALONG WINE RACKS AISLES.
- CENTER FIXTURE ON LAVATORY
- FLOATING CEILING GYP. BD. CLOUD WITH LIGHT COVE. RE: DETAILS
- 60" VENT HOOD
- WALL SCONCES TO BE 7'-6" ABOVE TREAD BELOW.
- ATTIC LADDER 25"x54" MIN. AND OR LARGER WHERE SUCH DIMENSIONS ARE NOT LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. A WALKWAY TO AN APPLIANCE SHALL BE RATED AS A FLOOR AS APPROVED BY THE BUILDING OFFICIAL. MINIMUM 300 lb (136 kg) CAPACITY.



CESAR DOMINGUEZ-RAMIREZ
#21678

NO.	DATE	ISSUE
07.12.19	07.12.19	ISSUE FOR PERMIT AND CONSTRUCTION
03.11.22	03.11.22	REV #1

Jones Residence Remodel

PROJECT ADDRESS
300 E. Miller St Burlenon, Tx
77006 Johnson County

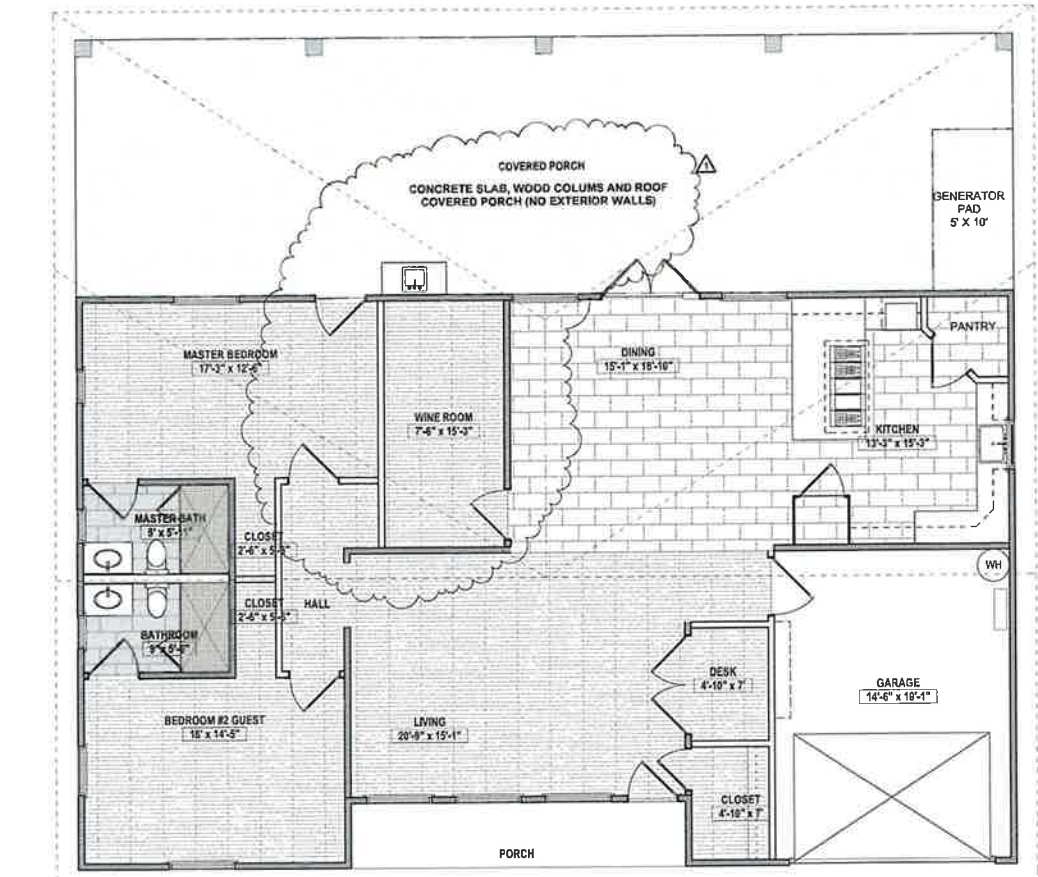
PROJECT NO. 16027

SHEET TITLE
RC & Power Plan

A2.40

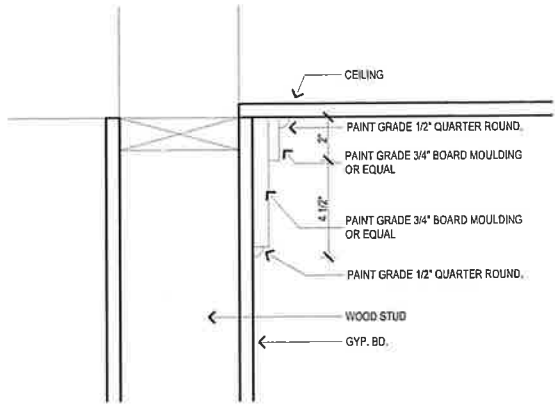
Friday, March 11, 2022 © 2022 QA
This drawing is PROPRIETARY and CONFIDENTIAL, intended only for the named recipient(s) designated above and may contain information that is privileged and confidential, or exempt from disclosure under applicable law.

16-027 Philip Jones 02-25-22.pln/Friday, March 11, 2022



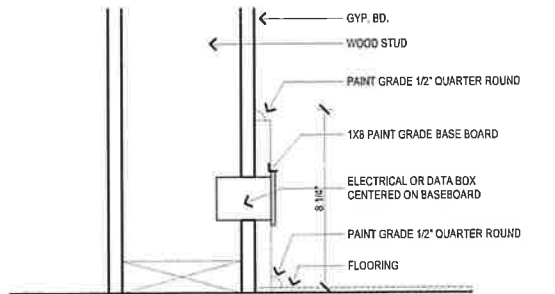
SCALE 3/16" = 1'-0"

FLOOR FINISH PLAN | C1



SCALE 3" = 1'-0"

MOULDING DETAIL | B2



SCALE 3" = 1'-0"

BASEBOARD DETAIL | A2

GENERAL NOTES

- A. PROVIDE SHOWER SYSTEM CURB, SCHLUTER OR EQUAL.
B. ALL FLOORING CHANGES NEED TO BE CENTERED BELOW DOORS
C. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS
D. RUN ALL FLOORING UNDER CABINETS AND MILLWORK

LEGEND

- PORCELAIN TILE, TYP
PORCELAIN TILE, TYP BATHROOMS
CERAMIC TILE, TYP. SHOWERS
EPOXY FLOOR COATING/



CESAR DOMINGUEZ-RAMIREZ
#21678

NO.	DATE	ISSUE
	07.12.18	ISSUE FOR PERMIT AND CONSTRUCTION
△	03.11.22	REV #1

Jones Residence Remodel

PROJECT ADDRESS

300 E. Miller St Burlenon, Tx
77006 Johnson County

PROJECT NO. 16027

SHEET TITLE

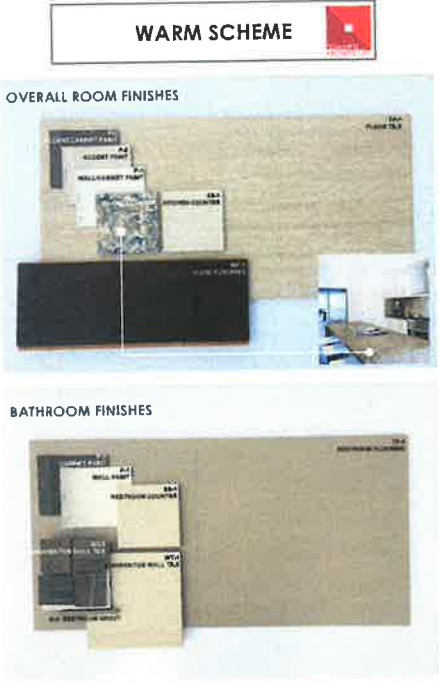
Finish Plans / Details

A2.60

Friday, March 11, 2022

© 2022 QA

This drawing is PROPRIETARY and CONFIDENTIAL, intended only for the named recipient(s) designated above and may contain information that is privileged and confidential, or exempt from disclosure under applicable law.



FINISH SCHEDULE

LEVEL	ROOM NAME	FLOOR	BASE	NORTH	SOUTH	EAST	WEST	CEILING	REMARKS
1	LIVING	WF-1			P-3				
1	DESK	WF-1							
1	MASTER BEDROOM	WF-1							
1	MASTER BATH	TP-1			P-3				
1	CLOSET	WF-1							
1	BEDROOM #2	WF-1							
1	BATHROOM #2	TP-2							
1	CLOSET	WF-1							
1	HALL						P-3		
1	DINING				P-3				
1	KITCHEN				P-3				
1	PANTRY								
1	WINE ROOM	WF-1							
2	GARAGE		N/A						SPRAY OR SEALED CONCRETE

- GENERAL NOTES:
1. PROVIDE FLOORING COMPOUND AS REQUIRED FOR FLUSH FINISH OF CARPET, VCT AND DISPARABLE HARD SURFACE JOINTS (TILE/STONE)
 2. WHERE CHANGE OF FLOOR MATERIALS OCCURS BETWEEN ROOMS, LINE OF CHANGE TO BE BELOW CENTERLINE OF DOORS IN ITS CLOSED POSITION
 3. FINISH SCHEDULE TO BE USED AS A REFERENCE, BUT NOT LIMITED TO FINISH PLANS AND ELEVATIONS, CONTACT ARCHITECT FOR ANY CLARIFICATIONS

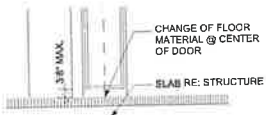
EXTERIOR MATERIALS SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
EX-1	EXTERIOR PAINT	1000	GALES	WHITE
EX-2	EXTERIOR ROOF	1000	GALES	WHITE
EX-3	EXTERIOR ROOF	1000	GALES	WHITE

INTERIOR MATERIALS SCHEDULE

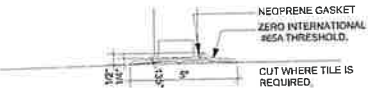
ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
I-1	INTERIOR PAINT	1000	GALES	WHITE
I-2	INTERIOR ROOF	1000	GALES	WHITE
I-3	INTERIOR ROOF	1000	GALES	WHITE
I-4	INTERIOR ROOF	1000	GALES	WHITE
I-5	INTERIOR ROOF	1000	GALES	WHITE
I-6	INTERIOR ROOF	1000	GALES	WHITE
I-7	INTERIOR ROOF	1000	GALES	WHITE
I-8	INTERIOR ROOF	1000	GALES	WHITE
I-9	INTERIOR ROOF	1000	GALES	WHITE
I-10	INTERIOR ROOF	1000	GALES	WHITE
I-11	INTERIOR ROOF	1000	GALES	WHITE
I-12	INTERIOR ROOF	1000	GALES	WHITE
I-13	INTERIOR ROOF	1000	GALES	WHITE
I-14	INTERIOR ROOF	1000	GALES	WHITE
I-15	INTERIOR ROOF	1000	GALES	WHITE
I-16	INTERIOR ROOF	1000	GALES	WHITE
I-17	INTERIOR ROOF	1000	GALES	WHITE
I-18	INTERIOR ROOF	1000	GALES	WHITE
I-19	INTERIOR ROOF	1000	GALES	WHITE
I-20	INTERIOR ROOF	1000	GALES	WHITE
I-21	INTERIOR ROOF	1000	GALES	WHITE
I-22	INTERIOR ROOF	1000	GALES	WHITE
I-23	INTERIOR ROOF	1000	GALES	WHITE
I-24	INTERIOR ROOF	1000	GALES	WHITE
I-25	INTERIOR ROOF	1000	GALES	WHITE
I-26	INTERIOR ROOF	1000	GALES	WHITE
I-27	INTERIOR ROOF	1000	GALES	WHITE
I-28	INTERIOR ROOF	1000	GALES	WHITE
I-29	INTERIOR ROOF	1000	GALES	WHITE
I-30	INTERIOR ROOF	1000	GALES	WHITE
I-31	INTERIOR ROOF	1000	GALES	WHITE
I-32	INTERIOR ROOF	1000	GALES	WHITE
I-33	INTERIOR ROOF	1000	GALES	WHITE
I-34	INTERIOR ROOF	1000	GALES	WHITE
I-35	INTERIOR ROOF	1000	GALES	WHITE
I-36	INTERIOR ROOF	1000	GALES	WHITE
I-37	INTERIOR ROOF	1000	GALES	WHITE
I-38	INTERIOR ROOF	1000	GALES	WHITE
I-39	INTERIOR ROOF	1000	GALES	WHITE
I-40	INTERIOR ROOF	1000	GALES	WHITE
I-41	INTERIOR ROOF	1000	GALES	WHITE
I-42	INTERIOR ROOF	1000	GALES	WHITE
I-43	INTERIOR ROOF	1000	GALES	WHITE
I-44	INTERIOR ROOF	1000	GALES	WHITE
I-45	INTERIOR ROOF	1000	GALES	WHITE
I-46	INTERIOR ROOF	1000	GALES	WHITE
I-47	INTERIOR ROOF	1000	GALES	WHITE
I-48	INTERIOR ROOF	1000	GALES	WHITE
I-49	INTERIOR ROOF	1000	GALES	WHITE
I-50	INTERIOR ROOF	1000	GALES	WHITE
I-51	INTERIOR ROOF	1000	GALES	WHITE
I-52	INTERIOR ROOF	1000	GALES	WHITE
I-53	INTERIOR ROOF	1000	GALES	WHITE
I-54	INTERIOR ROOF	1000	GALES	WHITE
I-55	INTERIOR ROOF	1000	GALES	WHITE
I-56	INTERIOR ROOF	1000	GALES	WHITE
I-57	INTERIOR ROOF	1000	GALES	WHITE
I-58	INTERIOR ROOF	1000	GALES	WHITE
I-59	INTERIOR ROOF	1000	GALES	WHITE
I-60	INTERIOR ROOF	1000	GALES	WHITE
I-61	INTERIOR ROOF	1000	GALES	WHITE
I-62	INTERIOR ROOF	1000	GALES	WHITE
I-63	INTERIOR ROOF	1000	GALES	WHITE
I-64	INTERIOR ROOF	1000	GALES	WHITE
I-65	INTERIOR ROOF	1000	GALES	WHITE
I-66	INTERIOR ROOF	1000	GALES	WHITE
I-67	INTERIOR ROOF	1000	GALES	WHITE
I-68	INTERIOR ROOF	1000	GALES	WHITE
I-69	INTERIOR ROOF	1000	GALES	WHITE
I-70	INTERIOR ROOF	1000	GALES	WHITE
I-71	INTERIOR ROOF	1000	GALES	WHITE
I-72	INTERIOR ROOF	1000	GALES	WHITE
I-73	INTERIOR ROOF	1000	GALES	WHITE
I-74	INTERIOR ROOF	1000	GALES	WHITE
I-75	INTERIOR ROOF	1000	GALES	WHITE
I-76	INTERIOR ROOF	1000	GALES	WHITE
I-77	INTERIOR ROOF	1000	GALES	WHITE
I-78	INTERIOR ROOF	1000	GALES	WHITE
I-79	INTERIOR ROOF	1000	GALES	WHITE
I-80	INTERIOR ROOF	1000	GALES	WHITE
I-81	INTERIOR ROOF	1000	GALES	WHITE
I-82	INTERIOR ROOF	1000	GALES	WHITE
I-83	INTERIOR ROOF	1000	GALES	WHITE
I-84	INTERIOR ROOF	1000	GALES	WHITE
I-85	INTERIOR ROOF	1000	GALES	WHITE
I-86	INTERIOR ROOF	1000	GALES	WHITE
I-87	INTERIOR ROOF	1000	GALES	WHITE
I-88	INTERIOR ROOF	1000	GALES	WHITE
I-89	INTERIOR ROOF	1000	GALES	WHITE
I-90	INTERIOR ROOF	1000	GALES	WHITE
I-91	INTERIOR ROOF	1000	GALES	WHITE
I-92	INTERIOR ROOF	1000	GALES	WHITE
I-93	INTERIOR ROOF	1000	GALES	WHITE
I-94	INTERIOR ROOF	1000	GALES	WHITE
I-95	INTERIOR ROOF	1000	GALES	WHITE
I-96	INTERIOR ROOF	1000	GALES	WHITE
I-97	INTERIOR ROOF	1000	GALES	WHITE
I-98	INTERIOR ROOF	1000	GALES	WHITE
I-99	INTERIOR ROOF	1000	GALES	WHITE
I-100	INTERIOR ROOF	1000	GALES	WHITE

- NOTE 1: FINISHES FOR HINGES, RE: HARDWARE SCHEDULE
- NOTE 2: NOT USED
- NOTE 3: PROVIDE ANTI-STRUCTURE MEMBRANE UNDER ALL EXTERIOR FLOORING/DECKING
- NOTE 4: PROVIDE SAMPLES AND NOTICES OF ALL ITEMS FOR FINAL OWNER AND ARCHITECT APPROVAL, REQUIRED OWNER'S

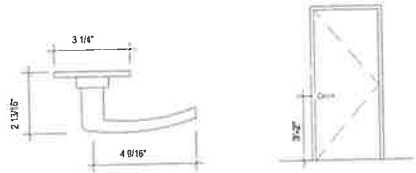


SILL

Typ. Interior Frame Details



Typ. Exterior Sill Detail



TYPICAL LEVER HANDLE

MOUNTING HEIGHT

- A. INTERIOR DOORS ARE "TBD" PAINTED, U.N.O.
- B. INTERIOR GLAZING: 1/4" OR 3/8" (AS REQUIRED BY CODE) CLEAR POLISHED PLATE. SAFETY GLASS AS NOTED AND REQUIRED BY CODE. AS A MINIMUM, PROVIDE SAFETY GLASS WITHIN 24" OF EITHER VERTICAL EDGE OF A DOOR IF THE GLASS IS WITHIN 60" OF THE FLOOR. ALSO GLASS WITHIN 18" OF THE FLOOR WHEN THE TOP IS 36" OR GREATER FROM THE FLOOR, AND THE AREA IS 9SF OR GREATER.
- C. ALL DOOR LEVERS TO BE MOUNTED @ 3'-2" A.F.F.
- D. DOOR CLOSERS ARE TO BE ADJUSTED SO THAT THE SWEEP PERIOD OF THE CLOSER FROM AN OPEN POSITION OF 70 DEGREES WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF APPROXIMATELY 12 DEGREES.
- E. DOOR OPENING FORCE FOR PUSHING AND PULLING OPEN HINGED DOOR SHALL BE APPLIED PERPENDICULAR TO THE DOOR AT THE DOOR OPENER OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FURTHER FROM THE EDGE.
- F. INTERIOR HINGED DOORS SHALL REQUIRE AN OPENING FORCE NOT EXCEEDING 5 LBF.
- G. EXCEED 1/2" CHANGE OF LEVEL OVER 1/4", REQUIRES 1:2 BEVEL
- H. PROVIDE TEMPERED SAFETY GLASS WHERE NOTED "SG" AND AS REQUIRED BY CODES, INCLUDING DOORS, GLASS WITHIN 24" OF DOORS, AND WHERE BOTTOM EDGE IS WITHIN 60" OF FINISHED FLOOR.
- I. DETERGENT CLEAN ALL INTERIOR AND EXTERIOR GLAZING, FRAMES AND DOORS AT SUBSTANTIAL COMPLETION.
- J. AT FULL HEIGHT DOORS, SET FRAME HEAD AT ESTABLISHED CEILING HEIGHT (USING LASER LEVELING DEVICE). MEASURE DOORS DOWN FOR 1/4" TO 3/8" MAXIMUM UNDERCUT, U.N.O.
- K. REFER TO INTERIOR MATERIALS SCHEDULE FOR HARDWARE FINISH. HINGE AND CLOSER FINISH TO MATCH DOOR FRAME FINISH, U.N.O.



NO.	DATE	ISSUE
07.12.19		ISSUE FOR PERMIT AND CONSTRUCTION

Jones Residence Remodel

PROJECT ADDRESS

300 E. Miller St Burlenon, Tx

77006 Johnson County

PROJECT NO. 16027

SHEET TITLE

Schedules

A2.61

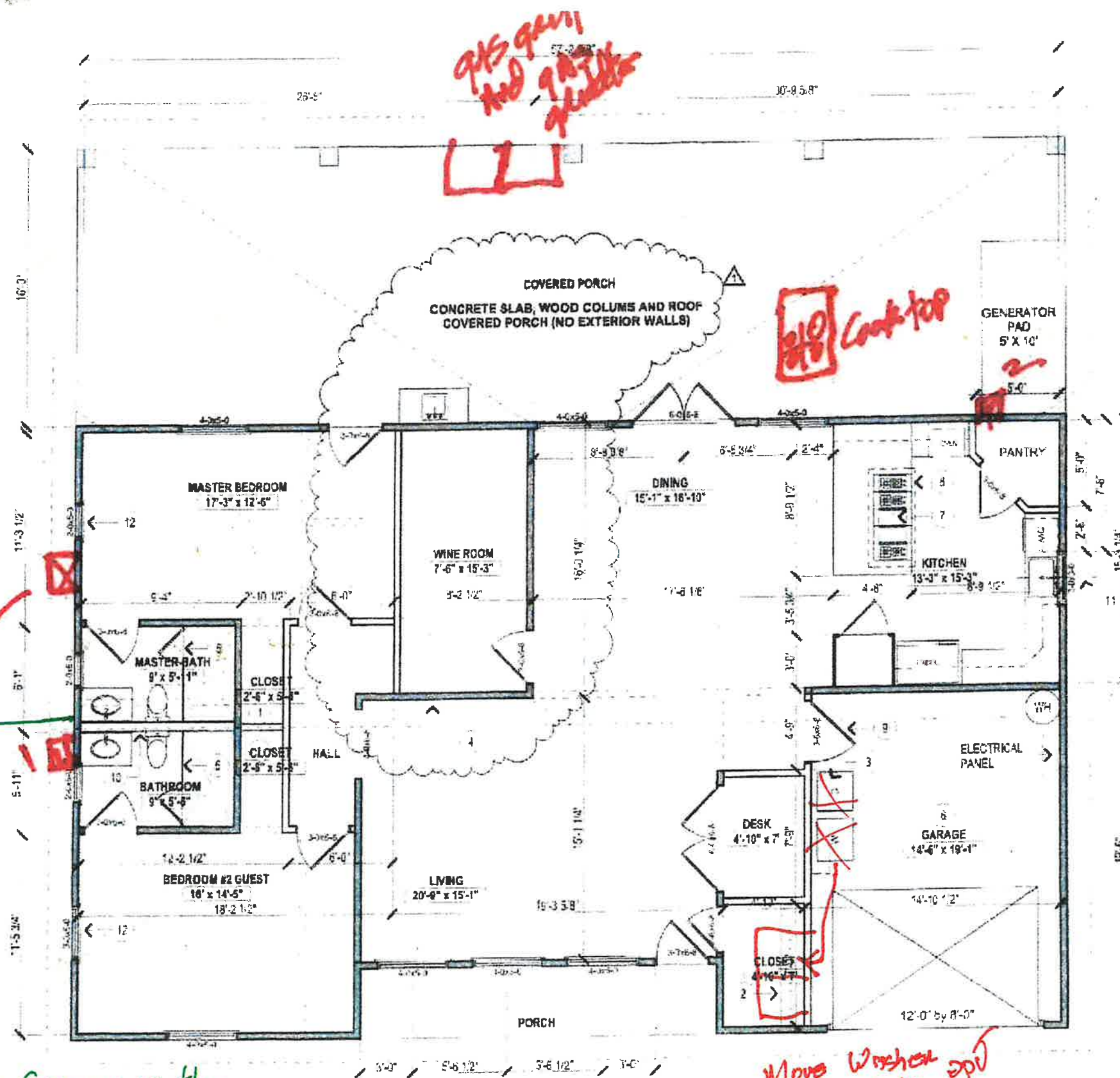
Res 22-00098



CESAR DOMINGUEZ-RAMIREZ
#21678

NO.	DATE	ISSUE
	07.12.18	ISSUE FOR PERMIT AND CONSTRUCTION
△	03.11.22	REV #1

300 E Miller
Burkeston TX 76028
Philip Jones
817-294-1359



The Green is the
supposed Tag
But not sure

SCALE 3/16" = 1'-0"

FLOOR PLAN B1