

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: Stories: Building Height: Plan Name: Total Area: 9 8
Conditioned Area: 1673 6 Garage Area: 305 6 (Attached: Detached: Detached: Porches/Patio Area: 932 6
Basement Area: Crawlspace Area: Foam Encapsulated Y N Fence: Y N
Fence Height: Fence Material:
Setbacks: Front: 24'9" Left: 251 Right: 46'7" Rear: 222'6"
Lot Size (Sq. Ft.): 36, 772 Lot Coverage: 108 % Corner Lot: Internal Lot:
Property Owner:
Name: Phillip D Jowes Phone: 817-286-1359
Address: 300 B. Miller Bulleson Ty 76028 Email: Shorty 57a suboll. west
Contractor/Company: Phone: 281-657-5323
Name: GOISBY CONSTRUCTION LLC
Address: 32015 Tarriand Rd Mignel at T (Include City, State & Zip Code) 17345 Email: Johnnis C gelsby Const. com AIZ And Heat
Subcontractor(s): Plumbing Company: Fix it Right Plumbing Mechanical Company: Duploson Heat and And
Electrical Company: BURIESON EIRFRIC
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
Applicant (Print): Phi II D 50005 Signature:
Applicant (Print): Philip D Dowos Date: 3 22 2022
OFFICE USE ONLY
Plan Review # / Fee: #30-3 12 12 Permit Number: 1522-00038 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:YN
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
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will recipiolist(s) destignated above and may contain information that is privileged and confidential, or exempt from disclosure under applicable law.

AIR CONDITIONIN

AUDIO VISUAL

BURDNO

BRACKET

BETWEEN

BOTHFACES

CATCH BASIN

CAST IN PLACE

CAST IRON PIPE

CHALKBOARD

CHUNG

COLUMN

CONCRETE

CONSTRUCTION

CONTINUOUS

CERAMIC TILE CUBIC FOOT (FEET) CENTER TO CENTER

COOL WHITE DELUXE

DEFLECTION

DISCOURT

DAMETER

DISPENSER

DOWN

SETAS.

DEEP) DEPTH

EMERGENCY

EACH WAY

EXISTING

ELECTRIC WATER COOLER

EXTERIOR FACE OF BUILDING

CORREDOR

CONF

CONST CONTR CONT

CORR CG CSVT

C.W.X.

CLOSTO CIRCUIT TELEV

SALLED & BURLAPPE

BBR	EVIATIONS						
		F		Р		SY	MBOLS
ıs	ALUMINUM COMPOSITE METAL ACOUSTICAL	FA	FIRE ALARM	PART	PARTITION POUNDS PER CUBIC FOOT	ě.	MARTINOS
ST	ADJUSTABLE	FC FD	FIRE CODE FLOOR DRAIN	PCP	PORTLAND CEMENT PLASTER PORCELAIN CERAWIC TILE	•	AZ
	ADJACENT ACCESS DOOR	FE PHC	FIRE EXTINGUISHER FIRE HOSE CABINET	PERF	PERFORATED	1	CHANKE
	ABOVE FINISH FLOOR AIR HANDLING UNIT	EH EIN	FIRE HYDRANT FIRESHEINISHED	PLAST PLAS	PLASTER PLASTIC	Ø	ROUNO/DIAMET
	ALTERNATE ALLWINUM	FIXT	FIXTURE	PLBG PLWD	PLUMBING PLYWDOD	P	PLATE
	ANGLE	FLRG FLR	FLOOR	PNL PSF	PANEL POUNDS PER SOLIARE FOOT	7	ANGLE
iox	ANODIZED APPROXIMATELY	FLSHG FLUOR	FLUORESCENT	PSI	POUNOS PER SQUARE INCH	ě	AND
	ACCESS PANÉL ARCHITECT/ ARCHITECTURAL	F.P.W. FL	FLOOD PROTECTION WALL FLOW LINE	PTD PVC	PAINTED POLYVINYL CHLORIDE	,	PER
1	ASPHALT ATTENUATION/ ATTENUATING	FM	FACTORY MUTUAL	PTW FT	PROPERTY LOVE PLASTIC LAMINATE	Ø	WARE
,	AUTOMATIC	FS FTG	FULL SIZE FOOTING	Q			AUD DE WALD
	AUXILIARY AVENUE	FT FL/RN	FOOT (FEET) FURINSH	or P	QUARRY TILE	55	

REFLECTED CEILING PLA

RECEPTION

RECESSED

REQUIRED

RIGHT HAND

ROUGH OPENIN

RETURN AIR GRALL

SCHEDULE

SQUARE FEET

SPECIFICATION SQUARE

STABILIZE(D)

STEEL.

SUSPENDED

TOP OF CURB

THICK(NESS)

TOP OF STEEL

TRANSFORMER

TERRAZZO

TUBE STEEL

TYPICAL

VACUUM

VESTRULE

WALL HUNG

ROTKFORT

WARM WHITE

WIDYOUT

with

WROUGHT IRON

WATER RELITANT

UNILESS NOTED OTHERWISE

STRUCTURE/STRUCTURA

STA

SHEET

ROOM

RECOMMENDATION

RECEPT

RECEP RECOM

FURRED/FURRING

FABRIC WALL COVERIN

FIELD VERIFY

CALLON

GAUGE

GUARD

GENERAL

GLASS_GLAZDIG

GRADE GRADING GYPSUM

wood near

HARDWOOD

HALF FULL TIPE

HOLLOW METAL HORSEDNITAL

HORSEPONE

HEATING/VENTRA

MUNICESCENT

INSULATION/INSULATION

NTERIOR NCH

JOIST

LEVEL Unicar UG#T

METTA

MATERIAL MATERIAL MECHANICAL

MECHANICAL ELECTRICAL PLUMBING MULTI CTU-EX MANIMUM MANIMUM

MECRILANICOUS MASSMAY OPENING

MOISTURE PESSETAN

NOTEHODUSECT

MODE PEDUCTIONS

ON CENTER(S)

CHINEK FLIRN

DIEREAD

OPPOSITE. OVERFLOW SCUPPER

OUTSIDE AIR

OUTSIDE DUANTER

METAL

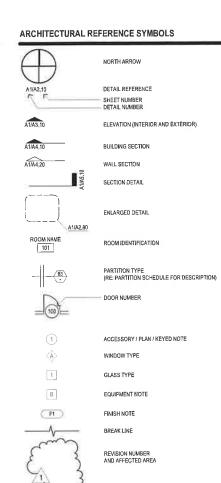
NO.014

DOMESTIC

MSIDE PIPE SIZE

egt sates.

INCAMO



DL 28'-0"

EL 10.00

EL. 10.00

Burleson

REQUIREMENTS FOR RESIDENTIAL ADDITIONS

- · Building Permit Required
- Floor Plan (which indicates room dimensions, walls, door openings, windows) Note: What rooms back up to addition?
- Designate Use of Room (Living room, game room, bedroom)
- . What rooms back up to addition?
- . Will addition be heated/cooled
- Is foundation existing/new?
- Lighting & Receptacles: Requires installation by licensed and registered electrical contractor. Spacing of receptacles
 per 2005 National Electrical Code Generally, one on each wall but not more than 12' between outlets in the same
- . Bedroom: Smoke detector, both inside the room and in the hall, which provides access to the bedroom, hard wired Bettioon Studies deceeved, four inside the tools and in the that, with a provided section of the deceeved, the control of the section of the
- . Electric Panels. Cunnot be enclosed in closet or located in bathroom.
- Additional Window Note. If windows are located with 24" of new or existing door, the glass must be tempered safety.
- Emergy Code (For conditioned area less than 500 square feet): Windows must have Solar Heat Gain Coefficient (not
 for exceed .40), windows must have U-factor rating (not to exceed .50). Exterior doors must have a U-factor (not to exceed 35). Attic insulation must have R-30 rating, walls (new and existing) must have R-13 rating. Heating and cooling ducts must be insulated to a minimum of R-6 rating
- New Walls: Sill plate to be pressure treated. Anchor bolts every 6' or "ramsets" (3.5") every 18" on center
- . Electrical receptacles in bedroom must be on ore fault protected circuit

ENERGY CODE COMPLIANCE FOR RESIDENTIAL ADDITIONS WITH CONDITIONED FLOOR AREAS LESS THAN 500 SOUARE FEET (Including window replacements

Maximum Fenestration U-Factor	Maximum Solar Heat Gain Coefficient (Wewhied Average)	Minimum Ceiling R-Value	Minimum Wall K-Valor	Minimum Floor R-Value
.50	-10	R-30	R-13	R-19

* Conditioned summen solditions shall have a maximum fenestration U-Fastor of 50. The minutum ceiling R-V alor for conditioned summen additions shall be R-19 and the minutum wall R-V alor shall be R-13.

CITY OF BURLESON • Community Development Department • 141 W. Renfro Street, Burleson, TX 76028 • (817) 426-9600 • www.birlesontx.com

PERMIT INFORMATION

JOB ADDRESS 300 E. Miller St Burlenson, Tx 77006 Johnson County

BEING A 0.844 ACRE TRACT OF LAND SITUATED IN THE DAVID ANDERSON LEGAL DESCRIPTION:

BEING A 1049 AUCH THACH OF DISSIDATED IN THE DAVID AUCHCHSON SURVEY, ABSTRACT NO, 4 JOHNSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE RUTH P, FEHSE REVOCABLE LIVING TRUST, AS RECORDED IN INSTRUMENT NO, 201000023802, DEED RECORDS

JOHNSON COUNTY, TEXAS,

REMODEL OF AN EXISTING RESIDENTIAL STRUCTURE, WORK INCLUDES NON-BEARRING INTERIOR WALLS DEWOLITION, NEW INTERIOR WALLS AND CEILINGS, MEP, INTERIOR FINISHES, EXTERIOR ROOF AND SIDING AND A COVERED PORCH (NO WALLS) WITH A CONCRETE SLAB, WOOD ROOF AND WOOD COLUMNS. SCOPE OF WORK:

RE FERRIT APPLICATION

Living Area = 1,673.00 sf

Garage = 303.00 sf

Front Porch = 85.00 sf COST OF IMPROVEMENT: AREA OF BUILDING: Covered Porch = 847.00 st Total Area = 2,908,00 st

NUMBER OF FLOORS ONE (1)

±15'-0" TO TOP OF PITCHED ROOF, BUILDING HEIGHT: BUILDING CODES: 2012 IRC WITH AMENDMENTS 2012 IECC WITH AMENDMENTS ENERGY CODE:

PROJECT TEAM:

ARCHITECT

OWNER: Mr Phillip Jones 300 E, Miller S: Burlenson, Tx 77006 Johnson County

Cesar Dominguez, AIA 713-416-6164 cesard@quadroarchitecture.com Quadro Architecture LLC Richmand, Tx 77406

MEP : ENGINEERED AND PERMITTED BY SUBCONTRACTORS

Golsby Construction LLC 32015 Tamina Rd Magnolia, Tx 77354 CONTRACTOR

DRAWING INDEX

SHEET CONTENT	AKCHITECT	UKAL
	SHEET	CONTENT

A0-10 Reference Shee A1.20 Floor Plans A2.60

SUBCONTRACTORS



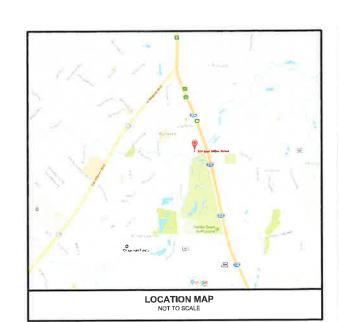


CESAR DOMINGUEZ-RAMIREZ

07.12.18 ISSUE FOR PERMIT AND CONSTRUCTION 03.11.22 REV #1

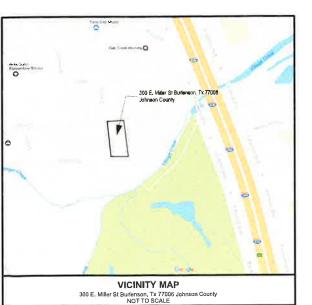
Finish Plans / Details Schedules

MECHANICAL, ELECTRICAL AND PLUMBING BY



EXISTING ELEVATION

NEW ELEVATION



Jones Residence Remodel

PROJECT ADDRESS

300 E. Miller St Burlenson, Tx 77006 Johnson County

PROJECT NO. 16027

Reference Sheet

A0.10

1. FB07.1 ATTIC ACCESS ROUGH OPENING 30"x54" STAIR CAPACITY A MINIMUM OF 350 POUNDS CAPACITY

2. R302.5 DWELLIND/CARAGE OPENING/PENETRATION PROTECTION OPENINGS AND PENETRATIONS THROUGH THE WALLS OR CELLINGS SEPARATING THE DWELLING FROM THE CARAGE SHALL BE IN ACCORDANCE WITH SECTIONS R302.5 I THROUGH R302.9 S.

PAID 5 I OPENNO FMILLE ON.

OPENINGS FROM A FAILE CARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED OTHER OPENINGS FROM A FAILE CARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING BURDON DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OF HONEYCOMD—CORE STELL DOORS NOT LESS THAN 13/8 INCHES (35 MM) INTHICKNESS, SOLID OF HONEYCOMD—CORE STELL DOORS NOT LESS THAN 13/8 INCHES (35 MM) INTHICKNESS, SOLID OF HONEYCOMD—CORE STELL DOORS NOT LESS THAN 13/8 INCHES (35 MM) INTHICKNESS, SOLID OF HONEYCOMD FOR STELL DOORS NOT LESS THAN 13/8 INCHES (35 MM) INTHICKNESS, SOLID OF HONEYCOMD FOR STELL DOORS NOT HE CARAGE SHALL BURDON OF HONEYCOMD FOR THE WALLS OR CHUNGS SEPARATING THE DIRELING FROM THE CARAGE SHALL HAVE NO OPENINGS INTO THE CARAGE SHALL HAVE NO OPENINGS INTO THE CARAGE SHALL HAVE NO OPENINGS INTO THE CARACE SHALL HAVE NO OPENINGS INTO THE CARACE SHALL HAVE NO OPENINGS INTO THE CARACE SHALL HAVE NO OPENINGS INTO THE SEPARATION REQUIRED IN SECTION R302 6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PURPOSES SHALL BY PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PURPOSES SHALL BY PROTECTED AS REQUIRED BY SECTION R302 11 MM AND THE PURPOSES SHALL BY PURPOSES

KOUZII, HEM 4 REQLE DWELLY OF LOE FIRE ALION THE CARROLE OF SEPARATIO S RECURED BY TABLE R302 6 OPENINGS IN CARAGE WALLS SHALL COMPLY WITH SECTION R3025 THIS PROMISSION DOES NOT APPLY TO CARROLE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT OWELLING UNIT WALL

TABLE R302.6 DWELLING/GARAGE SEPARATION

SEPERATION BETWEEN THE RESIDENCE AND THE GARAGE SHALL RF MAINTAINED BY THE INSTALLATION OF 1/2" CYPSIAM BOARD ON ALL COMMON WALLS AND 5/8" ON CERIMG ON THE GARAGE SIDE TYPE", CYPSIAM BOARD FOR THE GARAGE CELIMOS BENGATH HABINABLE ROOMS SHALL BE INSTALLED PERPENDICULAR TO THE CELIMG FRANCE CELIMOS AND SHALL BE FASTENED AT MAINMAN 6 WICHES ON CENTER BY MINIMUM 1-7/8" BG COATED MAILS OR COUNTAINT DIRTHLE SPREWS (FORZE.S.)

3 R3Q251 OPENING PROTECTION OPENINGS FROM A PRIVATE CARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PUPPROSES SHALL NOT BE PERMITED OTHER OPENINGS BETWEEN THE CARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOULD WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOULD OR HOMEYCOUS—CODE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20—MINUTE FIRE—RATED DOORS, EOVIPPED WITH A SELF—CLOSING DEVICE.

4 R312 2.1 WINDOW SILLS, IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW SILLS IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 ACRES (1822 MI) ADDA THE THEORY OF SWEAKE SELON, THE LOCATE OF THE PRODUCT OF THE PRODUC

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

7 WOOD TO BE THIN SET ON APPROPRIATE BACKER BOARD

8 GUITERS AND DOWNSPOUTS AS REQUIRED

8 GUITERS AND DUMPSOUTS AS RECUMED.

9 FOOL 38 WATER-RESISTANT CYPSUM RACYMG BOARD.

CYPSUM BOARD USED AS THE BASE OR BACKER FOR NON-ESIVE APPLICATION OF CERAMIC THE OR OTHER REQUIRED NONABSORBER FINISH MATERIAL SHALL CONFORM TO ASTM C 1396, C 1178 OR C 1278 USE OF WATER-RESISTANT CYPSUM BACKING BOARD SHALL HE PERMITTED ON CERIMOS WHERE FRAMMS SPACING DOES NOT EXCEED 12 WORLS (305 MM) ON CENTER FOR YZ-MCH-THECK (12.7 MM) OR 16 MICHES (106 MM) FOR \$50-MICHTER (16 MM) CYPSUM BOARD WATER-RESISTANT CYPSUM BOARD SHALL NOT BE INSTALLED OVER A CLASS I OR I VAPOR RETARDER IN A SHOWER OR TUB COMPARTNEYN, CUI O'R EXPOSED EDGES, INCLUDING THOSE AT WALL INTERSECTIONS, SHALL BE SEALED AS RECOMMENDED BY THE MANUFACTURER

DET THE THE PROPERTY OF THE PR

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

1) A LEVEL SERVICE SPACE A MIN. 30 DEEP AND 30 WIDS SHALL BE PRESENT ADDR. ALL SDES OF APPLIANCE(S) IN ATTIC WHERE ACCESS IS REQUIRED PROVIDE AN UNIT WILL SELVEN ALL SOLD OF THE LARGEST APPLIANCE BY THE STATE OF THE LARGEST APPLIANCE BY NOT WORLD AND 20 WIDE AND NOT WORLD AND LEADTH WHEN MEASURED ALONG THE CENTER UNE OF PASSACEWAY FROM THE PASSACEWAY FROM THE PASSACEWAY SHALL HAVE CONTINUOUS SOLD FLORING IN ACCORDANCE WITH ROOT, AND MIJOS OF INC. 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 18 WATER HEATERS AND STORAGE TANKS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1305 AND SHALL BE LOCATED AND CONNECTED TO PROVIDE ACCESS FOR OBSERVATION, MAINTENANCE, SERVICING AND REPLACEMENT.

17. R312.1.1 CUARDS SHALL BE LOCATED ALONG OPEN—SIDED WALKING SURFACES, INCLUDING STARS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCINES (752 MJ) MEASURED VERTCALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 MCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INCEST SOREEMING SHALL NOT BE CONSIDERED AS A CUARD. AS CHARD AS A CHARD REPORT OF THE CONTROL OF THE OPEN SIDE. WAS A CUARD REPORT. REQUIRED FOR OPEN-SIDED WALKING SURFACES. INCLUDING STARS, PORCHES, BALCONES OR LANDINGS, SHALL BE NOT LESS THAN 18 INCHES (911 MM) HIGH MEASURED VERTICALLY ABOUT THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEDDING EDGES OF THE TREADS

EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 31 INCHES (864 MM) MEASURED

1. GUARDS ON THE OPEN SIDES CONNECTING THE LEADING EDGES OF THE TEACHS

VERNOLLLY PROMA I LUNG CONNECTING THE LEADING EDGES OF THE TEACHS

VERNOLLLY PROMA I LUNG CONNECTING THE LEADING EDGES OF THE GUARD

SHALL NOT BE LESS THAN 32 MOVES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM) MEASURED VERTICALLY FROM A

LINE CONNECTING THE LEADING EDGES OF THE TREADS

AREA TO COMPAGE SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW

PASSAGE OF A SPHERE 4 MOVES (102 MM) IN DIMETER.

19 RBOZ 10 WALL BRACING BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION RBOZ 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 7301 I.

20 R602 11 WALL ANCHORAGE BRACED WALL LINE SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY FOUNDATIONS IN ACCORDANCE WITH SECTIONS R403.16 AND R802 11.1

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

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

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

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

1. VERTICALLY AT THE CELLING AND FLOOR LEVELS

1. VERTICALLY AT THE CELLING AND FLOOR LEVELS

1. VERTICALLY AT THE CELLING AND FLOOR LEVELS

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

3. IN CONCEDIED SPACES BETWEEN STARS STRINGERS AT THE TOP AND BOTTOM OF THE RUN ENCLOSED SPACES UNDER STARS SHALL COMPAY WITH SOFFITS, DROP CELLINGS AND LOOP LEVEL WITH AN APPROVED AMAIERAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSIONS THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REDURED TO MEET THE ASTM & 136 REQUIPERMENT OF THE WITH AN APPROVED SPACES SHALL NOT BE REDURED TO MEET THE ASTM & 136 REQUIPERMENT OF THE LINE OF DIVELLING UNIT SEPARATION OF FIREBLOCKING OF CRIMMEN'S AND PIREPLACES. SEE SECTION RIDGS 19

3. PROVIDED THE ARROWS OF CHAMBER'S AND PIREPLACES. SEE SECTION RIDGS 19

3. FOR THE FIREBLOCKING OF CRIMMEN'S AND PIREPLACES. SEE SECTION RIDGS 19

3. FOR THE BROBENCY ESCAPE AND RESCUE REQUIPED AT THE LINE OF DIVELLING UNIT SEPARATION DESCRIPTIONS THE ARTICLES AND EVERY SELEPTING PROOF STALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND BASEMENTS. HABITABLE ATTOS AND EXCEUSE PROOF STALL DEVELOPED AND ALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND BASEMENTS. HABITABLE ATTOS AND EXCEUSE PROOF SHALL DROPPEN OF A PROPERTY ESCAPE AND RESCUE OPENNED SHALL DROPPEN OF A PROPERTY ESCAPE AND BASEMENTS. SHALL DROPPEN OF A PROPERTY ESCAPE AND BASEMENTS WERE DOWN OF A PEAR OF 200

EXCEPTION BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT AND NOT EXCEEDING TOTAL FLOOR AREA OF 200 SOLIARE FEET (18-38-M2)

R310 1 1 MINIMUM OPENING AREA ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SOUARE FEET (0.530

12) XCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SOUARE FEET (0.465 M2) 310 I 2 MINIMUM OPENING HEIGHT

K310 I 2 MINIMUM OPENING HEIGHT THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM) #310 I 3 MINIMUM OPENING WIDTH. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) #310 I 4 OPENIONAL CONSTRAINTS.

KISTO LA UPERMITIONAL CONSTRAINTS.
EMBERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF
STICS TOOLS OR SPECIAL KNOWLEDGE

R3112 EGRESS DOOR SHALL BE PROVIDED FOR EACH DIVELEND UNIT THE EGRESS DOOR SHALL BE ALL SHALL BE SHALL BE DOOR SHALL BE PROVIDED A MINIMUM CLEAR WOTH OF 32 WOMES (813 MM) WHEN MEASURED BETWEEN HE FACE OF THE DOOR AND THE SIDE WITH THE DOOR OPEN OF DEGRESS (15 7 PAU). THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78 WOMES (1891 MM) IN HEIGHT MASSIVED FORM THE TOP OF THE THEFSHOLD TO THE BOTTOM OF THE STOP, OTHER DOORS SHALL INCT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIVENSIONS CORESS DOORS SHALL BE PRODUCT OF THE THEFSHOLD TO THE DOOR OF THE STOP OF THE THEFSHOLD TO THE DOOR OF THE STOP OF THE THEFSHOLD TO THE DOOR OF THE STOP OF THE THEFSHOLD TO THE DOOR OF THE STOP OF THE THEFSHOLD THE THE STOP OF THE THEFSHOLD THE THE STOP OF THE STOP OF THE THEFSHOLD THE DISC OF A KEY ON SPECIAL MINIMUMED OR ETTER!

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

SOME ALARIS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

I, IN EACH SLEEPING ROOM

2 OUTSIE SELECTION OF THE BUTLENING WILLIAMS ESSENCIES AND HISTORIES BY NOT INCIDENCE CHIEF

1 ON EACH ACCIDINAL STORY OF THE BUTLENING WILLIAMS ESSENCIES AND HISTORIES BY NOT INCIDENCE CHIEF

2 ONLES AND UNINHABILIZED ATTERS AS EXCLUSIVE ESSENCIES AND HISTORIES AND UNIVERSITY OF THE STORY ESTATE OF THE STORY ESTATE OF THE STORY ESTATE OF THE STORY BUTLET AND SUFFICE OF THE ADJACAN LOWER

LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL

EX. PLUS CARRON MONORED EXTENDS SETTING.
CARRON MONORED EXTERIOR SESTING THAT INCLUDE CARRON MONORED EXTERIORS AND ANOBER MOTORCATION APPLIANCES.
ACCURATED AND ACCURATE AN ACCURATE THAT INCLUDE CARRON MONORED ALARMS AND ATTACHMENT AND THAT PROPERTY FOR THE ACCURATING WITH US TOOK, AFTER A PROVIDED CARRON NOW, AS EXTENDED AND ACCURATING TO SHALL BE LOSTED AS COMPLEMED WITH US TOOK, AFTER A PROVIDED CARRON NOW, AS EXCELLED AS STATE OF THE COCUMENTY, CAMED BY THE PROMOTHER AND SHALL BE MONTORED BY AN APPROVED SUPERVISING STATION.

EXCEPTION WHERE CARBON MONOXIDE ALARMS ARE INSTALLED MEETING THE REQUIREMENTS OF SECTION R3151, COMPLANCE WITH SECTION 3152 IS NOT REQUIRED.

R315.3 WHERE WHE REQUIRED IN EXISTRAL DIRECTORS IN EXISTRAL DIRECTORS THAT HAVE ATTACHED CARACES OR IN EXISTRAL DIRECTORS WITHIN BIRCH PLEEL FIRST APPLICATES EXIST, CARBON MONSHIPE 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 P2904 2 SPRINKLERS SPRINKLERS SHALL BE NEW LISTED RESIDENTIAL SPRINKLERS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE SPRINKLER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

BUNDON AND DOOR NOTES

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 CONTED GLAZE

5) CONTRACTOR SHALL COORDINATE INSTALLATION OF FINISH HARDWARE WITH DOOR MANUFACTURER 6) ALL GLASS AND GLAZING SHALL CONFORM TO ALL APPLICABLE CODES

RZOLS WAREFERENSING GUARRIES
MATER-MESSING GUARRIES
MATER-MESSING BARRIES SHALL BE WISTALLED AS RECURRED IN SECTION RZOLS AND, WHERE APPLIED OVER WOOD-PASED
SHEATHING, SHALL MICLIDE A WAITE-MESSING WARD-PERMEABLE BAR-HER WITH A PERFORMANCE AT LEAST EQUINALENT TO
WO LAYERS OF CRADLE D PAPER THE MOVIDUAL LAYERS SHALL BE MESTALLED MOMEROLITY SUCH THAT CACH LAYER
PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (MISTALLED NIA ACCORDANCE WITH SECTION RZOLS) MIENDED
DRAIN TO THE WAITER-MESSING BARRIER IS DIMECTED BETWEN THE LAYERE HE LAYER FLASHING (MISTALLED NIA ACCORDANCE WITH SECTION RZOLS) MIENDED
DRAIN TO THE WAITER-MESSING BARRIER IS DIMECTED BETWEN THE LAYERE HE LAYERE.

QUADRO ARCHITECTURE



NO. DATE

ISSUE

07_12_18 ISSUE FOR PERMIT AND CONSTRUCTION

Jones Residence Remodel

16027

PROJECT ADDRESS

300 E. Miller St Burlenson, Tx 77006 Johnson County

PROJECT NO.

SHEET TITLE

Reference Sheet

A0.11

Friday, March 11, 2022

This drowing is PROPRIETARY and CONFIDENTIAL, intended only for the named recipient(s) designated above and may contain information that is privately

BEING A 0.844 ACRE TRACT OF LAND SITUATED IN THE DAVID ANDERSON SURVEY, ABSTRACT NO. 4, JOHNSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE RUTH P. FEHSE REVOCABLE LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 201000023502, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FROM WHICH A 3/4-INCH IRON ROD FOUND BEARS SOUTH 64" 47" 35" WEST "- 5.05 FEET, SAID 1/2-INCH IRON ROD BEING THE COMMON NORTH CORNER OF SAID FENSE TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO LYNDA S. POGUE. AS RECORDED IN BOOK 1655, PAGE 734, SAID DEED TO LYNDA S. POGUE. AS RECORDED IN BOOK 1655, PAGE 734, SAID DEED RECORDS (SAID POGUE TRACT CONTAINING LOT 1, BLOCK 1, OF SAILAM PARK, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THERROF RECORDED IN YOLUME 435, PAGE 643, PATA RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE SOUTH LINE OF E. MILLER STREET (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 04° 55° 00° EAST, PASSING A 5'8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 AT A DISTANCE OF 140.00 FEET AND CONTINUING A TOTAL DISTANCE OF 287.50 FEET ALONG THE COMMON LINE OF SAID FEHSE AND POGUE TRACTS TO THE COMMON SOUTH CORNER OF SAID FEHSE AND POGUE TRACTS, BEING ON THE NORTH LINE OF HIDDEN CREEK ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 237, SAID PLAT RECORDS:

THENCE SOUTH 89° 15° 00° WEST, A DISTÂNCE OF 130.34 FEET ALONG THE COMMON LINE OF SAID FEHSE TRACT AND SAID HIDDEN CREEK ADDITION TO THE COMMON WEST CORNER OF SAID FEHSE TRACT AND SAID HIDDEN CREEK ADDITION, BEING ON THE EAST LINE OF S. SCOTT STREET (40 FOOT RIGHT-OF-WAY);

THENCE NORTH 04" 55" 00" WEST, A DISTANCE OF 278.13 FEET ALONG SAID EAST LINE TO A 34-NICH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID FEHSE TRACT, SAID IRON ROD BENS THE INTERSECTION OF SAID EAST LINE AND THE APORESAID SOUTH LINE OF E. MILLER STREET;

THENCE NORTH 85° 05' 00" EAST, A DISTANCE OF 130,00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 36,772 SOUARE FEET OR 0,844 OF ONE ACRE OF LAND,

FEMA NOTE

TITLE SURVEY

300 E. MILLER STREET CITY OF BURLESON JOHNSON COUNTY, TEXAS







E. MILLER STREET

ONE STORY FRAME

S. SCOTT STREE



EXISTING STRUCTURE.

N 65, 08, 00, E 135, 00.

대 # 8

0.844 AC. 36,772 SQ. FT.

S 89" 15' 00" W 130.34" HIDDEN CREEK ADDITION VOL. 8, PG. 237 P.R.J.C.T.

WORK LIMITED TO THIS AREA ONLY.









ISSUE FOR PERMIT AND CONSTRUCTION 07,12,18

Jones Residence Remodel

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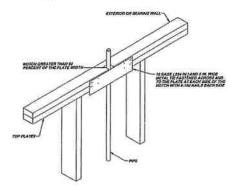
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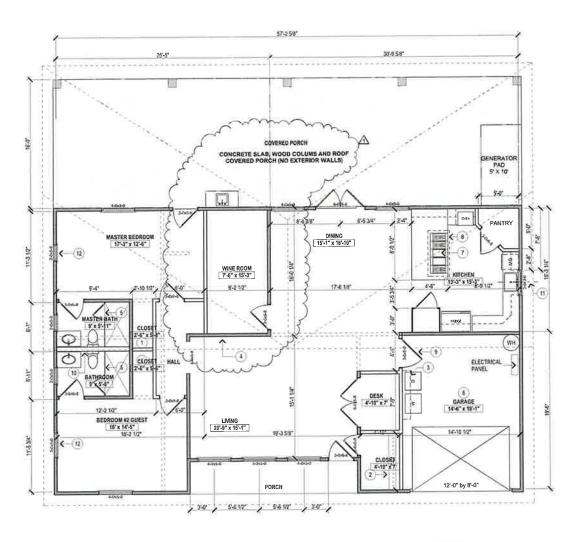
SHEET TITLE Survey

A1.20



- (29) Section 602.6_1: amend to read as follows:
- R602.6.1 Dnilling 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 lie not less than 0,054 inch thick (1.37 mm) (16 Ga) and 1.5 inches 188 mm 5 inches (127 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 % inches (38 mm) at each side or equivalent. Fatteners will be offset to percent spatting of the top plate material, the metal tie must extend a minimum of 6 inches past the opening. See figure 8502.6.1. (remainder unchanged)
- (21) Figure R602.6.1; delete the figure and insert the following figure:









ISSUE FOR PERMIT AND CONSTRUCTION 07.12.18 03.11.22 REV #1

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 SHELVE 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. DDOR TO BE SOLID WOOD NOT LESS THAN 13/8" (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 13/8" (35MM) THICK, OR 20 MINUTE FIRE RATED

10. 2X6 WALL STUD FOR PLUMBING FIXTURE

11, SINK AND WINDOW TO BE CENTERED.

GENERAL NOTES

C 2X6 FRAMING ATALL PLUMBING WALLS

G. ALL WALL DIMENSIONS ARE TO FACE OF FRAMING

D. ALL WALLS TYPE X 5/8" GYP. BD.

12. PROVIDE 5 SF OF OPENABLE WINDOW AREA, MIN OPENABLE HEIGHT AT 24", MINIMUM WIDTH 20", MAXIMUM SILL HEIGHT FROM F.F. 44"

E. ALL INSULATION SHALL HAVE A FLAME SPREAD NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING 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.

J. ALL DIMENSIONS NOTED 'CLEAR' OR 'CLR' ARE FOR EQUIPMENT CLEARANCES AND MUST BE STRICTLY MAINTAINED

A. ALL EXTERIOR WALLS TO RECEIVE A MIN OF NEW R-18 INSULATION, U.N.O. B. ALL INTERIOR WALLS TO BE 2X4 STUDS WITH ACOUSTICAL BATT INSULATION, U.N.O.

H. ALL DIMENSIONS OF DOORS AND WINDOWS ARE TO CENTER OF OPENING

LEGEND

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

K. VERIFY WITH WINDOW/DOOR MANUFACTURER ROUGH OPENING SIZES

N. LOCATE DOOR JAMBS 4" FROM PERPENDICULAR WALL, U.N.O.

L. ALL WINDOWS TO BE REPLACED, NEW WINDOWS TO BE LOW-E DOUBLE PANE. COORDINATE SIZE AND FINALLOCATION WITH GC AND OWNER.

O. FOR KITCHEN APPLIANCE REQUIREMENTS REFER TO INTERIOR ELEVATIONS

R. SHOWERS TO GET REDI NICHE DOUBLE RECESSED SHELF, 16"W x 20"H x 4"D

 $P_{\rm b}$. VERIFY FLOOR ELECTRICAL/DATA OUTLET LOCATIONS WITH ARCHITECT PRIOR TO POURING CONCRETE SLAB.

Q. FLOOR FINISH CHANGE OR MATERIALS SHALL BE CENTERED BELOW A DOOR, U.N.O.

S. BASE BOARD AND CROWN MOULDING THROUGHT AS PER DETAILS RE: A5.10, U.N.O.

 $\rm M_{\odot}$ WITHIN 5-0° OF MILLWORK, PROVIDE FLOOR LEVELING COMPOUND TO LEVEL FLOORS WITHIN 1/8° PER 10'-0°.

GLAZING - RE: ELEVATIONS

Jones Residence Remodel

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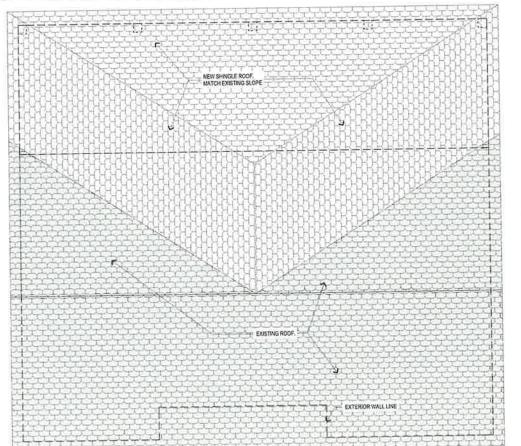
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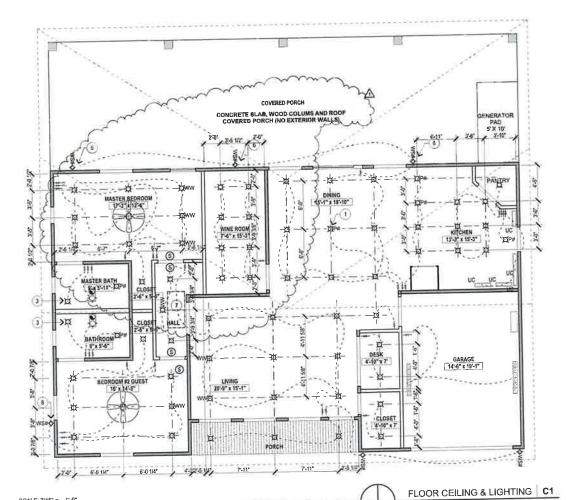
A2.30

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

SHEET TITLE Floor Plans

FLOOR FURNITURE POWER/PLAN C3 /





QUADRO



ISSUE FOR PERMIT 03.11.22 REV #1

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

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

Ø RECESSED DOWN LIGHT FIXTURE Øww

RECESSED WALL WASHER

PENDANT MOUNTED LIGHT FIXTURE.

WALL MOUNTED LIGHT FIXTURE



-00





CEILING FAN. PROVIDE EXTERIOR CEILING FANS AT PORCHES



5'B" GYP BD X CEILING

GENERAL NOTES

- A. CEILINGS TO BE 5/8" GYP, BD, ATTACHED TO EXISTING CEILING STRUCTURE, U.N.O.
- B. LIGHT FIXTURES SHOWN ARE FOR CEILING COORDINATION ONLY AND MAY NOT BE COMPLETE. RE: ELECTRICAL FOR COMPLETE SCHEDULE.
- C. 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

- 1. COORDINATE LIGHT FIXTURE FINAL LOCATION WITH DINING TABLE.
- 2. CENTER DOWNLIGHTS ALONG WINE RACKS AISLES.
- 3. CENTER FIXTURE ON LAVATORY
- 4. FLOATING CEILING GYP, BD, CLOUD WITH LIGHT COVE. RE: DETAILS
- 5, 60" VENT HOOD
- 5. WALL SCONCES TO BE 7'-6" ABOVE TREAD BELOW.

ATTIC LADDER 25'\(54'\) MIN., AND OR LARGER WHERE SUCH DIMENSIONS
ARE NOT LARGE ENOUGH TO ALLOW REMOVAL OF THE LASRGEST APPLIANCE.
A WALKWAY TO AN APPLICANCE SHALL BE RATED AS A FLOOR AS APPROVED
BY THE BUILDING OFFICIAL. MINIMUM 300 B (136 kg)) CAPACITY.

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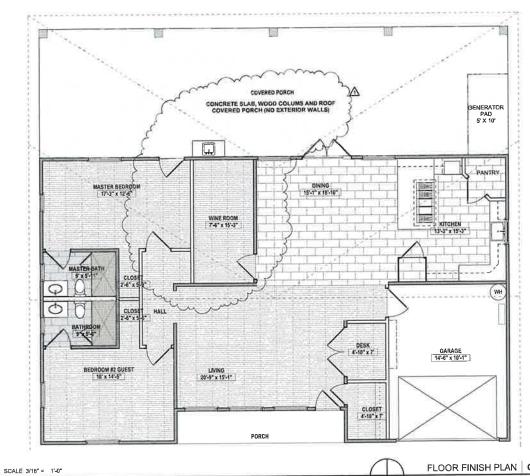
RC & Power Plan

A2.40

16027

ROOF PLAN A3 /

s-027 Phillip Jones 02-25-22,pln/Friday, March 11, 2022





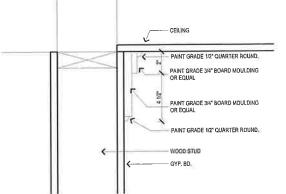


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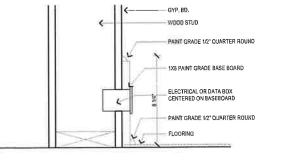
07.12.18 ISSUE FOR PERMIT AND CONSTRUCTION

↑ 03.11.22 REV #1

FLOOR FINISH PLAN C1



SCALE 3" = 1'-0" MOULDING DETAIL B2



GENERAL NOTES

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

LEGEND

PORCELAIN TILE, TYP

PORCELAIN TILE, TYP

BATHROOMS

CERAMIC TILE, TYP, SHOWERS



Jones Residence Remodel

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PROJECT NO. 16027

SHEET TITLE

Finish Plans / Details

A2.60

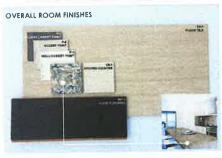
SCALE 3" # 1'-0"

BASEBOARD DETAIL A2











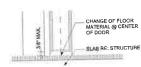




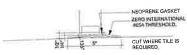
- IL HIN LES. 1. HENCET FLORENCE COMPOLAD AS MIQUINGS FOR FILLIN FRIND OF CAMPET, NOT AND DISJANLAR HABE SURFACE JOINTS (TILE STORE)

 2. WHERE CHANGE OF FLOOR MATERIALS OCCURS BITWIEN ROOMS, UND OF CHANGE TO BE BELOW CENTRILINE 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

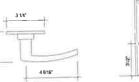
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Typ. Interior Frame Details



Typ. Exterior Sill Detail







MOUNTING HEIGHT

- A. INTERIOR DOORS ARE "TBD" PAINTED. U.N.O.
- INTERIOR GLAZING: 1/4" OR 3/5" I/AS REQUIRED BY CODE) CLEAR POLISHED PLATE: SAFETY GLASS AS NOTED AND REQUIRED BY CODE. AS A MINIMUM. PLATE: SAFETY GLASS MITHED AND REQUIRED BY CODE. AS A MINIMUM. PROVIDE SAFETY GLASS MITHED FEBRET VERTICAL EDGE OF A DOOR IF THE GLASS IS MITHED BY SAFETY GLASS MITHED BY SAFETY GLAS
- 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 'SO' AND AS REQUIRED BY CODES, INCLUDING DOORS, GLASS WITHIN 24" OF DOORS, AND WHERE BOTTOM EDGE IS WITHIN 60" OF FINISHED FLOOR.
- L DETERGENT CLEAN ALL INTERIOR AND EXTERIOR GLAZING, FRAMES AND DOORS AT SUBSTANTIAL COMPLETION.
- J. ATFULL HEIGHT DOORS, SET FRAME HEAD AT ESTABLISHED CEILING HEIGHT (USING LASER LEVELING DEVICE). MEASURE DOORS DOWN FOR 1/4" TO 3/6" 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.





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MOTE 1: FINISHES FOR HINGES RE: HARDWARE SCHEDULE-

NOTE 4: PROVIDE SAMPLES AND MOCE SAMPLES OF ALL ITEMS FOR FINAL OWNER AND ARCHITECT APPROVAL REQUIRED OWNER.

Jones Residence Remodel

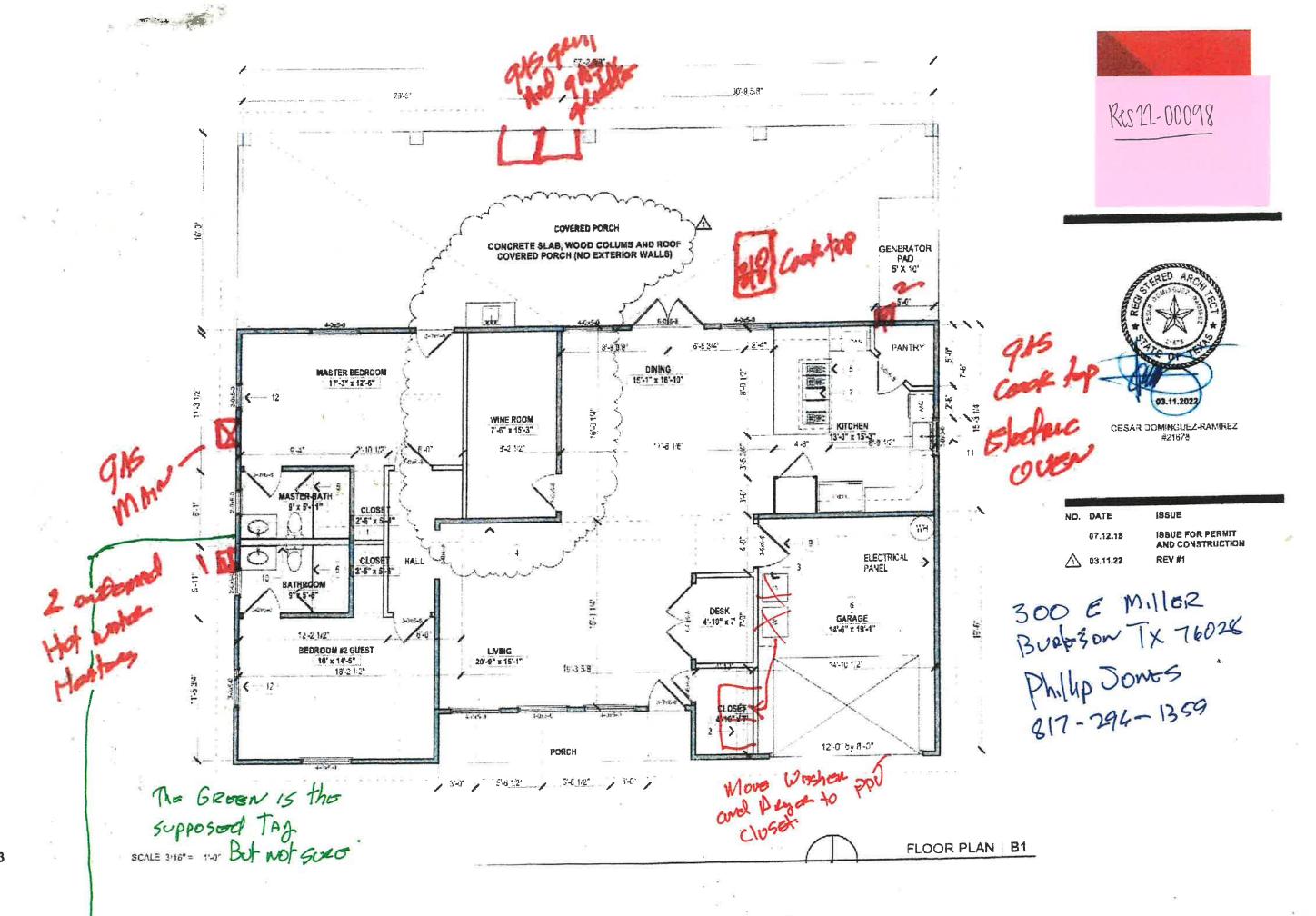
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300 E. Miller St Burlenson, Tx 77006 Johnson County

16027

SHEET TITLE Schedules

A2.61



TIONS B3