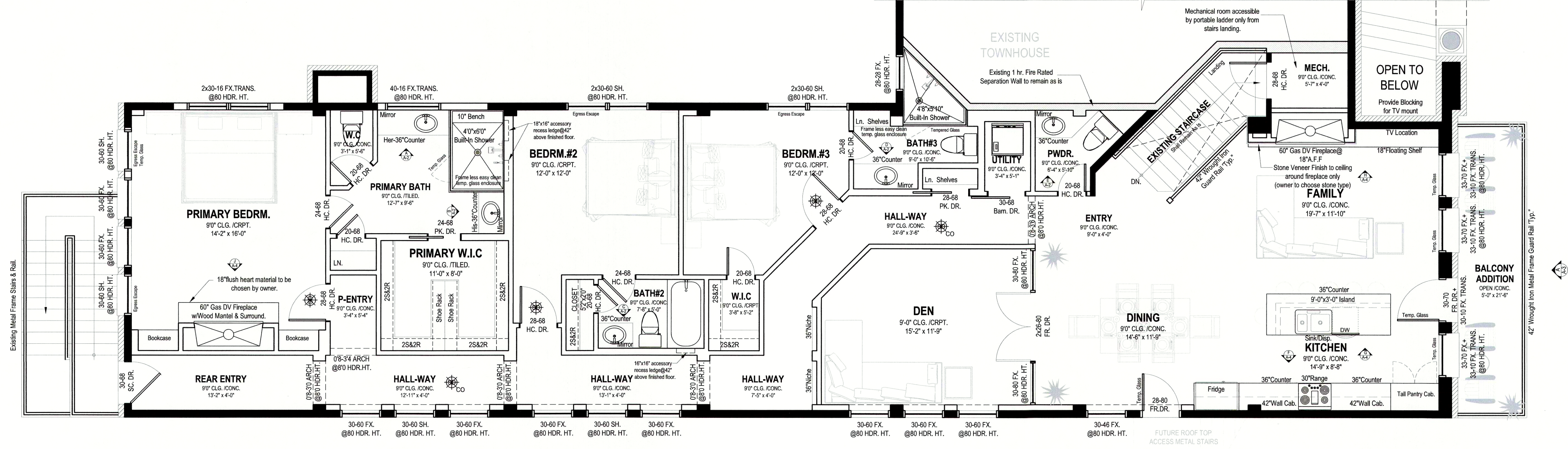


PROPOSED RENOVATION OF EXISTING TOWNHOME AT 225 N.MAIN STREET

RENOVATION FLOOR PLAN
SPECIFICATIONS & SQUARE FOOTAGE
ELEVATION 'A' & GENERAL NOTES

DATE : NOVEMBER 29, 2021
SCALE: AS SHOWN
DRAWN BY : J.A.L.
REVISED PERMIT SET-020822

A 2.0



RENOVATED FLOOR PLAN

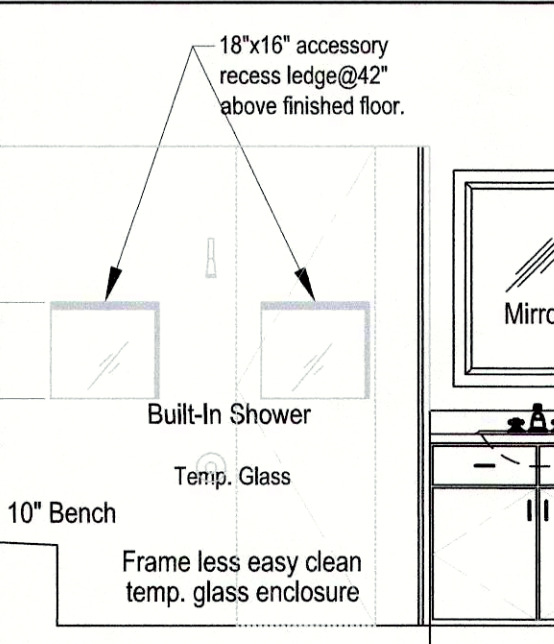
Scale : 1/4" = 1'-0" 9'-0" PLATE HEIGHT (verify on site)

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
2015 IECC TABLE R402.1.2									
CLIMATE ZONE 4A HENDERSON COUNTY									
WINDOWS									
INSULATION									
FOUNDATION									
Fenestration	Skylight	Glazed	Ceiling	Wood	Mass	Floor	Basement	Slab	Crawl Space
U-Factor	U-Factor	Fenestration	SHGC	Frame Wall	Wall	R-Value	Wall	R-Value	Wall
0.40	0.65	0.25	38	R-Value	R-Value	13	R-Value	And Depth	R-Value
				4/6	4/6	13	0	0	0

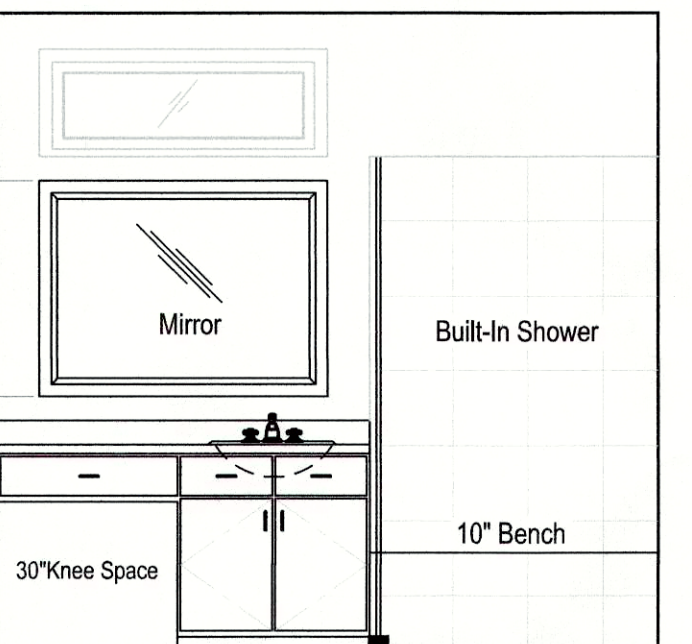
NOTE: ALL NEW WINDOWS MUST MEET OR EXCEED ABOVE STATED REQUIREMENTS.

- KITCHEN AND CABINET NOTES:**
1. CONFIRM ALL CABINETS COLOR WITH HOME OWNER PRIOR TO ORDERING.
 2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
 3. INSTALL HARDWARE ON SITE.
 4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 5. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
 6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
 7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS. USE MIN 6" DUCT FOR HOOD.
 8. CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

C BATHRM.#2
Scale : 3/8" = 1'-0"

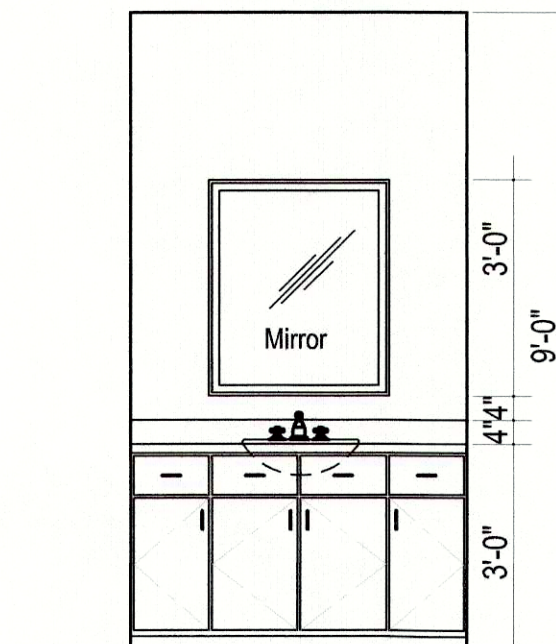


B PRIMARY BATH
Scale : 3/8" = 1'-0"

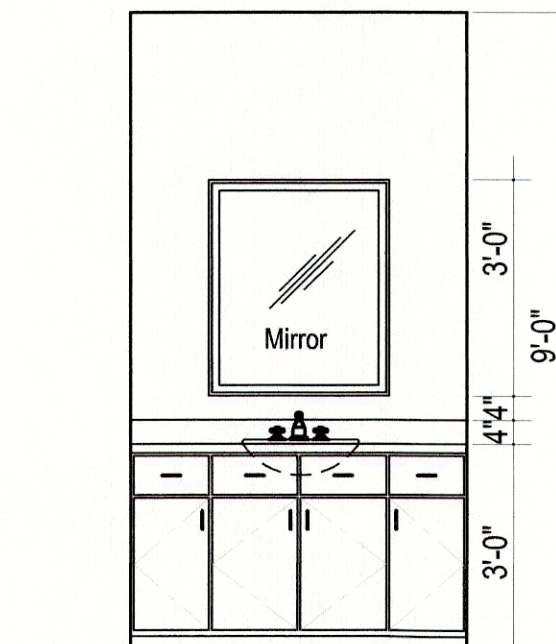


A PRIMARY BATH
Scale : 3/8" = 1'-0"

E POWDER
Scale : 3/8" = 1'-0"



D BATHRM.#3
Scale : 3/8" = 1'-0"



A RENOVATED FRONT ELEVATION
Scale : 1/4" = 1'-0"

SQUARE FOOTAGE

EXISTING FLOOR AREA :-	
LIVING AREA	= ±2,042 S.F.
MAIN ENTRY AREA	= ± 67 S.F.
REAR ENTRY AREA	= ± 16 S.F.
NEW ADDITION AREA:-	
LIVING AREA	= ± 0 S.F.
OPEN BALCONY AREA	= ± 130 S.F.
FRAMED AREA	= ± 130 S.F.
EXISTING TOTAL FRAMED AREA	= ±2,300 S.F.
NEW TOTAL FRAMED AREA	= ±2,430 S.F.
NEW TOTAL RENOVATION AREA	= ±2,430 S.F.

SPECIFICATIONS

UNLESS OTHERWISE NOTED :-

MAIN FLOOR OF RESIDENCE:-

PLATE HEIGHT = 9'-0" (verify on site)

CEILINGS = 8'-10 1/2" (verify on site/match existing)

WINDOWS = 6'-8" HEADER HEIGHT (U.O.N)

DOORS = 6'-8" HEADER HEIGHT (U.O.N)

ROOF TYPE - EXISTING NOT IN SCOPE OF WORK

ROOF PITCH - N/A (verify on site)

WATER HEATER (in attic as per City Codes)

ATTIC VENTING - SOFFIT & RIDGE VENTS

NOTES :all attic insulation shall be City Approved sprayed on or match existing.

INDICATES EXISTING BRICK LEDGE.

INDICATES EXISTING 1 HR. FIRE RATED WALL.

INDICATES NEW 4" WALLS.

INDICATES EXISTING INTERIOR 4" WALLS.

INDICATES EXISTING EXTERIOR WALLS.

NOTE: JAL ARCH DESIGNS ASSUMES NO LIABILITY. IT IS THE FINAL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL NOTES AND WINDOW/DOOR SIZES AND ADJUST TO MEET 2012 INTERNATIONAL RESIDENTIAL CODES WITH CITY OF HOUSTON AMENDMENTS.

PLAN NOTES & SPECIFICATIONS

*Do not scale drawings.

*Draft stops shall be constructed of approved materials per Section R502.12.

*Approved smoke detectors shall be placed in each bedroom and in adjoining hall. They shall be hard-wired, inter-connected, and a battery back up per Section 317.

*All insulation shall have a flame spread rating of not more than 25 and shall have a smoke density not to exceed 450 per Section R320.1.

*Handrails at stair shall be continuous the full length of the stairs. The top of handrails shall be placed not less than 34" or more than 38" above the nosing of treads and landings per Section R315.

*Provide ventilation at all baths and utility rooms.

*All cabinet sizes are labeled in industry standard inches cabinet supplier to provide mfg.... specific unit sizes and installation layout and details.

*It is the final responsibility of the general contractor to verify all dimensions, structural notes and window/door sizes and adjust to meet local and state building codes.

*All bedrooms shall have at least one operable window or exterior door approved for emergency escape or rescue.

*Fire stopping shall be provided as specified in Sections R602.8, R1001.17, R1003.12.

*All windows within 24" of an arc of a door and less than 18" above finished floor shall be safety glass per 308.4.

*Materials supplier to verify with contractor all beam joist and hanger sizes and provide detailed layout of locations and point load requirements.

*All angles shown in plan shall be 45° u.n.o.

*Where wood frame walls and partitions are covered on the interior with plaster, tile or similar materials and are subject to water-splash, the framing shall conform to section R702.4.

*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 height of not less than 70" above the drain inlet.

*Glazing in hazardous locations including showers and bathtub enclosures (glass doors and panels) shall comply with section R308.

Emergency escape or rescue windows shall have a finished sill height not more than 44" above the floor and shall have a min... net clear opening of 5.7 sq. ft. The min... net clear opening height dimension shall be not less than 24" and the min... net clear opening width dimension shall not be less than 20" per R310.1.

Indicates Smoke Detectors

Indicates Combo Carbon Monoxide/Smoke Detector.