GENERAL NOTES / REFER TO IRC 2021 and City of HOUSTON, TX. Code of Ordinance:

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.
2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
3. BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
4. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ. FT. OF NET CLEAR.
5. ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2021 IRC BCT 3102 AND BE UL AND I.C.B.O. APPROVED

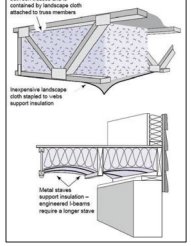
A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE N SITE FOR INSPECTOR REVIEW.

6. STAIRWAYS SHALL COMPLY WITH 2021 IRC MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30".
7. HANDRAILS TO BE 34 TO 38" ABOVE NOSING OF TREADS.
8. GUARDRAILS TO BE 42" ABOVE FINISHED FLOOR WITH BALUSTERS AT 4" O.C. MAX. NEWEL POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
9. HANDGRIPPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION.
10. PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/8" TYPE "X" FIRE RATED GYPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
11. SMOKE DETECTORS REQUIRE 110 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
12. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (NOT SANITARY SEWER LINE).
13. PROVIDE PLUMBING ACCESS PANEL AT ALL TUBS BY PLUMBING CODE CHAPTER 4 SECTIONS 405, 405.8.
14. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
15. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS.
16. ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.
17. LOCATE WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.
18. CHIMNEYS TO BE MINIMUM 24" ABOVE ANY ROOF LINE.

REQUIRED VAPOR BARRIER OVER CRAWL SPACE INSULATION INSULATION DETAIL

Insulation batts with an attached vapor barrier are usually used to insulate framed floors. Obtain insulation with the proper width for the joist spacing of the floor being insulated. Complete coverage is essential –leave no insulation voids. The batts should be installed with the vapor barrier on the warm side of the floor; may need a second layer for cold air to flow between the insulation and the subfloor. The batts should be cut to the full length of the joist being insulated and slit to fit around wiring and plumbing. Insulate the band joist area between or ducts and the floor as space permits. Use insulation hangers (wire shown) spaced every 12–18 inches to hold the floor insulation in place without compressing the insulation more than 1 inch.

The orientation of the vapor barrier depends on the homes location. In most of the country, the vapor barrier should face upward. However, in certain regions of the Gulf states and other areas with mild winters and hot summers, it should face downward.



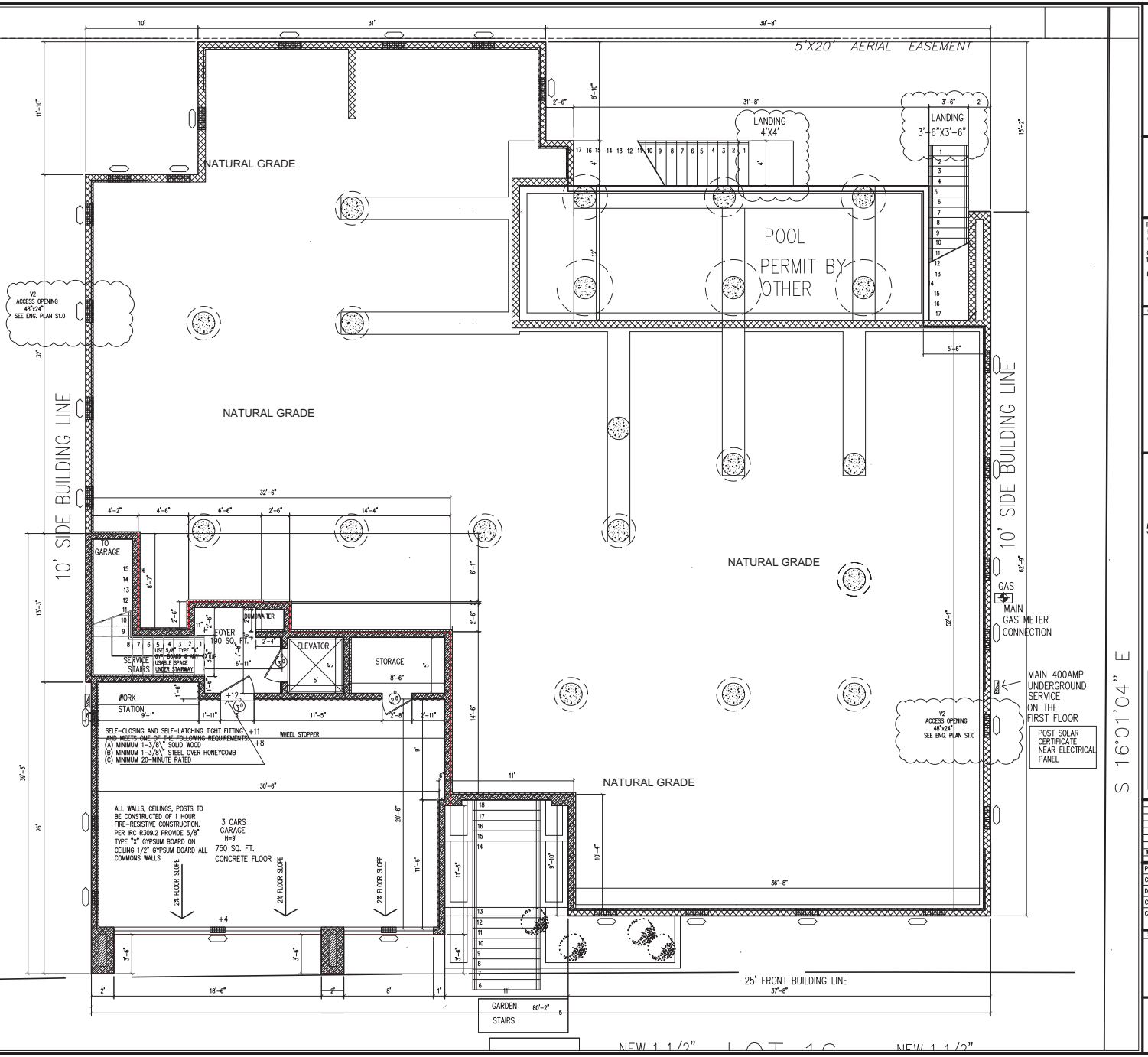
CRAWL SPACE VENTING CALCULATION		
A. VENTING AREA REQUIRED :	3,770 SQ.FT. / 144 SQ. FT.	= 3,770 SQ. INCHES
B. VENTING AREA PROVIDED:	21–16"x24" CRAWL SPACE VENT	= 8,064 SQ. INCHES
	MINIMUM NET OPENING PER VENT =	48 %

GARAGE FLOOD VENT CALCULATION	
A. VENTING AREA REQUIRED :	843 SQ. FT.
B. VENTING AREA PROVIDED:	5–8"x16" (200 SQ. FT. COVERAGE) = 800 SQ. FT.

VENT OPENING LEGEND

1. DESIGNATES 16"x24" CRAWL SPACE VENT (20 PROVIDED)
2. DESIGNATES 48"x24" ACCESS OPENING (2 PROVIDED)
3. DESIGNATES 8"x16" SMART VENT "WOOD WALL MODEL 1540-570" FLOOD VENT (3 PROVIDED)
4. DESIGNATES 8"x16" SMART VENT "OVERHEAD GARAGE DOOR MODEL 1540-574" FLOOD VENT (2 PROVIDED)

FLOOD VENT SHALL BE MANUFACTURED BY SMART VENT, 430 ANDERO DRIVE, UNIT 1, PITMAN, NJ. 08071 (PH. 877-441-8368) OR APPROVED EQUAL.



City of Houston

ILA

I.L.A. Interior & Exterior Planning
Design & Consulting
Tel.: (818) 451-6681

DESIGN & CONSTRUCTION
4543 POST OAK PLACE DRIVE, SUITE # 219,
HOUSTON, TX. 77027
isaacarchitect@gmail.com

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE BEFORE BUILDING AND REPORT ANY ERROR, OMMISSIONS, OR DISCREPANCIES TO THE ARCHITECT. DRAWINGS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT. COPYRIGHT OF THE DRAWINGS AND THE WORK EXECUTED THEREFORE ARE RESERVED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED. DRAWINGS ARE NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

CONSULTANTS

PERMIT SET FOR NEW HOUSE AT

5006 HEATHERGLEN DRIVE
HOUSTON, TX.
77096

FIRST FLOOR :	190	SQ. FT.
SECOND FLOOR:	4,185	SQ. FT.
THIRD FLOOR:	1,766	SQ. FT.
TOTAL A/C:	6,141	SQ. FT.
GARAGES:	750	SQ. FT.
OUTDOOR LIVING:	1,301	SQ. FT.
POOL:	432	SQ. FT.
TOTAL SLAB:	1,372	SQ. FT.
TOTAL FRAME:	8,624	SQ. FT.

MARK	DATE	DESCRIPTION
01	01/01/2025	CITY CORRECTIONS

PROJECT NO: #	SCALE: 1'-0"=¼"
CAD DWG FILE:	5006 HEATHERGLEN DR – R2.DWG
DRAWN BY: ISAAC	
CHK'D BY: ####	DATE: 06.26.2023
COPYRIGHT:	

SHEET TITLE

FIRST FLOOR PLAN

A2.0