A CUSTOM HOME FOR:

JD ALAN HOMES LLC (SAWGRASS)

7403 SAWGRASS TERRACE LN
SPRING TX, 77389

HOUSTON PLANS & PERMITS
PLANSANDPERMITS.NET

SHEET INDEX

ARCHITECTURAL / STRUCTURAL

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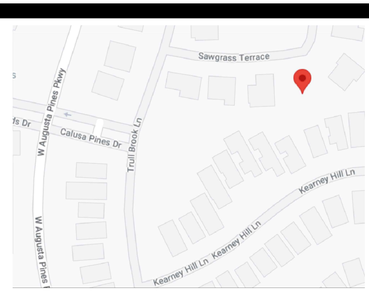
PROJECT INFORMATION

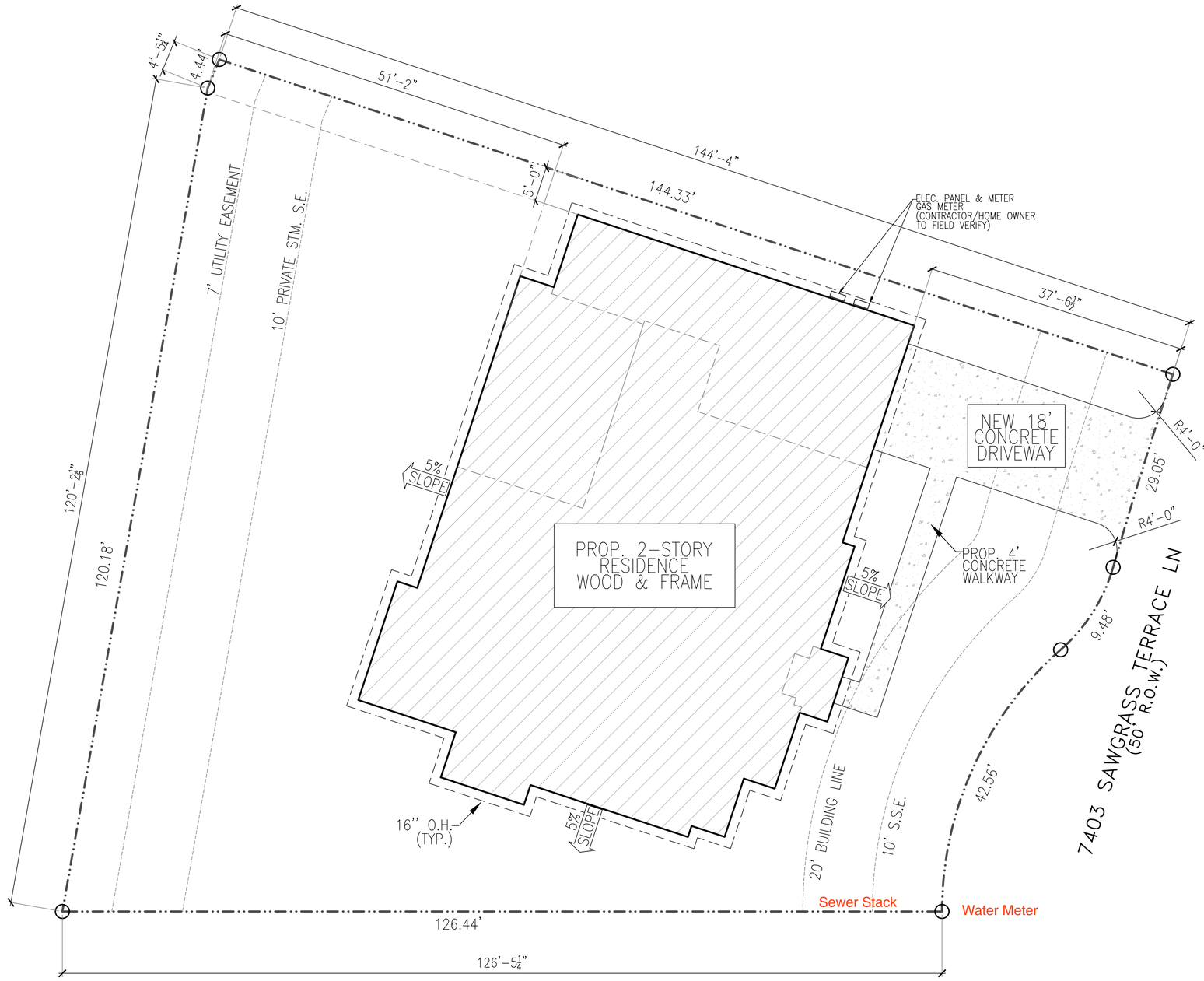
1ST FLOOR LIVING AREA	3,093	S.F.
2ND FLOOR LIVING AREA	1,276	S.F.
TOTAL LIVING AREA	4,369	S.F.
COV. PORCH	64	S.F.
LARGE COVERED PATIO	535	S.F.
STORAGE	69	S.F.
4-CAR GARAGE	780	S.F.
TOTAL COVERED AREA	5,817	S.F.

VICINITY MAP



ISSUE DATE: 04-26-2023

DESIGNER
HOUSTON PLANS & PERMITS, LLC
1235 N. LOOP WEST, SUITE 1104
HOUSTON TX, 77008
PLANSANDPERMITS.NET
(281) 372-1555



GENERAL NOTES

1. TYPE M COPPER TUBING AND PIPE SHALL NOT BE USED.
2. WATER RISER MUST BE METAL ABOVE GROUND SCHEDULE 40 PVC MAY ONLY BE USED ON THE EXTERIOR OF THE BUILDING BELOW GRADE.
3. ENTIRE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2015 I.R.C. (ADOPTED APRIL 1, 2022) AND THE 2020 (NEC) (ADOPTED NOVEMBER 1, 2020)
4. REFER TO STRUCTURAL FOR COMPLIANCE WITH WIND LOAD DESIGN CRITERIA.
5. ALUMINUM WIRING SHALL NOT BE USED AND COPPER 12/2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
6. ALL DRAINAGE AND RUNOFF SHALL BE COLLECTED ON-SITE OR DIRECTED ON SURFACE TO STREET. DRAINAGE AND RUNOFF IS NOT ALLOWED TO BE DIRECTED ON TO ADJACENT PROPERTIES.
7. ALL MECHANICAL EQUIPMENT EXHAUST MUST TERMINATE ON THE EXTERIOR OF THE STRUCTURE.
8. FENCES REQUIRE A SEPARATE PERMIT.
9. GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS FOR SET BACKS ,UTILITY EASEMENTS , AND BLDG LINES.

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

DRAINAGE NOTES

DRAINAGE (LOTS) R401.3 2015 IRC (ADOPTED APRIL 1, 2022) LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES). THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (LOTS) R401.3 EXCEPTION 2015 IRC (ADOPTED APRIL 1, 2022) AMENDMENTS IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

NOTE:
EXISTING DRIVEWAY/CULVERT, TO BE REMOVED & DITCH TO BE REGRADED WITH GRASS/SOD FOR POSITIVE DRAINAGE FLOW.

NOTE:
ALL EXISTING TREES INTO THE LOT WILL REMAIN UNLESS OTHERWISE NOTED.

LOT 21 BLK 1
RETREAT AT AUGUSTA PINES

N

SITE PLAN

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

HOUSTON PLANS & PERMITS
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BY	REV.	DESCRIPTION	DATE

DRAWN BY: MG
CHECKED BY: HF
DATE DRAWN: 04-04-23

PROJECT: JD ALAN HOMES LLC (SAWGRASS)

ADDRESS: 7403 SAWGRASS TERRACE LN
SPRING TX 77389

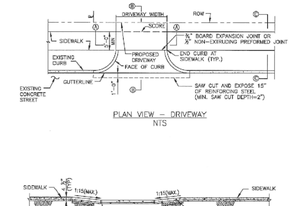
DESIGNER ADDRESS:
1235 N. Loop West Suite #1104 Houston TX, 77008
information@plansandpermits.net
P: 281.372.1555

American Institute of Building Design

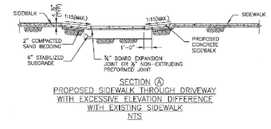
SHEET NO.

P1

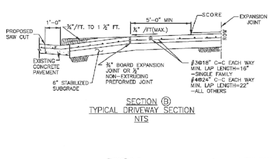
02754-01B



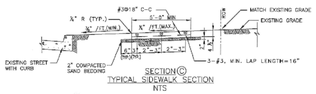
PLAN VIEW – DRIVEWAY
NTS



PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE ELEVATION DIFFERENCE WITH EXISTING SIDEWALK
NTS



SECTION Ⓑ
TYPICAL DRIVEWAY SECTION
NTS



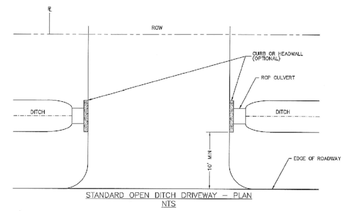
SECTION Ⓒ
TYPICAL SIDEWALK SECTION
NTS

DRIVEWAY DETAIL WITH 6" CURBED STREETS
NTS

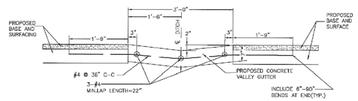
NOTES

1. ALL JOINTS SHALL CONFORM TO CITY OF HOUSTON DG752 STANDARD SPECIFICATION.
2. DRIVEWAYS SHALL BE MINIMUM 6" THICK FOR SINGLE FAMILY (SF) AND MINIMUM 7" THICK FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.)
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 6.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
5. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.

02754-02



STANDARD OPEN DITCH DRIVEWAY – PLAN
NTS



STANDARD CONCRETE VALLEY GUTTER SECTION
NTS

NOTES:

1. REINFORCED CONCRETE PIPE (RCP) CULVERTS AND CONCRETE VALLEY GUTTER GRADES SHALL BE SET BY CITY ENGINEER. PROFILE SHOWING THE PROPOSED AND EXISTING DITCH FLOWLINE WILL BE REQUIRED WHERE CONCRETE VALLEY GUTTERS ARE TO BE CONSTRUCTED IN LIEU OF CULVERTS.
2. CULVERT SIZE WILL BE APPROVED BY CITY ENGINEER WITH 24" DIAMETER MINIMUM.
3. SPACING OF TYPE "D" OR "D-1" INLETS SHALL BE DETERMINED BY CITY ENGINEER. SEE DRAWING NO. 02652-07 FOR TYPE "D" OR DRAWING NO. 02652-08 FOR TYPE "D-1".
4. DRIVEWAY MAY BE CONCRETE, ASPHALT OR ANY OTHER MATERIAL WHICH WILL NOT PERMIT WEED OR WATERGRIND EROSION.
5. A 3-FOOT CONCRETE VALLEY GUTTER SECTION SHALL BE CONSTRUCTED IN LIEU OF A CULVERT WHEN THE CITY ENGINEER HAS DULY DETERMINED THE INSTALLATION OF DITCH CULVERTS TO BE IMPRACTICAL DUE TO INSUFFICIENT DEPTH. THE VALLEY GUTTER SECTION WILL BE CONSTRUCTED OF 5-1/2 SACK CEMENT PER CUBIC YARD OF CONCRETE.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02754-01B THROUGH 02754-02

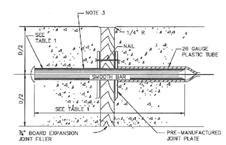
APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

DRIVEWAYS WITH CULVERTS OR VALLEY GUTTERS ON OPEN DITCH TYPE STREETS
NTS

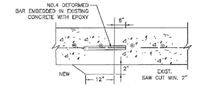
STREET PAVING AND SIDEWALK

DWG NO. 02771–01 | SCALE: N.T.S.

02752-02

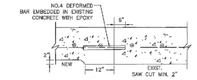


SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S

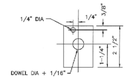


SECTION
SIDEWALK TO EXISTING SIDEWALK
N.T.S

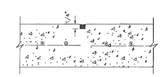
PLAN – JOINT PLATE
N.T.S.



SECTION
SIDEWALK TO EXISTING DRIVEWAY
N.T.S.



ELEVATION – JOINT PLATE
N.T.S.



SECTION
CONTROL JOINT
N.T.S.

NOTES:

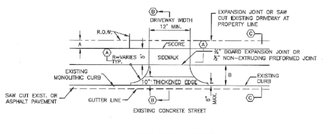
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED AT A MAXIMUM SPACING OF 30 FEET. SAW CUT JOINTS SPACING FOR CONTROL JOINTS SHALL BE 5 FEET.
3. CENTER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE AS NEEDED TO MAINTAIN A 2 INCH MINIMUM COVER.

TABLE 1

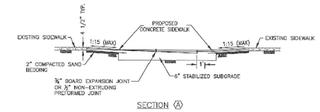
PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
4 1/2	1/2	18	12
5	1/2	18	12
6	3/4	18	12
7	1	18	12

SIDEWALK EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

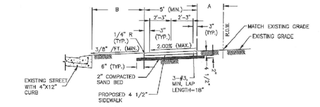
02754-01A



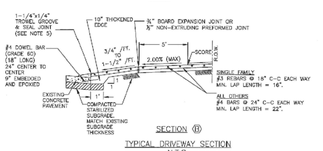
PLAN VIEW – DRIVEWAY



SECTION Ⓐ
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE GRADES
N.T.S.



SECTION Ⓒ
TYPICAL SIDEWALKS SECTION
N.T.S.



SECTION Ⓑ
TYPICAL DRIVEWAY SECTION
N.T.S.

NOTES:

1. IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (5ft) ACCORDING TO ICM REQUIREMENT, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
2. DRIVEWAYS SHALL BE 8" THICK FOR SINGLE FAMILY.
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 6.5 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY AND THE INNER DOWEL BARS ARE TO BE AT PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
7. REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND B.
8. CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
9. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
10. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02752-02 THROUGH 02754-01A

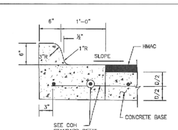
APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

DRIVEWAY / LOCAL RESIDENTIAL STREETS
NTS

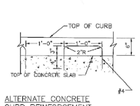
STREET PAVING AND SIDEWALK

DWG NO. 02752–02 THROUGH 02574–01A | SCALE: N.T.S.

02771-01



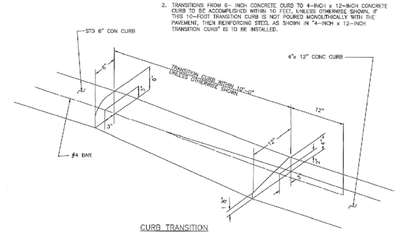
ESPLANADE CURB CONNECTED TO CONCRETE BASE



ALTERNATE CONCRETE CURB REINFORCEMENT

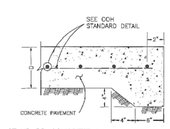
4"x12" MONOLITHIC AND TRANSITION CURB NOTES:

1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS NON-RESIDENTIAL STREETS, AND RESIDENTIAL STREETS.
2. TRANSITIONS FROM 6- INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB SHALL BE CONSTRUCTED WITH 10 FEET, UNLESS OTHERWISE SHOWN. IF THIS 10-FOOT TRANSITION HAS BEEN NOT POURED MONOLITHICALLY WITH THE PAVEMENT, THEN REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" IS TO BE INSTALLED.

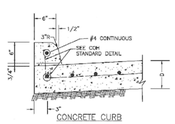


CURB TRANSITION

ESPLANADE CURB CONNECTED TO FLEXIBLE BASE

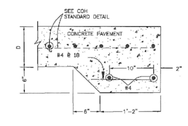


STANDARD CONCRETE PAVING HEADER

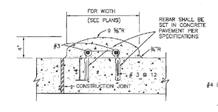


CONCRETE CURB

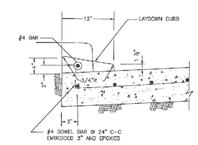
WHEN CONCRETE CURB IS TO BE PLACED EXISTING CONCRETE USE BASE #4 @ 18x18" LONG, DOWELED AND SET IN EPOXY GROUP. SET #4 DOWELS, 25" LONG AT 12" C-C WHEN PAVEMENT SECTION POURED.



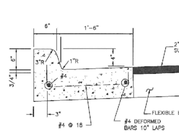
STANDARD RAILROAD HEADER



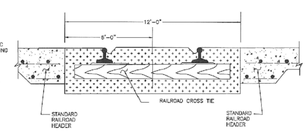
MOUNTABLE CURB



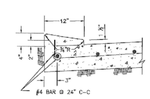
4-INCH x 12-INCH TRANSITION CURB



MONOLITHIC CURB AND GUTTER



STANDARD RAILROAD CROSSING – SINGLE TRACK



4-INCH x 12-INCH MONOLITHIC CURB

CURB, CURB AND GUTTER AND HEADER DETAILS
NTS

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02771-01

APPROVED BY: CITY ENGINEER — APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS
EFFECTIVE DATE: JUL-01-2020
FOR CITY OF HOUSTON USE ONLY
SHEET NO.

STREET PAVING AND SIDEWALK

DWG NO. 02754–01B THROUGH 02574–02 | SCALE: N.T.S.

HOUSTON PLANS & PERMITS
PLANSANDPERMITS.NET

BY	REV.	DESCRIPTION	DATE

DRAWN BY: MG
CHECKED BY: HF
DATE DRAWN: 04-04-23

PROJECT: JD ALAN HOMES LLC (SAWGRASS)

ADDRESS: 7403 SAWGRASS TERRACE LN
SPRING TX 77389

DESIGNER ADDRESS:
1235 N. Loop West. Suite #1104 Houston TX, 77008
information@plansandpermits.net
P: 281.372.1555

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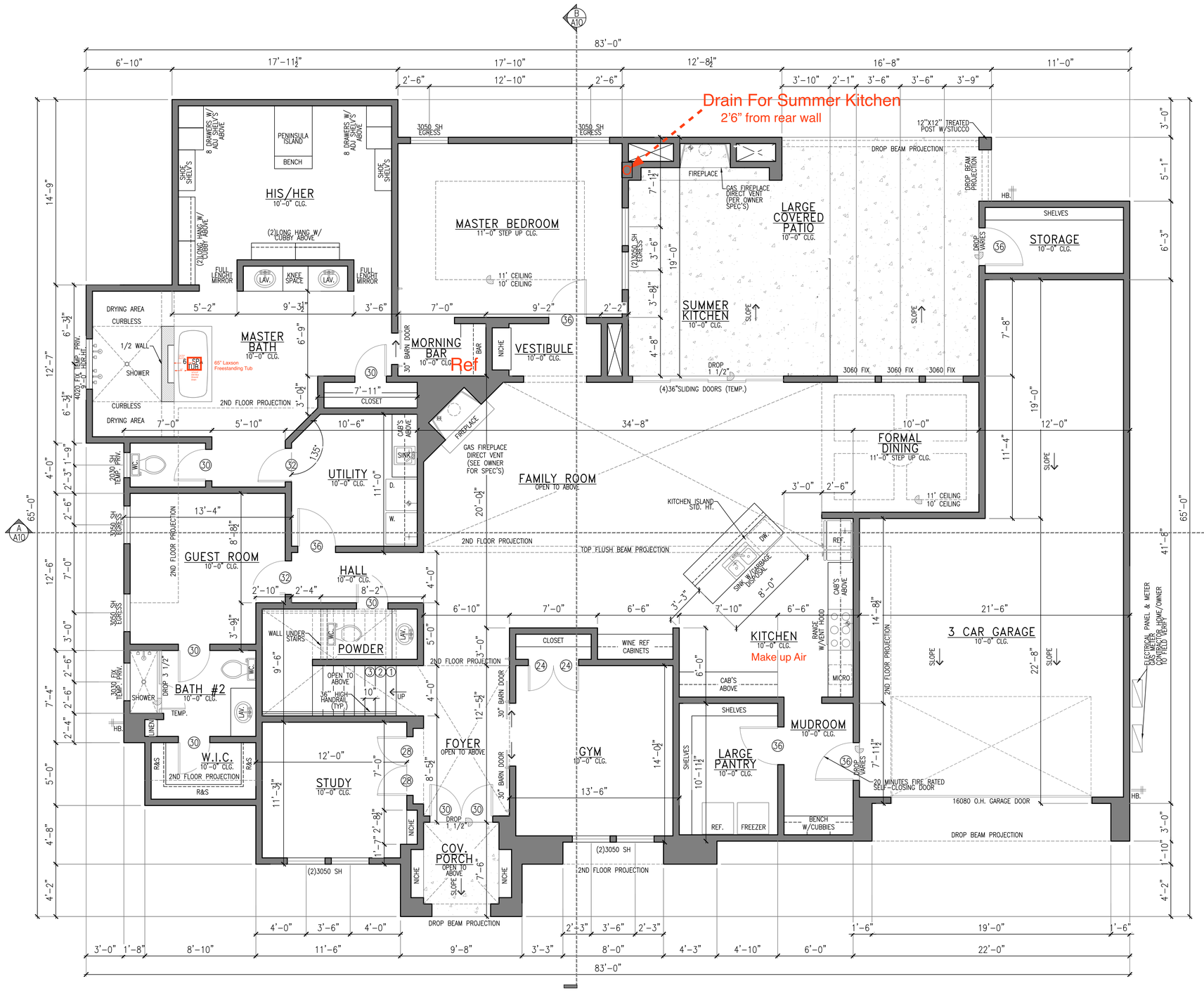
P2



FLOOR PLAN NOTES
SEE NOTES ON SHEET "A5"

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AREA CALCULATION:

1ST FLOOR LIVING AREA	3,093	S.F.
2ND FLOOR LIVING AREA	1,276	S.F.
TOTAL LIVING AREA	4,369	S.F.
COV. PORCH	64	S.F.
LARGE COVERED PATIO	535	S.F.
STORAGE	69	S.F.
4-CAR GARAGE	780	S.F.
TOTAL COVERED AREA	5,817	S.F.

ALL 1ST FLOOR WALLS TO BE 2"x6" WOOD STUDS @ 16" O.C.(U.N.O.)

*NOTE: ALL INTERIOR DOORS TO BE 8' TALL

FLOOR PLAN

1ST. FLOOR

SCALE: 1/4" = 1'-0"

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A1

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1ST. FLOOR (NO DIMS) | SCALE: 1/4" = 1'-0"

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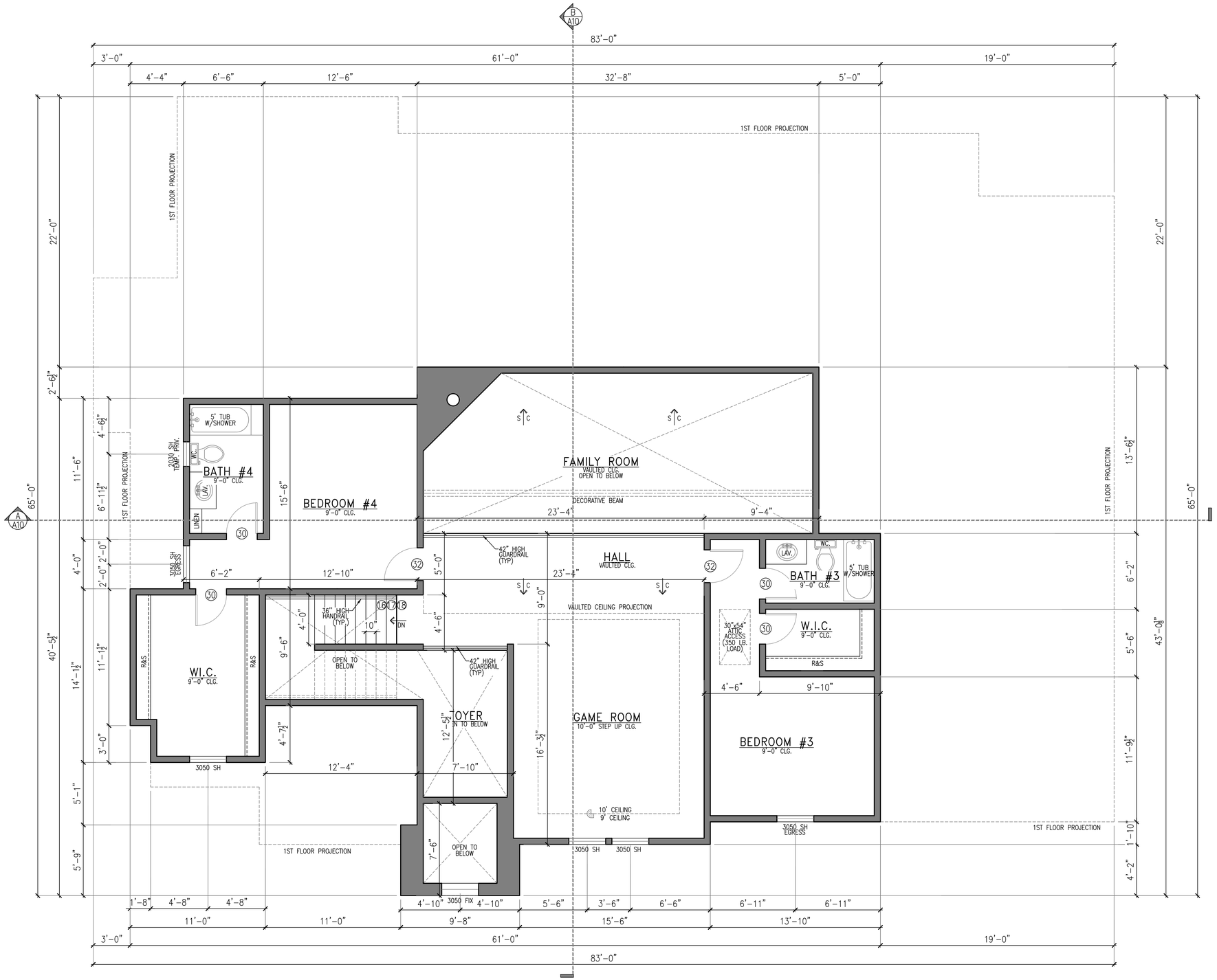

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*NOTE: ALL INTERIOR DOORS TO BE 8' TALL

FLOOR PLAN

2ND. FLOOR

SCALE: 1/4" = 1'-0"

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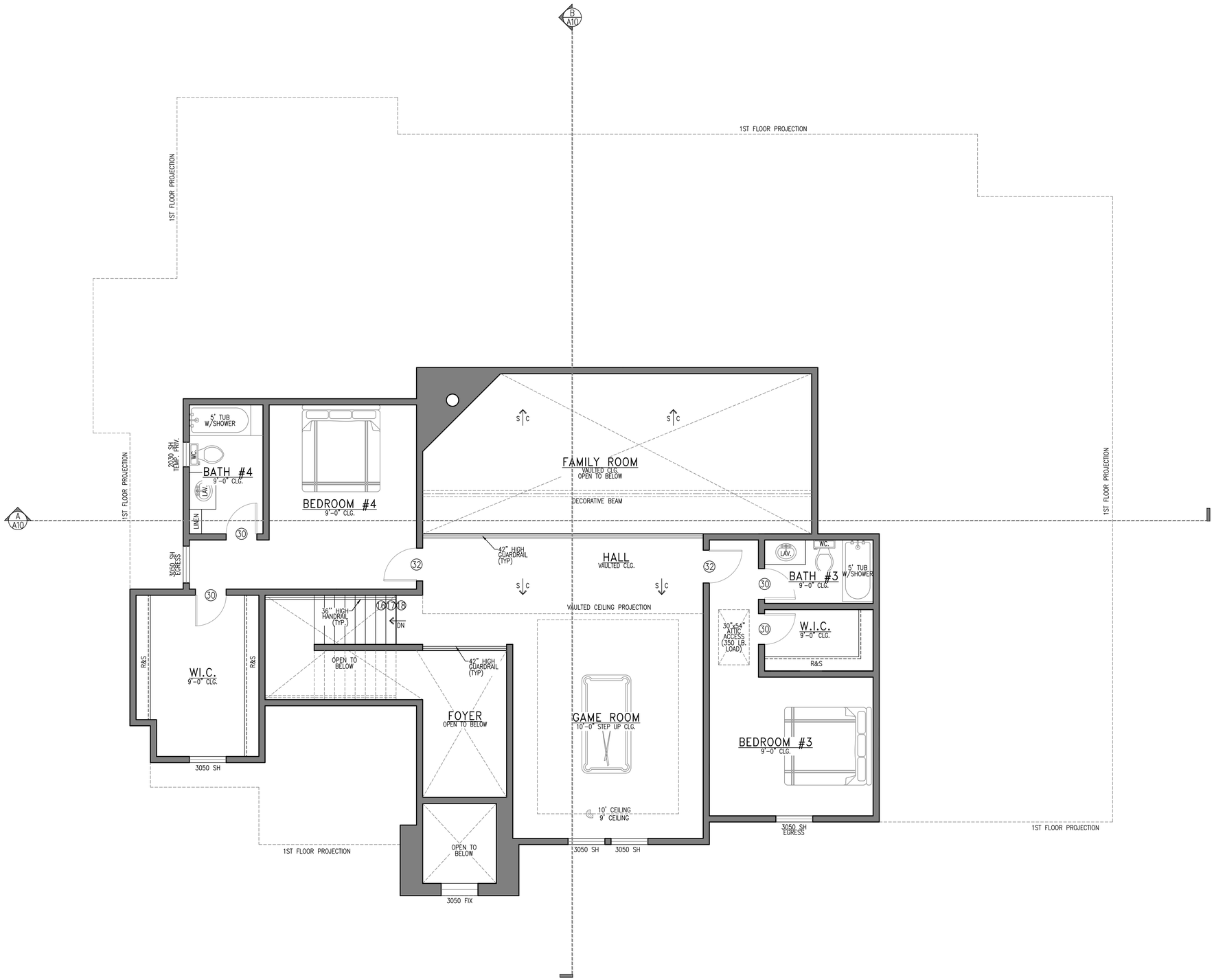

FLOOR PLAN NOTES
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FLOOR PLAN

2ND. FLOOR (NO DIMS) | SCALE: 1/4" = 1'-0"

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A4

IRC R309.2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE SIDE. GARAGES BENEATH THE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE (CEILING OF GARAGE) BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPTED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING.

GENERAL NOTES:

1. ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
2. WATER RESIST GYP. BOARD (FULL HGT.), AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH.
3. TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
4. GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
5. PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
6. FOR INSTALLATION OF AHU SEE CONTRACTOR.
7. ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
8. PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
9. GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
10. FIRE BOX IS TO BE INSTALLED AS PER 2015 I.F.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE.
11. ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

NOTES:

1. ALL 1ST. FLOOR CEILINGS 10'-0"HIGH (U.N.O.)
   ALL 2ND. FLOOR CEILINGS 9'-0" HIGH (U.N.O.)
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/REQUIRED ELECT. MECH & PLUMB.

NOTES:

ALL WALLS TO BE 2"x4" (U.N.O.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 1/2" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING. AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS. ATTIC ACCESS STAIRWAY SHOULD HAVE A MINIMUM OF 22" WIDTH

NOTE:
GARAGE ATTIC ACCESS-R302.6. PULL DOWN STAIRWAYS IN A GARAGE CEILING SHALL BE PROVIDED WITH A 3/8" FIRE RETARDANT PANEL OR 16 GAUGE SHEET METAL.

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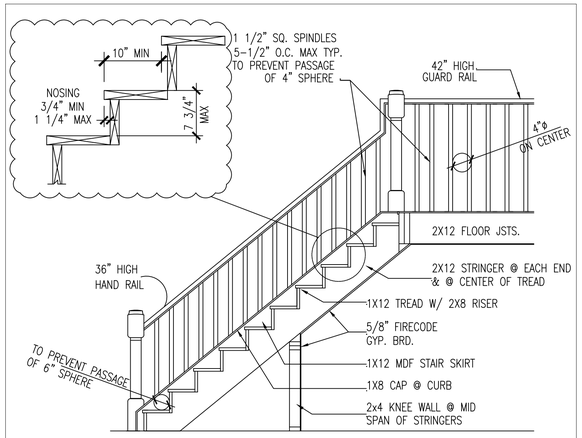
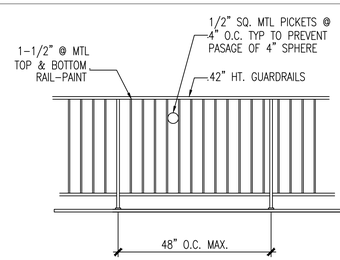


1 SECTION AT STAIRS (SIM.)

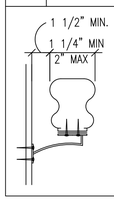
THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.

HANDRAILS & GUARDRAILS SHALL BE DESIGNED FOR A 200 LB. LIVE LOAD IN ANY DIRECTION ALONG THE TOP.



2 TYP. SECTION AT GUARDRAIL

HAND RAIL DETAIL



THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN CROSS SECTIONAL DIMENSIONS OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE (Sec. 315.2)

HAND RAIL NOTE

HANDRAIL SHALL BE IN COMPLIANCE WITH SEC. R3111.5.6HANDRAILS SHALL BE IN COMPLIANCE WITH TABLE UNIFORMLY DISTRIBUTED 200 POUNDS PER SQ. FT. LIVE LOADS APPLIED IN R301.5 MIN. ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL.

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CM — CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES R315.1

SD — SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3

ELECTRICAL GENERAL NOTES

1. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE 2020 (NEC) ADOPTED NOV 1. 2020. NFPA-70.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ELECTRICAL PERMITS AND INSPECTION.
3. CONVENIENCE RECEPTACLE - MOUNT AT 12" A.F.F.
4. MICROWAVE - OVEN TO HAVE SEPARATE 20 AMP RECEPTACLE AT 78" A.F.F .
5. BATHROOM RECEPTACLE - GFI MOUNT 40" A.F.F.
6. RECEPTACLES IN THE GARAGE TO BE GFI UNLESS OTHERWISE.
7. EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROTECTED.
8. WASHER - DRYER TO HAVE SEPARATE 20 AMP DUPLEX RECEPTACLE AT 44" A.F.F.
9. TELEPHONE OUTLETS - PROVIDE BOX (MOUNT AT 12" A.F.F. UNLESS NOTED OTHERWISE). COVER PLATE 4/0 WIRE TERMINATE NEAR PANEL.
10. KITCHEN COUNTER AND REFRIGERATOR RECEPTACLES AND APPLIANCE SWITCHES MOUNT AT 44" A.F.F.
11. SWITCHED - MOUNT AT 54" A.F.F.
12. ATTIC LIGHT SWITCH MOUNT AT 84" A.F.F.

ELECTRICAL NOTES:

1. CONTRACTOR SHALL COMPLY W/ ALL LOCAL, STATE AND FEDERAL CODES REQUIRED. AND REFER TO OWNER FOR EXACT LOCATION OF LIGHT FIXTURES AND CEILING DEVICES.
2. ALL CONDUCTORS SHALL BE NO. 12 AWG SOLID COOPER (THW) IN 3/4" CONDUIT WHERE REQUIRED
3. CONTRACTOR SHALL COORDINATE W/ EXISTING CONDITIONS AT THE SITE AND FURNISH PROPER CONNECTIONS AS REQUIRED.
4. ALL CONDUITS REGARDLESS OF TYPES WHICH CONTAIN LINE VOLTAGE CONDUCTORS SHALL HAVE A GROUND CONDUCTOR SIZED IN ACCORDANCE WITH 2020 (NEC) ADOPTED NOV 1. 2020.

LEGEND

	110 VOLT RECEPTACLE
WP	WATERPROOF RECEPTACLE
CLG.	110 VOLT IN CLG.
GFI	110 VOLT W/ GROUND FAULT INTERRUPTOR
FLR.	110 VOLT IN FLOOR
	220 VOLT RECEPTACLE
	TELEVISION ANTENNA
	GAS OUTLET
	HOSE BIB
	TELEPHONE OUTLET
$	SINGLE POLE SWITCH
$ 3	THREE WAY SWITCH
$ 4	FOUR WAY SWITCH
$ DIM	DIMMER SWITCH
PB	PUSH BUTTON
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE ALARM
T	THERMOSTAT
CH	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	RECESSED CAN LIGHT
WP	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
PC	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
LT	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEAT LAMP
LT	EXHAUST FAN W/ HEAT LAMP & LT.
	CEILING FAN
	CEILING FAN W/ LIGHT
	CEILING LIGHT W/ FUTURE FAN
	2'X4' FLUORESCENT LIGHT
	UNDER COUNTER LIGHT

FLOOR PLAN NOTES

SCALE: N.T.S.

ELECTRICAL PLAN NOTES

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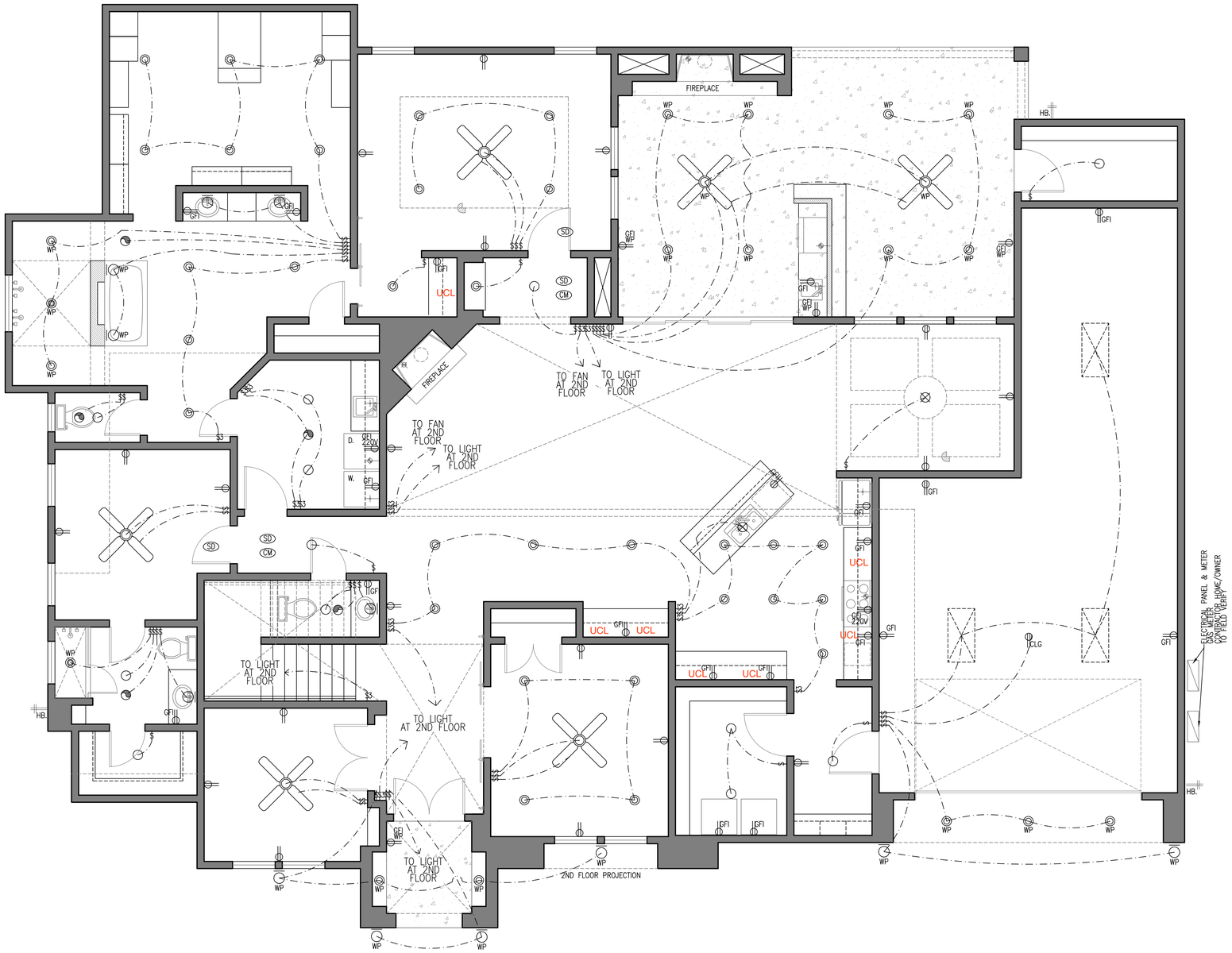

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ELECTRICAL PLAN

1ST. FLOOR

SCALE: 1/4" = 1'-0"

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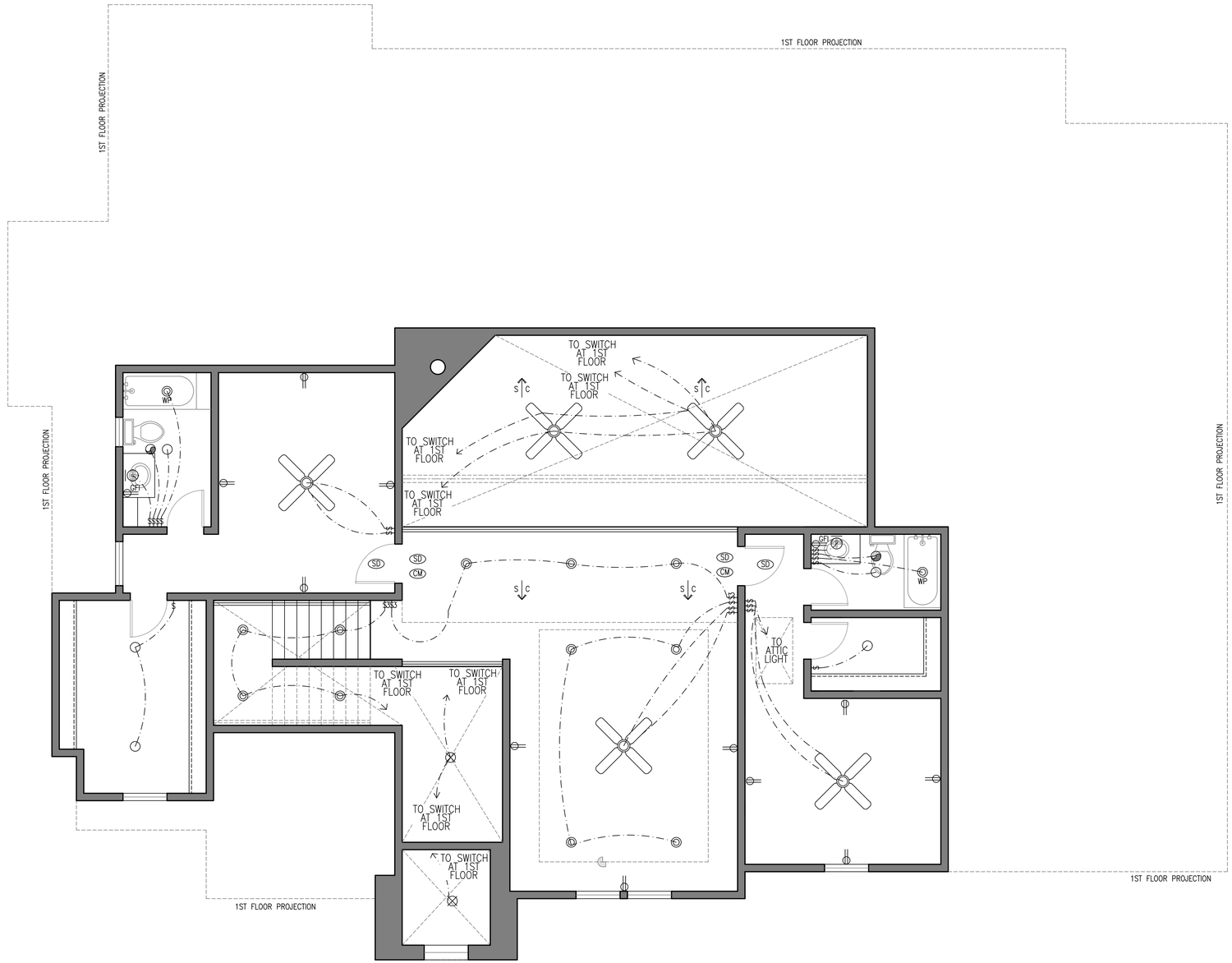

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ELECTRICAL PLAN

2ND. FLOOR

SCALE: 1/4" = 1'-0"

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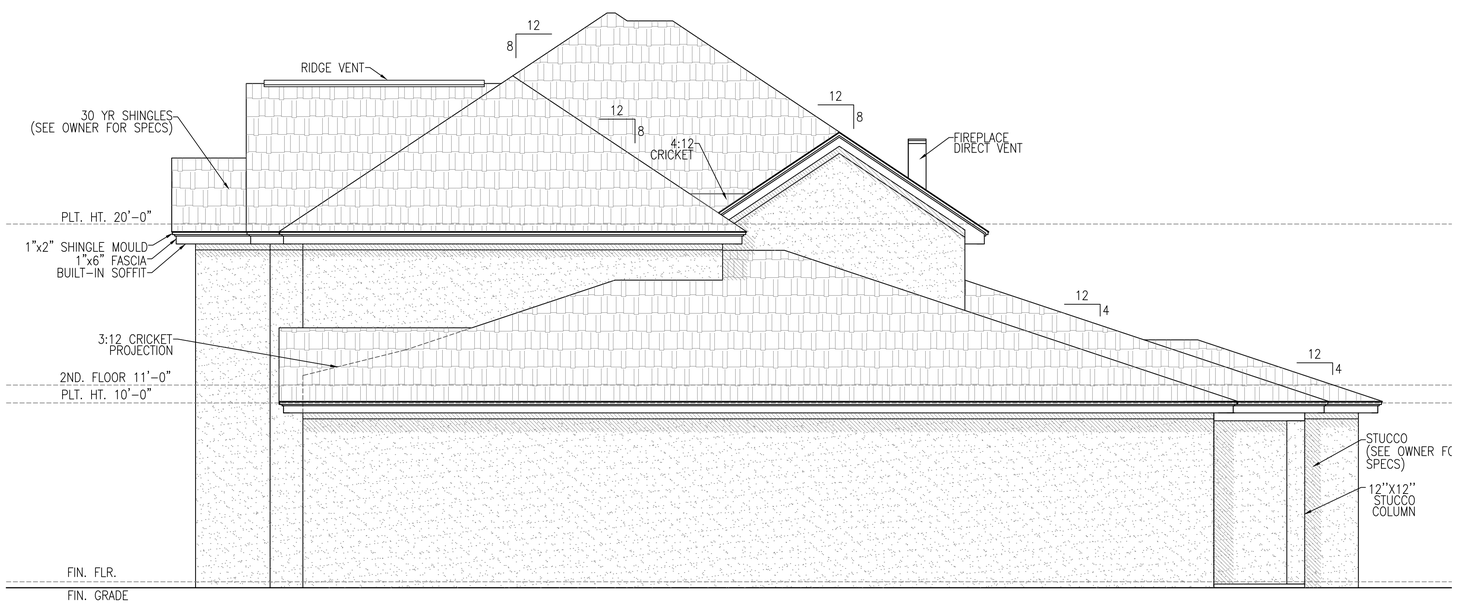
EXTERIOR ELEVATION

FRONT

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION

RIGHT

SCALE: 1/4" = 1'-0"

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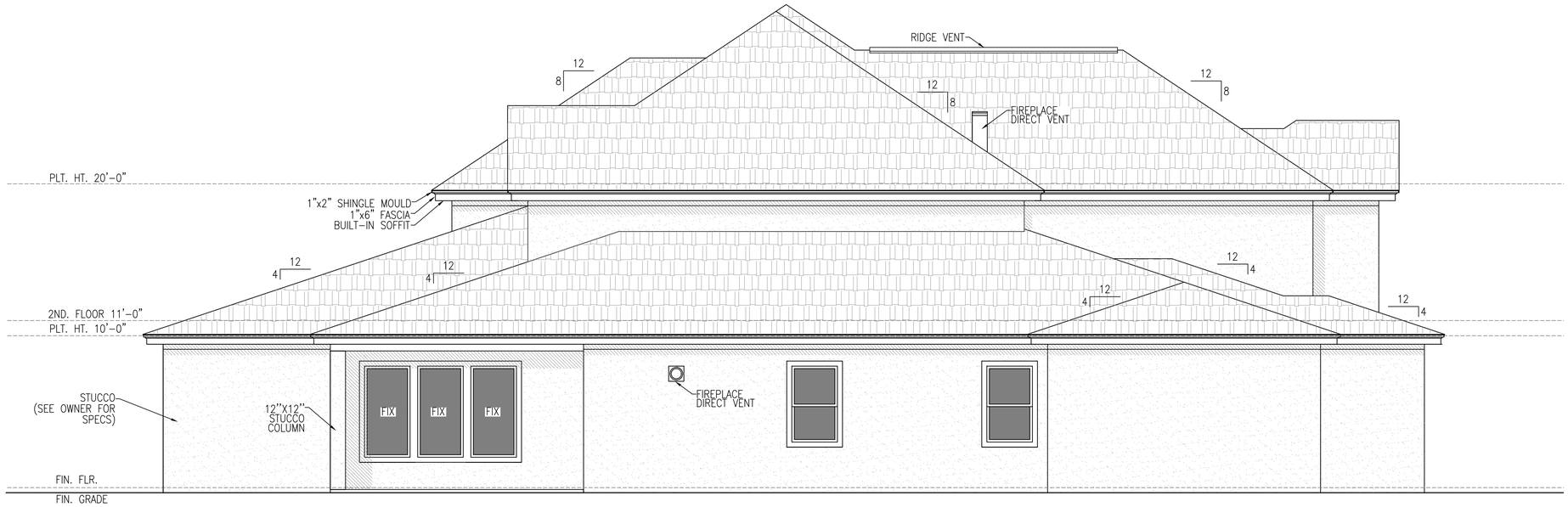
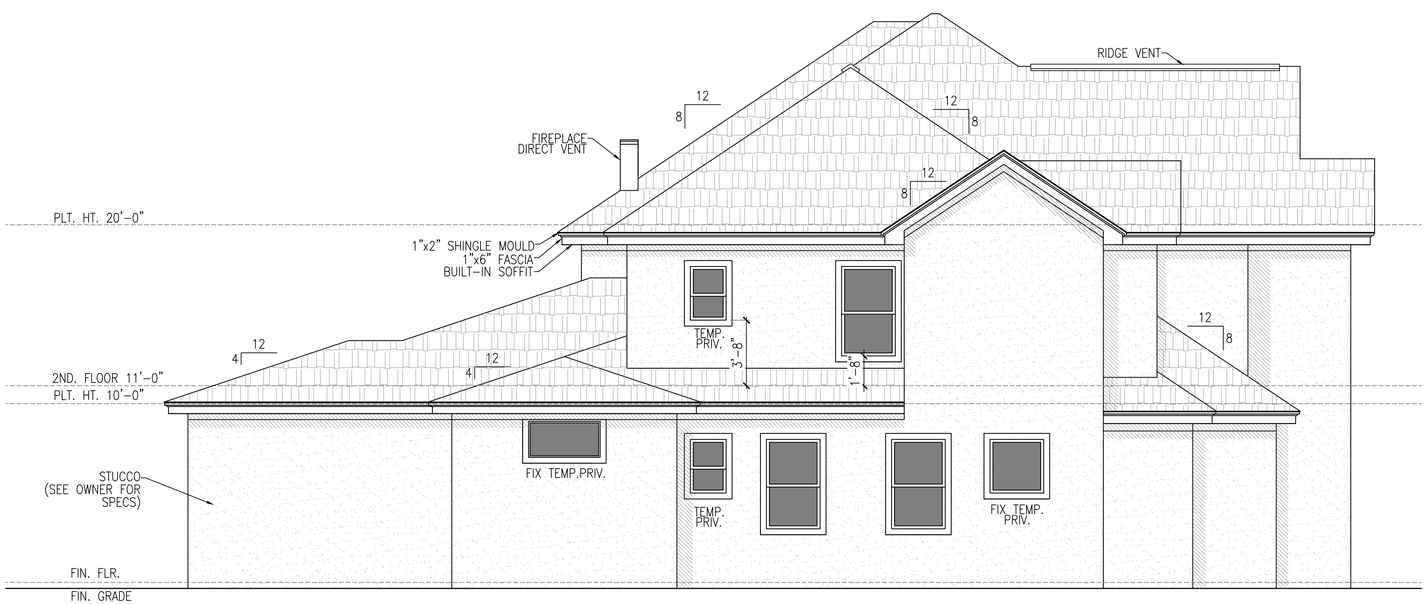


EXTERIOR ELEVATION

REAR

SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION

LEFT

SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

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BY	REV.	DESCRIPTION	DATE

DRAWN BY: MG
CHECKED BY: HF
DATE DRAWN: 04-04-23

PROJECT: JD ALAN HOMES LLC (SAWGRASS)

ADDRESS: 7403 SAWGRASS TERRACE LN

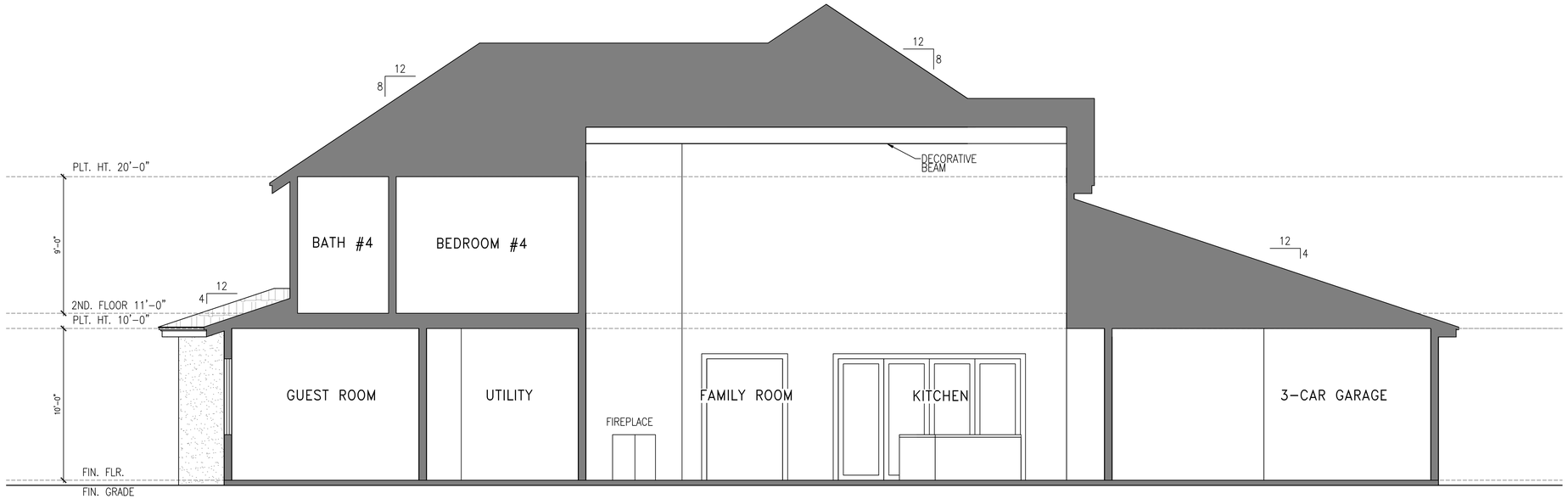
SPRING TX 77389

DESIGNER ADDRESS:
1235 N. Loop West Suite #1104 Houston TX, 77008
information@plansandpermits.net
P: 281.372.1555

American Institute of Building Design

SHEET NO.

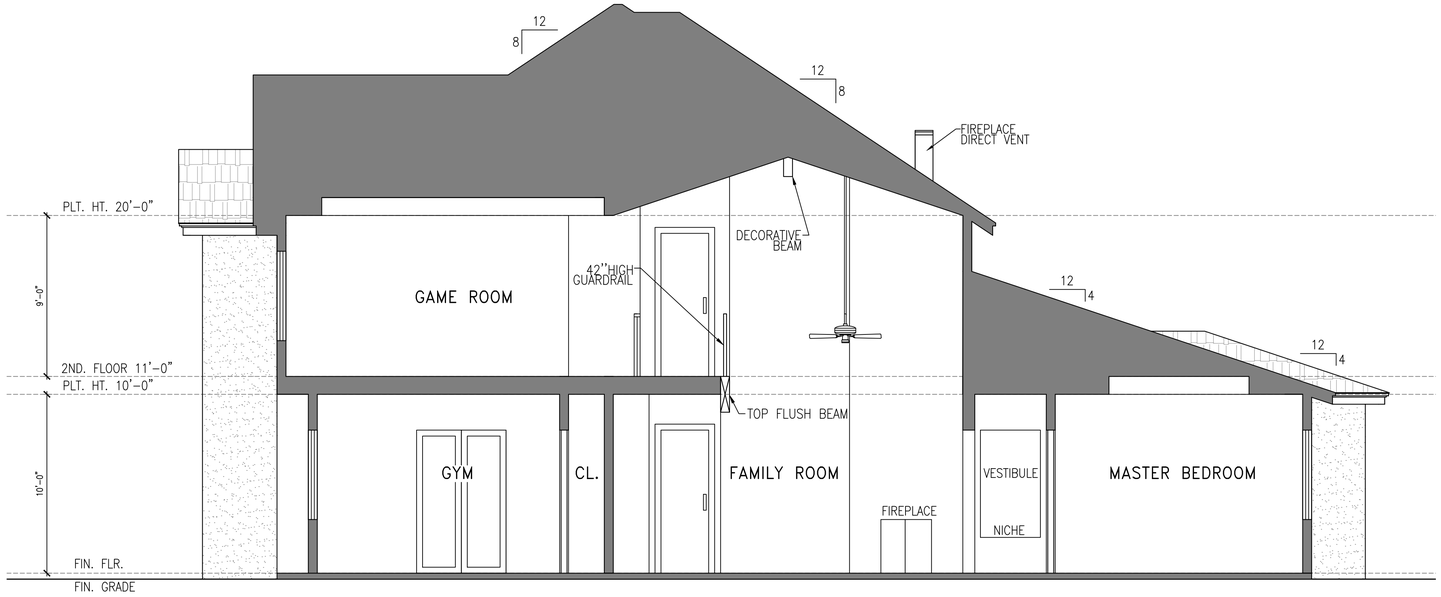
A9



CROSS SECTION

SECTION A–A

SCALE: 1/4" = 1'-0"



CROSS SECTION

SECTION B–B

SCALE: 1/4" = 1'-0"

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

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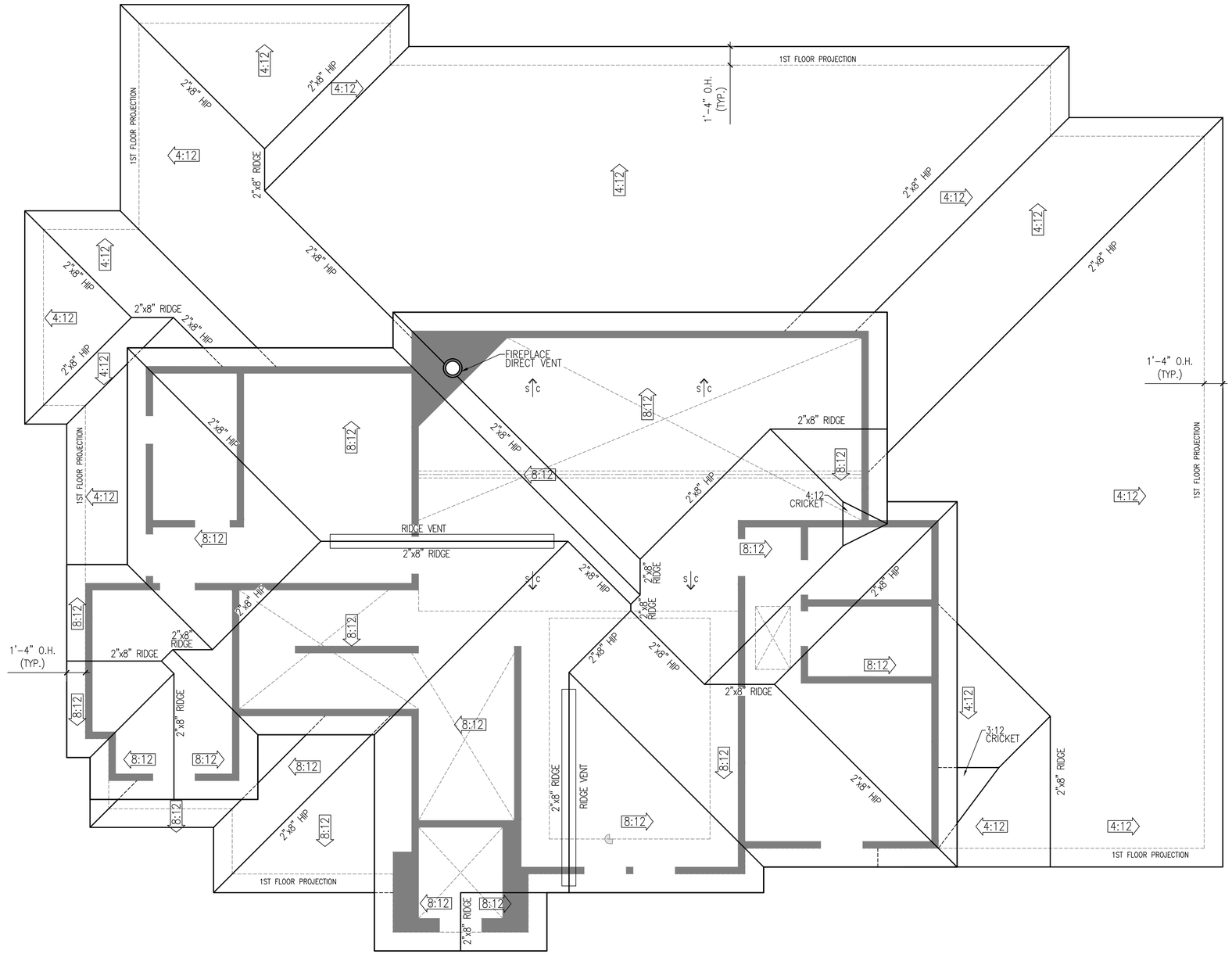
A10



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

PROJECT: JD ALAN HOMES LLC (SAWGRASS)

ADDRESS: 7403 SAWGRASS TERRACE LN

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SHEET NO.

A11