

# RENOVATION AT 3210 FRESHMEADOWS DR HOUSTON, TEXAS 77063

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## DESCRIPTION OF PROJECT:

### EXISTING AREA FOOTAGE

LIVING: 2,202 SQFT (FIRST LEVEL) + 332 SQFT (SECOND LEVEL)  
PATIO: 253 SQFT  
GARAGE: 447 SQFT

### PROPOSED AREA FOOTAGE

LIVING: 2,902 SQFT (FIRST LEVEL) + 573 SQFT (SECOND LEVEL)

## APPLICABLE CODES:

- 2021 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
- 2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL FIRE CODE WITH AMENDMENTS
- 2021 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
- 2023 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
- 2021 INTERNATIONAL ENERGY CONVERSATION CODE WITH AMENDMENTS
- 2021 INTERNATIONAL GAS CODE WITH AMENDMENTS
- 2021 NFPA 101 LIFE SAFETY CODE

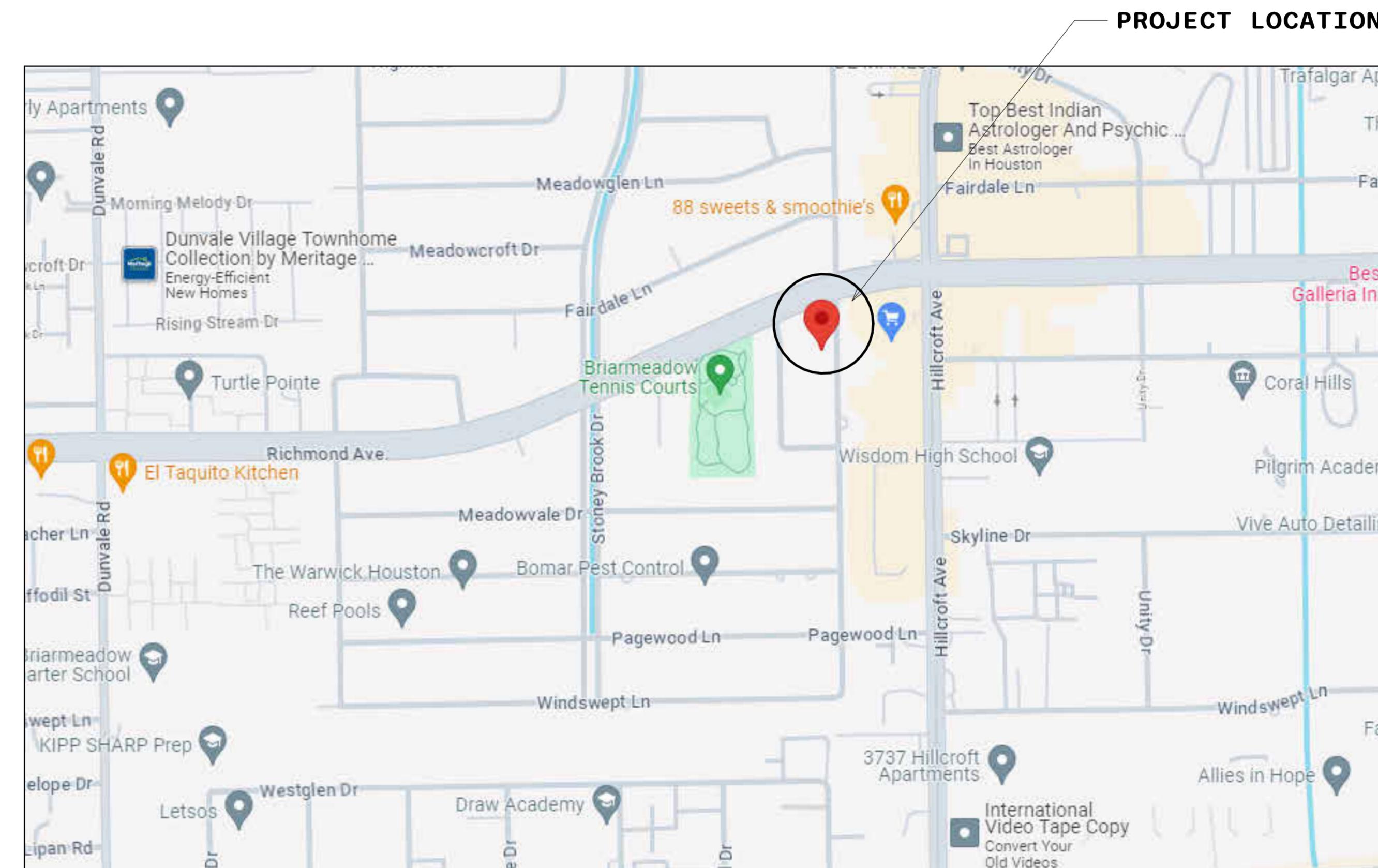
## ZONING:

SINGLE-FAMILY RESIDENTIAL CONSTRUCTION

## CONSTRUCTION TYPE:

TYPE VB

ALL WORK SHALL BE IN STRICT ACCORDANCE  
WITH ALL APPLICABLE WINDSTORM CODES  
LOCAL BUILDING CODES & ORDINANCES.



<b>WINDFORCE</b>
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No.	Description	Date

## CLIENT NAME

STEVEN RAMIREZ

## PROJECT ADDRESS

3210 FRESHMEADOWS DR  
HOUSTON, TEXAS 77063

## SHEET NAME

COVER PAGE

PROJECT NUMBER:	24-0060
DATE:	04/30/2024
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	

**A-0.0**

## GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE ALL SPECIAL INSPECTIONS REQUIRED IN IBC PER CHAPTER 17 ARE COMPLETED AND PROVIDE THE LOCAL MUNICIPALITY WITH THE INSPECTION AGENCY CONTACT INFORMATION AND SPECIAL INSPECTION PERFORMED.
2. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
3. DO NOT SCALE DRAWING. FOLLOW DIMENSIONS ONLY.
4. WINDOW SIZES INDICATED ON PLANS ARE APPROXIMATE ROUGH OPENINGS.
5. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
6. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR, OR LOCATED WITHIN 60" OF SHOWERS SHALL BE TEMPERED.
7. THE GENERAL CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND THE OWNER FOR THE USE OF PREMISES, ACCESS TO THE PROJECT SITE AND TRASH REMOVAL.
8. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, SHALL CHECK ALL DIMENSIONS AND COORDINATE THE DOCUMENTS WITH CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
9. THE DOCUMENTS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS SUBJECT TO REVIEW BY THE ARCHITECT/ENGINEER.
10. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. DIMENSIONS WHICH MUST BE CONFIRMED AND COORDINATED AT THE JOB SITE. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. COORDINATING THE WORK OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF THE SUBCONTRACTORS.
11. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED LUMBER AND FASTENED ONLY WITH APPROVED CORROSION RESISTANT FASTENERS.
12. ALL PERIMETER, LOAD BEARING AND EXTERIOR WALLS AND WALLS COMMON TO UNHEATED SPACES SHALL BE 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE (U.N.O.).
13. ALL WINDOWS AND DOORS, ELECTRICAL, INSULATION, PLUMBING FIXTURES AND OTHER ENERGY RELATED ITEMS SHALL MEET THE 2021 INTERNATIONAL ENERGY CODE REQUIREMENTS.
14. PROVIDE VACUUM BREAKER (ANTI-SIPHON VALVE) AT THE HOSE BIBS, KITCHEN SINKS, ETC. AS REQUIRED BY CODE AND ORDINANCES. PROVIDE BACKFLOW PREVENTERS AS REQUIRED.
15. WATERLINES RUNNING THROUGH UNCONDITIONED SPACES SHALL BE INSULATED.
16. HEATING/COOLING DESIGN AND DUCT DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR. MIN. 16 SEER.
17. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZE. I.E. MOUNT AS LOW AS POSSIBLE.
18. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
19. PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR ANY APPLIANCE WITH AN OPEN FLAME.
20. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN.
21. ALL WALLS AND CEILING IN STORAGE AREAS TO HAVE 5/8" TYPE "X" GYP. BOARD WITH 1-HOUR FIRE RATING.
22. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYP. BOARD. CORNERS ARE TO BE METAL REINFORCED. TAPE AND FLOAT.
23. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYP. BOARD. RESTROOM WALLS SHALL BE SMOOTH, HARD, AND NONABSORBENT TO A MIN. HT. OF 48" WITHIN 2'-0" OF A TOILET.
24. WINDOWS USED FOR EGRESS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 S.F. WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM WIDTH OF 20" PER THE INTERNATIONAL RESIDENTIAL CODE.

## ENERGY COMPLIANCE:

1. HEATING AND COOLING EQUIPMENT TO BE SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHODS APPROVED BY THE CODE OFFICIAL TO BE SUPPLIED BY CONTRACTOR.
2. IF USED IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE LESS THAN OR EQUAL TO 2.0 CFM LEAKAGE AT 75 PA.
3. BUILDING CAVITIES ARE NOT TO BE USED AS DUCTS OR PLENUMS.
4. SUPPLY AND RETURN DUCTS IN ATTICS ARE TO BE INSULATED R-8 OR GREATER WHEN DIAMETER IS GREATER THAN OR EQUAL TO 3 INCHES. AND R-6 WHEN DIAMETER IS LESS THAN 3 INCHES. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING INSULATED TO GREATER THAN OR EQUAL TO R-6 FOR A DIAMETER GREATER THAN OR EQUAL TO 3 INCHES. AND R-4.2 FOR DIAMETERS LESS THAN 3 INCHES.
5. HVAC PIPING CONVEYING FLUIDS ABOVE 105 DEGREES OR CHILLED BELOW 55 DEGREES FAHRENHEIT ARE TO BE INSULATED WITH A VALUE OF R-3 OR GREATER.
6. HOT WATER PIPES ARE TO BE INSULATED TO A VALUE GREATER THAN OR EQUAL TO R-3.
7. AUTOMATIC OR GRAVITY DAMPERS ARE TO BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
8. ATTIC ACCESS HATCH AND DOOR INSULATION VALUE GREATER THAN OR EQUAL TO THE ADJACENT ASSEMBLY.
9. BLOWER DOOR TEST @ 50 PA. TO BE LESS THAN OR EQUAL TO 5 ACH FOR CLIMATE ZONE 1 AND 2.
10. DUCT TIGHTNESS TEST RESULT OF LESS THAN OR EQUAL TO 4 CFM /100 FT<sup>2</sup> WITHOUT AIR HANDLER @ 25 PA. FOR ROUGH-IN TESTS.
11. DUCTS ARE TO BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH-IN TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT TIME OF TEST. OR, POST CONSTRUCTION TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE.
12. A PROGRAMMABLE THERMOSTAT TO BE INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
13. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT ARE TO MEET EFFICACY AND AIR FLOW LIMITS.
14. ELECTRIC HEAT TRACE SYSTEMS ARE TO COMPLY WITH IEEE 515.1 OR UL 515. CONTROLS AUTOMATICALLY ADJUST THE ENERGY INPUT TO THE HEAT TRACING TO MAINTAIN THE DESIRED WATER TEMPERATURE IN THE PIPING.
15. WHEN USED, A WATER DISTRIBUTION SYSTEMS THAT HAVE RECIRCULATION PUMPS THAT PUMP WATER FROM A HEATED WATER SUPPLY PIPE BACK TO THE HEATED WATER SOURCE THROUGH A COLD WATER SUPPLY PIPE HAVE A DEMAND RECIRCULATION WATER SYSTEM. PUMPS ARE TO HAVE CONTROLS THAT MANAGE OPERATION OF THE PUMP AND LIMIT THE TEMPERATURE OF THE WATER ENTERING THE COLD WATER PIPING TO 104 DEGREES FAHRENHEIT.
16. DRAIN WATER HEAT RECOVERY UNITS TESTED IN ACCORDANCE WITH CSA B55.1. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS ARE TO BE LESS THAN 3 PSI FOR INDIVIDUAL UNITS CONNECTED TO ONE OR TWO SHOWERS. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS ARE TO BE LESS THAN 2 PSI FOR INDIVIDUAL UNITS CONNECTED TO THREE OR MORE SHOWERS.
17. 75 PERCENT OF LAMPS IN PERMANENT FIXTURES OR 75 PERCENT OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. THIS DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.
18. WHEN APPLICABLE, FUEL GAS LIGHTING SYSTEMS ARE TO HAVE NO CONTINUOUS PILOT LIGHT.

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DATE
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No.	Description	Date

**CLIENT NAME**

STEVEN RAMIREZ

**PROJECT ADDRESS**

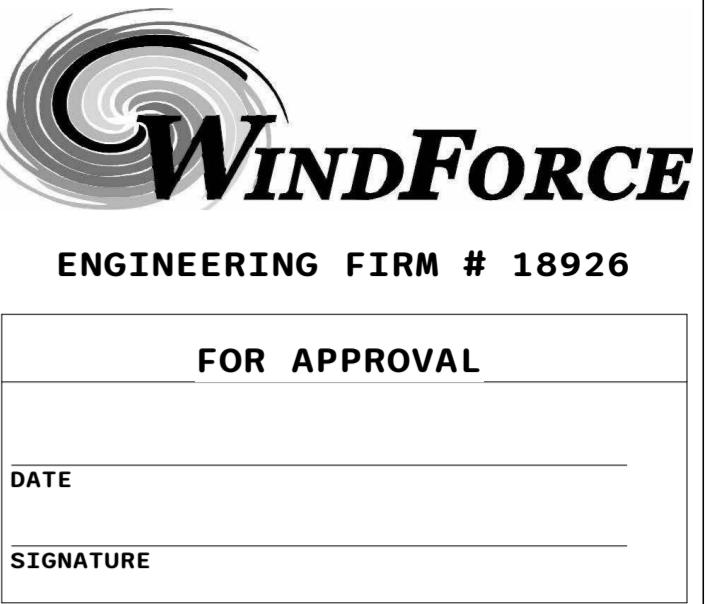
3210 FRESHMEADOWS DR  
HOUSTON, TEXAS 77063

**SHEET NAME**

GENERAL NOTES

PROJECT NUMBER:	24-0060
DATE:	04/30/2024
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	

**A-0.1**



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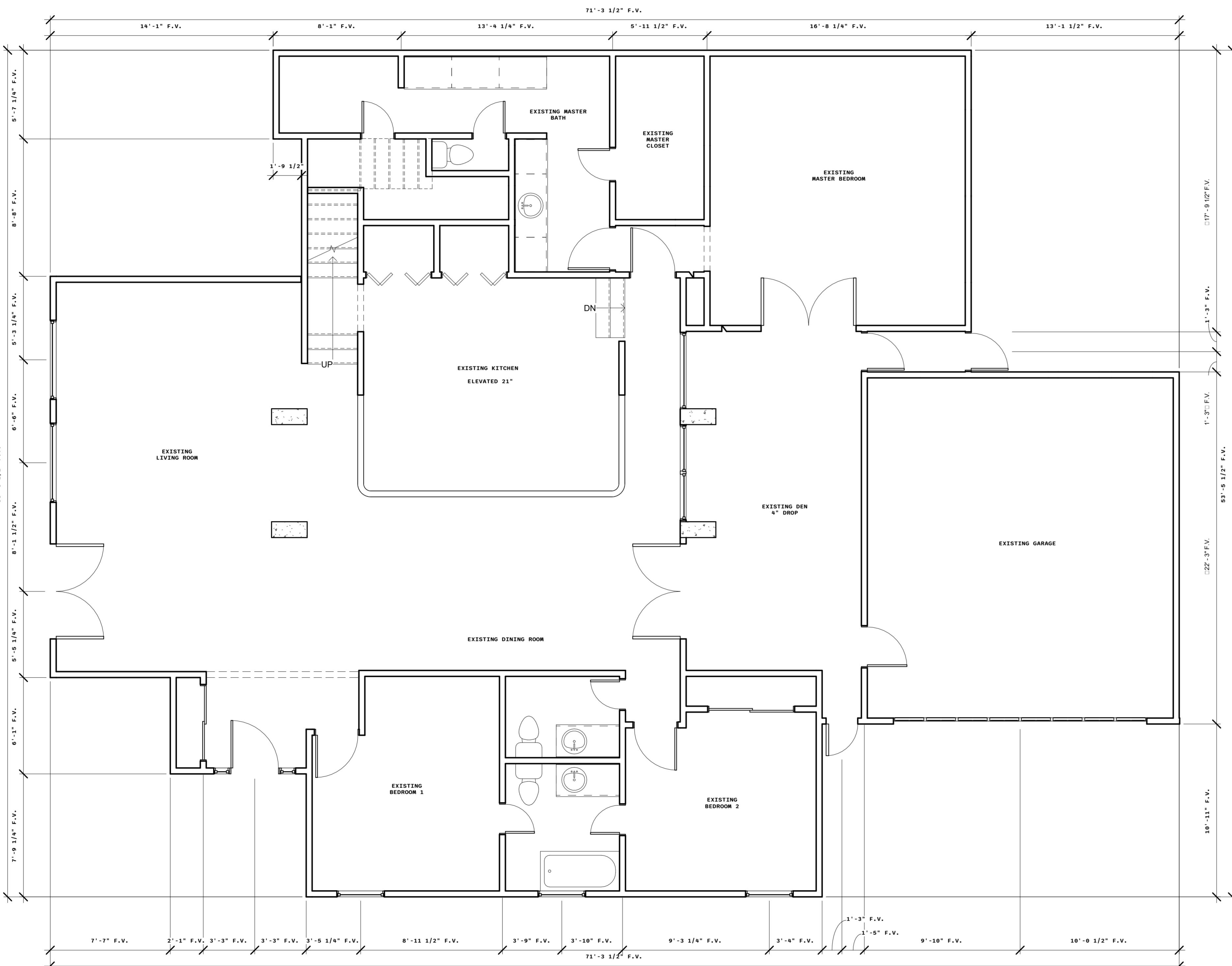
**SHEET NAME**

EXISTING FIRST  
LEVEL

PROJECT NUMBER: 24-0060  
DATE: 04/30/2024  
DRAWN BY: Author  
CHECKED BY: Checker

**A-1.0**

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



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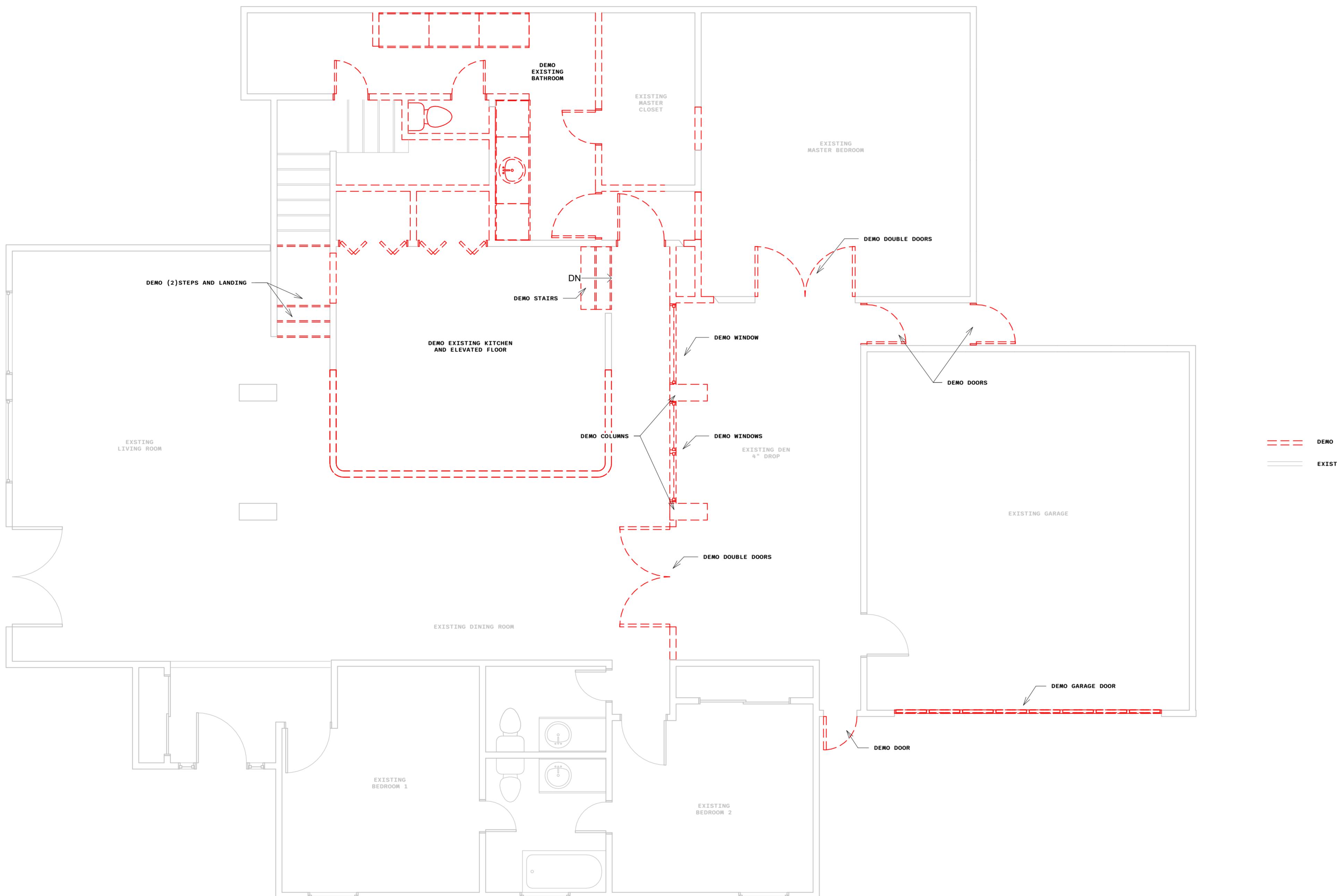
**SHEET NAME**

DEMO PLAN

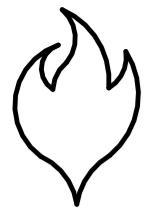
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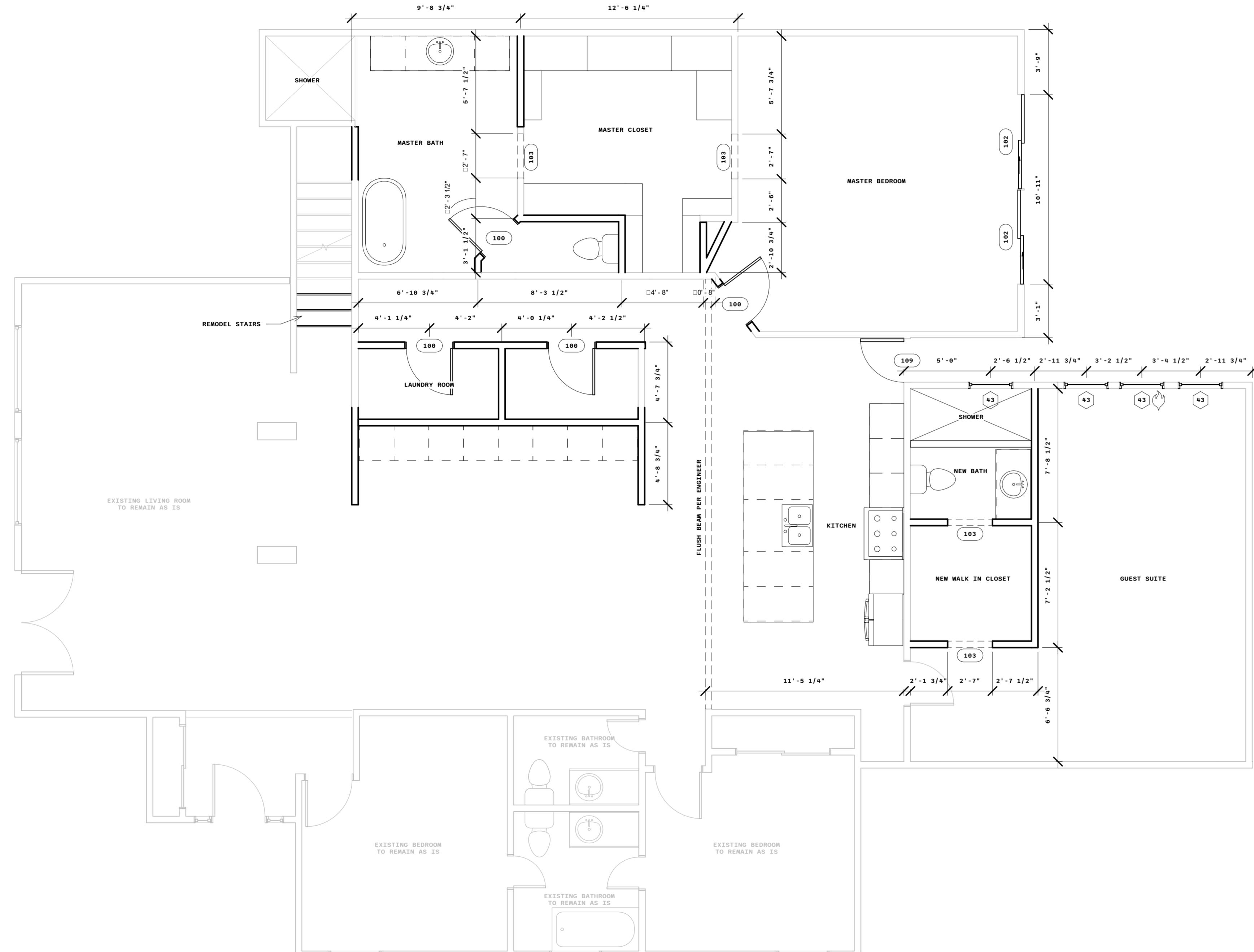
**A-2.0**

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



## NOTE:

 EGRESS WINDOWS MUST HAVE 5.0 SQUARE FEET OF NET CLEAR OPENING. NOT ALL 3<sup>0</sup>5<sup>0</sup> WINDOWS WILL MEET THIS REQUIREMENT. WINDOWS CAN BE ENLARGED TO 3<sup>0</sup>5<sup>4</sup> WITH NO NOTIFICATION TO WINDFORCE.



1 FIRST LEVEL - PROPOSED FLOOR PLAN  
1/4" = 1'-0"

**WINDFORCE**  
ENGINEERING FIRM # 18926  
FOR APPROVAL

DATE \_\_\_\_\_  
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HOUSTON, TEXAS 77063

**SHEET NAME**

**PROPOSED FLOOR PLAN**

PROJECT NUMBER: 24-0060  
DATE: 04/30/2024  
DRAWN BY: Author  
CHECKED BY: Checker  
SCALE: 1/4" = 1'-0"

**A-3.0**



ENGINEERING FIRM # 18926

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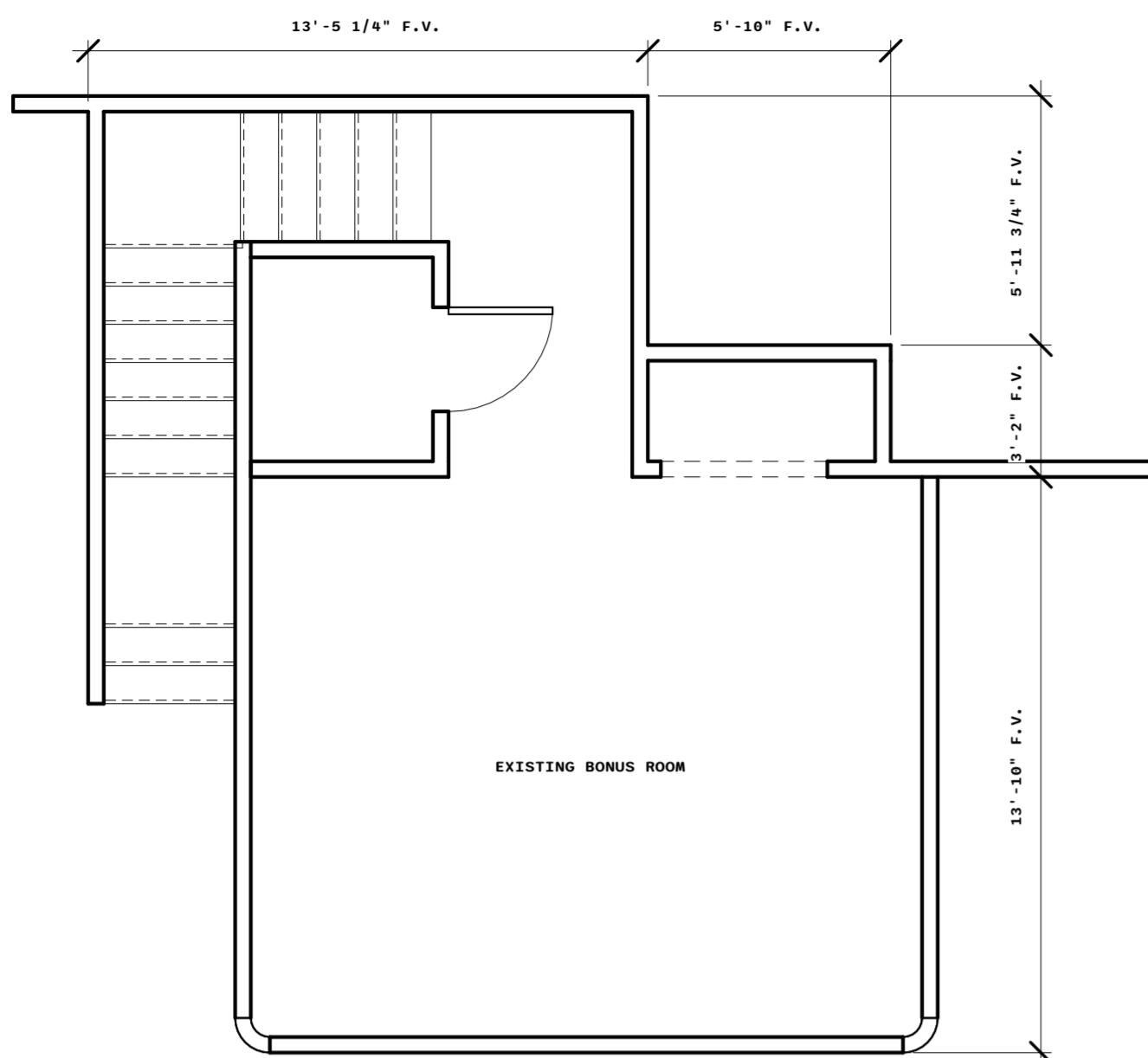
SHEET NAME

SECOND LEVEL DEMO  
+ PROPOSED PLAN

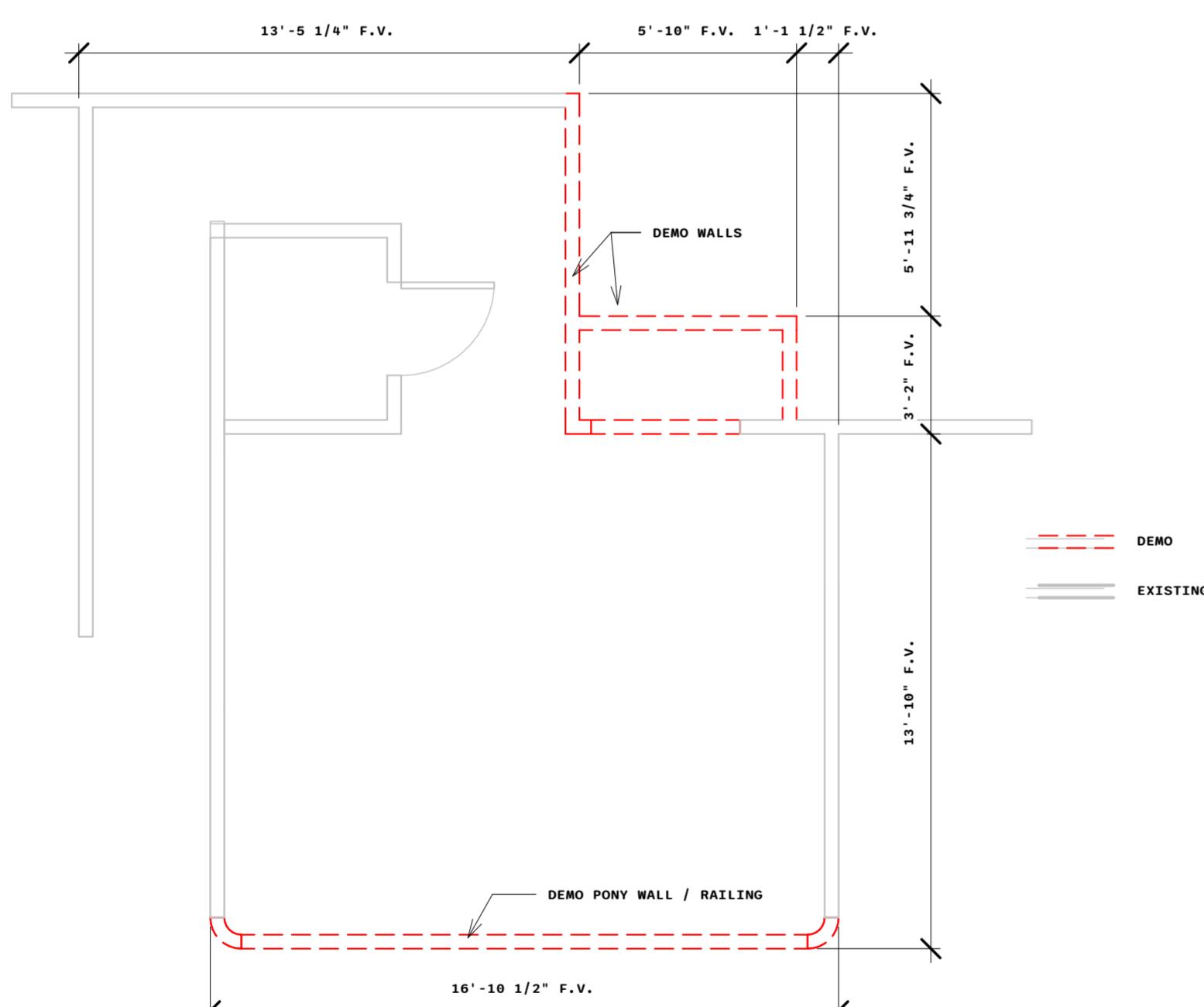
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CHECKED BY:	Checker

A-4.0

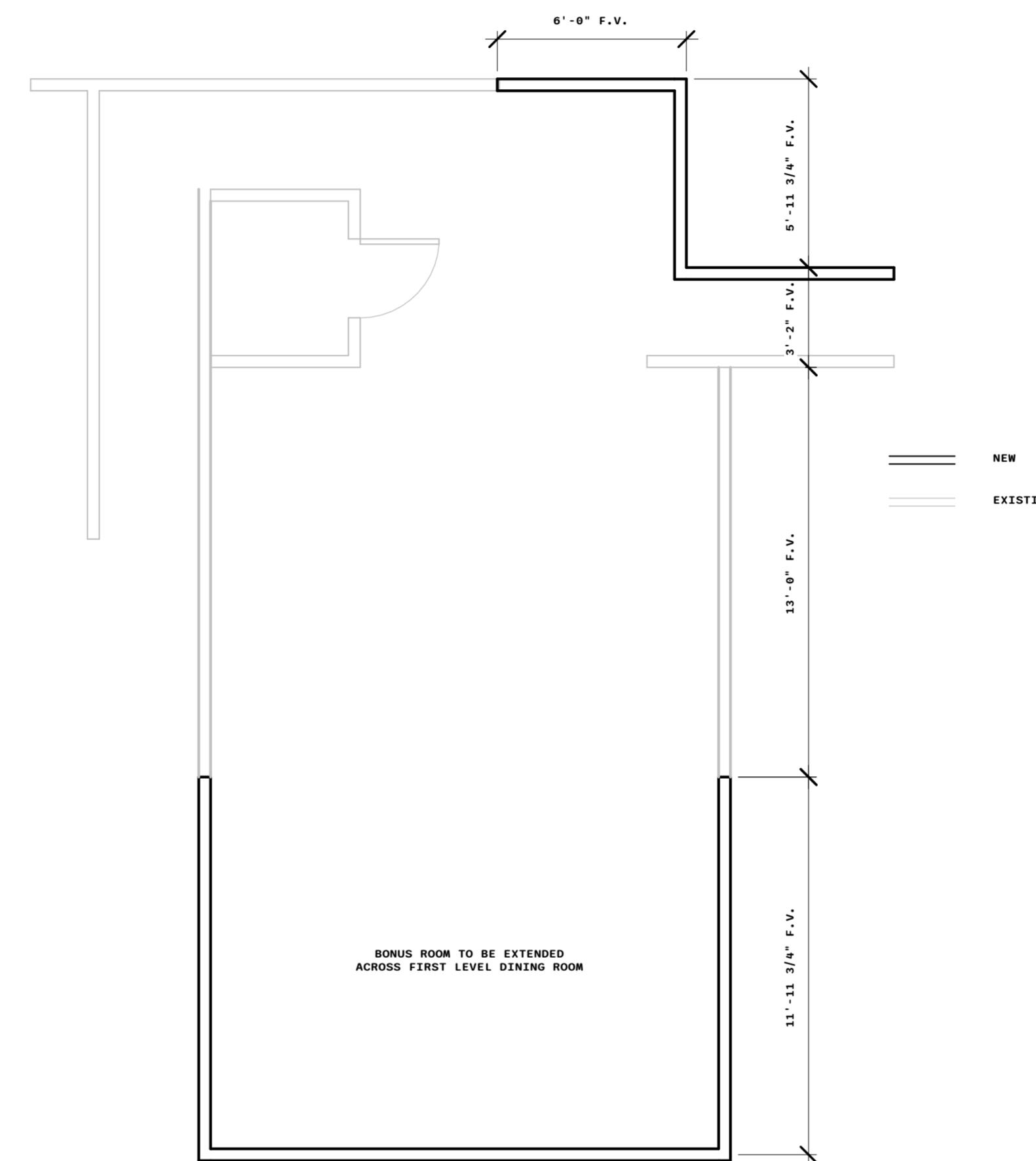
SCALE: 1/4" = 1'-0"



① SECOND LEVEL - EXISTING  
1/4" = 1'-0"



② SECOND LEVEL - DEMO PLAN  
1/4" = 1'-0"



③ SECOND LEVEL - PROPOSED PLAN  
1/4" = 1'-0"