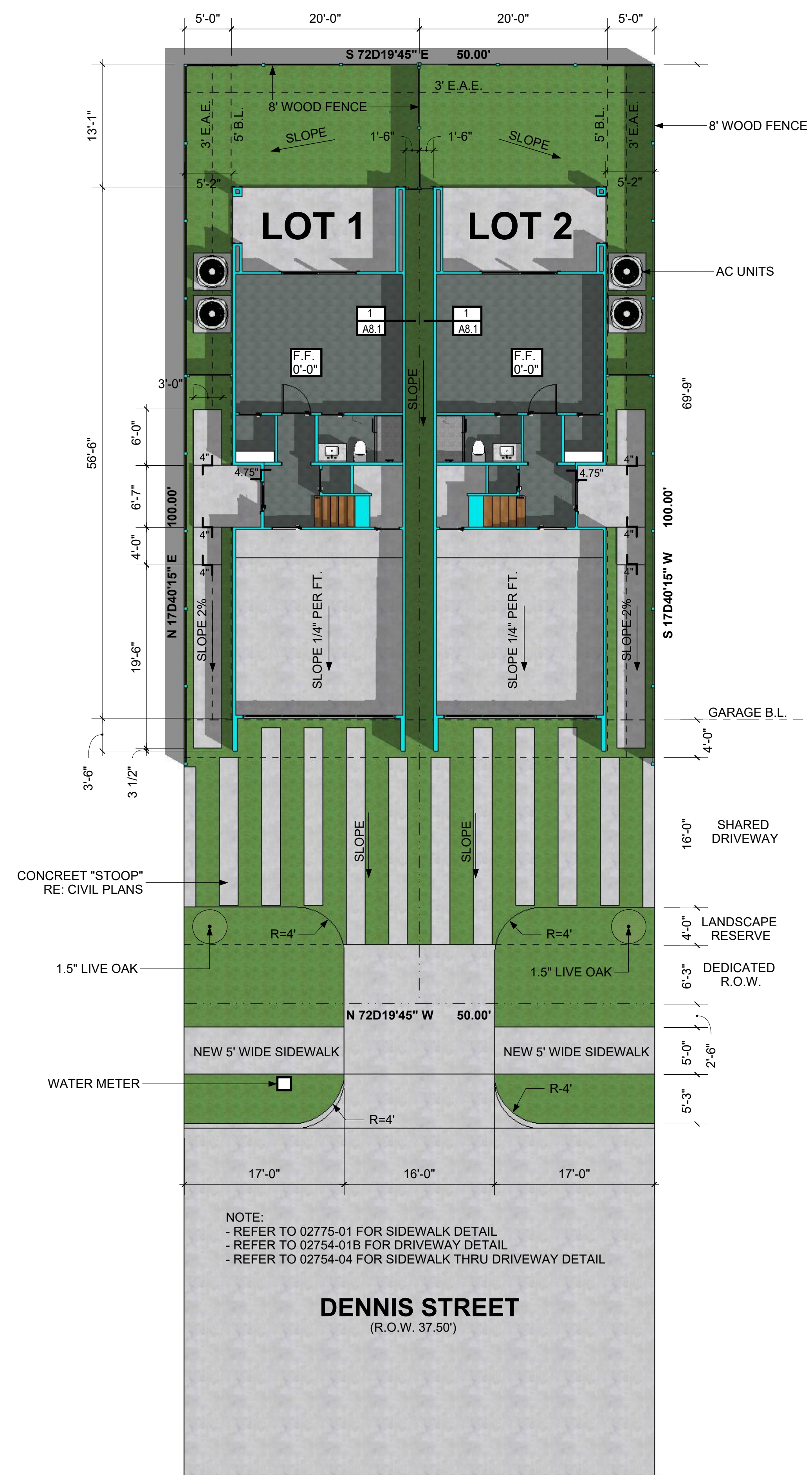
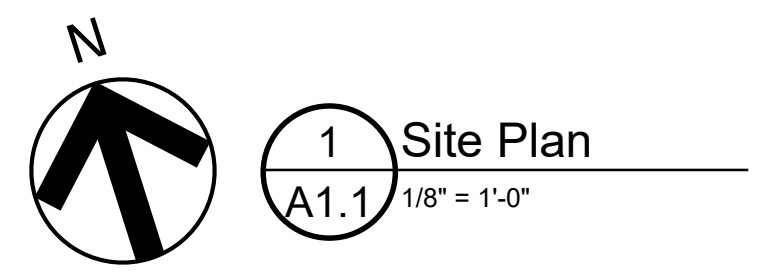


ABBREVIATIONS

@ & ABV.	AT AND ABOVE	(N) NEC	NEW NATIONAL ELECTRIC CODE
A.C.	ASPHALTIC CONCRETE	NIC.	NOT IN CONTRACT
ACT.	AIR CONDITIONING	N/A	NOT APPLICABLE
ACT.	ACOVE COUNTERTOP	N.T.S.	NOT TO SCALE
ADJL.	ADJUSTABLE	O/	OVER
AFF.	ABOVE FINISH FLOOR	O.C.	ON CENTER
AGG.	AGGREGATE	O.D.	OUTSIDE DIAMETER
ALUM.	ALUMINUM	O.F.D.	OVERFLOW DRAIN
ALT.	ALTERNATE	OH.	OVERHEAD
ARCH.	ARCHITECTURAL	OPP.	OPPOSITE
AVG.	AVERAGE	PERF.	PERFORATED
		PLAM.	PLASTIC LAMINATED
		PLYWD.	PLYWOOD
		PTD.	PAINTED
BD.	BOARD	PP.	POWER POLE
BF.	BOTH FACES	PSF	POUNDS PER SQUARE FOOT
BF.	BOTH FACES	PT	PRESSURE TREATED
BIC.	BUILT-IN CABINET	PVC.	POLY VINYL CHLORIDE
BLDG.	BUILDING	PVMT.	PAVEMENT
BLK.	BLOCK	PUE.	PUBLIC UTILITY EASEMENT
BLK'G.	BLOCKING		
BLW.	BELOW	QT.	QUARRY TILE
BRZ.	BRONZE	R.	RISER
BTM.	BOTTOM	RAD.	RADIUS
BTR.	BETTER	RD.	ROOF DRAIN
BTVN.	BETWEEN	RDWD.	REDWOOD
BVL.	BOTH WAYS	REINF.	REINFORCING
BW.	BOTH WAYS	REF.	REFRIGERATOR
		REQ'D	REQUIRED
CAB.	CABINET	RET.	RETAINING
CBC	CALIFORNIA BUILDING CODE	REV.	REVISION
CCR	CALIFORNIA CODE OF REGULATIONS	RM.	ROOM
CEC	CALIFORNIA ELECTRIC CODE	RO.	ROUGH OPENING
CF	CUBIC FEET		
CFC	CALIFORNIA FIRE CODE	SC.	SOLID CORE
CLG.	CEILING	SC.	SOLID CORE
CJ.	CONTROL JOINT	SCHD.	SCHEDULE
C.L.	CENTER LINE	SD	SOAP DISPENSER
CLR.	CLEAR	SDR.	STORM DRAIN
CMC	CALIFORNIA MECHANICAL CODE	SECT.	SECTION
CMU	CONCRETE MASONRY UNIT	SEZ	STREAM EASEMENT ZONE
CNTR.	COUNTER	SF	SQUARE FOOT/FEET
C.O.	CLEAN OUT	SHT.	SHEET
COL.	COLUMN	SHLV.	SHELVES
COMP.	COMPOSITION	SHWR.	SHOWER
CONC.	CONCRETE	SIM.	SIMILAR
CONN.	CONNECTION	SLR.	SEALER
CONT.	CONTINUOUS	SPECS.	SPECIFICATIONS
CONTR.	CONTRACTOR	SQ.	SQUARE
CPC	CALIFORNIA PLUMBING CODE	S&P	SHELF & POLE
CT.	COUNTER TOP	SS	SANITARY SEWER
		S.S.D.	SEE STRUCTURAL DRAWINGS
DBL.	DOUBLE	S.ST.	STAINLESS STEEL
DET.	DETAIL	STD.	STANDARD
DEPT.	DEPARTMENT	STL.	STEEL
D.F.	DIAMETER	STRUC.	STRUCTURAL
DIA.	DIAMETER	SUSP.	SUSPENDED
DIM.	DIMENSION	S.W.	SHEARWALL
DIV.	DIVISION		
DN.	DOWN	T.	TREAD
DW.	DISHWASHER	TC.	TRASH COMPACTOR
DWG.	DRAWING	TEL.	TELEPHONE
		TEMP.	TEMPERED
(E)	EXISTING	T&G	TONGUE & GROOVED
EA.	EACH	TV	TELEVISION
EJ.	EXPANSION JOINT	TYP.	TYPICAL
ELECT.	ELECTRIC/ELECTICAL		
ELEV.	ELEVATION	U.C.	UNDER COUNTER
EMER.	EMERGENCY	UFC	UNIFORM FIRE CODE
EN.	EDGE NAIL	UMC	UNIFORM MECHANICAL CODE
EOP.	EDGE OF PAVEMENT	UNL.	UNLESS OTHERWISE NOTED
EOS.	EDGE OF SLAB	UPN	UNIFORM PLUMBING CODE
EQ.	EQUAL		
EQUIP.	EQUIPMENT	VCT.	VINYL COMPOSITION TILE
EXT.	EXTERIOR	VENT.	VENTILATION
		VERT.	VERTICAL
FA.	FIRE ALARM	VIF.	VERIFY IN FIELD
FACP	FIRE ALARM CONTROL PANEL	VNR.	VENEER
FAU	FORCED AIR UNIT		
FFE.	FINISHED FLOOR ELEVATION	W/	WITH
FG.	FIXED GLASS	WC.	WATER CLOSET
FH.	FIRE HYDRANT	WD.	WOOD
FIN.	FINISH	W.	WASHER
FLR.	FLOOR	WH.	WATER HEATER
FP	FIREPLACE	W/O	WATER HEATER
		WP.	WATER PROOF
GA.	GAUGE	YD.	YARD
GALV.	GALVANIZED		
GC.	GENERAL CONTRACTOR		
GFI.	GROUND FAULT INTERRUPTER		
GI.	GALVANIZED IRON		
GLB.	GLUED LAMINATED BEAM		
GND.	GROUND		
GSM.	GALVANIZED SHEET METAL		
GYP. BD.	GYPSPUM WALL BOARD		
HB.	HOSE BIBB		
HC.	HOLLOW CORE / HANDICAP		
HDWR.	HARDWARE		
HORIZ.	HORIZONTAL		
HP.	HIGH POINT		
HT.	HEIGHT		
HTG.	HEATING		
HVAC	HEATING/VENTILATION/AIR CONDITIONING		
HW.	HOT WATER		
ID.	INSIDE DIAMETER		
ID.	INSIDE DIAMETER		
INCL.	INCLUDED		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
INF.	INFRARED		
LAM.	LAMINATE		
LB.	POUND		
LF.	LINEAL FOOT		
LVL.	LAMINATED VENEER LUMBER		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MH.	MAN HOLE		
MIN.	MINIMUM		
MIR.	MIRROR		
MIR.	MIRROR		
MISC.	MISCELLANEOUS		
MW.	MICROWAVE		
MOD.	MODULE		
MTL.	METAL		



NOTE:
 - REFER TO 02775-01 FOR SIDEWALK DETAIL
 - REFER TO 02754-01B FOR DRIVEWAY DETAIL
 - REFER TO 02754-04 FOR SIDEWALK THRU DRIVEWAY DETAIL



SHEET INDEX

ARCHITECTURAL DRAWINGS	
COVER SHEET	
A0.1	PERSPECTIVES
A1.1	SITE PLAN + PROJECT DATA
A2.1	FLOOR PLANS
A2.2	DOOR + WINDOWS TYPES
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS + STAIR DETAILS
A5.1	INTERIOR ELEVATIONS
A8.1	WALL SECTION + FIRE RATING REFERENCES

BUILDING AREA:	
TOTAL USABLE:	2,346 SF
- 1st FLOOR:	483
- 2nd FLOOR:	901
- 3rd FLOOR:	962
- GARAGE:	367
OUTDOOR SPACES:	194 SF
- REAR PORCH:	165
- 2nd FLOOR BALCONY:	28
SITE COVERAGE:	
LOT 1 AREA:	2,344 SF
LOT 2 AREA:	2,344 SF
IMPERVIOUS COVERAGE:	2,658 SF
(LOTS 1+2)	
- 1st FLR (AC SPACE+GARAGE	2,030
+REAR PORCH)	397
- DRIVEWAY:	231
- WALKWAY:	
TOTAL IMPERVIOUS COVERAGE:	57%

PROJECT DATA

ADDRESS:
 3519 DENNIS STREET
 HOUSTON, TEXAS
 TEXAS 77004

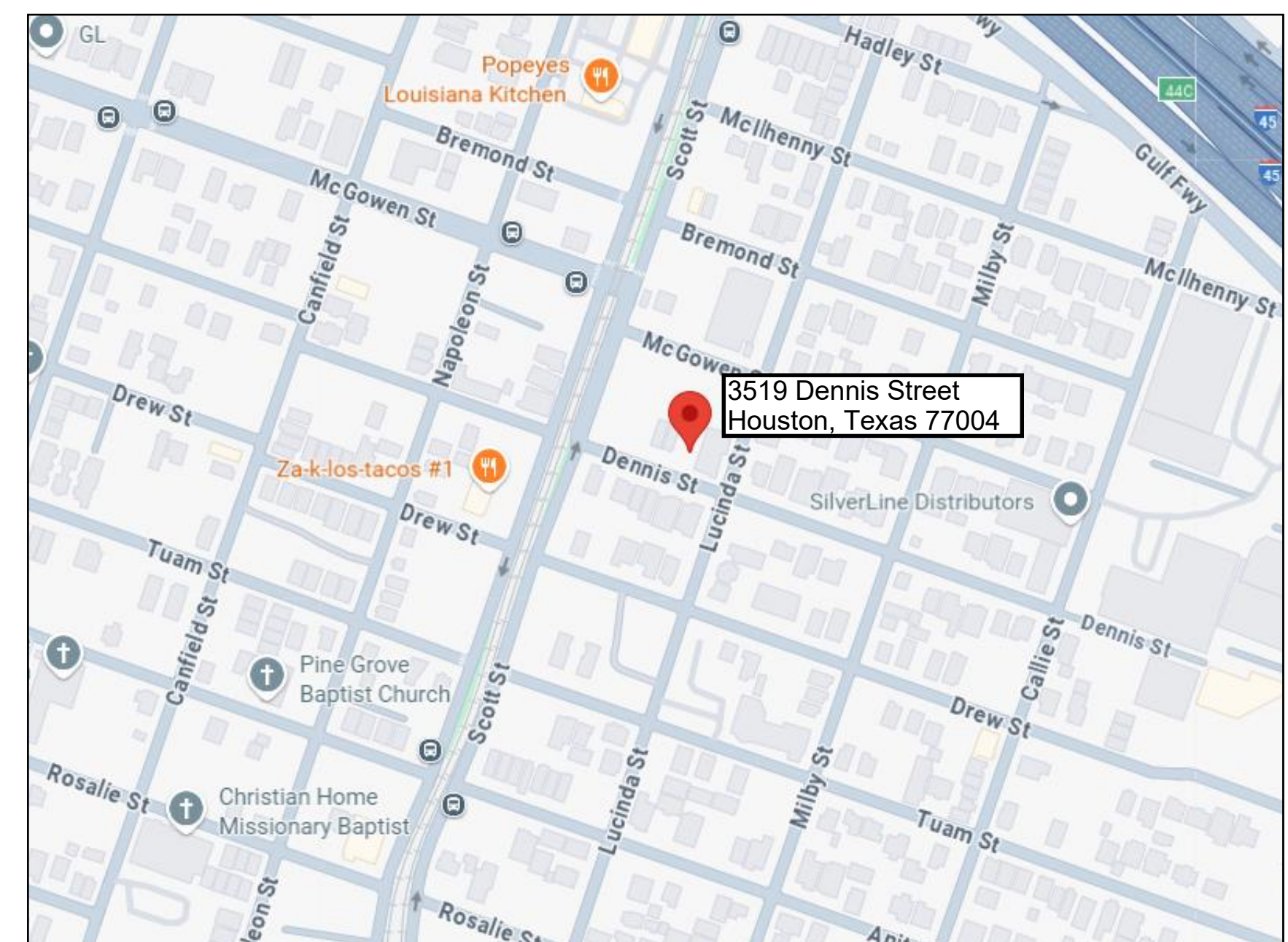
A SUBDIVISION OF 0.1148 ACRES (5,000 SF), BEING A REPLAT OF LOT 5, BLOCK 23 OF HOUSTON CITY ST. RAILWAY CO'S ADDITION, AS RECORDED IN VOLUME 1, PAGE 118A OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

CODE REFERENCES:
 2021 IRC HOUSTON AMENDMENTS
 2021 UMC HOUSTON AMENDMENTS
 2021 IECC HOUSTON AMENDMENTS
 2023 NATIONAL ELECTRICAL CODE (NEC)

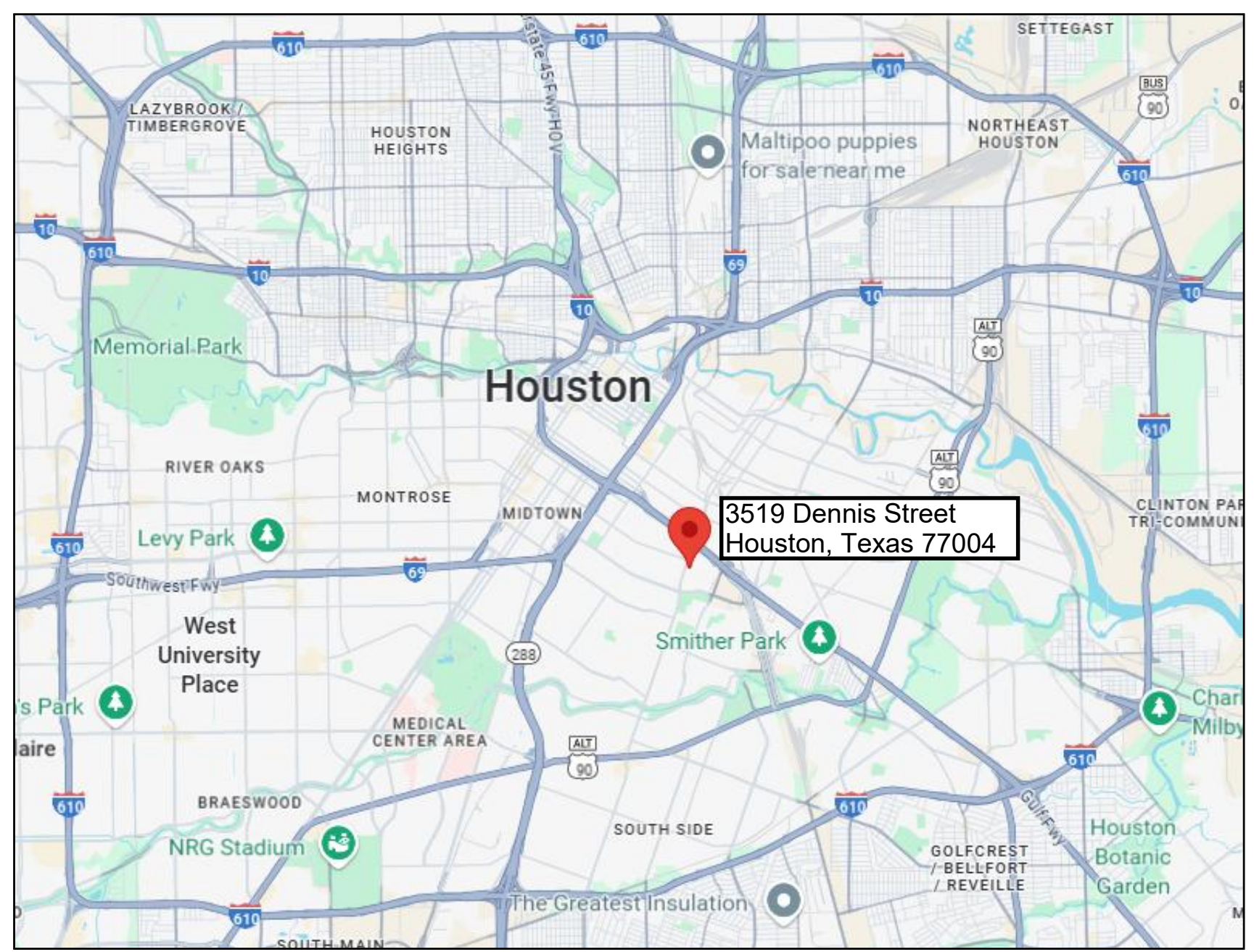
INSULATION NOTES:
 PER TABLE R402.1.2 OF THE IECC FOR CLIMATE ZONE 2

- MAX. FENESTRATION U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS)
- MAX. GLAZED FENESTRATION SHGC: 0.25
- MIN. CEILING R-VALUE: 38
- MIN. WALL R-VALUE: 13
- MIN. FLOOR R-VALUE: 13

*SKYLIGHTS MAY BE EXCLUDED FROM GLAZE FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1-3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.



VICINITY MAP



AREA MAP



3519 Dennis Street
 Townhomes

BOSSI Homes

Document Date:
 Sept 2025

Document Phase:
 Construction Documents

rev. date remark

Site Plan +
 Project Data

A1.1

COPYRIGHT 2024 RES+INNOVA THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF RES+INNOVA. NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF RES+INNOVA. EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.