GENERAL NOTES

1. **REVIEW OF DOCUMENTS:** THE CONTRACTOR SHALL REVIEW ALL DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS BEFORE COMMENCING WORK ON THE GARAGE ADDITION AND RENOVATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ARCHITECT IN WRITING FOR CLARIFICATION.

2. **PERMITTING REQUIREMENTS:** EACH STRUCTURE AND/OR ADDITION REQUIRES ITS OWN PERMIT. ALL REQUIRED PAPERWORK MUST BE PRINTED ON 8.5 X 11-INCH PAPER. MCTX.ORG

3. **STRUCTURAL MODIFICATIONS & SUPPORT:** PROVIDE NECESSARY SHORING AND STRUCTURAL SUPPORT WHEN MODIFYING OR CONSTRUCTING LOAD-BEARING ELEMENTS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH ANY STRUCTURAL MODIFICATIONS.

4. **GLAZING & WINDOWS COMPLIANCE:** ALL NEW GLAZING AND WINDOWS SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND LOCAL AMENDMENTS. WINDOWS MUST BE ENERGY-EFFICIENT AND PROPERLY WEATHER-SEALED.

5. **FIRE PROTECTION & SAFETY COMPLIANCE:** SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE TEXAS MINIMUM CONSTRUCTION STANDARDS, ENSURING COMPLIANCE WITH REQUIRED SAFETY MEASURES. TDHCA.STATE.TX.US

6. **MECHANICAL & VENTILATION SYSTEMS:** VENTILATION FOR ALL OCCUPIED SPACES SHALL CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) MECHANICAL REQUIREMENTS, ENSURING ADEQUATE AIR CIRCULATION.

7. **UTILITY COORDINATION & PERMITS:** ALL UTILITY LINES AND SERVICES AFFECTED BY CONSTRUCTION SHALL BE RELOCATED OR PROTECTED AS PER LOCAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS BEFORE BEGINNING WORK.

8. **BUILDING ENVELOPE & WEATHER PROTECTION:** EXTERIOR WALLS AND STRUCTURAL COMPONENTS SHALL BE CONSTRUCTED PER THE INTERNATIONAL RESIDENTIAL CODE (IRC), ENSURING PROPER WATER-RESISTANT BARRIERS AND INSULATION TO MEET LOCAL CLIMATE REQUIREMENTS.

9. **PLUMBING & DRAINAGE SYSTEMS:** DRAIN, WASTE, AND VENT (DWV) PIPING WALLS SHALL BE FRAMED APPROPRIATELY TO ACCOMMODATE PLUMBING SYSTEMS. WHERE APPLICABLE, USE A MINIMUM OF 2X6 STUDS FOR ADEQUATE CLEARANCE IN COMPLIANCE WITH LOCAL PLUMBING CODES.

10. **FIRE-RATED & ACOUSTIC SEALING:** ALL PENETRATIONS IN WALLS, CEILINGS, AND FLOORS SHALL BE PROPERLY SEALED TO MAINTAIN THE REQUIRED FIRE AND ACOUSTIC RATINGS PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND LOCAL AMENDMENTS.

11. **THERMAL INSULATION REQUIREMENTS:** ALL INSULATION SHALL COMPLY WITH MONTGOMERY COUNTY'S CLIMATE ZONE REQUIREMENTS:
    - WALLS: R-20 MINIMUM
    - CEILINGS: R-49 MINIMUM
    - FLOORS (IF APPLICABLE): R-30 MINIMUM

12. **ELECTRICAL SYSTEM COMPLIANCE:** ALL ELECTRICAL WIRING SHALL BE INSTALLED PER THE NATIONAL ELECTRICAL CODE (NEC) AND LOCAL ELECTRICAL SAFETY REGULATIONS.

13. **STUCCO & EXTERIOR FINISHES:** STUCCO AND EXTERIOR FINISH APPLICATIONS SHALL BE INSPECTED AT EACH PHASE, INCLUDING SCRATCH COAT, BROWN COAT, AND FINAL COLOR COAT. FASTENERS MUST COMPLY WITH IRC REQUIREMENTS.

14. **HVAC & DUCTWORK STANDARDS:** ALL HVAC DUCTWORK SHALL BE SIZED AND INSTALLED PER THE INTERNATIONAL MECHANICAL CODE (IMC) TO ENSURE ADEQUATE AIRFLOW, INDOOR AIR QUALITY, AND ENERGY EFFICIENCY.

15. **ZONING & SETBACK COMPLIANCE:** THE NEW CONSTRUCTION SHALL ADHERE TO ALL LOCAL ZONING BYLAWS, INCLUDING REQUIRED SETBACKS, HEIGHT RESTRICTIONS, AND BUILDING ENVELOPE REGULATIONS.

16. **EROSION CONTROL & STORMWATER MANAGEMENT:** EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT THE DISCHARGE OF POLLUTANTS, DEBRIS, OR WASTEWATER INTO STREETS, STORM DRAINS, OR PUBLIC SPACES, IN ACCORDANCE WITH LOCAL STORMWATER MANAGEMENT BYLAWS.

17. **INSULATION CERTIFICATION:** THE CONTRACTOR SHALL VERIFY THE INSTALLATION OF ALL INSULATION MATERIALS, AND A COMPLIANCE CERTIFICATE DETAILING MATERIAL SPECIFICATIONS AND R-VALUES SHALL BE POSTED IN A VISIBLE LOCATION.

18. **INTERIOR & EXTERIOR DOOR REQUIREMENTS:**
    INTERIOR DOORS: MINIMUM 1-3/8" HOLLOW CORE, UNLESS OTHERWISE SPECIFIED.
    EXTERIOR DOORS: SOLID CORE, 1-3/4" THICK, WITH DEADBOLTS ON DOUBLE DOORS FOR SECURITY.

19. **EMERGENCY EGRESS & RESCUE OPENINGS:** EMERGENCY EXIT AND RESCUE OPENINGS SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS, ENSURING PROPER CLEARANCES FOR UPPER AND GROUND-LEVEL SPACES.

20. **DUCT PENETRATION IN FIRE-RATED ASSEMBLIES:** DUCTWORK PENETRATING FIRE-RATED WALLS OR CEILINGS SHALL BE CONSTRUCTED OF MINIMUM 26-GAUGE SHEET METAL AND COMPLY WITH FIRE PROTECTION CODES WITHOUT OPENINGS IN PROTECTED AREAS.

21. **CLEAR ACCESS TO UTILITY FACILITIES:** A MINIMUM 5-FOOT CLEAR ACCESS SHALL BE MAINTAINED TO ALL UTILITY DISTRIBUTION FACILITIES, INCLUDING POWER METERS, TRANSFORMERS, AND ELECTRICAL PANELS.

22. **OVERHEAD POWER LINE SAFETY:** ALL CONSTRUCTION ACTIVITIES MUST REMAIN AT LEAST 10 FEET AWAY FROM OVERHEAD POWER LINES, ENSURING COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS AND LOCAL UTILITY REQUIREMENTS.

23. **GAS LINE SAFETY & SEISMIC SHUTOFF:** A SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON FUEL GAS LINES DOWNSTREAM OF THE METER, PER LOCAL PLUMBING CODES. A SEPARATE PLUMBING PERMIT IS REQUIRED FOR GAS INSTALLATIONS.

24. **WATER CONSERVATION & PLUMBING FIXTURES:** ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH LOCAL WATER CONSERVATION REQUIREMENTS, INCLUDING ULTRA-LOW FLUSH TOILETS AND WATER-EFFICIENT FAUCETS.

25. **WATER HEATER SEISMIC SAFETY:** WATER HEATERS SHALL BE SECURELY STRAPPED IN ACCORDANCE WITH SEISMIC SAFETY REGULATIONS AS PER INTERNATIONAL RESIDENTIAL CODE (IRC) REQUIREMENTS.

26. **SMOKE & CARBON MONOXIDE DETECTORS:**
    SMOKE DETECTORS: SHALL BE INSTALLED THROUGHOUT THE GARAGE AND ADJACENT SPACES PER IRC REQUIREMENTS.
    CARBON MONOXIDE DETECTORS: SHALL BE INSTALLED AS PER IRC REQUIREMENTS, ENSURING SAFETY IN ALL OCCUPIED SPACES.

GENERAL REQUIREMENTS

1. **GENERAL CODE COMPLIANCE:**
   All construction shall comply with the 2021 International Residential Code (IRC), International Mechanical Code (IMC), International Plumbing Code (IPC), and the National Electrical Code (NEC), as adopted and amended by Montgomery County, TX.

2. **PERMITTING REQUIREMENTS:**
   Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition work. The contractor shall obtain all necessary permits before commencing any work on-site.

3. **SITE PLAN & PROPERTY LINES:**
   All property lines, easements, and existing structures have been indicated on the site plan for the new addition and renovation of the existing garage building at 8142 Hills Pkwy, Montgomery, TX 77316. The contractor is responsible for verifying site conditions before beginning construction.

4. **CONSTRUCTION SAFETY & SECURITY:**
   A security fence shall be installed around the construction area before excavation or foundation work begins, ensuring safety and compliance with Montgomery County regulations.

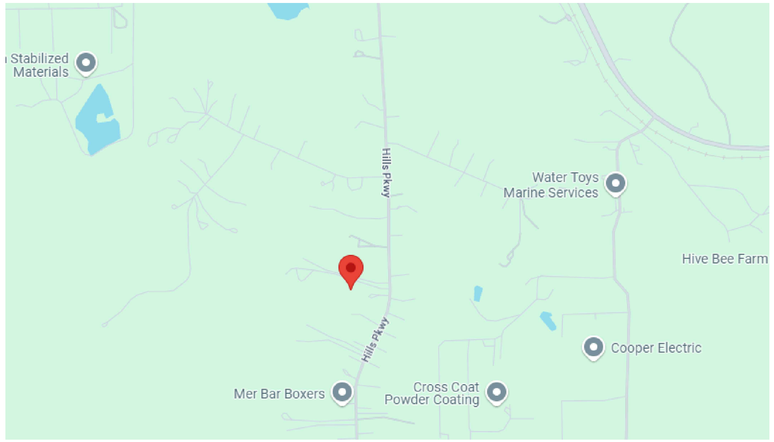
5. **DUST CONTROL & ENVIRONMENTAL COMPLIANCE:**
   Water shall be available on-site and used as needed to control dust and maintain environmental standards during construction.

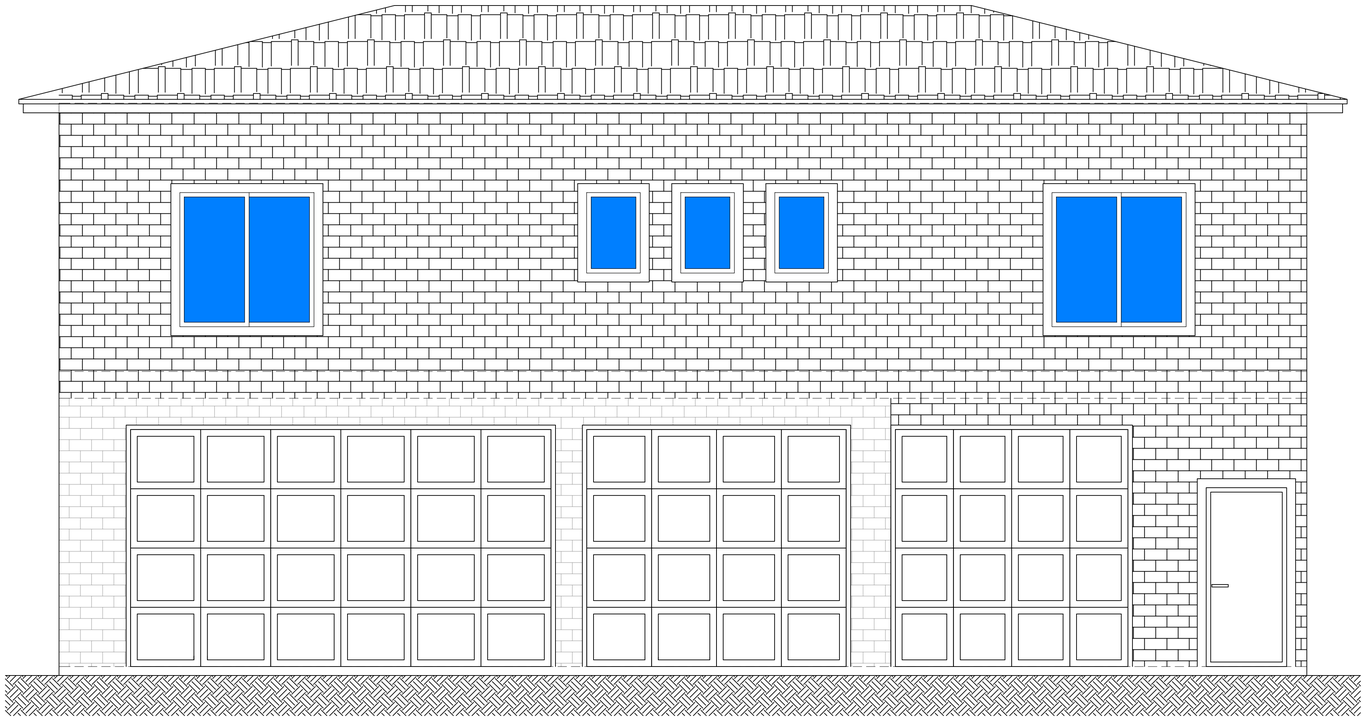
6. **SANITATION FACILITIES:**
   Temporary toilet facilities shall be provided on-site in accordance with Montgomery County regulations.

7. **GRADING & DRAINAGE REQUIREMENTS:**
   The finished grade shall slope a minimum of 5% (6 inches within the first 10 feet) from the building foundation to direct water away from the structure. Swales shall slope a minimum of 2% as per IRC R401.3.

8. **FOUNDATION ELEVATION REQUIREMENTS:**
   The top of the exterior foundation shall extend above the street gutter elevation by a minimum of 12 inches or plus 2%, whichever is greater, to ensure proper drainage and compliance with IRC R403.1.7.3.

VICINITY MAP





SHEET INDEX

ARCHITECTURE

SCOPE OF WORK

NEW ADDITION AND RENOVATION OF EXISTING GARAGE BUILDING
@ 8142 HILLS PKWY MONTGOMERY TX 77316.

PROPERTY INFORMATION

APN NO:	58260002300
ADDRESS:	8142 HILLS PKWY MONTGOMERY TX 77316.
PROPERTY TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	R-3
MUNICIPALITY NAME:	MONTGOMERY COUNTY
OCCUPANCY RATING:	Group U

BUILDING DESCRIPTION

EXISTING MAIN HOUSE:	2,122 SQFT
EXISTING GARAGE BUILDING:	787 SQFT
PROPOSED ADDITION AREA:	1,907 SQFT
PROPOSED STORIES:	TWO
LOT AREA:	6.87 ACRE
YEAR BUILT:	2000

CODE COMPLIANCE

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) – AS ADOPTED AND AMENDED BY MONTGOMERY COUNTY, TX
- 2021 INTERNATIONAL BUILDING CODE (IBC) – AS APPLICABLE TO THE SCOPE OF WORK
- 2021 INTERNATIONAL MECHANICAL CODE (IMC) – GOVERNING MECHANICAL SYSTEMS AND HVAC
- 2021 INTERNATIONAL PLUMBING CODE (IPC) – GOVERNING PLUMBING SYSTEMS
- 2023 NATIONAL ELECTRICAL CODE (NEC) – WITH LOCAL AMENDMENTS FOR ELECTRICAL INSTALLATIONS
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) – APPLICABLE TO ENERGY EFFICIENCY REQUIREMENTS
- 2021 INTERNATIONAL FIRE CODE (IFC) – GOVERNING FIRE SAFETY REGULATIONS
- MONTGOMERY COUNTY ZONING & LAND USE REGULATIONS – AS PER CURRENT LOCAL REQUIREMENTS
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) – APPLICABLE FOR RENOVATION SCOPE
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC) – GOVERNING GAS PIPING AND APPLIANCES
- AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES – AS APPLICABLE TO THE PROJECT
- MONTGOMERY COUNTY BUILDING CODE AMENDMENTS – AS PER LOCAL JURISDICTIONAL REQUIREMENTS

RESIDENTIAL REQUIREMENTS CHECKLIST

1. **CONCRETE STRENGTH**
   MINIMUM 3,000 PSI AT 28 DAYS, IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC) AND LOCAL AMENDMENTS.
   USE TYPE I OR TYPE II PORTLAND CEMENT AS REQUIRED PER SITE CONDITIONS.
   SPECIAL INSPECTIONS REQUIRED PER LOCAL ENGINEERING AND PERMITTING REQUIREMENTS.

2. **STEEL REINFORCEMENT**
   USE ASTM A615 GRADE 60 REINFORCING STEEL AS PER THE 2021 IBC AND LOCAL STRUCTURAL STANDARDS.
   ALL REINFORCEMENT PLACEMENT AND LAP SPLICING SHALL FOLLOW ACI 318 STRUCTURAL DESIGN STANDARDS.

3. **ANCHOR BOLTS**
   SHALL COMPLY WITH ASTM F1554, GRADE 36 OR 55 AND BE INSTALLED PER STRUCTURAL ENGINEERING SPECIFICATIONS.

4. **LUMBER REQUIREMENTS**
   ALL FRAMING LUMBER SHALL BE SOUTHERN PINE NO. 2 OR BETTER, UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.
   LUMBER SHALL COMPLY WITH 2021 IBC, AMERICAN WOOD COUNCIL (AWC) NATIONAL DESIGN SPECIFICATION (NDS), AND LOCAL BUILDING CODE REQUIREMENTS.

5. **STUCCO & EXTERIOR FINISH APPLICATION**
   APPLY TWO LAYERS OF WEATHER-RESISTANT BARRIER OVER PLYWOOD SHEATHING PER 2021 IBC AND LOCAL CODES.
   INSTALLATION SHALL MEET ASTM C926 (APPLICATION OF PORTLAND CEMENT-BASED PLASTER) AND LOCAL MUNICIPAL REQUIREMENTS.

6. **CODE COMPLIANCE**
   ALL WORK MUST COMPLY WITH THE FOLLOWING CODES AND REGULATIONS AS PER MONTGOMERY COUNTY, TX:

   2021 INTERNATIONAL BUILDING CODE (IBC)
   2021 INTERNATIONAL RESIDENTIAL CODE (IRC) – AS APPLICABLE TO RESIDENTIAL PORTIONS OF THE PROJECT
   2021 INTERNATIONAL MECHANICAL CODE (IMC)
   2021 INTERNATIONAL PLUMBING CODE (IPC)
   2023 NATIONAL ELECTRICAL CODE (NEC) – WITH LOCAL AMENDMENTS
   2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
   2021 INTERNATIONAL FIRE CODE (IFC)
   2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) – APPLICABLE FOR RENOVATION SCOPE
   AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES – AS APPLICABLE
   MONTGOMERY COUNTY ZONING & LAND USE REGULATIONS
   FOR LOCAL AMENDMENTS AND ADDITIONAL REGULATORY REQUIREMENTS, REFER TO: MONTGOMERY COUNTY MUNICODE LIBRARY

7. **CONSTRUCTION SITE REQUIREMENTS**
   EROSION & SEDIMENT CONTROL: SEDIMENT AND POLLUTANTS MUST REMAIN ON-SITE AND NOT BE TRANSPORTED VIA DRAINAGE, WIND, OR SHEET FLOW PER MONTGOMERY COUNTY STORMWATER MANAGEMENT GUIDELINES.
   STOCKPILING: CONSTRUCTION MATERIALS MUST BE CONTAINED TO PREVENT DISPERSION BEYOND THE PROJECT SITE.
   HAZARDOUS MATERIALS HANDLING: FUELS, OILS, AND TOXIC SUBSTANCES MUST BE STORED PER MANUFACTURER GUIDELINES TO PREVENT SOIL OR WATER CONTAMINATION. SPILLS MUST BE CLEANED AND DISPOSED OF PER ENVIRONMENTAL REGULATIONS.
   CONCRETE WASTE MANAGEMENT: CONCRETE WASHOUT AREAS MUST BE DESIGNATED, AND DISPOSAL SHALL FOLLOW MONTGOMERY COUNTY ENVIRONMENTAL STANDARDS.
   WASTE & DEBRIS MANAGEMENT: CONSTRUCTION WASTE MUST BE CONTAINED IN COVERED RECEPTACLES TO PREVENT DISPERSAL BY WIND OR RAIN.
   TRAFFIC CONTROL & SITE ACCESS: CONSTRUCTION VEHICLES MUST USE STABILIZED ENTRANCES TO MINIMIZE TRACKING OF DEBRIS ONTO PUBLIC ROADS. ANY ACCIDENTAL DEPOSITS ON STREETS MUST BE CLEANED IMMEDIATELY.
   SLOPE STABILIZATION: DISTURBED AREAS MUST BE STABILIZED TO PREVENT EROSION IN ACCORDANCE WITH THE 2021 IBC AND LOCAL GRADING BYLAWS.

8. **BUILDING & ZONING COMPLIANCE**
   THE PROJECT SHALL COMPLY WITH MONTGOMERY COUNTY ZONING BYLAWS REGARDING LOT COVERAGE, BUILDING HEIGHT LIMITATIONS, AND SETBACKS.
   FIRE SEPARATION REQUIREMENTS SHALL MEET 2021 IBC CHAPTER 3 & NFPA 101 LIFE SAFETY CODE.
   ACCESSIBILITY FEATURES MUST COMPLY WITH ADA STANDARDS & ICC/ANSI A117.1 FOR PUBLIC-USE BUILDINGS.

FIRE PROTECTION

1. **SMOKE ALARMS**

   PER 2021 IRC R314, INSTALL SMOKE ALARMS IN ALL SLEEPING ROOMS, HALLWAYS LEADING TO SLEEPING AREAS, AND EVERY STORY, INCLUDING BASEMENTS. ALARMS MUST BE INTERCONNECTED, HARDWIRED, AND HAVE A BATTERY BACKUP.

2. **CARBON MONOXIDE (CO) ALARMS**

   PER 2021 IRC R315, INSTALL CO ALARMS IN ALL SLEEPING UNITS WITH FUEL-BURNING APPLIANCES AND IN DWELLINGS WITH ATTACHED GARAGES, PLACED OUTSIDE SLEEPING AREAS AND ON EVERY LEVEL.

STAMP

PROJECT FOR
8142 HILLS PKWY MONTGOMERY
TX 77316
NEW ADDITION AND RENOVATION OF EXISTING GARAGE BUILDING

DRAWING NO.:

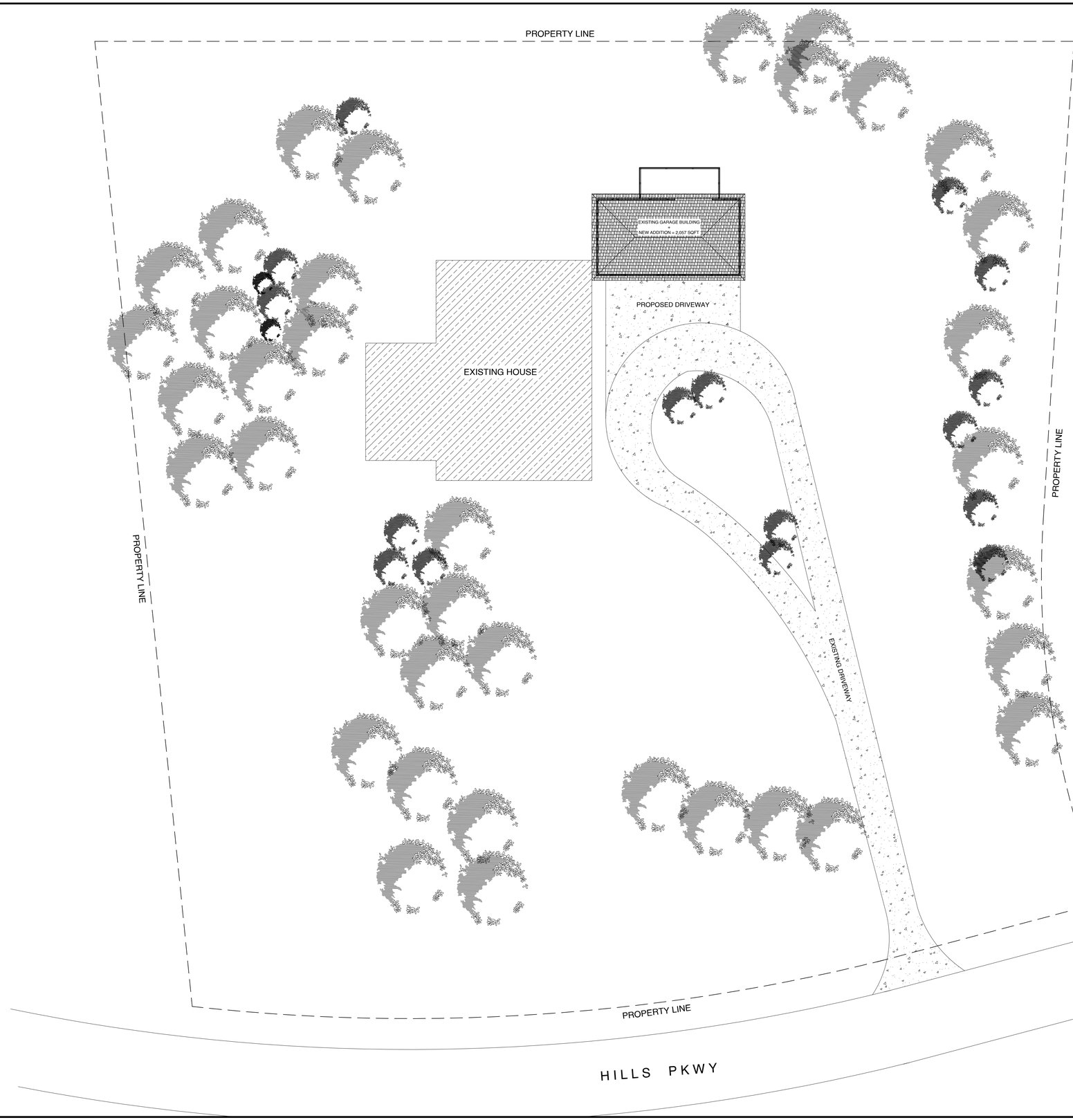
DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A0.0



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SITE PLAN

SCALE :1/16" = 1'-0"

STAMP

PROJECT FOR

8142 HILLS PKWY MONTGOMERY
TX 77316

NEW ADDITION AND RENOVATION OF EXISTING GARAGE BUILDING

DRAWING NO.:

DATE:

DRAWN BY:

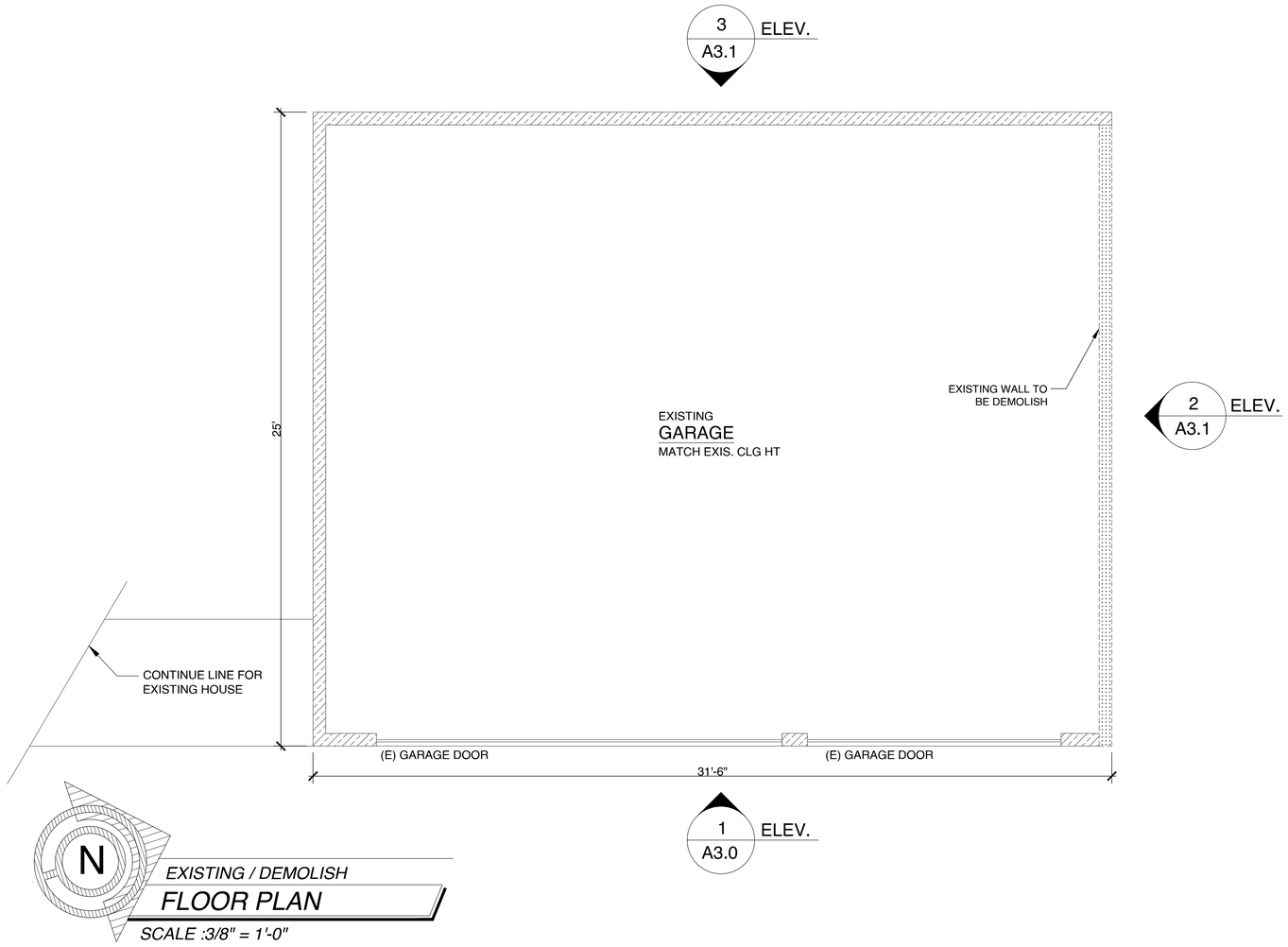
NO.	REVISION

SHEET:

A0.1

DEMOLITION PLAN NOTES

1. THE CONTRACTOR SHALL FILED VERIFY ALL EXIS CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF THE DESIGNER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FILED VERIFICATION BY THE CONTRACTOR, OWNER, DESIGNER.
2. IT IS THE CONTRACTOR RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL AND MISC. EQ AS REQ TO COMPLETE THE WORK. REFER TO PLANS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQ. DURING DEMOLITION AND CONSTRUCTION. ANY PORTION OF THE PROJECT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED REPLACED TO MATCH EXISTING.
4. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL REMOVE, DISCONNECT, SALVAGE ALL MECHANICAL, ELECTRICAL AND MISC. WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SECURE DRY STORAGE WITHIN THE DESIGNATED AREA OR AREA DESIGNATED BY THE OWNER FOR OWNER RETAINED ITEMS.
6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION WORK SHALL REMAIN AND CLEAN FOR THE BUILDING'S OCCUPANTS & CONSTRUCTION WORKERS. OCCUPIED AREAS ADJ TO THE PROJECT WORK REAS SHALL BE KEPT CLEAN AT ALL TIMES DURING WORK.



N

EXISTING / DEMOLISH

FLOOR PLAN

SCALE :3/8" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR

8142 HILLS PKWY MONTGOMERY
TX 77316

NEW ADDITION AND RENOVATION OF EXISTING GARAGE BUILDING

DRAWING NO.:

DATE:

DRAWN BY:

NO.	REVISION

SHEET:

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ARCHITECTURAL NOTES

1. SHOWER ENCLOSURES
   ALL SHOWER ENCLOSURES WITHIN THE PROJECT SCOPE MUST HAVE WALL SURFACES THAT EXTEND TO A MINIMUM HEIGHT OF 72 INCHES. THESE SURFACES MUST BE MADE OF NON-ABSORBENT MATERIALS TO PREVENT MOISTURE DAMAGE. ADDITIONALLY, ALL GLAZING AND ENCLOSURE MATERIALS MUST BE OF AN APPROVED SHATTER-RESISTANT TYPE TO ENSURE SAFETY. (IRC R307.2)

2. MINIMUM SHOWER STALL SIZE
   EACH NEWLY INSTALLED OR RENOVATED SHOWER STALL MUST HAVE AN INTERIOR SPACE OF NO LESS THAN 1,024 SQUARE INCHES. THE DESIGN MUST ALLOW FOR A MINIMUM CLEARANCE THAT ACCOMMODATES A 30-INCH DIAMETER CIRCLE. ALL SHOWER DOORS MUST BE DESIGNED TO SWING OUTWARD FOR SAFE EGRESS. (IRC P2708.1)

3. WATER EFFICIENCY REQUIREMENTS
   TO PROMOTE WATER CONSERVATION, ALL PLUMBING FIXTURES INSTALLED OR REPLACED IN THE PROJECT MUST COMPLY WITH THE FOLLOWING EFFICIENCY STANDARDS:

   TOILETS: MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF)
   SHOWERHEADS: MAXIMUM OF 2.0 GALLONS PER MINUTE (GPM) AT 80 PSI
   FAUCETS: MAXIMUM OF 2.0 GPM AT 60 PSI
   (IRC P2903.2)

4. TEMPERATURE CONTROL VALVES FOR SHOWERS AND TUBS
   ALL NEW OR RENOVATED SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE EQUIPPED WITH PRESSURE-BALANCE, THERMOSTATIC MIXING, OR COMBINATION VALVES. THESE VALVES MUST BE DESIGNED TO PREVENT SCALDING BY CONTROLLING SUDDEN FLUCTUATIONS IN WATER TEMPERATURE. (IRC P2708.4)

5. WEEP SCREED FOR STUCCO APPLICATIONS
   FOR EXTERIOR STUCCO APPLICATIONS, A WEEP SCREED MUST BE INSTALLED AT THE FOUNDATION PLATE LINE TO ALLOW FOR PROPER DRAINAGE. THE BOTTOM EDGE OF THE SCREED MUST BE POSITIONED A MINIMUM OF 4 INCHES ABOVE SOIL OR 2 INCHES ABOVE PAVED SURFACES TO PREVENT WATER INTRUSION AND STRUCTURAL DAMAGE. (IRC R703.7.2.1)

6. HVAC DUCT SIZING AND INSTALLATION
   ALL DUCTWORK FOR HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS MUST BE APPROPRIATELY SIZED AND INSTALLED IN COMPLIANCE WITH CHAPTER 6 OF THE INTERNATIONAL MECHANICAL CODE (IMC). THIS ENSURES PROPER AIRFLOW, ENERGY EFFICIENCY, AND COMPLIANCE WITH MECHANICAL STANDARDS. (IMC CHAPTER 6)

7. CLOTHES DRYER EXHAUST DUCTS
   DRYER EXHAUST DUCTS MUST NOT EXCEED A TOTAL LENGTH OF 14 FEET UNLESS A MANUFACTURER-APPROVED EXTENSION IS USED. EACH ADDITIONAL ELBOW BEYOND THE FIRST TWO REQUIRES A REDUCTION OF 2 FEET IN TOTAL DUCT LENGTH TO MAINTAIN PROPER AIRFLOW AND REDUCE LINT BUILDUP RISKS. (IRC M1502.4.5)

8. SKYLIGHT LABELING REQUIREMENTS
   ALL SKYLIGHTS INSTALLED AS PART OF THE RENOVATION OR ADDITION MUST BE PROPERLY LABELED BY AN APPROVED CERTIFICATION AGENCY. THE LABEL MUST INDICATE THE AGENCY NAME, PRODUCT DESIGNATION, AND PERFORMANCE RATING TO ENSURE COMPLIANCE WITH STRUCTURAL AND SAFETY STANDARDS. (IRC R308.6.9)

9. ULTRA-LOW FLUSH TOILETS FOR WATER CONSERVATION
   ALL NEWLY INSTALLED TOILETS MUST MEET ULTRA-LOW FLUSH STANDARDS, USING NO MORE THAN 1.28 GPF. EXISTING TOILETS SHOULD BE UPGRADED TO MORE WATER-EFFICIENT MODELS WHERE POSSIBLE. (IRC P2903.2)

10. UTILITY ACCESS CLEARANCE
    A 5-FOOT CLEARANCE MUST BE MAINTAINED AROUND ALL WATER AND POWER DISTRIBUTION EQUIPMENT TO ALLOW FOR MAINTENANCE AND EMERGENCY ACCESS. NO NEW CONSTRUCTION MAY OCCUR WITHIN 10 FEET OF OVERHEAD POWER LINES TO ENSURE SAFETY AND PREVENT ELECTRICAL HAZARDS. (IRC E3601.6.2)

11. SEISMIC GAS SHUTOFF VALVE INSTALLATION
    IF APPLICABLE TO THE PROJECT, AN APPROVED SEISMIC GAS SHUTOFF VALVE MUST BE INSTALLED DOWNSTREAM OF THE UTILITY GAS METER. THIS VALVE MUST BE RIGIDLY SECURED TO THE EXTERIOR OF THE BUILDING TO ENSURE AUTOMATIC GAS SHUTOFF DURING SEISMIC ACTIVITY. (IRC G2419.5)

12. SEISMIC STRAPPING FOR WATER HEATERS
    ALL NEWLY INSTALLED OR REPLACEMENT WATER HEATERS MUST BE STRAPPED SECURELY TO THE WALL USING TWO SEISMIC RESTRAINT STRAPS. ONE STRAP MUST BE INSTALLED IN THE UPPER THIRD OF THE WATER HEATER AND THE OTHER IN THE LOWER THIRD, ENSURING THAT THE LOWER STRAP IS POSITIONED AT LEAST 4 INCHES ABOVE ANY CONTROL MECHANISMS. (IRC M1307.2)

13. SANITARY SEWER CONNECTION COMPLIANCE
    ALL PLUMBING FIXTURES, INCLUDING SINKS, TOILETS, AND FLOOR DRAINS, MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR AN AUTHORIZED ON-SITE SEWAGE DISPOSAL SYSTEM. NO WASTEWATER SHALL BE DISCHARGED ONTO THE GROUND OR INTO UNAUTHORIZED DRAINAGE SYSTEMS. (IRC P2602.1)

14. HOT & COLD WATER SUPPLY REQUIREMENTS
    ALL PLUMBING FIXTURES REQUIRING WATER SUPPLY, SUCH AS SINKS, SHOWERS, BATHTUBS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINES, MUST BE EQUIPPED WITH BOTH HOT AND COLD WATER CONNECTIONS FROM AN APPROVED AND SAFE WATER SUPPLY SOURCE. (IRC P2903.1)

15. NONABSORBENT BATHROOM SURFACES
    WALLS IN WET AREAS, INCLUDING THOSE SURROUNDING BATHTUBS AND SHOWERS, MUST BE FINISHED WITH A DURABLE, NON-ABSORBENT MATERIAL. THIS FINISH MUST EXTEND AT LEAST 6 FEET ABOVE THE FLOOR TO PROTECT AGAINST WATER DAMAGE AND MOLD GROWTH. (IRC R307.2)

16. NATURAL AND ARTIFICIAL LIGHTING REQUIREMENTS
    ALL HABITABLE ROOMS MUST HAVE EITHER NATURAL LIGHT PROVIDED BY GLAZED EXTERIOR OPENINGS OR ARTIFICIAL LIGHTING. ARTIFICIAL LIGHTING MUST PROVIDE A MINIMUM OF 6 FOOT-CANDLES OF ILLUMINATION MEASURED 30 INCHES ABOVE THE FLOOR LEVEL. (IRC R303.1)

17. EVALUATION REPORT AVAILABILITY
    A COPY OF THE OFFICIAL PROJECT EVALUATION REPORT MUST BE KEPT ON-SITE AND MADE READILY AVAILABLE FOR REVIEW BY INSPECTORS AND AUTHORIZED PERSONNEL UPON REQUEST. (IRC R104.7)

18. MINIMUM INDOOR ROOM TEMPERATURE FOR HEATING SYSTEMS
    ALL INTERIOR SPACES THAT REQUIRE HEATING MUST BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F. THIS TEMPERATURE MUST BE MEASURED 3 FEET ABOVE THE FLOOR AND AT LEAST 2 FEET FROM ANY EXTERIOR WALLS TO ENSURE PROPER HEATING DISTRIBUTION. (IRC R303.10)

19. PROTECTION OF WOOD FROM DECAY
    ALL WOODEN STRUCTURAL ELEMENTS LOCATED IN AREAS PRONE TO MOISTURE OR DECAY MUST BE EITHER NATURALLY DURABLE WOOD SPECIES OR TREATED WITH AN APPROVED PRESERVATIVE TO PREVENT DETERIORATION OVER TIME. (IRC R317.1)

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    TO MAINTAIN THE AESTHETIC INTEGRITY OF EXTERIOR SURFACES, AN ANTI-GRAFFITI COATING MUST BE APPLIED ON EXTERIOR WALLS AND DOORS UP TO 9 FEET FROM GRADE LEVEL. ANY GRAFFITI THAT APPEARS ON THE BUILDING MUST BE REMOVED WITHIN 7 DAYS OF ITS APPLICATION TO COMPLY WITH LOCAL ORDINANCES. (LOCAL CODE)

ADDITIONAL NOTES

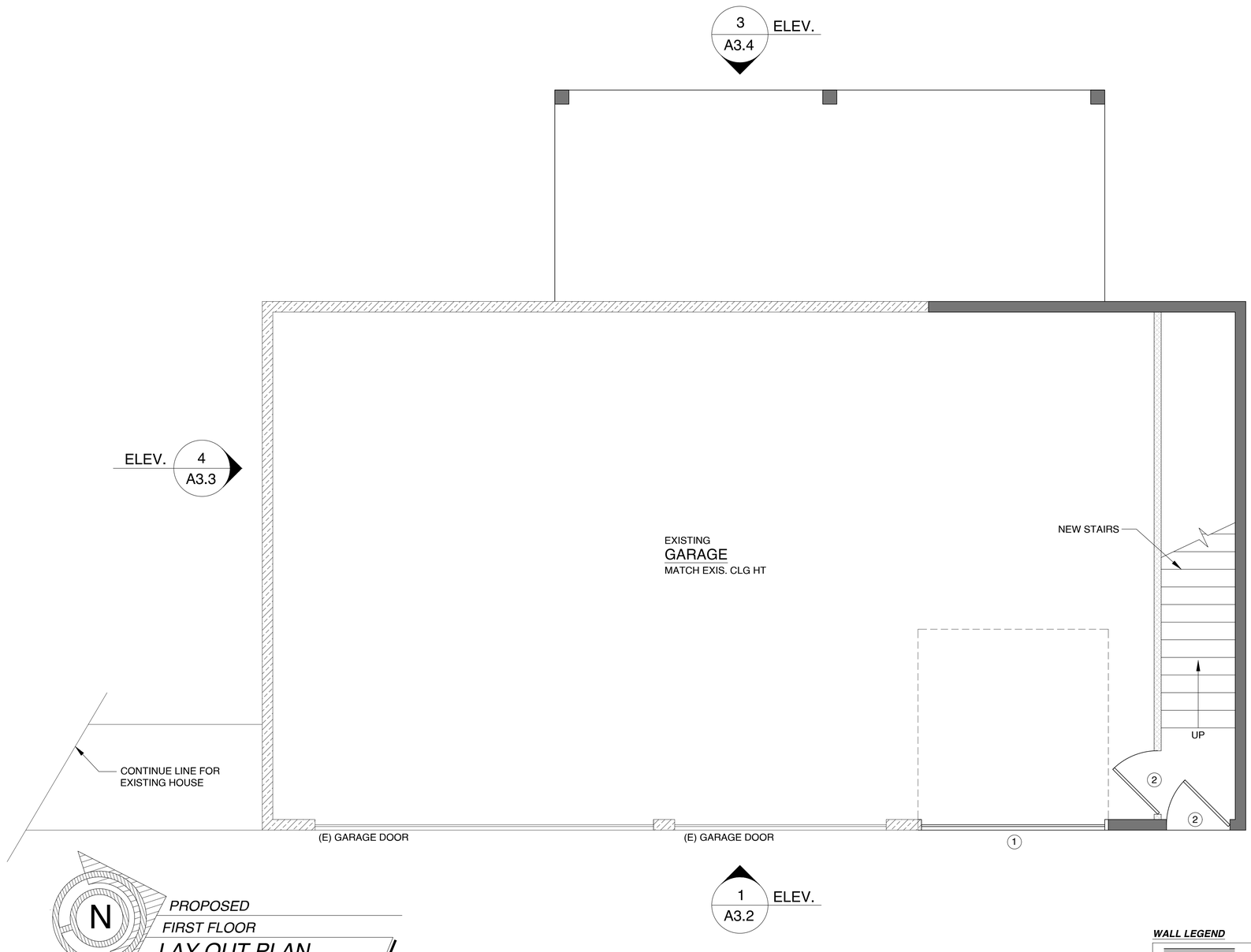
1. CEILING HEIGHTS (R305.1) – HABITABLE SPACES MUST HAVE A MINIMUM CEILING HEIGHT OF 7'6", WHILE NON-HABITABLE AREAS (STORAGE, PARKING) REQUIRE 7'.
2. EGRESS WINDOWS (R310.2) – HABITABLE ROOMS MUST HAVE EGRESS WINDOWS WITH A MINIMUM OPENABLE AREA OF 5.7 SQ. FT., MAX SILL HEIGHT OF 44", AND CLEAR DIMENSIONS OF AT LEAST 24" (HEIGHT) AND 20" (WIDTH).
3. FIRE PROTECTION (705.2 & 406.2) – EXTERIOR WALLS WITHIN 3' OF THE PROPERTY LINE AND SEPARATIONS BETWEEN GARAGES AND HABITABLE SPACES REQUIRE A 1-HOUR FIRE RATING. PROJECTIONS WITHIN 3' MUST ALSO BE FIRE-RATED.
4. GARAGE DOOR CLEARANCE (406.2.4) – A MINIMUM HEADROOM CLEARANCE OF 7' IS REQUIRED FOR ALL GARAGE DOOR OPENINGS.
5. VENTILATION (1203.4) – ENCLOSED PARKING AREAS MUST HAVE PROPER VENTILATION TO PREVENT HAZARDOUS GAS BUILDUP.
6. STAIRWAYS (R311.7) – MINIMUM WIDTH: 36"; MAX RISER HEIGHT: 8 ¼"; MIN TREAD DEPTH: 9".
7. PLUMBING (P2904.1, 406.5) – ALL PLUMBING FIXTURES MUST CONNECT TO AN APPROVED SEWAGE SYSTEM PER MUNICIPAL CODES.
8. ELECTRICAL (334.10) – ELECTRICAL WORK MUST MEET CODE, WITH GFCI OUTLETS REQUIRED NEAR WATER SOURCES, INCLUDING SINKS AND GARAGE DOORS.

UTILITY NOTES

1. AFCI PROTECTION (210.12) – ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES MUST HAVE AFCI PROTECTION.
2. AFCI IN DWELLING UNITS (210.12) – 120V, 15/20-AMP CIRCUITS IN LIVING AREAS, OFFICES, AND KITCHENS REQUIRE AFCI PROTECTION. KITCHEN COUNTERTOPS MUST HAVE COMBINATION AFCI/GFCI RECEPTACLES.
3. TAMPER-RESISTANT RECEPTACLES (210.52) – ALL 125V, 15/20-AMP RECEPTACLES IN DESIGNATED AREAS, INCLUDING OFFICES AND RESIDENTIAL UNITS, MUST BE TAMPER-RESISTANT.
4. LUMINAIRE SUPPORT (314.27) – CEILING-MOUNTED LUMINAIRE BOXES MUST SUPPORT A MINIMUM OF 50 LBS. WALL-MOUNTED BOXES MUST BE WEIGHT-RATED, AND CEILING FAN BOXES MUST BE LISTED FOR FAN SUPPORT.
5. LED & DIMMER COMPATIBILITY (2019 RESIDENTIAL COMPLIANCE MANUAL 6.3.1) – LED LUMINAIRES MUST BE CONTROLLED BY NEMA SSL-7A-COMPLIANT DIMMERS OR SENSORS FOR FLICKER-FREE OPERATION.
6. BATHROOM LUMINAIRE CONTROLS (150.0(K)2C) – AT LEAST ONE LUMINAIRE IN EACH RESTROOM MUST HAVE AN OCCUPANT OR VACANCY SENSOR FOR AUTOMATIC SHUTOFF, INITIALLY SET TO MANUAL "ON" OPERATION.

AREA SCHEDULE

AREAS	SQUARE FEET
EXISTING GARAGE	787 SQFT
NEW ADDITION	375 SQFT
NEW PORCH	260 SQFT
TOTAL	1,422 SQFT



WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR
8142 HILLS PKWY MONTGOMERY
TX 77316
NEW ADDITION AND RENOVATION OF EXISTING
GARAGE BUILDING

DRAWING NO.:

DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A1.1

ARCHITECTURAL NOTES

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   EACH NEWLY INSTALLED OR RENOVATED SHOWER STALL MUST HAVE AN INTERIOR SPACE OF NO LESS THAN 1,024 SQUARE INCHES, THE DESIGN MUST ALLOW FOR A MINIMUM CLEARANCE THAT ACCOMMODATES A 30-INCH DIAMETER CIRCLE. ALL SHOWER DOORS MUST BE DESIGNED TO SWING OUTWARD FOR SAFE EGRESS. (IRC P2708.1)

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   TO PROMOTE WATER CONSERVATION, ALL PLUMBING FIXTURES INSTALLED OR REPLACED IN THE PROJECT MUST COMPLY WITH THE FOLLOWING EFFICIENCY STANDARDS:

   TOILETS: MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF)
   SHOWERHEADS: MAXIMUM OF 2.0 GALLONS PER MINUTE (GPM) AT 80 PSI
   FAUCETS: MAXIMUM OF 2.0 GPM AT 60 PSI
   (IRC P2903.2)

4. TEMPERATURE CONTROL VALVES FOR SHOWERS AND TUBS
   ALL NEW OR RENOVATED SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE EQUIPPED WITH PRESSURE-BALANCE, THERMOSTATIC MIXING, OR COMBINATION VALVES. THESE VALVES MUST BE DESIGNED TO PREVENT SCALDING BY CONTROLLING SUDDEN FLUCTUATIONS IN WATER TEMPERATURE. (IRC P2708.4)

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6. HVAC DUCT SIZING AND INSTALLATION
   ALL DUCTWORK FOR HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS MUST BE APPROPRIATELY SIZED AND INSTALLED IN COMPLIANCE WITH CHAPTER 6 OF THE INTERNATIONAL MECHANICAL CODE (IMC). THIS ENSURES PROPER AIRFLOW, ENERGY EFFICIENCY, AND COMPLIANCE WITH MECHANICAL STANDARDS. (IMC CHAPTER 6)

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   DRYER EXHAUST DUCTS MUST NOT EXCEED A TOTAL LENGTH OF 14 FEET UNLESS A MANUFACTURER-APPROVED EXTENSION IS USED. EACH ADDITIONAL ELBOW BEYOND THE FIRST TWO REQUIRES A REDUCTION OF 2 FEET IN TOTAL DUCT LENGTH TO MAINTAIN PROPER AIRFLOW AND REDUCE LINT BUILDUP RISKS. (IRC M1502.4.5)

8. SKYLIGHT LABELING REQUIREMENTS
   ALL SKYLIGHTS INSTALLED AS PART OF THE RENOVATION OR ADDITION MUST BE PROPERLY LABELED BY AN APPROVED CERTIFICATION AGENCY. THE LABEL MUST INDICATE THE AGENCY NAME, PRODUCT DESIGNATION, AND PERFORMANCE RATING TO ENSURE COMPLIANCE WITH STRUCTURAL AND SAFETY STANDARDS. (IRC R308.6.9)

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    A 5-FOOT CLEARANCE MUST BE MAINTAINED AROUND ALL WATER AND POWER DISTRIBUTION EQUIPMENT TO ALLOW FOR MAINTENANCE AND EMERGENCY ACCESS. NO NEW CONSTRUCTION MAY OCCUR WITHIN 10 FEET OF OVERHEAD POWER LINES TO ENSURE SAFETY AND PREVENT ELECTRICAL HAZARDS. (IRC E3601.6.2)

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    IF APPLICABLE TO THE PROJECT, AN APPROVED SEISMIC GAS SHUTOFF VALVE MUST BE INSTALLED DOWNSTREAM OF THE UTILITY GAS METER. THIS VALVE MUST BE RIGIDLY SECURED TO THE EXTERIOR OF THE BUILDING TO ENSURE AUTOMATIC GAS SHUTOFF DURING SEISMIC ACTIVITY. (IRC G2419.5)

12. SEISMIC STRAPPING FOR WATER HEATERS
    ALL NEWLY INSTALLED OR REPLACEMENT WATER HEATERS MUST BE STRAPPED SECURELY TO THE WALL USING TWO SEISMIC RESTRAINT STRAPS. ONE STRAP MUST BE INSTALLED IN THE UPPER THIRD OF THE WATER HEATER AND THE OTHER IN THE LOWER THIRD, ENSURING THAT THE LOWER STRAP IS POSITIONED AT LEAST 4 INCHES ABOVE ANY CONTROL MECHANISMS. (IRC M1307.2)

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    ALL PLUMBING FIXTURES, INCLUDING SINKS, TOILETS, AND FLOOR DRAINS, MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR AN AUTHORIZED ON-SITE SEWAGE DISPOSAL SYSTEM. NO WASTEWATER SHALL BE DISCHARGED ONTO THE GROUND OR INTO UNAUTHORIZED DRAINAGE SYSTEMS. (IRC P2602.1)

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    WALLS IN WET AREAS, INCLUDING THOSE SURROUNDING BATHTUBS AND SHOWERS, MUST BE FINISHED WITH A DURABLE, NON-ABSORBENT MATERIAL. THIS FINISH MUST EXTEND AT LEAST 6 FEET ABOVE THE FLOOR TO PROTECT AGAINST WATER DAMAGE AND MOLD GROWTH. (IRC R307.2)

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    A COPY OF THE OFFICIAL PROJECT EVALUATION REPORT MUST BE KEPT ON-SITE AND MADE READILY AVAILABLE FOR REVIEW BY INSPECTORS AND AUTHORIZED PERSONNEL UPON REQUEST. (IRC R104.7)

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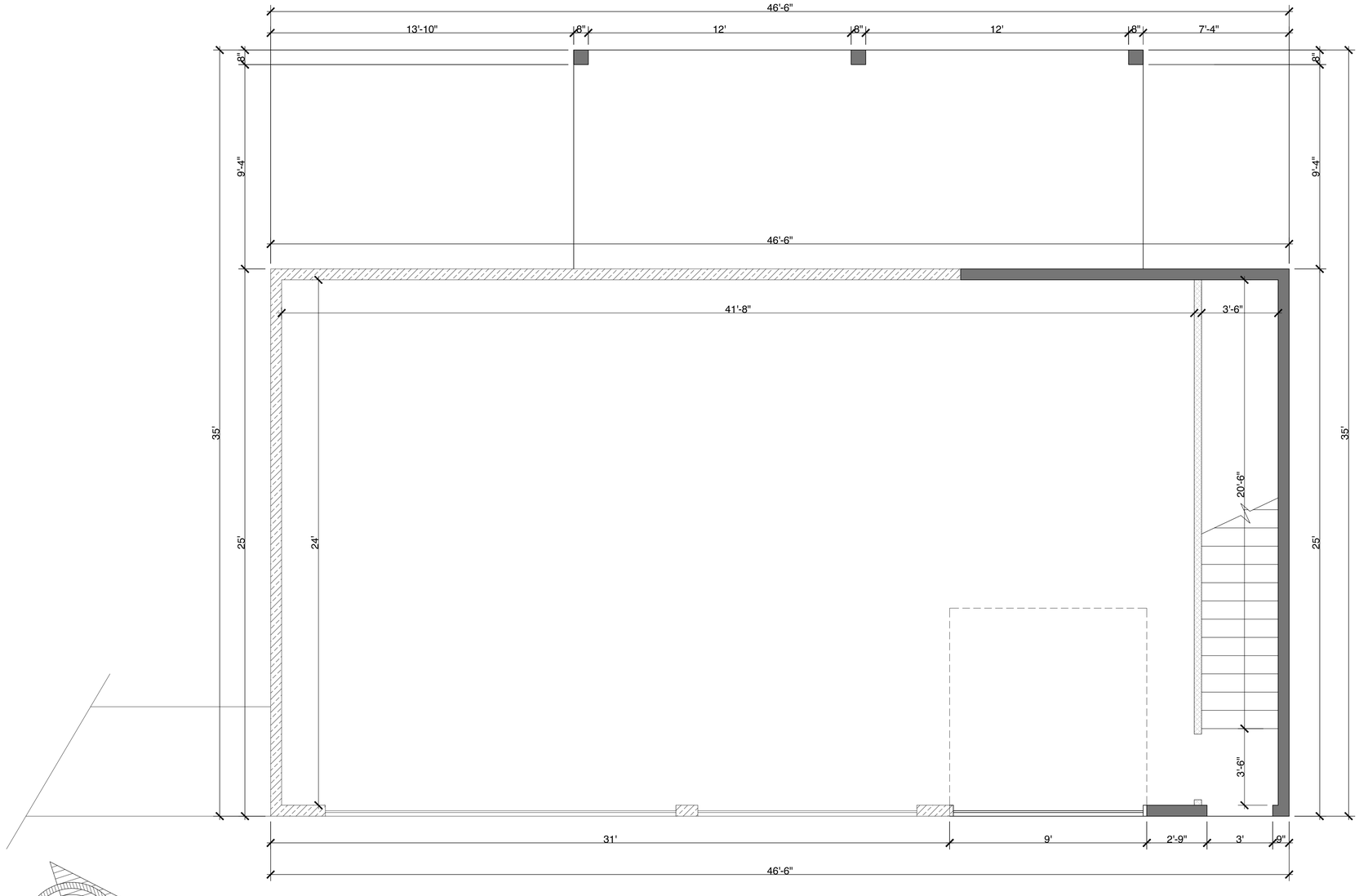

N

PROPOSED

FIRST FLOOR

DIMENSION PLAN

SCALE :3/8" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR

8142 HILLS PKWY MONTGOMERY TX 77316

NEW ADDITION AND RENOVATION OF EXISTING GARAGE BUILDING

DRAWING NO.:

DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A1.2

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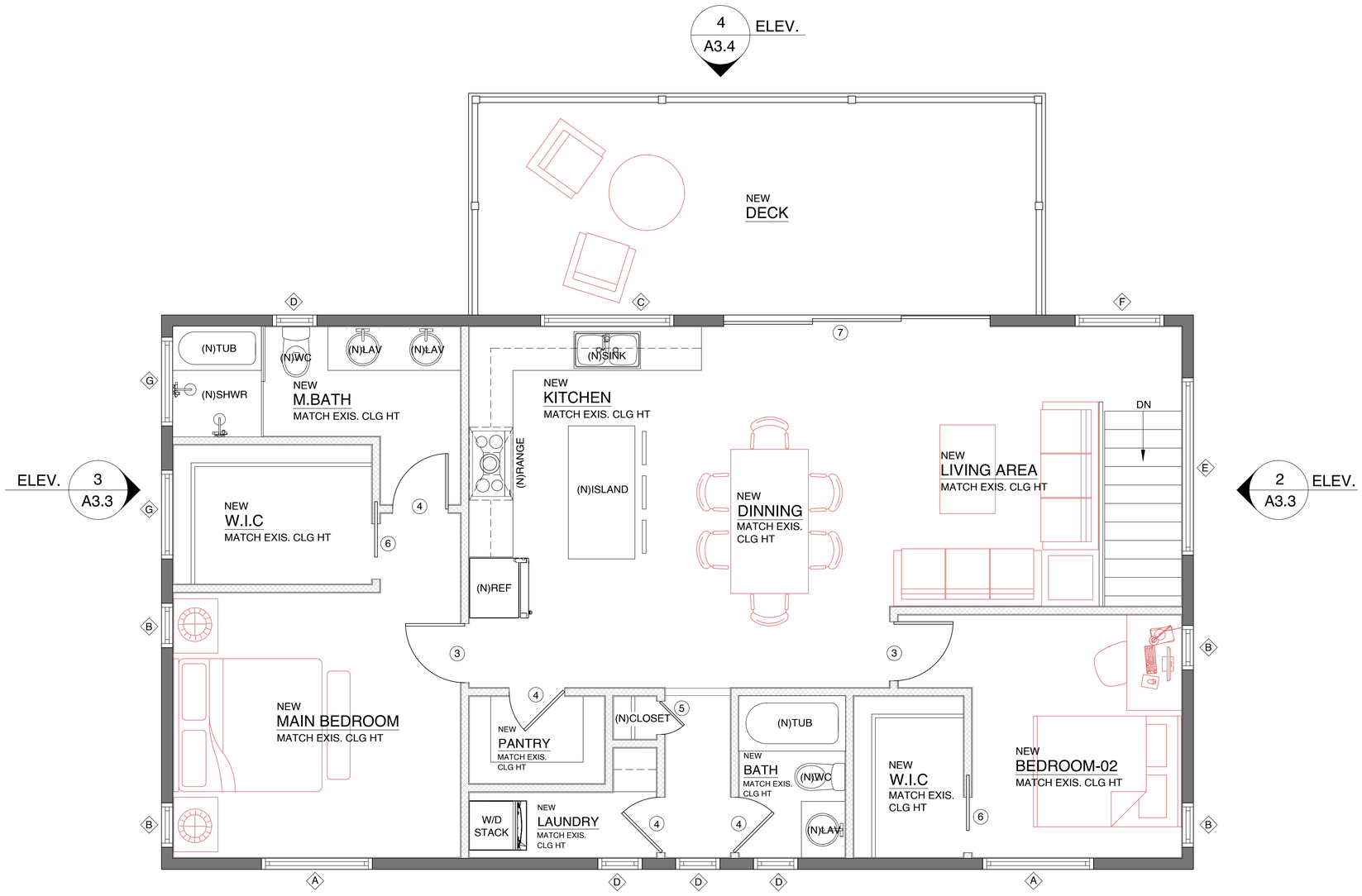
4. LUMINAIRE SUPPORT (314.27) – CEILING-MOUNTED LUMINAIRE BOXES MUST SUPPORT A MINIMUM OF 50 LBS. WALL-MOUNTED BOXES MUST BE WEIGHT-RATED, AND CEILING FAN BOXES MUST BE LISTED FOR FAN SUPPORT.
5. LED & DIMMER COMPATIBILITY (2019 RESIDENTIAL COMPLIANCE MANUAL 6.3.1) – LED LUMINAIRES MUST BE CONTROLLED BY NEMA SSL-7A-COMPLIANT DIMMERS OR SENSORS FOR FLICKER-FREE OPERATION.
6. BATHROOM LUMINAIRE CONTROLS (150.0(K)2C) – AT LEAST ONE LUMINAIRE IN EACH RESTROOM MUST HAVE AN OCCUPANT OR VACANCY SENSOR FOR AUTOMATIC SHUTOFF, INITIALLY SET TO MANUAL "ON" OPERATION.

AREA SCHEDULE

AREAS	SQUARE FEET
NEW LIVING AREA	1,162 SQFT
NEW DECK	260 SQFT
TOTAL	1,422 SQFT



N

PROPOSED
SECOND FLOOR
LAY OUT PLAN
SCALE :3/8" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR
8142 HILLS PKWY MONTGOMERY
TX 77316
NEW ADDITION AND RENOVATION OF EXISTING
GARAGE BUILDING

DRAWING NO.:

DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A1.3

ARCHITECTURAL NOTES

1. SHOWER ENCLOSURES
   ALL SHOWER ENCLOSURES WITHIN THE PROJECT SCOPE MUST HAVE WALL SURFACES THAT EXTEND TO A MINIMUM HEIGHT OF 72 INCHES. THESE SURFACES MUST BE MADE OF NON-ABSORBENT MATERIALS TO PREVENT MOISTURE DAMAGE. ADDITIONALLY, ALL GLAZING AND ENCLOSURE MATERIALS MUST BE OF AN APPROVED SHATTER-RESISTANT TYPE TO ENSURE SAFETY. (IRC R307.2)

2. MINIMUM SHOWER STALL SIZE
   EACH NEWLY INSTALLED OR RENOVATED SHOWER STALL MUST HAVE AN INTERIOR SPACE OF NO LESS THAN 1,024 SQUARE INCHES. THE DESIGN MUST ALLOW FOR A MINIMUM CLEARANCE THAT ACCOMMODATES A 30-INCH DIAMETER CIRCLE. ALL SHOWER DOORS MUST BE DESIGNED TO SWING OUTWARD FOR SAFE EGRESS. (IRC P2708.1)

3. WATER EFFICIENCY REQUIREMENTS
   TO PROMOTE WATER CONSERVATION, ALL PLUMBING FIXTURES INSTALLED OR REPLACED IN THE PROJECT MUST COMPLY WITH THE FOLLOWING EFFICIENCY STANDARDS:

   TOILETS: MAXIMUM OF 1.28 GALLONS PER FLUSH (GPF)
   SHOWERHEADS: MAXIMUM OF 2.0 GALLONS PER MINUTE (GPM) AT 80 PSI
   FAUCETS: MAXIMUM OF 2.0 GPM AT 60 PSI
   (IRC P2903.2)

4. TEMPERATURE CONTROL VALVES FOR SHOWERS AND TUBS
   ALL NEW OR RENOVATED SHOWERS AND TUB-SHOWER COMBINATIONS MUST BE EQUIPPED WITH PRESSURE-BALANCE, THERMOSTATIC MIXING, OR COMBINATION VALVES. THESE VALVES MUST BE DESIGNED TO PREVENT SCALDING BY CONTROLLING SUDDEN FLUCTUATIONS IN WATER TEMPERATURE. (IRC P2708.4)

5. WEEP SCREED FOR STUCCO APPLICATIONS
   FOR EXTERIOR STUCCO APPLICATIONS, A WEEP SCREED MUST BE INSTALLED AT THE FOUNDATION PLATE LINE TO ALLOW FOR PROPER DRAINAGE. THE BOTTOM EDGE OF THE SCREED MUST BE POSITIONED A MINIMUM OF 4 INCHES ABOVE SOIL OR 2 INCHES ABOVE PAVED SURFACES TO PREVENT WATER INTRUSION AND STRUCTURAL DAMAGE. (IRC R703.7.2.1)

6. HVAC DUCT SIZING AND INSTALLATION
   ALL DUCTWORK FOR HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) SYSTEMS MUST BE APPROPRIATELY SIZED AND INSTALLED IN COMPLIANCE WITH CHAPTER 6 OF THE INTERNATIONAL MECHANICAL CODE (IMC). THIS ENSURES PROPER AIRFLOW, ENERGY EFFICIENCY, AND COMPLIANCE WITH MECHANICAL STANDARDS. (IMC CHAPTER 6)

7. CLOTHES DRYER EXHAUST DUCTS
   DRYER EXHAUST DUCTS MUST NOT EXCEED A TOTAL LENGTH OF 14 FEET UNLESS A MANUFACTURER-APPROVED EXTENSION IS USED. EACH ADDITIONAL ELBOW BEYOND THE FIRST TWO REQUIRES A REDUCTION OF 2 FEET IN TOTAL DUCT LENGTH TO MAINTAIN PROPER AIRFLOW AND REDUCE LINT BUILDUP RISKS. (IRC M1502.4.5)

8. SKYLIGHT LABELING REQUIREMENTS
   ALL SKYLIGHTS INSTALLED AS PART OF THE RENOVATION OR ADDITION MUST BE PROPERLY LABELED BY AN APPROVED CERTIFICATION AGENCY. THE LABEL MUST INDICATE THE AGENCY NAME, PRODUCT DESIGNATION, AND PERFORMANCE RATING TO ENSURE COMPLIANCE WITH STRUCTURAL AND SAFETY STANDARDS. (IRC R308.6.9)

9. ULTRA-LOW FLUSH TOILETS FOR WATER CONSERVATION
   ALL NEWLY INSTALLED TOILETS MUST MEET ULTRA-LOW FLUSH STANDARDS, USING NO MORE THAN 1.28 GPF. EXISTING TOILETS SHOULD BE UPGRADED TO MORE WATER-EFFICIENT MODELS WHERE POSSIBLE. (IRC P2903.2)

10. UTILITY ACCESS CLEARANCE
    A 5-FOOT CLEARANCE MUST BE MAINTAINED AROUND ALL WATER AND POWER DISTRIBUTION EQUIPMENT TO ALLOW FOR MAINTENANCE AND EMERGENCY ACCESS. NO NEW CONSTRUCTION MAY OCCUR WITHIN 10 FEET OF OVERHEAD POWER LINES TO ENSURE SAFETY AND PREVENT ELECTRICAL HAZARDS. (IRC E3601.6.2)

11. SEISMIC GAS SHUTOFF VALVE INSTALLATION
    IF APPLICABLE TO THE PROJECT, AN APPROVED SEISMIC GAS SHUTOFF VALVE MUST BE INSTALLED DOWNSTREAM OF THE UTILITY GAS METER. THIS VALVE MUST BE RIGIDLY SECURED TO THE EXTERIOR OF THE BUILDING TO ENSURE AUTOMATIC GAS SHUTOFF DURING SEISMIC ACTIVITY. (IRC G2419.5)

12. SEISMIC STRAPPING FOR WATER HEATERS
    ALL NEWLY INSTALLED OR REPLACEMENT WATER HEATERS MUST BE STRAPPED SECURELY TO THE WALL USING TWO SEISMIC RESTRAINT STRAPS. ONE STRAP MUST BE INSTALLED IN THE UPPER THIRD OF THE WATER HEATER AND THE OTHER IN THE LOWER THIRD, ENSURING THAT THE LOWER STRAP IS POSITIONED AT LEAST 4 INCHES ABOVE ANY CONTROL MECHANISMS. (IRC M1307.2)

13. SANITARY SEWER CONNECTION COMPLIANCE
    ALL PLUMBING FIXTURES, INCLUDING SINKS, TOILETS, AND FLOOR DRAINS, MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR AN AUTHORIZED ON-SITE SEWAGE DISPOSAL SYSTEM. NO WASTEWATER SHALL BE DISCHARGED ONTO THE GROUND OR INTO UNAUTHORIZED DRAINAGE SYSTEMS. (IRC P2602.1)

14. HOT & COLD WATER SUPPLY REQUIREMENTS
    ALL PLUMBING FIXTURES REQUIRING WATER SUPPLY, SUCH AS SINKS, SHOWERS, BATHTUBS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINES, MUST BE EQUIPPED WITH BOTH HOT AND COLD WATER CONNECTIONS FROM AN APPROVED AND SAFE WATER SUPPLY SOURCE. (IRC P2903.1)

15. NONABSORBENT BATHROOM SURFACES
    WALLS IN WET AREAS, INCLUDING THOSE SURROUNDING BATHTUBS AND SHOWERS, MUST BE FINISHED WITH A DURABLE, NON-ABSORBENT MATERIAL. THIS FINISH MUST EXTEND AT LEAST 6 FEET ABOVE THE FLOOR TO PROTECT AGAINST WATER DAMAGE AND MOLD GROWTH. (IRC R307.2)

16. NATURAL AND ARTIFICIAL LIGHTING REQUIREMENTS
    ALL HABITABLE ROOMS MUST HAVE EITHER NATURAL LIGHT PROVIDED BY GLAZED EXTERIOR OPENINGS OR ARTIFICIAL LIGHTING. ARTIFICIAL LIGHTING MUST PROVIDE A MINIMUM OF 6 FOOT-CANDLES OF ILLUMINATION MEASURED 30 INCHES ABOVE THE FLOOR LEVEL. (IRC R303.1)

17. EVALUATION REPORT AVAILABILITY
    A COPY OF THE OFFICIAL PROJECT EVALUATION REPORT MUST BE KEPT ON-SITE AND MADE READILY AVAILABLE FOR REVIEW BY INSPECTORS AND AUTHORIZED PERSONNEL UPON REQUEST. (IRC R104.7)

18. MINIMUM INDOOR ROOM TEMPERATURE FOR HEATING SYSTEMS
    ALL INTERIOR SPACES THAT REQUIRE HEATING MUST BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F. THIS TEMPERATURE MUST BE MEASURED 3 FEET ABOVE THE FLOOR AND AT LEAST 2 FEET FROM ANY EXTERIOR WALLS TO ENSURE PROPER HEATING DISTRIBUTION. (IRC R303.10)

19. PROTECTION OF WOOD FROM DECAY
    ALL WOODEN STRUCTURAL ELEMENTS LOCATED IN AREAS PRONE TO MOISTURE OR DECAY MUST BE EITHER NATURALLY DURABLE WOOD SPECIES OR TREATED WITH AN APPROVED PRESERVATIVE TO PREVENT DETERIORATION OVER TIME. (IRC R317.1)

20. ANTI-GRAFFITI COATING REQUIREMENTS
    TO MAINTAIN THE AESTHETIC INTEGRITY OF EXTERIOR SURFACES, AN ANTI-GRAFFITI COATING MUST BE APPLIED ON EXTERIOR WALLS AND DOORS UP TO 9 FEET FROM GRADE LEVEL. ANY GRAFFITI THAT APPEARS ON THE BUILDING MUST BE REMOVED WITHIN 7 DAYS OF ITS APPLICATION TO COMPLY WITH LOCAL ORDINANCES. (LOCAL CODE)

ADDITIONAL NOTES

1. CEILING HEIGHTS (R305.1) – HABITABLE SPACES MUST HAVE A MINIMUM CEILING HEIGHT OF 7'6", WHILE NON-HABITABLE AREAS (STORAGE, PARKING) REQUIRE 7'.
2. EGRESS WINDOWS (R310.2) – HABITABLE ROOMS MUST HAVE EGRESS WINDOWS WITH A MINIMUM OPENABLE AREA OF 5.7 SQ. FT., MAX SILL HEIGHT OF 44", AND CLEAR DIMENSIONS OF AT LEAST 24" (HEIGHT) AND 20" (WIDTH).
3. FIRE PROTECTION (705.2 & 406.2) – EXTERIOR WALLS WITHIN 3' OF THE PROPERTY LINE AND SEPARATIONS BETWEEN GARAGES AND HABITABLE SPACES REQUIRE A 1-HOUR FIRE RATING. PROJECTIONS WITHIN 3' MUST ALSO BE FIRE-RATED.
4. GARAGE DOOR CLEARANCE (406.2.4) – A MINIMUM HEADROOM CLEARANCE OF 7' IS REQUIRED FOR ALL GARAGE DOOR OPENINGS.
5. VENTILATION (1203.4) – ENCLOSED PARKING AREAS MUST HAVE PROPER VENTILATION TO PREVENT HAZARDOUS GAS BUILDUP.
6. STAIRWAYS (R311.7) – MINIMUM WIDTH: 36"; MAX RISER HEIGHT: 8 ¼"; MIN TREAD DEPTH: 9".
7. PLUMBING (P2904.1, 406.5) – ALL PLUMBING FIXTURES MUST CONNECT TO AN APPROVED SEWAGE SYSTEM PER MUNICIPAL CODES.
8. ELECTRICAL (334.10) – ELECTRICAL WORK MUST MEET CODE, WITH GFCI OUTLETS REQUIRED NEAR WATER SOURCES, INCLUDING SINKS AND GARAGE DOORS.

UTILITY NOTES

1. AFCI PROTECTION (210.12) – ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES MUST HAVE AFCI PROTECTION.
2. AFCI IN DWELLING UNITS (210.12) – 120V, 15/20-AMP CIRCUITS IN LIVING AREAS, OFFICES, AND KITCHENS REQUIRE AFCI PROTECTION. KITCHEN COUNTERTOPS MUST HAVE COMBINATION AFCI/GFCI RECEPTACLES.
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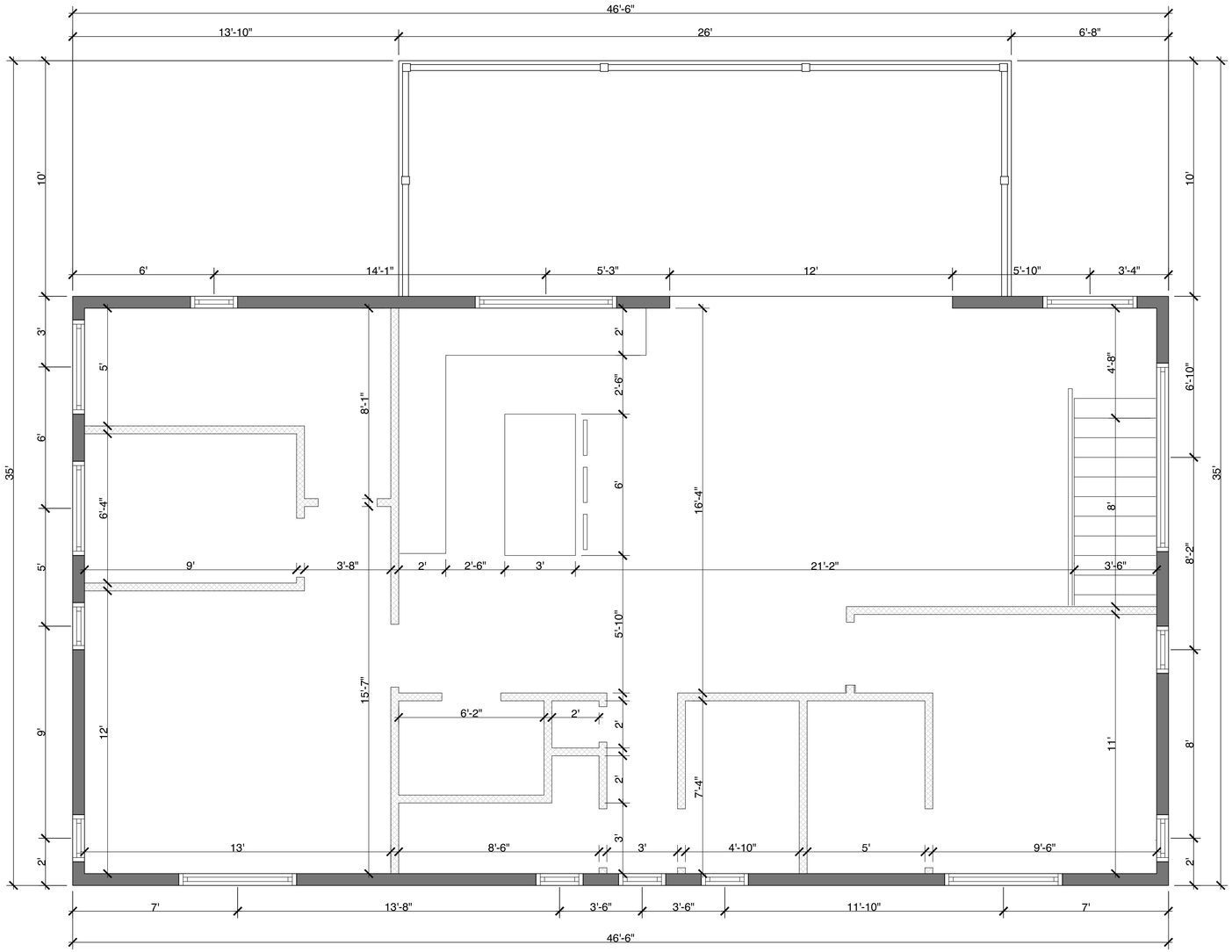


N

PROPOSED
SECOND FLOOR
DIMENSION PLAN
SCALE :3/8" = 1'-0"

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR
8142 HILLS PKWY MONTGOMERY
TX 77316
NEW ADDITION AND RENOVATION OF EXISTING
GARAGE BUILDING

DRAWING NO.:

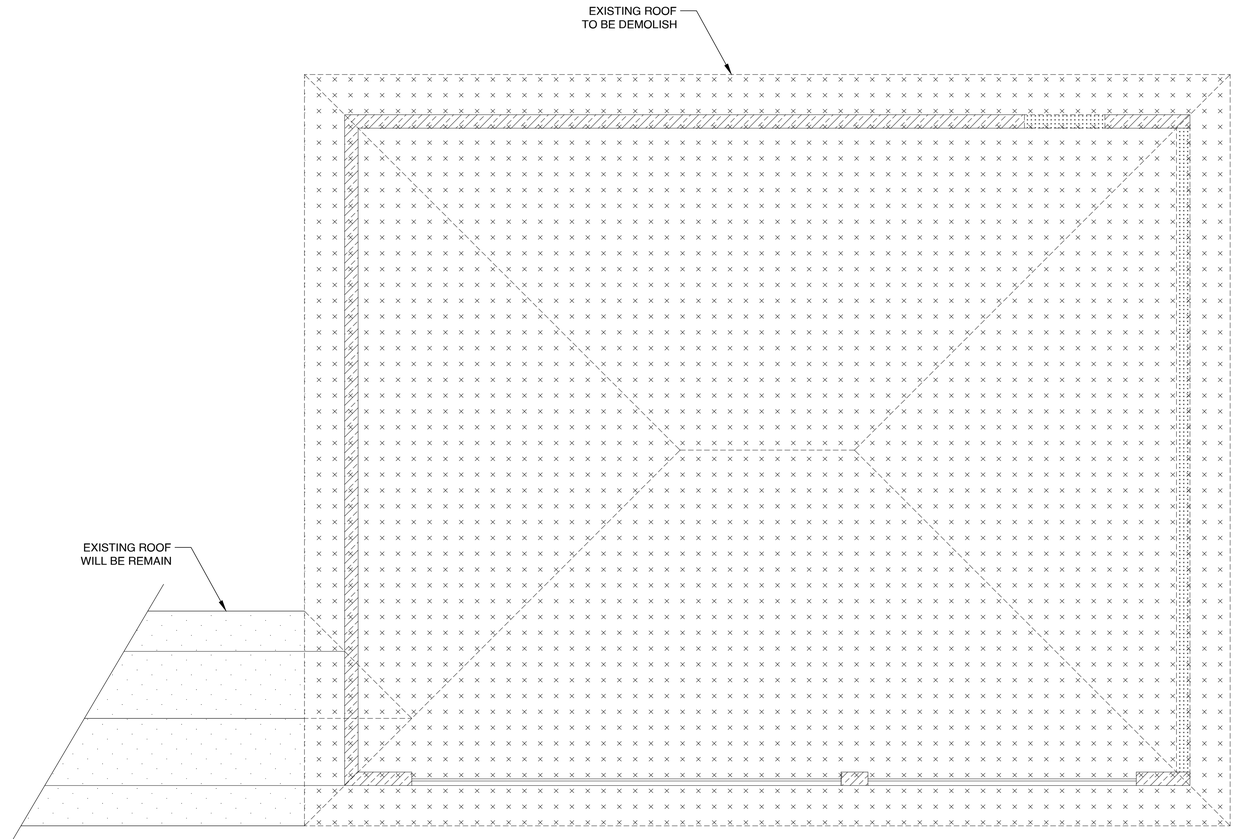
DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A1.4



N

EXISTING / DEMOLISH

ROOF PLAN

SCALE :3/8" = 1'-0"

STAMP

PROJECT FOR

8142 HILLS PKWY MONTGOMERY
TX 77316

NEW ADDITION AND RENOVATION OF EXISTING
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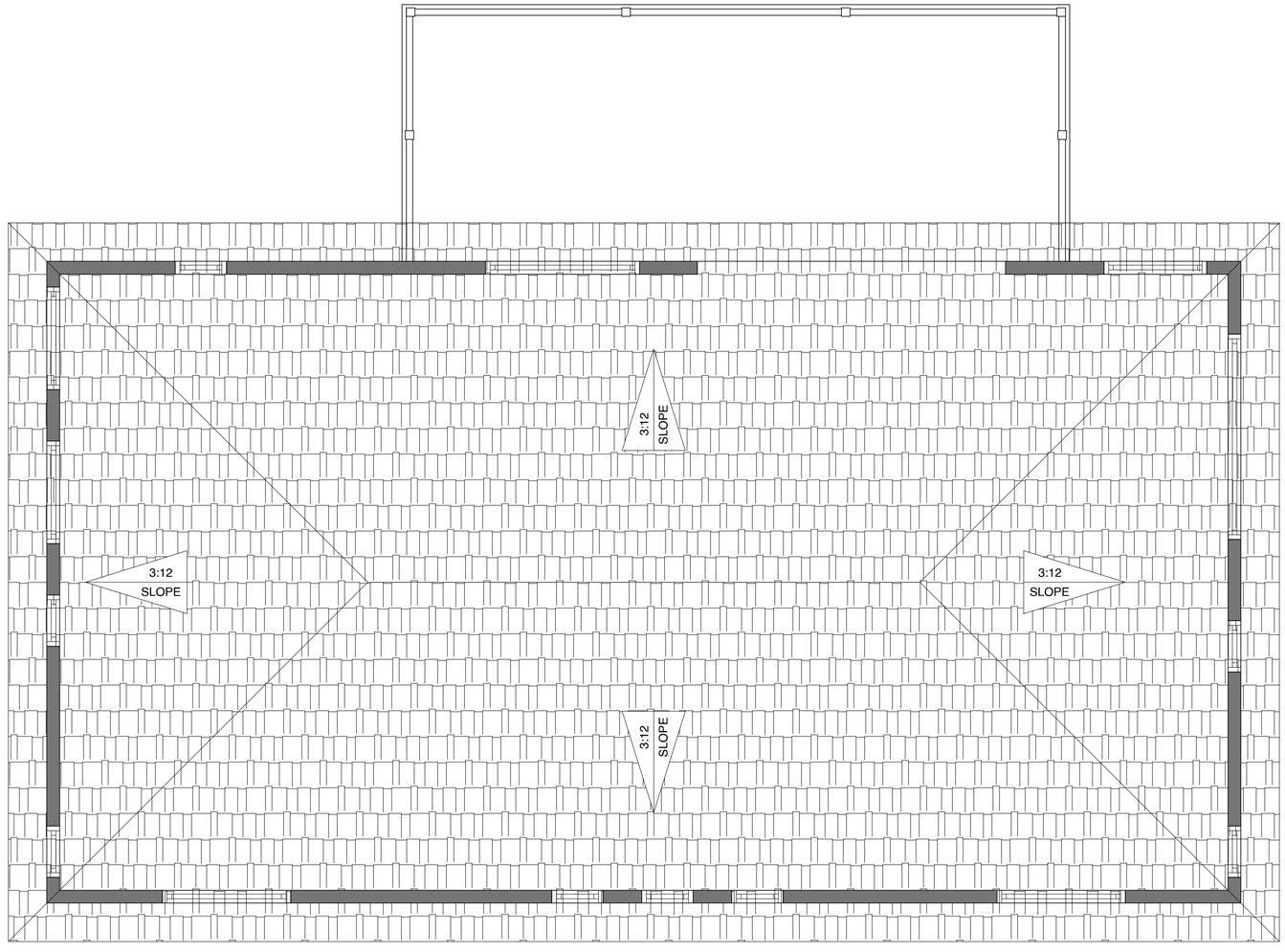
SHEET:

A2.0

ROOF PLAN GENERAL NOTES

1. THESE NOTES APPLY TO ALL ROOF PLAN SHEETS AND SHOULD BE FOLLOWED THROUGHOUT THE ROOFING DESIGN AND CONSTRUCTION.
2. THE ROOF IS DESIGNED AS A FLAT ROOF. DRAINAGE MUST BE CAREFULLY PLANNED TO PREVENT WATER ACCUMULATION. REFER TO STRUCTURAL AND CIVIL DRAWINGS FOR ROOF ELEVATIONS, SLOPES, AND DRAINAGE STRATEGIES.
3. ALL ROOF CURBS, INCLUDING THOSE FOR MECHANICAL AND ELECTRICAL EQUIPMENT, MUST EXTEND A MINIMUM OF 12 INCHES ABOVE THE FINISHED ROOFING LEVEL. WHERE NECESSARY, PROVIDE TAPERED INSULATION SADDLES AT CURBS AND OTHER PENETRATIONS TO FACILITATE PROPER DRAINAGE.
4. STRUCTURAL FRAMING AROUND ALL ROOF PENETRATIONS, INCLUDING OPENINGS FOR SKYLIGHTS, HVAC SYSTEMS, VENTS, AND PIPING, MUST BE INSTALLED PER STRUCTURAL ENGINEERING DETAILS. COORDINATION WITH THE STRUCTURAL ENGINEER IS REQUIRED BEFORE ANY MODIFICATIONS.
5. THE SIZE, LOCATION, AND LAYOUT OF ALL ROOF PENETRATIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS MUST BE CONFIRMED AND COORDINATED WITH THE RESPECTIVE DISCIPLINE DRAWINGS. ANY PENETRATIONS NOT INDICATED ON THE ARCHITECTURAL ROOF PLAN SHOULD BE REVIEWED AND REFERENCED FROM MECHANICAL AND ELECTRICAL PLANS.
6. ALL FLASHING, WATERPROOFING, AND SEALING AROUND DRAINS, CURBS, VENTS, STACKS, AND OTHER PENETRATIONS MUST COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES. PROPER DETAILING IS ESSENTIAL TO MAINTAIN THE ROOF'S WEATHER RESISTANCE AND LONGEVITY.
7. ROOFING MATERIALS, INSTALLATION METHODS, AND DRAINAGE COMPONENTS MUST CONFORM TO APPLICABLE BUILDING CODES AND STANDARDS. REGULAR INSPECTIONS SHOULD BE CONDUCTED DURING INSTALLATION TO ENSURE COMPLIANCE WITH PROJECT SPECIFICATIONS.



N

PROPOSED

ROOF PLAN

ROOF TYPE: HIP

SCALE :3/8" = 1'-0"

STAMP

PROJECT FOR

8142 HILLS PKWY MONTGOMERY

TX 77316

NEW ADDITION AND RENOVATION OF EXISTING GARAGE BUILDING

DRAWING NO.:

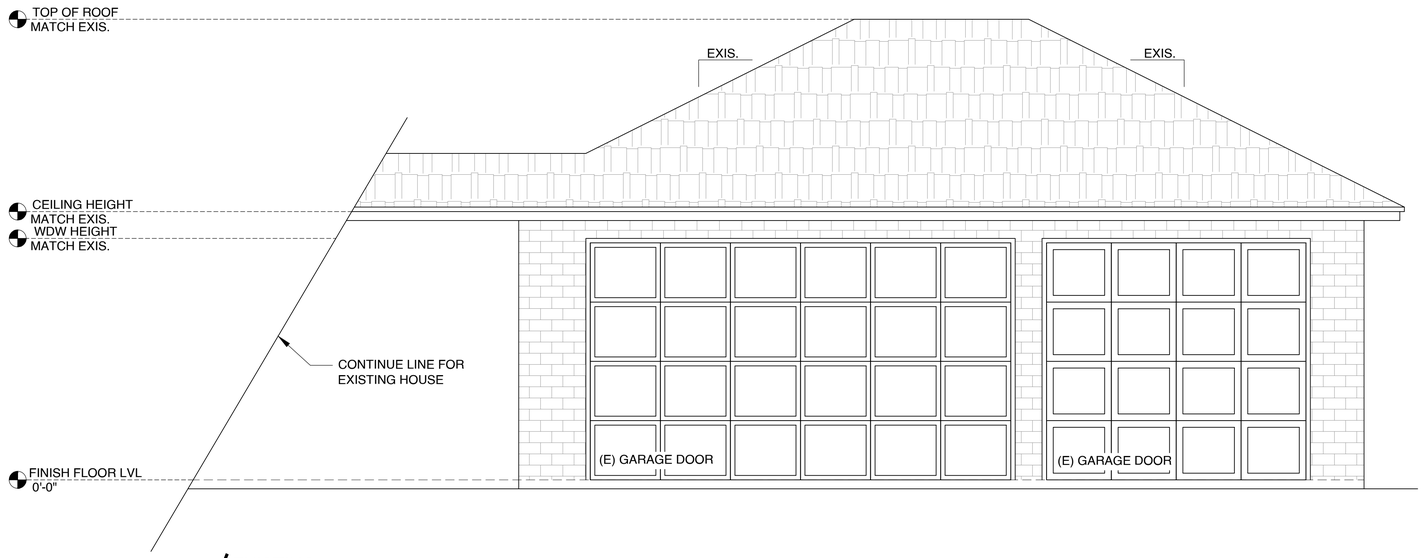
DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A2.1



EXISTING
FRONT
1 EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"

STAMP

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8142 HILLS PKWY MONTGOMERY
TX 77316
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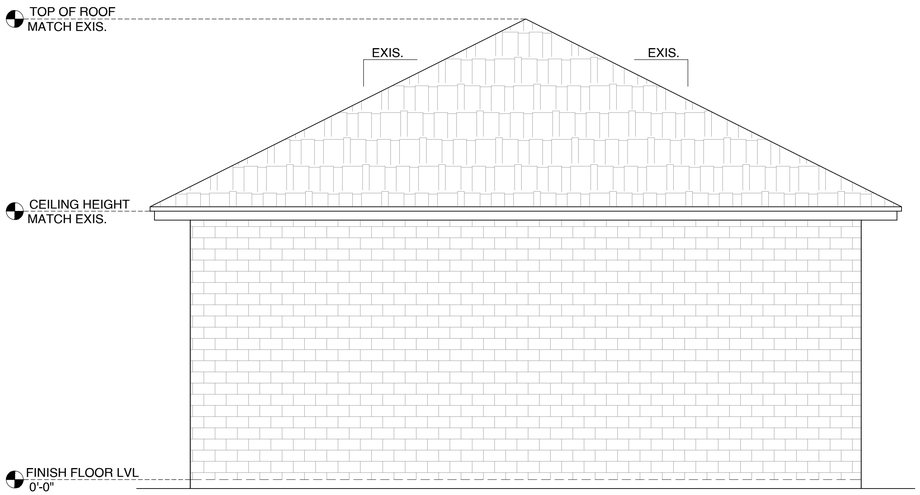
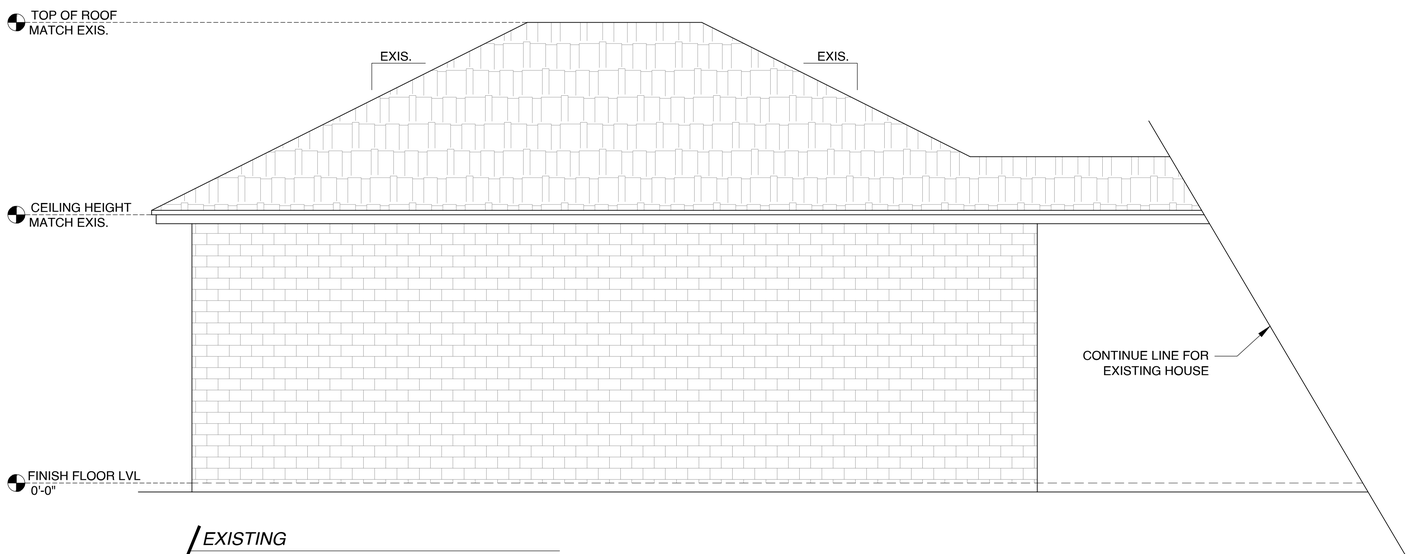


EXISTING
RIGHT
2 / *EXTERIOR ELEVATION*
SCALE :3/8" = 1'-0"



EXISTING
REAR
3 / *EXTERIOR ELEVATION*
SCALE :3/8" = 1'-0"

STAMP

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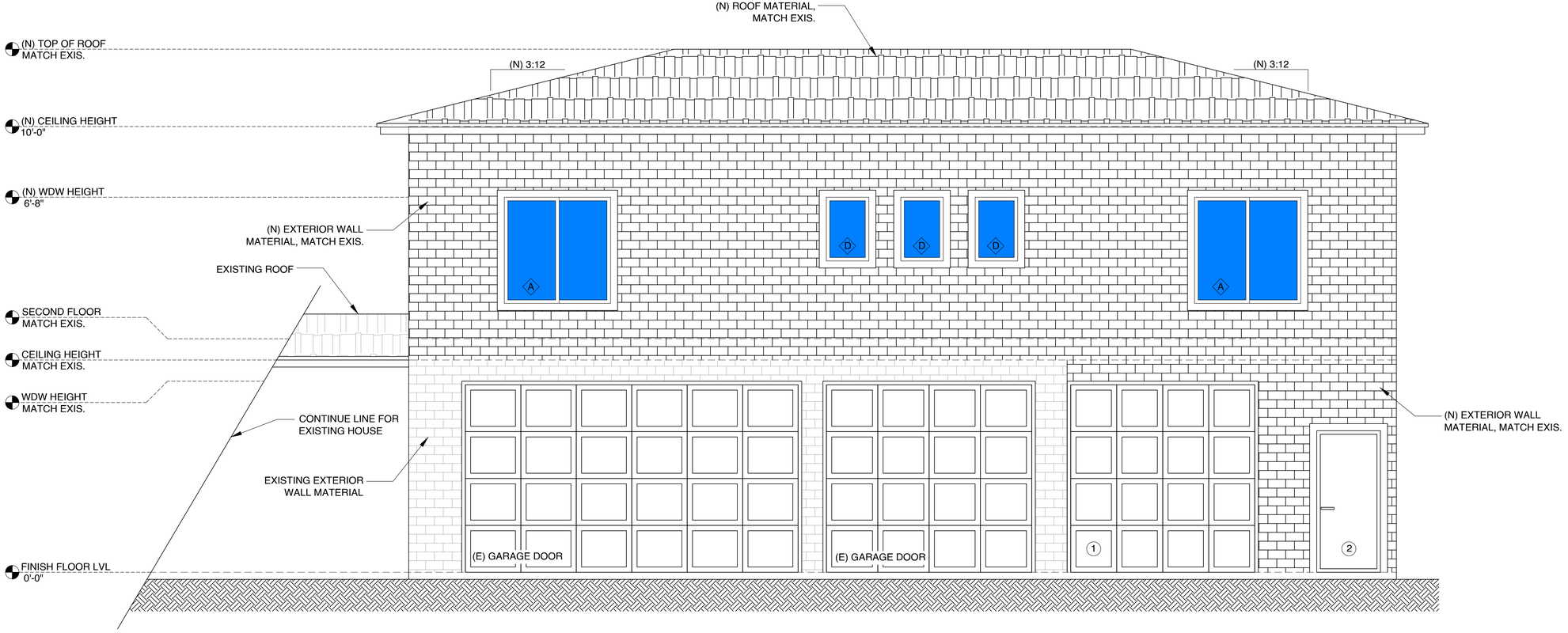
NO.	REVISION

SHEET:

A3.1



PROPOSED
FRONT
1 EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"

STAMP

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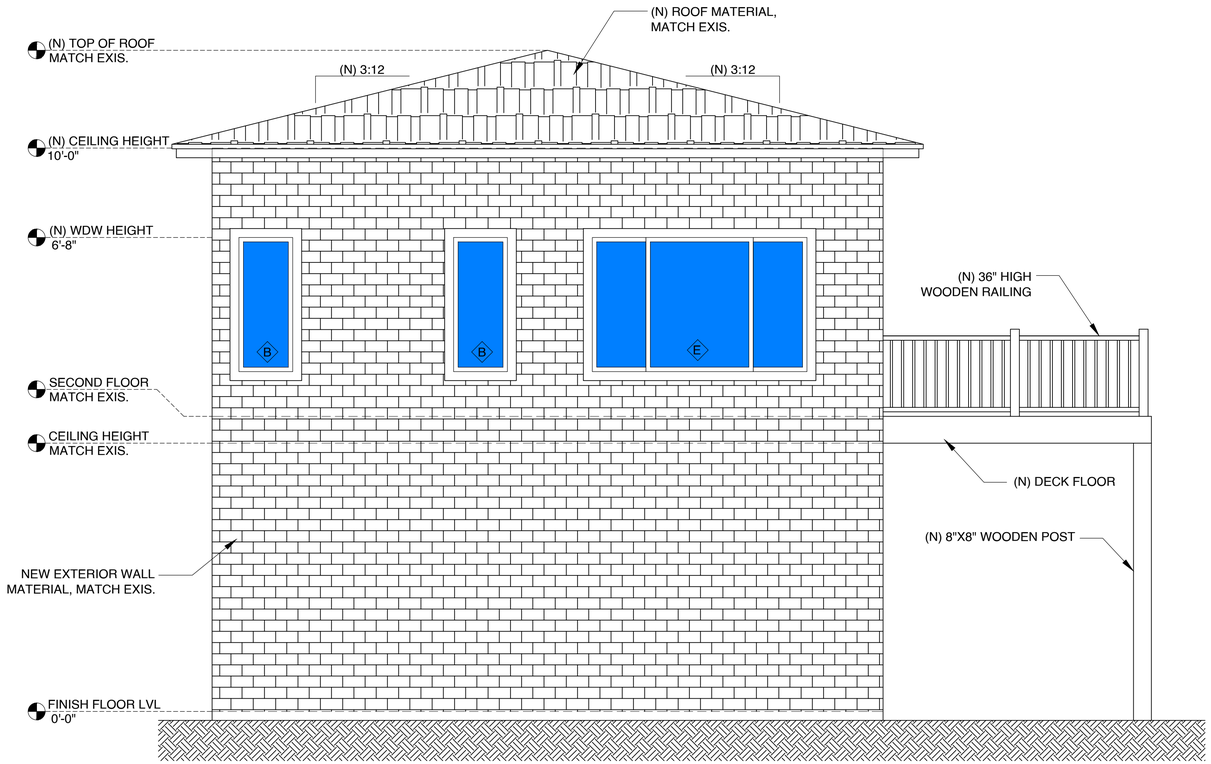
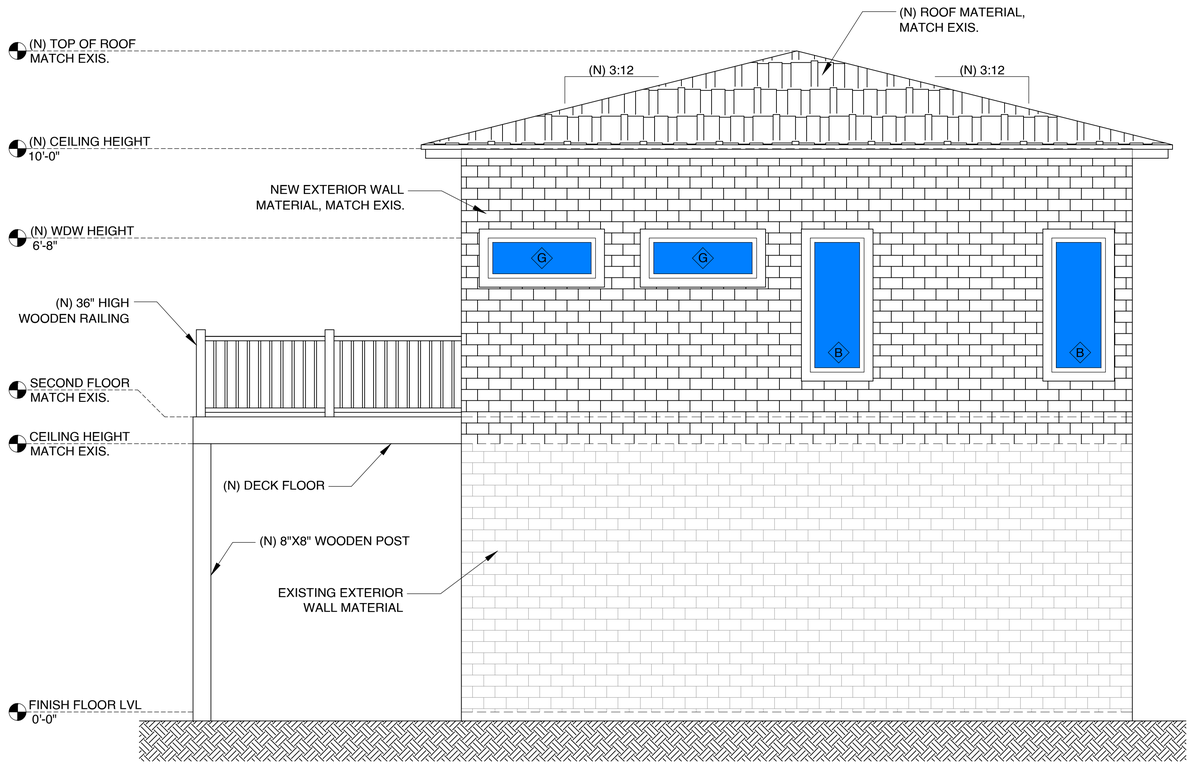
SHEET:

A3.2



PROPOSED
RIGHT
2 EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED
LEFT
3 EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"

STAMP

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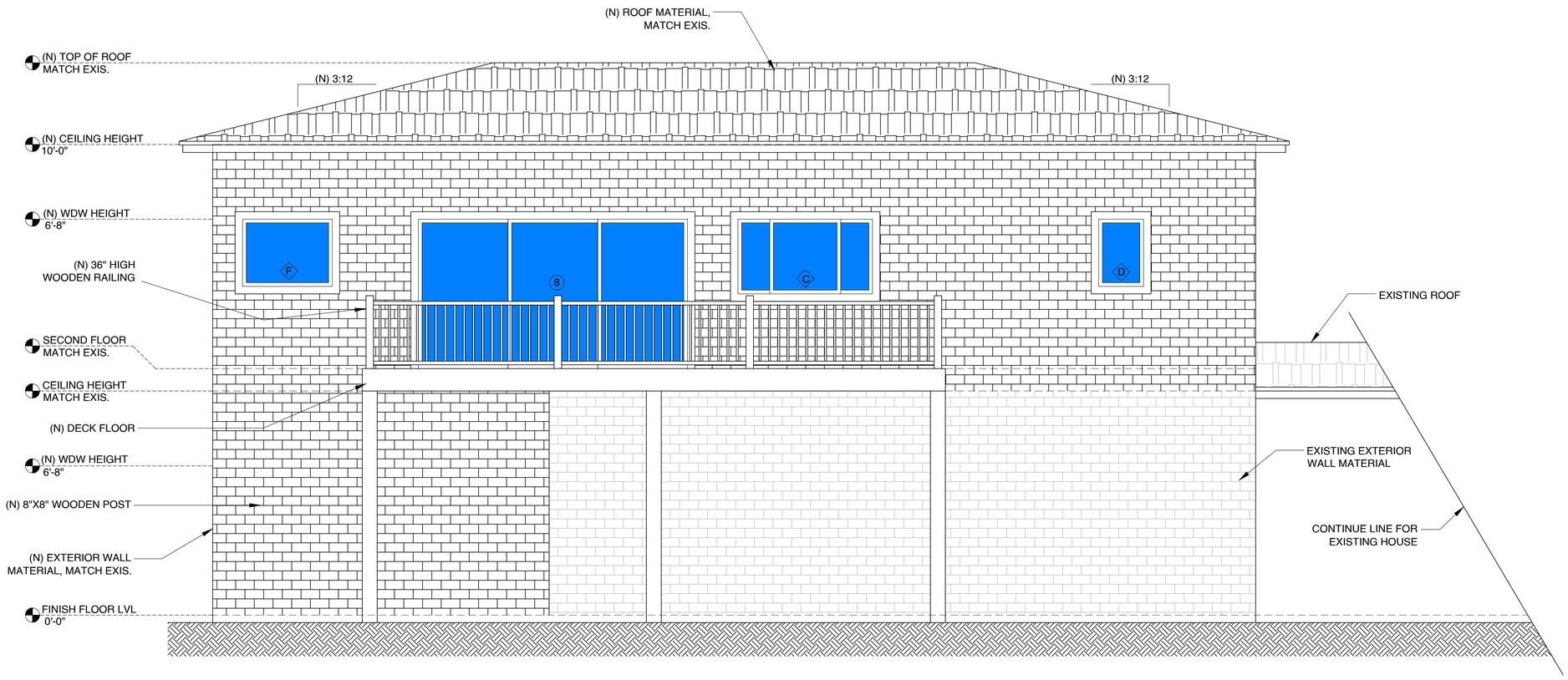
DATE:

DRAWN BY:

NO.	REVISION

SHEET:

A3.3



PROPOSED
REAR
4 EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"

STAMP

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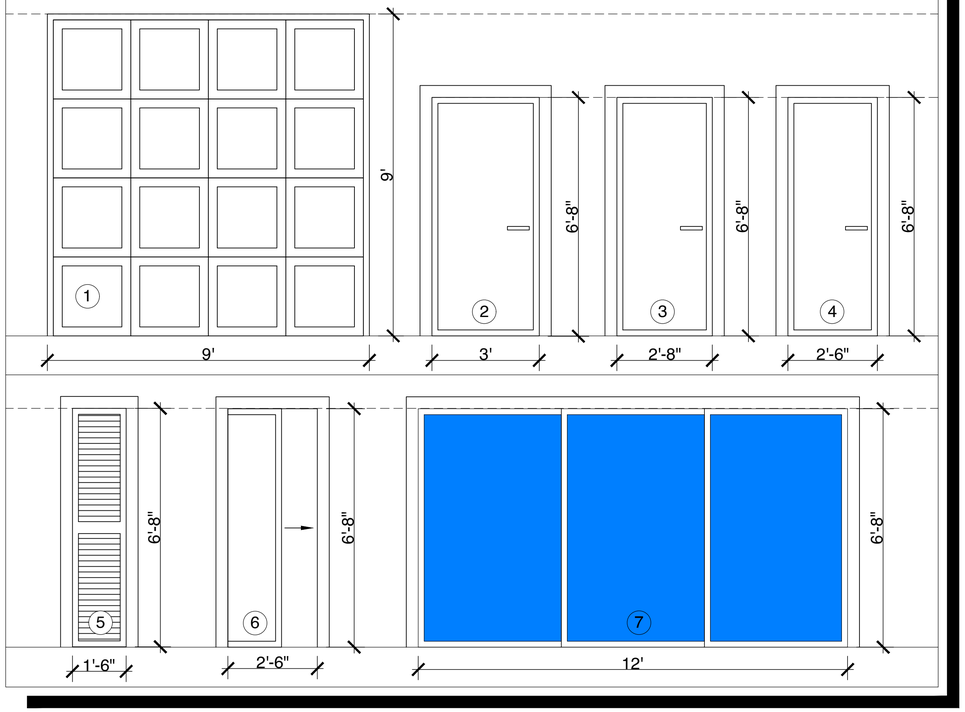
SHEET:

A3.4

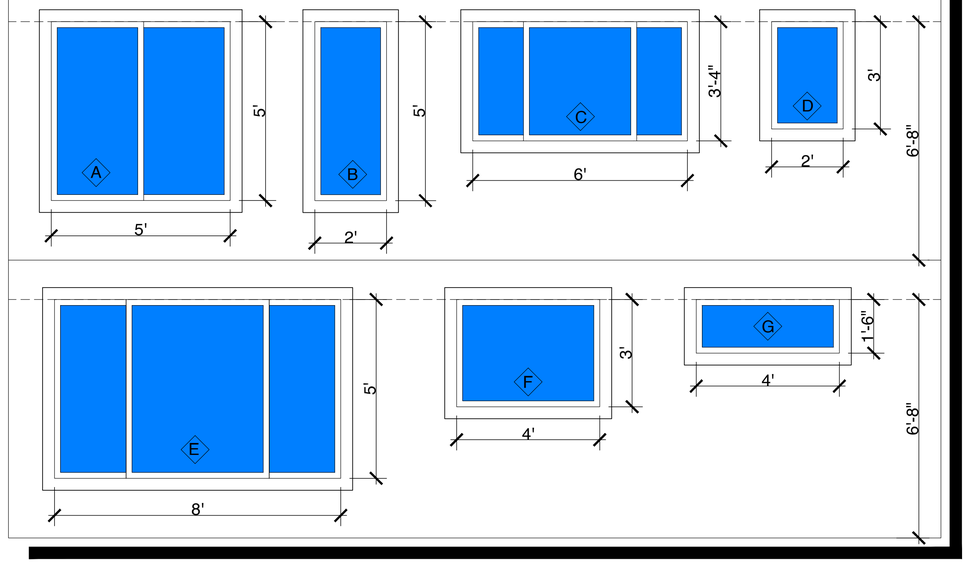
DOOR SCHEDULE

Mark	Width	Height	Head Height	First Floor	Second Floor	Total	Description
1	9'-0"	9'-0"	9'-0"	1	--	1	Garage Door for Exterior
2	3'-0"	6'-8"	6'-8"	2	--	2	Swing Door for Exterior
3	2'-8"	6'-8"	6'-8"	--	2	2	Swing Door for Interior
4	2'-6"	6'-8"	6'-8"	--	4	4	Swing Door for Interior
5	1'-6"	6'-8"	6'-8"	--	1	1	Louver Door for Interior
6	2'-6"	6'-8"	6'-8"	--	2	2	Pocket Door for Interior
7	12'-0"	6'-8"	6'-8"	--	1	1	Sliding Glass Door for Exterior



WINDOW SCHEDULE

Mark	Width	Height	Head Height	First Floor	Second Floor	Total	Description
A	5'-0"	5'-0"	6'-8"	--	2	2	Arched D.Panel / SD Window
B	2'-0"	5'-0"	6'-8"	--	4	4	Tempered Glass Fix Panel Window
C	6'-0"	3'-4"	6'-8"	--	1	1	Arched XOX Window
D	2'-0"	3'-0"	6'-8"	--	2	2	Tempered Glass Fix Panel Window
E	8'-0"	5'-0"	6'-8"	--	1	1	Arched XOX Window
F	4'-0"	3'-0"	6'-8"	--	1	1	Tempered Glass Fix Panel Window
G	4'-0"	1'-6"	6'-8"	--	2	2	Arched Transom/Fix Window



PROPOSED
DOOR & WINDOW
SCHEDULE
SCALE :1/2" = 1'-0"

STAMP

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A4.0