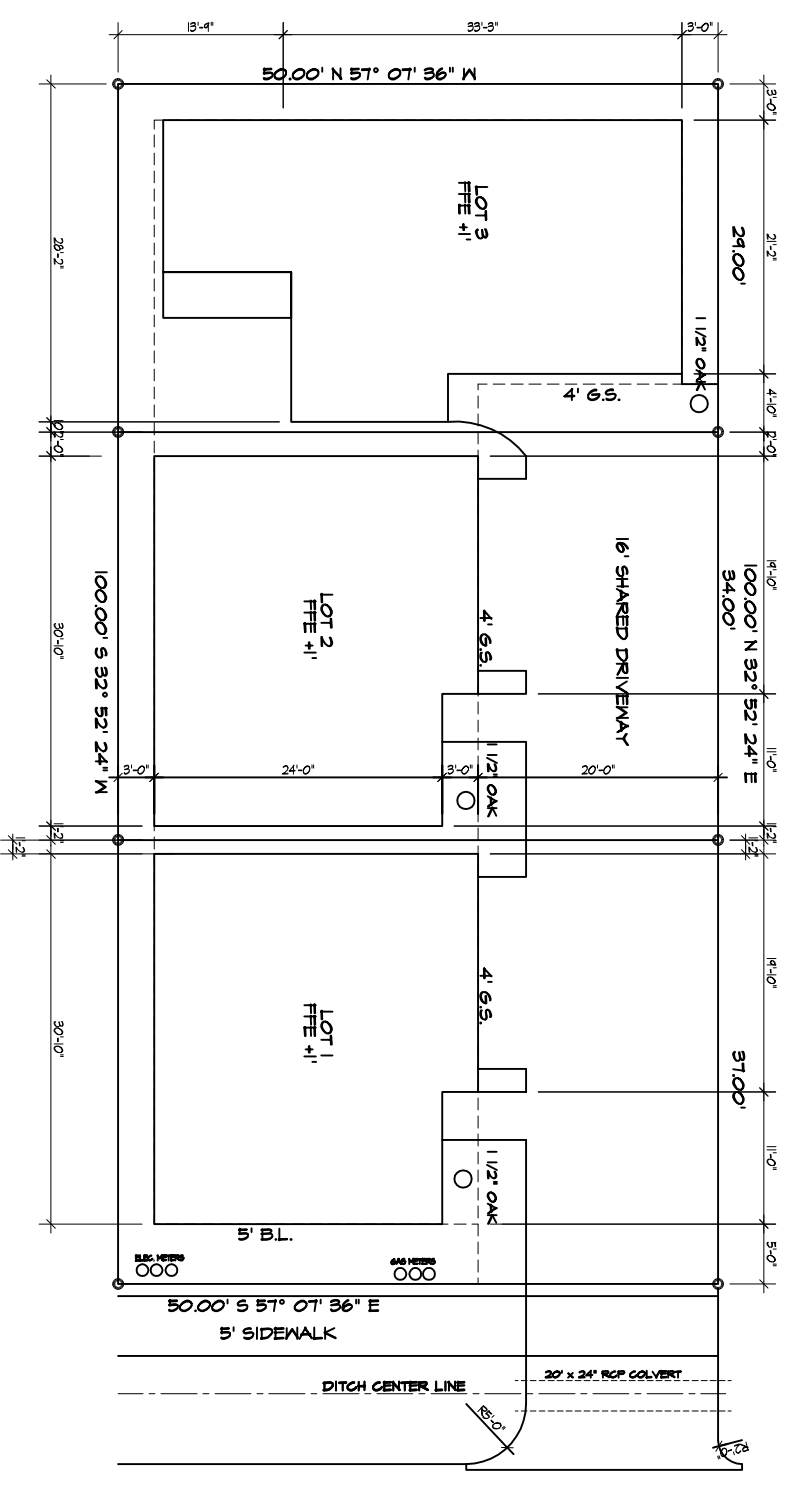
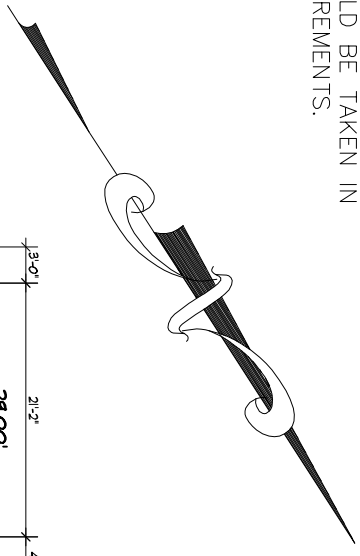


note:

- 5' PUBLIC WALK AS PER SUBDIVISION
- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE. ABOVE INFORMATION IS BASED ON AN ASSUMED MANHOLE COVER ELEVATION OF +14". ACTUAL SITE VERIFICATION BY BUILDER SHALL BE REQUIRED.
- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.



1209 E 27th  
Lot 16 blk 6

Jeff Oeltjen  
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REVISION

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DRAWN BY JJO.  
DATE 09/15/14  
SITE PLAN

1/8" SCALE 1/8"=1'0"  
22x34 SCALE 1/4"=1'0"

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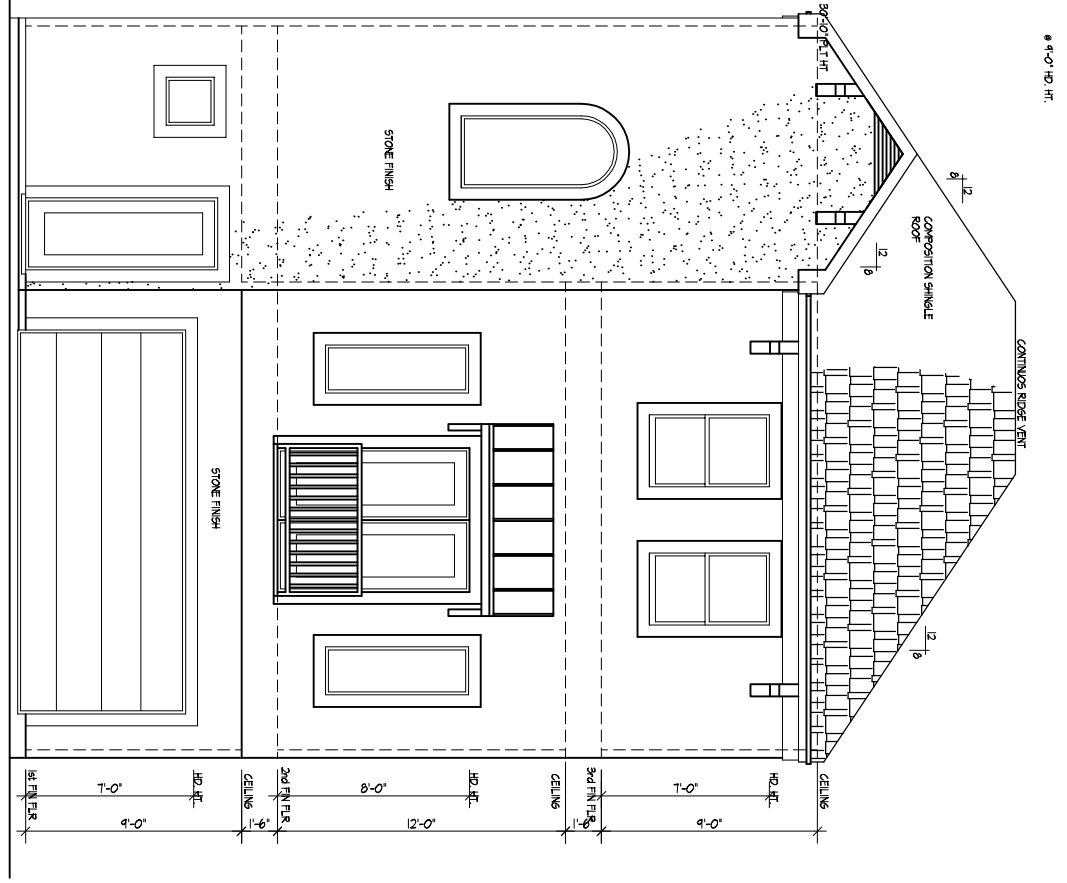
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DATE 09/15/14  
ELEVATIONS

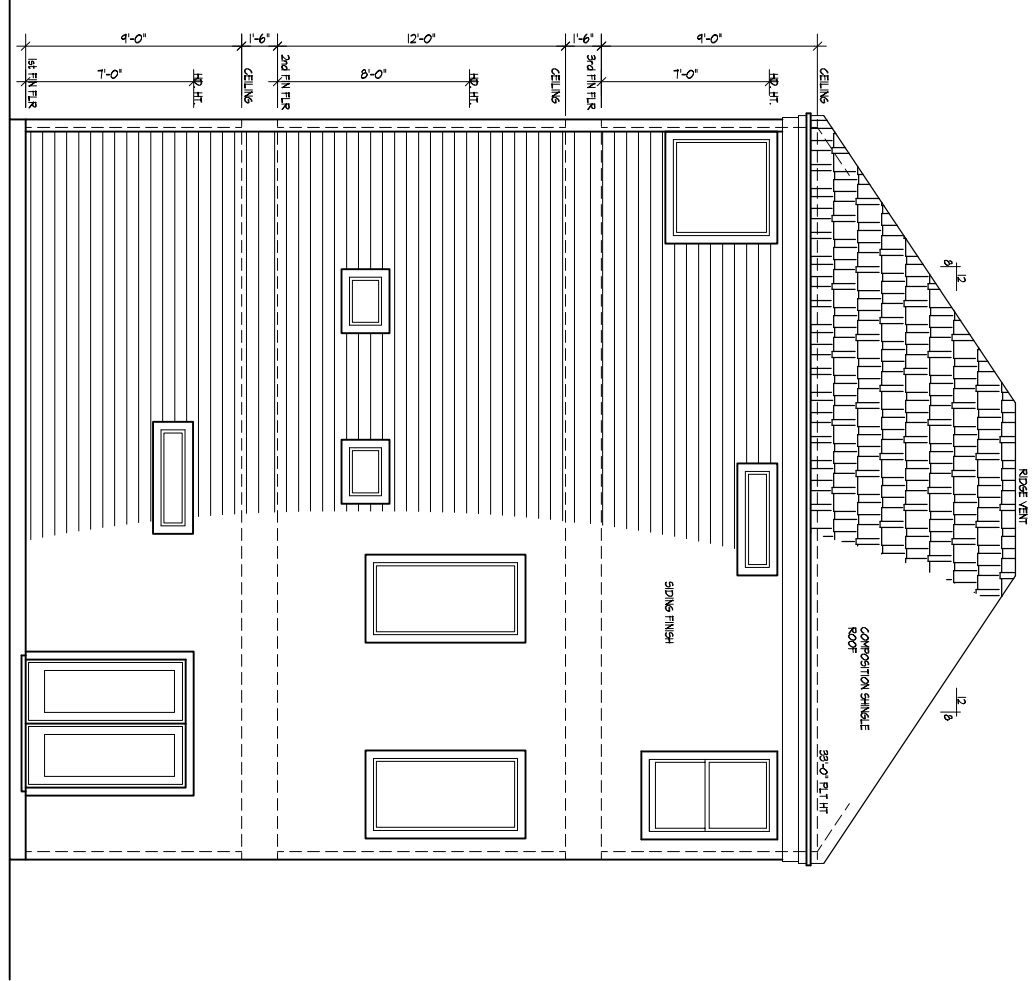
1/4" SCALE 1/8"=1'0"  
22x34 SCALE 1/4"=1'0"

PAGE

2



FRONT ELEVATION



REAR ELEVATION

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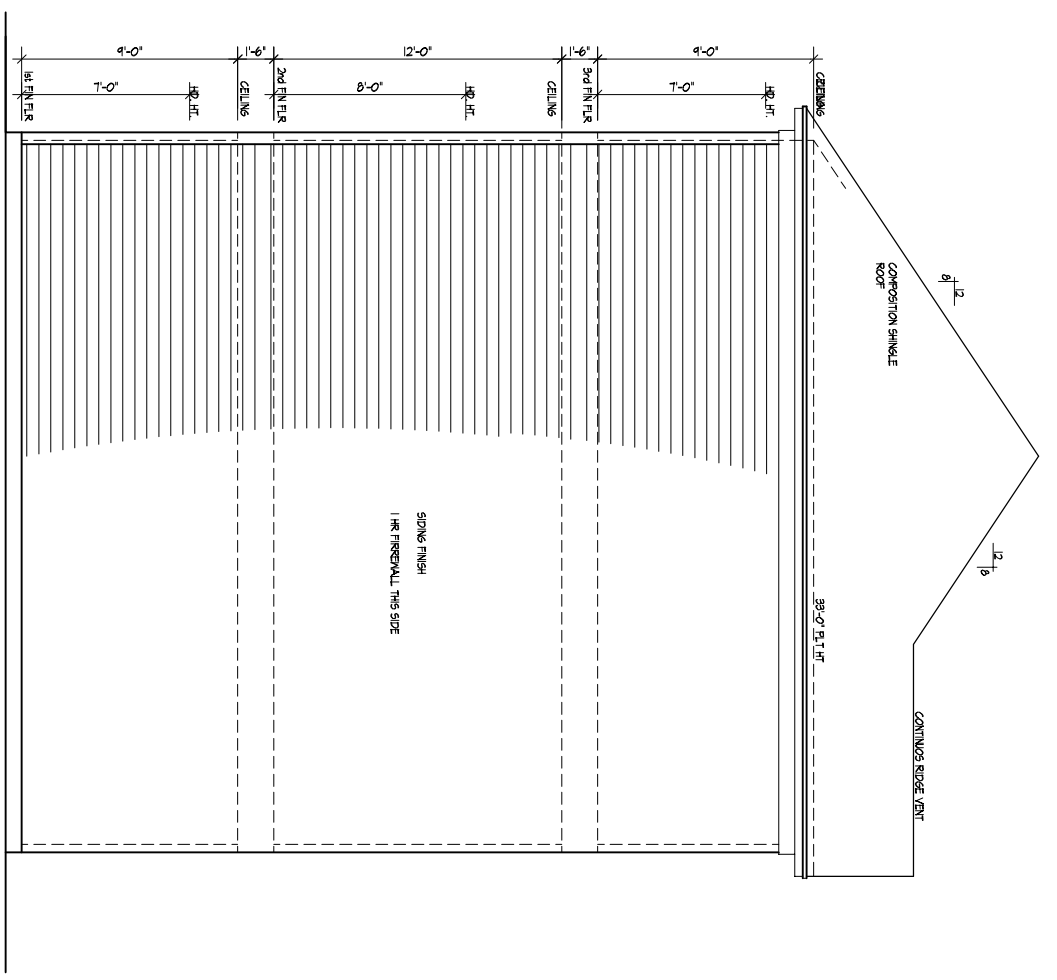
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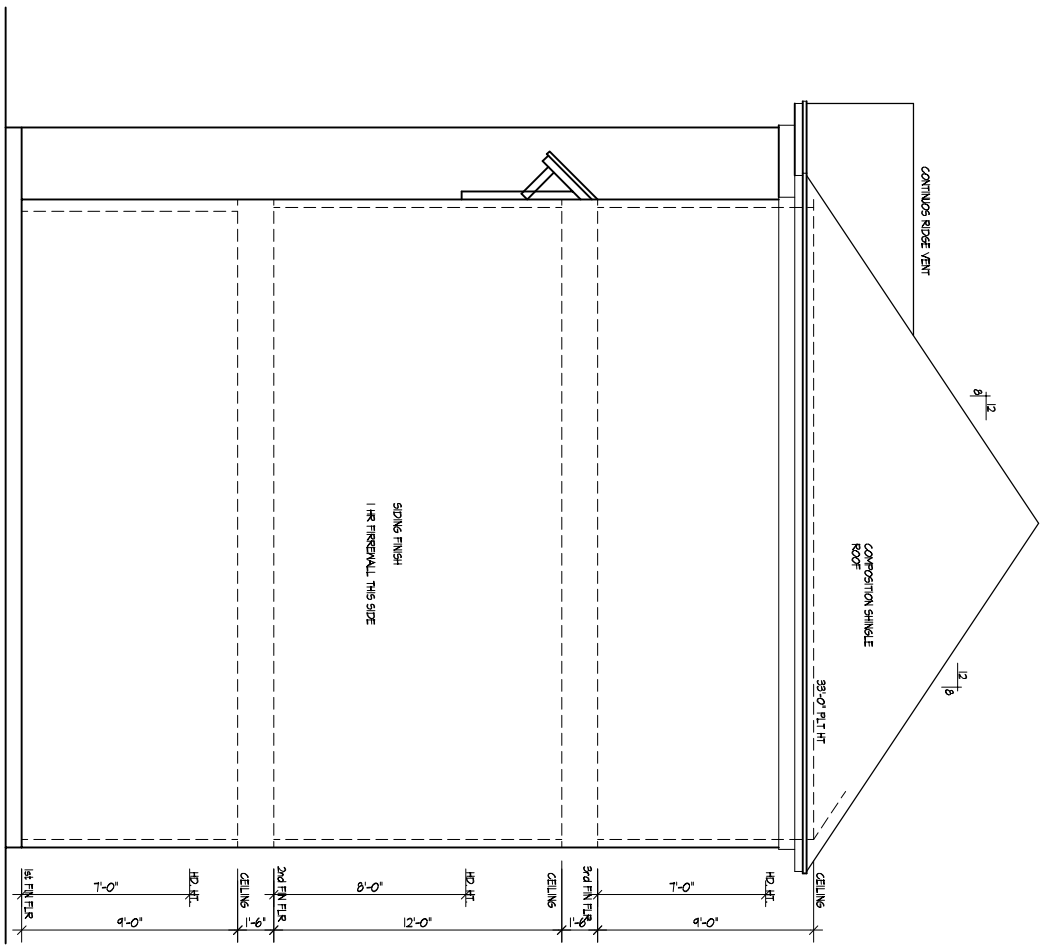
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DATE 09/15/14  
ELEVATIONS

1/4" = 1'-0"  
22x34 SCALE 1/4" = 1'-0"

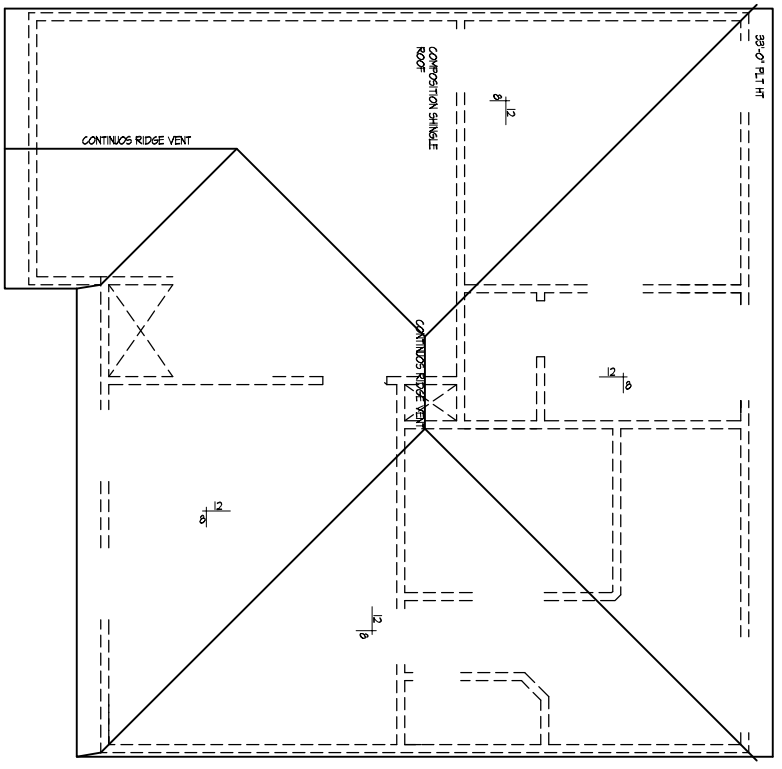
PAGE 3



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN

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NO.	DATE	DESCRIPTION

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DATE 09/15/14  
FLOOR PLANS  
LOT 1-2

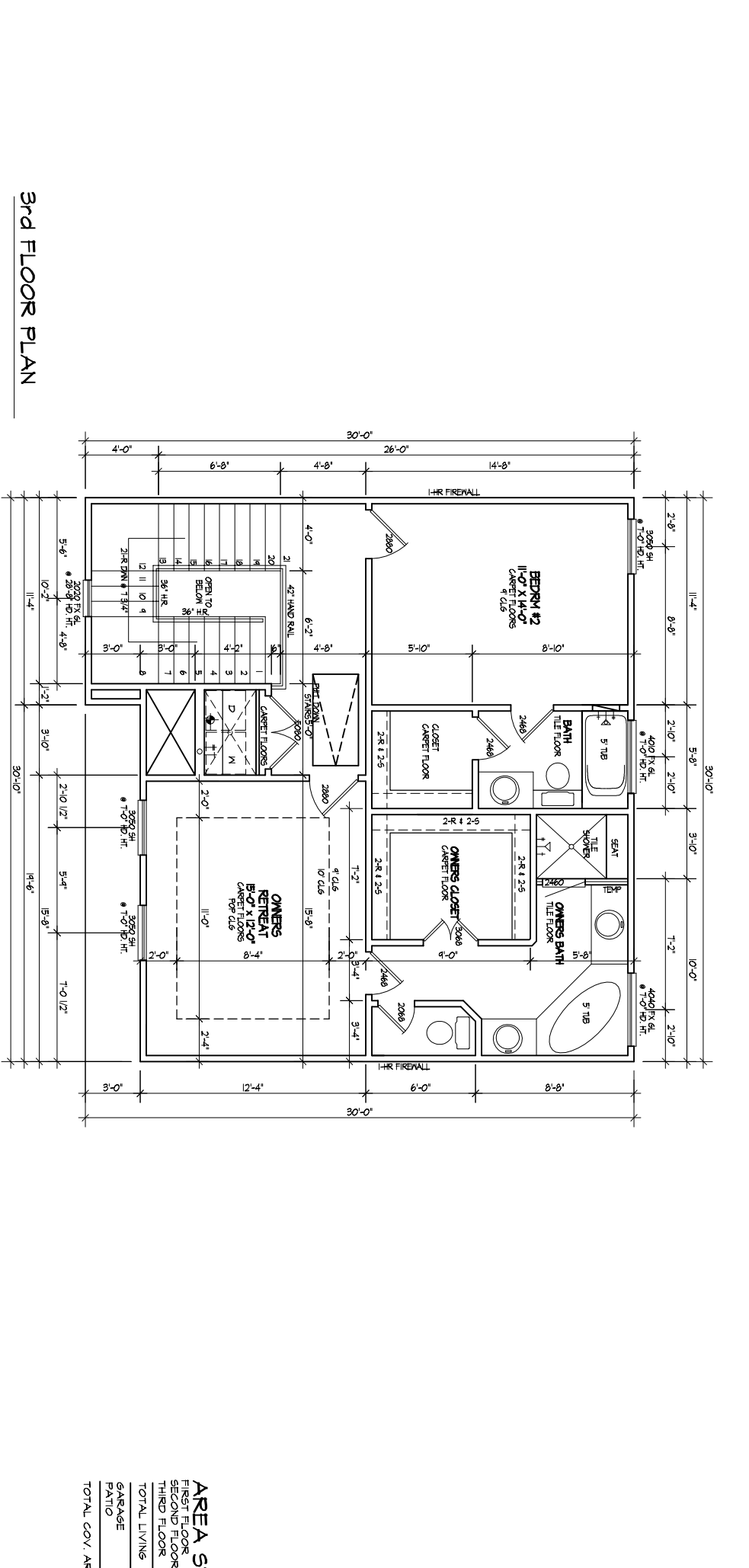
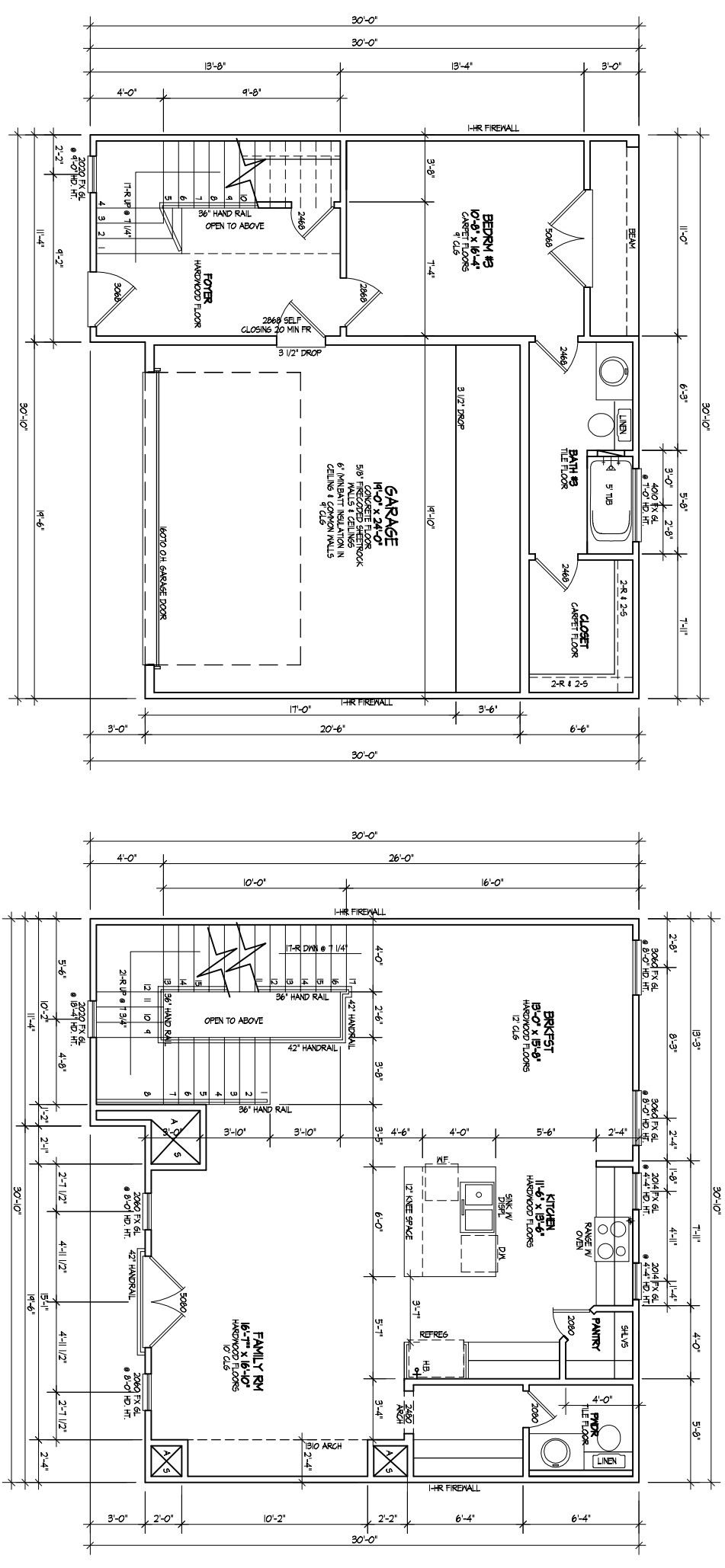
1/1" X 7" SCALE 1/8" = 1'0"  
22X34 SCALE 1/4" = 1'0"

**GENERAL NOTES:**

1. Exterior studs 2x4 at 16" o.c. Interior studs 2x4 at 16" o.c. All studs to be kiln-dried #2 Douglas Fir Lumber.
2. All joists over rafters, kiln-dried #2 yellow pine.
3. Hot water heater, located in attic over load-bearing partition. Provide pan and drainage to outside.
4. All insulation shall have a flame spread rating not exceed 25 and a smoke developed rating not exceed 450 as per I.R.C. Standard #211.
5. Provide 5/8" I.C.I. protection as required.
6. All exhaust fans vented outside.
7. Provide sufficient framing so that vent sheat pipes do not penetrate joists.
8. Provide plumbing access panels at tubs.
9. Shower stall walls shall be finished with a hard non-absorbent surface to a minimum height as per the I.R.C. Provide water resistant s/r behind hard surface.
10. All exterior walls and non cross-stud partitions shall be effectively braced against wind or other lateral force as specified in the I.R.C. Diagonal bracing or plywood required.
11. One hour fire protection required at elevator shaft, 5/8" 3/16" 6d both.
12. Provide self-closing light fitting door 1 3/8" thick or a self-closing light fitting door having a fire protection of 30 minutes. Per section 3004.1.2000 I.R.C.

**GENERAL NOTES:**

1. Plumber to connect into existing sanitary sewer.
2. Water meter and contact the city of Houston to connect.
3. Electrician to run three conduits to water meter and contact the city of Houston to connect.
4. All conduits and pipes shall be supported by a hanger system or run off the street. Drains and run off are to be installed on to adjacent properties.
5. Finished first floor is to be one foot minimum above the top of the nearest monolithic cover.
6. Hazardous locations for gassing. All windows within 24" of an src of a door and shower enclosure shall be solely gassed per 405.034.
7. Pile-up studs shall not be less than 22" in width and a load capacity of not less than 100 lbs. Pile-up studs shall be installed in a staggered pattern and shall be secured to the floor joists with 16d nails. Pile-up studs shall not be less than 20" in height when measured along the center line of the passage way from the opening to the support.



**DOOR SCHEDULE**  
Sizes & Types: As noted on floor plans.

Exterior: 1-3/4" thick french or panel colonial. All french doors, fixed or operable, shall be glazed with safety glass.

Interior: 1-3/8" thick, 6-panel colonial (single & double), bi-fold & pocket. Safety glass.

Showers: Safety glass.

**ROOM FINISH SCHEDULE**  
FLOORS: As noted on floor plans.

WALLS & CLG: 1/2" sheet rock, 1/2" water-resistant s/r behind tile at tubs and showers, 5/8" fire-code s/r under stairs and in garage.

MOLDINGS: As noted on floor plans. See detail sheet.

**Window Schedule**  
Sizes & Types: As noted on floor plans.

Bedroom windows shall comply with IBC Section 1204 for emergency escape. They shall have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening width is 20". Finish sill height shall not be more than 44" above finish floor.

**AREA SYNOPSIS**

FIRST FLOOR	441 SQ. FT.
SECOND FLOOR	741 SQ. FT.
THIRD FLOOR	756 SQ. FT.
TOTAL LIVING	1940 SQ. FT.
GARAGE	416 SQ. FT.
PATIO	24 SQ. FT.
TOTAL COV. AREA	2465 SQ. FT.

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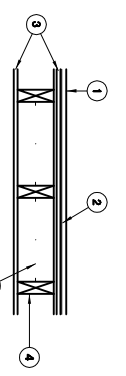
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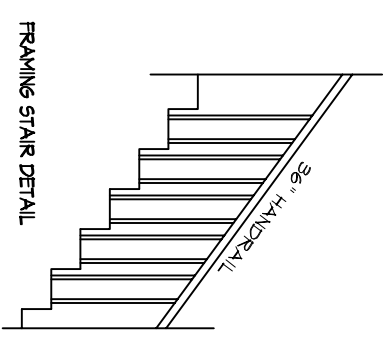
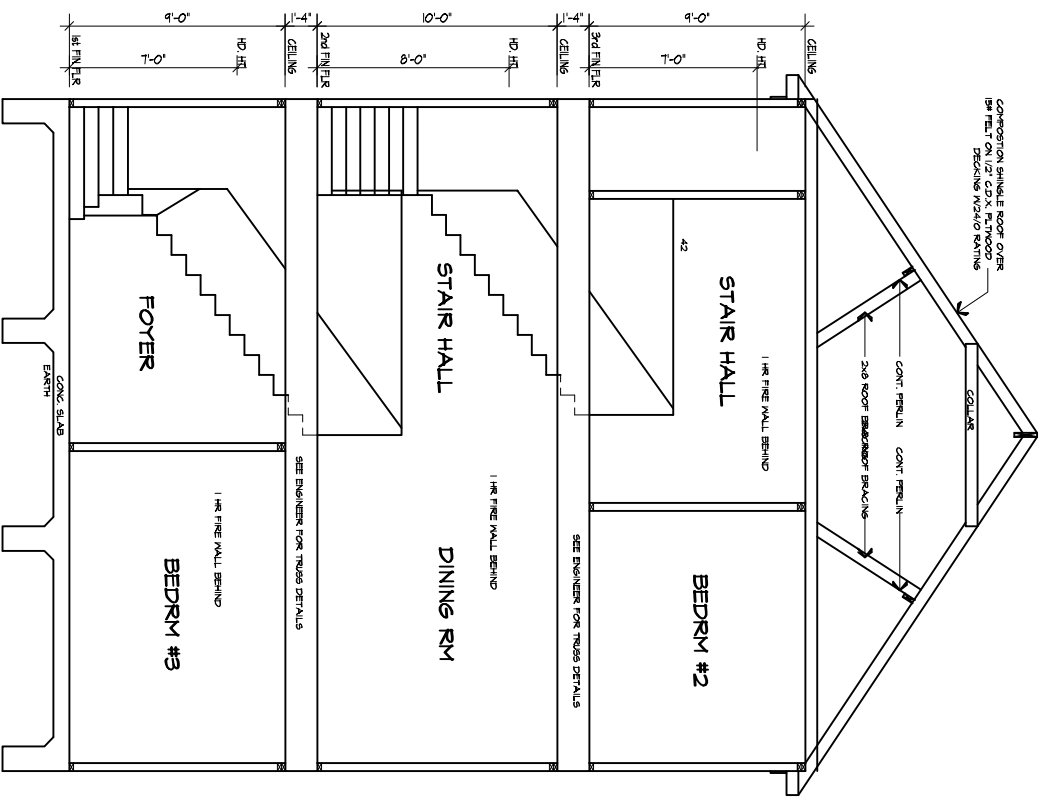
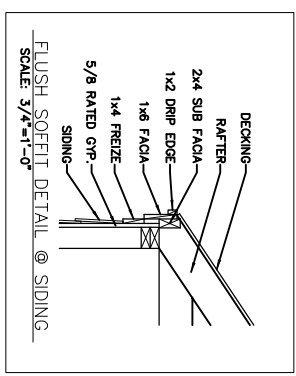
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DATE 9/15/14

SECTION

11x17 SCALE 1/8"=1'0"  
22x34 SCALE 1/4"=1'0"



2.4 UL DESIGN #U305



MAIN STAIRS

1\"/>

2nd STAIRS

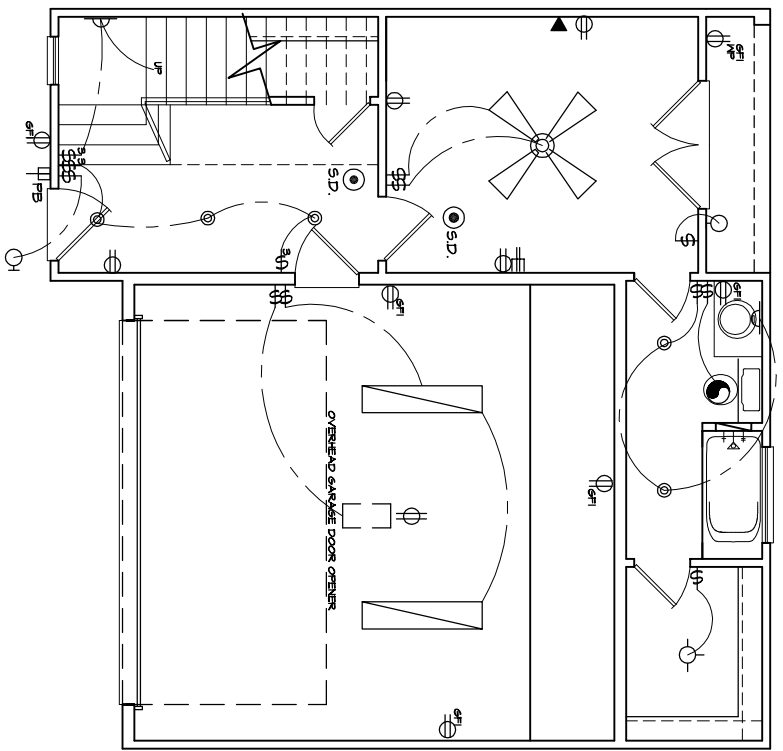
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SECTION

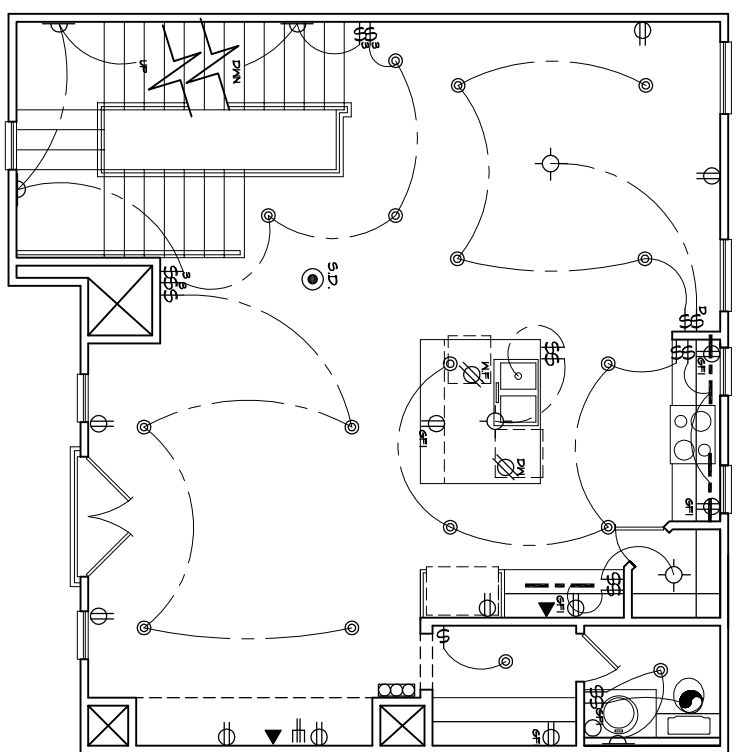
**Note:**  
Smoke detectors shall be hard wired, inter connected, and w/ battery back up as per the IBC R310.1.

**ELECTRICAL LEGEND**

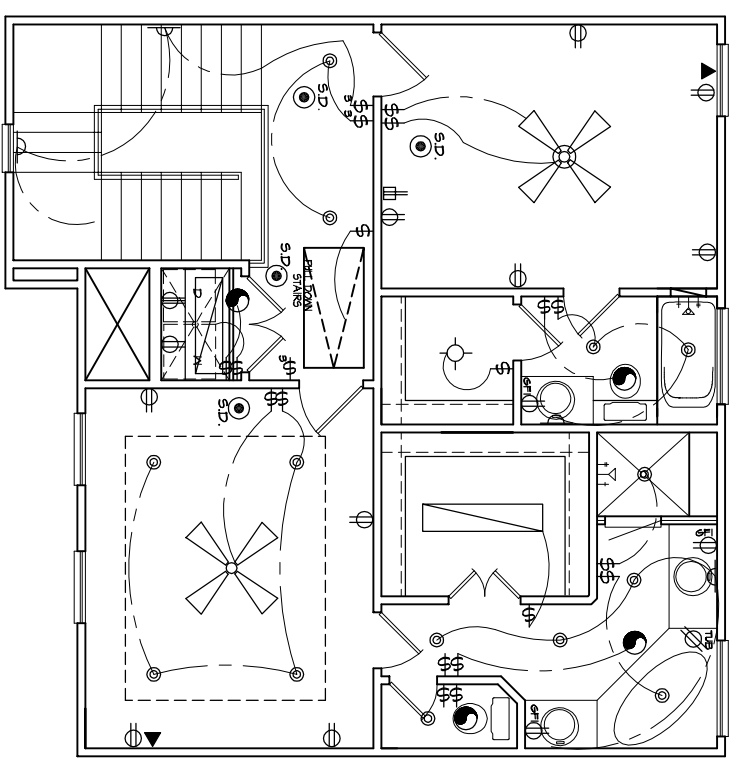
- \$ STANDARD SWITCH
- \$b DIMMER SWITCH
- \$3 3 WAY SWITCH
- \$4 4 WAY SWITCH
- STANDARD OUTLET (12" A.F.F. (UNO))
- 220 OUTLET 36" A.F.F. @ UTILITY
- HALF HOT OUTLET
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER WATER PROOF
- DUPLX RECEPTACLE ON DEDICATED CIRCUIT
- DUPLX RECEPTACLE W/ ISOLATED GROUND
- QUADRAPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE SEE NOTES TO DIMS. OR SCHEDULES
- JUNCTION BOX
- TELEPHONE
- COMPUTER
- CABLE TV OUTLET
- CHIMES - DOOR BELL
- DOOR BELL
- SMOKE DETECTOR
- EXHAUST FAN (80 CFM)
- FLOOR JUNCTION BOX
- FLOOR DUPLX OUTLET
- FLOOR QUADRAPLEX OUTLET
- FLOOR OUTLET FOR TELEPHONE
- FLOOR OUTLET FOR COMPUTER
- DISCONNECT
- ELEVATOR CALL



**1st FLOOR PLAN**



**2nd FLOOR PLAN**



**3rd FLOOR PLAN**

- LIGHTING LEGEND**
- RECESSED CAN LIGHT
  - FLUSH W/P. FIXTURE
  - RECESSED EYE BALL
  - INCANDESCENT LIGHT - SURFACE MOUNT
  - PENDANT LIGHT
  - WALL MOUNTED LIGHT
  - SCONCE
  - FLOURECENT LIGHT
  - 5' FLOUR LIGHT
  - STRIP FLOURESCENT LIGHT (RE: DRAWINGS FOR SIZE)
  - TRACK LIGHTING
  - CEILING FAN
  - FLOODS
  - UNDER CABINET LIGHT
  - LANTERN

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**ELECTRIC PLAN**

DRAWN BY JJO  
DATE 09/15/14  
1 1/2" SCALE 1/8"=1'0"  
22X34 SCALE 1/4"=1'0"

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DATE 11/20/13  
FNL

1/8" SCALE 1/8"=1'0"  
22x34 SCALE 1/4"=1'0"  
PAGE 7

FIGURE A-23-1-COMPLETE LOAD PATH DETAILS  
1944 UNIFORM BUILDING CODE EXCERPTS FROM APPENDIX CHAPTER 23  
3/8" = 1'-0"

