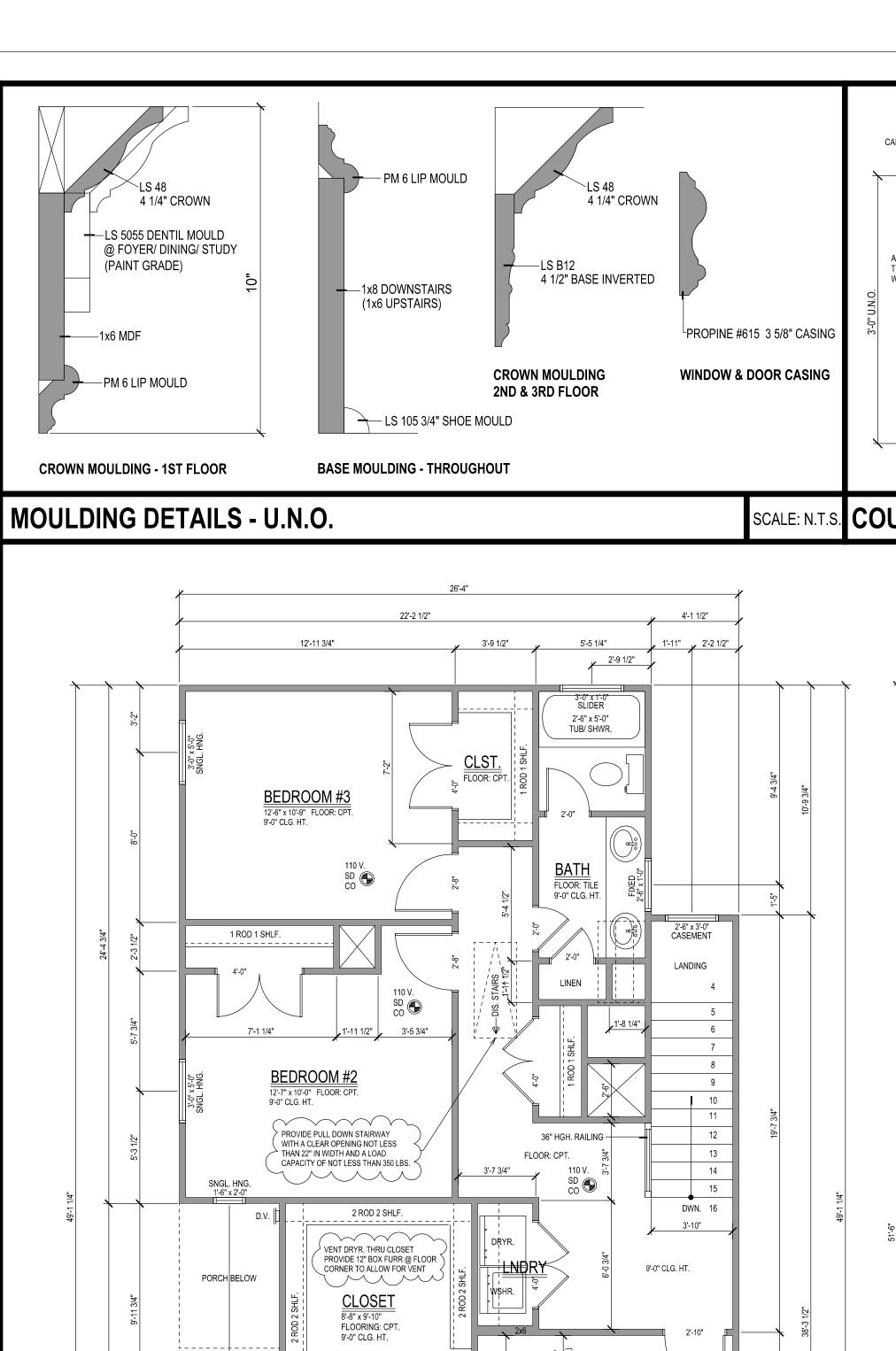


TYPICAL CABINET SECTION

SCALE: N.T.S



2 ROD 2 SHLF.

2ND FLOOR PLAN

FLOOR: TILE

9'-0" CLG. HT.

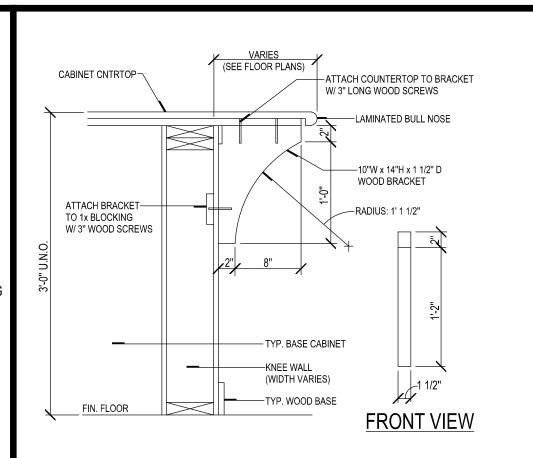
ROOF BELOW

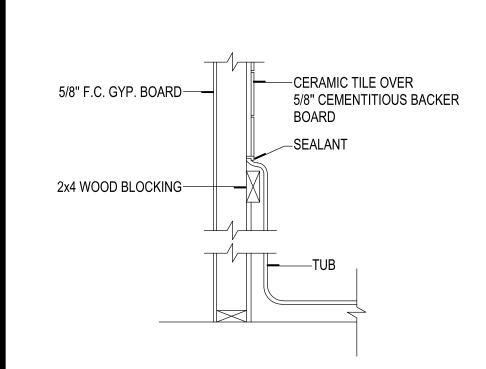
BEDROOM #1 12'-0" x 16'-9" FLOOR: CPT.

**ROOF BELOW** 

10'-0" CLG. HT.

9'-0" CLG. HT.





# **ATTIC SCUTTLE - TYPICAL** 2-2x6 ATTIC HATCH -

3 LAYERS 1 1/2"---RIGID INSULATION **GLUED TOGETHER** 1x2 STOP-1/2" DRESSED ONE SIDE-PLYWOOD ATTIC HATCH R-40 BATT INSULATION 5/8" DRYWALL ON -

### LaStrape Signature Collection PROFESSIONAL BUILDING DESIGN. PLANNING

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DEVELOPMENT. CONSULTING. GRAPHICS

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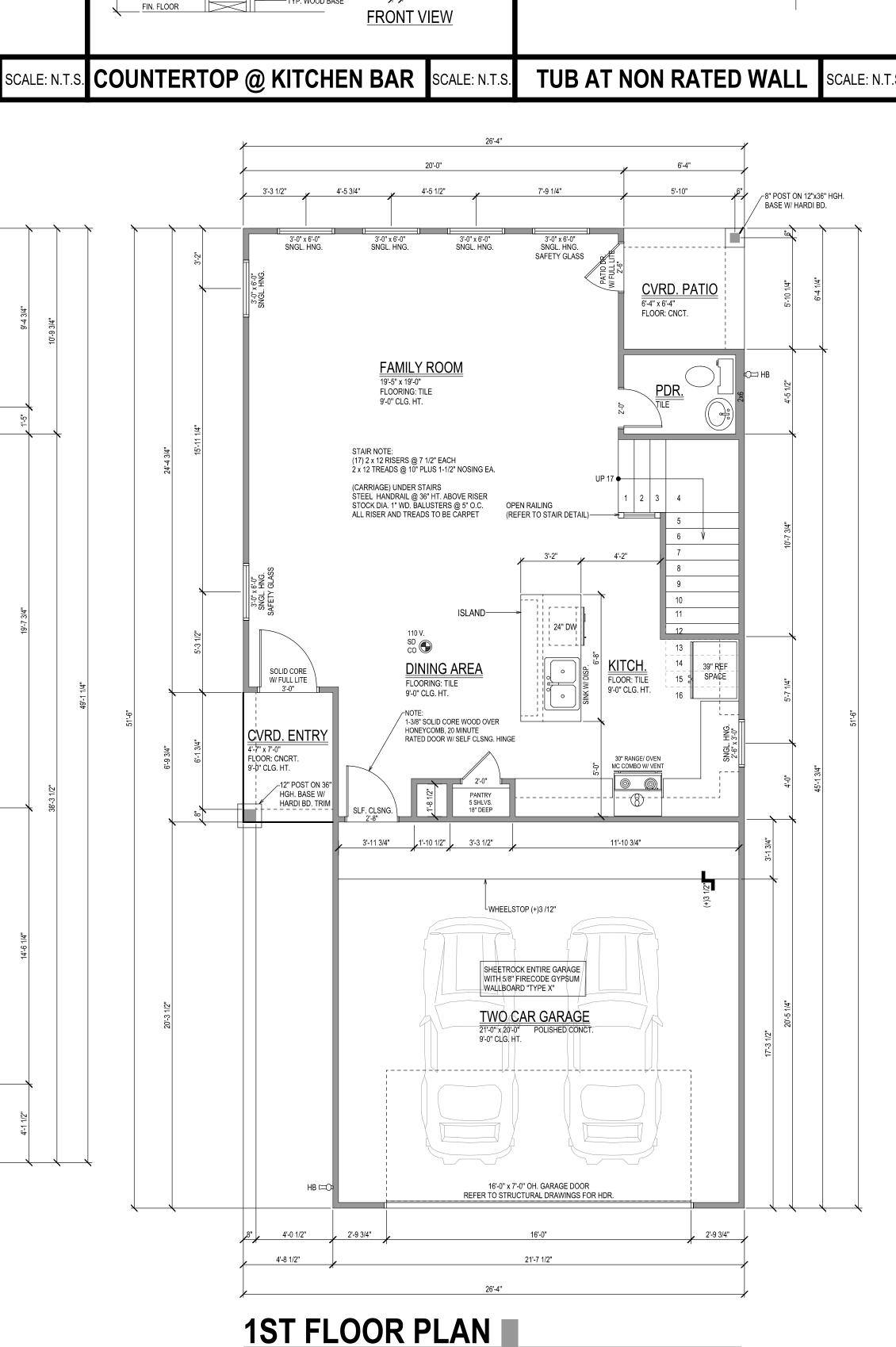
John A. LaStrape, A.I.B.D. PROFESSIONAL BUILDING DESIGNER

JOHN A. LASTRAPE AIBD . CERTIFICATION # 620

DATE:	1.6.2020
PROJECT #:	
CAD DRAWING FILE:	
DRAWN BY:	J.A.L.
CHECKED BY:	

SCALE: 1/4" = 1'-0" SHEET TITLE	FLOOR PLANS
SCALE: 1/4" = 1'-0"	SHEET TITLE
OOAL E. 4/4!! 41.0!!	SCALE: 1/4" = 1'-0"

**A0.02** 



## FLOOR PLAN NOTES

. 9'-0" CEILING HEIGHTS AT FIRST FLOOR WITH 7'-0" WINDOW HEIGHTS. 8'-0" CEILING HEIGHTS AT FIRST FLOOR WITH 7'-0" WINDOW HEIGHTS. ALL FLOORING AT FIRST FLOOR TO BE CERAMIC TILE U.N.O.

REFER TO FLOOR PLAN FOR FLOOR TYPES . REFER TO FLOOR PLAN FOR FLOOR OUTLET LOCATIONS 1 3/8" 6 PANEL INTERIOR DOORS. 7'-0" HEIGHT TYP. U.N.O. 1 3/4" SOLID CORE EXTERIOR DOORS

POLY VAPOR BARRIER

SMOKE DETECTORS SHALL BE HARDWIRED AND INTER-CONNECTED WITH BATTERY BACK UP LOCATE WATER HEATER IN ATTIC ABOVE LOAD BEARING PARTITION IN METAL PAN DRAIN LINE TO OUTSIDE. COMPLY WITH IRC REQUIREMENTS (SEE ATTACHED DETAIL)

ALL FRAMING MATERIAL TO BE #2 KD 15 SOUTHERN YELLOW PINE. . ALL STUDS TO BE STUD GRADE FIR. 2. ALL BEAMS TO BE #2 KD SYP. 1 1/8" EMCM PLYWOOD SUBFLOOR WITH PANEL SPAN RATING 48/ 24" O.C.

. ALL EXTERIOR WALLS AND MAIN PARTITIONS (LOAD BEARING) SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR THERE TO AS POSSIBLE AND AT LEAST 25'-0" OF LENGTH AS SPECIFIED IN SBC. 5. YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.S.I. BEDROOM WINDOWS TO HAVE 5.7 SQ. FT. NET FREE AREA WITH 20" WIDE

AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXIMUM 44" ABOVE FINISHED PROVIDE 2 - 2x4 VERTICAL SUPPORT MIN. UNDER EACH END OF ALL

STRUCTURAL BEAMS AND HEADERS GREATER THAN 5'-0" BOUBLE FLOOR JOIST UNDER PARALLEL WALLS ABOVE. . SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL

COMPLY WITH SBC. . ALL HEADER BEAMS TO BE 2 - 2x12 (#2) AT FIRST FLOOR. HEADERS AS SCHEDULED AT SECOND FLOOR. WHEN GAS IS USED IN UTILITY ROOM PROVIDE COMBUSTION AND

DRYING AIR (LOUVERED DOOR) UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MFR'S. INSTALLATION INSTRUCTION OR APPROVED BY BUILDING OFFICIAL. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 10 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED

FOR EACH 90 DEG. ELBOW IN EXCESS OF TWO. ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPTMENT ONLY.

IF GAS IS USED AT COOKTOP, INSTALL PER W.U.P. SPECIFICATIONS . PROVIDE DOUBLE SOLE PLATES THROUGHOUT FIRST FLOOR OF HOUSE. . PROVIDE SAFETY GLASS IN ALL FRENCH DOORS. 7. ROUTE FLOOR DRAIN PIPING IN UTILITY ROOM TO STORM SEWER, AND

NOT TO SANITARY SEWER. . NO PLASTIC PIPING SHALL BE USED FOR WATER PRESSURE PIPING. . ALL STUD WALLS NOT LATERALLY BRACED AT 10; HEAIGHT OR LESS TO

BE 2x6 STUDS @16" O.C. ). SHEETROCK BENEATH STAIRS WITH 5/8" FIRECODE GYPSUM WALLBOARD

ALL WALLS 10' OR HIGHER TO BE LATERALLY BLOCKED. ALL MECHANICAL EXHAUSTS SHALL TERMINATE SHALL TERMINATE OF BUILDING.

1. GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH 2012 I.R.C. THE FOLLOWING LOCATIONS SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING, AND REQUIRE SAFETY GLAZING: 2. GLAZING INSIDE HINGED DOORS EXCEPT JALOUSIES. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 24-INCHES ABOVE

THE FLOOR OR WALKING SURFACE. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60-INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60-INCHES ABOVE THE WALKING SURFACE.

#### **BATH NOTES**

TILE TALLS AT TUB ALCOVES TO CEILING.

TILE FULL AT SHOWERS SYNTHETIC MARBLE DRAIN AND SPLASH. ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY W/ 2012 IRC W/ C.O.H. AMENDMENTS SHOWER STALLS AND TUB WALLS TO BE FINISHED WITH NONABSORBANT SURRFACE TO A HEIGHT NOT LESS THAN

70" ABOVE DRAIN INLET OVER WATERPROOF SHEETROCK. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY W/ 2012 IRC W/ C.O.H. AMENDMENTS

### MILLWORK NOTES

ALL SHELVES WITHIN CABINETS AND CASEWORK TO BE ADJUSTABLE. PROVIDE GLASS SHELVES (MIN. 3/8" TEMPERED GLASS) BEHIND ALL GLASS DOORS. REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING ETC INVOLVING CABINETRY. (UNDERMOUNT LIGHTING @ KITCHEN & PANTRY CABINETS). UNLESS OTHERWISE NOTED, ALL CABINETS TO BE PAINT GRADE WITH SYNTHETIC MARBLE COUNTERTOPS WITH TILE BACKSPLASHES. RE: SPECIFICATIONS FOR ADDITIONAL

#### SMOKE/ CARBON DET. NOTE

ROVIDE ONE SMOKE/ CARBON MONOXIDE DETECTOR (MIN.) PER FLOOR AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS & IN BEDROOMS. ALL DETECTORS LOCATED OUTSIDE SLEEPING ROOMS SHALL BE INTERCONNECTRED SO THAT WHEN ONE IS TRIPPED THEY ALL WILL SOUND. PROVIDE BATTERY BACKUPS FOR ALL UNIT

#### **AREA CALCULATIONS**

FIRST FLOOR LIVING AREA: 750 Sq. Ft. SECOND FLOOR LIVING AREA: 1,050 Sq. Ft. 1,800 Sq. Ft. TOTAL LIVING: TWO CAR GARAGE (DETATCHED): 439 Sq. Ft. COVERED PORCH: 29 Sq. Ft. COVERED PATIO: 40 Sq. Ft.

TOTAL CONCRETE:

TOTAL CVRD. AREA:

1,258 Sq. Ft

2,308 Sq. Ft