SQUARE FOOTAGE	LEGAL DESCRIPTION	BUILDER / CONTRACTOR
April 06, 2015		

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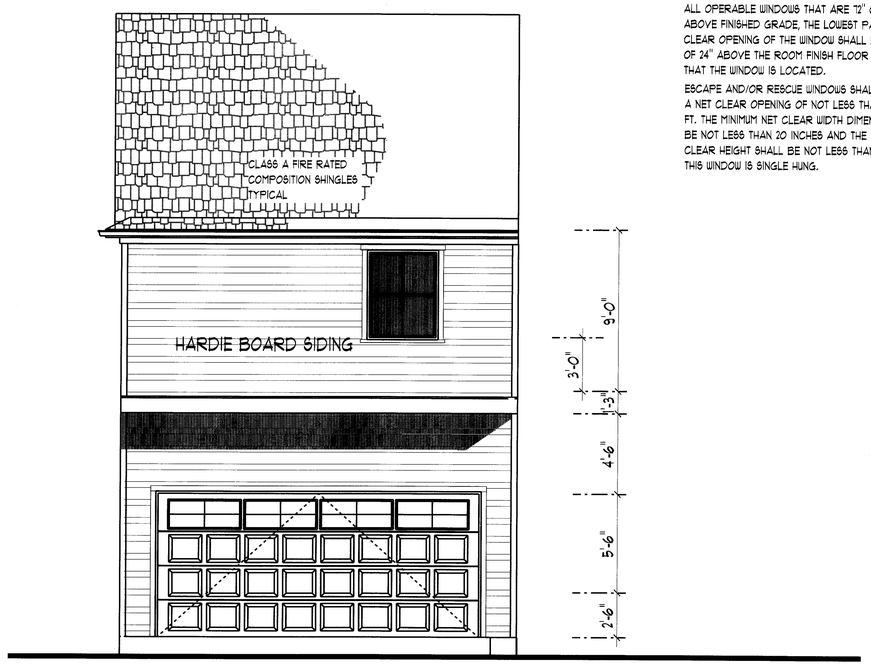


REAR ELEVATION

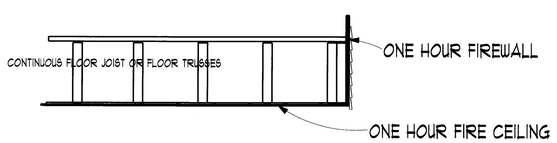
SCALE 1/4" = 1'-0"

ALL OPERABLE WINDOWS THAT ARE 72" OR MOER ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE ROOM FINISH FLOOR OF THE ROOM THAT THE WINDOW IS LOCATED.

ESCAPE AND/OR RESCUE WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES AND THE MINIMUM NET CLEAR HEIGHT SHALL BE NOT LESS THAN 24 INCHES. THIS WINDOW IS SINGLE HUNG.

FRONT ELEVATION

SCALE 1/4" = 1'-0"



ONE HOUR CEILING WHERE THE WALL IS NOT SUPPORTED BY A FOUNDATION. IBC TABLE 719.1(3) ITEM NUMBER 21-1.1 BASE LAYER 5/8" TYPE X WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1-1/4" TYPE S OR TYPE-W DRYWALL SCREWS 24" O.C., FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSSFASTENED THRU BASE LAYER WITH 1-7/8" TYPE S OR TYPE W DRYWALL SCREWS 12" O.C.AT JOIST AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS 12" O.C., (1-1/4" THICK)

615 EAST 23RD STREET LOT 16

PLAN '2'

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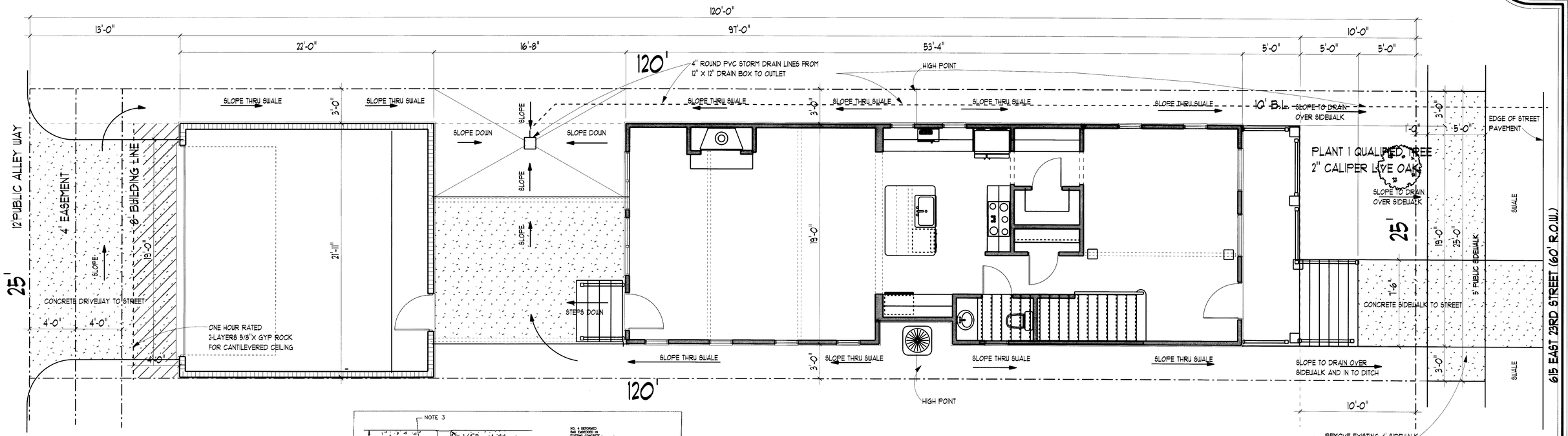
April 06, 2015
PLAN # 2807
DRAWN BY BJK
REV. 12-17-14
REV. 2-17-15
REV.
SHEET 1 OF 10

TWO SKETCH L.L.C.
HOME PLANNERS
12345 JONES ROAD SUITE 230 HOUSTON, TX 77070
281 955 2533 OR 713 461 9031

SANCTUARY-BUILDERS



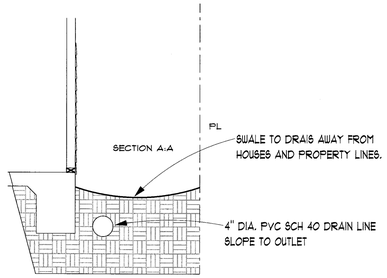
SITE PLAN AND DRAINAGE PLAN

SCALE 1/4" = 1'-0"

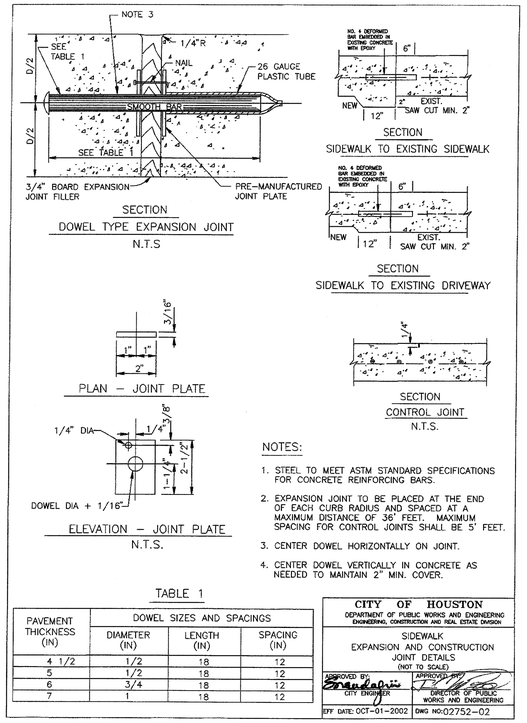
LOT-16
BLOCK-69
SUNSET HEIGHTS, SUBDIVISION
VOL.3 PAGE 43, H.C.M.R.

PLOT PLAN 2006 IRC
FINISH ELEVATION (FLOOR) SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT THE POINT OF DISCHARGE, OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT R403.1.7.3
VERIFY ALL DIMENSIONS, COORDINATES,
DEED RESTRICTIONS, ZONING ORDINANCES, BUILDING LINES,
AND EASEMENTS PRIOR TO SETTING FORMS. PRIOR TO SETTING FORMS VERIFY PLAN TO ASSURE FUTURE CONSTRUCTION IS IN COMPLIANCE WITH LOCAL CODES AND INTERPRETATION OF CODE.
CITY DRIVE&STREET PAVEMENT. LOCATE DRIVEWAY 4' OFF PROPERTY LINE.

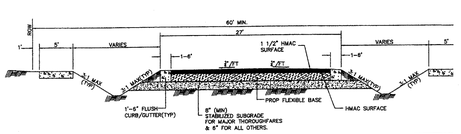
DRAINAGE IRC R-401.3
SURFACE DRAINAGE SHALL BE PROVIDED DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAT FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
(EXCEPTION: WHERE LOT LINES, WALLS, SHAPES, OR OTHER PHYSICAL BARRIERS PROHOBIT 6 INCHES OF FALL WITHIN 10 FEET THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 5% AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSHURE DRAINAGE AWAY FROM THE STRUCTURE.)
SWALES SHALL BE SLOPED A MINIMUM OF 2 % WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 % AWAY FROM THE BUILDING.



TYPICAL SWALE



PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
4 1/2	1/2	18	12
5	1/2	18	12
6	3/4	18	12
7	1	18	12



FLEXIBLE BASE PAVEMENT – DITCH SECTION
(NOT APPLICABLE TO ETJ OF CITY OF HOUSTON)

NOTE:
FLEXIBLE BASE SHALL BE:
ALTERNATES: 1. 6" (MIN) HOT MIX ASPHALTIC CONCRETE.
2. 8" (MIN) CRUSHED CONCRETE.

CI
DEPARTME
HOT-MIX ASPHALTIC CONRETE
PAVEMENT DETAILS
(NOT TO SCALE)
APPROVED BY
DIRECTOR
APPROVED BY
DIRECTOR OF PUBLIC WORKS AND ENGINEERING
EFF DATE: JULY-01-2009
DWG NO: 02741-01

% OF LOT COVERAGE

FIRST FLOOR	1001 sq.ft.
GARAGE	484
PORCH	95
DRIVEWAY	251
WALKWAY	75
LANAI	211
TOTAL COVERED	2,117 sq.ft.
LOT SIZE	3000 sq.ft.
	70.5 % COVERED

ADDRESS
615 EAST 23RD STREET

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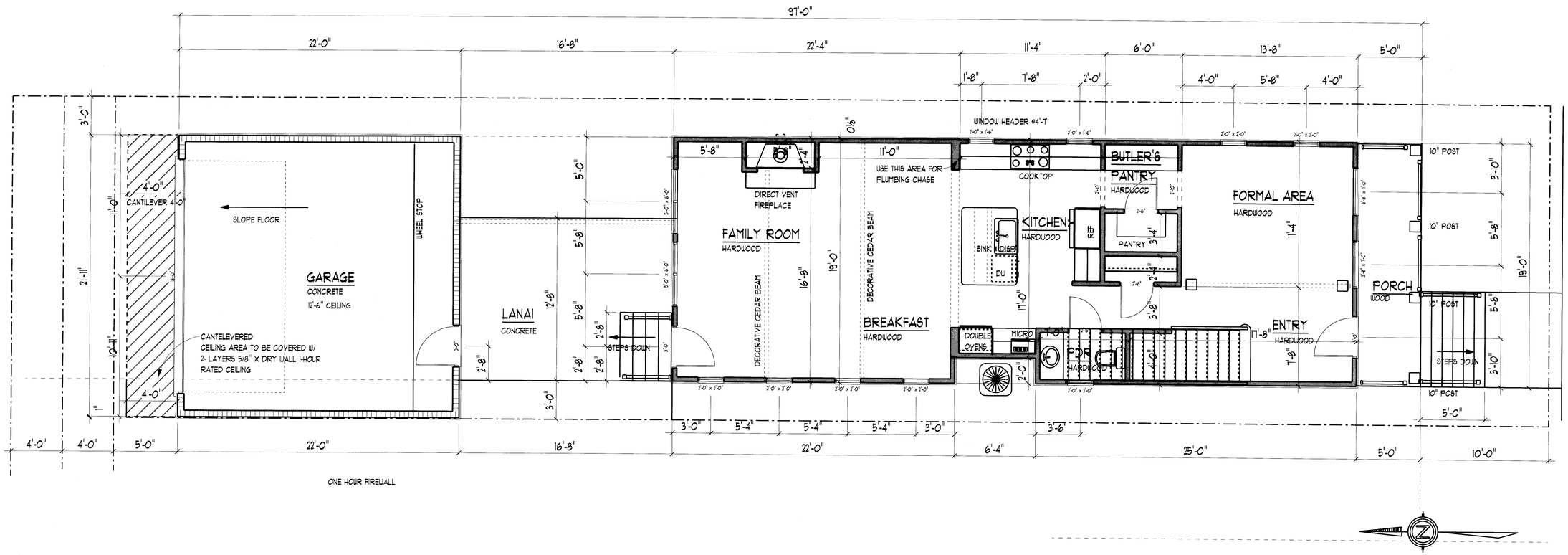
LLC. 2015

2S

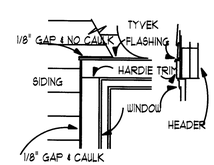
REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 2 OF 10

April 06, 2015
DATE REV.
SQUARE FOOTAGE
LEGAL DESCRIPTION
BUILDER / CONTRACTOR

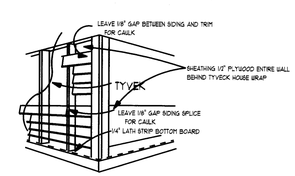


UNLESS OTHERWISE NOTED:
1. 10' CEILINGS DOWN: 9' CEILINGS UP.
2. 8'-0" DOORS DOWN: 8'-0" DOORS UP.
3. 8'-0" HEADER HEIGHTS DOWN: 8'-0" HEADER HEIGHTS UP. UNLESS OTHERWISE NOTED.
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC. 2902.3.3
5. A/C DRAIN MUST GO TO A WORKING TRAP.
6. MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET.
7. CARPET FLOORS EXCEPT AS NOTED.
8. SHEETROCK WALLS & CEILINGS.
9. GRANITE DRAIN AND TILE SPLASH IN KITCHEN, FORMICA DRAIN IN UTILITY.
10. ALUMINUM FRAME DOUBLE HUNG DIVIDED LIGHT LOW 'E' WINDOWS AT FRONT ELEVATION.
11. ALUMINUM FRAME DOUBLE HUNG ONE LIGHT LOW 'E' WINDOWS ON SIDES & REAR ELEVATION.
12. VERIFY ALL SIZES AND MULL CONFIGURATIONS FOR WINDOWS WITH OWNER, CARPENTER; PRIOR TO SALESMAN PLACING ORDER.
13. RECESS LIGHTS TO BE TIGHT INSULATION - RATED CEILING LIGHTS IRC 1102.1.10.
14. GFI 110 VOLT OUTLETS NEAR SINKS, IN GARAGE, AND ALL OUTSIDE WATER PROOF OUTLETS.
15. SMOKE DETECTORS HARD WIRED TO 110 VOLT AND LOCATED AS PER IRC 317.2. ONE DETECTOR REQUIRED TOP AND BOTTOM OF EACH STAIRWELL: ONE DETECTOR REQUIRED IN EACH SLEEPING AREA: ONE DETECTOR REQUIRED IN HALL ADJOINING SLEEPING AREAS. ALL MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING AREAS.
16. ALL GLAZING IN HAZARDOUS AREAS TO CONFIRM TO IRC 308.4. EXPOSED AREA OF PANE GREATER THAN 9 SQ. FT. BOTTOM 18" ABOVE FLOOR.
17. ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450. UL STANDARD CLASS 1 OR 1101.3.
18. ALL EXHAUST FANS TO VENT OUTSIDE.
19. ALL PLUMBING VENTS TO VENT TO OUTSIDE, OR HAVE AN ADMITTANCE VALVE IRC 3114.4.
20. ALL SLEEPING AREA WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQ. FT. MINIMUM, 20" WIDE AND 24" HIGH MINIMUM AND A SILL 44" MAXIMUM HEIGHT ABOVE FLOOR, IRC 302.1.
21. WATER HEATER IN ATTIC IN METAL PAN WITH RELIEF DRAIN TO OUTSIDE, PROVIDE ELECTRICITY OR GAS.
22. FURNACE IN ATTIC, PROVIDE REQUIRED ELECTRICITY AND GAS.
23. IF GARAGE DOOR OPENERS ARE USED, PROVIDE LOW VOLTAGE FOR SHUT OFF AND REVERSE SENSORS AT EITHER SIDE OF DOOR.
24. FIRESTOPS:
A. MATERIAL SPEC. AS IRC 602.8
B. AT FURRED AREAS AND 10' INTERVALS ALONG WALLS AS PROVIDED IN IRC 602.8
C. AT VERTICAL AND HORIZONTAL INTERCONNECTING CONCEALED SPACE AS PROVIDED IN IRC 602.8
D. CONCEALED SPACE UNDER STAIRS AT TOP AND BOTTOM OF STRINGERS.
E. GAPS AROUND DUCTS AND PIPES MUST BE SEALED WITH APPROVED MATERIAL AT FLOOR AND CEILING LEVEL PENETRATIONS.
F. MATERIALS MAY BE 2X LUMBER, 5/8" GYP BOARD TYPE 'X', IRC 602.8.1
25. ALL GLASS LESS THAN 18" ABOVE THE FINISHED FLOOR AND WITHIN 24" OF A DOOR SWING OR WITHIN 60" OF FLOOR MUST BE TEMPERED, IRC 308.4
26. IN ACCORDANCE TO ELECTRICAL SERVICE STANDARDS... ALL ACCESS TO ELECTRICAL METERS SHALL NOT BE BLOCKED BY FENCES, GATES, OR WALLS.
27. FLASHING AND COUNTER FLASHING AT ALL EXTERIOR OPENINGS WHEN METAL IS USED SHALL BE 26 GAUGE GALVANIZED.
28. ONE REQUIRED EXIT DOOR TO EXTERIOR 3' HINGED DOOR MINIMUM. ALL EXIT DOORS REQUIRE KEYLESS OPERATION FROM THE INTERIOR.
29. STREET ADDRESS NUMBERS MUST BE LEGIBLE FROM STREET AND WITHIN 12' OF THE FRONT DOOR.
30. SOLID 1 3/8" DOOR, 1 HOUR FIRE RATED DOOR WITH AUTOMATIC CLOSER LOCATED IN GARAGE TO DWELLING WALLS, IRC 309.1
31. GARAGE WALLS AND CEILING COMMON TO HOUSE TO BE COVERED WITH 5/8" TYPE 'X' GYP.. MINIMUM, IRC 309.2
32. HANDRAIL GRASPABLE RAIL REQUIRED IF 2 OR MORE RISERS RAILING HEIGHT MINIMUM 34" OR 38" MAXIMUM ABOVE NOSE OF STEPS. GRIPS MUST BE 1 1/4" - 2 5/8" CIRCULAR CROSS SECTION, MAXIMUM ABOVE PROJECTION INTO STAIRWAY 4 1/2", ALL ENDS SHALL RETURN TO WALL OR NEWELL POST. IRC 315.1

BATH NOTES:
1. GRANITE COUNTER TOPS & SPLASH
2. TILE FULL IN SHOWER EXCEPT WHERE SAFETY GLASS IS SHOWN. TILE TO 1' ABOVE TUBS.
3. PROVIDE DURAROCK (WATERPROOF SHEETROCK) BEHIND TILE AT ALL TUBS AND SHOWERS. NO GREENBOARD ALLOWED.
4. GLAZING IN SHOWER AND BATH TUB DOORS AND ENCLOSURES SHALL BE IMPACT RESISTANT AND PASS TEST REQUIREMENTS OF PART 1 OF IRC STANDARD CPSC 16 CFR, PART 1201. HINGED SHOWER DOORS SHALL SWING OUTWARD 2708.1 IRC
5. GFI 110 VOLT OUTLETS @ VANITIES.
6. ALL BATHROOM FANS SHALL HAVE A MINIMUM VENTILATION OF 50CFM CONTINUOUS WITH EXHAUST DIRECTLY TO OUTSIDE.
7. PROVIDE 1 TOILET PAPER HOLDER, 1 MEDICINE CABINET AND A MINIMUM OF 1 TOWEL BAR PER BATHROOM.



HARDIE TRIM @ WINDOW



HARDIE CORNER TRIM
INSIDE CORNER SIMILAR

SQUARE FOOTAGE:
EACH SUBCONTRACTOR, BUILDER, APPRAISER, ARCHITECTURAL CONTROL, ETC. IS RESPONSIBLE FOR FIGURING THE SQUARE FOOTAGE OF THIS PLAN AS CALCULATION METHODS VARY WIDELY FROM DESIGNER TO DESIGNER.

AREAS	
FIRST FLOOR LIVING	1001 SQ.FT.
SECOND FLOOR AREA	1796
TOTAL LIVING	2797
GARAGE	484
FRONT PORCH	95
FRONT BALCONY	95
COVERED LANAI	211
TOTAL STRUCTURE	3682 SQ. FT.

1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

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2S

BUILDER / CONTRACTOR	LEGAL DESCRIPTION	SQUARE FOOTAGE	DATE REV.	April 06, 2015
	615 W.3RD STREET KITCHEN CHANGE			

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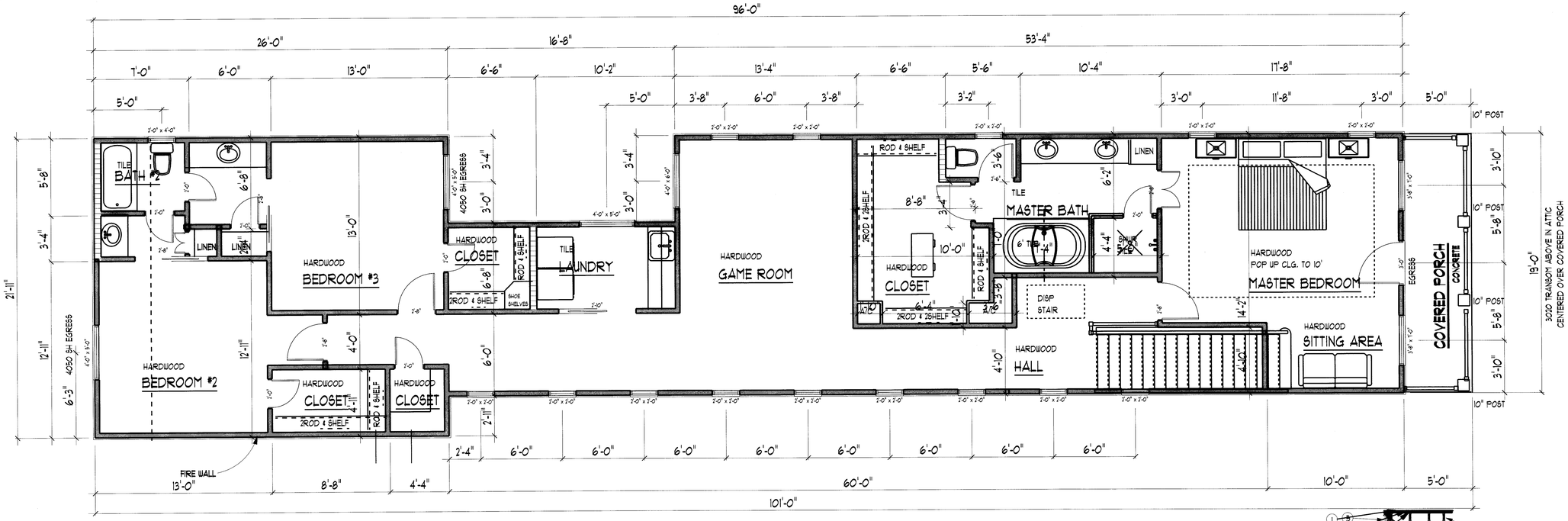
REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 2-17-15	REV. 12-17-14	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 3 OF 10



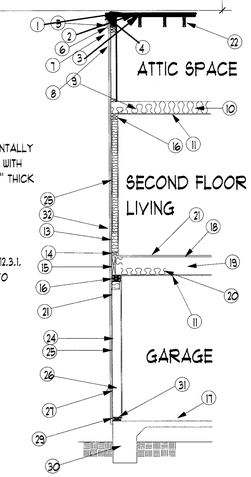
ONE FIREWALL

2ND FLOOR PLAN

SCALE 1/4" = 1'-0"

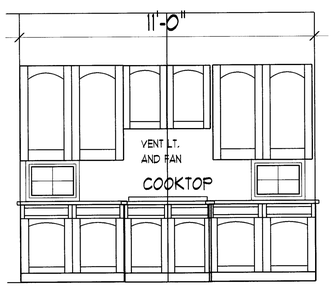
FIREWALL 1-HOUR ITEM NUMBER 14-1.3 2"X4" WOOD STUDS 16" O.C. WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6d COOLER OR WALLBOARD NAILS SPACED AT 7LL O.C. WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE. 4-3/4" THICK

712.3.2 MEMBRANE PENATRATIONS. MEMBRANE PENATRATIONS SHALL COMPLY WITH SECTION 712.3.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING.

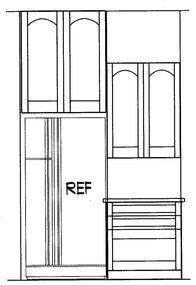


ONE HOUR-TWO STORY FIREWALL SIDING DETAIL

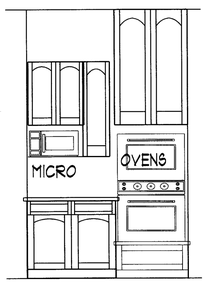
1. COMPOSITION SHINGLES
2. 15 LB. ROOFING FELT TAR IMPREGNATED
3. 1/2" PLYWOOD DECKING (5/8" IF USING 20" OR 24" O.C. FRAMING)
4. 1"x3" GALV. IRON DRIP EDGE
5. 1"x2" HARDIE TRIM FACIA
6. 1"x6" HARDIE TRIM FACIA
7. SOFFIT NO OVERHANG AT FIREWALL
8. NO SOFFIT VENTING
9. INSULATION BLOWN - R. 38
10. CEILING JOIST
11. 5/8" X 8H. RK. CEILING OF GARAGE
12. ONE LAYER 5/8"X WALLBOARD CONTINOUS
13. 3.5" BATT INSULATION R-13
14. 2x4 BASE PLATE SECOND FLOOR
15. 2x12 FIRE STOP
16. DOUBLE 2x4 PLATES
17. FINISHED CONCRETE SLAB GARAGE FLOORING
18. 2x6 T & G DECKING OR T & G PLYWOOD DECKING
19. TRUSS FLOOR JOIST
20. 6" BATT INSULATION
21. FINISHED FLOOR 2ND FLOOR
22. RAFTERS SEE ENGINEERS DRAWINGS FOR SIZE
23.
24. 5/8" X GYPSUM WALL BOARD
25. TYVECK HOUSE WRAP
26. NO INSULATION ON GARAGE WALLS
27. HARDIE PLANK SIDING OVER TYVECK HOUSE WRAP OVER 5/8"X GYPSUM WALLBOARD.
28.
29. TREATED BASE PLATE WITH BASE PLATE INSULATION
30. CONC. BEAM & SLAB
31. 2X6 TREATED BASE PLATE TREATED W/ BASE PLATE INSULATION
32. SIDING
34. DRIP EDGE
35. 1x12 HARDIE TRIM



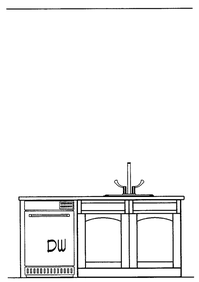
RIGHT KITCHEN



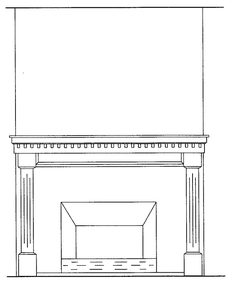
FRONT KITCHEN



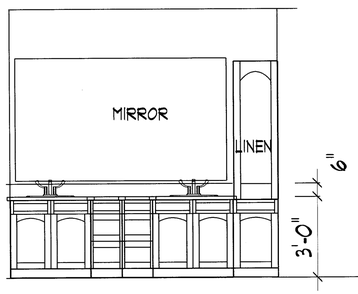
LEFT KITCHEN



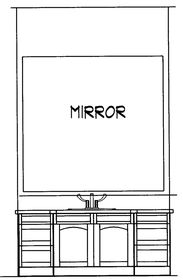
ISLAND



FIREPLACE



RIGHT MASTER BATH



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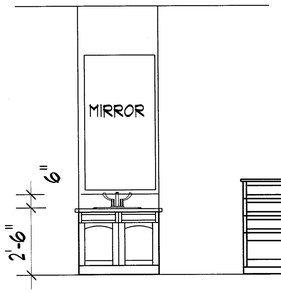

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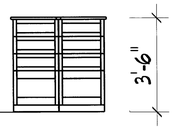
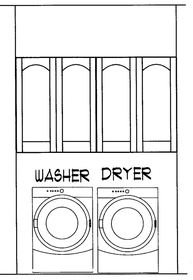


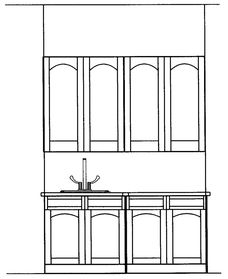
MASTER CLOSET

CABINET DETAILS

SCALE 3/8" = 1'-0"



REAR LAUNDRY



FRONT LAUNDRY

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REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 2-17-15	REV. 12-17-14	REV.	April 15, 2015	PLAN 3442	DRAW BJK	SHEET 4 OF 10

BUILDER / CONTRACTOR	LEGAL DESCRIPTION	615 W 23RD STREET KITCHEN CHANGE 2-17-15	SQUARE FOOTAGE	DATE REV.	April 15, 2015

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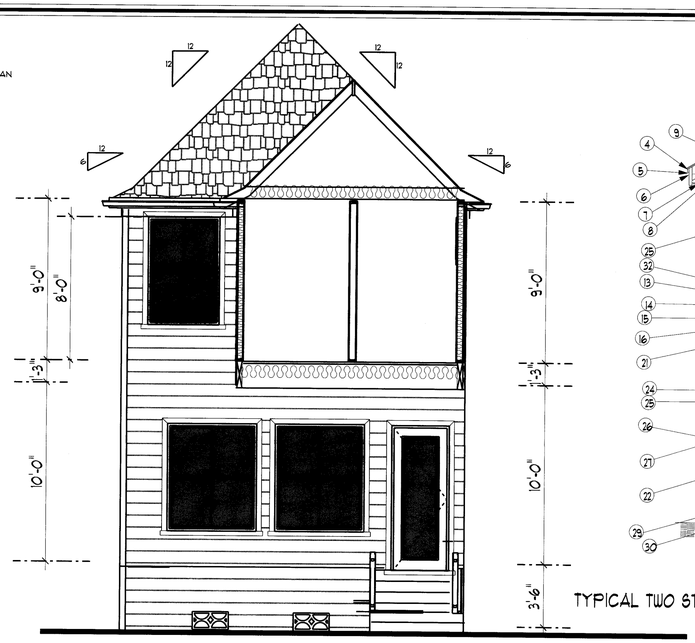
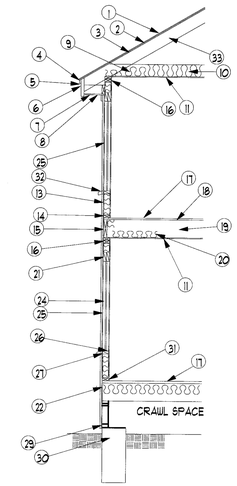
I.R.C. CROSS SECTION NOTES:
1. WALLS
A. 2X4 STUDS @ 16" O.C. (BLOCK MID SPANS GREATER THAN 9')ON WALLS GREATER THAN 11'-0" 2X6'S @16" O.C. OR DOUBLE 2X4'S @16" O.C. (GARAGE) U.O.N.
B. COLUMNS AND POSTS EXPOSED TO WEATHER MUST BE TREATED R 323. CRAWL SPACE WALLS TO BE TREATED.
C. PROVIDE VERTICAL SUPPORT (SOLID) UNDER THE ENDS OF ALL BEAMS.
D. ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED AT EACH END AND BRACED ONCE EVERY 25' OF WALL. R 602.10.1 - R 602.10.10
2. FLOORS
A. TRIPLE JOIST UNDER PARALLEL PARTITIONS.
B. DECKING-16"-19" O.C. SUPPORTS 2X6 CENTER MATCH OR PLYWOOD SHEETS WITH GRAIN PERPENDICULAR TO SUPPORTS. BLOCK AT EDGES OR USE PLYWOOD CLIPS (3/4" CDX 48/24).
C. CROSS BRIDGE SPANS OVER 10'; AT ENDS OF JOISTS AND UNDER BEARING WALLS.
3. ROOF
A. PROVIDE RAFTER TIES WHERE CEILING JOIST AND RAFTERS ARE NOT PARALLEL.
B. PROVIDE 2X8 CRIPPLE RAFTERS NAILED ALONG SIDE CONTINUOUS 2X6 RAFTER WHERE RAFTERS FORM BOTH A ROOF AND A CEILING.
C. BRACING
1. 2X6 COLLARS AND BRACES @ 48" O.C. (BRACES THAT EXCEED 6' ARE TO BE DOUBLED "T") BEARING ON STRONG BACKS OR ROOF BRACING BEAMS (DEPENDING ON THE JOIST DIRECTION) WHICH BEAR ON WALLS CONTINUOUS TO THE SLAB. NO PURLIN SHALL BE LESS THAN THE RAFTER IT SUPPORTS.
2. SLOPE OF BRACES MUST NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL. R 602.10
3. UNBRACED RAFTER SPAN MUST NOT EXCEED 8',
4. PURLINS MUST BE CONTINUOUS AND MUST BE SUPPORTED BY BRACES TO BEARING WALLS.
D. DECKING - 16" - 19.2" O.C. SUPPORTS-PLYWOOD SHEETS WITH GRAIN PERPENDICULAR TO SUPPORTS. BLOCK AT EDGES OR USE PLYWOOD CLIPS (1/2" CDX 32/16) OR 7/16" WAFER BOARD.
E. 1/2" CDX PLYWOOD (WATER PROOFED) SHEATHING APPLIED TO WALLS AT CORNERS AND WHERE TOP PLATES ARE NOT CONTINUOUS (FLAT AND 90) AT CORNERS.
F. WHERE CEILING JOIST AND RAFTERS ARE PERPENDICULAR APPLY STRONG BACKS PARALLEL TO RAFTERS ACROSS CEILING JOISTS ATTACH STRONGBACKS TO RAFTERS AT EACH END.
G. WHERE FLOOR OR CEILING JOIST HANGERS ARE USED - SQUARE JOIST ENDS TO INSURE FLAT BEARING.
4. EXTERIOR SIDING SHALL CONFORM TO TABLES R 702.1 (1). THROUGH R 703.5.2 AS TO MINIMUM THICKNESS FOR STUD SPACING. SEE TABLES 602.3 (5) FOR SPACING AND 602.3.1 FOR SIZE.
5. MINIMUM BEARING AREA FOR STEEL LINTELS AT BRICK OPENINGS IS 4" OR 14 SQ. IN. (4" X 3 1/2") EACH SIDE.
6. RAILS
A. HAND RAILS 34"-38" ABOVE THE NOSE OF TREAD CONTINUOUS THE FULL LENGTH OF THE STAIR..
B. BALCONY/GUARD RAILS 36"-42" A.F.F. BALUSTRADES SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE RAILING AS PER SECTION R 316.2. EXCEPTION: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF STAIRWAY ARE PERMITTED TO BE A 6" SPHERE.
7. STAIRS -5/8" F/C SHEET ROCK BELOW.
A. 17 TREADS @ 10".
B. 18 RISERS @ 7 1/2" (PLUS OR MINUS).
8. ANCHOR TIES - GALVANIZED, CORRUGATED, 1" WIDE, AND 22 GAUGE EVERY 32" HORIZONTAL AND 12" VERTICAL.
9. ALL FASTENERS IN CONTACT WITH SLAB TO BE CORROSION RESISTANTAS PER SEC. R 402.1.1.
10. ANCHOR BOLTS 1/2" X 10" BOLT 7" INTO SLAB, 12" FROM CORNERS 6' APART/MINIMUM OF 2 PER WALL SECTION. R 403.1.6
11. HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2 5/8", OR A NONCIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". R 315.2.



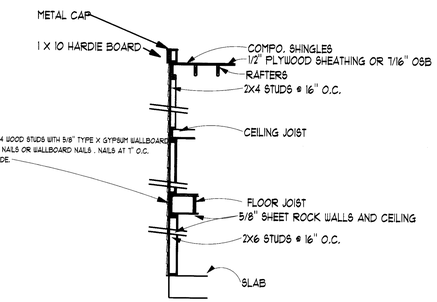
CROSS SECTION B-B
SCALE:1/4"=1'-0"



TYPICAL TWO STORY SIDING DETAIL

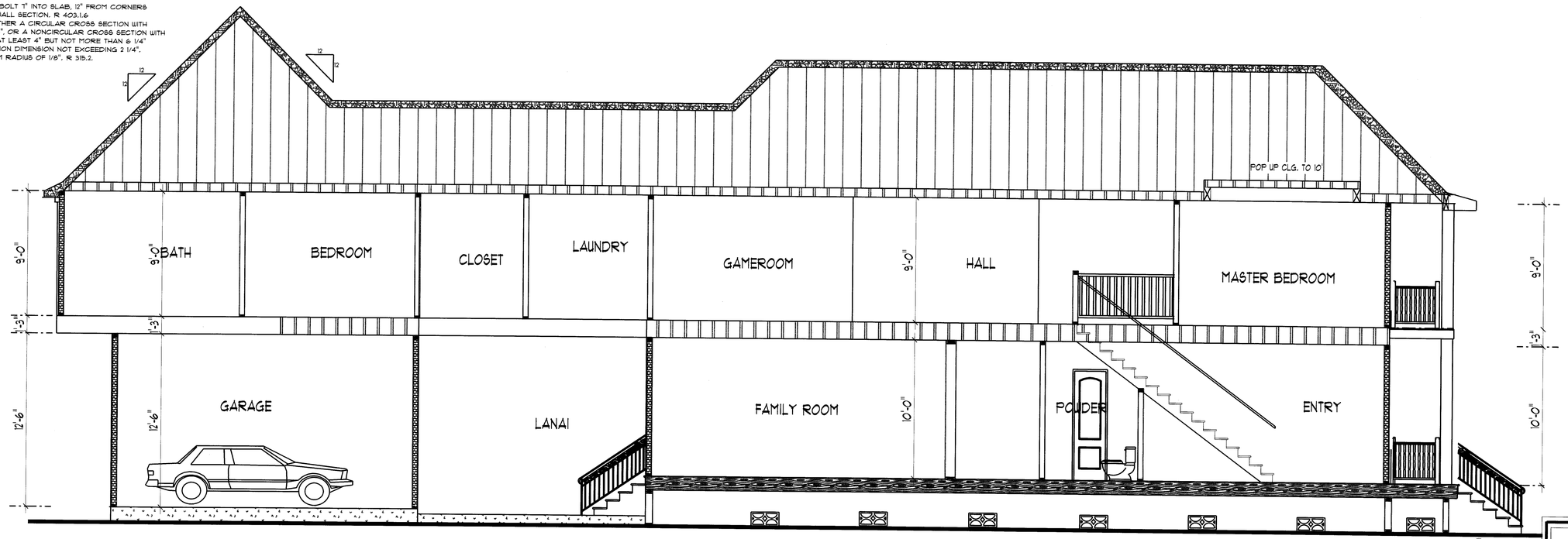
1. COMPOSITION SHINGLES
2. 15 LB. ROOFING FELT TAR IMPREGNATED
3. 1/2" PLYWOOD DECKING (5/8" IF USING 20" OR 24" O.C. FRAMING)
4. 1"x3" GALV. IRON DRIP EDGE
5. 1"x3" HARDIE FACIA
6. 1"x6" HARDIE FACIA
7. SOFFIT
8. SCREENED LOUVER OR CONTINUOUS SCREEN OR HARDIE PERFORATED SOFFIT
9. INSULATION BLOWN - R. 30
10. CEILING JOIST
11. 1/2" SH. RK.
12.
13. HARDIE PLANK SIDING
14. 2x4 PLATE
15. 2x12 FIRE STOP
16. DOUBLE 2x4 PLATES
17. FINISHED FLOORING
18. 2x6 T & G DECKING OR 1-1/8" T&G PLYWOOD
19. FLOOR TRUSSES
20. 6" BATT INSULATION
21. (2) 2x12 HEADERS ; NOTHING SMALLER ON ALL FIRST FLOOR HEADERS WITH FLOOR LOAD
22. 6" FIBERGLASS BATT R-19 OR FOAM
23. BLOCKING, CAULKED
24. WINDOW JAMB
25. WINDOW
26. STOOL
27. 2x4 SILL PLATE
28.
29. TREATED BASE PLATE WITH BASE PLATE INSULATION
30. CONC. BEAM & SLAB
31. CAULK BASE PLATE
32. WINDOW SILL
33. RAFTER
34. DRIP EDGE
35. 1x12 CEDAR TRIM

TABLE 720.1(2)&1-3 2006 IBC, RATED FIRE RESISTANCE ONE HOUR-2X4 WOOD STUDS WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORRIZONTALLY NAILED WITH 6d COOLER NAILS OR WALLBOARD NAILS . NAILS AT 7" O.C. WITH END JOINTS ON NAILING MEMBERS STAGGER JOINTS ON EACH SIDE.



2 STORY PARAPET DETAIL
COMMON WALL

112.3.2 MEMBRANE PENATRATIONS. MEMBRANE PENATRATIONS SHALL COMPLY WITH SECTION 112.3.1. WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING.



CROSS SECTION A-A
SCALE 1/4" = 1'-0"

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BUILDER / CONTRACTOR	LEGAL DESCRIPTION	SQUARE FOOTAGE	DATE REV.	April 15, 2015

REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 12-17-14	April 15, 2015	PLAN 2797	DRAW B.JK	SHEET 5 OF 10

2S

BUILDER / CONTRACTOR	LEGAL DESCRIPTION	SQUARE FOOTAGE	DATE REV.	April 06, 2015
	615 WEST 23 RD STREET KITCHEN CHANGE 2-11-15			

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ALL OPERABLE WINDOWS THAT ARE 72" OR MOER ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE ROOM FINISH FLOOR OF THE ROOM THAT THE WINDOW IS LOCATED.

ESCAPE AND/OR RESCUE WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES AND THE MINIMUM NET CLEAR HEIGHT SHALL BE NOT LESS THAN 24 INCHES. THIS WINDOW IS SINGLE HUNG.

RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 2-17-15	REV. 12-17-14?	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 1 OF 10

SQUARE FOOTAGE	LEGAL DESCRIPTION	BUILDER / CONTRACTOR	DATE REV.	April 06, 2015

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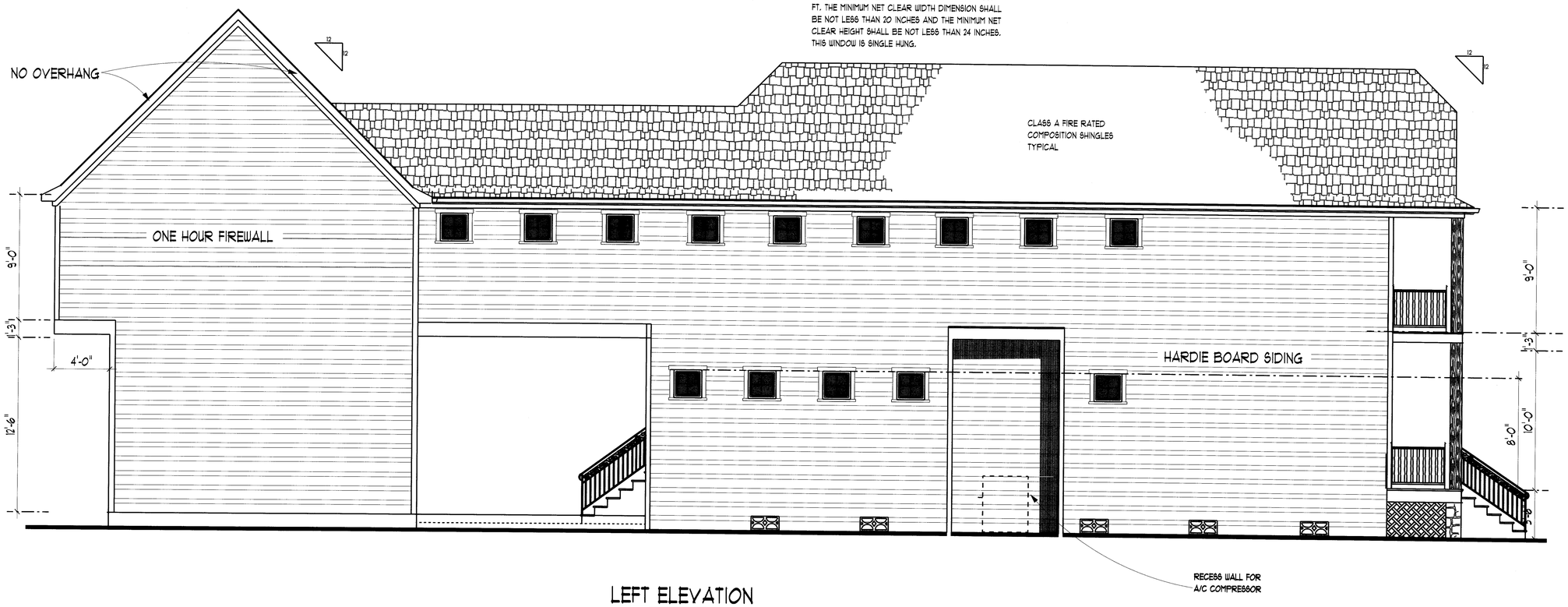
ESCAPE AND/OR RESCUE WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. THE MINIMUM NET CLEAR WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES AND THE MINIMUM NET CLEAR HEIGHT SHALL BE NOT LESS THAN 24 INCHES. THIS WINDOW IS SINGLE HUNG.



LEFT ELEVATION

SCALE 1/4" = 1'-0"

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REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 12-17-14	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 6 OF 10

2S

BUILDER / CONTRACTOR	LEGAL DESCRIPTION	SQUARE FOOTAGE	DATE REV.	April 06, 2015
	615 WEST 23 RD KITCHEN CHANGE 2-17-15			

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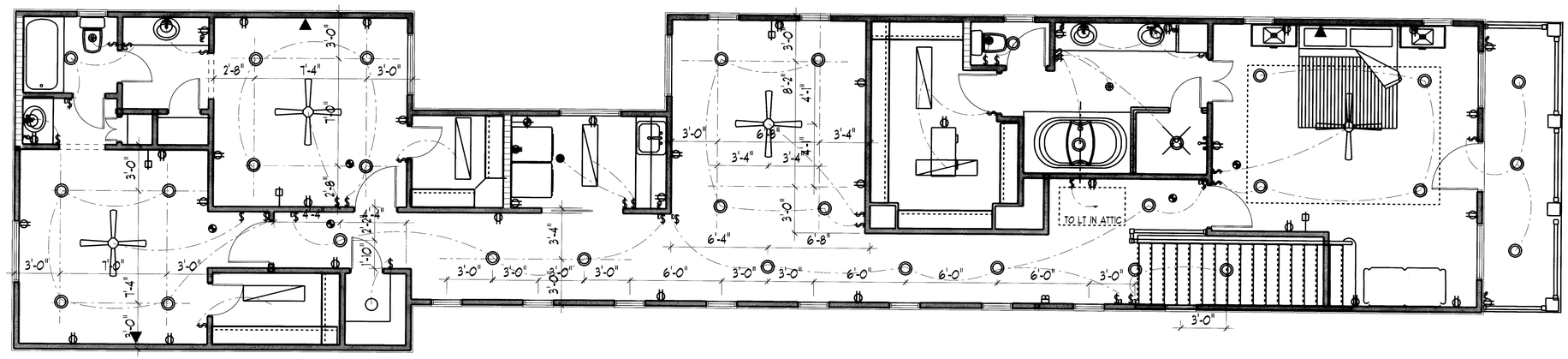


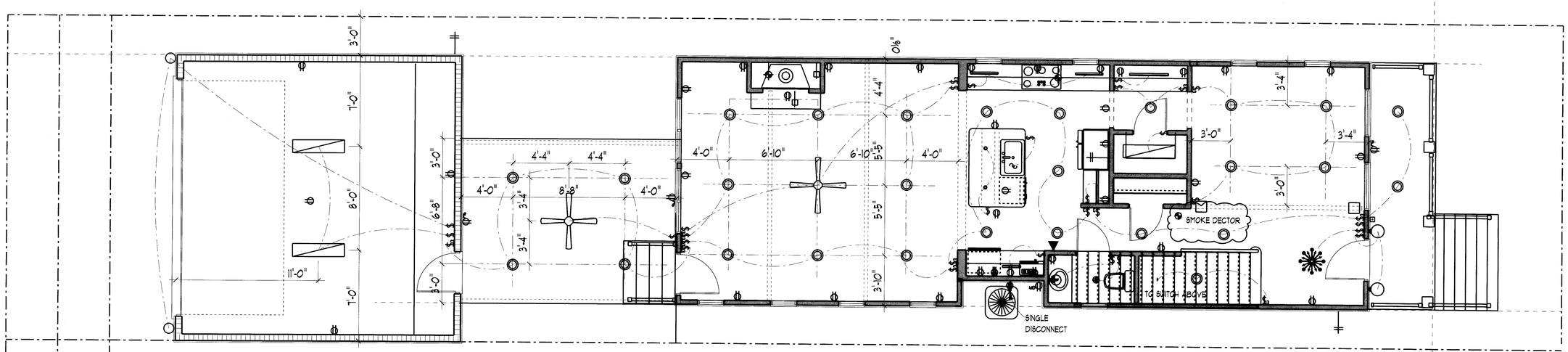
ELECTRIC NOTES:

1. ALL BATHROOMS MUST HAVE THEIR OWN SEPARATE 20 AMP BRANCH CIRCUIT. 2006 IRC.
2. ALL LAUNDRY ROOMS MUST HAVE THEIR OWN SEPARATE 20 AMP BRANCH CIRCUIT. 2006 IRC.
3. ALL BEDROOM BRANCH CIRCUITS MUST NOW BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. NEC 2002 - SEC. 210.12
4. GFI PROTECTION REQUIRED ON ALL KITCHEN, BATH AND OTHER WET AREAS.
5. SMOKE DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP AT EACH BEDROOM AND AT AREAS ADJACENT TO BEDROOMS, ALL DETECTORS SHALL BE INTERCONNECTED. IRC 2006 313.

2ND FLOOR ELECTRIC PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL	COUNT	SYMBOL
ceiling fan	6	
CHANDELIER	1	
exterior light 1	2	
fluorescent fixture	8	
pendant cone	2	
UNDER CNTR. LT.	4	
dimmer switch	2	
CEILING MOUNT LIGHT	1	
CHIMES	1	
COAX CABLE OUTLET	6	
DISPOSAL	1	
DOORBELL	1	
EXHAUST FAN	5	
GAS	3	
HOSEBIBB	3	
LITE	2	
OUTLET (GFI)	5	
OUTLET (WP)	5	
PHONE	4	
RECESS LT	59	
SWITCH (MULTI-DIRECTIONAL)	24	
SWITCH (SINGLE)	16	
UNDER ACBT. LIGHT	1	
outlet	63	
outlet 220v	4	
outlet gfi	1	
smoke detector	5	
switch	25	
WALL MOUNTED LIGHT	5	



1ST FLOOR ELECTRIC PLAN

SCALE 1/4" = 1'-0"

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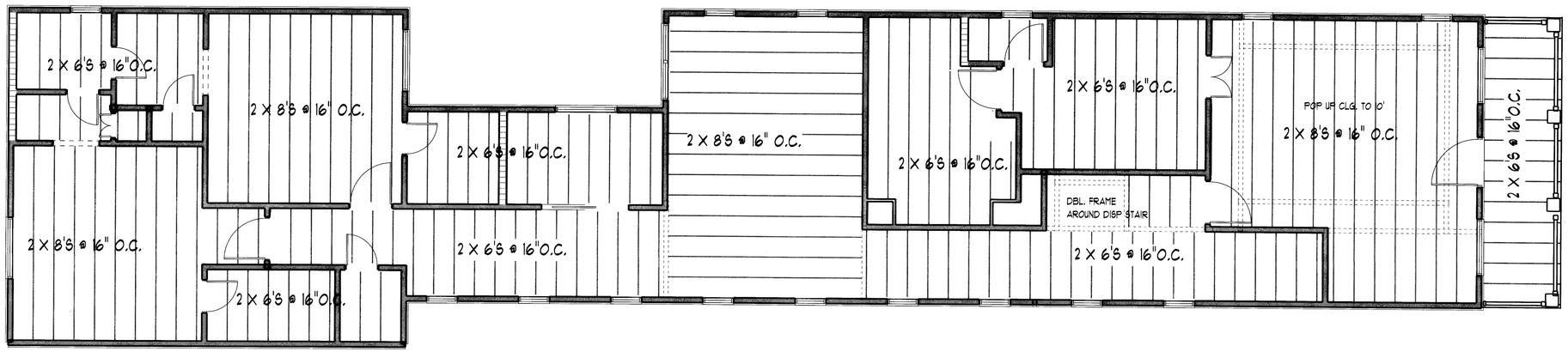
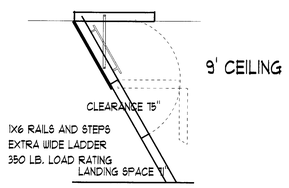
REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 2-17-15	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 8 OF 10



2ND FLOOR JOIST PLAN

SCALE 1/4" = 1'-0"

ROUGH OPENING 30"X54"



FOLDING ATTIC STAIR DETAIL
AG-100 SPACEMAKER BY CENTURY INDUSTRIES,INC
DESIGN MUST CONFORM TO I.R.C.

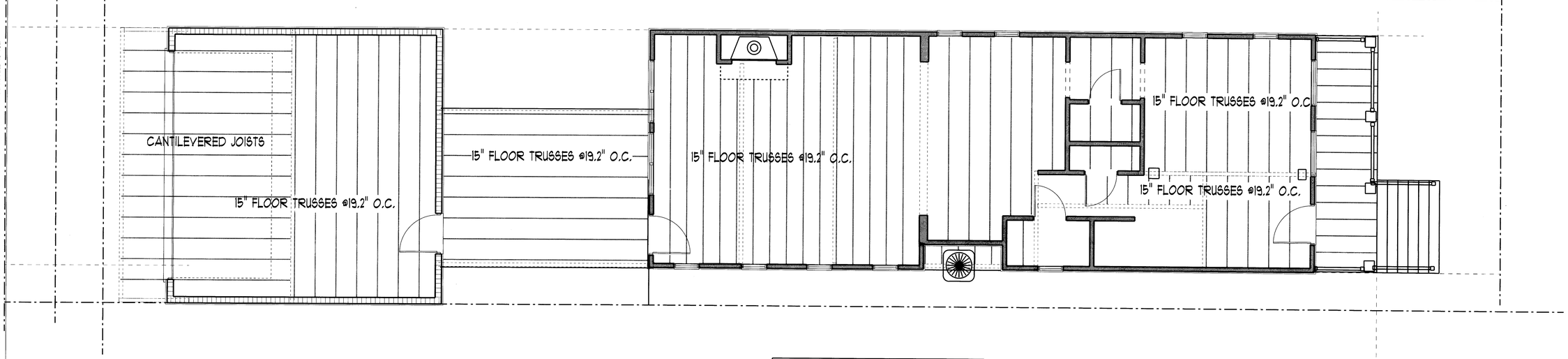
A CLEAR OPENING OF NOT LESS THAN 22" IN WIDTH AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20' IN LENGTH WHEN MEASURED ALONG THE CENTER LINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGE WAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE IRC AND NOT LESS THAN 24" WIDE. A LEVEL SURFACE SPACE AT LEAST 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE 20" BY 30", WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, THE ACCESS MUST BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.

CEILING FRAMING NOTES:
1. CEILING JOISTS - SYP #3, U.N.O.
2. TYP. CEILING JOIST - 2X6 @ 16" O.C. U.N.O.
3. ALL BEAMS AND HEADERS SHALL BE SYP #2
4. HEADER SCHEDULE:

HEADER	SPAN
2-2X4	2-2X6'S OR LESS
2-2X6	4'-6" OR LESS
2-2X8	6'-0" OR LESS
2-2X10	7'-6" OR LESS

5. ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
6. DL = 5 PSF LL = 10 PSF

R502.6 BEARING. THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HANE NOT LESS THAN 1.5" (28 mm) OF BEARING ON WOOD.



FLOOR FRAMING NOTE:
1. FLOOR JOIST- OPEN WEB MANUFACTURED WOODEN TRUSSES ENGINEERED BY OTHERS.
2. TYP. SHEATHING - 1 1/8" 48/24 APA RATED T&G GLUED & NAILED W/10 D @ 6" EDGES & 10" FIELD
3. ALTERNATE SHEATHING - 2X6 T&G DIAG. DECKING W/2 - 16D EA. SUPPORT
4. ALL BEAMS AND HEADERS SHALL BE SYP #2
5. PROVIDE 2-2X12 HEADERS AT ALL FIRST LEVEL OPENINGS U.O.N.
6. ALL BEAMS ARE FLUSH BEAMS U.O.N.
7. PROVIDE FULL BEARING UNDER ALL BEAMS CONTINUOUSLY TO FOUNDATION.
8. DL = 10 PSF LL = 40 PSF

DEFLECTION CRITERIA: LIVE LOAD L/360
TOTAL LOAD L/240

1ST FLOOR CEILING JOIST PLAN

SCALE 1/4" = 1'-0"

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REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV. 12-17-14	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 9 OF 10

BUILDER / CONTRACTOR | LEGAL DESCRIPTION | SQUARE FOOTAGE | DATE REV. | April 06, 2015

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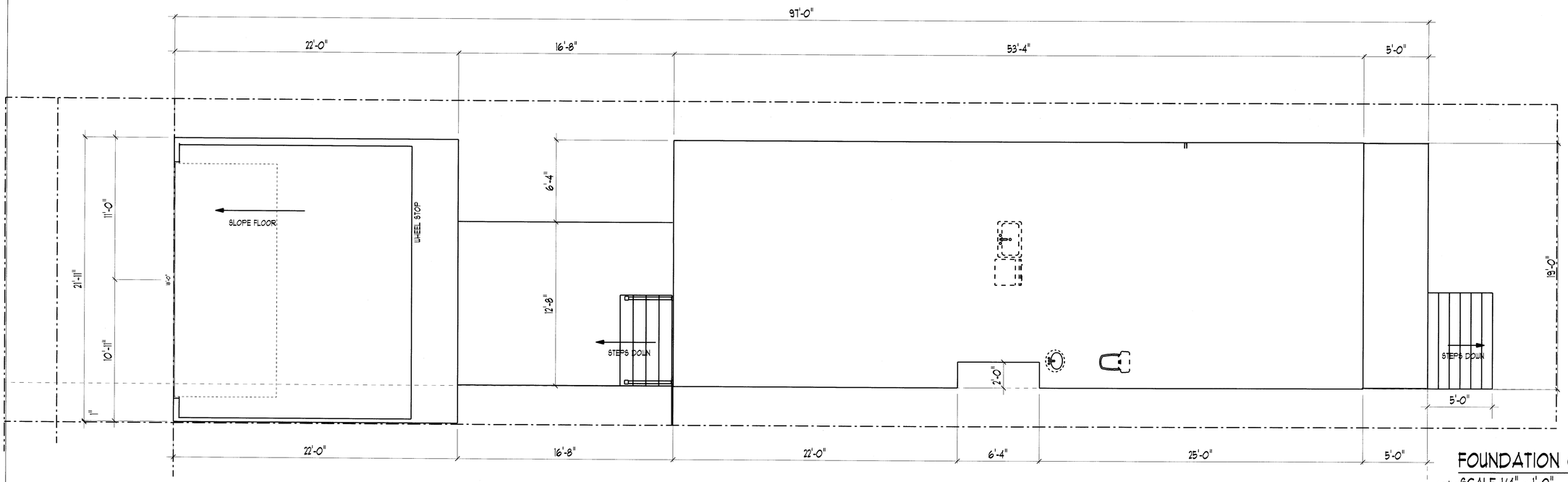
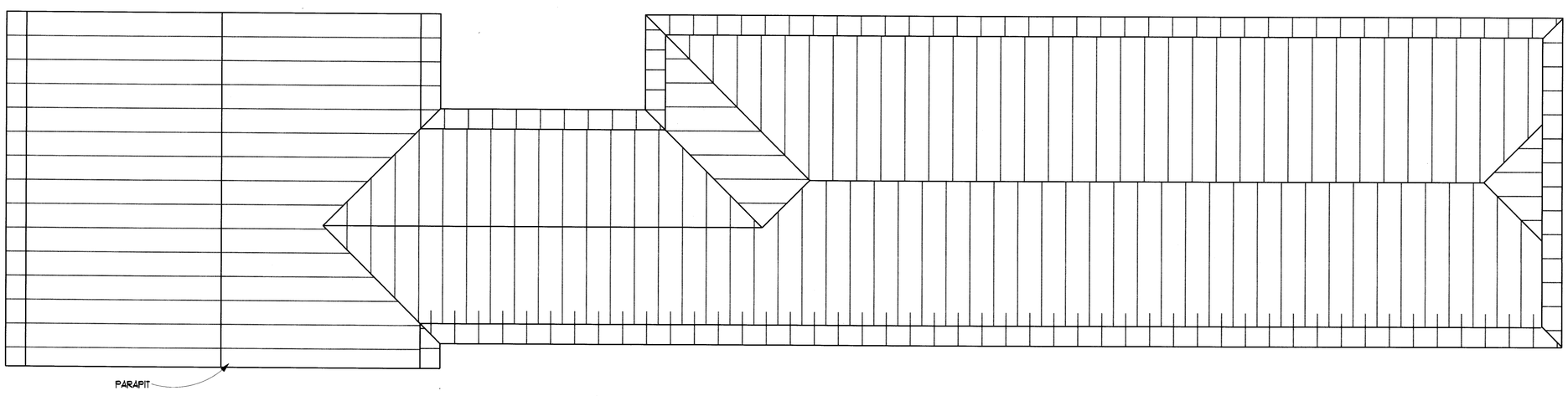


FOUNDATION OUTLINE

SCALE 1/4" = 1'-0"

10' B.L.



ROOF FRAMING NOTES
1. RAFTERS - SYP#2
2. TYP. RAFTER - 2X6 @ 16" O.C. U.N.O.
3. TYP. SHEATHING - 1/2" CDX 32/16 APA RATED W/8D @ 6" EDGES & 12" FIELD
4. ALL HIPS, RIDGES, AND VALLEYS SHALL BE ONE SIZE LARGER THAN RAFTER SIZE (U.N.O.)
5. DL = 10 PSF LL = 20 PSF

ROOF PLAN

SCALE 1/4" = 1'-0"

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BUILDER / CONTRACTOR	LEGAL DESCRIPTION	SQUARE FOOTAGE	DATE REV.	April 06, 2015

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REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	REV.	April 06, 2015	PLAN 2797	DRAW BJK	SHEET 10 OF 10