



**CITY OF BEAUMONT
GENERAL NOTES:**

- All framing lumber to be #3 K.D. SYP
- All toe plates (downstairs only on multi-story home) to be wolmanized.
- All valleys, hips & ridge members to be minimum 2x8.
- All studs to be 16"o.c.
- Minimum 22" x 30" clear openings @ disappearing stair with 30" minimum clear head room above the access opening per Section 3205 (a). Rough opening to be 25 1/2" x 54".
- Water resistant sheetrock to ceiling @ all tub and showers. Recesses to conform with Section 1707 (a) & Section 2516 (k). See specifications for height and type of non-absorbent material over water resistant sheetrock to comply with Section 510 (b).
- Electric smoke detector @ all sleeping areas plus one @ hallway (HARDWARE WITH BATTERY BACKUP) Per Section 1210 (a).
- All exterior and bath receptacles to have ground fault interrupter.
- Insulation - see specifications for type. All insulation to have flame spread rating with the maximum of 25, and smoke developed rating with the maximum of 450 (per Section 1713).
- All firestopping, including furred spaces, to be of approved materials per Sections 2516 (f) 2A & 2516 (f) 3.
- All fasteners shall be corrosion resistant. Anchor ties of sheet metal shall have a minimum size of number 22 gauge By 1 Inch. Anchor ties of wire shall have a minimum of number 9 gauge (Section 3006 (d)).
- Glass shower enclosure shall be made of approved tempered safety glass to comply with U.B.C. Section 5406.
- All glazing in hazardous locations subject to human impact shall be safety glazing that complies with Section 2406 and pass the requirements of U.B.C. Standard 24-2. This includes exterior doors and sidelights.

UNLESS OTHERWISE NOTED

9'-0" CEILING HEIGHTS WITH 6'-8" WINDOW HEIGHTS.
 ALL ANGLES TO BE 45 DEGREES.
 CARPET FLOORS.
 SHEETROCK WALLS AND CEILINGS
 SINGLE HUNG, VINYL, LOW E, DOUBLE PANE WINDOWS.
 1-3/8" 6-PANEL INTERIOR DOORS X 6'-8" THROUGHOUT
 1-3/4" SOLID CORE EXTERIOR DOORS.
 SMOKE DETECTORS REQUIRE 110V. CONNECTION TO HOUSE WIRING.
 ALL FRAMING MATERIAL TO BE #2 KD 15 SOUTHERN YELLOW PINE.
 ALL STUDS TO BE STUD GRADE FIR.
 ALL BEAMS TO BE #2 KD SYP.
 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 SECTION 2517 (G)-3.
 BEDROOM WINDOWS TO HAVE 5.7. SQUARE FEET NET FREE AREA WITH 20" WIDE AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXIMUM 44" ABOVE FINISHED FLOOR.
 SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY TO UBC TABLE 250.
 ALL HEADER BEAMS TO BE 2-2X12 (#2)
 ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT ONLY.

BUILDING SECTION

ALL LOAD BEARING STUDS TO BE 16" O.C.
 ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR THERE TO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH (UBC #2517 g 3).
 PURLIN BRACES SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFER.
 ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED AREAS EXCEED 500 SQUARE FEET.

EXISTING AREA CALCULATION

1ST FLOOR LIVING AREA	1,321 SQ.FT.
2ND FLOOR LIVING AREA	1,321 SQ.FT.
TOTAL LIVING AREA	2,642 SQ.FT.
TOTAL UNDER ROOF	2,900 SQ.FT.

DESIGN & CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES, ORDINANCES, & SBC SECTIONS.

I. CODES & ORDINANCES

- STANDARD BUILDING CODE (2015)
- STANDARD PLUMBING CODE (2015)
- STANDARD MECHANICAL CODE (2015)
- STANDARD GAS CODE (2015)
- NATIONAL ELECTRIC CODE (2015)
- ZONING ORDINANCE #1298 (W/ AMENDMENTS)
- CHAPTER 6 BUILDING REGULATIONS
- CHAPTER 17 PLUMBING & GAS REGULATIONS
- CHAPTER 8 ELECTRICAL REGULATIONS
- CHAPTER 19 STREET & SIDEWALK REGULATIONS

II. SBC SECTIONS

- STAIRS (SEC 1108)
- MASONRY FIREPLACES (SEC. 804)
- PREFAB FIREPLACES (SEC. 804 & MANUFACTURER'S SPECS.)
- SKYLIGHTS (SEC. 2605)
- GLASS (CHAPTER 27)
- PLUMBING ACCESS PANELS (SEC. 905.2 & 905.3)

III. MISC. DATA

- TYPE "M" COPPER PIPE & TUBING NOT ALLOWED.
- SCHEDULE 40 PVC MAY BE USED FOR WATER DISTRIBUTION OUTSIDE, UNDERGROUND ONLY.
- FENCES REQUIRE A SEPERATE PERMIT
- POOLS REQUIRE A SEPERATE PERMIT
- POOLS REQUIRE A SEPERATE PERMIT
- PROVIDE FOR AT LEAST ONE QUALIFIED TREE IN FRONT YARD
- THE REMOVAL, DAMAGE, OR DEATH OF ANY LARGE TREE, EXCEPT AS AUTHORIZED BY AN APPROVED TREE DISPOSITION PLAN, IS PROHIBITED.

IV. NOTES:

- FRONT & SIDE SETBACKS PER ZONING ORDINANCE # 1298.
- DRIVEWAY LOCATION COMPLIES W/ ZONING ORDINANCE.
- UNDERGROUND DRAINAGE SYSTEM DESIGNED AND INSTALLED TO DRAIN ENTIRE LOT TO THE STREET, NOT ADJACENT PROPERTIES 4" MIN. SIZE GUTTER DOWNSPOUT CONNECT TO SYSTEM. 4" MAX. SIZE THRU CURB PER CHAPTER 6. (SEE LANDSCAPE DESIGNERS PLANS)

FLOOR LAYOUT

SCALE: 1/4" = 1' - 0"

REVISION

PROPOSED REMODEL
Malena Holdings LLC
2360 Liberty Ave
Beaumont TX

RESIDENT

DESIGNED AT: ATS
 DRAWN AT: ATS
 CHECKED BY: TED
 DATE: 06/06/2018
 REL. FOR CONST.

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