

Churchill Homes

LEGAL DESCRIPTION

4123 Milton Street, West University Place, TX,
Lot 19, Block 23, Section 'C' Colonial Terrace



GENERAL NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, INCLUDING THE 2018 INTERNATIONAL BUILDING CODE. THE DRAWINGS AND SPECIFICATIONS ARE AN OUTLINE OF THE MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATIONS, SHALL CONTROL.

BEFORE COMMENCING WORK, CONTRACTOR SHALL PERFORM A SURVEY OF EXISTING CONDITIONS IN ORDER TO VERIFY ACCURACY AND COMPATIBILITY OF DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH ACTUAL CONDITIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, IN WRITING, OF ALL DISCREPANCIES FOUND WHICH MAY AFFECT THE WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT CONDITIONS ARE CORRECT AND THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CONDITIONS.

ANY EXISTING ADJACENT CONSTRUCTION AFFECTED BY DEMOLITION AND NEW CONSTRUCTION WORK TO BE REPAIRED AND REPLACED TO ITS ORIGINAL CONDITIONS.

ALL CONSTRUCTION SHALL BE COMPLETE, FINISHED, AND OF THE HIGHEST QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE OWNER AND ARCHITECT. VERIFY ALL SPECIFICATIONS WITH THE ARCHITECT PRIOR TO COMMENCING THE WORK.

CODE

International Building Code, 2018 edition
International Energy Conservation Code, 2018 edition
International Fire Code, 2018 edition
International Fuel Gas Code, 2018 edition
International Mechanical Code, 2018 edition
International Plumbing Code, 2018 edition
International Residential Code, 2018 edition
(BOCA) National Building Code, 1996 ed.
National Electric Code, 2011 edition
International Property Maintenance Code (IPM/C), 2018 edition
International Swimming Pool and Spa Code (ISFSP/C), 2018 edition
Chapter 26, Electrical and Alarm Systems
Chapter 62, Plumbing, Gas and Solar Energy
Chapter 10, Street Areas and Public Places
Chapter 82, Urban Forest Preservation and Enhancement

APPROXIMATE SQ. FT.

First Floor	1,481 SF
Second Floor	2,093 SF
Total Living	3,580 SF
Front Porch	66 SF
Garage/Storage	413 SF
Porch Allowance	-66 SF
Total Covered Area	3,993 SF

DRAWING INDEX

- SURVEY / FLAT**
- CIVIL:**
- ARCHITECTURAL:**
- A01 COVER
 - A02 OVERALL SITE PLAN
 - A03 FOUNDATION PLAN
 - A04 1st FLOOR PLAN
 - A05 2nd FLOOR PLAN
 - A06 1st FLOOR ELECTRICAL
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 - A12 EXTERIOR ELEVATIONS
 - A13 INTERIOR ELEVATIONS
 - A14 DETAILS
 - A15 CALCULATIONS
- STRUCTURAL:**

AREA MAP

VICINITY MAP

CONTACTS

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CONTRACTOR

ABBREVIATIONS

AC	ACOUSTICAL	MFR	MANUFACTURER
ADJ	ADJUSTABLE	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MTD	MOUNTED
ALUM	ALUMINUM	MATL	MATERIAL
ANOD	ANODIZED	NBM	METAL BUILDING MANUFACTURER
A/C	AIR CONDITIONING	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NIS	NOT TO SCALE
BD	BOARD	NOM	NOMINAL
BETW	BETWEEN	OC	ON CENTER
BTWN	BETWEEN	OP	OPPOSITE HAND
BRK	BRICK	OPNG	OPENING
BOS	BACK OF STEEL	O/SF	OUTSIDE FACE TO OUTSIDE FACE
CLG	CEILING	PF	PRE-FABRICATED
CMU	CONCRETE MASONRY UNIT	PLWD	PLYWOOD
COL	COLUMN	PLBG	PLUMBING
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	PTD	PAINTED
CPT	CARPET	PTN	PARTITION
CLR	CLEARANCE	RE	REFER TO
COOR	COORDINATE	RES	RESILIENT
C	CENTER LINE	REQD	REQUIRED
CORR	CORRIDOR	REQS	REQUIREMENTS
DS	DOWNSPOUT	R	RADIUS
DTL	DETAIL	RIA	RETURN AIR
DEEP	DEEP	RAG	RETURN AIR GRILLE
DIA	DIAMETER	RO	ROUGH OPENING
DRWG	DRAWING	SC	SOLID CORE
DIM	DIMENSION	SQ	SQUARE
EA	EACH	STRUC	STRUCTURAL/STRUCTURE
EDF	ELECTRIC DRINKING FOUNTAIN	SHT	SHEET
EQ	EQUAL	SAN	SANITARY
EWC	ELECTRIC WATER COOLER	SHT MTL	SHEET METAL
EWV	ELECTRIC WATER HEATER	SIM	SIMILAR
EXG	EXISTING	SS	STAINLESS STEEL
EJ	EXPANSION JOINT	STL	STEEL
ELEC	ELECTRICAL	SPEC	SPECIFIED/SPECIFICATIONS
EXPD	EXPOSED	STD	STANDARD
FD	FLOOR DRAIN	SUSP	SUSPENDED
FEC	FIRE EXTINGUISHER CABINET	TOB	TOP OF BRICK
FIN FLR	FINISHED FLOOR	TEL	TELEPHONE
FF	FINISHED FLOOR	THK	THICK
FIXT	FIXTURE	THK	TYPICAL FOR SIMILAR CONDITIONS
FOB	FACE OF BRICK	TCP	TEXTURED CONCRETE PAVING
FV	FIELD VERIFY	TOP	TOP OF PAVING
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VOL	VOLUME
GWB	GYPSUM WALLBOARD	VCT	VINYL COMPOSITION TILE
HFS	HALF FULL SCALE	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VERT	VERTICAL
HC	HOLLOW CORE	VWC	VINYL WALLCOVERING
HDWR	HARDWARE	WC	WATER CLOSET
HPC	HANDICAP	WVF	WELDED WIRE FABRIC
HT	HEIGHT	W/	WITH
HORIZ	HORIZONTAL	WP	WORKING POINT
INSUL	INSULATION	WD	WOOD
INT ELEV	INTERIOR ELEVATION		
JT	JOINT		
LAV	LAVATORY		
MO	MASONRY OPENING		
MCCU	MEMBERS CHOICE CREDIT UNION		
MECH	MECHANICAL		
MFD	MANUFACTURED		

MASTER LEGEND

- (10) DOOR / OPENING
- (8) INTERIOR PARTITION TYPE
REF: PARTITION SCHEDULE
- (202) ROOM NUMBER
- (8) KEY NOTE
- (10-0) ELEVATION MARK
- (A2.4) DETAILED FLOOR PLANS & PLAN DETAILS
- (A2.4) WALL SECTIONS
- (A2.4) BLDG SECTION
- (A3.2) ELEVATIONS

PAI

PURSER ARCHITECTURAL

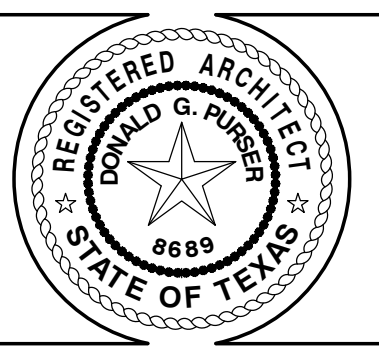
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CHURCHILL HOMES

4123 Milton Street
West University
Place, TX.

DATE OF ISSUE

First Draft	05/06/2021
Revised	06/23/2021



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PROJECT NUMBER

R.21.046.CHURCH

DATE: 06/24/2021

SHEET NUMBER:

A01

LOT COVERAGE CALCULATIONS

SQUARE FOOTAGE OF LOT:
 50' x 100' = 5000 TOTAL SQ. FT.

FRAMED AREA:
 1481 SQ. FT. (FIRST FLOOR)
 2093 SQ. FT. (SECOND FLOOR)
 166 SQ. FT. (FRONT PORCH)
 413 SQ. FT. (GARAGE)
 4058 SQ. FT. TOTAL
 +66 SQ. FT. PORCH ALLOWANCE
 3993 SQ. FT. TOTAL

PERCENTAGE (%) OF LOT COVERAGE/FRAMED AREA:
 (3993 SQ. FT.) / (5000 SQ. FT. OF LOT) = .7986 SQ. FT. X 100 = 79.86%

SQUARE FOOTAGE OF FRONT YARD:
 1000 TOTAL SQ. FT.

SQUARE FOOTAGE OF PERVIOUS MATERIAL IN FRONT YARD:
 680 TOTAL SQ. FT.

PERCENTAGE (%) OF PERVIOUS MATERIAL IN FRONT YARD:
 (680) / (1000) = .68 X 100 = 68% (Min. 50%)

SQ. FOOTAGE OF PERVIOUS MATERIAL ON LOT:
 2301 SQ. FT.

PERCENTAGE (%) OF TOTAL LOT PERVIOUS MATERIAL:
 46%

PERCENTAGE OF OPEN SPACE (Front Yard):
 1000 SQ. FT. = 100% (MIN 60%)

SQUARE FOOTAGE OF REAR YARD:
 1000 SQ. FT.

PERCENTAGE OF OPEN SPACE (Rear Yard):
 0 SQ. FT. = 100% (MIN 60%)

AREA OF OPEN SPACE (TOTAL):
 3034 SQ. FT.

PERCENTAGE OF OPEN SPACE:
 60.6%

WIDTH OF HOUSE:
 39'-8"

SIDE YARD TOTAL:
 600 SQ. FT.

SIZE OF BACKYARD:
 1000 TOTAL SQ. FT.

BUILDING HEIGHT:
 34'-1" ABOVE STANDARD BASE LEVEL

DESIGN AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES AND ORDINANCES

- I. CODE AND ORDINANCES**
- 2018 International Building Code, 2018 edition w/local amendments
 - 2018 International Plumbing Code, 2018 edition w/local amendments
 - 2018 International Mechanical Code, 2018 edition w/local amendments
 - 2018 International Fuel Gas Code, 2018 edition w/local amendments
 - National Electric Code, 2017 edition w/local amendments
 - Zoning Regulations, Appendix A, Code of Ordinances
 - Technical Codes, Appendix C
 - Chapter 18, Buildings and Development
 - Chapter 26, Electrical and Alarm Systems
 - Chapter 62, Plumbing, Gas and Solar Energy
 - Chapter 10, Street Areas and Public Places
 - Chapter 82, Urban Forest Preservation and Enhancement
 - International Energy Conservation Code, 2018 edition
 - International Residential Code, 2018 edition w/ local amendments

IMPORTANT NOTE: All setbacks are measured from the wall surface not the foundation. See "Formal Decision of the Administrative Official" dated June 9, 2023.

- II. International Residential Code Sections**
- Stairs - Section 311.1
 - Fireplaces - Chapter 10
 - Skylights - Section 308.6
 - Glazing/Hazardous locations - Section 308.4

III. Miscellaneous Information

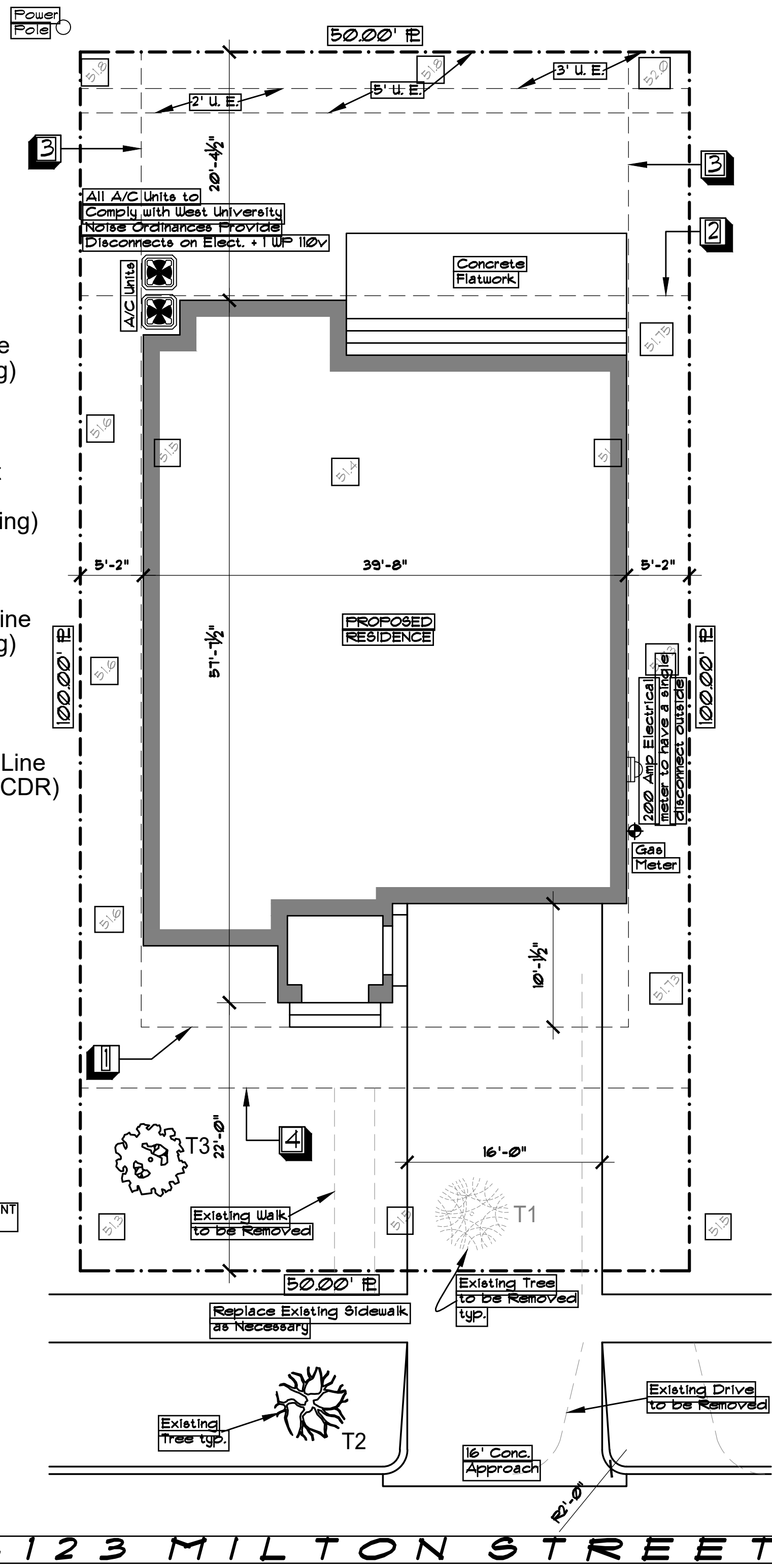
- Walls with drain-waste & vent shall be 2x6 lumber, boring & notching standards to be followed.
 - No utility grade lumber for studs, joists, rafters.
 - R312 Window sills
- In dwelling units, where the opening of an operable window is located more than 12" (305 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" (610 mm) above the finished floor of the room in which the window is located.
- Type "M" Copper not allowed.
 - PEX piping is allowed Special Local Amendment PEX-a with PEX-a ring and F-1560 fittings only.
 - Water lines looped under slab shall be sleeved with one continuous sleeve 2/25 thick terminating 6-inches above slab.
 - Schedule 40 PVC, ASTM 1185 may be used for water distribution outside, underground only.
 - Building drains, Building sewers, Sewer lines, Schedule 40 PVC, ASTM 2665.
 - Fences require a separate permit.
 - Pools require a separate permit.
 - Sidewalk, driveway and approaches require a separate permit.
 - Provide at least 1 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.
 - Copper wiring only. No. 12 with ground is the smallest wiring allowed.
 - A single exterior main disconnect is required as close as possible to

20' Building Line (City SF-3 Zoning)

20' Rear Height Setback Line (Per City SF-3 Zoning)

5' Side Setback Line (City SF-3 Zoning)

15' Front Setback Line (Vol. 800, Pg. 74 HCDR)



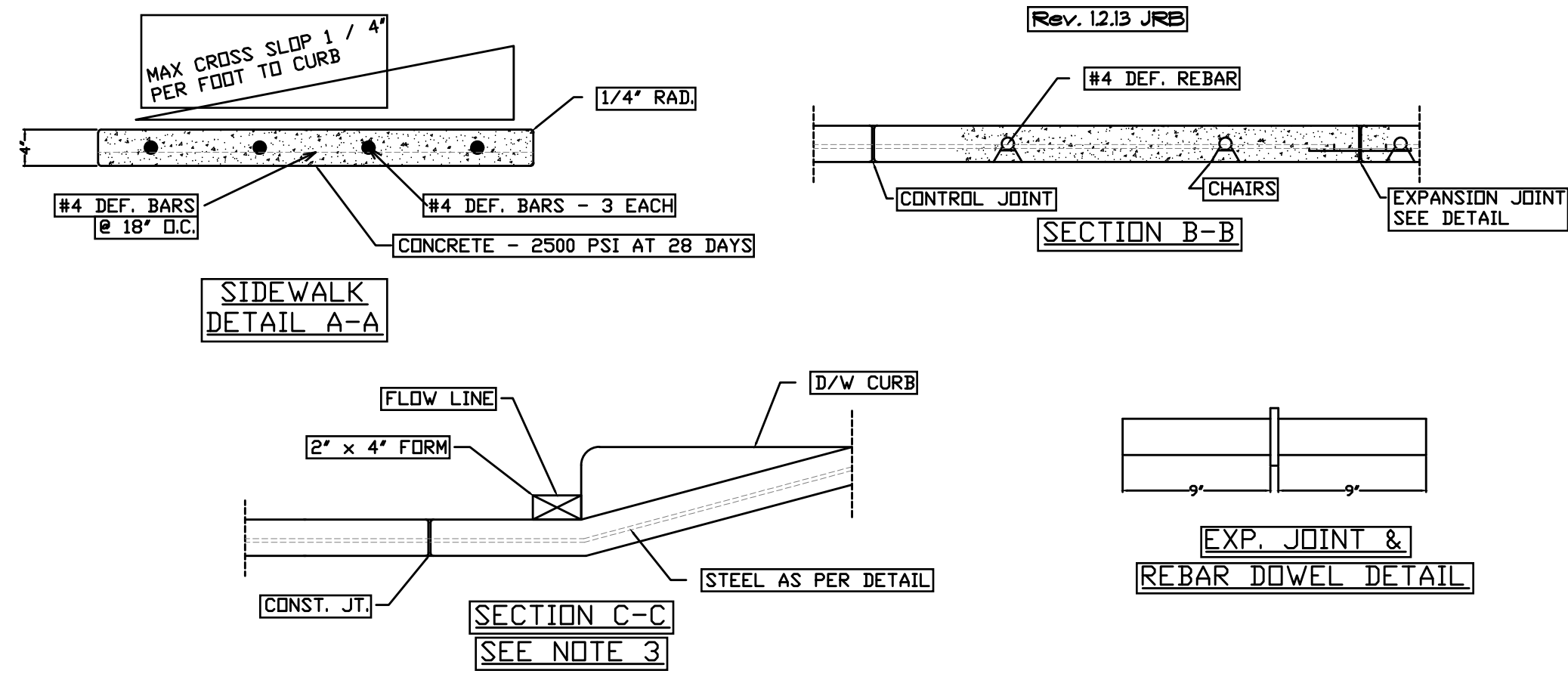
NOTES

SITE GRADING (AT FOUNDATION)
 The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions of lot lines prohibit 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. (2018 IRC section 1803.3, 2018 IRC section 401.3.)

NOTES:

- IRC 2018
- Gutters & downspouts required - must be tied into drainage system.
- Fence rot board must extend a min. of 2" into virgin soil.
- Crawlspace drainage required.
- Truss schedule on site at frame inspection.
- All steps to exterior, including garage steps, must be hollow to allow water in & out.
- All 2nd floor operable windows must be a min. of 24" off of finished floor.
- Underground Drainage req'd on house.

- NOTE:**
- ONE HALF INCH REDWOOD JOINT AT INTERVALS OF 20' (MAX) THROUGHOUT ENTIRE LENGTH OF SIDEWALK & WHERE NEW WALK MEETS OLD WALK. 1" EXPANSION JOINT WHERE SIDEWALK MEETS CURB AROUND FIRE HYDRANTS & UTILITY PIPES.
 - PROPOSED DRIVEWAY FINISH SURFACE MATERIAL SHALL MATCH EXISTING DRIVEWAY MATERIAL.
 - DRIVEWAY SHALL BE TIED TO PAVING BY #5 DEF. BARS, 4' - 0" LONG 24" O.C.
 - DRIVEWAY APPROACH CANNOT ENCRDACH INTO NEIGHBOR'S PROPERTY.



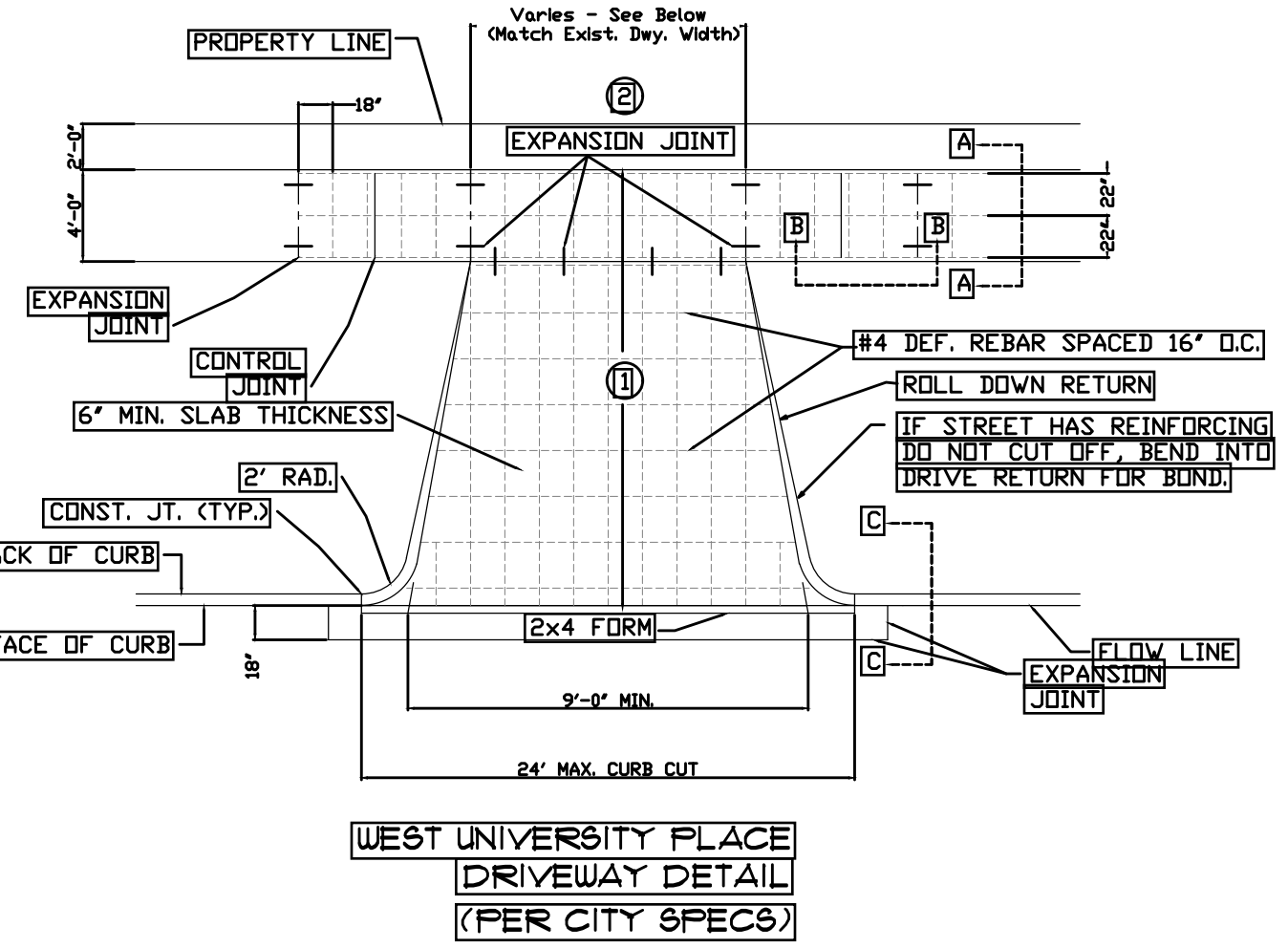
Expansion Joints (E.J.) Driveways = 12 ft D.C.E.W. Redwood Sidewalks = 20 ft. Redwood with contraction joints @ 10 ft. D.C.E.W. Driveways - Street #3 Rebar 24" long @ 24" O.C. All others same size #3 or #4 with a sleeve on one end to allow for movement. Sleeve same side of E.J.

	DRIVEWAY APPROACH	RADI (R)	THICKNESS	REINFORCEMENT	CONCRETE STRENGTH
1	Minimum 9' 3"	2' 0"	6-inches (includes sidewalk)	#4 Rebar 24" D.C.E.W. #3 Rebar 12" D.C.E.W.	2500 PSI @ 28 days

Driveway approach allowable width for Single Family Dwelling
 Driveway in front yard servicing rear or side facing, single bay garage = 12' + 4'R (radi) = 16' curb cut max.
 Driveway in side street area of a corner site servicing a side-facing garage with three or more bays: 30' + 4'R = 34' curb cut max.
 Any other driveway: 20' + 4'R = 24' curb cut max.

Other driveway approach allowable widths:
 For other residential uses: 24' (or 35' if connecting to a major thoroughfare) + 4'R = 28' curb cut max. (35' + 4'R = 39' curb cut max.)
 For all other uses: 30' (or 35' if connecting to a major thoroughfare) + 4'R = 34' curb cut max. (35' + 4'R = 39' curb cut max.)

	DRIVEWAY WIDTH	SPECIAL RIBBON DRIVES ALLOWED	THICKNESS	REINFORCEMENT	CONCRETE STRENGTH
2	See above for maximum	18-inch width per ribbon with #4 rebar 15" D.C.E.W.	4-inches	#4 Rebar 24" D.C.E.W. #3 Rebar 12" D.C.E.W.	2500 PSI @ 28 days

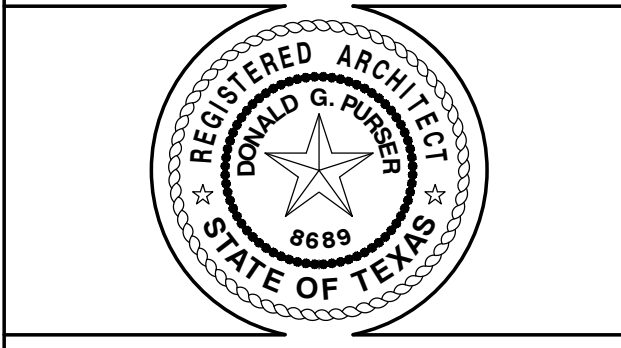


SITE PLAN

CHURCHILL HOMES
 4123 Milton Street
 West University Place, TX.

DATE OF ISSUE

First Draft	05/06/2021
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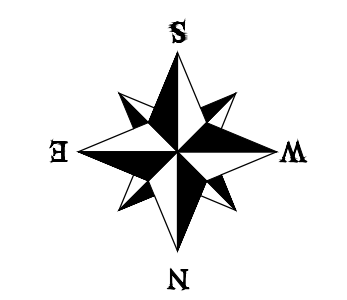


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SITE DESCRIPTION

4123 Milton Street
 Lot 19, Block 23, Section 'C', Colonial Terrace

DIRECTION



SCALE

1/8" = 1'-0"

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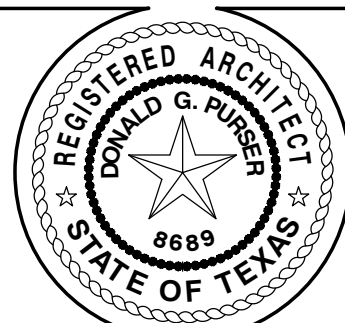
A02

CHURCHILL HOMES

4123 Milton Street
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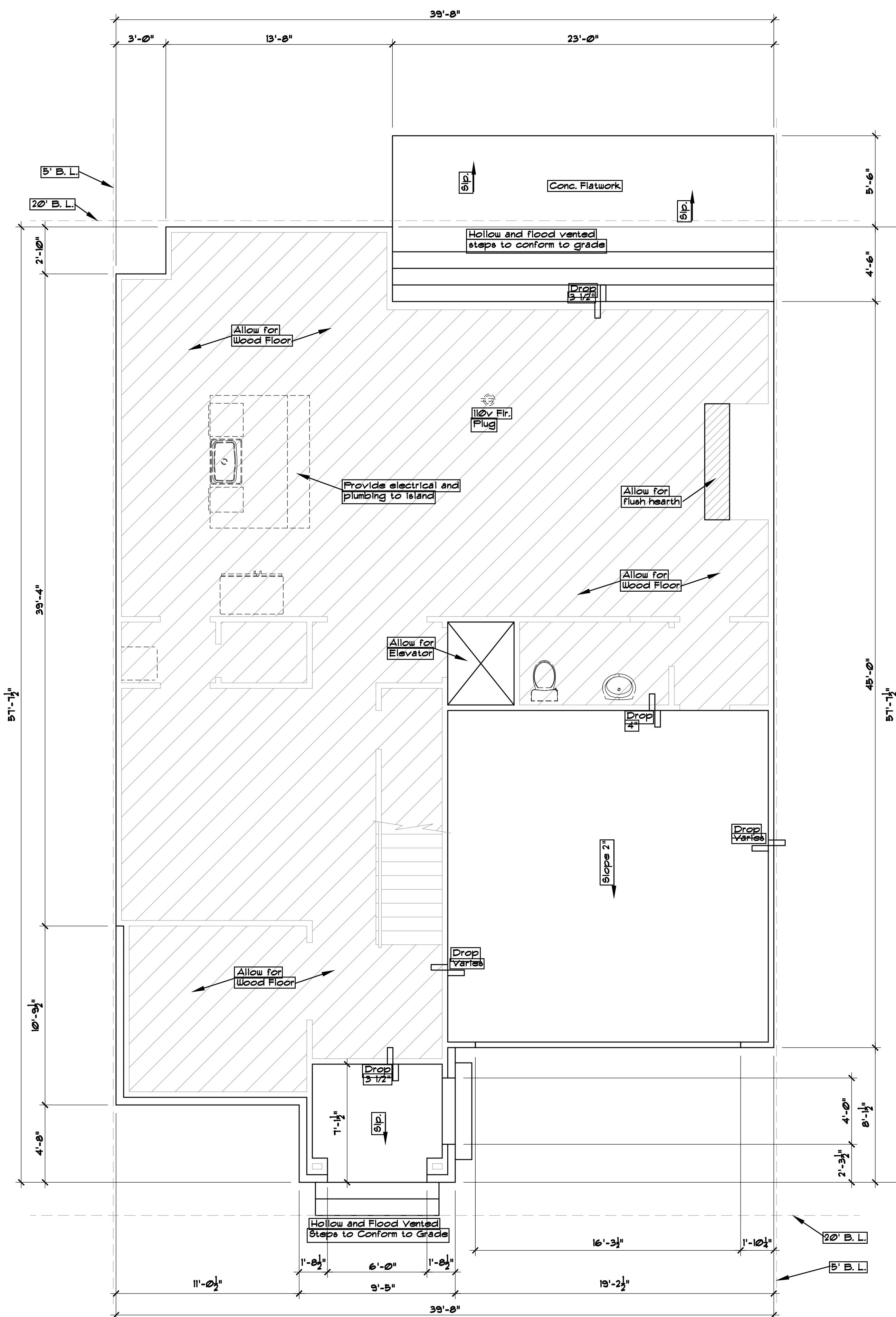
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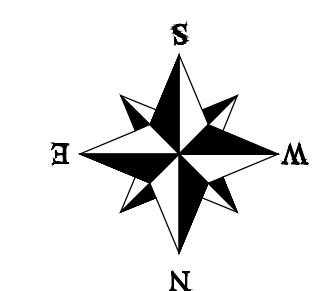
A03



FOUNDATION PLAN

This plan is for information only. See engineered foundation plan for construction.

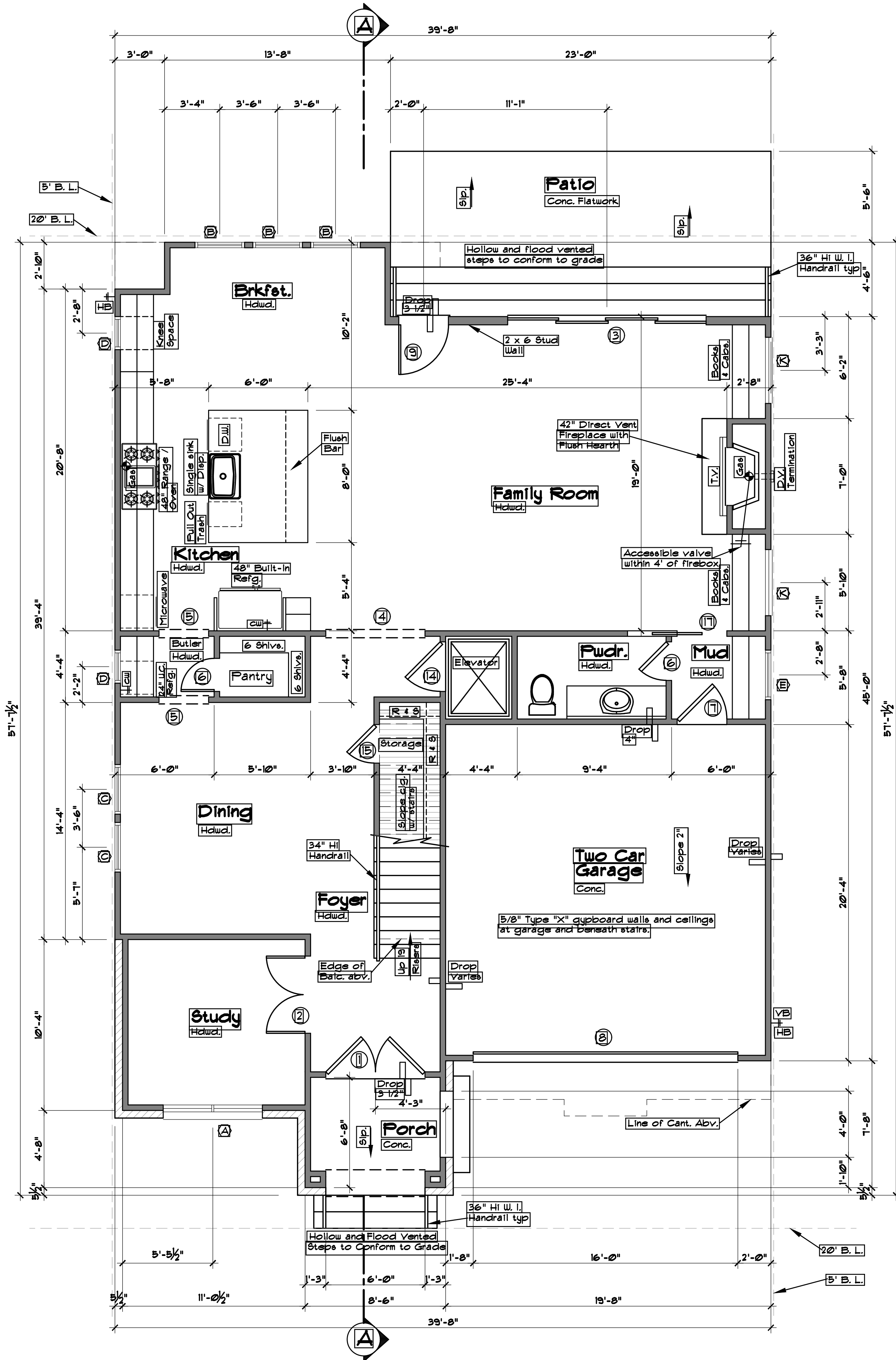
DIRECTION



SCALE

1/4" = 1'-0"

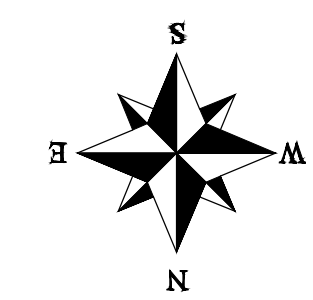
FIRST FLOOR PLAN



UNLESS OTHERWISE NOTED

10' Ceiling Height at First Floor unless otherwise noted.
 10' Ceiling Height at Second Floor unless otherwise noted.
 All angles 45°.
 All walls and ceilings within the structure shall be at garage and beneath stairs.
 All walls where plumbing, drain, waste and vent lines are located shall be 2" x 6" sized lumber minimum.
 Locate water heater(s) in attic w/ drain pan and relief line to outside, above load bearing wall, comply with 2018 IRC.
 When gas is used in utility room, provide combustion and drying air (powered door).
 Unless otherwise permitted or required by the dryer manufacturer installation instructions 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 degree elbow in excess of two.
 Tile floors at baths.
 Tile walls at tubs.
 Tile walls at showers.
 All open showers and tubs to be finished with a non absorbent surface to a height not less than 12" above drain mat over tile/cement product.
 All glass at bathing areas shall be tempered safety glass and must comply with 2018 IRC.
 Provide ventilation at all baths and utility room through natural or mechanical means and comply with 2018 IRC.
 Synthetic marble drain and splash at vanities.
 6'-0" Head height at all doors and C.O.s at first floor.
 7'-0" Head height at all doors and C.O.s at second floor.
 Door between garage and any habitable spaces must be 20 minute fire rated with glazing.
 All residential structures (R-1, 2, 3, and 4) shall use 5/8" type X sheetrock throughout entire structure.
 Safety glass specifications and locations.
 Passageway shall be draft-stopped.
 Tub/shower enclose wall.
 Stairways shall comply with 2018 IRC.
 All guardrails shall be 42" high. All handrails to be 34" to 38" above nose of tread and comply with 2018 IRC.
 R-10 Guard Opening Limitations. Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches (102 mm) in diameter.
 Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in the latter effect.
 Exceptions: The triangular opening formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere of 6" (152 mm) cannot pass through.
 The attic access stairway shall comply with Section M1305.1.3. The requirements have been revised as such.
 Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30-inches high and 22-inches wide and not more than 20-feet in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 9 not less than 24" wide. A level service space at least 30-inches deep and 30-inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20-inches by 30-inches where such dimensions are large enough to allow removal of the largest appliance.
 Attic access, as required by code, shall be provided using a 25 1/2" x 54" (min) folding ladder stair rated at 350-pound capacity with a min. of 20 min. fire rating.
 Attic Disappearing stairs may be installed in the garage ceiling provided the exposed panel is not less than 3/8" thick fire resistant treated plywood or covered with a minimum of 1/2" gauge sheet-metal. In addition to these two methods identified in the code for garage separations, the following methods are also acceptable for protecting the attic disappearing stairs and other attic access openings: untreated plywood protected with 5/8" thick gypsum board or untreated plywood protected with intumescent paint. In all cases, the opening protection material shall be applied to the garage side of the plywood.
 2018 Elevation of Ignition Source. Equipment and appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" (457mm) above the flood in hazardous locations and private garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.
 1305.1 All return air filters in new residential construction and wherever possible in existing buildings shall be installed within 24" of the finished floor or there must be installed a media-type or electrostatic-type air filter at the equipment.

DIRECTION



SCALE

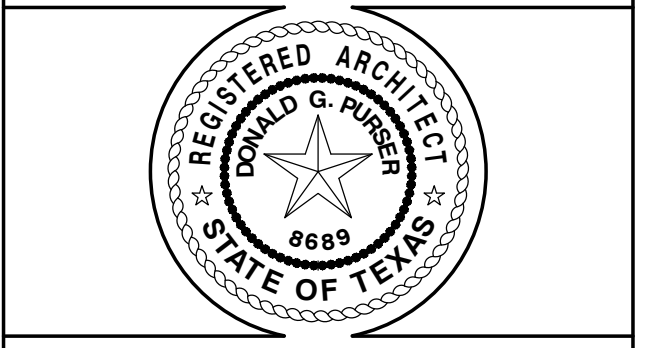
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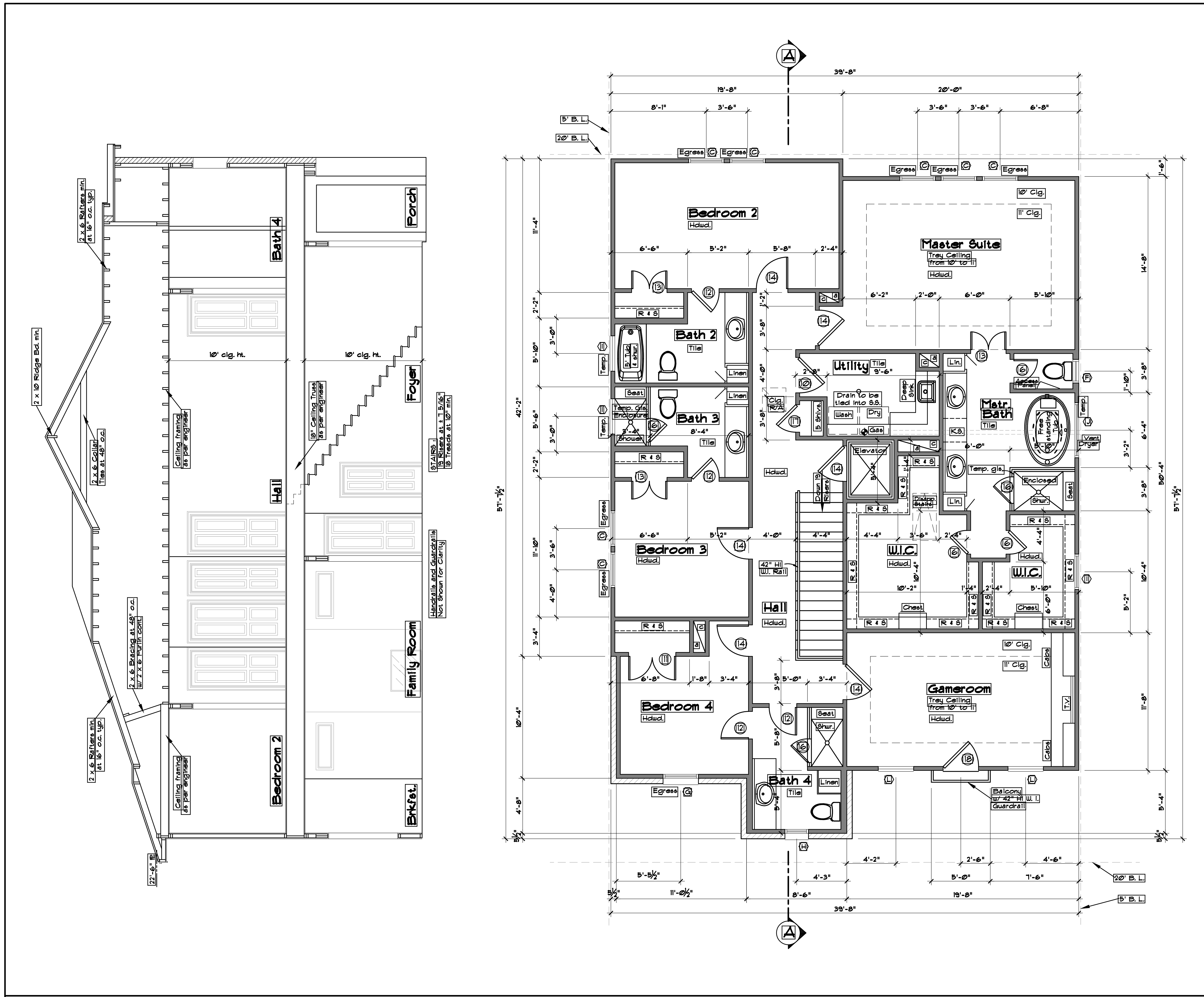


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A04
 OF: 15



WINDOW SCHEDULE

All windows to be wood frame, Aluminum Clad, double pane, low E glass.
 8'-0" hd. ht. at first floor, unless otherwise noted;
 6'-0" at second floor, unless otherwise noted;
 See exterior elevations for window styles.
 All windows or fixed glass at staircases, bathrooms, any glass within 24" of a door, any glass within 18" of floor and all built glaze glass to be tempered glass.
 R312 Window Sills. In dwelling units, where the opening of an operable window is located more than 12 inches (305 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4" diameter (102 mm) sphere cannot pass.

Mark	Size	Description
(A)	(2) 3' x 7'	Fixed Glass Mullied as One Unit
(B)	3' x 7'	Single Hung
(C)	3' x 6'	Single Hung
(D)	2' x 1'	Fix. Glass 4'-3" Hd. Ht.
(E)	3' x 1'	Fixed Glass at 9' hd. ht.
(F)	2' x 4'	Single Hung
(G)	3' x 6'	Casement
(H)	2' x 3'	Casement
(I)	3' x 1'-6"	Temp. Fixed Glass
(J)	4'-8" x 4'	Temp. Privacy Fixed Gl.
(K)	4' x 1'-6"	Fixed Glass at 9' hd. ht.
(L)	3' x 6'	Fixed Glass

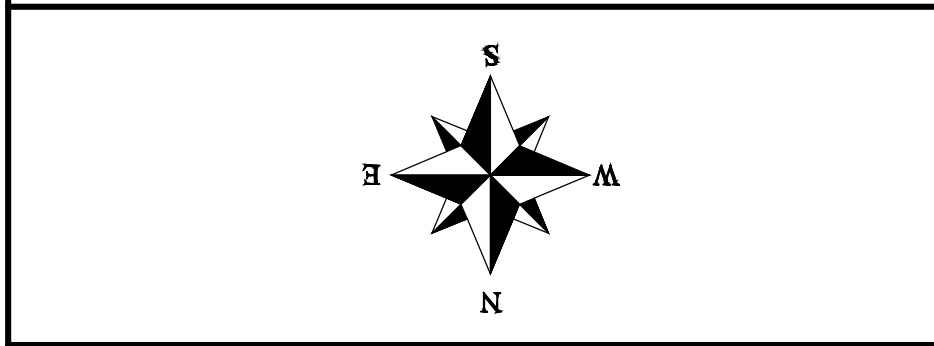
SECTION R312 GUARDS AND WINDOW FALL PROTECTION
 R312.2 Window Fall Protection
 Window fall protection shall be provided in accordance with Sections R312.2 and R312.2.2.
 R312.2 Window Sills.
 R312.2.2 Window Sills.
 In dwelling units, where the opening of an operable window is located more than 12 inches (305 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter (102 mm) sphere (where such openings are located within 24" (610 mm) of the finished floor. Exceptions:
 1. Windows whose openings will not allow a 4" diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
 2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
 3. Windows that are provided with window opening control devices that comply with Section R312.2.2.
 R312.2.2 Window opening control devices.
 Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R312.1.1.

DOOR SCHEDULE

Any Glass in doors is to be Tempered.

Mark	Size	Description
(1)	(2) 3' x 8'	Metal Thin Frame French Doors
(2)	(2) 2'-4" x 8'	French doors
(3)	2' x 8'	4 Panel Sliding Glass Door Unit
(4)	6' x 8'	Casement Opening
(5)	3' x 8'	Casement Opening
(6)	2' x 8'	Hollow core slab door
(7)	3' x 8'	Solid core slab door w/ closer 4 20 min. fire rating
(8)	16' x 8'	Overhead section door
(9)	3' x 8'	French door Temp.
(10)	3' x 8'	Hollow Core Slab Door Undercut door 2" or Louvered, if glass in Utility
(11)	(2) 2' x 8'	Hollow core slab doors
(12)	2'-4" x 8'	Hollow core slab door
(13)	(2) 1'-6" x 8'	Hollow core slab doors
(14)	3' x 8'	Hollow core slab door
(15)	2'-4" x 6'-8"	Hollow core slab door
(16)	2' x 7'	Temp. Glass Door
(17)	3' x 8'	Hollow core slab pocket door
(18)	3' x 8'	Metal Thin Frame French Door

DIRECTION



SCALE

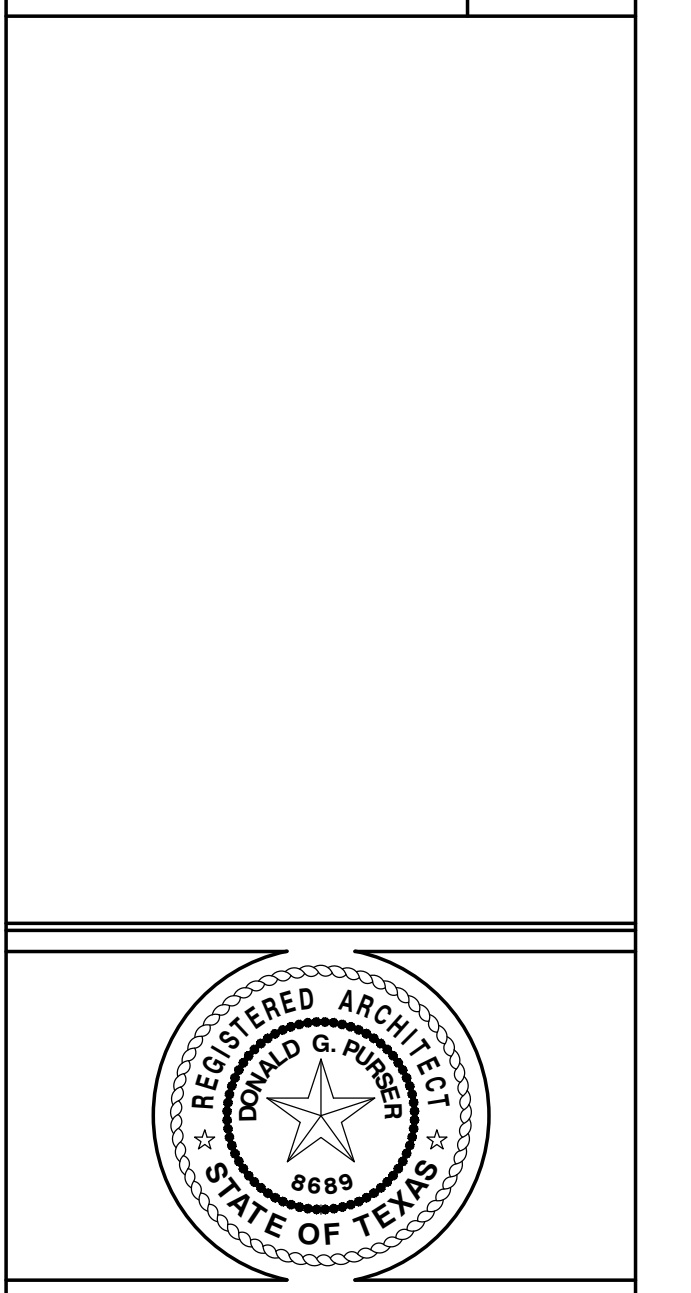
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DATE OF ISSUE

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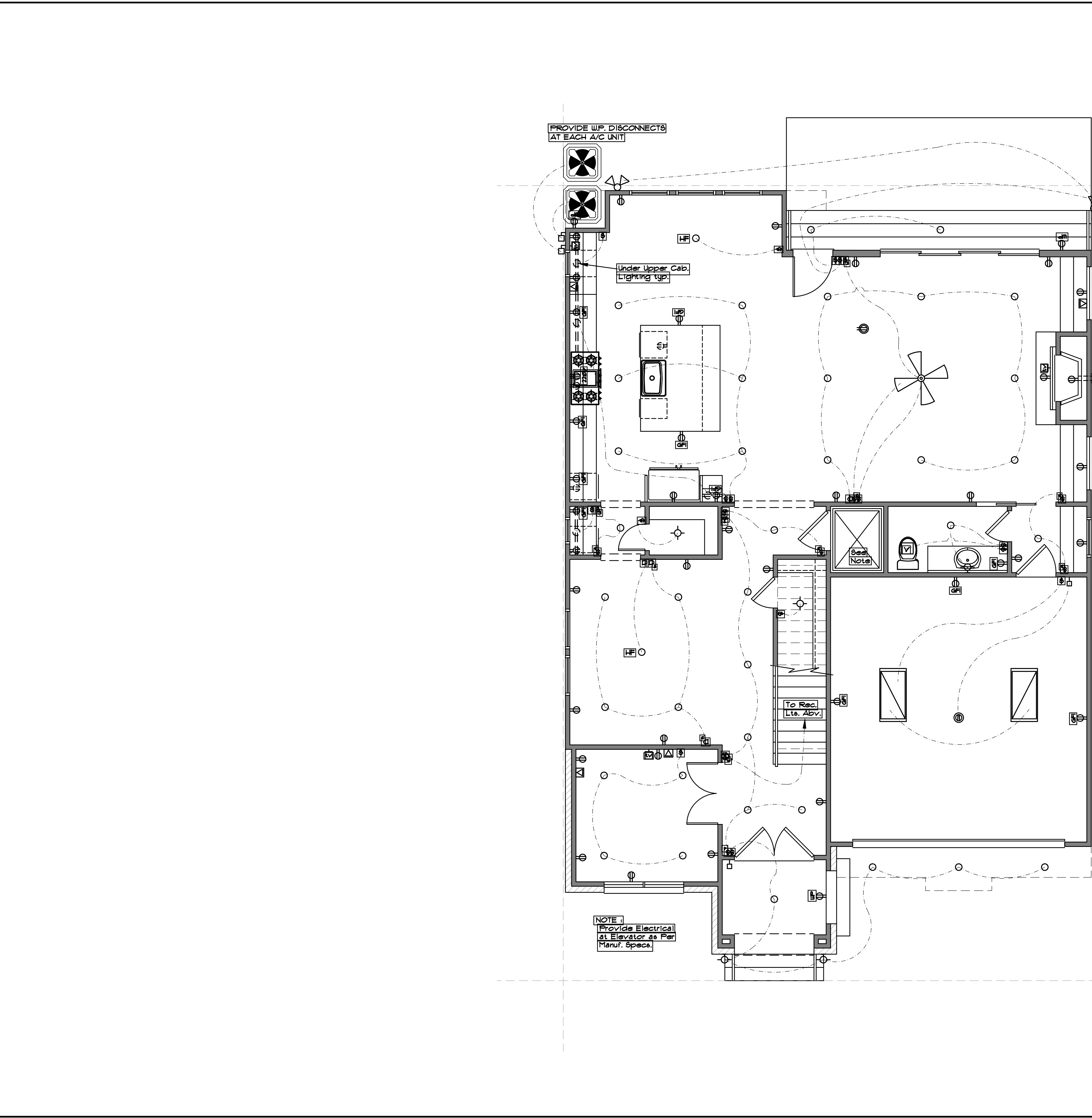
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PROJECT NUMBER
 R.21.046.CHURCH

DATE: 06/24/2021
SHEET NUMBER:

A05
 OF: 15

SECOND FLOOR PLAN / SECTION A - A



ELECTRICAL LEGEND

△	SCONCE LIGHT
○	40W MINICAN RECESSED LIGHT
○	RECESSED CAN LIGHT
○(HF)	SMALL HANGING FIXTURE
○(LF)	LARGE HANGING FIXTURE
○	SURFACE MOUNT CEILING LIGHT
○	WALL MOUNT LIGHT
○	EYEBALL SPOT RECESSED LIGHT
∇ ∇ ∇	TRACK LIGHTING
▭	1/4 FLUORESCENT LIGHT, 2 LAMP
▭	1/4 FLUORESCENT LIGHT, 4 LAMP
○	PORCELAIN LIGHT FIXTURE WITH FULL CHORD
○	FLOOD LIGHT
○	UNDER UPPER CABINET FLOOR STRIP LIGHT
□	MOTION SENSOR
□	EXHAUST VENT
□	VENT / LIGHT
□	HEAT LAMP
○	SMOKE DET. AC/DC 100V W/ BATTERY BACKUP & INTERCONNECTED
○	CARBON MONOXIDE DETECTOR PER IRC
⊗	CEILING FAN
⊗	CEILING FAN WITH LIGHT
⊗	SECURITY CAMERA
□	JUNCTION BOX
□	THERMOSTAT
□	CHIMNEY
□	SINGLE POLE SWITCH
□	THREE WAY SWITCH
□	FOUR WAY SWITCH
□	DIMMER SWITCH
□	THREE WAY DIMMER SWITCH
□	TIMER SWITCH
□	PUSH BUTTON
○	AIR SWITCH
□	DISCONNECT
○	110 v FLOOR OUTLET
○	110 v OUTLET
○	110 v QUAD OUTLET
○	220 v OUTLET
○	110 v WATERPROOF G.F.I. OUTLET
○	110 v GROUND FAULT INTERRUPTER OUTLET
○	TELEVISION ANTENNA
○	TELEPHONE OUTLET
○	FLOOR TELEPHONE OUTLET
○	DATA PORT

1103 Smoke Alarms & Carbon Monoxide Alarms. - Location smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attic, but not including crawl spaces and uninhabitable attics in dwelling of dwelling units with split levels and without an intervening floor between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full-story below the upper level.

Exception:

- Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
- Hard wiring of smoke alarms in existing areas shall not be required where the alteration or repair does not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

1104 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section 1103, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

1105 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units with kitchen fire-rated appliances and installed and in dwelling units that have attached garages.

Note:

- ARC Fault protection and CO detector required throughout house.
- CO detector in hallway near stairwell/balcony.
- Smoke detector in hallway near stairwell/balcony.
- All kitchen countertop 4-blend plugs must be GFI.

NOTE:
Provide Electrical at Elevator as Per Manuf. Specs.

NOTES

- All mesh exterior outlets. W.P. GFI in-service w/ Bubble Cover.
- COPI Protected to comply with NEC 210.8(2)(B).
- Smoke Detector per IRC R310.
- Comply with IRC R310.
- 240021 Bathrub + shower areas.
- COPI-connected luminaires (chandeliers, or COPI-suspended luminaires, lighting tracks, pendants, and ceiling-suspended track-style fans shall not have any parts located within a zone measured 2 feet (610 mm) horizontally and 8 feet (2438 mm) vertically from the top of a bathtub or shower stall threshold. The zone in all enclosures and includes the space directly over the tub or shower, but not within the actual outside dimension of the bathtub or shower to a height of 8 feet (2438 mm) vertically from the top of the bathtub or shower threshold shall be marked for clear locations and where subject to shower spray, shall be marked for wet locations.

SCALE

1/4" = 1'-0"



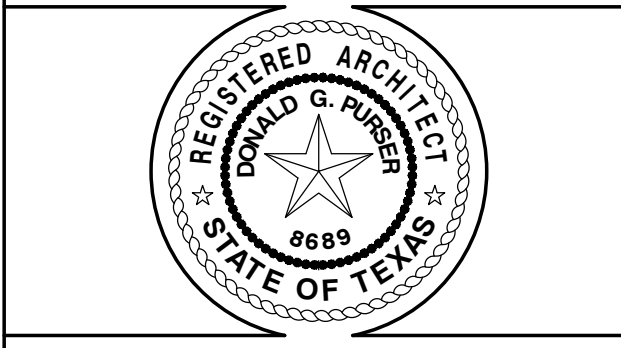
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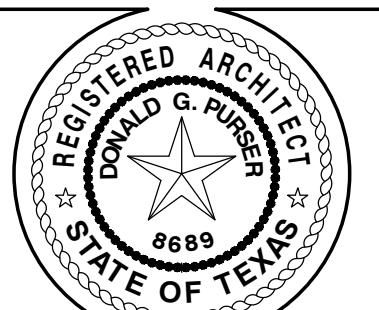
FIRST FLOOR ELECTRICAL PLAN

CHURCHILL HOMES

4123 Milton Street
West University
Place, TX.

DATE OF ISSUE

First Draft	05/06/2021
Revised	06/23/2021



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DATE: 06/24/2021

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A07

OF: 15

ELECTRICAL LEGEND

	8000CE LIGHT
	400 MINICAN RECESSED LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	EYEBALL SPOT RECESSED LIGHT
	TRACK LIGHTING
	1x4 FLUORESCENT LIGHT, 2 LAMP
	1x4 FLUORESCENT LIGHT, 4 LAMP
	PORCELAIN LIGHT FIXTURE WITH FULL CHORD
	FLOOD LIGHT
	UNDER UPPER CABINET FLOOR STRIP LIGHT
	MOTION SENSOR
	EXHAUST VENT
	VENT / LIGHT
	HEAT LAMP
	SMOKE DET. AC/DC 100V W/ BATTERY BACKUP + INTERCONNECTED
	CARBON MONOXIDE DETECTOR PER IRC
	CEILING FAN
	CEILING FAN WITH LIGHT
	SECURITY CAMERA
	JUNCTION BOX
	THERMOSTAT
	CHIMES
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	TIMER SWITCH
	PUSH BUTTON
	AIR SWITCH
	DISCONNECT
	110 v FLOOR OUTLET
	110 v AT CEILING
	110 v OUTLET
	110 v QUAD OUTLET
	220 v OUTLET
	110 v WATERPROOF GFI OUTLET
	110 v GROUND FAULT INTERRUPTER OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET
	FLOOR TELEPHONE OUTLET
	DATA PORT

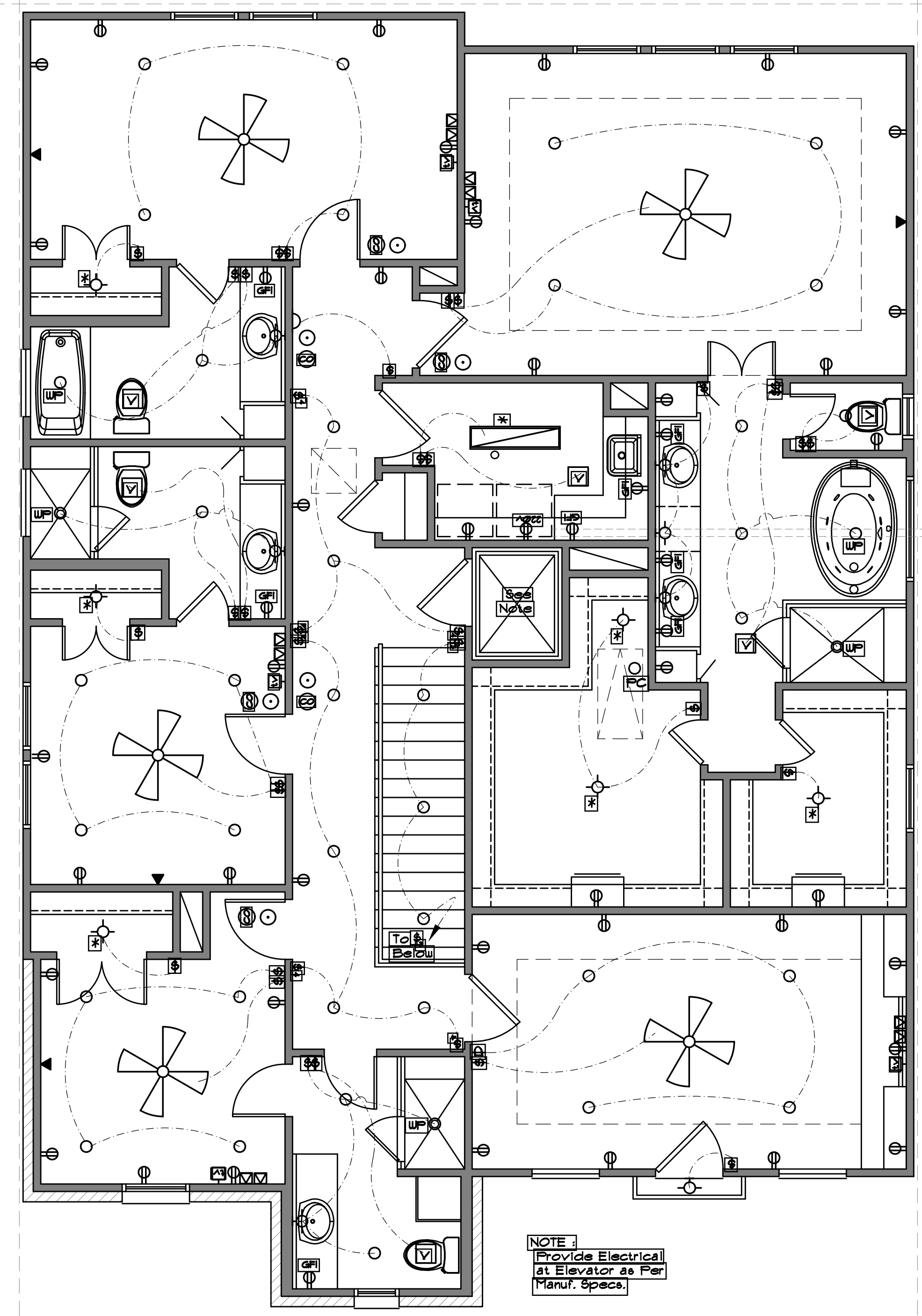
RE313 Smoke Alarms & Carbon Monoxide Alarms. - Location smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attic, but not including crawl spaces and uninhabitable attics. In dwellings of dwelling units with split levels and without an intervening floor between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
(Exception) - Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
 2. Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.
RE315 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section RE313, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
(Exception) Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.
RE316 Carbon Monoxide Alarms. For new construction an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units with attached garages.
Note:
 -Arc fault protection and CO detector required throughout house.
 -GFI plug for all floor use.
 -Smoke detector in hallway near stair at wall/balcony.
 -All kitchen countertop island plugs must be GFI.

NOTES

1. All exterior outlets: UP-GFCI in-service w/ Bubble Cover
 2. GFCI protected to comply with NEC 210.8(7)(D)
 3. Smoke Detector per IRC R314
 4. GFI plug for all floor use
 5. Smoke detector in hallway near stair at wall/balcony
 6. All kitchen countertop island plugs must be GFI
 7. All exterior outlets: UP-GFCI in-service w/ Bubble Cover
 8. GFCI protected to comply with NEC 210.8(7)(D)
 9. Smoke Detector per IRC R314
 10. GFI plug for all floor use
 11. Smoke detector in hallway near stair at wall/balcony
 12. All kitchen countertop island plugs must be GFI

SCALE

1/4" = 1'-0"



NOTE:
Provide Electrical at Elevator as Per Manuf. Specs.

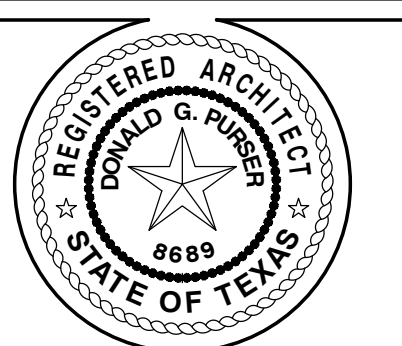
SECOND FLOOR ELECTRICAL PLAN

CHURCHILL HOMES

4123 Milton Street
West University
Place, TX.

DATE OF ISSUE

First Draft	05/06/2021
Revised	06/23/2021



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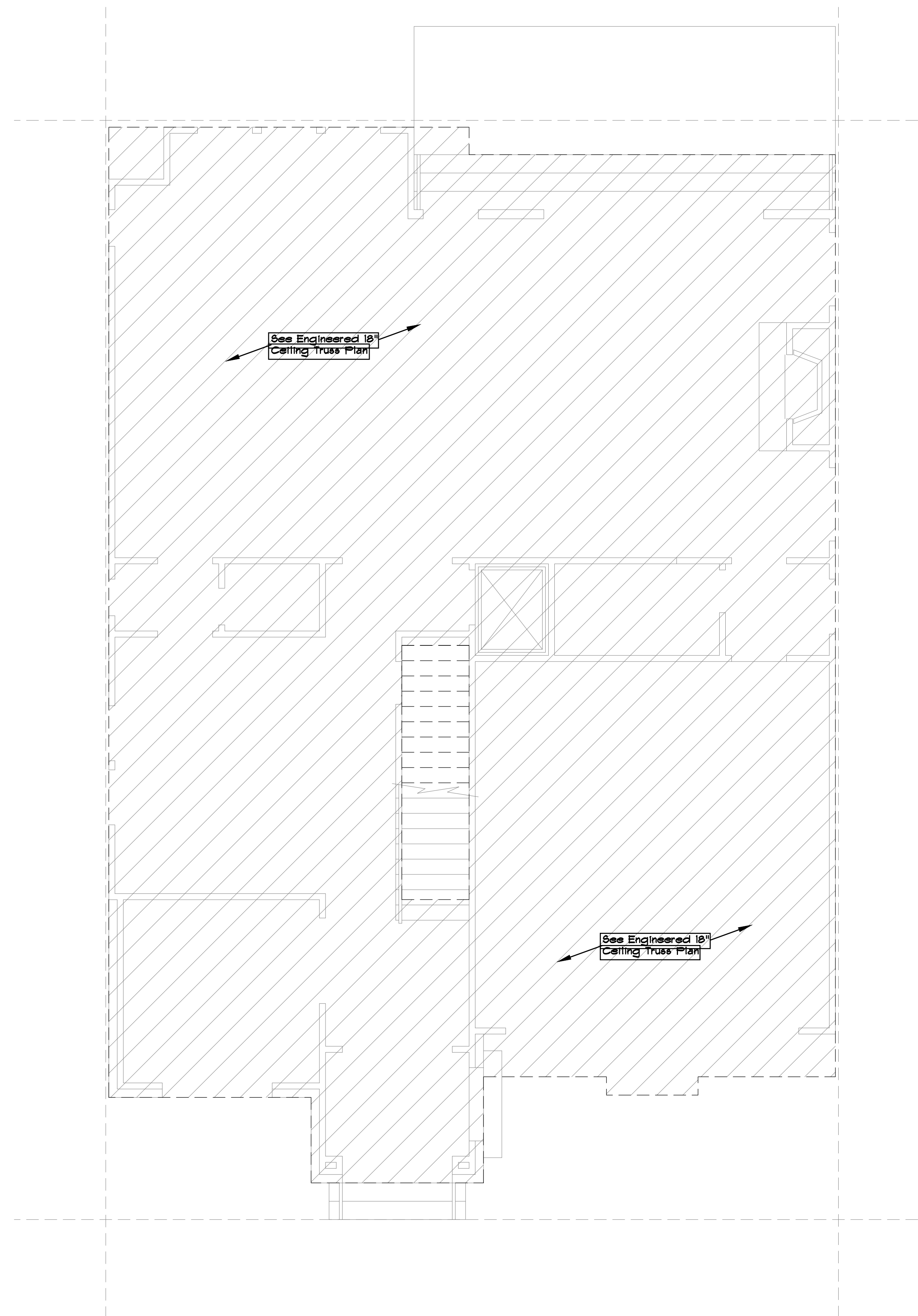
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DATE: 06/24/2021

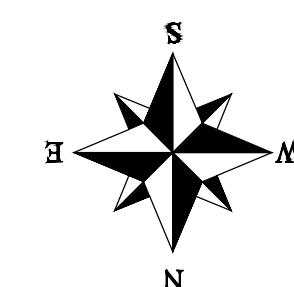
SHEET NUMBER:

A08

OF: 15



DIRECTION



SCALE

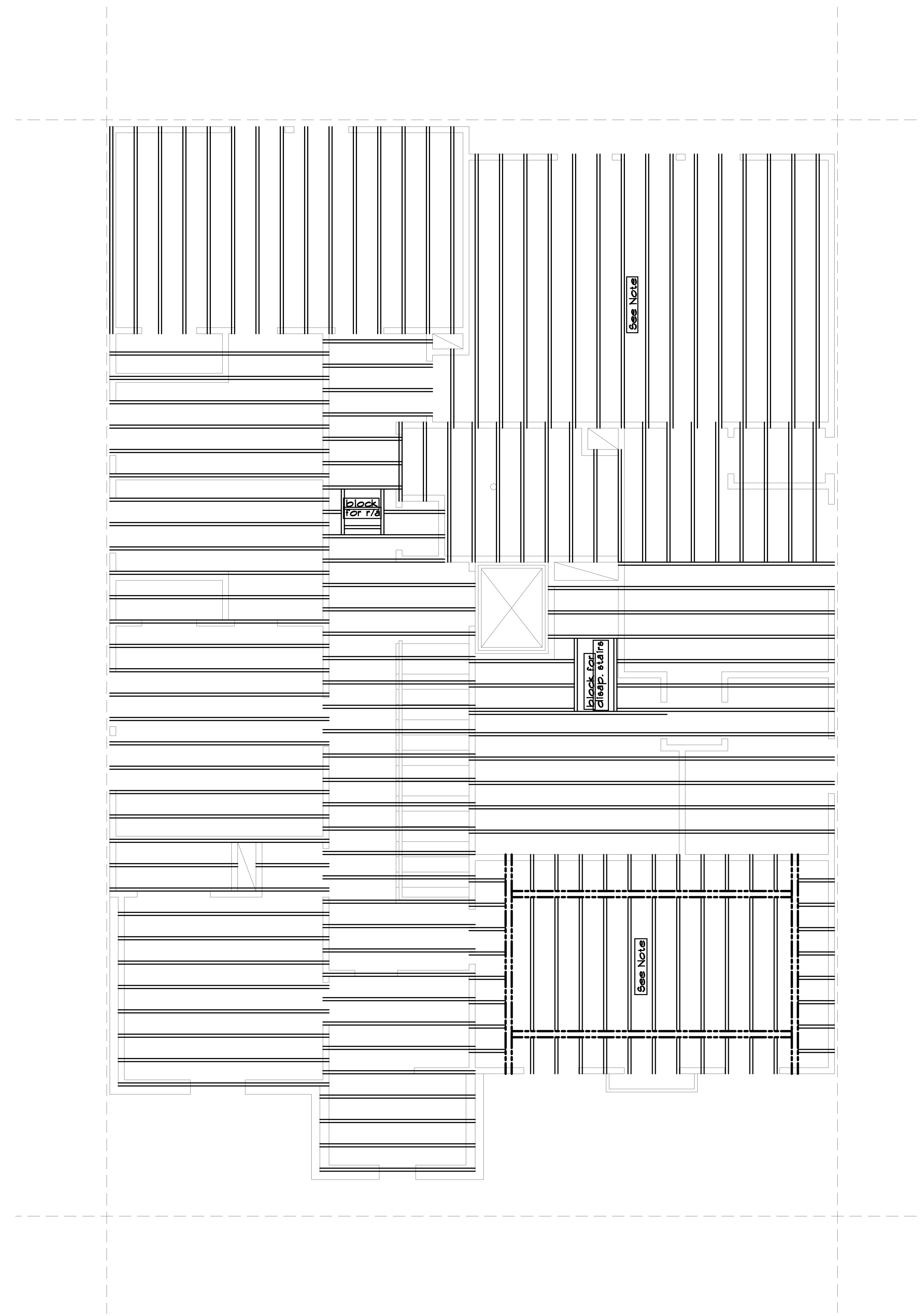
1/4" = 1'-0"

FIRST FLOOR CEILING TRUSS PLAN

This plan is for information only. See engineered framing plan for construction.

FRAMING NOTES

Ceiling Joists at 11" Ceiling Height with
2 x 4 at 16" o. c. at Tray Ceiling Below



PAI

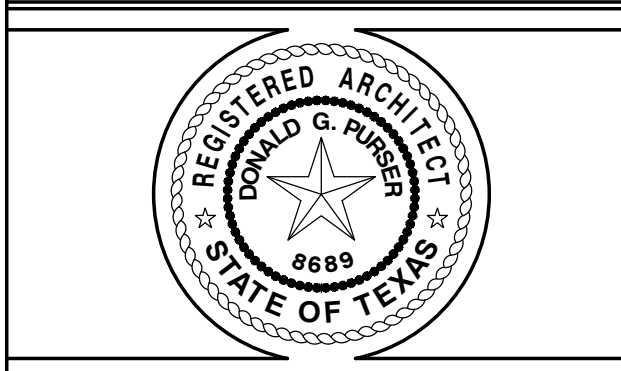
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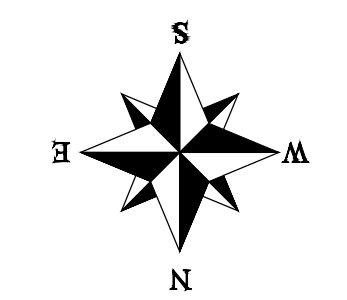
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DIRECTION



SCALE

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DATE: 06/24/2021

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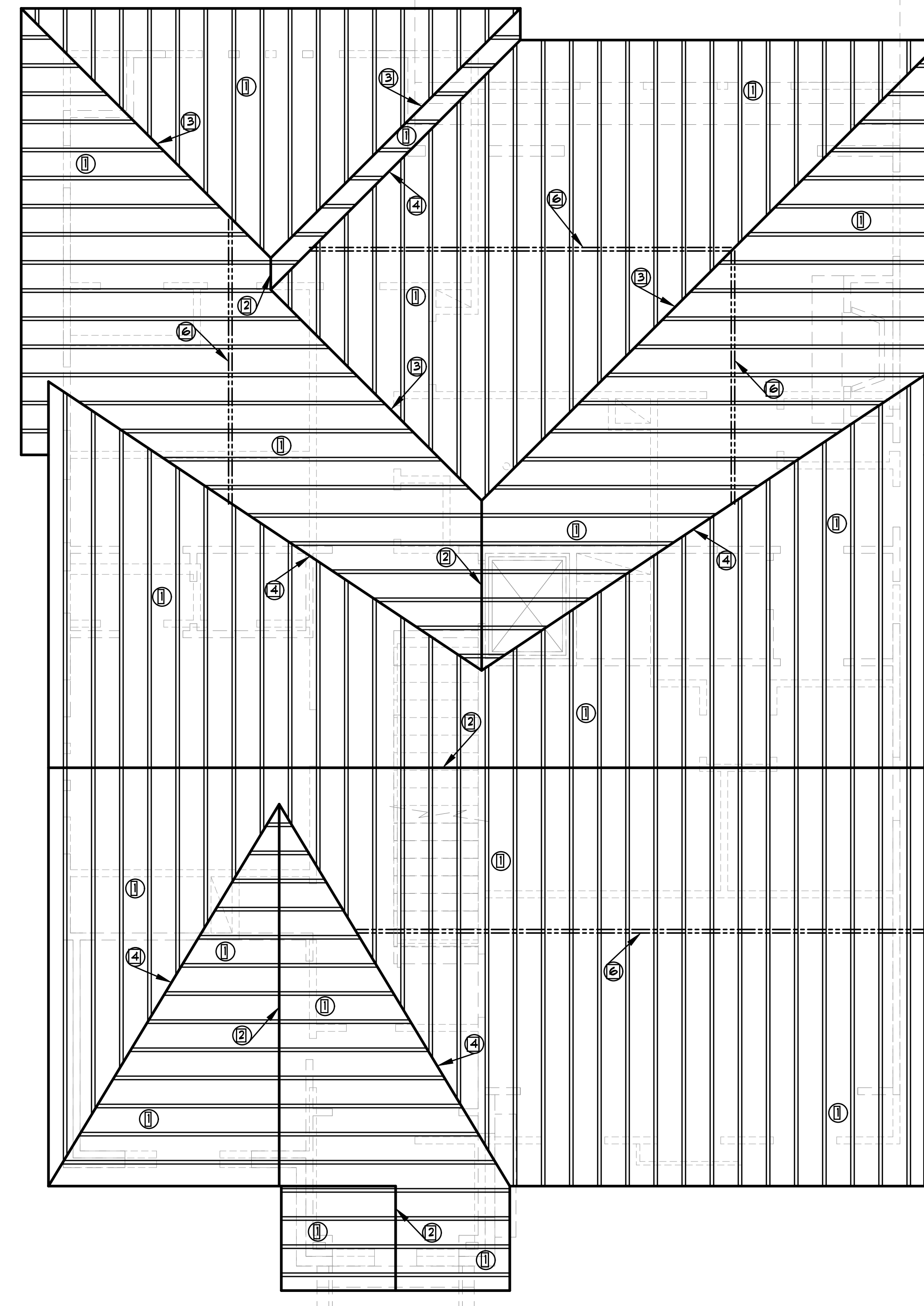
A09

SECOND FLOOR CEILING FRAMING PLAN

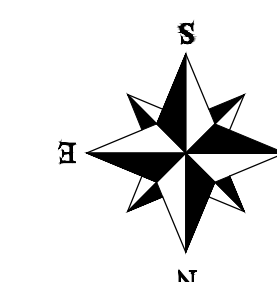
This plan is for information only. See engineered framing plan for construction.

ROOF LEGEND

1. 2x6 RAFTERS AT 16" o.c. (10'-1" MAX) UNBRACED SPAN
2. 2x10 RIDGE BD. (min.) OR ONE SIZE LARGER THAN ADJOINING RAFTERS
3. HIP RAFTER (ONE SIZE LARGER THAN ADJOINING RAFTERS)
4. VALLEY RAFTER (ONE SIZE LARGER THAN ADJOINING RAFTERS)
5. DOUBLE BLOCKING AT CHIMNEY
6. 2x6 BRACING AT 48" o.c. W/ 2x6 FURLIN CONTINUOUS
7. CRICKET AT 4/12 SLOPE min.
8. 2 x 8 RAFTERS AT 16" O.C.



DIRECTION



SCALE

1/4" = 1'-0"

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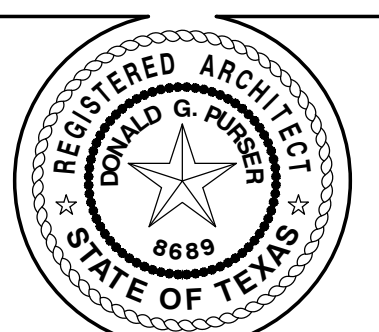
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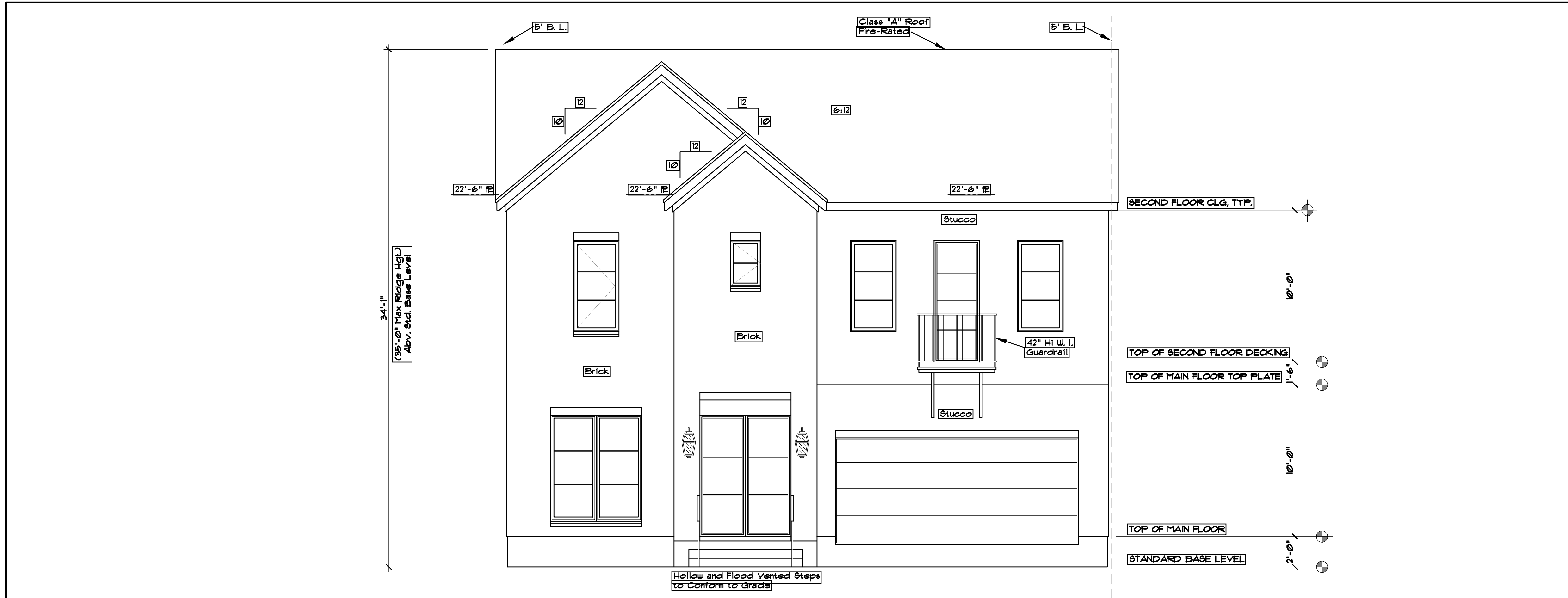
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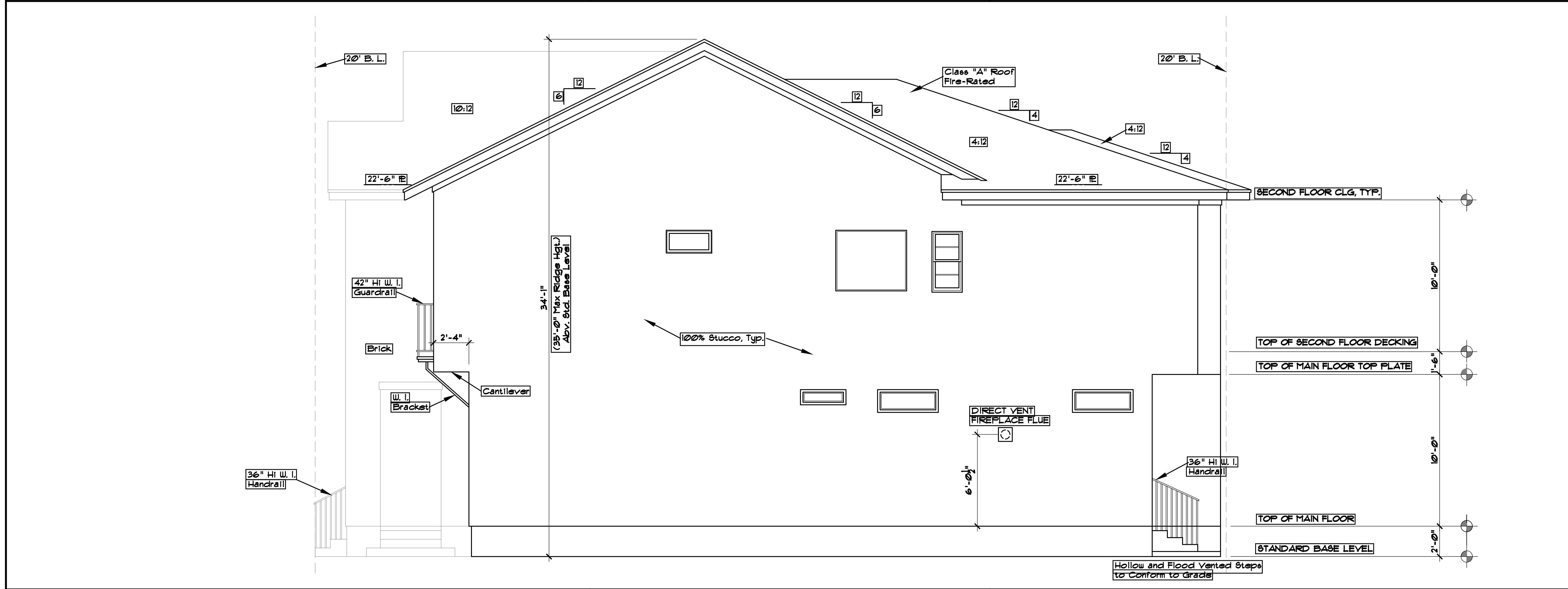
OF: 15

ROOF FRAMING PLAN

This plan is for information only. See engineered framing plan for construction.



FRONT ELEVATION



RIGHT ELEVATION

EXTERIOR ELEVATIONS

EXTERIOR DETAILS

Overhang to be 1'-2" from Frame at 10:12
 Roof Slope
 Adjust Overhang at 6:12 Roof Slope to Match Fascia Heights
 Overhang to be 2'-0" from Frame at 4:12
 Roof Slope
 8" Rake from Exterior Wall
 Brick / Stucco finish walls see bldr.
 Provide steel Lintels at All Openings w/ Brick Above
 Composition Roof Unless Otherwise Noted.
 Paint roof stacks and flashing to match roof color.
 All roof stacks shall break behind ridges when possible so not to be visible from street.

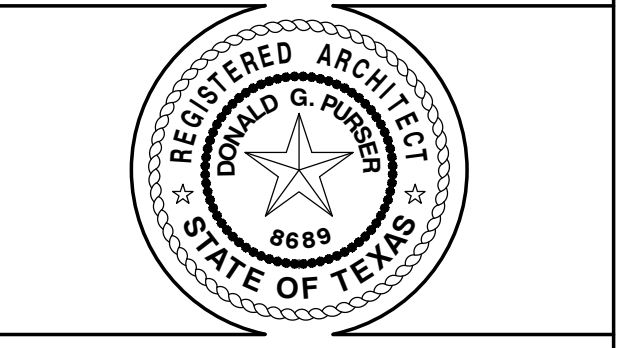


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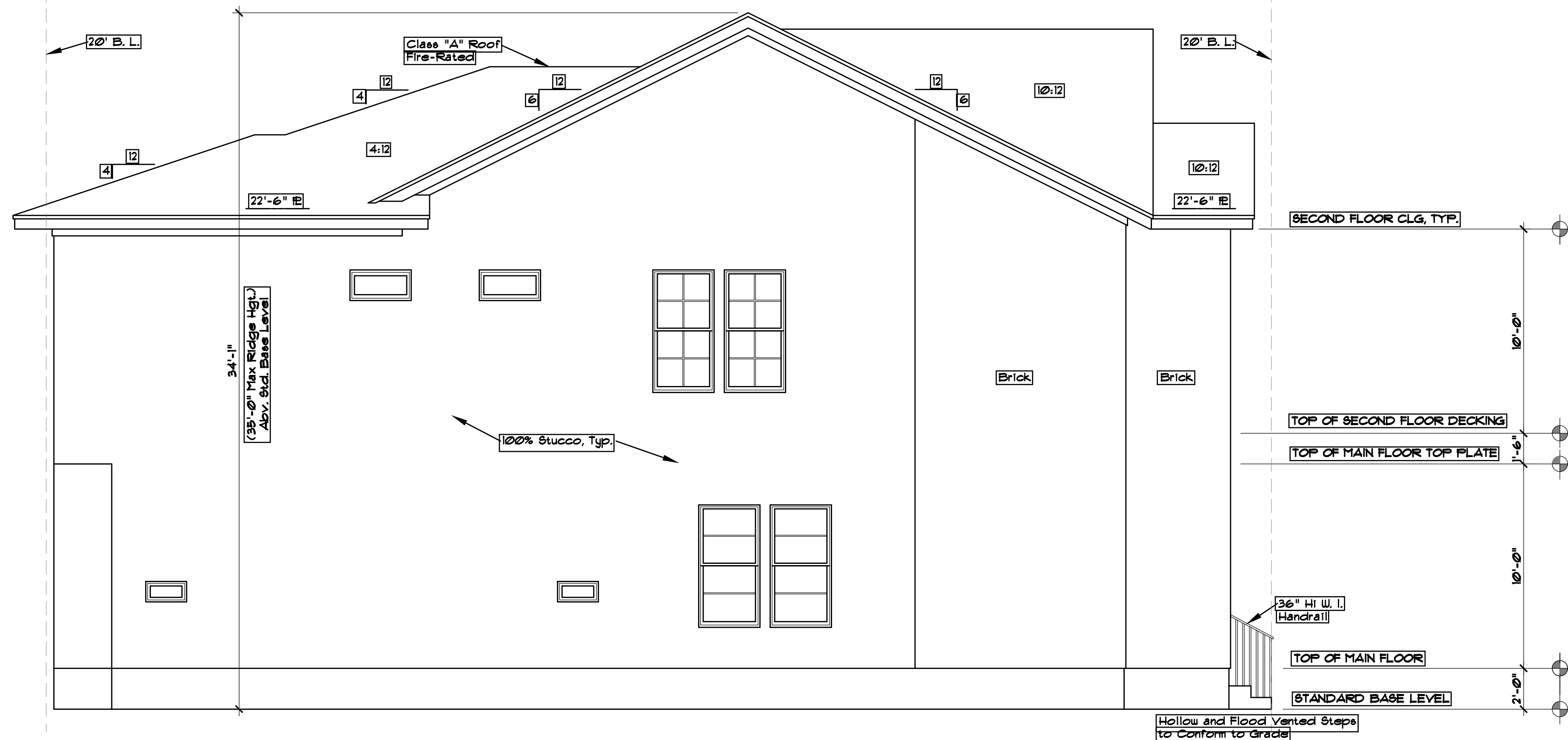
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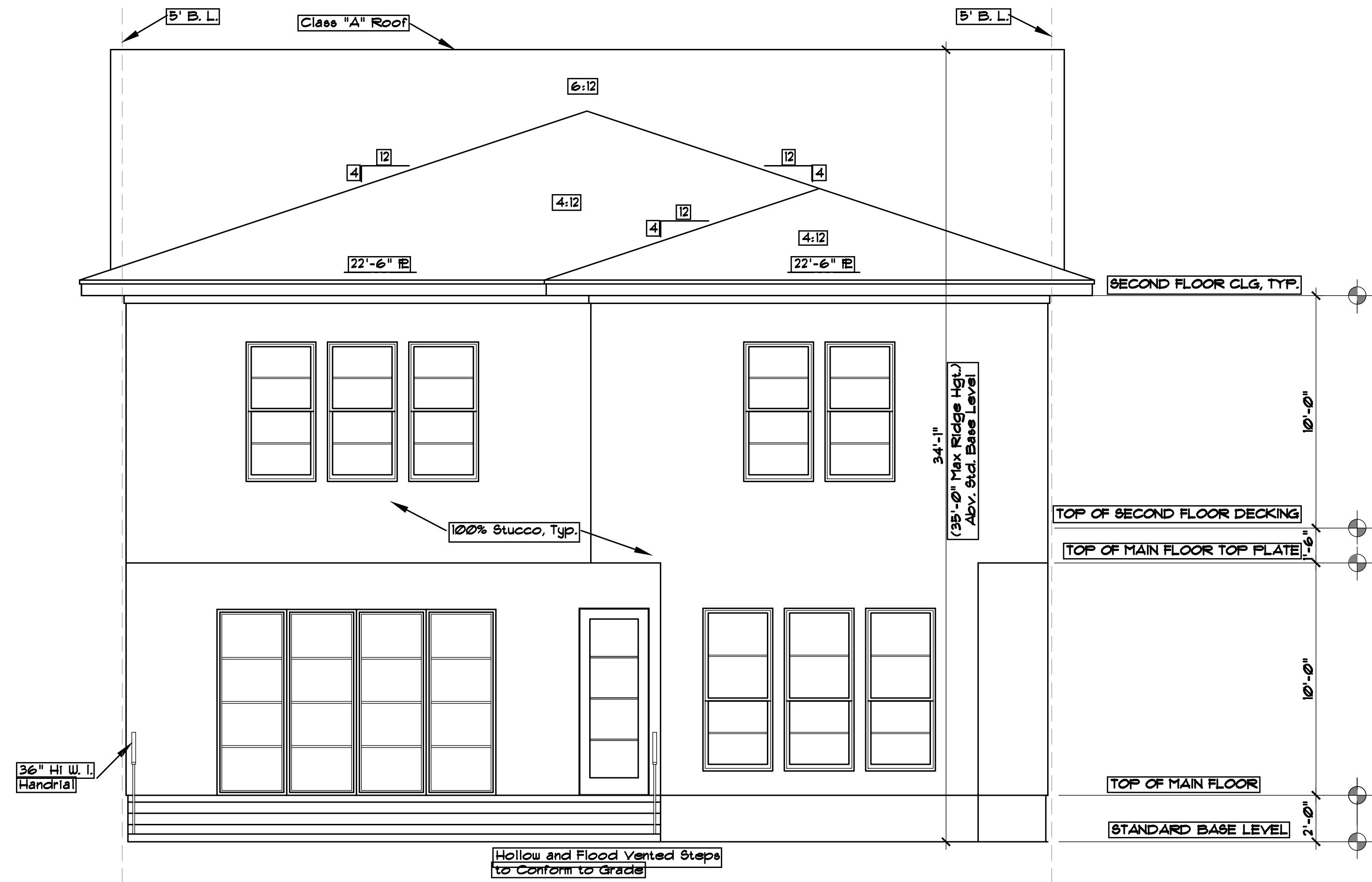
SHEET NUMBER:

A11

SCALE
 1/4" = 1'-0"



LEFT ELEVATION

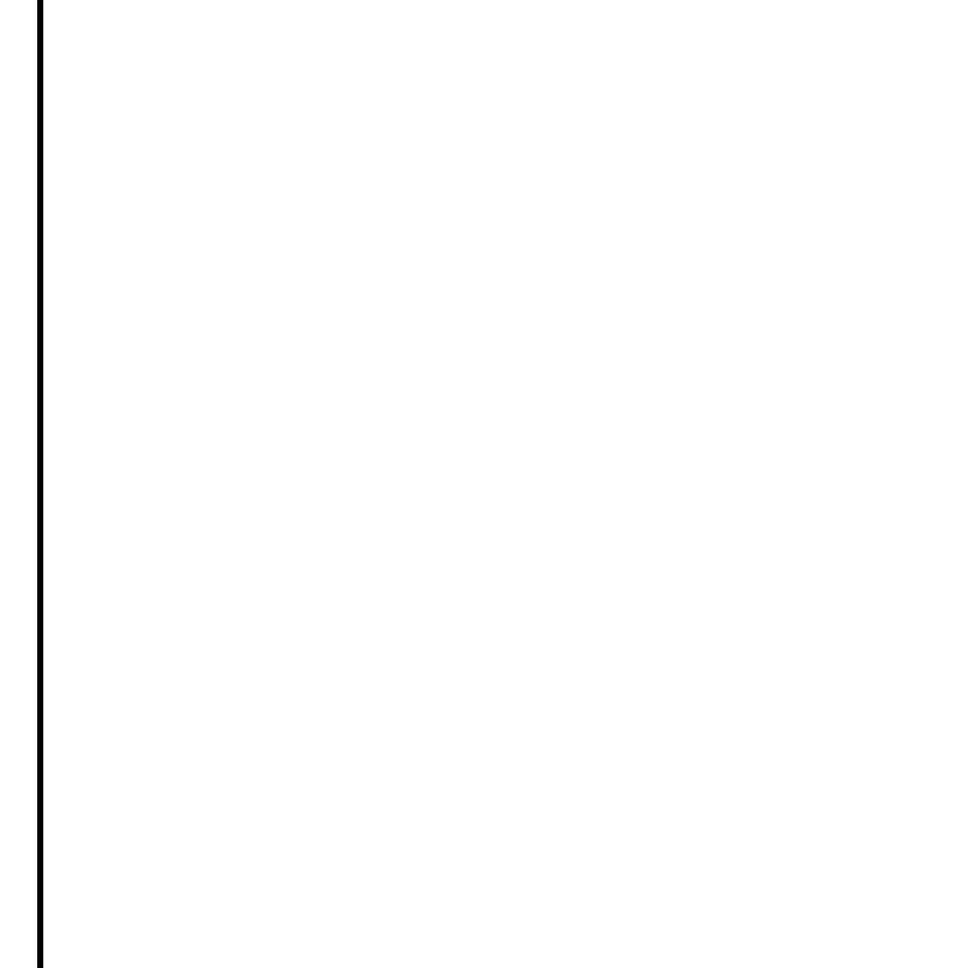


REAR ELEVATION

EXTERIOR ELEVATIONS

EXTERIOR DETAILS

Overhang to be 1'-2" from Frame at 10:12
 Roof Slope
 Adjust Overhang at 6:12 Roof Slope to Match Fascia Heights
 Overhang to be 2'-0" from Frame at 4:12
 Roof Slope
 8" Rake from Exterior Wall
 Brick / Stucco finish walls see bldr.
 Provide steel Lintels at All Openings w/ Brick Above
 Composition Roof Unless Otherwise Noted.
 Paint roof stacks and flashing to match roof color.
 All roof stacks shall break behind ridges when possible so not to be visible from street.



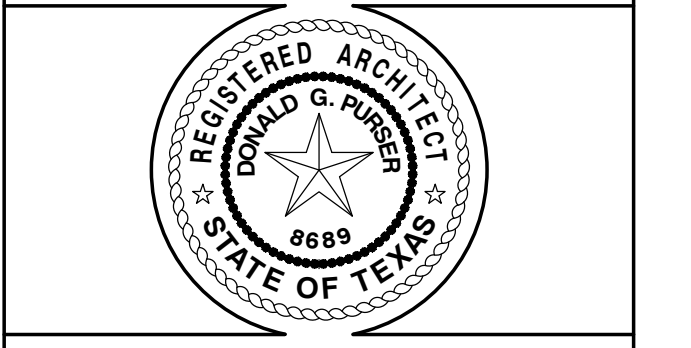
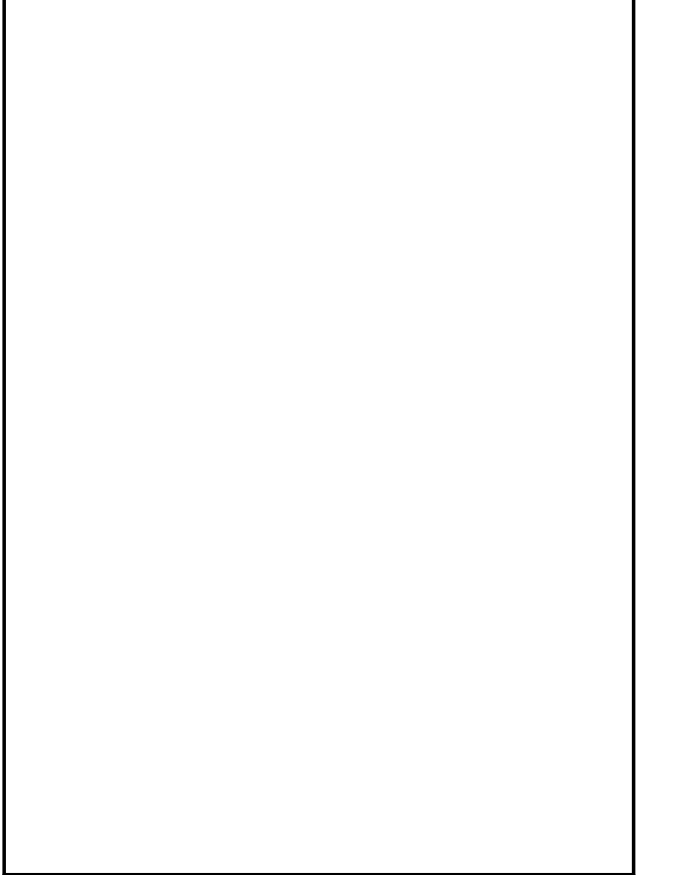
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PROJECT NUMBER
 R.21.046.CHURCH

DATE: 06/24/2021

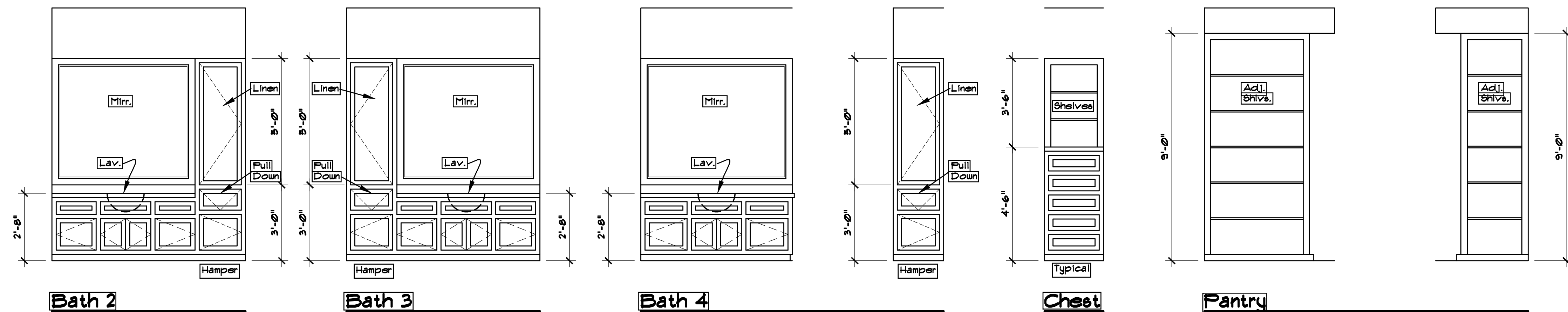
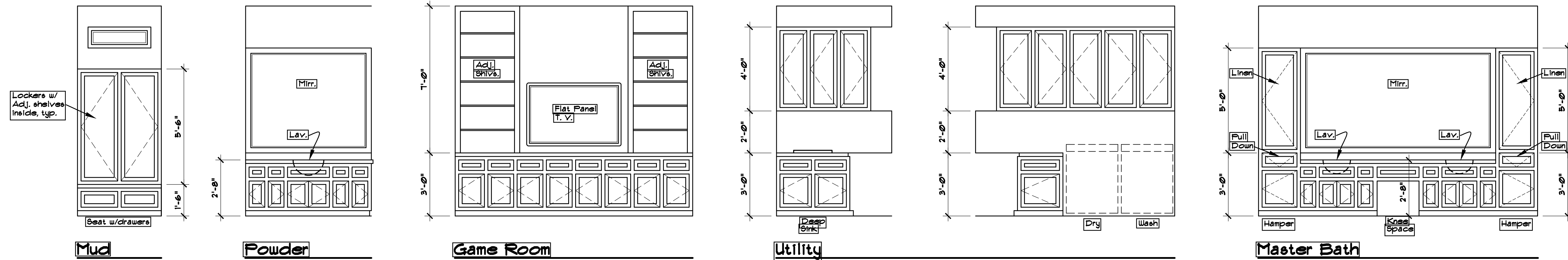
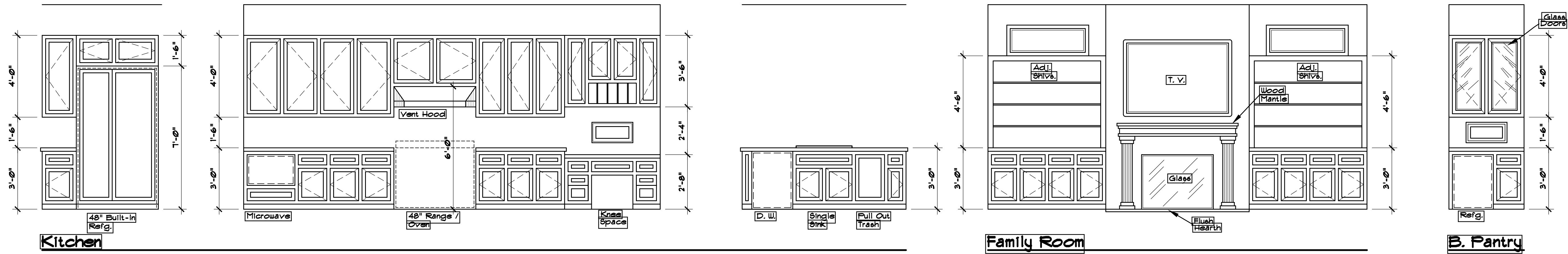
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CHURCHILL HOMES

4123 Milton Street
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DATE OF ISSUE

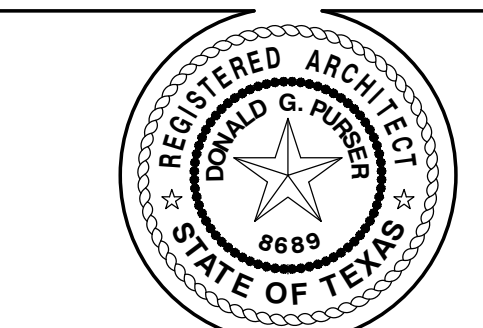
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INTERIOR ELEVATIONS

SCALE

3/8" = 1'-0"



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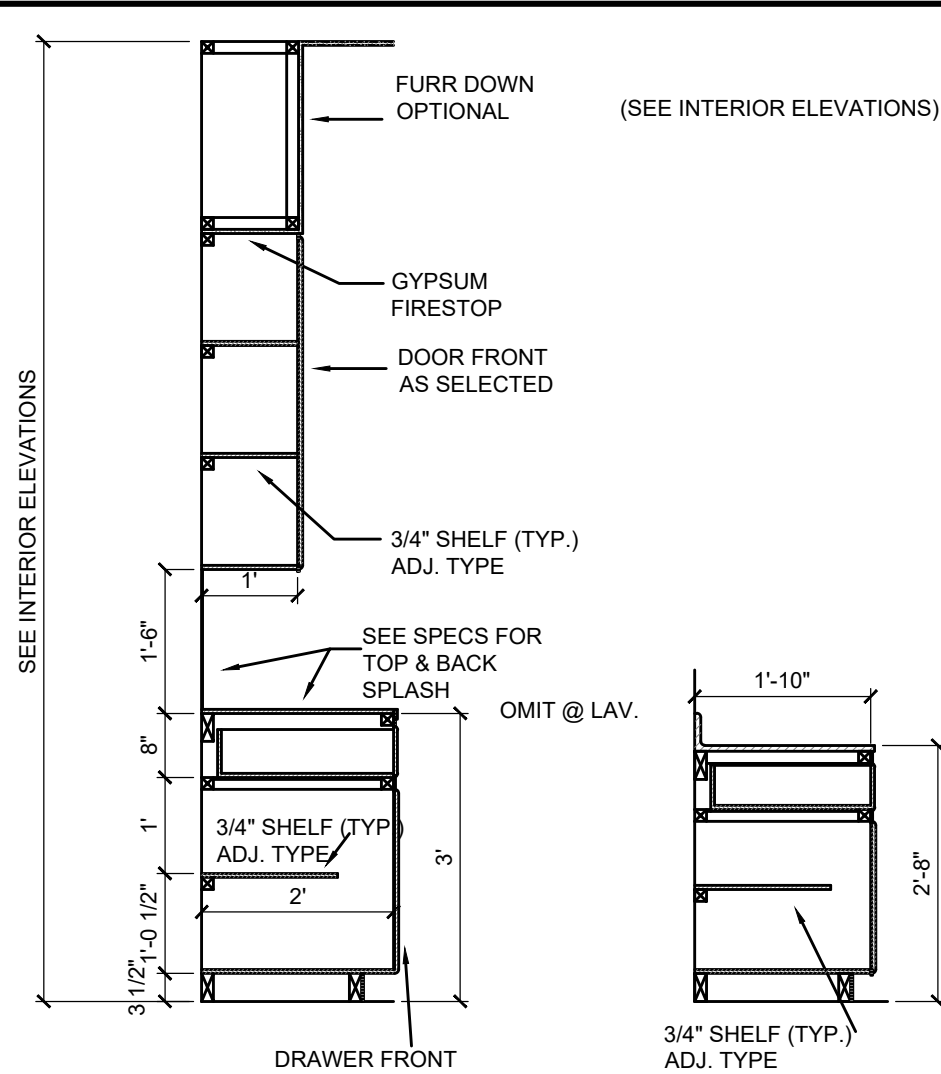
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R.21.046.CHURCH

DATE: 06/24/2021

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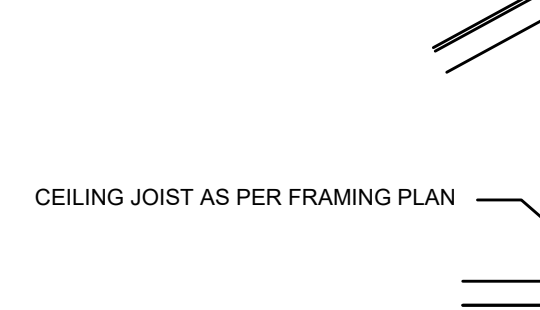


SECTION THRU TYP. KITCHEN & BATH CABINET
SCALE: 3/4" = 1'-0"

NOTE: PROVIDE 2'-0" (MIN) DECKED SERVICE WALK TO W.H. FROM ATTIC STAIRS

PROVIDE DECKING BELOW MET. PAN. MET. PAN SIZE DETERMINED BY CAPACITY OF W.H. & CITY CODE MIN. REQUIREMENT FOR GAS W.H. ADEQUATE ATTIC VENTILATION IS REQ. INSTALLATION OF W.H. MUST SATISFY ALL CITY CODE REQUIREMENTS

LOCATE WATER HEATER OVER LOAD BEARING PARTITIONS



ATTIC WATER HEATER DETAIL
SCALE: 3/4" = 1'-0"

GENERAL FRAMING NOTES

*Engineers notes take precedence over these general framing notes. See engineered framing drawings. *Local building codes and restrictions take precedence over these general framing notes.

- Hip, valley and ridge shall always be one size larger than rafters.
- Provide collar ties at upper 1/3 distance between ridge board and joists at 48" o.c.
- All rafters 2X6 at 16" o.c. unless otherwise noted.
- All headers shall be 2-2X12's minimum at first floor on all two story houses.
- Double floor joists under all partitions parallel to joists below.
- Provide crossbracing at 5'-0" o.c. all 2X12 joists.
- Provide rafter ties at all plates where joists are perpendicular to rafters.
- Provide 2-2X6 strongback on spans over 10'-0".
- All structural framing shall have a 19% maximum moisture content at time of installation.
- Stud walls exceeding 10'-0" shall have fire stops between vertical members.
- Roof framing: Maximum unsupported span for rafters shall be 11'-0". All roof bracing shall be supported by a wall, 2-2X6 strongback, or 2-2X12 depending on ceiling joist direction (provide blocking at brace locations), unless otherwise noted. Maximum angle for 2X4 braces in attic shall be 45° from vertical maximum unsupported length of braces shall be 8'-0". Where length of bracing exceeds 8'-0", builder shall provide alternate bracing methods as per engineer.
- Provide 26 GA. galvanized iron flashing at all valleys, hips, and ridges where applicable. Also apply for pipes projecting through roof with flange and extend flange 8" beyond sleeve.
- All beam and header material shall be #2 SD19 syp. All rafter and joist material shall be #2 SD19 syp.
- All wall studs shall be stud grade SD19 16" o.c.
- All steel shall conform to ASTM A-36. The steel angle lintel schedule (to support brick) is as follows:

MAX. SPAN	MIN. SIZE	MIN. BEARING
4'-0"	L3 1/2 X 3 1/2 X 5/16	6"
5'-0"	L3 1/2 X 3 1/2 X 5/16	6"
6'-0"	L4 X 3 1/2 X 5/16	6"
7'-0"	L4 X 3 1/2 X 5/16	6"
8'-0"	L5 X 3 1/2 X 3/8	8"
9'-0"	L5 X 3 1/2 X 3/8	8"
10'-0"	L6 X 3 1/2 X 3/8	10"

Form shape to match arches where necessary.

16. Live loads:

- Roof: 16 psf
- Second floor: 40 psf
- Attic storage: 30 psf

17. Steel fitch beams shall be constructed with 2 rows of 1/2" diameter bolts spaced at 24" o.c. and staggered top and bottom. Provide 2 bolts at each end of beam. Holes shall be 9/16" and drilled. Edge clearance shall be 1-1/2" for all bolts. When one fitch beam is "teed" into another the beam shall be supported by a Simpson EG5 hanger. Edge clearance shall be 1-1/2" for all bolts. Wood shall be #2 KD 19 and both steel and wood shall be continuous.

- Support all joists on beams with Simpson joist metal hangers, unless otherwise noted. Support all beams on other beams with Simpson B/HB metal hangers, unless otherwise noted.
- All beams framing to walls are to be supported by a minimum of 2-2X4 or 2-2X6 studs unless otherwise noted.
- The number and size of nails used to connect wood members shall be according to table 25Q of the 2018 IRC Building Code or whichever code is applicable, and nailed with 10d nails 24" o.c. Multiple joists shall be glued and nailed with 3-16d nails 12" o.c. there shall be no splices.
- Stud walls 14' or higher, and walls supporting 2 floors above shall have 2X6, 2-2X4 or 4X4 studs at 16" o.c.

FRAMING SPAN TABLE

(From: Southern Forest Products Assoc.)

MEMBER	SPACING	#2 KD SYP	#3 KD SYP
CEILING JOIST-MAXIMUM SPANS (Limited attic storage) includes a 10 psf dead load			
2X6	12"	15'-6"	12'-1"
	16"	13'-6"	10'-5"
	24"	11'-0"	8'-6"
2X8	12"	20'-1"	15'-4"
	16"	18'-5"	13'-3"
	24"	14'-8"	10'-10"
2X10	12"	26'-0"	18'-1"
	16"	20'-9"	15'-8"
	24"	17'-0"	12'-10"
FLOOR JOIST-MAXIMUM SPANS (40 psf live load) includes a 10 psf dead load			
2X12	12"	21'-9"	16'-8"
	16"	18'-1"	14'-5"
	24"	15'-4"	11'-10"
FLOOR JOIST-MAXIMUM SPANS (40 psf live load) includes a 10 psf dead load			
2X6	12"	17'-0"	13'-7"
	16"	15'-2"	11'-9"
	24"	12'-5"	9'-7"
HEADERS-MAXIMUM SPANS (1/2" ply. fill w/ 2X12's)			
2-2X6		6'-0"	
2-2X8		6'-0"	
2-2X10		7'-6"	
2-2X12		9'-0"	

R312.1 Guards

Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required.

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height.

Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

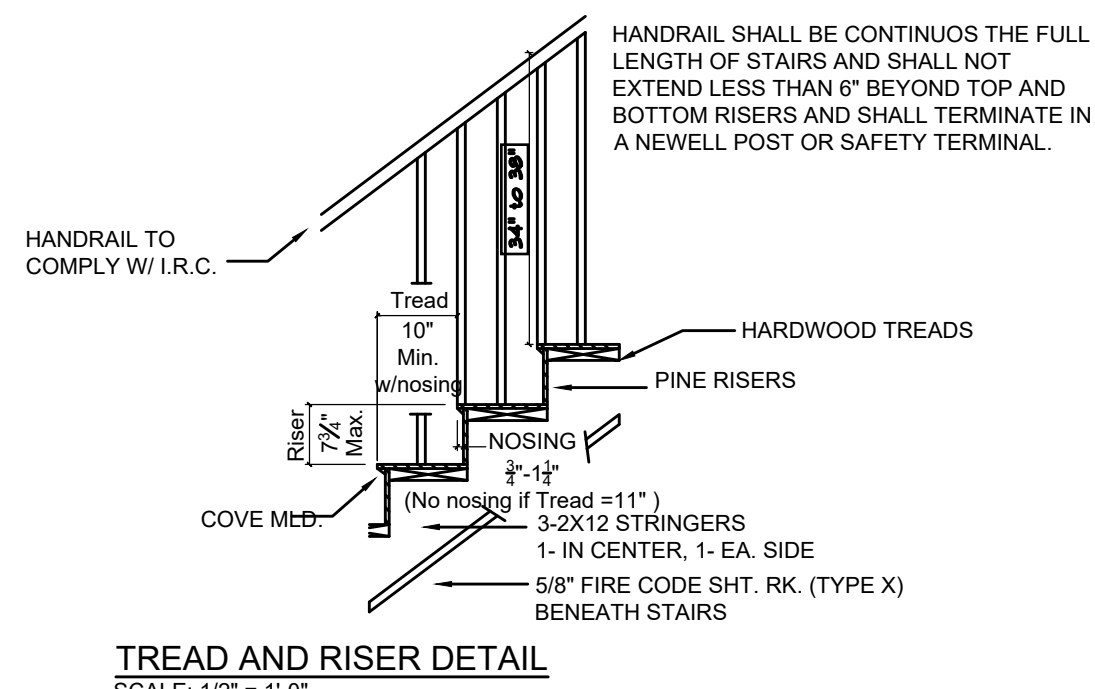
- Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
- Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.1.3 Opening limitations.

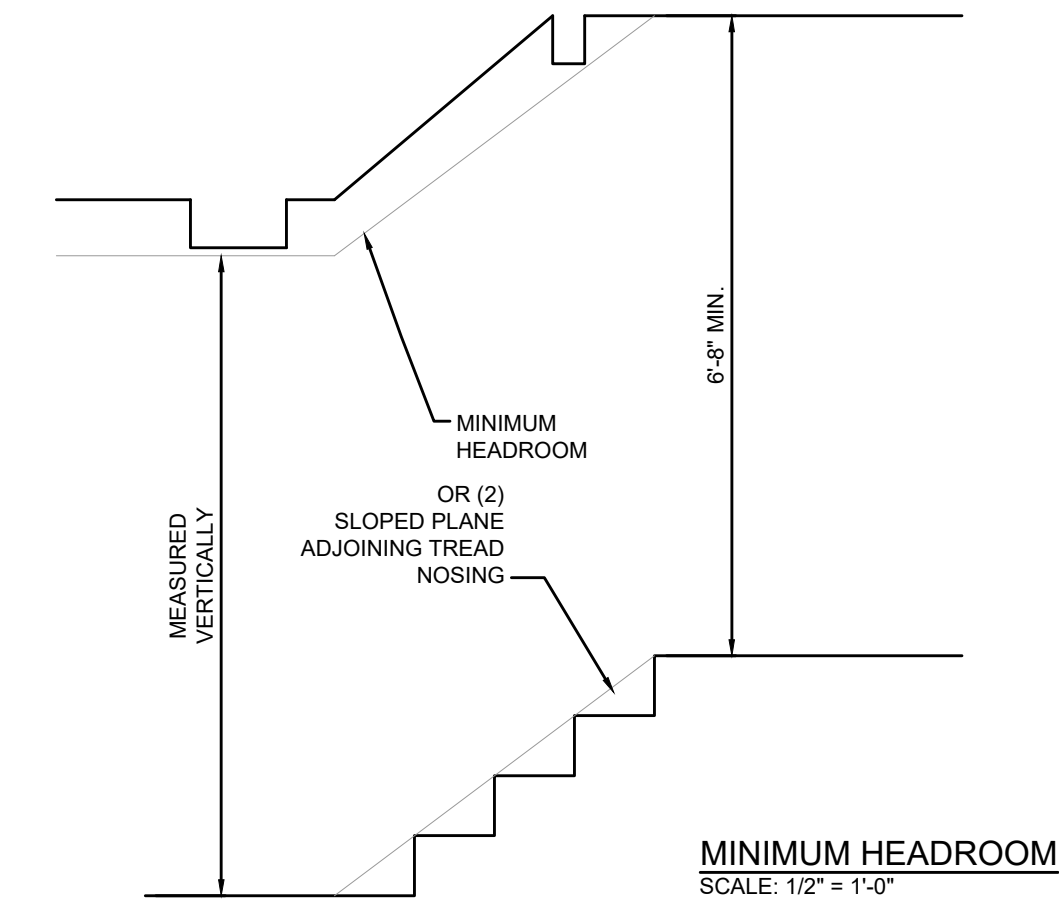
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

- The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.



TREAD AND RISER DETAIL
SCALE: 1/2" = 1'-0"



STAIRWAY GUARD
SCALE: 1/2" = 1'-0"

R311.7 Stairways.

R311.7.1 Width. Stairways shall not be less than 36" (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5" (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5" (787 mm) where a handrail is installed on one side and 27" (698 mm) where handrails are provided on both sides. EXCEPTION: The width of spiral stairways shall be in accordance with Section R311.7.1.1.

R311.7.2 Headroom.

The minimum headroom in all parts of the stairway shall not be less than 6'-8" (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. EXCEPTION: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 1/2" (121 mm).

R311.7.3 Vertical rise.

A flight of stairs shall not have a vertical rise larger than 12 feet (3658 mm) between floor levels or landings.

R311.7.4 Walkline.

The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of highest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers.

Stair treads and risers shall meet the requirements of the section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers.

The maximum riser height shall be 7 1/2" (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 1/8 inch (3.2 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere. EXCEPTION: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.7.5.2 Treads.

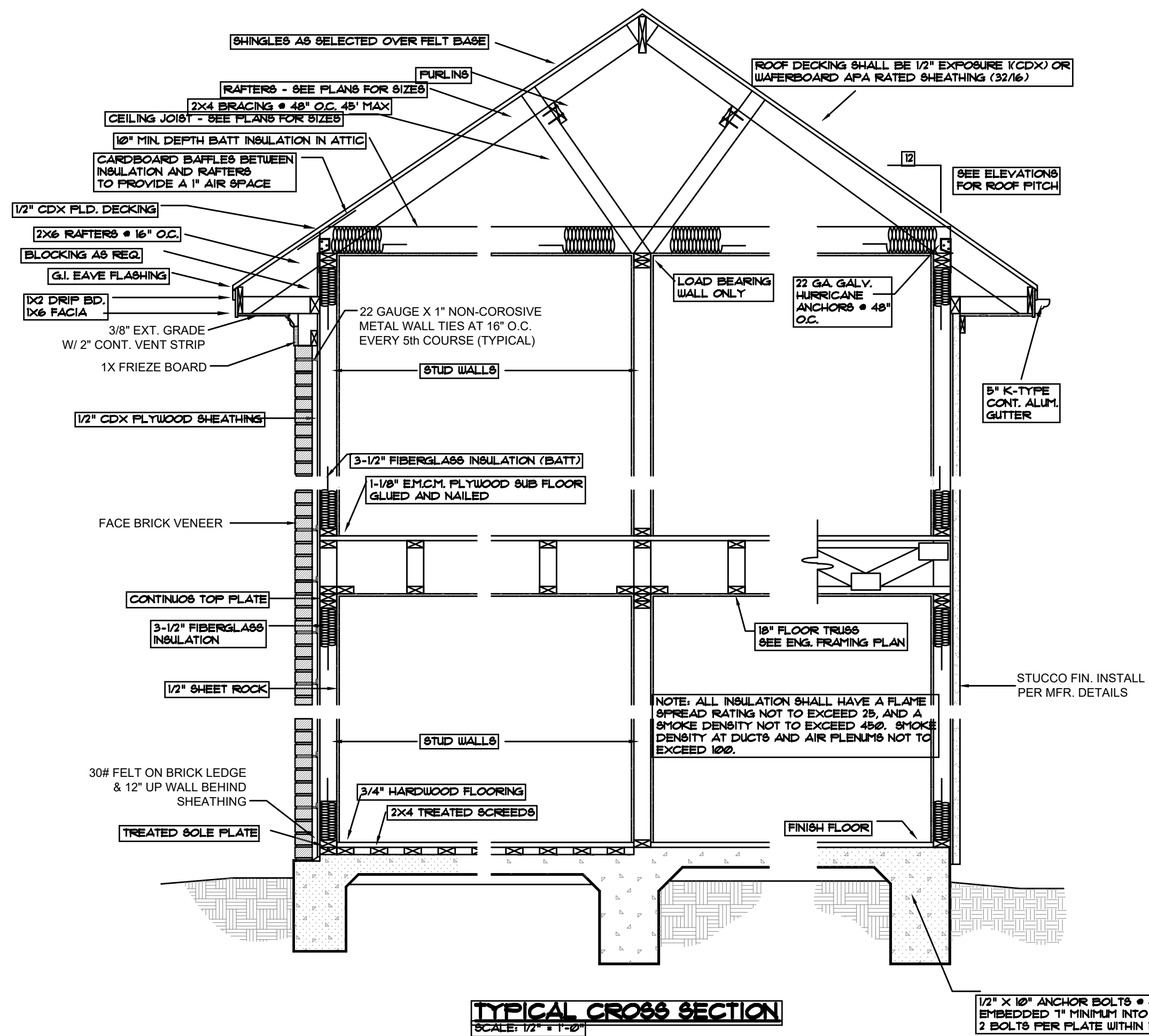
The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 1/8 inch (3.2 mm).

R311.7.5.2.1 Winder treads.

Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 1/8" (3.2 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 1/2" (12.7 mm) of the rectangular tread depth.

R311.7.5.3 Nosings.

The radius of curvature at the nosing shall be no greater than 1/4" (14 mm). A nosing not less than 1/2" (19 mm) but not more than 1 1/2" (38 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 1/8" (3.2 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/8" (3.2 mm). EXCEPTION: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).



TYPICAL CROSS SECTION
SCALE: 1/2" = 1'-0"

NOTE:

R703.6.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.8) intended to drain to the water-resistive barrier is directed between the layers.

Exception: Where the water-resistive barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

NOTES FOR STUCCO WALLS:

R703.6.2.1 Weep screeds. A minimum 0.019-inch (0.5 mm) No. 26 galvanized sheet gage, corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/12 inches (99 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 626. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

NOTES:

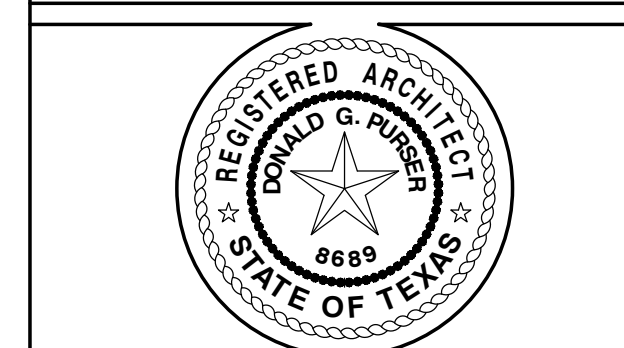
R703.7 Stone & Masonry Veneer. R703.7.4.1 Size & Spacing. Veneer ties, if strand wire, shall not be less in thickness than No. 9 U.S. gage (0.148 in./3.66 mm) wire and shall have a hook embedded in the mortar joint, or if steel metal, shall be not less than No. 22 U.S. gage by (0.0299 in./0.76 mm) 7/8" (22 mm) corrugated. Each tie shall be spaced not more than 24" (610 mm) on center horizontally and vertically and shall support not more than 2.67 square feet (0.25 m²) of wall area. R703.7.4.2 Air space. The veneer shall be separated from the sheathing by an air space of a minimum of a nominal 1/2" (12.7 mm) but not more than 4 1/2" (114 mm). R703.7.6 Weepholes. Weepholes shall be provided in the outside face of masonry walls at a maximum spacing of 32" (838 mm) on center. Weepholes shall not be less than 3/16" (4.8 mm) in diameter. Weepholes shall be located immediately above the flashing.

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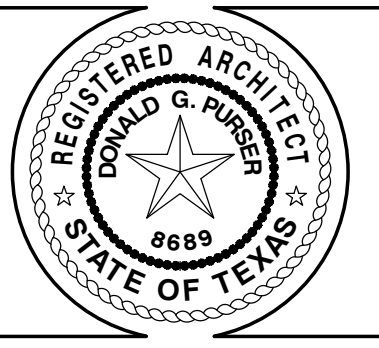
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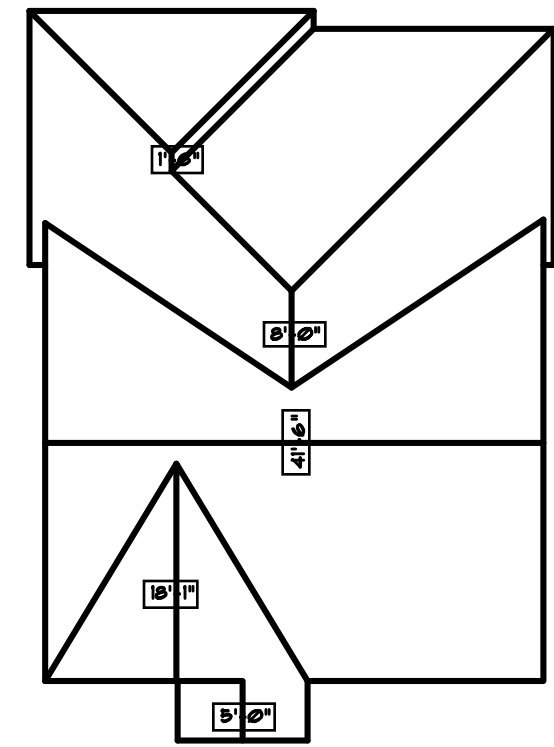
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INDEX OF ABBREVIATIONS

A	H	R
ABV. • ABOVE	HB. • HOSE BIB	REFG. • REFRIGERATOR
APPL. • APPLIANCE	HD. • HEAD	RM. • ROOM
ADJ. • ADJUSTABLE	HT. • HIGH	R & S. • ROD AND SHELF
	HT. • HEIGHT	R/A. • RETURN AIR
B		RAD. • RADIUS
BALC. • BALCONY		
BL. • BUILDING LINE	IM. • ICE MAKER	S
B.PAN. • BUTLER'S PANTRY	IB. • IRONING BOARD	STOR. • STORAGE
		SHLV. • SHELVES
C		SECT. • SECTIONAL
CONC. • CONCRETE	KS. • KNEE SPACE	SFP. • SLOPED
CLG. • CEILING	CLG. • CEILING	SIM. • SIMILAR
COL. • COLUMN		SHW. • SHOWER
CABS. • CABINETS		
CW. • COLD WATER FAUCET		T
		TYP. • TYPICAL
D		TEMP. • TEMPERED
DIA. • DIAMETER		
DW. • DISHWASHER		U
DBL. • DOUBLE		UE. • UTILITY EASEMENT
DISAP. • DISAPPEARING		UC. • UNDER COUNTER
DISP. • DISPOSAL		
		V
F		VEG. • VEGETABLE
FLR. • FLOOR		
FR. • FRENCH DOOR		W
F.P. • FIREPLACE		W.I.C. • WALK-IN CLOSET
		WI. • WROUGHT IRON
G		W.C. • WATER CLOSET
GLS. • GLASS		W.P. • WHIRLPOOL
CLG. • CEILING		WH. • WATER HEATER
	P	
	PRE-FAB. • PRE-FABRICATED	
	PED. • PEDESTAL	
	PL. • PROPERTY LINE	
	PKT. • POCKET	
	PAN. • PANTRY	

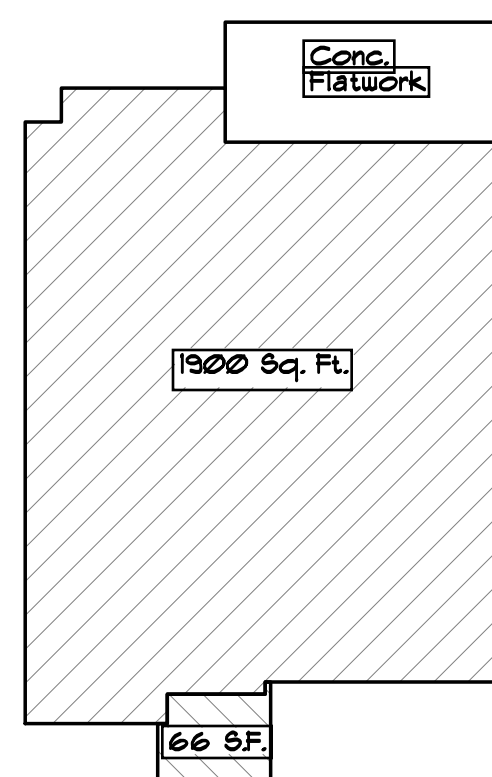
ATTIC VENTILATION CALCULATION

REQUIRED:	
ATTIC:	2093 sq. ft. @ 1:150 = 14 sq. ft. attic ventilation (2016 sq. in.)
PROVIDED:	
ATTIC:	4 Air Hawks @ 144 sq. in. each = 576 sq. in.
	200" lin. ft. soffit vent @ 5 sq. in. per lin. ft. = 1000 sq. in.
	14" lin. ft. ridge vent @ 5 sq. in. per lin. ft. = 70 sq. in.
	Total = 2206 sq. in.

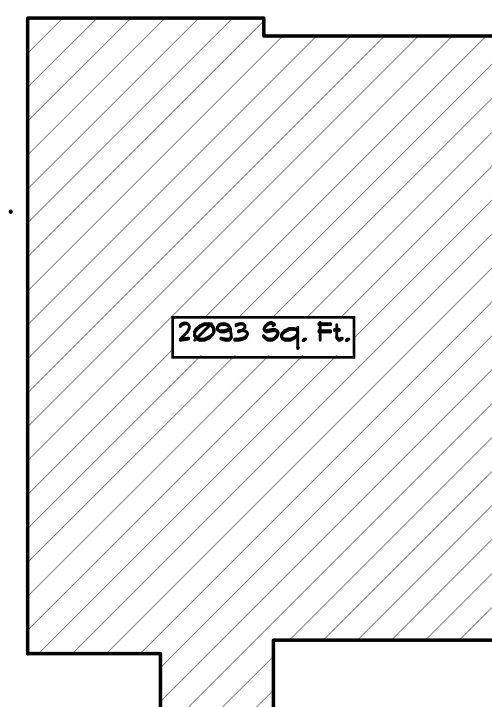


ATTIC VENTILATION CALCULATIONS

1/16" = 1'-0"



First Floor



Second Floor

SQUARE FOOTAGE CALCULATIONS

1/16" = 1'-0"

LOCATION MAP

NOT TO SCALE

INDEX AND CALCULATIONS