

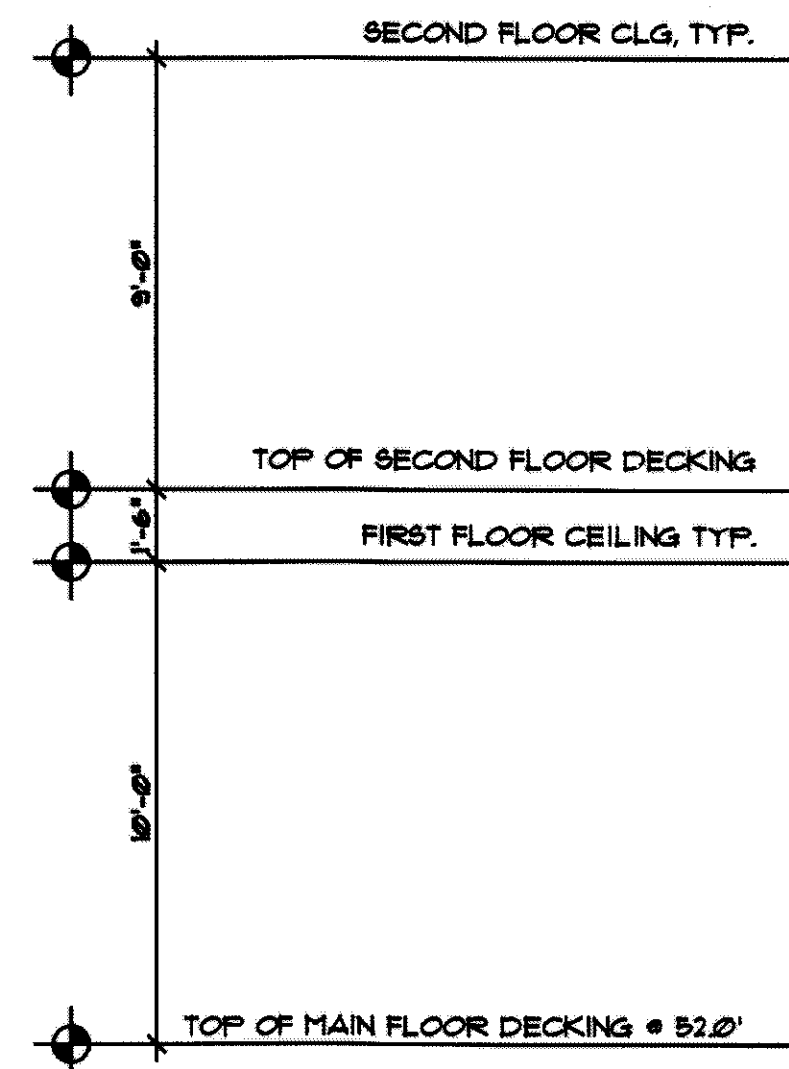
PURSER ARCHITECTURAL INC.  
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## KENNEDY RESIDENCE

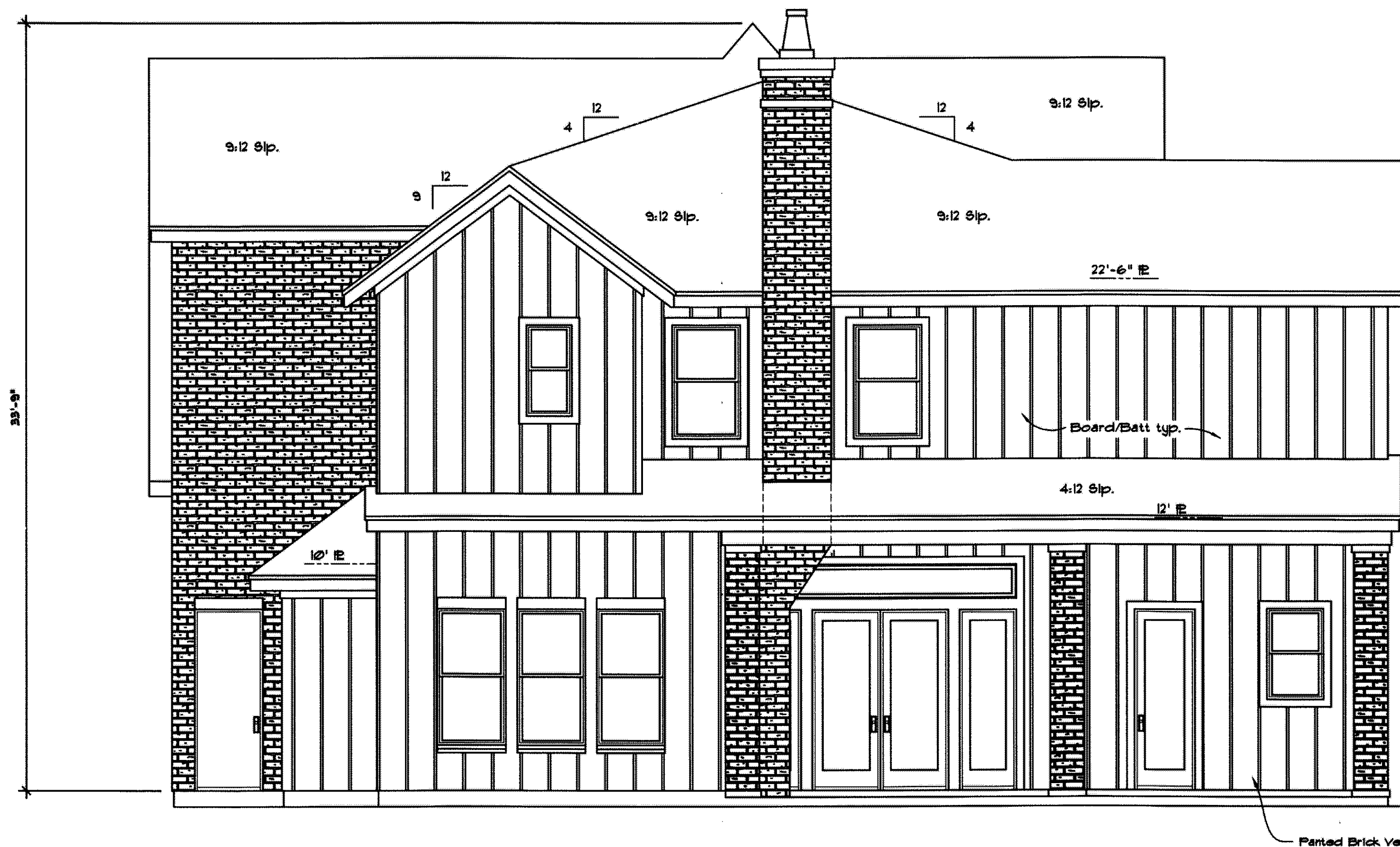
3215 CLOVERDALE  
 HOUSTON, TX 77025

### DATE OF ISSUE

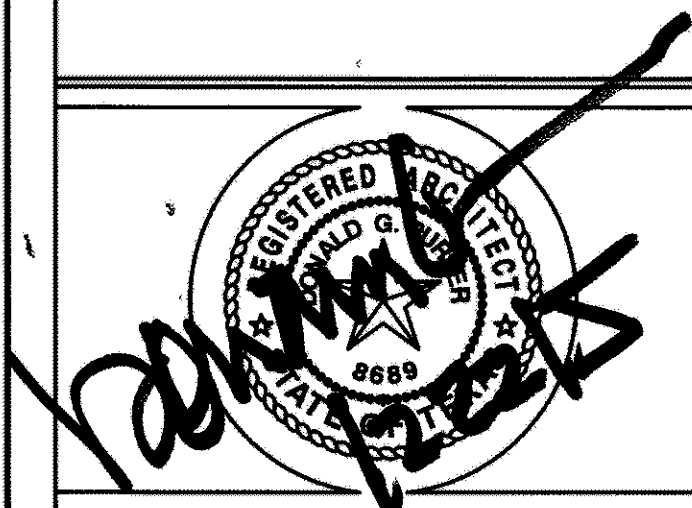
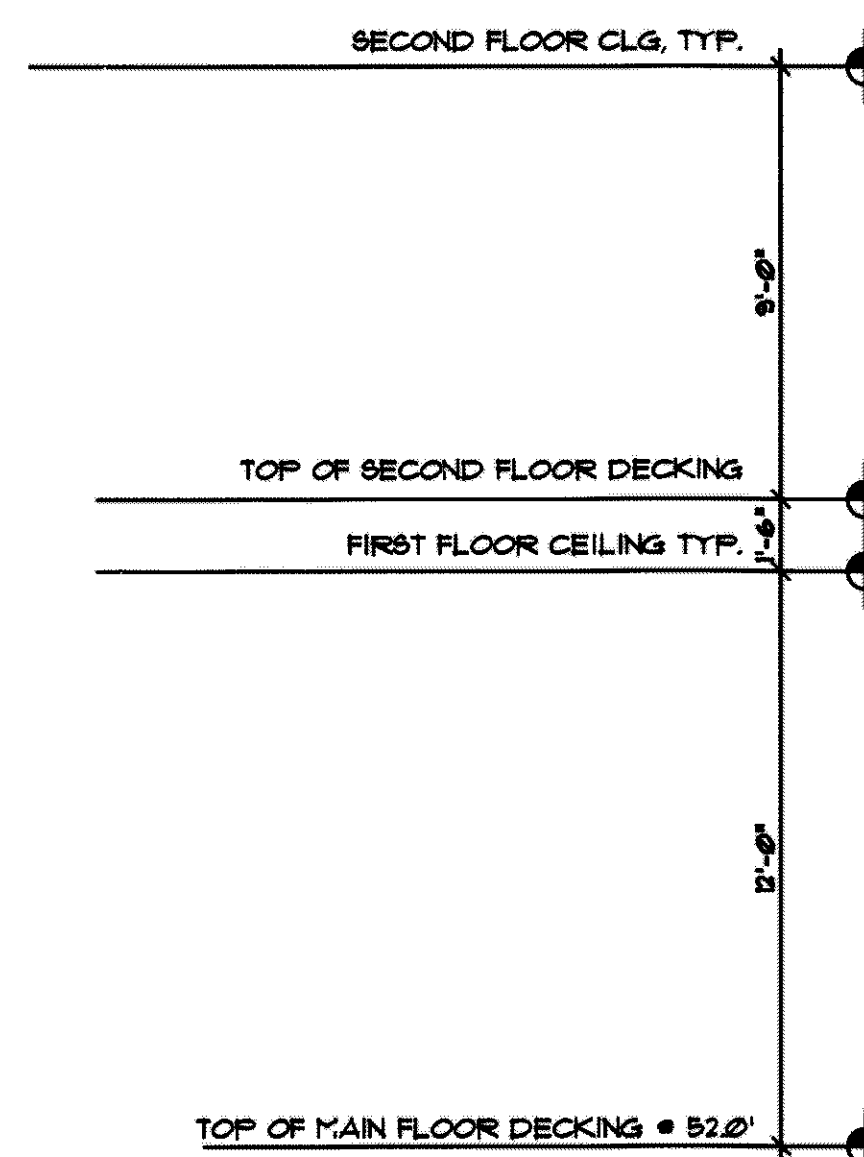
First Draft	05/20/15
Revised	07/26/15
Revised	07/29/15
Revised	07/31/15
Revised	08/25/15
Revised	09/21/15
Revised	09/30/15
Revised	10/06/15
PERMIT SET	12/22/15



**FRONT ELEVATION**  
 1/4" = 1'-0"



**REAR ELEVATION**  
 1/4" = 1'-0"



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PLAN NUMBER

3525

DATE: 12/22/2015

SHEET NUMBER:

A01

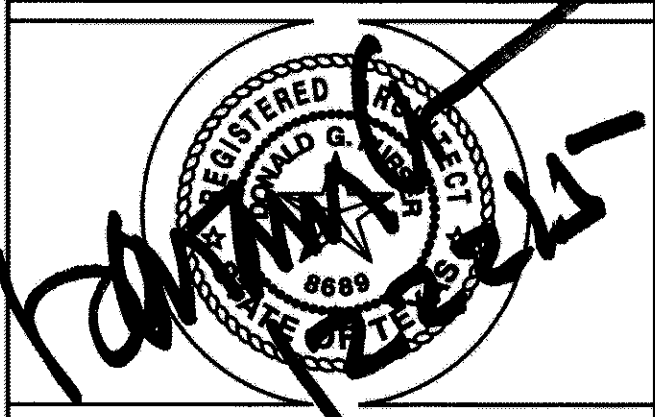
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3215 CLOVERDALE  
 HOUSTON, TX 77025

### DATE OF ISSUE

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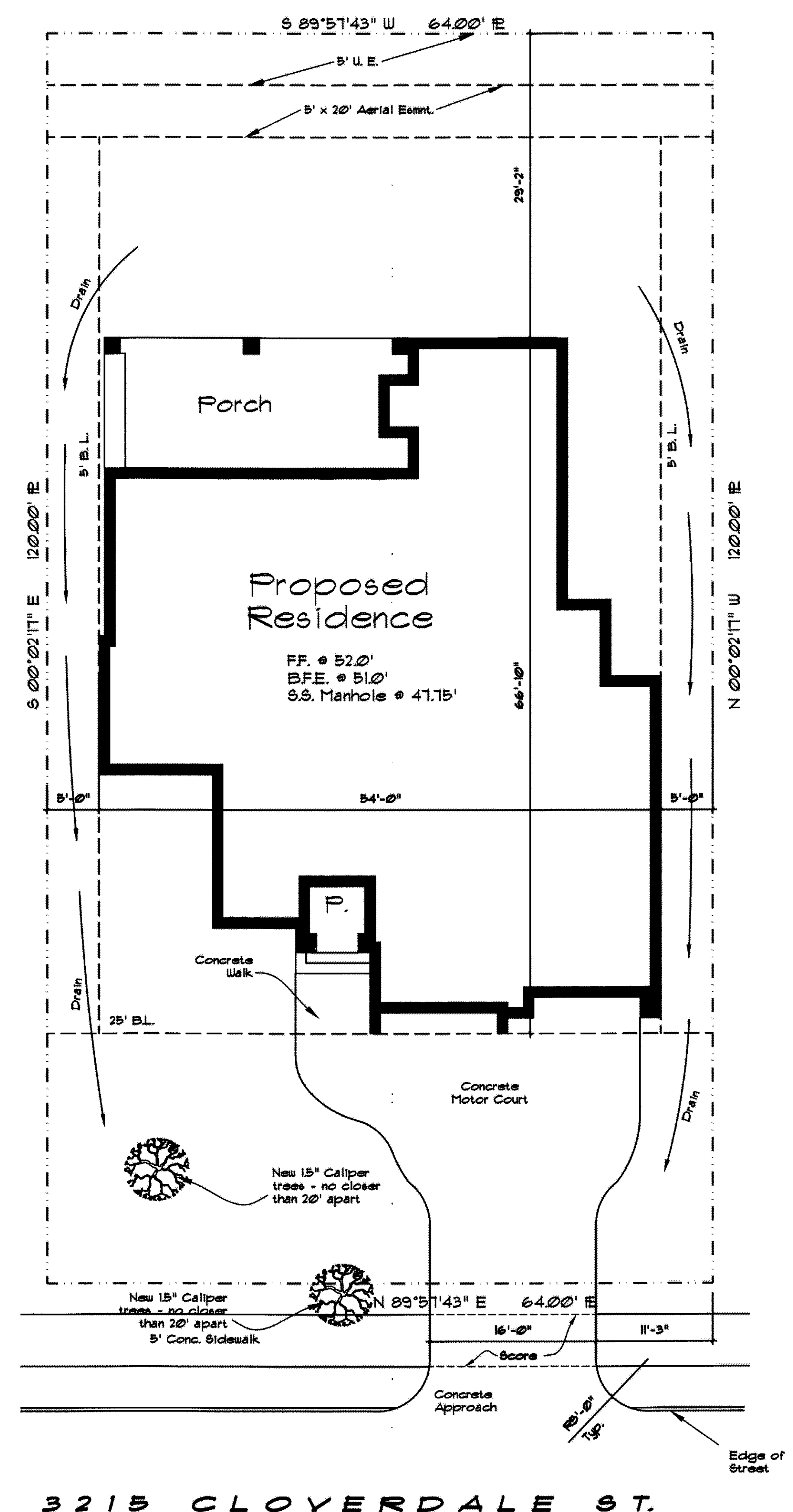
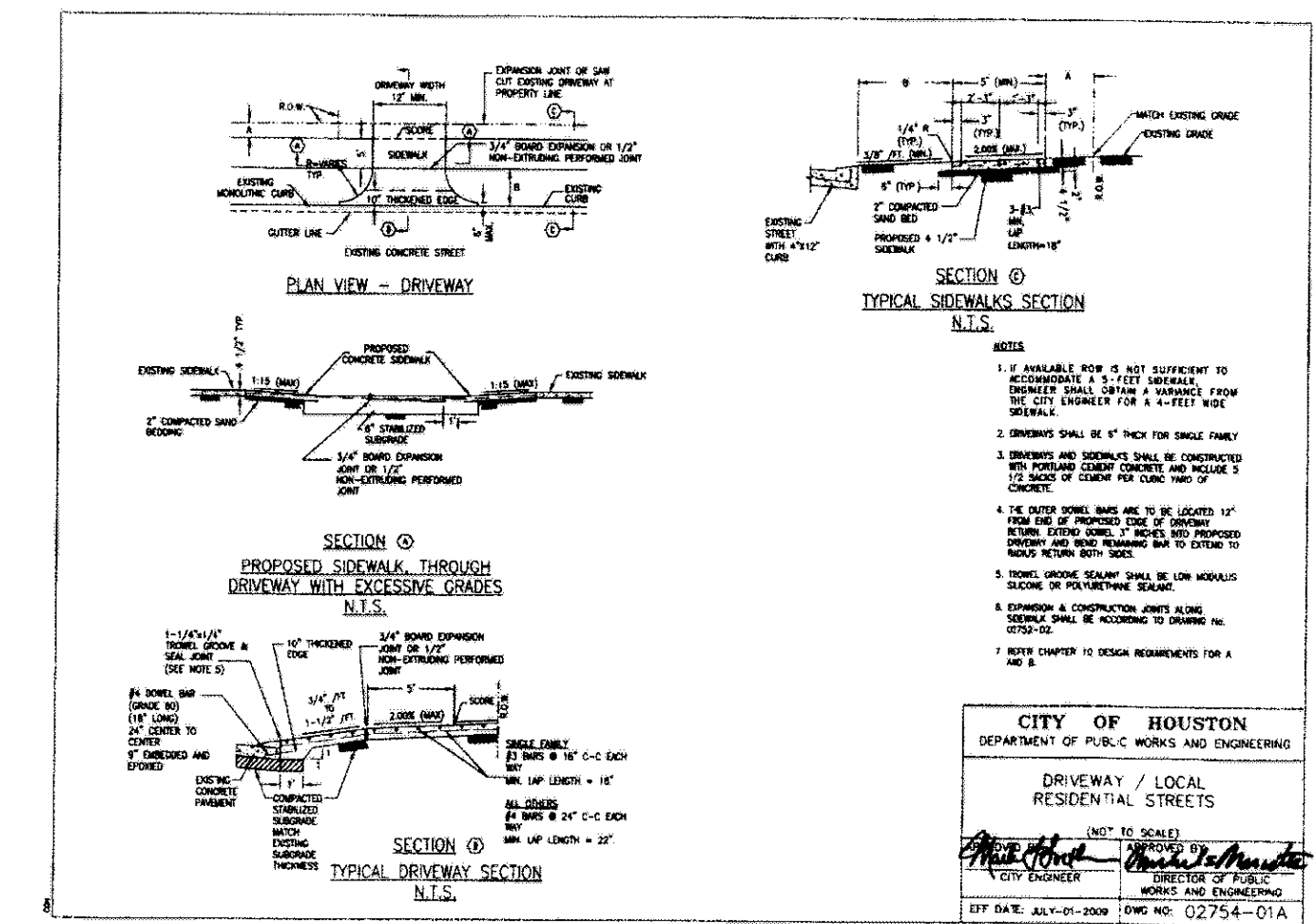
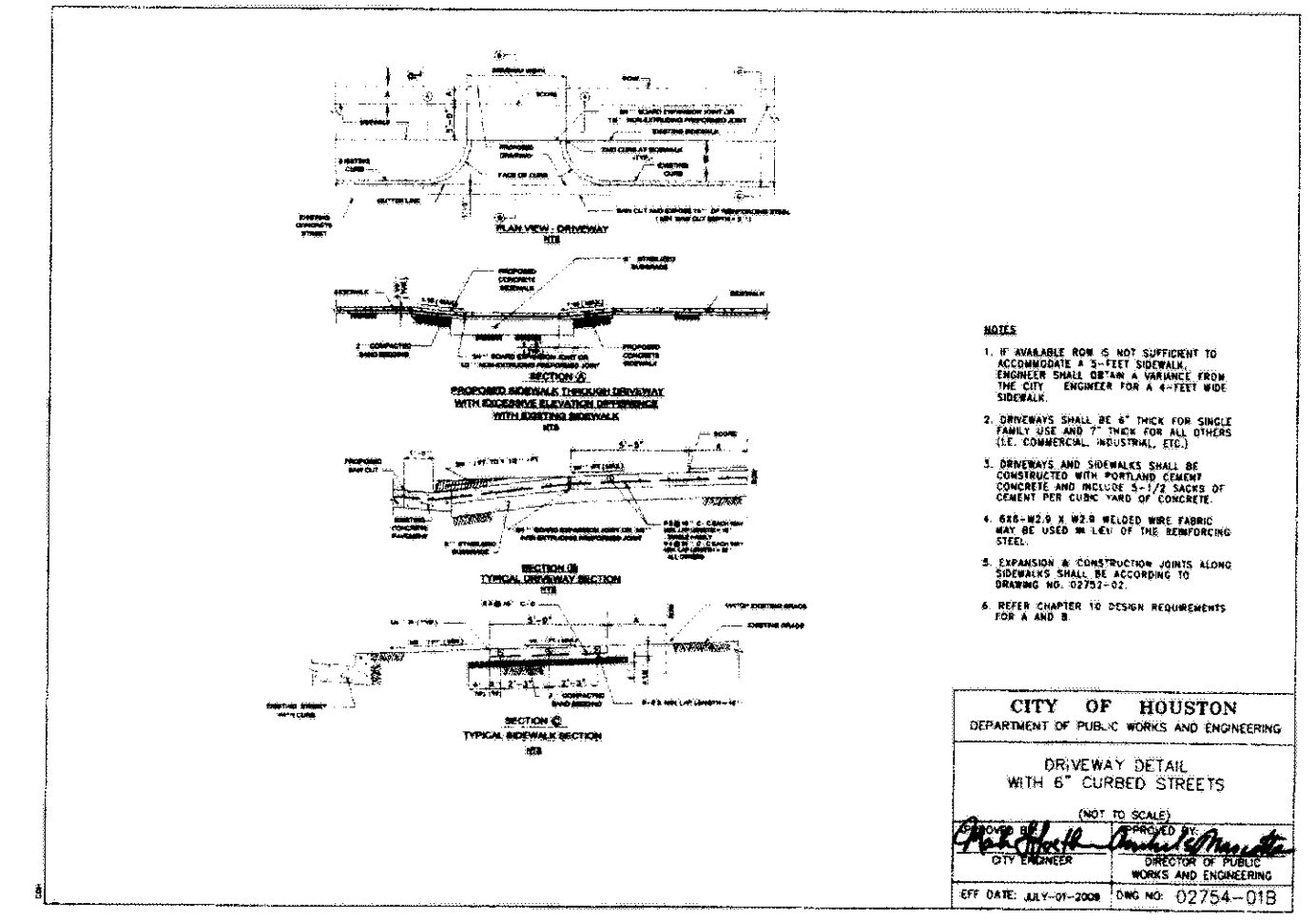
### PLAN NUMBER

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# A02



**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 or 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.  
 When a curb cut is necessary, a 6" restrictor shall be split into 2 - 4" PVC each 40' pipes, using a "T" type connection before going through the curb.

- IRC 2006
- 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 2nd floor operable windows must be a min. of 24" off of Finished Floor. -Underground Drainage req'd on house.
- Provide silt fence, fence and metal roll off trash containers pursuant to City Code of Ordinances.

**Lot Coverage**

Lot	= 7680 SF.
House	= 2328 SF.
Flatwork	= 688 SF.
Total Cov.	= 3616 SF. = 47.1%

Lot	Thirteen (13)
Block	Four (4)
Sect.	Five (5)
Subd.	Westridge

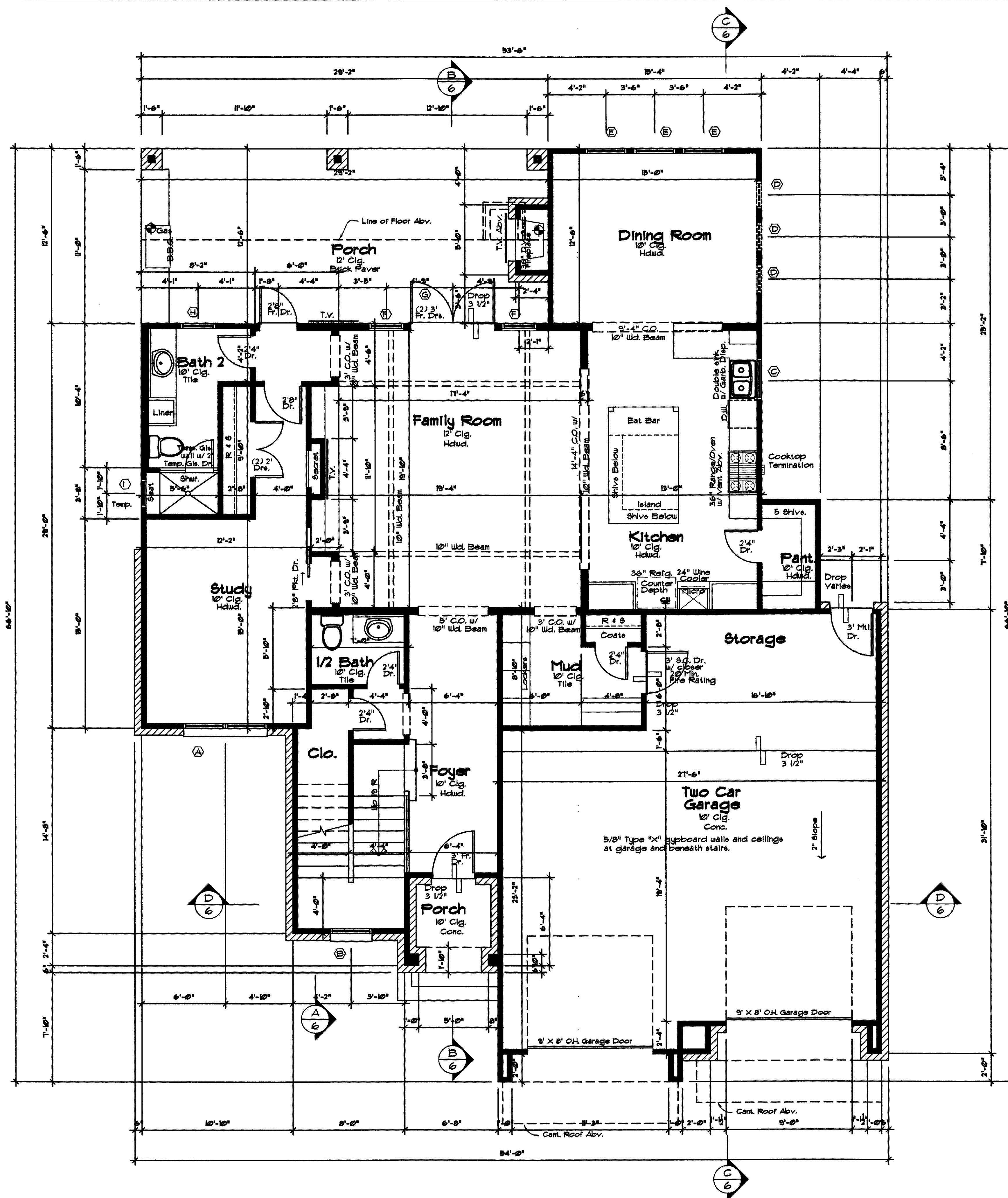
**SITE PLAN**  
 1/8" = 1'-0"

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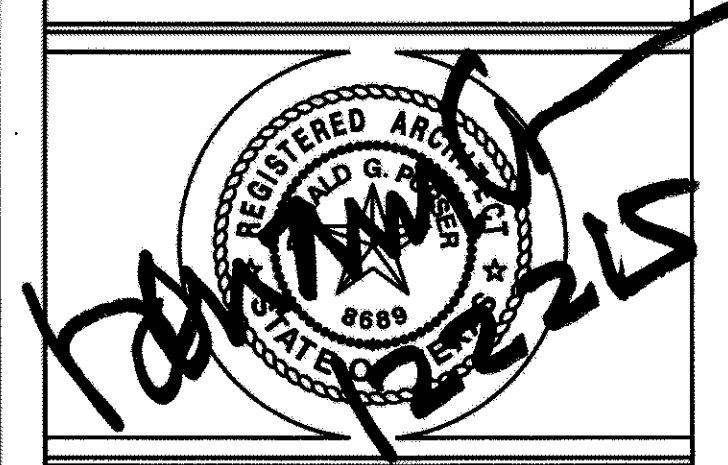
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NOTES:  
 All steps with 2 or more risers must have a continuous handrail.  
 All stair tread depth & riser heights must be consistent.  
 All exterior steps (including garage) must be hollow & flood vented to allow water to flow out.  
 All exterior doors must have a 3' landing on both sides of threshold.

**FIRST FLOOR PLAN**  
 1/4" = 1'-0"  
 See Sheet 4 for General Notes



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PLAN NUMBER  
**3525**

DATE: **12/22/2015**

SHEET NUMBER:  
**A03**

**Unless Otherwise Noted**

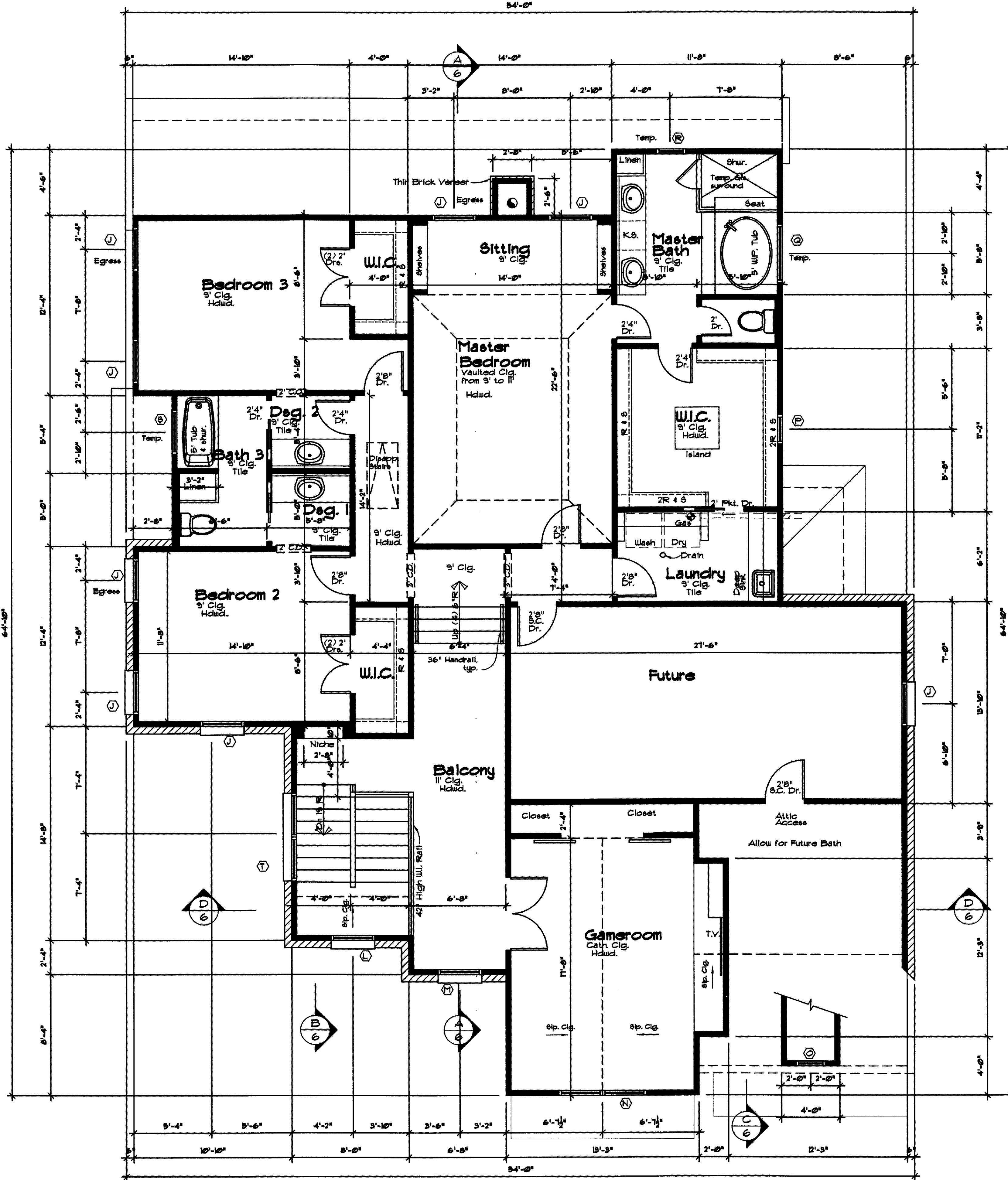
10' Ceiling Height at First Floor  
 9' Ceiling Height at Second Floor  
 All angles 45°.  
 1/2" Gypsumboard walls and ceilings.  
 5/8" Type "X" gypsumboard walls and ceilings at garage and beneath stairs.  
 Locate water heater(s) in attic w/ drain pan and relief line to outside, above load bearing wall, comply with IRC 2006.  
 When gas is used in utility room, provide combustion and drying air (louvered door).  
 Unless otherwise permitted or required by the dryer manufacturer's 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 72" above drain inlet over water proof gypsumboard (greenrock).  
 All glass at bathing areas shall be tempered safety glass and must comply with IRC 2006.  
 Provide ventilation at all baths and utility room through natural or mechanical means and comply with IRC 2006.  
 Stairways shall comply with IRC 2006.  
 All guardrails shall be 42" high. All handrails to be 36" to 38" above nosing of tread and comply with IRC 2006.  
 All spindles for handrails and guardrails to be spaced no greater than 3-7/8" apart so that a 4" sphere cannot fit through.  
 Synthetic marble drain and splash at vanities.  
 8' Head height at all doors and C.O.s at first floor  
 7' Head height at all doors and C.O.s at second floor  
 R312 Guardrail.  
 Porches, balconies, ramps or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads.  
 Porches and decks which are enclosed with insect screening shall be equipped with guards where the walking surface is located more than 30 inches (762 mm) above the floor or grade below or otherwise limited.  
 R312 Guard opening limitations.  
 Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.  
 Exceptions:  
 1. The triangular openings 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 6 inches (152 mm) cannot pass through.  
 2. Openings for required guards on the sides of stair treads shall not allow a sphere 4 3/8 inches (107 mm) to pass through.  
 Attic (Access) R301.1 2006 IRC  
 Attic access shall be provided in buildings with a combustible ceiling or roof construction. An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater.  
 The rough-framed opening shall not be less 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. A 30-inch minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1305.13 for access requirements where mechanical equipment is located in attics.  
 The Attic access stairway shall comply with Section M1305.13 as amended by the City of Houston. The requirements have been revised as such:  
 Attic containing appliances requiring access shall be provided with a pull down stairway with a clear opening not less than 22-inches in width between the hardware, and a load capacity of not less than 350-pounds. 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" 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 5 of the IRC 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 30-inches by 4-inches where such dimensions are large enough to allow removal of the largest appliance.

G2409.2 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 floor 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.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
 (in pounds per square foot)

USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE <sup>a,b</sup>	20
ATTICS WITHOUT STORAGE <sup>a</sup>	10
DECKS <sup>c</sup>	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS <sup>d</sup>	200'
GUARDRAILS IN-FILL COMPONENTS <sup>e</sup>	50'
PASSENGER VEHICLE GARAGES <sup>f</sup>	50'
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40'

FOR 50 lb per square foot = 2247.5 NPa, 1 square inch = 6.45 mm<sup>2</sup>, 1 ft = 4.48 N.  
 a. Elevated Garage Floors shall be capable of supporting a 2000 lb load applied over a 20 square inch area.  
 b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42" or where there are not two or one adjacent trusses with the same web configuration capable of containing a rectangle 42" high by 2 feet wide, or great, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirement.  
 c. Individual stair treads shall be designed for the infornly distributed live load or a 300-pound concentrated load acting over an area of 4 sq. inches, whichever produces the greater stresses.  
 d. A single concentrated load applied in any direction at any point along the top, see Section R502.4 for details attached to exterior walls.  
 e. Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.  
 f. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same web configuration capable of containing a rectangle 42 inches high no greater by 2 feet wide or great, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member, provide that each of the following criteria is met:  
 1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R301.1 and  
 2. The truss has a bottom chord pitch less than 2:12.  
 h. Attic spaces served by fixed stair shall be designed to support an minimum live load for sleeping rooms.  
 i. Glazing used in handrail assemblies and guards shall be designed with a safety factor of 4. The safety factor shall be applied to each of the concentrated loads applied to the top of the rail, and to the load on the in-fill components. These loads shall be determined independent of th one another, and loads are assumed not to occur with any other live load.



**Window Schedule**

All windows to be Vinyl frame, Divided lite, double pane, low "E" glass, Casement, at 8' hd. ht. at first floor, 7' hd. ht. at second floor. Unless otherwise noted.  
 R613.2 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. 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.

- Ⓐ 6' x 6' Cent. w/ (2) 3' x 1'-6" Trem. Mull'd. Adv. • 9'-6" Hd. Ht.
- Ⓑ 3' x 4' Temp. Fixed Gl. • 12' Hd. Ht.
- Ⓒ 3' x 4'-6" S.H.
- Ⓓ 2' x 4'-6" Fixed Gl.
- Ⓔ 3' x 6' S.H.
- Ⓕ 2'-6" x 8' Fixed Fr. Dr.
- Ⓖ 12' x 1'-6" Trem. • 10' Hd. Ht.
- Ⓗ 2'-6" x 4' S.H.
- Ⓘ 2' x 1' Temp. Fixed Gl.
- Ⓚ 3' x 5' S.H.
- Ⓛ (2) 3' x 4' Mull'd, Temp., Fixed Gl.
- Ⓜ 3' x 4' Temp. Fixed Gl.
- Ⓝ 2' x 3'-6" S.H.
- Ⓟ 6' x 5' Cent.
- Ⓠ 2' x 3' Fixed Gl.
- Ⓡ 2' x 1'-6" Fixed Gl.
- Ⓢ 4' x 4'-6" Temp., Cent.
- Ⓣ 2' x 4' S.H.
- Ⓤ 3' x 1' Temp. Fixed Gl.
- Ⓡ (2) 3' x 4' Temp., mull'd, Fixed Gl.

**Approximate Footage**

First Floor	1644
Second Floor	1881
Total Living	3525
Front Porch	45
Garage	785
Rear Porch	365
Future	365
Brick	89
Total Covered	5114

**SECOND FLOOR PLAN**

1/4" = 1'-0"

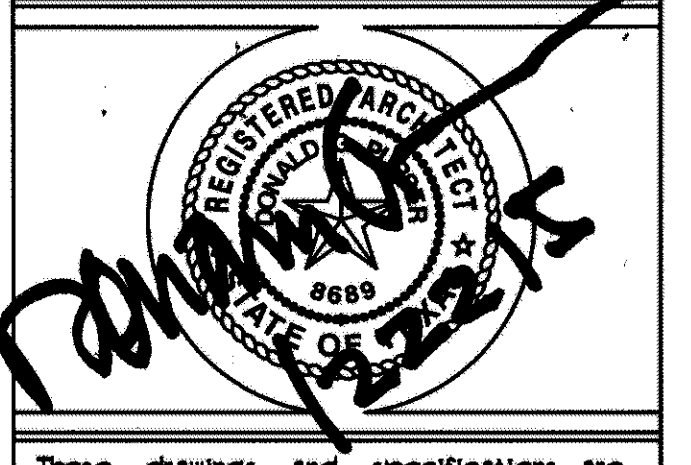
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**KENNEDY RESIDENCE**  
 3215 CLOVERDALE  
 HOUSTON, TX 77025

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PERMIT SET	12/22/15



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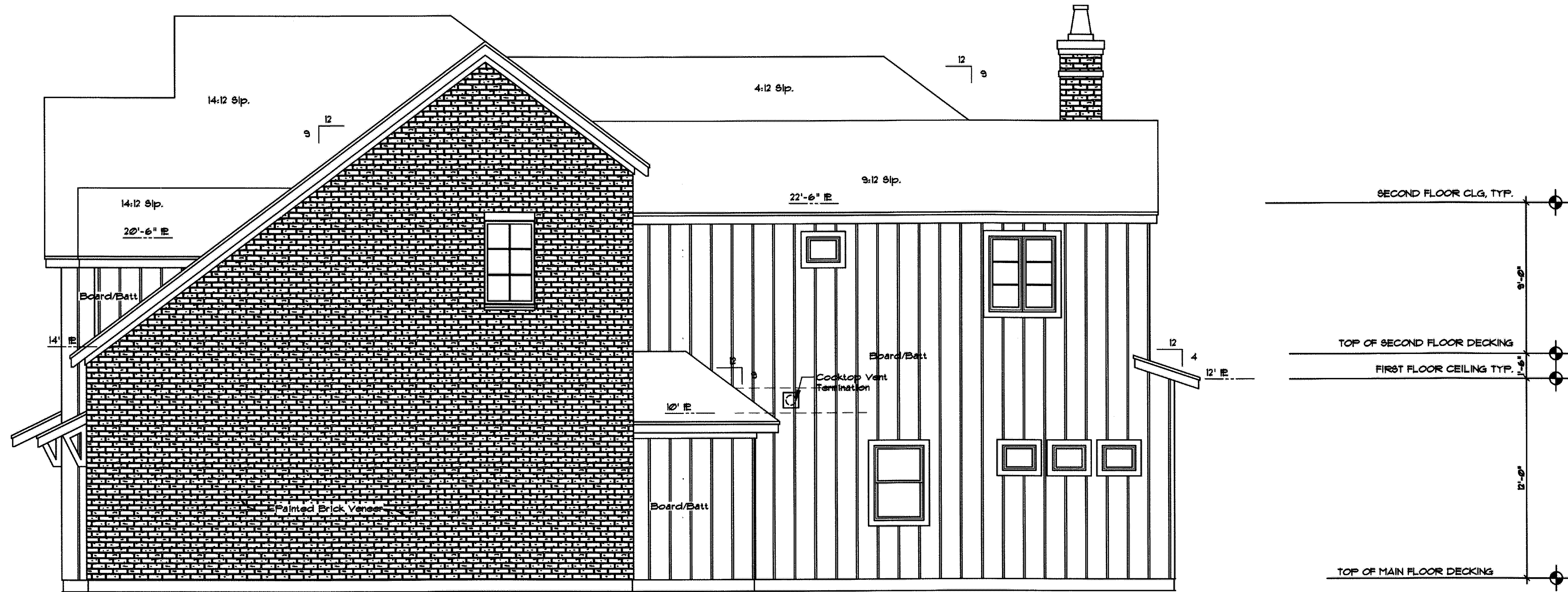
**SHEET NUMBER:**  
 A04 OF 14

## KENNEDY RESIDENCE

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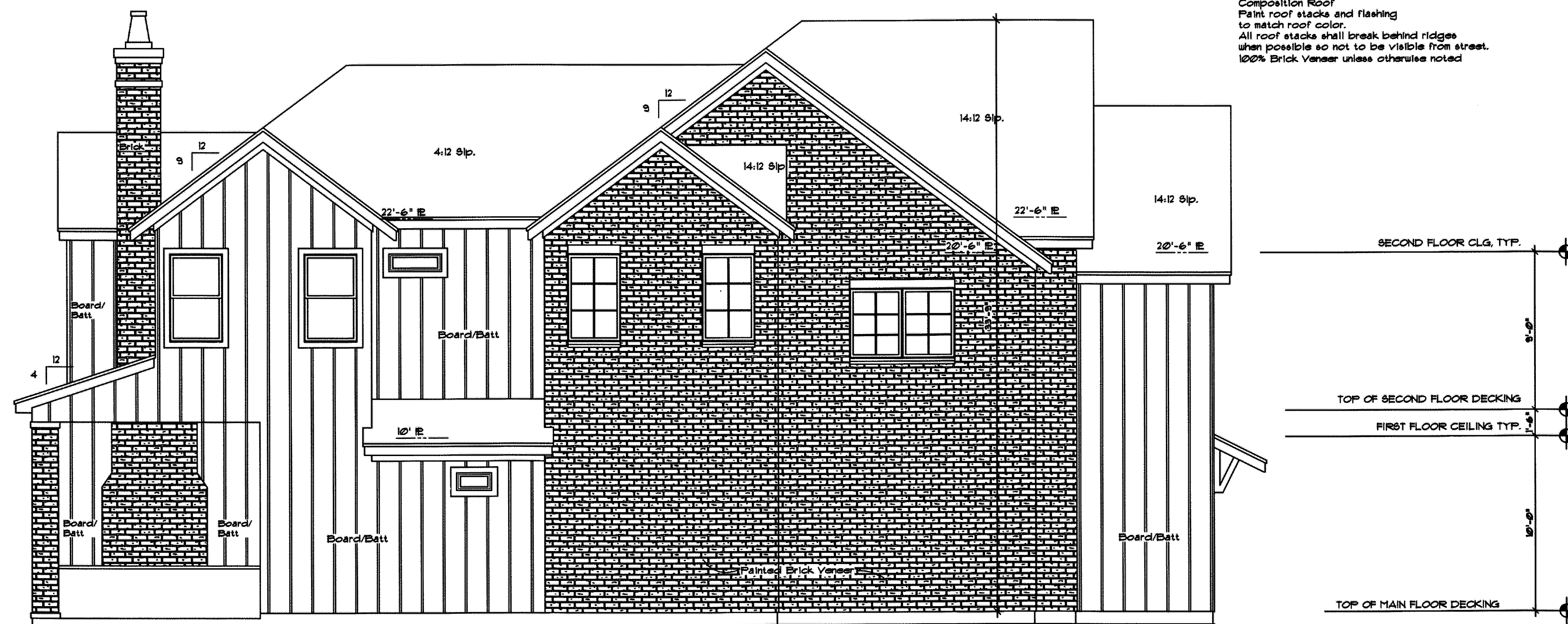
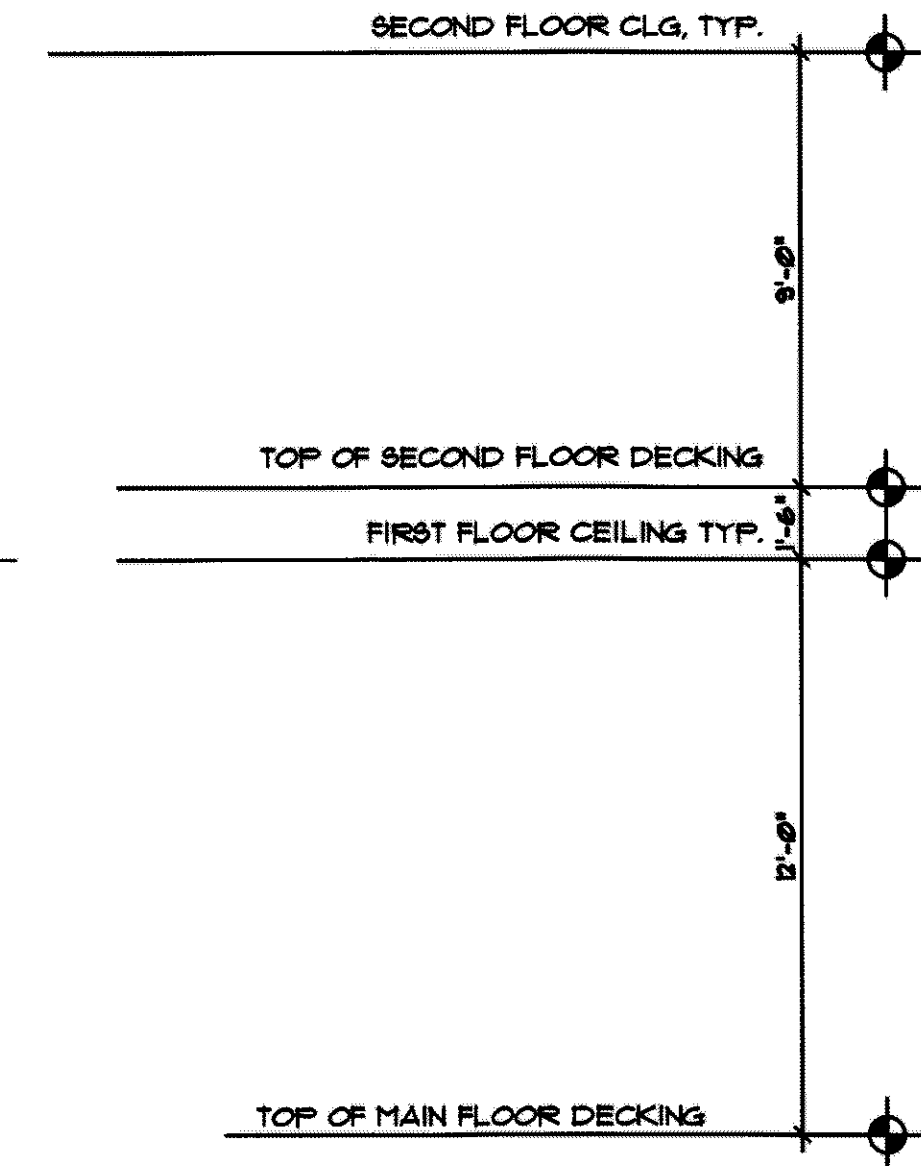
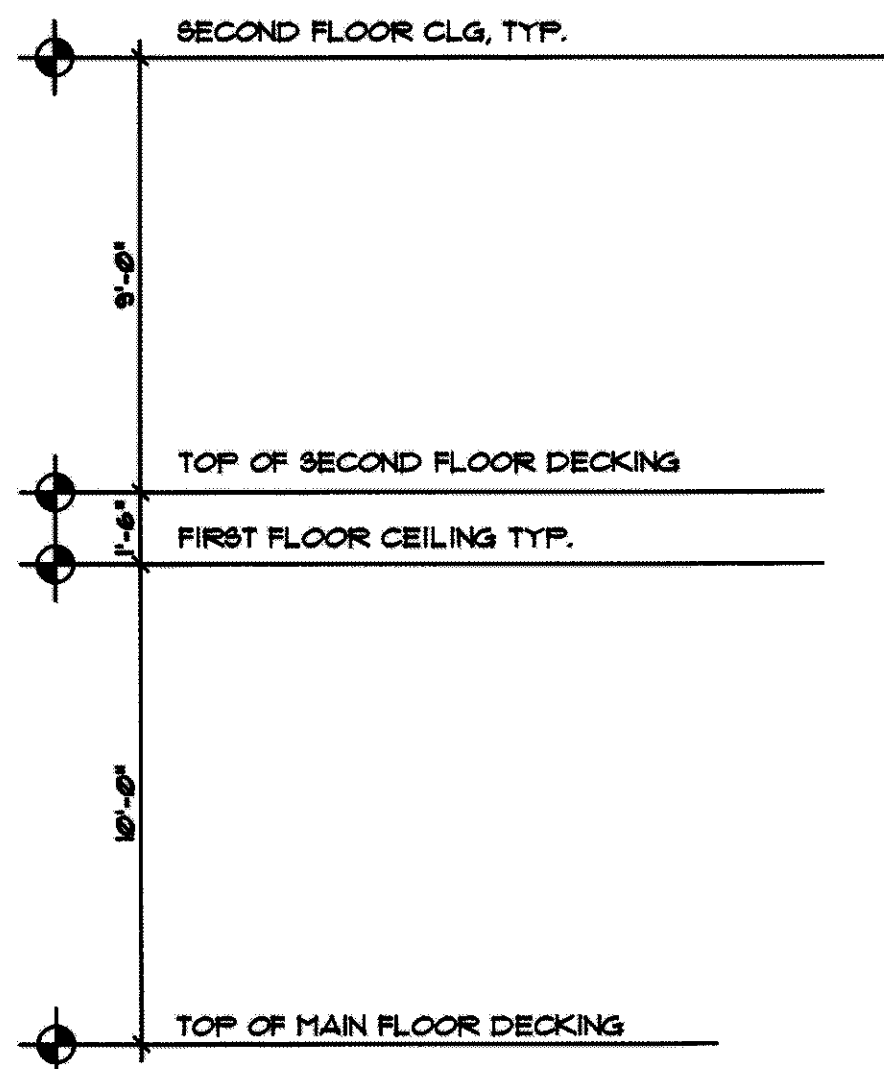
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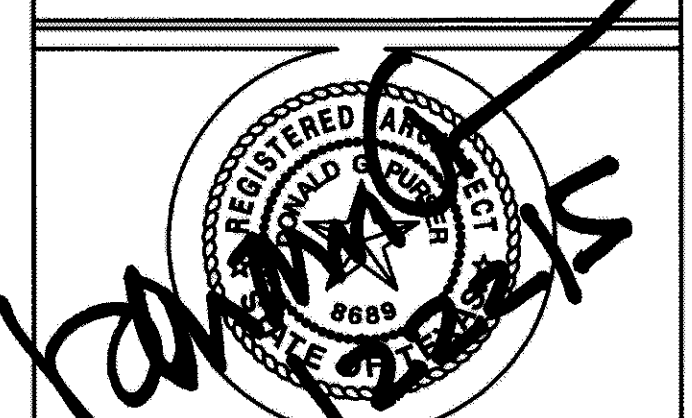
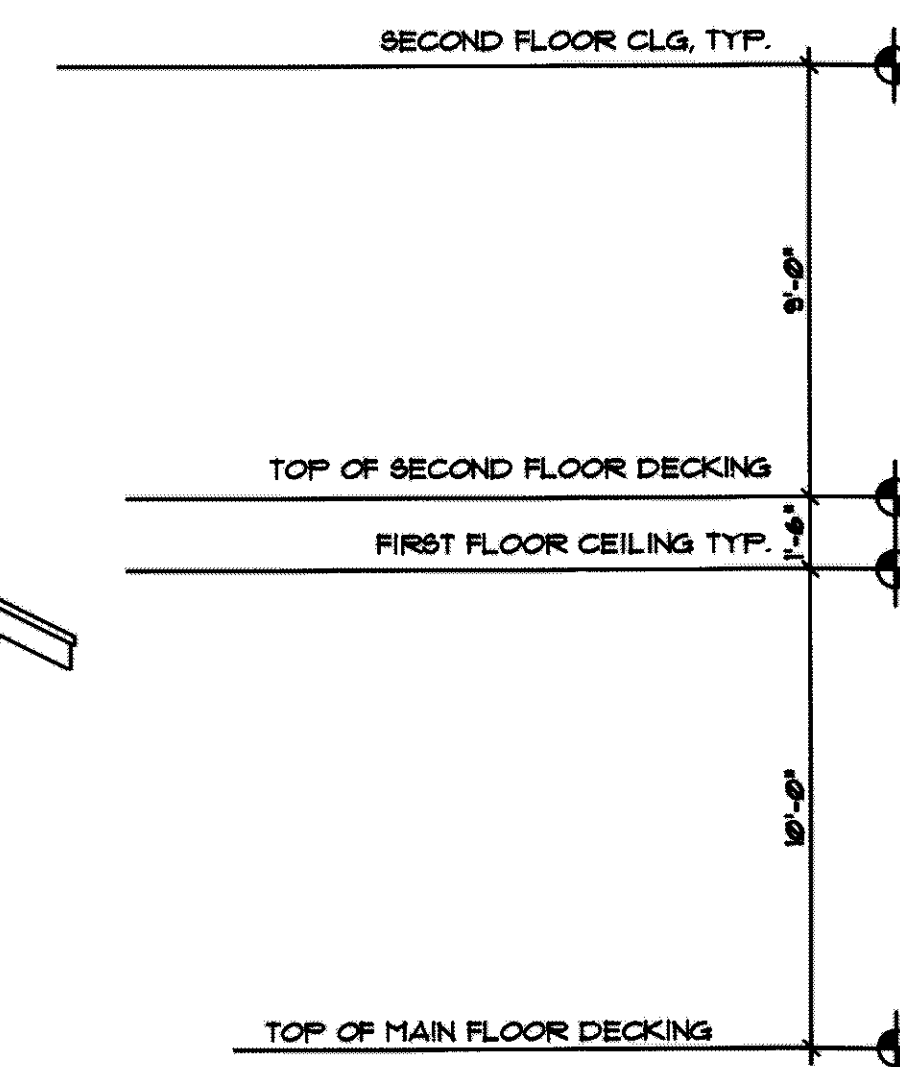
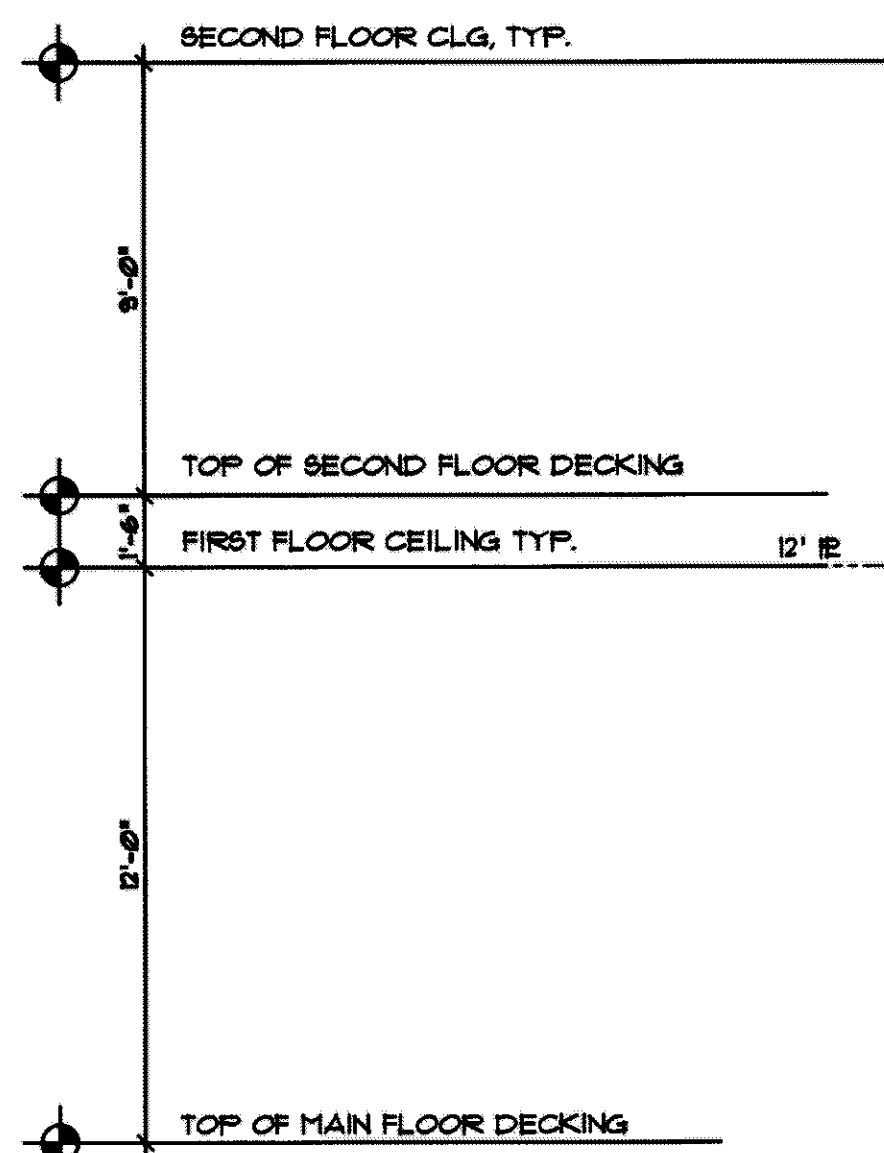
Right Elevation

### ELEVATIONS

1/4" = 1'-0"  
 All front side to side roof slopes to be 14:12 unless otherwise noted  
 Overhang to be 1'-6" from frame.  
 Adjust Roof Overhang at other SIp Roofs to match Fascia  
 Composition Roof  
 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.  
 100% Brick Veneer unless otherwise noted



Left Elevation



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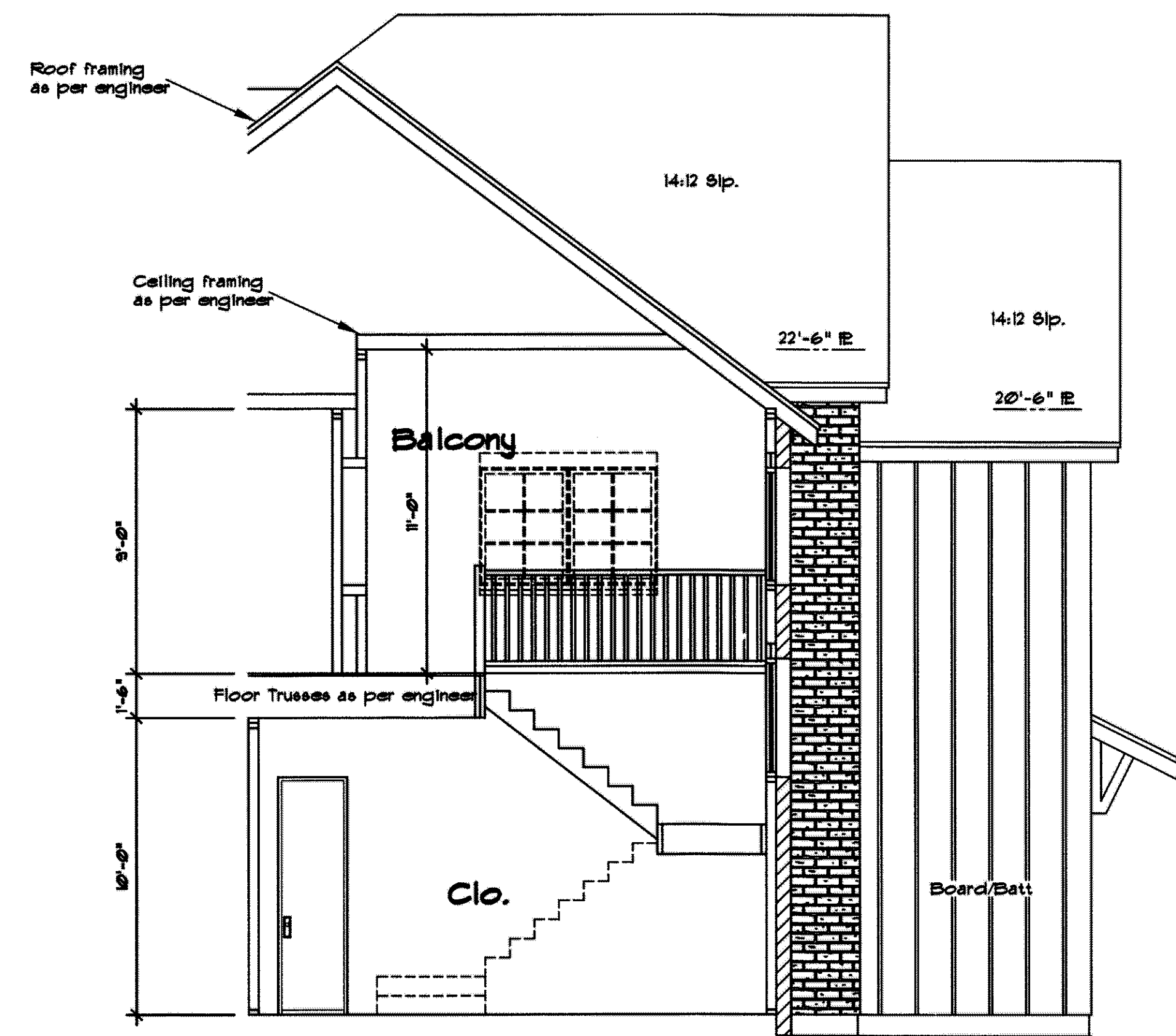
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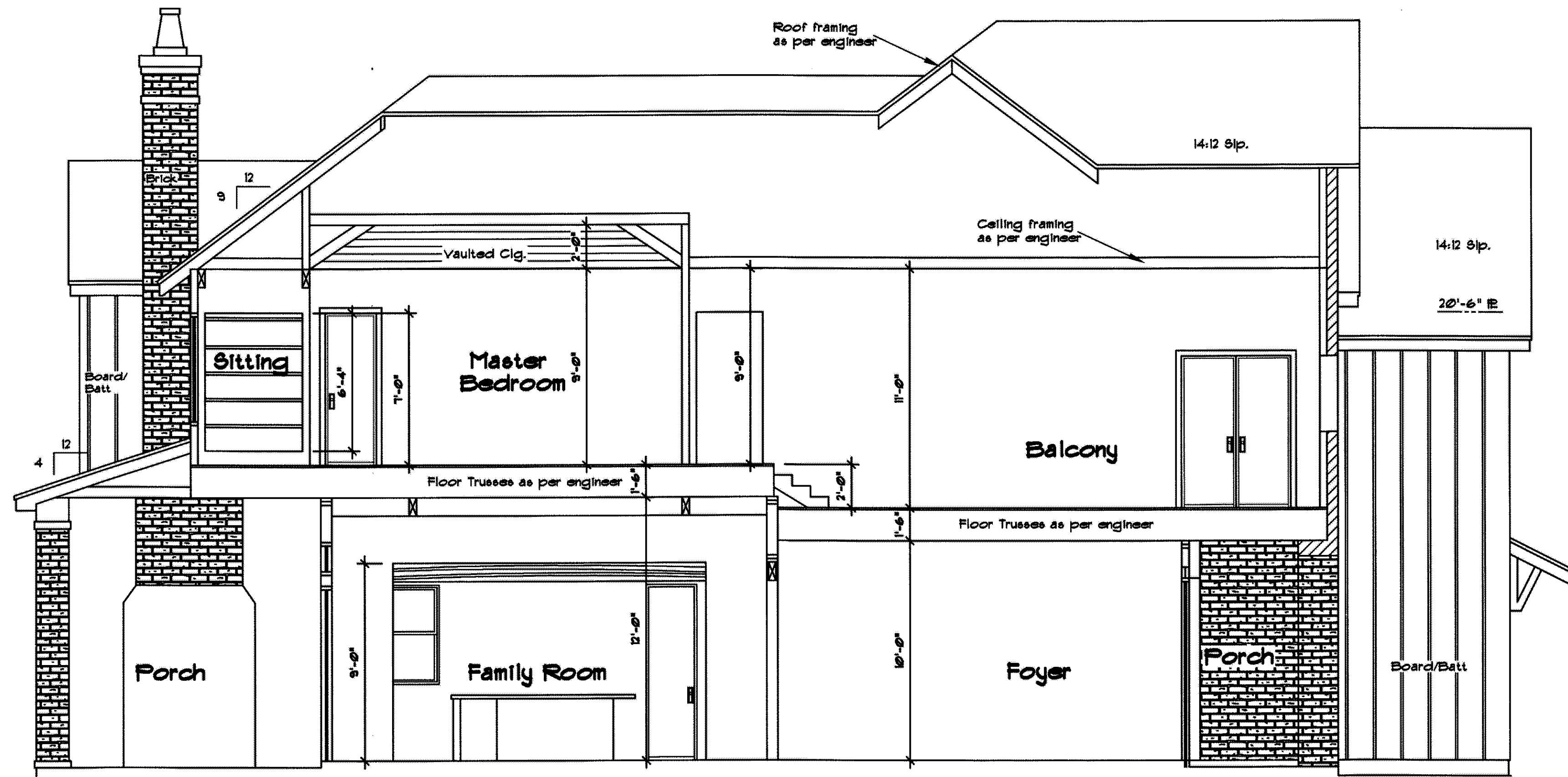
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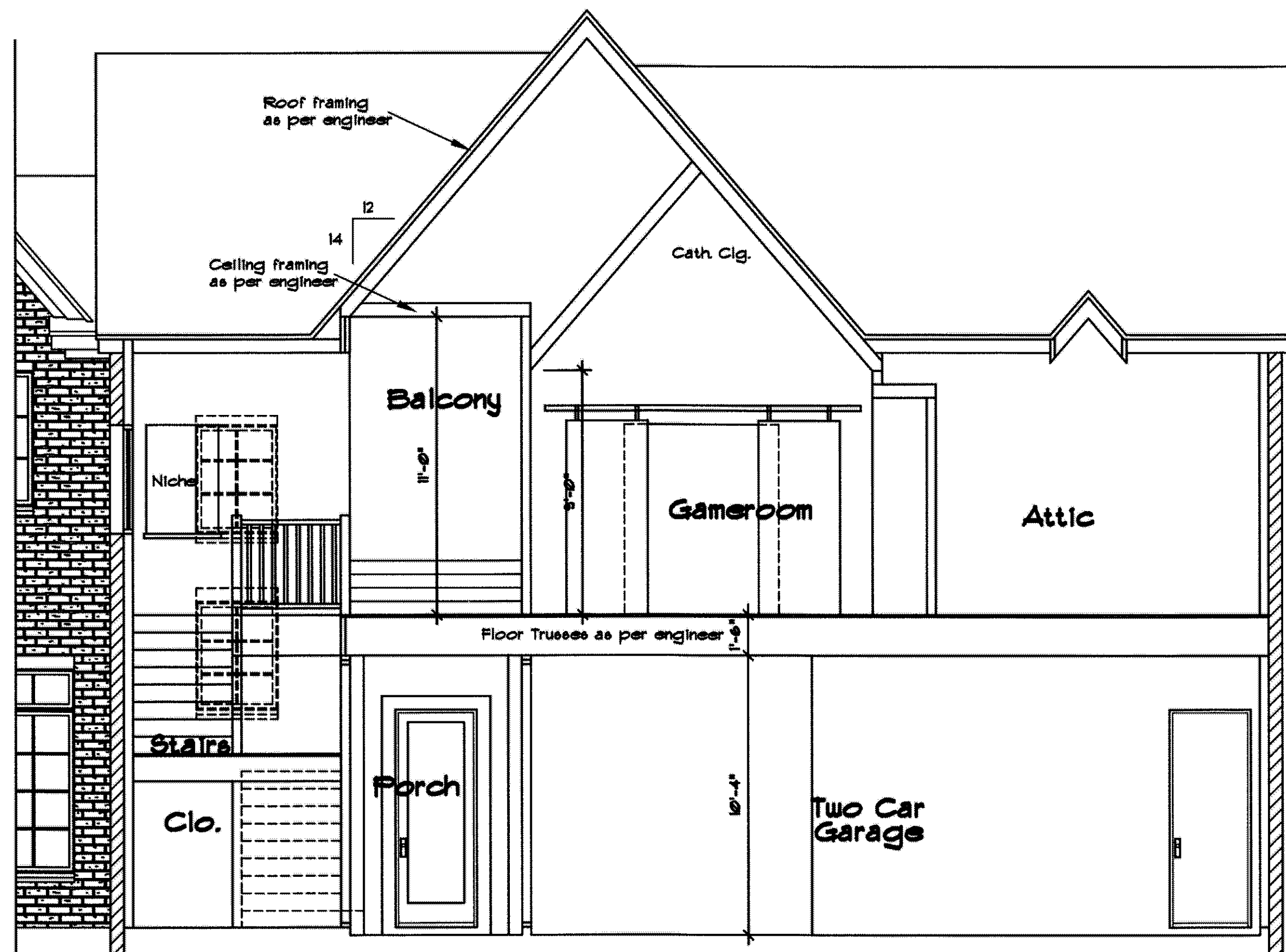
**SECTION A - A**  
 1/4" = 1'-0"

Stairs:  
 18 Risers at ± 7 11/16"  
 11 Treads at 12" min.

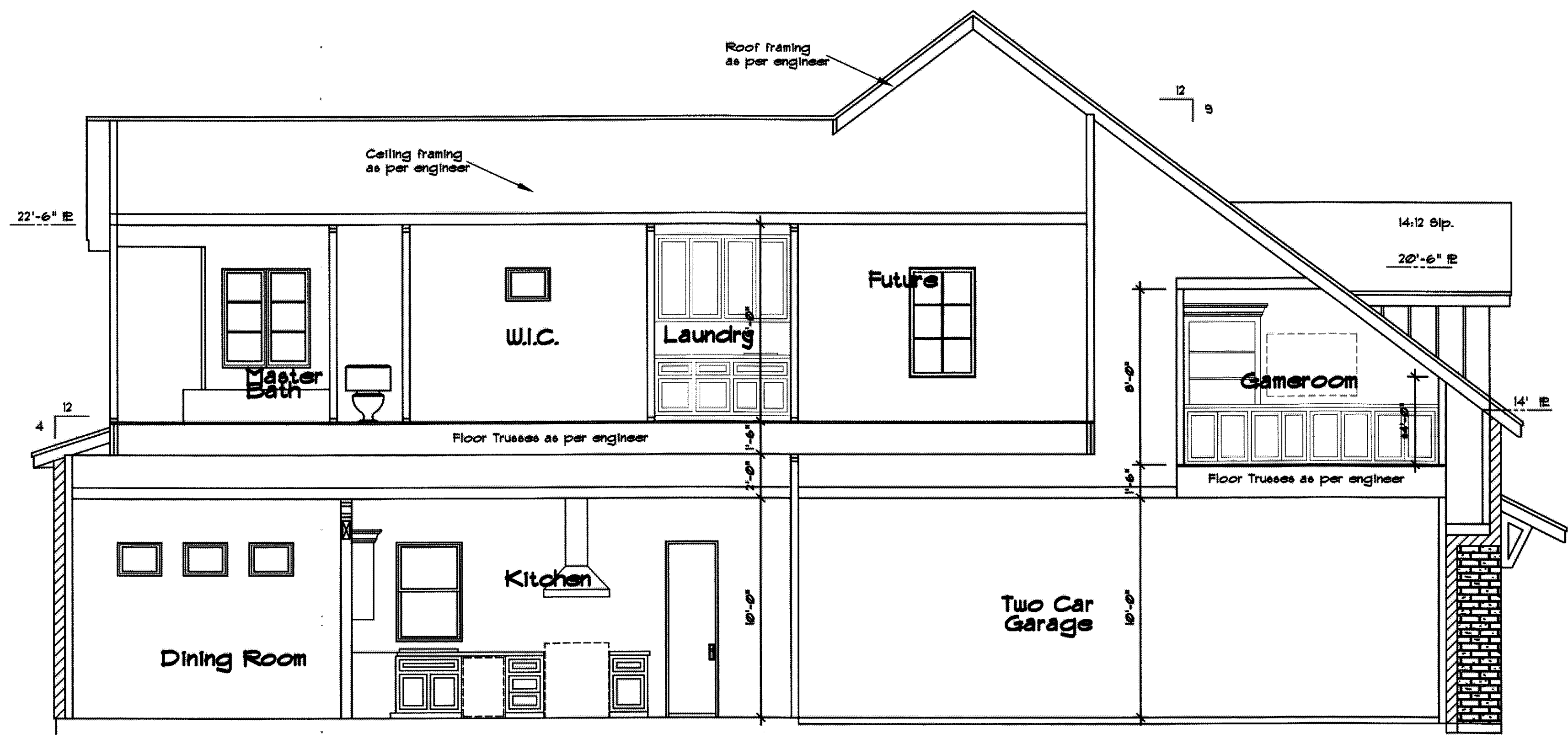
Handrail and Guardrails  
 not shown for clarity



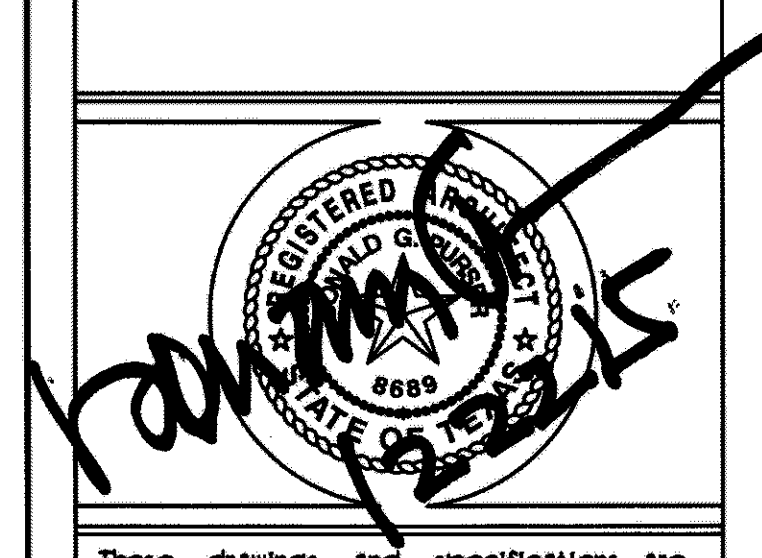
**SECTION B - B**  
 1/4" = 1'-0"



**SECTION D - D**  
 1/4" = 1'-0"



**SECTION C - C**  
 1/4" = 1'-0"



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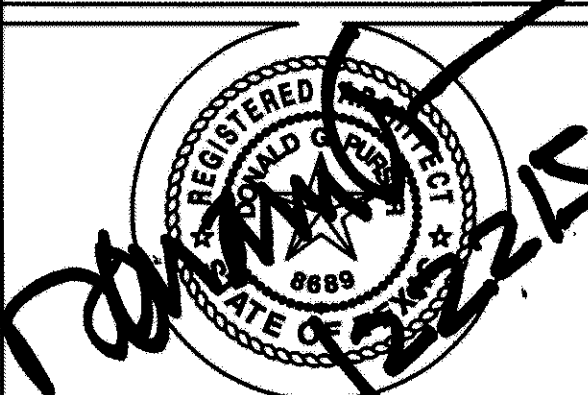
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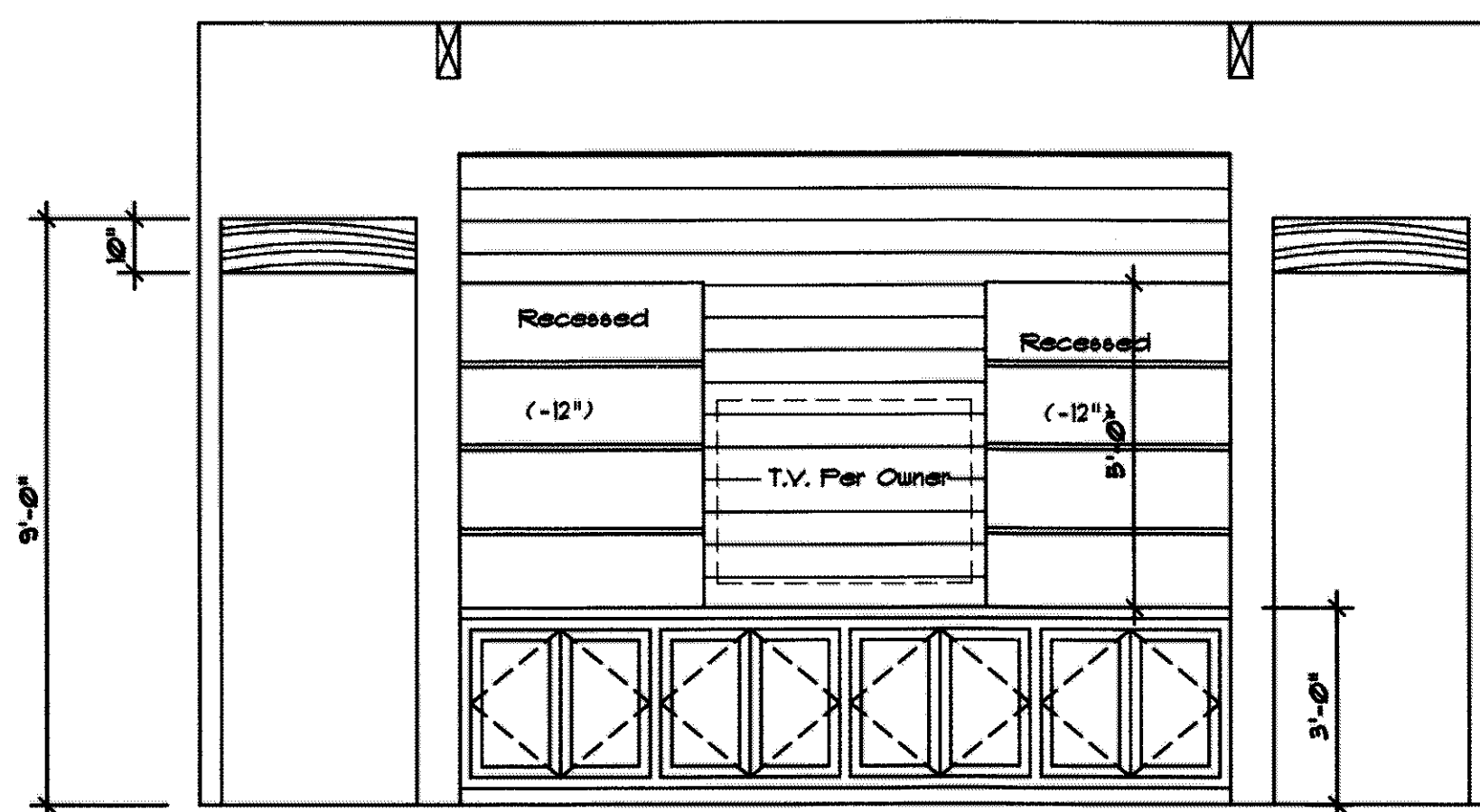
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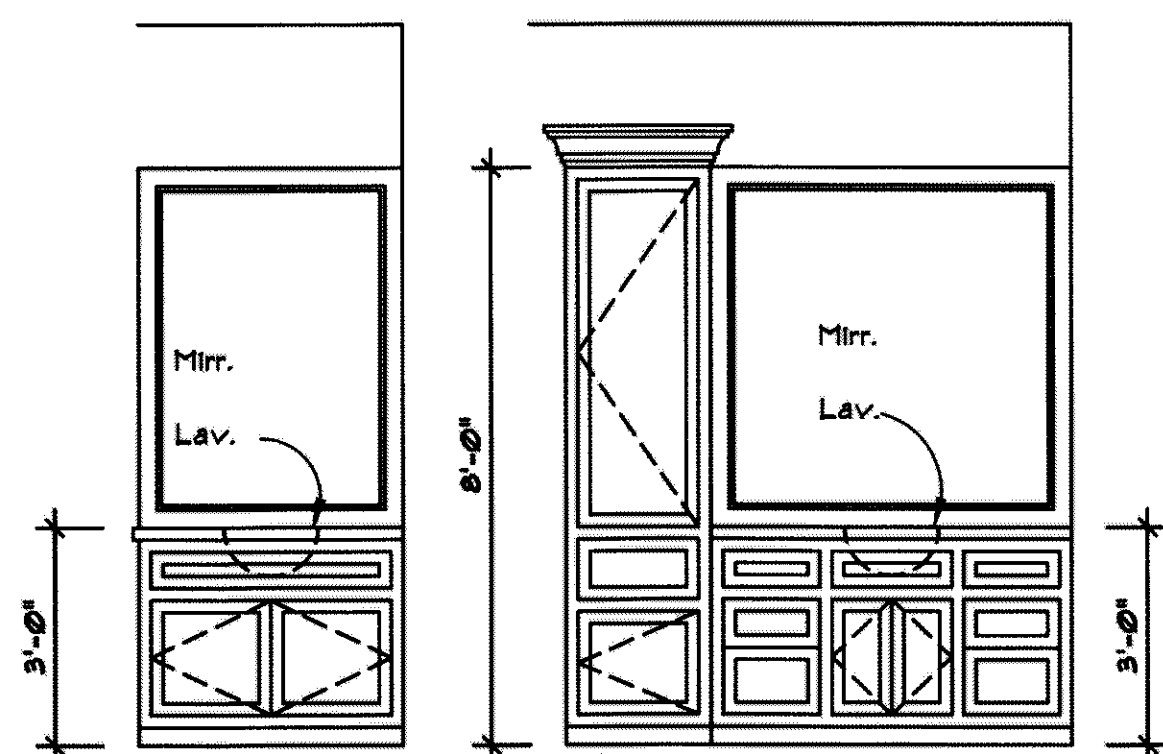
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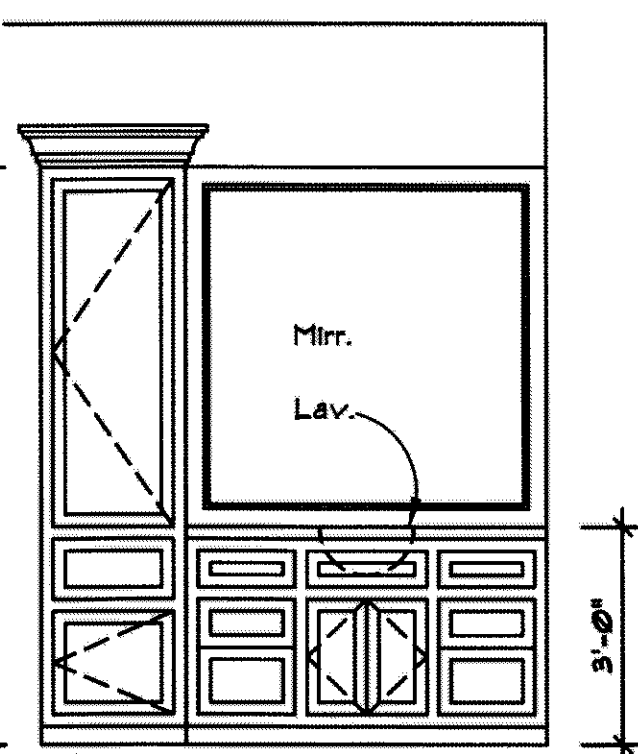
OF: 14



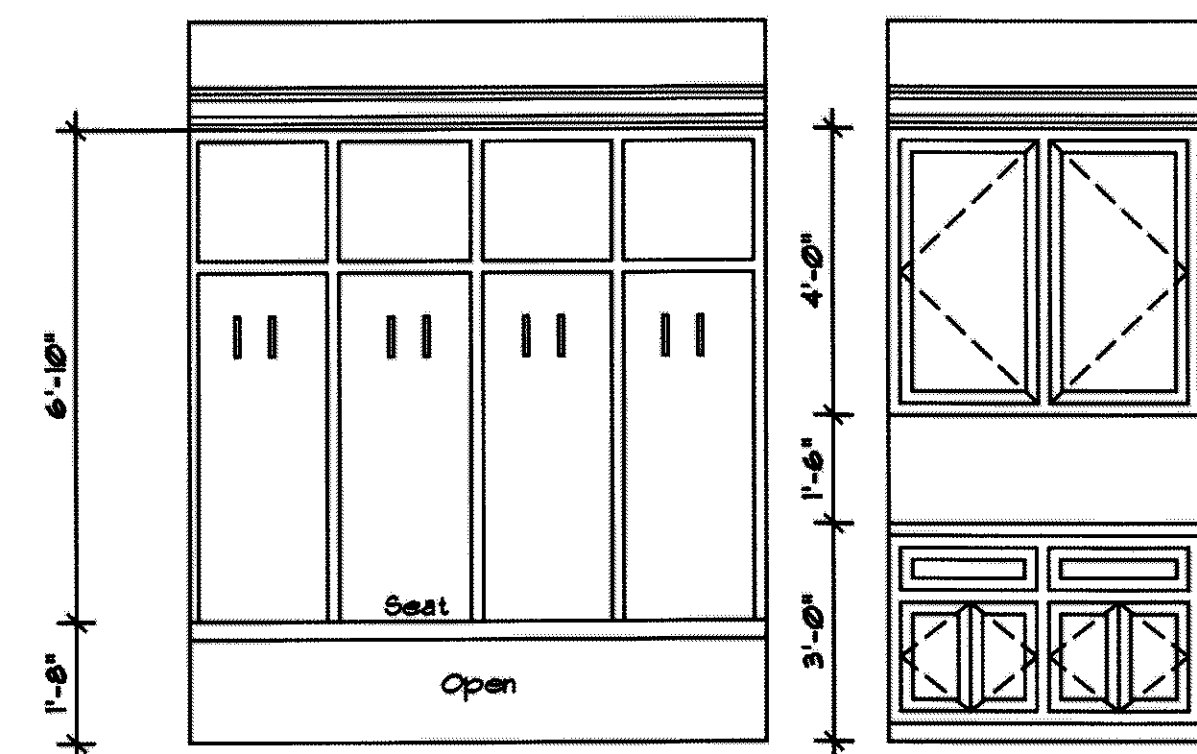
Family Room



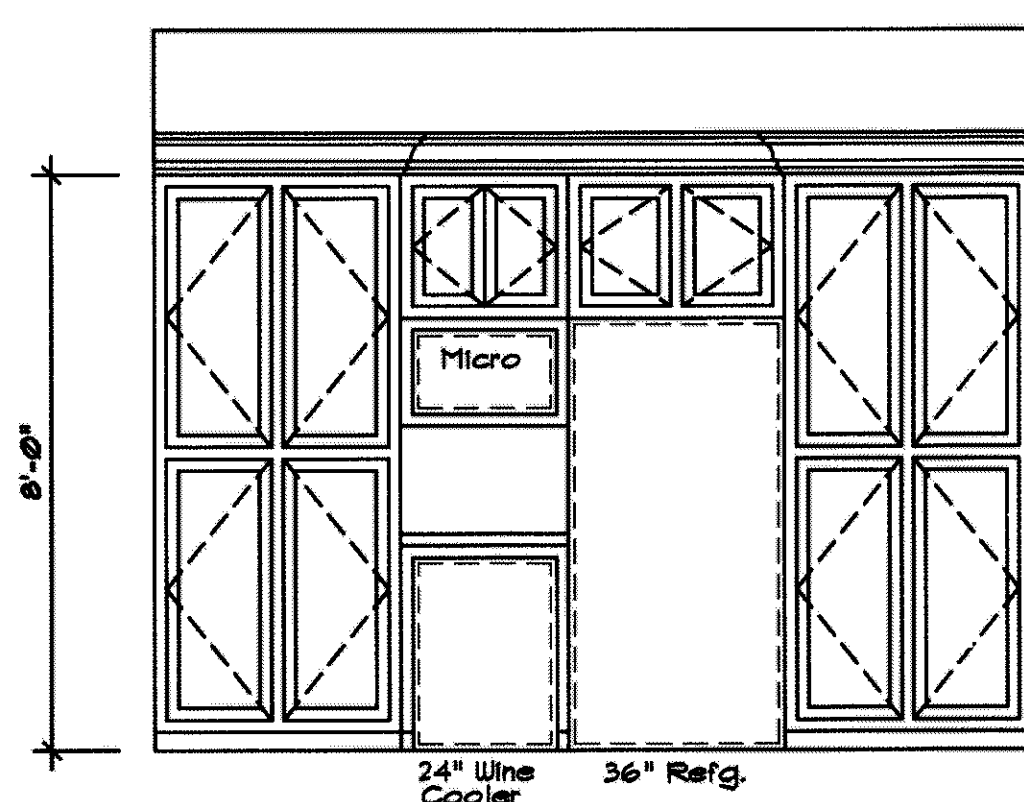
1/2 Bath



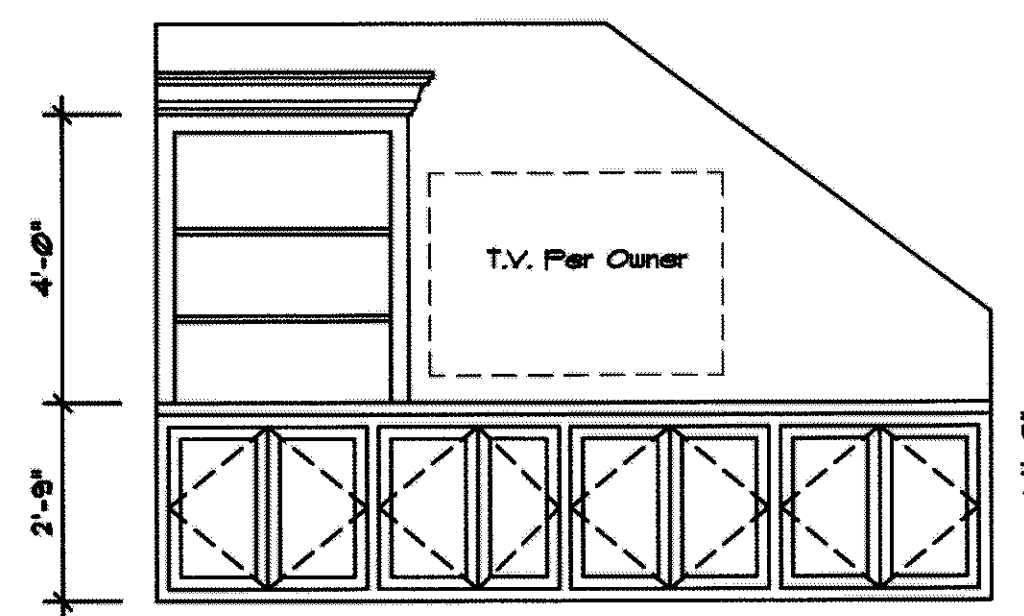
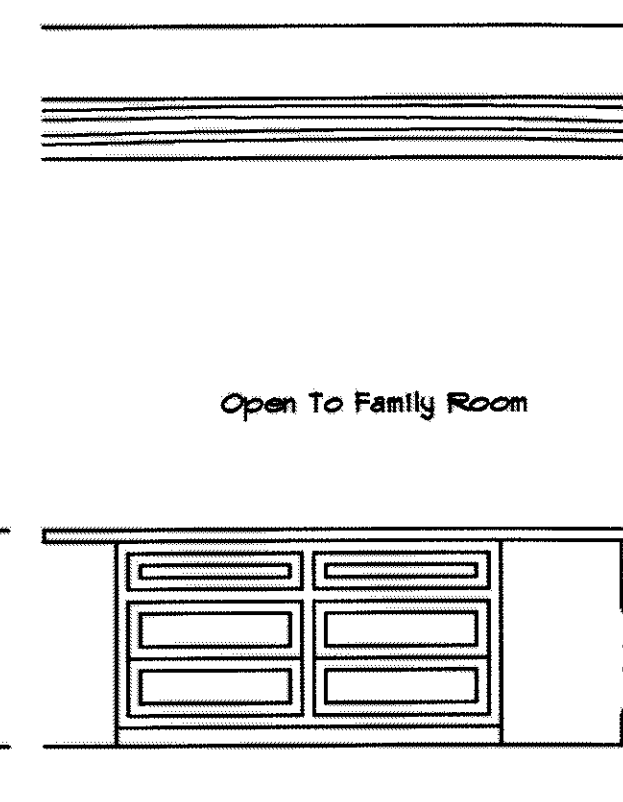
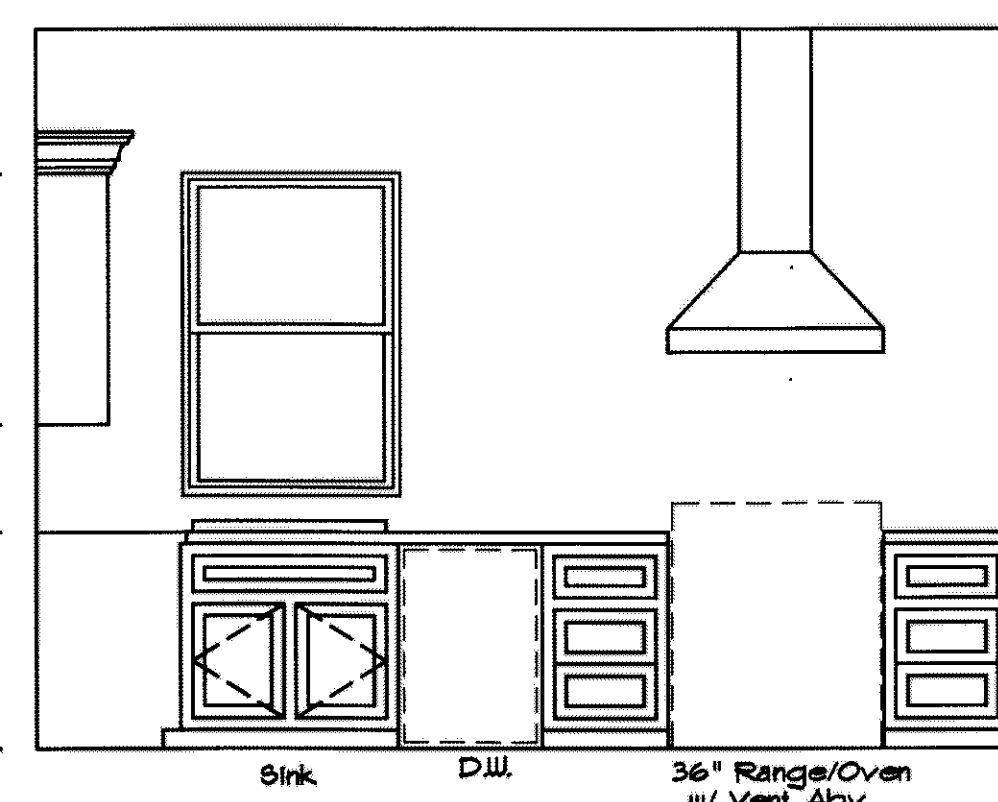
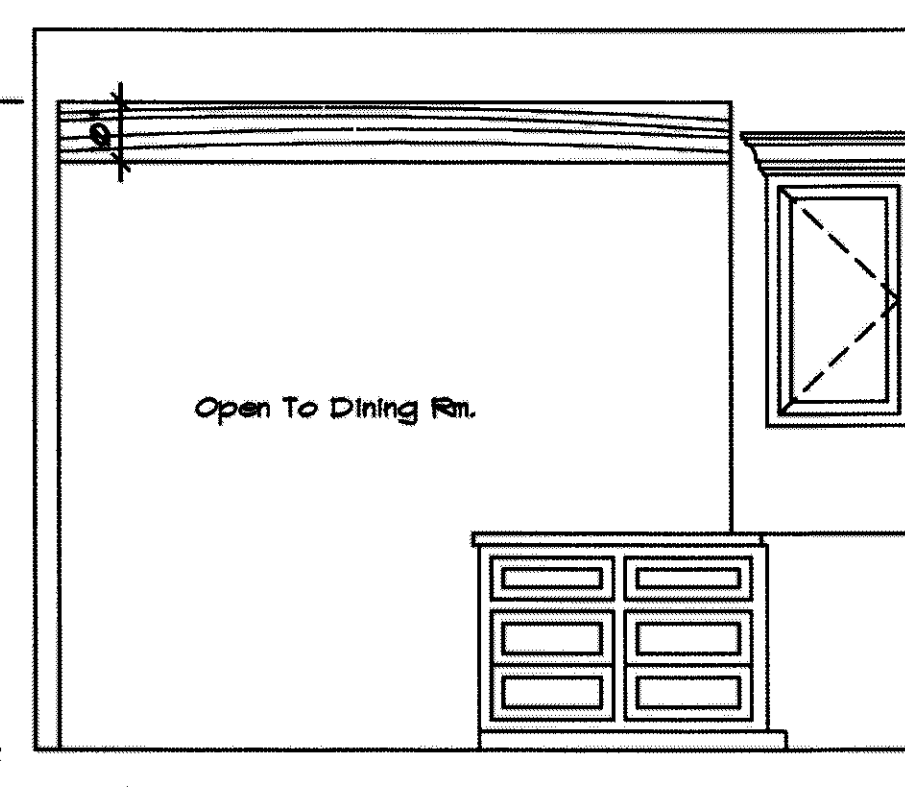
Bath 2



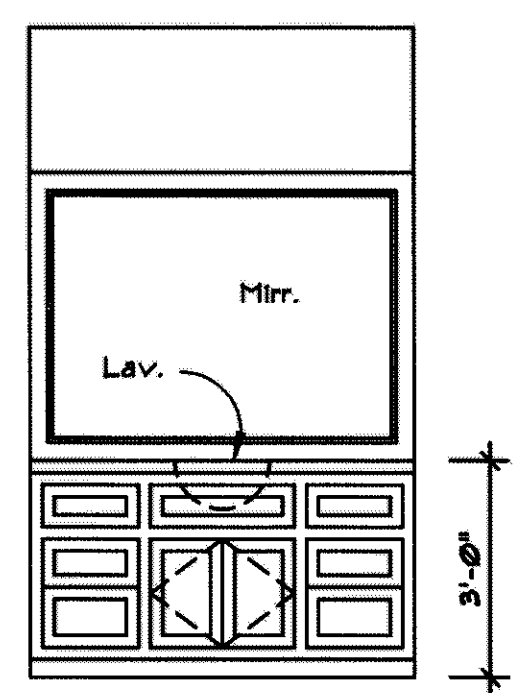
Mud Rm.



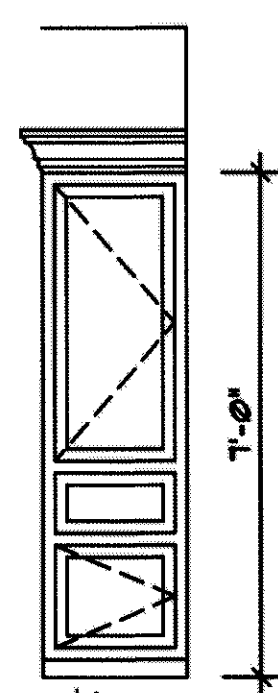
Kitchen



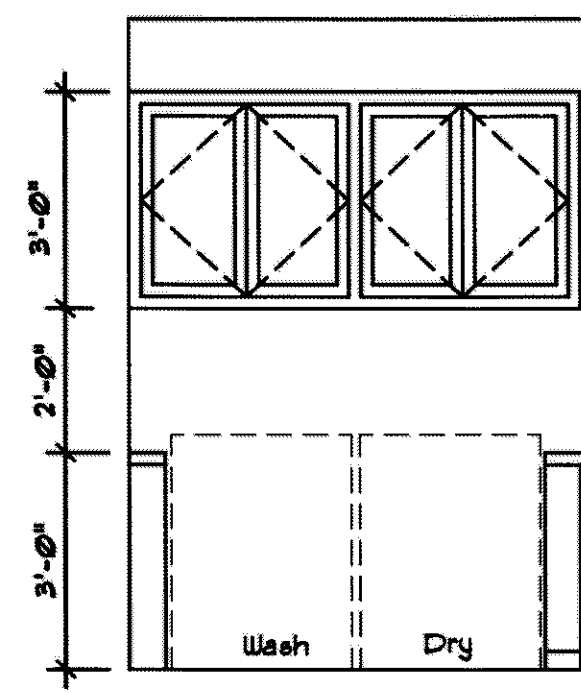
Gameroom



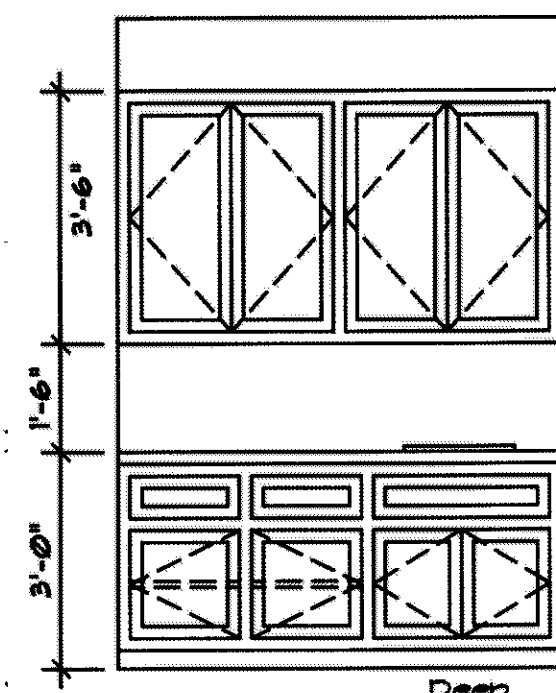
Dg. 1 & 2



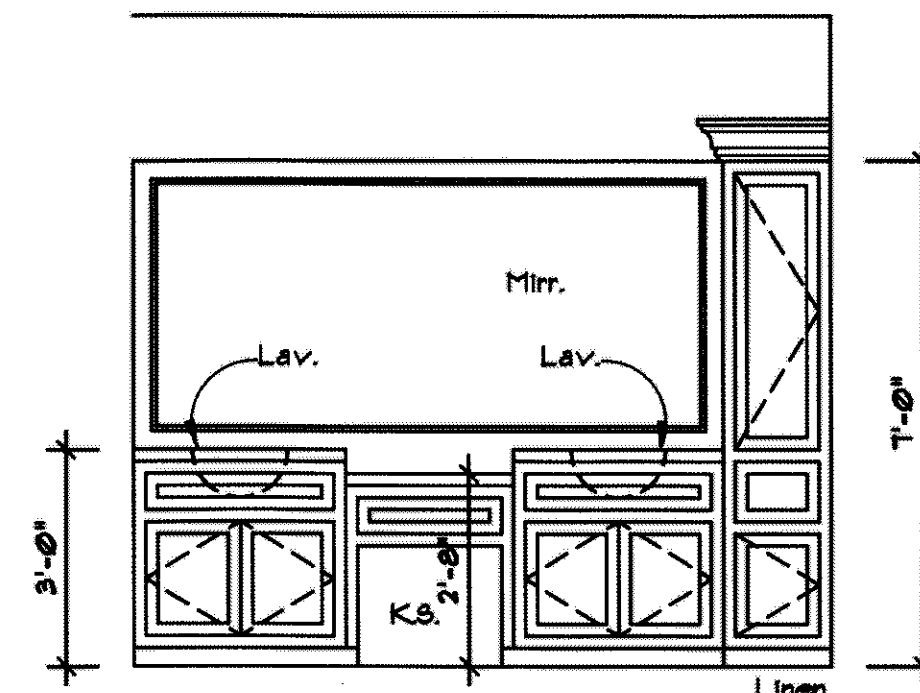
Bath 3



Laundry



Deep Sink



Master Bath

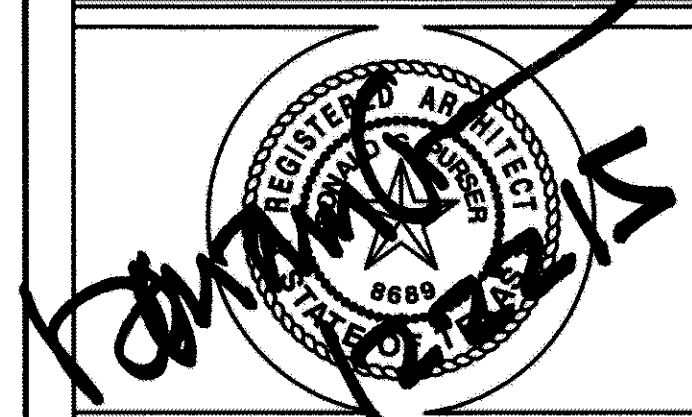
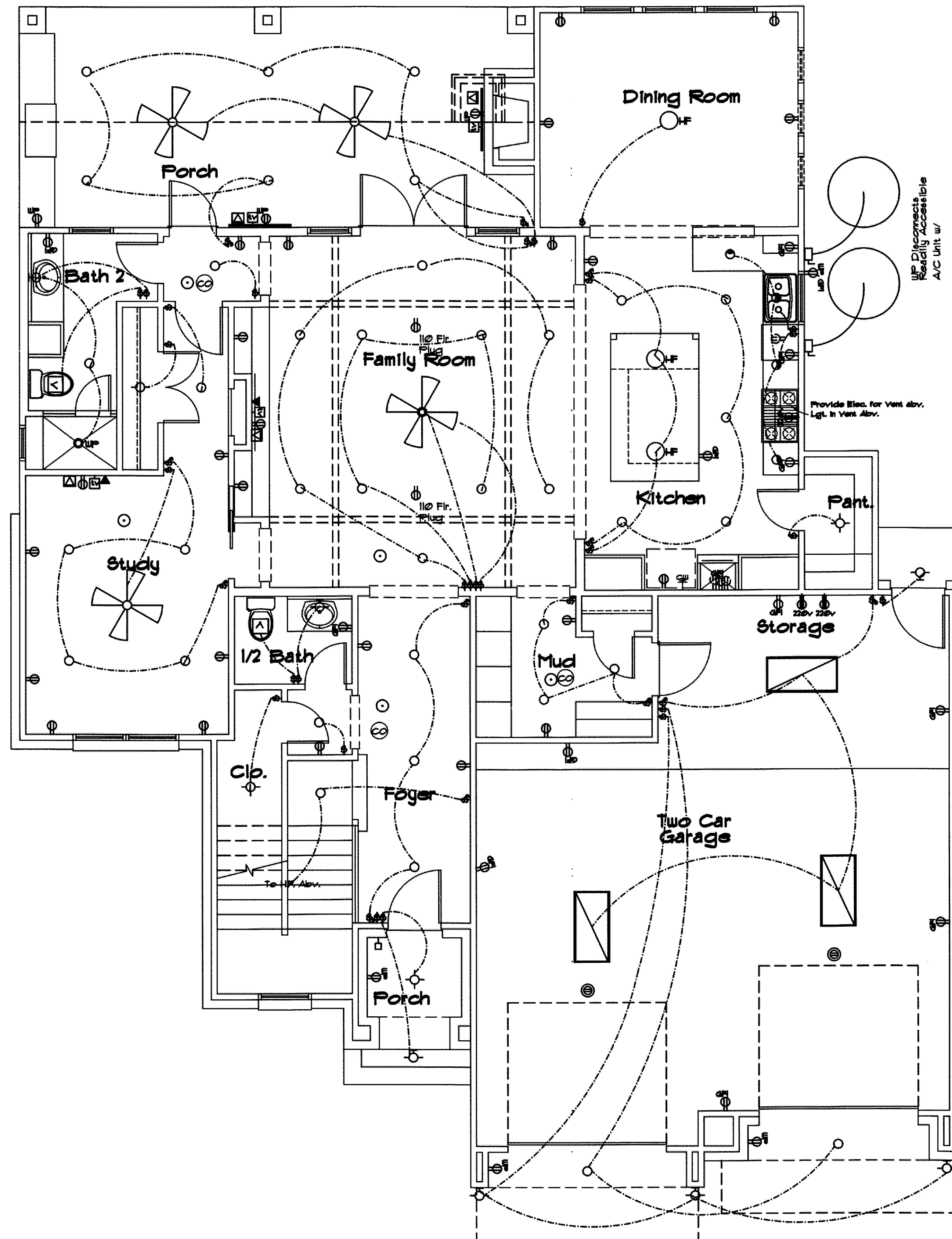
PURSER ARCHITECTURAL INC.  
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## KENNEDY RESIDENCE

3215 CLOVERDALE  
 HOUSTON, TX 77025

### DATE OF ISSUE

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Revised	10/06/15
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PLAN NUMBER

3525

DATE: 12/22/2015

SHEET NUMBER:

A08

OF 14

### FIRST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

See Sheet A09 for Electrical Legend

- Notes:
- All kitchen countertop & island plugs must be GFI.
  - Arc fault protection to all bedroom plugs.



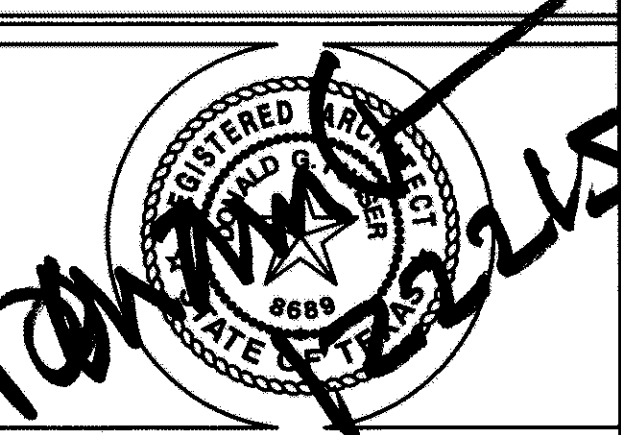
## KENNEDY RESIDENCE

3215 CLOVERDALE  
HOUSTON, TX 77025

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12/22/15



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### ELECTRICAL LEGEND

▷	SCONCE LIGHT	⊕	EXHAUST VENT	\$	SINGLE POLE SWITCH
○	40W MINICAN RECESSED LIGHT	⊗	CEILING FAN	\$	THREE WAY SWITCH
○	RECESSED CAN LIGHT	⊗	CEILING FAN WITH LIGHT	\$	FOUR WAY SWITCH
○ HF	HANGING FIXTURE	⊕	UNDER UPPER CABINET FLOOR STRIP LIGHT	⊕	DIMMER SWITCH
○ HF	LARGE HANGING FIXTURE	⊕	110 V FLOOR OUTLET	⊕	THREE WAY DIMMER SWITCH
○	SURFACE MOUNT CEILING LIGHT	⊕	110 V AT CEILING	⊕	TIMER SWITCH
○	WALL MOUNT LIGHT	⊕	110 V OUTLET	⊕	PUSH BUTTON
○	EYEBALL SPOT RECESSED LIGHT	⊕	110 V QUAD OUTLET	⊕	SMOKE & CO. DETECTOR AC/DC HARD-WIRED AND INTERCONNECTED W/ BATTERY BACKUP
▽▽▽	TRACK LIGHTING	⊕	220 V OUTLET	⊕	TELEVISION ANTENNA
▭	1x4 FLUORESCENT LIGHT 2 LAMP	⊕	110 V WATERPROOF GFI OUTLET	⊕	▲ TELEPHONE OUTLET
▭	2x4 FLUORESCENT LIGHT 4 LAMP	⊕	110 V GROUND FAULT INTERRUPTER OUTLET	⊕	▲ FLOOR TELEPHONE OUTLET
○ PC	PORCELAIN LIGHT FIXT. WITH FULL CHORD	⊕	HEAT LAMP	⊕	▲ DATA PORT
⊕	MOTION SENSOR	⊕	CHIMES	⊕	○ THERMOSTAT
⊕	FLOOD LIGHT	⊕	CARBON MONOXIDE DETECTOR AC/DC 110V W/BATT. BACKUP AND INTERCONNECTED	⊕	
⊕	DISCONNECT	⊕	VENT / LIGHT		

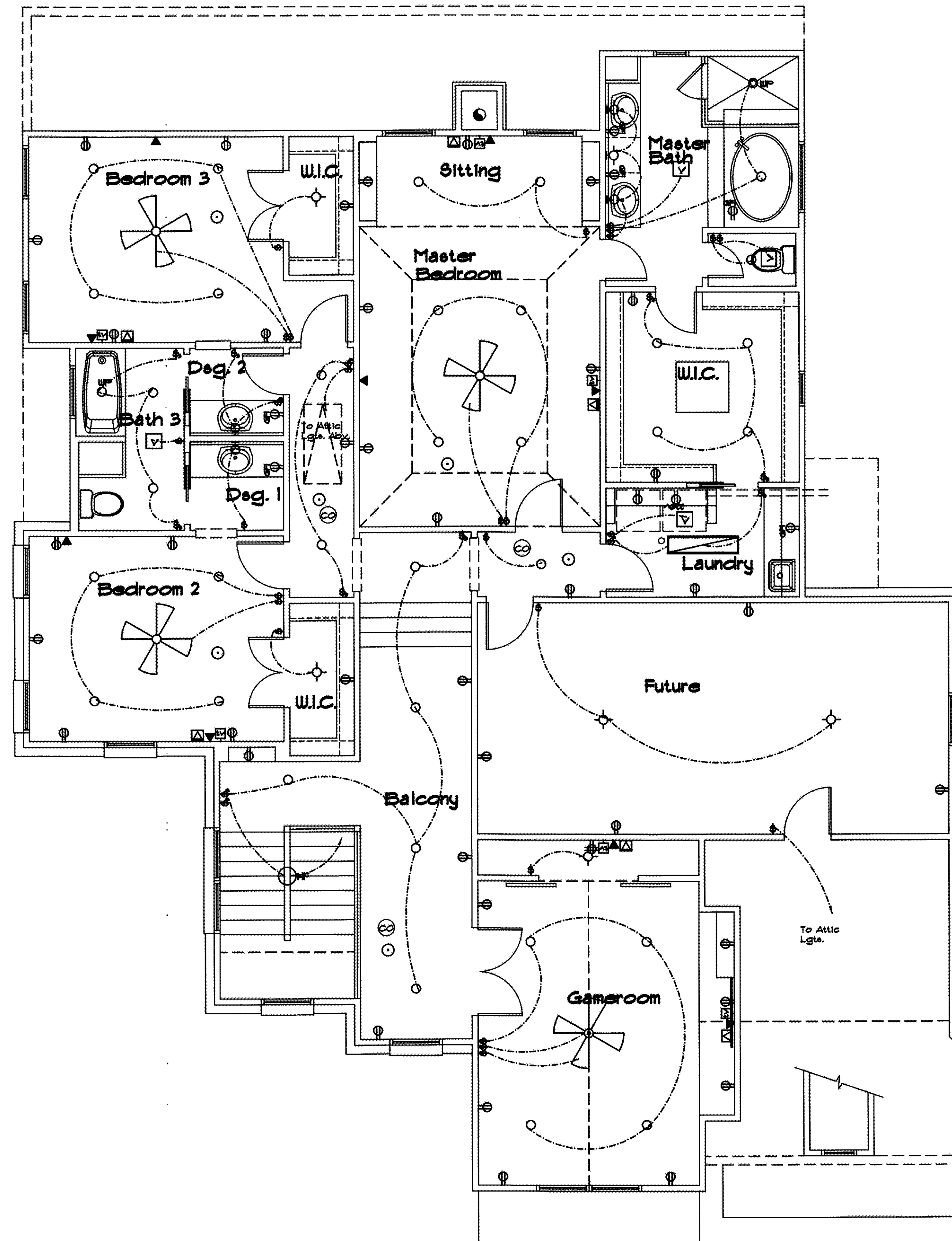
R313.2 Location. Smoke alarms shall be installed in the following locations:

- 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 but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door 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 than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

R313.3 Power Source. In new construction, the required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power or in buildings that undergo alterations, repairs or additions regulated by section R313.2.1

- Note:
- Arc fault protection and CO detector required throughout house.
  - GFI plug for whirlpool tubs.
  - Smoke detector in hallway near stairwell/balcony.
  - All kitchen countertop & island plugs must be GFI.



### SECOND FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

PLAN NUMBER

3525

DATE: 12/22/2015

SHEET NUMBER:

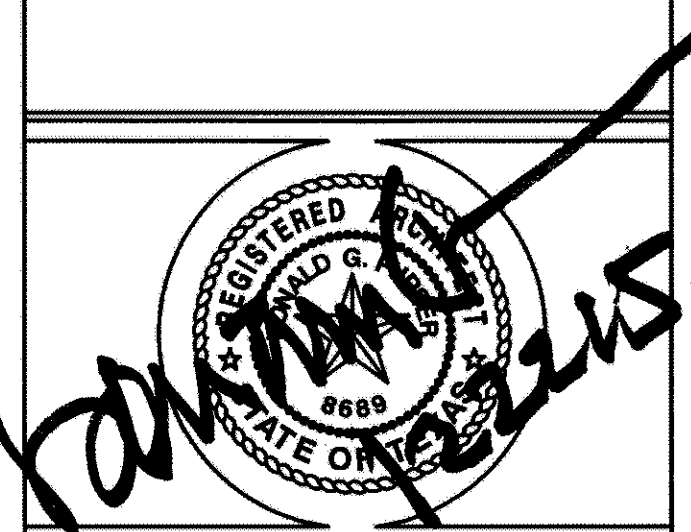
# A09

## KENNEDY RESIDENCE

3215 CLOVERDALE  
 HOUSTON, TX 77025

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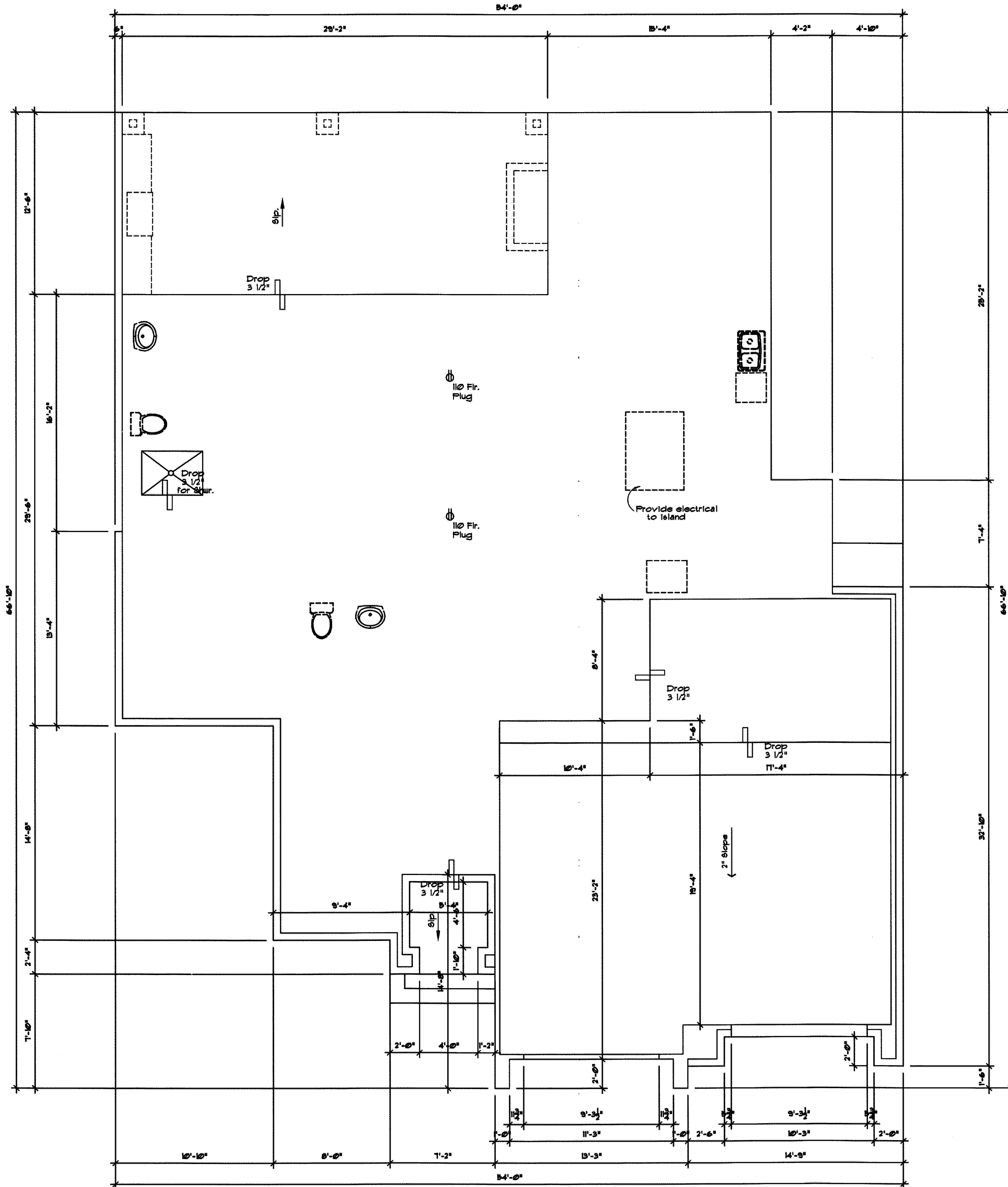
3525

DATE: 12/22/2015

SHEET NUMBER:

A10

OF 14



### FOUNDATION PLAN

1/4" = 1'-0"  
 This plan is for information only.  
 See engineered framing plans for construction.

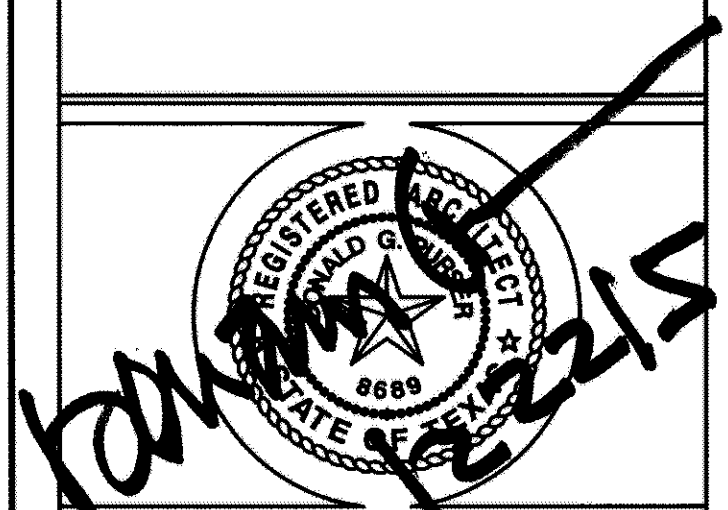
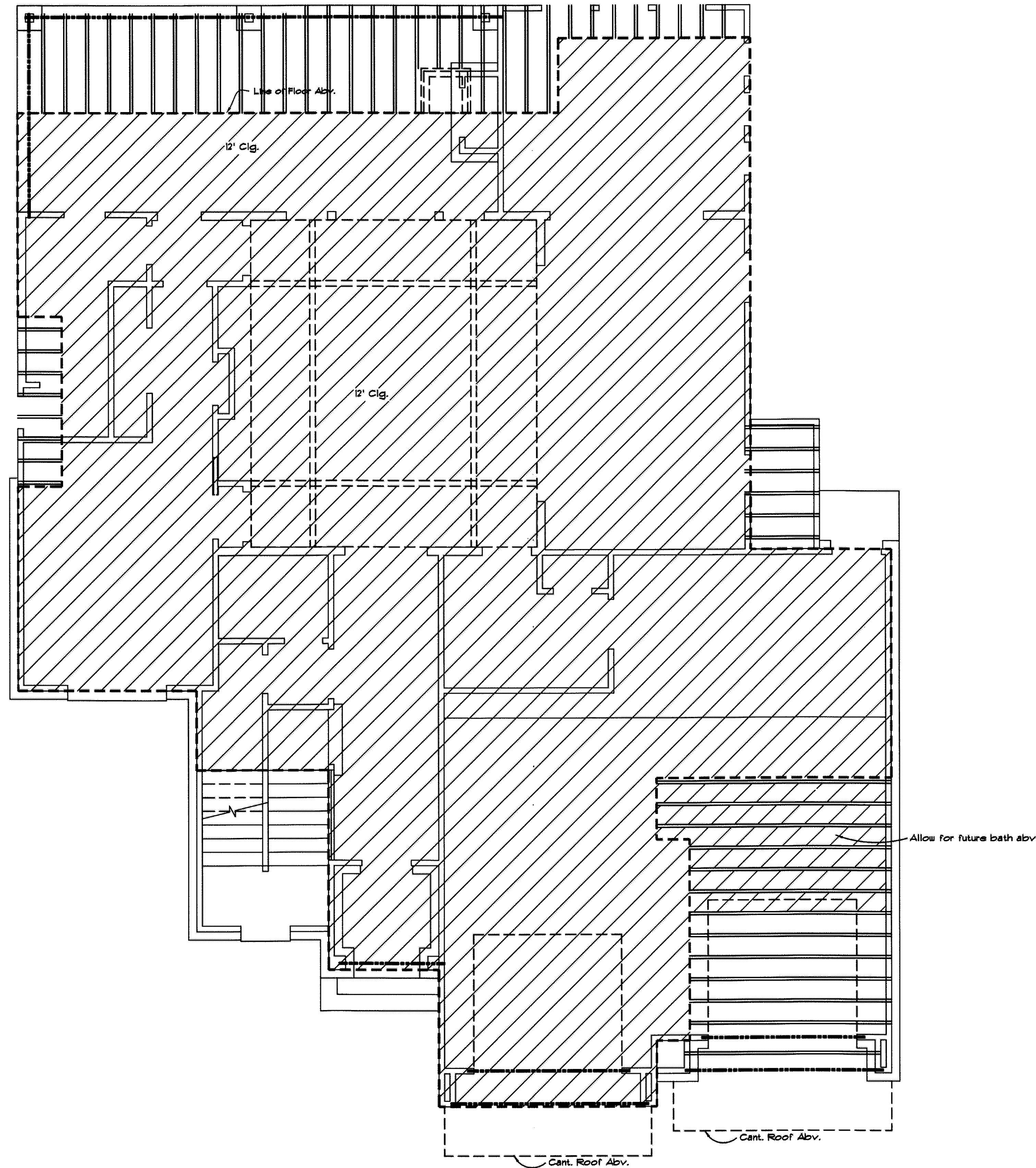
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## KENNEDY RESIDENCE

3215 CLOVERDALE  
 HOUSTON, TX 77025

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PLAN NUMBER

3525

DATE: 12/22/2015

SHEET NUMBER:

# A11

OF: 14

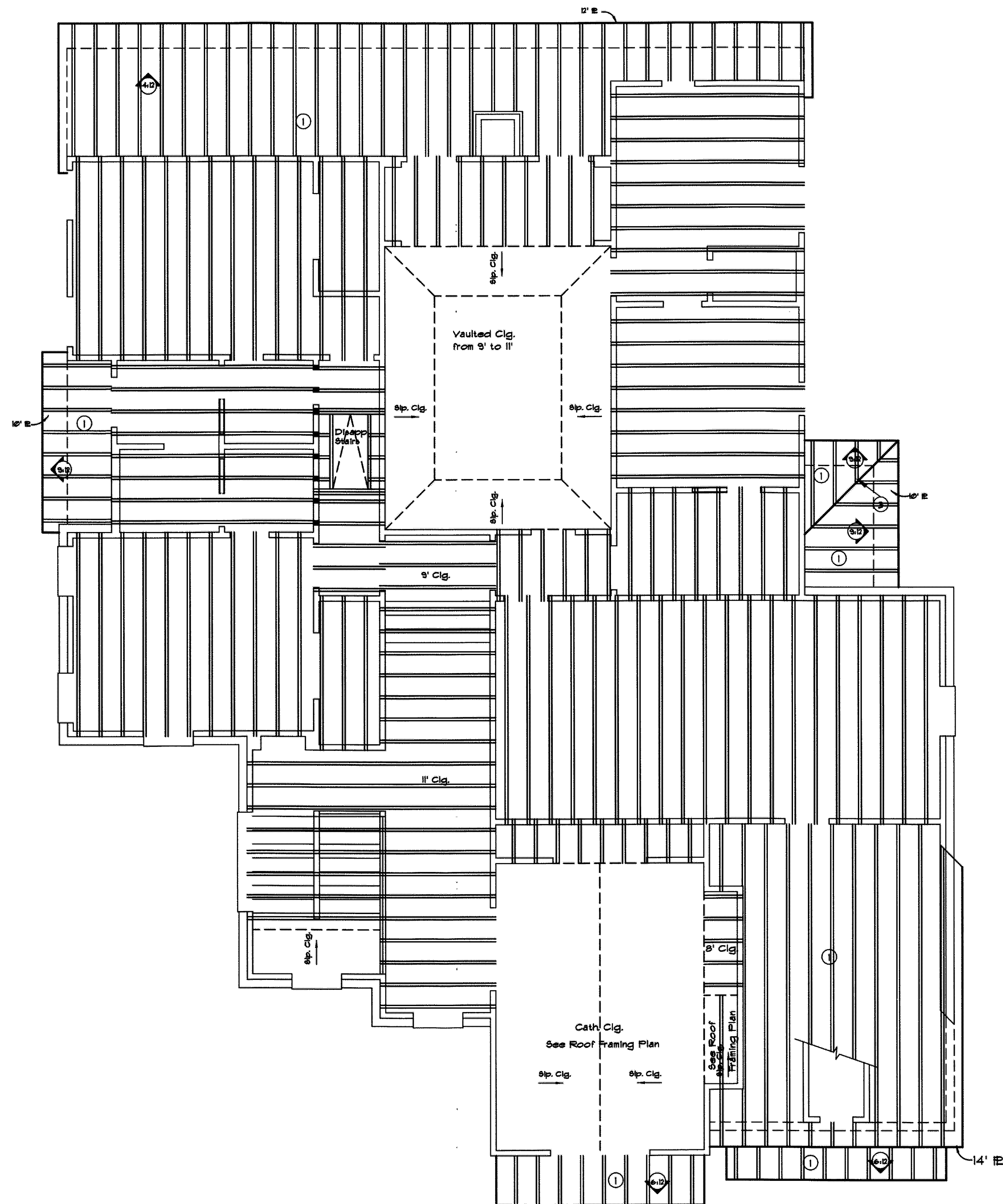
**FIRST FLOOR TRUSS PLAN**  
 1/4" = 1'-0"  
 This plan is for information only.  
 See engineered framing plans for construction.

## KENNEDY RESIDENCE

3215 CLOVERDALE  
 HOUSTON, TX 77025

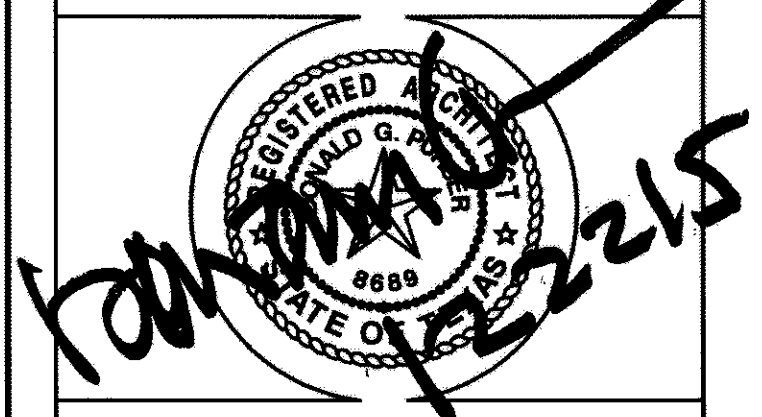
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### SECOND FLOOR CEILING FRAMING PLAN

1/4" = 1'-0"  
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 See engineered framing plans for construction.



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PLAN NUMBER

3525

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SHEET NUMBER:

A12

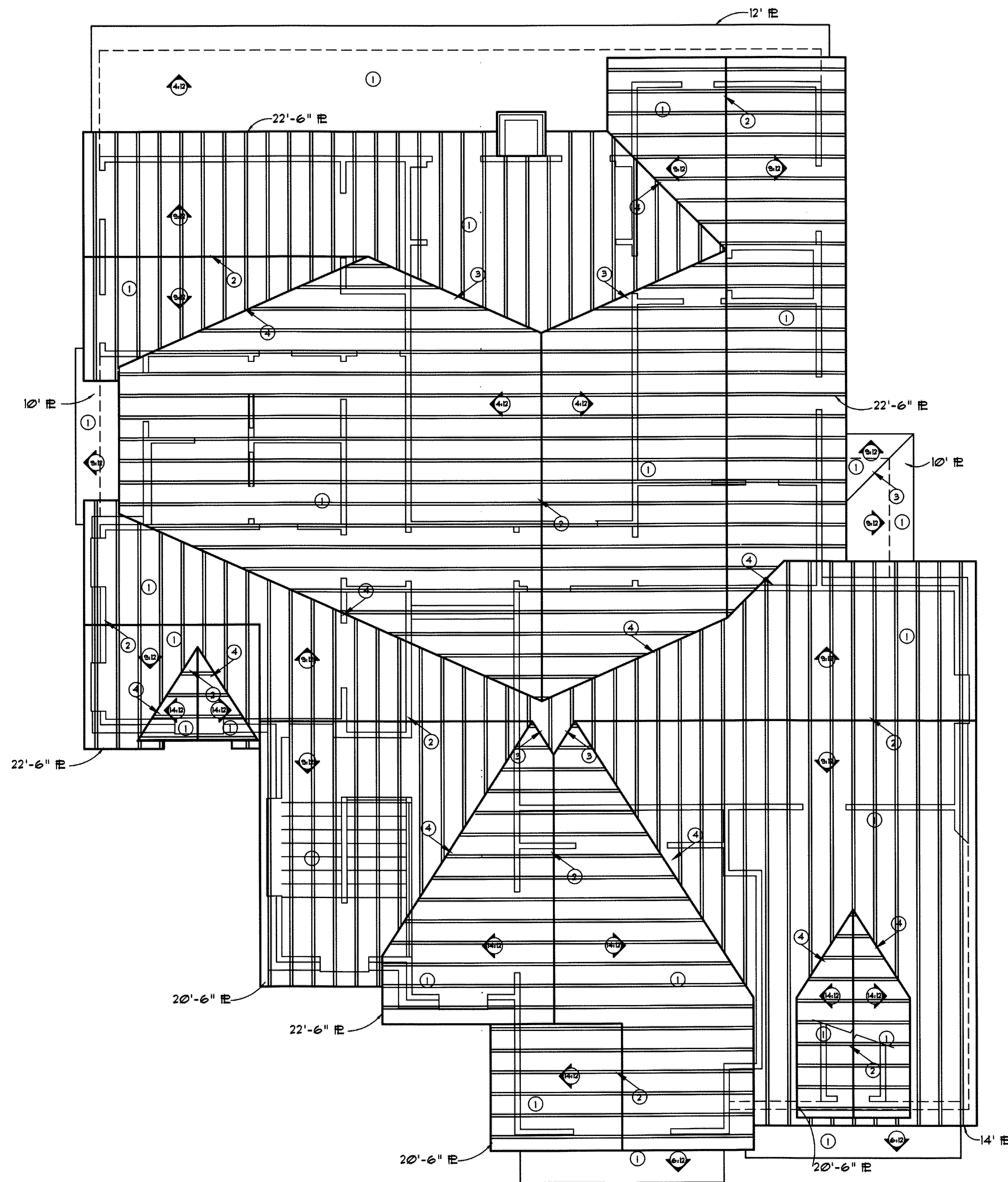
PURSER ARCHITECTURAL INC.  
 14780 MEMORIAL DRIVE SUITE 215  
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## KENNEDY RESIDENCE

3215 CLOVERDALE  
 HOUSTON, TX 77025

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Revised	08/25/15
Revised	09/21/15
Revised	09/30/15
Revised	10/06/15
PERMIT SET	12/22/15



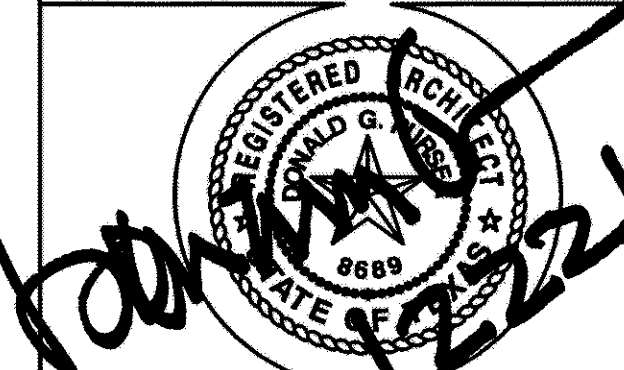
### LEGEND

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 PURLIN CONTINUOUS
7. CRICKET AT 4/12 SLOPE min.
8. 2 x 8 RAFTERS AT 16" O.C.

### ROOF FRAMING PLAN

1/4" = 1'-0"  
 This plan is for information only.  
 See engineered framing plans for construction.

*Handwritten signature and date:*  
 [Signature] 12/22/15



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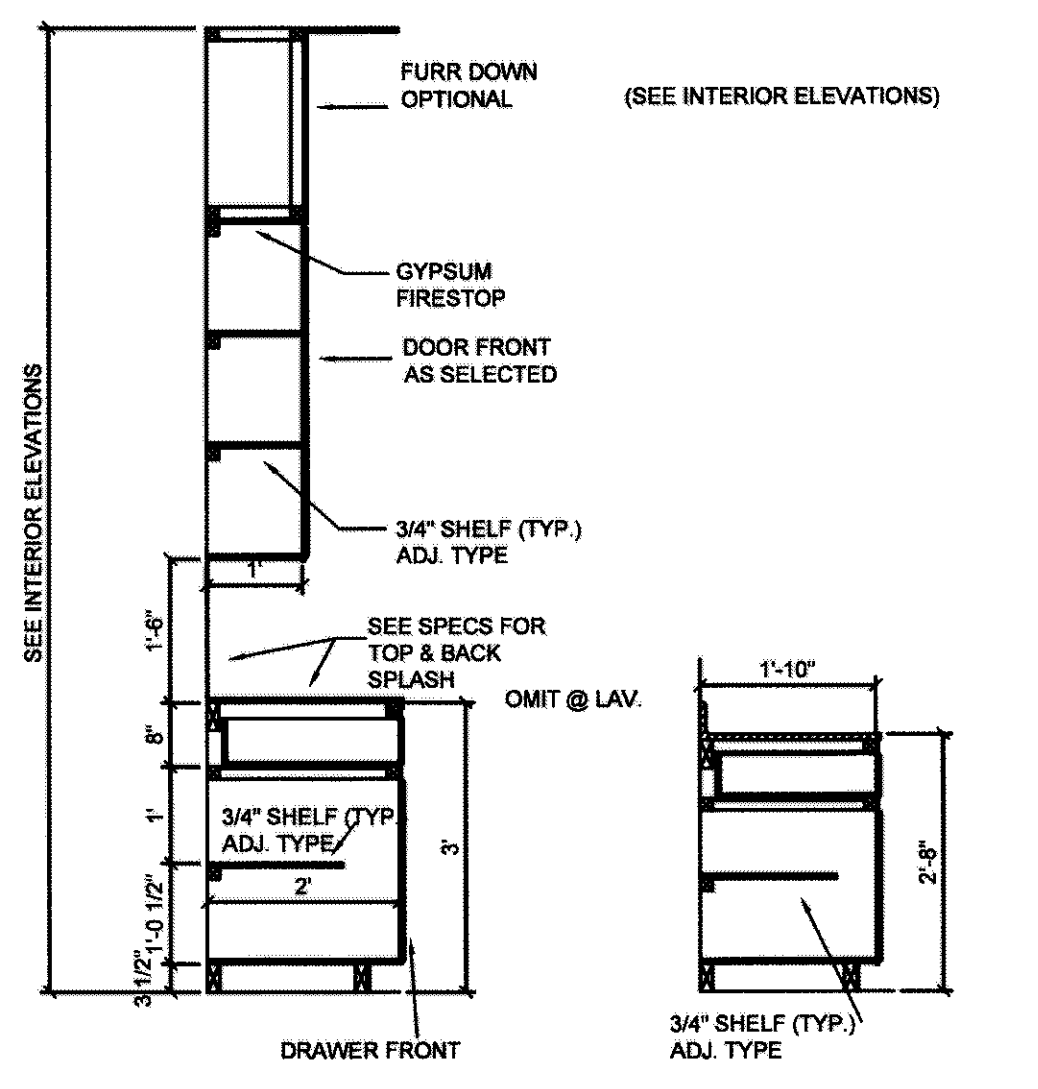
PLAN NUMBER

3525

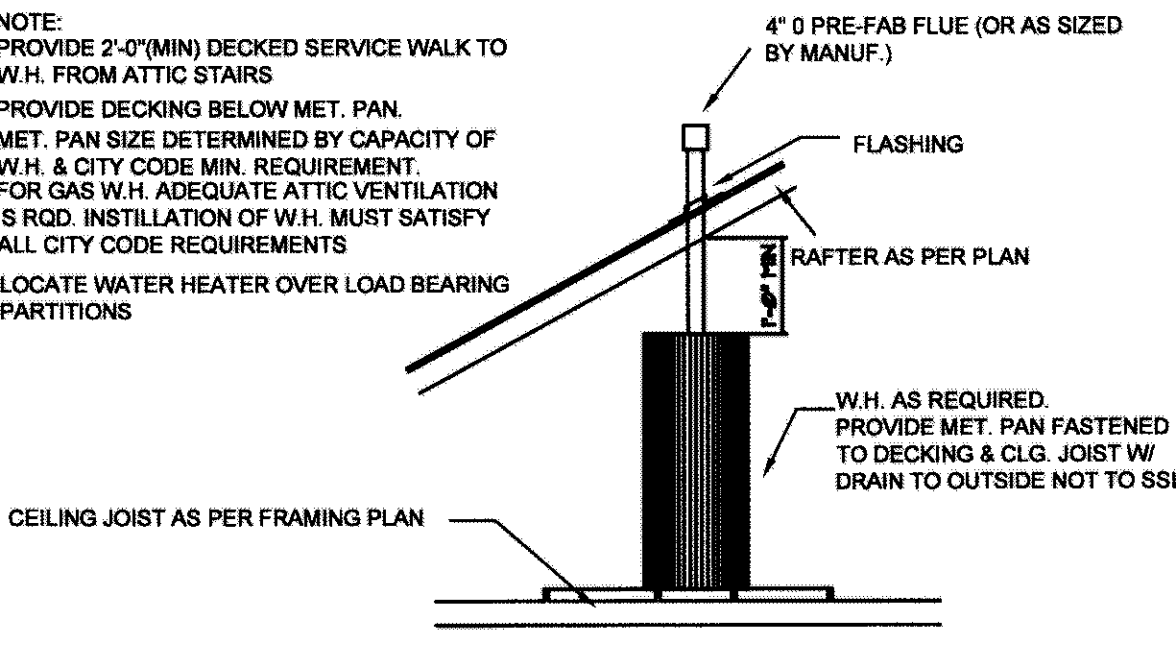
DATE: 12/22/2015

SHEET NUMBER:

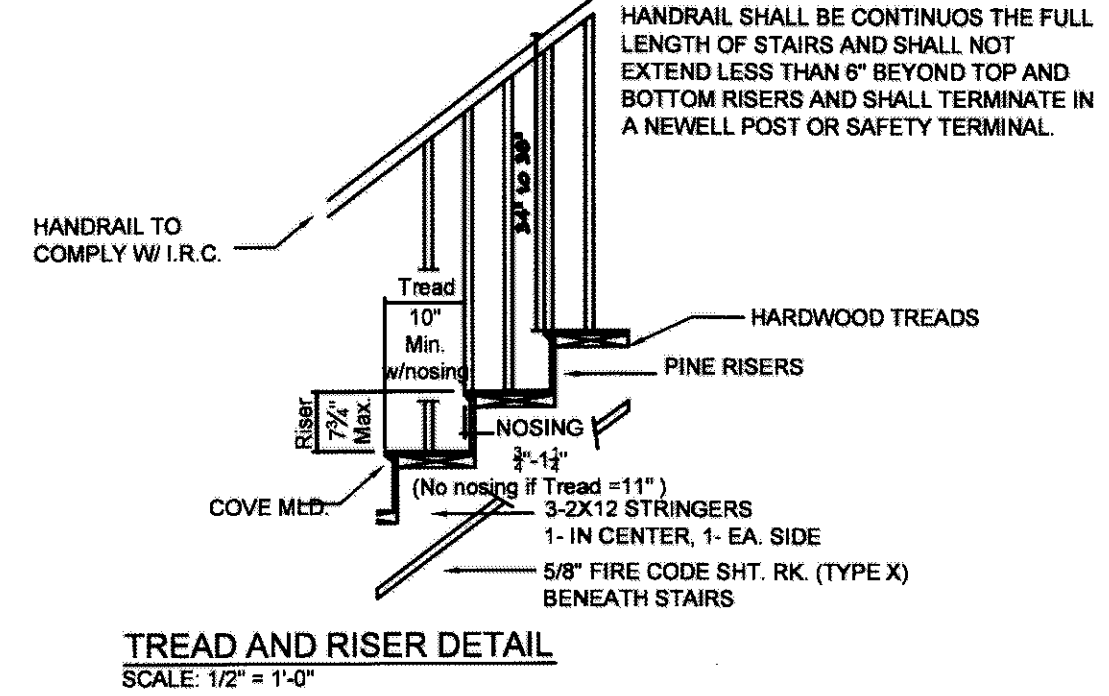
A13



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

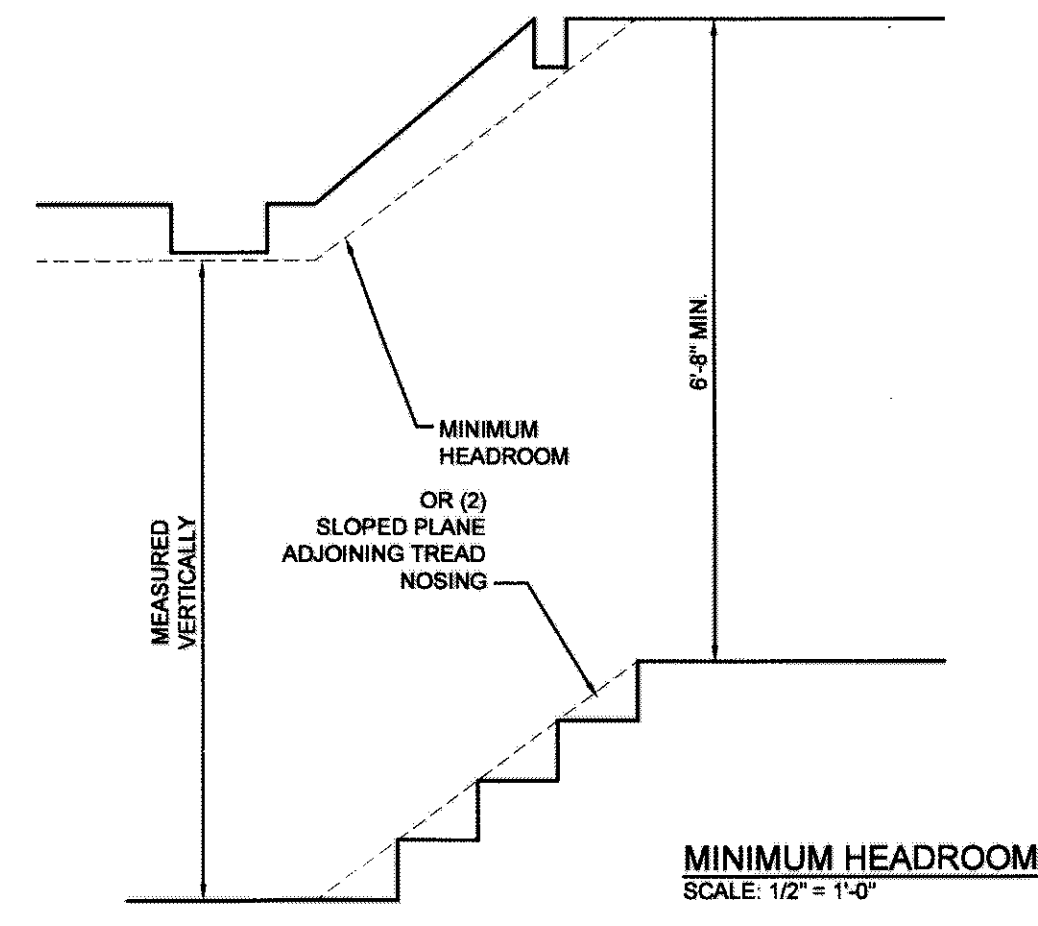


ATTIC WATER HEATER DETAIL  
SCALE: 3/4" = 1'-0"

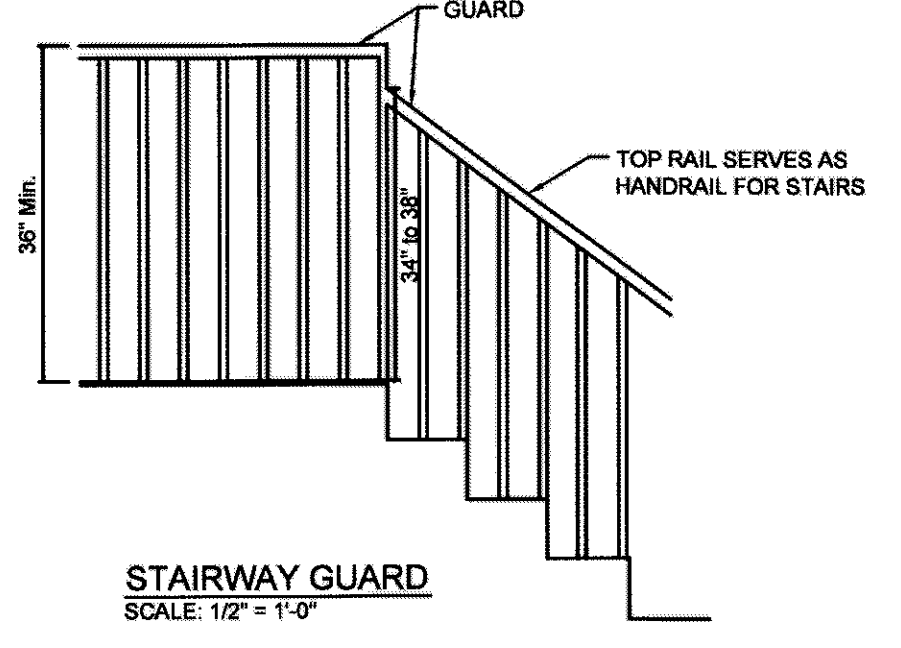


TREAD AND RISER DETAIL  
SCALE: 1/2" = 1'-0"

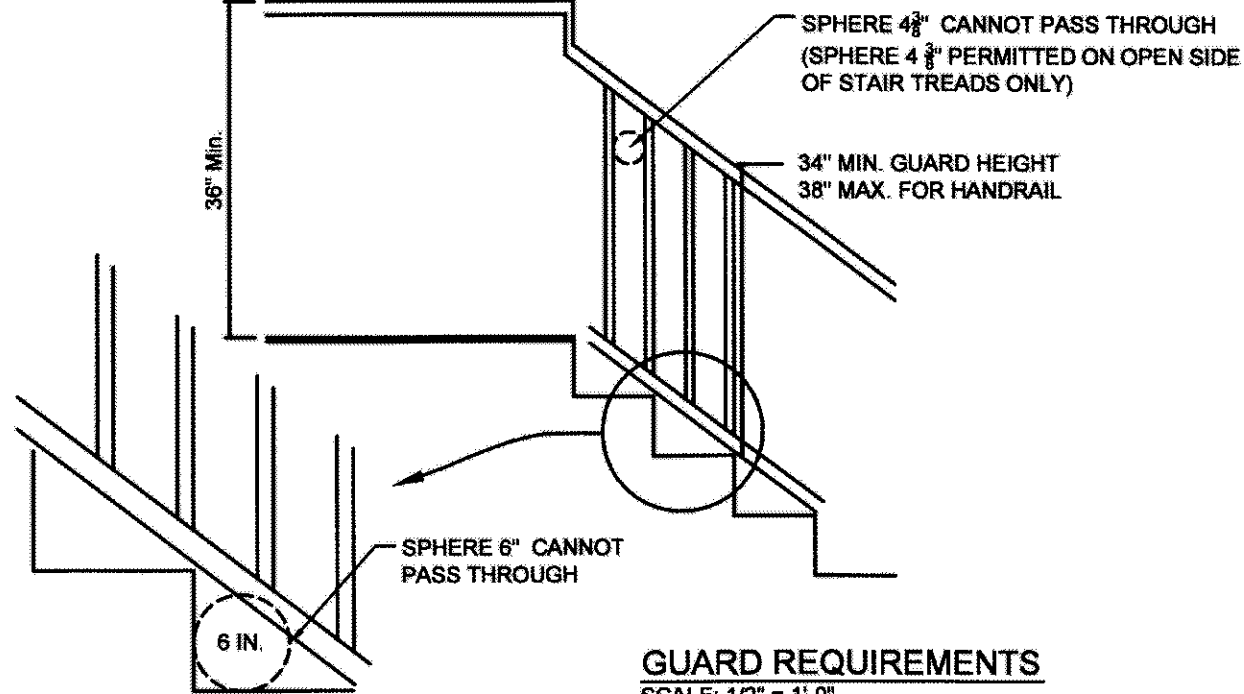
**RSIB Stairways.**  
RSIB.1 Min. Stairways shall not be less than 36" (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2" (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 36" (914 mm) when a handrail is installed on one side and 27" (686 mm) when handrails are provided on both sides.  
RSIB.2 Headroom. The minimum headroom at all parts of the stairway shall not be less than 6'-8" (2032 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.  
RSIB.3 Rise Height. The maximum rise height shall be 7 1/4" (184 mm). The rise shall be measured vertically between leading edges of the adjacent treads. The greatest rise height within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5 mm).  
RSIB.4 Tread Depth. The minimum tread depth shall be 10" (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 3/8" (9.5 mm). Linear treads shall have a minimum tread depth of 10" (254 mm) measured as above at a point 1" (25 mm) from the side where the treads are narrower. Linear treads shall have a minimum tread depth of 4" (102 mm) at any point, where any flight of stairs, the largest under tread depth at the 1" (25 mm) mark shall not exceed the smallest by more than 3/8" (9.5 mm).  
RSIB.5 Profile. The radius of curvature at the leading edge of the tread shall be no greater than 5/8" (16 mm). A nosing not less than 3/4" (19 mm) but not more than 1 1/4" (32 mm) shall be provided on stairs with solid risers. The greatest projection shall not exceed the smallest nosing projection by more than 3/8" (9.5 mm) between two nosings, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2" (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 degrees (0.52 rad) from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter (102 mm) sphere.  
Exceptions:  
1. A nosing is not required where the tread depth is a minimum of 11" (279 mm).  
2. The opening between adjacent treads is not limited on stairs with a total rise of 50" (1265 mm) or less.



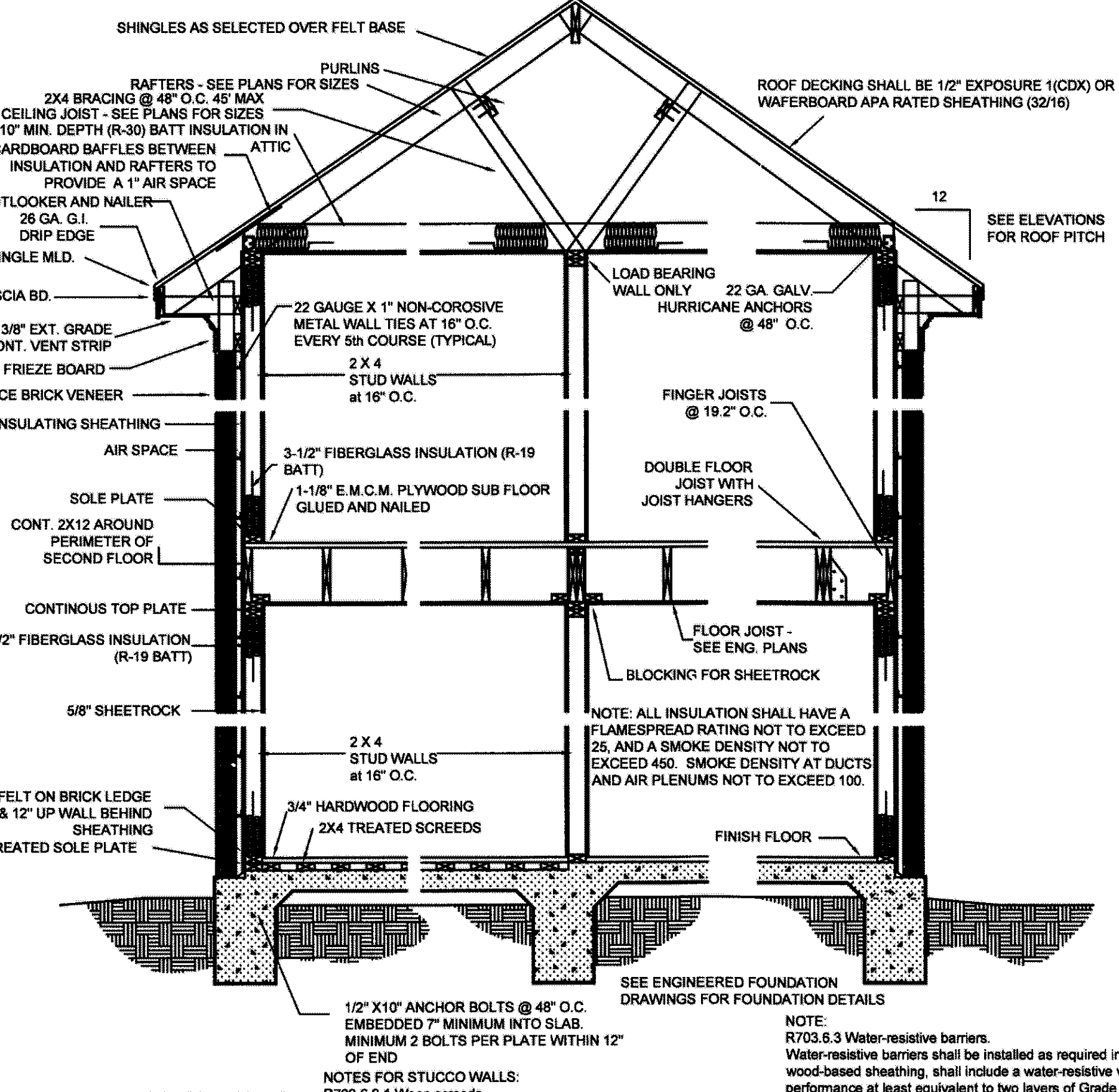
MINIMUM HEADROOM  
SCALE: 1/2" = 1'-0"



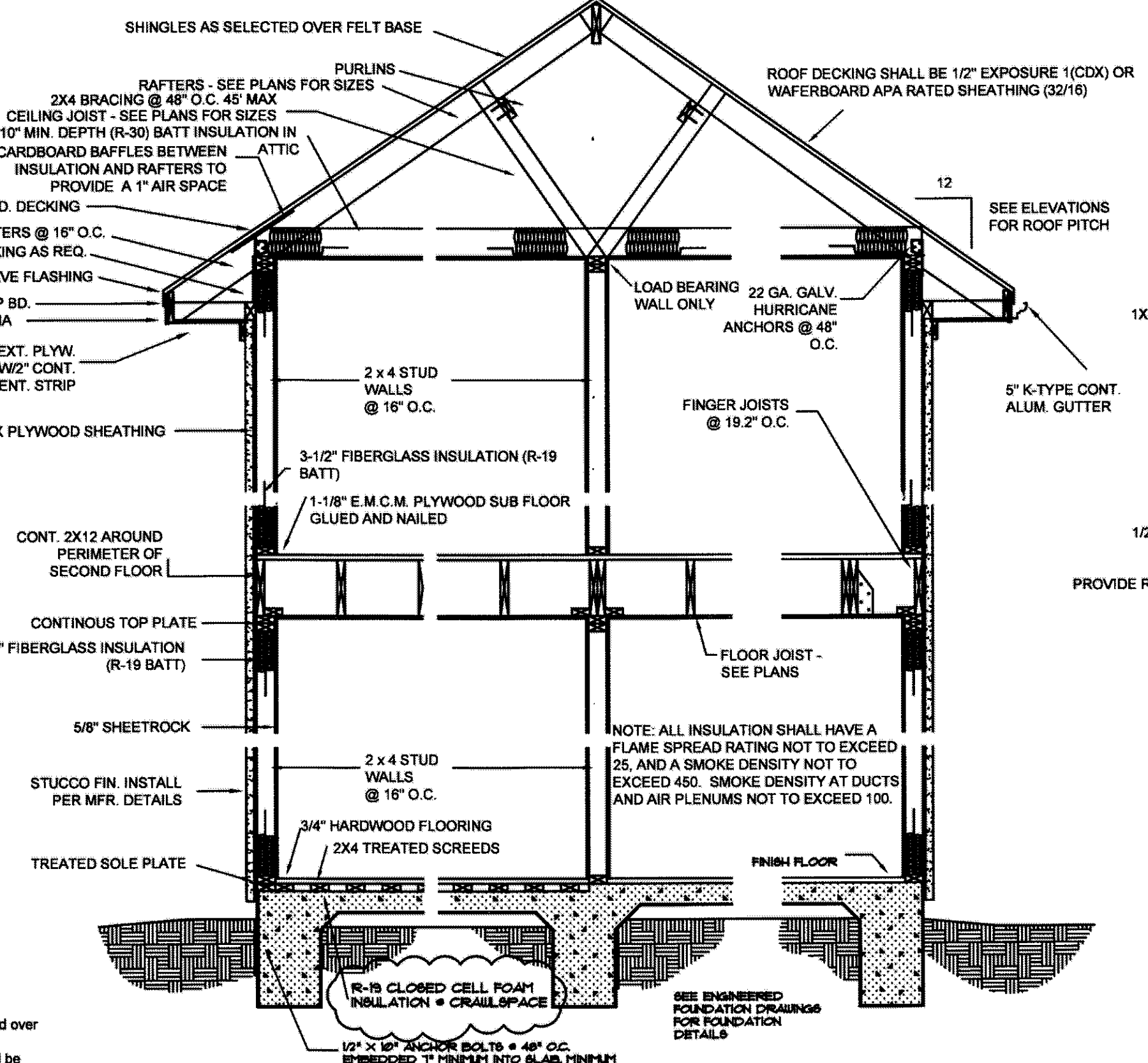
STAIRWAY GUARD  
SCALE: 1/2" = 1'-0"



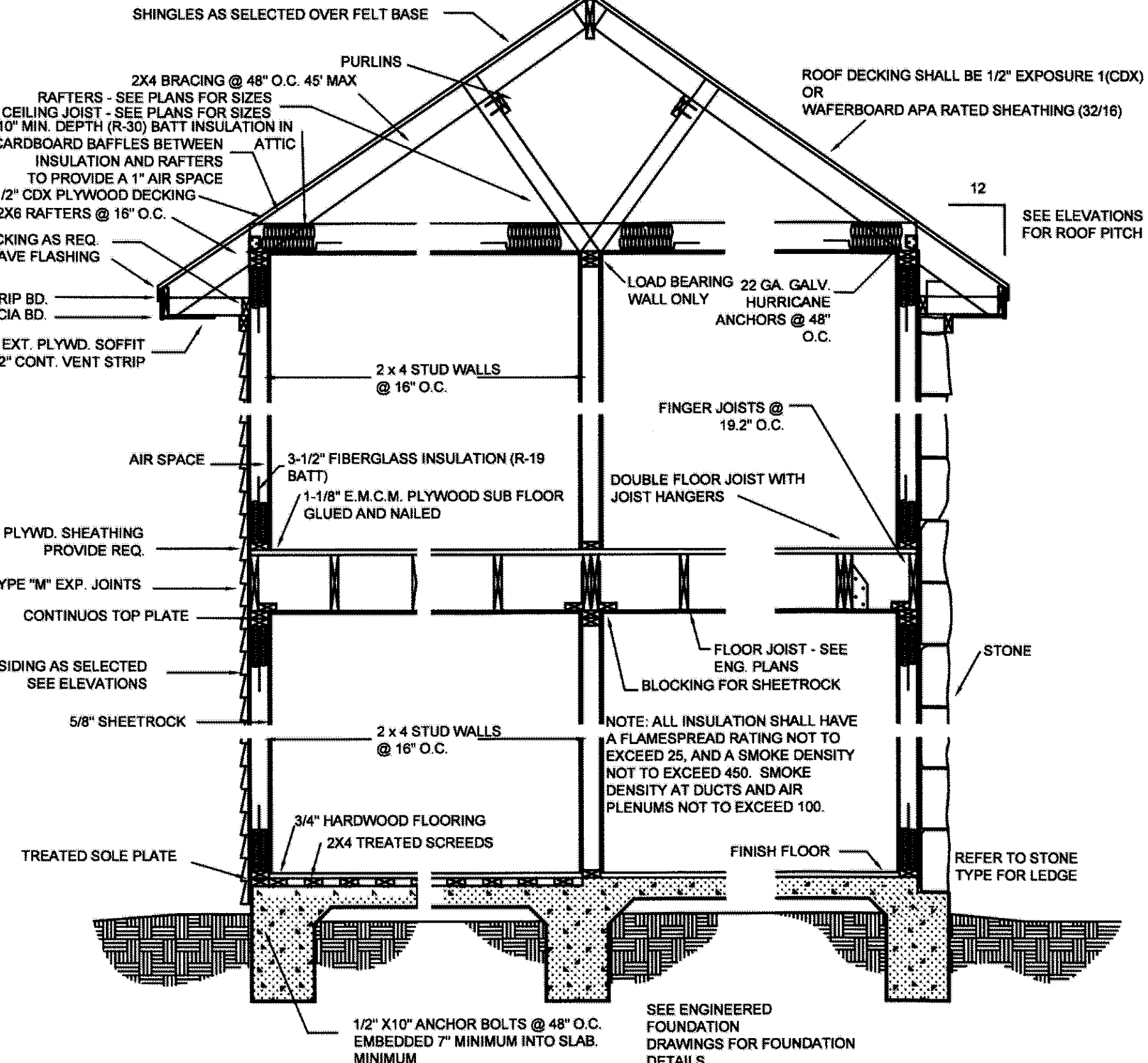
GUARD REQUIREMENTS  
SCALE: 1/2" = 1'-0"



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



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



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

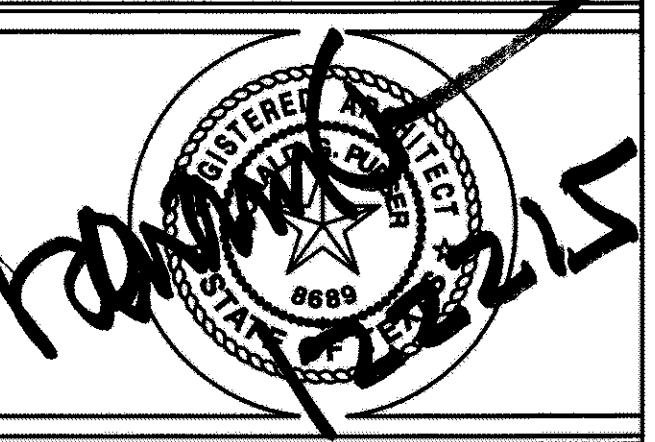
# PAI

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## KENNEDY RESIDENCE

3215 CLOVERDALE  
HOUSTON, TX 77025

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PLAN NUMBER  
3525

DATE: 12/22/2015

SHEET NUMBER:  
A14

**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 2-2X12s minimum at first floor on all two story houses.
- Double floor joists under all partitions parallel to joists below.
- Provide crossbridging at 8'-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", bulkhead shall provide alternate bracing methods as per engineer.
- Provide 25 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 spf. All rafter and joist material shall be #2 SD19 spf.
- All wall studs shall be stud grade SD19 fir 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	8"
8'-0"	L5 X 3 1/2 X 3/8	8"
9'-0"	L5 X 3 1/2 X 3/8	9"
10'-0"	L6 X 3 1/2 X 3/8	10"

Form shape to match arches where necessary.

- Live loads:  
Roof: 16 psf  
Second floor: 40 psf  
Attic storage: 30 psf
- 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 5/16" 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.

**FRAMING SPAN TABLE**

(From: Southern Forest Products Assoc.)

MEMBER	SPACING	#2 KD SYP	#3 KD SYP
<b>CEILING JOIST-MAXIMUM SPANS</b> (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"
<b>FLOOR JOIST-MAXIMUM SPANS</b> (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"
<b>FLOOR JOIST-MAXIMUM SPANS</b> (40 psf live load) includes a 10 psf dead load			
2X8	12"	17'-0"	13'-7"
	16"	15'-2"	11'-9"
	24"	12'-5"	9'-7"

HEADERS-MAXIMUM SPANS (1/2" ply. fill w/ 2X12s)		
2-2X6	4'-6"	
2-2X8	8'-0"	
2-2X10	7'-6"	
2-2X12	9'-0"	

**TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER**	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	---
1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113")	---
2" subfloor to joist or girder, blind end face nail	2-16d (3 1/2" x 0.135")	---
Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	---
Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	---
Double studs, face nail	10d (3" x 0.128")	24" o.c.
Double top plates, face nail	10d (3" x 0.128")	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	---
Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.113")	---
Rim joist to top plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.113")	---
Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	---
Ceiling joist, laps over partitions, face nail	3-10d (3" x 0.128")	---
Ceiling joist to parallel rafters, face nail	3-10d (3" x 0.128")	---
Rafter to plate, toe nail	2-16d (3 1/2" x 0.135")	---

1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113")	---
1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	---
1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113")	---
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.113")	---
Built-up corner studs	10d (3" x 0.128")	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d (3 1/2" x 0.135")	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3 1/2" x 0.135")	---
face nail	3-16d (3 1/2" x 0.135")	---
Rafter ties to rafters, face nail	3-8d (2 1/2" x 0.113")	---
Collar tie to rafter, face nail, or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	---

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER**	SPACING OF FASTENERS	
		Edges (Inches)	Intermediate supports** (Inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing	6d common (2 1/2" x 0.113") nail (subfloor, wall)	6	12"
	8d common (2 1/2" x 0.131") nail (roof)	6	12"
	10d common (3" x 0.148") nail or 8d (2 1/2" x 0.131") deformed nail	6	12"
Other wall sheathing*	1 1/2" structural cellulose fiberboard sheathing	3	6"
	1 1/2" structural cellulose fiberboard sheathing	4	8"
Wood structural panels, combination subfloor underlayment to framing	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12"
	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12"
1 1/2" x 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (2 1/2" x 0.120") nail	6	12"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.

- All nails are smooth common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum 1/4-inch on diameter crown width.
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
- For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

**P A I**

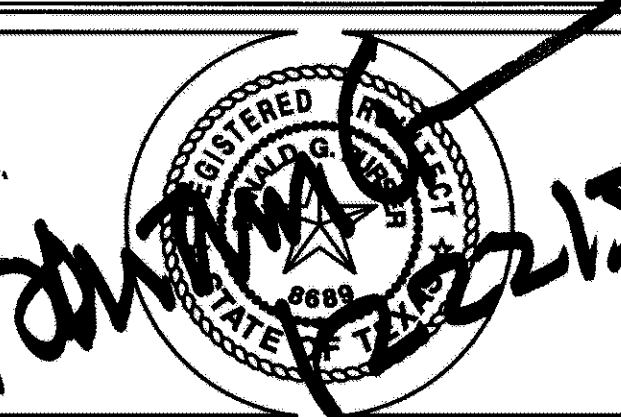
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