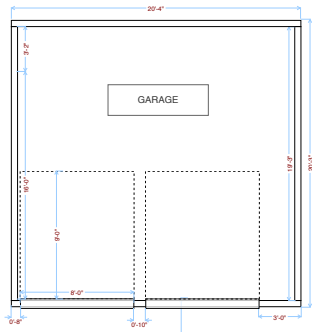


REV LEVEL:	COZART PROPERTIES LLC	CITY OF HOUSTON STAMP	S1.00
COH PROJ# 23117360	<b>0007 REMODEL</b>		
	5430 GRAPE ST. HOUSTON, TX 77096		
	RENOVATION PLAN		
	SCALE: 1/4" = 1'-0"		



**DIMENSION NOTE:**  
1. INT DIMS SHOWN ON PLAN MEASURED BTWN FACES OF SHEETROCK / CABINET OR COUNTERTOP UNO.

- GENERAL NOTES:**
1. ALL DIMS APPROX. VERIFY ALL DIMS IN FIELD.
  2. ALL EXT WALLS DRAWN AT 5.5"
  3. ALL INT WALLS DRAWN AT 4.5"
  4. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND COMPLY W/ IRC 2015.
  5. INSULATE ALL WALLS AND FLOORS AT ALL BATHROOMS & UTILITY ROOMS.
  6. ALL SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, AND WITH BATTERY BACKUP AS PER IRC 2015.
  7. ALL FRAMING CLIPS & DEVICES SHALL BE SIMPSON STRONG TIE OR USP LUMBER CONN OR EQUIV.
  8. ALL WORK SHALL COMPLY WITH FOLLOWING ACTIVE CODE EDITIONS:

- 2015 IRC HOUSTON AMENDMENTS
- 2015 IBC HOUSTON AMENDMENTS
- 2015 UMC HOUSTON AMENDMENTS
- 2015 UPC HOUSTON AMENDMENTS
- 2015 IECC AMENDMENTS - RESIDENTIAL PROVISIONS
- 2015 IFC

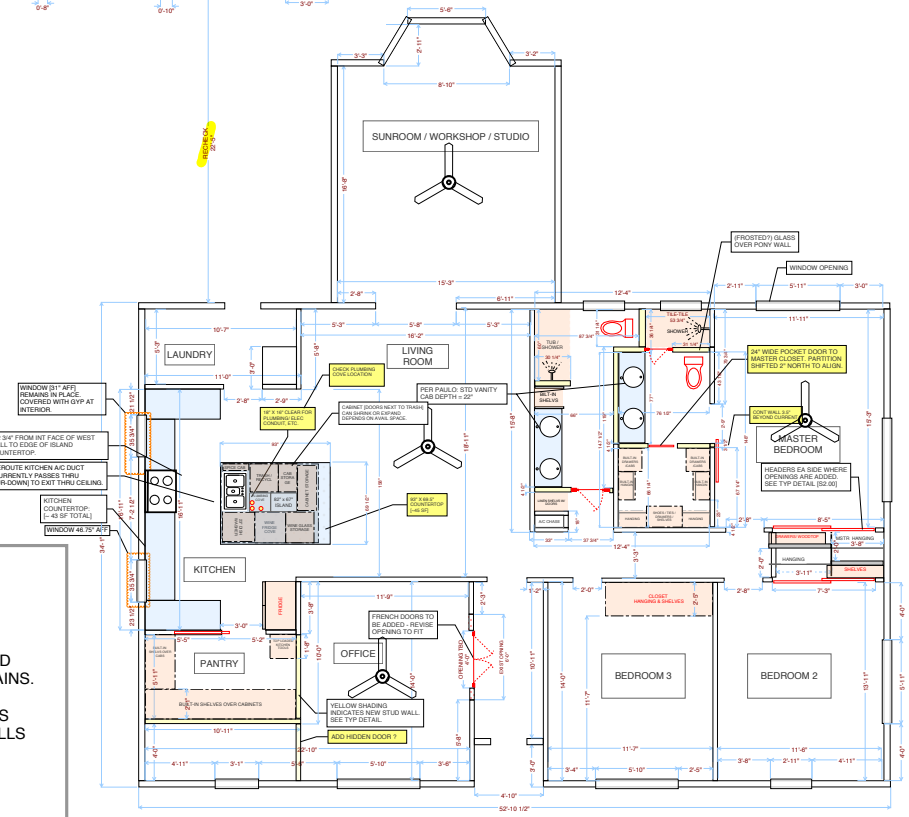
2023 NATIONAL ELECTRICAL CODE [NEC]

**FRAMING NOTES:**

1. SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD.
2. ALL FRAMING LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER UNO.
  - UTILITY GRADE LUMBER SHALL NOT BE USED FOR VERTICAL FRAMING, JOISTS, RAFTERS, OR PLATES.
  - ALL SPECIFIED FRAMING DESIGNED PER 2018 NDS CODE AND VALUES.
3. ALL NAILS SHALL BE COMMON UNO.
  - WHERE NAILING NOT SPECIFIED ON PLANS, CONNECTIONS SHALL MEET I.R.C. TABLE R602.3.
4. COLUMNS & POSTS SUPPORTING BEAMS SHALL HAVE FULL BEARING TO THE FOUNDATION UNO.
5. FLUSH FRAMED WOOD JOISTS SHALL BE ATTACHED TO SUPPORTING BEAMS WITH STEEL JOIST HANGERS INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
6. DRILLING, NOTCHING, AND CUTTING OF STUDS OR TOP PLATE SHALL BE DONE PER I.R.C. R602.6.

**WALL SHEATHING NOTES:**

1. 1/2" CDX PLYWOOD W/ 8d COMMON NAILS @6"OC EDGES & 12"OC IN FIELD.
2. SHEATHING SHALL BE MANUFACTURED WITH EXTERIOR GLUE IN ACCORDANCE WITH REQUIREMENTS OF I.R.C. AND APA (THE ENGINEERED WOOD ASSOCIATION), STANDARD PS1-95. THE GRADE, THICKNESS, AND PANEL IDENTIFICATION INDEX SHALL BE AS SHOWN ON PLANS.
3. EXT WALL SHEATHING WITHIN 2FT OF GRADE SHALL BE PRESSURE TREATED & INSTALLED WITH STAINLESS STEEL NAILS.
4. BLOCK & NAIL ALL UNSUPPORTED EDGES OF SHEATHING.
5. NAIL BOTH PANEL EDGES ALONG SHIPLAP JOINTS.
6. DRIVE NAILS FLUSH WITH SURFACE OF SHEATHING. DO NOT OVERDRIVE NAILS.
7. MINIMUM PENETRATION OF 8d COMMON = 1 3/4"
8. INSTALL WALL SHEATHING PER MANUFACTURERS RECOMMENDATION.



**RENOVATION SUMMARY:**

1. DEMO PER DEMO PLAN.
2. ADD STUD WALLS PER RENO PLAN.
3. FULL REPIPE OF ALL ORIG GALV AND REPAIR/ REPLACE ALL DEFICIENT DRAINS.
4. UPDATE ELEC SVC AS REQ'D.
5. REPLACE FAULTY ELEC OUTLETS AS NEEDED & ADD OUTLETS TO NEW WALLS PER CODE & AS NOTED IN PLAN.
6. UPDATE LIGHTING THRUOUT TBD.
7. NO RENOVATION IN SUNROOM OR GARAGE.