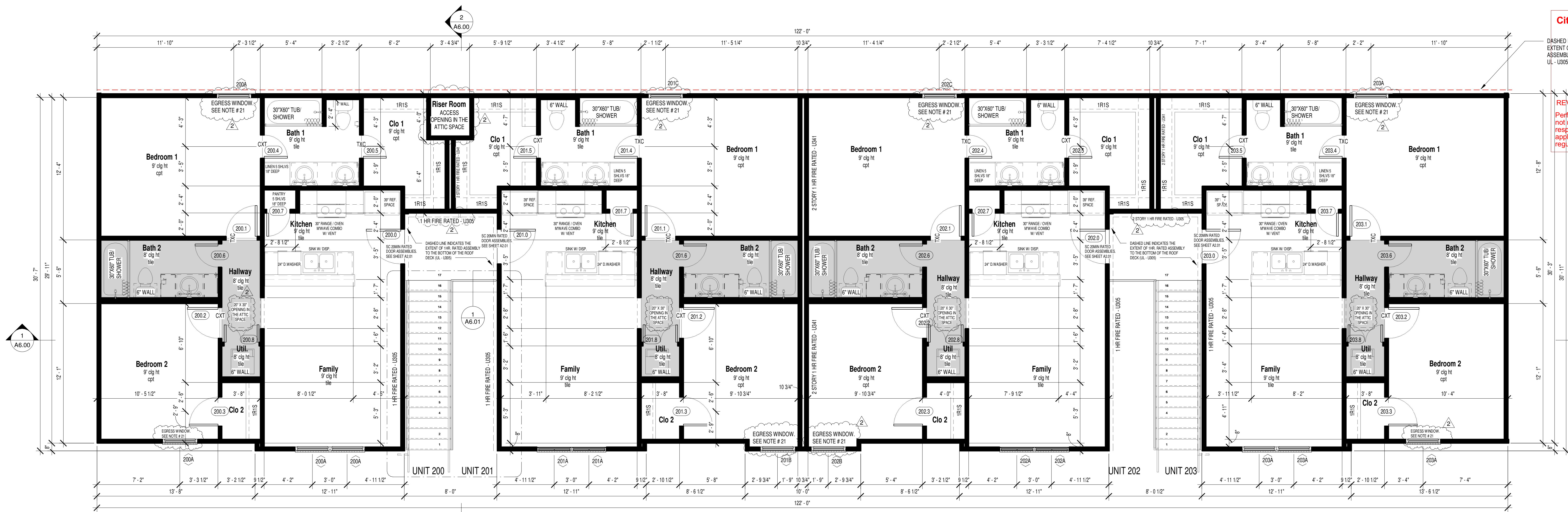
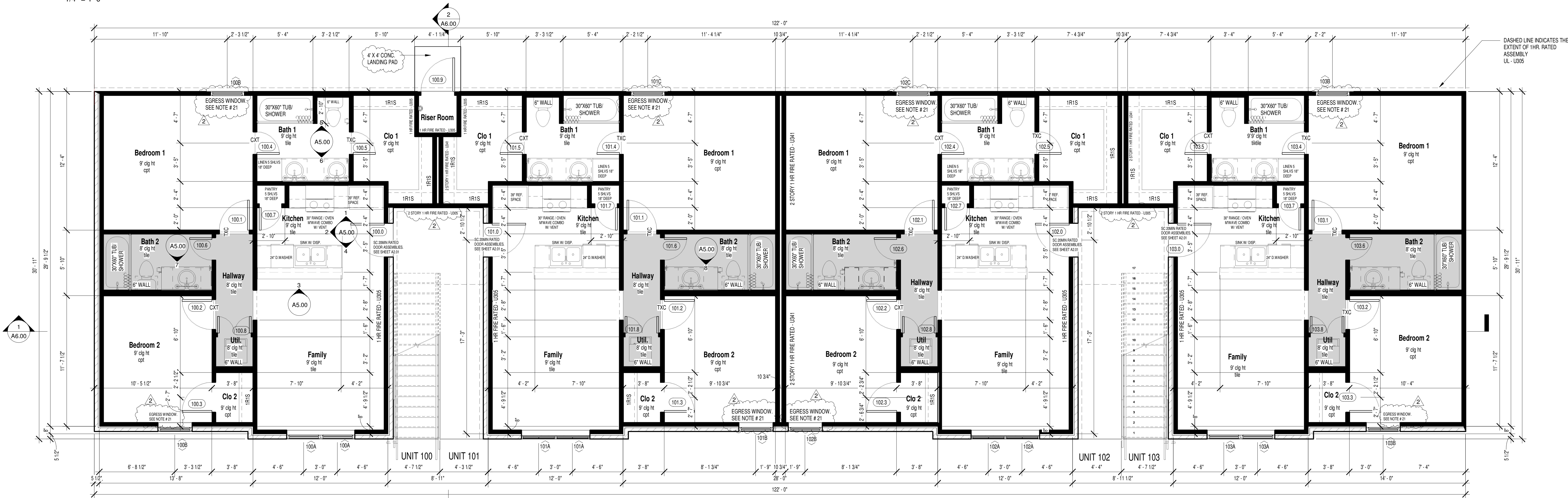




2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

- 9' CEILING HTS. @ 1st and 2nd FLOOR.
- SEE SCHEDULES FOR HEADER HTS. @ WINDOWS AND DOORS
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY DESIGNER OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN. CEILING HTS. TAKEN FROM WHERE THE NOTE IS ON PLAN.
- ALL EXTERIOR WALL TO BE 2 X 6 @ 16" O.C. UNO. TYPICAL INT. WALLS @ FIRST FLOOR TO BE 2 X 4S UNO. PROVIDE GLASS MAT WATER RESISTANT GYPSUM BACKING PANELS AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS PER SECTION 2209.2 (2015 BC).
- HOLD BATHROOMS & UTILITY ROOM SUB-FLOOR FLUSH W/ TOP OF TRUSSES FOR TILE FLOOR.
- PROVIDE MOLDING @ FIRST FLOOR AND SECOND FLOOR PER SPECIFICATIONS
- SEE STAIR NOTES AND DETAILS. CONFORM TO IBC 2015 SECTIONS 1009.1, 1009.2 & 1009.3

- HANDRAIL HEIGHT: SECTION 1012.2, 1014.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. HANDRAIL HEIGHT OF ALTERNATING TREAD DEVICES AND SHIP LADDERS, MEASURED ABOVE TREAD NOSINGS, SHALL BE UNIFORM, NOT LESS THAN 30 INCHES AND NOT MORE THAN 34 INCHES.
- HANDRAIL EXTENSIONS: 2015 IBC SECTION 1014.6. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
- ATTIC SPACES: IBC 2015 SECTION 1209.2.2 AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES. CLEAR HEADROOM OF NOT LESS THAN 30 INCHES SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING.
- PROVIDE (1) 3/8 GAL WATER HEATER (GAS FIRED) IN ATTIC TO SET IN METAL PAN AND DRAIN TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM W/ IRC 2015. REFER TO PLUMBING DRAWINGS FOR SPECIFICATIONS.
- LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION W/ ACCESS TO AND WORKING CLEARANCE IN A PAN W/ A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM W/ IRC 2015 SEC. P2803.

- LOCATE H.V.A.C. EQUIPMENT IN ATTIC. PROVIDE 3/4" PLYWOOD DECKING IN ATTIC AS NEEDED FOR MECH. EQUIPMENT.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECH. EQUIP. LOCATED IN ATTIC MAX. DIST. FROM ATTIC ACCESS TO EQUIP. SHALL NOT EXCEED 20' 0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
- ALL GAS VALVES- 1/4 TURN BEFORE THE APPLIANCE.
- ALL FRENCH DOORS, SIDE LITES AND SHOWER DOORS SHALL HAVE TEMPERED GLASS.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
- ALL SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED AND WITH BATTERY BACK-UP.
- PROVIDE AN ACCESS POINT TO ATTIC AT EACH UPSTAIRS UNIT. PER SECTION 1209.2 OF 2015 BC.
- PROVIDE 12" GYPSUM BOARD FLOOR DRAFTSTOP ABOVE AND INLINE WITH A TENANT SEPARATION WALLS.

- WINDOWS IN GROUP R-2 AND R-3 BUILDINGS INCLUDING DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET (22 860 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
 - OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1
- EMERGENCY ESCAPE AND RESCUE: IN ADDITION TO THE MEANS OF EGRESS REQUIRED BY THIS CHAPTER, PROVISIONS SHALL BE MADE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-3 OCCUPANCIES IN ACCORDANCE WITH TABLES 1006.3.3(1) AND 1006.3.3(2) AND GROUP R-3 OCCUPANCIES. PER SECTION 1030.1, 2015 IBC, SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING IN ACCORDANCE WITH THIS SECTION.

- 504.2 DOMESTIC CLOTHES DRYERS WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN 4-INCH-DIAMETER (102 MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.0.
- TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM) AND THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM).
- PROVIDE MANUFACTURE SPECIFICATION AND INSTALLATION INSTRUCTION OF DRYER MACHINE. CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE CONNECTED TO ANY OTHER VENT.
- AS PER IBC 2015 SECTION 1209.2 AN OPENING NOT LESS THAN 20 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES.

where on the plan?

AREA CALCULATIONS

FIRST FLOOR PLAN	3406 SQ. FT.
SECOND FLOOR PLAN	3406 SQ. FT.
TOTAL LIVING	6812 SQ. FT.
1ST FLR COVERED ENTRY	330 SQ. FT.
2ND FLR COVERED ENTRY	108 SQ. FT.
AC PAD	TBD
GARAGE	NA
TOTAL COVERED	7250 SQ. FT.

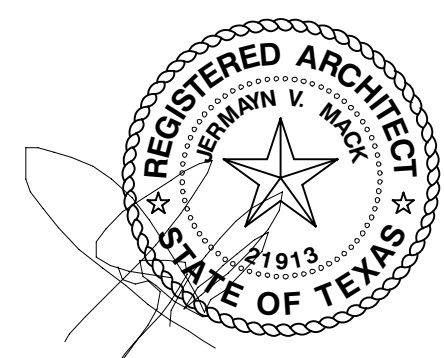
City of Houston Texas
21026360
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations.
05/01/24



2019 ELLINGTON APARTMENT

2019 ELLINGTON STREET
BUILDING A
HOUSTON, TEXAS 77088

PROFESSIONAL SEAL



Revision Schedule

Revision Number	Revision Date	Revision Description
1	10 JUNE 22	Issued for Permit
2	25 JUN 23	Revised per City Comments

PROJECT NO. 0
CAD DRAWING FILE: 2019_ELLINGTON.RVT
DRAWN BY: SEM
CHECKED BY: JMM

SCALE

SHEET TITLE

FLOOR PLANS & NOTES

A2.00
OF

TOTAL SHEETS

8/25/2023 11:43:57 AM