

March 29, 2011

FUTURE RESIDENCE FOR:

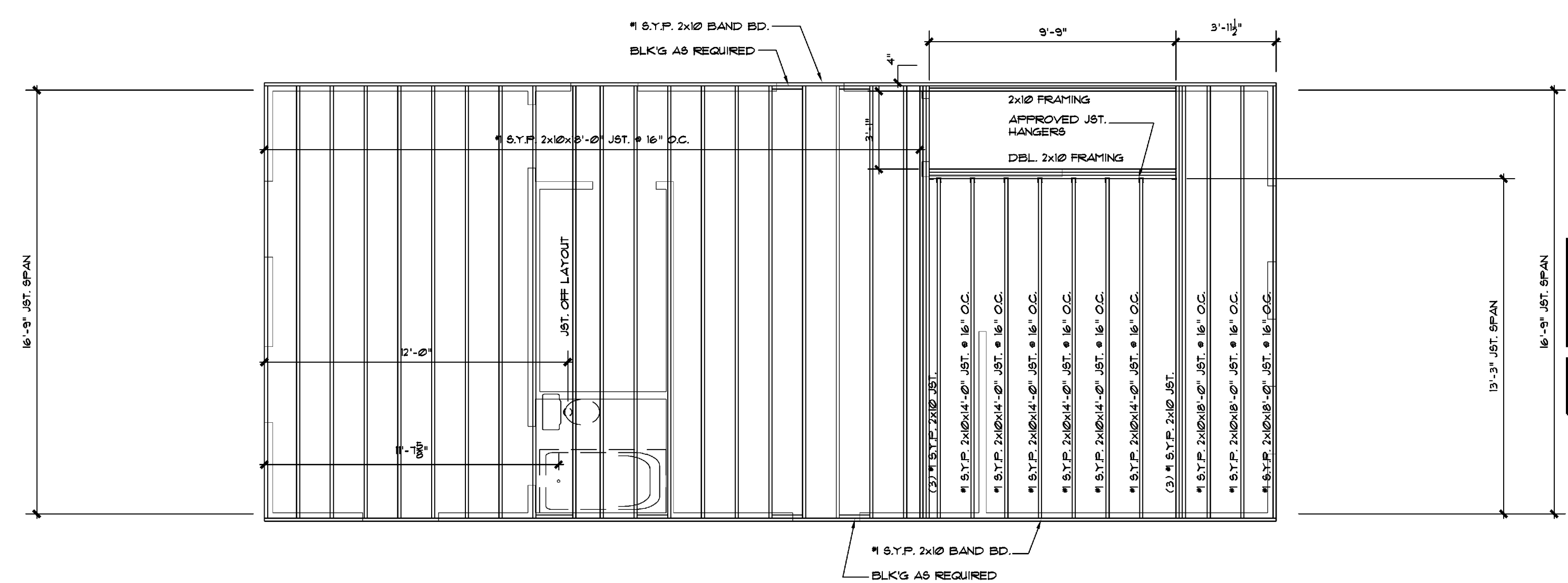
Housing Opportunities of Northern Kentucky
502 Fry St.
Covington, Kentucky 41011

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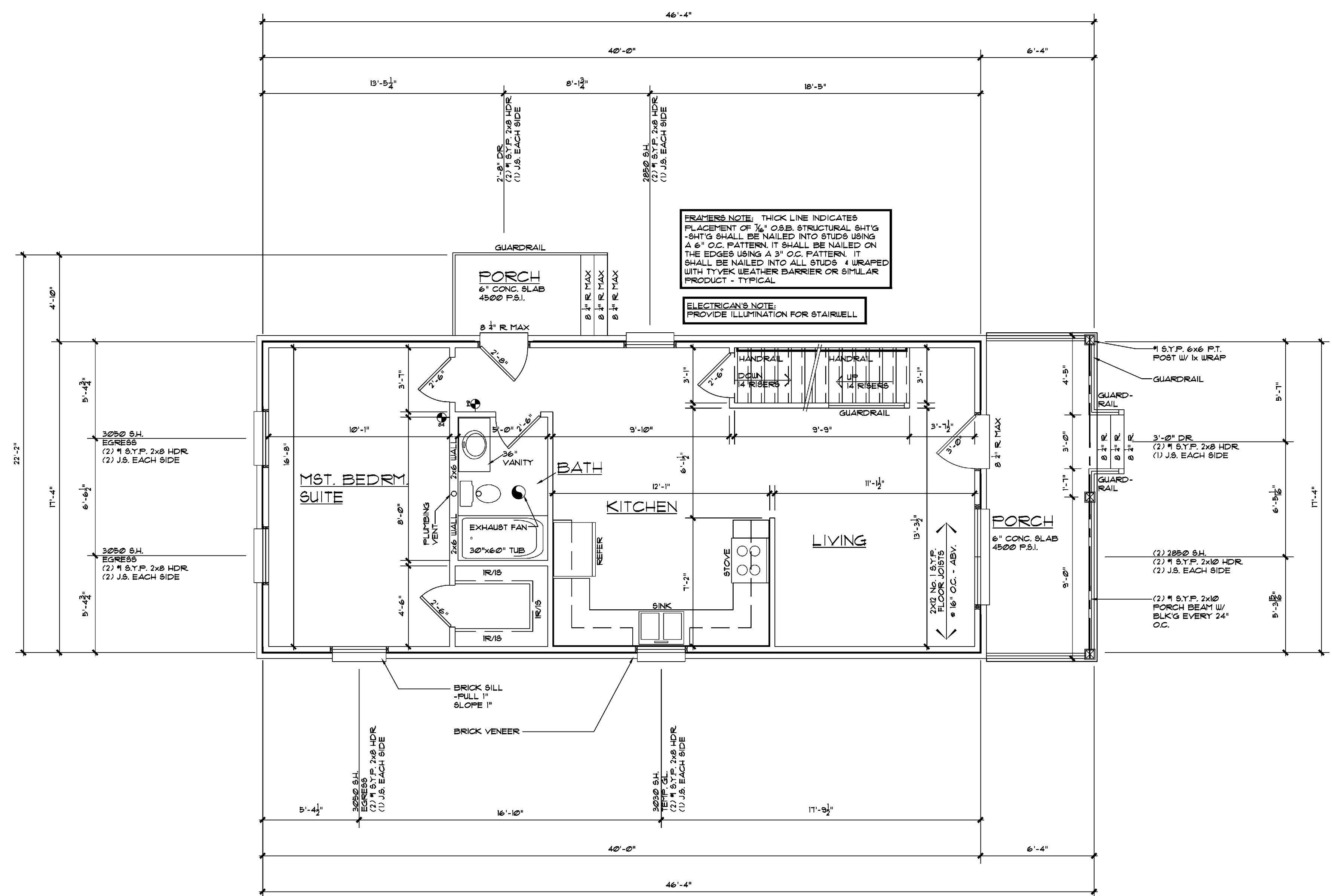
PLAN #: 11-002

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3.0



2nd. FLOOR JST. PLAN
SCALE: 1/8" = 1'-0"



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

SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM, OUTSIDE OF EACH BEDROOM, & BE HARDCWIRED WITH A BATTERY BACK UP. A MINIMUM OF (1) PER FLOOR IS REQUIRED.

UNLESS OTHERWISE NOTED ALL 1st FLOOR WALLS ARE 8'-1 1/2" TALL.

ALL BEARING WALLS SHALL BE FRAMED @ 16" O.C. MAX. W/ STUD GRADE OR BETTER MATERIAL.

ALL NON-BEARING WALLS SHALL BE FRAMED @ 24" O.C. MAX. W/ STUD GRADE OR BETTER MATERIAL.

STRUCTURAL SHEATHING SHALL BE 7/8" O.S.B. STRUCTURAL SHEATHING.

UNLESS OTHERWISE NOTED ALL HEADERS/BEAMS SHALL BE # 2" S.Y.P.

UNLESS OTHERWISE NOTED ALL HEADERS 1" - 36" SHALL BE (2) 2x10'S W/ (2) JACK STUDS EACH SIDE.

UNLESS OTHERWISE NOTED ALL HEADERS 37" - 12" SHALL BE (2) 2x12'S W/ (2) JACK STUDS UNLESS OTHERWISE NOTED.

ALL EXHAUST FANS SHALL BE A MIN. OF 50 CFM.

STAIRWELL ILLUMINATION REQUIRED.

ALL GUARDRAILS @ STAIRWELLS SHALL BE 34" MIN. AFF. ALL OTHER GUARDRAILS SHALL BE 36" MIN. AFF. SPINDLES SHALL BE 3 3/4" APART MAX.

ALL HANDRAILS SHALL BE 34"-38" ABV. NOSING, BE A MAX OF 1 1/2" IN DIA. AND END AT A SAFETY TERMINATION POINT. SPINDLES 3 3/4" APART MAX.

A 22"x30" CEILING ACCESS PANEL IS REQUIRED AT THE LOCATION(S) INDICATED.

FIRESTOPS REQUIRED FOR ALL SOFFIT CONDITIONS @ GYP. BD.

ALL GUARDRAILS SHALL WITHSTAND A CONCENTRATED LOAD OF 200 LBS. IN ANY DIRECTION & THE BALUSTERS SHALL MEET A MIN. HORIZ. LIVE LOAD OF 60 P.S.F.

ALL EXHAUST FANS SHALL BE A MIN. OF 50 CFM.

THE INTERIOR WALLS SHALL BE BRACED WITH 1" GYP/1/2" BD. IT SHALL BE AFFIXED TO STUDS, SPACED NO MORE THAN 24" O.C. WITH 13 GAUGE DRYWALL NAILS, 2865" IN DIA. 1 3/4" LONG, AND IT SHALL HAVE A 1/4" MIN. HEAD. THE NAILS SHALL BE SPACED NO MORE THAN 8" O.C. VERT. & 24" O.C. HORIZ.

ALL INTERIOR WALLS SHALL BE COVERED WITH 5/8" GYP/5/8" BOARD EXCEPT IN THE TUB-SHOOWER AREAS WHERE CONC. BACKER BD. OR A SIMILAR PRODUCT SHALL BE USED.

EXTERIOR WALL BRACING SHALL BE 3/4" O.S.B. & SHALL BE INSTALLED AS INDICATED ON THE PLANS.