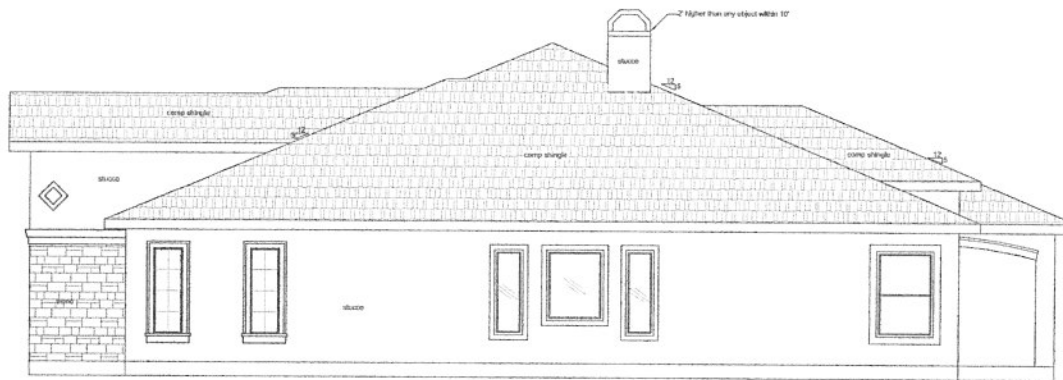




1 FRONT ELEVATION
1/4"=1'



2 RIGHT ELEVATION
1/4"=1'

[Handwritten signatures and initials]
 X *[Signature]*
 X *[Signature]* MMS

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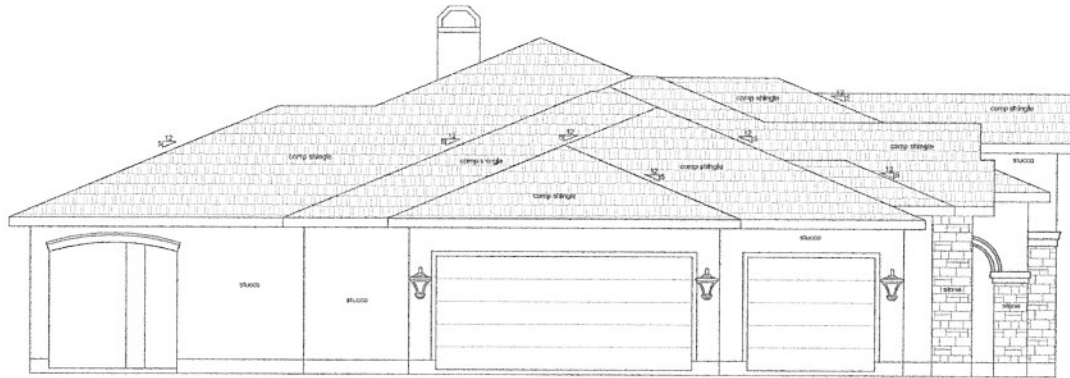
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 1403 PINEVIEW DR. - CROSSBY, TX 77532 (409) 215-4788
ALL JMC DESIGNS LLC
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DATE: 7/10/13
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3 REAR ELEVATION
1/4"=1'



4 LEFT ELEVATION
1/4"=1'

X *[Signature]*
X *[Signature]* MMS

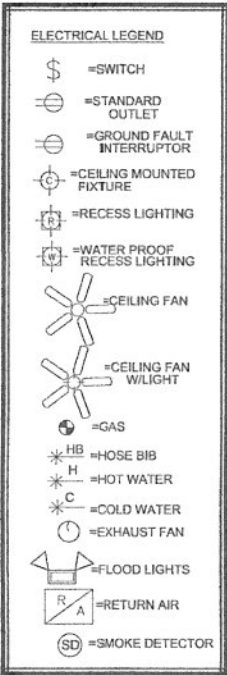
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ELECTRICAL NOTES:

ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE NEC-2008

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.

CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE.

OUTLETS MOUNTED ABOVE CABINETS OF BE 8" ABOVE THE NORMAL WORKING SURFACE. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD REFRIGERATOR AND APPLIANCES OUTLETS TO BE NON GFI DEDICATED.

BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F. OR 8" ABOVE COUNTER (IF HIGHER)

MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTACLE @ 78" A.F.F.

SWITCH BOXES TO BE MOUNTED @ 48" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES. ATTIC LIGHT SWITCH BOX MOUNTED @ 84" A.F.F.

ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED

WASHER TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET

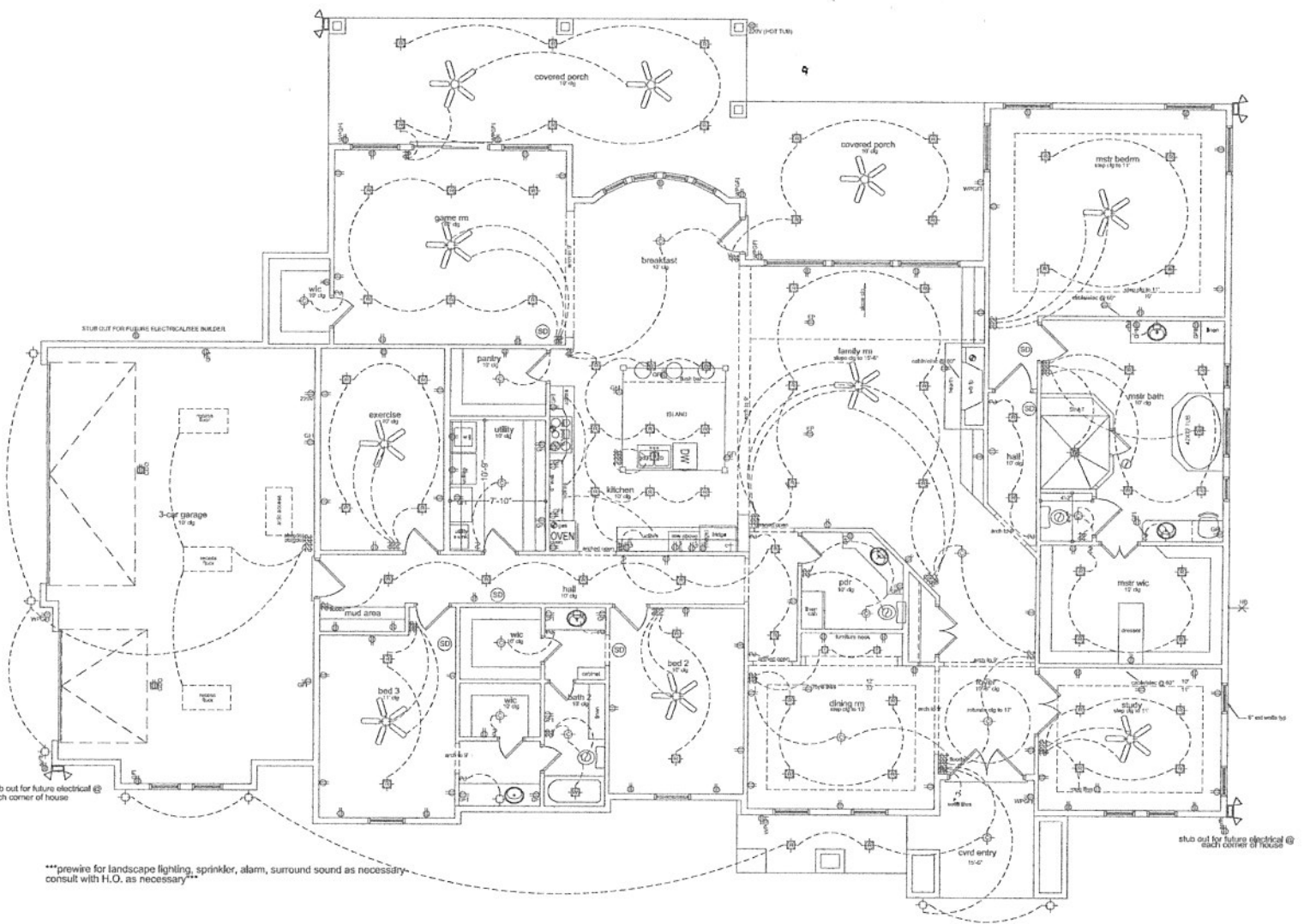
DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE

OUTLETS IN GARAGE TO BE GFI UNLESS NOTED FOR FREEZER

ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED

TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE). COVER PLATE, 6/C WIRE, TERMINATE NEAR PANEL.

CABLE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE). COVER PLATE, RG6 WIRE, TERMINATE NEAR PANEL.



SMOKE ALARMS

Section R313.2 Location
Smoke alarms shall be located in each sleeping room, immediately outside of each sleeping room and on each additional story of the dwelling or basement.
The smoke alarms are to be interconnected so if one alarm goes off, they all go off in the dwelling unit.

1 ELECTRICAL PLAN-1st FLR
1/4" = 1'

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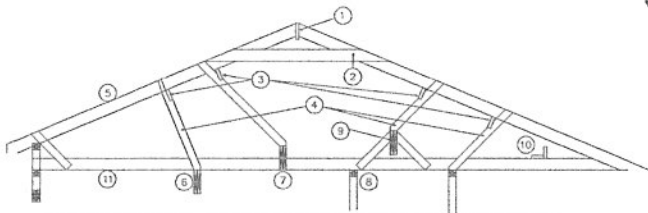
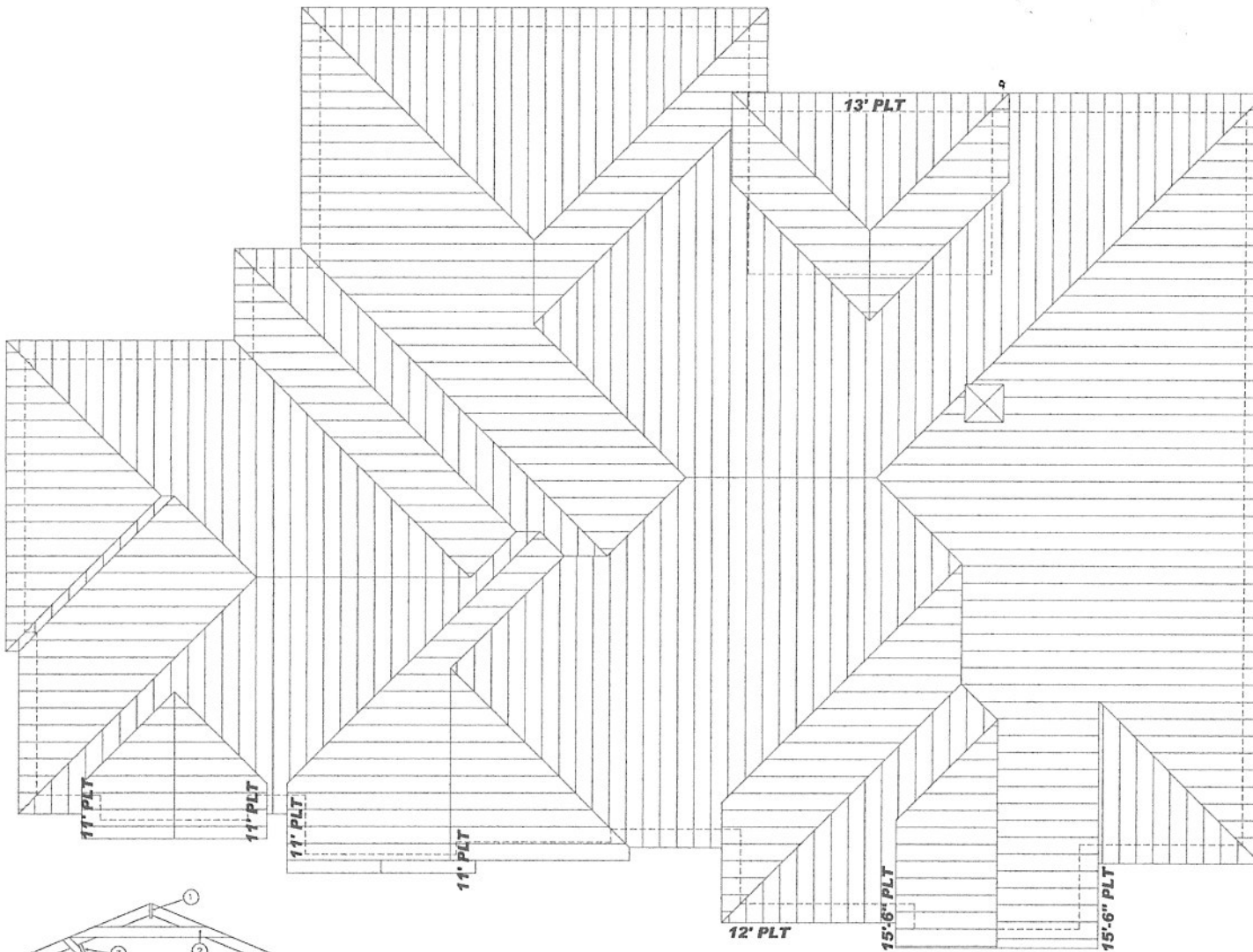
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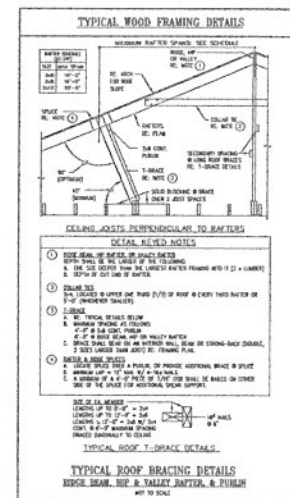
ACCEPTABLE ROOF BRACING DETAILS

ESTIMATING PURPOSES ONLY-REFER TO ENGINEERING

- 1 **ROOF OUTLINE RAFTER LAYOUT**
1/4"=1'
- ***5/12 slope typ
- ***18" O.H. TYP UNLESS NOTED OTHERWISE
- ***10' PLT TYP UNLESS NOTED OTHERWISE

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MMS

- 1.) RIDGE MUST BE MINIMUM OF ONE DIMENSIONAL SIZE LARGER THAN THE ANY ADJOINING RAFTER.
- 2.) COLLAR TIES SHALL BE PLACED AT THE UPPER 1/3 AND SIZED EQUAL TO OR GREATER THAN THE RAFTER AND NOT TO EXCEED MORE THAN 48" O.C. SPACING.
- 3.) PURLINS SHALL BE EQUAL TO OR GREATER THAN THE DIMENSIONAL SIZE OF THE RAFTERS AND INSTALLED ON EDGE ACCORDING TO THE LOCATIONS GIVEN ON THE DRAWINGS.
- 4.) PURLIN BRACES SHALL BE A MINIMUM OF 2x4 AND SLOPED NO GREATER THAN 45 DEGREES AT LOCATIONS GIVEN ON THE DRAWINGS.
- 5.) RAFTERS SIZED BY THE DRAWINGS OR GENERAL NOTES.
- 6, 7, 8, & 9 ARE ACCEPTABLE MEANS OR ROOF SUPPORT
- 6.) DROP BEAM OR HEADER
- 7.) FLUSH BEAM
- 8.) DOUBLE TOP PLATE WALL WITH ADDITIONAL STUDS UNDER CONCENTRATED LOADS.
- 9.) RAISED OR FLOAT BEAM
- 10.) STRONG BACK WITH EACH MEMBER EQUAL TO OR GREATER THAN THE CEILING JOISTS. STRONGBACKS SHALL BE INSTALLED AT ALL CEILING SPANS 10'-0" OR GREATER UNO. STRONGBACKS ARE NOT AN ACCEPTABLE MEMBER FOR ROOF SUPPORT.
- 11.) CEILING JOIST AS PER JOIST PLAN OF THE ARCHITECTURAL DRAWINGS UNO BY ENGINEER.



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POST BASE SCHEDULE

POST SIZE	SIMPSON EMBEDDED POST BASE	SIMPSON BOLTED POST BASE
4x4	CB44	ABU44
	6x6 CB66	ABU66
	8x8 CB88	ABU88

TYPICAL NAILING SCHEDULES

NAILING SCHEDULE - WALLS AND PARTIAL

CONNECTED MEMBER	SIZE	TYPE	SPACING
WALL TO JOIST	2x4	16D	12" O.C.
WALL TO JOIST	2x6	16D	12" O.C.
WALL TO WALL	2x4	16D	12" O.C.
WALL TO WALL	2x6	16D	12" O.C.
WALL TO STUD	2x4	16D	12" O.C.
WALL TO STUD	2x6	16D	12" O.C.
WALL TO STUD	2x8	16D	12" O.C.
WALL TO STUD	2x10	16D	12" O.C.
WALL TO STUD	2x12	16D	12" O.C.
WALL TO STUD	2x14	16D	12" O.C.
WALL TO STUD	2x16	16D	12" O.C.
WALL TO STUD	2x18	16D	12" O.C.
WALL TO STUD	2x20	16D	12" O.C.
WALL TO STUD	2x22	16D	12" O.C.
WALL TO STUD	2x24	16D	12" O.C.
WALL TO STUD	2x26	16D	12" O.C.
WALL TO STUD	2x28	16D	12" O.C.
WALL TO STUD	2x30	16D	12" O.C.
WALL TO STUD	2x32	16D	12" O.C.
WALL TO STUD	2x34	16D	12" O.C.
WALL TO STUD	2x36	16D	12" O.C.
WALL TO STUD	2x38	16D	12" O.C.
WALL TO STUD	2x40	16D	12" O.C.
WALL TO STUD	2x42	16D	12" O.C.
WALL TO STUD	2x44	16D	12" O.C.
WALL TO STUD	2x46	16D	12" O.C.
WALL TO STUD	2x48	16D	12" O.C.
WALL TO STUD	2x50	16D	12" O.C.
WALL TO STUD	2x52	16D	12" O.C.
WALL TO STUD	2x54	16D	12" O.C.
WALL TO STUD	2x56	16D	12" O.C.
WALL TO STUD	2x58	16D	12" O.C.
WALL TO STUD	2x60	16D	12" O.C.
WALL TO STUD	2x62	16D	12" O.C.
WALL TO STUD	2x64	16D	12" O.C.
WALL TO STUD	2x66	16D	12" O.C.
WALL TO STUD	2x68	16D	12" O.C.
WALL TO STUD	2x70	16D	12" O.C.
WALL TO STUD	2x72	16D	12" O.C.
WALL TO STUD	2x74	16D	12" O.C.
WALL TO STUD	2x76	16D	12" O.C.
WALL TO STUD	2x78	16D	12" O.C.
WALL TO STUD	2x80	16D	12" O.C.
WALL TO STUD	2x82	16D	12" O.C.
WALL TO STUD	2x84	16D	12" O.C.
WALL TO STUD	2x86	16D	12" O.C.
WALL TO STUD	2x88	16D	12" O.C.
WALL TO STUD	2x90	16D	12" O.C.
WALL TO STUD	2x92	16D	12" O.C.
WALL TO STUD	2x94	16D	12" O.C.
WALL TO STUD	2x96	16D	12" O.C.
WALL TO STUD	2x98	16D	12" O.C.
WALL TO STUD	2x100	16D	12" O.C.

NAILING SCHEDULE - FLOOR & ROOF JOIST

MEMBER	SIZE	TYPE	SPACING
FLOOR JOIST	2x4	16D	12" O.C.
FLOOR JOIST	2x6	16D	12" O.C.
FLOOR JOIST	2x8	16D	12" O.C.
FLOOR JOIST	2x10	16D	12" O.C.
FLOOR JOIST	2x12	16D	12" O.C.
FLOOR JOIST	2x14	16D	12" O.C.
FLOOR JOIST	2x16	16D	12" O.C.
FLOOR JOIST	2x18	16D	12" O.C.
FLOOR JOIST	2x20	16D	12" O.C.
FLOOR JOIST	2x22	16D	12" O.C.
FLOOR JOIST	2x24	16D	12" O.C.
FLOOR JOIST	2x26	16D	12" O.C.
FLOOR JOIST	2x28	16D	12" O.C.
FLOOR JOIST	2x30	16D	12" O.C.
FLOOR JOIST	2x32	16D	12" O.C.
FLOOR JOIST	2x34	16D	12" O.C.
FLOOR JOIST	2x36	16D	12" O.C.
FLOOR JOIST	2x38	16D	12" O.C.
FLOOR JOIST	2x40	16D	12" O.C.
FLOOR JOIST	2x42	16D	12" O.C.
FLOOR JOIST	2x44	16D	12" O.C.
FLOOR JOIST	2x46	16D	12" O.C.
FLOOR JOIST	2x48	16D	12" O.C.
FLOOR JOIST	2x50	16D	12" O.C.
FLOOR JOIST	2x52	16D	12" O.C.
FLOOR JOIST	2x54	16D	12" O.C.
FLOOR JOIST	2x56	16D	12" O.C.
FLOOR JOIST	2x58	16D	12" O.C.
FLOOR JOIST	2x60	16D	12" O.C.
FLOOR JOIST	2x62	16D	12" O.C.
FLOOR JOIST	2x64	16D	12" O.C.
FLOOR JOIST	2x66	16D	12" O.C.
FLOOR JOIST	2x68	16D	12" O.C.
FLOOR JOIST	2x70	16D	12" O.C.
FLOOR JOIST	2x72	16D	12" O.C.
FLOOR JOIST	2x74	16D	12" O.C.
FLOOR JOIST	2x76	16D	12" O.C.
FLOOR JOIST	2x78	16D	12" O.C.
FLOOR JOIST	2x80	16D	12" O.C.
FLOOR JOIST	2x82	16D	12" O.C.
FLOOR JOIST	2x84	16D	12" O.C.
FLOOR JOIST	2x86	16D	12" O.C.
FLOOR JOIST	2x88	16D	12" O.C.
FLOOR JOIST	2x90	16D	12" O.C.
FLOOR JOIST	2x92	16D	12" O.C.
FLOOR JOIST	2x94	16D	12" O.C.
FLOOR JOIST	2x96	16D	12" O.C.
FLOOR JOIST	2x98	16D	12" O.C.
FLOOR JOIST	2x100	16D	12" O.C.

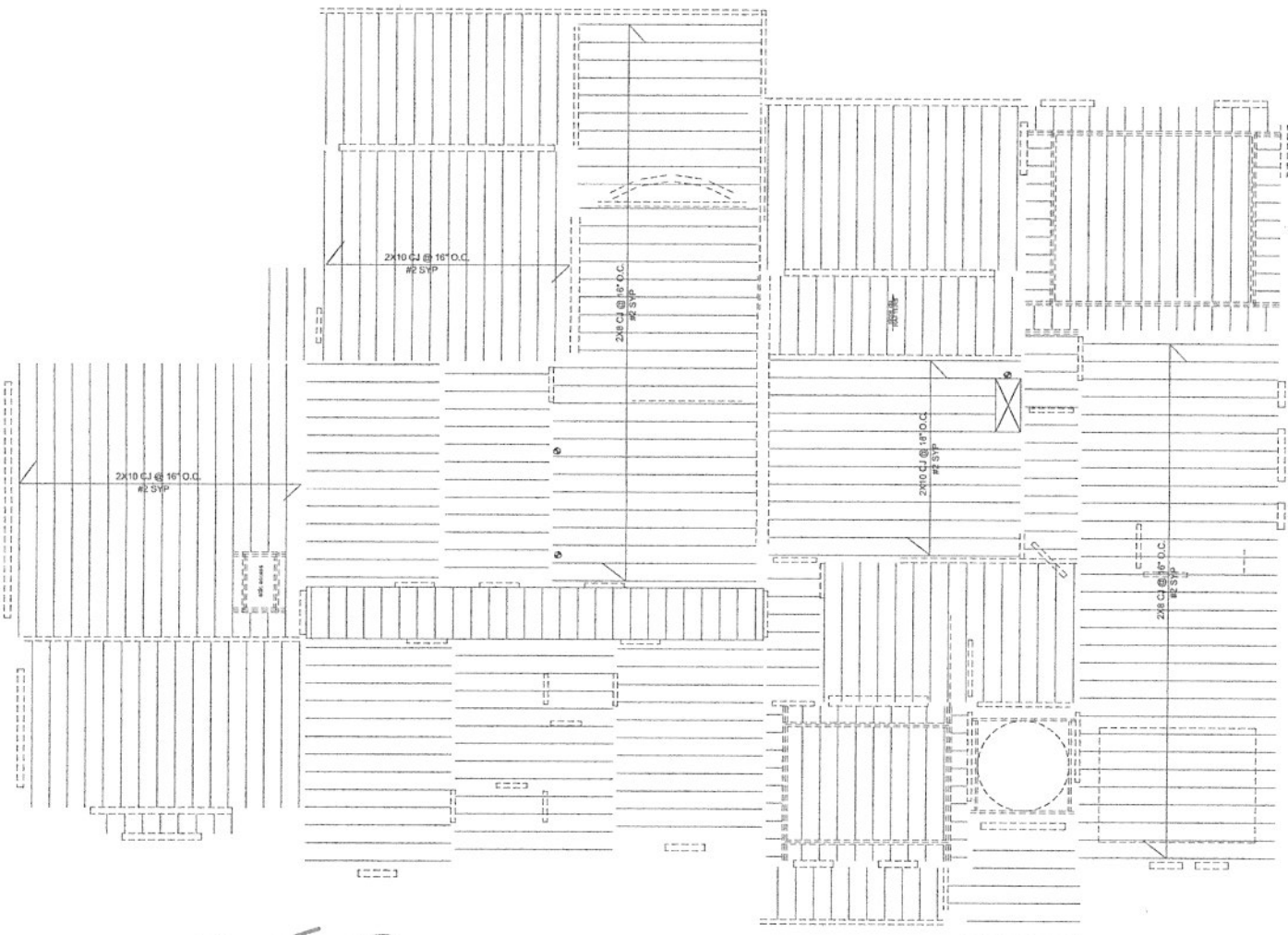
TYPICAL NAILING SCHEDULES

NAILING SCHEDULE - WALL BRACING AND STUDS

CONNECTED MEMBER	SIZE	TYPE	SPACING
WALL BRACING	2x4	16D	12" O.C.
WALL BRACING	2x6	16D	12" O.C.
WALL BRACING	2x8	16D	12" O.C.
WALL BRACING	2x10	16D	12" O.C.
WALL BRACING	2x12	16D	12" O.C.
WALL BRACING	2x14	16D	12" O.C.
WALL BRACING	2x16	16D	12" O.C.
WALL BRACING	2x18	16D	12" O.C.
WALL BRACING	2x20	16D	12" O.C.
WALL BRACING	2x22	16D	12" O.C.
WALL BRACING	2x24	16D	12" O.C.
WALL BRACING	2x26	16D	12" O.C.
WALL BRACING	2x28	16D	12" O.C.
WALL BRACING	2x30	16D	12" O.C.
WALL BRACING	2x32	16D	12" O.C.
WALL BRACING	2x34	16D	12" O.C.
WALL BRACING	2x36	16D	12" O.C.
WALL BRACING	2x38	16D	12" O.C.
WALL BRACING	2x40	16D	12" O.C.
WALL BRACING	2x42	16D	12" O.C.
WALL BRACING	2x44	16D	12" O.C.
WALL BRACING	2x46	16D	12" O.C.
WALL BRACING	2x48	16D	12" O.C.
WALL BRACING	2x50	16D	12" O.C.
WALL BRACING	2x52	16D	12" O.C.
WALL BRACING	2x54	16D	12" O.C.
WALL BRACING	2x56	16D	12" O.C.
WALL BRACING	2x58	16D	12" O.C.
WALL BRACING	2x60	16D	12" O.C.
WALL BRACING	2x62	16D	12" O.C.
WALL BRACING	2x64	16D	12" O.C.
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WALL BRACING	2x70	16D	12" O.C.
WALL BRACING	2x72	16D	12" O.C.
WALL BRACING	2x74	16D	12" O.C.
WALL BRACING	2x76	16D	12" O.C.
WALL BRACING	2x78	16D	12" O.C.
WALL BRACING	2x80	16D	12" O.C.
WALL BRACING	2x82	16D	12" O.C.
WALL BRACING	2x84	16D	12" O.C.
WALL BRACING	2x86	16D	12" O.C.
WALL BRACING	2x88	16D	12" O.C.
WALL BRACING	2x90	16D	12" O.C.
WALL BRACING	2x92	16D	12" O.C.
WALL BRACING	2x94	16D	12" O.C.
WALL BRACING	2x96	16D	12" O.C.
WALL BRACING	2x98	16D	12" O.C.
WALL BRACING	2x100	16D	12" O.C.

NOTE ON TYPICAL NAILING SCHEDULES

1. ALL NAILING SCHEDULES ARE BASED ON THE ASSUMPTIONS OF THE DESIGNER.
2. ALL NAILING SCHEDULES ARE BASED ON THE ASSUMPTIONS OF THE DESIGNER.
3. ALL NAILING SCHEDULES ARE BASED ON THE ASSUMPTIONS OF THE DESIGNER.
4. ALL NAILING SCHEDULES ARE BASED ON THE ASSUMPTIONS OF THE DESIGNER.



1 JOIST LAYOUT

1/4"=1' ***all ceiling joist 2X6#2 SYP @ 16" O.C. unless noted otherwise***

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GENERAL NOTES: PREFABRICATED WOOD FRAMING

1. PREFABRICATED WOOD FRAMING SHALL BE MANUFACTURED BY A QUALIFIED MANUFACTURER AND SHALL BE IDENTIFIED BY A QUALIFIED MANUFACTURER'S MARK.
2. ALL WOOD SHALL BE DRY LUMBER UNLESS OTHERWISE SPECIFIED.
3. ALL WOOD SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
4. ALL WOOD SHALL BE KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
5. ALL WOOD SHALL BE CUT TO SIZE AND SHAPED TO FIT THE DESIGN.
6. ALL WOOD SHALL BE STORED PROPERLY TO PREVENT WARPING AND CHECKING.
7. ALL WOOD SHALL BE DELIVERED TO THE JOB SITE IN A PROTECTED CONDITION.
8. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES.
9. ALL WOOD SHALL BE MAINTAINED IN A PROTECTED CONDITION UNTIL INSTALLED.
10. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES.

GENERAL NOTES: WOOD FRAMING SYSTEM

MEMBER	SIZE	TYPE	SPACING
CEILING JOIST	2x6	16D	12" O.C.
CEILING JOIST	2x8	16D	12" O.C.
CEILING JOIST	2x10	16D	12" O.C.
CEILING JOIST	2x12	16D	12" O.C.
CEILING JOIST	2x14	16D	12" O.C.
CEILING JOIST	2x16	16D	12" O.C.
CEILING JOIST	2x18	16D	12" O.C.
CEILING JOIST	2x20	16D	12" O.C.
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CEILING JOIST	2x32	16D	12" O.C.
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CEILING JOIST	2x38	16D	12" O.C.
CEILING JOIST	2x40	16D	12" O.C.
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CEILING JOIST	2x44	16D	12" O.C.
CEILING JOIST	2x46	16D	12" O.C.
CEILING JOIST	2x48	16D	12" O.C.
CEILING JOIST	2x50	16D	12" O.C.
CEILING JOIST	2x52	16D	12" O.C.
CEILING JOIST	2x54	16D	12" O.C.
CEILING JOIST	2x56	16D	12" O.C.
CEILING JOIST	2x58	16D	12" O.C.
CEILING JOIST	2x60	16D	12" O.C.
CEILING JOIST	2x62	16D	12" O.C.
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CEILING JOIST	2x66	16D	12" O.C.
CEILING JOIST	2x68	16D	12" O.C.
CEILING JOIST	2x70	16D	12" O.C.
CEILING JOIST	2x72	16D	12" O.C.
CEILING JOIST	2x74	16D	12" O.C.
CEILING JOIST	2x76	16D	12" O.C.
CEILING JOIST	2x78	16D	12" O.C.
CEILING JOIST	2x80	16D	12" O.C.
CEILING JOIST	2x82	16D	12" O.C.
CEILING JOIST	2x84	16D	12" O.C.
CEILING JOIST	2x86	16D	12" O.C.
CEILING JOIST	2x88	16D	12" O.C.
CEILING JOIST	2x90	16D	12" O.C.
CEILING JOIST	2x92	16D	12" O.C.
CEILING JOIST	2x94	16D	12" O.C.
CEILING JOIST	2x96	16D	12" O.C.
CEILING JOIST	2x98	16D	12" O.C.
CEILING JOIST	2x100	16D	12" O.C.

GENERAL NOTES: WOOD FRAMING SYSTEM

1. ALL WOOD SHALL BE DRY LUMBER UNLESS OTHERWISE SPECIFIED.
2. ALL WOOD SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
3. ALL WOOD SHALL BE KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
4. ALL WOOD SHALL BE CUT TO SIZE AND SHAPED TO FIT THE DESIGN.
5. ALL WOOD SHALL BE STORED PROPERLY TO PREVENT WARPING AND CHECKING.
6. ALL WOOD SHALL BE DELIVERED TO THE JOB SITE IN A PROTECTED CONDITION.
7. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES.
8. ALL WOOD SHALL BE MAINTAINED IN A PROTECTED CONDITION UNTIL INSTALLED.
9. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES.
10. ALL WOOD SHALL BE MAINTAINED IN A PROTECTED CONDITION UNTIL INSTALLED.

GENERAL NOTES: WOOD FRAMING SYSTEM

1. ALL WOOD SHALL BE DRY LUMBER UNLESS OTHERWISE SPECIFIED.
2. ALL WOOD SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
3. ALL WOOD SHALL BE KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
4. ALL WOOD SHALL BE CUT TO SIZE AND SHAPED TO FIT THE DESIGN.
5. ALL WOOD SHALL BE STORED PROPERLY TO PREVENT WARPING AND CHECKING.
6. ALL WOOD SHALL BE DELIVERED TO THE JOB SITE IN A PROTECTED CONDITION.
7. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES.
8. ALL WOOD SHALL BE MAINTAINED IN A PROTECTED CONDITION UNTIL INSTALLED.
9. ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN AND ALL APPLICABLE CODES.
10. ALL WOOD SHALL BE MAINTAINED IN A PROTECTED CONDITION UNTIL INSTALLED.

GENERAL NOTES: WOOD FRAMING SYSTEM

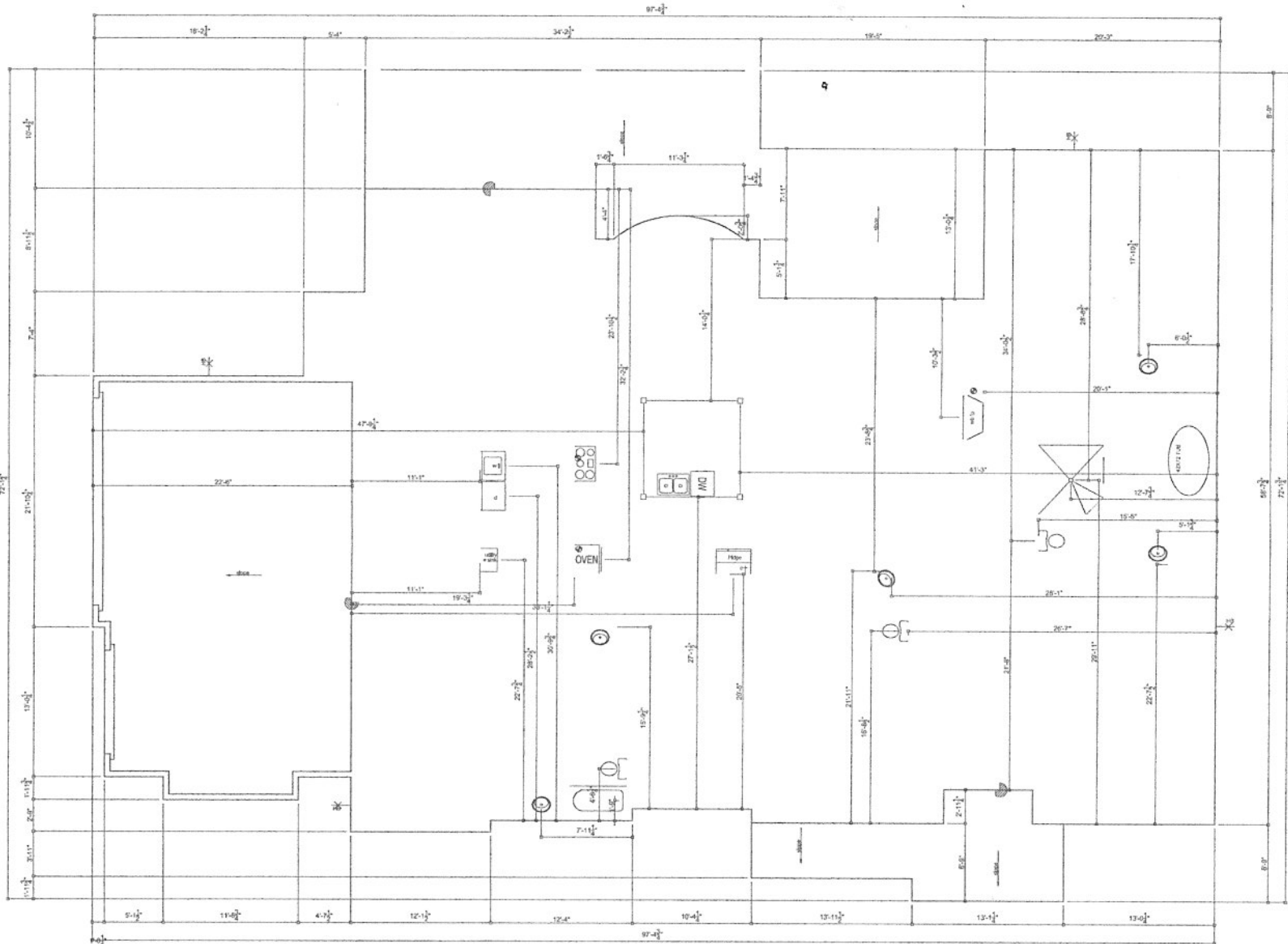
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COPPER BASIN CUSTOM HOMES
 18805 KUBIN RD - CROSBY, TX 77

NOTES:

REFER TO FLOOR PLAN FOR EXACT LOCATION OF ANY AREA NOT DIMENSIONED ON THIS SHEET.
 REFER TO OWNER FOR LOCATION OF ANY ELECTRICAL OUTLETS FLUSH WITH FINISH FLOOR.
 SLOPE OUT ALL SLABS AT COVERED AREAS WHICH ARE OPEN TO THE ELEMENTS AT MIN. 1/8" PER LINEAL FOOT OF SLAB.
 FOUNDATION WALLS SHALL EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE ADJACENT TO THE WALL AT ALL POINTS. PROVIDE 1/2" DIAMETER X 8" ANCHOR BOLTS AT 36 INCHES ON CENTER AT ALL EXTERIOR WALL CONDITIONS AND AT CONDITIONS OF DOUBLE SOLE PLATES ANCHOR BOLTS SHALL BE 1/2" X 10" ALLOW FOR ELECTRICAL, MECHANICAL AND PLUMBING AT ALL FREE-STANDING ISLAND CABINETS REQUIRING SAME (REFER TO FLOORPLAN).
 ALL GAS PIPING THROUGH OUTSIDE FOUNDATION WALLS SHALL BE SLEEVED. EXCAVATION FOR ALL FOOTINGS SHALL BE NEAT.
 FOOTINGS SHALL BE POURED AS SOON AS POSSIBLE AFTER EXCAVATION. THE FOUNDATION IS A LOAD CARRYING SYSTEM FOR STRUCTURAL PURPOSES ONLY AND IS NOT INTENDED TO SUPPLEMENT DRAINAGE OR WATER MOVEMENT SYSTEMS ON SITE. DRAINAGE DESIGN IS BEYOND THE SCOPE OF THIS WORK.
 CONTRACTOR SHALL VERIFY AT TIME OF STAKE-OUT AND PRIOR TO ORDERING OF ANY MATERIALS, ALL DIMENSIONS AND MEASUREMENTS, EXISTING GRADES, LOCATION OF ALL PROPERTY LOT LINES, EASEMENTS, BUILDING SET-BACK LINES AND REAR YARD REQUIREMENTS AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY.
 THIS DRAWING SHALL BE USED FOR ARCHITECTURAL REFERENCE ONLY AND IS NOT INTENDED AS A CONSTRUCTION DRAWING. REFER TO THE ENGINEERED FOUNDATION PLAN BY OTHERS.
 THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR CONSULTING WITH A LICENSED PROFESSIONAL ENGINEER REGARDING THE FOUNDATION, SUPERSTRUCTURE AND SITE DRAINAGE. JMC DESIGNS IS A PROFESSIONAL BUILDING DESIGN FIRM, NOT AN ENGINEERING FIRM AND CONSEQUENTLY IS NOT QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. JMC DESIGNS WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY OR WITH ANY PROBLEMS ASSOCIATED WITH THE ENGINEERING ASPECTS OF THE STRUCTURE.



1 PLUMBING LAYOUT/OUTLINE
 1/4"=1'

X *[Signature]*
 X *[Signature]* MMS

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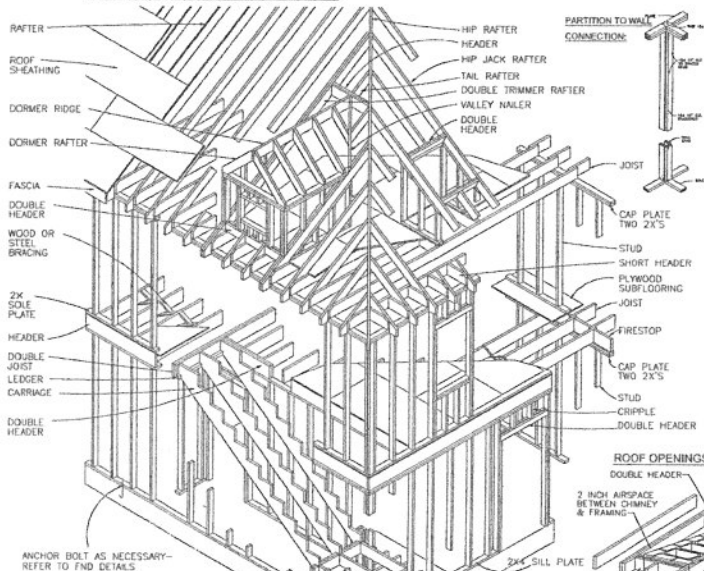
COPPER BASIN CUSTOM HOMES
 18803 KUBIK RD - CROSBY, TX 77532 (817) 514-1489
AI JMC DESIGNS LLC
 BID www.jmcdesign.biz - 832-725-5133

PROJECT INFORMATION
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 0 RUNNEBURG RD.
 CROSBY, TX 77532

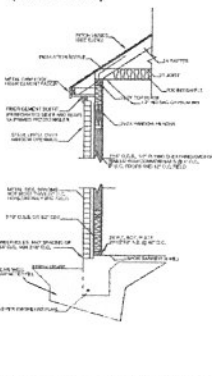
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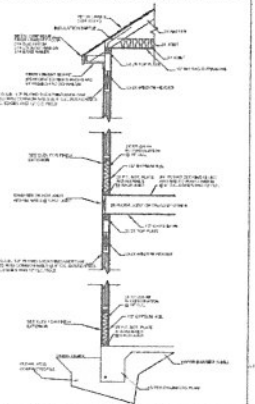
WESTERN OR PLATFORM FRAMING:



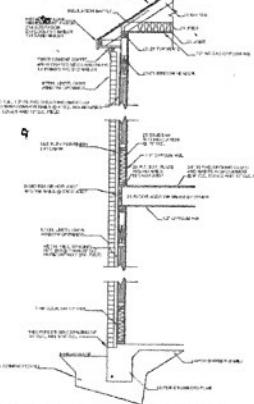
SECTION DETAIL: Brick/Stone (ONE STORY)



SECTION DETAIL: SIDING 1ST FLR/ SIDING 2ND FLR (HARDI, STUCCO, ETC)



SECTION DETAIL: Brick both floors



OVERHANG TABLE (U.N.O.):
 8/12 PITCH: 2'-0" OVERHANG FROM FRAME AT EAVES
 10/12 PITCH: 1'-0" OVERHANG FROM FRAME AT EAVES
 12/12 PITCH: 1'-0" OVERHANG FROM FRAME AT EAVES
 (1'-0" OVERHANG FROM FRAME AT GABLES ON ALL PITCHES)

GENERAL NOTES PER IRC 2009:

FOUNDATIONS:
 FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE ADJACENT FINISH GRADE. WOOD BEAMS SHALL NOT BE LOCATED CLOSER THAN 6 INCHES TO FINISH GRADE UNLESS OF PRESSURE TREATED MATERIALS.
 ALL FOUNDATION PLATES, SILLS AND SLEEPERS SHALL BE PRESSURE TREATED WOOD OR FOUNDATION GRADE REDWOOD.
 FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2" DIAMETER STEEL BOLTS EMBEDDED A MINIMUM OF 2 INCHES INTO THE SLAB. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE WITH ONE BOLT LOCATED WITHIN 10 INCHES OF EACH END OF EACH PIECE AND SPACED NOT MORE THAN 4 FEET APART.

TYPE OF CONSTRUCTION:
 EXTERIOR WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON THE EXTERIOR WITH PLASTER, EIFS OR SIMILAR MATERIALS AND ARE SUBJECT TO WATER SPLASH. THE FRAMING SHALL BE PROTECTED WITH APPROVED INTERWEATHER FACER.
 EXTERIOR WALLS SHALL BE FINISHED WITH A HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 7 INCHES ABOVE THE CHIMNEY CAP.
 GROUNDWATER SEWER AND WATER MAINS SHALL BE PROTECTED WITH APPROVED INTERWEATHER FACER AND PASS THE TEST REQUIREMENTS OF PART 9 OF U.S. STANDARD MS-543. SHIELDED SHOWER DOORS SHALL BE INSTALLED OUTWARD.

INTERIORS & CHIMNEYS:
 INTERIORS SHALL BE FINISHED WITH NOT LESS THAN 5/8" THICK GYP BOARD OR 5/8" THICK GYP BOARD WITH MOISTURE RESISTANT FINISH ABOVE THE FINISH GRADE. INTERIORS SHALL BE FINISHED WITH NOT LESS THAN 5/8" THICK GYP BOARD OR 5/8" THICK GYP BOARD WITH MOISTURE RESISTANT FINISH ABOVE THE FINISH GRADE.
 CHIMNEYS SHALL BE FINISHED WITH NOT LESS THAN 5/8" THICK GYP BOARD OR 5/8" THICK GYP BOARD WITH MOISTURE RESISTANT FINISH ABOVE THE FINISH GRADE.

FRAMING:
 ALL EXTERIOR WALLS AND PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR NEAR THE END AS NEAR THE END AS POSSIBLE, AND AT LEAST EVERY 8 FEET OF LENGTH. ALL FRAMING DESIGNED TO BE EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE JOISTS UNDER AND PARALLEL TO WEATHER PARTITIONS SHALL BE DOUBLE JOISTS FRAMING INTO THE ROOF OF A WOOD GABLE SHALL BE SUPPORTED BY FRAMING ANCHORS OR ON LEADER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.
 JOIST ENDS OF EACH JOIST SHALL HAVE NOT FEWER THAN 1 TO 2 INCHES OF METAL, NOT LESS THAN 3 INCHES ON WOOD JOIST.
 JOISTS SHALL BE SUPPORTED AT RAFTERS AT THE END AND AT EACH SUPPORT (SECTION 21.05.01).
 JOIST ENDS SHALL BE NOT LESS THAN 2 INCHES BY 2 INCHES.

ATTIC ACCESS DRAFT STOP:
 PROVIDE A FRAMEWORK OF 2" X 4" STUDS AND PARTITIONS CONTROLLED BY A SWITCH LOCATED AT REQUIRED ATTIC ACCESS OPENING AT OR NEAR THE FINISH GRADE.
 ENCLOSED ATTIC AND ENCLOSED RAFTER SPACES - 1" CES FORMER INTERIOR CEILING ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF INSECTS AND ANIMALS.
 AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ACCESS ATTIC WITH COMBUSTIBLE OPENING ROOF CONSTRUCTION. THE OPENING SHALL BE LOCATED IN A CORNER, WALL OR OTHER READY ACCESSIBLE LOCATION. ATTICES WITH A MAXIMUM CLEAR HEIGHT OF LESS THAN 20 INCHES DO NOT REQUIRE PROTECTION WITH ACCESS OPENINGS.
 THE OPENING SHALL NOT BE LESS THAN 20 INCHES BY 20 INCHES.
 18" HIGH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
 DRAFT STOPS, ATTIC MANHOLES, OVERHANGS AND OTHER COMBUSTIBLE ROOF SPACES FORMED OF COMBUSTIBLE CONSTRUCTION SHALL BE STOPPED.

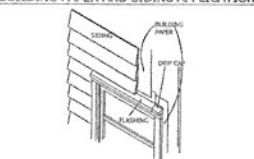
FIRE PROTECTION:
 FIRE STOPPING SHALL BE CONSTRUCTED OF APPROVED MATERIALS.
 PROVIDE FIRE STOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING HORIZONTAL SPACES SUCH AS OCCURRED AT CORNERS, DROP CEILING AND COV CEILING.
 PROVIDE FIRE STOPPING AT ALL INTERIOR OPENINGS BETWEEN CONICAL AND VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT CORNERS, DROP CEILING AND COV CEILING.
 PROVIDE FIRE STOPPING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 PROVIDE FIRE STOPPING IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY FREESTAIRS AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NONCOMBUSTIBLE MATERIALS.
 DRAFT STOPS SHALL BE CONSTRUCTED OF APPROVED MATERIALS.
 PROVIDE DRAFT STOPPING UNDER THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF ALL CORNERS IN A BENT IF PAIR OF DRILLING. DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1.00 SQUARE FEET.
 DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

WEATHER PROTECTION AND EXTERIOR SIERING:
 ALL WEATHER RESISTANT SURFACES SHALL HAVE A WEATHER RESISTANT BARRIER TO PROTECT THE INTERIOR WALL COVERING.
 WEATHER OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER TIGHT. ALL FLASHING COUNTERSINKS SHALL BE LOCATED WITHIN 6" FROM THE EDGE OF THE WEATHER RESISTANT BARRIER.
 ALL EXTERIOR LATH IS TO BE INSTALLED AS SPECIFIED IN SECTION 410.

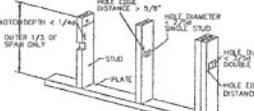
FRESH WORK:
 ALL EXTERIOR MATERIALS SHALL MEET THEIR FLAME SPREAD INDEX FOR ALL EXTERIOR FRESH MATERIALS.
 GYP BOARD WALLBOARD INTERIOR LATH AND PLASTER SHALL NOT BE INSTALLED ON WEATHER RESISTANT SURFACES.
 SOFT WOOD PLYWOOD PANELING SHALL BE INSTALLED AS SPECIFIED IN TABLE 412.
 ALL EXTERIOR LATH IS TO BE INSTALLED AS SPECIFIED IN SECTION 410.
 ALL EXTERIOR LATH IS TO BE INSTALLED AS SPECIFIED IN SECTION 410.

FRAGILES:
 COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6 INCHES OF THE FRAGILE OPENING. NO SUCH COMBUSTIBLE MATERIALS WITHIN 6 INCHES OF THE FRAGILE OPENING SHALL PROJECT MORE THAN 1/2" FROM THE FRAGILE OPENING.

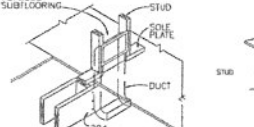
BUILDING PAPER AND SIDING APPLICATION



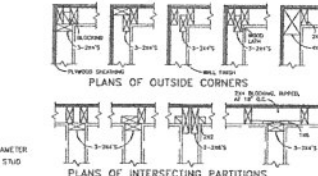
Stud notching and boring limits.



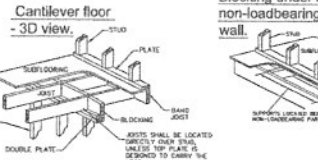
SMALL OPENING:



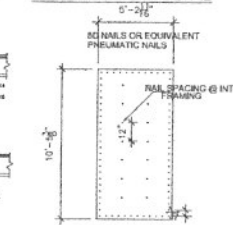
2X4 WALL FRAMING:



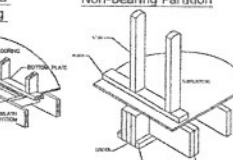
Cantilever floor - 3D view:



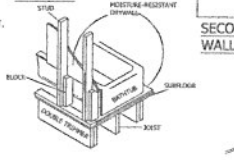
EXTERIOR WALL SHEATHING NAILING PATTERN DETAIL



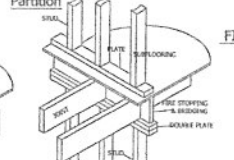
Framing Under Non-Bearing Partition



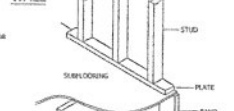
FRAMING SUPPORTING BATH TUB



Framing Over Bearing Partition



SECOND FLOOR FRAMING, EXTERIOR WALL



FIRESTOPPING AROUND PIPES



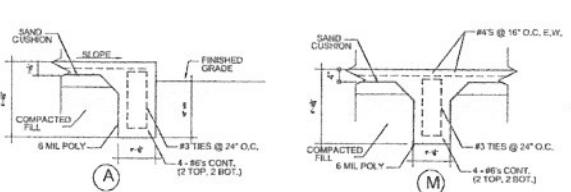
SECTION DETAIL: SIDING (HARDI, STUCCO, ETC) (ONE STORY)



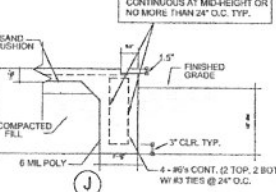
NAIL SCHEDULE PER IRC

CONNECTION	TYPE	SIZE	SPACING
1. JOIST TO STUD OR JOIST TO JOIST	COMMON	16D	12" ON CENTER
2. STUD TO JOIST, TRIMMER AND END	COMMON	16D	12" ON CENTER
3. 1" X 6" SUBFLOOR OR LATH TO EACH JOIST FACE NAIL	COMMON	16D	12" ON CENTER
4. 1" X 6" SUBFLOOR OR LATH TO EACH JOIST FACE NAIL	COMMON	16D	12" ON CENTER
5. 2" X 4" SUBFLOOR TO JOIST ON JOISTING FACE NAIL	COMMON	16D	12" ON CENTER
6. SOLE PLATE TO JOIST ON JOISTING FACE NAIL	COMMON	16D	12" ON CENTER
7. TOP PLATE TO JOIST ON JOISTING FACE NAIL	COMMON	16D	12" ON CENTER
8. STUD TO SOLE PLATE	COMMON	16D	12" ON CENTER
9. DOUBLE STUDS, FACE NAIL	COMMON	16D	12" ON CENTER
10. DOUBLE TOP PLATE, FACE NAIL	COMMON	16D	12" ON CENTER
11. JOIST TO STUD AND INTERIOR WALL FACE NAIL	COMMON	16D	12" ON CENTER
12. CONTINUOUS HEADER, TOP HEADS	COMMON	16D	12" ON CENTER
13. DOUBLE JOIST TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
14. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
15. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
16. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
17. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
18. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
19. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
20. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
21. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
22. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
23. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
24. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
25. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
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49. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER
50. JOISTING TO PLATE, JOISTING	COMMON	16D	12" ON CENTER

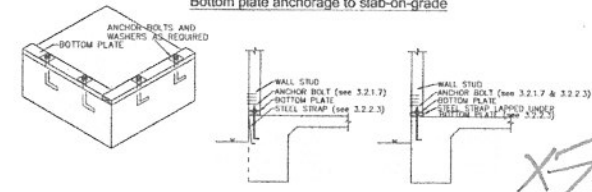
SLAB ON GRADE FOUNDATION- INFORMATIONAL PURPOSES ONLY- refer to engineering.



FOR GRADE BEAMS GREATER THAN 36" IN DEPTH ADD 2 #6'S CONTINUOUS AT MID-HEIGHT OR NO MORE THAN 24" O.C. TYP.



SLAB ON GRADE FOUNDATION- INFORMATIONAL PURPOSES ONLY- refer to engineering.



PROJECT INFORMATION
 THE SUMMERS RESIDENCE
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