

CARY AND ALICE COX
 7928 WESTWOOD DRIVE

General Notes:
 The construction of this dwelling must comply with 2012 International Residential Code (2012 I.R.C.) This is a "builder set of plans" limited in scope and detail. This plan was not prepared by a state licensed architect. They are not a complete set of architectural documents. Any construction according to the general design depicted herein should be done by a builder familiar with using this type of builder set of plans and details.

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Thin set all tile and wood floors unless owner/builder specifies drop. See builder for selections and slab drops where required.

All curb stops/ wheel stops location in garages or carports must be verified by owner/builder prior to concrete pour.

All Gypsum to have 5/8" type X for all walls and ceilings. Provide 20 min. solid core door with closure device when opening directly into dwelling.

One hour rated gypsum board separation under all stair cases. All stairways and handrails to comply with sections R311.7.1-R311.7.8 of 2012 I.R.C. Builder/contractor will certify installation compliance.

Locate and interconnect 110V smoke detectors with battery backup in all sleeping rooms and common areas. Install in accordance with section R314 of 2012 I.R.C. and NPPA72 household fire warning equipment provisions.

Household venting should be in accordance with sections P3101 to P3101.4 of 2012 I.R.C. exhaust to vent outside dwelling. provide ventilation at all baths and utility rooms via natural or mechanical means capable of five air chambers per hour and is vented directly outside with a point of discharge min. 40' from any opening that allows air reentry into occupied portion of building.

HVAC installation, sizing, location is a responsibility of A/C contractor and must comply with section M1401-M1411 of the 2012 I.R.C.

Install dryer vents according to section M1502 of the 2012 I.R.C. Ducts shall be continuous and terminate outside of dwelling.

Where wood framing is exposed to water splashing provide water proof paper flashing and counter flashing. Fire stopping in concealed spaces of halls furr downs, ceilings, and floor levels, and at 100' intervals along length of wall.

Shower stalls to be finished with non absorbent surface to minimum height of 70" above drain inlet per section R702.4 of the 2012 I.R.C. (Tiled areas= backer boards / Durock). Shower receptors to comply with section P2708 and P2710 of 2012 I.R.C.

All plumbing installation, riser diagram, and fixture locations will be done by a licensed plumber and will comply with the national plumbing code and chapters 26-28 of the 2012 I.R.C. All plumbing materials and installation must comply with local municipal codes and standards.

See owner/builder for window manufacturer and styles. Install exterior windows and doors per section R612 of the 2012 I.R.C. Window supplier to locate safety glass as required and certify all windows to comply with 2012 I.R.C. Provide mastic wrap, weather proofing, and caulk surround flashing above windows and counter flash as required.

All sleeping rooms to have min. of one window size with min. 24" height by 20" wide that provides 5.7 sq. ft. net clear opening to meet EGRESS per 2012 I.R.C. with a 44" max. sill height.

Stair design, riser, and tread depths site built must comply with sections R311.7.1-R311.7.8 of 2012 I.R.C. Note: All handrails and guardrails shall comply with sections R311.7- R312.1. of 2012 I.R.C. and have a min. uniformly distributed live load as per table R301.5 of the 2012 I.R.C.

All stair balusters to have no more than 4" max. opening. Install continuous handrail at min. 38" height at all staircase locations and min. 42" height at all landings.

Pulldown/attic access stairs to comply with section R311.7 or R311.8 of 2012 I.R.C. Having a rough opening no less than 25 1/2" by 54" with a 350 lb. min. weight limit and a 30" min. unrestricted head room into the attic to comply with M1305.L3 of 2012 I.R.C.

Fire place hearth to be 3/8" thick non combustible material. Surround to be non combustible at 12" min. Surround opening. All fire places to be I.L.L. and L.C.B.O. approved, installed, and vented per manufacturer specifications. All factory built or masonry job built fire places and chimney assemblies must comply with chapter 10 section R1001.1-R1005.3 of the 2012 I.R.C. Chimneys to rise 24" min. above all roof or structure with in 100' distance. Builder shall supply all manufacturers documentation to home owner.

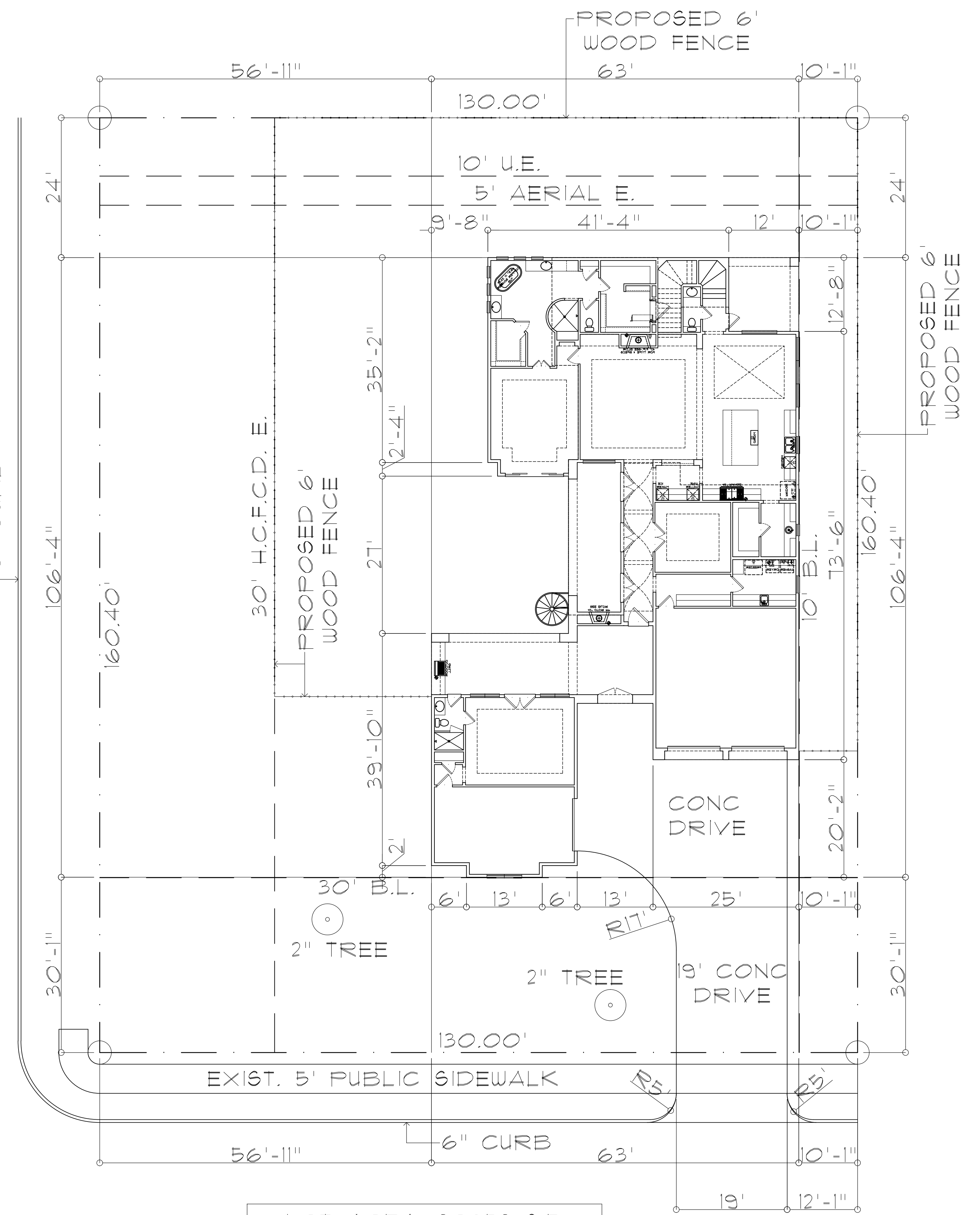
All electrical installation to be certified by a licensed master electrician selected by builder or owner. All load calculations and panel box sizing, locations, and services by electrical contractor. All wiring types, gauge, and termination will be selected and approved by builder/owner. Installation to comply with the most current national electrical code and all local codes, standards, and comply with chapters 33-35 of the electrical sections of the 2012 I.R.C. The designer's scope for the electrical plans are limited only to general fixture and switch locations.

Under all water heaters provide 26 gauge metal drain pan (sized per capacity) fastened to floor deck below. Pan drain line and water heater pressure relief line shall be vented to exterior and not into sanitary sewer.

All units to be equipped with T and P pressure relief valves. Clearance form top of water heaters to bottom of rafters shall not be less than 10". Gas equipment shall be provided with appropriate attic ventilation for combustion air and min. 4" diameter prefab flue flashed at roof deck penetration. Installation to comply to manufacturer's specifications and chapters 20, 24, 28 of the 2012 I.R.C. All sizes, locations, and number of water heaters to be determined by builder/owner/contractor.

NOT IN SCOPE OF DESIGNER SERVICES:
 See elevations and detail sheets for additional specifications.
 Topographic design is not part of the scope of work of designer. The owner/builder will work directly with foundation engineer for slab requirements. The builder is to compact pad sight soils in accordance with plans and specs provided by engineer. Builder/owner or engineer will establish top of slab elevation, the finished grades, swales, and site drainage. Swimming pools, pool equipment, A/C pads, and locations are not in the scope of services provide by designer. Job site supervision or inspections or not part of designer service. Builder will supervise contractors and certify construction.

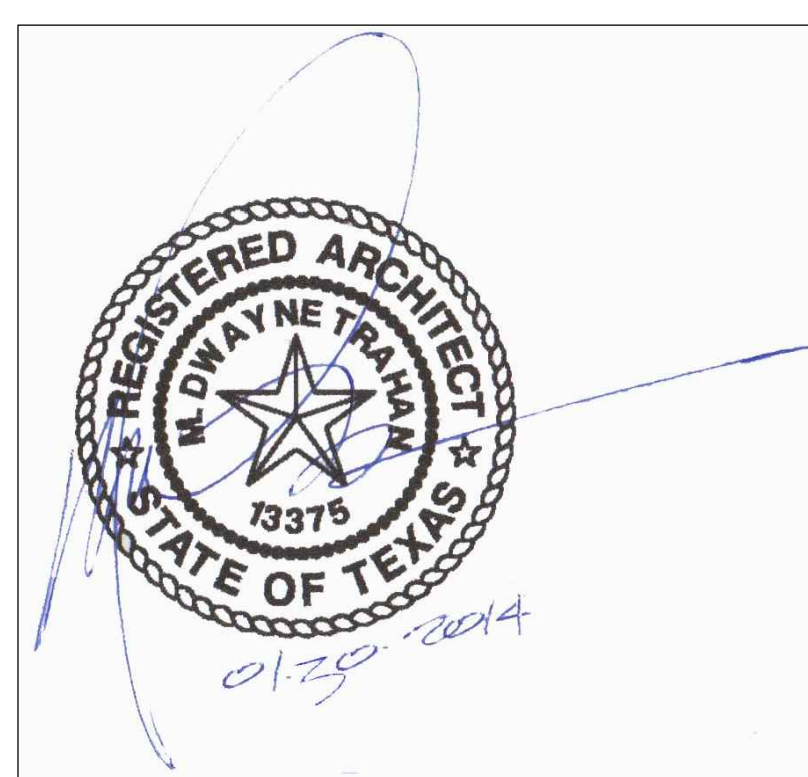
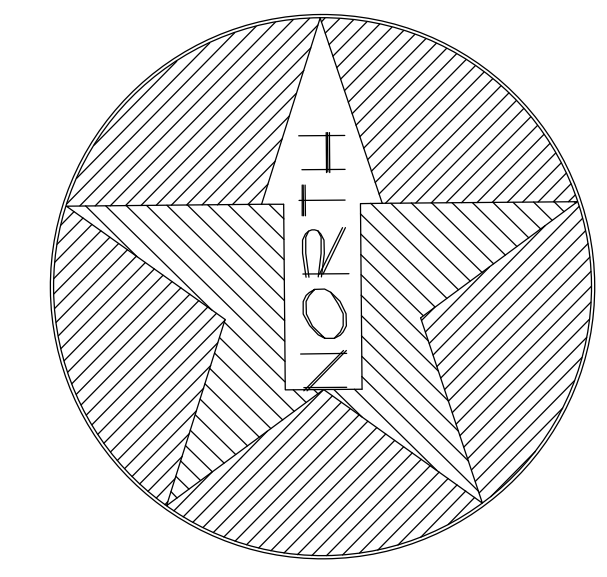
BUILDER RESPONSIBILITY FOR THIS DWELLING:
 Builder must be able to read, understand, and execute construction with this "builder set of plans". All site preparation, compaction, and topographic requirements will be the sole responsibility of the builder, owner, or approved contractor. Builder will locate house on site via survey and verify that this building does not encroach on to any building lines, set backs, easements, or aerial easements prior to pad construction or setting complete form board layout. Builder will secure all proper permits and approvals prior to any construction. Builder will review all subdivision and municipal guidelines and verified this building design is in compliance. Contractors will refer to builder for all constructor methods, techniques, installation, and code compliance. Builder is responsible for all framing beam sizes, locations, details, materials, and methods of construction. Builder is liable for all engineering oversights and compliance, construction, and field supervision. Designer is not responsible for sub standard construction or supervision. Designer recommend all framing and foundation design to be prepared by a licensed structural engineer who must inspect and certify all work done by contractors. If there is conflict between this drawing and engineering the building will notify designer immediately before continuing construction. Builder will promptly request any additional information from designer, vendors, contractors, or various professionals needed for construction. If contractors proceed with the construction of this dwelling or appearances associated with this dwelling with out the required knowledge, documentation, proper supervision or experience needed for it's proper completion the builder will be financially obligated and liable for any work performed by any contractor.



LOT AREA: 20852 S.F.
 SLAB AREA: 4782 S.F.
 FLATWORK CONC: 1413 S.F.
 IMPERVIOUS AREA= 29.7%

SITE PLAN

SCALE: 1" = 10'-0"
 SUBDIVISION: WESTWOOD OAKS
 LOT: 6
 BLOCK:
 SECTION:
 PHYSICAL: 7928 WESTWOOD DRIVE



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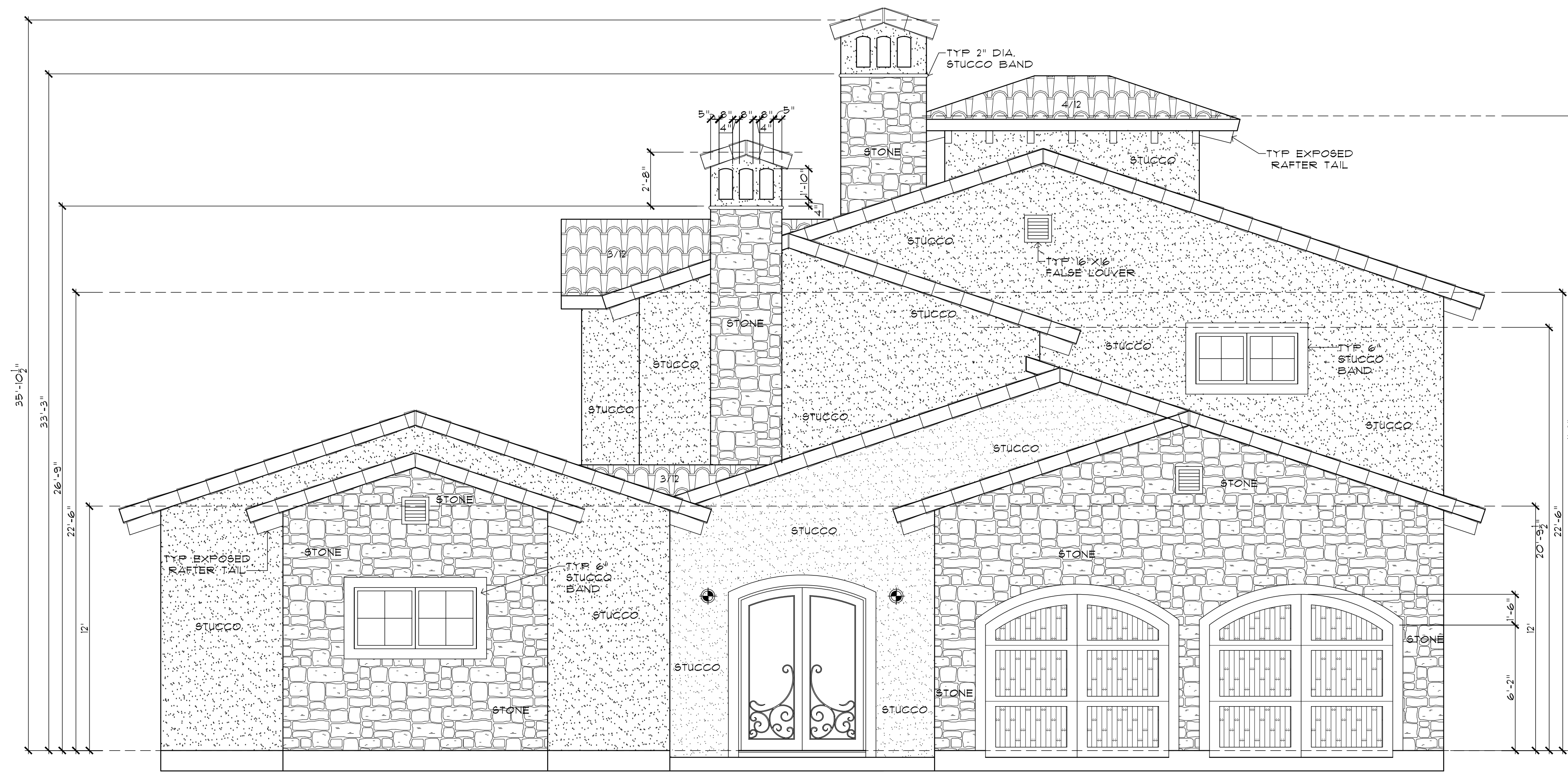
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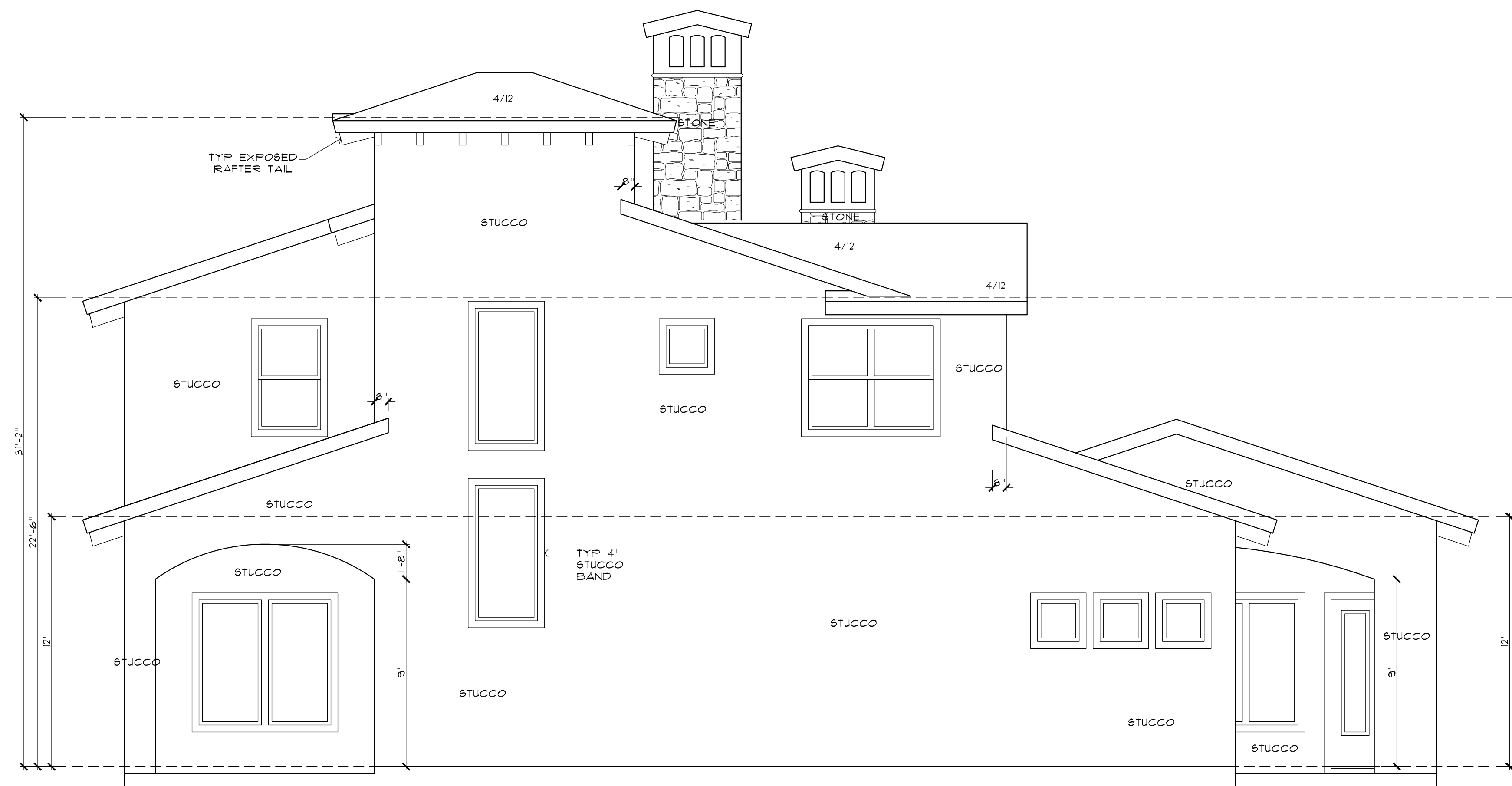
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PLAN
4344

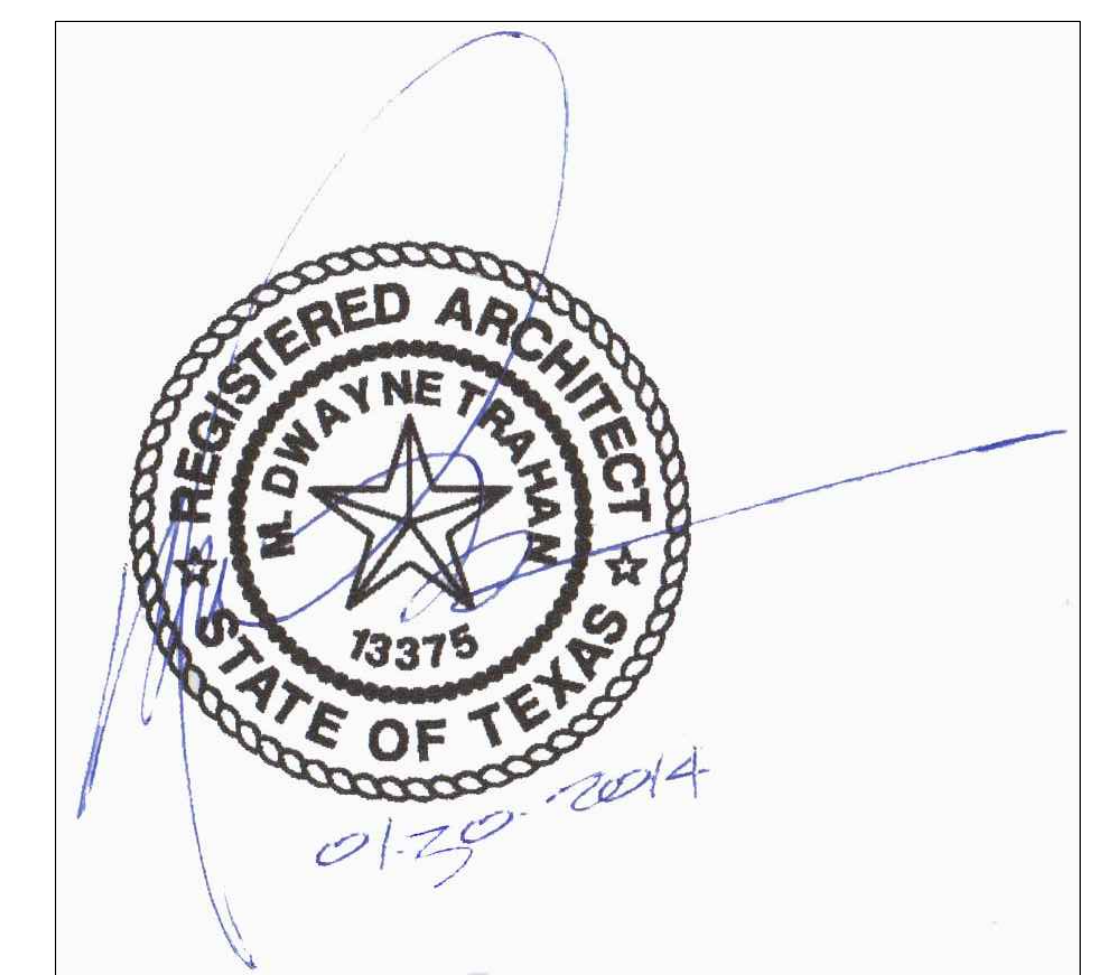
SHEET
A-0



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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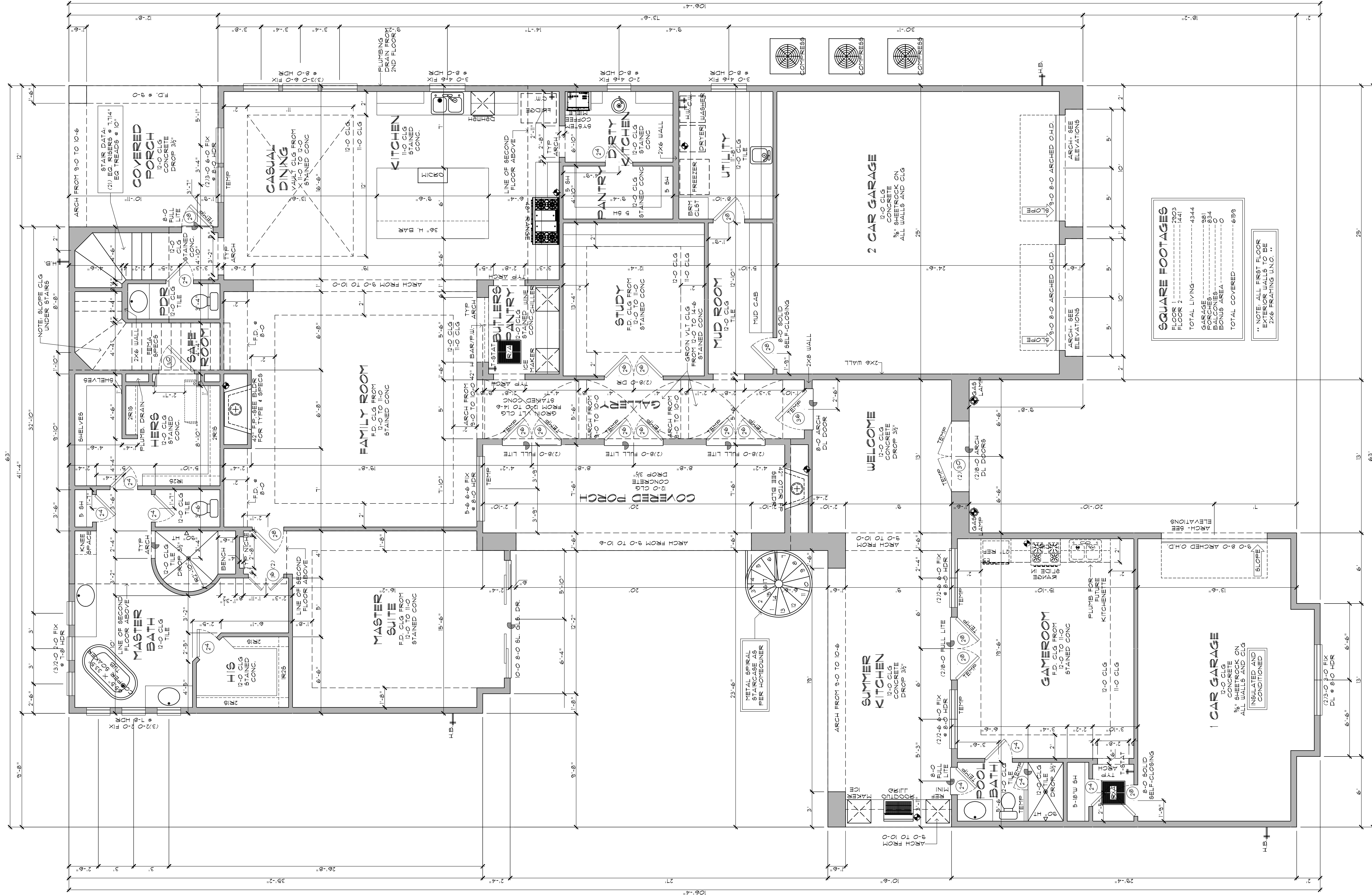


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SHEET

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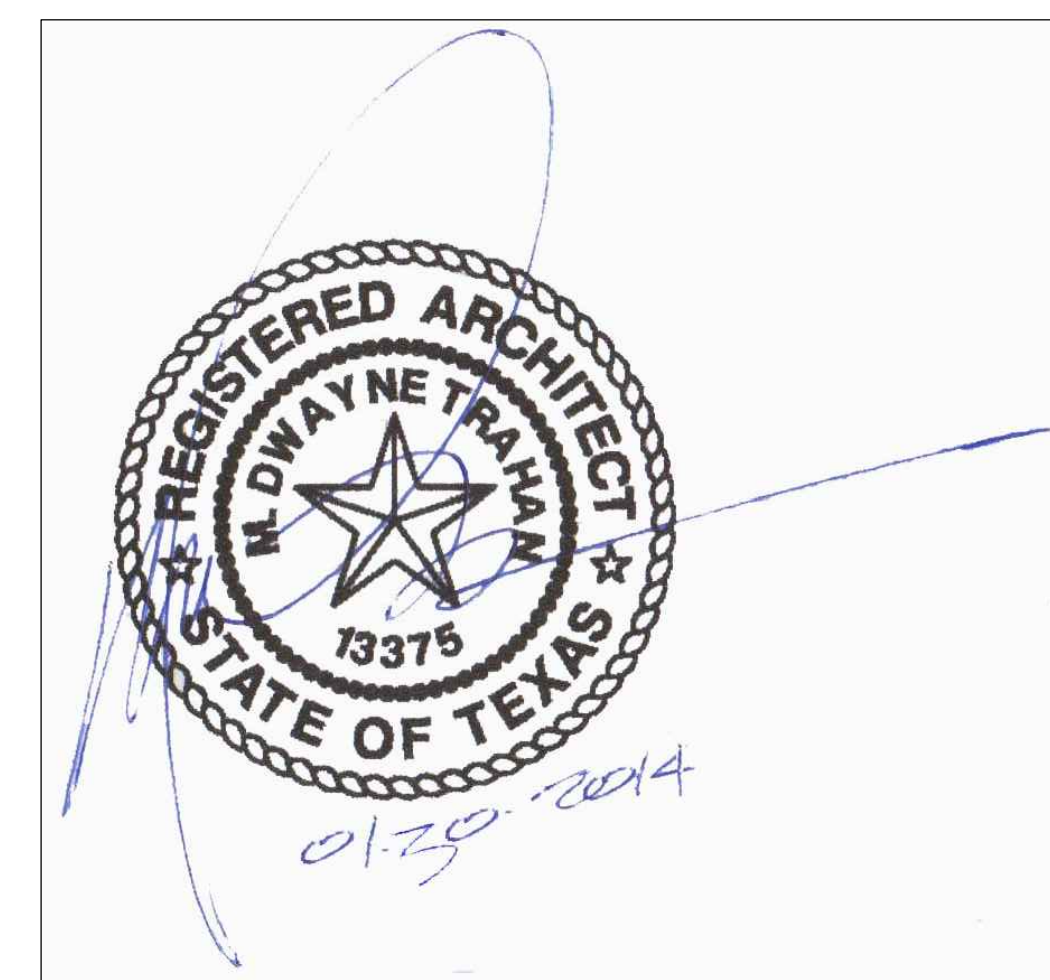
SQUARE FOOTAGES

FLOOR 1	4344
FLOOR 2	1440
TOTAL LIVING	5784
GARAGE	884
PORCHES	834
BONUS AREA	0
TOTAL COVERED	6698

NOTE: ALL TRIM FLOORS EXTERIOR WALLS TO BE 2x6 FRAMING UNO. "

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 12'-0" PLATE HEIGHT UN.O.
 ALL DOORS DOWN TO HAVE 8'-0" HDHT. UN.O.
 ALL WINDOWS DOWN TO HAVE 8'-0" HDHT. UN.O.



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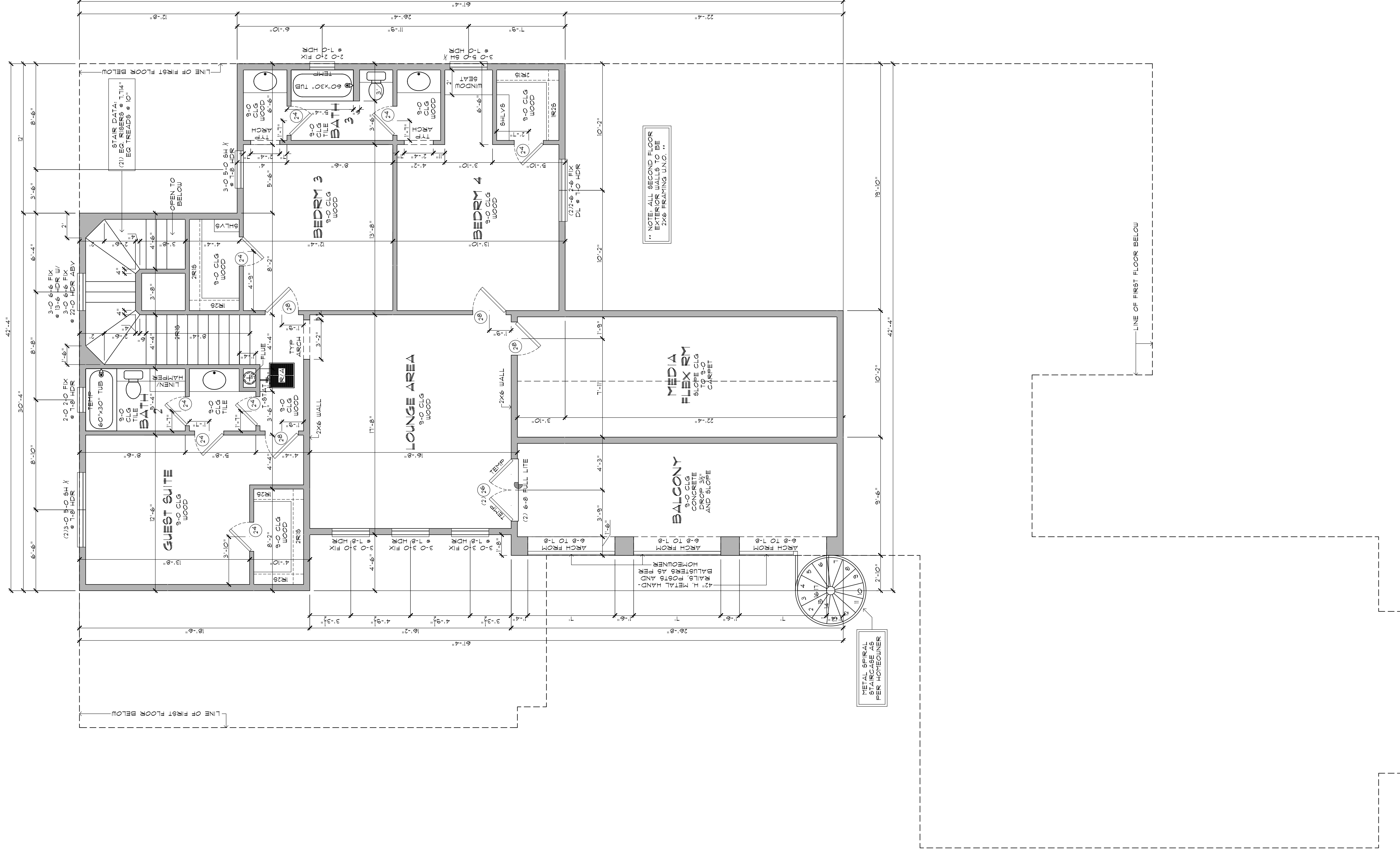
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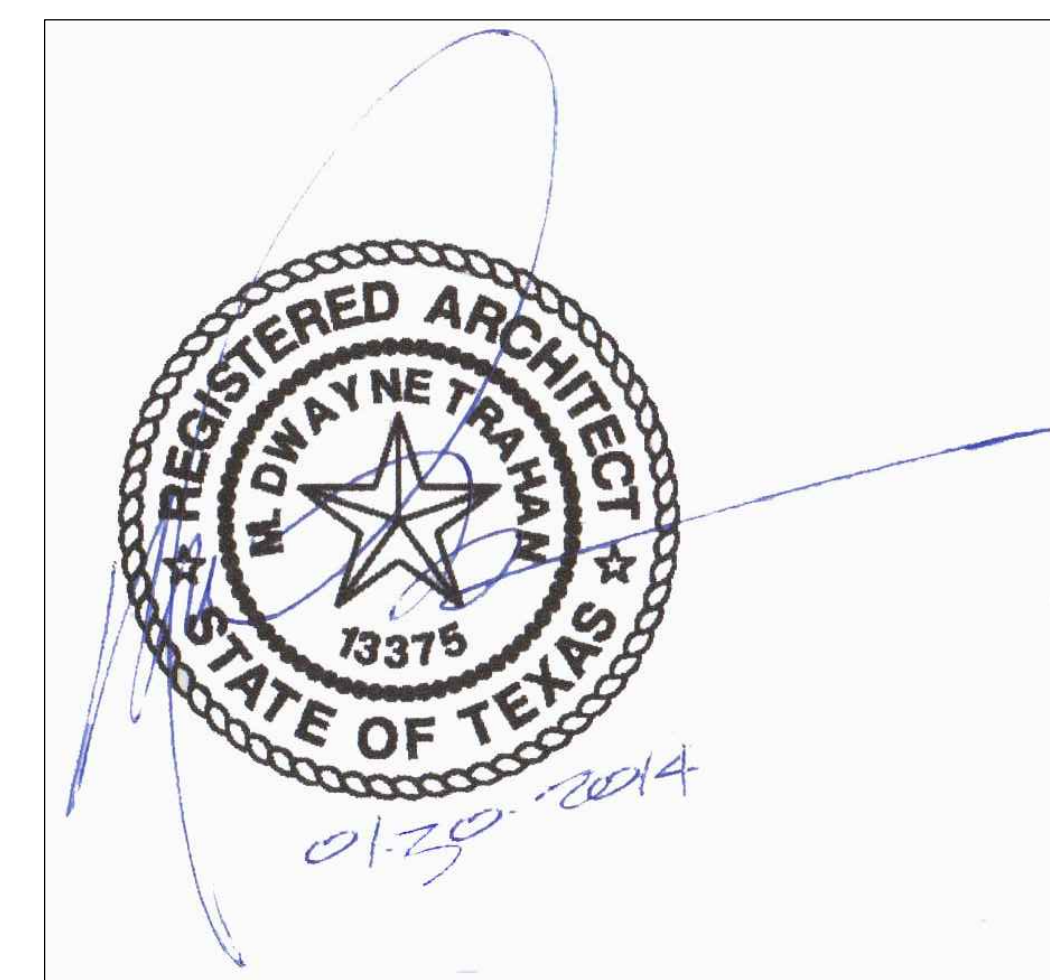
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1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
 9'-0" PLATE HEIGHT U.N.O.
 ALL DOORS UP TO HAVE 6'-8" HDHT. U.N.O.
 ALL WINDOWS UP TO HAVE 7'-8" HDHT. U.N.O.



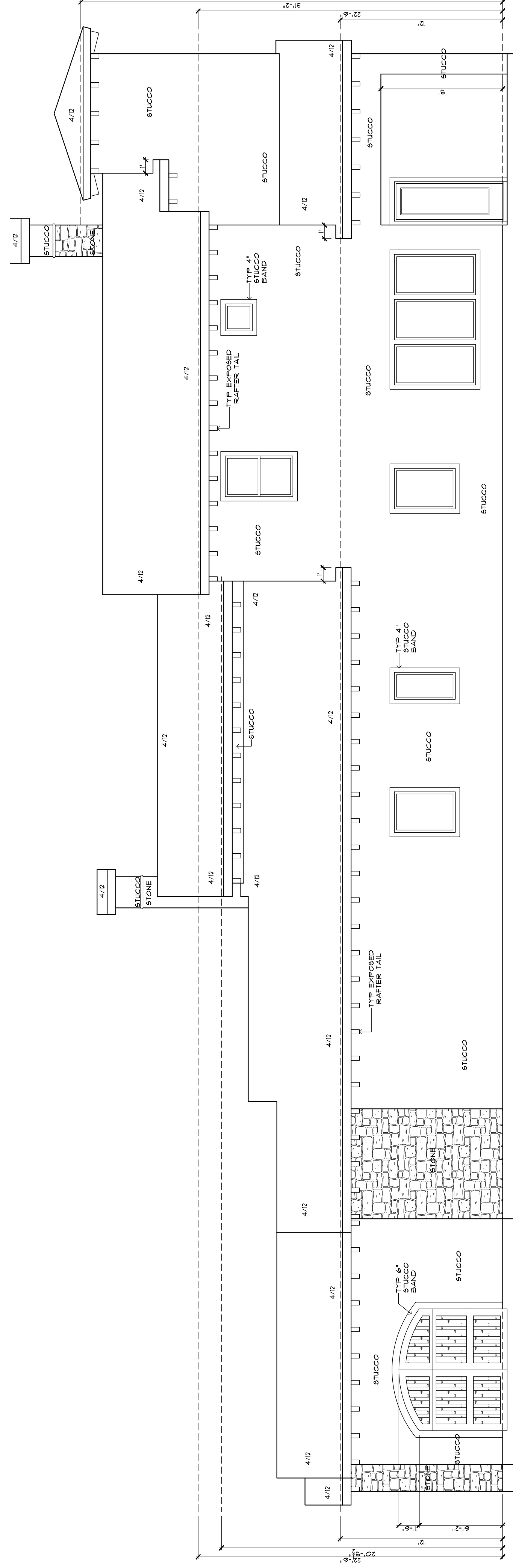
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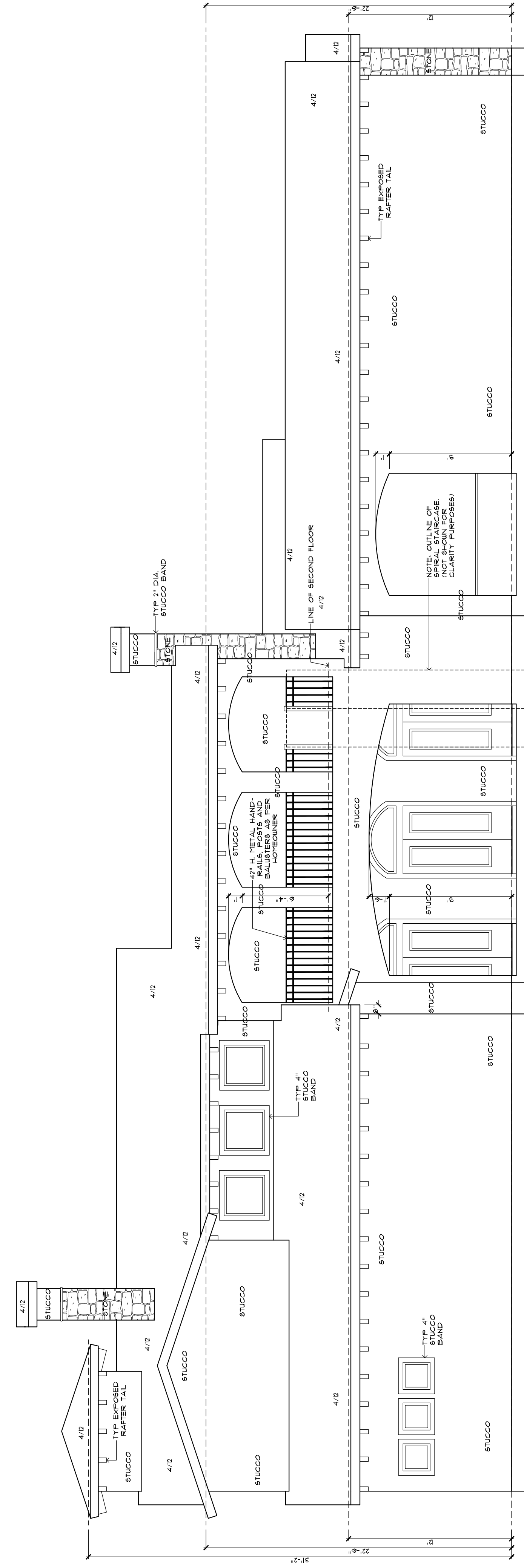
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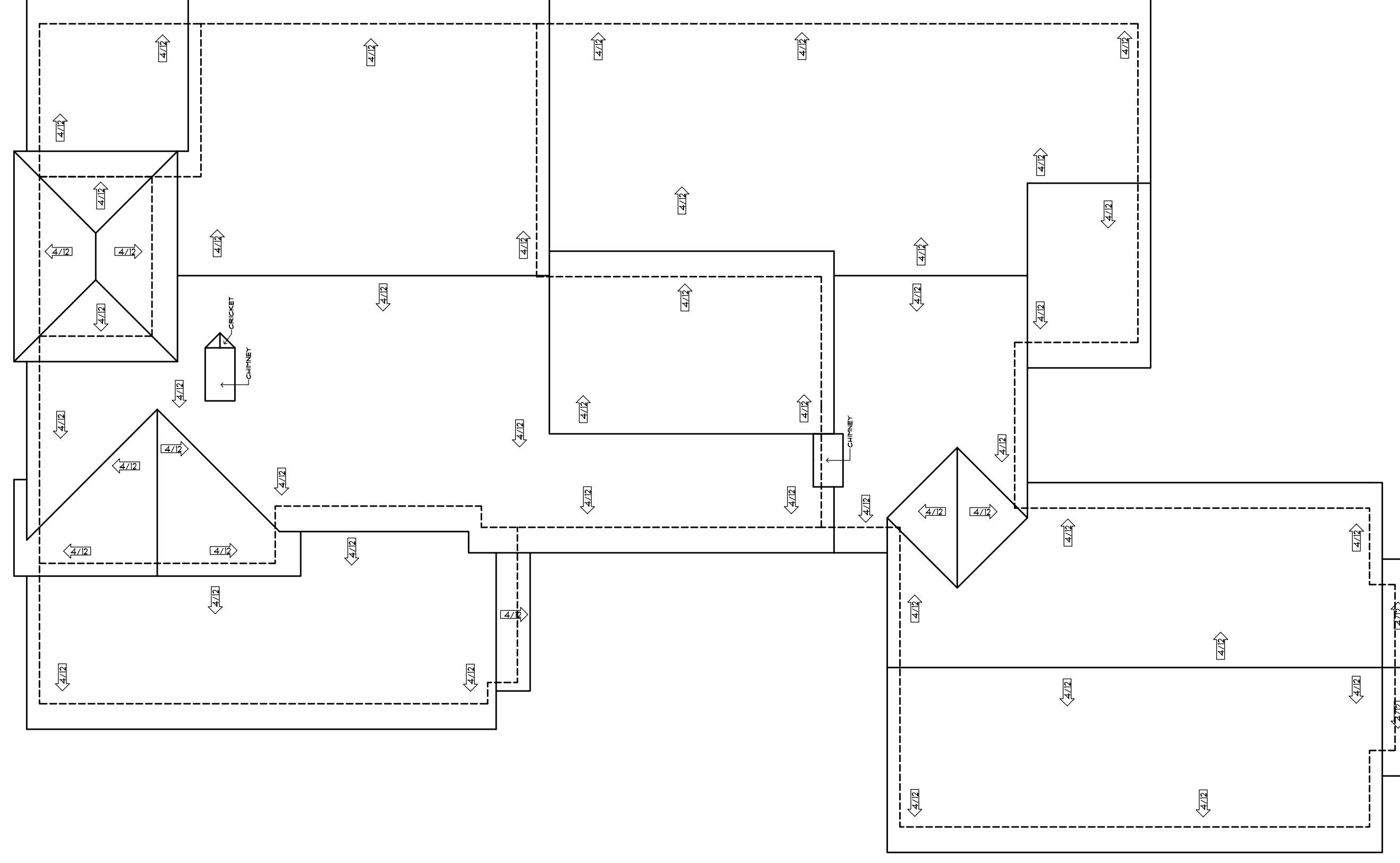
SHEET
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1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

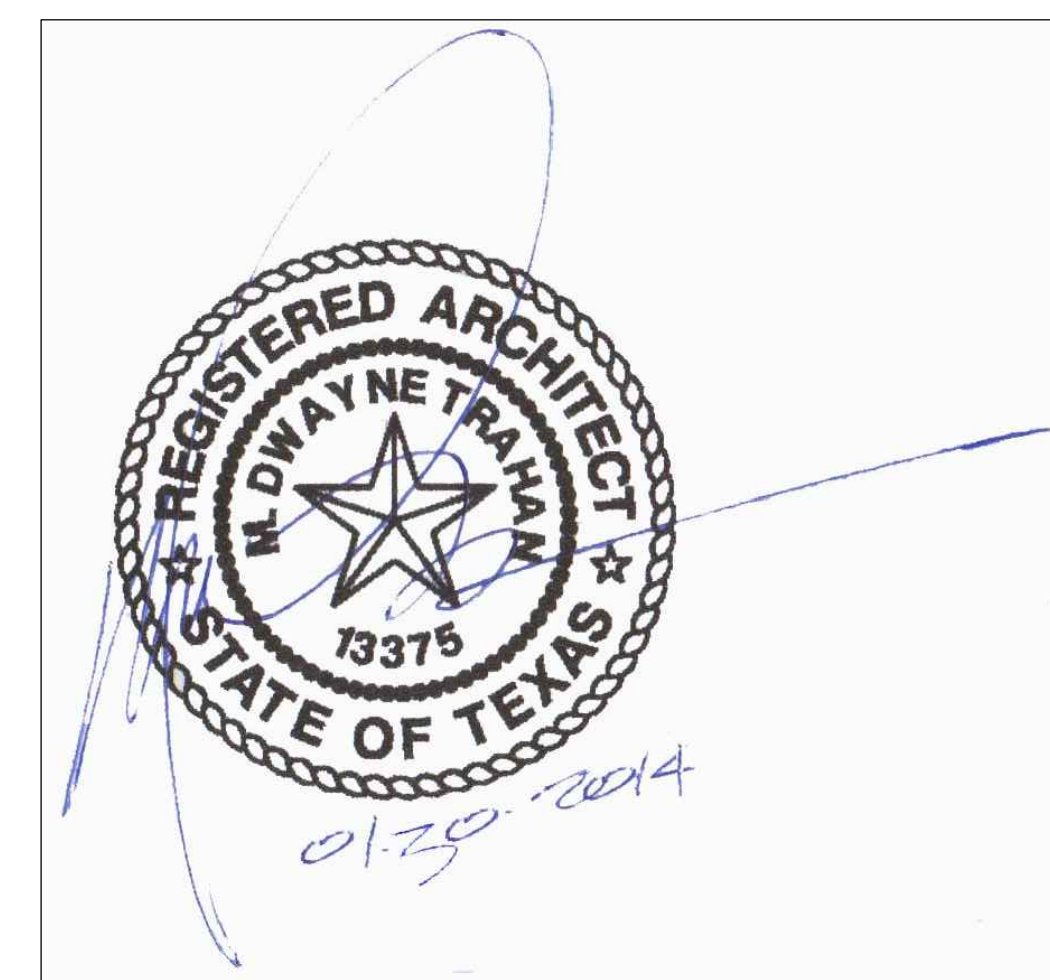


2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



3 RAFTER AND PITCH PLAN
SCALE: 1/8" = 1'-0"

ALL RAFTERS TO BE #2-2X6@24"O.C. U.N.O.
ALL HIP, RIDGES AND VALLEYS TO BE ON SIZE LARGER THAN RAFTER
MAXIMUM SPAN FOR RAFTERS IS 11'-9". RAFTER SPANS LONGER THAN 11'-9" REQUIRE PURLIN
PURLIN LAYOUT TO BE SPECIFIED BY PROFESSIONAL ENGINEER.
RAFTERS LAYOUT TO BE INSPECTED AND CERTIFIED BY PROFESSIONAL ENGINEER PRIOR TO
CONSTRUCTION.



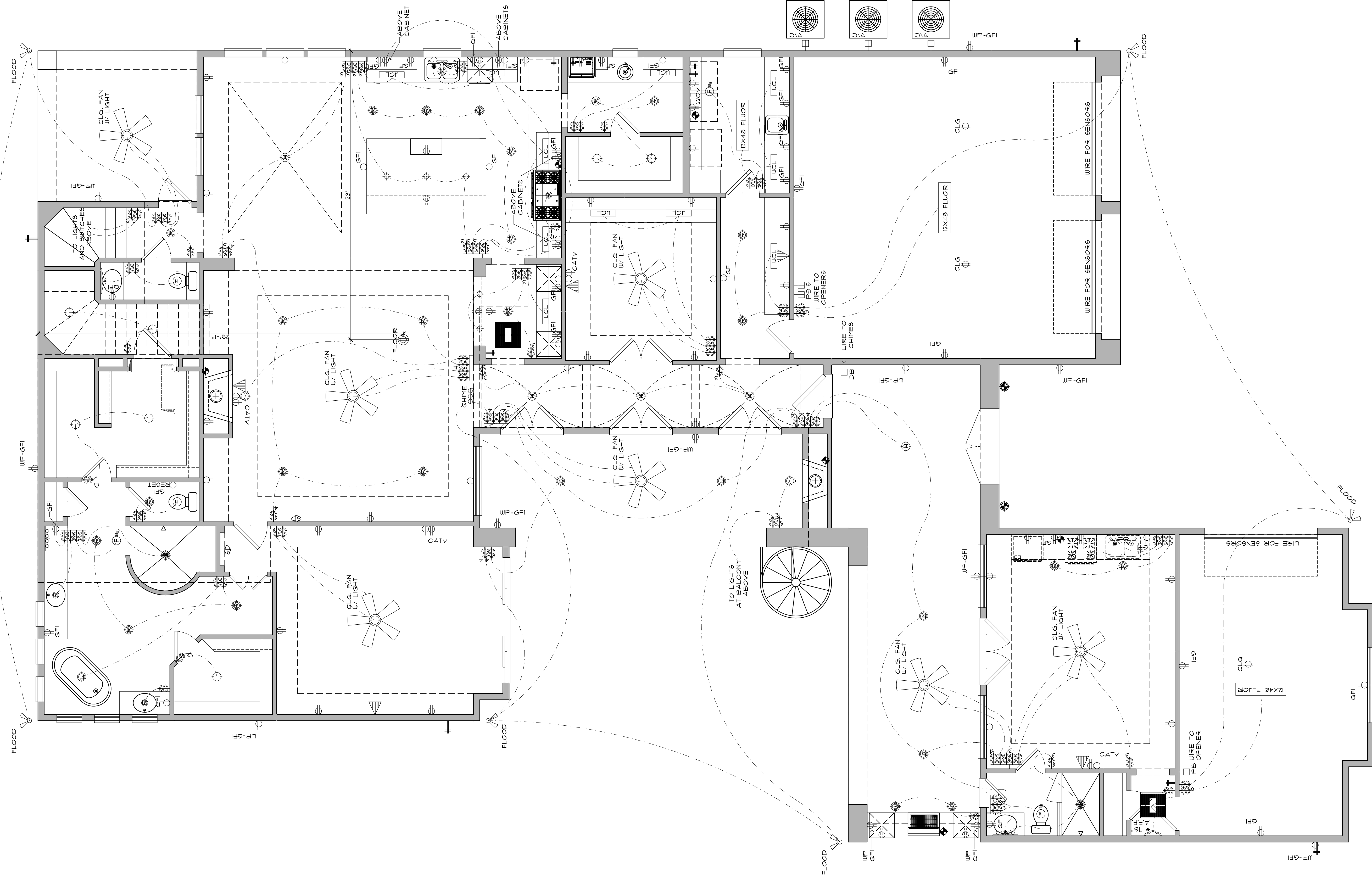
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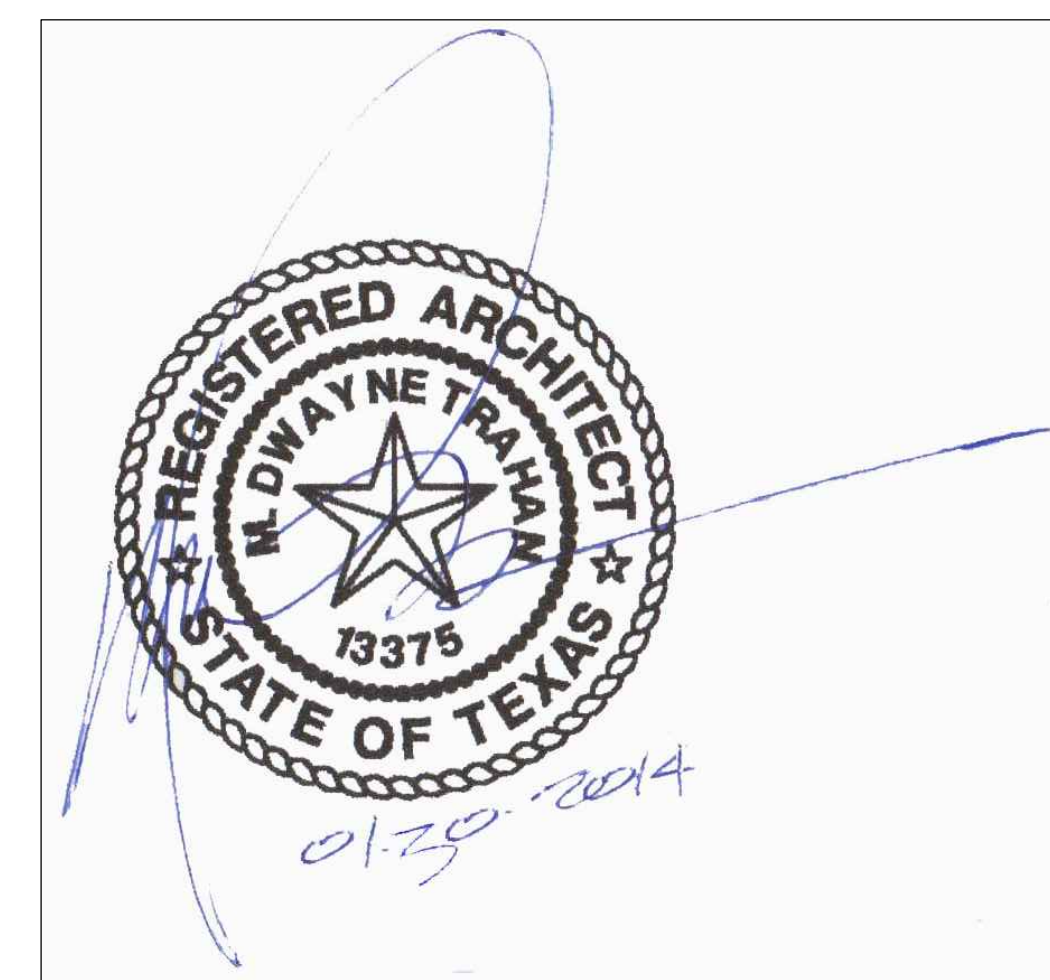


ELECTRICAL SYMBOL LEGEND

⊕	STANDARD SWITCH
⊕ ³	THREE WAY SWITCH
⊕ ⁴	FOUR WAY SWITCH
⊕ ^D	DOOR SWITCH
○	SURFACE MOUNTED LIGHT
⊕	HANGING FIXTURE
⊕	RECESS CAN LIGHT
⊕	WATER PROOF RECESS CAN LIGHT
⊕	COACH LIGHT
⊕	EYEBALL RECESS CAN LIGHT
⊕	SOFFIT RECESS CAN LIGHT
⊕	SCONCE LIGHT
⊕	VANITY LIGHT
⊕	MINI RECESS CAN LIGHT
⊕	MINI FLUSH MOUNTED LIGHT
⊕	FLOOD LIGHT
⊕	UNDER CABINET LIGHT
⊕	STEP LIGHT
⊕	CEILING FAN WITHOUT LIGHT
⊕	CEILING FAN WITH LIGHT
⊕	10Y PLUG
⊕	GROUND FAULT INTERRUPT PLUG
⊕	WATER PROOF GROUND FAULT INTERRUPT PLUG
⊕	HIDDEN 10Y PLUG
⊕	220Y PLUG
⊕	FLOOR PLUG
⊕	CEILING PLUG
⊕	A/C COMPRESSOR CIRCUIT
⊕	CEILING MOUNTED SMOKE DETECTOR
⊕	CABLE TV OUTLET
⊕	PHONE OUTLET
⊕	DOOR BELL OUTLET
⊕	WALL MOUNTED CHIME
⊕	GARAGE DOOR OPENER PUSH BUTTON
⊕	EXHAUST FAN

1 FIRST FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"
 ALL WATER HEATERS AND HVAC HANDLERS TO BE LOCATED IN ATTIC.
 BUILDER TO PROVIDE SOLID PLYWOOD DECKING UNDER ALL UNITS AND PROVIDE ACCESS PATH TO EACH LOCATION.
 ALL ELECTRICAL TO BE INSTALLED ACCORDING TO AND IN ACCORDANCE WITH LATEST NATIONAL ELECTRICAL CODE.



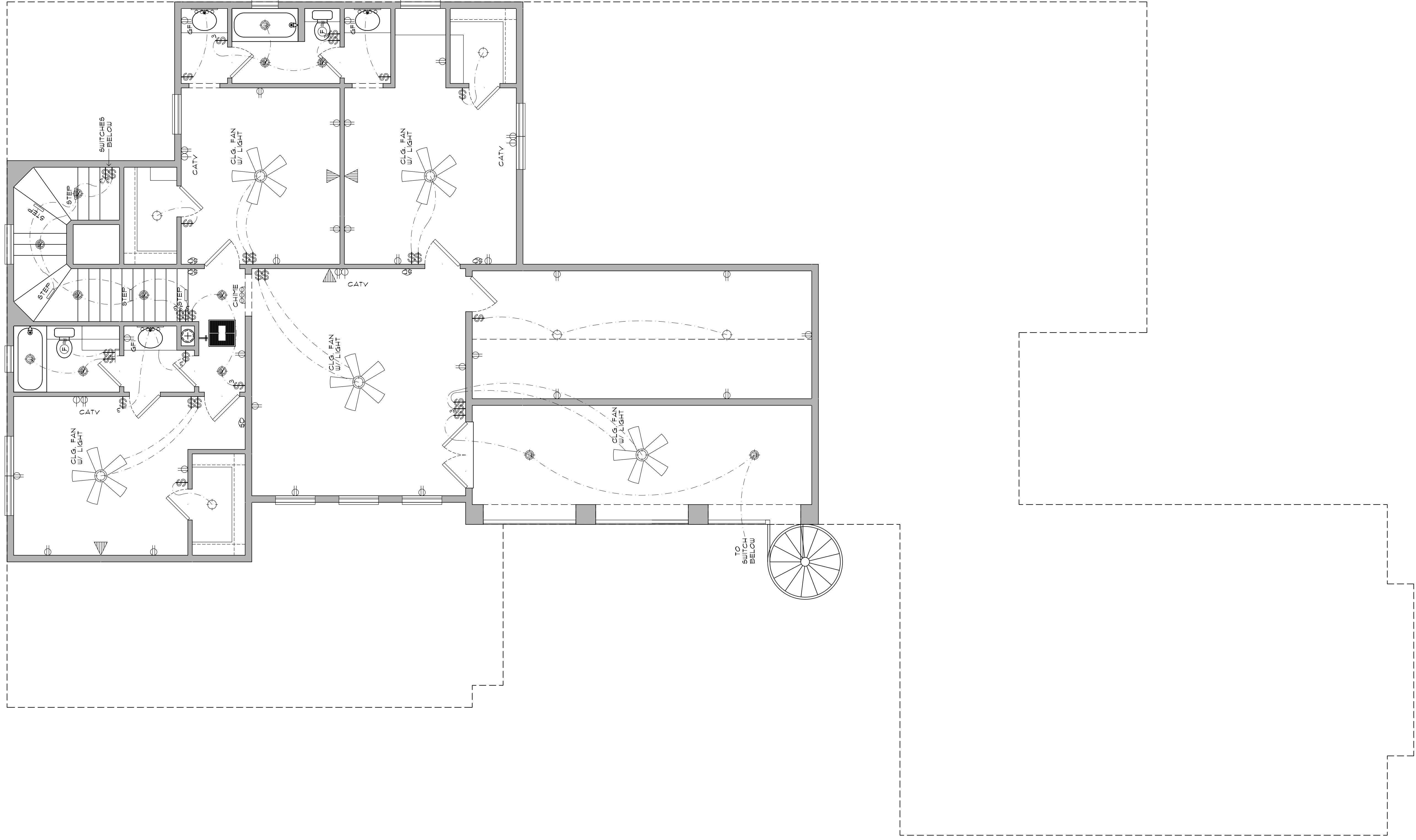
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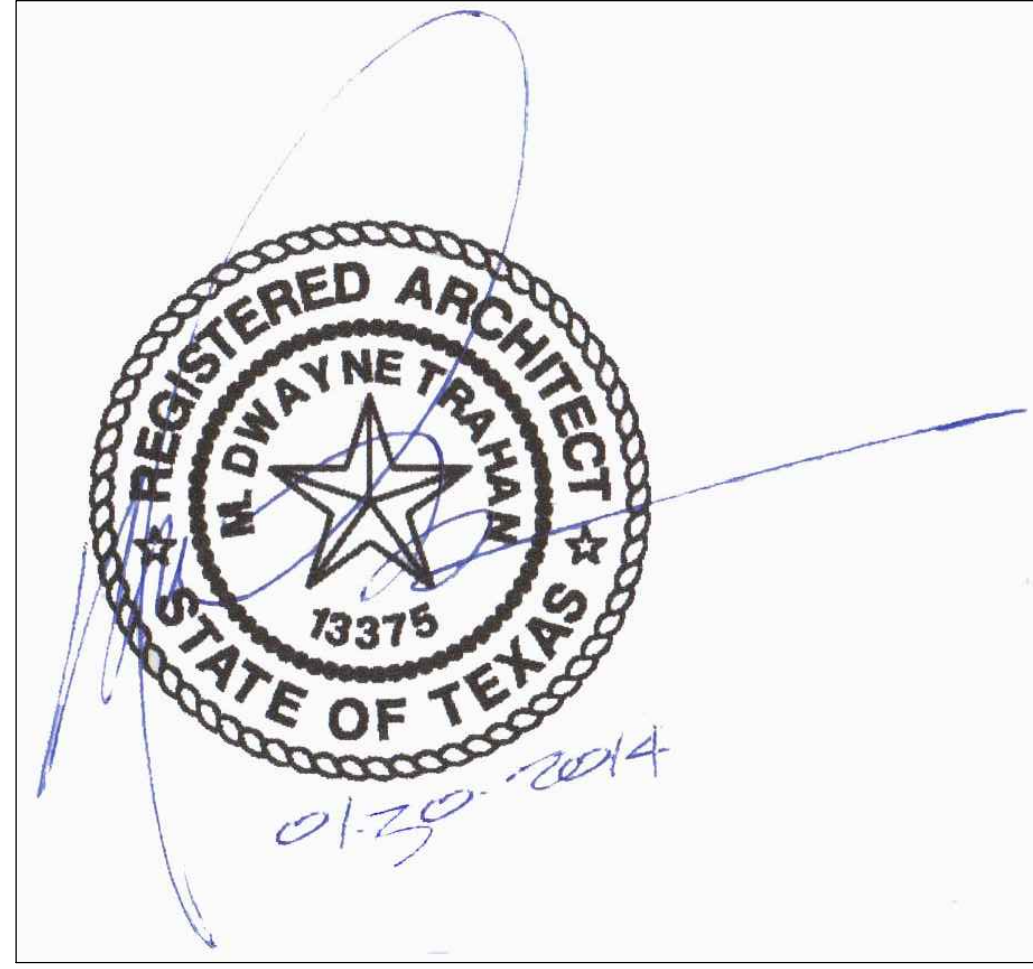
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1 SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"
 ALL WATER, HEATERS AND HVAC HANDLERS TO BE LOCATED IN ATTIC.
 BUILDER TO PROVIDE SOLID PLYWOOD DECKING UNDER ALL UNITS AND PROVIDE ACCESS PATH TO EACH LOCATION.
 ALL ELECTRICAL TO BE INSTALLED ACCORDING TO AND IN ACCORDANCE WITH LATEST NATIONAL ELECTRICAL CODE.



ELECTRICAL SYMBOL LEGEND	
	STANDARD SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DOOR SWITCH
	SURFACE MOUNTED LIGHT
	HANGING FIXTURE
	RECESS CAN LIGHT
	WATER PROOF RECESS CAN LIGHT
	COACH LIGHT
	EYEBALL RECESS CAN LIGHT
	SOFFIT RECESS CAN LIGHT
	SCONCE LIGHT
	VANITY LIGHT
	MINI RECESS CAN LIGHT
	MINI FLUSH MOUNTED LIGHT
	FLOOD LIGHT
	UNDER CABINET LIGHT
	STEP LIGHT
	CEILING FAN WITHOUT LIGHT
	CEILING FAN WITH LIGHT
	10V PLUG
	GROUND FAULT INTERRUPT PLUG
	WATER PROOF GROUND FAULT INTERRUPT PLUG
	HIDDEN 10V PLUG
	220V PLUG
	FLOOR PLUG
	CEILING PLUG
	A/C COMPRESSOR CIRCUIT
	CEILING MOUNTED SMOKE DETECTOR
	CABLE TV OUTLET
	PHONE OUTLET
	DOOR BELL OUTLET
	CHIME
	WALL MOUNTED CHIME
	GARAGE DOOR OPENER PUSH BUTTON
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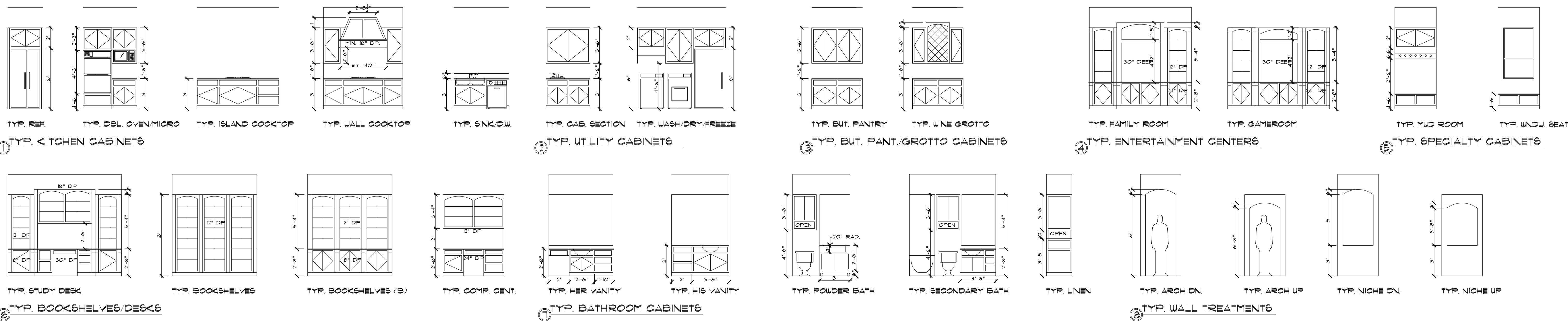
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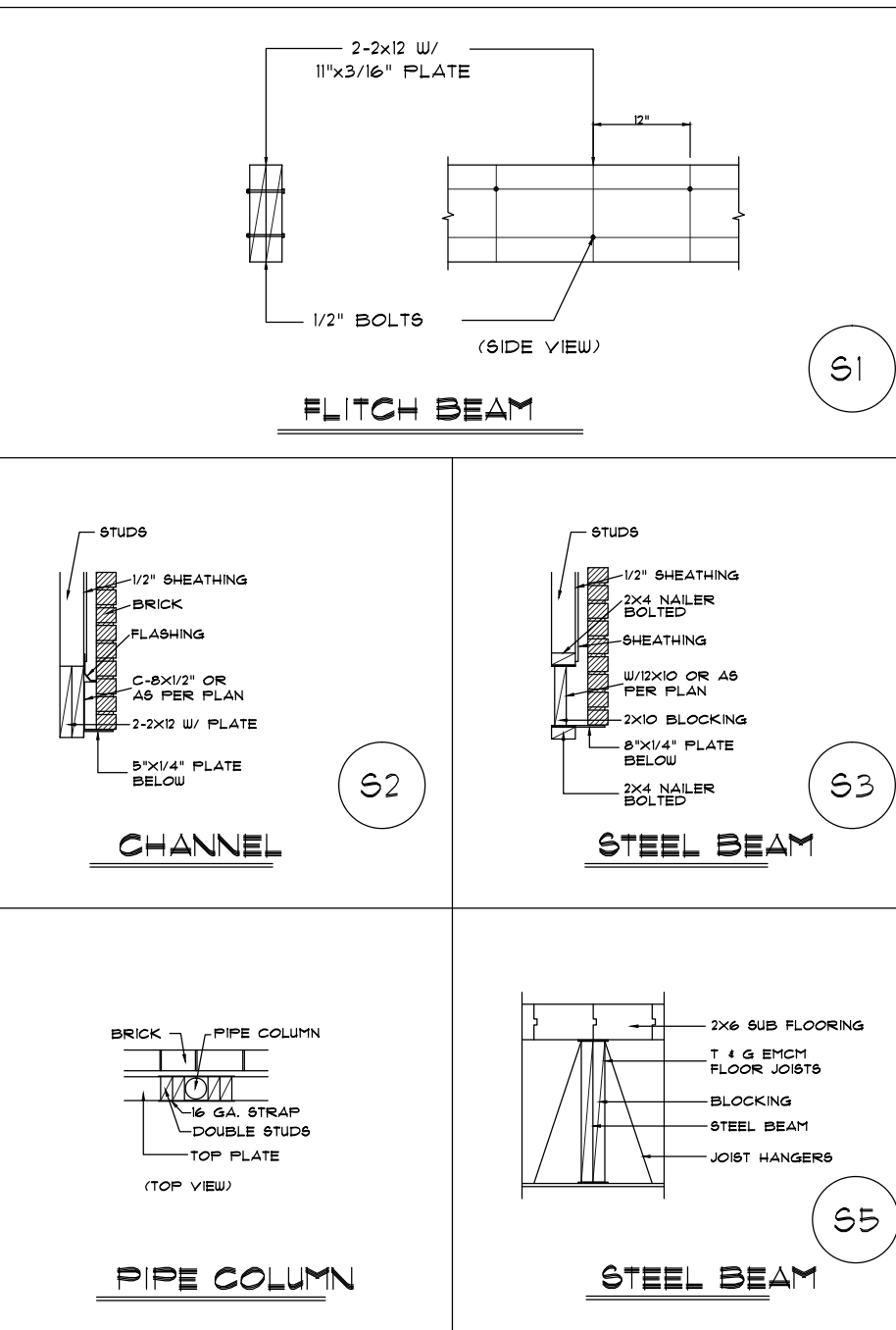
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INTERIOR DETAILS

SCALE: 3/16" = 1'-0"
 PROVIDE FALSE DRAWERS WHERE APPLICABLE
 NOT ALL CABINETS ARE APPLICABLE FOR ANY GIVEN USE



FRAMING SPAN TABLES

SELECTED VALUES FROM IRC 2003 SECTION 206 (SOUTHERN PINE SPAN SHOW)

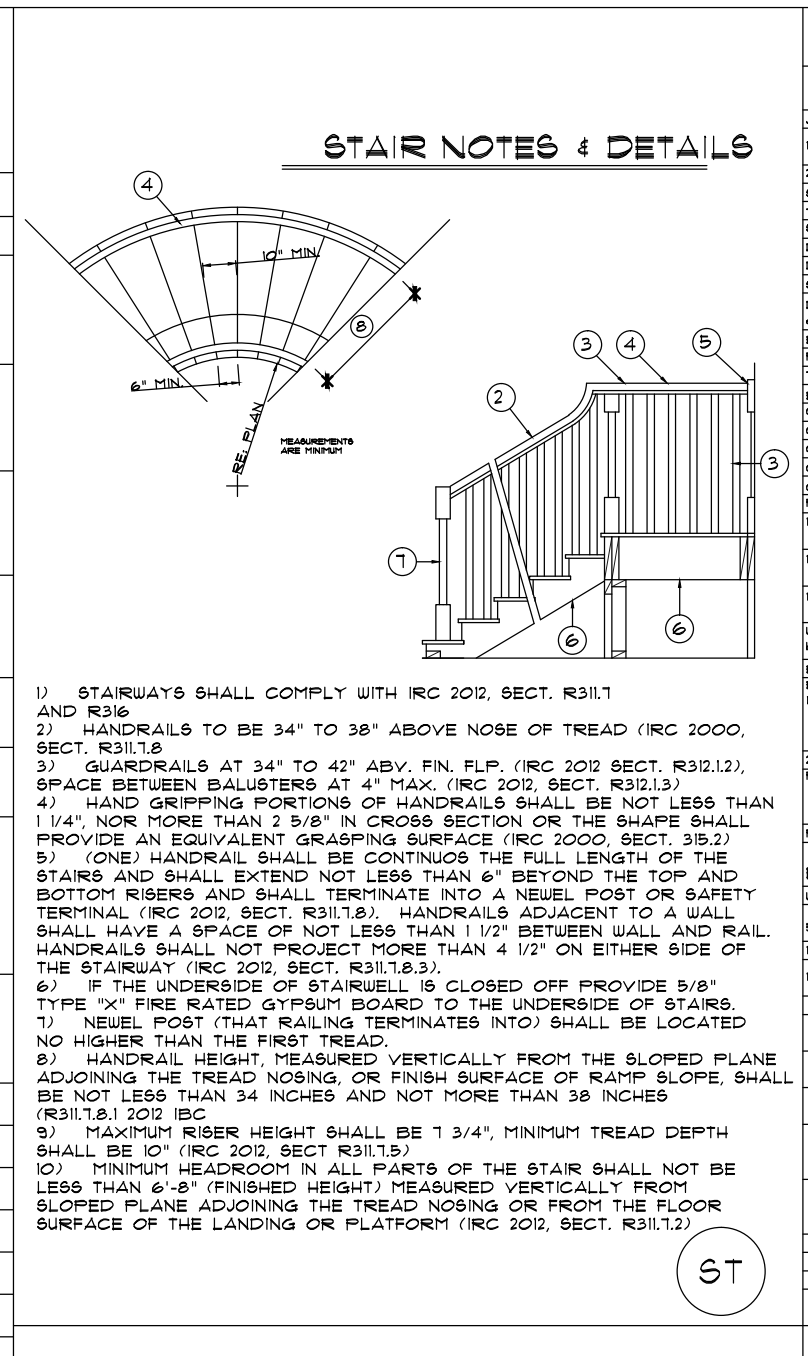
COMPONENT	SIZE	2 GRADE A TYP. 18' P.C.		2 GRADE A TYP. 18' P.C.	
		12' O.C.	16' O.C.	12' O.C.	16' O.C.
FLOOR JOIST SPAN (2x10 LVL @ 16" P.C.)	2x10	10'-0"	11'-0"	11'-0"	12'-0"
CEILING JOIST SPAN (2x10 LVL @ 16" P.C.)	2x10	10'-0"	11'-0"	11'-0"	12'-0"
RAFTER SPAN (2x10 LVL @ 16" P.C.)	2x10	10'-0"	11'-0"	11'-0"	12'-0"
WALL BRACE SPAN (2x10 LVL @ 16" P.C.)	2x10	10'-0"	11'-0"	11'-0"	12'-0"

STEEL ANGLE LINTEL SCHEDULE

OPENING (FEET)	3"x3"x1/8"	3"x4"x1/8"	4"x4"x1/8"	4"x6"x1/8"	6"x6"x1/8"	6"x8"x1/8"
0-9	34	4	-	-	-	-
10	4	10	4	-	-	-
11	3	4	8	4	-	-
12	3	4	8	4	-	-
13	-	-	13	4	8	-
14	-	-	13	4	10	10
15	-	-	10	4	10	10
16	-	-	10	4	10	10
17	-	-	10	4	10	10

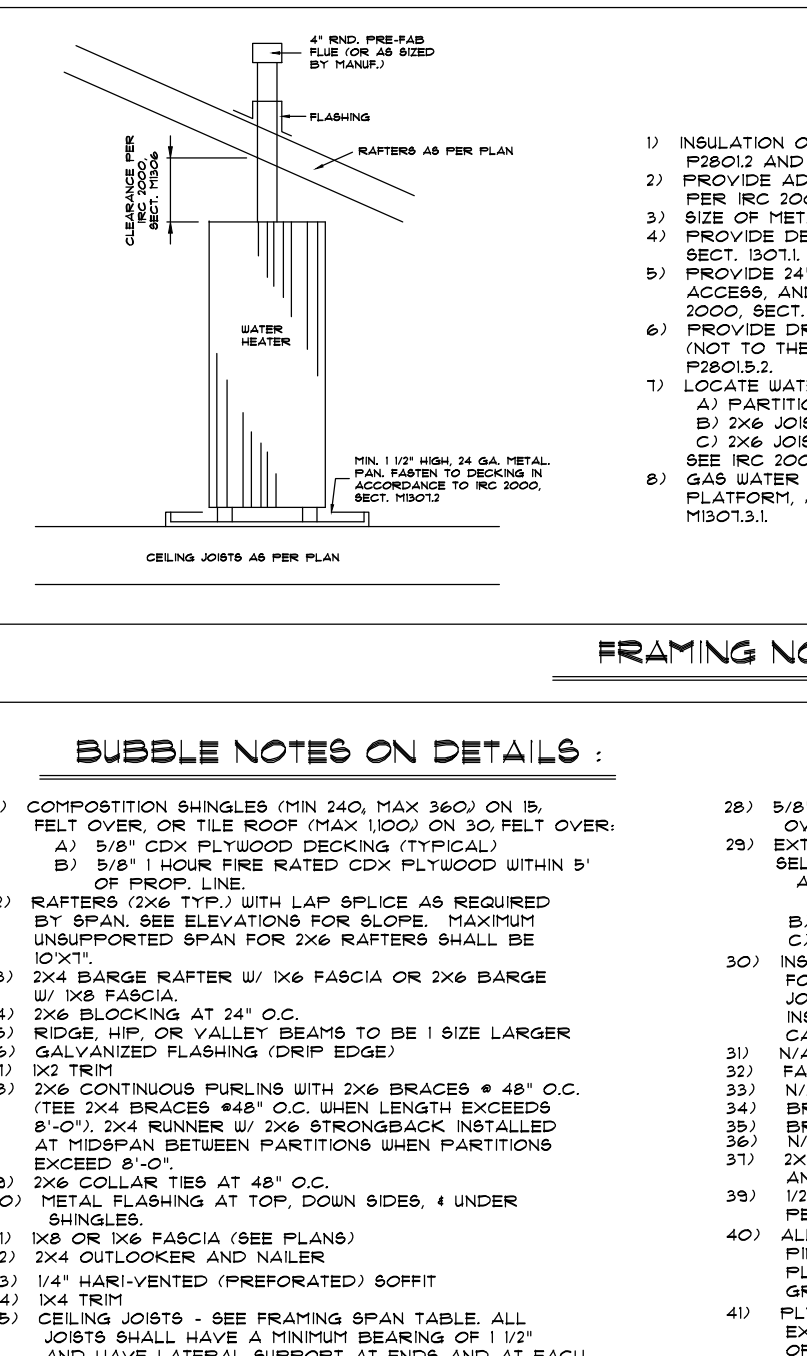
STEEL NOTES AND DETAILS

- ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A-36.
- STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE B & GRADE 80, ASTM 53.
- STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A-500, GRADE B.
- ALL DETAILS SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
- ALL STEEL SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING USED AND BE PERFORMED BY CERTIFIED WELDERS (ISC 2003, SECT. 3003).



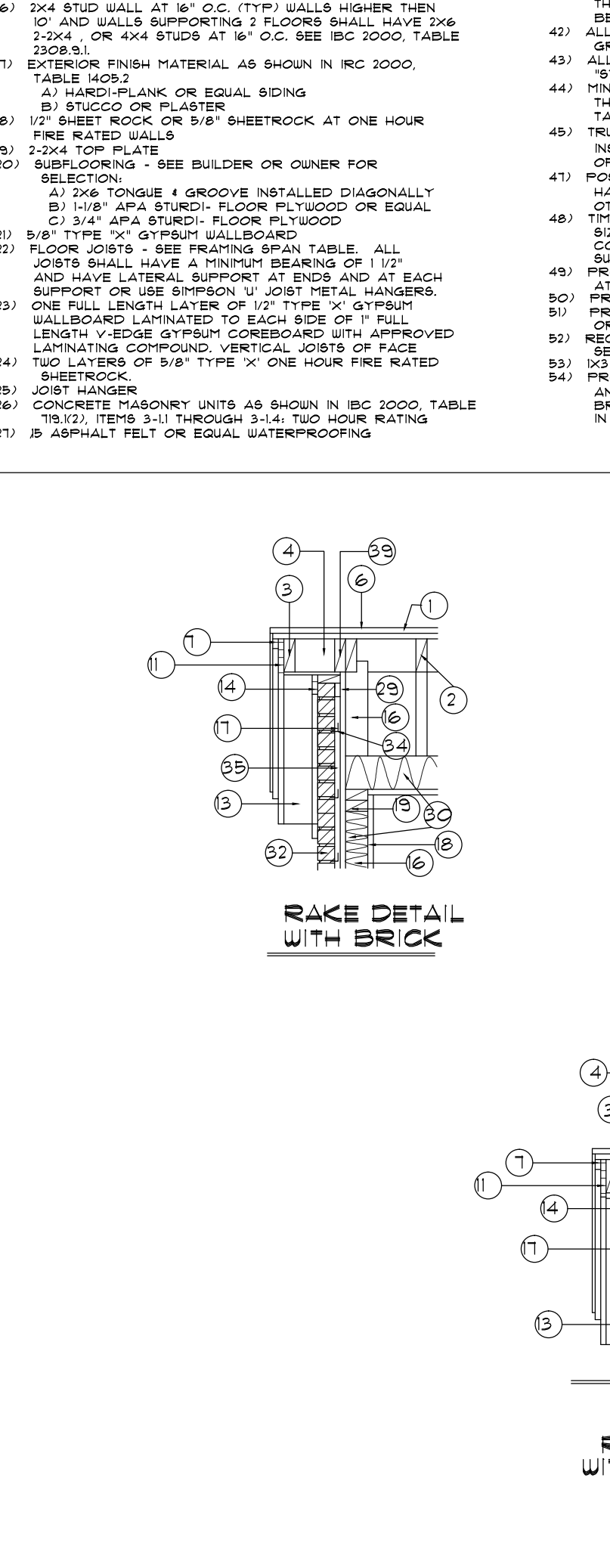
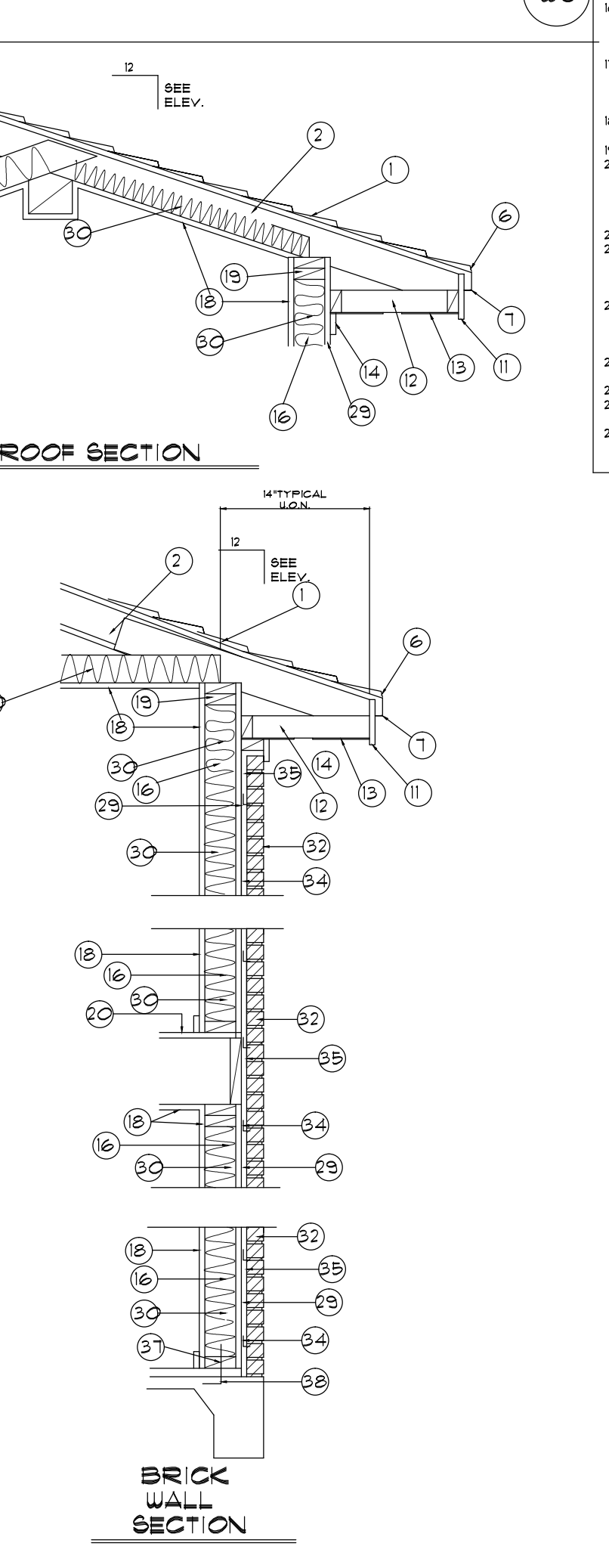
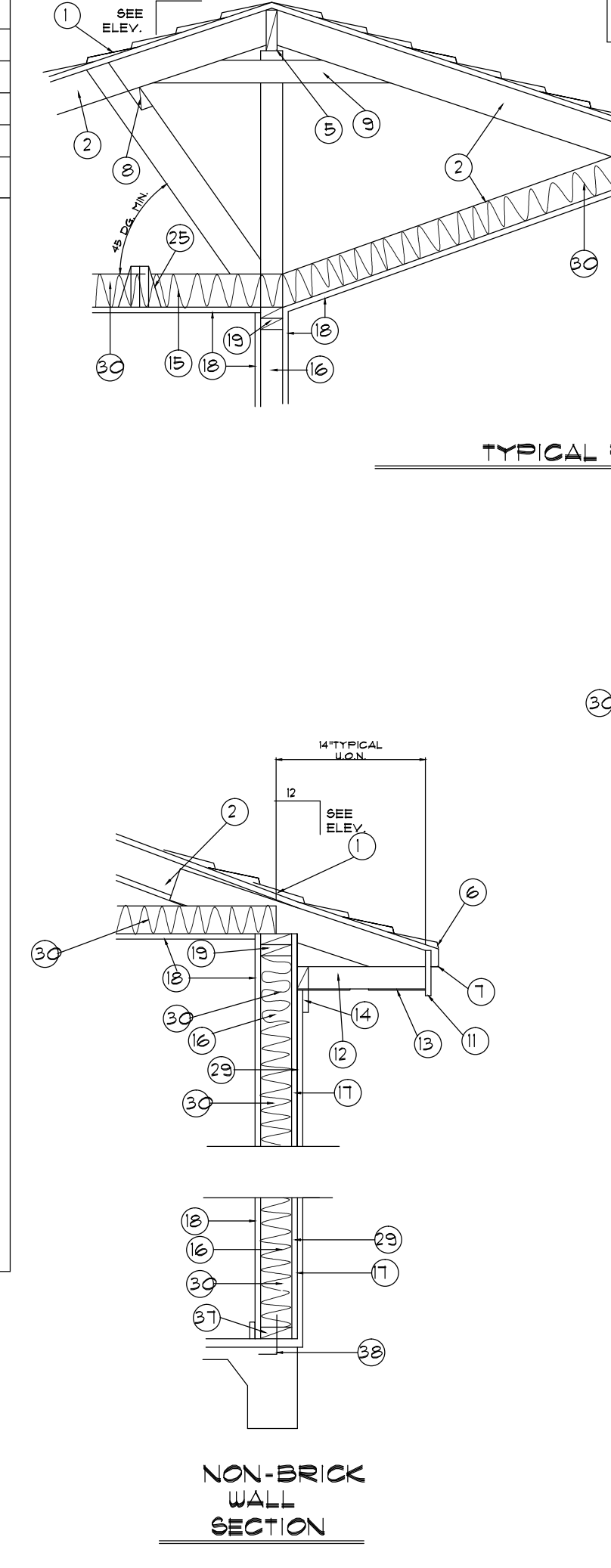
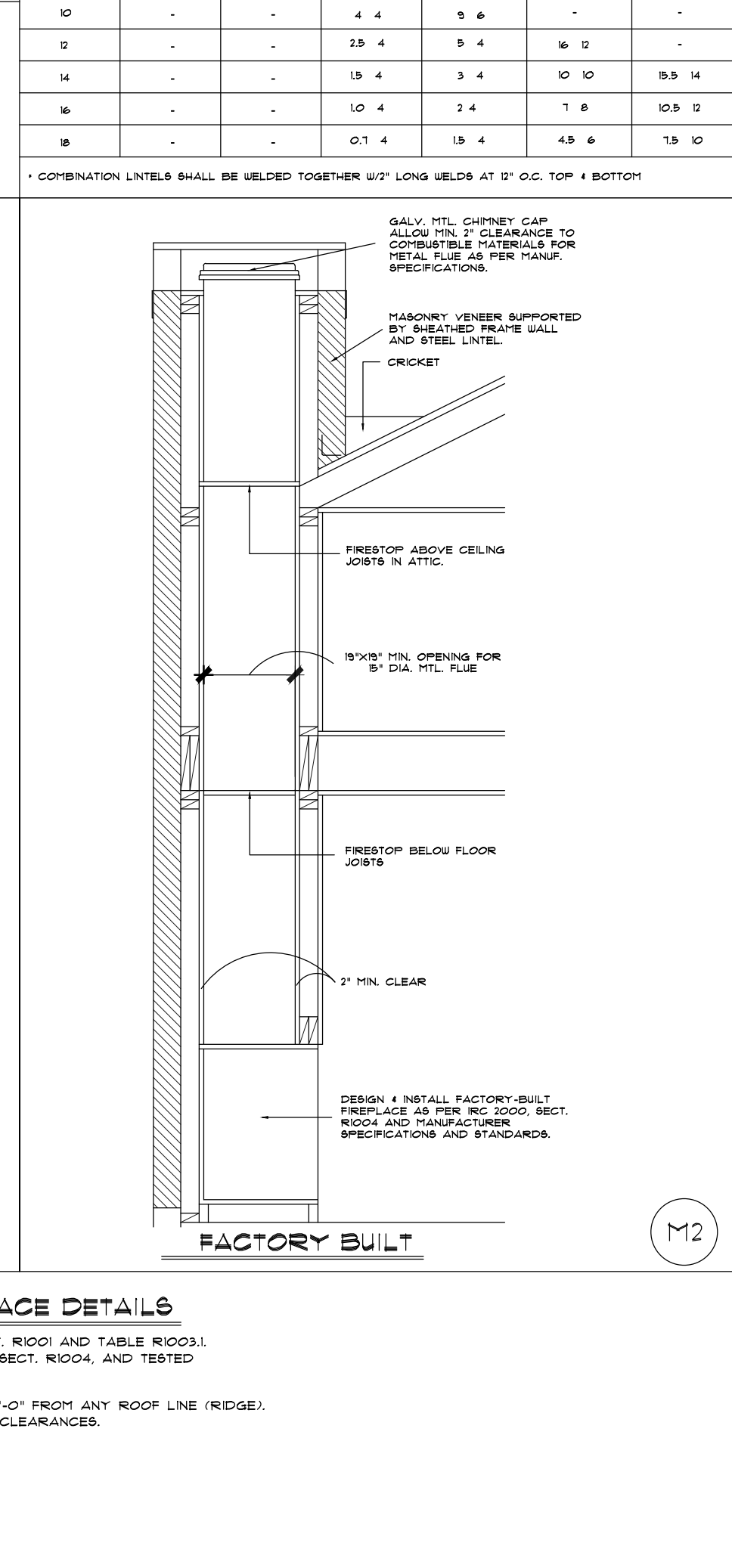
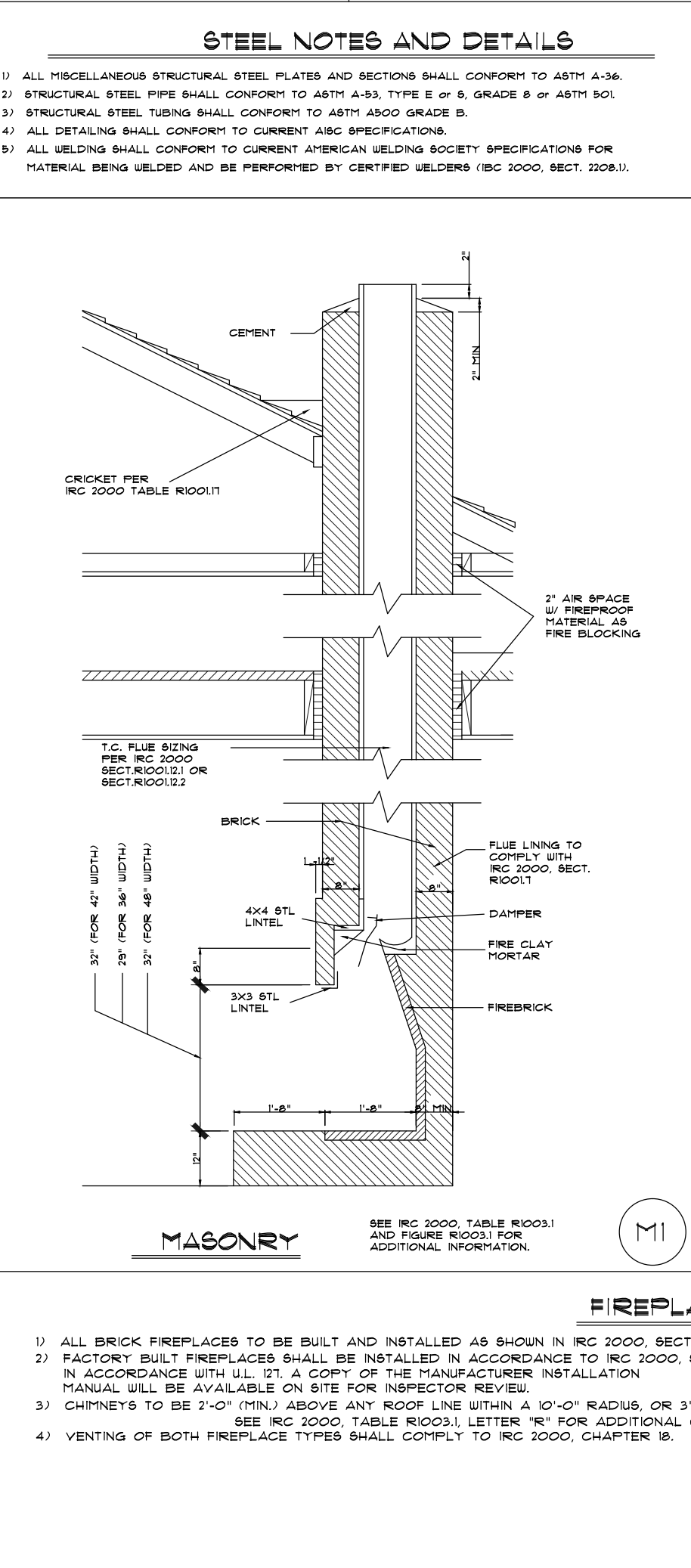
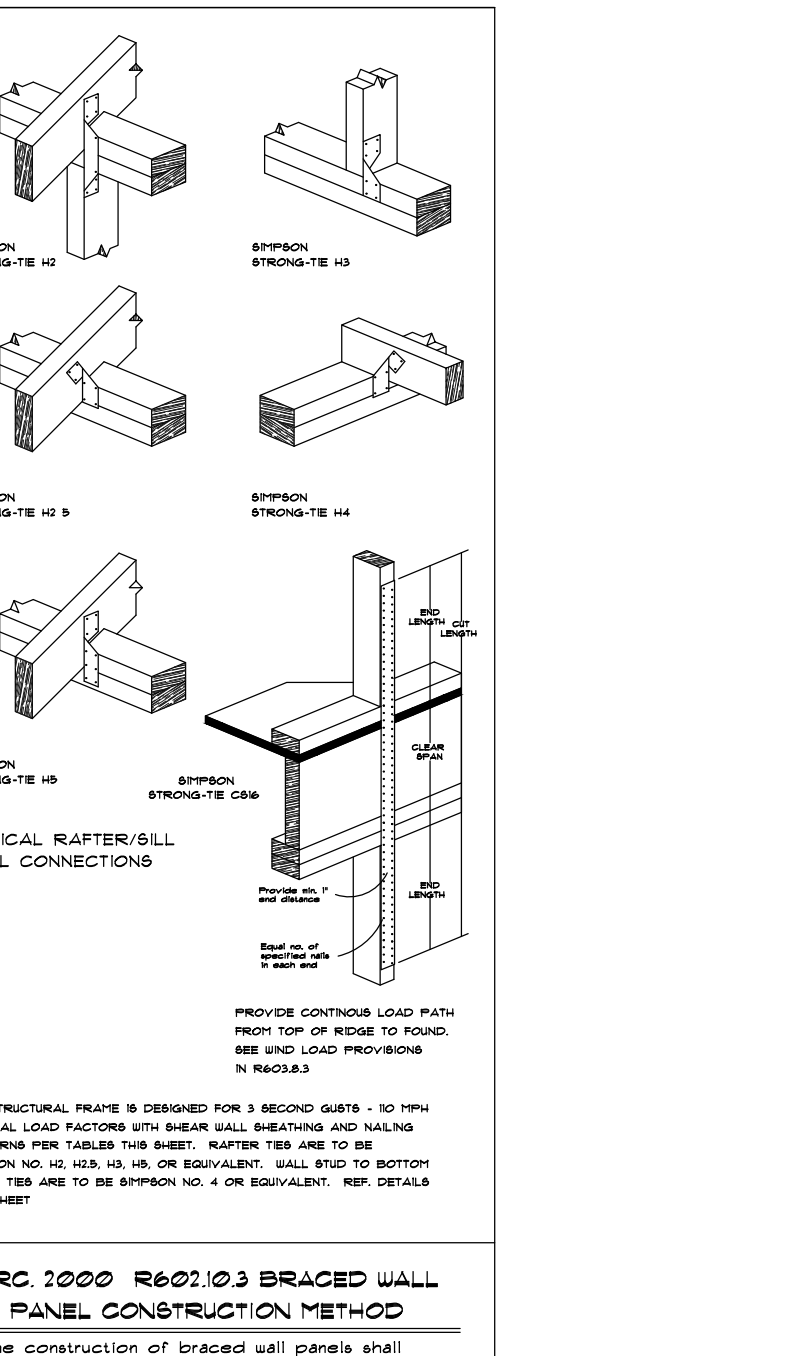
WIND STRAPPING NAILING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
1. 2" x 4" STUDS TO 2" x 6" JOISTS	2.000	12" O.C.
2. 2" x 6" JOISTS TO 2" x 12" RAFTERS	2.000	12" O.C.
3. 2" x 12" RAFTERS TO 2" x 12" CEILING	2.000	12" O.C.
4. 2" x 12" CEILING TO 2" x 12" WALL	2.000	12" O.C.
5. 2" x 12" WALL TO 2" x 12" ROOF	2.000	12" O.C.



GENERAL FRAMING NOTES

- COMPOSITION CHANGES WITH 240. MAX 360. ON 16. FELT OVER ON THE ROOF FROM 100.0 ON 30. FELT OVER.
- INSULATION OF WATER HEATER TO COMPLY WITH IRC 2003 SECT. P602.1 AND FLOOR.
- PROVIDE POSSIBLE ATTIC VENTILATION FOR GAS WATER HEATER PER IRC 2003 SECT. P602.1.
- PROVIDE DECKING BELOW METAL PAN IN ACCORDANCE TO IRC 2003 SECT. P602.1.
- PROVIDE 24" MIN. DECKING ABOVE WALK FROM THE ATTIC ACCESS AND 10" SERVICE SPACE AT THE WATER HEATER. SEE IRC 2003 SECT. P602.1.
- PROVIDE CLEAN LINE FROM PAN AND WATER HEATER TO EXTERIOR DOOR TO THE EXTERIOR REAR LINE. SEE IRC 2003 SECT. P602.1.
- LOCATE WATER HEATER ON AT LEAST ONE:
 - 2x8 JOIST AT 16" O.C. (8 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (10 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (12 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (14 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (16 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (18 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (20 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (22 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (24 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (26 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (28 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (30 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (32 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (34 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (36 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (38 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (40 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (42 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (44 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (46 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (48 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (50 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (52 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (54 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (56 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (58 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (60 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (62 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (64 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (66 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (68 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (70 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (72 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (74 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (76 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (78 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (80 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (82 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (84 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (86 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (88 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (90 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (92 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (94 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (96 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (98 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (100 MAX SPAN)
- LOCATE WATER HEATER ON AT LEAST ONE:
 - 2x8 JOIST AT 16" O.C. (8 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (10 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (12 MAX SPAN)
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 - 2x8 JOIST AT 16" O.C. (94 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (96 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (98 MAX SPAN)
 - 2x8 JOIST AT 16" O.C. (100 MAX SPAN)



FRAMING DETAILS

SCALE: NOT TO SCALE

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