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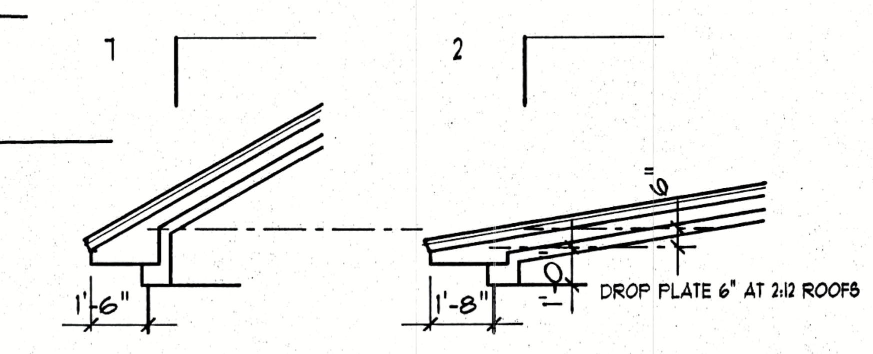

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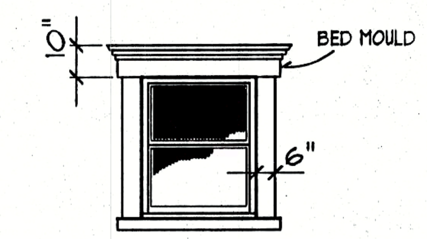
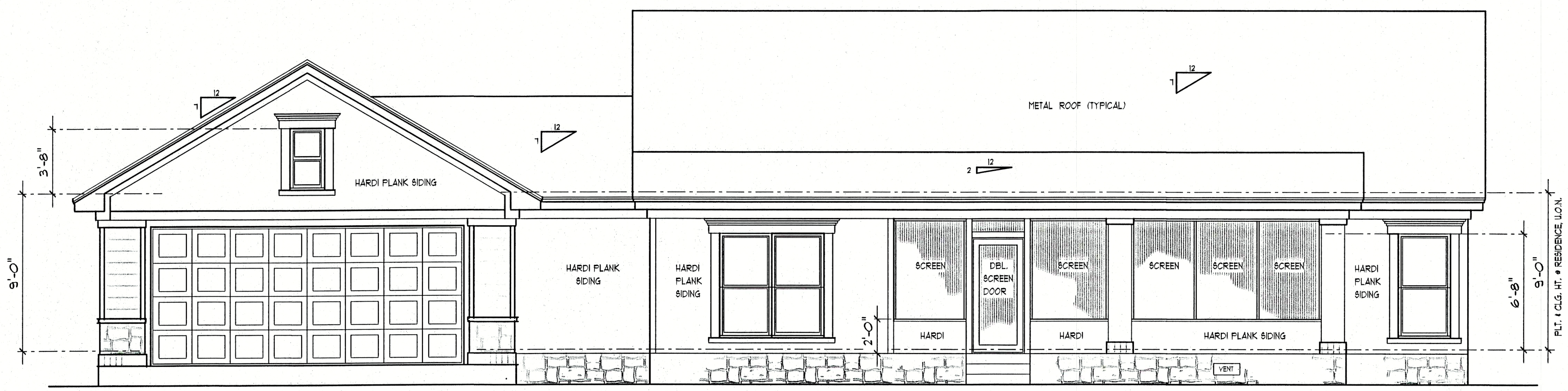


TYPICAL DETAIL AT ALL WINDOWS

FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

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

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- ACREAGE - APRIL 6, 2012 -

date	APRIL 6, 2012
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CUSTOM HOME FOR:

JESSE & BOBBIE GOODWIN

CORNERSTONE DESIGNS, LLC. HOME PLANNERS
8420 BURKHART ROAD - HOUSTON, TEXAS 77055 - (713) 818-0620

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AIBD AMERICAN INSTITUTE OF BUILDING DESIGN
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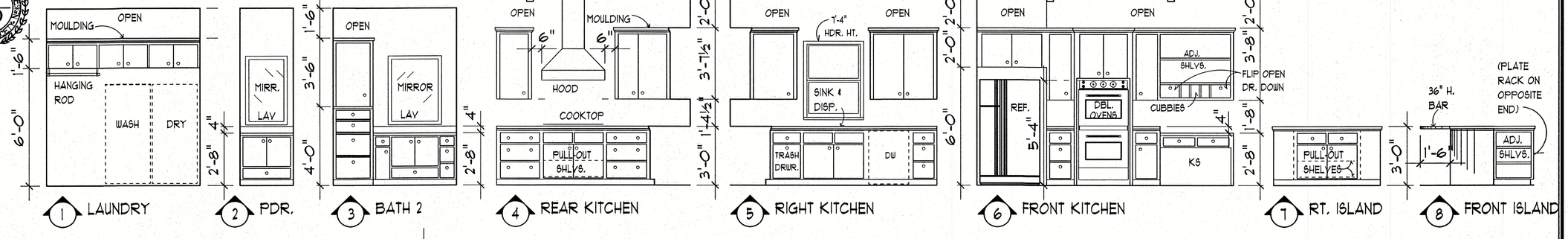
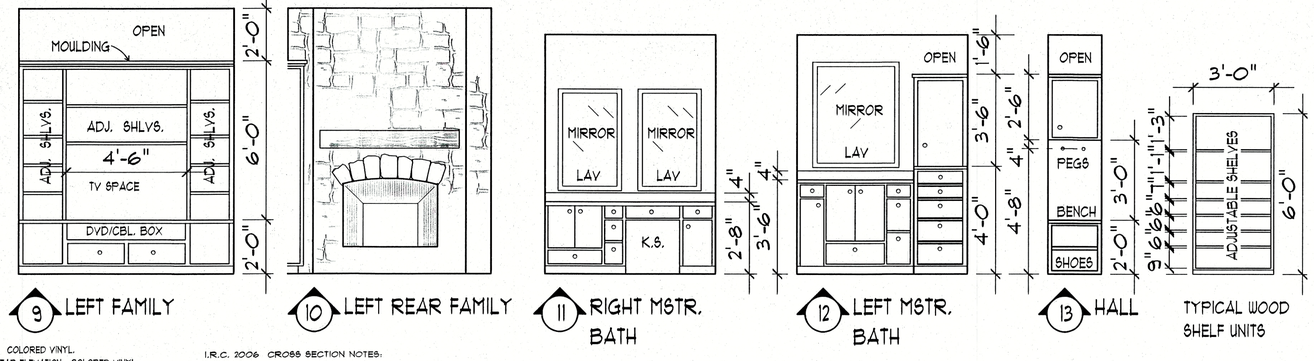




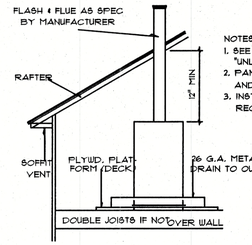
2006 IRC UNLESS OTHERWISE NOTED:
1. 9' CEILINGS: 10' CLG. @ DEN & KITCHEN.
2. 8' DOORS .
3. 8' HEADER HEIGHTS.
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, IRC. 2902
5. A/C DRAIN MUST GO TO A WORKING TRAP.
6. MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET.
7. NO CARPET FLOORS.
8. SHEETROCK WALLS & CEILINGS, EXCEPT DEN & KITCHEN.
9. GRANITE DRAIN AND TILE SPLASH IN KITCHEN, FORMICA DRAIN IN UTILITY.
10. VINYL PANE DOUBLE HUNG DIVIDED LIGHT WINDOWS AT FRONT ELEVATION. COLORED VINYL.
11. VINYL PANE DOUBLE HUNG PARTIAL DIVIDED LIGHT WINDOWS ON SIDES & REAR ELEVATION. COLORED VINYL.
12. VERIFY ALL SIZES AND MULL CONFIGURATIONS FOR WINDOWS WITH OWNER, CARPENTER; PRIOR TO SALESMAN PLACING ORDER.
13. RECESS LIGHTS TO BE TIGHT INSULATION - RATED CEILING LIGHTS IRC 1102.1.10.
14. GFI 110 VOLT OUTLETS NEAR SINKS, IN GARAGE, AND ALL OUTSIDE WATER PROOF OUTLETS.
15. SMOKE DETECTORS HARD WIRED TO 110 VOLT AND LOCATED AS PER R 313. ONE DETECTOR REQUIRED TOP AND BOTTOM OF EACH STAIRWELL; ONE DETECTOR REQUIRED IN EACH SLEEPING AREA; ONE DETECTOR REQUIRED IN HALL ADJOINING SLEEPING AREAS. ALL MUST BE INTERCONNECTED AND AUDIBLE FROM SLEEPING AREAS.
16. ALL GLAZING IN HAZARDOUS AREAS TO CONFIRM TO IRC 308.4 OR AN EXPOSED AREA OF PANE GREATER THAN 9 SQ. FT. BOTTOM 18" ABOVE FLOOR.
17. R 316 ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450. UL STANDARD CLASS 1 OR 1101.3.
18. ALL EXHAUST FANS TO VENT OUTSIDE.
19. ALL PLUMBING VENTS TO VENT TO OUTSIDE, OR HAVE AN ADMITTANCE VALVE IRC 3114.4.
20. R 310 ALL SLEEPING AREA WINDOWS TO HAVE A CLEAR OPENING OF 5.7 SQ. FT. MINIMUM, 20" WIDE AND 24" HIGH MINIMUM AND A SILL 44" MAXIMUM HEIGHT ABOVE FLOOR, IRC 310.1.
21. WATER HEATER IN ATTIC IN METAL PAN WITH RELIEF DRAIN TO OUTSIDE, PROVIDE ELECTRICITY OR GAS. RELIEF VALVES P 2803.
22. FURNACE IN ATTIC, PROVIDE REQUIRED ELECTRICITY AND GAS.
23. IF GARAGE DOOR OPENERS ARE USED, PROVIDE LOW VOLTAGE FOR SHUT OFF AND REVERSE SENSORS AT EITHER SIDE OF DOOR.
24. FIRESTOPS:
A. MATERIAL SPEC. AS IRC 602.8
B. AT FURRED AREAS AND 10' INTERVALS ALONG WALLS AS PROVIDED IN IRC 602.8
C. AT VERTICAL AND HORIZONTAL INTERCONNECTING CONCEALED SPACE AS PROVIDED IN IRC 602.8
D. CONCEALED SPACE UNDER STAIRS AT TOP AND BOTTOM OF STRINGERS.
E. GAPS AROUND DUCTS AND PIPES MUST BE SEALED WITH APPROVED MATERIAL AT FLOOR AND CEILING LEVEL PENETRATIONS.
F. MATERIALS MAY BE 2X LUMBER, 1/2" GYP BOARD OR COMPRESSED GLASS FIBER, IRC 602.8.1
25. ALL GLASS LESS THAN 18" ABOVE THE FINISHED FLOOR AND WITHIN 24" OF A DOOR SWING OR WITHIN 60" OF FLOOR MUST BE TEMPERED, IRC 308.4
26. IN ACCORDANCE TO ELECTRICAL SERVICE STANDARDS... ALL ACCESS TO ELECTRICAL METERS SHALL NOT BE BLOCKED BY FENCES, GATES, OR WALLS.
27. FLASHING AND COUNTER FLASHING AT ALL EXTERIOR OPENINGS WHEN METAL IS USED SHALL BE 26 GAUGE GALVANIZED.
28. ONE REQUIRED EXIT DOOR TO EXTERIOR 3' HINGED DOOR MINIMUM. ALL EXIT DOORS REQUIRE KEYLESS OPERATION FROM THE INTERIOR.
29. STREET ADDRESS NUMBERS MUST BE LEGIBLE FROM STREET AND WITHIN 12' OF THE FRONT DOOR.
30. SOLID 1 3/8" DOOR, 20 MINUTE FIRE RATED DOOR WITH AUTOMATIC CLOSER LOCATED IN GARAGE TO DWELLING WALLS, IRC 309.1
31. GARAGE WALLS AND CEILING COMMON TO HOUSE TO BE COVERED WITH 5/8" GYP., MINIMUM, IRC 309.2
32. HANDRAIL GRASPABLE RAIL REQUIRED IF 2 OR MORE RISERS RAILING HEIGHT MINIMUM 34" OR 38" MAXIMUM ABOVE NOSE OF STEPS. GRIPS MUST BE 1 1/4" - 2 5/8" CIRCULAR CROSS SECTION, MAXIMUM ABOVE PROJECTION INTO STAIRWAY 4 1/2", ALL ENDS SHALL RETURN TO WALL OR NEWELL POST. IRC 315.1
33. PROVIDE VENT BLOCKS IN MASONRY.

BATH NOTES:
1. MARBLE DRAIN, SPLASH AND LAVATORY.
2. TILE FULL IN SHOWER EXCEPT WHERE SAFETY GLASS IS SHOWN. TILE TO 7' ABOVE TUBS.
3. PROVIDE GREEN BOARD (WATERPROOF SHEETROCK) BEHIND TILE AT ALL TUBS AND SHOWERS.
4. GLAZING IN SHOWER AND BATH TUB DOORS AND ENCLOSURES SHALL BE IMPACT RESISTANT AND PASS TEST REQUIREMENTS OF PART 1 OF IRC STANDARD CPSC 16 CFR, PART 1201. HINGED SHOWER DOORS SHALL SWING OUTWARD 2708.1 IRC
5. GFI 110 VOLT OUTLETS @ VANITIES.
6. ALL BATHROOM FANS SHALL HAVE A MINIMUM VENTILATION OF 50CFM CONTINUOUS WITH EXHAUST DIRECTLY TO OUTSIDE.
7. PROVIDE 1 TOILET PAPER HOLDER, 1 MEDICINE CABINET AND A MINIMUM OF 1 TOWEL BAR PER BATHROOM.

I.R.C. 2006 CROSS SECTION NOTES:
1. WALLS
A. 2x4 STUDS @ 16" O.C. (BLOCK MID SPANS GREATER THAN 9') U.O.N.
B. COLUMNS AND POSTS EXPOSED TO WEATHER MUST BE TREATED R 323.
C. PROVIDE VERTICAL SUPPORT (SOLID) UNDER THE ENDS OF ALL BEAMS.
D. ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS SHALL BE BRACED AT EACH END AND BRACED ONCE EVERY 25' OF WALL. R 602.10.1 - R 602.10.10
2. FLOORS
A. TRIPLE JOIST UNDER PARALLEL PARTITIONS.
B. DECKING-16"-19" O.C. SUPPORTS 2x6 CENTER MATCH OR PLYWOOD SHEETS WITH GRAIN PERPENDICULAR TO SUPPORTS. BLOCK AT EDGES OR USE PLYWOOD CLIPS (3/4" CDX 48/24).
C. CROSS BRIDGE SPANS OVER 10'; AT ENDS OF JOISTS AND UNDER BEARING WALLS.
3. ROOF
A. PROVIDE RAFTER TIES WHERE CEILING JOIST AND RAFTERS ARE NOT PARALLEL.
B. PROVIDE 2x8 CRIPPLE RAFTERS NAILED ALONG SIDE CONTINUOUS 2x6 RAFTER WHERE RAFTERS FORM BOTH A ROOF AND A CEILING.
C. BRACING
1. 2x6 COLLARS AND BRACES @ 48" O.C. (BRACES THAT EXCEED 6' ARE TO BE DOUBLED "T") BEARING ON STRONG BACKS OR ROOF BRACING BEAMS (DEPENDING ON THE JOIST DIRECTION) WHICH BEAR ON WALLS CONTINUOUS TO THE SLAB. NO PURLIN SHALL BE LESS THAN THE RAFTER IT SUPPORTS.
2. SLOPE OF BRACES MUST NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL. R 802.5.1
3. UNBRACED RAFTER SPAN MUST NOT EXCEED 8'. - R 802.5.1(1) - R 802.5.1(8)
4. PURLINS MUST BE CONTINUOUS AND MUST BE SUPPORTED BY BRACES TO BEARING WALLS.
D. DECKING - 16" - 19.2" O.C. SUPPORTS-PLYWOOD SHEETS WITH GRAIN PERPENDICULAR TO SUPPORTS; BLOCK AT EDGES OR USE PLYWOOD CLIPS (1/2" CDX 32/16) OR 7/16" WAFER BOARD.
E. 1/2" CDX PLYWOOD (WATER PROOFED) SHEATHING APPLIED TO WALLS AT CORNERS AND WHERE TOP PLATES ARE NOT CONTINUOUS (FLAT AND 90) AT CORNERS.
F. WHERE CEILING JOIST AND RAFTERS ARE PERPENDICULAR APPLY STRONG BACKS PARALLEL TO RAFTERS ACROSS CEILING JOISTS ATTACH STRONGBACKS TO RAFTERS AT EACH END.
G. WHERE FLOOR OR CEILING JOIST HANGERS ARE USED - SQUARE JOIST ENDS TO INSURE FLAT BEARING.
4. EXTERIOR SIDING SHALL CONFORM TO TABLES R 702.1 (1), THROUGH R 703.5.2 AS TO MINIMUM THICKNESS FOR STUD SPACING. SEE TABLES 602.3 (5) FOR SPACING AND 602.3.1 FOR SIZE.
5. MINIMUM BEARING AREA FOR STEEL LINTELS AT BRICK OPENINGS IS 4" OR 14 SQ. IN. (4" X 3 1/2") EACH SIDE. R703.7.3
6. RAILS
A. HAND RAILS 34"-38" ABOVE THE NOSE OF TREAD CONTINUOUS THE FULL LENGTH OF THE STAIR, ON AT LEAST ONE SIDE OF STAIR. R311.5.6.1
B. BALCONY/GUARD RAILS 36" A.F.F. BALUSTRADES SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THE RAILING AS PER SECTION R 312. EXCEPTION: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND THE BOTTOM RAIL AT THE OPEN SIDE OF STAIRWAY ARE PERMITTED TO BE A 4 3/8" SPHERE.
7. STAIRS -5/8" F/C SHEET ROCK BELOW. R 311.2.2
A. TREADS @ 10". R 311.5.3.2
B. RISERS @ 7 3/4" MAX. R 311.5.3.1
C. 6'-8" CLEAR HEADROOM FROM NOSE OF TREADS. R 311.5.2
D. STAIR WIDTH MAY NOT BE LESS THAN 3'-1" IN CLEAR. R 311.5.1
8. ANCHOR TIES - GALVANIZED, CORRUGATED, 1" WIDE, AND 22 GAUGE EVERY 24" HORIZONTAL AND 24" VERTICAL. R 703.7.4.1
9. ALL FASTENERS IN CONTACT WITH SLAB TO BE CORROSION RESISTANT AS PER SEC. R 402.1.1.
10. ANCHOR BOLTS 1/2" X 10" BOLT T' INTO SLAB, 12" FROM CORNERS 6' APART/MINIMUM OF 2 PER WALL SECTION. R 403.1.6
11. HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2", OR A NONCIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". R 311.5.6.3

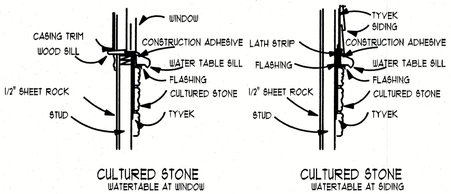
INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



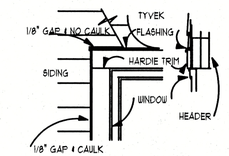
NOTES:
1. SEE NOTES 10 & 11 FROM "UNLESS OTHERWISE NOTED"
2. PAN SIZE TO MEET CITY CODE, AND MANUF. REQUIREMENTS.
3. INSTALL W.H. TO CONFORM W/ REQUIREMENTS.

WATER HEATER

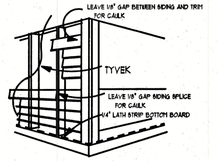


CULTURED STONE WATERTABLE AT WINDOW

CULTURED STONE WATERTABLE AT SIDING

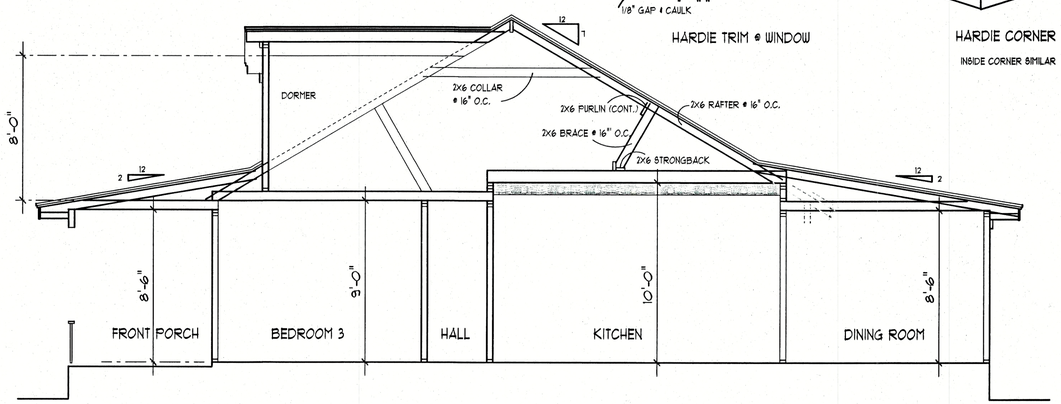


HARDIE TRIM @ WINDOW



HARDIE CORNER TRIM

INSIDE CORNER SIMILAR



CROSS SECTION

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

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CUSTOM HOME FOR:
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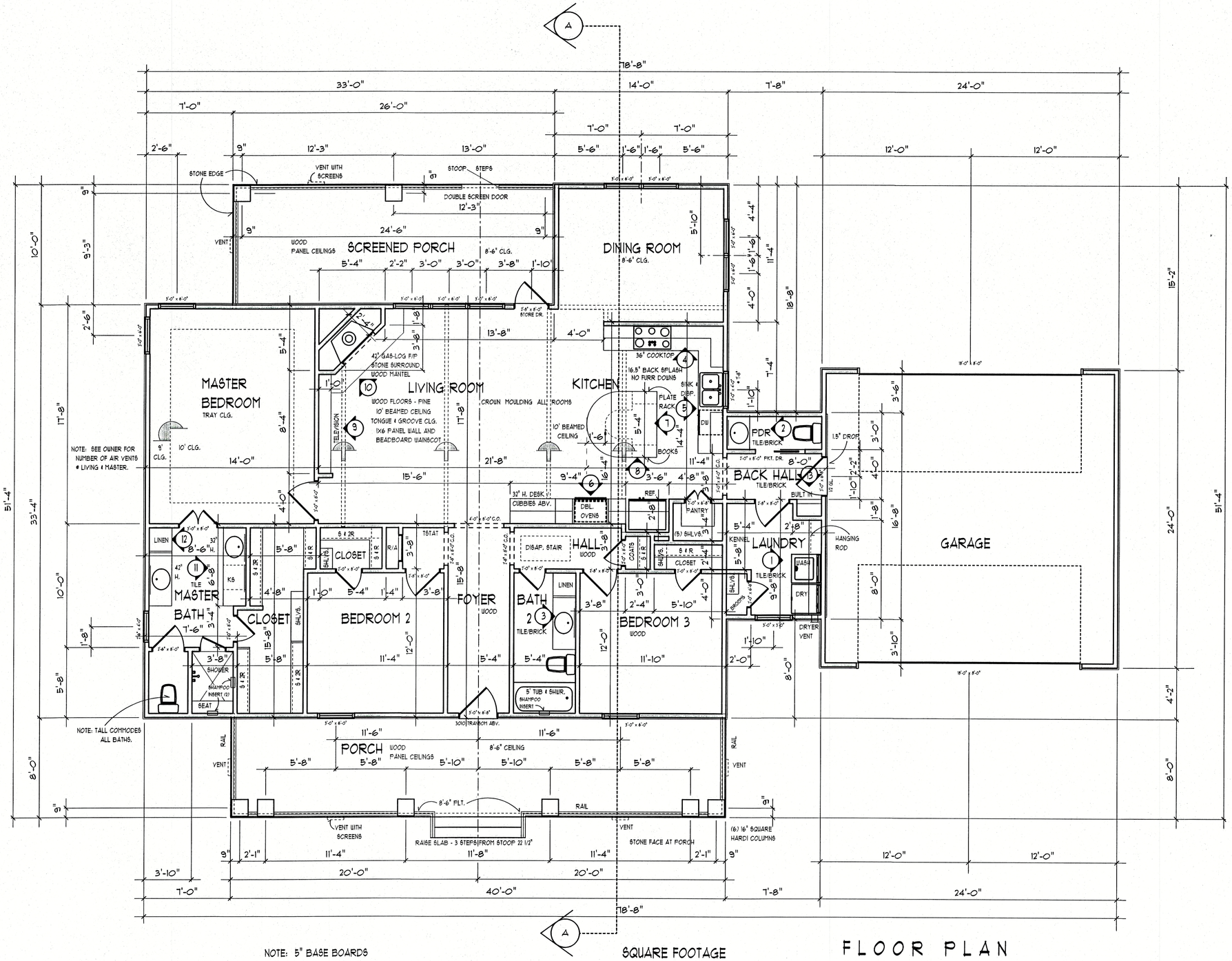

NOTE: 5" BASE BOARDS
4" ALL CROWN MOULDING

SQUARE FOOTAGE

HOUSE	1865
PORCHES	571
GARAGE	576
TOTAL	3012

SQUARE FOOTAGE:
EACH SUBCONTRACTOR, BUILDER, APPRAISER, ARCHITECTURAL CONTROL, ETC. IS RESPONSIBLE FOR FIGURING THE SQUARE FOOTAGE OF THIS PLAN AS CALCULATION METHODS VARY WIDELY FROM DESIGNER TO DESIGNER.

FLOOR PLAN

SCALE 1/4" = 1'-0"

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CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL ASSOCIATION OF BUILDING DESIGNERS
JAMES TOM HANSFORD

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