

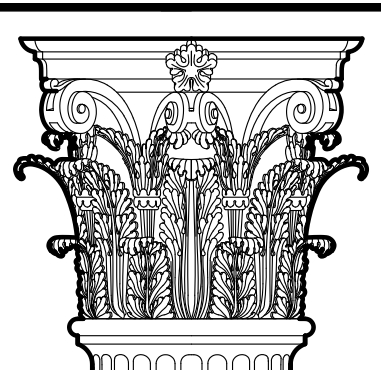
**floor plans - unless noted otherwise**

- A4-1 First Floor (nominal heights) 9'-0" ceiling height, 6'-8" window header heights, 6'-8" interior door heights (1 3/8" thick hollow core) 6'-8" exterior door heights (1 3/4" solid core)
- A4-2 All height designations shall be measured from main finished floor at first floor plan, and from second finished floor at second floor plan.
- A4-3 Weatherstrip at all exterior doors
- A4-4 All angles shown in plan shall be divisible by 45
- A4-5 Doors between attached garage and the dwelling shall be minimum 1 3/8" solid core wood and self closing, or be a 20 minute fire-rated assembly.
- A4-6 Refer to interior elevations for additional furring and framing information.
- A4-7 All bedroom windows shall be max. 44" above finished floor, with a minimum 24" high and 20" wide opening to provide at least 5.7 square feet of opening.
- A4-8 Approved smoke detectors require 120 volt connections to house wiring and battery backup.
- A4-9 Provide ventilation at all baths which is connected directly to outside air with a point of discharge at least 3 feet from any opening that allows air entry into occupied portions of the building.
- A4-10 Shower stalls and tubs with shower heads shall have walls finished with a non-absorbent surface over waterproof gypsum board (or equal or better material), to a height of at least 70".
- A4-11 Engineering of the foundation, superstructure, and stairs does not fall within the scope of the work performed by DERRIK MCKENZIE DESIGNER. It shall be the responsibility of the owner or builder to have this performed. If an engineers seal is present upon these drawings, the engineer of record shall be fully responsible for all engineering matters relating to the foundation, superstructure, or stairs.

**square footage calculations**

|                           |                |
|---------------------------|----------------|
| Total Living Area         | 2462 sf        |
| Garage                    | 677 sf         |
| Front Porch               | 161 sf         |
| Rear Porch                | 191 sf         |
| <b>Total Covered Area</b> | <b>3491 sf</b> |

**FLOOR PLAN**  
scale: 1/4" = 1'-0"



A NEW CUSTOM DESIGN FOR  
**GEMSTONE GROUP**

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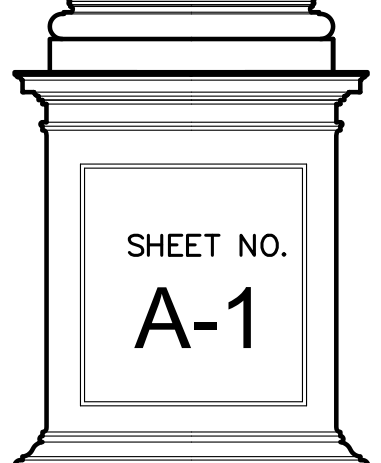
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**7/16/2021**

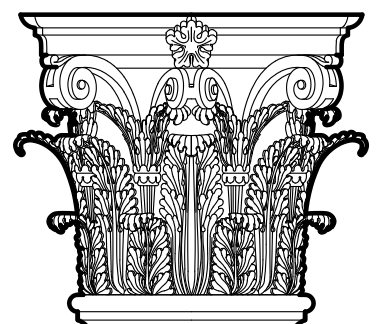
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SHEET NO.  
**A-1**

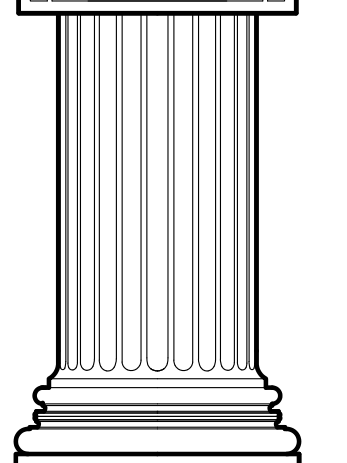




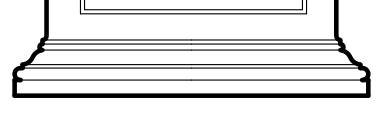
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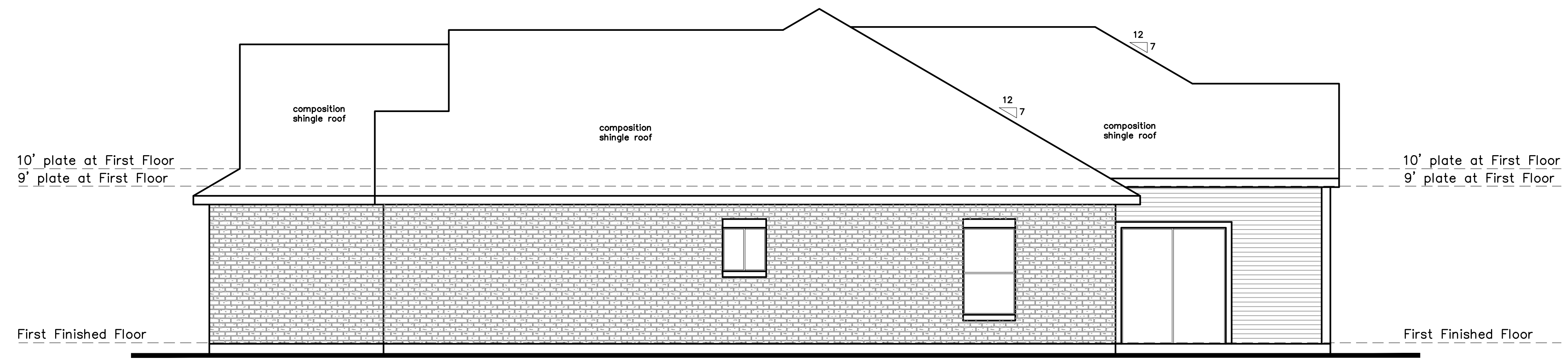


SHEET NO.  
A-2



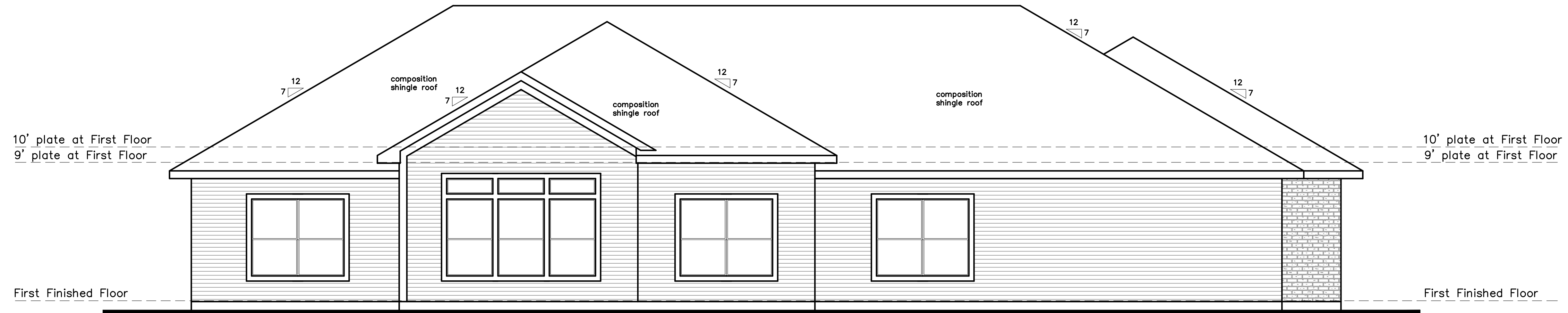
**FRONT ELEVATION**

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



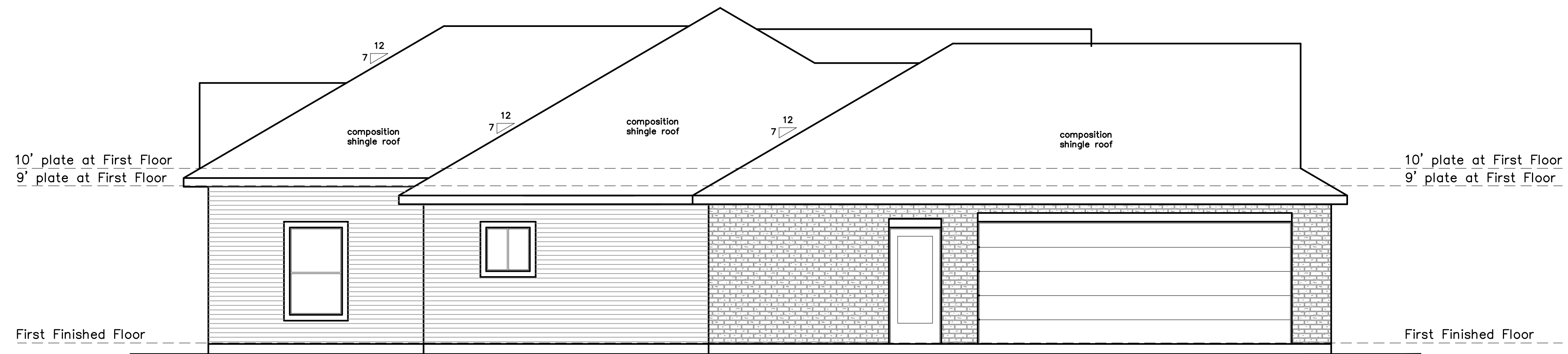
**RIGHT ELEVATION**

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



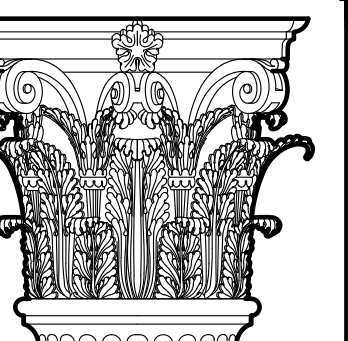
**REAR ELEVATION**

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



**LEFT ELEVATION**

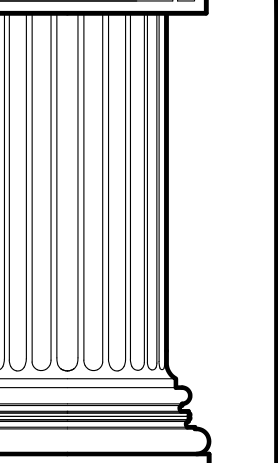
scale: 1/4" = 1'-0"



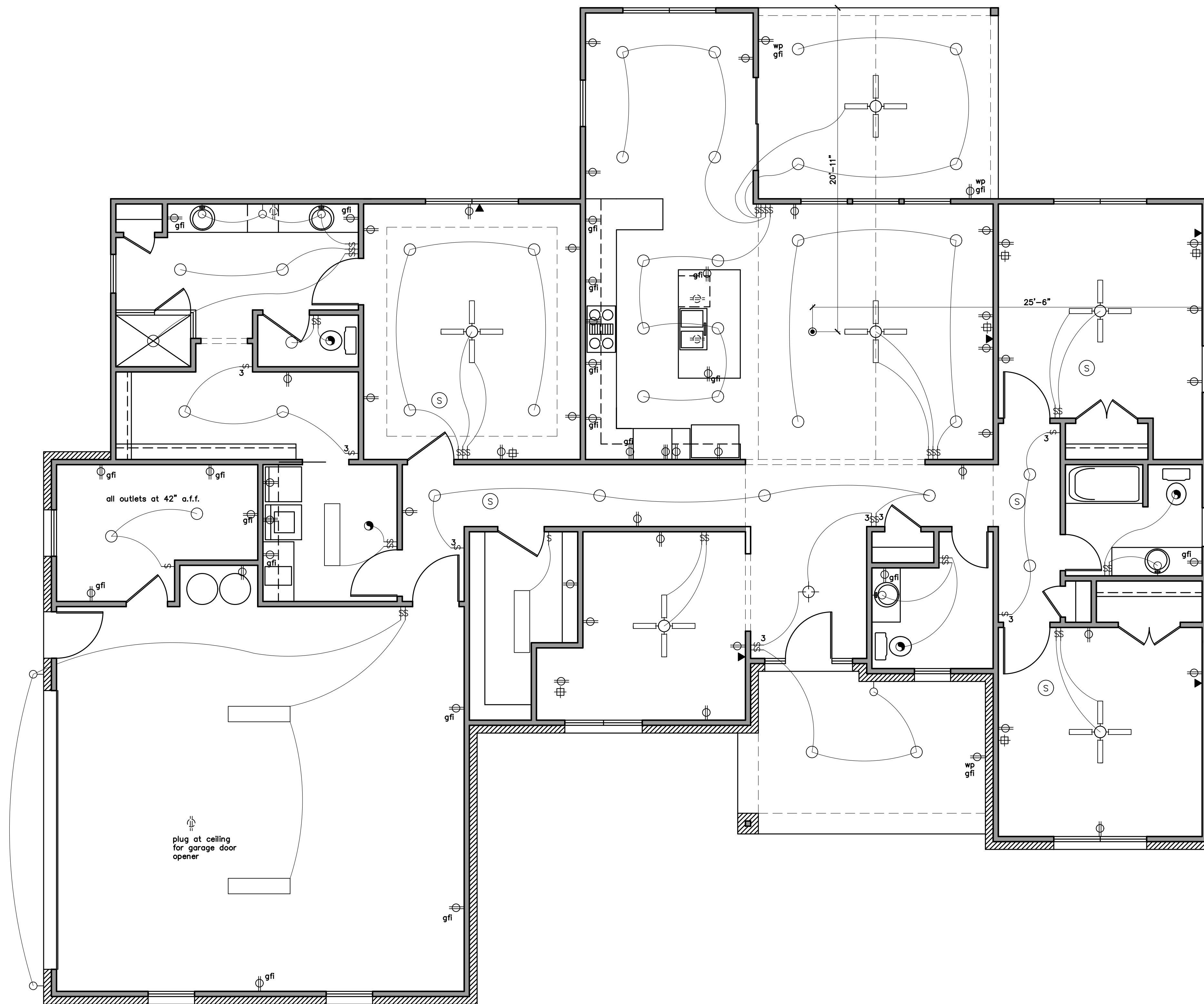
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SHEET NO.  
A-3



**electrical symbols key**

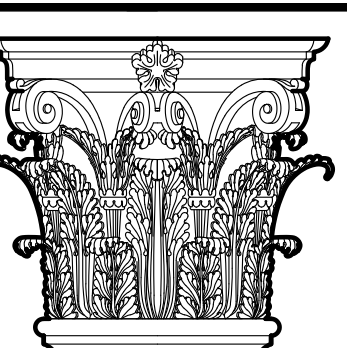
|  |                             |  |                        |
|--|-----------------------------|--|------------------------|
|  | ceiling mounted fixture     |  | hose bib               |
|  | recessed light fixture      |  | telephone outlet       |
|  | recessed wall washer        |  | cable t.v. outlet      |
|  | ceiling mounted fluorescent |  | smoke detector         |
|  | wall mounted fixture        |  | 120 v duplex outlet    |
|  | wall mounted sconce         |  | ground fault interrupt |
|  | heat fixture                |  | 220v duplex outlet     |
|  | vent fixture                |  | switch                 |
|  | security lights             |  | 3-way switch           |
|  | water outlet                |  | 4-way switch           |
|  |                             |  | ceiling fan            |

**electrical plans - unless noted otherwise**

- E1-1 All work performed shall be in accordance with all applicable local codes, regulations, ordinances, and authorities having jurisdiction.
- E1-2 Electrical layout is generally diagrammatic. Location of outlet, lights and equipment is approximate. Exact route of wiring, locations of outlets are to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance shall be readily accessible.
- E1-3 Bottom of all duplex outlet boxes shall be 12" above finish floor. Bottom of switch box height shall be 50" above finish floor. Bottom of switches at cabinetry shall be 6" above adjacent finished counter top.
- E1-4 Smoke detectors shall have 120 v connection to house wiring and battery back-up.
- E1-5 Provide ground-fault-circuit-interruption (GFCI) as required.
- E1-6 Verify number of air conditioning units with builder or owner. Provide water proof disconnects and 120 volt outlets at each compressor location.
- E1-7 Verify overhead sectional garage door opener locations with manufacturer's specifications.

**ELECTRICAL PLAN**

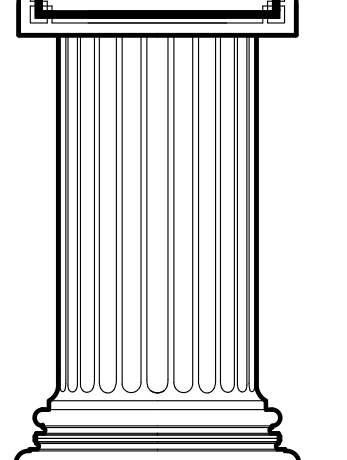
scale: 1/4" = 1'-0"



A NEW CUSTOM DESIGN FOR  
**TOM LANDER HOMES LLC**

CURRENT REVISION DATE:  
**7/16/2021**

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SHEET NO.  
**A-4**

## Exterior plaster

**General:** Plastering with cement plaster shall not be less than three coats where applied over metal lath or wire fabric lath and shall not be less than two coats where applied over masonry, concrete, or gypsum board backing as specified in section 2510.5. If the plaster surface is to be completely concealed by another wall, plaster application need be only two coats, provided the total thickness is as set forth in ASTM C 926.

**On Grade Floor Slabs:** On wood framed or steel stud construction with an on-grade concrete floor slab system, exterior plaster shall be applied in such a manner as to cover, but not to extend below, the lath and paper. The application of lath, paper, and flashing or drip screeds shall comply with ASTM C 1063.

**Weep Screeds:** A minimum 0.019 inch (NO. 26 galvanized sheet gage) corrosion resistant weep screed with a minimum vertical attachment flange of 3 1/2" shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4" above the earth or 2" above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall top the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

**Plasticity agents:** Only approved plasticity agents and approved amounts thereof shall be added to portland cement. When plastic cement or masonry cement is used, no additional lime or plasticizers shall be added. Hydrated lime or the equivalent amount of lime putty used as a plaster in an amount not to exceed that set forth in ASTM C 926.

**Limitations:** Gypsum plaster shall not be used on exterior surfaces.

**General plaster:** Plaster coats shall be protected from freezing for a period of not less than 24 hours after set has occurred. Plaster shall be applied when the ambient temperature is higher than 40°, unless provisions are made to keep cement plaster work above 40° during application and 48 hours thereafter.

**Second coat application:** The second coat shall be brought out to proper thickness, raked and floated sufficiently rough to provide adequate bond for the finish coat. The second coat shall have no variation greater than 1/8" in any direction under a 5 foot straight edge.

**Finish and lath:** First and second coats of cement plaster shall be applied and moist cured as set forth in ASTM C 926 and the table below.

| COAT   | MINIMUM PERIOD MOST CURING | MINIMUM INTERVAL BETWEEN COATS |
|--------|----------------------------|--------------------------------|
| First  | 48 hours (a)               | 48 hours (b)                   |
| Second | 48 hours                   | 7 days (c)                     |
| Finish |                            | 7 days                         |

(a) The first two coats shall be as required for the first coats of exterior plaster, except that the moist curing time period between the first and second coats shall not be less than 24 hours. Moist curing shall not be required where job and weather conditions are favorable to the retention of moisture in the cement plaster for the required time period.

(b) Twenty four hour minimum interval between coats of interior cement plaster. For alternate method of application, see section on Alternate method of application.

(c) Finish coat plaster is permitted to be applied to interior portland cement base coats after 48 hour period.

**Application to solid backing:** Where applied over gypsum backing as specified in section 2510.5, or directly to unit masonry surfaces, the second coat is permitted to be applied as soon as the first coat has attained sufficient hardness.

**Alternate method of application:** The second coat is permitted to be applied as soon as the first coat has attained sufficient rigidity to receive the second coat.

**Admixtures:** When using this method of application, calcium aluminate cement up to 15 percent of the weight of the portland cement is permitted to be added to the mix.

**Surface:** Curing of the first coat is permitted to be omitted and the second coat shall be cured as set forth in ASTM C 926.

**Finish Coats:** Cement plaster finish coats shall be applied over base coats that have been in place for the time periods set forth in ASTM C 926. The third or finish coat shall be applied with sufficient material and pressure to bond and to cover the brown coat and shall be of sufficient thickness to conceal the brown coat.

## Elevated foundation

**General:** When approved, elevated foundation supporting not more than one story and meeting the provisions of this section may be used. A foundation investigation may be required by the building official.

**Material:** All exposed wood framing members shall be treated wood, m11 metal connectors and fasteners used in exposed locations shall be corrosion-resistant or non-corrosive steel.

**Wood Piles:** The spacing of wood piles shall not exceed 8 feet on center. Square piles shall not be less than 10" and tapered piles shall have a tip of not less than 8" Eight inch square piles shall have a minimum embedment length of 5 feet and shall project not more than 7 feet above undisturbed ground surface. Eight inch tapered piles shall have a minimum embedment length of 6 feet and shall project not more than 7 feet above undisturbed ground surface.

**Girders:** Floor girders shall be solid sawn timber, built up 2" thick lumber or trusses. Splices shall occur over wood piles. The floor girders shall span in the direction parallel to the potential floodwater and wave action.

**Connections:** Wood piles may be notched to provide a shelf for supporting the floor girders. The total notching shall not exceed 50 percent of the pile cross section. Approved bolted connections with 1/2" corrosion resistant or noncorrosive steel plates and 3/4" diameter bolts shall be provided. Each end of the girder shall be connected to the piles using a minimum of two 3/4" diameter bolts.

## General mechanical system requirements

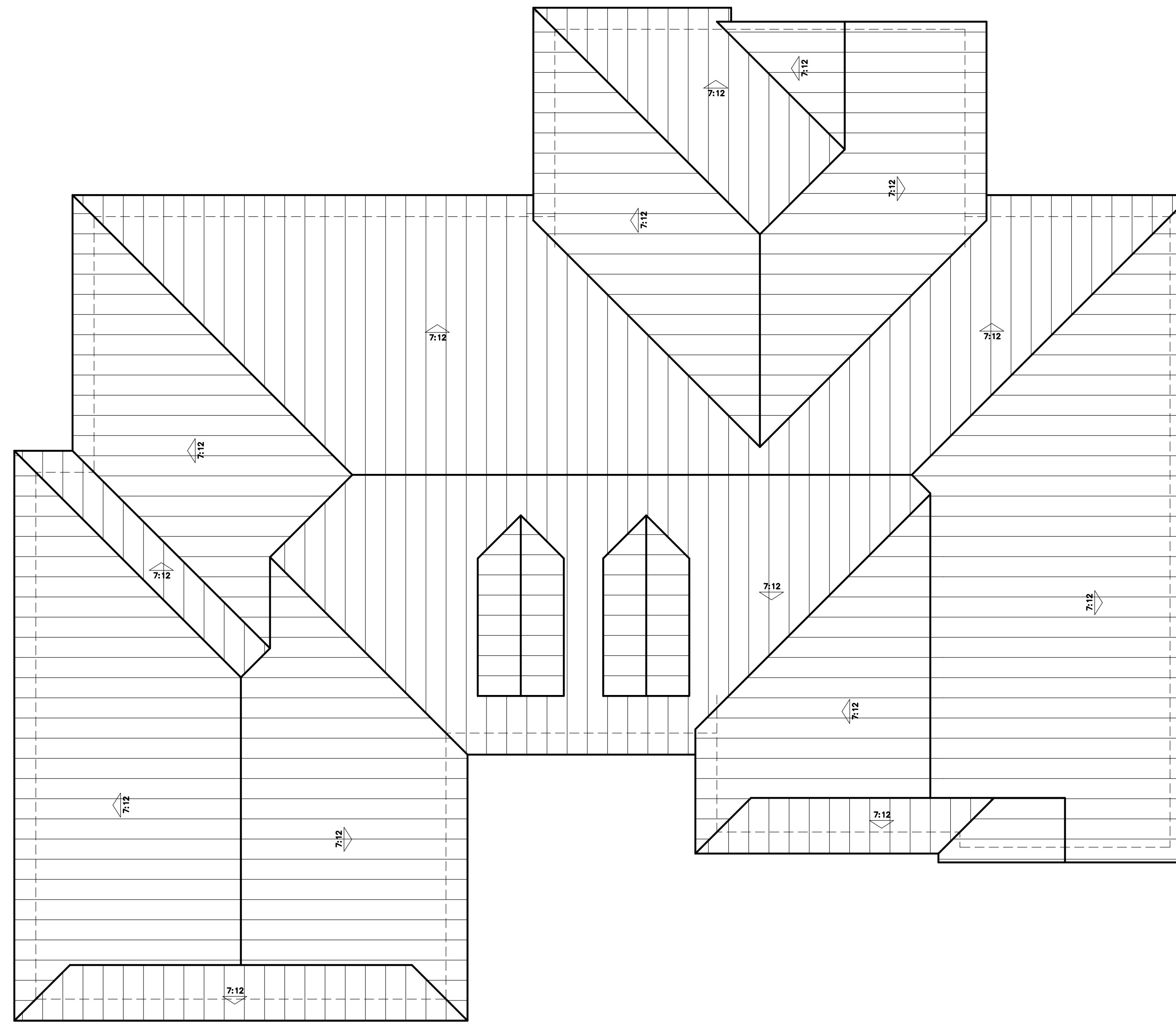
Attics containing appliances requiring access shall be provided with a pull down staircase with a clear opening not less than 22 inches wide and a load capacity of not less than 350 pounds, and a clear unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30" high and 22" wide, and not more than 02 feet in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring not less than 24" wide. A level service space at least 30" deep and 30" wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20" by 30", where such dimensions are large enough to allow removal of the largest appliance.

## Roof notes

**Roof sheathing:** Solid roof sheathing shall be applied and shall consist of a minimum 1 inch thick nominal lumber applied diagonally or a minimum 1/2" thick wood structural panel or particle board (psb) or other approved sheathing applied with the long dimension perpendicular to support rafters. Sheathing shall be nailed to the roof framing in an approved manner. The end joints of wood structural panels or particle board shall be staggered and shall occur over blocking, rafters, or other supports.

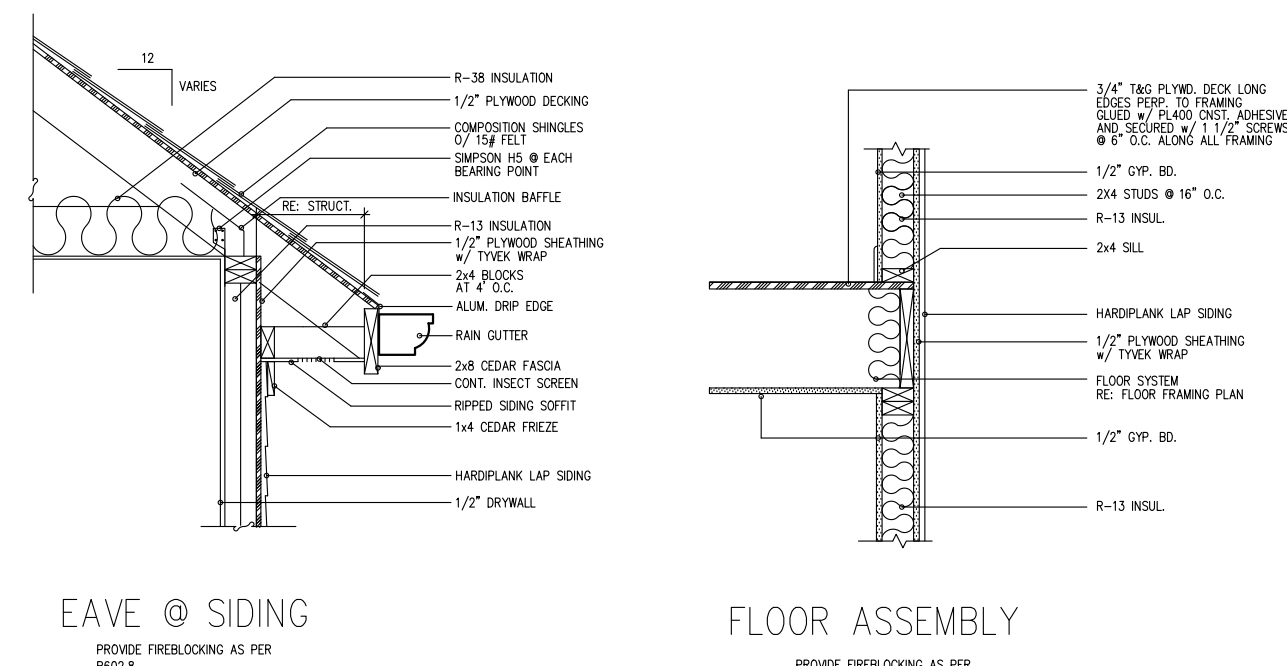
**Roof covering:** Roof covering shall be approved and shall be installed and fastened in accordance with Ch 9 and with the manufacturer's instructions.

**Roof Overhang:** The roof eave overhang shall not exceed 3 feet unless an analysis is provided showing that the required resistance is provided to prevent uplift. The roof overhang at gabled ends shall not exceed 2 feet unless an analysis showing that the required resistance to prevent uplift is provided.



## ROOF PLAN

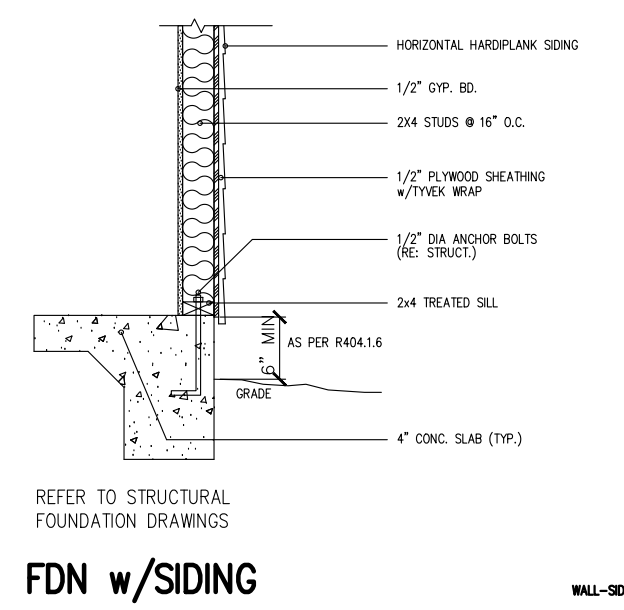
scale: 3/16" = 1'-0"



## HARDI SIDING WALL DETAILS

to comply with R602, R703, 2006 IRC

scale: 1/2" = 1'-0"



## BRICK / MASONRY WALL DETAILS

## BRICK / MASONRY WALL DETAILS

scale: 1/2" = 1'-0"

Handrail  
Fireblocking shall be provided to cut off all concealed draft opening (both vertical and horizontal) to form an effective barrier between stories and between a top story and the roof space, as per R602.8

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SHEET NO.  
**A-5**