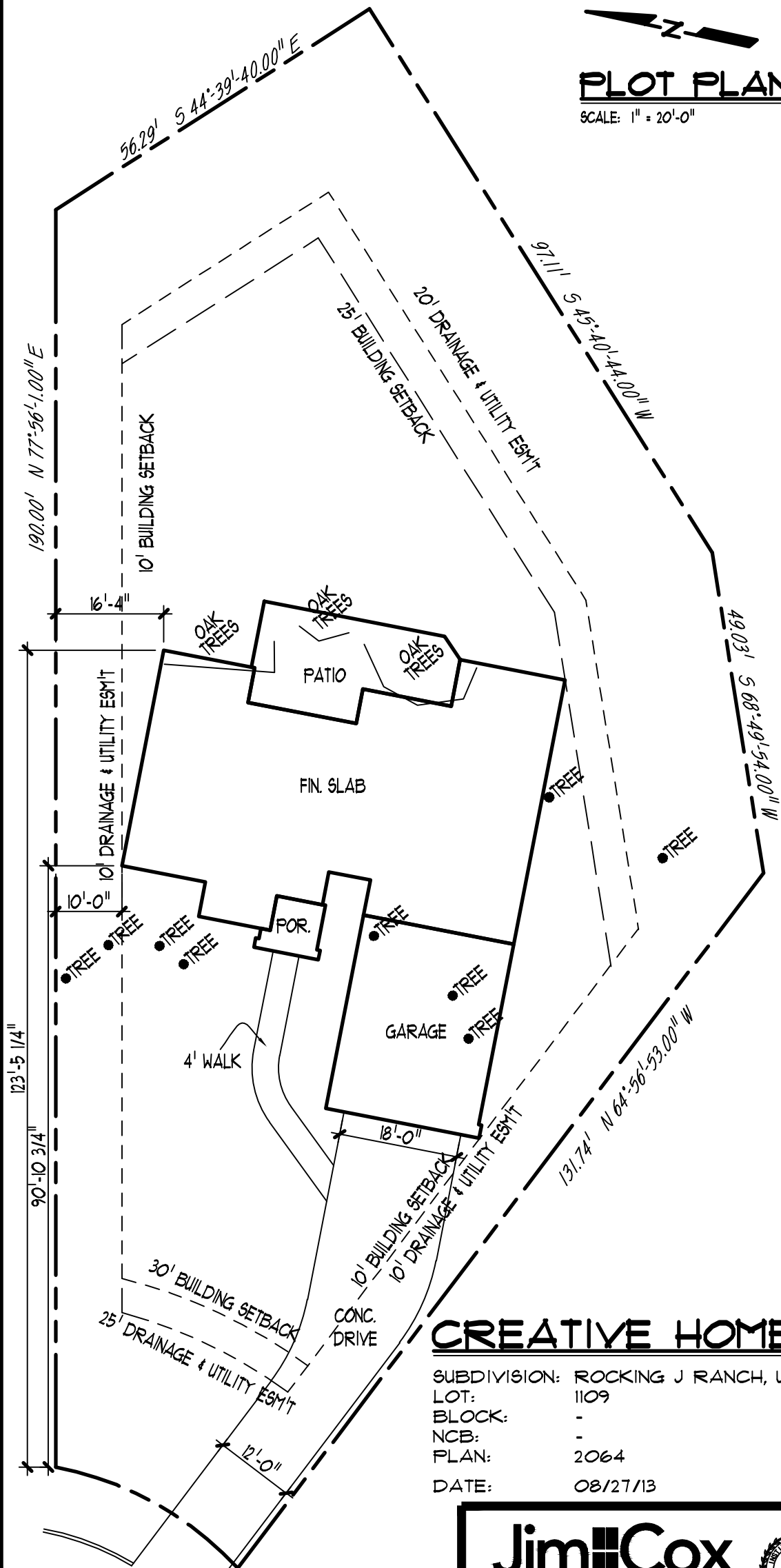


PLOT PLAN

SCALE: 1" = 20'-0"



CREATIVE HOMES

SUBDIVISION: ROCKING J RANCH, UNIT 5
LOT: 1109
BLOCK: -
NCB: -
PLAN: 2064
DATE: 08/27/13

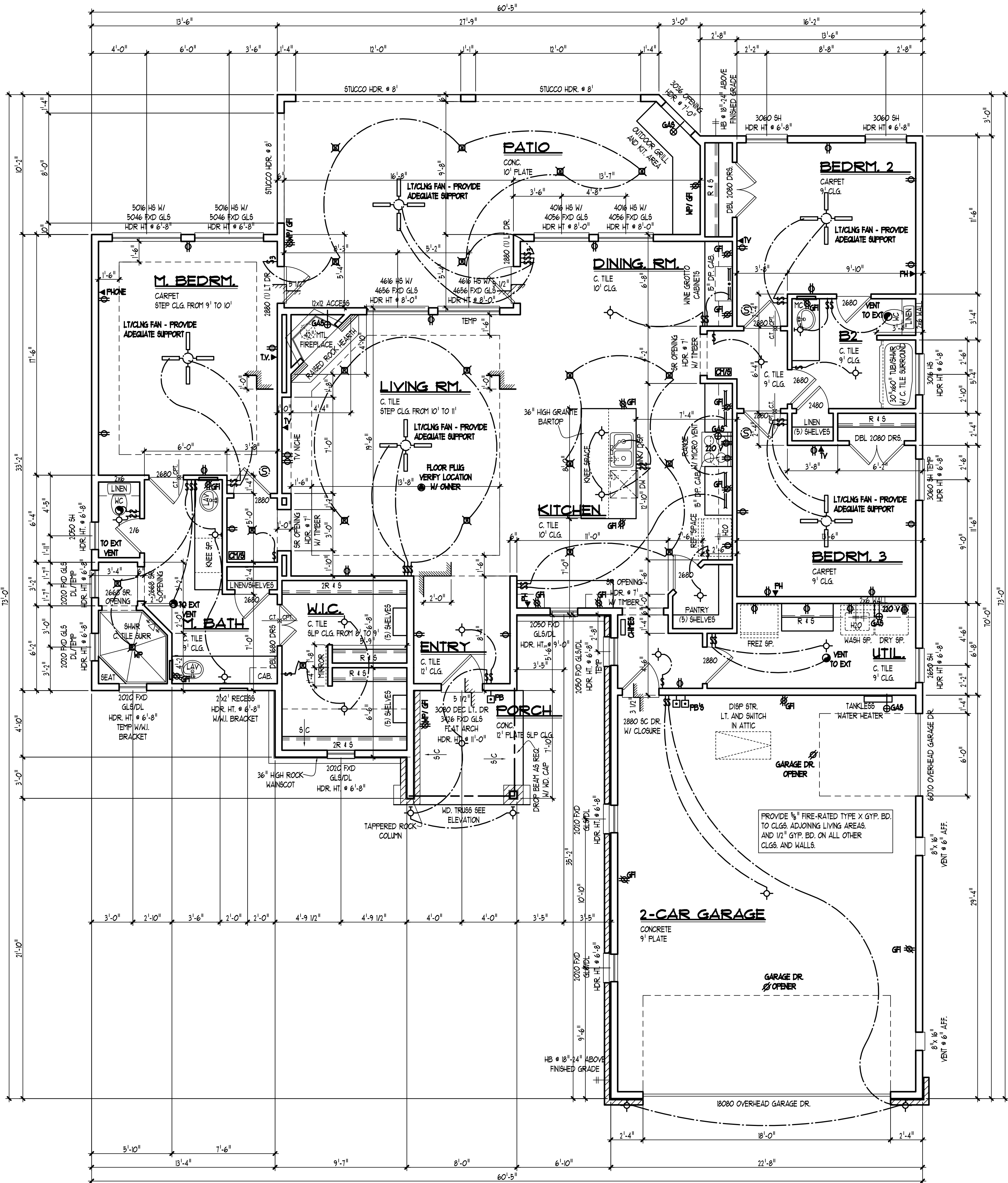
102 JAMES CALLAHAN

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DESIGNS



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P.B.D. No. TX 335



GENERAL NOTES FOR 2012 IRC AND IECC

1. ALL FRAMING AND STRUCTURAL DESIGN NEEDS TO MEET 90 MPH WIND CRITERIA AS PER SEC. R301.2(4) AND TABLE R301.2(4).

2. PRESSURE TREATED WOOD, OR OTHER APPROVED DECAY-RESISTANT WOOD SILL, SILL AND SLEEPERS, OR BOTTOM PLATES THAT REST ON CONCRETE OR MASONRY WALLS OR SLABS ON GRADE TO MEET SEC. R404.2.

3. PRESSURE TREATED WOOD FASTENERS SHALL BE HOT DIP GALV. STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER ONLY AS PER SEC. R404.2.

4. HANDRAILS SHALL BE PROVIDED ON ALL STAIRS/STEPS WITH A MINIMUM OF FOUR (4) RISERS AS PER SEC. R301.7 (MIN STAIR TREAD 10", MAX. RISER 7 3/4") SEC. R301.7.

5. MASONRY VENEER TO BE ANCHORED AT 32" HORIZONTALLY AND 24" VERTICALLY AS PER SEC. R203.1.4 AND KEEP HOLES TO BE AT A MAXIMUM OF 33" O.C. AS PER SEC. R203.1.6.

6. ALL GARAGE VENTS SHALL BE NO MORE THAN 18" ABOVE FINISHED FLOOR.

7. INFORMATION ABOUT BRACED WALL LINES (BWL'S) LENGTH, SPACING, AND ORIENTATION - SECTION R602.10.1. BRACED WALL PANEL INFORMATION SECTION R602.10.2.

8. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED W/ SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE SECTION R302.5.1.

9. ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL BE SEPARATED BY NOT LESS THAN 1/2" TYPE X GYPSUM BOARD OR EQUIVALENT AS PER SECTION R302.6 AND TABLE R302.6.

10. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD AS PER SECTION R302.7.

11. AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32". THE MIN. CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF THE STOP AS PER SEC. R302.7.

12. TYPE I HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2".

13. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 70" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FIN. FLOOR. SEC. R 302.2.

GENERAL NOTES FOR 2012 IRC AND IECC

1. LIGHTING IS PROVIDED DIRECTLY OVER EACH STAIRWAY SEC. AS PER SEC. R303.6 WITH LIGHT ACTIVATION AT TOP AND BOTTOM LAND AREA WHERE STAIRWAY HAS SIX OR MORE RISERS. AS PER SEC. R303.6.1.

2. SMOKE DETECTORS ARE TO BE INSTALLED PER SECTION R304.3.

3. ALL SMOKE DETECTORS ARE TO BE HARD WIRED WITH A BATTERY BACKUP POWER PER SEC. R304.4.

4. CARBON MONOXIDE DETECTORS TO BE INSTALLED AS PER SECTION R305.2.

5. ALL WATER HEATERS TO BE MOUNTED ON 18" HIGH PLYWOOD PLATFORM IN GARAGE PER 2012 IRC CHAPTER 20.

6. LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE OPENING. A RECEPTACLE OUTLET SHALL BE PROVIDED NEAR THE A/C UNIT IN ATTIC PER SECTION M305.1.3.

7. ATTIC A/C UNIT - PROVIDE OVERFLOW PAN TO OUT-SIDE ON (32) SQ. FT. OF PLYWOOD DECKING.

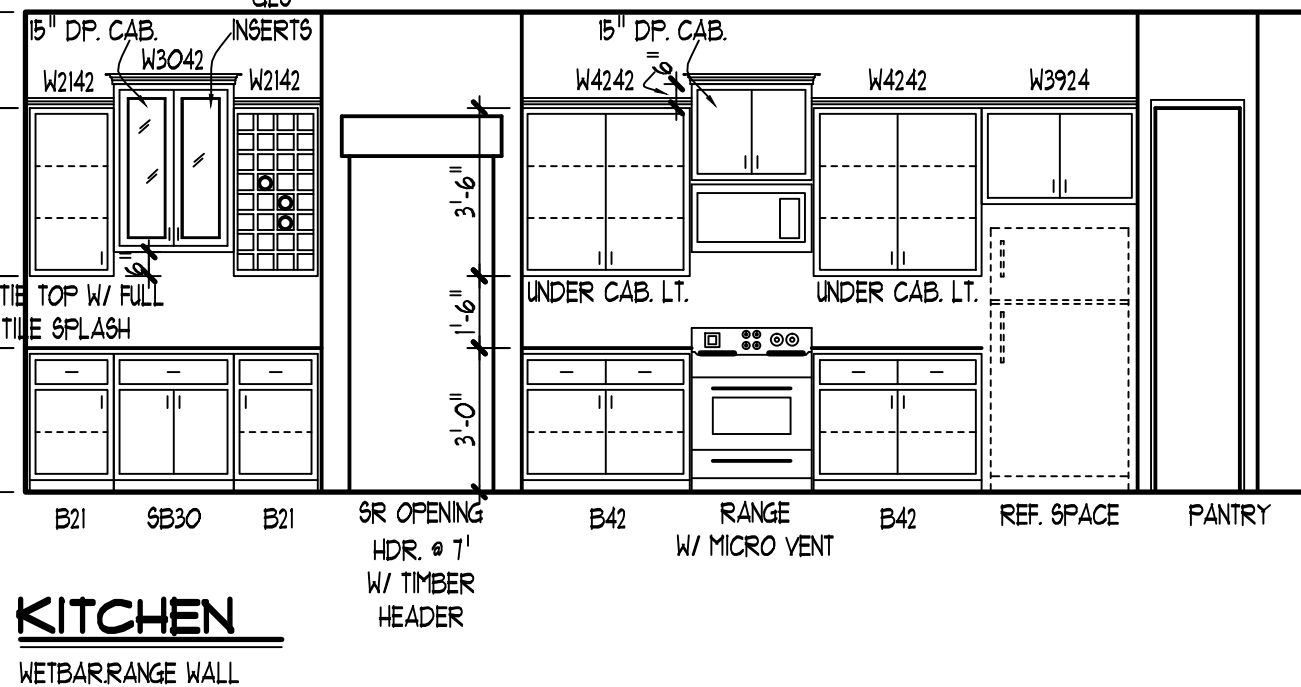
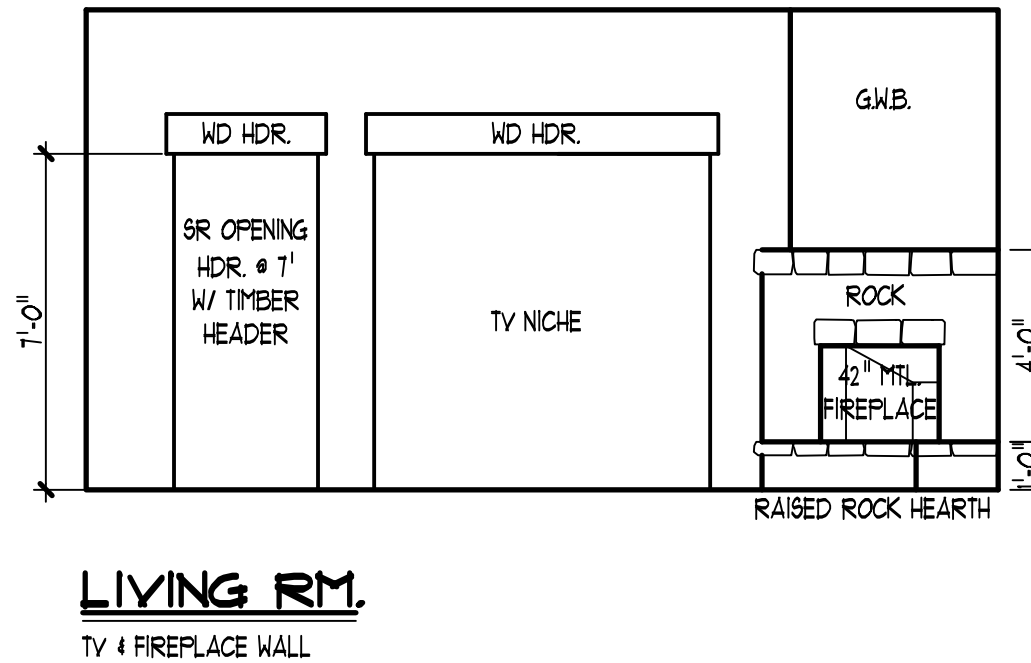
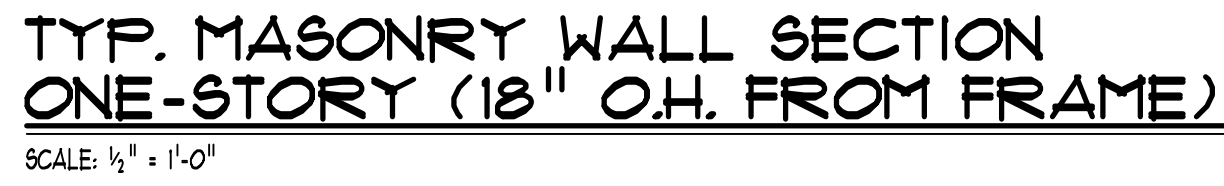
8. ALL APPLIANCES SHALL HAVE 30" OF WORKING SPACE IN FRONT OF THE CONTROL SIDE FOR SERVICE, PER IRC SECTION M305.1.

FLOOR PLAN

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

FOOTAGES:	
TOTAL LIVING	2064
PORCH	68
PATIO	391
GARAGE	690
OTHER	0
TOTAL COVERED	3219

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AREA TO BE VENTED:
3219 # / 300 = 11.0 REQ'D. FREE AIR

PROVIDE MINIMUM:
(3) TURBINES @ 2.0 # EACH = 6.0 # F.A.
88 L.F. 2" CONT. SOFFIT
VENT @ 1.0 # PER. 16'-0" = 5.5 # F.A.

TOTAL FREE AIR = 11.5 #

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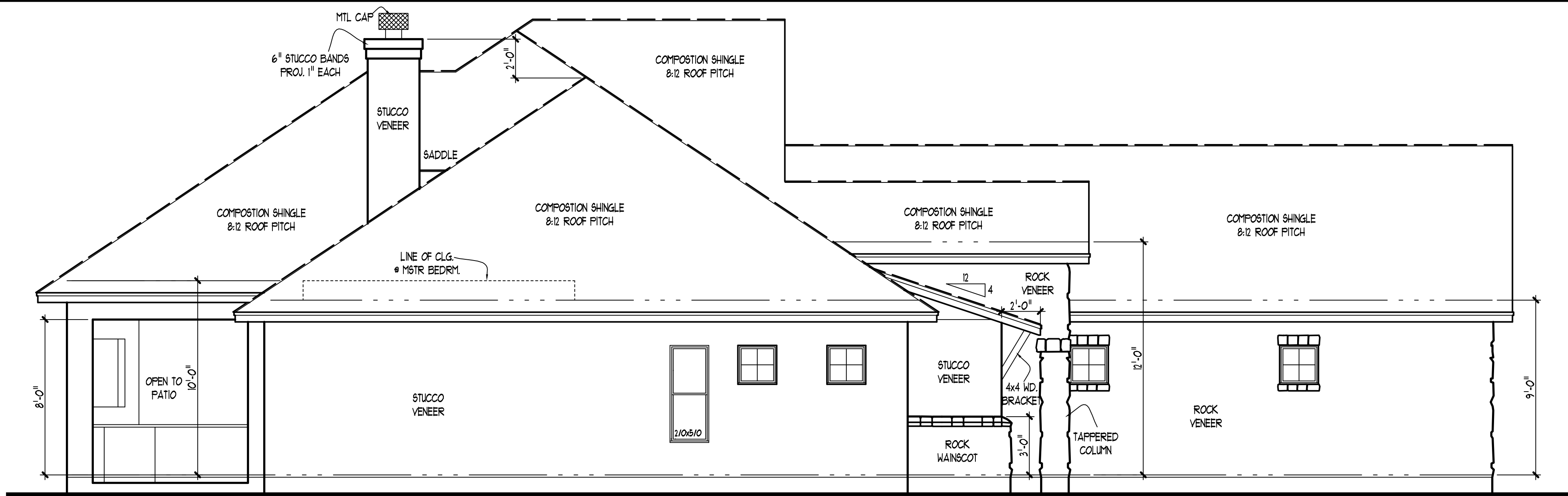
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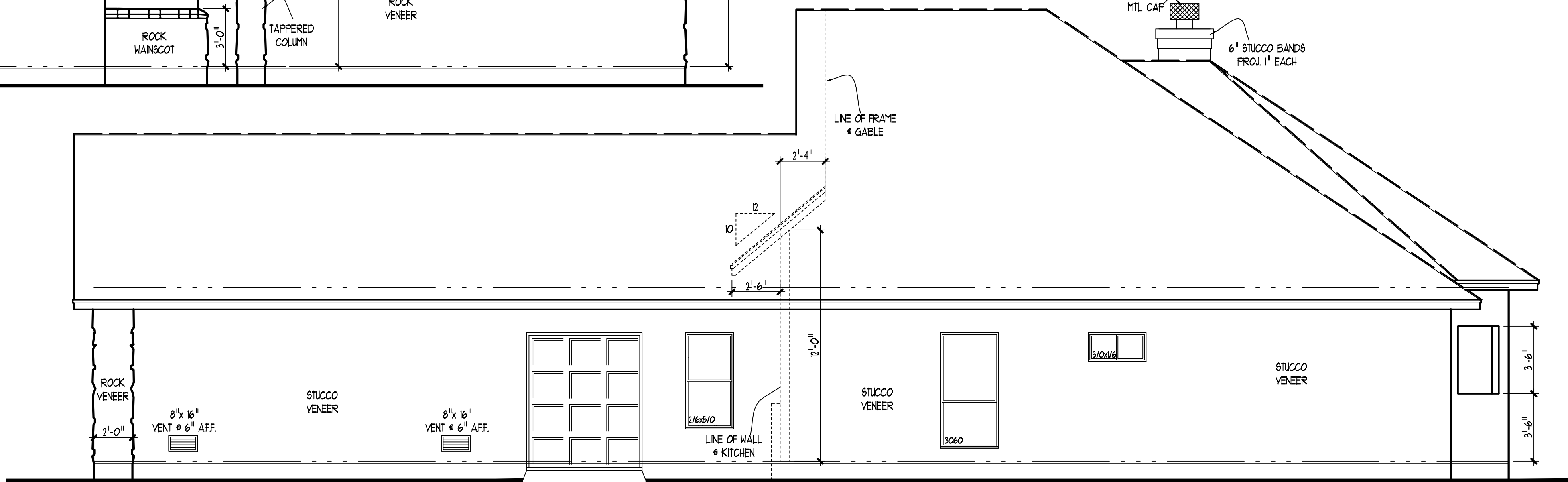
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DRAWN BY: RHO
DATE: 08/15/13
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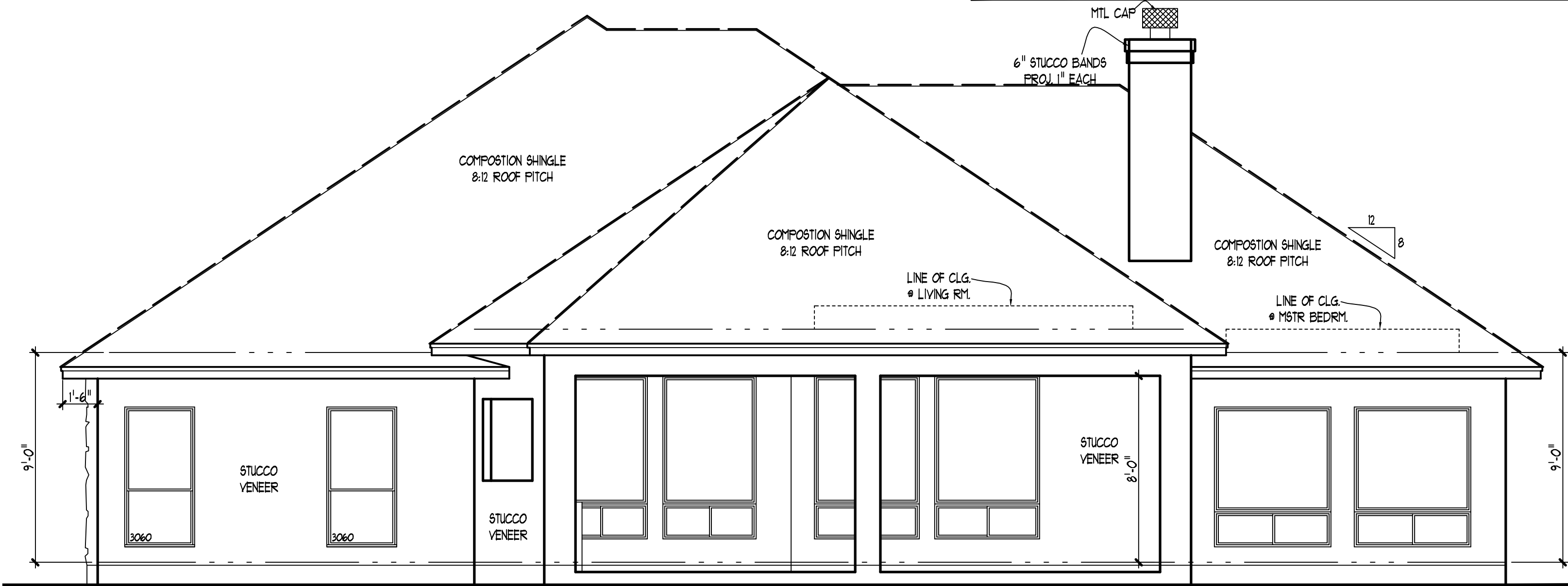
LEFT ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: PROVIDE EXPANSION JOINTS
AS REQ ON ALL STUCCO SURFACES



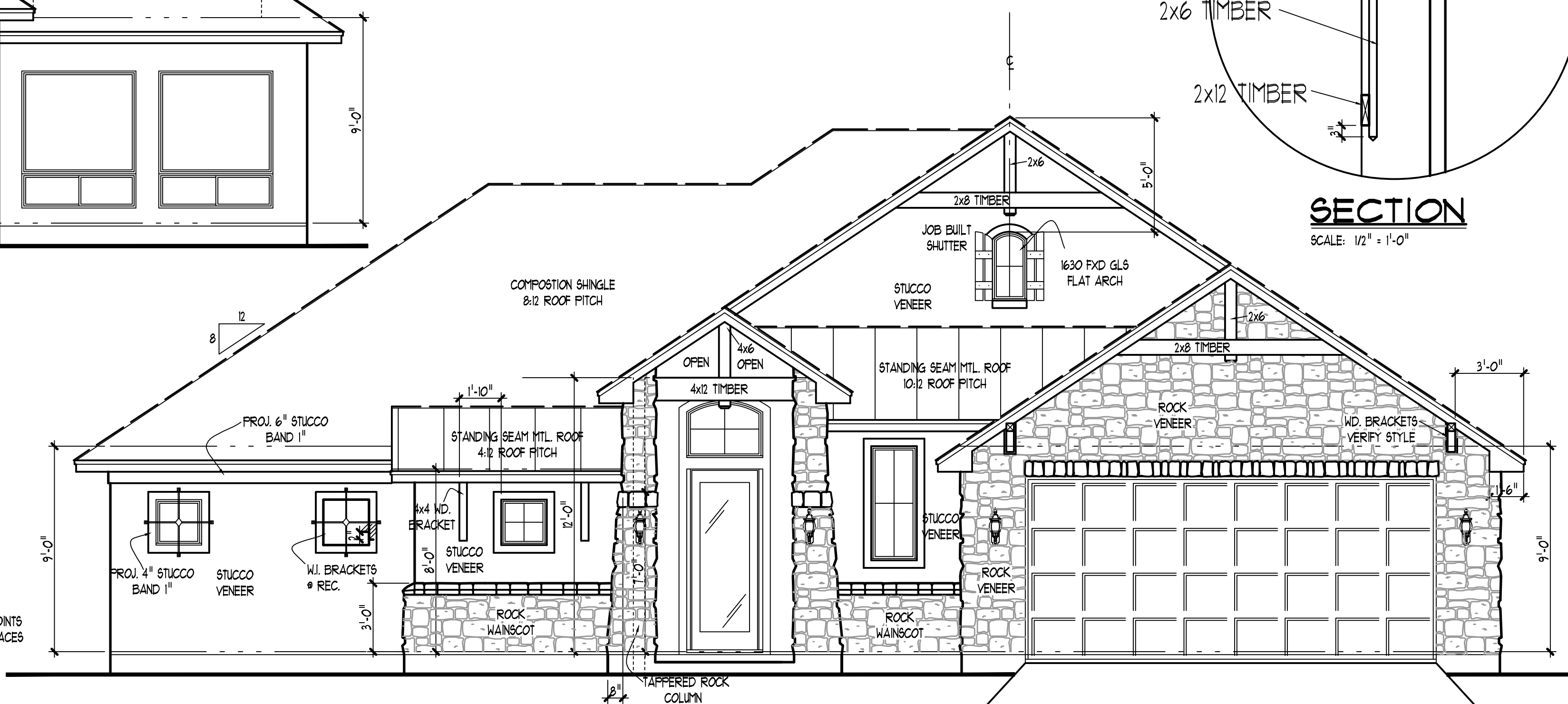
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: PROVIDE EXPANSION JOINTS
AS REQ ON ALL STUCCO SURFACES



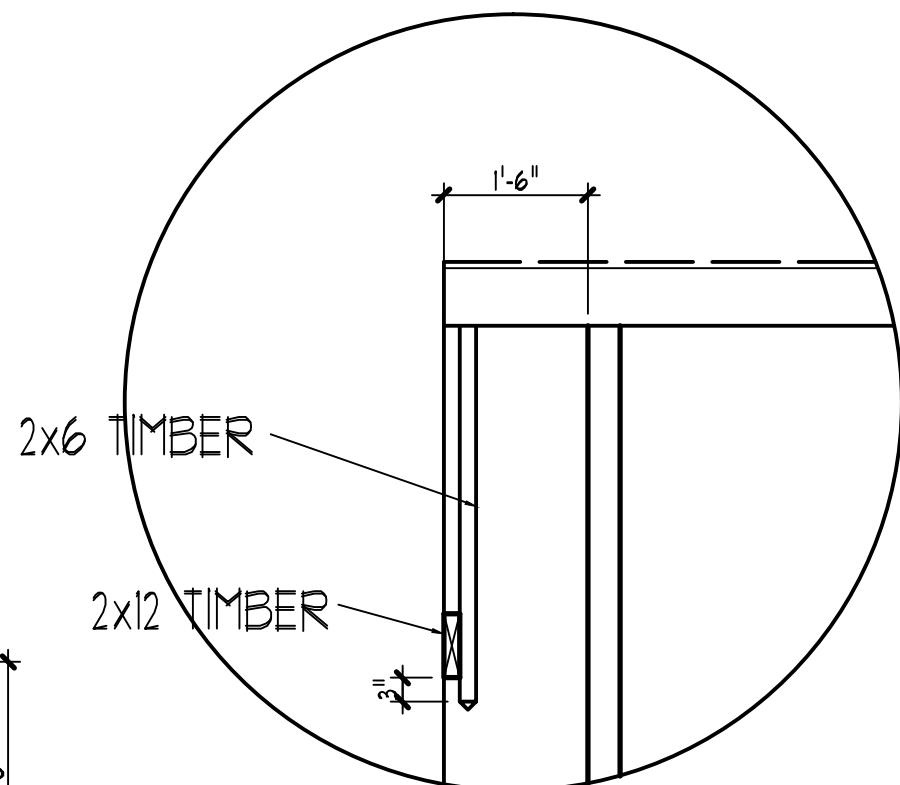
REAR ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: PROVIDE EXPANSION JOINTS
AS REQ ON ALL STUCCO SURFACES



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
NOTE: PROVIDE EXPANSION JOINTS
AS REQ ON ALL STUCCO SURFACES



SECTION

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

CREATIVE HOMES

SUBDIVISION: ROCKING J RANCH, UNIT 5
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LOT: 1109

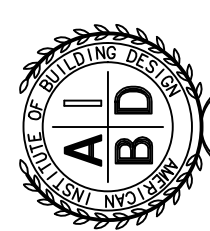
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CHECK SET: 08/27/13
FINAL SET: 09/05/13

NOTES:
1. ALL DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REQUIREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.
2. DETAILS AND DRAWINGS ARE BUILDERS' TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTICES BOTH OWNER AND CONTRACTOR THAT THE "DESIGNER" RELIES HIMSELF OF LIABILITIES TO PROVIDE AT SITE IN REFERENCE TO SAID WORKING DRAWINGS. CONTRACTOR SHALL OBTAIN THE SALE AND EXCLUSIVE PROPERTY OF JIM COX & ASSOCIATES AND EXPRESSLY RESERVES AND RELIES THE RIGHT TO DUPLICATE CONSTRUCTION OF THESE PLANS IN WHOLE OR IN PART TO HIS SOLE DISCRETION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.
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