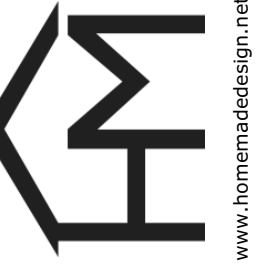


Burse 4-Bedroom 4-Plex

GENERAL NOTES:

1. All linear dimensions located on exterior walls originate at outside of veneer.
2. All linear dimensions located on interior walls originate at framing layer.



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RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. homeMADE Design is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

All construction must meet or exceed locally adopted building codes.

CONTACTS

BUILDER Don Burse	DESIGNER homeMADE Design David B. Lawson 500 Oak Bluff Dr. Cross Roads, TX 76227 940-331-6093
-----------------------------	---------------------------------------------------------------------------------------------------------------------

CIVIL ENGINEER TBD	STRUCTURAL TBD
------------------------------	--------------------------

PROJECT DATA

ZONING	-
USE	Single Family Residential
OCCUPANCY	Residential
CONSTRUCTION TYPE	Frame
BUILDING CODE	2021 International Residential Code (I.R.C.)

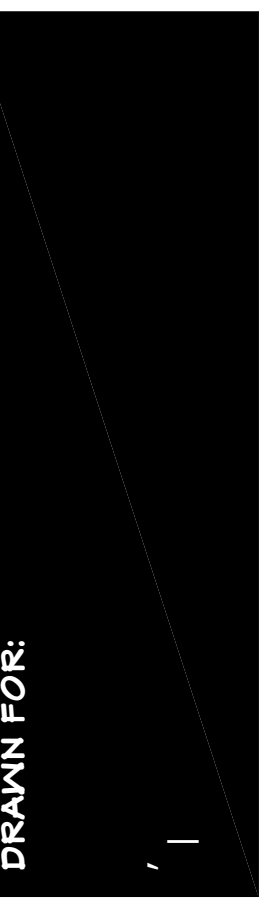
SQ. FOOTAGE

APT 1	1124
APT 2	1118
APT 3	1638
APT 3 BALCONIES	44
APT 4	1642
APT 4 BALCONY	44
STAIRWELLS	187
FRONT PORCH	336
TOTAL LIVABLE (A/C)	6127
TOTAL UNDER ROOF	7938

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11	Electrical Plan

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION



Project Overview

homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331-6093

DATE:

2/21/2024

SCALE:

1/4" = 1'

SHEET:

1

GENERAL

- All construction, plumbing, electrical, and mechanical will comply with the IRC One- and Two-Family Dwelling Code and state, county, and municipal codes.
- Construction will comply with all Covenants, Conditions, and Restrictions recorded against the land.
- All General and Specific notes on these drawings may be superseded by engineer-stamped plans.
- General contractor and all subcontractors will review plans for accuracy and verify all dimensions and compliance with above listed codes prior to the start of construction. Bids submitted will be according to such review.
- Safety care of adjacent properties from damage of construction and compliance with all applicable safety regulations is, and shall be, the contractor's and subcontractors' responsibility.
- All trees to be protected from damage of construction process and machines unless approved for removal by owner.

CONCRETE

- Concrete shall be 5-7% air entrained with a minimum compressive strength of:
 - 2500 PSI for basement walls and foundations not exposed to weather and for basement slabs and interior slabs on grade.
 - 3000 PSI for basement foundation and exterior walls and other vertical work exposed to weather.
 - 3500 PSI for carport and garage floor slabs and for porches and steps expose to weather.
- All concrete work to be adequately tied together and braced to form true line, square corners and plumb walls.
- All reinforcing bars shall conform to ASTM Spec (A625 Deformed bars with minimum yield stress of 40,000 PSI) welded wire fabric to be 6x6 10/10, conforming to ASTM spec 185.
- Poured footing to be poured on level (less than 1" in 10'-0" slope), undisturbed soil.
- Install 3"x3"x0.229 plate washers between foundation sill plate and nut on all foundation bolts.
- Crawl space venting minimum 1.0 sq. ft. for each 150 sq. ft. of foundation area.

METAL

- All flashing to be 24 ga. G.I. metal. Gravel stops and beam caps to be 22 ga. G.I. metal.
- All framing connections to be Simpson Company, or approved equivalent.
- Use metal fasteners at all beam-to-support member connections.

FRAMING

- Exposed plywood to be exterior grade C/CX. Nail 6" on edge 12" in field.
- All dimensioned lumber to be Douglas Fir-Larch, 2x4 standard or better all other #2 or better unless noted otherwise.
- All walls to be double plated, and plated joints will not be less than 48" apart. Top plate of interior partitions shall tie full into exterior wall plate.
- Provide operable egress windows at basement and every sleeping room with a minimum clear opening of 5.7 sq. ft. (ground floor egress window 5 sq. ft.). Least open-able height: net 24". Least open-able width: net 20". Sill height shall not be more than 44" above the floor (R310.1).
- Level changes at entries to be a minimum 1/2" and maximum 1 1/2".
- Exterior bearing wall headers as per framing plan.
- Interior bearing wall headers to be 4x6x#2 d-1 unless noted.
- Plumbing walls to be 2x6 (verify with plumbing contractor).
- Provide blocking for backing:
 - Shower rod: 84" height.
 - Towel rod: 42" height.
 - Curtain rod: each side of all windows
- All pre-wiring for telephone, TV, stereo, Internet, to be coordinated with owner.
- Engineer professional to verify structural members capacity to support loads as required by site conditions and location prior to construction.
- Trusses:
 - All trusses to be per manufacturers engineering specifications. Truss details to be provided upon framing inspection. Truss manufacturer to verify all spans and configurations prior to truss fabrication.
 - Trusses shall not bear on interior partitions unless otherwise designed.
- TJI's:
 - Provide solid blocking as per TJI manufacturer.
 - Use Simpson IUS 11.88 joist hangers (width as required for TJI series) at flush beams.
 - Install 2 12d nails at each TJI joist bearing location. One nail each side of web (1 1/2" minimum from end).
- Insulation baffles to be CDX plywood (or approved equivalent); no felt paper allowed. Use scrap if available.

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THERMAL PROTECTION

- Insulation required as follows:
 - Exterior walls: R-21
 - Floors: R-30
 - Ceiling: R-38 (2x10 or 2x12 rater vaulted ceiling for a maximum of 50% of the heated floor space area shall be allowed with R-30 insulation)
 - Foundation walls: R-11
 - Forced air duct: R-8
 - Water heater (if tank type): R-11 wrap
 - Slab on grade: R-15
- 6mm black polyethylene (reinforced if under slab) ground cover required at foundation.
- Vapor barriers at exterior wall (one dry cup rating or less).
- Doors and windows to be weather stripped.
- Windows shall have a maximum U-0.35. Skylights shall have a maximum U-0.60.
- Exterior doors shall have a maximum U-0.20. Exterior doors with greater than 2.5 sq. ft. glazing shall have a maximum U-0.40 (double pane with low-e coating or triple pane glazing shall be deemed to comply with the U-0.40 requirement).
- Roof venting for traditional insulation:
- Provide 1 sq. ft. of venting for each 150 sq. ft. of attic area. Use continuous ridge vents and soffit vents as required (8"x8" jack vents may be used in place of ridge vents).

PLUMBING

- All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
- Final location of main shutoff and filter loop determined by plumbing contractor.
- Fixtures to be specified by owner.
- Plumbing waste lines to be located as follows:
 - The center line of water closet waste line to be 12" from the face of wall behind.
 - Tub waste lines to be centered in wall behind controls and 15" face of side wall.
- Wall wallboard joints, cut edges, and pipe openings at tub and shower enclosures to be protected with a separate coat of tile adhesive used as sealer. Prior to application of the finish material, all openings around pipes, fixtures, etc. to be caulked with approved waterproof non-hardening caulking compound.
- The maximum amount of water to be used by new plumbing fixtures:
 - Toilets: 1.6 GPF
 - Shower heads: 2.5 GPM
 - Interior faucets: 2.5 GPM
- Showers shall be equipped with control valves of the pressure balance/thermostatic mixing, or the combination pressure balance/thermostatic mixing valve type with high limit stops in accordance with ASME A112.181.1 (P-418).
- Glass tub and shower doors to be safety glazed to comply with CPSC 16-CFR, Part 1201.
- Plumbing contractor to install plumbing to minimize noise from use and protect structural support members.
- Water heaters to be provided with pressure relief valves with provision to drain to exterior or approved drain.
- Water heaters (tank type) shall be anchored to resist horizontal movement (P-508.2).
- Storm water drains within 5' of foundation wall shall be of a material as specified for sanitary drainage work. Storm water drains 5' and beyond of foundation wall shall be of an approved material as per plumbing contractor.

ELECTRICAL

- All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
- Final panel location and meter base determined by electrical contractor.
 - Fixtures to be specified by owner.
 - Provide an approved smoke detector on all floor levels and at all sleeping areas. All detectors in "new construction" shall receive their primary source of power from the permanent built-in wiring with battery backup in case power is interrupted. Smoke detectors shall not be located between sleeping areas and any cold air return. Coordinate location with field inspector (R-314).
 - Recessed lighting fixtures install in insulated cavities shall be labeled as suitable for being installed in direct contact with insulation (I.C. rated).

MECHANICAL

- Mechanical system to be designed by mechanical contractor to meet building and owner needs and comply with local codes.
- Fresh air damper required for full encapsulation (foamed) insulation.
- All exhaust to vent to outside air. All exhaust ducts to have dampers.

FINISH

- All finishes to be specified by owner, including cabinets, doors, finish trim, etc.
- Flash all exterior doors, windows, and horizontal wood trim as required.
- Countertops to be self-edged and eased (or as per owner).
- All open flames and glow elements to be minimum 18" above garage floor.
- The garage shall be completely separated from the residence and its attic area by means of type "X" board or equivalent applied to the garage side. Where the separate is a floor-ceiling assembly, the structure supporting the separation shall be protected by "X" board or equivalent (R-302.6).
- Skylights shall be of an approved kit design, or provide construction plans and details onsite to be approved by the inspector before installation. All minimum glazing and curb requirements of R-308.6 shall be met.
- Provide a minimum of 30" wide space and 21" clear in from of all water closets.
- Minimum hallway width of 36" finish wall to finish wall (R-311).

GENERAL NOTES:

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- All linear dimensions located on interior walls originate at framing layer.



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NUMBER	DATE	REVISION	DESCRIPTION

DRAWN FOR:

Project Notes

DRAWINGS PROVIDED BY:

homeMADE Design

David B. Lawson, Designer
david@homemadedesign.net | 940-331-6093

DATE:

2/21/2024

SCALE:

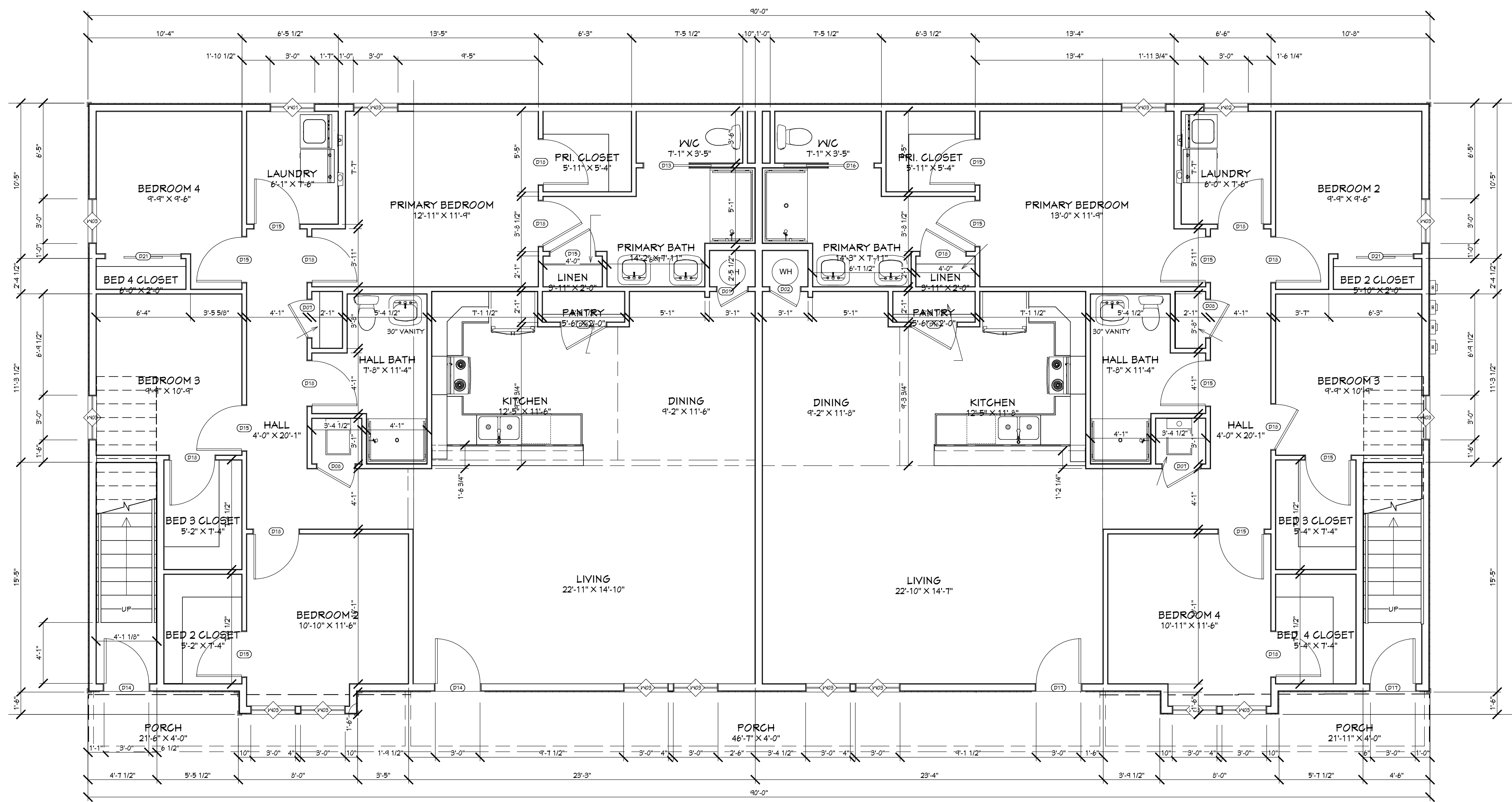
1/4" = 1'

SHEET:

2

SQ. FOOTAGE	
APT 1	1124
APT 2	1118
APT 3	1638
APT 3 BALCONIES	44
APT 4	1642
APT 4 BALCONY	44
STAIRWELLS	181
FRONT PORCH	336
TOTAL LIVABLE (A/C)	6121
TOTAL UNDER ROOF	7938

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1st Floor

GENERAL NOTES:

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FLOOR PLAN NOTES:

1. CONFIRM LOCAL REQUIREMENTS FOR SPRINKLER FIRE SUPPRESSION.
2. All bathroom cabinets to have 21" depth and 36" countertop height unless specified otherwise.
3. All kitchen cabinets to have 24" depth and 36" countertop height unless specified otherwise.
4. Confirm all cabinet specifications with owner.
5. All level 1 ceiling heights to be 9'-0" unless specified otherwise.
6. All level 2 ceiling heights to be 9'-0" unless specified otherwise.
7. Confirm attic access location (hatch or ladder) with owner. Provide minimum 22" x 30" attic access to any attic area with clear height greater than 30".
8. Confirm details of all tubs and showers with owner.
9. Provide 1/2" water proof gypsum board around all tubs and showers.
10. Confirm locations of hose bibs with owner.
11. All doors should be located min. of 3" from each intersecting wall.
12. All door roughing dimensions should match manuf. specs.

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	3016LS	1	1	3016LS	LEFT SLIDING 2"X6"X40" (2)	
W02	3016RS	1	1	3016RS	RIGHT SLIDING 2"X6"X40" (2)	
W03	3050SH	14	1	3050SH	SINGLE HUNG 2"X6"X40" (2)	
W04	3050SH	10	2	3050SH	SINGLE HUNG 2"X6"X40" (2)	
W05	5436LS	2	2	5436LS	LEFT SLIDING 2"X8"X68" (2)	
W06	6436LS	2	2	6436LS	LEFT SLIDING 2"X10"X80" (2)	

DOOR SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
D01	2060	1	1	2060 L IN	HINGED-SLAB	
D02	2060	1	1	2060 R IN	HINGED-SLAB	
D03	2660	12	2	2660 R IN	HINGED-DOOR P04	
D04	2460	3	2	2460 L IN	HINGED-DOOR P04	
D06	2460	3	2	2460 R IN	HINGED-DOOR P04	
D07	2660	2	1	2660 L IN	HINGED-SLAB	
D08	2660	2	1	2660 R IN	HINGED-SLAB	
D09	2660	2	2	2660 L	POCKET-DOOR P04	
D10	2660	12	2	2660 L IN	HINGED-DOOR P04	
D11	2660	2	2	2660 R	POCKET-DOOR P04	
D13	3060	1	1	3060 L	POCKET-DOOR P04	
D14	3060	2	1	3060 L EX	EXT. HINGED-DOOR P506	
D15	3060	12	1	3060 L IN	HINGED-SLAB	
D16	3060	1	1	3060 R	POCKET-DOOR P04	
D17	3060	2	1	3060 R EX	EXT. HINGED-DOOR P506	
D18	3060	12	1	3060 R IN	HINGED-SLAB	
D19	3060	1	2	3060 L EX	EXT. HINGED-DOOR E21	
D20	3060	1	2	3060 R EX	EXT. HINGED-DOOR E21	
D21	5060	2	1	5060 R IN	SLIDER-SLAB	
D22	5060	4	2	5060 L/R	4 DR. BIFOLD-PANEL	

SQ. FOOTAGE	
APT 1	1124
APT 2	1118
APT 3	1630
APT 3 BALCONIES	44
APT 4	1642
APT 4 BALCONY	44
STAIRWELLS	107
FRONT PORCH	336
TOTAL LIVABLE (A/C)	6127
TOTAL UNDER ROOF	7930

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10	Electrical Plan
11	Electrical Plan

All construction must meet or exceed locally adopted building codes.



REVISION TABLE	DESCRIPTION
NUMBER	DATE

DRAWN FOR:

Floor Plan Dimensioned

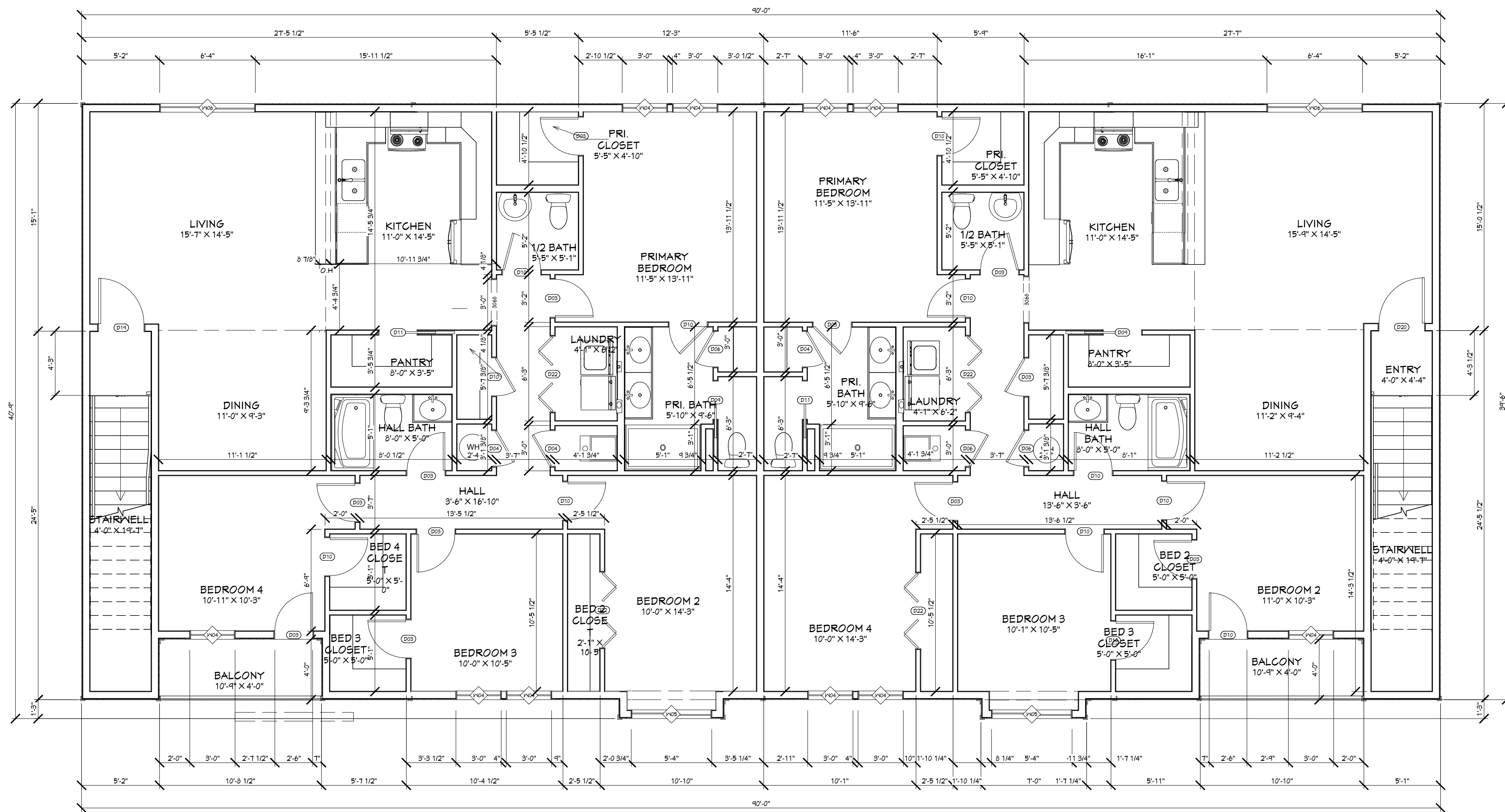
homeMADE Design

David B. Lawson, Designer
david@homemadedesign.net | 940-331-6093

DATE:
2/21/2024

SCALE:
1/4" = 1'

SHEET:
3



2nd Floor

GENERAL NOTES:

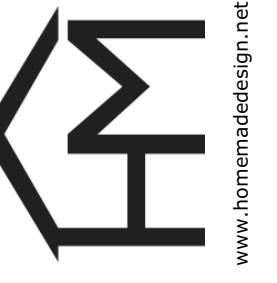
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FLOOR PLAN NOTES:

SEE PAGE 3

All construction must meet or exceed locally adopted building codes.

SQ. FOOTAGE		SHEET INDEX	
APT 1	1724	1	Project Overview
APT 2	1718	2	Project Notes
APT 3	1638	3	Floor Plan Dimensioned
APT 3 BALCONIES	44	4	Floor Plan Dimensioned
APT 4	1642	5	Exterior Elevations
APT 4 BALCONY	44	6	Exterior Elevations
STAIRWELLS	187	7	Wall Section Details
FRONT PORCH	336	8	Roof Detail
TOTAL LIVABLE (A/C)	6127	9	Foundation Detail
TOTAL UNDER ROOF	7938	10	Electrical Plan
		11	Electrical Plan



NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWN FOR:

Floor Plan Dimensioned

Drawings Provided By:
homeMADE Design
 David B. Lawson, Designer
 david@homemadedesign.net | 940-331-6093

DATE:

2/21/2024

SCALE:

1/4" = 1'

SHEET:

4

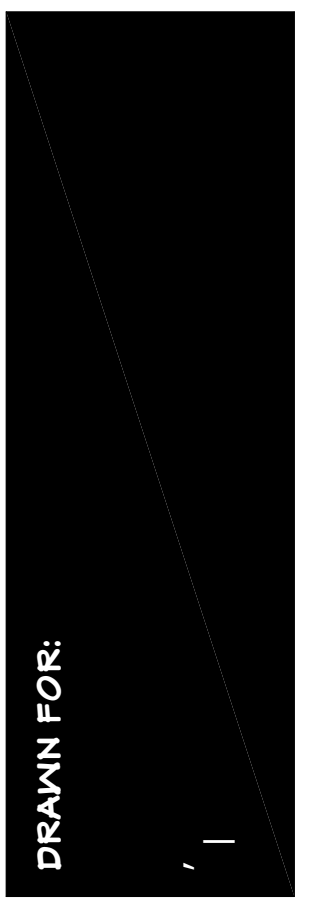


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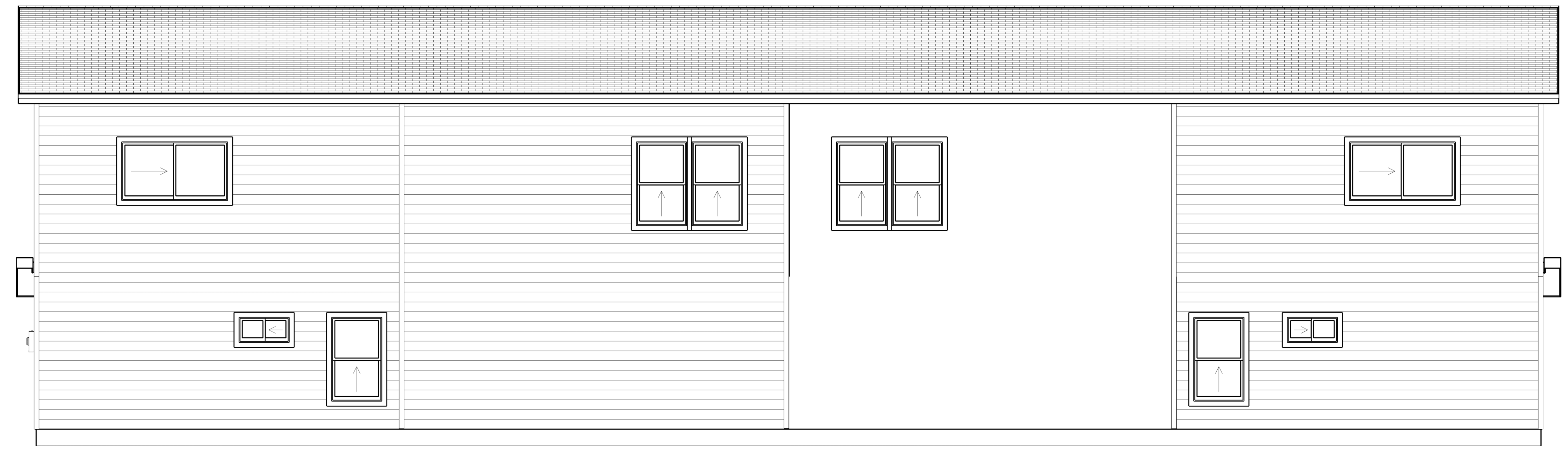


EXTERIOR NOTES:

- 1. All exterior columns/posts to be built from 2x4 studs, wrapped by Zip System wall sheathing.
- 2. All brackets & gable accent pediment to be composite material.
- 3. All corner boards, fascia, soffit, frieze & trim to be composite material.
- 4. Entire exterior to be SmartSide composite lap or board & batten unless specified otherwise.



Front Elevation



Rear Elevation

All construction must meet or exceed locally adopted building codes.

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Exterior Elevations

DRAWINGS PROVIDED BY:
homeMADE Design
 David B. Lawson, Designer
 david@homemadedesign.net | 940-331-6093

DATE:

2/21/2024

SCALE:

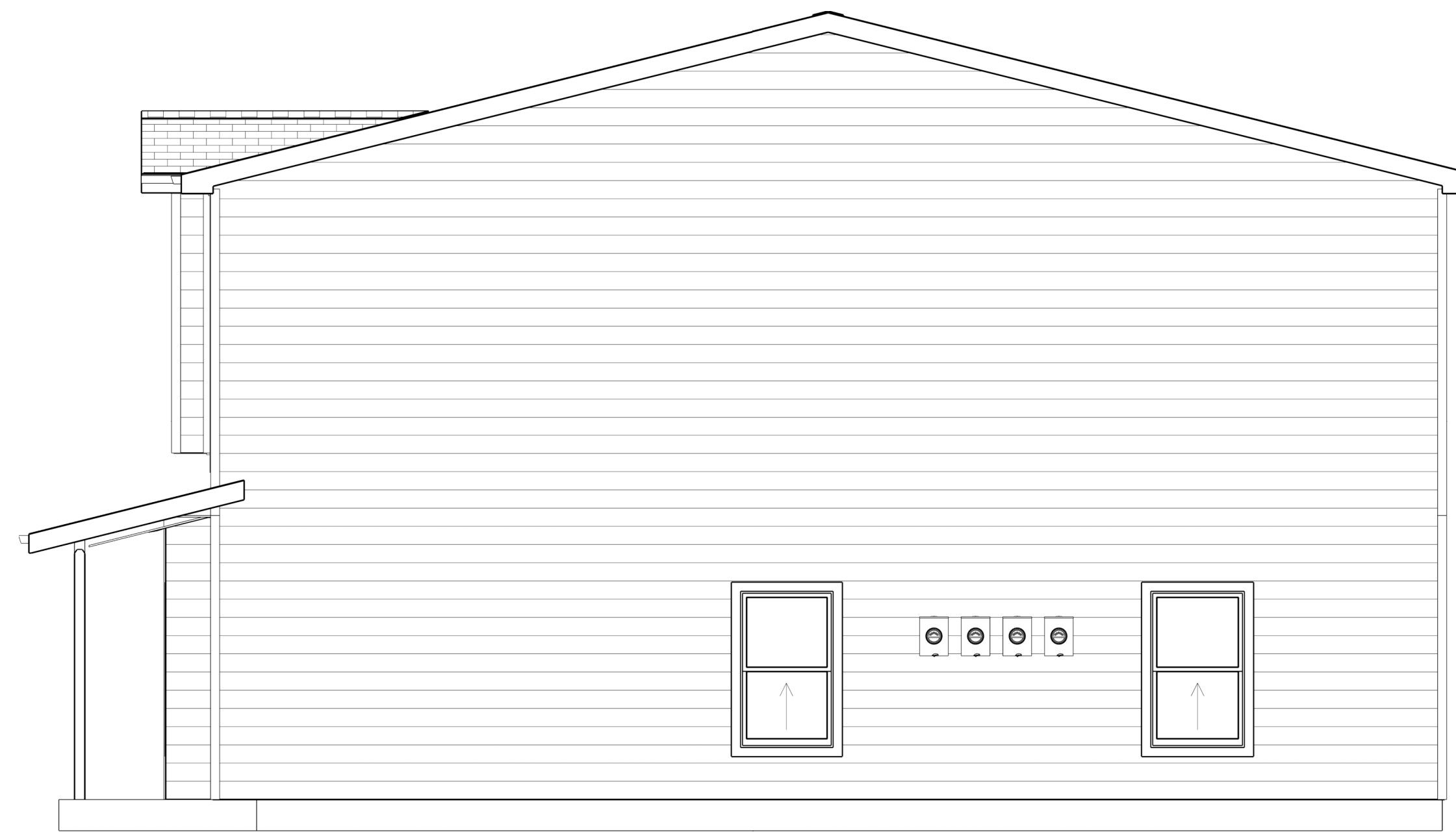
1/4" = 1'

SHEET:

5



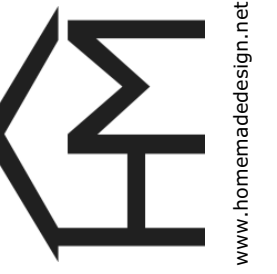
Left Elevation



Right Elevation

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NUMBER	DATE	REVISION BY	DESCRIPTION

EXTERIOR NOTES:

SEE PAGE 5

DRAWN FOR:

Exterior Elevations

DRAWINGS PROVIDED BY:

homeMADE Design

David B. Lawson, Designer
david@homemadedesign.net | 940-331-6093

DATE:

2/21/2024

SCALE:

1/4" = 1'

SHEET:

6

SHEET INDEX	
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CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D. ALL STUDS TO BE DF#2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
 WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
 FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 9". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

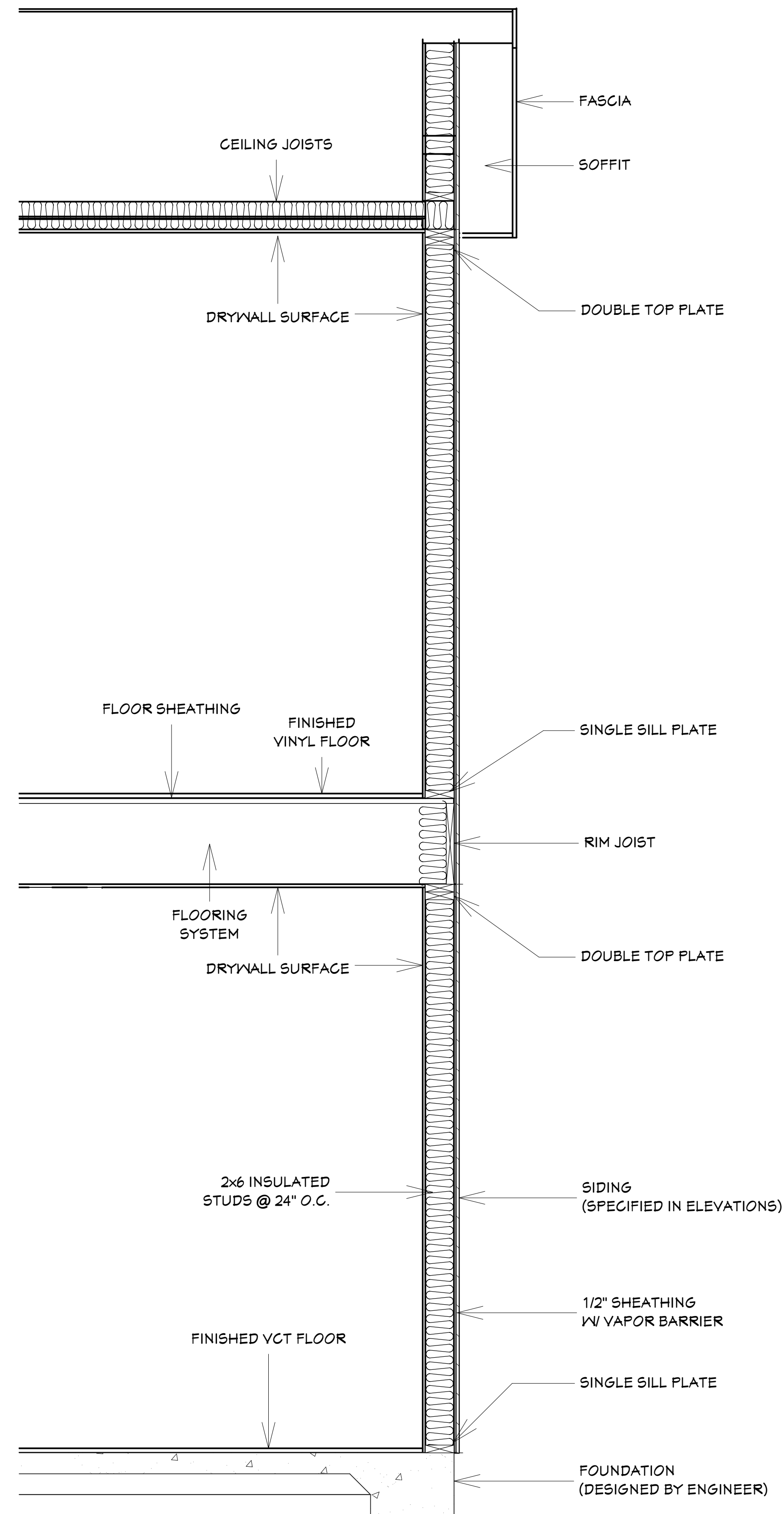
STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.



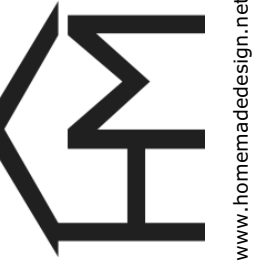
GENERAL NOTES:

1. All linear dimensions located on exterior walls originate at outside of veneer.
2. All linear dimensions located on interior walls originate at framing layer.

WALL DETAIL NOTES:

1. Wall details are for reference only and may not be representative of all walls. Engineered plans supersede section details on this page.

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8	Roof Detail
9	Foundation Detail
10	Electrical Plan
11	Electrical Plan



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWN FOR:

Wall Section Details

DRAWINGS PROVIDED BY:
homeMADE Design
 David B. Lawson, Designer
 david@homemadedesign.net | 940-331-6093

DATE:

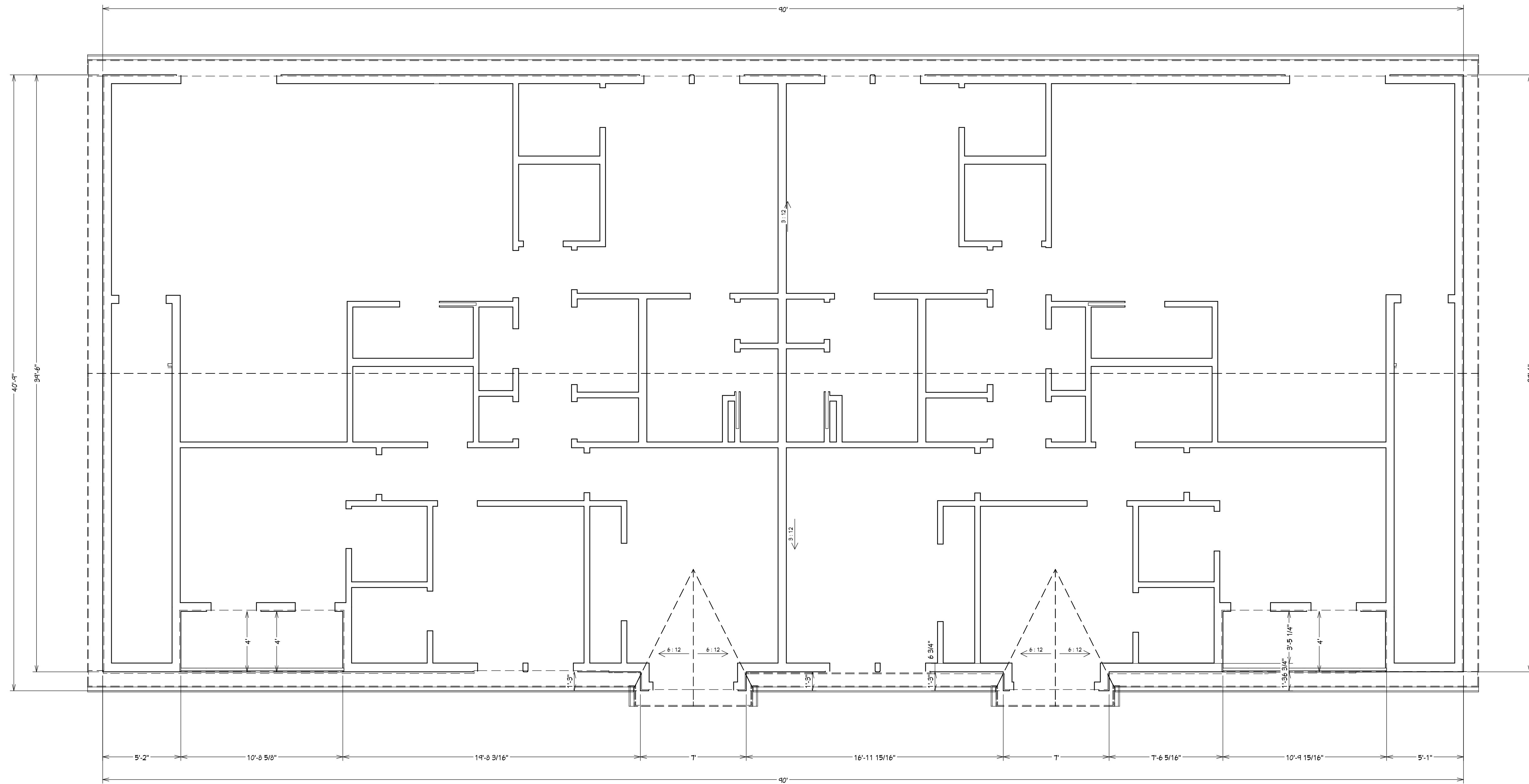
2/21/2024

SCALE:

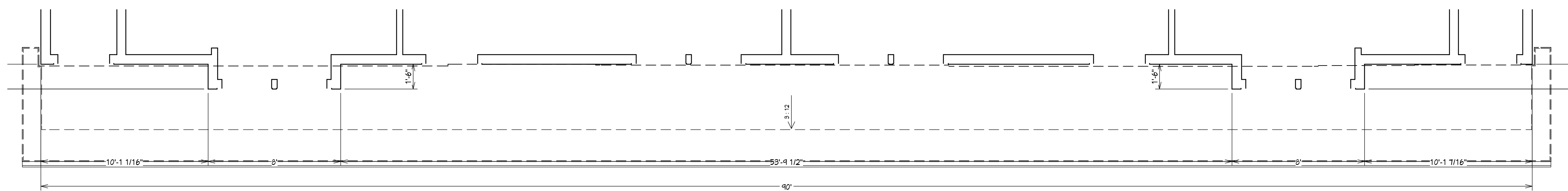
3/4" = 1'

SHEET:

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2nd Floor



1st Floor

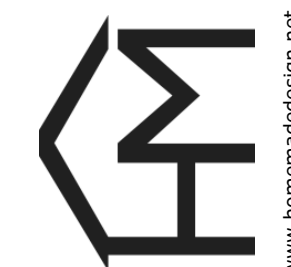
All construction must meet or exceed locally adopted building codes.

GENERAL NOTES:

1. All linear dimensions located on exterior walls originate at outside of veneer.
2. All linear dimensions located on interior walls originate at framing layer.

ROOF NOTES:

1. All pitches to be 3:12 unless specified otherwise.
2. Roof surfaces to be composition asphalt shingle unless specified otherwise.
3. Roof surface area: ~4517 sq. ft.



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REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWN FOR:

Roof Detail

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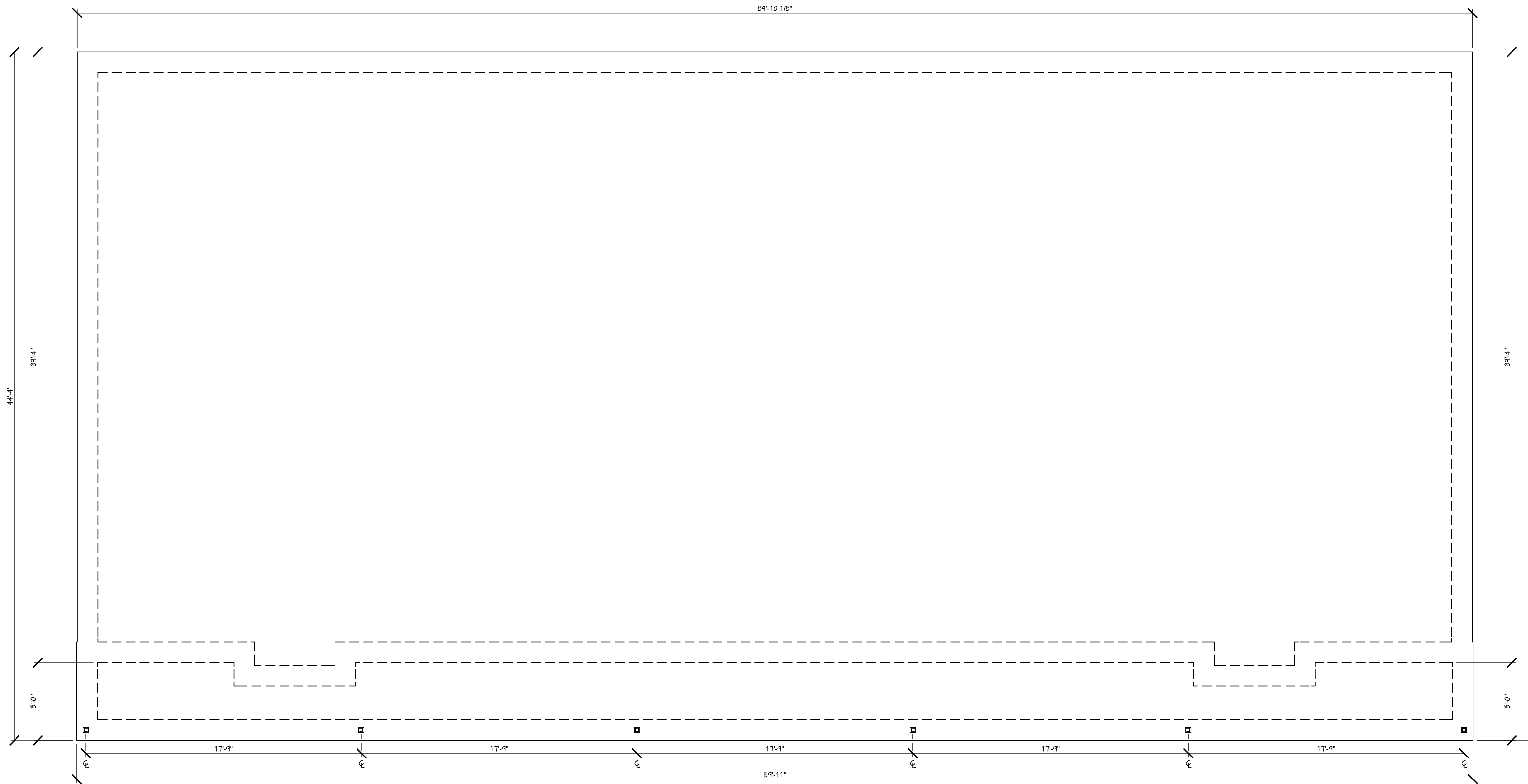
SCALE:

1/4" = 1'

SHEET:

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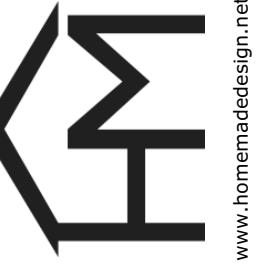


GENERAL NOTES:

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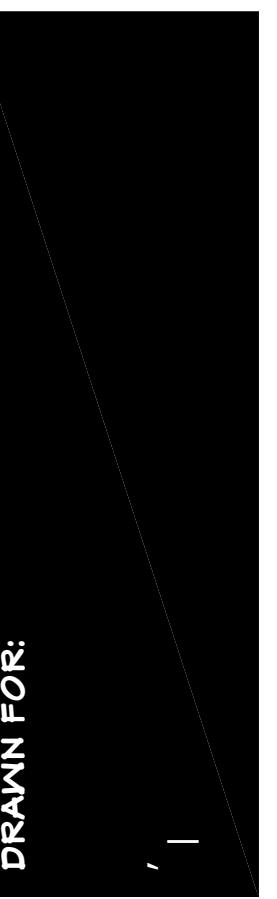
FOUNDATION NOTES:

1. Foundation layout is for reference only. Foundation to be designed by engineer.



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NUMBER	DATE	REVISION BY	DESCRIPTION



Foundation Detail

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2/21/2024

SCALE:

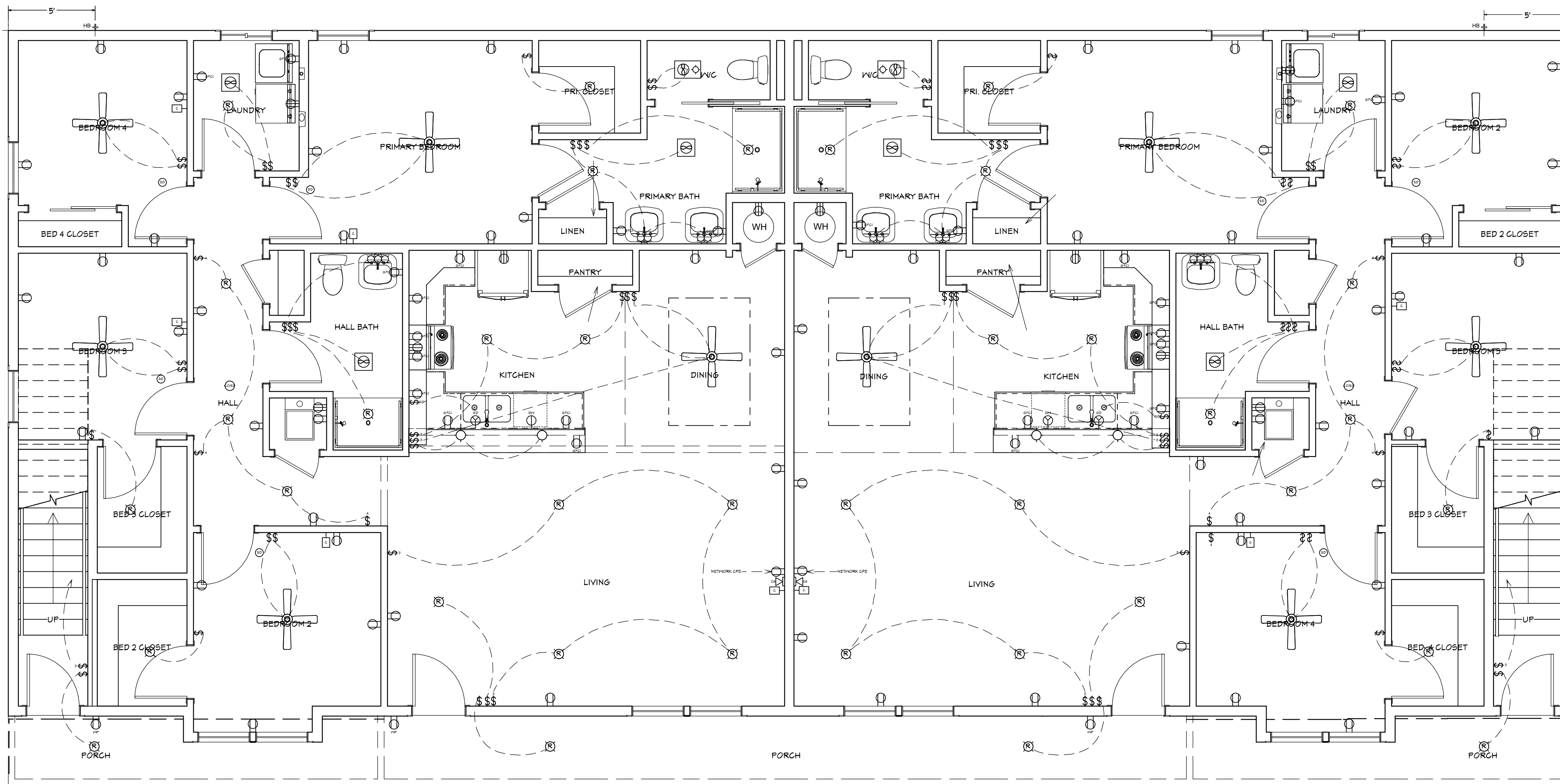
1/4" = 1'

SHEET:

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1st Floor

GENERAL NOTES:

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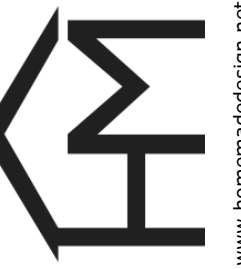
ELECTRICAL NOTES:

1. Verify all electrical locations and fixtures with owner.
2. Arrows indicate connections between floors.
3. All exterior plugs and light fixtures to be water proof on a GFCI circuit.
4. All kitchen, laundry, and garage plugs to be on GFCI circuit.
5. Provide a separate circuit for microwave oven.
6. Provide a separate circuit for Network GPE.
7. All recessed lights in exterior ceilings to be insulation cover rated.
8. Electrical outlet plate gaskets shall be installed on receptacle, switch, and any other boxes in exterior walls.
9. All exhaust to vent to outside air. All exhaust ducts to have dampers.
10. All ceiling fans and lights to be on standard switches. Ceiling fan locations should use three-conductor Romex.
11. Exterior architectural and security exterior lighting controlled by interior switches.
12. Final panel locations and meter bases determined by electrician.
13. All electrical to meet all locally adopted building codes for height, spacing, tamper resistance, etc.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

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Electrical Plan

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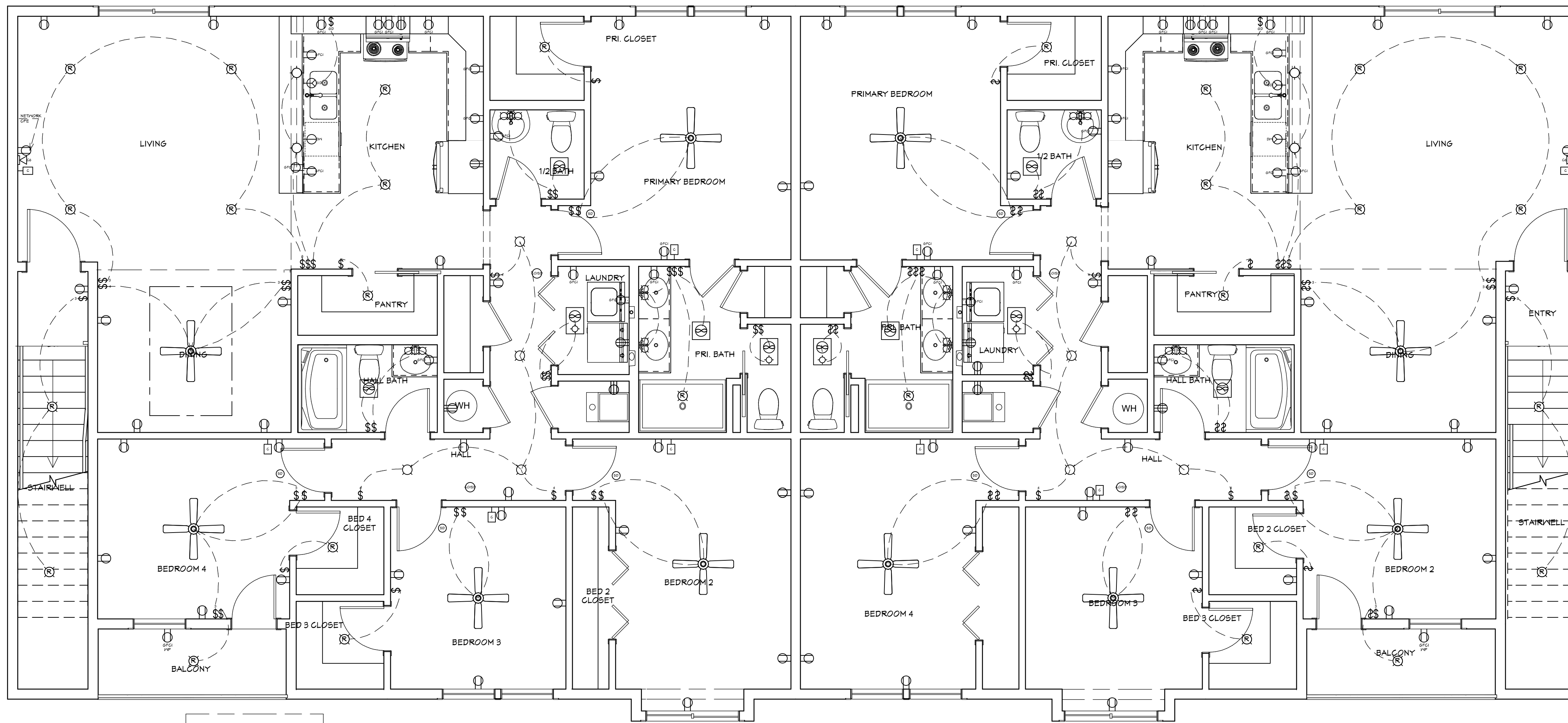
2/21/2024

SCALE:

1/4" = 1'

SHEET:

10



2nd Floor

GENERAL NOTES:

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2. All linear dimensions located on interior walls originate at framing layer.

ELECTRICAL NOTES:

SEE PAGE 10

ELECTRICAL - DATA - AUDIO LEGEND	
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SHEET:

11