



BEAVER RESIDENCE
26205 ANDREWS GROVE

General Notes:

The construction of this dwelling must comply with 2022 International Residential Code (2022 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.

- This plan and the designs contained herein are the sole property of the company, Wyrick Residential Designs. This plan and all the derivative works are subject to federal copyright law protection and may not be copied, resold, or reproduced by any means what so ever.
- 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 garages to have 3/4" one hour rated gypsum board separation at common walls and ceilings. Provide one hour 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 R314-R315 of 2022 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 R317 of 2022 I.R.C. and NFPA72 household fire warning equipment provisions.
- Household venting should be in accordance with sections 502 (G2425, 4503, G2426) 2022 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. 3'0" 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-M1405 of the 2022 I.R.C.
- Install dryer vents according to section M1501.1 2022 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 10'0" intervals along length of wall.
- Shower stalls to be finished with non absorbent surface to minimum height of 7'0" above drain inlet per section R7024 2022 I.R.C. Shower receptors to comply with section P2708 and P2710 of 2022 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 2022 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 R613 2022 I.R.C. Window supplier to locate safety glass as required and certify all windows to comply with 2022 I.R.C., 2000 I.B.C., and 2000 energy code. 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 2022 I.R.C./2000 I.B.C. with a 44" max. sill height.
- Stair design, riser, and tread depths site built must comply with sections R314.1-R314.9 of 2022 I.R.C. Note: All handrails and guardrails shall comply with sections R315-R315 of 2022 I.R.C. and have a min. uniformly distributed live load as per table R301.4 of the 2022 I.R.C.
- All stair balusters to have 3" O.C. max. spacing with no more than 4" max. opening. Install continuous handrail at min. 34" height at all staircases locations and min. 42" height at all landings.
- Pull-down attic access stairs to comply with section R307 of 2022 I.R.C. Having a rough opening no less than 22" by 30" with a 350 lb. min. weight limit and a 30" min. unrestricted head room into the attic to comply with M1305.L3 of 2022 I.R.C.
- Fire place hearth to be 3/4" 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 R100L1-R1005.3 of the 2022 I.R.C. Chimneys to rise 24" min. above all roof or structure with in 10'0" 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 2022 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 2022 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 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 these 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 appurtenances 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.

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BEAVER RESIDENCE

ADDRESS:

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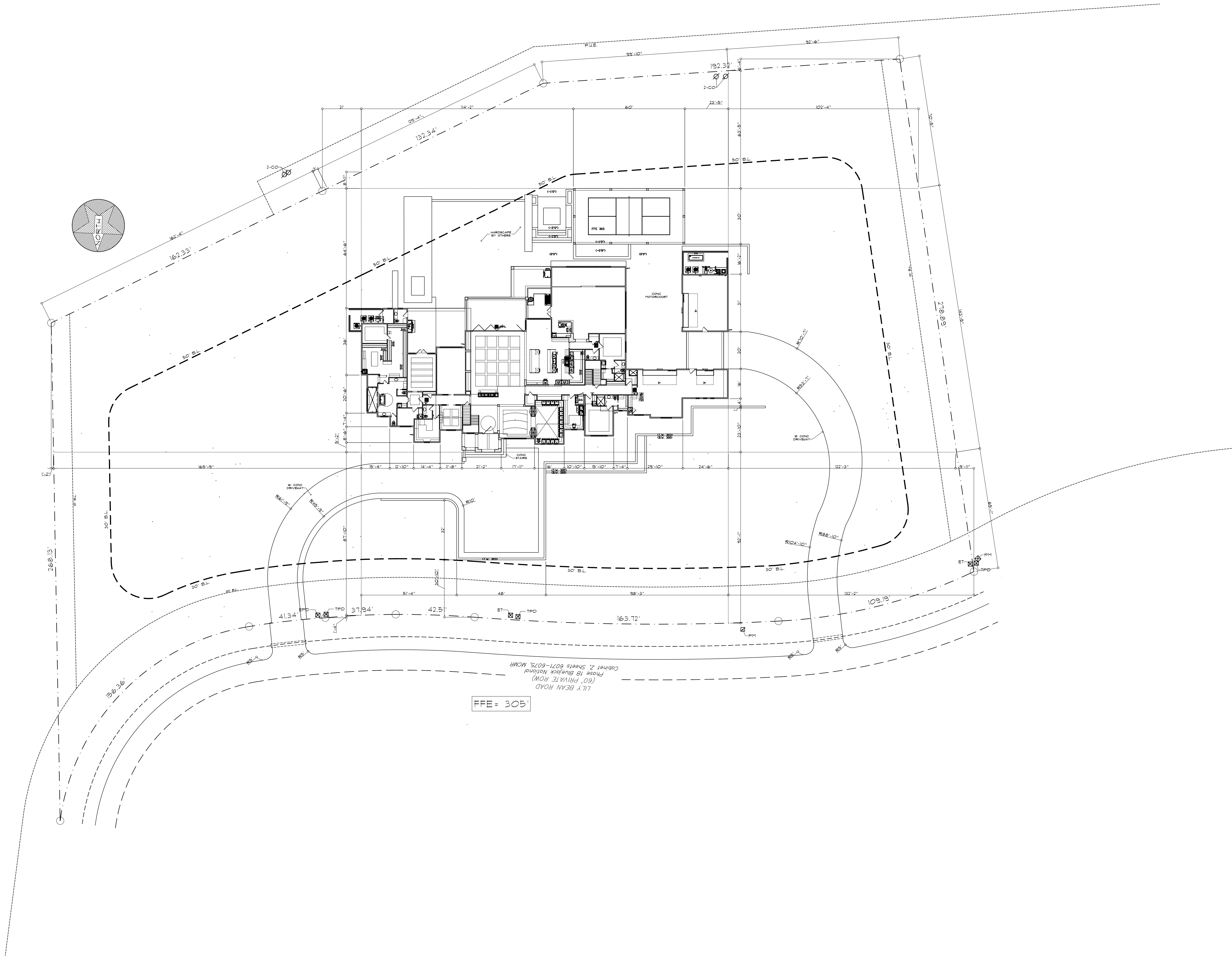


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PROJECT
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PLAN
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SHEET

A-0



SITE PLAN

SCALE: 1" = 20'-0"

SUBDIVISION: BLUEJACK NATIONAL

LOT: 1

BLOCK: 1

SECTION: PHASE 1B

PHYSICAL: 26205 ANDREWS GROVE

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT THE PROPOSED SLAB FOOTPRINT DOES NOT ENCR OACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

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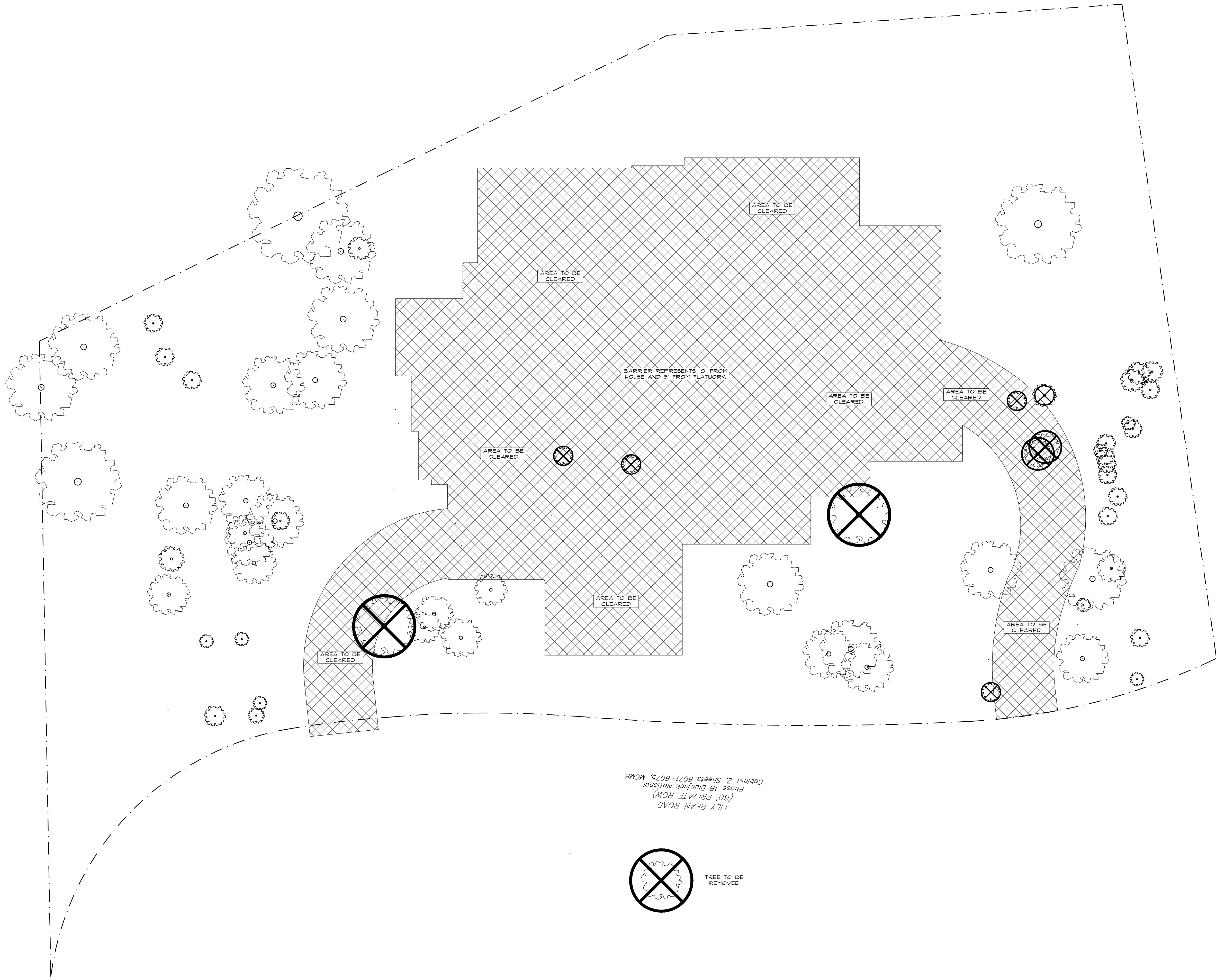
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PLAN

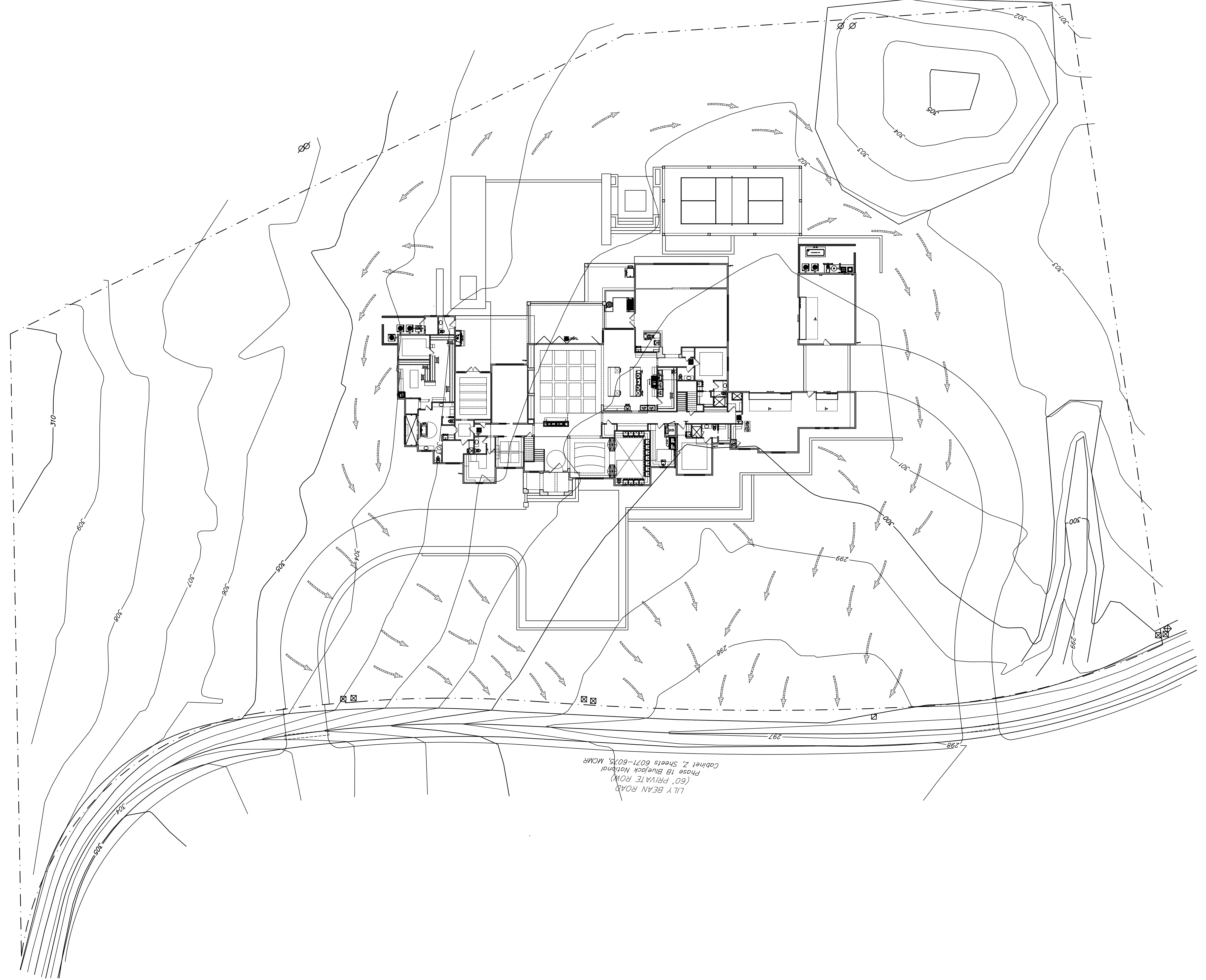
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1 CLEARING PLAN
NO SCALE



2 DRAINAGE PLAN
NO SCALE

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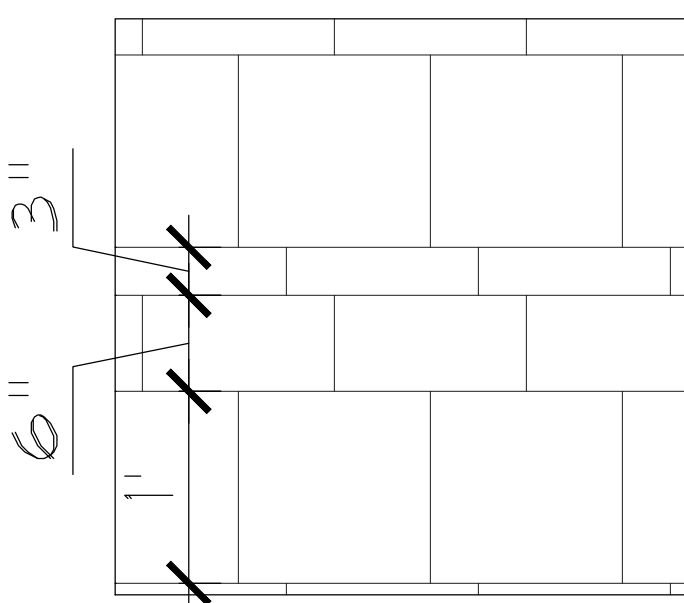
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A-2



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

MAIN FLR
FFE = 305'

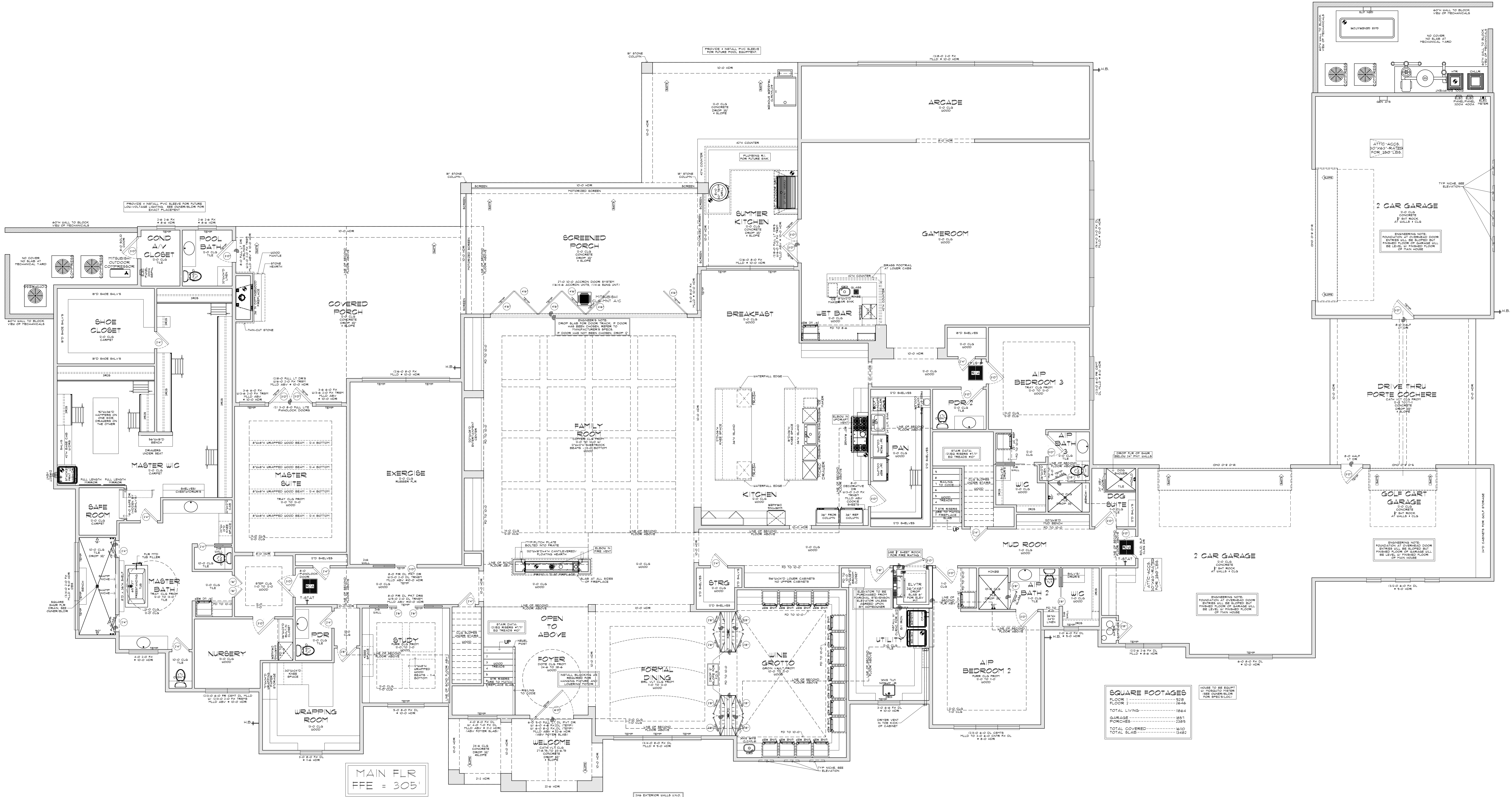


3 MULTI DIMENSIONAL
STONE PATTERN
SCALE: 1" = 1'-0"



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

MAIN FLR
FFE = 305'



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
12'-0" CLG HEIGHTS U.N.O.
ALL DOORS DOWN TO HAVE 8'-0" HT. U.N.O.
ALL WINDOWS DOWN TO HAVE 8'-0" HOHT. U.N.O.

SQUARE FOOTAGES	
FLOOR	318
HEADR	1846
TOTAL LIVING	1864
GARAGE	887
PORCHES	2989
TOTAL COVERED	8802
TOTAL SLAB	15482

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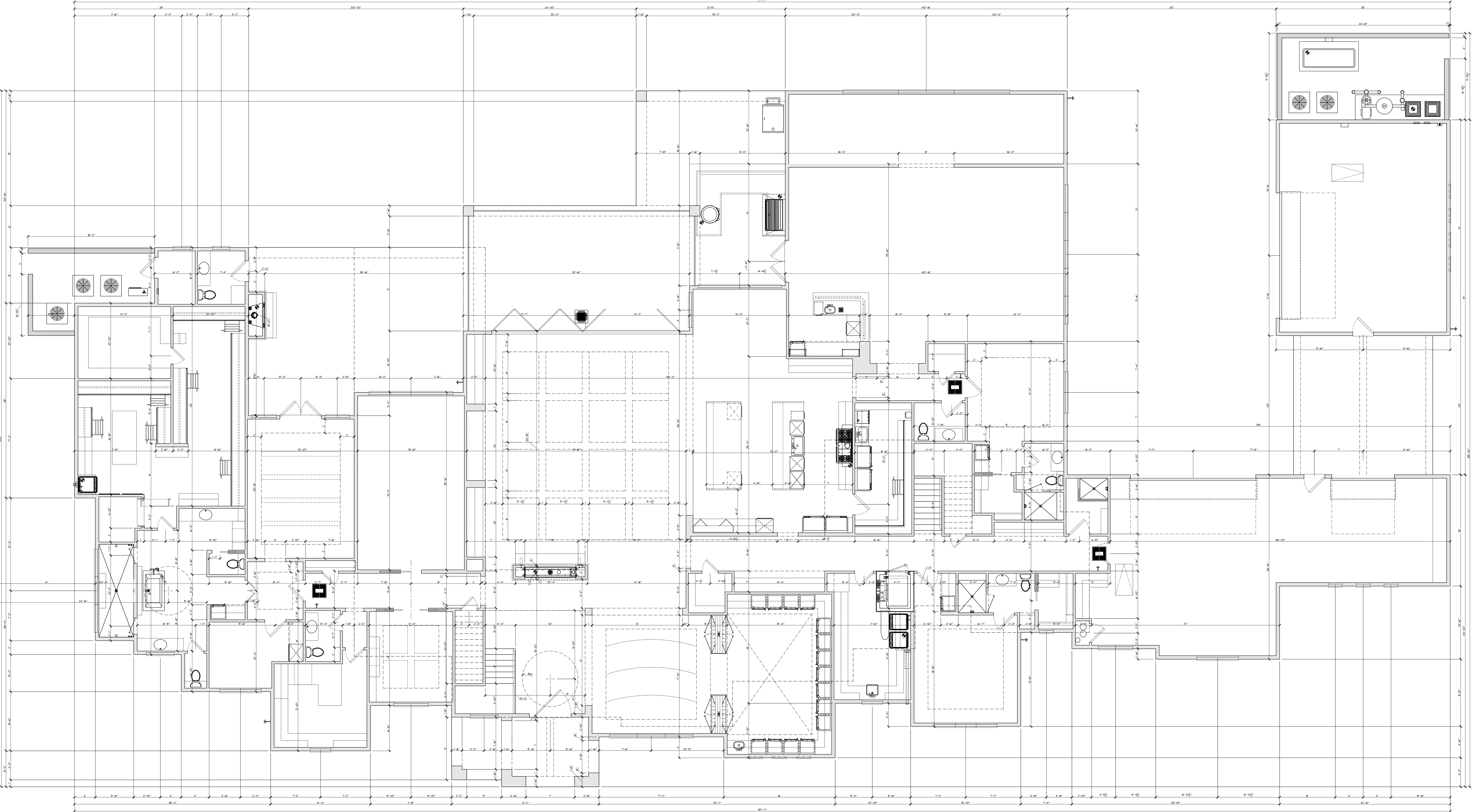
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SHEET	A-4
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1 FIRST FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

- | | | | |
|----------|-------------------------------------|------|--------------------------------------|
| SH 1/1 | DOOR WIDTH (3'-0") | CSMT | CASEMENT (OPERABLE WINDOW) |
| FX | SINGLE-HUNG (OPERABLE WINDOW) | HDR | HEADER (TOP OF WINDOW/DOOR) |
| HOR SLID | FIXED (NON-OPERABLE WINDOW) | MLLD | MULLED (ATTACHED WINDOWS) |
| | HORIZONTAL SLIDER (OPERABLE WINDOW) | DL | DIVIDED LIGHT (WINDOW PANES DIVIDED) |

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SHEET

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1 SECOND FLOOR PLAN

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

10'-0" CLG HEIGHTS U.N.O.

ALL DOORS UP TO HAVE 8'-0" HT. U.N.O.

ALL WINDOWS UP TO HAVE 8'-0" HDHT. U.N.O.

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SHEET

A-6

DOOR WIDTH (3'-0")

SH 1/1 SINGLE-HUNG (OPERABLE WINDOW)

FX FIXED (NON-OPERABLE WINDOW)

HOR SLID HORIZONTAL SLIDER (OPERABLE WINDOW)

CSMT CASEMENT (OPERABLE WINDOW)

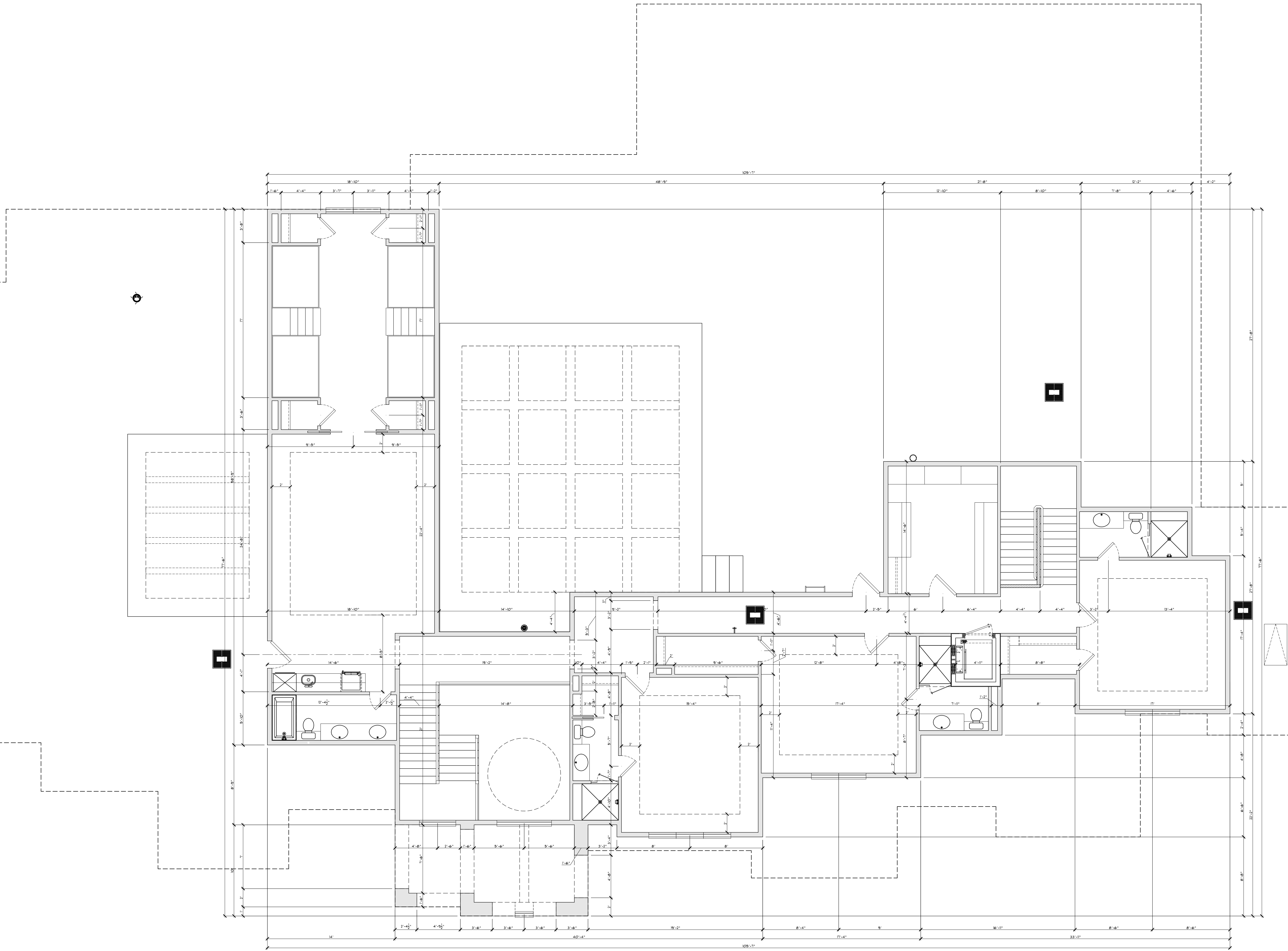
HDR HEADER (TOP OF WINDOW/DOOR)

MLLD MULLED (ATTACHED WINDOWS)

DL DIVIDED LIGHT (WINDOW PANES DIVIDED)

1 SECOND FLOOR DIMENSION PLAN

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



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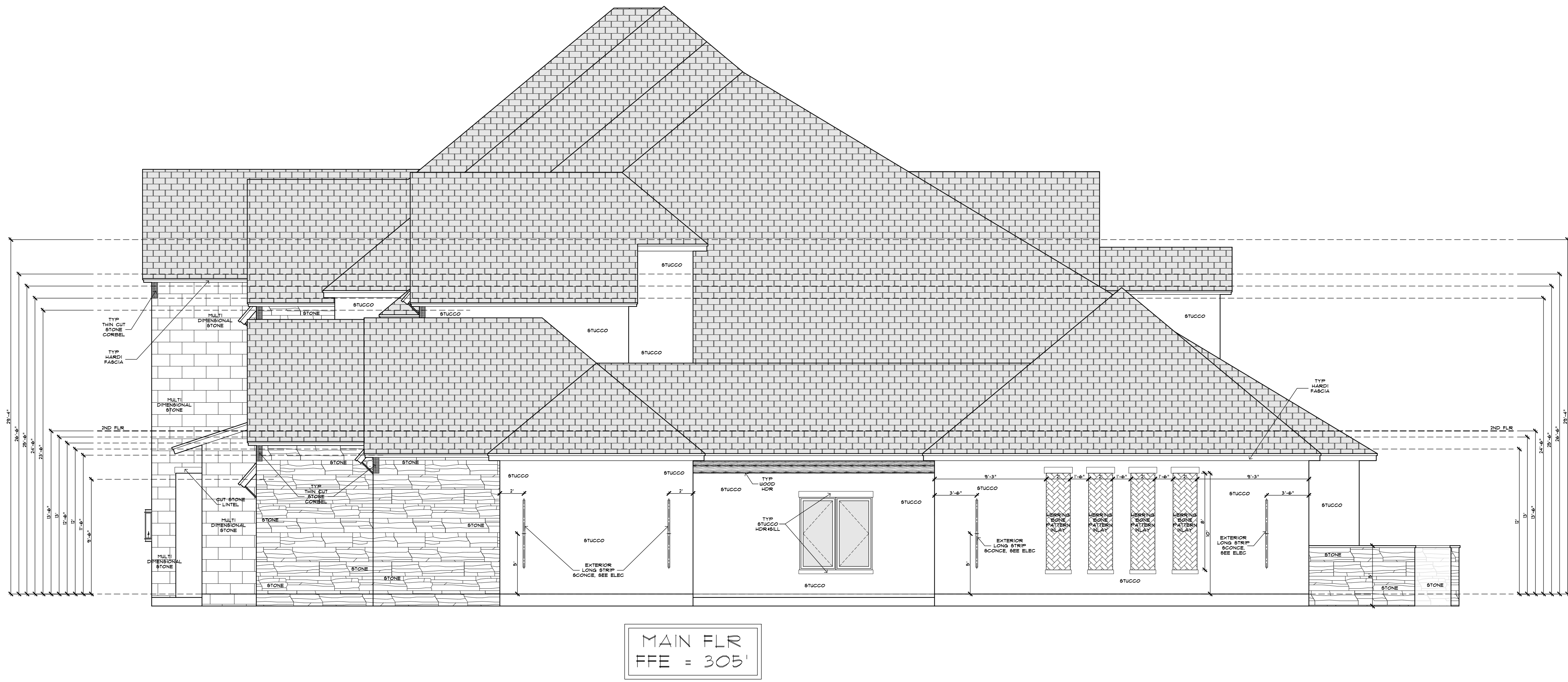


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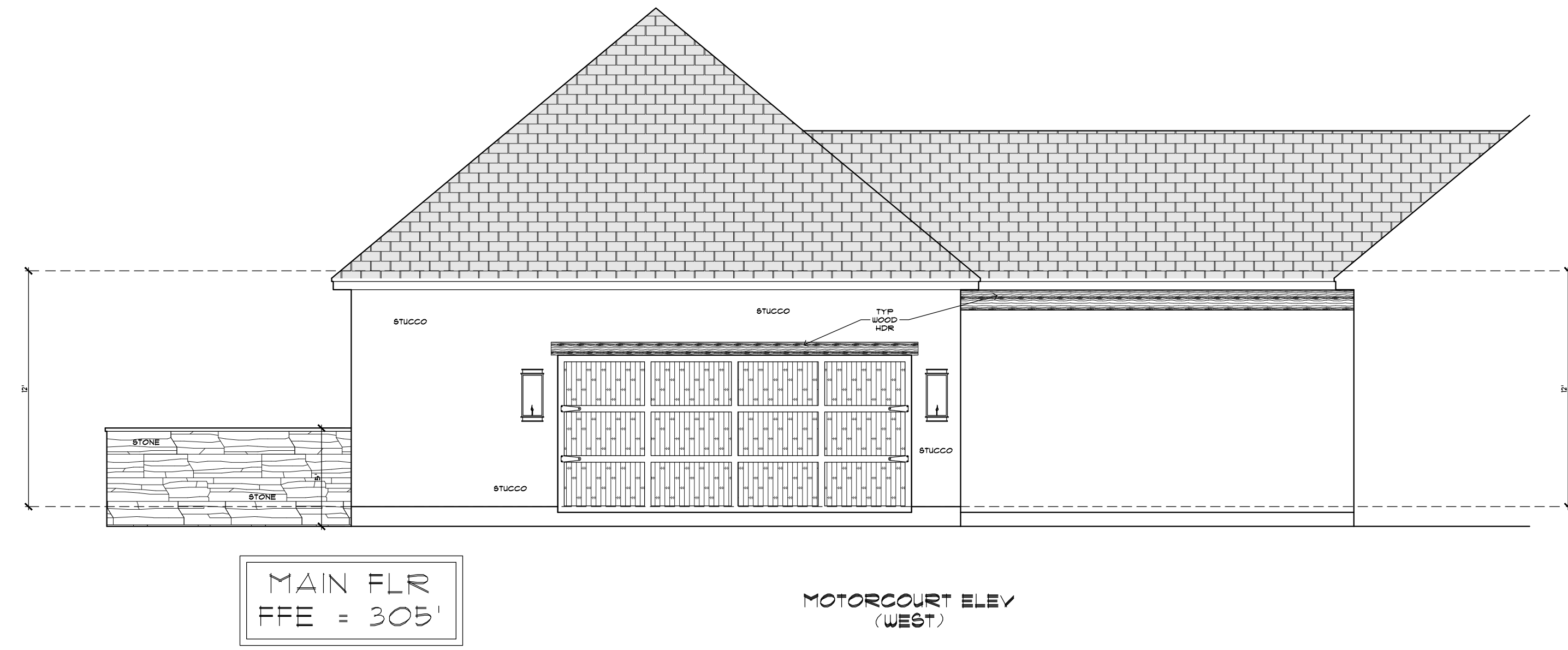
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SHEET
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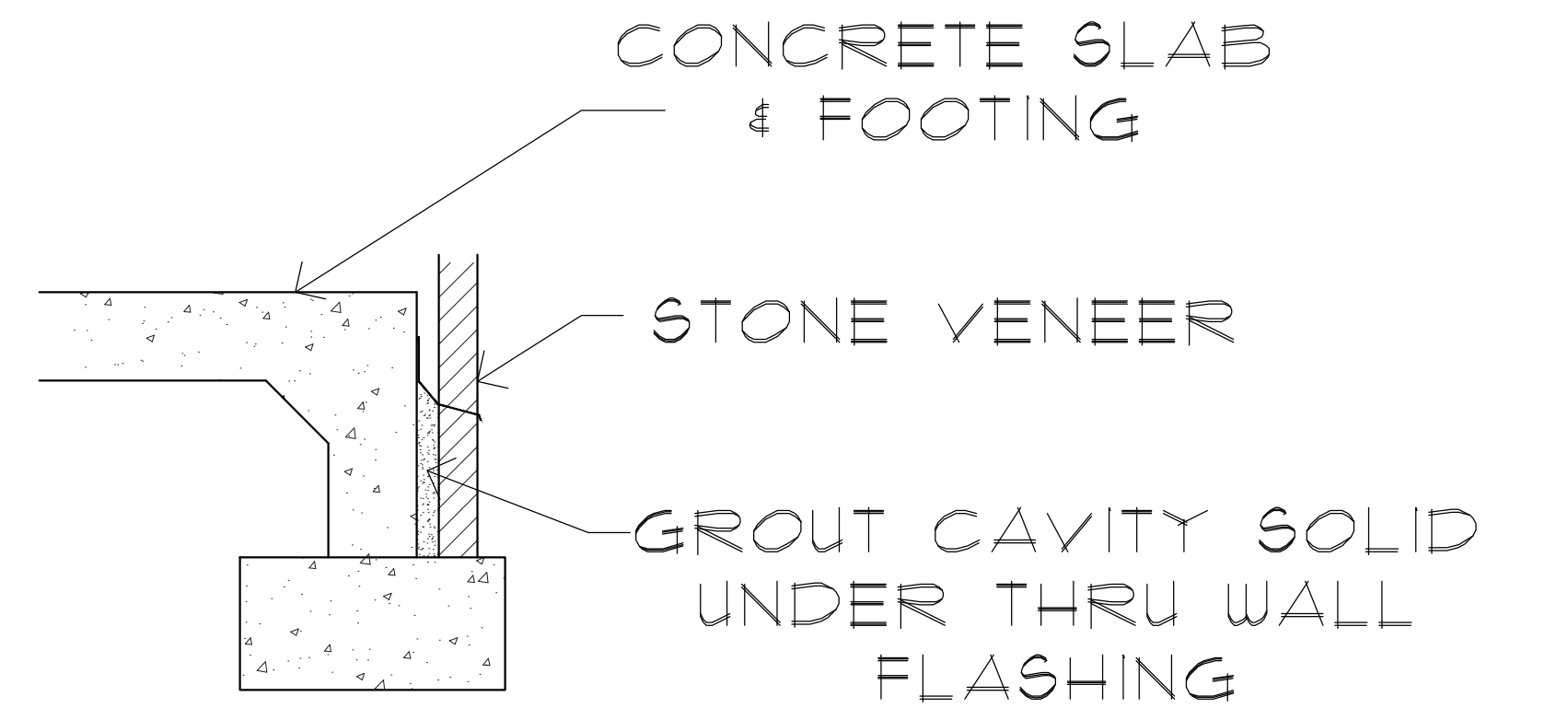
DOOR WIDTH (3'-0")
SH 1/1 SINGLE-HUNG (OPERABLE WINDOW)
FX FIXED (NON-OPERABLE WINDOW)
HOR SLID HORIZONTAL SLIDER (OPERABLE WINDOW)
C&MT CASEMENT (OPERABLE WINDOW)
HDR HEADER (TOP OF WINDOW/DOOR)
MLLD MULLED (ATTACHED WINDOWS)
DL DIVIDED LIGHT (WINDOW PANES DIVIDED)



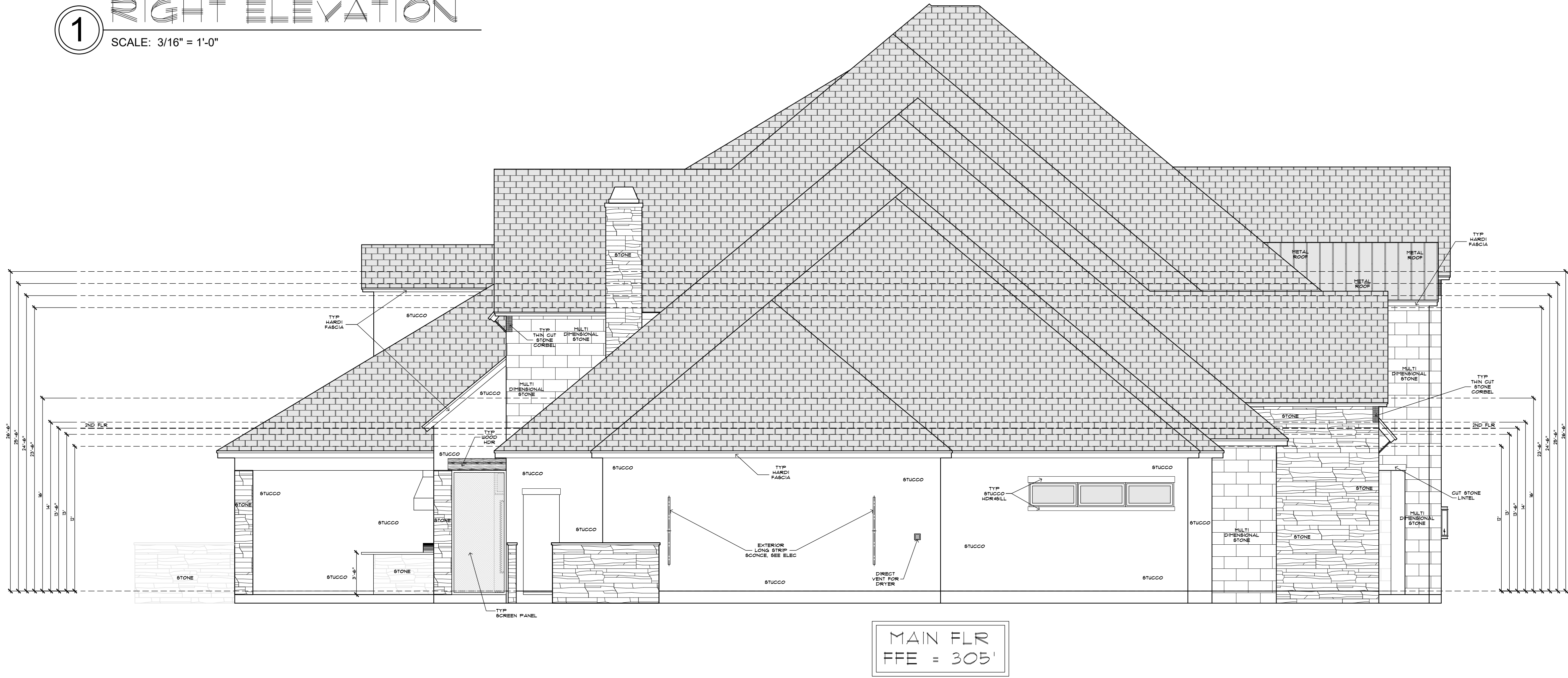
1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



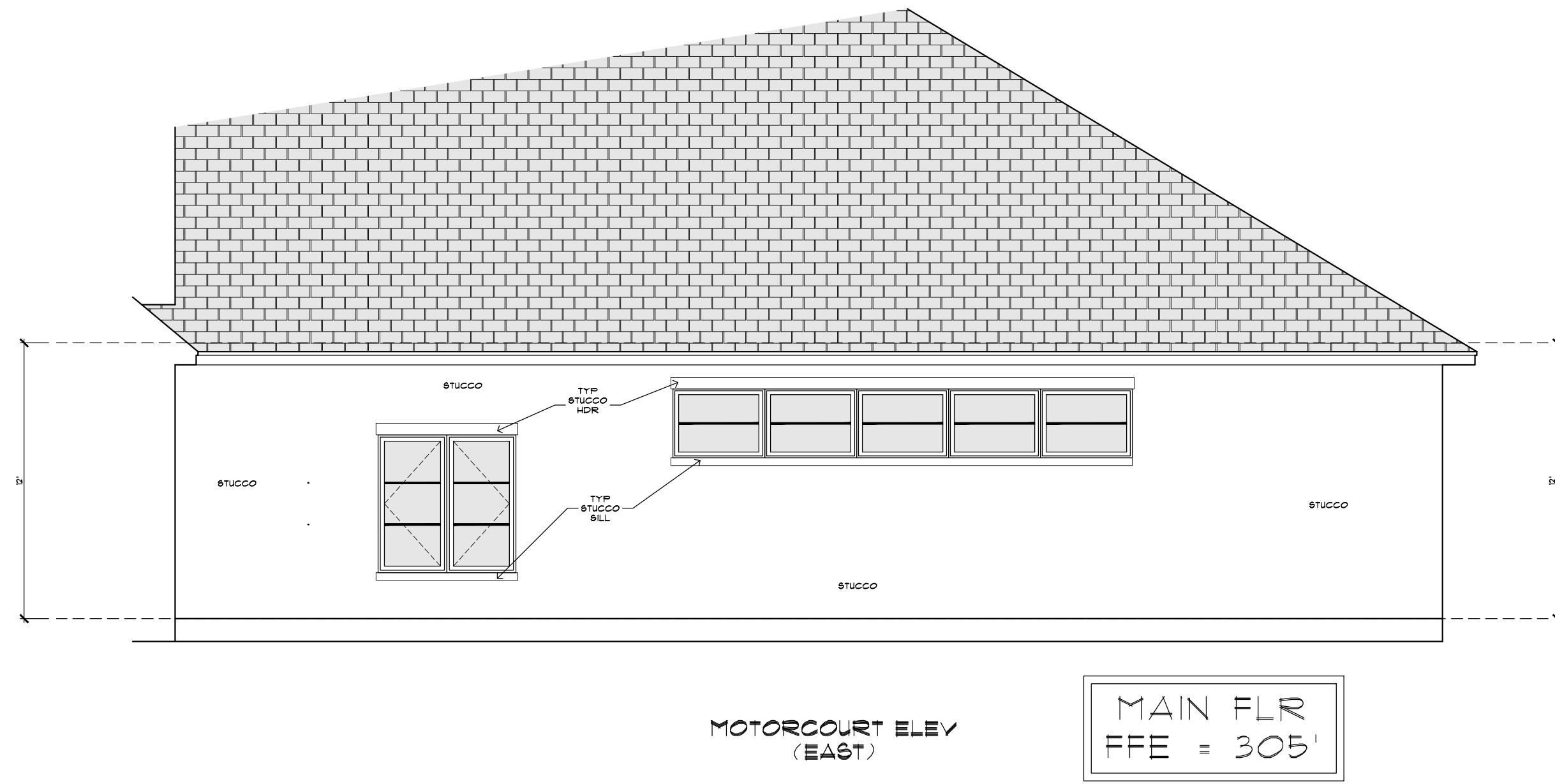
4 MOTORCOURT ELEVATIONS
SCALE: 3/16" = 1'-0"



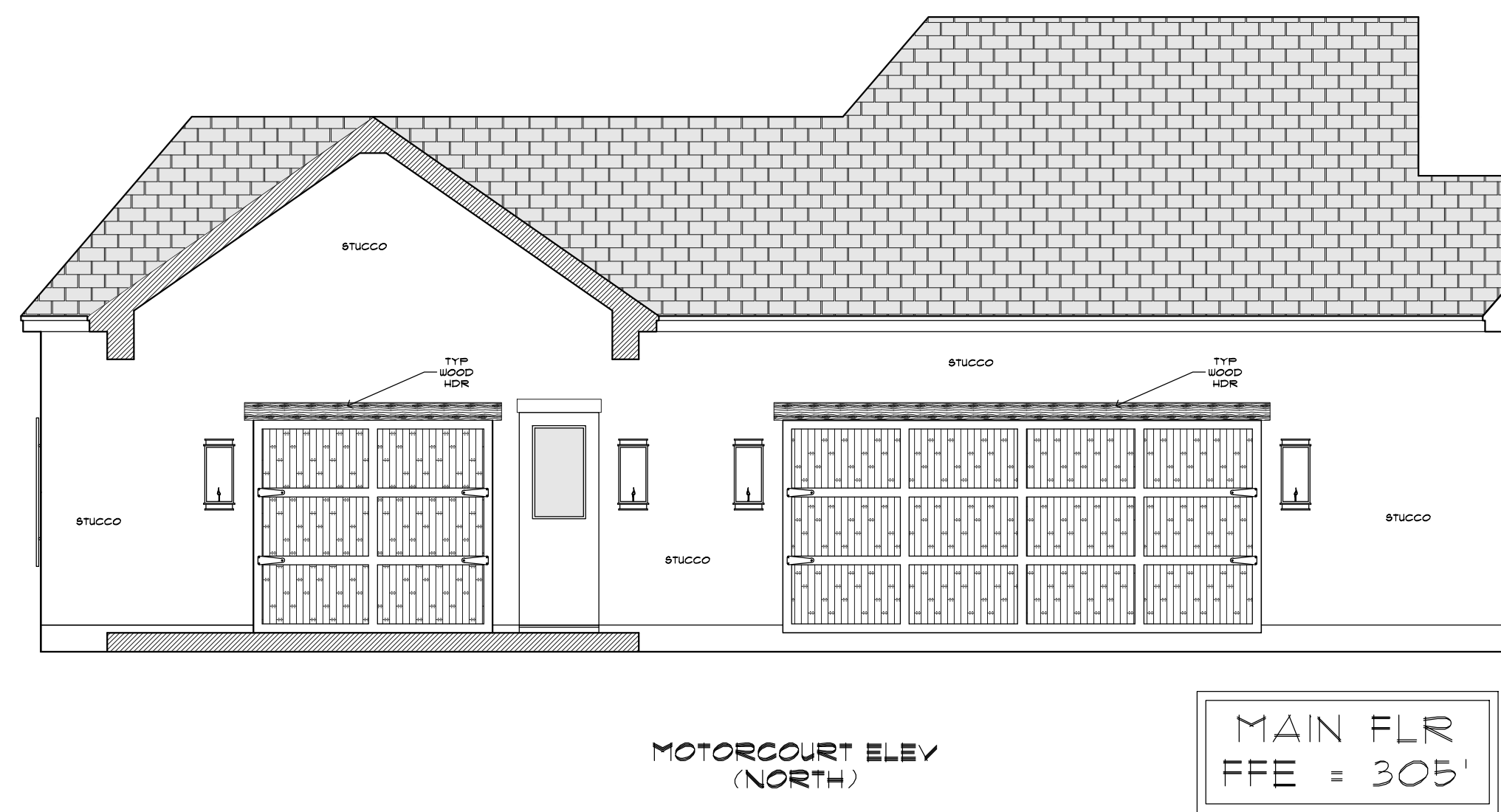
7 DROPPED BRICK LEDGE DETL
SCALE: 3/4" = 1'-0"



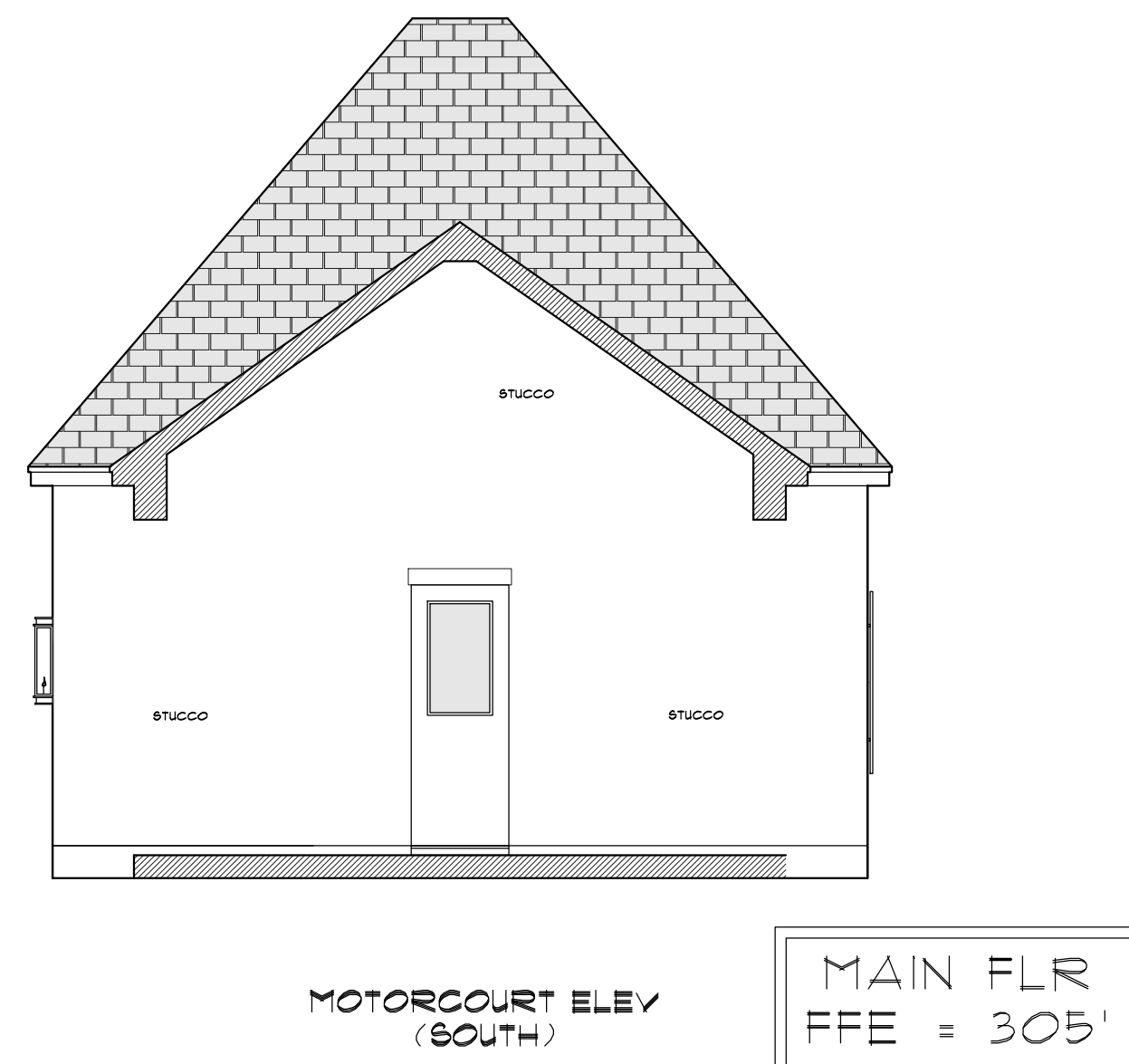
2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



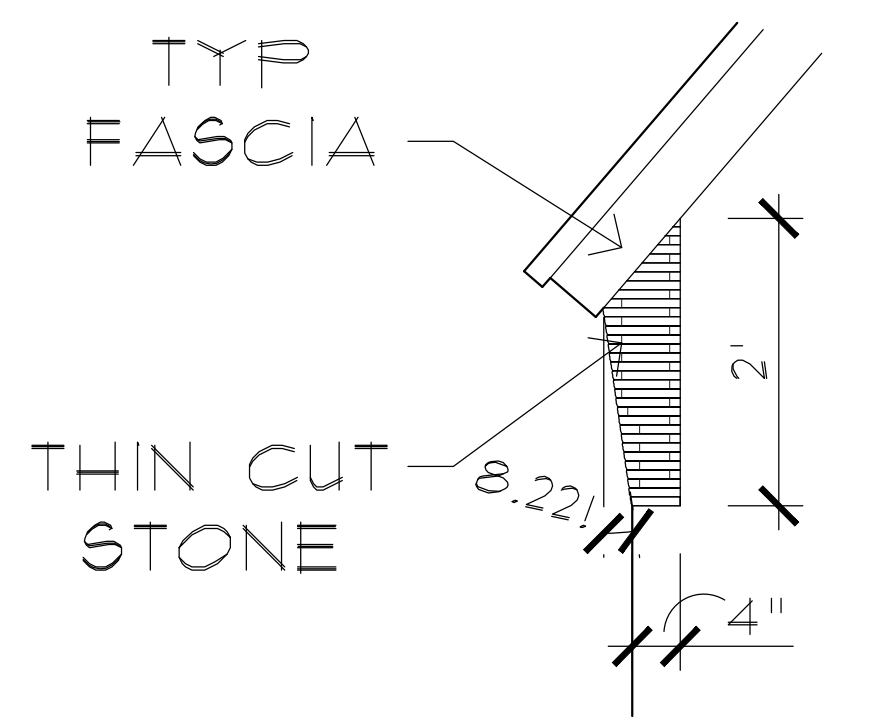
5 MOTORCOURT ELEVATIONS
SCALE: 3/16" = 1'-0"



3 MOTORCOURT ELEVATIONS
SCALE: 3/16" = 1'-0"



6 MOTORCOURT ELEVATIONS
SCALE: 3/16" = 1'-0"



8 STONE CORBEL DETL
SCALE: 3/4" = 1'-0"

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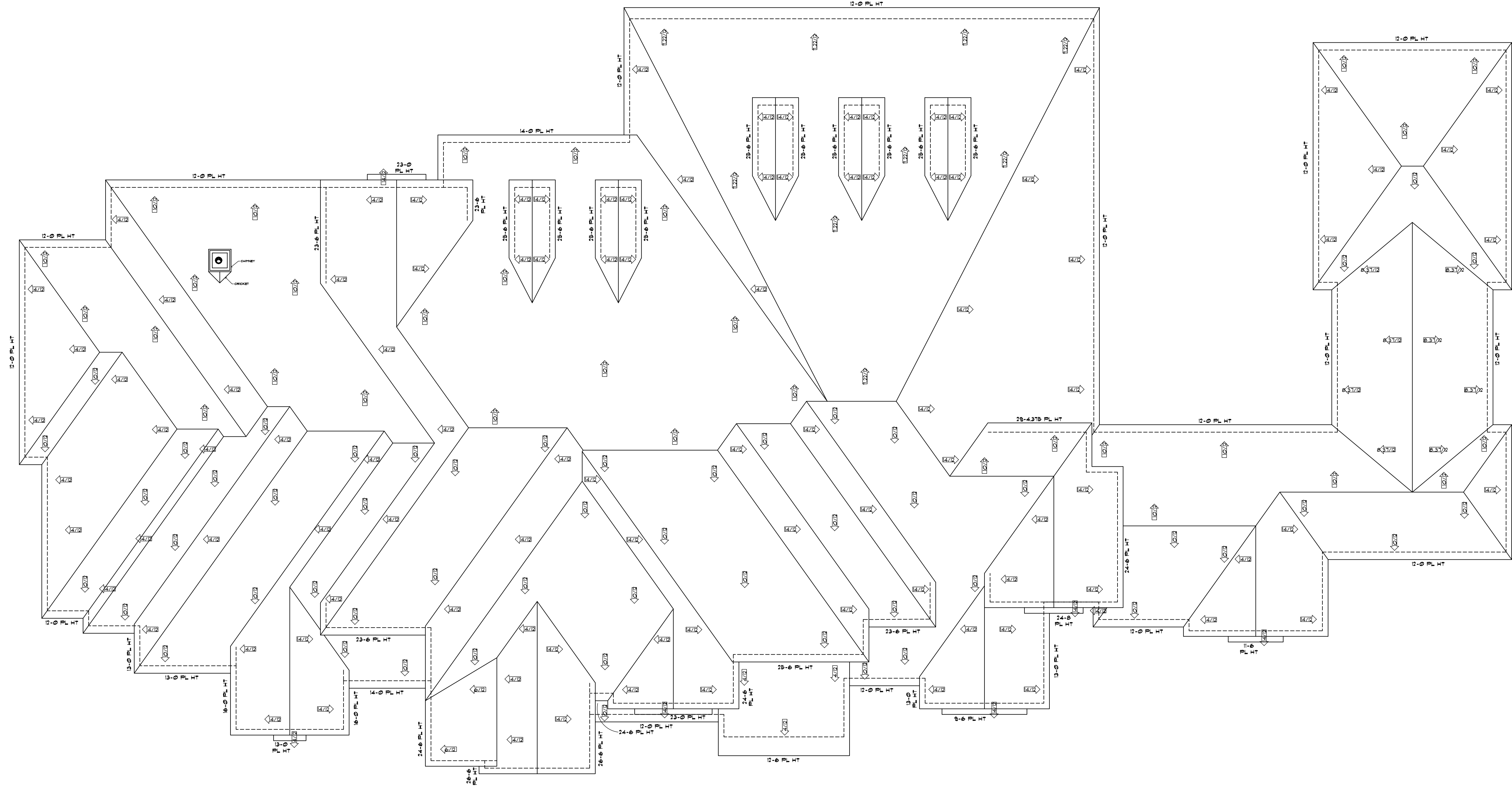
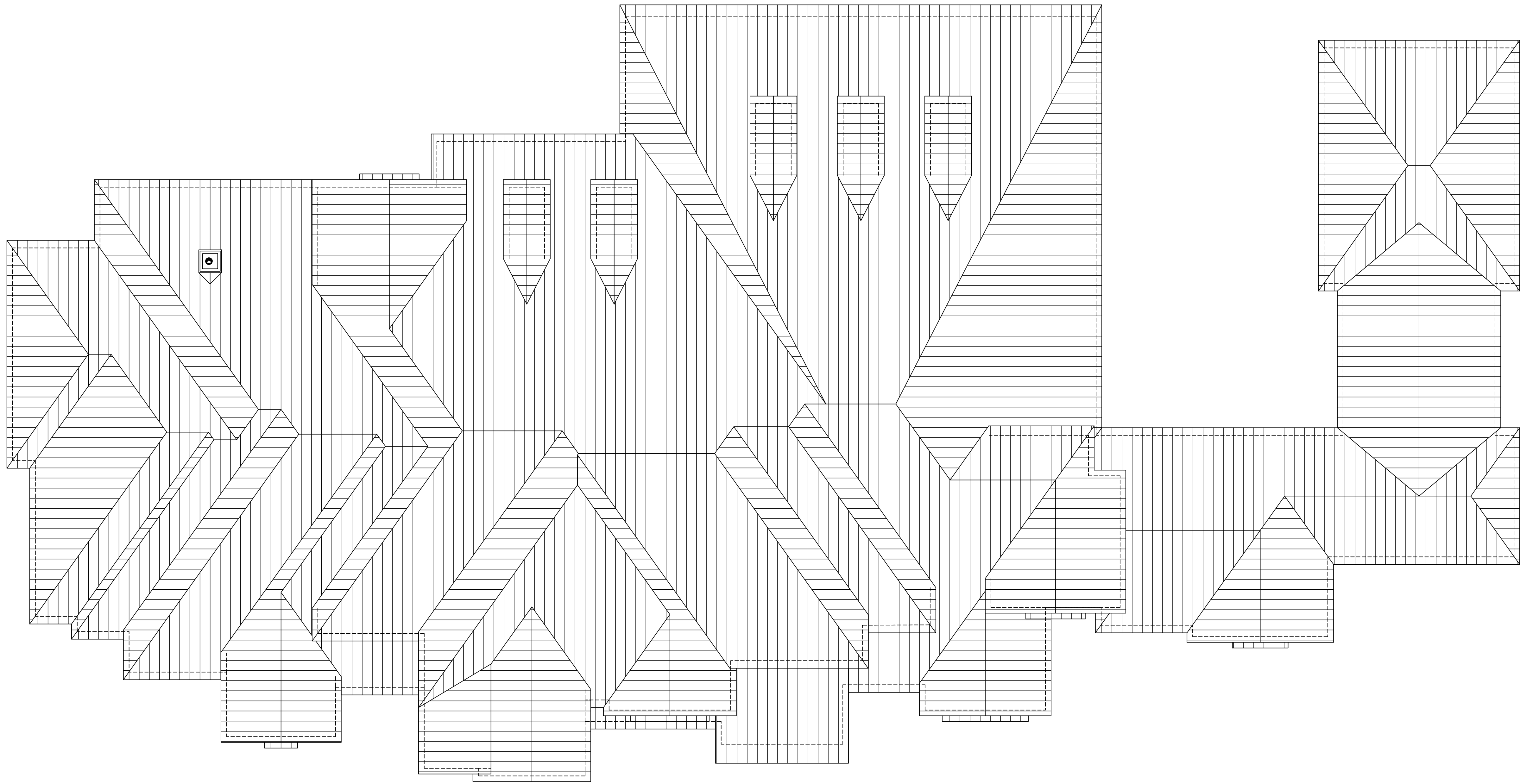
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A-8



1 RAFTER AND PITCH PLAN
SCALE: 1/8" = 1'-0"
ALL RAFTERS TO BE #2-2X6@16"O.C. U.N.O.
ALL HIP, RIDGES AND VALLEYS TO BE ONE SIZE LARGER THAN RAFTER
MAXIMUM SPAN FOR RAFTERS IS 11'-0". RAFTER SPANS LONGER THAN 11'-0" REQUIRE PURLIN
PURLIN LAYOUT TO BE SPECIFIED BY PROFESSIONAL ENGINEER.
RAFTER LAYOUT TO BE INSPECTED AND CERTIFIED BY PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.

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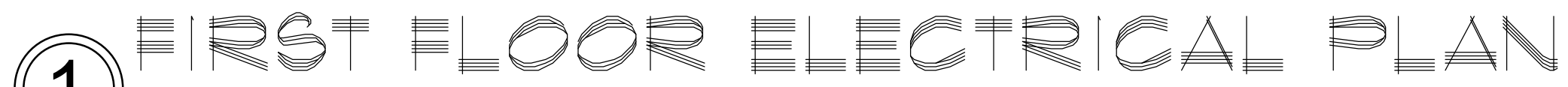
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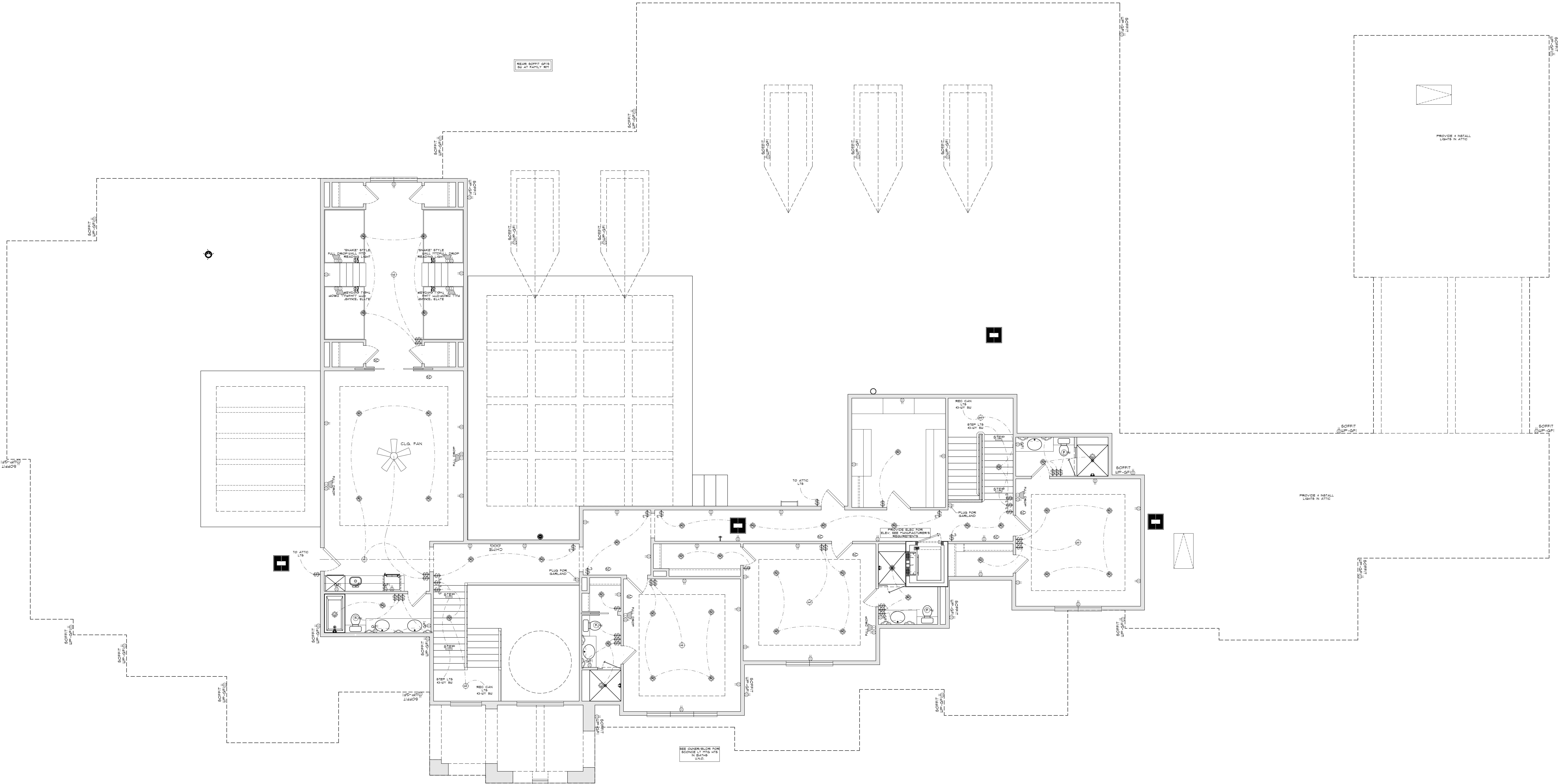
1 SECOND FLOOR ELECTRICAL PLAN

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		SCONCE LIGHT
	THREE WAY SWITCH		VANITY LIGHT
	FOUR WAY SWITCH		MINI RECESS CAN LIGHT
	DOOR SWITCH		MINI FLUSH MOUNTED LIGHT
	SURFACE MOUNTED LIGHT		FLOOD LIGHT
	HANGING FIXTURE		UNDER CABINET LIGHT
	RECESS CAN LIGHT		STEP LIGHT
	WATER PROOF RECESS CAN LIGHT		CEILING FAN WITHOUT LIGHT
	COACH LIGHT		CEILING FAN WITH LIGHT
	EYEBALL RECESS CAN LIGHT		10Y PLUG
	SOFFIT RECESS CAN LIGHT		GROUND FAULT INTERRUPT PLUG
			WATER PROOF GROUND FAULT INTERRUPT PLUG
			QUAD PLEX PLUG
			HIDDEN 10Y PLUG
			120V 220V 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

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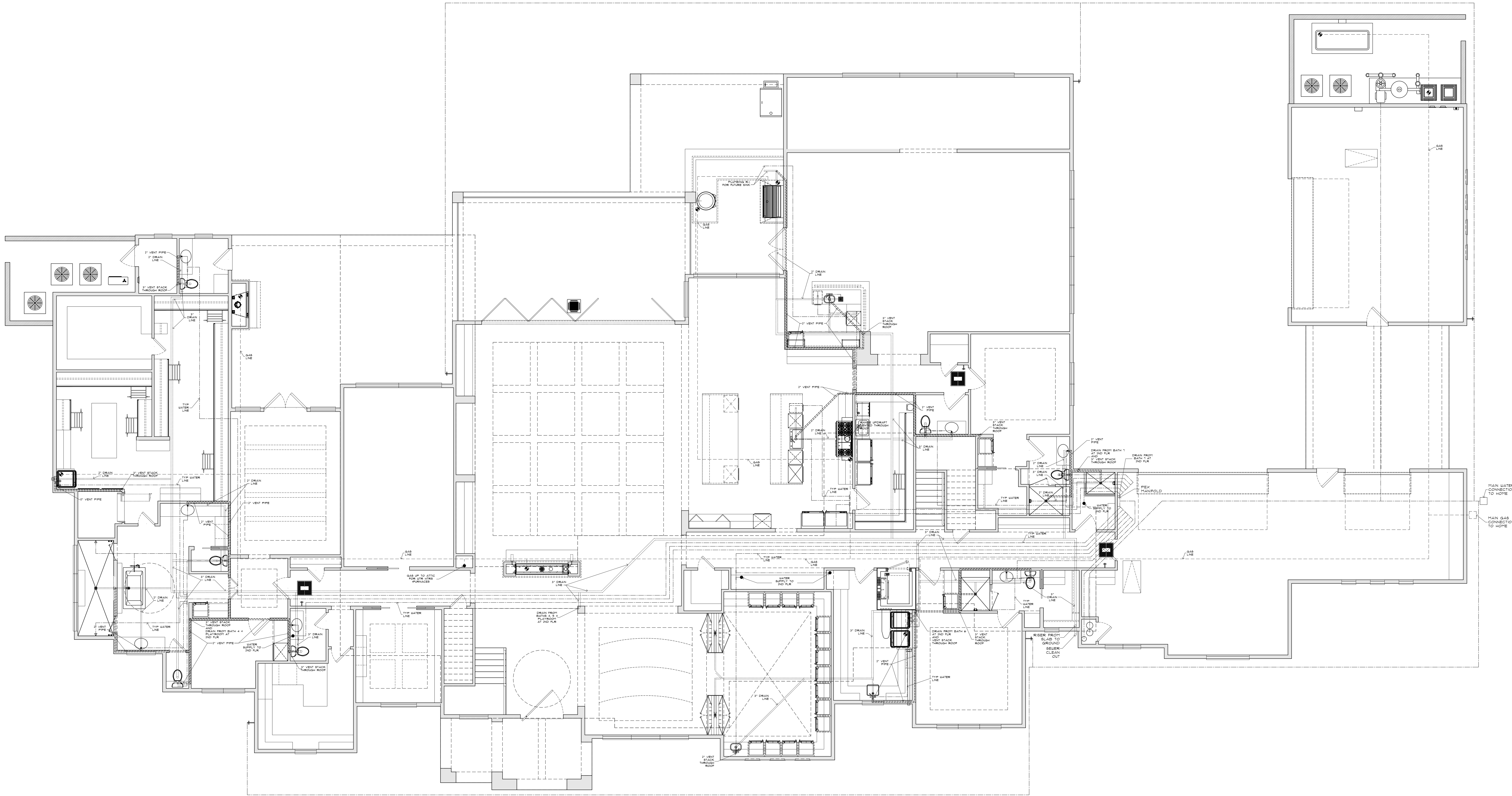
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1 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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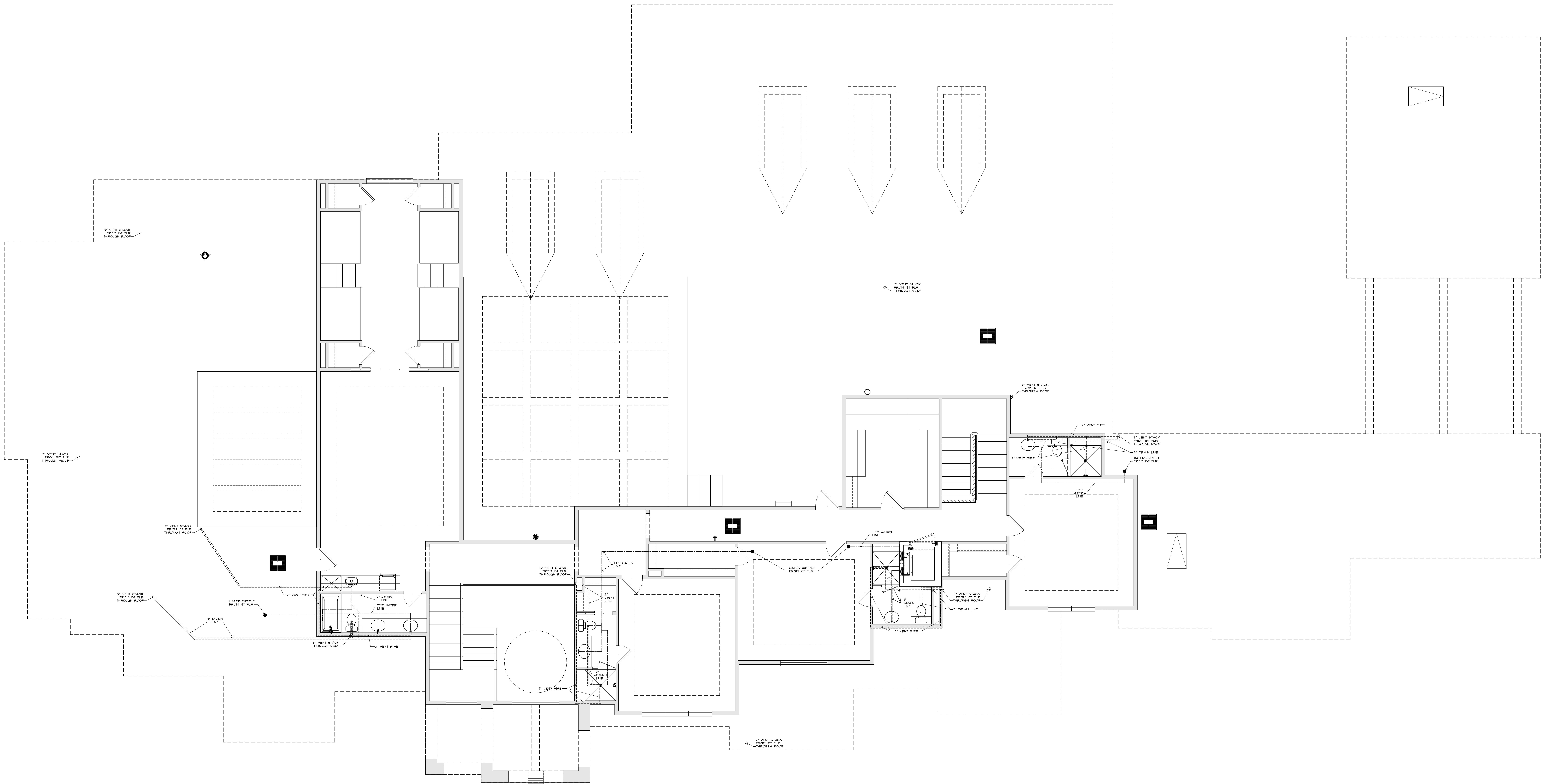
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1 SECOND FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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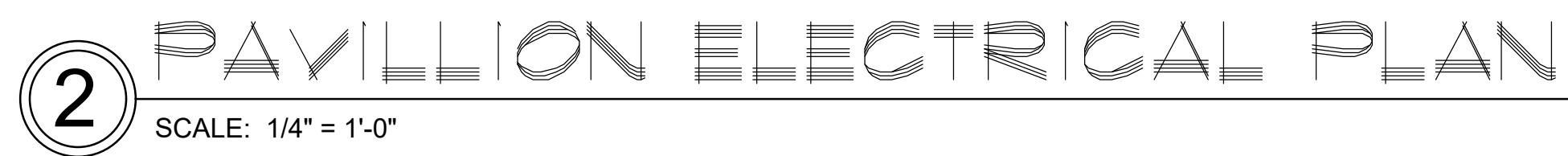
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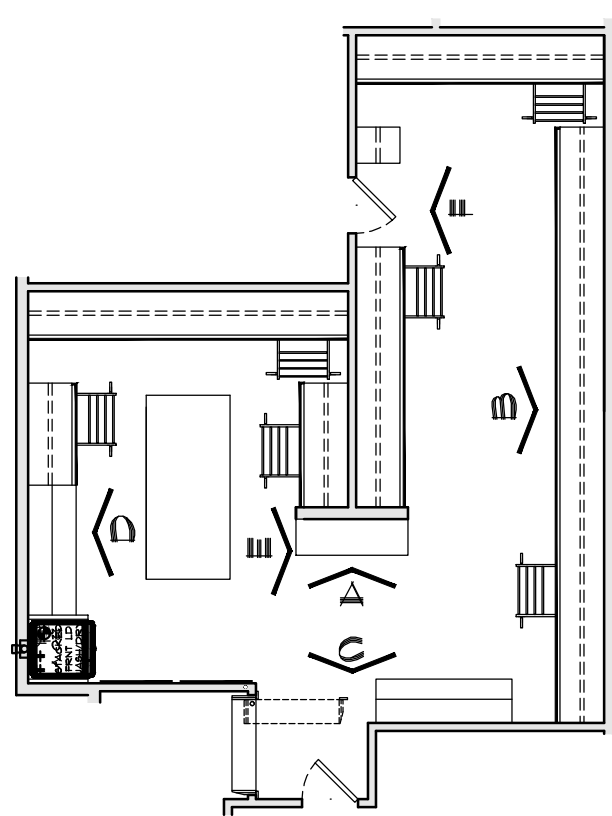
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SCALE: 1/4" = 1'-0"
 PROVIDE FALSE DRAWERS WHERE APPLICABLE
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