



PWB Land Holdings, LLC

40 Fairway Drive

A PROJECT FOR:
PWB Land Holdings, LLC
PROJECT LOCATION:
40 Fairway Drive
Lot 8, Blk 5, Sec 8
Westwood Shores

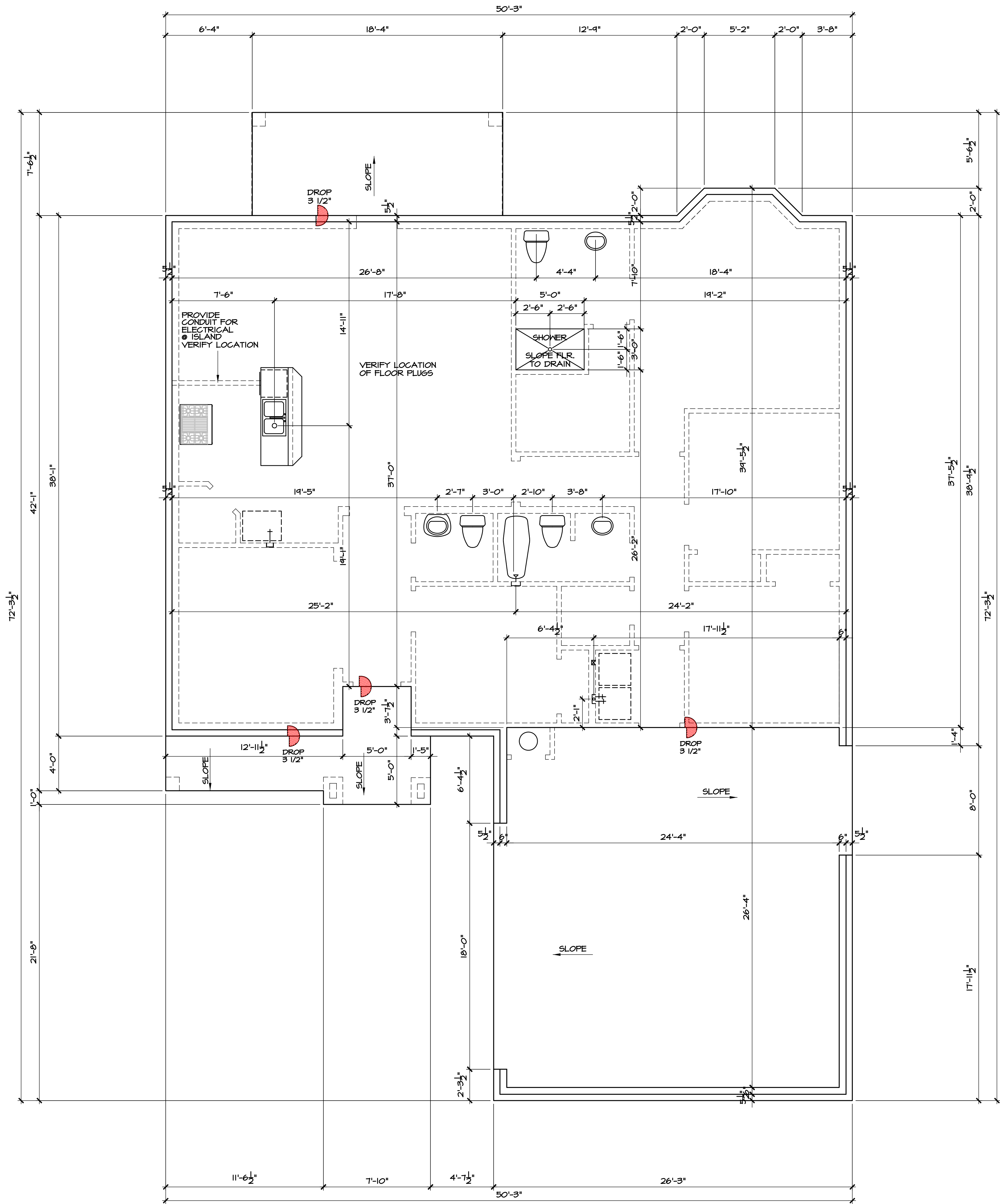
REVISIONS		HOA	RELEASE
11-8-22			

PLAN: 1850 PLAN

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

SHEET NO:

1



GENERAL NOTES

ALL ANGLES SHOWN IN PLAN SHALL BE DIVISIBLE BY 45 DEG.

REFER TO FLOOR PLAN FOR EXACT LOCATION OF ALL DROPPED OR RAISED AREAS OF THE SLAB NOT DIMENSIONED ON THIS SHEET.

REFER TO OWNER AND OR BUILDER FOR LOCATION OF ANY ELECTRICAL OUTLETS FLUSH WITH FIN. FLR.

SLOPE OUT ALL SLABS AT COVERED AREAS WHICH ARE OPEN TO THE ELEMENTS AT MIN. 1/8" PER LINEAR FOOT OF SLAB.

RAISE SLAB 1. 1/2" AT ALL HATCHED AREAS FOR CARPETING AND PROVIDE DOUBLE SILL PLATES (PRESSURE TREATED) ATA AREAS NOT RAISED.

FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE THE FINISH GRADE ADJACENT TO THE WALL AT ALL POINTS.

ALLOW FOR ELECTRICAL, MECHANICAL AND PLUMBING AT ALL FREESTANDING ISLAND CABINETRY REQUIRING SAME (REFER TO FLOOR PLAN)

DASHED OUTLINES OF PLUMBING FIXTURE LOCATIONS ARE APPROXIMATE REFER TO FLOOR PLAN FOR DIMENSIONS.

ALL GAS PIPING THROUGH OUTSIDE FOUNDATION WALLS SHALL BE SLEEVED.

PROVIDE MIN. (2) LAYERS OF POLYETHYLENE VAPOR BARRIER UNDER ALL WOOD FLOORS.

THE FOUNDATION IS A LOAD CARRYING SYSTEM FOR STRUCTURAL PURPOSES ONLY, AND IS NOT INTENDED TO SUPPLEMENT DRAINAGE OR WATER MOVEMENT SYSTEMS ON SITE. DRAINAGE DESIGN IS BEYOND THE SCOPE OF THIS WORK. THE FOUNDATION DESIGN IS PREDICATED UPON PROPER FINAL GRADING BY OTHERS TO ENSURE ADEQUATE DRAINAGE. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER FROM AROUND THE PERIMETER OF THE PROPOSED FOUNDATION AND THESE PATTERNING OF DRAINAGE SHALL NOT BE SUBJECT TO IMPEDIMENTS BY LANDSCAPING OR OTHER SITE IMPROVEMENTS.

CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY, AT TIME OF STAKEOUT AND PRIOR TO ORDERING OF ANY MATERIALS, ALL DIMENSIONS AND MEASUREMENTS, LOCATION OF ALL PROPERTY LOT LINES, EASEMENTS,

BUILDING SETBACK LINES AND REAR YARD REQUIREMENTS (WHETHER SHOWN OR NOT ON THE DRAWINGS) AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY.

THIS DRAWING SHALL BE USED FOR ARCHITECTURAL REFERENCE ONLY AND IS NOT INTENDED AS A CONSTRUCTION DRAWING. REFER TO THE ENGINEERED FOUNDATION PLAN BY OTHERS.

THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR CONSULTING WITH A LICENSED PROFESSIONAL ENGINEER REGARDING THE FOUNDATION, SUPERSTRUCTURE AND SITE DRAINAGE. GUY M. LAND DESIGNER INC. IS A PROFESSIONAL BUILDING DESIGN FIRM, NOT AN ENGINEERING FIRM AND CONSEQUENTLY IS NOT QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. GUY M. LAND DESIGNER, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY OR WITH ANY PROBLEMS ASSOCIATED WITH THE ENGINEERING ASPECTS OF THE STRUCTURE.

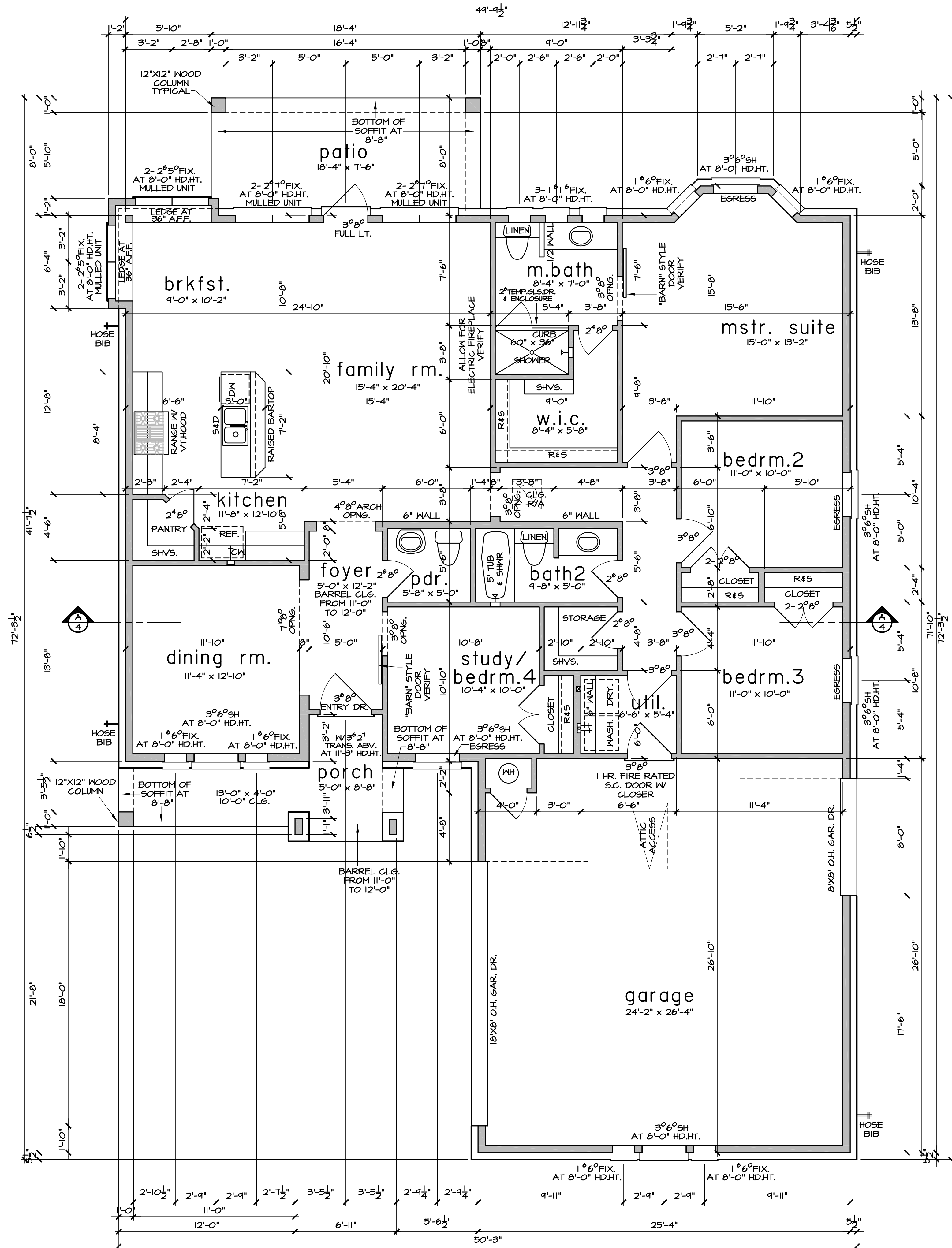
slab/plumbing plan

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CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS AND/OR SPECIFICATIONS TO AVOID MISTAKES. THE DESIGNER OF THESE DRAWINGS WILL NOT BE LIABLE FOR ERRORS AFTER CONSTRUCTION HAS STARTED.

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" A.F.F.

unless otherwise noted

- NOTES TO REFLECT CURRENT INTERNATIONAL RESIDENTIAL CODE
- GYP. BOARD WALLS AND CEILING
 - 10'-0" CLG. HT. AT FIRST FLOOR
 - ALL ANGLES TO BE 45 DEGREES
 - INTERIOR AND EXTERIOR DOORS AS PER BUILDERS SPECS.
 - SINGLE HUNG WINDOWS AS PER BUILDER
 - 8'-0" HEADER HT. AT FIRST FLR.
 - ALL BEDROOM WINDOWS, EMERGENCY ESCAPE AND RESCUE WINDOWS (EGRESS WINDOWS) SILL HEIGHTS SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR.
 - EMERGENCY ESCAPE AND RESCUE WINDOWS (EGRESS WINDOWS) SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES (SECTION 310.1.1) EXCEPTION* GRADE FLOOR SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. PER IRC R310.1
 - SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH IRC R314.3
 - LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE. INSTALLATION MUST COMPLY WITH MANUFACTURES INSTRUCTIONS AND ALL APPLICABLE CODES.
 - PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH IRC R303
 - CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
 - ALL PREFAB FIREPLACES TO BE U.L. AND IRC 2009 APPROVED AND A COPY OF THE MANUFACTURES INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTOR'S REVIEW
 - STAIRWAYS SHALL COMPLY WITH IRC R311
 - HANDRAILS TO BE 34" MIN. TO 38" MAX. ABV. NOSE OF TREAD
 - ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH IRC R312
 - ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LB&SQ.FT. LIVE LOAD PER IRC R301.5
 - HANDGRIPPING PORTION OF HANDRAILS SHALL COMPLY WITH IRC R311.7.3
 - GUARDRAILS SHOWN ARE A GRAPHIC DISPLAY AND NOT THE FINISHED DESIGN. THE FINISHED DESIGN OF ALL GUARDRAILS TO COMPLY WITH IRC R312 WITH NO LADDER EFFECT.
 - ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
 - SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC TABLE R602.3 (1) AND R602.3 (2) OR EQUIV.
 - DISAPPEARING STAIRS TO BE 30" x 54", SUPPORT MIN. 350 LBS AND COMPLY WITH 2009 IRC R301 AND M305.1.3
 - ALL GLAZING SHALL COMPLY WITH IRC R308
 - ALL FLOORING TO BE ENGINEERED FLOORING(VERIFY)

bath schedule

- TILE FLOORS (AT WET AREAS)
- ANY GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2009)
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD
- ALL PLUMBING FIXTURES SHALL BE SPACED PER R301.2
- BUILDER TO VERIFY ROUGH OPENING OF TUBS WITH MANUFACTURER PRIOR TO CONSTRUCTION TYPICAL

wall legend

- PROPOSED FRAMED 2x4 WALL
- PROPOSED FRAMED 2x6 WALL
- PROPOSED 2x6 EXTERIOR FRAME WALL WITH BRICK

square footage

LIVING AREA	1844
PORCH	104
PATIO	138
GARAGE	716
TOTAL COVD. AREA	2852

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proposed first floor plan

FIRST FLOOR = 10'-0" CLG.

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PLAN:

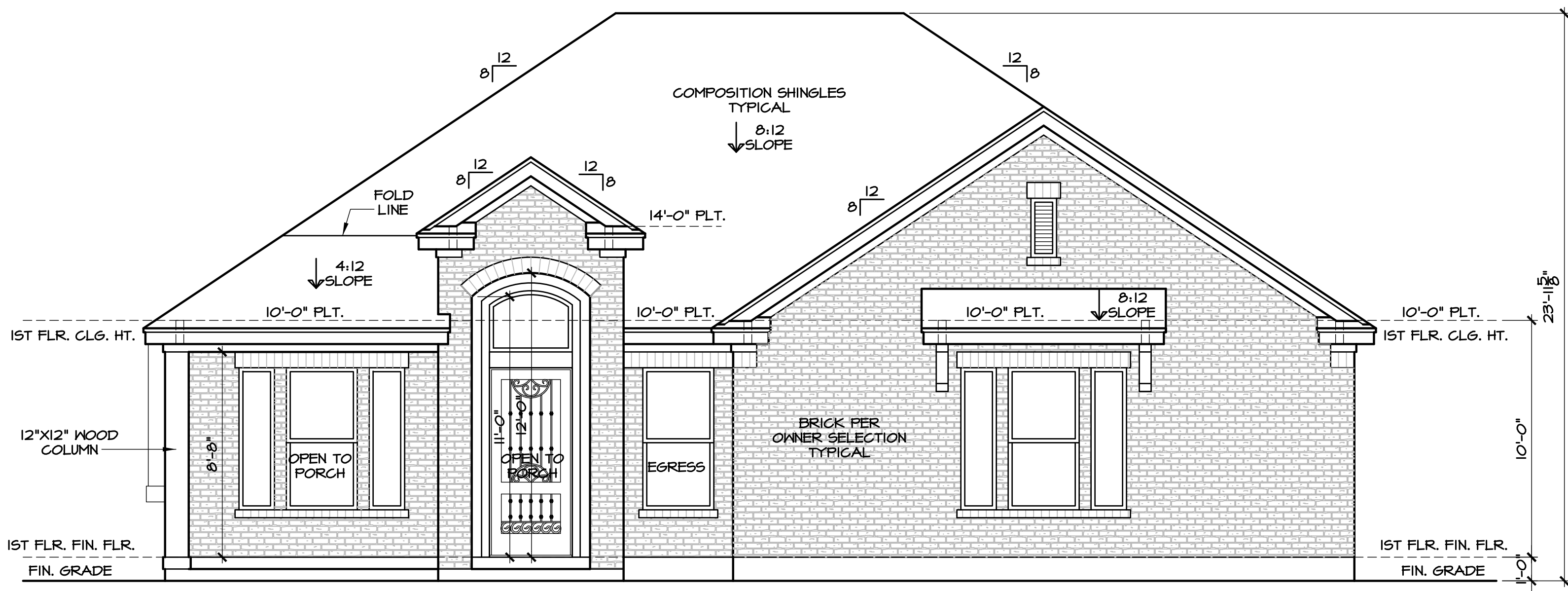
1850 PLAN

SCALE:

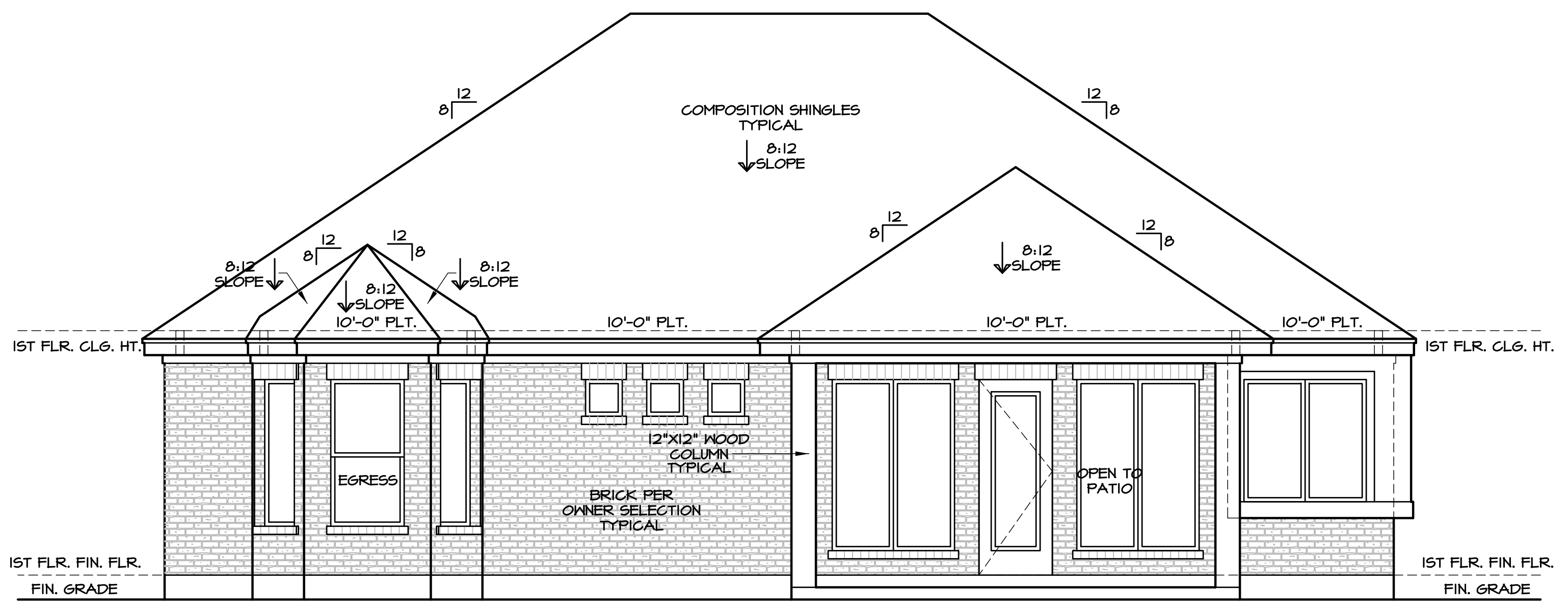
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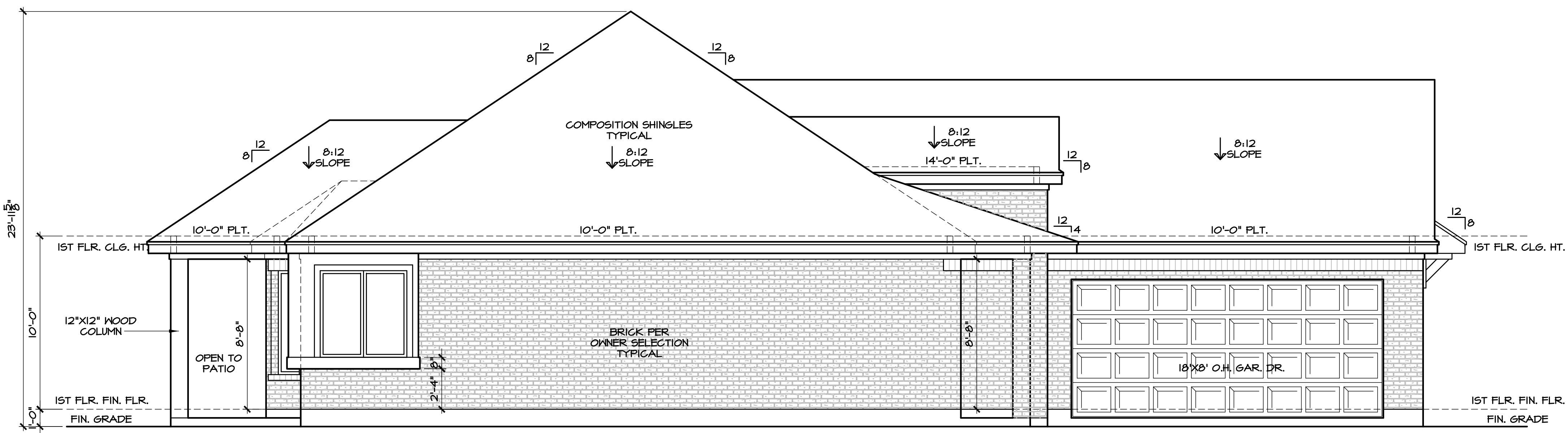
3



front elevation



rear elevation



left side elevation

NOTE:
ALL PLATE HEIGHTS DEFINED
FROM MAIN FINISH FLOOR
ELEVATION

general notes:

- SEE ROOF PLAN FOR OVERHANGS
- SEE ROOF PLAN FOR RAKE DETAILS
- "SIDING" REFERS TO 5/16" CEMENT FIBER BOARD MINIMUM
- GUTTERS AND DOWNSPOUTS PER BUILDER.
- ALL PLATES AND OPENINGS ARE DEFINED FROM TOP OF MAIN FINISHED FIRST FLOOR.
- ALL EXTERIOR FINISH MATERIALS (STONE, STUCCO, SIDING, BRICK, ETC.) TO TERMINATE ON INTERIOR CORNERS UNLESS OTHERWISE NOTED.
- GALVANIZED FLASHING (26 GAUGE) AT ALL VALLEYS, HIPS AND RIDGES. PROVIDE FOR VENTILATION PROJECTIONS THROUGH ROOF WITH FLANGES AND EXTEND 8" BEYOND SLEEVE.
- GALVANIZED IRON FLASHING AT ALL ROOF TO WALL AND ROOF TO CHIMNEY INTERFACES.
- CHIMNEY TERMINATIONS TO BE MIN. 24" ABOVE ANY ROOF SURFACES WITHIN A 10'-0" RADIUS.
- PROVIDE CHIMNEY FLUE SPARK ARRESTORS WITH MAX. 1/2" GAP MESH WHICH COMPLIES WITH U.B.C. REQUIREMENTS.(VERIFY APPLICABLE CODE)
- CONTINUOUS GALVANIZED IRON EAVE FLASHING.
- ATTIC VENTILATION TYPE AND AMOUNT PER SPECIFICATIONS SEE BUILDER.
- APPLIED CRICKET ROOFING SHALL BE APPLIED OVER MAIN ROOF DECK AND FRAME.
- ROOF PLATE HEIGHTS SHOWN ARE AT EXTERIOR FRAME WALL CONDITIONS, ADJUST ROOF PLATE HEIGHT FROM HEIGHT SHOWN AT CONDITIONS WHERE THE ROOF IS SUPPORTED BY BEAMS CENTERED OVER LOAD BEARING COLUMNS.
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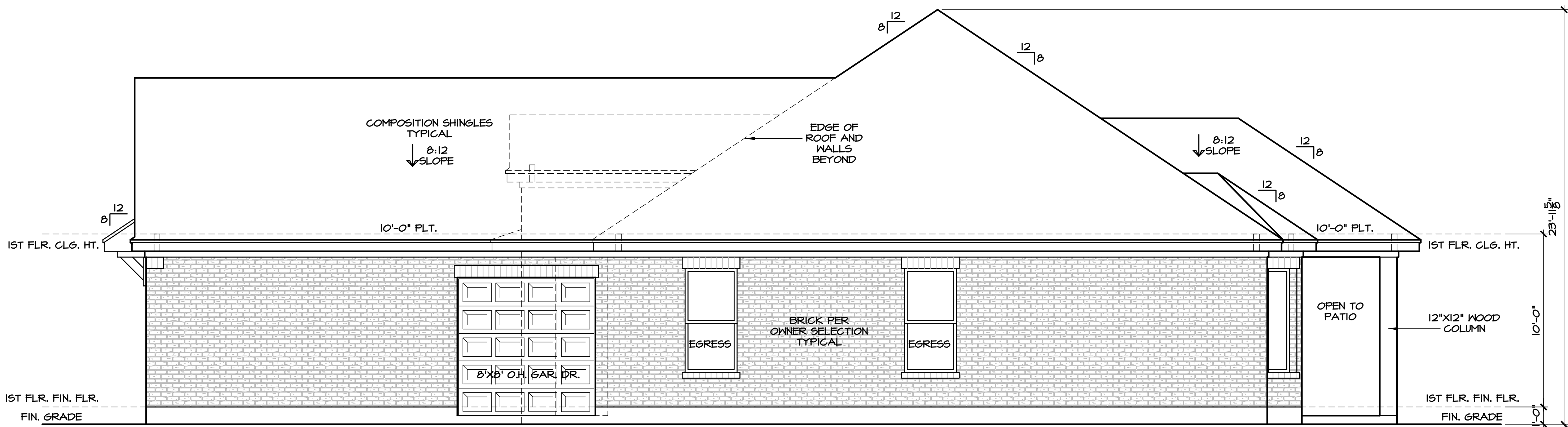
proposed elevation

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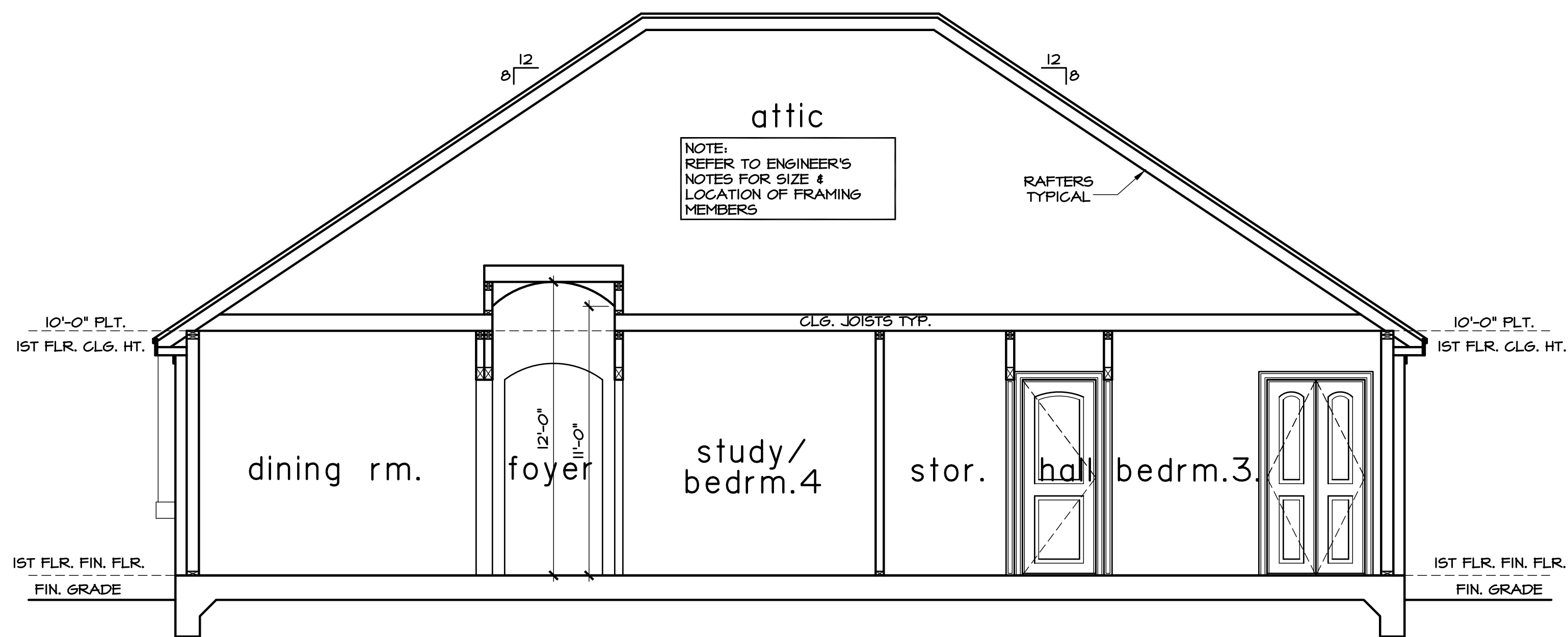
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right side elevation

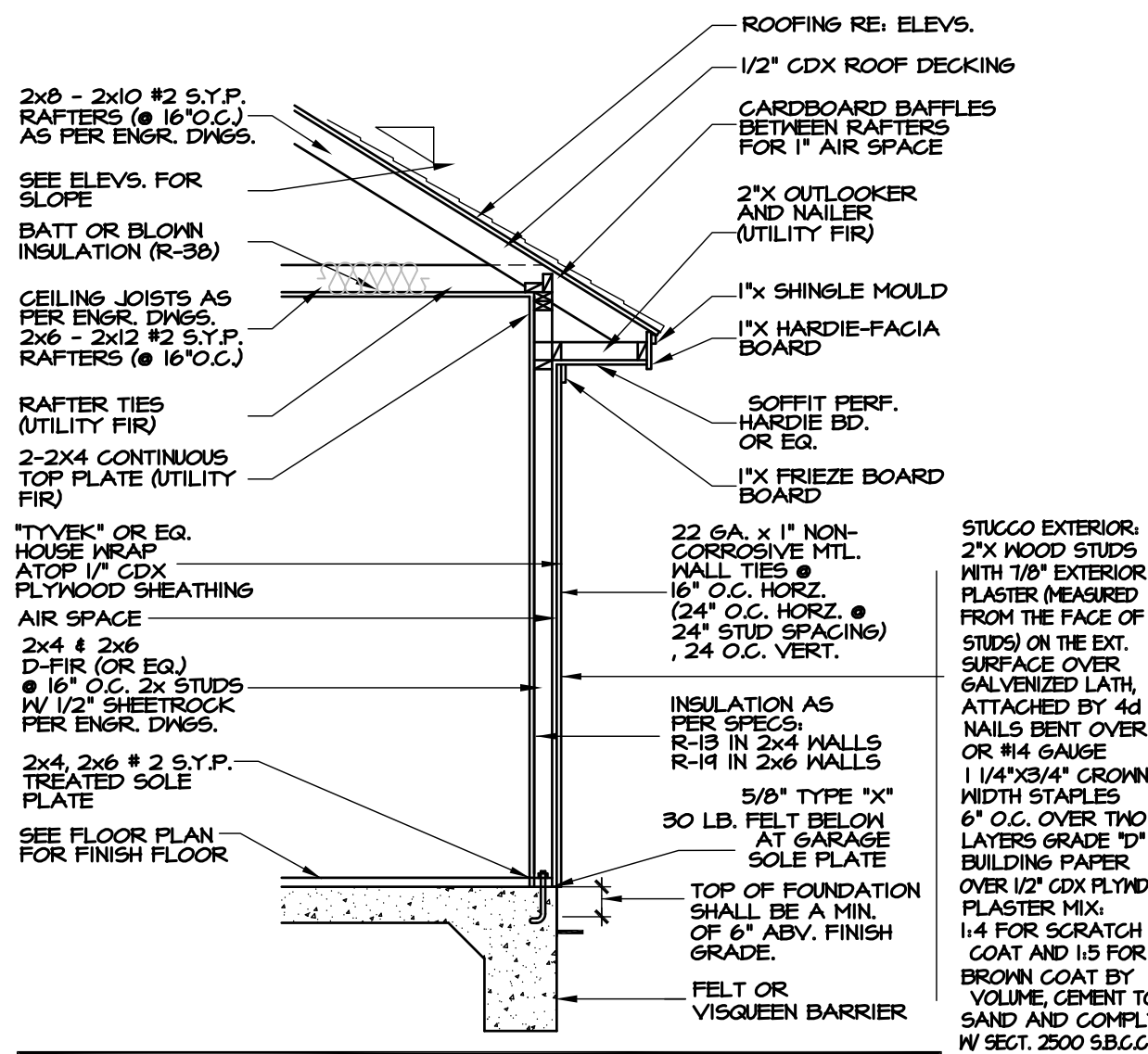


cross-section

general notes:

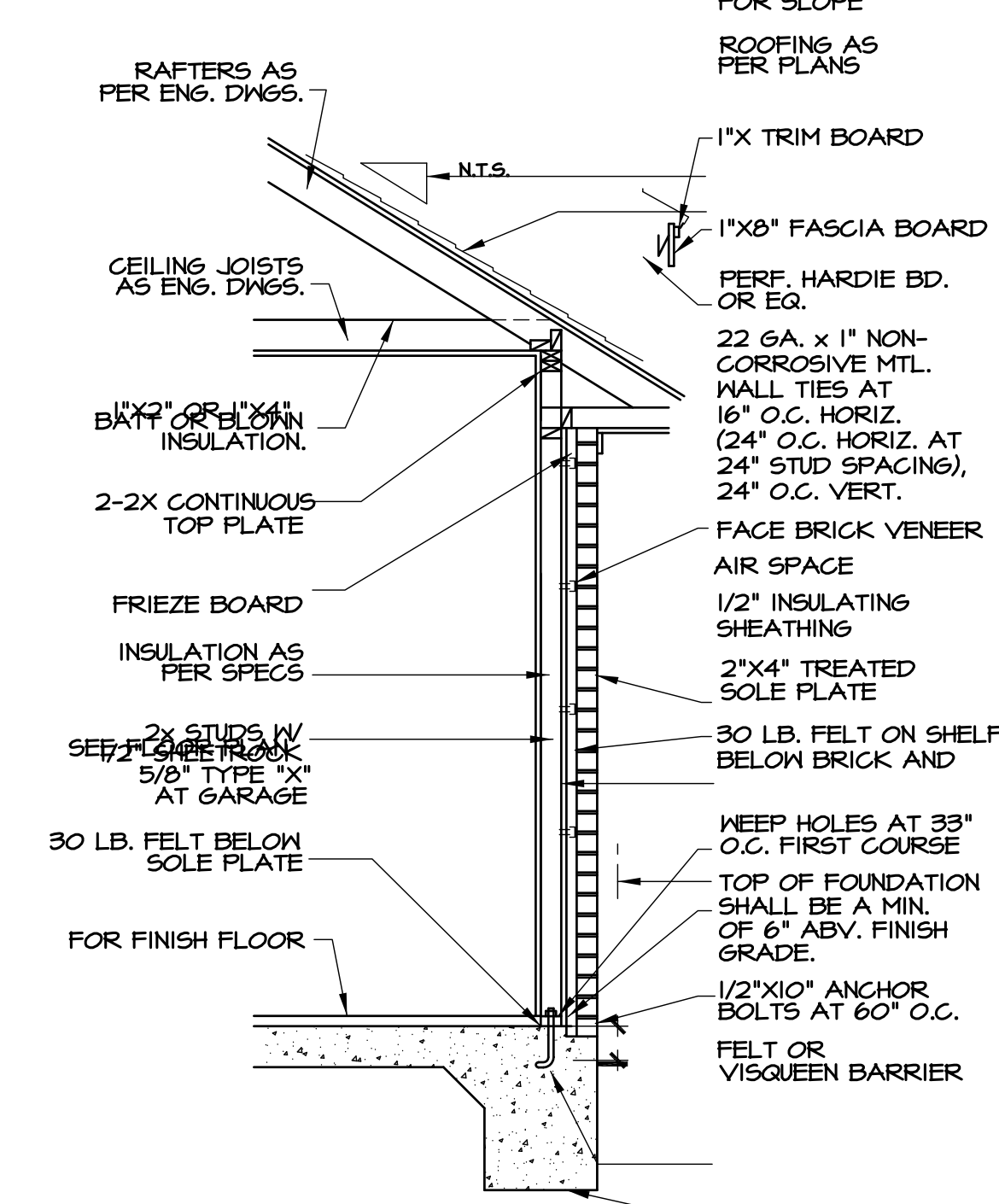
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proposed elevation
and cross-section



FIRE BLOCKING:
§602.2 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT
OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND
TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP
STROY AND THE ROOF SPACE.

typ. wall section (stucco)



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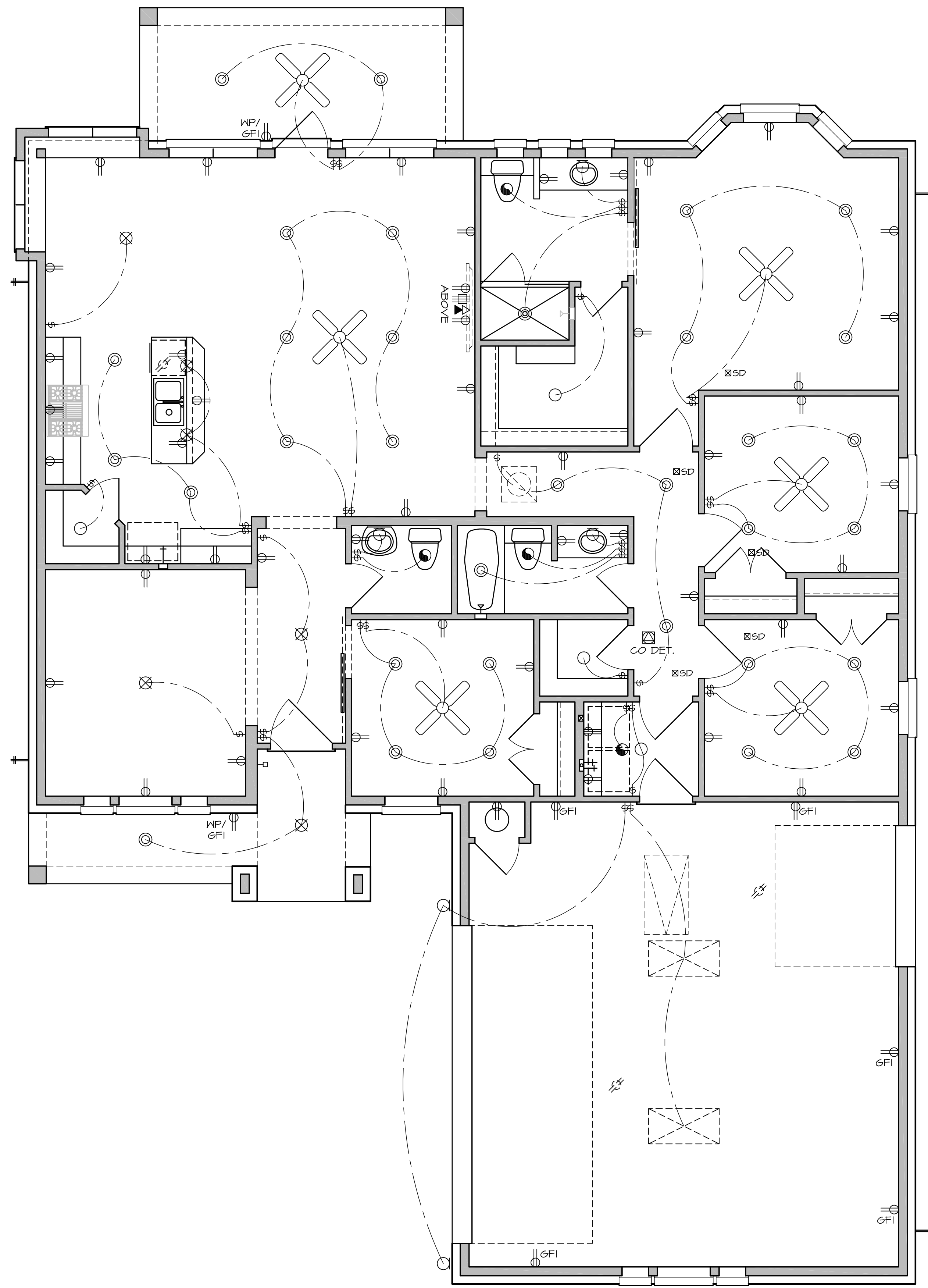
typ. wall section (brick)

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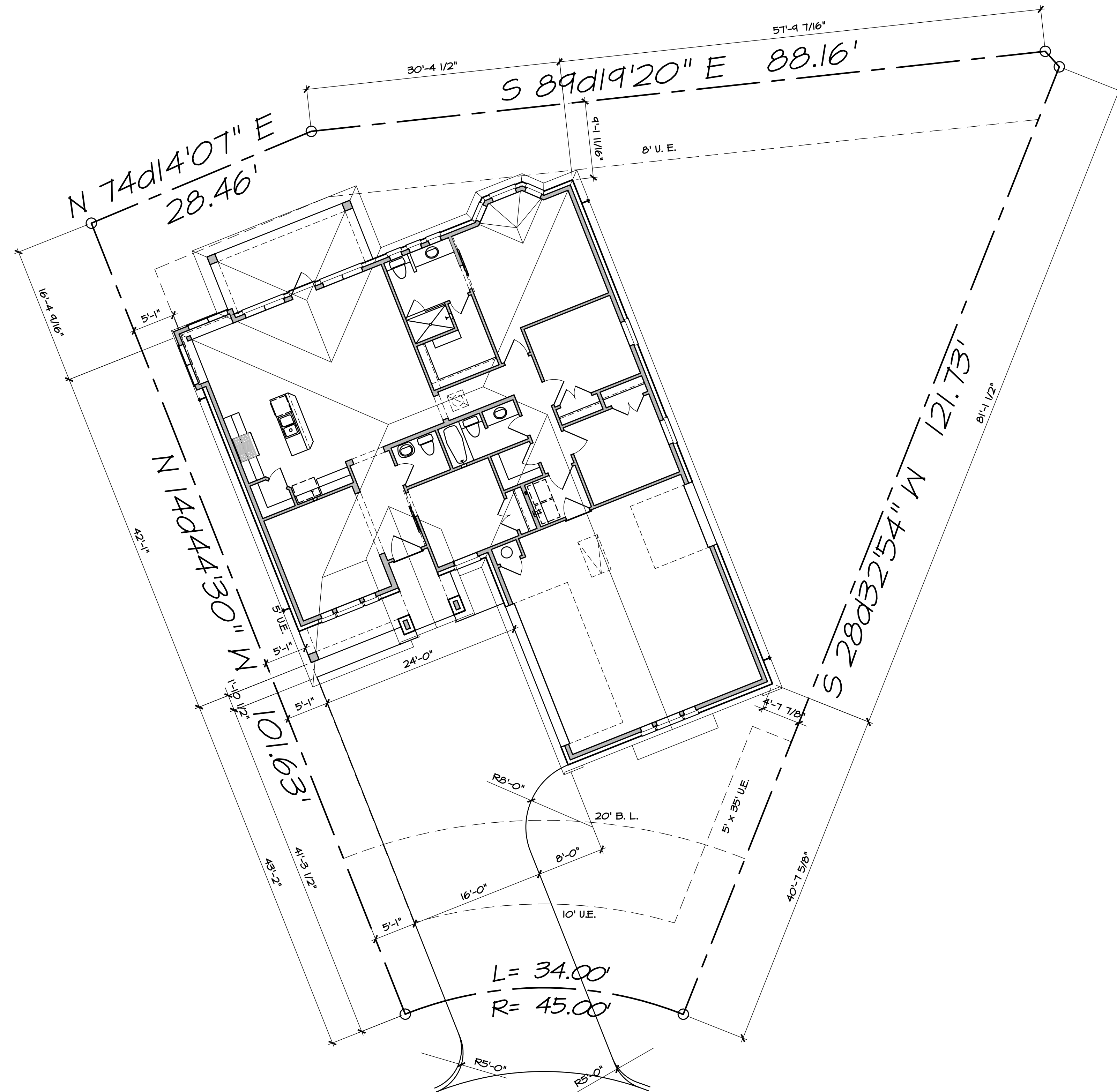
PLAN: 1850 PLAN
SCALE: 1/4"=1'-0"

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5



- # notes
- ELECTRICAL TO WIRE HOUSE PER CODE
 - SMOKE DETECTORS REQUIRE 110V TO HOUSE WIRING
 - W/ BATTERY BACKUP AND ARE INTERCONNECTED.
 - VENT ALL EXHAUST FANS TO OUTSIDE
 - PROVIDE G.F.I. PROTECTION AS REQ'D.
 - PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
 - PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
 - ALLOW FOR A/C UNITS
 - PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM
 - PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS BY OWNER
 - PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING
 - OUTLETS AT BEDROOMS TO BE ARC PROTECTED AND ON SEPARATE CIRCUITS FROM CLG. FANS.

electrical plan



- notes:
- OWNER, BUILDER AND SURVEYOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES PRIOR TO START OF CONSTRUCTION. DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM
 - DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.
 - BUILDER/ OWNER TO LOCATE PROPOSED WATER LINE 4' METER
 - THE BUILDER TO PROTECT ALL TREES WITH A TEMPORARY FENCE DURING CONSTRUCTION AND TO MAINTAIN THE EXISTING GRADE AROUND ALL TREES
 - NO TREE SURVEY PROVIDED.

site plan

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