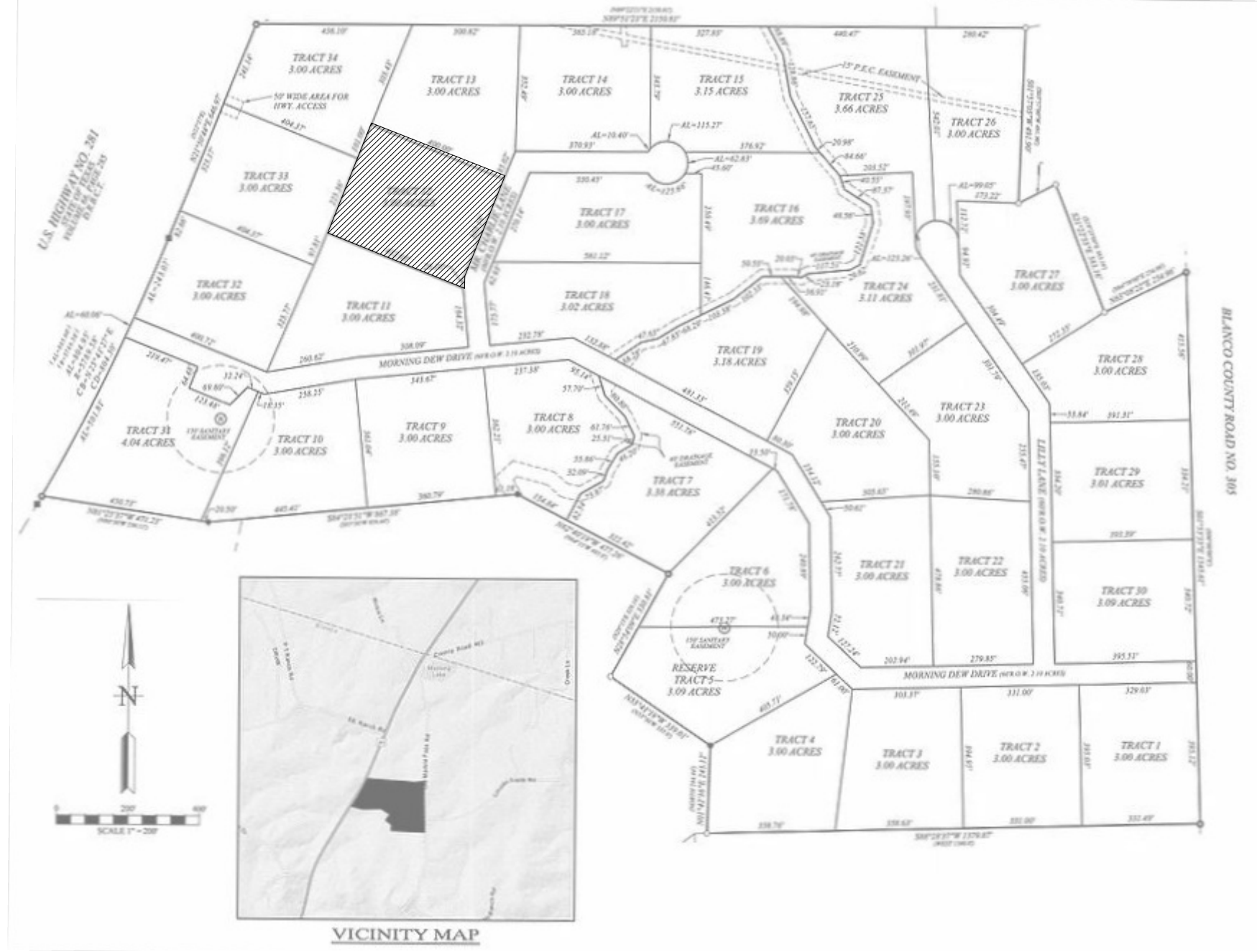
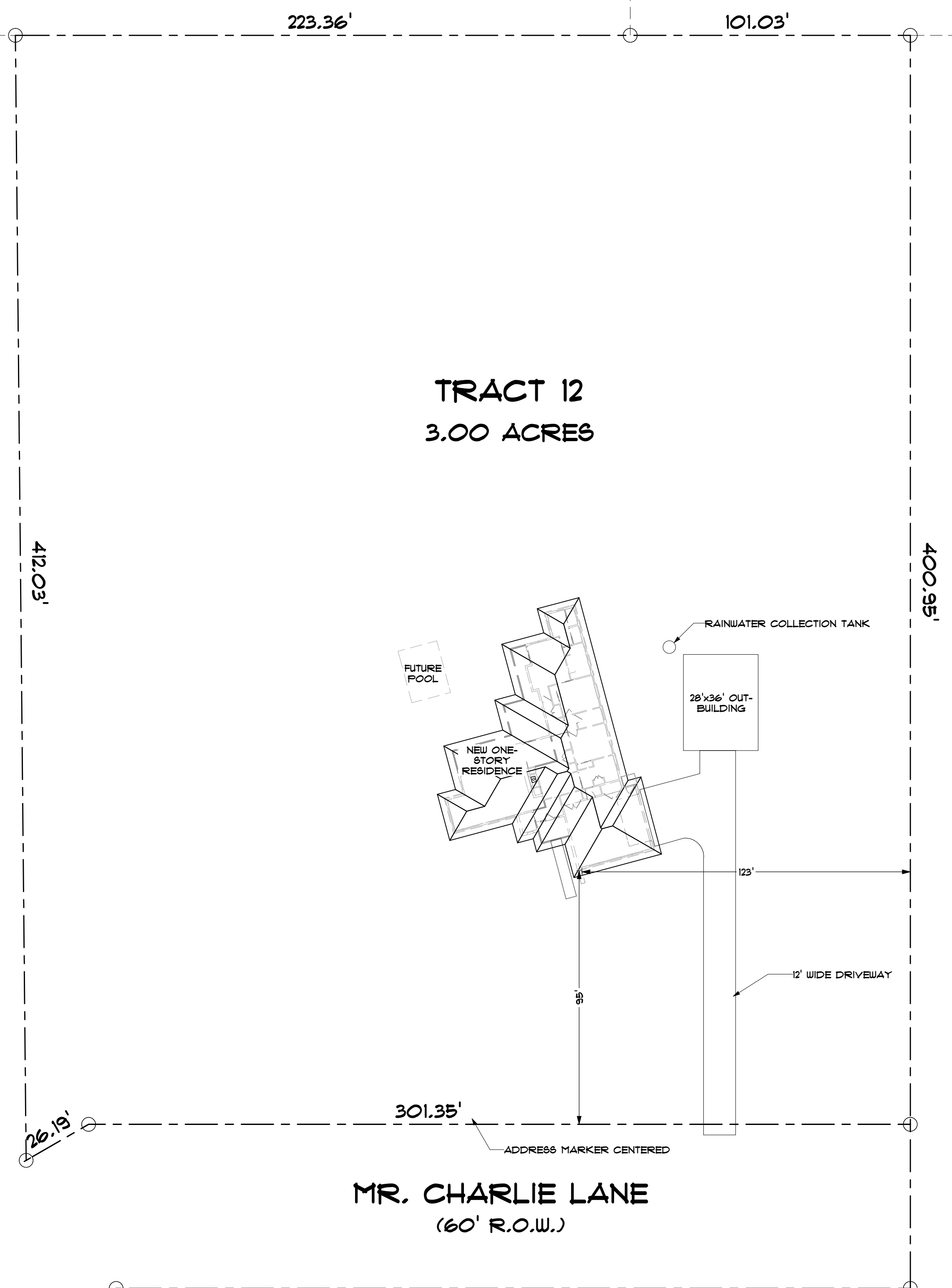
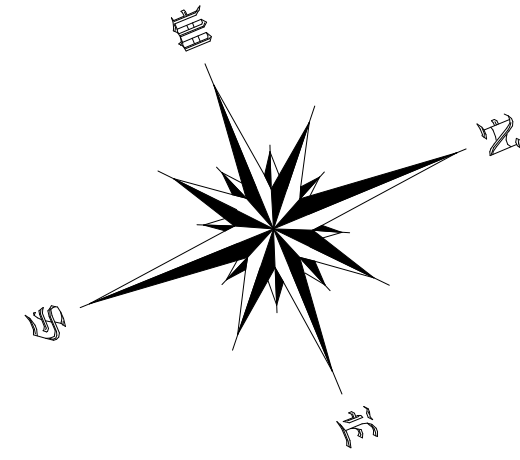


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LEGEND	
○	1/2" REBAR SET WITH CAP STAMPED "WILLIS"
●	1/2" REBAR FOUND (MONUMENT OF DIGNITY)
⊕	MAG NAIL SET WITH WASHER STAMPED "WILLIS"
⊗	1/2" REBAR FOUND WITH CAP STAMPED "HLS 5263" (MONUMENT OF DIGNITY)
●	5" METAL PIPE FENCE POST
■	CONCRETE HIGHWAY MONUMENT FOUND (MONUMENT OF DIGNITY)
W.U.E.	WATER UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
()	RECORD INFORMATION



GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND 2011 NATIONAL ELECTRIC CODE SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2012 IRC AND IBC

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 10" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL PLUMBING, APPLIANCE AND GAS VENTS ARE TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS ARE TO BE ARRANGED, SO THAT THE FEWEST NUMBER POSSIBLE PENETRATES THE ROOF.

ALL RECESSED LIGHTS IN INSULATED CEILING TO HAVE THE I.C. LABEL.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE A MIN. 1/2" PER FOOT OF RUN FOR A DISTANCE OF 4' MIN. AWAY OF HOUSE.

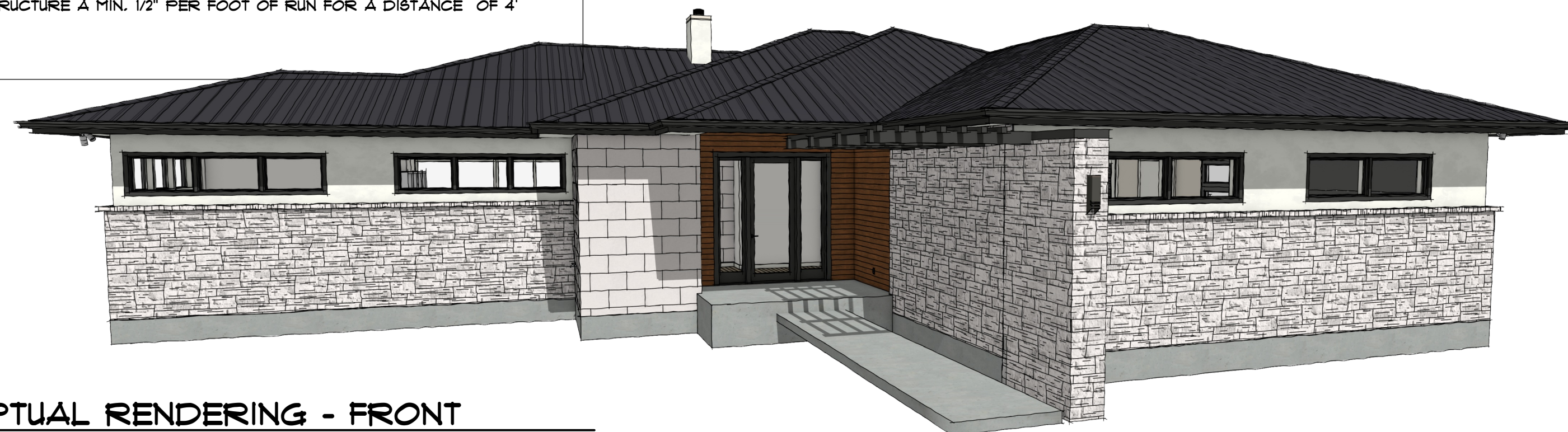
SQUARE FOOTAGE NOTE:

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CONDITIONED LIVING SPACE - FIRST FLOOR	
ROOM NAME	AREA (SQ. FT.)
OFFICE	161
MASTER BATH	89
CURBLES SHOWER	28
MASTER BATH	21
MASTER BDRM	261
MASTER CLOSET	107
BEDROOM 2	184
CLOSET 2	19
LINEN	13
BATH 2	63
BEDROOM 3	193
CLOSET 3	14
HALL	70
LAUNDRY	120
CLOSET	10
OWNER ENTRY	31
HALL	25
HIPS	41
PANTRY	15
DINING	129
KITCHEN	292
ENTRY	19
FAMILY	454
TOTALS:	2393

NON-CONDITIONED LIVING SPACE - FIRST FLR	
ROOM NAME	AREA (SQ. FT.)
GARAGE	112
FRONT PORCH	191
REAR PORCH	541
MECH	28
STORAGE	30
TOTALS:	1398

SLAB SPACE	
ROOM NAME	AREA (SQ. FT.)
FRONT PORCH	95
GARAGE	155
REAR PORCH	566
UNSPECIFIED	2498
TOTALS:	3924



CONCEPTUAL RENDERING - FRONT

NOT TO SCALE
CONCEPTUAL RENDERINGS ARE ARTISTIC DEPICTIONS ONLY, ACTUAL MATERIALS & COLOR SCHEMES ARE TO BE SELECTED & APPROVED BY THE OWNER.

1 SITE PLAN
SCALE: 1" = 30'-0"

NO.	DESCRIPTION
1	INDEX OF DRAWINGS
2	DESCRIPTION
3	SITE PLAN
4	FLOOR PLAN - OVERALL
5	FLOOR PLAN - DIMENSIONED
6	EXTERIOR ELEVATIONS
7	EXTERIOR ELEVATIONS
8	ELECTRICAL PLAN
9	ROOF PLAN
	CROSS SECTIONS

DRAWINGS PROVIDED BY:
LIVINGSTON DESIGNS
PROFESSIONAL BUILDING DESIGN, DRAFTING SERVICES,
307 N. CHARLIE LANE, ROUND MOUNTAIN, TX 78664
www.livingstondesigns.com
202.934.7428

ISSUED DATE		
2/27/2022		
REVISIONS		
NO.	DESC.	DATE

T.J. & GWEN KIRK - NEW RESIDENCE
LOT #12 TRINITY OAKS WILDLIFE PRESERVE
167 Mr. CHARLIE LANE
ROUND MOUNTAIN, TX

Sheet Description
SITE PLAN

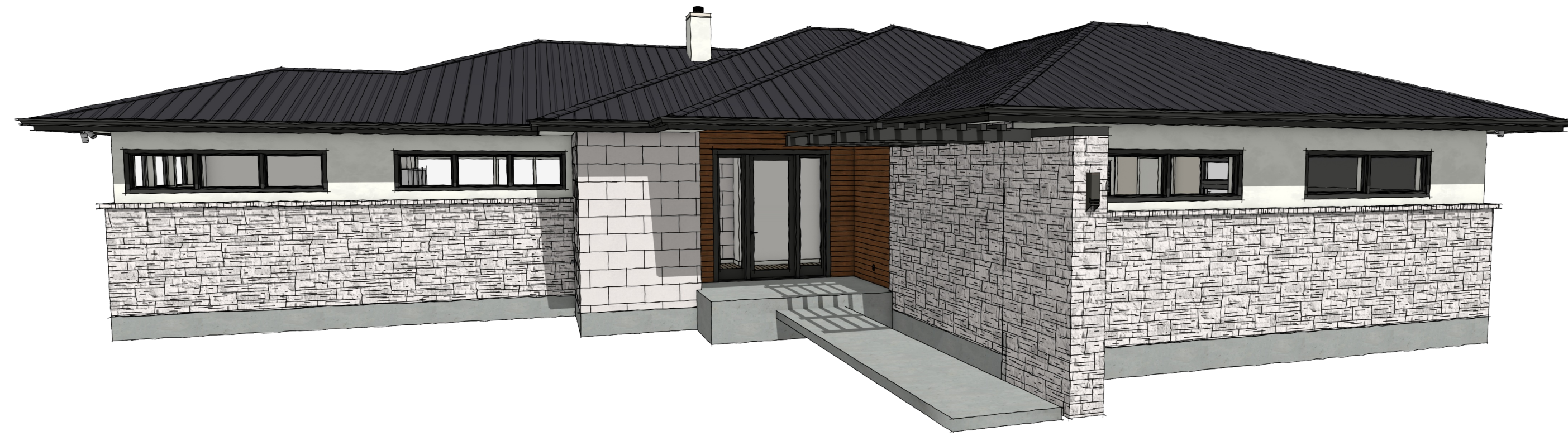
Scale:
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Project No.
21159

Sheet
1
of 9

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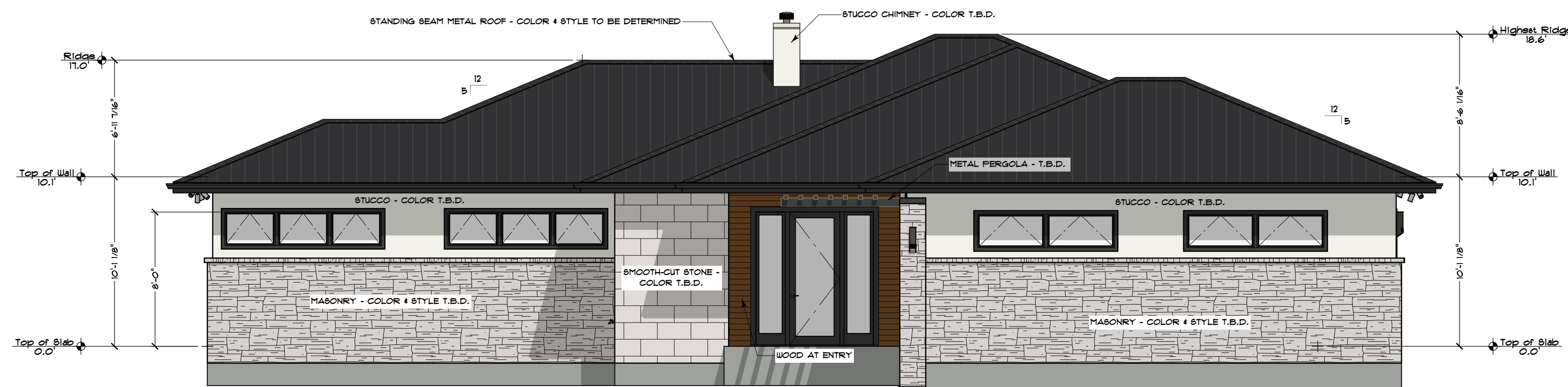
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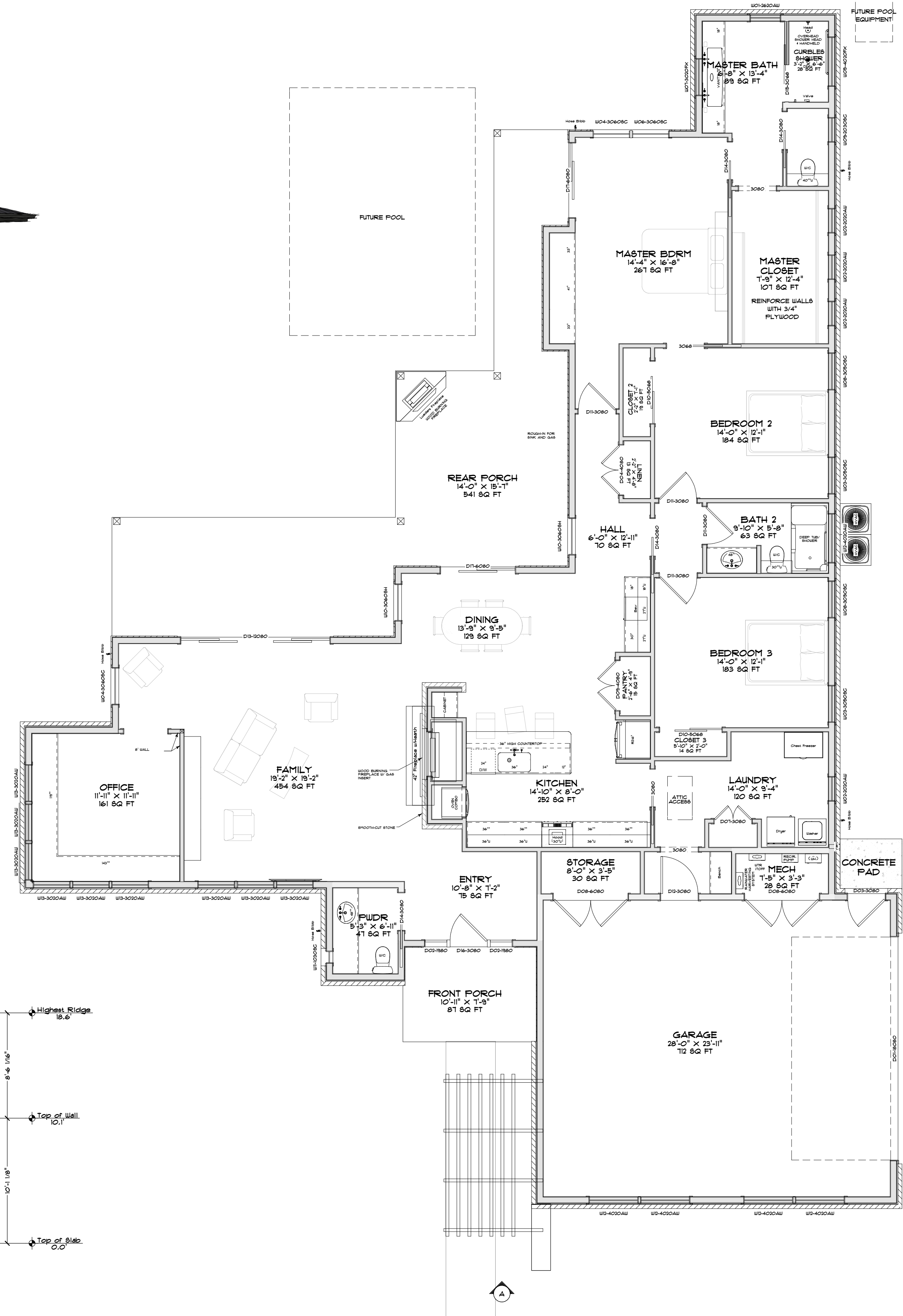
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ROOM NAME	AREA (SQ. FT.)
OFFICE	161
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CURBLES SHOWER	28
MASTER BATH	21
MASTER BDRM	261
MASTER CLOSET	101
BEDROOM 2	184
CLOSET 2	19
LINEN	13
BATH 2	63
BEDROOM 3	183
CLOSET 3	14
HALL	10
LAUNDRY	120
CLOSET	10
OWNER ENTRY	31
HALL	25
PUDR	41
PANTRY	15
DINING	129
KITCHEN	282
ENTRY	19
FAMILY	454
TOTALS:	2383

NON-CONDITIONED LIVING SPACE -FIRST FLR	
ROOM NAME	AREA (SQ. FT.)
GARAGE	112
FRONT PORCH	81
REAR PORCH	541
MECH	28
STORAGE	30
TOTALS:	1398

SLAB SPACE	
ROOM NAME	AREA (SQ. FT.)
FRONT PORCH	81
GARAGE	112
REAR PORCH	541
UNSPECIFIED	2488
TOTALS:	3924



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



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

DRAWINGS PROVIDED BY:
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PROFESSIONAL BUILDING DESIGN, DRAFTING SERVICES,
3075 N. UNIVERSITY AVE., SUITE 100
DALLAS, TEXAS 75243
www.livingstondesigns.com
214.934.7428

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LOT #12 TRINITY OAKS WILDLIFE PRESERVE
167 Mr.CHARLIE LANE
ROUND MOUNTAIN, TX

Sheet Description
FLOOR PLAN - OVERALL

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

Project No.
21159

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2
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CUT LINE

CUT LINE

Number	Label	Qty	Width	Height	Description	Top
WO1	WO1-2620AW	1	30"	24"	Single Awning	96"
WO2	WO2-2020AW	4	24"	24"	Single Awning	96"
WO3	WO3-3060SC	2	36"	60"	Single Casement-hl	96"
WO4	WO4-3060SC	2	36"	12"	Single Casement-hr	96"
WO5	WO5-4020FX	1	48"	24"	Fixed Glass	96"
WO6	WO6-3060SC	1	36"	12"	Single Casement-hl	96"
WO7	WO7-3020FX	1	36"	24"	Fixed Glass	96"
WO8	WO8-3060SC	2	36"	60"	Single Casement-hr	96"
WO9	WO9-2020SC	1	24"	36"	Single Casement-hl	96"
WO10	WO10-3060SH	2	36"	12"	Single Hung	96"
WO11	WO11-1030SC	1	12"	36"	Single Casement-hr	96"
WO12	WO12-4020AW	5	48"	24"	Single Awning	96"
WO13	WO13-3020AW	9	36"	24"	Single Awning	96"

Number	Label	Qty	Width	Height	Description	Top
DO1	DO1-18080	1	216"	96"	Garage-Modern Steel - Flush Window	96"
DO2	DO2-1980	2	21"	96"	ext. Fixed-Glass Panel	96"
DO3	DO3-3080	1	36"	96"	ext. Hinged-Slab	96"
DO4	DO4-4080	1	48"	96"	Double Hinged-T83000	96"
DO5	3068	1	36"	80"	Pocket-T83000	96"
DO6	DO6-13080	1	36"	96"	Double Hinged-T83000	96"
DO7	DO7-6080	2	12"	96"	ext. Double Hinged-Louvered	96"
DO8	DO8-4080	1	48"	96"	Double Hinged-Door PIO	96"
DO9	DO9-5068	2	60"	80"	Slider-T83000	80"
DO10	DO10-3080	4	36"	96"	Hinged-T83000	96"
DO11	DO11-3080	1	36"	96"	ext. Hinged-Panel	96"
DO12	DO12-3080	1	36"	96"	ext. Quad Slider-Glass Panel	96"
DO13	DO13-12080	1	144"	96"	Pocket-T83000	96"
DO14	DO14-3080	5	36"	96"	ext. Hinged-Glass Panel	96"
DO15	DO15-3068	1	36"	80"	ext. Hinged-Glass Panel	96"
DO16	DO16-3080	1	36"	96"	ext. Hinged-Glass Panel	96"
DO17	DO17-6080	2	12"	96"	ext. Slider-Glass Panel	96"

DOOR AND WINDOW NOTES:

- EVERY BEDROOM SHALL BE PROVIDED WITH A SECOND FORM OF EGRESS, EITHER A DOOR OR WINDOW. EGRESS WINDOWS SHALL HAVE A 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 INTERIOR & EXTERIOR DOORS SHALL BE DEFINED BY HOME OWNER REGARDING MATERIAL, FINISHES & SWINGS.
- ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING.
- EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE 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
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL WINDOWS ABOVE BATHTUBS TO BE TEMPERED. ANY WINDOW AT STAIRWAY HAVING A SILL HT. BELOW 36" TO BE TEMPERED. WINDOW MANUFACTURER & BUILDER/INSTALLER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
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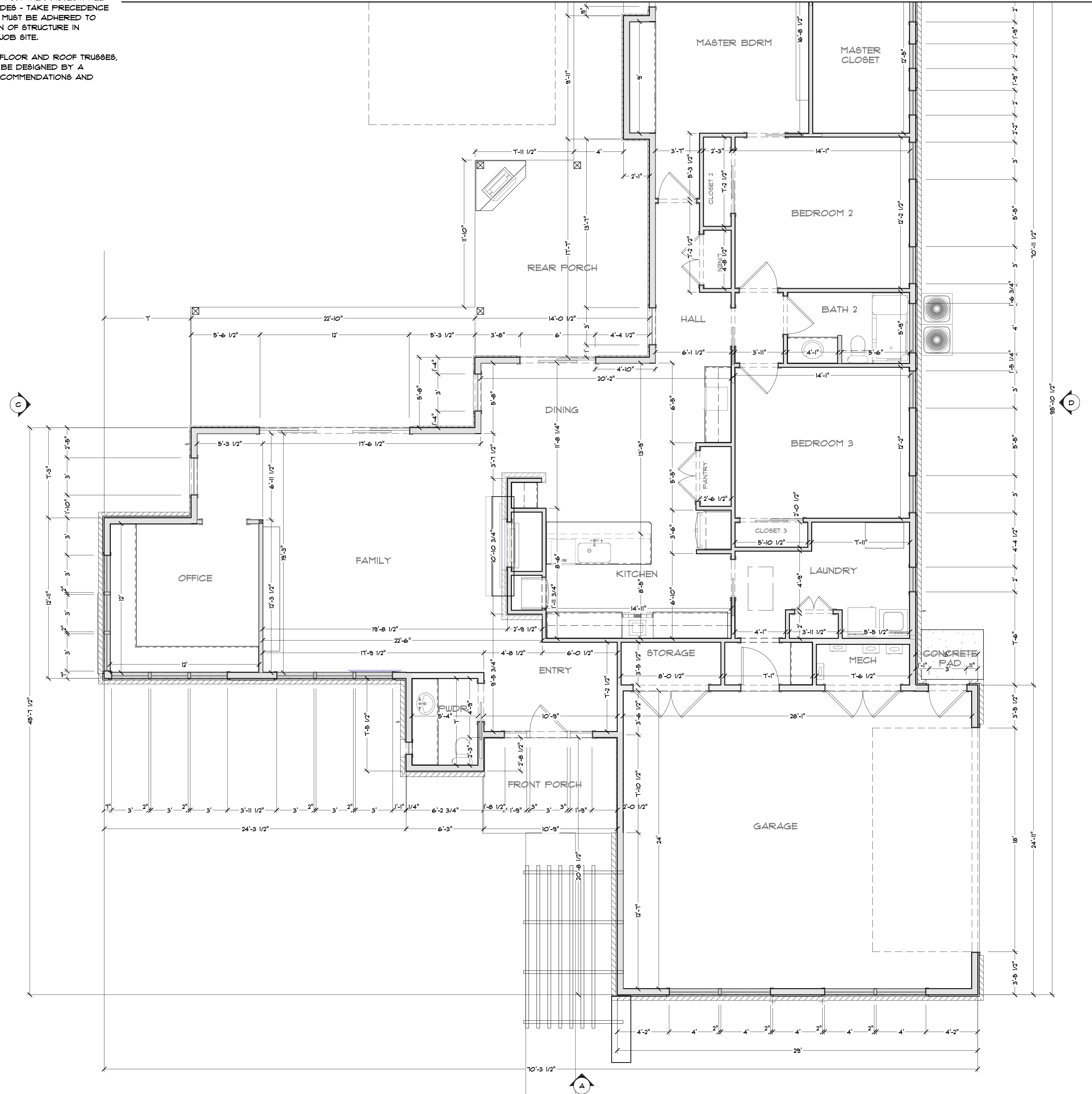
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ROOM NAME	AREA (SQ. FT.)
OFFICE	86
MASTER BATH	89
CURBLES SHOWER	38
MASTER BATH	21
MASTER BDRM	267
MASTER CLOSET	67
BEDROOM 2	184
CLOSET 2	19
LINE 2	19
BATH 2	63
BEDROOM 3	183
CLOSET 3	14
HALL	10
LAUNDRY	120
CLOSET	10
OWNER ENTRY	31
HALL	25
PUDR	41
PANTRY	15
DINING	125
KITCHEN	252
ENTRY	75
FAMILY	454
TOTALS:	2383

ROOM NAME	AREA (SQ. FT.)
GARAGE	112
FRONT PORCH	81
REAR PORCH	541
MECH	28
STORAGE	30
TOTALS:	1992

ROOM NAME	SLAB SPACE AREA (SQ. FT.)
FRONT PORCH	95
GARAGE	195
REAR PORCH	596
UNSPECIFIED	2488
TOTALS:	3974



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

DRAWINGS PROVIDED BY:
LIVINGSTON DESIGNS
PROFESSIONAL BUILDING DESIGN, DRAFTING SERVICES,
3075 N. WINDYBROOK LANE
VICTORIA, BRITISH COLUMBIA
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ISSUED DATE
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ROUND MOUNTAIN, TX

Sheet Description
FLOOR PLAN
DIMENSIONED

Scale:
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WO4	WO4-3020SC	2	36"	12"	Single Casement-hr	96"
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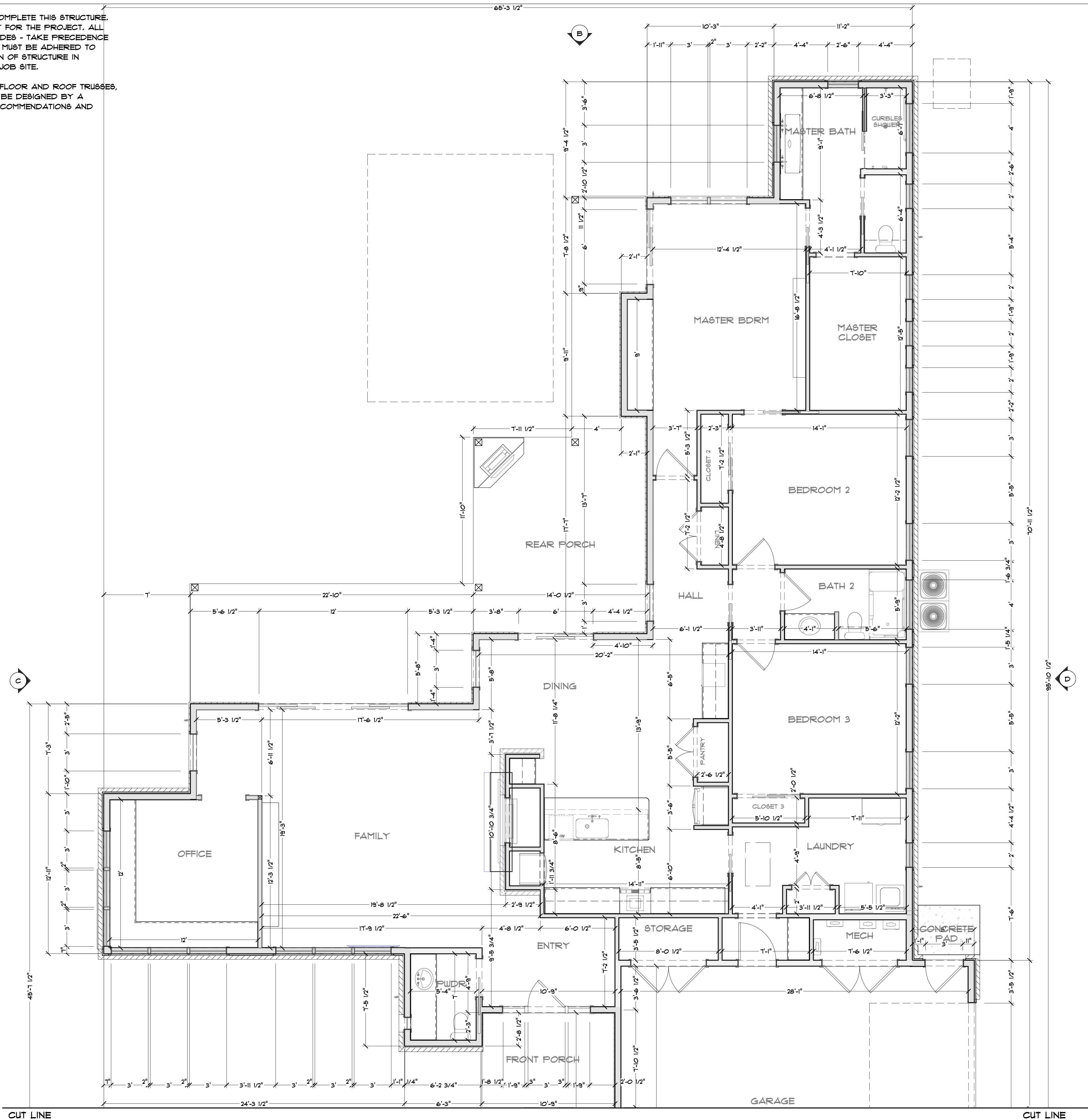
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MASTER BATH	21
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MASTER CLOSET	107
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CLOSET 2	19
LINE	19
BATH 2	63
BEDROOM 3	183
CLOSET 3	14
HALL	10
LAUNDRY	120
CLOSET	10
OWNER ENTRY	31
HALL	25
PUDR	41
PANTRY	15
DINING	125
KITCHEN	252
ENTRY	75
FAMILY	454
TOTALS:	2383

ROOM NAME	AREA (SQ. FT.)
FRONT PORCH	81
REAR PORCH	541
MECH	28
STORAGE	30
TOTALS:	1998

ROOM NAME	SLAB SPACE	AREA (SQ. FT.)
FRONT PORCH	95	
GARAGE	195	
REAR PORCH	596	
UNSPECIFIED	2488	
TOTALS:	3974	



DRAWINGS PROVIDED BY:
LIVINGSTON DESIGNS
PROFESSIONAL BUILDING DESIGN, DRAFTING SERVICES,
3070 N. UNIVERSITY AVE., SUITE 100
DALLAS, TX 75243
PHONE: 972.352.7428
WWW.LIVINGSTONDESIGNS.COM

ISSUED DATE
2/21/2022

NO.	DESC.	DATE

T.J. & GWEN KIRK - NEW RESIDENCE
LOT #12 TRINITY OAKS WILDLIFE PRESERVE
167 Mr. CHARLIE LANE
ROUND MOUNTAIN, TX

Sheet Description
FLOOR PLAN - DIMENSIONED

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

Project No.
21159

Sheet
4
of 9

2/21/2022

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

REVISIONS		
NO.	DESC.	DATE

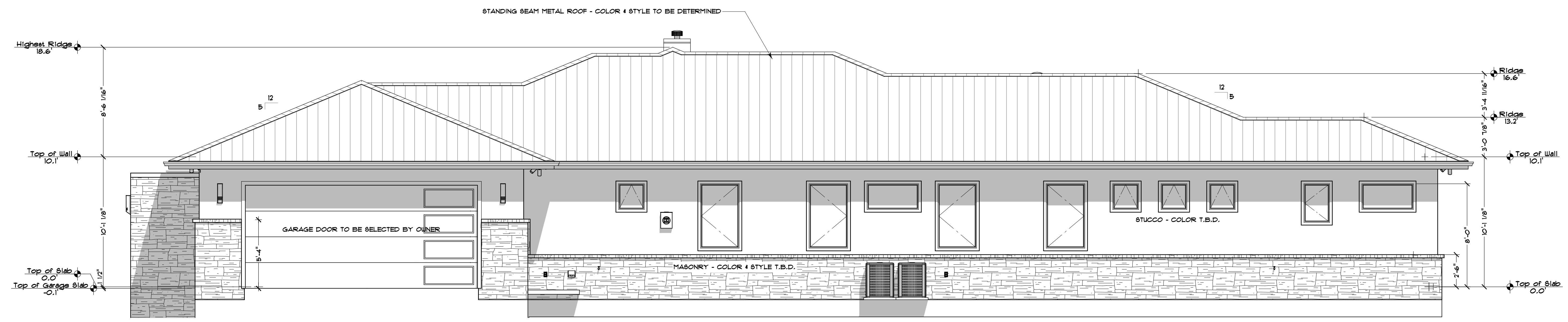
T.J. & GWEN KIRK -NEW RESIDENCE
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Sheet Description
 EXTERIOR ELEVATIONS

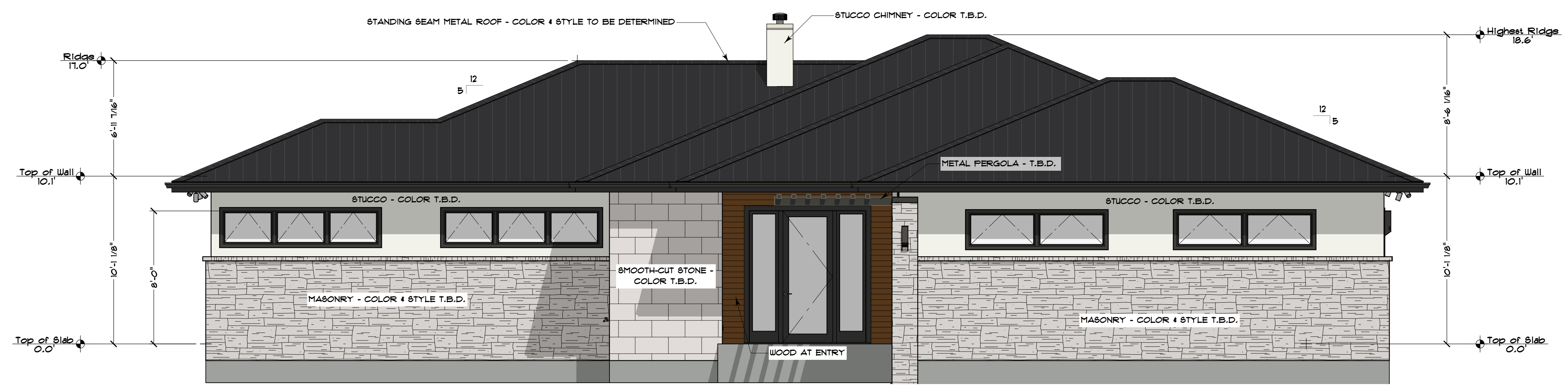
Scale:
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Project No.
 21159

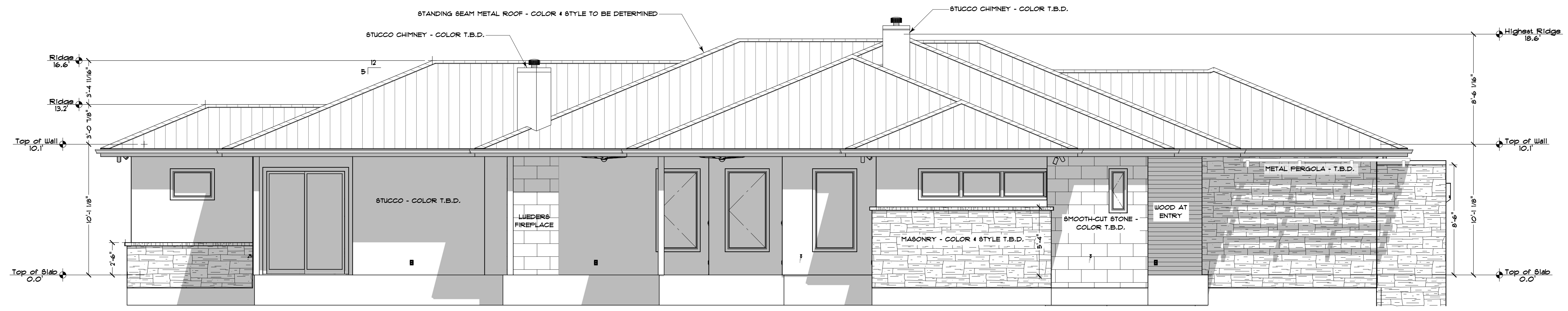
Sheet
5
 of 9



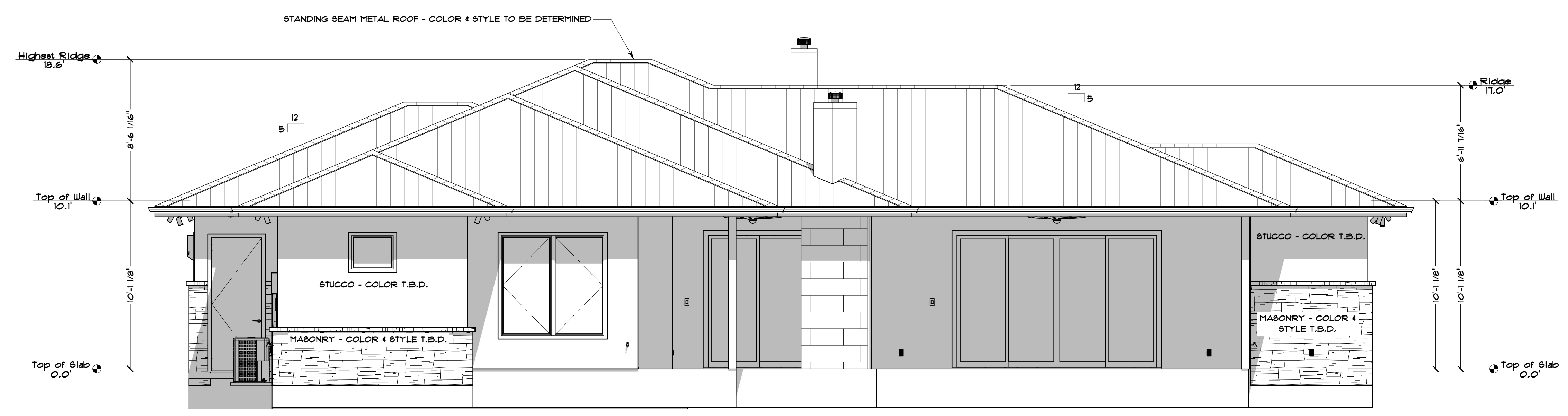
D RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



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



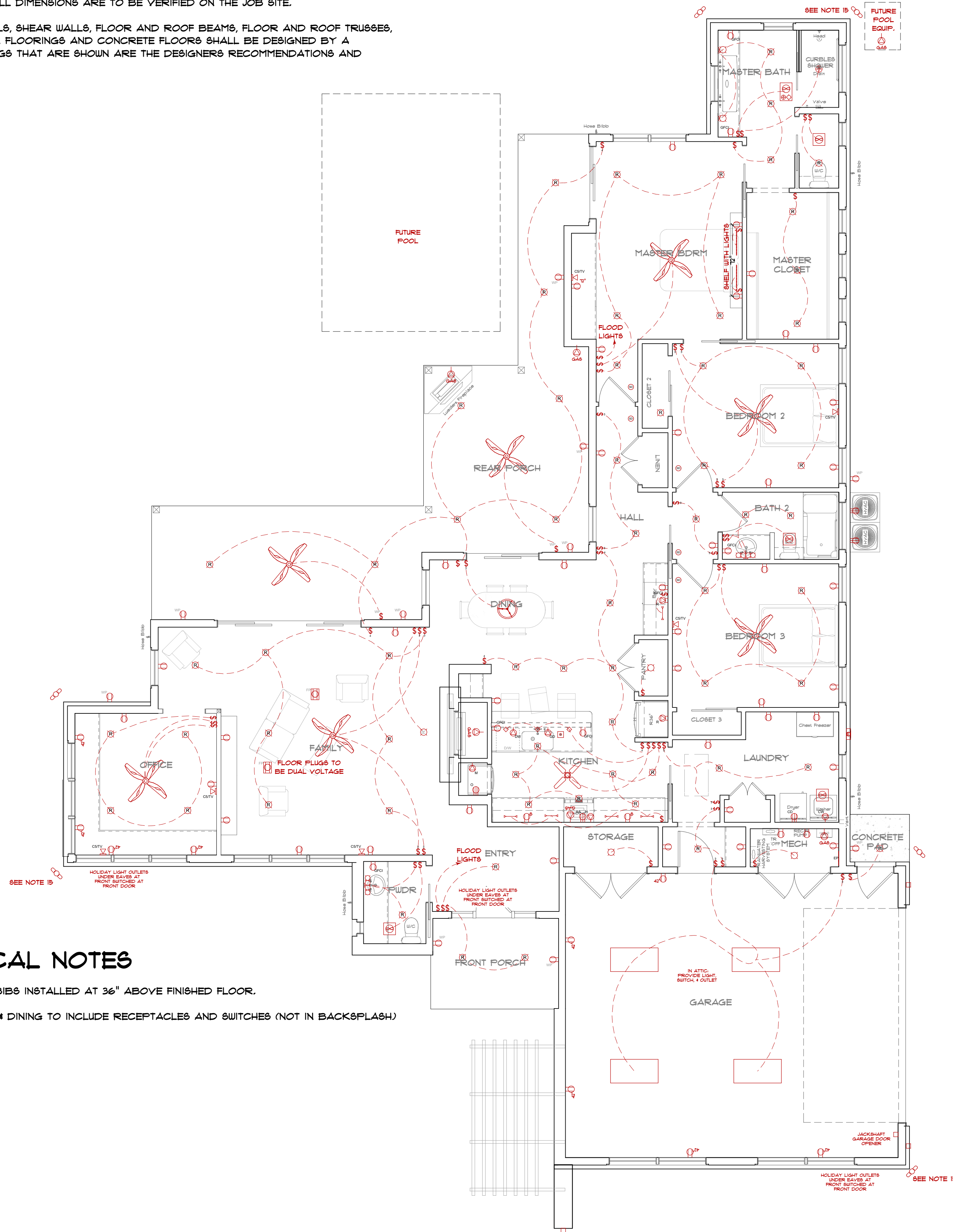
C LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



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

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ALL STRUCTURAL ELEMENTS, INCLUDING PIERS, FOOTINGS, RETAINING WALLS, SHEAR WALLS, FLOOR AND ROOF BEAMS, FLOOR AND ROOF TRUSSES, RAFTERS, FLOOR AND CEILING JOISTS, STUD WALL COLUMNS AND COLUMN FLOORINGS AND CONCRETE FLOORS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. PIERS, COLUMNS, BEAMS, FOOTINGS THAT ARE SHOWN ARE THE DESIGNERS RECOMMENDATIONS AND SHOWN FOR REFERENCE ONLY.



SPECIAL ELECTRICAL NOTES

- ALL EXTERIOR RECEPTACLES AND HOSE BIBS INSTALLED AT 36" ABOVE FINISHED FLOOR.
- ALL UNDER CABINET LIGHTING IN KITCHEN & DINING TO INCLUDE RECEPTACLES AND SWITCHES (NOT IN BACKSPLASH)

1 ELECTRICAL PLAN

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

NO.	SYMBOL	NUMBER	QUANTITY	DESCRIPTION
1		E01	43	DUPLEX
2		E02	2	DUPLEX - SURFACE MOUNTED
3		E03	1	GFCI
4		E04	32	SINGLE POLE
5		E05	1	CLOTHES WASHER, HU
6		E06	1	CLOTHES DRYER
7		E07	10	DUPLEX (WEATHERPROOF)
8		E08	1	HOOD W/ VENT
9		E09	1	OVEN
10		E10	2	REFRIGERATOR, HU
11		E11	1	MICROWAVE, HU
12		E12	1	GARBAGE DISPOSAL
13		E13	1	DISHWASHER, HU
14		E14	1	AIR SWITCH - COUNTERTOP
15		E16	2	WEATHERPROOF
16		E17	2	220V WEATHERPROOF
17		E18	1	ELECTRIC RANGE
18		E19	10	3-WAY SWITCH
19		E20	5	4-WAY SWITCH
20		E21	5	DUPLEX-42\"/>

NO.	SYMBOL	NUMBER	QUANTITY	DESCRIPTION
1		E01	3	FENDANT
2		E02	2	ROPE LIGHT
3		E03	2	VANITY SCENCE
4		E04	2	SCOPE SCENCE
5		E05	6	CATS W/ TV
6		E06	1	CEILING FAN (W/LIGHT)
7		E07	1	CHANDELIER
8		E08	6	DUAL SPOTLIGHT DOWN
9		E09	1	ELECTRICAL METER SOCKET
10		E10	1	ELECTRICAL PANEL
11		E11	4	EXHAUST
12		E12	1	EXHAUST (LIGHT, HEAT LAMP)
13		E13	1	EYEBALL (ROTATED)
14		E14	4	FLUORESCENT LIGHT (48W/2D)
15		E15	65	RECESSED LIGHT 6"
16		E17	1	JACKSHAFT
17		E18	5	SMOKE DETECTOR
18		E19	5	UNDER CABINET LIGHT
19		E20	3	WALL LIGHT POST
20		E21	3	COMMON FLUSH MOUNT
21		E22	1	WATERPROOF LIGHT
22		E24	1	CEILING FAN (LIGHTS)

- NOTES:**
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, SECURITY ETC.
- ELECTRICAL NOTES:**
- ALL ELECTRICAL WORK TO BE DONE OR SUPERVISED BY A LICENSED ELECTRICIAN & COMPLY WITH ALL NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - ELECTRIC HVAC UNIT LOCATED IN ATTIC. PROVIDE PLATFORM AND ALL ELECTRICAL NEEDS PLUS (1) 110V OUTLET.
 - PROVIDE LIGHT W/SWITCH IN ATTIC. LOCATION APPROVED BY HOME OWNER.
 - ALL APPLIANCES & UTILITIES TO HAVE DEDICATED CIRCUITS. SEE MFG'S SPECS. FOR REQUIREMENTS.
 - ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 - PROVIDE ONE SMOKE DETECTOR / CARBON MONOXIDE / PROPANE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 - CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 - FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 - FIXTURES TO BE SELECTED BY HOME OWNER.
 - ALL SWITCHES TO BE 48" O/C AFF. OUTLETS TO BE 15" O/C AFF. OUTLETS OVER COUNTERTOPS TO BE 3" MIN. ABOVE COUNTER. (AFF = ABOVE FINISHED FLOOR) HEIGHT OF OUTLETS A.F.F. FOR TV & COMPUTERS TO BE DETERMINED BY OWNER.
 - RECESSED CAN LIGHTS ARE SHOWN FOR REFERENCE. CAN SIZE, QUANTITY & LOCATION ARE TO BE DETERMINED BY CONTRACTOR AND APPROVED BY HOME OWNER PRIOR TO INSTALLATION.
 - CEILING FANS ARE SHOWN FOR REFERENCE. SIZE, QUANTITY & LOCATION ARE TO BE DETERMINED BY THE CONTRACTOR AND APPROVED BY HOME OWNER PRIOR TO INSTALLATION.
 - PROVIDE FOR DOOR BELL AT FRONT DOOR. CHIME LOCATION TO APPROVED BY HOME OWNER.
 - OVEN/RANGE VENT HOOD TO EXHAUST THRU ROOF.
 - FLOOD LIGHTS AT CORNERS OF HOUSE. LOCATION, QUANTITY & SWITCH LOCATION TO BE APPROVED BY HOME OWNER. SWITCH LOCATION AT MASTER BEDROOM & LIVING ROOM.
 - OPTIONAL SOFFIT OUTLETS (FOR SEASONAL LIGHTS) AT CORNERS OF HOUSE. LOCATION, QUANTITY & SWITCH LOCATION TO BE APPROVED BY HOME OWNER.
- AUDIO:**
- LOCATE SPEAKERS AND AUDIO CONTROLS PER HOME OWNER. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
 - LOCATE TV/COMPUTER JACKS AS INDICATED IN THE PLAN. FINAL LOCATION & HEIGHT A.F.F. TO BE APPROVED BY HOME OWNER.
- SECURITY / DATA / CABLE:**
- LOCATE SECURITY PANELS, MOTION SENSORS, CAMERAS, ETC. PER HOME OWNER. SYSTEM TO BE APPROVED BY HOME OWNER.
 - LOCATE DATA OUTLETS PER HOME OWNER. DATA SYSTEM TO BE APPROVED BY HOME OWNER.

DRAWINGS PROVIDED BY:
LIVINGSTON DESIGNS
PROFESSIONAL BUILDING DESIGN, DRAFTING SERVICES,
30 NEWPORT SQUARE, SUITE 100
VICTORIA, BRITISH COLUMBIA
www.livingstondesigns.com
250.934.7458

ISSUED DATE
2/27/2022
REVISIONS
NO. DESC. DATE

T.J. & GWEN KIRK - NEW RESIDENCE
LOT #12 TRINITY OAKS WILDLIFE PRESERVE
167 Mr.CHARLIE LANE
ROUND MOUNTAIN, TX

Sheet Description
ELECTRICAL PLAN

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

Project No.
21159

Sheet
1
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THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE. THIS MEANS THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE BUILDER OR PERSON IN AUTHORITY FOR THE PROJECT. ALL CODES, ORDINANCES AND REGULATIONS - FEDERAL, STATE, COUNTY AND LOCAL CITY ORDINANCES AND BUILDING CODES - TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGENCIES RULES AND/OR REGULATIONS AND MUST BE ADHERED TO BEFORE AND DURING CONSTRUCTION, INCLUDING ALL FIRE CODES. BUILDER AND/OR OWNER ARE TO VERIFY LOCATION OF STRUCTURE IN RELATION TO PROPERTY LINES, BUILDING SETBACKS AND EASEMENTS. ALL DIMENSIONS ARE TO BE VERIFIED ON THE JOB SITE.

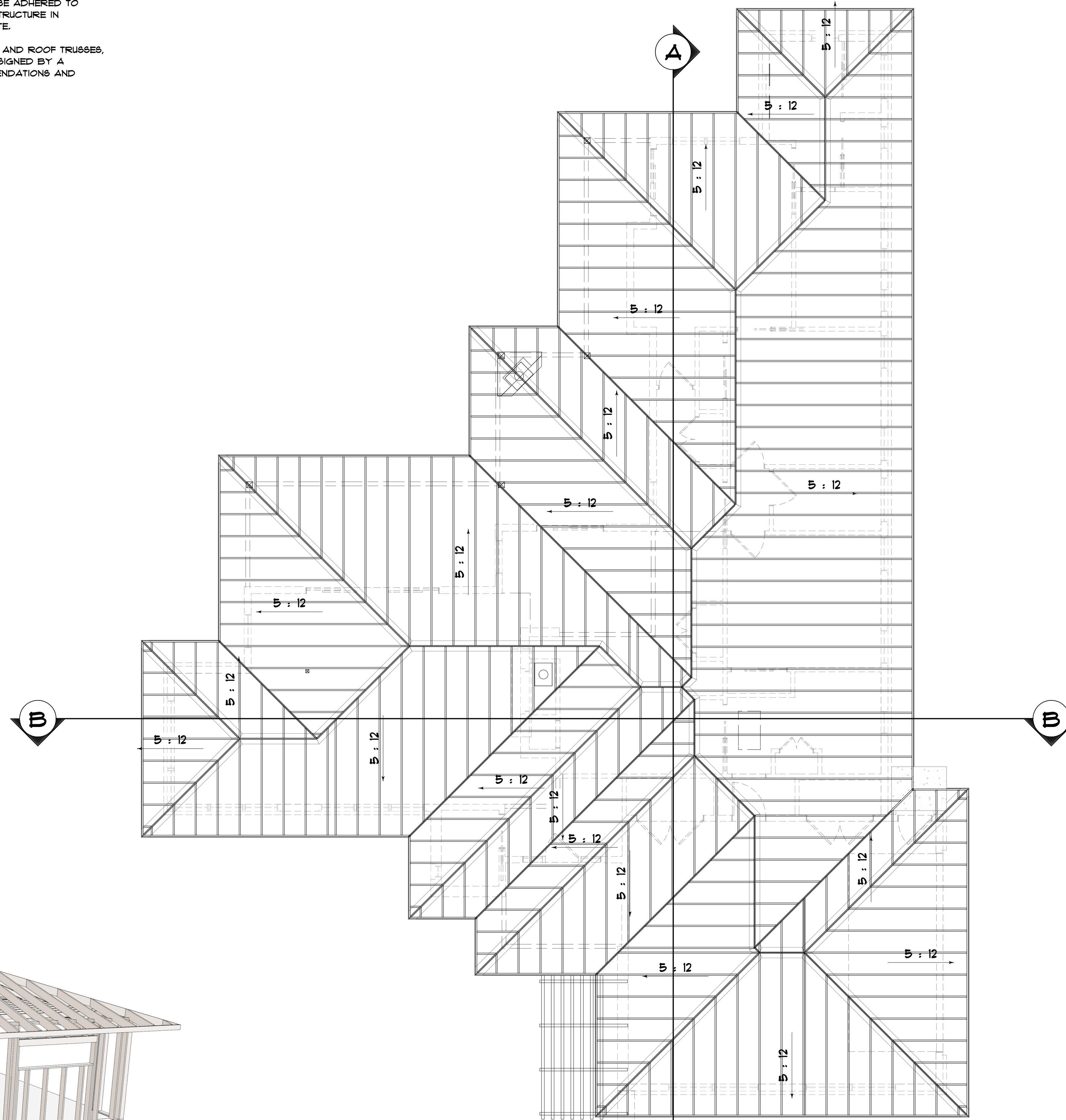
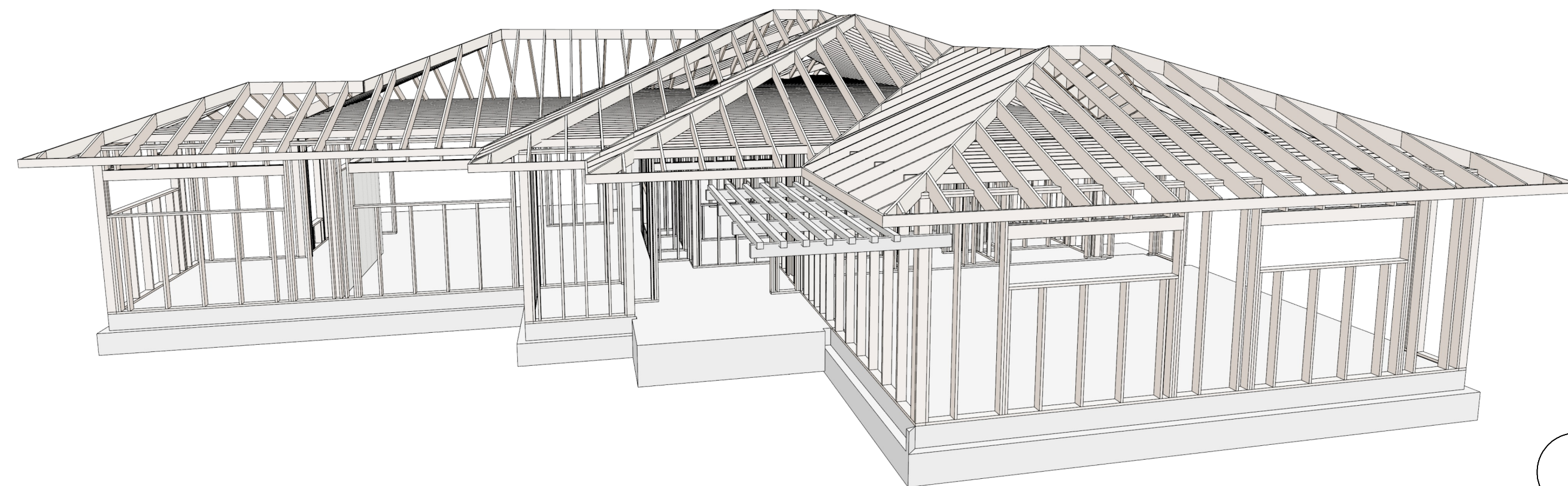
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TYPICAL FRAMING NOTES

- *DBL. 2X12 W 1/2" PLYWOOD HEADERS • ALL BEARING WALLS
- *DBL. 2X8 W 1/2" PLYWOOD HEADERS • NON-BEARING WALLS SPANS GREATER THAN 3'
- *DBL. 2X6 W 1/2" PLYWOOD HEADERS • NON-BEARING WALLS SPANS LESS THAN 3'
- *2X6 CEILING JOISTS • SPANS LESS THAN 14'
- *2X8 CEILING JOISTS • SPANS GREATER THAN 14'
- *2X6 STRONGBACK ON ALL JOIST SPANS GREATER THAN 10'
- *2X6 RAFTERS TYPICAL
- *R 32 INSULATION • FLAT CEILING
- *R 19 EXTERIOR WALL INSULATION (SPRAY-FOAM INSULATION AT OWNER'S REQUEST)
- *R 22 INSULATION IN VAULTS
- *ALL FRAMING MEMBERS TO COMPLY WITH 2012 NATIONAL BUILDING CODE.
- *2X6 WALL STUDS WHERE CALLED OUT ON PLAN
- *USE SOUND INSULATION BOARD IN WALL BETWEEN LIVING ROOM AND MASTER SUITE

GENERAL NOTE:

COORDINATE WITH ENGINEER FOR TRUSS DESIGN. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS), AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1), TRUSS PLATE INSTITUTE (TPI), AND CODE OF JURISDICTION.



1 ROOF PLAN
SCALE: 3/16" = 1'-0"

(X) CONCEPTUAL RENDERING - FRAMING VIEW

NOT TO SCALE
CONCEPTUAL RENDERINGS ARE ARTISTIC DEPICTIONS ONLY, ACTUAL MATERIALS & COLOR SCHEMES ARE TO BE SELECTED & APPROVED BY THE OWNER.

DRAWINGS PROVIDED BY:
LIVINGSTON DESIGNS
PROFESSIONAL BUILDING DESIGN, DRAFTING SERVICES,
30 N. WILSON ST. SUITE 100
VINCELOTT, MISSISSIPPI 39208
www.livingstondesigns.com
202.934.7428

ISSUED DATE

2/27/2022

REVISIONS

NO.	DESC.	DATE

T.J. & GWEN KIRK -NEW RESIDENCE
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167 Mr.CHARLIE LANE
ROUND MOUNTAIN, TX

Sheet Description
ROOF PLAN

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Project No.
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8
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T.J. & GWEN KIRK -NEW RESIDENCE
 LOT #12 TRINITY OAKS WILDLIFE PRESERVE
 167 Mr.CHARLIE LANE
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Sheet Description

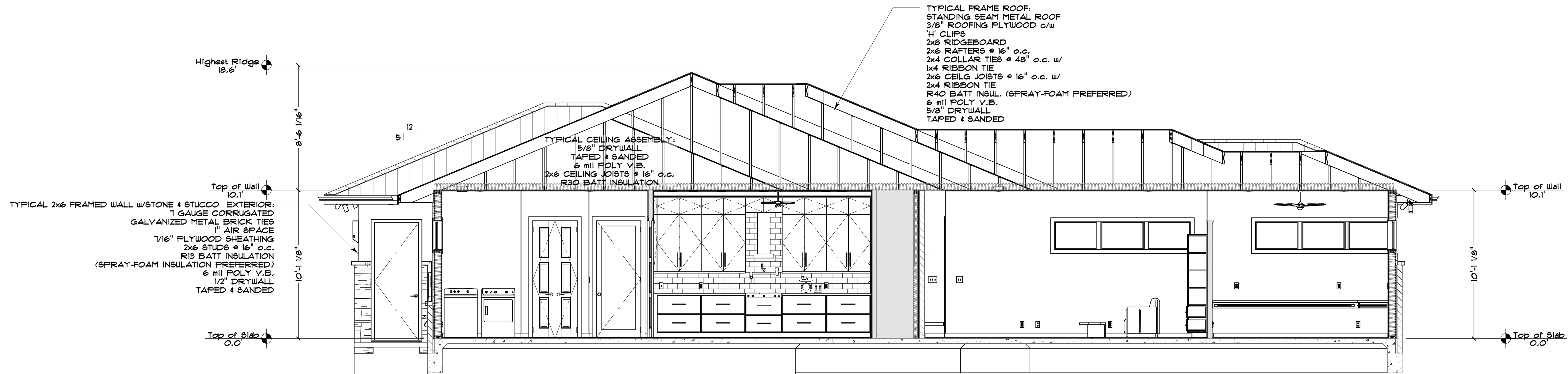
CROSS SECTIONS

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

Project No.
21159

Sheet

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of 9

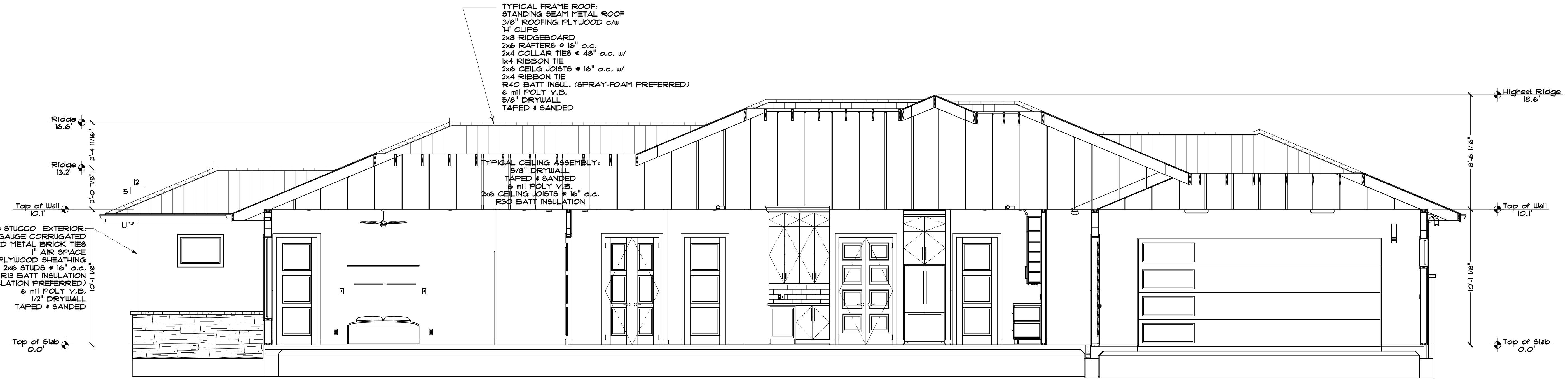


A CROSS SECTION A-A
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B CROSS SECTION B-B
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