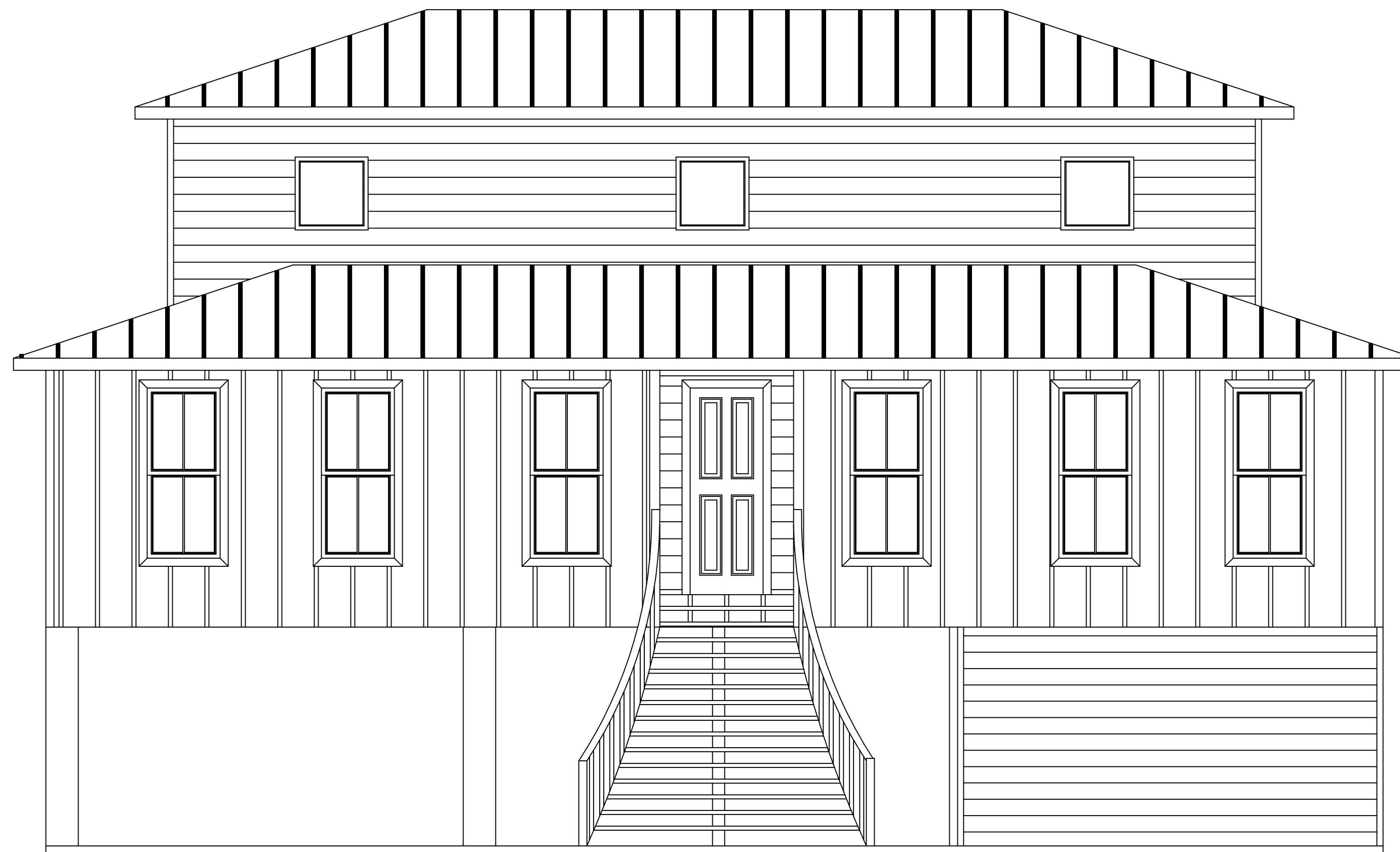


RESIDENTIAL PLANS  
FOR  
JOHN & STEFANIE

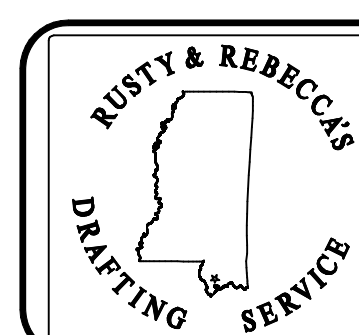


ASCHERL

WAVELAND  
MISSISSIPPI

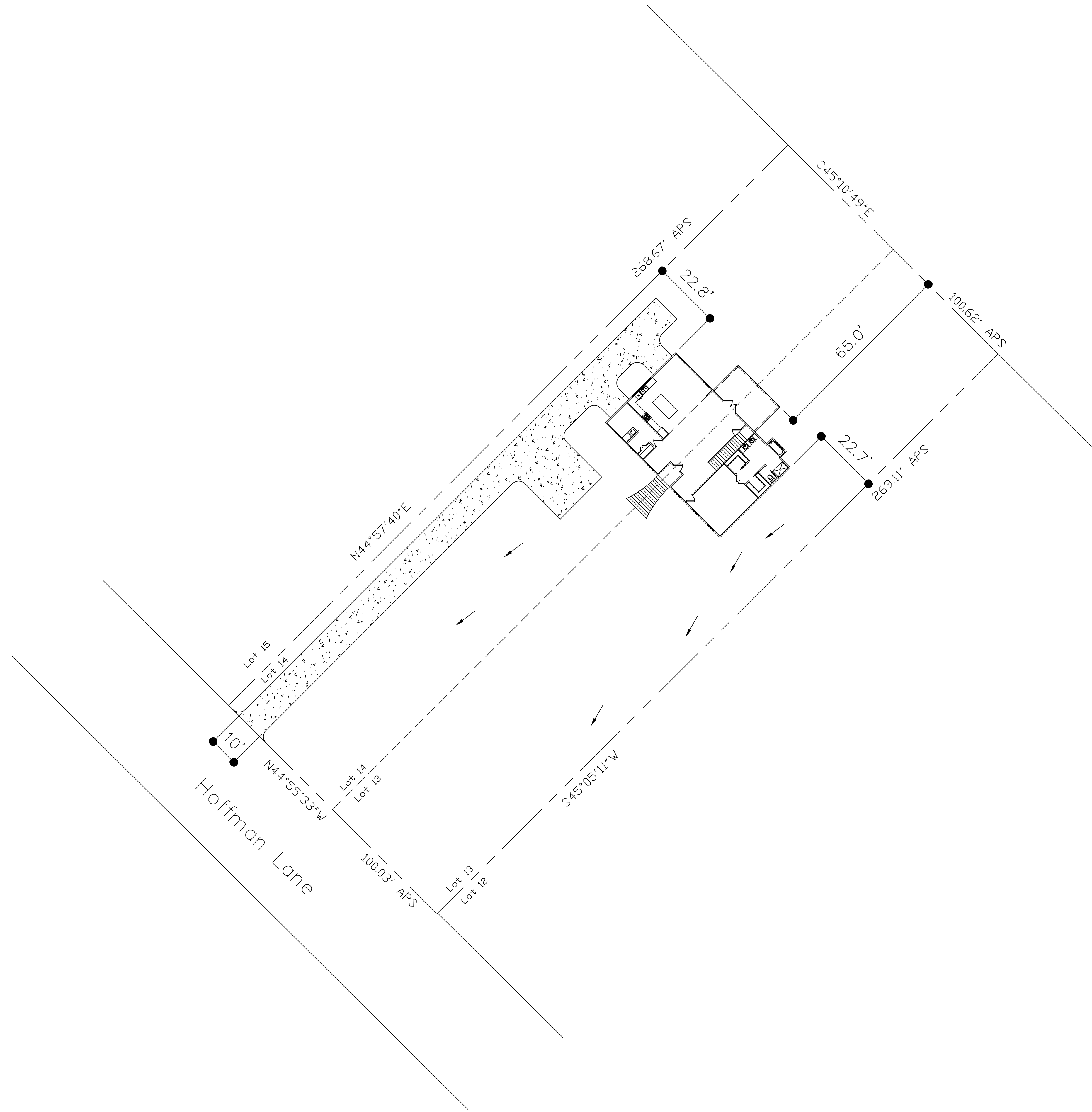
INDEX OF SHEETS

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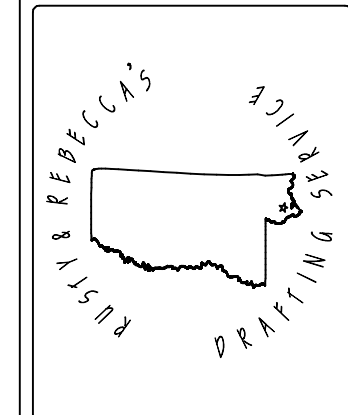
R. & R. DESIGN DRAFTING SERVICES

16035 Magnolia St. Kiln, Mississippi 39556  
PHONE (228) 342-2426



Drawn By	<i>Rusty Ruspoli</i>
Date	8/4/19
Scale	1/4"=1'
Job #	016
Sheet	S.1 of 8

A New Home  
 Mr. & Mrs. John Ascherl  
 Waveland, Mississippi  
 Site & Drainage Plan



*R & R Design Drafting Services*  
 16035 Magnolia St.  
 Kilm, Mississippi 38506  
 Phone (228) 342-2458

GENERAL NOTES

1. All work shall be performed in accordance with all applicable National, State, and Local codes, Regulation and FHA/VA MPS.
2. It is the responsibility of the owner and/or General contractor To check all dimensions for the job before construction Any discrepancies shall be brought to the attention of R&R Design Drafting Services, for justification and/or correction before proceeding with work. Contractor and/or subcontractor will assume responsibility for errors that are not reported in writing.
3. contractor shall insure compatability of the building with all site requirements.
4. the contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinance, regulations, ect. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.
6. If in the event Owner, Contractor or Subcontractor deviate from the plans contained herein, R&R Design Drafting Services, shall not assume any responsibility for any and all portions contained herein.
7. Footings are designed for soil bearing pressure of 1200 P.S.F. Footings shall be redesigned if soil of lesser bearing is encountered. It is assumed that soil is non-expansive. If expansive soil is encountered, it shall be removed and replaced
8. All foundations footings shall be a min. of 12" into natural grade. Excavations shall be free of debris and water prior to pouring concrete. Concrete shall obtain a min. compressive strength of 3000 P.S.I. at 28 days max.. Water content of 7.5 gallons per sack of cement.
9. Install hurricane straps and anchor bolts as per local code.
10. All dimensions shall be verified by contractor prior to and during construction.
11. Termite treatment by banded contractor.
12. Draftsperson is not responsible for any structural sizing of materials. Any materials called out in details are strictly for reference only. Contractor/ Owner shall assume full responsibility for the correct sizing & overseeing of this construction.

FOUNDATION NOTES

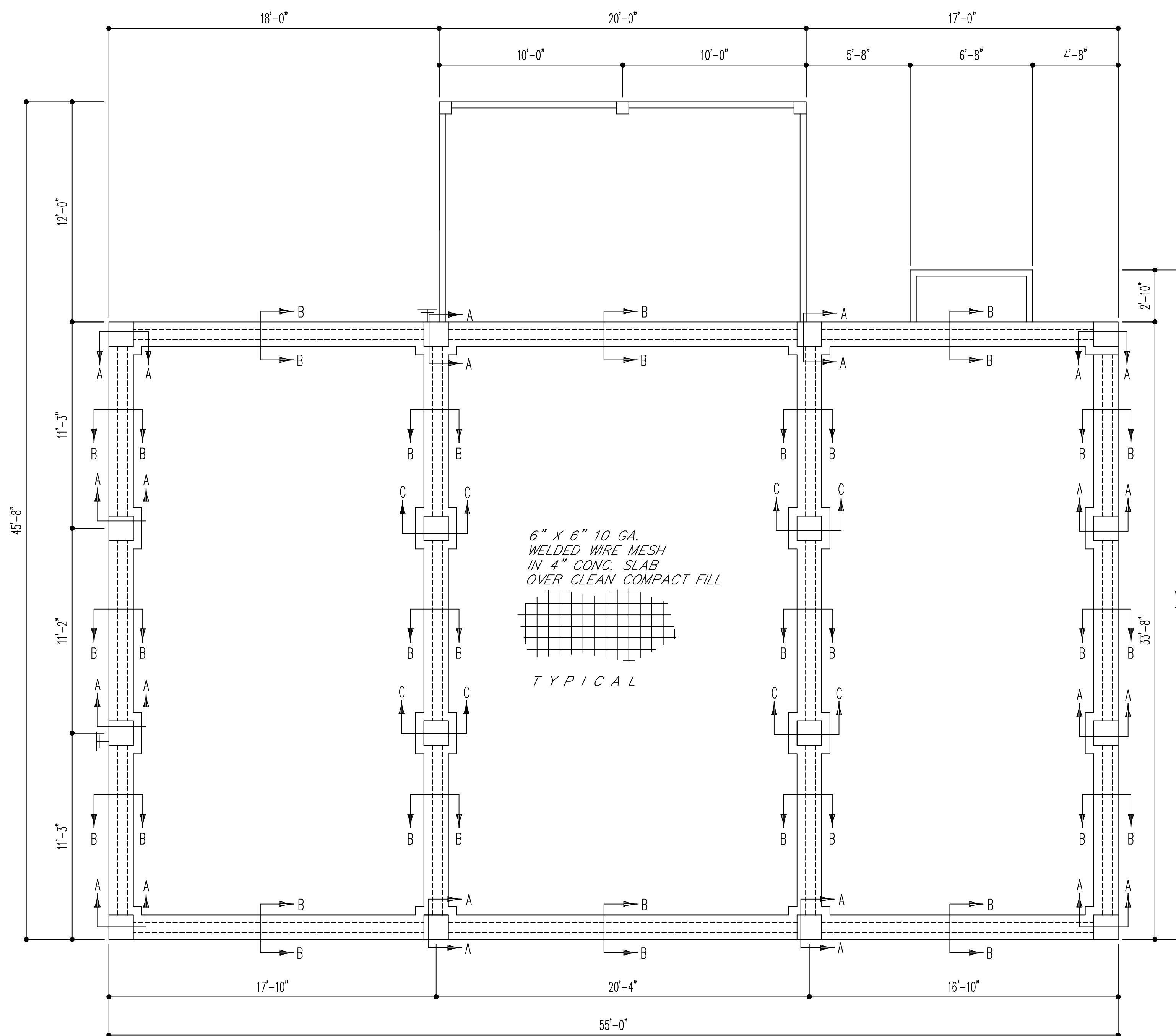
1. FOOTINGS SHALL BE IN UNDISTURBED CLEAN SOIL FREE OF ALL DELETERIOUS MATERIAL.
2. REINFORCING STEEL SHALL BE ACCORDANCE WITH THE LATEST EDITION OF CRSI.

CONCRETE NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE MINIMUM COMPRESSIVE STRENGTH OF 3000 PST AT 28 DAYS
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE 1 OR 11. AGGREGATE SHALL CONFORM TO ASTM C-33
3. MIXING, TRANSPORTING AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301 (LATEST EDITION).
4. CONCRETE SHALL BE POURED WITH A 5" MAXIMUM SLUMP.
5. ALLOW CONCRETE TO CURE FOR A MINIMUM OF 7 DAYS BEFORE ANY LOADS ARE APPLIED.
6. DETAILING OF REINFORCING BARS AND ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRATICE (LATEST EDITION)
7. UNLESS OTHERWISE NOTED, THE FOLLOWING COVER FOR REINFORCEMENT SHALL BE PROVIDED:  
A. CONCRETE DEPOSITED DIRECTLY AGAINST GROUND, 3" CLEAR.  
B. FORMED CONCRETE EXPOSED TO WHEATHER OR GROUND AFTER REMOVAL OF FORMS, 2" CLEAR.  
C. FORMED CONCRETE NOT EXPOSED TO WHEATHER OR GROUND , 1 1/2" CLEAR FOR COLUMNS AND BEAMS, 3/4" CLEAR FOR SLABS AND WALLS.
8. CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A-615, GRADE 40 REINFORCEMENT BARS SHALL NOT BE WELDED OR HEATED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
9. REINFORCEMENT BARS SHALL BE CONSIDERED CONTINUOUS AND SHALL HAVE A MINIMUM 40 BAR DIAMETER LAP UNLESS OTHERWISE NOTED
10. WELDED WIRE FABRIC SHALL BE 6X6-10/10 CONFORMING TO ASTM A885. FABRIC SHALL BE LAPED TWO MESH SPICES.

NOTE:  
CONTRACTOR SHALL DETERMINE AND VERIFY ALL INTERIOR LOAD BEARING WALL FOOTINGS ACCORDING TO LOAD BEARING CAPACITIES AND LOCAL BUILDING CODES.

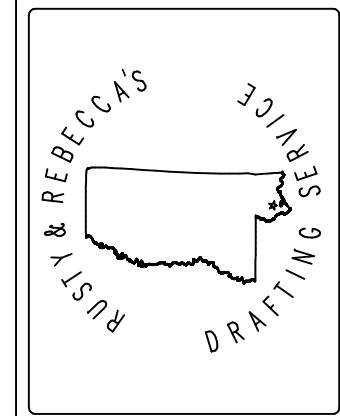
Water Spicket



FOUNDATION PLAN

sc. 1/4"

A New Home  
Mr. & Mrs. John Ascherl  
Waveland, Mississippi  
Foundation Plan



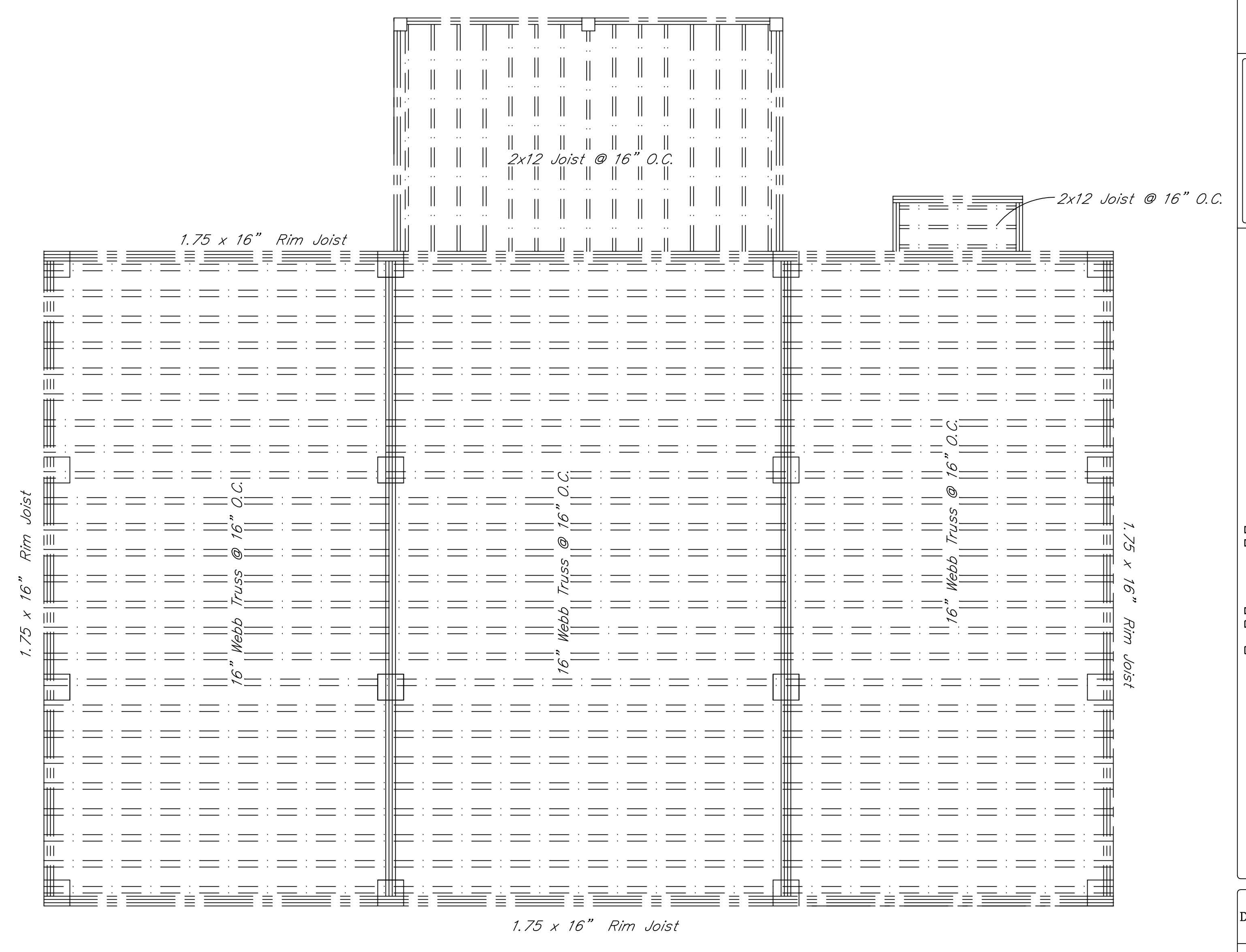
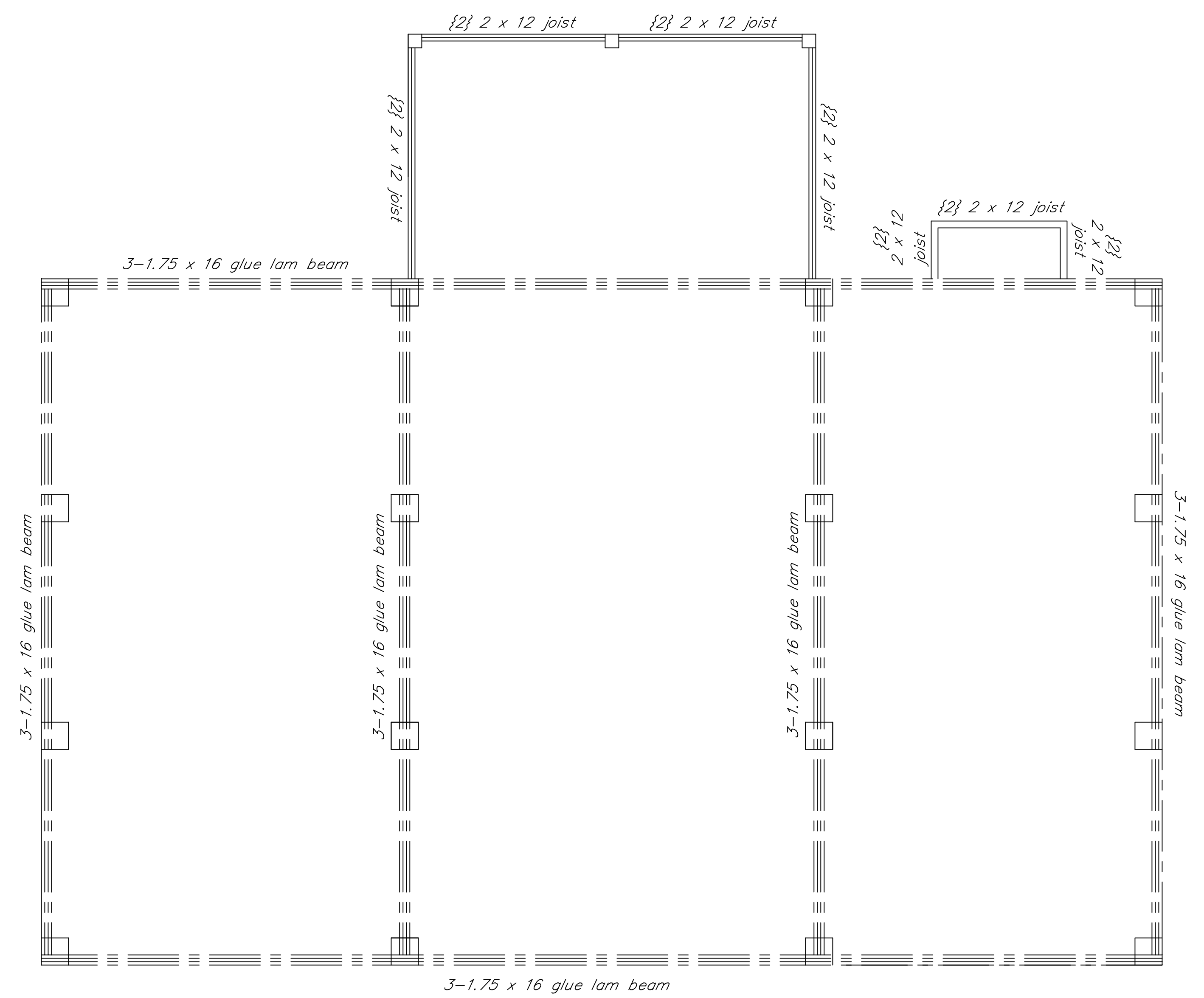
R & R Design Drafting Services

16035 Magnolia St.  
Kitt., Mississippi 39556  
Phone (228) 342-2426

Drawn By	Rusty Ruzhok
Date	8/4/19
Scale	1/4"=1'
Job #	016
Sheet F.1 of 8	

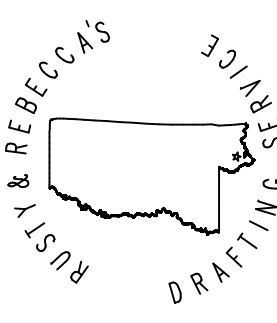
GENERAL NOTES

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3. contractor shall insure compatability of the building with all site requirements.
4. the contractor is responsible for adjusting and verifying all structural details and conditions to meet all local codes and to insure a quality and safe structure.
5. All federal, state, and local codes, ordinance, regulations, ect. shall be considered as part of specifications for this building and shall take preference over anything shown, described, or implied where same are variance.
6. If in the event Owner, Contractor or Subcontractor deviate from the plans contained herein, R&R Design Drafting Services, shall not assume any responsibility for any and all portions contained herein.
7. Draftsperson is not responsible for any structural sizing of materials. Any materials called out in details are strictly for reference only. Contractor/ Owner shall assume full responsibility for the correct sizing & overseeing of this construction.



BEAM & JOIST LAYOUT PLAN

sc. 1/4"



**A New Home**  
Mr. & Mrs. John Ascherl  
Waveland, Mississippi  
Beam & Joist Layout Plan

Drawn By	Rusty Ruszholi
Date	8/4/19
Scale	1/4"=1'
Job #	016
Sheet	B.1 of 8

**GENERAL NOTES**

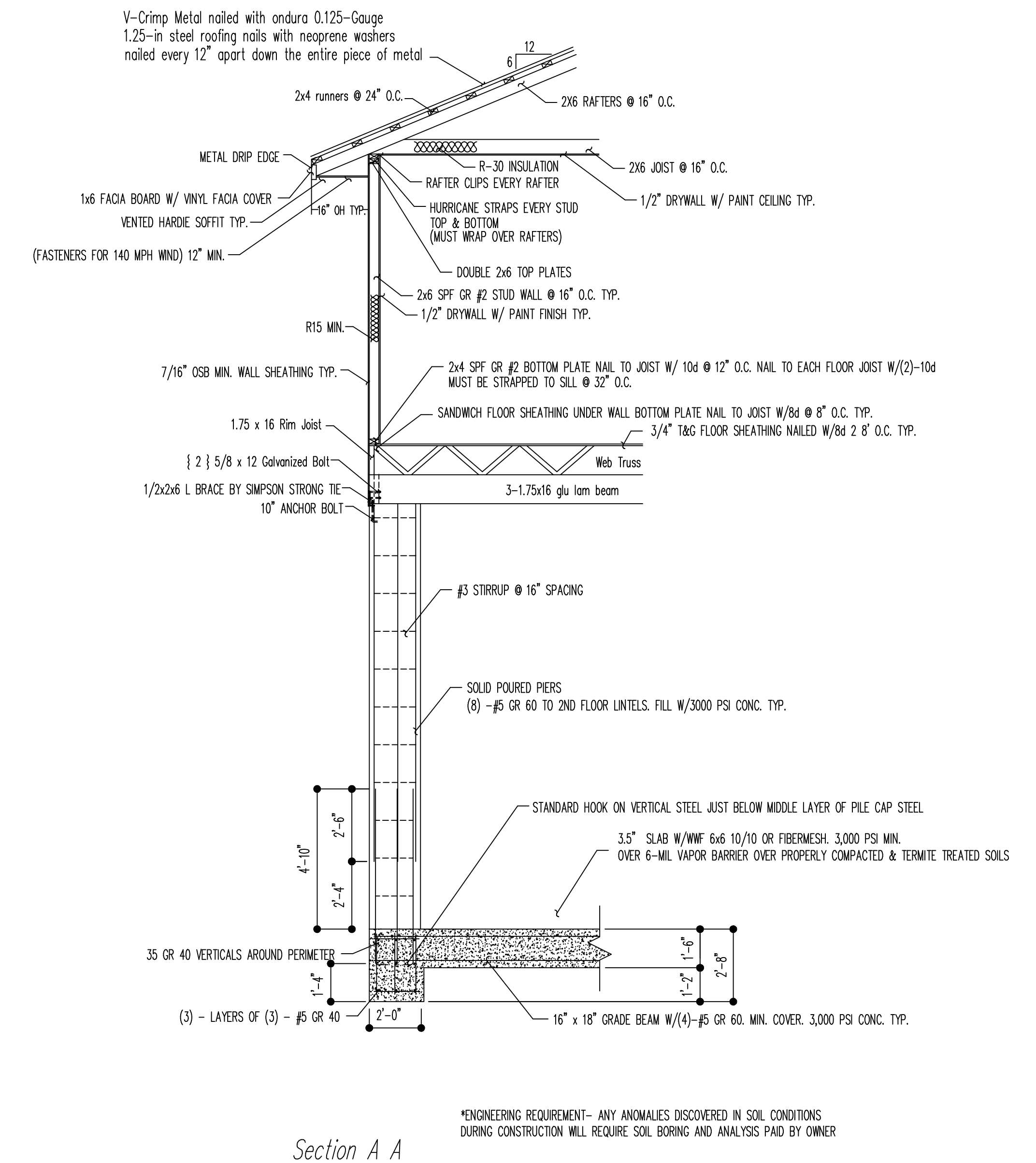
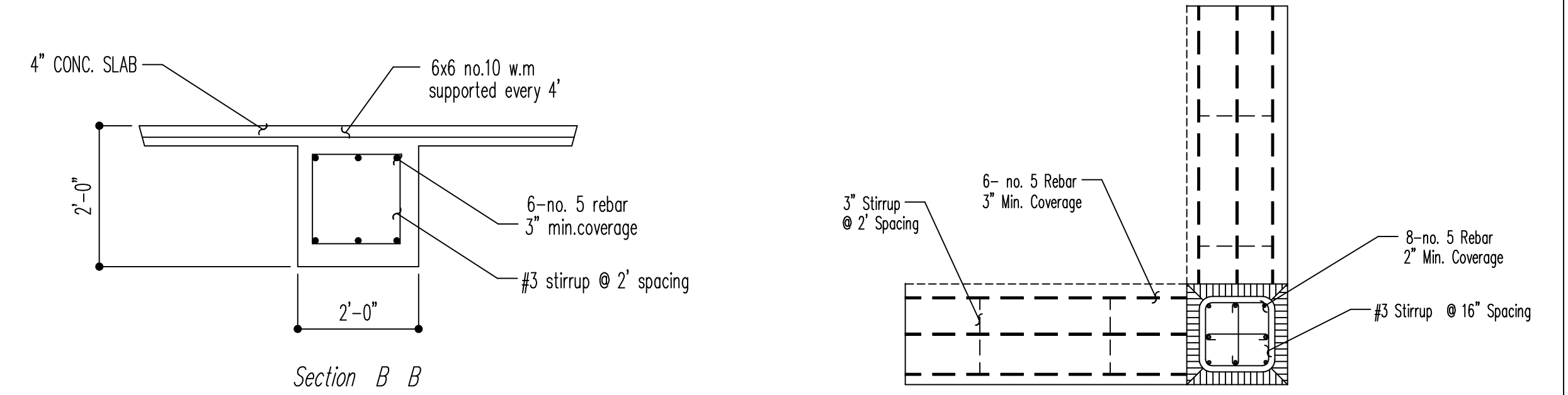
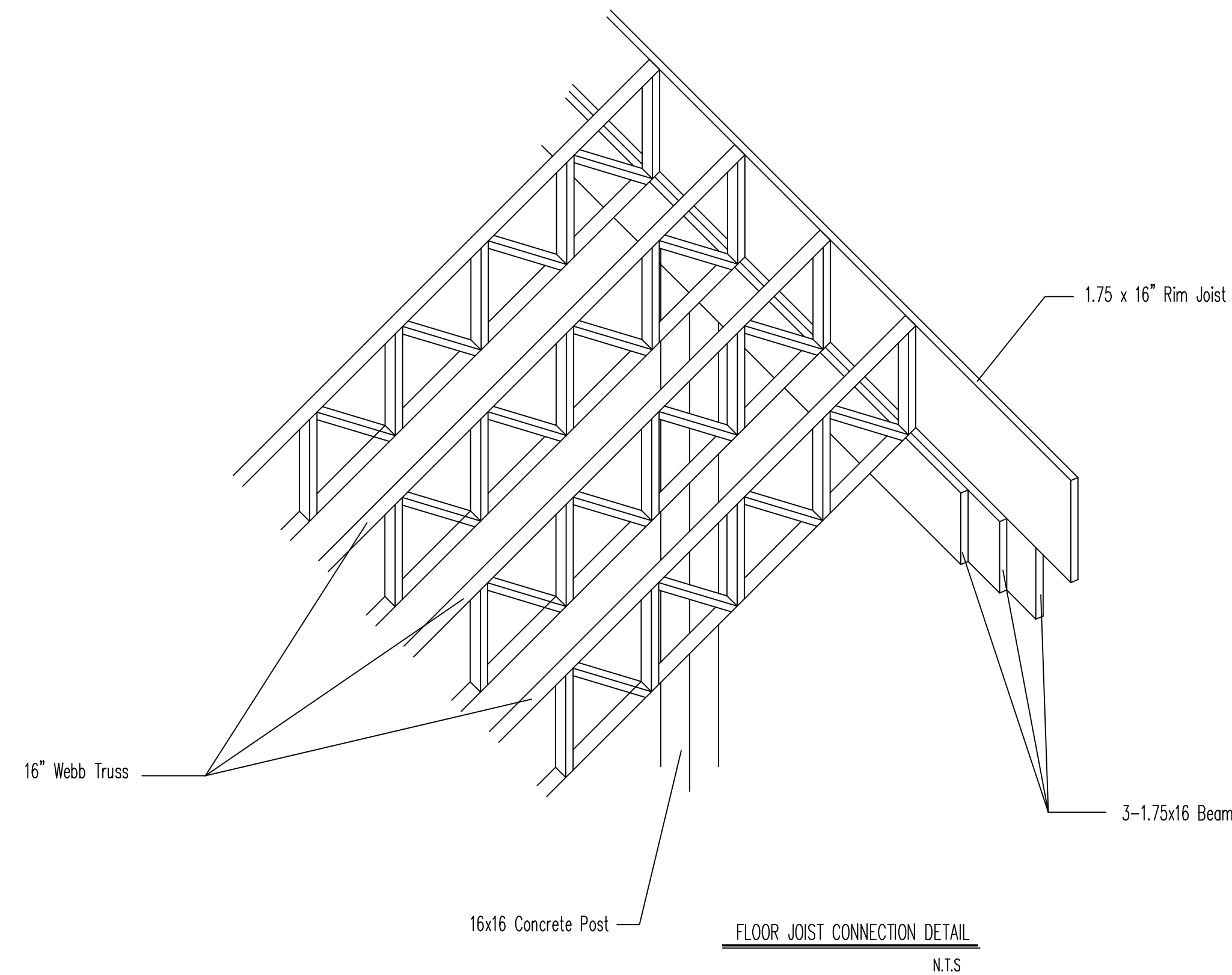
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2. It is the responsibility of the owner and/or General contractor To check all dimensions for the job before construction Any discrepancies shall be brought to the attention of R&R Design Drafting Services, for justification and/or correction before proceeding with work. Contractor and/or subcontractor will assume responsibility for errors that are not reported in writing.
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6. If in the event Owner, Contractor or Subcontractor deviate from the plans contained herein, R&R Design Drafting Services, shall not assume any responsibility for any and all portions contained herein.

**GENERAL ROOF NOTES:**

**ALL ROOFING SHINGLES**— Are required to meet 130 mph sustained and 140 mph 3 second gust 110 mph will be allowed but are required to have the first 2 courses and all ridges glued down and nailed with 6 nails per shingle to increase wind value. a manufacture's certification is required for submission when requesting a roofing permit. All roofing materials are required to be inspected prior to installation. the manufacturer's certification must be clearly posted on the job site at the time of inspection.

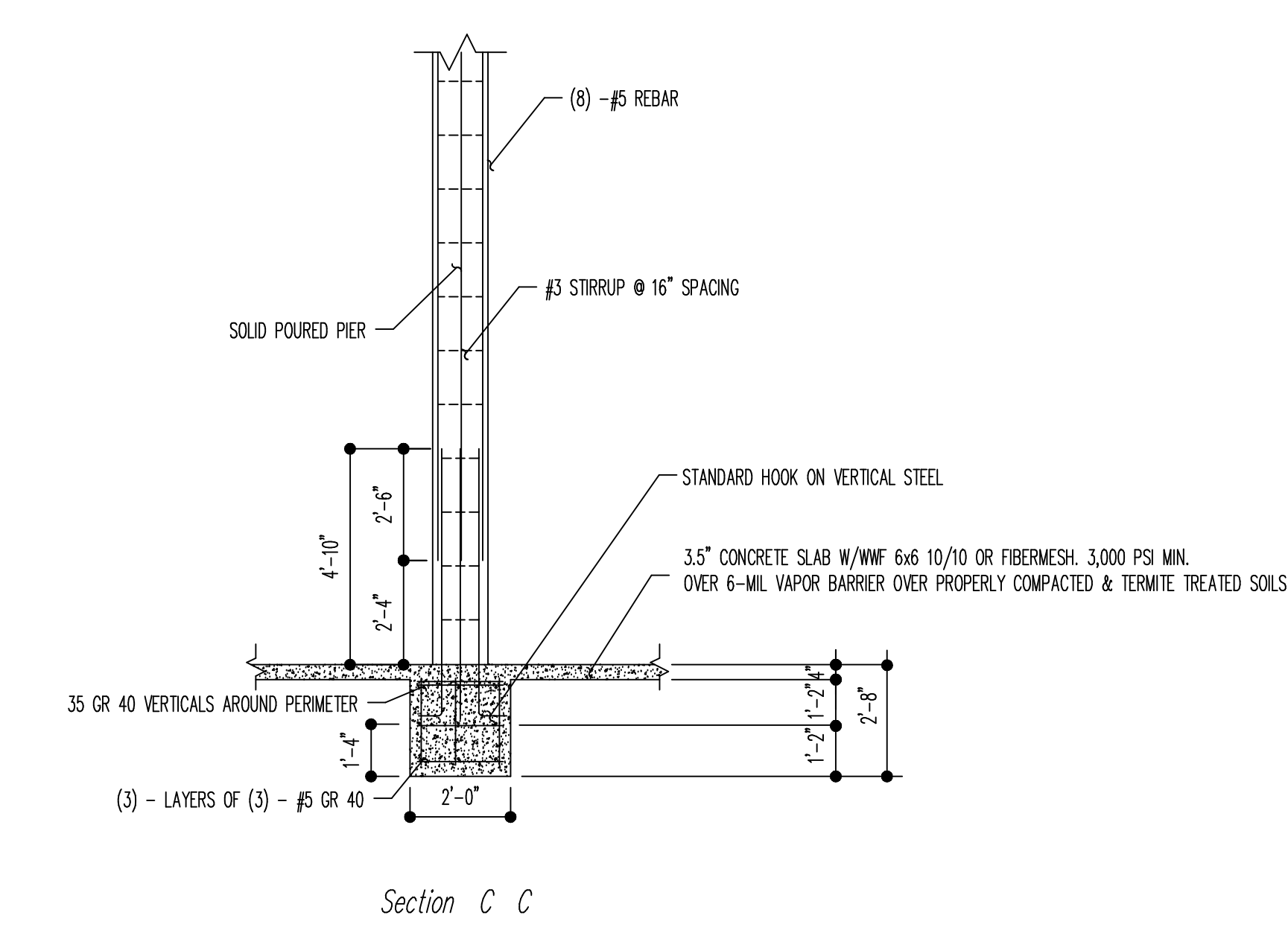
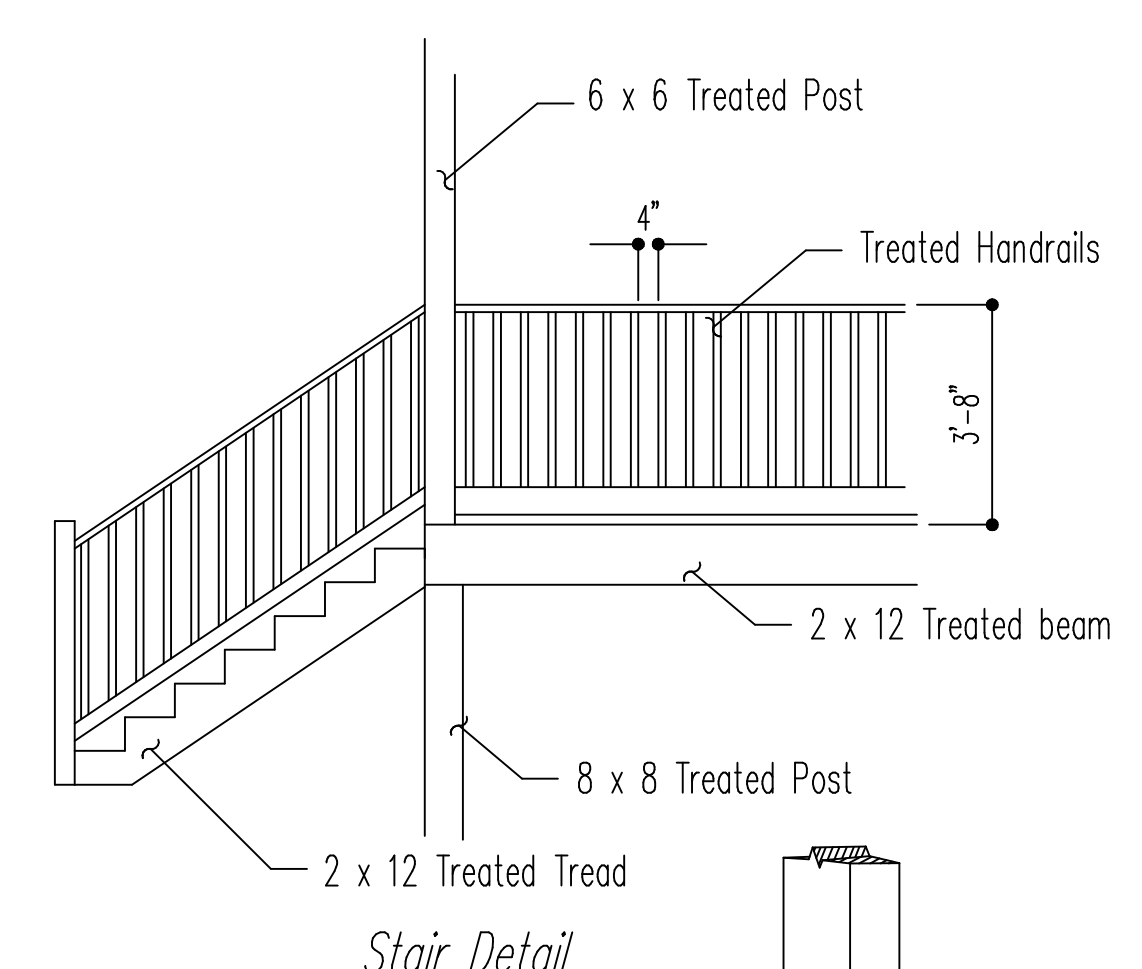
**—METAL ROOFING**— Materials must be 26 guage or better installed to manufacturer's specification to ensure wind ratings of 130 mph sustained and 140 mph 3 second gusts.

**—HURRICANE STRAPS**— hot dipped galvanized or stainless steel straps are required on every stud; refer to 2012 IRC typical methods of anchorage & bracing for further details. Strap inspections are required prior to covering.

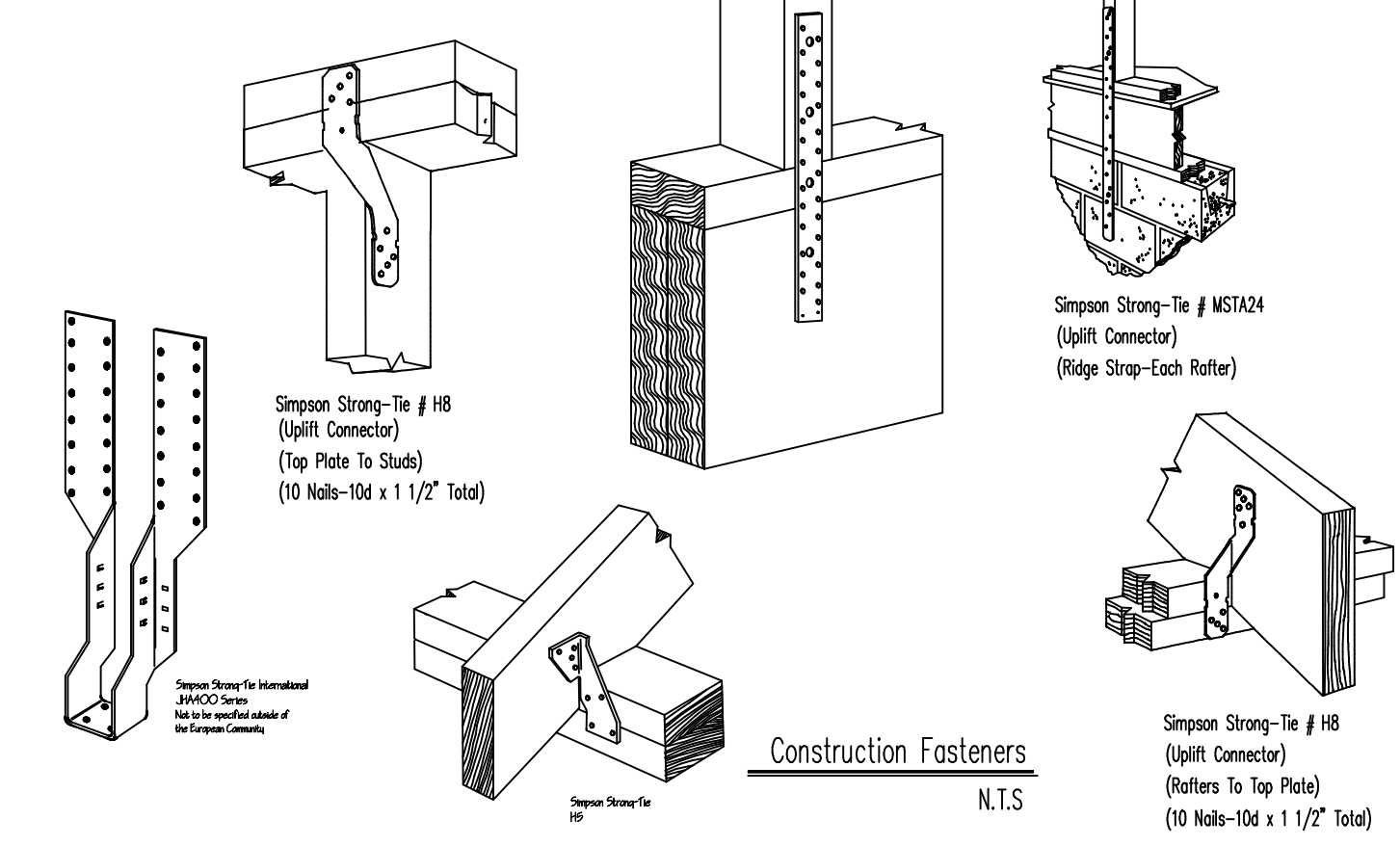


\*ENGINEERING REQUIREMENT— ANY ANOMALIES DISCOVERED IN SOIL CONDITIONS DURING CONSTRUCTION WILL REQUIRE SOIL BORING AND ANALYSIS PAID BY OWNER

Section A A



Section C C



**STRUCTURAL DETAIL PLAN**

sc. NONE

**R & R Design Drafting Services**

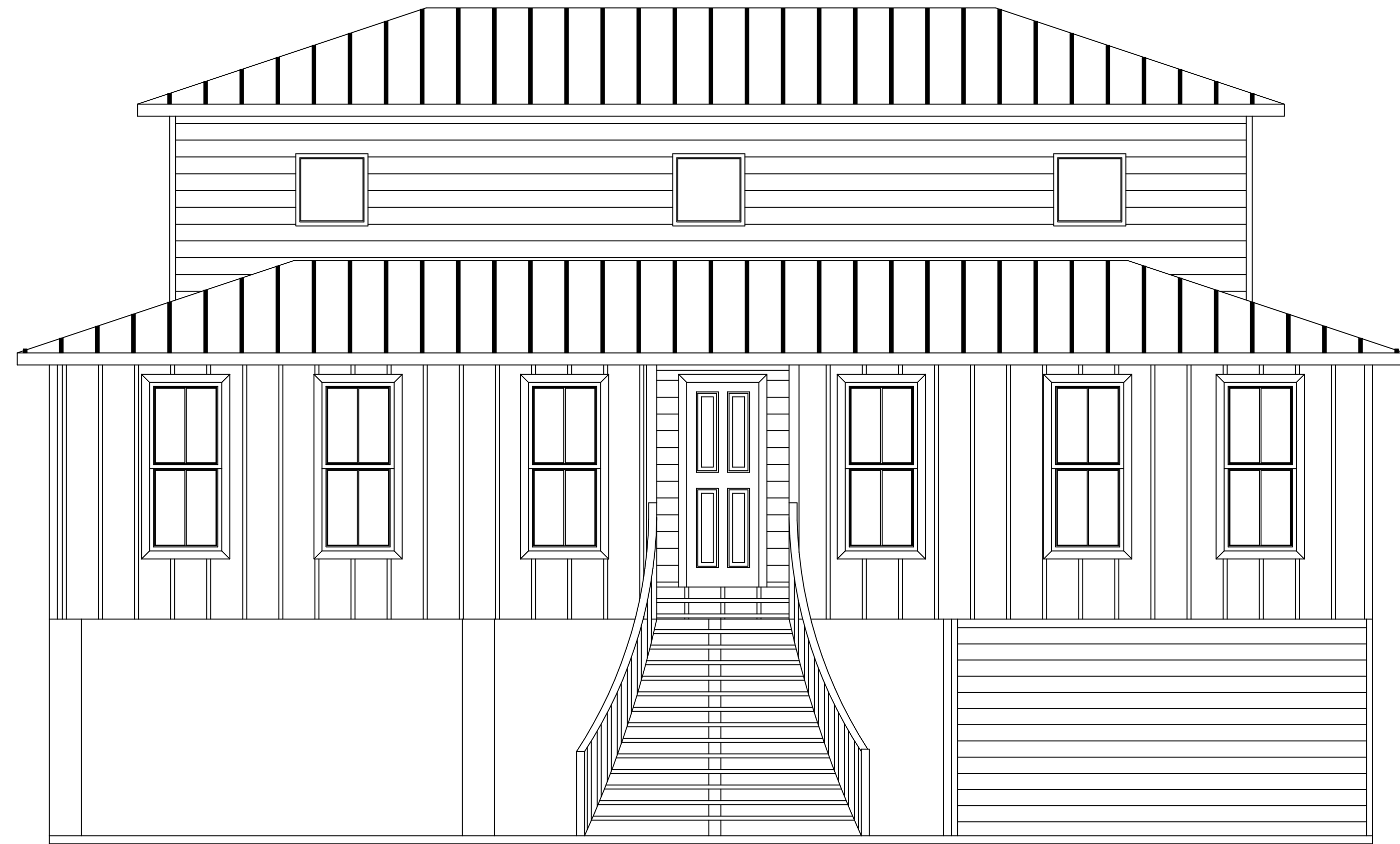
16005 Magnolia St.  
Kilm., Mississippi 39556  
Phone (228) 342-2426

A New Home  
Mr. & Mrs. John Ascherl  
Waveland, Mississippi

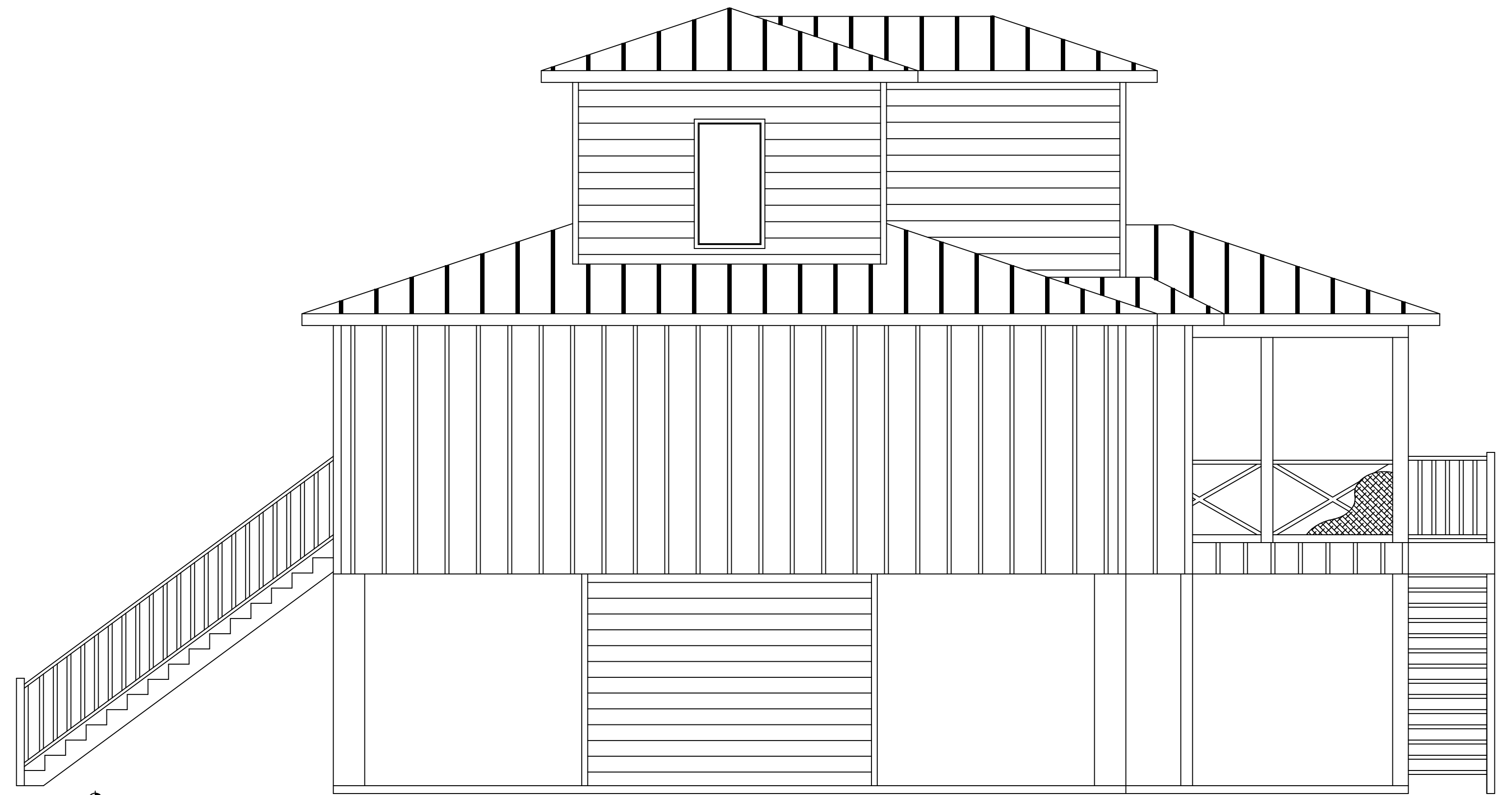
Structural Detail Plan

Drawn By	Rudy Ruzhohi
Date	8/4/19
Scale	1/4"=1'
Job #	016
Sheet D.1 of	8

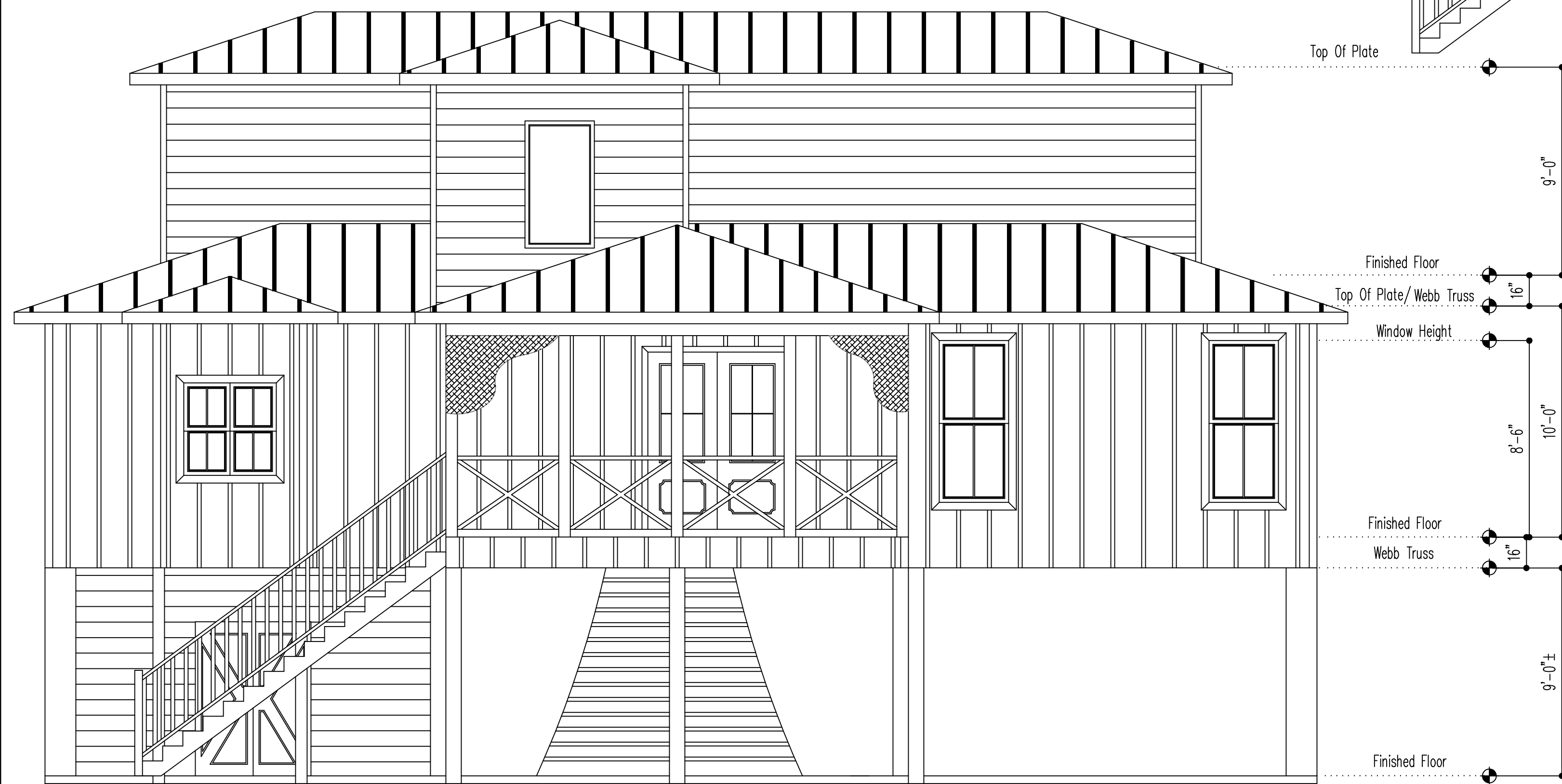




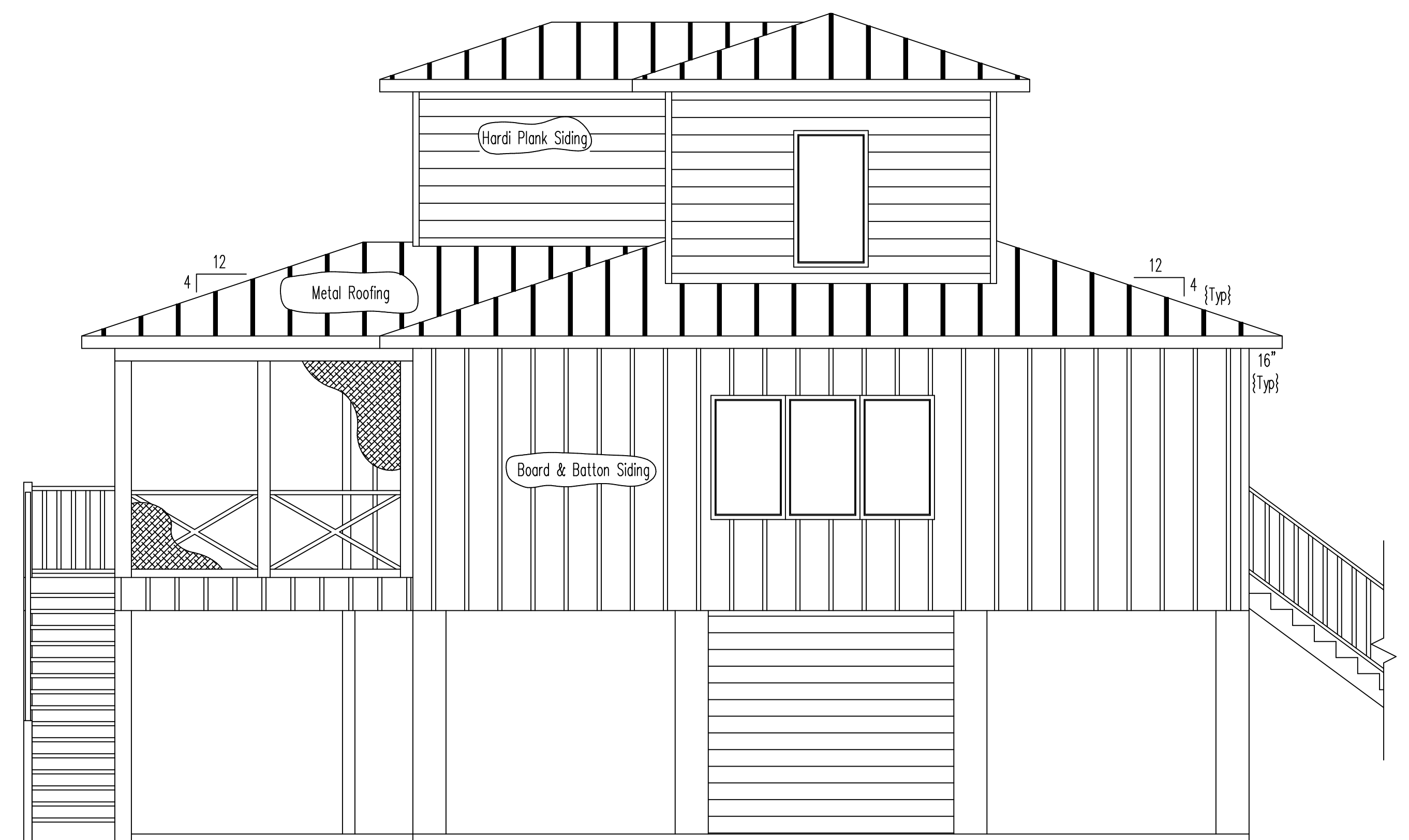
Front Elevation



Right Side Elevation



Rear Elevation



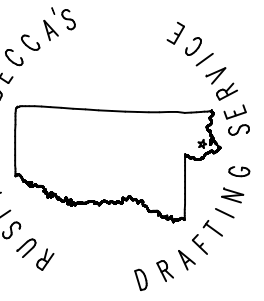
Left Side Elevation

ELEVATION PLAN

sc. 1/4"

R & R Design Drafting Services

16055 Magnolia St.  
Kitt., Mississippi 39566  
Phone (228) 342-2426



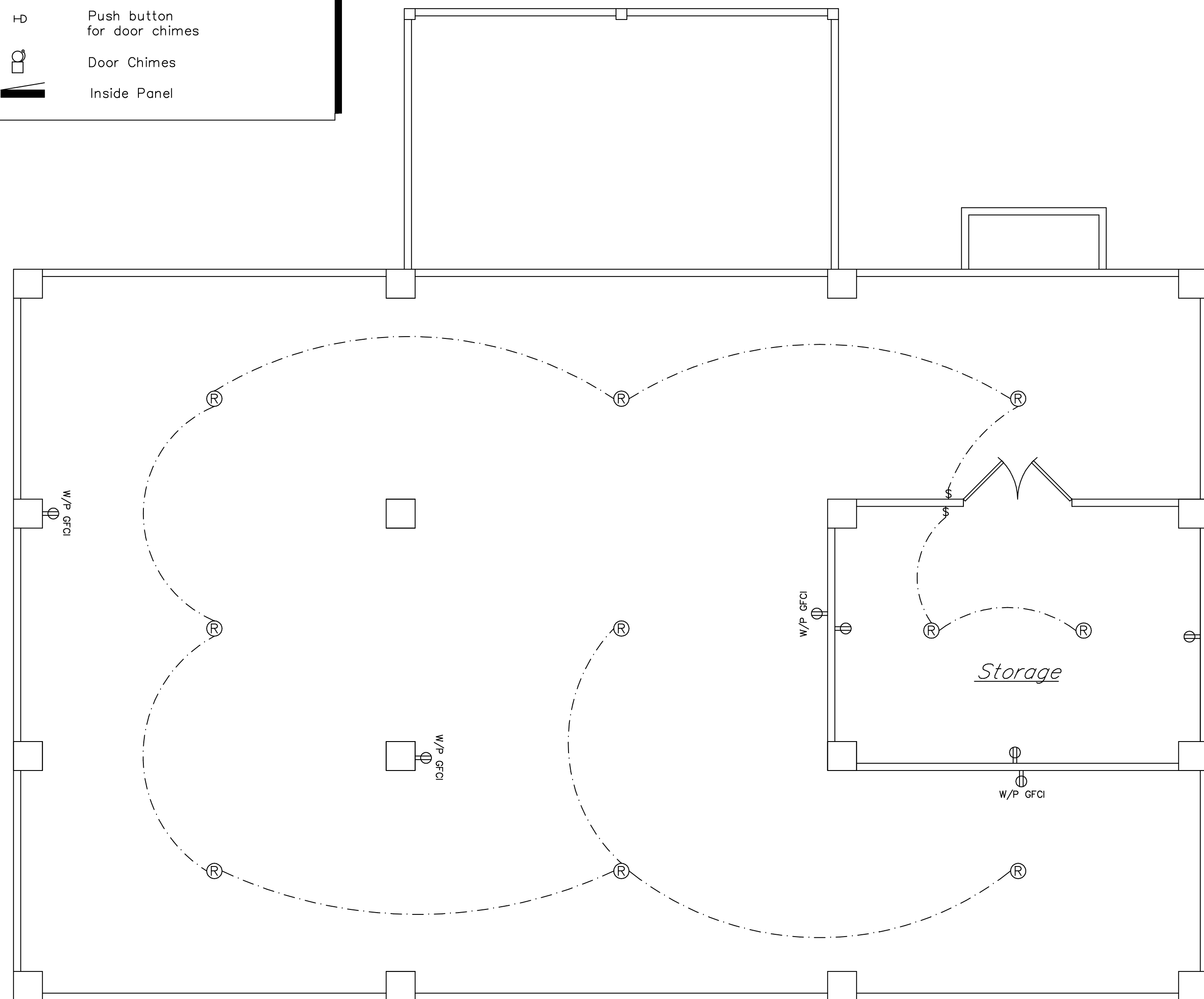
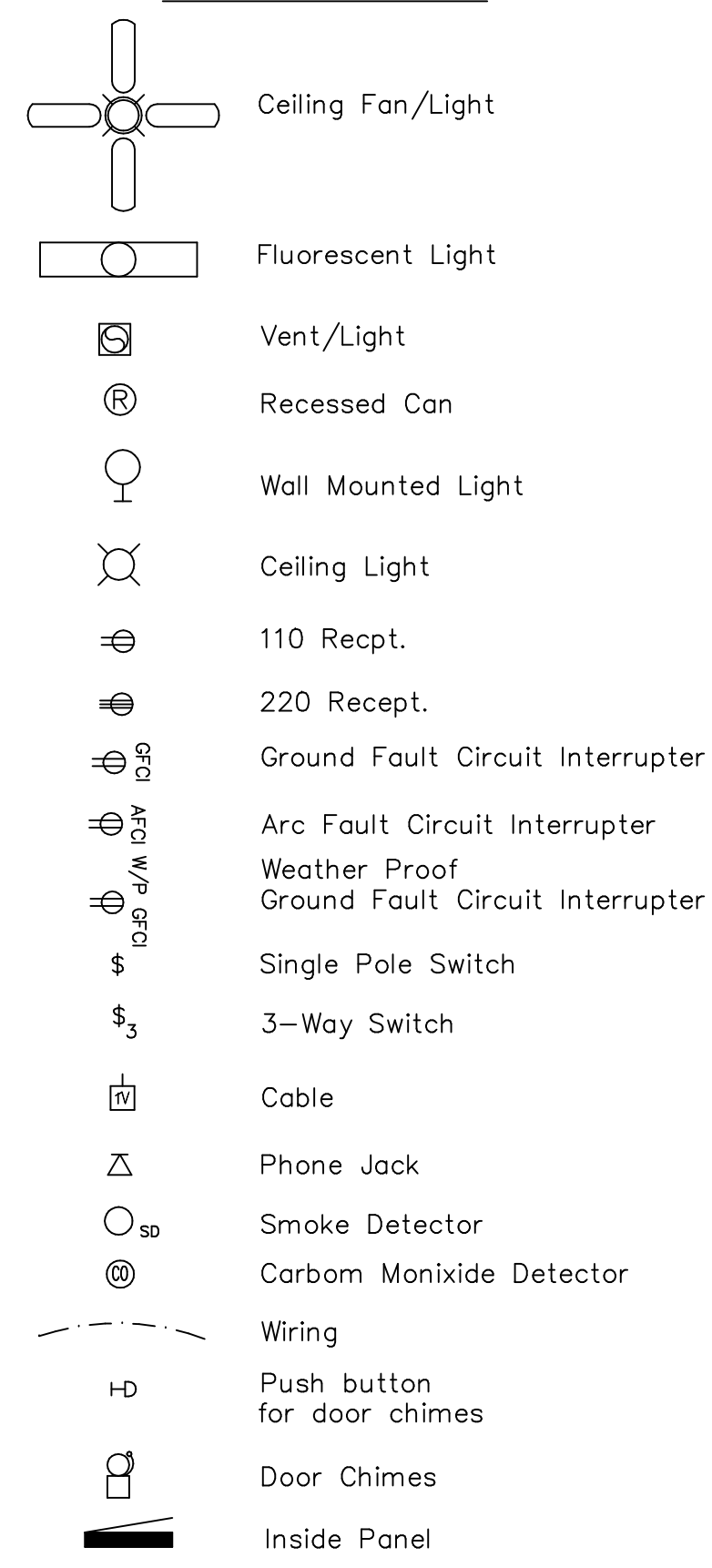
A New Home  
Mr. & Mrs. John Ascherl  
Waveland, Mississippi  
Elevation Plan

Drawn By	Rusty Ruspholt
Date	8/4/19
Scale	1/4"=1'
Job #	016
Sheet	A.2 of 8

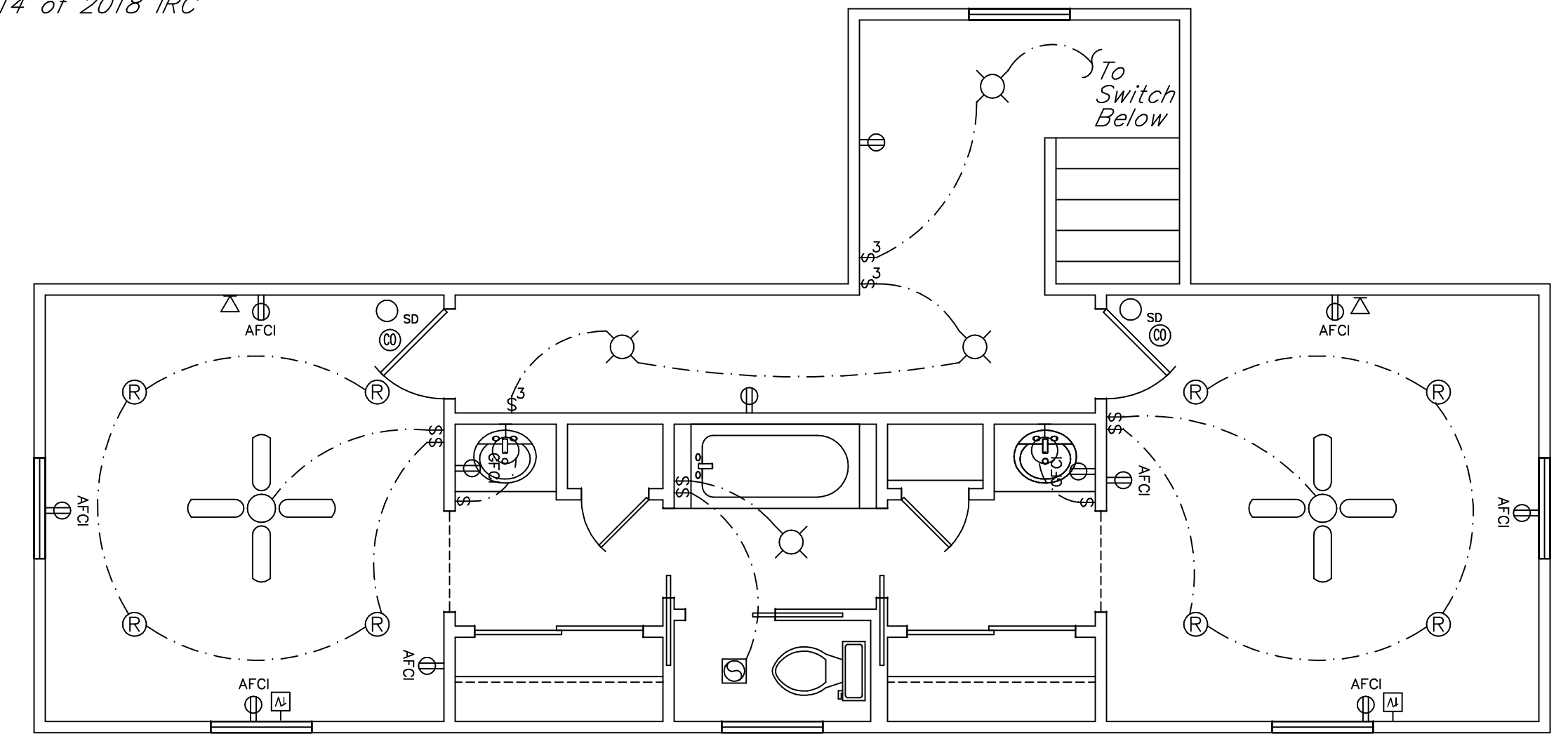
GENERAL NOTES

1. A minimum of one wall switch controlled lighting outlet is required in every habitable room, in hallways, stairways, and attached garages, and at outdoor entrances. Exception: in habitable rooms other than kitchens and bathrooms one or more receptacles controlled by a wall switch are permitted in lieu of lighting outlets.
2. In every kitchen, family room, dining room, den, breakfast room, living room, parlor, sun room, bedroom, recreation room, and similar rooms, receptacle outlets are required such that no point along the floor line in any spaces greater than 6 ft, measured horizontally, from an outlet in that space, including any wall space 2 ft or more wide and the wall space occupied by sliding panels in exterior walls.
3. A minimum of two #12 wire 20 A small appliance circuits are required to serve only small appliance outlets, including refrigeration equipment, in kitchen, pantry, dining room, breakfast room, and family room. Both circuits must extend to kitchen; the other rooms may be served by either one or both of them. No other outlets may be connected to these circuits, other than a receptacle installed solely for the supply to and support of an electric clock. In kitchen and dining areas receptacle outlets must be installed at each and every counter space wider than 12 in.
4. A minimum of one #12 wire 20 A circuit must be provided to supply the laundry receptacle(s), and it may have no other outlets.
5. A minimum of one receptacle outlet must be installed in bathroom near the basin and must be provided with ground fault circuit interrupter protection.
6. The code requires sufficient 15 and 20 A circuits to supply 3 W of power for every square foot of floor space, not including garage and open porch areas. Minimum code suggestion is one circuit per 600 sq. ft; one circuit per 500 sq. ft is desirable.
7. A minimum of two exterior receptacle outlet is required and must be provided with ground fault circuit interrupter protection, including carport receptacle's
8. Install hot water heater and all appurtenances in attic, Electrician shall coordinate with contractor for proper decking. A pan shall be installed in case of rupture.
9. Install 110v lights and switches as needed in attic.
10. All wiring below BFE must be for wet location.
11. All 125V 15/20 amp circuits serving bedrooms must be arc fault protected including S/D's.
12. all receptacles must comply with sec E4002.14 of 2018 IRC

LEGEND

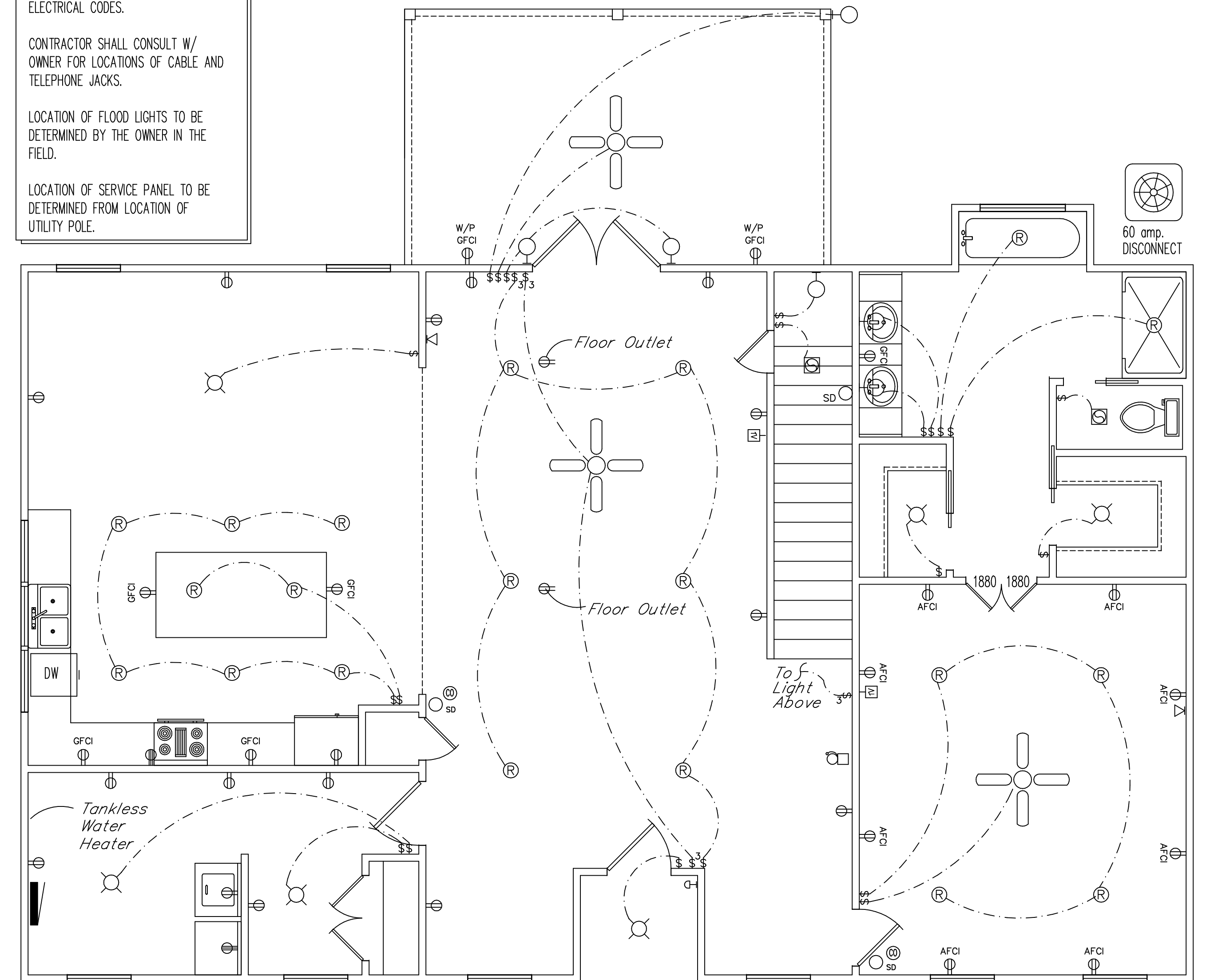


UNDER HOUSE ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

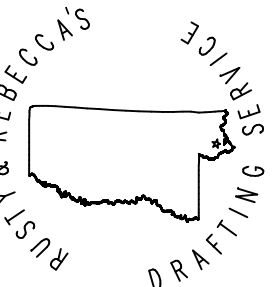
NOTE:  
ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL ELECTRICAL CODES.  
CONTRACTOR SHALL CONSULT W/ OWNER FOR LOCATIONS OF CABLE AND TELEPHONE JACKS.  
LOCATION OF FLOOD LIGHTS TO BE DETERMINED BY THE OWNER IN THE FIELD.  
LOCATION OF SERVICE PANEL TO BE DETERMINED FROM LOCATION OF UTILITY POLE.



FIRST FLOOR ELECTRICAL PLAN

ELECTRICAL PLAN

sc. 1/4"



Drawn By	Rusty Ruzhohi
Date	8/4/19
Scale	1/4"=1'
Job #	016
Sheet E.1 of 8	