



LAKE + LAND
DESIGN STUDIO

FALKNER RETREAT

PIER FOUNDATION

SHEET SET

COVER PAGE

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GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC 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.

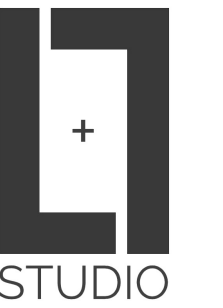
THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION 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.

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

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" 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.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.



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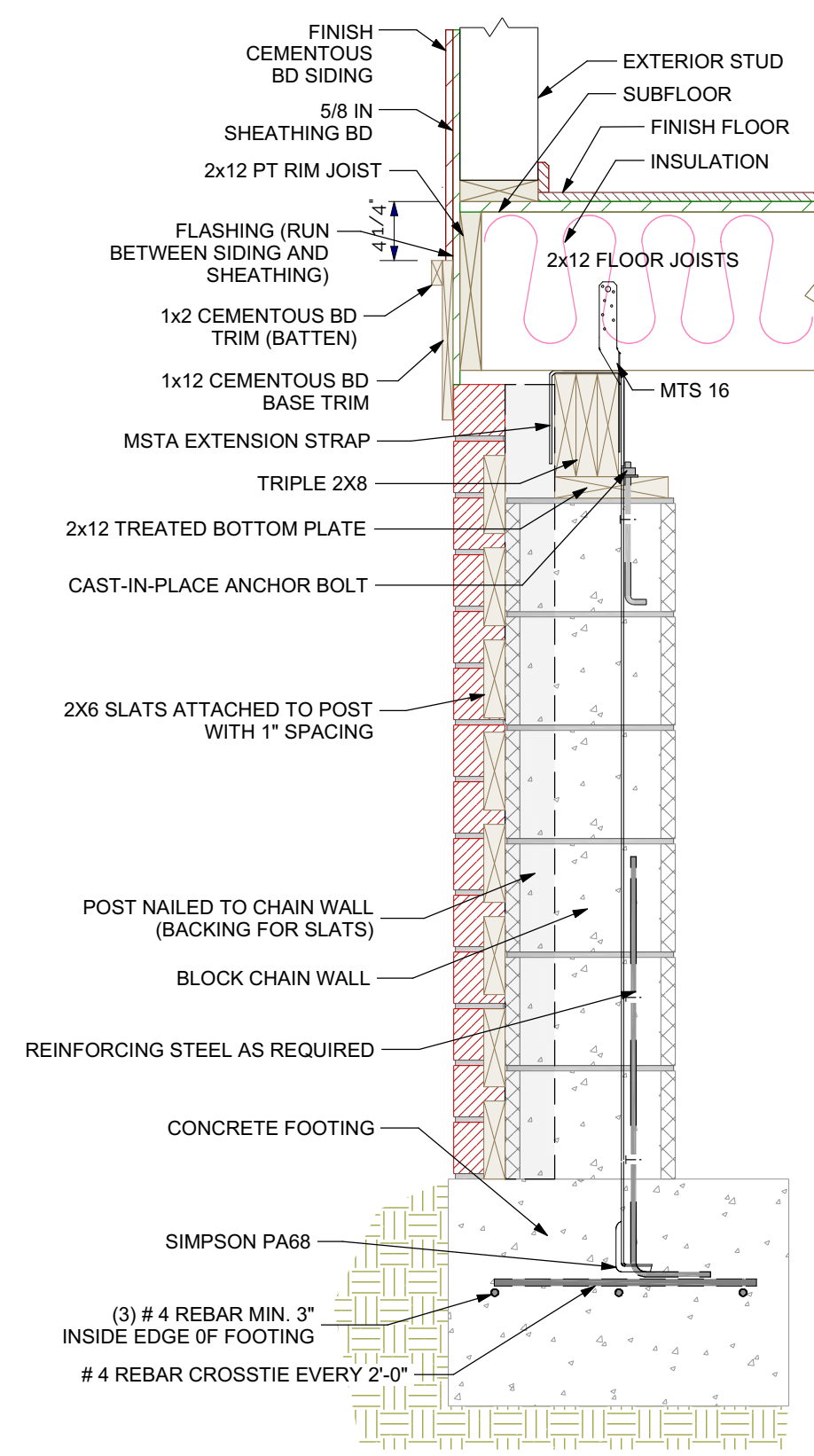
PROJECT DESCRIPTION:
**FALKNER RETREAT
PIER FOUNDATION**

DRAWINGS PROVIDED BY:
LAKE + LAND STUDIO
15 Keystone Drive
Suite A
Hattiesburg, MS 39402
601.336.8114

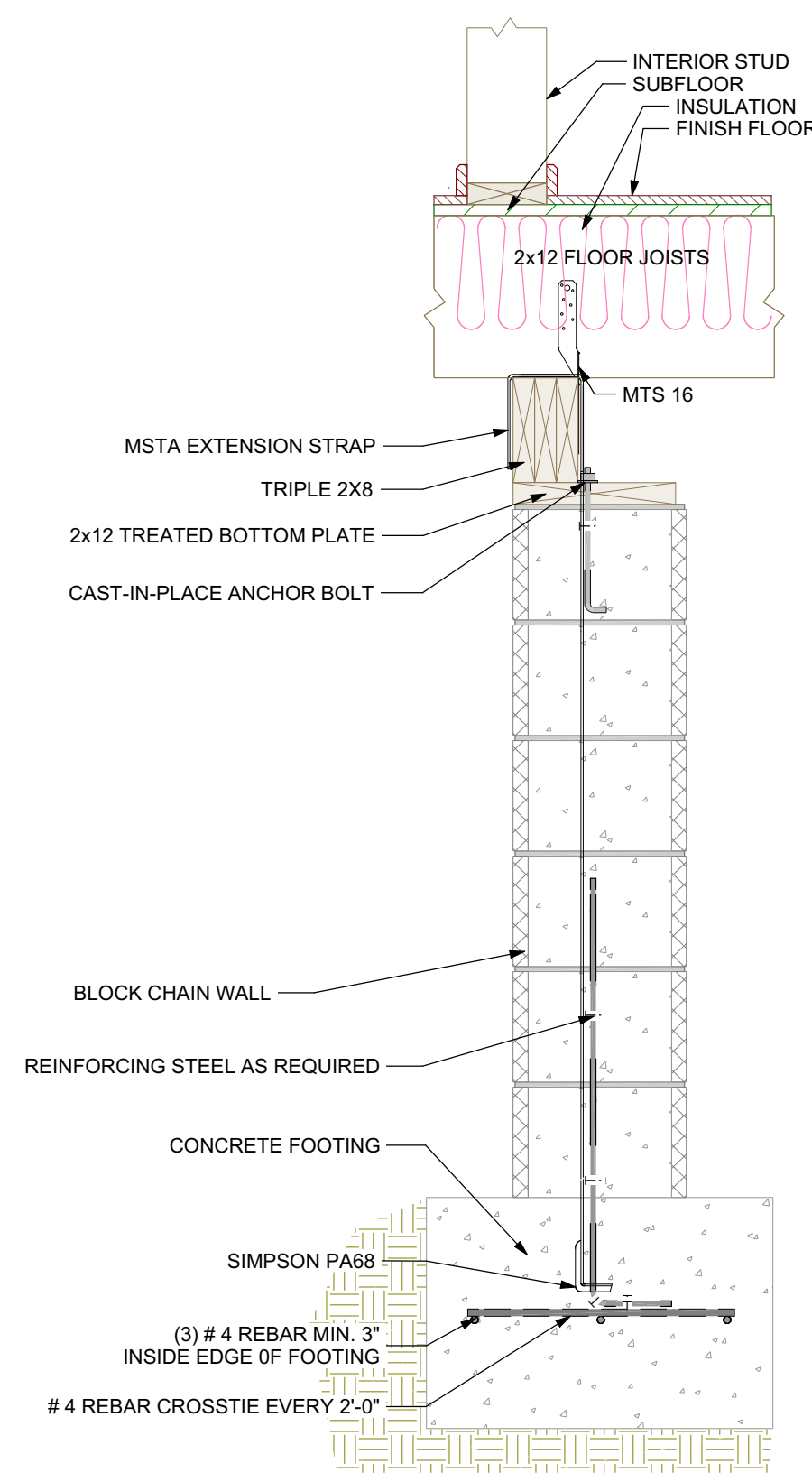
DATE:
8/8/19

SCALE:
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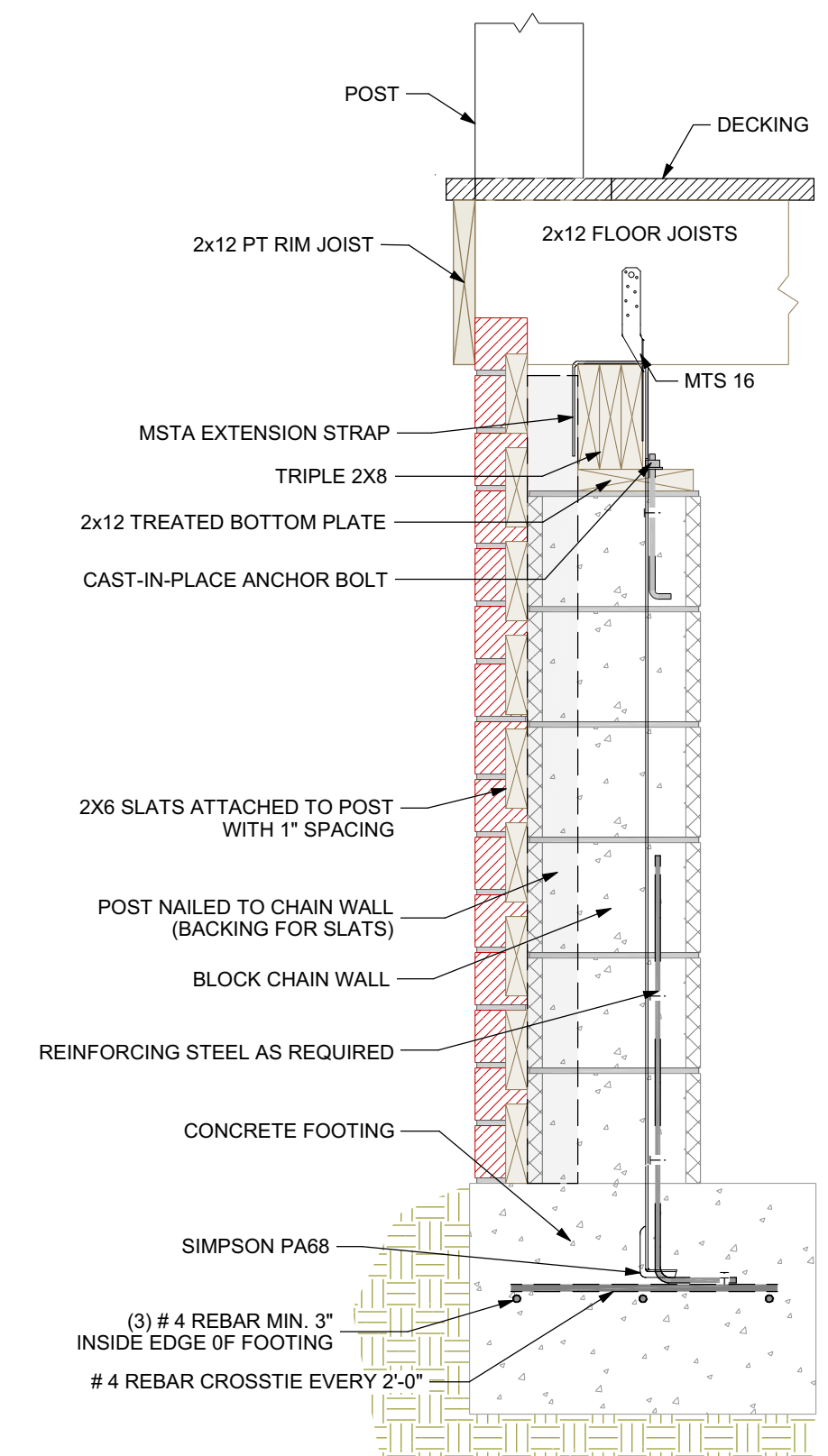
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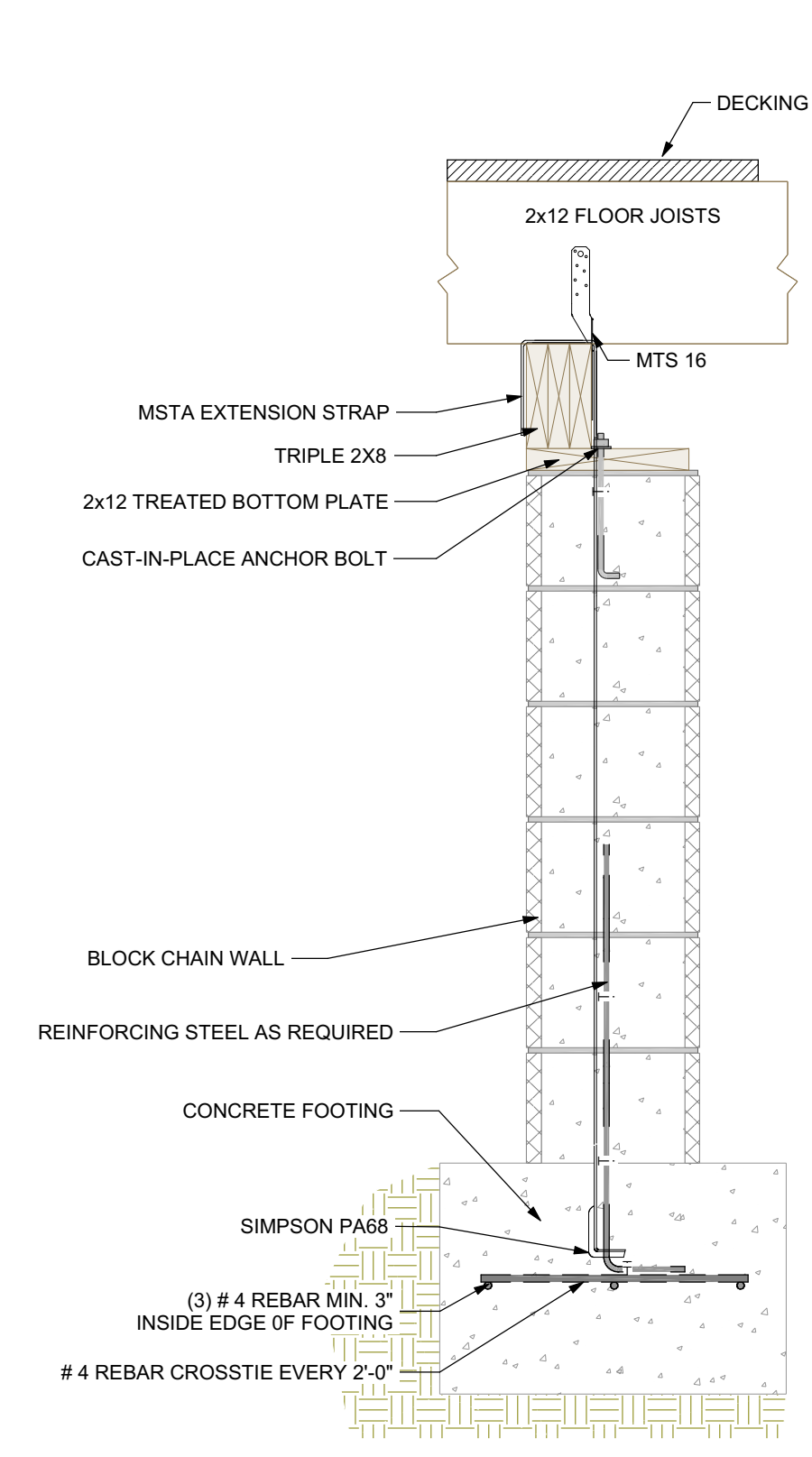
**PIER FOUNDATION DETAIL
@ EXT. WALL W/
BRICK SURROUND & SLATTING**
SCALE: 1"=1'-0"



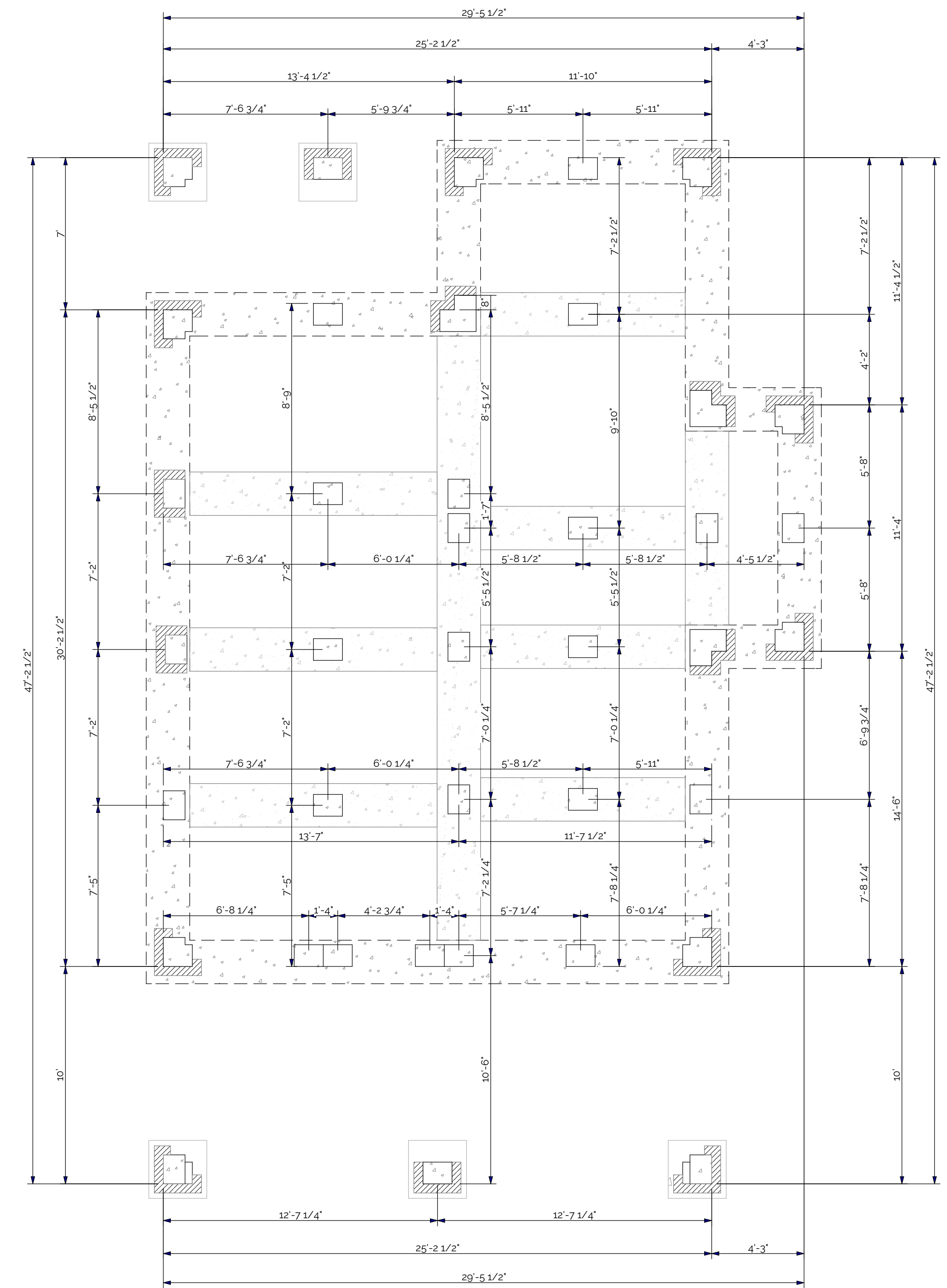
**PIER FOUNDATION DETAIL
@ INT. WALL OF HOUSE**
SCALE: 1"=1'-0"



**PIER FOUNDATION DETAIL
@ EXT. OF PORCHES**
SCALE: 1"=1'-0"



**PIER FOUNDATION DETAIL
@ INT. OF PORCHES**
SCALE: 1"=1'-0"



FOUNDATION PLAN

OBJECT	FOUNDATION LEGEND
	2x8" WIDE (16" THICK) CONTINUOUS FOOTER TO RUN AROUND THE ENTIRE EXTERIOR OF ALL HEATED AND COOLED SPACES, ALSO INCLUDING FOOTPRINT OF GARAGE.
	2x6" WIDE (12" THICK) INTERIOR FOOTER.
	2x8" SQUARE (16" THICK) SPREAD FOOTER.
	12X16X8 CONCRETE BLOCK, APPLIED TO ALL CORNER TRANSITIONS IN THE FOOTPRINT OF THE HOUSE. CONCRETE BLOCK WILL BE WRAPPED IN RECLAIMED BRICK W/ 2X6 SLATTING IN BETWEEN.
	12X16X8 CONCRETE BLOCK, CONCRETE BLOCK WILL BE WRAPPED IN RECLAIMED BRICK W/ 2X6 SLATTING IN BETWEEN.
	12X16X8 CONCRETE BLOCK, APPLIED TO INNER CORNER TRANSITIONS IN THE FOOTPRINT OF THE HOUSE. CONCRETE BLOCK WILL BE WRAPPED IN RECLAIMED BRICK W/ 2X6 SLATTING IN BETWEEN.

DATE:

8/8/19

SCALE:

1/4"=1'-0"

SHEET:

A-101



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PLANS

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601.336.8114

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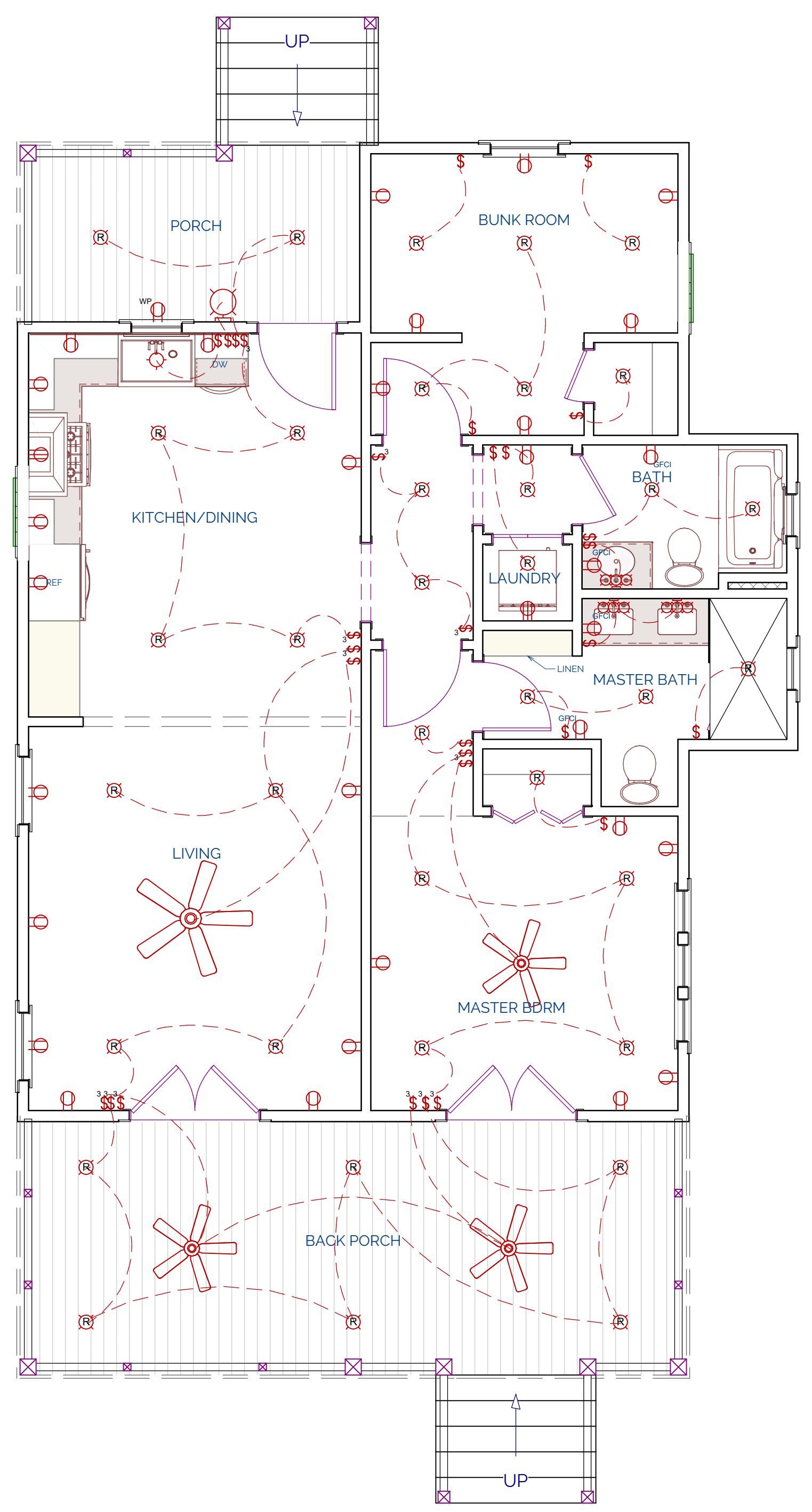
8/8/19

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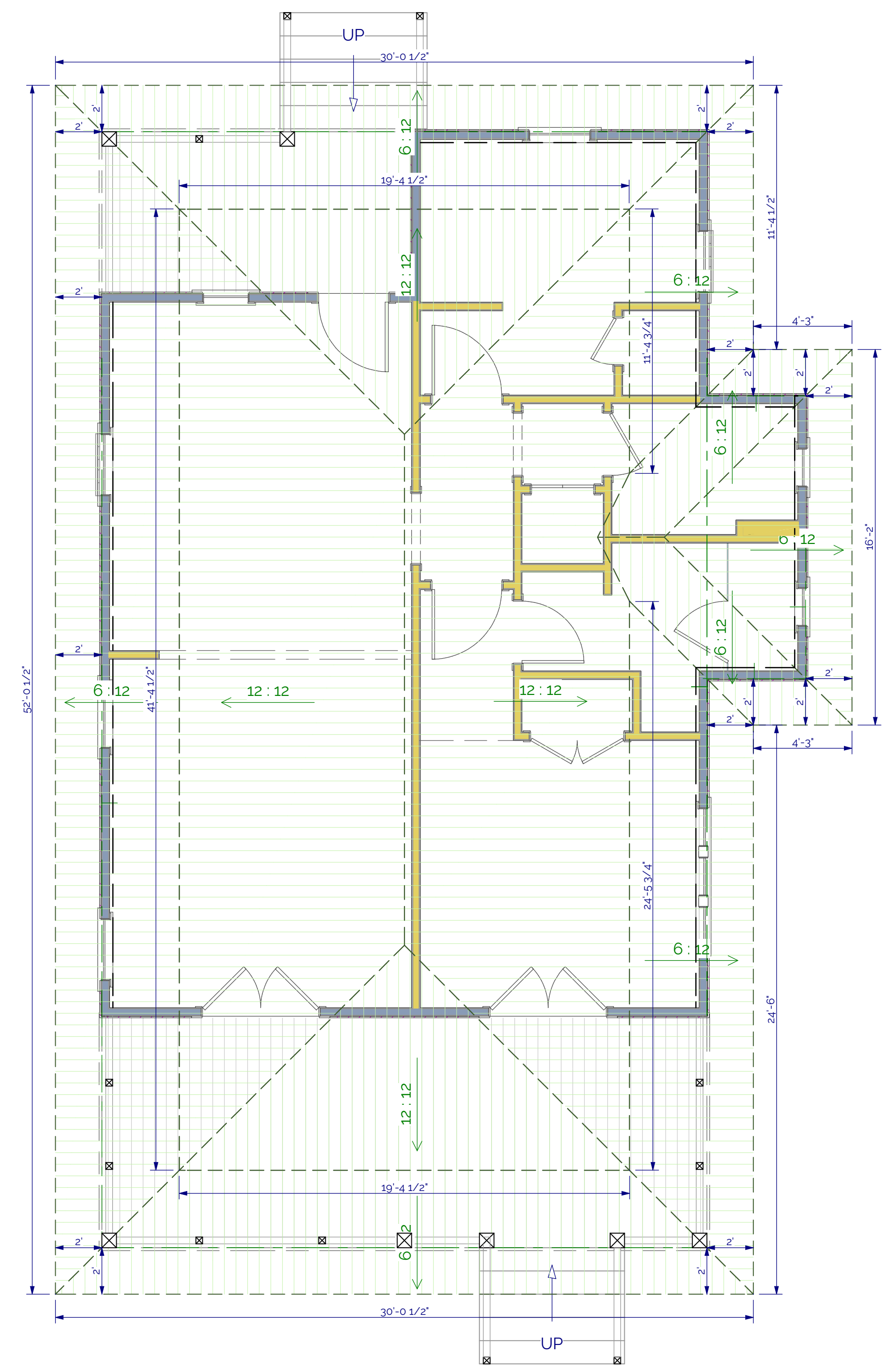
SHEET:

A-102



ELECTRICAL PLAN

ELECTRICAL LEGEND	
	110 VOLT OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	SCONCE LIGHT
	RECESSED DOWN LIGHT
	CEILING FAN

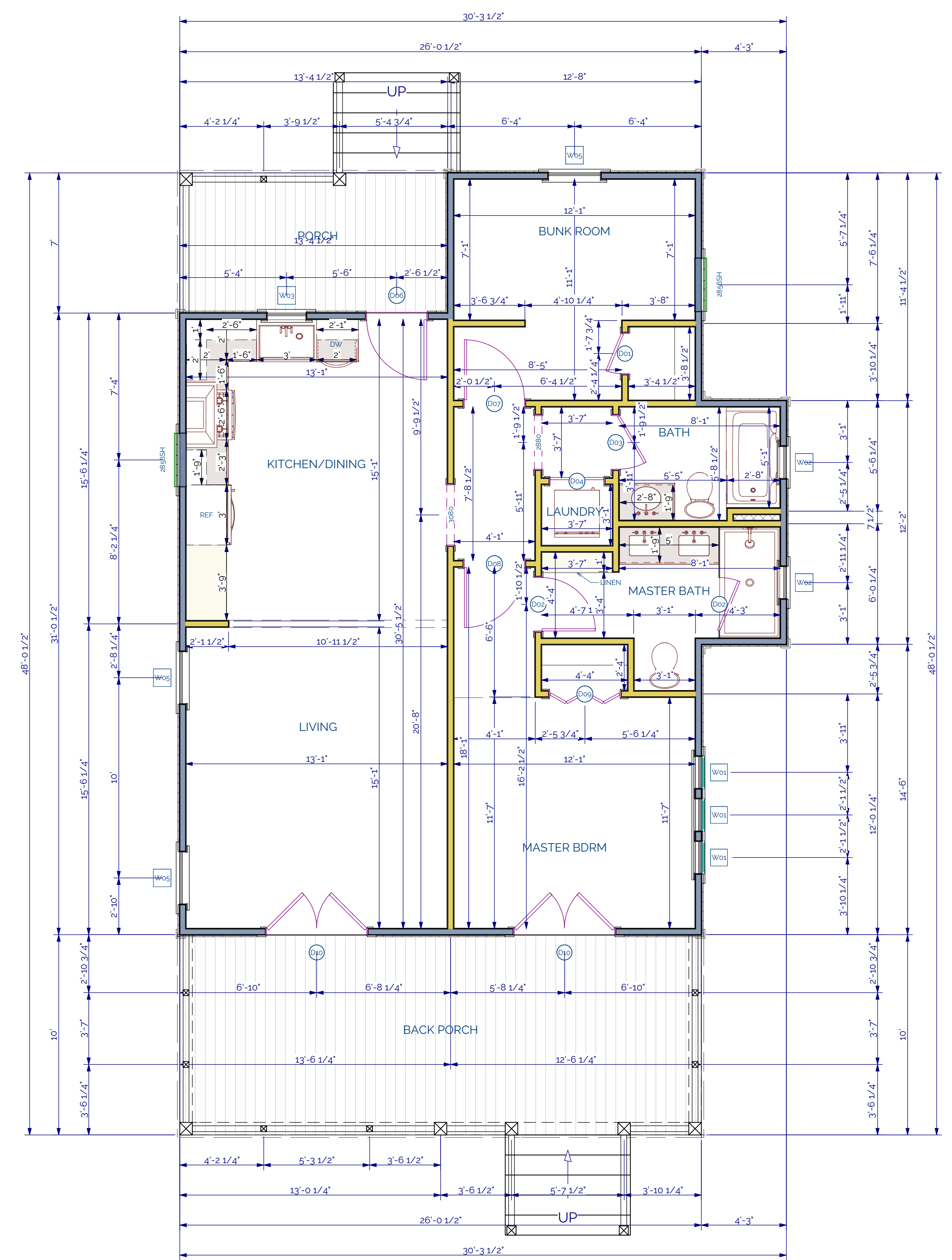


ROOF PLAN

DOOR SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH HEIGHT
D01	2080	1	1	2080 R IN	24" 96"
D03	2880	1	1	2880 L IN	32" 96"
D04	2880	1	1	2880 L/R IN	32" 96"
D05	2880	1	1	2880 R IN	32" 96"
D06	3080	1	1	3080 L EX	36" 96"
D07	3080	1	1	3080 L IN	36" 96"
D08	3080	1	1	3080 R IN	36" 96"
D09	4080	1	1	4080 L/R IN	48" 96"
D10	5080	2	1	5080 L/R EX	60" 96"

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH HEIGHT
W01	1818AW	3	1	1818AW	20" 20"
W02	1818FX	2	1	1818FX	20" 20"
W03	2040SH	1	1	2040SH	24" 48"
W04	2856SH	2	1	2856SH	32" 66"
W05	2860SH	3	1	2860SH	32" 72"

AREA CALCULATION	
FIRST FLOOR CONDITIONED	948 SQFT
TOTAL FLOOR CONDITIONED	948 SQFT
FIRST FLOOR UNDER ROOF	1301 SQFT
TOTAL FLOOR UNDER ROOF	1301 SQFT



FLOOR PLAN

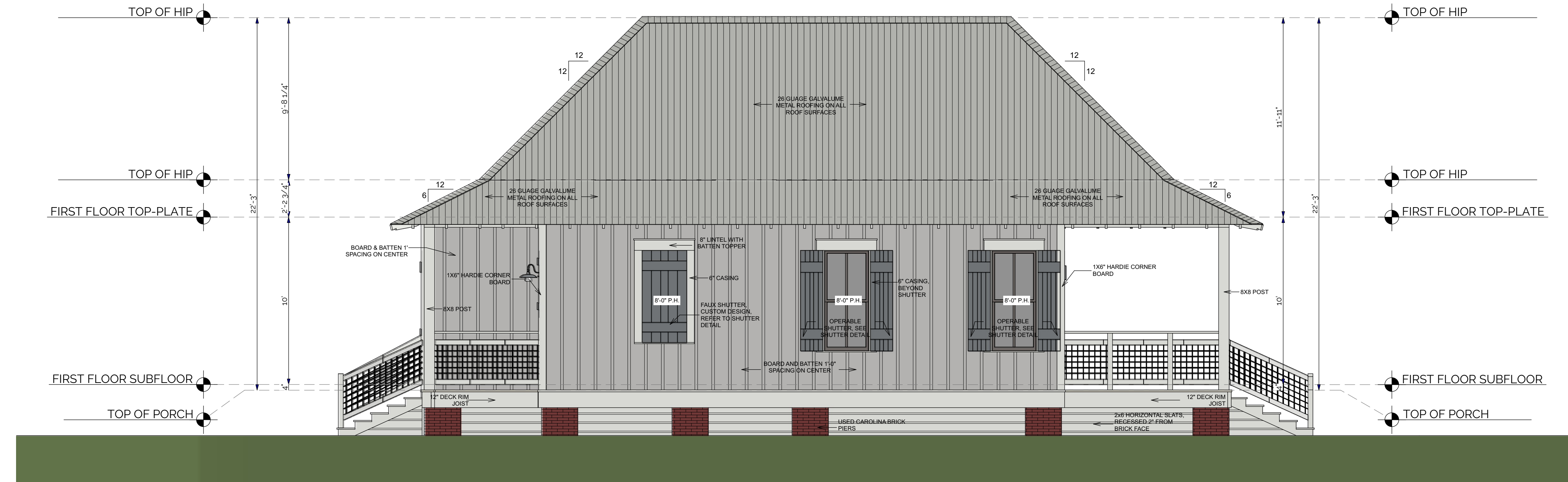
LIVING AREA
948 SQ FT

WALL LEGEND	
	EXTERIOR 2X4 WALL W/ HARDIE BOARD & BATT
	EXTERIOR 2X6 WALL W/ HARDIE BOARD & BATT
	INTERIOR 2X4 W/ 1/2 GYPSUM BOARD
	INTERIOR 2X6 WITH 1/2 GYPSUM BOARD
	PORCH AND DECK RAILING

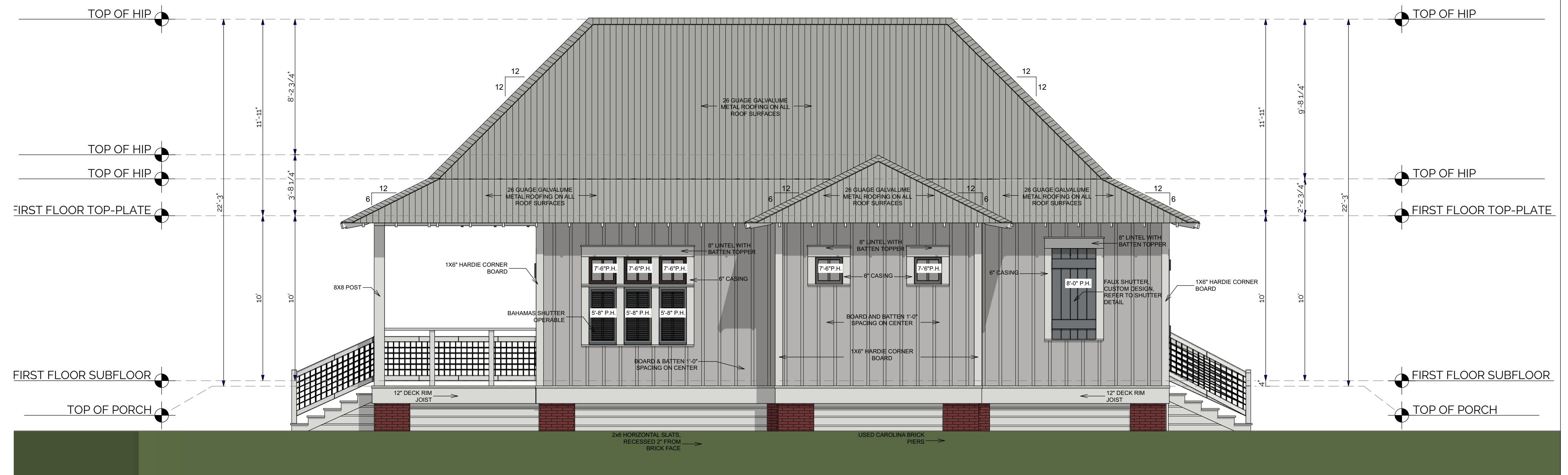
EXTERIOR COLORS
 BODY: 1459 METRO GRAY
 TRIM: OC-68 DISTANT GRAY
 DECKING: CC-80 GRAY MIST



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RIGHT ELEVATION



LEFT ELEVATION

SHEET TITLE:
EXTERIOR ELEVATIONS

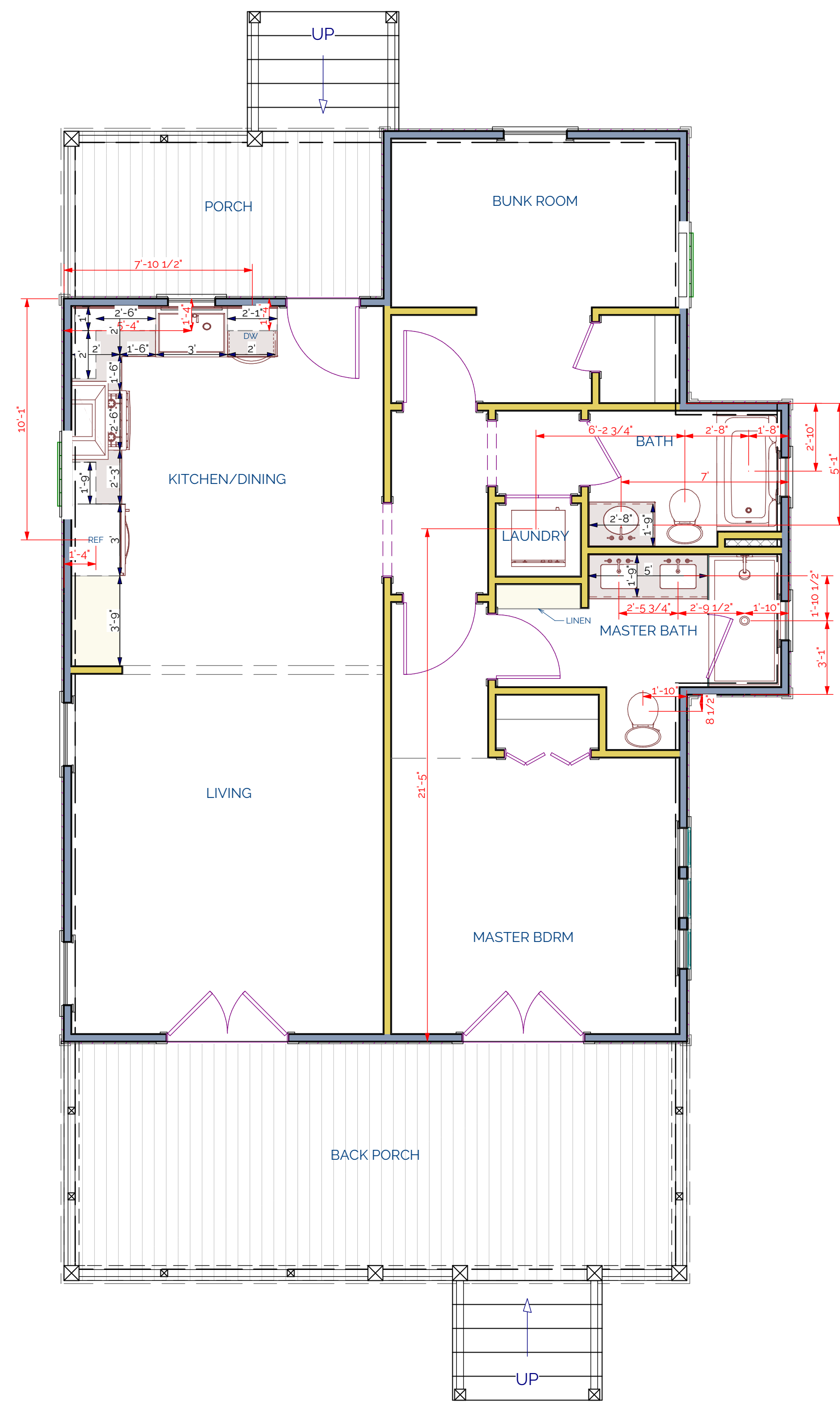
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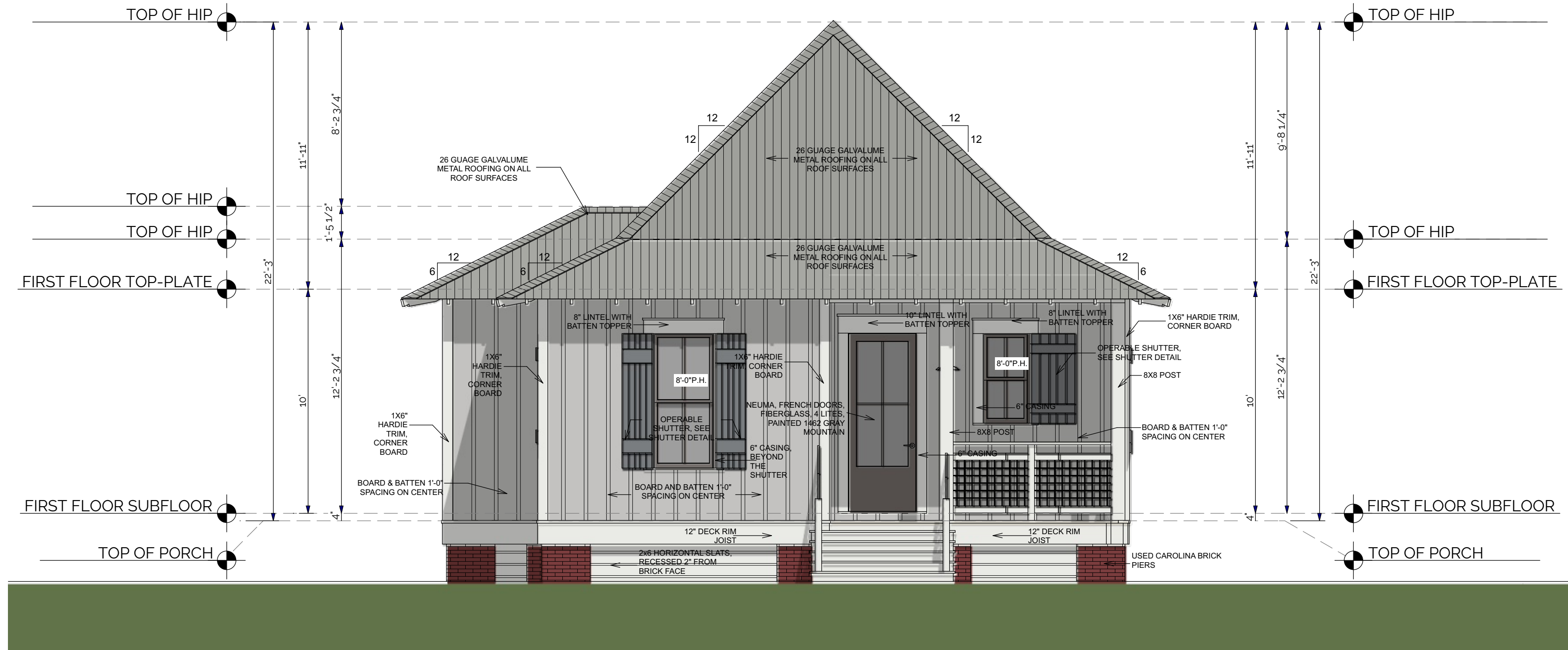
SCALE:
1/4"=1'-0"

SHEET:
A-201

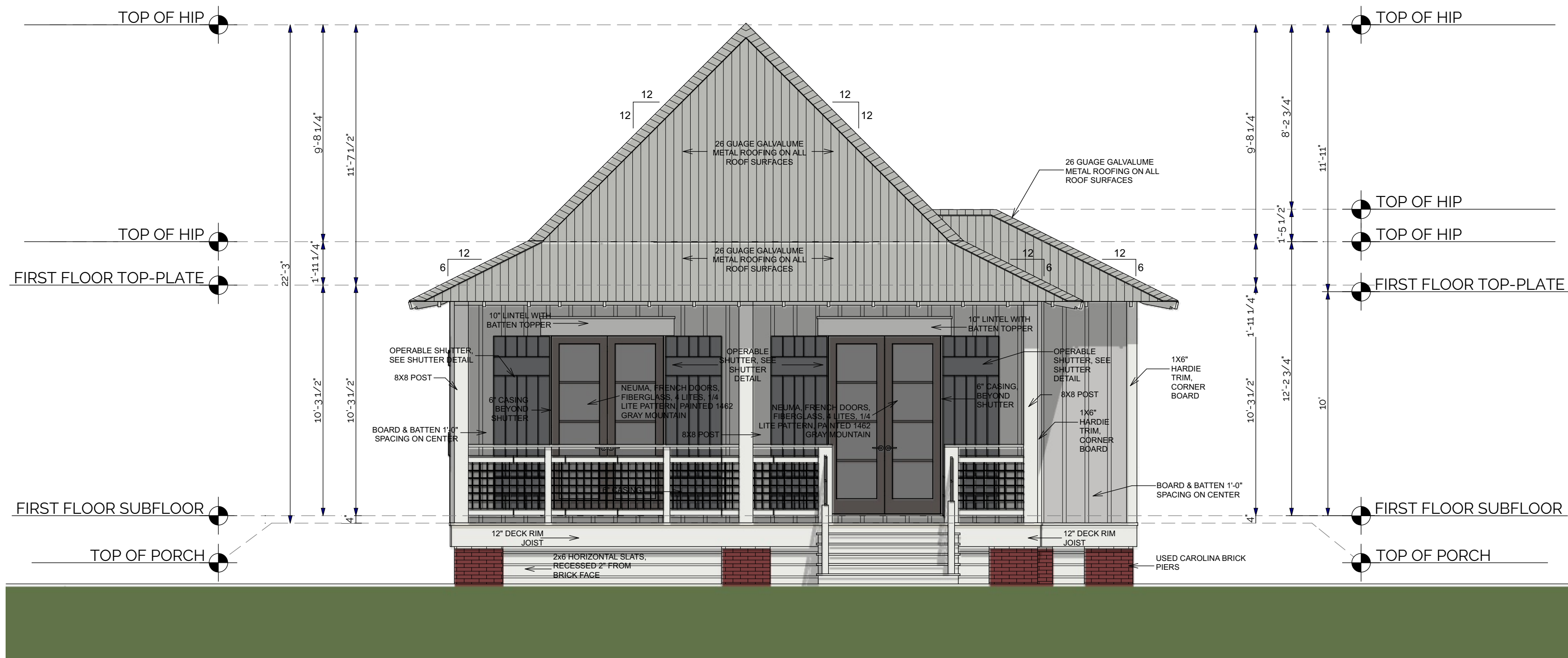


PLUMBING PLAN

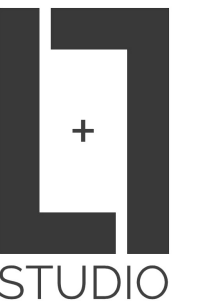
EXTERIOR COLORS
 BODY: 1459 METRO GRAY
 TRIM: OC-68 DISTANT GRAY
 DECKING: CC-80 GRAY MIST



FRONT ELEVATION



BACK ELEVATION



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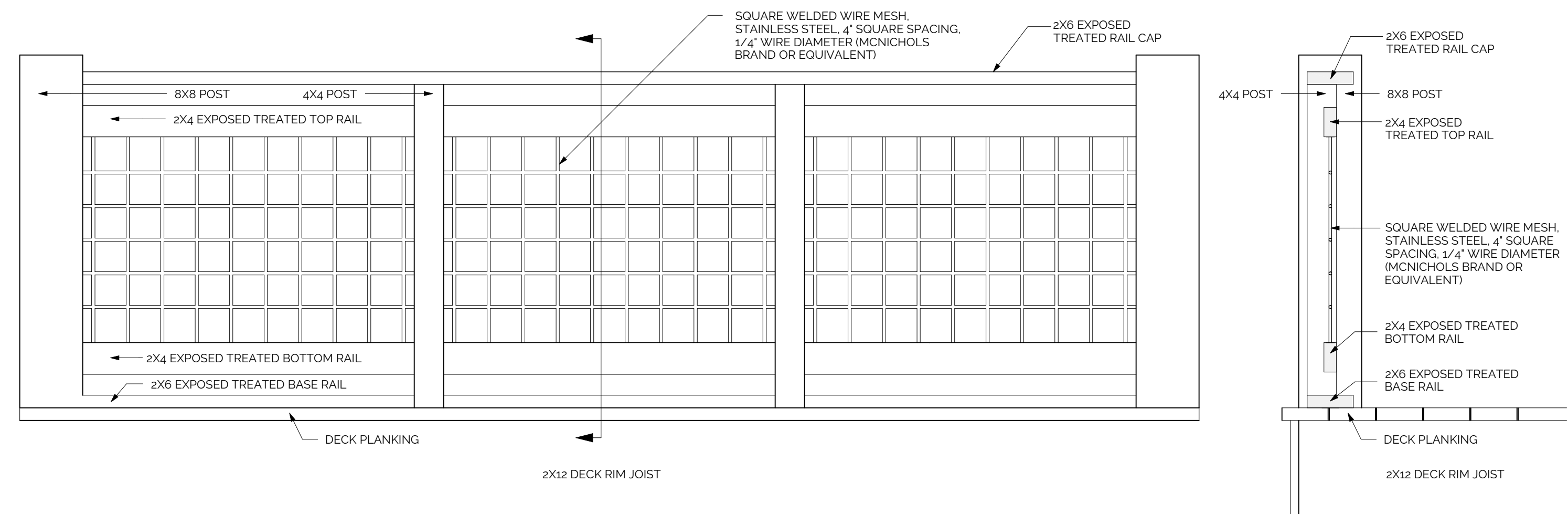
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SCALE:
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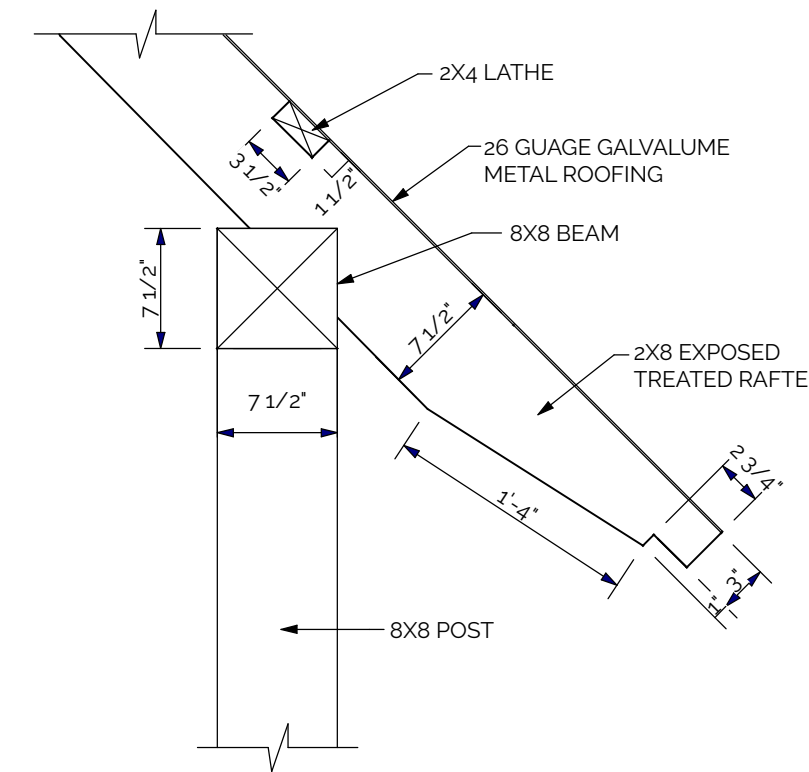
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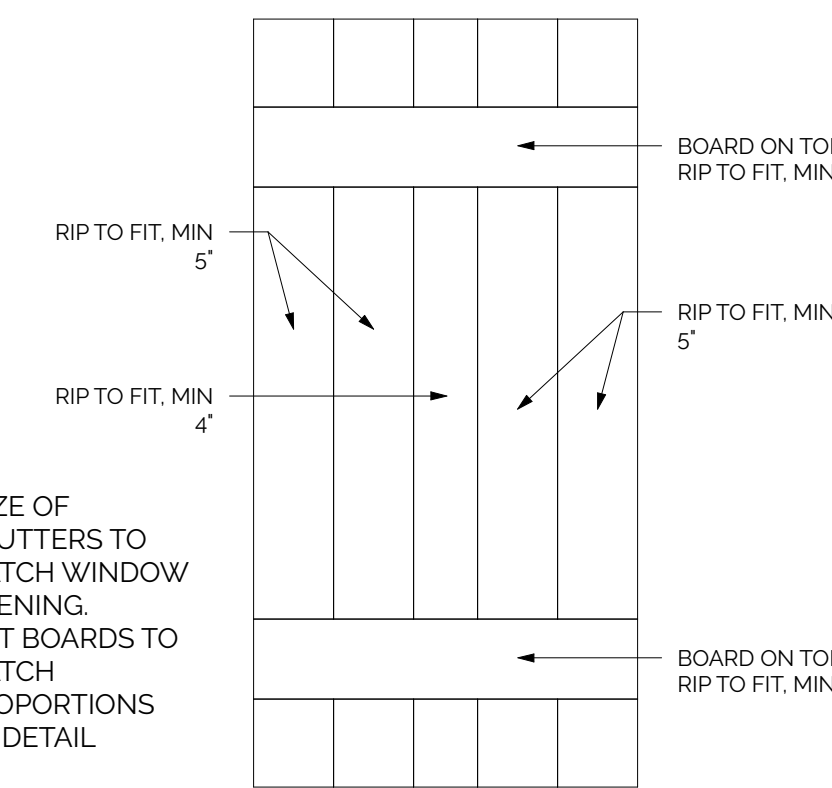
FLOOR PLAN OVERVIEW



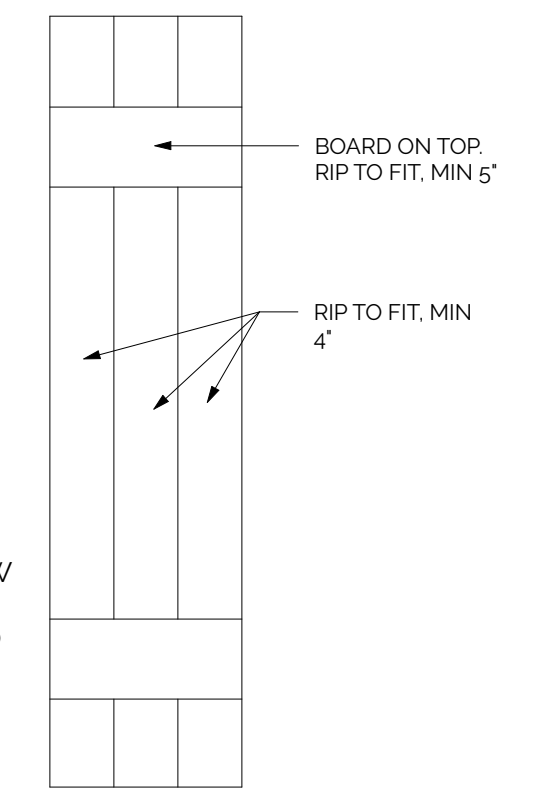
RAILING DETAIL: CABLE WIRE RAILING
SCALE: 1"=1'-0"



RAFTER DETAIL
SCALE: 1"=1'-0"



LARGE 5 BOARD SHUTTER
SCALE: 1"=1'-0"



SMALL 3 BOARD SHUTTER
SCALE: 1"=1'-0"



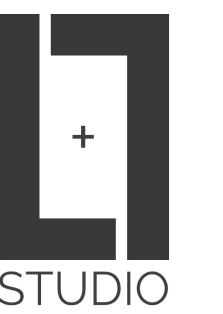
LIVING TO KITCHEN



KITCHEN



EXTERIOR BACK



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DETAILS +
PERSPECTIVES

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SCALE:

1"=1'-0"

SHEET:

A-301