



Square Footage:

Living Area	1,965
Covered Porches	499
Storage	200
Total Square Footage	2,664

GEN. NOTES:

- All work shall be performed in accordance with all applicable national, state and local codes, regulations and FHA/VA MPS.
- It is the responsibility of the owner and/or general contractor to check all dimensions for the job before construction.
- Contractor shall insure compatibility of the building with site requirements.
- 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.
- All Federal, State and Local codes, Ordinance, Regulation, etc. shall be considered as part of the specifications for this building and shall take preference over anything shown, described or implied where same are variance.
- Stamped/Approved plans (city) must be on site for all inspections.
- Proof of Termite treatment shall be shown at time of footing inspection.
- Specifications on any/all manufactured/engineered members/materials including spans, loads, layouts, fastening details (130 mph), etc (beams, joist, trusses, metal roofs, garage doors, lifts/elevators, etc)
- Drafting Design Etc. is not responsible for any structural sizing of material. Any material called out in details are strictly for reference only. Contractor/owner shall assume full responsibility for the correct sizing and overseeing of this construction.

NOTES:

- All plumbing walls must be sized according to penetrations.
- All plumbing fixtures shall have access to valves to any slip joints.
- Rise on steps must not exceed 7 and 3/4 inches.
- Attic access must be at least 22" by 30" rough opening.
- Crawl space shall have minimum access of 18" by 24" clear opening.
- Equipment in attic must be within 20' of access.
- Must have clear walkway of 24" wide and have 30" on the service of all equipment including hot water heater.
- Bathrooms with mechanical means of ventilation must be vented to the exterior.
- Motors to whirlpool tubs must be accessible.
- Windows and doors must be minimum 27" from corners on an 8' wall and 34" on a 10' wall.
- Roof bracing must be done to a load bearing wall.
- A copy of all truss engineering must be submitted to inspectors office, this includes installation instructions.
- Guardrail required if more than 30" above grade.
- Treated materials are required below BFE.
- Unless otherwise approved in advance, all garage door headers with a minimum span of 16' must be 3.5" by 11" laminated beam or its equivalent. Double 2" by 12" will not be accepted.
- Interior load bearing walls must be properly anchored.
- Sleeve copper lines under ground through out foundation.
- Window size requirements for emergency means of egress includes minimum 24" in height and 21" in clear width when in the open position. Minimum 5 sq. ft., at grade level and 5.7 sq. ft., above grade.
- 8% of each habitable room floor space for light and vent required.
- Plywood roof sheathing must not be less than 2" in width.
- Ridge vents shall not run within 4' of ridge end unless manufacturer states otherwise.
- Connectors to meet galvanized requirement as per Code. (Z-max Or equivalent)

Drafting
Design
Etc.

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Drafting Design Etc., not being an Architectural or Engineering firm, is not responsible for any structural or architectural design of this building. Every effort has been made to ensure all dimensions are correct and regulations have been met. If an error or omission does occur, it is the responsibility of the contractor and/or omission at his own expense.

Item	Date	Revision
A	7/13/17	Flr changes

The Residence Of:

Chester Cabirac
Vista Drive
Pass Christian, MS 39571

FLOOR PLAN

Job Number:	17cabrac
Scale:	1/4"=1'-0"
Date:	21 May 2017
Dsgn. by:	RDL
Drawn by:	RDL
Chkd. by:	RDL

Sheet