

GENERAL NOTES

GENERAL

- A. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL.
- B. NO ADMINISTRATION PROVIDED UNDER THIS SEAL.
- C. ALL WORK/MATERIAL SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- D. REVIEW & SEAL OF PLANS BY THE ENGINEER IS FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CODES LISTED BELOW.
- E. NOT ALL SPECIFICATIONS ARE EXPRESSLY LISTED ON OUR PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH ALL LISTED CODES.
- F. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES & THE ARCHITECTURAL DWGS. THESE NOTES SHALL GOVERN.

DESIGN CRITERIA

CODES: 2006 INTERNATIONAL RESIDENTIAL CODE
2001 WOOD FRAME CONSTRUCTION MANUAL
ASCE 7-02
NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NFPA

NOTE: ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY, NOT PREVENT STRUCTURAL DAMAGE.

LOADS

LIVE LOADS: ATTICS, UNINHABITABLE ----- = 10 PSF
ATTICS ----- = 20 PSF
ROOFS ----- = 20 PSF
RESIDENTIAL FLOORS ----- = 40 PSF

WIND LOADS: BASIC WIND SPEED, V = 130 MPH
BUILDING CLASSIFICATION = 11
IMPORTANCE FACTOR, I = 1.0
ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENT, GcPi = ± 0.18

SITE WORK

- A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
- B. SHALL BE PER REQUIREMENTS OF FOUNDATION DRAWING BY COAST CONCRETE SERVICES.
- C. GRADE LOT FOR PROPER DRAINAGE AWAY FROM THE HOUSE.
- D. LOUISIANA ONE CALL (800) 272-3020, "CALL BEFORE YOU DIG".
- E. CONTRACTOR SHALL COMPLY WITH ALL FILL REQUIREMENTS, INCLUDING PERCENT COMPACTION OF DESIGN ENGINEER AND OF LOCAL AUTHORITIES.
- F. U.N.O. FILL TO BE COMPACTED IN 6" LIFTS TO 95% OF ITS STANDARD PROCTOR DENSITY.

CONCRETE & MASONRY

- A. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- B. FOUNDATION DESIGN SHALL BE BY COAST CONCRETE SERVICES (UNLESS A SEALED FOUNDATION PLAN IS INCLUDED IN THIS SET).
- C. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
- D. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACES AT 30 FEET MAX.
- E. TIES SHALL BE SPACED A MAXIMUM OF 16" O.C. BOTH WAYS. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2" INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8" TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED AND SPACES AT A MAXIMUM OF 3' O.C. WITHIN 12" OF THE OPENING.
- F. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C652 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FIRED, SOLID UNITS) OR ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
- G. UNIT MASONRY MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATIONS. MORTAR PLAYS AN IMPORTANT ROLE IN THE FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULLSCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWEST COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES B SERIES BY THE BRICK INDUSTRY ASSOCIATION.
- H. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ A MAX. SPACING OF 33" O.C. PER R703.7.6.
- I. THE MAX. UNSUPPORTED HEIGHT OF MASONRY PEIRS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION PER R606.5.

ENGINEERED BEAMS & JOISTS

- A. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MINIMUM 3-STUD COLUMN EACH END.
- B. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING.
- C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS/JOISTS SHOWING ALL REQUIRED CONNECTORS, BLOCKING AND SUPPORT REQUIREMENTS FOR APPROVAL.

STEEL

- A. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 IN FLAT SHEETS
- B. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
- C. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
 - 0' TO 4' OPENINGS: L4x3-1/2x3/8
 - >4' TO 6' OPENINGS: L5x3-1/2x3/8
 - >6' TO 8' OPENINGS: L6x3-1/2x3/8
 - >8' TO 10' OPENINGS: L7x4x1/2
 - >10' TO 12' OPENINGS: L8x4x1/2
 - >12' TO 16' OPENINGS: L9x4x5/8
- D. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
- E. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL
- F. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DRAWING & GOVERNING BUILDING CODES.
- G. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE)
- H. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O (IF APPLICABLE)

WOOD

- A. STRUCTURAL TIMBER WITH THE EXCEPTION OF STUDS AND TOP PLATES SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH A 19% MAXIMUM MOISTURE CONTENT.
- B. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED.
- C. FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOCIATION'S LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DOUBLE FLOOR JOISTS UNDER BEARING WALLS OR BEAM REQUIRED. INSTALL 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH .120x3" (8d) WIRE NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS.

WOOD CONNECTORS

- A. SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE.
- B. UPLIFT CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS.
- C. CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
- D. TOP PLATE SPLICE SHALL BE WITHIN THE MIDDLE THIRD OF THE WALL SECTION AND SHALL BE A MINIMUM LENGTH OF 48". CONNECT WITH 16d NAILS @ 3" O.C. OR 2 ROWS OF 8d WIRE NAILS @ 3" O.C.

SHEATHING

- A. USE 7/16" APA EXPOSURE 1 RATED SHEATHING ON ALL EXTERIOR WALLS, SHEAR WALLS, AND ROOF. PLYWOOD IS AN EXCEPTABLE ALTERNATE FOR APA EXPOSURE 1 RATED SHEATHING.
- B. ROOF SHEATHING SHALL BE FASTENED WITH 8d NAILS @ 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS @ 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.
- C. FLOOR SHEATHING TO BE APA RATED, 3/4" THICK MINIMUM C-D TONGUE & GROOVE GLUE & NAIL TO FLOOR JOISTS WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE JOISTS. 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH .120x3 (8d) WIRE NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS. ENSURE TIGHT FIT AT TOP & BOTTOM.
- D. NAILING PATTERN FOR NON-SHEAR WALL SHEATHING:
 - 8d NAILS @ 8" O.C. @ ALL EDGES/PERIMETER
 - 8d NAILS @ 12" O.C. @ ALL INTERIOR STUDS.
- E. SEE SHEET S-04 FOR DETAILS.



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Date 10/15/07	Scale TV	Project Number 07-ES-0178
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Sheet Description General Notes	Sheet Number S-01
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REVISED AS OF 09/17/07

GENERAL NOTES

THERMAL & MOISTURE PROTECTION

- A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
 - I. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
 - II. CEILING, STANDARD: R-30 BLOWN
 - III. CEILING, VAULTED: R-19 BATT
 - IV. FLOORS (2-STORY SPACES ONLY): R-19 BATT
 - V. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
- C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS
- D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

DOOR & WINDOWS

- A. ALL WINDOWS SHALL MEET SECTION R301.2.1.2. GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MINIMUM PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENT OF R301.2.1.2.
- B. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATION'S AND RECOMMENDATIONS.
- C. ALL EXTERIOR DOORS AND WINDOWS AND ROOF TRUSSES SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-02.
- D. ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.75 & A SOLAR HEAT GAIN COEFFICIENT RATING OF 0.40.

MECHANICAL

- A. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- B. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.
- C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
- D. RS AND RL LINES FROM OUTDOOR COND. UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
- E. PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- F. EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.
- G. 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT). ACOUSTICALLY LINE R.A. DUCT (WITH 90° ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE R/A GRILL.
- H. PROVIDE 125° FIRESTAT, LOCATE IN RETURN AIR PLENUM.
- I. PROVIDE RAISED PLATFORM FOR AHU.
- J. PROVIDE O.B. MANUAL VOLUME DAMPERS AT ALL SUPPLY AIR GRILLES.
- K. PROVIDE SPIN-TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.
- L. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.

UPLIFT ANCHORS

- A. ALL ANCHOR BOLTS SHALL BE ASTM A307 BOLTS WITH STANDARD HOOKS AND SHALL HAVE A MINIMUM EMBEDMENT OF 7". EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER.

EXTERIOR OPTIONS

- 1: 5/8" # A.B. @ 24" O.C. & WITHIN 12" OF EACH BLDG. CORNER
- 2: SIMPSON MAS ANCHORS @ 16" O.C.

- B. INTERIOR SHEAR WALLS - 1/2" # A.B. @ 5'-0" O.C.

NOTE: SEE PLAN & DETAILS FOR ADDITIONAL ANCHORS REQUIRED AT SHEAR WALLS.

ELECTRICAL

- A. ALL ELECTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC.
- C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS

MISCELLANEOUS

- 1. THE PROPERTY ADDRESS SHALL BE ATTACHED TO THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET IN FRONT OF THE PROPERTY.

CODE TABLE REFERENCE CHART

SUBJECT DESCRIPTION	WFCM 2001 TABLE	IRC 2003 TABLE
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS		R301.2.1.2 PAGE 39
HEADER SPANS-FOR INT. LOAD BEARING WALLS		
ONE FLOOR (CENTER BEARING)	3.24A PG. 195	
TWO FLOORS ONLY (CENTER BEARING)	3.24B PG. 196	
HEADER SPANS-EXPOSURE B FOR EXTERIOR LOAD BEARING WALLS	3.23 PG. 192	
HEADER NAILING SCHEDULE	3.1 PG. 139	
JACK STUD REQUIREMENTS - FOR INTERIOR LOAD BEARING WALLS	3.24C PG. 197	
JACK STUD REQUIREMENTS - EXPOSURE B FOR EXTERIOR LOAD BEARING WALLS	3.22F PG. 191	
ROOF SHEATH OR CLAD. REQUIREMENT FOR WIND LOAD - EXPOSURE B	3.12A PG. 162	
WALL SHEATH OR CLAD. REQUIREMENT FOR WIND LOAD - EXPOSURE B	3.11 PG. 161	
SILL OR BOTTOM PLATE TO FND. CONNECTIONS RESISTING SHEAR LOADS - 130 MPH WINDS EXP. "B"	3.2B PG. 144	
SILL OR BOTTOM PLATE TO FND. CONNECTIONS RESISTING UPLIFT LOADS - 130 MPH WINDS EXP. "B"	3.2C PG. 144	
ROOF UNDERLAYMENT APPLICATION		R905.2.7 PAGE 252
FIRE BLOCKING		R602.8 PAGE 121
ATTACHMENT OF SHINGLES		R905.2.6 PAGE 252
ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION		R323.2.2 PAGE 58

RAFTER SPAN TABLE

SPAN (FT)	RAFTER SIZE (AT 24" O.C.)
UP TO 6	2x4
6'-1" TO 9'-0"	2x6
9'-1" TO 12'-0"	2x8
12'-0" TO 15'-0" MAX	2x8 W/ 2x6 VERT. SUPPORTS AT 48" O.C.

ALL RIDGE BOARDS USED SHALL BE NO. 2 SP W/DEPTHS 2" GREATER THAN RAFTERS WHERE OVER-FRAMING IS NOT SYMMETRICAL BOTH SIDES (AS SHOWN ABOVE). RIDGES SHALL BE VERTICAL SUPPORTED W/ 2x6 AT 48" O.C.

CEILING JOIST SCHEDULE

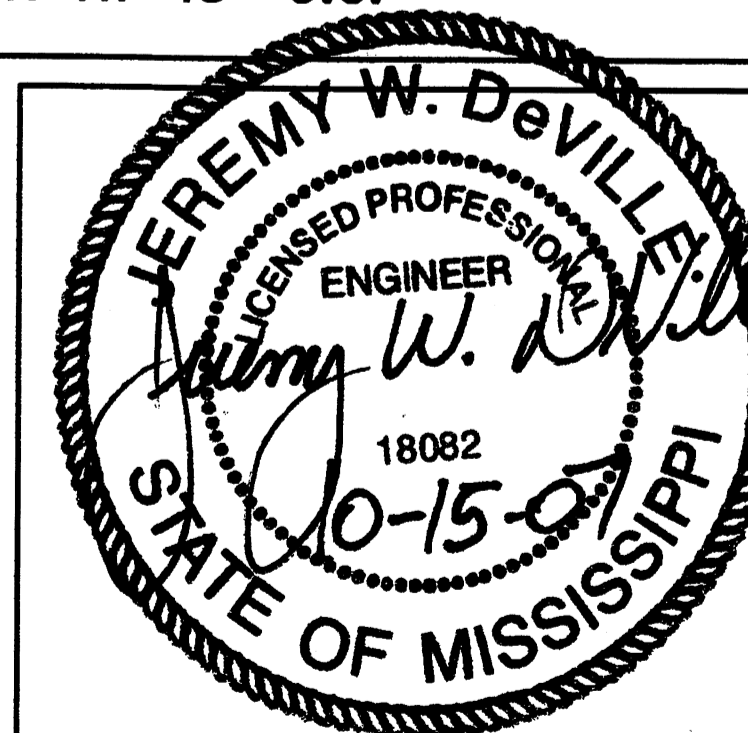
(FOR UNINHABITABLE ATTICS, LL = 20 PSF)

SPAN	JOIST SIZE	SPACING
13'-6"	2x8	16" O.C.
17'-5"	2x8	16" O.C.
20'-9"	2x10	16" O.C.
23'-11"	2x10	12" O.C.

FLOOR JOIST SCHEDULE

(LL = 40 PSF)

SPAN	JOIST SIZE	SPACING
16'-1"	2x10	16" O.C.
18'-0"	2x10	12" O.C.
18'-10"	2x12	16" O.C.
21'-9"	2x12	12" O.C.



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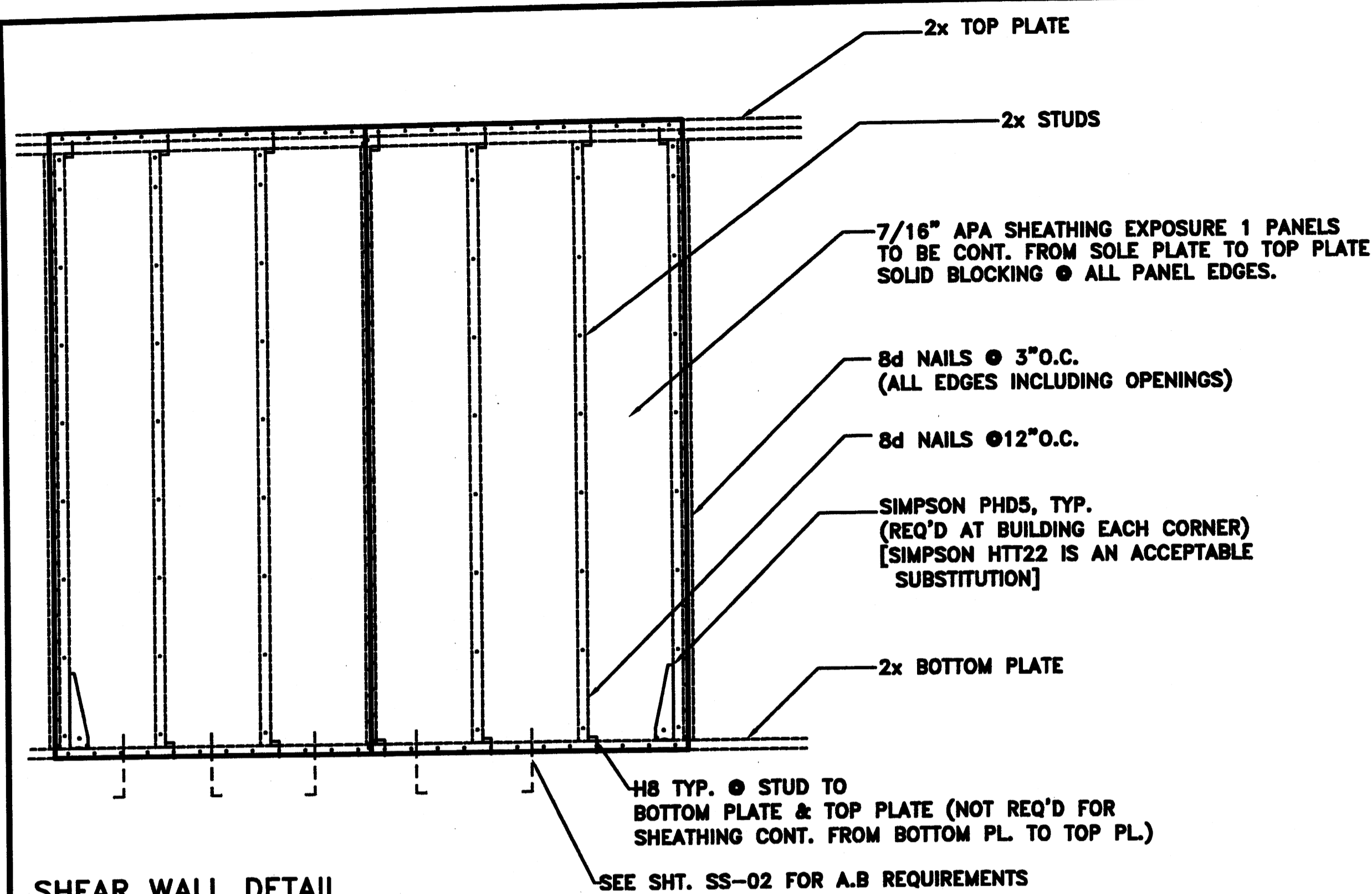
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Date: 10/15/07 Sales Rep: TV Project Number: 07-ES-0178

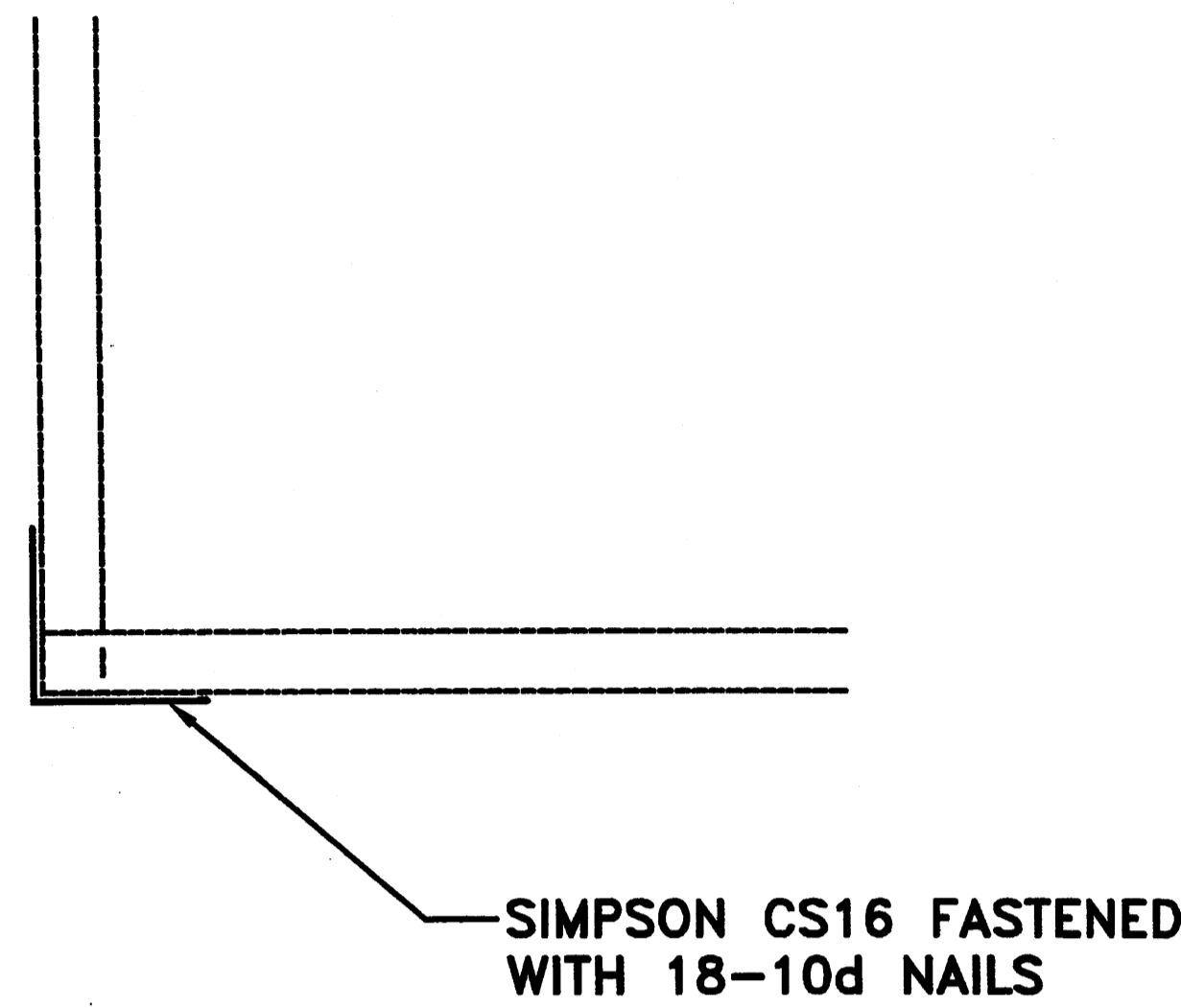
Sheet Description: General Notes Sheet Number: S-02

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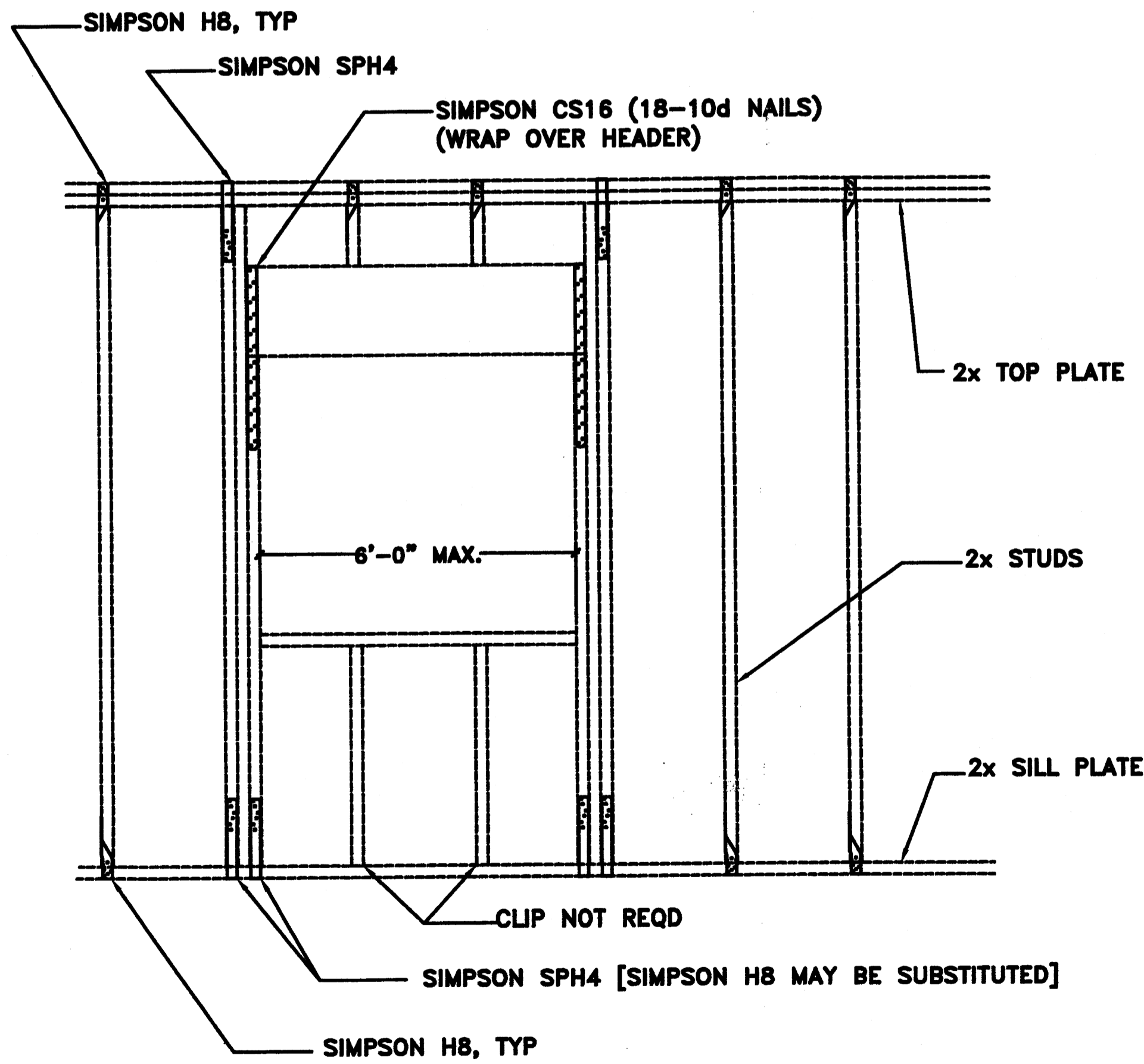
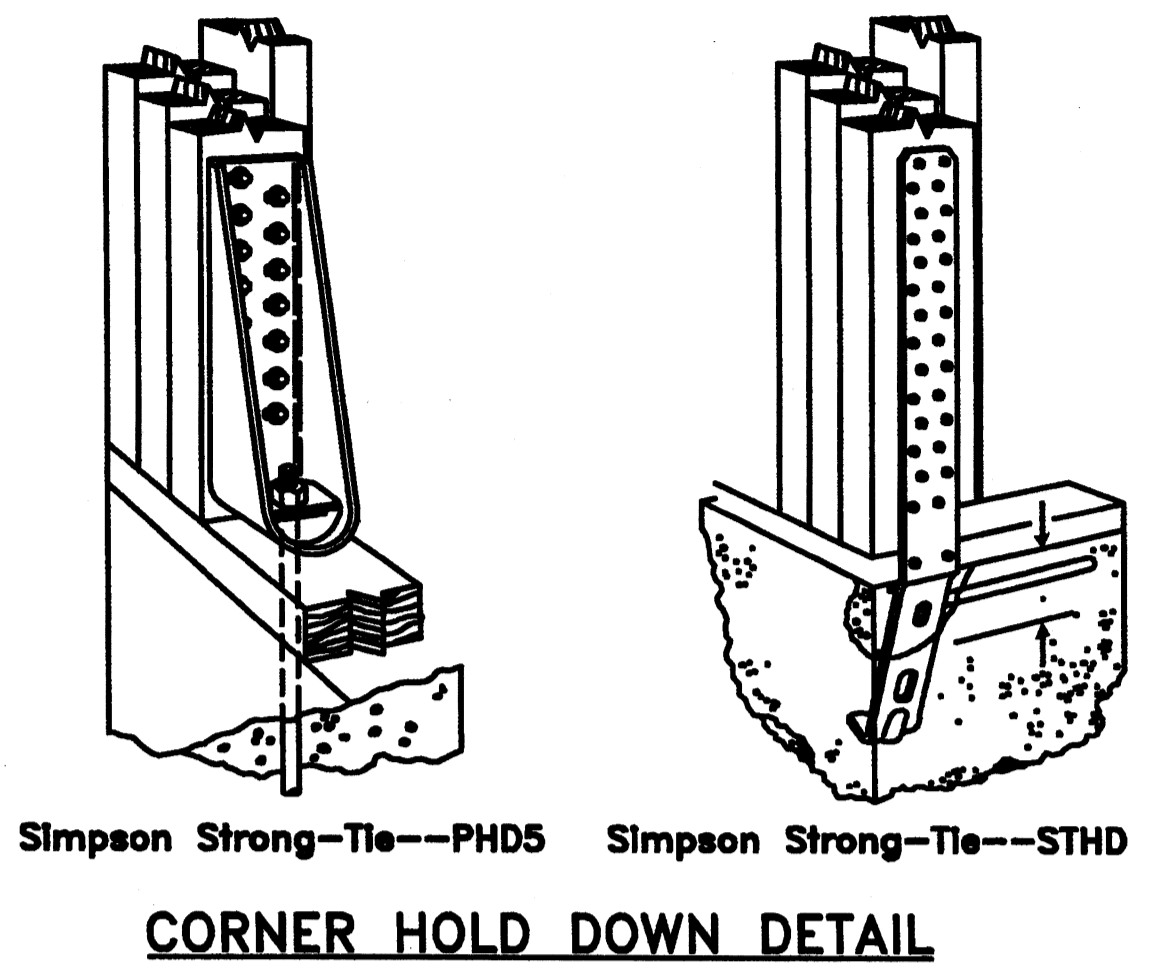


SHEAR WALL DETAIL

ALL EXTERIOR WALLS SHALL BE SHEATHED
 NOTE: AS AN ALTERNATE 15/32" APA STRUCTURAL 1 RATED SHEATHING PLACED CONT. FROM BOTTOM PLATE TO TOP PLATE MAY BE USED IN LEIU OF USING H8 CLIPS @ TOP & BOTTOM OF EACH STUD, CLIPS ARE STILL REQUIRED AT EACH END OF WALL. SEE NAILING PATTERN BELOW FOR INSTALLATION SPECS.

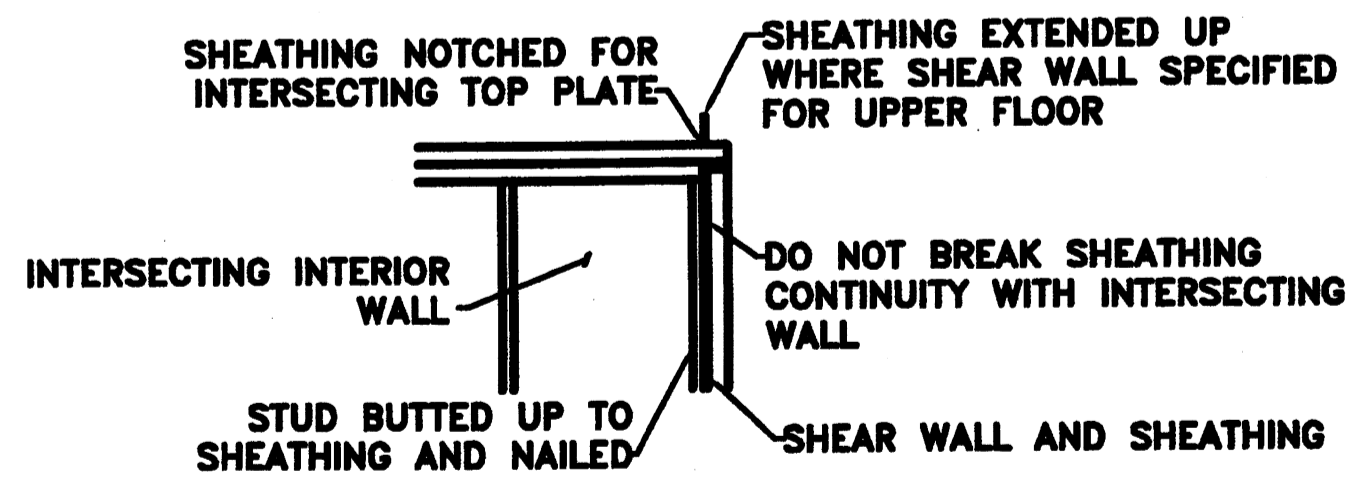


TYPICAL CORNER STRAP DETAIL
 USE THIS DETAIL AT ALL OUTSIDE CORNERS



TYPICAL WINDOW OPENING DETAIL

ALL EXTERIOR WALLS SHALL BE SHEATHED, NOT SHOWN
 SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN
 RAFTERS NOT SHOWN, ANCHOR BOLTS NOT SHOWN
 CLIPS SHOWN ARE BASED UPON WINDOW LOCATION GREATER THAN 4FT FROM CORNER

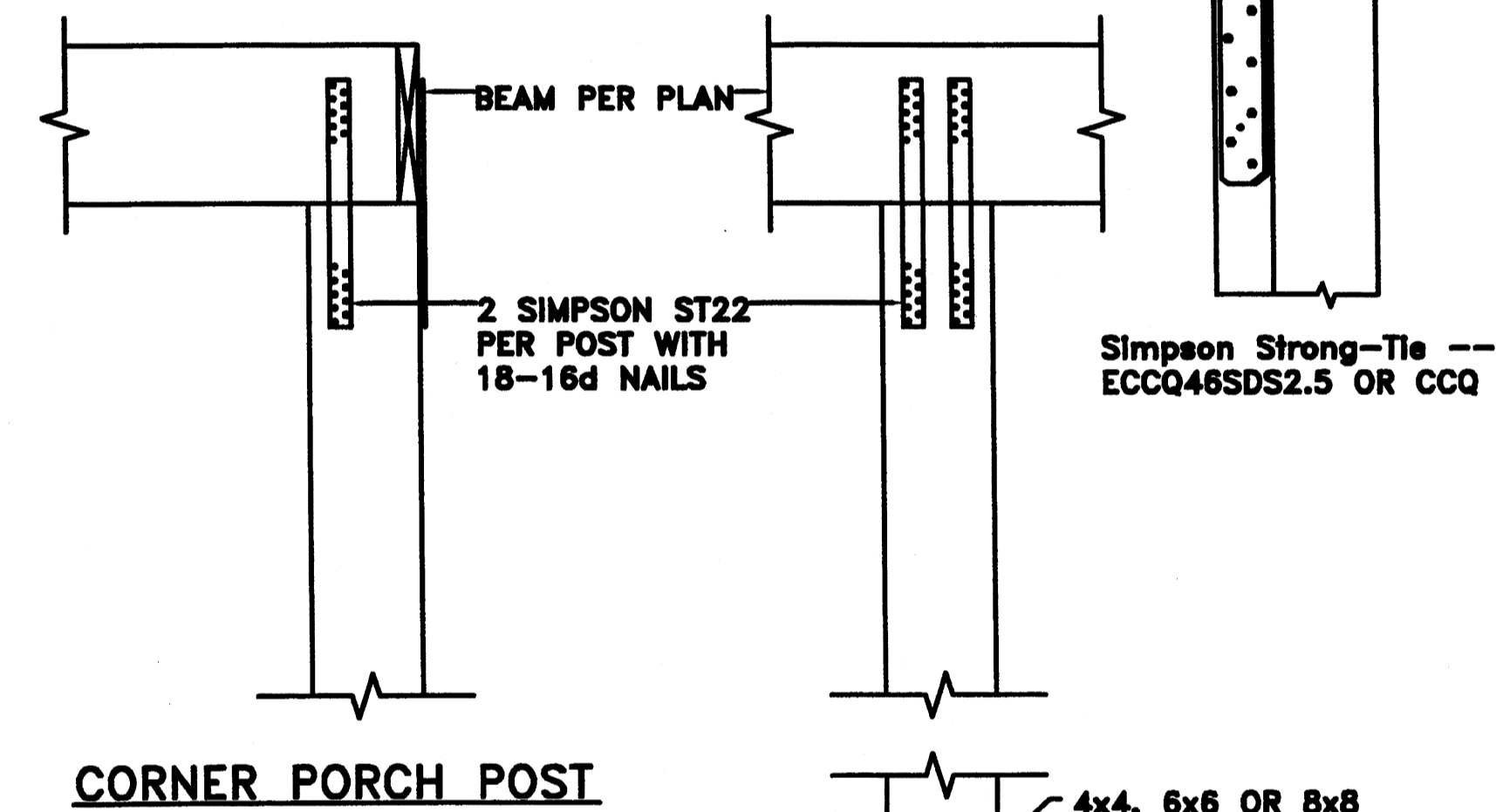


INTERIOR SHEAR WALL DETAIL

1. STRUCTURAL SHEATHING PLACED CONTINUOUS.
2. INTERSECTING INTERIOR WALLS FRAMED UP TO WALL SHEATHING
3. LOCATION AS INDICATED ON FLOOR PLAN

NAILING PATTERN FOR CONTINUOUS SHEATHING OTHER THAN SHEAR WALLS

- 8d NAILS @ 8" O.C. @ ALL EDGES.
- 8d NAILS @ 12" O.C. @ INTERIOR STUDS



CORNER PORCH POST
 FOR 8x8 POST:
 USE SIMPSON ABU88, W/(2)-5/8" ANCHORS AND 18-16d NAILS IN POST
 FOR 6x6 POST:
 USE SIMPSON ABU66, W/5/8" ANCHOR AND 12-16d NAILS IN POST
 FOR 4x4 POST:
 USE SIMPSON ABU44, W/5/8" ANCHOR AND 12-16d NAILS IN POST

PORCH POST



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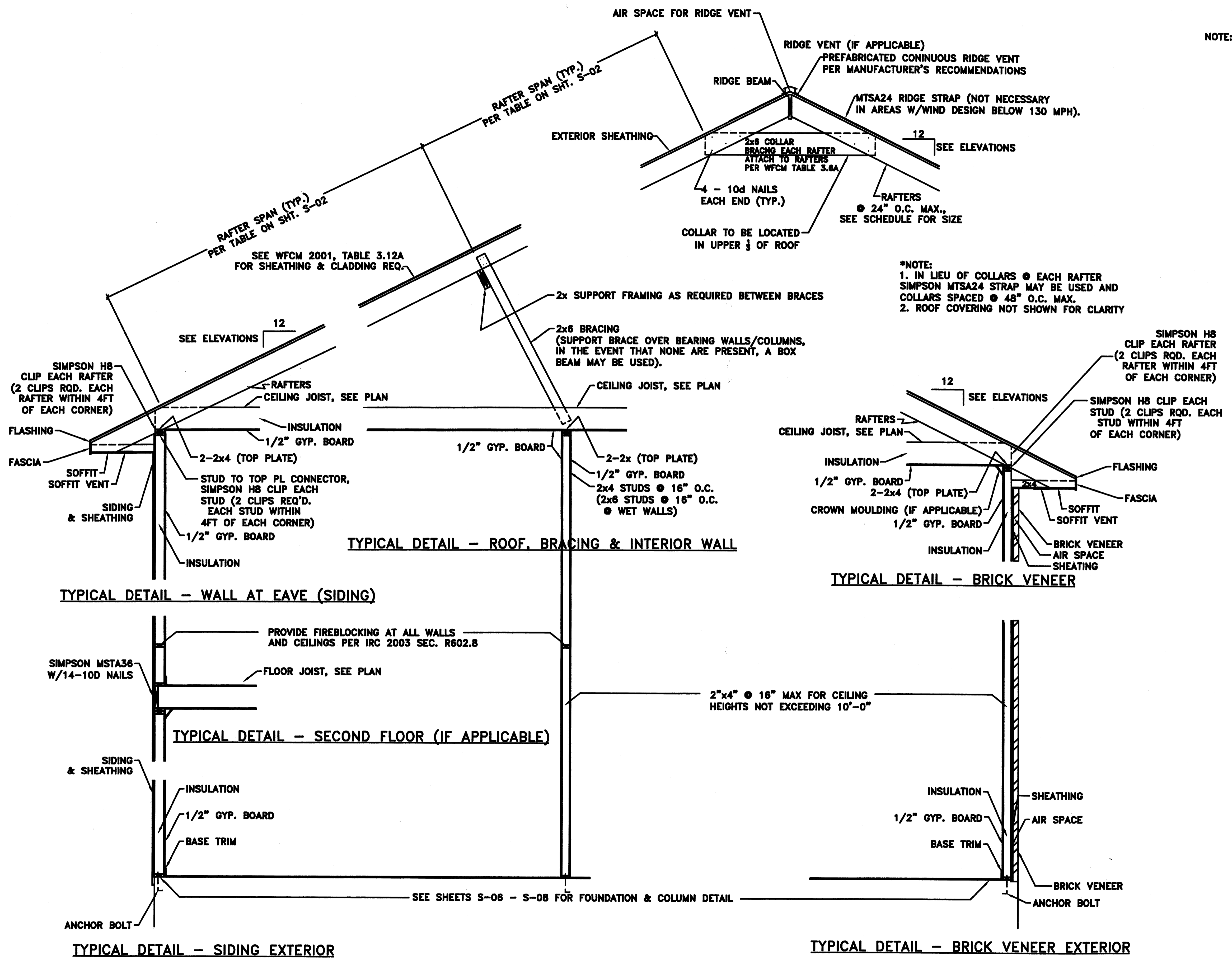
Date	Issue Rep.	Project Number
10/15/07	TV	07-ES-0178

Sheet Description	Sheet Number
General Notes	S-03

REVISED AS OF 09/17/07

- NOTE: REQUIREMENTS FOR ROOFS SLOPING GREATER THAN 12:12.
1. RAFTERS SPACED @ 16" O.C. & SIZED UP ONE SIZE FROM THAT LISTED IN SCHEDULE. SAME IS TRUE FOR RIDGE BOARD SIZE.
 2. STRAPS & COLLARS REQUIRED @ EACH RAFTER.
 3. BRACING TO LOAD BEARING WALL REQUIRED @ EACH RAFTER.
 4. SIMPSON MTA24 STRAP FASTENED TO RAFTERS.

- *NOTE:
1. IN LIEU OF COLLARS @ EACH RAFTER SIMPSON MTA24 STRAP MAY BE USED AND COLLARS SPACED @ 48" O.C. MAX.
 2. ROOF COVERING NOT SHOWN FOR CLARITY



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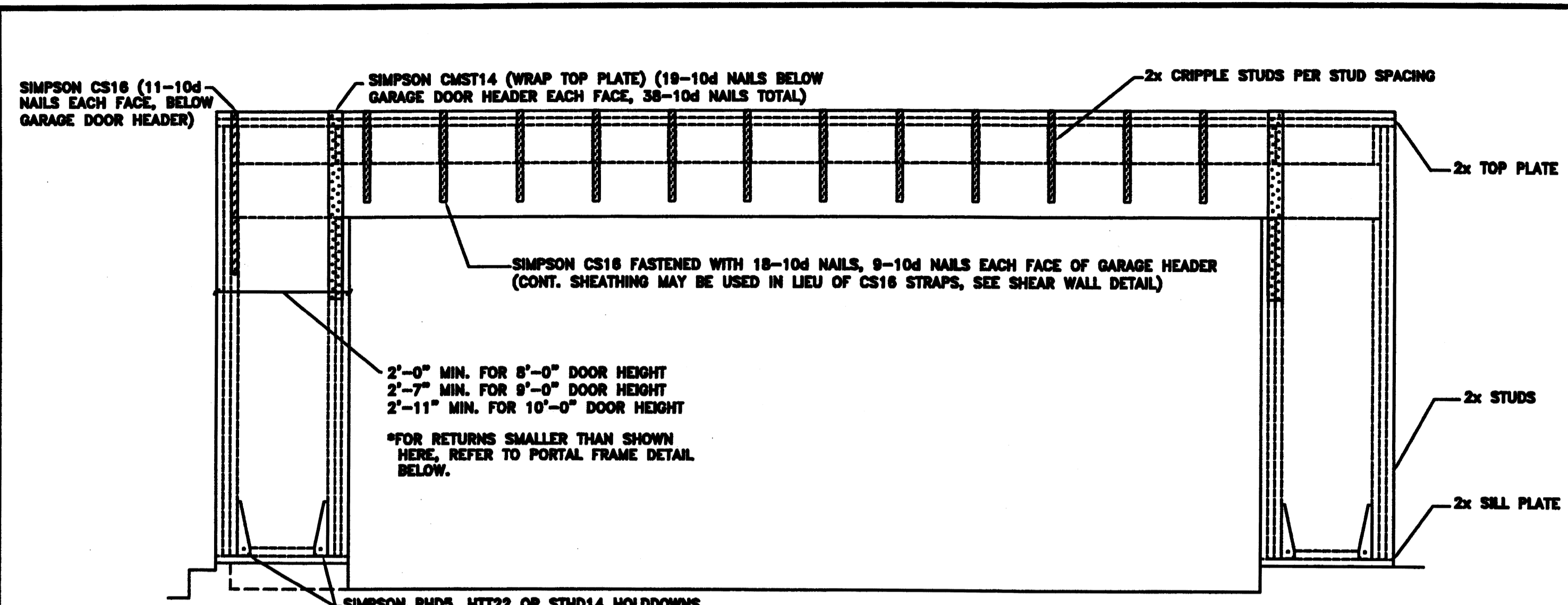
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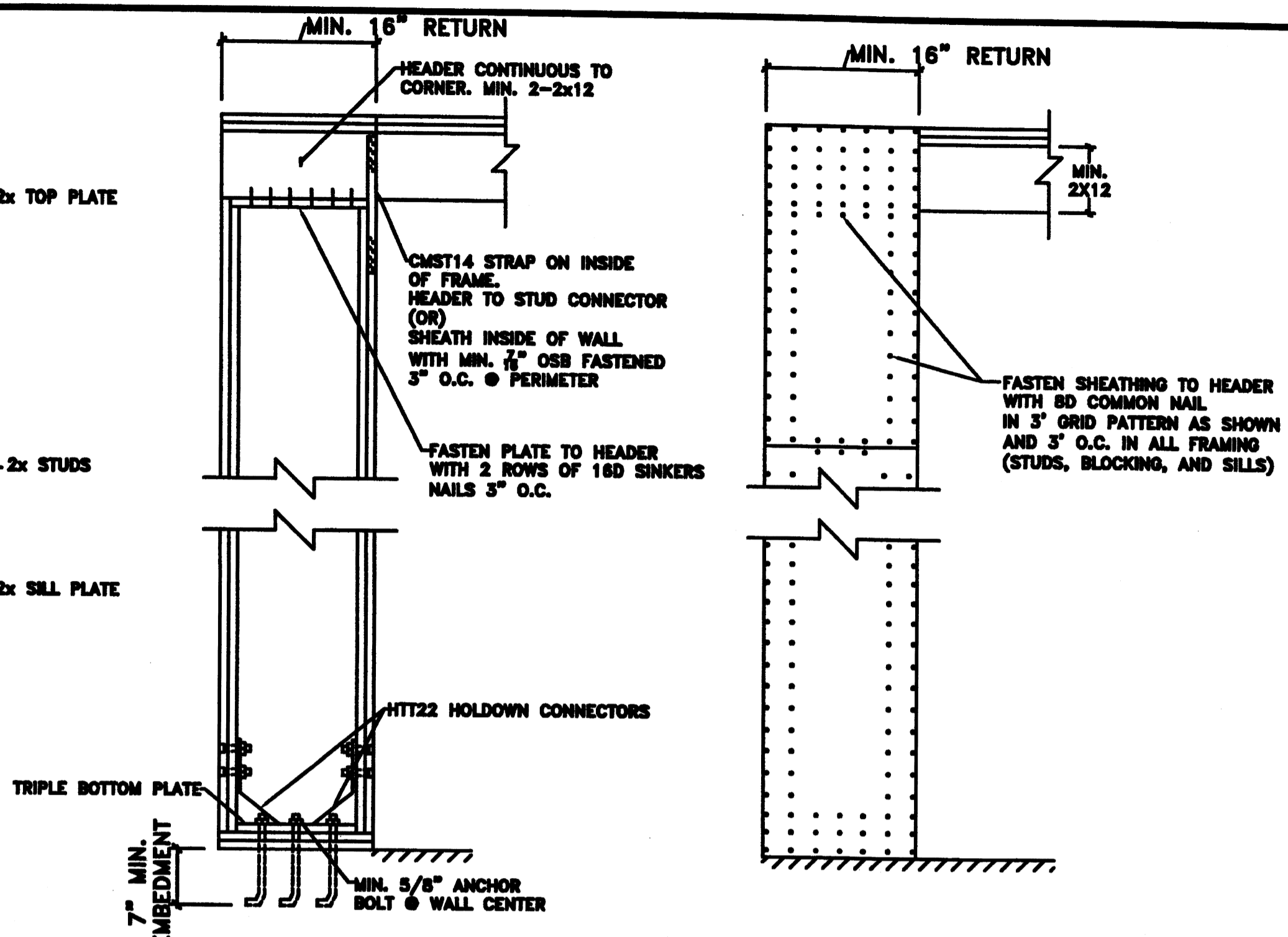
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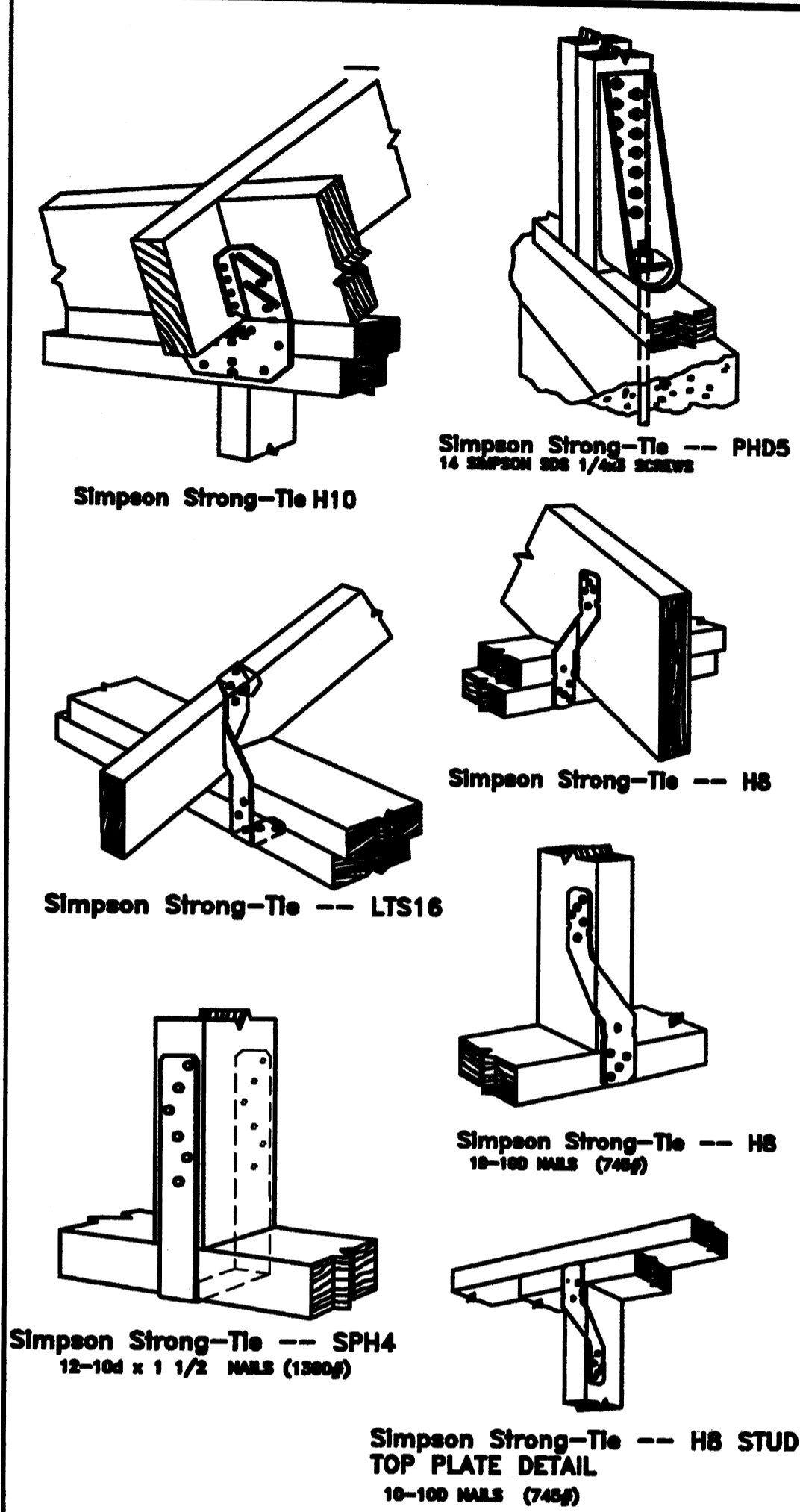
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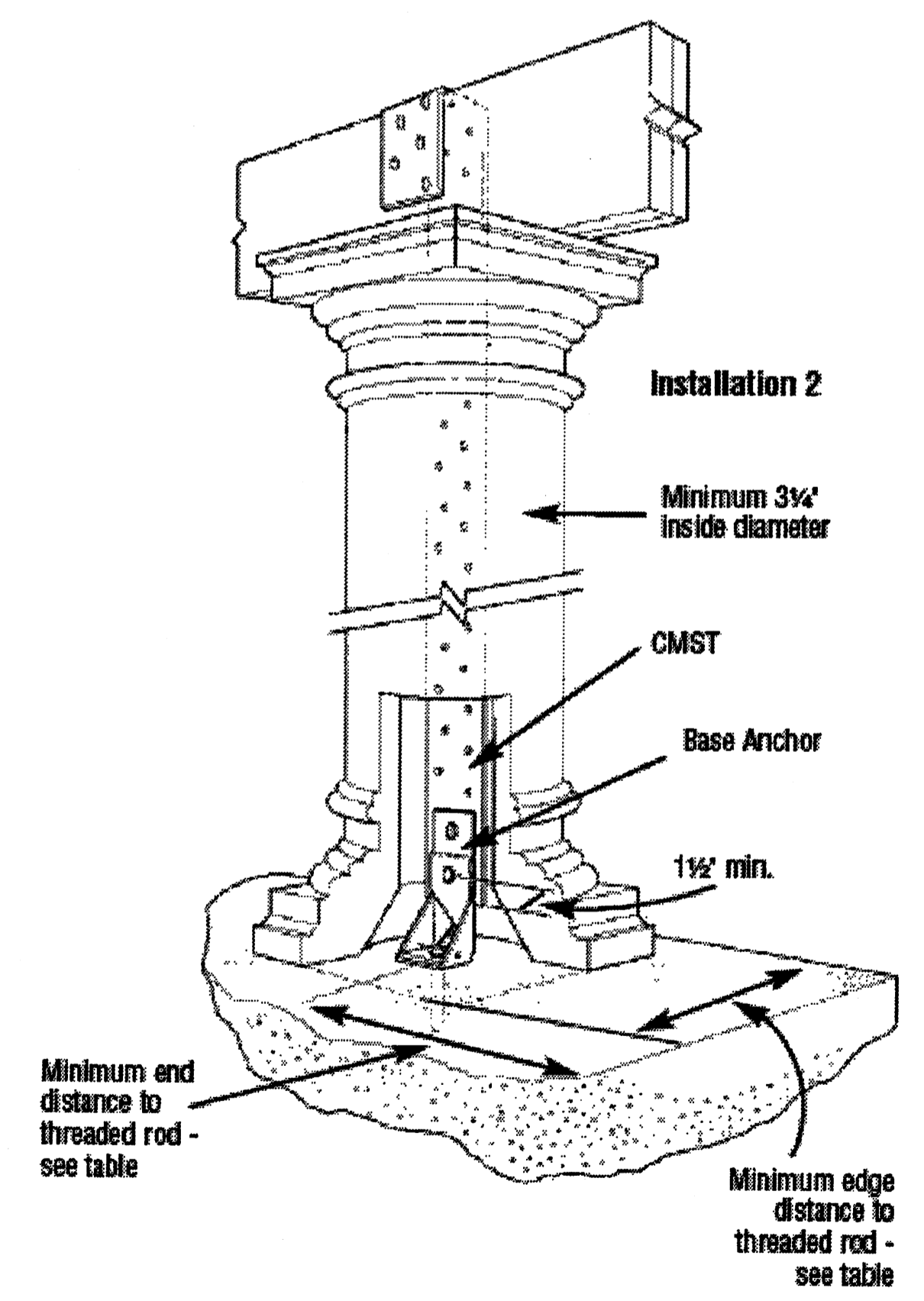
TYPICAL SHEARWALL & GARAGE DOOR OPENING DETAIL
ALL EXTERIOR WALLS SHALL BE SHEATHED



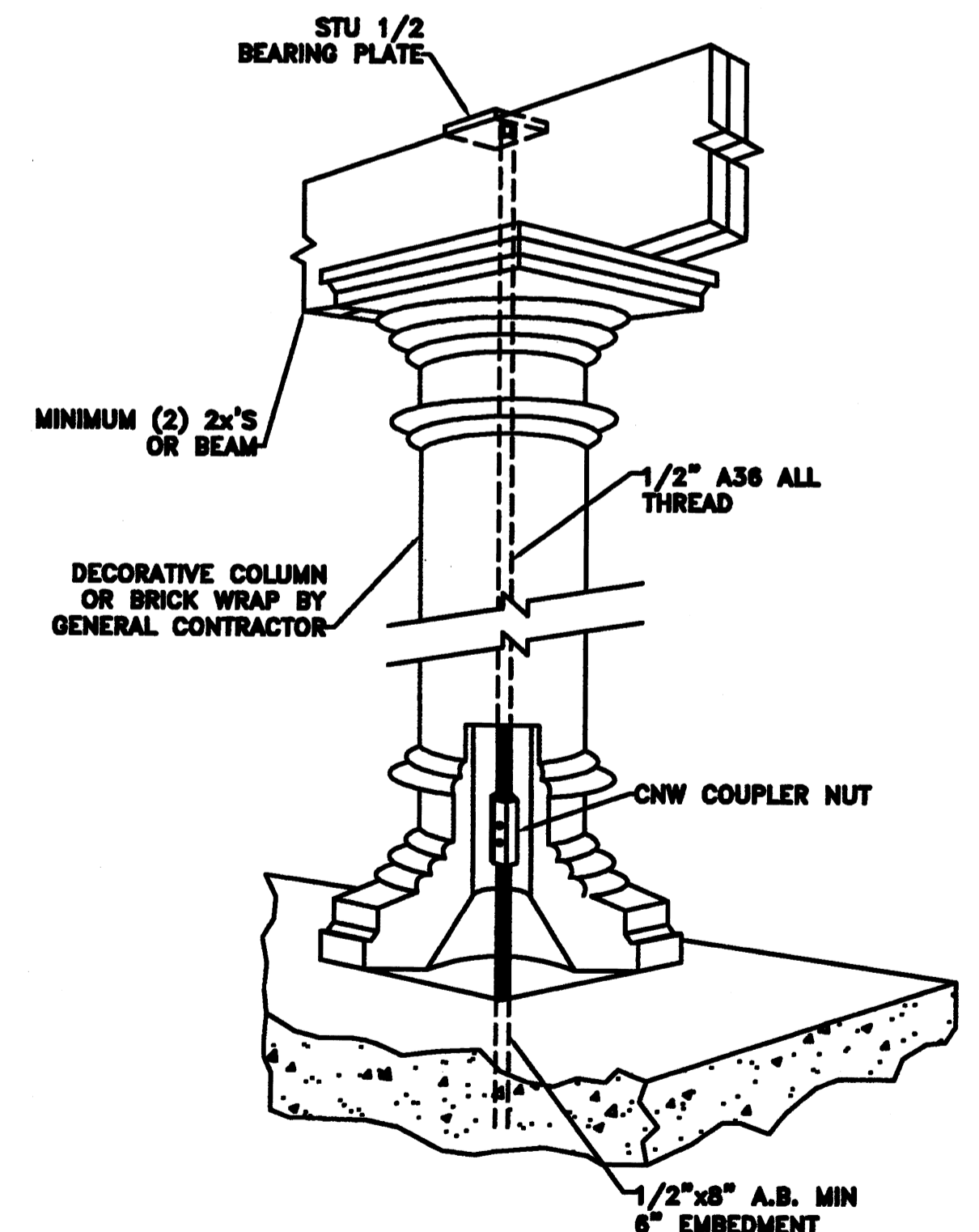
PORTAL FRAME DETAILS



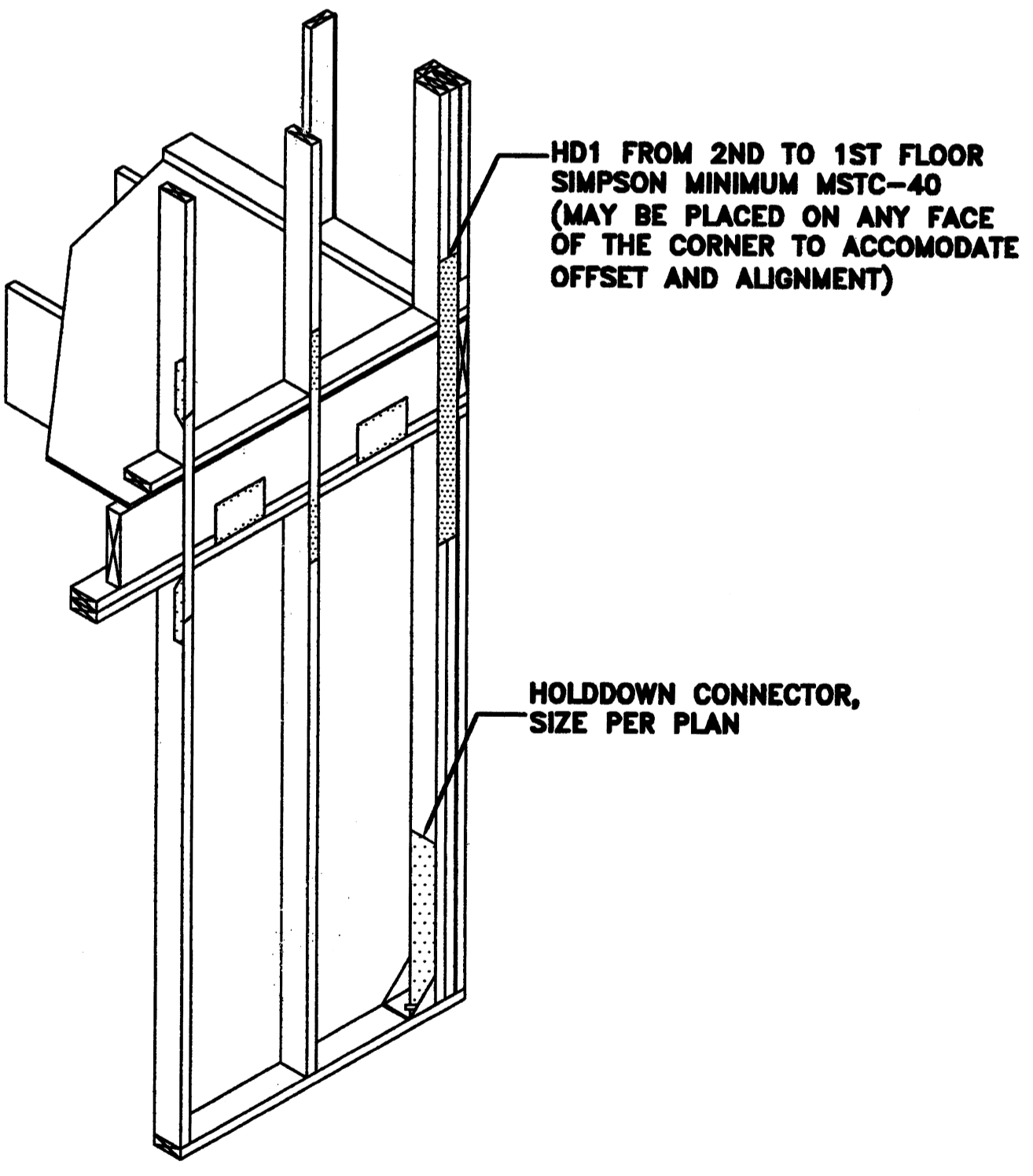
TYPICAL SIMPSON CONNECTOR DETAILS
SEE PLAN & DETAILS FOR LOCATIONS



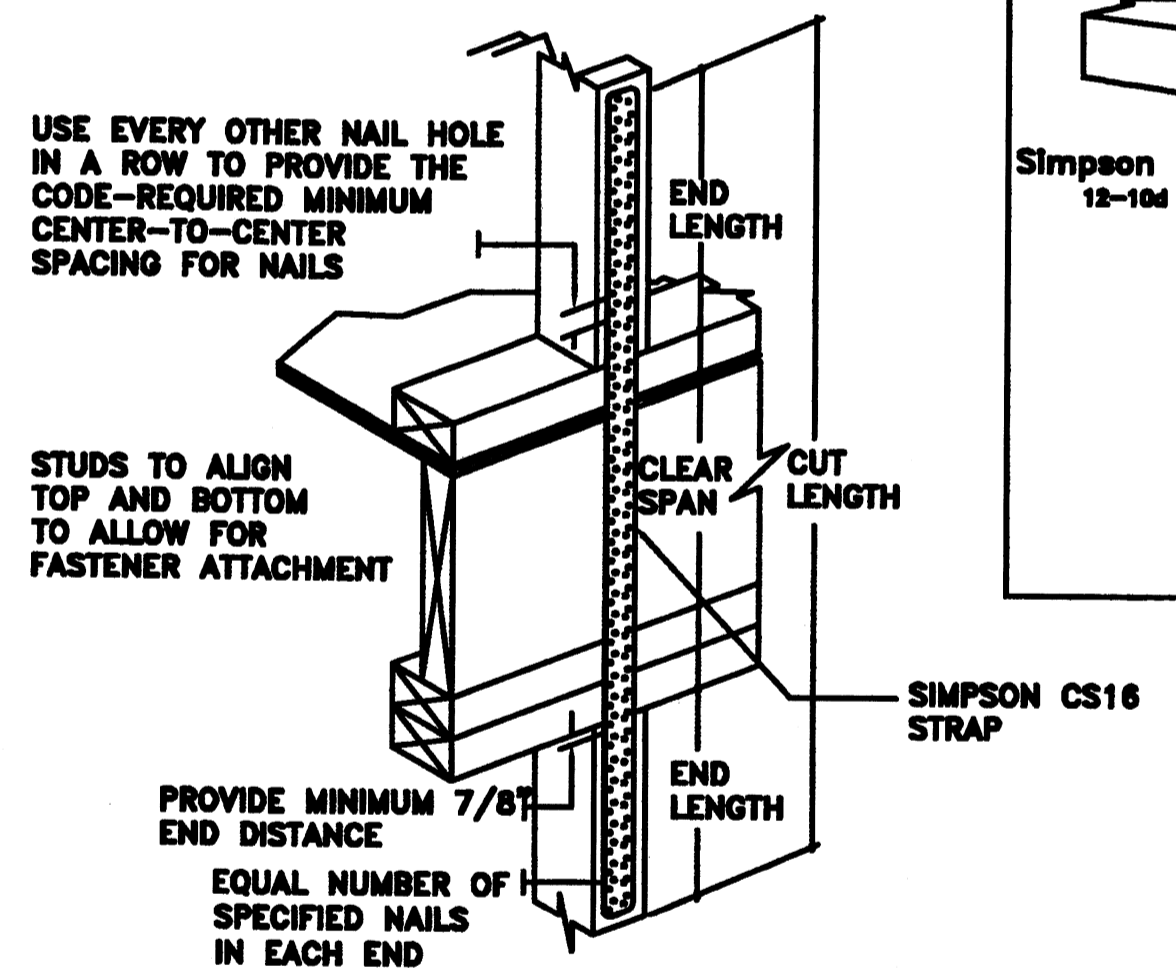
HOLLOW COL. UPLIFT CONNECTION
PER SIMPSON TECHNICAL BULLETIN, INSTALLATION NO. 2
NOTE: ABOVE DETAIL IS FOR LOAD BEARING HOLLOW COLUMNS.
NON-LOAD BEARING HOLLOW COLUMNS SHALL HAVE A 6X6 POST AND SIMPSON ABU66 BASE AND SIMPSON AC68 CAP



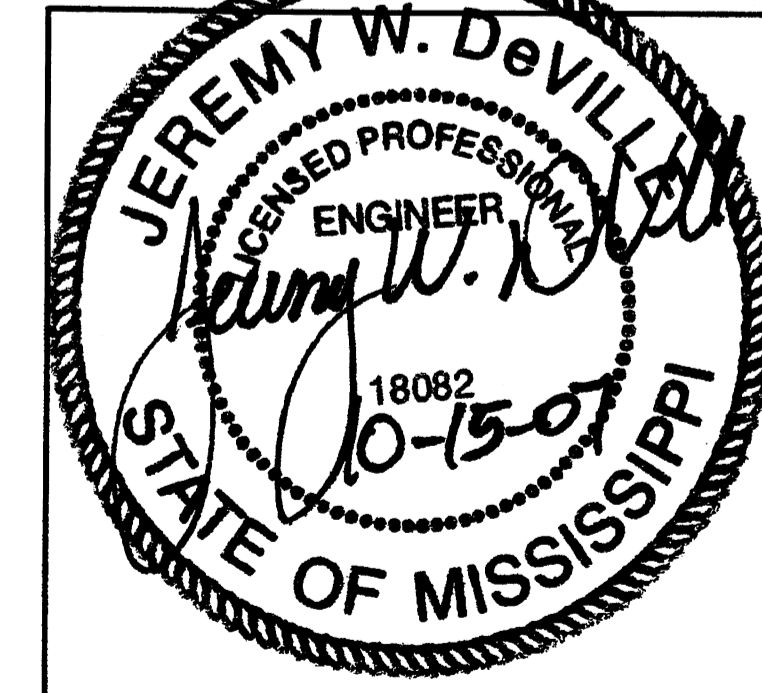
HOLLOW COL. UPLIFT CONNECTION
NOTE: ABOVE DETAIL IS FOR LOAD BEARING HOLLOW COLUMNS.



2-STORY HD1 TO 2ND FLOOR HOLDDOWN



FLOOR TO FLOOR HOLD DOWN
AT ALL STUDS BETWEEN 1ST & 2ND FLOOR



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REV	DESCRIPTION	DATE	BY

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COAST ENGINEERING SERVICES IS A DIVISION OF COAST CONCRETE SERVICES, INC.

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Kiln, Mississippi

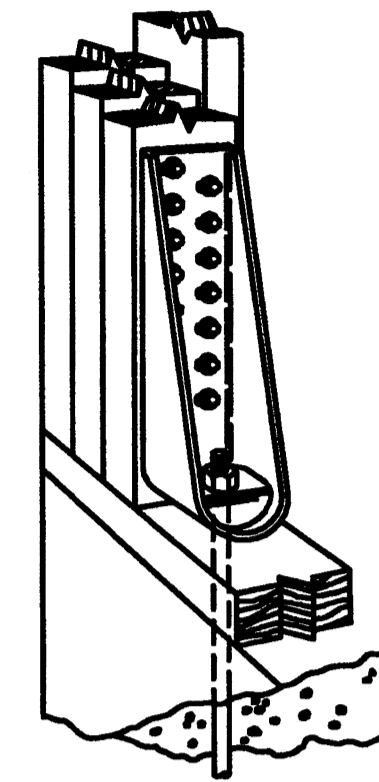
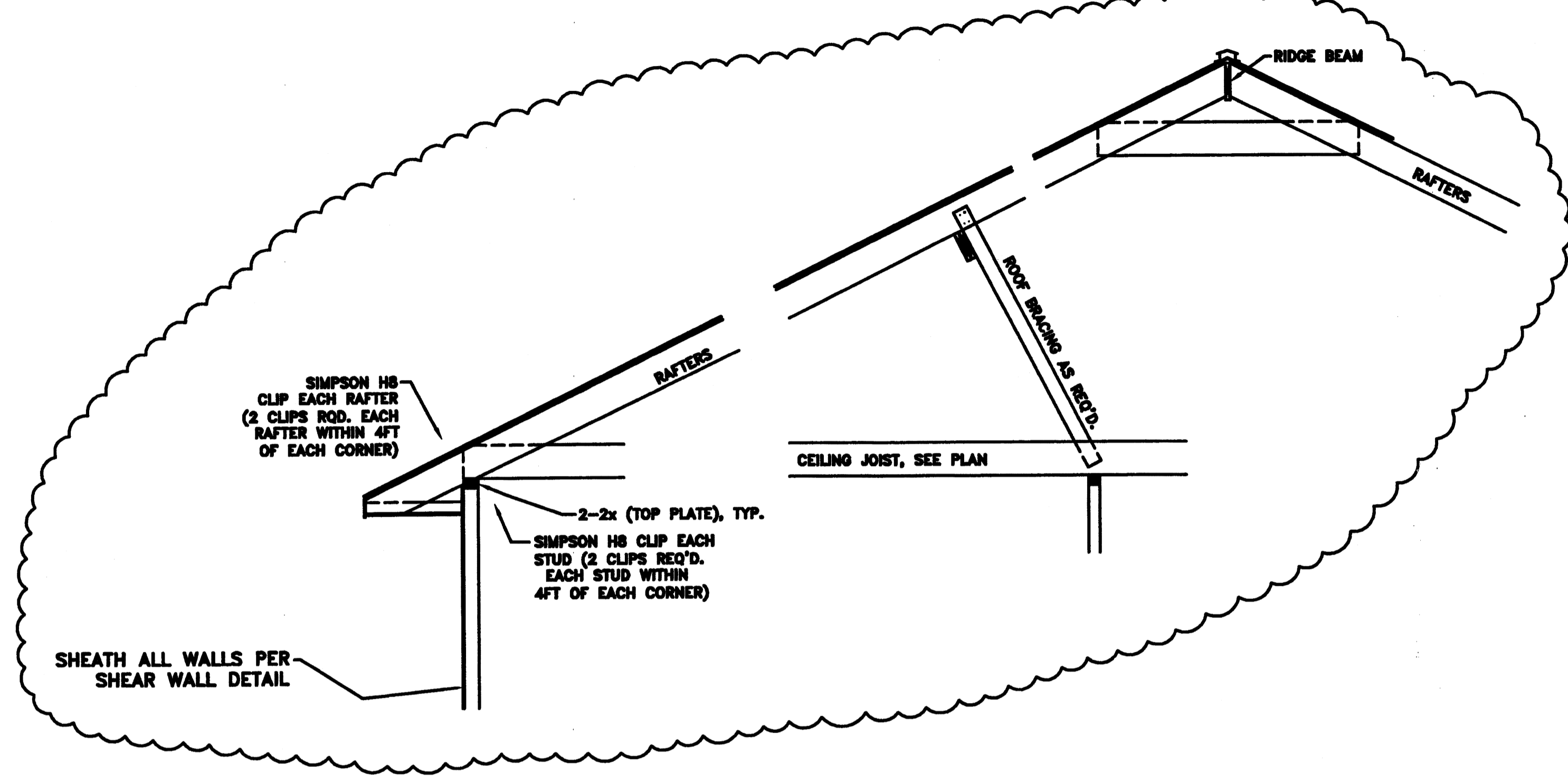
COAST ENGINEERING SERVICES
29072 Krenzel Road, Lacombe, LA 70445
800-841-3890, 985-882-8001, Fax 985-882-1534

Date: 10/15/07 Sales Rep: TV Project Number: 07-ES-0178

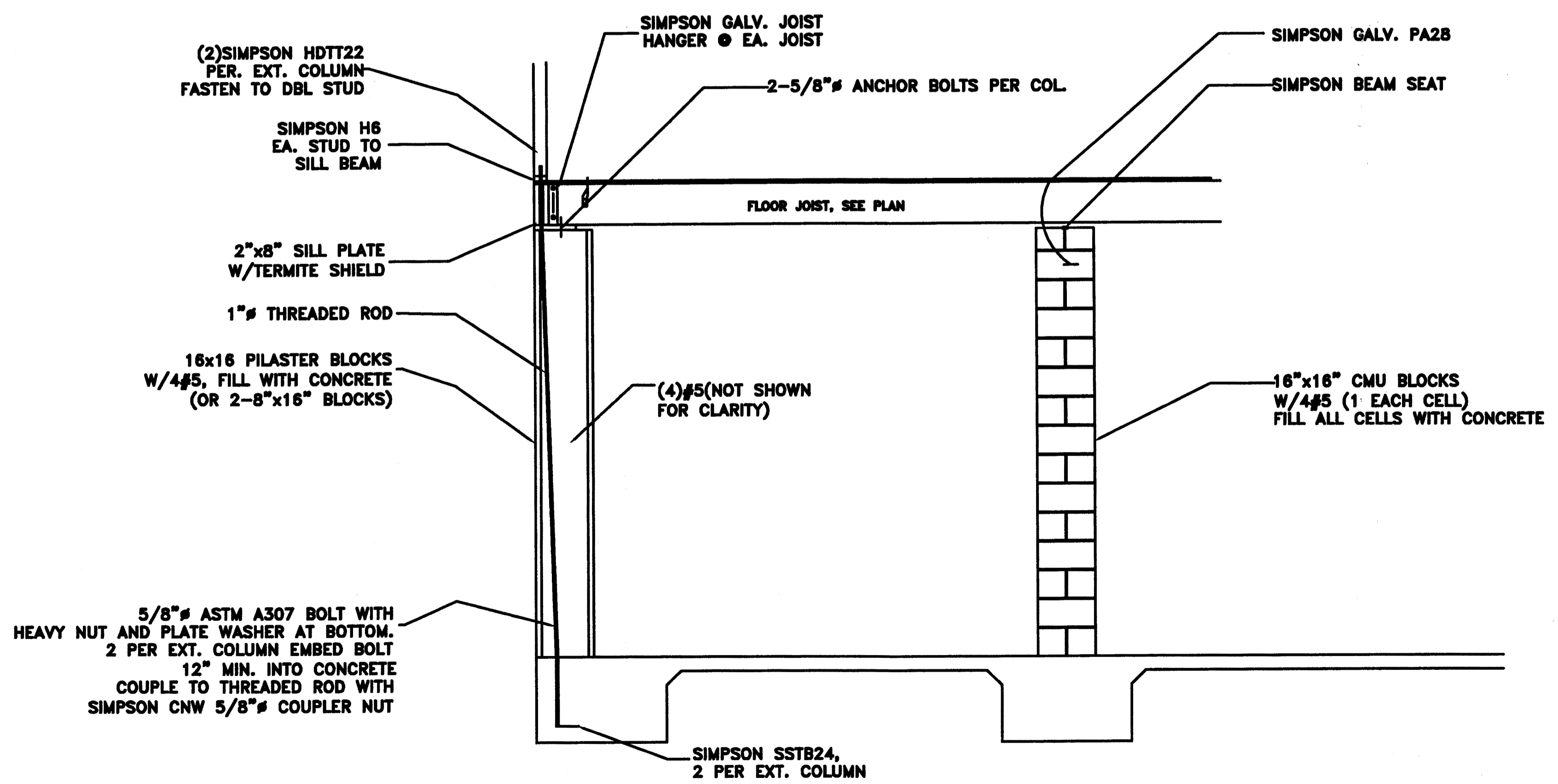
Sheet Description: General Notes Sheet Number: S-05

REVISED AS OF 09/17/07

SEE SHEET S-04 FOR ROOF FRAMING

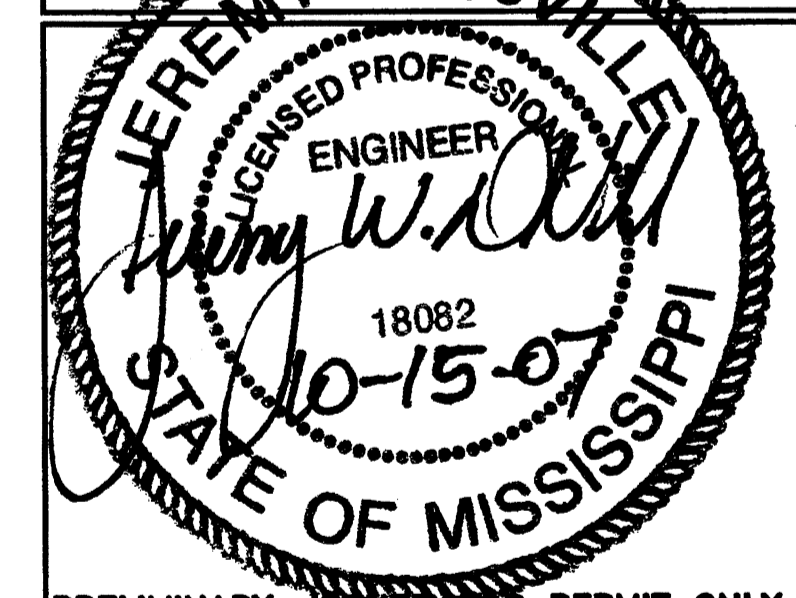


CORNER HOLD DOWN DETAIL
 Simpson Strong-Tie -- HTT22
 30 SIMPSON SDS 1/4"x2 1/2" SCREWS



1 TYPICAL SECTION
 NOTE: 1" ANCHOR ROD +HDU11 REQUIRED AT ALL EXTERIOR WALLS & PORCH COLUMNS

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REV	DESCRIPTION	DATE	BY

McMath Construction
 Ms. Lainie Jones Res.
 Hancock County
 Kiln, Mississippi

COAST ENGINEERING SERVICES
 29072 Krentel Road, Lacombe, LA 70448
 800-841-3880, 985-882-9001, Fax 985-882-1534

Date: 10/15/07
 Scale: TV
 Project Number: 07-ES-0178

Sheet Description: Column Details
 Sheet Number: S-06

LEGEND

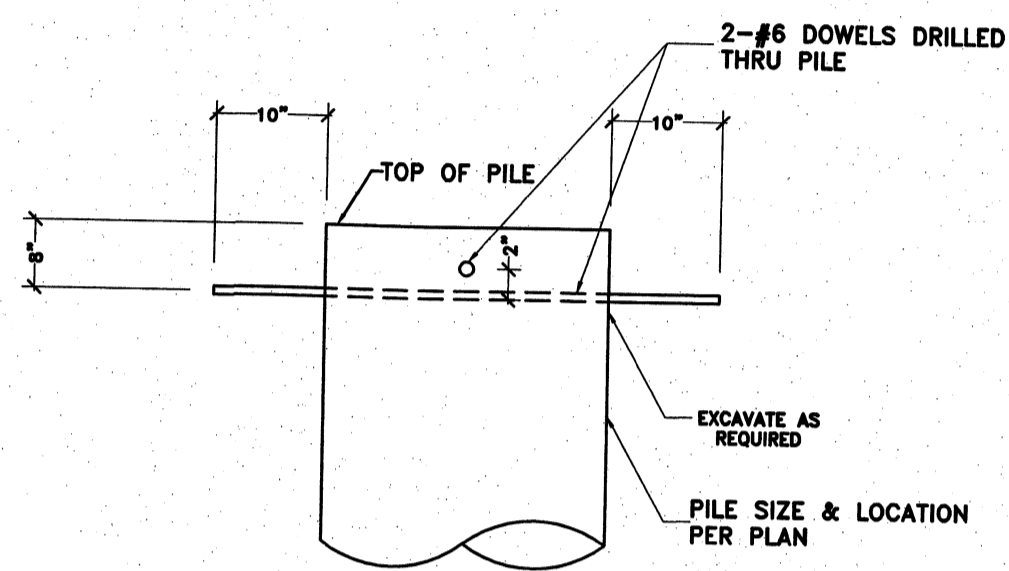
→= Single End Stressing ←= Double End Stressing

- PILE: See plan
- ▨ FIREPLACE: 24" footing under fireplace w/ #4 @ 6" on center, each way at bottom (n/a if fireplace is non-masonry construction)
- ▨ RECESSED: Highlighted areas may be recessed (See Architectural)
- ▨ REBAR: This beam to be 4 #5 Rebar, (2 Top, 2 Bottom) w/ #3 Stirrups @ 18" o.c.
- ▨ WWF: WWF 6x6 W4xW4 (Place on top of tendons or at mid-depth of slab)

~ELONGATION CHART~

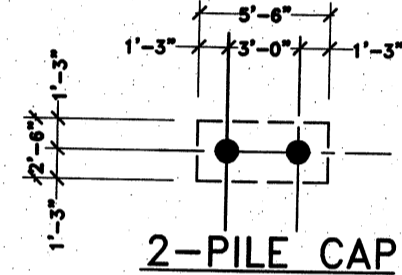
Tendon Numbers	Quantity	Length	Calculated Elongation	Tolerance
S1	10	11	5.3%	4.7%
S12	10	3	5.1%	5
S15	10	20	5.3%	4.7%
S25	10	28	6.1%	5.7%

Total Cable L. w/o tails = 4539'-4"
Total Number of Cuts = 62

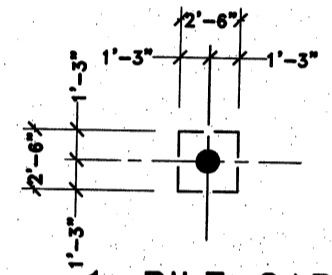


TYPICAL PILE UPLIFT CONNECTION

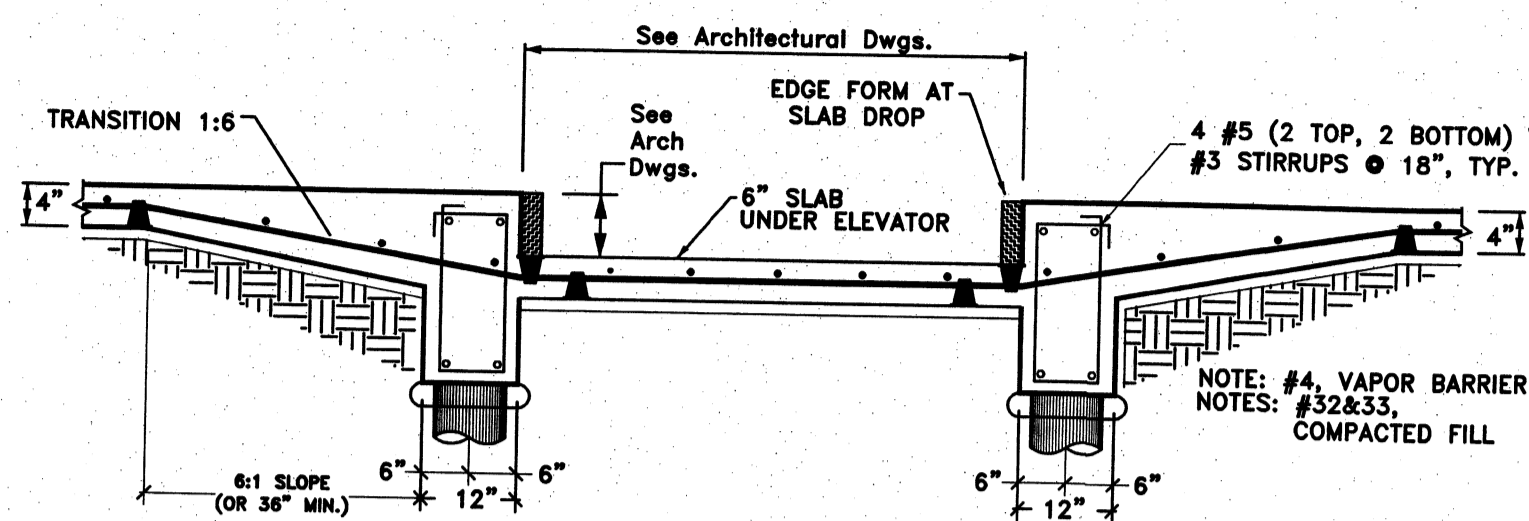
NOTES: 1. PILE CAP OMITTED FOR CLARITY.
2. UPLIFT CONNECTION REQUIRED FOR ALL PILES IN PILE CAPS THAT ARE SUPPORTING THE MASONRY COLUMNS/PIERS.



2-PILE CAP



1-PILE CAP



46 ELEVATOR PIT
SCALE: N.T.S.

SECTIONS N.T.S.

SEE SECT #182 FOR INFO. NOT SHOWN ON ALL OTHER SECTS. SEE PLAN FOR SLAB TENDON SPACING & LOCATIONS. SLAB TENDONS SHOWN IN SECTIONS ARE FOR ILLUSTRATION ONLY.

SECTION 7 - KEYED CONTROL JOINT

SECTION 21 - EXTERIOR GRADE BEAM

SECTION 22 - INTERIOR GRADE BEAM

SECTION # 44 TYPICAL EXTERIOR GRADE BEAM W/CMU PIER

SECTION # 42 TYPICAL INTERIOR GRADE BEAM W/CMU PIER

SECTION 25 - TRANSITIONAL GRADE BEAM

DETAIL 8 - TENDON ANCHORAGE

NOTES: TENDONS SHALL BE PLACED AWAY FROM CORNER EDGES AS SHOWN TO AVOID CONFLICT W/ ANCHOR BOLTS.

INSTALLER NOTES

VISQUEEN

- GENERAL NOTES:**
- No field supervision provided under this seal. Contractor shall perform all work in accordance with all local/federal codes, regulations & requirements. It is recommended that this plan be kept on site at all times during construction for coordinating with other trades and inspections if required by municipalities.
 - This plan is to be used for footing layout and tendon placement only.
 - Beam dimensions shown are the minimum required and may not be reduced, or enlarged without approval by the engineer. Dish out around anchor bolts to provide a minimum of 6 inches of concrete cover. Plumbing & conduit shall not fall within slab section or beams shown on this dwg.
 - Polyethylene vapor barrier shall be placed under the entire slab area & should be draped into the grade beams as shown in the details.
 - Coordinate structural drawings with architectural and electrical/mechanical drawings for all openings, inserts, and other related items.
 - The contractor shall verify all dimensions, drops, offsets, brick ledges and block-outs on architectural plans prior to construction.
 - Floor area utilizing decorative stained/scored concrete should be brought to design engineer's attention prior to concrete placement for additional reinforcement and jointing consideration.
 - Metal keyed or isolated control joints should be used at exposed slab area's (patio, garage, porch) to minimize the effect of random slab cracking.
 - If fireplace is other than metal insert, a 24" thick, min. footing shall be used under fireplace with #4 @ 6" on center each way, bottom reinforcement.
 - Refer to architectural drawings for locations/details/installation/maintenance of expansion/contraction joints in exterior brick/masonry walls. Brick flashing areas must be extended completely to the edge of the concrete in all directions to prevent bonding to the foundation.
 - Loading of the slab prior to tensioning shall not be done without approval of the post-tension design engineer of record.
 - The foundation shown on this drawing has been designed in accordance with local/federal building code requirements including the PTI (Post-Tensioning Institute) guidelines for design and construction of post-tensioned slabs-on-ground, the American Concrete Institute's guidelines for design of slab-on-grade (ACI-360) and good engineering standard practice. This foundation is not designed for vehicle or rack loading unless noted otherwise.

- CONCRETE**
- All concrete in foundation beams and slabs shall have a minimum 28-day compressive strength as shown on plan and at least 1,500 p.s.i. at the time of stressing. Concrete mix design and materials shall be in accordance with the ACI-301 requirements (Latest edition, as appropriate).
 - Calcium chlorides shall NOT be allowed.
 - Contractor shall thoroughly consolidate concrete, especially at tendon anchorages.
- CONCRETE CURING**
- Contractor shall cure concrete in accordance with ACI-308 (latest edition as appropriate) immediately after finishing to control shrinkage cracking.
 - Contractor shall verify any curing compound used is compatible with flooring materials.
- FORMWORK**
- Contractor shall complete all formwork prior to installation (formwork includes brick ledges, drop forms, block outs, depression forms, etc.). Any change after system is installed will require written approval from Coast Engineering Services prior to concrete placement.
 - Contractor shall remove forms no later than 3 days after placement of concrete.
- BOND BREAKER AND ELASTOMERIC MATERIAL**
- Contractor shall use a bond breaker membrane between slab and brittle flooring materials (brick, tile, etc.) due to possible flexure of slab.
 - Contractor shall inspect floor areas for shrinkage cracking prior to installation of brittle flooring materials. Flooring contractor shall treat cracks in concrete slab in accordance with dry set mortar manufacturer's recommendation prior to installation of brittle flooring materials. Flooring contractor shall use an elastic bond breaker between any concrete surface and brittle flooring material to prevent bonding of the brittle flooring materials to the foundation. An elastomeric type of adhesive shall be used for installation of brittle flooring material due to possible flexure of slab (C-Cure "M-Flex Strata 914" or equivalent).
- DEFORMED REINFORCEMENT (REBAR) & WELDED WIRE FABRIC (WWF)**
- Rebar shall conform to ASTM A615, WWF shall conform to ASTM A185 (flat sheets).

- POST-TENSIONING TENDONS**
- All post-tensioning work & materials shall be per project specification section 03301 "Post-Tensioned Foundation Systems at Grade"
 - All pre-stressed steel shall consist of seven wire stress relieved strand conforming to ASTM A-416 Low-Relaxation Strand. Minimum ultimate tensile strength shall be 270,000 p.s.i. Strands shall be coated with a permanent rust preventative lubricant and a plastic sheath. All tendons shall be 1/2" u.n.o. Each tendon shall be initially stressed to 33.0 kips and shall be anchored at 28.9 kips.
 - Tendons should be stressed no later than 14 days and no earlier than 6 days after placement of concrete unless concrete compressive strength can be verified sooner.
 - Tendons and bars shall be securely supported to prevent both vertical and horizontal movement during placement of concrete. Tendon supports shall be at 4'-6" max. Tendon supports shall not penetrate the vapor barrier.
 - The tendon location at the end of grade beam shall be 5" minimum to 8" maximum from the top of the slab to central gravity of tendons (see sections this drawing).
 - If tendon sheathing is damaged or removed for 12" or more, it shall be resheathed to prevent bonding of the concrete to the tendon.
 - Exposed stressing recesses shall be filled flush with a non-shrink grout. This work shall be performed as soon as practical after stressing by the contractor, but no later than 7 days after stressing.
 - All Tendons in excess of 110' in length are intended to be tensioned from both sides.
 - Post-tension tendons may be stressed in any sequence and the dead and live ends of the tendons may be reversed from that shown at the convenience of the post-tension contractor.

- PILES**
- Pile size and tip embedment shall be as indicated on plan unless driven to refusal (refusal shall be as specified in geotechnical report/building code). Timber piles shall be per ASTM D25 and shall meet AWPA standards C3-92 for preservative retention.

- GEOTECHNICAL**
- Fill and site preparation shall be in accordance with soil report by Gore Engineering, Inc. dated 08/21/06. The foundation design on this plan is for a maximum fill height as noted on the plan. Placement of fill in excess of this amount will void engineer's design and hold engineer harmless if differential settlement occurs.
 - Soil compaction is the responsibility of Contractor/Owner. Compaction shall be in accordance with ASTM D698. Owner should obtain soil report to verify conditions prior to construction. Failure to properly test or compact soil will void engineer's design and hold engineer harmless if differential settlement occurs.
 - Contractor/Owner shall protect foundation from the effects of moisture evaporation due to tree's adjacent to the structure. Denying replenishment of moisture to the soil results in a loss and consequent shrinkage of the soil mass. Such shrinkage promotes differential settlement and structure cracking.
 - The contractor/homeowner shall maintain positive drainage away from the foundation at all times. All runoff water shall be carried away from the slab to prevent saturation of the foundation sub-base fill at all times during construction and throughout the life of the structure. Installation of flowerbeds must not collect water at foundation edges. It is recommended the general contractor inform the owner of these requirements at the time the property title is transferred (see chapters 12 & 13 of "Construction & Maintenance Procedures Manual for Post-Tensioned Slab-on-Ground Construction" by the Post-Tensioning Institute).

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF SLAB PER ARCH. DWGS. PRIOR TO CONSTRUCTION

INSTALLATION OF THE POST-TENSIONED SYSTEM SHOWN ON THIS PLAN SHALL NOT BEGIN UNTIL WRITTEN APPROVAL BY THE POST-TENSION ENGINEER OF RECORD.

DEFLECT/SLOPE TENDONS AROUND BLOCKOUTS/OBSTRUCTIONS PER CONSTRUCTION & MAINTENANCE PROCEDURES MANUAL FOR POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION SECTION 5.15, PGS. 15&16

aci American Concrete Institute
ACI 360 Slabs on Grade

pti POST-TENSIONING INSTITUTE MEMBER

SCALE: AS SHOWN

DATE: 10/15/07

DATE: 10/15/07

Sq. Ft. 5436

Sales Rep. TV

Drawn By MS

Project Number 07-ES-0178

Sheet Description Notes, Sections, Details

Sheet Number S-07

PRELIMINARY. ISSUED FOR PERMIT ONLY.

REV	DESCRIPTION	DATE	BY

McMath Const.
Ms. Laine Jones Residence

Hancock County
Klin, Mississippi

COAST ENGINEERING SERVICES

29072 Krentel Road, Lacombe, LA 70445
800-641-3690, 985-882-8001, Fax 985-882-1534

DATE: 10/15/07

Sq. Ft. 5436

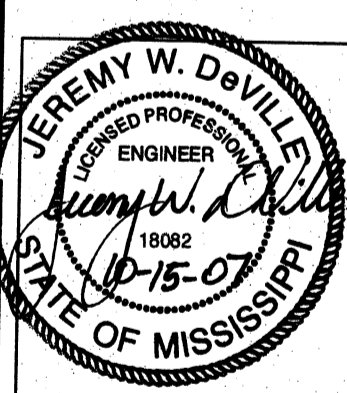
Sales Rep. TV

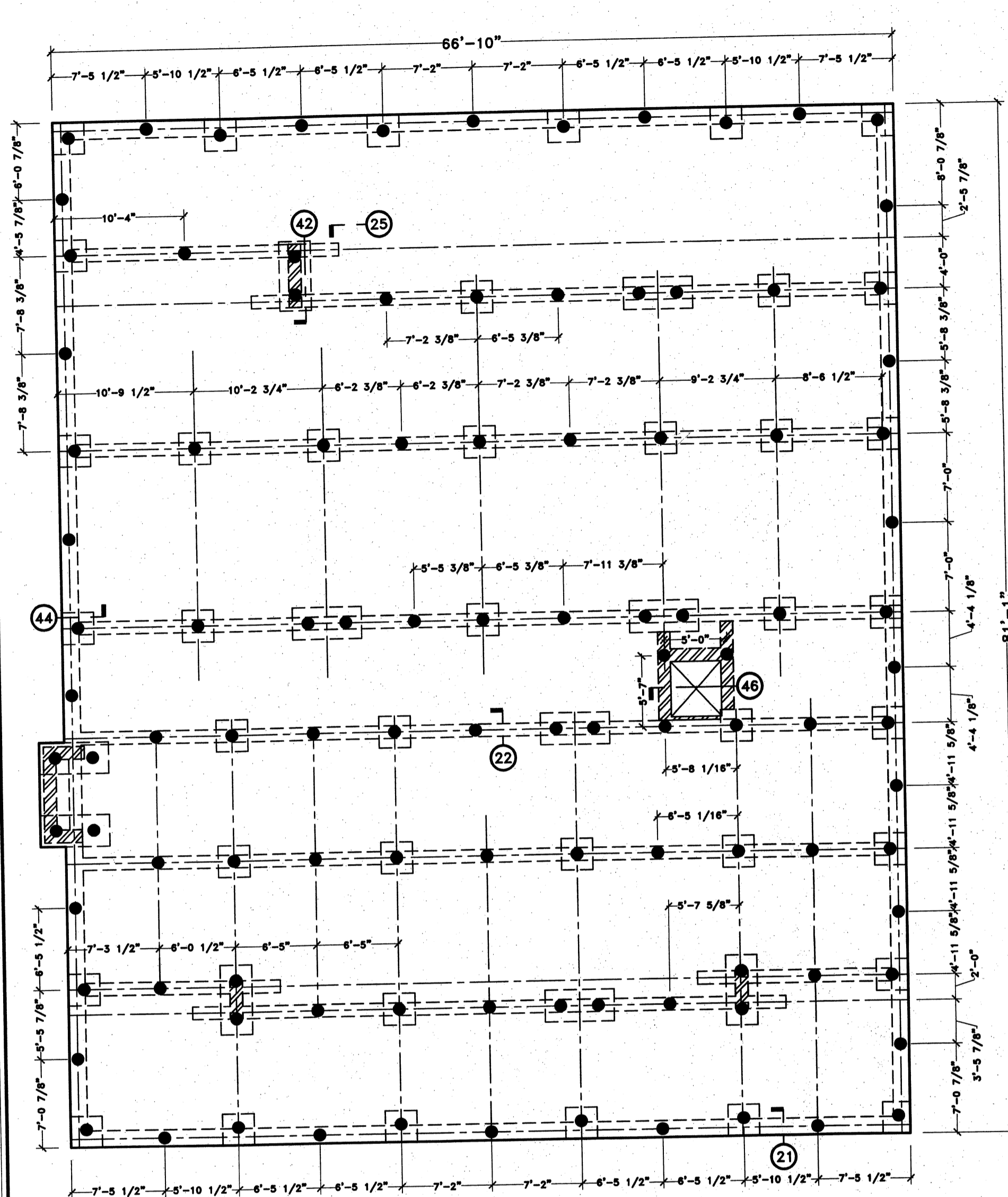
Drawn By MS

Project Number 07-ES-0178

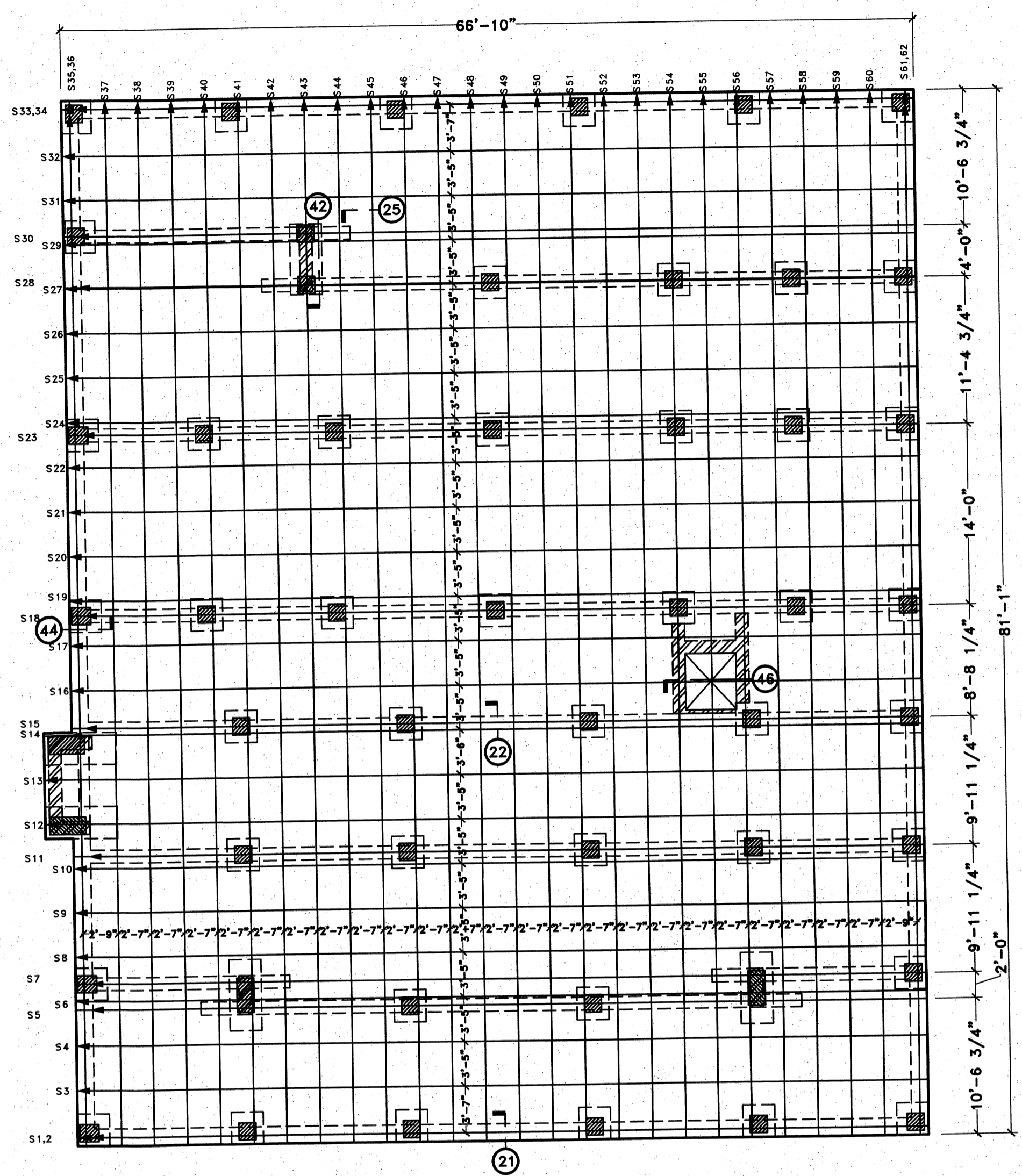
Sheet Description Notes, Sections, Details

Sheet Number S-07



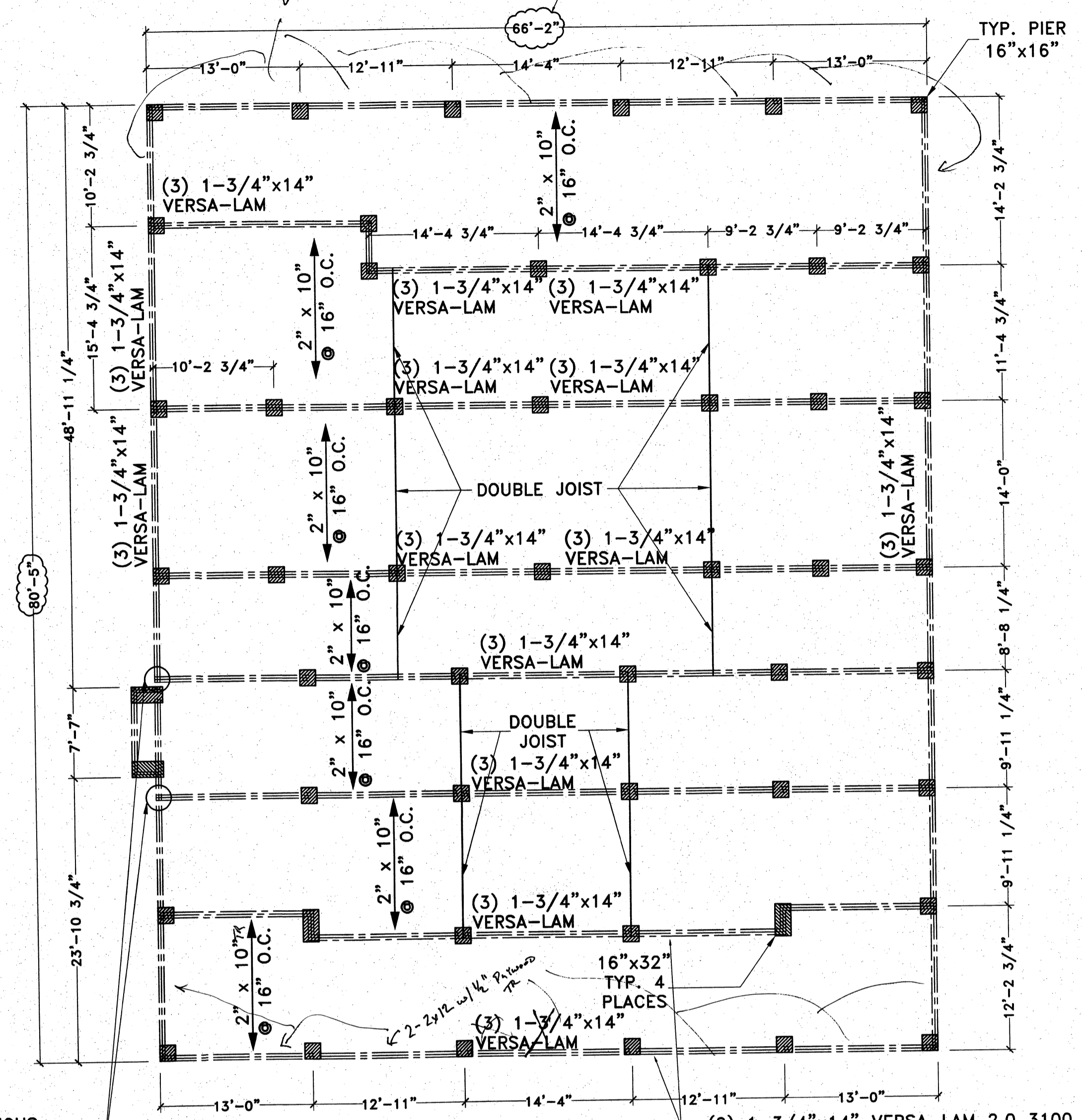


Pile Plan 1/8"=1'-0"
 107 PILES REQUIRED
 6 TON DESIGN LOAD
 PILES SHALL BE CLASS 5 PILES
 MINIMUM TIP EMBEDMENT INTO NATURAL SOIL = 20FT



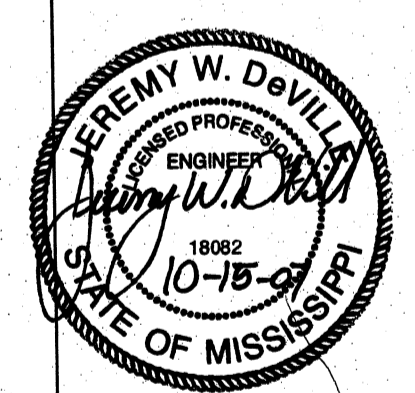
FOUNDATION PLAN 1/8"=1'-0"
 4" THICK CONCRETE SLAB
 (CONCRETE: 3,000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS)
 1 LAYER OF 6 MIL. VAPOR BARRIER
 MAX. FILL HEIGHT ALLOWED = 36 INCHES

SIMPSON HGUS
 CONNECTOR REQ'D
 AT BEAM TO BEAM
 CONNECTIONS.



1ST FLOOR FRAMING PLAN 1/8"=1'-0"

NOTES: 1. SIMPSON GALV. JOIST HANGER REQ'D.
 AT EACH JOIST.



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REV	DESCRIPTION	DATE	BY

McMath Const.
 Ms. Lainie Jones Residence
 Hancock County
 Kiln, Mississippi

COAST ENGINEERING SERVICES
 29072 Krentel Road, Lacombe, LA 70445
 800-641-3690, 985-882-8001, Fax 985-882-1534

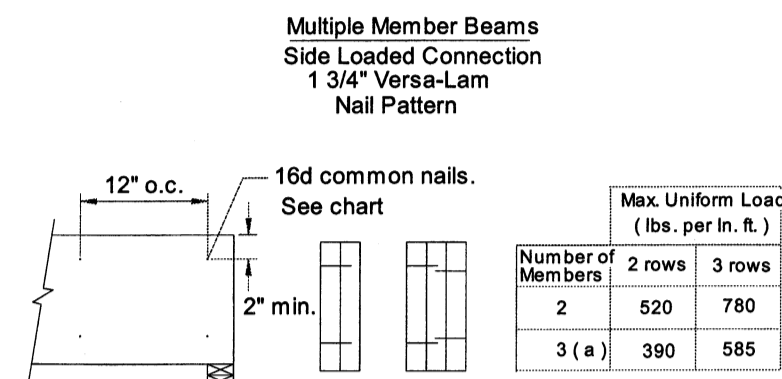
Date:	Sq. Ft.	Sales Rep.	Drawn By	Project Number
10/15/07	5436	TV	MS	07-ES-0178

Sheet Description
 Pile, Tendon, &
 1st Floor Framing Plan

Sheet Number
S-08

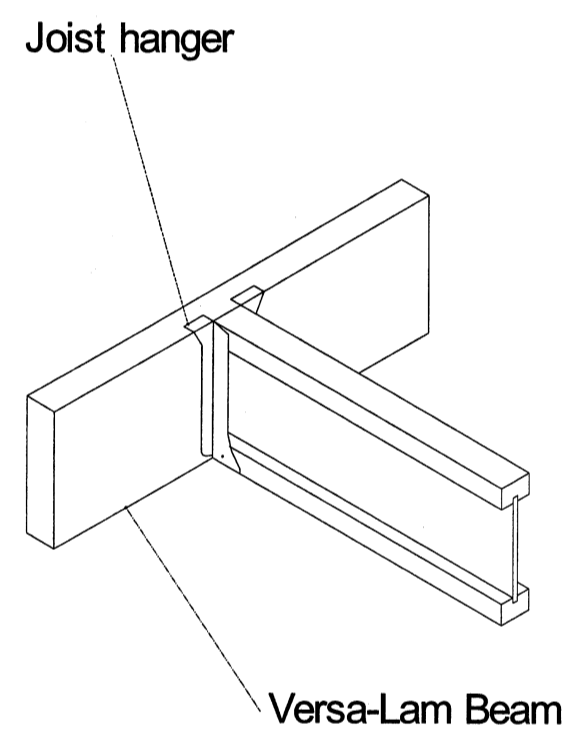
Builder must check correctness of this drawing PRIOR to erection of system. This drawing is conceptual and should be used with the Architectural plans to insure proper joist and beam placement. Stairways may be drawn small to allow for adjustments in the field.

Symbols for reference only. Framer to verify fixture locations for proper joist adjustments.

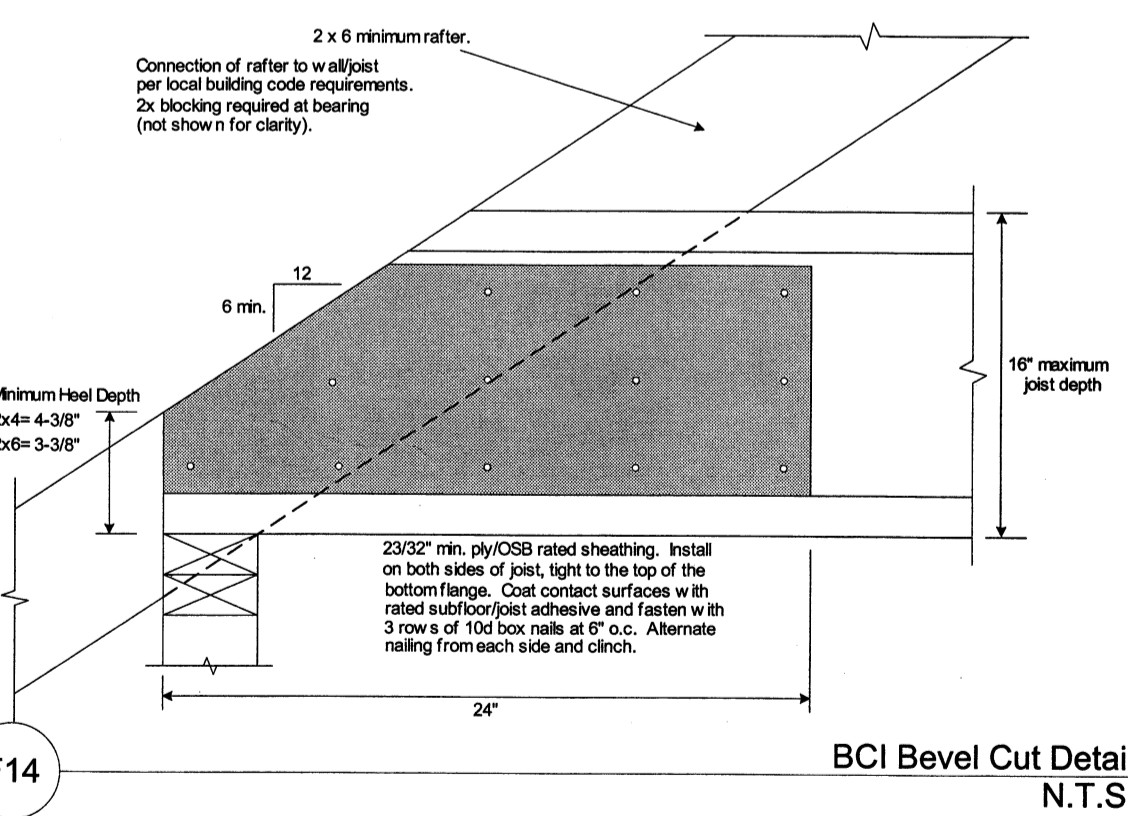


(a) Nail pattern for 3-piece member must occur on both sides. Nail values may be increased by 15% for snow-load roofs and by 25% for non-snow roofs where building code allows.

F49 Multiple Member Connection Nail N.T.S.

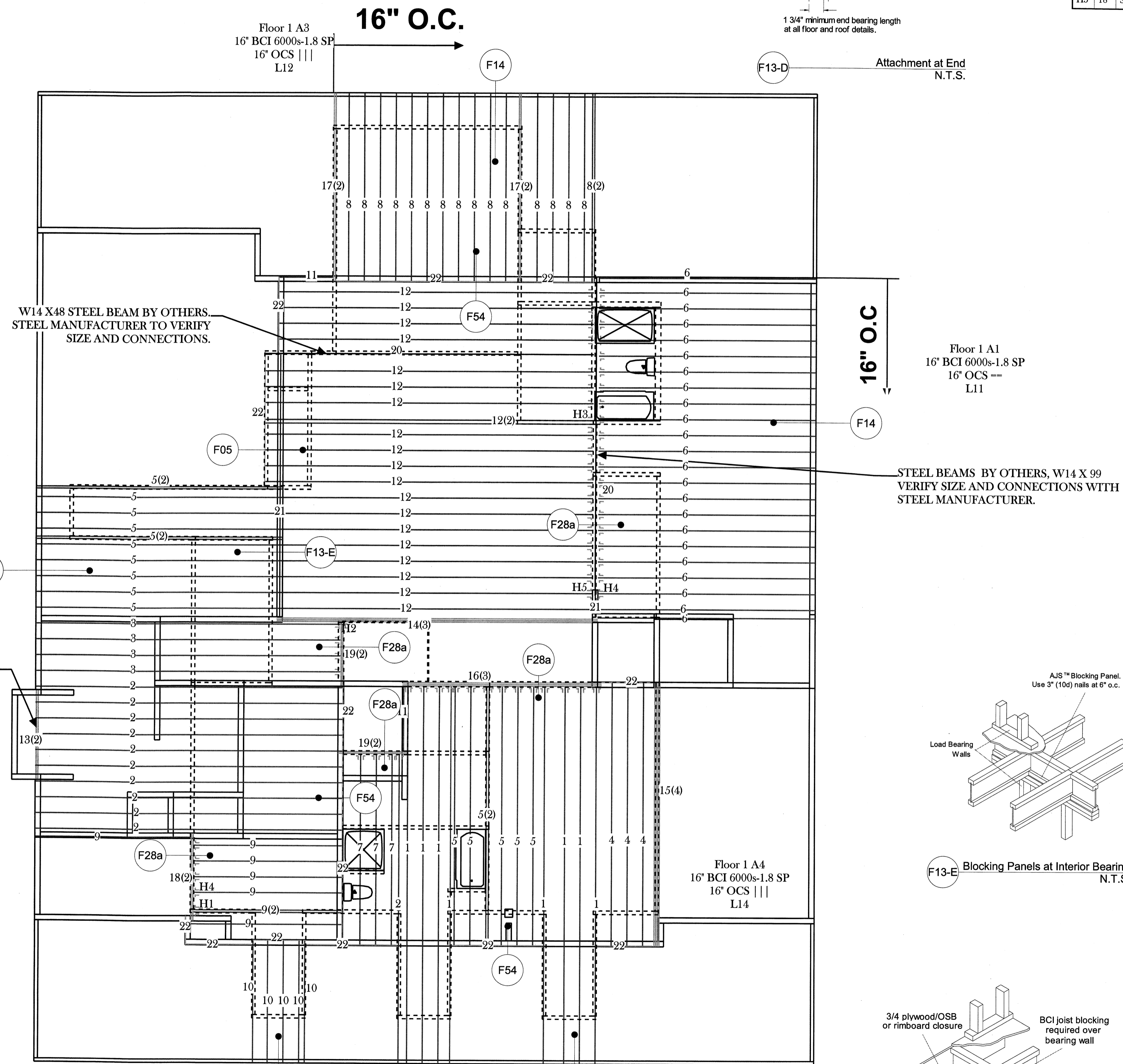


F28a BCI Joist with Hanger @ Beam N.T.S.



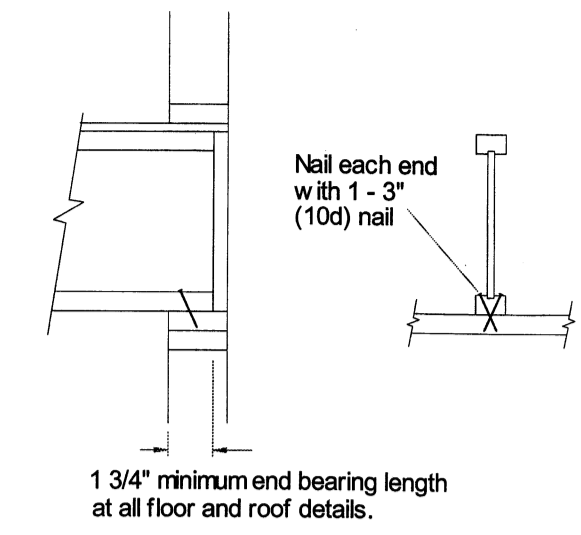
F14 BCI Bevel Cut Detail N.T.S.

SLOPE CUT JOIST, AND LVL.
5.5" MINIMUM HEEL REQUIRED. 6/12 MINIMUM PITCH REQD.
REINFORCE WITH 3/4" X 2'-0" PLYWOOD EACH SIDE. GLUED AND NAILED WITH 3 ROWS OF 10d NAILS @ 6" O.C. SEE DETAIL.



Plan View
3/16" = 1'-0"

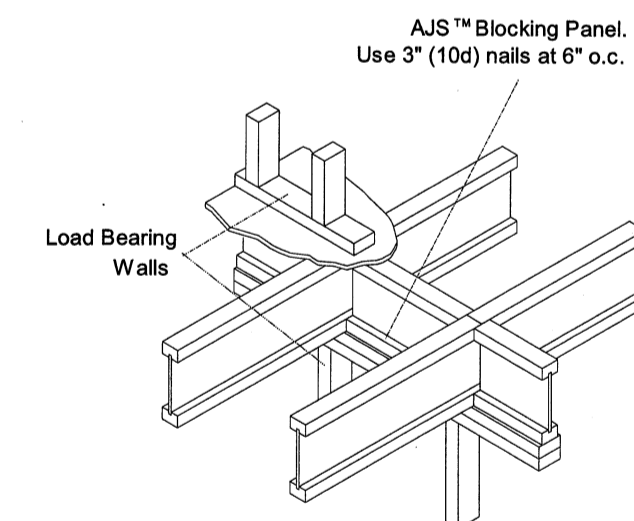
SINGLE OR DOUBLE JOISTS UNDER PARALLEL WALLS, WHERE SHOWN ON LAYOUT.



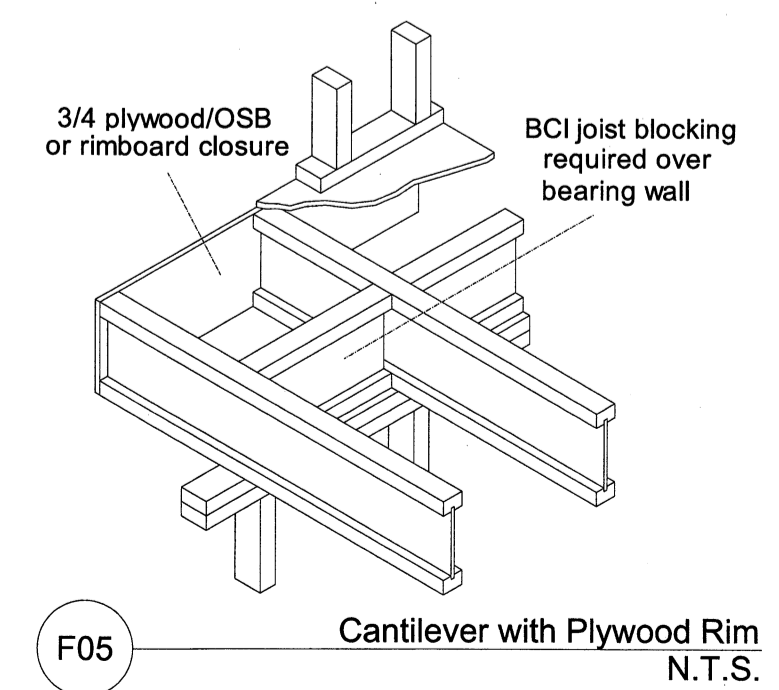
Attachment at End N.T.S.

Tag	Qty	Manufacturer	Product	Description
H1	2	Simpson Strong-Tie Inc.	HB3516-2	4-5/8 x 16 Top Flange
H2	1	Simpson Strong-Tie Inc.	HGUS412	3-1/2 x 11-1/4 to 18 V-Lam Face Mount
H3	1	Simpson Strong-Tie Inc.	HGUS7.25/10	7 x 9-1/4 to 20 V-Lam Face Mount
H4	45	Simpson Strong-Tie Inc.	MIT3516	2-5/16 x 16 BCI® Top Flange
H5	18	Simpson Strong-Tie Inc.	MIT416	3-1/2 x 16 BCI® Top Flange

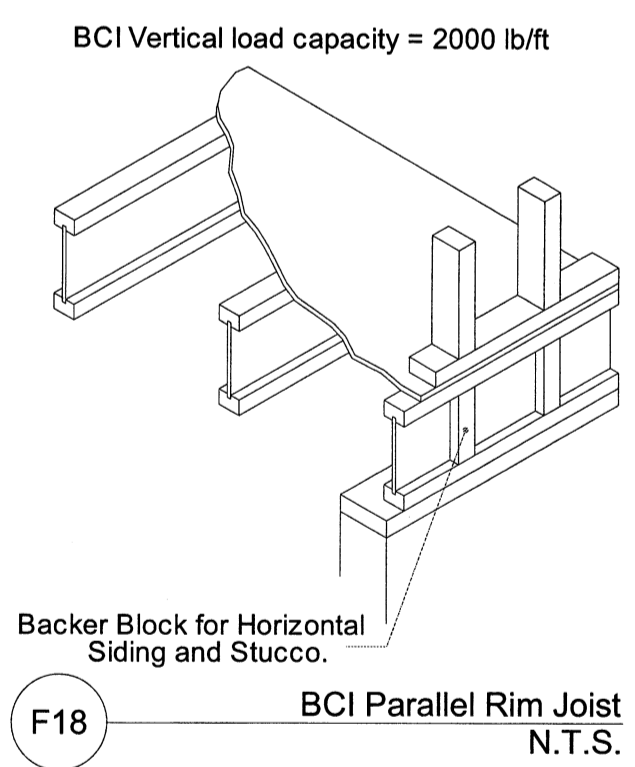
Tag	Qty	Description	Length
1	8	16" BCI® 6000s-1.8 SP	32' 0"
2	11	16" BCI® 6000s-1.8 SP	28' 0"
3	4	16" BCI® 6000s-1.8 SP	26' 0"
4	3	16" BCI® 6000s-1.8 SP	24' 0"
5	19	16" BCI® 6000s-1.8 SP	22' 0"
6	23	16" BCI® 6000s-1.8 SP	20' 0"
7	3	16" BCI® 6000s-1.8 SP	18' 0"
8	17	16" BCI® 6000s-1.8 SP	16' 0"
9	8	16" BCI® 6000s-1.8 SP	14' 0"
10	5	16" BCI® 6000s-1.8 SP	12' 0"
11	2	16" BCI® 6000s-1.8 SP	6' 0"
12	21	16" BCI® 90s-2.0 SP	28' 0"
13	2	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	8' 0"
14	3	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	28' 0"
15	4	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	24' 0"
16	3	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	18' 0"
17	4	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	16' 0"
18	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	8' 0"
19	4	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	6' 0"
20	2	Steel beam by Others	28' 0"
21	BLK	USE DROPS FOR BLOCKING	26' 0"
22	TL	1-1/8" x 16" BC RIM BOARD™ OSB	108' 0"



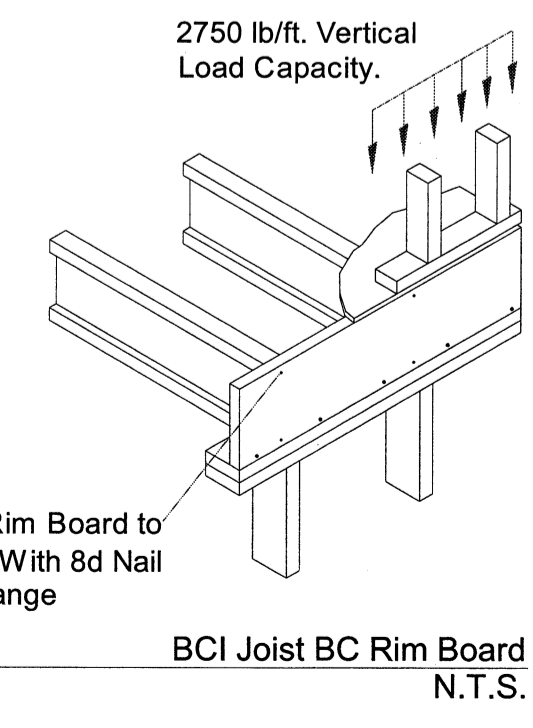
F13-E Blocking Panels at Interior Bearing N.T.S.



F05 Cantilever with Plywood Rim N.T.S.



F18 BCI Parallel Rim Joist N.T.S.



F54 BCI Joist BC Rim Board N.T.S.



NOTE:
ALL MEASUREMENTS
TO BE VERIFIED
IN THE FIELD.

Clinton Office Phone #
Office : 601-925-1782
Toll free : 1-800-366-1629
Fax : 601-925-1783

Floor 1

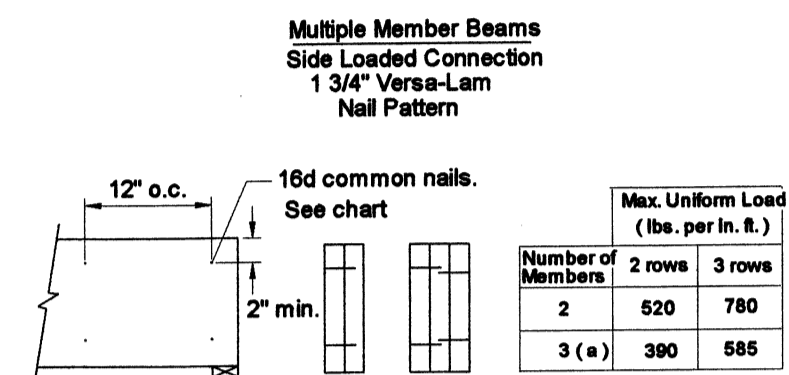
LOADING
floor 40LL/10DL
roof 20LL/20DL

84 Lumber Stiddell - Jacob Vicknair
McMath Const. - Lamin, Jones
Engineered Lumber Partners
Clinton, MS

BC FRAMER® 6
SCALE: N.T.S.
DATE: 12/10/2007
BY: Ronnie Talley
FILE: 11577.1.bcf
DWG:
SHEET: 1 / 1

Builder must check correctness of this drawing PRIOR to erection of system.
 This drawing is conceptual and should be used with the Architectural plans
 to insure proper joist and beam placement. Stairways may be drawn small to
 allow for adjustments in the field.

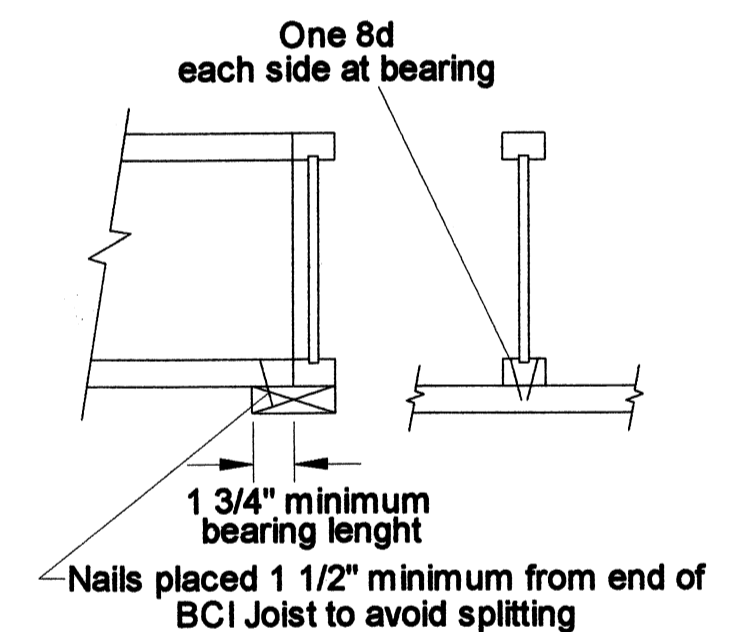
Symbols for reference only.
 Framer to verify fixture locations for
 proper joist adjustments.



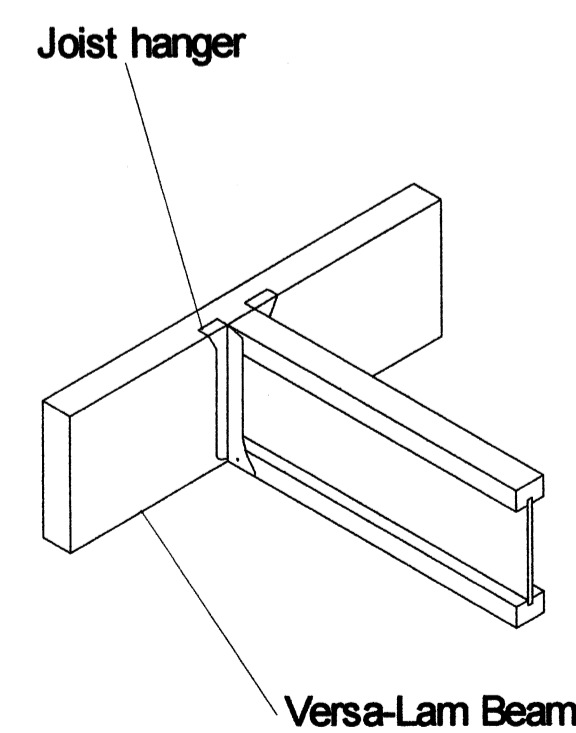
(a) Nail pattern for 3 - piece member must occur on both sides.

Nail values may be increased by 15% for snow - load roofs and by 25% for non - snow roofs where building code allows.

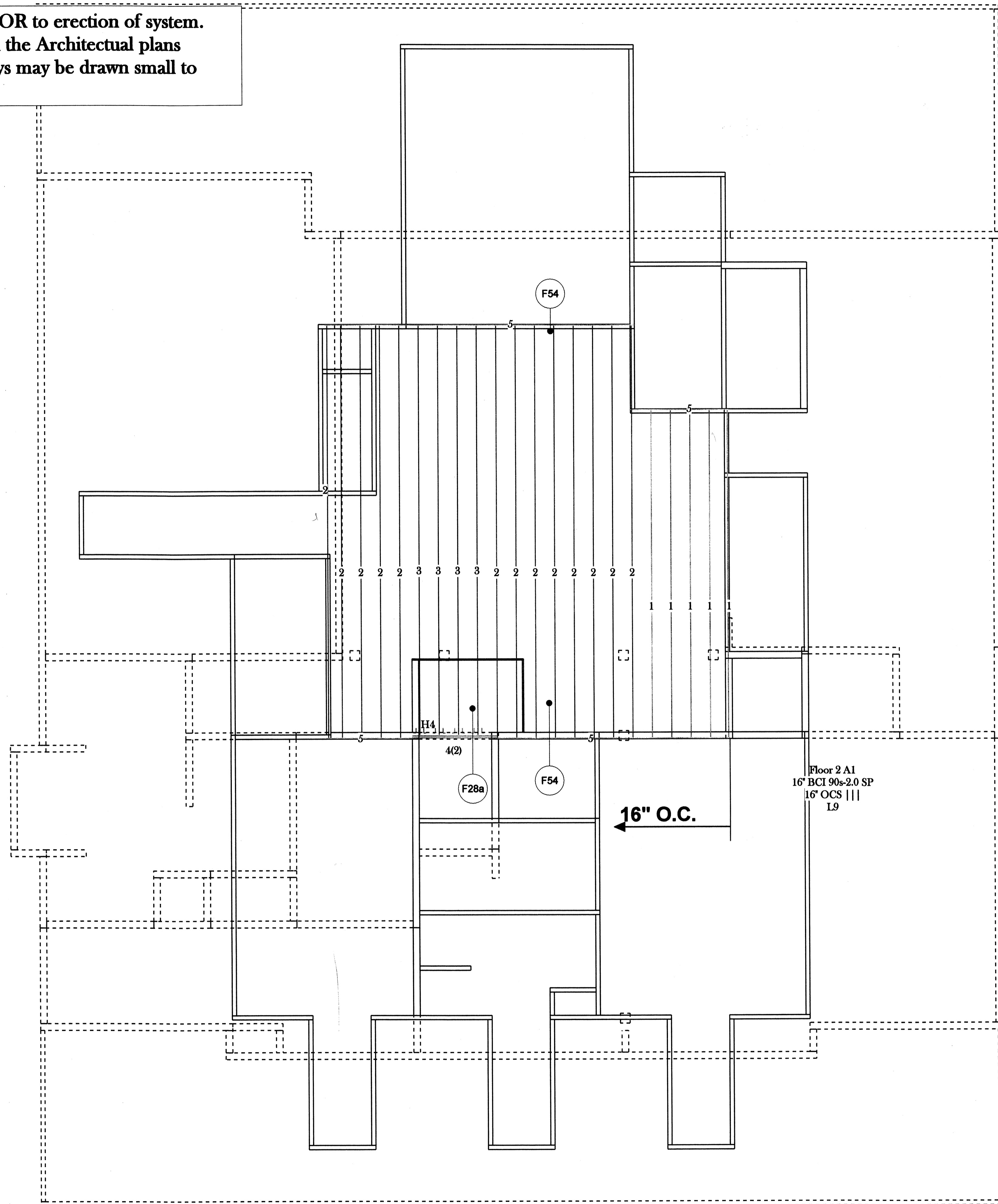
F49 Multiple Member Connection Nail N.T.S.



F52 Attachment @ End Bearing N.T.S.



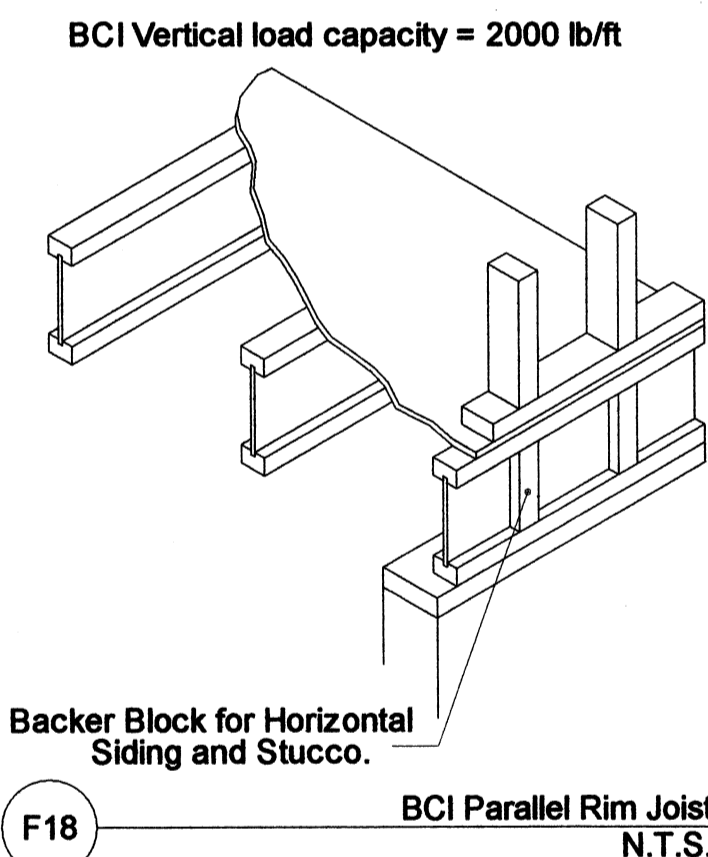
F28a BCI Joist with Hanger @ Beam N.T.S.



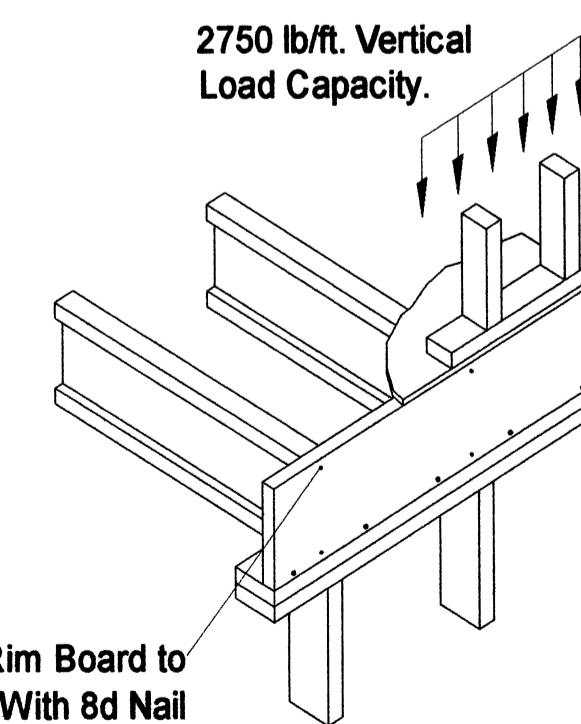
Plan View
 1/4" = 1'-0"

Accessory Schedule				
Tag	Qty	Manufacturer	Product	Description
H4	4	Simpson Strong-Tie Inc.	MIT416	3-1/2 x 16 BCI® Top Flange

Framing Schedule - Nominalized			
Tag	Qty	Description	Length
1	5	16" BCI® 6000s-1.8 SP	24' 0"
2	13	16" BCI® 90s-2.0 SP	30' 0"
3	4	16" BCI® 90s-2.0 SP	28' 0"
4	2	1-3/4" x 16" VERSA-LAM® 2.0 3100 SP	6' 0"
5	TL	1-1/2" x 16" BC RIM BOARD™ OSB	60' 0"



F18 BCI Parallel Rim Joist N.T.S.



F54 BCI Joist BC Rim Board N.T.S.



NOTE:
 ALL MEASUREMENTS
 TO BE VERIFIED
 IN THE FIELD.

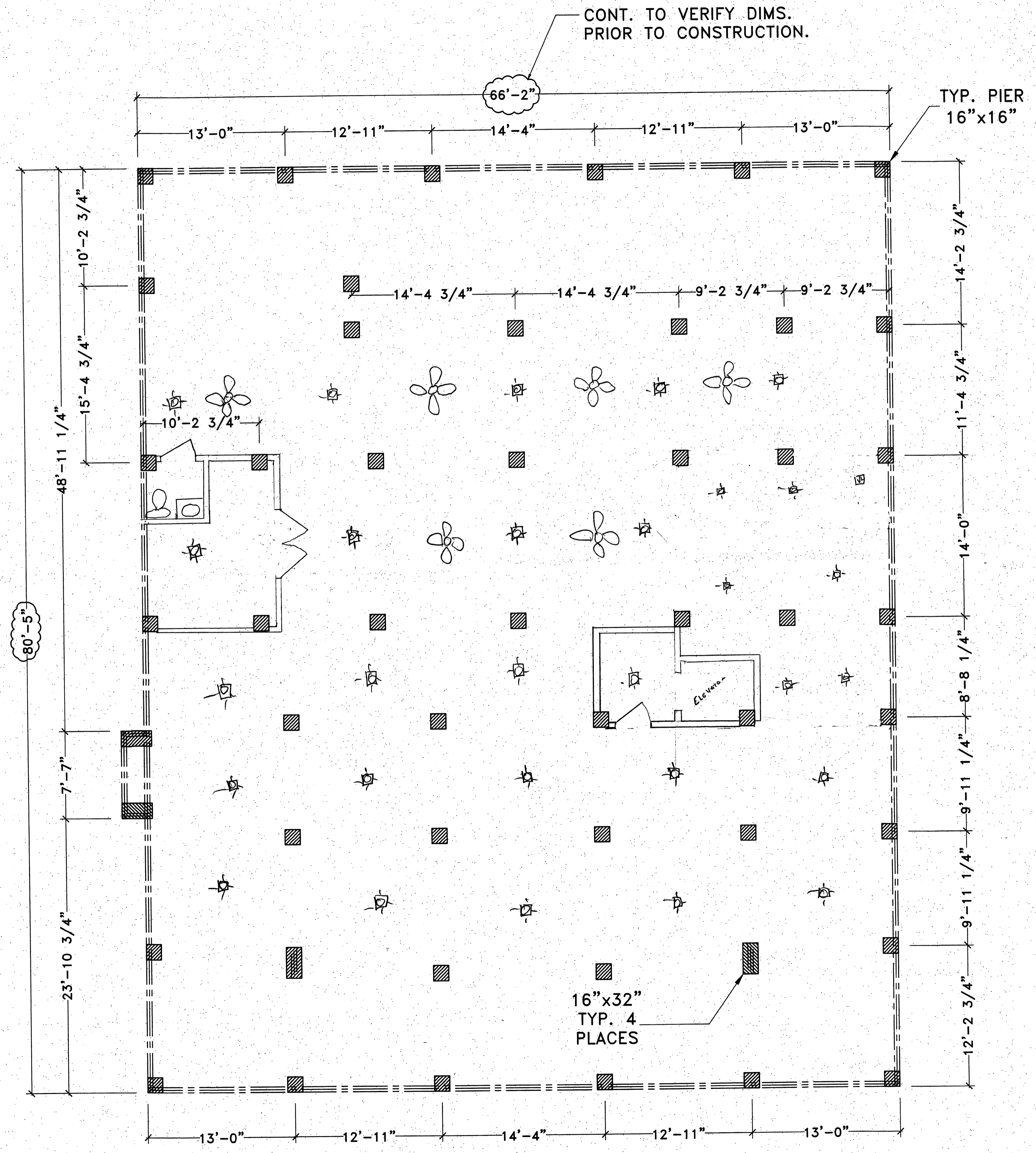
CEILING JOISTS

LOADING
 floor 40LL/10DL
 roof 20LL/20DL

84 Lumber Shidel - Jacob Vicknair
 McMath Const. - Lain Jones
 Engineered Lumber Partners
 Clinton, MS

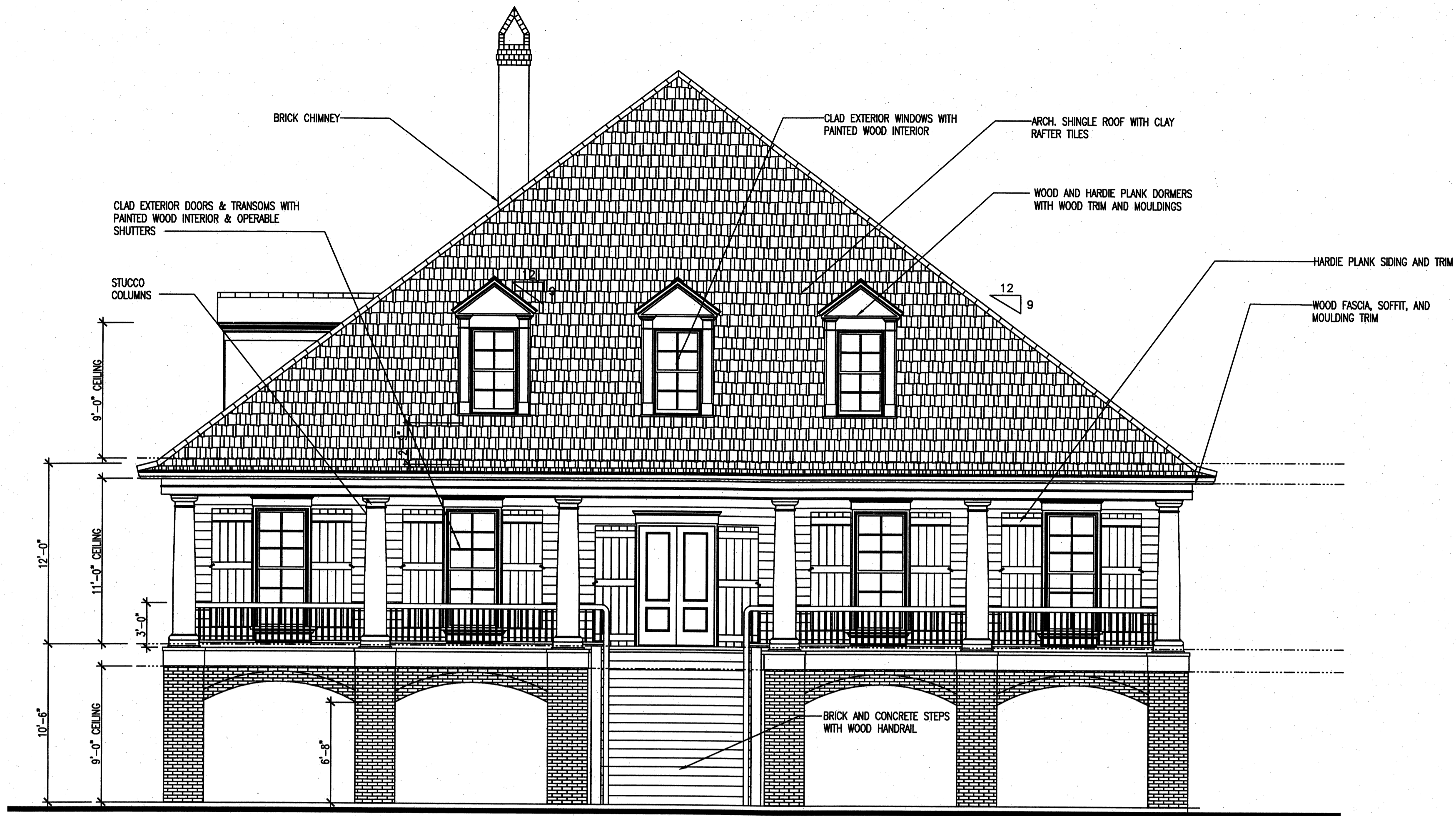
BC FRAMER® 6
 SCALE: N.T.S.
 DATE: 10/22/2007
 BY: Ronnie Talley
 FILE: 11577.bcf
 DWG:
 SHEET: 1 / 1

CONT. TO VERIFY DIMS.
PRIOR TO CONSTRUCTION.



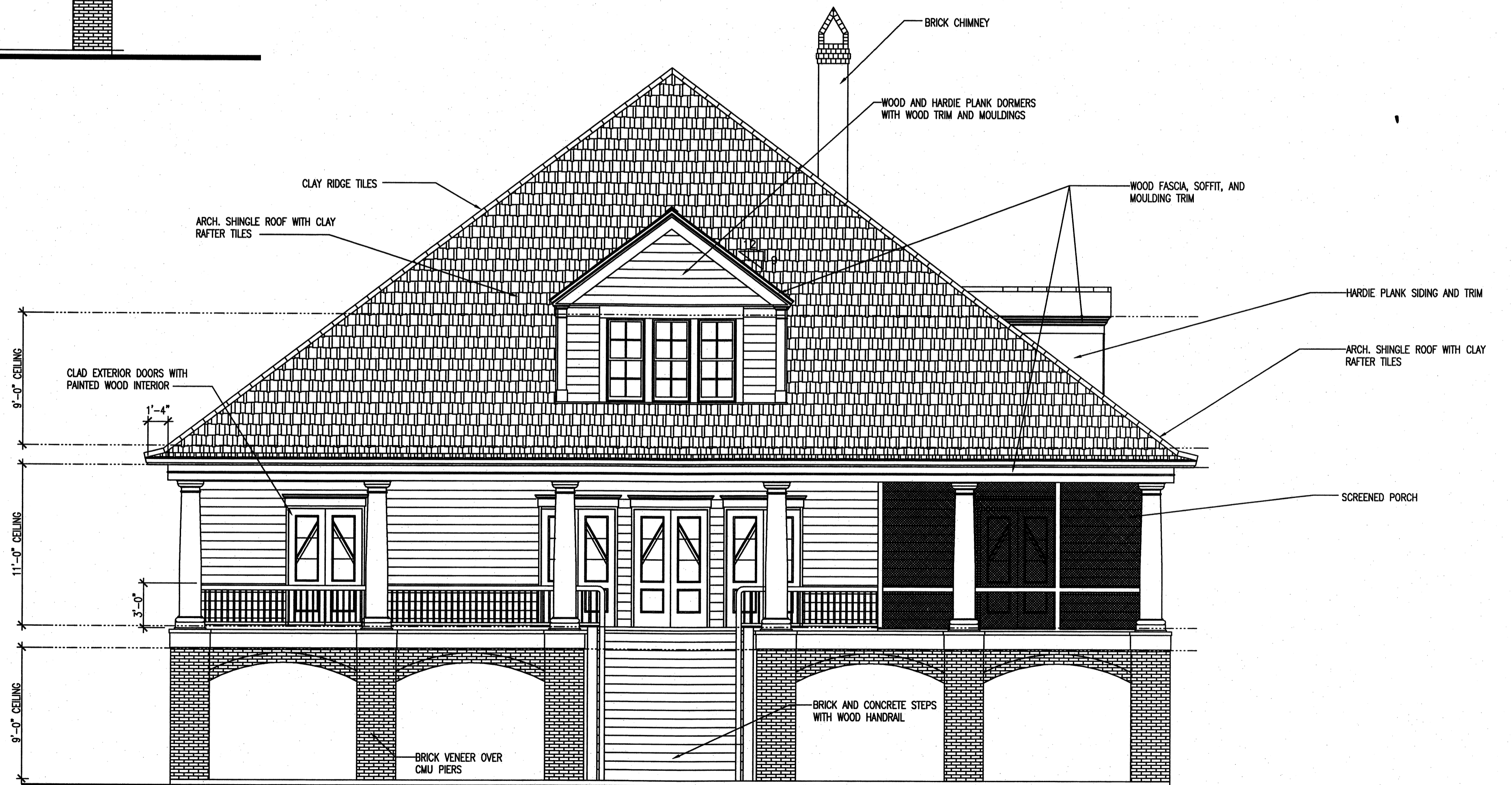
15 4'

MVC 84
208 84
108



Front Elevation

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



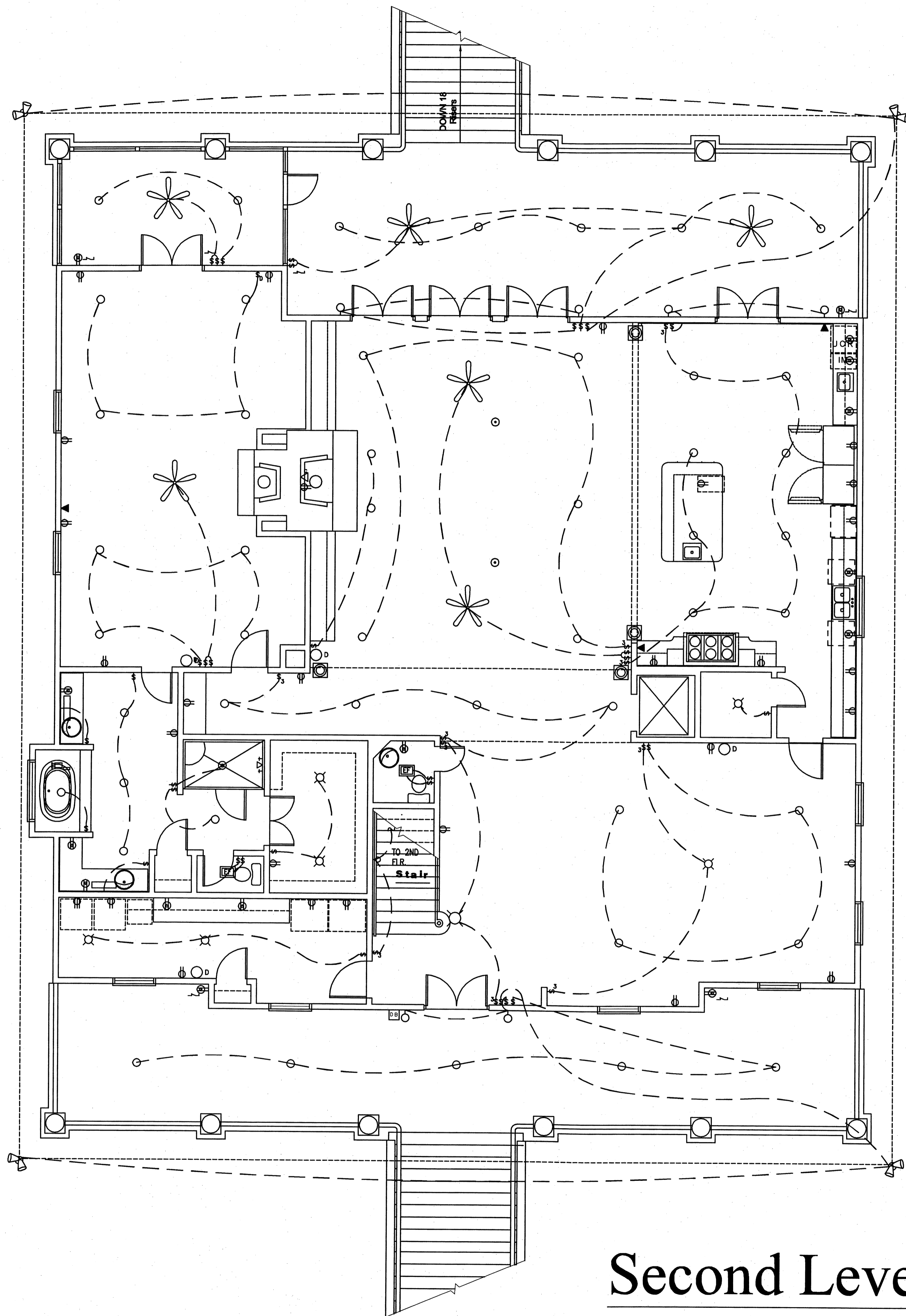
River Elevation

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

Ms. Lainey Jones Residence

KILN, MISSISSIPPI DECEMBER 21, 2007
MCMATH CONSTRUCTION, INC.

A-2

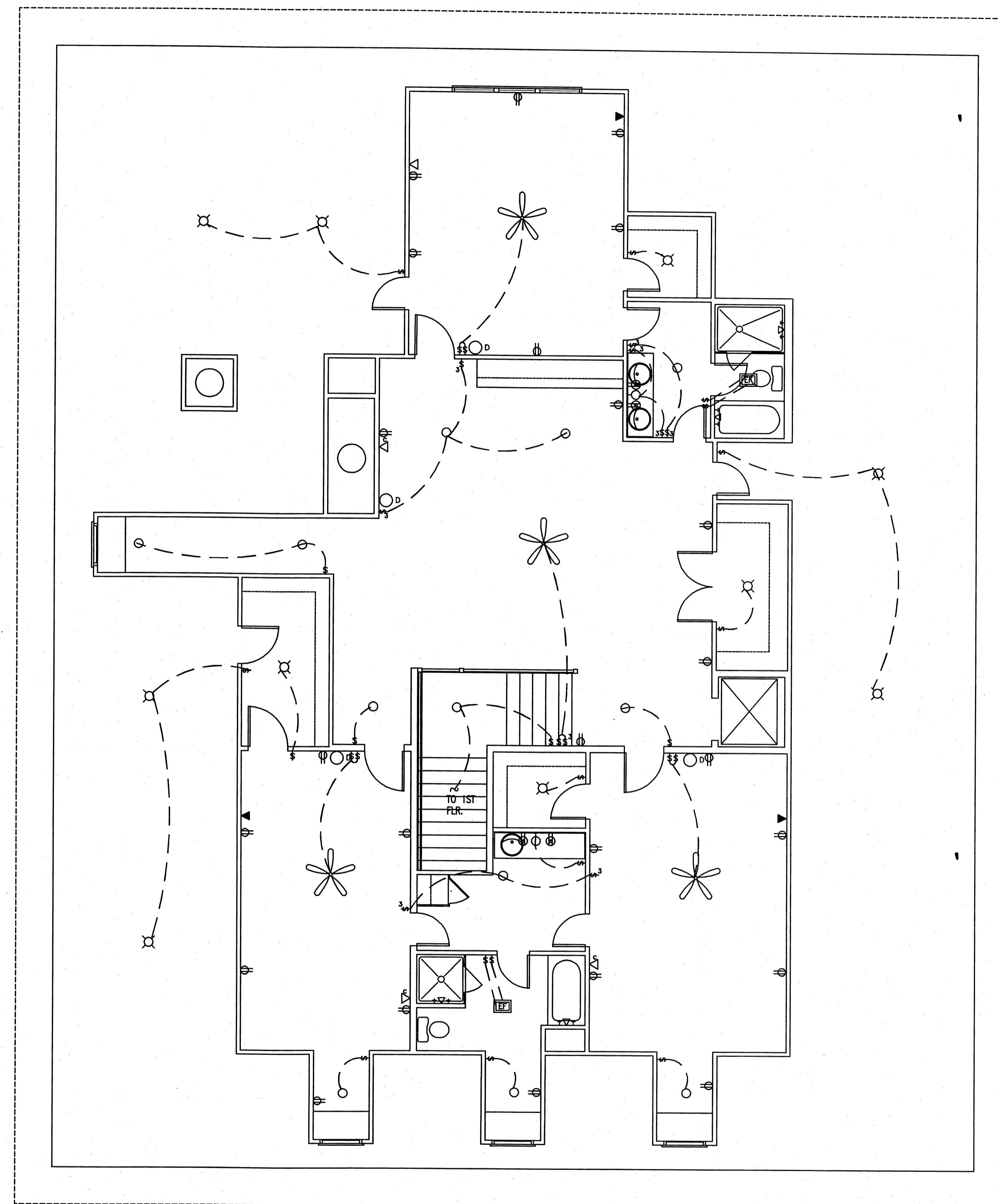


**Second Level
Electrical Plan**

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

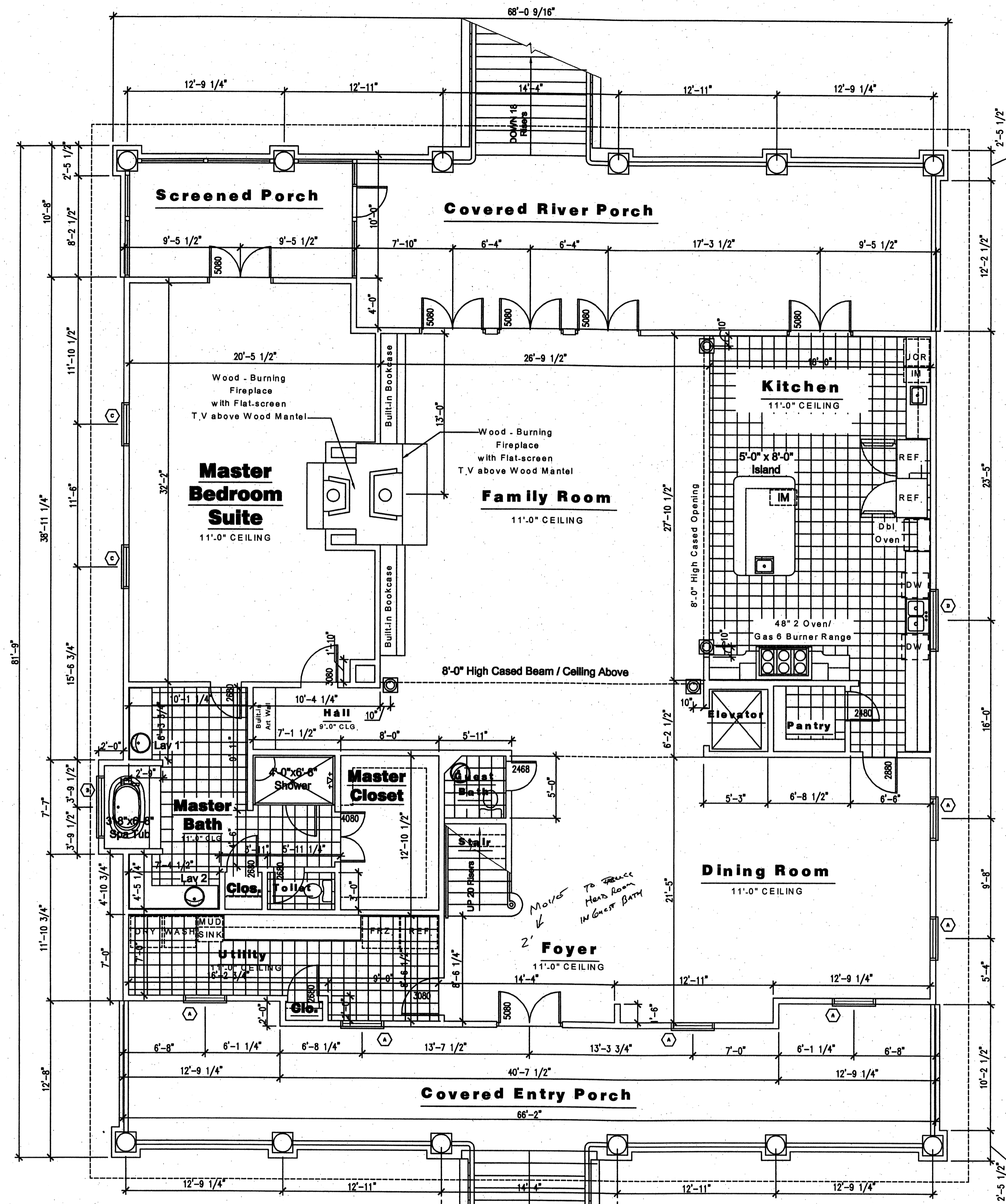
Ms. Lainey Jones Residence

KILN, MISSISSIPPI DECEMBER 21, 2007
MCMATH CONSTRUCTION, INC.



**Third Level
Electrical Plan**

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



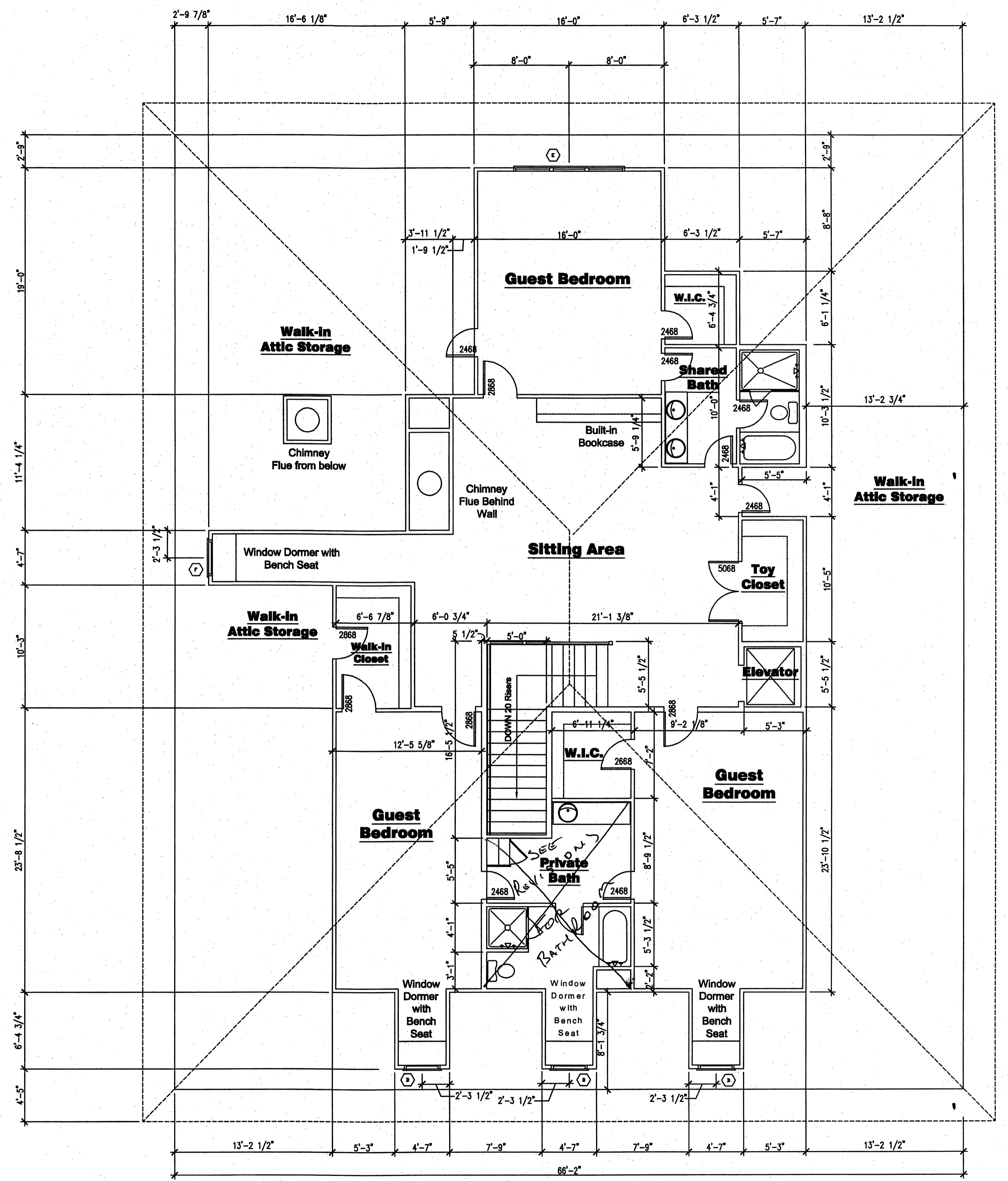
3,790 SQ. FT. CONDITIONED
5,280 SQ. FT. UNDER BEAM

Ms. Lainey Jones Residence

KILN, MISSISSIPPI DECEMBER 21, 2007
MCMATH CONSTRUCTION, INC.

Second Level Floor Plan

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



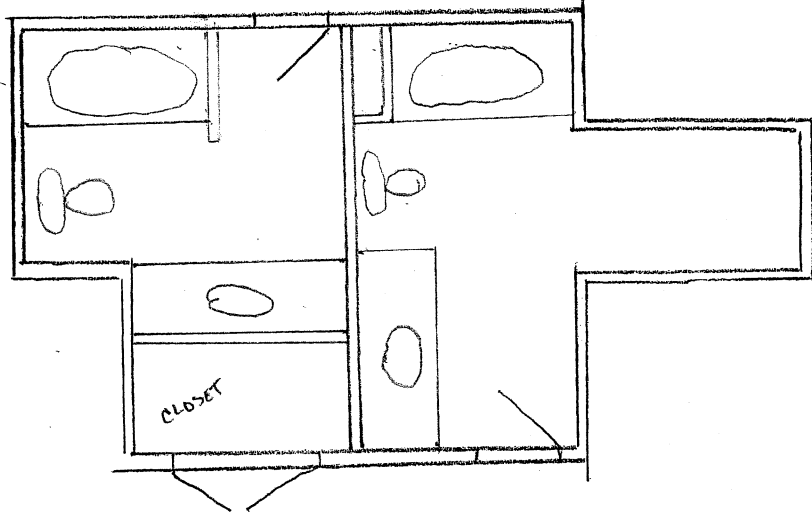
2,227 SQ. FT. CONDITIONED

Third Level Floor Plan

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

OTHER
CLOSET
RECEPT
CHINA
CLOSET

6' TUBS



UPSTAIRS SHARED BATH REVISION 1-28-08

3/16" = 1'0"