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WINDOW SCHEDULE		
WINDOW SIZE	DESCRIPTION	COUNT
4040 FX	4'-0"X4'-0" FROSTED FIXED WIN.	1
3070 SH	3'-0"X7'-0" SINGLE HUNG	4
6040 FX	6'-0"X4'-0" FIXED WINDOW	1
6070 FX	6'-0"X7'-0" FIXED WINDOW	1

DOOR SCHEDULE		
DOOR SIZE	DESCRIPTION	COUNT
2480	2'-4"X8'-0" INTERIOR	1
2868	2'-8"X6'-8" INTERIOR	1
2880	2'-8"X8'-0" INTERIOR	14
3068	3'-0"X6'-8" INTERIOR	3
3080	3'-0"X8'-0" INTERIOR	1
3080	3'-0"X8'-0" INTERIOR POCKET	1
3080	3'-0"X8'-0" EXTERIOR	2
6080	6'-0"X8'-0" EXTERIOR FRENCH	2
1020	10'-0"X20'-0" EXTERIOR GLASS	1

CONTRACTOR NOTES

CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION

DOORS & WINDOWS ARE GIVEN IN FEET AND INCHES IN WIDTH AND HEIGHT RESPECTIVELY.

DOORS: 3068 = 3'-0" WIDE BY 6'-8" TALL
WINDOWS: 2040 = 2'-0" WIDE BY 4'-0" TALL

CONTRACTOR SHALL VERIFY ALL INTERIOR FINISHES, FLOOR COVERINGS, AND TRIM SIZES & CONFIGURATIONS WITH OWNER PRIOR TO CONSTRUCTION.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CLEARANCES OF ANY CALLED OUT ITEMS PRIOR TO CONSTRUCTION.

SEE EXTERIOR ELEVATIONS FOR ALL EXTERIOR MATERIAL CALL OUTS.

SEE MANUFACTURERS SPECIFICATIONS FOR REQUIRED ROUGH OPENING SIZES FOR DOORS & WINDOWS

ALL BEAM SIZES AND/OR QUESTIONABLE CONDITIONS ARE TO BE VERIFIED BY STRUCTURAL ENGINEER, AND MODIFICATIONS MADE AS NECESSARY.

CONTRACTORS SHALL MAKE ALL NECESSARY MODIFICATIONS DURING THE CONSTRUCTION PROCESS IN ORDER TO COMPLY WITH ALL STATE, LOCAL, AND UP TO DATE GOVERNING IRC CODES.

ALL CONTRACTORS TO COMPLETE THEIR WORK FOLLOWING ALL STATE, LOCAL, AND GOVERNING IRC BUILDING CODES



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DETAILS FOR ACCURACY OR ERROR, AND TO BE RESPONSIBLE FOR THE SAME. THESE DRAWINGS ARE FOR DESIGN CONCEPT ONLY, AND NOT INTENDED TO DIRECT ANY CONTRACTOR IN THE PROPER METHOD OF COMPLETING THEIR TASKS.

..\\..\\Downloads\\Elana Burge.jpg

GIARDINA
BARNDOMINIUM

Date: 10/27/2025

SQ. FT. APPROX	
6605.27	TOTAL
4493.27	HEATED

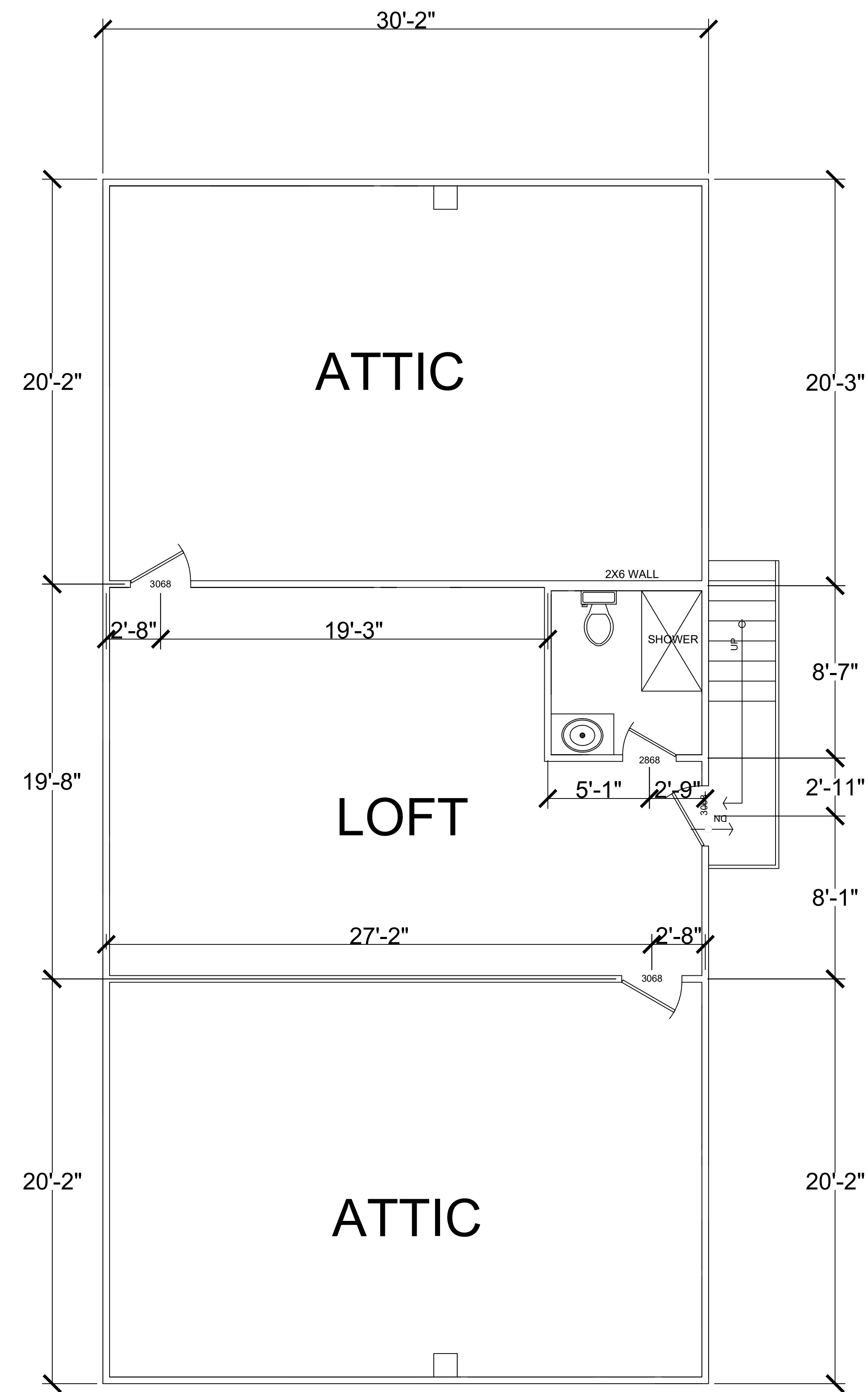
Scale: 1/4" = 1'

Drawn By: ELANA BURGE

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Sheet nr.

1



FLOOR PLAN NOTES

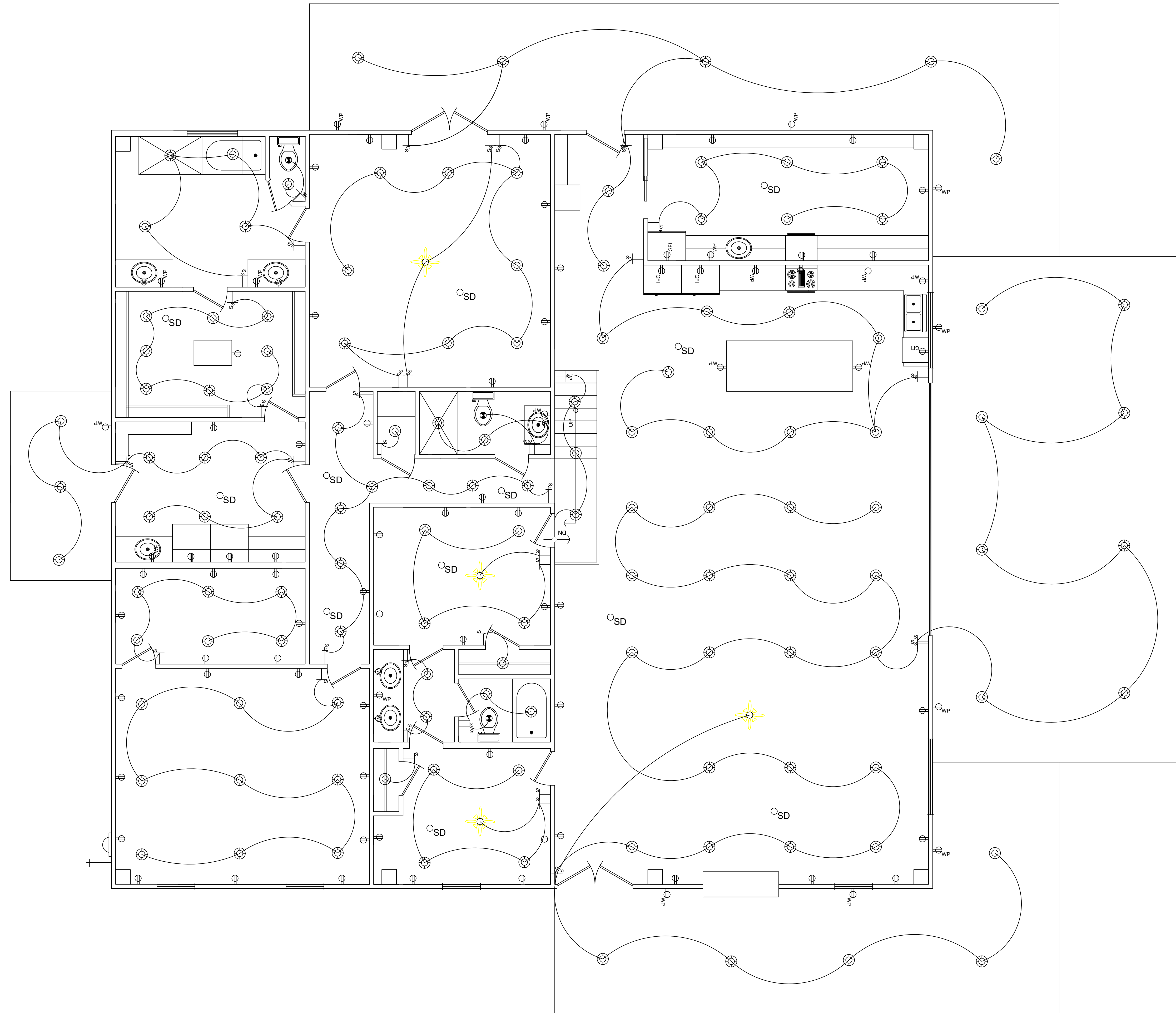
ALL BATHROOM WINDOWS, AND WINDOWS THAT ARE 24" OR LESS FROM ANY EDGE OF DOOR IN CLOSED POSITION, AND ARE WITHIN 60" OF THE FLOOR NEED TEMPERED GLASS.

GARAGE DOORS MUST BE 120 MPH WIND RATED.

ALL EXTERIOR WALL HEADERS OVER 36" MUST HAVE HEADER STRAPS.

DO NOT LOCATE PLUMBING OR ELECTRICAL WITHIN THE RETURN AIR OPENING.

2ND. FLOOR
 PLAN SCALE:
 $\frac{1}{4}"=1'$

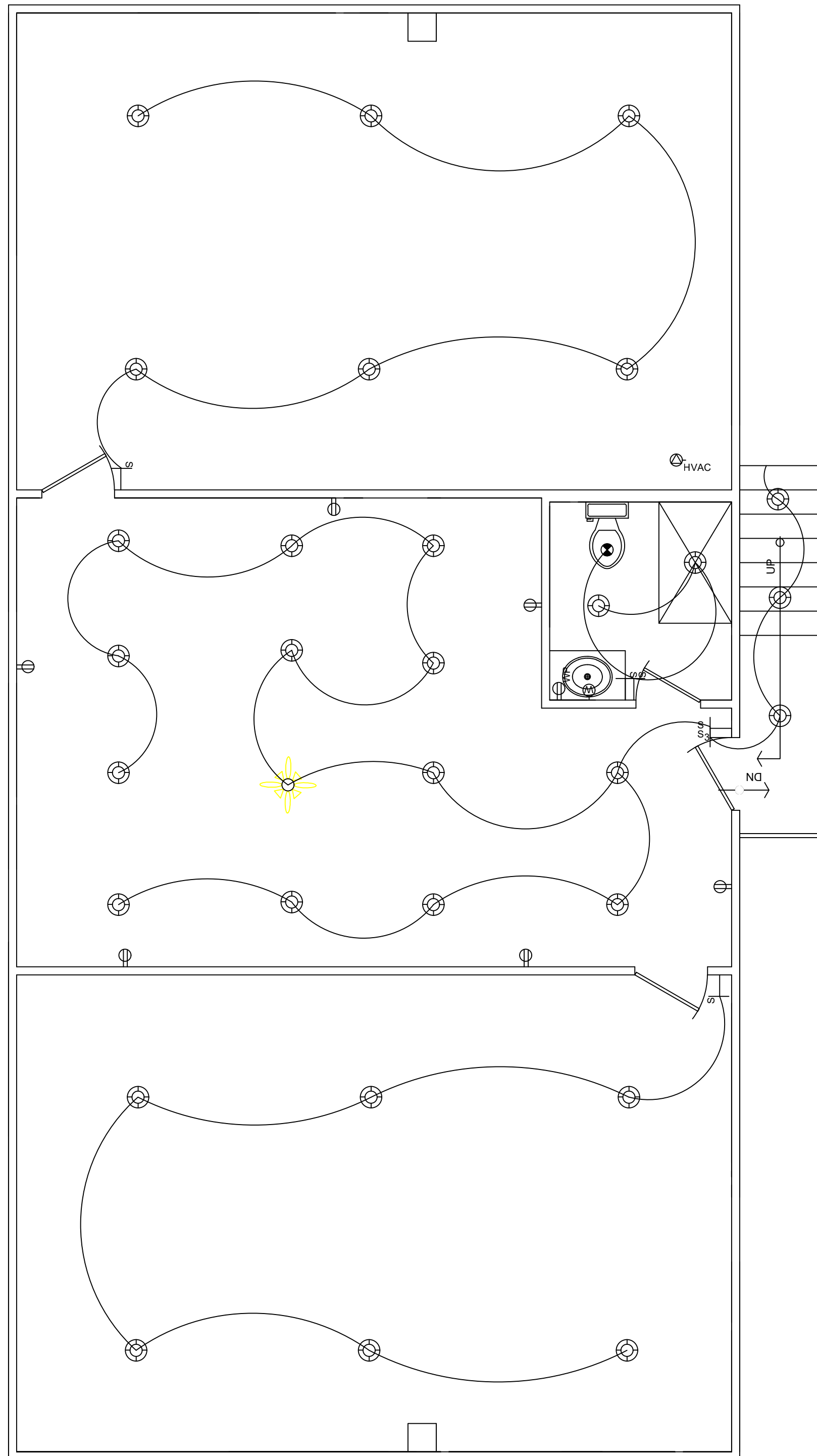


ELECTRICAL
 PLAN SCALE:
 1/4"=1'

	CEILING LIGHT OUTLET
	SINGLE POLE SWITCH
	3 WAY SWITCH
	RECESSED FIXTURE
	SMOKE DETECTOR
	120 CONVENIENCE
	120 C.O. GROUND FAULT INTERRUPTER
	110 DUPLEX OUTLET WATERPROOF
	A/C OUTLET
	FLUORESCENT LIGHTING
	WALL LIGHT
	TELEPHONE POLE
	HOSE BIB
	METER
	SERVICE PANEL
	FOUR WAY SWITCH
	FAN HANGER RECEPTACLE W/ LIGHTS
	VENT
	CABLE T.V. OUTLET
	SPECIAL PURPOSE
	240 VOLT OUTLET

SMOKE DETECTORS MUST BE LOCATED JUST INSIDE AND OUTSIDE EVERY SLEEPING ROOM, HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED.

EVERY CIRCUIT GOING INTO EACH BEDROOM MUST BE ARC FAULT PROTECTED.



	CEILING LIGHT OUTLET
	SINGLE POLE SWITCH
	3 WAY SWITCH
	RECESSED FIXTURE
	SMOKE DETECTOR
	120 CONVENIENCE
	120 C.O. GROUND FAULT INTERRUPTER
	110 DUPLEX OUTLET WATERPROOF
	A/C OUTLET
	FLUORESCENT LIGHTING
	WALL LIGHT
	TELEPHONE POLE
	HOSE BIB
	METER
	SERVICE PANEL
	FOUR WAY SWITCH
	FAN HANGER RECEPTACLE W/ LIGHTS
	VENT
	CABLE T.V. OUTLET
	SPECIAL PURPOSE
	240 VOLT OUTLET

ELECTRICAL NOTES

ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC), AND ALL LOCAL AND STATE REQUIREMENTS.

CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.

ALL CONDUCTORS ARE TO BE COPPER, MIN SIZE 12 AWG, EXCEPT THOSE USED FOR FIXTURE DROPS AND CONTROL WIRING OF EQUIPMENT CONDUCTORS NO. 8 AND LARGER SHALL BE STRANDED, NEC COLOR CODE SHALL BE FOLLOWED THROUGHOUT.

INDOOR CONDUIT ABOVE GROUND SHALL BE EMT, AND HEAVY WALL RIGID CONDUIT BELOW GROUND.

OUTDOOR CONDUIT SHALL BE SCHEDULE 40 PVC. ENCASE IN CONCRETE WHERE REQUIRED BY CODE.

PROVIDE EMPTY CONDUIT AS REQUIRED FOR TELEPHONE WIRING. VERIFY WITH THE OWNER AND PHONE COMPANY.

ALL EXTERIOR FLOOR LIGHTS ARE TO BE ON AUTO SENSOR.

PROVIDE ALL NECESSARY CONNECTIONS FOR OTHER TRADES.

WIRING DEVICES SHALL BE SPECIFICATION GRADE AS MANUFACTURED BY LEVITON GE, SIERRA, OR EQUAL.

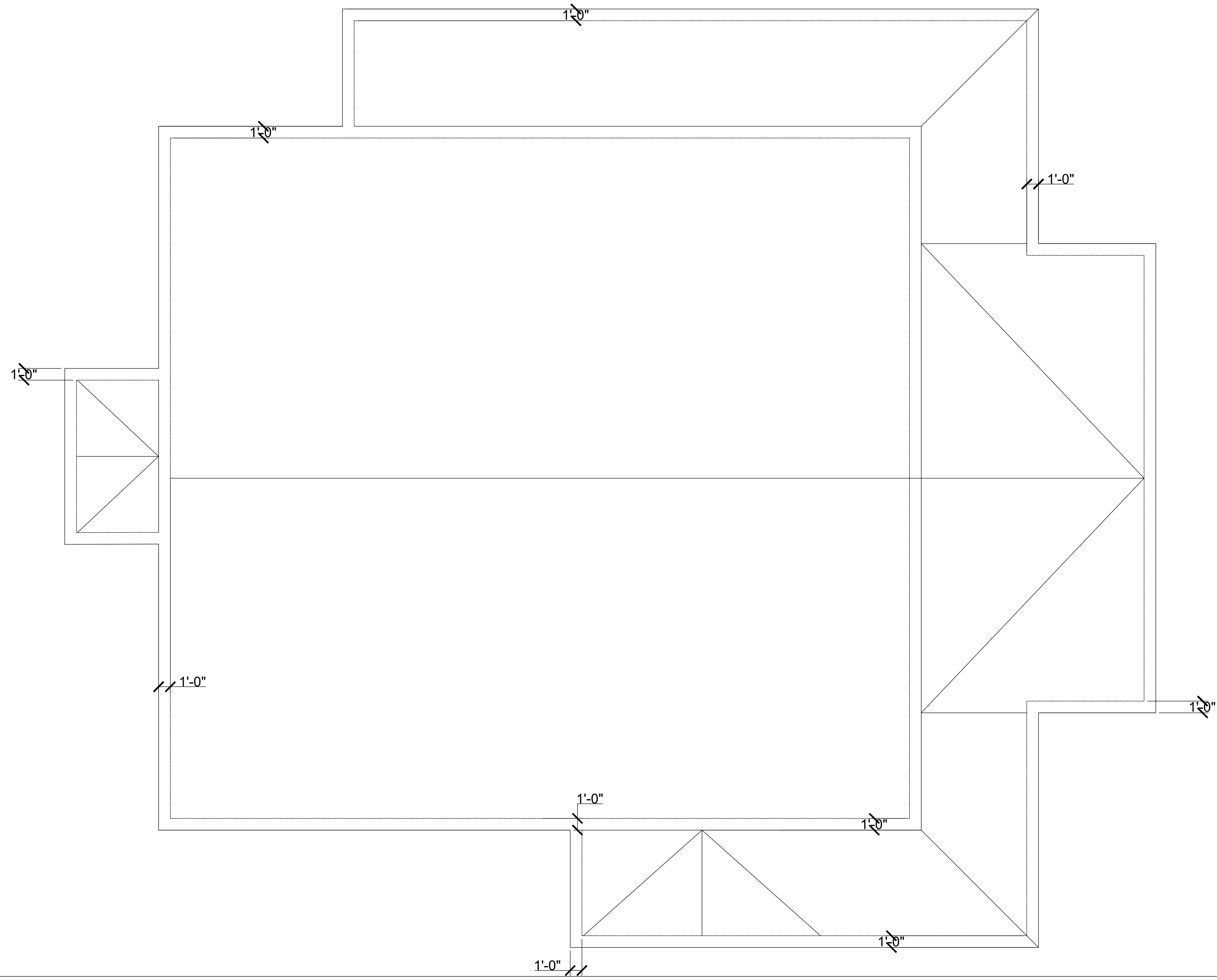
ALL SLEEP AREAS TO BE PROTECTED BY ARC FAULT BREAKERS.

UL RATED, HARD WIRED WITH BATTERY BACKUP SMOKE DETECTORS ARE TO BE INSTALLED IN EACH SLEEP AREA, AND ON EACH LEVEL AS REQUIRED BY CODE. SMOKE/CM COMBINATION DETECTORS ARE TO BE INSTALLED IF GAS FIXTURES ARE USED WITHIN THE HOME.

2 ND.
ELECTRICAL
PLAN SCALE:
1/4"=1'

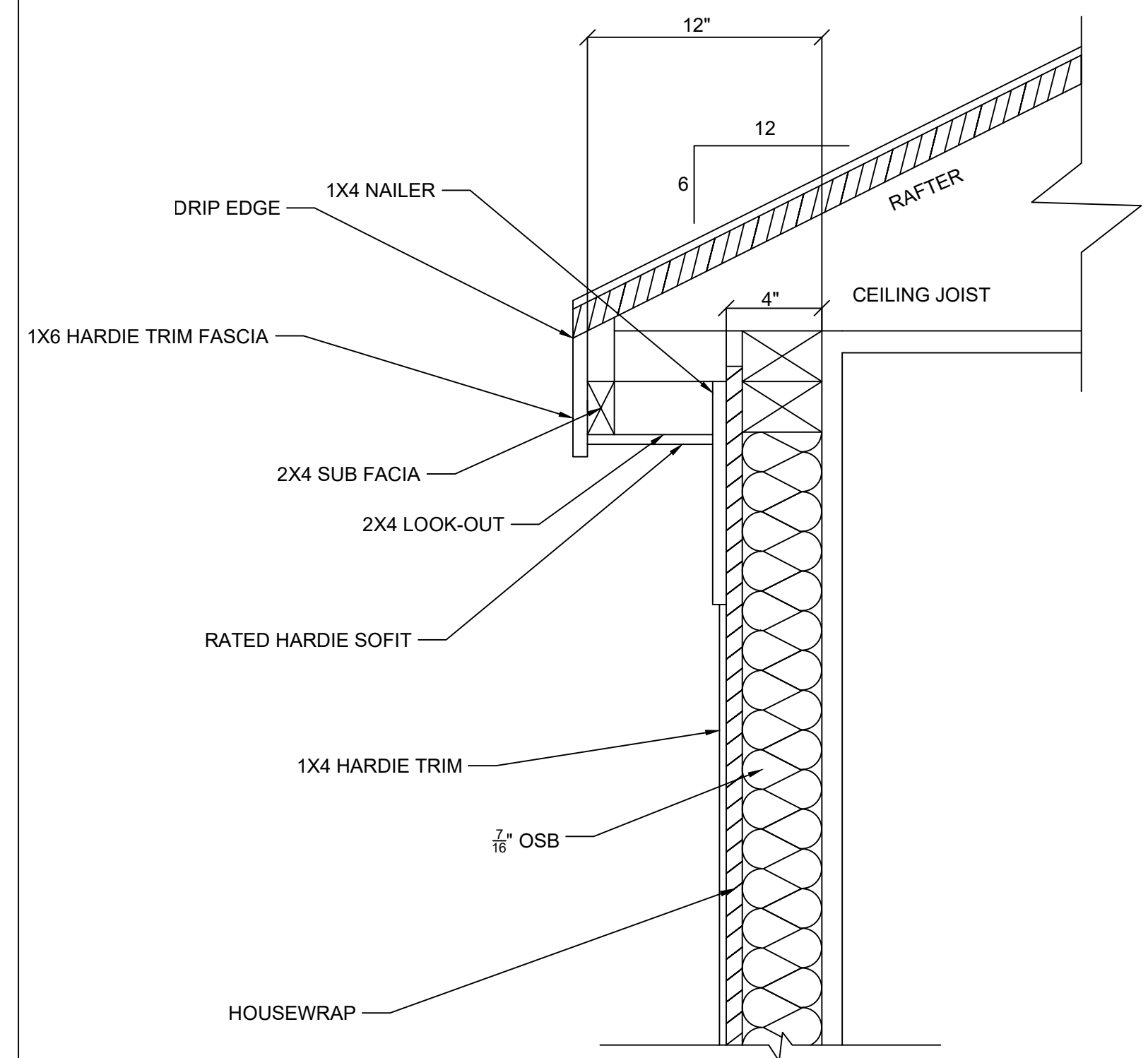
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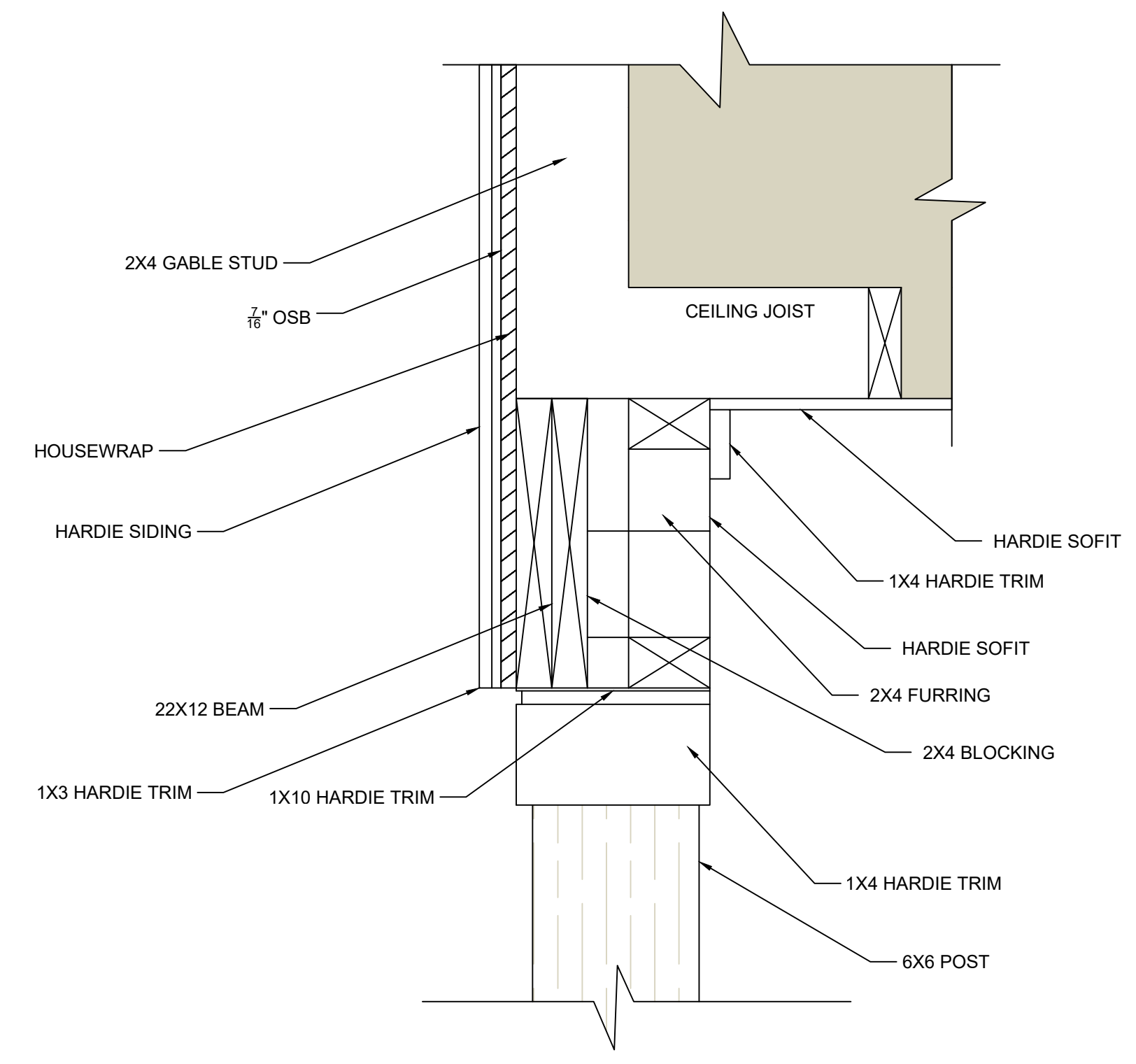


ROOF PLAN
SCALE:
1/4"=1'

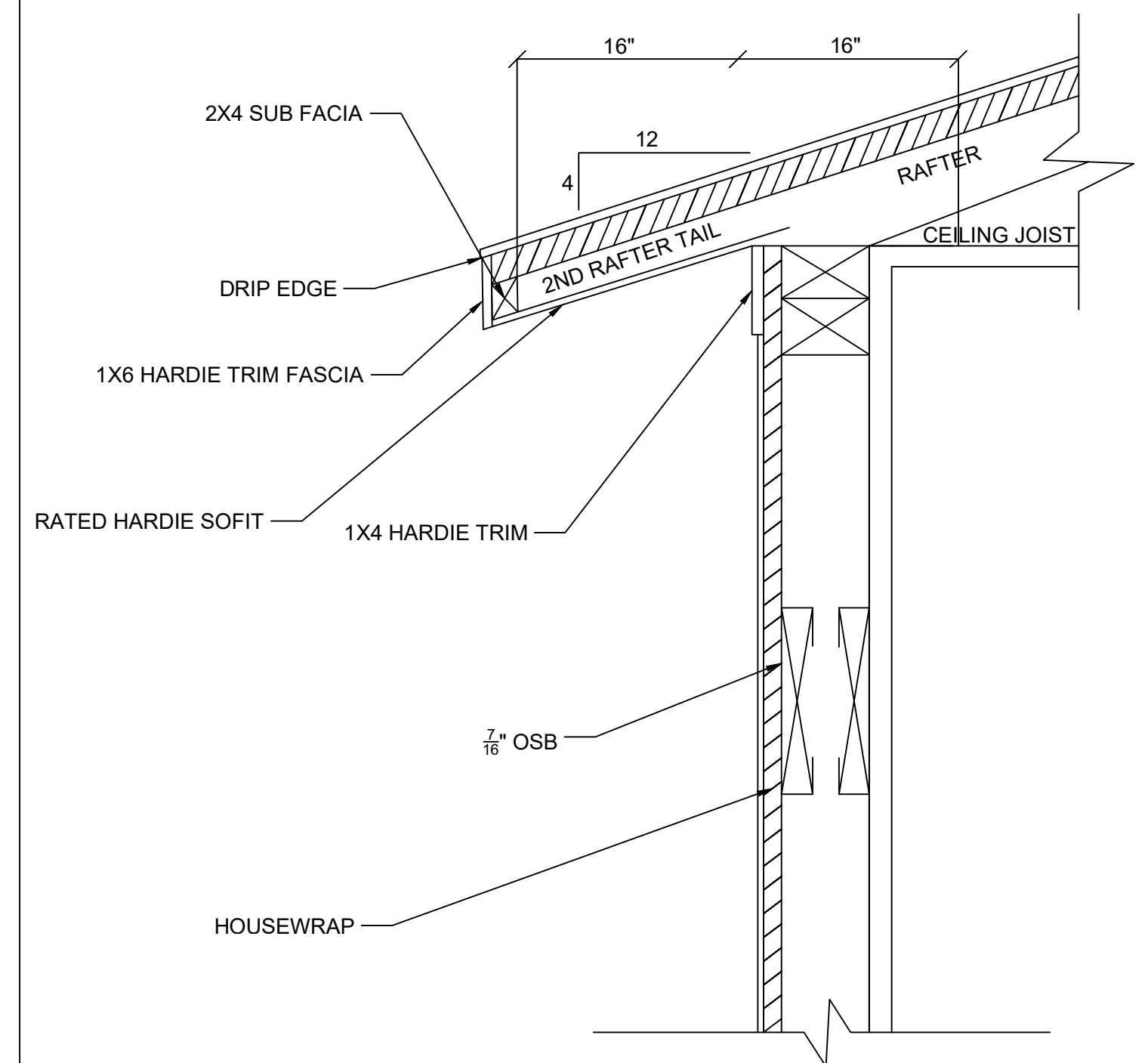
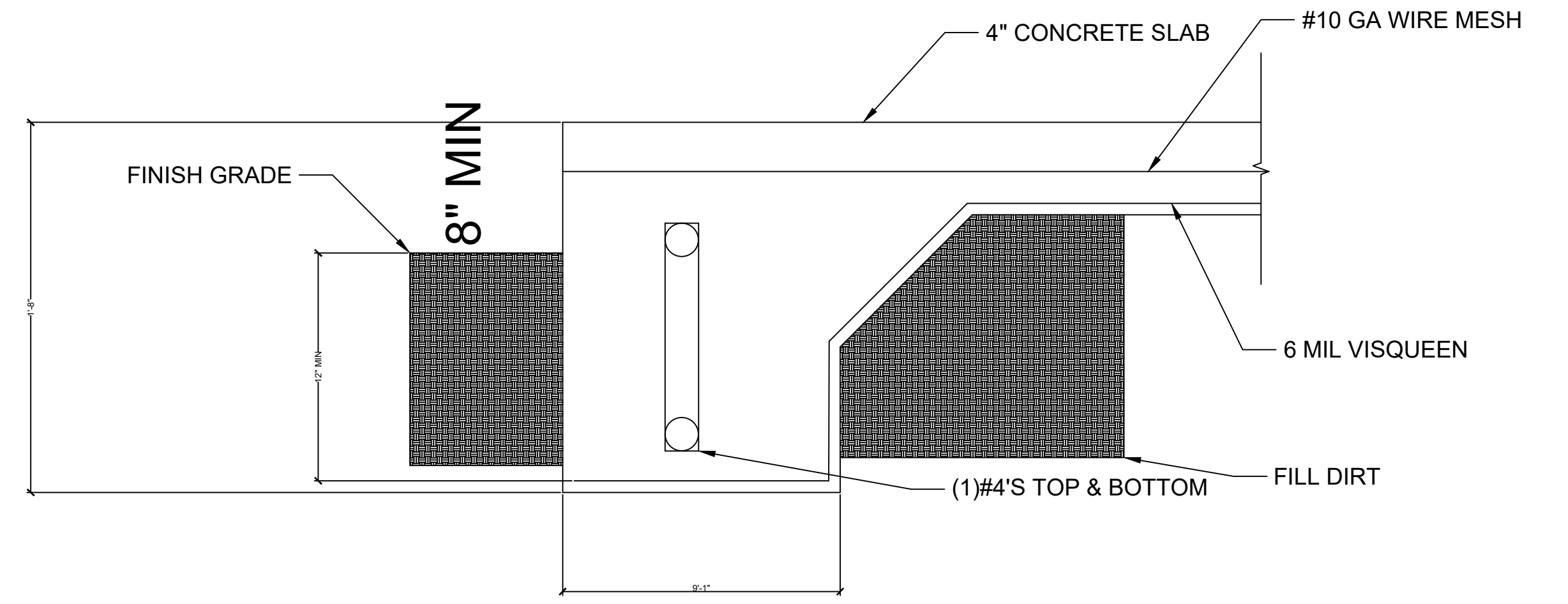
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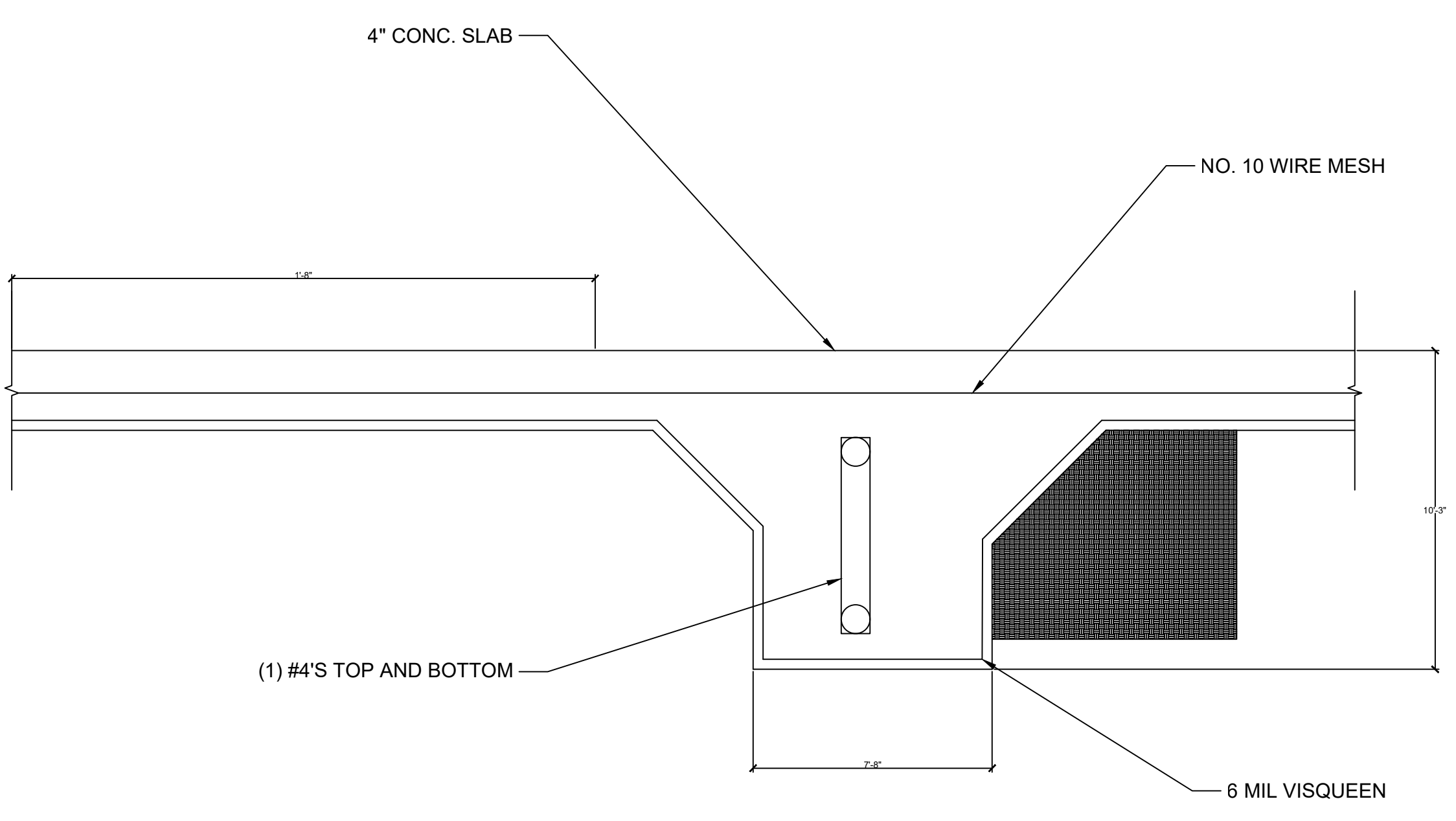
6-12 CORNICE

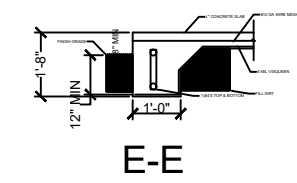
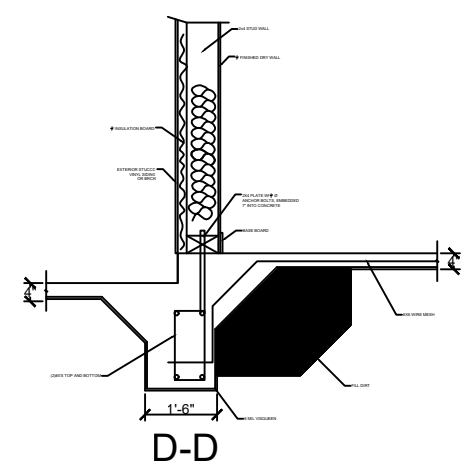
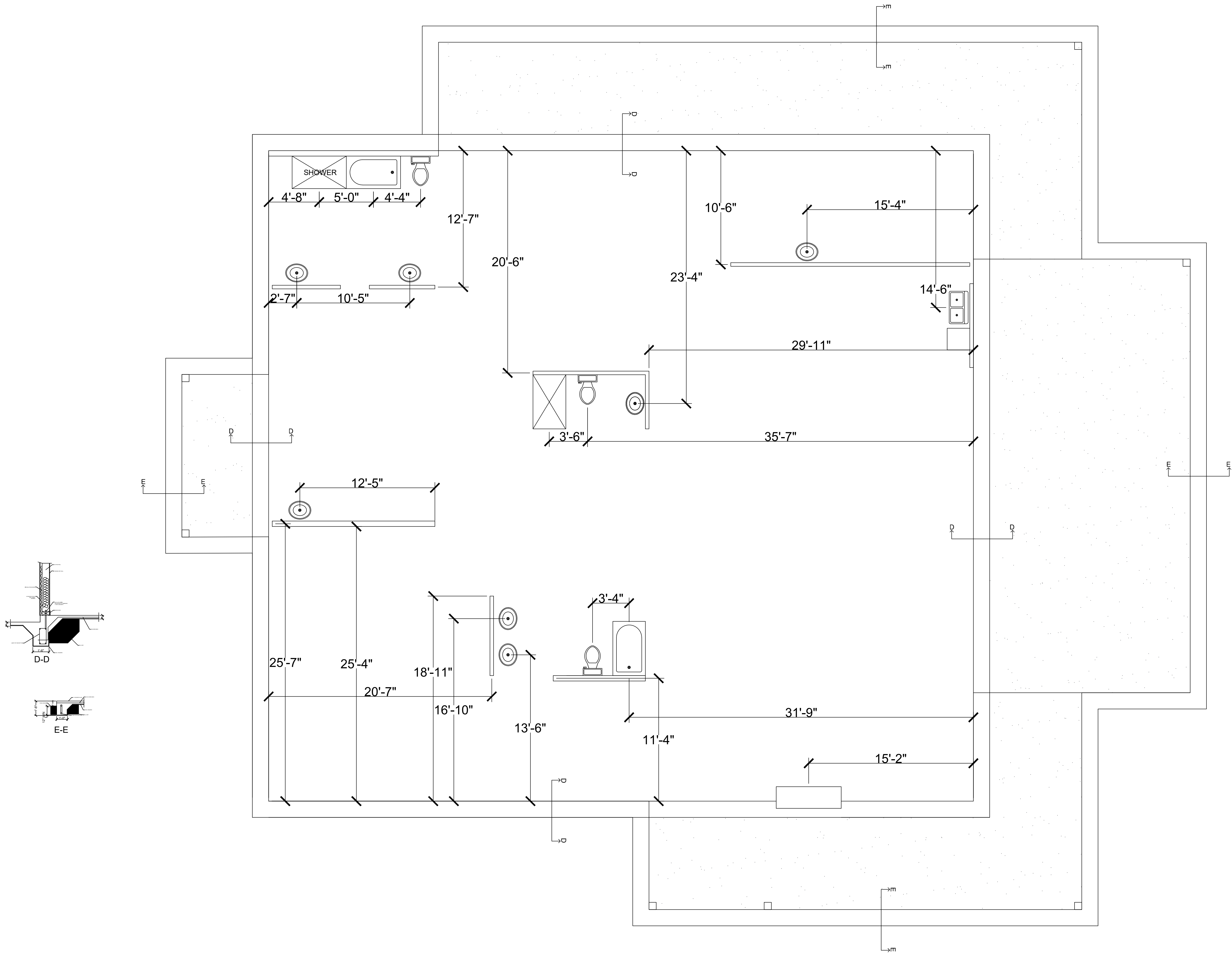


PORCH GABLE END

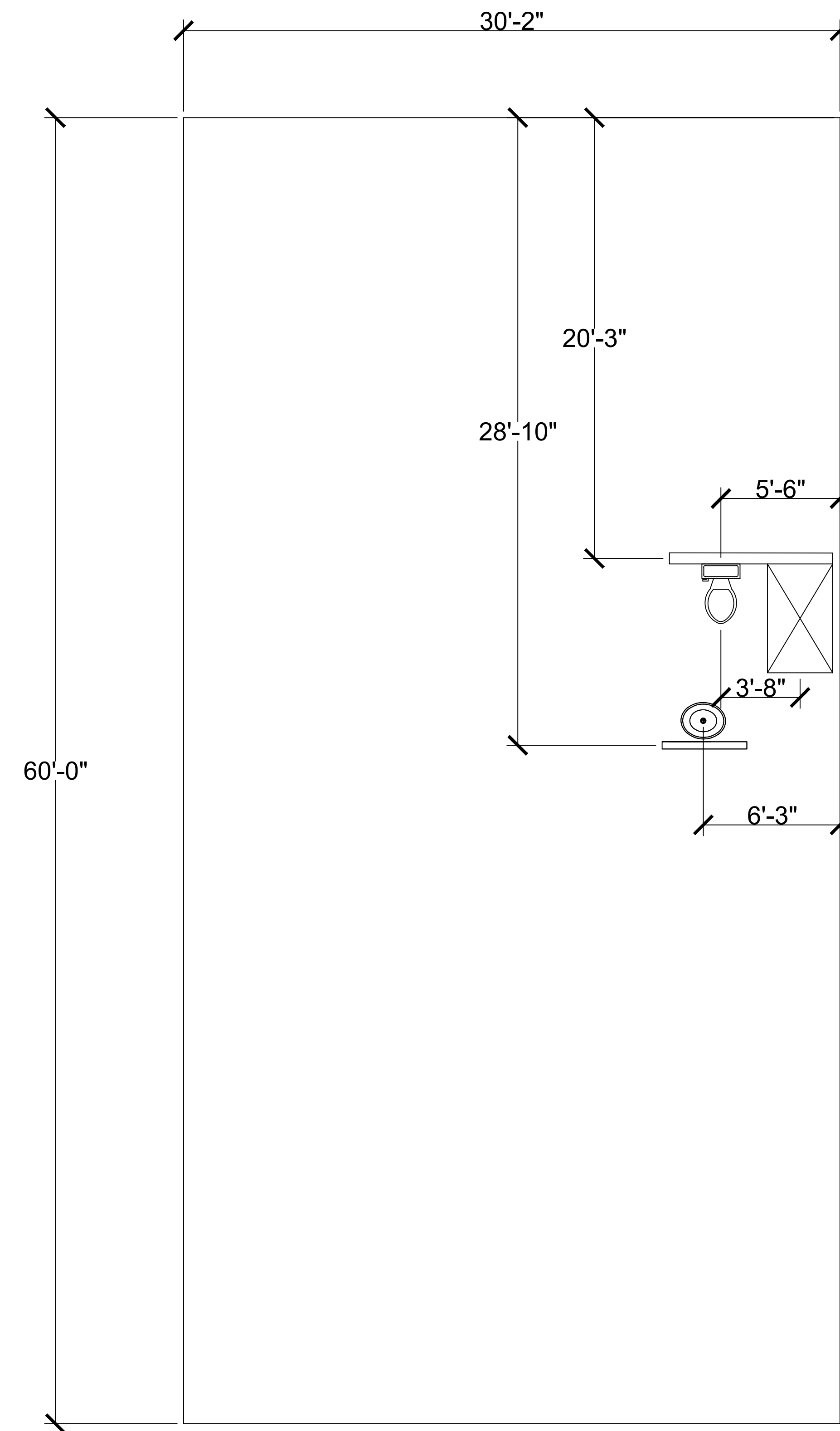


4-12 CORNICE





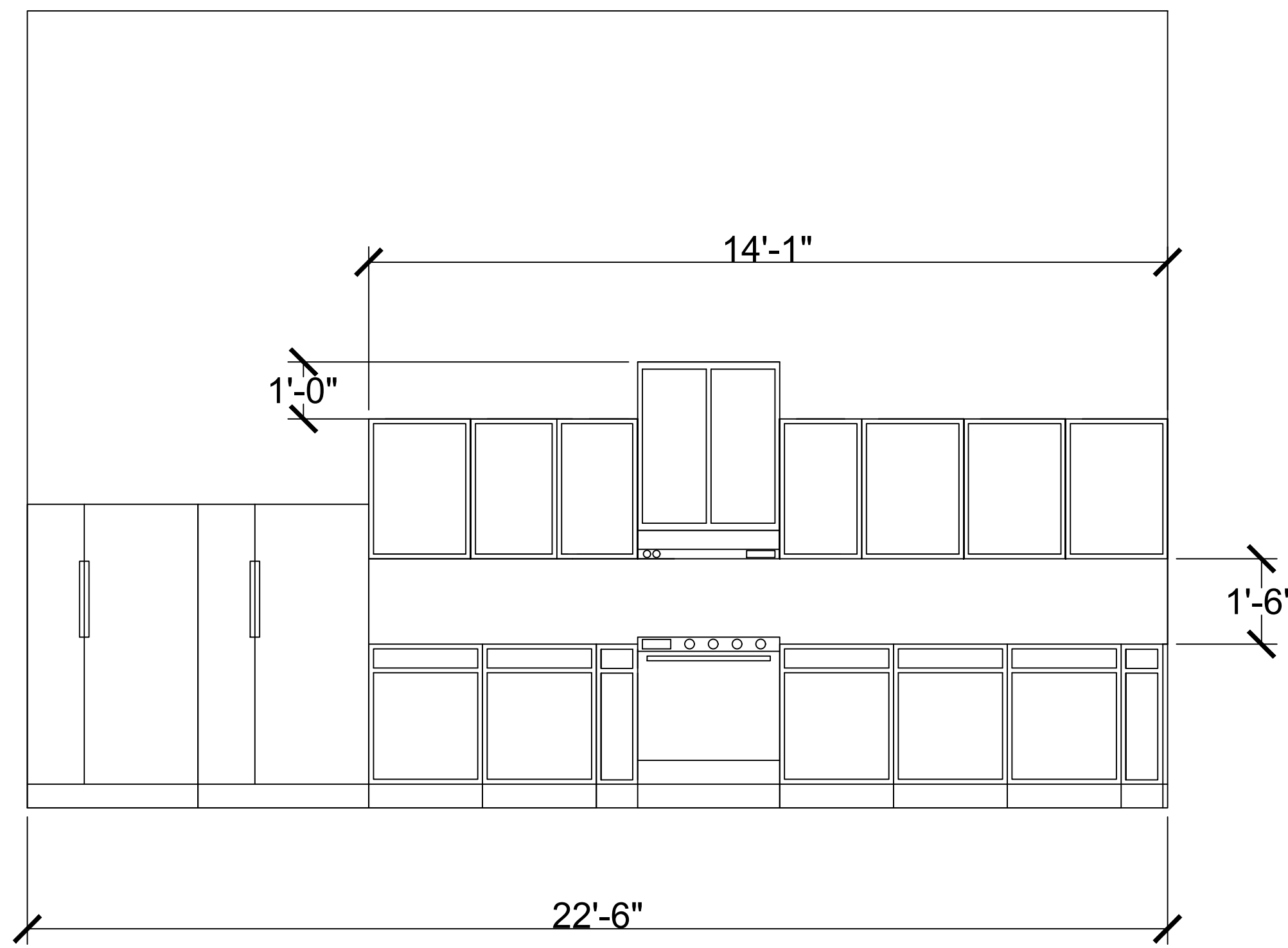
FOUNDATION
PLAN SCALE:
1/4"=1'



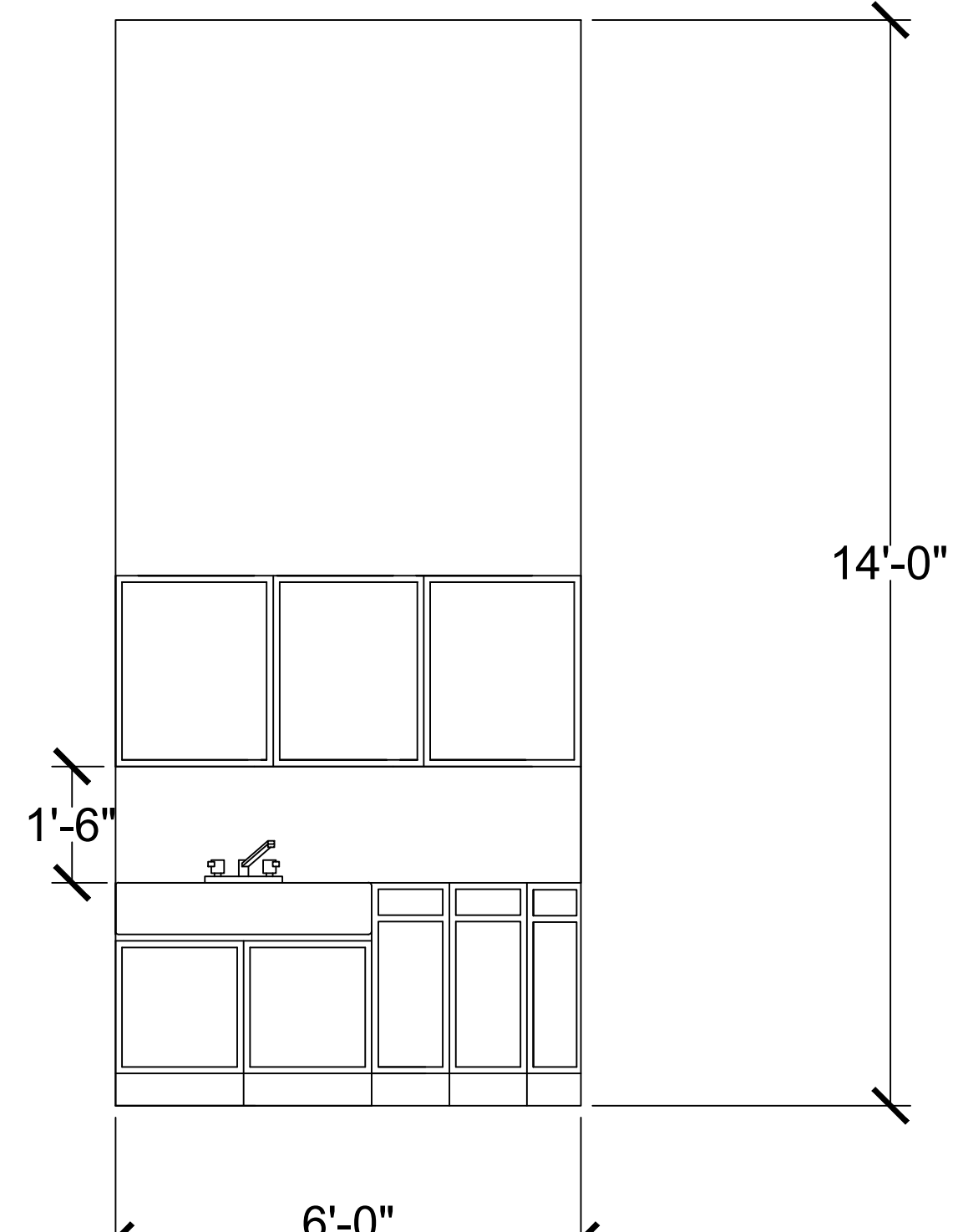
2 ND
FOUNDATION
PLAN SCALE:
 $\frac{1}{4}''=1'$

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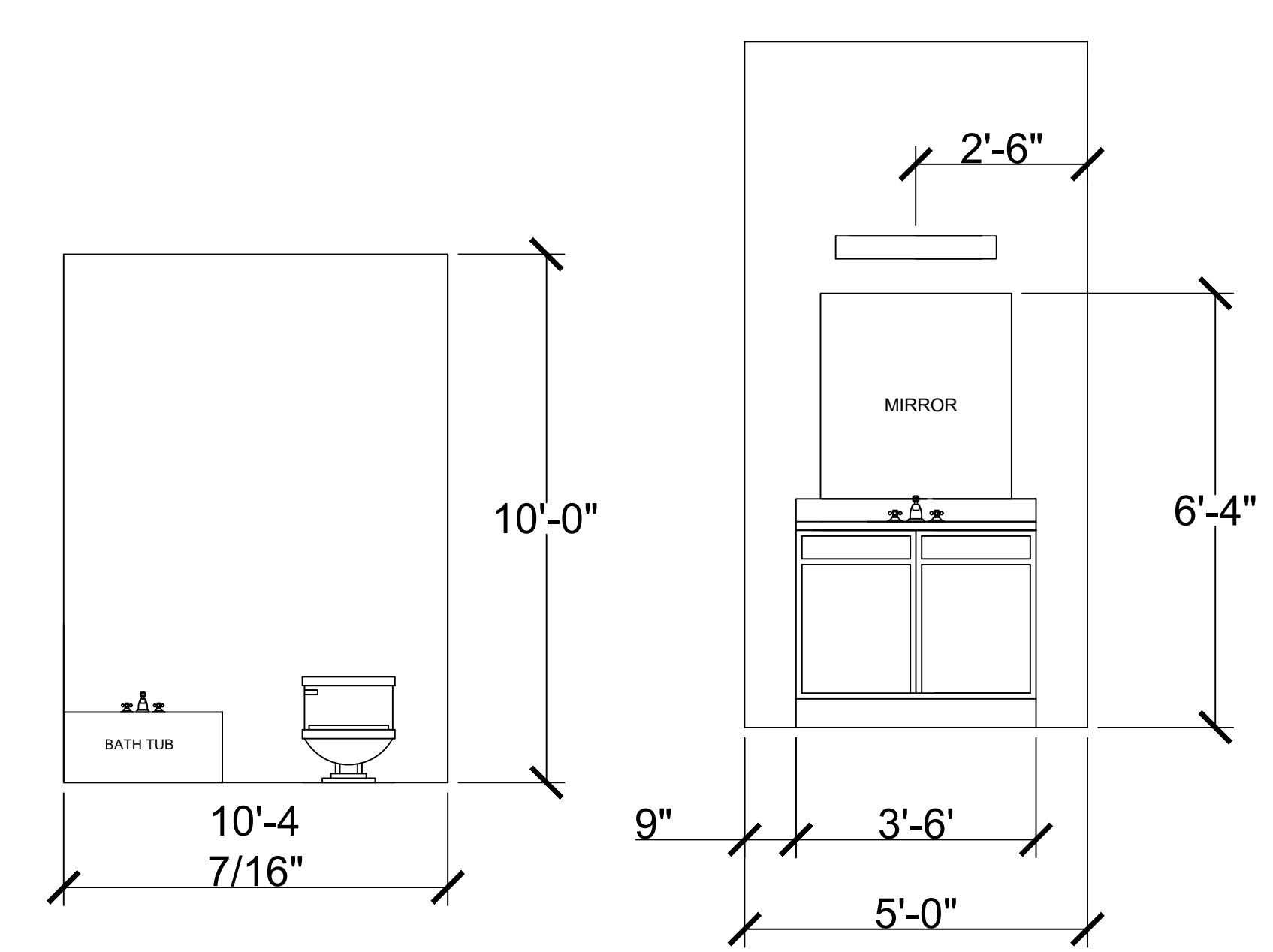
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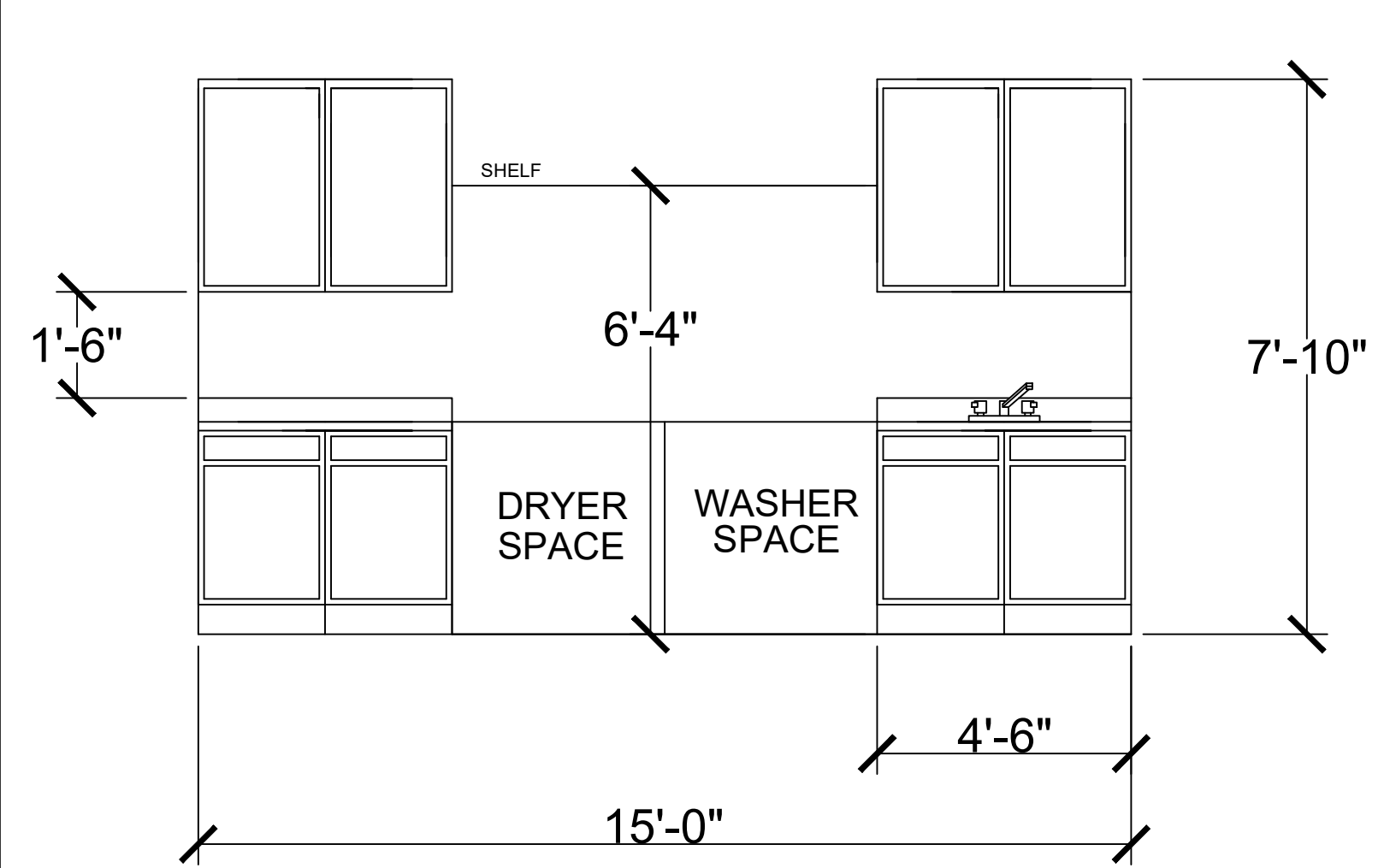
① KITCHEN - RANGE/REF WALL



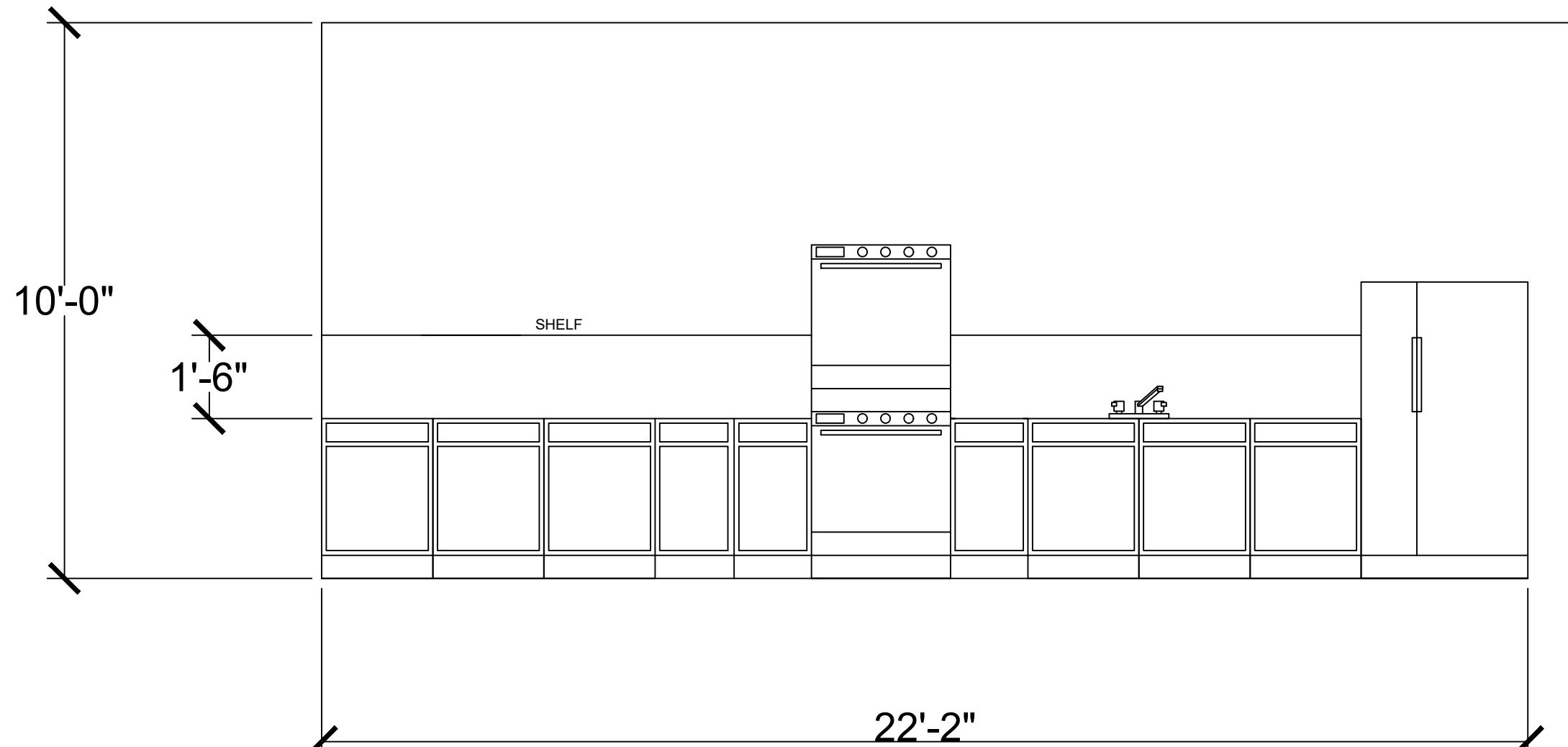
② KITCHEN - SINK WALL



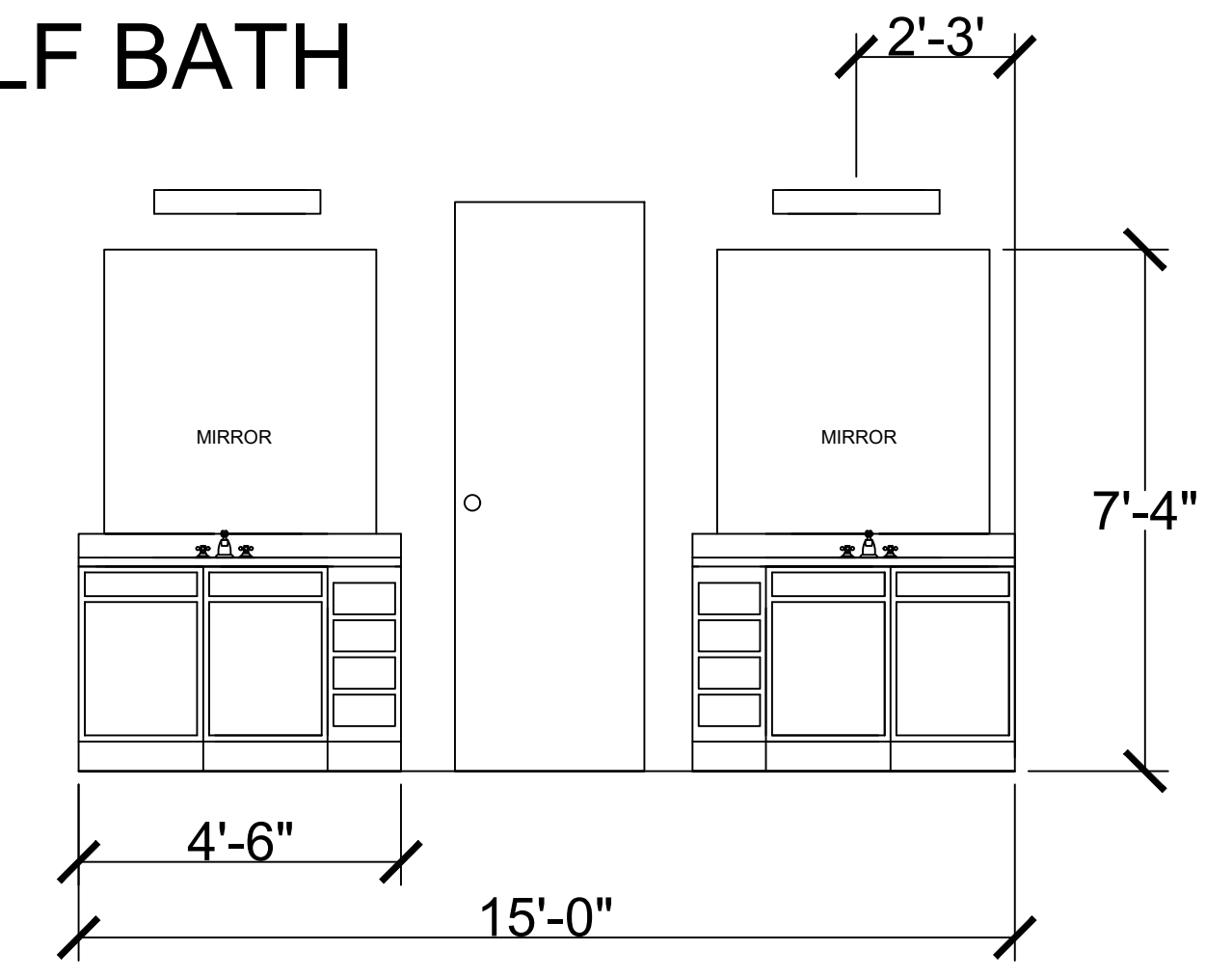
③ HALF BATH



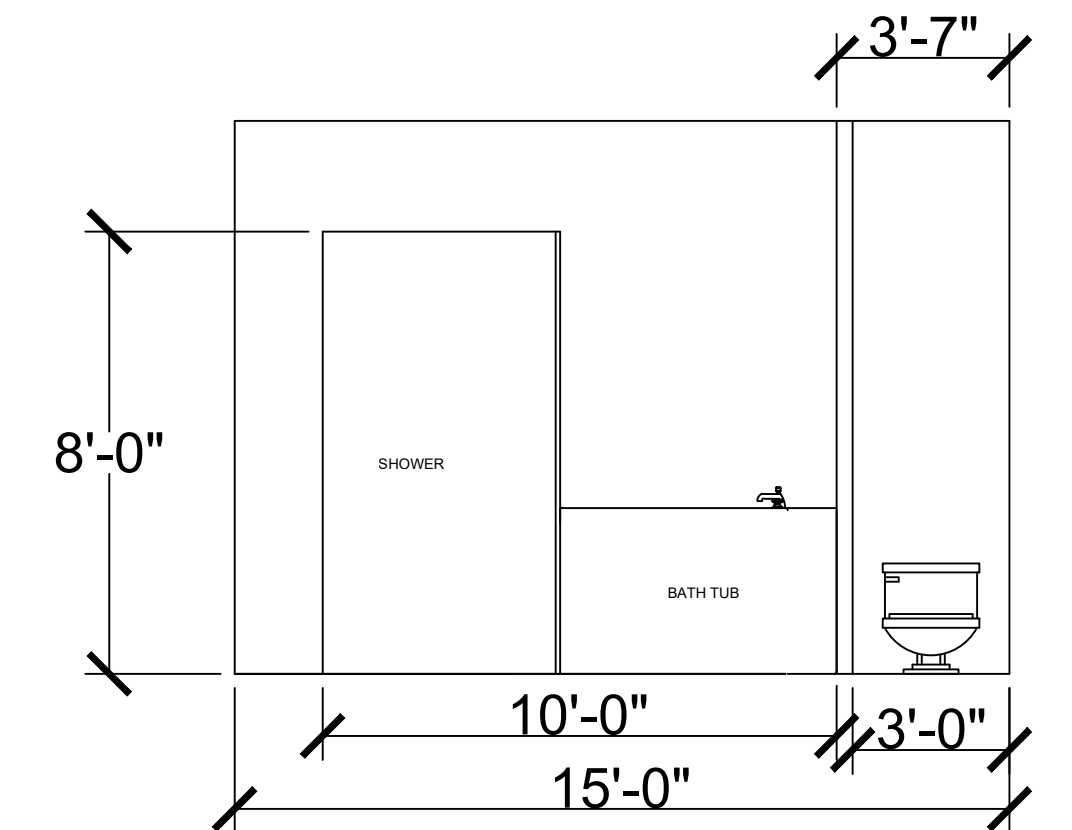
④ MUD/LAUNDRY



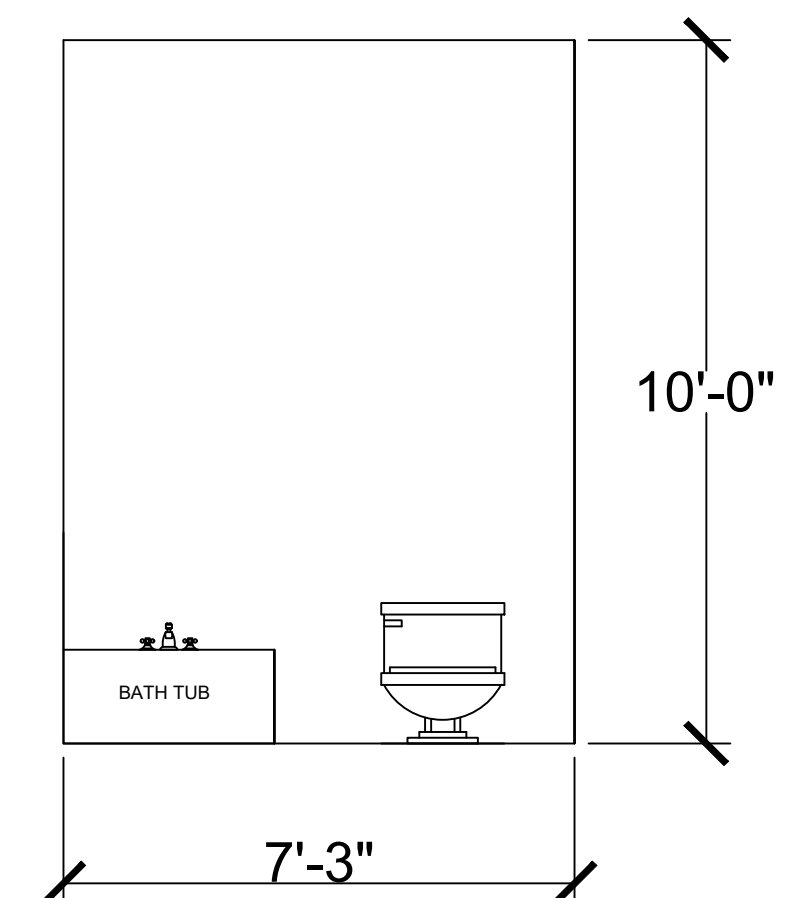
⑤ PANTRY - RANGE/REF WALL



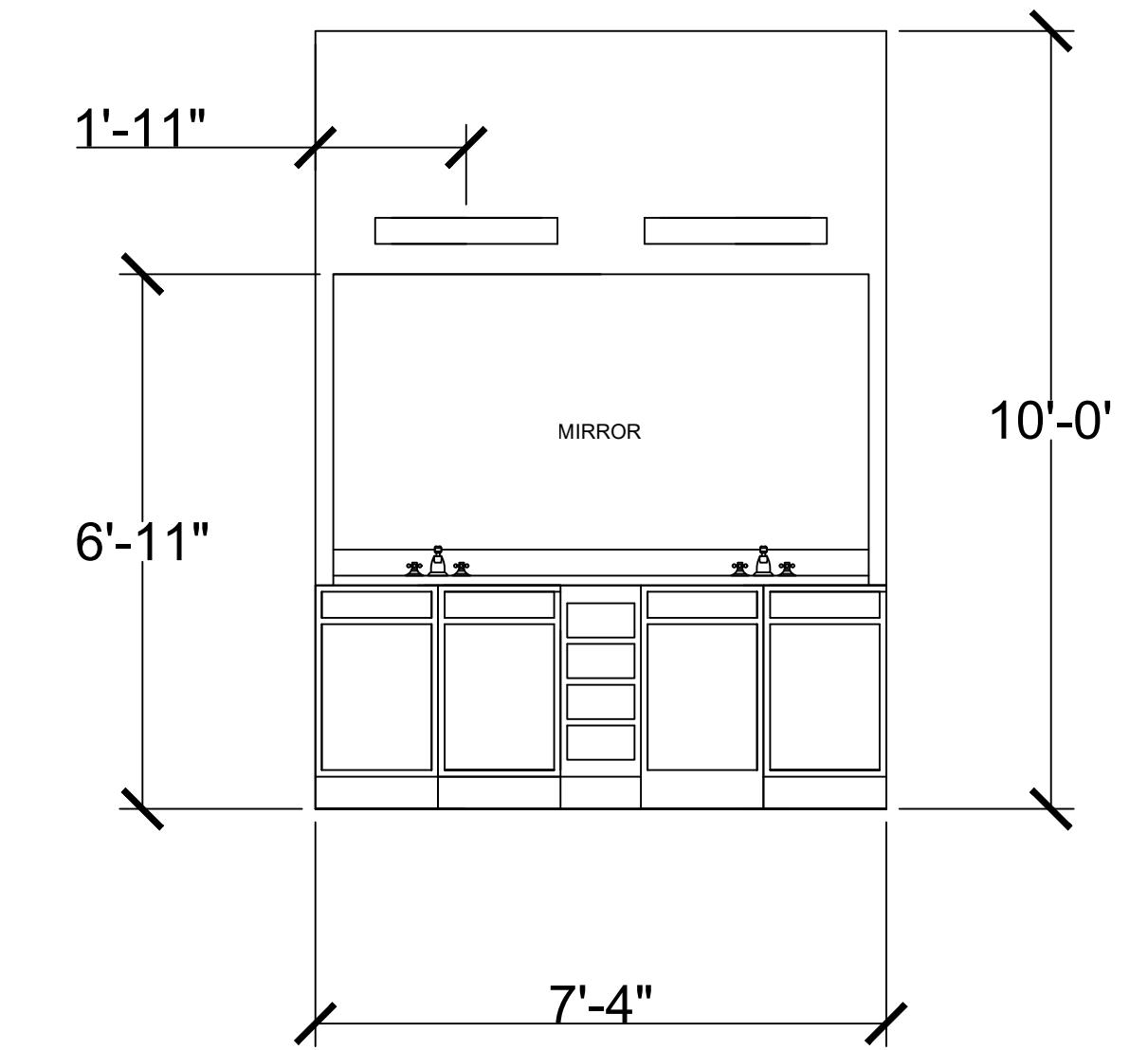
⑥ MASTER BATH - VANITY WALL



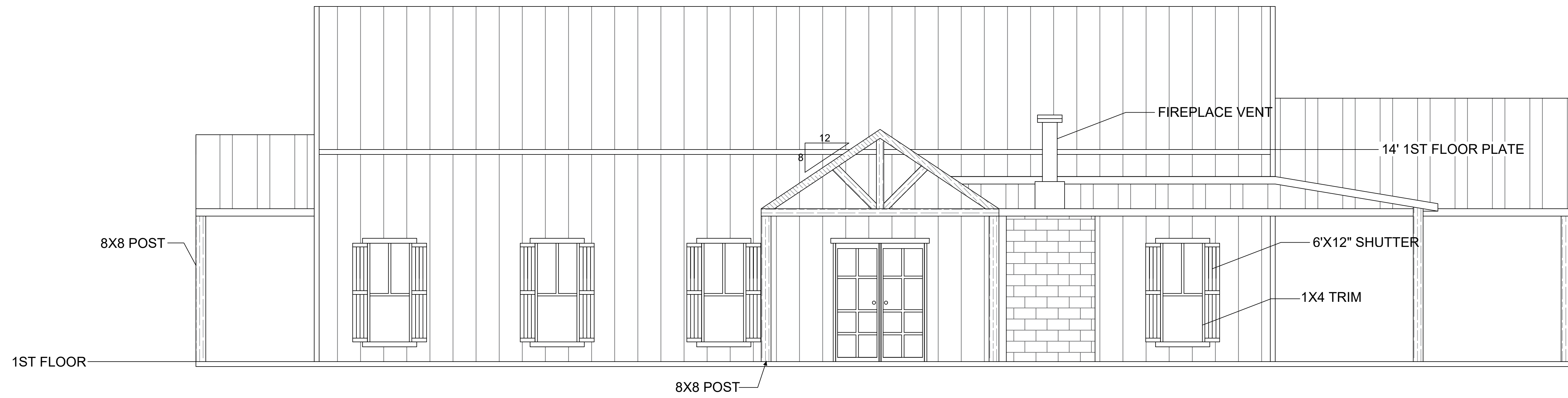
⑦ MASTER BATH - SHOWER/BATH WALL



⑧ JACK & JILL BATH - BATH WALL

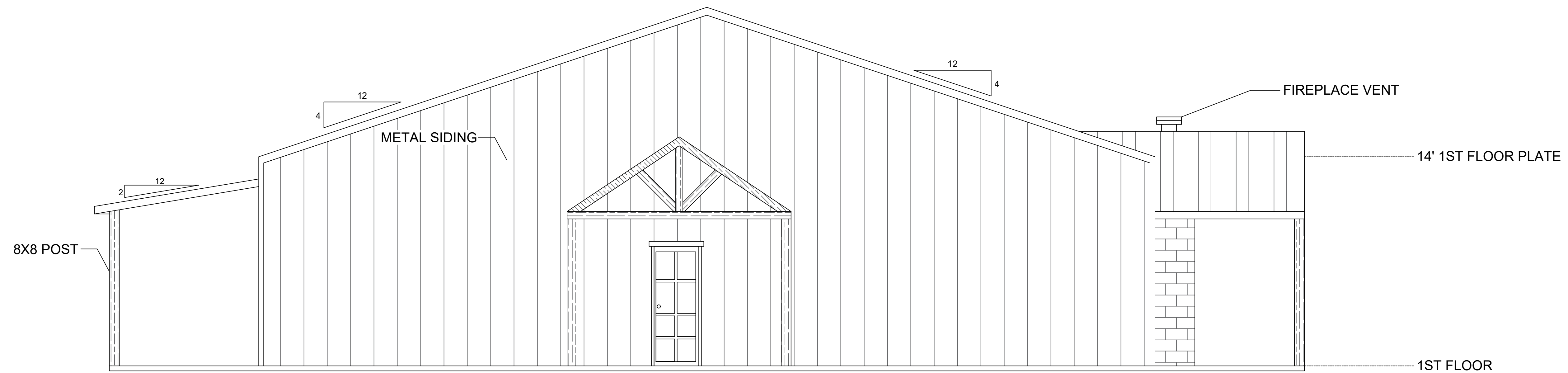


⑨ JACK & JILL BATH - VANITY WALL



FRONT ELEVATION

1/4"=1'

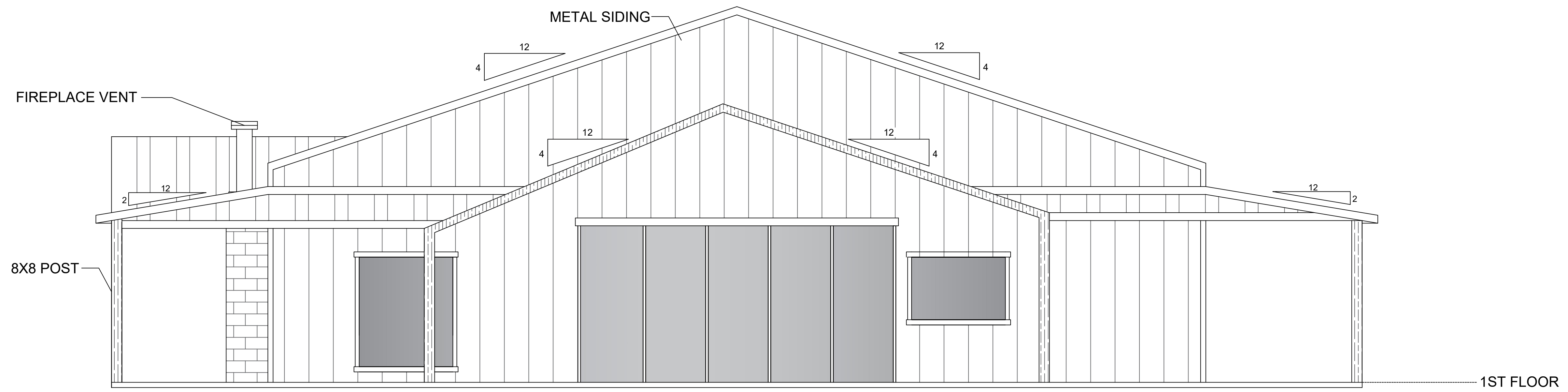


LEFT ELEVATION

1/4"=1'



REAR ELEVATION
1/4"=1'



RIGHT ELEVATION
1/4"=1'

GENERAL NOTES

1. SMOKE DETECTORS:

SMOKE DETECTORS SHALL BE HARD WIRED TO 110V, AND MUST BE U.L. APPROVED AND EQUIPPED WITH A BACK UP BATTERY POWER SOURCE IN EACH BEDROOM AND IN THE AREA ADJACENT TO THE BEDROOM AREAS.

2. BATH VENTS VENT:

ALL BATH VENTS MUST EXHAUST TO THE OUTSIDE WITH A CHANGE OF AIR EVERY 12 MINUTES

3. WINDOWS:

AT LEAST ONE BEDROOM WINDOW IN EACH BEDROOM MUST HAVE A FULL NET CLEAR OPENINGS FOR EMERGENCY EGRESS:

- 20 INCH MINIMUM CLEAR WIDTH OPENING.
- 24 INCH MINIMUM CLEAR HEIGHT OPENING.
- 5.7 SQUARE FEET MINIMUM OVERALL OPENING.

WINDOWS SHALL HAVE A 44 INCH MAXIMUM HEIGHT OF SILL ABOVE THE FLOOR

ALL WINDOWS MUST HAVE A U-FACTOR LESS THAN 0.75

ALL WINDOWS MUST HAVE A SOLAR HEAT GAIN COEFFICIENT OF .40 OR LESS

STEEL LINTELS SHALL BE HOT DIPPED GALVANIZED AND BEAR AT LEAST 6 INCHES ON MASONARY AT EACH END

CAULK AROUND ALL WINDOWS & DOORS AND PROVIDE PROPER FLASHING

4. FIREPLACES:

FIREPLACES SHALL BE PRE-FABRICATED TYPE WITH A UL RATING MH 8988

5. SHEAR WALL:

ALL WALL ARE TO BE SHEATED WITH $\frac{7}{16}$ " OSB

6. GARAGE: (DOES NOT APPLY TO PLANS)

THE ENTIRE INTERIOR OF THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY A MINIMUM OF $\frac{1}{2}$ " GYPSUM BOARD

THE GARAGE DOOR INTO THE RESIDENCE SHALL BE 1 $\frac{3}{8}$ " SOLID WOOD OR HAVE A 20 MINUTE FIRE RATING

7. STAIRS:

PORCHES, BALCONIES OR RAISED FLOORS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GROUND SHALL HAVE 36" HIGH RAILS

WHERE WINDERS ARE REQUIRED, THE WIDTH OF THE TREADS AT A POINT NO MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER SHALL NOT BE LESS THAN 10 INCHES, AND THE MINIMUM WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 6 INCHES.

THE MAXIMUM RISER HEIGHT FOR STAIRS SHALL BE 7 $\frac{3}{4}$ " INCHES

THE MINIMUM DEPTH OF STAIR TREADS SHALL BE 10 INCHES

THE MINIMUM HEADROOM AT ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAB 6' 8" ABOVE NOSING.

HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 30 INCHES AND A MAXIMUM HEIGHT OF 38 INCHES

MEASURED VERTICALLY FROM THE NOSING OF THE TREADS

HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIR AND PROVIDED ON AT LEAST ONE SIDE

RAILS SHALL HAVE NO SHARP EDGES

8. ROOFING:

ASPHALT SHINGLES SHALL HAVE A MINIMUM OF SIX FASTENERS PER SHINGLE 15# UNDERLAYMENT IS TO BE FASTENED WITH CORROSIVE RESISTANT FASTENERS AS PER MFG. INSTRUCTIONS

UNDERLAYMENT TO BE FASTENED ON THE OVERLAP BY A MAXIMUM SPAN OF 36 INCHES ON CENTER

9. ATTIC VENTILATION:

FOR ATTIC VENTILATION PROVIDE ONE OF THE FOLLOWING:

- 1 POWER VENT FOR EVERY 2000 FEET
- OR 1 WIND TURBINE FOR EVERY 750 FEET

10. WINDBORNE DEBRIS:

INSTALL OPERABLE SHUTTERS OVER ALL OPENINGS OR PROVIDE $\frac{7}{16}$ " OSB SHEATING WITH MAXIMUM

SPAN OF 8 FEET-CUT TO FIT OPENINGS AND WITH PROPER ATTACHMENT HARDWARE PROVIDED 2 $\frac{1}{2}$ " #8 WOOD SCREWS- 12" OC

11. FRAMING:

PROVIDE AT LEAST ONE ROW OF HORIZONTAL BLOCKING IN STUD WALLS AT FURR DOWNS, DROP CEILINGS, SOFFITS, COVE CEILING AND AT STAIR STRINGERS

PROVIDE AT LEAST ONE ROW OF HORIZONTAL BLOCKING AT ALL JOISTS SPANNING OVER 8" PROVIDE AT LEAST 2 ROWS OF BRIDGING OR BLOCKING FOR JOISTS SPANNING OVER 14"

THE VERTICAL CUT FOR NOTCHED OR BLOCKING AT ENDS OF HORIZONTAL FRAMING MEMBERS SHALL NOT BE GREATER THAN 25% OF THE MEMBER DEPTH. IN ADDITION, STEEL SADDLES ARE REQUIRED AT ALL BUTT JOINTS OF FRAMING MEMBERS.

PROVIDE $\frac{7}{16}$ " OSB SHEATING ON ALL WALLS

ALL HEADERS UNDER 5'6" SHALL BE 2-2 X 12 WITH PLYWOOD AND SHALL HAVE 2 JACK STUDS AND 2 KING STUDS (FOR HEADERS OVER 6' SEE PLAN)

KNEEWALL NOTE: USE SIMPSON TIE LSTA 18 @ EVERY STUD IN KNEEWALL @ BOTTOM AND TOP

GABLE WALL NOTE: USE SIMPSON TIE LSTA 18 @ EVERY STUD IN GABLE @ BOTTOM AND TOP

12. ATTIC STAIRS (SEE CONTRACTOR FOR ACCESS):

USE FIRE RATED ATTIC STAIRS

13. INSULATION:

SUPPLY PAPER BACKED BATTS WITH VALUE OF R13 FOR WALLS AND R30 FOR CEILINGS

14. VINYL SIDING:

PANELS ARE TO BE .042 GRADE, STAPLED @ EVERY 12" OC

15. PREMISES IDENTIFICATION:

BUILDER MUST SUPPLY MUNICIPAL ADDRESS TO IDENTIFY PROPERTY IN FRONT OF BUILDING

16. ACCESS OPENING:

AN ACCESS OPENING 18 INCHES BY 24 INCHES SHALL BE PROVIDED TO UNDER-FLOOR SPACE. (SEE CONTRACTOR FOR LOCATION)

17. FLOOR PLAN:

- A. ALL DOORS ASSUMED CENTERED IN ROOMS AND HALLWAYS, UNLESS NOTED OTHERWISE
- B. ALL DOORS MINIMUM DISTANCE DOOR TO WALL @ 6" ASSUMED, MINIMUM OF 3" IF DOOR DOES NOT ALLOW
- C. WALL THICKNESS: EXTERIOR SIDING WALL @ 5 $\frac{1}{2}$ "; EXTERIOR W/ MASOARY VENEER @ 9 $\frac{1}{2}$ "; INTERIOR WALLS @ 4 $\frac{1}{2}$ "; PLUMBING WALLS @ 6 $\frac{1}{2}$ "; UNLESS NOTED OTHERWISE
- D. HANDRAILS: MINIMUM AND MAXIMUM HEIGHTS OF 34 IN. AND 38 IN. RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. GRIP SIZE SHALL HAVE A CIRCULAR CROSS SCTION OF 1 $\frac{1}{4}$ " MIN. TO 2 $\frac{3}{8}$ " MAX. BALUSTER SPACING @ 4"
- E. MEASUREMENTS, SQFT, AND PERIMETER LABELED IN CENTER OF EACH ROOM REFER TO INSIDE WALL TO INSIDE WALL. LIVING SQFT REFERS TO OUTSIDE EDGE OF FRAMING WALL, NOT COUNTING BRICK LEDGE, HEATED AND COOLED SQFT REFERS TO FLOOR SPACE OF EACH ROOM, NOT INCLUDING WALLS

PROJECT CODE SUMMARY BUILDING DESIGN CRITERIA

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)- ADOPTED
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)- MEETS OR EXCEEDS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2017 NATIONAL ELECTRICAL CODE (NEC)

DESIGN STANDARDS:

ASCE 7-16 - MINIMUM DESIGN LOADS FOR BULDINGS AND OTHER STRUCTURES

WIND DESIGN CRITERIA:

ULTIMATE DESIGN WIND SPEED: 130 MPH (VULT)

RISK CATEGORY: II

EXPOSURE CATEGORY:

C (UNLESS OTHERWISE DETERMINED BY SITE CONDITIONS)

USE & OCCUPANCY:

SINGLE-FAMILY RESIDENTIAL DWELLING (ALL LIVING SPACE)

FOUNDATION:

SLAB-ON-GRADE

LOCATION:

PEARL RIVER COUNTY, MISSISSIPPI

SPECIFICATIONS

ALL WORK SHALL MEET REQUIREMENTS OF THE PEARL RIVER COUNTY BUILDING CODES ORDINACE, INCLUDING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

THE DESIGN CRITERIA USED IS ASCE-7

THE WIND SPEED DESIGN IS 130 MPH

PROVIDE UPLIFT & LATERAL TIES AT EVERY TRUSS

PROVIDE "SIMPSON MAS" MUD SILL ANCHORS AT 20" (TWENTY INCH) ON CENTER AT THE BOTTOM OF EXTERIOR WALL PLATES, OR EQUAL

PROVIDE NOMINAL SIZE $\frac{5}{8}$ " OSB SHEATHING ON THE ENTIRE BUILDING FRAMING FOR CONTINUOUS LOAD PATH CONNECTIONS. NAIL 4" OC PERIMETER AND 6" OC INTERIOR OF PANEL

PROVIDE BRACING FOR ALL ROOF PURLINS

PROVIDE "SIMPSON H1 OR H8" STRAPS ON TOP PLATES AS REQUIRED AND WHERE APPLICABLE

PROVIDE "SIMPSON HPAHD" TO HOLD DOWN ANCHORS AT THE END OF ALL SHEER WALL PANELS/WALL

ALL ROOF SHEATHING SHALL BE A MINIMUM OF $\frac{5}{8}$ " OSB ANCHORED WITH 8 (EIGHT) PENNY COMMON NAILS 6" (6 INCH) ON CENTER SPACING

USE 6 (SIX) NAILS PER ROOF SHINGLE IF APPLICABLE

GABLE END CONSTRUCTION BUILT SIMILAR TO AND CONNECTED WITH WALL

BRACE "GABLE END" AGAINST LATERAL LOADS WITH BLOCKING AT 4' (FOUR FEET) ON CENTER

ANY ROOF OVERHANG, PROJECTING THE DESIGNED PROPERTY SET BACK LINES HALL HAVE A 1 HR FIRE RATING ON THE UNDERSIDE AS PER IBC 2018

ALL INTERIOR DOORS TO BE SOLID CORE WITH 20 MIN. FIRE RATING

ANY INTERIOR ACCESSIBLE UNDER STAIR AREA IS TO BE LINES WITH $\frac{5}{8}$ " SHEETROCK

ALL PRESSURE TREATED LUMBER SHALL COMPLY WITH ALL AWPA U1 REQUIREMENTS

Sheet nr.

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BUILDING SPECIFICATIONS

1. SOIL DESCRIPTION:

NATIVE 2500 PSF ASSUMED BEARING CAPACITY

2. FOUNDATION:

FILL: SANDY, CLAY, FREE OF ORGANIC MATTER, 6" COMPACTED LIFTS

CONCRETE MIX: 3000 PSI IN 28 DAYS

SLAB REINFORCEMENT: 6X12 - 0/1WWF

BEAM REINFORCEMENT: #4 DEFORMED BARS, GRADE 60

WATERPROOFING: 6 MIL POLYETHYLENE

TERMITE PROTECTION: ONE YEAR SPRAY TREATMENT PRIOR TO CONCRETE PLACEMENT

ADDITIONAL INFORMATION: 2 X 8'S, 2 X 10'S

3. EXTERIOR WALLS:

FRAMING: 2 X 4 STUDS @ 16 O.C. 2X PRESSURE TREATED SOLEPLATE, DBL TOP PLATES

BRACING: 4' X 8' X 3/4" PLYWOOD @ CORNERS & EVERY 25' ALONG EXTERIOR WALL

ADDITIONAL INFO: ALL FASTENING IN ACCORDANCE WITH WOOD FRAMING CONSTRUCTION MANUAL

FOR ONE AND TWO FAMILY DWELLINGS (WFCM) 2003 EDITION. SEE SCHEDULE SHEET

MASONRY VENEER: ALLOW \$200.00/1000, 3-1/2" X 3/4" LINTELS. 6 MIL BASE FLASHING MIN 12"

UP WALL. WEEPHOLES @ 32" O.C. GALV. IRON TIES @ 16" O.C. EW. 1/2" RIGID FOAM

INSULATION BOARD R-VALUE OF 3.

SIDING: 4" EXPOSURE VINYL ON QUALITY HOUSE WRAP ON 1/2" OSB SHEATHING (OWNER TO SELECT COLOR)

4. PARTITION FRAMING:

2 X 4 STUD WALL @ 16" O.C. 2 X 6 @ PLUMBING WALLS

5. CEILING/FLOOR FRAMING:

#2 SYP KD SEE PLAN FOR SIZE AND SPACING. STRONGBACK AS REQUIRED

6. SUBFLOORING:

3/4" STURI-FLOOR OR EQUAL. SHEATHING UNDER ATTIC UNITS.

7. ROOF FRAMING:

#2 SYP 2 X 6 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE ON PLANS,

INSTALL HURRICANE CLIPS EACH RAFTER. PROVIDE CONTINUOUS PURLINS TO KEEP RAFTER SPANS

WITHIN LIMITS SET BY CABO. PURLIN SIZES SAME AS RAFTERS. PROVIDE 2 X 4 "STRUT" BRACING

@ 6'-0" O.C. MAX. UNBRACED LENGTH OF "STRUT" NOT TO EXCEED 6'-0"

8. ROOFING:

25 YR FIBERGLASS CLASS A ASPHALT SHINGLES ON 15# FELT ON 3/8" PLYWOOD OR 3/8" OSB

SHEATHING. CLIP ALL UNSUPPORTED EDGES. FLASHING AND DRIP EDGE 26 GA G.I. INSTALL

CONTINUOUS RIDGE VENTS.

9. DRYWALL:

3/8" REGULAR GYPSUM BOARD TO BE INSTALLED ALL WALLS AND CEILINGS EXCEPT AS NOTED;

1/2" WATER RESISTANT G.B. BETWEEN GARAGE AND HOUSE;

5/8" G.B. IN STORAGE AREAS UNDER STAIRS. TAPE, FLOAT, SAND "ORANGE PEEL" FINISH ON

WALLS. BLOWN CEILINGS

10. EXTERIOR DOORS:

SEE PLANS FOR SIZE AND TYPE. ALLOW \$1600.00 FOR ENTRANCE DOOR. REMAINDER TO BE

METAL CLAD INSULATED. ALL EXTERIOR DOORS 1-3/4" THICK.

11. INTERIOR DOORS:

ALL DOORS 1-3/8" THICK. SEE PLANS FOR SIZE. DOORS TO BE 6 PANEL MASONITE UNLESS NOTED

OTHERWISE

12. WINDOWS:

ALL WINDOWS ANDERSON WINDOWS OR EQUAL. SEE PLANS FOR SIZE AND LITES. WINDOWS TO BE

SINGLE HUNG ALUMINUM WHITE UNLESS NOTED OTHERWISE.

13. PAINT & STAIN:

BENJAMIN MOORE OR EQUAL. WALLS TO BE VINYL-ACRYLIC FLAT LATEX. CEILING TO BE BLOWN

ACCOUSTICAL. INTERIOR TRIM PRIME AND SEMI GLOSS. INTERIOR STAIN TRIM STAIN. SEALER, VARNISH

SHEEN SELECTED BY OWNER. EXTERIOR WOOD TRIM PRIME & HIGH GLOSS ENAMEL MILDEW RESISTANT.

14. INTERIOR MILLWORK:

VERIFY ALL LOCATIONS & PROFILES WITH OWNERS PRIOR TO START OF CONSTRUCTION. BASE TO BE 5-1/2"

PINE. CROWN TO BE 5-1/4" UNLESS OTHER CHOSEN. DOOR TRIM TO BE 3-1/4" PAINTED. INTERIOR

COLUMNS TO BE JOB BUILT. ALL SHELVING TO BE WIRE SHELVING, UNLESS OTHERWISE PER OWNER.

15. INTERIOR FINISH ALLOW:

(WHERE APPLICABLE) (PRICES MAY VARY)

CERAMIC TILE: \$4.00 SQFT INSTALLATION

WOOD FLOOR: \$10.00 SQFT INSTALLATION

CARPET: \$18.00 SQFT INSTALLATION

VINYL TILES: \$16.00 SQFT INSTALLATION

ADDITIONAL INFORMATION:

INSTALLATION TO INCLUDE MATERIAL, LABOR, AND ALL NECESSARY EQUIPMENT

REQUIRED TO COMPLETE PROJECT

16. EXTERIOR TRIM/MILLWORK:

FACIA TO BE ALUMINUM. SOFFIT/VENTS TO BE VINYL. WOOD COLUMNS TO BE JOB BUILT

17. GUTTERS/DOWNSPOUTS:

SHAPE & SIZE TO BE AGREED UPON PRIOR TO START IF APPLICABLE

18. CABINETS/VANITIES:

ALL CABINETS FACTORY GRADE AND FINISH. TOPS TO BE PLASTIC LAMINATE, FORMICA BRAND OR EQUAL

WITH 4" BACKSLASH. BATH VANITY TOPS TO BE MAN MADE MARBLE. UNLESS NOTED OTHERWISE.

SEE PLANS FOR LOCATIONS. FOR CABINET DETAILS (SEE CABINET SELLER)

19. APPLIANCES:

ALLOW \$2500 FOR: REFRIGERATOR, 30" RANGE/VENT, DISHWASHER, OVEN, MICROWAVE, DISPOSAL

20. PLUMBING:

BATH 1: BATH/SHOWER COMBO W/ 8" SPREAD OVAL

MASTER BATH: JACUZZI 42X60, 48X36 SHOWER, 2-8" SPREAD

KITCHEN SINK: 21X32 STAINLESS STEEL DEEP BOWLS

HOSE BIBS: FROST FREE. SEE PLAN FOR LOCATIONS

TOILETS: SEE PLAN (OWNER DETERMINE STYLE)

VENTS: PVC SCH 40 LOCATED TO REAR OF HOUSE. SIZE PER CODES G.I. IF GAS

WATER HEATER: RHEEM OR EQUAL. CONTRACTOR TO DETERMINE SIZE AND LOCATION

21. HVAC:

HVAC CONTRACTOR TO DESIGN AND SIZE ALL RELATED EQUIPMENT AND SUBMIT TO OWNER

INFORMATION SHEETS SPECIFYING SEER'S RANGE AND WARRANTIES ON COMPRESSOR, COIL, AND PARTS

22. ELECTRICAL:

ALLOW \$1800. ALL WORK TO BE IN STRICT COMPLIANCE WITH NEC LATEST EDITION

23. INSULATION:

FIBERGLASS BATT, KRAFT PAPER BACKED. R-13 IN WALLS. R-30 IN CEILING. EXPANDABLE FOAM

FILLER AROUND ELECTRICAL OUTLETS, PLUMBING PENETRATIONS, CRACKS, CREVACES AROUND EXTERIOR

DOORS AND WINDOWS. INSTALL BEAD OF CAULK BETWEEN SOLE PLATE AND SLAB

24. FINISH HARDWARE:

KWIK SET OR EQUAL. ALLOW \$600

25. SPECIAL SYSTEMS/EQUIP:

TELEPHONE/T.V. CABLE, VERIFY LOCATIONS WITH OWNER

26. LANDSCAPING:

ALLOW \$500 FOR SODDING AND SEED. FINAL GRADE TO OBTAIN PROPER DRAINAGE.

GENERAL NOTES

CONTRACTOR SHALL EXAMINE ALL DRAWINGS, DETAILS, AND SPECIFICATIONS AND CALL TO THE DESIGNERS ATTENTION ANY ERRORS, OMISSIONS, AND CONFLICTS PRIOR TO PERFORMING ANY WORK.

ALL ROUGH LUMBER SHALL BE NUMBER 2 GRADE MARKED, KILN DRIED SOUTHERN YELLOW PINE OR BETTER.

ALL ROUGH OPENINGS SHALL BE VERIFIED WITH WINDOW AND DOOR MFG. PRIOR TO ORDERING WINDOWS, DOORS, AND CASSED OPENINGS

USE HEAVY DUTY GALVANIZED JOIST HANGERS AT ALL FLUSH CONNECTIONS

USE HEAVY DUTY GALVANIZED HURRICANE ANCHORS AT EVERY TRUSS. CONNECT TRUSS TO TOP PLATE

USE TRIPLE STUDS UNDER ALL BEAM ENDS

USE 6: STUD WALLS AT ALL PLUMBING WALLS WITH 3" PLBG. STACKS

PROVIDE 2-2"x12" BEAM WITH 3/4" PLYWOOD BETWEEN (GLUE AND NAIL) UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL TO JOIST DIRECTION

IRC 2018 REQUIRED BUILDING CODES

THE BOTTOM OF ENCLOSED AREA FLOOD VENTS SHALL BE 12" OR LESS ABOVE ADJACENT GRADE AS REQUIRED BY SECT. R-322

FLOOD ZONE DESIGNATION TO BE DETERMINED BY CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM). IF LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL FLOODPLAIN MANAGEMENT REGULATIONS.

ENCLOSED AREAS BELOW DESIGN FLOOR ELEVATION SHALL MEET THE REQUIREMENTS OF SECT. R-322 FOR USE AS FLOOD OPENINGS. (GARAGE)

BUILDING MATERIALS USED BELOW DESIGN ELEVATION SHALL COMPLY WITH SECT. R-322

CEILINGS OF GARAGE SHALL BE CONSTRUCTED WITH 5/8" TYPE "X" DRYWALL IN COMPLIANCE WITH IRC SECT. R-322

BEDROOM WINDOWS SHALL HAVE A MINIMUM OPENING OF 5.7 SQ. FT. PER SECT. 310

PROVIDE CHEMICAL TERMITICIDE TREATMENT OF SLABS IN ACCORDANCE WITH SECT. R-318

CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH SECT R-315

SMOKE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH SECT R-314

WINDBORNE DEBRIS PROTECTION FOR WINDOWS WILL BE PROVIDED IN ACCORDANCE WITH SECT R-301 WHEN REQUIRED BY LOCAL CODE.

SLAB ANCHOR BOLTS

ANCHOR BOLTS SHALL BE 5/8" X 10" GALVANIZED BOLTS WITH A 2" HOOK. PROVIDE EACH WITH A NUT AND A 3" SQUARE STEEL WASHER. BOLTS TO BE SPACED AT 34" ON CENTER MAXIMUM

STAIR NOTES

TREADS SHALL BE 10" MINIMUM

RISERS SHALL BE 7 3/4" MAXIMUM

LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL

HANDRAIL HEIGHT SHALL BE 34" TO 38"

HANDRAILS SHALL HAVE A SPACE OF 1 1/2" BETWEEN THE RAIL AND WALL

HANDRAILS SHALL HAVE A DIAMETER OF 1 1/4"

GUARDRAIL POSTS ON STAIRS, PORCHES, OR BALCONIES SHALL BE SPACED 4" O.C.

GUARDRAILS SHALL BE 42" HIGH.

Sheet n.r.

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