PROPOSED NEW RESIDENCE

4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

INDEX of DRAWINGS

SQUARE FOOTAGE

FIRST FLOOR LIVING	654 SQ. FT.	800 SQ. FT.
LOFT AREA	146 SQ. FT.	
STORAGE AREA	126 SQ. FT.	
PORCH AREA	+ 311 SQ. FT.	
TOTAL AREA	1,237 SQ. FT.	

LEGEND of SYMBOLS

DRAWING MARK:
DRAWING DESCRIPTION — DWG. NO. — TITLE — SCALE: 1/4" = 1'-0" — SCALE — SHEET NO. — 1 / A7

INTERIOR ELEVATION MARK:
ELEV. NO. — DIR. OF CUT — SHEET DWG. APPEARS ON

BLOW UP DETAIL MARK:
DETAIL NO. — SHEET DWG. APPEARS ON — LARGE SCALE AREA

REVISION:
REVISION NO.

SECTION MARK:
SECTION MARK — DIR. OF CUT — SHEET SECTION APPEARS ON

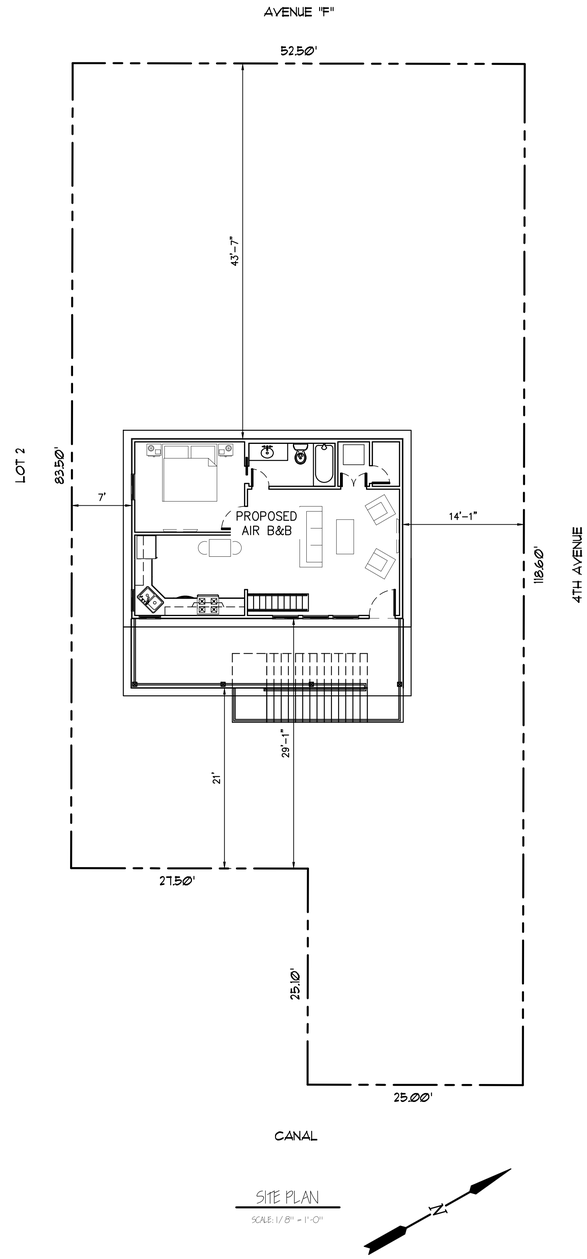
SECTION TITLE:
SHEET SECTION APPEARS ON — SECTION MARK — SECTION — SCALE: 3/4" = 1'-0" — SCALE — SHEET SECTION CUT FROM

OPENING MARK:
WINDOW DESIGNATION — DOOR DESIGNATION

ELEVATION MARK:
POINT OF ELE.

GENERAL NOTES

1. THE DESIGN CRITERIA FOR THESE PLANS IS THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) . ALL WORK SHALL COMPLY WITH THIS CODE.
2. THE WIND LOAD DESIGN CRITERIA IS 130 MPH AND SHALL COMPLY WITH THE LATEST EDITION OF THE AF&PA WOOD FRAME CONSTRUCTION MANUAL.
3. PROVIDE WIND BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH R301.2.1.2 OF THE 2021 IRC.
4. PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE 2021 IRC.
5. PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 OF THE 2021 IRC.
6. PROVIDE INSULATION AS REQUIRED IN SEC. 1102 OF THE 2021 IRC. (CEILING = R-30, WALLS = R-13)
7. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FOLLOW ALL APPLICABLE LATEST EDITIONS OF NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
8. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL OBSERVE ALL CONVENTIONAL TRADE ASSOCIATION, NEIGHBORHOOD COVENANTS AND GOVERNMENT STANDARDS OF WORKMANSHIP AND SAFETY OF WORK PROCEDURES.
9. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTIONS AS NECESSARY PER ALL APPLICABLE CODES.
10. CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO COMMENCING WORK AND REPORT ANY DESCREP-ENCIES TO THE OWNER PRIOR TO ORDERING MATERIALS AND/OR INSTALLATION OF MATERIALS.
11. THE EXISTING SITE IS DOCUMENTED ON THESE DRAWINGS IN ACCORDANCE WITH A LIMITED NUMBER OF AVAILABLE DRAWINGS AND FIELD INVESTIGATION. VARIANCE OF ACTUAL EXISTING CONDITIONS FROM THOSE ILLUSTRATED ON THESE DOCUMENTS DO OCCUR. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER.
12. WORK INDICATED AS "NOT IN CONTRACT", "NIC", OR "BY OTHERS" SHALL BE PERFORMED BY OTHER'S SEPARATE CONTRACTORS. THE GENERAL CONTRACTOR SHALL COOPERATE TO THE FULLEST EXTENT WITH ALL OTHER CONTRACTORS AND ASSIST IN COORDINATING THE WORK OF THEIR OWNER WITH THE WORK OF THIS CONTRACT.
13. NO ON SITE SUPERVISION OR INSPECTIONS BY THE DESIGNER ARE PROVIDED WITH THE USE OF THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL GOVERNING NATIONAL, STATE, AND LOCAL CODES. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE OF THE ACCEPTANCE OF THE ABOVE BY THE OWNER AND CONTRACTOR.



SITE PLAN
SCALE: 1/8" = 1'-0"

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

DO NOT SCALE DRAWINGS. SCHEDULES, NOTES, AND DIMENSIONS SHOULD BE FOLLOWED AND NOT SCALED.

4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:
James B. Heaslip
Registered
CIVIL
18278
STATE OF MISSISSIPPI
04/22/2026

REVISIONS:

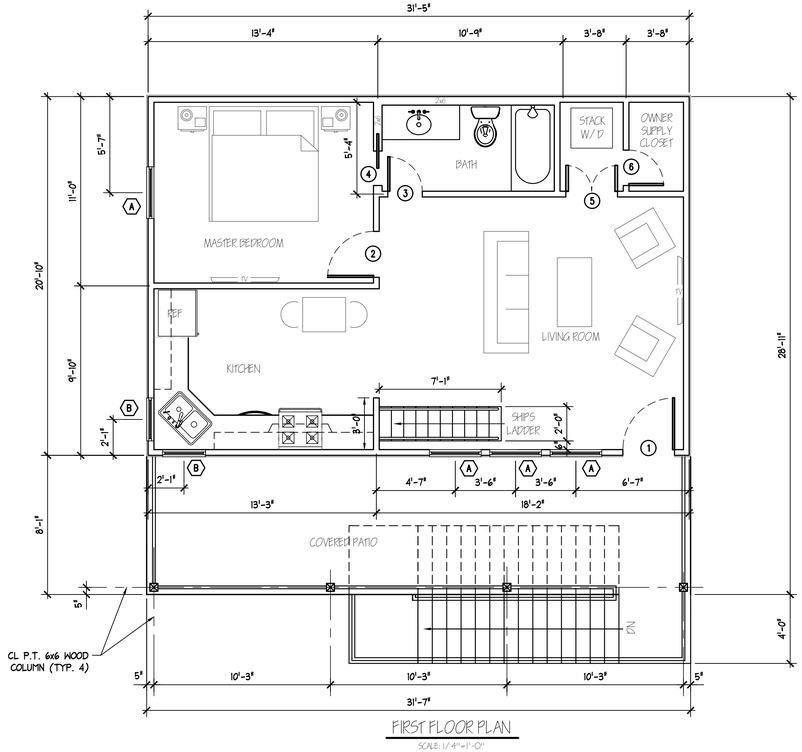
TITLE:
SITE PLAN

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

T1

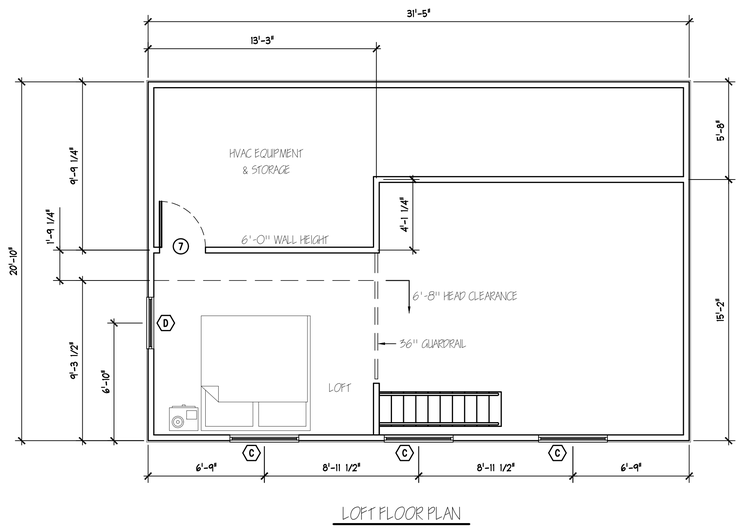
THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.

ENGINEER: JAMES B HEASLIP
LICENSE NUMBER: 31593



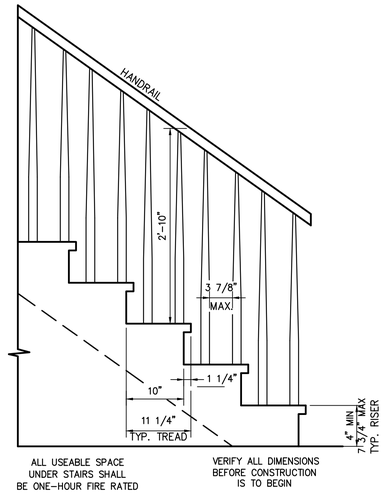
FIRST FLOOR PLAN

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



LOFT FLOOR PLAN

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



STAIR DETAIL

SCALE: 1" = 1'-0"

STAIR & GUARDRAIL NOTES

1. R311.5.6.1 – HANDRAIL SHALL HAVE A HEIGHT OF 36" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
2. R311.5.6 – HANDRAIL SHALL BE PROVIDED ON THE SIDE OF THE STAIRWAY OF FOUR OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS, ENDS SHALL RETURN AND SHALL TERMINATE IN NEWL POST OR SAFETY TERMINALS.
3. R311.5.6.3 – HANDRAIL SHALL BE NO MORE THAN 2 1/4" IN CROSS SECTION DIMENSION WITH SMOOTH SURFACE WITH NO SHARP CORNERS.
4. R311.5.6.2 – HANDRAILS SHALL HAVE SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
5. R312.1 – GUARDRAILS SHALL BE LOCATED AT PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 42 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 42 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
6. R312.2 – REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES WILL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

PLAN NOTES:

1. TOP OF FINISHED FIRST FLOOR EL. 0'–0". (REF.)
2. 10'–0" CEILING HEIGHT (TYPICAL UNLESS NOTED OTHERWISE).
3. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER OF RECORD WITH ANY DISCREPANCIES.
4. GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
5. INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE, FLOAT, AND SAND. (3 COATS) USE 5/8" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
6. INTERIOR SHEAR WALLS SHALL BE COVERED WITH 1/2" APA RATED PLYWOOD EACH SIDE AND COVERED WITH 1/2" GYPSUM BOARD.
7. BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
8. ADD CAT WALK IN ATTIC TO MECHANICAL SYSTEMS.
9. PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 IRC 2021.
10. CONTRACTOR WILL SUPPLY PRE–CUT PLYWOOD SHEETS ON SITE IN PLACE OF IMPACT RATED WINDOWS OR INSTALL FUNCTIONAL SHUTTERS PER IRC 2021 SEC. R301.2.1.2.
11. CONTRACTOR WILL SUPPLY AND CONSTRUCT HANDRAILS FOR STAIRS CONSISTING OF 4 RISERS OR MORE WITH THE DESIGN CRITERIA OF SECTION R311.7.8 OF 2021 IRC. (VERIFY STYLE WITH OWNER PRIOR TO INSTALLATION).
12. ELECTRICAL WIRING SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
13. SLEEPING AREAS SHALL BE PROTECTED BY UL–APPROVED SMOKE DETECTOR–CARBON MONOXIDE DETECTOR COMBO. THESE MUST BE WIRED TO THE 110 VOLT HOUSE CURRENT WITH BATTERY BACKUP AND MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268.
14. SMOKE DETECTORS SHALL BE INSTALLED NO FURTHER THAN 10 FEET FROM ANY SLEEPING ROOMS. NO CLOSER THAN 6 INCHES FROM WALL OR FROM CEILING DEPENDING ON WHERE MOUNTED.
15. CONTRACTOR TO PROVIDE APPROVED CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL–FIRED APPLIANCES AS P'ER SECTION R315 OF THE IRC 2021 ED.
16. ARC–FAULT CIRCUIT–INTERRUPTER. AN ARC–FAULT CIRCUIT INTERRUPTER IS A DEVICE INTENDED TO PROVIDE PROTECTION FROM THE EFFECTS OF ARC FAULTS BY RECOGNIZING CHARACTERISTICS UNIQUE TO ARCING AND BY FUNCTIONING TO DE–ENERGIZE THE CIRCUIT WHEN AN ARC FAULT IS DETECTED.
17. DWELLING UNITS. ALL 120–VOLT, SINGLE PHASE, 15– AND 20–AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING, UNLESS COVERED UNDER NEC210.8, SHALL BE PROTECTED BY A LISTED ARC–FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

SHIPS LADDER NOTES

R311.7.12 Ships ladders.

Ships ladders shall not be used as an element of a means of egress. Ships ladders shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches.

Exception: Ships ladders are allowed to be used as an element of a means of egress for lofts, mezzanines and similar areas of 200 gross square feet (18.6 m2) or less that do not provide exclusive access to a kitchen or bathroom.

R311.7.12.1 Treads of ships ladders.

Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than 8 1/2 inches (216 mm). The riser height shall be not more than 9 1/2 inches (241 mm).

DOOR SCHEDULE

DOOR			REMARKS
MARK	SIZE (WxHxT)	MATERIAL/FINISH	
1	36x80x1–3/4	SOLID WOOD AND GLASS	EXTERIOR STAIN GRADE
2	32x80x1–3/4	SOLID CORE MASONITE	6 PANEL
3	24x80x1–3/4	SOLID CORE MASONITE	6 PANEL
4	24x80x1–3/4	SOLID CORE MASONITE	POCKET, 6 PANEL
5	(2) 18x80x1–3/4	SOLID CORE MASONITE	DOUBLE, 6 PANEL
6	24x80x1–3/4	SOLID CORE MASONITE	6 PANEL
7	32x60x1–3/4	SOLID CORE MASONITE	6 PANEL, ATTIC ACCESS

WINDOW SCHEDULE

MARK	SIZE (WxH)	FRAME MATERIAL/ FINISH	GLASS TYPE	ACTING TYPE	REMARKS
A	36" x 60"	WOOD / VINYL CLAD	DOUBLE PANE	SINGLE HUNG	
B	30" x 30"	WOOD / VINYL CLAD	DOUBLE PANE	SINGLE HUNG	
C	48" x 24"	WOOD / VINYL CLAD	DOUBLE PANE	FIXED	
D	36" x 42"	WOOD / VINYL CLAD	DOUBLE PANE	SINGLE HUNG	

SHIPS LADDER NOTES

R311.7.12 Ships ladders

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD, #200
METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E. BAY ST. LOUIS, MS

SEAL:

04/22/2026

REVISIONS:

TITLE:

FLOOR PLANS

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

A1

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ENGINEER: JAMES B HEASLIP

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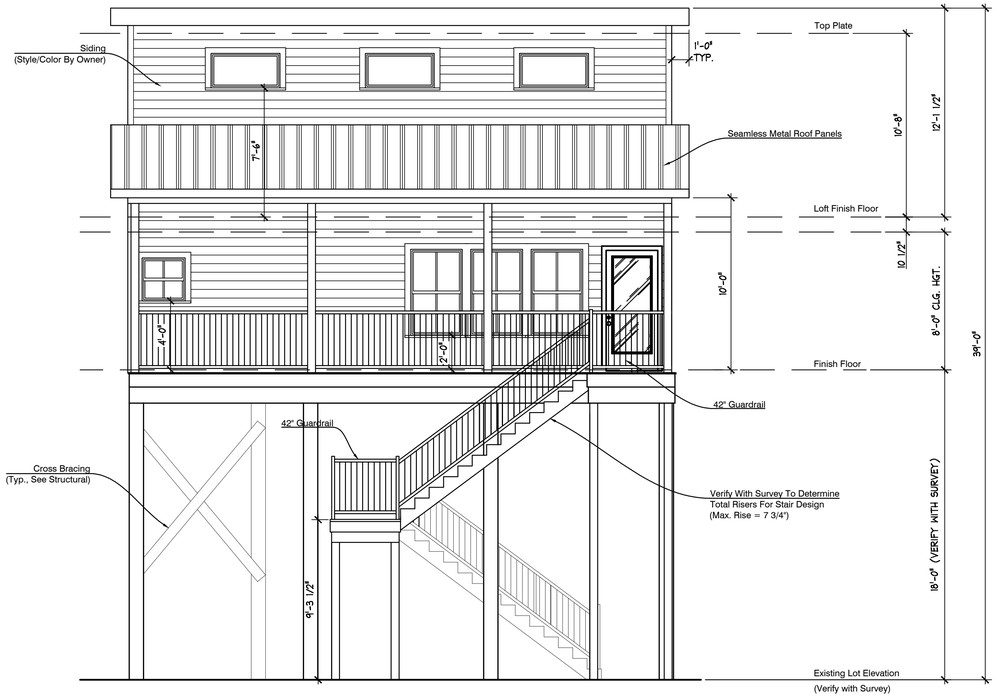
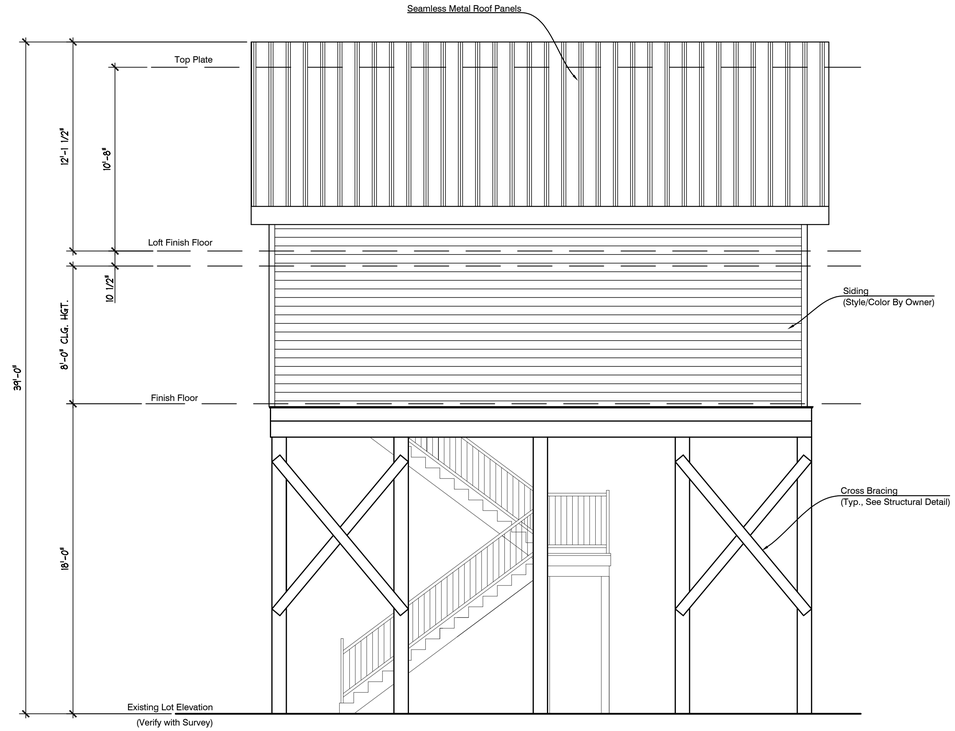


FRONT ELEVATION

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



REAR ELEVATION

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

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BAY ST. LOUIS, MS

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ELEVATIONS

Drawn By: DSA	Checked By: JBH
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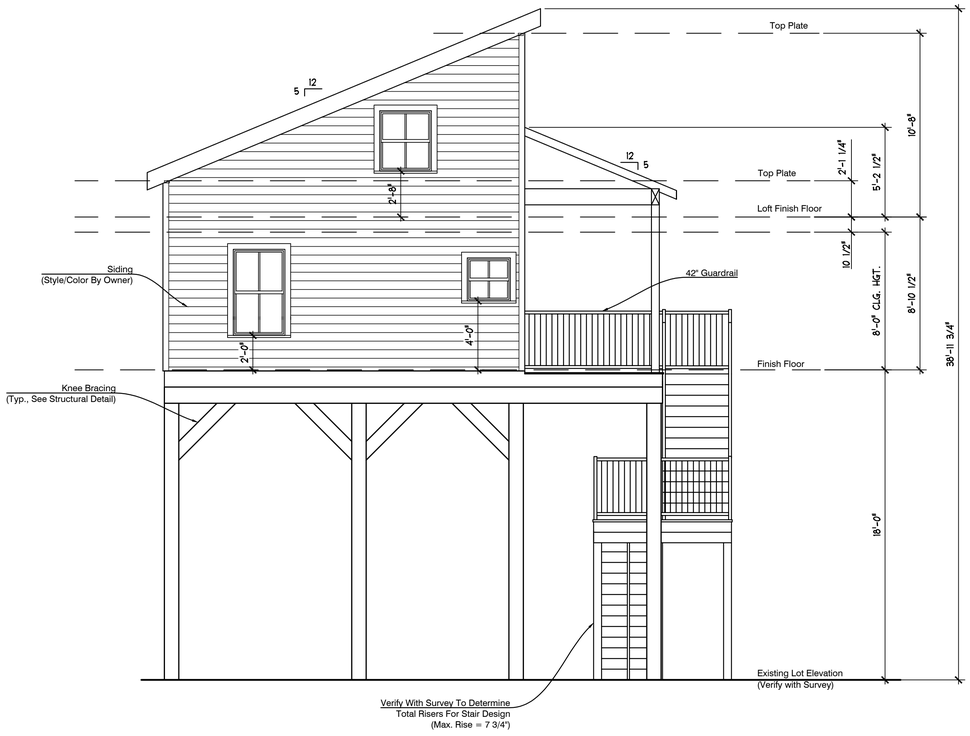
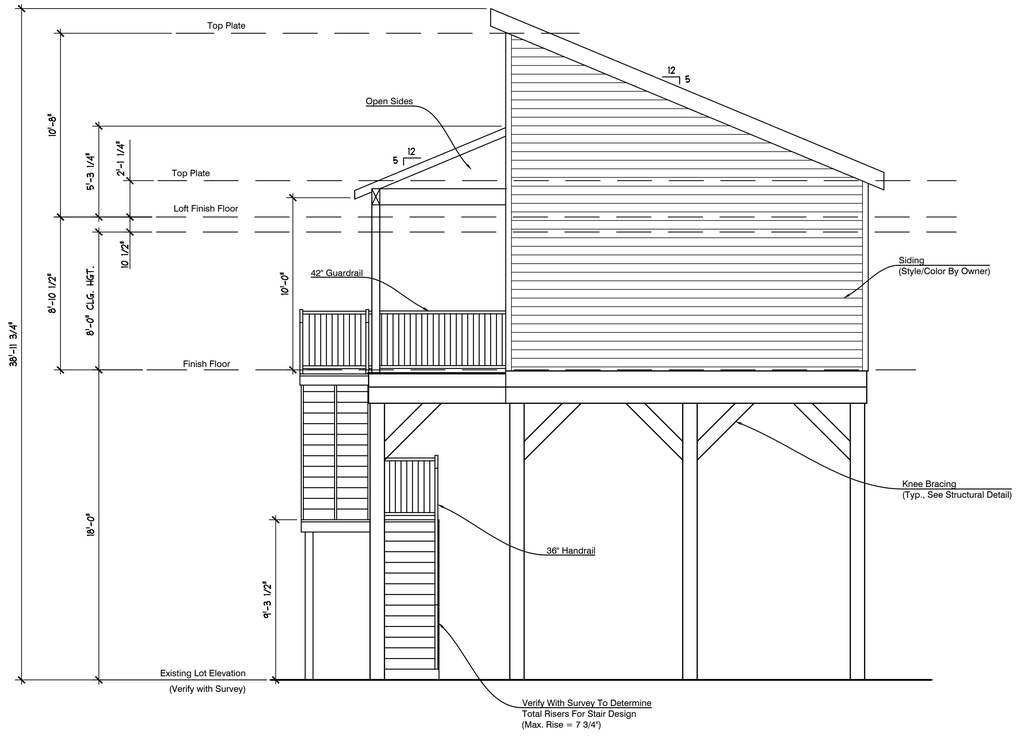
A2





RIGHT SIDE ELEVATION

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CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
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A3

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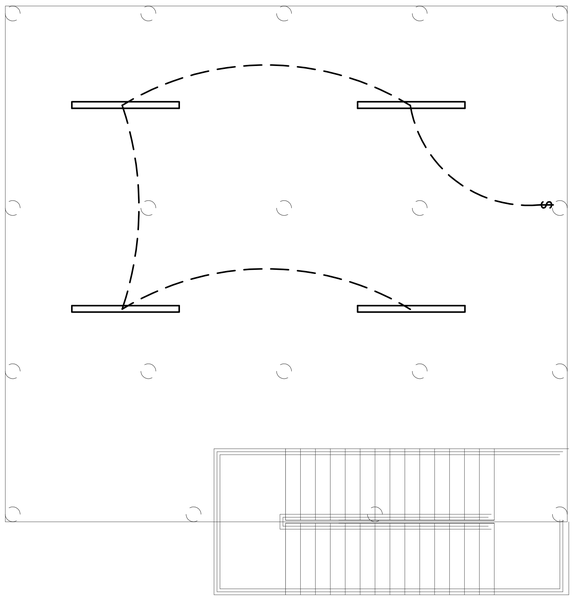
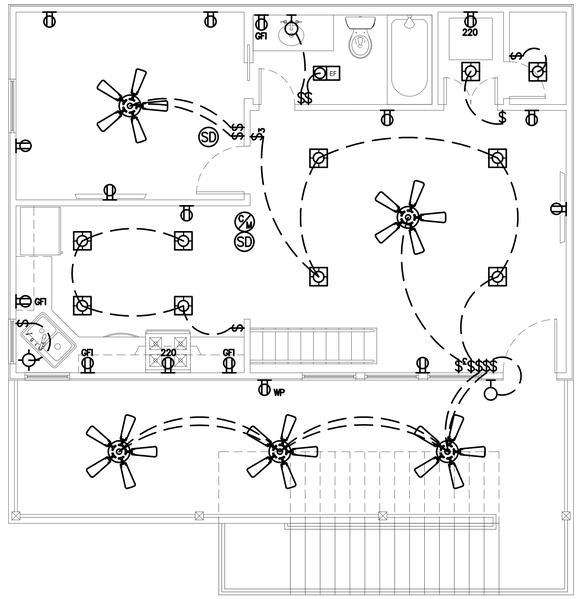


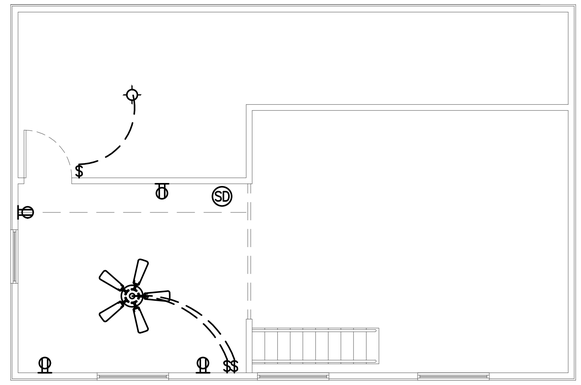
GROUND LEVEL ELECTRICAL PLAN

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



FIRST FLOOR ELECTRICAL PLAN

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



LOFT ELECTRICAL PLAN

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

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
$	SILENT LIGHT SWITCH
$3	THREE–WAY SILENT LIGHT SWITCH
	WALL MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
F	FAN / HEAT / LIGHT COMBO
	120 VOLT DUPLEX RECEPTACLE (14" A.F.F. UNLESS NOTED)
WP	120 VOLT WEATHER–PROOF DUPLEX RECEPTACLE, COVER PLATE AND BOX (24" A.F.F. UNLESS NOTED)
GFI	120 VOLT GROUND FAULT INTERRUPT DUPLEX RECEPTACLE (44" A.F.F. UNLESS NOTED)
SD	SMOKE–DETECTOR WITH BATTERY BACK–UP (SEE NOTE #10)
CM	CARBON MONOXIDE–DETECTOR WITH BATTERY BACK–UP (WHEN GAS IS PRESENT)
T	THERMOSTAT
	WEATHER–RESISTANT OUTDOOR FLOOD LIGHT FIXTURE
	SURFACE–MOUNT STRIP LED LIGHT FIXTURE (6' LONG)
	48" 5–BLADE CEILING FAN WITH LIGHT KIT (UNLESS NOTED)
	WIRING

GENERAL ELECTRICAL NOTES:

NOTE: ALL LIGHTING ARRANGEMENTS, OUTLETS, SWITCHES, ETC. ARE PLACED ON PLAN AS SUGGESTED LOCATIONS FOR OWNER. THE CONTRACTOR MUST VERIFY ALL ELECTRICAL WITH OWNER AND ELECTRICIAN PRIOR TO COMMENCEMENT OF WORK. ELECTRICIAN TO READ ENTIRE GENERAL NOTES PRIOR TO ANY WORK PERFORMED.

GENERAL POWER / LIGHTING NOTES:

1) ALL ELECTRICAL WORK SHALL MEET THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE STATE OF LOUISIANA.
2) ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED BY ELECTRICAL SUBCONTRACTOR WHO IS LICENSED IN THE STATE OF LOUISIANA AND BY OTHER REQUIRED LOCAL AGENCIES.
3) THE OWNER WILL SELECT ALL FIXTURES AND COORDINATE WITH THE ELECTRICIAN.
4) SIZING OF THE SERVICE SHALL BE DONE BY THE ELECTRICIAN BASED ON HIS CALCULATED LOADS FOR POWER, LIGHTS, EQUIPMENT, AND ANY OTHER PROPOSED ITEM REQUIRING ELECTRICAL POWER.
5) THE OWNER SHALL DIRECT THE ELECTRICIAN AS TO WHERE FINAL LOCATIONS FOR OUTLETS, SWITCHES, SPECIAL EQUIPMENT, ETC., SHALL BE INSTALLED.
6) OWNER TO LOCATE ALL TELEPHONE AND DATA OUTLETS.
7) ALL RECEPTACLES SHALL BE 18" A.F.F. UNLESS NOTED OTHERWISE.
8) CARBON MONOXIDE ALARM A UL 2034 APPROVED SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA (WITHIN WHICH FUEL–FIRED APPLIANCES ARE INSTALLED IN DWELLING UNITS).
9) DUAL POWERED, JOINT WIRED SMOKE DETECTION DEVICES NEED TO BE CAPABLE OF BEING WIRED TOGETHER SO THAT IN THE CASE OF TRIGGER, ALL UNITS SHALL SOUND.

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ELECTRICAL PLANS

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

E1

GENERAL STRUCTURAL NOTES:

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. FOR THE FOLLOWING REFERENCE CODES AND STANDARDS, ONLY THE LATEST EDITION IS APPLICABLE, UNLESS OTHERWISE INDICATED:
   - (A) AMERICAN CONCRETE INSTITUTE (ACI)
   - (B) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
   - (C) AMERICAN IRON AND STEEL INSTITUTE (AISI)
   - (D) AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM)
   - (E) AMERICAN WELDING SOCIETY (AWS)
   - (F) RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC)
   - (G) STEEL STRUCTURES PAINTING COUNCIL (SSPC)
   - (H) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
3. SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
4. STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
6. CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
7. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
9. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ERECTION, PLACEMENT, MAINTENANCE, DURATION AND REMOVAL OF ANY SHORING, RE-SHORING, BACK-SHORING, BRACING, TIE-BACKS, OR OTHER TEMPORARY SUPPORT STRUCTURES REQUIRED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION OR SURROUNDING IMPROVEMENTS DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE.
10. ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
11. STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
12. DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL AND CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

FOUNDATION NOTES:

1. UNLESS SHOWN OTHERWISE, GRADE BEAMS TO BE CENTERED ON COLUMNS AND WALLS.
2. GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
3. ALLOWABLE SOIL BEARING = 1500 LBS. PER SQ. FT. THIS PRESUMPTIVE CAPACITY IS BASED ON THE ASSUMPTION THAT THE EXISTING SOILS ARE AS DESCRIBED IN SECTION R401.4 AND TABLE R401.4.1 OF THE INTERNATIONAL RESIDENTIAL CODE. THE ENGINEER OF RECORD MAKES NO WARRANTY OR GUARANTEE OF FUTURE SETTLEMENT OF THE EXISTING SOILS. THE TOP 12 INCHES OF EXISTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT.

CONCRETE NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   - (A) ACI 117 – SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
   - (B) ACI 301 – SPECIFICATIONS FOR STRUCTURAL CONCRETE
   - (C) ACI 304 – RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
   - (D) ACI 308 – RECOMMENDED PRACTICE FOR CURING CONCRETE
   - (E) ACI 315 AND 315R – DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
   - (F) ACI 316 – RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES
   - (G) ACI 318 – BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - (H) ACI 336 – SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS
   - (I) ACI 347 – RECOMMENDED PRACTICE FOR CONCRETE FORM WORK
   - (J) ASTM STANDARDS FOR THE MATERIALS LISTED.
2. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
   - (B) CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)
   - (C) PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.
   - (D) AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
   - (E) REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.
   - (F) WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.
   - (G) STEEL PLAIN WIRE SHALL MEET ASTM A82.
3. SLUMPS:

   CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.
   - (B) CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 6 INCHES.
   - (C) CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.

CONCRETE NOTES (CONT.):

4. BONDING:

   BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".
   - (B) FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.
   - (C) FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.
6. CONCRETE PROTECTION FOR REINFORCEMENT:

   CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) 3" FOR CONCRETE GRADE BEAMS AND FOOTINGS DEPOSITED DIRECTLY AGAINST THE GROUND.
   - (B) 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
   - (C) 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND
   - (D) 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
7. PLACEMENT:

   PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
   - (B) REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
   - (C) PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.
   - (D) CONTINUOUS BOTTOM BARS SHOULD BE LAP SPLICED 6" AT CENTER OF SUPPORT.
   - (E) LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.
   - (F) COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.
   - (G) PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.
   - (H) PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL
   - (I) WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.
8. SPLICES:

   REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.
   - (B) PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.
9. EMBEDMENTS:

   CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.
   - (B) CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.
   - (C) CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.
   - (D) IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.
   - (E) CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.
   - (F) OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.
   - (G) CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.

WOOD FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:

   ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
   - (A) IRC – INTERNATIONAL RESIDENTIAL CODE (IRC)
   - (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
   - (C) AWC – WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)
   - (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)
2. WALL SYSTEMS:

   WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE).
3. MATERIALS:

   MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.
   - (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
   - (C) FLOOR PLYWOOD SHEATHING SHALL BE 3/4" THICK.
   - (D) WALL PLYWOOD SHEATHING SHALL BE 1/2" THICK.
   - (E) ATTIC PLYWOOD SHEATHING SHALL BE 1/2" THICK.
   - (F) ROOF PLYWOOD SHEATHING SHALL BE 5/8" THICK.
   - (G) MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE i-LEVELTRUSS JOIST COMPANY'S "MICROLLAM" OR APPROVED EQUAL.

WOOD FRAMING NOTES (CONT.):

   - (H) MEMBERS DESIGNATED AS "PSL" SHALL BE PARALLEL STRAND LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE i-LEVEL TRUSS JOIST COMPANY'S "PARALLAM" OR APPROVED EQUAL.
   - (I) MEMBERS DESIGNATED AS "TJI" SHALL BE "I-SHAPED" WOOD JOIST LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE i-LEVEL TRUSS JOIST COMPANY'S "TRUS JOIST" OR APPROVED EQUAL.
   - (J) MEMBERS DESIGNATED AS "PPG" SHALL BE GLULAM LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE ANTHONY FOREST PRODUCTS COMPANY'S "POWER PRESERVED GLULAM" OR APPROVED EQUAL.
   - (K) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.
   - (L) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.
   - (M) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING OR APPROVED EQUAL.
   - (N) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.
4. CONNECTIONS:

   CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. ALL EXPOSED NAILS, SCREWS, OR BOLTS SHALL BE POLYMER COATED OR GALVANIZED.
   - (B) NO STAPLES SHALL BE PERMITTED.
   - (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2021 TABLE R602.3.
   - (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.
   - (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL BE ATTACHED TOGETHER WITH (3) ROWS OF 12d NAILS SPACED AT 12".
   - (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF NAILS SPACED AT 8".
   - (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
   - (H) PLYWOOD ROOF SHEATHING VERTICAL JOINTS SHALL BE STAGGERED EVERY 4 FEET OR LESS.
   - (I) FLOOR JOISTS SHALL HAVE BRIDGING AT 8'-0" O.C. (MAX.).
   - (J) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4" RAMSETS AT 16" O.C.
   - (K) PRE-ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PPG, LVL, ETC. SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
5. OPENINGS:

   OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
   - (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12's OR THREE 2x10's (4'-0" MAX.).
   - (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFCM TABLE 3.23C.
   - (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.23D.
   - (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.22F.

DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).
   - (A) DESIGN BUILDING CODE – 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
   - (B) DESIGN GRAVITY LOADS:

FIRST FLOOR	DL = 10 PSF LL = 40 PSF
LOFT	DL = 10 PSF LL = 30 PSF
ATTIC	DL = 10 PSF LL = 20 PSF
ROOF	DL = 15 PSF LL = 20 PSF

   - (C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-16:

     MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5-1
BASIC WIND SPEED	Vult. = 163 MPH Vasd. = 126 MPH	FIGURE 26.5-1B
DIRECTIONALITY	Kd = 0.85	FIGURE 26.6-1
EXPOSURE CATEGORY	C	SECTION 26.7
TOPOGRAPHIC FACTOR	Kzt = 1.0	FIGURE 26.8-1
GUST EFFECT FACTOR	0.85	SECTION 26.9
ENCLOSURE CLASSIFICATION	ENCLOSED	SECTION 26.10
INTERNAL PRESSURE COEFFICIENT	CGpi = +/-0.18	SECTION 26.11
VELOCITY	qh = 33.99 PSF	SECTION 28.3.2

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ENGINEER: JAMES B HEASLIP

LICENSE NUMBER: 31593

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:

James B. Heaslip
DATE
CIVIL
18278
STATE OF MISSISSIPPI
04/22/2026

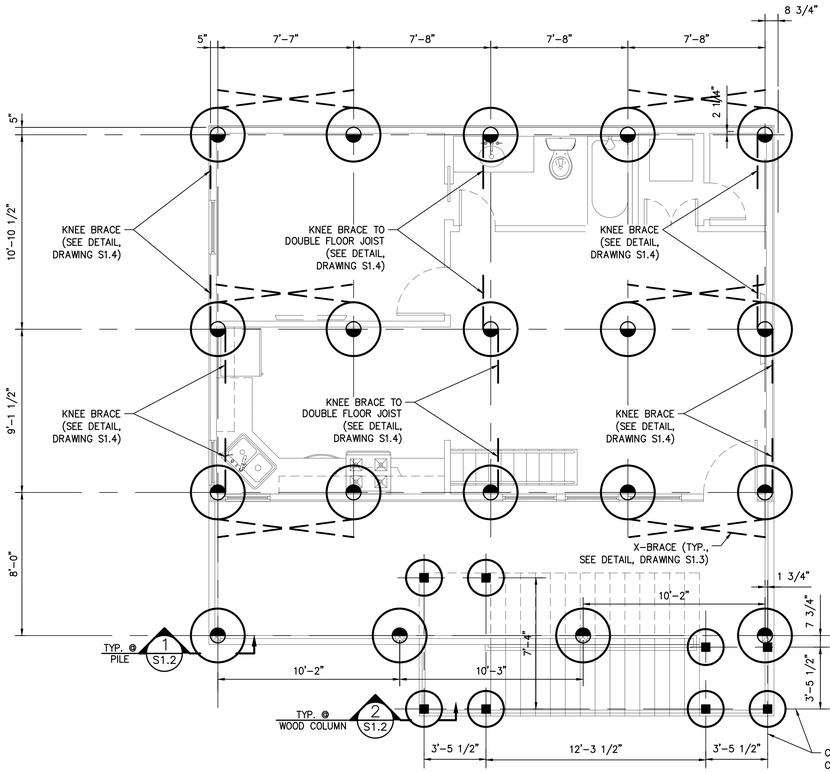
REVISIONS:

TITLE:

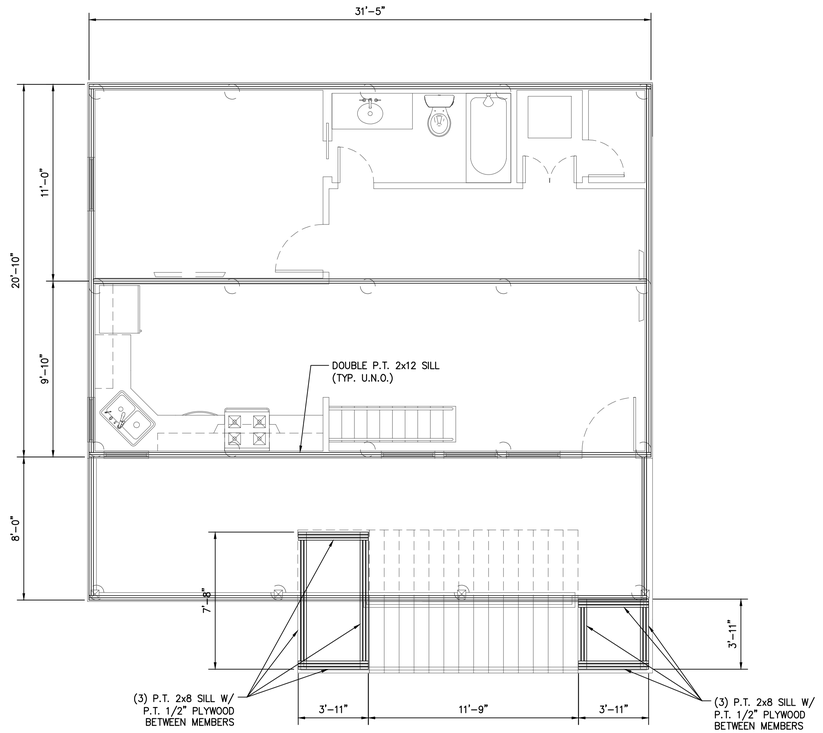
GENERAL STRUCTURAL NOTES

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

S1.0



FOUNDATION PLAN



SILL PLAN

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0.
2. FOR ALL PLAN NOTES, SEE DRAWING S1.2.

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LICENSE NUMBER: 31593

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:

James B. Heaslip IV
DATE
CIVIL
18278
STATE OF MISSISSIPPI

04/22/2026

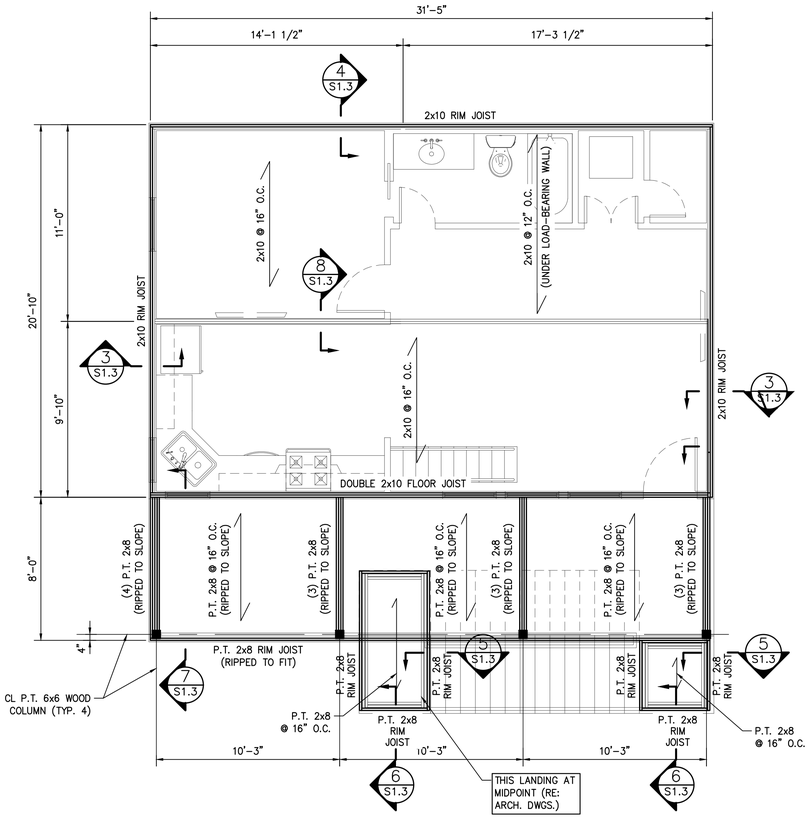
REVISIONS:

TITLE:

FOUNDATION AND SILL PLANS

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

S1.1

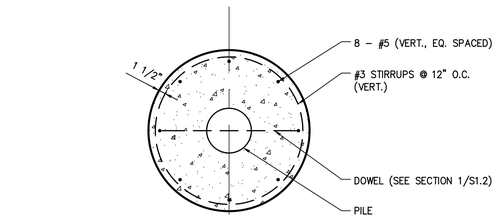


FIRST FLOOR FRAMING PLAN

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

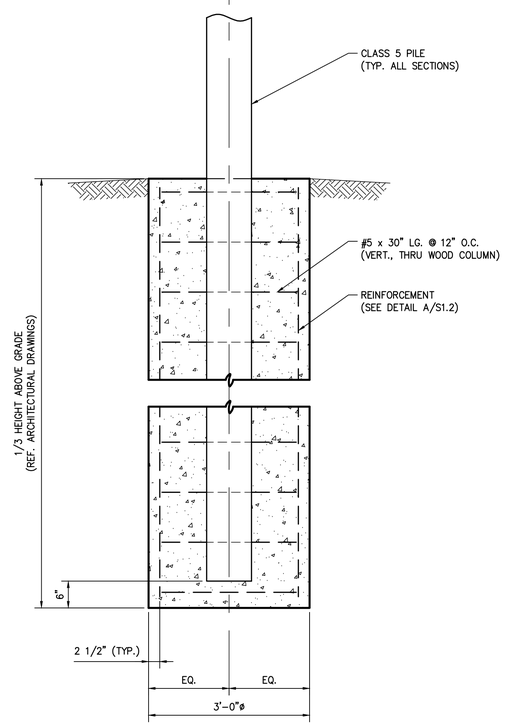
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0.
2. ALL FLOOR JOIST AND SILL MEMBERS BELOW B.F.E. TO BE PRESSURE TREATED.
3. ALL INTERSECTIONS OF (2) 2x12 SHALL HAVE A SIMPSON HUCQ210-2SDS HEAVY DUTY JOIST HANGER.
4. SKEWED (2) 2x8 ANGLE BEAMS SHALL BE CONNECTED WITH SIMPSON SUR/L28-2 HANGER.
5. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS.
6. ALL PACKED STUD COLUMNS INSIDE STUD WALLS SHALL BE BLOCKED BELOW THE COLUMNS AT THE FIRST FLOOR FRAMING TO TRANSFER ALL LOADS INTO SILLS BELOW.

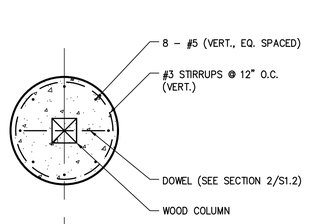


PLAN VIEW

DETAIL A — SCALE: 1 1/2" = 1'-0" — S1.2 | S1.2

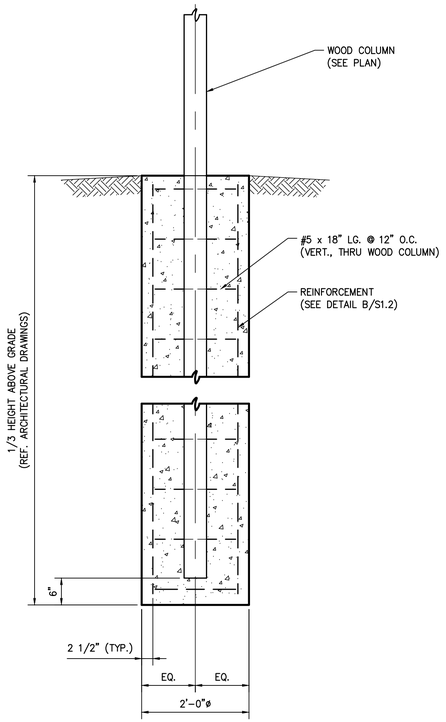


SECTION 1 — SCALE: 3/4" = 1'-0" — S1.1 | S1.2



PLAN VIEW

DETAIL B — SCALE: 1 1/2" = 1'-0" — S1.2 | S1.2



SECTION 2 — SCALE: 3/4" = 1'-0" — S1.1 | S1.2

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:

James B. Heaslip — Date — CIVIL 18278 — STATE OF MISSISSIPPI

04/22/2026

REVISIONS:

TITLE:

FIRST FLOOR FRAMING PLAN AND FOUNDATION SECTIONS

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj. #: 21315

S1.2

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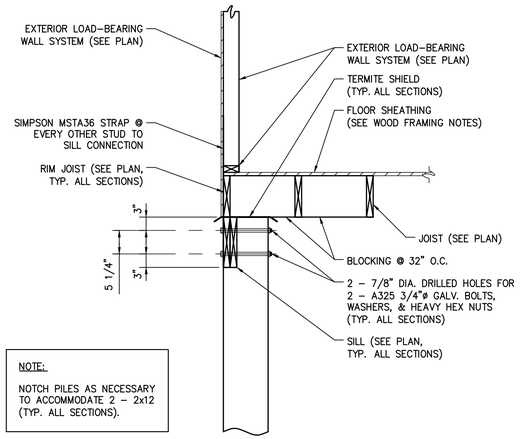
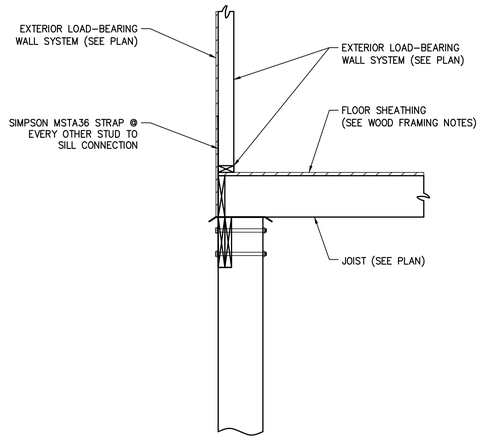
ENGINEER: JAMES B HEASLIP

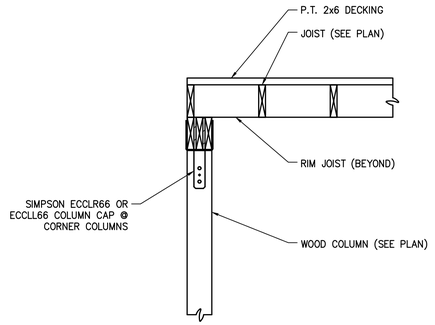
LICENSE NUMBER: 31593



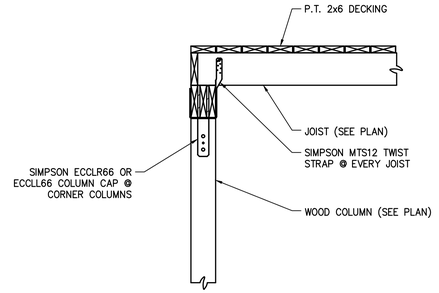
SECTION 3
SCALE: 3/4" = 1'-0" S1.1|S1.3



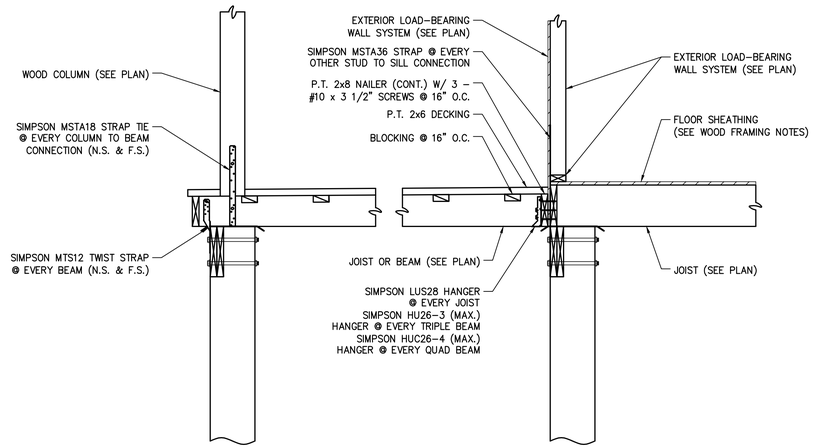
SECTION 4
SCALE: 3/4" = 1'-0" S1.1|S1.3



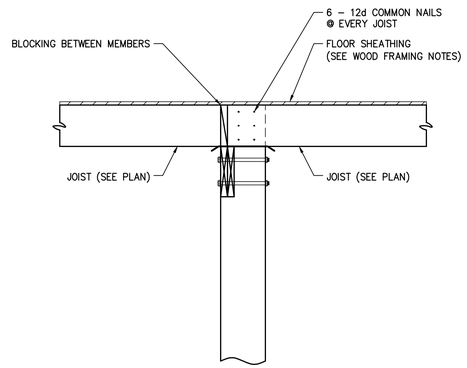
SECTION 5
SCALE: 3/4" = 1'-0" S1.1|S1.3



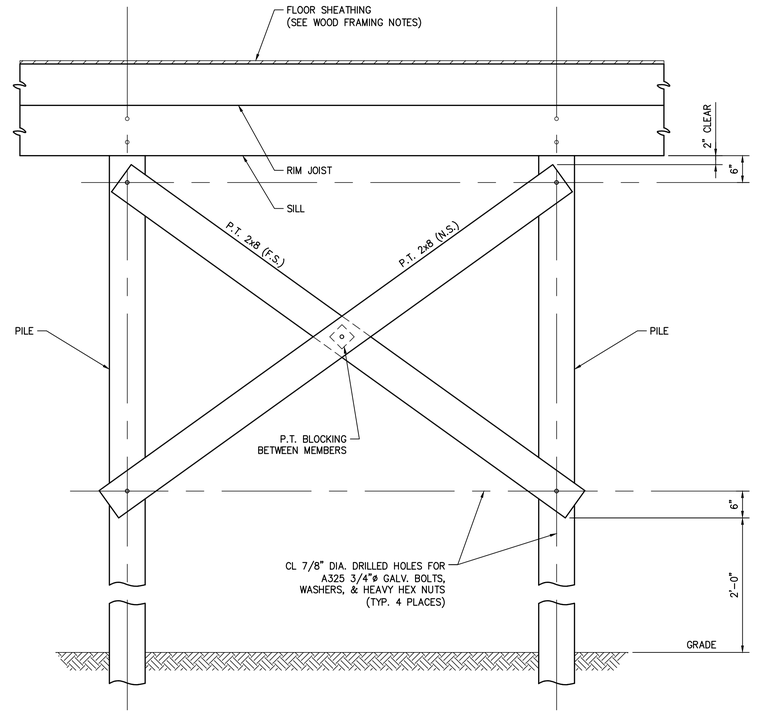
SECTION 6
SCALE: 3/4" = 1'-0" S1.1|S1.3



SECTION 7
SCALE: 3/4" = 1'-0" S1.1|S1.3



SECTION 8
SCALE: 3/4" = 1'-0" S1.1|S1.3



X-BRACE DETAIL
SCALE: N.T.S.

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ENGINEER: JAMES B HEASLIP
LICENSE NUMBER: 31593

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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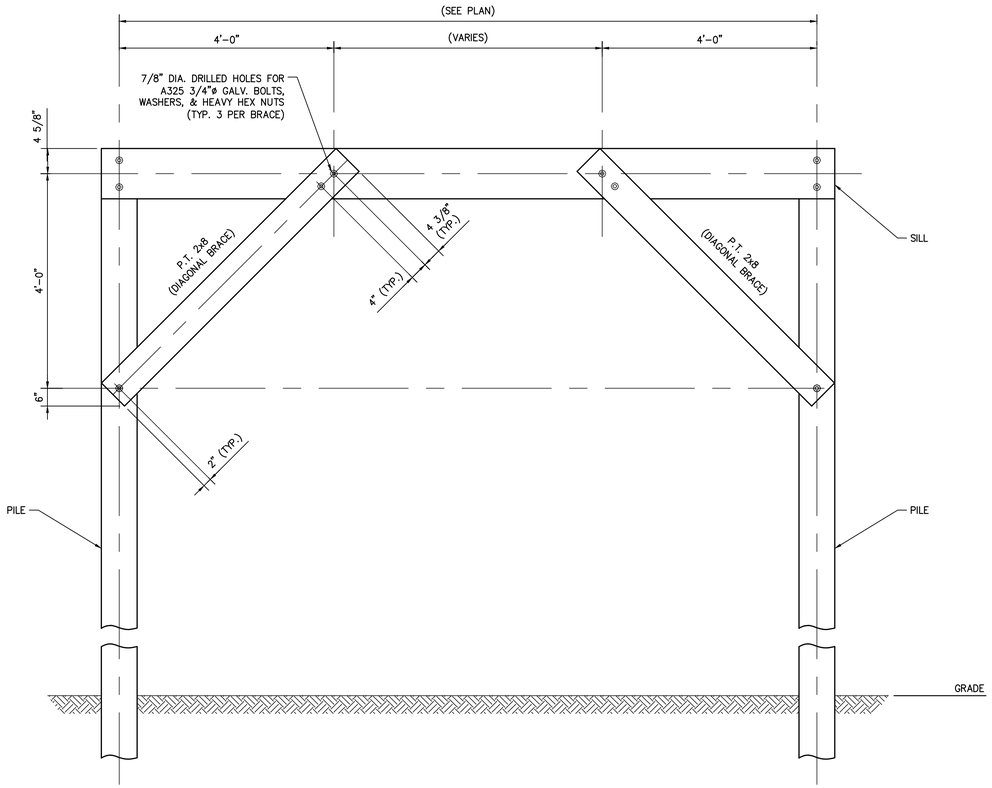
TITLE:

FIRST FLOOR FRAMING SECTIONS AND DETAIL

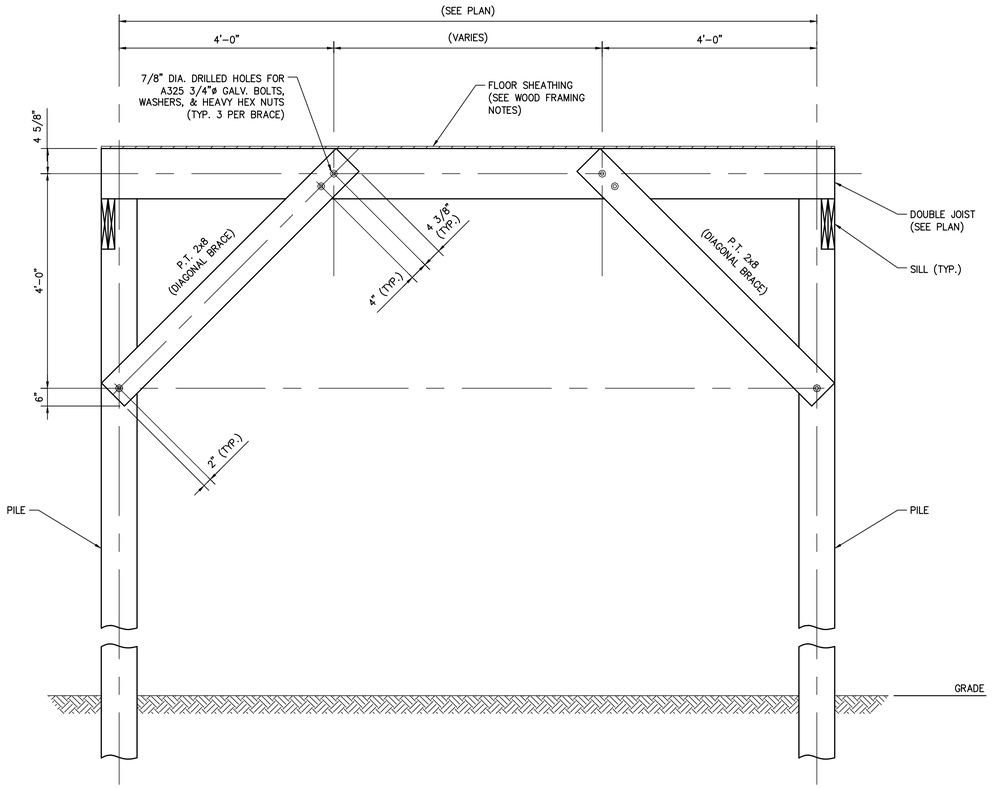
Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj #: 21315

S1.3



KNEE BRACE TO SILL DETAIL

SCALE: N.T.S.



KNEE BRACE TO DOUBLE FLOOR JOIST DETAIL

SCALE: N.T.S.

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LICENSE NUMBER: 31593

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:

James B. Heaslip, III
DATE
CIVIL
18278
STATE OF MISSISSIPPI

04/22/2026

REVISIONS:

TITLE:

FIRST FLOOR FRAMING DETAILS

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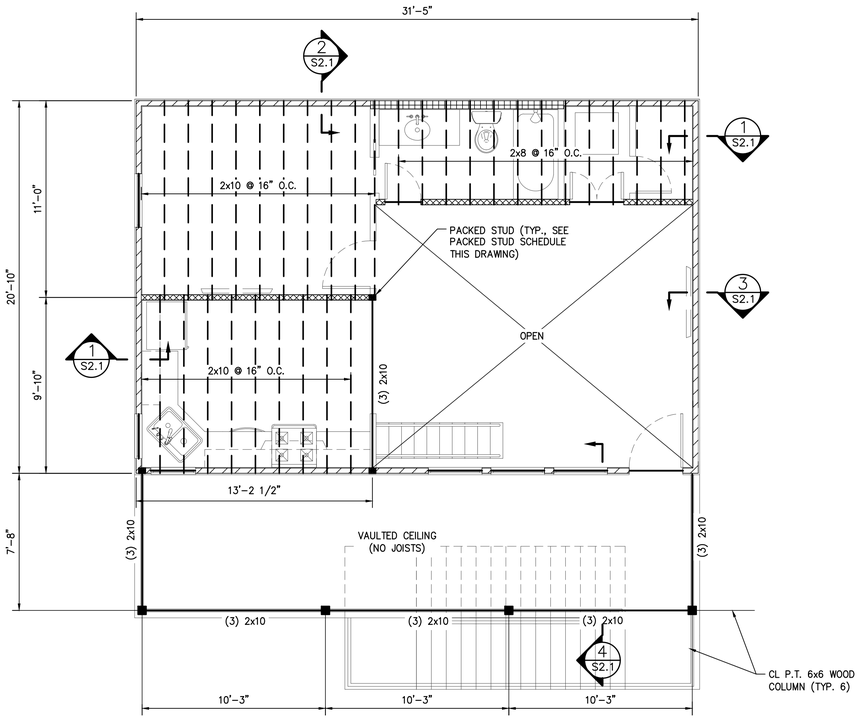
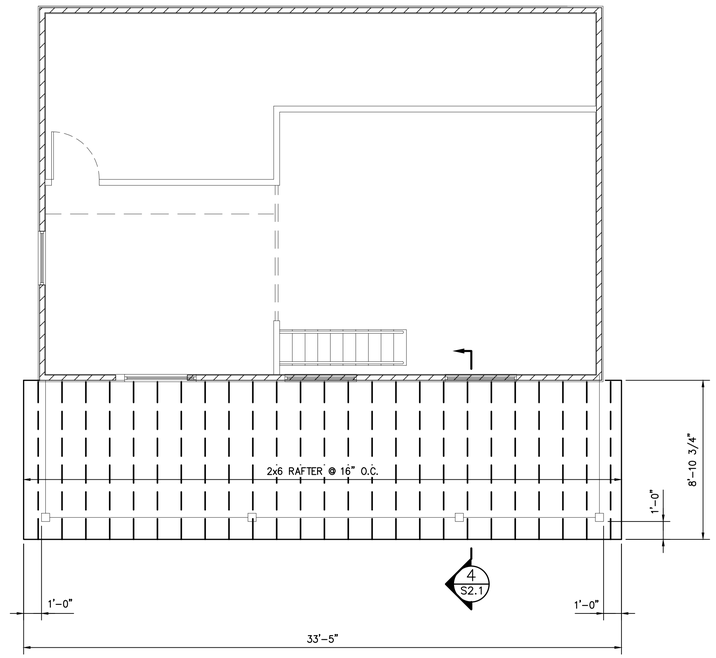
S1.4



SECOND FLOOR FRAMING PLAN

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



PORCH ROOF FRAMING PLAN

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

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0.
2. MEASUREMENTS ARE TO EDGE OF FRAMING.
3. UNLESS SHOWN ON PLANS, SEE WOOD FRAMING NOTES FOR HEADER SIZING.
4. PROVIDE BLOCKING WHERE JOIST SPAN EXCEED 8'-0".
5. DOUBLE JOISTS SHOWN ON FIRST FLOOR FRAMING PLAN ARE FOR PILE BRACES BELOW.
6. ▭▭▭▭▭▭▭▭ – SYMBOL ON PLAN INDICATES 2x6 EXTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 2x6 STUD @ 16" O.C. (MAX.)
   - B. 2x6 BOTTOM PLATE
   - C. DOUBLE 2x6 TOP PLATE
   - D. SHEATHING – (SEE WOOD FRAMING NOTES)
   - E. BLOCKING @ 48" O.C. (MAX.)
7. ▭▭▭▭▭▭▭▭ – SYMBOL ON PLAN INDICATES 2x4 EXTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 2x4 STUD @ 16" O.C. (MAX.)
   - B. 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - D. SHEATHING – (SEE WOOD FRAMING NOTES)
   - E. BLOCKING @ 48" O.C. (MAX.)
8. ▭▭▭▭▭▭▭▭ – SYMBOL ON PLAN INDICATES 2x4 INTERIOR LOAD-BEARING WALL SYSTEM:
   - A. 2x4 STUD @ 16" O.C. (MAX.)
   - B. 2x4 BOTTOM PLATE
   - C. DOUBLE 2x4 TOP PLATE
   - D. BLOCKING @ 48" O.C. (MAX.)

PACKED STUD SCHEDULE

INTERIOR BEAM COLUMNS		HEADERS IN EXTERIOR WALLS		
BEAM SIZE	MIN. NUMBER OF STUDS REQUIRED	OPENING SIZE	MIN. NUMBER OF JACK STUDS REQUIRED	MIN. NUMBER OF KING STUDS REQUIRED
(2) 2x8 or (2) 2x10 or (2) 2x12	3	0'-0" – 4'-0"	1	2
(3) 2x8 or (3) 2x10 or (3) 2x12	3	4'-1" – 6'-0"	2	2
		6'-1" – 8'-0"	2	3

NOTES:

1. PACKED STUD IS REQUIRED UNDER EACH BEAM END (UNLESS SHOWN OTHERWISE).
2. ALL PACKED STUDS SHALL BE CARRIED DOWN TO THE FOUNDATION.
3. FULL HEIGHT STUDS ARE REQUIRED FOR PACKED STUD CONSTRUCTION.
4. SEE PACKED STUD DETAIL, DRAWING S2.2.

AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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4TH AVE / BAYOU VIEW DR E.
BAY ST. LOUIS, MS

SEAL:

James B. Heaslip
DATE
CIVIL
18278
STATE OF MISSISSIPPI
04/22/2026

REVISIONS:

TITLE:

SECOND FLOOR CEILING AND PORCH ROOF FRAMING PLANS

Drawn By: DSA | Checked By: JBH
Date: 4/22/2026 | Proj. #: 21315

S2.0

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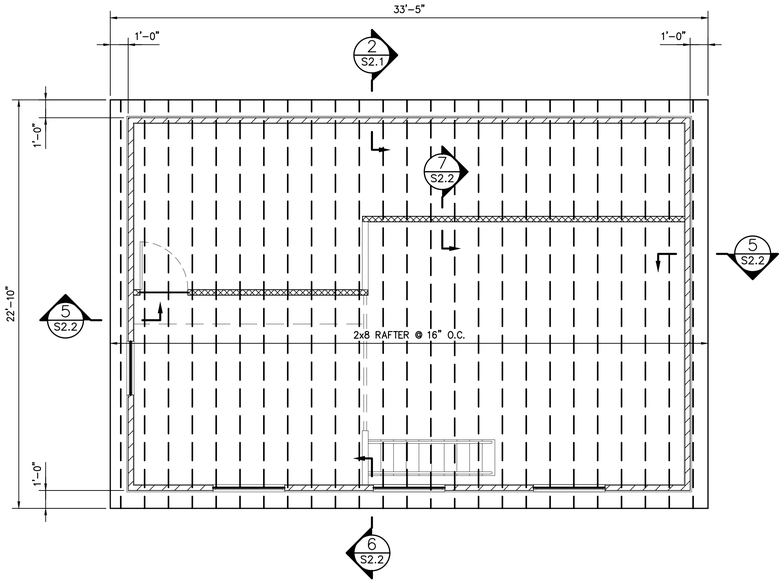
LICENSE NUMBER: 31593

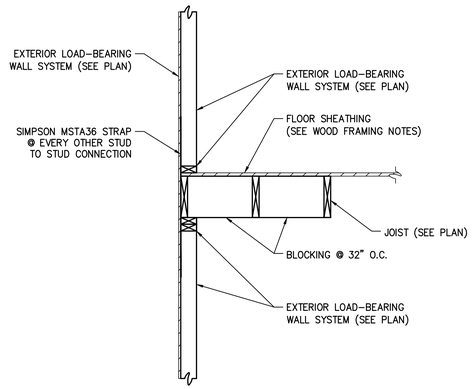


ROOF FRAMING PLAN

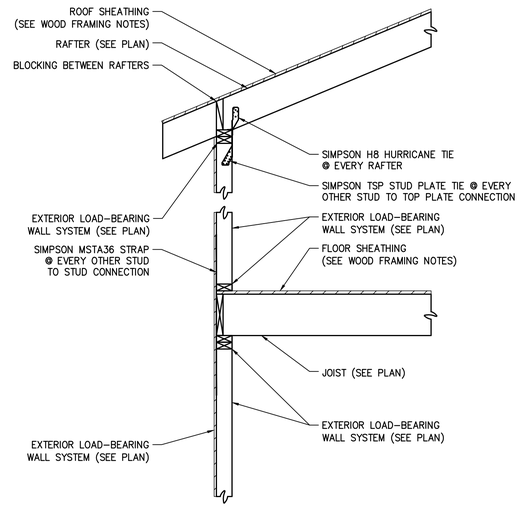
SCALE: 1/4" = 1'-0"

PLAN NOTES:

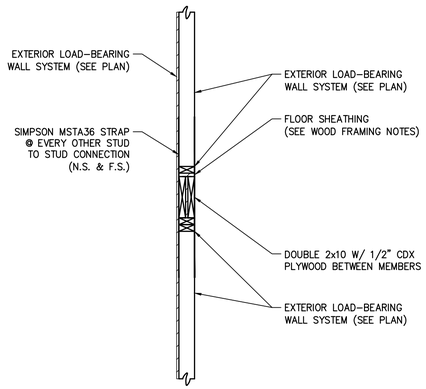
1. FOR ALL NOTES, SEE DRAWINGS S1.0A – S1.0B.
2. FOR ALL PLAN NOTES, SEE DRAWING S2.0.



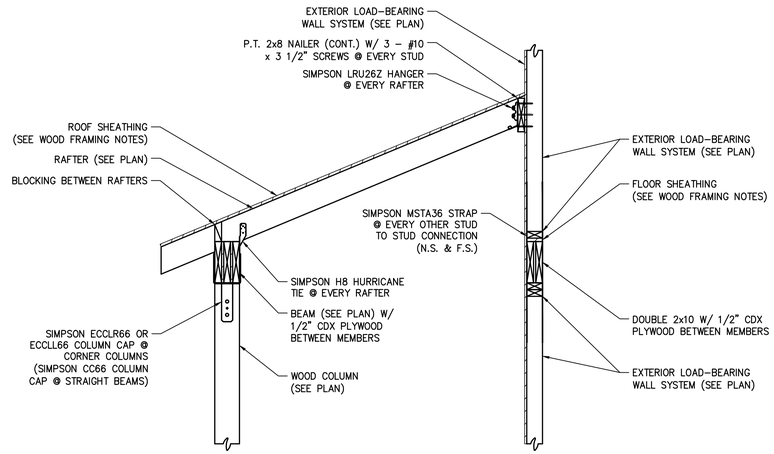
SECTION 1
SCALE: 3/4" = 1'-0" S2.0|S2.1



SECTION 2
SCALE: 3/4" = 1'-0" S2.0|S2.1



SECTION 3
SCALE: 3/4" = 1'-0" S2.0|S2.1



SECTION 4
SCALE: 3/4" = 1'-0" S2.0|S2.1

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AXIS ENGINEERING
CIVIL | STRUCTURAL
504.380.0800 INFO@AXISENGR.COM
3500 N. CAUSEWAY BLVD. #200
METAIRIE, LOUISIANA 70002

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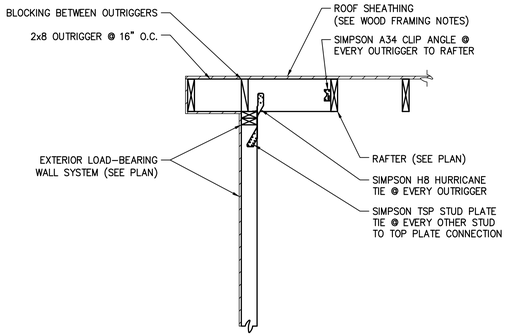
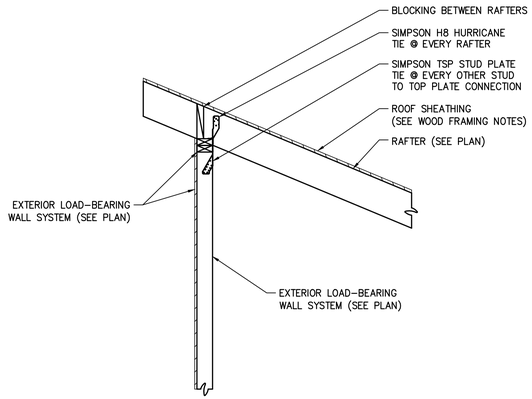
ROOF FRAMING PLAN AND SECTIONS

Drawn By: DSA	Checked By: JBH
Date: 4/22/2026	Proj #: 21315

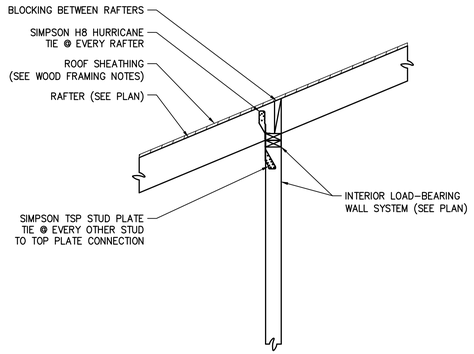
S2.1



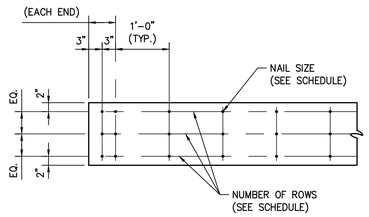
SECTION 5
SCALE: 3/4" = 1'-0" S2.1|S2.2



SECTION 6
SCALE: 3/4" = 1'-0" S2.1|S2.2



SECTION 7
SCALE: 3/4" = 1'-0" S2.1|S2.2

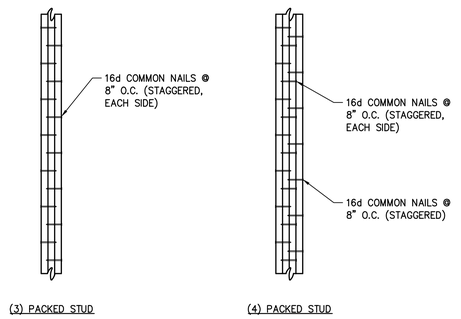


BEAM AND HEADER MEMBER SIZE	NUMBER OF ROWS	NAIL SIZE (COMMON NAIL)
(3) 2x8	3	16d
(3) 2x10	3	16d
(3) 2x12	3	16d

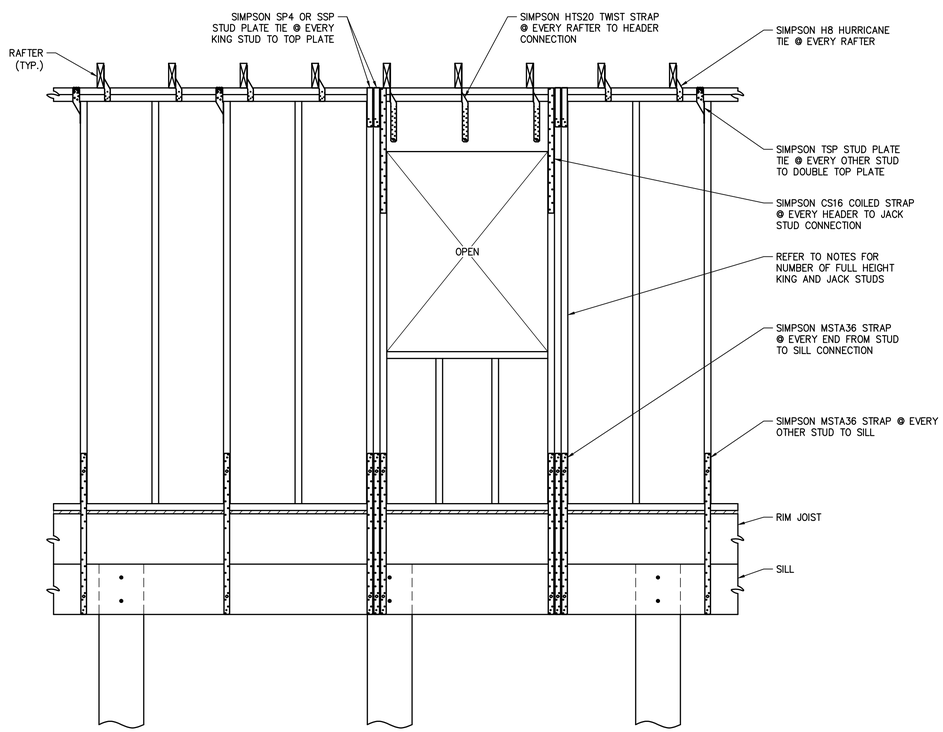
NOTE:

ALL BEAM AND HEADER MEMBERS TO BE PROPERLY SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS TOGETHER.

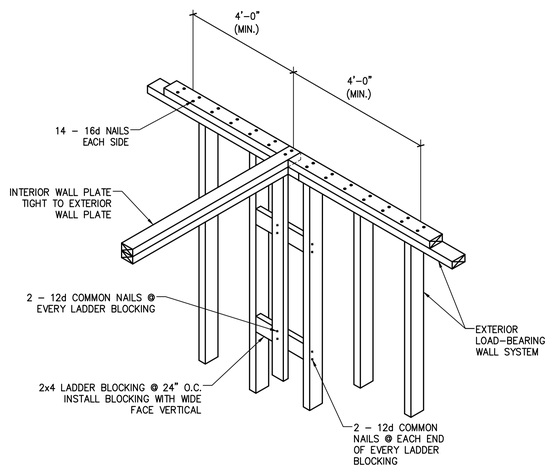
BEAM AND HEADER
FASTENING PATTERN DETAIL
SCALE: 3/4" = 1'-0"



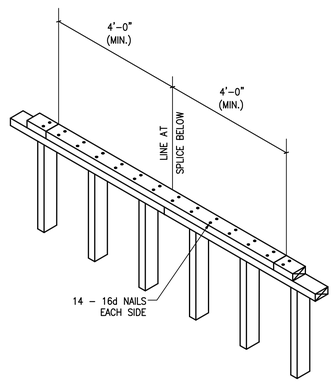
PACKED STUD DETAIL
SCALE: N.T.S.



CONTINUOUS LOAD PATH @ OPENING DETAIL
SCALE: N.T.S.



INTERIOR WALL INTERSECTION DETAIL
SCALE: N.T.S.



TOP PLATE SPLICE DETAIL
SCALE: N.T.S.

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S2.2