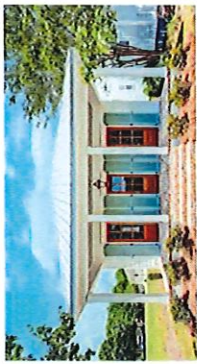
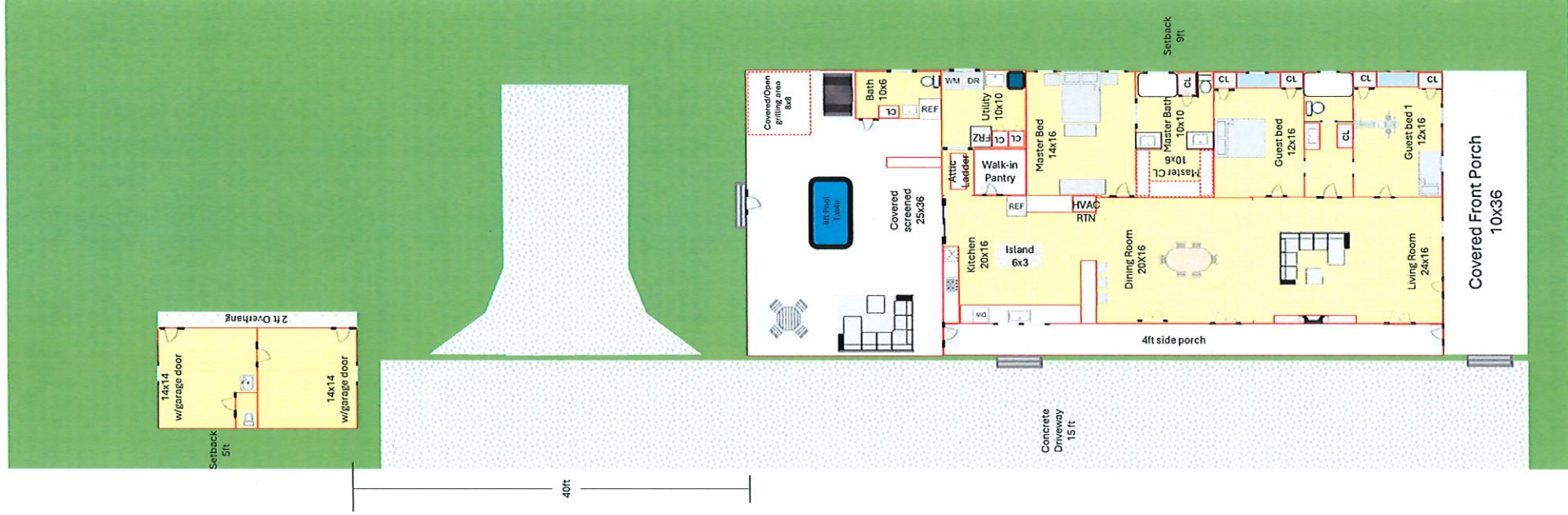
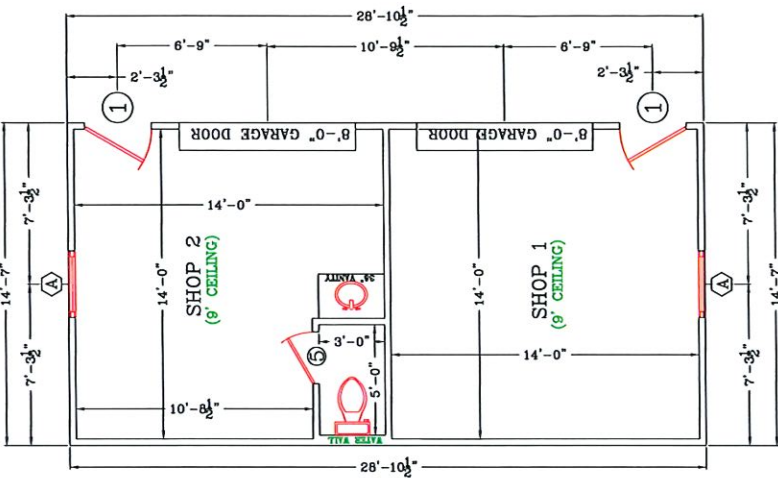


Plan notes:

1. All dimensions approximate.
2. Front/side/rear porch to be concrete with Chicago brick-style pavers along edges.
3. 6-foot concrete steps with Chicago brick-style pavers along edges.
4. Three double-French doors on side porch; each 36-inch total width with working shutters; shutters flush with exterior wall when closed.
5. Same style roof as shown in photo.
6. 5-foot setback on detached building, if possible.
7. Detached building to be insulated and finished.
8. Install multi-zone split system with each side having separate split units.
9. Guest bath to have pocket door between sink area and shower area and leading into each guest bedroom.
10. Master bath to have pocket door between bedroom and bathroom.
11. Gas stove/oven combo in kitchen.
12. Electric wall oven and drawer-style microwave below wall oven.
13. HVAC to be electric.
14. Attic pull-down ladder, if possible.
15. Tankless gas water heater.
16. Vaulted ceiling in living room and dining room with center beam and cross beams along ceiling.
17. 9-foot ceiling in all remaining areas.
18. Shower insert in master bath.
19. Tub/shower insert in guest bath.
20. Approx. 6-ft window/bench seats in guest bedrooms. Closets on both sides of bench seat.
21. 7-foot long outside bar in screened area. Small ice machine to be placed in behind bar area. Medium size fridge to be recessed within wall adjacent to outside bath.
22. White farm-style sink in kitchen.
23. 30-inch wide sink/vanity in utility room.
24. 30-inch wide sink/vanity in outdoor bath.
25. All windows to be no-grid.



Front view
similar in colors and style

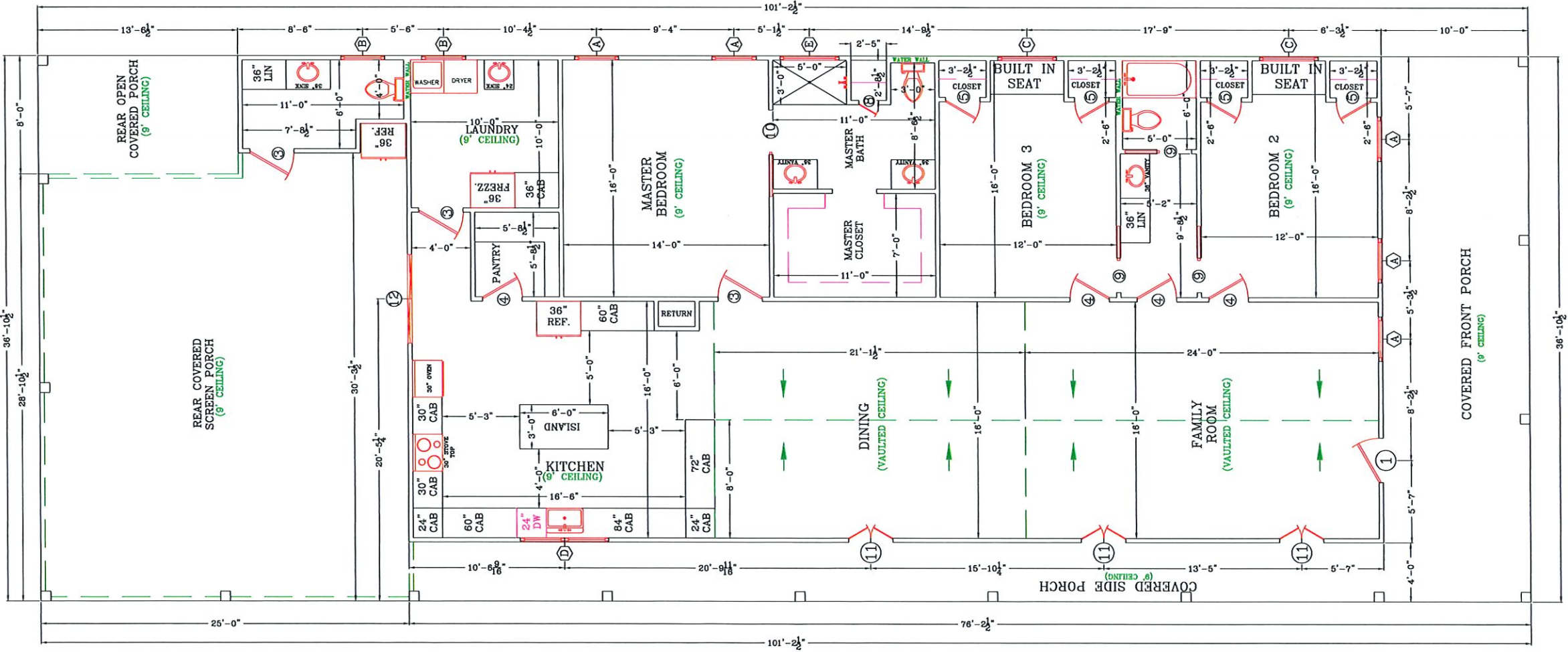


FRONT OF SHOP

2,252 SQ. FT. 1ST LIVING AREA
634 SQ. FT. FRONT AND SIDE PORCH
846 SQ. FT. REAR PORCH
421 SQ. FT. SHOPS

DOOR SCHEDULE	
MK	DESCRIPTION
1	3'-0" X 6'-8" EXT. DOOR UNIT
	DOOR TO BE CHOSEN AT LATER DATE
2	3'-0" X 6'-8" EXT. DOOR UNIT
3	3'-0" X 6'-8" INT. DOOR UNIT
4	2'-8" X 6'-8" INT. DOOR UNIT
5	2'-4" X 6'-8" INT. DOOR UNIT
6	2'-6" X 6'-8" INT. DOOR UNIT
7	2'-0" X 6'-8" INT. DOOR UNIT
8	1'-4" X 6'-8" INT. DOOR UNIT
9	2'-4" X 6'-8" INT. POCKET DOOR UNIT
10	3'-0" X 6'-8" INT. POCKET DOOR UNIT
11	1'-6" X 6'-8" INT. DOUBLE FRENCH DOOR UNIT
12	3'-0" X 6'-8" INT. DOUBLE SLIDE DOOR UNIT
WINDOW SCHEDULE	
MK	DESCRIPTION
A	3'-0" X 6'-0" WINDOW
B	3'-0" X 3'-0" WINDOW
C	4'-0" X 4'-0" WINDOW
D	3'-0" X 3'-0" DOUBLE WINDOW
E	1'-0" X 4'-0" TRANSIOM WINDOW

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ALL MEASUREMENTS
ARE BOARD TO BOARD
ALL WALLS ARE 2"x4"
UNLESS NOTED

FRONT OF HOUSE

Revisions

date	description

PLANS FOR
FRANK & DESIREE STRONG
RESIDENCE

DRAWN BY : HN
DATE: 3-7-25
SCALE 1/4" = 1'-0"
SHEET NUMBER :
3
NECAISE DESIGN
ALL RIGHTS RESERVED

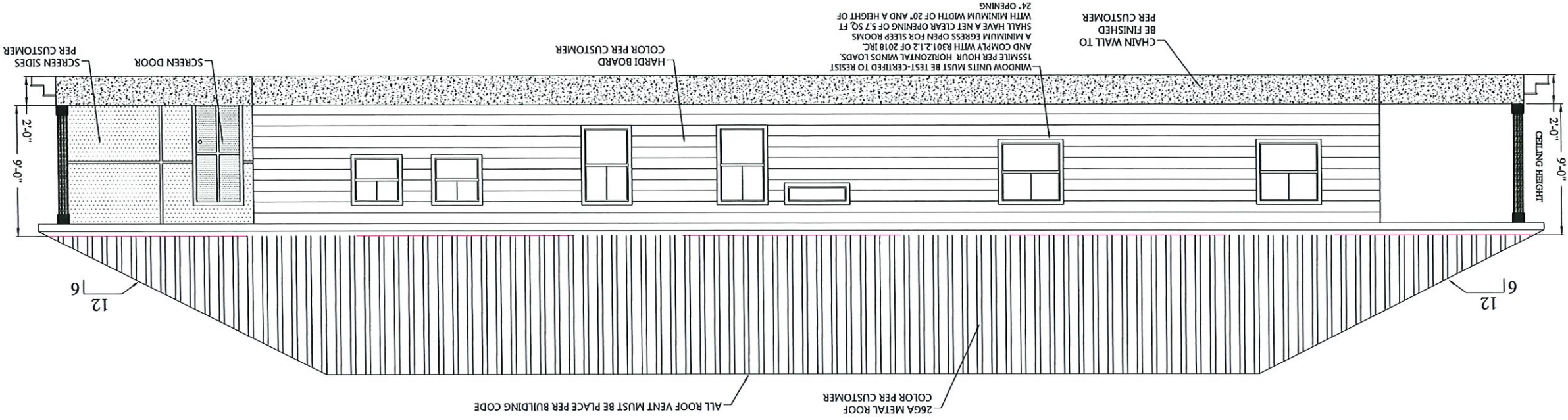
FLOOR PLAN

NECAISE DESIGN

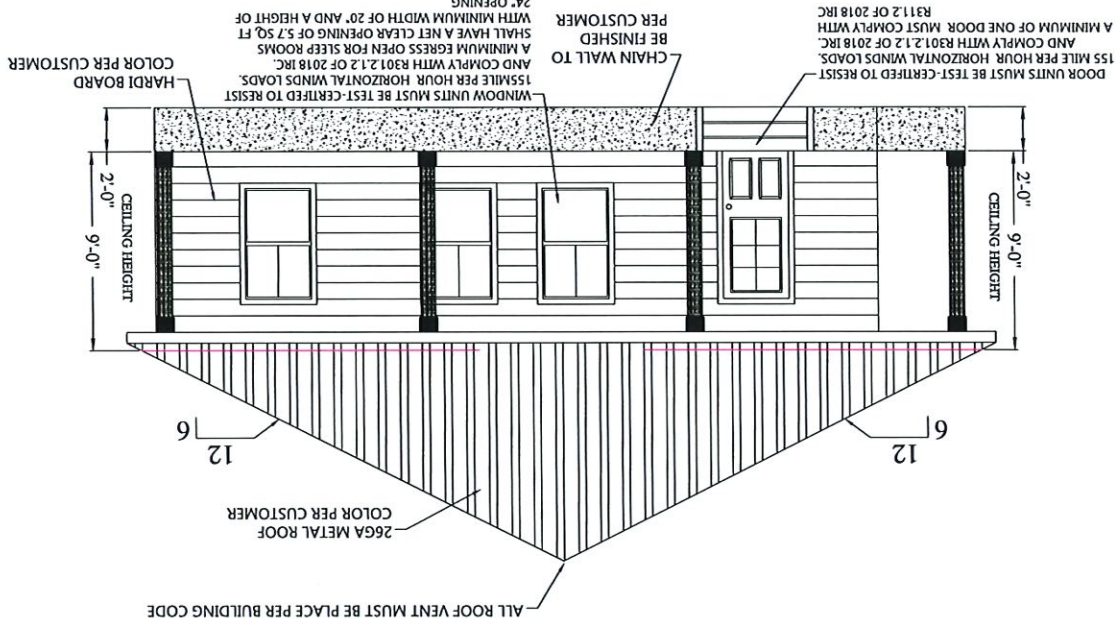
228-493-1046

RAFTER SPANS		
(LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF		
SIZE	SPACING	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
	(INCHES)	
2"x6"	12.0	12'-11"
	16.0	10'-2"
	19.2	10'-2"
	24.0	9'-2"
2"x8"	12.0	14'-2"
	16.0	12'-11"
	19.2	12'-11"
	24.0	11'-7"
2"x10"	12.0	16'-10"
	16.0	16'-10"
	19.2	16'-4"
	24.0	16'-2"
2"x12"	12.0	22'-10"
	16.0	18'-1"
	19.2	18'-1"
	24.0	16'-2"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018		
TABLE R802.4.1 (c)		
CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES UNINHABITABLE ATTIC WITHOUT STORAGE (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF		
SIZE	VISUALITY GRADED SOUTHERN PINE	MAX CEILING JOIST SPAN (FT-IN)
	(INCHES)	
2"x4"	12.0	9'-3"
	16.0	8'-0"
	19.2	7'-4"
	24.0	6'-7"
2"x6"	12.0	13'-0"
	16.0	12'-0"
	19.2	11'-0"
	24.0	9'-10"
2"x8"	12.0	17'-7"
	16.0	16'-3"
	19.2	15'-11"
	24.0	14'-9"
2"x10"	12.0	20'-11"
	16.0	18'-1"
	19.2	16'-6"
	24.0	14'-9"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018		
TABLE R802.5.1 (2)		
RAFTER SPANS		

- GEN. NOTES
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 2. IT IS THE RESPONSIBILITY OF THE OWNER AND OR GENERAL CONTRACTOR TO CHECK ALL DIMENSION FOR THE JOB BEFORE CONSTRUCTION.
 3. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH SITE REQUIREMENTS.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL, STATE AND TO INSURE A QUALITY AND SAFE STRUCTURE.
 5. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCE, REGULATION, ETC SHALL BE CONSIDERED AS PART OF THE SPECIFICATION FOR THIS BUILDING AND TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME WHERE ARE VARIANCE.
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 8. OWNER MUST SUPPLY SPECIFICATIONS ON ANY ALL MANUFACTURED/ENGINEERED MEMBERS/MATERIALS INCLUDING SPANS, LOADS, LAYOUT, FASTENING DETAIL (130MPH) ETC (BEAM, JOIST, TRUSSES, METAL ROOFS, GARAGE DOORS, LIFTS/ELEVATORS, ETC.)
 9. ALL STRAPPING MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. STRAPS MUST REFERENCE 2018 IRC FOR TYPICAL METHODS OF ANCHORAGE AND BRACING. STRAP INSPECTION ARE REQUIRED PRIOR TO COVERING.
 10. ALL SHINGLES OR METAL ROOFING MUST MEET 130 MPH SUSTAINED AND 140 MPH 3 SECOND GUST.
 11. ALL 6" GUTTERS WILL BE PER CUSTOMER



RIGHT ELEVATION



FRONT ELEVATION

NECAISE DESIGN

2

SHEET NUMBER :

SCALE 1/4" = 1'-0"

DATE: 3-7-25

DRAWN BY : HN

PLANS FOR FRANK & DESIREE STRONG RESIDENCE

Revisions

date	description

ELEVATIONS

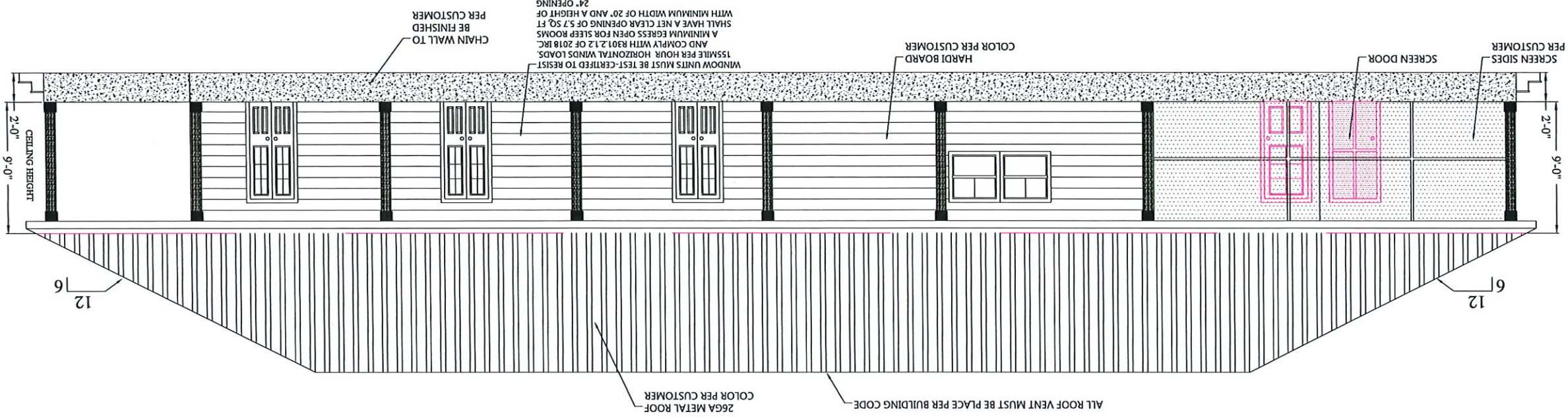
NECAISE DESIGN

228-493-1046

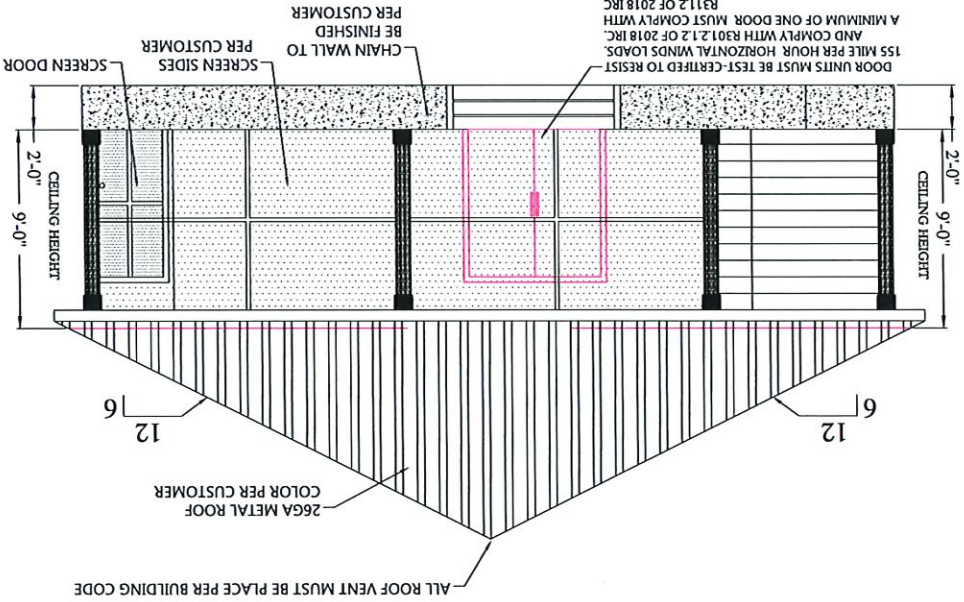
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RAFTER SPANS		
SIZE	SPACING	(MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
	(INCHES)	
2"x6"	12.0	12'-11"
	16.0	11'-2"
	19.2	10'-2"
2"x8"	24.0	9'-2"
	12.0	16'-4"
	16.0	19'-10"
2"x10"	19.2	12'-0"
	24.0	13'-8"
	12.0	22'-10"
2"x12"	16.0	18'-1"
	19.2	16'-2"
	24.0	14'-2"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (3)		
CEILING JOIST SPANS		
SIZE	SPACING	(MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
	(INCHES)	
2"x6"	12.0	12'-11"
	16.0	11'-2"
	19.2	10'-2"
2"x8"	24.0	9'-2"
	12.0	16'-4"
	16.0	19'-10"
2"x10"	19.2	12'-0"
	24.0	13'-8"
	12.0	22'-10"
2"x12"	16.0	18'-1"
	19.2	16'-2"
	24.0	14'-2"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.5.1 (2)		
SIZE	SPACING	(MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
	(INCHES)	
2"x6"	12.0	12'-11"
	16.0	11'-2"
	19.2	10'-2"
2"x8"	24.0	9'-2"
	12.0	16'-4"
	16.0	19'-10"
2"x10"	19.2	12'-0"
	24.0	13'-8"
	12.0	22'-10"
2"x12"	16.0	18'-1"
	19.2	16'-2"
	24.0	14'-2"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.5.1 (2)		

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 9. ALL STRAPPING MUST BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. STRAPS MUST REFERENCE 2018 IRC FOR TYPICAL METHODS OF ANCHORAGE AND BRACING. STRAP INSPECTION ARE REQUIRED PRIOR TO COVERING.
 10. ALL SHINGLES OR METAL ROOFING MUST MEET 130 MPH SUSTAINED AND 140 MPH 3 SECOND GUST.
 11. ALL 6" GUTTERS WILL BE PER CUSTOMER



LEFT ELEVATION



REAR ELEVATION

NECAISE DESIGN
ALL RIGHTS RESERVED

2A

SHEET NUMBER :

SCALE 1/4" = 1'-0"

DATE: 3-7-25

DRAWN BY : HN

PLANS FOR
FRANK & DESIREE STRONG
RESIDENCE

Revisions

date

description

ELEVATIONS

NECAISE DESIGN

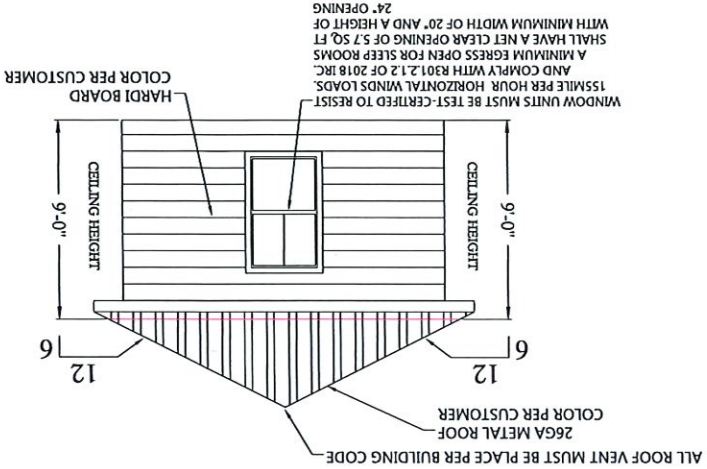
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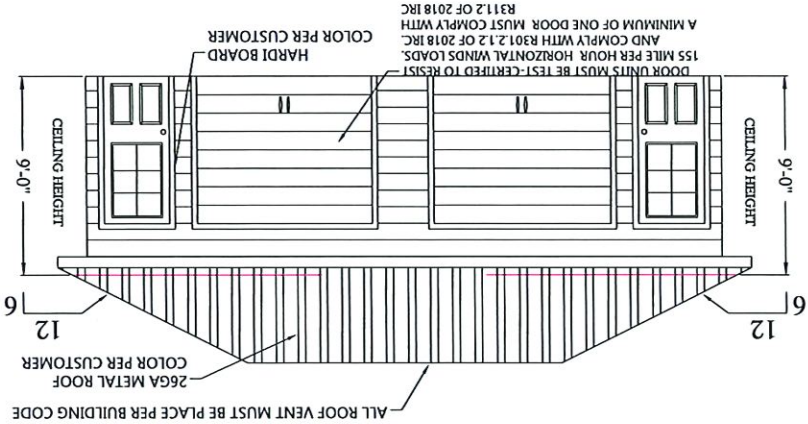
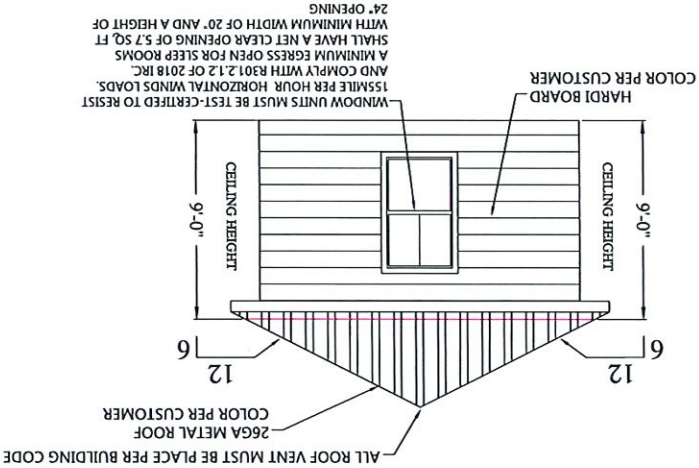
RAFTER SPANS	
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD = 10PSF)	
SIZE	SPACING (INCHES) BETWEEN RAFTERS (FT-IN)
2'x6"	12.0
	18'-11"
2'x8"	16.0
	11'-2"
2'x10"	19.2
	10'-2"
2'x12"	24.0
	8'-2"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018	
CEILING JOIST SPANS	
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES UNINHABITABLE ATTIC WITHOUT STORAGE (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD = 10PSF)	
SIZE (INCHES) MAX CEILING JOIST SPAN (FT-IN)	SPACING (INCHES) MAX CEILING JOIST SPAN (FT-IN)
2'x4"	12.0
	9'-3"
2'x6"	16.0
	8'-0"
2'x8"	24.0
	7'-4"
2'x10"	12.0
	13'-11"
2'x12"	16.0
	12'-0"
2'x14"	19.2
	11'-0"
2'x6"	24.0
	9'-10"
2'x8"	16.0
	15'-3"
2'x10"	19.2
	13'-11"
2'x12"	24.0
	12'-8"
2'x14"	12.0
	20'-11"
2'x16"	16.0
	16'-6"
2'x18"	19.2
	14'-9"
NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018	

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11. ALL 6" GUTTERS WILL BE PER CUSTOMER

REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Revisions	
date	description

ELEVATIONS

NECAISE DESIGN
228-493-1046

PLANS FOR FRANK & DESIREE STRONG RESIDENCE

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