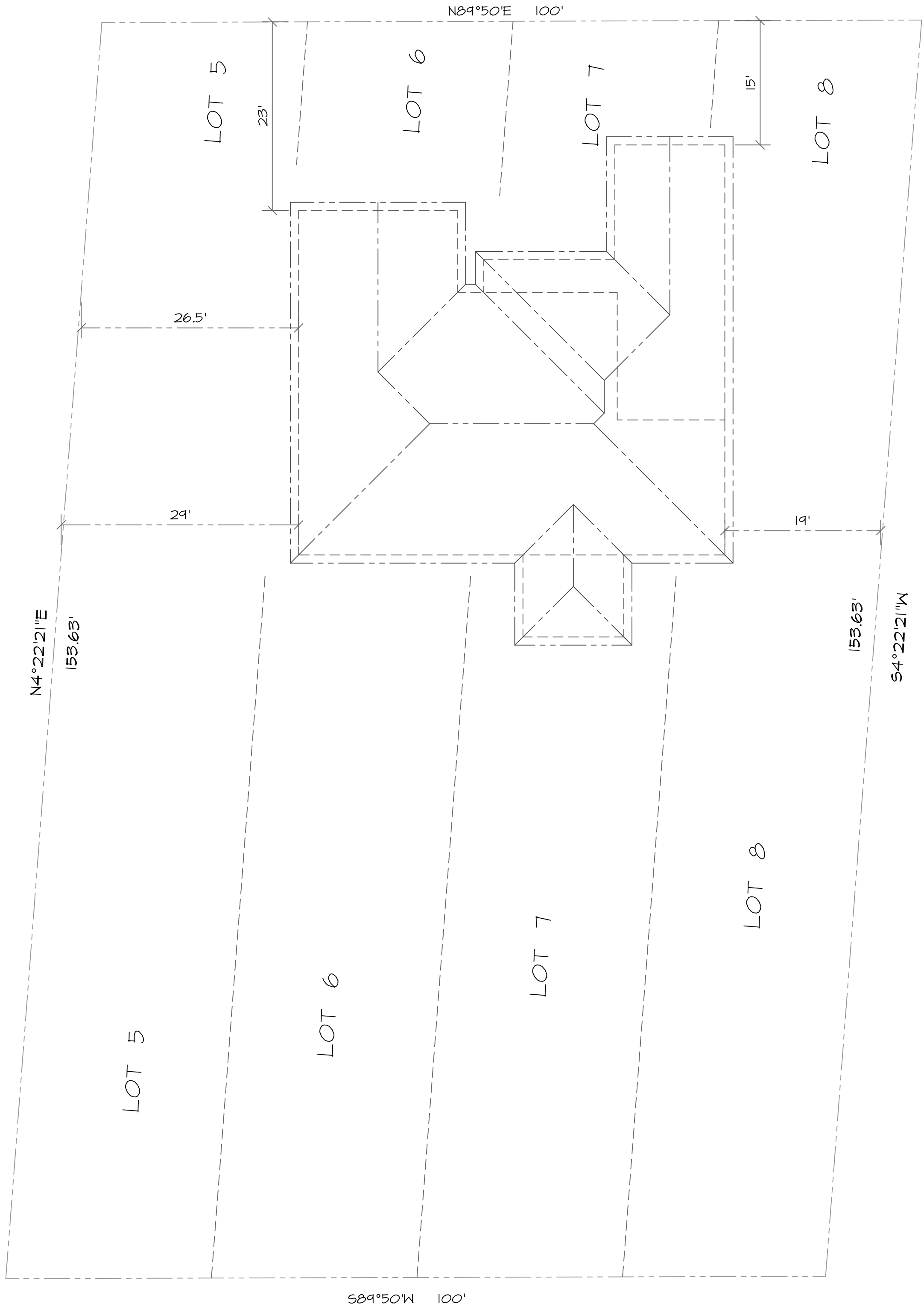


GLADSTONE STREET



PLOT PLAN

SCALE: 1"=10'

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Design
Etc.

Residential/
Commercial
Drafting,
Design
&
Consultations

401 Pecan Park Dr.
Bay St. Louis, MS
39520

Ph. 228-463-1362
Cl. 228-332-1568

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Item	Date	Revision

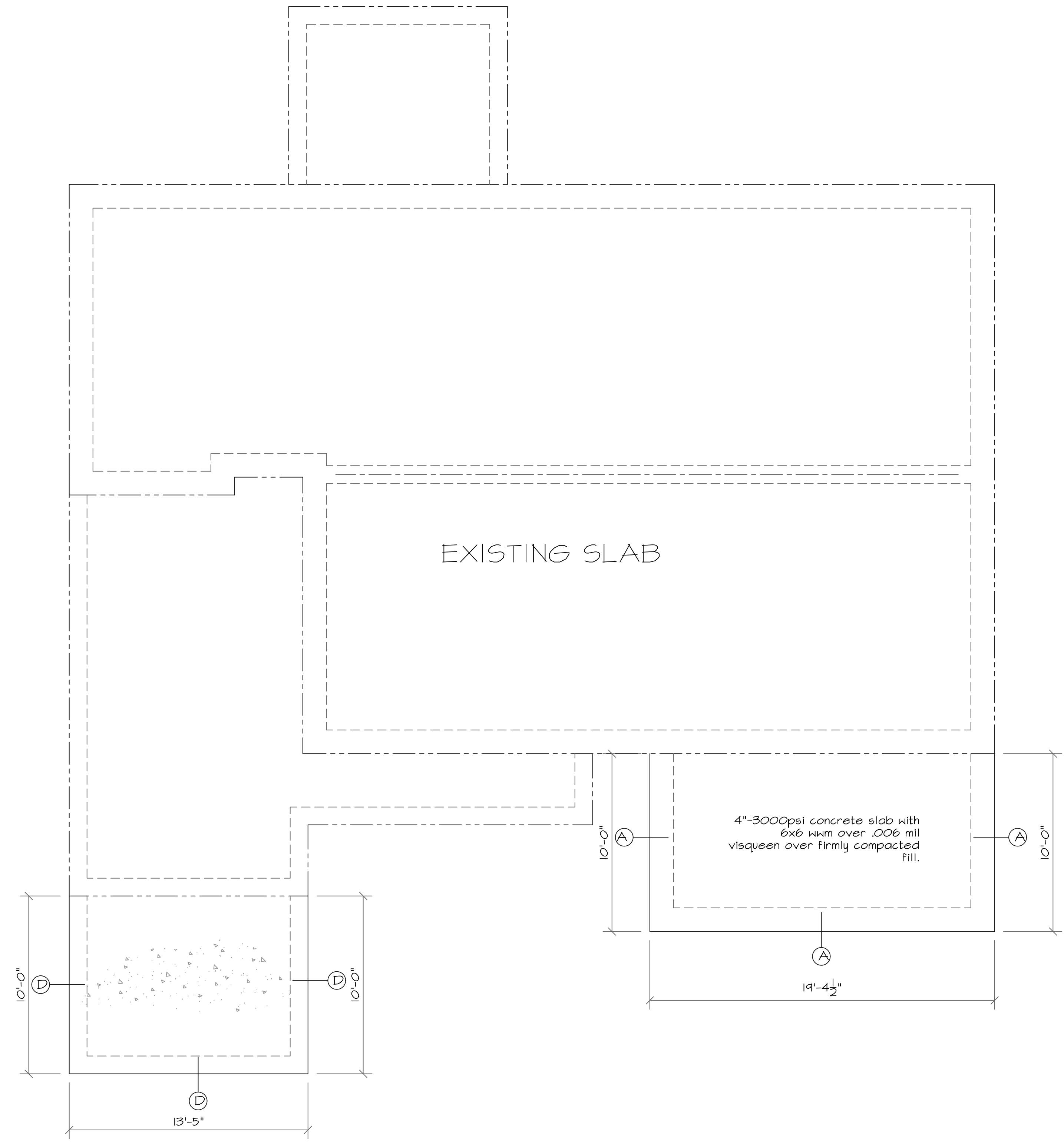
The Residence Of:

Tommy Higgins
334 Gladstone Street
Bay St. Louis, MS 39520

PLOT PLAN

Job Number:	151023
Scale:	1"=10'
Date:	23 Oct 2015
Dsgn. by:	RDL
Drawn by:	RDL
Chkd. by:	RDL

Sheet

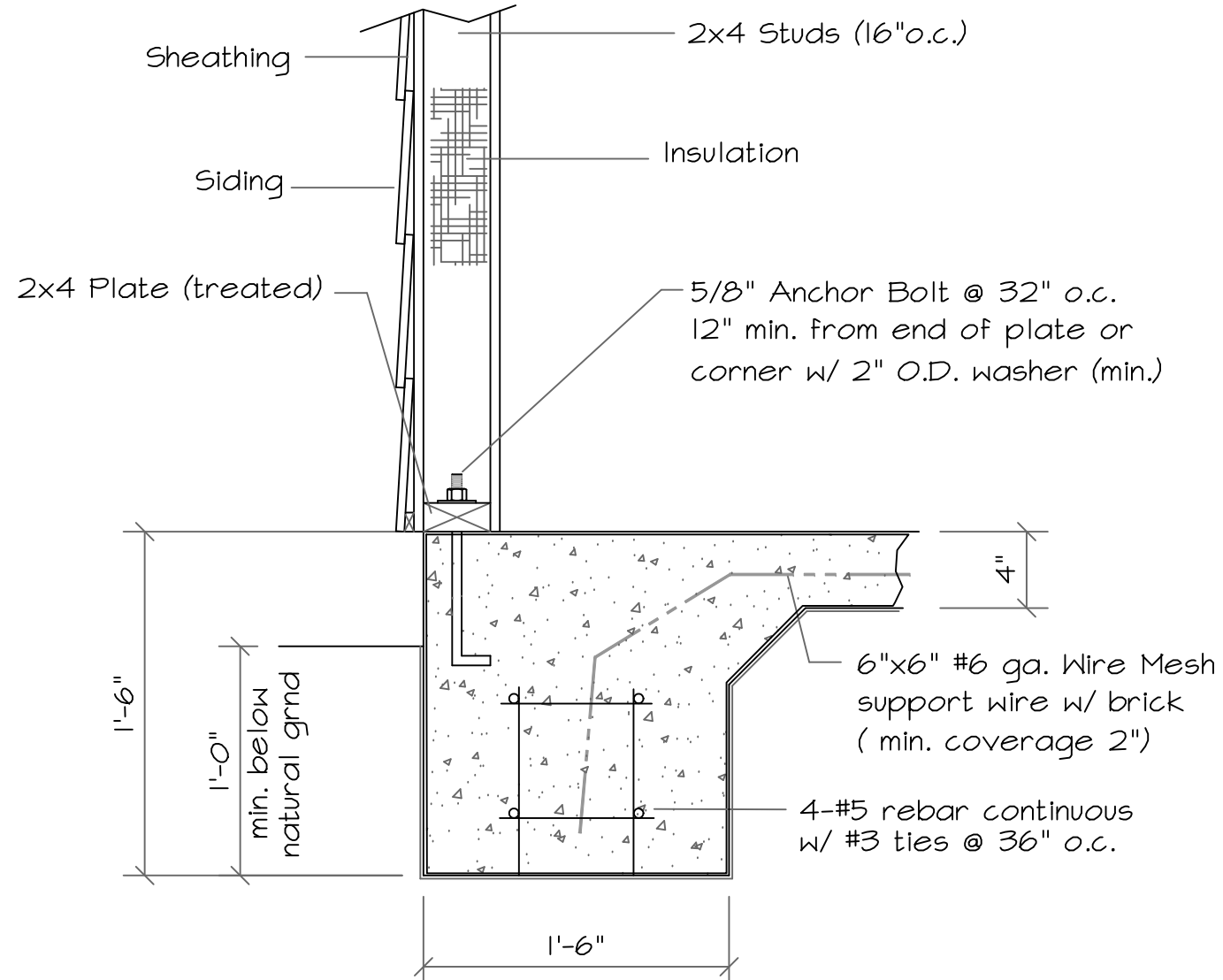


EXISTING SLAB

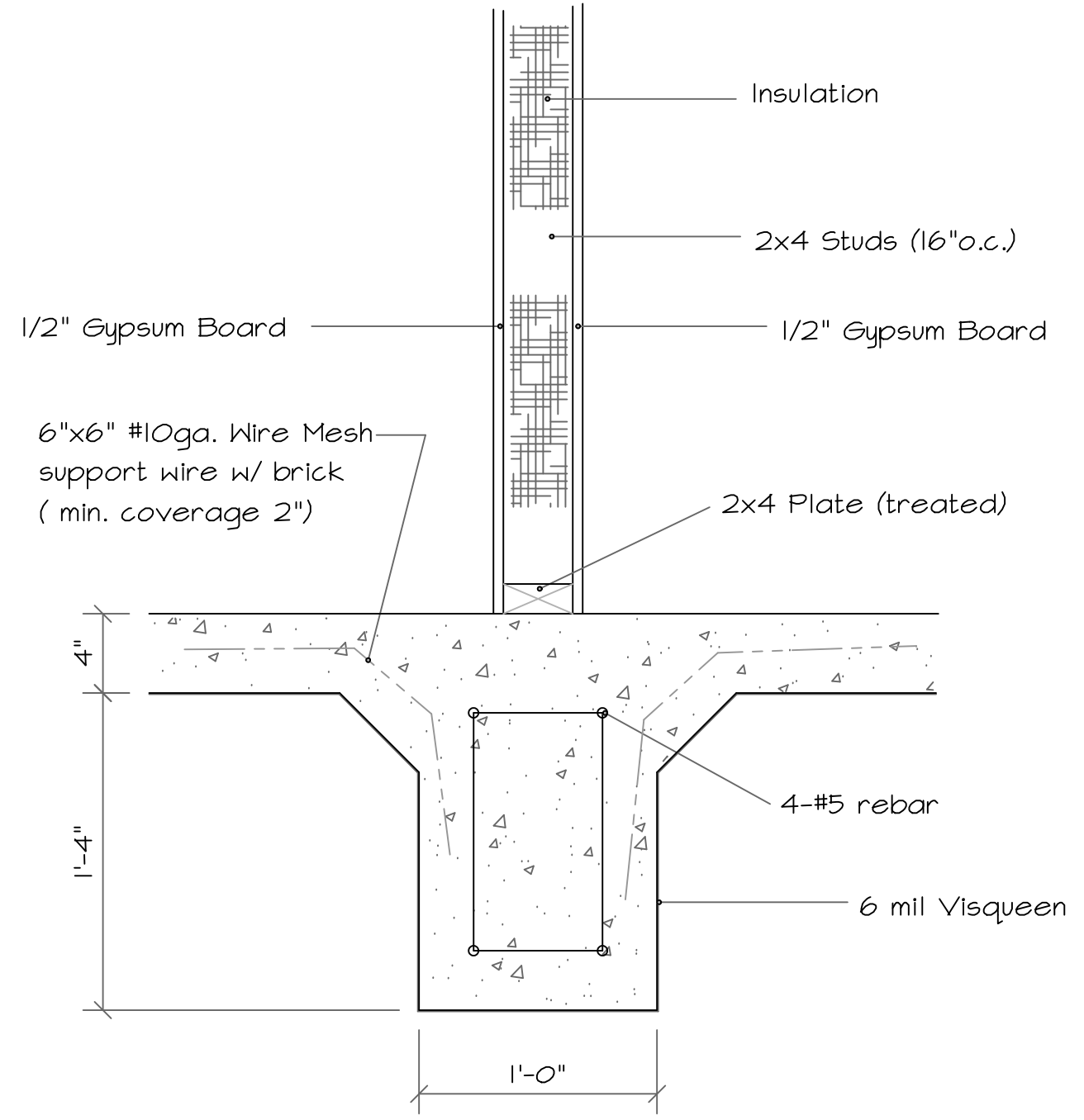
FOUNDATION PLAN

NOTES:

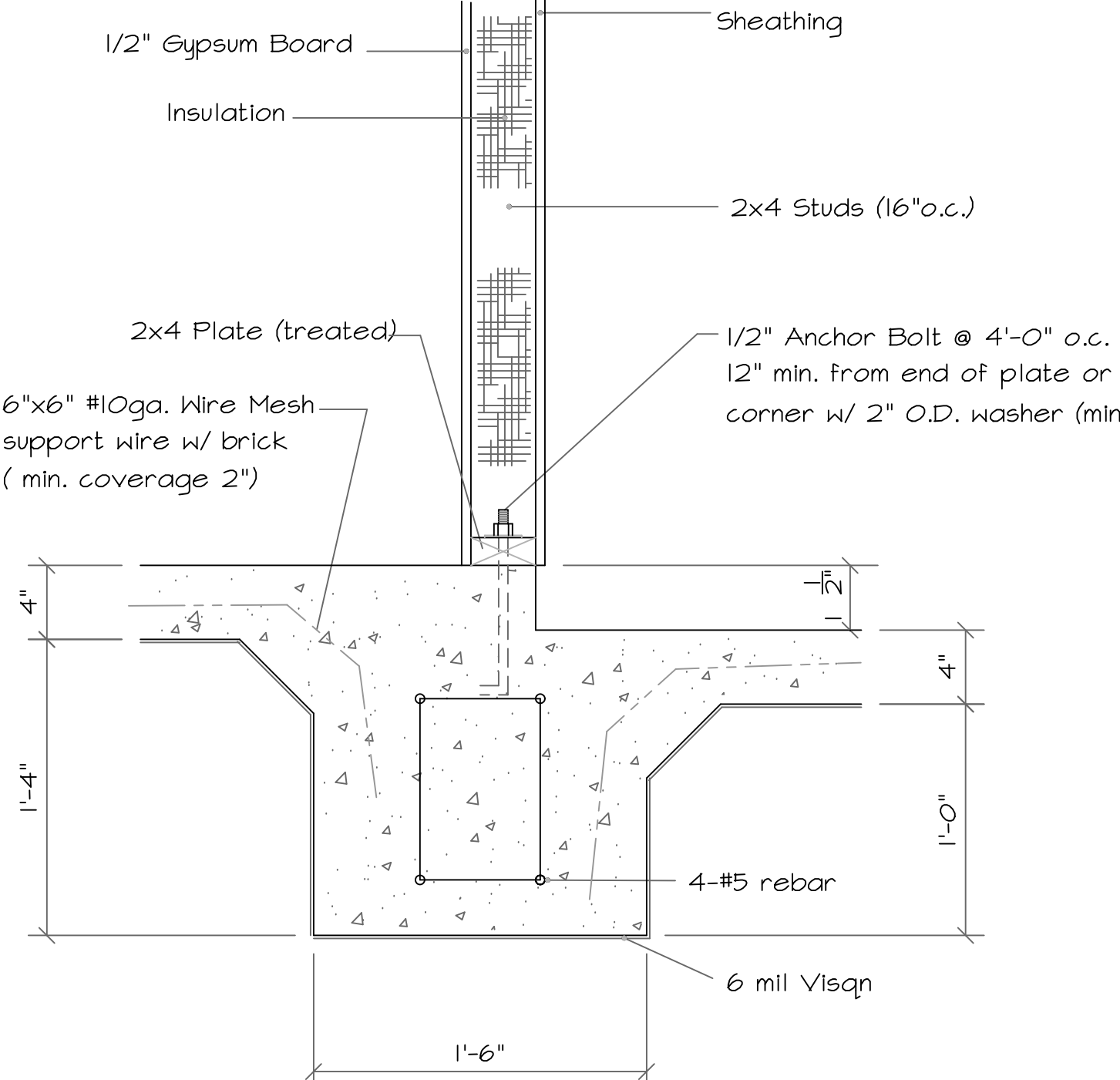
1. Anchor bolts shall be embedded at least 7" deep and spaced not further than 12" from plate ends or corners and not more than 24" on center. Bolts shall have washers with a minimum diameter of 3" and minimum 1/8" thick.
2. Footings must be 12" into natural soil.
3. Sleeve all copper lines under ground through out foundation.



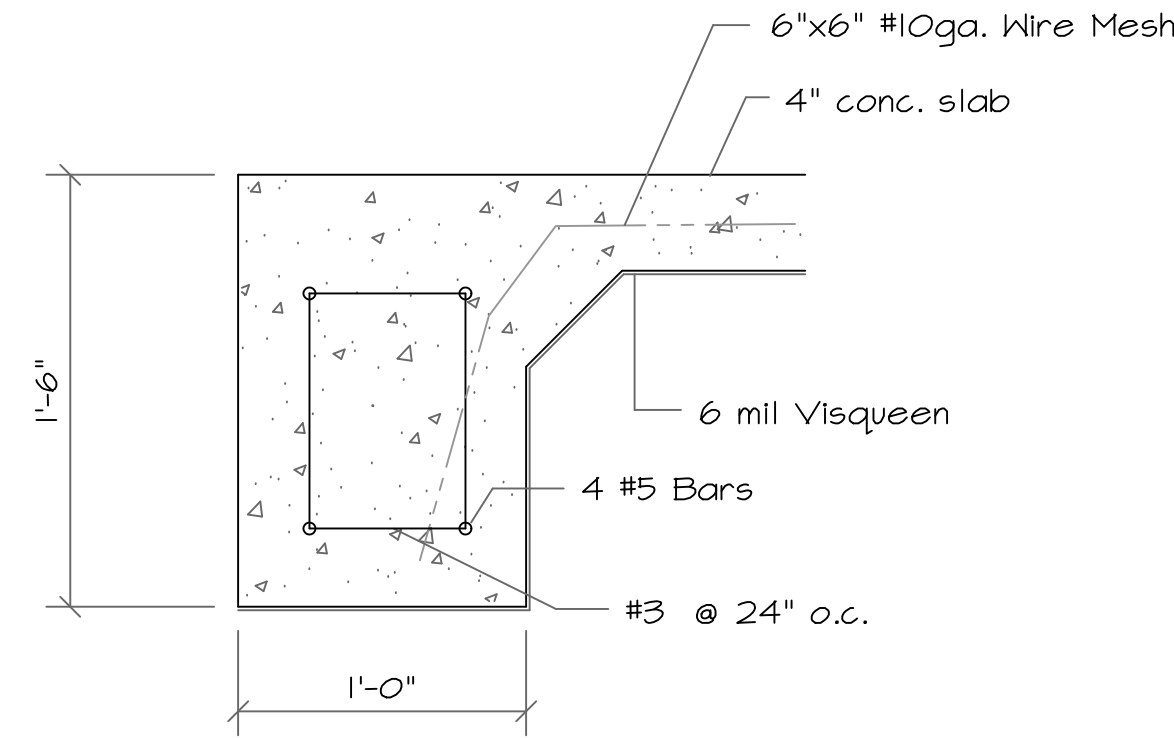
Detail A
NTS



Detail B
NTS



Detail C
NTS



Detail D
NTS

GEN. NOTES:

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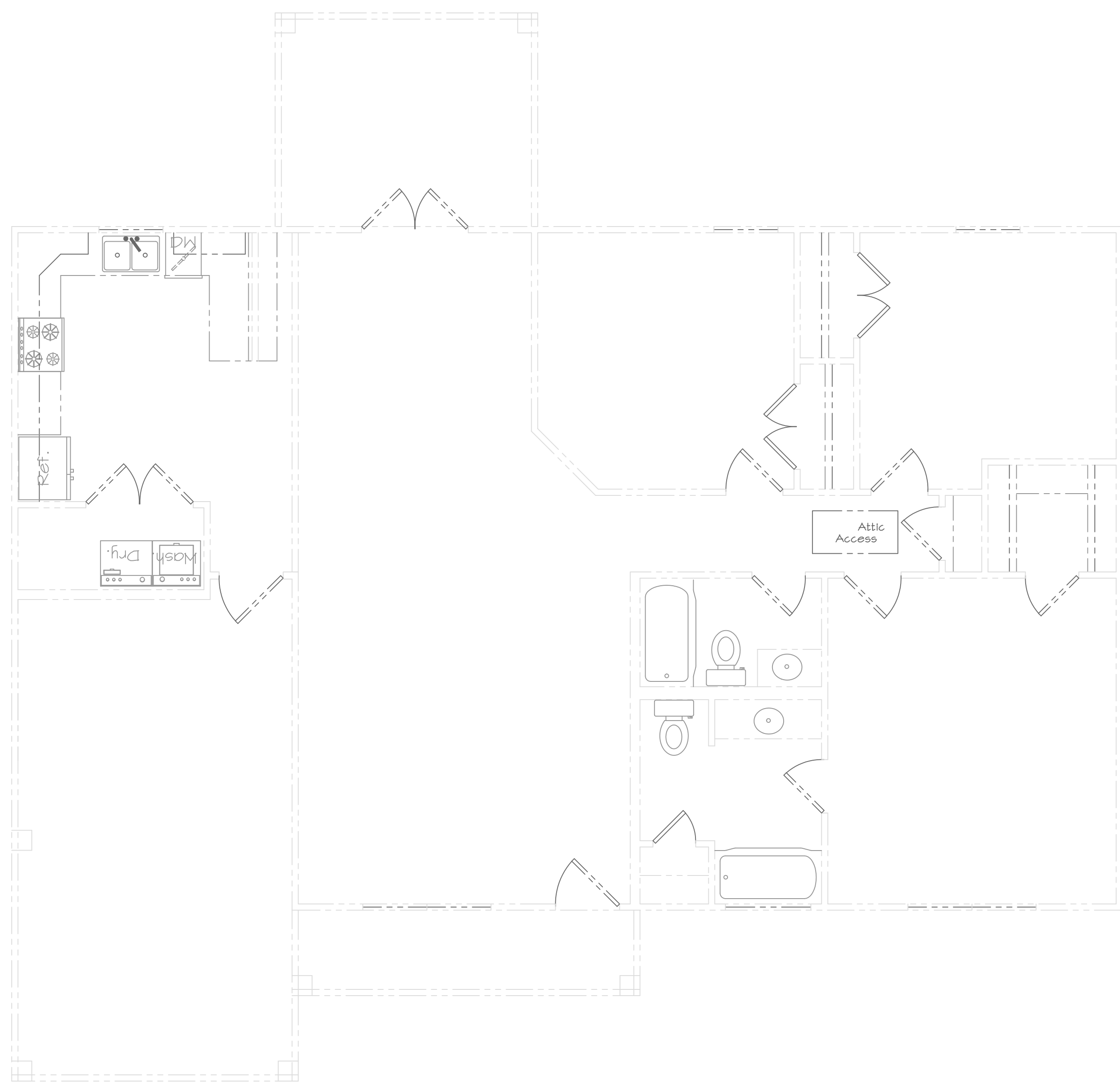
Item	Date	Revision

The Residence Of:
Tommy Higgins
334 Gladstone Street
Bay St. Louis, MS 39520

FOUNDATION

Job Number:	151023
Scale:	1/4"=1'-0"
Date:	23 Oct 2015
Dsgn. by:	RDL
Drawn by:	RDL
Chkd. by:	RDL

Sheet

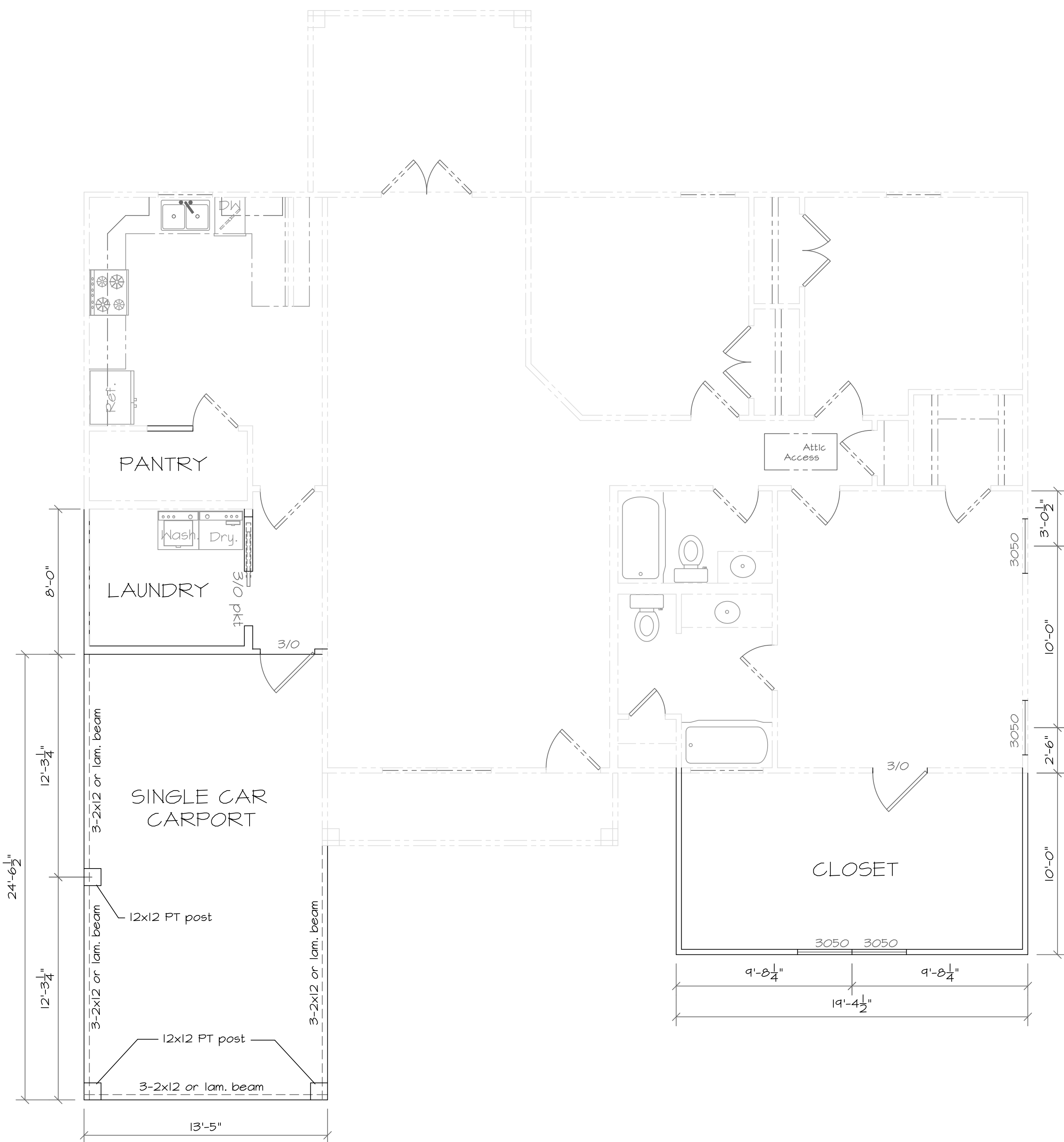


FLOOR PLAN
(EXISTING LAYOUT)

NOTES:

1. All plumbing walls must be sized according to penetrations.
2. All plumbing fixtures shall have access to valves to any slip joints.
3. Rise on steps must not exceed 7 and 3/4 inches.
4. Attic access must be at least 22" by 30" rough opening.
5. Crawl space shall have minimum access of 18" by 24" clear opening.
6. Equipment in attic must be within 20' of access.
7. Must have clear walkway of 24" wide and have 30" on the service of all equipment including hot water heater.
8. Bathrooms with mechanical means of ventilation must be vented to the exterior.
9. Motors to whirlpool tubs must be accessible.
10. Windows and doors must be minimum 27" from corners on an 8' wall and 34" on a 10' wall.
11. Roof bracing must be done to a load bearing wall.
12. A copy of all truss engineering must be submitted to inspectors office, this includes installation instructions.

13. Guardrail required if more than 30" above grade.
14. Treated materials are required below BFE.
15. Unless otherwise approved in advance, all garage door headers with a minimum span of 16' must be 3.5" by 11" laminated beam or its equivalent. Double 2" by 12" will not be accepted.
16. Interior load bearing walls must be properly anchored.
17. Sleeve copper lines under ground through out foundation.
18. Window size requirements for emergency means of egress includes minimum 24" in height and 21" in clear width when in the open position. Minimum 5 sq. ft.. at grade level and 5.7 sq. ft.. above grade.
19. 8% of each habitable room floor space for light and vent required.
20. Plywood roof sheathing must not be less than 2' in width.
21. Ridge vents shall not run within 4' of ridge end unless manufacturer states otherwise.
22. Connectors to meet galvanized requirement as per Code. (Z-max Or equivalent)



FLOOR PLAN
(NEW ADDITIONS)

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Item	Date	Revision

The Residence Of:

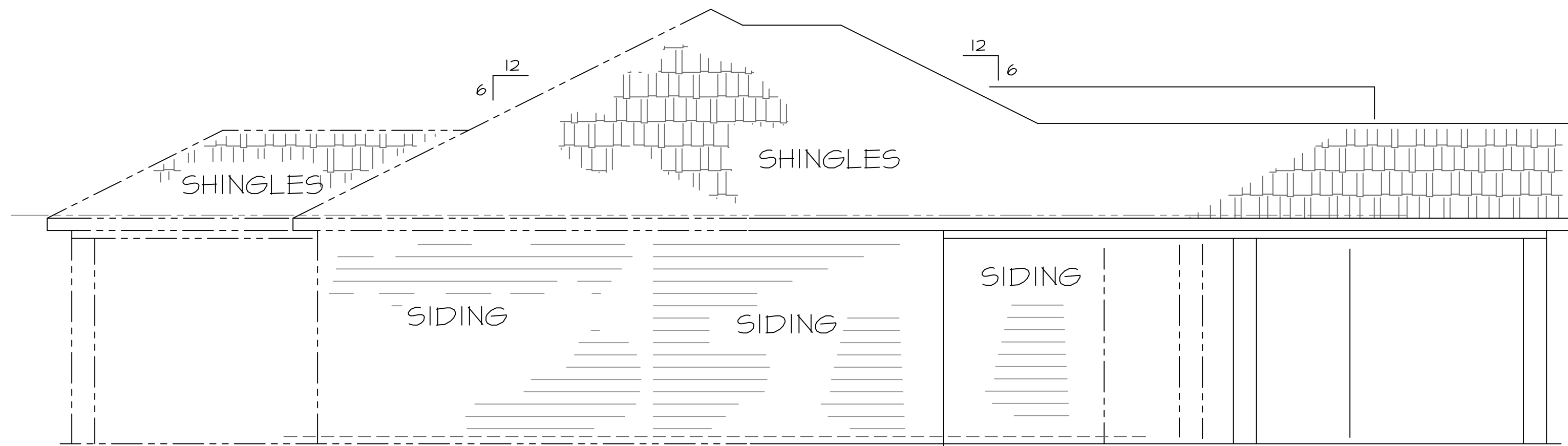
Tommy Higgins
334 Gladstone Street
Bay St. Louis, MS 39520

FLOOR PLAN

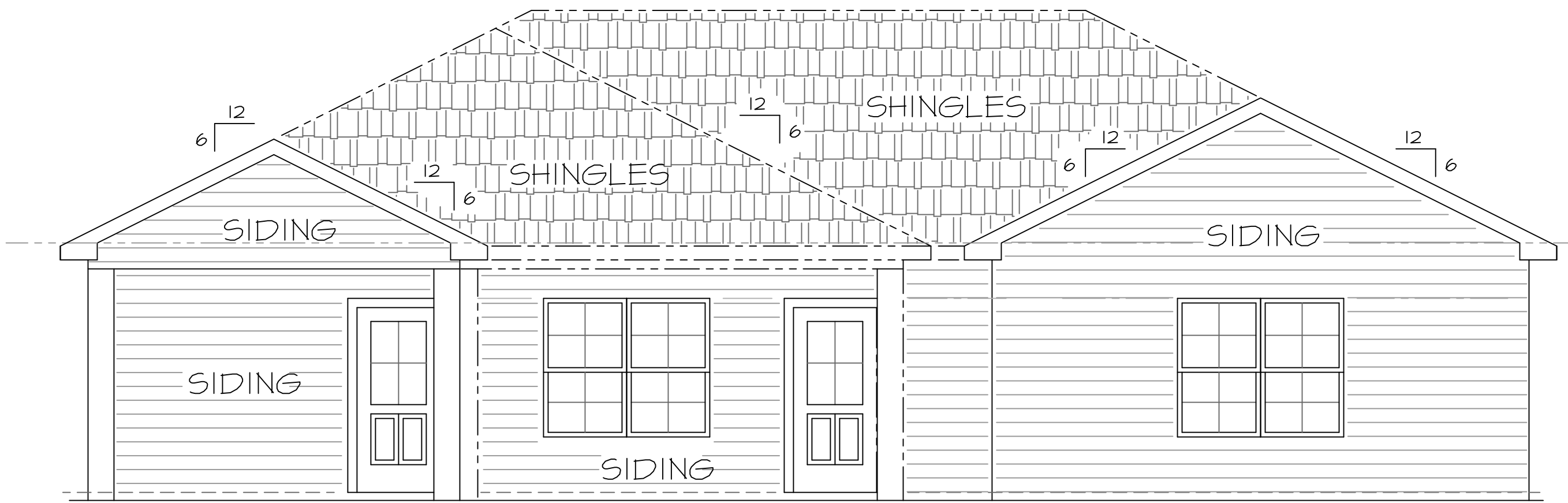
Job Number:	151023
Scale:	1/4"=1'-0"
Date:	23 Oct 2015
Dsgn. by:	RDL
Drawn by:	RDL
Chkd. by:	RDL

Sheet

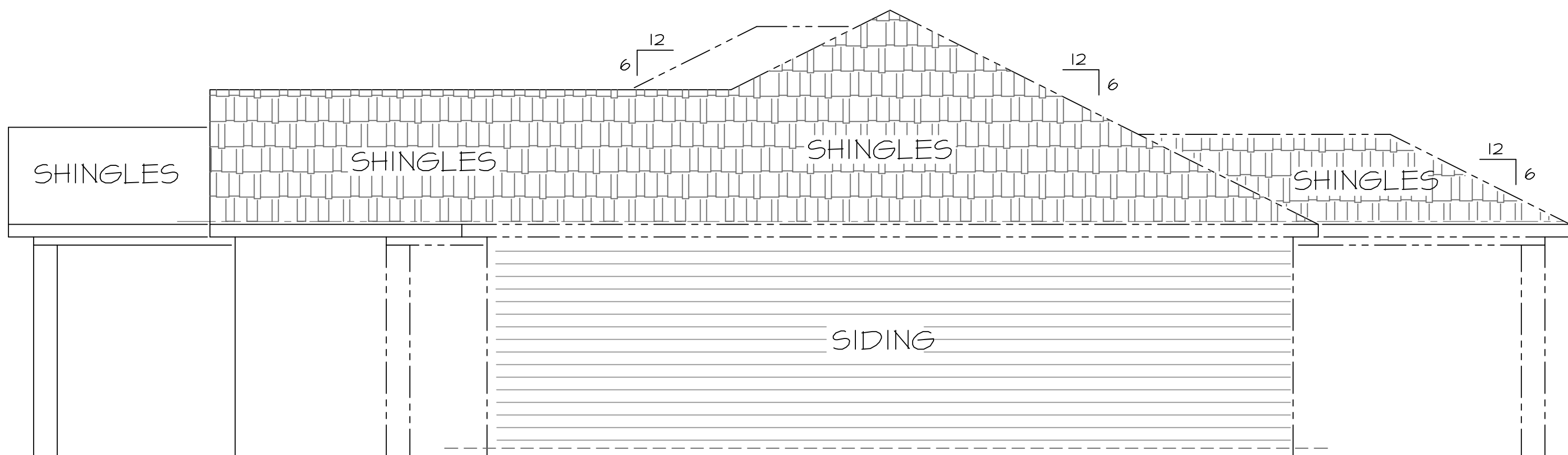
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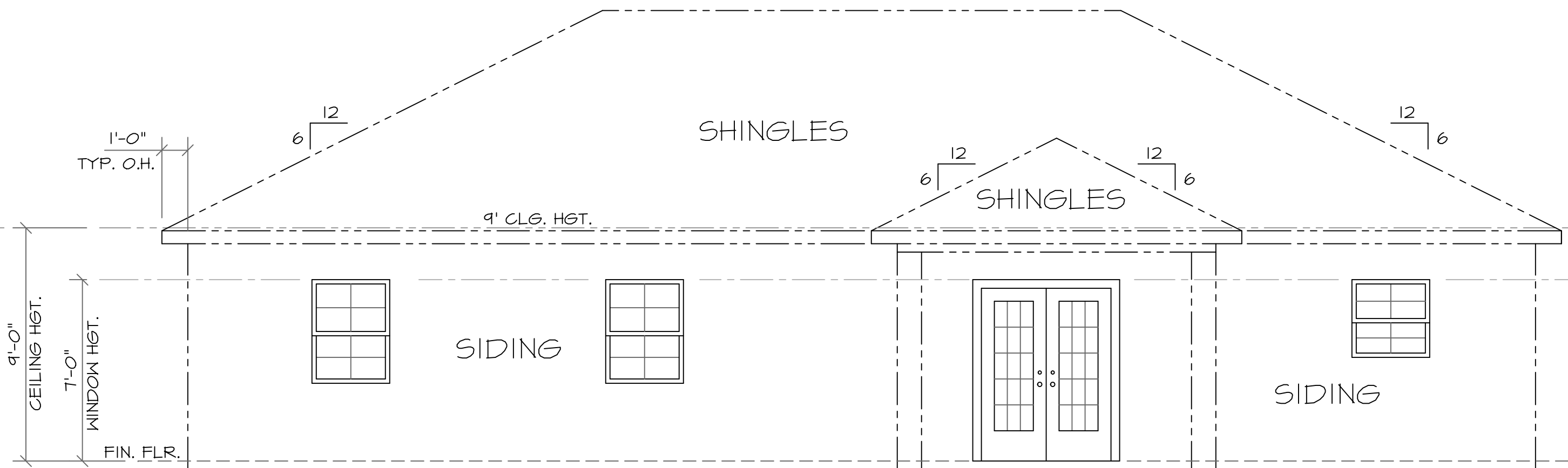
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

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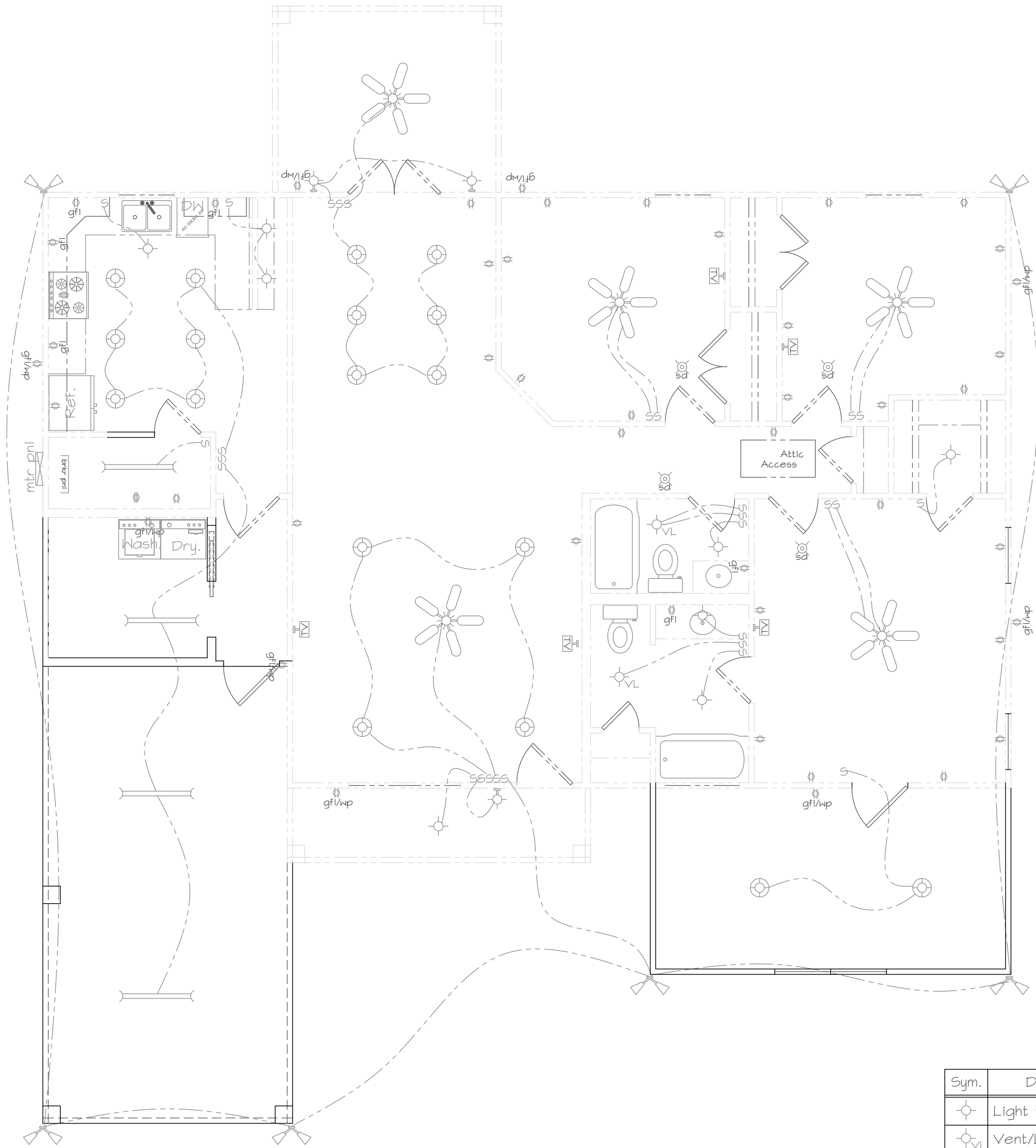
Tommy Higgins
334 Gladstone Street
Bay St. Louis, MS 39520

ELEVATIONS

Job Number: 151023
Scale: 1/4"=1'-0"
Date: 23 Oct 2015
Dsgn. by: RDL
Drawn by: RDL
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4



ELECTRICAL PLAN

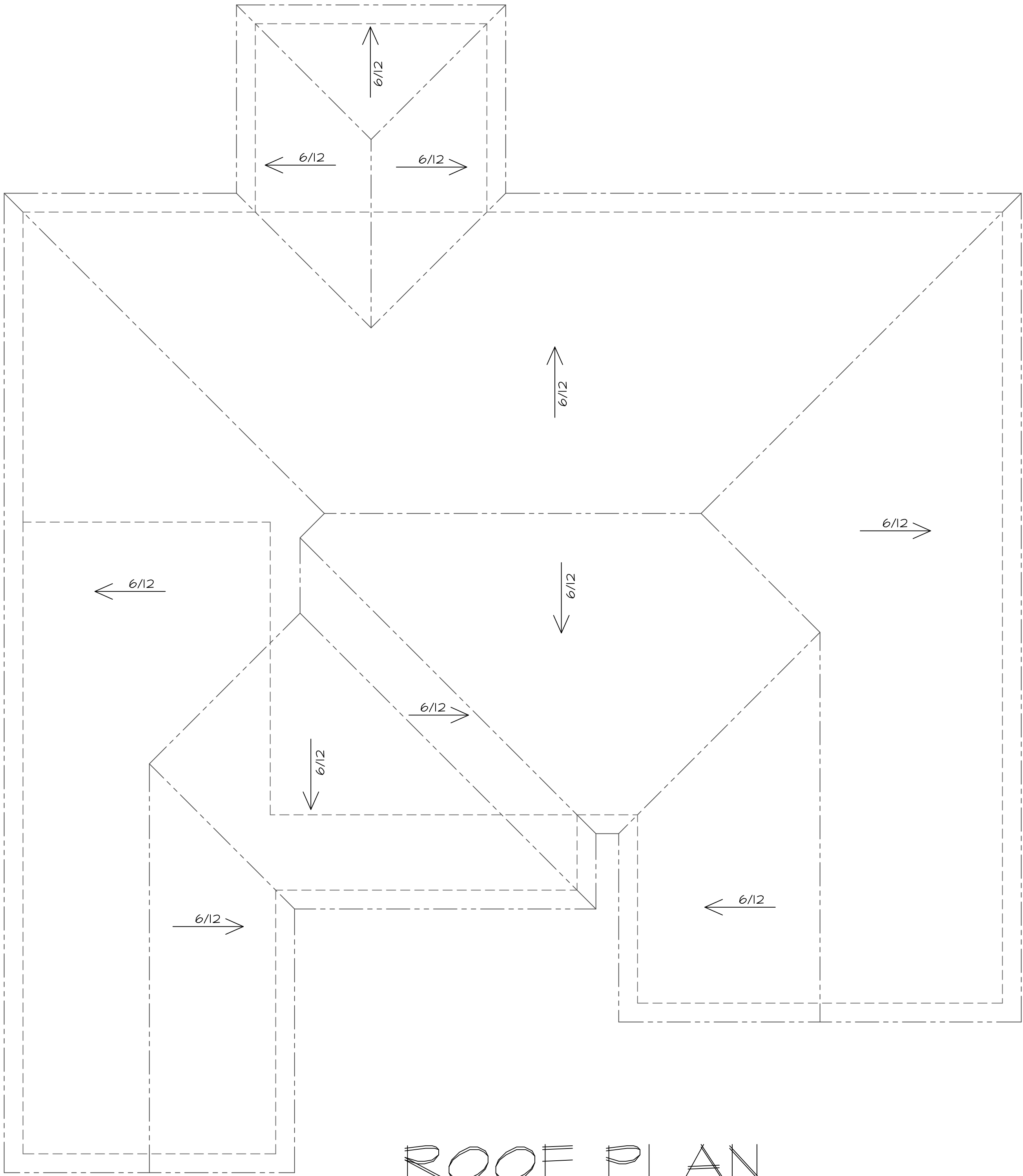
Sym.	Description
	Light Fixture
	Vent/Light
	Recessed Light
	Wall Mount Light
	Flourescent Light
	Exterior Flood Light
	110 outlet
	220 outlet
	110 outlet/ground Fault
	110 outlet/gfi/wtrproof
	Switch
	Wiring
	Smoke Detector
	Doorbell
	Television Outlet
	Telephone Outlet
	Ceiling Fan

NOTES:

1. All receptacles serving kitchen counters must be GFI, and spaced according to Sec. 3802.6.
2. Island or peninsular counters shall have a GFI recpt. Sec 3801.4.3
3. One and two family residences shall have a minimum of two outside GFI receptacles on the front and rear of house. Sec 3801.7
4. Smoke detectors are required in all residences as per Section 317.
5. Motors to whirlpool tubs must be accessible.
6. All bedroom outlets shall be arc-fault protected.
7. Any electrical below the BFE must be for a wet location.

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ROOF PLAN

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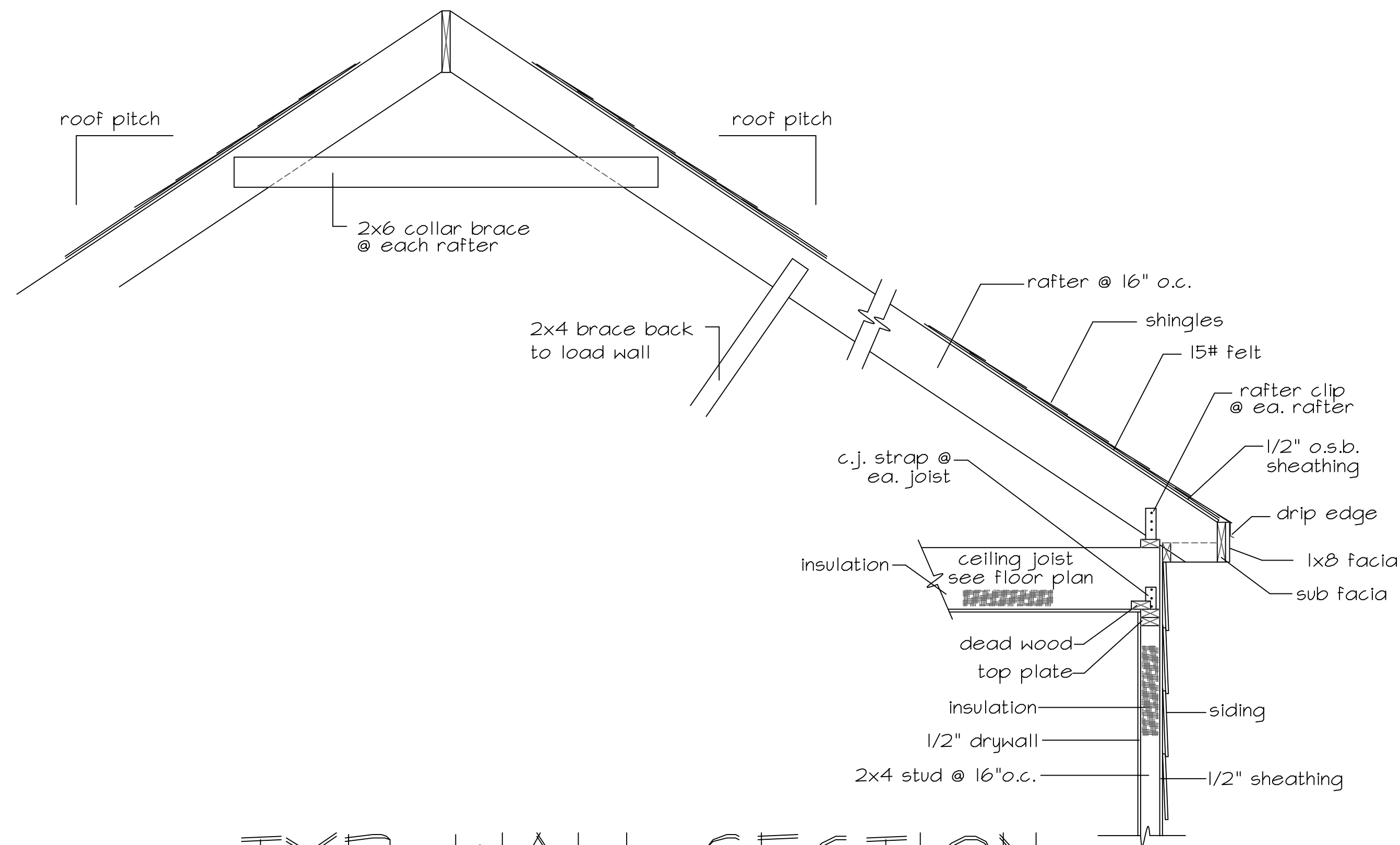
Tommy Higgins
334 Gladstone Street
Bay St. Louis, MS 39520

ELEC/ROOF

Job Number:	151023
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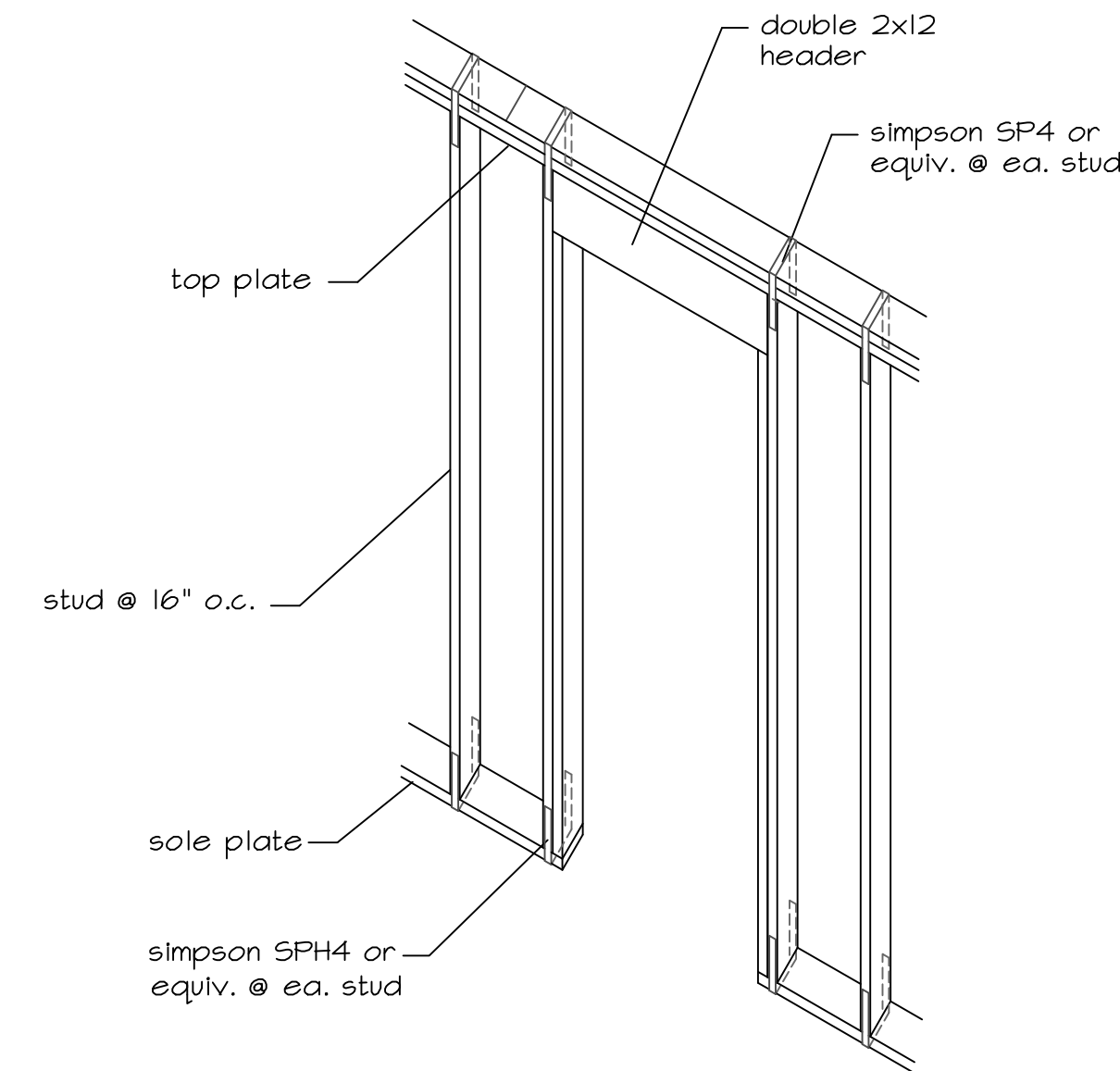
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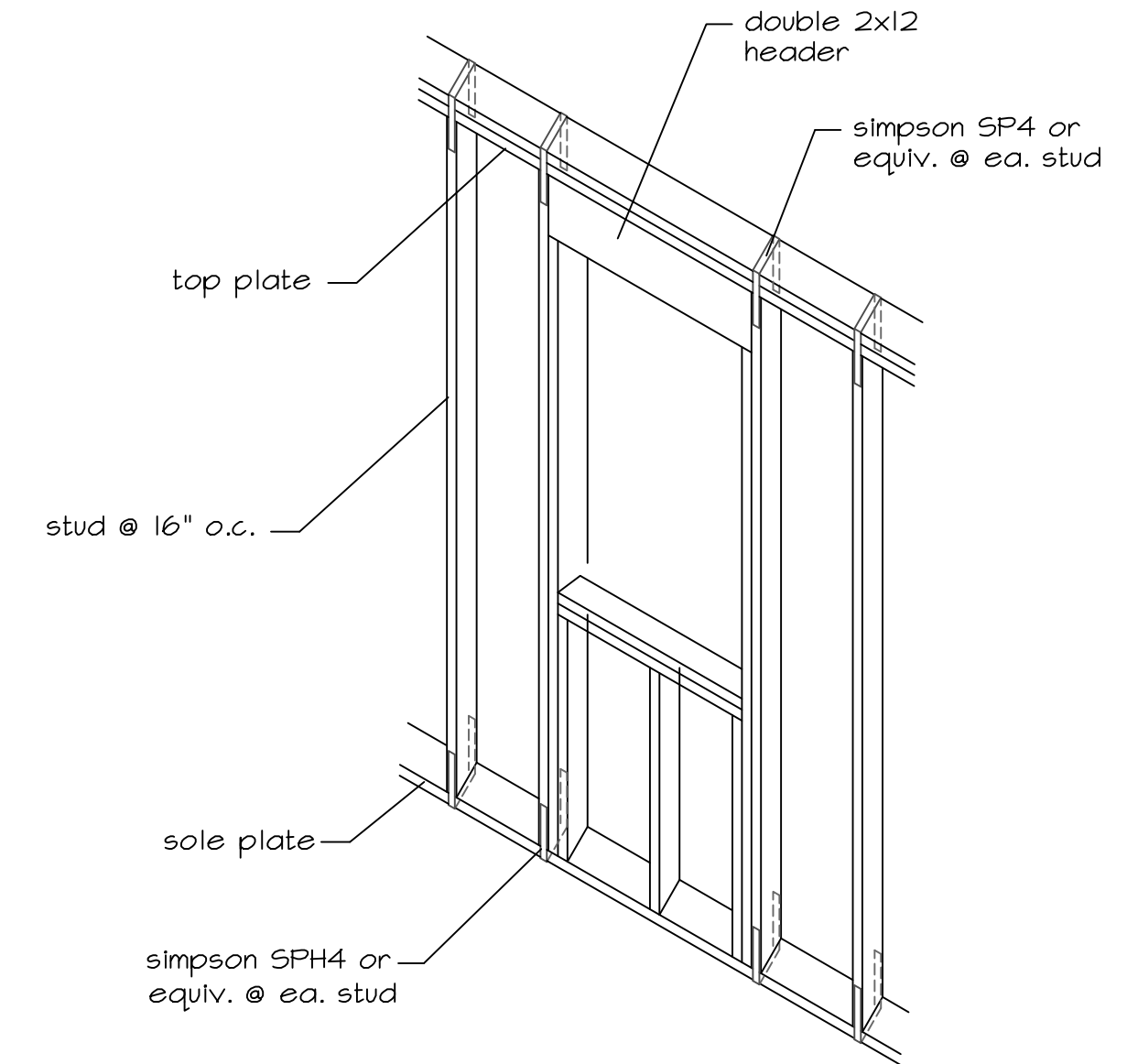
TYP. WALL SECTION

GEN. NOTES:

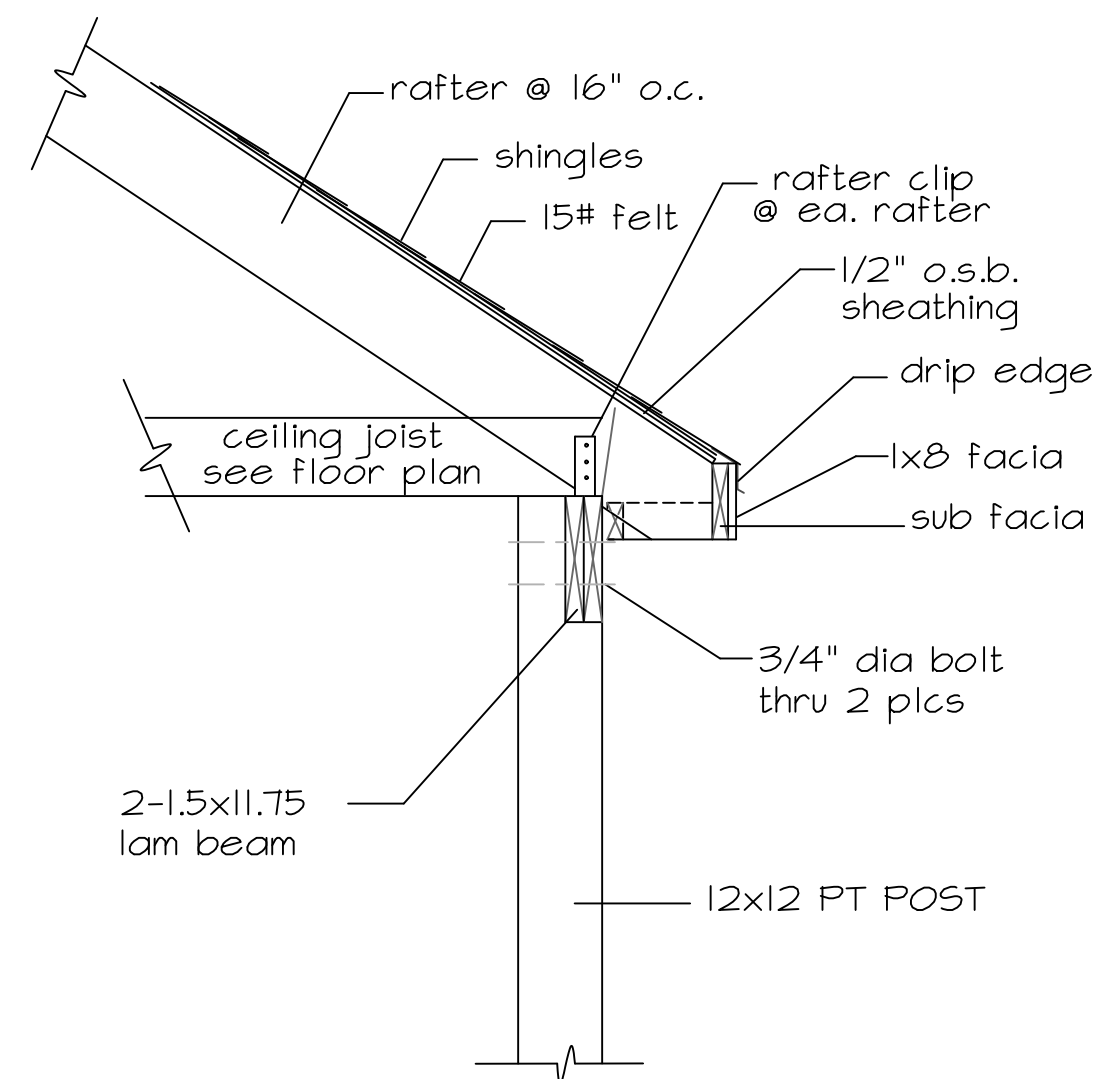
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Door Opening Detail

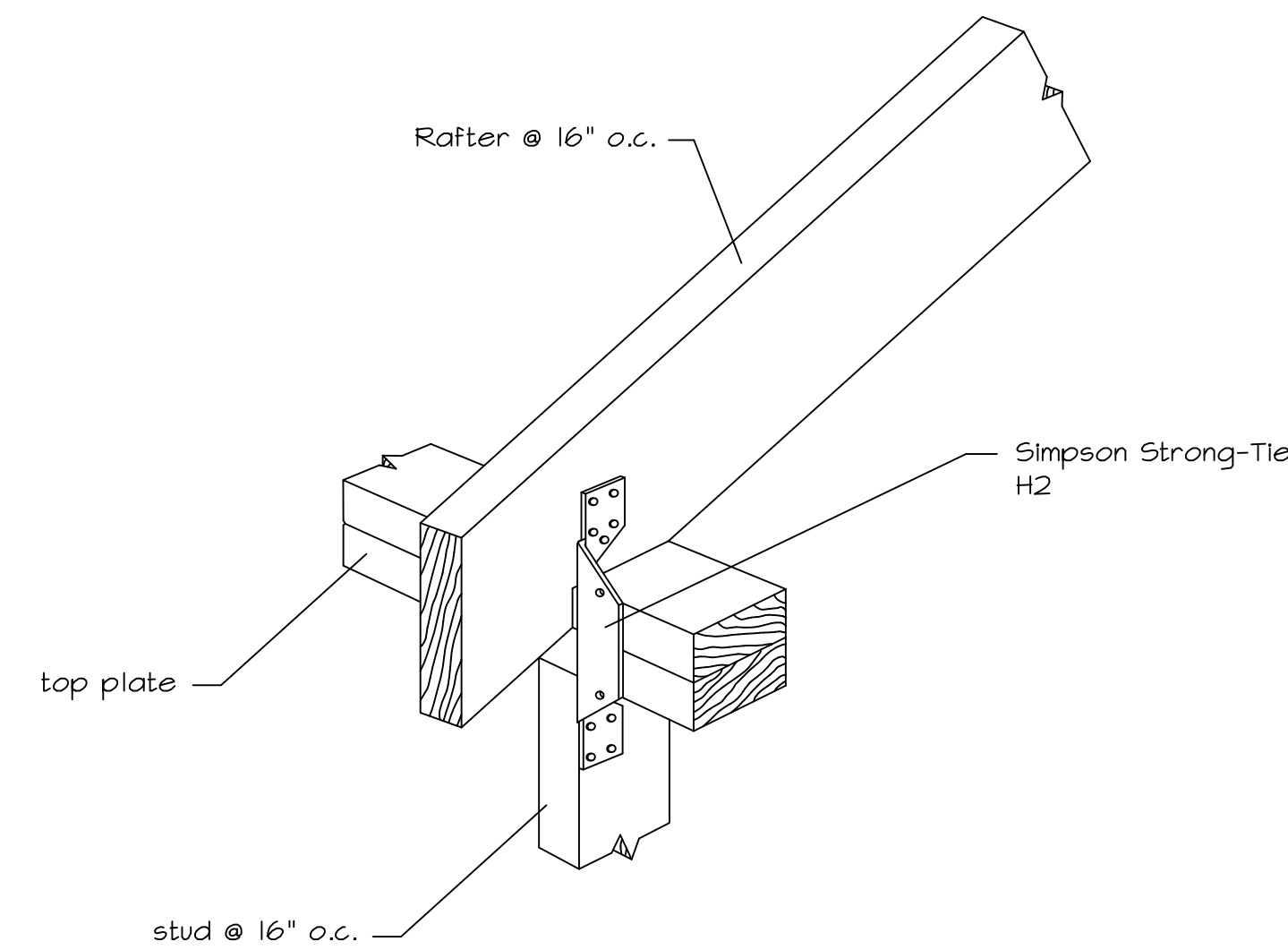


Window Opening Detail

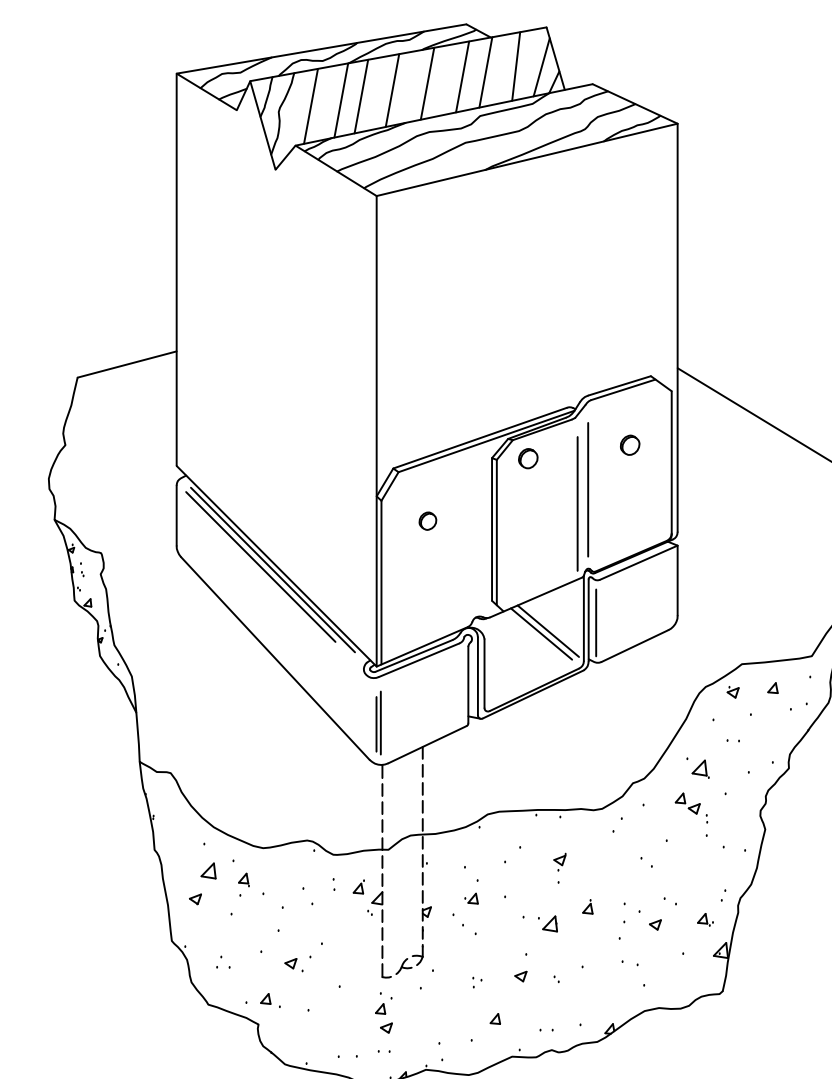


POST/BEAM CONNECTION

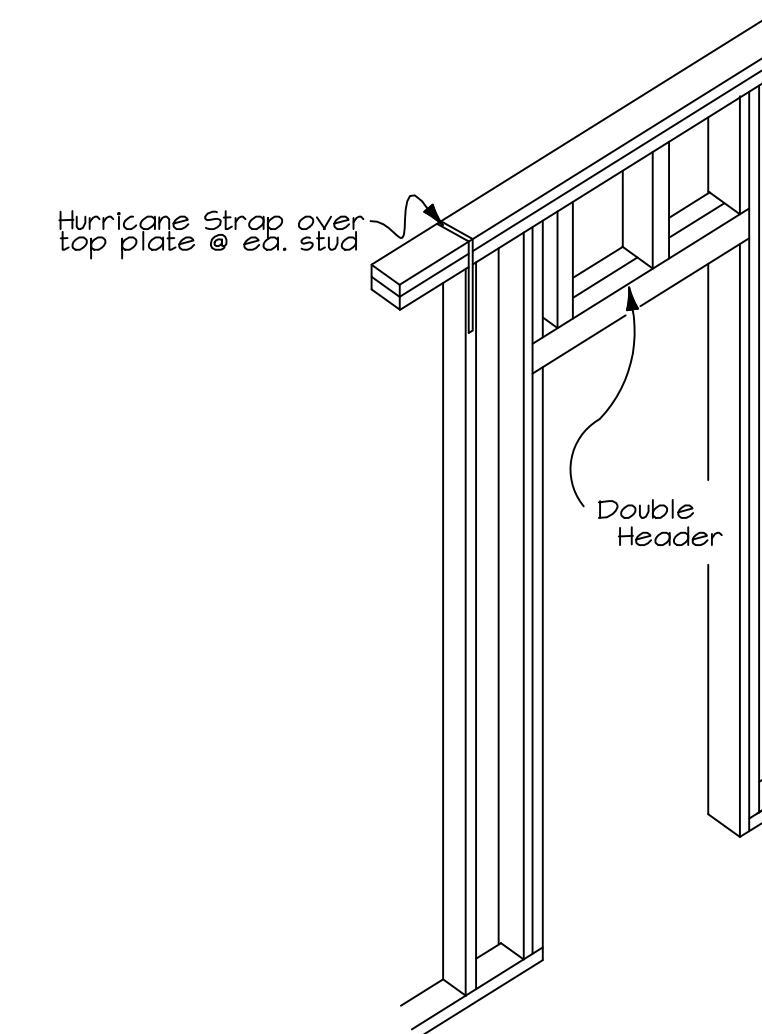
NTS



Rafter Connection Detail



Simpson Strong-Tie
ABA44



Door Opening Detail (Interior)

NTS

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DETAILS

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