

GENERAL NOTES:

ALL MEANS OF EGRESS WINDOWS MUST COMPLY WITH SECTION R-310.2 OF THE 2018 IRC

ALL EXTERIOR WINDOWS/OPENINGS MUST COMPLY WITH SECTION R-301.2.1.2 OF THE 2018 IRC

FACILITY BUILT FIREPLACES SHALL BE LISTED IN ACCORDANCE WITH THE UL 127 AS PER ARTICLE R1004.1 OF THE 2015 IRC

WINDOWS IN HAZARDOUS LOCATIONS (OVER BATHTUBS) MUST BE TEMPERED AND COMPLY WITH ARTICLE R308.4 OF THE 2015 IRC

RESIDENCE MUST COMPLY WITH FOLLOWING INSULATION REQUIREMENTS AS PER TABLE N1102.1 OF THE 2015 IRC.  
CEILINGS: R-30 MIN, WALLS: R-13 MIN, FLOORS: R-11.  
FENESTRATION U-FACTOR (.75)  
SOLAR HEAT GAIN COEFFICIENT (.40)

NEED "CITY STAMPED" APPROVED PLANS ON SITE FOR ALL INSPECTIONS

NEED PROOF OF TERMITE TREATMENT BEFORE SLAB AND FOOTING INSPECTION

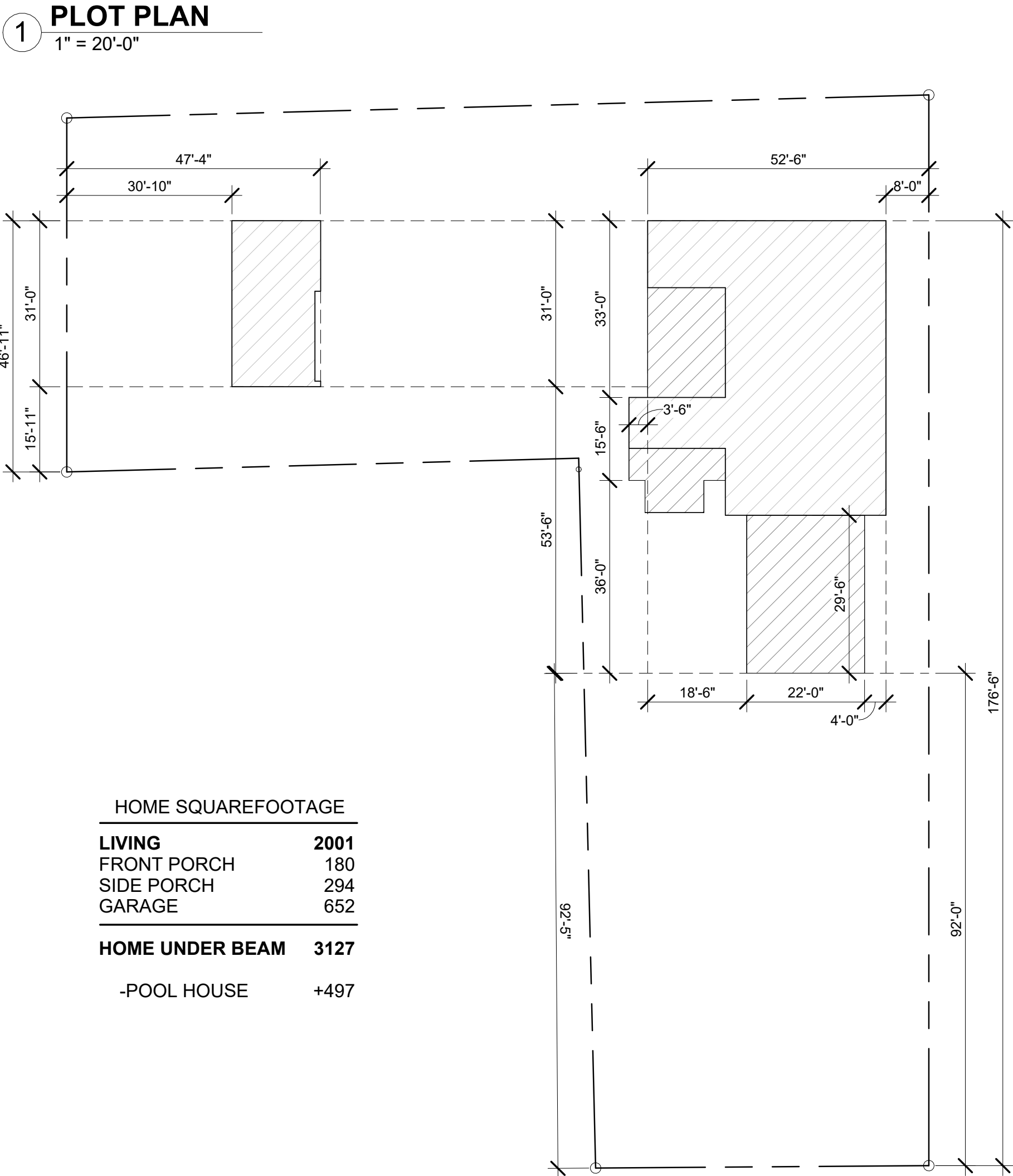
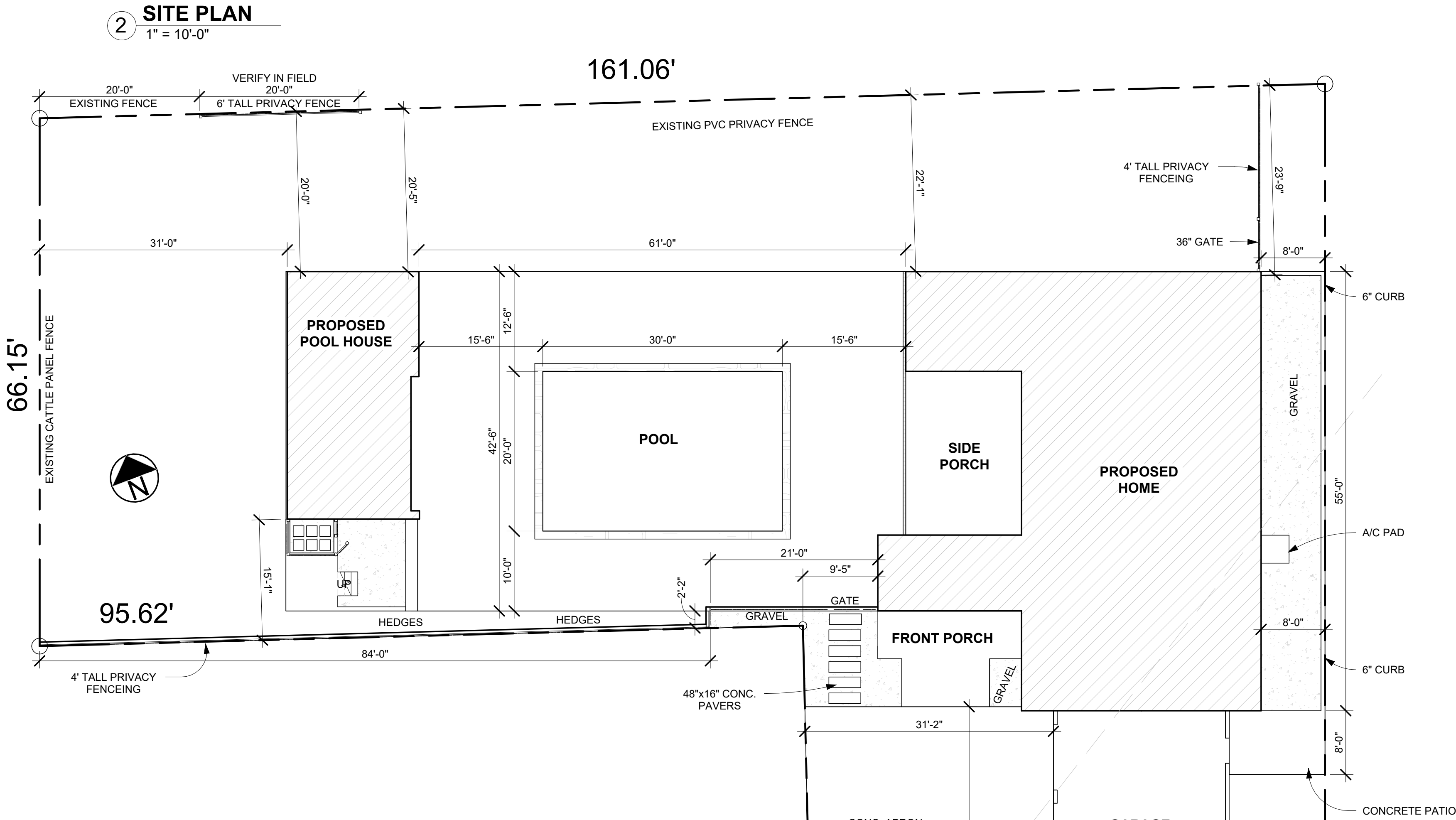
CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE, JOBSITE CLEANUP, STREET CLEANING, CONSTRUCTION ENTRANCE AND SILT FENCING WHERE REQUIRED ON A DAILY BASIS

MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING

| TAKEOFF - 135 ST CHARLES |          |               |        |                    |          |
|--------------------------|----------|---------------|--------|--------------------|----------|
| ROOFING                  |          | WALLS         |        | SIDING             |          |
| DECKING                  |          | EXTERIOR      |        | NO WINDOW CUT-OUTS |          |
|                          | 4,991 SF |               |        | B&B                | 4,522 SF |
| SOFFITS                  |          | INTERIOR      |        |                    |          |
| 12"                      | 420 LF   | 2x6           | 390 LF |                    |          |
| 16"                      | 146 LF   | 2x4           | 235 LF |                    |          |
| 24"                      | 33 LF    | 2x6           | 55 LF  |                    |          |
| FASCIA                   |          | INT. 1/2 WALL |        |                    |          |
|                          |          | 2x4           | 14 LF  |                    |          |
|                          |          | PORCH BEAMS   |        |                    |          |
|                          | 598 LF   |               | 57 LF  |                    |          |

| WINDOW SCHEDULE |      |               |         |                                                     |             |  |
|-----------------|------|---------------|---------|-----------------------------------------------------|-------------|--|
| Count           | Size | Rough Opening |         | Description                                         | Slab Egress |  |
|                 |      | Width         | Height  |                                                     |             |  |
| 8               | 2614 | 2' - 6"       | 1' - 4" | 1 LITE TRANSOM                                      |             |  |
| 1               | 2646 | 2' - 6"       | 4' - 6" | 2/2 DH                                              |             |  |
| 3               | 2810 | 2' - 8"       | 1' - 0" | 1 LITE TRANSOM                                      |             |  |
| 6               | 2860 | 2' - 8"       | 6' - 0" | 2/2 DH                                              | YES         |  |
| 1               | 3046 | 3' - 0"       | 4' - 6" | 4 LITE FIXED                                        |             |  |
| 1               | 3614 | 3' - 6"       | 1' - 4" | 1 LITE TRANSOM                                      |             |  |
| 3               | 4014 | 4' - 0"       | 1' - 4" | 1 LITE TRANSOM                                      |             |  |
| 1               | 6014 | 6' - 0"       | 1' - 4" | 1 LITE TRANSOM                                      |             |  |
| 1               | 7046 | 7' - 0"       | 4' - 6" | MULLED WINDOW UNIT - (3) 28"x54" WINDOWS (CA,FX,CA) |             |  |
| Grand total: 25 |      |               |         |                                                     |             |  |

| DOOR SCHEDULE |        |          |         |          |                                                                  |  |
|---------------|--------|----------|---------|----------|------------------------------------------------------------------|--|
| Count         | Size   | Width    | Height  | Function | Description                                                      |  |
| 1             | 16080  | 16' - 0" | 8' - 0" | Exterior | WAYNE DALTON BRAND STEEL CARRIAGE HOUSE GARAGE DOOR - MODEL 8670 |  |
| 2             | 12080  | 12' - 0" | 8' - 0" | Exterior | 4 PANEL, 6 LITE, SLIDING GLASS DOOR (2-2)                        |  |
| 1             | 8080   | 8' - 0"  | 8' - 0" | Exterior | WAYNE DALTON BRAND STEEL CARRIAGE HOUSE GARAGE DOOR - MODEL 8670 |  |
| 2             | 6080   | 6' - 0"  | 8' - 0" | Exterior | 6 LITE, FIBERGLASS, DOUBLE, FRENCH DOOR - RHA                    |  |
| 1             | 3080   | 9' - 2"  | 8' - 0" | Exterior | MULLED DOOR UNIT - (3) 3080 DOOR PANELS (FX, RHOS, FX), 6 LITE   |  |
| 1             | 3080   | 3' - 0"  | 8' - 0" | Exterior | 2 PANEL FIBERGLASS DOOR (GARAGE TO LIVING)                       |  |
| 1             | 3080   | 3' - 0"  | 8' - 0" | Exterior | 2 PANEL FIBERGLASS DOOR (GARAGE TO EXTERIOR)                     |  |
| 12            | 2880   | 2' - 8"  | 8' - 0" | Interior | SINGLE DOOR - VERIFY STYLE W/ OWNER                              |  |
| 1             | 2680   | 2' - 6"  | 8' - 0" | Interior | SINGLE DOOR - VERIFY STYLE W/ OWNER                              |  |
| 1             | 2680   | 2' - 6"  | 8' - 0" | Interior | POCKET DOOR - VERIFY STYLE W/ OWNER                              |  |
| 1             | 2480   | 2' - 4"  | 8' - 0" | Interior | SINGLE DOOR - VERIFY STYLE W/ OWNER                              |  |
| 1             | 2080   | 2' - 0"  | 8' - 0" | Interior | SINGLE DOOR - VERIFY STYLE W/ OWNER                              |  |
| 2             | 2-1480 | 2' - 8"  | 8' - 0" | Interior | DOUBLE DOOR - VERIFY STYLE W/ OWNER                              |  |



| HOME SQUAREFOOTAGE |      |
|--------------------|------|
| LIVING             | 2001 |
| FRONT PORCH        | 180  |
| SIDE PORCH         | 294  |
| GARAGE             | 652  |
| HOME UNDER BEAM    | 3127 |
| -POOL HOUSE        | +497 |

PARCEL #:  
194N-0-30-172.00

LEGAL DESC.:  
140-141 FOURTH WARD BSL -2-364

ZONE R-2 SINGLE FAMILY:

SETBACKS  
FRONT - 25'-0"  
SIDE - 8'-0"  
REAR - 20'-0"

MAX HGHT: 35'  
MIN LOT WIDTH - 75'-0"  
MIN LOT AREA - 7,500 SF

MAX COVERAGE: 45%  
HOME - 3,127  
POOL HOUSE - 497  
LOT - 19,141  
COVERAGE - 19%

135 ST. CHARLES ST.



504-452-6974  
2107 Nicholson Avenue, Suite B  
Waveland, MS 39576  
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VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520  
SHAN VARMA & KIMBERLEY ANN OWEN

REVISIONS

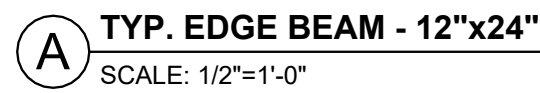
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VARMA/OWEN RESIDENCE

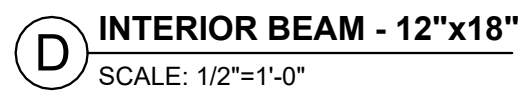
SITE

|                   |                  |
|-------------------|------------------|
| LIVING AREA:      | 2001 SQFT        |
| UNDER BEAM:       | 3624 SQFT        |
| 1 of 9            |                  |
| SCALE:            | As indicated     |
| DRWN BY: COLT LEE | DATE: 09/04/2026 |

3  $1/4'' = 1'-0''$



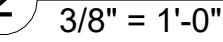
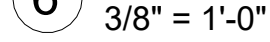
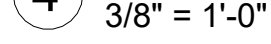
**C PORCH EDGE - 12"x18"**  
SCALE: 1/2"=1'-0"



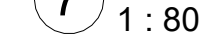
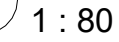
**(F) GARAGE BEAMS**  
SCALE: 1/2"=1'-0"

①  $1/4'' = 1'-0''$

3/8" = 1'-0"

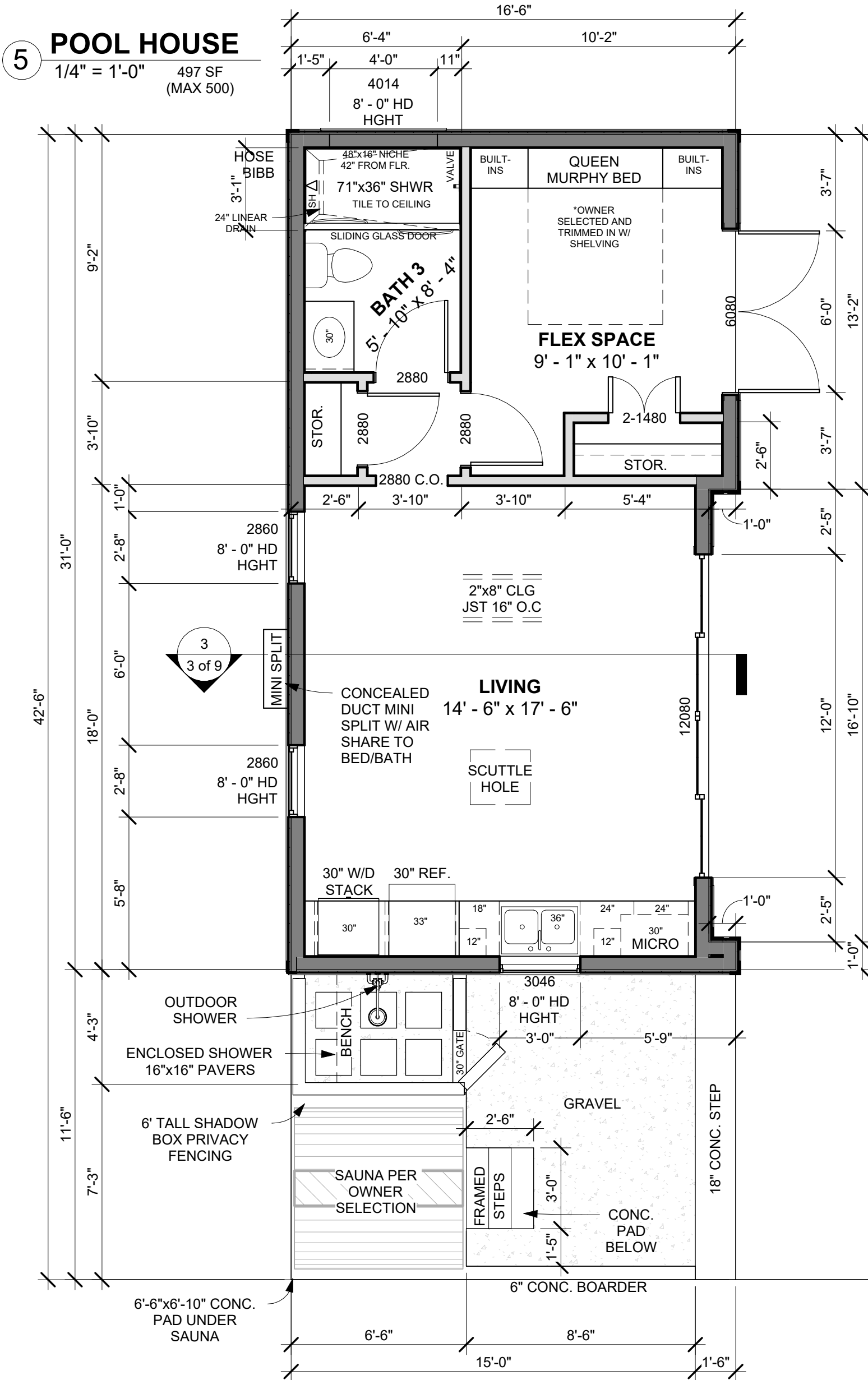


3/8" = 1'-0"

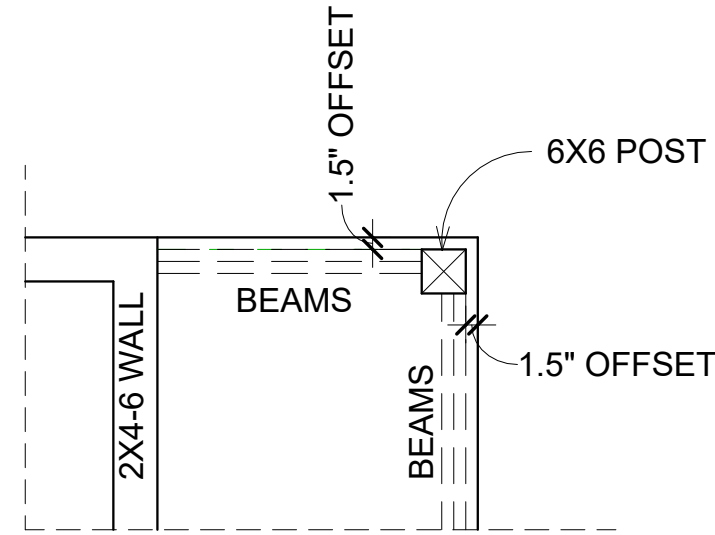


9/4/2026 9:50:04 AM

5 POOL HOUSE  
1/4" = 1'-0" 497 SF (MAX 500)



3 POST PLACEMENT DETAIL  
1/2" = 1'-0"

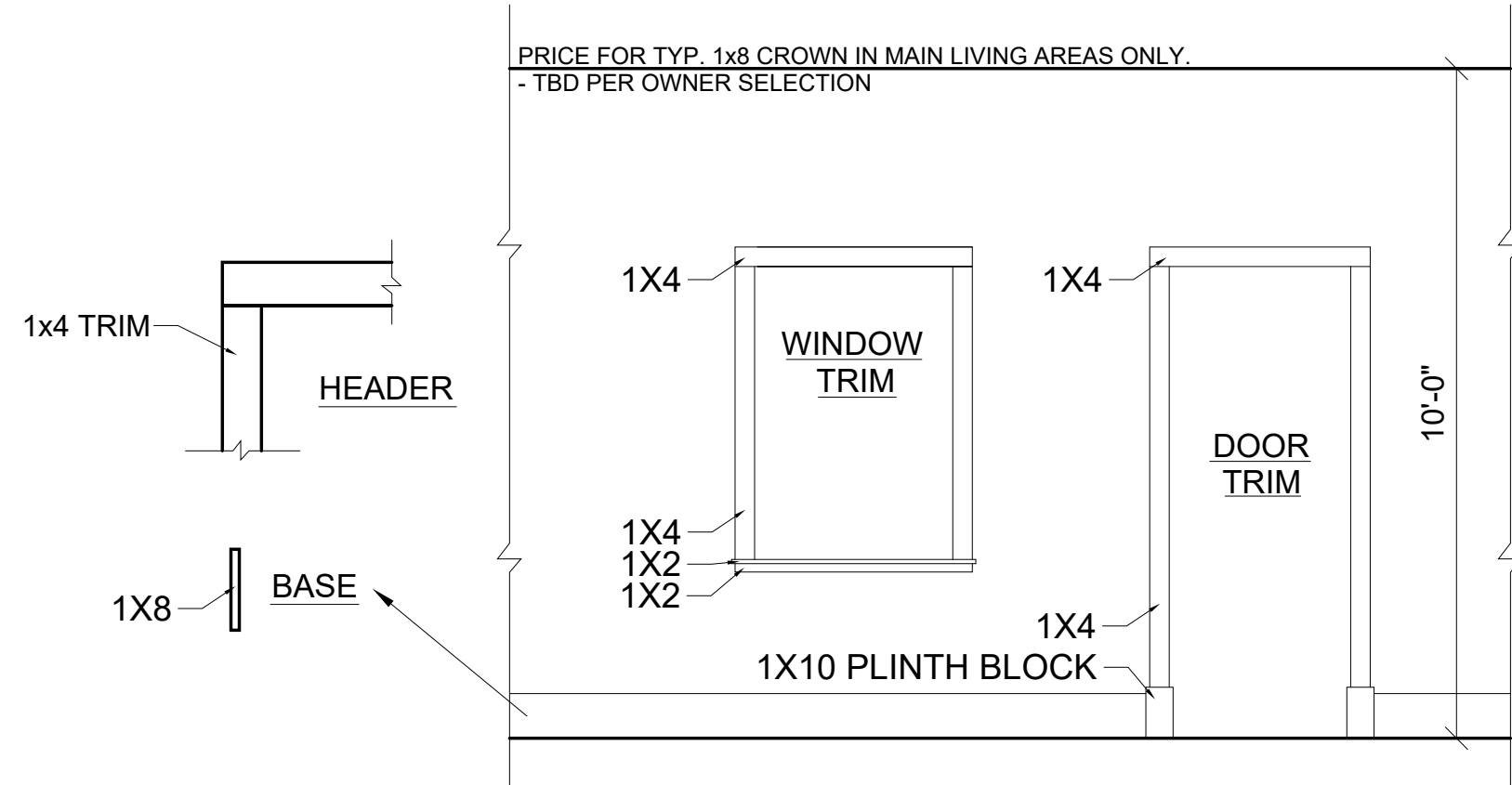


GENERAL NOTES:

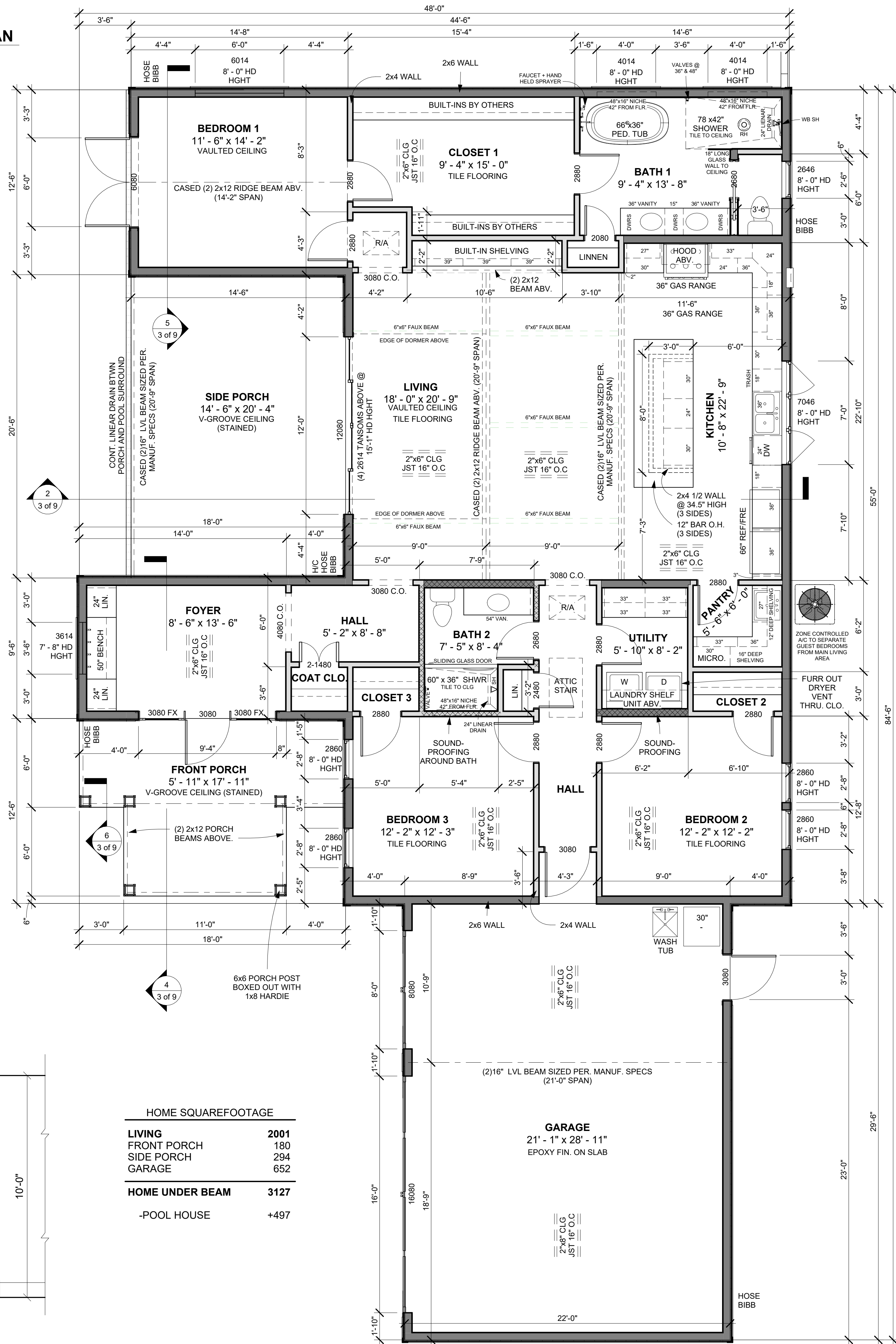
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FENESTRATION U-FACTOR (.75)  
SOLAR HEAT GAIN COEFFICIENT (.40)

- NEED "CITY STAMPED" APPROVED PLANS ON SITE FOR ALL INSPECTIONS
- NEED PROOF OF TERMITE TREATMENT BEFORE SLAB AND FOOTING INSPECTION
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- MUST CALL FOR STRAPPING AND OR CLIP INSPECTIONS BEFORE CLAD COVERING

2 INTERIOR TRIM STYLE  
3/8" = 1'-0"



1 FLOOR PLAN  
1/4" = 1'-0"



| HOME SQUAREFOOTAGE |      |
|--------------------|------|
| LIVING             | 2001 |
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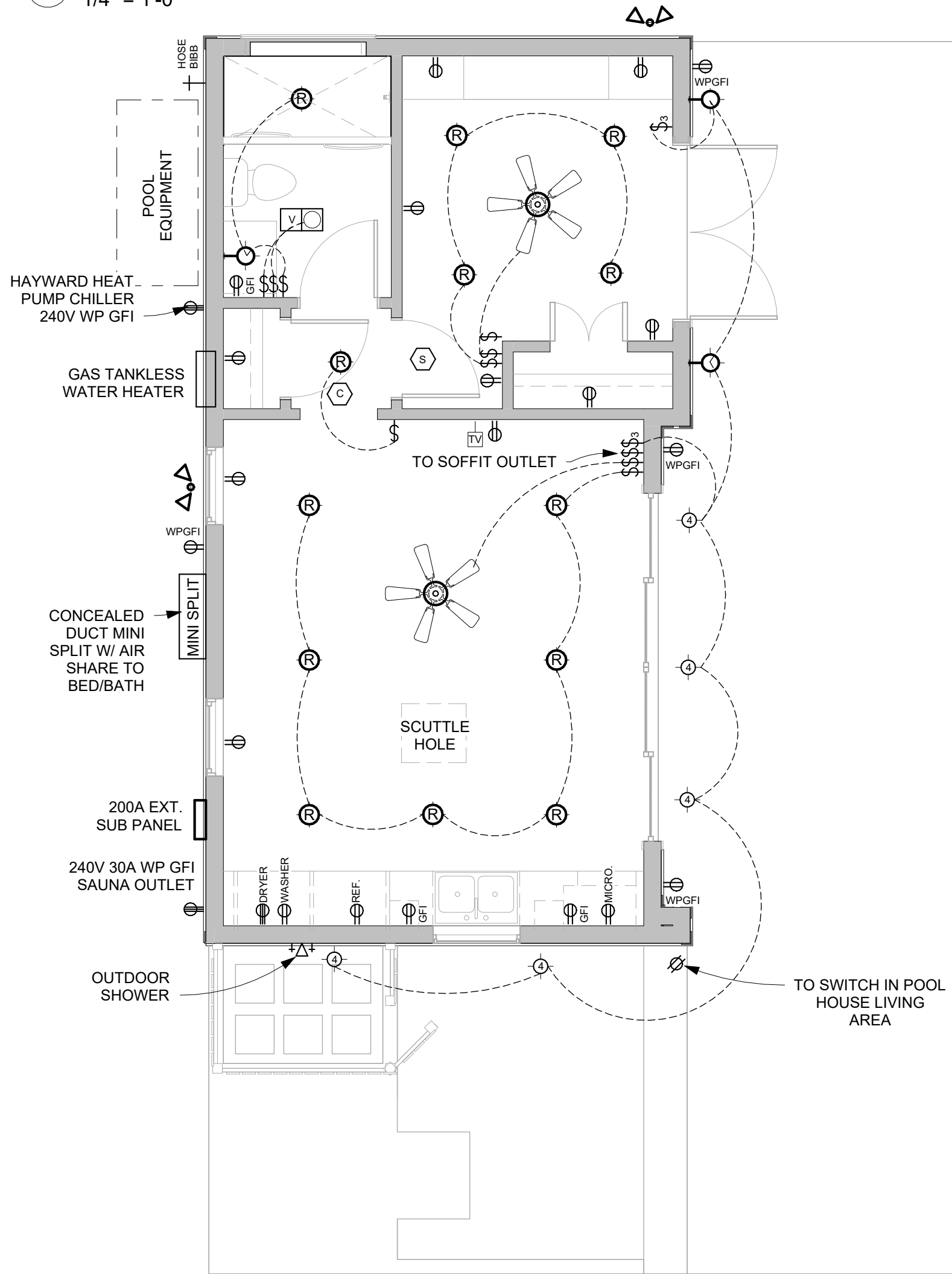
VARMA/OWEN RESIDENCE

FLOOR PLAN

|                   |                  |
|-------------------|------------------|
| LIVING AREA:      | 2001 SQFT        |
| UNDER BEAM:       | 3624 SQFT        |
| 4 of 9            |                  |
| SCALE:            | As indicated     |
| DRWN BY: COLT LEE | DATE: 09/04/2026 |

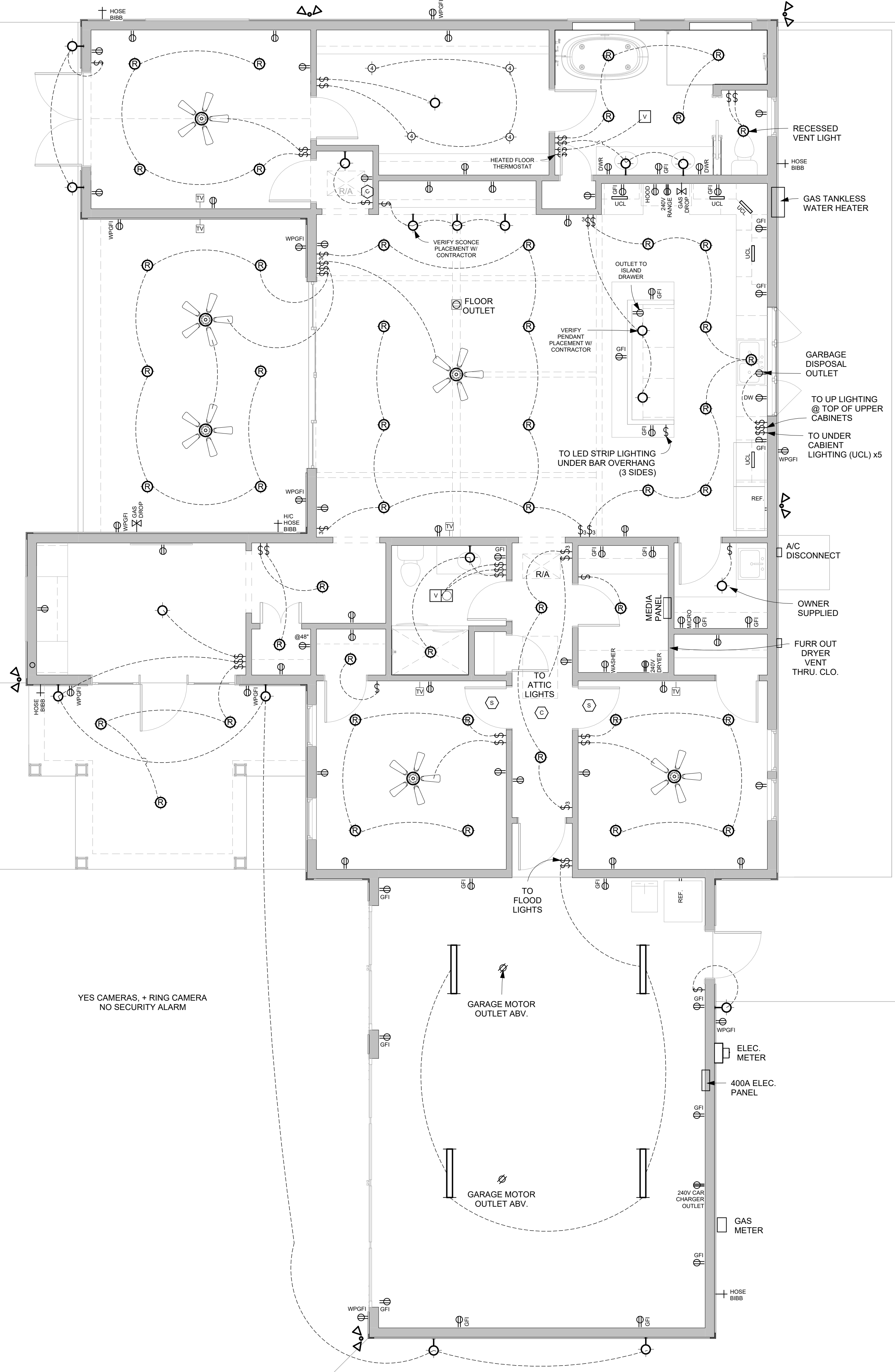
2 FIXTURES - POOL HOUSE

1/4" = 1'-0"



1 FIXTURES - HOUSE

1/4" = 1'-0"



YES CAMERAS. + RING CAMERA  
NO SECURITY ALARM

| SYMBOLS |                             |  |                                                                                               |
|---------|-----------------------------|--|-----------------------------------------------------------------------------------------------|
|         | WIRES                       |  | SMOKE DETECTOR                                                                                |
|         | CEILING MOUNTED FAN         |  | CARBON MONOXIDE/ SMOKE DETECTOR                                                               |
|         | WALL MOUNTED FAN            |  | DUPLEX OUTLET, 120V MOUNTED 14" ABOVE FIN. FLR.                                               |
|         | CEILING MOUNTED FIXTURE     |  | TRIPLEX OUTLET, 240V MOUNTED 14" ABOVE FIN. FLR.                                              |
|         | WALL MOUNTED FIXTURE        |  | DUPLEX OUTLET, 120V GROUND FALT INTERRUPTER CIRCUIT BREAKER                                   |
|         | 6" RECESSED CAN             |  | DUPLEX OUTLET, 120V, WATER PROOF COVER PLATE AND BOX, GROUND FALT INTERRUPTER CIRCUIT BREAKER |
|         | 4" RECESSED CAN             |  | DUPLEX CEILING MOUNTED OUTLET, 120V                                                           |
|         | UNDER CABINET LED BAR LIGHT |  | SILENT SWITCH                                                                                 |
|         | LED BAR LIGHT               |  | 3 WAY SWITCH                                                                                  |
|         | FLOOD LIGHT                 |  | OCCUPANCY SENSOR ON SWITCH                                                                    |
|         | VENT                        |  | CABEL TELEVISION JACK, MOUNTED 84" ABOVE FIN. FLR.                                            |
|         | HEAT/VENT COMBO             |  | GAS DROP                                                                                      |
|         | VENT/LIGHT COMBO            |  |                                                                                               |
|         | HEAT/VENT/LIGHT COMBO       |  |                                                                                               |

NOTES:

MUST MAINTAIN PROPER PENETRATION PROTECTION OF OPENING FROM GARAGE TO DWELLINGS PER SECTION R-302.5 OF THE 2018 IRC

ALL 125 VOLT 12/20 AMP CIRCUITS SERVING BEDROOMS MUST BE ARC FAULT PROTECTED, INCLUDING S/DS

ALL RECEPICALS MUST COMPLY WITH SECTION E-4002.14 OF THE 2018 IRC (TAMPER RESISTANT)



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SHAN VARMA & KIMBERLEY ANN OWEN

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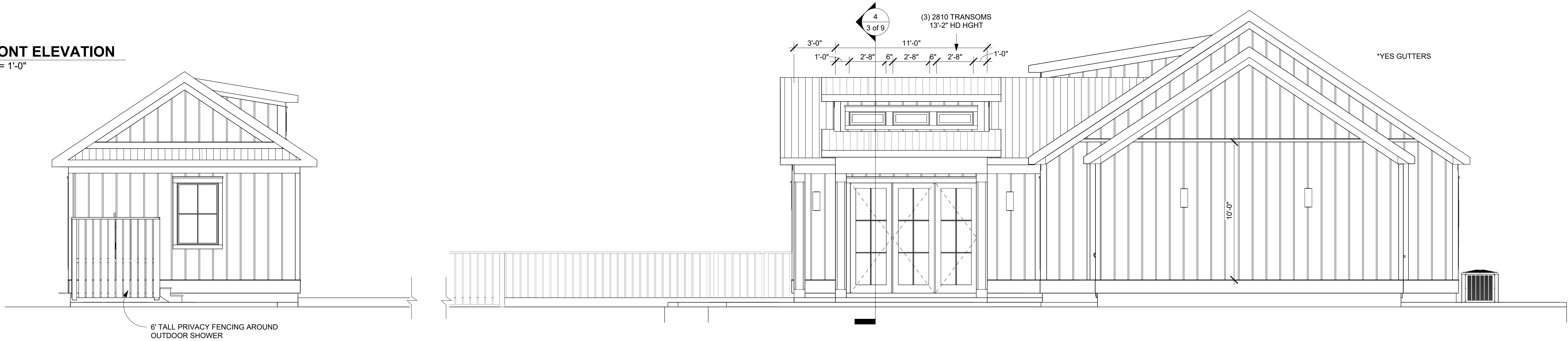
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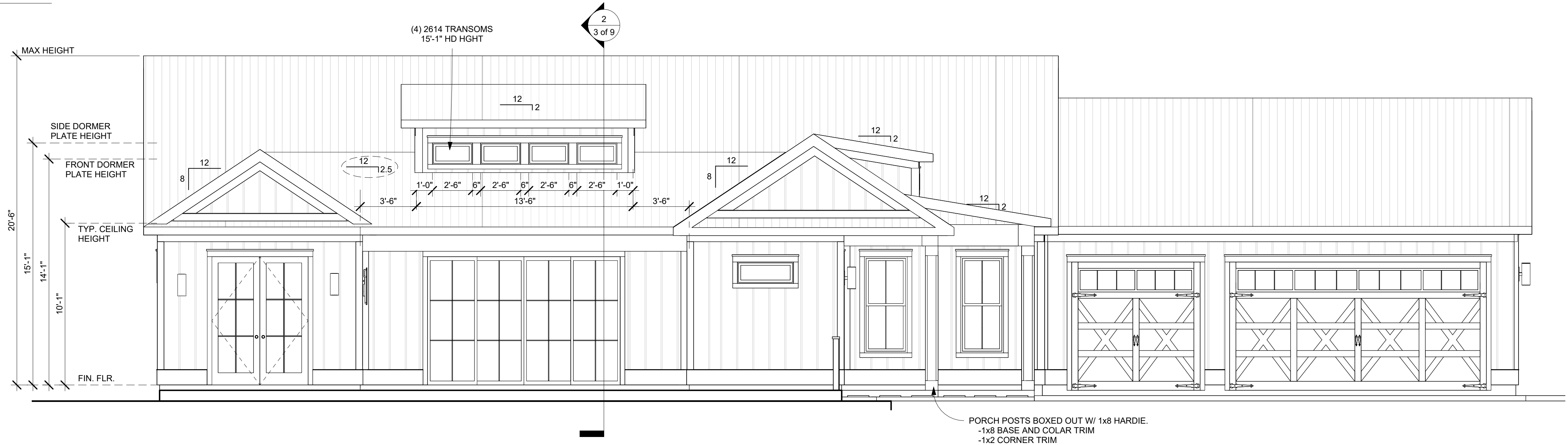
ELECTRIC

|                   |                  |
|-------------------|------------------|
| LIVING AREA:      | 2001 SQFT        |
| UNDER BEAM:       | 3624 SQFT        |
| 5 of 9            |                  |
| SCALE:            | 1/4" = 1'-0"     |
| DRWN BY: COLT LEE | DATE: 09/04/2026 |

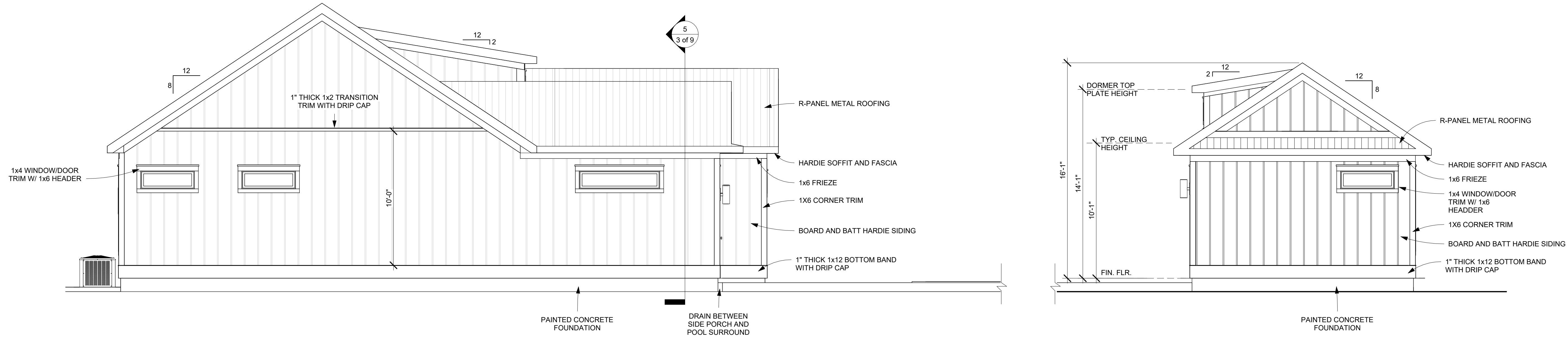
1 FRONT ELEVATION  
1/4" = 1'-0"



2 LEFT ELEVATION  
1/4" = 1'-0"



3 REAR ELEVATION  
1/4" = 1'-0"



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**VARMA/OWEN  
RESIDENCE**

**ELEVATIONS**

LIVING AREA: 2001 SQFT  
UNDER BEAM: 3624 SQFT

6 of 9

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE | DATE: 09/04/2026

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**VARMA/OWEN  
RESIDENCE**

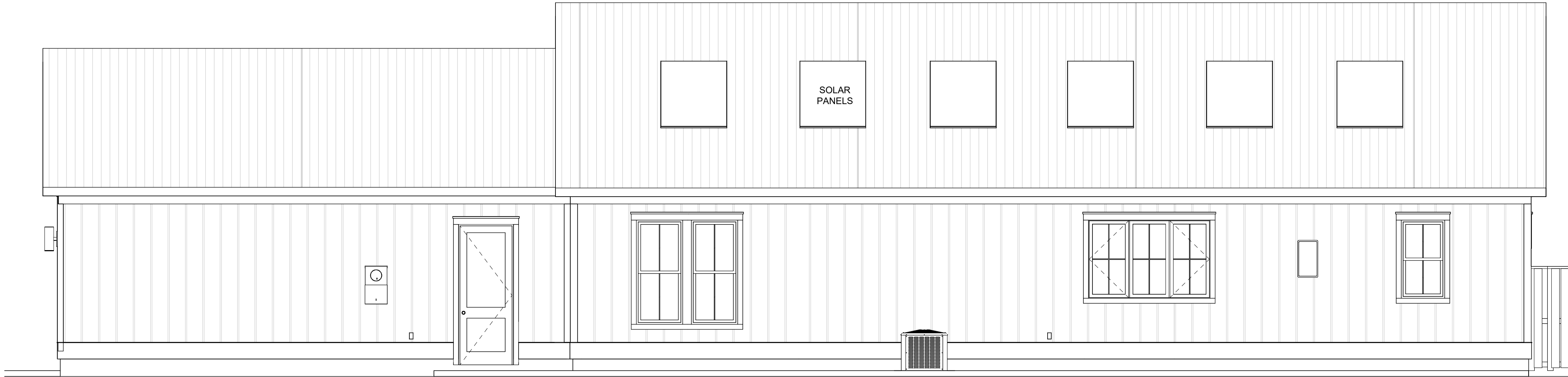
**ELEVATIONS**

LIVING AREA: 2001 SQFT  
UNDER BEAM: 3624 SQFT

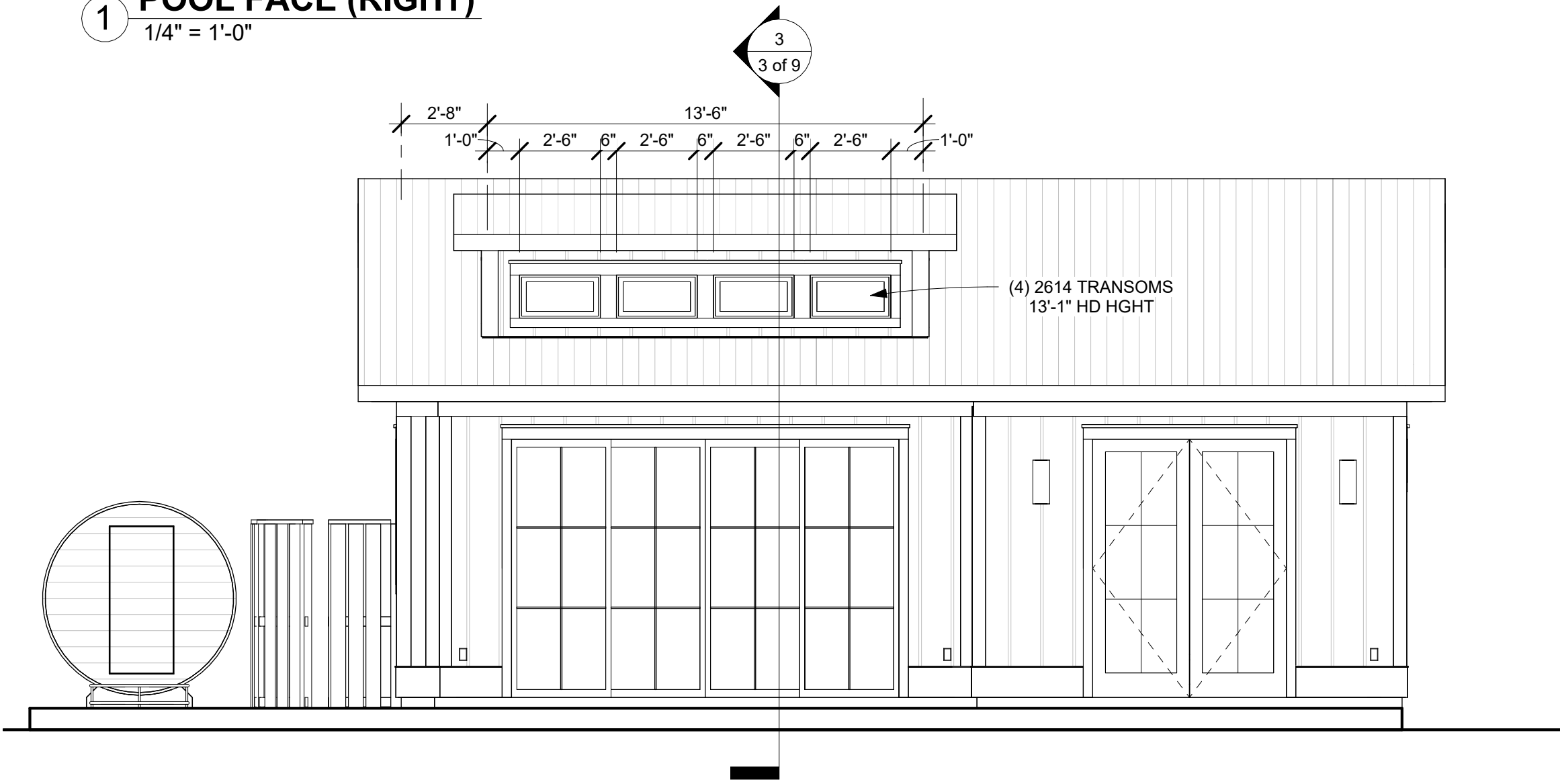
7 of 9

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE | DATE: 09/04/2026

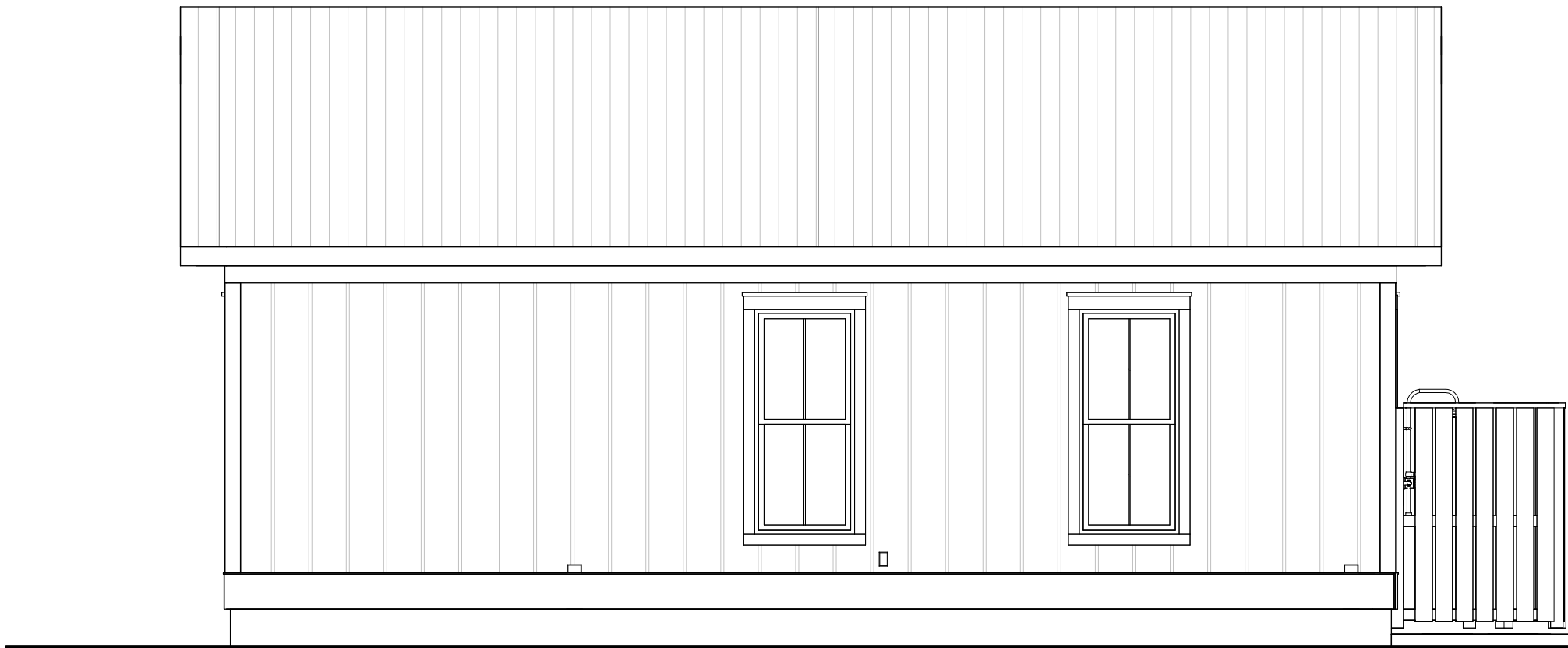
**2 RIGHT ELEVATION**  
1/4" = 1'-0"



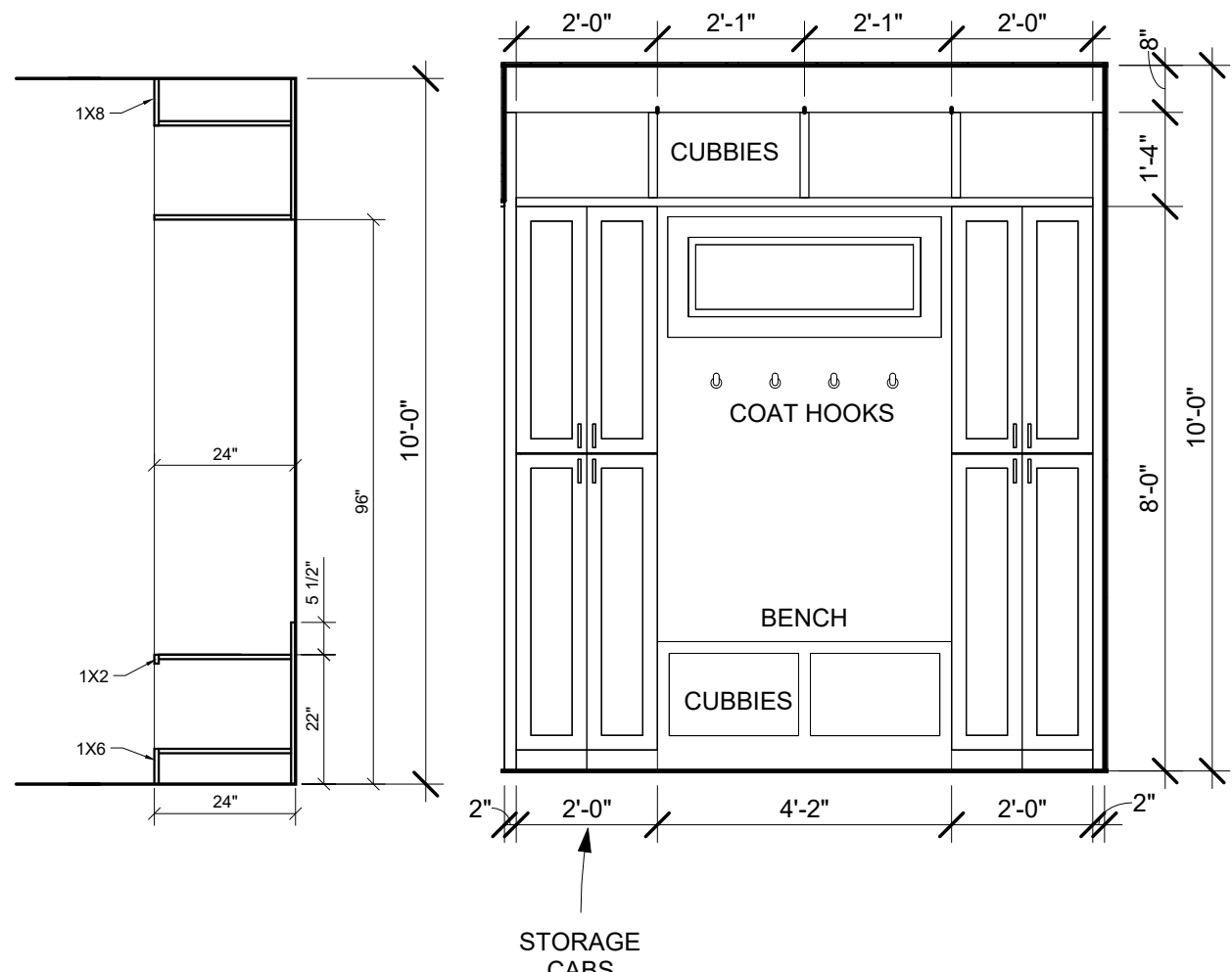
**1 POOL FACE (RIGHT)**  
1/4" = 1'-0"



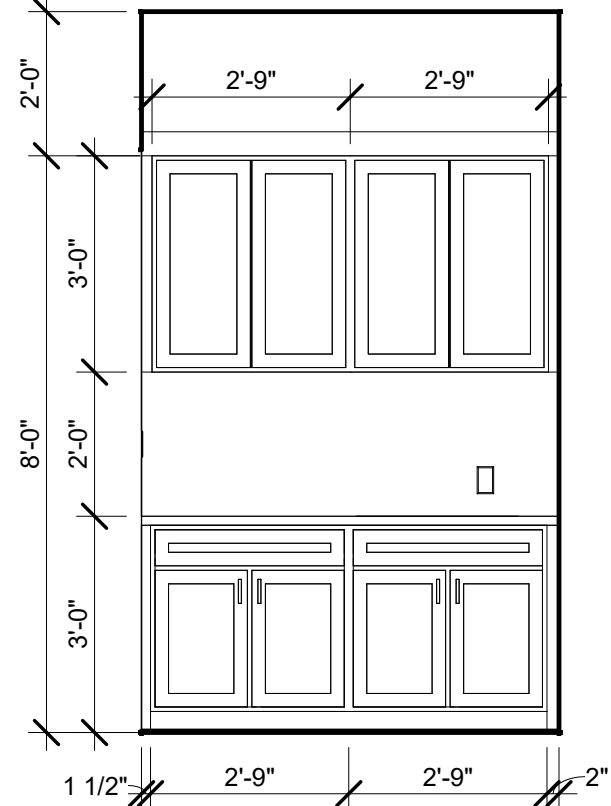
**3 LEFT**  
1/4" = 1'-0"



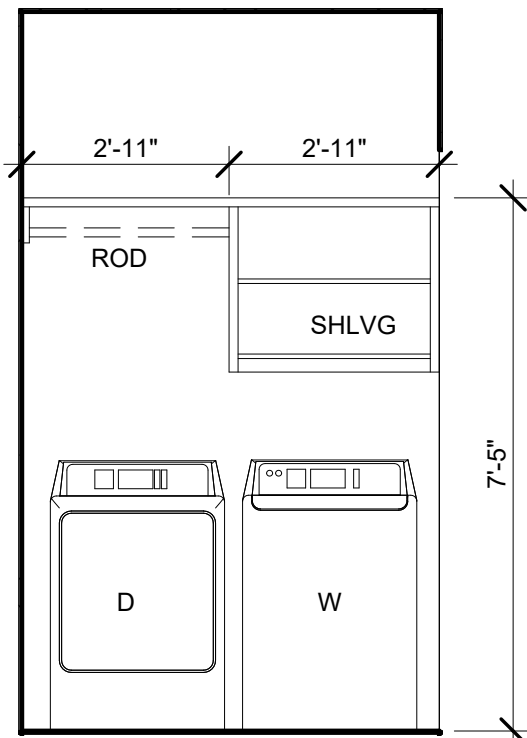
8 Foyer - Bench  
3/8" = 1'-0"



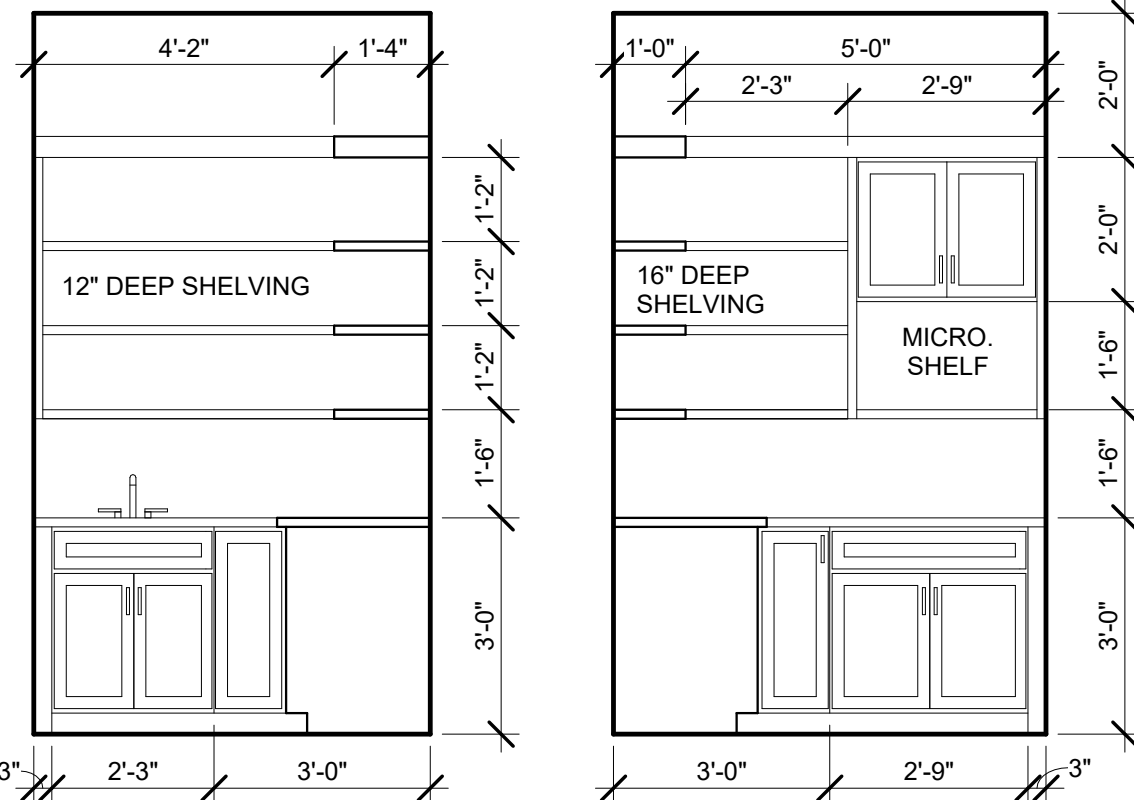
11 UTILITY - SINK WALL  
3/8" = 1'-0"



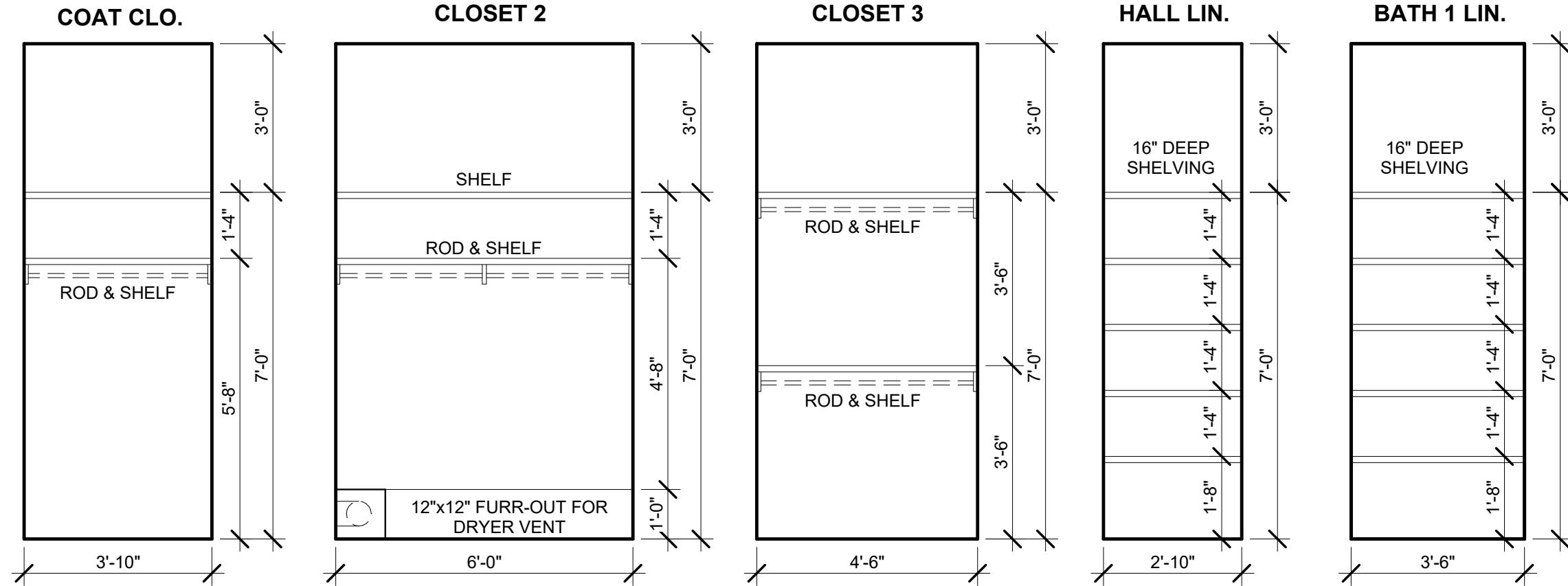
12 UTILITY - W/D WALL  
3/8" = 1'-0"



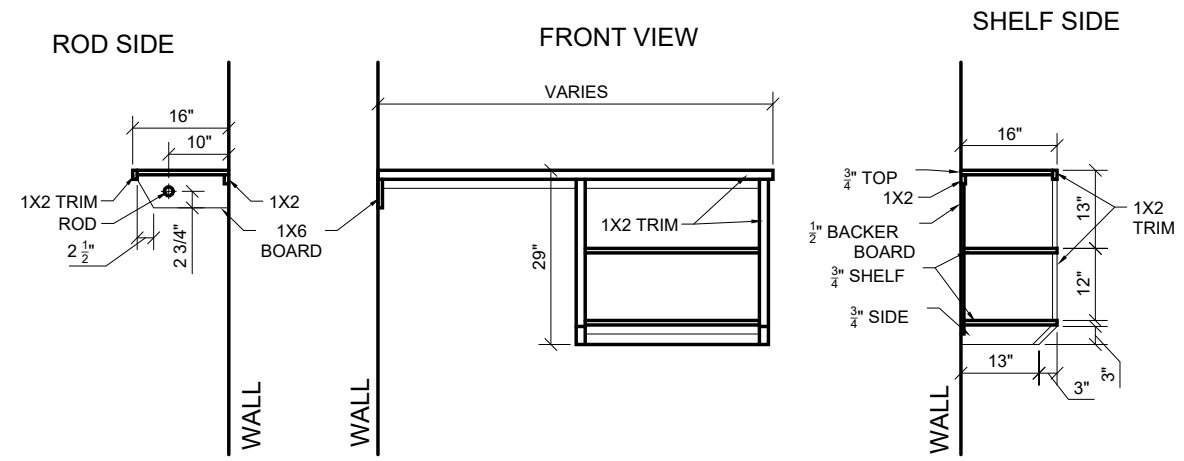
2 PANTRY  
3/8" = 1'-0"



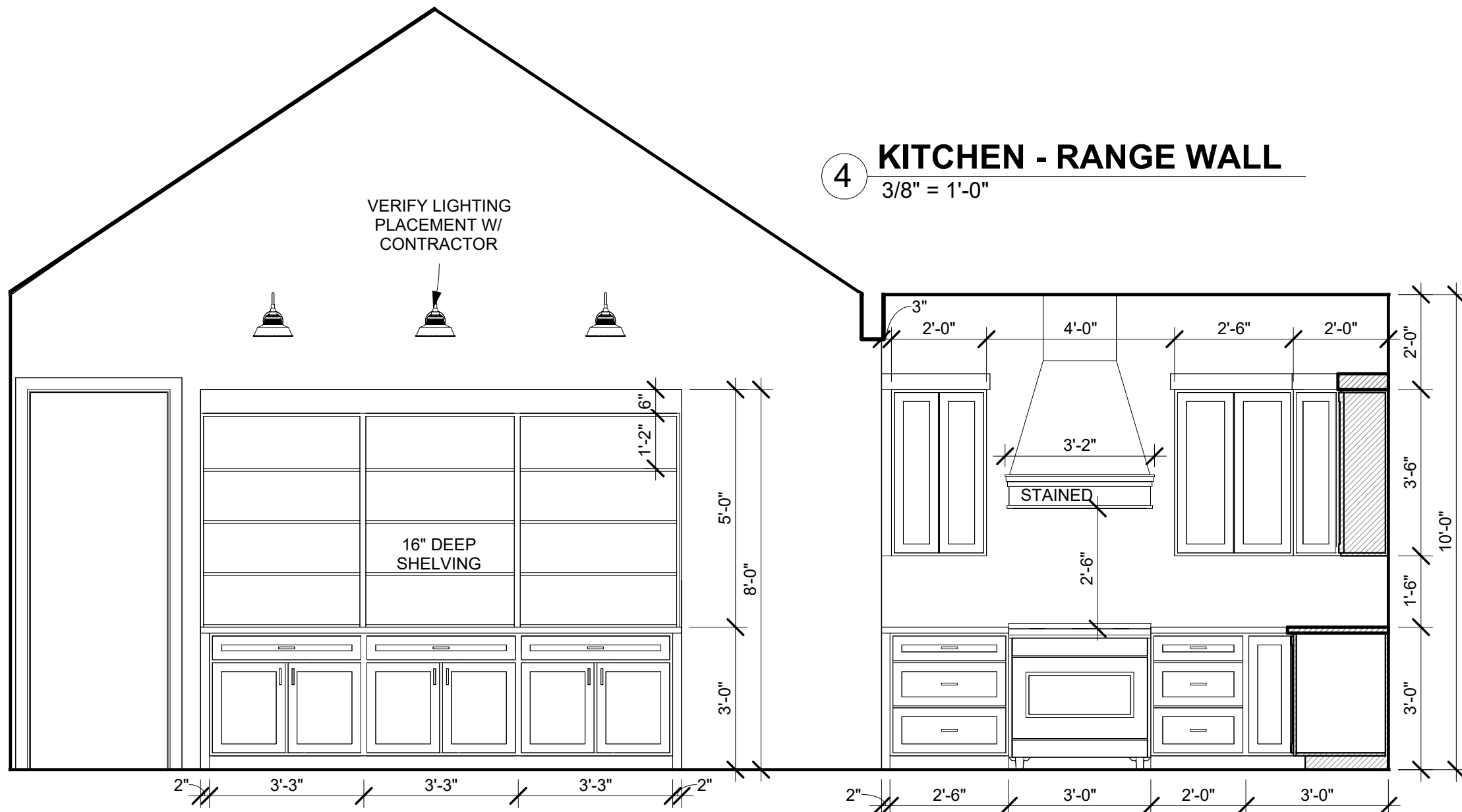
1 SHELVING  
3/8" = 1'-0"



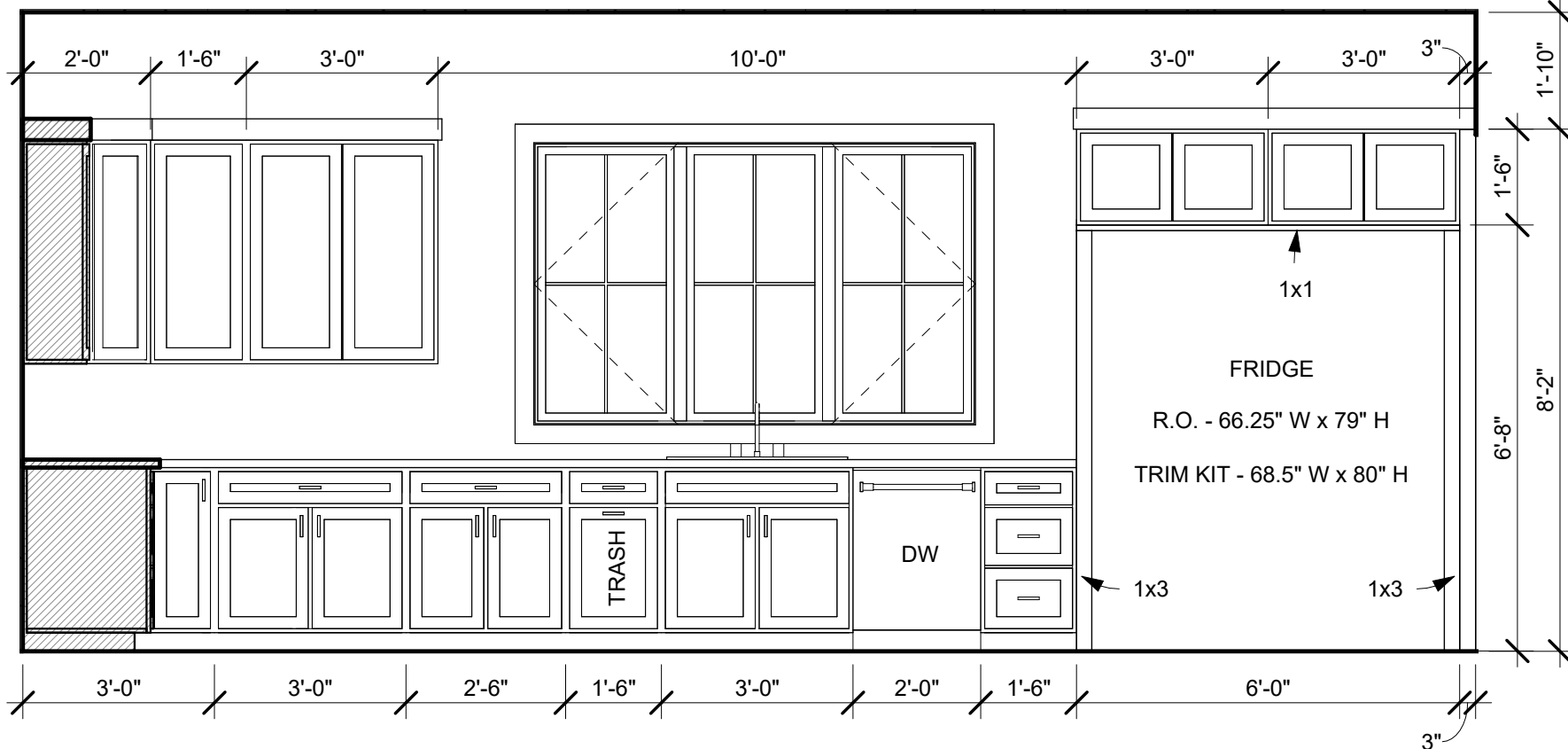
16 LAUN. SHELF  
3/8" = 1'-0"



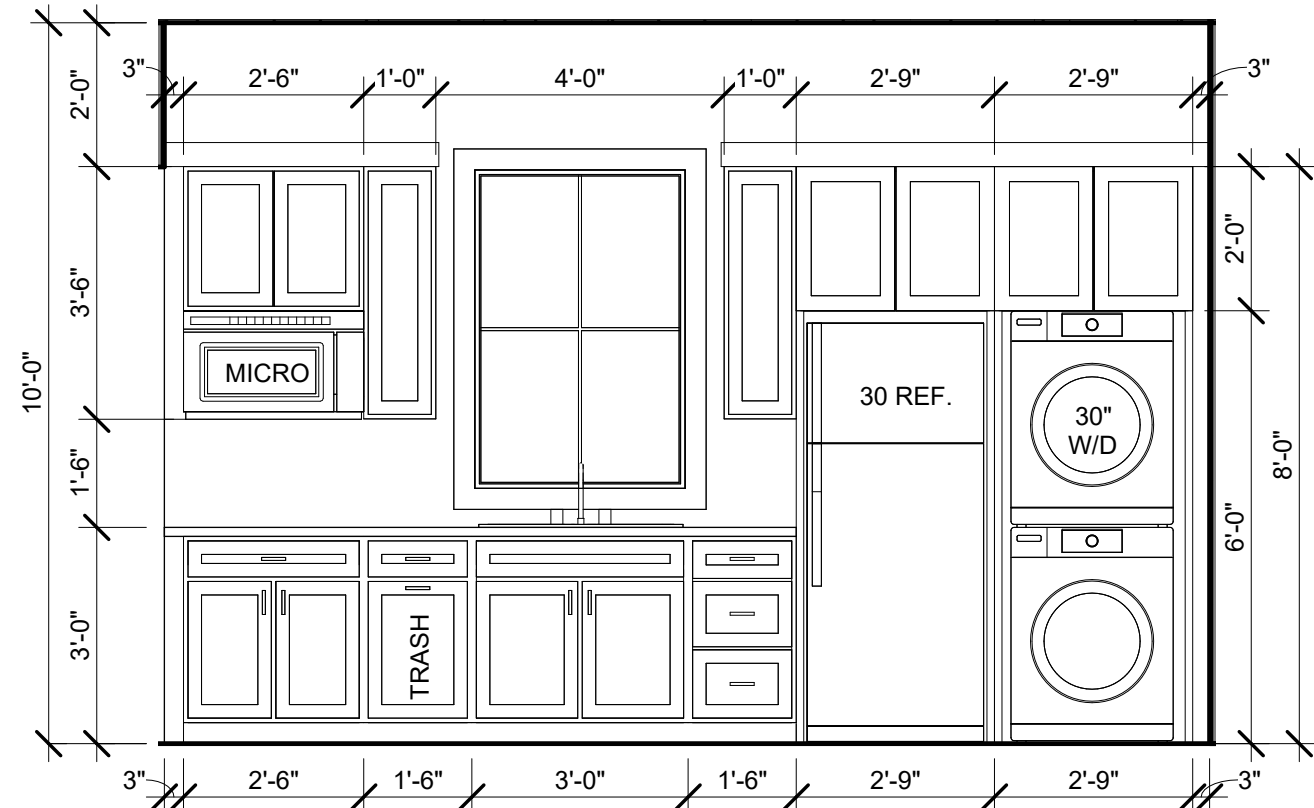
4 KITCHEN - RANGE WALL  
3/8" = 1'-0"



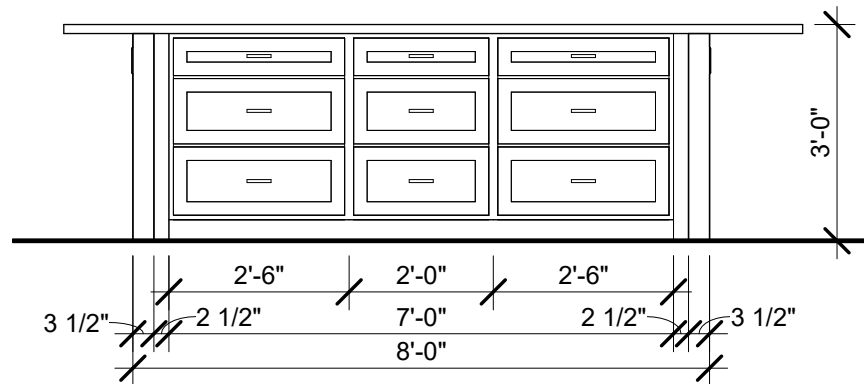
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3/8" = 1'-0"



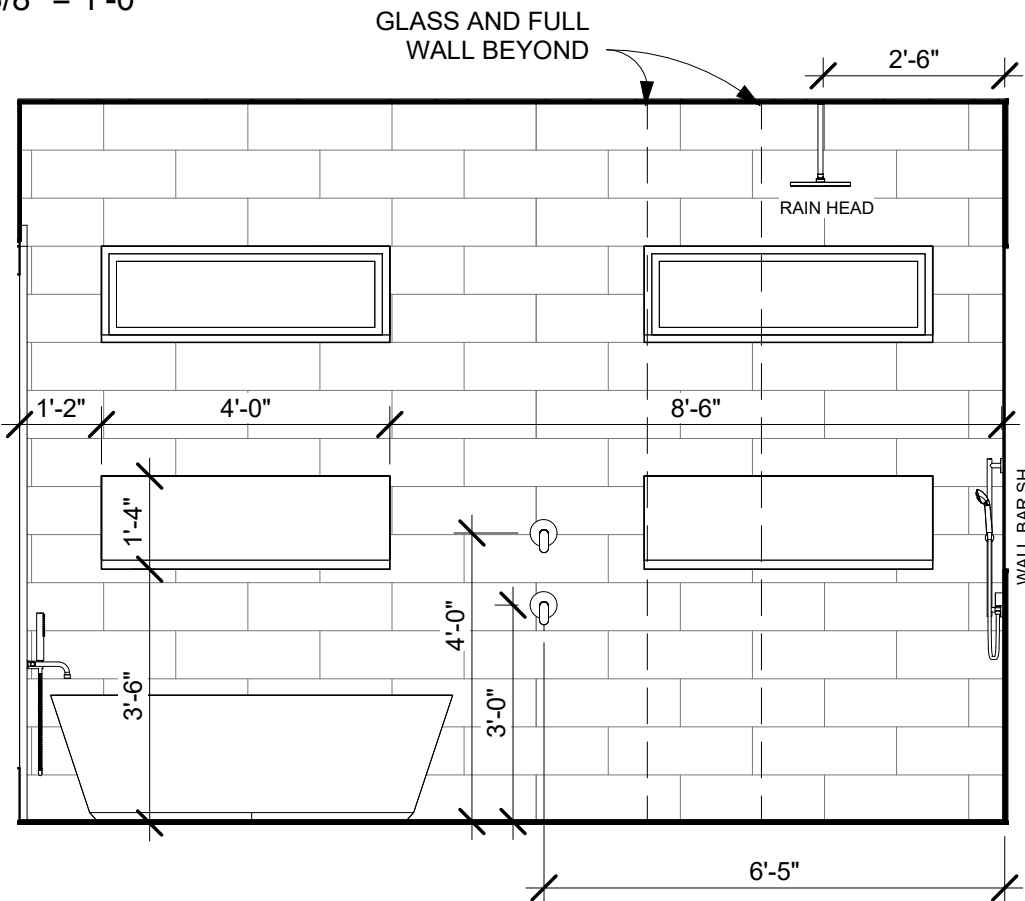
15 KITCHENETTE - POOL HOUSE  
3/8" = 1'-0"



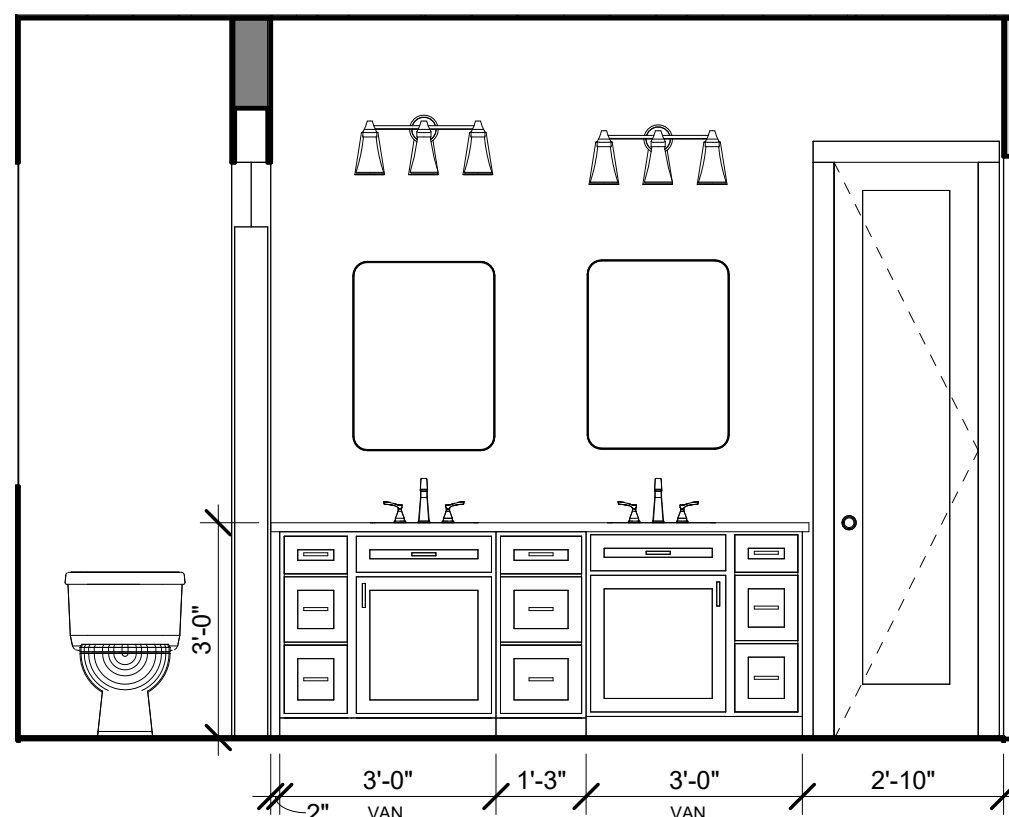
3 KITCHEN - ISLAND  
3/8" = 1'-0"



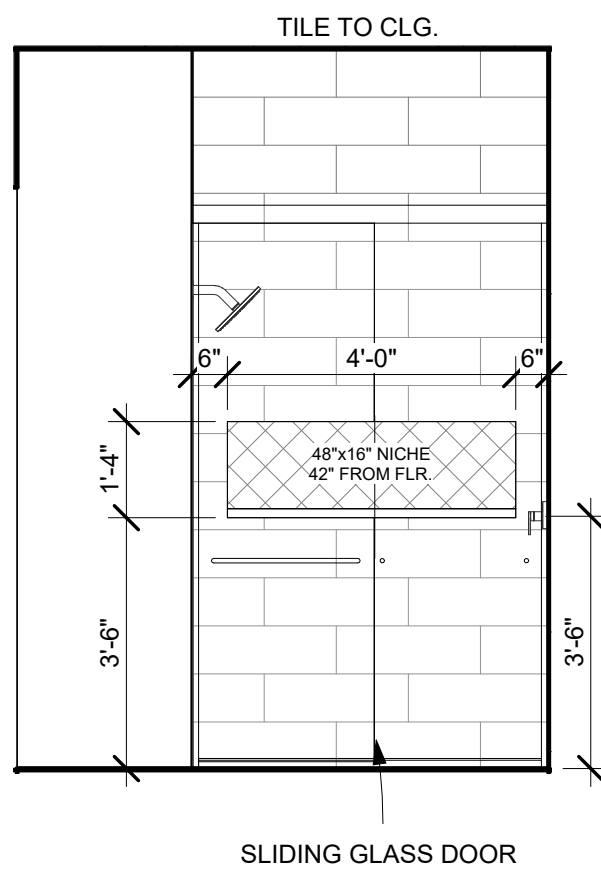
6 BATH 1 - TUB/SHOWER WALL  
3/8" = 1'-0"



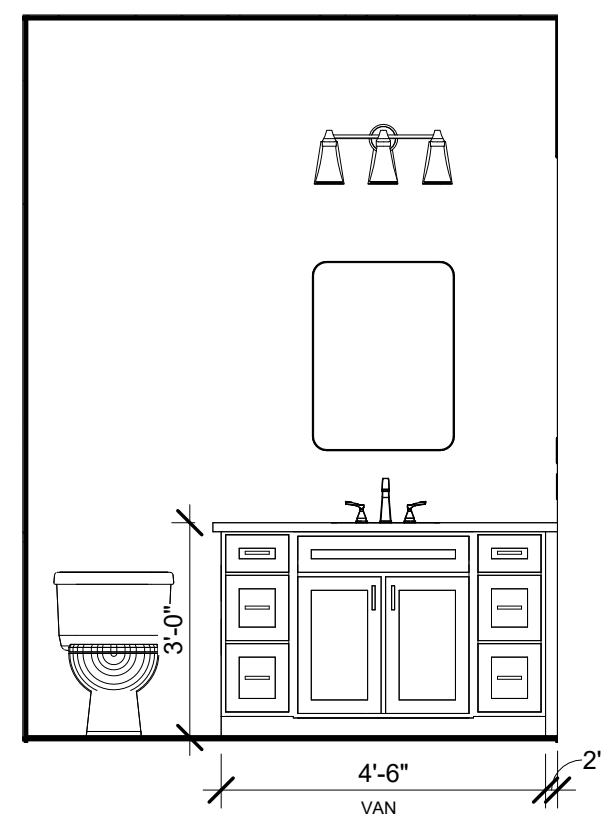
7 BATH 1 - VANITY WALL  
3/8" = 1'-0"



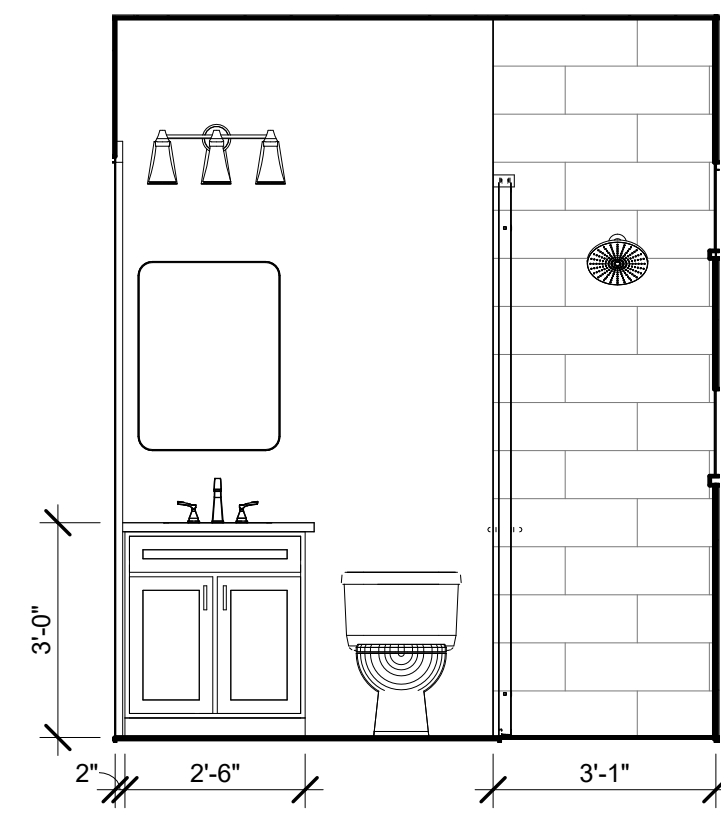
9 BATH 2 - SHOWER WALL  
3/8" = 1'-0"



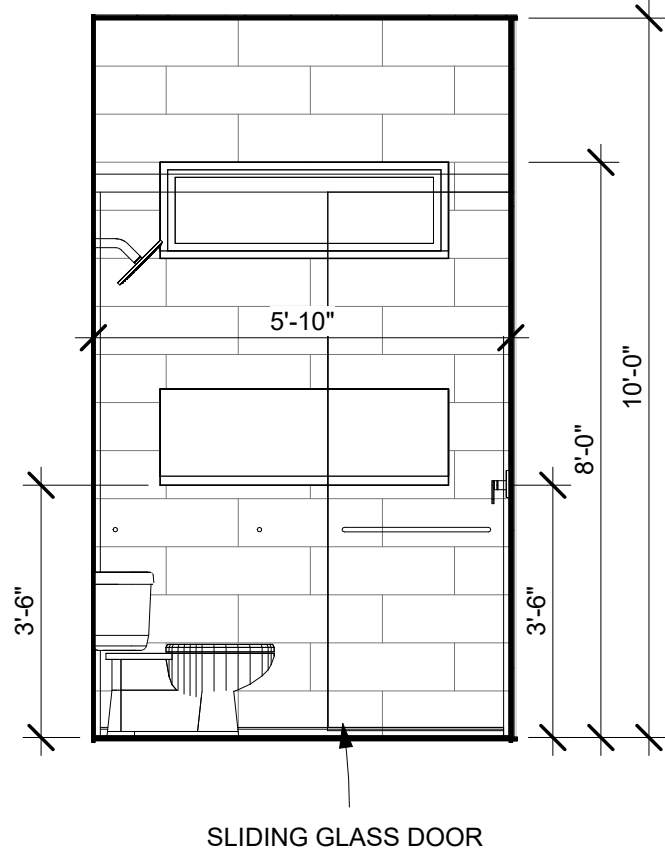
10 BATH 2 - SINK WALL  
3/8" = 1'-0"



14 BATH 3 - SINK WALL  
3/8" = 1'-0"



13 BATH 3 - SHOWER WALL  
3/8" = 1'-0"



504-452-6974  
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VARMA/OWEN RESIDENCE  
135 ST. CHARLES ST, BSL, MS 39520  
SHAN VARMA & KIMBERLEY ANN OWEN

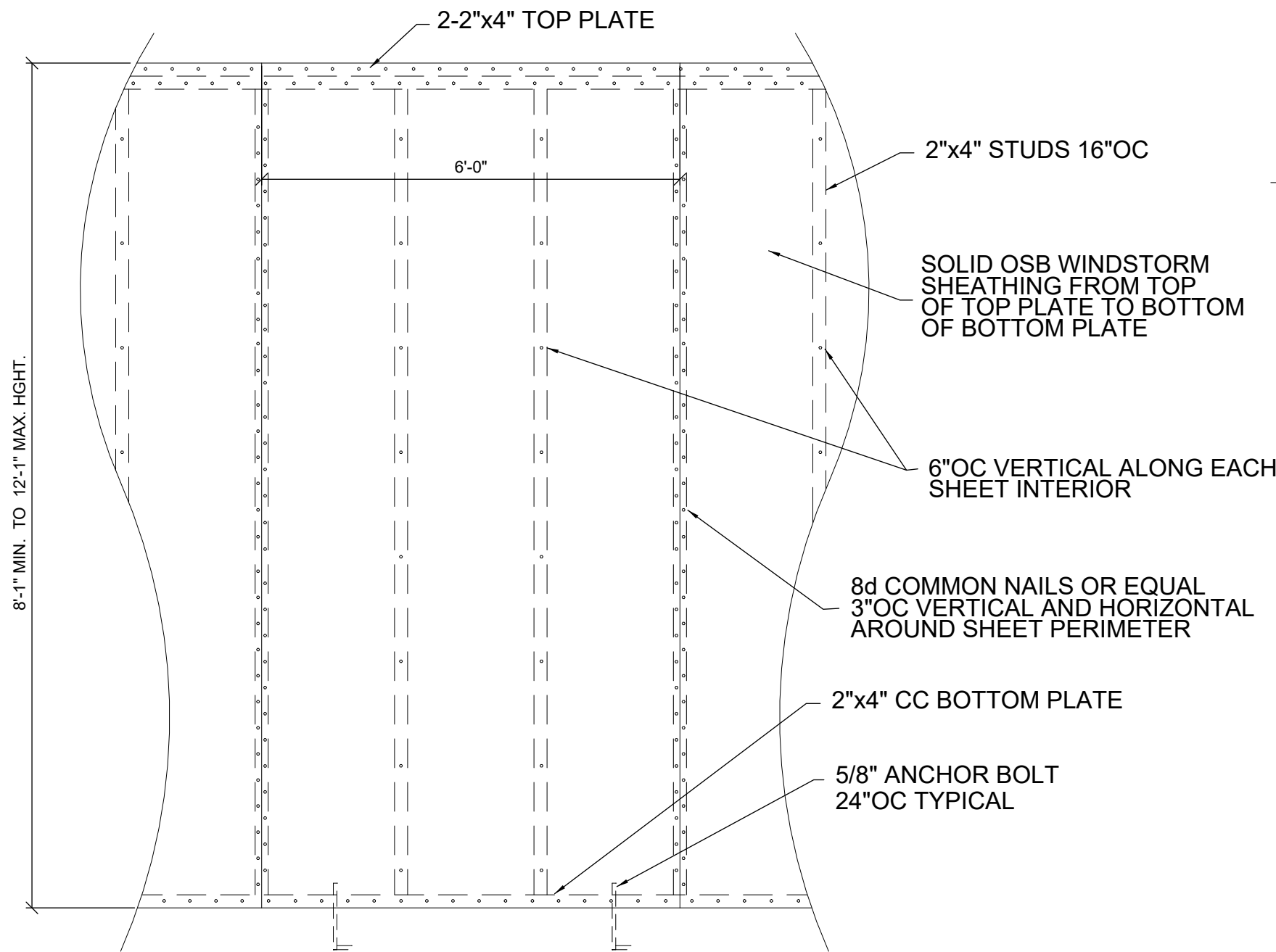
REVISIONS

| NO. | DESCRIPTION | DATE |
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VARMA/OWEN  
RESIDENCE

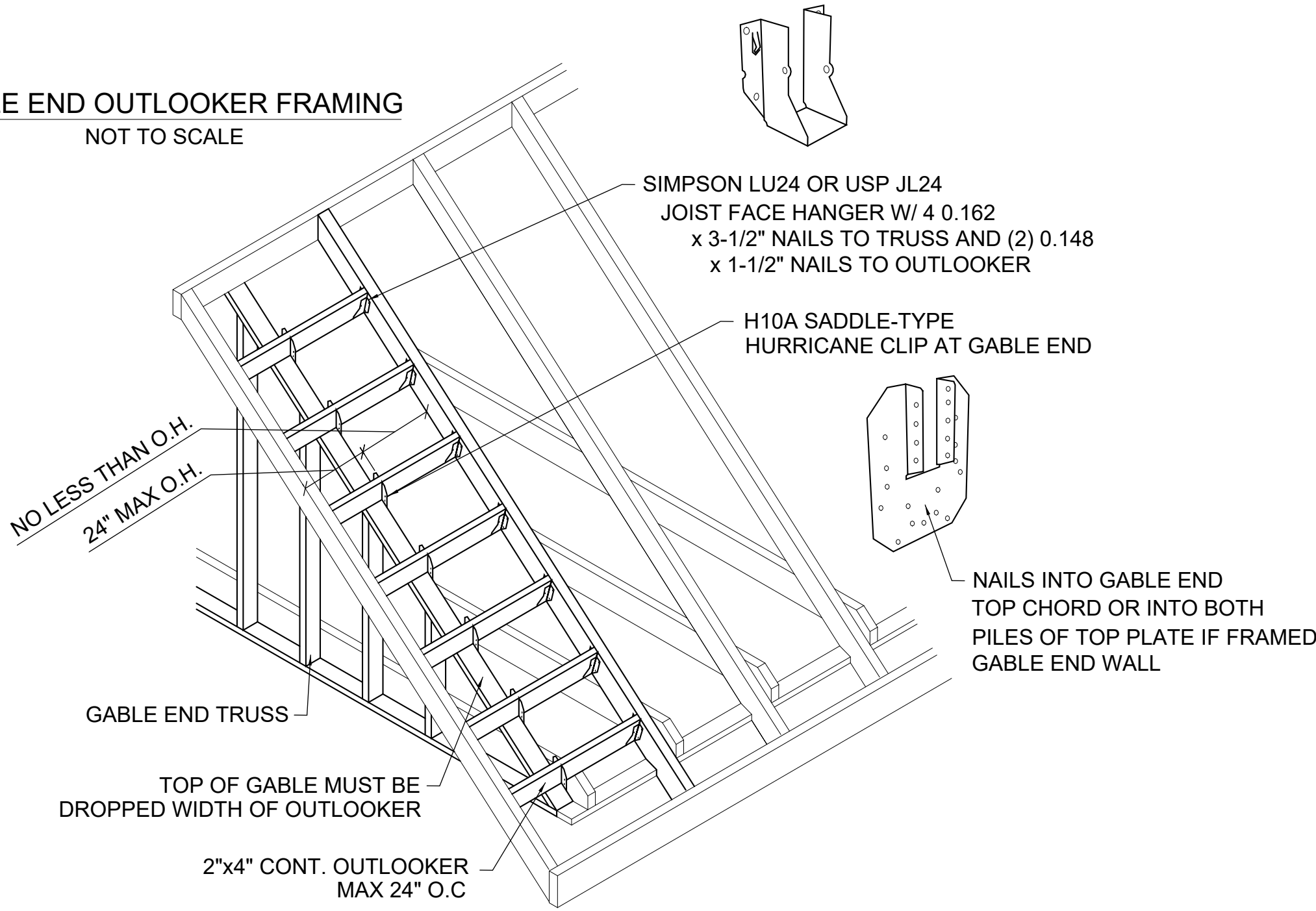
INTERIOR  
ELEVATIONS

|              |              |
|--------------|--------------|
| LIVING AREA: | 2001 SQFT    |
| UNDER BEAM:  | 3624 SQFT    |
| SCALE:       | 3/8" = 1'-0" |
| DRWN BY:     | COLT LEE     |
| DATE:        | 09/04/2026   |



7/16" STORM SHEATHING  
TYPICAL ALL EXTERIOR WALLS  
SCALE: 3/4" = 1'-0"

GABLE END OUTLOOKER FRAMING  
NOT TO SCALE



NOTE:

CUT RAFTER BIRD MOUTH  
AFTER STORM SHEATHING

NOTE:

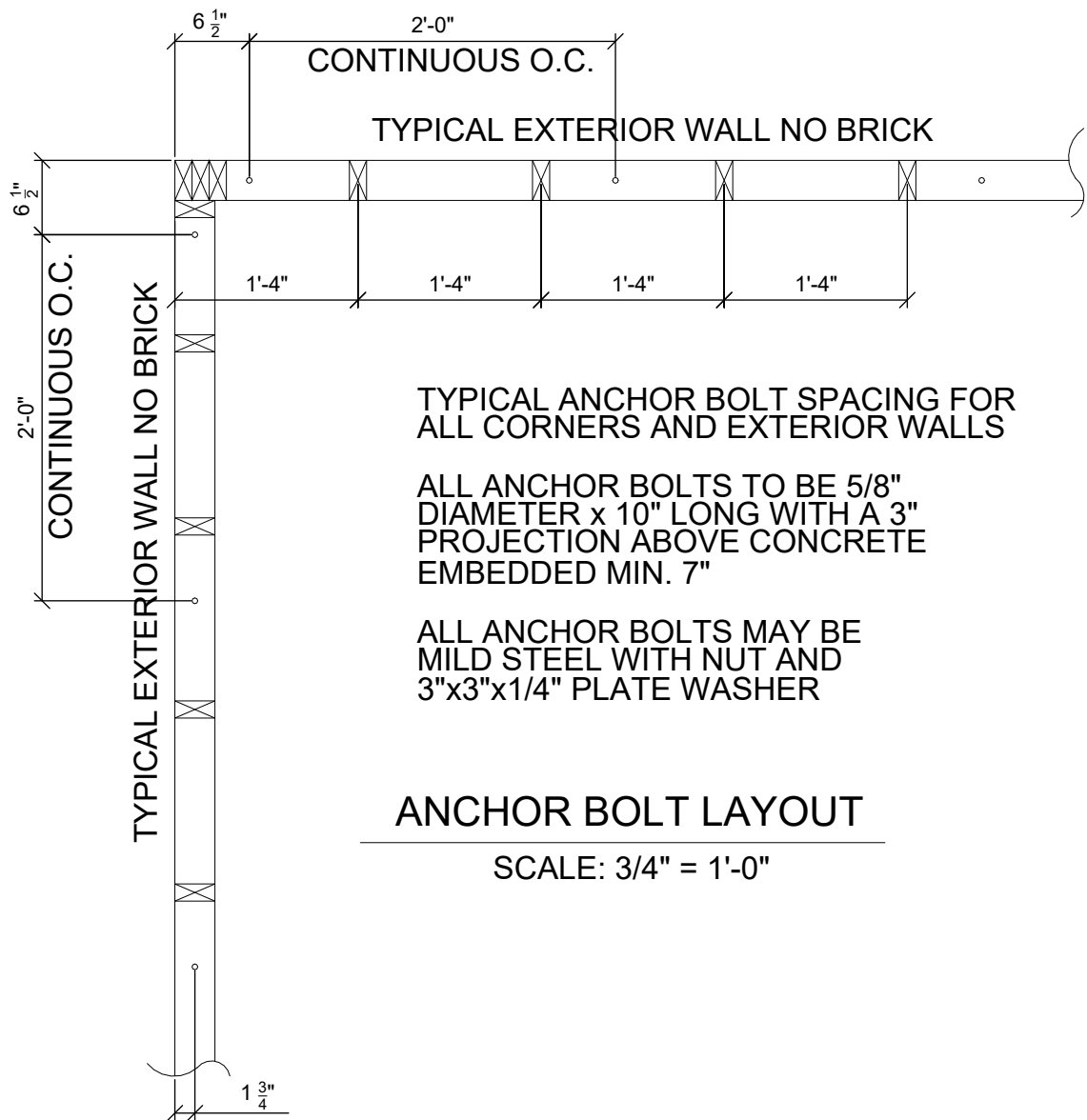
ROOF DRIP EDGE  
AS PER IRC 905.2.8

2"x6" SUB-FASCIA

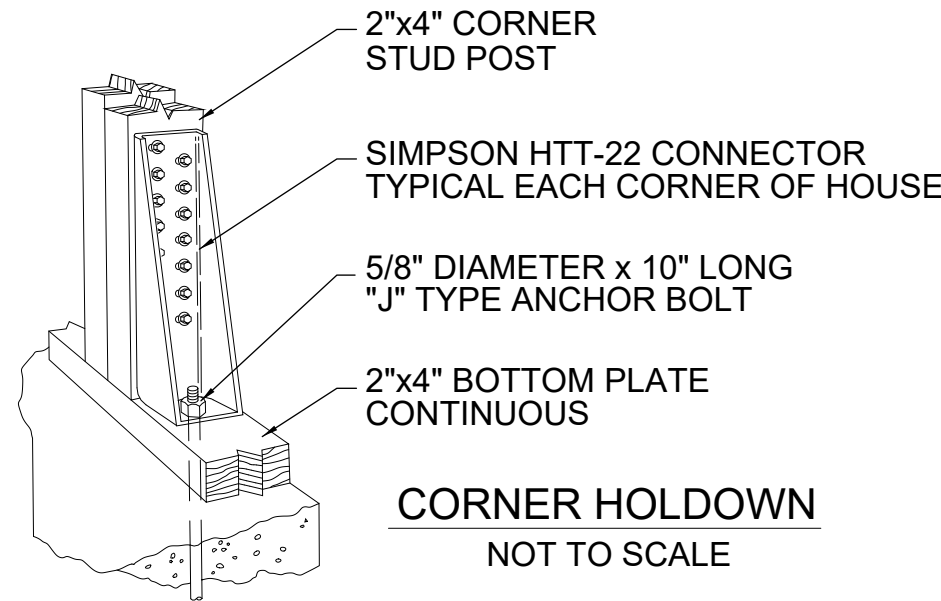
2"x4" SOFFIT LOOKOUTS

TYP ROOF SOFFIT DETAIL

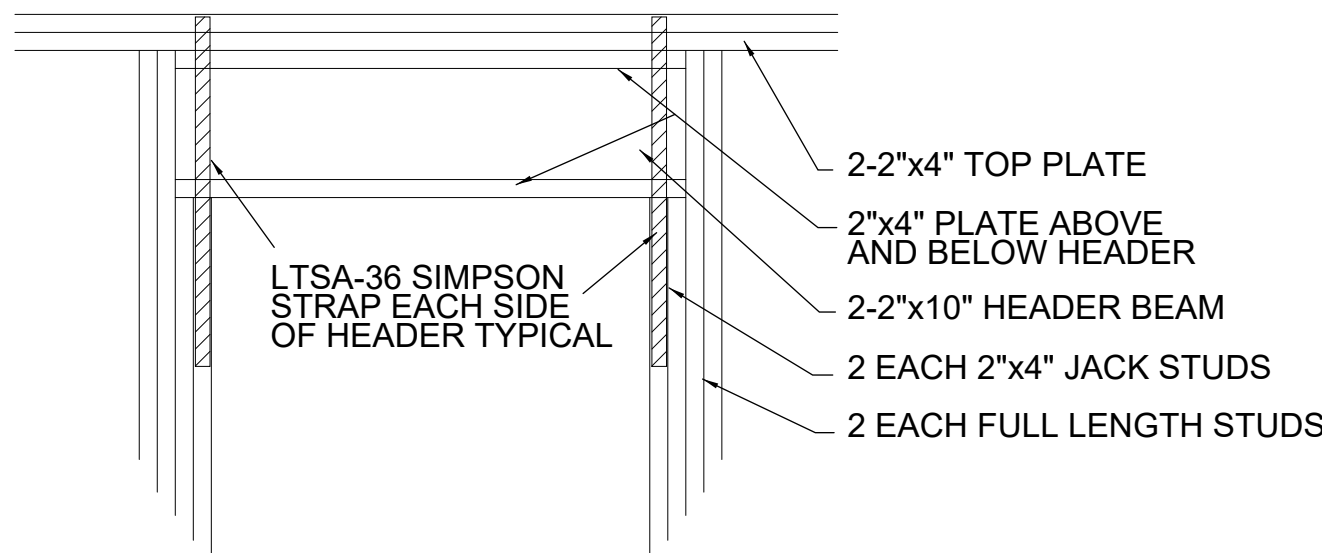
SCALE: 3/4" = 1'-0"



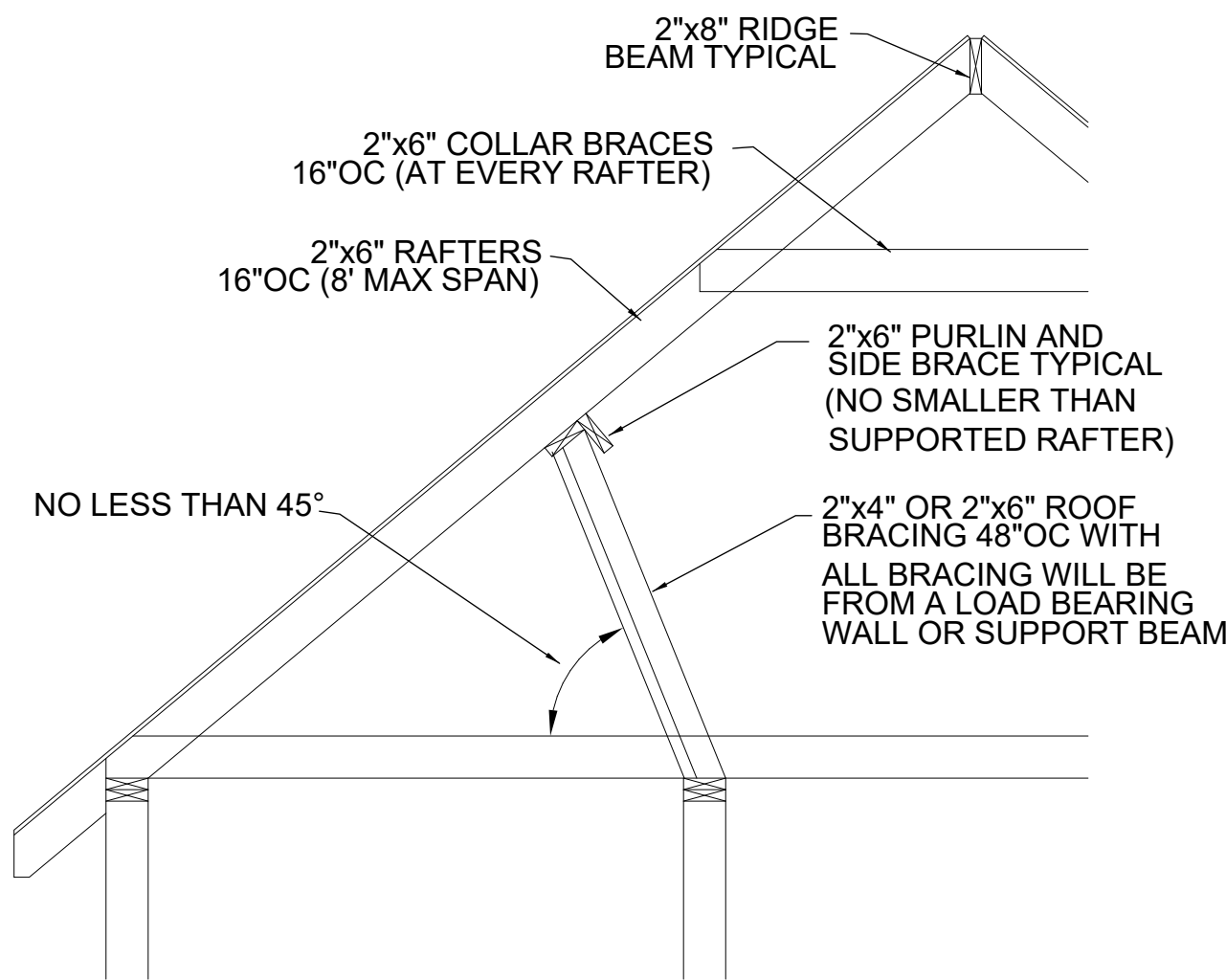
ANCHOR BOLT LAYOUT  
SCALE: 3/4" = 1'-0"



CORNER HOLDOWN  
NOT TO SCALE

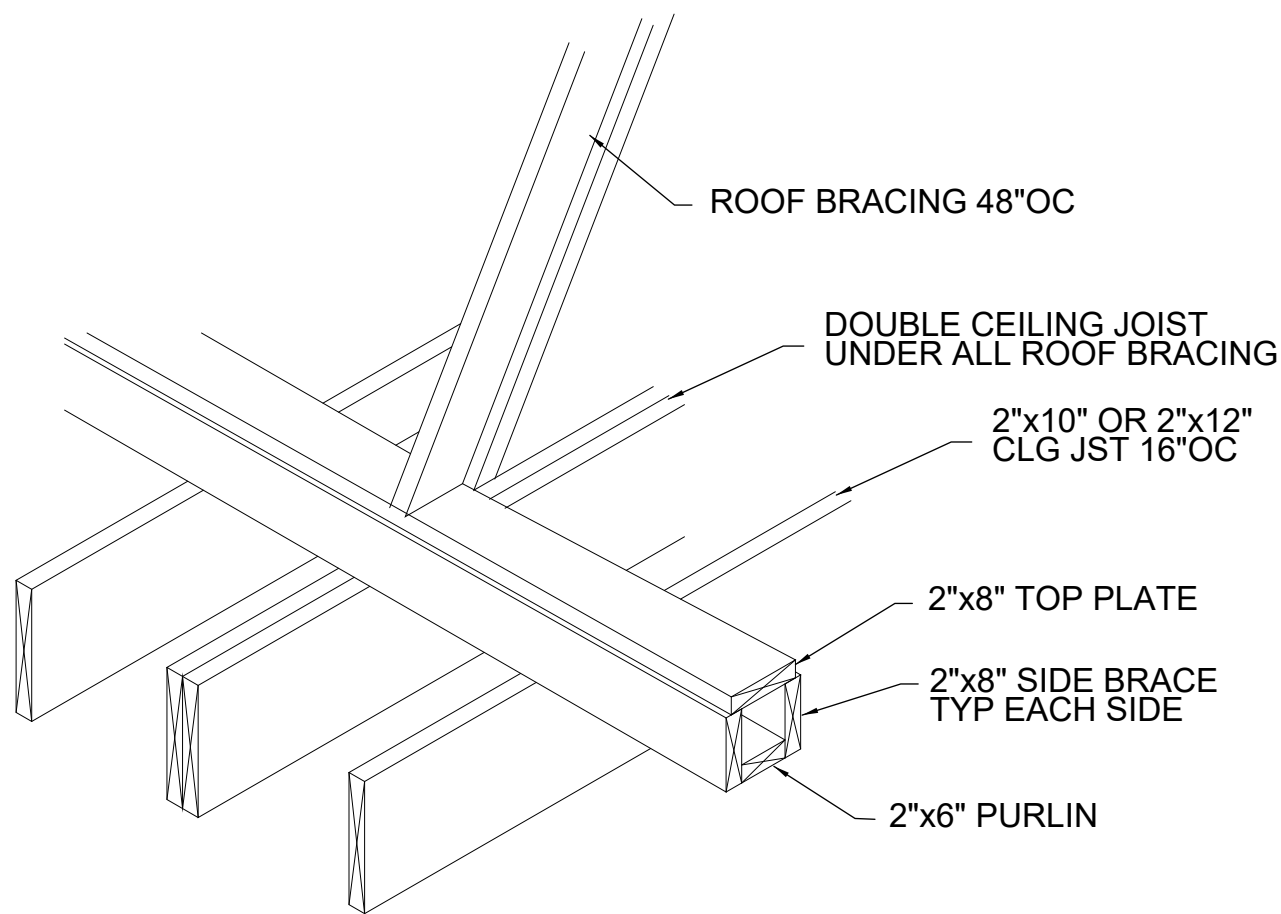


TYPICAL EXTERIOR DOOR  
OR WINDOW HEADER  
SCALE: 3/4" = 1'-0"

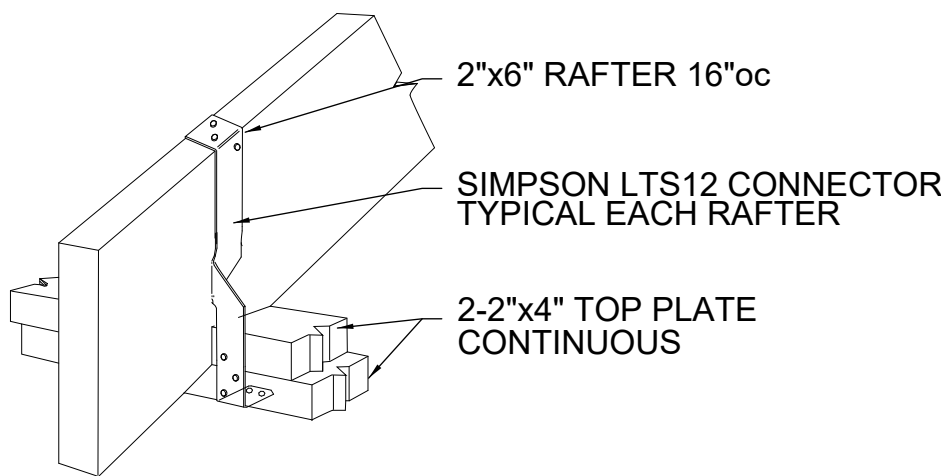


TYPICAL ROOF BRACING DETAIL  
NOT TO SCALE

ALL RIDGES, HIPs AND VALLEYS ARE 2"x8"  
ALL RAFTERS ARE 2"x6" @ 16"OC (8'-0" MAX SPAN)



STRONGBACK DETAIL  
NOT TO SCALE



RAFTER TO TOP PLATES  
NOT TO SCALE

| WALL SHEATHING REQUIRED FOR WIND LOAD RESISTANCE* |                       |                                                           |        |
|---------------------------------------------------|-----------------------|-----------------------------------------------------------|--------|
| SHEATHING LOCATION                                | STUD SPACING          | EDGES                                                     | FIELDS |
|                                                   |                       | MAX NAIL SPAC. G F 7 8d COMMON OR 10d BOX NAILS (INCS OC) |        |
| INTERIOR ZONE                                     | 12" O.C.              | 4"                                                        | 6"     |
|                                                   | 16" O.C.              | 4"                                                        | 6"     |
|                                                   | 16" O.C.              | 4"                                                        | 6"     |
| PERIMETER EDGE ZONE                               | 12" O.C.              | 4"                                                        | 6"     |
|                                                   | 16" O.C.              | 4"                                                        | 6"     |
|                                                   | 16" O.C.              | 4"                                                        | 6"     |
| ROOF SHEATHING REQUIRED FOR WIND LOAD RESISTANCE* |                       |                                                           |        |
| SHEATHING LOCATION                                | TRUSS/ RAFTER SPACING | EDGES                                                     | FIELDS |
|                                                   |                       | MAX NAIL SPAC. G F 7 8d COMMON OR 10d BOX NAILS (INCS OC) |        |
| INTERIOR ZONE                                     | 12" O.C.              | 7"                                                        | 6"     |
|                                                   | 16" O.C.              | 7"                                                        | 6"     |
|                                                   | 16" O.C.              | 7"                                                        | 6"     |
| PERIMETER EDGE ZONE                               | 12" O.C.              | 7"                                                        | 6"     |
|                                                   | 16" O.C.              | 7"                                                        | 6"     |
|                                                   | 16" O.C.              | 7"                                                        | 6"     |
| * 130 MPH WIND, EXPOSURE - B                      |                       |                                                           |        |

| MAX GLAZING (FENESTRATION) U-FACTOR | MIN. INSULATION R-VALUE |       |        |                |                 |
|-------------------------------------|-------------------------|-------|--------|----------------|-----------------|
|                                     | CLGS.                   | WALLS | FLOORS | BASEMENT WALLS | CRAWL SP. WALLS |
| 0.75                                | R-30                    | R-21  | R-13   | R-5            | R-5             |



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## VARMA/OWEN RESIDENCE

135 ST. CHARLES ST, BSL, MS 39520  
SHAN VARMA & KIMBERLEY ANN OWEN

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|     |             |      |

### VARMA/OWEN RESIDENCE

#### DETAILS

LIVING AREA: 2001 SQFT  
UNDER BEAM: 3624 SQFT

9 of 9

SCALE: 1/4" = 1'-0"  
DRWN BY: COLT LEE DATE: 09/04/2026