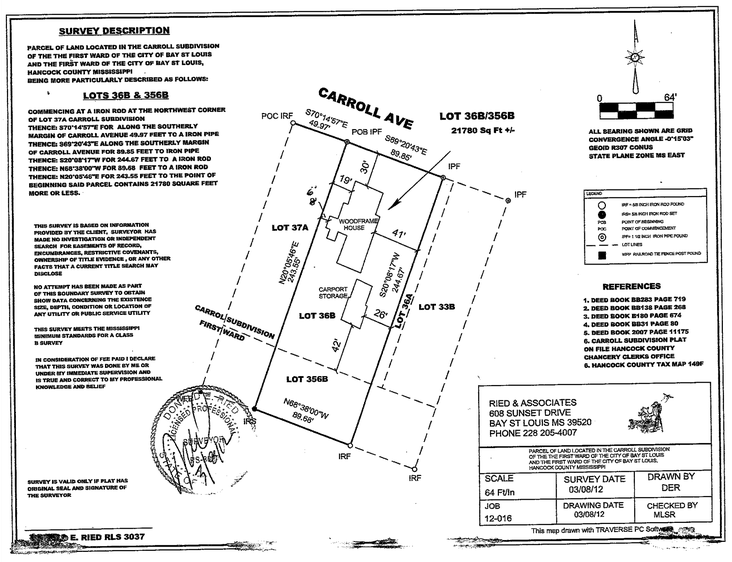


ABBREVIATIONS:

1R / 3S	ONE CLOTHES ROD WITH THREE SHELVES ABOVE.
2R / 2S	TWO CLOTHES RODS WITH TWO SHELVES ABOVE.
2R / 1S	TWO CLOTHES RODS WITH ONE SHELF ABOVE.
1R / 2S	ONE CLOTHES ROD WITH TWO SHELVES ABOVE.
2R / 1S	TWO CLOTHES RODS WITH ONE SHELF ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A/C	AIR CONDITIONING
BFE	BASE FLOOD ELEVATION
CMU	CONCRETE MASONRY UNIT
C.L.	CENTER LINE
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DBL.	DOUBLE
DN	DOWN
DS	DOWNSPOUT
EL.	ELEVATION
EQ.	EQUAL
EX.	EXISTING
EXT.	EXTERIOR
F.P.	FIREPLACE
F.O.	FACE OF
F.T.	FLOOR TILE
G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIBB
INT.	INTERIOR
K.S.	KNEE SPACE
LAV.	LAVATORY
LOC.	LOCATION
MC	MEDICINE CABINET
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.H.	OPPOSITE HAND
P.T.	PRESSURE TREATED
R/A	RETURN AIR
R/F	REFRIGERATOR, FREEZER
REF.	REFER
R/S	RISERS
SIM.	SIMILAR
SL.	SLOPE DOWN
S.C.	SOLID CORE
S.S.	STONE SLAB
SQ. FT.	SQUARE FEET
STRUCT.	STRUCTURAL
T.O.P.	TOP OF PLATE
TP	TOILET PAPER HOLDER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U.S.C	UNDER SEPARATE CONTRACT
V.O.J.	VERIFY ON JOB
WC	WATER CLOSET
WH	WATER HEATER
W/	WITH
W/O	WITHOUT
W.T.	WALL TILE

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. WHERE FIGURED DIMENSIONS CONFLICT WITH SCALE, CONSULT ARCHITECT FOR RULING.
3. ALL MATERIAL SHALL BE NEW AND U.L. LISTED.
4. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, CITY AND COUNTY CODES.
5. CONTRACTOR SHALL CORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY RELEVANT ITEMS OF WORK.
6. VERIFY LOCATION OF UTILITIES BEFORE CONSTRUCTION. LOCATE SERVICE CONNECTIONS ACCORDINGLY.
7. RESIDENCES CONSTRUCTED IN A ZONES (A, AE, A1-A30, AR, AO AND AH) MUST HAVE THEIR LOWEST FLOORS AT OR ABOVE BASE FLOOD ELEVATION.
8. PORTIONS OF A RESIDENCE THAT ARE BELOW THE BASE FLOOD ELEVATION MUST BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIALS AND MUST CONTAIN OPENINGS IN THE WALL THAT PERMIT THE ENTRY AND EXIT OF FLOODWATERS AND THUS LESSEN THE POTENTIAL FOR DAMAGE FROM HYDROSTATIC PRESSURE. COMPLY WITH THESE AND ALL APPLICABLE FEMA REQUIREMENTS.
9. LOT GRADE AND SLOPES MUST COMPLY WITH LOCAL BUILDING CODES. WHEN LOT GRADE IS HIGHER THAN ADJOINING LOT(S), SUBSURFACE DRAINAGE AND/ OR RETAINING WALLS MUST BE CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES, AS NECESSARY TO PREVENT WATER FROM FLOWING ONTO AN ADJOINING LOT.
10. SURVEY INFORMATION ON DRAWINGS WAS TAKEN FROM A SURVEY PREPARED BY DONALD RIED OF RIED & ASSOCIATES, AND DATED MARCH 8, 2012. THIS INFORMATION WAS PROVIDED BY THE OWNER AND ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
11. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AS AMENDED AND MADE PART OF THE MISSISSIPPI RESIDENTIAL CODE 2024.
12. AT WINDOWS THAT DO NOT HAVE OPERABLE SHUTTERS, PROTECTION FROM WINDBORNE DEBRIS SHALL BE PROVIDED THROUGH THE USE OF STRUCTURAL PANELS IN ACCORDANCE WITH I.R.C. 2021, PAR. R301.2.1.2.
13. TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY SEC. R318 IRC 2021 ED., SPECIFICALLY IN THE FORM OF CHEMICAL TERMITICIDE TREATMENT PER SEC. R318.2 IRC 2015 ED. AND A TERMITE BAITING SYSTEM IN COMPLIANCE WITH SEC. R318.1 IRC 2015 ED.

ARCHITECTURAL SYMBOLS

- 1 / A501 — SECTION
- 1 / A301 — ELEVATION
- 1 / A401 — DETAIL
- 1 — DOOR OPENING
- A — WINDOW OR DOOR OPENING
- 2 — REVISION NUMBER

INDEX OF DRAWINGS

PROPERTY INFORMATION

LOT 36B and 356B
CARROLL SUBDIVISION OF FIRST WARD
CITY OF BAY ST. LOUIS
HANCOCK COUNTY, MISSISSIPPI

MUNICIPAL ADDRESS:
316 CARROLL AVENUE
BAY ST. LOUIS, MISSISSIPPI 39520

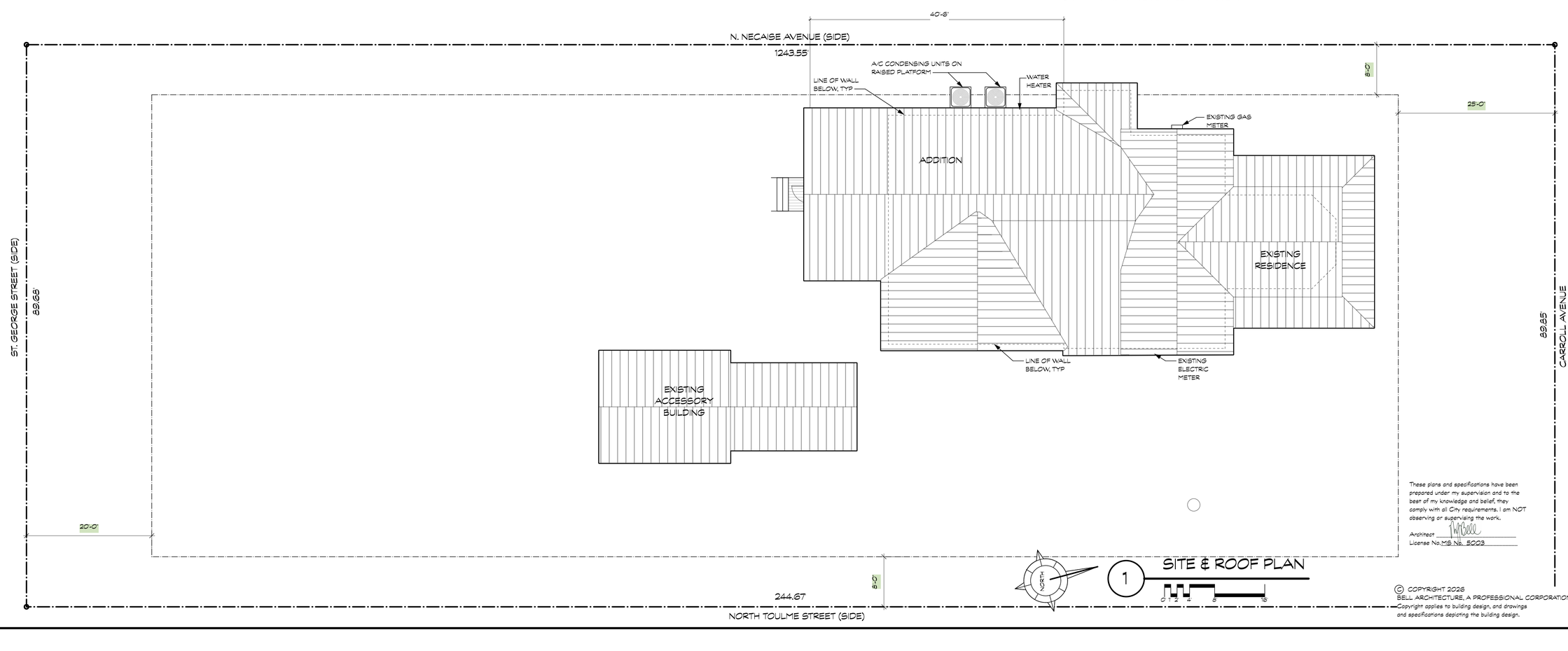
ZONING INFORMATION

ZONING CLASSIFICATION: R-2 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL

MINIMUM YARD REQUIREMENTS:
FRONT - 30'-0"
SIDE - 8'-0"
REAR - 20'-0"
MINIMUM OF 20',
MAXIMUM OF 50'

AREA TABULATIONS

TOTAL SITE AREA	21,912 SQ. FT.
CONDITIONED AREA:	
EXISTING CONDITIONED AREA	1,864 SQ. FT.
CONDITIONED AREA TO BE DEMOLISHED	(65 SQ. FT.)
NEW CONDITIONED AREA	461 SQ. FT.
TOTAL RESULTING CONDITIONED AREA	2,280 SQ. FT.
NEW UNCONDITIONED AREA (REAR PORCH)	319 SQ. FT.
TOTAL NEW CONDITIONED AND UNCONDITIONED AREA:	780 SQ. FT.



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316 CARROLL AVENUE
BAY ST. LOUIS, MISSISSIPPI

REGISTERED ARCHITECT MICHAEL J. BELL 5003 STATE OF MISSISSIPPI

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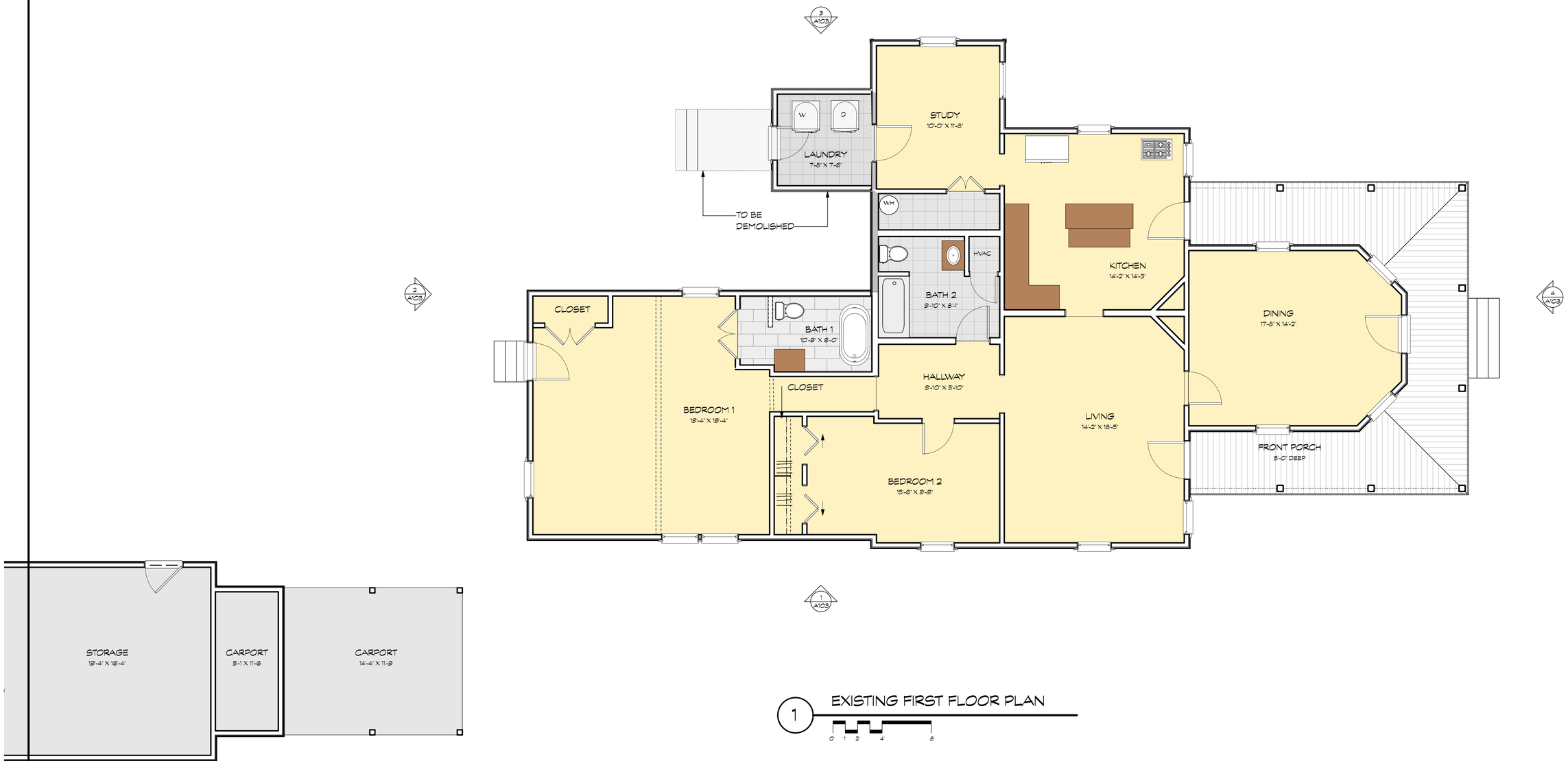

1 EXISTING FIRST FLOOR PLAN

0 1' 2' 4' 8'

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4 FRONT (NORTH) EXISTING ELEVATION

0 1 2 4 8 16

3 RIGHT (WEST) SIDE EXISTING ELEVATION

0 1 2 4 8 16

2 REAR (SOUTH) EXISTING ELEVATION

0 1 2 4 8 16

1 LEFT (EAST) SIDE EXISTING ELEVATION

0 1 2 4 8 16

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FINISH SCHEDULE

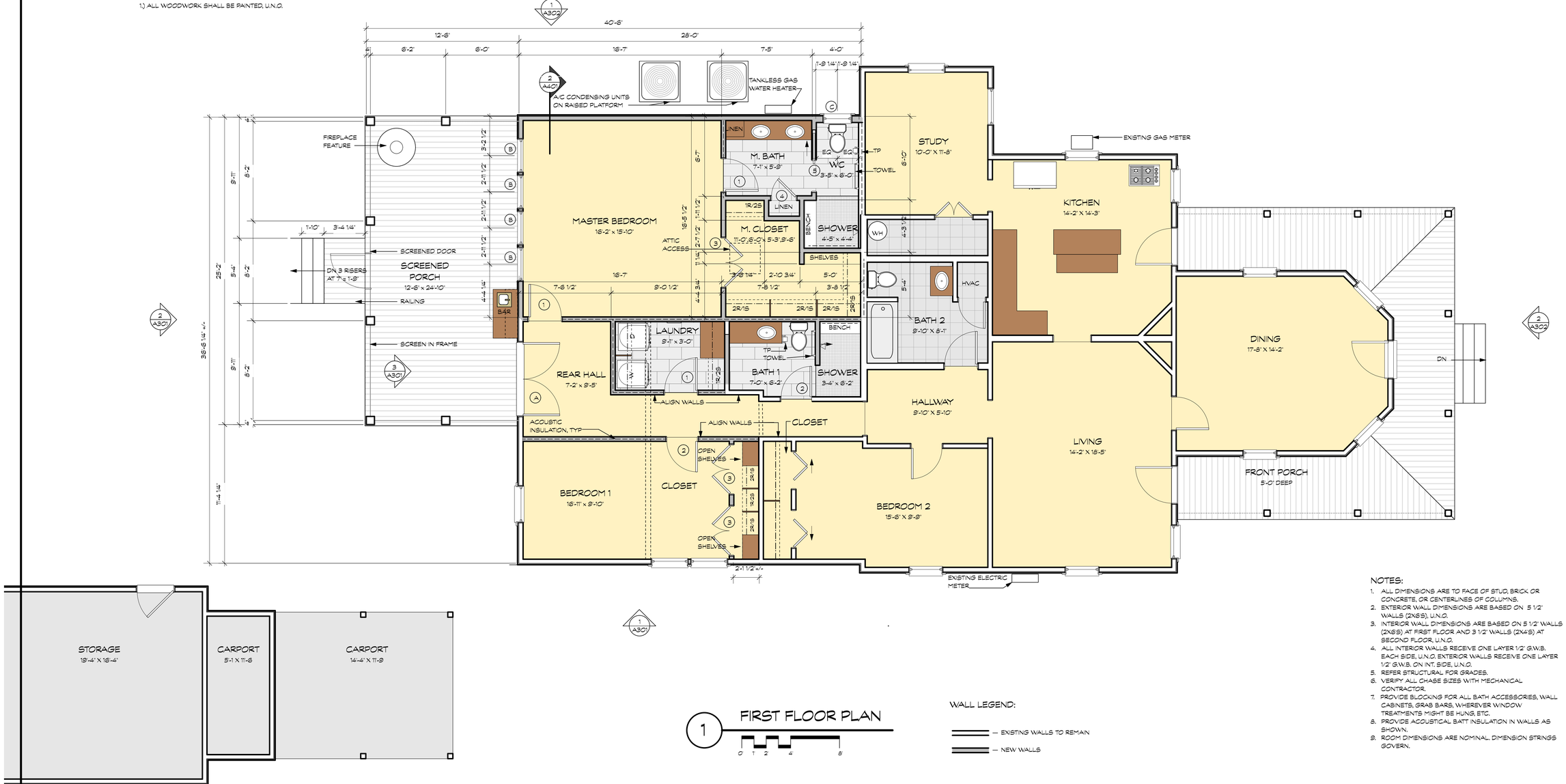
SPACE	FLOOR	BASE	WALLS	CEILING	CASING	CORNICE	CLG. HT.	REMARKS
MASTER BEDROOM	WOOD STRIP	WOOD TO MATCH EXISTING	G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
MASTER BATH	TILE	WOOD TO MATCH EXISTING	MOISTURE & MOLD RESISTANT G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
MASTER BATH W.C.	TILE	-	TILE	MOISTURE & MOLD RESISTANT G.W.B.	-	WOOD TO MATCH EXISTING	8'-7"	
MASTER BATH SHOWER	TILE	-	TILE	MOISTURE & MOLD RESISTANT G.W.B.	-		8'-7"	
MASTER CLOSET	WOOD STRIP	WOOD TO MATCH EXISTING	G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
REAR HALL	WOOD STRIP	WOOD TO MATCH EXISTING	G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
LAUNDRY	TILE	WOOD TO MATCH EXISTING	MOISTURE & MOLD RESISTANT G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
BATH 1	TILE	WOOD TO MATCH EXISTING	MOISTURE & MOLD RESISTANT G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
BATH 1 SHOWER	TILE	-	TILE	G.W.B.	-	-	8'-7"	
BEDROOM 1	WOOD STRIP	WOOD TO MATCH EXISTING	G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	
BEDROOM 1 CLOSET	WOOD STRIP	WOOD TO MATCH EXISTING	G.W.B.	G.W.B.	WOOD TO MATCH EXISTING	WOOD TO MATCH EXISTING	8'-7"	

NOTES:
1.) ALL WOODWORK SHALL BE PAINTED, U.N.O.

OPENING SCHEDULE

#	OPENING	DESCRIPTION	HEAD HEIGHT	MODEL	REMARKS
1	2'-8" X 7'-0" X 1 3/8"	6-PANEL S.C. WOOD DOOR	VERIFY EXISTING DOOR HEIGHTS THEN CONFIRM NEW DOOR HEIGHTS		
2	2'-6" X 7'-0" X 1 3/8"	6-PANEL S.C. WOOD DOOR			
3	4'-0" X 7'-0" X 1 3/8"	PAIR 6-PANEL S.C. WOOD DOORS			
4	2'-0" X 7'-0" X 1 3/8"	6-PANEL S.C. WOOD DOOR			
5	2'-8" X 7'-0" X 1 3/8"	6-PANEL S.C. WOOD POCKET DOOR			
A	6'-0" X 8'-0"	PAIR 3'-0" S.C. WOOD DOORS W/ 8 LITES EACH PANEL			3-POINT LOCKING SYSTEM
B	2'-8" X 6'-8"	WOOD DOUBLE-HUNG WINDOW	HEAD @ 8'-0" A.F.F.		
C	2'-4" x 1'-3"	CLAD OR VINYL SINGLE LITE AWNING WINDOW	HEAD @ 8'-0" A.F.F.		

OPENING NOTES:
1.) INSTALL TEMPERED GLASS WHERE REQUIRED BY CODE.
2.) INSTALL SAFETY GLAZING WHERE REQUIRED BY SECTION R308 OF IRC 2021
2.) IN ACCORDANCE WITH ARTICLE R301.2.1.2 OF IRC 2015, WINDOWS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS. ALTERNATIVELY, PROVIDE PLYWOOD ON SITE AS WINDBORNE PROTECTION.
3.) VERIFY DOOR AND WINDOW SIZES AND ROUGH OPENING DIMENSIONS WITH MANUFACTURER.
4.) VERIFY THAT WINDOWS MEET EGRESS REQUIREMENTS WHERE REQUIRED BY CODE.
5.) U-FACTOR OF .65 IS REQUIRED FOR ALL EXTERIOR FENESTRATIONS IN ACCORDANCE WITH TABLE N1102.1 IRC 2021 ED.
6.) SOLAR HEAT GAIN COEFFICIENT OF .35 IS REQUIRED FOR ALL GLAZED EXTERIOR FENESTRATIONS IN ACCORDANCE WITH TABLE 1102.1 IRC 2021 ED.



1 FIRST FLOOR PLAN
0 1 2 4 8'

WALL LEGEND:
— EXISTING WALLS TO REMAIN
— NEW WALLS

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD, BRICK OR CONCRETE, OR CENTERLINES OF COLUMNS.
2. EXTERIOR WALL DIMENSIONS ARE BASED ON 5 1/2" WALLS (2X6'S), U.N.O.
3. INTERIOR WALL DIMENSIONS ARE BASED ON 5 1/2" WALLS (2X6'S) AT FIRST FLOOR AND 3 1/2" WALLS (2X4'S) AT SECOND FLOOR, U.N.O.
4. ALL INTERIOR WALLS RECEIVE ONE LAYER 1/2" G.W.B. EACH SIDE, U.N.O. EXTERIOR WALLS RECEIVE ONE LAYER 1/2" G.W.B. ON INT. SIDE, U.N.O.
5. REFER STRUCTURAL FOR GRADES.
6. VERIFY ALL CHASE SIZES WITH MECHANICAL CONTRACTOR.
7. PROVIDE BLOCKING FOR ALL BATH ACCESSORIES, WALL CABINETS, GRAB BARS, WHEREVER WINDOW TREATMENTS MIGHT BE HUNG, ETC.
8. PROVIDE ACOUSTICAL BATT INSULATION IN WALLS AS SHOWN.
9. ROOM DIMENSIONS ARE NOMINAL, DIMENSION STRINGS GOVERN.

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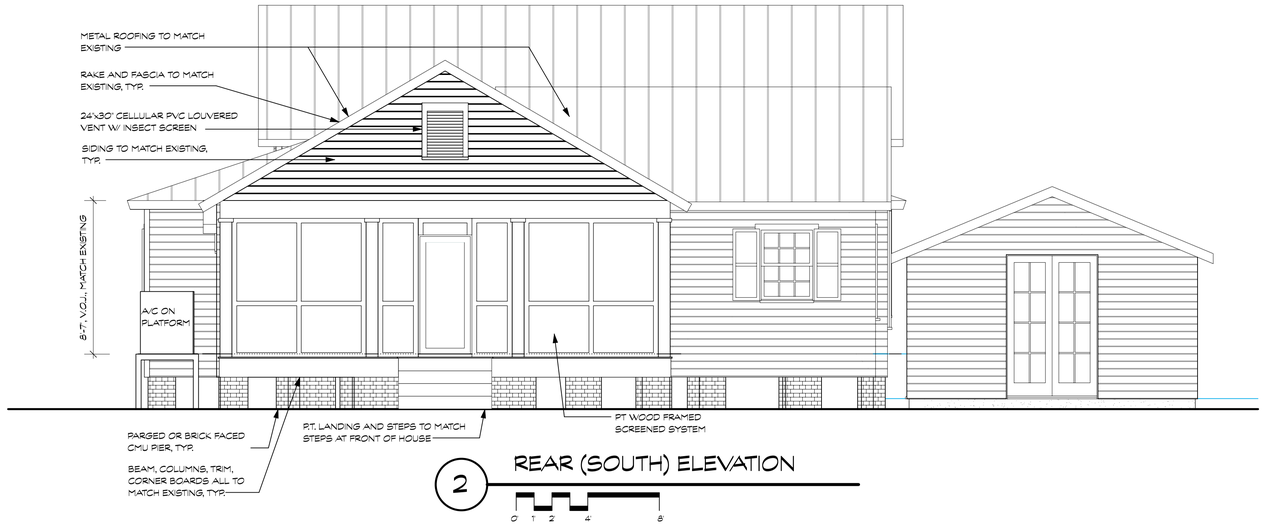
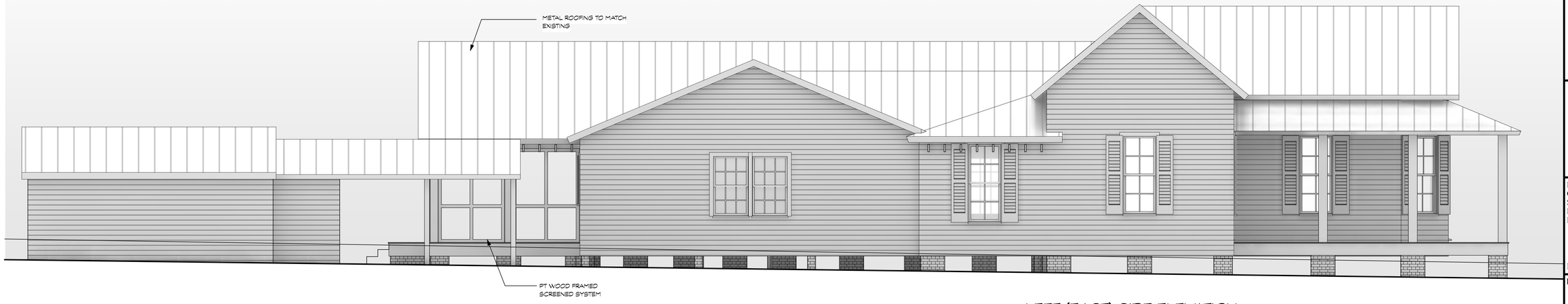
3 REAR (SOUTH) ELEVATION @ PORCH

0 1 2 4 8



2 REAR (SOUTH) ELEVATION

0 1 2 4 8



1 LEFT (EAST) SIDE ELEVATION

0 1 2 4 8

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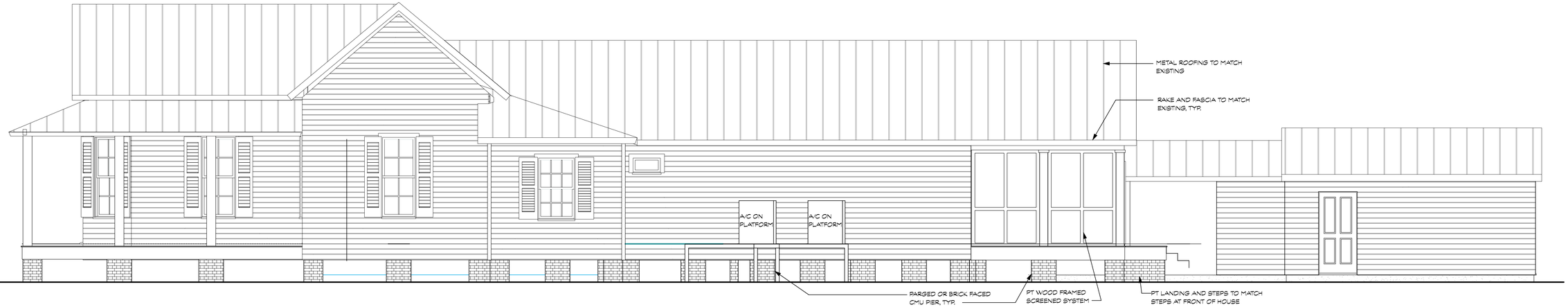
2 FRONT (NORTH) ELEVATION

0 1 2 4 8



1 RIGHT (WEST) SIDE ELEVATION

0 1 2 4 8

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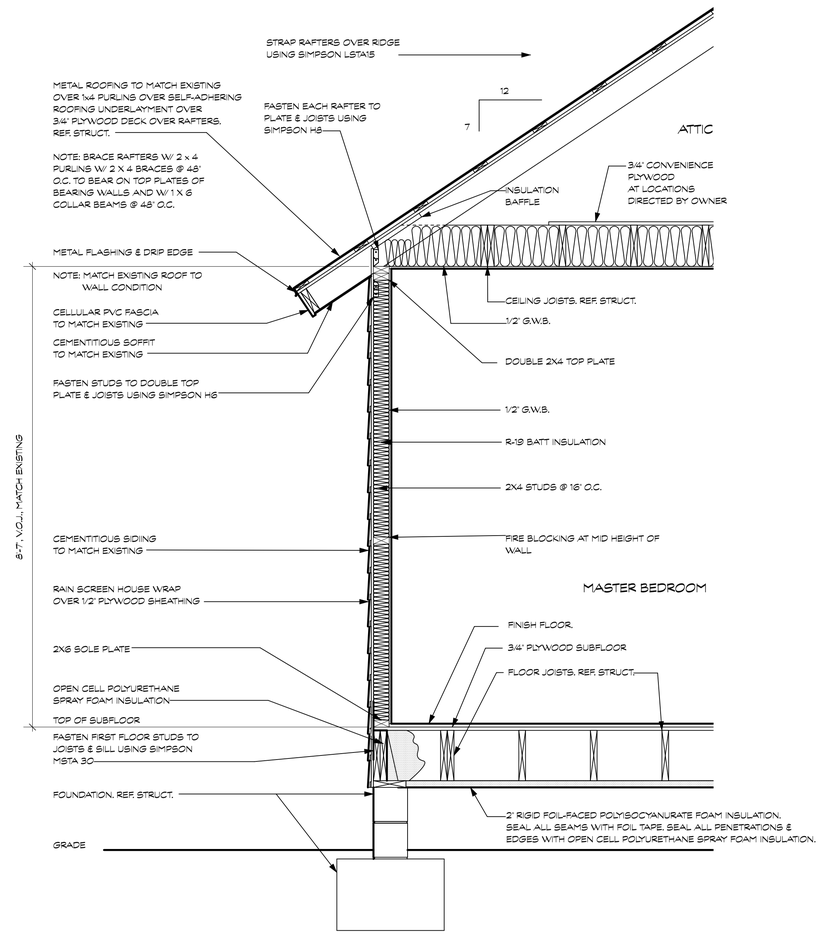

1 TYPICAL WALL SECTION

0 6" 1' 2' 4'

NOTES:
1. IN ACCORDANCE WITH N1102.4.1 IRC 2009 ED., THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.
2. TESTING OF THE BUILDING ENVELOPE AIR TIGHTNESS SHALL BE PERFORMED IN ACCORDANCE WITH N1102.4.2 IRC 2009 ED.
3. BLOWN OR SPRAYED INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH N1101.4.1 IRC 2009 ED.

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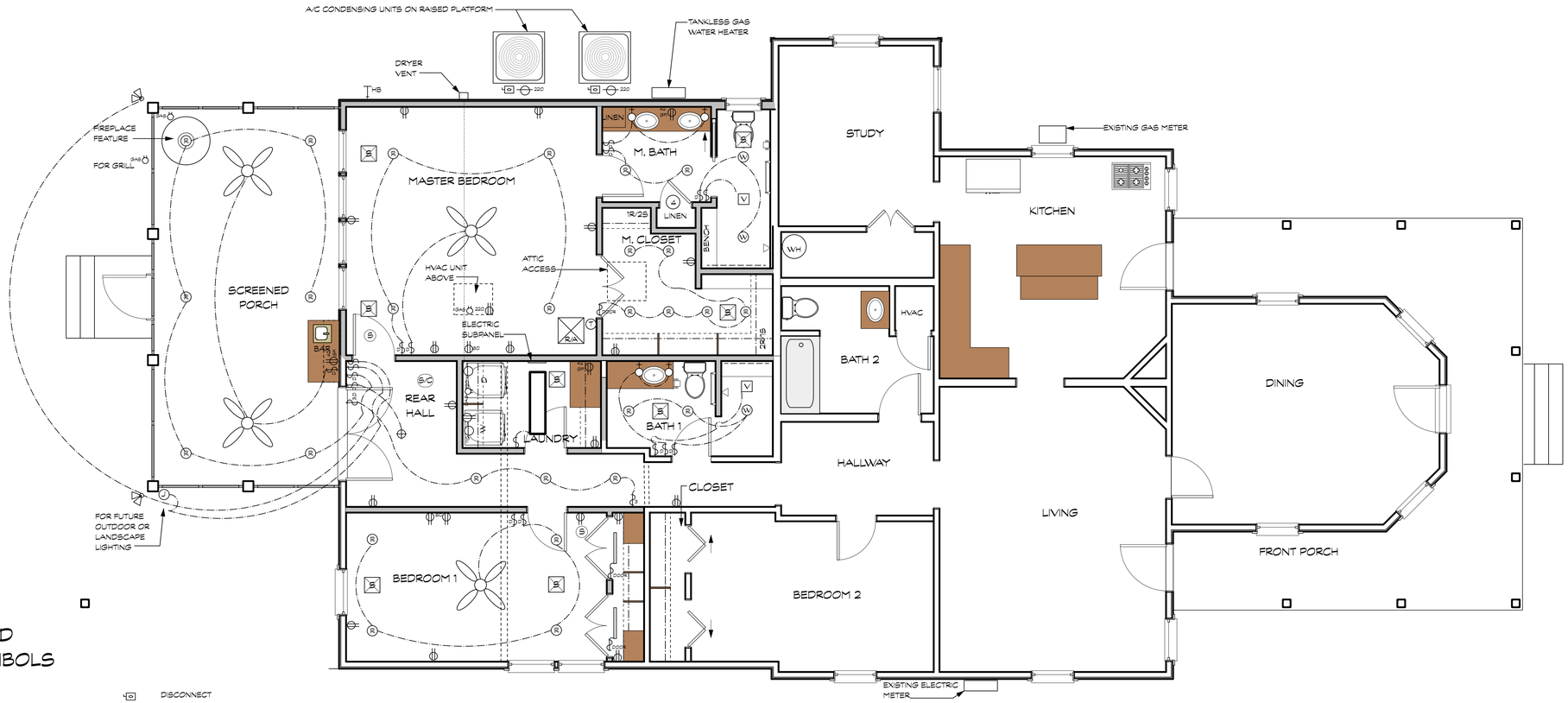

MECHANICAL, ELECTRICAL & PLUMBING PLAN

1

0' 1' 2' 4' 8'

MECHANICAL AND ELECTRICAL SYMBOLS

- SINGLE POLE SWITCH, 42" A.F.F.
- SINGLE POLE SWITCH, DISTANCE A.F.F.
- 3 WAY SWITCH, 42" A.F.F.
- DIMMER SWITCH, 42" A.F.F.
- 3 WAY DIMMER SWITCH, 42" A.F.F.
- DUPLEX OUTLET 18" A.F.F.
- DUPLEX OUTLET, DISTANCE A.F.F.
- WATERPROOF GFI DUPLEX OUTLET 18" A.F.F.
- WATERPROOF GFI DUPLEX OUTLET DIST. A.F.F.
- GROUND FAULT INTERRUPTED DUPLEX OUTLET, DIST A.F.F.
- GROUND FAULT INTERRUPTED DUPLEX OUTLET, 18" A.F.F.
- GROUND FAULT INTERRUPTED COUNTERTOP RECEPTACLE
- FLOOR OUTLET
- 220 VOLT SUPPLY
- 220 VOLT OUTLET
- GAS SUPPLY
- A/C SUPPLY - CEILING
- DISCONNECT
- A/C SUPPLY - WALL
- A/C SUPPLY - FLOOR
- THERMOSTAT
- SPECIAL PURPOSE OUTLET, 18" A.F.F.
- SPECIAL PURPOSE OUTLET, DISTANCE A.F.F.
- SMOKE DETECTOR WITH BATTERY BACK-UP
- COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP
- A/C DUCT FOR FIRST FLOOR SUPPLIES
- A/C DUCT FOR SECOND FLOOR SUPPLIES
- HOSE BIBB
- DOOR CHIME BUTTON
- DOOR CHIME
- GARAGE DOOR OPENER
- RETURN AIR DUCT
- ALARM PANEL
- RECESSED FLOOR OUTLET

WALL LEGEND:

- — EXISTING WALLS TO REMAIN
- — NEW WALLS

NOTES:
1. REFER APPLIANCE AND EQUIPMENT CUT SHEETS FOR ELECTRICAL REQUIREMENTS AND EXACT LOCATION OF ALL HOOK-UPS, ETC.
2. VERIFY LOCATION AND POWER REQUIREMENTS OF ALL LOW-VOLTAGE SYSTEMS, SEWER LIFT STATION, POOL EQUIPMENT, ETC.
3. PROVIDE DEDICATED CIRCUITS FOR ALL A/V EQUIPMENT.
4. VENT ALL EQUIPMENT TO LOCATIONS THAT MINIMIZE VISIBILITY AS MUCH AS POSSIBLE.
5. REFER LANDSCAPE LIGHTING DRAWINGS BY OTHERS.
7. RECEPTACLES IN BEDROOMS ARE TO BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTOR.
8. ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT, AND OTHER SERVICE FACILITIES SHALL BE LOCATED ABOVE MINIMUM BASE FLOOD ELEVATION AS TO PREVENT WATER FROM ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.
9. CONTRACTOR SHALL PROVIDE SUFFICIENT FRESH AIR & COMBUSTION AIR FOR GAS FUELED EQUIPMENT.
11. IN ACCORDANCE WITH N1101.9 IRC 2021 ED., A PERMANENT CERTIFICATE MUST BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL, LISTING THE PREDOMINANT R-VALUES OF ALL INSULATION, INCLUDING DUCTS, AS WELL AS ALL TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT.
12. IN ACCORDANCE WITH N1103.2 IRC 2021 ED., SUPPLY DUCTS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6.
13. IN ACCORDANCE WITH N1103.2.2 IRC 2021 ED., DUCTS, AIR HANDLERS, FILTER BOXES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. TIGHTNESS SHALL BE VERIFIED AT ALL LOCATIONS IN UNCONDITIONED SPACE.
14. IN ACCORDANCE WITH N1103.4 IRC 2021 ED., ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-2.
15. IN ACCORDANCE WITH N1104.1 IRC 2021 ED., A MINIMUM OF 100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.
16. MAINTAIN OPERABILITY OF ALL EXISTING ELECTRICAL OUTLETS AND FIXTURES EXCEPT AS NOTED.

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LIGHTING FIXTURE SCHEDULE

	SYMBOL	TYPE	MANUFACTURER	HOUSING	PRODUCT NAME/NUMBER OR TRIM	LAMP / LED MODULE	REMARKS
MASTER BED	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
		CEILING FAN	TO BE SELECTED		TO BE SELECTED		
MASTER BATH	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
	Ⓦ	RECESSED, WET	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		
	Ⓥ	VENT	TO BE SELECTED		TO BE SELECTED		
	♀	SCONCE	TO BE SELECTED		TO BE SELECTED		
MASTER CLOSET	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
REAR HALL	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
	⊕	PENDANT FIXTURE	TO BE SELECTED		TO BE SELECTED		
LAUNDRY		CEILING MOUNTED FIXTURE	TO BE SELECTED		TO BE SELECTED		
BATH 1	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
	♀	SCONCE	TO BE SELECTED		TO BE SELECTED		
	Ⓦ	RECESSED, WET	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED		
	Ⓥ	VENT	TO BE SELECTED		TO BE SELECTED		
BEDROOM 1	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
		CEILING FAN	TO BE SELECTED		TO BE SELECTED		
CLO 1		CEILING-MOUNTED	TO BE SELECTED		TO BE SELECTED		
SCREENED PORCH	®	RECESSED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	TO BE SELECTED	
		CEILING FAN	TO BE SELECTED		TO BE SELECTED		
ATTIC		LED FIXTURE	TO BE SELECTED		TO BE SELECTED		
EXTR		FLOODLIGHT	TO BE SELECTED		TO BE SELECTED		

NOTE:
ALL INFORMATION BELOW INDICATES MINIMUM COMPLIANCE WITH THE 2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE. WHERE MORE RESTRICTIVE REQUIREMENTS MAY BE FOUND ELSEWHERE IN THESE DRAWINGS AND SPECIFICATIONS, THOSE MORE RESTRICTIVE REQUIREMENTS GOVERN AND MUST BE ACHIEVED.

MINIMUM INSULATION AND FENESTRATION REQUIREMENTS

	EXTERIOR WALL	FLOOR	CEILING/ROOF	FENESTRATION
R-VALUE	R-13	N/A	R-49	
INSULATION TYPE	OPEN CELL POLYURETHANE	N/A	OPEN CELL POLYURETHANE	
U-FACTOR				0.29
SHGC				0.25

NOTES:
1. U-FACTORS OF FENESTARTION PRODUCTS SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.

HVAC SYSTEM:

1. HEATING AND COOLING EQUIPMENT SHALL BE SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J, OR OTHER METHODS APPROVED BY THE BUILDING OFFICIAL.
2. HVAC SYSTEM TO BE MINIMUM 16 SEER.
3. ALL HVAC SUPPLY AND RETURN DUCTS SHALL BE LOCATED COMPLETELY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE.
4. DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED, JOINTS AND SEAM SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE.
5. ALL SUPPLY AND RETURN AIR DUCTS TO BE INSULATED WITH MINIMUM R-8 INSULATION.
6. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS TO BE INSULATED TO MINIMUM R-3.
7. PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DAMAGE CAUSED BY SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. THE PROTECTION SHALL PROVIDE SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL BE PROHIBITED
8. AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR INTAKES AND EXHAUSTS FOR MECHANICAL VENTILATION SYSTEMS.
9. AIR HANDLER LEAKAGE DESIGNATED BY THE MANUFACTURER SHALL BE LESS THAN OR EQUAL TO 2% OF DESIGN AIR FLOW.
10. ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT SHALL MEET EFFICACY AND AIR FLOW LIMITS PER TABLE R403.6.2.
11. KITCHEN RANGE HOODS SHALL BE DUCTED TO EXTERIOR WITH MINIMUM 6" DUCTS AND MAXIMUM ONE 90° ELBOW.
12. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR BELOW 55°F SHALL BE INSULATED TO MINIMUM R-3.
13. DUCTS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH ANSI/RESNET/ICC380 OR ASTM 1554. TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE.
14. DUCT TIGHTNESS SHALL BE LESS THAN OR EQUAL TO 8 CFM PER 100 SQUARE FEET.
15. BUILDING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

CONTROLS:

1.PROGRAMMABLE THERMOSTAT CAPABLE OF MAINTAINING ZONE TEMPERATURES OF NOT LESS THAN 55°F TO NOT GREATER THAN 85°F.
2. THERMOSTAT TO BE PROGRAMMED INITIALLY BY THE MANUFACTURER WITH A HEATING TEMPERATURE SETPOINT OF NOT GREATER THAN 70°F AND A COOLING TEMPERATURE SETPOINT OF NOT LESS THAN 78°F.

WATER LINES:

1. ALL HOT AND COLD WATER LINES LOCATED IN EXTERIOR WALLS OR OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED WITH MINIMUM R-3 INSULATION.
2. ALL HOT AND COLD WATER LINES 3/4" DIAMETER AND LARGER SHALL BE INSULATED WITH MINIMUM R-3 INSULATION.
3. ALL HOT WATER LINES SHALL BE INSULATED WITH MINIMUM R-3 INSULATION.

INSULATION:

1. ALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
2. A PROTECTIVE COVERING SHALL BE INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION.
3. AIR BARRIER AND THERMAL BARRIER SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

SEALING:

1. AIR LEAKAGE RATE SHALL NOT EXCEED 5.0 AIR CHANGES PER HOUR..
2. ELECTRICAL AND COMMUNICATION BOXES INSTALLED IN THE THERMAL BOUNDARY OF THE ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

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BAY ST. LOUIS, MISSISSIPPI

REGISTERED ARCHITECT
MICHAEL J. BELL
5003
STATE OF MISSISSIPPI

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: JANUARY 31, 2026
REVISIONS:

PROJECT NO. 2503

DRAWING NO.
MEP-2

1. GENERAL STRUCTURAL NOTES

1.01 DESIGN CRITERIA

A. CODES:

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSISSIPPI STATE UNIFORM CONSTRUCTION CODE (THE 2021 INTERNATIONAL RESIDENTIAL CODE).

THE STRUCTURE HAS BEEN DESIGNED TO RESIST WIND VELOCITY OF 130 MPH IN ACCORDANCE WITH ANSI/ AFEPA WFCM (WOOD FRAME CONSTRUCTION MANUAL), LATEST EDITION, AND I.R.C. 2021, PAR. R.301.2.1.1.

MISSISSIPPI STATE UNIFORM CONSTRUCTION CODE, 2021

AMERICAN CONCRETE INSTITUTE, LATEST EDITION

AMERICAN SOCIETY FOR TESTING & MATERIALS, LATEST EDITION.

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318).

B. DESIGN LIVE LOADS
ROOF..... 20 PSF.
FLOORS..... 40 PSF.
BALCONIES..... 60 PSF.
LATERAL FORCES..... 130 MPH (BASIC WIND SPEED)

WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE = B

1.02 ALL CONSTRUCTION SHALL CONFORM TO THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE, 2021 EDITION. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED AND PUBLISHED.

1.03 DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.

1.04 VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCY.

1.05 NOTIFY THE ARCHITECT IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN ON THE STRUCTURAL CONTRACT DOCUMENTS.

1.06 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC.

1.07 COORDINATE STRUCTURAL CONTRACT DOCUMENTS WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL. NOTIFY ARCHITECT OF ANY CONFLICT AND/OR OMISSION.

1.08 COORDINATE AND VERIFY FLOOR AND ROOF OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. FOR ADDITIONAL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS SEE ARCHITECTURAL AND MECHANICAL DRAWINGS.

1.09 FOR DIMENSIONS NOT SHOWN SEE ARCHITECTURAL DRAWINGS.

1.10 REVIEW OF SUBMITTALS AND/OR SHOP DRAWINGS BY THE STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE STRUCTURAL ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION.

1.11 SUPERIMPOSED DESIGN LOADS.

ROOF LIVE LOAD (ON HORIZONTAL PROJECTION)..... 20 PSF
WIND LOAD (BASED ON 130 MPH):
BASIC WIND LOAD PRESSURE @ (0-30 FT)..... 32 PSF

2. EARTHWORK

2.01 STRIP THE AREA UNDER THE BUILDING OF ANY ORGANIC MATERIAL, STUMPS, ROOTS, TRASH OR OTHER DEBRIS. REMOVE THIS MATERIAL FROM THE SITE. PLACE BUILDING SLAB ON RIVER SAND FILL. PLACE AND COMPACT FILL TO PROVIDE ADEQUATE SUPPORT FOR THE WET CONCRETE UNTIL CURED.

2.02 GEOTECHNICAL ENGINEER SHALL VERIFY CONDITION AND/OR ADEQUACY OF ALL SUBGRADES, FILLS AND BACKFILLS BEFORE PLACEMENT OF FOUNDATIONS, FOOTINGS, SLABS, WALL FILLS, BACKFILLS, ETC.

2.03 FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE, AND NOT TOWARD NEIGHBORING PROPERTIES.

3. FOUNDATIONS AND SLAB ON GRADE

3.01 THE DESIGN OF FOUNDATIONS AND SLAB ON GRADE IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 2,000 PSF MINIMUM.

3.02 UNLESS NOTED OTHERWISE, SLAB-ON-GROUND SHALL BE MINIMUM 5" THICK, PLACED ON COMPACTED SUBGRADE, REINFORCED WITH 6X6 - W1.4 X W1.4 WWF IN FLAT SHEETS (ROLLS NOT PERMITTED). PROVIDE POSITIVE SUPPORT 2" CLEAR FROM BOTTOM OF SLAB. LAP MESH 3 CROSS WIRES AT SPLICES. PLACE CONTROL JOINTS AT COLUMN LINES AND AT INTERMEDIATE LINES SUCH THAT AREA OF EACH PANEL DOES NOT EXCEED 400 SQUARE FEET. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINTS. PROPERLY DESIGNED FIBER REINFORCED CONCRETE MAY BE SUBSTITUTED FOR MESH, SUBJECT TO PRIOR APPROVAL. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS ON SUBGRADE.

3.03 FILL UNDER FOOTINGS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D-698). SEE SPECIFICATIONS FOR COMPACTION AND TESTING REQUIREMENTS.

3.04 FOOTING ELEVATIONS SHOWN ON PLAN ARE MINIMUM DEPTH.

3.05 UNUSUAL SOIL CONDITIONS MAY REQUIRE CHANGE IN FOOTING ELEVATIONS. CONTACT ARCHITECT AND/OR ENGINEER FOR APPROVAL TO CHANGE ELEVATION.

3.06 PLACE 10 MIL. POLYETHYLENE VAPOR BARRIER BENEATH ALL SLABS AND BEAMS ON GRADE.

4. PILINGS - NOT USED

5. REINFORCED CONCRETE

5.01 ALL CONCRETE WORK SHALL CONFORM TO ACI 301-02, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS. DESIGN IS BASED ON ACI 318-02, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, LATEST EDITION.

5.02 UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL BE TYPE 1 CEMENT ASTM C150 NORMAL WEIGHT AGGREGATES AND SHALL HAVE THE FOLLOWING MINIMUM 28 DAY STRENGTHS:

FOUNDATIONS..... 4000 PSI
SLAB ON GRADE..... 4000 PSI

5.03 THE PROPOSED MATERIALS AND MIX DESIGN SHALL BE FULLY DOCUMENTED AND REVIEWED BY THE OWNER'S TESTING LABORATORY. RESPONSIBILITY FOR OBTAINING THE REQUIRED DESIGN STRENGTH IS THE CONTRACTORS.

5.04 USE OF CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS IN CONCRETE IS NOT PERMITTED.

5.05 NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL NOT BE LARGER THAN 1/5 THE NARROWEST DIMENSION BETWEEN SIDES OF FORMS, 1/3 THE DEPTH OF SLABS, NOR 3/4 THE MINIMUM CLEAR SPACING BETWEEN INDIVIDUAL REINFORCING BARS OR WIRES.

5.06 ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND ALL REINFORCEMENT, FORMS, FILLERS, AND GROUND IN WHICH CONCRETE IS TO COME INTO CONTACT DURING FREEZING OR NEAR-FREEZING WEATHER.

5.07 HORIZONTAL CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE INDICATED. CONSTRUCTION JOINTS SHALL BE THOROUGHLY ROUGHENED BY MECHANICAL MEANS, AND CLEANED.

5.08 DETAIL CONCRETE REINFORCEMENT AND ACCESSORIES IN ACCORDANCE WITH ACI-315-80 DETAILING MANUAL.

5.09 REINFORCING STEEL SHALL BE NEW BILLET ASTM A615, GRADE 60, EXCEPT STIRRUPS WHICH MAY BE GRADE 40, AND UNLESS OTHERWISE NOTED.

5.10 WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A185.

5.11 TIE ALL REINFORCING STEEL AND EMBEDMENTS SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO MAINTAIN THE POSITION OF REINFORCEMENT WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES. "STICKING" DOWELS INTO WET CONCRETE IS NOT PERMITTED.

5.12 PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED. STAGGER SPLICES WHERE POSSIBLE ; USE TENSION SPLICE (CLASS "B") UNLESS NOTED OTHERWISE. DOWELS SHALL MATCH THE SIZE AND SPACING OF THE SPECIFIED REINFORCEMENT AND SHALL BE LAPPED WITH TENSION SPLICES (CLASS "B") UNLESS NOTED OTHERWISE.

5.13 EXCEPT AS NOTED OTHERWISE WHERE CONTINUOUS REINFORCING IS SPECIFIED, PROVIDE CORNER BARS AT ALL CORNERS AND "T" INTERSECTIONS, MATCHING BAR SIZE AND QUANTITY OF CONTINUOUS REINFORCING.
LAP BARS AS INDICATED BELOW:
LAP SPLICES
#3 1'-3"
#4 1'-8"
#5 2'-2"
#6 2'-7"
WELDED WIRE FABRIC - ONE SPACING PLUS 4".

5.14 AT ALL GRADE BEAM INTERSECTIONS, BEND TOP BARS SHARPLY TO TURN THE CORNER. EXTEND THE BARS A MINIMUM OF 1'-6" IN EACH DIRECTION FROM THE INTERSECTION. REF. DETAIL.

5.15 ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE APPROVED BY THE STRUCTURAL ENGINEER.

5.16 REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS NOTED OTHERWISE:

FOOTINGS..... 3" (BOTTOM AND SIDES)
BEAMS..... 1-1/2"

5.17 DO NOT PLACE PIPES OR DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS WITHIN THE SLAB OR WALL UNLESS SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.

5.18 DO NOT WELD OR TACK WELD REINFORCING STEEL UNLESS APROVED OR DIRECTED BY THE ARCHITECT OR STRUCTURAL ENGINEER.

5.19 ALL REINFORCING STEEL AND EMBEDMENTS SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE POSITION WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES.

5.20 WIRE MESH SUPPORTS @ 4'-0" O.C. MAX. MAY BE USED TO SUPPORT REINFORCING STEEL, IN LIEU OF #3 STIRRUPS.

5.21 TROWEL SMOOTH ALL FACES OF CONCRETE THAT WILL REMAIN VISIBLE

5.22 WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

6. CONCRETE MASONRY

6.01 HOLLOW CONCRETE BLOCK (MASONRY) UNITS SHALL CONFORM TO ASTM C90, GRADE N-1, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI ON THE NET AREA AND 1000 PSI ON THE GROSS AREA (F'M = 1500 PSI). COMPLY WITH RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION.

6.02 ALL MORTAR FOR MASONRY SHALL CONFORM TO ASTM C270, TYPE S OR M. ALL GROUT FOR USE IN MASONRY SHALL CONFORM TO ASTM C476, MINIMUM 2500 PSI AT 28 DAYS.

6.03 ALL CONTINUOUS BARS SHALL HAVE BASIC CLASS "C" TENSION LAPS WITH CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS.

6.04 ALL VERTICAL REINFORCEMENT IN MASONRY WALLS SHALL BE DEFORMED BARS OF GRADE INDICATED COMPLYING WITH ASTM A615, AND SHALL HAVE CLASS "C" TENSION LAPS.

6.05 PROVIDE MASONRY HORIZONTAL JOINT REINFORCEMENT 16" O.C. VERTICAL IN ALL CONCRETE BLOCK WALLS. REINFORCEMENT SHALL BE FOR TOTAL WIDTH OF CAVITY WALLS. REINFORCEMENT SHALL BE ASTM A82 TRUSS TYPE, MIN. 9 GAUGE.

6.06 CONCRETE FOR BLOCK FILL SHALL HAVE 3/8 INCH MAXIMUM SIZE COARSE AGGREGATE AND SUFFICIENT WATER SO THE CONCRETE WILL FLOW INTO THE BLOCK CELLS WITHOUT LEAVING VOIDS. HEIGHT OF LIFT WHEN FILLING CELLS SHALL NOT EXCEED 4'-0".

6.07 UNLESS INDICATED OTHERWISE, PROVIDE MASONRY CONTROL JOINTS AT A MAXIMUM SPACING OF 40 FEET. JOINTS SHALL BE DISCONTINUOUS AT BOND BEAM.

6.08 FILL ALL STEEL REINFORCED CELLS WITH CONCRETE. REINFORCE 1- CELL AT 24" O.C., 2- CELLS EACH SIDE OF OPENINGS AND 5- CELLS AT CORNERS AND BEAM BEARING LOCATIONS WITH 1- #5 VERTICAL BAR DOWELED TO FOUNDATION AND HOOKED WITH BOND BEAM AT ROOF, U.N.O.

6.09 EXPANSION BOLTS INTO MASONRY WALL SHALL BE MIN. 5/8" IN DIAMETER WITH MINIMUM 4" EMBEDMENT LENGTH IN CONCRETE.

6.10 JOINTS SHALL BE 3/8" AND TOOLED SLIGHTLY CONCAVE.

6.11 UNITS SHALL BE LAID IN RUNNING BOND UNLESS INDICATED OTHERWISE.

7. WOOD FRAMING

7.01 ALL WOOD FRAMING INCLUDING TRUSSES SHALL CONFORM TO ANSI/ AFEPA WFCM (WOOD FRAME CONSTRUCTION MANUAL), LATEST EDITION.

7.02 STRUCTURAL TIMBER SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE, OR APPROVED EQUAL BY THE STRUCTURAL ENGINEER, WITH A MAXIMUM MOISTURE CONTENT OF 18% AT THE TIME OF PERMANENT INCORPORATION TO THE STRUCTURE, UNLESS OTHERWISE NOTED IN THE STRUCTURAL DRAWINGS. STRESSES SHALL BE IN ACCORDANCE W/ AWC NATIONAL DESIGN SPECIFICATIONS.

BENDING STRESS..... 750 PSI
SHEAR STRESS..... 75 PSI
COMPRESSION STRESS PARALLEL TO GRAIN.... 1200 PSI
MODULUS OF ELASTICITY..... 1,500,000 PSI

7.03 STRUCTURAL GLUED LAMINATED TIMBER SHALL BE VISUALLY GRADED 3 SOUTHERN PINE WITH THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS..... 2,400 PSI
SHEAR STRESS..... 200 PSI
MODULUS OF ELASTICITY..... 1,800,000 PSI

7.04 STRUCTURAL PARALLAM AND MICROLAM BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

BENDING STRESS..... 2,900 PSI
SHEAR STRESS..... 290 PSI
MODULUS OF ELASTICITY..... 2,000,000 PSI

7.05 PRESERVATIVE-TREATED WOOD SHALL BE USED FOR ALL SILL PLATES, BLOCKING, PLATES AND OTHER MEMBERS THAT ARE IN CONTACT WITH CONCRETE, MASONRY, OR EARTH; FOR ALL FRAMING LUMBER LOCATED BELOW BASE FLOOD ELEVATION; AND FOR ALL MEMBERS THAT ARE EXPOSED TO WEATHER.

7.06 ALL PRESSURE TREATED MATERIAL WILL BE TREATED WITH "AMMONIACAL COPPER QUAT (ACQ®-A,B, OR C) OR AMINE COPPER QUAT (ACQ-D) AND NOT CCA. ALL FASTENERS AND STRAPS THAT COME IN CONTACT WITH ACQ MATERIAL MUST BE STAINLESS STEEL OR G-185 GALVANIZED (STAINLESS STEEL IS REQUIRED WHERE SPECIFIED IN NOTES OR ON DRAWINGS).

7.07 PREFABRICATED WOODEN STRUCTURAL MEMBERS, INCLUDING TRUSSES SHALL BE DESIGNED SPECIFICALLY FOR THIS PROJECT FOR A 130 MPH LATERAL LOAD. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. THE SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MISSISSIPPI.

7.08 STUDS IN EXTERIOR WALLS SHALL BE 2x6 OR 2x4, AS INDICATED ON PLANS, SPACED AT 16" O.C. WOOD FRAME WALLS LESS THAN 12' HIGH SHALL HAVE SOLID BLOCKING AT MID-HEIGHT OR AT EACH SHEATHING POINT. WALLS 12' OR GREATER SHALL HAVE SOLID BLOCKING AT 1/3 AND 2/3 STUD LENGTH LOCATIONS.

7.09 SILLS AND BASE PLATES SHALL BE ATTACHED TO MASONRY OR CONCRETE WITH 1/2" DIAMETER BOLTS AT A MAXIMUM SPACING OF 32" AND WITHIN 10" IN EACH DIRECTION FROM ALL CORNERS, AND EMBEDDED NOT LESS THAN 7" INTO GROUT FILLED MASONRY OR CONCRETE, W/ 3" DIAM. X 1/8" WASHERS.

7.10 ALL TOP PLATES OF STUD BEARING WALLS SHALL BE DOUBLED. SIMPSON SP2 STUD TIES SHALL BE INSTALLED AT 32" O.C. MAX. STARTING AT THE FIRST STUD AWAY FROM EACH SIDE OF A DOOR AND/OR WINDOW OPENING. TOP PLATE SHALL SPLICE WITHIN CENTER THIRD OF WALL SECTION. SPLICE TO HAVE A MIN. LAP OF 48" AND CONNECTED WITH 16D NAILS @ 3" O.C.

7.11 FLOOR JOISTS UNDER WALLS PARALLEL TO THE JOISTS SHALL BE DOUBLED.

7.12 FLOOR SHEATHING SHALL BE 3/4" TEG STRUCTURAL 1 RATED EXPOSURE 1. SHEATHING SHALL BE NAILED WITH 2-1/2" LONG 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS.

7.13 ROOF SHEATHING SHALL BE 5/8" STRUCTURAL 1 RATED EXPOSURE 1. SHEATHING SHALL BE NAILED WITH 2-1/2"LONG 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. AT GABLE ENDS SPACING SHALL BE 4" O.C. WITH 10D COMMON NAILS. AT ALL HORIZONTAL PANEL JOINTS, 2x4 EDGE BLOCKING SHALL BE PROVIDED. PROVIDE H-CLIPS @ PANEL EDGES

7.14 PLYWOOD EXTERIOR WALL SHEATHING SHALL BE 1/2" STRUCTURAL 1 RATED EXPOSURE 1 OR PRESSURE-TREATED. SHEATHING SHALL BE NAILED WITH 2-1/2" LONG 8D COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 4" O.C. AT CORNER STUDS.

7.15 SHEATHING PERMANENTLY EXPOSED TO WEATHER SHALL BE CLASSED EXTERIOR.

7.16 ALL TRUSSES AND RAFTERS SHALL BE STRAPPED OR HURRICANE CLIPPED TO SUPPORTING MEMBERS AT ALL BEARING POINTS. CONTINUOUS LOAD PATH SHALL BE PROVIDED FROM RIDGE TO RAFTERS TO TOP PLATES TO STUDS TO SOLE PLATE TO FOUNDATION.

7.17 ALL METAL BRACKETS, CLIPS, HANGERS, TIES, ETC. USED FOR FASTENING WOOD MEMBERS SHALL BE STAINLESS STEEL IN ALL LOCATIONS THAT ARE NOT FULLY WEATHER PROTECTED. Z-MAX OR GALVANIZED COATED FASTENERS SHALL BE USED ONLY IN LOCATIONS THAT ARE FULLY WEATHER PROTECTED.

7.18 WOOD TO WOOD FRAMED CONNECTIONS ARE TO BE MADE WITH BOLTS AND/OR JOIST HANGERS AS SHOWN. TOE-NAILING IS NOT PERMITTED.

7.19 MAXIMUM SPANS OF DIMENSIONAL LUMBER USED FOR JACK RAFTERS AT HIPPED ROOF SECTIONS SHALL BE IN ACCORDANCE WITH "SPAN TABLES FOR JOISTS AND RAFTERS" AS PUBLISHED BY THE NATIONAL PRODUCTS ASSOCIATION.

7.20 HIP RAFTERS SHALL BE TWO (2) INCHES DEEPER THAN JACK RAFTERS.

7.21 BRIDGE ALL JOISTS AT 8'-0" O.C. MAX.

7.22 PROVIDE SOLID BLOCKING BETWEEN JOISTS AT BEARING WALLS.

7.23 AT ALL HEADERS UP TO 6'-0" PROVIDE MINIMUM 1 1/2" BEARING AT EACH END OF HEADER, U.N.O. AT ALL HEADERS OVER 6'-0" PROVIDE MINIMUM 3" BEARING AT EACH END OF HEADER, U.N.O.

7.24 PROVIDE MINIMUM 3" BEARING AT EACH END OF BEAMS, U.N.O. INSTALL THREE STUDS UNDER EACH BEARING POINT OF BEAM. STUDS TO BE FASTENED TOGETHER WITH 16D NAILS AT 12" O.C & WITHIN 3" OF EACH END OF STUDS. ENSURE TIGHT FIT TOP & BOTTOM.

7.25 IF HOLES ARE TO BE BORED THROUGH HORIZONTAL MEMBERS, HOLE DIAMETER SHALL NOT EXCEED 1/3 OF JOIST'S DEPTH CLEAR FROM TOP OR BOTTOM. NOTCHES IN TOP OR BOTTOM OF JOIST'S NOT TO EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. IF JOISTS ARE TO BE NOTCHED AT THE ENDS, DO NOT EXCEED 1/4 DEPTH.

7.26 FRAME ALL OPENINGS WITH DOUBLE STUDS AND HEADERS.

7.27 PROVIDE DRAFT-STOPPING AS REQUIRED BY CODE.

7.28 BRACE ALL RAFTER SPANS EXCEEDING 13'-6" TO BEARING WALLS.

7.29 STRAP ALL RAFTERS TO RIDGE WITH SIMPSON LSTA 15.

7.30 STAIRS SHALL HAVE A MINIMUM OF THREE STRINGERS FOR 36" AND ONE ADDITIONAL STRINGER FOR EACH ADDITIONAL 8" OF TREAD WIDTH. MAX. UNSUPPORTED STRINGER LENGTH TO BE 6'-0".

8. HEADER SCHEDULE

OPENING TYPE	HEADER
SINGLE STORY EXTERIOR OPENINGS TO 7'	(2) 2 X 10'S
SINGLE STORY EXTERIOR OPENINGS TO 8'	(2) 2 X 12'S
TWO STORY EXTERIOR OPENINGS TO 5'	(2) 2 X 10'S
TWO STORY EXTERIOR OPENINGS TO 6'	(2) 2 X 12'S
INTERIOR OPENINGS (NON-LOAD BEARING)	(2) 2 X 4'S
INTERIOR OPENINGS TO 4' (LOAD BEARING)	(2) 2 X 6'S
INTERIOR OPENINGS TO 6' (LOAD BEARING)	(2) 2 X 8'S
INTERIOR OPENINGS TO 8' (LOAD BEARING)	(2) 2 X 10'S
INTERIOR OPENINGS TO 10' (LOAD BEARING)	(2) 2 X 12'S
INTERIOR OPENINGS TO 14' (LOAD BEARING)	(2) 2 X 12'S W/ 3/8" X 11" STEEL FLITCH PLATE

NOTES:
1. ALL HEADER SIZES ARE PER SCHEDULE UNLESS NOTED OTHERWISE OR IN ENGINEERED LUMBER DRAWINGS.
2. REF. FRAMING PLANS FOR GARAGE HEADER SIZE.
3. REF. FRAMING PLANS FOR SINGLE STORY EXTERIOR OPENINGS OVER 8' & TWO STORY EXTERIOR OPENINGS OVER 6'.

9. STRUCTURAL STEEL

9.01 ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, THE AWS D1.1 STRUCTURAL WELDING CODE AND MEET THE FOLLOWING REQUIREMENTS:

STRUCTURAL MEMBERS -ASTM A36.
PIPE - ASTM A53 GRADE B.
WELDING MATERIALS - E70XX.

9.02 PROVIDE THE FOLLOWING STEEL ANGLE BRICK LINTELS.

SPAN	ANGLE SIZE
0' TO 6'-4	ANGLE 3 1/2 X 3 1/2 X 5/16
6'-4" TO 12'-0"	ANGLE 6 X 3 1/2 X 5/16

9.03 BRICK LINTELS SHALL BE HOT DIPPED GALVANIZED.

9.04 LAG BOLT LINTELS TO EVERY STUD.

9.05 PROVIDE ADEQUATE FLASHING UNDER AND OVER STEEL LINTELS.

10. SIMPSON STRONG TIE HANGER LIST

HANGER NO.	PRODUCT LABEL	DESCRIPTION
H1	ITT16	16" TJI/250 TO 16" TJI/250
H2	IUT14	16" TJI/250 TO 1 3/4 X 16" LVL
H3	IUT414	16" TJI/550 TO 1 3/4 X 16" LVL
H4	HU14	1 3/4" X 16" LVL TO 1 3/4" X 16" LVL
H5	HGUS414	(2) 1 3/4" X 16" LVL TO (2) 1 3/4" X 16" LVL (HEAVY)
H6	HU416 MAX	(2) 1 3/4" X 16" LVL TO (2) 1 3/4" X 16" LVL (LIGHT)
H7	UI14	1 3/4" X 11 7/8" LVL TO 1 3/4" X 11 7/8" LVL
H8	ITT211.88	11 7/8" TJI/150 TO 1 3/4" X 11 7/8" LVL

NOTES:
1. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH SIMPSON RECOMMENDATIONS. HANGER SIZE TO MATCH MEMBER SIZE.
2. REFER TO TRUSS-JOIST MACMILLAN LITERATURE FOR CONNECTION DETAILS.

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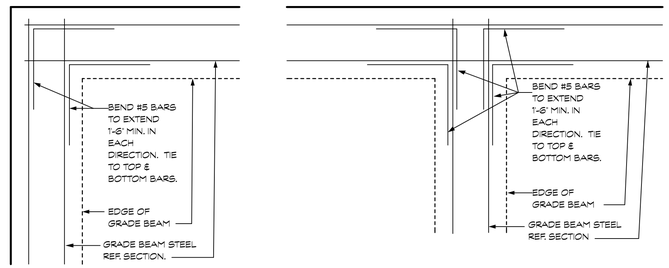
ADDITION TO CHAMBERLAIN RESIDENCE
316 CARROLL AVENUE
BAY ST. LOUIS, MISSISSIPPI

DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
DATE: JANUARY 31, 2026
REVISIONS:

PROJECT NO. 2503

DRAWING NO.

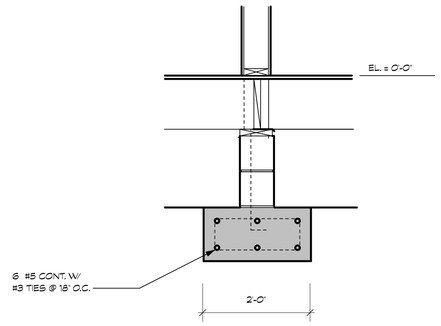
S-1



4 TYPICAL FOUNDATION DETAILS

0 6" 1' 2' 4'

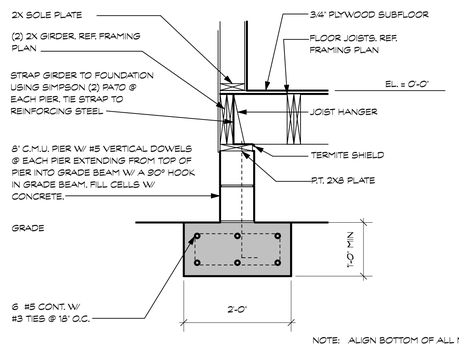
REF. 2/S-2 FOR TYPICAL NOTES AND DIMENSIONS



3 FOUNDATION DETAIL

0 6" 1' 2' 4'

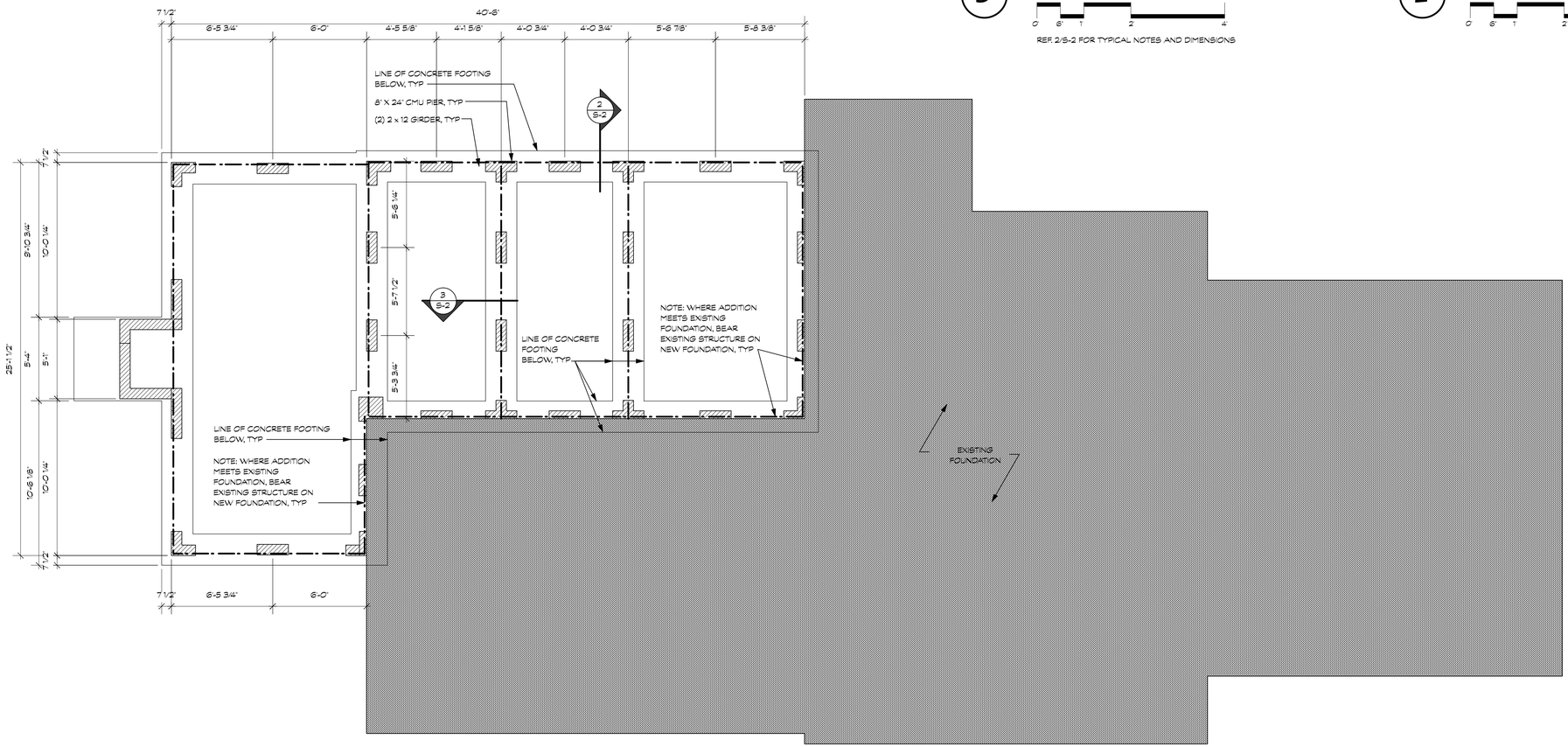
REF. 2/S-2 FOR TYPICAL NOTES AND DIMENSIONS



NOTE: ALIGN BOTTOM OF ALL NEW FOOTINGS WITH THE BOTTOM OF EXISTING FOOTINGS

2 FOUNDATION DETAIL

0 6" 1' 2' 4'



1 PIER + CHAIN WALL PLAN

0 1' 2' 4' 8'

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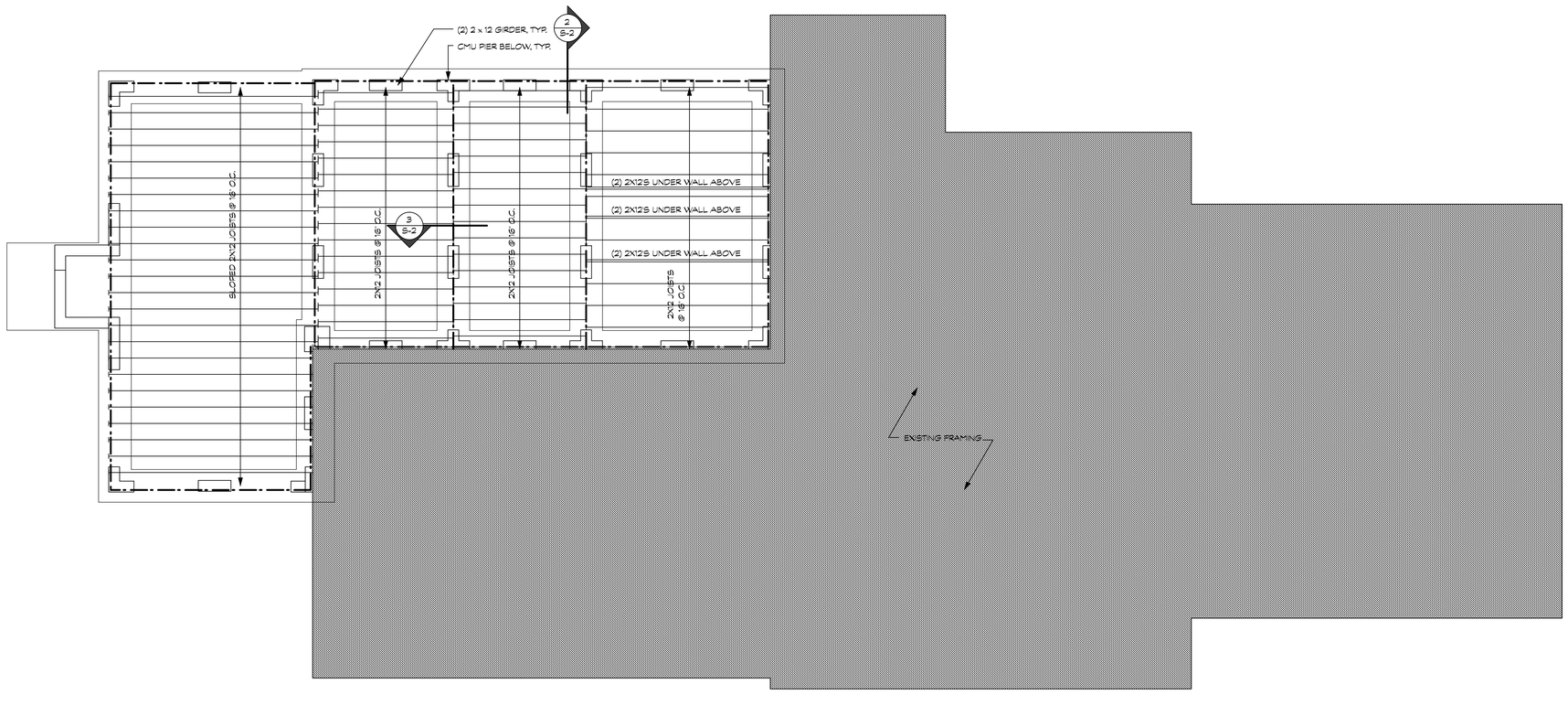

1 FIRST FLOOR FRAMING PLAN

0 1 2 4 8

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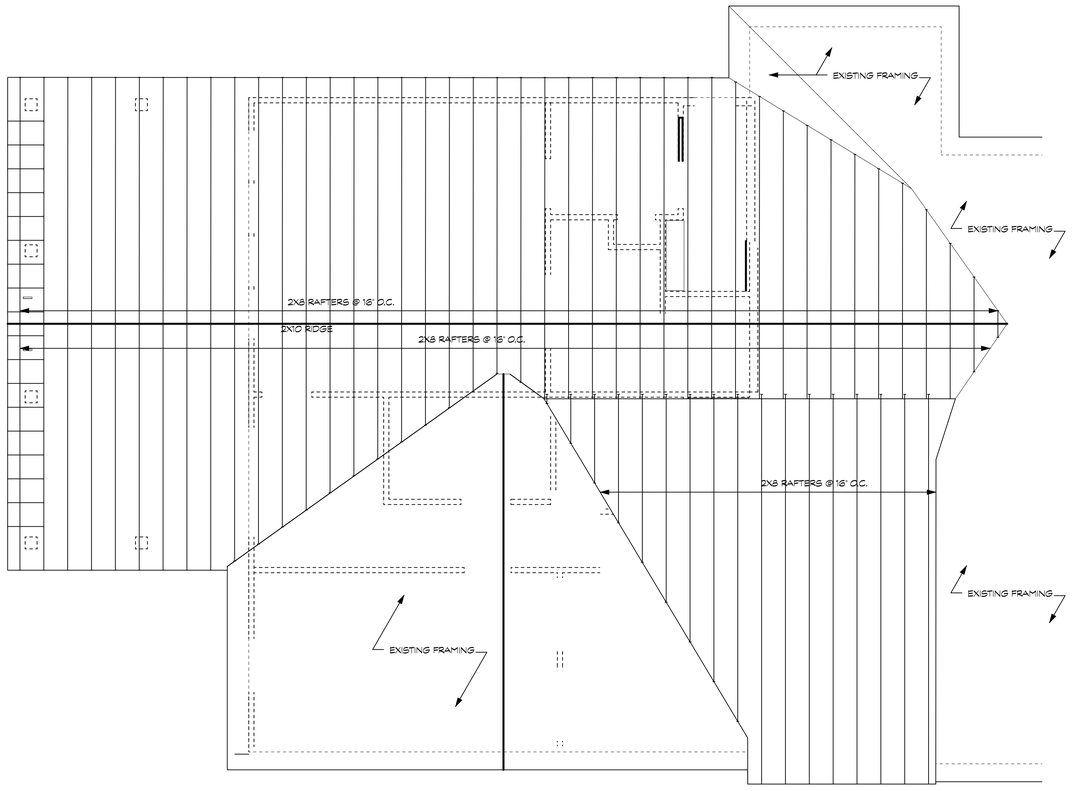
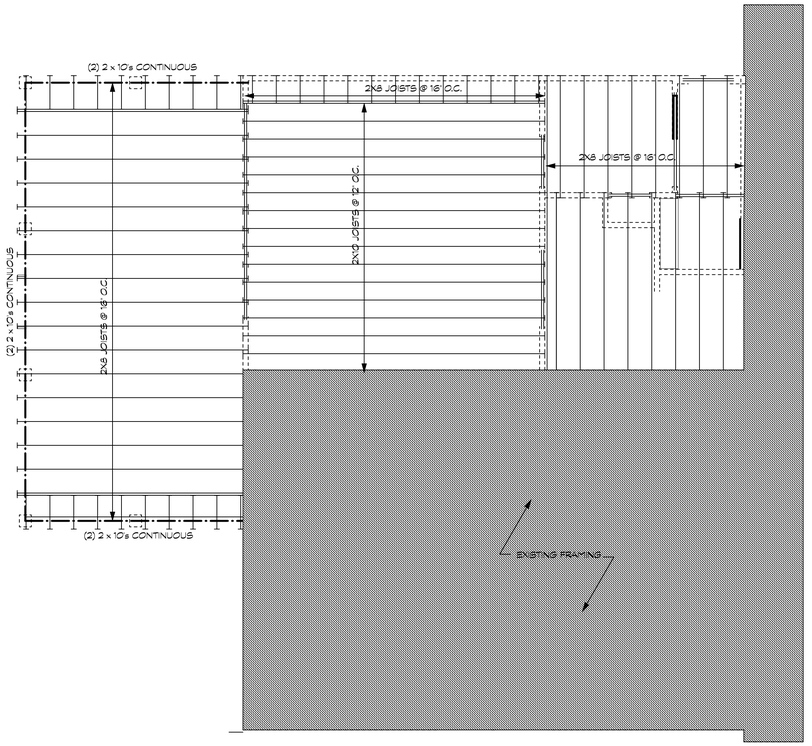


2 ROOF FRAMING PLAN

0 1 2 4 8'



1 ATTIC FRAMING PLAN

0 1 2 4 8'

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