

NECAISE DESIGN NOT BEING AN ARCHITECTURAL OR ENGINEERING FIRM ASSUME NO LIABILITY FOR THE STRUCTURAL OR ARCHITECTURAL DESIGN OF THIS DWELLING. EVERY EFFORT HAS BEEN MADE TO ENSURE ALL DIMENSIONS ARE CORRECT AND ALL FEDERAL, STATE, AND LOCAL CODE ORDINANCES, REGULATION, ETC. ARE MET. IF AN ERROR OR OMISSION DOES OCCUR, IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, TO CORRECT THE ERROR AND /OR OMISSION AT HIS/HER EXPENSE, AND IS NOT THE RESPONSIBILITY OF NECAISE DESIGN.

**REVISIONS**

date	description

**PLANS FOR**  
**DAVID RUSH**  
**DUPLEX**

**NECAISE DESIGN**  
228-493-1046

**DRAWN BY :** HN

**DATE:** 2-5-24

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

**SHEET NUMBER :**

**1**

NECAISE DESIGN  
ALL RIGHTS RESERVED

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF)		
SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT-IN)
2"x6"	12.0	12'-11"
	16.0	11'-2"
	19.2	10'-2"
	24.0	9'-2"
2"x8"	12.0	16'-4"
	16.0	14'-2"
	19.2	12'-11"
	24.0	11'-7"
2"x10"	12.0	19'-5"
	16.0	16'-10"
	19.2	15'-4"
	24.0	13'-9"
2"x12"	12.0	22'-10"
	16.0	19'-10"
	19.2	18'-1"
	24.0	16'-2"

NOTE: THE ABOVE TABLE IS BASED ON THE IRC 2018 TABLE R802.4.1 (3)

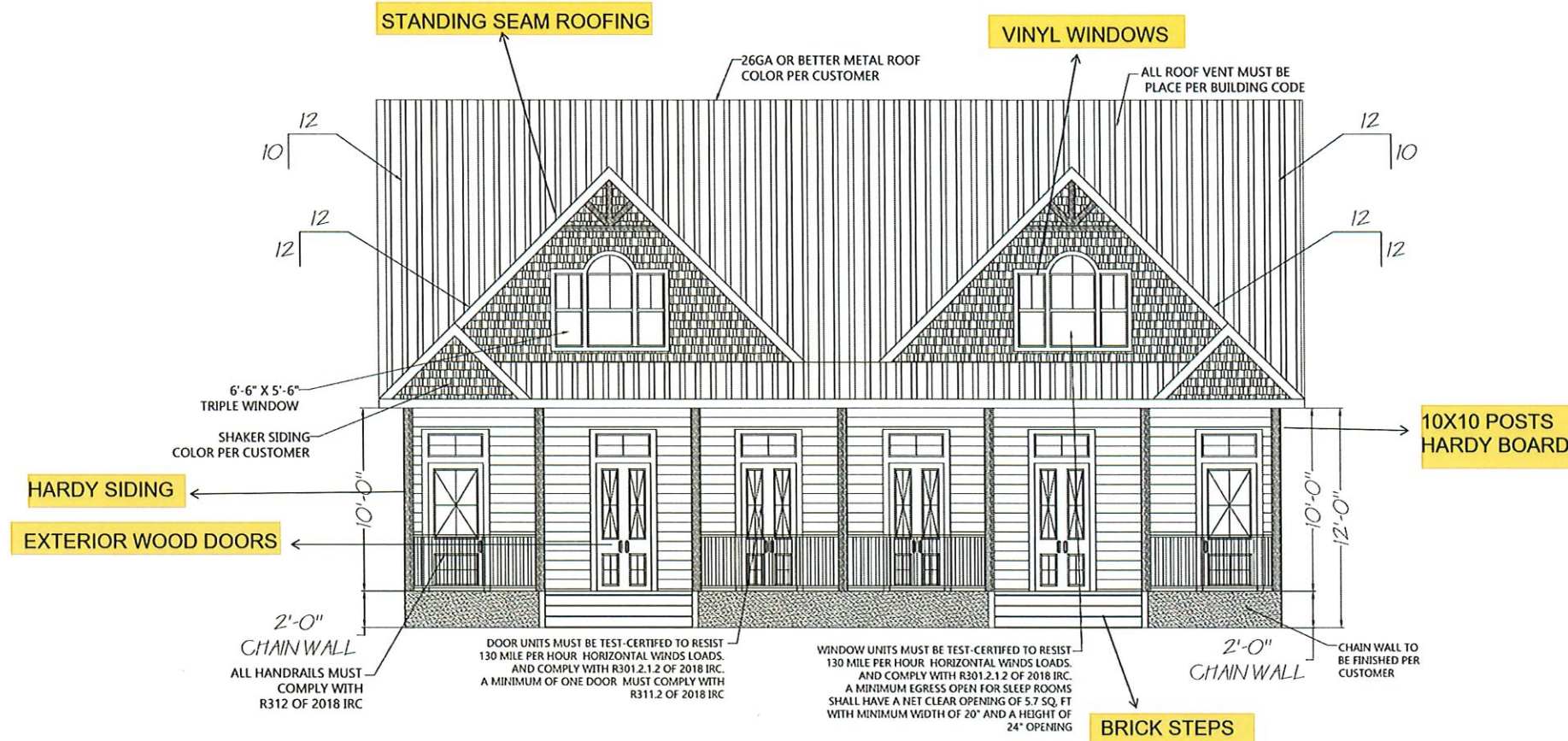
CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES UNINHABITABLE ATTIC WITHOUT STORAGE (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF)		
SIZE	SPACING (INCHES)	VISUALLY GRADED SOUTHERN PINE MAX CEILING JOIST SPAN (FT-IN)
2"x4"	12.0	9'-3"
	16.0	8'-0"
	19.2	7'-4"
	24.0	6'-7"
2"x6"	12.0	13'-11"
	16.0	12'-0"
	19.2	11'-0"
	24.0	9'-10"
2"x8"	12.0	17'-7"
	16.0	15'-3"
	19.2	13'-11"
	24.0	12'-6"
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)

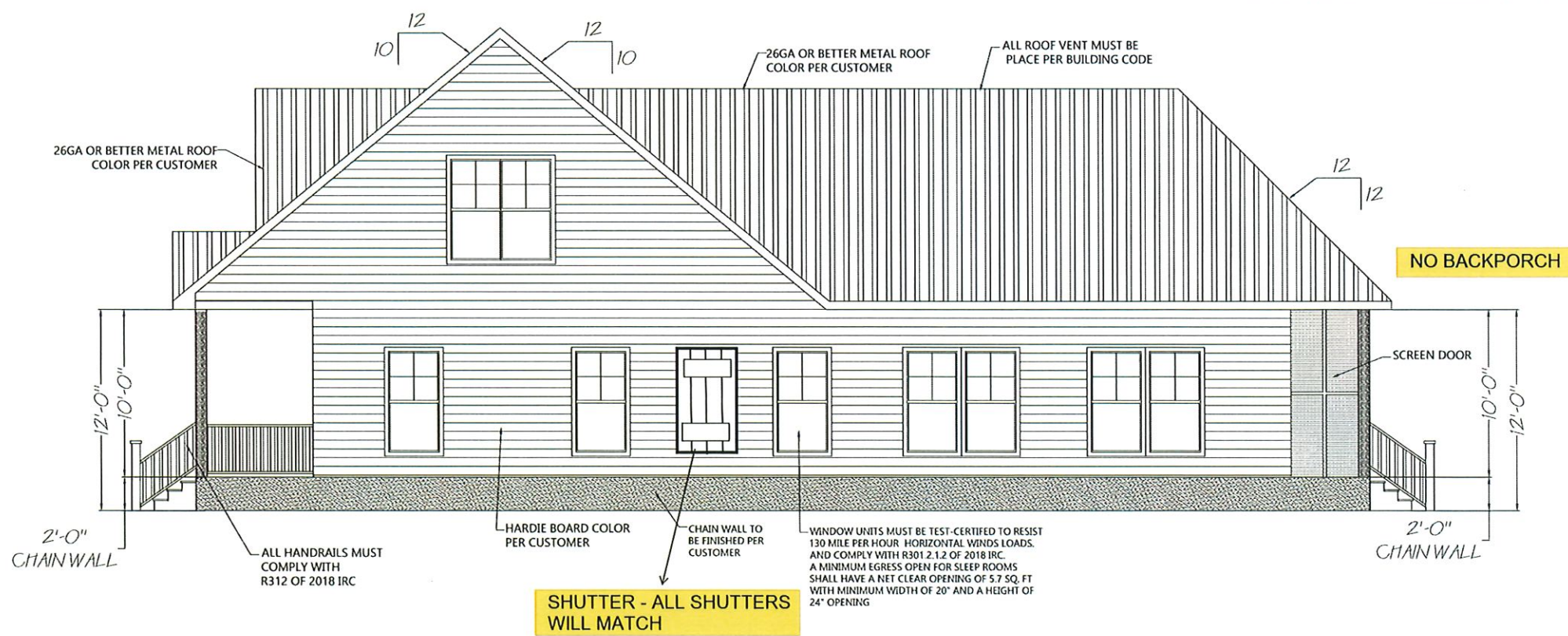
**GEN. NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL STATE AND LOCAL CODES, REGULATIONS AND FHA/VA MPS.
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 CODES 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.
6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
7. PROOF OF TERMITE TREATMENT SHALL BE SHOWN AT TIME OF FOOTING INSPECTION(CUSTOMER WANTS TERMITE TREATMENT ON ALL WALLS)
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 GALVENIZED 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 AMD 140 MPH 3 SECOND GUST.
11. ALL 6" GUTTERS WILL BE PER CUSTOMER

**FRONT ELEVATION**



**RIGHT ELEVATION**



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ELEVATION  
NECAISE DESIGN  
228-493-1046

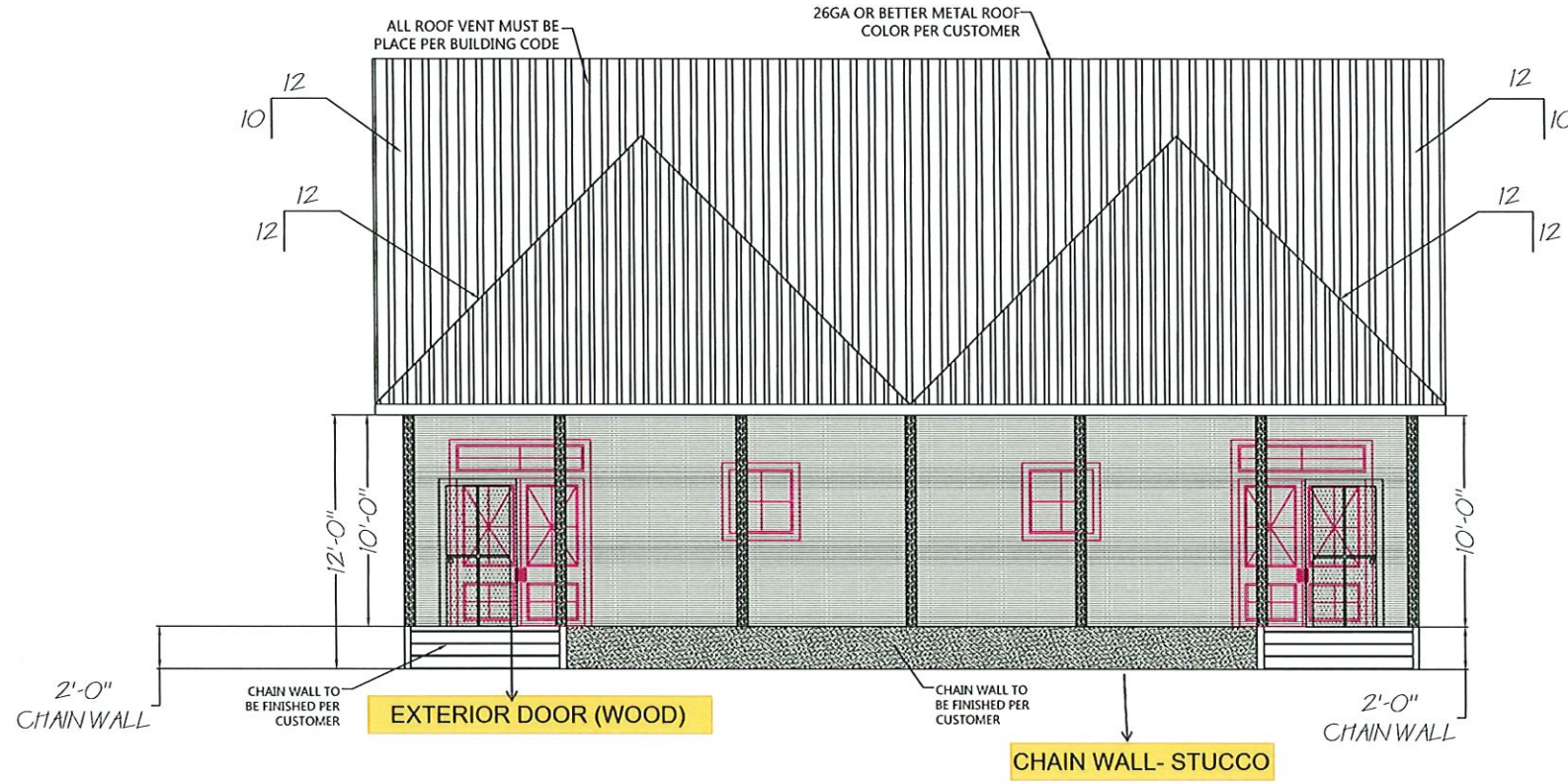
Revisions	description	date

PLANS FOR  
DAVID RUSH  
DUPLEX

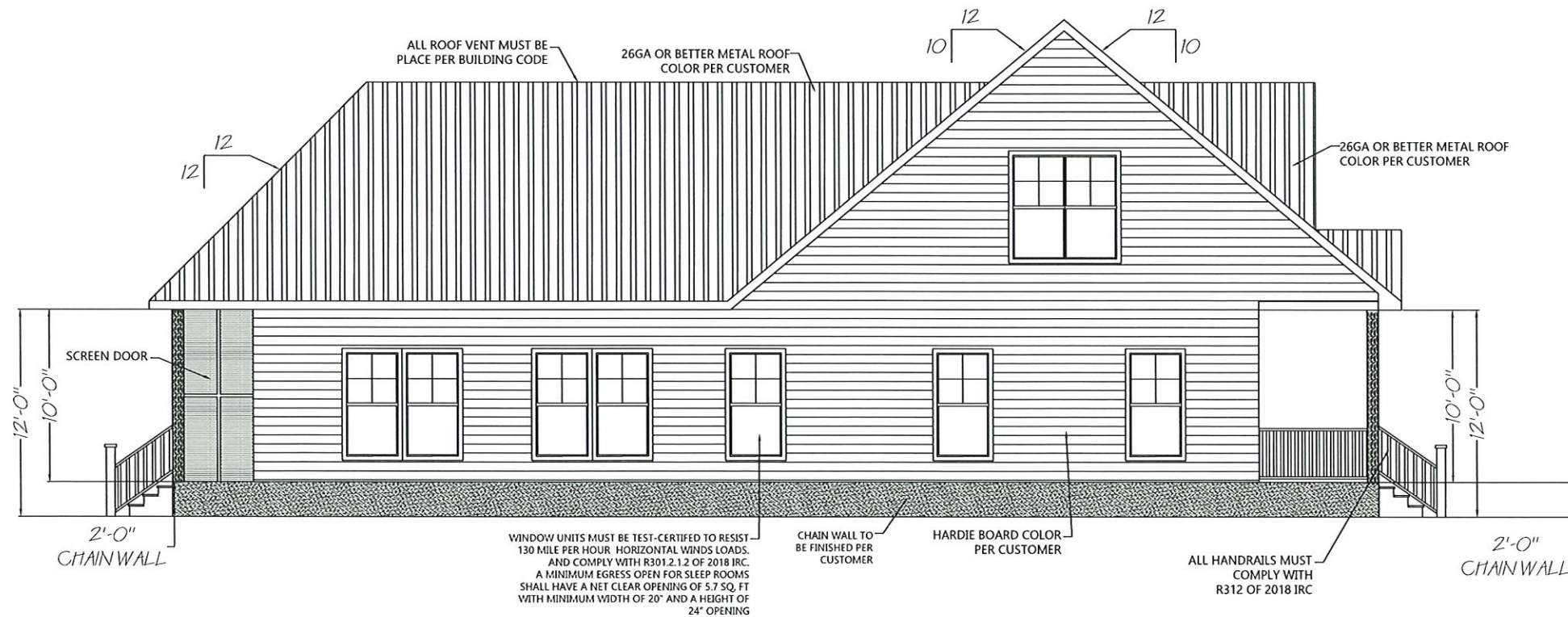
DRAWN BY : HN  
DATE: 2-13-24  
SCALE 1/4" = 1'-0"  
SHEET NUMBER :  
**2**  
NECAISE DESIGN  
ALL RIGHTS RESERVED

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, LA=240 DEAD LOAD =10PSF)		
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# REAR ELEVATION



# LEFT ELEVATION



### GEN. NOTES

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6. STAMPED/APPROVED PLAN (CITY) MUST BE ON SITE FOR ALL INSPECTION.
7. PROOF OF TERMITE TREATMENT SHALL BE SHOWN AT TIME OF FOOTING INSPECTION! **CUSTOMER WANTS TERMITE TREATMENT ON ALL WALLS**
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.)
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ELEVATION  
NECAISE DESIGN  
228-493-1046

Revisions	
date	description

PLANS FOR  
**DAVID RUSH  
DUPLX**

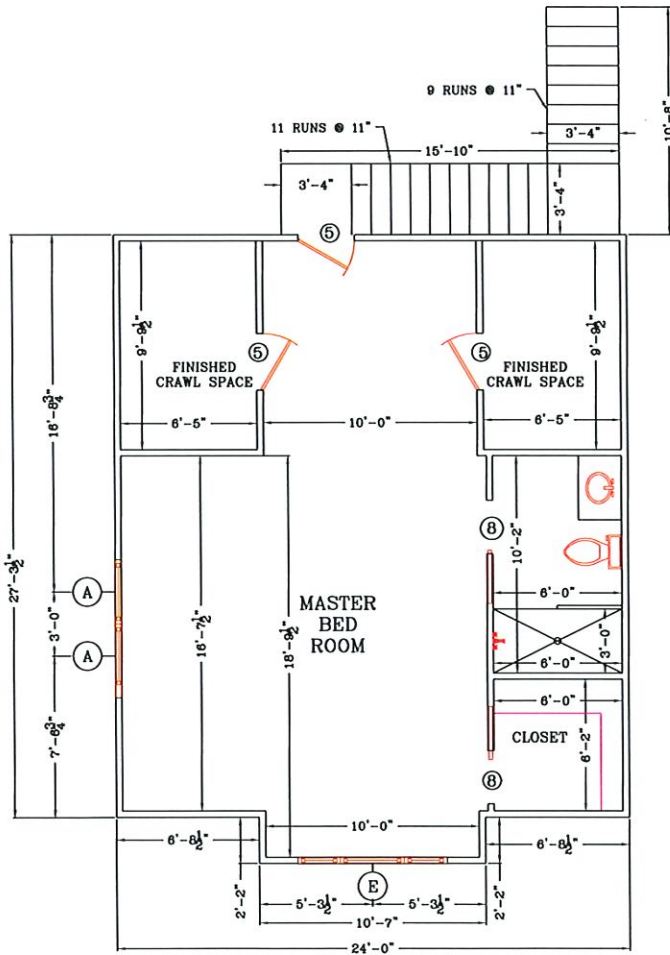
DRAWN BY : HN  
DATE: 2-13-24  
SCALE 1/4" = 1'-0"  
SHEET NUMBER :  
**3**  
NECAISE DESIGN  
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# APARTMENT 1

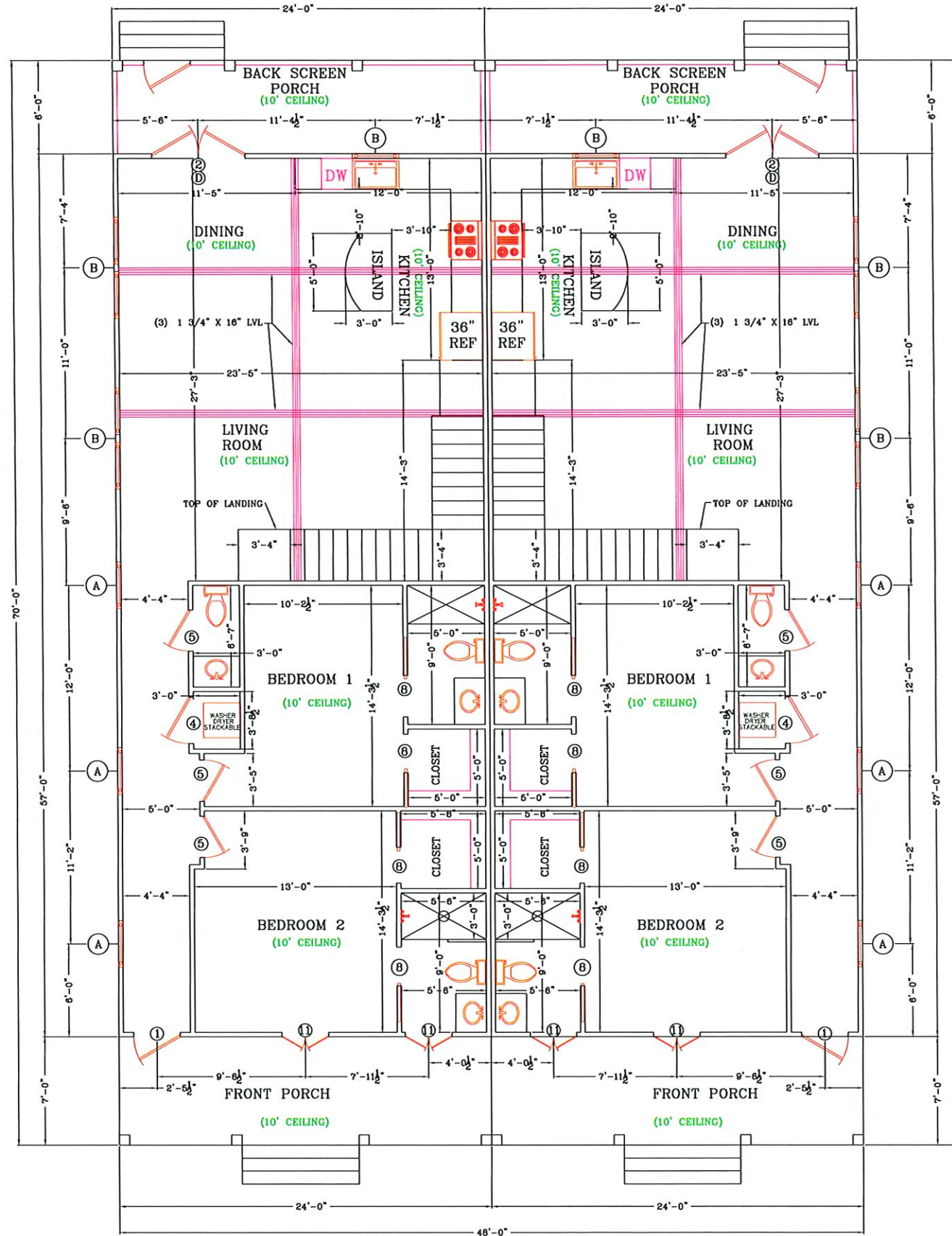
2,046 SQ. FT. LIVING AREA  
 204 SQ. FT. FRONT COVERED PORCH  
 168 SQ. FT. REAR COVERED PORCH

# APARTMENT 2

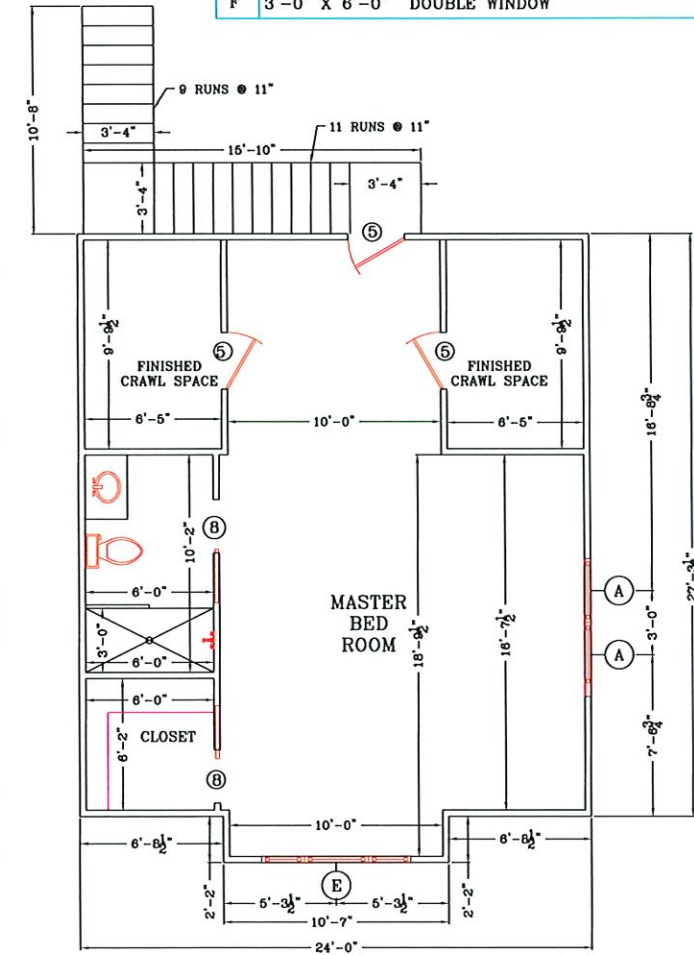
2,046 SQ. FT. LIVING AREA  
 204 SQ. FT. FRONT COVERED PORCH  
 168 SQ. FT. REAR COVERED PORCH



2ND FLOOR



1ST FLOOR



2ND FLOOR

DOOR SCHEDULE	
MK	DESCRIPTION
1	3'-0" X 7'-0" EXT. DOOR WITH 15" TRANSOM DOOR TO BE CHOSEN AT LATER DATE
2	3'-0" X 8'-0" EXT. DOUBLE DOOR UNIT
3	3'-0" X 8'-0" INT. 6 PNL. COLONIAL DOOR UNIT
4	3'-0" X 8'-0" INT. 6 PNL. COLONIAL DOOR UNIT
5	2'-8" X 8'-0" INT. 6 PNL. COLONIAL DOOR UNIT
6	2'-4" X 8'-0" INT. 6 PNL. COLONIAL DOOR UNIT
7	2'-0" X 8'-0" INT. 6 PNL. COLONIAL DOOR UNIT
8	2'-6" X 8'-0" INT. POCKET DOOR UNIT
9	3'-0" X 8'-0" EXT. DOOR UNIT
10	2'-4" X 8'-0" EXT. DOOR UNIT
11	1'-6" X 7'-0" EXT. DOUBLE DOOR WITH 15" TRANSOM

WINDOW SCHEDULE	
MK	DESCRIPTION
A	3'-0" X 6'-0" WINDOW
B	3'-0" X 4'-0" WINDOW
C	3'-0" X 5'-0" WINDOW
D	1'-0" X 6'-0" TRANSOM WINDOW
E	3'-0" X 5'-0" WINDOW WITH 2'-0" SIDE WINDOWS
F	3'-0" X 6'-0" DOUBLE WINDOW

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FLOOR PLAN

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 228-493-1046

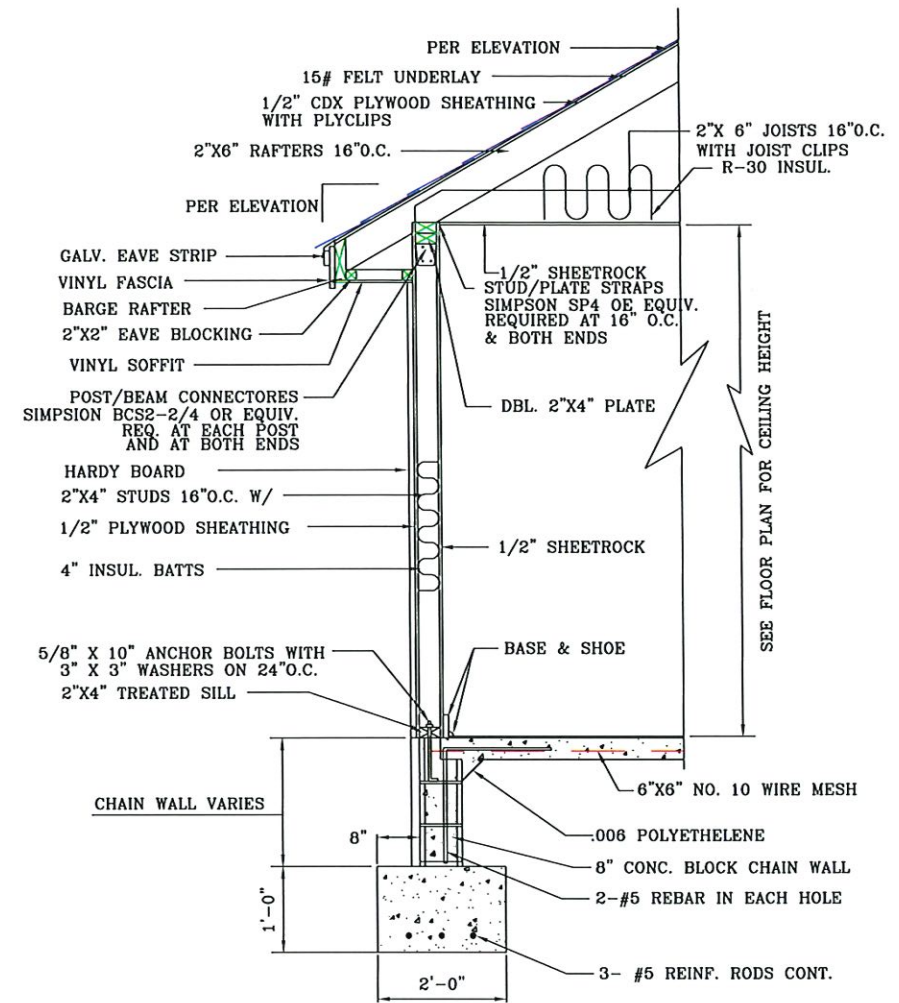
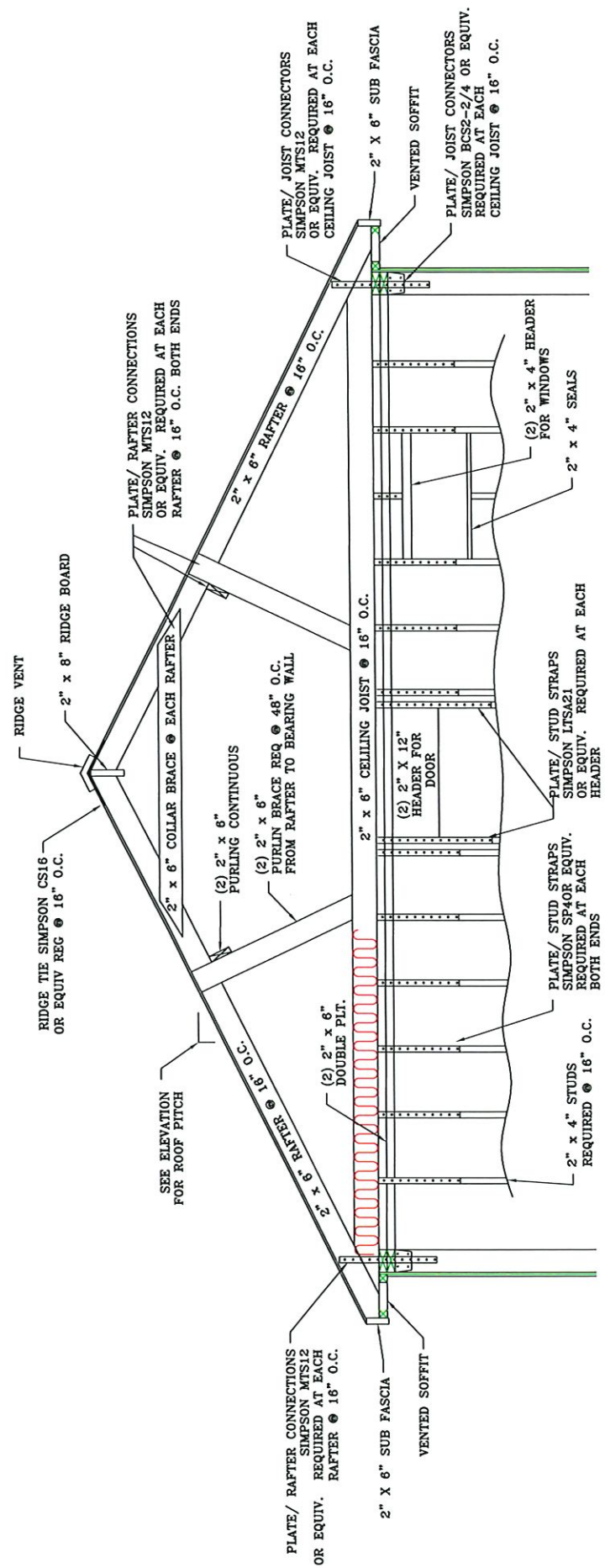
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PLANS FOR  
 DAVID RUSH  
 DUPLEX

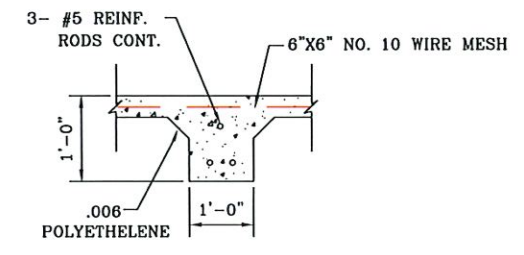
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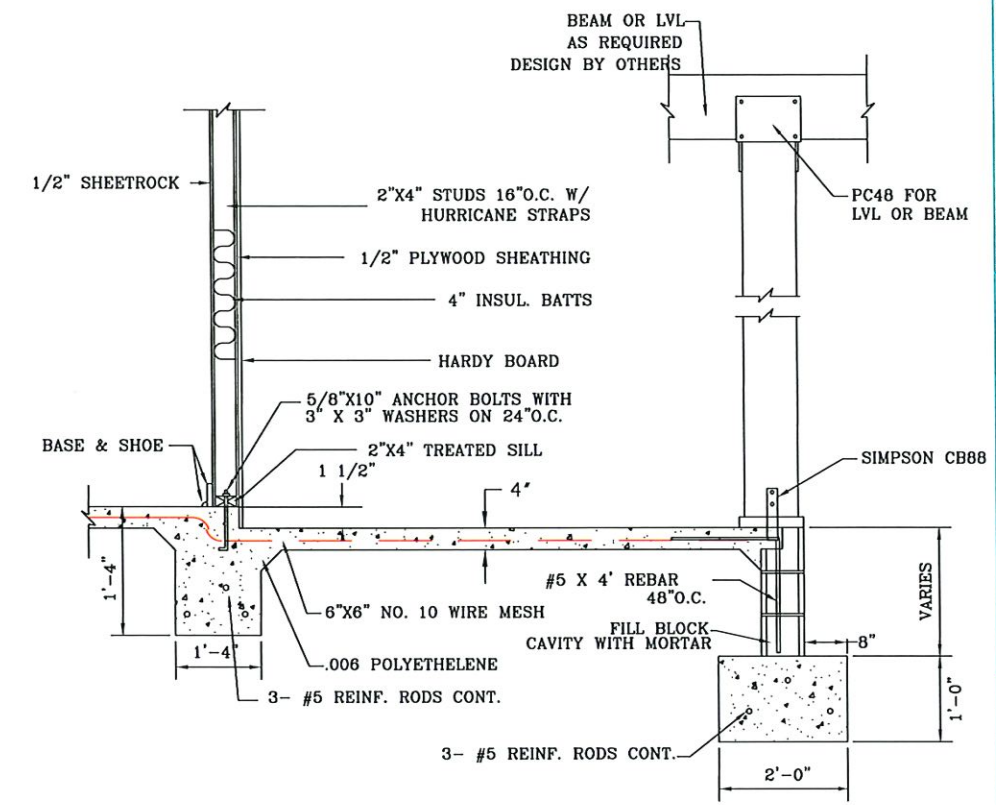
NECAISE DESIGN  
 ALL RIGHTS RESERVED



DETAIL A-A



SECTION C-C



SECTION B-B

- NOTES:
- 1) ALL CONSTRUCTION TO MEET OR EXCEEDS LOCAL, STATE, AND FEDERAL BUILDING CODES
  - 2) CONTRACTOR TO CHECK AND ASSUME RESPONSIBILITY OF ALL DIMENSIONS.
  - 3) GALVANIZED FRAMING CONNECTORS REQUIRED FOR WIND RESISTANCE AS PER LOCAL BUILDING CODE.

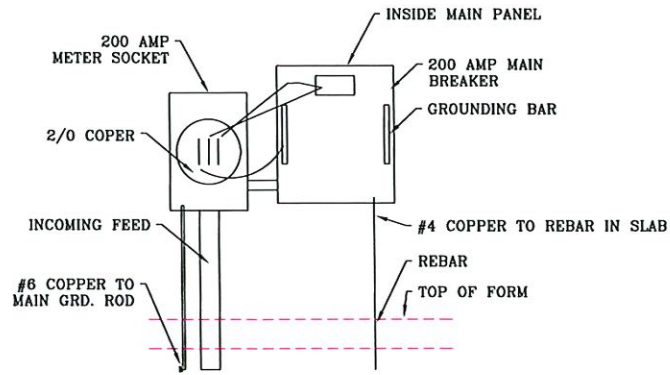
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FOUNDATION & WALL DETAILS  
NECAISE DESIGN  
228-493-1046

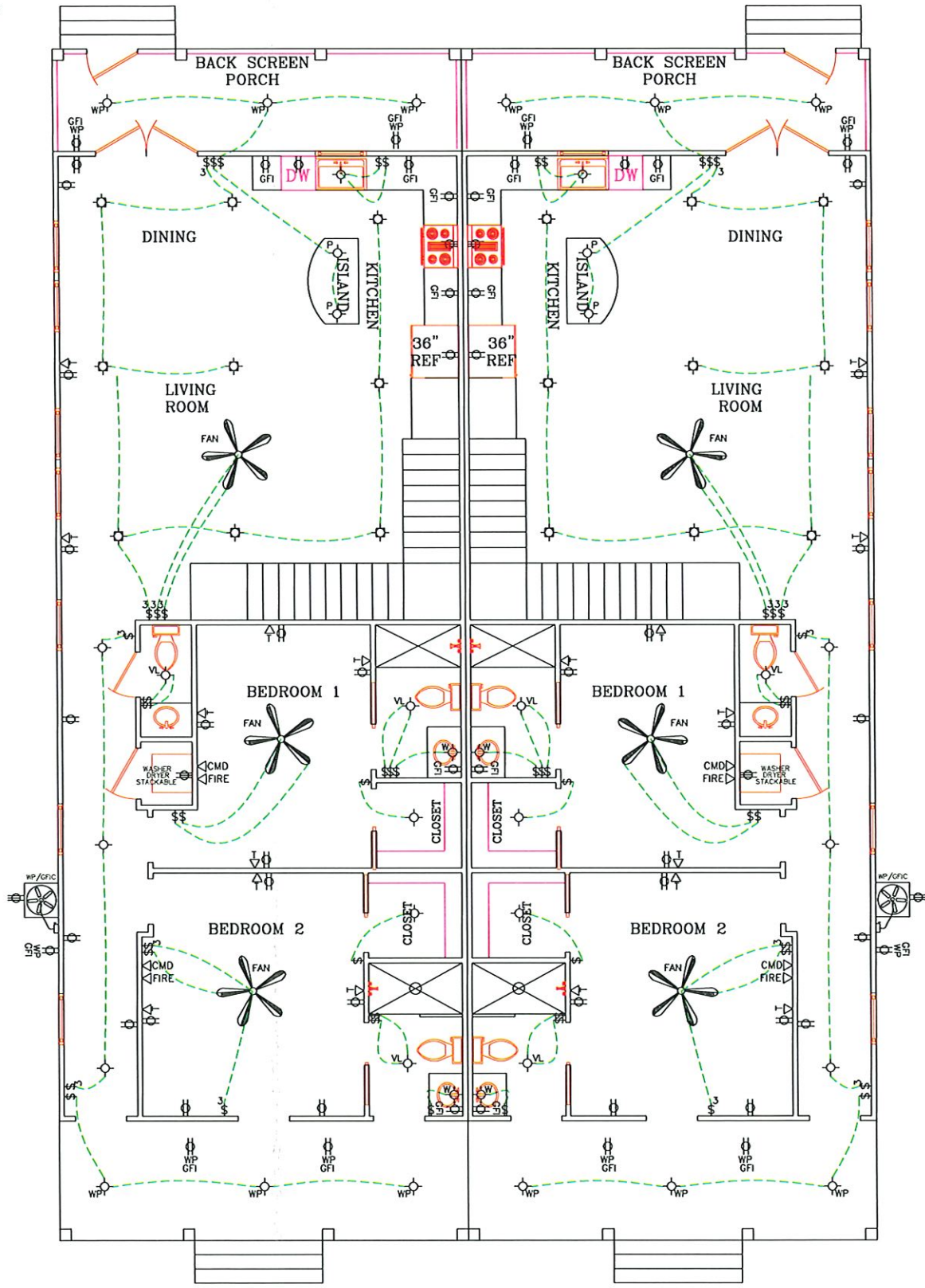
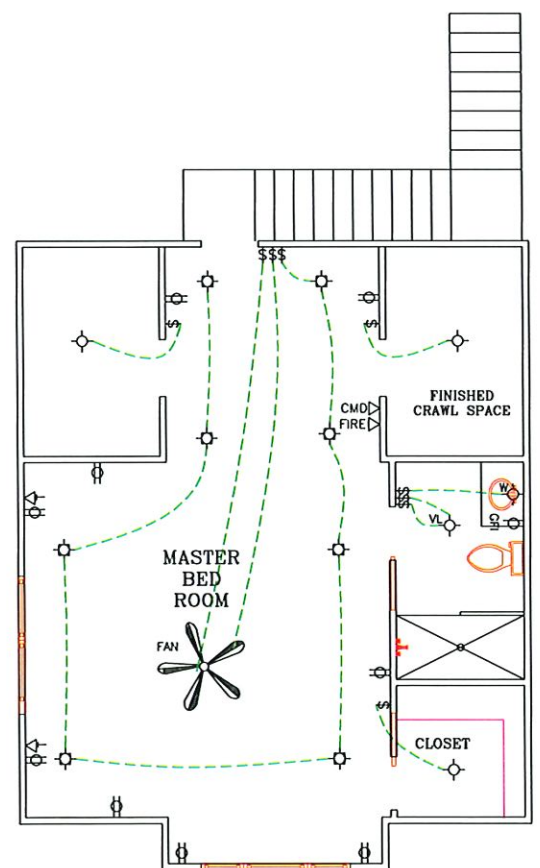
Revisions	
date	description

PLANS FOR  
DAVID RUSH  
DUPLIX

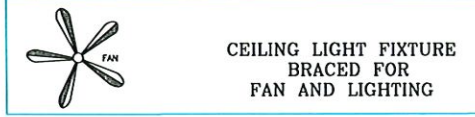
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DATE: 7-30-21  
SCALE 1/4" = 1'-0"  
SHEET NUMBER :  
**5**  
NECAISE DESIGN  
ALL RIGHTS RESERVED



**ELECTRICAL RISER DIAGRAM**  
NOT TO SCALE



ELECTRICAL SCHEDULE			
SYM	DESCRIPTION	SYM	DESCRIPTION
\$	115V WALL SWITCH	⊕	CEILING LIGHT FIXTURE VENT-LIGHT
\$3	115V WALL SWITCH 3 WAY	⊕	LIGHT FIXTURE RECESSED DOWN LIGHT
⊕	CEILING LIGHT FIXTURE	⊕	CEILING LIGHT FIXTURE PENDANT W/ EXTRA BRACING
⊕	WATERPROOF LIGHT FIXTURE	⊕	WALL MOUNT LIGHT FIXTURE
⊕	SOFFIT MOUNTED MOTION DETECTING FLOOD LIGHT	⊕	115V DUAL CEILING MOUNTED RECEPTACLE
⊕	EACH TO BE ON SEPARATE SWITCH AND CIRCUIT.	⊕	115V DUAL RECEPTACLE SPLIT-WIRED
⊕	115V DUAL ROOF RECEPT.	⊕	115V DUAL WALL RECEPTACLE WEATHERPROOF GND. FAULT INT.
⊕	115V DUAL WALL RECEPTACLE	⊕	115V DUAL WALL RECEPTACLE GROUND-FAULT INTERRUPT
⊕	115V DUAL FLOOR MOUNTED RECEPTACLE	⊕	115V DUAL WALL RECEPTACLE MOUNTED ABOVE KIT. WALL CABS.
⊕	TELEVISION CABLE WALL JACK	⊕	220V SINGLE WALL RECEPTACLE
⊕	TELEPHONE WALL JACK	⊕	CAT 5 OR 7CABLE + r45
⊕	SMOKE DETECTOR	⊕	115V WALL SMART SWITCH
⊕	CARBON MONOXIDE DETECTOR	⊕	WATERPROOF RECESSED LIGHT FIXTURE



- NOTES:
- 1) ELECTRICAL OUTLETS SHALL BE LOCATED WITHIN A REASONABLE DISTANCE OF WHERE SHOWN ON PLANS
  - 2) CENTRAL HEATING AND AIR CONDITIONERS SHALL BE DESIGNED BY MECHANICAL CONTRACTOR WITH A PERFORMANCE WARRANTY.
  - 3) HEATING UNITS IN ATTIC SHALL BE IN 6" PVC PANS WITH 1" DRAIN TO EXTERIOR. IF ELECTRIC WATER HEATER IS UTILIZED IN PLACE OF TANKLESS WATER HEATER AND IS LOCATED IN THE ATTIC, UNIT SHALL BE IN 6" PVC WITH 1" DRAIN TO EXTERIOR.
  - 4) ALL ELECTRICAL LIGHTING FIXTURES, RECEPTACLE OUTLETS AND SMOKE DETECTORS IN KITCHEN, LAUNDRY, BATHS, GARAGE AND EXTERIOR SHALL BE GROUND FAULT PROTECTED.
  - 5) EXTERIOR ELECTRICAL SERVICE SHALL BE DETERMINED ON SITE BY ELECTRICAL CONTRACTOR AND OR THE LOCAL POWER COMPANY.
  - 6) MECHANICAL SYSTEM SHALL COMPLY WITH M1301, M1401 AND M1601.
  - 7) 24" WIDE WALK REQUIRED FROM ATTIC ACCES TO MECHANICAL SYSTEM AND WATER HEATER WITH SWITCHABLE LIGHT AND 110 VOLT OUTLET AT SYSTEM IN ATTIC.
  - 8) ELECTRICAL SYSTEM SHALL COMPLY WITH SECTION E3501, E3601, E3701, E3801, E3901, E4001 AND IF PANEL IS IN ATTIC MUST HAVE ACCESS AND CLEARANCE AND HAVE PROPERLY RATED BREAKERS FOR EXCESSIVE HEAT.
  - 9) GAS HOT WATER HEATER. LINE TO BE RUN BY GAS COMPANY LOCATION PER CUSTOMER IF CUSTOMER WANTS GAS

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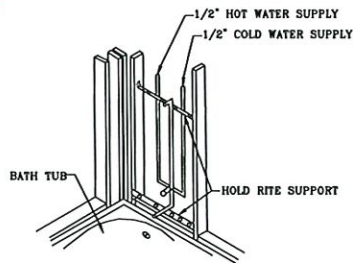
**ELECTRICAL DETAILS**  
**NECAISE DESIGN**  
228-493-1046

Revisions	description
date	

PLANS FOR  
**DAVID RUSH  
DUPLX**

DRAWN BY : HN  
DATE: 2-22-24  
SCALE 1/4" = 1'-0"

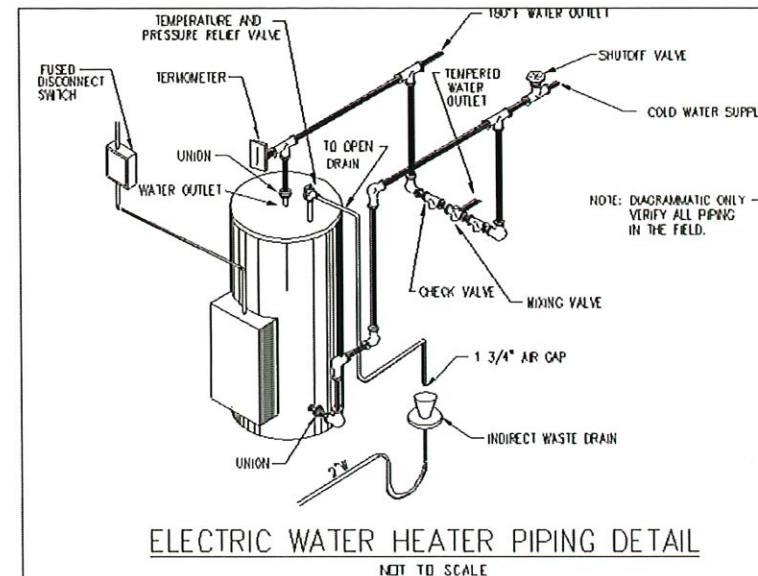
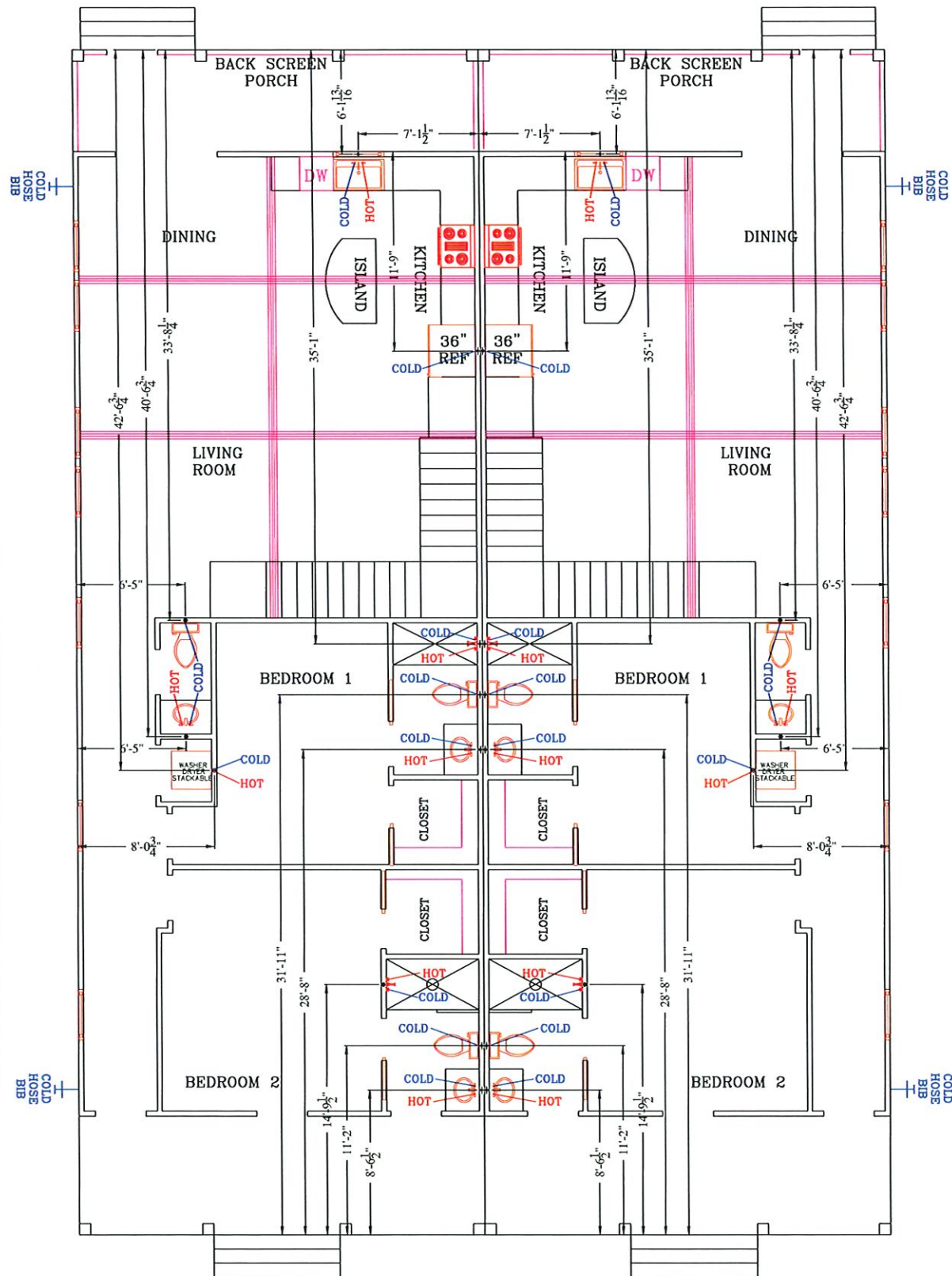
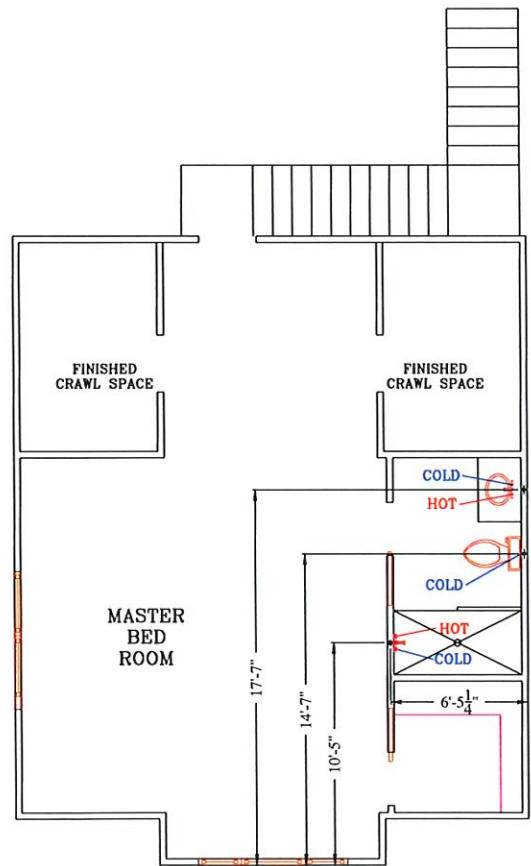
SHEET NUMBER :  
**6**  
NECAISE DESIGN  
ALL RIGHTS RESERVED



- NOTES:  
 1) SHOWER HEAD ROUGH-IN USE # 101 ON HORIZONTAL PLANE WITH ENDS BENT UP. MAKE A CONNECTION THAT SHALL NOT RATTLE AND SHALL NOT PULL AWAY FROM THE WALL.  
 2) VALVE SUPPORT. USE #101 ON HORIZONTAL PLANE WITH ENDS BENT UP. THIS SHALL BOTH ALIGN AND SUPPORT THE VALVE.  
 3) TUB SPOUT SUPPORT. USE # 101 ON HORIZONTAL PLANE. THIS SHALL PROVIDE STRONG SUPPORT FOR THE TUB SPOUT.

TYP TUB/SHOWER SUPPLY SUPPORT

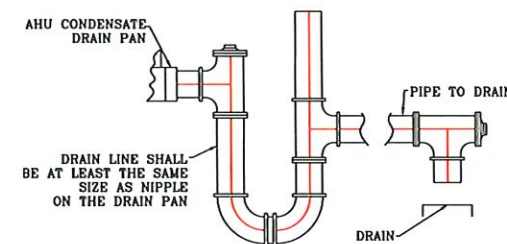
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- ALL PLUMBING WALL MUST BE SIZED ACCORDING TO PIPE PENETRATING.



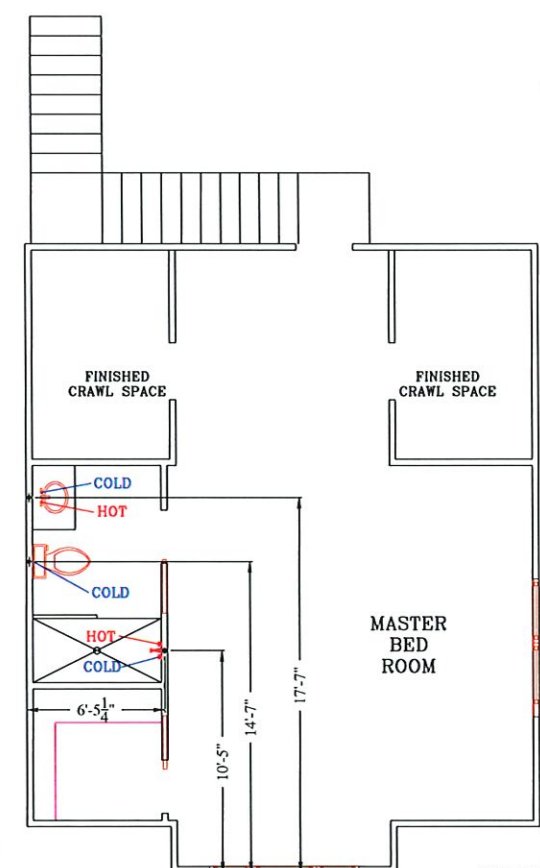
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ELECTRIC WATER HEATER PIPING DETAIL  
 NOT TO SCALE

DETP316



CONDENSATE DRAIN DETAIL



WASHING MACHINE CON. DETAIL

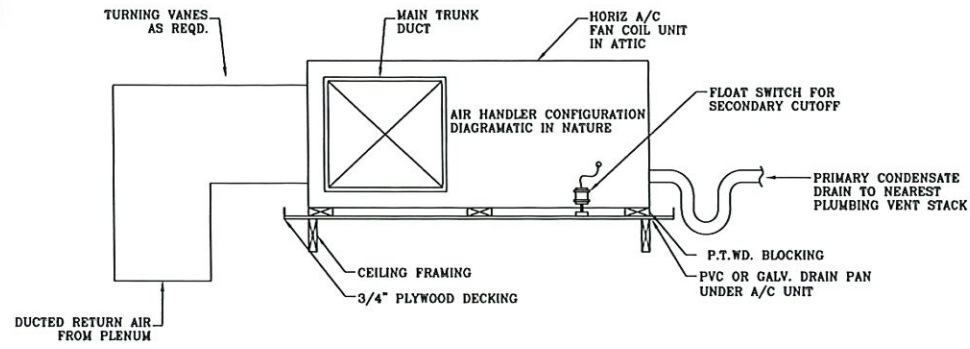
NOTE:  
 ALL SLOPES, DRAINS, VENTS, WATER LINES & OTHER EQUIPMENT SPECIFICATIONS ARE TO BE CHECKED & VERIFIED BY THE PLUMBING CONTRACTOR & TO BE DONE UP TO CODE.  
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PLUMBING DETAILS  
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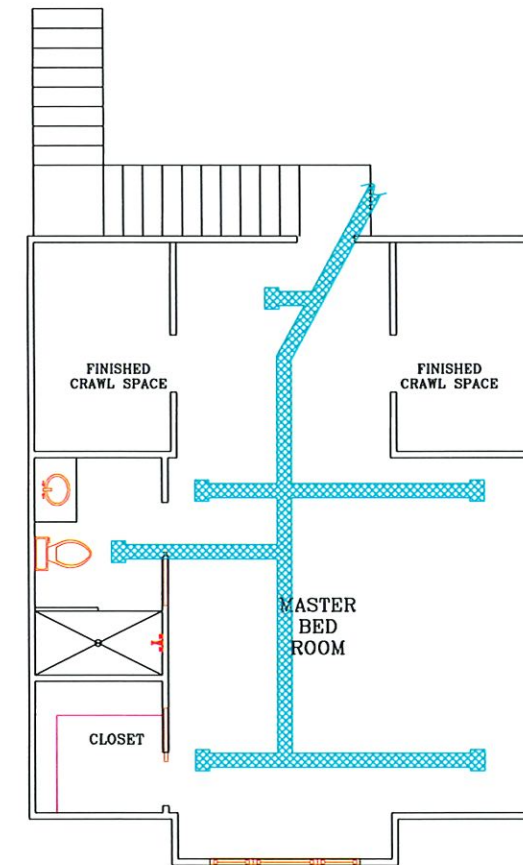
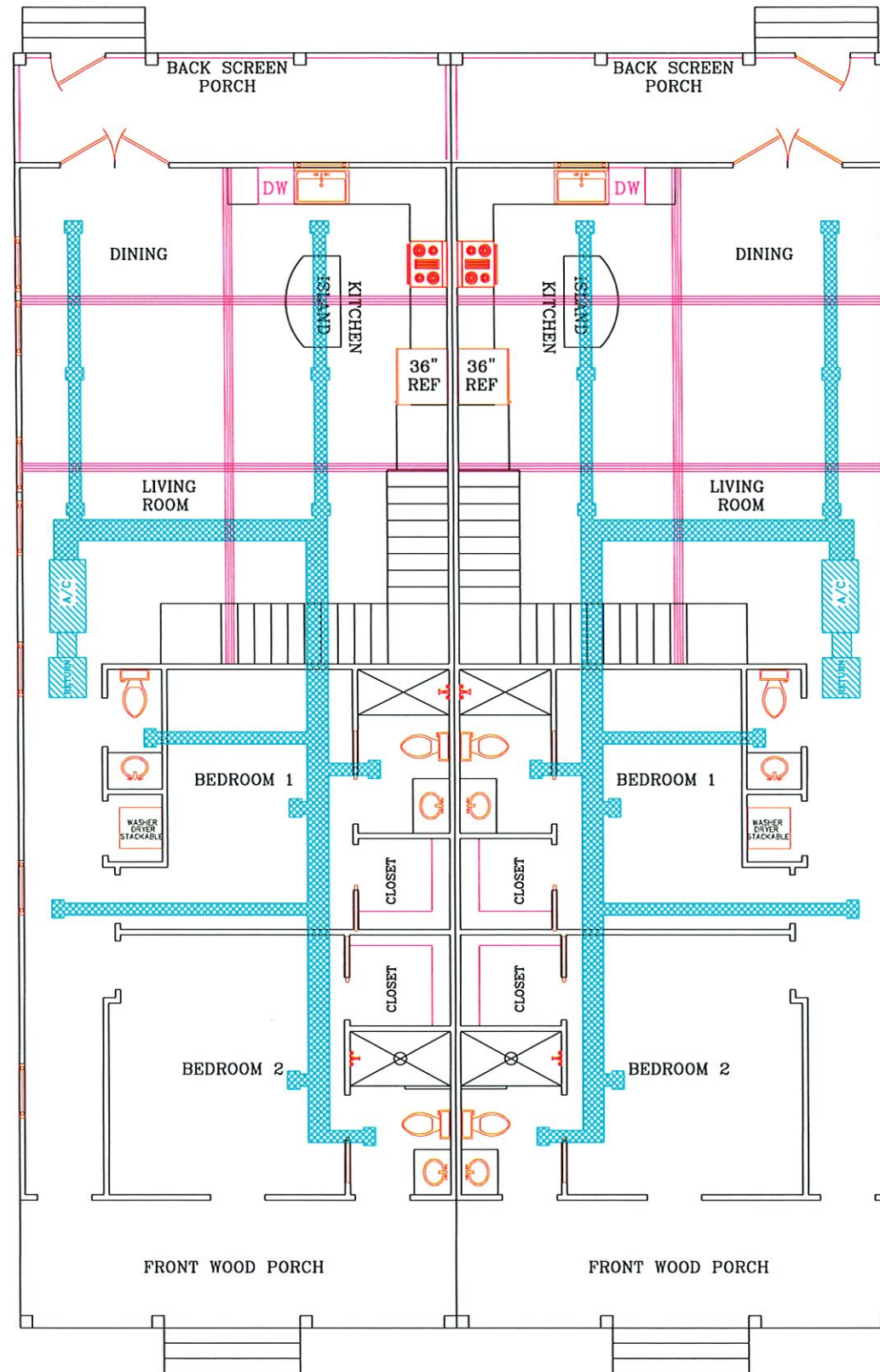
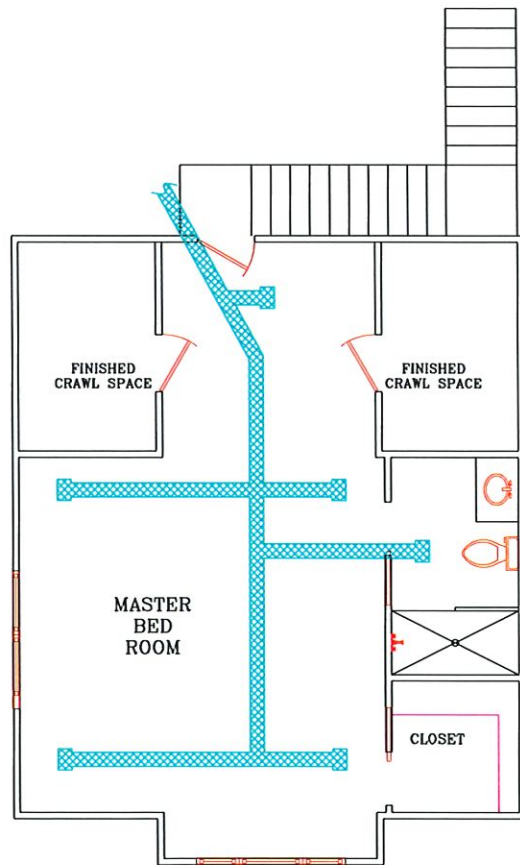
Revisions	
date	description

PLANS FOR  
 DAVID RUSH  
 DUPLEX

DRAWN BY : HN  
 DATE: 2-24-24  
 SCALE 1/4" = 1'-0"  
 SHEET NUMBER :  
**7**  
 NECAISE DESIGN  
 ALL RIGHTS RESERVED



AIR HANDLER (HORIZONTAL)



**NOTE:**

HEAT GAIN/LOSS CALCULATION; DUCT SIZE AND REGISTER LOCATION; CONTROLS AND EQUIPMENT SPECIFICATIONS ARE TO BE PROVIDED BY THE MECHANICAL CONTRACTOR

- 1) ELECTRICAL OUTLETS SHALL BE LOCATED WITHIN A REASONABLE DISTANCE OF WHERE SHOWN ON PLANS
- 2) CENTRAL HEATING AND AIR CONDITIONERS SHALL BE DESIGNED BY MECHANICAL CONTRACTOR WITH A PERFORMANCE WARRANTY.
- 3) WATER HEATER AND HEATING UNITS IN ATTIC SHALL BE IN 6" PVC PANS WITH 1" DRAIN TO EXTERIOR.
- 4) ALL ELECTRICAL LIGHTING FIXTURES, RECEPTACLE OUTLETS AND SMOKE DETECTORS IN KITCHEN, LAUNDRY, BATHS, GARAGE AND EXTERIOR SHALL BE GROUND FAULT PROTECTED.
- 5) EXTERIOR ELECTRICAL SERVICE SHALL BE DETERMINED ON SITE BY ELECTRICAL CONTRACTOR AND OR THE LOCAL POWER COMPANY.
- 6) MECHANICAL SYSTEM SHALL COMPLY WITH M1301, M1401 AND M1601.
- 7) 24" WIDE WALK REQUIRED FROM ATTIC ACCESS TO MECHANICAL SYSTEM AND WATER HEATER WITH SWITCHABLE LIGHT AND 110 VOLT OUTLET AT SYSTEM IN ATTIC.
- 8) ELECTRICAL SYSTEM SHALL COMPLY WITH SECTION E3501, E3601, E3701, E3801, E3901, E4001 AND IF PANEL IS IN ATTIC MUST HAVE ACCESS AND CLEARANCE AND HAVE PROPERLY RATED BREAKERS FOR EXCESSIVE HEAT.
- 9) ALL PLUMBING WALL MUST BE SIZED ACCORDING TO PIPE PENETRATING.

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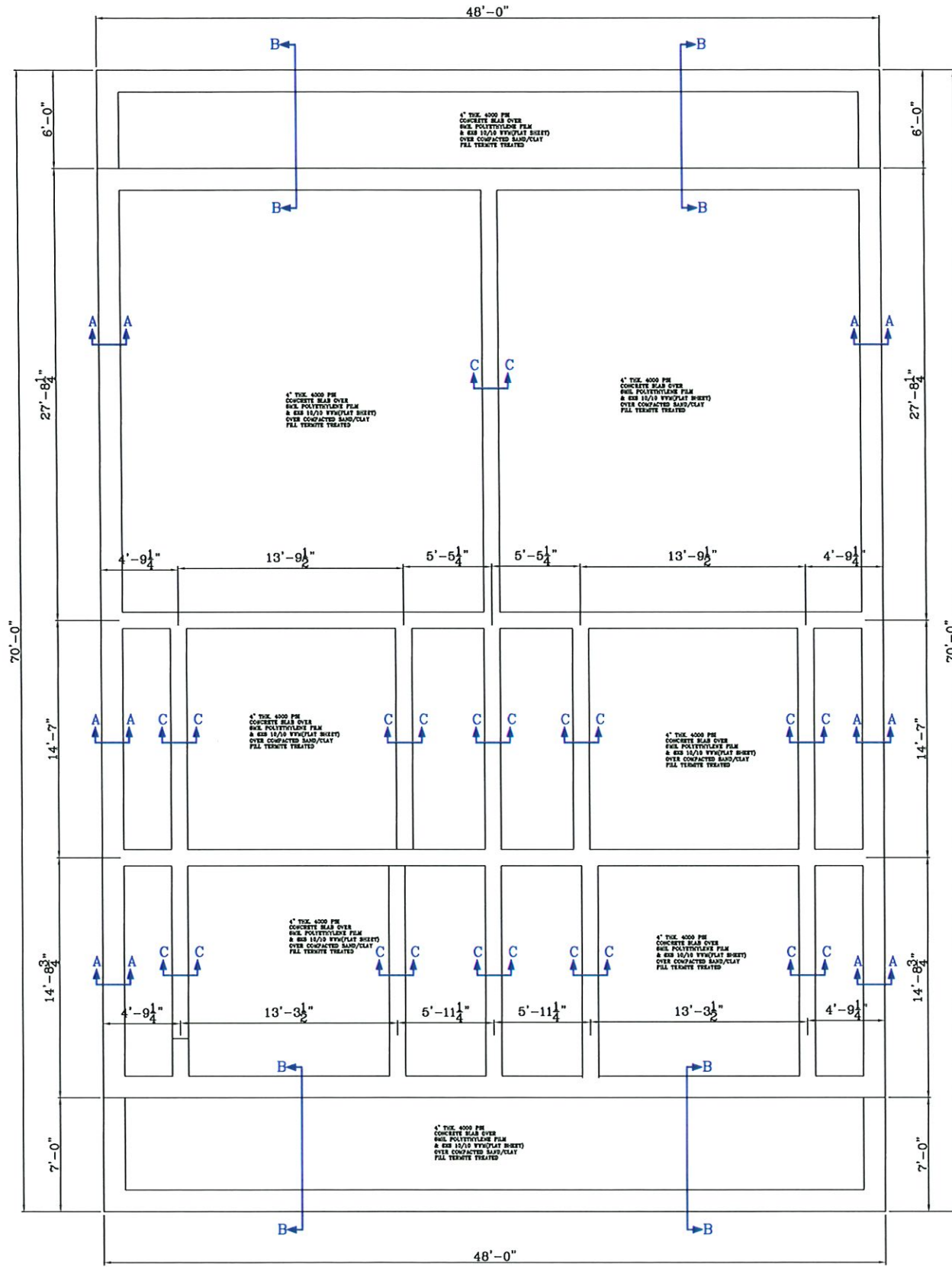
MECHANICAL DETAILS  
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PLANS FOR  
DAVID RUSH  
DUPLEX

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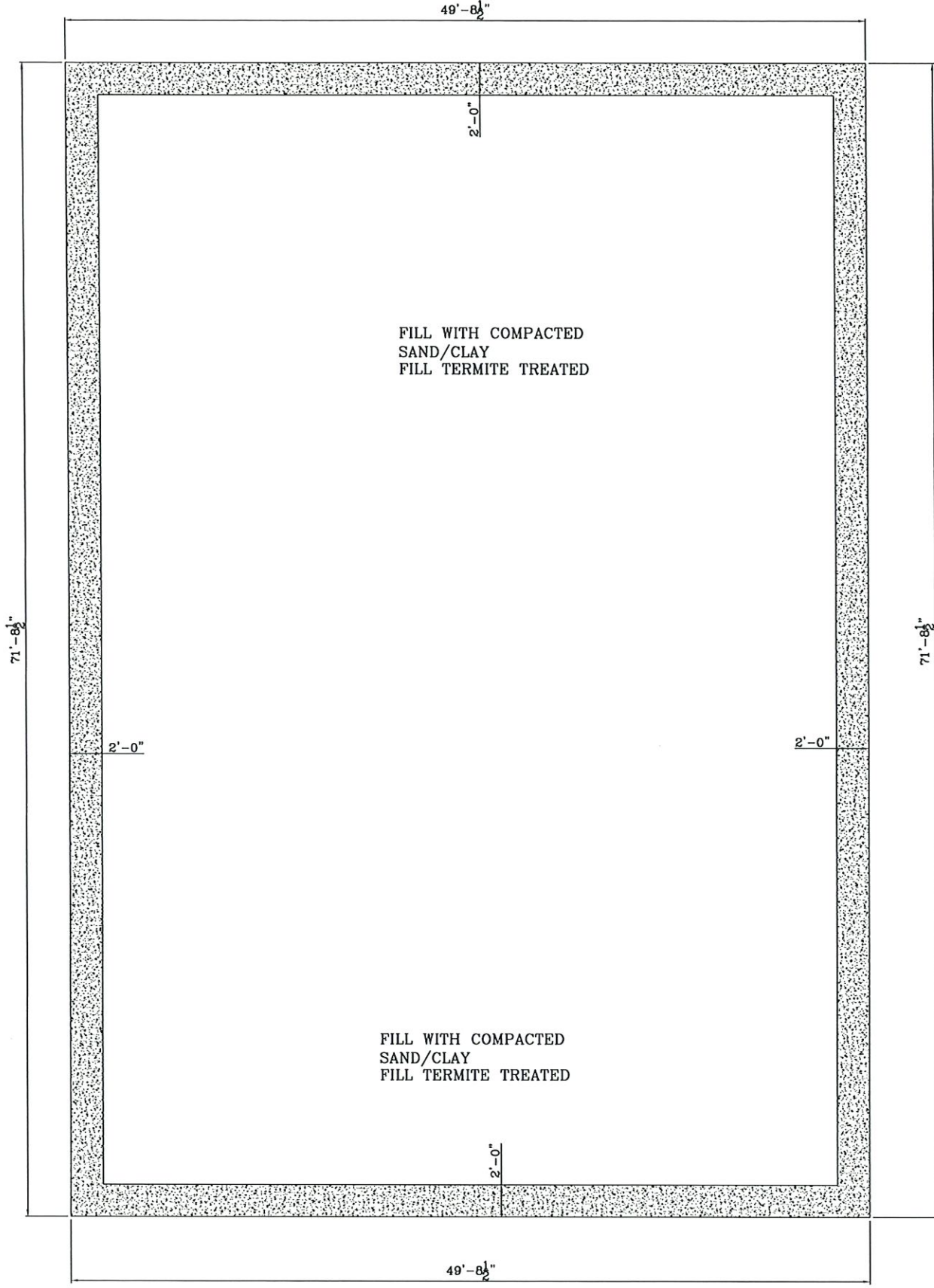
FOUNDATION PLAN  
NECAISE DESIGN  
228-493-1046

REVISIONS	
date	description

PLANS FOR  
DAVID RUSH  
DUPLX

DRAWN BY : HN  
DATE: 2-26-24  
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BASE FOR CHAIN WALL

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FOUNDATION PLAN  
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PLANS FOR  
 DAVID RUSH  
 DUPLEX

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SHEET NUMBER :

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