

# Planning and Development Department Case Information

Case Number: V25-0235

Board of Appeals Meeting Date: 08-19-2025

Applicant: Claude Hicks 1551 Gratis Road Monroe, Georgia 30656 Owners: Claude E & Jacqueline April Hicks 1551 Gratis Road Monroe, Georgia 30656

Current Zoning: A1

Request: Variance to request guest house to be 1,193 sq. ft. in lieu of the maximum 800 sq. ft. for his father who has cancer and Alzheimer's.

Address: 1551 Gratis Road, Monroe, Georgia 30656

Map Number: N121C004

Site Area: Property is 2.09 acres.

Character Area: Suburban

District 6: Commissioner – Kirklyn Dixon Board of Appeals – Harold Moon, Jr.

<u>Existing Site Conditions:</u> The property consists of 2.09 acres and contains a house & shop.



## **Staff Comments:**

## **Guest House, Caretaker House (2)**

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings. 9-1-2020

B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

- 2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
- 3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
- 4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

The surrounding properties are zoned A and A1.

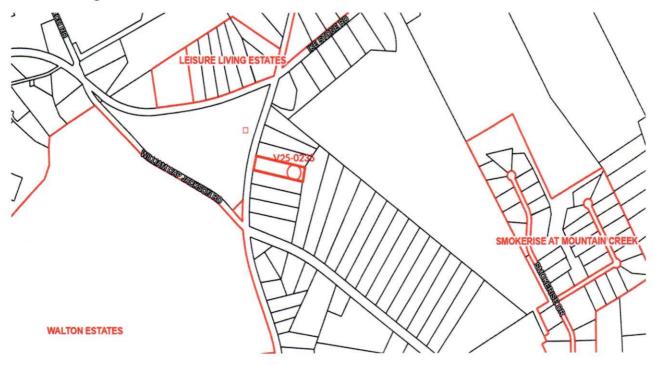


The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

## Surrounding Subdivisions:



<u>History:</u> No History

# Walton County Board of Appeals Application \*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # V25-D235

I HEREBY WITHDRAW THE ABOVE APPLICATION

Board of Appeals Meeting Date 3-19-21-25 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor) DOCUMENTS TO BE SUBMITTED WITH APPLICATION Recorded Deed Survey Plat \_ Site Plan **Proof of Paid Property Taxes** \*\*Drawn by Design Professional Map/Parcel N121C004 Zoning District: Commission District: 6 - Kirkhyn Dixon Applicant Name/Address/Phone # Property Owner Name/Address/Phone Phone # 478 939-5520 Type Request: SPECIAL EXCEPTION APPEAL Property Location 1551 Grafis Describe Variance/Special Exception/Appeal: State Reason for request and how these reasons satisfy Article 14 Standards of Review: Public Water: \ Well: Public Sewer: Septic Tank: The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance. Fee Paid:\$ Zoo Signature PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE Administrative Variance granted per Article 14 Section 180 P & D Official: Date:

Date

April & Claude Hicks

1551 Gratis Rd

Monroe Ga 30656

678 939-5520

buckyhicks@gmail.com

6/17/2025

To:

Walton County Planning & Development

Walton County, GA

Subject: Letter of Intent to Build an Additional Dwelling on My Property for the Care of My Father

To Whom It May Concern,

My name is April Hicks, and I am writing to respectfully request permission to build an additional dwelling on my property located at 1551 Gratis Rd. This request is made out of urgent and compassionate necessity, as my father has recently been diagnosed with cancer and Alzheimer's. He will require daily, ongoing care.

Due to the nature of his illness and the progression of his condition, it is critical that I am able to provide close and consistent support. Unfortunately, our current home does not have the physical capacity to be modified or expanded to safely accommodate his needs, and we are not financially able to pursue a large-scale renovation or relocation.

However, I do have sufficient land on my property that would allow me to build standalone home for my father. This structure would be sufficent in size, and we are requesting that it be larger than 800 square feet and be compliant with all county codes and regulations, and intended strictly for personal use—not for rental or any form of income generation.

My sole intention is to keep my father nearby so I can provide him with the dignity, love, and care he needs during this incredibly difficult time. I am committed to working with Walton County to ensure this process is handled correctly and respectfully, and I am happy to provide any documentation needed—including medical records or letters from his physicians—to support this request.

Thank you very much for your time and consideration. I am hopeful that the county can support this compassionate solution for my family, and I look forward to any guidance or next steps you may provide.

Warm regards,

**April & Claude Hicks** 

## **GUEST HOUSE OR CARETAKER HOUSE**

Name: Claude Hicks	Address: 1551 Gratis Rd Monroe, GA 30656
Guest House Size: 193 sqf+	Phone #: 678 939 - 5520
Received Recorded Deed:	Acreage: 2, 09
Received Recorded Plat & Site Plan:	Structures on the property: House and shop
Received Septic Information: Waiting on appr	-oval
Received House Plans:	Zoning: A
SITE PLAN AND HOUSE PLANS TO BE REVI	EWED AND APPROVED BY WALTON COUNTY PLANNING &
DEVELOPMENT PRIOR TO THE ISSUANCE	OF A RUIL DING PERMIT

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well.

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.

9-1-2020

NAICS Code	Principal Uses	Suppl. Reg	Α	A1	A2	R1	R2	R3	МНР	OI	B1	B2	Вз	тс	MUBP	M1	M2
	Guest House, and Caretaker/Employee Dwelling	Yes* see lot size	Р	P*	P*	P*						Р	Р	Р	Р	Р	p

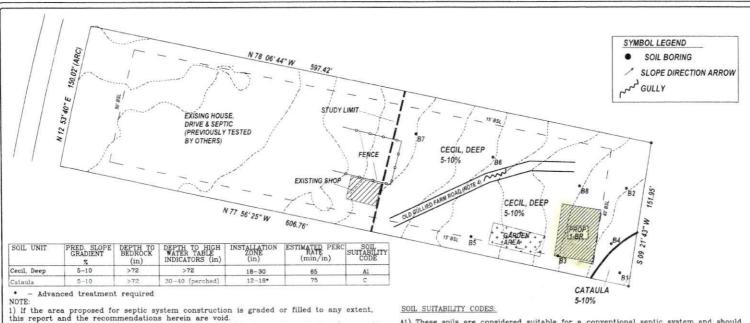
- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.
- B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet. A guest house is permitted to have no more than 1 kitchen, 1 and ½ bathrooms, and no more than 2 bedrooms.
- C. The rental or lease of a guesthouse shall be prohibited.

D. Specific Regulations for Residential Units- Units shall have the following additional requirements: (7-6-2021)

2/1, c 16

- a. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5 inches of vertical height for every twelve (12) inches of horizontal run). Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- b. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
- c. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. (Vinyl and aluminum siding is prohibited.)
- d. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
- e. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- f. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
- g. All residential structures shall have a minimum 6 ft. by 8 ft. front porch, patio or deck. The structure shall include steps, which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code. (1-4-2022)
- h. All lot grading for residential dwellings shall not exceed 3:1 slope. Exceptions to this requirement shall be at the discretion of the Development Director on a case-by-case basis.

Approved by: \_\_\_\_\_\_Page 2 of 2 Pages



2) Soil borings were located using a Trimble global positioning system. Contour/topographic

information was taken from NOAA Lidar. The property boundary shown was redrawn per the

3) This soil investigation was performed for the construction of a one bedroom in-law suite

at the rear of the property. Approximate proposed location is shown. Only the rear half of this property was tested. The front half of the property was previously tested by others and

4) The old road bed is gullied and enhanced to direct surface water. The defined area of the road bed ends as shown. Ensure that all surface water from this area and otherwise is

directed away from any septic system area.

5) The soil boundary separating Cecil, Deep and Cataula soils is very accurate as shown. As such we approve septic installation up to this soil boundary. The concentrations of soil

6) The Garden Area was not investigated due to some soil disturbance and construction of raised beds. Homeowner intends to retain this area for current use. This area has not been

7) All septic installation best practices must be followed inclusive of trench bottom and

8) Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveway, hardscape and gutters is diverted away from any component of the septic system. This also includes ensuring appropriate

recorded plat. Refer to the official survey for all applicable notations and references.

is currently developed as noted.

qualified for septic system installation.

sidewall scarification.

borings in this area can be considered a Level 4 intensity.

separation between the installation area and any drainage feature.

A1) These soils are considered suitable for a conventional septic system and should function satisfactorily given proper design, installation and maintenance. Note these soils have lower soil profile characteristics that indicate very slow percolation. These soils require drain field installation in the upper, natural soil profile. These soils should not

be graded. C) These soils have evidence of a perched water table at a depth insufficient to accommodate a conventional septic system. These soils can be considered for any type of drain field product that can accommodate the installation depth. Advanced treatment is required.



GRAPHIC SCALE: 1"= 60"

----

#### 1 OWNERBUILDER

4283 PEGAN STREET LOGANVILLE GA 30052

#### 2. 24 HOUR EMERGENCY CONTACT

CLAUDE HICKS 678-936-5520

#### 3. ENGINEER/SURVEYOR:

FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DRIVE STOCKBRIDGE, GA 30281 FAX 770-389-8656

4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES BHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION. BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ

5. THE CONTRACTOR SHALL COORDINATE ANY AND ALL UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE START OF ANY UTILITY WORK.

6 BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM DIVISION PLAT RECORDED IN PB 121 PG 2 IN WALTON COUNTY RECORDS

7. ACCORDING TO THE F.I.R.M. OF WALTON COUNTY, PANEL NUMBER 13297C0130E, DATED 12-8-2016, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

8. A COPY OF THESE PLANS ARE TO BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

9. THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR 9. THIS IS NOT A BOUNDARY SURVEY AND IS NOT FOR RECORDING. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LOCATION OF A PROPOSED HOUSE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF FALCON DESIGN CONSULTANTS IMMEDIATELY.

10. PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE 10. PROPERTY LINES SHOULD BE FIELD LOCATED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF FALCON DESIGN CONSULTANTS IMMEDIATELY.

11. SEPTIC AREA SHOWN BASED ON SOILS SURVEY BY SITE ENHANCEMENT, INC DATED 5-7-221. SEPTIC LINES SHOWN ARE BASED ON INFORMATION PROVIDED BY CULENT AND ARE SHOWN FOR GRAPHICALLY. FALCON DESIGN CONSULTANT STAKES ON RESPONSIBILITY FOR MAY ISSUES RELATING TO 11th SEPTIC INFORMATION SHOWN HEREON FALCON DESIGN CONSULTANTS RECOMMENDS CILENT HAVE A SEPTIC DESIGN COMPLETED BEFORE ANY LAND DISTURBING ACTIVITIES BEGIN

#### NOTES: 1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

2. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT

FRONT SETBACK: 50 FOOT REAR SETBACK 40 FOOT SIDE SETRACK: 15 FOOT



4.

L=150.02' R=2510.21 CL=150.00' S78°06'44"E CD=N12°53'40"E 597.42 APPROX LOCATION OF EXISTING 3 15' S/B S9°21'43"W 151.95 LOT 4 2.09AC **EXISTING** HOUSE APPROX CATIF LOCATION OF PROPOSED PRIMARY SEPTIC 111 APPROX LOCATION OF PROPOSED BLDG RESERVE SEPTIC LINES 111 111 PROP. BLDG N77°56'25"W 606.76 40.3 15.4 **GRAPHIC SCALE** 

FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED. REVISIONS EORG SHEET NUMBER: G REGISTERED DRAWN BY REVIEWED BY

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE 1 of 1 ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811



HOUSE LOCATION PLAN FOR LOT 4 #1551 GRATIS ROAD

> LOCATED IN: WALTON COUNTY, GEORGIA LAND LOT 128, 3RD DISTRICT



BUILDER SERVICE PROJECTS(INDIVIDUAL PROJECTS(BUCKY HICKS SITE PLANHLP REVISION.dwg, Layoutt, WRedd. Jun 17, 2025 - 9 26:33am

# House Plans

# COTTAGE

**SLAB FOUNDATION** 

### PAGE SETS

P-1 COVER PAGE P-8
P-2 FRONT & REAR ELEVATIONS PLAN P-9
P-3 RIGHT & LEFT ELEVATIONS PLAN P-10
P-4 MAIN FLOOR PLAN P-11
P-5 SLAB FOUNDATION PLAN P-12
P-6 ROOF PLAN
P-7 ELECTRICAL PLAN

SCHEDULES
CABINET ELEVATIONS
GENERAL CONTRACTOR NOTES
TYPICAL FOUNDATION DETAILS
TYPICAL ROOF EAVES DETAILS

#### GENERAL NOTES AND SPECIFICATIONS

THE CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
2006 IBC AND 2006 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS. THE CONTRATOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECIDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCLUMENTS

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

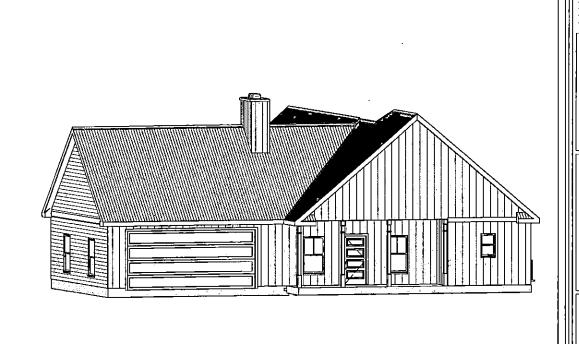
INSTALL MEATHERPROOF GYPSUM BOARD AT ALL MATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS,

EXHAUST ALL YENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE TO CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

© 2025 TRENTHOMESLLC

Reproduction of these plans, in any form,
without written consent of the designer, is prohibited.



HOMES

Trent Plans...

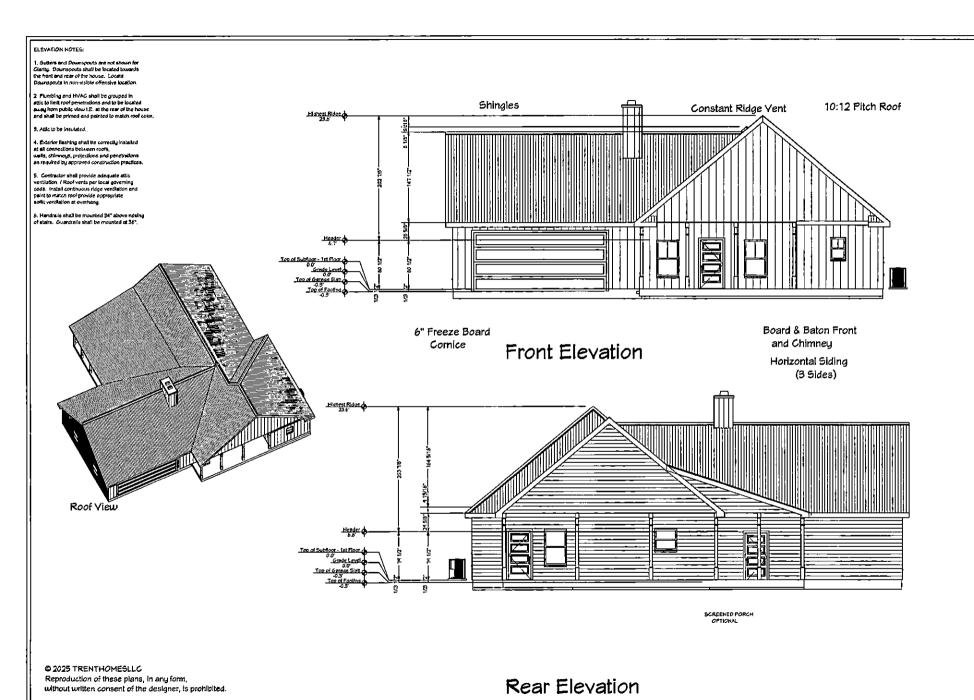
BUCKY HICKS HOUSE PLAN COTTAGE 2

> trent Plans Dennis & Daniel Gar

DATE: 6/20/25

SCALE:

SHEET:



RENIES HOMES

> civosa sizukiga are for design purposes ent Pians-recommends that all drawings bs reviewed and approved by a licensed

FRONT & REAR ELEVATIONS

BUCKY HICKS HOUSE PLAN COTTAGE 2

> trent plans Dennis & Daniel Garner

DATE:

6/20/25 SCALE:

1/4"=1'

SHEET:

P-2

- Provide R-15 Bett Insulating in 2x4 walls, Provide R-19 Bett Insulation in 2 x 5 wells. Provide in-14 bet insulation in fait ceilings and R-90 minimum 19 insulation in fait ceilings and R-90 minimum blenket insulation in vaulted ceilings, elicur 1/2" minimum air space between sheathing and insulation, face foll down to warm skie.
- Insulate side wall and cellings insulation in continuous blankets without holes for electrical boxes, light fixtures or heater ductuork. Caulk all openings in exterior wall construction.
- Install 6 mil polyethylene vapor barrier Tubs only against inside of all insulation top joints 16" minimum.
- insulation between joists.
- 5. Stab edge Insulation R-5.
- HYAC ducts located in unheated spaces shall be insulated juith R-8.

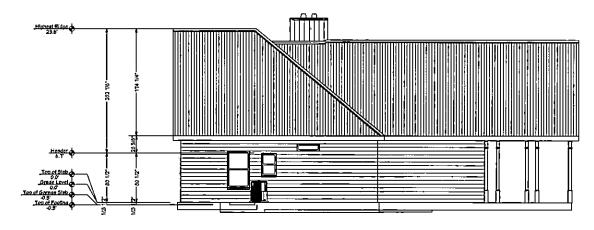
Plumbing Notes:

- 1. Plumbing shall meet all local odes
- If water heater is located anywhere except garage or base provide metal drain pan with auditing drain to exterior.
- 3. All GAS water heaters shall be vented to top-out.
- 4. Provide inside main water cut-off.
- 5. Provide blocking if well plates of joists are cut into.

Shingles

Constant Ridge Vent

10:12 Pitch Roof



Right Side

10:12 Pitch Roof

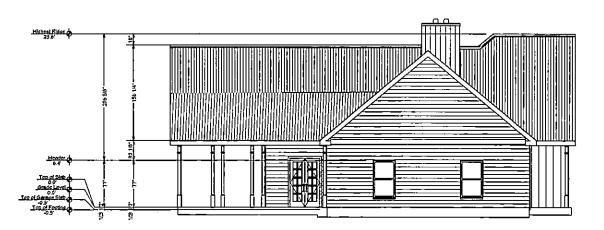
Siding Veneer 3 sides vertical Front Board & Baton

OPTIONAL

SCREEN PORCH

### ELEVATION NOTES:

- 1. Gutters and Downspouts are not shown for Clarity. Downspouts shall be tocated towards the front and rear of the house, Locate Downspouts in non-visible offensive location.
- Plumbing and HVAC shall be grouped in attic to limit roof penetrations and to be located away from public view I.E. at the rear of the house and shall be primed and painted to match roof color.
- 3. Attic to be insulated.
- 4. Exterior flashing shall be correctly installed et all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
- Contractor shall provide adequate attic ventilation. I Roof vents per local governing code. Install continuous ridge ventilation and paint to match roof provide appropriate soffit ventilation at overhang.
- Handrells shall be mounted 94" above nosing of stairs. Guardralls shall be mounted at 95".



Left Side

© 2025 TRENTHOMESLLC Reproduction of these plans, in any form, without written consent of the designer, is prohibited. DATE:

SCALE:

SHEET:

Included drawings are for design purposes only.

Trent Plant-recomments that all drawings be reviewed and approved by a licensed Architect of Struttural Engineers.

RIGHT & LEFT ELEVATIONS

BUCKY HICKS HOUSE PLAN COTTAGE 2

GARNER trent plans Dennis & Daniel G

Floor Plan Notes: NOTE: Material shown are subject to change by contractor. All Bedroom windows must meet egress code requirements. Check local Codes. Allow for differences in Bath Tub, Shower, Doors, Fireplace etc. at FRAMING STAGE. 2. All Glass located within 18" of Roor, 24" of a door or locate within 60" of floor at bathtubs shall be Tempered Glass to comply with IRC Section R308.4.5. 3. Window size compliance should be verified with Manufacturer before ordering Main Level 4. Windows on Main are 24" floor to bottom 5. Contractor shall coordinate all closet shelving 4'-0 7/16" 2 Car Garage 6. WRITTEN DIMENSIONS have presidence over scaled SCREENED PORCH dimensions on these drawing. 4 Ceiling Golumns on porch shown are 6" x 6" 8. Bathrooms and utility rooms shall be vented to the outside with a minimum of 70 CFM fan. Range hoods shall be vented to outside 9. Attic HVAC units shall be located within 20' of it's service opening. Return air grills shall not be located Swing In within 10" of a gas fired appliance. 10. All walls and ceilings in garage and garage storage areas to have 5/8" type-X GYP. Board wi1hour fire rating. 9 Ceilings All exterior doors in garage to be metal or solid core doors including doors entering heat/cooled portion of residence MASTER BORM 11. All interior walls shall be covered with 1/2" Gupsum board with metal corner reinforcing. Tape float and sand (3 coats) use 5/8" gypsum board on ceilings when supporting members are 24" O.C. or greater. Use 1/2" gypsum board on ceilings. 13'-9 9/16" when supporting members are less than 24' KITCHEN FLOORING FOR 12. All bath and tollet area walls and ceilings shall have water resistent Gypsum board All Ceilings 9' unless noted HVAC in attic unless noted Water Heater in Garage or Basement GARAGE LIVING 19-3.4 WALL PANEL NOTES:
B.P. BRACED WALL PANEL
3-4\* MIN. LENGTH w/ 7/16\* OSB OR 1/2\* PLYWOOD AND 8d
COMMONS 6\* o/c AT ALL PANEL EDGES, 12\* o/c FIELD. 4 Cellings CLOSET LB.P. INTERIOR BRACED WALL PANEL
1/2° GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4
TYPE S OR W SCREWS PERS ASTM C1002 @ 7° o/c @ ALL HALL A.B.P. ALTERNATE BRACED WALL PANEL.
2-5" MIN. WIDTH W 7116" OSB OR 12" PLYWOOD AND 8d COMMONS
6" old AT LL PANEL EDGES, 12" of FIELD 8 (2) A.B. PER PANEL
LOCATED AT 1/4 POINTS 8, 18008 MIN. HOLDDOWN EACH END
11PAH2D2 OR 5TD10) ₹3°-9 3/4° -211-2 3/16 PORCH! CLOSE NOTE: 1. HYAC to be in attic. Verify with builder:
2. Upper Roor ceiling height to be 4°-0" unless noted.
3. IF Trusses 91 6° 0° C. № 34° T&G sturdi Roor glued and screwed.
See Truss Manufacturer for floor truss laguruts.
All open web Roor trusses to be designed & engineered. 5'-0 5/6"by truss manuf. Truss manuf will provide truss layout based on engineering truss manufacturer. Trusses to be supplied with chamfered end on selected units to allow for wall support and rafter clearance.

LIVING AREA

Floor Plan Specifications:

1 Bedrooms

1 Bathrooms

1 Powder Room

Total Heated/Cooled ..... 1193 5Q FT 1193 5Q FT

Garages, Storage 628 SQ. FT 699 5Q. FT Yes

© 2025 TRENTHOMESLLC

Reproduction of these plans, in any form, without written consent of the designer, is prohibited.

SHEET:

MAIN FLOOF

BUCKY HICKS HOUSE PLAN COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE: 6/20/25

SCALE:

1/4"=1"

FOUNDATION NOTES:

1. All footings shall rest on virgin, undisturbed soil 1. All foolings shall rear on virgin, undisturbed soil.
2. Assumed soil shall be sand or grevel, with min.
traces of dry clay and a min. bearing capacity
2. 2000 fee 1/sq. 2000 fee 1/sq.
3. Unless otherwise noted, all slabs on grade shall
be 3000 PS.1. 2 diety compressive strength concrete
on 4" sand or gravel if min. with 5xd. -VM. AXVIL-WWM.
withforcing. Trained is firm, with 5xd. -VM. AXVIL-WWM.
strength opperations also shall be placed on 6 MIL.
strength opperations also shall be placed on 6 MIL.
strength opperations also shall be placed on 6 MIL.
strength opperations of placed in the placed on the concrete shall be placed on 6 MIL.
strength of the placed on th

concrete slabs on abutting concrete or masonry walls occurring in exterior or unheated interior areas.

5. Place 12" diameter x (8" or 12") sill plate anchor bolts at each vertical rebar (where occurring) or at 4"0" O.C. and at each corner and both sides of

6. Footing sizes shown are only typical. For stated

o. rooming sizes shown are only typical. For stated soil pressures and consistent compaction which ever is more restrictive.
7. Contractor to verify footing depths with local frost requirements or existing soil conditions, whichever is more restrictive.

Provide termite protection as required by local codes.

8. Provide termile protection as required by local code. 9. Provide deeps sore control joins at mid-point of all garages, both directions. 10. Masonry veneer must be anchored to back-up construction with galvanized corrugated metal tes spaced 16° C. writically. 11. Install continuous diffashings and cotton cord weeps at 46° O.c. within first exposed course.

above grade. 12. Crawl space foundations: Provide crawl space with

ventilation per local code requirements.

1. Builder to verify all soil conditions before constructing foundation. If poor conditions exist consult a structural

regineer.

2. Builder to verify foundation details wflocal building codes.

3. Verify all floor outlets, ranges & dryer vents in slab.

4. Builder to locate foundation access location. Verify

Wiste elevations if applicable.

5. Verify 4" perf. min. french drain locations if needed. Verify with site conditions.

6. If Applicable Builder to verify basement layout w/owner.

Verify conditions

7. Builder to verify and approve all basement details before

conservacion.

8. 8° block wall min may be used in lieu of concrete walls.

9. Basement wall HEIGHT to be 8°.0° unless noted different.

10. Optional 12x8x18 blocks may be used in lieu of first courses of 8x8x16 blocks from footings to allow for brick Irist courses of 8x8x16 blocks from loodings to allow for brick. ledge. Inside of all blocks to be aligned. 12x8x16 block to be determined by grade elevations. ALL EXTERIOR DIMENSIONS ARE TO 8x16 CONC. BLOCK LINE. 4\* PBICK LEDGE CREATED 8\* 12x8x16 CONC. BLAOCK TO BE ON OUTSIDE OF 8X8X16 CONC. BLAOCK TO BE ON

#### FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN, MAXIMUM SLOPE IS 2 HORIZ., 1

ALL FOOTINGS TO REST ON CLEAN FIRM LINDISTURBED SOIL STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPASION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION ALL OPENINGS IN THE EXT BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION, THE FOLLOWING AREAS MUST BE SEALED.

- \* JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
   JOINTS BETWEEN WALL AND FOUNDATION
- \* JOINTS BETWEEN WALL AND ROOF
- \* JOINTS BETWEEN WALL PANELS
  \* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

#### © 2025 TRENTHOMESLLC

Reproduction of these plans, in any form, without written consent of the designer, is prohibited.

#### NOTE:

Locate Grade Beams under all Load Bearing Walls. Locate Septic/Sewer Entrance to house. SEE P-11 FOR TYPICAL FOUNDATION DETAILS.



PLAN SLAB FOUNDATION F

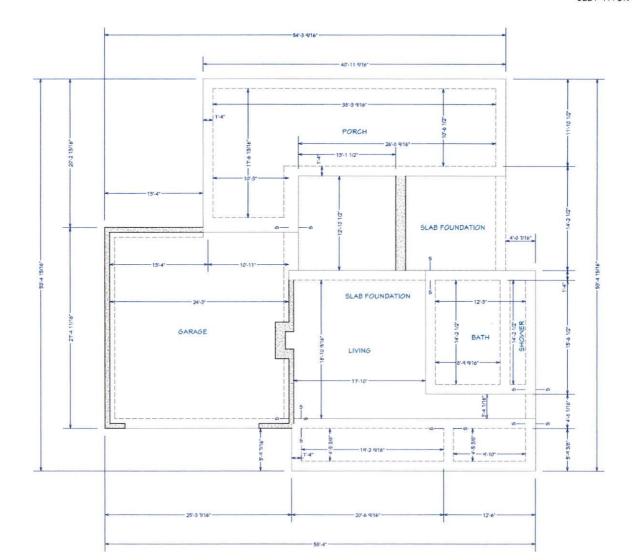
BUCKY HICKS HOUSE PLAN COTTAGE 2

GARNER TRENT PLANS DENNIS & DANIEL O

DATE: 6/20/25

SCALE:

1/4"=1" SHEET:



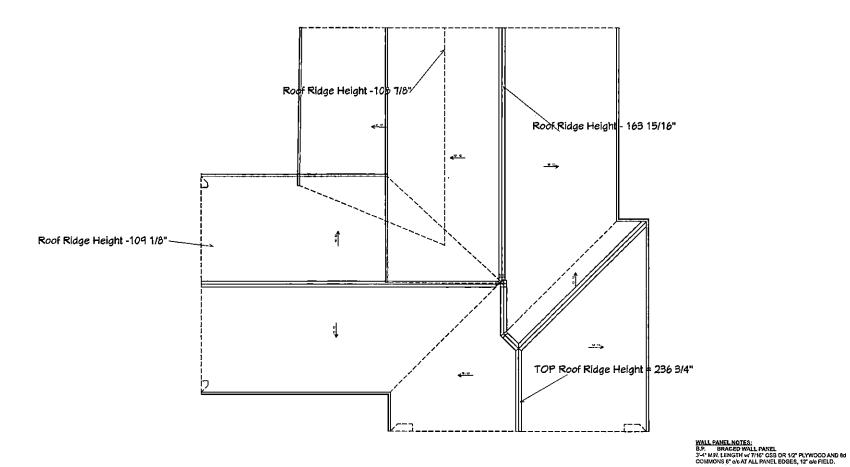
I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4
TYPE S OR W SCREWS PERS ASTM C1002 @ 7" ofc @ ALL
SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL.
2-5" MIN. WIDTH W. 716" OSB OR 1/2" PLYWOOD AND 8d COMMONS
5" of AT ALL PANEL EDGES, 12" of FIELD & (2) A.B. PER PANEL
LOCATED AT 1/4 POINTS & 18009 MIN. HOLDDOWN EACH END
"FIPAMIZE OR STUIO)

SCALE:

NONE

SHEET:



FRONT

© 2025 TRENTHOMESLLC Reproduction of these plans, in any form, without written consent of the designer, is prohibited.

NOTE © 2025 TRENTHOMESLLC

Reproduction of these plans, in any form,

without written consent of the designer, is prohibited. MANUAL PROPERTY AND ALTONOMY AN GARAGE 504/s up > 7 RC 5 X 25 1/2\* KITCHEN a PORCH MASTER BORM CLOSET NONE SCALE:

5/27/25

TRENT PLANS
DENNIS & DANIEL GARNER

BUCKY HICKS HOUSE PLAN COTTAGE 2

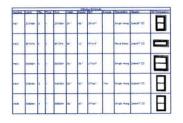
ELECTRICAL PLAN and Schedule as Shown

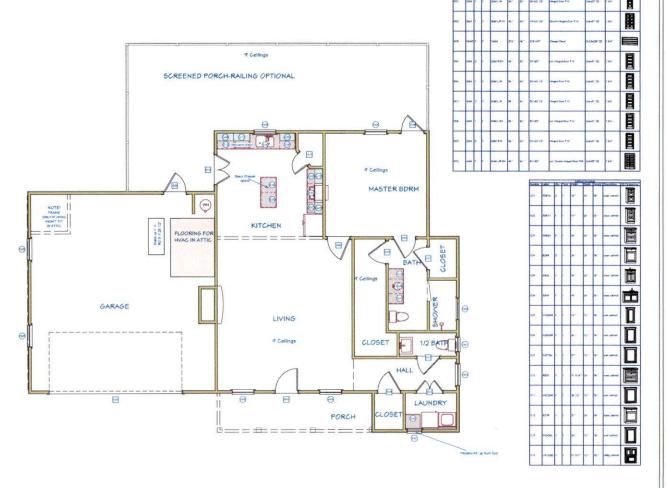


- 1. WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER.
- 2. WINDOWS TO BE YKK VINYL
- 3. WINDOW ROUGH OPENING: +1/2" WIDTH & HEIGHT, UNO BY MFG
- 4. BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AN PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 5W, FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20". HCR R310 1-R310.14

#### DOOR NOTES:

- DOORS BETWEEN GARAGE AND LIVING
   AREA SHALL BE 1 3/4" TIGHT FITTING SOLID
   CORE DOORS WITH A RATING OF 60 MINUTES.
- GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS. IF GLASS, IT SHALL BE TEMPERED.
- 3. ALL GLAZIND WITHIN 18" OF THE FLOOR AND OR WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
- 4. ALL TUB AND SHOWER GLASS ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.





LIVING AREA

© 2025 TRENTHOMESLLC Reproduction of these plans, in any form, without written consent of the designer, is prohibited. Use Bath & Kitchen View Set for Schedules View HOMES HOMES

only. Plans-recommends that all drawings be be lewed and approved by a licensed

DOOR, WINDOW & CABINET SCHEDULES

BUCKY HICKS HOUSE PLAN COTTAGE 2

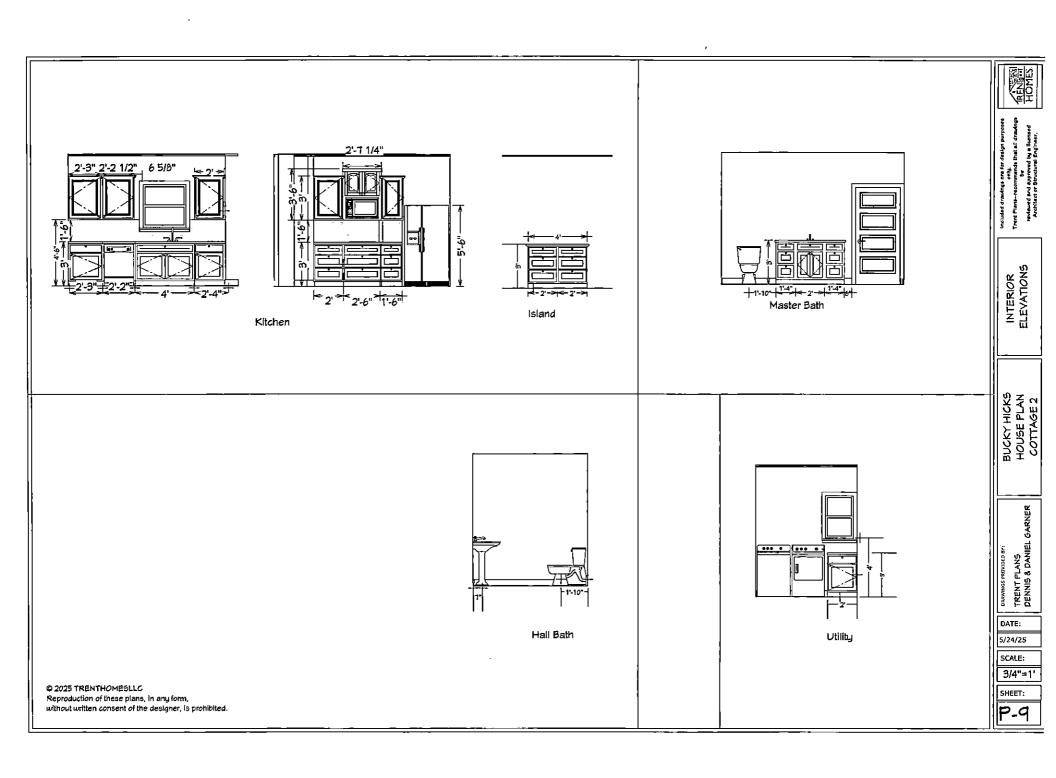
> TRENT PLANS DENNIS & DANIEL GARNER

DATE: 5/27/25

SCALE:

1/4"=1'

SHEET:



- FLOOR PLAN NOTES:

  1. All structural information shown for reference purposes only. Contractor shall have licensed structural engineer review and design all structural elements such as all framed walks, became, connections, headers, joints and raffers.
- All dimensions are from face of stud to face of stud unless noted otherwise.
   Window sizes indicated on plans are noted by approximate rough openings size.
- S. Williams states intended to plantar with a more day representation to the open greater.

  Refer to plans and exterior elevations for window types.

  4. Coordinate location of tuility meters with site plan and locate away from public view. Visual impact shall be minimized, 1.E. mount as low as possible.

  5. Prefabricated fireplace construction shall meet or exceed all applicable codes.
- regarding use of five separations, clearances, etc., it is the contractor's responsibility to ensure that all items are construction meet or exceed code. Overall flu height shall be coordinated to match height shown on plans and shall
- not exceed the top of chimney chase as constructed.

  6. Contractor whalf coordinate all closes shelving requirements.

  7. DO NOT SCALE DRAWING, FOLLOW DIMINSIONS ONLY.
- 8. Contractor shall field verify all cabines dimensions before fabrication Bedroom, windows shall have a minimum net clear opening of 5.7 sq.ft.; a minimum
  net clear openable width of 20", a minimum net clear openable height of 24" and have
  a maximum finish sill height of 43" from finish floor.
- 10. All plass located within 18" of floor, 12" of a door or located within 60" of floor at bathubs, whiripools, showers, sauras, steam rooms or hot tubs shall be tempered.

  11. All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating to less than 450.
- 12. Provide combustion air vents, with screen and back damper. For fireplaces, wood stoves and any appliance with an open flame.

  13. Bathrooms and utility rooms shall be vented to the outside with a minimum of a 90 CFM fan. Range hoods shall also be vented to outside.
- 14. Artic HVAC units shall be located within 20' of its service opening. Return air grillers
- 16. All walls and ceilings in garage and garage storage areas to have 5'%' type -x gyp.
- board w/I-hour fire rating. All ext. doors in garage to be metal or solid core doors including doars entering heaf could portion of residence.

  16. All furglace chase walls shall be insulated inside and outside provide horizontal "draft
- Au neppare chase wans sain or emanated misted and obstace provide britzonial or stops." at each floor fewel by packing 6" (R-19) insulation between 2x4 joists.
   All interior walls shall be covered with 1/2 gypsum board on coiling members less than 24" O.C.;
   All bath and toilet area walls and ceilings shall have water resistant gypsum board.

#### NOTES

- 1. Builder to approve & verify all plans before construction
  2. Verify all plans w/local building codes
  3. HVAC to be in stild unless otherwise noted. WH off Garage.

- 3. HVAC to be in atio unless otherwise noted. WH off Garage. 4. Prodict shutful valve for all gas explainers reference IRC section G2419: 6. Tempered glass to comply with IRC section R303.4.8.
  7. Namow well shear walls shall be constructed in accordance with 2000 IRC saction R302.10 braced wall lines said shear wells may also be constructed using "Strong wall" applications. This may be conjected to meet any code requirements for narrow walls next to garage doors. Cornect product selection is sensitive to both seismic and with 2000 particular shall be certified locally prior to construction also due to the nature of the simpson installation anoses. The admiction to use the "Strongs walls" in the "Strongs walls are the "Strongs walls".
- on process. The decision to use the "Strong wall" stem shall be made prior to the foundation concrete placement, since, these plans are not site or
- location specific the mechanics to meet cote requirements shall be verified by qualified persons at the location level prior to construction. SEE DETAILS 1.8.2 on page SSW2, shearwall "garage wall options".

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING. OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER

SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/

OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN

#### PLUMBING & UTILITY NOTES:

- Plumbing shall meet all local codes.
   If water heater is located anywhere, except garage or basement, provide metal drain pan oth auxiliary drain to exterior.
- 3. Provide inside main water cut-off. Provide blocking if wall plates or joists are cut into.
   HVAC to be in altic. Varify w/builder.

#### FOUNDATION NOTES:

- All footings shall rest on virgin, undisturbed soil.
   Assumed soil shall be aand or gravel, with min, traces of dry clay with a min, bearing capacity. of 2000 lbs/sq.fl.
- 3. Unless otherwise noted, all slabs on grade shall Unless otherwise hoted, at stabs on grade shall be 3000 P.S.I. 28 day compressive strength concrete on 4" sand or gravel fill min, with bx6 -WIJAXWIJ.4WWM reinforcing. Interior stabs shall be placed on 6 Mit. stabilized polyethylene vapor barrier.
- t. Provide 1/2" expansion joint material between all concrete slabs on abutting concrete or masonry walls occurring in exterior or unheated interior areas.

  5. Place 12" diameter x (8" or 12") sill plate anchor bolts at each vertical rebar (where occurring) or at 40° O.C. and at each comer and both sides of
- 6. Footing sizes shown are only typical. For stated soil pressures and consistent compaction which ever is
- 7. Contractor to verify footing depths with local frost requirements or existing soil conditions, whichever is
- Provide termite protection as required by local codes. Provide deep score control joints at mid-point of all garages, both directions.
   Masonly wener must be anchored to back-up construction with galvanized corrugated metal lies.
- 12. Crawl space foundations: Provide grawl space with ventilation per local code requirements.

- Builder to verify all soil conditions before constructing foundation. If poor conditions exist consult a structural
- welte elevations if annicable

- 7. Builder to verify and approve all basement details before
- 8.8" block wall min may be used in lieu of concrete wells.
   Basement wall HEIGHT to be 8"-0" unless noted different. 9. Dasgement was included in the death of th

#### ELEVATION NOTES:

- Gutters & downspouts are not shown for charity. Downspouts shall be located towards the front & rear of house. Locate downspouts in non-visible aftersive locations. For example, front wall of house beside porch columns, etc. Central contractor shall verify existing grades and
- continuis, etc., Combined on Children State (Herry Executing Septiments) on Conditional and Management (Septiments) to house with owner.

  2. Plumbing and HAX cents shall be prouped in also to limit not penetrations and to be located away from public view. It is made to the condition of the condition of the condition per local code requirements.

  3. Provide actio ventilation per local code requirements.

  4. Estated Rabing shall be correctly installed at all connections between roofs. Walls, chimneys; projections
- and penetrations as required by approved practices.

  5. Contractor shall provide adequate attic ventilation at overhangs.

#### INSULATION NOTES:

- Provide R-19 bet insulation in 2x6 walls, R-13 in 2x4 walls. Min. R-30 insulation in flat ceilings and R-30 min. blanket insulation in vaulted ceilings. Allow 1/2" min. airspace between sheathing and insulation, face
- min. bilinkel instalation in vasited cellings, never viz. min. aspisoc convects an enaming an incurrency, never follows to warm wide.

  2. Insultin side walls and cellings instalation in confineuous bilinkels whose the relactifical boxes, light filtures on healing duckwork. Could all openings in orderfor wall Construction.

  3. Instalation of the property of the confineus passes with a substitution between pictas around all turbs.

  4. HANG district according to ware places shall be instalated with Res.
- CONSTRUCTION & FRAMING NOTES:

Location	Live	Dead	Deflect Limit
1st floor	40 lb	10 /6	L/360
2nd floor(sleep			
area)	30 lb	10 lb	L/360
Attic (non store)	10 lb	5 lb	L/240
Attic (storage)	20 lb	10 lb	L/240
Roof (w/fin/ceil)	30 lb	Snow15 lb	L/240
Roof (no/fin/ceil)	30 fb	7 lb	L/182
Decks	60 lb	10 lb	L/360

Snow loads have been adjusted to reflect the slide-off factor, as a function of roof pitch. Rafter sizes may have to be increased to accompdate higher show loads. Verify Local codes.

- 2. Lumber to be Douglas-fir-fatch. Hem-fir or southern yellow pine with FB-1450 and E=16 min. 3.All headers to be free form all spirits, checks or shapes. Untress moted otherwises, provide double heater pices and trimmers at all floor openings. Double-joints under all parallel partitions. Double joints with 1/2 playwood, glabe between and neiled, for all openings in 24 wide walls. Double 22/12 headers with 1/2 playwood, glabe between and neiled, for all openings in 24 wide walls. Double 22/12 headers neither longither for all openings in 24 wide.
  5. Floor construction 34°1 troughe and groone subfloor with fixeh material over.
  6. Sub construction platel consist of (3) 22/12 strainers. S4°1 or 22 intelligence and 34° blick risers of materials.
- fabricated to a component manufacturer.

  7. All wood plates in contact with concrete shall be "pressure treated" & silicone seated.
- 3. "Micro-Lam" beams shall have bending stress FB=2.800 PSI. Verify with local codes Special uplift connectors as indicated at cantilevered joists shall be :SIMPSON STRONG TIE: anchors or
- equivalent.

  10. Minimum header size shall be (2)2x6" unless noted otherwise. Exterior walls shall be (2)2x12 with
- 1/2" plywood.

  11. All structural steel shall conform with ASTM specifications A-36.
- The usuccural seel shall conform with ASTM specifications A-36.

  12. Unless otherwise noted, provide a 2x plate boiled to the top flange of all steel beams with 3/8" dia boilts staggered at 24" O.C. rigidly fasten all connecting reflers and joists as approved by governing codes, unless noted.
- noted.

  3. Floor framing layout shall be coordinated with the general and HVAC contractors to provide access chases and unobstructor for thVAC duck work. Floor truss (syeat to be engineed by truss manufacturer.

  4. Provide bridging or blocking at midspan or joist-vinterfuntuses. Maximum spacing between bearing wall and blocking is \$1.0^{\text{c}}\$.

  1. These training dates were designed using standard construction practices. Then conform to standard
- building codes. Due to variation in local codes and geological conditions revisions may be required to
- trees parts.

  16. All work shall be performed in accordance with all applicable local codes, regulations, and FNAVA MPS.

  The builder shall very all conditions before beginning construction. Consult with local structural engineers and code officials prior to using the framing materials provided to insure compliance with codes and structural integrity.

#### FRAMING NOTES:

- 1. Rafters to be supported by cent. bracing for horizontal spans of 15-0" or greater.
  2. Support all the valley, and ridges (85-0" O.C. max.
  3. All rafters to been on second flow mails where applicable.
  4. Rafters may be spliced only (8) con. bracing or second floor walls.
  6. Rafters to be jacked in compliance with all local contents.
  6. Rafters to be jacked in compliance with all local contents.

- AMPLES: 2X6 refters @16" O.C. max, with 1/2" P.W. decking 2x6 refters @ 24" O.C. max, with 5/8" P.W. decking 2x8 refters @ 24" O.C. max, with 5/8" P.W. decking
- D. 2x8 rafters @ 16" O.C. max. with 1/2" P.W. deckin
- Facia overhang to be 12" (typ) unless noted on elevation.
   All Hip / Valley rafters to be 2x10 unless noted.

#### ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY, ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16"

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN SNOW LOAD SOLES PER SQUARE FOOT

WALL HEADERS: (2) 2 X 10 DF 2 TYP, UNO ROOF & FLOOR TRUSS MANUFACTURER:

- SOURCE AND A STATE OF THE WIND THE PROPERTY OF THE PROPERTY OF
- PLYWDOD PANELS SHALL CONFORMED THE RECORD LEWIS OF "U.S. PRODUCT STANDARD FEEL TO THE CONSTRUCTION AND PRODUCT STANDARD FEEL THE PROPERTY OF T

	COMBINATION		
DEOTH	STORIOL.	SPECIES	U2C
ALL.	24 - V4	DF-DF	(SMB*LE: SPAN)
ALL.	24F - V0	DFDF	(CONT. OR CANTILEVER

- LUMBER SPECIES: A. POSTS, BEAUS, HEADERS, JOISTS, AND RAFTERS TO BE DE-42
- B. EXPOSED ASON IN ANS TO BE DEAT ON BETTER
- G. SILLS, PLATES BLOCKING, AND SKIDGING TO BE 07-42.
- D. ALL STUDS TO BE DETO OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 117 COX INTLAR RATED 32-16, WALL SHEATHING SHALL BE 112 INTLAR RATED 32-16 OR 7-16" OSB. FLOOR SHEATHING SHALL BE 31" T & G SINTAP RATED OSB.
- E. 11 JOIST'S SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROPRIES COLLE
- D. ALL SHOOD IS CONTRACT WITH CONCRETE SHALL BE RESIDENT TREETO

#### GENERAL ROTES AND SPECIFICATION

- THE CENTRAL CONTRICTIONS HAVE FELLY COUPLY WITH THE \$000 BIG AND ALL AND TIONAL STATE AND LOCAL DODGE REQUESTIONS.

  STATE AND LOCAL DODGE REQUESTIONS.

  FOR BIG AND SHE CHARLE SILL BLICK.

  FOR BIG AND SHE CHARLES SHE CHARLES. OR SECULATIONS. THE CHARLES SHE C

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PURPOSE WHICH AND ELECTRICAL ENTERS THE SENSE OLD CONTRACTOR SHALL HOTEY THIS OFFICE WITH ANY FLAN CHANGES REQUIRED FOR CESSIVAND FLINCTION OF PURPOSE WITH ANY FLAN CHANGES REQUIRED FOR CESSIVAND FLINCTION OF
- THE OFFICE SMALL NOT BE ESSEMBLED FOR CONSTRUCTION MEANS AND NETHODS.

  THE OFFICE SMALL NOT BE ESSEMBLED FOR CONSTRUCTION MEANS AND NETHODS.

  THE YEAR OF THE OFFICE SMALL NOT S
- DESIGN CRITERIA 2005 PICARO BIC. ROCE: SO PER SACRICANO 15 PSE TOP CHICRO BI. 17 PSE BOTTON CHORD DIL. 15 PSE RET WIND UPLET.

- AS PER L.

  10 PER TON HONDRO DL.
  10 PER TON HONDRO DL.
  10 PER TON HONDRO DL.
  10 PER AT THE DE ENCHRICKNI
  10 PER AT
- THIS STRUCTURE SHALL BY ADFOLUTELY BRACED FOR WIRD LOADS USING THE RUCK IS TASK AND MALES LIBERGED PERMISSION OF STATES TO SETTING AND INSTALLED BISTALL POLYIDOCYANIRATE FOMATYPE WIGGATOWAT FLOOR AND PLATE LIVES -OPENBOS IN PLATES, CORNER STUD CAVILES AND ARQUID DOOR AND WISCOWINGUICH DEPOMBO CAVITES
- INSTRUCT WATERPOOF GEPSCH BOARD AT ALL WATER SPLASH AREAS TO LEBOAUM 10\* INSULATE WASTE LINES FOR SOUND CONTROL
- EXHAUST ALL VENT S AND FANS DERECTLY TO OUT SIDE VIA METAL DUCTS. PROVIDE SE CFU SHIP, MAS TO PROVIDE S ARE OWNIGES PER MOUR IN SATIS CONTAINING TUS AND / OR SHOWER AND INTAINING TO COME.
- ALL RECESSED LIGHTS IN INSULATED CERTIFIES TO HAVE THE LC. LAREL. PROVIDE SOUR BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOSES AND OTHER MEASURE POWER NOT OTHERWAS PROVIDED WITH BLATFORE.

#### DOOR AND WINDOW NOTES:

- EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH RINISH SALL HEIGHT NOT GREATER THAN 4" ABOVE THE FINISH FLOOR REIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SC., FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA OF 5.7 SC., FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA DESS THAN 20" WINDO EN 2" HIGH.
- ALL WALK-THRU DOORS SHALL BE SOLID CORE
- INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-34\*\* TIGHT FITTING SOUID CORE DOORS WITH A RATING OF 50
- MINUTES. DOOR SHALL BE SELF CLOSING EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT CLAZING IN DOORS SHALL BE DUAL PAINE SAFETY CLASS WITH MIN. UVALUE OF 0.65
- GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

#### Wire Closet Shelves

- Standard shelf dimensions from floor\_ His Closet: 12" Shelves Sides & Back wall 41" & 82" 2 Sides by Door- locate at: 27, 41, 54, 68, 82\*
- Her Closet: 12" Shelves Sides & Back uses 55" & 52" Shoe Storage-Locate at: 27, 41, 54, 58, 82"
- Entru Cost Closet: 12° Shelves Back well- Locate at: 68 & 82\*
- Bedroom Gloset: 12" Shelves Back wall-Locate at: 65 & 82"
- Pantru: 15" Shelves Back wall Locate at 26, 40, 54, 55, 52
- Laundru Shelf 112" Shekes Locate at: 62

r design p only. only. commends to be l'approved b

included an

SPECIFIED MANUFACTURERS.

FLOORS AND ROOFS

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL

@ 2025 TRENTHOMESLIC

Reproduction of these plans, in any form,

without written consent of the designer, is prohibited.

construction with galvanized corrugated metal lies spaced 16° O.C. vertically. 11. Install continuous approved flashings and cotton ord weeps at 46° O.C. within first exposed course

toundation. It pour conductive exist contact a structural engineer.

2. Builder to verify foundation details willocal building codes.

3. Verify all floor outlets, ranges & dryer vents in stab.

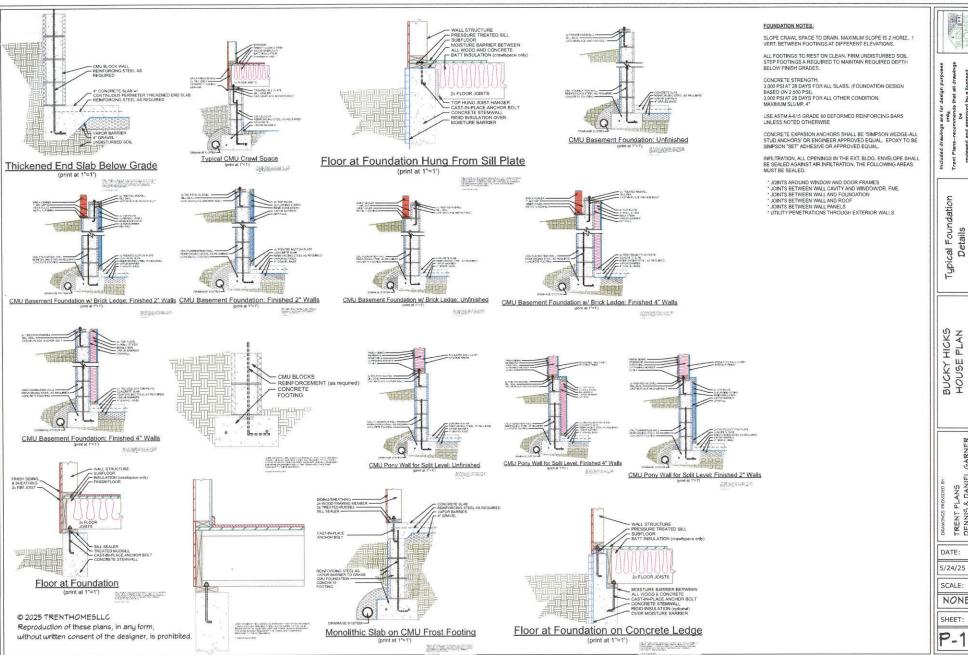
4. Builder to locate foundation access location. Verify

wriste elevations in applicable.

5. Verify 4" perf. min. French drain locations if needed.

Venify with site conditions.

6. Builder to verify basement layout w/owner. Verify v//site



BUCKY HICKS HOUSE PLAN COTTAGE 2

GARNER TRENT PLANS DENNIS & DANIEL (

NONE

without written consent of the designer, is prohibited



only,
rent Plans--recommends that all drawings
be
reviewed and approved by a licensed
Architect or Structural Engineer

Typical Roof Eaves Details

BUCKY HICKS HOUSE PLAN COTTAGE 2

DRAWINGS PROVIDED BY:
TRENT PLANS
DENNIS & DANIEL GARNER

DATE:

5/24/25 SCALE:

NONE

SHEET:

P-12