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RESIDENCE OF
**DANIEL
PARKER**

Project

MADDEN
HOME DESIGN

8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

A | **B** | **D**®

Project No.: Cottageville
DATE: FEBRUARY 15, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
COVER SHEET

Sheet:
 Preliminary Dwg.
 Bidding Doc.
 Construction Doc.

DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	QTY.
1	DBL 2'6" X 8'0"	EXTERIOR 4 LITE 3/4 FRENCH SOLID WOOD DOORS	1 PAIR
2	DBL 3'0" X 8'0"	EXTERIOR 4 LITE FULL FRENCH WOOD DOORS	1 PAIR
3	3'0" X 8'0"	EXTERIOR 4 LITE FULL FRENCH METAL DOOR	1
4	3'0" X 8'0"	EXTERIOR 6 PANEL METAL DOOR	1
5	3'0" X 8'0"	CASED OPENING	2
6	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
7	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	4
8	2'8" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	3
9	3'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
10	2'0" X 8'0"	INT. HORIZONTAL 6 PANEL H.C. MASONITE POCKET DOOR	2
11	2'4" X 8'0"	INT. HORIZONTAL 6 PANEL H.C. MASONITE POCKET DOOR	2
12	2'8" X 8'0"	INTERIOR SOLID WOOD SLIDING BARN DOOR - OWNER SELECT	2
13	18'0" X 8'0"	METAL OH. INSUL. CARRIAGE-STYLE GARAGE DOOR W/ OPENER	1
14	2'4" X 6'8"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
15	2'8" X 6'8"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
16	2'4" X 6'8"	SOLID CORE MASONITE ATTIC ACCESS DOOR	1

WINDOW SCHEDULE			
MARK	OPENING SIZE	DESCRIPTION	QTY.
A	DBL 2'10" X 6'0"	(2) 2/2 LITE VINYL SINGLE HUNG WINDOWS W/ 4" WALL BETWEEN	2 PAIR
B	TRFPL 2'0" X 5'0"	(3) 2/2 LITE VINYL SINGLE HUNG WINDOWS W/ 4" WALL BETWEEN	1
C	2'0" X 4'0"	2/2 LITE VINYL FIXED WINDOW INSULATED	1
D	2'0" X 3'6"	4 LITE VINYL FIXED WINDOW INSULATED (SEE ELEV'S)	2
E	4'0" X 4'0"	GLASS BLOCK WINDOW - OWNER SELECT	1
F	3'0" X 6'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	4
G	3'0" X 1'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	2
H	5'0" X 5'0"	DBL 6 LITE VINYL CASEMENT WINDOW INSULATED	1
J	2'6" X 6'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	2
K	3'0" X 5'0"	2/2 LITE VINYL SINGLE HUNG WINDOW INSULATED	1

PROTECTION AGAINST TERMITES:

- SUBTERRANEAN TERMITE CONTROL IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
- CHEMICAL SOIL TREATMENT: THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE LABEL.
- PRESSURE-TREATED AND NATURALLY TERMITE RESISTANT WOOD, HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER.
- FIELD TREATMENT: FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AUPA M4.

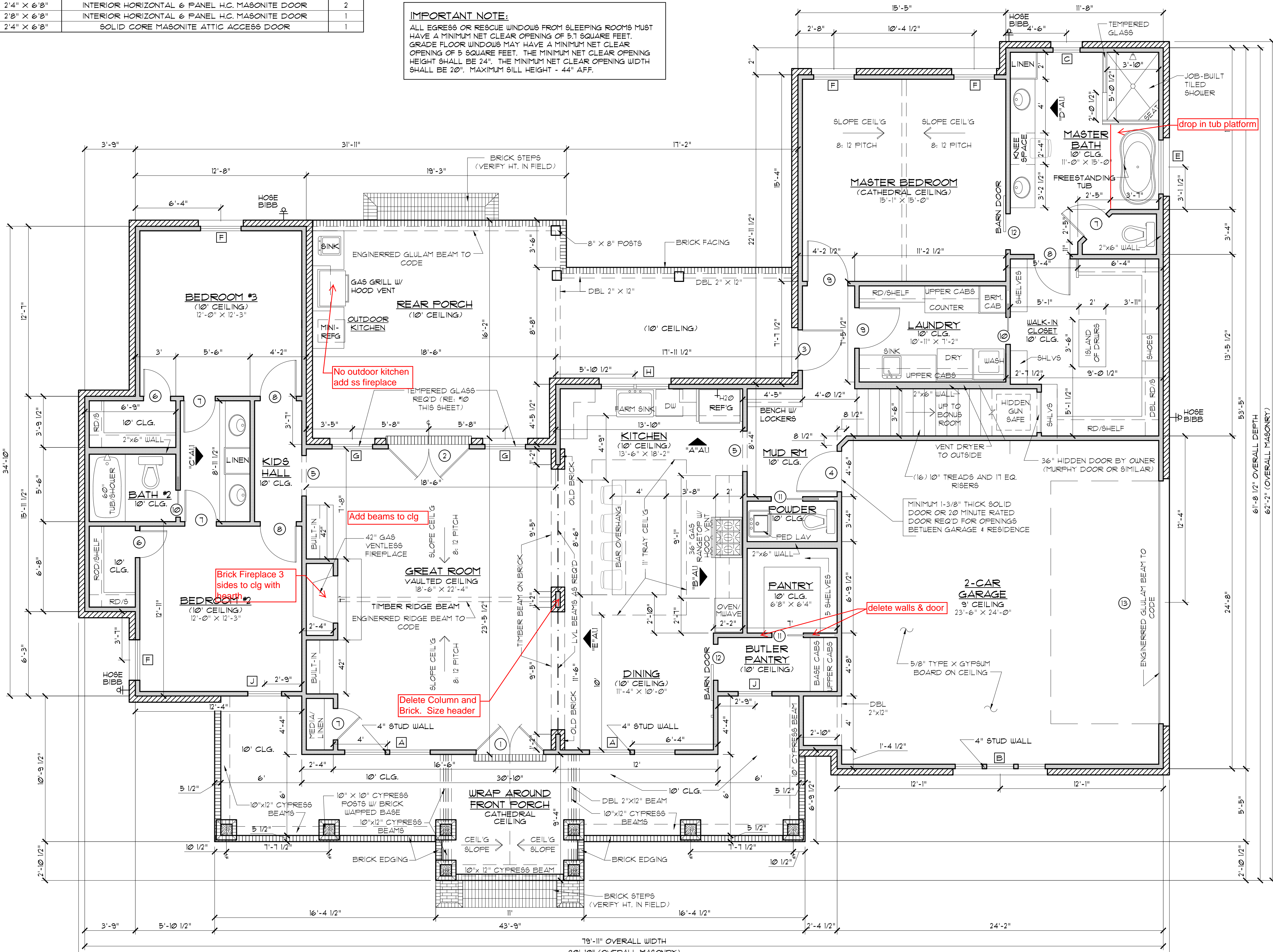
WIND ZONE NOTES

- VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL WINDOWS TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS.
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE GOVERNING EDITION OF IRC/IBC 1609.

GENERAL NOTES:

- ALL KITCHEN AND UTILITY COUNTERTOPS ARE SHOWN AS 2'-0" WIDE UNLESS STATED OTHERWISE.
- ALL BATHROOM LAVATORY COUNTERTOPS SHOWN AS 1'-10" WIDE.
- ALL EXTERIOR OVERALL DIMENSIONS ARE FROM EDGE OF FOUNDATION.
- ALL INTERIOR DIMENSIONS ARE FROM STUD FACE TO STUD FACE.
- ALL INTERIOR WALL THICKNESS SHOWN AS 4" UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK.
- BRICK VENEER WALL TIES (MAX 24" O.C. EACH WAY)
- PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- ALL WOOD FRAMING SHALL BE NO. 2 GRADE - SOUTHERN PINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R302.1(1) OF THE IRC 2018 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO FOUNDATION SHEET FOR SPANS)
- RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS 4" TEMPERED GLASS FOR WINDOWS THAT ARE WITHIN 24" OF THE DOOR IN THE CLOSED POSITION, PROVIDING THE WINDOW IS LESS THAN 60" ABOVE THE FLOOR. (R308 IRC 2018)
- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 24" ON CENTER HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 261 SQ. FEET OF WALL PER SECTION R103.1.4.1
- VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.
- DRYER VENT MUST HAVE MAX LENGTH 25'
- ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS OTHERWISE NOTED.

IMPORTANT NOTE:
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR WINDOWS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". MAXIMUM SILL HEIGHT - 44" AFF.



HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY:

- 2 FLY 2x6" 4'-2" MAX
- 2 FLY 2x8" 5'-4" MAX
- 2 FLY 2x10" 7'-6" MAX

2 STORY:

- 2 FLY 2x6" 3x1" MAX
- 2 FLY 2x8" 4x6" MAX
- 2 FLY 2x10" 6x2" MAX

2 FLY 2x6 HEADERS FOR ALL NON-LOAD BEARING WALLS
OSB BETWEEN ALL HEADER FLIES
NO BOXED HEADERS

NOTE:
ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL 12" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION BUILDING SYSTEMS PER IRC CODE (SECTION R306). SYSTEMS TO BE USED TO MEET ROOF VENTILATION REQUIREMENTS ARE AS FOLLOWS: CONTINUOUS RIDGE VENTS, POWER VENTS, BOX VENTS, AND GABLE/DORMER VENTS WHEN APPROVED BY OWNER.

SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W/ IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

GENERAL MATERIALS:

- EXTERIOR WALLS:
 - BRICK VENEER
 - "TYVEK" BUILDING WRAP
 - 1/2" OSB SHEATHING
 - R-13 BATT INSULATION
- INTERIOR WALLS:
 - 2x4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD INTERIOR
- CEILING:
 - 2x JOISTS @ 1'-4" O.C.
 - R-13 INSULATION
 - 1/2" GYPSUM BOARD
- ROOF SYSTEM:
 - 30 YEAR FIBERGLASS SHINGLES
 - 5/8" O.S.B. OR CDX PLYWOOD
 - STANDING SEAM METAL ROOF
 - 2x6 RAFTERS @ 2'0" O.C.
 - *FELT

NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.

CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH LOUISIANA AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
- BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
- ALL CEILING 4 FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOIST SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
- ALL FOUNDATION AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
- CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

SQUARE FOOTAGE

MAIN LIVING	2290
FRONT PORCH	346
REAR PORCH	436
GARAGE	632
TOTAL SQ. FT.	3704
OPTIONAL BONUS RM	339
TOTAL LIVING W/ BONUS	2629
TOTAL UNDER ROOF W/ BONUS	4043

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

CONTRACTOR TO LOCATE WATER HEATER & A/C UNITS ON SITE

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RESIDENCE OF
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Project

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8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

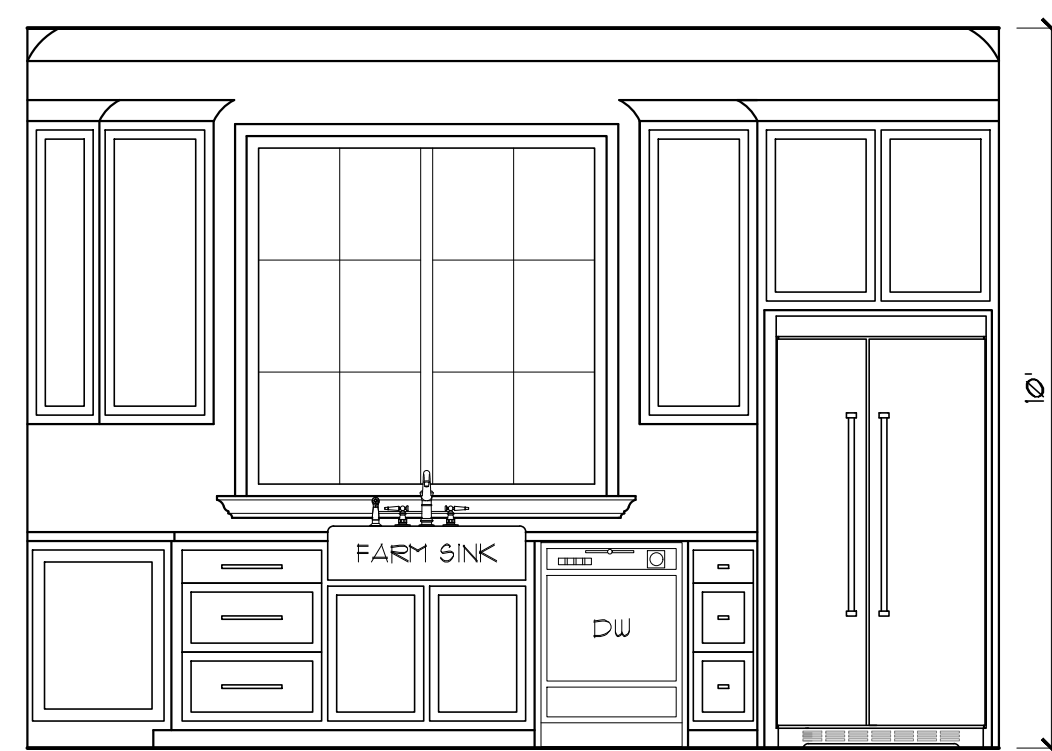
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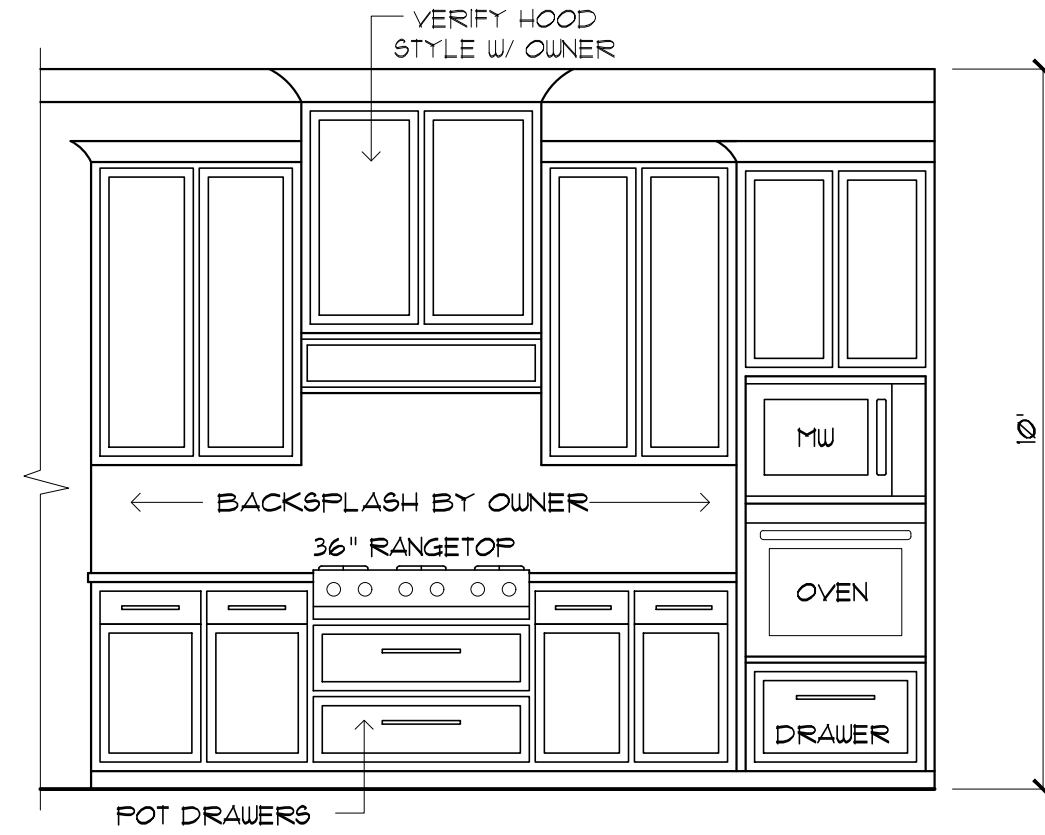
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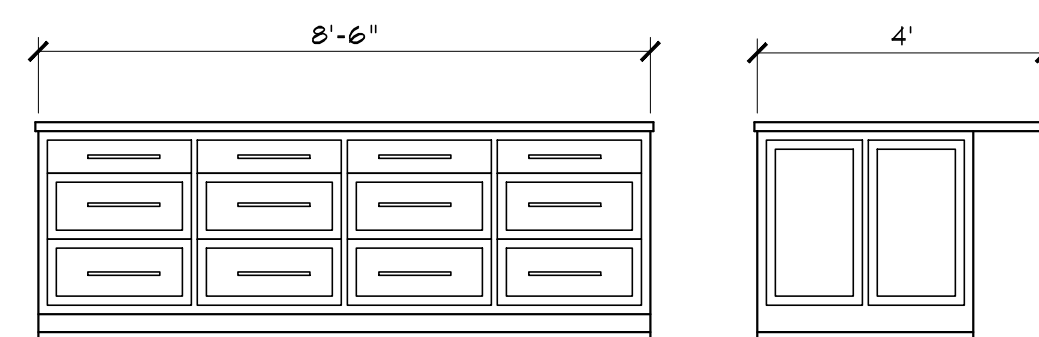
FLOOR PLAN
Sheet:
□ Preliminary Dwg.
□ Bidding Doc.
□ Construction Doc.
A1.0



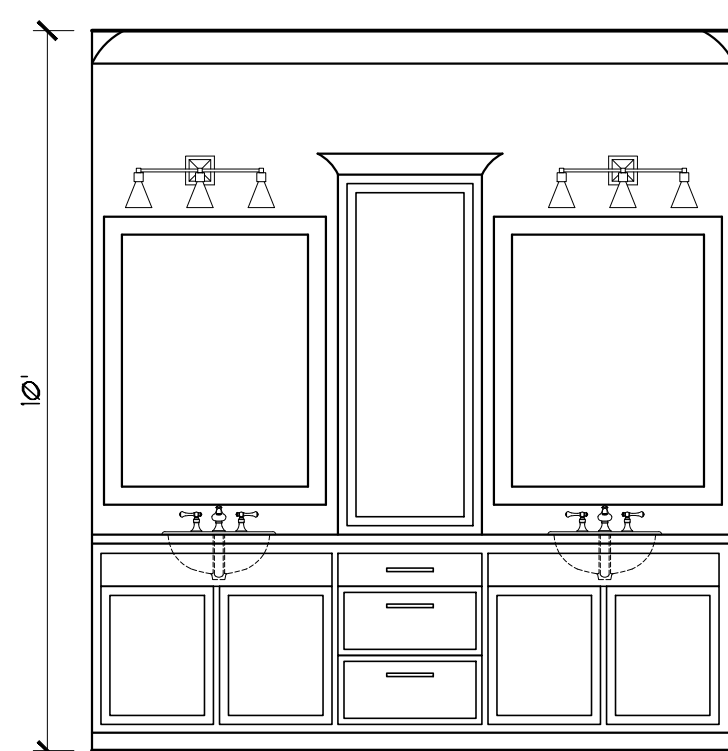
A KITCHEN
SCALE: 3/8" = 1'-0"



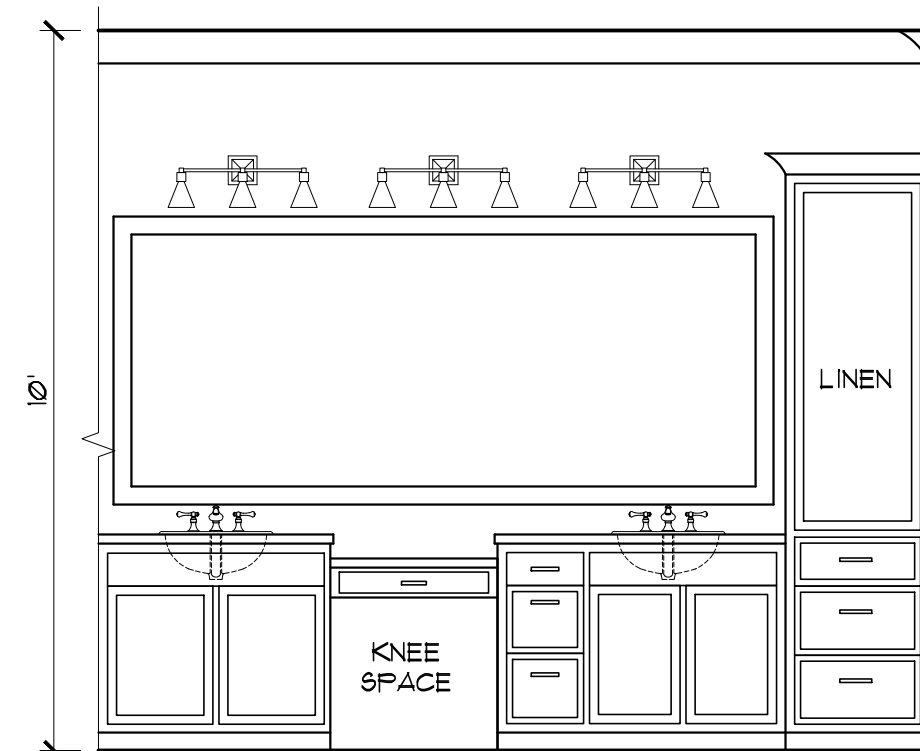
B KITCHEN
SCALE: 3/8" = 1'-0"



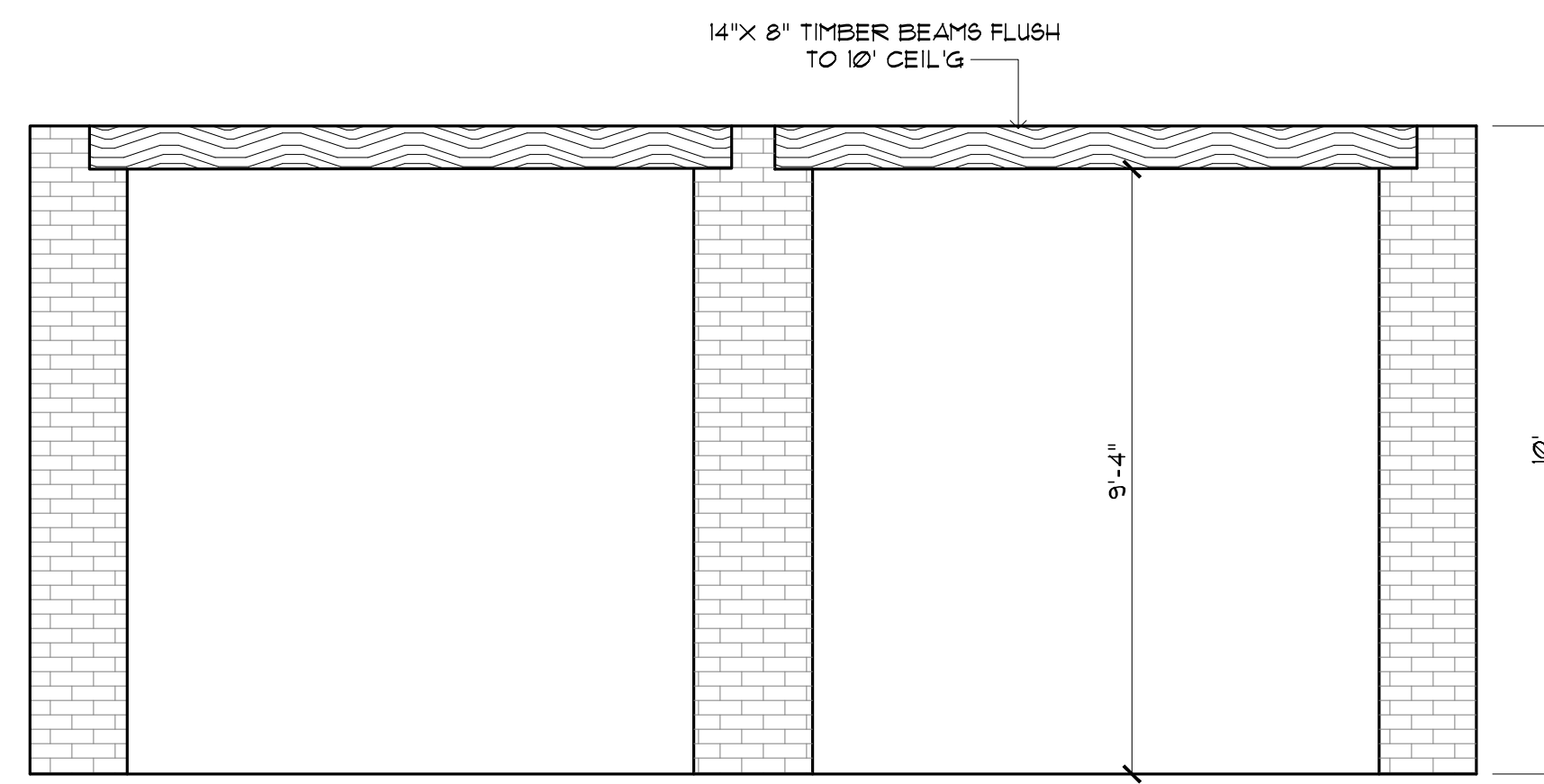
ISLAND ELEV.
SCALE: 3/8" = 1'-0"



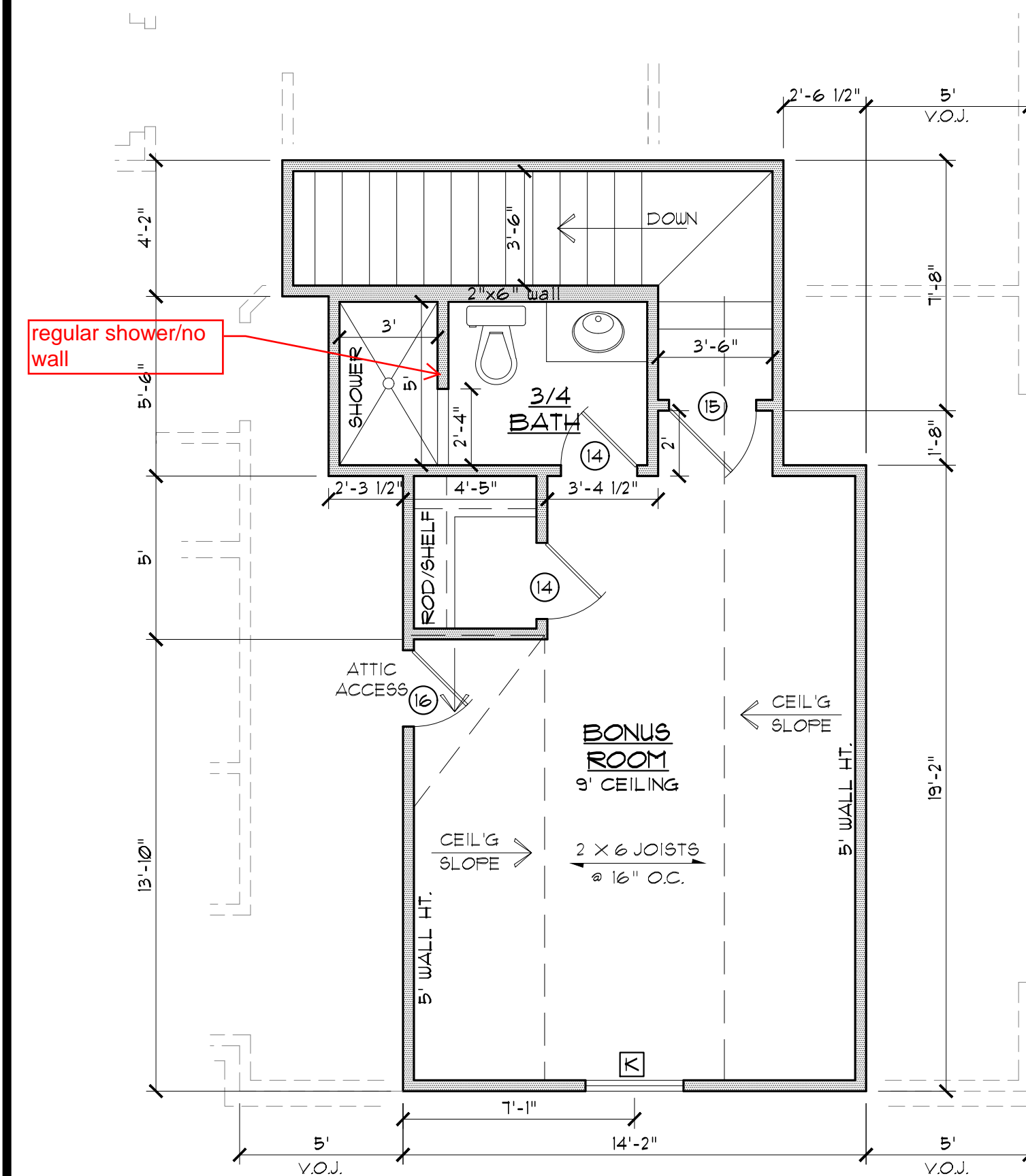
C BATH #2
SCALE: 3/8" = 1'-0"



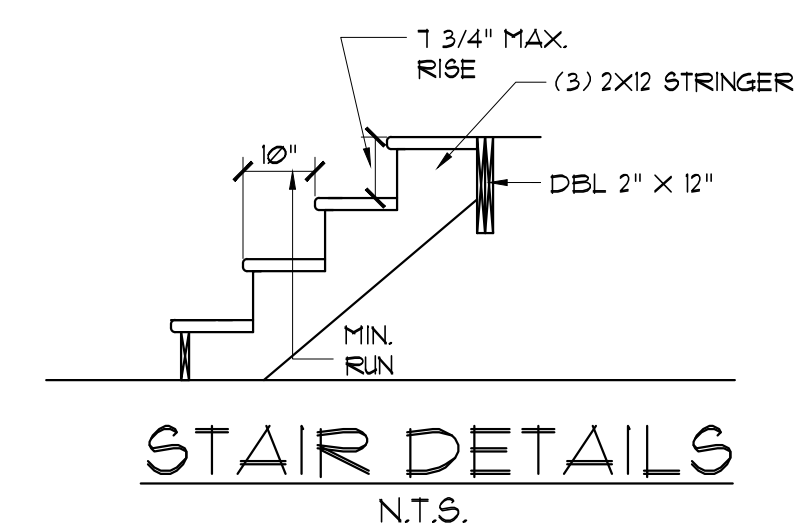
D MASTER BATH
SCALE: 3/8" = 1'-0"



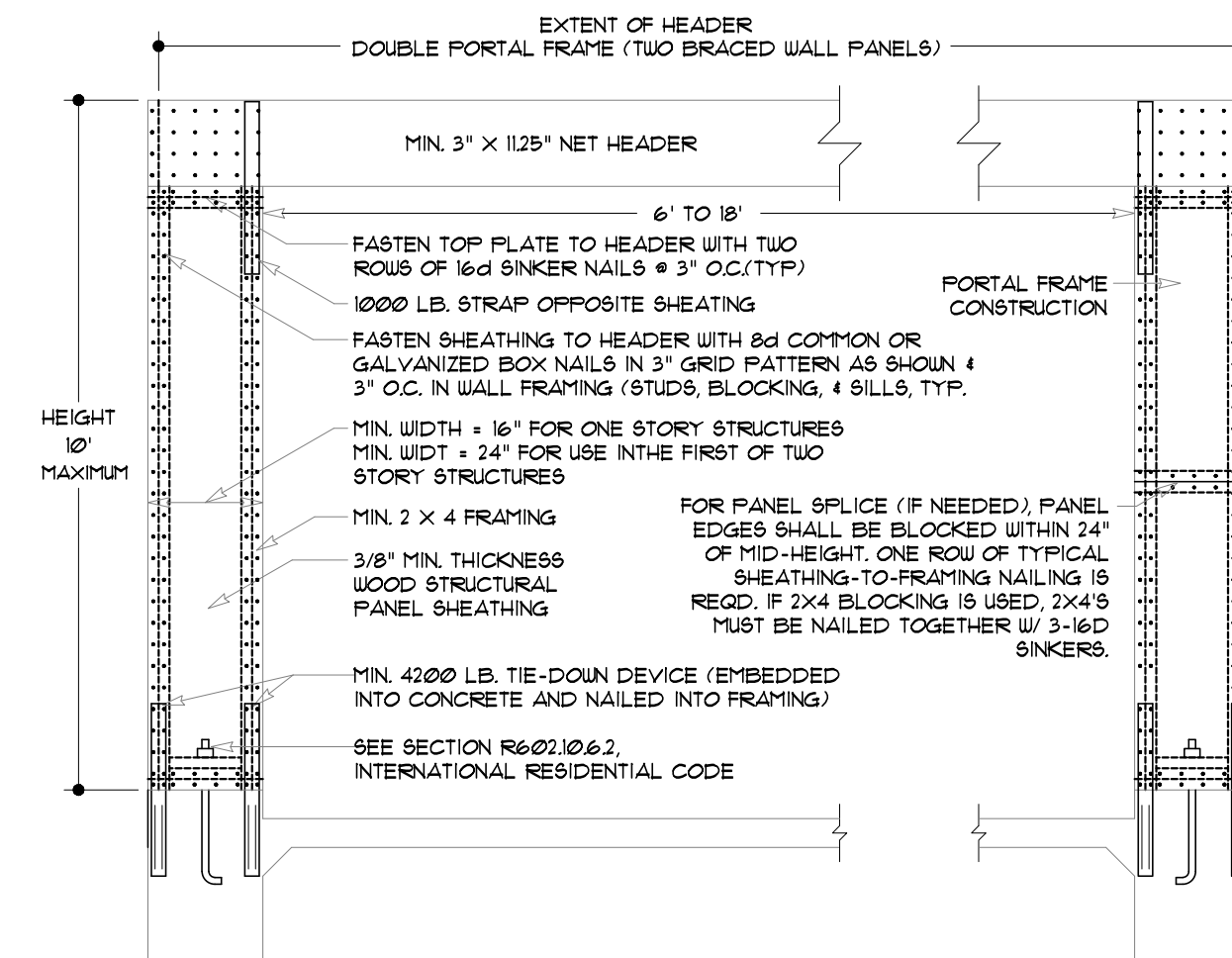
E WOOD BEAMS @ DINING/KITCHEN
SCALE: 3/8" = 1'-0"



BONUS ROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"



STAIR DETAILS
N.T.S.



GARAGE PORTAL DETAIL
NOT TO SCALE

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**BONUS FPLAN/
INTERIOR ELEV.**

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A1.1

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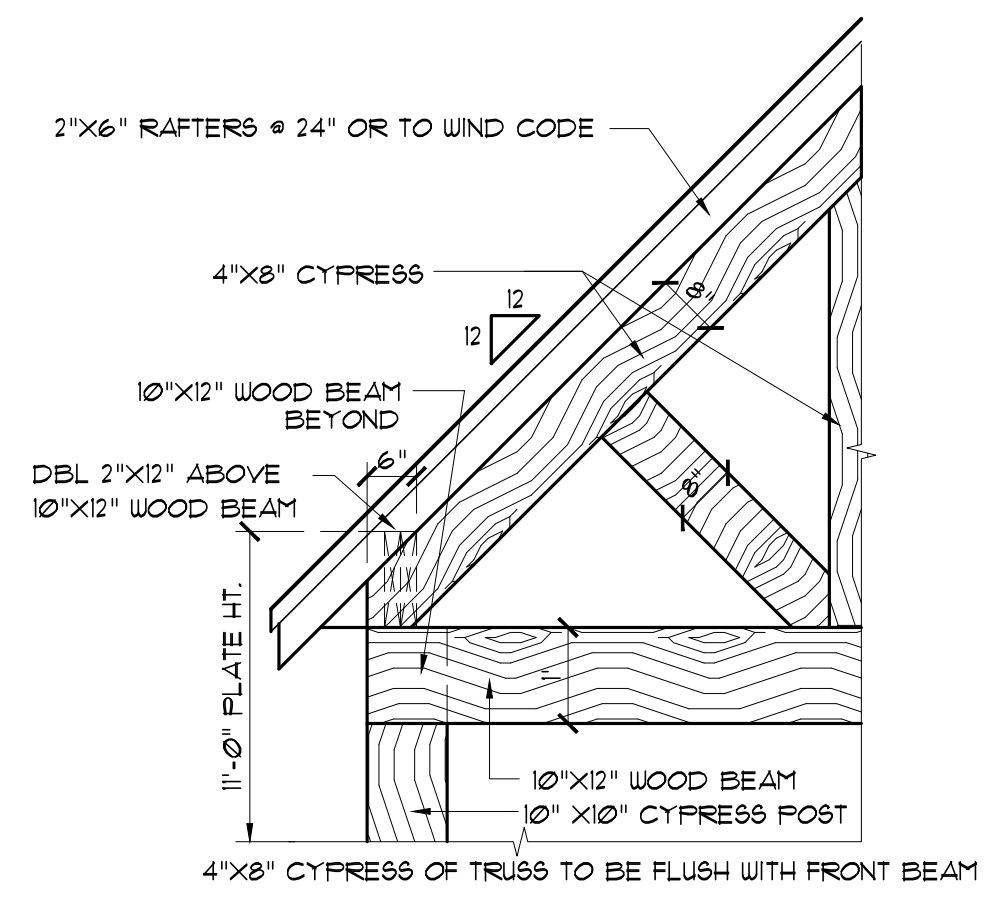
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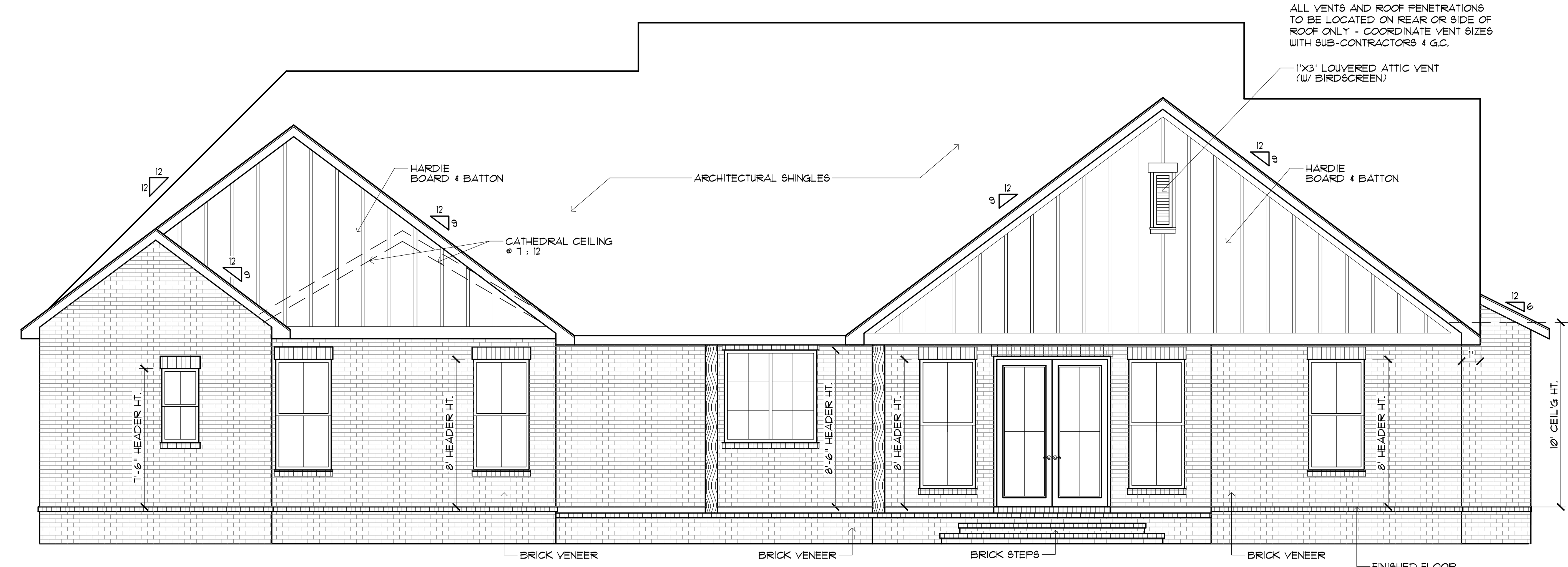
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FRONT & REAR ELEVATIONS

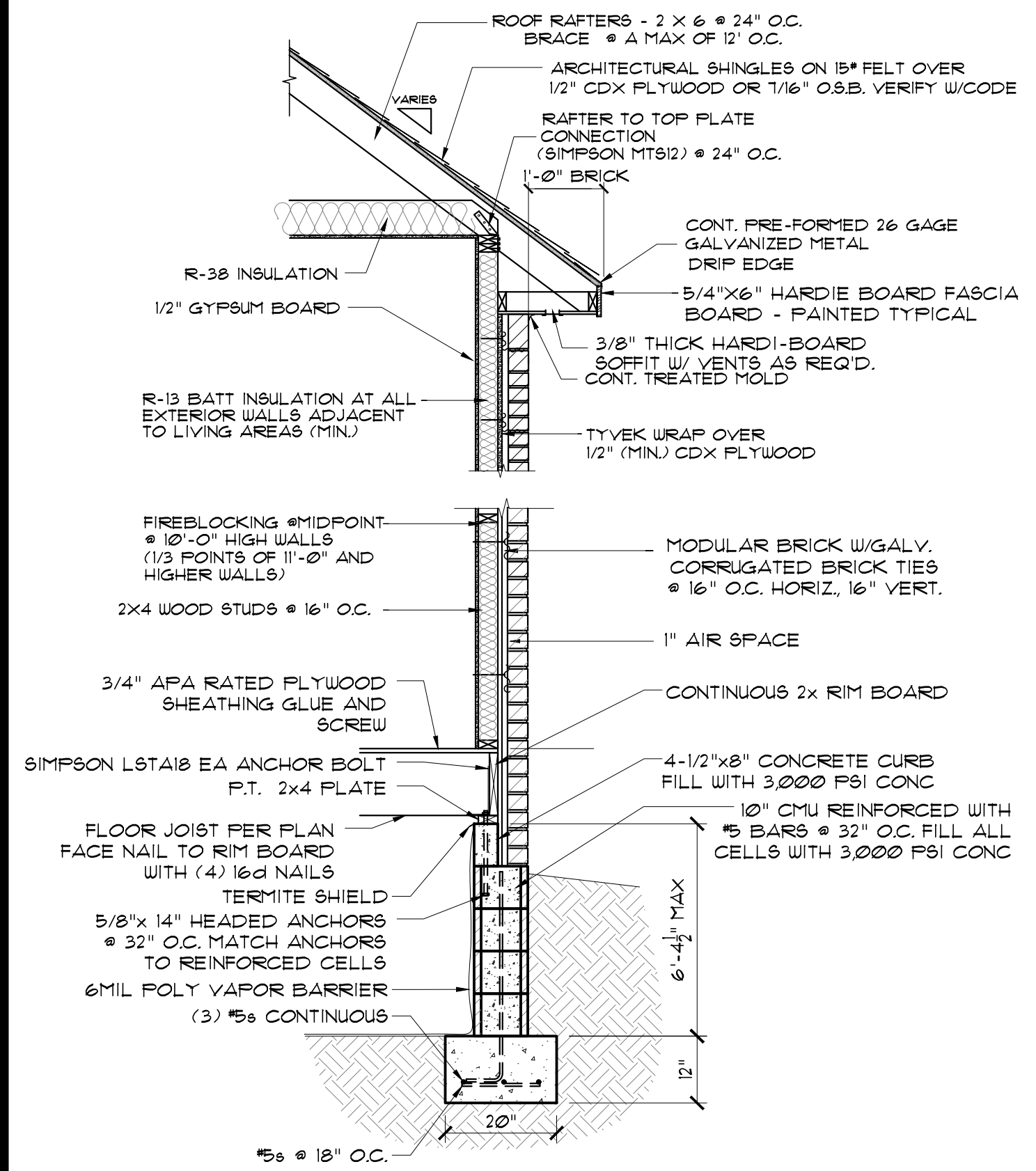
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A2.0



**CATHEDRAL CEILING
PORCH DETAIL**
SCALE: 1/2"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



**WALL SECTION
WITH BRICK VENEER**



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

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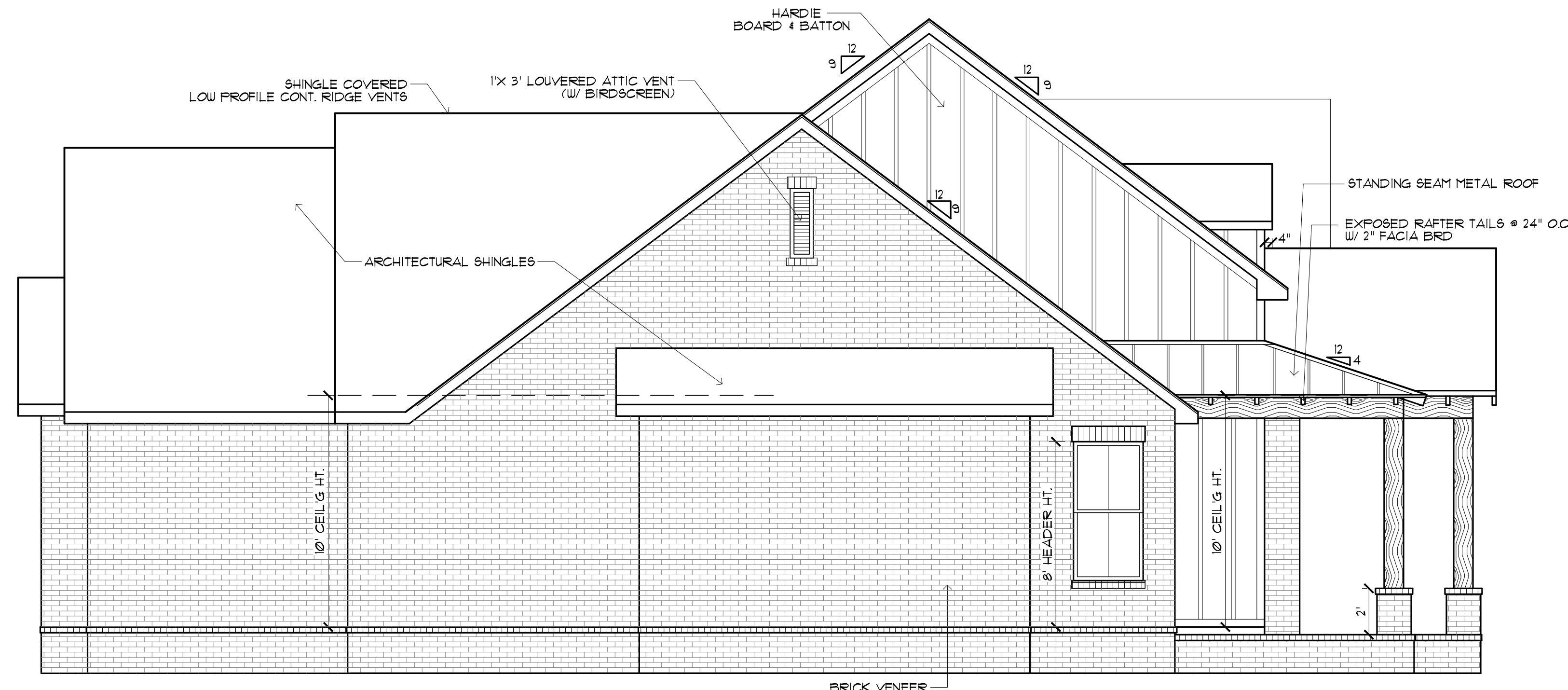
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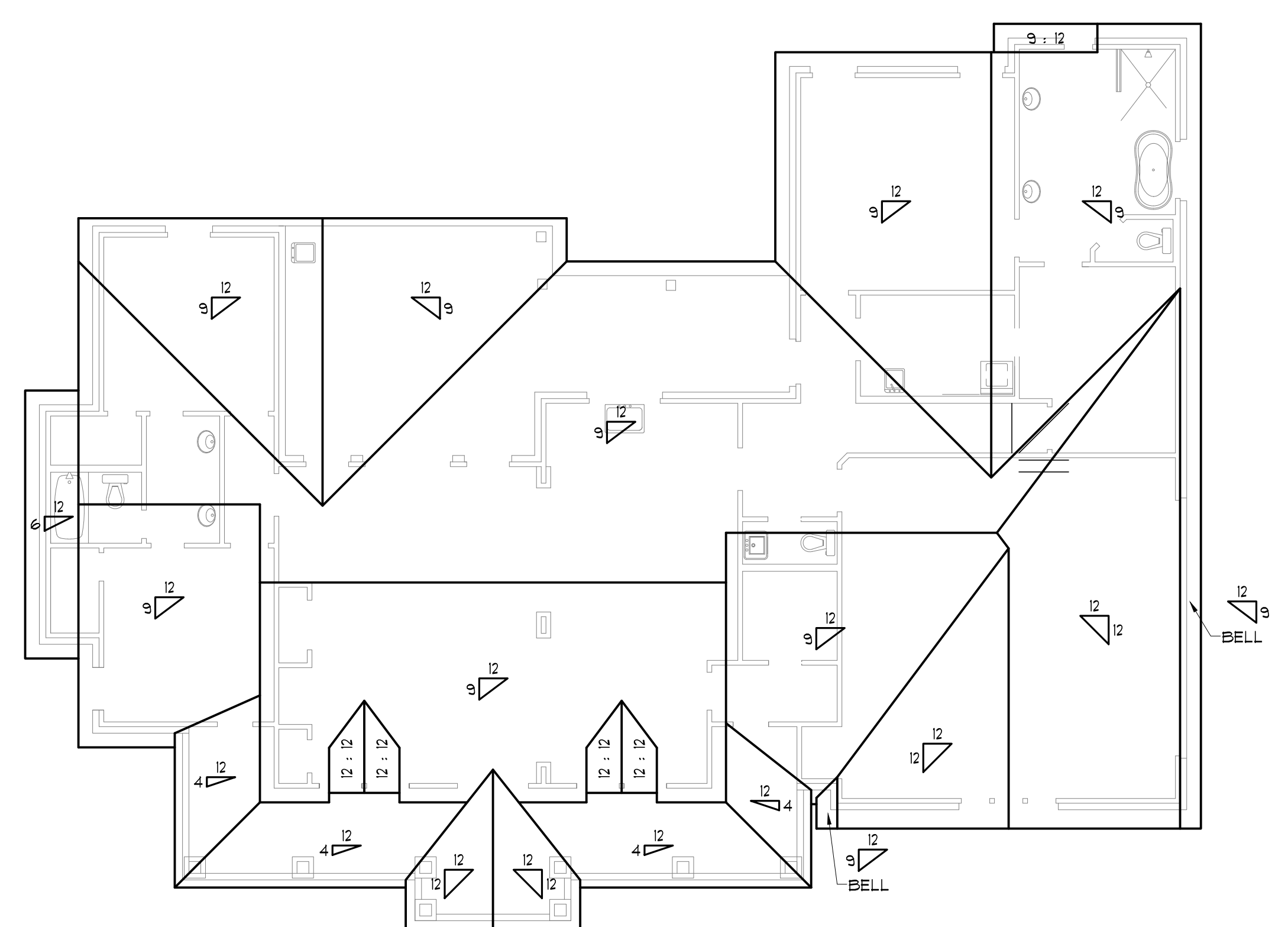
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ELEVATIONS & ROOF PLAN

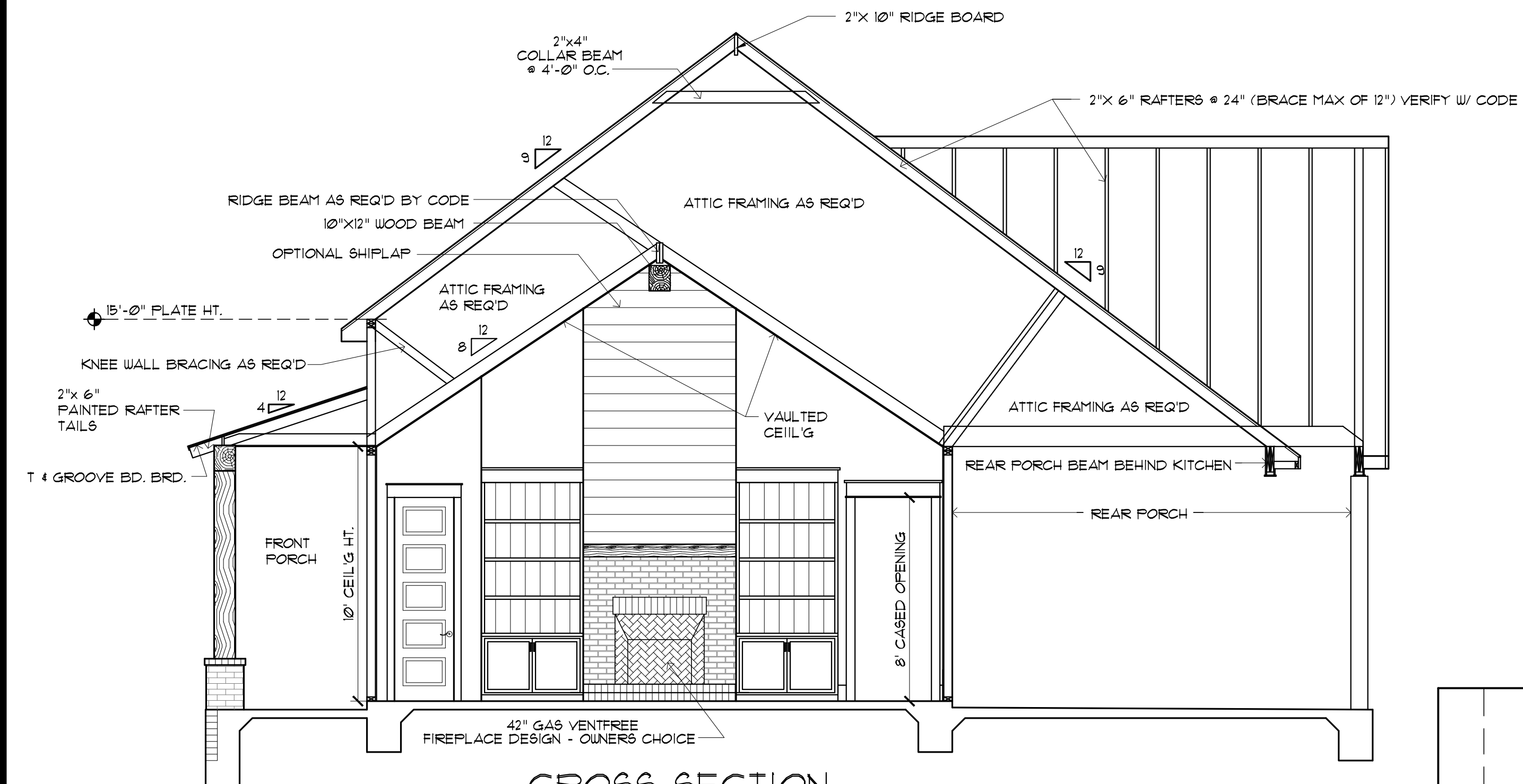
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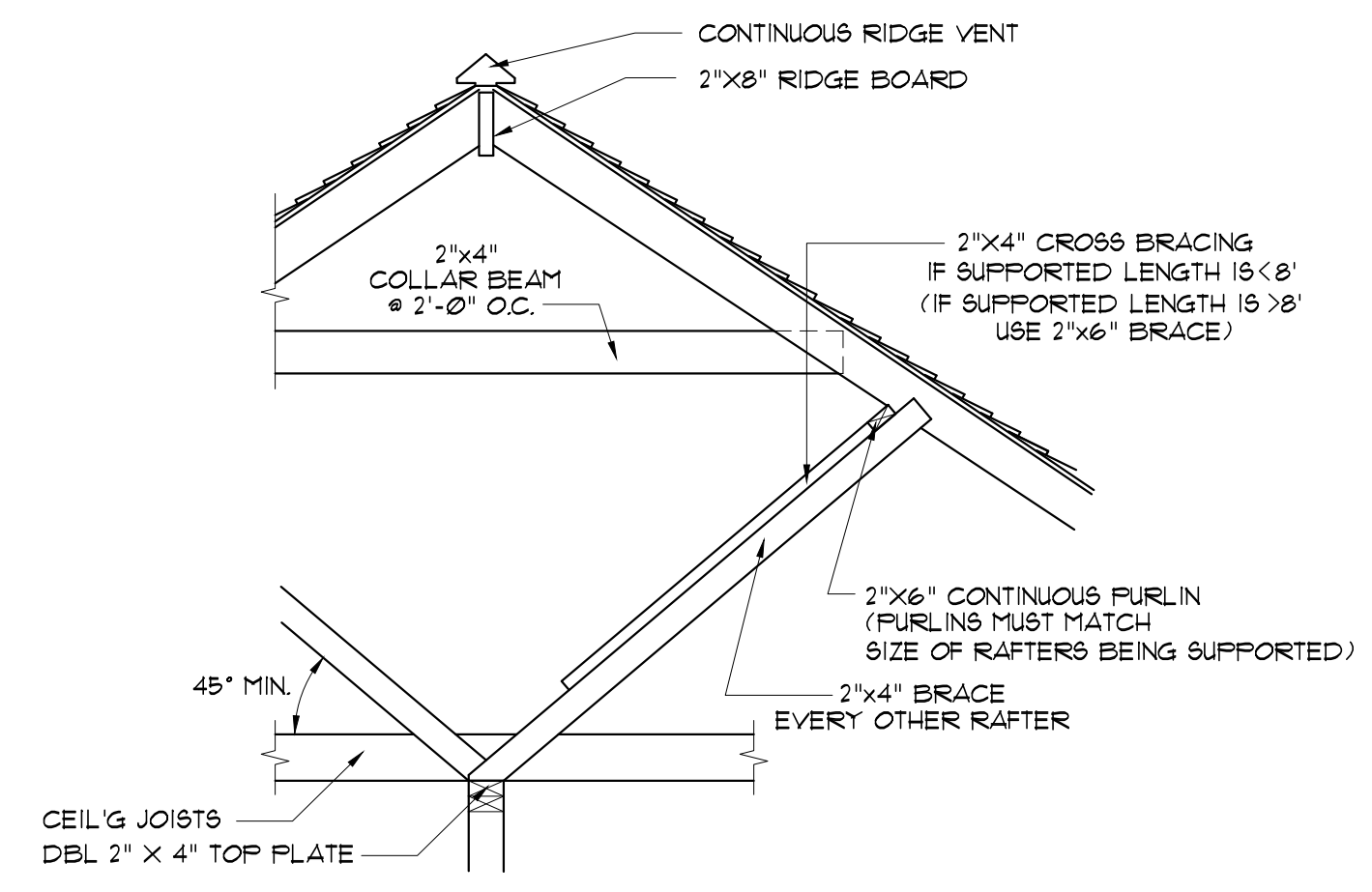
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



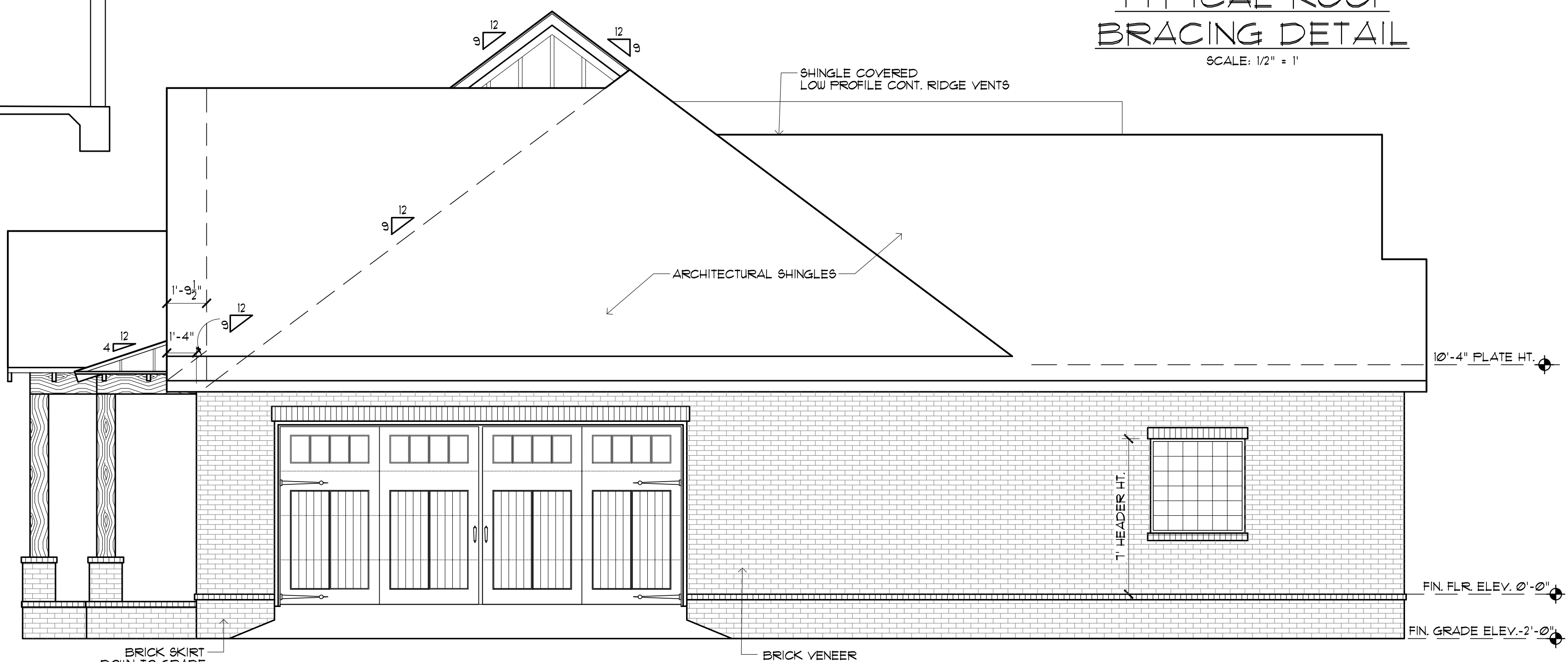
ROOF PLAN
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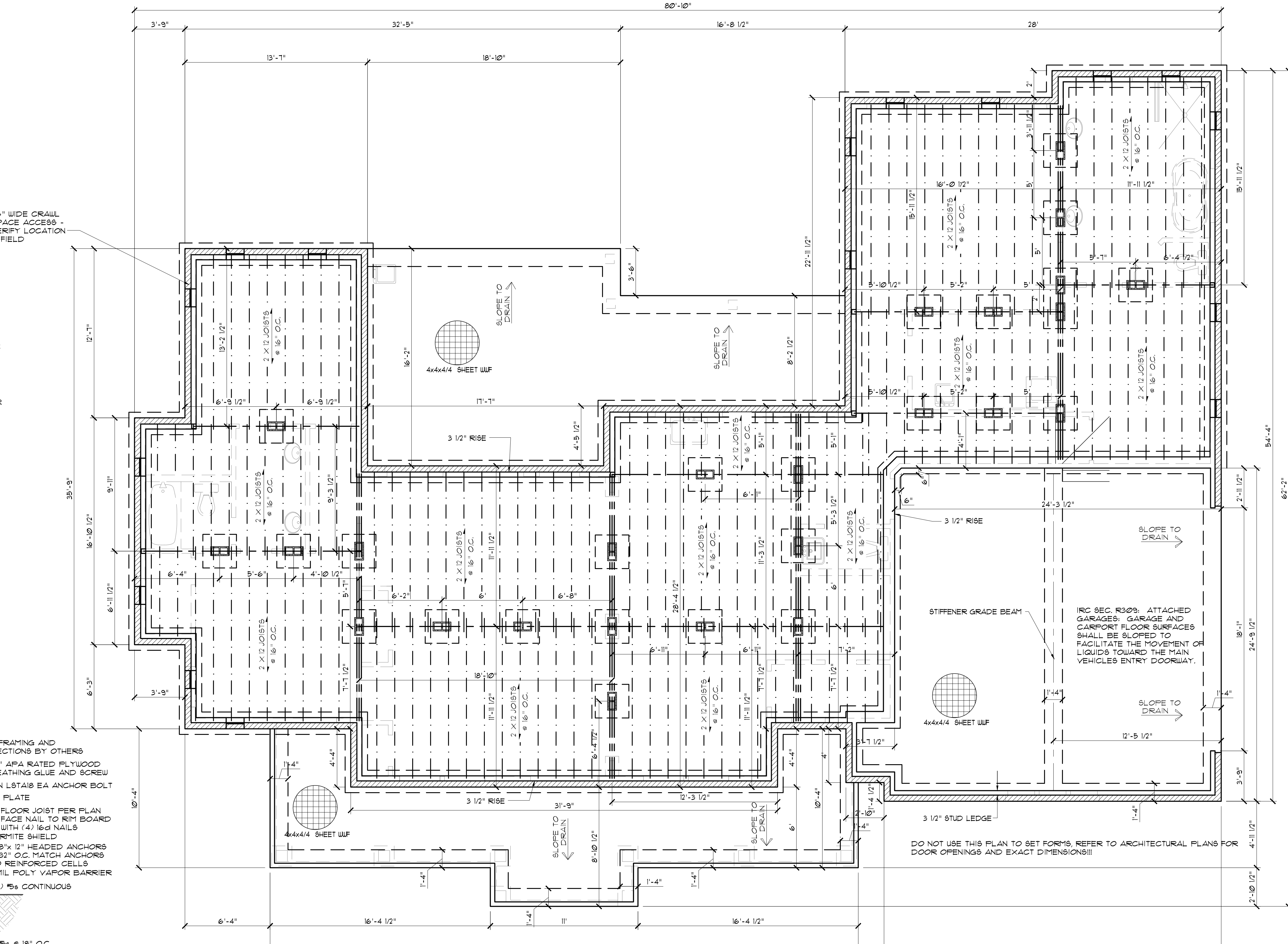
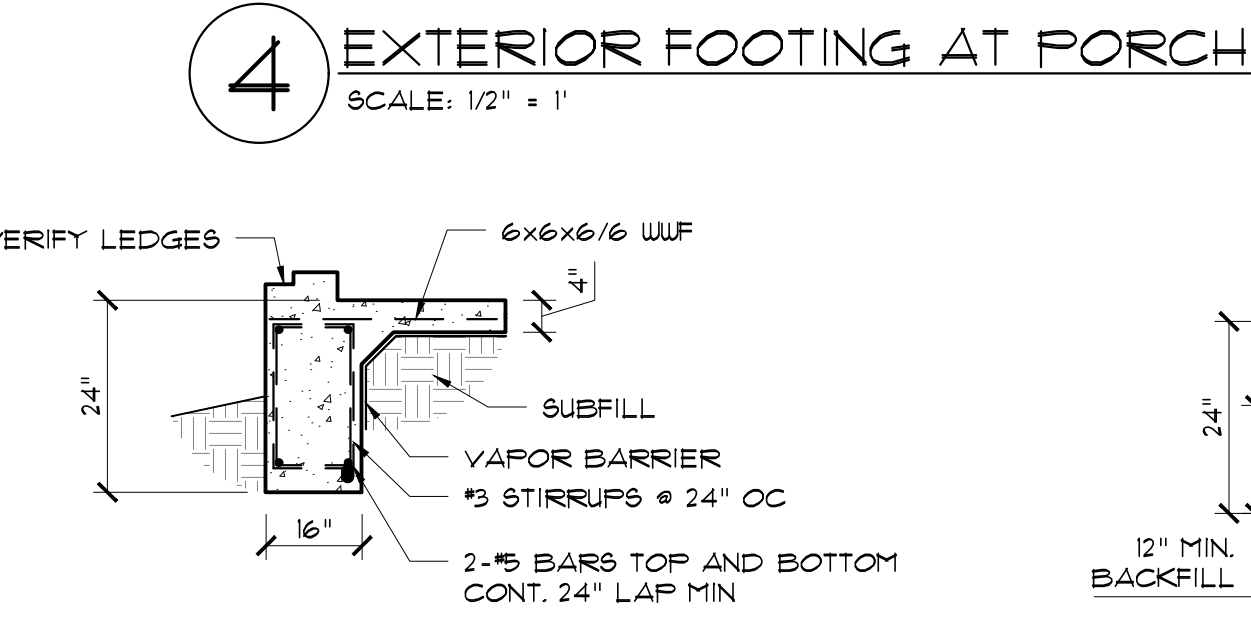
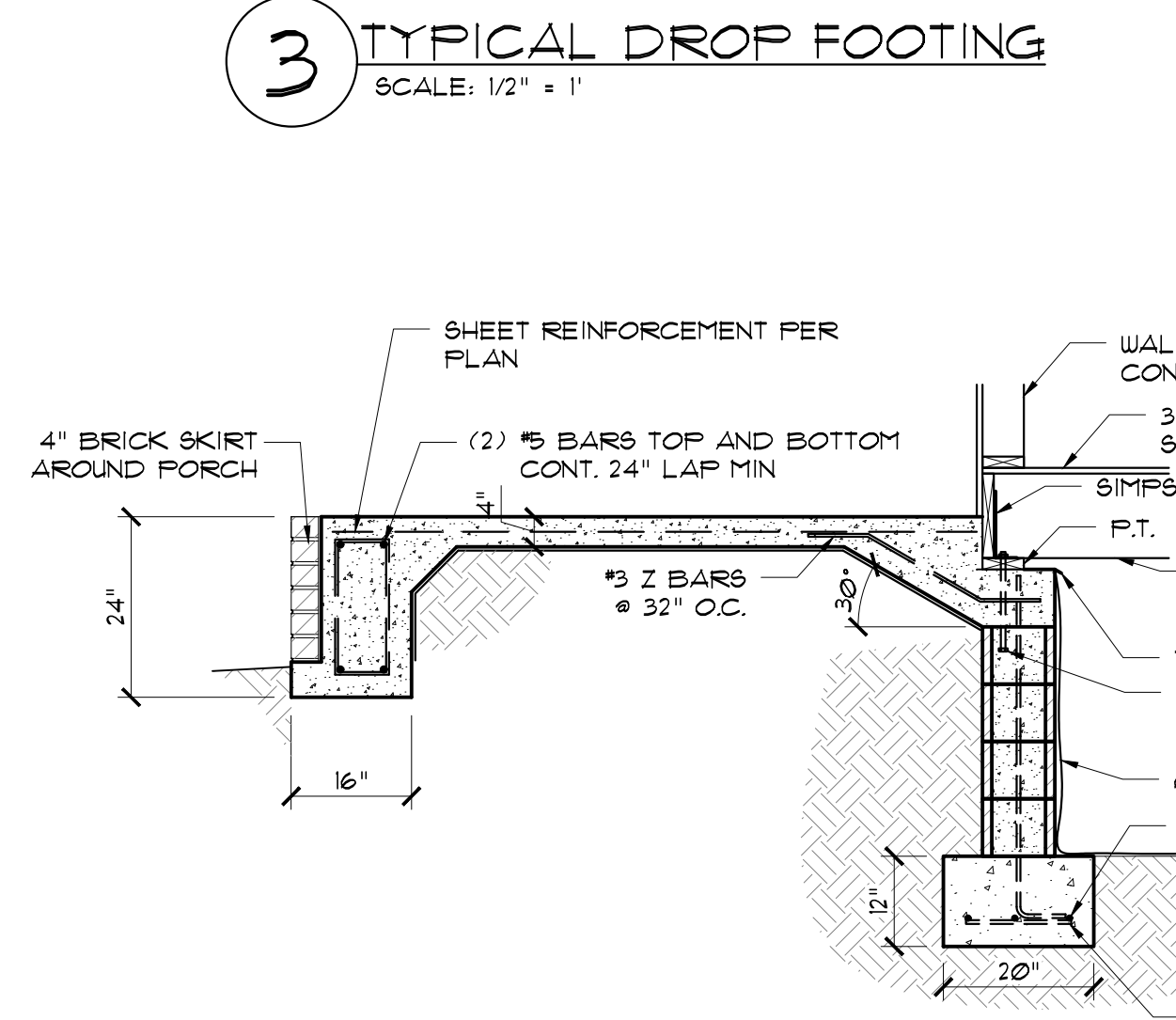
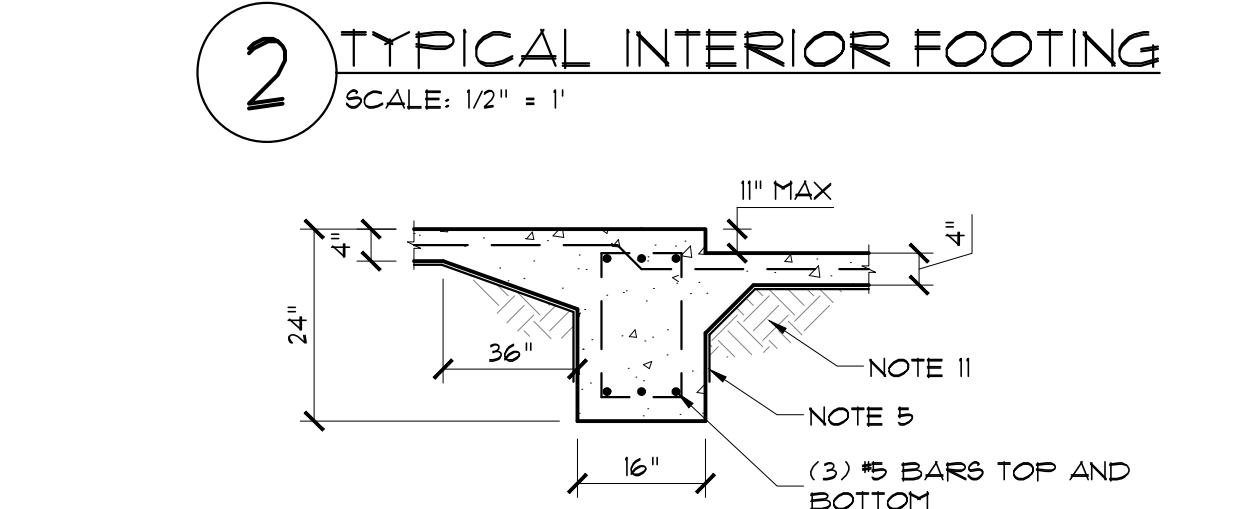
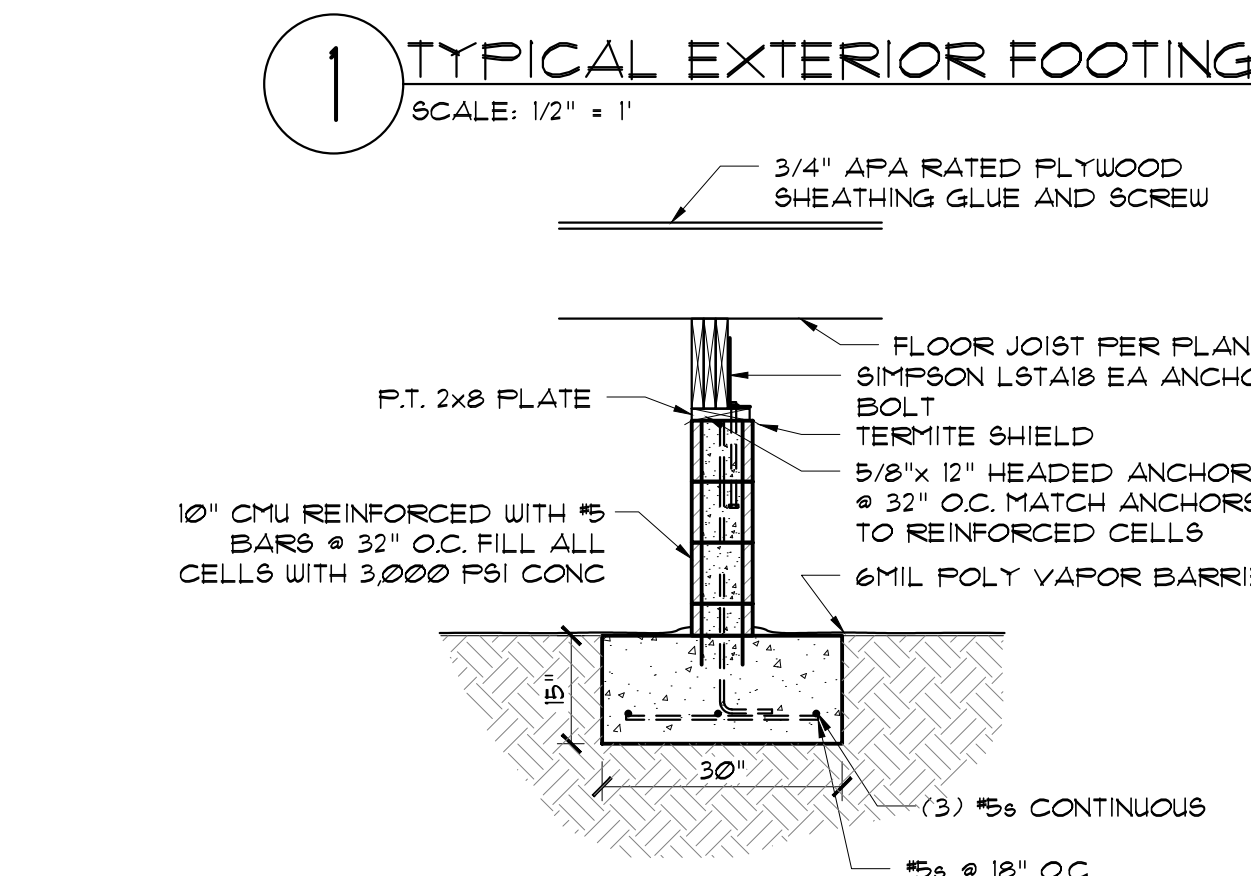
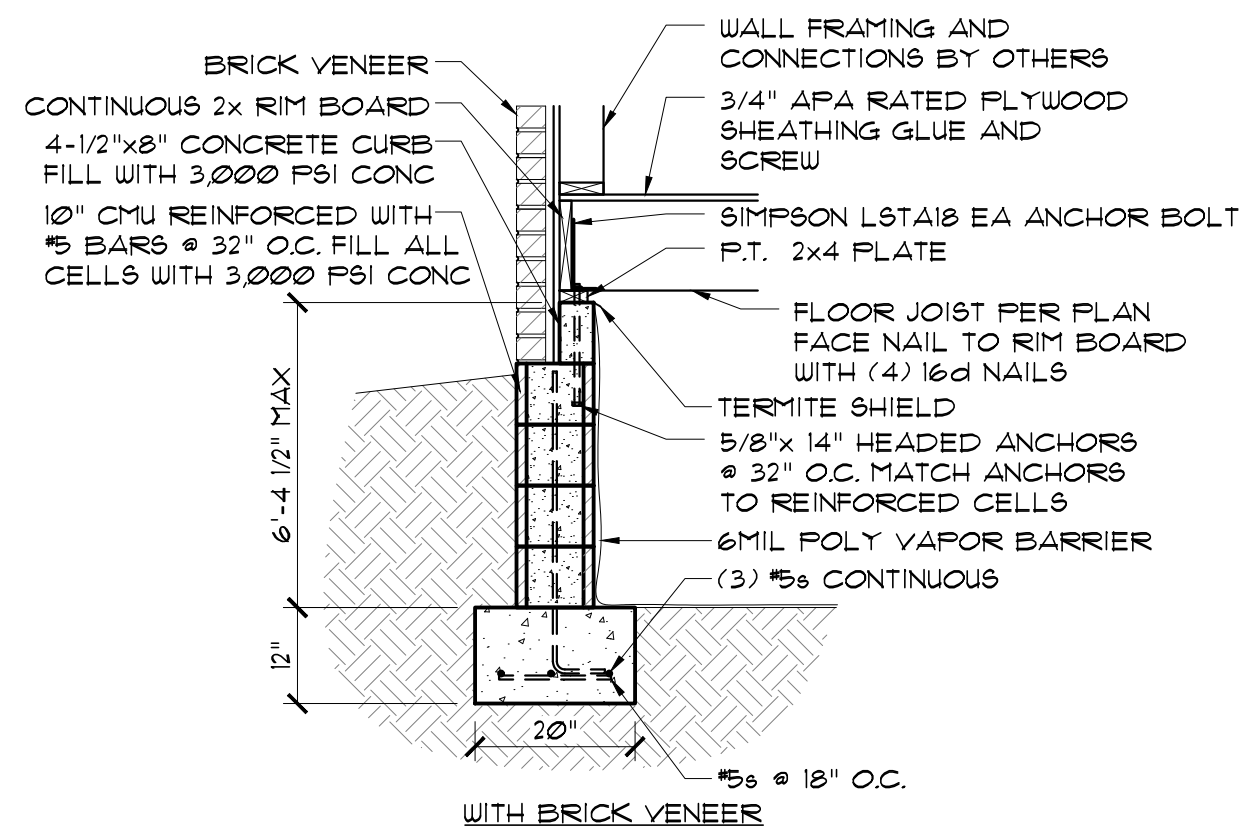
CROSS SECTION
SCALE: 1/4"=1'-0"



TYPICAL ROOF BRACING DETAIL
SCALE: 1/2" = 1'



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



FOUNDATION GENERAL NOTES

- CONCRETE SHOULD HAVE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS CONCRETE DESIGN MIX SHOULD BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION).
- ALL CONVENTIONAL REINFORCING STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCING STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
- REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 3" COVER IN THE BEAM SIDES AND TOP, 1-1/2" COVER IN THE SLAB TOPS AND THE BOTTOMS, UNLESS NOTED OTHERWISE.
- 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER.
- CONCRETE SHALL BE WELL CONSOLIDATED.
- THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SET BRICK LEDGES, AND BLOCK CUTS AN ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
- ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITHOUT THE WRITTEN ADVANCED APPROVAL FROM THE ENGINEER WILL VOID DESIGNER'S RESPONSIBILITY.
- THIS PLAN IS FOR GRADE BEAM LOCATION AND REBAR LAYOUT ONLY.
- ALL SUBGRADE FILL SHALL BE SELECT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN A MAXIMUM OF 6" LIFTS.
- A MINIMUM OF 4" OF CONCRETE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE SLAB.
- ALL RUNOFF WATER SHALL BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUBBASE.
- ALL TREES WITHIN CLOSE PROXIMITY SHALL BE MOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
- REMOVE A MINIMUM OF 6" OF EXISTING SOIL PRIOR TO PLACING ANY FILL.
- A MAXIMUM OF 20 FEET TO FILL MAY BE PLACED ON THE SITE.
- FOLLOW REQUIREMENTS OF LOCAL JURISDICTIONS FOR REQUIRED DEPTH TO FROST LINE. CONTACT ENGINEER SHOULD REQUIREMENTS EXCEED THE LIMITS OF THIS DESIGN.

*ASSUMED 0.5 SF OF NET FREE AREA PER VENT - FIELD VERIFY
*MINIMUM ONE VENT WITHIN 3'-0" OF EACH CORNER AND ONE VENT EACH SIDE OF STRUCTURE

LEGEND	
	(3) 2x12 GIRDER
	(3) 2x12 FLUSH GIRDER
	8" CMU PIER

CRAWL SPACE VENTILATION REQUIREMENTS PER IRC R408	
FORMULA	1/300 SF REQ'D VENT AREA
FORMULA	1/300 SF REQ'D VENT AREA
SF. VENTS REQUIRED	12
* VENTS NEEDED	16

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RESIDENCE OF
DANIEL PARKER

Project
MADDEN HOME DESIGN
8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

Project No.: Cottageville
DATE: FEBRUARY 15, 2022
DRAWN BY: Steven Madden
DESIGNED BY: Steven Madden

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Sheet Title
FOUNDATION & JOIST PLAN

Sheet:
Preliminary Dwg.
Bidding Doc.
Construction Doc.

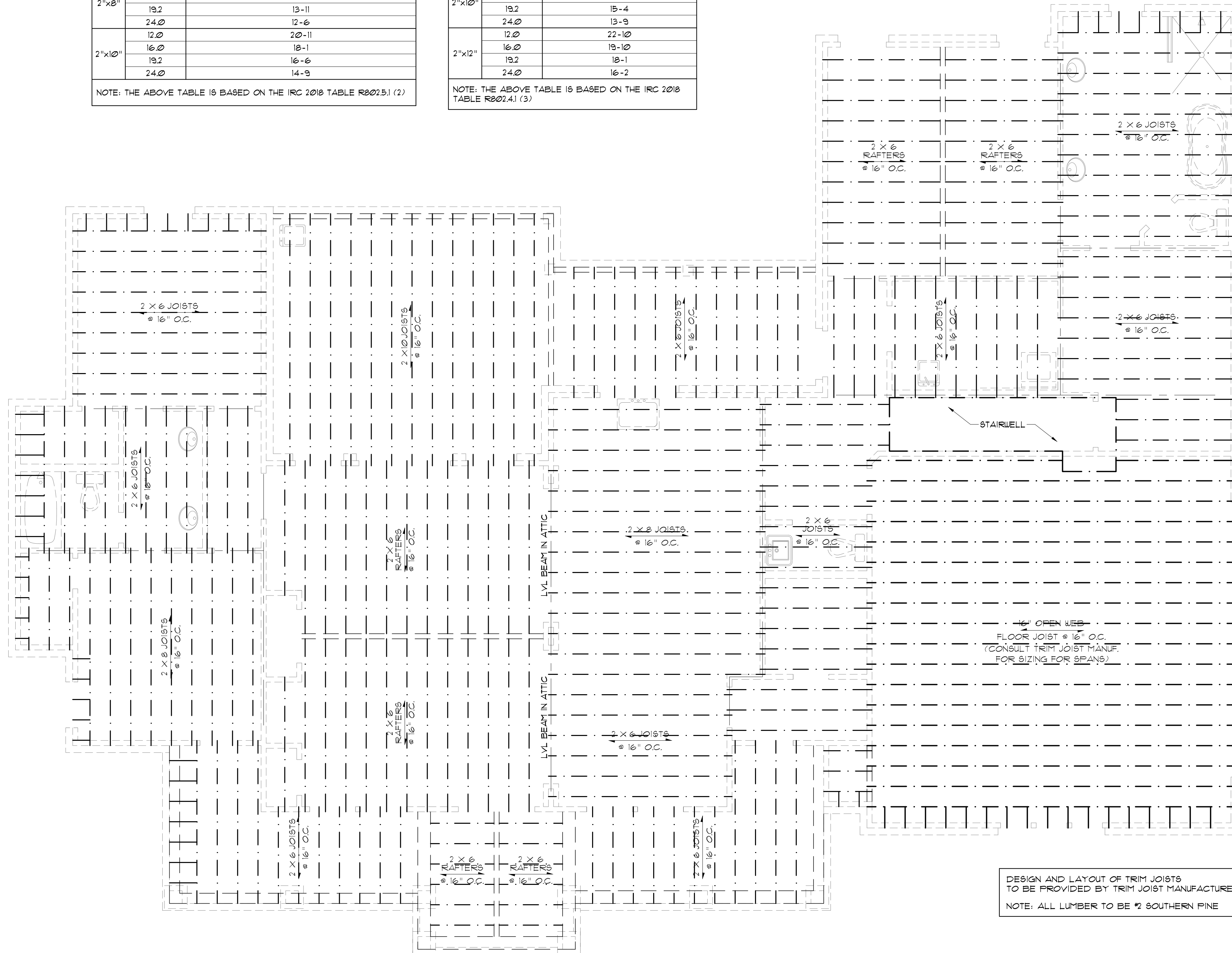
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CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD = 20 PSF, L.D. = 240) DEAD LOAD = 10 PSF		
*IF HABITABLE ATTIC SPACE OR STORAGE IS DESIRED, REFER TO INTERNATIONAL RESIDENTIAL CODE SPAN TABLES		
SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM 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 R602.3.1 (2)

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, L.D. = 240) DEAD LOAD = 10 PSF		
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 R602.4.1 (3)



DESIGN AND LAYOUT OF TRIM JOISTS TO BE PROVIDED BY TRIM JOIST MANUFACTURER
NOTE: ALL LUMBER TO BE #2 SOUTHERN PINE

GENERAL FRAMING NOTES:

- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGION, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 2. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 3. ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
 4. PROVIDE 1X4 CROSS BRACING AT MIDPOINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
 5. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 8D COMMONS AT 4" O.C. AT ALL EDGES AND 8D COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION-APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
 6. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BOTTOM FLOOR AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
 7. PROVIDE DOUBLE 2X6 STRONGBACK AT MIDSPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 9. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
 10. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
 11. WHERE FIRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
 12. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC. TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CALLS.
 13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.
 14. COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R407.3.
 15. SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R502.5(1) AND (2).
 16. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS THOSE LISTED IN IRC TABLE R502.5(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
 17. WALLS ADJACENT TO GARAGE DOOR OPENING TO BE BRACED TO THE MINIMUM LENGTHS LISTED IN IRC R602.10.3 VIA SHEATHING OR AN ALTERNATIVE METHOD OF RESISTING SHEAR AS DESIGNED BY A QUALIFIED ENGINEER.
 18. ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R502.2.1 (1).

CEIL'G JOISTS FRAMING PLAN
SCALE: 1/4" = 1'-0"

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RESIDENCE OF
DANIEL PARKER

Project

MADDEN
HOME DESIGN

8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

A
B D

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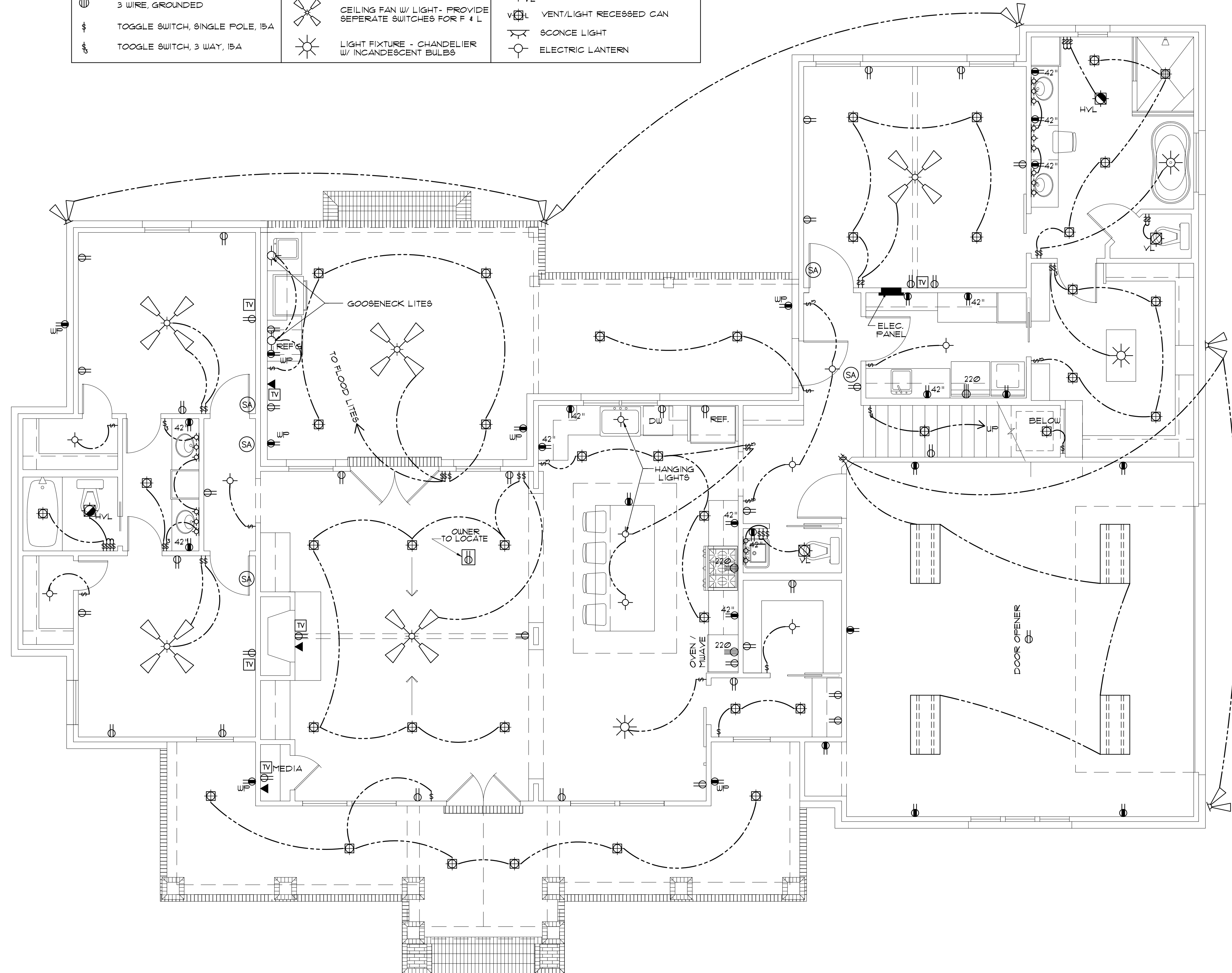
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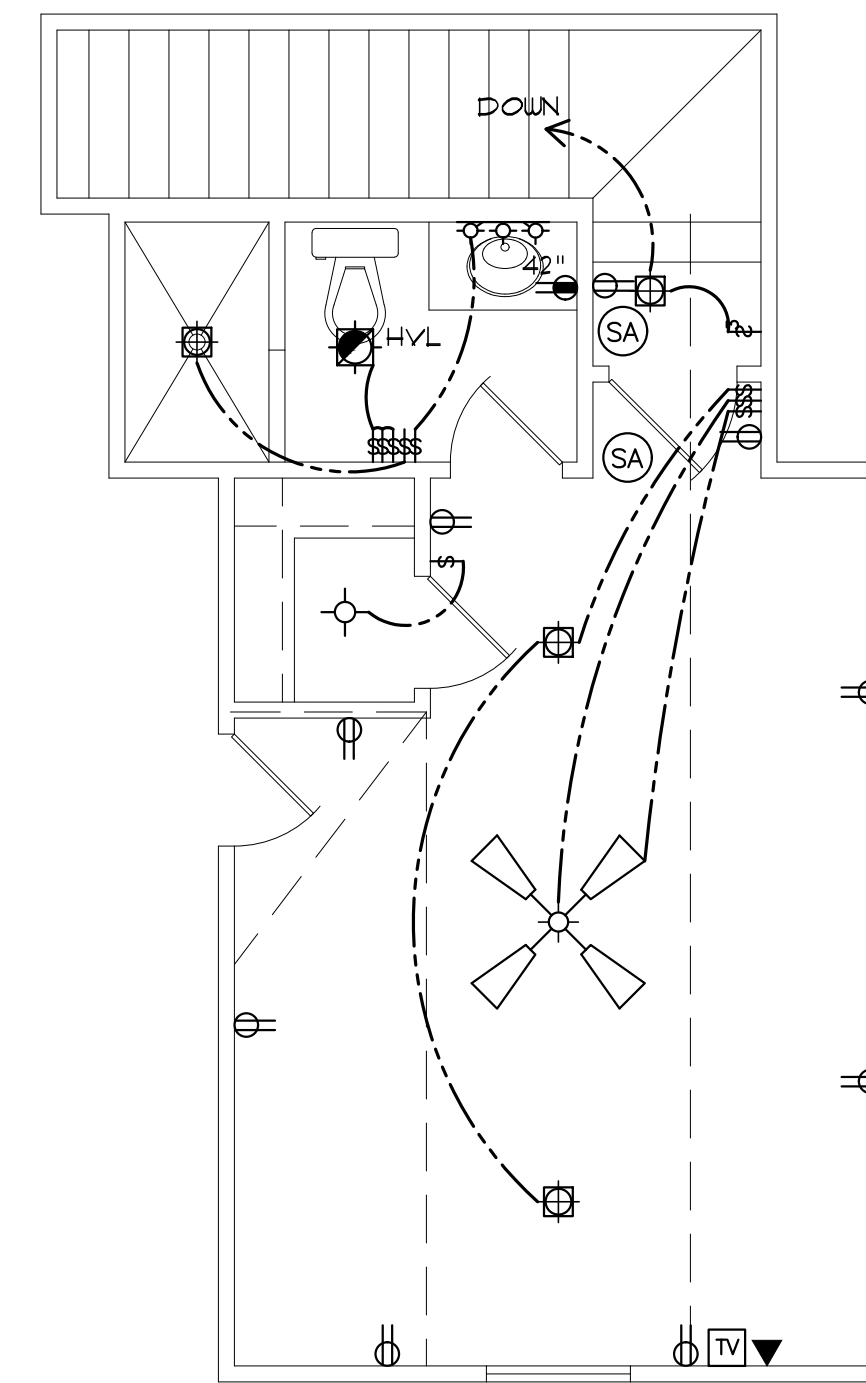
JOISTS FRAMING PLAN

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ELECTRICAL SYMBOL LEGEND			
	CABLE OUTLET		ELEC. DOOR BELL
	TELEPHONE/ ETHERNET OUTLET		DOORBELL CHIME
	RECEPTACLE, 15A, 125V, 2 POLE 3 WIRE, GROUNDED, DUPLEX		DIMMER SWITCH
	FLOOR DUPLEX RECEPTACLE		LIGHT FIXTURE, INCANDESCENT CEILING MOUNTED
	GROUND-FAULT-CIRCUIT-INTERLIFT RECEPTACLE-USE SQUARE D QUICK GUARD FOR UP LOCATIONS		LIGHT FIXTURE, INCANDESCENT EXTERIOR FLOODS
	RECEPTACLE, 50A, 220V, 2 POLE 3 WIRE, GROUNDED		CEILING FAN W/ LIGHT- PROVIDE SEPERATE SWITCHES FOR F & L
	TOGGLE SWITCH, SINGLE POLE, 15A		LIGHT FIXTURE - CHANDELIER W/ INCANDESCENT BULBS
	TOGGLE SWITCH, 3 WAY, 15A		LED RECESSED LIGHT
			LIGHT FIXTURE - FLOURESCENT
			SMOKE ALARM - 110V ELEC. W/ CARBON MONOXIDE DETECTOR
			VANITY LIGHT
			HEAT/VENT/LIGHT
			VENT/LIGHT ONLY
			VENT/LIGHT RECESSED CAN
			SCONCE LIGHT
			ELECTRIC LANTERN



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



BONUS ROOM
SCALE: 1/4" = 1'-0"

PRE-WIRE FOR THE FOLLOWING:

- TELEPHONE (ONE INCOMING LINE)
- CABLE VISION (ONE OUTLET PER ROOM MINIMUM)
- SECURITY SYSTEM - COORDINATE W/ OWNER
- COORDINATE ELECTRICAL SYSTEM WITH MECHANICAL CONTRACTOR
- ALL WIRING TO BE COPPER MIN. 12/2 W/ GROUND
- VERIFY LOCATION OF FLOOR OUTLETS IN FAMILY ROOM
- PROVIDE 110V OUTLET FOR GARAGE DISPOSAL UNDER KITCHEN SINK
- PROVIDE 110V OUTLET FOR WHIRLPOOL TUB MOTOR UNDER WHIRLPOOL TUB IN MASTER BATH (IF APPLICABLE)
- PROVIDE 220V OUTLET FOR CLOTHES DRYER
- COORDINATE SURROUND SYSTEM W/ OWNER

ELECTRICAL NOTES:

- MAIN FEED INTO HOUSE TO BE TRENCHED UNDERGROUND FROM SUPPLY POLE TO METER THEN MAIN DISCONNECT OUTSIDE.
- ALL SMOKE DETECTORS TO BE ELECTRIC POWERED WITH BATTERY BACKUP AND WIRED TO GET ALL ALARMS OFF IF ONE IS TRIPPED.
- ALL EXTERIOR, KITCHEN, AND BATH OUTLETS TO BE GROUND FAULT CIRCUIT INTERRUPT EQUIPPED AND ON A SEPARATE CIRCUIT.
- ELECTRICAL DISCONNECTS ARE TO BE AT A/C UNIT, CONDENSING UNIT, AND WATER HEATER.
- HEAT VENT LIGHTS ARE TO BE ON A SEPARATE CIRCUIT.
- OUTLETS, INCLUDING PHONE AND CABLE, MAY BE ADDED OR CHANGED UPON OWNERS REQUEST.
- ELECTRICAL CONTRACTOR TO VERIFY EQUIPMENT TYPE AND SIZE.
- INSTALL LIGHTS IN ATTIC SPACE W/ SWITCH AT FOOT OF DISP. STAIRS
- ELECTRICAL SERVICE TO BE A 42 CIRCUIT 200 AMP MAIN LOCATED IN THE UTILITY.
- A SUB-PANEL MAY NEED TO BE ADDED FOR ENOUGH CIRCUITS.
- HOUSE TO BE WIRED FOR A SECURITY SYSTEM.
- ALL KITCHEN OUTLETS ARE TO BE GFI EXCEPT APPLIANCE OUTLETS NOT EASILY ACCESSIBLE.
- ARC FAULT BREAKERS ARE TO BE USED IN ALL BEDROOMS.
- IF GAS FIRED APPLIANCES ARE USED IN HOME, CARBON MONOXIDE ALARMS ARE NEEDED (IRC R315).

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RESIDENCE OF
DANIEL PARKER

Project

MADDEN HOME DESIGN

8375 Rushing Road
Denham Springs, Louisiana
70726
Phone: (225) 791-2912

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