

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.
- ATTIC SPACES MUST PROVIDE 1 SQ. FT. VENTILATION PER 150 SQ. FT. OF AREA UNLESS CONDITIONED SPACE. (ATTICS R306)
- 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.
- DRYER VENT MUST HAVE MAX LENGTH 35'
- 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 FINE LUMBER. ALL CEILING JOISTS SPANS ARE BASED ON TABLE R202.3.1 (2) OF THE IRC. 2021 AND ARE DESIGNED FOR ATTICS WITH LIMITED STORAGE. (REFER TO JOIST SHEET FOR SPANS)
- RE: SEC. 308 GLAZING IN HAZARDOUS LOCATIONS & 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. 2021)
- MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION-RESISTANT METAL TIES SPACED NOT MORE THAN 32" ON CENTER HORIZONTALLY AND 24" VERTICALLY AND SHALL SUPPORT NOT MORE THAN 2.61 SQ. FEET OF WALL PER SECTION R109.8.4.1 IF APPLICABLE.
- VENT HOOD IN KITCHEN MUST VENT TO THE OUTSIDE. MICROWAVE HOODS MUST VENT TO THE OUTSIDE WHERE APPLICABLE.

WIND ZONE NOTES

- VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL 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.

HEADER SPANS FOR LOAD

BEARING WALLS:

SINGLE STORY:

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

2 STORY:

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

- 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS
- OSB BETWEEN ALL HEADER PLIES
- NO BOXED HEADERS

REFER TO IRC R602.1.1 AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS

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 R806). 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:
 - REINFORCED CEMENTITIOUS SIDING
 - "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.
 - 1/2" GYPSUM BOARD
- ROOF SYSTEM:
 - 30 YEAR FIBERGLASS SHINGLES
 - 1/2" OSB OR CDX PLYWOOD
 - STANDING SEAM METAL ROOF
 - 2X4 STUDS @ 1'-4" O.C.
 - 1/2" GYPSUM BOARD ON BOTH SIDES
 - 1/2" GYPSUM BOARD
 - 15FELT
 - 2X6 RAFTERS @ 2'0" O.C. (CONFIRM W/ LOCAL CODE)

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

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 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.

WINDOW EGRESS NOTES

- R310.1 - MEANS OF EGRESS. DUELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DUELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2.1 - MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M²). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M²).
- R310.2.3 - WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.4.1.
- R310.4.1 - WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M²) WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED. EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2 SHALL BE PERMITTED TO ENCRoACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
- R310.4.2 - LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.1. LADDERS OR RINGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM). SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
- R312.2 - WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
- R312.2.1 - WINDOW OPENING HEIGHT. IN DUELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 12 INCHES (1029 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
 - OPERABLE WINDOWS ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F1099.
- R312.2.2 - EMERGENCY ESCAPE AND RESCUE OPENINGS. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTIONS R310.2.1 AND R310.2.2.

CODE DISCLAIMER:

- THESE PLANS WERE DESIGNED TO MEET IRC 2021 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 & 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 2021 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.

RESIDENCE OF

ALLSION
STEWART

Project

MADDEN
HOME DESIGN

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

A **B** **D**[®]

Project No.: CEDAR SPRINGS

W. BONUS

DATE: JANUARY 27, 2025

DRAWN BY: Steven Madden

DESIGNED BY: Steven Madden

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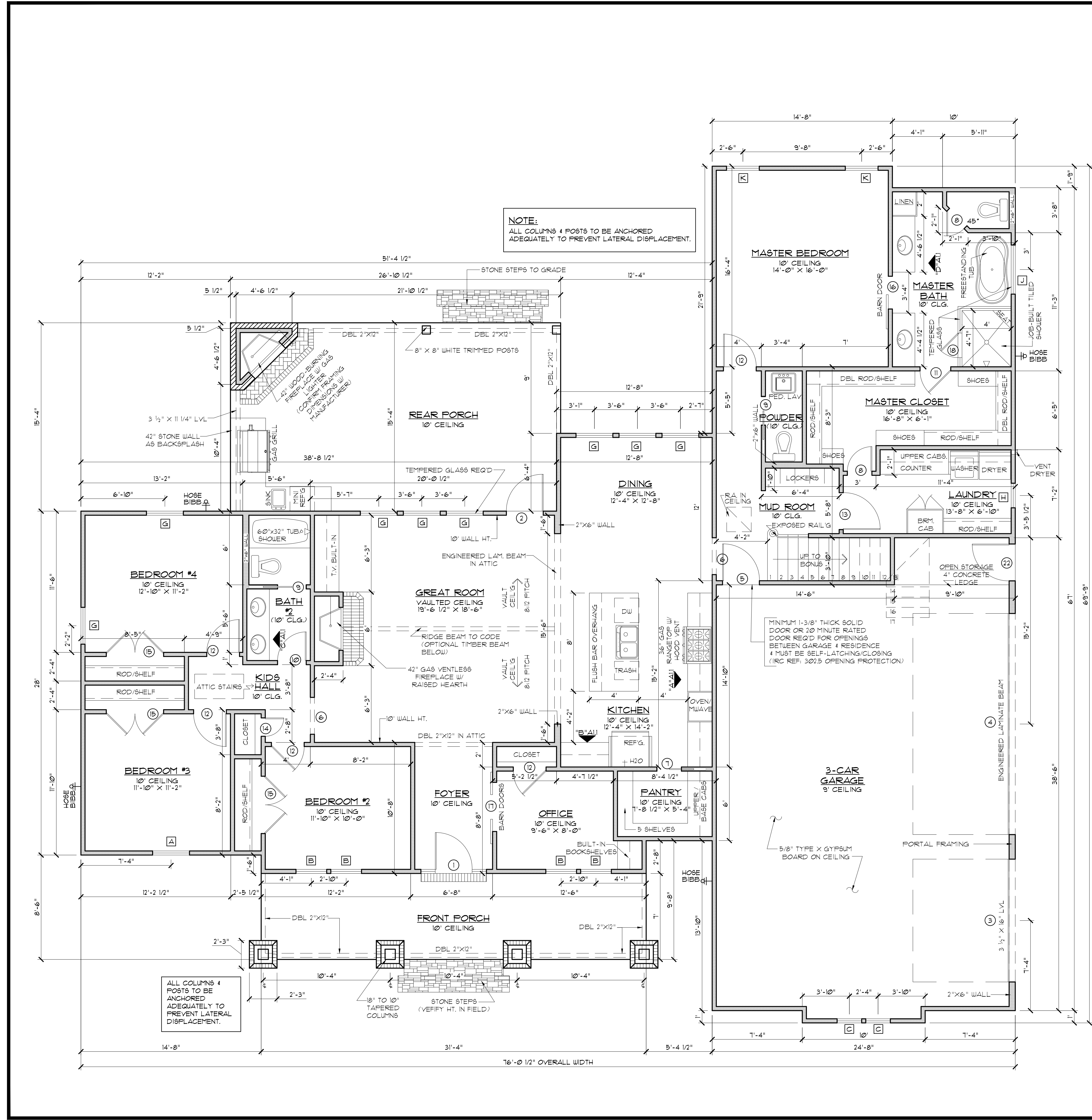
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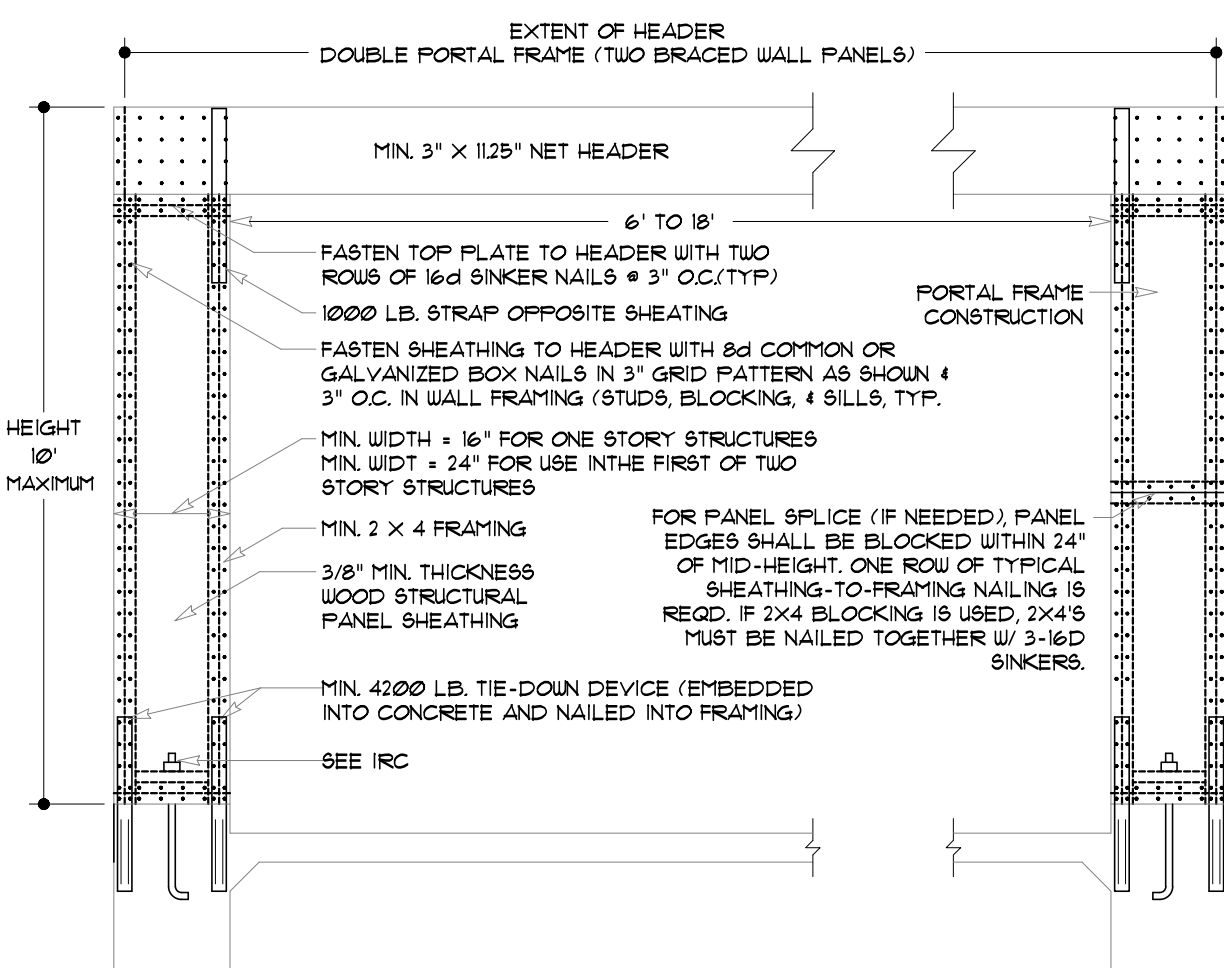
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DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	QTY.
1	3'0" X 8'0"	CRAFTSMAN 6 LITE SOLID WOOD DOOR W/ 12" SIDELIGHTS	1
2	3'0" X 8'0"	EXTERIOR 4 LITE FULL FRENCH WOOD DOOR	1
3	10'0" X 8'0"	O.H. METAL CARRIAGE-STYLE GARAGE DOOR W/ LITES & OPENER	1
4	18'0" X 8'0"	O.H. METAL CARRIAGE-STYLE GARAGE DOOR W/ LITES & OPENER	1
5	3'0" X 8'0"	EXTERIOR HORIZONTAL 6 PANEL METAL DOOR	1
6	3'0" X 8'0"	CASED OPENING	2
7	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANE H.C. MASONITE POCKET DOOR	1
8	2'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
9	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANE H.C. MASONITE POCKET DOOR	2
10	2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
11	2'6" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
12	2'8" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	5
13	3'0" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
14	16" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
15	DBL 2'4" X 8'0"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOORS	3 PAIR
16	2'8" X 8'0"	INTERIOR BARN DOOR- OWNER SELECT	1
17	DBL 2'0" X 8'0"	INTERIOR BARN DOORS- OWNER SELECT	1 PAIR
18	2'0" X 6'0"	TEMPERED FRAMELESS GLASS SHOWER DOOR	1
19	2'8" X 6'8"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	1
20	2'4" X 6'8"	SOLID CORE MASONITE ATTIC ACCESS DOOR	1
21	2'4" X 6'8"	INTERIOR HORIZONTAL 6 PANEL H.C. MASONITE DOOR	2
22	3'0" X 8'0"	EXTERIOR 4 LITE 3/4 FRENCH METAL DOOR	1

WINDOW SCHEDULE			
MARK	OPENING SIZE	DESCRIPTION	QTY.
A	3'0" X 6'0"	4/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	1
B	2'6" X 6'0"	4/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	4
C	2'0" X 4'0"	4/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	2
D	2'0" X 4'0"	4/1 LITE VINYL FIXED WINDOW INSULATED (SEE SHEET A2.0)	1
E	2'0" X 3'6"	4/1 LITE VINYL FIXED WINDOW INSULATED (SEE SHEET A2.0)	2
F	2'6" X 4'0"	4/1 LITE VINYL FIXED WINDOW INSULATED (SEE SHEET A2.0)	1
G	3'0" X 6'0"	2/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	8
H	2'0" X 4'0"	2/1 LITE VINYL FIXED WINDOW INSULATED	1
J	4'0" X 4'0"	DBL 2 LITE VINYL CASEMENT WINDOW INSULATED	1
K	2'8" X 6'0"	2/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	2
L	3'0" X 5'0"	4/1 LITE VINYL SINGLE HUNG WINDOW INSULATED	3

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.



GARAGE PORTAL DETAIL
NOT TO SCALE

SQUARE FOOTAGE	
MAIN LIVING -	2352
BONUS ROOM -	434
FRONT PORCH -	215
REAR PORCH -	410
GARAGE -	836
TOTAL LIVING SQ. FT. -	2846
TOTAL SQ. FT. -	4371

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

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

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RESIDENCE OF
ALLSION STEWART

Project

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

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FLOOR PLAN

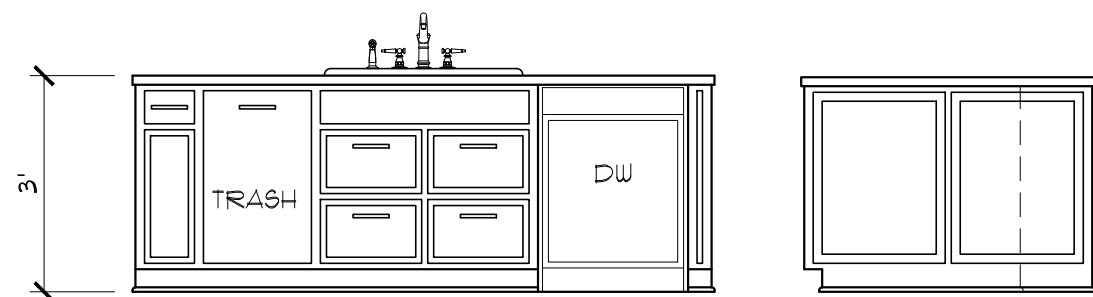
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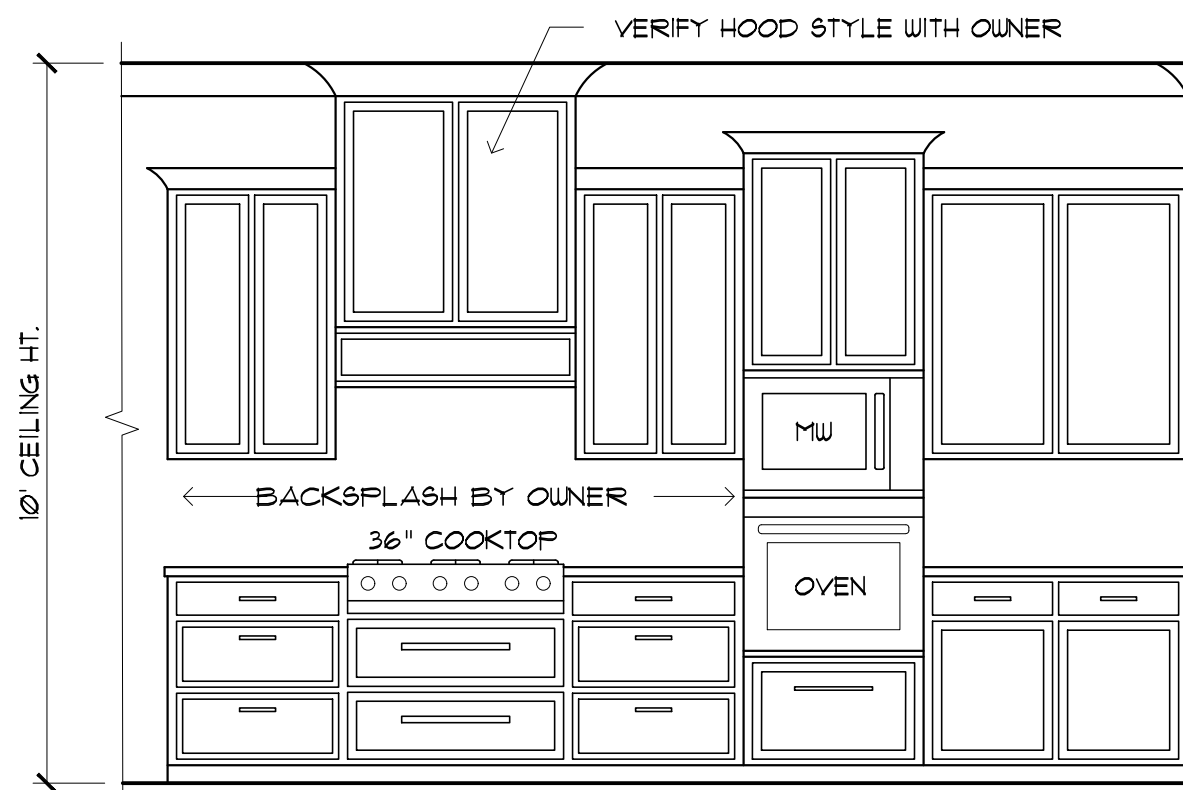
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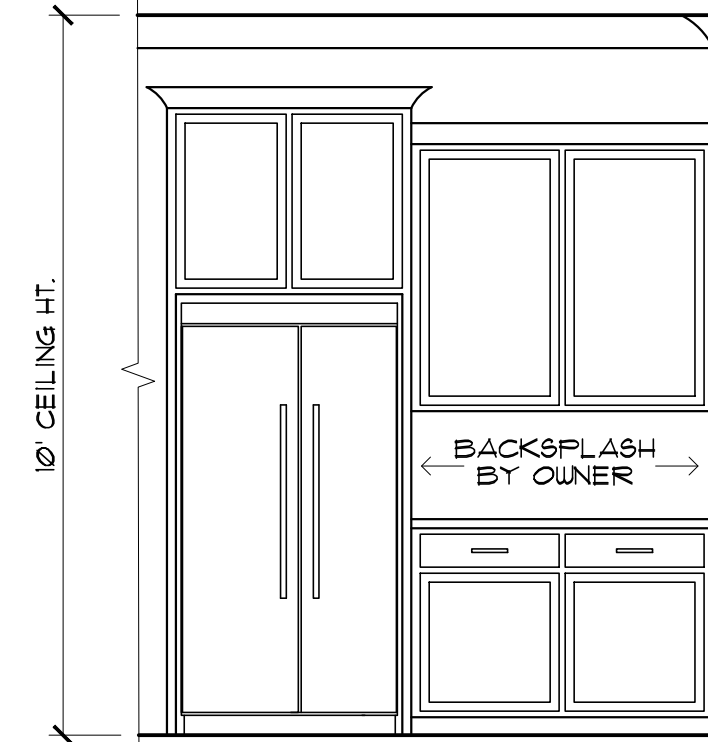
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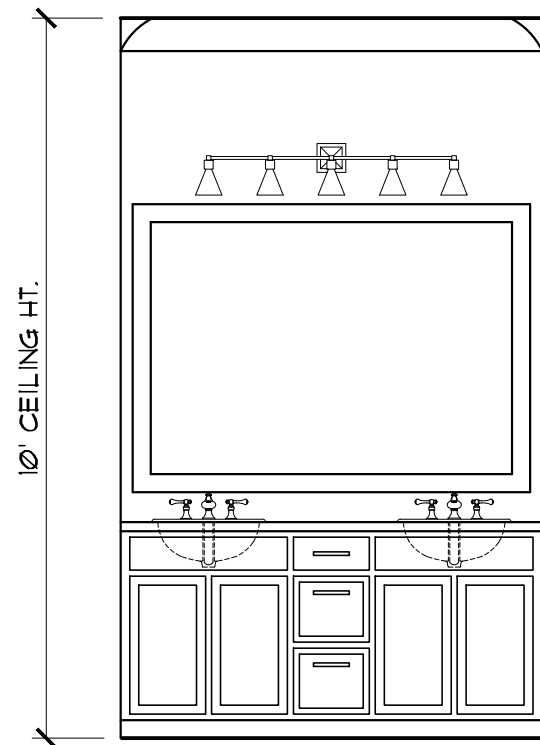
ISLAND ELEV. S
SCALE: 3/8" = 1'-0"



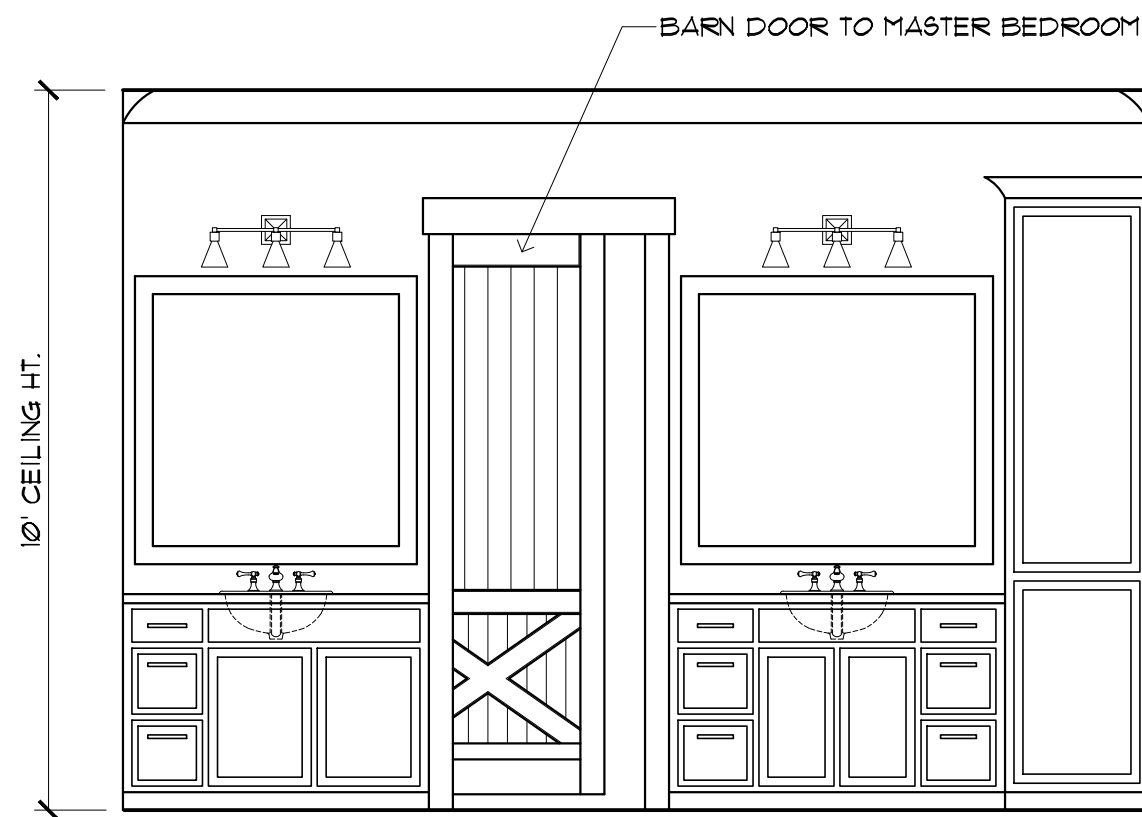
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SCALE: 3/8" = 1'-0"



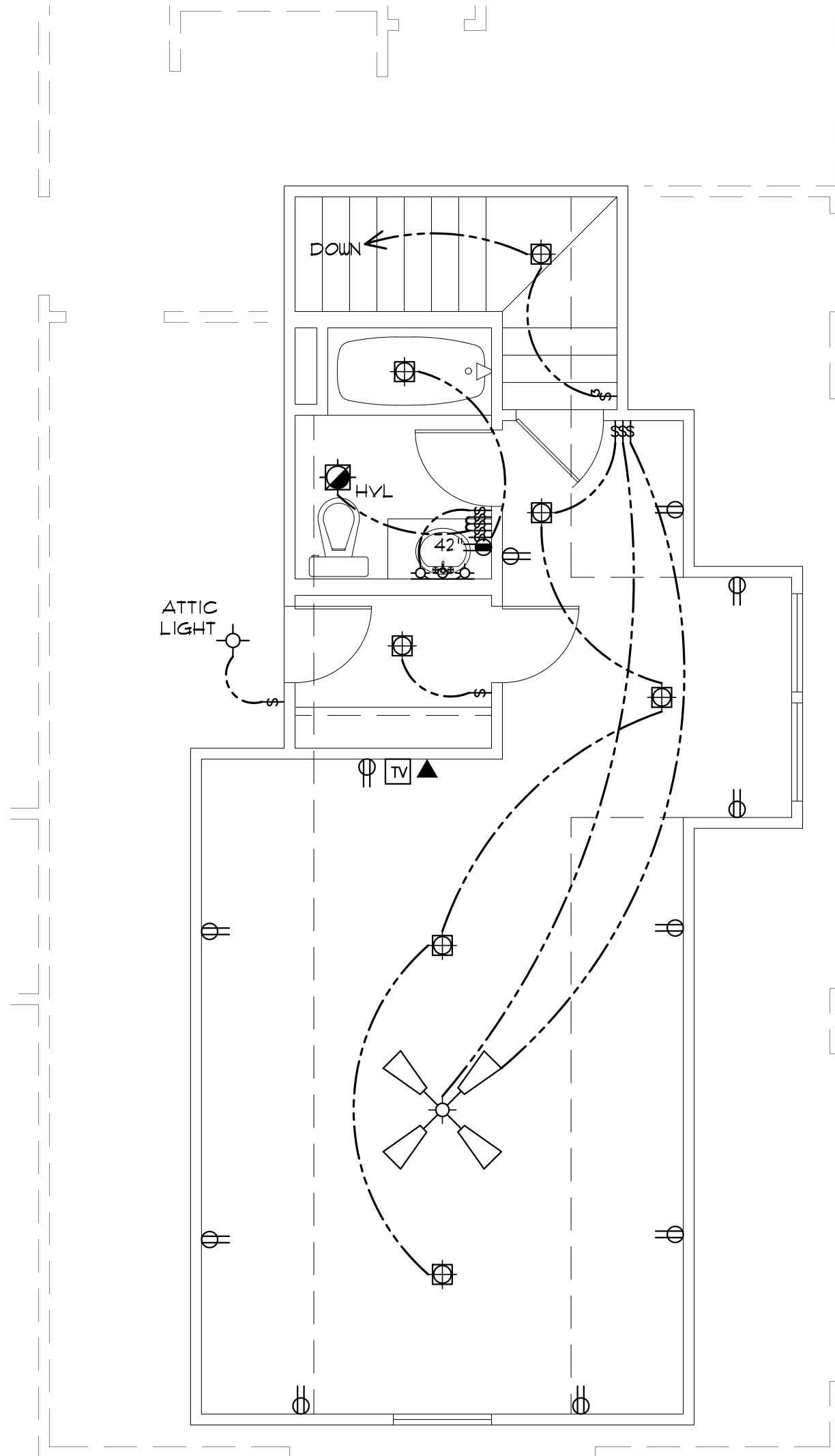
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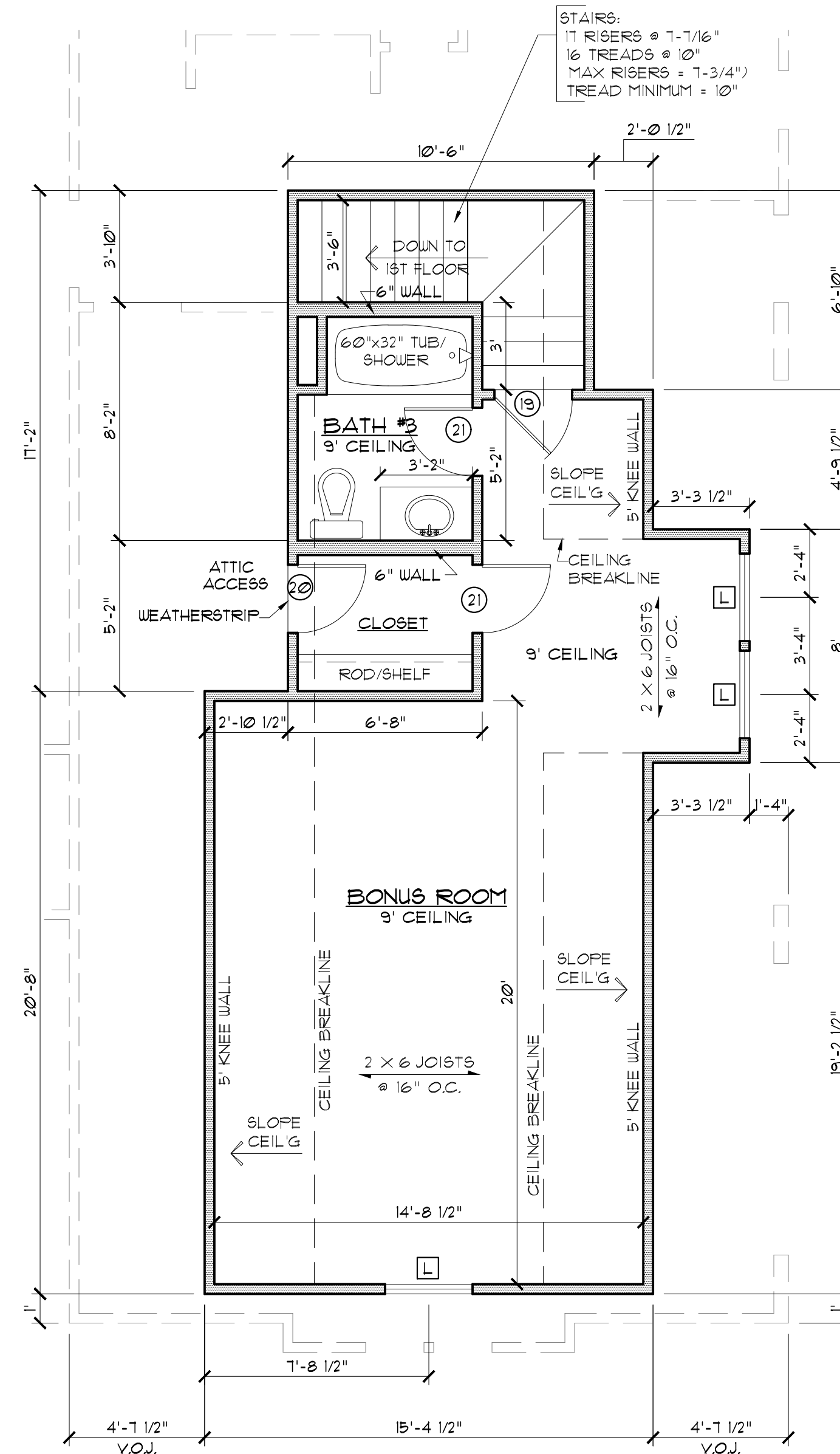
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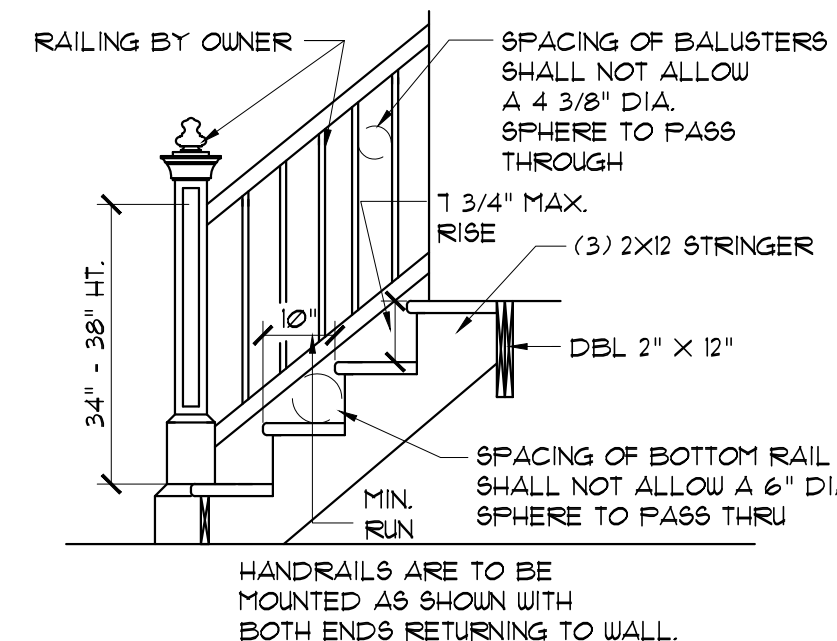
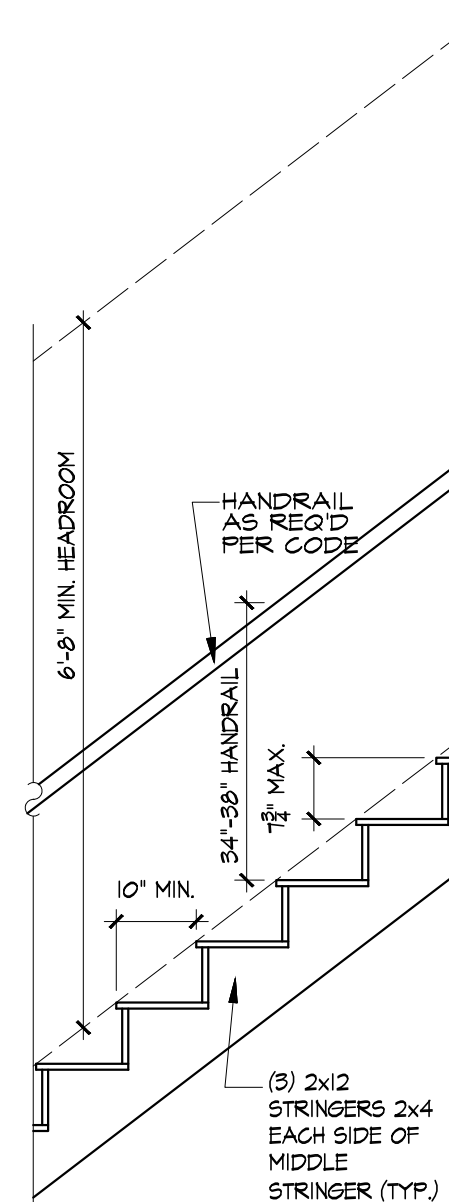
D MASTER BATH ELEV. S
SCALE: 3/8" = 1'-0"



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



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



STAIR RAILING DETAILS S
SCALE: 1/2" = 1'-0"

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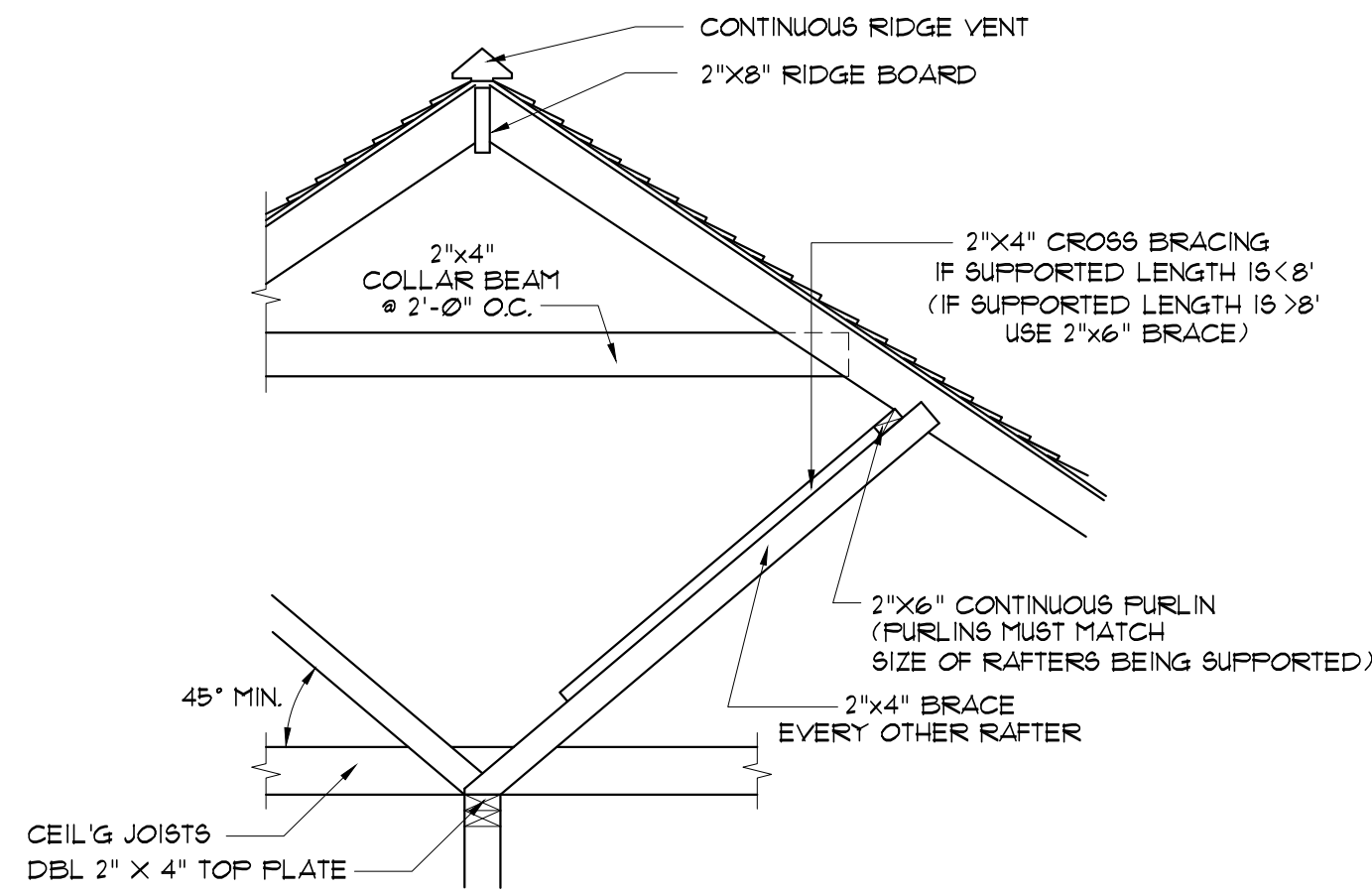
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BONUS ROOM
& INT. ELEV. S

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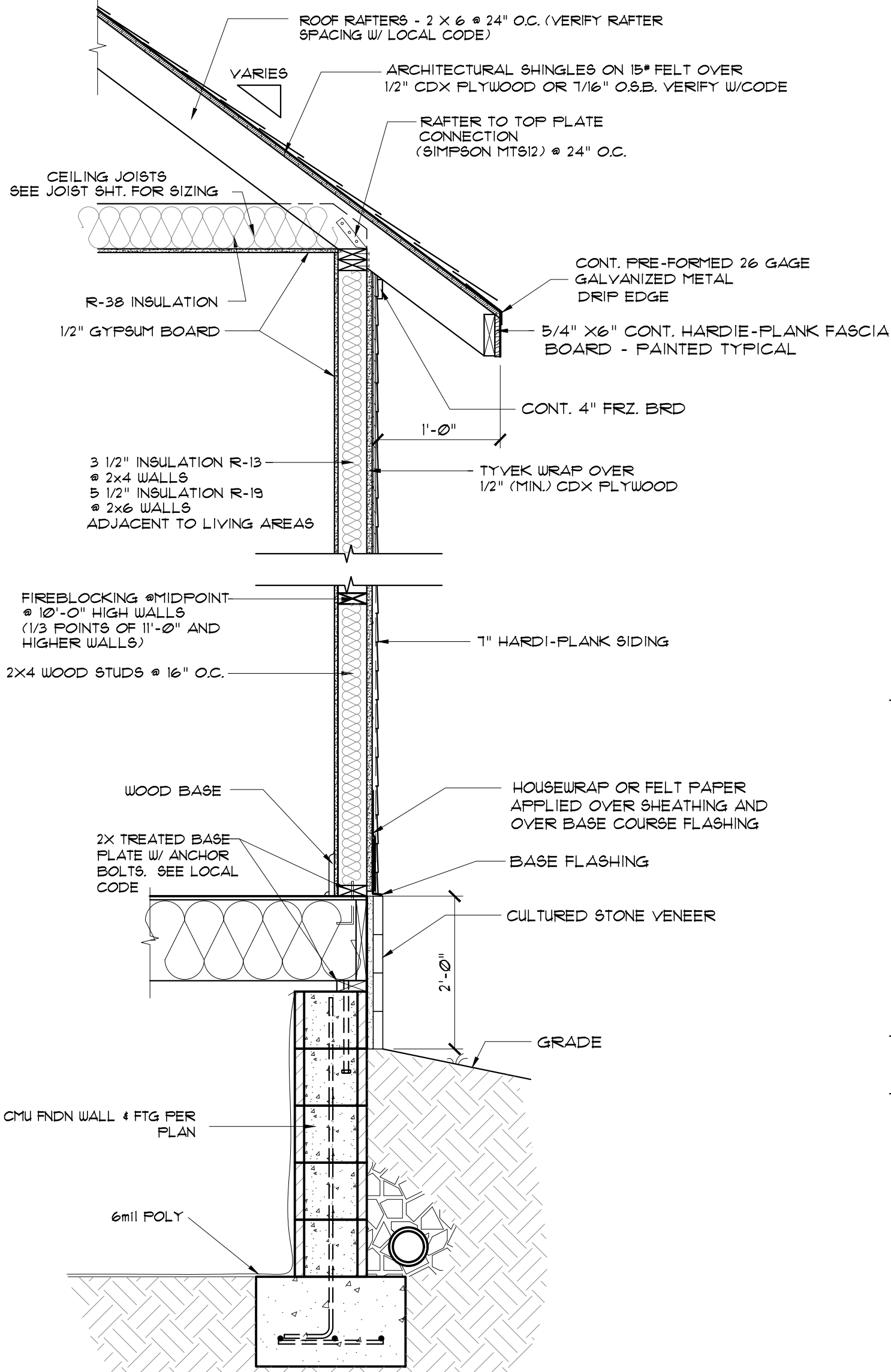
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TYPICAL ROOF BRACING DETAIL

SCALE: 1/2" = 1'

ATTIC VENTILATION:
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/60 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT A REDUCTION OF THE TOTAL AREA TO 1/80 IS PERMITTED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE ATTIC VENTILATION SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED VOLUME OF COMBUSTION AIR (AS PER SEC. R802 OF THE I.R.C.)



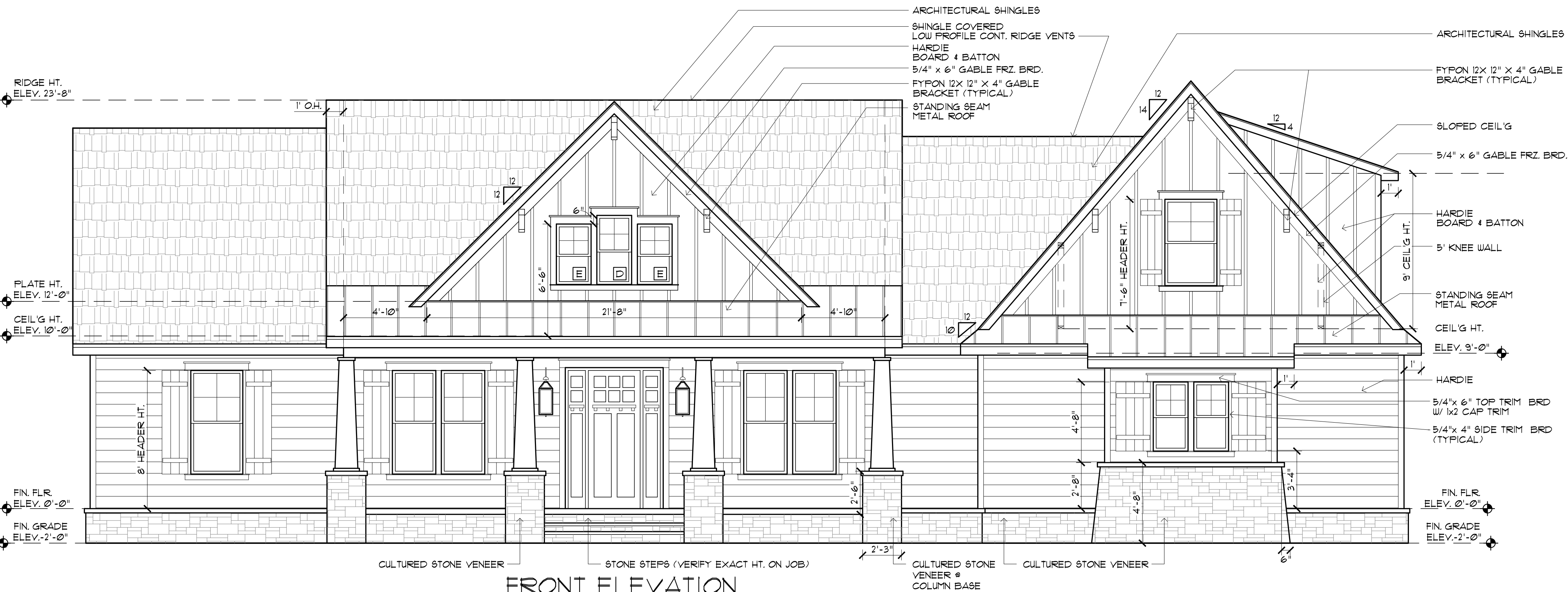
TYPICAL WALL SECTION HARDY-PLANK SIDING

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



REAR ELEVATION

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



FRONT ELEVATION

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

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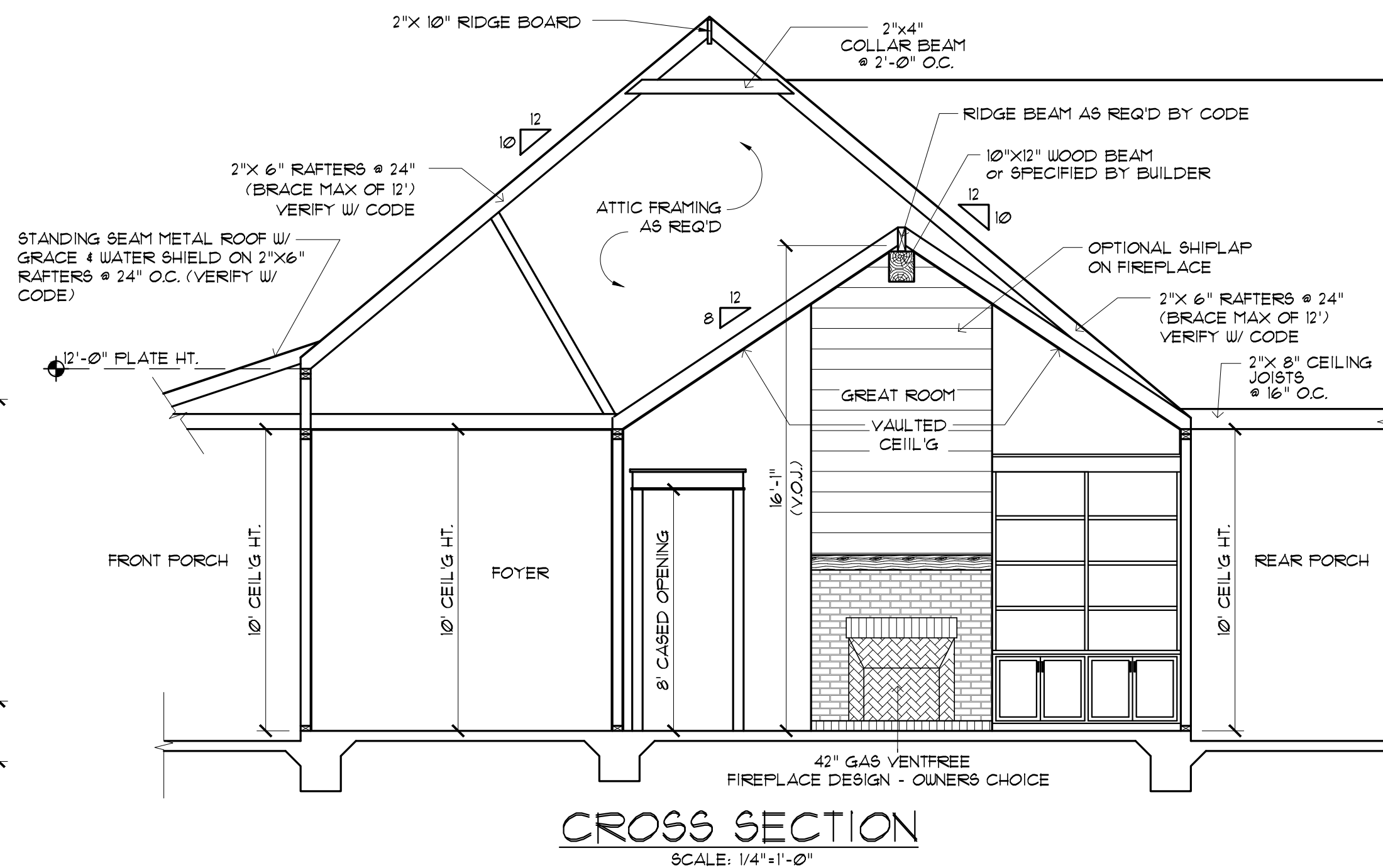
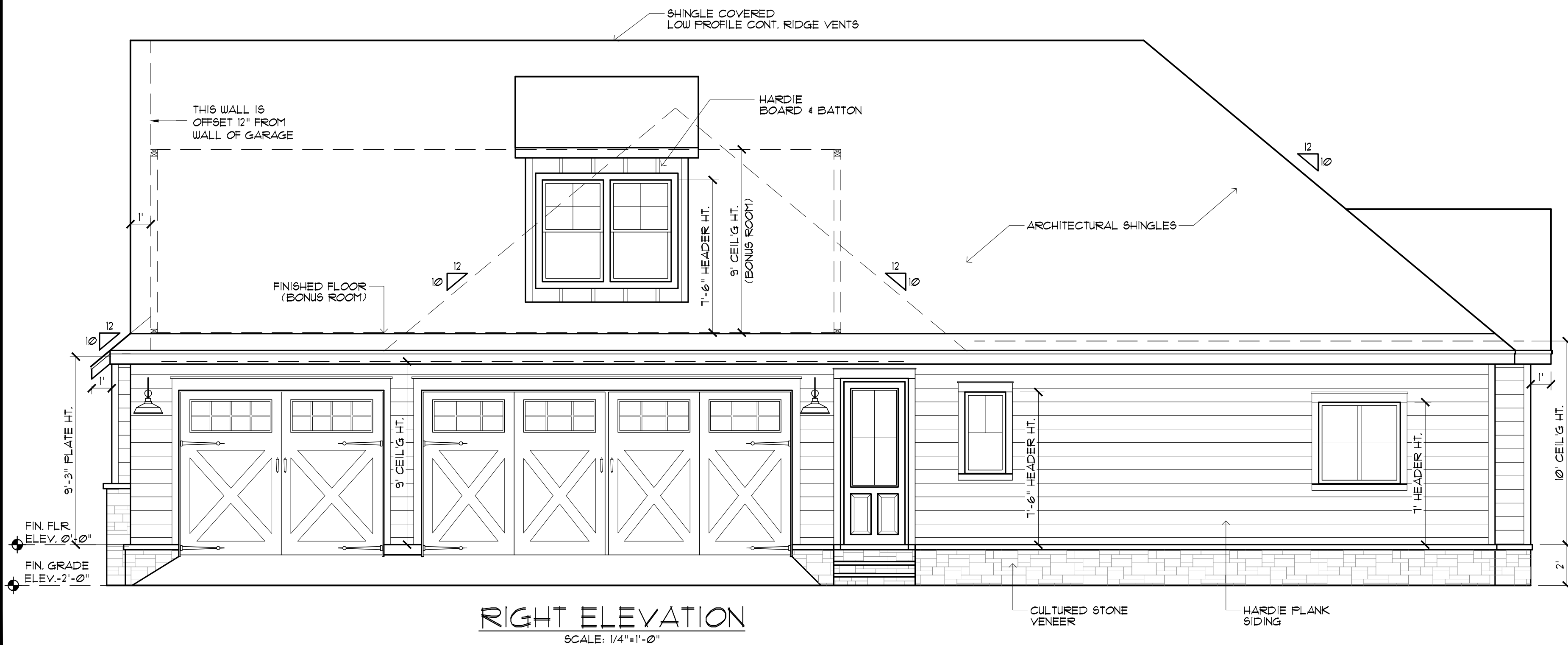
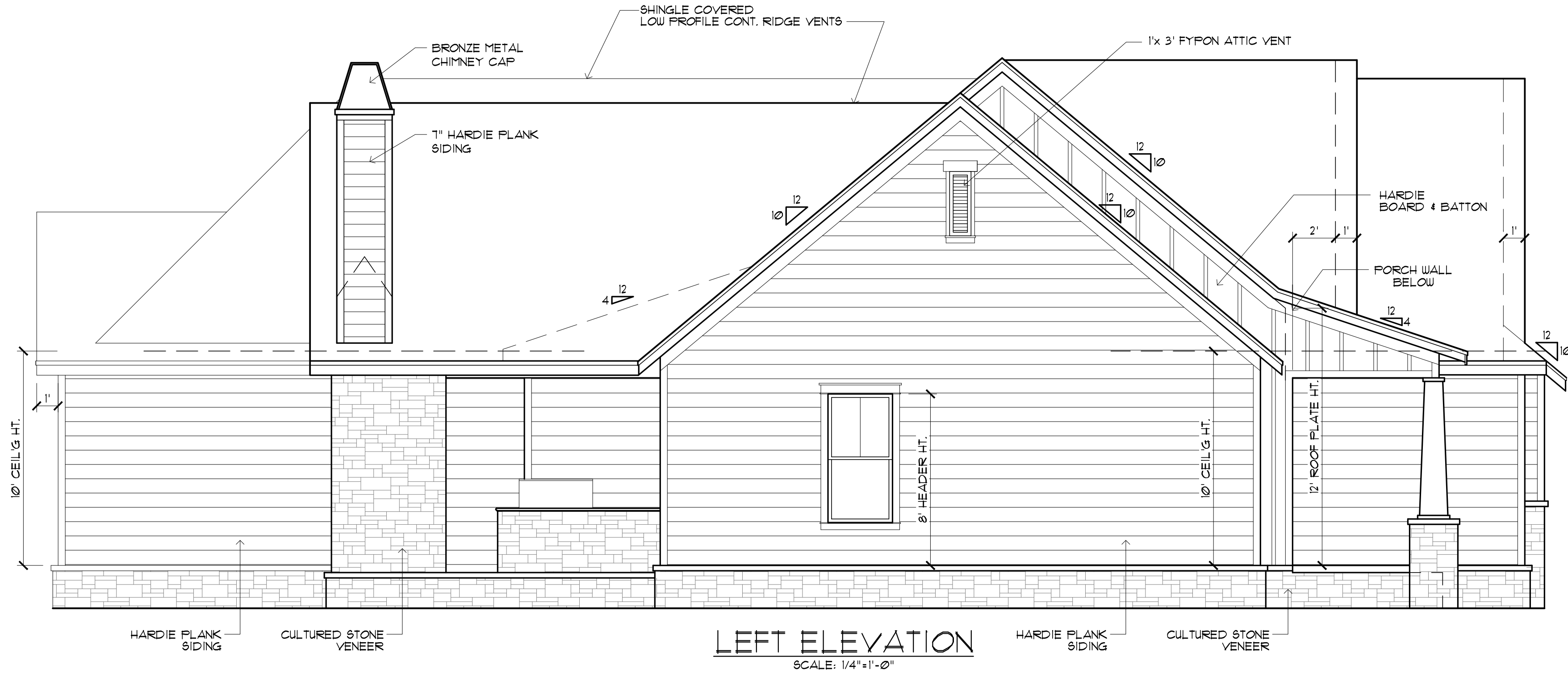
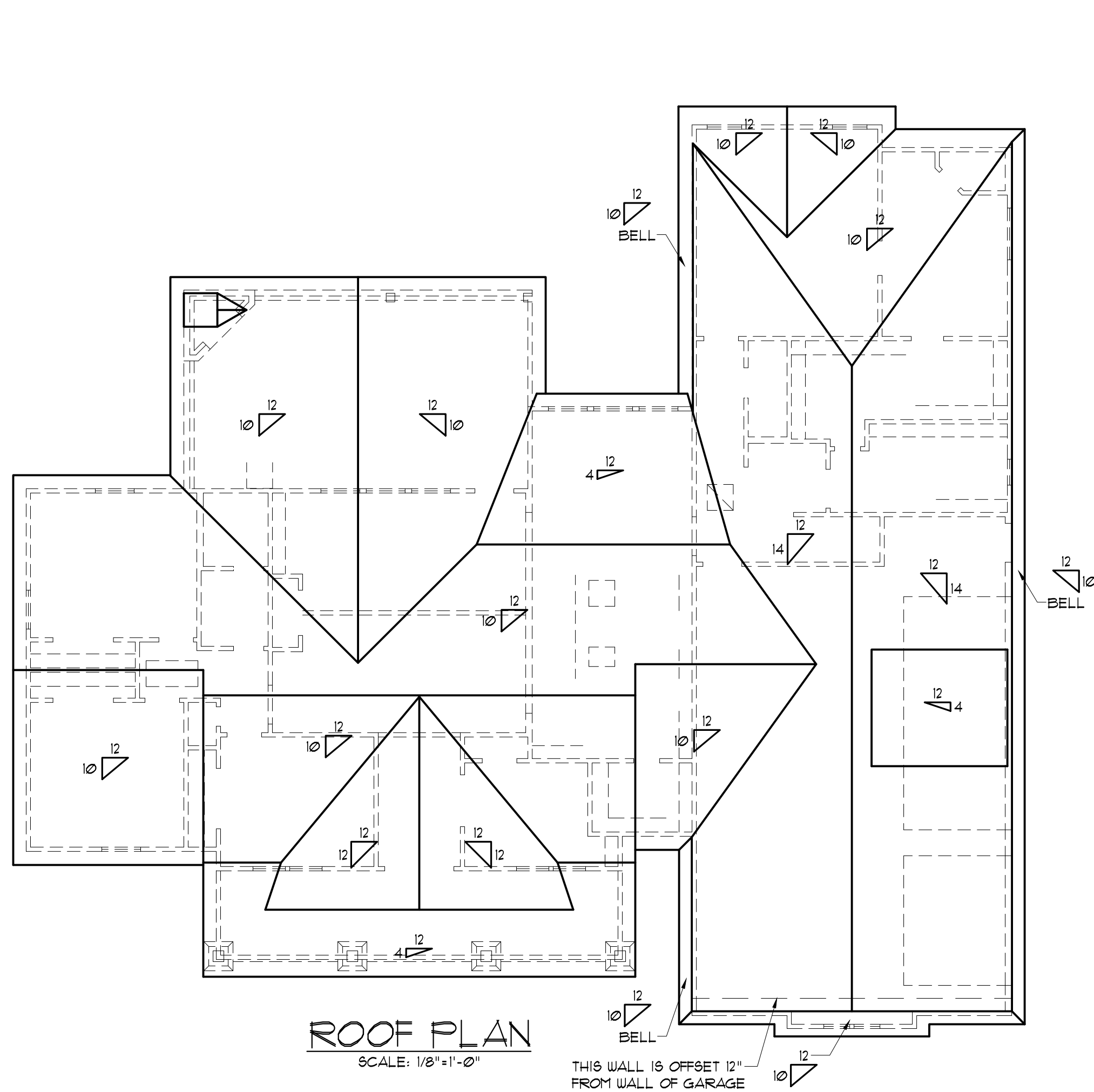
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FRONT & REAR ELEVATIONS

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Project

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

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Project No.: CEDAR SPRINGS

W. BONUS

DATE: JANUARY 27, 2025

DRAWN BY: Steven Madden

DESIGNED BY: Steven Madden

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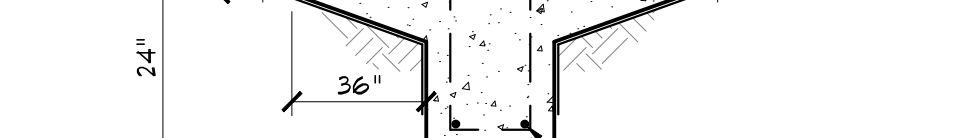
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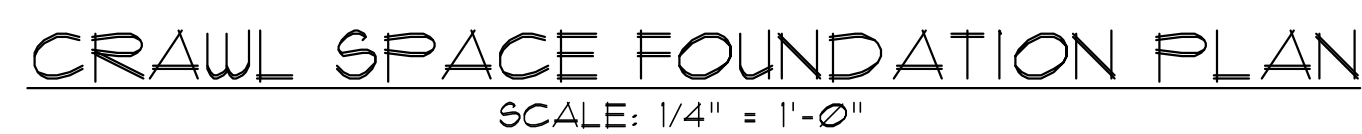
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THIS GENERIC FOUNDATION PLAN IS DESIGNED FOR NON EXPANSIVE SOILS WITH A BEARING CAPACITY OF AT LEAST 2500 PSF AND AN EFFECTIVE FRICTION ANGLE OF NO LESS THAN 30°. THIS PLAN IS NOT CERTIFIED FOR A SPECIFIC LOCATION, RECOMMENDED SITE GEOTECHNICAL INVESTIGATION AND COORDINATION OF THE FOUNDATION PLAN WITH SITE CONDITIONS BY A LOCAL ENGINEERING FIRM.

- *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
	2" CMU PIER
CRAWL SPACE VENTILATION REQUIREMENTS PER IRC R402	
CRAWL AREA	2799 SF
FORMULA	1/300 SF REQ'D VENT AREA
SF. VENTS REQUIRED	11
* VENTS NEEDED	16

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HOME DESIGN

8375 Rushing Road

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FOUNDATION PLAN

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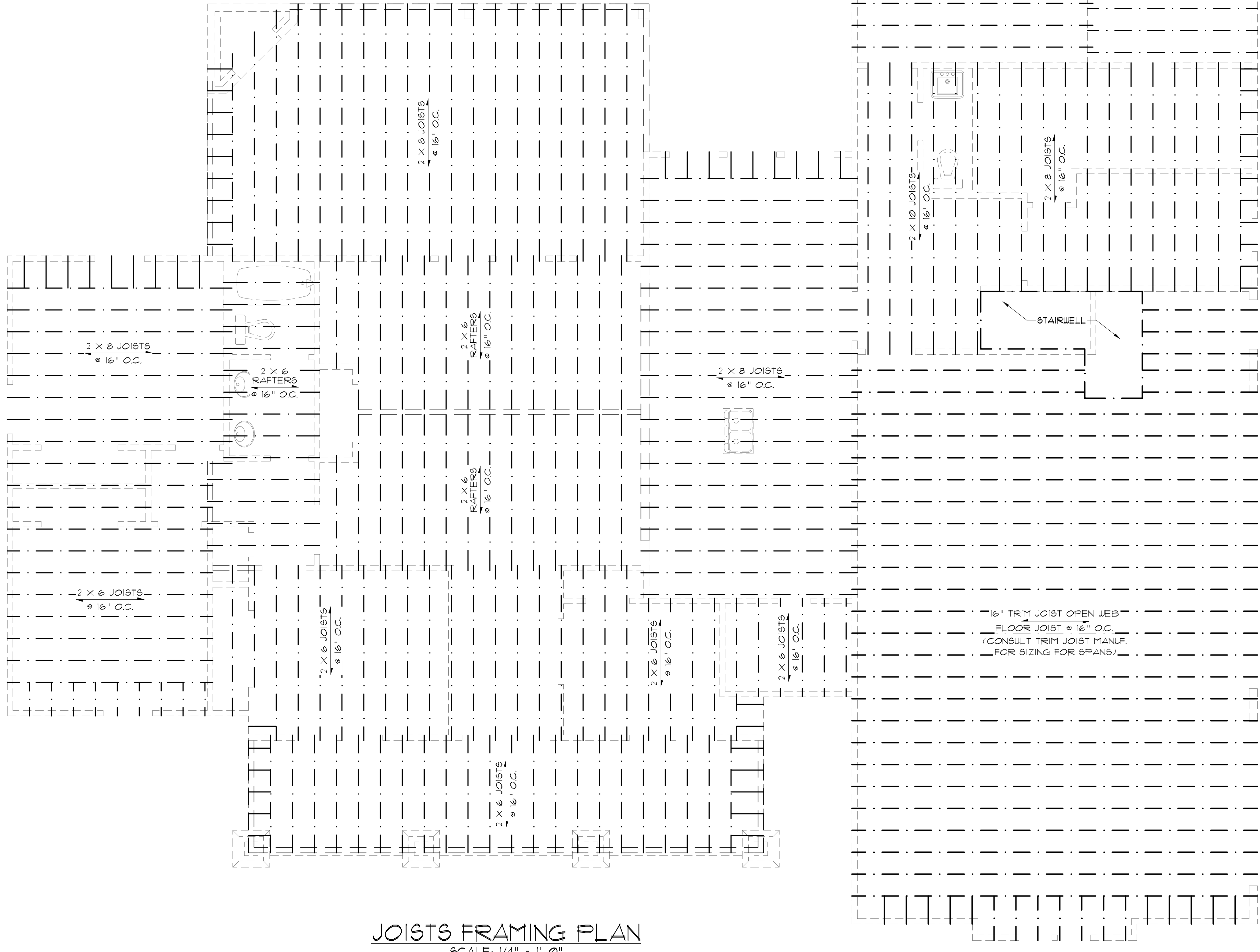
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CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTIC WITHOUT STORAGE, LIVE LOAD = 20PSF, LΔ = 240) DEAD LOAD = 10 PSF		
**IF HABITABLE ATTIC SPACE OR STORAGE IS DESIRED, REFER TO INTERNATIONAL RESIDENTIAL CODE SPAN 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 TABLE R802.5.1 (2)

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD = 20 PSF, LΔ = 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 TABLE R802.4.1 (3)



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

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

CEILING JOIST & RAFTER NOTE:
CEILING JOISTS & RAFTERS ARE SELECTED BASED
ON SOUTHERN YELLOW PINE
IF ANOTHER SPECIES OF WOOD IS USED THE JOISTS
MUST BE RE-SELECTED, AND IT IS THE BUILDER OR
CONTRACTOR'S RESPONSIBILITY TO RECALCULATE
JOIST & RAFTER SIZES TO ENSURE PROPER
CONSTRUCTION OF THE HOME.

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" FLYWOOD 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" 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 PRE 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 R401.3.
15. SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R602.1(1) AND (2).
16. HEADERS AND GIRDERS WHOSE SPAN EXCEEDS THOSE LISTED IN IRC TABLE R602.1(1) AND (2) ARE TO BE ENGINEERED BEAMS TO BE SIZED BY A QUALIFIED PARTY.
17. WALLS ADJACENT TO GARAGE DOOR OPENINGS 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 R502.1.1 (1)

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Dentham Springs, Louisiana
70726
Phone: (225) 791-2912

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JOIST FRAMING
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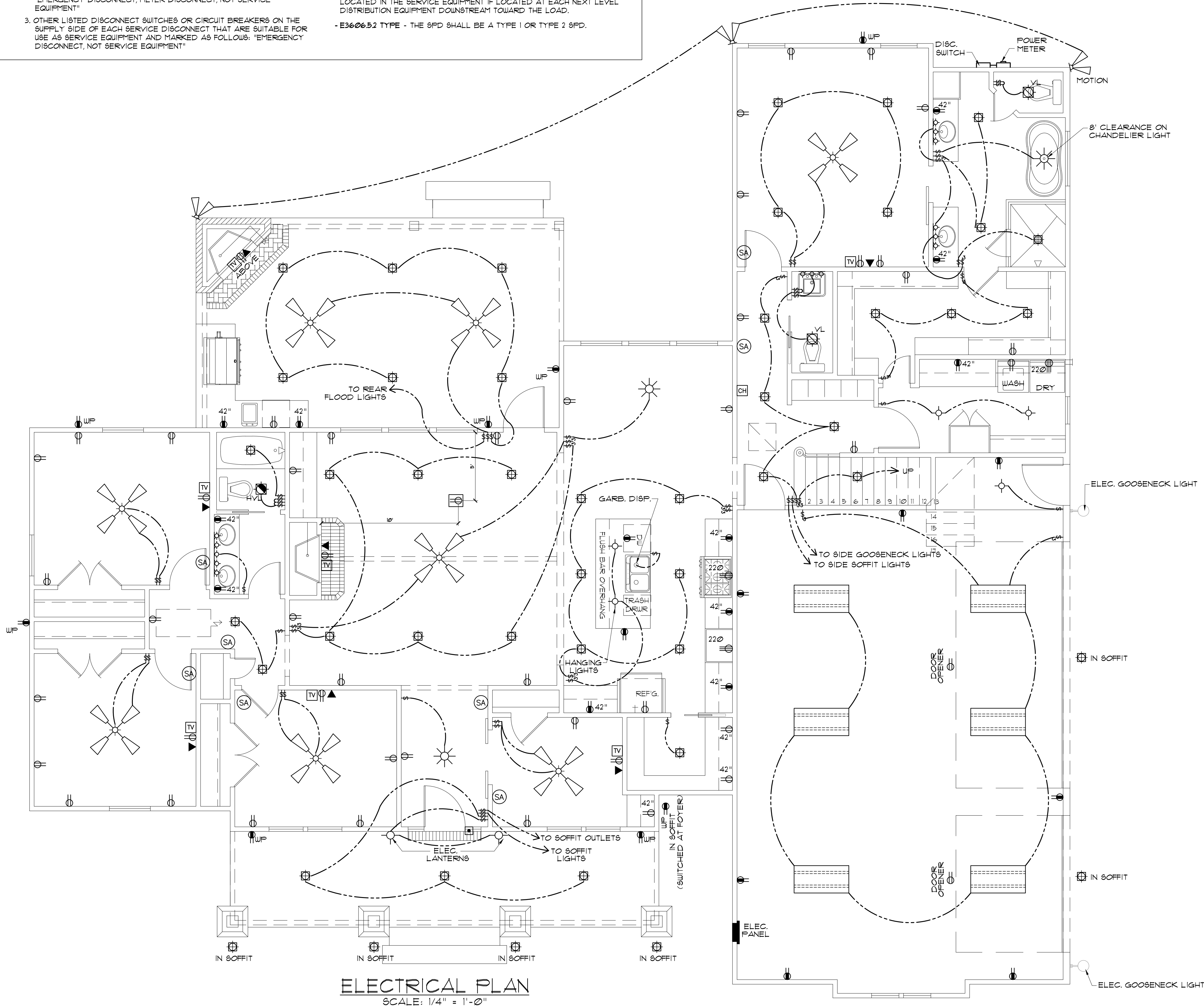
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IRC 2021 ELECTRICAL BUILDING CODE NOTES:

- **E3601.8 EMERGENCY DISCONNECTS** - FOR ONE AND TWO FAMILY DWELLING UNITS, ALL SERVICE CONDUCTORS SHALL TERMINATE IN DISCONNECTING MEANS HAVING A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT, INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION. IF MORE THAN ONE DISCONNECT IS PROVIDED, THEY SHALL BE GROUPED. EACH DISCONNECT SHALL BE ONE OF THE FOLLOWING:
- SERVICE DISCONNECTS MARKED AS FOLLOWS: "EMERGENCY DISCONNECT, SERVICE DISCONNECT"
 - METER DISCONNECT SWITCHES THAT HAVE A SHORT-CIRCUIT CURRENT RATING EQUAL TO OR GREATER THAN THE AVAILABLE FAULT CURRENT AND ALL METAL HOUSINGS AND SERVICE ENCLOSURES ARE GROUNDED IN ACCORDANCE WITH SECTION E3908.1 AND BONDED IN ACCORDANCE WITH SECTION 3603. A METER DISCONNECT SWITCH SHALL BE CAPABLE OF INTERRUPTING THE LOAD SERVED AND SHALL BE MARKED AS FOLLOWS: "EMERGENCY DISCONNECT, METER DISCONNECT, NOT SERVICE EQUIPMENT"
 - OTHER LISTED DISCONNECT SWITCHES OR CIRCUIT BREAKERS ON THE SUPPLY SIDE OF EACH SERVICE DISCONNECT THAT ARE SUITABLE FOR USE AS SERVICE EQUIPMENT AND MARKED AS FOLLOWS: "EMERGENCY DISCONNECT, NOT SERVICE EQUIPMENT"

- **E3902.3 LAUNDRY AREAS** - 125 VOLT THROUGH 250 VOLT RECEPTACLES INSTALLED IN LAUNDRY AREAS AND SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. (NEC 210.8(A)(10))
- **E3902.11 KITCHEN DISHWASHER BRANCH CIRCUIT** - GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED FOR OUTLETS SUPPLIED BY BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND THAT SUPPLY DISHWASHERS IN DWELLING UNIT LOCATIONS. (NEC 422.5(A))
- **E3606.5 SURGE PROTECTION** - ALL SERVICES SUPPLYING ONE AND TWO FAMILY DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THROUGH E3606.5.3
- **E3606.5.1 LOCATION** - THE SPD SHALL BE AN INTEGRAL PART OF THE SERVICE EQUIPMENT OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. EXCEPTION, THE SPD SHALL NOT BE REQUIRED TO BE LOCATED IN THE SERVICE EQUIPMENT IF LOCATED AT EACH NEXT LEVEL DISTRIBUTION EQUIPMENT DOWNSTREAM TOWARD THE LOAD.
- **E3606.5.2 TYPE** - THE SPD SHALL BE A TYPE 1 OR TYPE 2 SPD.



ELECTRICAL SYMBOL LEGEND	
	BRONZE UP LIGHTS (NUVO 6\"/>
	CABLE OUTLET
	TELEPHONE/ ETHERNET OUTLET
	RECEPTACLE, 15A, 125V, 2 POLE 3 WIRE, GROUND, DUPLEX
	FLOOR DUPLEX RECEPTACLE
	GROUND-FAULT-CIRCUIT-INTERLIFT RECEPTACLE-USE SQUARE D QUICK GUARD FOR WP LOCATIONS
	RECEPTACLE, 50A, 220V, 2 POLE 3 WIRE, GROUND
	TOGGLE SWITCH, SINGLE POLE, 15A
	TOGGLE SWITCH, 3 WAY, 15A
	ELEC. DOOR BELL
	DOORBELL CHIME
	DIMMER SWITCH
	LIGHT FIXTURE, LED CEILING MOUNTED
	LIGHT FIXTURE, LED EXTERIOR FLOODS
	CEILING FAN W/ LIGHT- PROVIDE SEPERATE SWITCHES FOR F & L
	LIGHT FIXTURE - CHANDELIER W/ LED BULBS
	LED RECESSED LIGHT
	LIGHT FIXTURE - LED
	SMOKE ALARM - 110V ELEC. W/ CARBON MONOXIDE DETECTOR
	VANITY LIGHT
	VENT/LIGHT RECESSED CAN
	HEAT/VENT/LIGHT
	VENT/LIGHT ONLY
	SCONCE LIGHT
	WALL MOUNT ELECTRIC LANTERN

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 GARBAGE 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 SET 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 GARAGE.
- 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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