

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL SIDEWALKS, AND DRIVEWAY CURB CUTS AS REQUIRED BY LOCAL MUNICIPALITIES TO APPROPRIATE PSI, THICKNESS, AND REINFORCEMENT.
2. **CERTIFIABLE ENGINEERED DRAWINGS ARE TO BE PROVIDED ON AVAILABLE SOILS INFORMATION IF NECESSARY. TO BE PROVIDED FOR BY THE CONTRACTOR.
3. AFTER VERIFYING SITE CONDITIONS, ELEVATIONS, SURVEY INFORMATION, STAKEOUT BUILDING TO VERIFY ALL DIMENSIONS OF BUILDING PLAN AND EXISTING UTILITY EASEMENTS. NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES.

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:

1. HISTORIC DISTRICT (IF NECESSARY)
2. LANDSCAPE REQUIREMENTS (IF NECESSARY)
3. GATES AND FENCES (IF NECESSARY)
4. OFF-STREET PARKING REQUIREMENTS (IF NECESSARY)
5. MINIMUM SITE SF
6. MINIMUM DRIVE WIDTH
7. MINIMUM HOUSE SF
8. SETBACKS/YARD REQUIREMENTS

1. ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ENGINEERED DRAWINGS FOR THIS PROJECT.
2. GENERAL CONTRACTOR SHALL COORDINATE, APPLY AND PAY FOR ALL PERMITS, INSPECTIONS AND/OR CERTIFICATIONS FROM THE APPROPRIATE AGENCIES.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND REQUIRED SAFETY PRECAUTIONS TO ACCOMPLISH THE WORK.
4. ALL ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND WATERPROOFED AS PER BUILDING STANDARDS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AMONG DIFFERENT TRADES.
6. GYP. BOARD ON INTERIOR WOOD STUD WALLS AND ON CEILING TO BE 1/2" THICK.
7. CONTRACTOR OR OWNER SHALL PROVIDE SAMPLES TO THE APPLICANT FOR MATERIAL SELECTION. CONTRACTOR OR OWNER SHALL RETAIN A DOCUMENT, SIGNED BY APPLICANT, STATING THAT THE APPLICANT APPROVES COLOR AND QUALITY OF PAINT, FLOORING, HARDWARE, COUNTERTOPS.
8. ALL STRUCTURAL WOOD SHALL BE NO. 2 SYP. OR BETTER, ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE TREATED.
9. EQUIVALENT PRODUCTS FOR "MICRO-LAM" BEAMS & PLYWOOD WEB JOISTS, BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED TECHNICAL DATA IS SUBMITTED PROVING EQUAL STRENGTH TO MEMBERS SPECIFIED, AND COMPLY WITH THE CRITERIA NOTED ON THESE DRAWINGS.
10. ALL ROOF FLASHING/NAILING TO BE PERFORMED IN COMPLIANCE WITH SECTION 9 OF THE GOVERNING EDITION OF IRC.
11. EXTERIOR WALL SHEATHING TO BE 1/2" THICK APA STRUCTURAL I RATED. BLOCK ALL EDGES. PROVIDE 1/8" SEPARATION BETWEEN PANELS. NAIL ALL EDGES AT 3" O.C. WITH 8d COMMON RING SHANK NAILS, INTERMEDIATE NAILING AT 12" O.C.
12. ALL ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR OSB SHEATHING. BLOCK ALL EDGES AND PROVIDE 1/8" SEPARATION BETWEEN PANELS. NAIL EDGES W/ 8d RING SHANK NAILS AT 4" OC AND 4" OC INTERMEDIATE NAILING
13. ALL WINDOWS THROUGHOUT THE HOMES ARE TO BE DOUBLE GLAZED WITH A LOW 'E' COATING.
14. ALL EXTERIOR DOORS ARE TO HAVE INSULATED FIBERGLASS OR METAL DOORS, TO RESIST CLIMATE CONDITIONS, WIND LOADS, AND STILL HAVE A SUPERIOR INSULATION FACTOR.
15. ALL LIGHT BULBS SHALL BE EITHER HIGH EFFICIENCY, COMPACT FLORESCENT, OR LED LIGHTING.
16. USE INSULATED CAN AND AIR TIGHT (ICAT) RECESSED LIGHTS WHERE RECESSED LIGHTS ARE CALLED OUT.
17. MOUNTING HEIGHT FOR ALL SWITCHES, TO BE AT 4'-0" AFF.
18. MOUNTING HEIGHT FOR ALL ELECTRICAL OUTLETS IS 1'-3" AFF MINIMUM.
19. PROVIDE A MINIMUM FLOOR PASSAGE WIDTH OF 3'-0" IN ALL HABITABLE AREAS OF STRUCTURE.
20. TOILET SEATS ARE TO BE 1'-5" TO 1'-7" AFF.
21. ALL APPLIANCES AND FIXTURES TO BE SPECIFIED BY OWNER.
22. ALL EXTERIOR MATERIALS TO BE SPECIFIED BY OWNER AND/OR APPROVED BY DESIGNER.
23. ALL LIVE LOADS ARE TO COMPLY TO TABLE R301.5 OF THE GOVERNING EDITION OF IRC.

1. ANY REQUIRED SETBACKS, SITE RESTRICTIONS/CONDITIONS, ETC. ARE TO BE VERIFIED WITH LOCAL BUILDING MUNICIPALITIES BY THE CONTRACTOR. THE DESIGNER IS NOT RESPONSIBLE FOR THE ORIENTATION AND PLACEMENT OF BUILDING(S) ON THE SITE. THE CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR SITE CONSTRUCTION UPON EVALUATION OF SURVEY, FLOOD CERTIFICATE, BUILDING/ZONING ORDINANCE, HISTORICAL OVERLAY DISTRICTS, AND LOCAL FIRE AND BUILDING CODES.
2. ALL WORK PERFORMED IN AREAS WITHOUT A LOCAL BLDG. OFFICIAL SHALL BE INSPECTED BY A PRIOR APPROVED THIRD PARTY. DOCUMENTATION OF SUCH SHALL BE SUBMITTED TO THE PROJECT MGR. INSPECTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, STRUCTURAL, FRAMING, PLUMBING, ELECTRICAL AND HVAC.
3. CONTRACTOR RESPONSIBLE FOR JOB SITE EXAMINATION, VERIFICATION, AND LOCATION OF ALL SITE REQUIREMENTS INCLUDING, BUT NOT EXCLUSIVE OF STAIRS, RAMPS, PARKING LAYOUT, BUILDING SETBACKS AND EASEMENTS, UTILITY CONNECTIONS, AND A/C COMPRESSOR LOCATIONS.
4. CONTRACTOR RESPONSIBLE FOR REFERENCING SURVEY AND/OR ELEVATION BENCHMARK CERTIFICATE FOR SITING OF BUILDING.
5. CONTRACTOR RESPONSIBLE FOR FOUNDATION DESIGN AND FINISH FLOOR ELEVATION VERIFICATION TO COMPLY WITH FEMA BASE FLOOD ELEVATION WHEN APPLICABLE.
6. CONTRACTOR RESPONSIBLE TO SUBMIT AND RECEIVE ALL BUILDING PERMITS AND INSPECTIONS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
7. CONTRACTOR RESPONSIBLE FOR SEWER LINE CONNECTION.
8. CONTRACTOR RESPONSIBLE FOR LOCATING TWO HOSE BIBS. HOSE BIB LOCATIONS ARE NOT TO BE LOCATED ON THE FRONT FACADE.
9. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL APPOINTED ENGINEERING AND INSPECTIONS REQUIRED.
10. REFER TO STRUCTURAL DOCUMENTS FOR FOUNDATION DESIGN, FLOOR/CEILING FRAMING, HOLD DOWNS, CLIPS, STRAPS, BLOCKING, SHEAR WALL LOCATIONS, AND FASTENERS PATTERNS/SIZES.

1. EXTERIOR WALLS:
 - PAINTED REINFORCED CEMENTITIOUS SIDING
 - PAINTED REINFORCED STUCCO
 - PAINTED REINFORCED BRICK VENEER
 - "TYVEK" BUILDING WRAP
 - 7/16" O.S.B. SHEATHING - 2x STUDS @ 1'-4" O.C.
 - R-15 BATT INSULATION - 1/2" GYPSUM BOARD INTERIOR
2. INTERIOR WALLS:
 - 2x STUDS @ 1'-4" O.C. - 1/2" GYPSUM BOARD ON BOTH SIDES
3. CEILING:
 - 2x JOISTS @ 1'-4" O.C. - 1/2" GYPSUM BOARD
 - R-38 INSULATION
4. ROOF SYSTEM:
 - 30 YEAR FIBERGLASS SHINGLES - # 15 FELT
 - 7/16" O.S.B. OR CDX PLYWOOD - 2x6 RAFTERS @ 2'-0" O.C.

1. 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.
2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES.
3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE ENGINEERED DRAWINGS FOR THIS PROJECT.

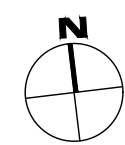
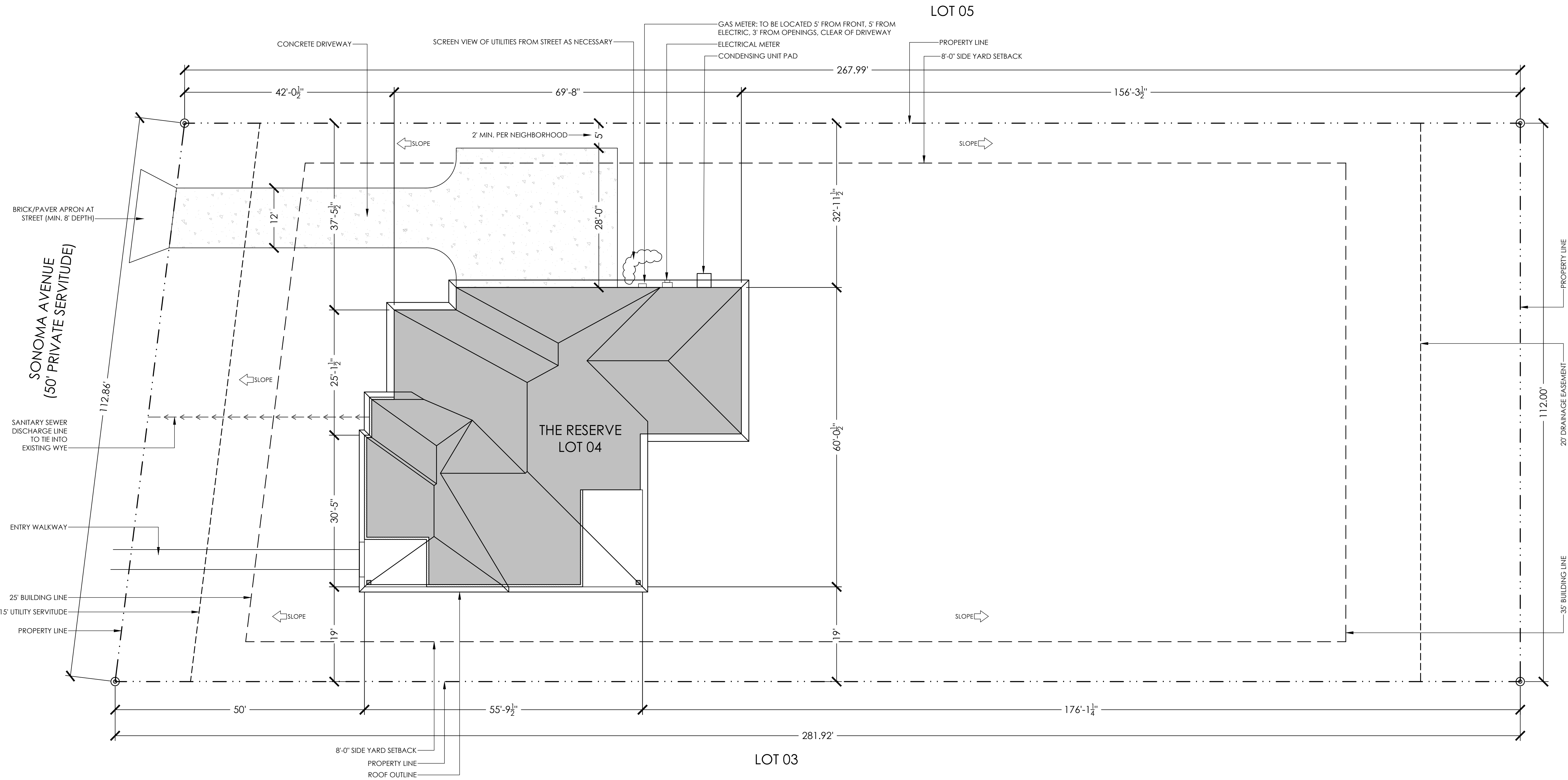
1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.
2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL.
3. 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.
4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4.

Architectural rendering of the front elevation of a single-story house. The house features a dark grey shingled roof, light beige horizontal siding, and a central entrance with a dark door and a small porch. There are several windows with shutters and a decorative brick base along the bottom.

A001	COVER SHEET/ GENERAL NOTES
A100	ARCHITECTURAL SITE PLAN
A101	FLOOR PLAN/ SCHEDULES
A201	INTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A401	WALL SECTIONS/ ROOF PLAN/ FLOORING LAYOUT
E101	ELECTRICAL PLAN
M101	MECHANICAL PLAN
P101	PLUMBING PLAN
S101	FOUNDATION PLAN/ FOUNDATION DETAILS
S102	FRAMING PLAN/ PORTAL DETAIL

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\\2019-020207-Reserve\020207-Drawings\LOT 04 - 48' Overlay\04-Reserve-Plan-48' Overlay.dwg, 11/27/2024, 1:27:39pm



*THIS ARCHITECTURAL SITE PLAN IS INTENDED FOR DIAGRAMMATIC PURPOSES ONLY. FINAL BUILDING SITING PENDING FULL SITE SURVEY, PROVIDED BY OWNER.
** ALL DIMENSIONS ARE MEASURED TO SIDE PROPERTY LINES. BUILDING DIMENSIONS ARE PARALLEL/ PERPENDICULAR TO EACH SIDE PROPERTY LINE.

ARCHITECTURAL SITE PLAN 1
3/32"=1'-0"

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THE DOMAINE - ELEVATION B - 2614 SF

THE RESERVE - LOT 04

ZACHARY, LOUISIANA

4 BED / 3.5 BATH

PROJECT INFO:

PROJECT NAME:

RESERVE ZACHARY

PROJECT NUMBER:

2019.020DEV

SQUARE FOOTAGE:

LIVING: 2614 SF

GARAGE: 718 SF

PORCHES: 370 SF

TOTAL: 3702 SF

REVISION:

DATE: 11.27.2024

ISSUED: CHECK SET

SHEET NUMBER:

A100

SITE PLAN

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1. ALL CEILING HEIGHTS TO BE 12'-0"/10'-0", UNLESS NOTED OTHERWISE.
2. ALL KITCHEN BASE CABINETS TO BE 24" DEEP & ALL BATH CABINETS TO BE 21" DEEP UNLESS NOTED AND DIMENSIONED OTHERWISE.
3. GARAGE TO BE COMPLETELY SEPARATED FROM RESIDENCE AND ATTIC SPACE BY MIN. 1/2" GYPSUM BOARD, APPLIED ON GARAGE SIDE. WHERE THERE IS A HABITABLE FLOOR ABOVE, THE GARAGE CEILING SHALL BE COVERED IN 5/8" TYPE X GYPSUM BOARD.
4. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
5. PER SEC. R302.5.1 ATTACHED GARAGES: OTHER OPENINGS BETWEEN A GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER A SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH IN THICKNESS OR EQUIVALENT. A METAL INSULATED DOOR WILL BE PERMITTED IN LIEU OF THE SOLID WOOD DOOR. OR A 20 MIN. FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING DEVICE.
6. SEC. R302.6: ATTACHED GARAGES: THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE. GARAGE AND CARPORT FLOOR SURFACES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, AND SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TOWARD THE MAIN VEHICLES ENTRY DOORWAY.
7. A HABITABLE FLOOR IS LOCATED OVER GARAGE: THE CEILING SHALL BE COVERED WITH 5/8 INCH TYPE X GYPSUM.
7. FIG R602.10.3: WALLS ADJACENT TO GARAGE DOOR OPENINGS MUST BE SHEATHED AND THE MINIMUM LENGTHS PROVIDED IN TABLE R602.10.3 OR HAVE AN ENGINEERED METHOD OF RESISTING SHEAR.
8. SEC. R311.3: DOOR LANDINGS (DOOR WIDTH X 36" MIN).
9. COLUMNS SHALL BE ADEQUATELY ANCHORED TO PREVENT LATERAL DISPLACEMENT.
10. FIREPLACES TO COMPLY WITH IRC CHAPTER 10.
11. DOORS FOR GARAGE INTO HOUSE TO BE SELF-CLOSING & SELF LATCHING W/ MINIMUM 20 MINUTE FIRE RATING
12. GARAGE DOORS SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER. THE LABEL SHALL IDENTIFY THE GARAGE DOOR MANUFACTURER, THE GARAGE DOOR MODEL/SERIES NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD.



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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE LOT 04

THE RESERVE - LOT 04
ZACHARY, LOUISIANA

PROJECT NAME:

RESERVE ZACHARY

PROJECT NUMBER:

2019.020DEV

SQUARE FOOTAGE:

LIVING:	2614 SF
GARAGE:	718 SF
PORCHES:	370 SF
TOTAL:	3702 SF

REVISION:

DATE:	ISSUED:
11.27.2024	CHECK SET

SHEET NUMBER:

A201

INTERIOR ELEVATIONS



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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED/ 3.5 BATH

PROJECT NAME:

RESERVE ZACHARY

PROJECT NUMBER: _____

019.020DEV

SQUARE FOOTAGE:

LIVING:	2614 SF
GARAGE:	718 SF
PORCHES:	370 SF
TOTAL:	3702 SF

REVISION:

DATE:	ISSUED:
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SHEET NUMBER:

A301

FRONT ELEVATION

LEFT ELEVATION



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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED/ 3.5 BATH

PROJECT NAME:

RESERVE ZACHARY

PROJECT NUMBER: _____

019.020DEV

SQUARE FOOTAGE:

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PORCHES:	370 SF
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REVISION:

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11.27.2024	CHECK SET

SHEET NUMBER:

A302

EAR ELEVATION

RIGHT ELEVATION

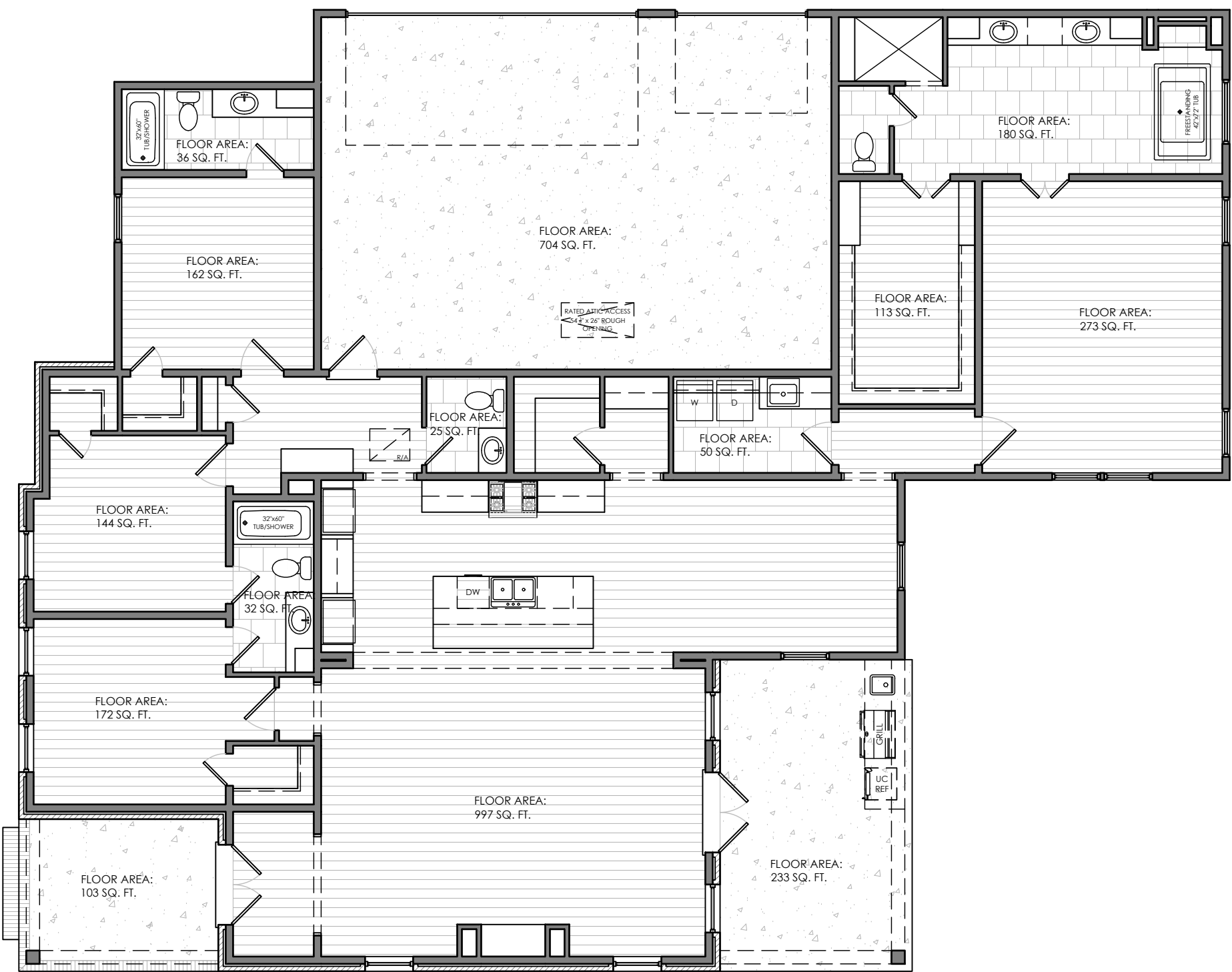


REAR ELEVATION 2



RIGHT ELEVATION 1
1/4"=1'-0"

FINISH LEGEND	
PATTERN	FLOORING
	WOOD FLOORING
	TILE FLOORING
	CONCRETE
	BRICK
	CARPET



FLOORING LAYOUT 3
1/8"=1'-0"

NOTE:

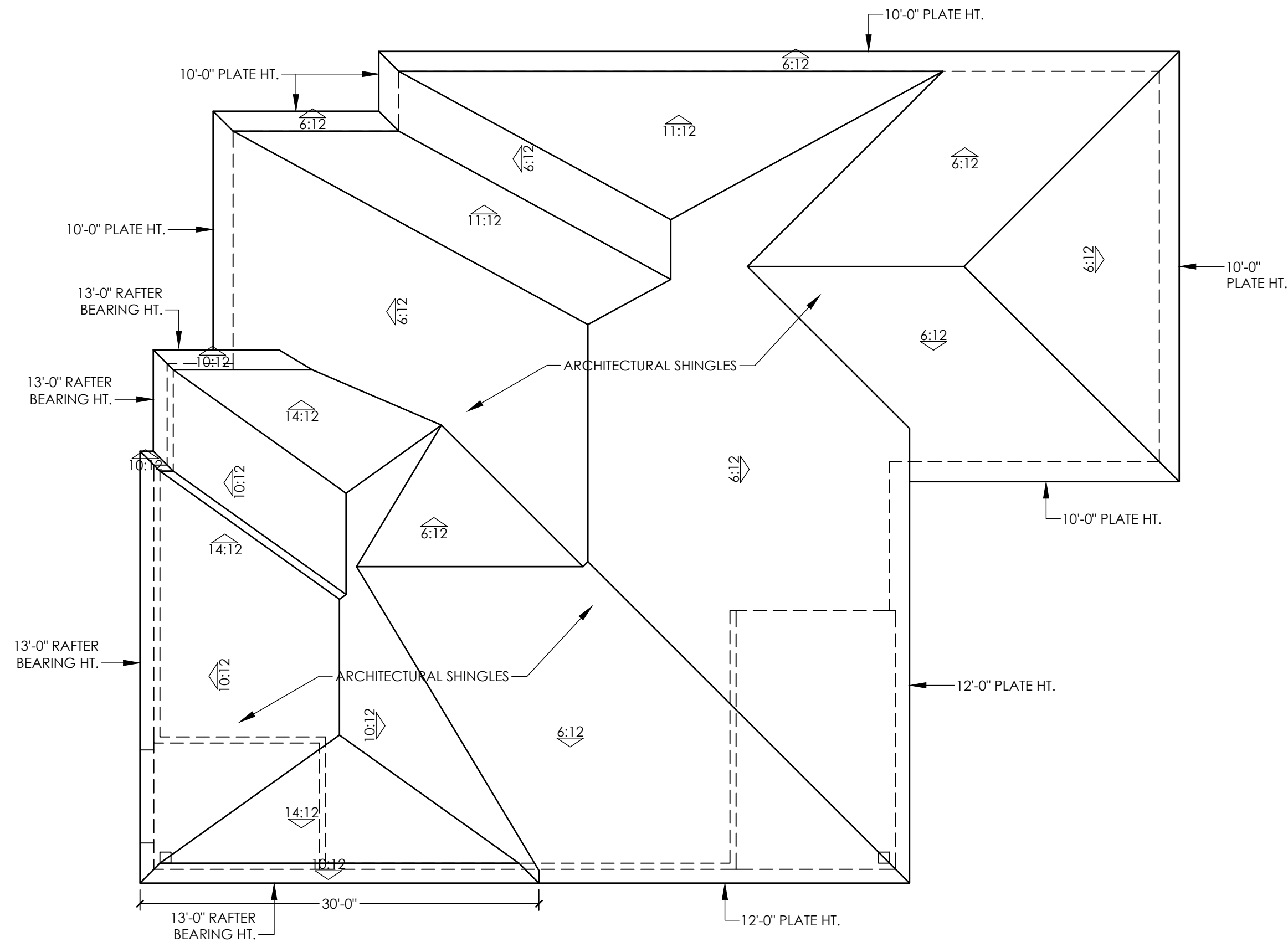
ROOF OVERHANG ON NEW CONSTRUCTION TYPICAL AT 18" FROM FACE OF STUD UNLESS OTHERWISE NOTED.

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.

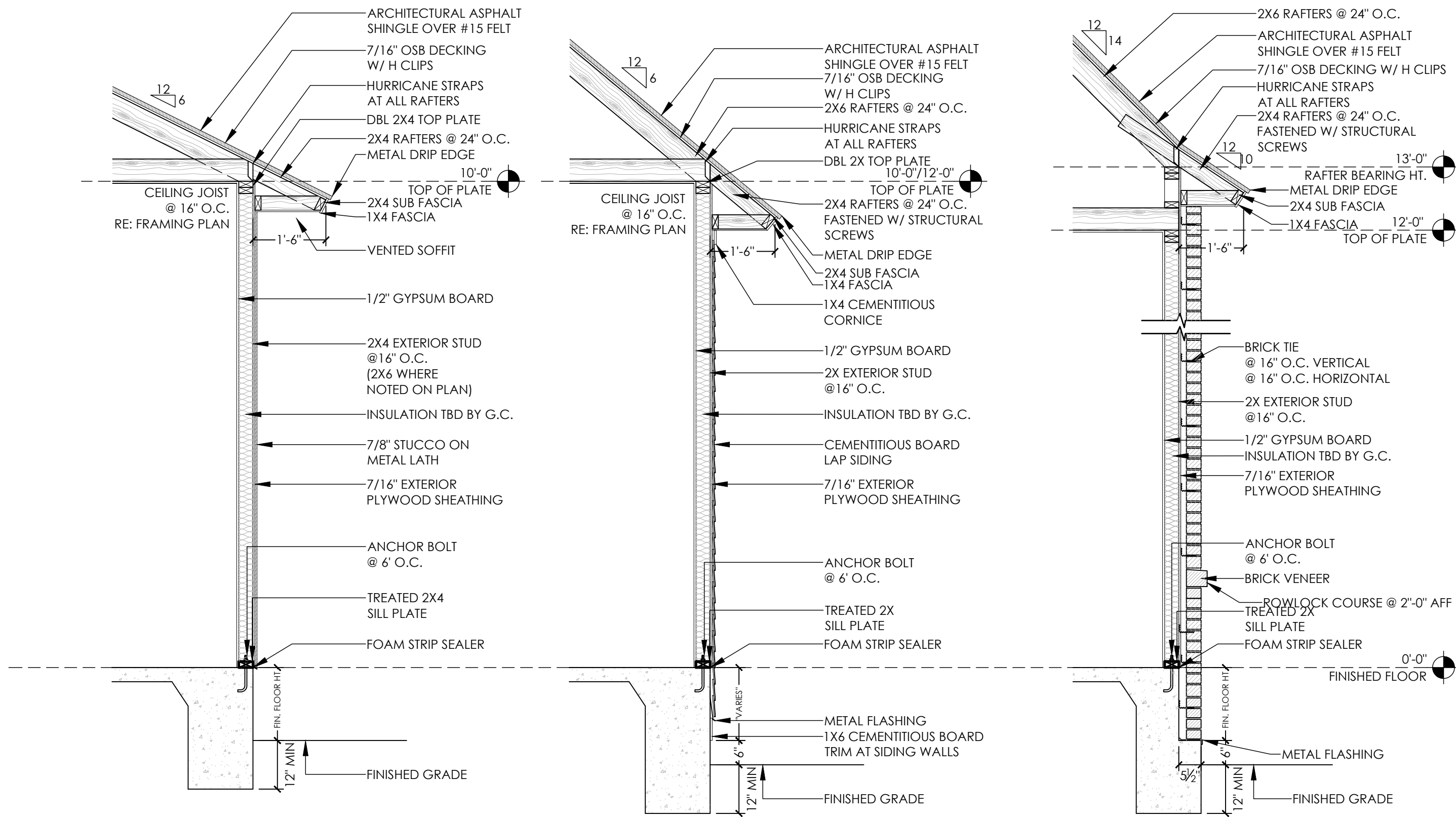
SOFFIT VENTS TO BE USED ONLY IN ACCORDANCE W IRC CODE (SECTION R302 AND TABLE R302.1) TO ACCOMMODATE APPROPRIATE FIRE SEPARATION DISTANCES.

ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE HOUSE AND BE PAINTED TO MATCH THE ROOF COLOR. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT THE NUMBER OF ROOF PENETRATIONS.

ICE & WATER SHIELD TO EXTEND FROM ROOF EDGE TO MIN. 24" PAST TOP PLATE FOR ROOF SLOPES $\leq 8:12$ & MIN. 36" FROM ROOF EDGE FOR ROOF SLOPE $> 8:12$ OR 24" PAST TOP PLATE, WHICHEVER IS GREATER.



ROOF PLAN 2
1/8"=1'-0"



TYP: WALL SECTIONS 1
1/2"=1'-0"

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THE DOMAINE - ELEVATION B - 2614 SF

THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED / 3.5 BATH

PROJECT INFO:	
PROJECT NAME:	
RESERVE ZACHARY	
PROJECT NUMBER:	
2019.020DEV	
SQUARE FOOTAGE:	
LIVING:	2614 SF
GARAGE:	718 SF
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TOTAL:	3702 SF
REVISION:	
DATE:	ISSUED:
11.27.2024	CHECK SET
SHEET NUMBER:	
A401	
WALL SECTIONS	
ROOF PLAN	
FLOORING LAYOUT	

ELECTRICAL NOTES:

1. **GENERAL REQUIREMENTS:** THE WORK CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT AND MATERIALS AND PERFORMING ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AS HEREIN CALLED FOR AND SHOWN ON THE PLAN. THE WORK SHALL INCLUDE TESTING OF ALL EQUIPMENT AND WIRING AT THE COMPLETION OF THE WORK AND MAKE ANY ADJUSTMENTS OR CONNECTION CHANGES NECESSARY FOR THE PROPER FUNCTIONING OF THE SYSTEM AND EQUIPMENT.

2. **INSTALLATION:** THE INSTALLATION SHALL COMPRISE THE FOLLOWING:

A. WIRING FOR LIGHTING AND POWER INCLUDING SERVICE AND PANEL BOARD.

B. WIRING FOR EQUIPMENT FOR OTHER TRADES.

C. MISCELLANEOUS CONTROL CONDUIT AND WIRING.

D. FURNISHING OF INDICATED LIGHTING FIXTURES, INSTALLATION OF ALL LIGHTING FIXTURES.

E. ALL WORK AND MATERIAL INCIDENT TO THE PROPER INSTALLATION AND OPERATION OF THE MECHANICAL SYSTEM.

3. ALL WORK AND MATERIALS SHALL CONFORM TO LATEST ADOPTED NATIONAL ELECTRICAL CODE/NFPA 70, AND ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS REQUIREMENTS.

4. ELECTRICAL CONTRACTOR SHALL VERIFY CONDITIONS ON JOB SITE. COORDINATE WITH GENERAL CONTRACTOR FOR VARIATIONS PRIOR TO ANY WORK.

5. COORDINATE ALL WORK, PERMITS, CONNECTIONS, INSPECTIONS, ETC., WITH APPROPRIATE AUTHORITIES.

6. COORDINATE WITH UTILITY COMPANY AS REQUIRED. COORDINATE SERVICE ENTRANCE WITH SAME.

7. ELECTRICAL CONTRACTOR SHALL SIZE CIRCUITS, PANELS, ETC., AND PROVIDE ALL ACCESSORIES NECESSARY FOR A COMPLETE AND SAFE OPERATING SYSTEM.

8. ALL MATERIALS TO BE NEW AND U.L. APPROVED, WHERE REQUIRED. BRANCH CIRCUIT WIRING SHALL BE MIN. #12 AWG, WITH FULL GROUND TYPE NM COPPER.
9. PROVIDE 110V SMOKE DETECTORS, W/ BATTERY BACK-UP, AS NOTED ON PLAN. COORDINATE WITH OWNER FOR FINISH SELECTION OF LIGHT FIXTURES & APPLIANCES. VERIFY LOADS ON APPLIANCES PRIOR TO ROUGH-IN.

10. PROVIDE GROUND BARS AS REQUIRED.

11. PROVIDE TYPEWRITTEN DIRECTORY INSIDE PANEL DOOR, STATE ROOM NAME, CIRCUIT AND APPLIANCES/FIXTURES SERVICED.

12. CONTRACTOR TO LOCATE ELECTRICAL PANEL AS INDICATED ON PLAN, COMPLYING WITH LOCAL BUILDING CODES, AND EXTERNAL FEED/METER CONFIGURATION TO COMPLY WITH LOCAL BUILDING CODE.

13. CONTRACTOR TO LOCATE ATTIC LIGHT, SWITCH, AND OUTLET FOR ACCESSING WATER HEATER AND AIR HANDLING UNIT AS PER CODE.

14. CONTRACTOR TO COORDINATE WITH MECHANICAL INSTALLATION LOCATION OF AC COMPRESSOR DISCONNECT.

15. CONTRACTOR TO VERIFY ALL ELECTRICAL COMPONENTS ARE INSTALLED PER ALL APPLICABLE CODES.

16. COORDINATE WITH OTHER TRADES AS REQUIRED.

17. THE CONTRACTOR SHALL LEAVE HIS WORK IN PROPER ORDER AND, WITHOUT ADDITIONAL CHARGE SHALL REPLACE ANY WORK OR MATERIALS WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE YEAR OF PROJECT COMPLETION.

18. SERVICE ENTRANCE EQUIPMENT SHALL BE TYPE APPROVED BY LOCAL UTILITY COMPANY, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.

19. ALL CONDUIT SHALL BE GALVANIZED STEEL OR RUST-RESISTANT ALLOY.

20. ALL CONDUIT EXPOSED TO WEATHER OR LOCATED IN POURED CONCRETE SHALL BE RIGID.

21. ALL CONDUIT SHALL BE CLOSED DURING CONSTRUCTION AND PAINTED TO MATCH ADJACENT WALL OR CEILING SURFACES.

22. CONDUITS LARGER THAN 1-1/4" O.D. SHALL HAVE GALVANIZED LOCKNUTS AND INSULATED BUSHINGS.
23. ALL BOXES, FITTINGS, CLAMPS, HANGERS, ETC., SHALL BE GALVANIZED STEEL OR RUST-RESISTANT ALLOY.

24. CONTRACTOR SHALL LOCATE PANEL AS SHOWN AND INSTALL CIRCUITS TO SUPPLY ALL OUTLETS AND SPECIAL PURPOSE CIRCUITS.

25. ALL WIRING TO BE COPPER THW OR THWN, MIN. SIZE NO. 12 OR AS REQUIRED.

26. TYPE THW OR THWN CONDUCTORS MAY BE CONNECTED DIRECTLY TO RECESSED FIXTURES ONLY WHEN FIXTURE IS EQUIPPED WITH OUTLET BOX APPROVED BY THE UNDERWRITERS.

27. BRANCH CIRCUIT DESIGN/INSTALLATION SHALL BE SUFFICIENT SIZE FOR THEIR PURPOSE OF:

A. NON-METALLIC SHEATHED CABLE (ROMEX) OR

B. FLEXIBLE METALLIC CONDUIT OR

C. THIN-WALL METALLIC TUBING (WORK IMBEDDED IN CONCRETE, MASONRY OR EXTERIOR UNDERGROUND).

28. ALL MECHANICAL EQUIPMENT SHALL HAVE AN EQUIPMENT GROUND SOLIDLY CONNECTED TO THE GROUND WIRE ON PANEL SIZED AS PER THE NATIONAL ELECTRIC CODE.

29. SWITCHES, CONTROLLING LIGHTING SHALL BE TOTALLY ENCLOSED/COMPOSITION/FLUSH/TUMBLER TYPE SWITCHES MOUNTED 48" ABOVE THE FLOOR.

30. CONVENIENCE DUPLEX OUTLETS SHALL BE TOTALLY ENCLOSED, COMPOSITION TYPE WITH SIDE OR REAR CONNECTIONS. THEY SHALL ALSO BE 15 AMP DUPLEX GROUND TYPE UNLESS NOTED ON PLANS. MOUNT OUTLETS 12" ABOVE THE FINISHED FLOOR OR 8" ABOVE THE COUNTER TOPS AS DRAWINGS INDICATE.

31. USE RECESSED OUTLETS AT ALL CAT V OUTLETS WHERE WALL MOUNTED TVS ARE THE BE INSTALLED.

32. CARBON MONOXIDE ALARMS ARE REQUIRED IN THE IMMEDIATE VACINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGE.

33. CARBON MONOXIDE DETECTORS TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

SMOKE DETECTORS:

1. SMOKE DETECTORS SHALL BE INSTALLED:

• IN EACH SLEEPING ROOM,

• OUTSIDE OF EACH SEPARATE SLEEPING AREA

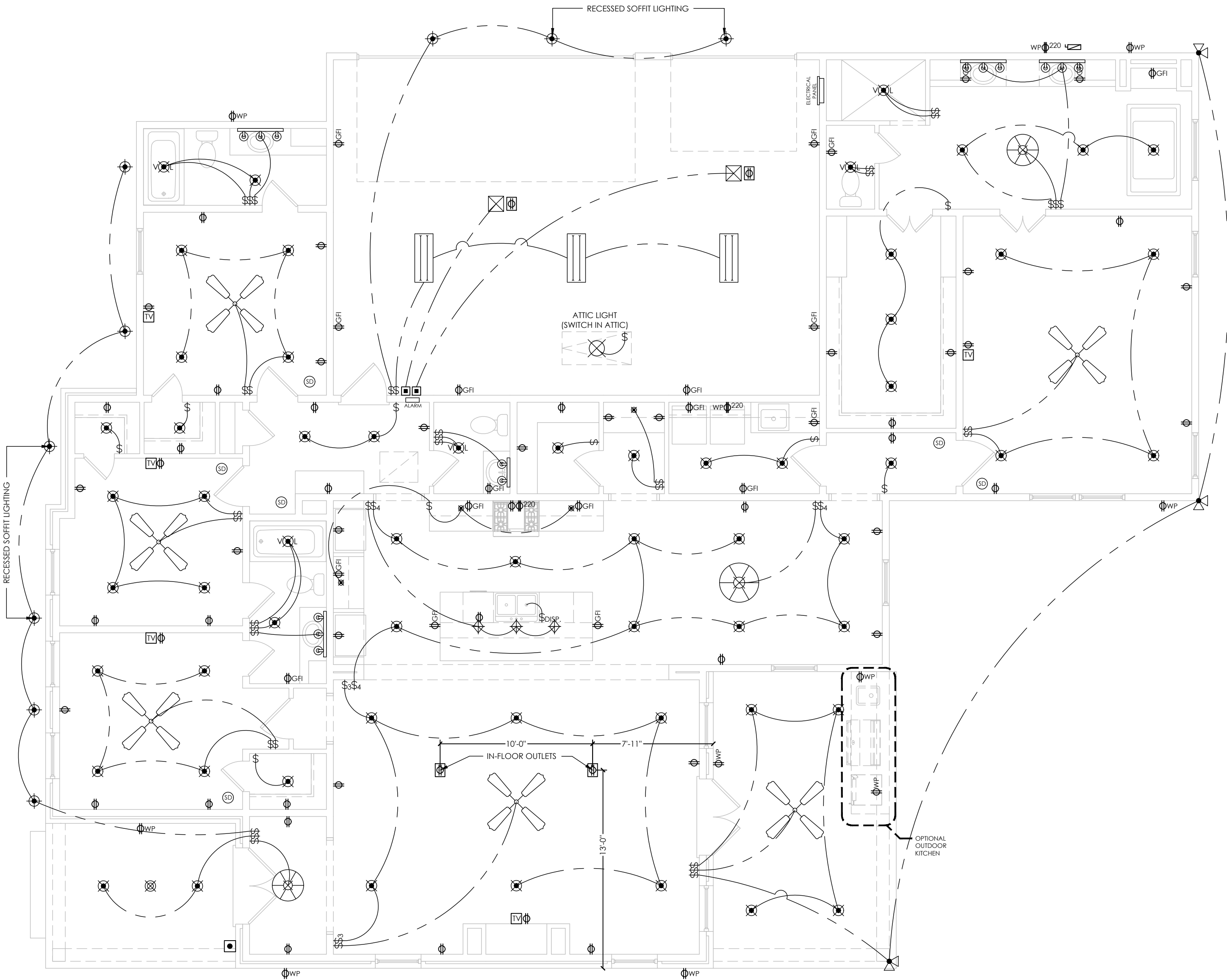
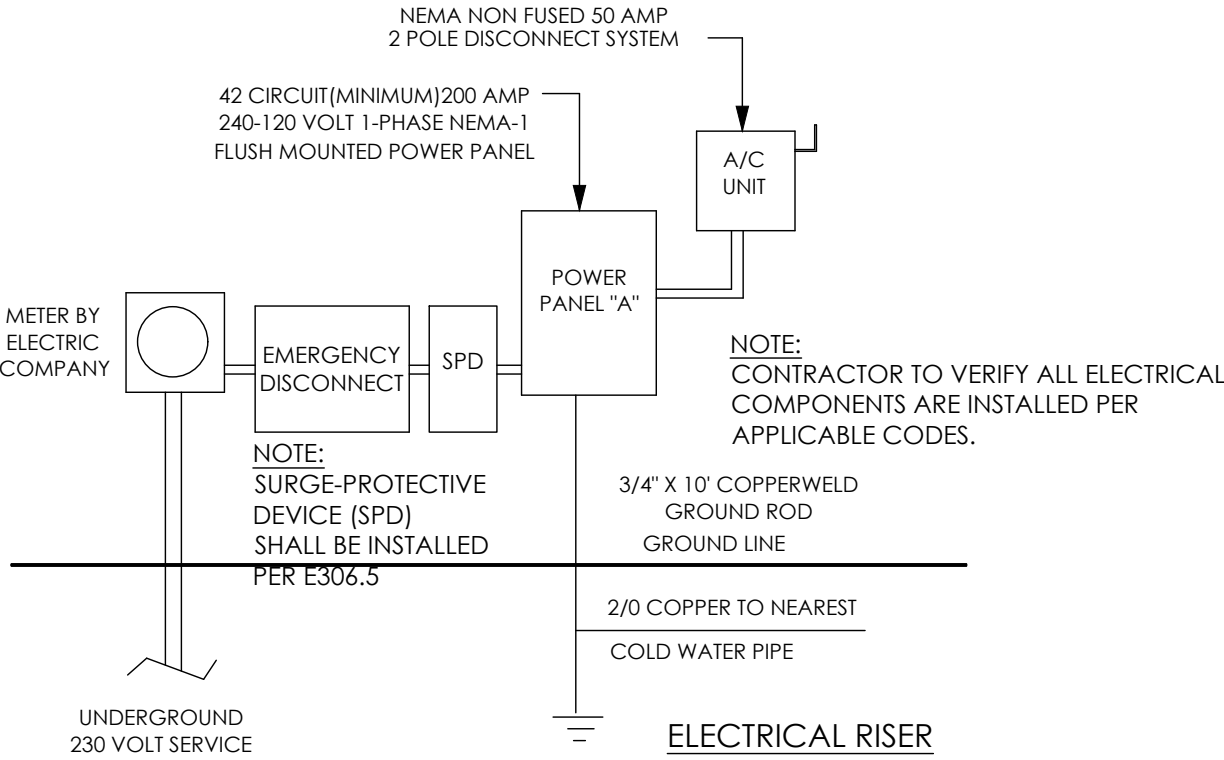
• IN THE IMMEDIATE VICINITY OF THE BEDROOMS

• AND ON EACH ADDITIONAL STORY OF THE DWELLING,

• INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
2. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS, A SMOKE DETECTOR NEED BE INSTALLED ONLY ON THE UPPER FLOOR, PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL, EXCEPT THAT IF THERE IS A DOOR BETWEEN LEVELS, THEN A DETECTOR IS REQUIRED ON EACH LEVEL.
3. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS.
4. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
5. ALL SMOKE DETECTORS SHALL BE UL-APPROVED, 110 VOLTS W/BATTERY BACK-UP.
6. WHEN ALTERATIONS, ADDITIONS OR REPAIRS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED WITHIN AN EXISTING DWELLING, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS.

ELECTRICAL LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	DUPLEX RECEPTACLE, 120V, 3WIRE, GROUND		SWITCH		HANGING INCANDESCENT FIXTURE
	DUPLEX RECEPTACLE, 220V, 3 WIRE, GROUND		THREE-WAY SWITCH		HEATER, VENT, LIGHT
	GROUND-FAULT-CIRCUIT-INTERRUPT RECEPTACLE		FOUR-WAY SWITCH		RECESSED CAN VENT, LIGHT
	GROUND-FAULT-CIRCUIT-INTERRUPT RECEPTACLE, WEATHER PROOF		GARBAGE DISPOSAL SWITCH		FLUORESCENT LIGHT
	GROUND-FAULT-CIRCUIT-INTERRUPT RECEPTACLE, WEATHER PROOF, CEILING MOUNTED		DOOR SWITCH		FLOOD LIGHT
	AC DISCONNECT		RECESSED CAN LIGHT, INCANDESCENT		WALL MOUNTED GAS LAMP
	CABLE TELEVISION OUTLET		INCANDESCENT LIGHT FIXTURE		HANGING GAS LAMP
	DOORBELL		INCANDESCENT PENDANT LIGHT FIXTURE		ELECTRICAL PANEL
	DOORBELL CHIME		INCANDESCENT WALL MOUNTED FIXTURE		SMOKE/CARBON MONOXIDE DETECTOR
	PHONE OUTLET		INCANDESCENT VANITY LIGHT		ALARM KEYPAD
	GARAGE DOOR OPENER		CEILING FAN WITH LIGHT		GARAGE DOOR POWER
	THERMOSTAT		CEILING FAN WITHOUT LIGHT		MR16 UNDER-COUNTER/SHELF LIGHT



ELECTRICAL PLAN

3/16"=1'-0"

1

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THE DOMAINE - ELEVATION B - 2614 SF

THE RESERVE - LOT 04
ZACHARY, LOUISIANA

4 BED / 3.5 BATH

PROJECT INFO:

PROJECT NAME:

RESERVE ZACHARY

PROJECT NUMBER:

2019.020DEV

SQUARE FOOTAGE:

LIVING: 2614 SF

GARAGE: 718 SF

PORCHES: 370 SF

TOTAL: 3702 SF

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E101

ELECTRICAL PLANS

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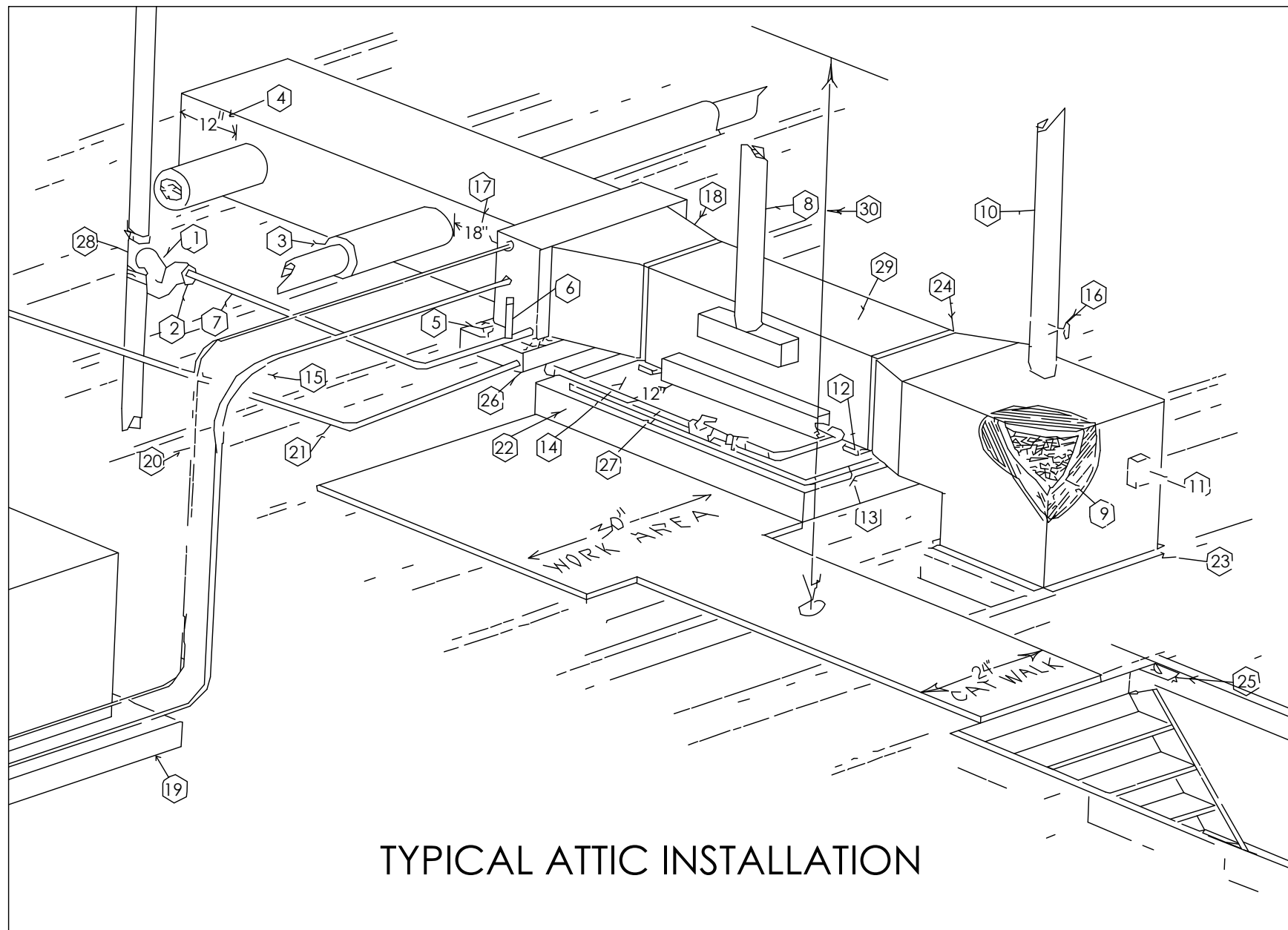
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*** HVAC PLAN SHOULD BE RECALCULATED BY A QUALIFIED HEATING AND COOLING PROFESSIONAL, OWNER IS RESPONSIBLE TO VERIFY EQUIPMENT BEFORE PURCHASING



TYPICAL ATTIC INSTALLATION

TYPICAL ATTIC INSTALLATION NOTES:

1. 1 1/2 INCH PEE TRAP
2. MINIMUM 3/8 INCH INSULATION
3. MINIMUM 3 INCH DUCT INSULATION
4. STATIC CUSHION
5. FLOAT SWITCH
6. PRIMARY DRAIN VENT
7. MINIMUM 3/4 INCH PRIMARY DRAIN
8. HEATER VENT MINIMUM 5 FOOT VERTICAL HEIGHT
9. MINIMUM 1-1/2 INCH INSULATION LINER
10. OUTSIDE AIR MAKEUP
11. FIRESTAT 125°F-32°C
12. 1/2 INCH CLEARANCE UNDER HEATER
13. 1/2 INCH SHEET ROCK UNDER HEATER
14. 1 FOOT OF SHEET ROCK ON FRONT OF HEATER
15. OIL LOOP IN SUCTION LINE
16. DAMPER TRIMMED TO 80% CLOSURE
17. 18 INCHES TO FIRST TAKE OFF
18. 20 DEGREES MAXIMUM ANGLE OF DIVERGENCE
19. SLAB TO BE ABOVE GRADE
20. LIQUID LINE
21. SECONDARY DRAIN TO SOFFIT AREA
22. PLATFORM HIGH ENOUGH TO PROVIDE PROPER DRAIN ANGLE
23. CAULK AROUND RETURN AIR
24. CAULK BOTH ENDS OF HEATER
25. LIGHT SWITCH AT LADDER OR ON HALLWAY WALL
26. SUB-PAN
27. GAS LINE, GAS COCK, AND UNION
28. "T" INSTALLED IN VENT STACK
29. MINIMUM 6" CLEARANCE FROM ANY PART OF HEATER TO ANY COMBUSTIBLE MATERIAL
30. MINIMUM 36" HEADROOM OVER CATWALK & WORK PLATFORM

MECHANICAL NOTES:

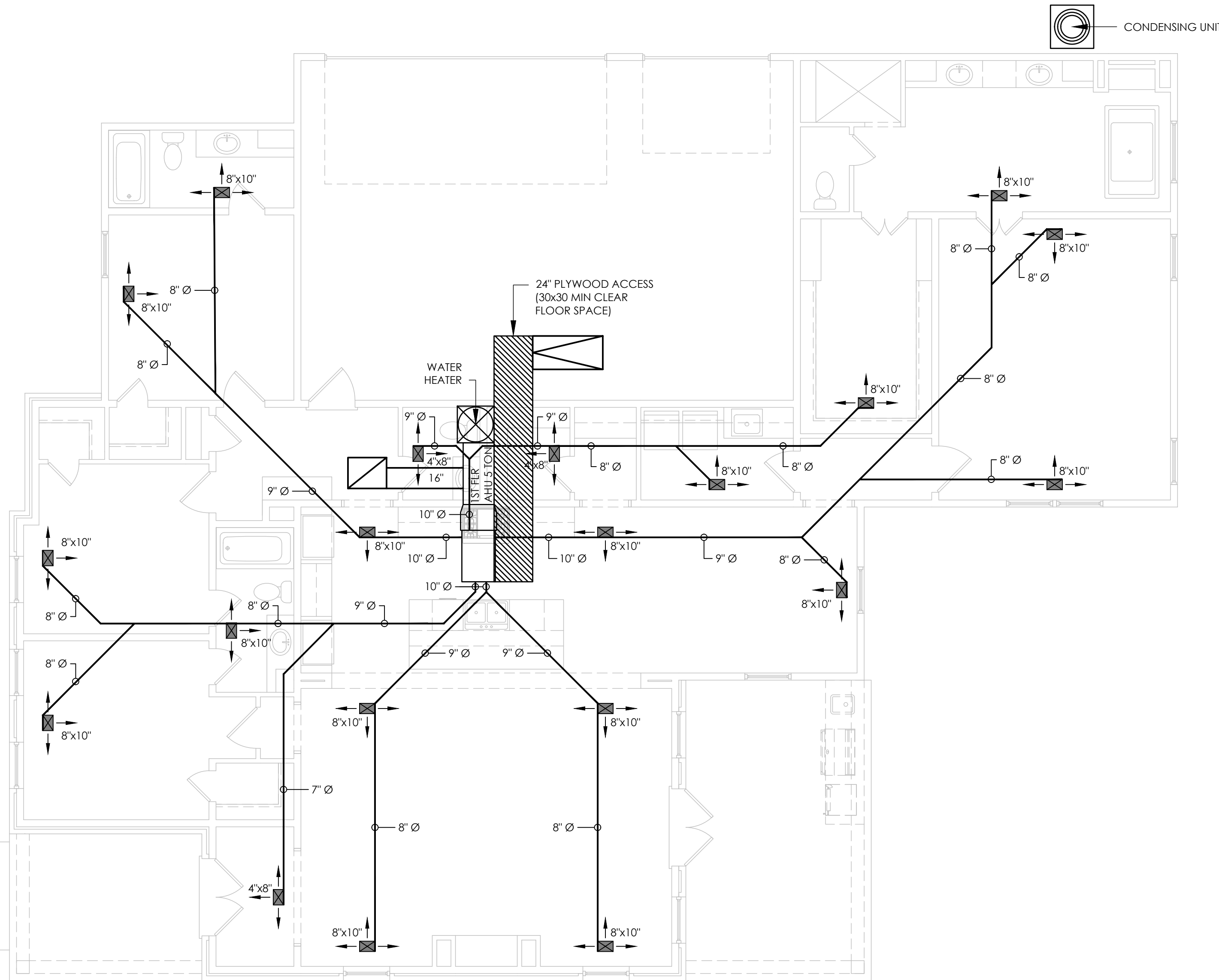
1. DUCTWORK TO BE FLEX DUCT W/ 1 1/2" VAPORSEAL INSULATION WRAP.
2. DUCTS ARE TO BE SUPPORTED WITH NON-ABRASIVE STRAPS SUSPENDED FROM RAFTERS AT 8'-0" ON CENTER AND HELD OFF OF CEILING JOISTS.
3. RETURN AIR AND PLENUM DUCT TO BE INTERNALLY LINED WITH HIGH DENSITY FIBERGLASS.
4. ALL SUPPLY REGISTERS TO BE 3-WAY WHITE ENAMEL PAINTED METAL W/ ADJUSTABLE DAMPER, CEILING MOUNTED AND SIZED APPROPRIATELY.
5. VOLUME CONTROL DAMPERS TO BE INSTALLED AT EACH BRANCH CONNECTION IN DUCTS.
6. ALL CONNECTIONS BETWEEN ROUND DUCT AND RECTANGULAR DUCT SHALL INCLUDE A STARTING COLLAR WITH A VOLUME DAMPER.
7. 125°F FIRESTATS SHALL BE INCLUDED NEAR THE INTAKE TO ALL FANS.
8. NO RETURN AIR GRILLS ARE TO BE INSTALLED WITHIN 10 FEET OF ANY GAS APPLIANCE.
9. CAULK AROUND THE RETURN AIR TO FRAMING JOINT.
10. FRESH AIR MAKEUP TO BE FILTERED.
11. THERMOSTATS SHALL HAVE CONCEALED SET POINT ADJUSTMENT.
11. COPPER REFRIGERANT LINES TO BE INSULATED W/ ARMAFLEX INSULATED WRAP.
12. PROVIDE A 30" CLEAR WORKING PLATFORM ON THE ACCESS SIDE OF THE FURNACE AND WATER HEATER.
13. PROVIDE A 24" WIDE CLEAR CATWALK TO ALL MECHANICAL EQUIPMENT.
14. LOCATE THE AIR HANDLING UNIT WITHIN 25' OF THE ATTIC ACCESS OPENING.
15. FLOAT SWITCH REQUIRED ON HVAC DRAIN PAN.
16. HVAC DRAIN PAN TO BE CONNECTED TO PLUMBING W/ 1 1/2" P-TRAP.
17. HVAC DRAIN LINE AND P-TRAP TO BE INSULATED.
18. DRYER MUST VENT TO THE OUTSIDE AND BE OF A LENGTH NOT TO EXCEED REQUIREMENTS PER IRC 2009.
19. BACKDRAFT DAMPER REQUIRED ON DRYER VENT.
20. HV'S MUST VENT TO THE OUTSIDE DIRECTLY.
21. 125V ELECTRICAL SERVICE CONNECTION TO BE PROVIDED IN ATTIC FOR EACH AIR HANDLING UNIT.
22. VENTED KITCHEN HOOD TO VENT DIRECTLY TO EXTERIOR PER IRC 2012 AND MANUFACTURER'S SPECIFICATIONS.

HVAC GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK TO BE PERFORMED.
2. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER BY SKILLED AND EXPERIENCED TRADESMEN IN FULL ACCORDANCE WITH THE GOVERNING LOCAL STATE AND FEDERAL CODES, LAWS AND ORDINANCES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND MECHANICAL SUBCONTRACTORS TO ENSURE THAT ALL WORK MEETS OR EXCEEDS ALL APPLICABLE CODES AND REQUIREMENTS.
4. DUCTS ARE SHOWN DIAGRAMMATICALLY, CONTRACTOR SHALL VERIFY SIZES AND ACTUAL ROUTING SHALL BE FIELD VERIFIED.
5. ALL PLUMBING AND MECHANICAL VENTS TO BE GROUPED IN ORDER TO MINIMIZE ROOF PENETRATIONS. ALL ABOVE ROOF VENTS ARE TO BE POSITIONED TO AVOID VISIBILITY FROM STREET VIEWS.
6. LOCATE ELECTRICAL UTILITY METERS AWAY FROM PUBLIC VIEW.
7. INSTALLER TO BALANCE HVAC SYSTEM FOLLOWING ELECTRICAL HOOK-UP AND PRIOR TO OWNER OCCUPANCY.
8. IF KITCHEN HOOD IS VENTED, IT MUST VENT TO EXTERIOR.

MECHANICAL EQUIPMENT SIZING

CFM	DUCT SIZING		GRILL & REGISTER SIZING			
	ROUND	RECT.	WALL	SUPPLY		RETURN
				CEILING	CEILING	
				RECT.	ROUND	
50	6	10 x 6	8 x 4	6 x 6	6	10 x 6
75	6	10 x 6	8 x 4	6 x 6	6	10 x 6
100	6	10 x 6	8 x 6	8 x 6	8	10 x 6
125	7	10 x 6	10 x 6	8 x 8	8	10 x 6
150	7	12 x 6	10 x 6	8 x 8	10	12 x 6
175	8	10 x 8	12 x 6	8 x 8	10	12 x 6
200	8	10 x 8	14 x 6	10 x 10	10	10 x 8
225	8	10 x 10	14 x 6	10 x 10	10	12 x 8
250	9	10 x 10	16 x 6	10 x 10	12	12 x 8
275	9	10 x 10	16 x 6	10 x 10	12	14 x 8
300	9	10 x 10	16 x 6	12 x 12	12	14 x 8
325	9	12 x 10	20 x 8	12 x 12	14	14 x 8
350	10	12 x 10	20 x 8	12 x 12	14	14 x 8
400	10	12 x 10	24 x 6	12 x 12	14	12 x 12
450	10	12 x 12	30 x 6	14 x 14	14	12 x 12
600	12	14 x 12	24 x 8	14 x 14	-	18 x 12
700	12	14 x 12	24 x 10	16 x 16	-	24 x 12
800	14	14 x 14	24 x 10	18 x 18	-	30 x 12
1200	16	16 x 16	36 x 12	-	-	24 x 18
1600	-	18 x 16	-	-	-	24 x 24
2000	-	18 x 18	-	-	-	30 x 24



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MECHANICAL PLAN

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PLUMBING GUIDELINES:

- 1) FOR DRAINAGE SYSTEMS BENEATH THE SLAB PVC DWV SCH40, ABS OR CAST IRON DRAINAGE WASTE SYSTEMS ARE ACCEPTABLE.
- 2) ALL FIXTURES REQUIRE TRAPS TO BLOCK SEWER GASES FROM ENTERING THE BUILDING. SOME FIXTURES ARE TRAPPED BELOW THE FLOOR LEVEL AND SOME ARE TRAPPED ABOVE THE FLOOR LEVEL.
- A. BELOW FLOOR LEVEL:
BATH TUBS, SHOWERS, FLOOR DRAINS, WASHING MACHINES, AND DRAINS FOR CENTRAL AIR CONDITIONS, AND UNDER BAR ICE MAKERS.
- B. ABOVE SLAB LEVEL:
SINKS, LAVATORIES, SOME WASHING MACHINES, DISHWASHERS, AND WATER COOLERS.

PLUMBING WATER SYSTEMS:

- 1) ALL WATER USED FOR HUMAN CONSUMPTION IS CALLED POTABLE WATER, AND MUST BE PIPED IN A MANNER TO PREVENT CONTAMINATION. ALL WATER LINES BENEATH THE CONCRETE SLAB MUST BE OF TYPE "I" OR "K" SEAMLESS COPPER TUBING. THE JOINTS MUST BE SOLDERED WITH LEAD FREE SOLDER.
- 2) THE PIPE MANIFOLDS MUST BE MAINTAINED 3/4" IN DIAMETER UNTIL THE LAST FIXTURE IS TO BE FED. THIS SUPPLY LINE CAN BE 1/2" IN DIAMETER. ALL FIXTURES MUST HAVE CUT OFF VALVES. AIR CUSHIONS MUST BE INSTALLED TO PREVENT HARSH WATER HAMMERING TO HAPPEN WHEN FAUCETS ARE OPEN AND CLOSED.

SEWER VENTS:

- 1) VENTS ARE REQUIRED TO EXTEND ABOVE THE ROOF. THE NORMAL HEIGHT IS 9" ABOVE THE FINISH ROOF, EXCEPT WHERE ANOTHER OCCUPIED AREA MAY HAVE A WINDOW, OR FRESH AIR INTAKE IN THE AREA, OR WHERE UNUSUAL WIND CURRENTS MAY CAUSE SEWER GAS PROBLEMS. IN THIS CASE THE VENTS MUST BE EXTENDED HIGHER.
- 2) SEWER DRAINS OUTSIDE OF THE BUILDING EXTENDING FROM THE BUILDING TO THE SEWER TREATMENT PLANT MAY BE OF 3034 PLASTIC DRAINPIPE.

PLUMBERS NOTES:

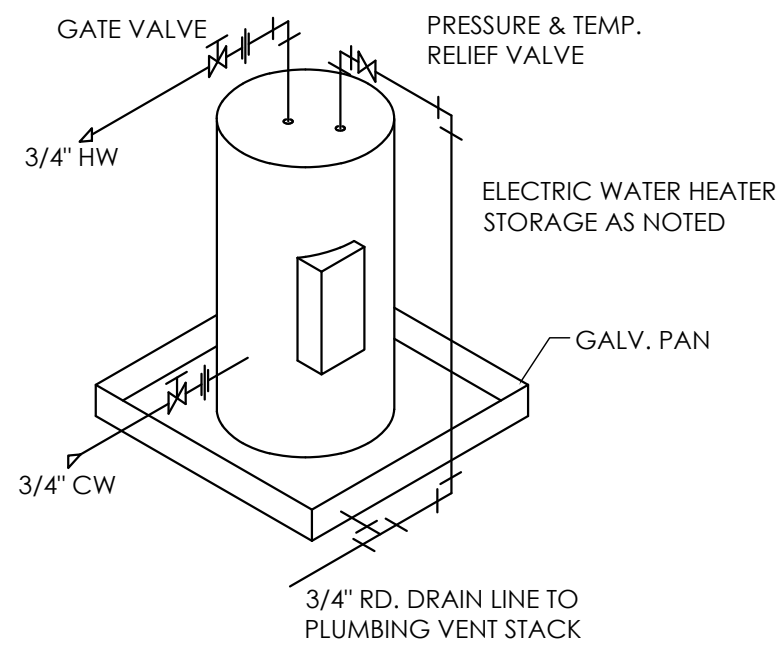
- WHERE PRACTICABLE, PLUMB HOSE BIBS & MAJOR WATER SERVICES IN PARALLEL.
- DO NOT PLACE ANY VENTS, STACKS, ETC. ON THE FRONT ELEVATION.
- SUPPLY GAS SERVICE TO:
HVAC UNITS
HOT WATER HEATER
COOKTOP
GRILL
GAS LAMPS
DRYER
- LOCATE FAUCET ON TUB IN MASTER BATH AS PER OWNER.
- PLUMBER TO VERIFY ALL DRAIN SIZES ARE UP TO CODE BEFORE CONSTRUCTION.
- PLUMBING SHALL CONFORM WITH ALL BUILDING CODES THAT ARE APPLICABLE WITH THE JOB.
- NO VENTS OR PIPES SHALL EXIT OR BE SEEN ON THE FRONT ELEVATION.
- HOT WATER HEATER & A/C SHALL DRAIN TO PLUMBING.
- PARISH APPROVED SEPTIC SYSTEM.

PLUMBING NOTES:

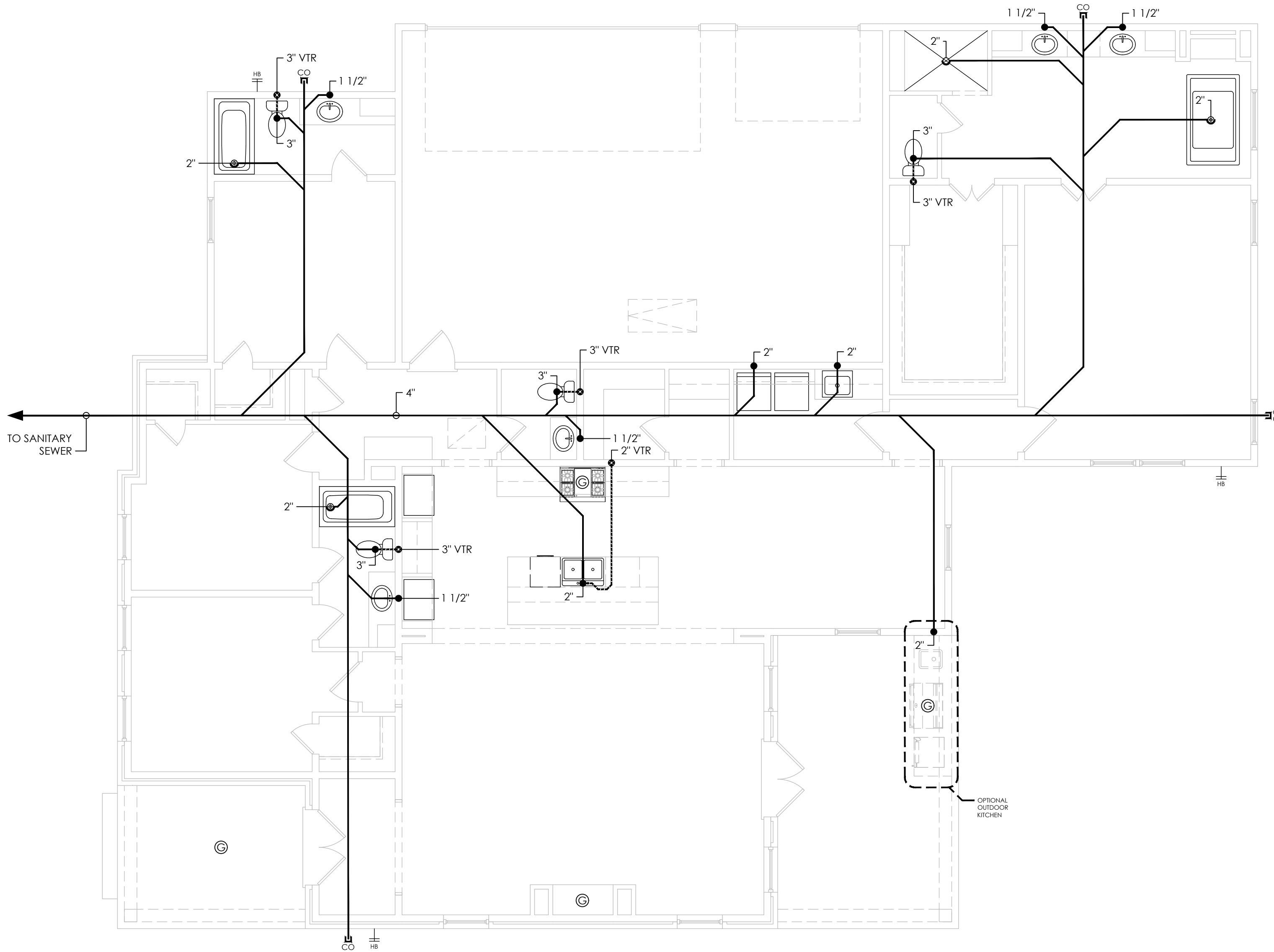
1. ALL REVENTS TO BE ABOVE CEILING UNLESS SHOWN OTHERWISE.
2. RUN GAS PIPING JUST ABOVE CEILING UNLESS SHOWN OTHERWISE.
3. PLUMBING CONTRACTOR TO SEAL ALL FIXTURES TO WALL AND/OR FLOOR WITH SILICONE SEALANT.
4. ALL PLUMBING TO BE INSTALLED TO PREVENT CONTAMINATION OF WATER SUPPLY BY PROVIDING BACKFLOW PREVENTION IN SUPPLY LINES TO: DISHWASHER, SERVICE SINK, AND HOSE BIBS OR WHEREVER REQUIRED.
5. PLUMBING DRAWINGS ARE SCHEMATIC AND ARE INDICATIVE OF METHOD AND GENERAL ROUTING; WHERE JOB INTERFERENCES DEVELOP, AND IF THE GENERAL CONTRACTOR DIRECTS, THIS CONTRACTOR SHALL RELOCATE HIS PIPING, ETC. AS REQUIRED TO CLEAR DUCTWORK, CONDUIT, ETC. AT NO EXTRA COST TO THE OWNER.
6. FURNISH AND INSTALL APPROVED VACCUUM BREAKERS AT ALL HOSE BIB FAUCETS.
7. AT EACH WATER SUPPLY TO HOT WATER HEATERS, FURNISH AND INSTALL A CHECK VALVE.
8. NO VENT STACK TO BE LOCATED WITHIN 10' OF FRESH AIR INTAKES.
9. WHERE REQUIRED BY LOCAL CODE, GAS REGULATORS SHALL BE VENTED TO EXTERIOR IN ACCORDANCE WITH CODE.
10. PROVIDE AND INSTALL MIXING VALVES AT ALL SINKS.
11. FACTORY INSTALLED INSULATION ON WATER HEATERS TO BE RATED R-12, MIN.
12. GAS RISERS TO ROOF TO BE OF SINGLE PIECE ASSEMBLY WITH NO JOINTS AND SLEEVED WHERE REQUIRED.
13. ALL PIPING AND PIPE TAKE-OFFS ARE SPACED FOR CLARITY. INSTALL HORIZONTAL RUNS ABOVE CEILING AS CLOSE TO ONE ANOTHER AS POSSIBLE.
14. GAS LINES TO EACH GAS-USING APPLIANCE OR ITEM OF EQUIPMENT SHALL CONTAIN AND ACCESS AND CUT-OFF VALVE.

NOTE:

ALL PLUMBING VENTS, A/C FLUE AND WATER HEATER FLUE ROOF PENETRATIONS ARE TO BE INSTALLED SUCH THAT THEY OCCUR ON THE REAR OF THE ROOF AREAS AND ARE ALSO TO BE PAINTED A COLOR TO MATCH THE ROOF.



WATER HEATER SCHEMATIC



PLUMBING PLAN

3/16"=1'-0"

1

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THE DOMAINE - ELEVATION B - 2614 SF

THE RESERVE- LOT 04

ZACHARY, LOUISIANA

4 BED / 3.5 BATH

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P101

PLUMBING PLAN

-

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FOUNDATION DETAIL NOTES:

- GENERAL REQUIREMENTS:** THE CONCRETE MIX SHOULD YIELD A MINIMUM COMPRESSIVE STRESS OF 3000 P.S.I. AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH ACI 318 (LATEST REVISION). NO CALCIUM CHLORIDES SHALL BE ALLOWED. CONCRETE SHOULD BE CURED ACCORDING TO ACI 308 (LATEST REVISION) BY CONTRACTOR OR OWNER.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRESS OF 1500 P.S.I. AT TIME OF STRESSING. IF A PARTIAL STRESSING IS SPECIFIED, CONCRETE TEST CYLINDERS MUST BE MADE AND TESTED BY A CERTIFIED LAB. RESULTS MUST BE SUBMITTED TO ENGINEER OF RECORD 24 HOURS PRIOR TO EARLY STRESSING.
- ALL CONVENTIONAL REINFORCEMENT STEEL SHALL MEET ASTM- A615 (GRADE 60). REINFORCEMENT 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, 2" COVER IN THE BEAM SIDES AND TOP, 1 1/2" COVER ON THE SLAB TOP AND BOTTOMS, UNLESS NOTED OTHERWISE.
- 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE.
- BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACING.
- ALL CONCRETE TO BE CONSOLIDATED TO ENSURE UNIFORM ADHESION TO REINFORCEMENT. ALL CONCRETE TO BE MONOLITHICALLY PLACED. NO CONCRETE SHALL BE PLACED ON TOP OF ALREADY HARDENED CONCRETE. CONCRETE TO BE PLACED WITH NO COLD JOINTS OR POUR LINES.
- THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SETS, BRICK LEDGES, AND BLOCK OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE INSTALLATION OF THE TENDONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
- GRADE BEAM SIZES MAY VARY BY + 20%.
- ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITHOUT THE WRITTEN ADVANCE APPROVAL FROM THE ENGINEER OF RECORD WILL VOID THE DESIGNER'S RESPONSIBILITY.
- THIS PLAN IS FOR GRADE BEAM AND REINFORCEMENT LAYOUT ONLY. DO NOT USE THIS PLAN FOR FORMING UP OF FOUNDATION.
- ALL SUBGRADE FILL SHALL BE AASHTO CLASSIFICATION A-4 MATERIAL OR BETTER COMPACTED TO 90%. STANDARD PROCTOR DENSITY IN MAXIMUM OF 6" LIFTS. CONTRACTOR AND OWNER TO PROVIDE PROPER DRAINAGE AWAY FROM THE FOUNDATION DURING AND THROUGHOUT THE STRUCTURE LIFE.
- A MINIMUM OF 4" OF CONCRETE TO BE MAINTAINED THROUGHOUT THE ENTIRE SLAB UNLESS OTHERWISE NOTED.
- ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE.
- ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT ROOTS FROM EXTENDING UNDER THE SLAB.
- REMOVE A MINIMUM OF 6" OF EXISTING SOIL AND ALL UNSTABLE SILT PRIOR TO PLACING ANY FILL.
- MAXIMUM OF 2" OF FILL MAY BE PLACED ON THE SITE. MAXIMUM DIFFERENTIAL FILL SHALL NOT EXCEED 20%.

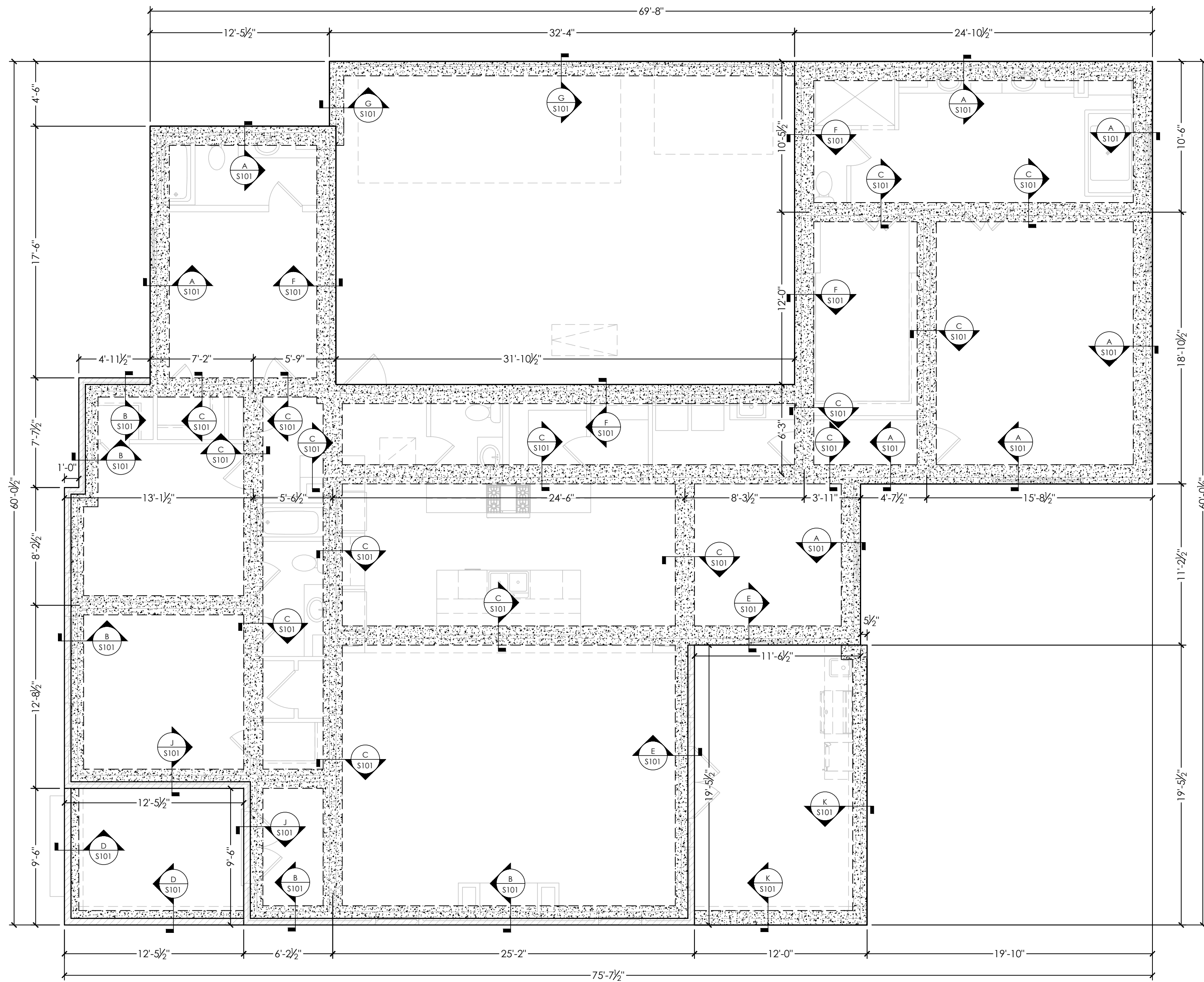
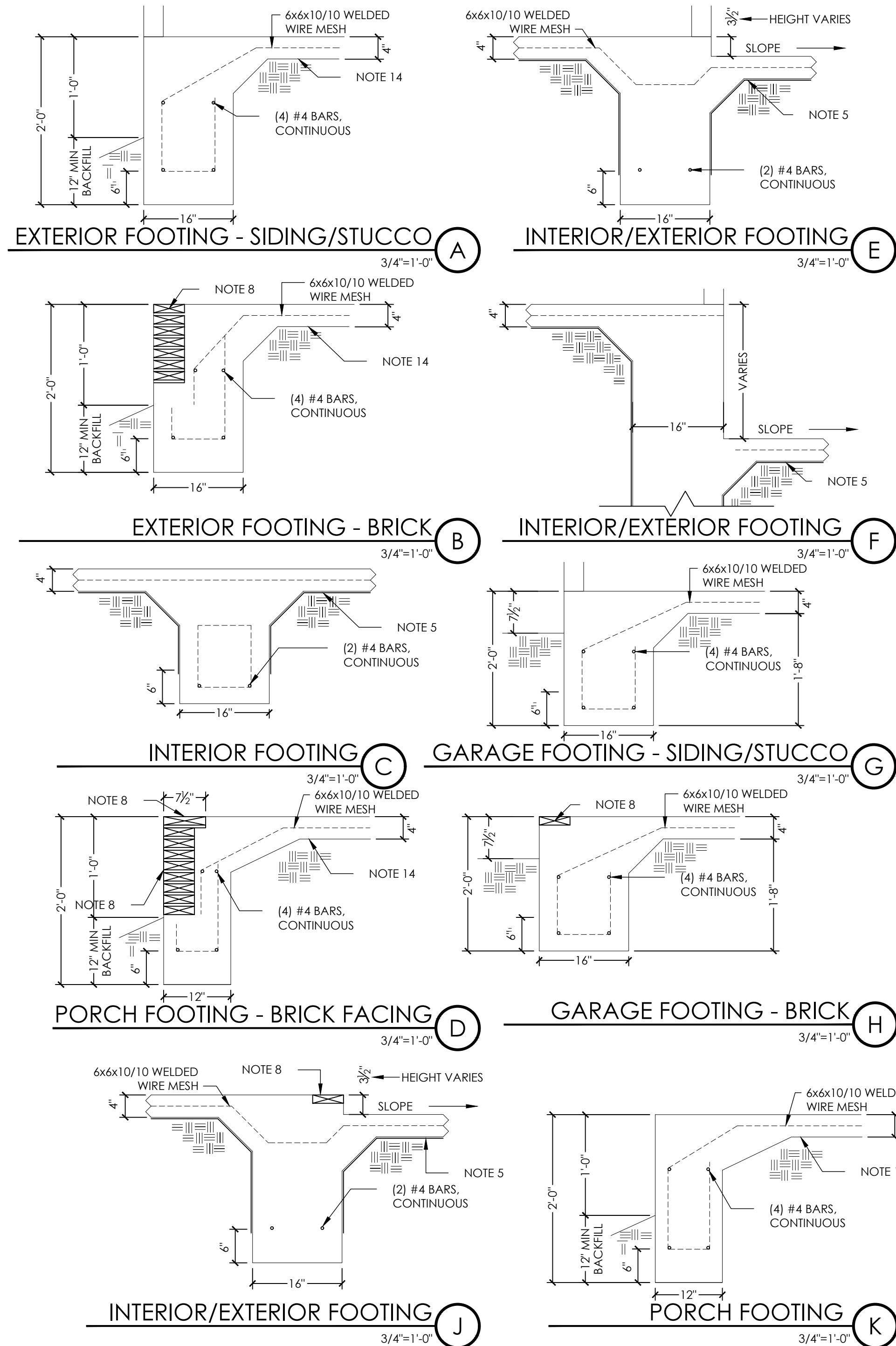
FOUNDATION NOTES:

- THIS IS A 4" CONCRETE SLAB (3000 PSI) @ 28 DAY MIX, ON .006 VISQUEEN, ON 6" FILL SAND. ON EARTH FILL IF REQUIRED: REINFORCED WITH 6 x 6 x 10/10 g.a. WELDED WIRE MESH.
- ALL REINFORCING STEEL TO BE GRADE 60.
- FOOTING DEPTHS SHOWN ARE A MINIMUM OF 12" DEPTHS INTO NATURAL EXISTING GROUND. FOOTINGS SHALL BE FOUNDED AT A DEPTH THAT IS MARKED ABSENT OF ALL ORGANIC MATERIALS.
- ALL FILL MATERIALS ARE TO BE B.P.R. CLASSIFICATION A-4 AND ARE TO BE FREE OF ALL GRASSES AND ORGANIC MATERIALS.
- ALL FILL MATERIAL IS TO BE PALCED IN 9" LOOSE LIFTS AND COMPACTED TO WITHIN 95% OF ITS OPTIMUM DENSITY.
- MAINTAIN A MINIMUM 3" COVER ON ALL REINFORCING STEEL IN FOOTINGS.
- EVIDENCE OF TERMITE TREATMENT OF FOUNDATION REQUIRED.

NOTE:

ENGINEERED FOUNDATION DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING.

CONTRACTOR/OWNER RESPONSIBLE FOR ENSURING FILL AND COMPACTION ARE AS REQUIRED BY THESE DOCUMENTS AND APPROPRIATE TO THE PROJECT.



FOUNDATION PLAN

3/16"=1'-0"

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FOUNDATION PLAN

FOUNDATION DETAILS

-

-

LUMBER SPANS - #2 SOUTHERN YELLOW PINE

FROM IBC 2015					
CEILING JST. SPACING (IN)	FLOOR JOISTS - BEDROOMS				NOTES:
	2x6	2x8	2x10	2x12	
	MAXIMUM JOIST SPAN				
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	
	12" O.C.	11'-3"	14'-11"	18'-1"	
16" O.C.	10'-3"	13'-3"	15'-8"	18'-6"	
24" O.C.	8'-6"	10'-10"	12'-10"	15'-1"	
CEILING JST. SPACING (IN)	FLOOR JOISTS - REMAINDER OF HOUSE				NOTES:
	2x6	2x8	2x10	2x12	
	MAXIMUM JOIST SPAN				
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	
	12" O.C.	10'-3"	13'-6"	16'-2"	
16" O.C.	9'-4"	11'-10"	14'-0"	16'-6"	
24" O.C.	7'-7"	9'-8"	11'-5"	13'-6"	
CEILING JST. SPACING (IN)	CLG JOISTS - ROOF LESS THAN 3:12 PITCH				NOTES: 1. NO ATTIC STORAGE
	2x6	2x8	2x10	2x12	
	MAXIMUM JOIST SPAN				
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	
	12" O.C.	18'-8"	14'-7"	26'+	
16" O.C.	16'-11"	21'-7"	25'-7"	26'+	
24" O.C.	13'-11"	17'-7"	20'-11"	26'+	
CEILING JST. SPACING (IN)	CEILING JOISTS				NOTES: 1. WITH ATTIC STORAGE
	2x6	2x8	2x10	2x12	
	MAXIMUM JOIST SPAN				
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	
	12" O.C.	13'-11"	17'-7"	20'-11"	
16" O.C.	12'-0"	15'-3"	18'-1"	26'+	
24" O.C.	9'-10"	12'-6"	14'-9"	26'+	
CEILING JST. SPACING (IN)	RAFTERS WITHOUT CEILING ATTACHED				NOTES:
	2x6	2x8	2x10	2x12	
	MAXIMUM JOIST SPAN				
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	
	12" O.C.	15'-7"	19'-8"	23'-5"	
16" O.C.	13'-6"	17'-1"	20'-3"	23'-10"	
24" O.C.	11'-0"	13'-11"	16'-6"	19'-6"	
CEILING JST. SPACING (IN)	RAFTERS WITH GYP. CEILING ATTACHED				NOTES:
	2x6	2x8	2x10	2x12	
	MAXIMUM JOIST SPAN				
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	
	12" O.C.	14'-9"	19'-6"	23'-5"	
16" O.C.	13'-5"	17'-1"	20'-3"	23'-10"	
24" O.C.	11'-0"	13'-11"	16'-6"	19'-6"	

ALLOWABLE SPANS FOR LINTELS

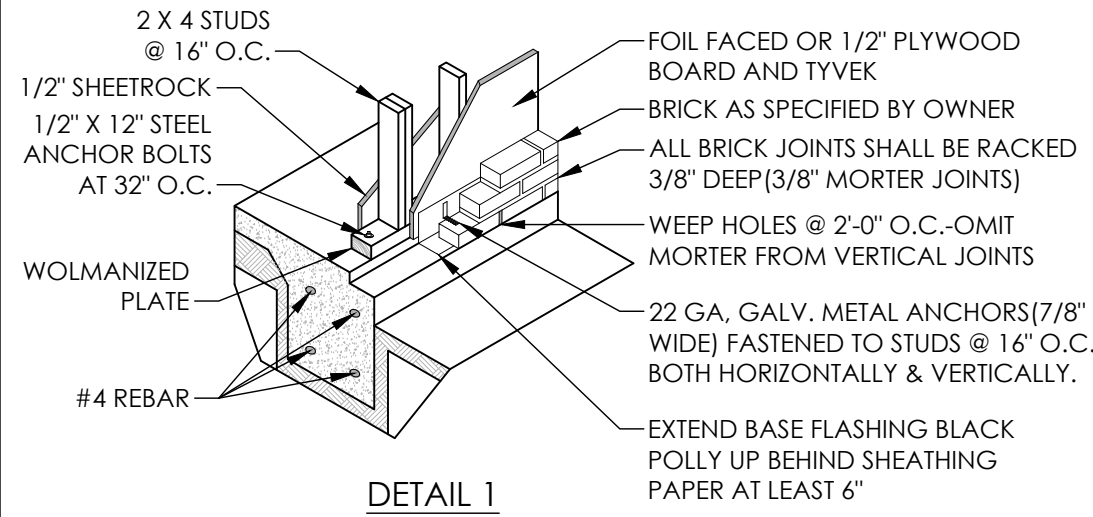
SUPPORTING MASONRY VENEER				
SIZE OF STL ANGLE (IN)	NO STORY ABOVE	1 STORY ABOVE	2 STORIES ABOVE	NOTES:
3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	
4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	
5 x 3 x 5/16	10'-0"	8'-0"	6'-0"	
6 x 3 -1/2 x 5/16	14'-0"	9'-6"	7'-0"	
2 - 6 x 3 -1/2 x 5/16	20'-0"	12'-0"	9'-6"	
NOTES				
LONG LEG OF THE ANGLE SHALL BE PLACED IN VERTICAL POSITION.				
STL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES/ OTHER STL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.				
EITHER STEEL ANGLE OR LINTEL SHALL SPAN OPENING.				

GENERAL FRAMING NOTES:

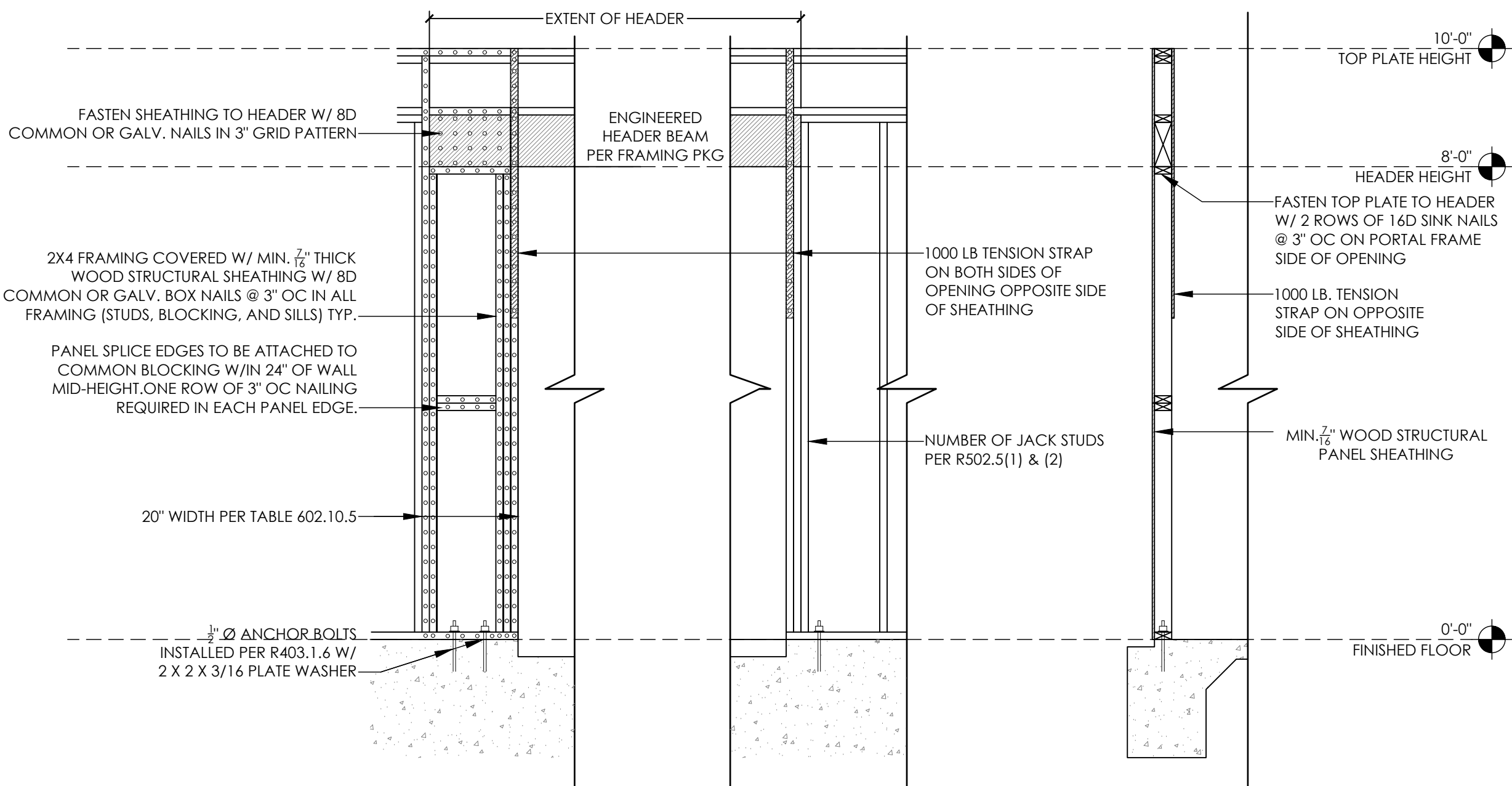
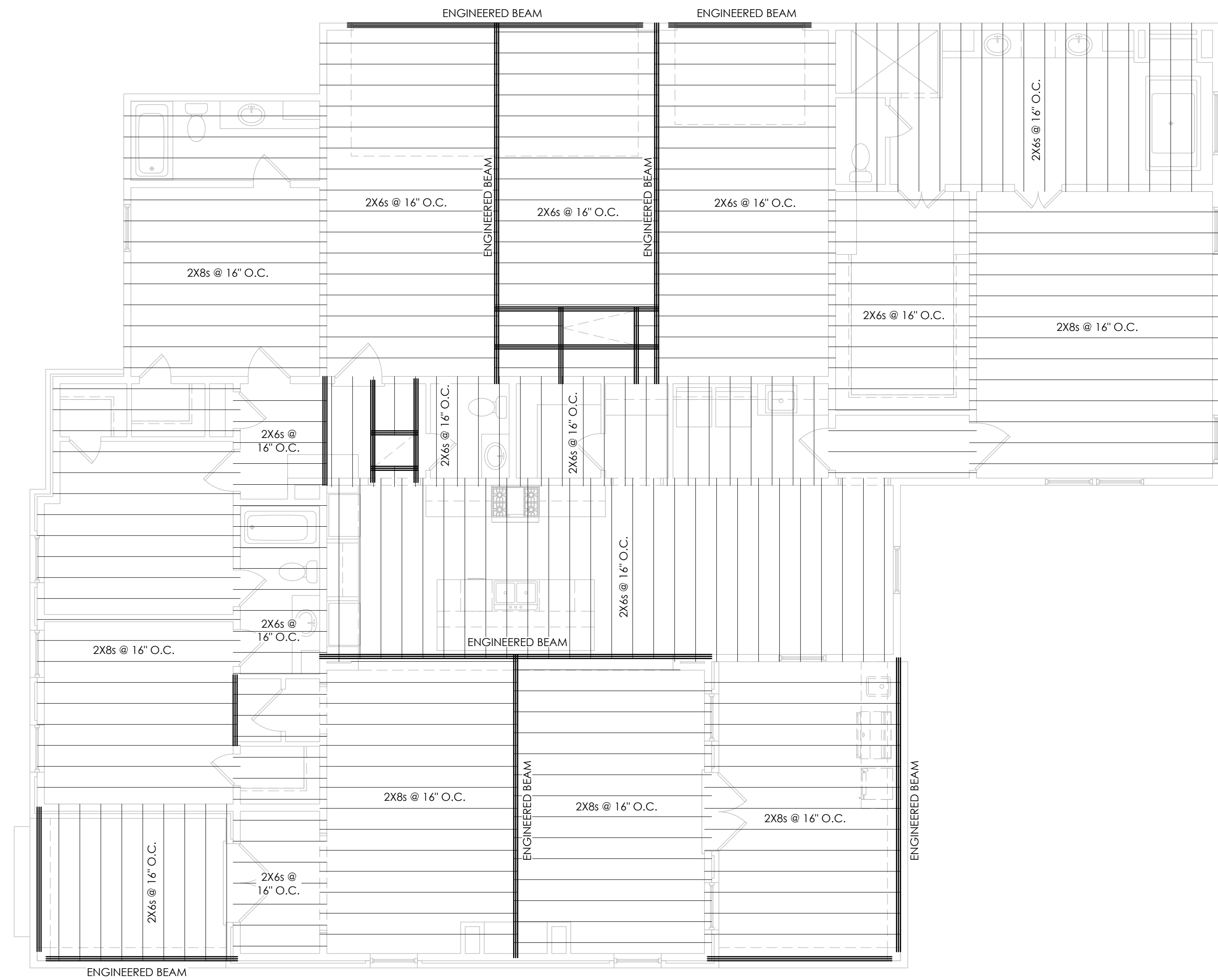
- THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGIONAL, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.
- PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
 - ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
 - ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FLUTCH PLATE UNLESS OTHERWISE NOTED.
 - PROVIDE 1X4 CROSS BRACINGS AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
 - 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).
 - 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.
 - PROVIDE DOUBLE 2X6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
 - PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
 - HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
 - ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
 - 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.
 - ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
 - ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.
 - COLUMNS SHALL BE ADEQUATELY ANCHORED TO SLAB TO PREVENT LATERAL DISPLACEMENT PER IRC R407.3.
 - SITE-ASSEMBLED HEADERS AND GIRDERS TO BE SIZED PER IRC TABLE R502.5(1) AND (2).
 - 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.
 - 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.
 - ROOF AND FLOOR SHEATHING TO COMPLY WITH SPAN CHART R503.2.1.1 (1)
 - R802.9 FRAMING OPENINGS. OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. WHERE THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST SHALL BE PERMITTED TO BE A SINGLE MEMBER THE SAME SIZE AS THE CEILING JOIST OR RAFTER. SINGLE TRIMMER JOISTS SHALL BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHERE THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND THE HEADER JOISTS SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE CEILING JOISTS OR RAFTER FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR HEADER JOIST TO TRIMMER JOIST CONNECTIONS. WHERE THE HEADER JOIST SPAN EXCEEDS 6 FEET, TAIL JOISTS OVER 12 FEET LONG SHALL BE SUPPORTED AT THE HEADER BY FRAMING ANCHORS OR ON LEDGER STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.

HEADER SPANS FOR LOAD BEARING WALLS:

SINGLE STORY:		
• 2 PLY 2x6"	4'-2" MAX	
• 2 PLY 2x8"	5'-4" MAX	
• 2 PLY 2x10"	7'-6" MAX	
2 STORY:		
• 2 PLY 2x6"	3'-7" MAX	
• 2 PLY 2x8"	4'-6" MAX	
• 2 PLY 2x10"	6'-2" MAX	
• 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS		
• OSB BETWEEN ALL HEADER PLIES		
• NO BOXED HEADERS		
REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS		



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 CONTRACTORS RESPONSIBILITY TO RECALCULATE JOIST & RAFTER SIZES TO ENSURE PROPER CONSTRUCTION OF THE HOME.**



CS-PF FRAMING DETAIL - SINGLE PORTAL

1/2"=1'-0"

FRAMING PLAN

3/16"=1'-0"

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THE DOMAINE - ELEVATION B - 26'14 SF

THE RESERVE - LOT 04
ZACHARY, LOUISIANA

4 BED / 3.5 BATH

PROJECT INFO:

PROJECT NAME:

RESERVE ZACHARY

PROJECT NUMBER:

2019.020DEV

SQUARE FOOTAGE:

LIVING: 2614 SF

GARAGE: 718 SF

PORCHES: 370 SF

TOTAL: 3702 SF

REVISION:

DATE:

11.27.2024

ISSUED:

CHECK SET

SHEET NUMBER:

S102

FRAMING PLAN

PORTAL DETAIL

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