

Beachy Keen Plan

**HEINRICH & ASSOCIATES**  
 RESIDENTIAL ARCHITECTURE  
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RESIDENTIAL BUILDING PLANS FOR  
 WALLACE & CO.  
 LOT 7 BEACH BLVD. SUBDIVISION  
 GULFPORT, MS

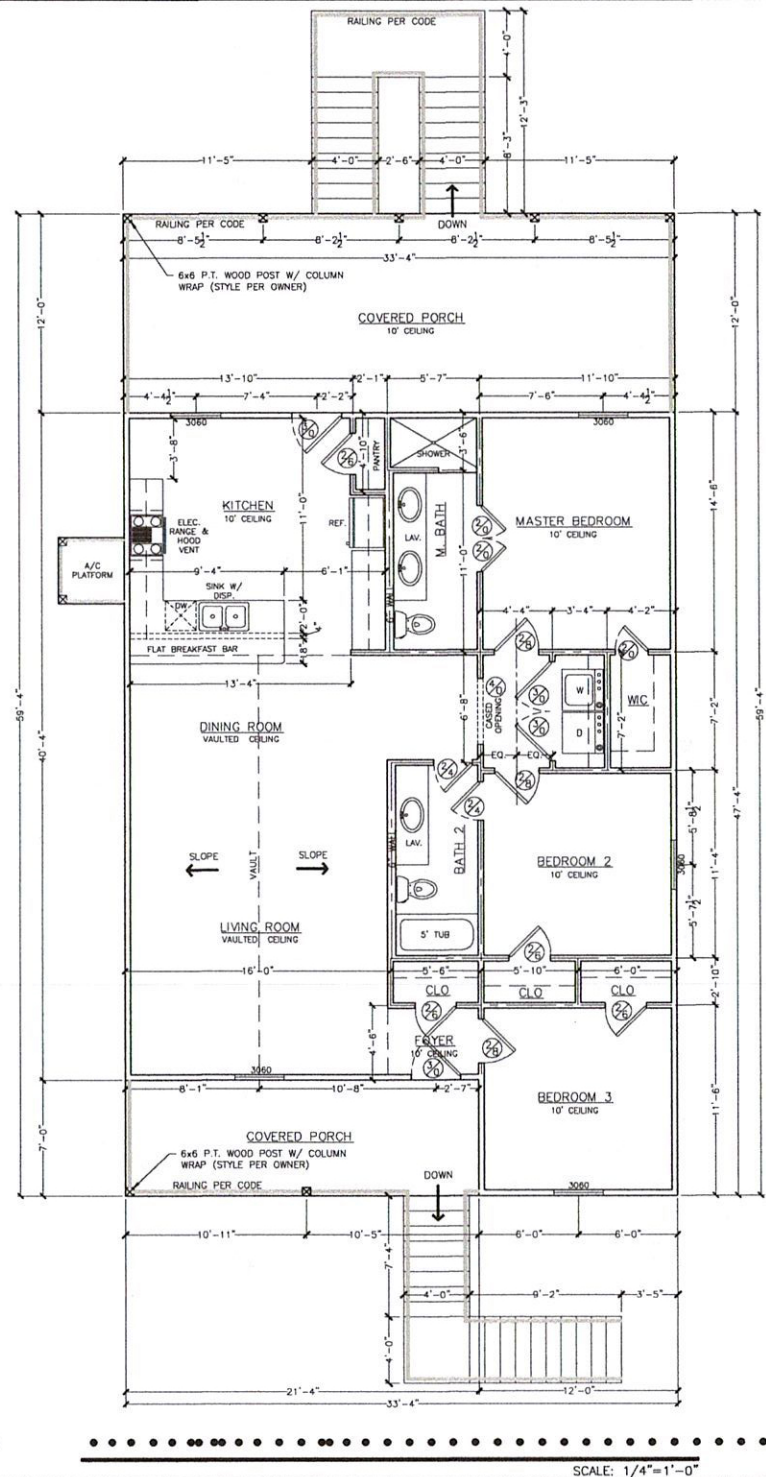
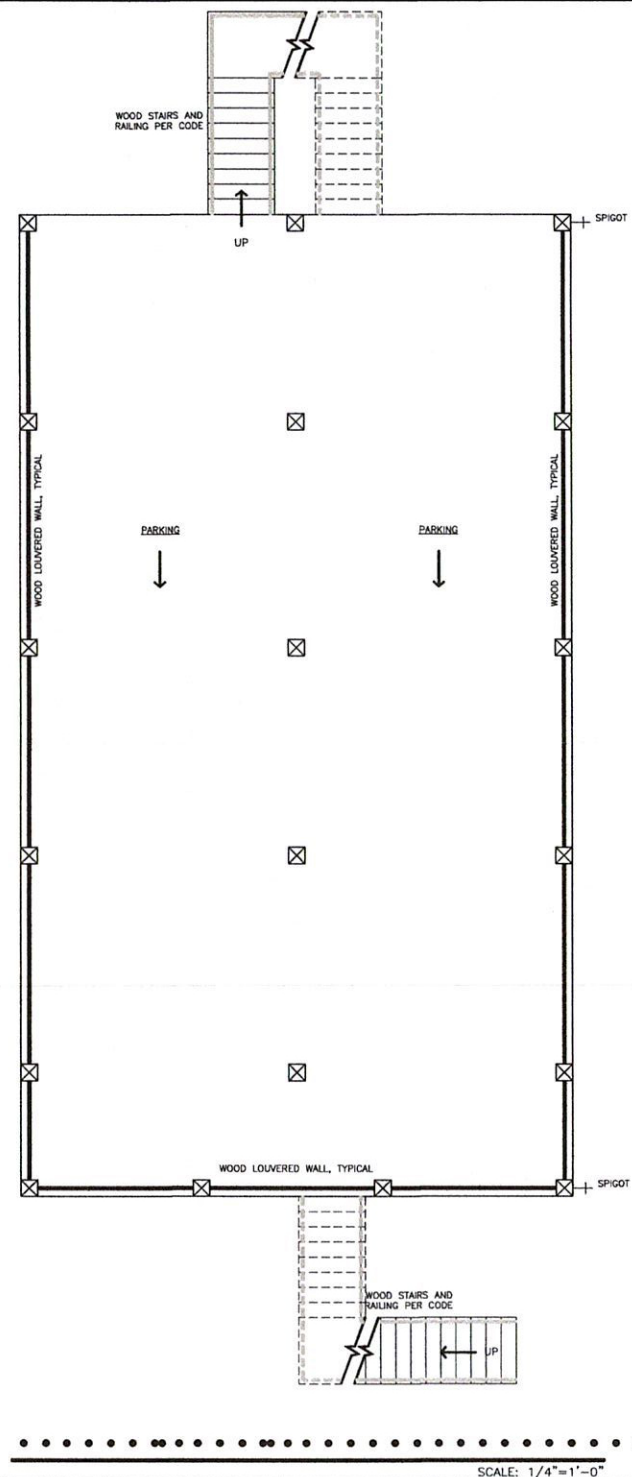
FLOOR PLANS

Project Title

Sheet Title

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Project No.  
21-145



AREA CALCULATIONS:

|               |          |
|---------------|----------|
| LIVING AREA:  | 1,428 SF |
| PORCH AREA:   | 549 SF   |
| GROSS LIVING: | 1,428 SF |
| GROSS AREA:   | 1,977 SF |

- NOTES:
- 1) ALL INTERIOR AND EXTERIOR DOORS SHALL BE 8'-0" HIGH UNLESS NOTED ON FLOOR PLAN.
  - 2) ALL PENETRATION AND JOINTS IN TYVEC MUST BE SEALED W/ TYVEC TAPE.
  - 3) HURRICANE ANCHORS AND STRAPS TO BE INSTALLED AT ALL ROOF TRUSS TO WALL, WALL TO FLOOR SYSTEM, AND WALL TO SLAB CONNECTIONS AS REQUIRED BY ALL LOCAL, STATE, AND FEDERAL CODES.
  - 4) HOLD DOWNS TO BE LOCATED @ BOTH CORNERS AND @ EACH SIDE OF ALL OPENINGS.
  - 5) CONTRACTOR TO PROVIDE PRE-ENGINEERED WALL PANELS ON SHEAR-WALL SIDES.

- NOTES:
- 1) FINISHES, APPLIANCES, WINDOWS, DOORS, ETC. PER OWNER AND CONTRACTOR.
  - 2) ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND ALL APPLICABLE CODES THEREIN.
  - 3) PLUMBING DESIGN AND INSTALLATION IS TO BE BY A MISSISSIPPI LICENSED PLUMBING CONTRACTOR AND TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, 2018 EDITION, AND ALL REFERENCED APPLICABLE CODES THEREIN.
  - 4) CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, THE LIFE SAFETY CODE 2018 EDITION, AND ALL APPLICABLE ORDINANCES.
  - 5) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR VARIANCES TO THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION OR WITHIN A TIMELY MANNER DURING CONSTRUCTION.
  - 6) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY FOUND DIFFERENCES BETWEEN THE SITE DRAWINGS AND THE ACTUAL FIELD VERIFIED CONDITION THAT WOULD AFFECT THE QUALITY OF AESTHETIC NATURE OF THE WORK.
  - 7) DEVIATIONS FROM THE DRAWINGS NOT APPROVED BY THE DESIGNER PRIOR TO PERFORMANCE OF SAID CHANGE, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, INCLUDING ANY AND ALL RESULTING EFFECTS TO OTHER TRADES WITHIN OR ABOUT THE CONSTRUCTION OF THE BUILDING.
  - 8) CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL DOORS AND WINDOWS (MFR, TYPE, SIZE, LOCATION), PLUMBING AND ELECTRICAL FIXTURES AND EQUIPMENT (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT), AIR CONDITIONING SUPPLY AIR AND RETURN AIR GRILLES AND DUCT LOCATIONS (MFR, TYPE, SIZE, LOCATION AND MOUNTING HEIGHT IF ON VERTICAL SURFACE), HARDWOOD TRIM AND FINISHES (COLOR, TEXTURE AND LOCATION) PRIOR TO INSTALLATION.

- NOTES:
1. CONTRACTOR SHALL LOCATE & VERIFY ALL EXISTING UTILITIES AND UTILITY TIE-INS PRIOR TO CONSTRUCTION.
  2. CONTRACTOR SHALL SUPPLY AND INSTALL PLUMBING IN ACCORDANCE WITH LIFE SAFETY CODE, 2018 EDITION AND INTERNATIONAL PLUMBING CODE, 2018 EDITION.
  3. CONTRACTOR SHALL CONSULT WITH OWNER AND PROVIDE EQUIPMENT AND MATERIALS ACCORDING TO OWNER'S REQUIREMENTS.
  4. CONTRACTOR SHALL TIE INTO EXISTING SEWER & WATER SERVICES.
  5. ALL SEWER PIPING SHALL MAINTAIN A MIN. DOWNWARD SLOPE OF 1/4" PER FOOT.
  6. SEWER PIPING SHALL BE 2" UNLESS OTHERWISE NOTED.

NOTE:  
 NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, AND SIZES OF COMPONENTS ALONG WITH SITE CONDITIONS BEFORE STARTING CONSTRUCTION. BUILDER/CONTRACTOR SHALL SEE THAT CONSTRUCTION IS IN CONFORMANCE WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND WITH THE COUNTY/CITY BUILDING INSPECTOR. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE THAT THE REQUIREMENTS STATED ARE ACCEPTED BY THE BUILDER/CONTRACTOR.

BEFORE UNDERTAKING EACH PART OF THE WORK, THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE PLANS & SPECIFICATIONS AND CHECK AND VERIFY PERTINENT FIGURES SHOWN THEREON AND ALL APPLICABLE FIELD MEASUREMENTS. IF ANY CONFLICTS, ERRORS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR IN THE FIELD, THE CONTRACTOR SHALL PROMPTLY REPORT IN WRITING TO THE ENGINEER OR HIS REPRESENTATIVE BEFORE PROCEEDING WITH ANY WORK AFFECTED THEREBY.

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

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