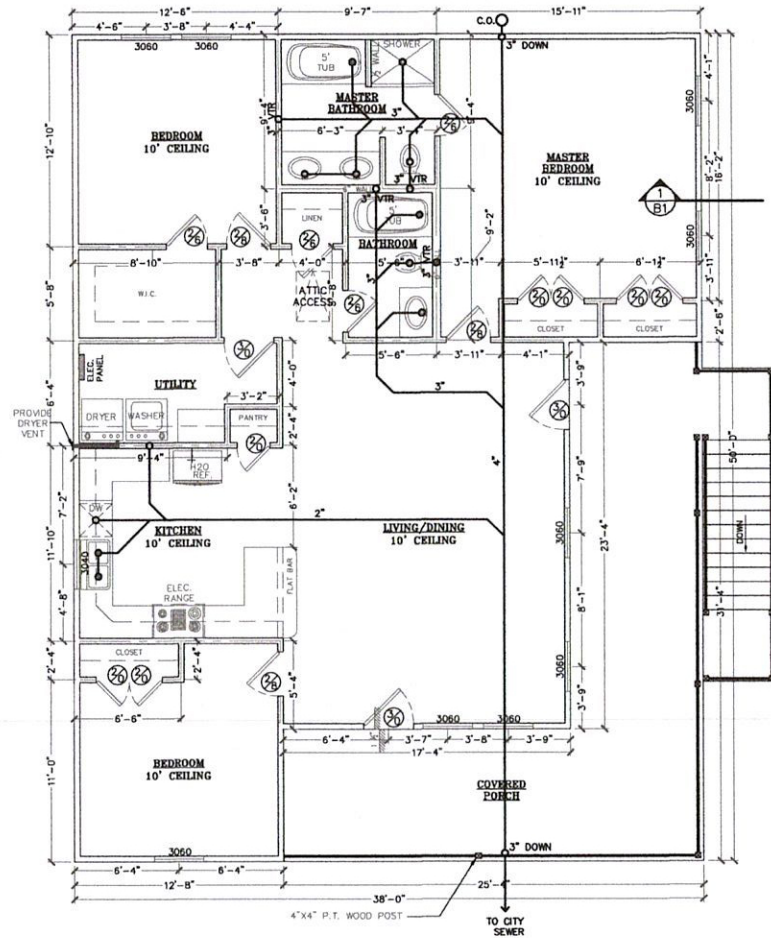


L-Shaped Porch Plan



FLOOR & PLUMBING PLAN

SCALE 1/4" = 1'-0"

AREA CALCULATION

LIVING FLOOR H&C:	1,510 SF
PORCHES:	389 SF
GROSS AREA:	1,899 SF

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.

NOTES:

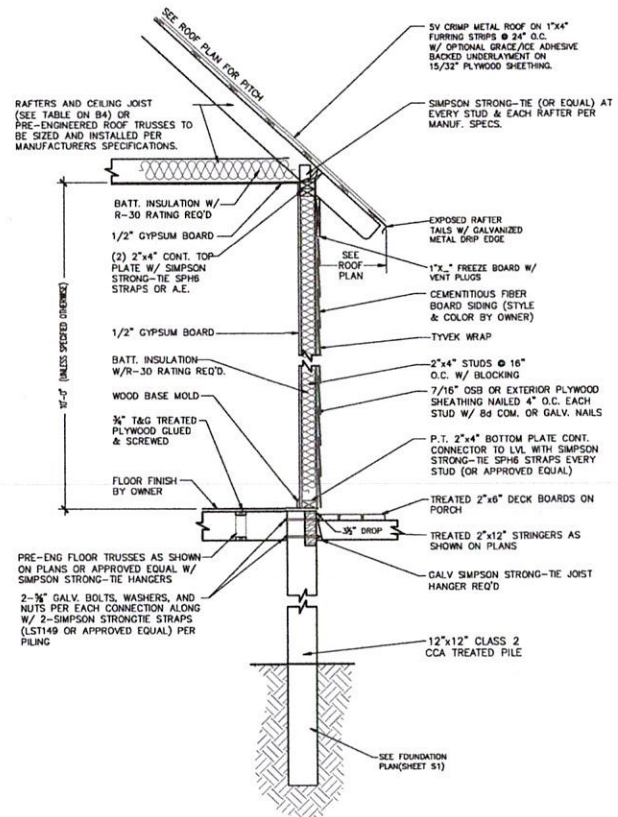
- 1) FINISHES, APPLIANCES, WINDOWS, DOORS, ETC. PER OWNER AND CONTRACTOR.
- 2) ALL DETAILS OF CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, AND ALL APPLICABLE CODES THEREIN.
- 3) PLUMBING DESIGN AND INSTALLATION IS TO BE BY A MISSISSIPPI LICENSED PLUMBING CONTRACTOR AND TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, 2018 EDITION, AND ALL REFERENCED APPLICABLE CODES THEREIN.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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) ALL INTERIOR AND EXTERIOR DOORS SHALL BE 8'-0" HIGH.
- 2) ALL INTERIOR WALLS SHALL BE 2"x4" AT 24" O.C. UNLESS NOTED OTHERWISE.
- 3) ALL PENETRATION AND JOINTS IN TYVEK MUST BE SEALED W/ TYVEK TAPE.
- 4) HURRICANE ANCHORS AND STRAPS TO BE INSTALLED AT ALL ROOF TRUSSES TO WALL, WALL TO FLOOR SYSTEM, AND WALL TO SLAB CONNECTIONS AS REQUIRED BY ALL LOCAL, STATE, AND FEDERAL CODES.
- 5) CONTRACTOR TO PROVIDE PRE-ENGINEERED WALL PANELS ON SHEAR-WALL SIDES.
- 6) 4" MIN. SELF ADHERING ROOFING TAPE REQUIRED AT ALL PLYWOOD JOINTS.
- 7) ALL POCKET DOORS SHALL BE CONSTRUCTED WITH 6" WALLS.

NOTE: NOT ALL IBHS DETAILS AND SPECIFICATIONS ARE INCLUDED IN THESE PLANS. CONTRACTOR SHALL VERIFY W/IBHS TO ENSURE ALL REQUIREMENTS ARE MET.

NOTE: FOR RAFTER TO RIDGE BEAM CONNECTION USE SIMPSON STRONG-TIE STRAP (OR EQUAL)



1-1 STORY TYPICAL WALL DETAIL

N.T.S.

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.

HENRICH & ASSOCIATES
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RESIDENTIAL BUILDING PLANS for
WALLACE & CO.
5213 WOODWARD AVE.
GULFPORT, MISSISSIPPI

Project Title
FLOOR & PLUMBING PLAN

Sheet Title
BI 1-1 STORY TYPICAL WALL DETAIL

Date: 01-14-19
Drawn By: P.W.D.
Checked By: E.B.H.
REV. _____

Sheet No
BI

Project No
10-146