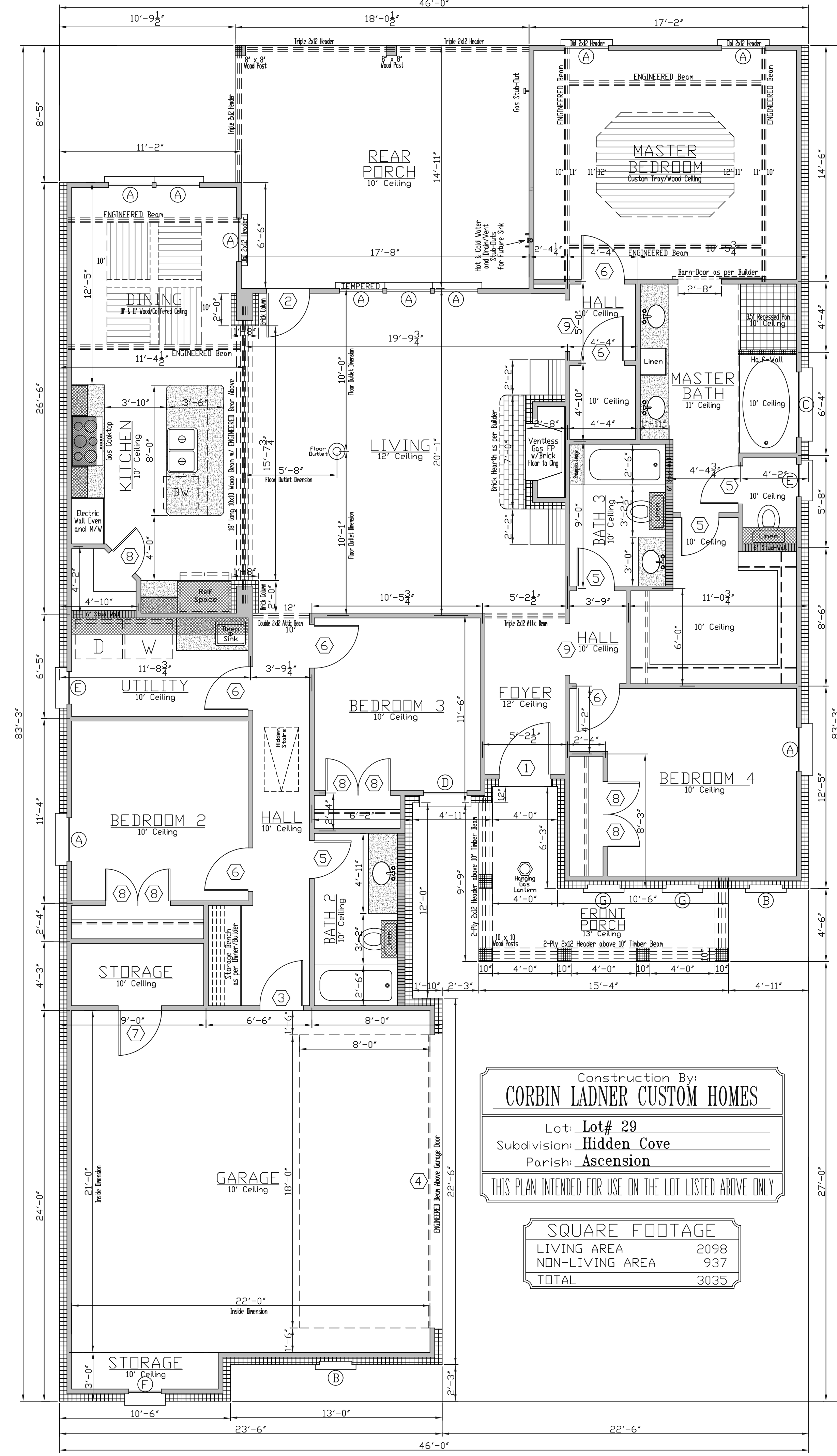


FOUNDATION PLAN
Scale: 1/4"=1'-0"

- FOUNDATION NOTES:**
- Written notes listed below supercede all specifications listed on the detail sheet.
 - Min. 4" thk. concrete slab - 3000psi mix at 28 days.
 - Reinforce w/ #6 @ 16", 10 ga. W.N. mesh over 6 mil (.006") visqueen membrane.
 - 4" min. compacted sand fill, earth fill as req'd.
 - Use #4 rebar in grade beams.
 - Footing width shall be 16" unless noted otherwise.
 - All grade beams shall be 20" deep min. and shall extend 12" min. below grade.
 - All interior footings shall be 20" deep min. and shall extend 12" min. below grade.
 - Contractor is responsible for setting slab elevations.
 - Joist call-outs are based upon K.D. #2 Southern Pine.



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

Construction By:
CORBIN LADNER CUSTOM HOMES
Lot: Lot# 29
Subdivision: Hidden Cove
Parish: Ascension
THIS PLAN INTENDED FOR USE ON THE LOT LISTED ABOVE ONLY

SQUARE FOOTAGE	
LIVING AREA	2098
NON-LIVING AREA	937
TOTAL	3035

OPENING SCHEDULE				
DOORS				
MARK	SIZE	THK	DESCRIPTION	
(1)	3-2 x 8-0	1 3/4"	RAISED PANEL SPANISH CEDAR WITH 3 LITE TRANSOM	
(2)	2-8 x 8-0	1 3/4"	EXT., FIBERGLASS, FULL LITE	
(3)	2-8 x 8-0	1 3/4"	EXT., SC. WOOD (or 20 MINUTE RATED), RAISED PANEL SELF-LATCHING and SELF-CLOSING/AUTOMATIC-CLOSING	
(4)	18-0 x 8-0	Std.	D.H. GARAGE DOOR, ELECTRIC	
(5)	2-4 x 8-0	1 3/8"	INT., H.C., RAISED PANEL MASONITE	
(6)	2-8 x 8-0	1 3/8"	INT., H.C., RAISED PANEL MASONITE	
(7)	3-0 x 8-0	1 3/8"	INT., H.C., RAISED PANEL MASONITE	
(8)	2-0 x 8-0	1 3/8"	INT., H.C., RAISED PANEL MASONITE	
(9)	3-2 x 8-0	Std.	CASED OPENING	

WINDOWS				
MARK	SIZE	LTS	DESCRIPTION	
(A)	2-8 x 7-0	1/1	SINGLE HUNG, WHITE, VINYL	
(B)	2-0 x 4-0		FIXED, DEAD BOARD SHUTTERS	
(C)	4-0 x 4-0	1	FIXED, WHITE, VINYL, RAIN GLASS	
(D)	2-8 x 7-0	4/2	SINGLE HUNG, WHITE, VINYL	
(E)	2-0 x 4-0	1/1	SINGLE HUNG, WHITE, VINYL	
(F)	2-0 x 4-0	2/2	SINGLE HUNG, WHITE, VINYL	
(G)	2-0 x 7-0		FIXED, DEAD BOARD SHUTTERS	

WINDOW AND DOOR NOTES:
THE DOOR & WINDOW PROVIDER(S) SHALL IDENTIFY ALL DOORS & WINDOWS REQUIRING TEMPERED GLASS AS PER 2021 IRC, E508.
Confirm window frame and door colors with Builder.

- GENERAL NOTES:**
- REPRODUCTION OF THIS PLAN IS PROHIBITED.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - FIREPLACE SIZE AND DESIGN SHALL BE BY CONTRACTOR AT TIME OF CONSTRUCTION.
 - ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS OTHERWISE NOTED.
 - SEE SHEET 0 FOR PLOT PLAN.
 - SEE SHEET 1 FOR FLOOR PLAN, FOUNDATION PLAN, AND NOTES.
 - SEE SHEET 2 FOR FRONT, REAR & SIDE ELEVATIONS AND ROOF CUT PLAN.
 - SEE SHEET 3 FOR ELECTRICAL PLAN AND H.V.A.C. PLAN.
 - SEE SHEET 4 FOR PLUMBING/SEWER PLAN.
 - SEE SHEET 5 FOR BRACED WALL FRAMING PLAN.
 - SEE SHEET 6 FOR TYPICAL CONSTRUCTION DETAILS.
 - SEE ATTACHMENT FOR RES-CHECK DOCUMENTATION.

- CEILING JOIST NOTES:**
- SEE FOUNDATION PLAN FOR CEILING JOIST CALL-OUTS.
 - CEILING JOIST SPANS ARE BASED UPON #2 SOUTHERN YELLOW PINE AS PER 2021 IRC, TABLE R802.5.1(2), AND AMERICAN WOOD COUNCIL SPAN CALCULATOR (FOR 2x12's) WITH A DEAD LOAD OF 10 PSF AND A LIVE LOAD OF 20 PSF FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE U.N.O.
 - MAXIMUM SPANS AS FOLLOWS:

a. 2x6 @ 16" O.C.: 12'-0" max. span	2x6 @ 12" O.C.: 13'-11" max. span
b. 2x8 @ 16" O.C.: 15'-3" max. span	2x8 @ 12" O.C.: 17'-7" max. span
c. 2x10 @ 16" O.C.: 18'-1" max. span	2x10 @ 12" O.C.: 20'-11" max. span
d. 2x12 @ 16" O.C.: 21'-4" max. span	2x12 @ 12" O.C.: 24'-8" max. span

- TYPICAL FRAMING NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH IRC 2021 FOR ALL FRAMING REQUIREMENTS.
 - ALL DIMENSIONAL LUMBER SHALL BE #2 GRADE SOUTHERN YELLOW PINE.
 - ALL SILLS SHALL BE PRESSURE TREATED OR EQUIVALENT.
 - ALL EXPOSED MATERIALS FOR SODS, PATIOS, OVERHANGS, ETC. SHALL BE HARDIE BOARD OR EXTERIOR GRADE P.T.
 - ALL COLUMNS/POSTS SHALL BE ANCHORED WITH AS REQUIRED TO PREVENT LATERAL DISPLACEMENT.
 - ALL 2-PLY 2x12 BEAMS SHALL BE REINFORCED WITH PLYWOOD BETWEEN THE 2x12's.

- DESIGN & CONSTRUCTION NOTES:**
- SEE TYPICAL DETAIL SHEET AND BRACED-WALL PLAN FOR STAMPED CONSTRUCTION DETAILS FOR THIS HOME.
 - GARAGE-DWELLING WALL SEPARATION MUST MEET MATERIAL REQUIREMENTS AS PER IRC 2021 : DWELLING-GARAGE SEPARATION.
 - ENGINEERED LUMBER DESIGN DOCUMENTATION SHALL BE PROVIDED BY THE OWNER/BUILDER AS REQUESTED BY PERMITTING OFFICIALS.
 - ROOF/RAPPER BRACING MUST BEAR ON LOAD-BEARING WALLS AND/OR ENGINEERED BEAMS DESIGNED TO CARRY THOSE LOADS.
 - ALL ATTIC ACCESS LOCATIONS SHALL BE COORDINATED WITH CONTRACTOR TO MEET CODE AND PROVIDE ATTIC ACCESS AS NEEDED.
 - CONTRACTOR IS RESPONSIBLE FOR SETTING SLAB ELEVATIONS.

- GARAGE DOOR NOTES:**
- AS PER R609.4, GARAGE DOOR(S) 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 AND/OR SERIAL NUMBER, THE POSITIVE AND NEGATIVE DESIGN WIND PRESSURE RATING, THE INSTALLATION INSTRUCTION DRAWING REFERENCE NUMBER, AND THE APPLICABLE TEST STANDARD.

SPECIAL NOTE
HOME DESIGNS OF BATON ROUGE, LLC HAS MADE EVERY EFFORT TO INSURE THE ACCURACY OF THIS PLAN. HOWEVER, IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY THE DIMENSIONAL CORRECTNESS, STRUCTURAL INTEGRITY AND CODE COMPLIANCE ASPECTS OF THIS PLAN PRIOR TO CONSTRUCTION. ANY LIABILITIES DUE TO ERRORS OR OMISSIONS ON THIS PLAN ARE TO BE ASSUMED BY THE CONTRACTOR/OWNER.

ANOTHER DESIGN BY
HOME DESIGNS
of
BATON ROUGE LLC
DAVID LADNER, OWNER
19113 N. RIVER, OWENS
BATON ROUGE, LA 70802
(225) 253-2057
HDD@HDCOM
3760/2824
Sheet
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