



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

Construction By:  
**CORBIN LADNER CUSTOM HOMES**  
Subdivision: **The SANCTUARY**  
Lot#: **16**  
City/Parish: **East Baton Rouge**  
THIS PLAN INTENDED FOR USE ON THE ABOVE LISTED LOT ONLY.

**SQUARE FOOTAGE**

LIVING AREA	2739
NON-LIVING AREA	1768
TOTAL AREA	4507

AT FRONT AND REAR PORCHES:  
CONNECT TOP OF (2) 2x4 VERTICAL POSTS TO HEADER W/ SIMPSON STRONG-TIE HEAVY STRONG-DRIVE SWS UNDER EXTERIOR WOOD DECKS  
CONNECT BOTTOM OF (2) 2x4 VERTICAL POSTS TO FOUNDATION W/ ANCHOR BOLTS 3" DIA. L-BRACKET ANCHORS TO CONCRETE FOUNDATION  
ANCHOR L-BRACKET TO WOOD POST W/ SIMPSON STRONG-TIE SW-22-40010 1/2" DIA. SWS

**OPENING SCHEDULE**

DOORS		WINDOWS	
MARK	DESCRIPTION	MARK	DESCRIPTION
(1)	2-6 x 8-0 1 3/4" EXT. WOOD & GLASS EXT. DOOR W/ TRANSOM AS PER BUILDER AND ELEVATIONS	(A)	2-8 x 7-0 1/1 SINGLE HUNG, VINYL
(2)	3-0 x 8-0 1 3/4" EXT., S.C., FIBERGLASS, FULL LITE W/ TRANSOM	(B)	2-8 x 1-6 1 FIXED, VINYL
(3)	2-8 x 8-0 1 3/4" EXT., S.C. WOOD OR 20 MINUTE RATED, RAISED PANEL SELF-LATCHING AND SELF-CLOSING/AUTOMATIC-CLOSING	(C)	1-4 x 4-0 1 FIXED, VINYL, RAIN GLASS
(4)	10-0 x 8-0 1 3/4" Std. OH. GARAGE DOOR, ELECTRIC	(D)	2-0 x 4-0 1/1 SINGLE HUNG, VINYL
(5)	18-0 x 8-0 1 3/4" INT., H.C., RAISED PANEL MASONITE	(E)	3-0 x 7-0 4/4 SINGLE HUNG, VINYL
(6)	2-4 x 8-0 1 3/4" INT., H.C., RAISED PANEL MASONITE	(F)	3-0 x 1-6 2 FIXED, VINYL
(7)	2-8 x 8-0 1 3/4" INT., H.C., RAISED PANEL MASONITE	(G)	2-0 x 7-0 DEAD BOARD SHUTTERS
(8)	SEE PLAN		
(9)	3-0 x 8-0 1 3/4" Std. CASED OPENING		
(10)	3-8 x 8-0 1 3/4" CASED OPENING		
(11)	2-8 x 8-0 1 3/4" EXT., S.C., FIBERGLASS, RAISED PANEL		
(12)	3-0 x 8-0 1 3/4" EXT., S.C., FIBERGLASS, FULL LITE W/ TRANSOM		
(13)	2-8 x 8-0 1 3/4" EXT., S.C., FIBERGLASS, FULL LITE W/ TRANSOM		
(14)	2-8 x 8-0 1 3/4" EXT., S.C., FIBERGLASS, FULL LITE W/ TRANSOM		

**WINDOW AND DOOR NOTES:**  
All windows, glass containing storm-side-tilt and transoms facing the street and/or driveway shall utilize fused bottom lite uniters.  
THE DOOR & WINDOW PROVIDERS SHALL IDENTIFY ALL DOORS & WINDOWS REQUIRING TEMPERED GLASS AS PER 2021 IBC, 2008.

- GENERAL NOTES:**
1. REUSE OR REPRODUCTION OF THIS PLAN IS PROHIBITED.
  2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS PRIOR TO CONSTRUCTION.
  3. FIREPLACE SIZE AND DESIGN SHALL BE BY CONTRACTOR AT TIME OF CONSTRUCTION.
  4. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS OTHERWISE NOTED.
  5. SEE SHEET 0 (TOP SHEET) FOR PLOT PLAN.
  6. SEE SHEET 1 FOR FLOOR PLAN, OPENING SCHEDULE AND NOTES.
  7. SEE SHEET 2 FOR FRONT, REAR AND RIGHT SIDE ELEVATIONS.
  8. SEE SHEET 3 FOR ROOF CUT PLAN AND LEFT SIDE ELEVATION.
  9. SEE SHEET 4 FOR ELECTRICAL PLAN.
  10. SEE SHEET 5 FOR HVAC PLAN AND SEWER/PLUMBING PLAN.
  11. SEE SHEET 6 FOR BRACED WALL PLAN.
  12. SEE SHEET 7 FOR TYPICAL CONSTRUCTION DETAILS.
  13. POST-TENSION FOUNDATION PLAN WILL BE PROVIDED BY OTHERS.
  14. SEE ATTACHEMENT FOR RES-CHECK DOCUMENTATION.

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

- TYPICAL FRAMING NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH IRC 2021 FOR ALL FRAMING REQUIREMENTS.
  2. ALL DIMENSIONAL LUMBER SHALL BE #2 GRADE SOUTHERN YELLOW PINE.
  3. ALL SILLS SHALL BE PRESSURE TREATED OR EQUIVALENT.
  4. ALL EXPOSED MATERIALS FOR SOPPTS, PATIOS, OVERHANGS, ETC. SHALL BE HARDIE BOARD OR EXTERIOR GRADE P.T.
  5. ALL COLUMNS/POSTS SHALL BE ANCHORED WITH AS REQUIRED TO PREVENT LATERAL DISPLACEMENT.
  6. ALL 2-PLY 2x12 BEAMS SHALL BE REINFORCED WITH PLYWOOD BETWEEN THE 2x12s.

- CEILING JOIST NOTES:**
1. SEE FLOOR PLAN FOR CEILING JOIST CALL-OUTS.
  2. CEILING JOIST SPANS ARE BASED UPON #2 SOUTHERN YELLOW PINE AS PER 2021 IRC, TABLE R602.5.1(2), AND AMERICAN WOOD COUNCIL SPAN CALCULATOR (FOR 2x12s) WITH A DEAD LOAD OF 10 PSF AND A LIVE LOAD OF 20 PSF FOR UNINHABITABLE ATTICS WITH LIMITED STORAGE U.N.O.
  3. 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
  4. CEILING JOISTS SHALL NOT BE USED TO SUPPORT ROOF/ATTIC BRACING.

- GARAGE DOOR NOTES:**
1. AS PER R609.4, GARAGE DOOR(S) SHALL BE LABELED WITH A PERMANENT LABEL PROVIDED BY THE GARAGE DOOR MANUFACTURER.
  2. 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 PARKER, OWNER  
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9/15/2024  
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