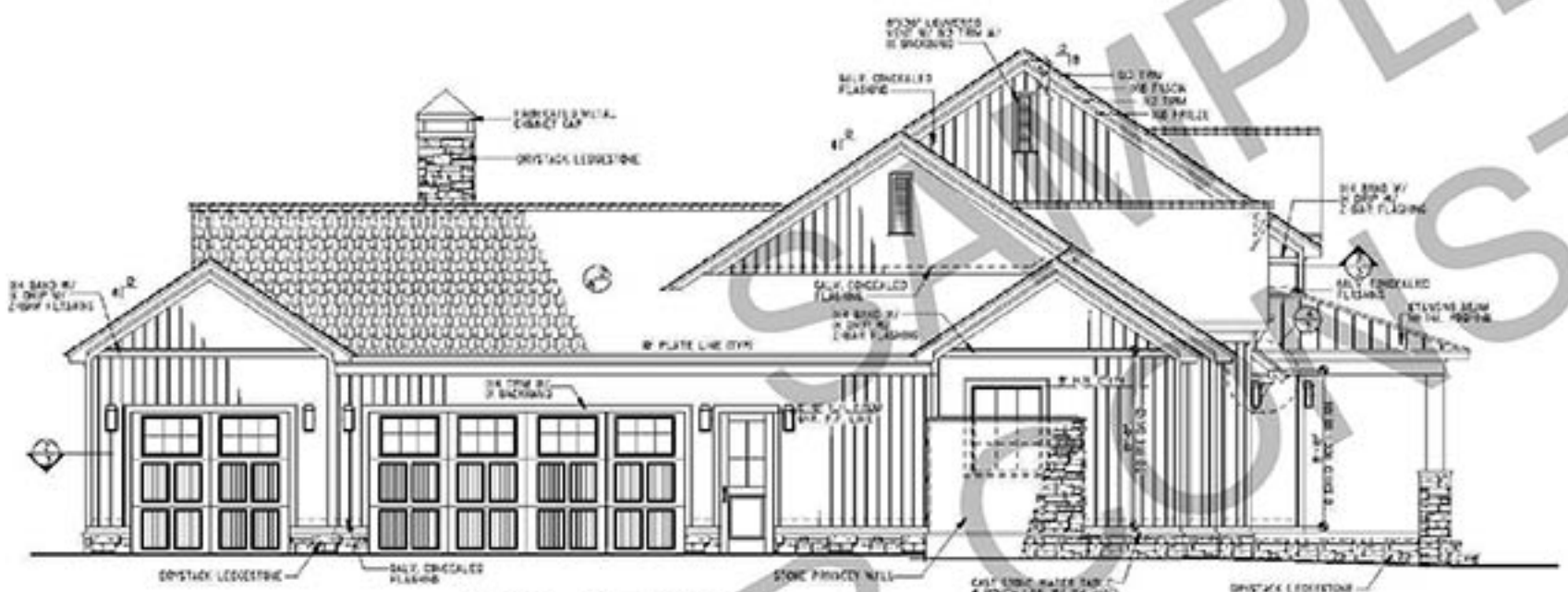
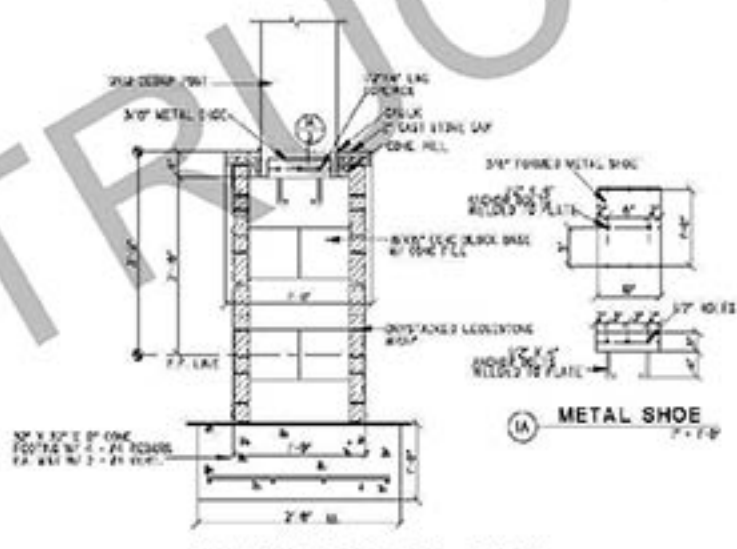




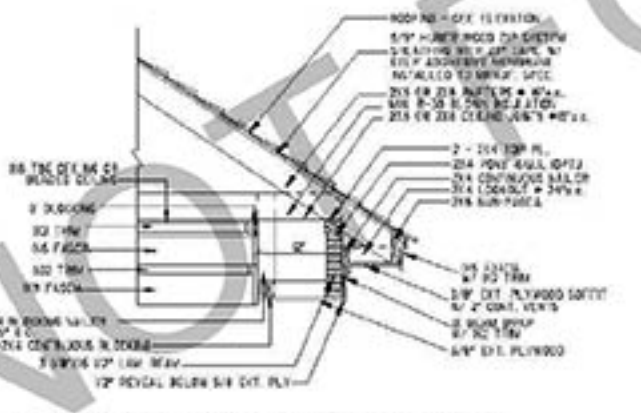
FRONT ELEVATION



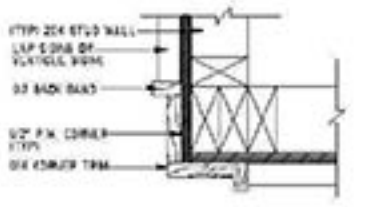
LEFT ELEVATION



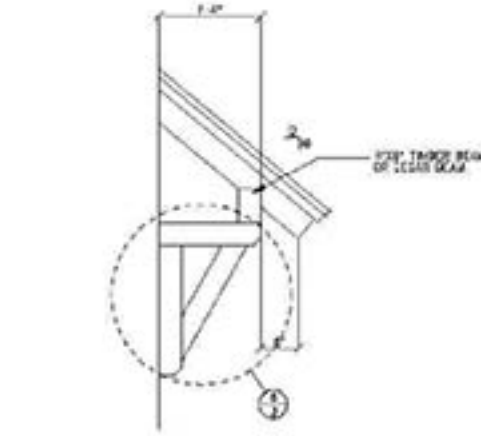
1 POST AND STONE COL. DETAIL



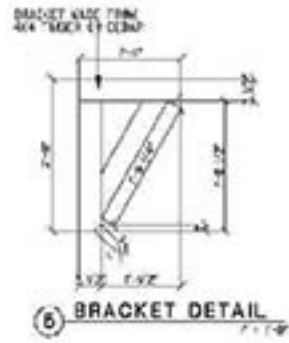
3 BOX LAM. BEAM SECTIONAL DETAIL



2 CORNER IX4 TRIM DETAIL



4 SHED ROOF / BRACKET DETAIL



6 BRACKET DETAIL

ELEVATION NOTES:

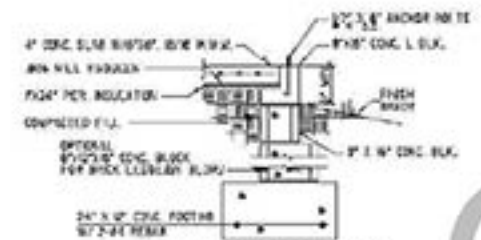
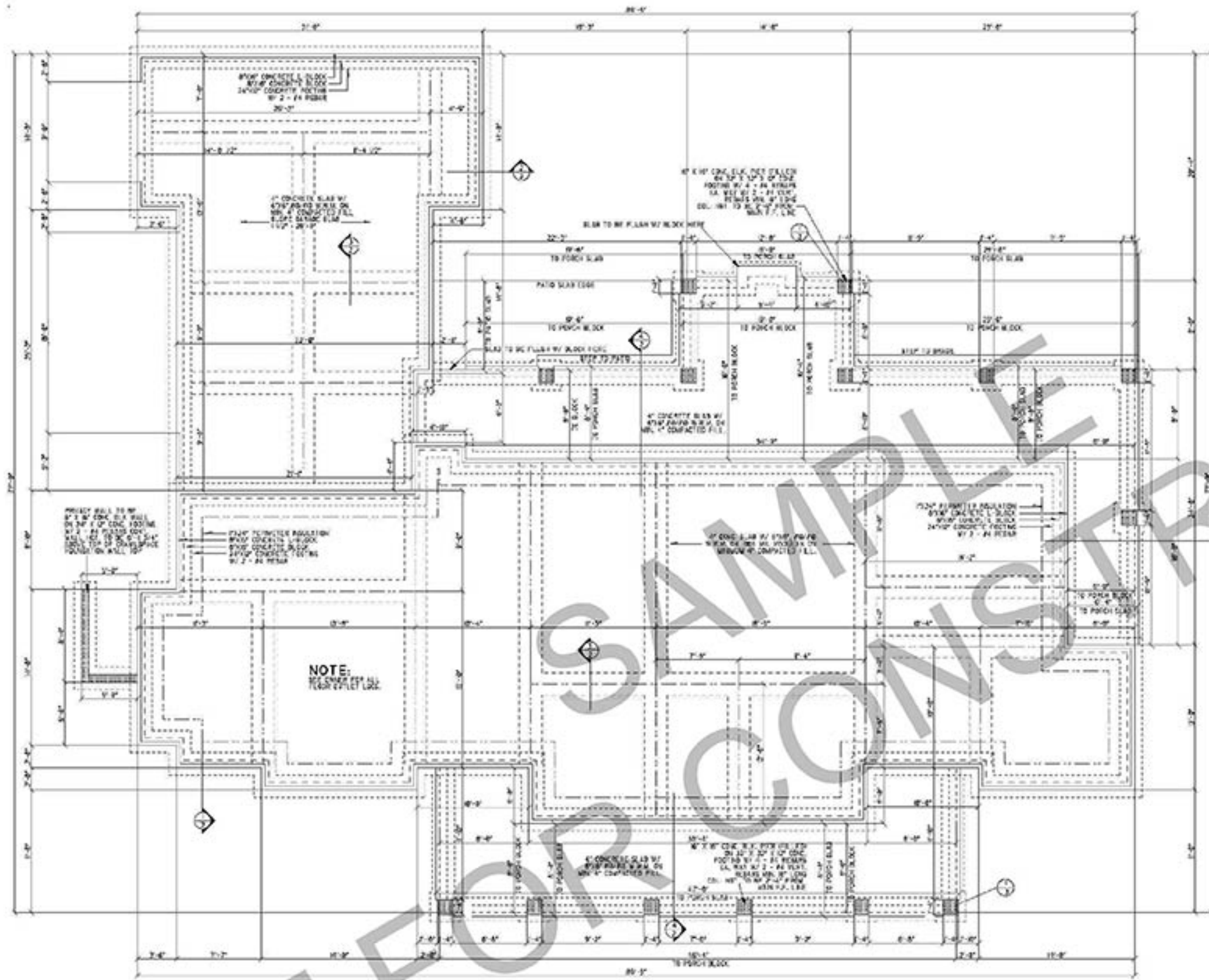
1. GUTTERS AND DOWNSPUTS SHALL NOT SHED WATER AGAINST THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPUTS IN ADEQUATELY SPACED VENTILATION. KEEP CLEARANCE FROM WALLS OF HOUSE, PORCH, PATIO, DECK, ETC. EXTERIOR CONTRACTOR SHALL VERIFY EXISTING DRAINAGE AND REPAIR/REPLACE AS NECESSARY TO MAINTAIN WITH OWNER.
2. FLASHING AND WEATHER STRIPS SHALL BE INSTALLED BY THE TRADE TO PREVENT LEAKAGE AND TO BE LOCATED AWAY FROM PUBLIC AREAS. ALL AT THE HEAD OF THE WINDOW AND SHALL BE PRIMED AND PAINTED TO MATCH EXIST. TRIM.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE COMPLETELY WEATHERED AT ALL CORNER AND SEAM LOCATIONS. WALLS, CHIMNEYS, PARAPETS AND FINISHINGS AS REQUIRED BY APPLICABLE CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION / SOffit VENTILATION PER LOCAL ADOPTED CODE. METALS CONTIGUOUS TO STAIN AND PAINT TO MATCH EXIST. PROVIDE APPROPRIATE SOffit VENTILATION AS REQUIRED.

NOTICE CITY OF COVINGTON
 NOTICE IS HEREBY GIVEN THAT THE CITY OF COVINGTON, MISSISSIPPI, HAS ADOPTED THE FOLLOWING ORDINANCE:
 ORDINANCE NO. 100-2018-001, WHICH AMENDS THE CITY OF COVINGTON, MISSISSIPPI, ZONING ORDINANCE TO ADD A NEW ZONING DISTRICT, THE "RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT" (RSF), TO THE CITY OF COVINGTON, MISSISSIPPI, ZONING ORDINANCE.
 THE CITY OF COVINGTON, MISSISSIPPI, HAS ADOPTED THE FOLLOWING ORDINANCE:
 ORDINANCE NO. 100-2018-001, WHICH AMENDS THE CITY OF COVINGTON, MISSISSIPPI, ZONING ORDINANCE TO ADD A NEW ZONING DISTRICT, THE "RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT" (RSF), TO THE CITY OF COVINGTON, MISSISSIPPI, ZONING ORDINANCE.
 THE CITY OF COVINGTON, MISSISSIPPI, HAS ADOPTED THE FOLLOWING ORDINANCE:
 ORDINANCE NO. 100-2018-001, WHICH AMENDS THE CITY OF COVINGTON, MISSISSIPPI, ZONING ORDINANCE TO ADD A NEW ZONING DISTRICT, THE "RESIDENTIAL SINGLE-FAMILY ZONING DISTRICT" (RSF), TO THE CITY OF COVINGTON, MISSISSIPPI, ZONING ORDINANCE.

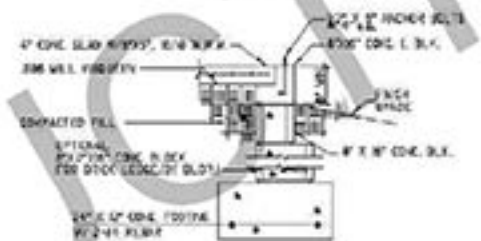
NO.	DATE	BY

ELEVATIONS / NOTES

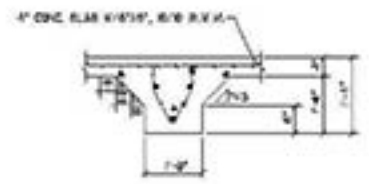
DATE	
SCALE	1/4" = 1'-0"
PROJECT	
DESIGNED BY	
DRAWN BY	



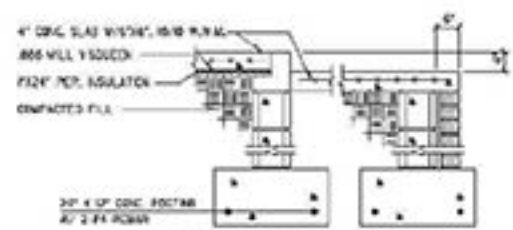
① FOUNDATION DETAIL
3' x 1'-4"



② GARAGE FOUNDATION DETAIL
3' x 1'-4"



③ BEARING FTG DETAIL
3' x 1'-4"



④ STEP DOWN DETAIL
3' x 1'-4"

NOTE:
SEE SHEET FOR
PISTON LOAD

GENERAL NOTES:

- 1. In case of conflict between the General Notes below and the specifications the more restrictive shall govern. (As indicated in writing by the Engineer)
- GENERAL DATA**
 - 1. Design Codes - ASCE 7-16 unless noted
 - 2. American Concrete Institute (ACI)
 - 3. American Institute of Steel Construction (AISC)
 - 4. American Institute of Physics (AIP)
 - 5. American Institute of Chemical Engineers (AIChE)
 - 6. American Institute of Mining, Metallurgical and Petroleum Engineers (AIMMPE)
 - 7. American Institute of Mechanical Engineers (AIME)
 - 8. American Institute of Mining Engineers (AIME)
 - 9. American Institute of Mining Engineers (AIME)
 - 10. American Institute of Mining Engineers (AIME)
- 2. Allow a 5% settlement and 1/4" of creep
- 3. Allow a 1/4" of settlement and 1/4" of creep
- 4. Allow a 1/4" of settlement and 1/4" of creep
- 5. Allow a 1/4" of settlement and 1/4" of creep
- 6. Allow a 1/4" of settlement and 1/4" of creep
- 7. Allow a 1/4" of settlement and 1/4" of creep
- 8. Allow a 1/4" of settlement and 1/4" of creep
- 9. Allow a 1/4" of settlement and 1/4" of creep
- 10. Allow a 1/4" of settlement and 1/4" of creep

GENERAL INFORMATION

- 1. All work shall be done in accordance with all applicable codes and specifications.
- 2. All work shall be done in accordance with all applicable codes and specifications.
- 3. All work shall be done in accordance with all applicable codes and specifications.
- 4. All work shall be done in accordance with all applicable codes and specifications.
- 5. All work shall be done in accordance with all applicable codes and specifications.
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- 8. All work shall be done in accordance with all applicable codes and specifications.
- 9. All work shall be done in accordance with all applicable codes and specifications.
- 10. All work shall be done in accordance with all applicable codes and specifications.

CONCRETE MASONRY UNITS

- 1. All masonry shall be done in accordance with all applicable codes and specifications.
- 2. All masonry shall be done in accordance with all applicable codes and specifications.
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- 7. All masonry shall be done in accordance with all applicable codes and specifications.
- 8. All masonry shall be done in accordance with all applicable codes and specifications.
- 9. All masonry shall be done in accordance with all applicable codes and specifications.
- 10. All masonry shall be done in accordance with all applicable codes and specifications.

NOTE:
ALL DIMENSIONS ARE FROM EXTERIOR STUD WALL
UNLESS NOTED OTHERWISE. ALLOW 1/2" TO ALL
EXTERIOR DIMENSIONS FOR OPTIONAL BRICK LEADS.

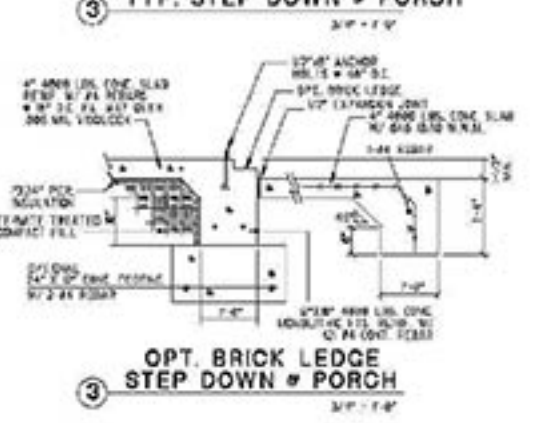
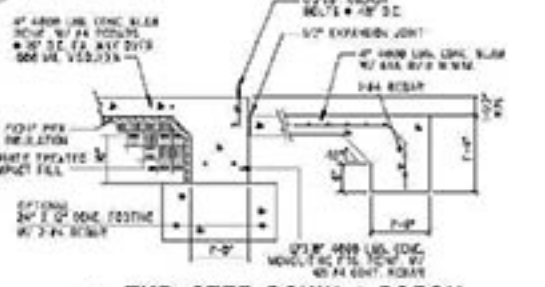
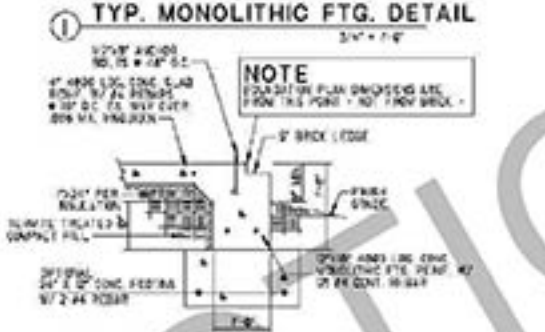
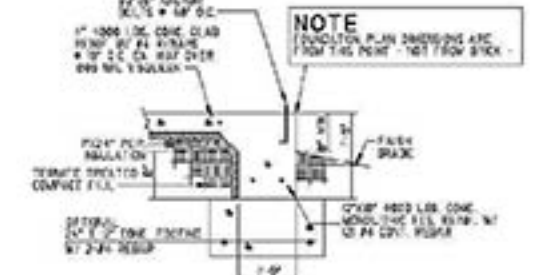
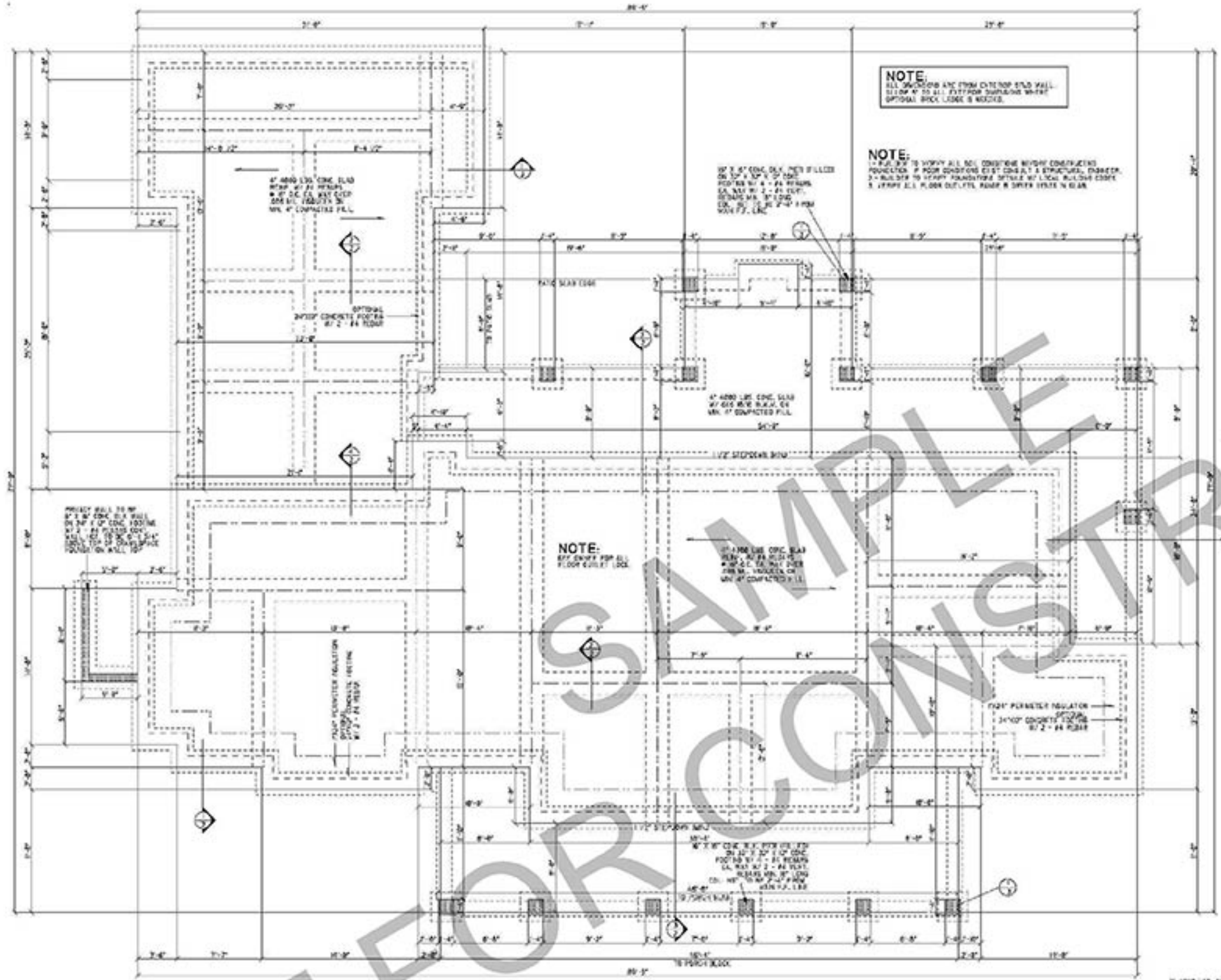
NOTE:
1. VERIFY TO VERIFY ALL SOIL CONDITIONS BEFORE CONSTRUCTING
FOUNDATIONS. IF MORE EXISTING TESTS ARE REQUIRED, CHANGES
2. VERIFY TO VERIFY FOUNDATION DETAILS WITH LOCAL BUILDING CODES.
3. VERIFY ALL FLOOR OUTLETS, WINDS & OTHER VENTS IN SLAB.

NOTICE CITY OF COVINGTON
I, the undersigned, hereby certify that the above is a true and correct copy of the original as shown to me by the engineer and the contractor. I am not responsible for any errors or omissions in the original or in this copy. My commission expires on the 31st day of December, 2024.
[Signature]
[Title]

NO.	DATE	BY

FOUNDATION PLAN (SLAB) / NOTES

DATE	
SCALE	1/4" = 1'-0"
PROJECT	
NO.	
DESIGNER	



GENERAL NOTES:

IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES BELOW AND THE SPECIFICATIONS, THE MORE RESTRICTIVE REQUIREMENT SHALL GOVERN. (PLEASE REFER TO SPECIFICATIONS BY THE ENGINEER)

GENERAL INFORMATION

1. All work shall be done in accordance with the specifications and the notes on the drawings.
2. All work shall be done in accordance with the specifications and the notes on the drawings.
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CONCRETE MASONRY UNITS

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GENERAL INFORMATION

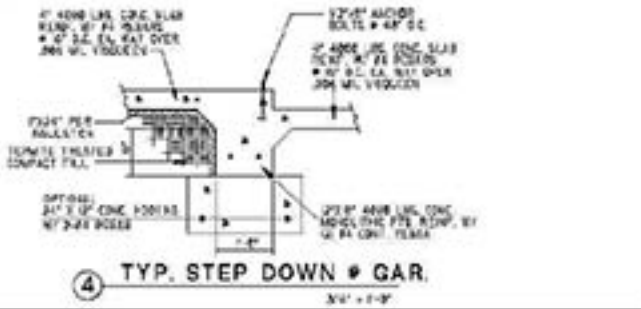
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9. All work shall be done in accordance with the specifications and the notes on the drawings.
10. All work shall be done in accordance with the specifications and the notes on the drawings.

NOTICE TO CLIENT

THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND RESULTING FROM THE USE OF THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AS SHOWN ON THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE FOUNDATION AFTER CONSTRUCTION. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE FOUNDATION AFTER CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE FOUNDATION AFTER CONSTRUCTION.

NOTICE TO CLIENT

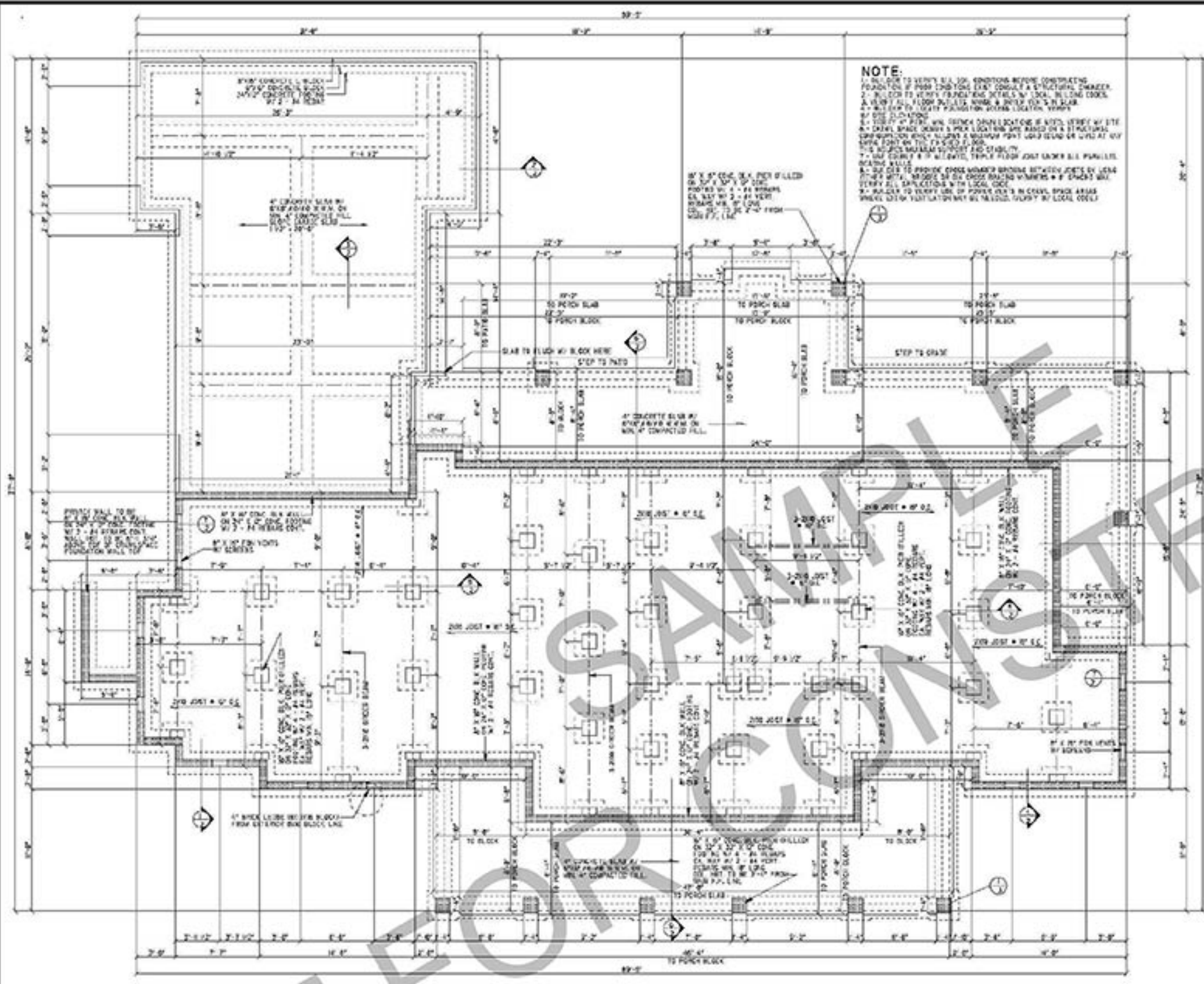
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS STRICTLY PROHIBITED. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND RESULTING FROM THE USE OF THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AS SHOWN ON THESE DRAWINGS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE FOUNDATION AFTER CONSTRUCTION. THE ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE FOUNDATION AFTER CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE FOUNDATION AFTER CONSTRUCTION.



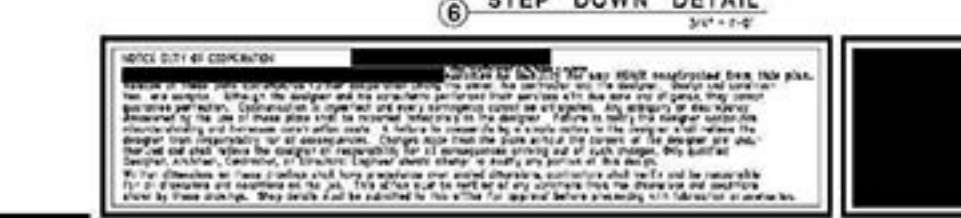
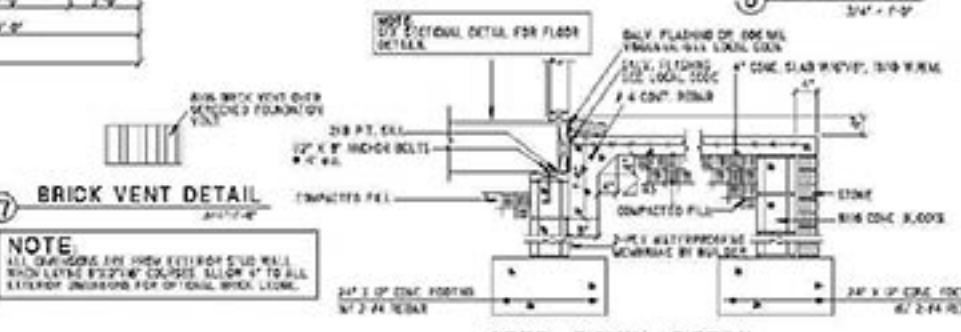
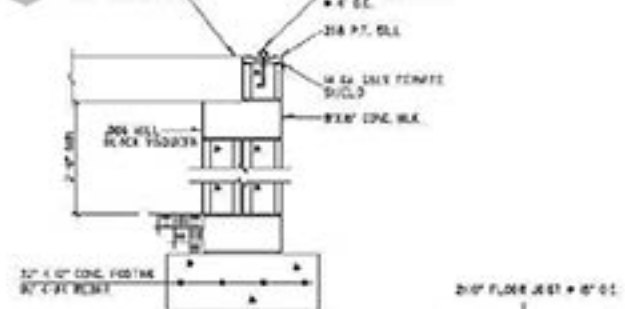
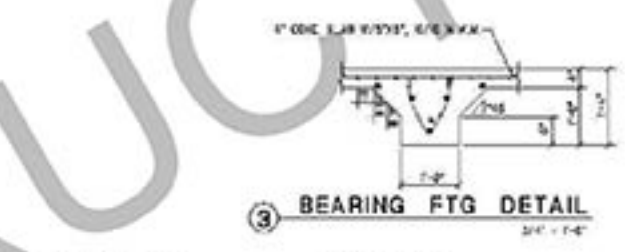
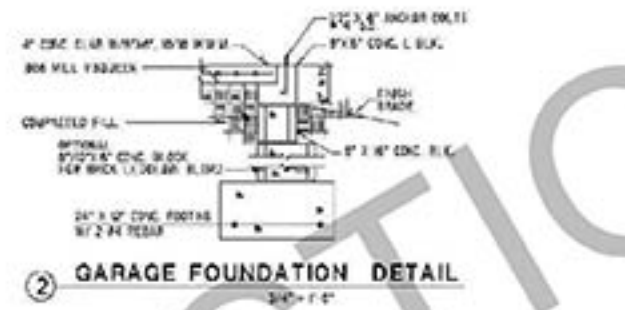
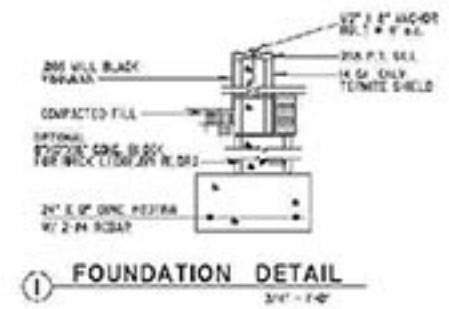
NO.	REVISION

FOUNDATION PLAN MONOLITHIC FTG. NOTES

DATE	
SCALE	1/4" = 1'-0"
PROJECT	
DESIGN BY	



NOTE:
 1. ALL WORK TO VERIFY ALL LOCAL CONDITIONS BEFORE CONSTRUCTING FOUNDATION OF THIS BUILDING. (SEE CONSULTANT'S SPECIFICATIONS)
 2. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES.
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GENERAL NOTES:
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CONCRETE MASONRY UNITS:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES.
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 10. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES.

NO.	DATE	BY

NO.	DATE	BY

NO.	DATE	BY

NO.	DATE	BY

NO.	DATE	BY

NO.	DATE	BY

NO.	DATE	BY

NO.	DATE	BY

GENERAL

- 1. CONCRETE: The contractor shall submit... 2. FORMWORK: The contractor shall submit... 3. REINFORCEMENT: The contractor shall submit... 4. CURING: The contractor shall submit... 5. FINISHES: The contractor shall submit... 6. PROTECTION: The contractor shall submit... 7. DEMOLITION: The contractor shall submit... 8. UTILITIES: The contractor shall submit... 9. SAFETY: The contractor shall submit... 10. QUALITY CONTROL: The contractor shall submit...

FOUNDATIONS

- 1. GENERAL: Foundations shall be constructed... 2. FOOTINGS: Foundations shall be constructed... 3. WALLS: Foundations shall be constructed... 4. SLABS: Foundations shall be constructed... 5. BEAMS: Foundations shall be constructed... 6. PILES: Foundations shall be constructed... 7. ANCHORS: Foundations shall be constructed... 8. BRACES: Foundations shall be constructed... 9. PARTITIONS: Foundations shall be constructed... 10. OTHER: Foundations shall be constructed...

CONCRETE

- 1. GENERAL: Concrete shall be placed... 2. MIXTURE: Concrete shall be placed... 3. PLACEMENT: Concrete shall be placed... 4. CURING: Concrete shall be placed... 5. FINISHES: Concrete shall be placed... 6. PROTECTION: Concrete shall be placed... 7. DEMOLITION: Concrete shall be placed... 8. UTILITIES: Concrete shall be placed... 9. SAFETY: Concrete shall be placed... 10. QUALITY CONTROL: Concrete shall be placed...

MILD STEEL REINFORCEMENT FOR CONCRETE AND MASONRY

- 1. GENERAL: Reinforcement shall be placed... 2. BARS: Reinforcement shall be placed... 3. WELDS: Reinforcement shall be placed... 4. ANCHORS: Reinforcement shall be placed... 5. BRACES: Reinforcement shall be placed... 6. PARTITIONS: Reinforcement shall be placed... 7. OTHER: Reinforcement shall be placed...

WOOD

- 1. GENERAL: Wood shall be placed... 2. JOISTS: Wood shall be placed... 3. BEAMS: Wood shall be placed... 4. FLOORING: Wood shall be placed... 5. PARTITIONS: Wood shall be placed... 6. OTHER: Wood shall be placed...

UNDERLAYS

- 1. GENERAL: Underlays shall be placed... 2. JOISTS: Underlays shall be placed... 3. BEAMS: Underlays shall be placed... 4. FLOORING: Underlays shall be placed... 5. PARTITIONS: Underlays shall be placed... 6. OTHER: Underlays shall be placed...

INSULATION

- 1. GENERAL: Insulation shall be placed... 2. JOISTS: Insulation shall be placed... 3. BEAMS: Insulation shall be placed... 4. FLOORING: Insulation shall be placed... 5. PARTITIONS: Insulation shall be placed... 6. OTHER: Insulation shall be placed...

GYPHUM DRYWALL

- 1. GENERAL: Gypsum drywall shall be placed... 2. JOISTS: Gypsum drywall shall be placed... 3. BEAMS: Gypsum drywall shall be placed... 4. FLOORING: Gypsum drywall shall be placed... 5. PARTITIONS: Gypsum drywall shall be placed... 6. OTHER: Gypsum drywall shall be placed...

GENERAL

- 1. CONCRETE: The contractor shall submit... 2. FORMWORK: The contractor shall submit... 3. REINFORCEMENT: The contractor shall submit... 4. CURING: The contractor shall submit... 5. FINISHES: The contractor shall submit... 6. PROTECTION: The contractor shall submit... 7. DEMOLITION: The contractor shall submit... 8. UTILITIES: The contractor shall submit... 9. SAFETY: The contractor shall submit... 10. QUALITY CONTROL: The contractor shall submit...

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WOOD

- 1. GENERAL: Wood shall be placed... 2. JOISTS: Wood shall be placed... 3. BEAMS: Wood shall be placed... 4. FLOORING: Wood shall be placed... 5. PARTITIONS: Wood shall be placed... 6. OTHER: Wood shall be placed...

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GENERAL SPECIFICATIONS
STANDARD BUILDING CODE
International Residential Code (IRC)

Table with 2 columns: Item, Description. Includes items like 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.17, 1.18, 1.19, 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, 1.31, 1.32, 1.33, 1.34, 1.35, 1.36, 1.37, 1.38, 1.39, 1.40, 1.41, 1.42, 1.43, 1.44, 1.45, 1.46, 1.47, 1.48, 1.49, 1.50, 1.51, 1.52, 1.53, 1.54, 1.55, 1.56, 1.57, 1.58, 1.59, 1.60, 1.61, 1.62, 1.63, 1.64, 1.65, 1.66, 1.67, 1.68, 1.69, 1.70, 1.71, 1.72, 1.73, 1.74, 1.75, 1.76, 1.77, 1.78, 1.79, 1.80, 1.81, 1.82, 1.83, 1.84, 1.85, 1.86, 1.87, 1.88, 1.89, 1.90, 1.91, 1.92, 1.93, 1.94, 1.95, 1.96, 1.97, 1.98, 1.99, 2.00.

NOTICE TO THE CONTRACTOR
The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these drawings. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary insurance and bonding for the work shown on these drawings. The contractor shall also be responsible for obtaining all necessary permits and licenses for the work shown on these drawings. The contractor shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall also be responsible for obtaining all necessary insurance and bonding for the work shown on these drawings.