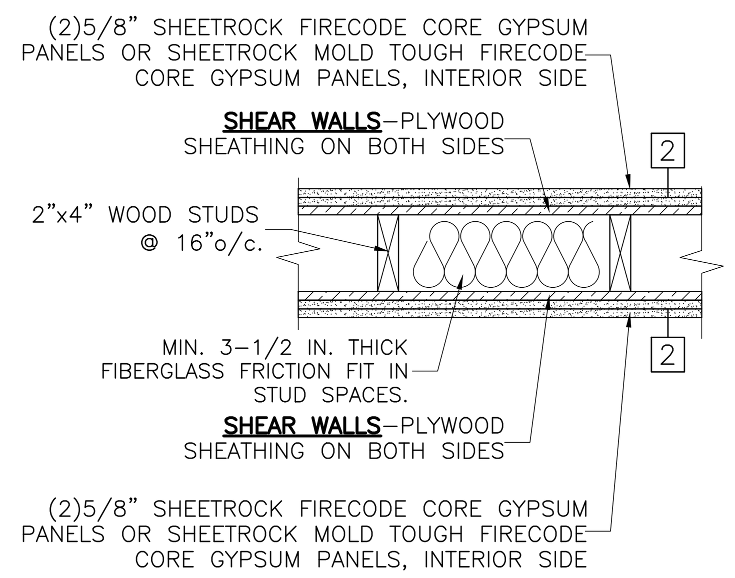
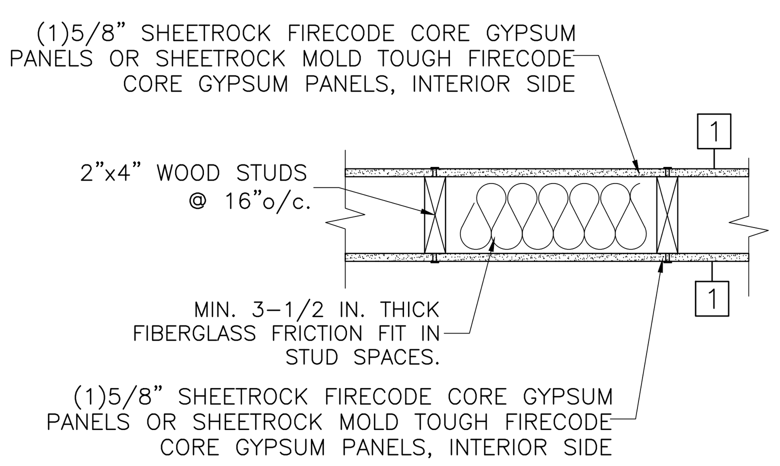
LOT. A, SQ. 267
4th DISTRICT
CITY OF NEW ORLEANS
#1814-1816



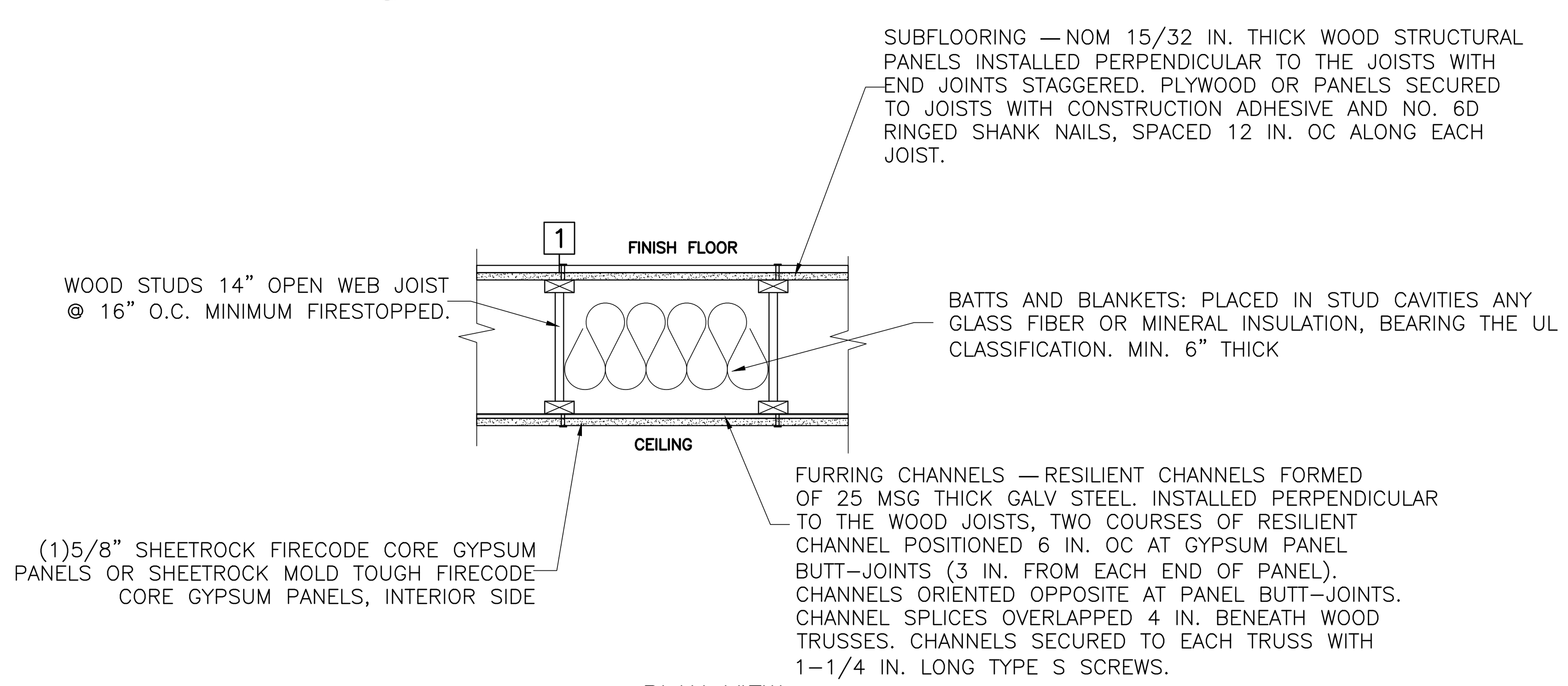
2 HR Fire
UL Design No. U301
BEARING WALL

2 2- HR FIRE RATED WALL DETAIL
N.T.S.



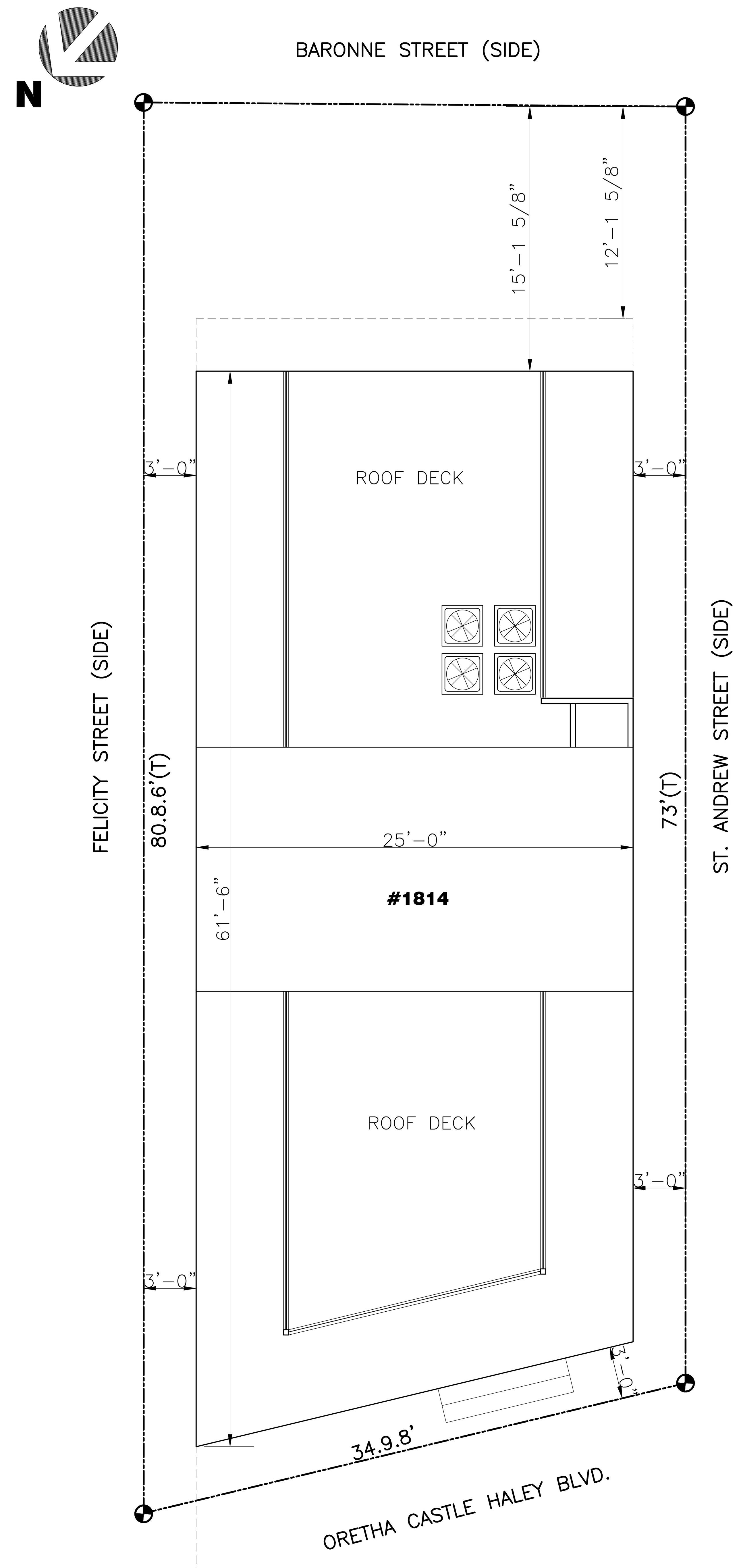
1 HR Fire
UL Design No. U305
BEARING WALL

3 1 HR FIRE RATED WALL DETAIL
NTS



PLAN VIEW
DESIGN No. UL569

4 1 HR FIRE RATED FLOOR/CEILING SEPARATION
NTS



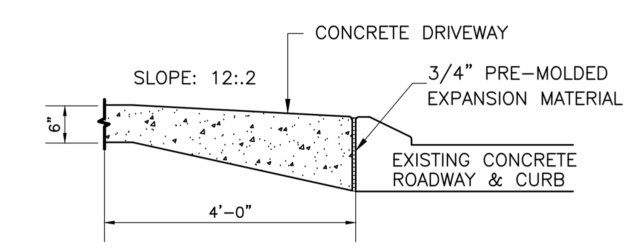
1 SITE PLAN
SCALE: 1" = 5'-0"

IRC 2015 NOTES :

1. THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF THE IRC 2015 CODE. DESIGN CRITERIA ASCE 7-10, BASIC WIND SPEED, 142 MPH, WIND IMPORTANCE FACTOR 1.0, WIND EXPOSURE CATEGORY B.
   DESIGN NOTES:
   LIVE LOADS
   FLOOR: 40 PSF
   ATTIC SPACE: 20 PSF
   ROOF : 20 PSF
2. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION
3. CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EACH SLEEPING AREA.
4. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS PER SECTION R308.4 OF THE IRC 2015 ed.
5. WINDOWS MUST HAVE A U-FACTOR OF 0.75 OR LESS AS PER IECC TABLE 402.1.1.
6. R-13 INSULATION MINIMUM AT EXTERIOR WALLS, R-30 MINIMUM AT CEILING ASSEMBLY.
7. ALL WINDOWS AND DOORS SHALL HAVE 2" X 12" HEADERS.
8. SMOKE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS.
9. ALL SLEEPING AREAS SHALL BE HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. WINDOW.
10. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" FEET SHALL HAVE 1 HOUR PROTECTION OF 5/8" GYP BOARD AT BOTH SIDE OF THE WALL.
11. OVERHANG PROJECTIONS LESS THAN 5'-0" (FEET) SHALL BE PROVIDED WITH 5/8" GYP. BOARD UNDERSIDE FOR 1-HOUR PROTECTION.
13. ALL "GLASS OPENINGS" SHALL BE IMPACT RESISTANT GLAZING (COMPLY WITH REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OF ASTME 1886 OR ANCHORABLE,

SQUARE FOOTAGE :

UNIT #1814	
1st FLOOR LIVING AREA:	1,091.26 SQ.FT.
GARAGE AREA :	265.26 SQ.FT.
2nd FLOOR LIVING AREA:	917.71 SQ.FT.
3rd FLOOR LIVING AREA:	1,537.50 SQ.FT.
STAIR BULKHEAD AREA :	348.96 SQ.FT.
TOTAL AREA :	4,160.69 SQ.FT.
UNIT #1816	
LIVING AREA :	612.50 SQ.FT.
STAIR AREA :	106.00 SQ.FT.
TOTAL AREA :	718.50 SQ.FT.



DETAIL D-D
5 NEW DRIVEWAY CONNECTION
N.T.S.

SITE PLAN GENERAL NOTES :

DRIVEWAYS

1- ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, WITH A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS AND A MINIMUM THICKNESS OF 8"
2- ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE CONNECTING WITH AN EXISTING ROADWAY ARE TO BE CONSTRUCTED IN ACCORDANCE WITH DETAIL AS SHOWN ON THIS PLAN.
3- EXACT LOCATION OF ROADWAY AND DRIVEWAY CURBING WILL BE DETERMINED IN THE FIELD BY A REPRESENTATIVE OF THE DEPARTMENT OF ENGINEERING.
4. SLAB SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER TROWELING.
5. MAXIMUM ALLOWABLE SPAN ON CONCRETE SLAB SHALL NOT EXCEED 14'.
6. ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK MIN. REINFORCED WITH 6"x6"-10/10" WIRE MESH, 1" FROM THE BOTTOM OF THE SLAB, UNLESS NOTED OTHERWISE.
7. OWNER IS CAUTIONED TO EXERCISE POSITIVE DRAINAGE OF THE SITE.

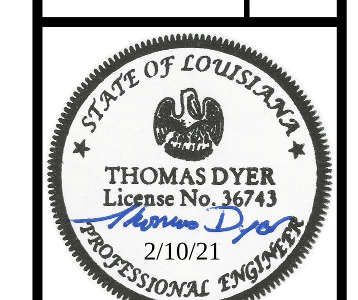
ENGINEER STATEMENT :

I HAVE RESEARCH THE APPLICABLE CODE REQUIREMENTS AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH, I TAKE FULL RESPONSABILITY FOR THE CONTENTS OF THESE PLANS.

THOMAS DYER CIVIL P.E.

PROFESSIONAL DESIGNS GROUP
400 MAGAZINE ST. SUITE 150, N.O., LA 70130 (504)613-0636

NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA
PLOT PLAN



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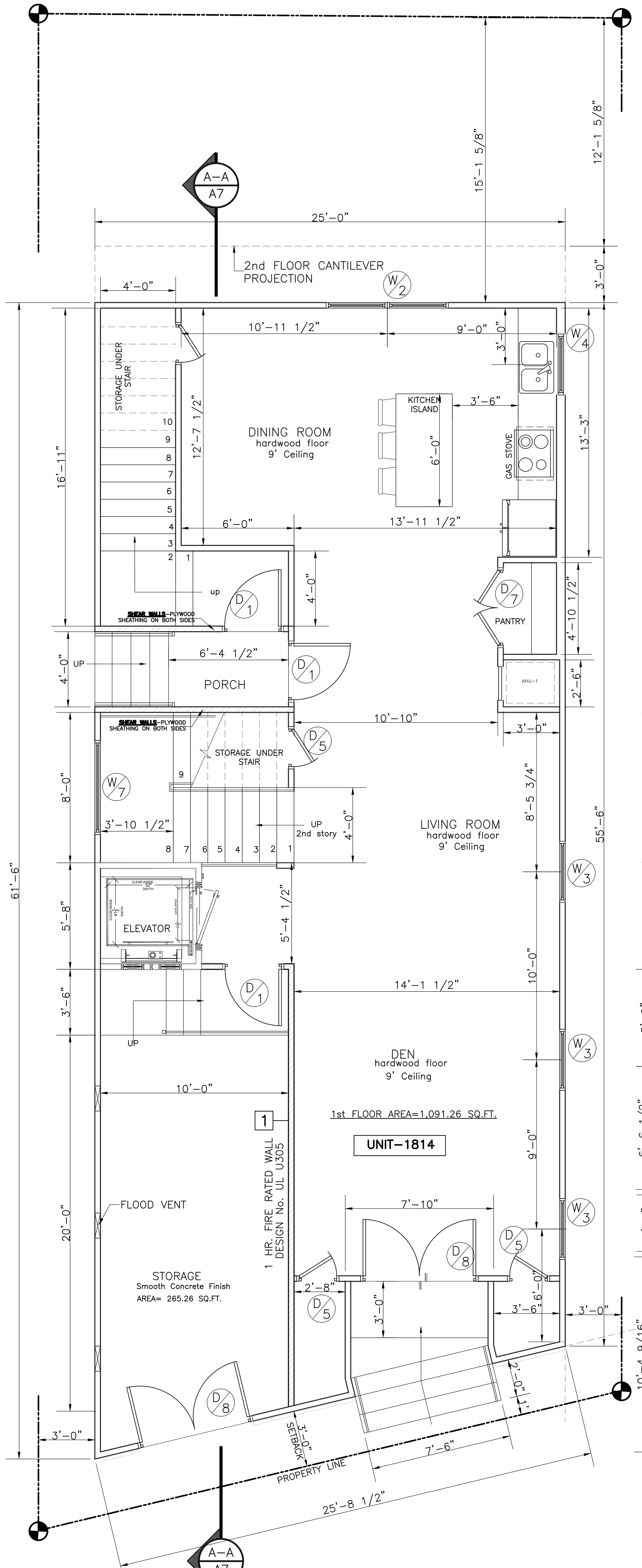
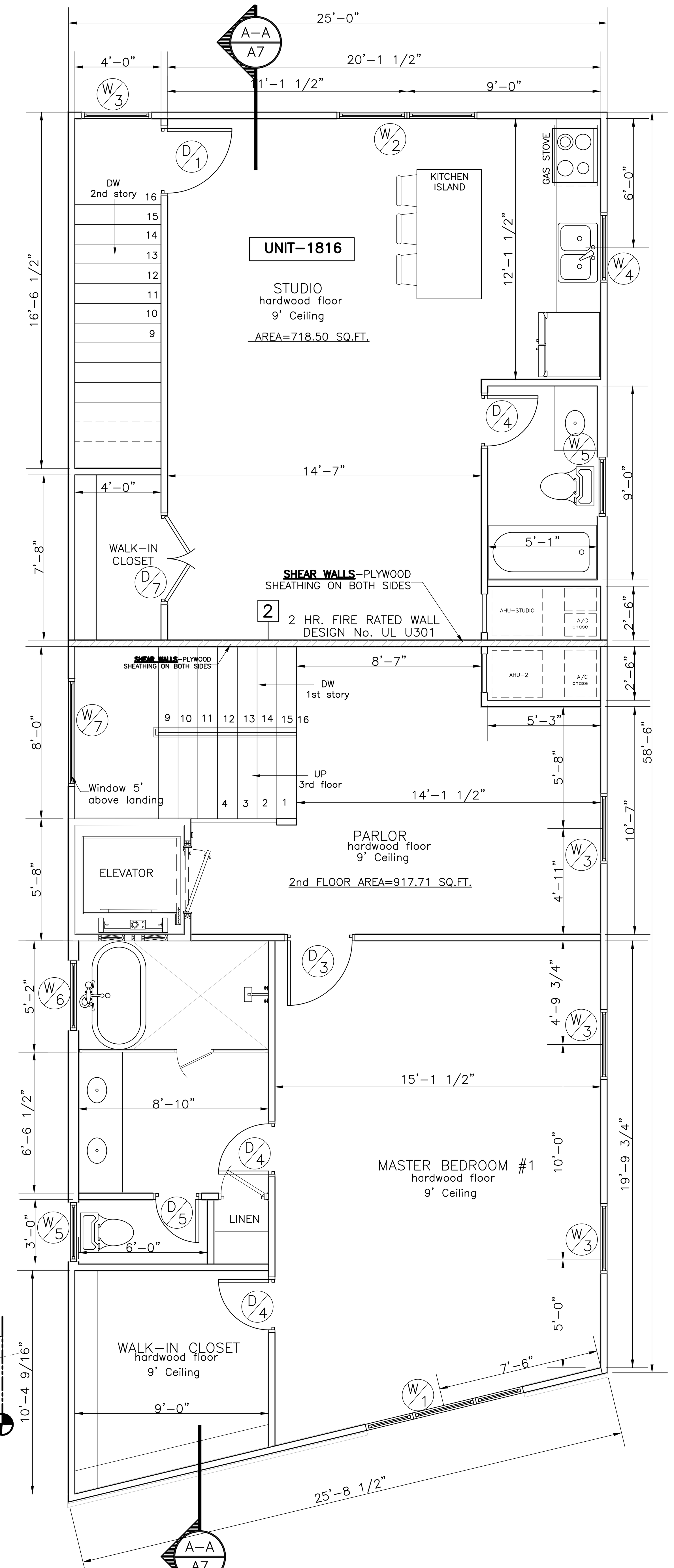
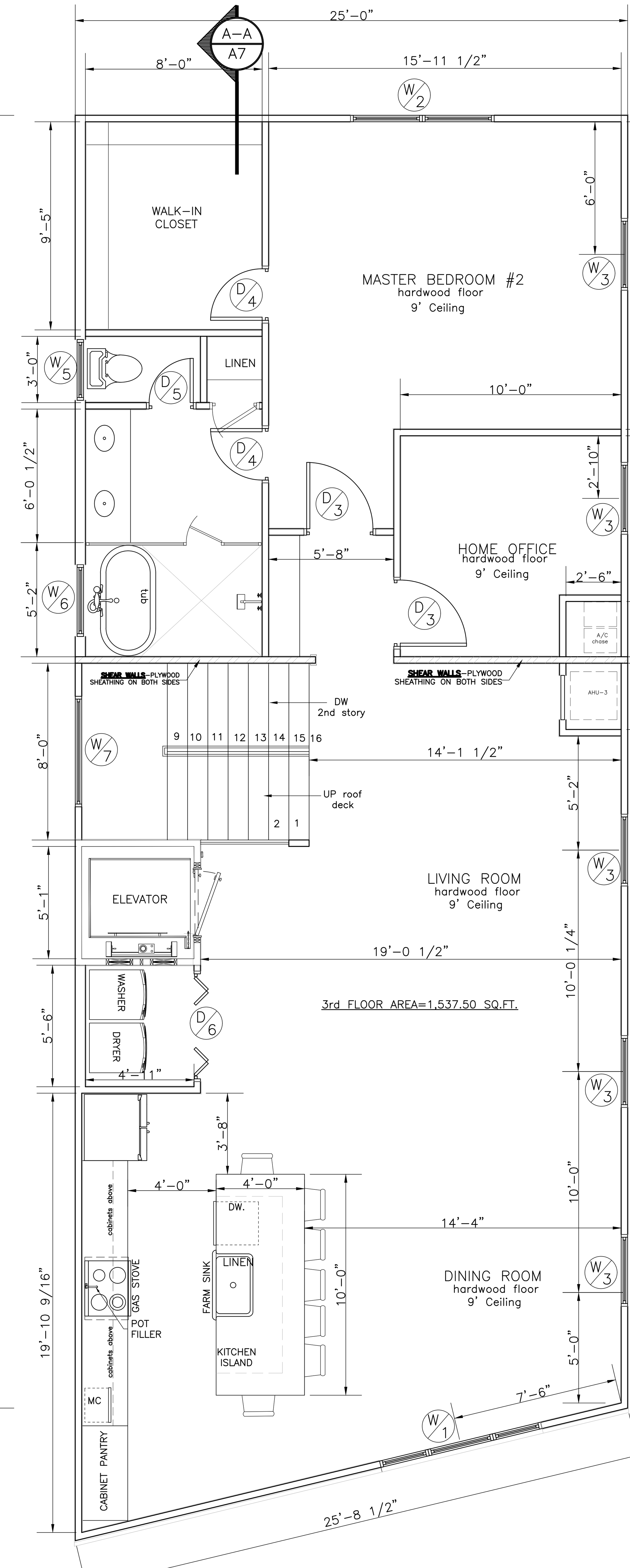


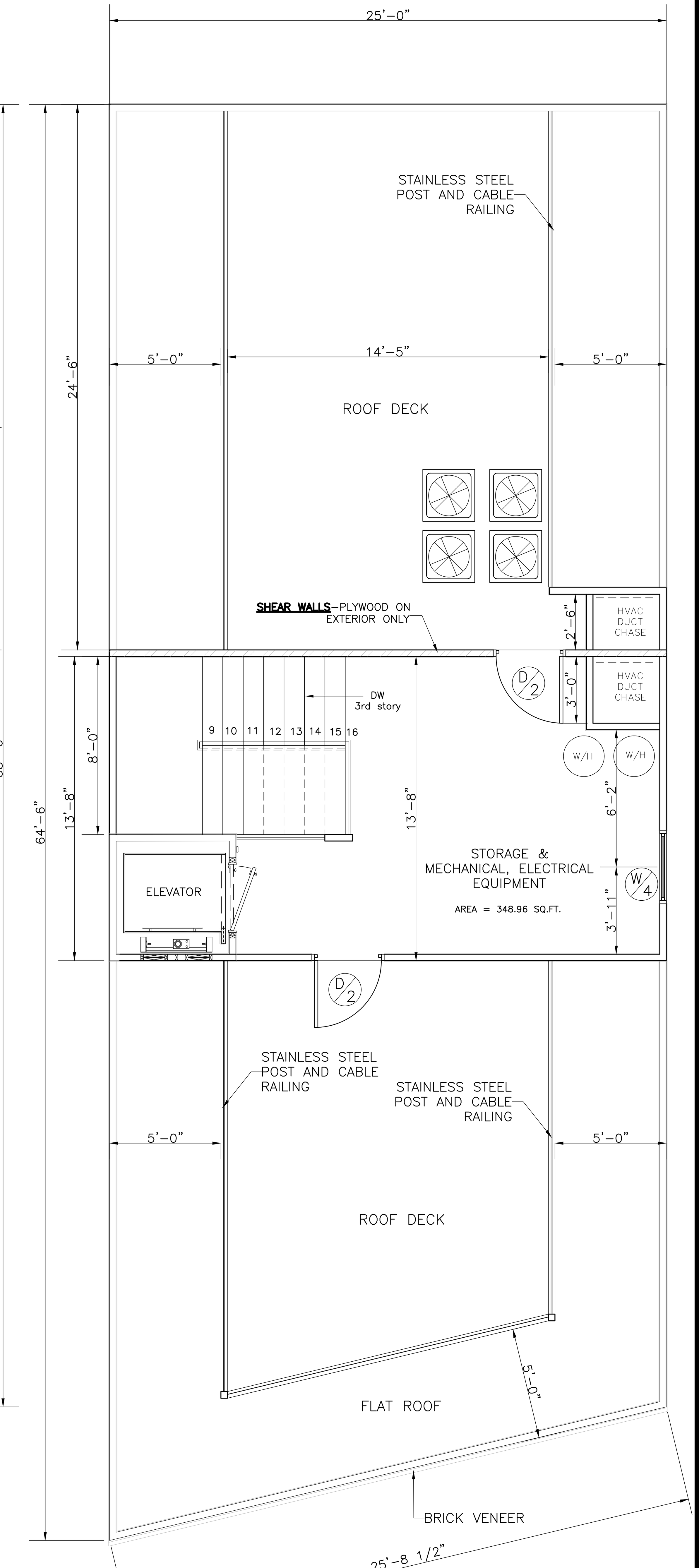
PROPOSED FLOOR PLAN
1 1st FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
2 2nd FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
3 3rd FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
4 ROOF DECK
SCALE: 1/4" = 1'-0"

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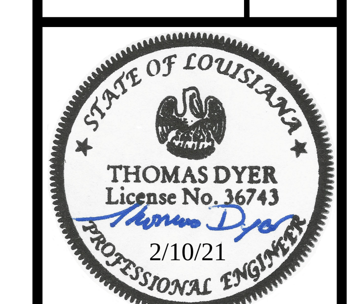
NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA

FLOOR PLANS



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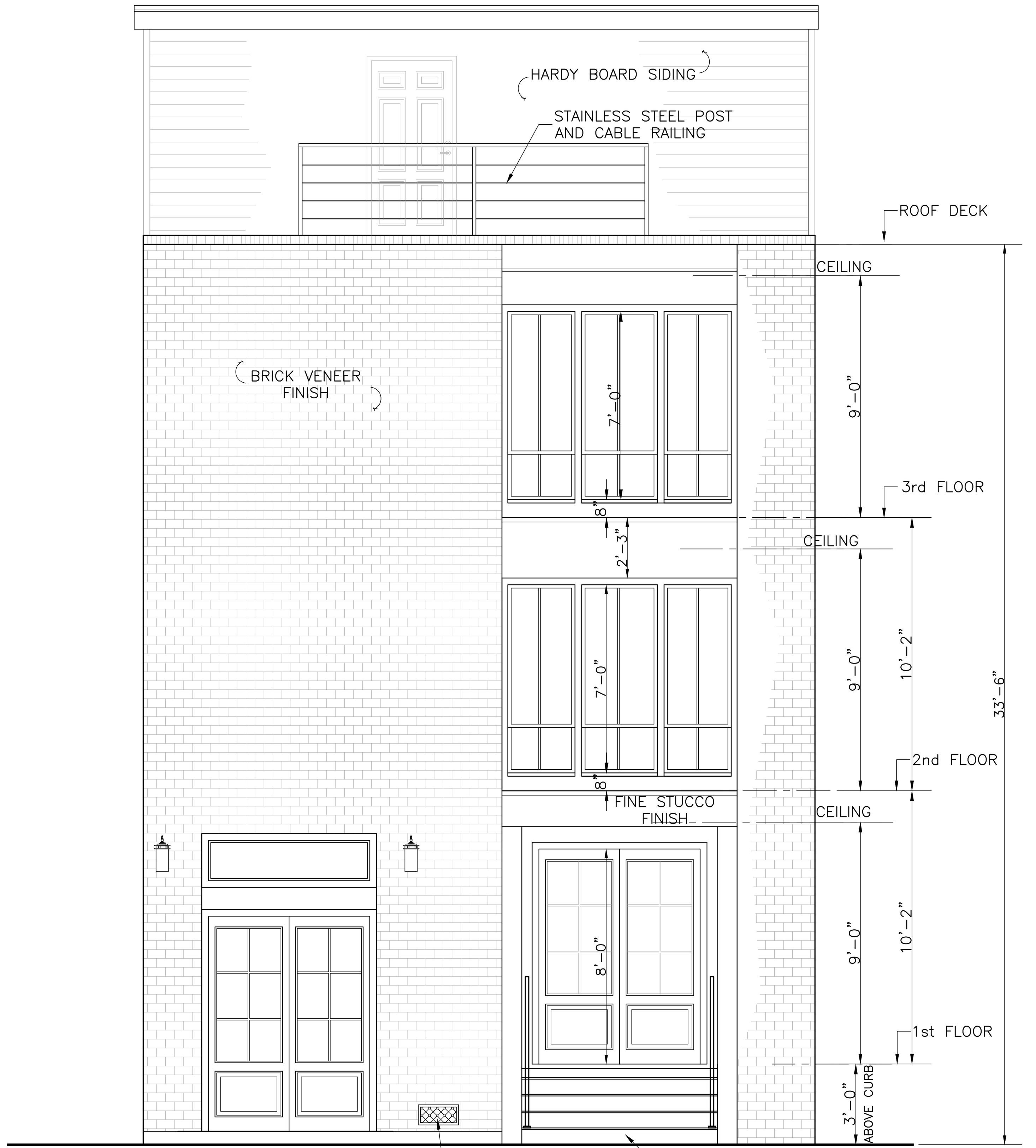
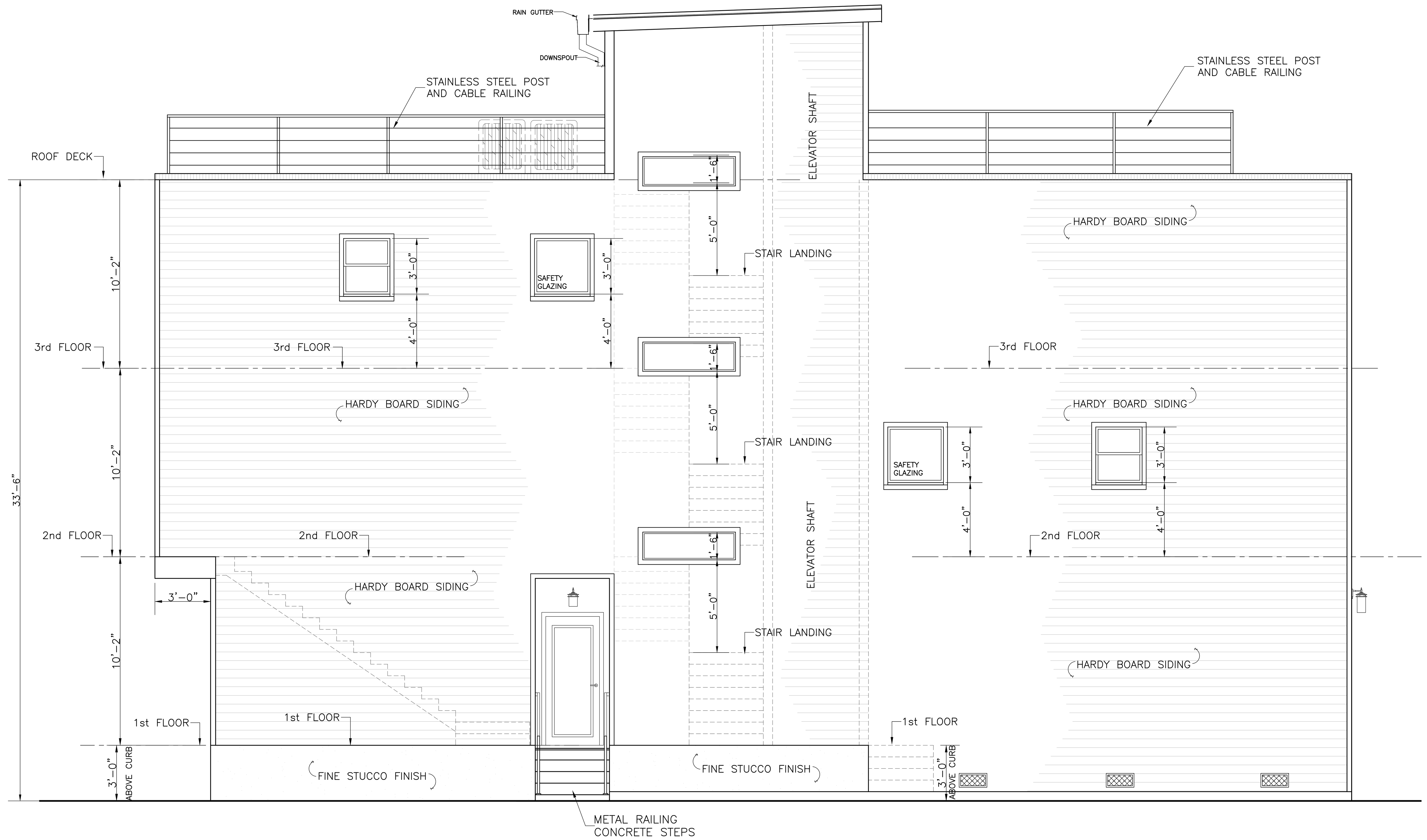
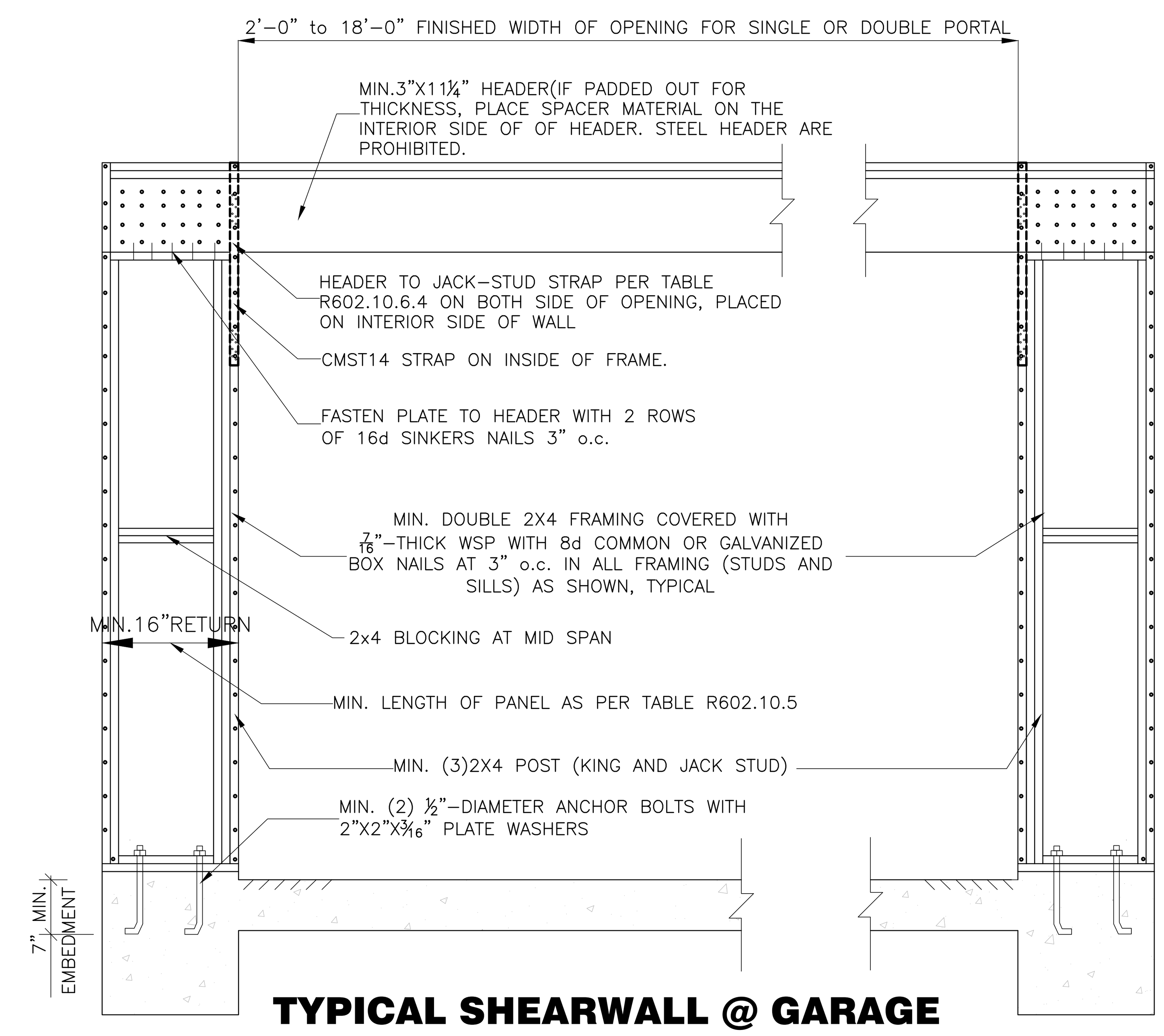


NOTE:
VERIFY RISER HEIGHT WITH FINAL GRADE AT BOTTOM STEP BEFORE FORMING.

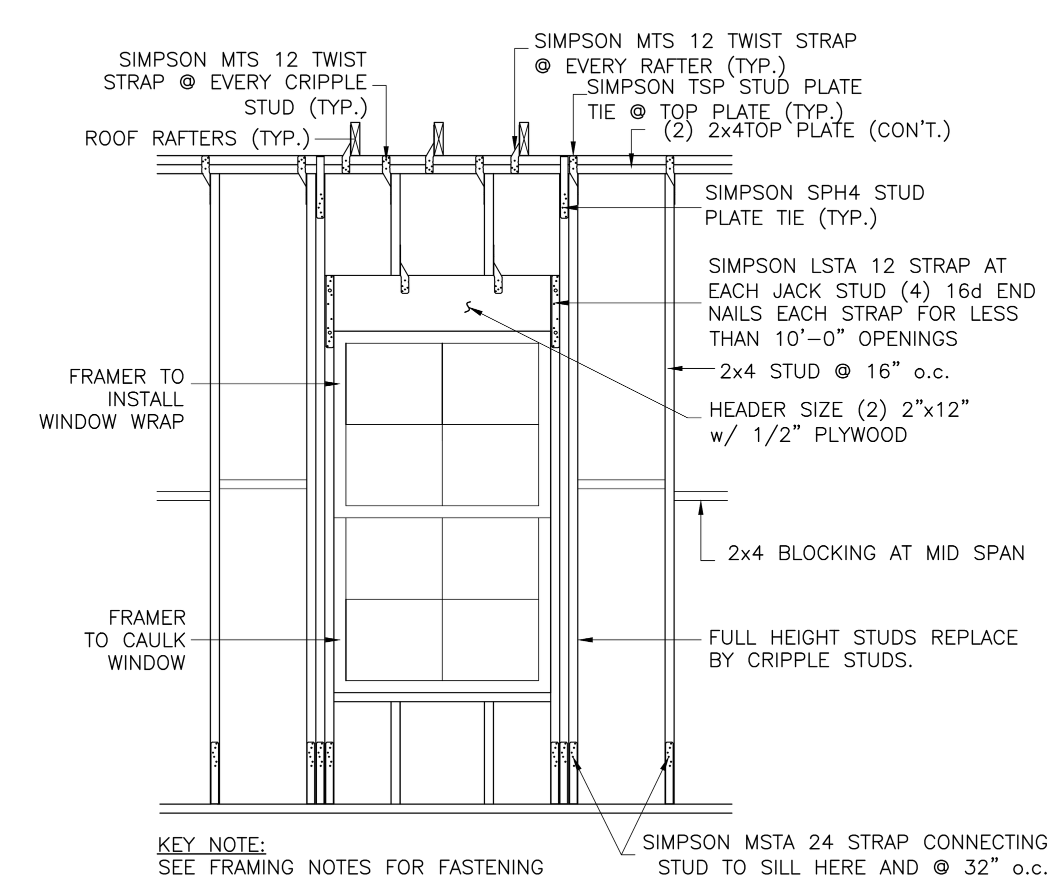
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL SHEARWALL @ GARAGE DOOR OPENING DETAIL
3 ALL EXTERIOR WALLS SHALL BE SHEATHED
N.T.S



4 TYP. WINDOW/DOOR OPENING
N.T.S.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	LOCATION
W/1	(2)2'-8"	6'-0"	(2)2⁰-0⁰+2⁰-8⁰MULLED UNITS WINDOWS SINGLE HUNG, GLASS/ALUM 4/4LTS	LIVING ROOM, BEDROOM DINING ROOM
W/2	(2)2'-8"	5'-0"	(2)2⁰-8⁰ MULLED UNITS WINDOWS SINGLE HUNG, GLASS/ALUM 4/4LTS	LIVING ROOM,SITTING ROOM BEDROOM
W/3	3'-0"	5'-0"	SINGLE HUNG, GLASS/ALUM 4/4LTS	BEDROOMS LIVING ROOM
W/4	3'-0"	3'-0"	SINGLE HUNG, GLASS/ALUM 4/4LTS	KITCHEN
W/5	2'-6"	3'-0"	SINGLE HUNG, GLASS/ALUM 4/4LTS	BATHROOM
W/6	3'-0"	3'-0"	SAFETY GLAZING GLASS, TINTED	BATHROOM
W/7	5'-0"	1'-6"	FIX GLASS WINDOW	STAIR LANDING

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	LOCATION
D/1	3'-0"	8'-0"	EXTERIOR,SWING DOOR, WOOD PANEL	SIDE ENTRANCE
D/2	3'-0"	6'-8"	EXTERIOR,SWING DOOR, WOOD PANEL	ROOF DECK ENTRANCE
D/3	2'-8"	8'-0"	INTERIOR,SWING DOOR, WOOD PANEL	BEDROOMS
D/4	2'-4"	8'-0"	INTERIOR,SWING DOOR, WOOD PANEL	BATHROOMS, CLOSETS
D/5	2'-0"	8'-0"	INTERIOR,SWING DOOR, WOOD PANEL	WC,LINEN
D/6	5'-0"	8'-0"	INTERIOR,BI-FOLD DOOR, WOOD PANEL	LAUNDRY
D/7	5'-0"	8'-0"	INTERIOR,DOUBLE DOOR, WOOD PANEL	CLOSET, LAUNDRY
D/8	6'-0"	8'-0"	EXTERIOR,SWING DOOR, WOOD PANEL	FRONT ENTRANCE

GENERAL WINDOW NOTES

1. GLAZED OPENING PROTECTION
ALL WINDOWS WITHOUT OPERABLE SHUTTERS SHALL BE PROVIDED WITH A MINIMUM THICKNESS OF 7/16" PLYWOOD STRUCTURAL PANELS FOR PROTECTION OF WIND BORNE DEBRIS, AS PER SECTION 301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE. THE PANELS ARE TO BE PRECUT TO COVER THE GLAZED OPENINGS, WITH A MAXIMUM SPAN OF 8' AND PROVIDED WITH ATTACHMENT HARDWARE PLY LOX HURRICANE CLIPS TO BE USED AT WINDOWS IN BRICK VENEER.
2. GLAZED OPENING PROTECTION FOR WIND BORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF AN APPROVED IMPACT RESISTING STANDARD OR ASTM E 1196 AND ASTME E 1886.
3. SAFETY GLAZING REQUIRED
SAFETY GLAZING SHALL BE PROVIDED IN SWINGING AND FIXED DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
SAFETY GLAZING TO BE PROVIDED IN BATHROOM WINDOWS AND IN STAIRWAY WINDOWS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING OR WALKING SURFACE. SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, BATHTUBS AND SHOWERS.
4. GLAZING ENERGY EFFICIENCY
ALL FENESTRATION PRODUCTS (WINDOWS, DOORS, & SKYLIGHTS) SHALL BEAR A LABEL FROM THE MANUFACTURER CERTIFYING THE U-FACTOR AND SHGC (SOLAR HEATING GAIN COEFFICIENT) FOR THE GLAZING. IRC N1101.5 U-FACTOR MAXIMUM IS 0.75 / SHGC MAXIMUM IS 0.40

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NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA

ELEVATIONS 1

STATE OF LOUISIANA
THOMAS DYER
License No. 36743
2/10/21
PROFESSIONAL ENGINEER

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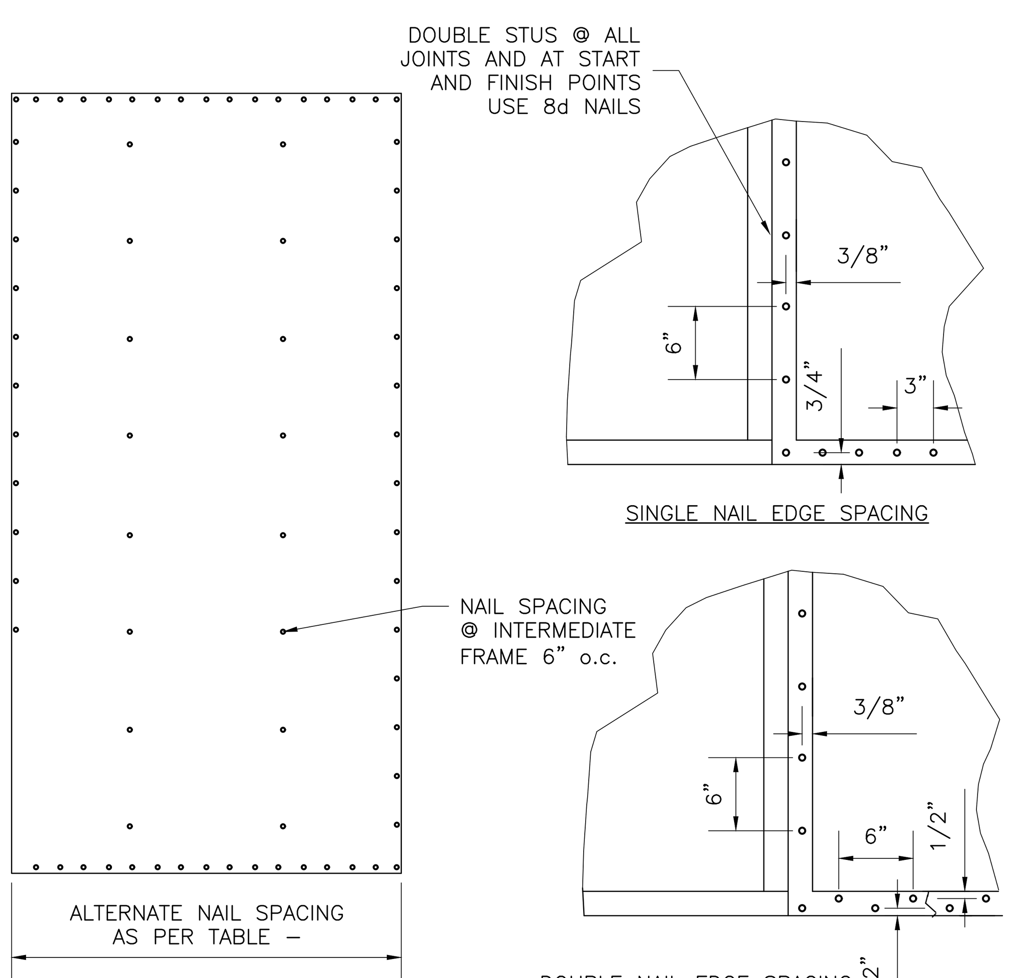
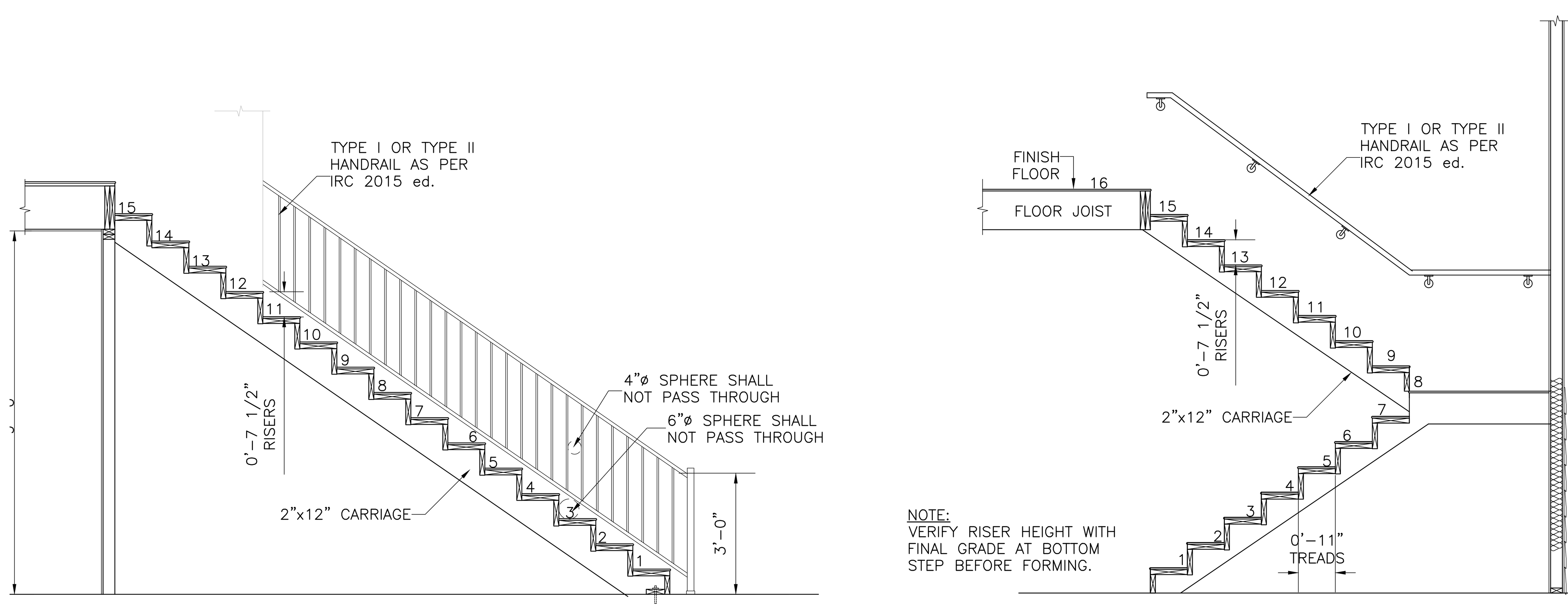
1 **PROPOSED REAR ELEVATION**
SCALE: 1/4" = 1'-0"

NOTE:
VERIFY RISER HEIGHT WITH FINAL GRADE AT BOTTOM STEP BEFORE FORMING.

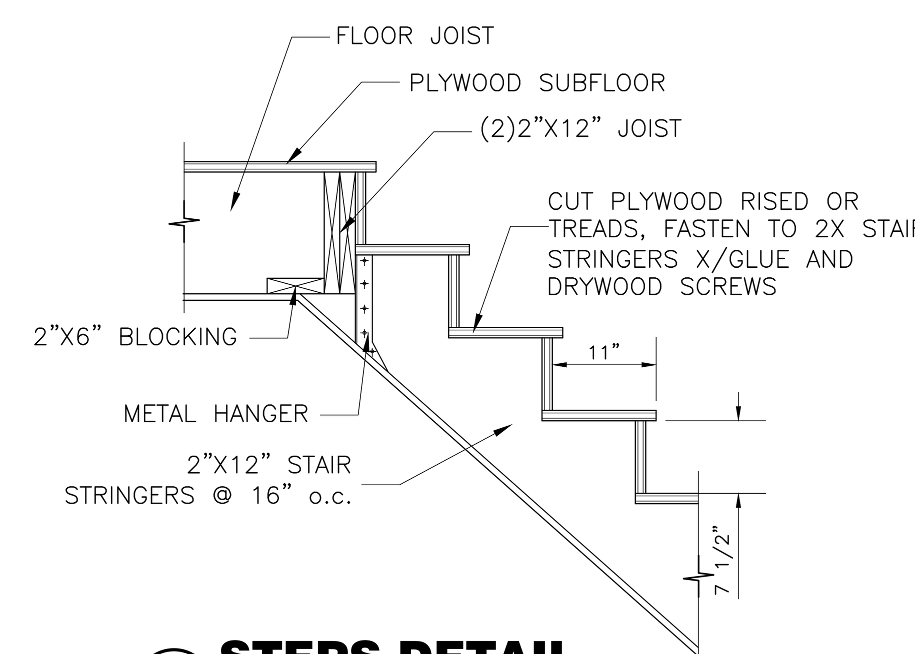
2 **PROPOSED RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"



3 **PANEL ATTACHMENT FOR UPLIFT SHEAR WALL AND GABLE END**
SCALE: 1/2" = 1'-0"



4 **INTERIOR STAIR**
SCALE: 3/8" = 1'-0"



5 **STEPS DETAIL**
SCALE: 3/4" = 1'-0"

STAIRS, HANDRAILS AND GUARDRAILS GENERAL NOTES

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS.
2. STAIRS MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES AND A MINIMUM TREAD DEPTH OF 10"
3. STAIRS PROFILE SHALL BE IN ACCORDANCE WITH SEC. R311.7.5 OF THE IRC 2015 ed.
4. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8".
5. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
6. HANDRAILS SHALL BE CONTINUOUSLY GRASPABLE ALONG THE ENTIRE LENGTH.
7. HANDRAILS SHALL BE EITHER TYPE I OR TYPE II, OR BE EQUIVALENTLY GRASPABLE AS PER SEC. R311.7.8.3 OF THE IRC 2015 ed.
8. PROVIDE A MINIMUM CLEARANCE OF 1-1/2 INCHES BETWEEN THE HANDRAILS AND THE WALL OR GUARDS TO WHICH THEY ARE ATTACHED.
9. GUARDRAILS SHALL BE PROVIDED AT PORCHES, BALCONIES, STAIRS, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE.
10. GUARDRAILS (ALSO SERVING AS HANDRAILS) SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
11. GUARDRAIL OPENINGS SHALL BE SUCH THAT A 4" DIAMETER SPHERE SHALL NOT PASS THROUGH.

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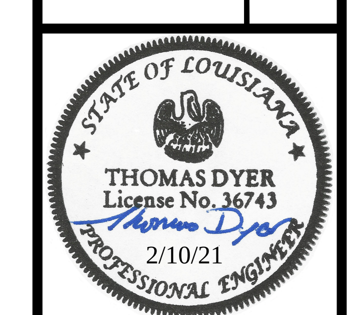
NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA

ELEVATIONS 2



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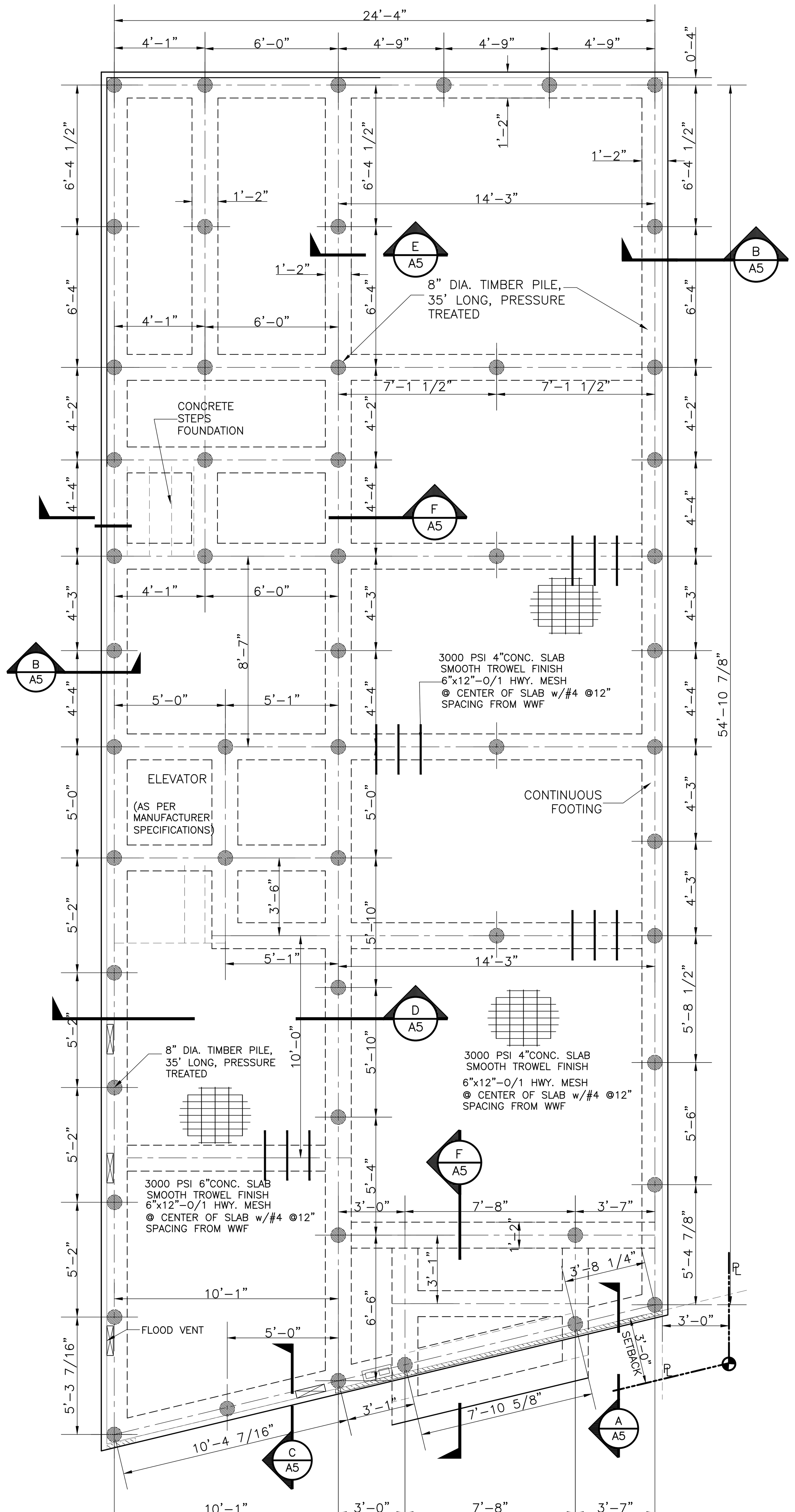
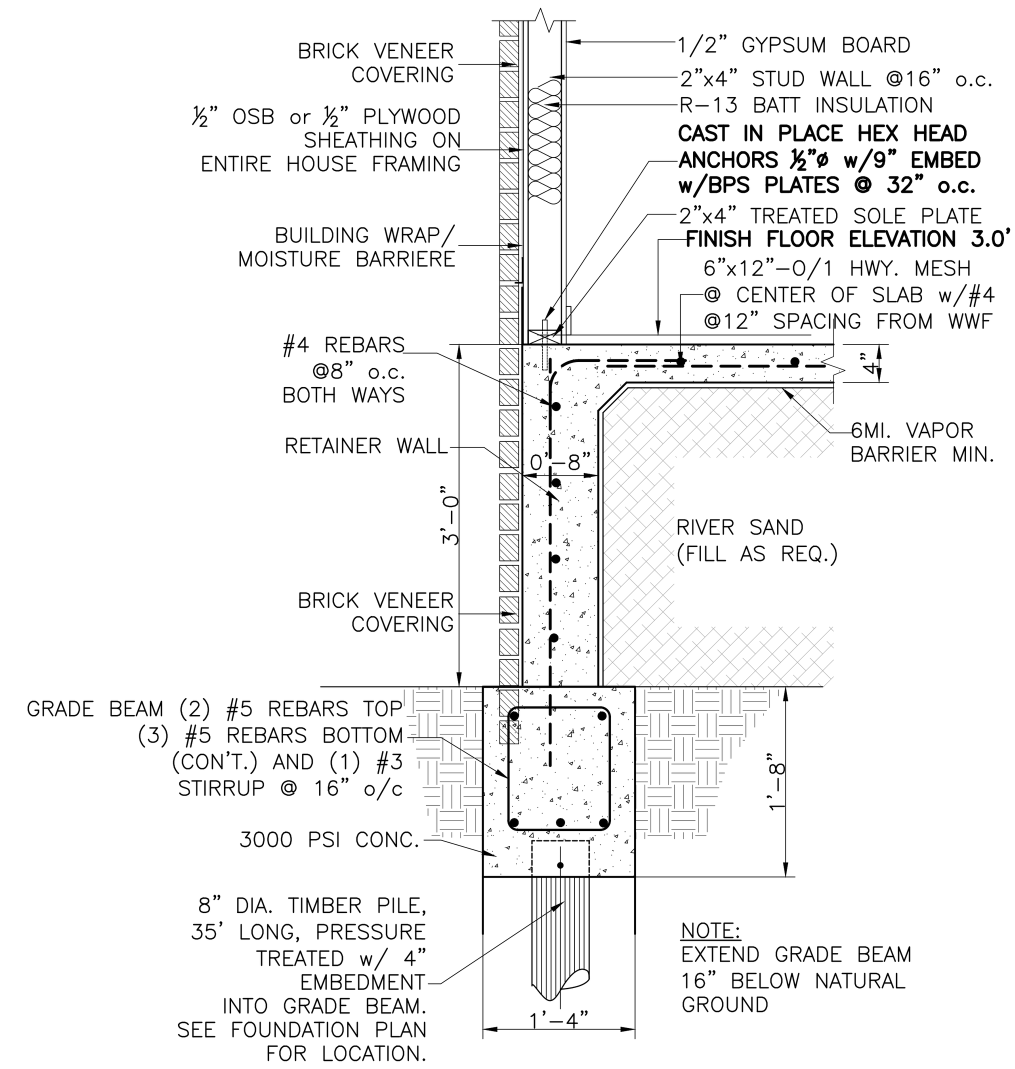
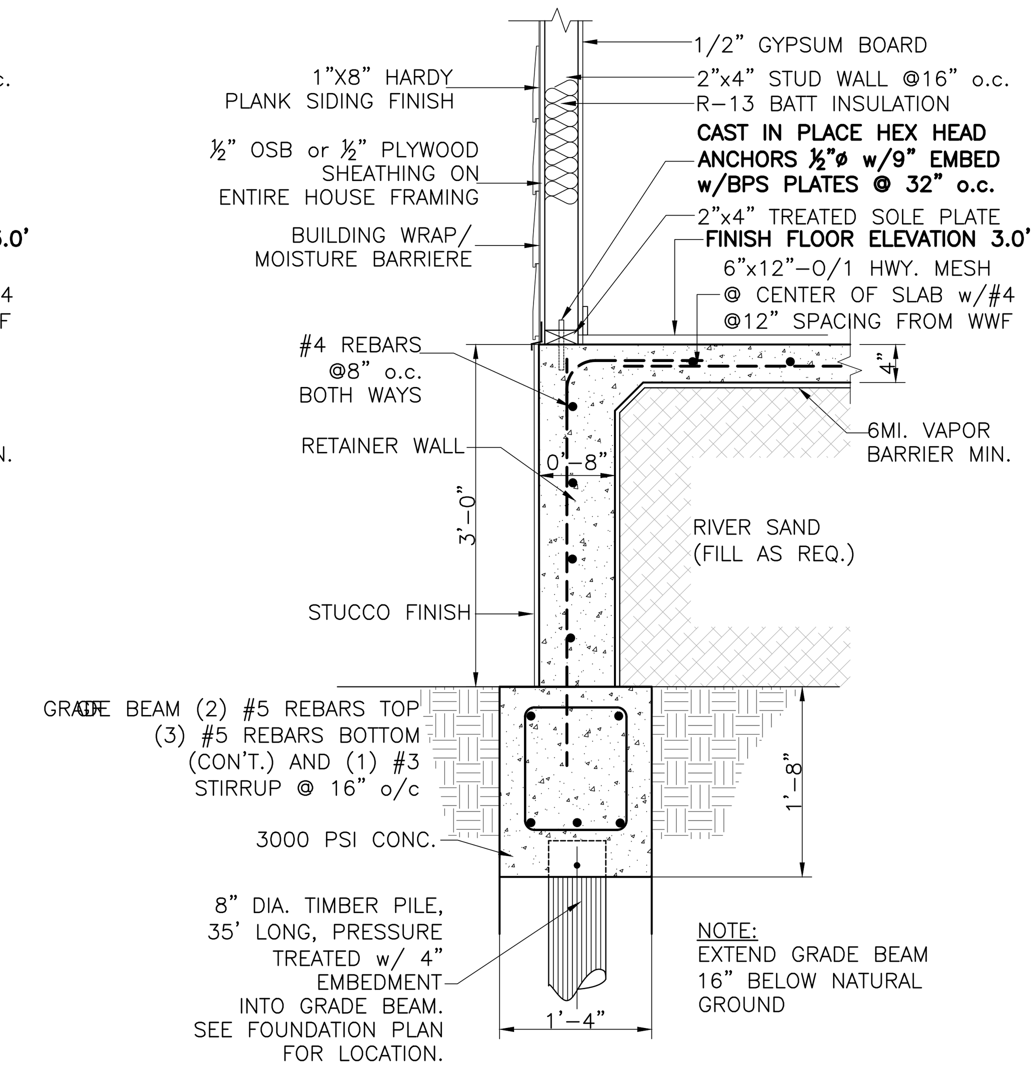


1 **FOUNDATION LAYOUT**
SCALE: 1/4" = 1'-0"



2 **DETAIL SECTION A**
FRONT BUILDING
SCALE: 3/4" = 1'-0"

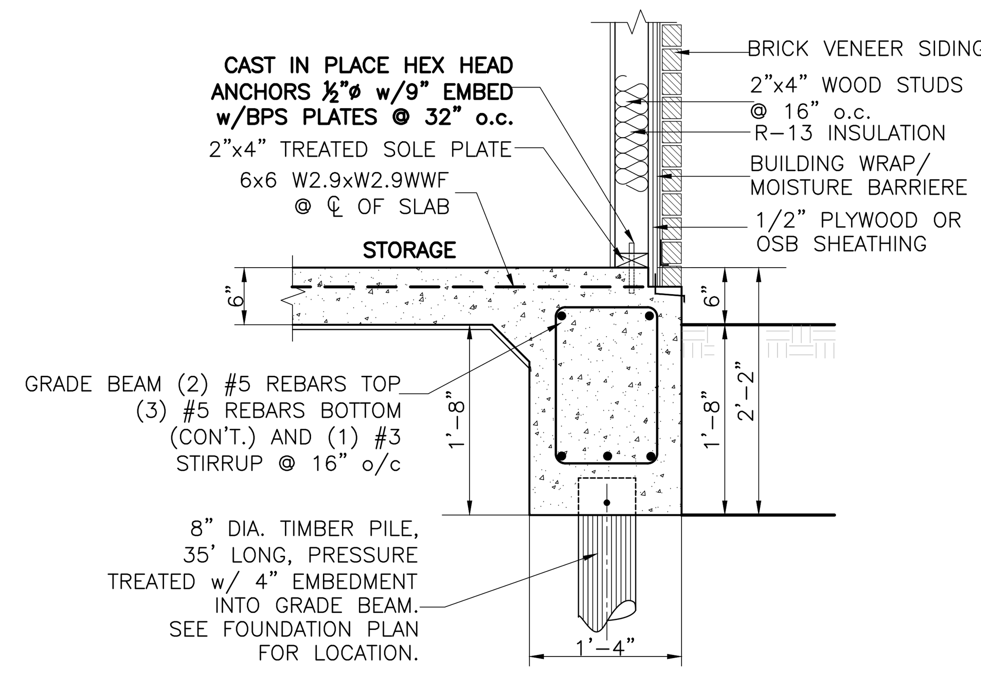


3 **DETAIL SECTION B**
REAR/SIDE BUILDING
SCALE: 3/4" = 1'-0"

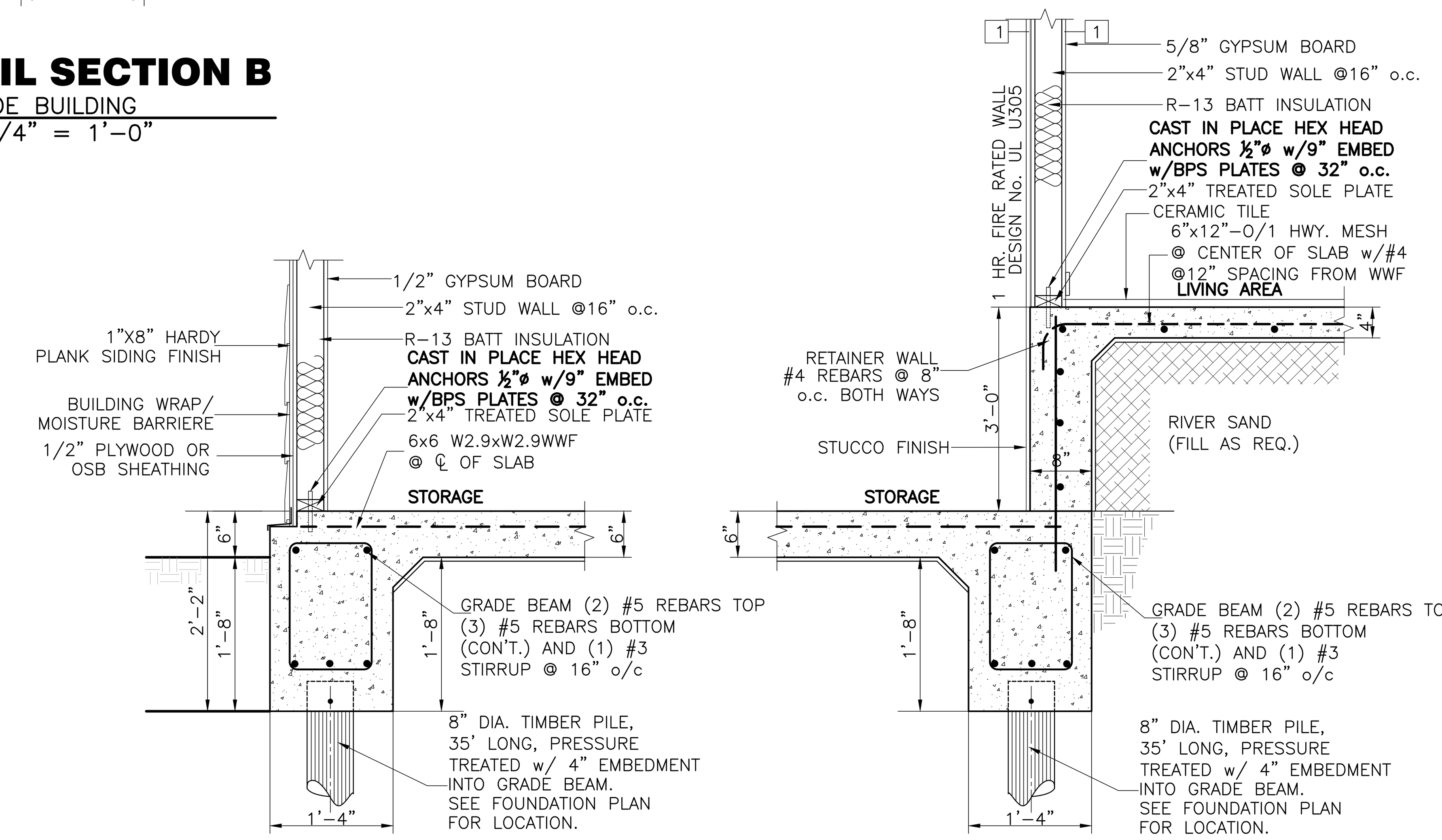
FOUNDATION NOTES:

1. ALL FILL BENEATH THE SLAB SHALL BE FREE OF CLAY, ROOTS, MASONRY AND OTHER DELETERIOUS MATERIAL. FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
2. ALL READY MIXED CONCRETE SHALL BE REGULAR WEIGHT (150 P.C.F.) SAND AND GRAVEL MIX HAVING A MINIMUM OF 4-1/2 SACKS OF CEMENT PER YARD WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AGE. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" AT DELIVERY & SHALL BE MANUFACTURED, TRANSPORTED AND PLACED IN ACCORDANCE WITH ACI-301 SPECIFICATIONS. FLY ASH SHALL BE PERMITTED ONLY AFTER APPROVAL OF ENGINEER.
3. ALL REINFORCING STEEL TO BE NEW BILLET STEEL A.S.T.M. A-615, GRADE 60. LAP BARS AT SPLICES A MINIMUM OF 40 BAR DIAMETERS.
4. REINFORCING BARS SHALL BE DETAILED, FABRICATED & PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE AND THE A.C.I. DETAILING MANUAL OF STANDARD PRACTICE.
5. PLACE CORNER BARS EQUAL TO BEAM HORIZONTAL STEEL AT ALL PERIMETERS INTERSECTIONS OF GRADE BEAMS.
6. WIRE MESH TO MEET A.S.T.M. A-185 SPECIFICATIONS AND SHALL BE FURNISHED IN SHEETS ONLY. MESH SHALL BE LAPPED AT LEAST ONE MESH PLUS 2".
7. CONCRETE MODULAR BRICKS MAY BE USED TO SUPPORT REINFORCING STEEL ON FILL MATERIAL BRICKBATS OR OTHER 3 POROUS MATERIALS ARE NOT ALLOWED.
8. SLAB SHALL BE SPRAYED WITH A CURING COMPOUND IMMEDIATELY AFTER TROWELING.
9. MAXIMUM ALLOWABLE SPAN ON CONCRETE SLAB SHALL NOT EXCEED 14'.
10. ALL CONCRETE WALKWAYS SHALL BE 4" THICK MIN., REINFORCED WITH 6"x6"-10/10" WIRE MESH, 1" FROM THE BOTTOM OF THE SLAB.
11. ALL CONCRETE DRIVEWAYS SHALL BE 5" THICK MIN. REINFORCED WITH 6"x6"-10/10" WIRE MESH, 1" FROM THE BOTTOM OF THE SLAB, UNLESS NOTED OTHERWISE.
12. OWNER IS CAUTIONED TO EXERCISE POSITIVE DRAINAGE OF THE SITE.
13. ANY DEVIATION FROM THIS PLAN OR SPECIFICATIONS WILL VOID ENGINEER'S LIABILITY AND RESPONSIBILITY.
14. ENGINEER DOES NOT ATTEST THAT SETTLEMENT OF THE FOUNDATION WILL NOT OCCUR.
15. CONTRACTOR TO VERIFY BUILDING RAISE HEIGHT WITH ELEVATION CERTIFICATE, AND LOCAL BUILDING DEPT.
16. SLAB DESIGN LIVE LOAD = 40# P.S.F. 130 MPH WIND LOAD
17. TREATED TIMBER PILING SHALL CONFORM TO THE LATEST A.N.SI. AND A.S.T.M. D-25 SPECIFICATIONS.

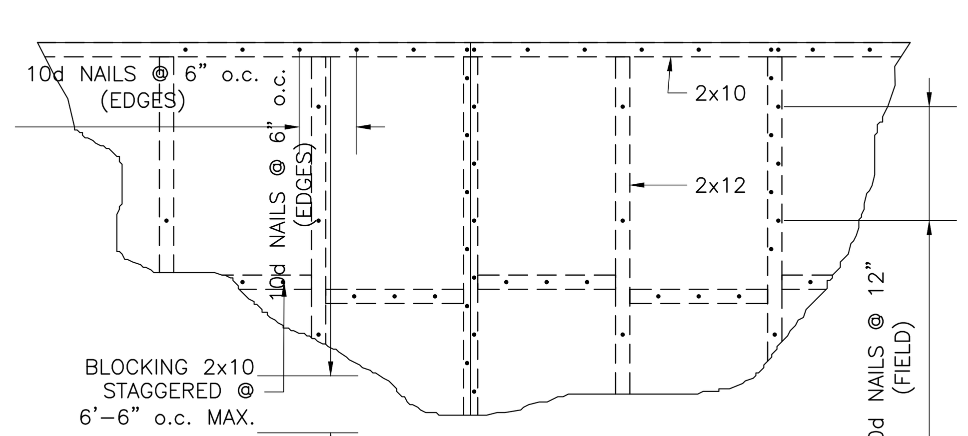
PILES SHALL BE 35' FEET CLASS 5 LONG WITH A MINIMUM TIP DIAMETER OF 6" OR 8" WITH A NATURAL TAPER TO THE BUTT. PILES SHALL BE DRIVEN FULL LENGTH TO GRADE OR TO REFUSAL. REFUSAL SHALL OCCUR AT 9 BLOWS PER FOOT FOR THE FINAL TWO (2') FEET USING A DRIVING ENERGY OF 9,000 FT. LBS. PILE DESIGN LOAD IS 5 TONS.



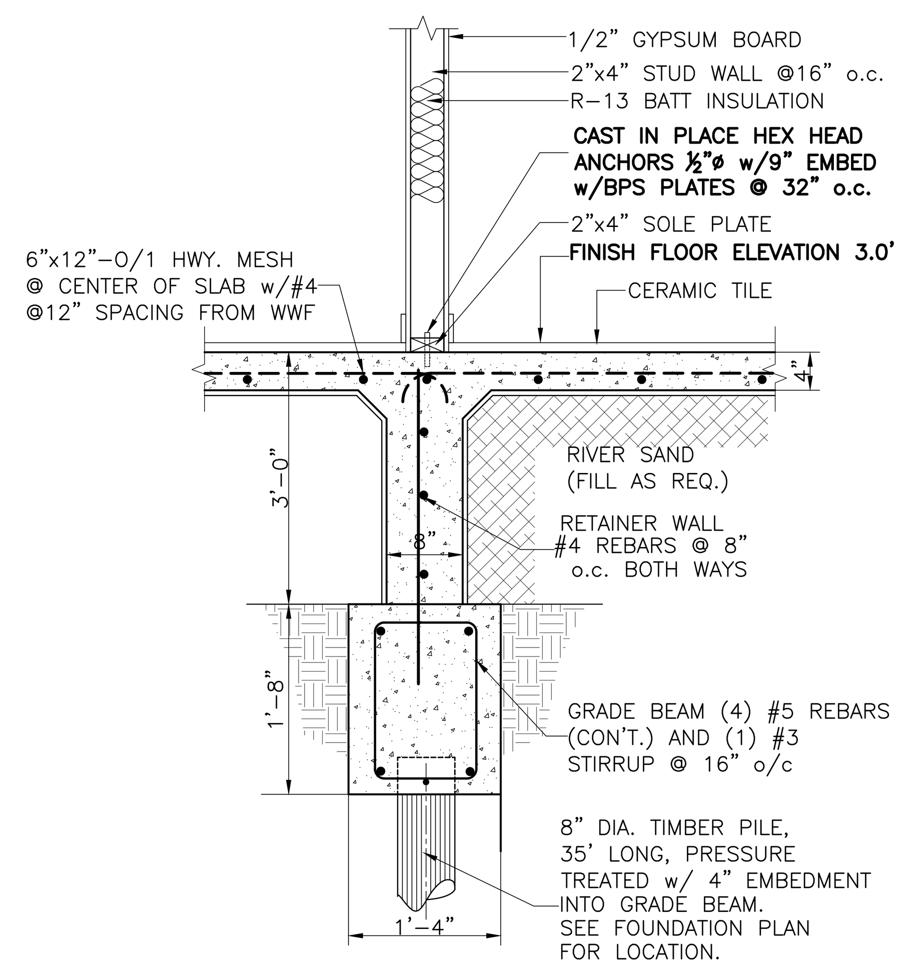
4 **DETAIL SECTION C**
FRONT BUILDING
SCALE: 3/4" = 1'-0"



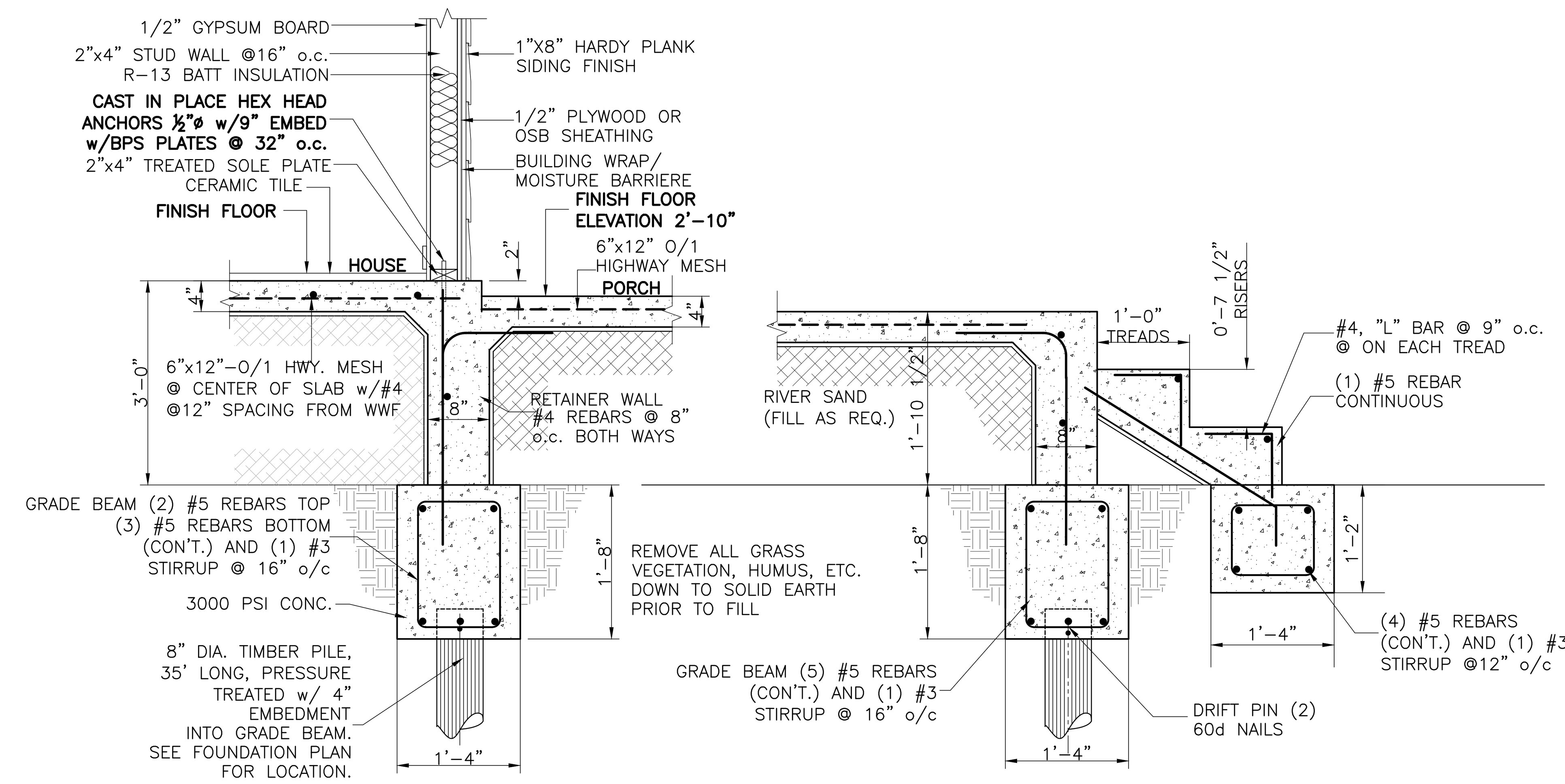
5 **DETAIL SECTION D**
SCALE: 3/4" = 1'-0"



6 **FLOOR PLYWOOD NAILING PATTERN DIAGRAM**
N.T.S.



7 **DETAIL SECTION E**
MIDDLE FOUNDATION
SCALE: 3/4" = 1'-0"



8 **DETAIL SECTION F**
SCALE: 3/4" = 1'-0"

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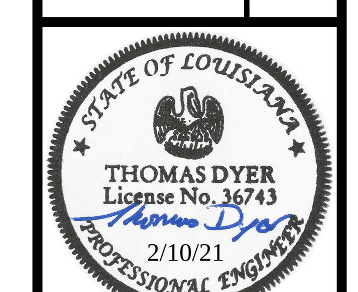
NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA
FOUNDATION PLAN, DETAILS AND NOTES



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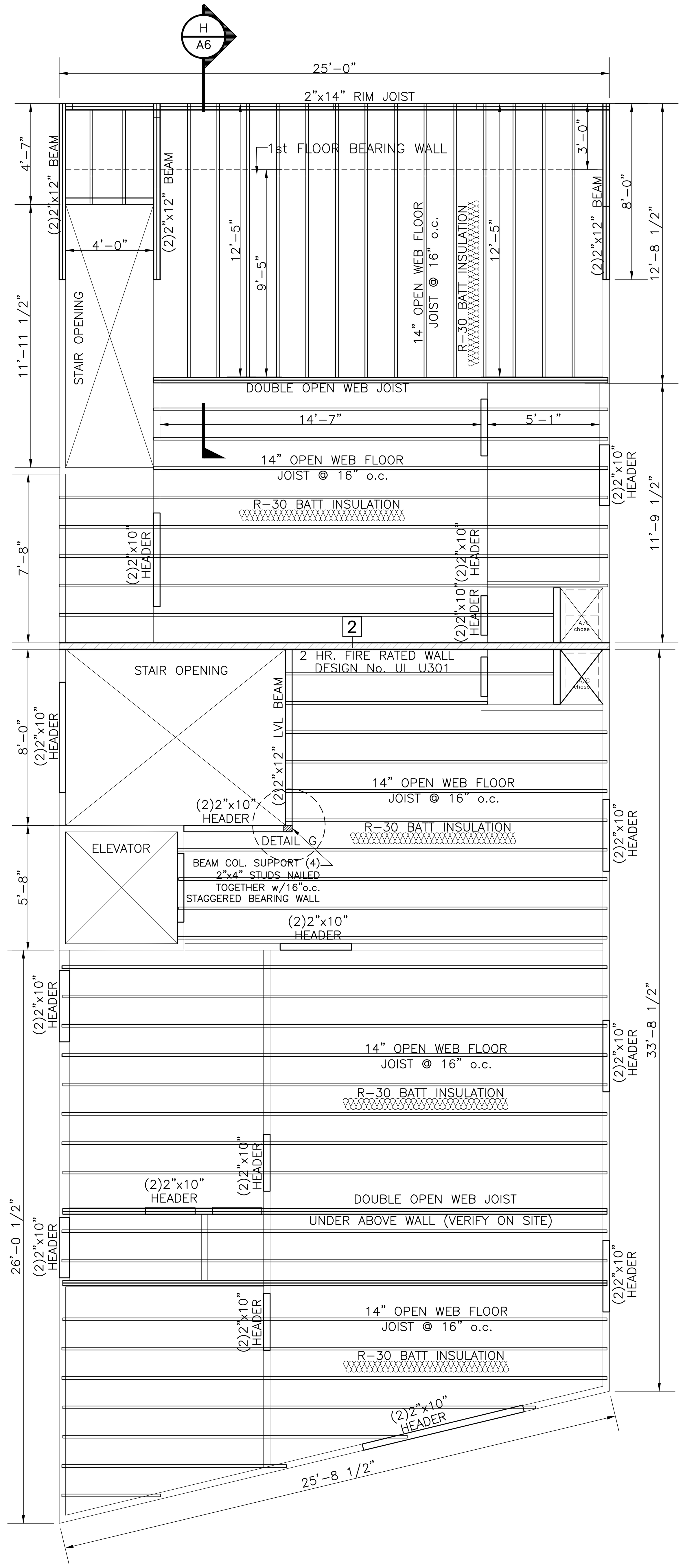
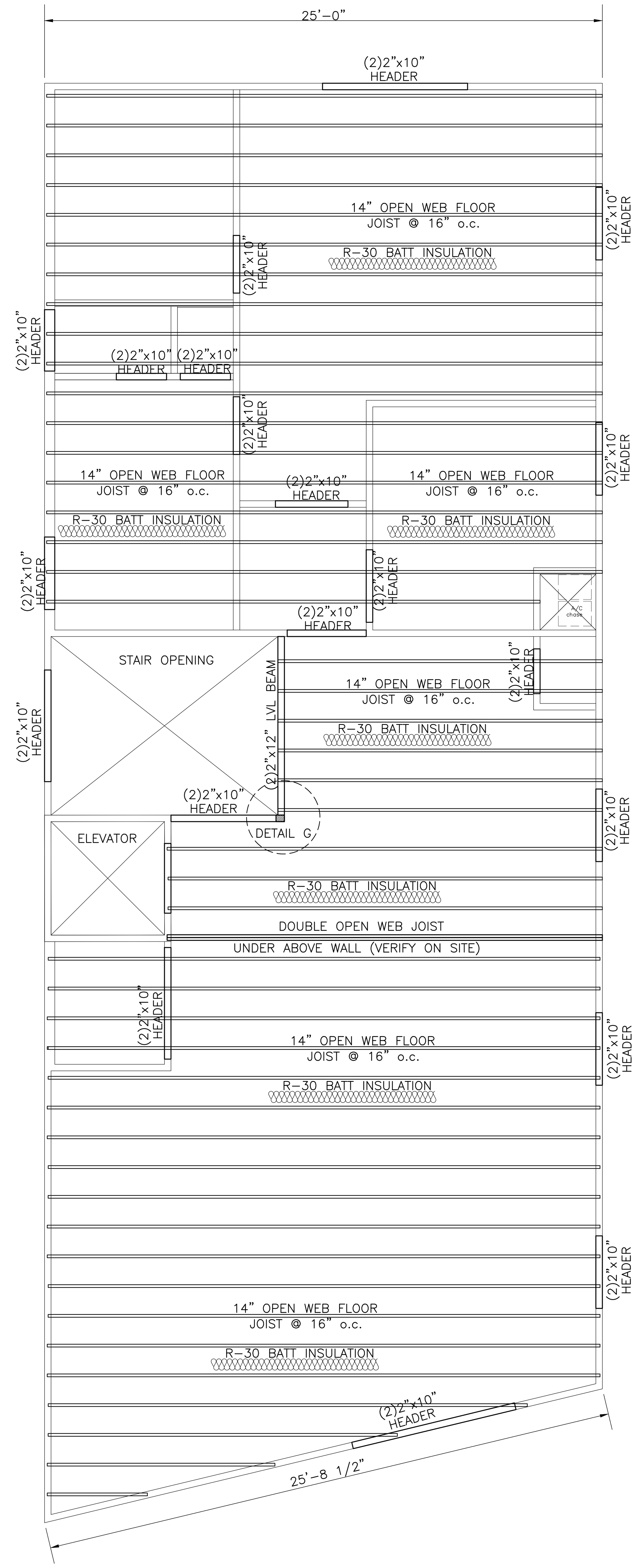
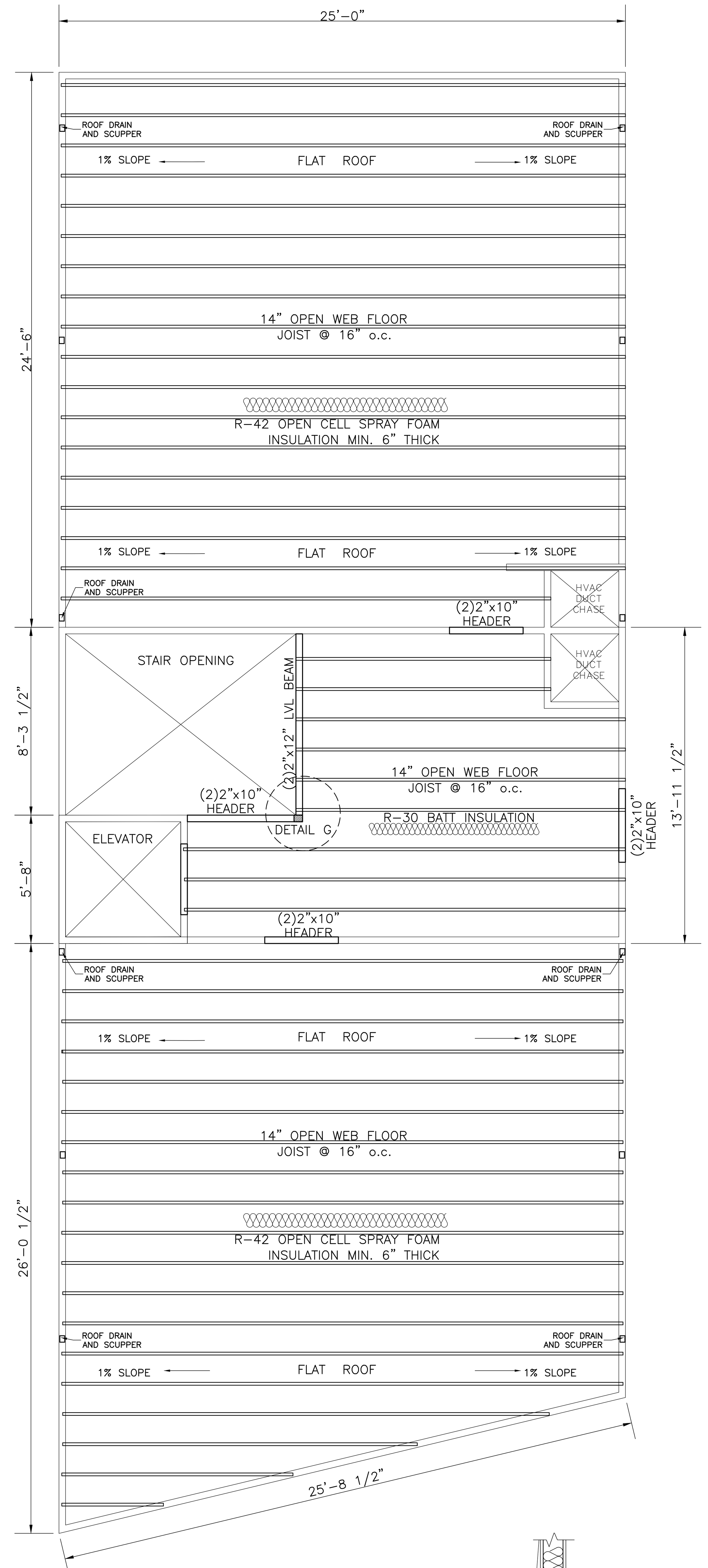


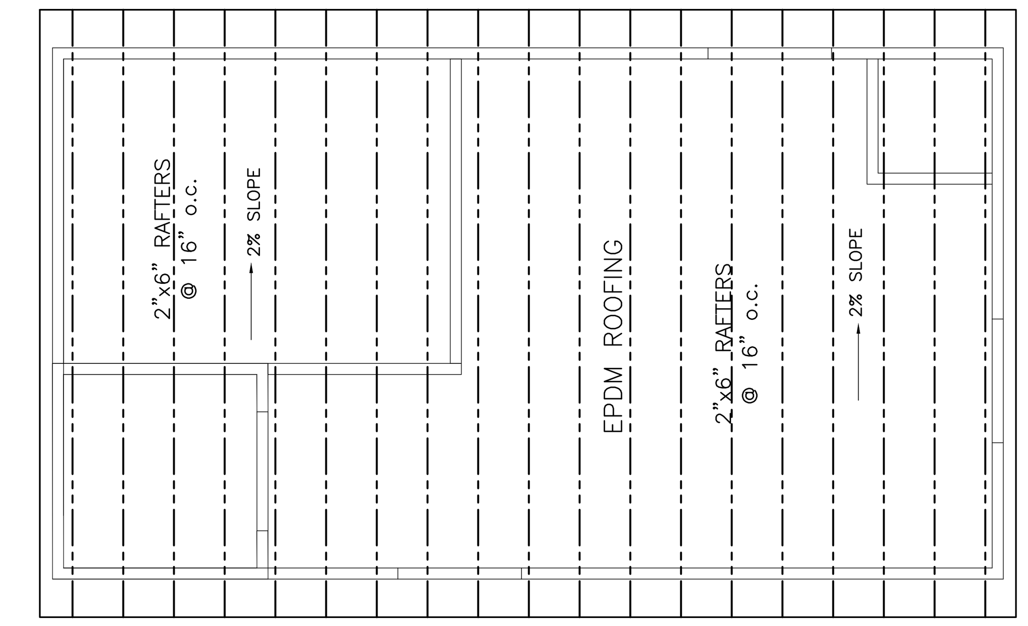
1 FLOOR JOIST - 2nd FLOOR
SCALE: 1/4" = 1'-0"



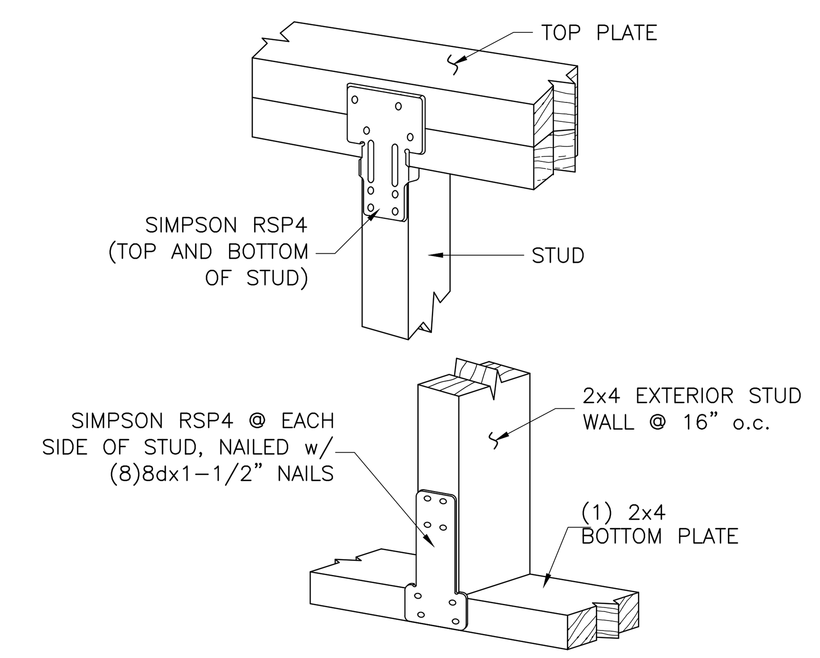
2 FLOOR JOIST - 3rd FLOOR
SCALE: 1/4" = 1'-0"



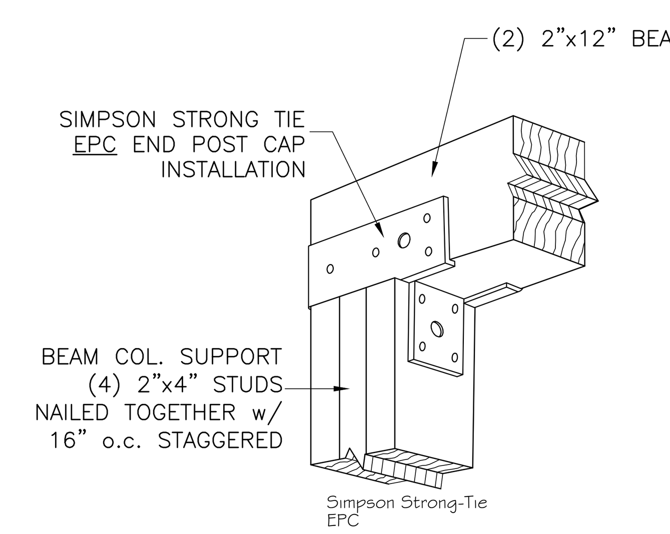
3 ROOF DECK
SCALE: 1/4" = 1'-0"



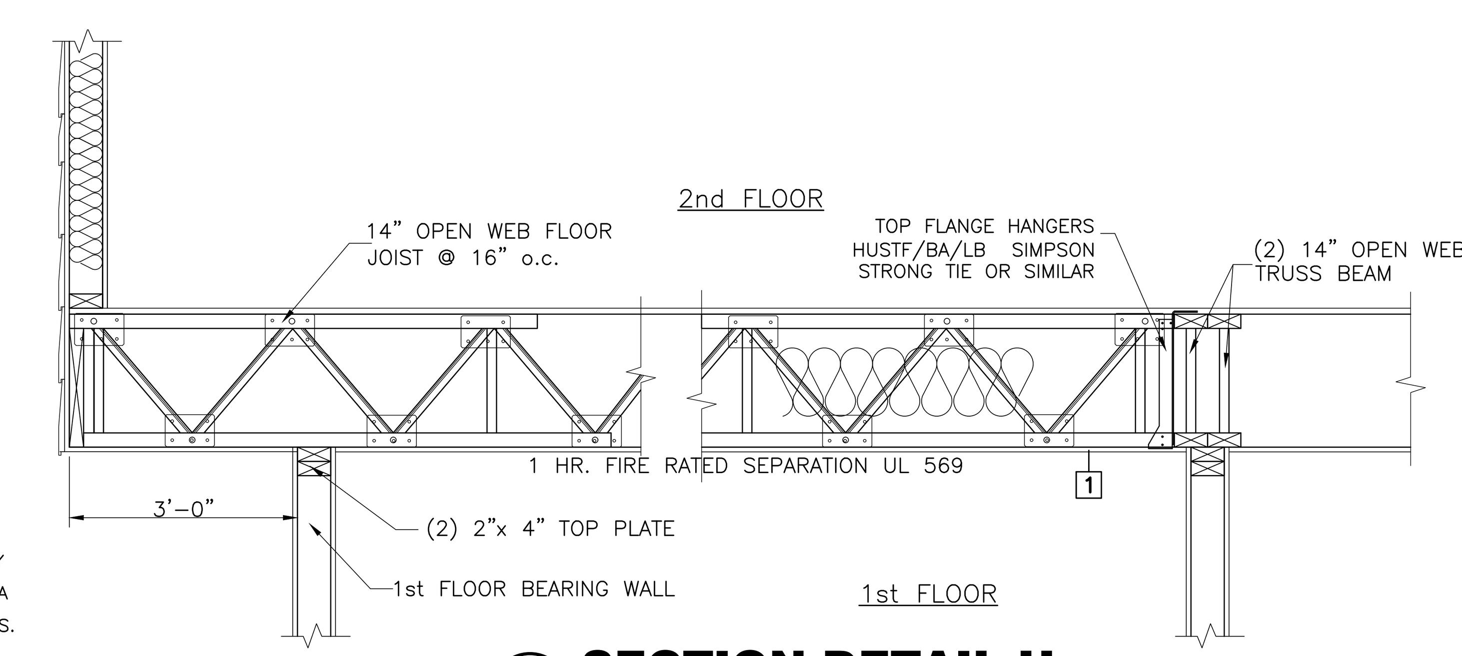
4 STAIR BULKHEAD ROOF
SCALE: 1/4" = 1'-0"



5 STUD TO TOP/BOTTOM PLATE CLIP DETAIL
N.T.S.



6 BEAM CONNECTION DETAIL G
N.T.S.



7 SECTION DETAIL H
SCALE: 3/4" = 1'-0"

FLASHING NOTES:

1. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANOR AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BLDG. STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE.

R905.2.7.2 UNDERLAYMENT AND HIGH WINDS.

UNDERLAYMENT INSTALLED WHERE THE BASIC WIND SPEED EQUALS OR EXCEEDS 120 MPH (54 M/S) SHALL COMPLY WITH ASTM D 226 TYPE II, ASTM D 4869 TYPE IV, OR ASTM D 6757. THE UNDERLAYMENT SHALL BE ATTACHED IN A GRID PATTERN OF 12 INCHES (305 MM) BETWEEN SIDE LAPS WITH A 6-INCH (152 MM) SPACING AT THE SIDE LAPS. UNDERLAYMENT SHALL BE ATTACHED USING METAL OR PLASTIC CAP NAILS WITH A HEAD DIAMETER OF NOT LESS THAN 1 INCH (25.4 MM) WITH A THICKNESS OF AT LEAST 32-GAUGE SHEET METAL. THE CAP-NAIL SHANK SHALL BE A MINIMUM OF 12 GAUGE (0.105 INCHES) WITH A LENGTH TO PENETRATE THROUGH THE ROOF SHEATHING OR A MINIMUM OF 3/4 INCH (19 MM) INTO THE ROOF SHEATHING.

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NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA

FRAMING LAYOUT, DETAILS AND NOTES

STATE OF LOUISIANA
THOMAS DYER
License No. 36743
2/10/21
PROFESSIONAL ENGINEER

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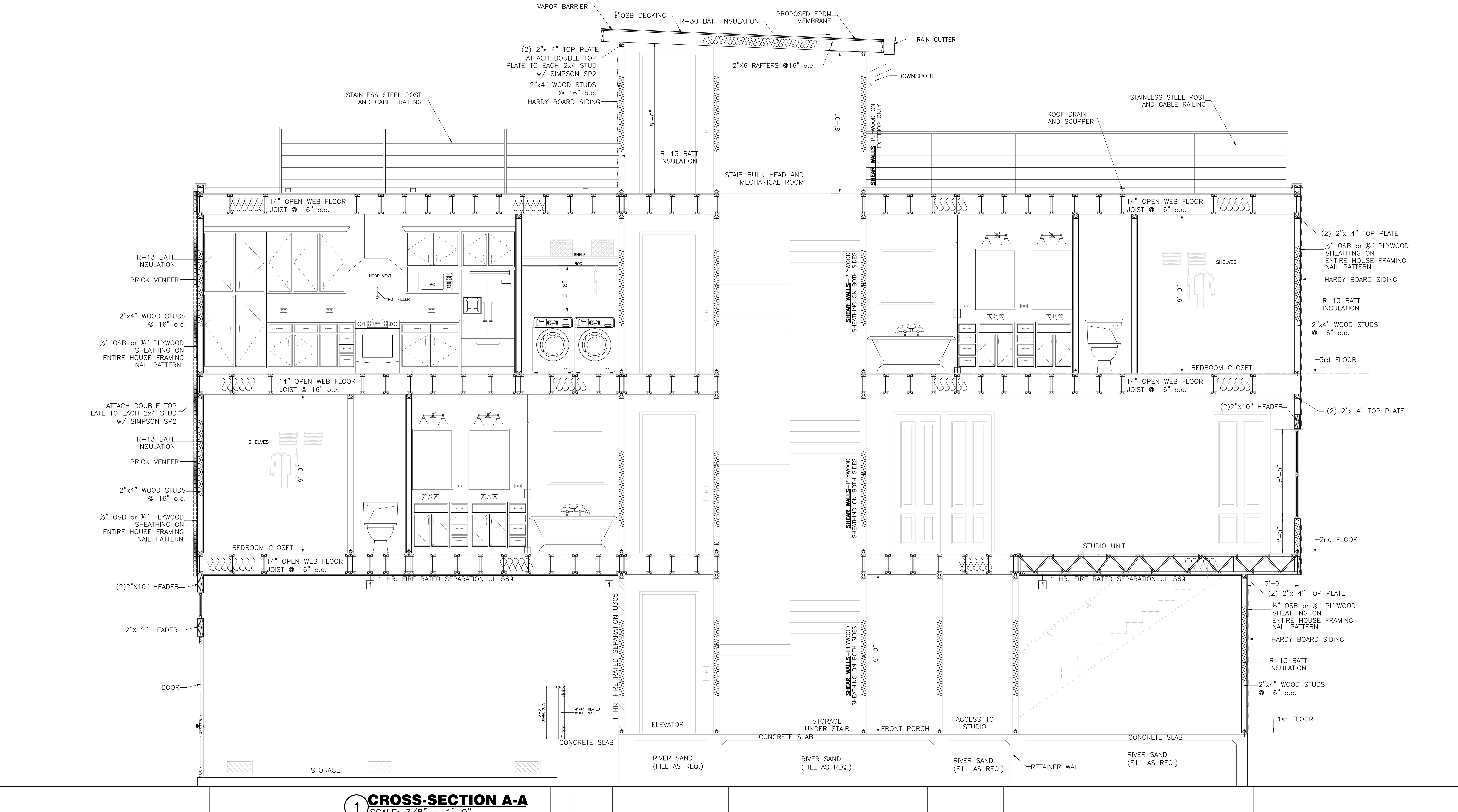
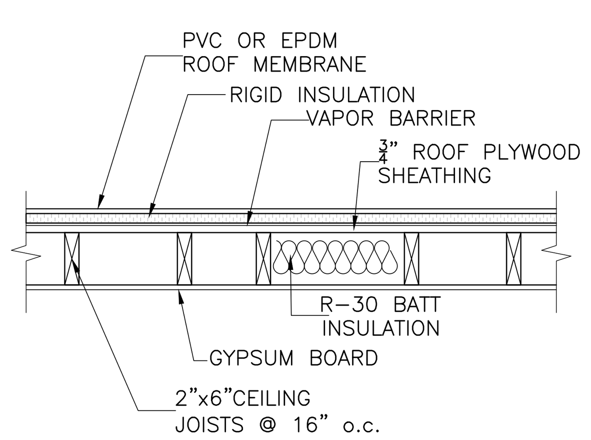
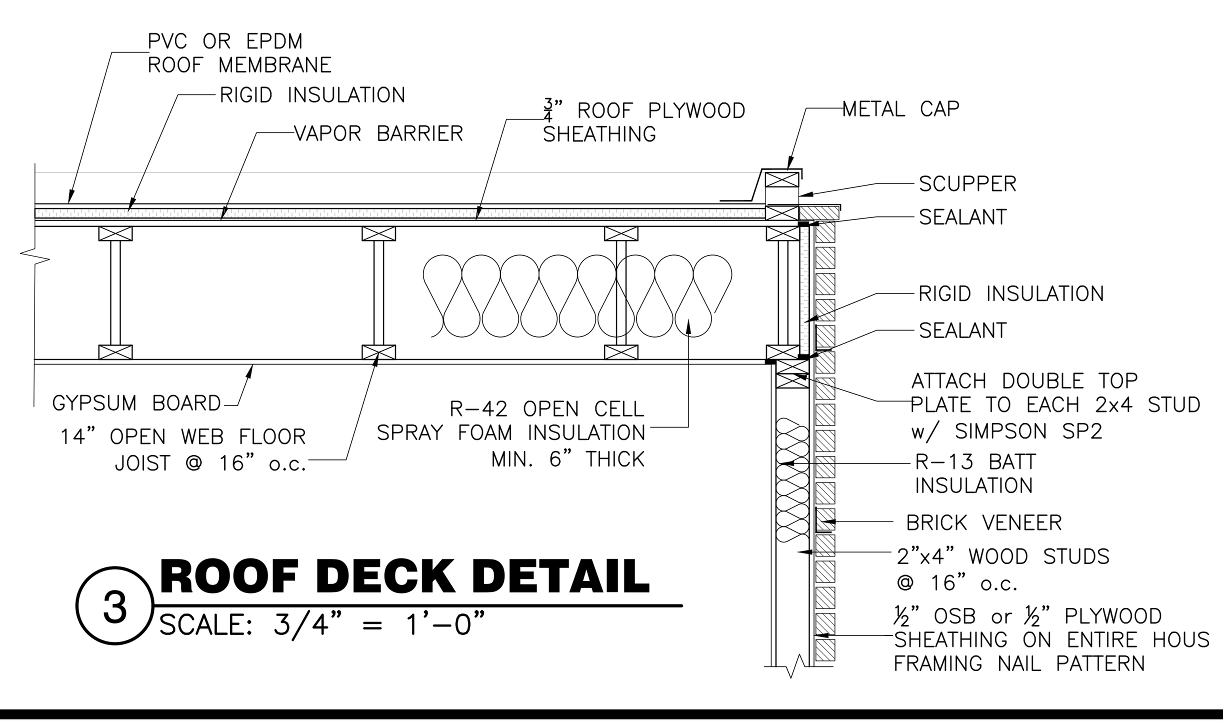


1 **CROSS-SECTION A-A**
SCALE: 3/8" = 1'-0"

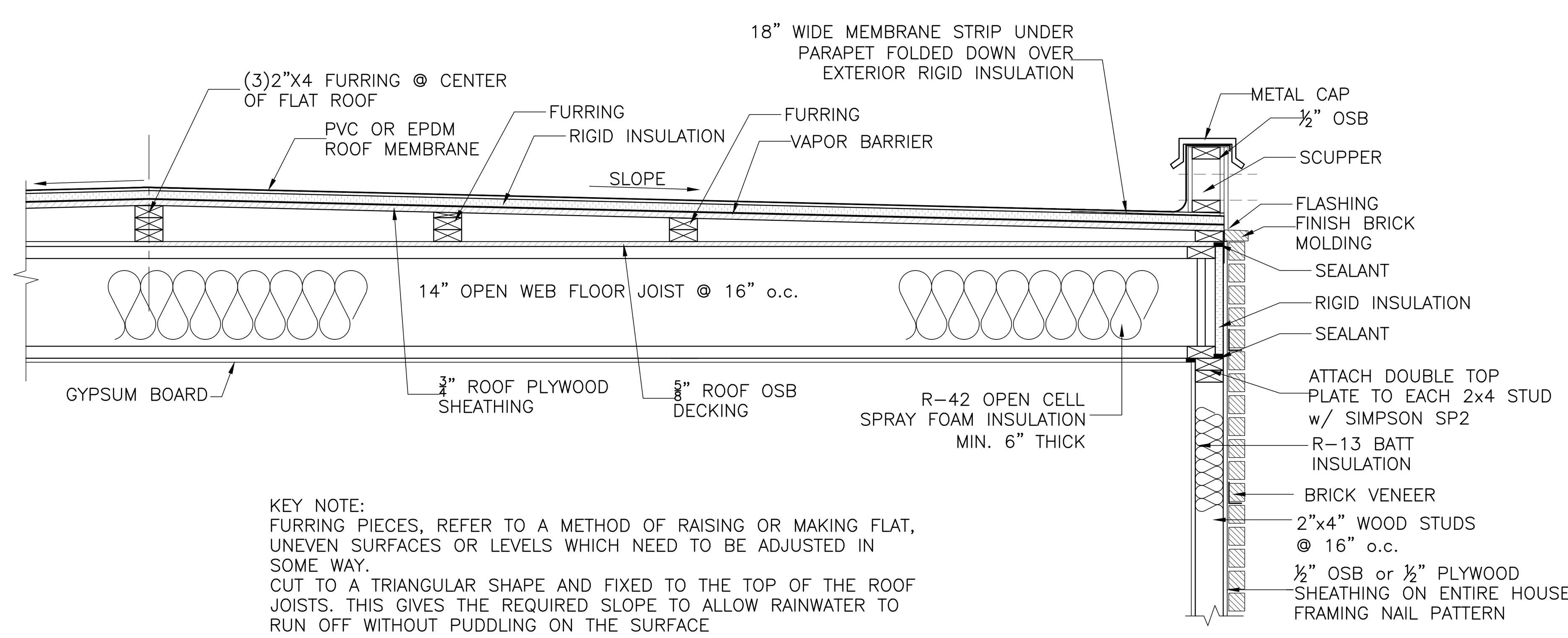
NOTE:
PROVIDE FLOOR-CEILING (R-30) AND WALL(MIN.R-13) INSULATION



2 **STAIR BULKHEAD ROOF**
SCALE: 3/4" = 1'-0"



3 **ROOF DECK DETAIL**
SCALE: 3/4" = 1'-0"



KEY NOTE:
FURRING PIECES, REFER TO A METHOD OF RAISING OR MAKING FLAT, UNEVEN SURFACES OR LEVELS WHICH NEED TO BE ADJUSTED IN SOME WAY.
CUT TO A TRIANGULAR SHAPE AND FIXED TO THE TOP OF THE ROOF JOISTS. THIS GIVES THE REQUIRED SLOPE TO ALLOW RAINWATER TO RUN OFF WITHOUT PUDDLING ON THE SURFACE

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NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA

CROSS-SECTION, DETAILS AND NOTES

STATE OF LOUISIANA
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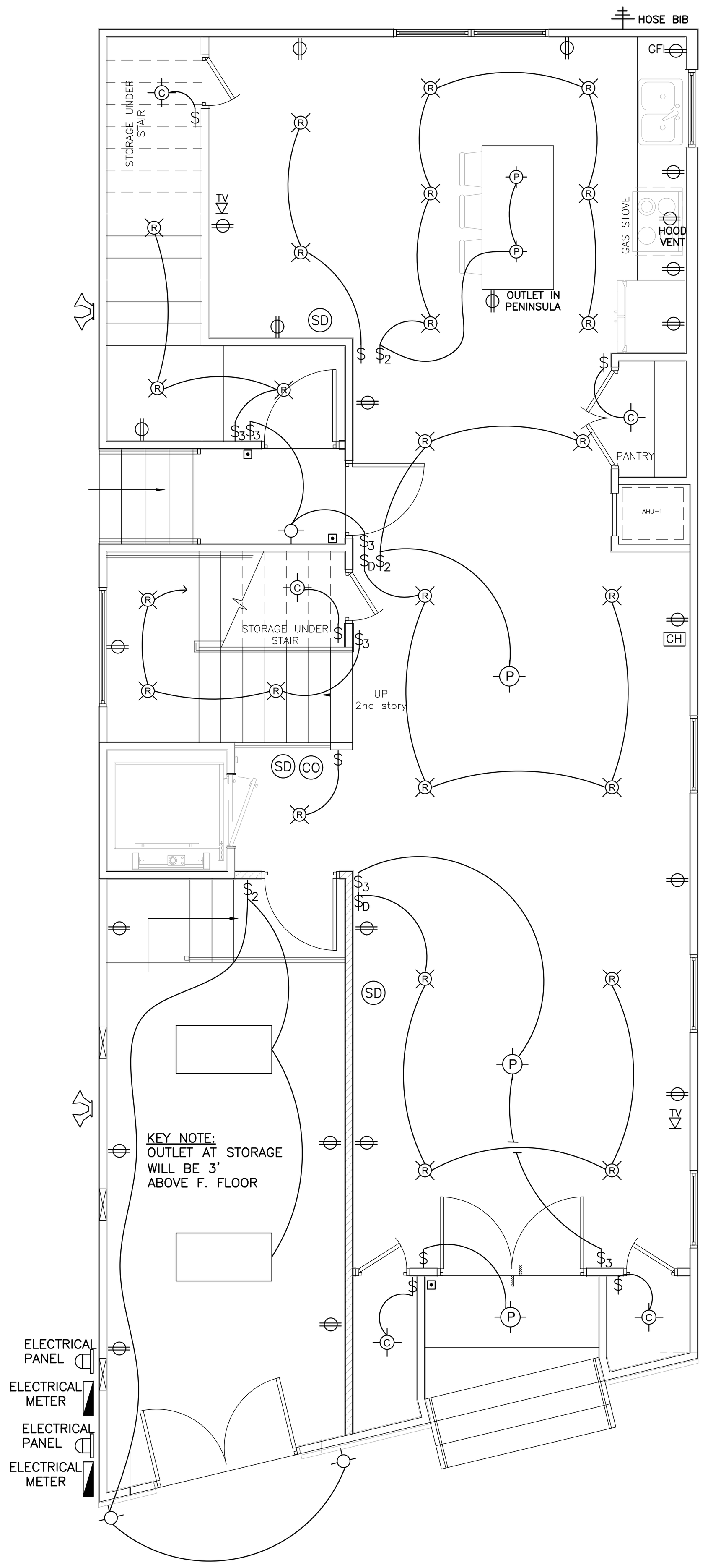
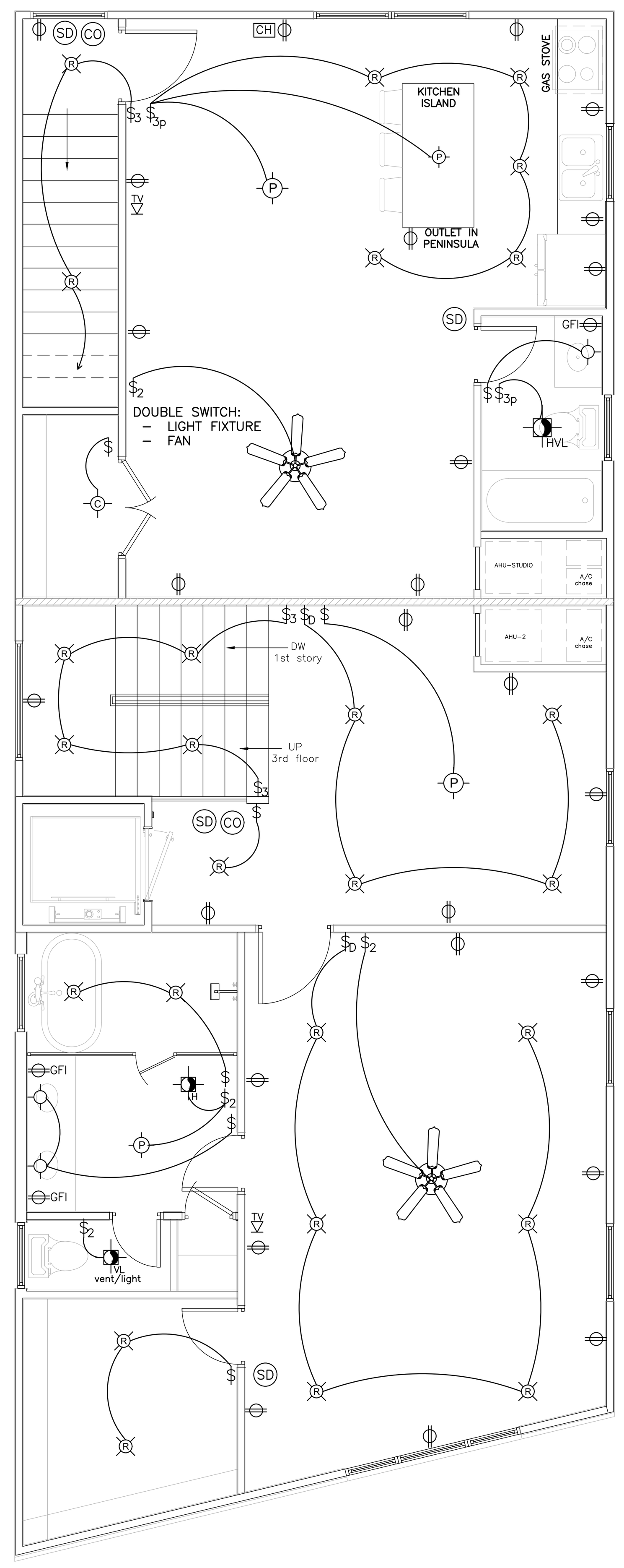
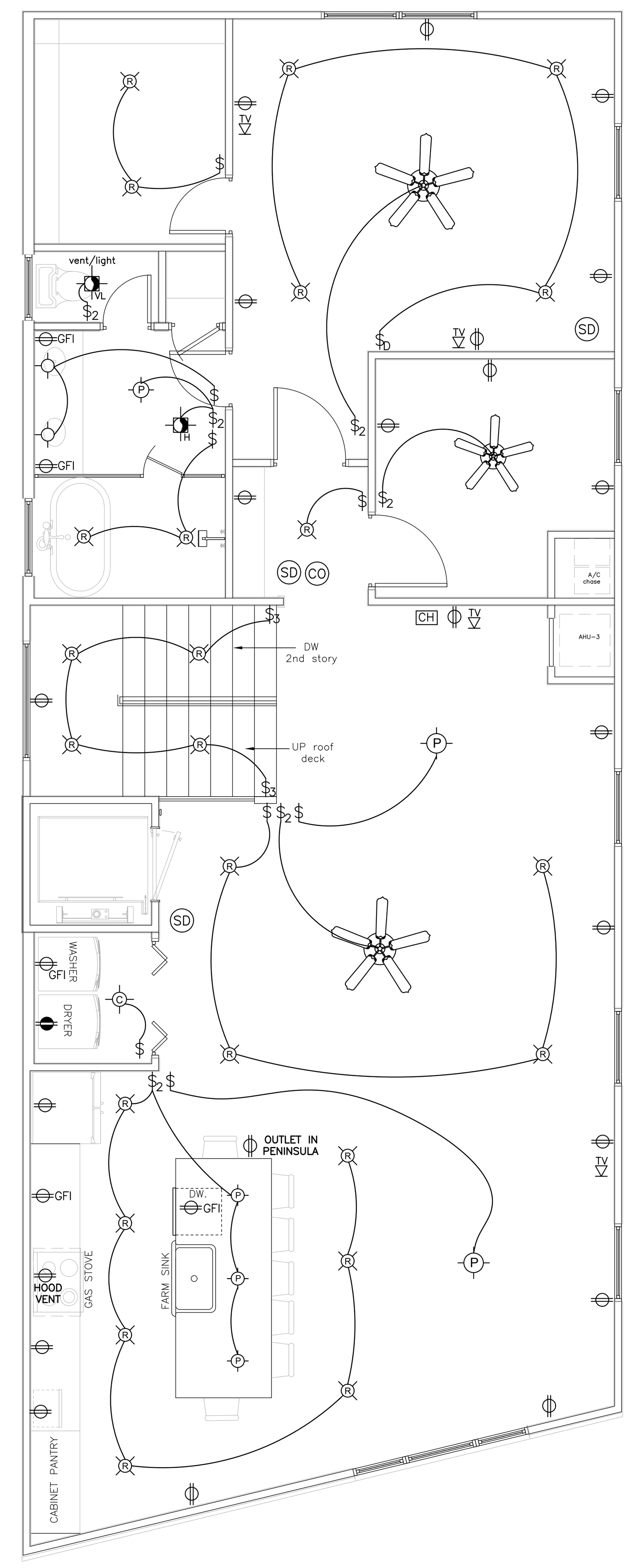


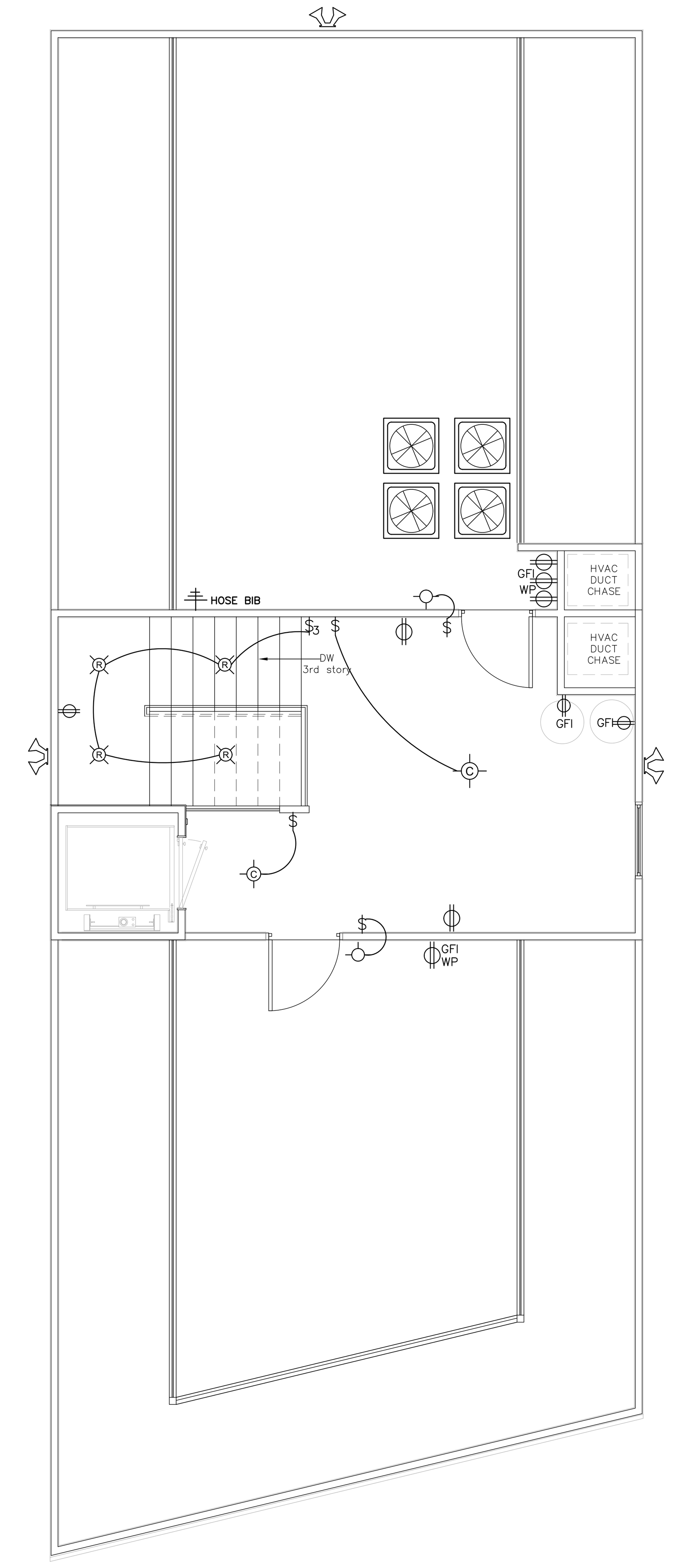
ELECTRICAL LAYOUT
1 1st FLOOR
SCALE: 3/16" = 1'-0"



ELECTRICAL LAYOUT
2 2nd FLOOR
SCALE: 3/16" = 1'-0"



ELECTRICAL LAYOUT
3 3rd FLOOR
SCALE: 3/16" = 1'-0"



ELECTRICAL LAYOUT
4 ROOF DECK
SCALE: 3/16" = 1'-0"

LEGEND

ELECTRICAL SYMBOLS	ELECTRICAL SYMBOLS
Recess Light	Fluorescent Light
Ceiling Light	Door Bell Button
Pendant	CH Chime
Duplex Outlet	SD Smoke Detector
220 V Outlet	CO Carbon Monoxide
GFI Ground Fault Circuit Interrupter	Wall Mounted Fixture
WP Weather Protected Duplex w/ GFI	HVL Heater, Vent, Light
$ Single Pole Switch	Flood Lights
$_2 Double pole Switch	Ceiling Fan w/Light
$_3 Three Way Switch	Hose Bib
$_D Single Pole Switch W/ Dimmer	Electrical panel
$_3P Triple pole Switch	
TV Television Outlet	

KEY NOTE:
- OUTLETS MIN. 8" ABOVE COUNTER
- MICROWAVE OUTLET AND KITCHEN HOOD VENT MIN. 60" ABOVE FLOOR LEVEL
- OTHER OUTLETS MIN. 15" ABOVE FLOOR LEVEL

KEY NOTE:
THIS DIAGRAMMATIC PLAN IS INTENDED TO SHOW LIGHTING AND CONVENIENCE OUTLETS ONLY. ENGINEERING WILL BEAR NO RESPONSIBILITY FOR THE ACCURACY. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THE REQUIREMENTS AND LOCATIONS OF ALL ELECTRICAL EQUIPMENT AND PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED.

NEC, IBC, ELECTRICAL NOTES

1. ALL WIRING SHALL BE AS PER NATIONAL ELECTRIC CODE 2011 EDITION.
2. ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS SHALL BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR GRADE ELEVATION, WHICHEVER IS HIGHER.
3. ALL NEW PANEL SCHEDULES SHALL PROVIDE DETAILS OF AVAILABLE SHORT CIRCUIT CURRENTS OR FAULT CURRENTS AT SERVICE AND SECONDARY PANELS.
4. MATERIALS, APPLIANCES, DEVICES AND EQUIPMENT SHALL MEET THE REQUIREMENTS OF UNDERWRITERS LABORATORIES AND SHALL BE NEW AND THE LATEST STANDARD PRODUCTS OF MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF THE ITEM, UNLESS OTHERWISE INDICATED, LIKE ITEMS SHALL BE THE PRODUCTS OF A SINGLE MANUFACTURER.
5. ALL CONDUCTORS SHALL BE COPPER AND RUN IN CONDUIT, WIRE TYPE SHALL BE THHN/THWN, SIZE PER NEC 310.15, UNLESS OTHERWISE NOTED. PROVIDE GROUND CONDUCTOR PER NEC 250.
6. PROVIDE NAMEPLATE FOR ALL ELECTRICAL EQUIPMENT.
7. INTERRUPTING CURRENTS OF CIRCUIT BREAKERS AND FUSES MATCH WITH THEM AS PER NEC 2011 ART. 110.9, 110.10, 225.52(B), 230.82(3), 230.205 (B), 230.208, 240.12 AND 240.92(C)(1)

SPECIAL SPECIFICATIONS :

WORK PERFORMED UNDER THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARDS LISTED BELOW OF THE LATEST APPLICABLE EDITION ADOPTED BY THE AUTHORITY HAVING JURISDICTION. WHERE THESE SPECIFICATIONS ARE MORE STRINGENT, THEY SHALL TAKE PRECEDENCE.IN CASE OF CONFLICT, OBTAIN A DECISION FROM THE ARCHITECT.

1.– ALL ELECTRICAL DEVICES SHOWN SHALL BE CONCEALED AND NOT SURFACE MOUNTED.
2.– ALL WORK SHALL BE PROPERLY SUPPORTED FROM THE BUILDING STRUCTURE IN AN APPROVED MANNER AND FASTENED TO BUILDING CONSTRUCTION WITH APPROVED SUPPORTS.
3.– ALL ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE OF THE SAME MANUFACTURER, INCLUDING: PANEL BOARDS, TRANSFORMERS, DISTRIBUTION PANELS, SWITCHBOARDS, DISCONNECTS, MOTOR STARTERS, ETC.
4.– PROVIDE TYPEWRITTEN PANEL BOARD SCHEDULES TO PANEL BOARD DOORS DEPICTING THE FINAL AS–BUILT CONDITIONS AT PROJECT COMPLETION. INDICATE DEVICE AND ROOM NAME LOCATION. ETC. AT JOB COMPLETION.
5. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS CANNOT SUPPLY ANY OTHER RECEPTACLE, LIGHTS OR FANS.
6. ALL ELECTRICAL RECEPTACLES IN BATHROOMS SHALL BE GFCI PROTECTED.
7. RECEPTACLES AS PER 2008 NEC 210.12(B) MUST HAVE ARC FAULT CIRCUIT INTERRUPTER PROTECTION.
8. AT LEAST 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES MUST HAVE HIGH–EFFICACY LAMPS AS PER IECC 404.1.
9. IN ALL BATHROOM SHOULD INSTALL A MECHANICAL VENTILATION DESIGNED TO HAVE THE CAPACITY TO EXHAUST MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE M1507.3. (50CFM INTERMITTENT OR 20CFM CONTINUOUS)
10. A RECEPTACLE, GFI PROTECTED WITH WEATHERPROOF COVER MUST BE PROVIDED ON THE EXTERIOR WITHIN 25 FEET OF THE EXTERIOR AIR CONDITIONING EQUIPMENT (NEC 210.63)
11. PROVIDE SMOKE DETECTORS IN ALL BEDROOMS, OUTSIDE OF BEDROOMS AS PER IRC 313.2. SMOKE DETECTORS MAY NOT BE INSTALLED 36" FROM AIR CONDITIONING REGISTERS OR THE BLADE OF A PADDLE FAN AS PER NFPA72 11.8.3.5
12. CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EACH SLEEPING AREA.
13. THE DISHWASHER RECEPTACLE MUST BE ACCESSIBLE (UNDER THE SINK) AS PER NEC 422.16(2) OR, IF HARDWIRED, IT MUST HAVE A DISCONNECTING MEANS WITHIN SIGHT OR HAVE A DISCONNECT CAPABLE OF BEING LOCKED IN THE OPEN POSITION AS PER NEC 422.31(B).
14. LIGHTS OVER SHOWERS ARE LISTED OVER FOR "WET LOCATION AND THE LIGHTS OVER THE TUB ARE LISTED OVER FOR "DAMP LOCATION" AS PER NEC 410.4(D). SUCH CIRCUITS CANNOT SUPPLY ANY OTHER RECEPTACLE, LIGHTS OR FANS.

MECHANICAL NOTES :

1. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL DUCT AND DIFFUSERS LOCATIONS, DRAINS, ETC. WITH ALL OTHER TRADES BEFORE FRAMING IS STARTED.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE MECHANICAL SYSTEM FOR PLACEMENT OF UNITS AND DUCT RUNS, BEFORE INSTALLATION, AND SHALL PROVIDE REQUIRED FURR DOWNS AND CHASES AS PART OF THE CONTRACT.
3. ARTIFICIAL LIGHT AND AN APPROVED MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED IN BATHROOMS, TOILET COMPARTMENTS AND SIMILAR ROOMS NOT PROVIDED WITH OPERABLE GLAZED AREAS. THE MINIMUM VENTILATION RATES SHALL BE 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION OR 20 CUBIC FEET PER MINUTES FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THESE SPACES SHALL BE VENTED DIRECTLY TO THE OUTSIDE.
4. NON–HABITABLE ROOMS, SUCH AS WALK–IN CLOSETS, SHALL RECEIVE VENTILATION FROM THE AIR HANDLING SYSTEM TO MEET THE REQUIREMENTS OF HABITABLE ROOMS.
5. SUPPLY AND RETURN DUCTS OR PORTIONS THEREOF LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R–8, DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM OF R–6.
6. FOR RANGE HOOD PROVIDE VENT.
7. FOR WATER HEATER CLOSET, COMBUSTION AIR OPENINGS SHALL BE LOCATED WITHIN THE UPPER AND LOWER 12" OF THE CLOSET.
8. FOR DRYER EXHAUST, PROVIDE SMOOTH METAL DUCT WITH BACK DRAFT DAMPERS EXTENDING TO THE OUTSIDE.
9. ALL DUCTS SHALL BE INSULATED EXTERNALLY WITH DUCT WRAP INSULATION WITH VAPOR BARRIER. CONTRACTOR HAS OPTION OF USING OTHER INSULATION TYPE AS LONG AS THERMAL AND VAPOR BARRIER QUALITIES ARE EQUAL AND ACCEPTABLE TO CODE OFFICIALS AND INTERNATIONAL MECHANICAL CODE. R VALUE FOR INSULATION SHALL BE R–6 OR GREATER FOR INSIDE DUCTS AND R–8 OR GREATER FOR OUTSIDE BUILDING DUCTS. ADJUST INSULATION THICKNESS AND/OR DENSITIES TO CONFORM TO THIS REQUIREMENT.
10. CONTRACTOR TO CONFIRM THAT ROUTING OF AHU CONDENSATE LINES MEETS CODE REQUIREMENTS.
11. ALL OFFSETS AND TURNS OF DUCTS GREATER THAN 30 DEGREES TO HAVE SINGLE THICKNESS TURNING VANES (RECTANGULAR DUCTS).
12. ALL TAPS FROM MAIN DUCTS TO CEILING DIFFUSERS AND WALL REGISTERS SHALL HAVE MANUAL DAMPERS NEAR MAIN DUCT TAP.
13. HVAC AIR DISTRIBUTION SYSTEMS TO HAVE AIR FLOWS BALANCED WITHIN THE DISTRIBUTION SYSTEM, INCLUDING SUB MAINS, BRANCHES AND TERMINALS TO INDICATED QUANTITIES AS SHOWN ON DRAWINGS. BALANCE IN ACCORDANCE WITH MBC. BALANCING SHALL BE PERFORMED BY AN INDEPENDENT BALANCING COMPANY NOT ASSOCIATED WITH THIS CONSTRUCTION.
14. ALL FLEXIBLE DUCTS MUST BE MECHANICALLY FASTENED AND SEALED TO PREVENT LEAKAGE USING DUCT MASTIC. THE FOLLOWING LOCATIONS MUST BE SEALED; ALL CONNECTIONS, SUPPLY AND RETURN AIR GRILLES, PENETRATIONS INTO PLENUM ETC., AS IDENTIFIED IN THE LOUISIANA ENERGY CODE.
15. ALL METAL DUCT TRANSVERSE AND LONGITUDINAL SEAMS MUST BE SEALED. SPIRAL DUCTS DO NOT REQUIRE SEALING. VARIOUS EXTERIOR–DUCT SEALANT MATERIALS MAY BE USED TO SEAL SEAMS, HOWEVER PRESSURE–SENSITIVE TAPE (DUCT TAPE) CANNOT BE USED AS PRIMARY SEALANT.

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NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA
ELECTRICAL LAYOUTS, NOTES

STATE OF LOUISIANA
THOMAS DYER
License No. 36743
2/10/21
PROFESSIONAL ENGINEER

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PLUMBING GENERAL NOTES :

COORDINATE INSTALLATION OF ALL PLUMBING SYSTEMS WITH ASSOCIATED TRADES PRIOR TO ROUGH IN..

CONTRACTOR SHALL PROTECT EXISTING DUCTS, CONDUITS, PIPING, ETC. WHICH PROVIDE SERVICES TO OTHER PARTS OF THE BUILDING THAT ARE ROUTED THROUGH THIRD FLOOR AREAS. ANY DAMAGES, INCLUDING THOSE CAUSED BY INTERRUPTION OF SERVICES, RESULTING FROM CONTRACTOR'S WORK SHALL BE PAID FOR BY THE CONTRACTOR.

PITCH ALL WASTE LINES A MIN. OF 1/8" PER FOOT.

ALL PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION SHALL BE SEALED UTILIZING U.L. LISTED MATERIALS AND DESIGNS TO MAINTAIN FIRE RATING. COORDINATE WITH ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR MUST REVIEW ALL SHEETS AND INSTALL DRAINS FOR CONDENSATES, EQUIPMENT, ETC.

CONTRACTOR SHALL INSPECT ALL DOMESTIC WATER AND WASTE LINES FOR DEBRIS AND MINERAL DEPOSIT BUILD-UP.

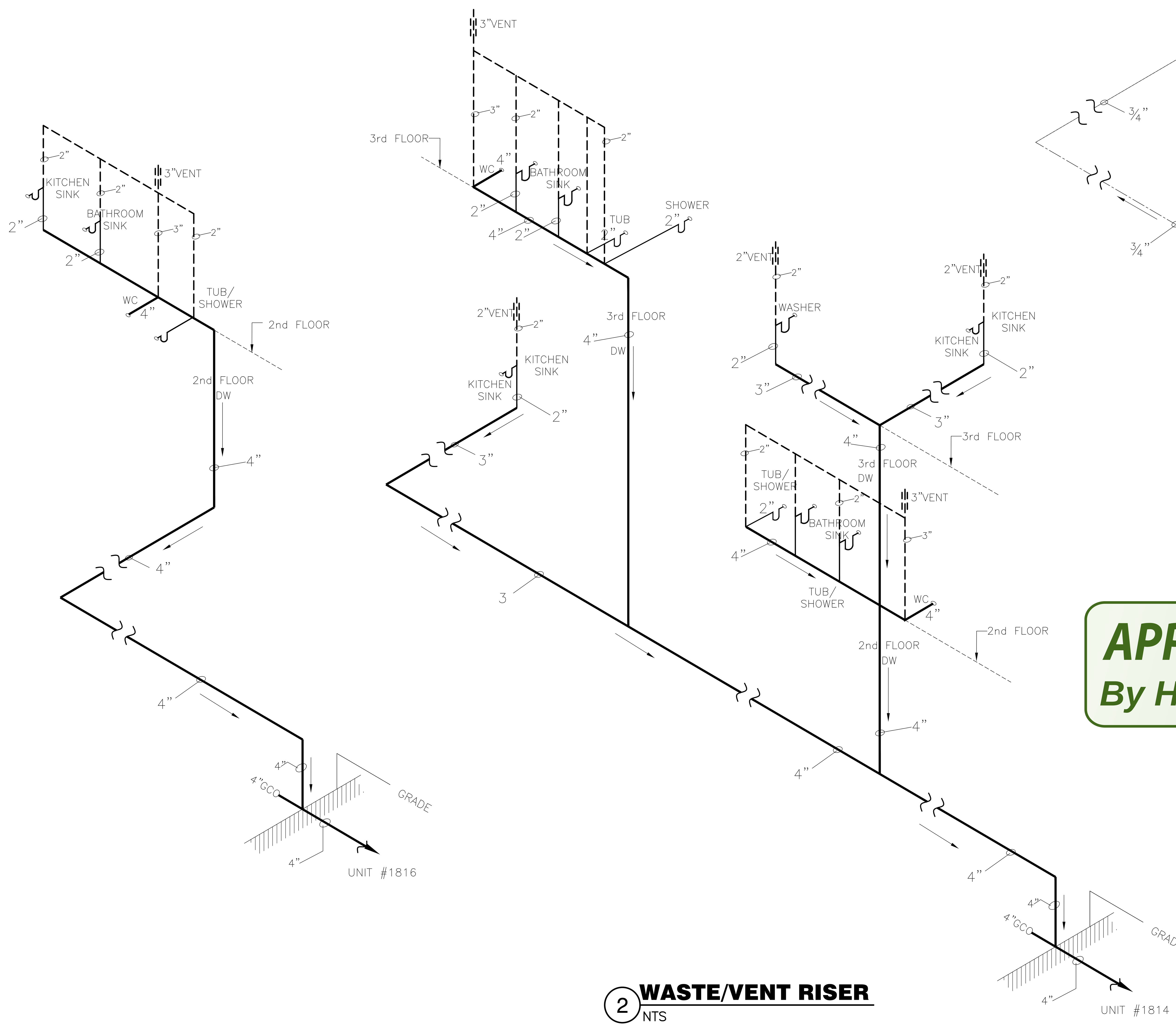
ALL HOT AND COLD WATER PIPING IN WALLS, ABOVE CEILINGS, AND EXPOSED SHALL BE INSULATED WITH 1/2" THICK CLOSED CELL ELASTOMERIC TYPE INSULATION JOHNSMANVILLE "AEROTUBE" OR EQUAL. ALL WASTE PIPING ABOVE CEILINGS TO BE INSULATED WITH 2" THICK (3/4 LBS./CU. FT. DENSITY DUCT WRAP WITH VAPOR BARRIER).

NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPENSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.

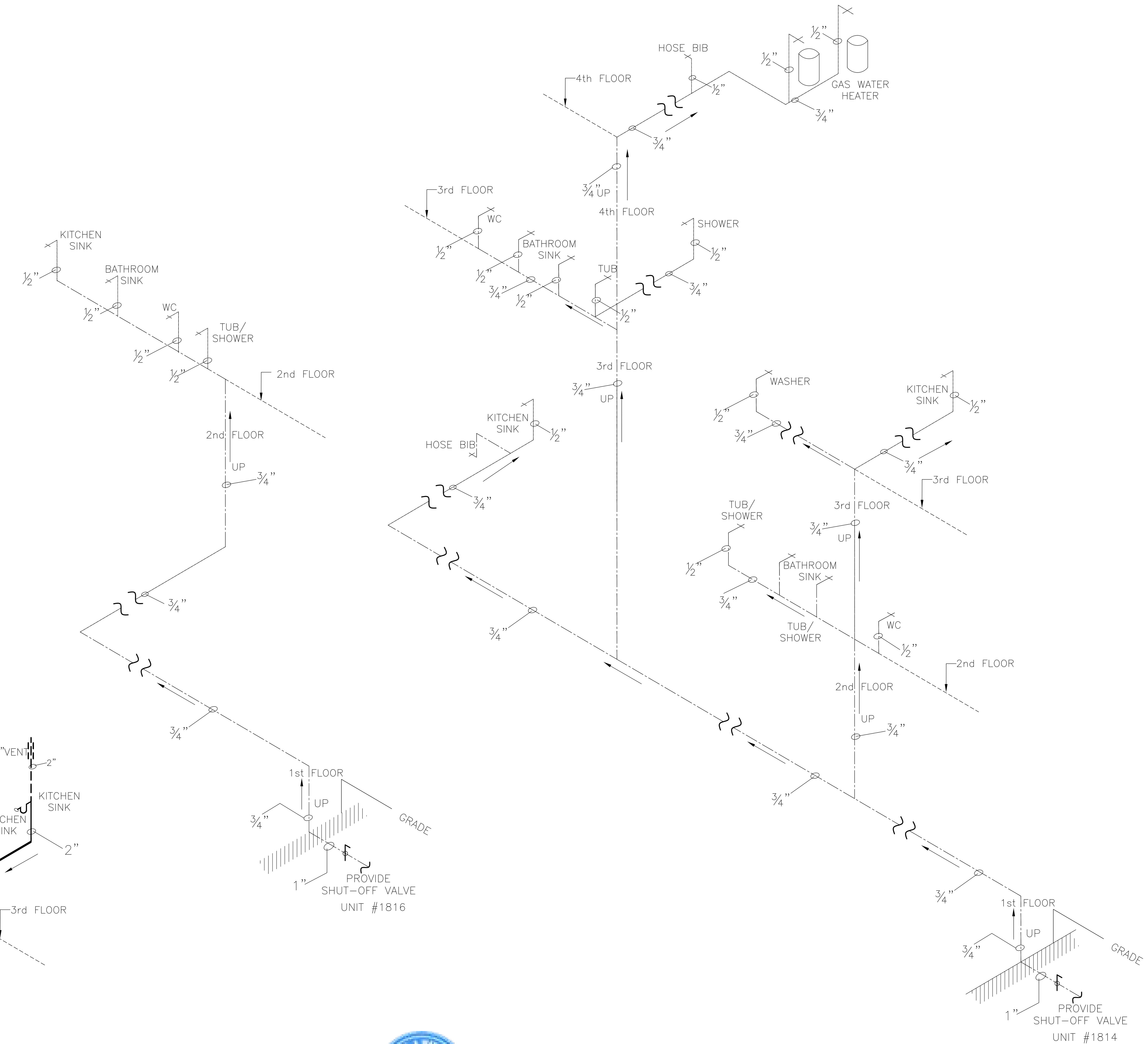
ALL (N) UTILITY SINKS SHALL BE CONSTRUCTED OF DENSE NON-ABSORBENT MATERIALS AND SHALL HAVE SMOOTH IMPERVIOUS SURFACES, FREE FROM UNNECESSARY CONCEALED FOULING SURFACES.
FOR WATER HEATER PROVIDE PRESSURE RELIEF VALVE WITH PAN AND DRAIN TO THE OUTSIDE

PLUMBING VENT RISERS ARE SCHEMATIC IN NATURE. CONTRACTOR SHALL BE ALLOWED AND IS ENCOURAGED TO MANIFOLD PLUMBING VENTS IN ATTIC IN ORDER TO MINIMIZE ROOF PENETRATIONS. VENT MANIFOLDS SHALL COMPLY WITH ALL REQUIREMENTS OF THE LOUISIANA STATE PLUMBING CODE, 2000 EDITION.

IN GENERAL, PLANS AND DIAGRAMS ARE SCHEMATIC ONLY AND SHOULD NOT BE SCALED. CONTRACTOR SHALL DETERMINE BEST AND MOST ECONOMICAL PIPE RUNS, ETC. WORK CONSISTS OF FURNISHING ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR A COMPLETE AND OPERATIONAL PLUMBING SYSTEM.



(2) **WASTE/VENT RISER**
NTS



COORDINATE NEW METER INSTALLATION WITH MUNICIPAL UTILITY PROVIDER.

(1) **DOMESTIC WATER RISER**
NTS

APPROVED
By H Blancq at 4:12 pm, Feb 19, 2021

SPECIFIC PLUMBING NOTES :

CONTRACTOR SHALL VERIFY WATER METER SIZE PRIOR TO PRICING AND PROVIDE NEW WATER METER IF EXISTING WATER METER IS SMALLER THAN 2". PROVIDE NEW 2" WATER METER UTILIZE EXISTING LOCATION WHERE OLD WATER SERVICE WAS REMOVED. BACK FILL TRENCH WITH EARTH/SAND AND GRAVEL MIXTURE, COMPACT FILL AND POOR CONCRETE TO MATCH EXISTING GROUND CONTOUR. EARTH/SAND AND GRAVEL SHALL BE MIXED TO PROVIDE A SOLID AND WELL SUPPORTED SURFACE FOR CONCRETE.

1 ½" DOMESTIC WATER MAIN UTILITY SERVICE CONNECTION. ROUTE TO THE NEAREST AVAILABLE UTILITY MAIN AND CONNECT DICTATED AND IN COMPLIANCE WITH UTILITY REQUIREMENTS.

PROVIDE BACK FLOW PREVENT (BP-1) IN DOMESTIC WATER MAIN. ROUTE DOMESTIC WATER NO LESS THAN 5 FEET FROM UNDERGROUND SANITARY SEWER LINE.

4" SANITARY SEWER MAIN UTILITY SERVICE CONNECTION. ROUTE TO THE NEAREST AVAILABLE UTILITY MAIN AND CONNECT DICTATED AND IN COMPLIANCE WITH UTILITY REQUIREMENTS.

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NEW DUPLEX
1814-1816 ORETHA CASTLE HALEY BLVD., N.O. LA
RISER DIAGRAMS

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