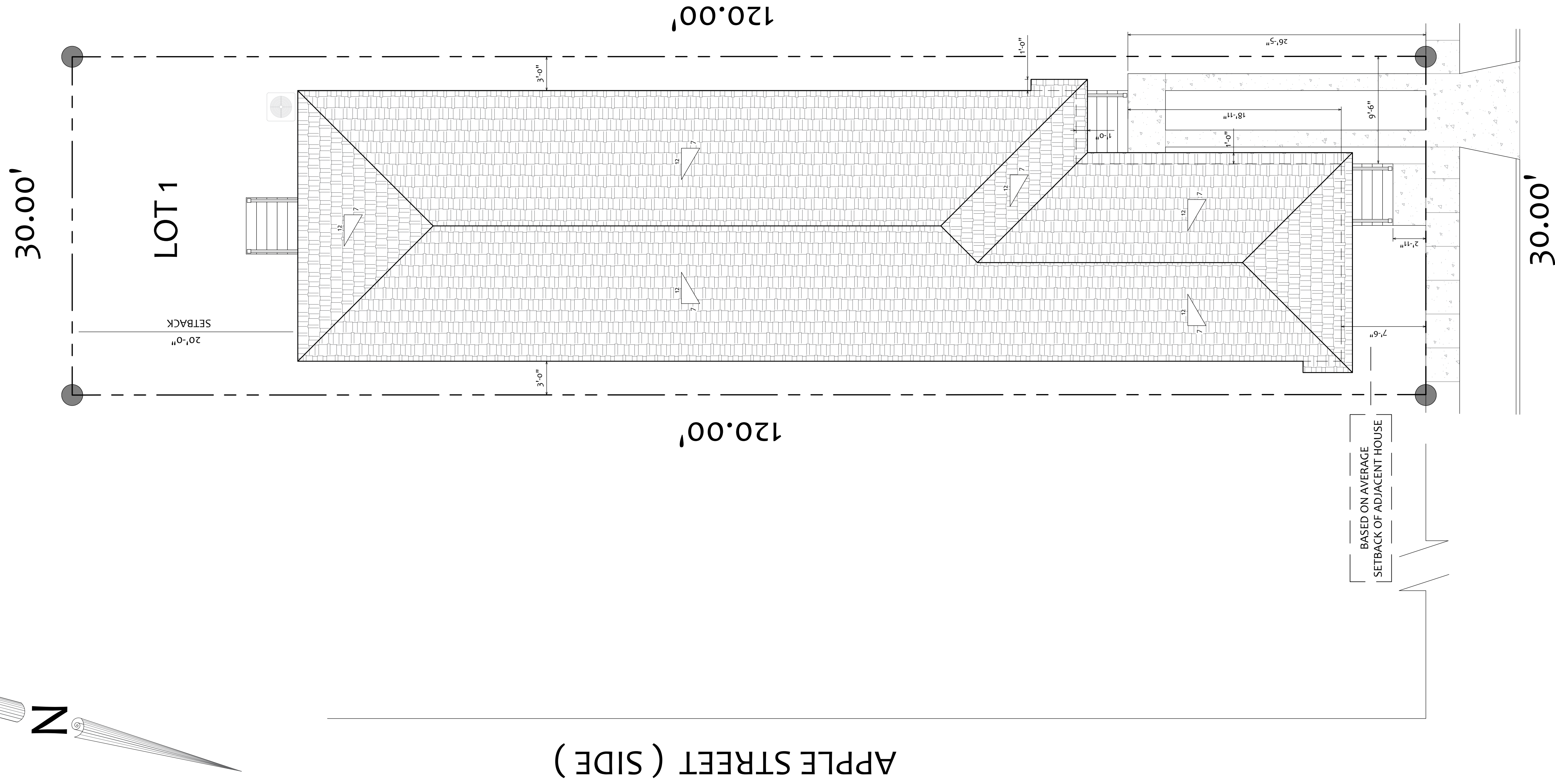
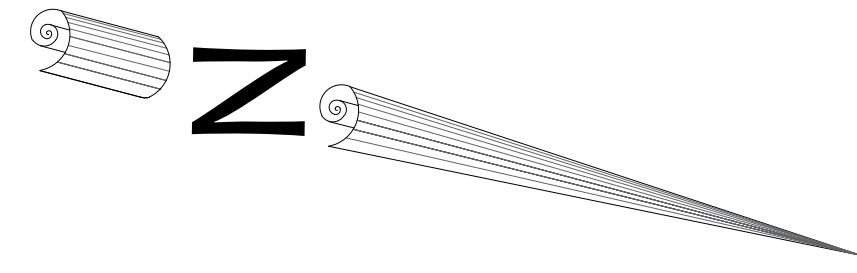


SITE/ ROOF PLAN

MONROE ST. (SIDE)



APPLE STREET (SIDE)

NELSON STREET

LOT 1

30.00'

120.00'

120.00'

30.00'

20'-0"
SETBACK

BASED ON AVERAGE
SETBACK OF ADJACENT HOUSE

INDEX TO DRAWINGS

- A.0 SITE PLAN
ROOF PLAN
- A.1 FLOOR PLAN
- A.2 ELECTRICAL PLAN
- A.3 ELEVATIONS
- A.4 STRAP DETAILS
- S.1- FOUNDATION PLAN
NOTES
- S.2- STRUCTURAL PLAN
SECTION DETAILS

SITE PLAN
3/16" = 1'-0"

2501 EAGLE STREET

THESE PLANS HAVE BEEN PREPARED
UNDER MY DIRECT SUPERVISION
AND
TO THE BEST OF MY KNOWLEDGE
COMPLY WITH THE INTERNATIONAL
BUILDING CODE.

STAMP:

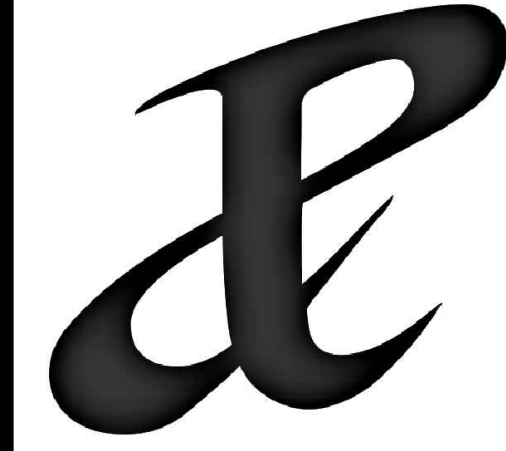
DATE: 1.8.2022

SHEET:

A.0

Hector & Melissa Lopez
2501 Eagle Street
Orleans Parish, LA

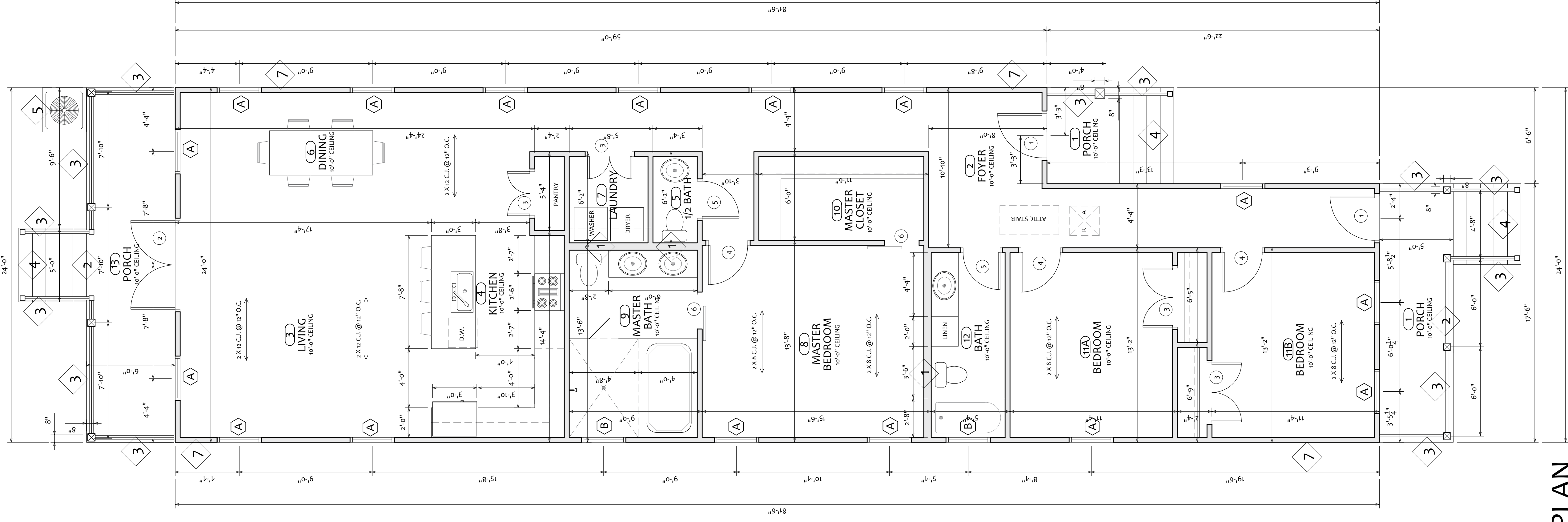
Paul Kersh
Owner/ Designer
(504) 717-6799
PaulKershDesign@gmail.com



FLOOR PLAN

- KEY NOTES:**
- 1 2 X 6 WALL
 - 2 (3) 2 X 12
 - 3 BALUSTERS SPACED TO STOP A 4" SPHERE & BE 36" ABOVE STAIR NOSING & 42" ABOVE DECK.
 - 4 7 / 11 STEPS
 - 5 A/C LOCATION
 - 6 MECHANICAL CLOSET

7 EXTERIOR WALLS LESS THAN 3" FROM PROPERTY LINES MUST BE FIRE RESISTANT 1 HR. W/ EXPOSURE FROM BOTH SIDES AS REQUIRED BY R302.1 IRC 2012 ED. AS AMENDED BY THE CITY OF NEW ORLEANS



FLOOR PLAN

1/4" = 1'-0"

FINISHED SCHEDULE				
ROOM #	NAME	FLOORS	WALLS	CEILING
1	PORCH	XOOD	HARDIE	10'-0"
2	FOYER	SH. ROCK	SH. ROCK	10'-0"
3	LIVING	SH. ROCK	SH. ROCK	10'-0"
4	KITCHEN	SH. ROCK	SH. ROCK	10'-0"
5	BATH	SH. ROCK	SH. ROCK	10'-0"
6	DINING	SH. ROCK	SH. ROCK	10'-0"
7	LAUNDRY	SH. ROCK	SH. ROCK	10'-0"
8	M. BED	SH. ROCK	SH. ROCK	10'-0"
9	M. BATH	SH. ROCK	SH. ROCK	10'-0"
10	M. CLOSET	SH. ROCK	SH. ROCK	10'-0"
11A	BEDROOM	SH. ROCK	SH. ROCK	10'-0"
11B	BEDROOM	SH. ROCK	SH. ROCK	10'-0"
12	BATH	SH. ROCK	SH. ROCK	10'-0"
13	REAR PORCH	HARDIE	SH. ROCK	10'-0"

DOOR SCHEDULE		
MARK	WIDTH	HEIGHT
1	3'-0"	8'-0"
2	3'-0"	8'-0"
3	3'-0"	8'-0"
4	2'-8"	8'-0"
5	2'-4"	8'-0"
6	2'-6"	8'-0"

WINDOW SCHEDULE		
MARK	WIDTH	HEIGHT
A	2'-8"	8'-0"
B	2'-8"	8'-0"

ATTENTION:

Please read notes ,they have been here for a year

*CONTRACTOR WILL PROVIDE WIND BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH SP301.2 IRC 2015 ED.
 **CONTRACTOR WILL PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE IRC 2015 ED.
 ***NUMBER FLOOR SPACES SHALL COMPLY WITH SECTION R408 OF THE IRC 2015 ED. FOR VENTILATION, OPENINGS, AND ACCESS. ACCESS SHOWN ON PAGE A.3.
 ****MATERIALS USED BELOW B.F.E. WILL COMPLY WITH SECTION R322.1.8 IRC 2015 ED.

AREA	
TOTAL LIVING	1809
PORCH	257
TOTAL AREA	2066

GENERAL NOTES:

- 1-DESIGNED FOR 130 M.P.H. WIND SPEED
- 2-WFCM/SS1D-10
- 3-ASCE-7
- 4-ALL WINDOWS MUST MEET REQUIREMENTS FOR 130 MPH.
- 5-ALL SMOKE DETECTORS MUST BE INTEGRATED INTO THE ELECTRICAL SYSTEM PER SEC R313 IRC 2015 ED.
- 6-PORCH FLOORS 3/4" TONGUE AND GROOVE DRY TREATED PINE
- 7-INTERIOR FLOORS 1 X 6 TONGUE AND GROOVE HEART PINE
- 8-PORCH CEILINGS- BEADED PLYWOOD IF NO VENTILATION AND 16" VENTED HARDIE IF IT'S VENTED
- 9-STAIRS ARE TO BE ENCLOSED IN 5/8" FIRE ROCK
- 10-ALL STAIR RAILINGS ARE TO BE MIN. 34" HIGH W/ MAX. 4" SPACING BETWEEN BALUSTERS.
- 11-WIND LOADS R501.2(4)
- 12-METHOD USED R501.2.1.1
- 13-HABITABLE ROOMS R503.1
- 14-BATHROOM VENTILATION R303.2
- 15-HAZARDOUS GLAZING LOCATIONS R308.4
- 16-ATTIC ACCESS ROUGH FRAMING OPENING SIZE 25'-5" X 54"
- 18-EMERGENCY EGRESS OPENING R310.1
- 19-UNDERSTAIR PROTECTION R311.2
- 20-EXIT DOOR REQUIRED R311.3
- 21-LANDING REQUIRED R311.4
- 22-STAIRWAYS R311.5
- 23-WINDERS R311.5.3-2
- 24-HANDRAILS R311.5.6
- 25-GUARDRAILS R312
- 26-SMOKE ALARMS R313
- 27-PROTECTION AGAINST DECAY R319
- 28-TERMITE SHIELD R320
- 29-PIERS AND CHAIN WALL FOUNDATION SEC. 8-3-111.1.5
- 30-ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION R324.2.2
- 31-VENTILATION UNDER RAISED HOUSES (FEMA) R408.1
- 32-UNDER HOUSE ACCESS R408.2
- 33-DRAFT STOPPING R502.12
- 34-BASE BOARDS 1X6
- 35-3" CROWN ONLY IN DINING, LIVING, KITCHEN
- 36-WINDOW TRIM 1 X 4 WITH APRON FOR DINING, LIVING, AND KITCHEN OPEN AREAS.
- 37-BULLNOSE SHEET ROCK FINISH W/ 3/4" APRON ON ALL OTHER WINDOW BEDROOMS, BATHS, AND CLOSETS.
- 38-1X4 TRIM AROUND ALL INTERIOR DOOR TRIM.
- 39-EXTERIOR TRIMS FOR CORNERS, DOORS, AND WINDOWS 2X6 DRY TREATED PINE.TREATED SMOOTH FINISH 5" REVEAL.
- 40-HARDIE SIDING SMOOTH FINISH 5" REVEAL.
- 41-INSULATION REQUIREMENTS WILL BE R-30 CEILING, R13-WALLS, AND R-13 FLOOR.
- 42-CARBON MONOXIDE DETECTORS WILL BE INSTALLED OUTSIDE ALL SLEEPING AREAS FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL FUEL APPLIANCE AS PER SECTION R315 OF THE IRC 2015.
- 43- 2-2X12 BEAM UNDER ALL 2ND FLOOR LOAD BEARING WALLS.
- 44- ALL STUCCO WALLS ARE TO BE MOVED IN 1" TO ALLOW SHEATHING TO BE FLUSH WITH FOUNDATION (ONLY IF HOUSE HAS CONCRETE BLOCK FOUNDATIONS)
- 45- WALLS THAT ARE OVER 10'-0" IN HEIGHT, ANY WALL THAT IS 2 STORY WITH NO FLOOR SEPARATION, ANY WALL BEHIND KITCHEN STOVE, ANY LAUNDRY ROOM WALL, OR BATHROOM WALL WITH A TOILET SHOULD BE 2X6.
- 46- ANY BEAM SHOWN ON A 45 DEGREE ANGLE WILL NEED TO HAVE A SPECIAL ORDER JOIST HANGER.
- 48-ROOF PITCHES OF 7 OR LESS MUST CONFORM TO THE SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SS1D-10)
- 50- STRUCTURAL WOOD PANELS WITH A MINIMUM THICKNESS OF 1/2" AND A MAXIMUM SPAN OF 8' SHALL BE PROVIDED BY THE CONTRACTOR FOR OPENING PROTECTION. PANELS SHALL BE PRE-CUT TO COVER GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R501.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- 51- SWITCH 2X6 C.J. TO 2X8 C.J. WERE YOU WOULD LIKE TO PUT DECKING IN THE ATTIC.
- 52-RETAINING WALLS ARE NOT INCLUDED UNLESS SPECIFIED ON PLANS.
- 56- PLANS ARE IN COMPLIANCE WITH 2015 IRC.

Hector & Melissa Lopez
 2501 Eagle Street
 Orleans Parish, LA

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

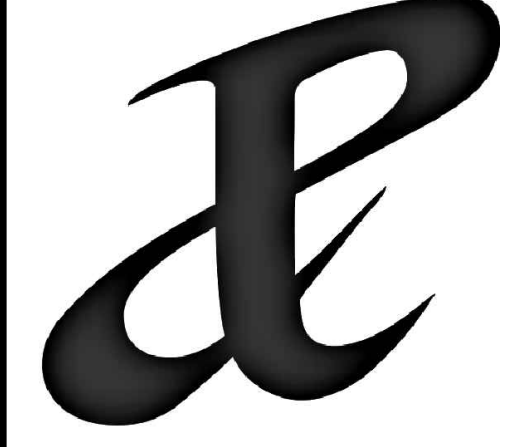
STAMP:

DATE: 1.28.2021

SHEET:

A.1

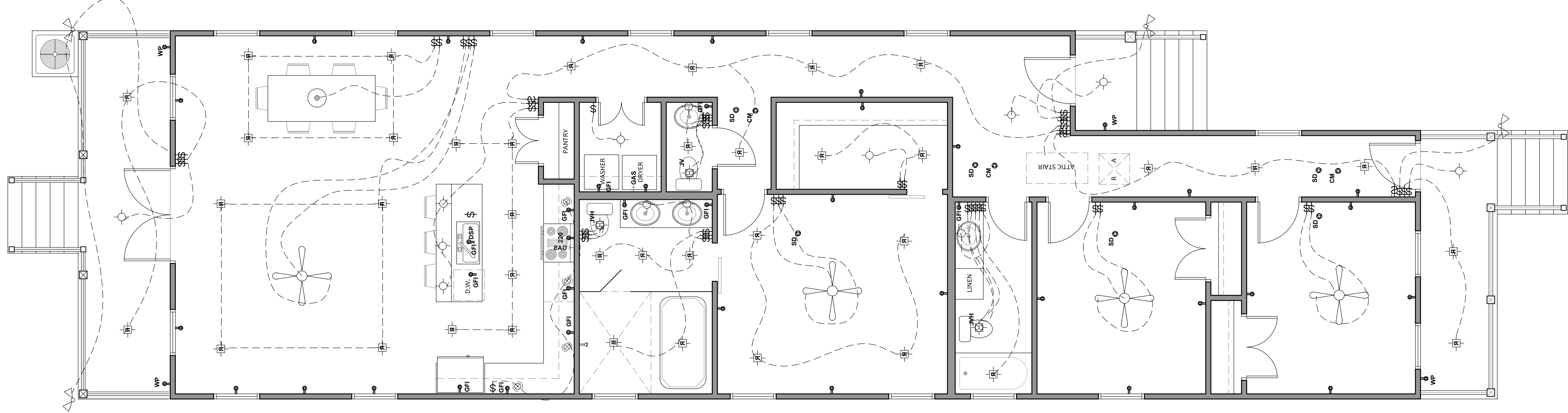
Paul Kersh
 Owner/ Designer
 (504) 717-6799
 PaulKershDesign@gmail.com



ELECTRICAL PLAN

LEGEND

⌚	SINGLE POLE SWITCH	⊗	SMOKE DETECTORS
⌚	THREE WAY SWITCH	⊗	CARBON MONOXIDE DETECTOR
⌚	120 DUPLICATION RECEPTACLE	⊗	CHANDILLER
⌚	220V DUPLICATION RECEPTACLE	⊗	WALL SCONCE
⌚	GAS VALVE	⊗	TV
⌚	WATER PROOF RECEPTACLE	⊗	CABINET LIGHTS
⌚	GROUND FAULT CIRCUIT INTERRUPTER	⊗	
⌚	GARBAGE DISPOSAL	⊗	
⌚	SINGLE POLE SWITCH FAN	⊗	
⌚	VENT/LIGHT	⊗	
⌚	HEAT/VENT	⊗	
⌚	HEAT/VENT/LIGHT	⊗	
⌚	FLOOD LIGHT	⊗	
⌚	INCANDESCENT LIGHT FIXTURE	⊗	
⌚	RECESSED LIGHT FIXTURE	⊗	
⌚	4 OR 2 BULB FLUORESCENT LIGHT	⊗	



ELECTRICAL PLAN
1/4" = 1'-0"



Paul Kersh
Owner/ Designer
(504) 717-6799
PaulKershDesign@gmail.com

Hector & Melissa Lopez
2501 Eagle Street
Orleans Parish, LA

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

STAMP:

DATE: 1.28.2021

SHEET: A.2

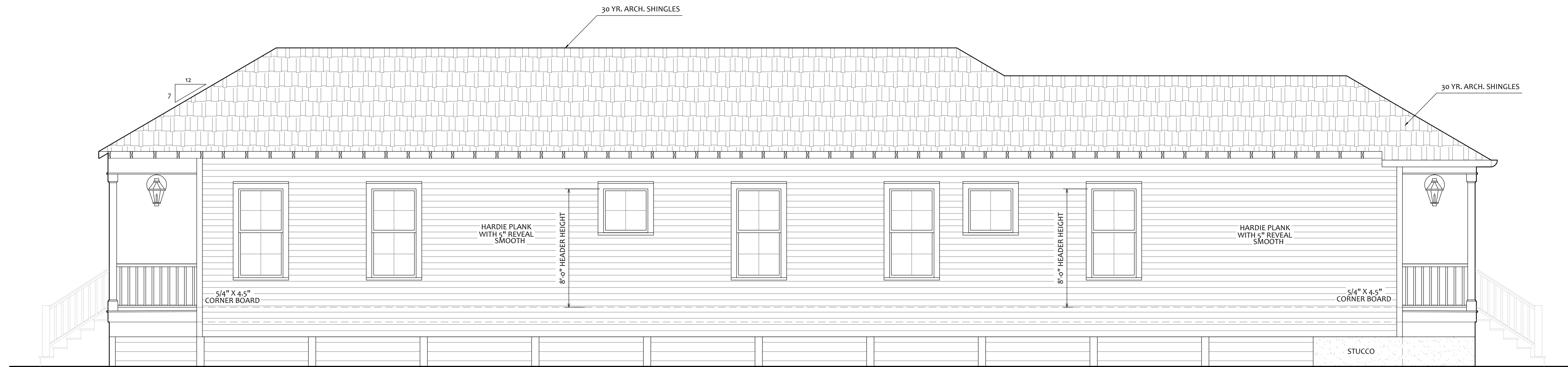
ELEVATIONS



FRONT ELEVATION
1/4" = 1'-0"



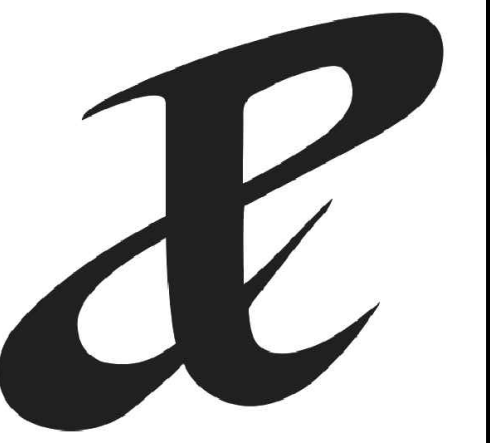
REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



PKD

Paul Kersh
Owner/ Designer
(504) 717-6799
PaulKershDesign@gmail.com

Hector & Melissa Lopez
2501 Eagle Street
Orleans Parish, LA

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

STAMP:

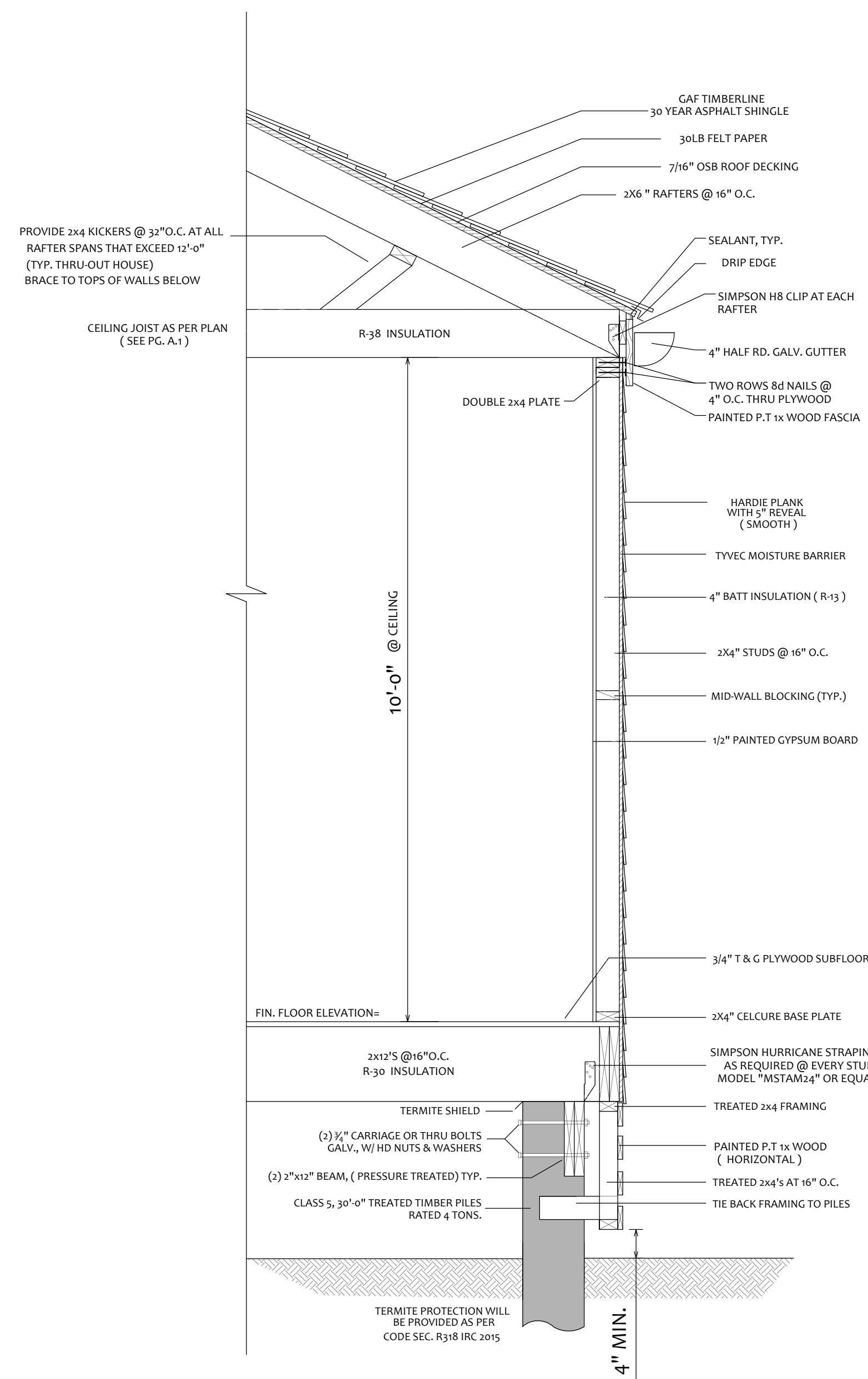
DATE: 1.28.2021

SHEET:

A.3

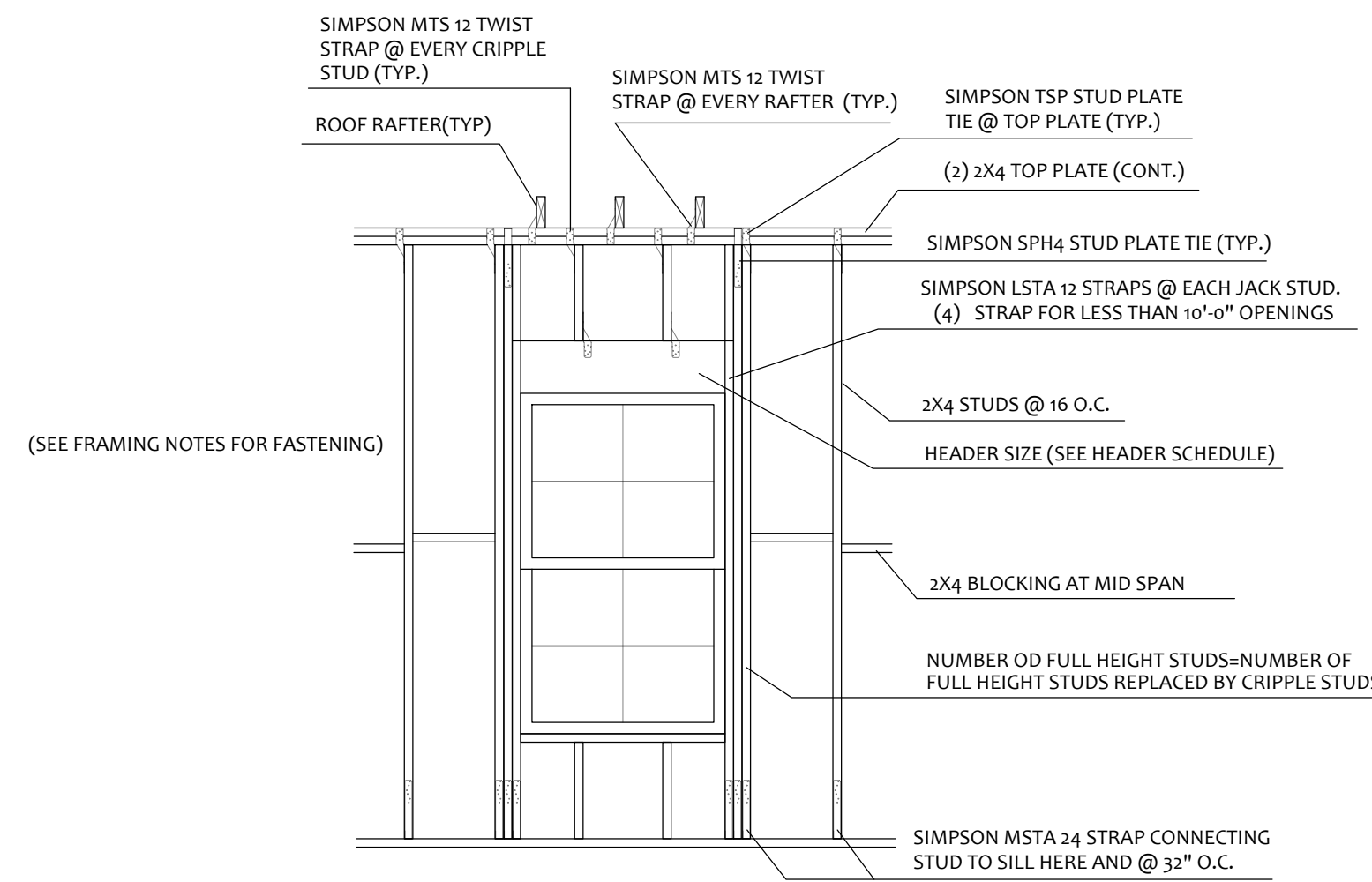
STRAP DETAILS

DESIGN WIND LOADS ARE BASED ON A 130 MPH BASIC WIND SPEED (3 SEC GUST), IMPORTANCE FACTOR =1.0, EXPOSURE B. WIND LOADS FOR ENGINEERED PRODUCTS SHALL BE IBC2015 WIND SPEED MAPS & TABLES.



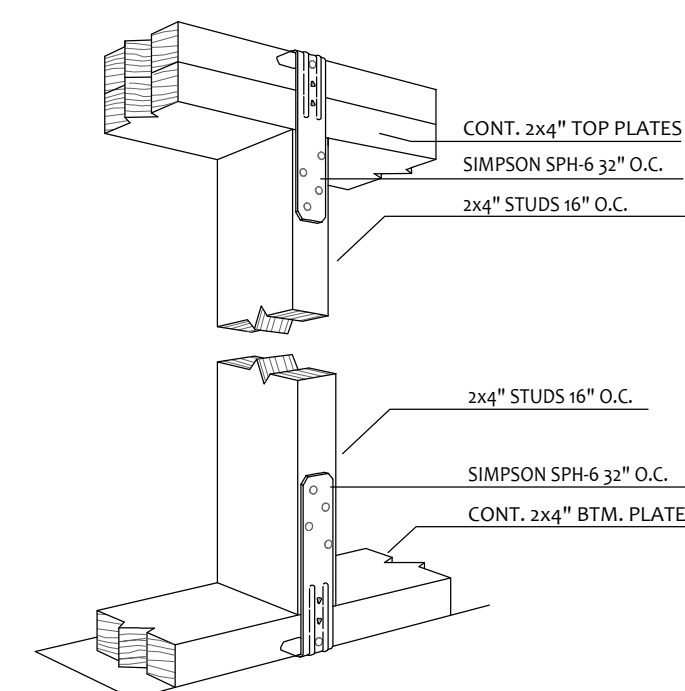
WALL SECTION

N.T.S.



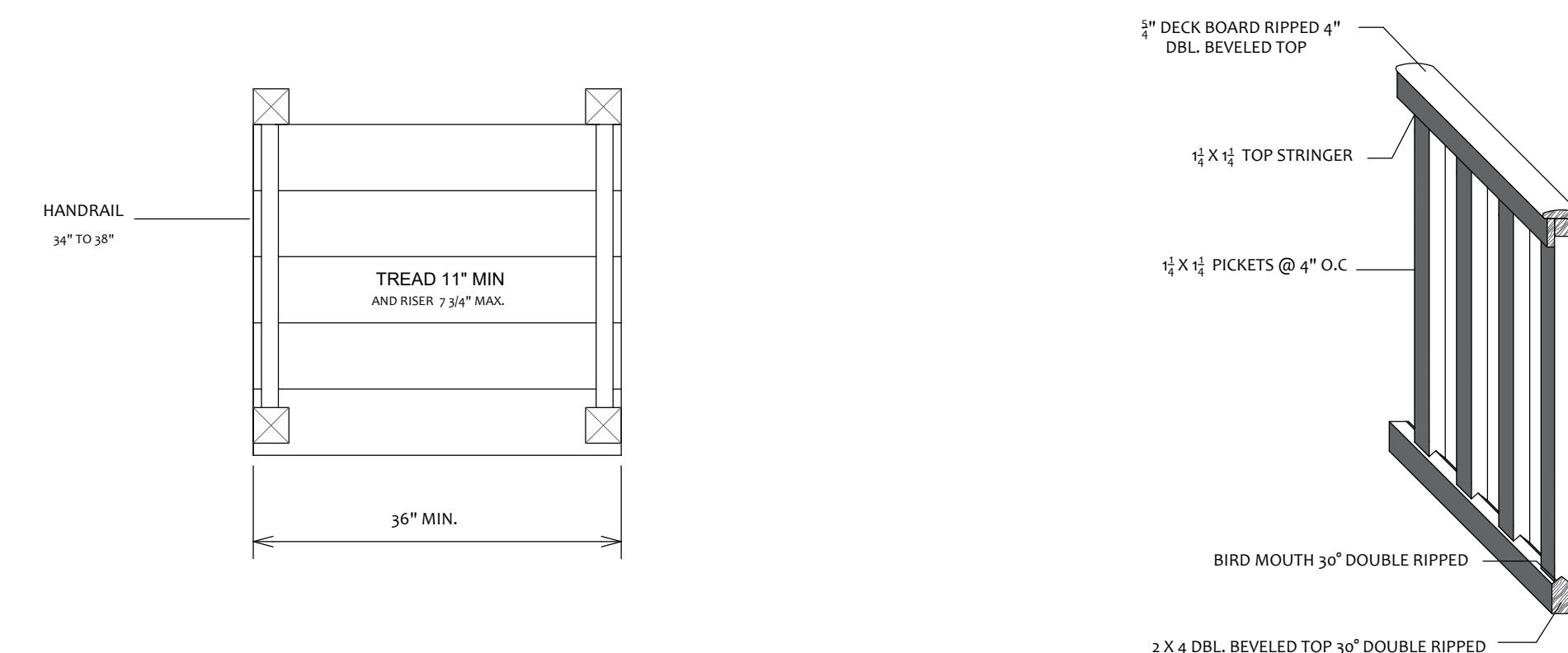
TYP. WINDOW OPENING DETAILS

N.T.S.



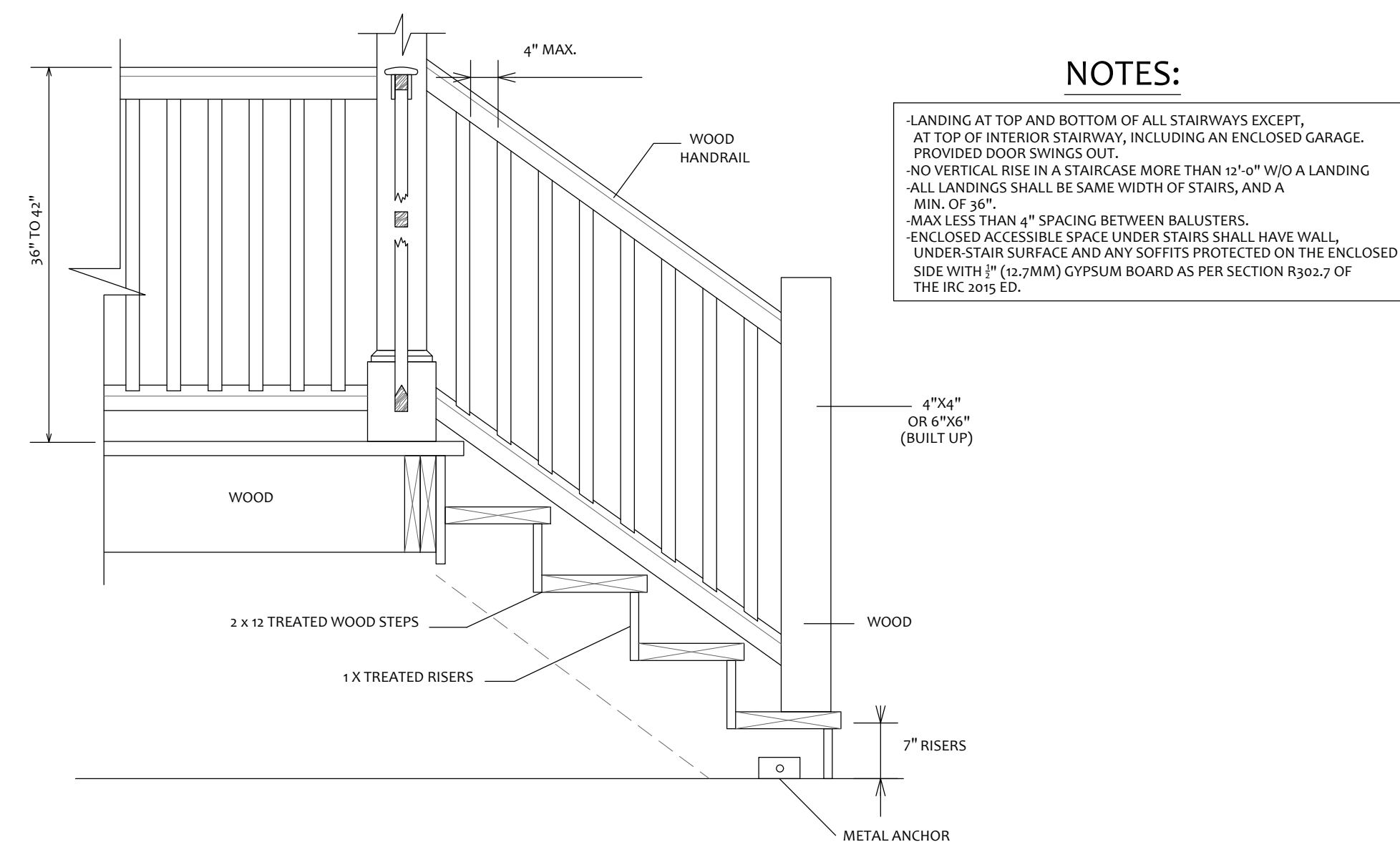
TYPICAL STUD STRAPPING

N.T.S.



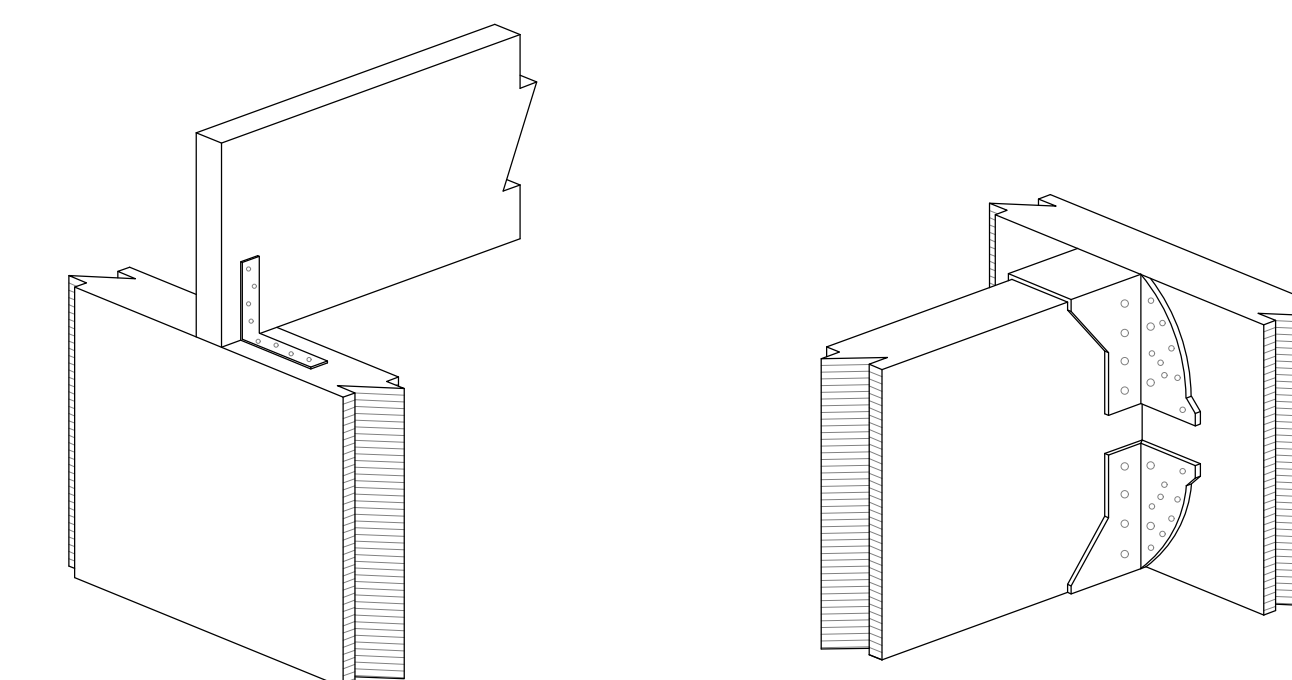
WOOD STAIR/ RAIL DETAIL

N.T.S.



NOTES:

- LANDING AT TOP AND BOTTOM OF ALL STAIRWAYS EXCEPT, AT TOP OF INTERIOR STAIRWAY, INCLUDING AN ENCLOSED GARAGE, PROVIDED DOOR SWINGS OUT.
- NO VERTICAL RISE IN A STAIRCASE MORE THAN 12' 0" WID A LANDING
- ALL LANDINGS SHALL BE SAME WIDTH OF STAIRS, AND A MIN. OF 36"
- MARK LESS THAN 4" SPACING BETWEEN BALUSTERS.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALL UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7MM) GYPSUM BOARD AS PER SECTION R502.2 OF THE IRC 2015 ED.

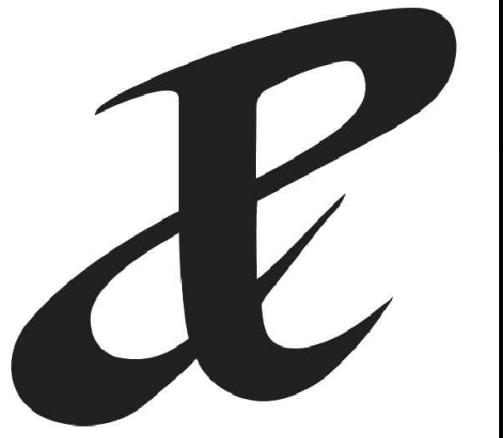


FLOOR JOIST TO FLOOR BEAM
UPLIFT CONNECTOR
SIMPSON # A44
4 NAILS - 10d X 1 1/2" JOIST
4 NAILS - 10d X 3" BEAM

FLOOR BEAM TO FLOOR BEAM
UPLIFT CONNECTOR
SIMPSON # HGUS6-2
8 NAILS - 16d X 3" BEAM
20 NAILS - 16d X 3" BEAM

FLOOR JOIST DETAILS

N.T.S.



PKD

Paul Kersh
Owner/ Designer
(504) 717-6799
PaulKershDesign@gmail.com

Hector & Melissa Lopez
2501 Eagle Street
Orleans Parish, LA

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

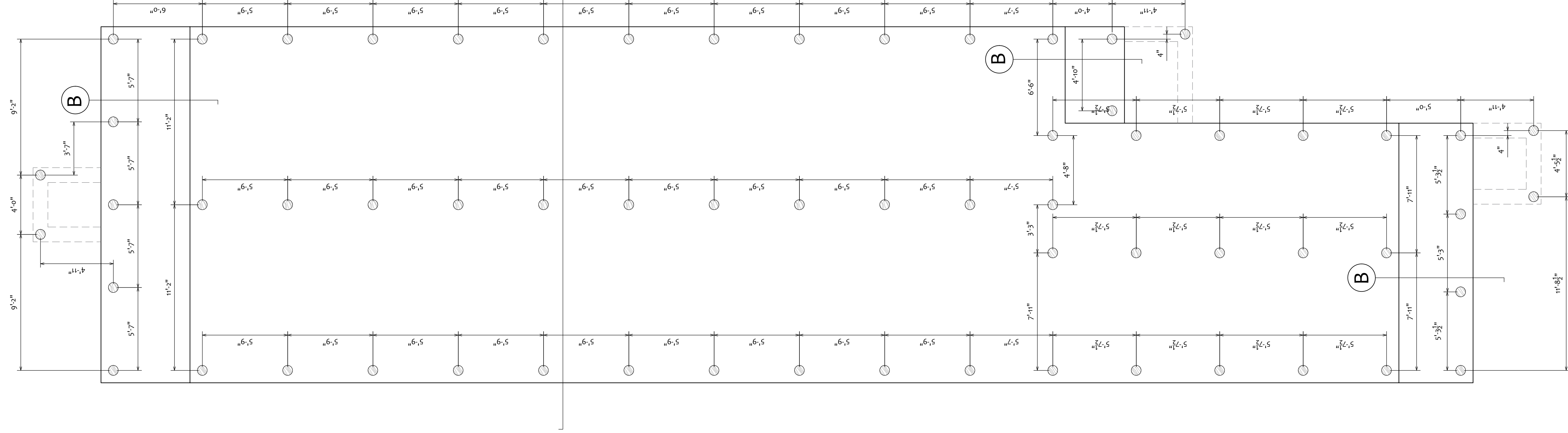
STAMP:

DATE: 1.28.2021

SHEET:

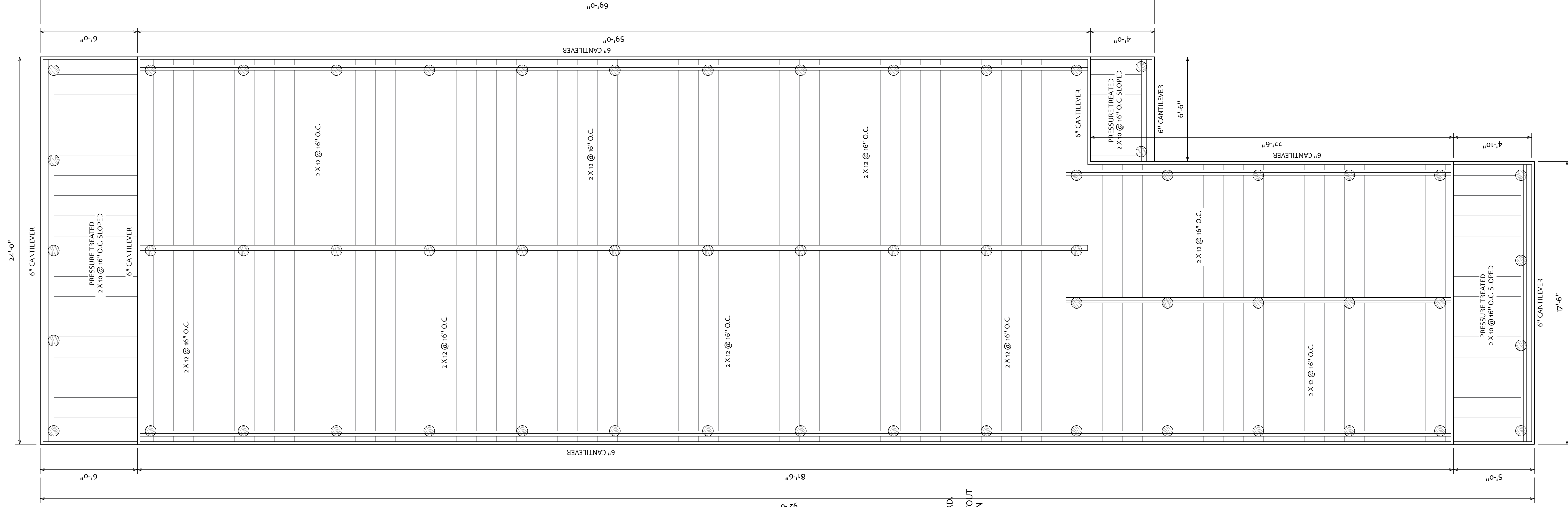
A.4

FOUNDATION PLAN



PILING PLAN

1/4" = 1'-0"



1ST. FLOOR FRAMING

1/4" = 1'-0"

LOCATION
THIS PLAN IS TO BE USED ONLY FOR THE LOCATION: 2501 EAGLE STREET
NEW ORLEANS, ORLEANS PARISH, LOUISIANA.

1. FILL UNDER SLABS SHALL BE PLACED AND COMPACTED TO 95% MAXIMUM DRY DENSITY USING MODIFIED PROCTOR TEST AND ASTM D-1557.
2. BEAM DIMENSIONS SHOWN ARE REQUIRED AND MAY NOT BE REDUCED NOR ENLARGED WITHOUT THE APPROVAL OF THE ENGINEER.
3. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED IN DRAWINGS FOR ALL OPENINGS, INSERTS AND ANY OTHER RELATED ITEMS.
4. ALTERATION OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITHOUT THE WRITTEN ADVANCE APPROVAL WILL VOID DESIGNERS RESPONSIBILITY.
5. ALL WATER MUST BE CARRIED AWAY FROM THE BUILDING AND SLAB TO PREVENT SATURATION OF THE SUB-BASE.
6. ALL TREES WITHIN 20'-0" SHALL BE REMOVED TO PREVENT THE ROOTS FROM EXTENDING UNDER THE SLAB.
7. NO FIELD SUPERVISION PROVIDED UNLESS OTHERWISE NOTED.
8. ALL JOIST JOISTS TO BE TREATED WITH PRESERVATIVE TREATMENT AFTER SOILS TREATMENT. TREATED 6 MILL VAPOR BARRIER TO BE PLACED OVER SOIL.

- PILING:
24. PILES ARE TO BE CLASS 5M (8" BUTT, 6" TIP) WITH A MINIMUM 35 FT. EMBEDMENT INTO THE FOOTING BELOW. EACH CELL SHALL BE FILLED WITH 3000PSI CONCRETE.
 25. DESIGN LOAD = 4 TONS PER PILE. TOTAL OF 63 PILES REQUIRED.
 26. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ENGINEER TO BE NOTIFIED IN ADVANCE OF ANY MODIFICATIONS.
 27. A BLOW COUNT ON THE FIRST FOUR (4) PILES IS TO BE REPORTED TO THE ENGINEER FOR REVIEW BEFORE DRIVING REMAINING PILES.
 28. ALL PILES TO BE DRIVEN TO A POINT OF UNIFORM PENETRATION.
 29. A PILE BLOW COUNT LOG OF ALL PILES TO BE SUBMITTED TO THE ENGINEER OF RECORD.
 30. CONTRACTOR IS RESPONSIBLE FOR THE COMPARISON AND VERIFICATION OF PILE LAYOUT DIMENSIONS WITH MOST RECENT ARCHITECTURAL ASSURING THAT PILES DO FALL WITHIN DIMENSIONS.
 31. A MAXIMUM OF THREE (3) FEET OF FILL IS ALLOWED FOR THIS DESIGN. IF MORE THAN THREE (3) FEET OF FILL IS REQUIRED, IT IS RECOMMENDED THAT THE PILE LENGTHS INCREASE FROM 35 FEET TO 49 FEET TO SUPPORT THE STRUCTURE.
 32. OWNER SHALL OBTAIN A PILE LOAD TEST TO VERIFY PILE CAPACITY.
 33. PROVIDE TEST RESULTS TO ENGINEER OF RECORD. FAILURE TO PROVIDE TEST RESULTS SHALL BE AT OWNERS RISK.
 34. ALL PILES SHALL BE DRIVEN TO A POINT OF UNIFORM PENETRATION OF STRUCTURE.

DESIGN
32. THE FOUNDATION SHOWN ON THIS DRAWING HAS BEEN DESIGNED USING 32. ALL MASONRY BLOCKS SHALL BE DOUBLE HOLLOW, 8" X 16" WITH #3 BARS HOOKING INTO THE FOOTING BELOW. EACH CELL SHALL BE FILLED WITH 3000PSI CONCRETE.

33. ALL FRAMING LUMBER TO BE #2 SYPKD OR BETTER PRESSURE TREATED.

34. FOLLOW LOCAL BUILDING CODE FOR TERMITES AND DECAY PROTECTION.

35. BEAMS AND JOISTS TO BE 2X12 @ 16" O.C. UNLESS OTHERWISE NOTED.

36. DOUBLE FLOOR JOISTS REQ'D UNDER ALL LOAD BEARING WALLS.

37. FOLLOW LOCAL BUILDING CODE FOR DRAFT STOPPING AND FIRE STOPPING.

38. ALL ANCHOR STRAPS AND HANGERS TO BE GALVANIZED. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

39. ALL ANCHOR STRAPS AND HANGERS TO BE GALVANIZED. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

40. WHERE DISCREPANCY BETWEEN DRAWINGS AND BUILDING CODE TAKES PRECEDENCE.

41. REFER TO TABLE 1705.1 OF STANDARD BUILDING CODE FOR FASTENING SCHEDULE.

- MASONRY BLOCKS
1. ALL MASONRY BLOCKS SHALL BE DOUBLE HOLLOW, 8" X 16" WITH #3 BARS HOOKING INTO THE FOOTING BELOW. EACH CELL SHALL BE FILLED WITH 3000PSI CONCRETE.
- FRAMING
1. ALL FRAMING LUMBER TO BE #2 SYPKD OR BETTER PRESSURE TREATED.
 2. ALL LUMBER EXPOSED TO WEATHER TO BE NATURALLY DURABLE OR PRESSURE TREATED.
 3. FOLLOW LOCAL BUILDING CODE FOR TERMITES AND DECAY PROTECTION.
 4. BEAMS AND JOISTS TO BE 2X12 @ 16" O.C. UNLESS OTHERWISE NOTED.
 5. BEAMS AND JOISTS TO BE 2X12 @ 16" O.C. UNLESS OTHERWISE NOTED.
 6. DOUBLE FLOOR JOISTS REQ'D UNDER ALL LOAD BEARING WALLS.
 7. FOLLOW LOCAL BUILDING CODE FOR DRAFT STOPPING AND FIRE STOPPING.
 8. ALL ANCHOR STRAPS AND HANGERS TO BE GALVANIZED. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 9. ALL ANCHOR STRAPS AND HANGERS TO BE GALVANIZED. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 10. WHERE DISCREPANCY BETWEEN DRAWINGS AND BUILDING CODE TAKES PRECEDENCE.
 11. REFER TO TABLE 1705.1 OF STANDARD BUILDING CODE FOR FASTENING SCHEDULE.

FLOOR FRAMING NOTES:
-ALL FLOOR BEAMS ARE (2) 2X12 @ 16" O.C. SLOPED
-ALL PORCH BEAMS ARE (2) 2X12 @ 16" O.C. SLOPED
- (2) 2X12 BEAM TO BE INSTALLED UNDER EACH WALL

Hector & Melissa Lopez
2501 Eagle Street
Orleans Parish, LA

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

STAMP:

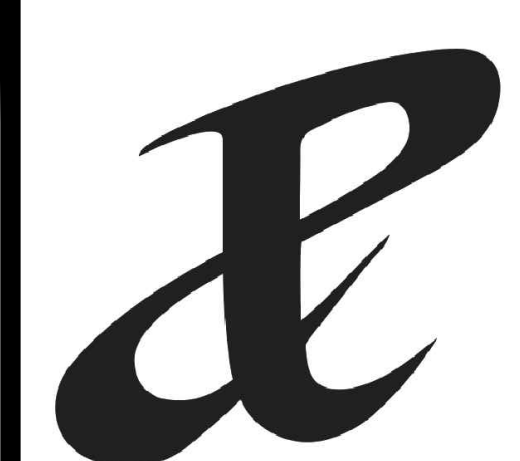
DATE: 1.28.2021

SHEET:

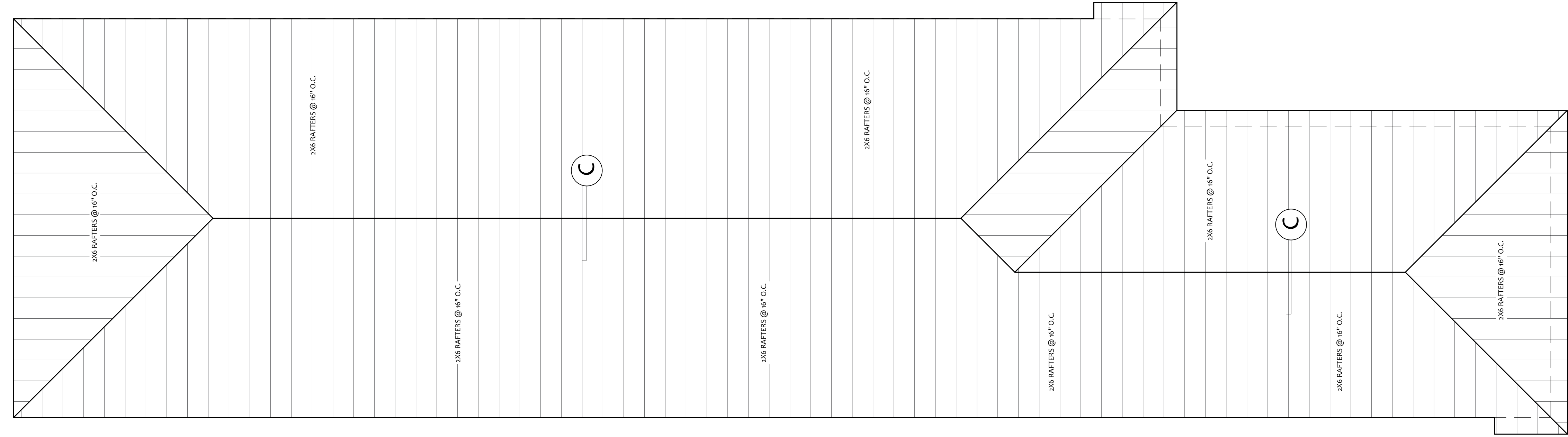
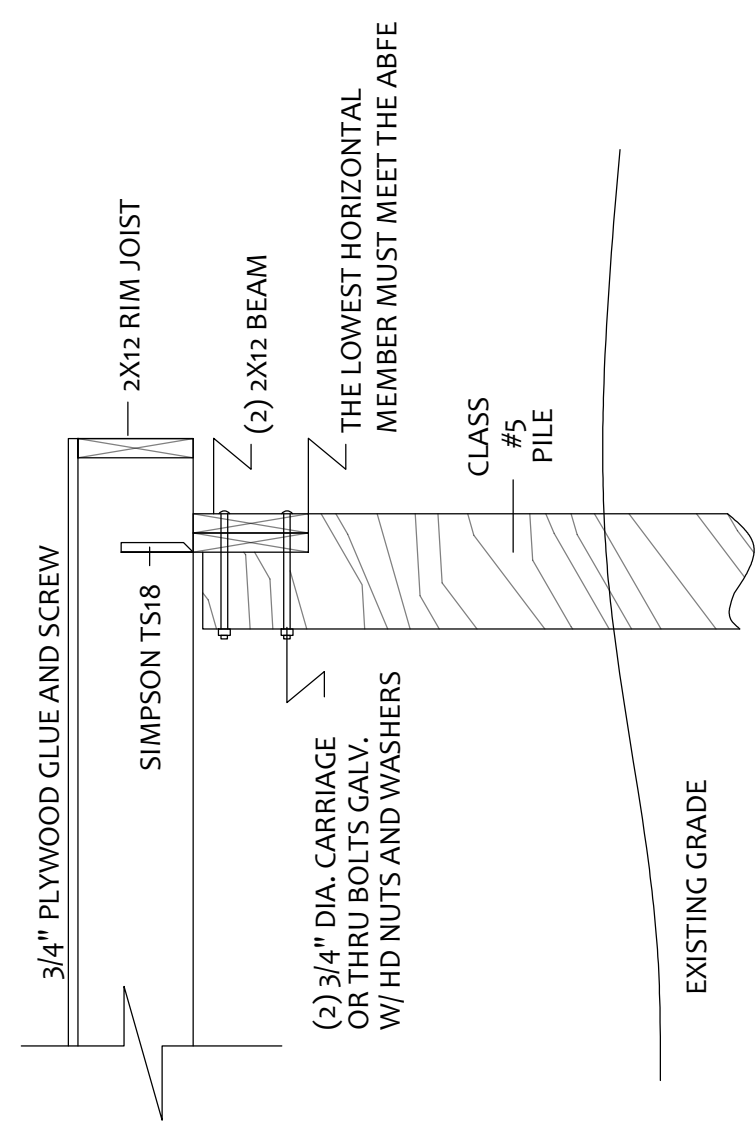
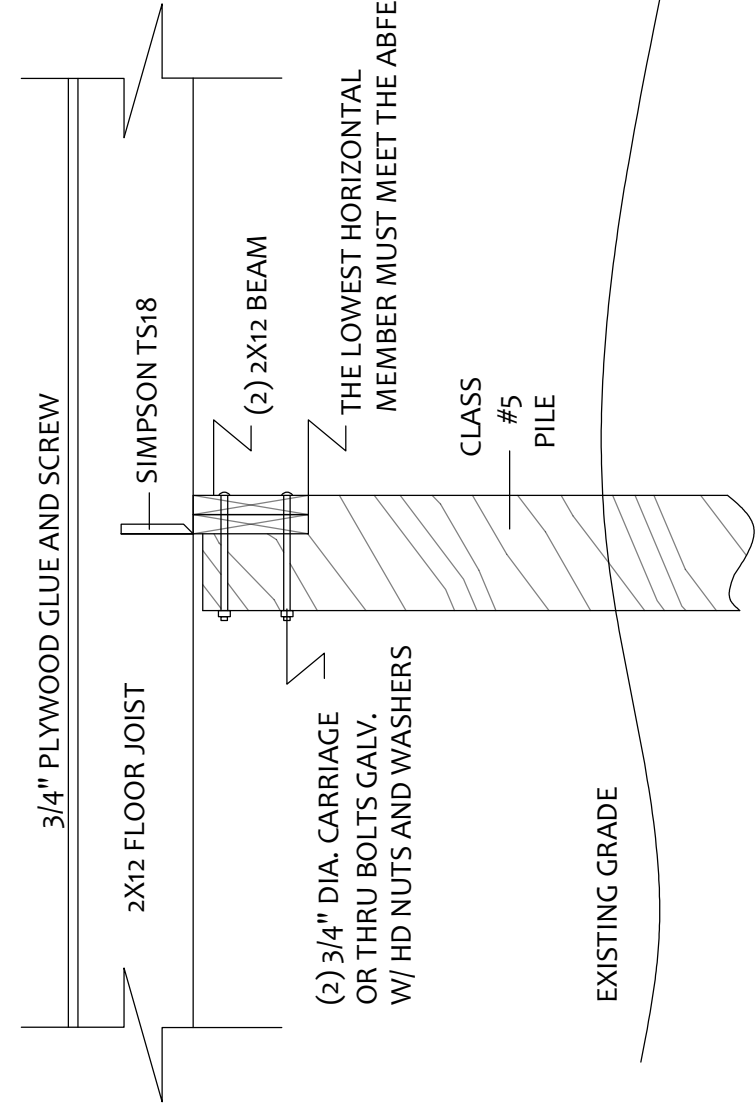
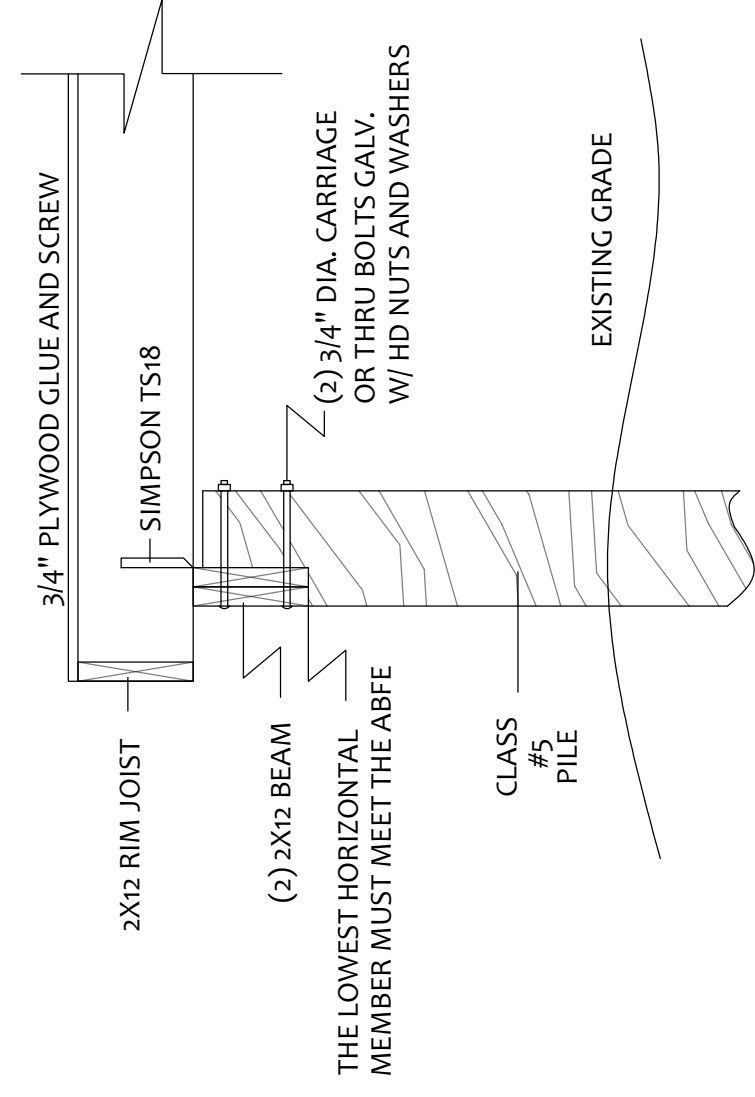
S.1



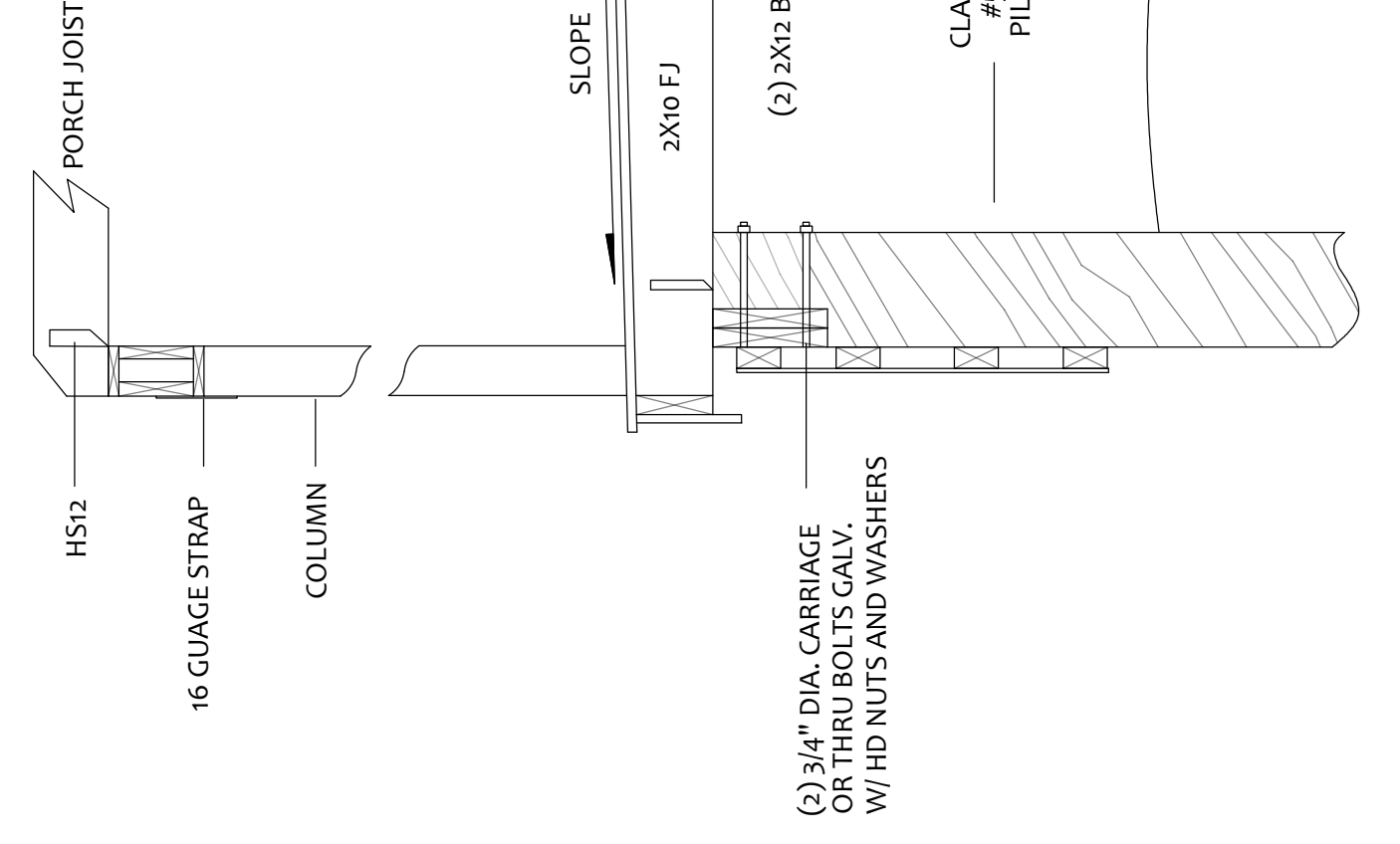
Paul Kersh
Owner/ Designer
(504) 717-6799
PaulKershDesign@gmail.com



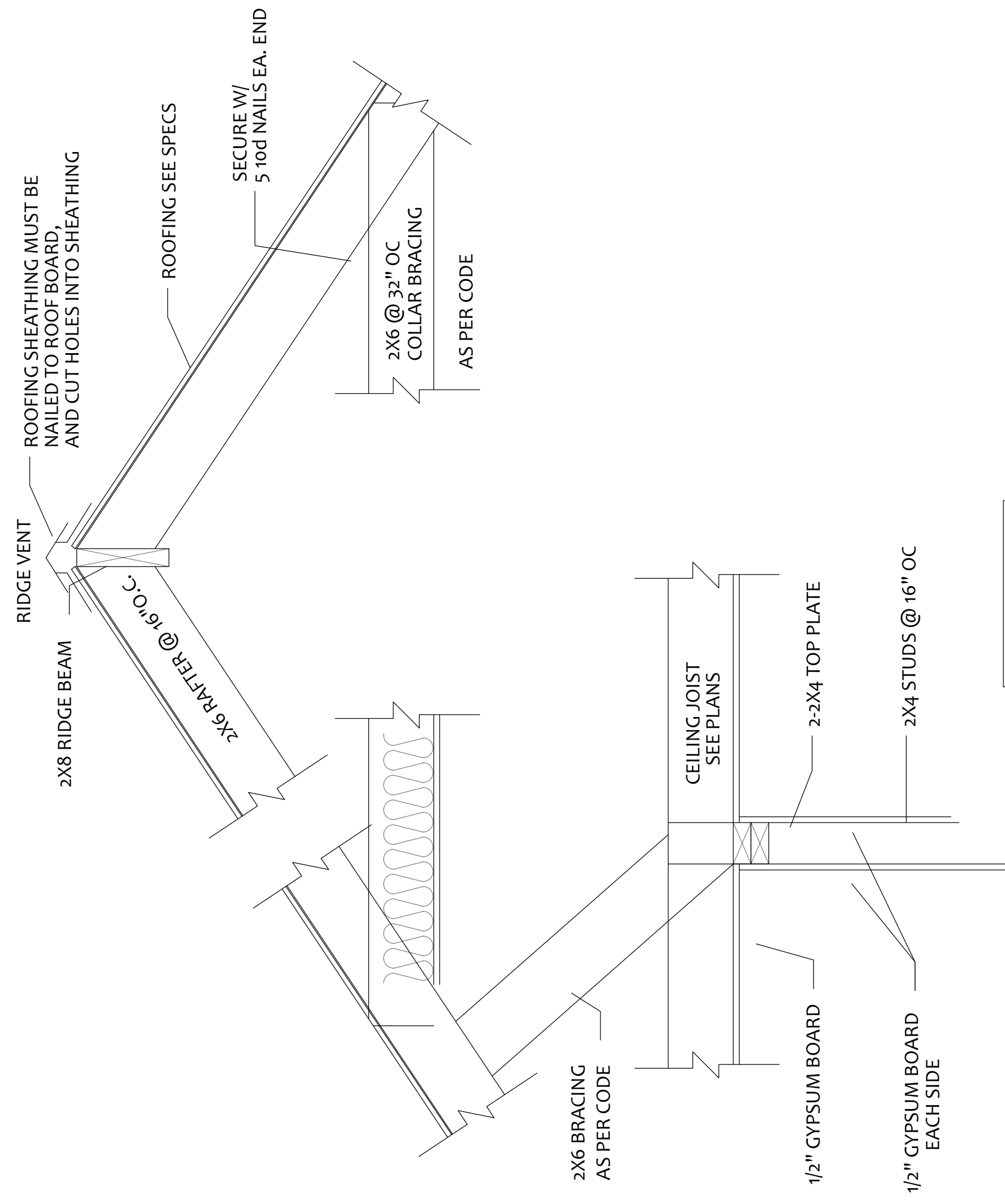
STRUCTURAL PLAN



SECTION A



SECTION B



SECTION C

ROOF FRAMING

1/4" = 1'-0"

DATE: 1.28.2021

SHEET:

S.2

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

STAMP:

Hector & Melissa Lopez
 2501 Eagle Street
 Orleans Parish, LA

Paul Kersh
 Owner/ Designer
 (504) 717-6799
 PaulKershDesign@gmail.com

