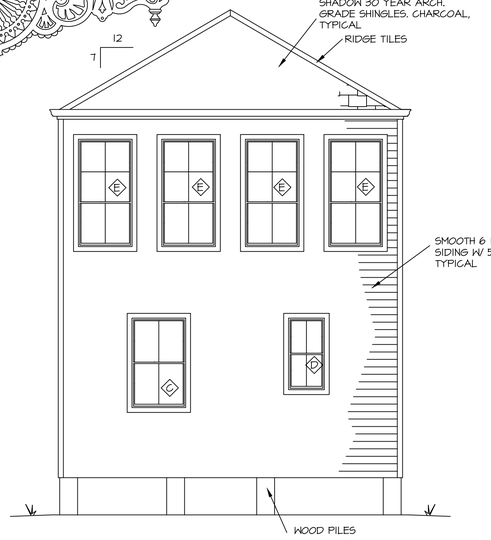
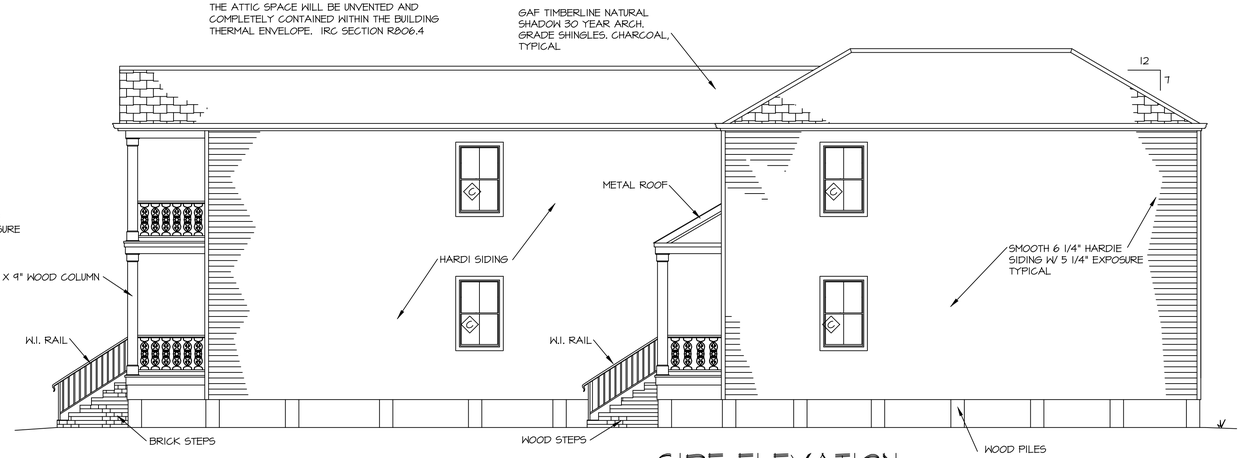


REAR ELEVATION

SCALE : 1/4" = 1'-0"

ATTIC :
THE ATTIC SPACE WILL BE UNVENTED AND COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE. IRC SECTION R806.4



DUAL FUNCTION FLOOD AND AIR VENT AS MANUFACTURED BY SMART VENT - PROVIDE ONE VENT FOR EACH 200 SQ. FT. OF CRAWL SPACE - COVER GROUND BENEATH FLOOR WITH CLASS I VAPOR RETARDER.

SIDE ELEVATION

SCALE : 1/4" = 1'-0"

FLASHING NOTES:

1. SHEET METAL : ALL SHEET METAL WORK SHALL COMPLY THE DESIGN AND INSTALLATION DETAILS AS PUBLISHED BY SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC.). WORK TO INCLUDE, BUT, NOT LIMITED TO GUTTERS, DOWN SPOUTS, EAVE FLASHING, VALLEY FLASHING, HIP AND RIDGE FLASHING, PARAPET WALL COPINGS, PARAPET WALL COVERINGS, ROOF PENETRATIONS, CHIMNEY, LEDGE AND WALL FLASHINGS.

2. FLASHING : 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 PENITRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. FLASHING AND WEEPHOLES AT BRICK SHALL COMPLY WITH SECTIONS R703.8.5 AND R703.8.6. WALL FLASHINGS SHALL COMPLY WITH SECTIONS R703.8. ROOF FLASHING SHALL COMPLY WITH SECTION R905.2.8. IRC 2015.

BUILDING CONSTRUCTION

THE HURRICANE RESISTANCE CONSTRUCTION FOR THIS RESIDENCE WAS DESIGNED TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, SECTION R301.2.1, AS MANDATED BY THE EMERGENCY PROVISIONS OF LOUISIANA ACT 12 (SB44).

I HAVE RESEARCHED THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE DRAWINGS.

THE CONSTRUCTION OF THIS STRUCTURE IS TO CONFORM TO THE WIND AND FLOOD MITIGATION REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE, ASCE 7 WIND LOADS, AS WELL AS THOSE REQUIRED BY FEMA.

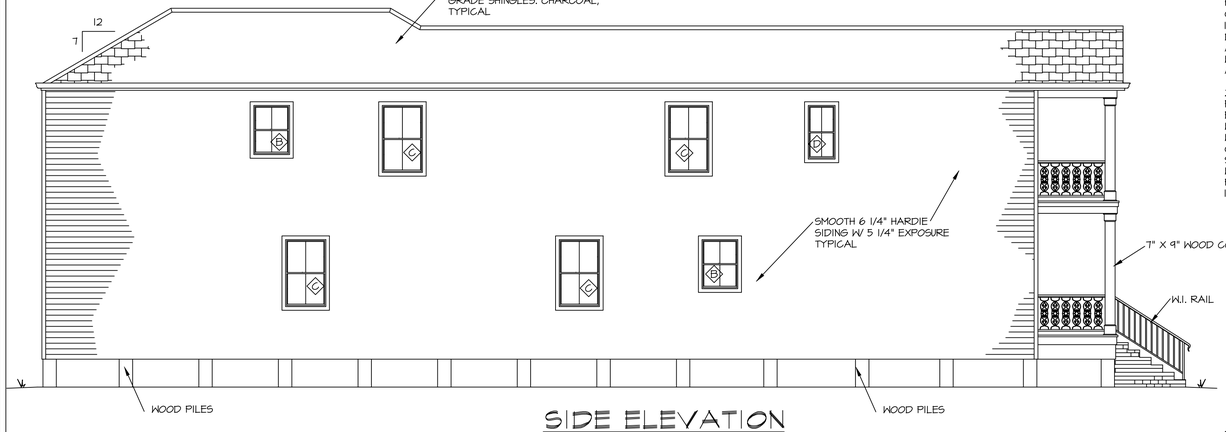
HURRICANE RESISTANCE CONSTRUCTION HAS BEEN DESIGNED USING THE PRESCRIPTIVE REQUIREMENTS OF THE WOOD FRAME CONSTRUCTION MANUAL, LATEST EDITION.

THE STRUCTURE HAS BEEN DESIGNED FOR :
THREE SECOND WIND GUST OF 130 MPH - BASED ON EXPOSURE B.

UPLIFT RESISTANCE IS REQUIRED AND SHALL BE CONTINUOUS FROM THE ROOF TO THE FOUNDATION.

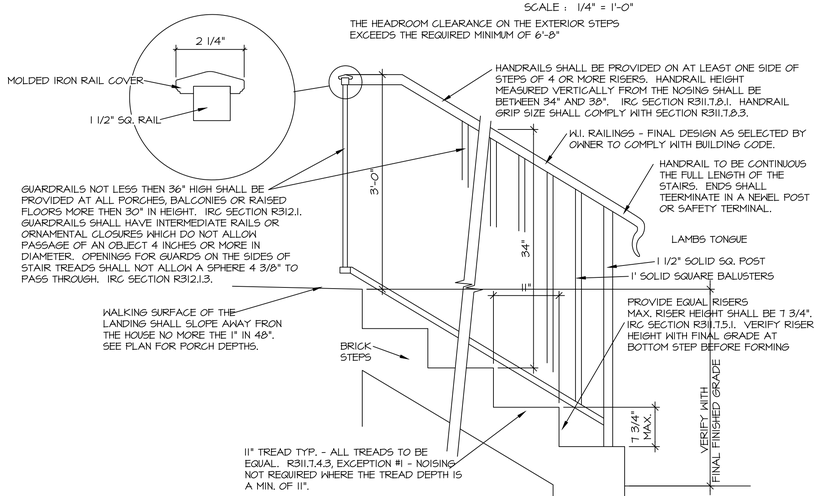
GLAZED OPENING PROTECTION

ALL WINDOWS WITHOUT OPERABLE SHUTTERS SHALL BE PROVIDED WITH A MINIMUM THICKNESS OF 7/16" WOOD STRUCTURAL PANELS FOR PROTECTION OF WINDBORNE 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. ATTACHMENT SHALL COMPLY WITH TABLE R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.
PANELS ARE TO BE ON THE JOB SITE AT COMPLETION OF CONSTRUCTION.



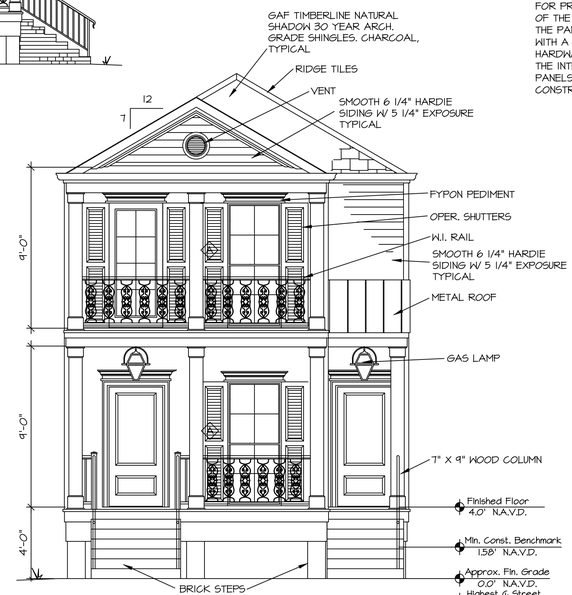
SIDE ELEVATION

SCALE : 1/4" = 1'-0"



1 / A-1 EXTERIOR STAIR DETAIL

SCALE : 1" = 1'-0"



FRONT ELEVATION

SCALE : 1/4" = 1'-0"

APPROXIMATE SQ. FT.

LIVING AREA

FIRST FLOOR UNIT	1256 S.F.
SECOND FLOOR UNIT	1206 S.F.
SUBTOTAL:	2462 S.F.
PORCH	108 S.F.
BALCONY	87 S.F.
GROSS:	2657 S.F.

PERMEABLE AREA

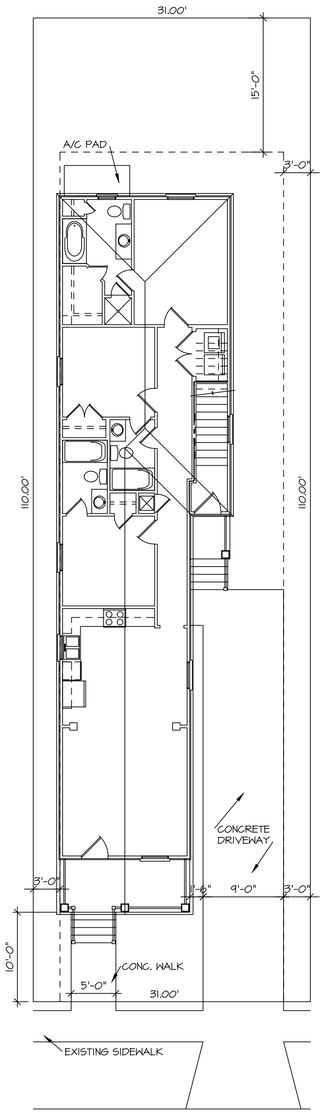
PERMEABLE AREA (46%)	1572 S.F.
HOUSE AREA	1364 S.F.
CONC. FLAT WORK AREA	474 S.F.
TOTAL LOT:	3410 S.F.



SITE PLAN

SCALE : 1/8" = 1'-0"

LOT #9
SQUARE #481
BYWATER
ORLEANS PARISH, LA.



1234 LOUISA STREET



4-6-2022

THIS PLAN AND SPECIFICATION HAS BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE CURRENT EDITION OF THE IRC, THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND ALL CITY AND PARISH CODE REQUIREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THE PLANS BEARING MY STAMP.
I AM NOT ADMINISTRATING THE WORK. REG. NO. 4352

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1795 N. Causeway Approach - Suite 200, Mandeville, LA 70471

1234 Louisa St. - Double

Orleans Parish, LA

A-1

6

Door Schedule

	size	description
1	3'0" x 6'8" x 1 3/4"	3/4 GLASS WOOD ENTRY DOOR
2	3'0" x 7'0" x 1 3/4"	FULL GLASS, FIBERGLASS DOOR
3	12" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
4	14" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
5	2'0" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
6	2'4" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
7	2'8" x 6'8" x 1 3/8"	6 PANEL MASONITE DOOR
8	4'0" x 6'8" x 1 3/8"	PAIR - 6 PANEL MASONITE DOORS
9	5'0" x 6'8" x 1 3/8"	PAIR - 6 PANEL MASONITE DOORS
10	2'8" x 8'0" x	CASED OPENING
11	2'0" x 6'8" x 1 3/8"	LOUVERED WOOD DOOR

Window Schedule

	dimensions				description
	sash opening	rough opening			
		head	width	height	
A	3'0" x 7'0"	7'0"			4/4 SINGLE HUNG (SEE DET. 1/A-2)
B	2'8" x 3'4"	7'0"			2/2 SINGLE HUNG
C	3'0" x 5'0"	7'0"			2/2 SINGLE HUNG
D	2'0" x 4'0"	7'0"			2/2 SINGLE HUNG
E	3'0" x 6'0"	7'0"			4/2 SINGLE HUNG

WINDOW NOTES :

1. ALL WINDOWS TO BE VINYL, DIVIDED LIGHT UNLESS NOTED OTHERWISE.
2. ALL GLAZING IN WET AREAS SHALL BE TEMPERED.
3. WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" FROM THE FLOOR REQUIRE SAFETY GLAZING IN ACCORDANCE WITH SECTION R308.4.5 OF THE IRC 2015 ED.
4. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. SEC. R308.4.5 IRC 2015 ED.

SAFETY GLAZING REQUIRED

SAFETY GLAZING SHALL BE PROVIDED AT ALL HAZARDOUS LOCATIONS AS REQUIRED BY IRC 2015 R308.4. TO INCLUDE, BUT, NOT LIMITEDED TO THE FOLLOWING LOCATIONS.
SAFETY GLAZING TO BE PROVIDED IN SWINGING AND FIXED DOORS, FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD 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 AND WITHIN 60" HORIZONTALLY OF A TUB, SHOWER OR SPA.
SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, AND GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT ARE IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE OR WITHIN 60" HORIZONTALLY OF THE BOTTOM OF THE STAIRS AT A LANDING.

ENERGY EFFICIENCY CERTIFICATE :

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL E COMPLETED BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, CRAWLSPACE WALL AND OR FLOOR AND DUCTS OUTSIDE CONDITIONED SPACES; U FACTORS FOR FENESTRATION; AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

HEATING & COOLING EQUIPMENT :

HEATING AND COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

GLAZING ENERGY EFFICIENCY :

ALL FENESTRATION PRODUCTS (WINDOWS, DOORS & SKYLIGHTS) SHALL BEAR A LABEL FROM THE MANUFACTURER CERTIFYING THE U-FACTOR AND SHGC (SOLAR HEAT GAIN COEFFICIENT) FOR THE GLAZING. IRC N1102.1.

NOTE :

1. EXTERIOR WALL STUDS TO BE 2 x 4'S AT 16" O.C., UNLESS OTHERWISE NOTED.

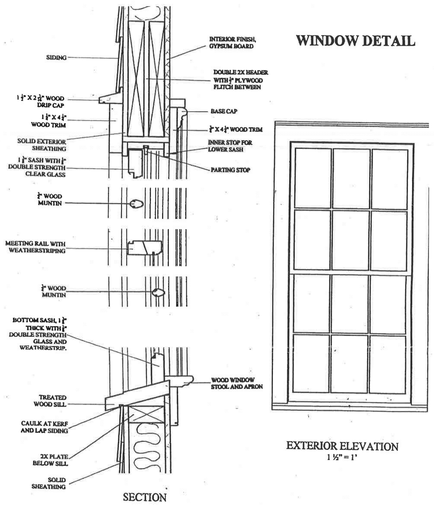
2. INTERIOR WALL STUDS TO BE 2 x4'S AT 16" O.C., UNLESS OTHERWISE NOTED.

3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

4. ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN APPROVED SMOKE ALARMS WIRED INTO THE BUILDING ELECTRICAL POWER SOURCE AND PROVIDED WITH A BATTERY BACKUP. IRC SECTION R314.

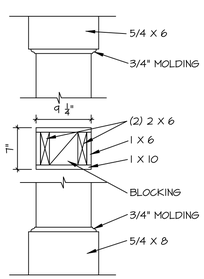
5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DEWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. IRC R315.

6. CHEMICAL TERMITICIDE TREATMENT TO PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES SHALL INCLUDE SOIL TREATMENT AND/OR FIELD APPLIED WOOD TREATMENT IN COMPLIANCE WITH IRC 2015 SECTION R318.



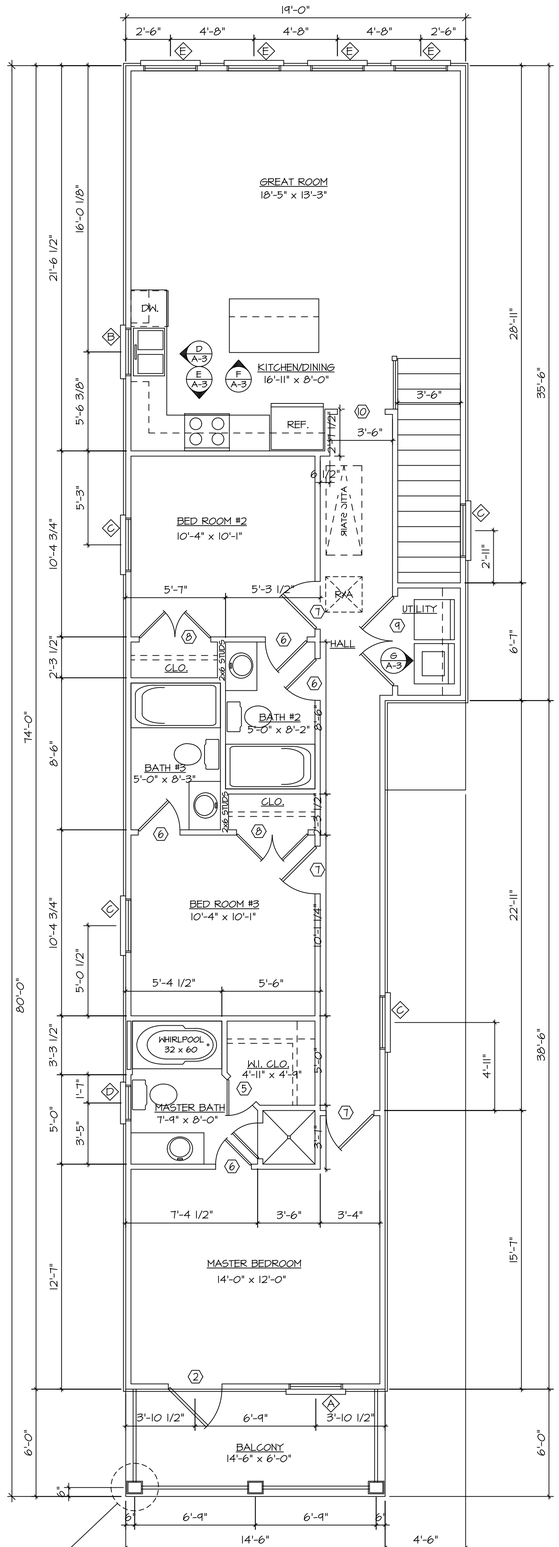
1/A-2 FRONT WINDOW DETALS

SCALE : NTS.



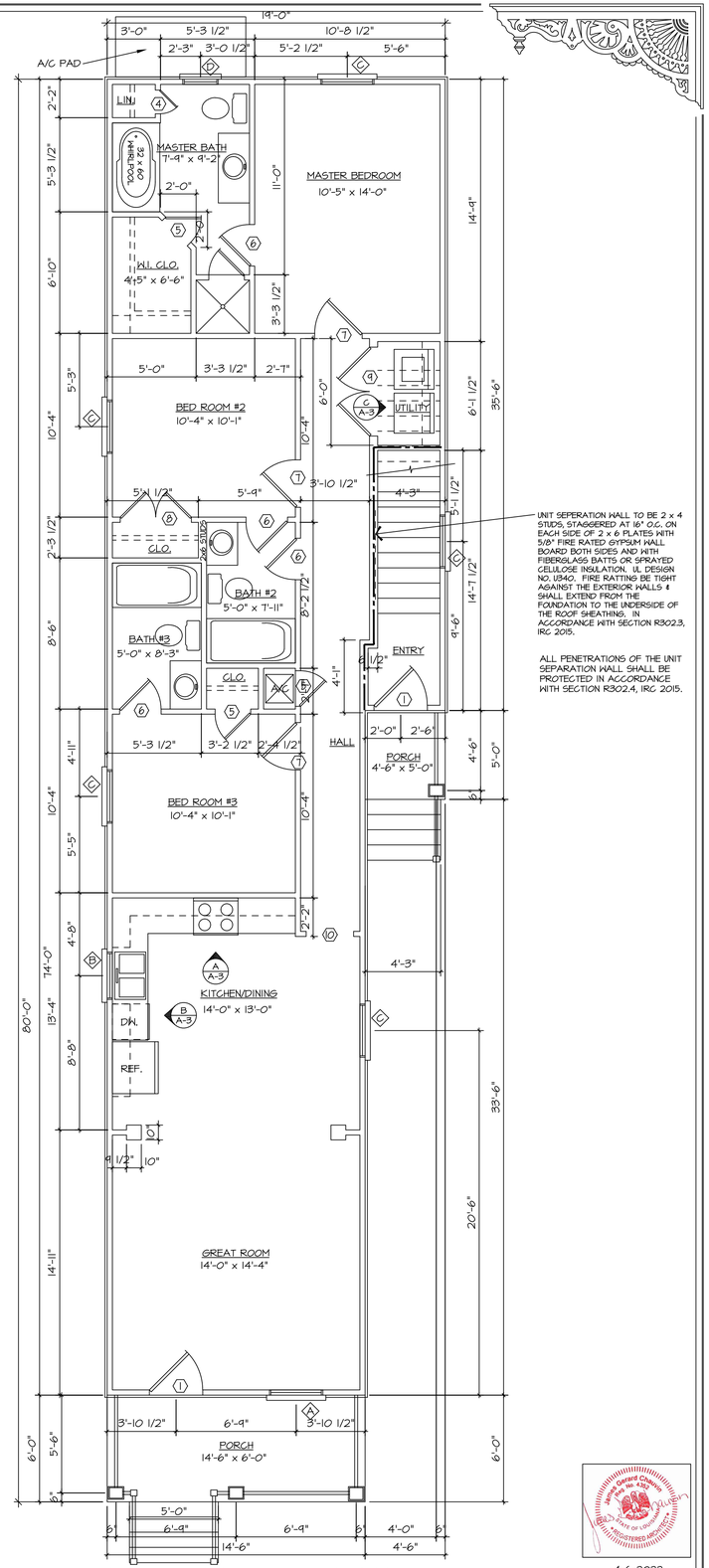
2/A-2 COLUMN DETAL

SCALE : 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



UNIT SEPERATION WALL TO BE 2 x 4 STUDS, STAGGERED AT 16" O.C. ON EACH SIDE OF 2 x 6 PLATES WITH 5/8" FIRE RATED GYPSUM WALL BOARD BOTH SIDES AND WITH FIBERGLASS BATTS OR SPRAYED CELLOSE INSULATION. UL DESIGN NO. U340. FIRE RATTING BE TIGHT AGAINST THE EXTERIOR WALLS & SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING. IN ACCORDANCE WITH SECTION R302.3, IRC 2015.

ALL PENETRATIONS OF THE UNIT SEPARATION WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION R302.4, IRC 2015.

FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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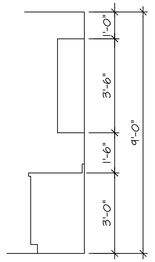
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Orleans Parish, LA

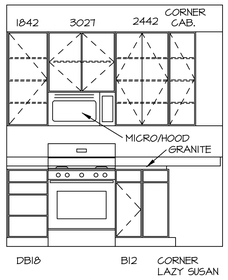
A-2

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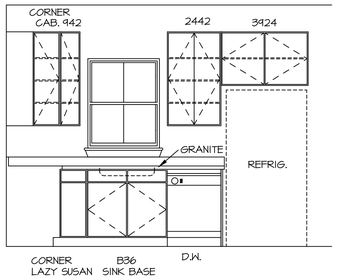


CABINET DET.

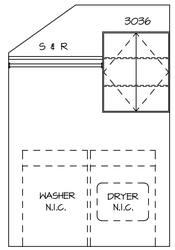
SCALE : 3/8" = 1'-0"



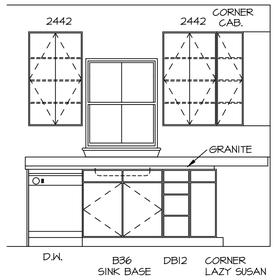
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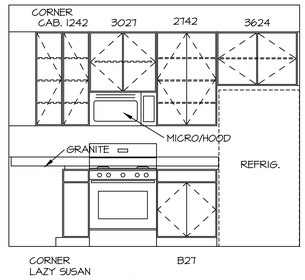
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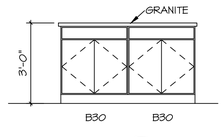
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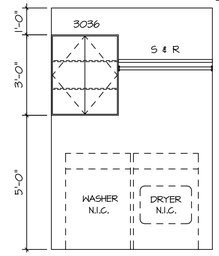
D



E



F



G

KITCHEN ELEVATIONS

SCALE : 3/8" = 1'-0"

Finish Schedule-Unit #1							
room	floor	base	walls	ceiling	ceil. ht.	window trim	remark
GREAT RM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 2/A-3
DINING RM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 2/A-3
KITCHEN	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 2/A-3
HALL	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		SEE DET. 1/A-3
UTILITY RM	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
M. BEDROOM	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 2/A-3
MST. BATH	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
M. CLOSETS	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BEDROOM #2	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
BATH #2	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BEDROOM #3	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
CLOSETS	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BATH #3	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
PORCH	COMP WD			VINYL BD.	9'-0"		

Finish Schedule-Unit #2							
room	floor	base	walls	ceiling	ceil. ht.	window trim	remark
FOYER	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		SEE DET. 2/A-3
STAIR	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	VARIES		SEE DET. 3/A-3
GREAT RM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 2/A-3
DINING RM	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	5/A-3	SEE DET. 2/A-3
KITCHEN	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 2/A-3
HALL	WOOD	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		SEE DET. 1/A-3
UTILITY RM	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
M. BEDROOM	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 2/A-3
MST. BATH	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
M. CLOSETS	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BEDROOM #2	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
BATH #2	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BEDROOM #3	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"	4/A-3	SEE DET. 1/A-3
CLOSETS	CARPET	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BATH #3	CER. TILE	5 1/4" MDF	GYP.BD.	GYP.BD.	9'-0"		
BALCONY	COMP WD			VINYL BD.	9'-0"		

FINISH NOTES :

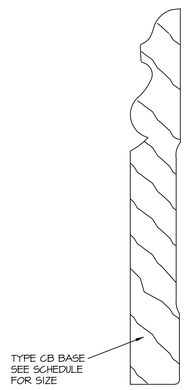
1. DRYWALL - WALLS AND CEILINGS TO BE TAPED AND FLOATED WITH A "LIGHT ORANGE PEEL" FINISH. WATERPROOF GYP. BD. TO BE USED AT DAMP LOCATIONS AND IN SHOWER AND TUB ENCLOSURES TO CEILING.
2. PAINT - WALL AND CEILING PAINT TO BE TO BE FLAT LATEX. TRIM PAINT TO BE SEMI-GLOSS LATEX ENAMEL.

TYPE CC 3 1/4" CASING
TYPICAL ALL DOORS , CASED OPENINGS
UNLESS OTHERWISE NOTED



TYPICAL CASING

SCALE : FULL SCALE



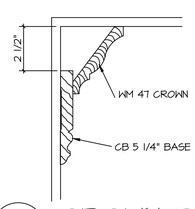
TYPICAL BASE

SCALE : FULL SCALE



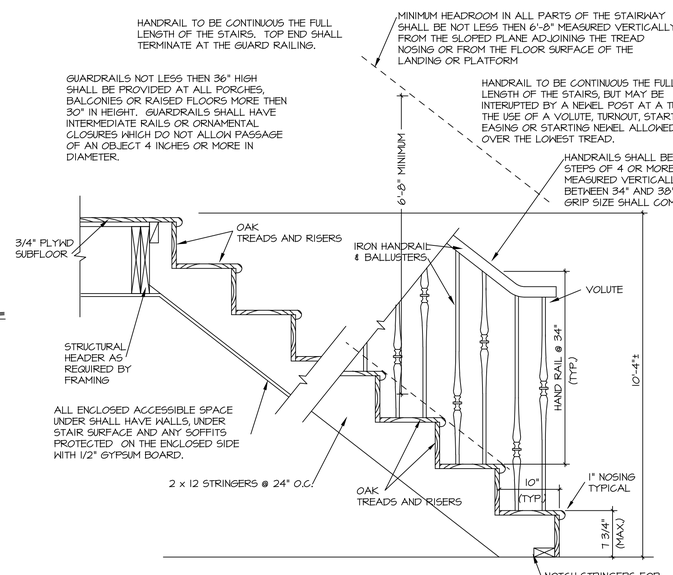
1 / A-3 **CROWN DETAIL**

SCALE : 3" = 1'-0"



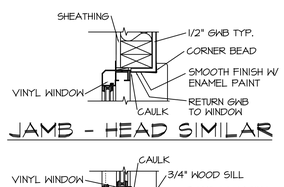
2 / A-3 **CROWN DETAIL**

SCALE : 3" = 1'-0"



3 / A-3 **STAIR DETAIL**

SCALE : 3" = 1'-0"

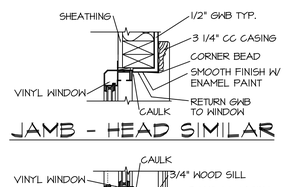


JAMB - HEAD SIMILAR

SILL

4 / A-3 **TRIM DET.**

SCALE : 1 1/2" = 1'-0"

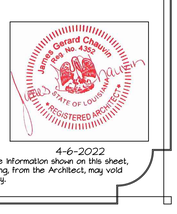


JAMB - HEAD SIMILAR

SILL

5 / A-3 **TRIM DET.**

SCALE : 1 1/2" = 1'-0"



4-6-2022

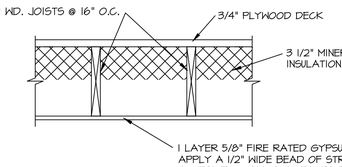
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A-3
6



ROOFING NOTES :

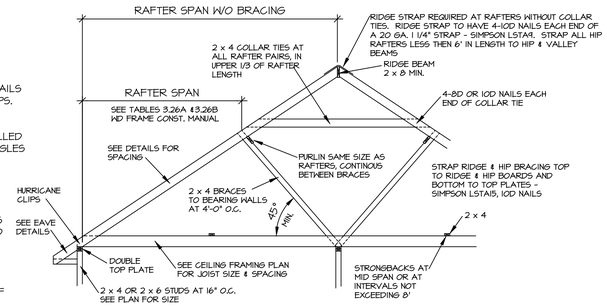
METAL DRIP EDGE REQUIRED AT EAVES AND RAKES.

UNDERLAYMENT, 30# ROOFING FELT OR CODE APPROVED UNDERLAYMENT, TO BE INSTALLED WITH A MINIMUM OF 4" OVERLAP ALL AROUND. NAIL WITH CORROSION RESISTANT NAILS AT 12" O.C. BETWEEN SIDE LAPS AND 6" ALONG THE SIDE LAPS. R905.1.1. STAPLES ARE NOT ACCEPTABLE.

STARTER STRIP, WITH SELF-SEALING ADHESIVE, TO BE INSTALLED AT ALL EAVES AND AT RAKES, SAME NAIL SPACING AS SHINGLES OR 6" O.C. MAX.

ROOF COVERING TO BE INSTLLED ACCORDING TO SECTION R905.2, IRC 2015. SHINGLES TO BE TESTED AND APPROVED UNDER THE ASTM D3161 STANDARD, MODIFIED TO 110 MPH. SHINGLES TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR HIGH WIND. SHINGLES TO BE NAILED WITH CORROSION RESISTANT NAILS. STAPLES ARE NOT ACCEPTABLE. NAILS TO BE DRIVEN PERPENDICULAR TO THE ROOF SURFACE AND THE NAIL HEAD TO BE FLUSH.

PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE IRC 2015 ED.



TYPICAL ROOF FRAMING

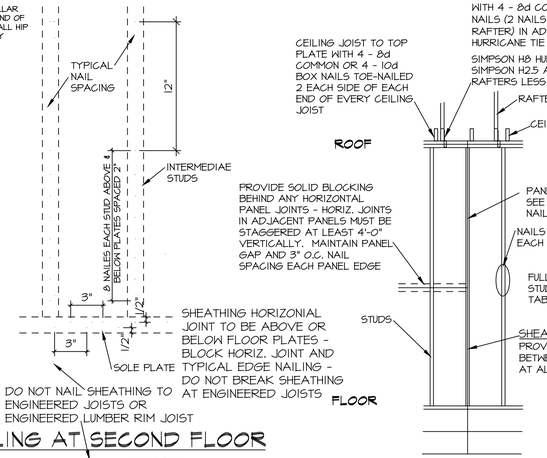
SCALE : N.T.S. ©2006, Olde Orleans Designs, Inc.

HOUSE WRAP / STUCCO WRAP

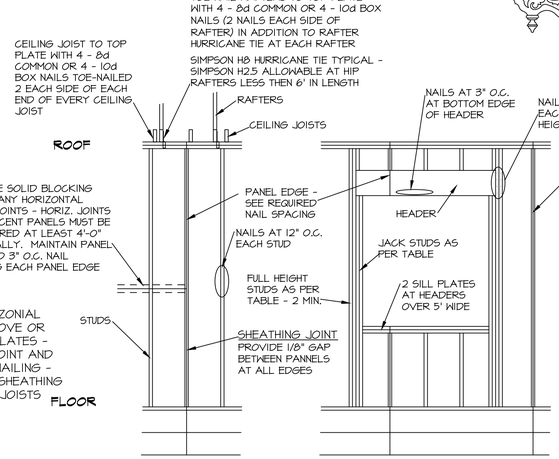
TRI-FLEX XT SYNTHETIC OR TYVEK PROTEC 120 WATER RESISTANT BARRIER TO BE INSTALLED BEHIND THE EXTERIOR VENEER. WRAP TO BE INSTALLED PLUMB AND HORIZONTALLY, WITH THE UPPER LAYER OVERLAPPING THE LOWER LAYER A MIN. OF 6". END LAPS TO BE A MIN. OF 6 TO 8". FASTEN TO SHEATHING WITH LARGE HEAD NAILS OR NAILS WITH LARGE PLASTIC WASHER HEADS. FASTENERS TO BE SPACED 6" TO 18" APART ON VERTICAL AND HORIZONTAL STUD LINES. SEAL WRAP TO BOTTOM OF SILL PLATE WITH CAULK OR FLASHING TAPE. LAP 6" AND TAPE OR CAULK OVER METAL DRIP EDGE AT STUCCO. ALL HORIZONTAL AND VERTICAL SEAMS, RIPS, TARES AND PENETRATIONS TO BE SEALED WITH APPROVED TAPE.

VINYL SOFFIT :

VINYL SOFFIT TO BE BEADED T2 SOFFIT BY CERTAINTEED OR EQUAL. SOFFIT TO RESIST A NEGATIVE WIND LOAD PRESSURE OF 20 PFS OR GREATER.



NAILING AT SECOND FLOOR



PANEL NAILING :

ALL EDGES OF ALL PANELS TO BE NAILED WITH 8D COMMON OR GALVANIZED BOX NAILS AT 3" O.C. (TOP & BOTTOM PLATES AND AT STUDS) FIELD NAILING TO BE NO GREATER THEN 12" O.C. AT ALL STUDS

CONNECTOR LOCATIONS

CONNECTOR NUMBERS ARE BY SIMPSOM STRONG-TIE. CONNECTORS BY USP STRUCTURAL CONNECTORS MY BE SUBSTITUTED FOR THOSE BY SIMPSON IF PROVEN TO BE OF EQUAL OR GREATER CAPACITY AND OF SAME CORROSION RESISTANCE.

FRAMING NOTES :

1. ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE WIND AND FLOOD MITIGATION REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AS WELL AS THOSE REQUIRED BY FEMA. UPLIFT RESISTANCE IS REQUIRED AND SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE ROOF.

2. LUMBER USED FOR JOISTS, RAFTERS & BEAMS SHALL BE #2 KD SOUTHERN YELLOW PINE. STUDS SHALL BE STUD GRADE OR STANDARD KD SOUTHERN YELLOW PINE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. ALL CONNECTORS, ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE OF GREATER CORROSION RESISTANCE THEN STANDARD GALVANIZED CONNECTORS AND FASTENERS. CORROSION RESISTANCE TO BE APPROPRIATE FOR THE TYPE OF PRESSURE TREATMENT OF THE LUMBER USED.

3. ANCHOR BOLTS TO SLAB SHALL BE A MINIMUM OF 5/8" DIAMETER, MINIMUM OF 7" EMBEDMENT, WITH 3" x 3" x 1/8" WASHERS. A MINIMUM OF ONE ANCHOR SHALL BE WITHIN 6" TO 12" OF EACH END OF EACH PLATE AND WITHIN 12" OF ALL CORNERS. MAXIMUM ANCHOR BOLT SPACING ON EXTERIOR WALLS SHALL BE 24". A TIE MAX ANCHOR MAY REPLACE ONE ANCHOR BOLT. MAXIMUM ANCHOR SPACING ON INTERIOR BEARING WALLS SHALL BE 3'-0". AT TWO STORY INTERIOR SHEAR WALLS MAXIMUM ANCHOR SPACING SHALL BE 30" OR AS INDICATED ON FRAMING PLAN.

4. PROVIDE LATERAL SUPPORT FOR FLOOR JOISTS AT ENDS AND BRIDGING OR BLOCKING AT INTERVALS IN THEIR SPAN NOT TO EXCEED 8 FEET. PROVIDE DOUBLE JOISTS AT ALL PARALLEL WALLS AND SOLID BLOCKING OVER BEARING WALLS.

5. SUBFLOOR - PLYND OR OSB, APA RATED 48/24, 23/32" THICK (3/4" NOM.), TONGUE & GROVE AND IS TO BE GLUED AND NAILED. NAILS TO BE EITHER 8d COMMON OR 10d BOX NAILS. SUBFLOORING TO BE NAILED AT 6" O.C. AT EDGES AND AT 12" O.C. IN THE CENTER OF THE SUBFLOOR PANELS AT EACH JOIST.

6. ROOF SHEATHING - PLYWD OR OSB, APA RATED, 19/32" THICK (5/8" NOM.). PROVIDE CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF RAFTERS. NAILS TO BE EITHER 8d COMMON OR 10d BOX NAILS. MAXIMUM SPACING FOR SHEATHING NAILING AT THE PERIMETER EDGE ZONES, WITHIN 4' OF EXTERIOR WALLS, ALL ROOF EDGES, RIDGES OR HIPS TO BE 6" O.C. AT SHEATHING EDGES AND 6" IN THE FIELD AT EACH RAFTER. SHEATHING NAILING AT THE INTERIOR ZONE AT 6" O.C. AT SHEATHING EDGES AND AT 12" O.C. IN THE CENTER OF THE SHEATHING PANELS. SHEATHING AT GABLE RAKES SHALL BE NAILED AT 4" O.C. AT OUTLOOK BLOCK AND AT SOLID BLOCKING OVER GABLE STUD TOP PLATE.

7. WALL SHEATHING - PLYWD OR OSB, APA RATED, 15/32" THICK (1/2" NOM.). ON ALL EXTERIOR WALLS FROM SILL PLATE TO UNDERSIDE OF RAFTERS. PROVIDE SOLID BLOCKING AT ALL HORIZONTAL PANEL EDGES OF SHEATHING. ALL VERTICAL EDGES TO BE ON STUDS. NAILS TO BE EITHER 8d COMMON OR 10d BOX NAILS. SHEATHING TO BE NAILED AT 6" O.C. AT ALL EDGES AND AT 12" O.C. IN THE CENTER OF THE SHEATHING PANELS AT EACH STUD. HOLDDOWNS AND ALL RELATED ACCESSORIES (NUTS, WASHERS, ETC.) SHALL BE AT LOCATIONS AS SHOWN ON FRAMING PLAN AND IN DETAILS.

8. JOIST HANGERS SHALL BE 16 GA., TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS. USE JOIST HANGERS FOR JOISTS AND BEAMS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS THE MEMBER SUPPORTED.

9. PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAMS. NAIL EACH STUD TO THE ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C., ON STUD CENTERLINE AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING ON BOTH TOP AND BOTTOM.

10. COORDINATE FRAMING WITH HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.

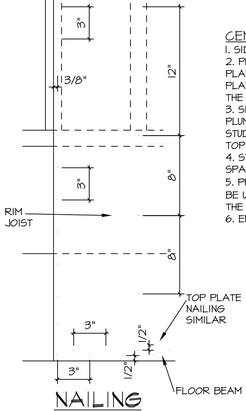
11. BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGES OF JOIST, NOT LARGER THEN 1 1/4" DIA. AND NOT IN THE MIDDLE OF A SPAN.

12. STRAP ALL STUDS CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, NO. 24 GAUGE GALVANIZED STRAPS, 18" LONG, BOTH SIDES OF WALL, SPIKED TO PLATES.

13. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.

14. FIREBLOCKING IS REQUIRED BETWEEN STORIES AND AT THE TOP STORY AND ROOF SPACE. BLOCKING IS ALSO REQUIRED IN CONCEALED SPACES IF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. BLOCKING REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ALSO REQUIRED AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL. PENITRATIONS OF THE FIREBLOCKING SHALL BE PACKED WITH ACCEPTABLE FIREBLOCKING MATERIAL. IRC R602.8

15. DOUBLE TOP PLATES SHALL BE PROVIDED AT THE TOP OF ALL WALLS. DOUBLE TOP PLATES SHALL OVERLAP AT CORNERS AND AT INTERSECTIONS WITH OTHER EXTERIOR OR INTERIOR WALLS. DOUBLE TOP PLATES AT EXTERIOR WALLS SHALL BE LAP SPLICED WITH ENDS JOINTS OFFSET A MINIMUM OF 8'.



CEMENT BOARD LAP SIDING

1. SIDING TO BE INSTALLED OVER HOUSEWRAP.
2. PROVIDE A STARTER STRIP UNDER FIRST PLANK OF 1 1/4" RIPPED FROM FULL OR PARTIAL PLANKS. INSTALL EVEN WITH THE BOTTOM OF THE SHEATHING.
3. SIDING IS TO BE INSTALLED LEVEL AND PLUMB. JOINTS BETWEEN PLANKS MUST END ON STUDS. BLIND NAIL BETWEEN 1" AND 1 1/8" FROM TOP OF PLANK. NAIL AT EVERY STUD.
4. STAGGER BUTT JOINTS AT LEAST ONE STUD SPACE APART.
5. PROVIDE JOINT FLASHING (HOUSE WRAP MAY BE USED) AT ALL BUTT JOINTS. EXTEND 1" ONTO THE COURSE BELOW.
6. END JOINTS AT TRIM BOARDS TO BE CAULKED.

NAILING

TREATED WOOD :

TREATED WOOD IS REQUIRED IN THE FOLLOWING LOCATIONS:

1. ALL LUMBER BELOW THE BASE FLOOR ELEVATION.
2. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE EXPOSED GROUND.
3. ALL WOOD MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND.
4. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND.

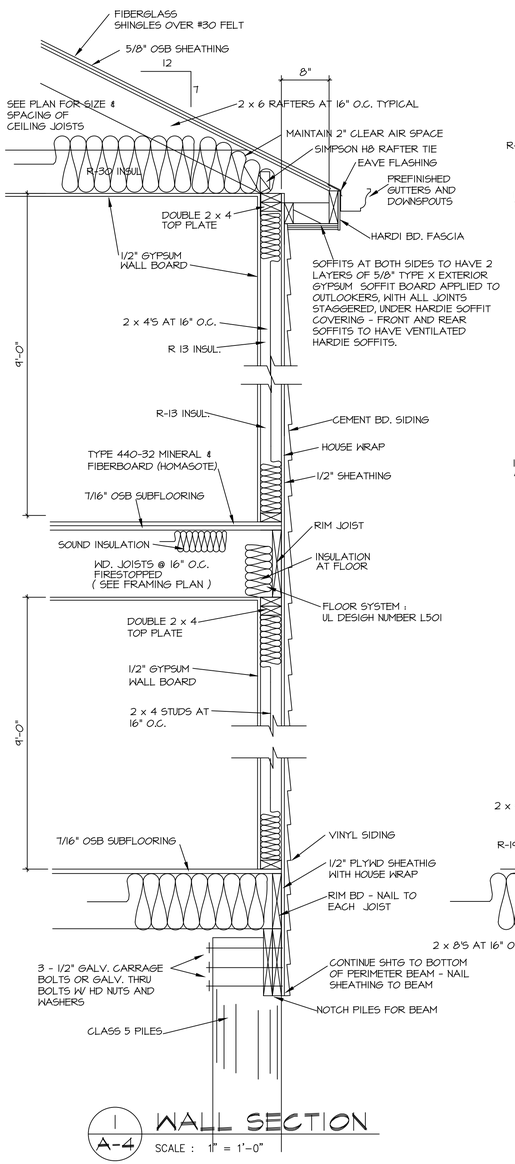
WOOD STRUCTURAL OR FRAMING MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR PROTECTION FROM DECAY.

SIMPSON H8 HURRICANE TIE
DESIGN LOADS — ALLOWABLE LOADS
UPLIFT 414 LBS. — UPLIFT 745 LBS.
LATERAL 246 LBS. — LATERAL 319 LBS.

LATERAL LOADS TRANSFERRED BY THE STRUCTURAL WALL SHEATHING (TOP OF TOP PLATE TO BOTTOM OF SILL PLATE) TO BE RATED 7/16" OSB SHEATHING, NAILED FOR TRANSFER OF LOADS, AS SPECIFIED ON THIS DRAWING NOTE 7.



4-6-2022

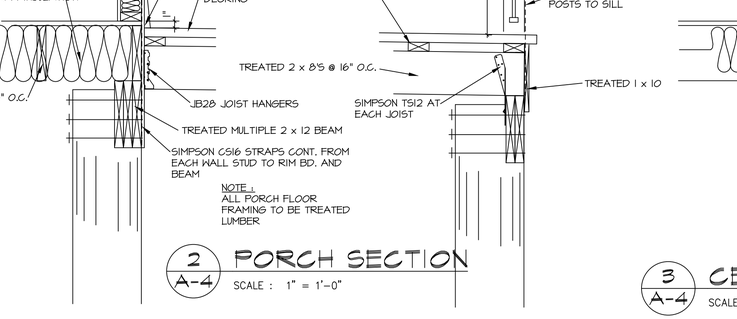


4 / A-4 — 1 HR. RATED FLOOR - CEILNG

SCALE : 1" = 1'-0" — DESIGN NO. L501

1 / A-4 — WALL SECTION

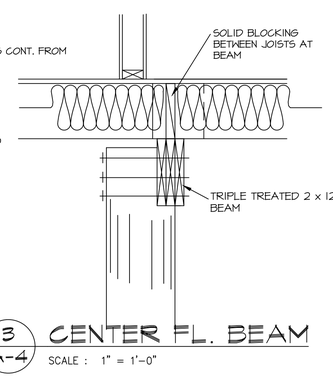
SCALE : 1" = 1'-0"



NOTE : ALL PORCH FLOOR FRAMING TO BE TREATED LUMBER

2 / A-4 — PORCH SECTION

SCALE : 1" = 1'-0"



3 / A-4 — CENTER FL. BEAM

SCALE : 1" = 1'-0"

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HEADER SCHEDULE

EXTERIOR WALLS		INTERIOR WALLS	
EXTERIOR WALLS MIN. HEADER SIZE	SPAN (CLEAR OPENING)	LOAD BEARING INTERIOR WALLS MIN. HEADER SIZE	SPAN (CLEAR OPENING)
2 - 2 x 4	4'-7"	2 - 2 x 4	4'-7"
2 - 2 x 6	5'-6"	2 - 2 x 6	5'-6"
2 - 2 x 8	6'-1"	2 - 2 x 8	6'-7"
2 - 2 x 10	6'-8"	2 - 2 x 10	8'-1"
2 - 2 x 12	7'-1"	2 - 2 x 12	9'-5"
3 - 2 x 8	7'-5"	3 - 2 x 8	8'-4"
3 - 2 x 10	8'-3"	3 - 2 x 10	10'-2"
3 - 2 x 12	8'-8"	3 - 2 x 12	11'-9"
3 1/2" x 9 1/2" PARALAM	10'-2"	3 1/2" x 9 1/2" PARALAM	12'-1"
3 1/2" x 11 7/8" PARALAM	11'-9"	3 1/2" x 11 1/4" PARALAM	13'-10"
3 1/2" x 14" PARALAM	12'-6"	3 1/2" x 14" PARALAM	14'-4"
3 1/2" x 16" PARALAM	13'-9"	3 1/2" x 16" PARALAM	15'-9"
3 1/2" x 18" PARALAM	18'-0"	3 1/2" x 18" PARALAM	18'-0"

ABOVE SIZES TO BE USED UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.
BASED ON #2 KD SOUTHERN PINE - WOOD FRAME CONSTRUCTION MANUAL
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HEADER STUD SCHEDULE

NO. OF STUDS FOR EACH END OF HEADERS	HEADER SPAN (CLEAR OPENINGS)							
	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"
FULL HEIGHTS STUDS	1	2	3	3	4	4	4	4
EXT. WALL - JACK STUDS Supporting Roof & Ceiling	1	1	2	2	3	3	4	4
EXT. WALL - JACK STUDS Supporting Roof, Ceiling & One Floor	1	2	2	3	4	4	5	5
INTERIOR BEARING WALL FULL HEIGHT STUDS Supporting One Floor	1	1	2	2	2	3	3	3
INTERIOR BEARING WALL JACK STUDS Supporting One Floor	1	1	2	2	3	3	4	4

ABOVE SIZES TO BE USED UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.
STUD GRADE OR BETTER KD SOUTHERN PINE - WOOD FRAME CONSTRUCTION MANUAL
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7/12 RAFTER SPANS

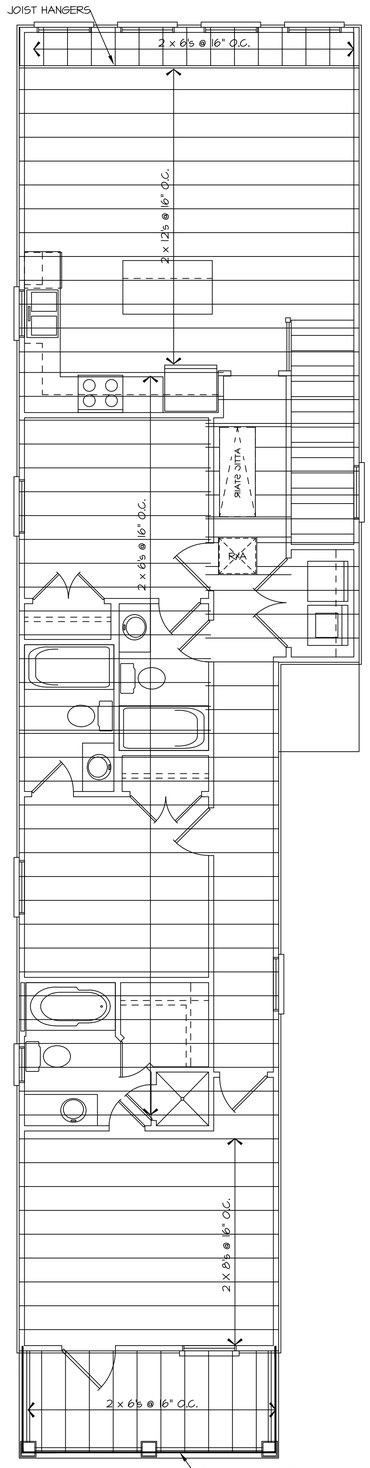
RAFTER SIZE AND SPACING	MAXIMUM UNSUPPORTED SPAN	
	CEILING NOT ATTACHED TO RAFTERS	CEILING ATTACHED TO RAFTERS
2 x 6 AT 16" O.C.	14'-4"	12'-9"

BASED ON #2 KD SOUTHERN PINE
20 PSF LIVE LOAD, 10 PSF DEAD LOAD
WOOD FRAME CONSTRUCTION MANUAL
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HIP & VALLEY BEAMS

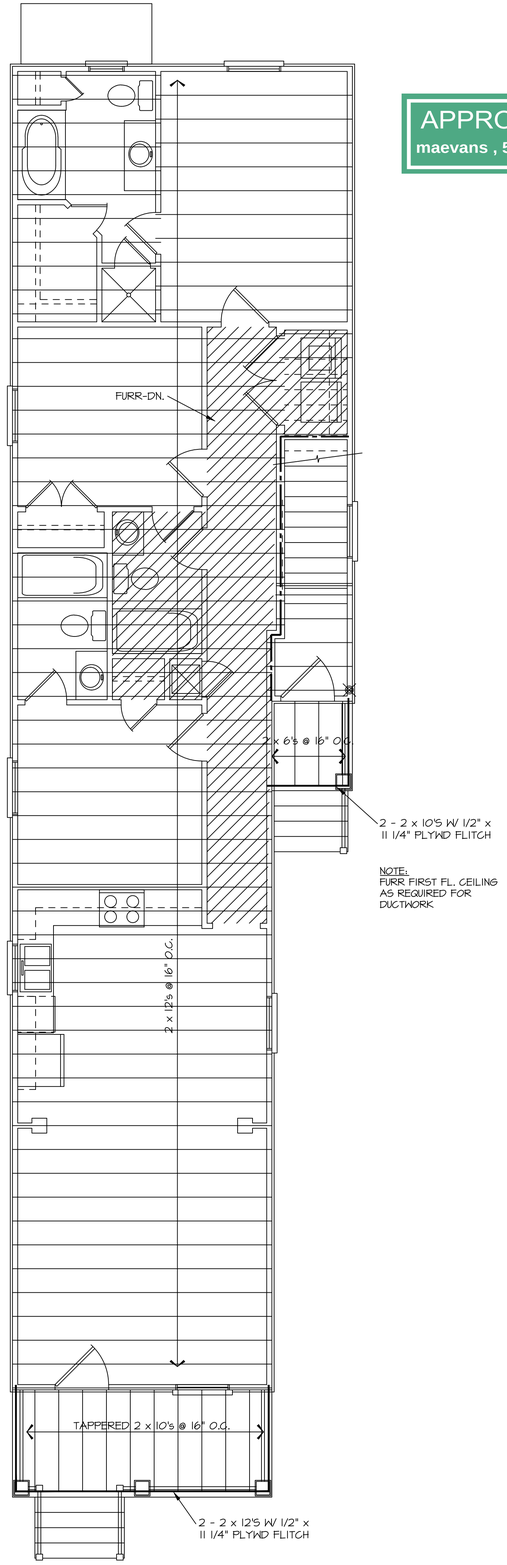
BEAM SIZE	MAXIMUM UNSUPPORTED SPAN
1 - 2 x 6	8'-6"
2 - 2 x 6	11'-4"
2 - 2 x 8	14'-2"
2 - 2 x 10	17'-0"
3 - 2 x 12	19'-10"
4 - 2 x 12	22'-8"

BASED ON #2 KD SOUTHERN PINE
20 PSF LIVE LOAD, 10 PSF DEAD LOAD
WOOD FRAME CONSTRUCTION MANUAL
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2 nd FL. CEILING FRAMING

SCALE : 1/4" = 1'-0"

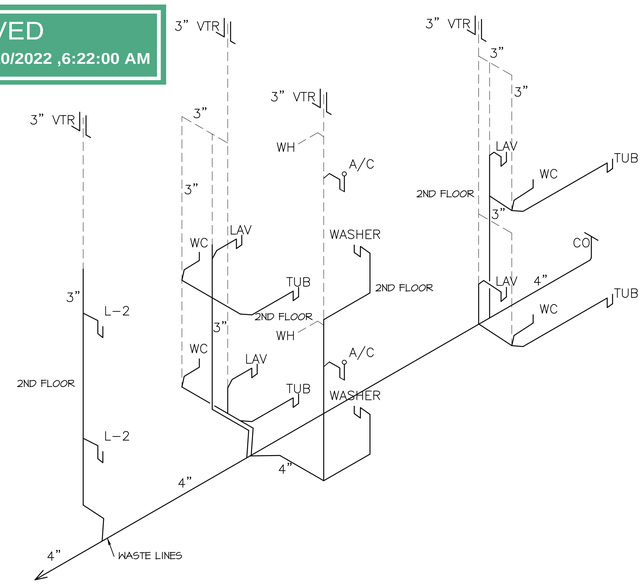


NOTE:
FURR FIRST FL. CEILING AS REQUIRED FOR DUCTWORK

1 st FL. CLG. / 2 nd FL. FRAMING

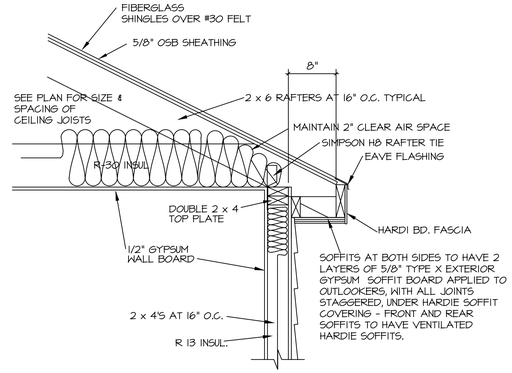
SCALE : 1/4" = 1'-0"

APPROVED
maevans , 5/10/2022 ,6:22:00 AM



TYPICAL WASTE & VENT RISER DIAGRAMS

SCALE: N.T.S.



FIRE RATED SOFFIT DETAIL

James Gerard Chauvin
No. 43674
STATE OF LOUISIANA
REGISTERED ARCHITECT

4-6-2022

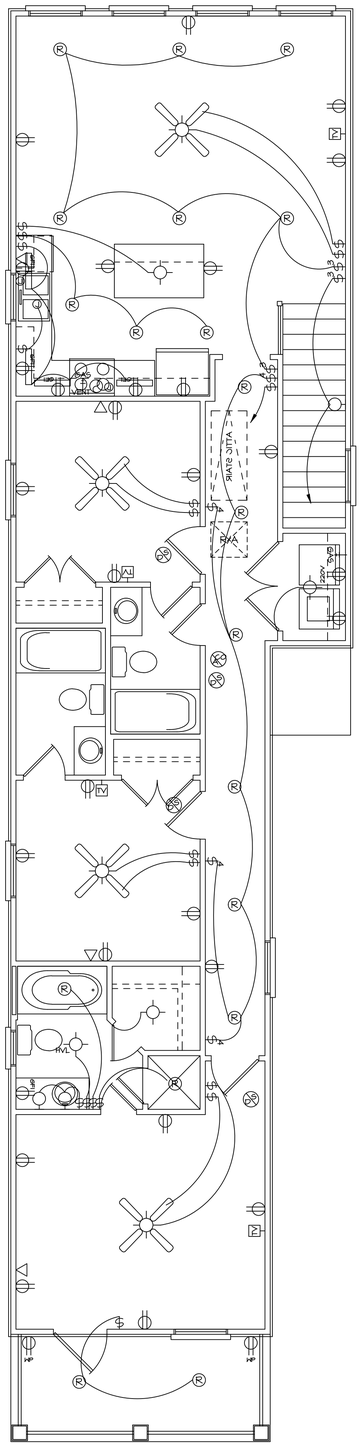
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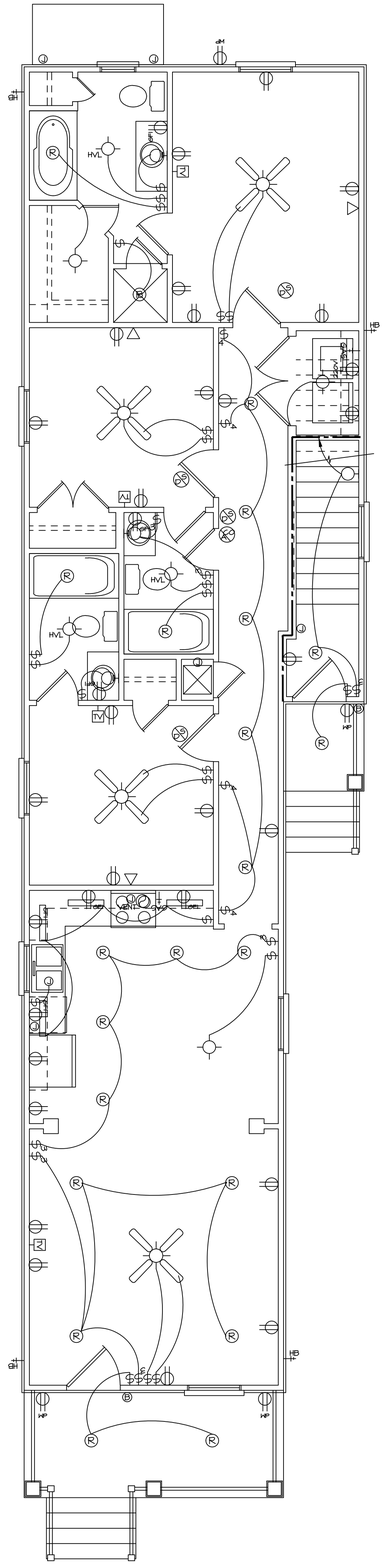
1234 Lousa St. - Double
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SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0"

Electrical Legend

- CEILING MOUNTED FIXTURE
- RECESSED FIXTURE
- PENDANT FIXTURE
- RECESSED SPOTLIGHT
- WALL MOUNTED FIXTURE
- FLOOD LIGHT
- PAIR - FLOOD LIGHTS
- TRACK LIGHT
- HEAT/VENT/LIGHT
- VENT/LIGHT
- CEILING FAN
- CEILING FAN W/ LIGHT
- ROPE LIGHTS
- SURFACE MOUNTED FLUORSCENT
- RECESSED FLUORSCENT
- UNDERCOUNTER FLUORSCENT
- FLUORSCENT STRIP LIGHT
- SMOKE ALARM
- CARBON MONOXIDE ALARM
- ELECTRICAL PANEL
- GAS CONECTION
- DUPLEX OUTLET
- FLOOR OUTLET
- QUADRAPLEX OUTLET
- GROUND FAULT INTERRUPTER
- WATERPROOF OUTLET
- 220 VOLT OUTLET
- SWITCHED OUTLET
- SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- TIMER
- WATERPROOF SWITCH
- TELEPHONE JACK
- FLOOR TELEPHONE JACK
- TELEVISION CABLE
- CAT 5 COMPUTER CABLE
- THERMOSTAT
- JUNCTION BOX
- DOOR BELL
- HOSE BIB

NOTES :

1. ALL ELECTRIC WORK TO BE DONE UNDER NEC 2014.

2. PROVIDE ELECTRICAL AND/OR GAS, AS REQUIRED, FOR HOT WATER HEATERS, POWER VENTS & HVAC IN ATTIC.

3. PROVIDE ELECTRICAL FOR HVAC CONDENSERS, VERIFY LOCATION.

4. ALL SLEEPING AREAS SHALL BE PROVIDED WITH AN APPROVED SMOKE ALARMS WIRED INTO THE BUILDING ELECTRICAL POWER SOURCE AND PROVIDED WITH A BATTERY BACKUP. IRC SECTION R314.

5. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

6. RECESSED FIXTURES - USE IC HOUSINGS IN INSULATED CEILINGS OR KEEP INSULATION A MINIMUM OF 3" FROM THE RECESSED HOUSING.

7. ALL BRANCH CIRCUITS SUPPLYING 125V, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

8. ALL EXTERIOR RECEPTACLES, RECEPTACLES OVER COUNTERTOPS, IN BATHROOMS & IN GARAGES TO BE GFI PROTECTED.

9. ALL OUTLETS TO BE TAMPERPROOF.

10. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING, AND PLUMBING PPLIANCES, PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE REQUIRED FLOOD ELEVATION. IRC R322.

11. ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING, SYSTEMS ARE PERMITTED TO BE LOCATED BELOW THE DESIGN FLOOD ELEVATION PROVIDED THEY CONFORM TO THE PROVISIONS OF THE ELECTRICAL CODE FOR WET LOCATIONS AND THE PROVISIONS OF IRC R322.1.6.

MECHANICAL NOTES :

1. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL DUCT AND DEFUSER 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 MINUTE FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THESE SPACES SHALL BE VENTED DIRECTLY TO THE OUTSIDE.

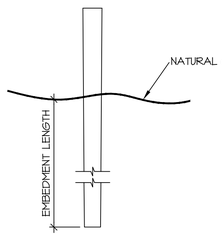
4. NON-HABITABLE ROOMS, SUCH AS WALK-IN CLOSETS AND PANTRY, SHALL RECEIVE VENTILATION FROM THE AIR HANDLING SYSTEM TO MEET THE REQUIREMENTS OF HABITABLE ROOMS.

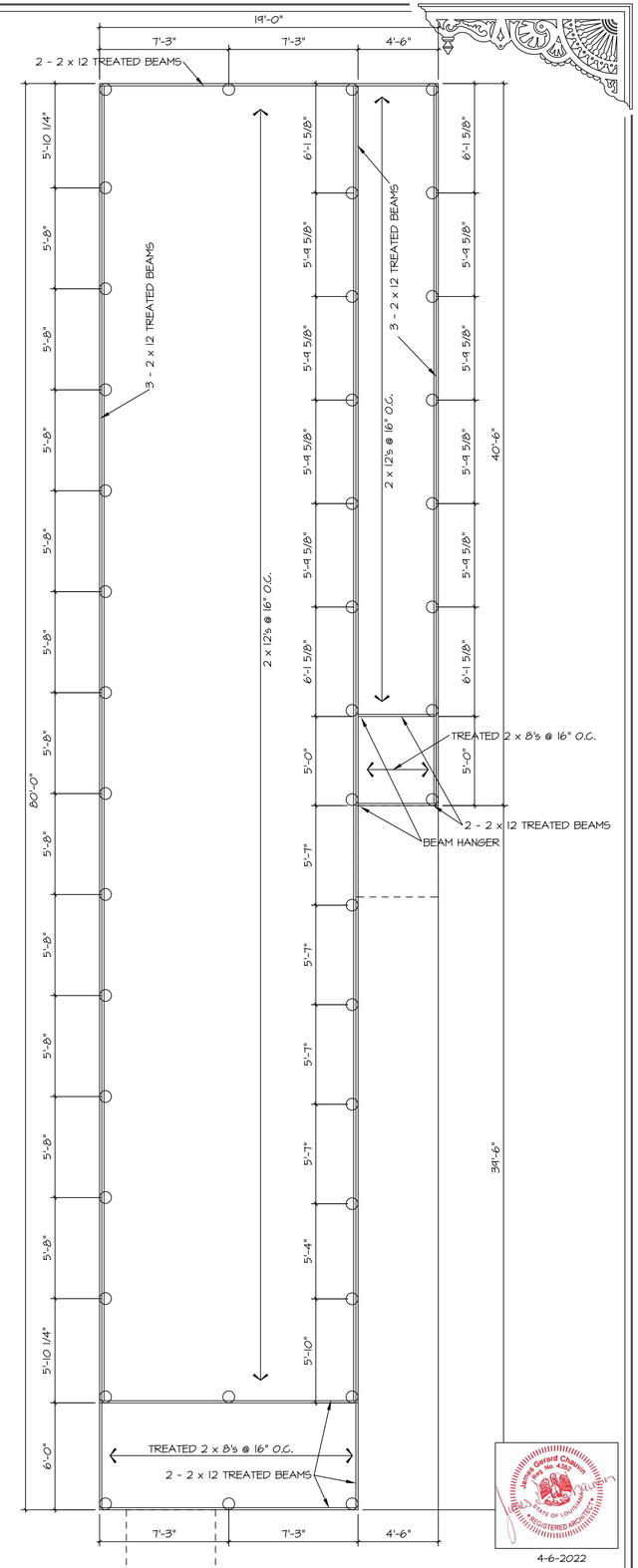
5. SUPPLY AND RETURN DUCTS OR PORTIONS THEREOF LOCATED OUTSIDE OF THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED TO A MINIMUM OF R-8. DUCTS IN FLOOR TRUSSES SHALL BE INSULATED TO A MINIMUM OF R-6.

NOTE :
PROVIDE JOIST UNDER PARALLEL WALLS (TYP.) & DOUBLE JOISTS UNDER PARALLEL BEARING WALLS

PILE NOTES :

1. PILES ARE CLASS #5 WITH A MINIMUM 35' TIP EMBEDMENT INTO NATURAL SOIL OR DRIVEN TO REFUSAL (REFUSAL = 12 BLOWS PER FOOT FOR TWO CONSECTIVE FEET @ 15,000 FT-LBS PER BLOW).
2. DESIGN LOAD = 4 TONS PER PILE
3. NO FIELD SUPERVISION OR INSPECTION PROVIDED UNDER THIS CONTRACT.
4. PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS.
5. PILES MUST MEET AWPA STANDARDS C3-92 FOR PRESERVATIVE RETENTION.
6. 37 PILES REQUIRED.





4-6-2022

PILE PLAN & FLOOR FRAMING

SCALE : 1/4" = 1'-0"

Alteration to or deviation from the information shown on this sheet, without advance approval, in writing, from the Architect, may void Olde Orleans Designs responsibility.
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4-6-22

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6