GENERAL NOTES

- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and signoffs to Owner and Architect for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
- 5. The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all
- 7. The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- 10. No cutting or damage to building structural components will be allowed without written authorization from the Architect.
- 11. All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- 12. Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- 13. Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- 14. Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
- 15. All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
- 16. No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
- 17. All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- 18. All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- 19. Door and window details are indicated on the Door and Window Schedules.
- 20. Door and window dimensions are to centerlines of units UNO.

LEGEND.

Wall Type (see wall type schedule)



Door Type (see door schedule)



W1

Window Type (see window schedule)









Building Elevation



Interior Elevation



Elevation Mark



Room Name / Number



Column Line



Centerline



Revision Tag

A.C.I. AMERICAN CONCRETE INSTITUTE BLDG. | BUILDING

CONC. | CONCRETE C.J. | CONTROL JOINT COL. | COLUMN

DET. DETAIL

DIA. DIAMETER

DN. DOWN

EL/ELEV. ELEVATION

ELEC. | **ELECTRICAL**

EQ. | EQUAL FIN. | FINISH

FLR. | FLOOR

GALV. GALVANIZED GYP. GYPSUM

I.D. INSIDE DIAMETER

See sheet A200 for

window size revision

JT. JOINT MECH. MECHANICAL

MIN. MINIMUM

N.T.S. NOT TO SCALE

NO. | NUMBER

O.C. ON CENTER OPG. OPENING

O.D OUTSIDE DIAMETER U.N.O. UNLESS NOTED OTHERWISE

REF. REFERENCE R. RISER

R.O. ROUGH OPENING

RM. ROOM S/STL. | STAINLESS STEEL

STRUCT. | STRUCTURAL

SPEC. | SPECIFICATIONS

T.O. TOP OF (...)

T.O.CONC. TOP OF CONCRETE

T.O.F. TOP OF FRAMING T.O.STL. TOP OF STEEL

T.O.W. TOP OF WALL

T. TREAD

TYP. TYPICAL

@ | AT

+ AND

BD. BOARD

A.F.F. | ABOVE FINISHED FLOOR U.N.O. UNLESS OTHERWISE NOTED

V.I.F VERIFY IN FIELD

DRAWING LIST

A000 TITLE SHEET A100 SITE PLAN

A101 FLOOR PLANS

A101.1AREA PLANS **A200 ELEVATIONS**

A400 DETAILS

A401 STAIR DETAILS E100 ELECTRICAL PLANS

M100 HVAC PLANS

P100 PLUMBING PLANS

S100 FOUNDATION PLANS S101 FRAMING PLANS

S200 BUILDING DETAIL INFORMATION

S201 CONNECTION DETAIL **INFORMATION**

PROJECT: **ALVAR ST**

BRAD MICHAEL ARCHITECTURE

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P: 337-322-7680

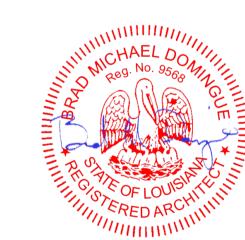
New Orleans, La 70115

NEW ORLEANS, LA 2207 PROJECT NO REVISION

NOTES:



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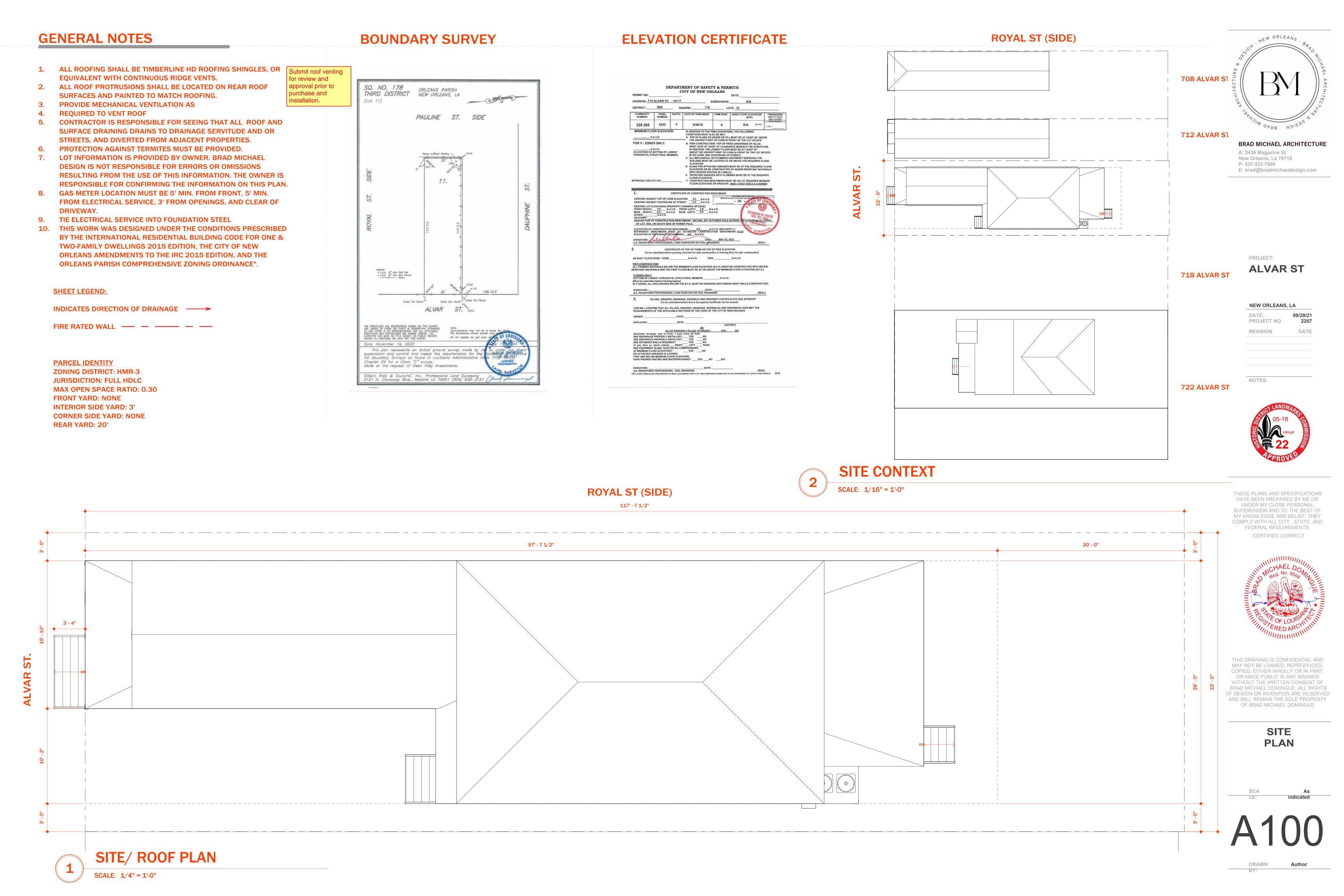


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> TITLE SHEET

714 ALVAR ST





GENERAL NOTES

FACE TO STUD FACE

1. ALL KITCHEN AND UTILITY COUNTERTOPS
ARE 2'-0" DEEP UNLESS STATED OTHERWISE
2. ALL EXTERIOR DIMENSIONS ARE FROM EDGE

OF FOUNDATION
3. ALL INTERIOR DIMENSION ARE FROM STUD

4. ALL PARTITIONS AND FRAMING SHOWN AS 3.5" UNLESS NOTED OTHERWISE

5. ALL DETAILS AND SECTIONS ARE SUGGESTED ONLY

4. CONTRACTOR MUST VERIFY COMPLIANCE W/ ALL LOCAL CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.

5. ALL WORK INCLUDING MECHANICAL,
PLUMBING, AND ELECTRICAL WORK SHALL BE
IN ACCORDANCE WITH ALL APPLICABLE
NATIONAL BUILDING CODES, LOCAL
GOVERNMENT LAWS, AND SUBIVISION
ORDINANCES.

6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK 7. CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES TO THE PLAN. CHANGES TO WALL LOCATIONS ETC. COULD LEAD TO MAJOR PROBLEMS IN STRUCTURAL STABILITY.

		D00	R SCHED	ULE	
WT	QTY	WIDTH	HEIGHT	FUNCTION	Comments
0.4		01 011	01 011	I .	
01	2	3' - 0"	6' - 8"	Exterior	
02	1	3' - 0"	8' - 0"	Exterior	
03	6	2' - 6"	8' - 0"	Interior	
04	6	2' - 4"	8' - 0"	Interior	
05	2	2' - 4"	8' - 0"	Interior	
06	1	2' - 8"	8' - 0"	Interior	
07	1	4' - 0"	8' - 0"	Interior	
09	1	2' - 8"	3' - 0"		SOLID WD DOOR/ ATTIC ACCESS

All windows and exterior doors to be submitted for HDLC review and approval prior to purchase and installation.

		WINDOW S	CHEDULE	
Type Mark	Count	Width	Height	Comments
_			1	
A	1	-3' - 0" -	- 8' - 6"	TEMPERED
В	14 12	3' - 0"	6' - 0"	
С	6	3' - 0"	3' - 0"	
D	3	3' - 0"	5' - 0"	
E	1	1' - 0"	1' - 6"	GABLE VENT
F	2	3' - 0"	1' - 8"	TRANSOM ABOVE DOOR

WINDOW NOTES:

1.WINDOWS MUST HAVE A MINIMUM U-FACTOR OF 0.30 2.CONFIRM WITH WINDOW MANUFACTURER THAT BEDROOM WINDOWS MEET EGRESS PROVISIONS

3.G.C VERIFY AND COORDINATE STYLES, COLORS, AND FINISHES FOR ALL FIXTURES, DOORS, WINDOWS, AND HARDWARE WITH OWNER.

4.ALL WIND BORNE DEBRIS PROTECTION TO COMPLY TO IRC 2015 R301.2.1.2 PROTECTION OF OPENINGS; EXCEPTION

5.INSTALLATION OF EXTERIOR WINDOWS AND DOORS TO COMPLY WITH ASTM E2112-07 "STANDARD PRACTICE FOR INSTALLATION OF EXTERIOR WINDOWS, DOORS AND SKYLIGHTS"

HDLC Window Guidelines:

All windows must be recess-mounted (set back within the plane of the wall). This will depend on if there is nailing fin and where the nailing fin is

The window must have simulated-divided-lite grids (profiled exterior grids with interior grids and internal shadow bars) with a width of 7/8" or less. "Putty" profile is best.

Glazing must be clear – no tint, texture or reflectivity. Low-E glazing is acceptable.
Half-screens are not permitted.

9' - 2" 5' - 4" 14' - 6" 7' - 8" 4' - 8" PRIMARY CLO. **PRIMARY BEDROOM** BEDROOM #4 WORK **PRIMARY** HALL CLOSET 4' - 8" W/D 17' - 9" 8' - 1" 10' - 10"

36' - 8"

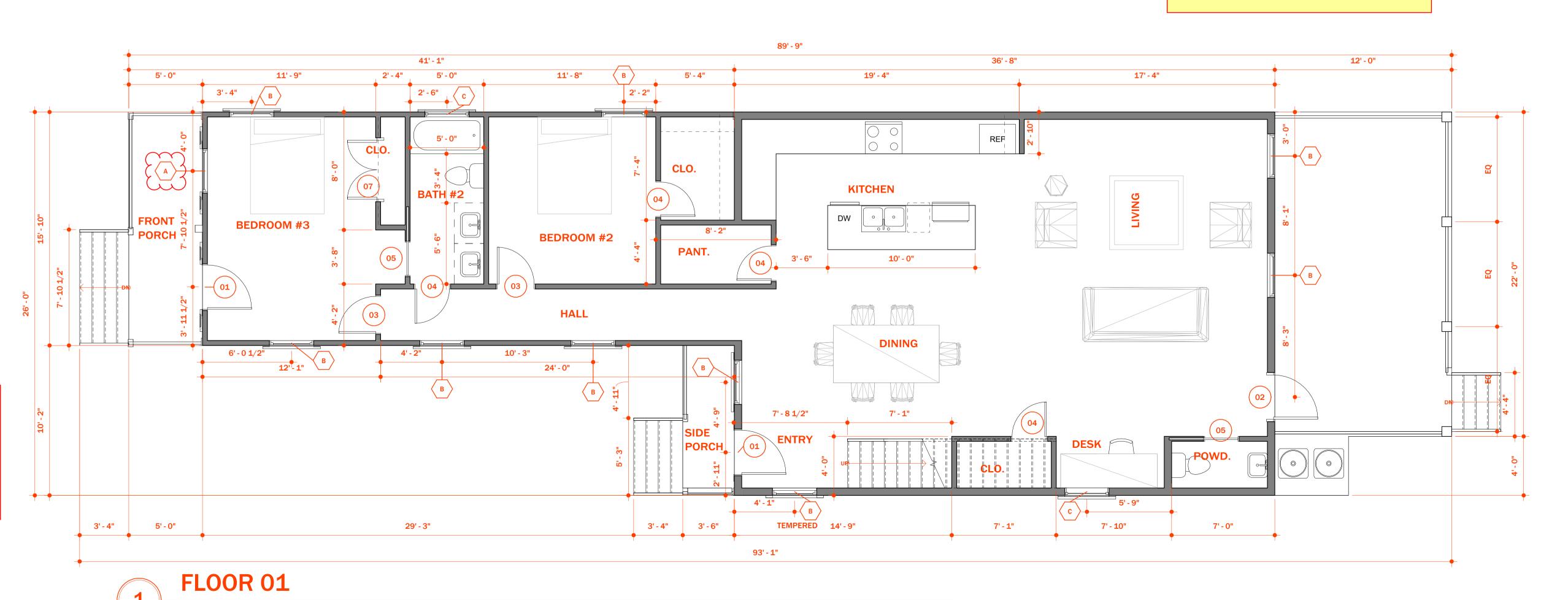
36' - 8"

2 FLC

FL00R 02

Hardie Plank Guidelines:

Hardie building and window trim (SMOOTH FINISH only) is permitted only on new construction projects provided they are installed with strict adherence to the manufacturer's instructions. Window drip edges and sills must be wood. Wood drip edge to be installed directly above upper window trim. Metal flashing may not be installed between window trim and drip edge. Ripping or modifying Hardie trim boards is not permitted. All sides must have manufacturer's finish. Dimensional lumber is not permitted for window or building trim.





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DATE: 03-17-22
PROJECT NO 2207
REVISION DATE

NOTES:



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FLOOR PLANS

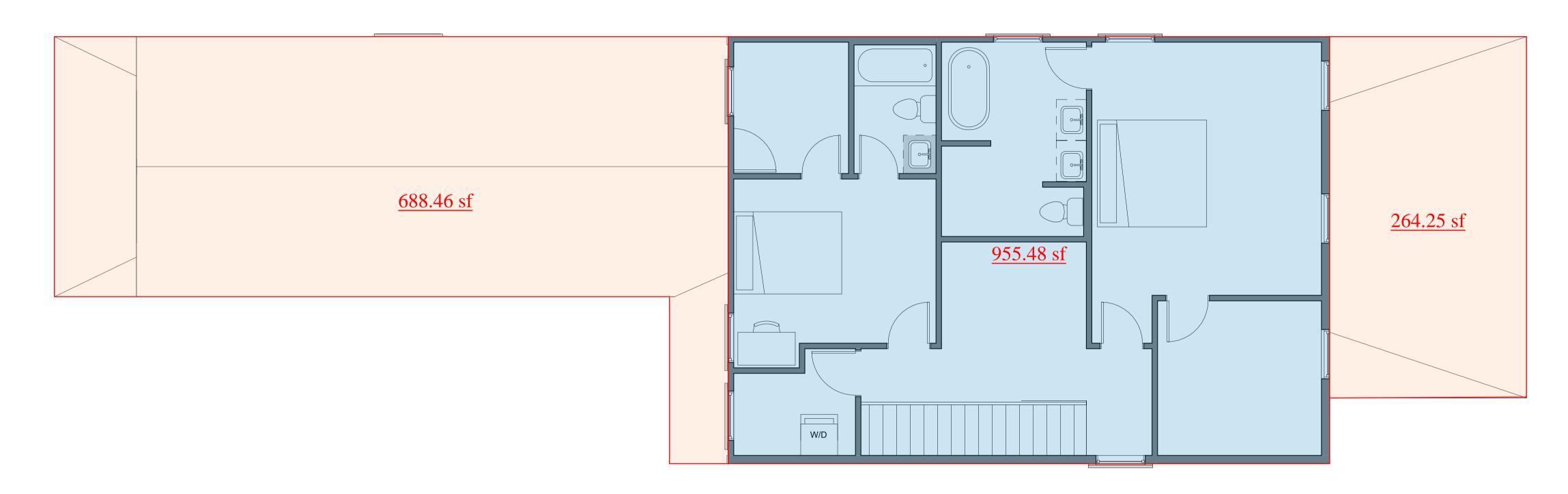
SCA As indicated

A101

DRAWN Author



0001 = 4 (411 410



FLOOR 02- AREA PLAN SCALE: 1/4" = 1'-0"





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ALVAR ST

NEW ORLEANS, LA

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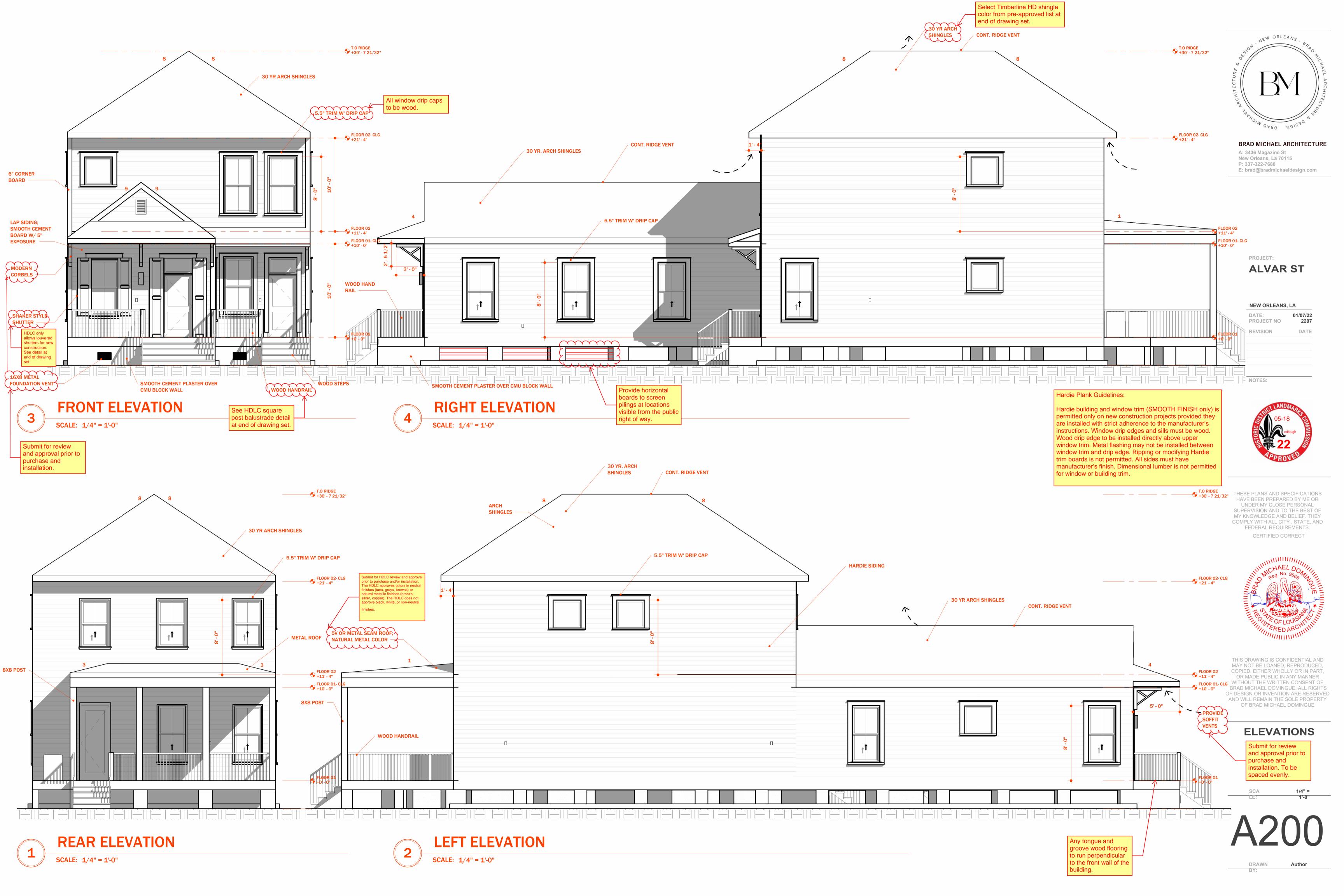
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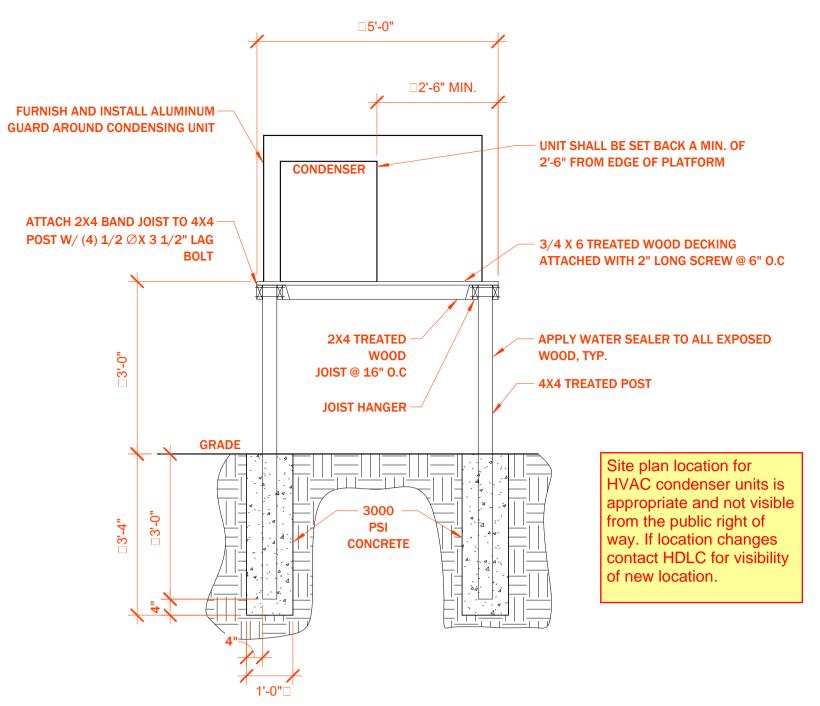
AREA PLANS

SCA 1/4"

A101.1

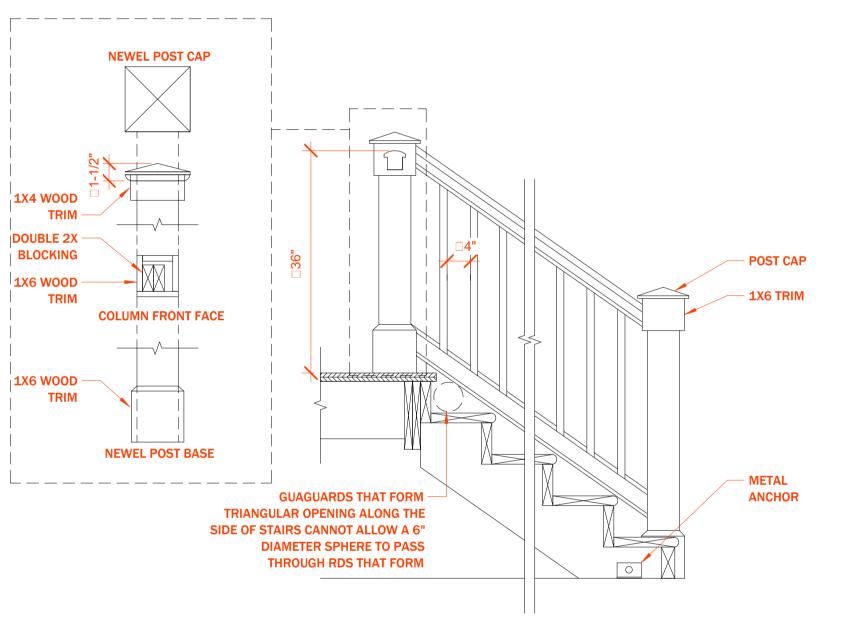
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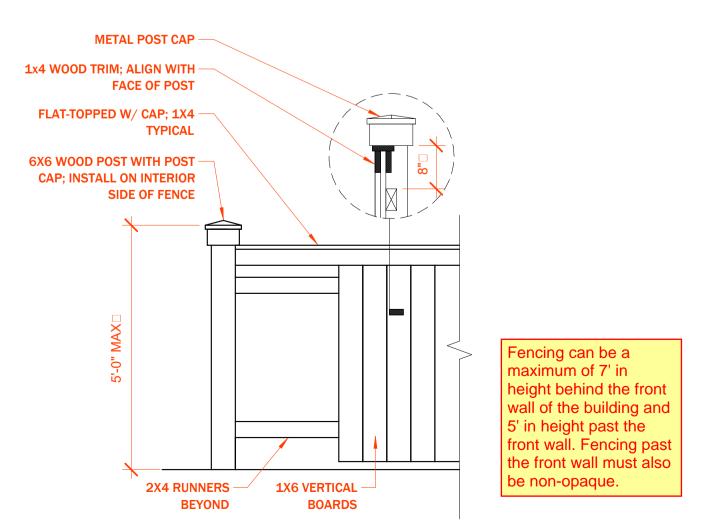
A/C PLATFORM SECTION

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



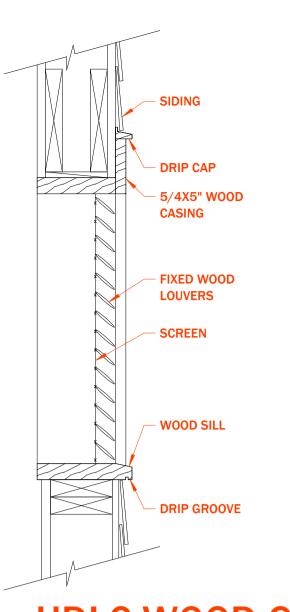
HDLC RAILING DETAIL

CALE: 1" = 1'-0



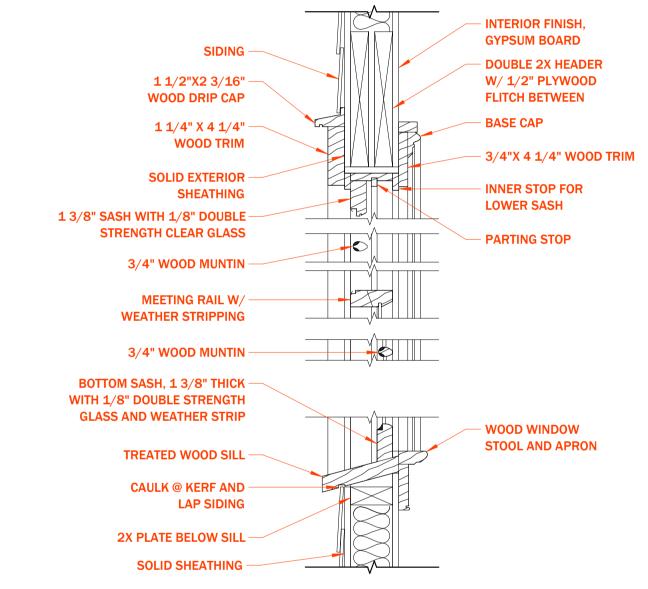
HDLC FENCE DETAIL

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



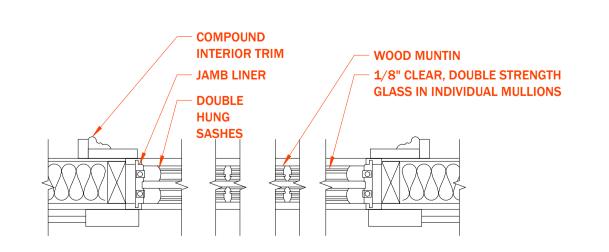
4 HDLC WOOD GABLE VENT

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



HDLC WINDOW SECTION DETAIL

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



2 HDLC WINDOW PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



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PROJECT:

ALVAR ST

NEW ORLEANS, LA

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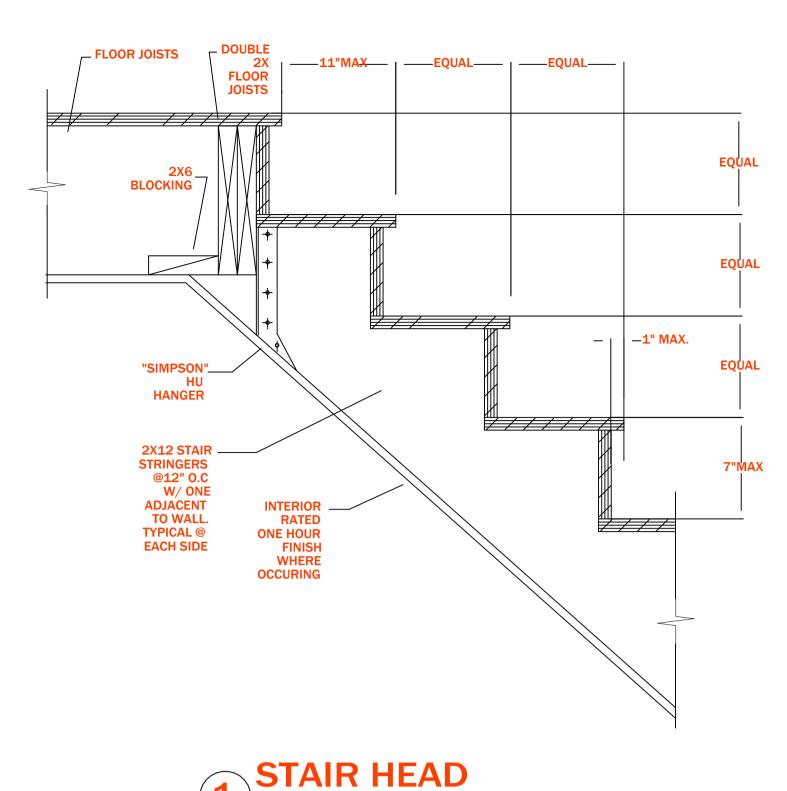
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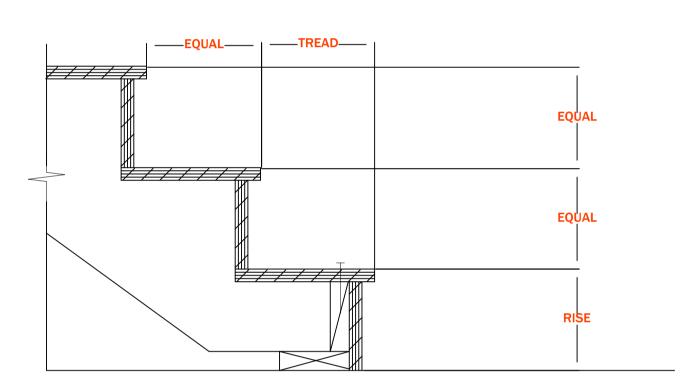
DETAILS

SCA As

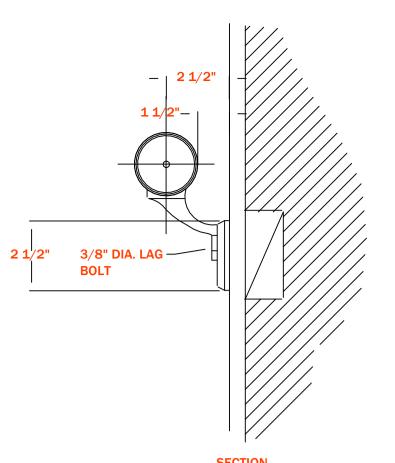
A400

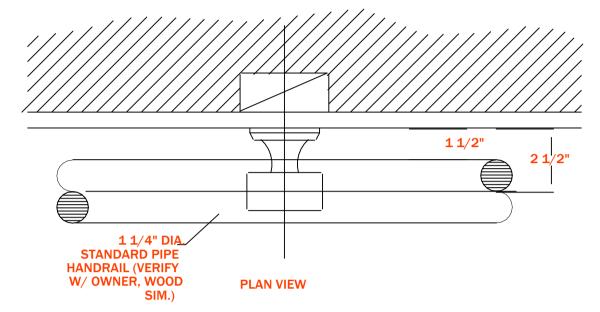
DRAWN Author

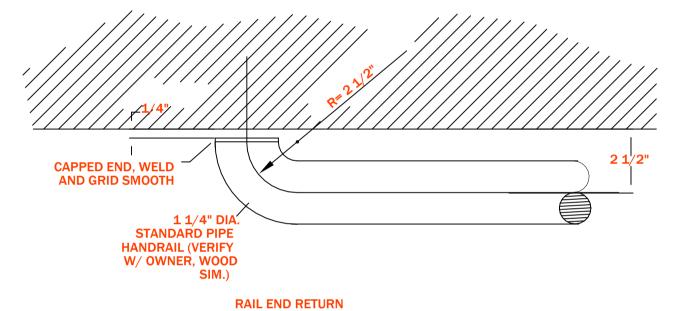






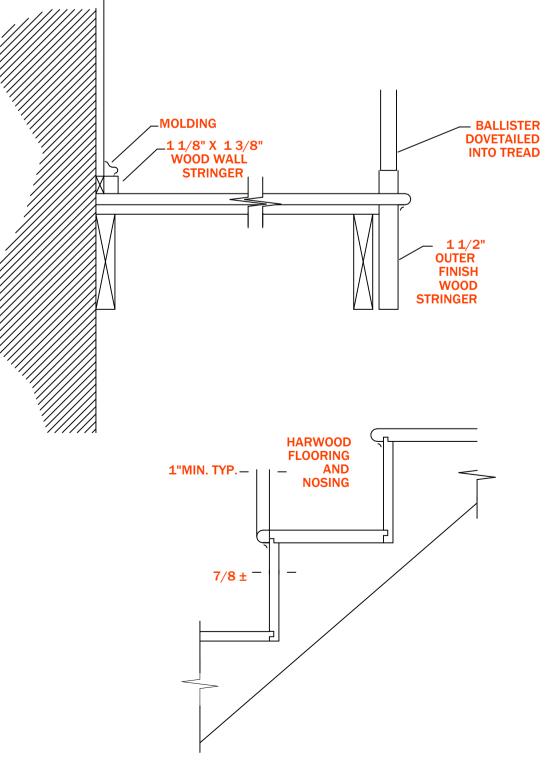














STAIR NOTES:

1. HANDRAILS

- A. PROVIDE HANDRAIL- MINIMUM ON ONE SIDE.
- HANDRAILS 34"-38" MAX.
- **EXTEND HANDRAILS 12" FROM NOSING OF** TOP TREAD AND 12" PLUS TREAD WIDTH BEYOND THE BOTTOM NOSING.
- D. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.
- PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL.
- F. CROSS- SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS: 1-1/4"- 2" DIAMETER MINIMUM.

2. TREADS

- A. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT.
- ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF

3. NOSING

A. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE MIN. 1".

4. RISERS

A. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF **OBJECTS LARGER THAN 1/4".**

DIMENSIONS (UNLESS NOTED OTHERWISE)

NOSING.

- RISERS: 7-3/4" MAX W/ 4" MIN.
- READS: 10" MINIMUM W/ 1" NOSING.
- MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4".

6. CLEARANCES

- A. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEARANCE.
- MAXIMUM VERTICAL DISTANCE BETWEEN STAIRWAY LANDINGS: 12'-0".

7. LANDINGS

- A. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY.
- PROVIDE HANDRAIL AT STAIRS AND 36" HIGH **GUARD RAIL (42" HIGH MINIMUM IF** OCCUPANCY LOAD IS HIGHER THAN 10) AT STAIR LANDINGS WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL TOP RAIL AT 4" MINIMUM CLEARANCE. TYPICAL.

8. FINISHES

- A. SEE INTERIOR FINISH SCHEDULE.
- **DETAILS AT PLANS FOR STAIR FINISHES.**

HANDICAP COMPLIANCE

- A. MARK WITH A 2" WIDE STRIPE OF **CONTRASTING COLOR PARALLEL TO AND NOT** MORE THAN 1" FROM THE NOSE OF THE STEP OR LANDING. THE UPPER APPROACH AND LOWER TREAD OF EACH STAIR, USE A SLIP **RESISTANT MATERIAL FOR THE STRIP AT EACH NOSING AND LANDING.**
- 10. ENCLOSED USABLE SPACE UNDER STAIRS
 - A. SHALL BE PROTECTED WITH ONE-HOUR FIR **RESISTIVE PROTECTION.**



BRAD MICHAEL ARCHITECTURE

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PROJECT: **ALVAR ST**

NEW ORLEANS, LA

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REVISION



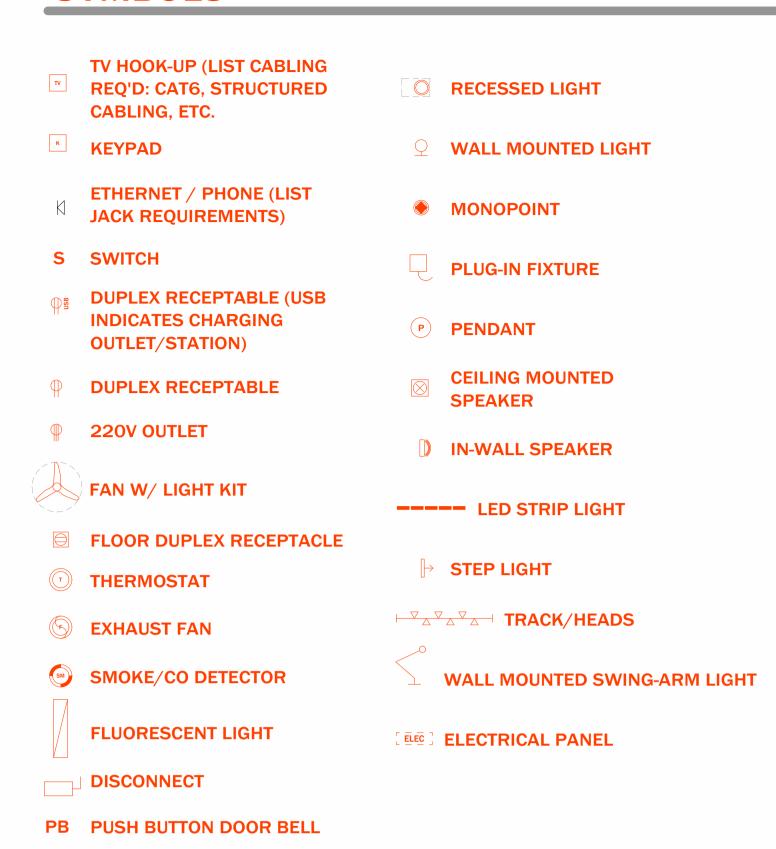
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> **STAIR DETAILS**

SYMBOLS

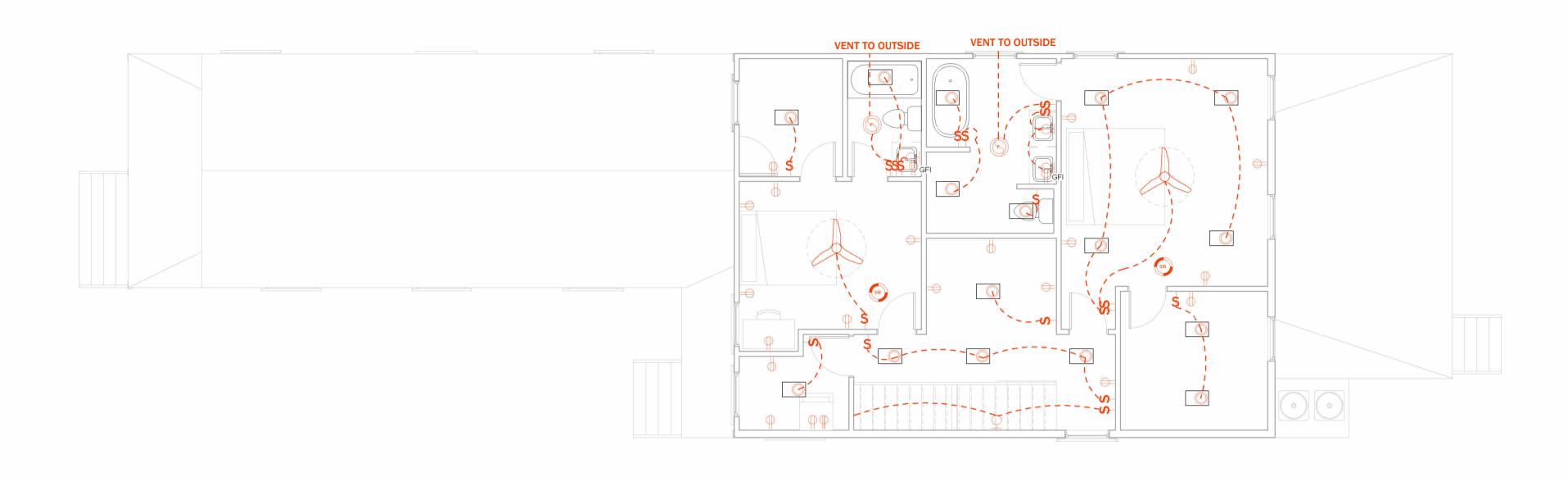


GENERAL NOTES

It is the intent that all receptacles, switches and devices be centered on all finished surfaces.

horizontally and vertically unless noted otherwise. If field conditions arise that make centering impossible, consult the Architect for guidance on final placement. Contractor shall coordinate all roof framing to allow the centering shown on this plan for all recessed lighting. If additional framing is required to accommodate this layout, the Contractor shall include such framing as part of the cost of the work. Coordination shall take place during rough framing, prior to rough-in between the Owner, Architect, and Contractor.

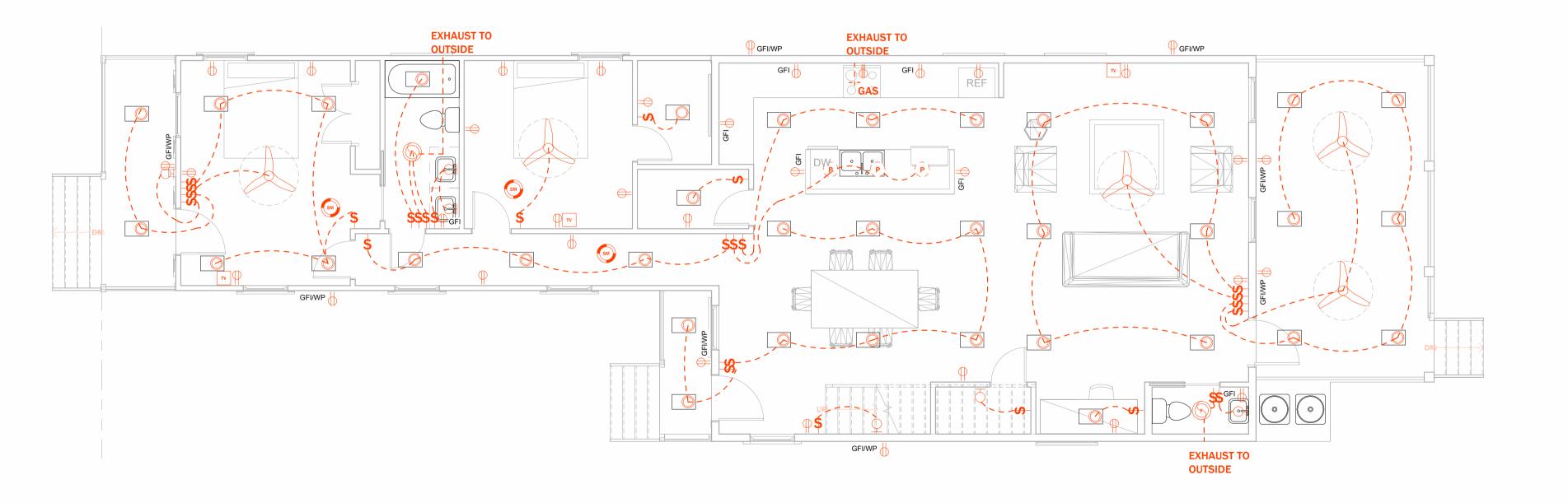
- A. Install all receptacles at (15)" a.f.f. (HORIZONTALLY/VERTICALLY), U.N.O.
- B. Install all above counter outlets (HORIZONTALLY/VERTICALLY) with a centerline of (45)" a.f.f., U.N.O.
- C. Install all switches (HORIZONTALLY/VERTICALLY) with centerline at (50)" a.f.f. Install blocking as necessary to achieve centering.
- D. Mount centerline of thermostats + keypads at (60)" a.f.f. Center on switches below if applicable.
- E. All switches in common areas and primary suite to be on dimming circuits. Notify Architect prior to rough-in of any fixture locations that are not able to be on a dimming circuit so alternate plans can be made.
- F. All exposed switches and outlets to be *(DIVA) series with (WHITE) coverplates by (LUTRON).
- G. Device color: (WHITE) with matching (LUTRON) coverplates.
- **COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING
- H. All outlets in baths, at kitchen counters, and within (6)' of a sink shall be GFCI circuits.
- I. All outlets in exterior locations to be GFCI circuits and waterproof
- J. Installation shall conform to current adopted (NFPA 70). If this requires the addition of receptacles, wiring, devices, special circuiting, breakers, interupters, or other items not indicated on the plans, the electrician shall make the Contractor and Architect aware of any omissions and shall include them as part of the cost of the work.
- K. Coordinate location of all electrical devices with any interior elevations.
- L. No distinction is made on these plans between circuits requiring single, three-way and four-way switches, the electrical subcontractor is responsible for providing all necessary system components to achieve the lighting controls as drawn.
- M. Sec. R 314 smoke detectors; electric (110V) smoke detectors shall be interconnected, and with battery backup. When alterations, repairs or additions requiring a permit occur, wor when one or more sleeping rooms are addd or created in existing dwellings, the entire building shall be provided with smoke detectors located as required for new dwellings
- N. Sec. R315: Carbon monoxide alarms- required in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garage. Must be in accordance with manuf. instructions.



FLOOR 02- ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

All exterior lighting to be submitted for review and approval prior to purchase



FLOOR 01- ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"



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ELECTRICAL PLANS

SCA

E100

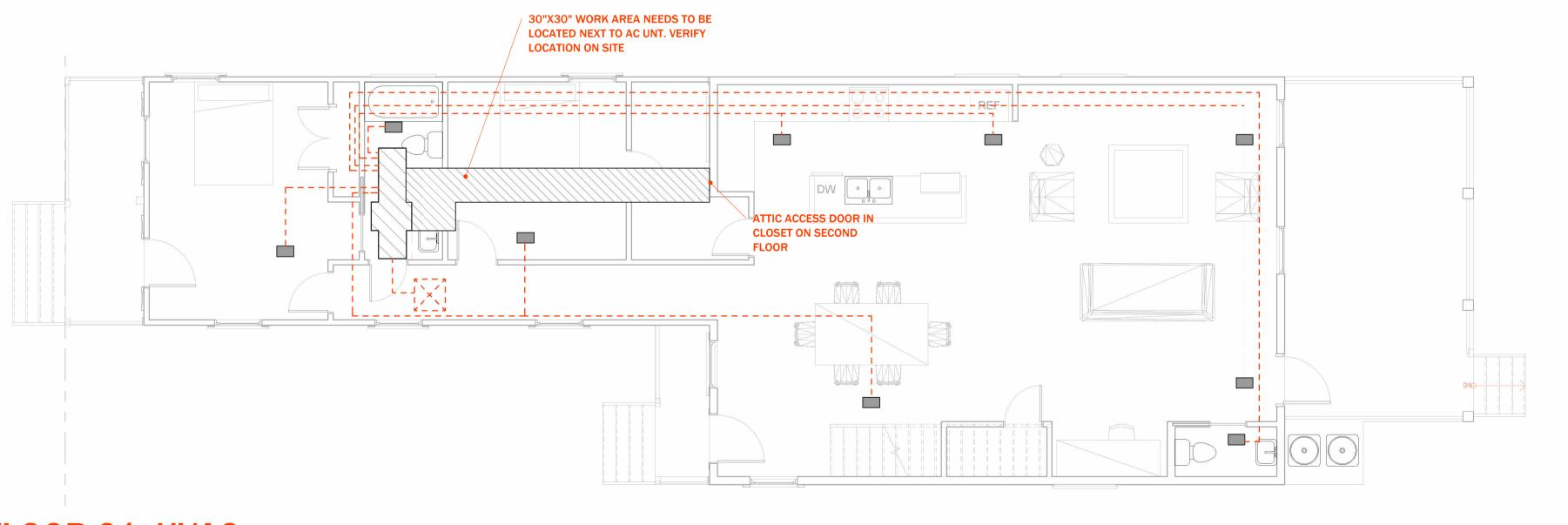
RAWN Author

SONGO WORK AREA NEEDS TO BE LOCATED NEXT TO AC UNIT, VERIFY LOCATION ON SITE

GENERAL NOTES

- 1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- 2. HVAC SUBCONTRACTOR TO FULLY COORDINATE ALL SYSTEM DATA AND REQUIREMENTS WITH THE EQUIPMENT SUPPLIER. HVAC SUBCONTRACTOR TO PROVIDE FINAL SYSTEM LAYOUT DRAWING AND SUBMIT IT TO GENERAL CONTRACTOR, OWNER AND EQUIPMENT SUPPLIER FOR FINAL REVIEW AND APPROVAL.
- 3. HVAC SYSTEM IS COMPRISED OF <u>T.B.D</u> BASIC ZONE(S), <u>T.B.D</u> FOR THE FIRST FLOOR AREA AND <u>T.B.D</u> FOR THE SECOND FLOOR AREA (IF APPLICABLE). THE NUMBER OF ZONES IS TO BE DETERMINED BY YOUR LOCAL MECHANICAL CONTRACTOR. IF BUILT ON A CONVENTIONAL FOUNDATION, FIRST FLOOR TO HAVE A GAS PACK UNIT AND THE SECOND FLOOR AIR HANDLER AND FURNACE TO BE LOCATED IN THE ATTIC ABOVE THE MAIN HOUSE SECOND FLOOR. IF BUILT WITH A BASEMENT, LOCATE AIR HANDLERS AND FURNACE IN BASEMENT WHEN POSSIBLE. OTHERWISE LOCATE UNITS IN THE ATTIC.
- 4. PROVIDE DUCTING FOR ALL EXHAUST FANS, THE KITCHEN VENT-A-HOOD, AND THE DRYER VENT.
- 5. SEE THE GENERAL ELECTRICAL NOTES FOR THE LOCATION OF
- S.A.R.'S AND R.A.G.'S IN RELATION TO THE LIGHT FIXTURES
- 6. ALL THERMOSTATS TO BE LOCATED DIRECTLY ABOVE ADJACENT LIGHT SWITCHES IF POSSIBLE.
- 7. DO NOT LOCATE A/C UNIT(S) AT MASTER BEDROOM OR PATIO AREA.
- 8. ATTIC HVAC UNIT(S) TO BE LOCATED WITHIN 20 FT. OF THEIR SERVICE OPENING. DO NOT LOCATE RETURN AIR GRILLES WITHIN 10 FT. OF A GAS FIRED APPLIANCE.
- 9. DO NOT LOCATE UNIT(S) OVER AREAS WITH A SPAN MORE THAN 10'-0".
- 10. ALL MECHANICAL AND PLUMBING VENT STACKS, INCLUDING GAS FLUES, TO BE LOCATED TOGETHER IN THE ATTIC TO MINIMIZE ROOF PENETRATIONS. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE AWAY FROM PROMINENT VIEW. ALL VENT STACKS AND FLUES TO BE PRIMED AND PAINTED TO CLOSELY MATCH THE ROOF COLOR.
- 11. A MECHANICAL VENT IS REQUIRED IN THE TUB AREA OF THE MASTER BATHROOM
- 12. BATHROOM EXHAUST VENTS TO THE OUTSIDE OR PROVIDE MINIMUM 1.5 SQUARE FEET OPENABLE AREA
- 13. IF VENTED KITCHEN HOOD- MUST VENT TO THE OUTSIDE





1 F

FLOOR 01- HVAC

SCALE: 3/16" = 1'-0



BRAD MICHAEL ARCHITECTURE

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PROJECT:

ALVAR ST

NEW ORLEANS, LA DATE: 02/03/22 PROJECT NO 2207

NOTES:

REVISION



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HAVE BEEN PREPARED BY ME OR
UNDER MY CLOSE PERSONAL
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MY KNOWLEDGE AND BELIEF. THEY
COMPLY WITH ALL CITY, STATE, AND
FEDERAL REQUIREMENTS.

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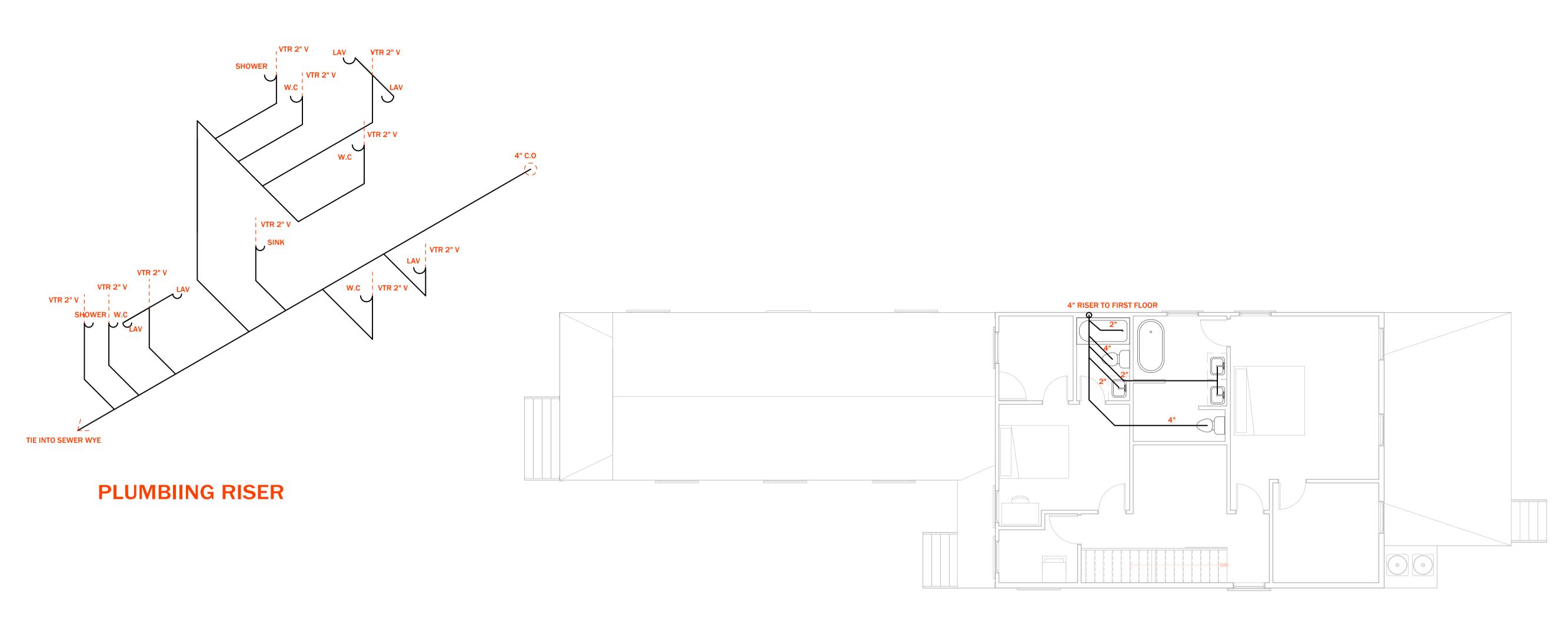
HVAC PLANS

SCA



DRAWN

Author



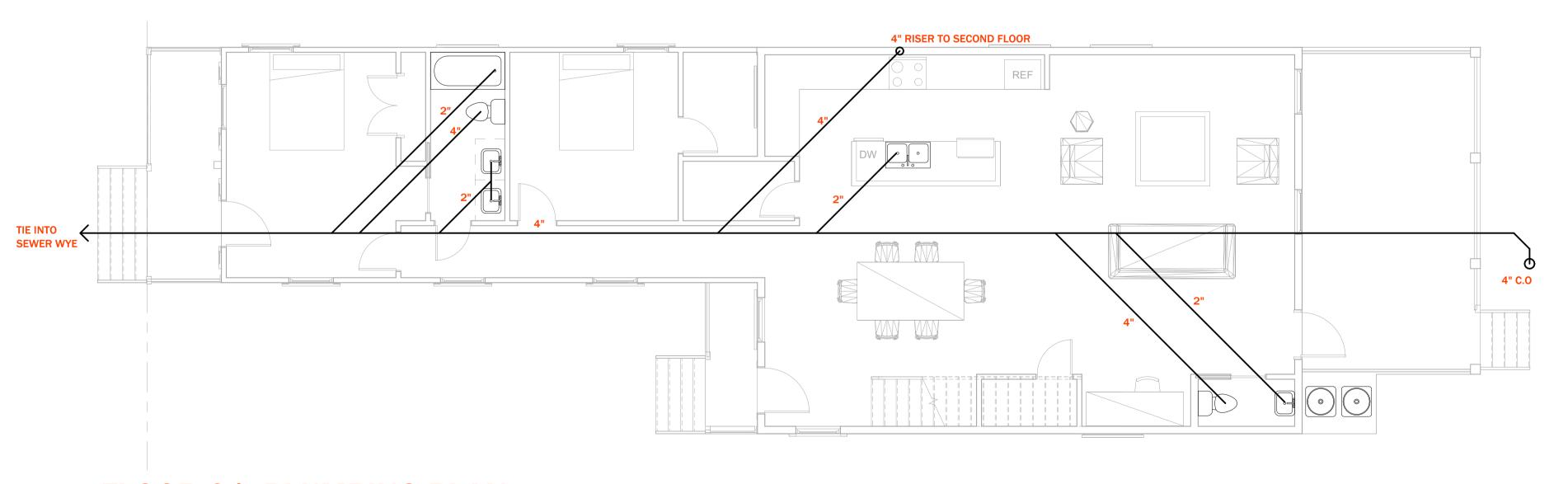
GENERAL NOTES

- 1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- 2. PROVIDE GAS SERVICE TO ALL WATER HEATERS AND HVAC EQUIPMENT AS REQUIRED.
- 3. IF WALL PLATES OR JOISTS ARE CUT DURING THE INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT PROVIDE BRACING TO TIE FRAMING BACK TOGETHER.
- 4. LOCATE WATER HEATERS IN THE ATTIC IN METAL PANS. PROVIDE AUXILIARY DRAIN TO OUTSIDE FOR POSSIBLE OVERFLOW.
- 5. ALL GAS WATER HEATERS TO BE VENTED AT TOPOUT.
- 6. ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE AWAY FROM PROMINENT VIEW. ALL VENT STACKS TO BE PRIMED AND PAINTED TO CLOSELY MATCH ROOF COLOR.
- 7. PROVIDE HOSE BIBS AS PER FOUNDATION AND FIRST FLOOR PLAN LOCATIONS.
- 8. PROVIDE AN INSIDE MAIN WATER CUT OFF **UNDER MAN'S MASTER BATH SINK.**
- 9. PROVIDE SHOWER CURTAIN ROD(S) AT TUB(S) IN ALL BATH(S) EXCEPT MASTER BATH.
- 10. THE ABOVE PLUMBING PLAN IS FOR DIAGRAM ONLY, CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATION OF PIPES, CLEAN OUTS AND PIPE SIZES.



FLOOR 02- PLUMBING

SCALE: 3/16" = 1'-0"



FLOOR 01- PLUMBING PLAN

SCALE: 3/16" = 1'-0"



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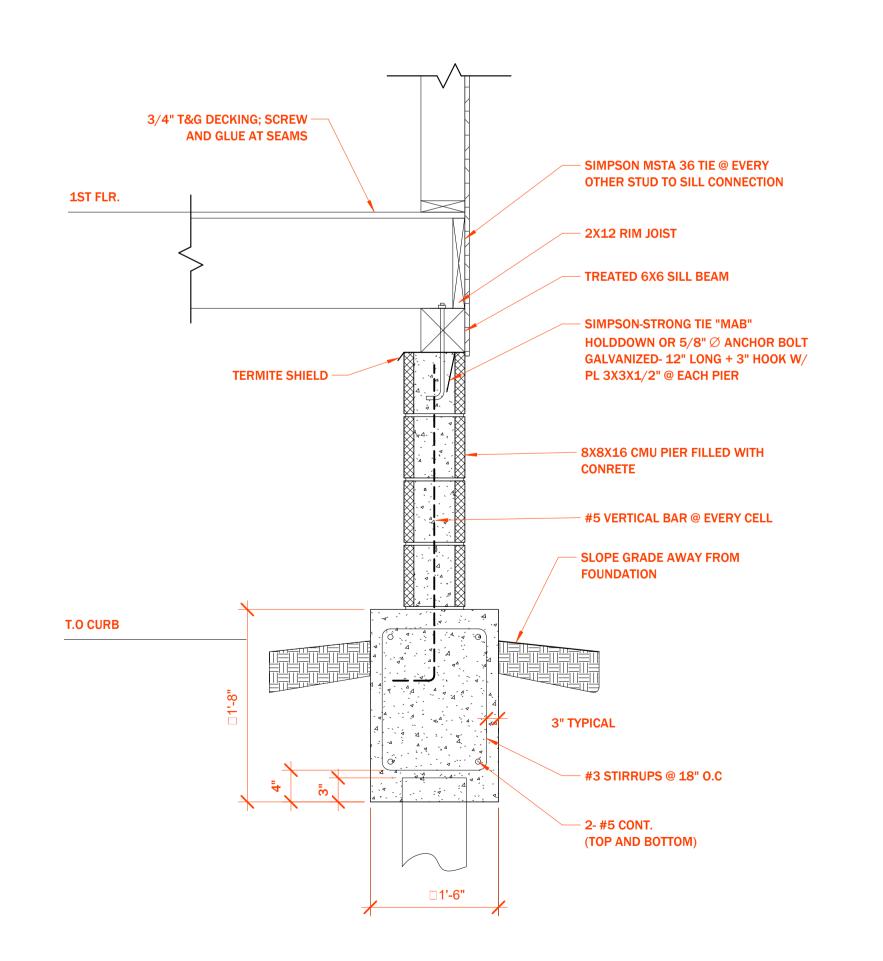
> **PLUMBING PLANS**

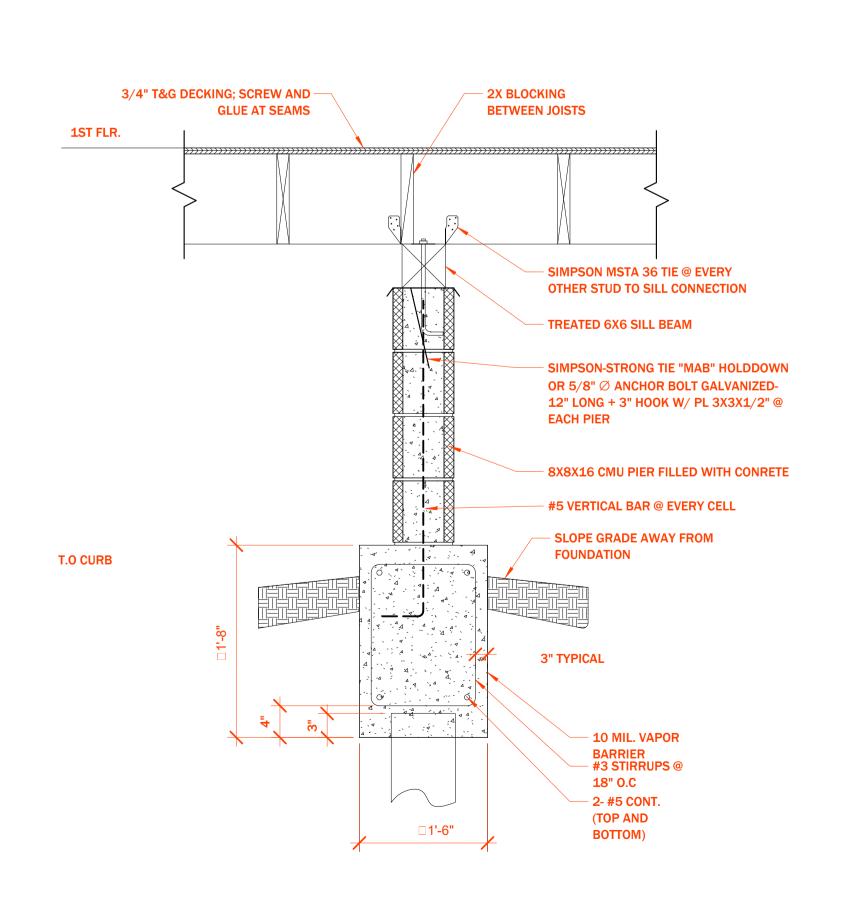
SCA

FLOOR 01- PILING + FOUNDATION

PLAN

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











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> **FOUNDATION PLANS**

STRUCTURAL DESIGN CRITERIA 2015 INTERNATIONAL RESIDENTIAL CODE 2. FIRESTOPPING AND DRAFTSTOPPING SHALL BE PER LOCAL BUILDING CODES. WHEN APPLICABLE, PROVIDE DRAFTSTOPPING IN FLOOR/CEILING ASSEMBLIES AS PER IRC 2015, R302.12. SPACE **DESIGN GRAVITY LOADS** DL= 10 **FLOOR** LL= 40 **PSF** DL= 10 **PSF** LL= 20 **JOIST SPACING** PSF DL= 15 LL= 20 **GENERAL INSULATION NOTES:** 1. ALL WINDOWS IN SLEEPING AREAS MUST MEET EGRESS REQUIREMENTS AS PER 2. PROVIDE FIREBLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONEALED SPACES. 3. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS 4. INSULATOR SHALL NOT USE EXPANSIVE SEALERS AROUND WINDOWS AND DOORS AS IT EFFECTS THEIR PROPER OPERATION. 5. THE VALUES BELOW ARE A MINIMUM AND MAY BE INCREASED IF DESIRED, VERIFY WITH CONTRACTOR **INSULATION TABLE AREA INSULATED INSULATION VALUE CEILING** R-30 (VAULTED) CEILING R-30 (FLAT) WALLS R-13 (EXTERIOR) FLOOR (OVER UNHEATED R-21 SPACE) **SLAB ON** R-5 GRADE **FURNACE DUCTS (UNHEATED** R-35

RE: EAVE DETAIL

RE: ROOF

2X4 STUDS AT 16" O.C, ——

ON PLANS

(TYPICAL) CONT. 2X -

2X6 STUDS WHERE NOTED

HURRICANE STRAPS –

SIDING MATERIAL

RE: ELEVATIONS

VAPOR BARRIER

RE: FRAMING NOTES

1/2" EXTERIOR

PLYWOOD/ OSB-

SHEATHING

PVC FLASHING —

Hardie Plank smooth

with a 5" reveal.

RE: INSULATION NOTE

ATTACHED TO BOTTOM SIDE
OF FLOOR JOISTS W/ R-13

OPEN FACE BATT

CEILING JOIST RE: FRAMING PLAN

2X4 FIREBLOCKING AT ALL WALLS 10'-0" AND HIGHER

– 2X4 SILL PLATE, UNLESS NOTED OTHERWISE ON PLANS

- REFER TO STRUCTURAL NOTES

- DBL 2X TOP PLATE

BATT INSULATION, R-13

RE: INSULATION NOTE

RE: ENGINEERING PLAN

- 1/2" GYPSUM BOARD

- 2X4 FIREBLOCKING AT ALL

WALLS 10'-0" AND HIGHER

BATT INSULATION, R-13

RE: INSULATION NOTE

BOARD AT FIRE-RATED

- TREATED 2X SILL PLATE

RE: FOUNDATION PLAN

- 5/8" TYPE-X GYPSUM

GENERAL PROJECT NOTES: 1. TERMITE PROTECTION SHALL BE PROVIDED AS PER IRC 2015, SECTION 320 BY EPA REGISTERED AND LABELED CHEMICAL TERMITICIDE TREATMENT OR TERMITE BAITING SYSTEM, INSTALLED AND MAINTAINED AS

FLOOR JOIST- ALLOWABLE SPANS **CEILING JOIST- ALLOWABLE SPANS RAFTERS- ALLOWABLE SPANS** (RESIDENTIAL LIVING AREAS, LIVE LOAD= 40 PSF) (UNINHABITABLE ATTICS W/ LIMITED STORAGE, LIVE LOAD= 20 PSF) (CEILING NOT ATTACHED TO RAFTERS, LIVE LOAD= 20 PSF) **DEAD LOAD= 10 PSF** DEAD LOAD= 10 PSF **DEAD LOAD= 10 PSF** 2X8 2X10 2X12 2X8 2X10 2X6 2X8 2X10 2X12 2X6 2X6 **SPECIES AND GRADE JOIST SPACING SPECIES AND GRADE** RAFTER SPACING SPECIES AND GRADE **MAXIMUM FLOOR JOIST SPANS MAXIMUM CEILING JOIST SPANS MAXIMUM RAFTER SPANS SOUTHERN PINE** 9'-4" 16" **SOUTHERN PINE** 12'-0" 18'-1" **16**" 14'-0" 16'-6" 15'-3" **SOUTHERN PINE** 13'-6" 17'-1" 20'-3" 23'-10" 11'-10"

STRONGBACK AT

TOP OF JOIST TO

PREVENT ROTATION

2X12 @ 16" O.C

7' - 2"

7' - 2"

2X8 CLG.

JOISTS @

16" O.C -

(3)2X4 PACKED STUDS BELOW

2X6 WALL AT STAIRWELL

16" OPEN WEB- WD

TRUSS @ 24" O.C

(2) 1-3/4" X 16"

2.1E3100 OR 3.5"

VERSA LAM 2.1E

2X12 @ 16" O.C

2X12 @ 16" O.C

3'-6" 6'-3 1/2" 5'-8 1/2" 5'-8 1/2" 5'-8 1/2" 5'-8 1/2" 7'-7 1/2"

VERSA-LAM

(2)2X12 BEAM W/

DOUBLE TRUSS BELOW

LOAD-BEARING WALL;

SUPPORT A LOAD OF

485 PLF

TRUSS DESIGNER SHALL

(2) 1-3/4" X 16"

2.1E3100 OR 3.5"

VERSA LAM 2.1E

8' - 2 1/2"

VERSA-LAM

2X6 WALLS AT FIRST

FLOOR CAMELBACK

6' - 6 1/2"\ 5

1/2" OSB

NEW ORLEANS

BRAD MICHAEL ARCHITECTURE

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> PROJECT: **ALVAR ST**

NEW ORLEANS, LA PROJECT NO 2207 REVISION

NOTES:

6X6 TREATED

(3)2X12 BEAM

COLUMNS

P.T 2X10 @ 16" O.C —

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> **FRAMING PLANS**

SCA

vindow trim and drip edge. Ripping or modifying Hardie trim boards is not permitted. All sides must have nanufacturer's finish. Dimensional lumber is not permitted for window or building trim.

FLOOR 02- CEILIING FRAMING

FLOOR 02- FLOOR FRAMING PLAN

6' - 11 1/2" 6' - 3 1/2"

PLAN

(2) 2x8 JOIST TO **RE: ROOF PLAN CATCH HIP AT ROOF TYPICAL AT BOTH** SIDES **HURRICANE STRAPS**,

- BLOCKING AS REQUIRED

BEAM AT PORCH DETAIL

- (3) 2X12 BEAM

■ 1/2" GYPSUM BOARD

2X6 STUDS

— 2X4 STUDS AT 16" O.C.

WHERE NOTED ON PLANS

SCALE: 11/2" = 1'-0"

Hardie Plank Guidelines:

Hardie building and window trim (SMOOTH FINISH only) i

ermitted only on new construction projects provided they

are installed with strict adherence to the manufacturer's

nstructions. Window drip edges and sills must be wood.

vindow trim. Metal flashing may not be installed between

Vood drip edge to be installed directly above upper

FIBERGLASS ROOF SHINGLES, **USE 6 NAILS PER ROOF SHINGLE** ALL ROOF SHEATHING -SHALL BE 1/2" OSB **ANCHORED W/8 PENNY** COMMON NAILS @ 6" O.C SIMPSON HURRICANE STRAPPING MODEL "MTS30" OR EQUAL AT **EVERY RAFTER** METAL DRIP EDGE -**CEILING JOIST** RE: FRAMING PLAN (2) 2X4 TOP PLATE (2) 2X6 TO MATCH STUDS 4" WOOD FASCIA WHEN APPLICABLE

TYPICAL EAVE DETAIL

3/8"" PLYWOOD SOFFIT W/ VENT

SCALE: 1" = 1'-0"

FLOOR 01- PIER PLAN + FIRST

FLOOR FRAMING

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

TYPICAL WALL SECTION 2

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

DESIGN LOADS AND CODE INFORMATION

ULTIMATE DESIGN WIND SPEED.....144 MPH(Vult) NOMINAL DESIGN WIND SPEED......112 MPH(Vnom) EXPOSURE CATEGORY...... B

FOUNDATION PREPARATION

1. REFER TO RELATED BUILDING DRAWINGS FOR WALL LOCATIONS, PLUMBING AND ELECTRICAL RISERS, EMBEDDED ITEMS, ETC. SUPPORT ALL PLUMBING AND ELECTRICAL WORK BELOW SLAB(S) WITH CONCRETE ENCASED STAINLESS STEEL HANGERS AT 8'-0" O.C. MAX. AND AT ALL BENDS AND RISERS.

2. SUITABLE FILL SHALL BE FREE OF TRASH, LUMPS, HUMUS, PIECES OF WOOD OR ANY OTHER DELETERIOUS

3. CONTRACTOR SHALL REMOVE EXISTING SLAB(S), FOUNDATIONS, AND SUBSOIL AND COMPACT NEW SUITABLE FILL AS NECESSARY. THERE SHALL BE SUITABLE GRANULAR FILL PLACED BENEATH ALL PAVEMENT AND FOUNDATION IN THICKNESS INDICATED IN THE DETAILS BUT NO LESS THAN 6" THICK, CLEARING AND COMPACTION SHALL IN DRY

4. EXCAVATION DEPTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE. ALL EXCAVATION AND BACKFILL NECESSARY SHALL BE INCLUDED IN THE BID REGARDLESS OF SUBSOIL CONDITIONS, WATER TABLE FLUCTUATIONS, WEATHER CONDITIONS, ETC. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING GROUNDWATER CONTROL SYSTEM (PUMPS, SHORING, ETC.)

CONCRETE WORK

"MANUAL OF STANDARD PRACTICE, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" - A.C.I. 318, 315, AND IN ACCORDANCE WITH CRSI STANDARDS. A.) CONTINUOUS TOP BARS: HOOK AT NON-CONTINUOUS ENDS. LAP 30 DIAS. AT MID-SPAN B.) CONTINUOUS BOTTOM BARS: LAP 6" AT CENTER OF SUPPORT TEMPERATURE BARS IN SLAB AND INTERMEDIATE HORIZONTAL BARS IN BEAMS: TENSION LAP SPLICES, SEE TABLE BELOW. C.) SLAB TOP REINFORCING SUPPORT BARS: SLAB TO REINFORCING BARS LESS THAN 6 FEET IN LENGTH SHALL HAVE 2-#4 CONT. SUPPORT BARS AND SLAB TO REINFORCING BARS GREATER THAN 6 FEET IN

1. LAP SPLICES AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I.

LENGTH SHALL HAVE #4 SUPPORT BARS EQUALLY SPACED AT NO MORE THAN 48 INCHES O.C. D.) CORNER BARS: PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN, CORNER BARS SHALL LAP WITH HORIZONTAL BARS. E.) LAP SPLICE TABLE:

	LAP S	SPLIC	ES (IN	CHES)			
				BAR	SIZE		
	LOCATION	#3	#4	#5	#6	#7	#8
CLARC	ТОР	15	24	36	48	78	96
SLABS	OTHER	12	19	28	37	60	74

SUBJECT TO THE APPROVAL OF THE ENGINEER, BARS MAY BE SHIFTED SLIGHTLY OR BENT IN THE FIELD WHERE

HOOKS AND BENDS IN REINFORCEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 318-89

MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE:

A.) BEAMS: 1-1/2" CLEAR BOTTOM FORMED, 3" CLEAR BOTTOM CAST ON EARTH, 1-1/2" CLEAR SIDES AND TOP FORMED, 3" CLEAR SIDES EARTH FORMED, 1-1/2" CLEAR TOP.

B.) SLABS: 3/4" CLEAR TOP AND BOTTOM FORMED, 1" CLEAR BOTTOM, 3/4" CLEAR TOP ON GRADE.

CAST-IN-PLACE CONCRETE LOCATED AT DRIVEWAYS, SIDEWALKS & OTHER RELATED FLATWORK SHALL HAVE A F'c AT 28 DAYS EQUAL TO 4,000 PSI WITH MAXIMUM W/C RATIO EQUAL TO 0.40 WITH A MAX SLUMP EQUAL TO 5-INCHES. CONCRETE SHALL BE NORMAL WEIGHT EQUAL TO 150 PCF.

CONCRETE JOINT DETAILS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE INDICATED.

CONCRETE MATERIALS:

...ASTM C150, TYPE 1 (5-1/2" SACKS/CY (MIN.) PORTLAND CEMENT... NORM. WT. AGGREGATE..ASTM C33

...CLEAN, SHARP, NATURAL SAND

......CLEAN, UNCOATED, PROCESSED (NO CLAY) ..CLEAN & POTABLE

ADMIXTURES.

...NONE WITHOUT WRITTEN APPROVAL OF ENGINEER ...PECORA, THOKOL, THORO, SONNEBORN, (OR APPROVED EQUAL) JOINT SEALANT.

REINFORCING STEEL MATERIALS:

...ASTM A-615, GRADE 60 (BILLET STEEL)ASTM A82, PLAIN, COLD-DRAWN STEEL STEEL WIRE....

..... ASTM A-185

....BOLSTERS, CHAIRS, SPACERS EITHER PRE-GALV., PLASTIC, STAINLESS STEEL, OR CERAMIC SUPPORTS... (NO BRICKS NOR BLOCKS ALLOWED IN SLABS)

10. SLAB FINISHING:

A.) LIGHT BROOM FINISH ON EXTERIOR SLAB SURFACES (FLATWORK)

11. MAINTAIN SLAB AND GRADE BEAM DEPTHS AT ALL SLAB RECESSES AND SLOPES.

12. KEEP ALL EXCAVATED AREAS FREE OF STANDING WATER DURING FOUNDATION WORK. 13. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO FABRICATION AND

14. BEAM REINFORCEMENT SHALL BE CONTINUOUS AT CROSSINGS AND UNDER RECESSES.

FRAMING LUMBER

1. ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE PLYWOOD DESIGN SPECIFICATION & BY THE APA, AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE.

2. ALL WOOD FRAMING, FABRICATION, CONNECTIONS AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION, THE PLYWOOD DESIGN SPECIFICATION BY AMERICAN PLYWOOD ASSOCIATION, WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS BY THE AMERICAN FOREST AND PAPER ASSOCIATION, AND THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL BUILDING CODE.

3. JOIST WHICH FRAME INTO SUPPORTING BEAMS AT THE SAME ELEVATION SHALL BE CONNECTED WITH MBA TOP FLANGE JOIST HANGERS. USE LASS JOIST HANGERS AT RIDGE AND HIP LOCATIONS. USE CP CONNECTORS AT ALL HIP BEARING LOCATIONS. USE HRC44 TYPICALLY AT RIDGE AND HIP INTERSECTIONS. USE CC & EEC COLUMN CAPS AND ABU BASES AS REQ'D. ALL CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL. HANGERS/CONNECTORS SHALL BE SIZED FOR THE MEMBER SUPPORTED. 4. WOOD FRAMING ADJACENT TO STEEL CONSTRUCTION SHALL BE FASTENED TO STEEL FRAMING WITH POWER

ACTUATED FASTENERS. 5. UNLESS OTHERWISE NOTED, ALL LUMBER PERMANENTLY EXPOSED TO WEATHER OR BELOW THE BASE FLOOD ELEVATION SHALL BE PRESSURE TREATED WITH COPPER ZOLE-TYPE B (CA-B) IN ACCORDANCE WITH CURRENT AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARDS P5 AND SECTION U1 FOR RETENTION OF PRESERVATIVES AND SECTION T1. TABLE 12-SAWN PRODUCTS FOR PENETRATION OF PRESERVATIVE OR APPROVED

6. ALL HARDWARE IN CONTACT W/TREATED LUMBER SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A653, CLASS G185 WITH 1.85 OZ OF ZINC COATING PER SQUARE FOOT, MINIMUM. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A153. STAINLESS STEEL FASTENERS MAY BE EMPLOYED AT CONTRACTOR'S

7. FRAMING LUMBER TO BE SOUTHERN YELLOW PINE, S4S, NO. ONE(1) KILN DRIED WITH MAXIMUM MOISTURE CONTENT AT 19%, AND A MINIMUM FIBER BENDING STRESS OF 1,000 PSI AND MINIMUM MODULUS OF ELASTICITY OF 580,000 PSI 8. FLOOR FRAMING PROVIDE BRIDGING FOR ALL FLOOR JOISTS AT MID-SPAN & 8'-0" O.C. OR AS NOTED OTHERWISE. 9. PLYWOOD FLOORING TO BE APA RATED 48/24, 3/4" ADVAN-TECH DECKING. NAIL WITH 8D NAILS SPACED 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. IN ADDITION, APPLY LIQUID NAIL AND 2X SOLID BLOCKING AT ALL PANEL EDGES.

10. PLYWOOD ROOFING TO BE APA RATED 32/16, 5/8" SHEATHING. NAIL WITH 8D NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. SIMPSON STRONG-TIE PSCL/PSCA PANEL SHEATHING CLIPS CAN BE USED AT UNSUPPORTED PANEL EDGES IN LIEU OF 2X SOLID BLOCKING.

11. PLYWOOD WALL SHEATHING TO BE APA RATED 32/16, 7/16" WINDSTORM SHEATHING. NAIL PLYWOOD EDGES WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL FULL HEIGHT SHEET OVER 2ND FLR. FRAMING WITH EVERY OTHER PANEL STAGGERED 1'-0". PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. ALL WOOD SHEATHING BELOW THE BASE FLOOD ELEVATION SHALL BE PRESSURE TREATED OR MARINE PLYWOOD

ENGINEERED LUMBER AND WOOD TRUSS

1. ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM FIBER BENDING STRESS OF 3,100 PSI AND A MINIMUM MODULUS OF ELASTICITY OF 2,000,000 PSI.

2. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR FABRICATION, LABELING, ERECTION, AND INSTALLATION REQUIREMENTS.

3. WHERE TREATED ENGINEERED LUMBER IS SPECIFIED, FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR TREATMENT AND PENETRATION INTO THE MATERIAL FOR EACH SPECIFIC TYPE OF ENGINEERED LUMBER.

4. OPEN WEB WOOD TRUSSES SHOWN IN THESE DOCUMENTS ARE ONLY SHOWN FOR DESIGN INTENT PURPOES AND SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. ADDITIONALLY, PRIOR TO PURCHASE AND INSTALLATION THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE TRUSS DESIGN & LAYOUT TO THE PROFESSIONAL OF RECORD FOR REVIEW. ALL TRUSS CONNECTIONS, BRIDGING, WEB STIFFENERS, ETC... SHALL BE INSTALLED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S RECOMMENDATIONS.

LIGHT GAUGE METAL FRAMING ACCESSORIES

1. JOIST HANGERS SHALL BE TYPE "U" UNLESS MANUFACTURED BY THE SIMPSON STRONG-TIE. FRAME INTO BEAMS AND WHERE JOIST FRAME INTO ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. INSTALL JOIST HANGERS WHERE BEAMS ARE AT THE SAME ELEVATION AS JOIST/TRUSSES.

2. HURRICANE STRAPS & TIES SHALL BE "H2.5A" AS MANUFACTURED BY SIMPSON STRONG-TIE. ALL STRAPS AND TIES SHALL BE INSTALLED WHERE SHOWN IN THESE DRAWINGS AND/OR AS SPECIFIED BY THE MANUFACTURER SIMPSON STRONG-TIE.

TREATED TIMBER PILING

1. OWNER SHALL OBTAIN A PILE LOAD TEST TO VERIFY PILE CAPACITY, PROVIDE TEST RESULTS TO PROFESSIONAL OF RECORD. FAILURE TO PROVIDE GEOTECHNICAL REPORT OR PILE LOAD TEST SHALL HOLD DESIGNER HARMLESS IN EVENT OF DIFFERENTIAL

2. ASTM D25 TREATED PILE, 35' LONG- DRIVEN TO REFUSAL (25 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A 7,500 FT. LB DROP HAMMER.)

8" BUTT, 6" TIP

5 TON DESIGN LOAD 3. SOIL TYPE- GM-3

STRUCTURAL STEEL THREADED BOLTS

1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE NINTH EDITION OF THE ALLOWABLE STRESS DESIGN (ASD) "MANUAL OF STEEL CONSTRUCTION" OF THE AISC.

2. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING ASTM SPECIFICATION:

...150 KSI (TENSILE) A.) CONNECTION BOLTS..... B.) THREADED RODS..... . 58 KSI (TENSILE)

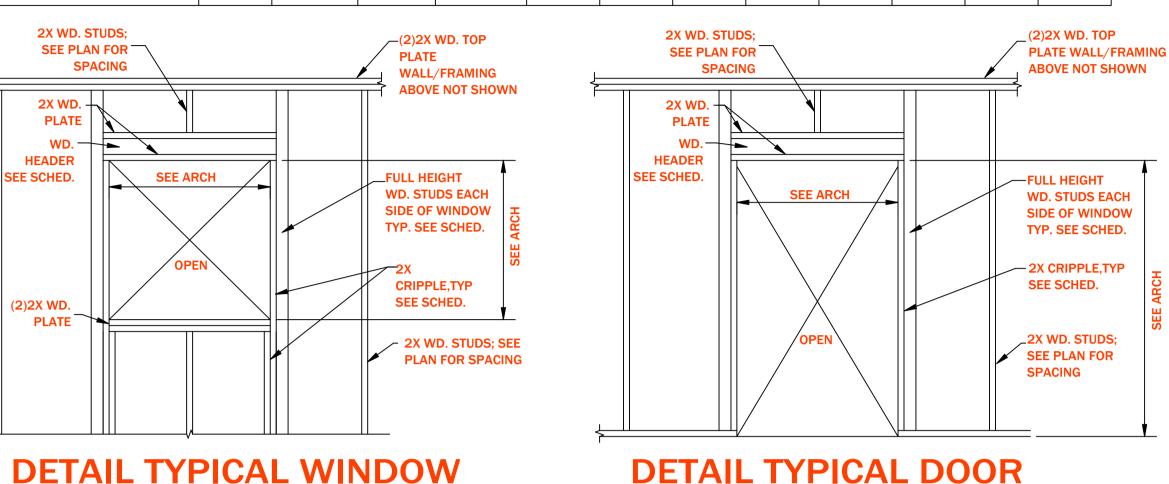
HEADER NOTES:

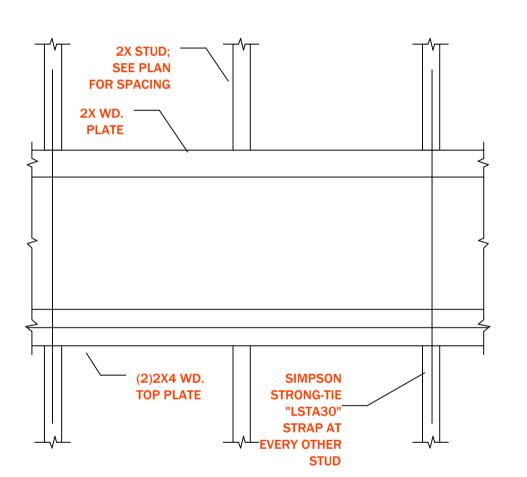
1. HEADER SIZES SHOWN TO BE USED FOR ALL WINDOW & DOOR OPENINGS TYPICAL UNLESS OTHERWISE NOTED.

2. OPENING SIZES IN SCHEDULE ARE UP TO AND INCLUDING DIMENSIONS SHOWN.

- 3. SEE ARCHITECTURAL FOR ALL WINDOW & DOOR OPENING SIZES AND LOCATIONS
- 4. CONTACT ARCHITECT/ENGINEER FOR CONDITIONS NOT LISTED IN SCHEDULE OR DETAILED OTHERWISE.
- 5. SEE GENERAL NOTES FOR FRAMING STANDARDS, CONNECTION STANDARDS, ETC...

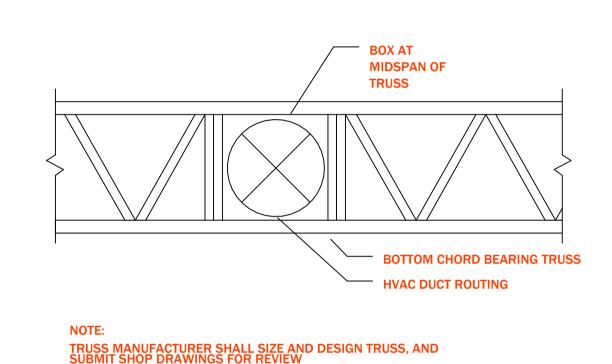
	HEADER FOR OPENING SIZE			HEADER FOR OPENING SIZE JAMBS FOR OPENING S								PENING SIZE			
WALL	HEADER FOR OF ENING SIZE				CRIPPLI	STUDS			FULL HEIGI	HT STUDS					
DESCRIPTION	4'-0"	6'-0"	8'-0"	10'-0"	4'-0"	6'-0"	8'-0"	10'-0"	4'-0"	6'-0"	8'-0"	10'-0"			
INTERIOR LB WALL	2-2X8	2-2X10	2-2X12	3-2X12	2	2	2	2	1	2	2	2			
INTERIOR NLB WALL	2-2X6	2-2X8	2-2X10	2-2X12	1	1	1	1	1	1	1	2			
EXTERIOR LB WALL	2-2X8	2-2X10	2-2X12	3-2X12	2	2	2	2	1	2	2	2			
EXTERIOR NLB WALL	2-2X6	2-2X8	2-2X10	2-2X12	1	1	1	1	1	2	2	2			



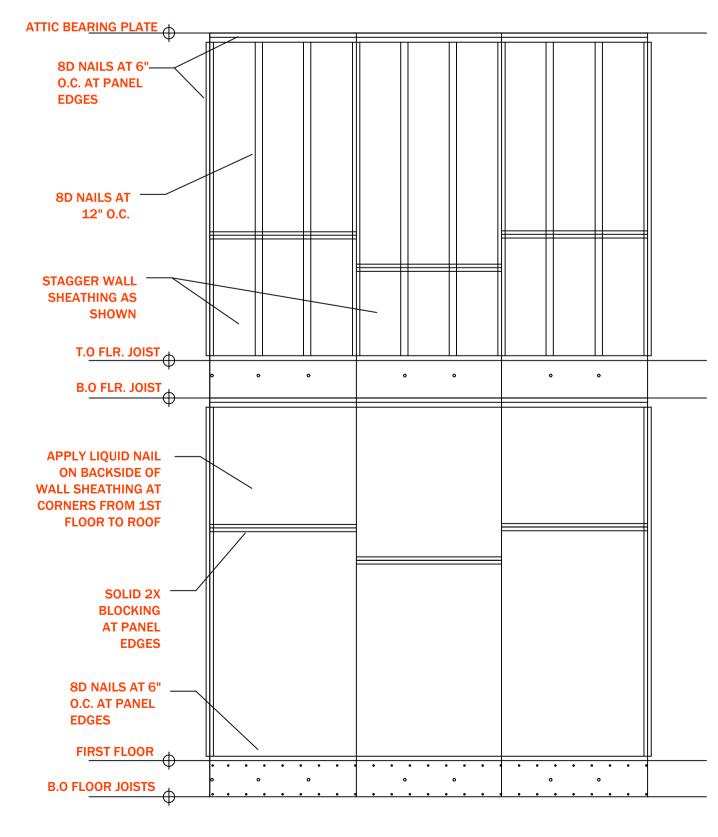


1. ALL NAILING TO COMPLY WITH IRC 2015

EXTERIOR WALL FRAMING DETAIL, TYPICAL



TRUSS ELEVATION, TYPICAL



EXTERIOR WALL SHEATHING DETAIL



BRAD MICHAEL ARCHITECTURE A: 3436 Magazine St

New Orleans, La 70115 P: 337-322-7680 E: brad@bradmichaeldesign.com

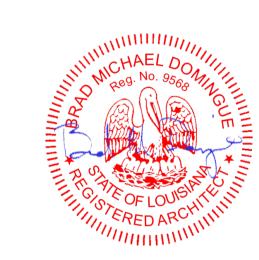
> PROJECT: **ALVAR ST**

NEW ORLEANS, LA PROJECT NO REVISION

NOTES:



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THEY COMPLY WITH ALL CITY, STATE, AND FEDERAL REQUIREMENTS. CERTIFIED CORRECT



THIS DRAWING IS CONFIDENTIAL AND MAY NOT BE LOANED. REPRODUCED. COPIED FITHER WHOLLY OR IN PART OR MADE PUBLIC IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BRAD MICHAEL DOMINGUE. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED AND WILL REMAIN THE SOLE PROPERTY OF BRAD MICHAEL DOMINGUE

BUILDING DETAIL INFORMATION

D01 General Notes

W H B Header Joint

1 976 434 134 B-10s 4-10p/fV

118 538 212 13180 5100

3 18 J 2 12 14-18d 6-10d

Refer to current. Wood Consinuction Connections catalog for additional information.

D04 LUC, HUC Joist Hangers

ABA44Z 4n4 3 9/18 3 18 3 1/18

ABAMEZ Bell 51/2 51/4 31/6

D08 ABA, ABU Post Bases

DI HUCZ10-7Z 318 813/16 21/2 15-16/ 15-10/

1 916 7 SM 1 5M 15-106 8-106/19 10-80 #9/29

- 1. Outdoor environments are generally more corrosive to steel. If you choose to use ZMAX® or HDG finish or stainless steel material on an outdoor project, you should periodically inspect your connectors and fasteners or have a professional inspection performed. Regular maintenance, including water-proofing of the wood used in your outdoor project is also a good practice.
- 2.1. ZMAX: Gelvanized (G185) 1.85 cz. of zinc per square foot of surface area. (hot-dip galvanized per ASTM A653 total both sides). These products require hot-dip galvanized fasteners (fasteners
- which meet the specifications of ASTM A153). 2.2. HDG - Hot Dip Galvanized: Products are hot-dip galvanized after fabrication (14 ga, and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0. oz. per square foot. (per ASTM A123 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
- 2.3. SS Stainless Steel: Connectors are manufactured from Type 316L stainless steel, and provide greater durability against corrosion. Stainless-steel nails are required with stainless-steel products.
- 3. When using stainless steel connectors, use stainless steel fasteners. When applications of ASTM A153 or equivalent coating offered on Simpson Strong-Tie fasteners.
- 4. Due to many variables involved with outdoor construction. Simpson Strong-Tie cannot provide estimates on service life of connectors, anchors or fasteners.
- 5. To obtain optimal performance from Simpson Strong-Tie products, the products must be installed properly and used in accordance with the installation instructions and design limits provided by Simpson
- 6. All installation notes and guidelines within the current Wood Construction Connectors catalog shall apply for the connectors, anchors, and fasteners shown.
- Simpson Strong-Tie reserves the right to change the specifications, design and models shown without notice or liability for such changes.

nstallation:

www.atronolle.com:

Header

6-SD #9xZN

Typical ABA Installation

ABLN42 4x8 3 918 3 512 134 56 12-161 12-50 F10x1%
ABANEZ 4x8 3 916 5316 318 - 55 8-161 8-50 910x1%

ABLAGZ 446 3 816 5 7 258 SE 12-166

ABU862 666 5102 5 8 916 134 56 12-160

ABU82 88 710 7 7 2-58 18-16d

D'indicates connector is available in manheus stant Repeate. Z'in model number

2. Refer to current Wood Construction Connectors catalog for additional information

PC38-16Z Sulf E12 E137 4978 13 914 6156 12-16c 6-16d

D13 PC, EPC Post Caps

· Use all specified fasteriers. . For double 2nd heads, install

TA10Z inverted with 4 screws installed into the

3-805 W1/5"

4-SDS W'x1%"

4-808 Wx1%"

3-SDS WX1W

. C) indicates connector is available in staiviess steef. Replace: Z in model number

2. Refer to current Wood Communities Contectors catalog for additional information

D TAGZ

D TAXOZ

D TAKE

. For HUC matalletons, models have triangle and

round holes. To achieve mustnum loads, fill both

For installations into single 2x headers or ledgers, use the specified full length featurers into the joint

and the following fastimers into the header for reduced trade in accordance with

· 10cx1% note for installations with Nails:

ABA, ABU - for pre-pour statefied

arichors. For Simpson Strong-Tie epoxy

or mechanical anchors, select and install

n eccordance with www.sbonste.com.

rut and the base. Weathers are supplied

Products require washers between the

with the ABU but not the ABA, which

Post Fasteners

Machine Bella

requires a standard out washer-

Use at specified

Do not install balls

- 12 8-104 6-8D-#fa1V

- 68 9-166 6-SD#10x1%

** BD #0x1% to LUCKEZ and LUCZ102

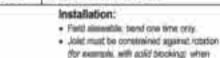
installations with SD Strews

found and triangle holes disatemer quantities listed fill

- 8. Simpson Strong-Tie does not guarantee the performance or safety of products that are modified, improperly installed or not used in accordance with the design.
- 9. All references to boits or machine boits (MB) are structural quality through boits (not lag screws or carriage boits) equal to or better than ASTM A307, grade A. Boit holes shall be at least a minimum 1/32* and no more than a maximum of 1/16" larger than the bolt diameter per 2005 NDS Section 11.1.2.

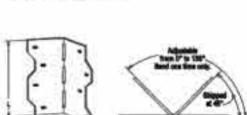
- 10. Unless noted otherwise, all references to standard out washers refer to Type A plain washers (W) conforming to the dimensions shown in ASME B18.22.1 for the appropriate rod sizes.

11. Unless stated otherwise, Simpson Strong-Tie cannot and does not make any representation regarding the suitability of use or load-carrying capacities of connectors installed with improper fasteners.



using a single LS per connection.

Fastoner Notes:



6-100

5-10d

D'indicates connector le available in stainless steel. Replace. Z in model number

338

1,5702 63/8 10-100

D L8502 478

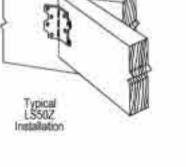


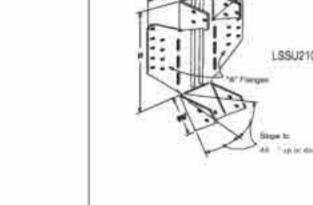
1. This appealised quantity, type and size of farener maint be installed in the correct holes on the connector to achieve published bests.

trooprest featener selection or installation can compromise connector performance and could lead to failure 2. Nati diameter assumes to costing. See technical builetin 17-AAR.GUIDE for more information.

4. NAIL reference in tables: 16d = 16d common, 10d = 16d common

The Sirepairs Strong-Drive to SD structural-contractor scrose is the only screw approved for use with our contractors





Round Hores

Parposes to bottoma

Fill requirements

Spend Prongs

Used to temporarily

Same promisedore.

position and textury the

porcector for easier and

please \$5, prises total

Obound Holes

Purpose to make

Bytt loodon same:

Dome Nating

This feeture quality the

beader at a 45" angle.

W H A Header

LSSL2102 1 9/16 8 1/2 5/8 10-10d 7-10e/1 1/2

1. For skewed LSSU. He inner most take featurers on the acute angle side are not

2. Refer to current Mood Construction Connection catalog for additional information.

1 9/16 4 7/8 1 1/2 6-10d 5-10mx1 1/2

D07 LSU, LSSU Adjustable Joist Hangers

nat life the joot and

Fill requirements

Porpose: to laster w

IN THROUGHY.

Fill requirements:

sleasys III etter

believing a connector

Fastering identification

Double Sheer Nating

not for greater prompts.

The nall is installed in the load

wid header, distributing the haid.

Telegraph a purposition IV is commercian to commercia

. Follow 3-stop installution sequence for skewed ur aloped/wewed applications. . Do not substitute 10del 5 name for lices name . To see an installation video on this product. roos adgraptis www falsy

. BCS install dome nations.

beam; drive tells at an

angle through the beam

BC: Do not install boits into:

into the post below.

Playone to recession Playone to temporary facts

connector's absorgin or in a connector to make installing

Fill requirements: when Fill requirements none.

provided cons

purposes fac-

believes required

activis fox Worgh: easier:

the designer excelled



Nail hanger to slope-cut carried

LUS210Z

with SS when ontering.

STEP 2 Skew flange from 0-45 * Bend other flange back along centerline of slots until it meets the header. Bend one time only.

Typical LUS28Z

· LUS hangers install with double shear nating: For installations into eingle 2x headers or

3 SR 478 2 4160 4166 460 #10x2% 480 #10x2%

W H B Header Joint

1 916 434 134 4100 4108

1.9/16 5.58 1.34 6-10d 4-106

1 9/16 7 13/16 13/4 8/10d 4/10d

1 D indicates connector is evaluate in stember steel. Replace: Z in model number

2. Refer to current Wood Combraction Connectors catalog for additional information.

Dimensions (in.)

D03 LUS Joist Hangers

D LUS210-22 318 9 2 5160 5160 5-90 #10x26 6-50 #10x26

Attach hanger to the carrying

member, acute angle side first

(see footnote 1). Install nails at an

3 9/16 8 1/2 14-16d 14-16d \$4-8D #10x1%

5 1/2 8 1/2 14-16d 14-16d 14-50 #10x1%

- ledgers, use the specified full length fasterons. rito the joint and the following festeners into the Header for reduced toads in accordance
- with www.stronglia.com: ** 100x116 sails for translations with Natio
- ** BD #941% for 1.08282 and 1.082102
- installations with 5D Screws
- BD #10x13Lfbr LU638-82 and LUS210-22 Installations with SD Screws

Reader -

6-80 #9x2%

Installation:

milwed corner conditions.

refer to www.strongitie.com

SD Screws

14-SO #10x1%

B-SD #9x1%

BRAD MICHAEL ARCHITECTURE A: 3436 Magazine St New Orleans, La 70115

P: 337-322-7680

NEW ORLEANS

E: brad@bradmichaeldesign.com

PROJECT:

ALVAR ST

NEW ORLEANS, LA PROJECT NO

REVISION

NOTES:



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF. THEY COMPLY WITH ALL CITY , STATE, AND

FEDERAL REQUIREMENTS

CERTIFIED CORRECT



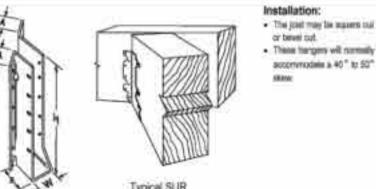
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CONNECTION **DETAIL**

3 916 3 1/2 8-10d 8-10d 8-50 #9x11/4 648 7 1/2 5 3/8 6 1/8 8 11/16 12-SOS XXZ CBSQBF-SDS2HDG 59/18 5 1/2 8-10d 8-10d 86 7 12 7 36 8 16 8 11/16 12-805 XVZ 538 14-16d 10-16d 14-SD#10x1% 10-SD#10x1% Directories connector is available in stainless slad. Reptace -SDS2 MDG in model Direttosses corrector a available in stamess steel. Replace Z in nodel number O indicates connector la avaliable in stainless atesi. Replace Z în model number with SS when ordering.

2. Refer to current Wood Construction Connectors catalog for additional information. 2. Refer to current Wood Communition Connections catalog for additional information D10 CBSQ Post Bases D11 BC, BCS Post Caps D12 AC, LPC, LCE Post Caps and H2.5Z For and conditions, specify ECC Bot holes shall be a minimum X₂* to a maximum X₄* seger than the bolt clameter. . Before fastering, position the star stringer with the LSCZ on the carrying mentiter to verify where the bend . Use all specified featurery. · Hours docth mod by of hand as hely with . Table on the LSC2 must be positioned to the muste of the stern. To Beam 4-8dx1% 5-SD 89x1% 4-SD 89x1% 318 314 512 11 4x 356 356 7 510 4 56 HRZ 5-10dx11/4 5-10dx11/4 5-SD #9x11/4 5-SD #9x11/4 CC86HDG 6x 512 512 11 7:12 6:12 58 indicatios connector is aivelable in atamines aloei. Replace: Z in model number models must be fastened with noise. 2. Refer to current Wood Commission Convention cutating for additional information D15 CC, ECC Post Caps D16 H Hurricane Ties





SUL Slu Left Ha (SUR is SI Right)	nger	, Change	251111111					
Model Na	Joiet Size		Die	Fosterers				
		W	- N:	В	81	A2	Header	Joist
SURA.252	26,8	1.918	2	2	116	1518	8-160	.6-10dx1%
SUR1.210Z	2x10, 12	1.916	81/9	2	11.6	1516	10-160	10-10dx1)
SURVL 215-2Z	(7) 2651, 12	3.18	8 11/18	25/8	17/16	238	14-161	5-180(2)

with SS when ordered. 2. Refer to current Wood Construction Connectors calating for additional information.

2. Refer to current Wood Construction Consectors casting for additional information. D06 LS Framing Angles D05 SUR/SUL 45° Skewed Joist Hangers



	2	Typical F	988					
		Dimens	ions (in.)			Post Fasterer	s	
Model Na	- 10		w	100	- Market	00.7	Machin	ne Bolts
	· W	:6/	#	HB	Nails	SD Screws	Qty.	Dia
PBS44AHDG	3 916	3.12	814	3 7/1E	14/60	54-80 #10x151	2:	1/2
	_		_				1	

D09 PBS Post Bases

CCC69HDG 8x 51/2 71/2 11 81/2 7 16 14

On-center spacing

- of SDS wood screws

Thread Length (in.)

SDS Ledger Installation

Model No.

SD\$25312

SDS25500

Refer to current F-SOSLDGR for spacery and additional information. 3. The screws shall be staggered from the top to the bottom along the

horizortial run of the deck tedger per IRC 2006 Section R502.2.2.1.1

TW' minimum from

bottom of ledger -

Install Simpson Strong-Tell

their head driver.

HDS wood screws with a 'K'

SDS screws install best with

D14 CCQ, ECCQ Post Caps

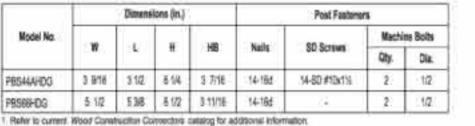
from end of

Size (in.)

2 x 5

madel rumber when orderes.

D WxW



before installation of the

		Dimens	ions (in.)		Post Fasteners						
Model Na.		Januari		100	- Walter	00.0	Machine Bolts				
	W.	:4:	#	HB	Natis	SD Screws	Qty.	Dia			
PBS44AHDG	3 916	312	814	3.7/16	14/60	54-80 #10x151	2:	1/2			
PBS88HDG	5 1/2	538	8.02	3.11/16	14-184	22	2	1/2			

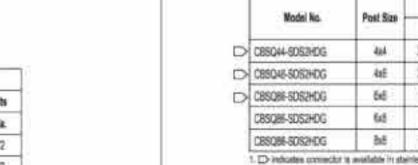
. For end conditions, specify ECCO Install Simpson Strong-Tile SIDS X" a 257 screens, which are provided with The column cap, with a 30" here head:

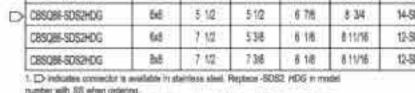
stiver. 805 scraws install tent with a

Basen depth must be a minimum ?

In 'A brook will

Mg. of SDS 1/4 21/5"





Typical CBSQ Number of SOS 4M 3 916 3 1/2 7 1/6 6 3/6 14-SDS XY/2* 4xE 3.9/18 5.5/16 7.13/18 8.11/16 14-505.1/1/2* 6x6 5 1/2 5 1/2 6 7/6 8 3/4 14-505 V/x2*

Install Simpson Strong Tis SOS

X' x 2' wood screws, which are

with a 'K' hax head driver: (Lag

Acresis will real achieve the zone

Allow concrete to cure before

For full loads, a minimum of 3"

side gover shall be provided.

installation of the post.

provised with the column base.

. The fasturer that is installed into the bottom edge of the atringer must go into the second-to-last hole. A minimum distance of ¾" measured from the lowest ren-joint featurer to the edge of mm joint is required.

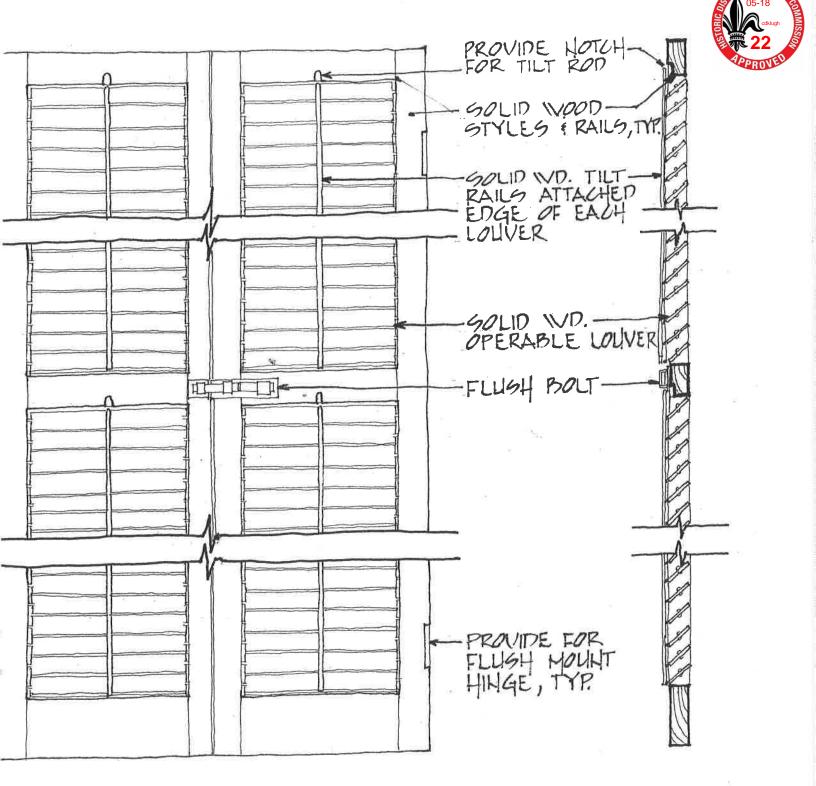
Stringer Wide Stringer Narrow D LSCZ 8-100x1% 8-100x1% 1-100x1% 8-50 #Rx1% 8-50 #Rx1% indicates connector is available in stainless steel. Replace IZ in model number with ISS when ordering. Stainless steel

2. Refer to current Wood Construction Connectors catalog for additional information. D17 LSC Stair Stringer Connector

INFORMATION

DRAWN

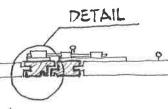
D18 TA Tread Angle D19 SDS Screws



1000 LOUVERED SHUTTER (INTERIOR FACE)

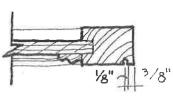
VERTICAL SECT

/2" = |' - 0"



INTERIOR

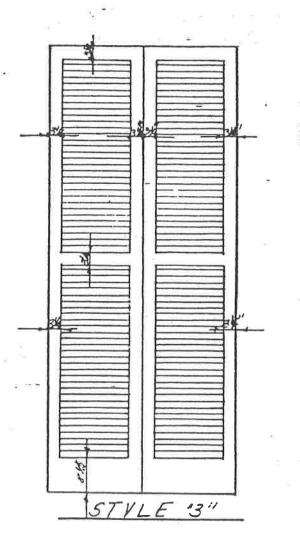
EXTERIOR

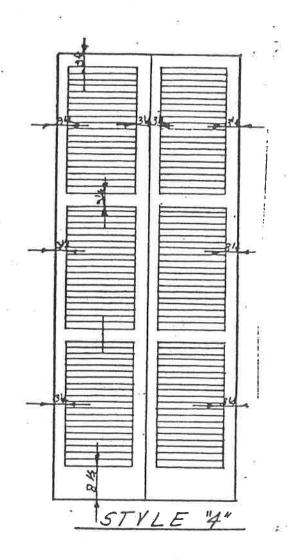


DETAIL 3" = 1' - 0"

LAN SECTION





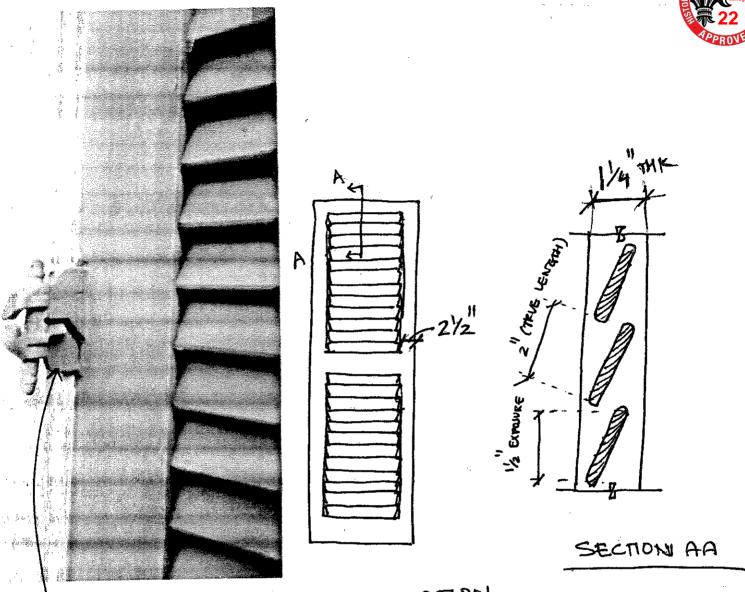


SCALE: 1/2=1'-0"

Vieux Carre Commission : Architectural Details

Sheet No. 28 Date:



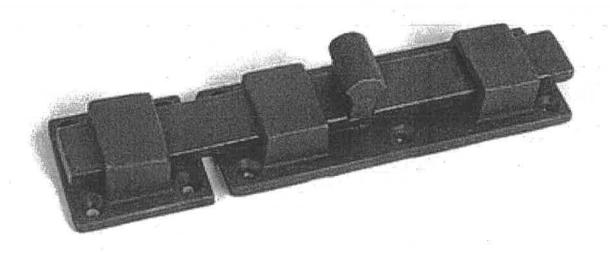


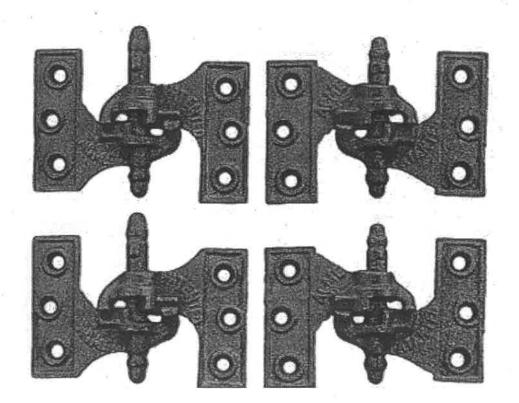
TYPICAL EVENATION

TRADITIONAL HARDWARE

LOUVERED SHUTTER DETAIL



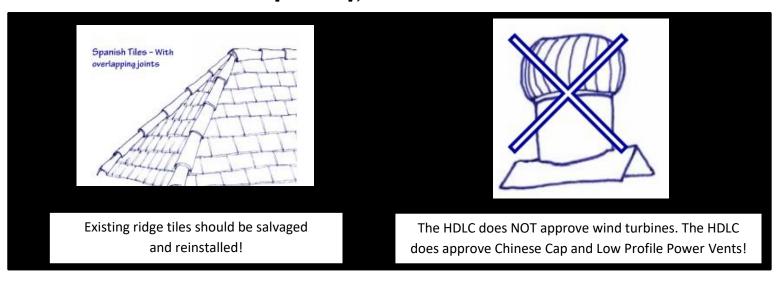




HDLC PRE- APPROVED ROOFING BRANDS & COLORS updated September, 2021



By the Way, Did You Know?



Atlas

Atlas Stormmaster Shake

Black Shadow, Heathstone Grey, Pewter, Weathered Wood

Atlas Pinnacle Pristine

Pristine Black, Pristine Hearthstone, Pristine Pewter, Pristine Weathered wood

Certainteed

Certainteed – Landmark

Colonial Slate, Georgetown Grey, Max Def Georgian Grey, Max Def Maine Black, Moire Block, Weathered Wood

Certainteed Landmark IR

Colonial Slate, Cumberland, Moire Black, Weathered Wood

Certainteed Landmark Premium

Max Def Moire Black

Certainteed Landmark Pro

Max Def Colonial Slate, Max Def Georgetown, Max Def Moire

Certainteed Landmark TL

Max Def Colonial Slate, Max Def Moire Black, Max Def Old Overton

Certainteed Grand Manor

Black Pearl, Colonial Slate, Gatehouse Slate, Stonegate Grey

Certainteed Climateflex

Colonial Slate, Weathered Wood, Moire Black

<u>BP</u>

Everest 42

Silver Grey, Fossil Wood, Twilight Grey, Brownstone, Driftwood

Vanguard – Class IV

Twilight Grey, Shadow Black, Silver Grey

GAF

GAF - Timberline UHD

Slate, Pewter Gray, Charcoal, Weathered Wood

GAF- Timberline HDZ

Pewter Grey, Charcoal, Oyster Gray, Weathered wood

GAF - Timberline - NS

Charcoal, Weathered Wood, Slate, Pewter Grey

GAF - Timberline - AS II

Charcoal, Slate, Weathered Wood, Pewter Grey

GAF - CS

Antique Slate, Weathered Wood

IKO

Cambridge Collection

Dual Black, Dual Grey, Weathered Wood, Harvard Slate, Charcoal Grey

Cambridge Natural Cool

Dual Gray

Cambridge Cool Plus

Harvard Slate, Graphite Black

Dynasty

Castle Grey, Glacier, Granite Black

Malarkey

Legacy/Legacy Scotchguard/Highlander NEX AR/Vista AR
Midnight Black, Black Oak, Weathered Wood, Storm Grey

Owens Corning

Owens Corning - Oakridge

Driftwood, Estate Gray, Flagstone, Onyx Black, Peppermill, Twilight Black

Owens Corning - Duration

Driftwood, Estate Grey, Onyx Black, Quarry Grey

Owens Corning – Duration Flex

Estate Grey, Onyx Black, Driftwood,

Owens Corning - Berkshire Collection

Canterbury Black, Colonial, Concord, Manchester Grey

Tamko

Tamko Heritage Woodgate

Antique Wood, Weathered Wood, Black Sage

Tamko Titan

Rustic Black, Virginia Slate, Weathered Wood

Tamko Stormfighter

Weathered Wood, Rustic Black

Tamko Heritage

Antique Slate, Oxford Grey, Weathered Wood, Rustic Black, Shadow grey, Virginia Slate



