5917 MARAIS STREET

NEW ORLEANS, LA

AREA MAP

DRAWING INDEX:

ARCHITECT:

LAURENDINE ARCHITECTS LLC
CONTACT : CARRIE LAURENDINE, AIA, LEED-AP
4925 DRYADES STREET, NEW ORLEANS, LA
(o) 504.356.2180 (c) 225.933.9002

PROPOSED FRONT ELEVATION

PROJECT DESCRIPTION:

- NEW CONSTRUCTION OF A TWO-STORY DOUBLE RESIDENCE. ALL CONSTRUCTION WILL BE SITE BUILT WITH WALLS SUPPORTED ON WOOD SILLS WITH TIMBER PILES. SCOPE OF WORK ALSO INCLUDES SITE WORK AND PERIMETER FENCING.

SITE INFORMATION:

- LOT DIMENSIONS = 29'-7" X 110'-0"
- LOT AREA = 3,250 SF

PROPOSED 1ST FLOOR	=	1,536 SF
PROPOSED 2ND FLOOR	=	1,816 SF
PROPOSED TOTAL	**=**	**3,352 SF**
ADDITIONAL PORCH AREA	**=**	**269 SF**

PROPOSED HEIGHT = APPROX. 30'-6"

THIS SITE IS ZONED **HU-RD2**.

PERMEABLE LOT AREA SHALL BE NO LESS THAN 30% OF SITE AREA. AS SHOWN, THE PERMEABLE AREA IS APPROX. 37%.

BUILDING & OCCUPANCY TYPE:

- THE BUILDING IS A WOOD FRAME STRUCTURE AND IS CONSTRUCTION CLASSIFICATION TYPE-V, PER 2015 IRC. OCCUPANCY IS **R-3.**

CODE COMPLIANCE:

- ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2015 ED. AND THE INTERNATIONAL RESIDENTIAL BUILDING CODE 2015 ED. AND ALL OTHER APPLICABLE LOCAL CODES AND REGULATIONS.
- CONSTRUCTION SHALL COMPLY WITH HIGH WIND STANDARDS CHAPTER 3, SECTION R301.2.1.1, SOUTHERN BUILDING CODE CONGRESS AND INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR CONSTRUCTION IN HIGH WIND REGIONS (ICC600).
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL INDUSTRY STANDARDS AND ALL MANUFACTURERS RECOMMENDATIONS.

DESIGN LOADS:

- ROOF = 20 PSF WIND = 140 MPH
- FLOOR = 40 PSF SOIL BEARING CAPACITY = 500 PSF

I have researched these codes and chapters and the Louisiana Uniform Construction Code and to the best of my knowledge and belief these drawings are in compliance therewith. i take responsibility for the content of these drawings.

LAURENDINEARCHITECTS.COM
4925 DRYADES STREET
NEW ORLEANS, LA 70115
P.O. BOX 751120
NEW ORLEANS, LA 70175

LA LAURENDINE ARCHITECTS

CARRIE E. LAURENDINE
REG. NO. 7855
STATE OF LOUISIANA
REGISTERED ARCHITECT

5917 MARAIS STREET
NEW RESIDENCE
NEW ORLEANS, LA

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No.	Date	Scope

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TITLE PAGE

ISSUE DATE: MAY 8, 2022

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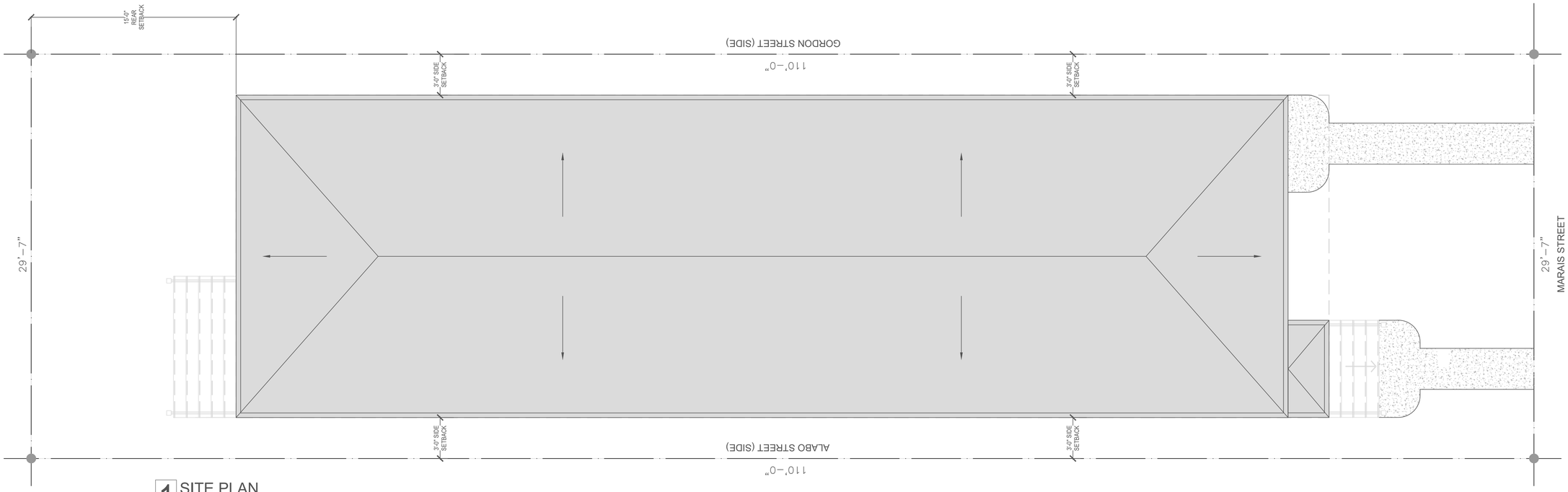

1 SITE PLAN
SCALE 1/4" = 1'-0"

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NEW ORLEANS, LA 70115
P.O. BOX 751120
NEW ORLEANS, LA 70175
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CARRIE E. LAURENDINE
REG. NO. 7855
STATE OF LOUISIANA
REGISTERED ARCHITECT

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01	05.09.19	PERMITTING

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SITE PLAN

ISSUE DATE: MAY 8, 2022

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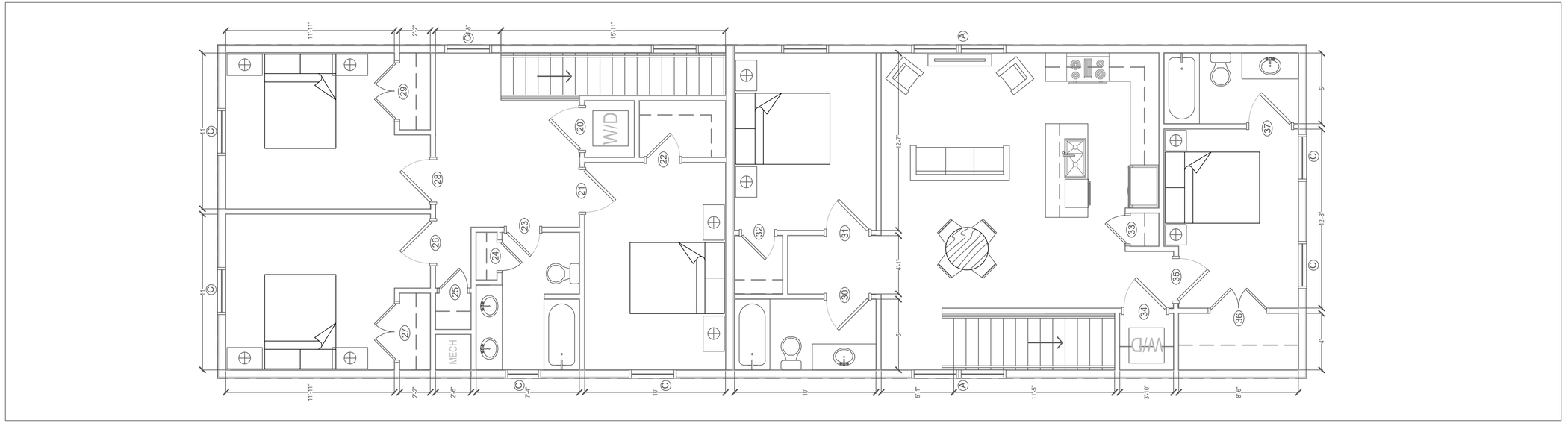
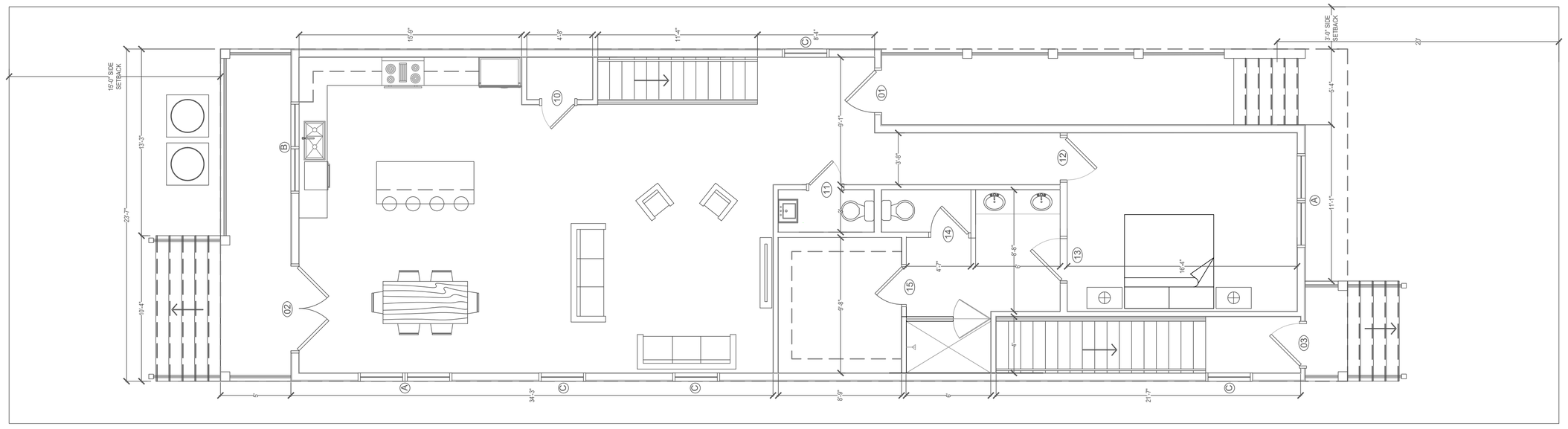


2 SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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REG. NO. 7855
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REGISTERED ARCHITECT

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FLOOR PLANS

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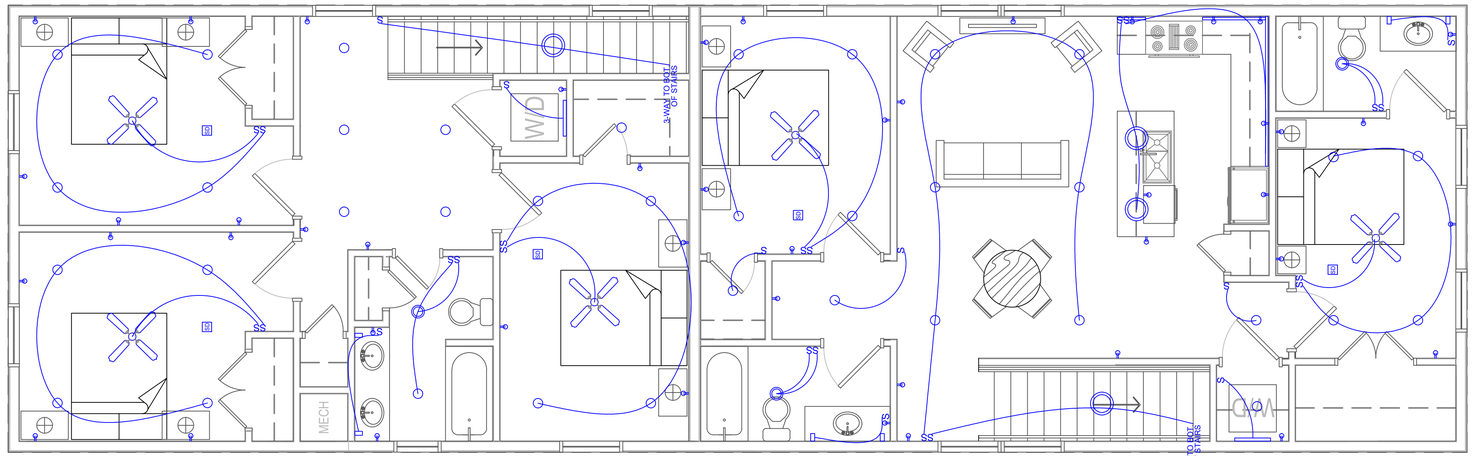
GENERAL NOTES:

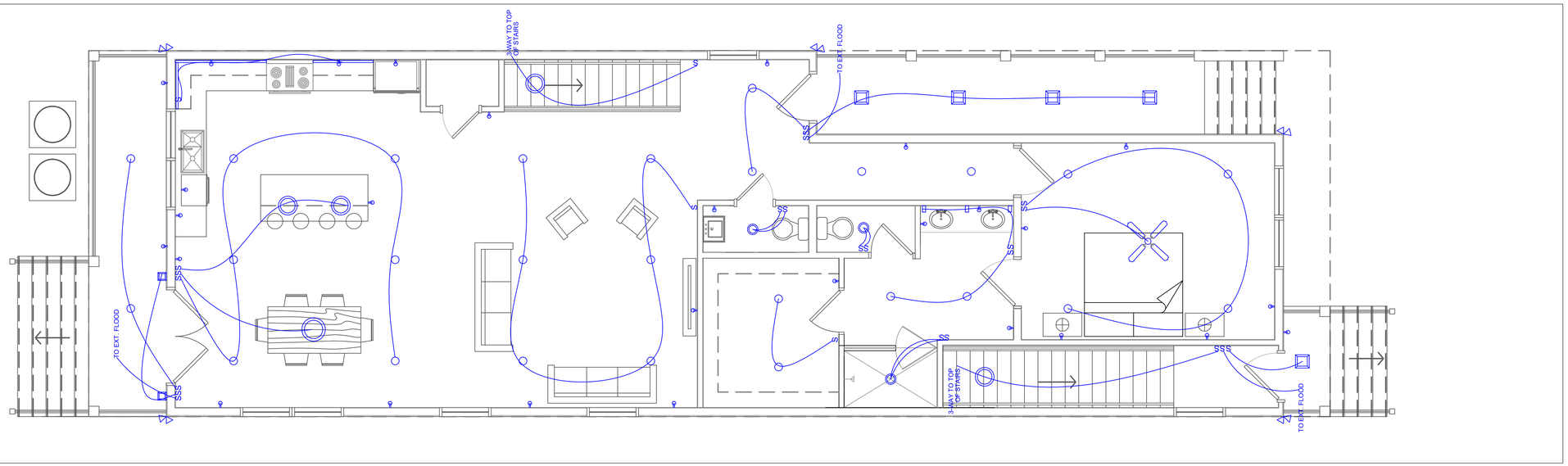
- RECEPTACLE LOCATIONS SHOWN ARE WHERE REQUIRED FOR FURNITURE/EQUIPMENT. ADDITIONAL RECEPTACLES SHALL BE PROVIDED AS REQUIRED TO COMPLY WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
- ALL SLEEPING AREAS TO BE PROTECTED WITH UL APPROVED SMOKE DETECTORS WIRED TO 11O VOLT HOUSE CURRENT AND MEETING ALL CRITERIA OF UL. ADDITIONAL SMOKE DETECTORS SHALL BE PROVIDED IN HALLWAYS WITHIN 10' MAXIMUM OF ANY SLEEPING ROOM, AND AT LEAST ONE PER FLOOR.
- AT LEAST ONE CARBON MONOXIDE DETECTOR SHALL BE PROVIDE AT EACH FLOOR WHERE GAS SERVICE IS PROVIDED.
- ALL BATHROOMS SHALL BE MECHANICALLY VENTILATED WITH A COMBINATION VENT/RECESSED CAN LIGHT KIT WITH DEDICATED EXHAUST TO THE EXTERIOR.

LEGEND:

- NEW 6" RECESSED CAN LIGHT
- NEW RECESSED VENT/LIGHT CAN
- NEW EXTERIOR LIGHTING
- NEW WALL SCONCE
- NEW RECEPTACLE (LOCATIONS AS INDICATED & AS REQUIRED PER APPLICABLE CODES)
- SD NEW SMOKE DETECTOR (LOCATIONS AS INDICATED & AS REQUIRED PER APPLICABLE CODES)
- NEW CEILING FAN
- S SWITCH LOCATION
- NEW CHANDELIER
- NEW PORCH GAS LANTERN



2 2ND FLOOR PLAN - RCP & ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



1 1ST FLOOR PLAN - RCP & ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

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4925 DRYADES STREET
NEW ORLEANS, LA 70115
P.O. BOX 751120
NEW ORLEANS, LA 70175
LA LAURENDINE ARCHITECTS

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RCP & ELECT. PLANS

ISSUE DATE: MAY 8, 2022

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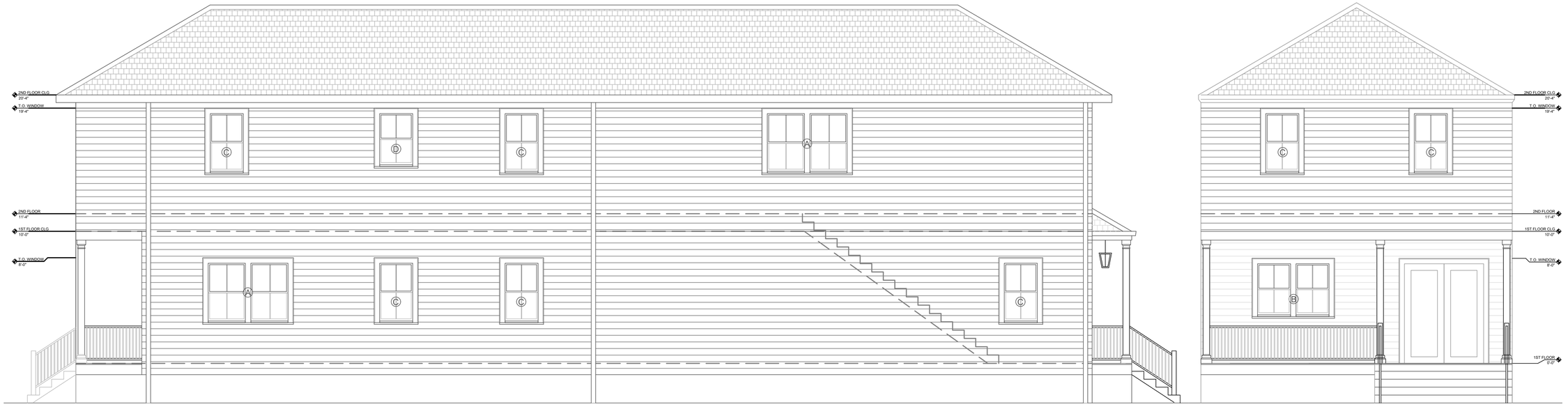
1 FRONT ELEVATION
SCALE 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE 1/4" = 1'-0"

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

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4925 DRYADES STREET
NEW ORLEANS, LA 70115
P.O. BOX 751120
NEW ORLEANS, LA 70175

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CARRIE E. LAURENDINE
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EXTERIOR ELEVATIONS

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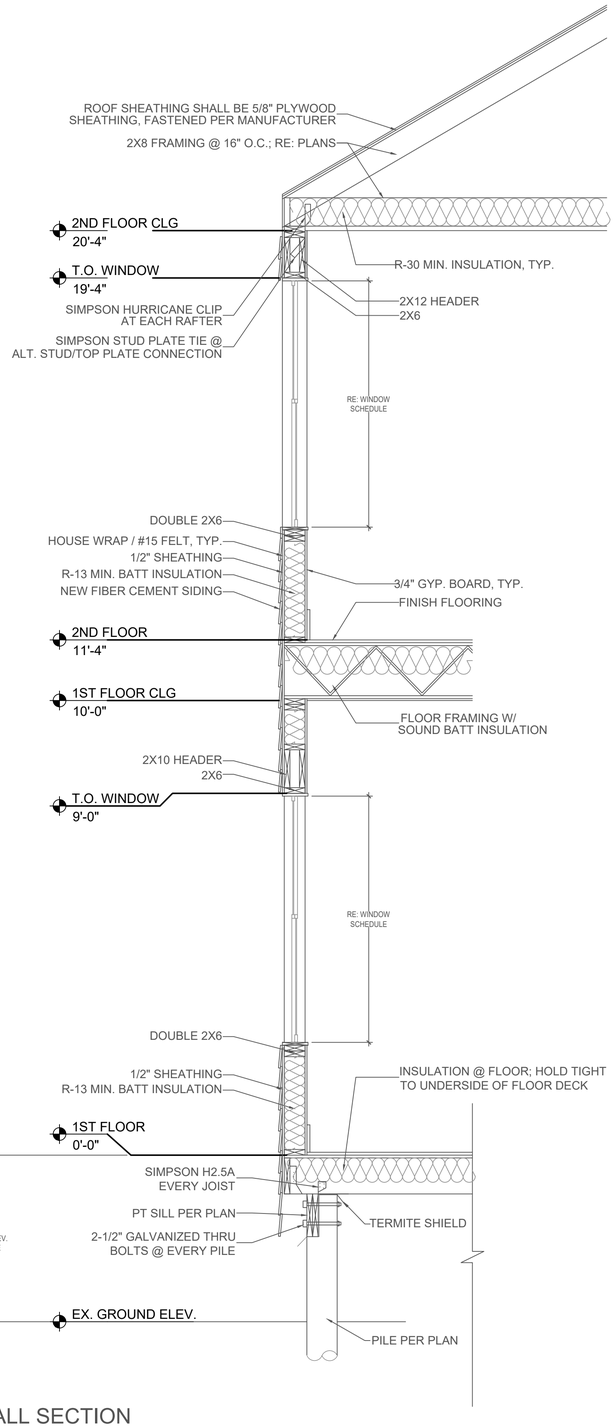
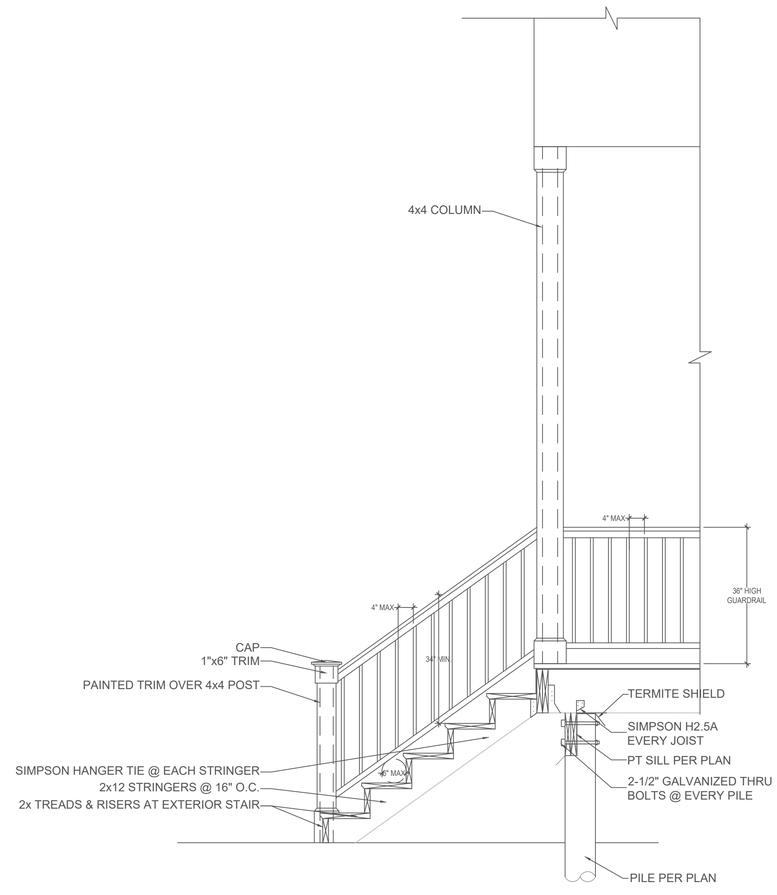


1 WALL SECTION

GENERAL NOTES:

- EXTERIOR STAIRS SHALL MEET REQUIRED TREAD/RISER RATIO'S IN ACCORDANCE WITH APPLICABLE RESIDENTIAL BUILDING CODES.
- HANDRAIL SHALL E DESIGNED IN ACCORDANCE WITH IRC 2012 ED
- GUARDRAILS SHALL E 36" HIGH AND SHALL BE DESIGNED IN ACCORDANCE WITH IRC 2012 ED.



2 SECTION DETAIL

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LAURENDINE ARCHITECTS
4925 DRYADES STREET
NEW ORLEANS, LA 70115
P. O. BOX 751120
NEW ORLEANS, LA 70175

CARRIE E. LAURENDINE
REG. NO. 7855
STATE OF LOUISIANA
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SECTIONS & DETAILS

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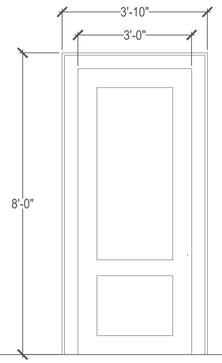
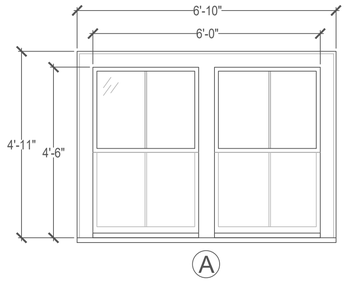
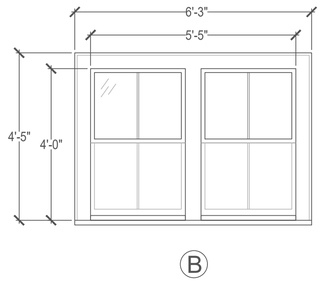
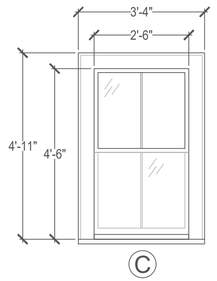
DOOR SCHEDULE:				
MARK	DESCRIPTION	WIDTH	HEIGHT	NOTES
01	EXTERIOR SWING	3'-0"	8'-0"	
02	EXTERIOR DBL SWING	6'-0"	8'-0"	
03	EXTERIOR SWING	3'-0"	8'-0"	
10	INTERIOR SWING	2'-6"	8'-0"	
11	INTERIOR SWING	2'-6"	8'-0"	
12	INTERIOR SWING	3'-0"	8'-0"	
13	INTERIOR SWING	3'-0"	8'-0"	
14	INTERIOR SWING	2'-8"	8'-0"	
15	INTERIOR SWING	2'-8"	8'-0"	
20	INTERIOR SWING	3'-0"	6'-8"	LAUNDRY
21	INTERIOR SWING	3'-0"	6'-8"	
22	INTERIOR SWING	2'-8"	6'-8"	
23	INTERIOR SWING	2'-8"	6'-8"	
24	INTERIOR SWING	2'-0"	6'-8"	LINEN CLOSET
25	INTERIOR SWING	2'-0"	6'-8"	LINEN CLOSET
26	INTERIOR SWING	3'-0"	6'-8"	
27	INTERIOR DBL DOORS	4'-0"	6'-8"	DBL DOORS AT CLOSET
28	INTERIOR SWING	3'-0"	8'-0"	
29	INTERIOR DBL DOORS	4'-0"	6'-8"	DBL DOORS AT CLOSET
30	INTERIOR SWING	2'-8"	6'-8"	
31	INTERIOR SWING	3'-0"	6'-8"	
32	INTERIOR SWING	2'-6"	6'-8"	
33	INTERIOR SWING	2'-0"	6'-8"	LINEN CLOSET
34	INTERIOR SWING	3'-0"	6'-8"	
35	INTERIOR SWING	3'-0"	6'-8"	
36	INTERIOR DBL DOORS	4'-0"	6'-8"	DBL DOORS AT CLOSET
37	INTERIOR SWING	2'-8"	6'-8"	

WINDOW SCHEDULE:				
MARK	DESCRIPTION	WIDTH	HEIGHT	NOTES
A	DOUBLE HUNG	6'-0"	4'-6"	
B	DOUBLE HUNG	5'-5"	4'-0"	COORD. SILL HEIGHT W/ COUNTERTOPS
C	DOUBLE HUNG	2'-6"	4'-6"	









GENERAL NOTES:

- ALL WINDOW SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS & SIZING.
- ALL GLASS N EXTERIOR DOORS AND WINDOWS TO BE DOUBLE GLAZED.
- NEW WINDOWS SHALL BE PROVIDED WITH IMPACT-RESISTANT GLAZING OR THE CONTRACTOR SHALL PROVIDE PRE-CUT AND PRE-DRILLED, ¾" PLYWOOD PANELS, SPANNING 8'-0" MAXIMUM, AND HARDWARE AND FASTENERS IN ACCORDANCE WITH ASCE 7 ANCHORAGE REQUIREMENTS.
- IMPACT RESISTANT GLASS TO MEET ASTM E-1886 AND E-1996/WMDA HALLMARK PROGRAM.
- MINIMUM OPENING AREA OF AN EGRESS WINDOW SHALL BE 5.7 SQUARE FEET. BOTTOM OF EGRESS WINDOW NOT TO EXCEED 44" ROM THE FINISHED FLOOR. MINIMUM EGRESS WINDOW OPENING SIZE IS 24" HIGH & 20" WIDE.
- WINDOWS INSTALLED IN BATHTUB ENCLOSURES, LESS THAN 60" FROM THE FLOOR, REQUIRE SAFETY GLAZING N ACCORDANCE WITH SECTION R308.4.5 OF THE IRC 2015 ED.

LAURENDINEARCHITECTS.COM
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4925 DRYADES STREET
NEW ORLEANS, LA 70115
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CARRIE E. LAURENDINE
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WINDOW & DOOR SCHEDULE

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GENERAL STRUCTURAL NOTES

I. GENERAL

A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.
C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
D. Structural drawings are intended to be used with architectural,mechanical, and electrical drawings. See these drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
E. Dimensions - Do not scale these drawings, use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.
F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.
H. With the exception of defects discovered by us or pointed out to us by others to date, our design and the work shown here assumes that the existing structural elements are sound and capable of supporting loads to their full, theoretical, code-allowed capacities. EOR is not responsible for any additional costs, damages, or injuries resulting from discovery or failure of any element that is found to be damaged, deteriorated, or otherwise structurally impaired.
I. The Contractor shall inform the professional of record in writing of any deviation from the Contract Documents. The Contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.
J. Note: if any items herein are not understandable or clear as to intent, the contractor must notify the Engineer of Record for clarification and/or supplemental information prior to actual installation.

II. DESIGN BASIS

A. Applicable Codes and Standards
International Residential Code 2015; ASCE 7-2010

B. Design Loads
Roof
Live Load 20 psf;
Decks
Live Load 40 psf;
Living Floors
Live Load 40 psf
Wind Load
The criteria is based on ASCE 7-2018 Minimum Design Loads for Buildings and Other Structures:
Basic Wind Velocity 145 mph
Risk Category II
Exposure B
For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

III. MATERIALS

A. CONCRETE
All concrete work shall conform to ACI 301 Specification for Structural Concrete for Buildings and meet the following requirements:
Concrete - Type I cement ASTM C 150, normal weight aggregates ASTM C 33, 3000 psi at 28 days, 5" slump. All concrete shall be normal weight (approximately 150 lbs. per cubic ft.) Place .006 inch Visqueen membrane beneath all interior slabs and beams on grade. Lap 12" to accommodate concrete pouring direction.
Reinforcing Steel - ASTM A615 grade 60, welded wire fabric ASTM A185.
Reinforcing Steel Details - Except as noted otherwise where continuous reinforcing is specified, provide a 90 degree hook on all top reinforcement in all beams at discontinuous ends. Install corner bars in the outside face of edge beams at every corner one top and one bottom. Bar shall be the same size as the largest beam bar.
Lap bars as indicated below:
Lap Splices - ACI 318
#3 1'3"; #4 1'8"; #5 2'2"
Welded wire fabric - one spacing plus 2".

D. LIGHT GAUGE METAL FRAMING ACCESSORIES
Joist and beam hangers, hurricane clips, and other ties, anchors, or connectors shall be as manufactured by Simpson Strong-Tie Co., Inc. and shall be attached with nails of the size and type recommended by the manufacturer. Roofing nails may not be used. All hangers, clips, connectors, anchors, ties, etc. shall be galvanized or stainless steel. All such units that will be exposed to weather, in contact with earth or water, or below the first floor level shall be stainless or meet G-185 rating.

B. NON-STRUCTURAL STEEL FRAMING
All non-structural steel framing shall conform to the requirements set forth in ASTM C645: *Standard Specification for Non-Structural Steel Framing Members* and AISI S220: *North American Standard for Cold-Formed Steel Framing - Nonstructural Members.* All members shall have a protective coating conforming to ASTM A653/A653M. Installation of non-structural steel framing shall meet the requirements of ASTM C754: *Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products*.

F. WOOD FRAMING
All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFPA, 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 International Residential Code.
All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.
Framing Lumber - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise.
Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails at 16" for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.
Openings
All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:
Openings less than 4'-0".....2 Studs
Openings 4'-0" to 6'-0".....3 Studs
Openings 6'-0" to 10'-0".....4 Studs
Openings larger than 10'-0"....See Plan or consult Struct. Eng.
Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.
Floor Framing - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.
Plywood Flooring - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.
Plywood Roofing - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.
Plywood Wall Sheathing - Provide 1/2" plywood on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (.131" min. diameter) or #10 screws (.19" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.
LVL Members - All members designated as "LVL" shall be laminated veneer lumber having properties and strength equal to Trus Joist "Microllam" with a minimum designated modulus of elasticity of 2000 ksi (2.0E) for all headers and beams. LVL members shall be glued and nailed together following the manufacturer's instructions.

I. OPEN WEB JOISTS - TRIMJOIST OR SIMILAR
1. Except for cutting to length, top and bottom chords of TrimJoist®s shall not be cut, drilled or notched.
2. Concentrated loads shall only be applied to the upper surface of the top chord, not suspended from the bottom chord. Contact TrimJoist® engineers for exceptions.
3. Any fastening, resistance to uplift or member not specifically detailed is subject to local approval.
4. End bearing length must be at least 1-3/4".
5. TrimJoist® must not remain in direct contact with concrete or masonry construction and shall be used in dry use conditions only.
6. TrimJoist®s must be restrained against rotation at the end of joists by use of rim joists, 2x end banding, or cross bridging.
7. Install vertical web stiffeners to transfer loads from above to the wall or foundation below if they exceed the values found in the Maximum Reaction Table.
8. Plywood or OSB subfloor nailed to the top chord of a TrimJoist® is adequate to provide lateral support.
9. Any fastening, resistance to uplift or member not specifically detailed is subject to local approval.
10. TrimJoist®s are not stable until completely installed, and will not support any load until fully braced and sheathed.
11. Do not allow workers to walk on TrimJoist® until joists are fully installed and braced, or serious injuries can result.
12. Never install a damaged TrimJoist®.

PILES
1. OWNER SHALL OBTAIN A PILE LOAD TEST TO VERIFY PILE CAPACITY. PROVIDE TEST RESULTS TO ENGINEER OF RECORD. FAILURE TO PROVIDE GEOTECHNICAL REPORT OR PILE LOAD TEST SHALL HOLD STRUCTURAL ENGINEER HARMLESS IN THE EVENT OF DIFFERENTIAL SETTLEMENT.
2. PILE DESIGN SHOWN IS BASED ON CITY OF NEW ORLEANS PILE MAPS AND ALLOWABLE PILE CAPACITIES. RESIDENCE IS LOCATED ON PILE ZONE MAP C-13, ZONE 9/ZONE 3.
3. ASTM D25 TREATED PILE,
a. 35' LONG TREATED TIMBER PILE.
b. DRIVEN TO REFUSAL (25 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A 7,500 FT. LB. DROP HAMMER.)
c. 8" BUTT, 6" TIP,
d. 5 TON DESIGN LOAD

LAURENDINEARCHITECTS.COM
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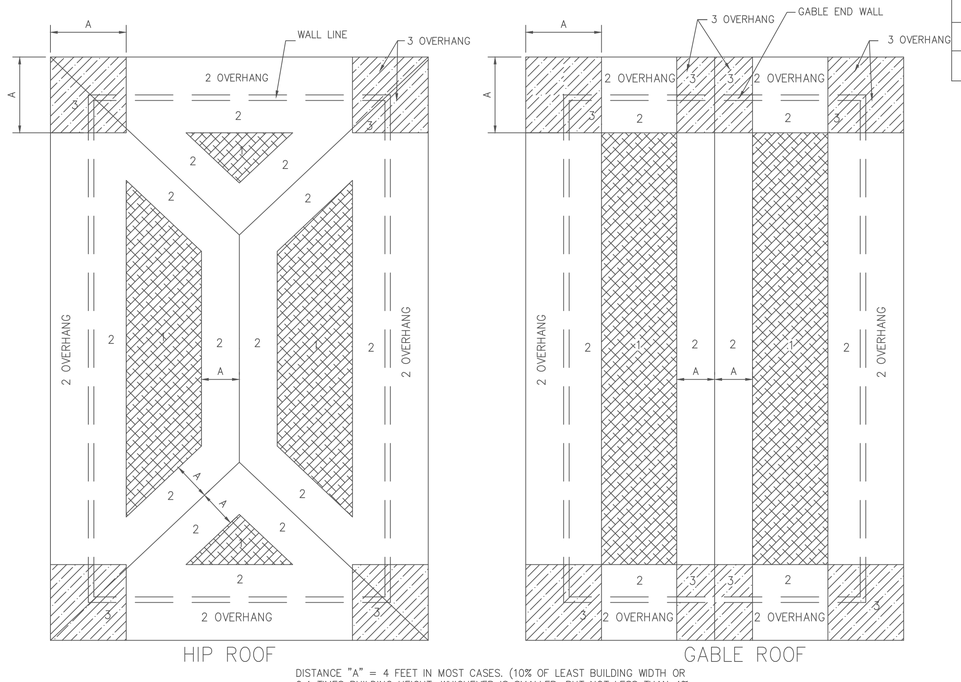
SHEET TITLE
STRUCTURAL GEN. NOTES
ISSUE DATE: MAY 8, 2022

A.06.1

ROOF SHEATHING FASTENING SCHEDULE

8d COMMON (0.131 x 2 1/2") OR RING SHANK (0.135 x 2 1/2")
EXCEPT WHERE NOTED, EXPOSURE C, ENCLOSED BUILDING, ROOF FRAMING SPACED 24" OR LESS

WIND VELOCITY (3 SEC. GUST)	ROOF FASTENING ZONE				
	PANEL LOCATION	MAIN ROOF 1 2 3	SHEATHING TO GABLE END WALL FRAMING 2 3	OVERHANG (EAVES) 2 3	
		FASTENING SCHEDULE (INCHES TO CENTER			
130 MPH	SUPPORTED PANEL END AND EDGES	6 6 6	3 (10d RING SHANK)	2 2	
	PANEL FIELD	6 4 3	3	6 6	



DISTANCE "A" = 4 FEET IN MOST CASES. (10% OF LEAST BUILDING WIDTH OR 0.4 TIMES BUILDING HEIGHT, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF LEAST BUILDING WIDTH OR 3 FEET.

ROOF SHEATHING FASTENING ZONES UPLIFT CONNECTIONS

ROOF ASSEMBLY TO WALL ASSEMBLY:

UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO WALL STUD. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

WALL ASSEMBLY TO WALL ASSEMBLY:

STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

HOLD DOWNS

HOLD DOWNS ARE REQUIRED AT THE END OF EACH CEMENTED SHEARWALL SEGMENT OR AT THE END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER, A SINGLE HOLD DOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALL IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD. SEE TYPICAL HOLD DOWN DETAIL.

ROOF UNDERLAYMENT APPLICATION

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE), OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'.

WALL ASSEMBLY TO FOUNDATION:

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE A MINIMUM OF A 1 1/4" x 20 GA. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15" IN MASONRY BLOCK FOUNDATIONS, OR BE LAPPED UNDER THE BOTTOM PLATE. 3" SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACING SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT DIPPED GALV. AFTER FABRICATION, OR MFG. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

HEADER SPANS – EXPOSURE C OR LOAD BEARING WALLS (CEILING, ROOF, EXTERIOR, ETC.)

SPAN	HEADER SIZE	NO. FULL HT STUDS REQ. @ EA. END	UPLIFT (LB.)	LATERAL (LB.)
2'-0"	2-2x4	1	364	157
3'-0"	2-2x4	2	546	236
4'-0"	2-2x4	2	728	314
5'-0"	2-2x6	3	910	393
6'-0"	2-2x6	3	1092	471
7'-0"	2-2x10	3	1274	550
8'-0"	3-2x8	3	1456	628
9'-0"	3-2x12	3	1638	707
10'-0"	4-2x12	4	1820	785

HEADER SPANS – EXPOSURE C FOR NON LOAD BEARING WALLS

SPAN	MIN. HEADER SIZE	NO. FULL HT STUDS REQ. @ EA. END	UPLIFT #	LATERAL #
2'-0"	1-2x4 FLAT	1	60	157
3'-0"	1-2x4 FLAT	2	90	236
4'-0"	1-2x4 FLAT	2	120	314
5'-0"	1-2x4 FLAT	3	150	393
6'-0"	1-2x6 FLAT	3	180	471
7'-0"	1-2x6 FLAT	3	210	550
8'-0"	2-2x6 FLAT	3	240	628
9'-0"	2-2x6 FLAT	3	270	707
10'-0"	2-2x6 FLAT	4	300	785
11'-0"	2-2x6 FLAT	4	330	864

THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)

MAX. GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE				
	CEILINGS	WALLS	FLOORS	BASEMENT WALLS	CRAWL SPACE WALLS
.75	R-26	R-13	R-11	R-5	R-5

HEADER SCHEDULE

MARK	BEAM SIZE	MATERIAL	REMARKS
H1	W16x32	A992	STRUCTURAL STEEL
H2	W12x26	A992	STRUCTURAL STEEL
H3	W12x22	A992	STRUCTURAL STEEL
H4	W12x22	A992	STRUCTURAL STEEL
H5	W8x10	A992	STRUCTURAL STEEL
H6	W10x12	A992	STRUCTURAL STEEL

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FT.	4 FT. PANEL SPAN < 6 FT.	6 FT. PANEL SPAN < 8 FT.
2 1/2" #6 WOOD SCREWS	16"	12"	9"
2 1/2" #8 WOOD SCREWS	16"	16"	12"

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

SCHEDULE OF STRUCTURAL CONNECTORS

CONNECTOR	STRUCTURAL CONNECTIONS	FASTENERS	ALLOWABLE LOADS	ACTUAL LOADS
SIMPSON SP2	WALL STUD TO TOP PLATE	SP2 12-10d	890	702
SIMPSON SP1	WALL STUD TO BOTTOM PLATE	10-10d	585	475
SIMPSON HD2A	HOLD DOWN AT OPENINGS AND SHEARWALLS	5/8" A307 ANCHOR BOLT, W/ 2-5/8" MACHINE BOLTS.	2775	0
SIMPSON LTP4	TOP PLATE TO RIM JOIST	12-8d (1 1/2")	670	630
SIMPSON LSTA36	FLOOR TO FLOOR	24-10d (1 1/2")	1640	630
SIMPSON H2.5A	RAFTER TO TOP PLATE	10-8d (1 1/2")	600	550
SIMPSON MTS20	RAFTER TO TOP PLATE/STUD	14-10d (1 1/2")	860	0
SIMPSON MSTA18	HEADER TO HEADER STUD	14-10d (1 1/2")	1140	
SIMPSON A35	GABLE RAKE TO WALL STUD TO PLATE	12-8d (1 1/2")	345	
5/8" ANCHOR BOLT W/ 3#x1/8" WASHER	SILL PLATE TO CONCRETE FOUNDATION	5/8" ANCHOR BOLT 9" MIN. EMBEDMENT	2310	2102
SIMPSON CBSQ66-SDS2	WOOD COLUMN HOLD DOWN	14-SIMPSON SDS 1/4"x2" SCREWS	5710	
SIMPSON CCQ46SDS2.5	WOOD COLUMN TO BEAM	30-SIMPSON SDS 1/4"x2 1/2" SCREWS	5955	
SIMPSON ECCLL46	WOOD COLUMN TO BEAM AT CORNER	6-5/8" MACHINE BOLT WITH NUT AND WASHER	740	
SIMPSON CS16	HEADER TO WINDOW	12-8d (1 1/2")	345	
SIMPSON CS36	HEADER TO TOP PLATE	12-8d (1 1/2")	345	
SIMPSON MSTA 24	FLOOR TO FLOOR	12-8d (1 1/2") WOOD- SIMPSON TITEN SCREWS-MASONRY	345	
SIMPSON MSTA 36	FLOOR TO FLOOR	12-8d (1 1/2")	345	
SIMPSON MSTA 21	RAFTER TO RAFTER	14-10d (1 1/2")	860	
SIMPSON H8	WALL STUD TO TOP PLATE	12-10d (1 1/2")	890	702

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LAURENDINE ARCHITECTS
4925 DRYADES STREET
NEW ORLEANS, LA 70115
P.O. BOX 751120
NEW ORLEANS, LA 70175

CARRIE E. LAURENDINE
REG. NO. 7855
STATE OF LOUISIANA
REGISTERED ARCHITECT

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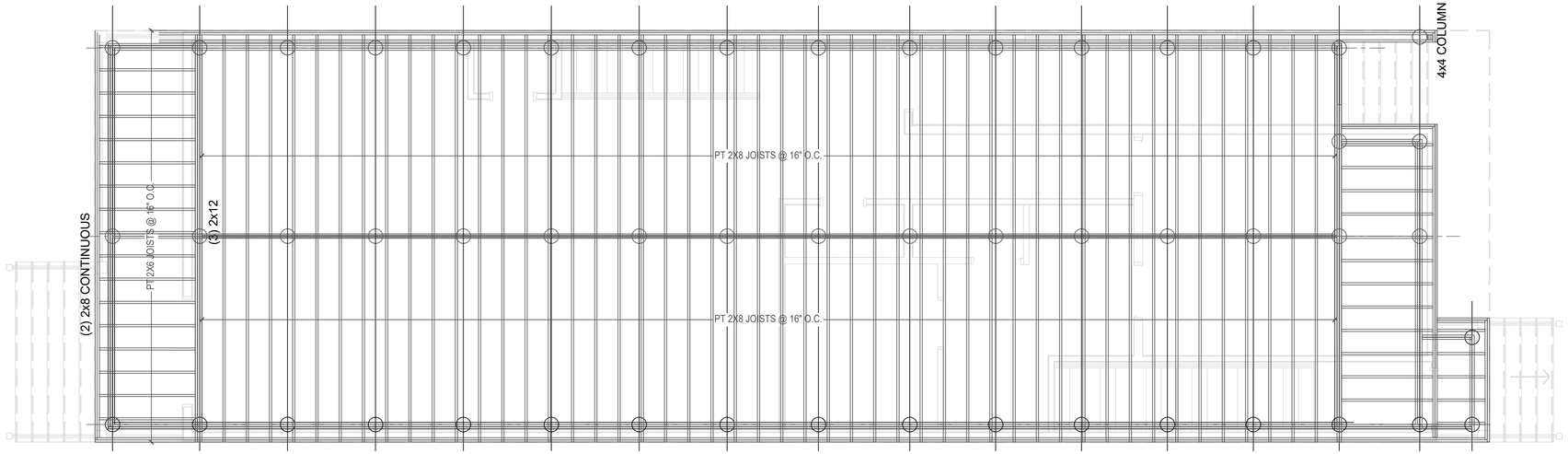
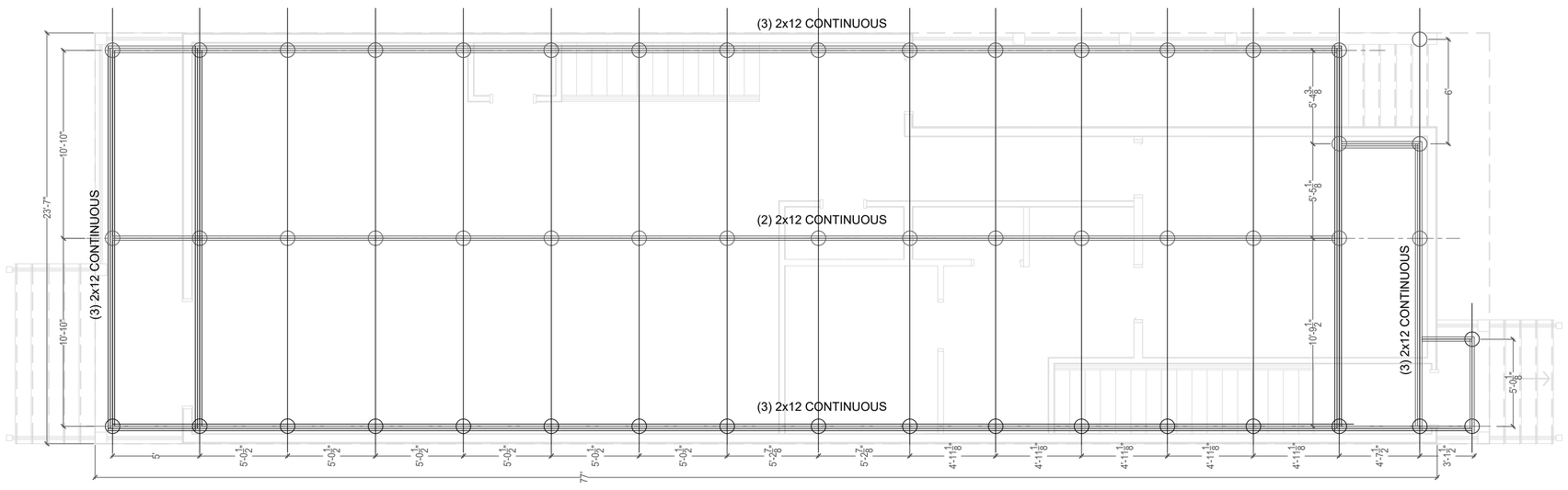
A.06.2



2 FIRST FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

- 40 FT CLASS 5 PILES (8" BUTT, 6" TIP) DRIVEN TO REFUSAL OF 12 BLOWS FOR 2 CONSECUTIVE FEET OR FULL DEPTH. 7 TON CAPACITY.
- STRUCTURAL ENGINEER RELIED UPON THE PILING MAP PROVIDED BY ORLEANS PARISH MAP E14 (SOIL ZONE 3) TO PROPOSE THE SIZE OF THE PILE AS SHOWN IN NOTE ABOVE. THE OWNER IS ENCOURAGED TO PROVIDE A PILE LOAD TEST OR GEOTECHNICAL ANALYSIS (REPORT) AT THEIR OWN EXPENSE. THIS WOULD VALIDATE THE PILE MAP PROVIDED BY ORLEANS PARISH.
- FAILURE TO HAVE THESE REPORTS ON HAND PRIOR TO COMMENCEMENT OF WORK HOLDS ENGINEER HARMLESS OF DESIGN AS WE ENTRUSTED SOLELY ON INFORMATION PROVIDED BY THIS MUNICIPALITY AND RECOMMEND VERIFICATION OF SUCH.



1 FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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CARRIE E. LAURENDINE
REG. NO. 7855
STATE OF LOUISIANA
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SHEET TITLE
FOUNDATION & FRAMING PLANS
ISSUE DATE: MAY 8, 2022

A.07

2 ATTIC FRAMING PLAN
SCALE 1/4" = 1'-0"

1 SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

- 40 FT CLASS 5 PILES (8" BUTT SPEC) DRIVEN TO REFUSAL OR MIN. EMBEDMENT OF 5 CONSECUTIVE FEET OR FULL DEPTH. 7 TON

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REG. NO. 7855
STATE OF LOUISIANA
REGISTERED ARCHITECT

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FRAMING PLANS

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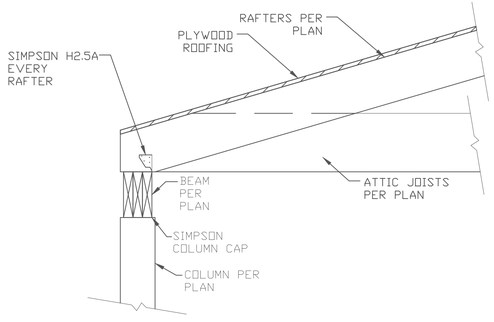

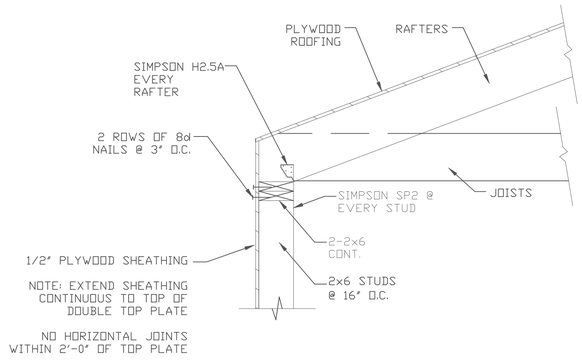

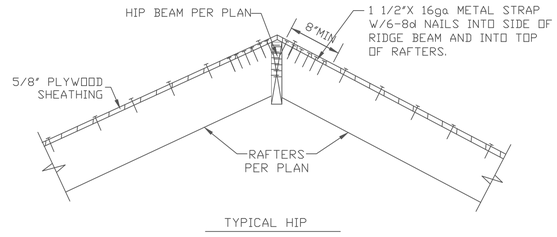

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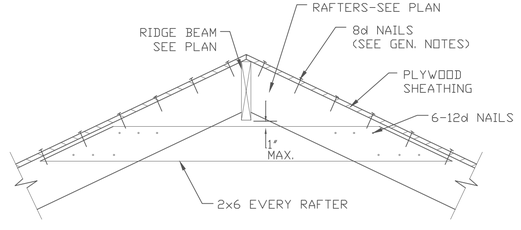

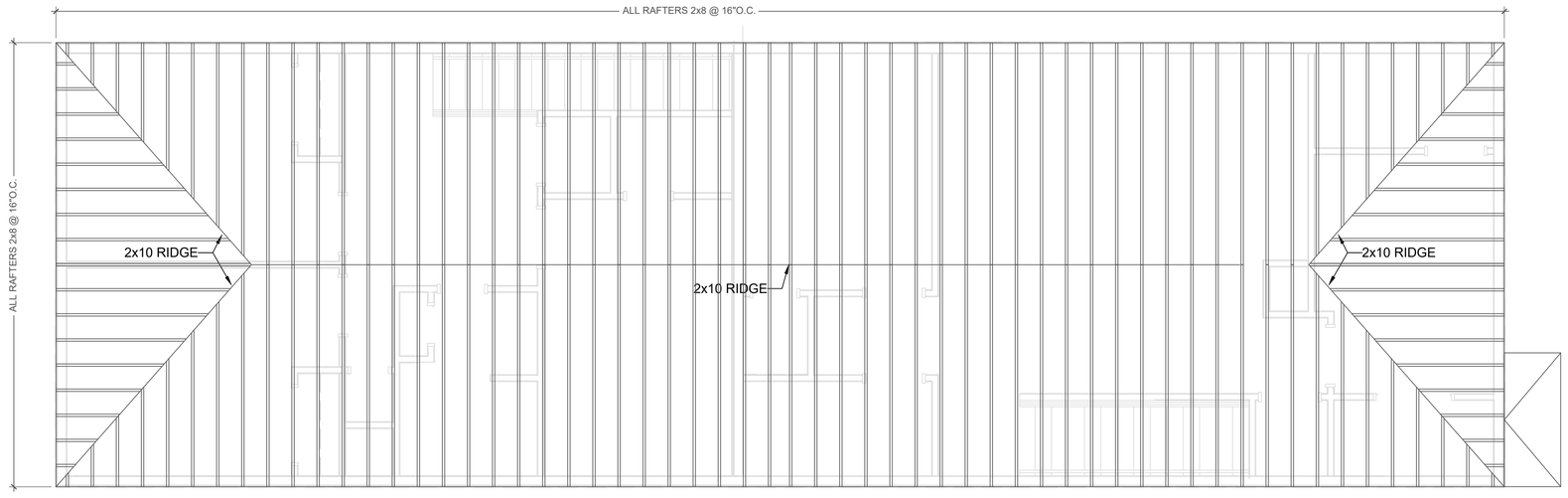

1 ROOF FRAMING PLAN
SCALE 1/4" = 1'-0"

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REG. NO. 7855
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ROOF FRAMING

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A.09

PLUMBING GENERAL NOTES:

- WORK SHALL COMPLY WITH ALL APPLICABLE BUILDING AND PLUMBING CODES. WORK SHALL BE COORDINATED WITH SELECTED EQUIPMENT/PRODUCTS PRIOR TO INSTALL.
- ALL WORK SHALL BE PERFORMED BY LICENSED INDIVIDUALS TO PERFORM THEIR WORK, AS OUTLINED BY LAW.
- REFER TO THE FLOOR PLANS FOR BASIC PLUMBING FIXTURES. NOT ALL EQUIPMENT AND FIXTURES ARE SHOWN OR NOTED, PLUMBING SUBCONTRACTOR SHALL PROVIDE ALL NECESSARY PARTS AND EQUIPMENT FOR A COMPLETE INSTALLATION.
- HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE PROTECTED AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- WASTE LINES AND VENTS SHALL BE "PVC, SCH. 40", OR EQUAL. SUPPLY LINES SHALL BE "PEX", OR EQUAL.
- PRESSURE TEST PRIOR TO CONCEALMENT OF WORK.
- FIXTURE SELECTION BY OWNER.

KITCHEN SINK : P-TRAPS 2"
VANITY/LAUNDRY SINK : P-TRAPS 2"
LAVATORIES : P-TRAPS 1.5"
TUB: P-TRAPS 2"
A/C : P-TRAPS 1.5"

LEGEND:

——— **DRAIN** — — — **VENT**

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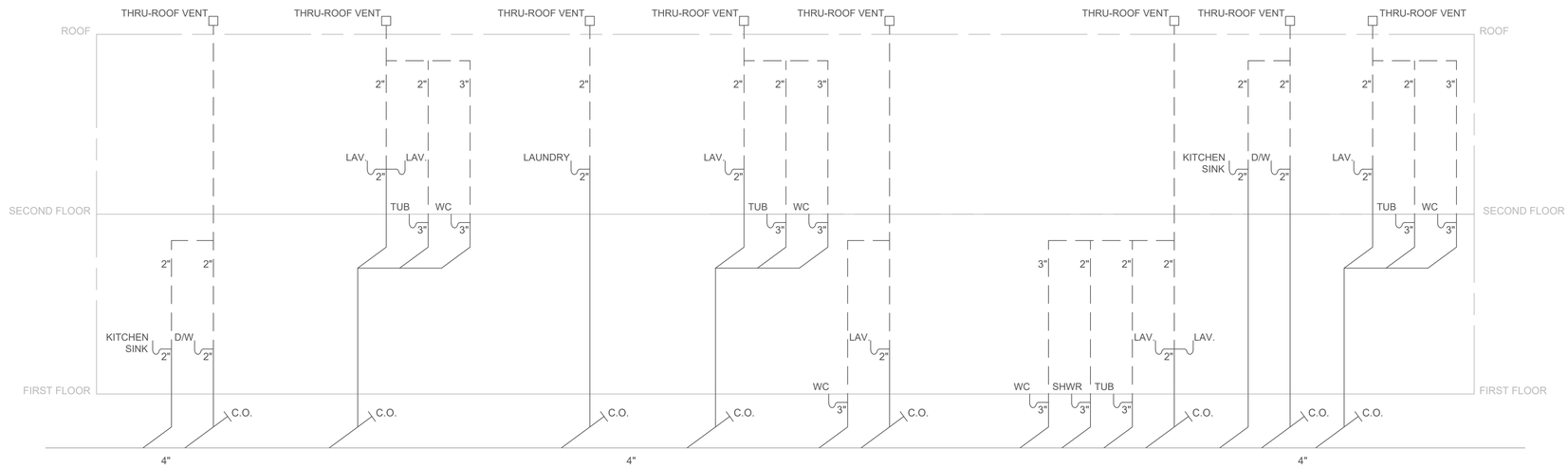

1 PLUMBING RISER DIAGRAM

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P.O. BOX 751120
NEW ORLEANS, LA 70175
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REG. NO. 7855
STATE OF LOUISIANA
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