

1866 CARNOT ST - NEW CONSTRUCTION

1866 Carnot St
New Orleans, LA 70122

PROJECT INFORMATION:

OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
BUILDING CODE:	INTERNATIONAL RESIDENTIAL CODE 2015
PERMIT TYPE:	NEW CONSTRUCTION
FLOOD ZONE:	X
BASE FLOOD ELEVATION:	N/A
HIGHEST CURB EL.:	-4.9 NAVD
PROPOSED FFE.:	-1.9 NAVD

ZONING INFORMATION:

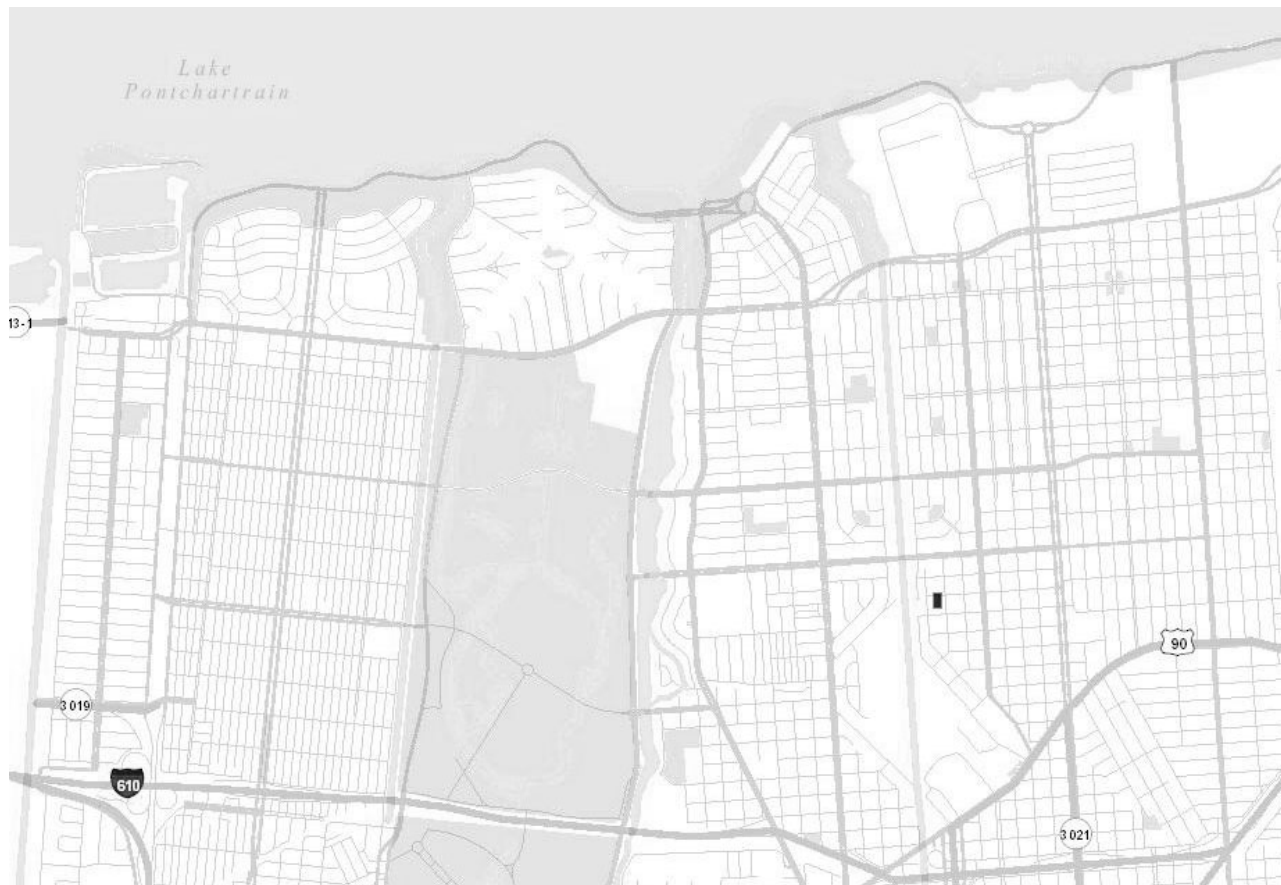
ZONING CLASSIFICATION:	S-RS
USE:	DWELLING, SINGLE-FAMILY
MINIMUM LOT AREA:	SINGLE FAMILY: 6625 SF/DU
MINIMUM LOT DEPTH:	SINGLE FAMILY: 100'
MAX. BUILDING HEIGHT:	SINGLE FAMILY: 35'
MIN. PERM. OPEN SPACE:	40% OF LOT AREA
FRONT YD MIN. REQ:	SINGLE FAMILY: 20'
INT SIDE YD REQ:	SINGLE FAMILY: 10% OF LOT WIDTH OR 3', WHICHEVER IS GREATER
CORNER SIDE YD MIN. REQ:	SINGLE FAMILY: 10'
REAR YD MIN. REQ:	SINGLE FAMILY: 20'

BUILDING INFORMATION:

FIRST FLOOR:	
CONDITIONED SPACE	1190 SF
FRONT PORCH	40 SF
SIDE PORCH	20 SF
BACK PORCH	160 SF
CONCRETE SLAB	196 SF

TOTAL UNDER ROOF: 1606 SF

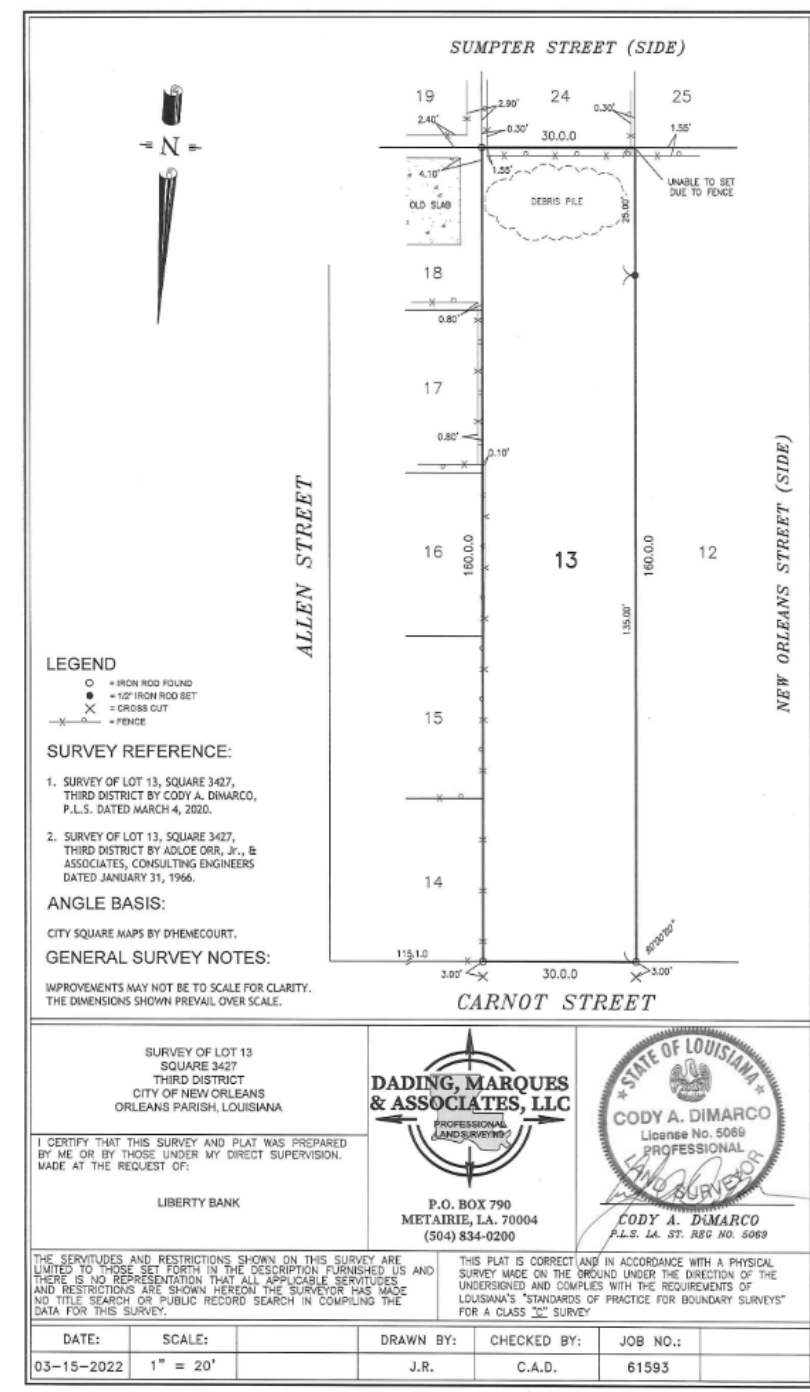
BUILDING HEIGHT: 16' - 7"



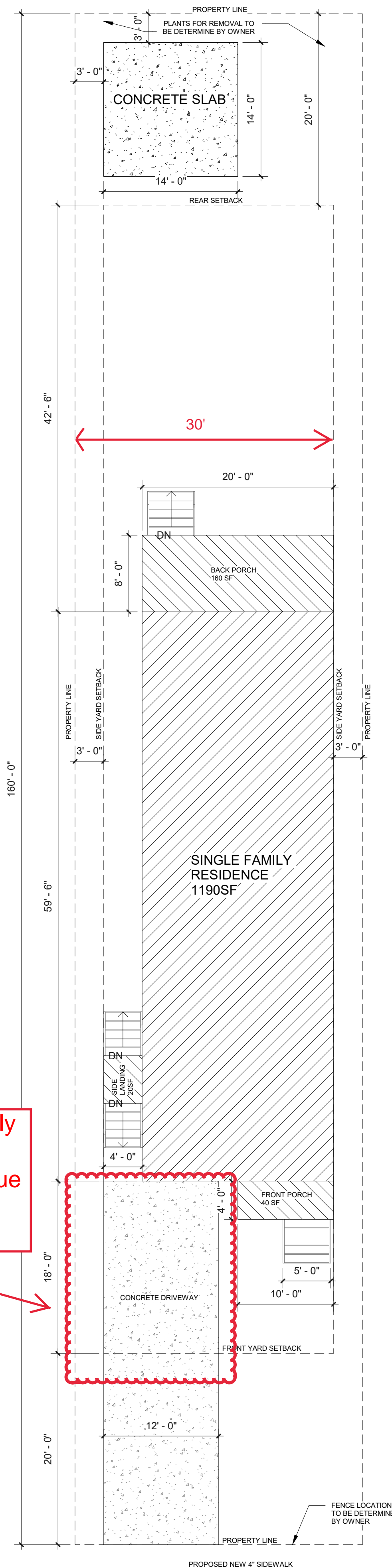
VICINITY MAP



STREET MAP

[illegible]

Driveway is intentionally set back and side by side with front porch due to restriction of the lot width (30')



CARNOT STREET

② SITE PLAN
1/8" = 1'-0"

GENERAL NOTES:

1. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
2. ALL WORK SHALL MEET APPLICABLE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.
3. SLOPE ALL CONCRETE PAVING AWAY FROM BUILDING AT 1% MINIMUM.
4. SLOPE ALL CONCRETE WALKS AWAY FROM BUILDING AT 2% MINIMUM.
5. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH PLANS AND AS-BUILT CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.
6. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. NOTIFY ARCHITECT WITH ANY DISCREPANCIES OVER DIMENSIONS.
7. ALL DIMENSIONS ARE TO THE FACE OF THE STUDS (ROUGH) UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CALL FOR LOCAL INSPECTIONS AND OBTAIN APPROVAL FROM THE STATE FIRE MARSHAL IF REQUIRED.
9. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH ALL LOCAL CITY, COUNTY, STATE OF FLORIDA AND FEDERAL CODES. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING PERFORMANCE OF THE WORK.
10. VERIFY ROUGH OPENING SIZES WITH DOOR AND WINDOW MANUFACTURERS BEFORE CONSTRUCTION IS TO BEGIN.
11. SAFETY GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS PER SECTION R308.4 OF THE IRC 2015 ed.
12. WINDOWS MUST HAVE A U-FACTOR OF 0.75 OR LESS AS PER IECC TABLE 402.1.1. 6. R-19 INSULATION MINIMUM AT EXTERIOR WALLS, R-30 MINIMUM AT CEILING ASSEMBLY.
13. COMBINATION SMOKE /CARBON MONOXIDE DETECTORS SHALL BE PROVIDED IN AND OUTSIDE ALL SLEEPING AREAS.
14. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. UNIT MUST BE OPERABLE FROM INSIDE TO FULL CLEAR OPENING OF 5.7 SQUARE FEET, WITH SILL HEIGHT NO MORE THAN 44 INCHES ABOVE THE FLOOR. MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES, AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
15. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" FEET SHALL HAVE 1 HOUR PROTECTION OF 5/8" GYP BOARD AT BOTH SIDES OF THE WALL.
16. OVERHANG PROJECTIONS WITH A FIRE SEPARATION DISTANCE LESS THAN 3'-0" (FEET) SHALL BE PROVIDED WITH 5/8" GYP. BOARD UNDERSIDE FOR 1-HOUR PROTECTION.
17. ALL "GLASS OPENINGS" SHALL BE PROVIDED WITH PRECUT MINIMUM 7/16" THICK O.S.B. WITH INSTALLATION CLIPS OR SCREWS AS PER IBC 2015, SEC. 1609. ALL "GLASS OPENINGS" SHALL BE IMPACT RESISTANT GLAZING (COMPLY WITH REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM 1996 AND OF ASTM 1886 OR ANCHORABLE, PRECUT 1/2" WOOD STRUCTURAL PANELS (PLYWOOD OR O.S.B.) FASTENED IN ACCORDANCE WITH TABLE R301.2.1.2 OF IRC 2015.
18. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED TO ENSURE THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, THE OWNERS, AND ANY WORKERS.
19. THE CONTRACTOR SHALL HAVE THE WORK SITE CLEANED ON A DAILY BASIS. THE DISPOSAL OF ANY WASTE SHALL BE OFF SITE AND IN A MANNER PRESCRIBED UNDER THE LAW.
20. CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT STRUCTURE AND PERSONNEL DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, EXCAVATION PROTECTIONS, SCAFFOLDING, JOB SITE SAFETY, ETC. OBSERVATION VISITS TO THE SITE BY ARCHITECT, OWNER, OR ENGINEER SHALL NOT INCLUDE INSPECTIONS OF ABOVE ITEMS.
21. IT IS RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE VARIOUS TRADES ON BUILDING TO ALLOW SUFFICIENT ROOM FOR ALL EQUIPMENT.
22. CONTRACTOR TO COORDINATE ALL UTILITIES INSTALLATION AND CONNECTION WITH LOCAL UTILITY COMPANY.
23. THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AROUND THE BUILDING INCLUDING ANY TEMPORARY MEASURES DURING THE CONSTRUCTION SO AS TO ENSURE NO WATER DAMAGE TO THE BUILDING.
24. ALL REMOVED TOPSOIL SHALL BE STORED AND USED FOR FINISH GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS MATERIAL PRIOR TO FINISH GRADING.
25. CONTRACTOR SHALL COORDINATE & INSTALL WOOD BLOCKING IN FRAMING AS NEEDED TO SUPPORT ANY ITEMS MOUNTED TO THE WALLS.
26. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH CODE APPROVED FIRESTOPPING MATERIAL.
27. ALL LUMBER SHALL BE NO. 2 S.Y.P. OR BETTER.
28. THE CONTRACTOR SHALL VERIFY THE MIN. F.I. ELEV. WITH THE CITY/PARISH FEMA ELEVATION AND BENCHMARK CERTIFICATE.
29. ALL DRIVEWAY AND SIDEWALKS SHALL MEET LOCAL DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS IF APPLICABLE.
30. PROVIDE WATER RESISTANT SHEETROCK IN THE BATHROOMS, KITCHEN NEAR SINKS AND LAUNDRY ROOM (6 HORIZONTAL FEET OF WALL SURFACES ADJACENT TO SINKS AND WASHING MACHINES).
31. DWELLING-GARAGE SEPARATION SHALL COMPLY WITH IRC R302.6. GARAGE SHALL HAVE 1/2" GYP. BD. AT ALL WALLS AND CEILING BETWEEN ANY LIVING SPACE.
32. THIS DRAWING SET PROVIDES THE MIN. INFORMATION REQUIRED BY PERMITTING. CONTRACTOR IS WHOLLY RESPONSIBLE FOR FINAL DETAILS TO PROVIDE A COMPLETE AND WATERTIGHT PROJECT MEETING THE REQUIREMENTS OF IRC 2015. THE ARCHITECT WILL NOT BE PROVIDING CONSTRUCTION ADMINISTRATION FOR THIS PROJECT.

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wingate
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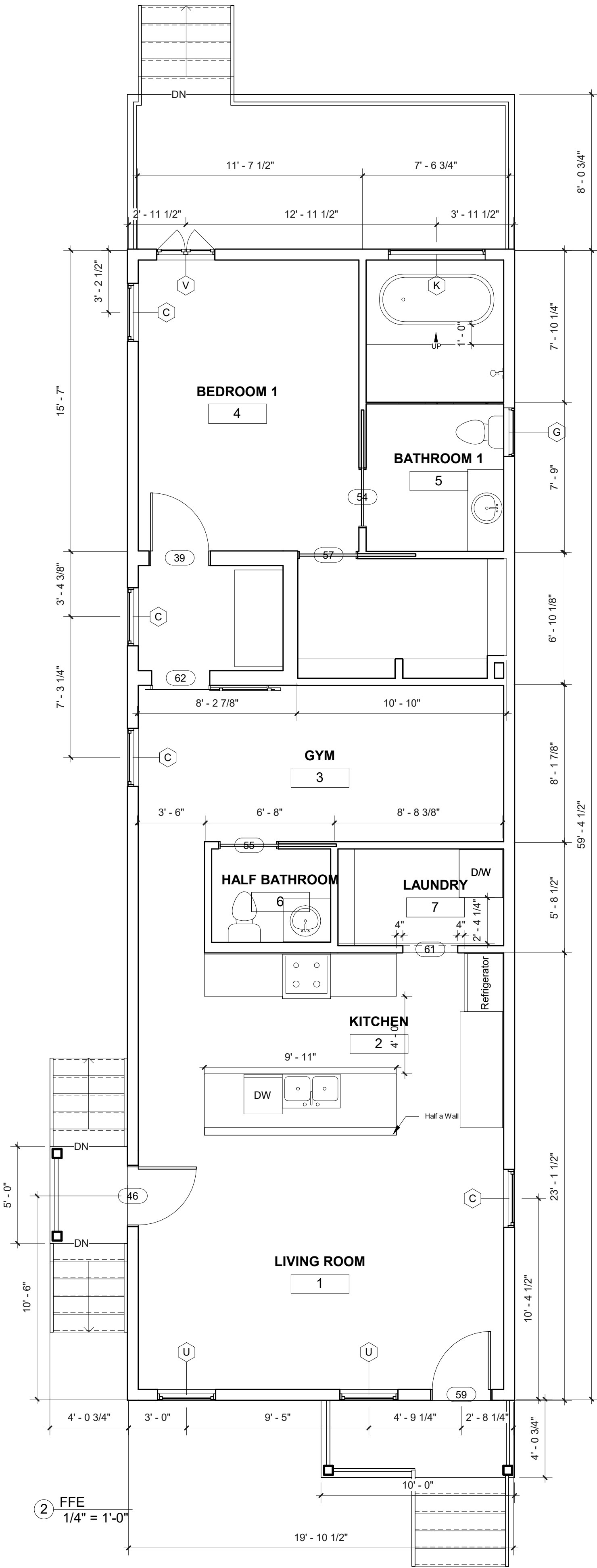
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Constrction
Tiffany Cain
1866 Carnot St. New Orleans, LA 70122

TITLE SHEET

Project Number	2022-06
Date	4/5/2022
Drawn By	DL
Checked By	TL

The seal is circular with a dashed outer border. Inside the border, the words "STATE OF LOUISIANA" are written in a semi-circle at the top, and "CIVIL ENGINEERING" is written in a semi-circle at the bottom. In the center of the seal is the Great Seal of the State of Louisiana, which features an eagle with wings spread, perched on a shield with the word "LOUISIANA" on it. Below the eagle, the text "JOSHUA I. TORREGANO" is written in a bold, sans-serif font. Underneath that, "License No. 40432" is written in a smaller font. Below the license number, "PROFESSIONAL ENGINEER" is written in a bold, sans-serif font, followed by "IN" in a smaller font. To the right of "IN", the date "4-21-22" is written in a handwritten style. A blue ink signature is written across the bottom left of the seal.

G1.0



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

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS ARE 2X4 STUD W/ 1/2" GYP. BD. UNLESS NOTED OTHERWISE. SEE STRUCTURAL PLANS FOR 2X6 BEARING WALL LOCATIONS
- ALL PLUMBING WALLS AND WALLS CONTAINING POCKET DOORS ARE 2X6 STUD W/ 1/2" GYP. BD.
- GYP. BD. FINISH SHALL BE LEVEL 4 FINISH
- INSTALL 2X BLOCKING FOR WALL CABINETS, BATHROOM ACCESSORIES, HANDRAILS, STAIR HANDRAILS, DRAFTSTOPS, REQUIRED FIRE BLOCKING, CURTAIN AND WINDOW COVERINGS, AND ALL OTHER BUILDING COMPONENTS REQUIRING BLOCKING (VERIFY LOCATION WITH GENERAL CONTRACTOR)
- PROVIDE FIRE BLOCKING OF 2 INCH NOMINAL LUMBER VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET PER R302.11 OF IRC 2015
- ALL EXTERIOR DOORS ARE TO BE WEATHERSTRIPPED
- GENERAL CONTRACTOR TO UNDERCUT ALL INTERIOR DOORS 1/2" FOR A/C RETURN AIR FROM ROOMS
- ALL WINDOW UNIT SIZES ARE GIVEN IN ACTUAL FRAME SIZE. CONTRACTOR TO VERIFY ROUGH-OPENING AND INSTALATON REQUIREMENTS WITH MANUFACTURER
- CONTRACTOR TO VERIFY EXTERIOR DOORS AND WINDOWS HEAD HT. W/ MANUFACTURER
- PAINT:
 - ALL SURFACES SHALL BE CLEAN AND DRY BEFORE PAINTING
 - PAINT MATERIAL SHALL BE DELIVERED TO THE JOB IN THEIR ORIGINAL CONTAINER
 - EXTERIOR PAINTING SHALL BE ONE COAT OF PRIMER, AND 2ND AND 3RD COATS SHALL BE EXTERIOR LATEX PAINT
 - INTERIOR GYP. BD. SHALL BE ONE COAT OF PRIMER AND 2ND AND 3RD COATS OF INTERIOR LATEX PAINT
 - INTERIOR TRIM SHALL BE ONE COATS PRIMER AND 2ND AND 3RD COATS ENAMEL FINISH
 - EXTERIOR TRIM SHALL BE PRIMED AND 2ND COAT PRIOR TO INSTALLATION
 - EXTERIOR CAULKING SHALL BE TOP QUALITY SILICONE CAULK
 - COLORS SELECTED BY OWNER

No.	Description	Date

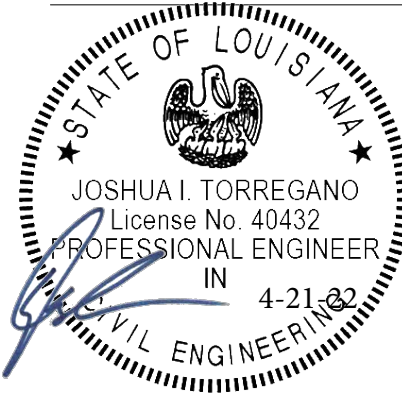
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FIRST FLOOR PLAN

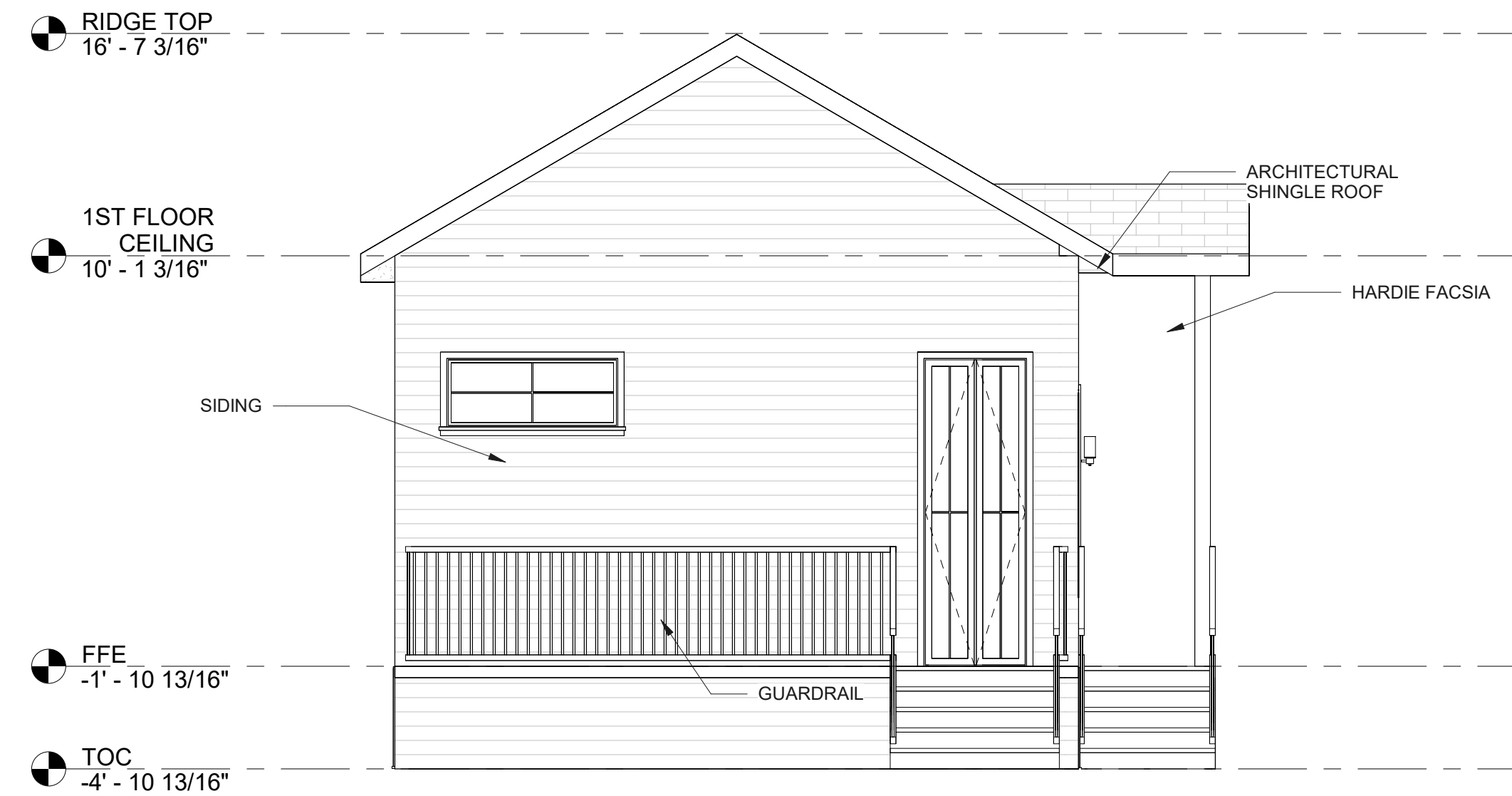
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Date	4/5/2022
Drawn By	DL
Checked By	TL



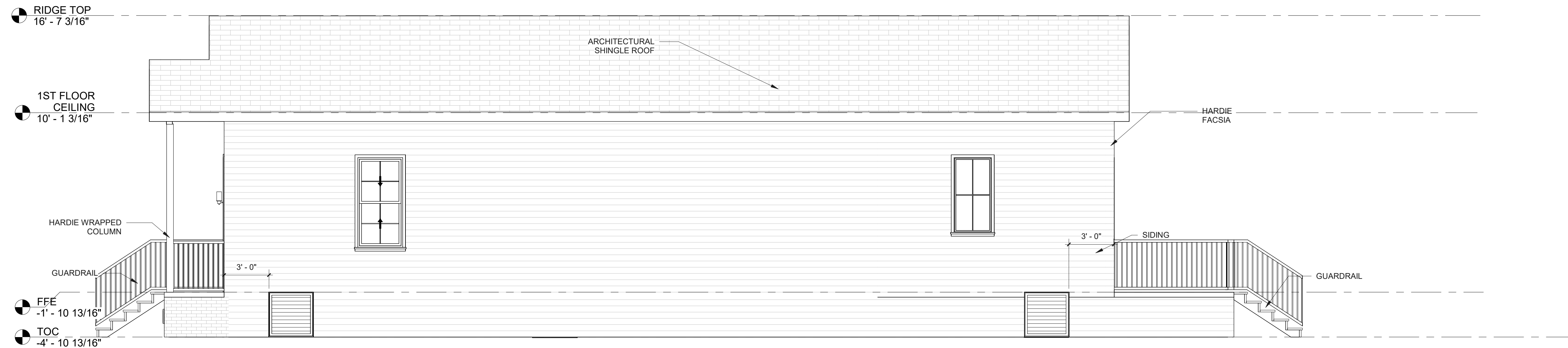


② NORTH ELEVATION
1/4" = 1'-0"

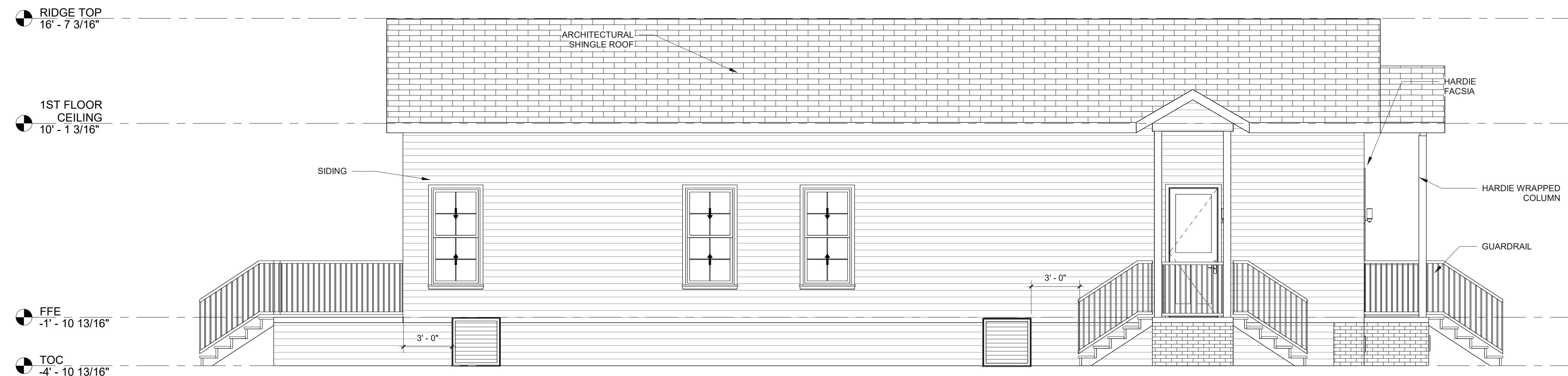
FLOOD ZONE = X
BFE= N/A
TOC= -4.9'
FFE= -1.9'



① SOUTH ELEVATION
1/4" = 1'-0"



③ EAST ELEVATION
1/4" = 1'-0"



④ WEST ELEVATION
1/4" = 1'-0"

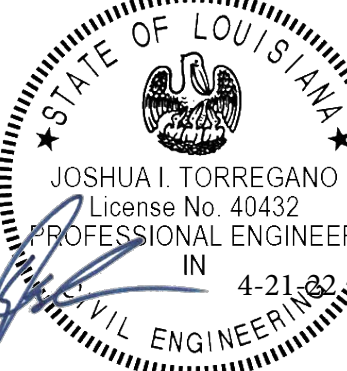
No.	Description	Date

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ELEVATIONS

Project Number	2022-06
Date	4/5/2022
Drawn By	DL
Checked By	TL



Opening Schedule					
Door Schedule					
Mark	Size	Description	Frame	Glazing	Remarks
59	3'-0" X 9'-0" X 2"	Exterior Grade Wood and Glass Door as selected by owner, Painted	Wood	1/4" Tempered Glazing	Weatherstripping as required; Double Cylinder Lock as selected by owner
46	3'-0" X 9'-0" X 2"	Exterior Grade Wood and Glass Door as selected by owner, Painted	Wood	1/4" Tempered Glazing	Weatherstripping as required; Double Cylinder Lock as selected by owner
55	2'-6" X 8'-0" X 1½"	Interior Wood Pocket Door as selected by owner, Painted	Wood	NONE	
62	3'-4" X 8'-0" X 1½"	Interior Wood Barn Door as selected by owner, Painted	Wood	NONE	Barn Door Hardware / Finish as selected by owner; Provide structure at header
39	3'-0" X 8'-0" X 1½"	Interior Wood Door as selected by owner, Painted	Wood	NONE	
57	2'-6" X 8'-0" X 1½"	Interior Wood Pocket Door as selected by owner, Painted	Wood	NONE	
54	2'-6" X 8'-0" X 1½"	Interior Wood Pocket Door as selected by owner, Painted	Wood	NONE	
100	2'-6" X 8'-0" X 1½"	Tempered Glass Shower Door as selected by owner	Frameless	1/4" Tempered Glazing	Provide tempered glass side walls also for shower enclosure
Window Schedule					
Mark	Size (Width X Height)	Description	Frame	Glazing	Remarks
U	3'-0" X 7'-6"	Double Hung Window as selected by owner	Wood	1/4" Clear Glazing; True Divided Lites	Bottom of sill to be located at 1'-6" A.F.F. Window to be divided lites of glass or as selected by owner
C	3'-0" X 6'-0"	Double Hung Window as selected by owner	Wood	1/4" Clear Glazing; True Divided Lites	Bottom of sill to be located at 3'-0" A.F.F. Window to be divided lites of glass or as selected by owner
V	3'-0" X 9'-0"	Slip Head Window as selected by owner (Two sash window with a taller bottom sash that can be raised into a pocket in the head of the window to allow passage through the opening)	Wood	1/4" Clear Glazing; True Divided Lites	Bottom of sill to be located at 0'-0" A.F.F. Window to be divided lites of glass or as selected by owner
K	5'-0" X 2'-0"	Double Hung Window as selected by owner	Wood	1/4" Clear Glazing; True Divided Lites	Bottom of sill to be located at 7'-0" A.F.F. Window to be divided lites of glass or as selected by owner
G	2'-6" X 5'-0"	Double Hung Window as selected by owner	Wood	1/4" Clear Glazing; True Divided Lites	Bottom of sill to be located at 4'-0" A.F.F. Window to be divided lites of glass or as selected by owner

FINISH SCHEDULE																		
ROOM NAME	FLOOR				BASE				WALLS				CEILINGS			CROWN	CEILING HEIGHT	REMARKS
	ENGINEERED WOOD PLANKS	PORCELAIN PLANK TILE	PEBBLE TILE	EXTERIOR GRADE WOOD	12" WOOD BASE	6" WOOD BASE	COVERED TILE BASE TO MATCH WALLS	NONE	GYPSUM BOARD, PAINTED	WATER RESISTANT GYPSUM BOARD, PAINTED	SUBWAY WALL TILE OVER CONCRETE BACKER BOARD W/ EDGE TRIM	THIN BRICK VENEER OVER APPROPRIATE WALL SHEATHING	HARDIE BOARD SIDING	GYPSUM BOARD, PAINTED	WATER RESISTANT GYPSUM BOARD, PAINTED	EXTERIOR GRADE WOOD BOARDS	CROWN MOULDING	NONE
	1	2	3	4	1	2	3	4	1	2	3	4	5	1	2	3	1	2
FRONT PORCH				4				4					5			3		2
LIVING ROOM	1				1				1	2				1			2	VAULTED CEILING 12'-0"-17'-0"± A.F.F.
KITCHEN	1				1				1	2	3			1			2	VAULTED CEILING 12'-0"-17'-0"± A.F.F.
UTILITY / PANTRY	1					2			1					1			2	12'-0" A.F.F.
HALL	1					2			1					1			2	12'-0" A.F.F.
HALF BATHROOM		2					3			2	3				2		2	12'-0" A.F.F.
GYM	1					2			1					1			2	12'-0" A.F.F.
VESTIBULE		2				2			1			4		1			2	12'-0" A.F.F.
MASTER BEDROOM		2			1				1					1			2	VAULTED CEILING 12'-0"-17'-0"± A.F.F.
CLOSET		2				2			1					1			2	12'-0" A.F.F.
MASTER BATHROOM		2	3			2	3			2	3				2		2	VAULTED CEILING 12'-0"-17'-0"± A.F.F.
									</									

FINISH NOTES:

ALL FINISHES, MATERIALS AND COLORS, TO BE SELECTED AND APPROVED BY OWNER.

ALL MOULDING PROFILES (BASE, DOOR TRIM, WINDOW TRIM, CROWN MOULDING, ETC.) TO BE SELECTED AND APPROVED BY OWNER.

DOOR AND WINDOW STYLES, INCLUDING MATERIALS AND FINISHES, TO BE SELECTED AND APPROVED BY OWNER. STORM SHUTTERS TO BE SELECTED BY OWNER IF REQUIRED.

DOOR AND WINDOW FRAME STYLE AS SELECTED BY OWNER; VERIFY IN FIELD WITH OWNER

HEADERS ABOVE WINDOWS AND DOORS PER STRUCTURAL DESIGN, SEE STRUCTURAL DRAWING

LOCATIONS AND EXTENTS OF SHELVING, CABINETRY, HANGING RODS, ETC. IN PANTRY AND CLOSETS TO BE DETERMINED BY OWNER.

KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FINISHES TO BE SELECTED AND APPROVED BY OWNER.

ALL SELECTIONS AND LOCATIONS OF BATHROOM ITEMS INCLUDING: PLUMBING FIXTURES, SHELVING, CABINETRY, TOILET ROOM ACCESSORIES, ETC. TO BE DETERMINED BY OWNER.

DATE: 13 APRIL 2022

DRAWN BY: MCP

CHECKED BY: MCP

REVISIONS:

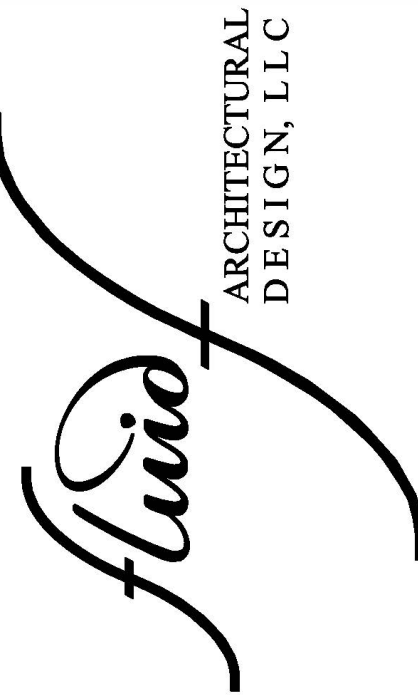
PROJECT NUMBER: 22014

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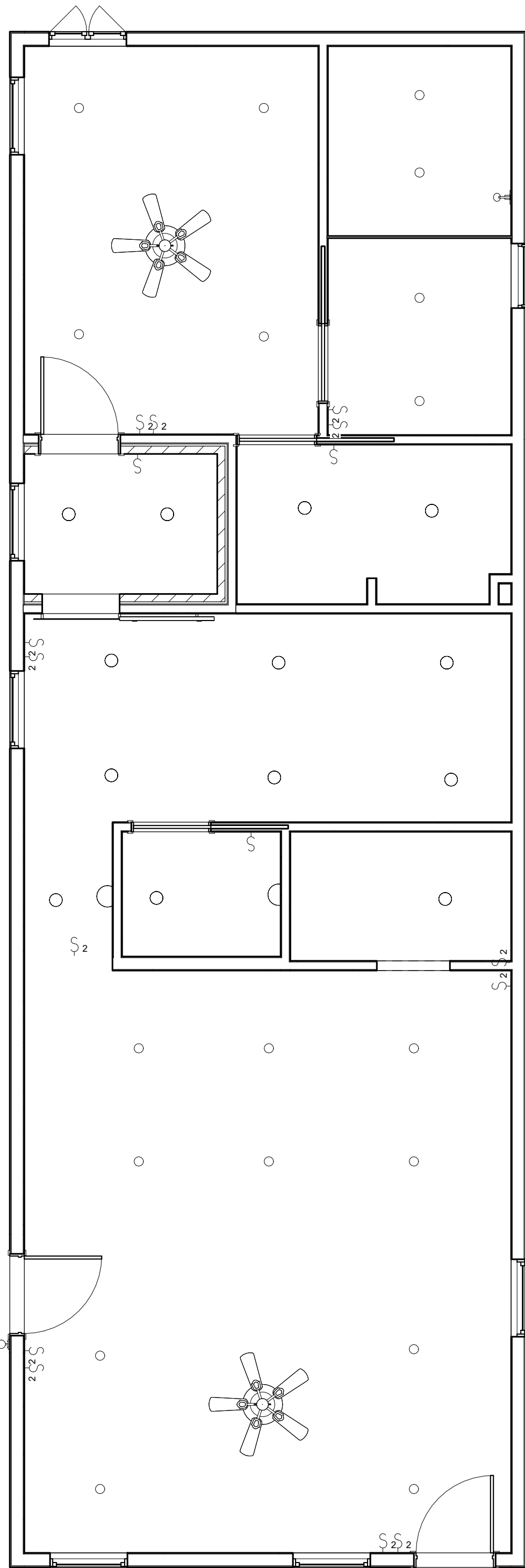
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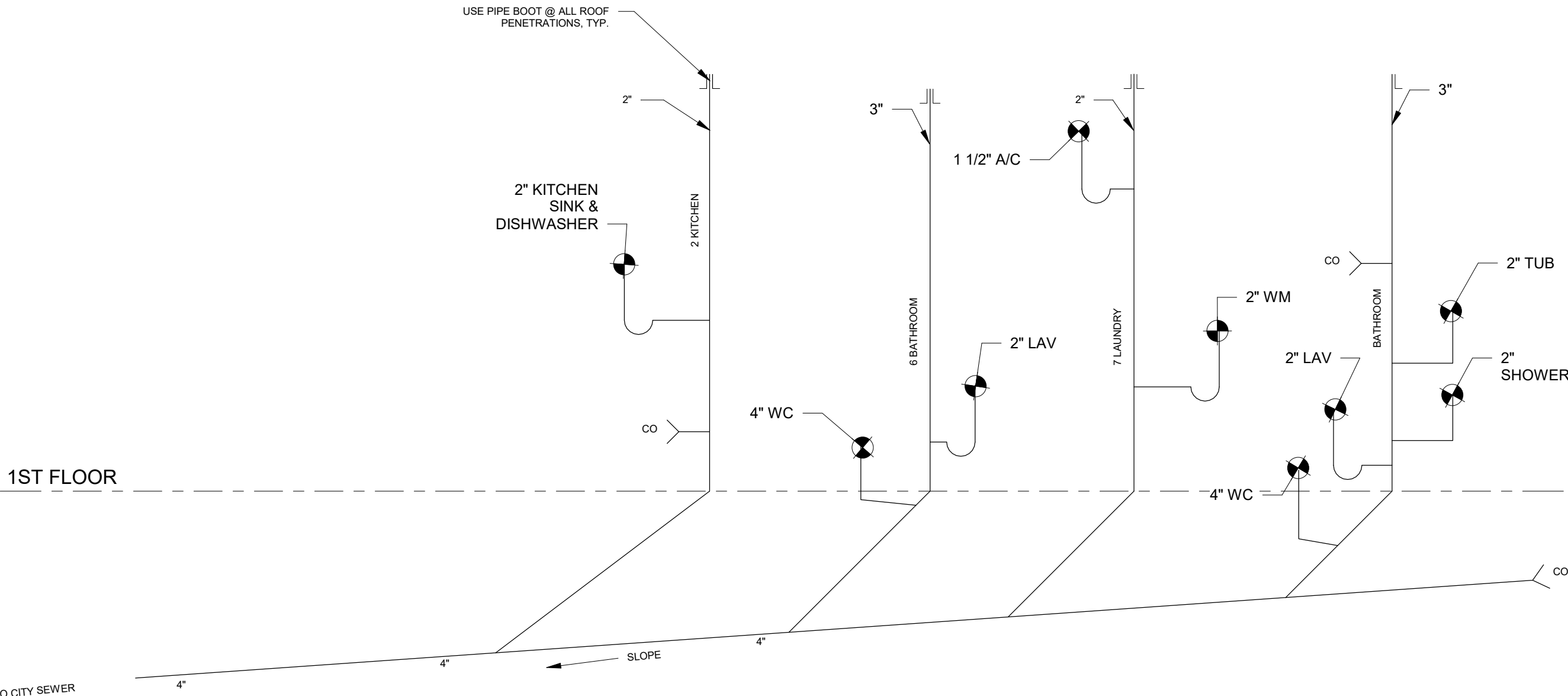
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DRAWING: SCHEDULES

SET NUMBER:



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



2 PLUMBING RISER DIAGRAM
1/4" = 1'-0"

ELECTRICAL NOTES:

1. ELECTRICAL WORK SHALL BE DESIGN BUILD BY ELECTRICAL SUBCONTRACTOR.
2. ELECTRICAL CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE.
3. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL DRAWINGS WITH ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE TO COORDINATE ANY DISCREPANCIES AND NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
4. PROVIDE SERVICE CONNECTION AND PROPER GROUNDING.
5. PROVIDE ALL WIRING AND EQUIPMENT FOR ALL FIXTURES AND EQUIPMENT INDICATED IN ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PER CODE.
6. NOTE THAT ELECTRICAL OUTLETS INDICATED ON DRAWINGS ARE SHOWN AS A REMINDER FOR EQUIPMENT LOCATIONS OR SPECIFIC REQUIREMENTS TO THIS PROJECT. OUTLETS SHALL BE INSTALLED THROUGHOUT AS REQUIRED BY CODE WHETHER INDICATED ON THE PLANS OR NOT.
7. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING. ALL DETECTORS SHALL BE APPROVED AND LISTED IN ACCORDANCE UL 217 and UL 2004 WITH THE MANUFACTURER'S INSTRUCTIONS. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY SOURCES FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER SECTIONS R5.4 AND R5.15 OF THE 2015 IRC.
8. ALL LIGHTING FIXTURES SHALL BE LED AND INCLUDE LED BULBS.

ELECTRICAL LEGEND

- RECESSED CAN LIGHT FIXTURE
- ⊙ PENDANT LIGHT FIXTURE
- WALL MOUNT FIXTURE
- EXHAUST FAN
- ⊕ MOTION SENSOR FLOOD LIGHT
- ⊕ CEILING FAN W/ LIGHT KIT
- ⊕ COMBO SMOKE & CARBON MONOXIDE DETECTOR
- CEILING MOUNTED FIXTURE
- ISLAND PENDANT FIXTURE

PLUMBING NOTES:

1. PLUMBING WORK SHALL BE DESIGN BUILD BY PLUMBING SUBCONTRACTOR AND RISER DIAGRAM SHALL BE REVIEWED AND SUBMITTED AS REQUIRED BY PERMITTING.
2. PLUMBING CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE.
3. ALL PLUMBING FIXTURES, AND PIPING SHALL CONFORM TO THE LOCAL PLUMBING CODES.
4. VERIFY FIXTURES AND LOCATIONS WITH ARCHITECTURAL PLAN AND OWNER.
5. VERIFY ALL APPLIANCES/EQUIPMENT (HVAC, WATER HEATERS, EXHAUST FANS, ETC.) IN BID.
6. PROVIDE SERVICE CONNECTIONS.
7. VERIFY HOT WATER HEATER LOCATIONS AND PROVIDE PLASTIC DRAIN/DRIP PAN WITH DRAIN TO EXTERIOR.
8. VERIFY HOSE BIB LOCATIONS (MIN. 2 EXTERIOR HOSE BIBS).
9. PROVIDE "NO-DIEP" SUPPLY DRAIN @ WASHER.
10. PROVIDE ACCESS PANELS TO TUB/SHOWER UNITS.
11. PERFORM ALL TESTS BEFORE INSULATION AND BACKFILLING.
12. PROVIDE ALL CLEAN OUTS, VACUUM BREAKERS AND OTHER COMPONENTS REQUIRED BY CODE WHETHER SHOWN ON DRAWING OR NOT.
13. PROVIDE SHUT OFF VALVES TO ALL FIXTURES.
14. ALL SINKS AND LAVATORIES TO BE PROVIDED HOT AND COLD WATER.
15. ALL PENETRATIONS THROUGH ROOF SHALL BE FLASHED USING DEKTTITE PIPE FLASHING OR EQUAL AND DEKTTITE RUBBER BOOT.
16. ALL PIPING IN UNINSULATED AREAS AND EXPOSED TO EXTERIOR SHALL BE INSULATED.
17. PLUMBING SUBCONTRACTOR SHALL PROVIDE AND INSTALL DRAIN LINES FOR ALL HVAC TO THE NEAREST PLUMBING LINES AND VERIFY LOCATION OF ALL EXISTING UTILITY LINES (WATERS, SEWER, GAS, ETC.).
18. ALL DRAIN LINES SHALL HAVE WATER SEAL TRAPS AND EACH FIXTURE GROUP VENTED.
19. ALL SANITARY SEWER PIPING SHALL BE SCHEDULE 40 PVC DWV PIPE AND FITTING. MINIMUM SLOPE OF SANITARY SEWER LINE SHALL BE .004 PER FOOT.

MECHANICAL NOTES:

1. MECHANICAL WORK SHALL BE DESIGN BUILD BY MECHANICAL SUBCONTRACTOR.
2. CONTRACTOR SHALL SUBMIT AN AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) MANUALS, PARTS J AND S, WITH COMPLETE HVAC LOAD CALCULATIONS, EQUIPMENT AND DUCT SIZING PACKAGE FOR PERMITTING.
3. DUCT INSULATION: ATTIC: R-8; OTHER UNCOND. SPACES: R-6.
4. DUCT LEAKAGE TO OUTSIDE: 4 CFM/100 FT. OF CONDITIONED FLOOR AREA.
5. MECHANICAL CONTRACTOR SHALL BE LICENSED AND RESPONSIBLE TO MEET ALL APPLICABLE REQUIREMENTS BY CODE INCLUDING APPLICABLE SECTIONS OF CHAPTER 4 [RE] RESIDENTIAL ENERGY EFFICIENCY OF FBC, ENERGY CONSERVATION 2017.
6. LOCATE THERMOSTAT IN HALLWAYS FOR CONVENIENT OPERATION, CONFIRM THERMOSTAT LOCATIONS WITH OWNER.
7. INSULATE DUCTS ON OUTSIDE. SEAL/WRAP ALL JOIST AND CONNECTIONS FOR AIR-TIGHT RESULTS.
8. VENT ALL EXHAUST FANS TO EXTERIOR. FLASH AS REQUIRED.
9. VERIFY ALL VENT LOCATIONS PRIOR TO INSTALLATION. DO NOT DISCHARGE EXHAUST FANS IN PROXIMITY OF ATTIC INTAKE AIR VENTS.
10. CONDENSER UNITS TO BE PLACED ON PLATFORM/SLAB ABOVE BASE FLOOD ELEVATION.
11. PROVIDE EXHAUST DUCT FOR ALL RANGE HOODS AND CLOTHES DRYERS WITH METAL DUCT TO OUTDOORS.
12. PROVIDE EXHAUST FOR ALL BATHROOM VENTILATION WITH 4" MIN. DUCT THROUGH ROOF OR SIDE OF HOUSE.

LIGHT FIXTURE SCHEDULE

FIXTURE NO.	TYPE
F1	INTERIOR RECESSED CAN
F2	EXTERIOR RECESSED CAN
F3	CHANDELIER
F4	ISLAND PENDANT
F5	EXHAUST FAN
F6	CEILING FAN
F7	EXTERIOR CEILING FAN W/ LIGHT KIT
F8	EXTERIOR FLOOD LIGHT
F9	WALL MOUNTED FIXTURE
F10	GAS PENDANT LAMP
*CONFIRM ALL FIXTURES AND SWITCHING TYPES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION	

No.	Description	Date

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1866 Carnot Street- New
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Tiffany Cain
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FIRST FLOOR LIGHTING
PLAN

Project Number	2022-06
Date	4/5/2022
Drawn By	TL
Checked By	JT



1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS AND SPECIFICATIONS.
2. CONSTRUCTION SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 AND ALL CITY AND COUNTY ORDINANCES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING CODES. SHALL TAKE PRECEDENCE OVER DRAWINGS IF CONFLICT EXISTS.
3. 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.
4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. NO INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS BEFORE STARTING WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN PLACEMENT. NO MODIFICATION OF ANY ANCHOR OR BRACKET SHALL BE MADE. IF BACKS ARE NEEDED, SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY MECHANICAL ELEMENTS ARE IN PLACE.
7. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXACT LOCATION OF ALL DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. PENETRATION THROUGH ROOF OR FLOOR SHALL BE MADE IN ACCORDANCE WITH THE ARCHITECT'S. STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
8. UNLESS NOTED OTHERWISE, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

1.	<u>BUILDING CODE:</u>	2015 INTERNATIONAL RESIDENTIAL CODE
2.	<u>DESIGN GRAVITY LOADS:</u>	
	• FIRST FLOOR	DL = 20 PSF LL = 40 PSF
	• SECOND FLOOR	DL = 20 PSF LL = 40 PSF
	• ATTIC	DL = 10 PSF LL = 20 PSF
	• ROOF	DL = 15 PSF LL = 20 PSF
3.	<u>WIND LOADS (ASCE 7-10):</u>	
	• WIND SPEED =	140 MPH
	• WIND IMPORTANCE FACTOR =	1.0
	• RISK CATEGORY =	B
	• WIND EXPOSURE CATEGORY =	B

1. PILING SHALL BE ONE PIECE TREATED TIMBER PILING (CCA 08) AND SHALL CONFORM TO THE FOLLOWING:
 - A. PILING SHALL BE 12" DIA. WITH A MINIMUM OF 30' LENGTH.
 - B. PILING SHALL BE 8" MEASURED 3' FROM THE END OF THE PILE. THE TIPS OF ALL PILES SHALL BE DRIVEN TO AN ELEVATION OF 38.35 FEET BELOW GRADE OR TO REFUSAL.
 - C. PILING SHALL BE SINGLE CUT OR DOUBLE CUT PILING.
 - D. PILING SHALL BE DRIVEN BY A 10,000 LB. HAMMER DELIVERING 7,250 FT. LB. OF ENERGY PER BLOW, VIBRATORY OR COMPACTION HAMMER NOT PERMITTED.
 - E. CLASS 5, DESIGN LOAD = 5 TONS
 - F. DRIVEN TO A REFUSAL OR 5 BLOWS PER FOOT MAX.
2. PLACE FOOTINGS ON UNDISTURBED SOIL, NOTIFY THE ENGINEER IF "SOFT SPOTS" OR UNDESIRABLE OBSTRUCTIONS, OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.
3. GRADE BEAMS MAY BE EARTH FORM FOR PROVIDING DIMENSIONAL TOLERANCES LISTED IN A 17.00 AS REQUIRED TO:
4. PLACE 10 MIL WATERPROOF MEMBRANE BENEATH ALL INTERIOR SLABS AND GRADE BEAMS LAP 12" TO ADDITIONAL CONCRETE POURING DIRECTION

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 201 SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH A 3" SLUMP
3. CONCRETE SHALL BE NORMAL WEIGHT OF 150 LBS. PER CUBIC FOOT AND SHALL CONFORM TO THE LATEST ACI 301 SPECIFICATION.
4. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
5. AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
6. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM 185, WIRE SHALL CONFORM TO ASTM A615.
7. REINFORCING STEEL SHALL BE SPLICED WITH A CLASS "SP" SPLICE IN ACCORDANCE WITH THE CURRENT ACI 318.
8. REINFORCING FABRIC ON GRADE SHALL BE CHAINED WITH 3000 PSI CONCRETE BRICKETTES SPACED TO MAINTAINLY SUPPORT THE REINFORCING, BUT NOT GREATER THAN 24" O.C. EACH WAY, LAP ALL FABRIC ONE WIRE SPACING PLUS 8 INCHES.
9. PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCEMENT IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP STEEL 30 BAR DIAMETERS AT MID SPAN. CONTINUOUS BOTTOM BARS SHALL BE CHAINED TO CEILING OR SUPPORT.
10. EXPECT AS NOTED OTHERWISE WHERE CONTINUOUS REINFORCEMENT IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS, LAP BARS AS INDICATED BELOW:
 - a. #3 1'-3"
 - b. #4 1'-8"
 - c. #5 2'-2"
11. PROVIDE TWO (2) AS, 4'-0" LONGER THAN OPENING DIMENSION ON ALL SIDES OF OPENING IN SLAB
12. PROVIDE THE FOLLOWING COVER FOR REINFORCING:
 - a. FOOTINGS AND GRADE BARS: 3"
 - b. FORMED SURFACES EXPOSED TO SOIL 2"
 - c. BEAMS, COLUMNS, AND WALLS: 1 1/2"
 - d. SLABS: 1"
13. DO NOT PENETRATE OR MAKE HOLES OR NOTCHES THROUGH FOUNDATION AND/OR FOOTINGS WITHOUT ENGINEER'S APPROVAL.
14. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4"

WOOD FRAMING FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), 2015 INTERNATIONAL BUILDING CODE (IBC), AND THE WOOD FRAME CONSTRUCTION MANUAL (WFCM) FOR ONE AND TWO FAMILY DWELLINGS. THE 2015 EDITION AND THE WOOD DESIGN SPECIFICATIONS BY THE APA, ALL WOOD FRAMING CONNECTORS, STRIPS, AND TIE-DOWNS SHALL BE USED IN ADDITION TO THE FOLLOWING LIST OF REQUIREMENTS STATED ABOVE.

2. FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED. NO. 2. ALL MEMBER PIERCES, ENDS, JOINTS, OR SPLICES SHALL BE OVER SPURS UNLESS NOTED OTHERWISE.

3. UNLESS NOTED OTHERWISE MULTIPLE PIERCES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO ATTACH TO CONCRETE SHALL BE SPACED AT 16" ON CENTER WITH A MINIMUM OF 4" FROM THE FACE OF THE CONCRETE. ALL SPACES 12" FOR PIERCES UP TO 12" DEEP. ALL OTHER PIERCES SHALL HAVE 3 ROWS OF 1/2" NAILS AT 12".

4. OPENINGS IN EXTERIOR WOOD-FRAMED WALLS SHALL HAVE THE FOLLOWING MINIMUM NAILED AT MIN. HEIGHT STUDS AT EACH JAMB: JAMB 2 STUDS AT 32 IN. IN THE WFCM:

A. OPENINGS LESS THAN 4'-0"	2 STUDS
B. OPENINGS 4'-0" TO 6'-0"	3 STUDS
C. OPENINGS 6'-0" TO 10'-0"	4 STUDS
D. OPENINGS LESS THAN 10'-0"	5 STUDS

• ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH TWO ROWS OF NAILS SPACED AT 8" O.C.

5. UNLESS NOTED OTHERWISE ALL OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2X6'S OR THREE (3) 2X4'S.

6. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS

7. PROVIDE BRIDGING FOR ALL FLOOR JOISTS @ 8'-0" O.C. MAX.

8. RAMSET BOTTOM PLATE OF STUD JOISTS TO CONNECT WITH 1/4" RAMSETS @ 16" O.C.

9. LUMBER, PLYWOOD, LVLY, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED (PT) TO PROTECT AGAINST ROT AND INSECT DAMAGE. ALL LONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 6" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.

10. WOOD MEMBERS INCLUDING PLYWOOD SHEATHING (OR BRACING) SHALL BE CONNECTED OR FASTENED TO CONCRETE WITH ANCHORS, BOLTS, OR SCREWS. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE 2015 IRC.

11. JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS SHOWN ON THE LAYOUT. ALL SUCH DEVICES SHALL BE ATTACHED WITH NAILS OF 16D OR LARGER SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ALL HANGERS, CLIPS, ANCHORS, OR CONNECTORS, ETC. SHALL BE GALVANIZED. ALL SUCH DEVICES THAT WILL BE EXPOSED TO WEATHER IN CONTACT WITH CONCRETE SHALL BE GALVANIZED. ALL SUCH DEVICES ON THE FIRST FLOOR LEVEL SHALL RECEIVE THE SHURCO "ZAMAX" TRIPLE ZINC COATING OR APPROVED EQUAL.

12. UNLESS NOTED OTHERWISE ALL PLYWOOD ROOF SHEATHING SHALL BE APA RATED 32/16, 5/8" THICK AND FASTENED WITH 8d COMMON NAILING. ALL PLYWOOD SHEATHING SHALL BE CONNECTED TO CONCRETE AT THE EDGES OF EACH SHEET AND 6" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.

13. VERTICAL JOISTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET (4'-0") OR LESS.

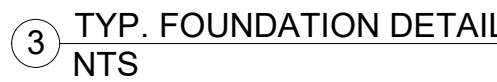
14. UNLESS NOTED OTHERWISE ALL PLYWOOD WALL SHEATHING SHALL BE 1/2" THICK AND FASTENED WITH 8d COMMON NAILING. ALL PLYWOOD WALL SHEATHING SHALL BE CONNECTED TO CONCRETE AT THE EDGES OF EACH SHEET AND 12" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.

15. PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.

16. UNLESS NOTED OTHERWISE ALL PLYWOOD FLOOR SHEATHING SHALL BE APA RATED #2/4 3/4" THICK AND FASTENED WITH GLUE AND 16d COMMON NAILS SPACED AT 6" O.C. MAX. ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND 12" O.C. MAX. ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET.

17. MEMBERS DESIGNATED AS "LVLY" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND CHARACTERISTICS TO THE LVLY MANUFACTURER'S DATA SHEET. ALL OTHER MANUFACTURER'S DATA SHEETS SHALL BE APPROVED BY THE LVLY MANUFACTURER.

18. OPEN WEB JOIST FINISH DESIGN SHALL BE PROVIDED BY MANUFACTURER AND CONTRACTOR TO FOLLOW ALL REQUIRED MANUFACTURER'S DETAILS.

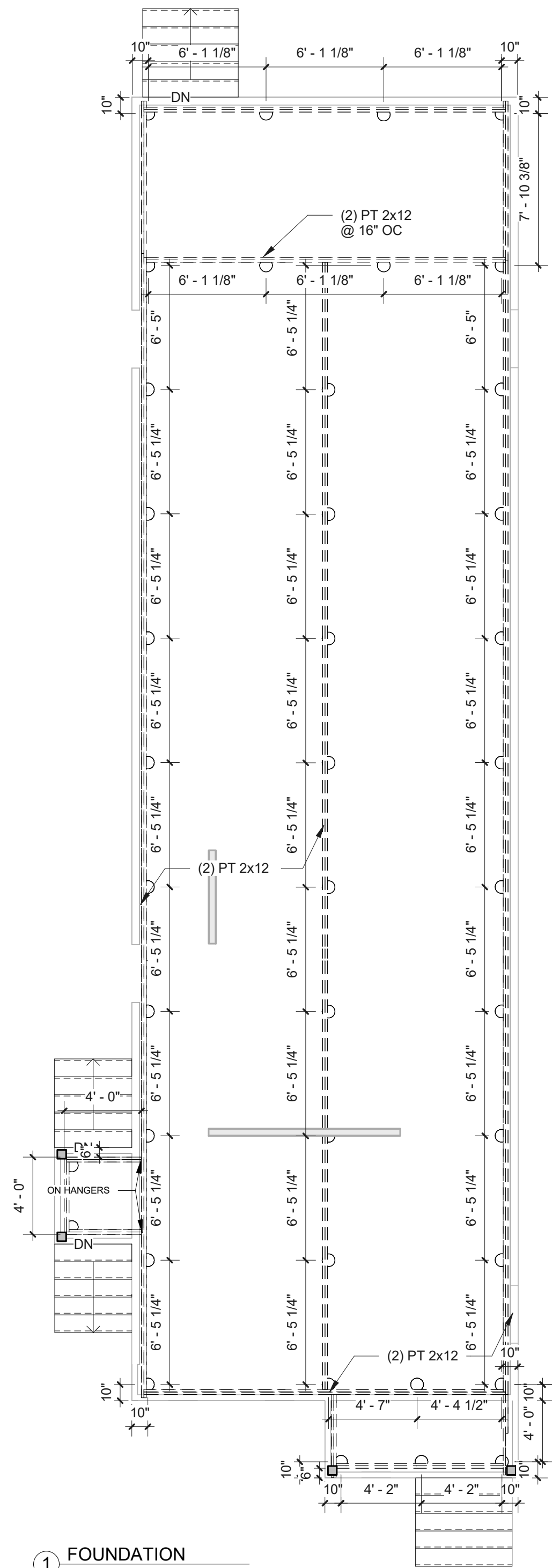


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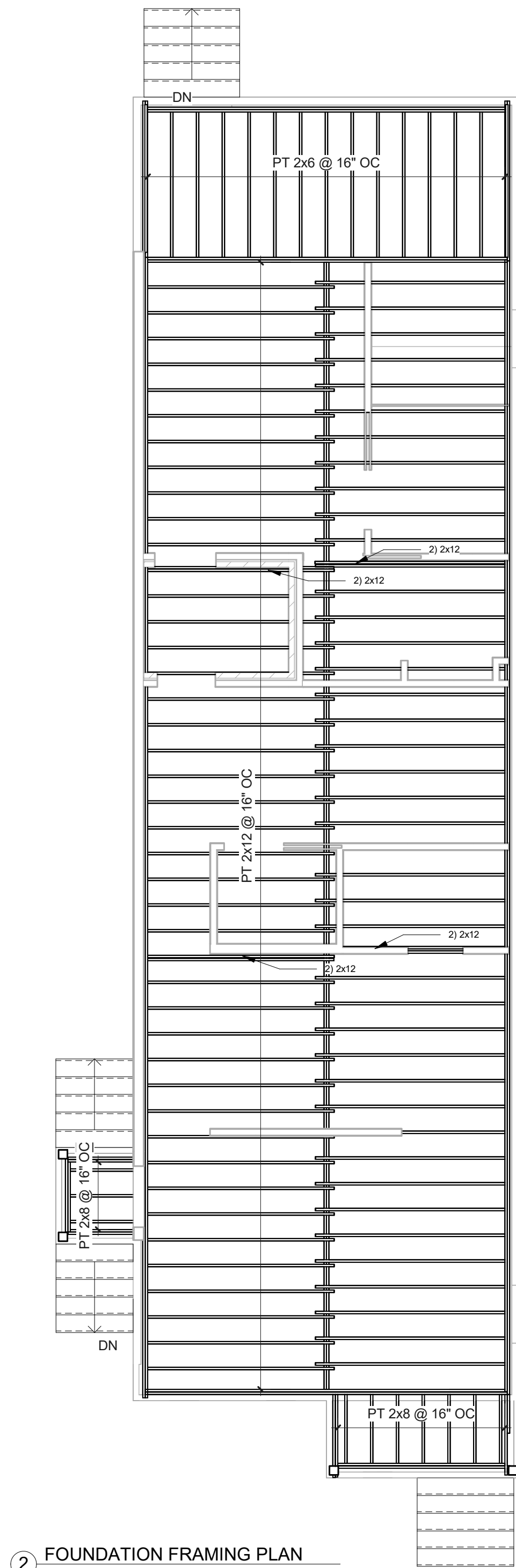
1419 Pressburg St
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STRUCTURAL NOTES

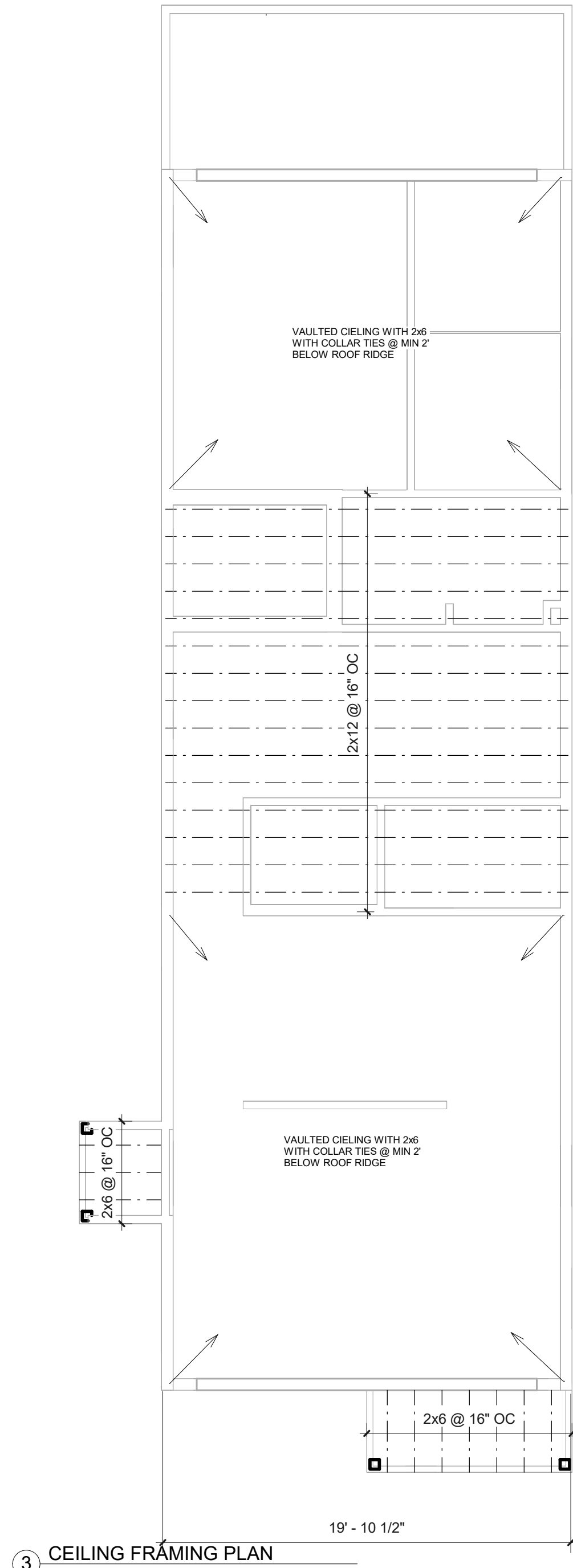
STATE OF LOUISIANA
 JOSHUA I. TORREGANO
 License No. 40432
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING
 4-21-02



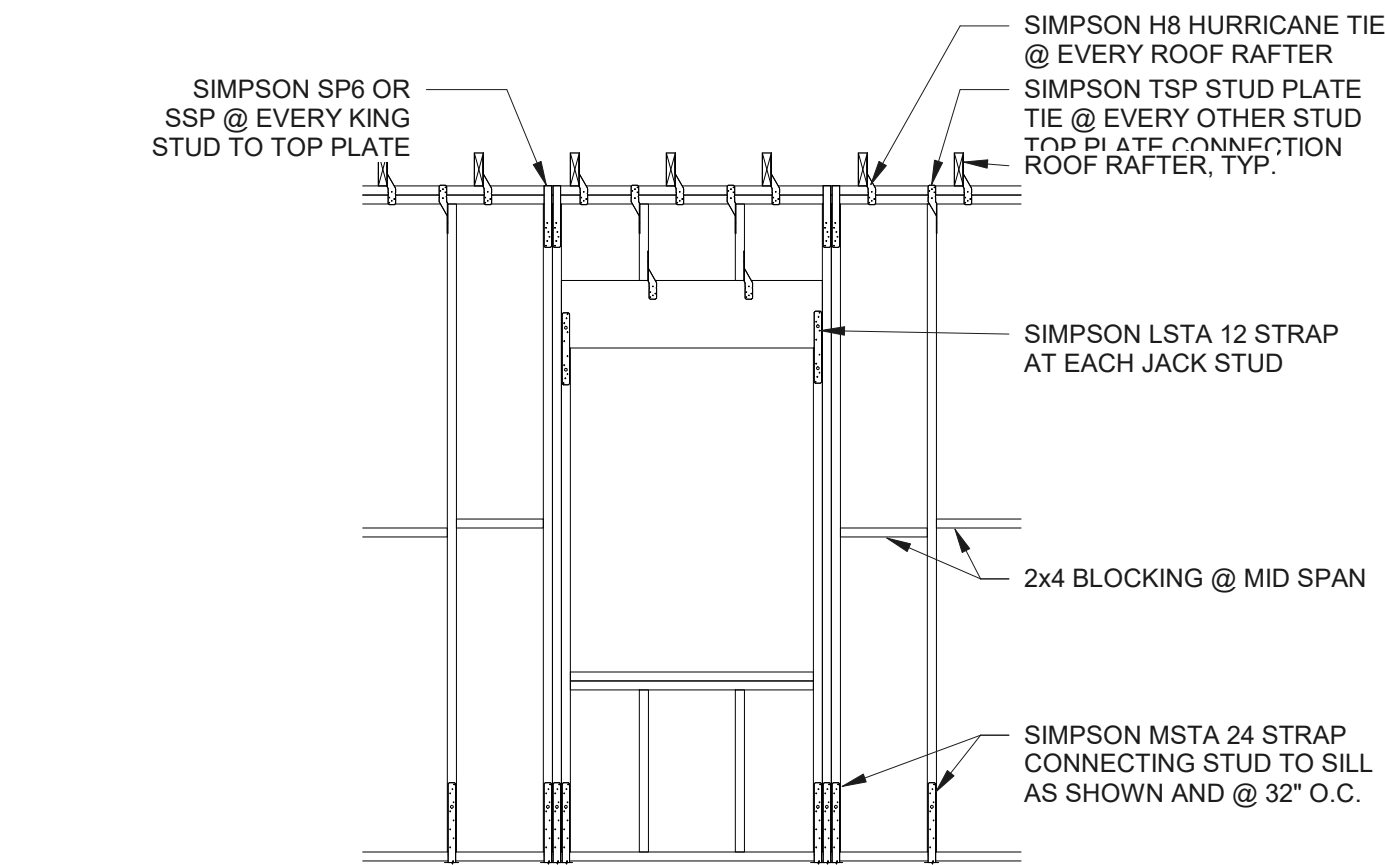
1 FOUNDATION
3/16" = 1'-0"



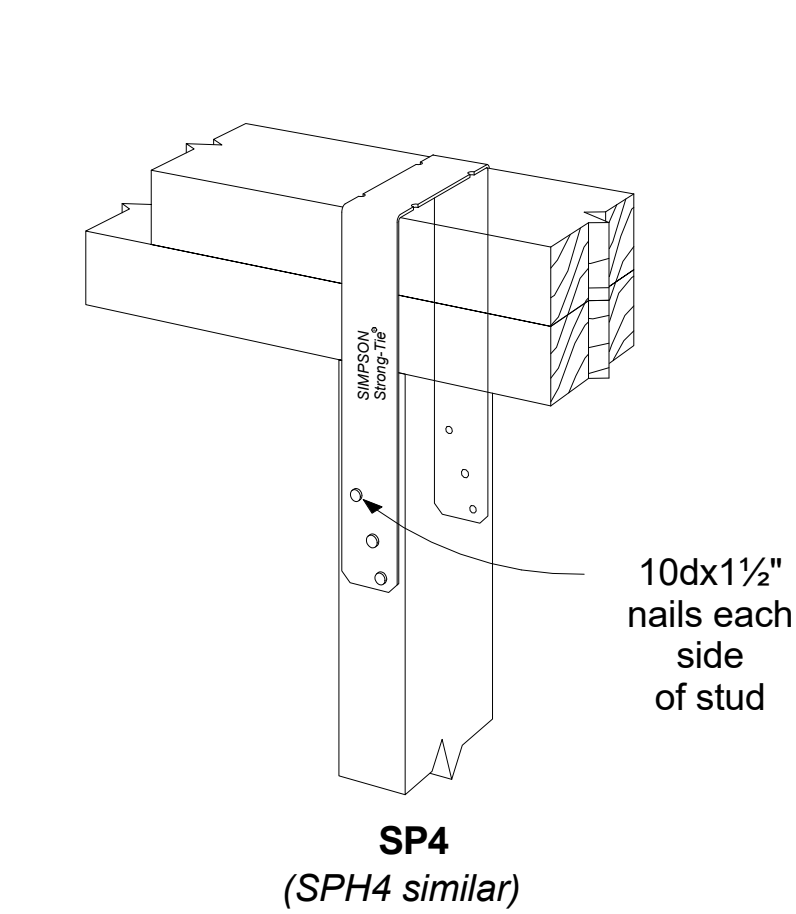
2 FOUNDATION FRAMING PLAN
3/16" = 1'-0"



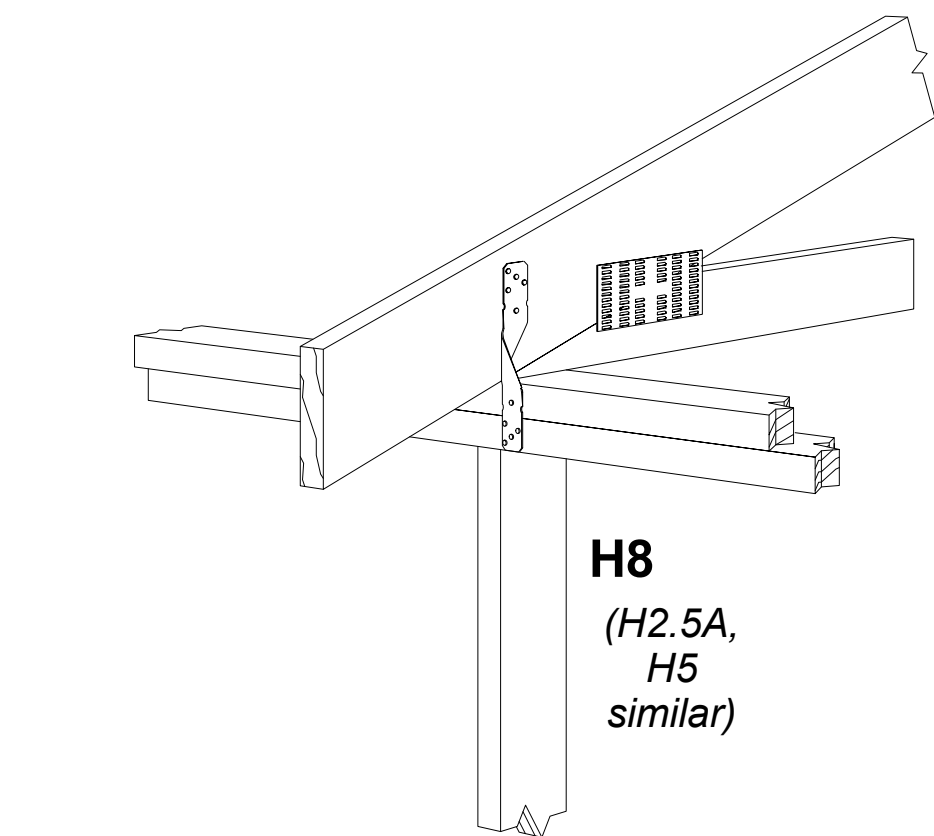
3 CEILING FRAMING PLAN
3/16" = 1'-0"



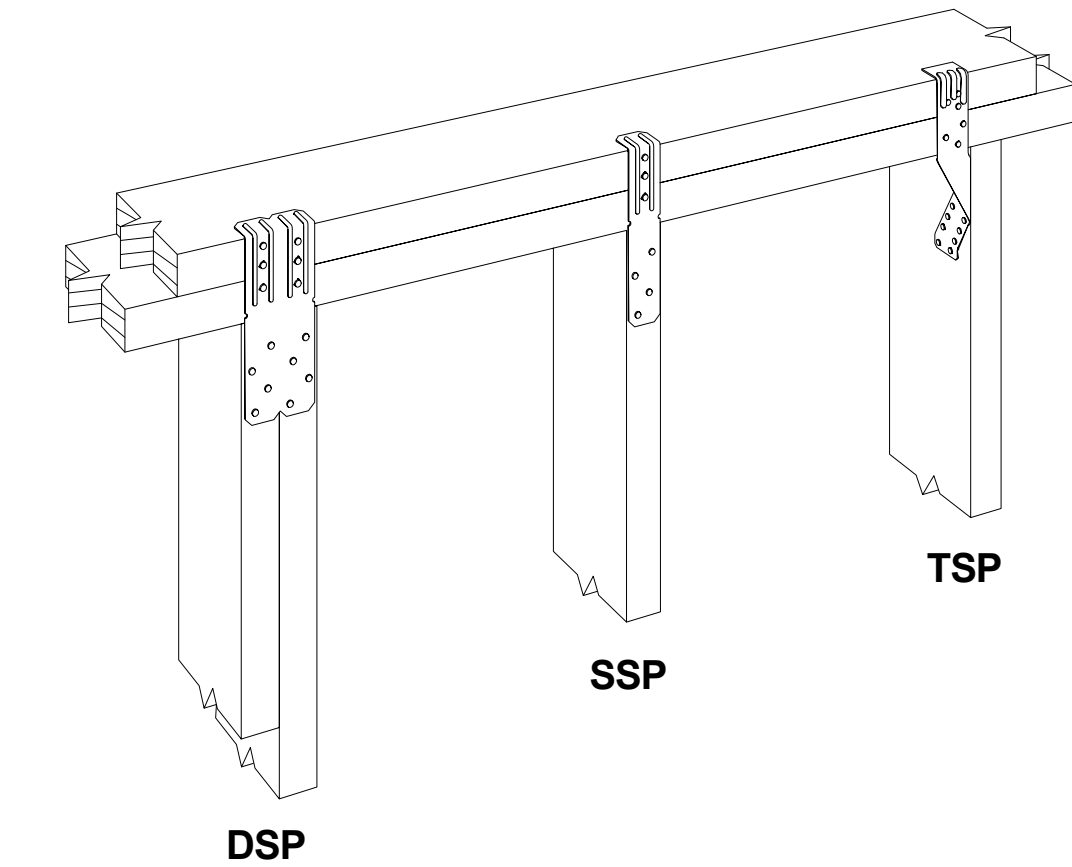
4 TYP. WINDOW/DOOR OPENING
NTS



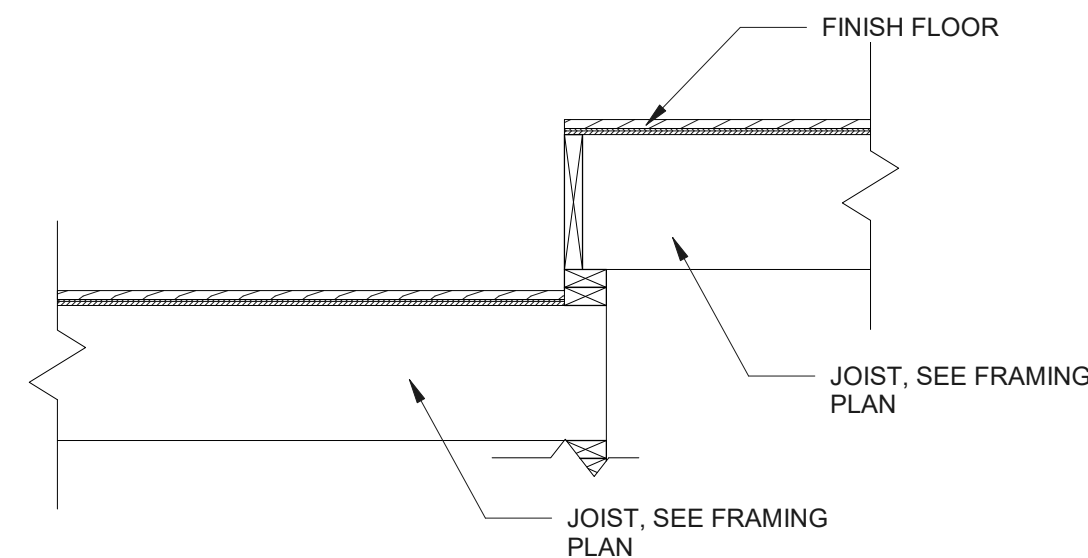
6 SP4 DETAIL
NTS



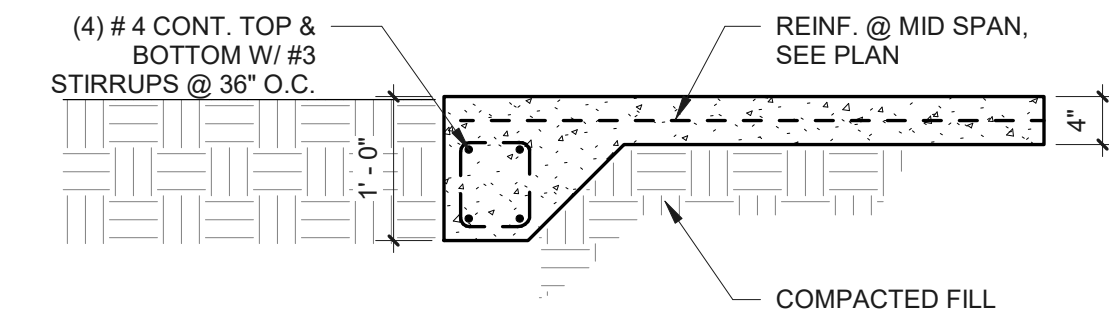
5 H8 DETAIL
NTS



7 TSP & SSP DETAILS
NTS



9 BATH STEP -UP
NTS



8 CONCRETE SLAB DETAIL
3/4" = 1'-0"

ROOFING PLAN NOTES:

1. CONTRACTOR TO COORDINATE ROOF CRICKET FRAMING WITH ROOFING CONTRACTOR FOR WATERTIGHT SYSTEM.
2. FINAL FLASHING DETAILS TO MEET ROOFING MANUFACTURER'S REQUIREMENTS TO PROVIDE WARRANTY.
3. PROVIDE PREFINISHED METAL K-STYLE GUTTERS AND DOWNSPOUTS. FINAL DOWNSPOUT LOCATIONS TO BE COORDINATE WITH OWNER.
4. ARCHITECTURAL SHINGLE ROOF COLOR SELECTION BY OWNER.

No.	Description	Date

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FOUNDATION PLANS

Project Number	2022-06
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