



**SITE PLAN**

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

**Design Code: IRC 2015**  
**Wind Load: 130 MPH**

**IRC 2015 SPECIFICATIONS:**

2. ALL NEW WORK TO BE 130 MPH WIND SPEED DESIGN PER IRC 2015 AND ASCE A07-10.
3. SMOKE DETECTORS SHALL BE PROVIDED INSIDE AND OUTSIDE ALL SLEEPING AREAS.
4. CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE ALL SLEEPING AREAS.
5. SAFETY GLAZING SHALL BE INSTALLED AT ALL WINDOWS WHERE NOTED.
6. R-13 INSULATION MINIMUM AT EXTERIOR WALLS R-38 MINIMUM AT CEILING ASSEMBLY.
7. ALL WINDOWS AND DOORS SHALL HAVE 2"x12" HEADERS.
8. CONSTRUCTION TO CONFORM TO 2015 IRC REQUIREMENTS FOR HURRICANE RESISTANT CONSTRUCTION FOR 140 MPH WINDS.
9. ALL ROOF BRACING SHALL BE SUPPORTED BY BEARING WALLS.
10. OVERHANG PROJECTIONS LESS THAN 3'-0" FROM PROPERTY LINE SHALL BE PROVIDED WITH 5/8" GYP BOARD UNDERSIDE FOR 1-HOUR PROTECTION.
11. ATTIC ACCESS SHALL BE 22"x30" MIN. WITHIN ACCESSIBLE.
12. ALL SLEEPING AREAS SHALL HAVE A MIN CLEAR OPENING OF 5.7 SQ. FT. WINDOW

**GENERAL NOTES:**

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
2. ALL WORK SHALL COMPLY WITH THE 2015 IRC WITH PROVISIONS ACCORDING TO ACSE 7 FOR HURRICANE CONSTRUCTION.
3. ALL FRAMING MEMBERS SHALL BE SPACED @16" O.C. UNLESS OTHERWISE NOTED.
4. ALL BEAMS SHALL BE SUPPORTED BY 3 STUDS AT EACH END.
5. ALL EXTERIOR HEADERS SHALL BE MINIMUM 2"x10" #2 SOUTHERN YELLOW PINE.
6. ALL INTERIOR HEADERS SHALL BE MINIMUM 2"x6" #2 SOUTHERN YELLOW PINE.
7. ALL BOTTOM PLATES SHALL BE PRESSURE TREATED LUMBER.
8. ALL JOIST AND RAFTERS SHALL BE PRESSURE TREATED LUMBER.
9. ALL ROOF RIDGE SHALL BE 2"x8" #2 S.Y.P. UNLESS OTHERWISE NOTED.
10. ROOF SHEATHING SHALL BE 7/16" OR 1/2" OSB
11. #15 ASPHALT SATURATED FELT OR BUILDING WRAP SHALL BE APPLIED TO EXTERIOR HOUSED WRAP.
12. HURRICANE CLIPS SHALL BE FASTENED TO EACH RAFTER AT THE PLATE.
13. ALL ELECTRICAL, PLUMBING, AIR CONDITIONING AND CONSTRUCTION WORK SHALL COMPLY WITH LOCAL AND NATIONAL CODES.

**ELECTRICAL NOTES:**

1. ALL ELECTRICAL EQUIPMENT, DEVICE, FIXTURES, AND WIRES SHALL BE PER MANUFACTURER'S SPECIFICATION AND/OR ALL STATE, LOCAL, AND ALL OTHER APPLICABLE ELECTRICAL CODES.
2. RECEPTACLE IN KITCHEN, LAUNDRY, BATHS, AND OTHER LOCATIONS NEAR WATER SUPPLY SHALL BE GROUND FAULT PROTECTED.
3. ALL SLEEPING AREAS ARE TO BE PROTECTED WITH SMOKE DETECTORS, THESE SMOKE SHALL BE WIRED BY UL UL DESIGN 268. THEY SHALL INSTALLED NO FURTHER THAN TEN FEET FROM ANY SLEEPING AREA AND NO CLOSER THAN 6" FROM THE WALL OR CEILING DEPENDING UPON WHERE THEY ARE MOUNTED.

**FRAMING NOTES:**

1. ALL EXTERIOR AND INTERIOR WALLS SHALL BE CONSTRUCTED OF 2"x4" STUDS AT 16" O.C. UNLESS UNLESS OTHERWISE NOTED.
2. METAL FRAMING MATERIAL MAY BE SUBSTITUTED FOR WOOD. THE METAL FRAMING MUST EQUAL SIZE AND STRENGTH REQUIREMENTS OF GYP #2.
3. ALL FRAMING LUMBER SHALL BE SURFACE DRY NO. 2 SOUTHERN PINE OR SIMILAR OF EQUAL STRENGTH AND QUALITY.
4. ALL BEAMS SHALL BE SUPPORTED WITH A MINIMUM OF 3 STUDS AT BOTH ENDS UNLESS OTHERWISE NOTED.
5. DOUBLE ALL JOIST UNDER PARTITIONS RUNNING PARALLEL TO AND AROUND STAIRWAYS AND FIREPLACE OPENINGS.
6. HEADER SIZE SHALL BE AS PER CODE.
7. PLATES AND SILLS SHALL BE HALVED TOGETHER AT ALL CONERS AND SPLICES.
8. STUDS IN WALLS AND PARTITIONS SHALL BE DOUBLED AT ALL CORNERS AND OPENINGS.
9. JOISTS OVER 12' IN SPAN SHALL BE BRIDGED AT CENTER.
10. EXTERIOR WALL SHEATHING SHALL BE 7/16" PLYWOOD, (OSB) AND ONE PLY HOUSE WRAP.

**MOISTURE AND THERMAL PROTECTION NOTES:**

1. ROOF SHALL HAVE 235 POUND FIBERGLASS DIMENSIONAL SHINGLES APPLIED OVER 15 POUND ASPHALT SATURATED FELT WITH 4" OVERLAP. SHINGLES SHALL BE FUNGUS FREE, WARRANTED FOR 30 YEARS.
2. PERIMETERS OF EXTERIOR WINDOWS AND DOORS, PENETRATIONS THROUGH EXTERIOR WALLS, AND JOINTS OF ABUTTING DISSIMILAR MATERIALS SHALL BE SEALED WITH AN APPROPRIATE CAULK PER ASTM C-962.

**PLUMBING NOTES:**

1. THE PLUMBER IS RESPONSIBLE FOR SUBMITTING PLUMBING PLAN AND RISER PLAN TO THE PARISH SEWER/WATERDEPARTMENT FOR THEIR REVIEW AND APPROVAL A COPY OF THE APPROVAL SHALL BE SENT TO THE ENGINEER AT 3440 ESPLANADE AVENUE, ROOM 252, NEW ORLEANS, LA. 70119 AND A COPY TO THE PARISH PLAN REVIEW DEPARTMENT.
2. ALL PLUMBING FIXTURES SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION AND ALL STATE, LOCAL, AND ALL OTHER APPLICABLE PLUMBING CODES.
3. SHUT OFF VALVES SHALL BE INSTALLED FOR ALL FIXTURES.

**CONTRACTOR NOTES:**

1. Contractor need to obtain all kinds of insurance need for his/her employees.
2. Contractor me be responsible of his/her employee's action at work site.
3. Contractor needs to read plans, check all dimensions before buying and cutting materials.
4. Contractor / subcontractors need to work closely with the City / Parish inspectors about this project.

**STANDARD DRIVEWAY DETAIL**

1. Dowel bars only to be installed with driveway construction (TYP.)
2. (6x12-7.5xW6.5) WWF
3. This detail is used for standard driveway for mountable curbs.

DATE	REV.	BY

STRUCTURAL ENGINEER  
THOMAS N. SMITH, P.E.  
CONSULTING ENGINEER  
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THREE BEDROOM RESIDENCE FOR  
5134 LOUISA ST. - NEW ORLEANS, LA.  
SITE PLAN

DRAWN:  
CL

CHECKED:

DATE:  
05.28.2022

JOB NO.  
E2822CL

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

**A1.0**