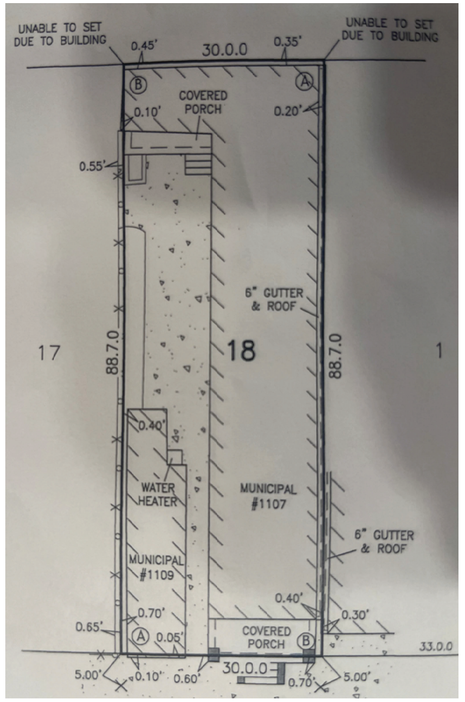
PROPERTY - STREET VIEW

N.T.S.

PROPERTY - BIRDS EYE VIEW

N.T.S.



SURVEY

N.T.S.

RAISED FOUNDATION - GENERAL NOTES

1. CONTRACTOR SHALL INSTALL OPENINGS IN FOUNDATION WALLS TO PROVIDE VENTILATION IN ACCORDANCE WITH 2015 IRC SECTION R408 UNDER-FLOOR SPACE R408.1 VENTILATION.
2. OPENINGS FOR UNDER-FLOOR VENTILATION SHALL MEET THE REQUIREMENTS OF 2015 IRC SECTION R408.2
3. CONTRACTOR SHALL PROVIDE ACCESS TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS SHALL BE A MINIMUM OF 18 INCHES BY 24 INCHES.
4. CONTRACTOR SHALL PROVIDE ONE (1) VENTILATION OPENING WITHIN THREE (3) FEET OF EVERY CORNER.
5. CONTRACTOR SHALL REMOVAL ALL DEBRIS AND THE UNDER-FLOOR GRADE SHALL BE CLEANED FREE OF ALL VEGETATION, ORGANIC MATERIAL, WOOD FORMS, AND ALL CONSTRUCTION MATERIALS.
6. CONTRACTOR SHALL FINISH GRADE THE UNDER-FLOOR SURFACE IN ORDER TO PROPERLY DRAIN IN ACCORDANCE WITH 2015 IRC SECTION R408.6

FLOOD REQUIREMENTS

1. ANY AND ALL LUMBER MATERIALS INSTALLED BELOW MINIMUM FLOOR ELEVATION SHALL BE PRESSURE TREATED LUMBER.
2. WHERE GARAGE FLOOR ELEVATION IS BELOW MINIMUM FLOOD ELEVATION, FLOOD VENTS SHALL BE INSTALLED. THESE VENTS SHALL COVER THE SPECIFIC AREA ACCORDING TO MANUFACTURES SPECIFICATIONS.
3. OWNER/CONTRACTOR SHALL VERIFY AND COORDINATE WITH REQUIRED BUILDING FINISH FLOOR ELEVATION IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL (FEMA) AND INSURANCE AGENCY (INSURER) PRIOR TO COMMENCEMENT OF WORK.
4. OWNER/CONTRACTOR SHALL PROVIDE AN ELEVATION CERTIFICATE PREPARED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF LOUISIANA.
5. REFER TO FEMA REQUIREMENTS FOR BFE FOR RAISED STRUCTURES AND ELEVATION OF PRIMARY STRUCTURAL SUPPORTS.
6. VENTILATION (VENTS) SHALL BE PROVIDED IN ACCORDANCE WITH 2015 IRC SECTION R408 UNDER-FLOOR SPACE
7. CONSTRUCTION OF NEW RESIDENCE SHALL COMPLY WITH FEMA P-499 HOME BUILDERS GUIDE TO COASTAL CONSTRUCTION, ASCE, 2005 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10; ASCE 2005, STANDARD FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION, ASCE 24-05; FEMA 2010 RECOMMENDED RESIDENTIAL CONSTRUCTION FOR THE GULF COAST, BUILDING ON STRONG AND SAFE FOUNDATIONS; FEMA 550; LSU AGCENTER 1999 WET FLOODPROOFING, REDUCING DAMAGE FROM FLOOD, PUB. 2771; LATEST EDITION FOR EVERY REQUIREMENT; WWW.FEMA.GOV/NEW-CONSTRUCTION; FLOOD RESISTANT PROVISIONS OF THE 2015 INTERNATIONAL CODE, ETC...
8. EXTERIOR CAVITY WALL CONSTRUCTION SHALL BE CONSTRUCTED OF FLOOD-RESISTANT MATERIAL.

GENERAL NOTES

1. USE MOST CURRENT ADOPTED CODE REGULATIONS.
2. ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY AND NOT PREVENT STRUCTURAL DAMAGE.
3. NO SUPERVISION PROVIDED UNDER THIS SEAL.
4. NO CONSTRUCTION ADMINISTRATION PROVIDED UNDER THIS SEAL.
5. ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
6. REVIEW AND SEAL OF PLANS BY THE ARCHITECT IS FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL APPLICABLE CODES.
7. NOT ALL SPECIFICATIONS ARE EXPRESSLY LISTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WILL APPLICABLE CODES.
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES AND THE ARCHITECTURAL DRAWINGS, THESE NOTES GOVERN.
9. ANY ADDITIONAL WORK REQUIRED BY THE ARCHITECT/ENGINEER ASSOCIATED WITH A SITE VISIT OR LETTERS TO REGULATORY AGENCIES DUE TO OWNER, BUILDER AND/OR CONTRACTOR CHANGING THE DESIGN INTENT SHALL BE CHARGED BASED ON BENDECK ARCHITECTS, LLC HOURLY RATES.
10. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
11. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
12. ALL HEADER HEIGHTS TO BE 7'-0" UNLESS NOTED OTHERWISE.
13. ALL EXTERIOR WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
14. ALL INTERIOR WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
15. INTERIOR WALL ABOVE 12' TALL MUST BE 2x6.
16. A/C UNITS TO BE MOUNTED IN ATTIC SPACE.
17. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF STRUCTURE; HOWEVER, THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
18. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
19. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
20. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
21. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
22. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE UNLESS NOTED OTHERWISE.
23. "CORNERS" AND "T's" SHALL BE TRUE, NOT CALIFORNIA STYLE.
24. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
25. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
26. FIRE BLOCKING REQUIRED IN WALLS ABOVE 8'.
27. SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
28. UNLESS NOTED OTHERWISE, FIREPLACE BOX TO BE SET ON 8" CONCRETE BLOCK WITH A 20" DEEP FLUSH HEARTH THAT EXTENDS AT LEAST 12" BEYOND THE OPENING ON EITHER SIDE AS REQUIRED BY CODE.
29. PROVIDE ATTIC ACCESS IN ATTIC SPACES THAT EXCEED 30 SQ./FT. & HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.
30. ALL WORK AND MATERIALS MUST BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST A.C.I. AND P.T.I. CODES AND ALL LOCAL BUILDING CODES.
31. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS INDICATED ON DRAWINGS.
32. ALL INTERIOR WALLS AND CEILINGS SHALL RECEIVE GYPSUM BOARD.
33. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
34. BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
35. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN. SLAB INSPECTIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
37. ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC.. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.
38. THIRD PARTY INSPECTION BY OTHERS THAT ARE THE OWNER/CONTRACTOR'S RESPONSIBILITY FOR FRAMING INSPECTION TO MEET WIND LOAD REQUIREMENTS
39. PROFESSIONAL ARCHITECTURAL/ENGINEER SERVICES DOES NOT INCLUDE HANDLING THE PERMITTING PROCESS, CONSTRUCTION ADMINISTRATION DURING CONSTRUCTION, SUPERVISION, ATTENDING REGULATORY AGENCY MEETINGS, I.E., ZONING, HISTORIC, AND/OR NEIGHBOURHOOD ASSOCIATION, ETC... THESE SERVICES ALONG WITH ANY ADDITIONAL WORK REQUIRED BY THE ARCHITECT/ENGINEER ASSOCIATED WITH A SITE VISIT OR LETTERS TO REGULATORY AGENCIES DUE TO OWNER, BUILDER AND/OR CONTRACTOR CHANGING THE DESIGN INTENT SHALL BE CHARGED BASED ON ARCHITECTS/ENGINEERS HOURLY RATES.

PROJECT INFORMATION

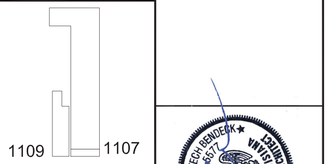
OWNER: WILLIAMS, CHRIS

PROPERTY LOCATION: 1107 / 1109 LOUISA ST., NEW ORLEANS, LA 70117 ORLEANS PARISH

AREA CALCULATIONS

1109
LIVING 307 SQ. FT.

1107
LIVING 1,385 SQ. FT.
PORCH 64 SQ. FT.
TOTAL AREA 1,449 SQ. FT.



DESIGN CRITERIA

2015 INTERNATIONAL RESIDENTIAL CODE

AMERICAN SOCIETY OF CIVIL ENGINEERS – MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

2015 WOOD FRAME CONSTRUCTION MANUAL

AMERICAN CONCRETE INSTITUTE: ACI 318-11

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NFPA

NATIONAL FIRE PROTECTION: NFPA

NOTE: ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY, NOT PREVENT STRUCTURAL DAMAGE.

LOADS

ATTICS, UNINHABITABLE w/o STORAGE:	LIVE LOAD	= 10 PSF
	DEAD LOAD	= 5 PSF
ATTICS, UNINHABITABLE w/LIMITED STORAGE:	LIVE LOAD	= 20 PSF
	DEAD LOAD	= 10 PSF
ROOF RAFTERS:	LIVE LOAD	= 20 PSF
	DEAD LOAD	= 10 PSF
FLOOR JOISTS SPANS:		
RESIDENTIAL SLEEPING AREAS:	LIVE LOAD	= 30 PSF
	DEAD LOAD	= 20 PSF
RESIDENTIAL LIVING AREAS:	LIVE LOAD	= 40 PSF
	DEAD LOAD	= 20 PSF

NOTE: REFER TO 2015 IRC TABLES FOR CEILING JOISTS ATTACHED OR NOT ATTACHED TO ROOF RAFTERS AND DEAD LOAD OF 20 PSF.

WIND LOADS: BASIC WIND SPEED, 140 MPH
RISK CATEGORY = II
EXPOSURE B
ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENT, GcPi = ± 0.18

HISTORIC DISTRICT

LANDMARKS COMMISSION CERTIFICATE OF APPROPRIATENESS WORK APPROVED:

1. REPAIR/REPLACE EXISTING WOOD WEATHERBOARDS WITH WOOD HARDIPLANK (SMOOTH) WEATHERBOARDS TO MATCH EXISTING IN SIZE AND EXPOSURE.
2. REPAIR/REPLACE HALF-ROUND GUTTERS AND DOWNSPOUTS, AS NEEDED.
3. REPAIR/REPLACE EXISTING WOOD SOFFIT AT OVERHANG ON FRONT ELEVATION WITH 5/4" WOOD, BEARD TONGUE AND GROVE BOARDS OR BEADED PLYWOOD TO MATCH EXISTING IN MATERIAL, DIMENSION, SIZE, PROFILE, RELIEF AND DETAIL. BEADS MUST RUN PERPENDICULAR TO FRONT WALL OF BUILDING. IF BEADED PLYWOOD IS USED, JOIST MUST BE CONCEALED AT EDGE OF BEAD.
4. REPAIR/REPLACE RIDGE TILES, AS NEEDED, TO MATCH EXISTING.
5. REPAIR/REPLACE WOOD WINDOW TRIM, AS NEEDED, TO MATCH EXISTING.
6. ALL REPAIR/REPLACE WORK SHALL MATCH EXISTING IN MATERIAL, DIMENSION, SIZE, PROFILE, EXPOSURE, RELIEF, DETAIL, SHAPE, CONFIGURATION, TYPE AND OPERATION, UNLESS OTHERWISE SPECIFIED.
7. ALL CHANGES OR ADDITIONAL WORK MUST BE APPROVED BY THE HDLC.
8. CONTACT DEVRA GOLDSTEIN AT dgoldstein@nola.gov or (504)650-7043 for FINAL INSPECTION.

PROJECT DESCRIPTION

1. RE-CONSTRUCTION OF DILAPIDATED PORTIONS OF STRUCTURE.
2. EXTERIOR – NO AESTHETIC CHANGE
3. SQUARE FOOTAGE – NO CHANGE

SHEET INDEX

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ORLEANS PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANT'S KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH AND THAT I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL RENOVATION PLAN FOR:

1107/09 Louisa St., New Orleans, LA 70117

BENDECK ARCHITECTS, L.L.C.
ELIAS J. J. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

555 HomeDesign, llc.
Sheldon S. Simoneaux, Jr. (504) 377-8220

PROJECT NO. 22097

DATE: 7/27/2022

MARK	DESCRIPTION	DATE

SHEET TITLE

COVER SHEET

SHEET IDENTIFICATION

A0.0

GENERAL NOTES

1. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE AMERICAN FOREST & PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS.
2. WINDOWS SHALL HAVE GLAZED OPENING PROTECTION FOR WIND BORNE DEBRIS IN ACCORDANCE WITH ASTM-E 1996 AND ASTM-E 1886 FOR LARGE MISSILE TEST AS REFERENCED THEREIN.
3. THE OWNER MAY ELECT TO PROVIDE ALTERNATE PROTECTION AS LISTED:

   A) WOOD STRUCTURAL PANELS WITH A MINIMUM OF 7/16" AND A MAXIMUM SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO FRAMING SURROUNDING AS LISTED IN IRC 2015 TABLE R301.2.1.2 WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS.

   a.) FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANELS. FASTENERS SHALL BE LOCATED A MINIMUM OF 1 INCH FROM EDGE OF THE PANEL.

   b.) FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING AND A MINIMUM OF 1-1/4" INTO WOOD WALL FRAMING; A MINIMUM OF 3 EXPOSED THREADS. FASTENERS SHALL BE LOCATED A MINIMUM OF 2 1/2" FROM EDGE OF CONCRETE BLOCK OR CONCRETE.

   c.) WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY / STUCCO, SCREWS SHALL BE ATTACHED USING VIBRATION RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL OF 490 POUNDS.

   B) INSTALLATION OF PERMANENTLY INSTALLED ALUMINIUM ROLL DOWN SHUTTERS (POWERED OR MANUAL).

   C) INSTALLATION OF OPERABLE SHUTTERS.

   D) PRE-CUT INSTALLABLE CORRUGATED STEEL PANELS WITH MOUNTING BOLTS.

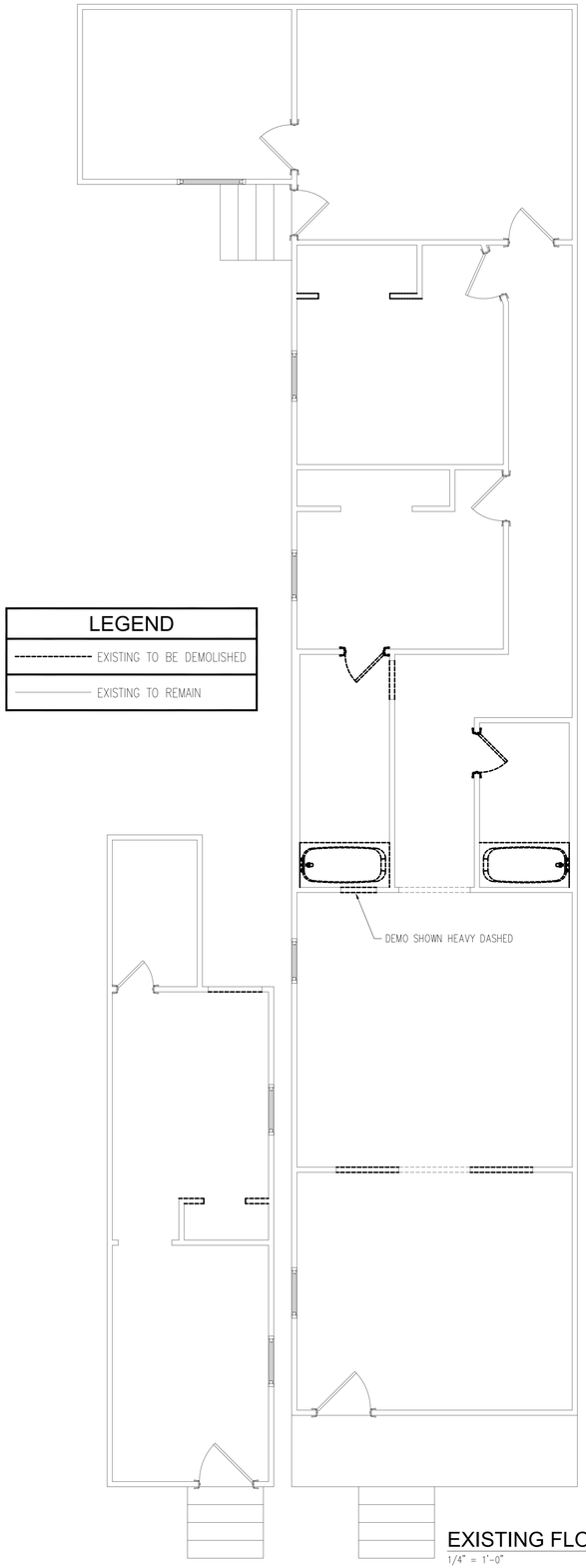
4. ATTACHMENT SHALL COMPLY WITH TABLE R301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. PANELS ARE TO BE ON THE JOB SITE AT COMPLETION OF CONSTRUCTION.

ARCHITECTURAL NOTES:

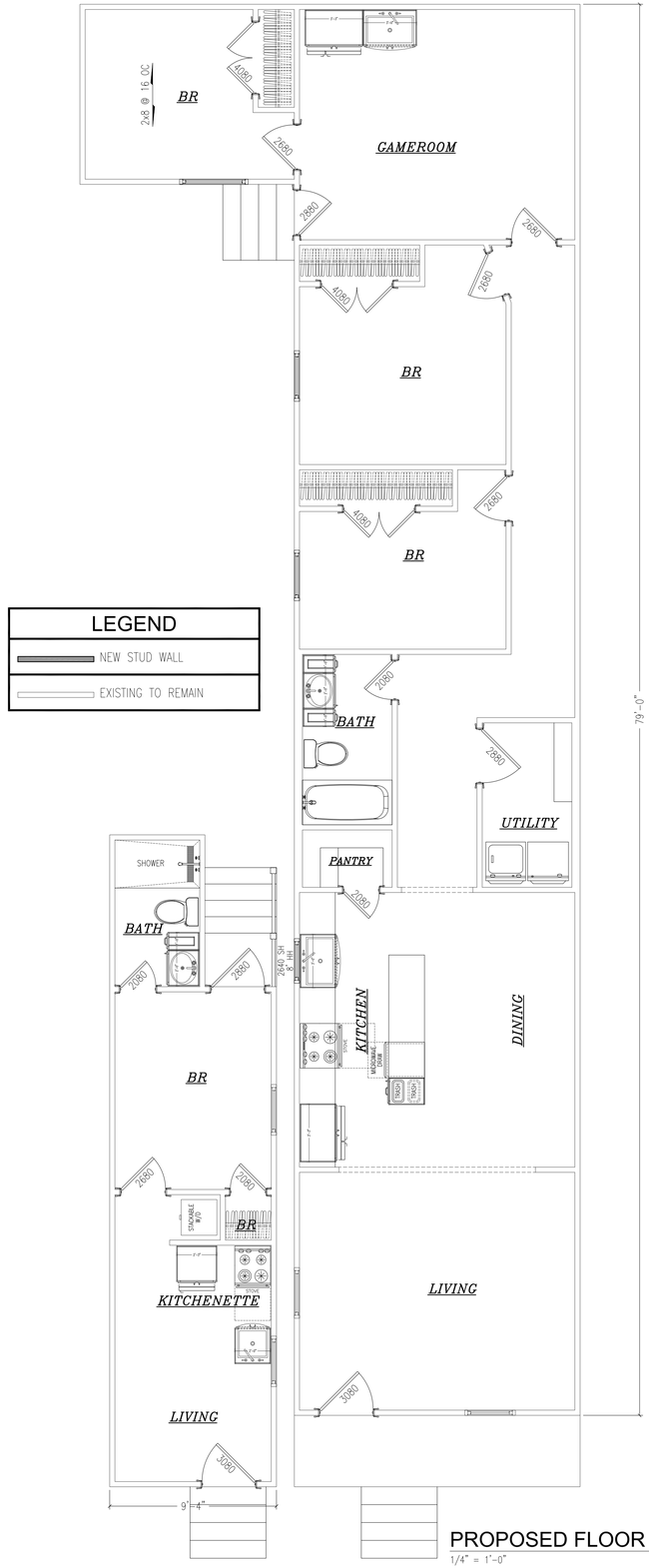
1. EXTERIOR WALLS LESS THAN THREE FEET FROM PROPERTY LINE WILL BE FIRE RESISTANT RATED 1 HOUR WITH EXPOSURE FROM BOTH SIDES IN ACCORDANCE WITH R302.1 OF THE IRC 2015 EDITION.
2. ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION WILL MEET THE REQUIREMENTS OF R322.2.2 OF THE IRC 2015 EDITION FOR USE AND FLOOD OPENINGS (GARAGE).
3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIRS SURFACES AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYP. BOARD AS REQUIRED IN ACCORDANCE WITH SECTION R302.7 OF THE IRC 2015 EDITION.
4. BUILDING MATERIALS USED BELOW DESIGN ELEVATIONS IN ACCORDANCE WITH SECTION R322.1.8 OF THE IRC 2015 EDITION.
5. SMOKE DETECTORS WILL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH SECTION R314 OF THE IRC 2015 EDITION.
6. CARBON MONOXIDE DETECTORS WILL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN ACCORDANCE WITH SECTION R315 OF THE IRC 2015 EDITION.
7. WIND BORNE DEBRIS PROTECTION WILL BE PROVIDED FOR IN ACCORDANCE WITH R301.2.1.2 OF THE IRC 2015 EDITION.
8. WINDOWS INSTALLED IN BATHTUB ENCLOSURES, LESS THAN 60 INCHES FROM THE FLOOR, WILL HAVE SAFETY GLAZING IN ACCORDANCE WITH SEC. R308.4 OF THE IRC 2015 EDITION.
9. THE MINIMUM STAIR TREAD DEPTH WILL BE 10" AND THE MAXIMUM RISER HEIGHT WILL BE 7¾" IN ACCORDANCE WITH R311.7.5 STAIR TREAD AND RISERS OF THE IRC 2015 EDITION.
10. PORCHES MORE THAN 30" ABOVE GRADE WILL HAVE GUARDS IN ACCORDANCE WITH R312.1 OF THE IRC 2015 EDITION.
11. EXTERIOR STAIRS OF FOUR OR MORE RISERS WILL HAVE A HANDRAIL IN ACCORDANCE WITH R311.7.8 OF THE IRC 2015 EDITION.
12. ATTIC VENTILATION TO BE PROVIDED IN ACCORDANCE WITH SEC. R806 OF THE IRC 2015 EDITION.
13. ATTIC ACCESS TO BE PROVIDED IN ACCORDANCE WITH SEC. R807 OF THE IRC 2015 EDITION.
14. TERMITE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. R318 OF THE IRC 2015 EDITION.
15. GARAGE SHALL BE SEPARATED IN ACCORDANCE WITH SEC. R302.6 OF THE IRC 2015 EDITION.
16. GARAGE FLOOR SURFACE SHALL SLOPE IN ACCORDANCE WITH SEC. R309.1 OF THE IRC 2015 EDITION.
17. WINDOW FALL PROTECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH SEC. R312.2 OF THE IRC 2015 EDITION.
18. STUDS EXCEEDING 10' MUST BE IN ACCORDANCE WITH SECTION R602.3(5) OF THE IRC 2015 EDITION.

DOORS AND WINDOWS - GENERAL NOTES

1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-10.
2. ALL TRIM, DOORS & WINDOWS TO BE PAINTED, COLOR SELECTION BY OWNER.
3. DOOR & WINDOW SIZES MAY HAVE MINOR ADJUSTMENT TO ALLOW STOCK SIZES.
4. ALL SIZES MUST COMPLY WITH CODE, VERIFY ANY CHANGES WITH ARCHITECT.
5. ALL WINDOWS IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE R308.
6. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ/FT, WINDOWS LESS THAN 4'-4" ABOVE GRADE MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ/FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE MAX. SILL HEIGHT SHALL BE 44" ABOVE FINISHED FLOOR.
7. ALL WINDOWS SHALL MEET THE REQUIREMENTS OF 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R301.2.1.2. GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MINIMUM PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENT OF R301.2.1.2.
8. ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.75 & A SOLAR HEAT GAIN COEFFICIENT RATING OF 0.40.
9. ALL WINDOWS TO BE DOUBLE GLAZED, INSULATED
10. WINDOWS DESIGNATED WITH (T) INDICATES TEMPERED GLASS
11. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATION'S AND RECOMMENDATIONS.
12. GARAGE DOOR SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE R302.5.1; 20 MIN. FIRE & SELF CLOSING.



EXISTING FLOOR PLAN
1/4" = 1'-0"



PROPOSED FLOOR PLAN
1/4" = 1'-0"

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BENDECK ARCHITECTS, L.L.C.
ELIAS J. J. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

PROJECT NO. 22097
DATE: 7/27/2022

MARK	DESCRIPTION	DATE

SHEET TITLE
COVER SHEET

SHEET IDENTIFICATION
A1.0
SHEET 2 OF 6

ROOF - GENERAL NOTES

1. POWER ROOF VENTS TO BE SIZED BY A LICENSED HVAC CONTRACTOR & SHALL BE USED WHEN THE LINEAR FEET OF RIDGE VENTING DOES NOT SATISFY THE REQUIREMENTS OF 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R806.
2. LOCATION OF ALL EXHAUST VENTS, SANITARY SEWER VENTS, ROOF PENETRATIONS, POWER VENTILATORS, ETC... SHALL NOT BE LOCATED WITHIN THE FRONT ELEVATION OF THE ROOF.
3. LEAD OR COPPER PIPE JACKS TO BE USED. (NO EXPOSED PVC OR ABS)

ROOF FRAMING - GENERAL NOTES

1. ALL ROOF FRAMING SHALL BE 2" X 6" FRAMING @ 16".O.C. UNLESS OTHERWISE NOTED ON FRAMING PLANS OR SPANS EXCEED MAXIMUM ALLOWABLE SPANS.
2. ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 (CDX) OR O.S.B. APA RATED SHEATHING (24/0). FASTENED WITH 8 PENNY COMMON NAILS AT 6" O.C. REFER TO SHEATHING GENERAL NOTES.
3. ROOF SHINGLES SHALL HAVE SIX NAILS PER SHINGLE OR AS RECOMMENDED BY MANUFACTURER TO MEET WIND LOADS.
4. GABLE END CONSTRUCTION SHALL BE BUILT SIMILAR TO AND HAVE CONNECTORS SIMILAR TO WALLS CONSTRUCTION BELOW.
5. BRACE GABLE ENDS AGAINST LATERAL LOADS.
6. THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING COMPOSITION ROOF SHINGLES SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. – 9'–6"	24" O.C. – 12'–3"
19.2" O.C. – 10'–8"	19.2" O.C. – 13'–3"
16" O.C. – 11'–8"	16" O.C. – 14'–1"

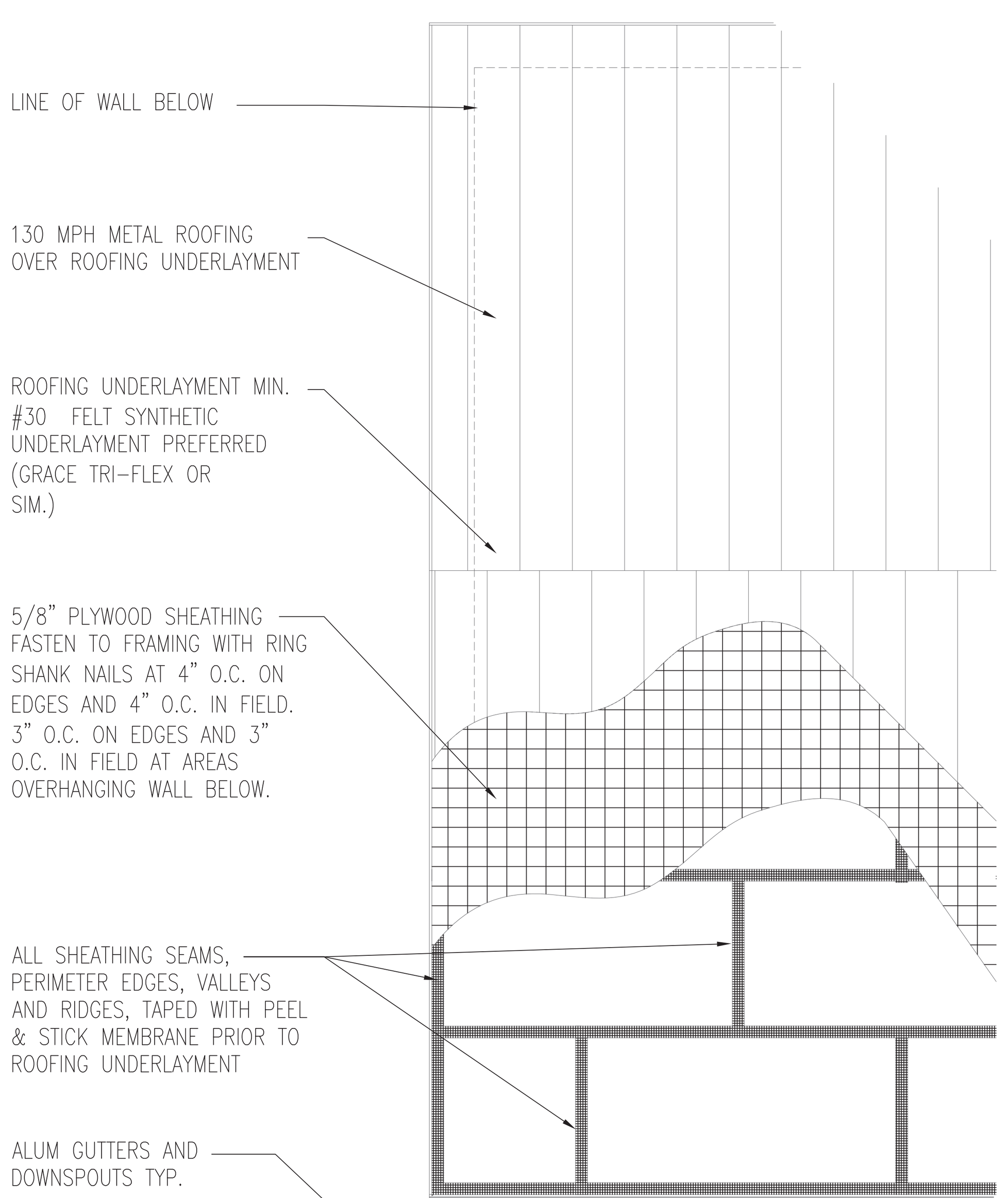
7. THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING LIGHTWEIGHT TILE SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. – 8'–6"	24" O.C. – 11'–0"
19.2" O.C. – 9'–6"	19.2" O.C. – 12'–2"
16" O.C. – 10'–4"	16" O.C. – 13'–0"

8. MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING HEAVYWEIGHT TILE SHALL BE AS FOLLOWS:

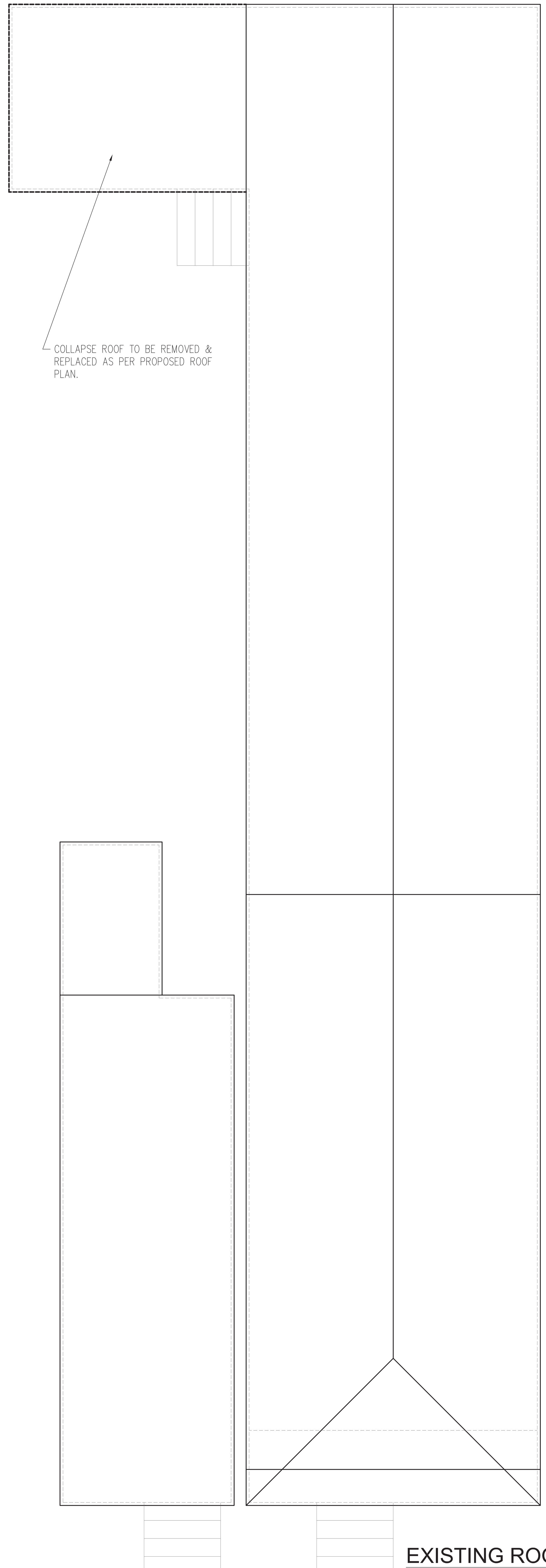
FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. – 7'–6"	24" O.C. – 9'–9"
19.2" O.C. – 8'–4"	19.2" O.C. – 11'–0"
16" O.C. – 9'–2"	16" O.C. – 12'–0"

9. PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2x4 STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'–0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'–0". PROVIDE BLOCKING OR CLEATS AT STRUT–TO–RAFTER CONNECTION LOCATIONS, SECURE CLEAT TO STRUT WITH MIN. OF (8) 12d NAILS.
10. THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT COMPOSITION ROOF SHINGLES ONLY UNLESS SPECIFIED OTHERWISE ON ROOF PLAN. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.
11. ROOF LIVE LOAD = 20 PSF.
ROOF DEAD LOAD:
COMPOSITION SHINGLE FOOR = 10 PSF TOTAL
LIGHTWEIGHT TILE ROOF = 18 PSF TOTAL (TILE LOAD = 10 PSF)
HEAVYWEIGHT TILE ROOF = 27 PSF TOTAL (TILE LOAD = 18 PSF)



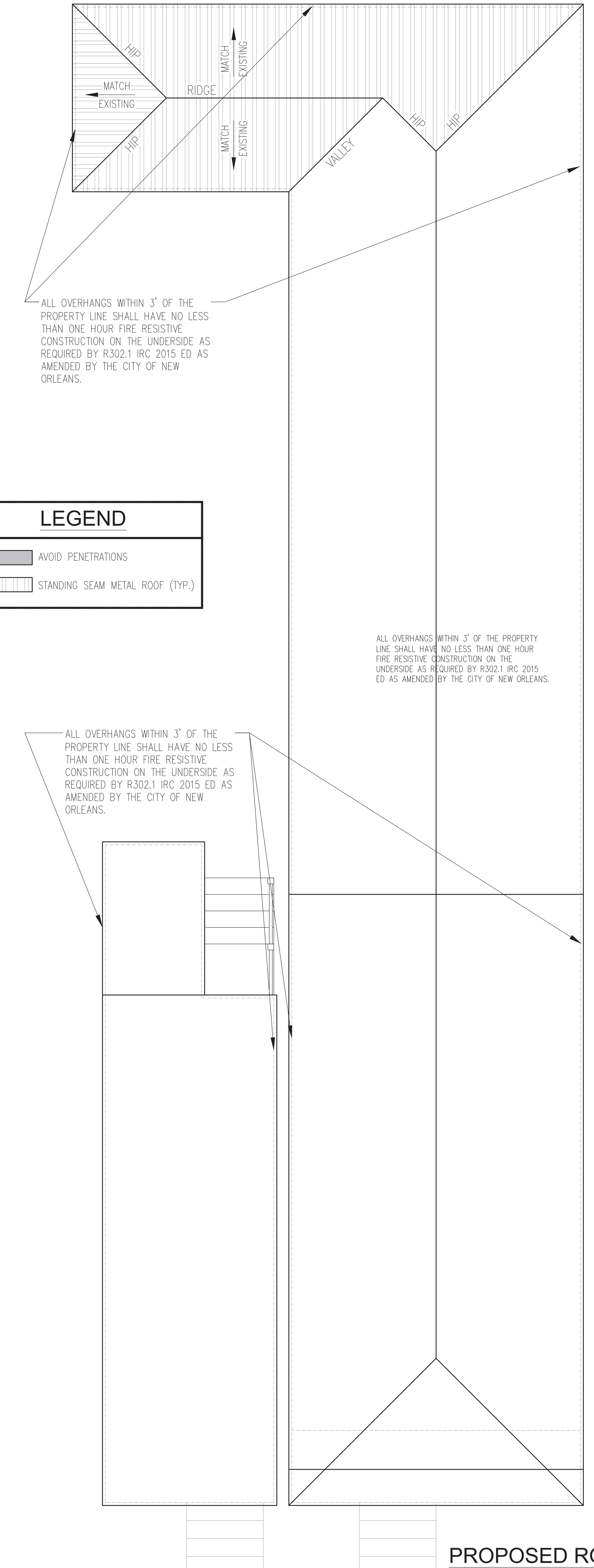
METAL ROOFING GENERAL NOTES:

130 MPH RATED STANDING SEAM METAL ROOFING MINIMIZE ROOFING PENETRATIONS.
CONSOLIDATE PLUMBING VENTS IN ATTIC TO ACHIEVE MINIMAL ROOFING PENETRATIONS.
ROOF VENTILATION 1600SF/150 = 10 SF MIN. VENTING REQUIRED.



EXISTING ROOF PLAN

1/4" = 1'-0"



LEGEND

(grey fill)	AVOID PENETRATIONS
(hatch)	STANDING SEAM METAL ROOF (TYP.)

PROPOSED ROOF PLAN

1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ORLEANS PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN, AND THAT I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL RENOVATION PLAN FOR:
1107/09 Louisa St., New Orleans, LA 70117

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD NEW ORLEANS, LOUISIANA 70123
SSS Home Design, L.L.C. Sheldon S. Simoneaux, Jr. (504) 377-4220

PROJECT NO. 22097
DATE: 7/27/2022

MARK	DESCRIPTION	DATE

SHEET TITLE
ROOF PLAN

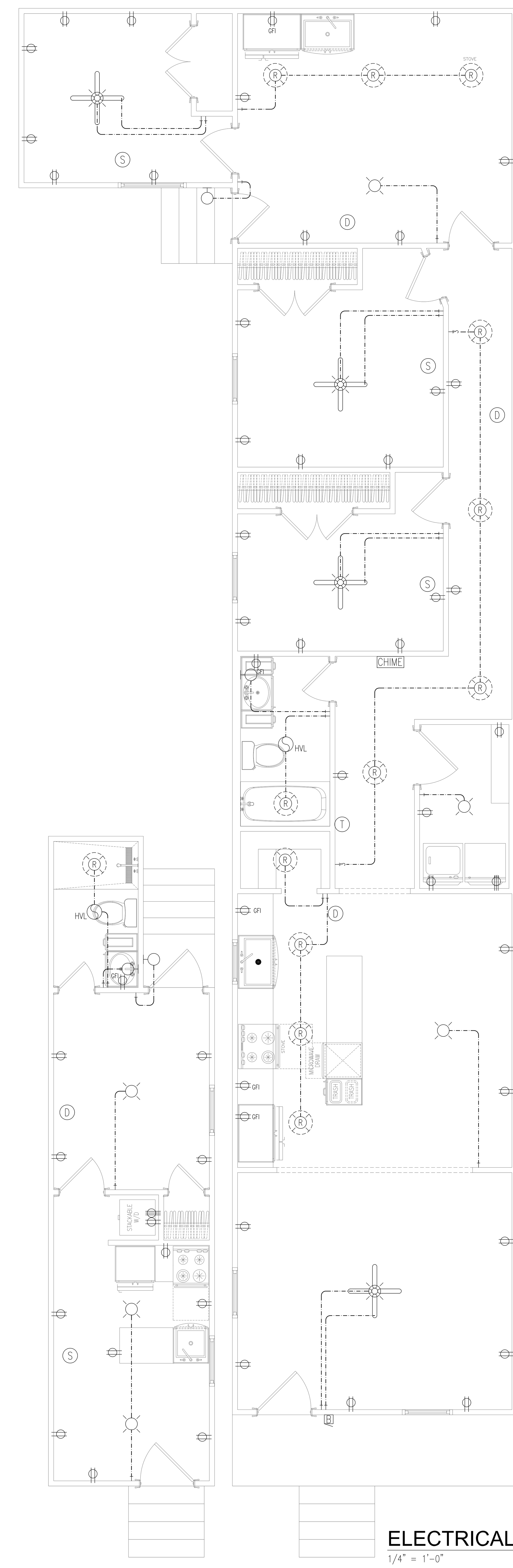
SHEET IDENTIFICATION
A2.0

ELECTRICAL - LEGEND

- SINGLE-POLE SWITCH, 48" AFF
- THREE-WAY SWITCH, 48" AFF
- FOUR-WAY SWITCH, 48" AFF
- DUPLEX RECEPTACLE, 18" AFF, UON
- GFI GROUND FAULT INTERRUPTER, 18" AFF, UON
- WP GFI WEATHERPROOF GFI RECEPTACLE, 18" AFF, UON
- FLR FLOOR RECEPTICAL
- 220 VOLT RECEPTACLE, 18" AFF, UON
- DISCONNECT SWITCH
- DOOR BELL BUTTON
- CHIME DOOR BELL CHIME
- GARAGE DOOR BUTTON
- GDO GARAGE DOOR OPENER
- GARBAGE DISPOSAL
- EXHAUST FAN, VENT TO EXTERIOR
- HV HEATER, VENT, VENT TO EXTERIOR
- VL VENT, LIGHT, VENT TO EXTERIOR
- HVL HEATER, VENT, LIGHT, VENT TO EXTERIOR
- FLOOD LIGHT
- CEILING FIXTURE
- CEILING FIXTURE - KEYLESS
- WALL BRACKET LIGHT
- R RECESSED LIGHT FIXTURE
- T PROGRAMMABLE THERMOSTAT
- D SMOKE/CARBON MONOXIDE COMBO DETECTOR
- S SMOKE ALARM
- FLUORESCENT FIXTURE
- LIGHTED CEILING FAN PACKAGE
- CEILING FAN
- CEILING LIGHT w/FAN ROUGH IN
- AFF ABOVE FINISHED FLOOR
- WP WEATHER PROOF BOX & COVER
- MP MOISTURE PROOF FIXTURE
- PC PHOTO CELL CONTROL
- UON UNLESS OTHERWISE NOTED
- HB HOSE BIBB
- GAS GAS BIBB
- TS TRANSFER SWITCH
- EM ELECTRIC METER
- GS GAS METER
- A/C CONDENSER
- IN SOFFIT WP OUTLET IN SOFFIT
- UNDER CABINET LIGHTS (TYP) UNDER CABINET LIGHTS
- CHANDELIER

ELECTRICAL - GENERAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE 2015 NFPA 70, NATIONAL ELECTRICAL CODE FOR THE STATE OF LOUISIANA, THE INTERNATIONAL BUILDING CODE, AND ANY LOCAL, STATE AND FEDERAL CODES.
2. PROVIDE SERVICE EQUIPMENT, PANELS, CIRCUIT BREAKERS AND FUSES WITH ADEQUATE INTERRUPTING AMP CAPACITY RATING IN ACCORDANCE WITH NFPA 70;110-9.
3. SERVICE EQUIPMENT GROUNDING AND BONDING IS TO BE IN ACCORDANCE WITH NFPA 70:230-63; 250-23; AND 250-72.
4. THE GROUND NEUTRAL CONDUCTOR SHALL BE RUN TO EACH SERVICE DISCONNECTING MEANS AND SHALL BE BONDED TO EACH SERVICE IN ACCORDANCE WITH NFPA 70:250-23B.
5. PROVIDE ELECTRICAL EQUIPMENT GROUND CONDUCTOR IN ACCORDANCE WITH NFPA 70:250-91B AND NFPA 70:250-95.
6. NO CONDUCTOR SHALL BE USED IN SUCH A MANNER THAT ITS OPERATING TEMPERATURE WILL EXCEED THAT DESIGNATION FOR THE TYPE OF INSULATED CONDUCTOR INVOLVED IN ACCORDANCE WITH NFPA 70:310-10.
7. INTERIOR METAL WATER PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL THAT IS LIKELY TO BECOME ENERGIZED SHALL BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE IN ACCORDANCE WITH NFPA 70:250-80.
8. ALL ELECTRICAL OUTLETS LOCATED WITHIN SIX FEET OF ANY WATER HOLDING CONTAINERS MUST HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION.
9. INSTALL SYSTEM BURGLAR AND FIRE ALARM SYSTEM THROUGHOUT THE ENTIRE RESIDENCE, INCLUDING THE GARAGE. LOCATE DETECTORS AS SHOWN ON THE PLANS. COORDINATE LOCATION OF THE CONTROL PANELS WITH THE OWNER.
10. ANY CEILING OUTLET BOX INSTALLED FOR USE AS A LIGHTING FIXTURE OUTLET IN A HABITABLE ROOM OR KITCHEN AND LOCATED WHERE A CEILING FAN COULD BE INSTALLED SHALL BE A TYPE LISTED FOR CEILING FAN SUPPORT. THE WALL SWITCH TO THE LIGHTING FIXTURE SHALL BE INSTALLED.
11. THE LISTED ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) DEVICES INSTALL PER NEC 210.12 SHALL BE OF THE COMBINATION TYPE. ALL AFCI'S SHALL BE OF THE BREAKER STYLE.
12. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING OF THE INSTALLED ELECTRICAL DISTRIBUTION.
13. ALL CABLES SHALL BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS.
14. CONTRACTOR/BUILDER SHALL COORDINATE LOCATION OF ALL APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, TELEPHONE, CATV, CAT5E/CAT6, ETC... WITH OWNER. A MINIMUM OF TWO (2) JACKS PER ROOM.
15. CONTRACTOR SHALL INSTALL SMOKE DETECTION AND NOTIFICATION SYSTEMS IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION 314.
16. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
17. THE SMOKE DETECTION AND NOTIFICATION SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION AND BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH NFPA 72.
18. SMOKE DETECTORS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS, HABITABLE ATTICS AND DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS.
19. A SMOKE DETECTION SYSTEM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
20. THE SMOKE DETECTION AND NOTIFICATION SYSTEM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
21. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC...



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

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ELIAS JORGE ICTECH BENDECK ★ REG. No. 5577 ★ STATE OF LOUISIANA REGISTERED ARCHITECT

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Sheldon S. Simoneaux, Jr. * (504) 377-8220

PROJECT NO. 22097
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SHEET TITLE
ELECTRICAL PLAN

SHEET IDENTIFICATION
E1.0

WOOD FRAMING - GENERAL NOTES

1. ALL LOAD BEARING WALL STUDS SHALL BE STUD GRADE S.Y.P. @ 16" O.C., EXCEPT UNDER EXCEPTIONS AS NOTED IN IRC SECTION R602.3.3. ALL FIRST FLOOR MUD SILLS SHALL BE TREATED LUMBER.
2. ALL NON-LOAD BEARING WALL STUDS CAN BE STUD GRADE S.Y.P. @ 24" O.C.
3. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS (U.N.O.)
4. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY MIN. OF (2) 2x4 OR (2) 2x6 STUDS (ACTUAL NUMBER OF STUDS EQUAL WIDTH OF BEAM, U.N.O.)
5. LOAD BEARING HEADER SCHEDULE AS FOLLOWS (U.N.O.):

HEADER SIZES	MAXIMUM SPAN SUPPORT ROOF/CEILING	SUPPORT ONE STORY ABOVE	SUPPORT TWO STORY ABOVE
2-2x6	4'-2"	3'-0"	2'-4"
2-2x8	5'-4"	3'-10"	3'-0"
2-2x10	6'-6"	4'-8"	3'-8"
2-2x12	7'-6"	5'-5"	4'-3"

6. ALL HEADER MATERIAL TO BE NO. 2 GRADE SOUTHERN YELLOW PINE (SYP) LUMBER
7. LOAD BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NON-LOAD BEARING WALLS. A SINGLE FLAT 2x4 MEMBER MAY BE USED FOR OPENINGS UP TO 8'.
8. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO IRC TABLE R602.3(1). MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH 3-16d NAILS SPACED 12" O.C. THERE SHALL BE NO SPLICES.
9. STUD WALLS EXCEEDING 10' IN HEIGHT SHALL CONFORM TO IRC TABLE R602.3(1).
10. STRUCTURAL ENGINEERED WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS. MIN. SPECIFICATION: FY=2900 PSI, FV=290 PSI, E=2000 KSI.
11. ALL WOOD BEAMS AND CEILING JOISTS SHALL BE FRAMED WITH BOTTOM OF THE FRAMING MEMBER AT THE CEILING HEIGHT INDICATED IN BUILDING SECTION.
12. TRIPLE PACKING STUDS REQUIRED UNDER ALL BEAMS.
13. CONTRACTOR SHALL INSTALL JOIST HANGERS ON ALL JOISTS AT FLUSH BEAMS.
14. ALL BEAMS AND HEADERS SHALL HAVE 1/2" PLYWOOD BETWEEN 2"X LUMBER.
15. LUMBER FOR FRAMING SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP). KILN-DRIED. SPRUCE MAY BE USED FOR WALL FRAMING BUT NOT FOR PLATES, JOISTS OR RAFTERS.
16. INSTALL 2"X10" HEADERS WITH PLYWOOD AT ALL EXTERIOR OPENINGS EXCEPT AS NOTED ON PLANS.
17. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 5/8" PLYWOOD SHEATHING OR O.S.B. CONTINUOUS.
18. ALL ANCHORING, FASTENING BRACKETS AND SYSTEMS THAT ARE USED IN CONNECTION WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
19. INTERIOR HEADERS SHALL BE AS FOLLOWS EXCEPT AS NOTED ON PLANS:
    SPANS TO 3'-0" - (2) 2"x6"
    SPANS TO 5'-0" - (2) 2"x8"
    SPANS TO 6'-0" - (2) 2"x10"
    SPANS GREATER THAN 6'-0", REFER TO STRUCTURAL DRAWINGS.
20. 4½" DOOR LEADS UNLESS NOTED OTHERWISE.
21. 2x12 HEADERS AT ALL EXTERIOR DOORS AND WINDOW OPENINGS 4'-0" AND LARGER (TYP.)
22. ALL STRONG BACKS TO BE OFFSET FROM CENTER OF ROOM MINIMUM OF 18"
23. INSTALL OSB & ½" EXTERIOR DRYWALL IN CEILINGS OF ALL DEAD SPACE & FIREPLACE CAVITY.
24. EXTERIOR SHEAR WALL (TYPICAL FOR ALL EXTERIOR WALLS)
25. 4 STUDS MIN. REQUIRED UNDER LAM BEAMS.
26. REFER TO CONSTRUCTION DETAILS & NOTES DRAWING SHEETS 'S' SERIES FOR MINIMUM JOIST SPAN CHARTS.
27. REFER TO CONSTRUCTION DETAILS & NOTES DRAWING SHEETS 'S' SERIES FOR POST DETAILS.
28. STRUCTURAL TIMBER WITH THE EXCEPTION OF STUDS AND TOP PLATES SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH A 19% MAXIMUM MOISTURE CONTENT.
29. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED MIN. 0.40 PCA.
30. FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOCIATION'S LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DOUBLE FLOOR JOISTS UNDER BEARING WALLS OR A BEAM IS REQUIRED. INSTALL 3 STUDS UNDER EACH BEARING POINT OF BEAM.
31. STUDS TO BE FASTENED TOGETHER WITH .120x3" (8d) NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS.
32. MIN. 2x TO MATCH STUDS. FIRE BLOCKING SHALL BE PROVIDED IN ALL WALL FRAMING AT INTERVALS TO NOT EXCEED 10'-0".

SPECIFIC DESIGN LOADS

1. ALL CEILING JOISTS ON FIRST FLOOR THAT ARE BELOW ATTIC HAVE BEEN CALCULATED AS BEING UNINHABITABLE ATTICS WITHOUT STORAGE: LIVE LOAD = 10 PSF, L/DELTA = 240; DEAD LOAD = 5 PSF

WOOD CONNECTORS - GENERAL NOTES

1. WOOD CONNECTORS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE.
2. ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED WHEN CONNECTING HEAVILY TREATED WOOD FRAMING. CONTRACTOR TO VERIFY.
3. UPLIFT CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS.
4. CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL STRAPPING SHALL BE INSPECTED PRIOR TO SHEATHING INSTALLATION.
6. TOP PLATE SPLICE SHALL BE WITHIN THE MIDDLE THIRD OF THE WALL SECTION AND SHALL BE A MINIMUM LENGTH OF 48". CONNECT WITH 16d NAILS @ 3" O.C. OR 2 ROWS OF 8d WIRE NAILS @ 3" O.C.
7. JOIST HANGER DEPTH SHALL BE AT LEAST 60% OF JOIST DEPTH. SEE SIMPSON LUS & HUS TABLES.

STEEL - GENERAL NOTES

1. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 IN FLAT SHEETS.
2. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
3. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
    0' TO 4' OPENINGS: L4x3-1/2x3/8
    >4' TO 6' OPENINGS: L5x3-1/2x3/8
    >6' TO 8' OPENINGS: L6x3-1/2x3/8
    >8' TO 10' OPENINGS: L7x4x1/2
    >10' TO 12' OPENINGS: L8x4x1/2
    >12' TO 16' OPENINGS: L9x4x5/8
4. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
5. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL
6. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DRAWING & GOVERNING BUILDING CODES.
7. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE)
8. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O (IF APPLICABLE)

STRUCTURAL WOOD - GENERAL NOTES

1. PROVIDE 5/8" STRUCTURAL PLYWOOD ROOF DECKING AS PER SPECIFICATIONS. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANEL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.
2. WALL SHEATHING SHALL BE 1/2". EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER, UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.
3. PLYWOOD WALL PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT STUD.
4. PLYWOOD ROOF PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT TRUSSES.
5. WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE "CONVENTIONAL CONSTRUCTION PROVISIONS," INTERNATIONAL BUILDING CODE. ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 "NAILING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE, UNLESS OTHER REQUIREMENTS NOTED ON THE DRAWINGS ARE MORE STRICT.
6. FOUNDATION PLATES FOR LOAD BEARING WALLS ON CONCRETE OR MASONRY WALLS SHALL BE PRESSURE TREATED LUMBER, #2 GRADE MINIMUM. SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH 1/2" X 9" ANCHOR BOLTS SPACED 48" O.C. MAXIMUM. THERE SHALL BE A MINIMUM OF THREE BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 8" OF EACH END OF EACH PIECE. THERE SHALL BE NO SILL SPLICE UNDER ANY POST OR MULLION.
7. POSTS AND BEAMS CONSTRUCTED OF MULTIPLE LAMINATED VENEER LUMBER MEMBERS SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. ALL JOISTS, ROOF BEAMS AND GIRDERS SHALL HAVE FULL HORIZONTAL BEARING OF THE MEMBER OVER SUPPORT UNLESS OTHERWISE SHOWN. DO NOT OVERCUT.
9. PLYWOOD USED ON EXTERIOR BUILDING AND FORMS SHALL BE EXTERIOR GRADE.
10. USE NON-CORROSIVE, NON-STAINING ROUGH HARDWARE FOR EXTERIOR APPLICATIONS.
11. ALL BEAMS AND JOIST NOT BEARING ON SUPPORTING MEMBERS SHALL BE CONNECTED WITH "USP STRUCTURAL CONNECTORS" OR EQUIVALENT "SIMPSON" HANGERS.
12. BOTTOM PLATES OF ALL FIRST FLOOR NON-LOAD BEARING PARTITIONS SHALL BE ANCHORED USING #8 CONCRETE NAILS AT 32" O.C. (OR EQUAL).
13. ALL LAG SCREWS SHALL BE PRE-DRILLED AS REQUIRED BY PROVISIONS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AF & PA, 1997), PART 9.
14. ALL BEARING STUD WALLS AND SHEAR WALLS SHALL HAVE A CONTINUOUS DOUBLE TOP PLATE LAP SPLICE TOP PLATES MINIMUM 4'-0". FASTEN TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 4" O.C., STAGGERED AT LAP SPLICE. FASTEN REMAINING TOP PLATES TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 8" O.C., STAGGERED.
15. BOLT HOLES SHALL BE MAXIMUM 1/16" LARGER THAN BOLT HOLE DIAMETER. BOLTS SHALL NOT BE FORCIBLY DRIVEN. BOLT HEADS AND NUTS SHALL NOT BE COUNTERSUNK WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
16. TENSION ALL BOLTS 1/4 TURN BEYOND SNUG-TIGHT. SPOIL THREADS TO PREVENT BACK OFF OF NUT AFTER INSTALLATION.
17. PROVIDE 5/32" DIAMETER LEAD HOLES THROUGH FIRST LAMINATION FOR ALL NAILS LARGER THAN 16d.
18. ALL WOOD CONNECTORS SHALL BE BY "USP STRUCTURAL CONNECTORS" OR "SIMPSON STRONG-TIE". ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.

THERMAL & MOISTURE - GENERAL NOTES

1. ALL THERMAL AND MOISTURE PROTECTION WORK AND MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
2. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE).
    A. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
    B. CEILING, STANDARD: R-38 BLOWN
    C. CEILING, VAULTED: R-19 BATT
    D. FLOORS (2-STORY SPACES ONLY): R-19 BATT
    E. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
3. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS SET OF PLANS.
4. INSTALL ROOFING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMENDATIONS. INSTALL ROOFING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. INSTALL EXTERIOR WALL SIDING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

UPLIFT ANCHORS - GENERAL NOTES

1. ALL ANCHOR BOLTS SHALL BE ASTM A307 BOLTS WITH STANDARD HOOKS AND SHALL HAVE A MINIMUM EMBEDMENT OF 7". EACH BOLT SHALL HAVE A 3"x3"x¼" WASHER.
    A. EXTERIOR OPTIONS
        a.) ⅝"Ø A.B. @ 24" O.C. & WITHIN 12" OF EACH BUILDING CORNER.
        b.) SIMPSON MASA ANCHORS @ 24" O.C.
        c.) 3 SIMPSON MSTA36 STRAPS FROM EA. STUD TO SILL BEAM.
    B. INTERIOR SHEAR WALLS
        a.) ⅝"Ø A.B. @ 4'-0" O.C.
2. REFER TO PLANS AND DETAILS FOR ADDITIONAL ANCHORS REQUIRED AT SHEAR WALLS.

DIMENSIONAL LUMBER - GENERAL NOTES

1. DIMENSION LUMBER TO BE SOUTHERN SYP NO. 2 (OR BETTER).
2. STRUCTURAL TIMBER WITH THE EXCEPTION OF STUDS AND TOP PLATES SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH A 19% MAXIMUM MOISTURE CONTENT.
3. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED MIN. 0.40 PCA.
4. FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS 2012 INTERNATIONAL RESIDENTIAL CODE AND NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOCIATION'S LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN.
5. PROVIDE DOUBLE FLOOR JOISTS UNDER BEARING WALLS OR A BEAM AS REQUIRED BY PRODUCT MANUFACTURER'S STRUCTURAL ENGINEER.
6. INSTALL 3 STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH .120x3" (8d) NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS. MIN. 2x TO MATCH STUD WALL.
7. FIRE BLOCKING SHALL BE PROVIDED IN ALL WALL FRAMING AT INTERVALS TO NOT EXCEED 10'-0".
8. ALL MEMBER SIZES GIVEN ON PLAN ARE NOMINAL DIMENSIONS.
9. WOOD LINTELS SHALL HAVE A FULL 3" LENGTH OF BEARING AT EACH END UNLESS OTHERWISE NOTED.
10. ALL NAILING SHALL CONFORM TO IBC TABLE 2304.9.1 "FASTENING SCHEDULE" UNLESS OTHERWISE NOTED ON THE PLANS.
11. SPACING OF BRIDGING FOR FLOOR AND ROOF JOISTS SHALL NOT EXCEED 8' OR 6 TIMES THE NOMINAL JOIST DEPTH (WHICHEVER IS GREATER).
12. DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS.
13. ALL WOOD CONNECTORS SHALL BE BY "USP STRUCTURAL CONNECTORS" OR "SIMPSON STRONG-TIE". ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.
14. WOOD STUD BEARING WALLS SHALL HAVE AT LEAST ONE 8" COURSE OF CONCRETE BLOCK BETWEEN THE BOTTOM OF THE SILL PLATE AND THE TOP OF THE FOOTING.
15. WOOD JOISTS SHALL BEAR ON THE FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.), UNLESS NOTED OTHERWISE.
16. PROVIDE SOLID BLOCKING BELOW ALL JAMB/TRIMMER/CRIPPLE STUDS (TYPICAL AT ALL FLOORS)
17. ALL FOUNDATION PLATES, SILLS AND SLEEPERS ON CONCRETE SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATION WALLS, SHALL BE TREATED WOOD.
18. FOR ALL WOOD TREATED WITH PRESERVATIVES, CONNECTORS AND FASTENERS MUST BE COATED WITH ONE OF THE FOLLOWING:
    A. HOT DIPPED GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM 153 FOR FASTENERS.
    B. MECHANICALLY GALVANIZED PER ASTM 695, CLASS 55 OR GREATER.
    C. TRIPLE ZINC G185 HDG PER ASTM A653 OR EQUAL.

FIRE RESISTANCE - GENERAL NOTES

1. RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE R302 REQUIREMENTS.
2. DWELLING/GARAGE SEPARATION SHALL BE PROVIDED IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R302; TABLE R302.6.
3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" TYPE 'X' FIRE RATED GYPSUM BOARD IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE R302; SECTION R302.7.

SHEATHING - GENERAL NOTES

1. USE ⅝" APA EXPOSURE 1 RATED SHEATHING ON ALL EXTERIOR WALLS, SHEAR WALLS, AND ROOF. PLYWOOD IS AN ACCEPTABLE ALTERNATE FOR APA EXPOSURE 1 RATED SHEATHING.
2. ROOF SHEATHING SHALL BE FASTENED WITH 8d RING SHANK NAILS @ 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS @ 4" O.C. WITHIN 5'-0" OF GABLE END WALLS, ROOF EDGES, HIPS, & VALLEYS.
3. FLOOR SHEATHING TO BE APA RATED, ¾" THICK MINIMUM C-D TONGUE & GROOVE GLUE & NAIL TO FLOOR JOISTS WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE JOISTS.
4. NAILING PATTERN FOR NON-SHEAR WALL SHEATHING:
    8d NAILS @ 8" O.C. @ ALL EDGES/PERIMETER
    8d NAILS @ 12" O.C. @ ALL INTERIOR STUDS.
5. REFER TO SHEAR WALL DETAIL FOR FURTHER INFORMATION.

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ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD NEW ORLEANS, LOUISIANA 70123

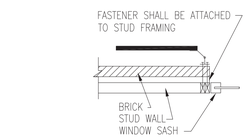
SSS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. (504) 377-4220

PROJECT NO. 22097
DATE: 7/27/2022

MARK	DESCRIPTION	DATE

SHEET TITLE
CONSTRUCTION NOTES

SHEET IDENTIFICATION
S1.0



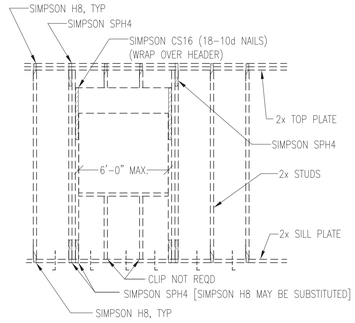
SHUTTER MOUNTING

TYPICAL DETAIL - WALL AT EAVE (SIDING)

TYPICAL DETAIL - ROOF, BRACING & INTERIOR WALL

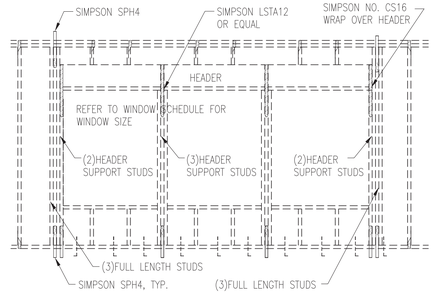
TYPICAL FRAMING SECTION

ROOF BRACING WHERE STRONG BACK IS REQUIRED

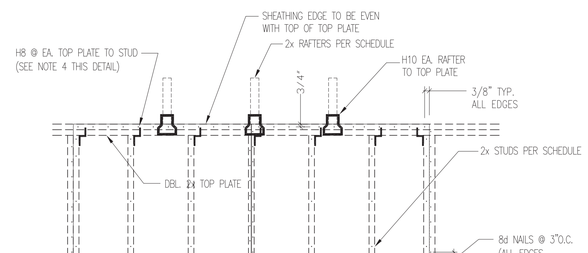


TYPICAL WINDOW OPENING DETAIL

ALL EXTERIOR WALLS SHALL TO BE SHEATHED, NOT SHOWN.
SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN.
RAFTERS AND ANCHOR BOLTS NOT SHOWN FOR CLARITY.
CLIPS SHOWN ARE BASED UPON WINDOW LOCATION WITHIN 4FT FROM CORNER

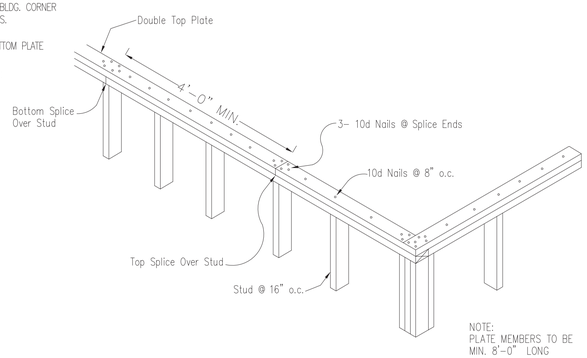


TYPICAL FRAMING AT MULTIPLE WINDOWS



SHEAR WALL DETAIL

NOTES:
1. ALL EXT. WALLS SHALL BE SHEATHED. ALL STRAPPING SHALL BE INSPECTED PRIOR TO SHEATHING INSTALLATION.
2. ALL CONNECTORS MUST BE INSTALLED ON THE EXT. (SAME SIDE AS SHEATHING) PRIOR TO SHEATHING INSTALLATION. SHEATHING NAILS SHALL NOT PENETRATE CONNECTOR.
3. SHEATHING PANELS MUST BE INSTALLED VERTICALLY.
4. TOP PLATE TO STUD & STUD TO SILL PLATE CONNECTORS NOT REQUIRED WHEN CONTINUOUS SHEATHING IS INSTALLED PER ABOVE SPECIFICATIONS. CONTINUOUS SHEATHING SHEAR WALL SYSTEMS SHALL HAVE ANCHOR BOLTS PLACED @ 16" O.C.
5. 7/16" APA SHEATHING EXPOSURE 1 PANELS TO BE CONT. (MIN. 1½" PLATE LAP) FROM SOLE PLATE TO TOP PLATE SOLID BLOCKING AT ALL PANEL EDGES.
6. INTERIOR SHEAR WALLS SHALL FOLLOW THE SAME SPECIFICATIONS AS ABOVE WITH THE FOLLOWING EXCEPTIONS:
   A. 8d NAILS @ 8" O.C. ALL EDGES
   B. A SIMPSON H8 SHALL BE INSTALLED AT EA. JOIST TO TOP PLATE LOCATION.
7. HOLDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEAR WALL SEGMENT OR AT THE END OF A PERFORATED SHEAR WALL. WHEN FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD. SEE THE CORNER STRAP DETAIL.



TOP PLATE SPLICE DETAIL

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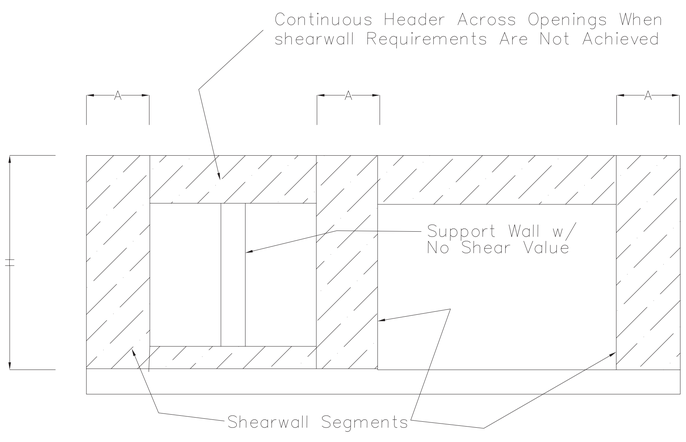
PRE-FAB SHEARWALLS BY SIMPSON MAY BE USED WHEN (A) IS LESS THAN MIN. (2)					
WALL HEIGHT (H)	MIN. SHEARWALL LENGTH (A) (1)	A >= 24"	A >= 18"	A >= 15"	A >= 12"
8 FEET	27 INCHES	SW24x8	SW18x8	SSW15x8	SSW12x8
9 FEET	32 INCHES	SW24x9	SW18x9	SSW15x9	SSW12x9
10 FEET	34 INCHES	SW24x10	SSW18x10	SSW15x10	SSW12x10
11 FEET	39 INCHES	SW24x11	SSW18x11	SSW15x11	N/A
12 FEET	43 INCHES	SW24x12	SSW18x12	SSW15x12	N/A

1. REFER TO DETAIL C. SHEET S1 FOR STRUCTURAL PANEL INSTALLATION
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS

MIN. SHEARWALL REQUIRED

NTS



EXTERIOR WALL SCHEDULE

BASIC WIND SPEED	WALL HEIGHT	STUD SIZE	STUD SPACING
V ≤ 140 mph	≤ 12'-0"	2"x4"	16" O.C.
	12'-0"-16'-0"	2"x6"	16" O.C.
	16'-0"-18'-0"	2"x6"	12" O.C.

INTERIOR WALL SCHEDULE

WALL HEIGHT	STUD SIZE	STUD SPACING
H < 12'-0"	2"x4"	16" O.C.
12'-0" < H < 14'-0"	2"x6"	16" O.C.

RAFTER SCHEDULE

SPAN FT	RAFTER SIZE (AT 24" O.C.)
UP TO 14'-0"	2x6
14'-0" TO 18'-0"	2x6 @ 16" SUPPORTS AT 48" O.C.

ALL RIDGE BOARDS USED SHALL BE NO. 2 SP WITH DEPTHS 2" GREATER THAN RAFTERS WHERE OVER-FRAMING IS NOT SYMMETRICAL BOTH SIDES (AS SHOWN ABOVE). RIDGES SHALL BE VERTICAL SUPPORTED W/ 2x6 AT 48" O.C.

CEILING JOIST SCHEDULE

(FOR UNINHABITABLE ATTICS, 20 PSF LL, 10 PSF DL)
(GRADE : #2 YELLOW PINE)

SPAN	JOIST SIZE	SPACING
12'-0"	2x6	16" O.C.
15'-3"	2x8	16" O.C.
18'-1"	2x10	16" O.C.
20'-11"	2x10	12" O.C.

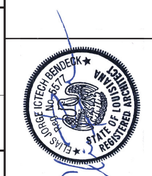
FLOOR JOIST SCHEDULE

(40 PSF LL, 20 PSF DL)
(GRADE : #2 YELLOW PINE)

SPAN	JOIST SIZE	SPACING
12'-10"	2x10	16" O.C.
14'-9"	2x10	12" O.C.
15'-1"	2x12	16" O.C.
17'-5"	2x12	12" O.C.

HEADER SCHEDULE

OPENING	HEADER SIZE
LESS THAN 3'-0"	2 – 2"x6"
3'-0" to 4'-0"	2 – 2"x8"
4'-0" to 6'-0"	2 – 2"x12"
MORE THAN 6'-0"	SEE FLOOR PLAN



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SHEET 6 OF 6