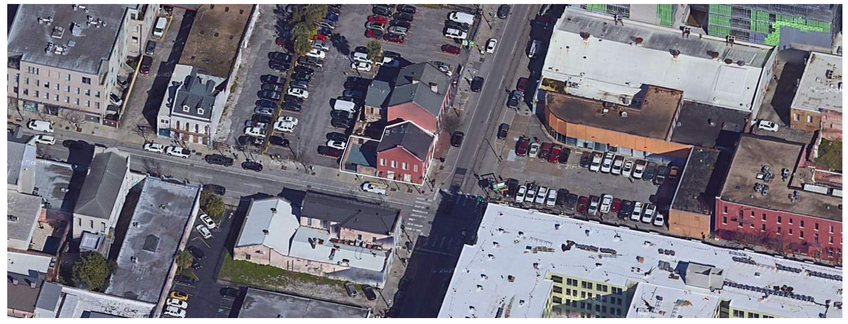
SHEET SIZE: 24X36

CONTEXT MAP



EXISTING SITE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
BFE	BASE FLOOD ELEVATION
BFF	BELOW FINISHED FLOOR
BO	BOTTOM OF
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DW	DISHWASHER
EA	EACH
EQ	EQUAL / EQUALS
EXT	EXTERIOR
FEC	FIRE CABINET
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	CLEAR FINISHED DIMENSION
FL	FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FOF	FACE OF FINISH
FOS	FACE OF STUD
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GYP BD	GYPSUM BOARD
GWB	GYPSUM BOARD
IBC	INTERNATIONAL BUILDING CODE
ICC	INTERNATIONAL CODE COUNCIL
MAX	MAXIMUM
MIN	MINIMUM
M.O.	MASONRY OPENING
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NPS	NATIONAL PARK SERVICE
NTS	NOT TO SCALE
OC	ON CENTER
OSFM	OFFICE OF STATE FIRE MARSHAL
OPCI	OWNER PROVIDED, CONTRACTOR INSTALLED
OPOI	OWNER PROVIDED, OWNER INSTALLED
PTD	PAINTED
RO	ROUGH OPENING
RD	ROOF DRAIN
RE:	REFER
REF	REFRIGERATOR
REQ	REQUIRED
SAFF	SELF-ADHERED FLEXIBLE FLASHING
SMANCA	SHEET METAL AND AIR CONDITIONERS NATIONAL ASSOCIATION
SPEC	SPECIFICATION
SIM	SIMILAR
SHPO	STATE HISTORIC PRESERVATION OFFICE
TBD	TO BE DETERMINED
TO	TOP OF
TOS	TOP OF STEEL
TOFF	TOP OF FINISHED FLOOR
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
VPAB	VAPOR PERMEABLE AIR BARRIER
WD	WOOD
WRB	WATER RESISTIVE BARRIER

PROJECT DIRECTORY

OWNER
EDWIN HERASYMIUK
765 CARONDELET ST.
NEW ORLEANS, LA 70113

EDWIN@GULFXRAY.COM
(504) 881-8240

CONTRACTOR

ARCHITECT
STUDIOWTA LLC (WTA)
7042 CANAL BLVD
NEW ORLEANS, LA 70124
OFFICE: 504.593.9074

JULIE BABIN, AIA
PARTNER | ARCHITECT
JULIE@STUDIOWTA.COM

ROSS KARSEN
SENIOR ASSOCIATE
ROSS@STUDIOWTA.COM

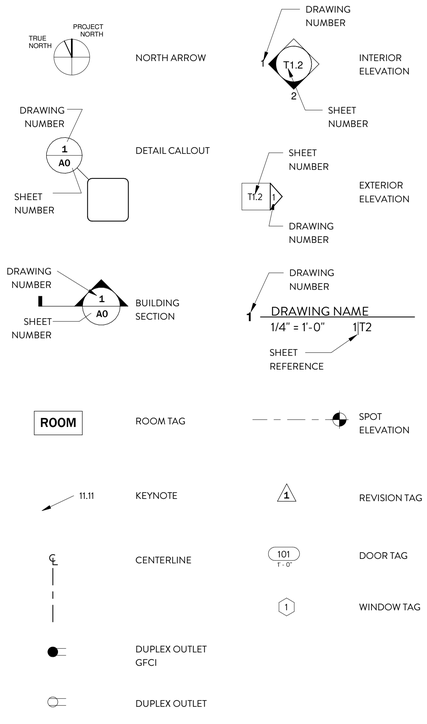
PROJECT INFO

ADDRESS	765 CARONDELET ST. NEW ORLEANS, LA 70113
ZONING	CBD-5
HDLC	LAFAYETTE SQUARE
OVERLAY	MULTI-MODAL PEDESTRIAN CORRIDOR
BUILDING HEIGHT	35' (MAX PERMITTED)
ZONING APPEALS	N/A
BBSA	APPEAL TO RETAIN EXISTING FLOOR ELEVATION APPROVED
REAL ESTATE	APPLICATION FOR AIR RIGHTS FOR BALCONY
OCCUPANCY	RESIDENTIAL
CONSTRUCTION TYPE	TYPE V- WOOD FRAMING
PARKING PROVIDED	YES
ACCESSORY STRUCTURE	NONE
SPRINKLERED	NO
FLOOD ZONE	PER SURVEY
TOTAL PROPERTY AREA	1,928 SF
BUILDING STORIES	3
PROGRAM	RESIDENCE: 3 BED, 2.5 BATH
BUILDING FOOTPRINT	1,928 SF
PARKING	3 CAR GARAGE (EXISTING)
APPROX CONDITIONED SPACE	1,969 SF
APPLICABLE CODES	2015 IRC

DESCRIPTION

FULL STRUCTURAL RENOVATION OF EXISTING 2 STORY RESIDENCE. WOOD FRAMED ON SLAB. NEW PROJECTING BALCONY OVER RIGHT OF WAY. EXISTING DRIVEWAY TO REMAIN. EXISTING TREES IN RIGHT OF WAY TO REMAIN.

GRAPHIC SYMBOLS



DRAWING INDEX

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ARCHITECT'S STATEMENT

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY CLOSE AND PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL AND STATE REQUIREMENTS. I WILL BE OBSERVING THE WORK.

JULIE BABIN, A.I.A. LA# 7284

7041 Canal Boulevard
New Orleans, LA 70124
504.593.9074
studiowta.com

STUDIO WTA

JULIE BABIN 7284 REGISTERED ARCHITECT STATE OF LOUISIANA

HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

PROJECT INFORMATION

27 MAY 2022

A000

8/15/2022 1:45:40 PM

SHEET SIZE: 24X36

CARONDELET STREET

JULIA STREET

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HERASYMIUK RESIDENCE

765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #:	2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

EXISTING PHOTOS

27 MAY 2022

A002

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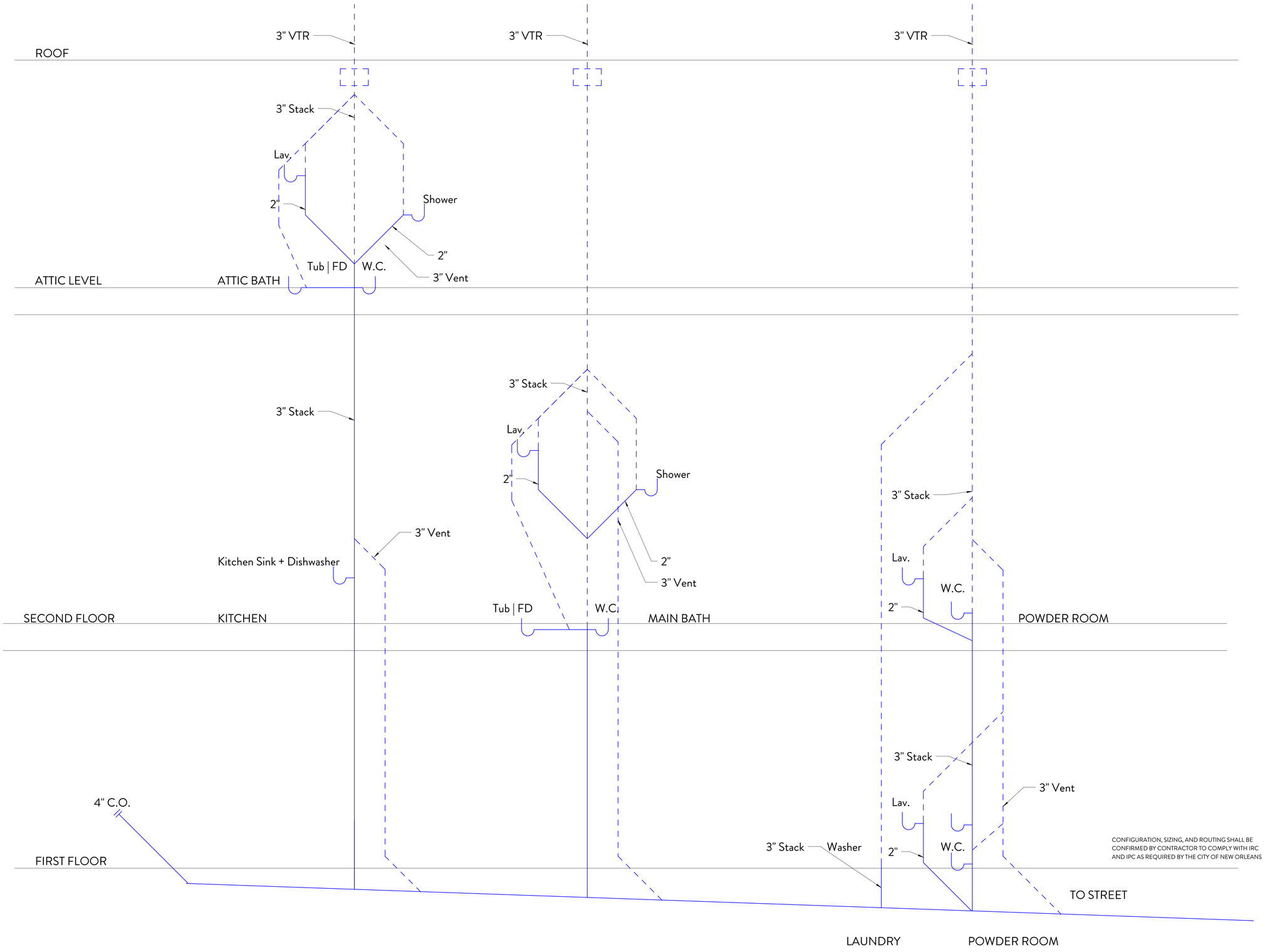
SHEET SIZE: 24X36



CONFIGURATION, SIZING, AND ROUTING SHALL BE CONFIRMED BY CONTRACTOR TO COMPLY WITH IRC AND IPC AS REQUIRED BY THE CITY OF NEW ORLEANS

1 PLUMBING RISER DIAGRAM
A003 1 1/2" = 1'-0"

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PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

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RISER DIAGRAM

27 MAY 2022

A003

8/15/2022 1:45:42 PM

SHEET SIZE: 24X36

keynotes

Key Value	Keynote Text
1	condensing unit on new or relocated rooftop equipment rack
2	neighbor's brick fence to remain - protect during construction

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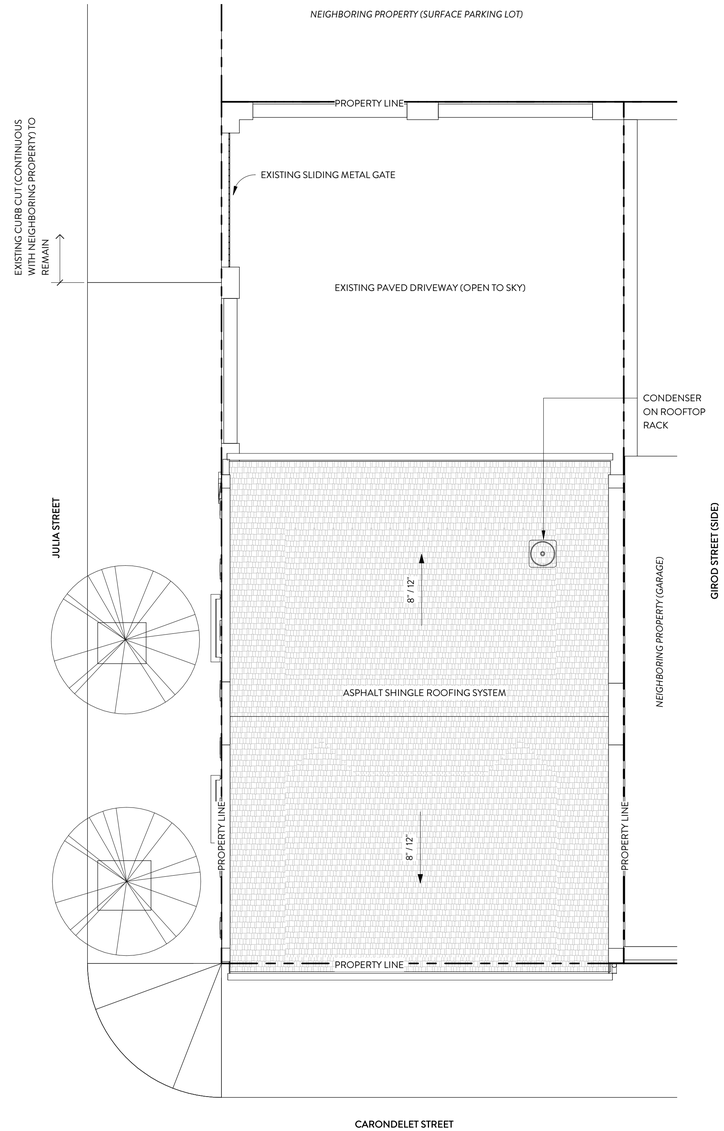
BARONNE STREET (SIDE)

NEIGHBORING PROPERTY (SURFACE PARKING LOT)

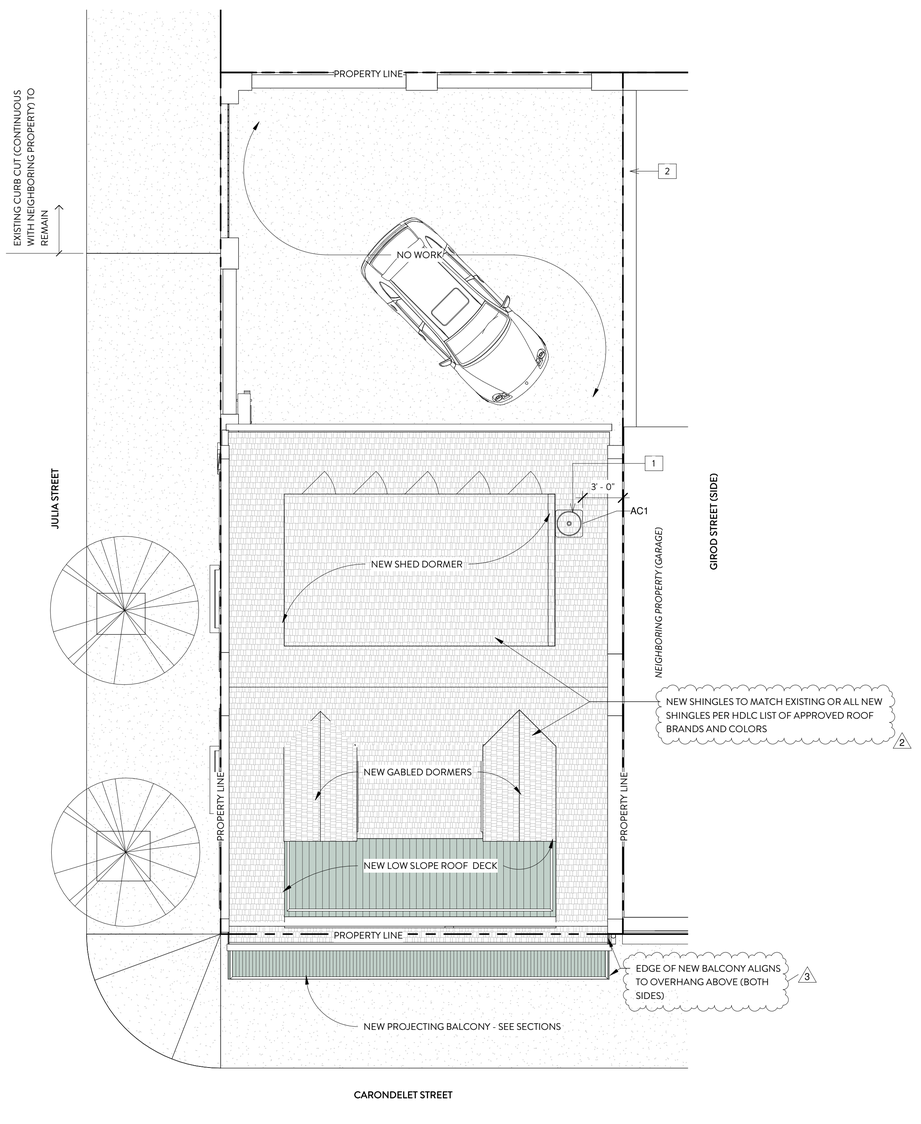


CARONDELET STREET

2 SITE - EXISTING
A010 3/16" = 1'-0"

BARONNE STREET (SIDE)

NEIGHBORING PROPERTY (SURFACE PARKING LOT)



CARONDELET STREET

1 SITE - PROPOSED
A010 3/16" = 1'-0"

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HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

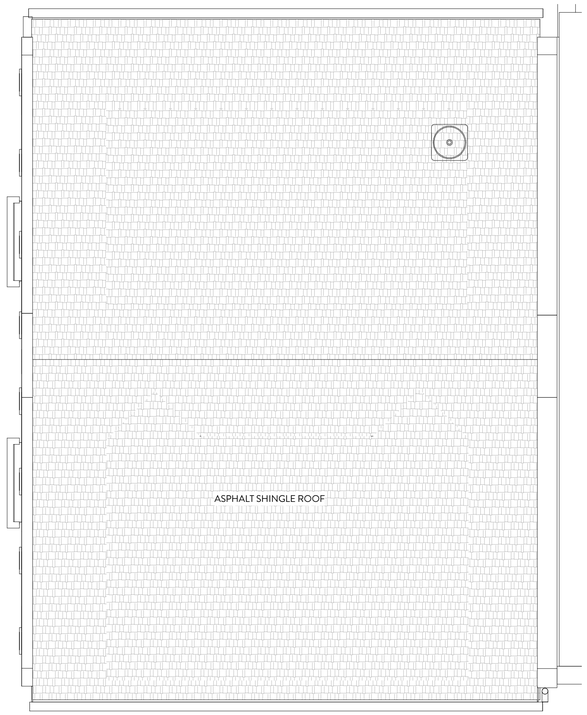
PROJECT #:	2104

REV #	ISSUE PURPOSE	DATE
2	HDLC 2	7/15/22
3	HDLC 3	8/9/22

PERMIT SET
SITE PLAN
27 MAY 2022
A010

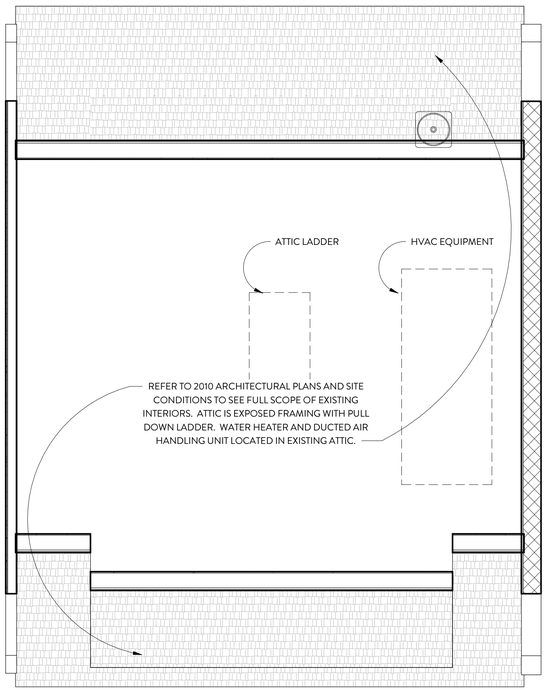
8/15/2022 1:45:43 PM

SHEET SIZE: 24X36



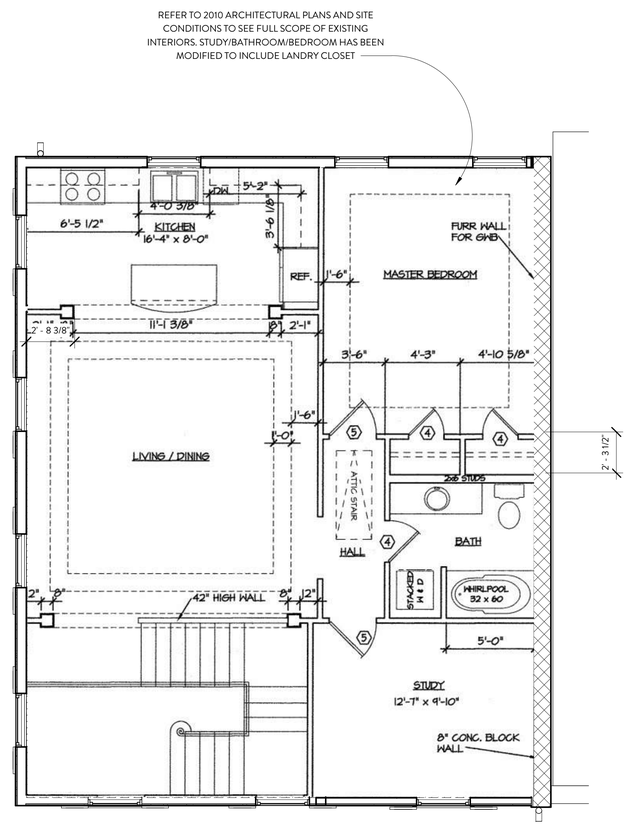
3 EXISTING ROOF PLAN

A011 1/4" = 1'-0"



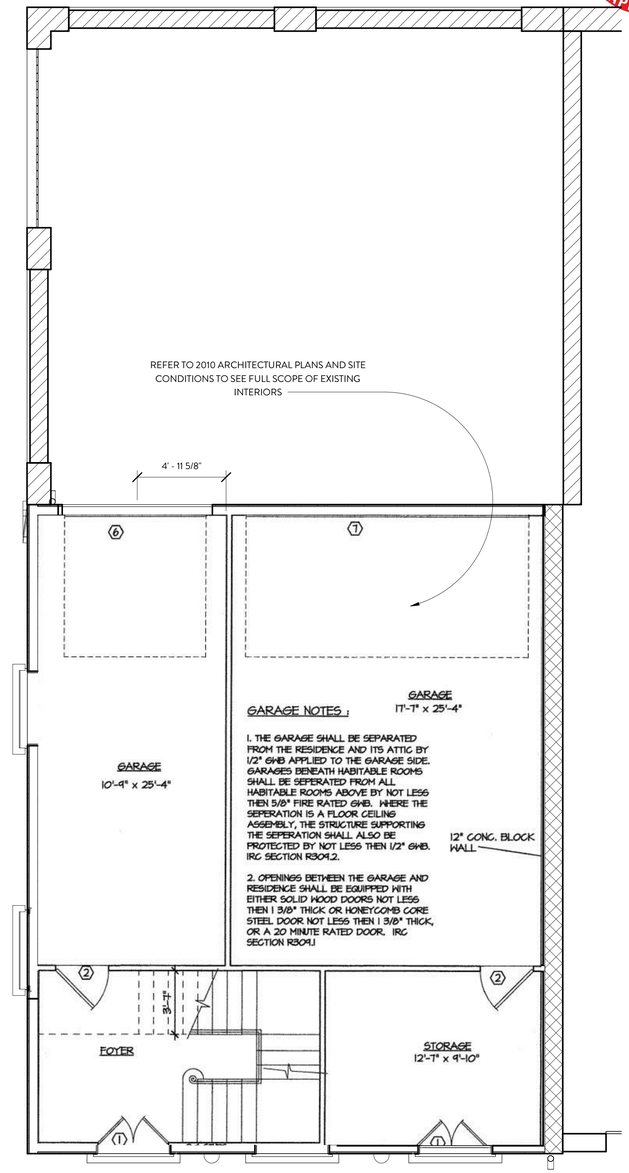
4 EXISTING ATTIC

A011 1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN

A011 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN

A011 1/4" = 1'-0"

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HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

EXISTING PLANS

27 MAY 2022

A011

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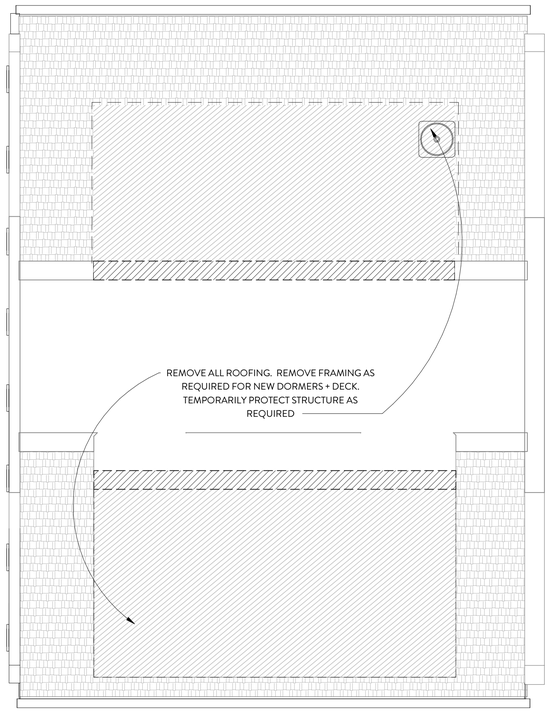
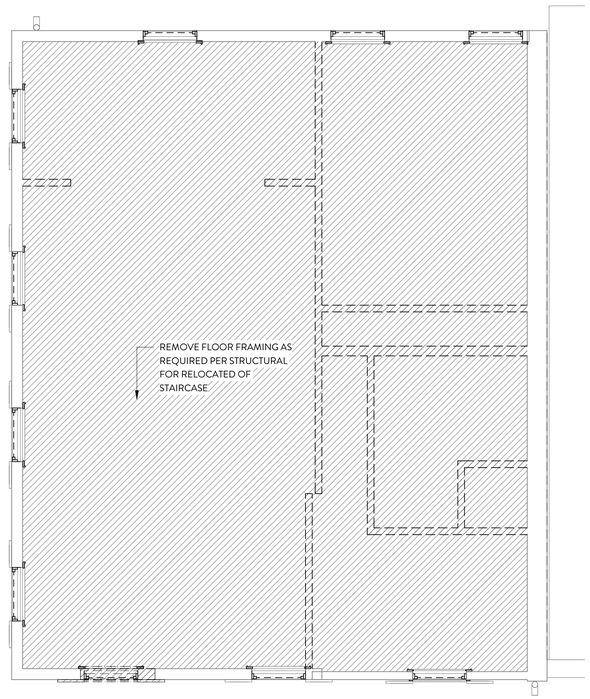
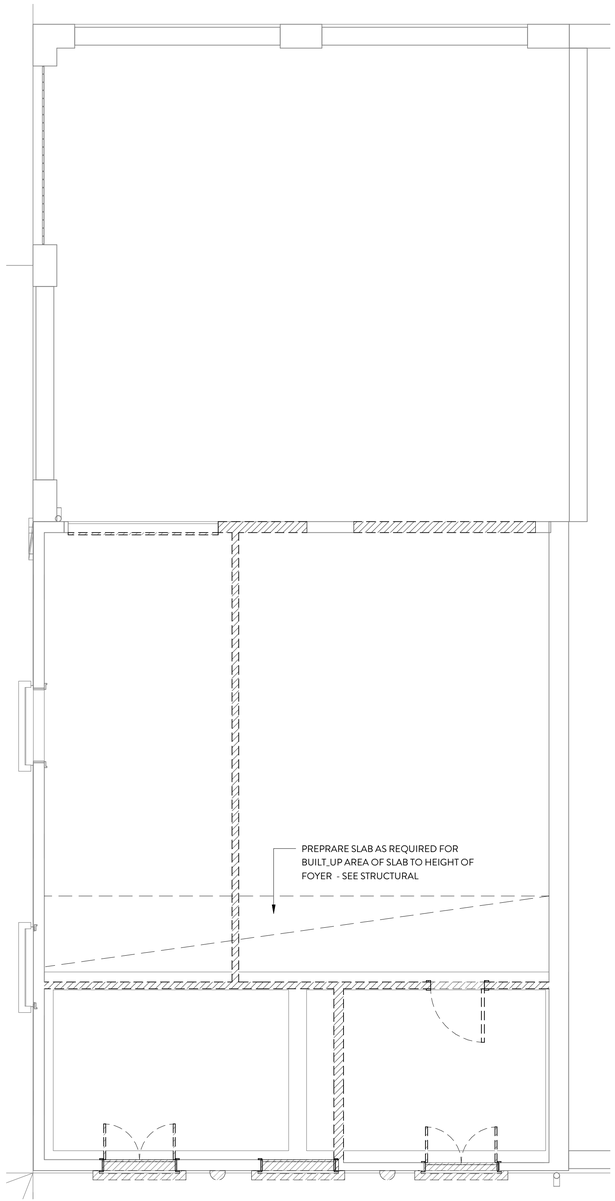
SHEET SIZE: 24X36



3 DEMOLITION ROOF
A022 1/4" = 1'-0"



1 DEMOLITION SECOND FLOOR
A022 1/4" = 1'-0"



2 DEMOLITION FIRST FLOOR
A022 1/4" = 1'-0"

demolition general notes

1. remove all equipment and fixtures not incorporated into the coordinate with Owner resale or donation
2. protect all construction to remain from damage during construction
3. Review temporary bracing and framing requirements per Structural prior to any demolition.
4. Review with Architect on site walk-through, prior to demolition, the scope of finishes and fixtures to remain.
5. Exterior
   - A. coordinate survey of exterior stucco with approved subcontractor prior to all construction to determine scope of repairs required to address cracking, and in anticipation of scope of work required for modifications to envelope including new openings, replacement windows, and new exterior lighting. submit proposal to Architect.
   - B. modify openings as required for new work
   - C. modify stucco at front facade as required for new balcony
6. Ground Level
   - A. remove wall framing as indicated
   - B. remove all wall finishes as required for structural + architectural improvements.
   - C. remove staircase and associated elements
7. Second Floor
   - A. remove all fixtures, finishes, and millwork
   - B. remove framing as required to accomodate proposed plans.
   - C. remove floor framing as required for new plans
8. Attic
   - A. remove all batt insulation in floor
   - B. remove rafter ties and angled braces per Structual
   - C. remove all out of use HVAC, plumbing equipment
   - D. remove floor framing to prepare for proposed framing per Structural.

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HERASYMIUK RESIDENCE
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PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

DEMOLITION PLANS

27 MAY 2022

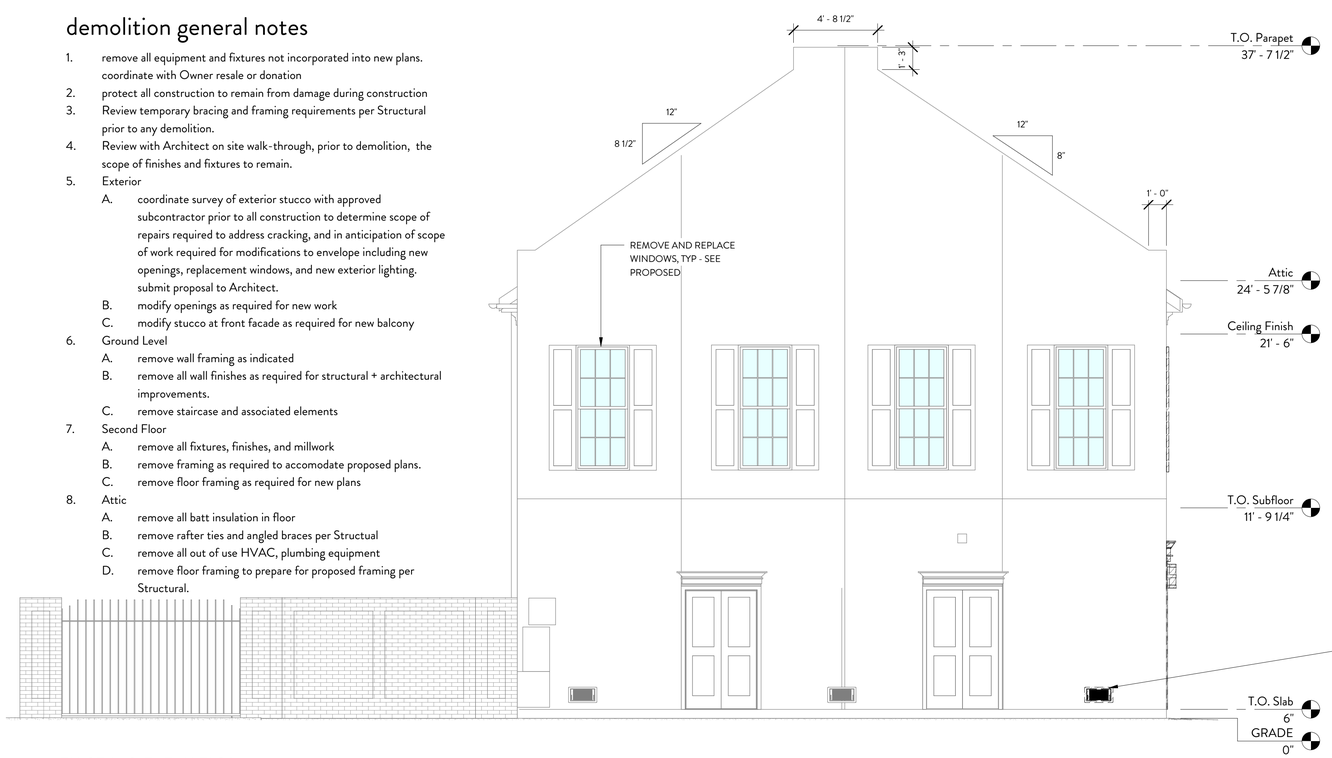
A022

8/15/2022 1:45:46 PM

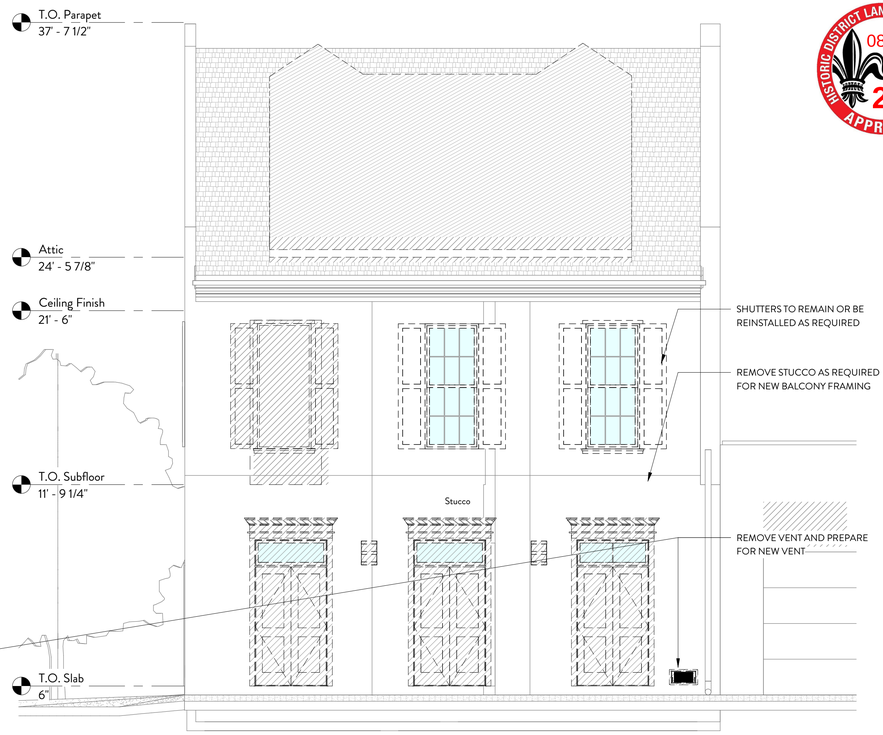
SHEET SIZE: 24X36

demolition general notes

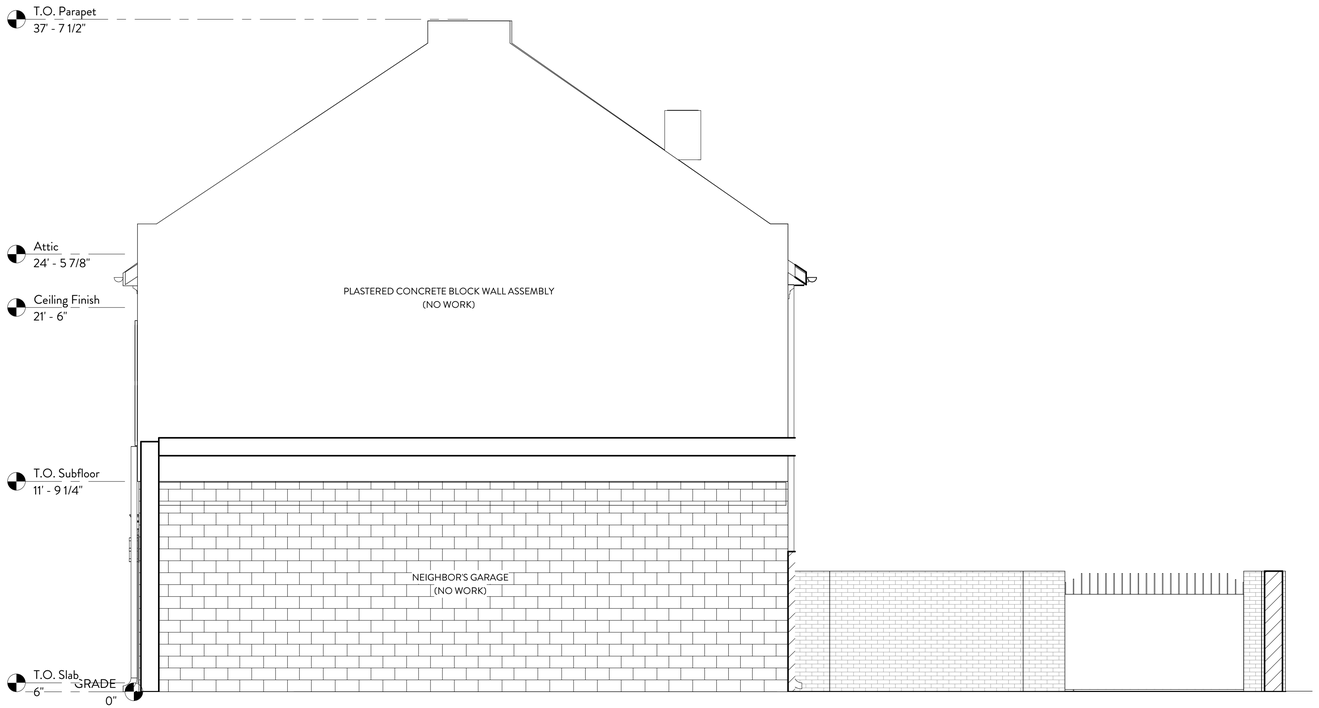
1. remove all equipment and fixtures not incorporated into new plans. coordinate with Owner resale or donation
2. protect all construction to remain from damage during construction
3. Review temporary bracing and framing requirements per Structural prior to any demolition.
4. Review with Architect on site walk-through, prior to demolition, the scope of finishes and fixtures to remain.
5. Exterior
   - A. coordinate survey of exterior stucco with approved subcontractor prior to all construction to determine scope of repairs required to address cracking, and in anticipation of scope of work required for modifications to envelope including new openings, replacement windows, and new exterior lighting. submit proposal to Architect.
   - B. modify openings as required for new work
   - C. modify stucco at front facade as required for new balcony
6. Ground Level
   - A. remove wall framing as indicated
   - B. remove all wall finishes as required for structural + architectural improvements.
   - C. remove staircase and associated elements
7. Second Floor
   - A. remove all fixtures, finishes, and millwork
   - B. remove framing as required to accomodate proposed plans.
   - C. remove floor framing as required for new plans
8. Attic
   - A. remove all batt insulation in floor
   - B. remove rafter ties and angled braces per Structual
   - C. remove all out of use HVAC, plumbing equipment
   - D. remove floor framing to prepare for proposed framing per Structural.



3 EXISTING ELEVATION
A023 1/4" = 1'-0"



2 EXISTING ELEVATION
A023 1/4" = 1'-0"



4 EXISTING ELEVATION
A023 1/4" = 1'-0"

1 EXISTING ELEVATION
A023 1/4" = 1'-0"

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HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

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DEMOLITION ELEVATIONS

27 MAY 2022

A023

8/15/2022 1:45:48 PM

SHEET SIZE: 24X36

keynotes

Key Value	Keynote Text
1	furred wall to be flush with wall - new 2x6 studs as required per Structural
2	new steel beam above per Structural
3	new steel columns per Structural
4	16X16 WIDE ACCESS PANEL. MODEL # BA-IVH-16-16-58-R

PLAN GENERAL NOTES

1. DIMENSIONS TAKEN TO FACE OF STUD UNLESS NOTED OTHERWISE OR GRAPHICALLY SHOWN OTHERWISE

PLAN LEGEND

2X4 WALL WITH 1/2" GYP UNO

2X6 WALL WITH 1/2" GYP UNO

ROOM SCHEDULE

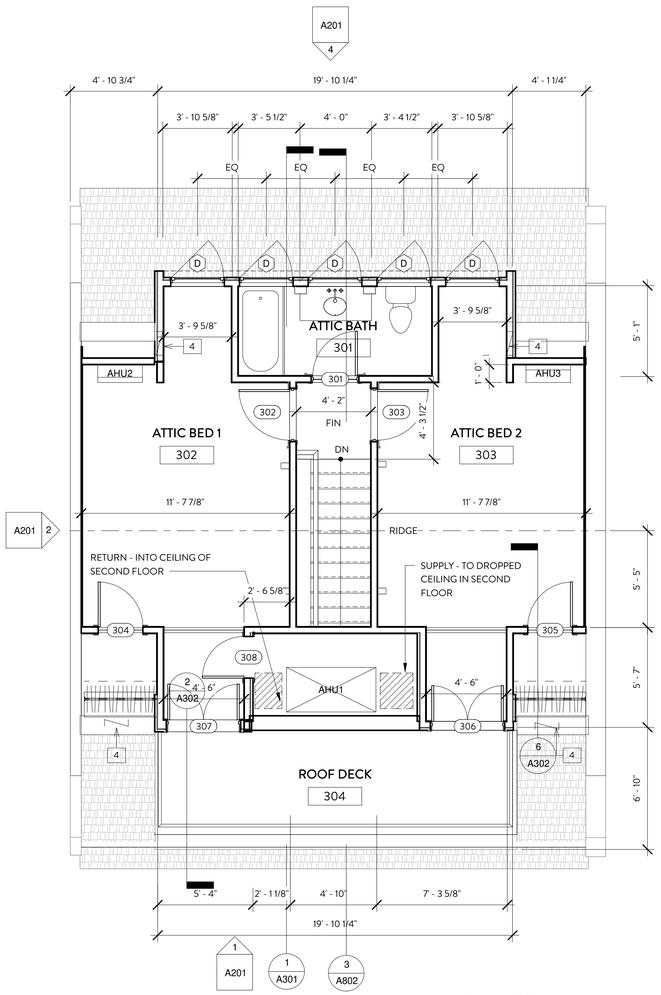
NUMBER	NAME	FLOOR	WALL	CEILING	BASE	CROWN	AREA	COMMENTS
101	GARAGE	EPOXY	GWB	GWB	REPAIR IN KIND		597 SF	
102	MUDROOM	TILE 2	GWB	GWB	B2		83 SF	
103	COAT	TILE 2	GWB	GWB	B2		6 SF	
104	POWDER 1	TILE 2	GWB	GWB	B2		23 SF	
105	FOYER	TILE 2	GWB2	GWB	B3	C2	238 SF	
107	W/D	TILE 2	GWB	GWB	B2		13 SF	
201	KITCHEN	WOOD 1	GWB	GWB	B3	C1	Not Enclosed	
202	LIVING ROOM	WOOD 1	GWB	GWB	B3	C1	386 SF	
203	MAIN BEDROOM	WOOD 1	GWB	GWB	B3	C1	173 SF	
204	MAIN BATH	TILE 1	GWB	GWB	B3	C1	129 SF	
205	STEAM	TILE 1	TILE 1	TILE 1	NA		21 SF	
206	WC	TILE 1	GWB	GWB	B3		15 SF	
207	POWDER 2	TILE 1	GWB	GWB	B3		27 SF	
208	CL	WOOD 2	GWB	GWB			7 SF	
211	BALCONY	DECKING 1	N/A	N/A			99 SF	
301	ATTIC BATH	TILE 3	TILE + GWB	GWB	B2		54 SF	
302	ATTIC BED 1	WOOD 2	GWB + BB	GWB	B2		206 SF	
303	ATTIC BED 2	WOOD 2	GWB + BB	GWB	B2		206 SF	
304	ROOF DECK	DECKING 2	N/A	N/A			Not Enclosed	

1) UNLESS NOTED OTHERWISE, WALL FINISHES TO BE 1/2" GYPSUM BOARD. LEVEL 4 SMOOTH FINISH.
2) AREA VALUES SHOWN FOR CONVENIENCE, SHALL NOT BE USED FOR QUANTITIES OR TAKE OFFS.

FINISHES LEGEND

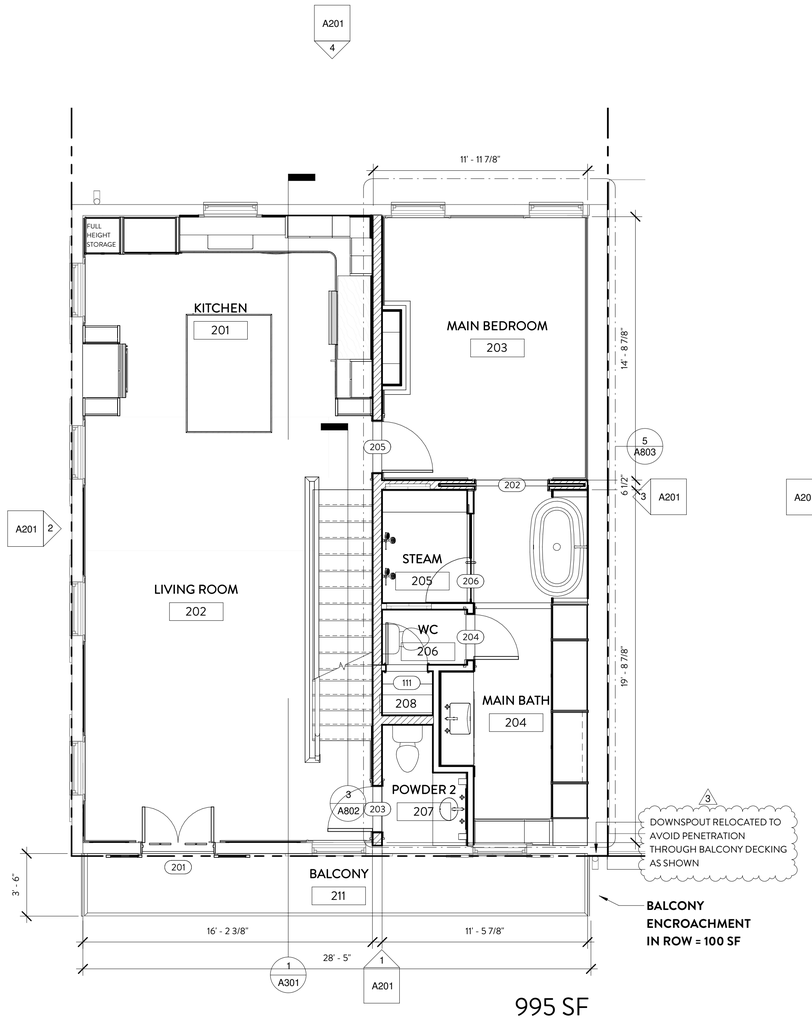
EPOXY - GARAGE COATING SYSTEM
TILE 1 - 12X24 MARBLE OPCI
TILE 2 - 24X24 MARBLE OPCI
TILE 3 - 12X12 MARBLE OPCI
TILE 4 - MOSAIC TILE OPCI
WOOD 1 - NAIL DOWN 5" WIDE T+G CLEAR HEART PINE WITH DARK STAIN.
WOOD 2 - GLUE DOWN 5" WIDE T+G ENGINEERED HEART PINE WITH DARK STAIN OVER 5MM RUBBER SOUND MAT
DECKING 1 - AERATIS HERITAGE T+G DECKING WITH CAULKED SEAMS AND PAINTED.
DECKING 2 - TIMBERTECH PRO OPEN JOINTED DECKING ON SLEEPERS - FASTENED TO SLEEPERS SITTING ON DECK (NO FASTENERS THROUGH ROOFING) AND SECURED AT PERIMETER OF DECK WITH BASE

C1 - PER DETAILS
C2 - PER DETAILS



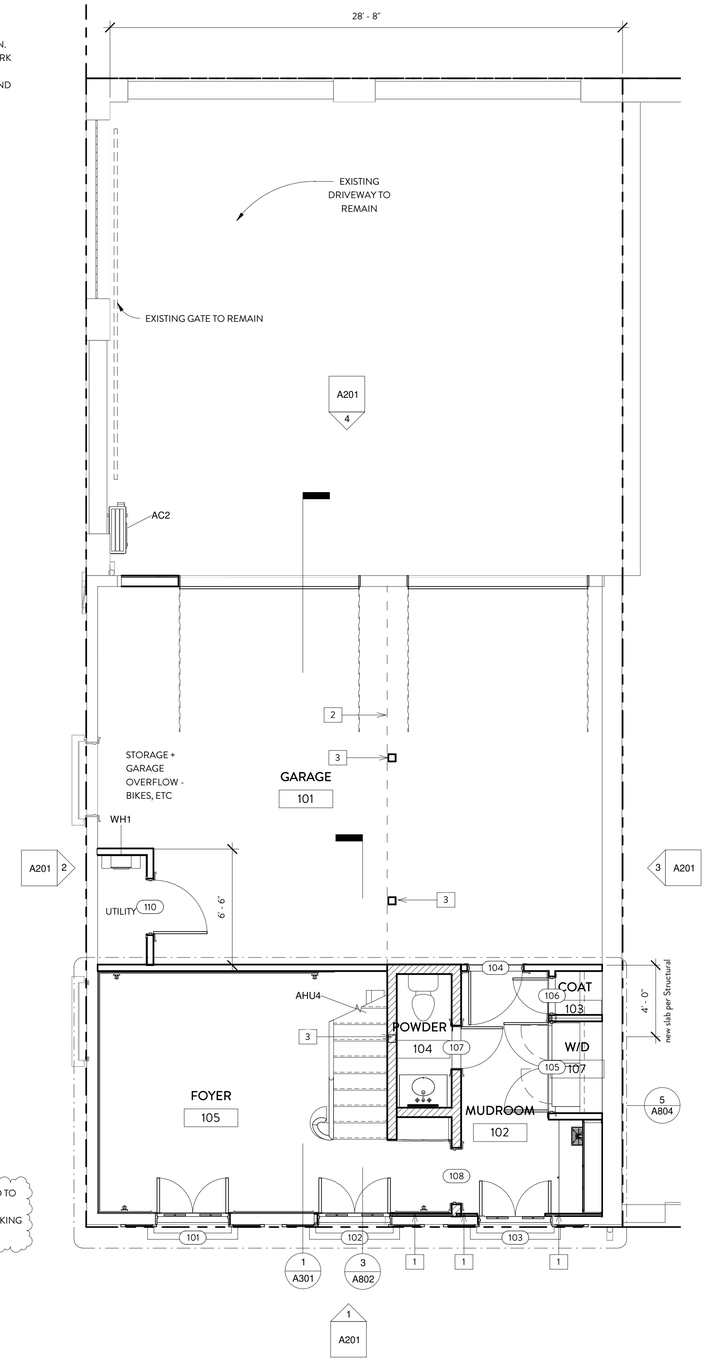
602 SF

3 PROPOSED ATTIC PLAN
A101 1/4" = 1'-0"



995 SF

2 PROPOSED SECOND FLOOR PLAN
A101 1/4" = 1'-0"



372 SF

1 PROPOSED FIRST FLOOR PLAN
A101 1/4" = 1'-0"

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BLUE RIBBON PANEL OF CERTIFIED ARCHITECTS LOUISIANA

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765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE
3	HDLC 3	8/9/22

PERMIT SET

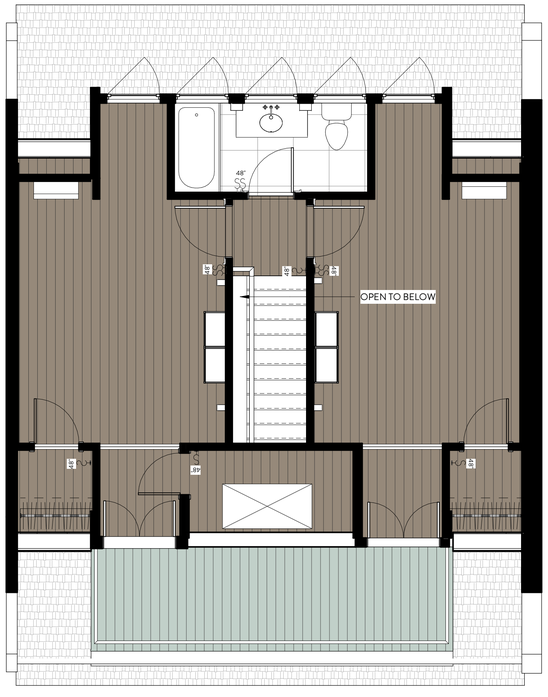
FLOOR PLANS

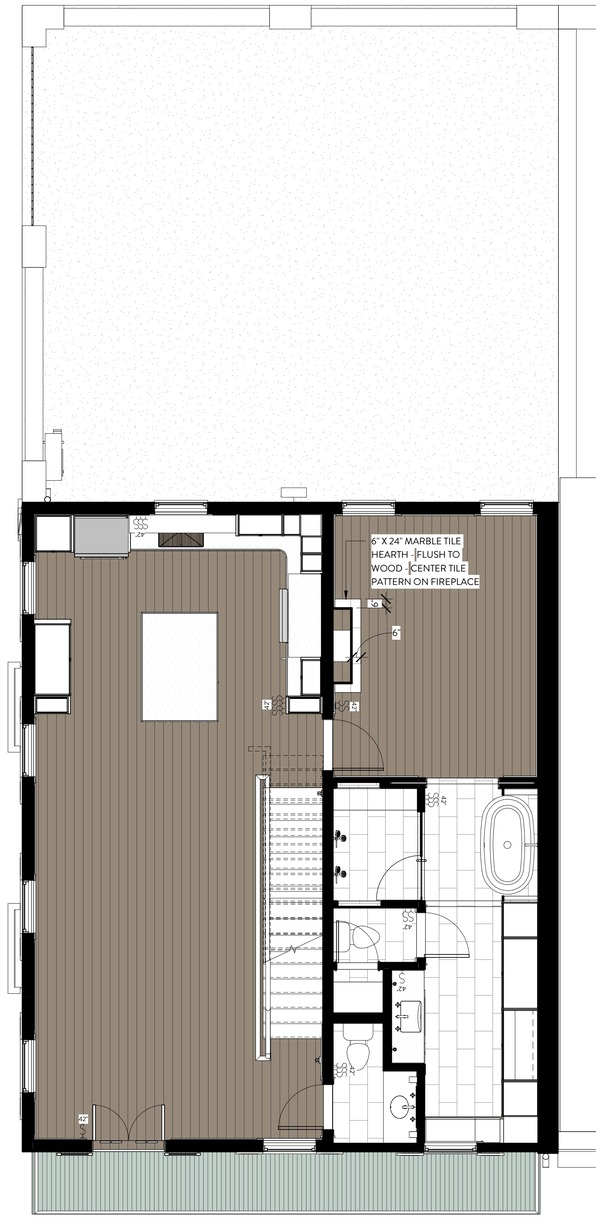
27 MAY 2022

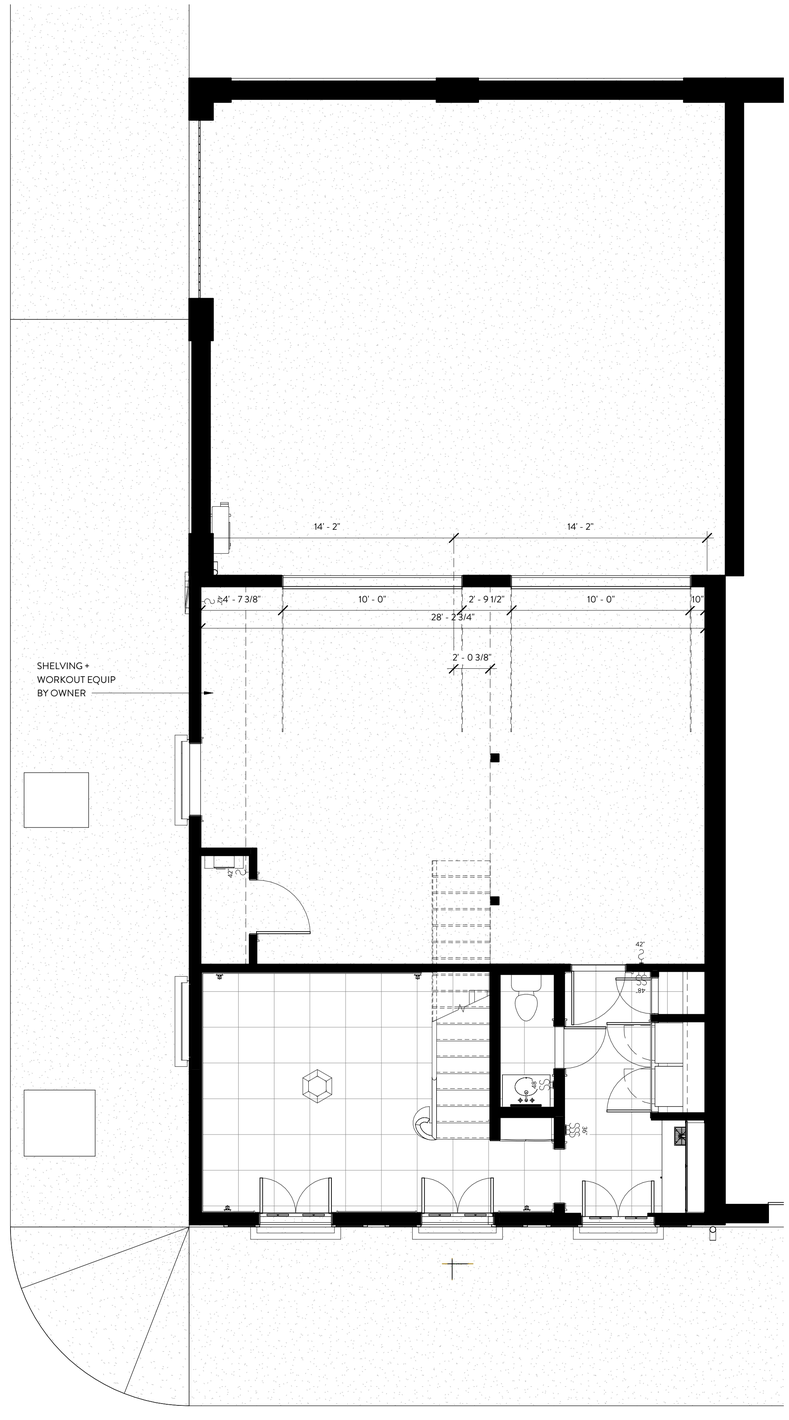
A101

8/15/2022 1:45:52 PM

SHEET SIZE: 24X36







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HERASYMIUK RESIDENCE

765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #:	2104

REV #	ISSUE PURPOSE	DATE

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FINISH PLAN

27 MAY 2022

A101B

8/15/2022 1:45:54 PM

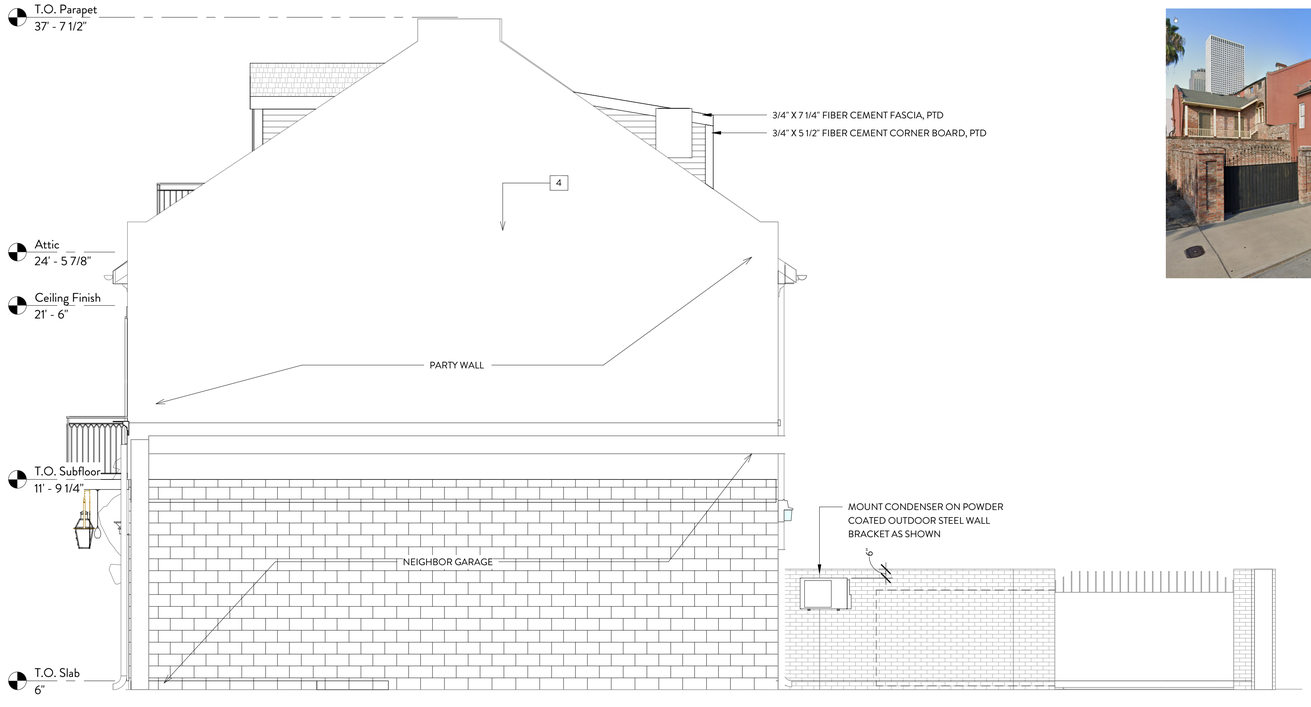
SHEET SIZE: 24X36

keynotes

Key Value	Keynote Text
1	fiber cement trim painted
2	new asphalt shingle roofing to match existing
3	4" expsosure fiber cement lap siding, painted
4	document conditions of stucco with subcontractor. recommend repairs if required. repaint all stucco, color by Architect
5	3/4" x 5.5" fiber cement trim, painted

2 JULIA STREET ELEVATION
A201 1/4" = 1'-0"

1 CARONDELET STREET ELEVATION
A201 1/4" = 1'-0"



3 COURTYARD SIDE ELEVATION
A201 1/4" = 1'-0"

4 REAR ELEVATION
A201 1/4" = 1'-0"

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PUBLIC BASEMENT ORDINANCE NOTICE OF ELEVATED

HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE
1	HDLC	6/27/22
2	HDLC 2	7/15/22
3	HDLC 3	8/9/22

PERMIT SET
ELEVATIONS
27 MAY 2022
A201

8/15/2022 2:06:31 PM

SHEET SIZE: 24X36

keynotes

Key Value	Keynote Text
1	neighbor's brick fence to remain - protect during construction
2	floor mounted wood balustrade continuous with stair railing assembly
3	new floor joists per Structural

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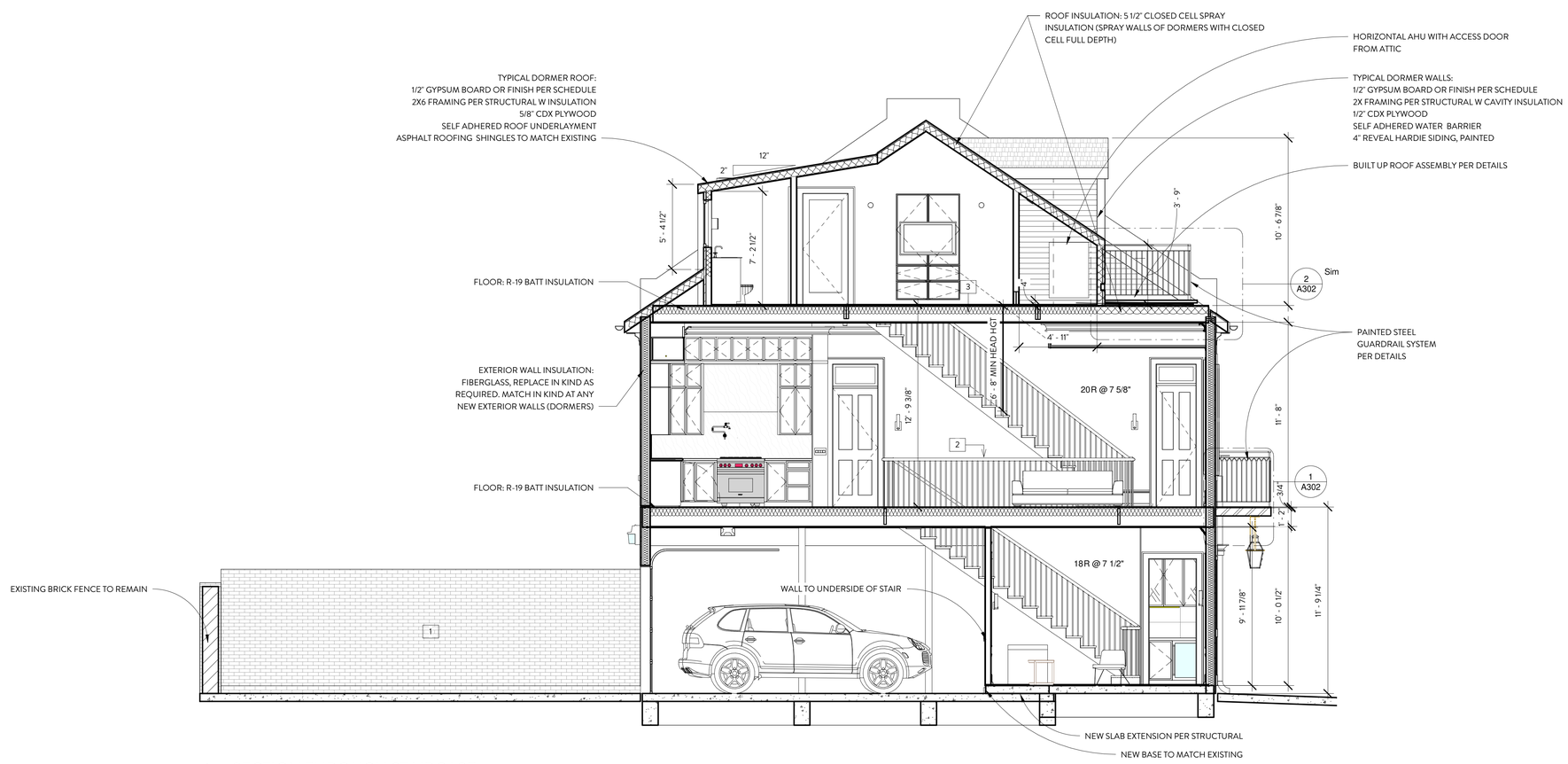

1 SECTION THROUGH STAIRCASE

A301 1/4" = 1'-0"

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BLUE BARRON 4264 REGISTERED ARCHITECT STATE OF LOUISIANA

HERASYMIUK RESIDENCE

765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

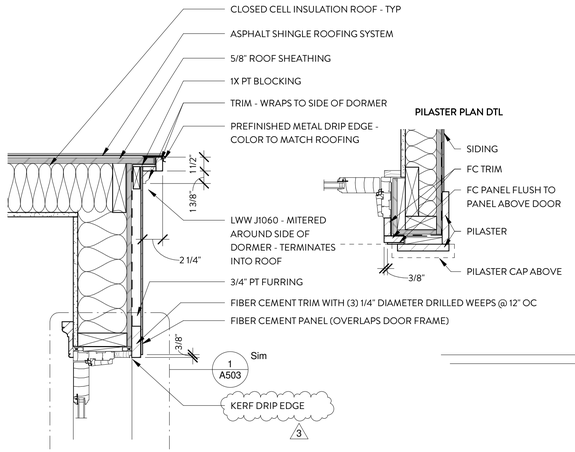
SECTIONS

27 MAY 2022

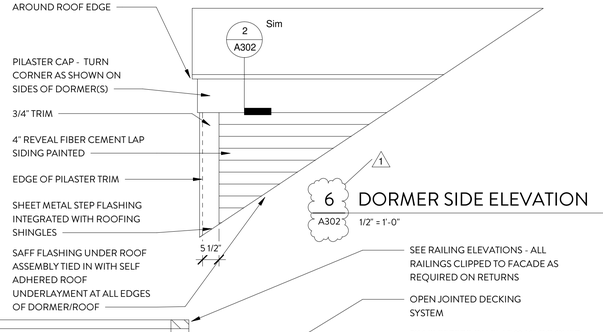
A301

8/15/2022 1:45:59 PM

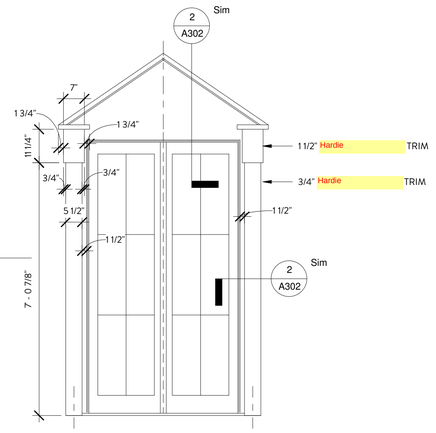
SHEET SIZE: 24X36



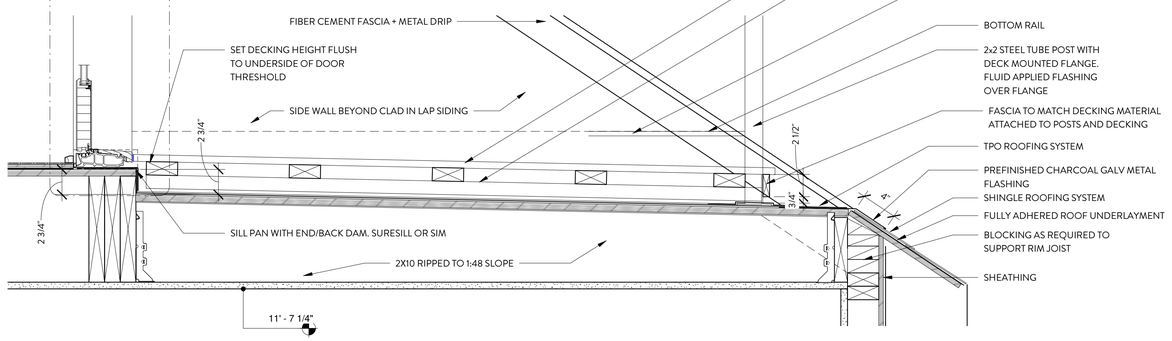
PILASTER PLAN DTL



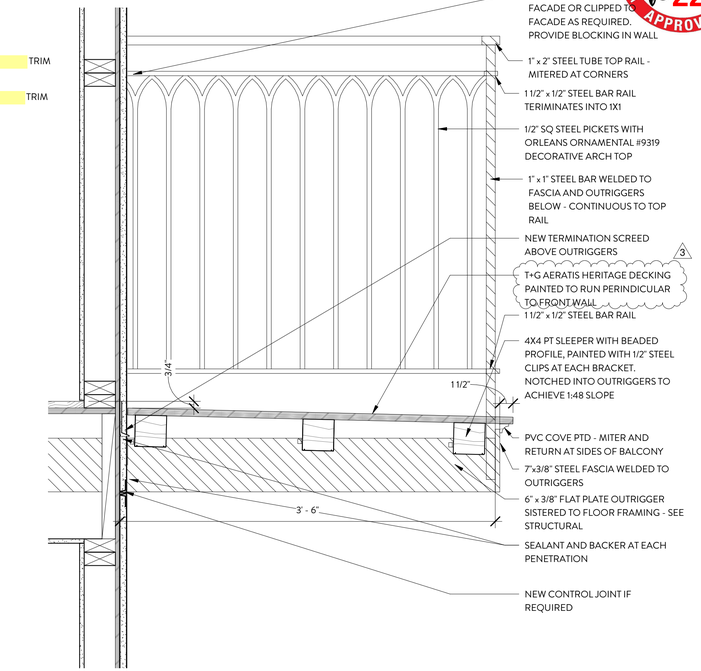
6 DORMER SIDE ELEVATION
A302 1/2" = 1'-0"



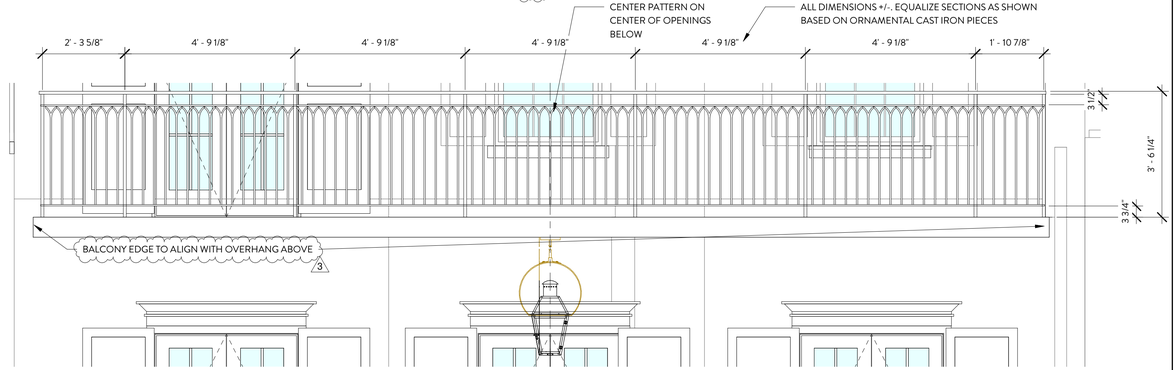
3 DORMER ELEVATION
A302 1/2" = 1'-0"

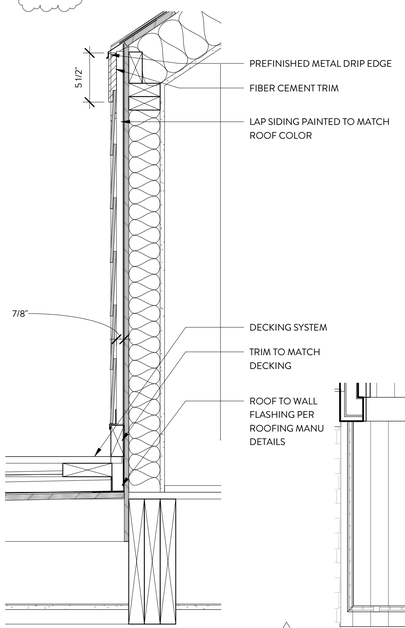


2 SECTION AT DORMER + ROOFTOP DECK
A302 1 1/2" = 1'-0"

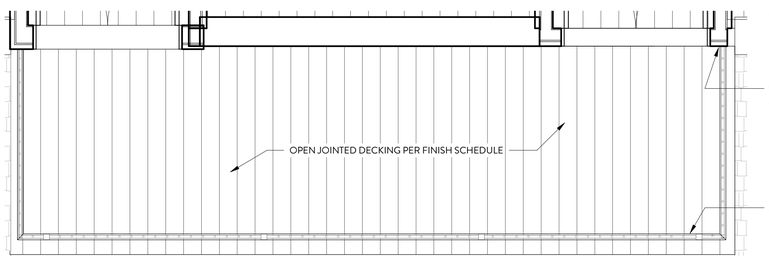


1 BALCONY SECTION
A302 1 1/2" = 1'-0"



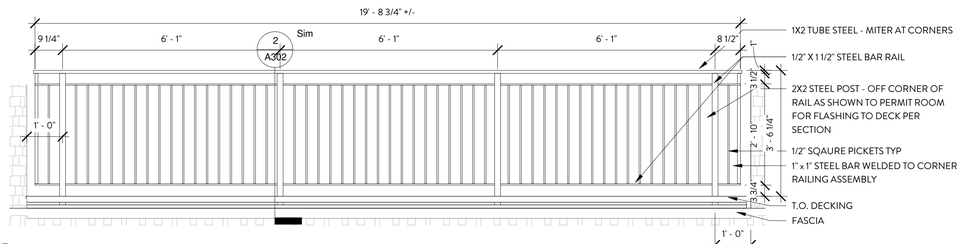


8 SECTION DETAIL
A302 1 1/2" = 1'-0"



5 ROOF DECK PLAN
A302 1/2" = 1'-0"

4 BALCONY ELEVATION
A302 1/2" = 1'-0"



7 ATTIC RAILING ELEVATION
A302 1/2" = 1'-0"

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HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #:	2104

REV #	ISSUE PURPOSE	DATE
1	HDLC	6/27/22
2	HDLC 2	7/15/22
3	HDLC 3	8/9/22

PERMIT SET

EXTERIOR DETAILS

27 MAY 2022

A302

8/15/2022 1:46:01 PM

All new windows and exterior doors to be submitted to HDLC prior to purchase and installation.

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DOOR SCHEDULE

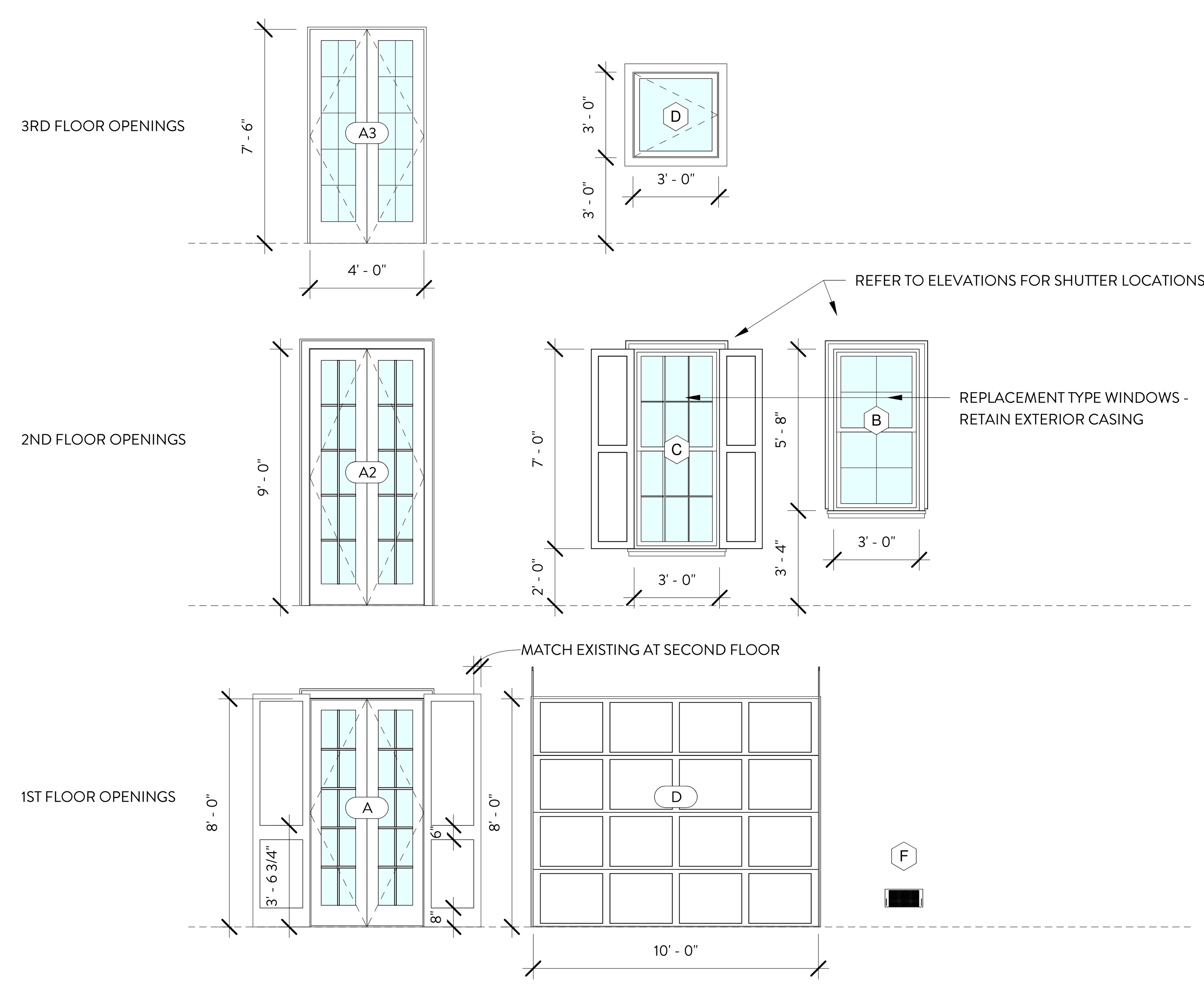
TYPE	MARK	DOOR MATERIAL + DESCRIPTION	FINISH	Thickness	Width	Height	MANUFACTURER	Model	HW SET	COMMENTS	DETAIL REF
A	101	GLASS DOUBLE SWING		1 3/4"	4' - 0"	8' - 0"		MARVIN ULTIMATE	1	NEW SHUTTERS TO MATCH EXIST.	
A	102	GLASS DOUBLE SWING		1 3/4"	4' - 0"	8' - 0"		MARVIN ULTIMATE	1	NEW SHUTTERS TO MATCH EXIST.	
A	103	GLASS DOUBLE SWING		1 3/4"	4' - 0"	8' - 0"		MARVIN ULTIMATE	1	NEW SHUTTERS TO MATCH EXIST.	
B	104	EXTERIOR SWING PANEL	PAINT	1 3/8"	3' - 0"	8' - 0"			2		
C	105	BIPART SINGLE PANEL	PAINT	1 3/8"	5' - 0"	8' - 0"			3		
G	106	SINGLE PANEL	PAINT	1 3/8"	2' - 0"	8' - 0"					
F1	107	TWO PANEL SWING	PAINT	1 3/8"	2' - 4"	8' - 0"		PAINTED WOOD	4		
H	108	CASED OPENING	PAINT	1 3/8"	3' - 0"	8' - 0"					
B	110	EXTERIOR SWING PANEL	PAINT	1 3/8"	3' - 0"	8' - 0"					
S	111	HVAC ACCESS DOOR	PAINT	1 3/8"	2' - 4"	6' - 0"		PAINTED WOOD			
D	112	OVERHEAD GARAGE DOOR	PREFINISHED	1 1/2"	10' - 0"	8' - 0"					
D	113	OVERHEAD GARAGE DOOR	PREFINISHED	1 1/2"	10' - 0"	8' - 0"					
A2	201	GLASS DOUBLE SWING		1 3/4"	4' - 0"	9' - 0"		MARVIN ULTIMATE		NEW SHUTTERS TO MATCH EXIST.	
L	202	BIPART POCKET	PAINT	1 3/8"	4' - 0"	9' - 0"		PAINTED WOOD	HAWA SYSTEM		
T	203	SWING	PAINT	2"	2' - 6"	9' - 0"					
T	204	SWING	PAINT	2"	2' - 6"	9' - 0"					
K	205	TWO PANEL SWING	PAINT	1 3/8"	2' - 10"	9' - 0"		PAINTED WOOD		W OPERABLE TRANSOM	
J	206	FRAMELESS GLASS SHOWER	CLEAR	3/8"						SEE INTERIOR ELEVATIONS	
N1	301	FOUR PANEL WOOD DOOR	PAINT	1 3/8"	2' - 6"	7' - 0"					
N2	302	FOUR PANEL WOOD DOOR	PAINT	1 3/8"	2' - 10"	7' - 0"					
N2	303	FOUR PANEL WOOD DOOR	PAINT	1 3/8"	2' - 10"	7' - 0"					
Q	304	FLUSH SWING	PAINT	1 3/8"	2' - 6"	6' - 8"		PAINTED WOOD			
Q	305	FLUSH SWING	PAINT	1 3/8"	2' - 6"	6' - 8"		PAINTED WOOD			
A3	306	GLASS DOUBLE SWING	PAINT	1 3/8"	4' - 0"	7' - 6"		MARVIN ULTIMATE		AT ATTIC BALCONY	
A3	307	GLASS DOUBLE SWING	PAINT	1 3/8"	4' - 0"	7' - 6"		MARVIN ULTIMATE		AT ATTIC BALCONY	
R	308	FLUSH SLAB	PAINT	1 3/8"	2' - 4"	5' - 0"					

1) DOOR MANUFACTURER TBD - WILL BE MARVIN OR CUSTOM MILLED WOOD DOORS TO MATCH PROFILES AS SHOWN IN THESE DRAWINGS.

WINDOW SCHEDULE

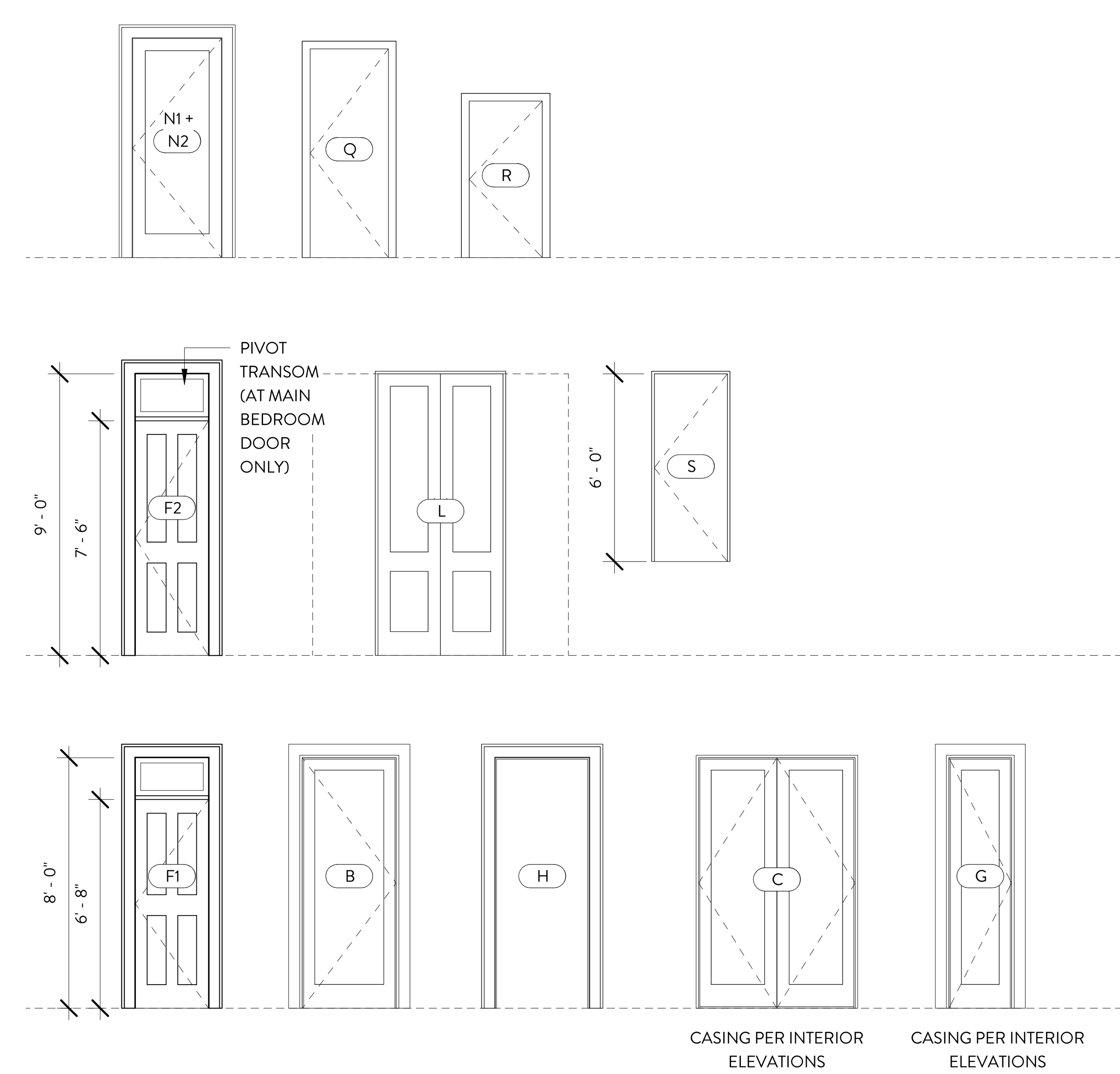
Type Mark	Count	Operation	Width	Height	Manufacturer	Model	Detail Ref	Comments	WINDOW TREATMENT	SCREEN	Phase Demolished
B	1	DOUBLE HUNG	3' - 0"	5' - 8"	MARVIN	CLAD REPLACEMENT					None
C	8	EXISTING	3' - 0"	7' - 0"	MARVIN	CLAD REPLACEMENT					None
D	5	CASEMENT	3' - 0"	3' - 0"	MARVIN	CLAD NEW		FIBER CEMENT TRIM TBD	NONE		None
F	3	FLOOD VENT			SMART VENT	16x8 INSULATED					None

1) WIND-BORNE DEBRIS PROTECTION FOR WINDOWS (REF. 2015 IRC, SEC. R301.2.1.2) WILL BE PROVIDED.



1 EXTERIOR OPENING ELEVATIONS

A501 1/4" = 1'-0"



2 INTERIOR OPENING ELEVATIONS

A501 1/4" = 1'-0"

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765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

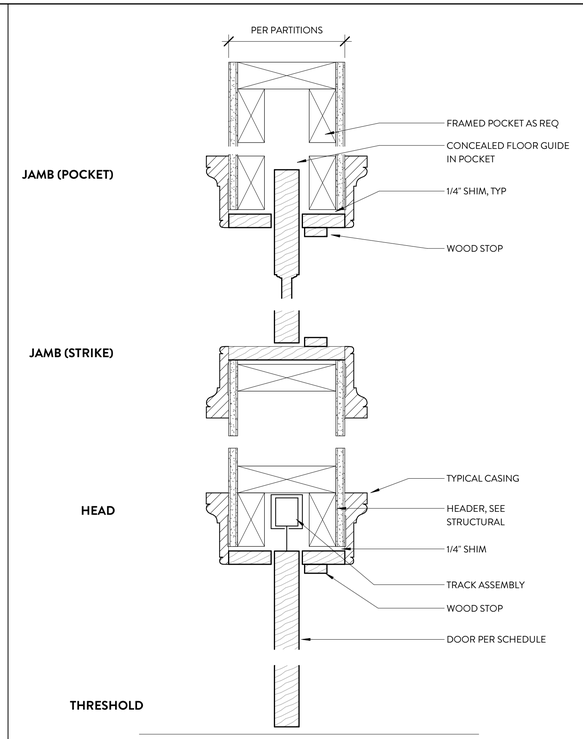
PERMIT SET

OPENING ELEVATIONS

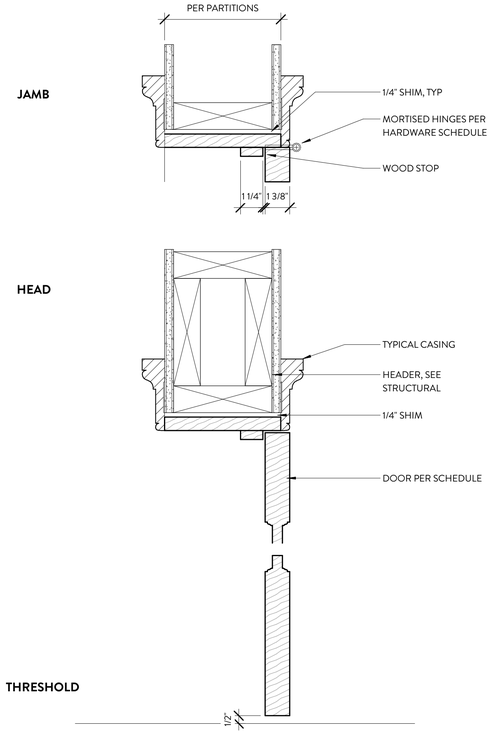
27 MAY 2022

A501

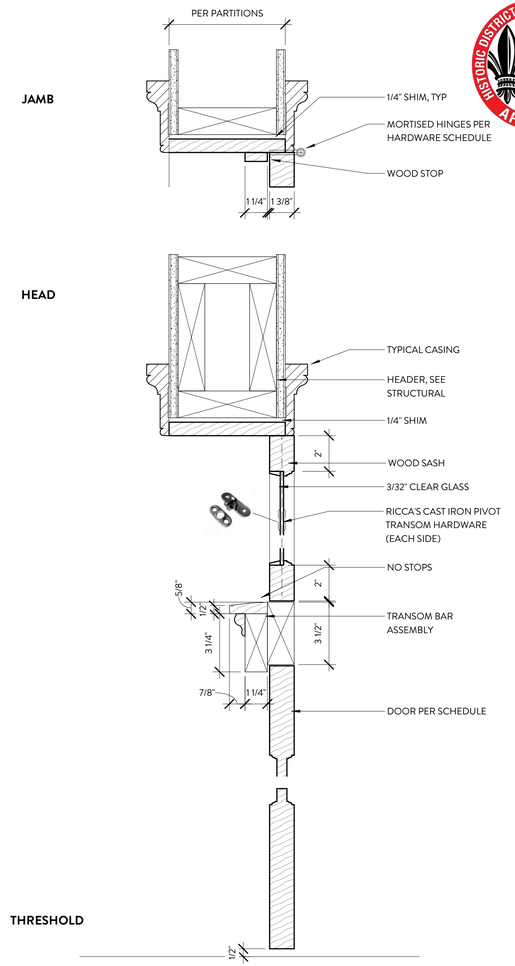
SHEET SIZE: 24X36



3 POCKET DOOR
A502 3" = 1'-0"



2 SWING DOOR
A502 3" = 1'-0"



1 INTERIOR SWING DOOR WITH TRANSOM
A502 3" = 1'-0"

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PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

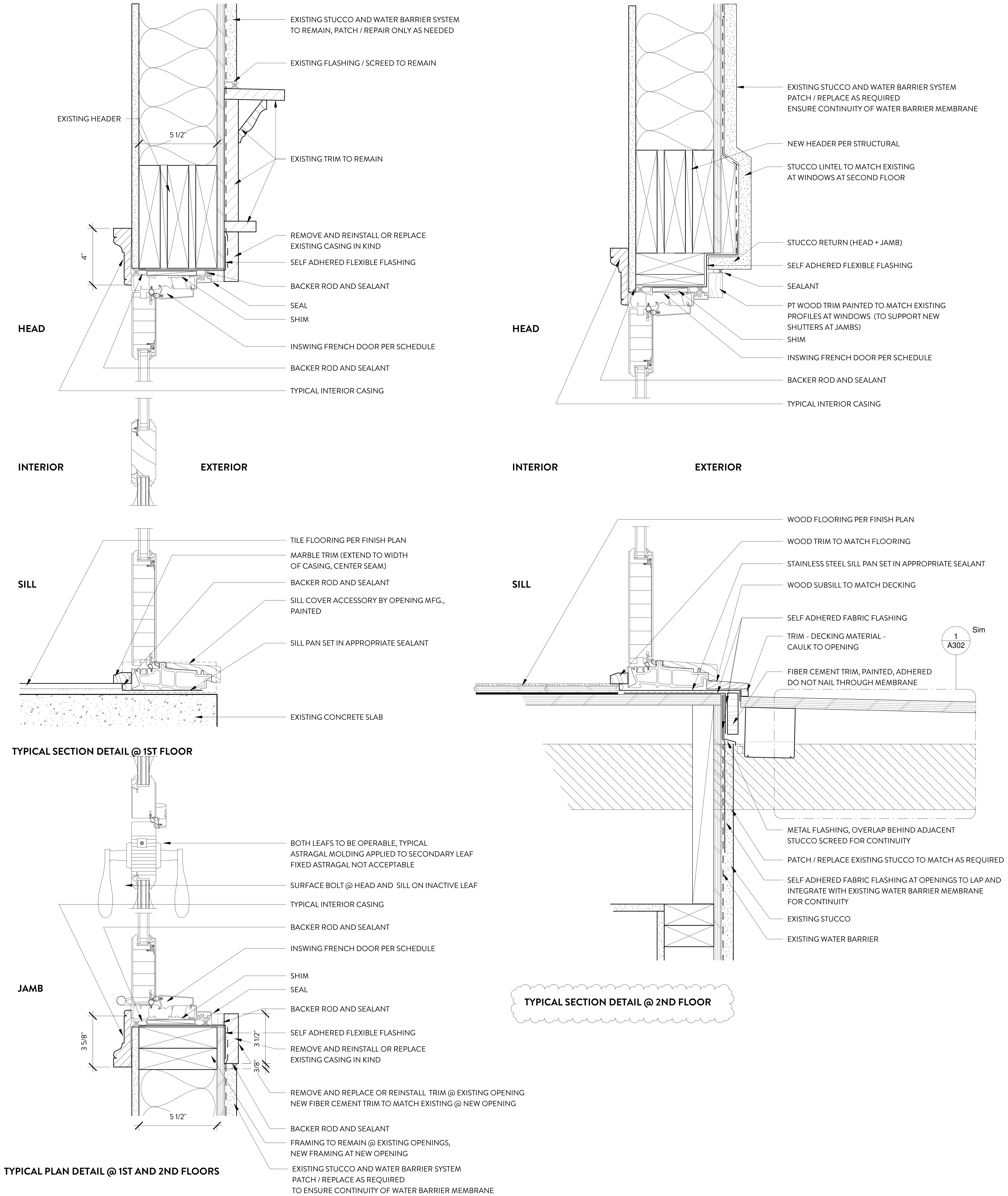
OPENING DETAILS

27 MAY 2022

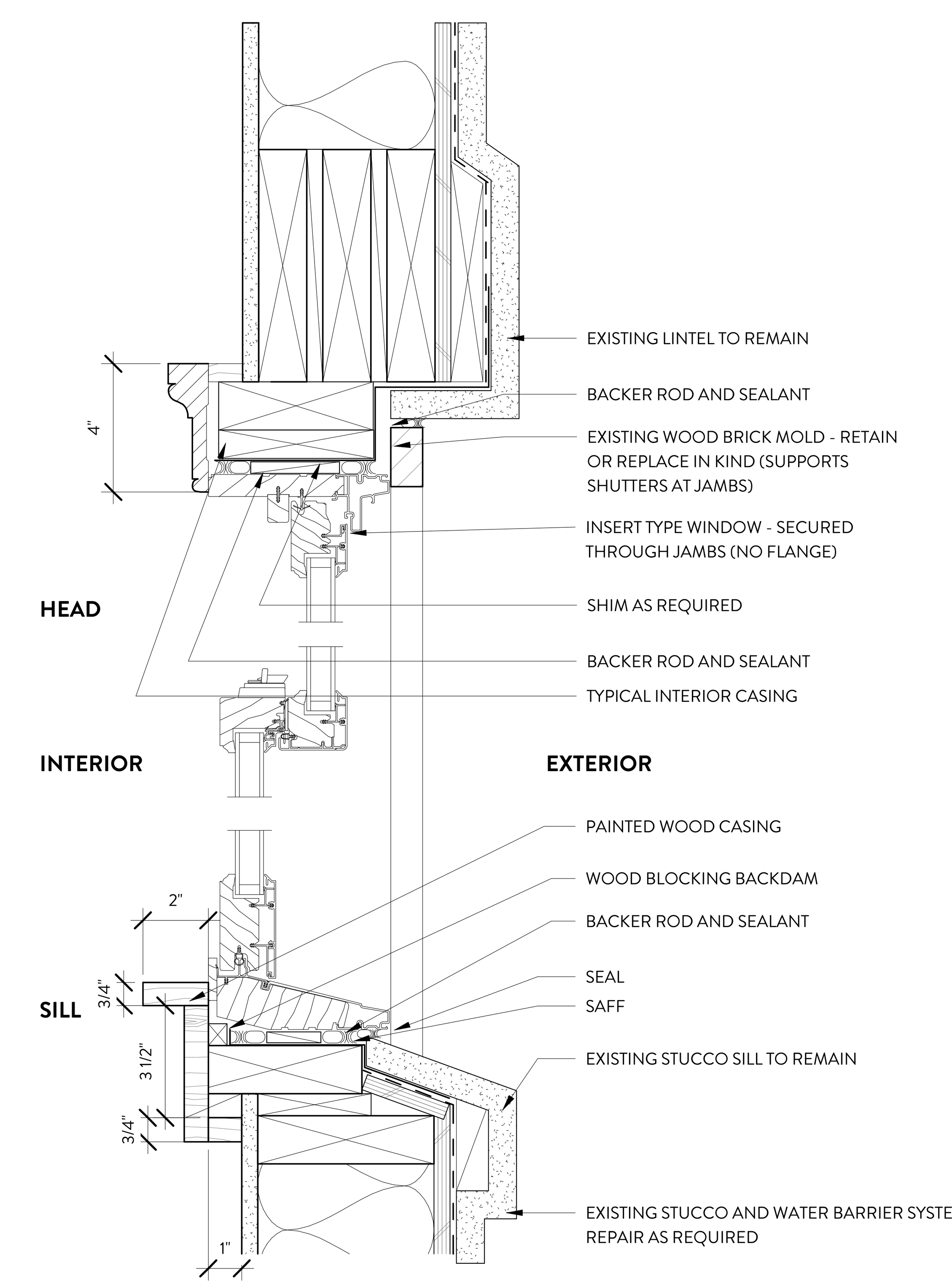
A502

8/15/2022 1:46:03 PM

SHEET SIZE: 24X36



1 EXTERIOR DOORS
A503 3" = 1'-0"



NEW + REPLACEMENT DOUBLE HUNG WINDOW

2 WINDOW DETAILS
A503 3" = 1'-0"

8/15/2022 1:46:04 PM

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NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE
2	HDLC 2	7/15/22

PERMIT SET

OPENING DETAILS

27 MAY 2022

A503

SHEET SIZE: 24X36

All new exterior light fixtures to be submitted to HDLC prior to purchase and installation

LIGHTING FIXTURE SCHEDULE

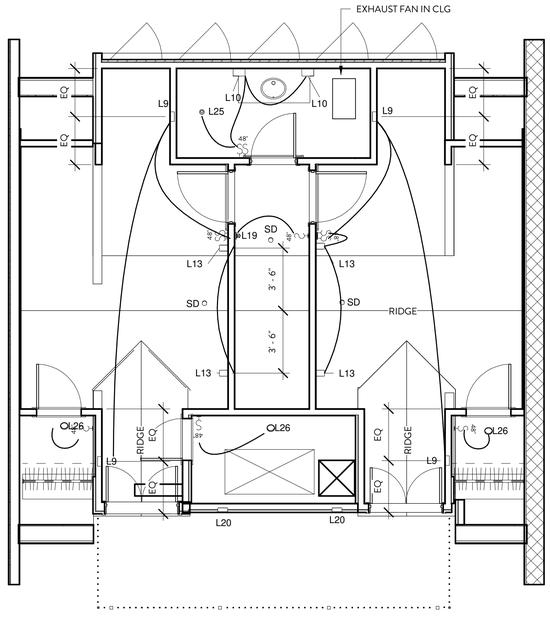
COUNT	TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
1	L1	GAS LANTERN ON STEM WITH YOKE	BEVELO		
2	L2	PENDANT AT ISLAND	TBD	4" ROUND	
32	L3	4" RECESSED LIGHT	HALO	4" ROUND	
1	L4	PENDANT AT POWDER ROOM			
12	L6	SURFACE MOUNTED LED ROUND CEILING LIGHT	HALO	6" ROUND	
1	L7	CEILING FAN	MINKA AIRE	MINKA 52" ROTO COAL	
2	L8	RECESSED LED MINI SPOT LIGHT	CSL	1/2" WHISPER	
4	L9	STEP LIGHT LOW IN WALL			
2	L10	ATTIC VANITY SCONCES			
4	L11.1	UNDER CABINET STRIP LIGHT			
4	L11.2	UNDER CABINET STRIP LIGHT			
4	L11.3	UNDERCABINET LINEAR LIGHT			
7	L12	DIRECTIONAL RECESSED LIGHT			
4	L13	SCONCE AT ATTIC BEDROOMS			
1	L18	UNDERCABINET LINEAR LIGHT			
7	L19	Cosmo Wall Sconce	Tech Lighting	700WSCOSYZ	
2	L20	OUTDOOR STEP LIGHT			
1	L21	FOYER CHANDELIER	VIBIA	WIREFLOW 0307-04	
1	L25	RECESSED DOWN LIGHT - DAMP LOCATION			
3	L26	SURFACE MOUNT LIGHT	JUNO	5 IN SLIMFORM	
2	L31	Linger Wall/Bath	Tech Lighting	700BCLNG2B-LED930	
6	SD	SMOKE DETECTOR + CO2			

1. PROVIDE SUBMITTAL TO ARCHITECT FOR SELECTION OF FINISH, LAMPING, COLOR TEMPERATURE AND OTHER OPTIONS FROM FULL RANGE OF STANDARD SELECTIONS FOR ALL FIXTURES.

MECHANICAL EQUIPMENT

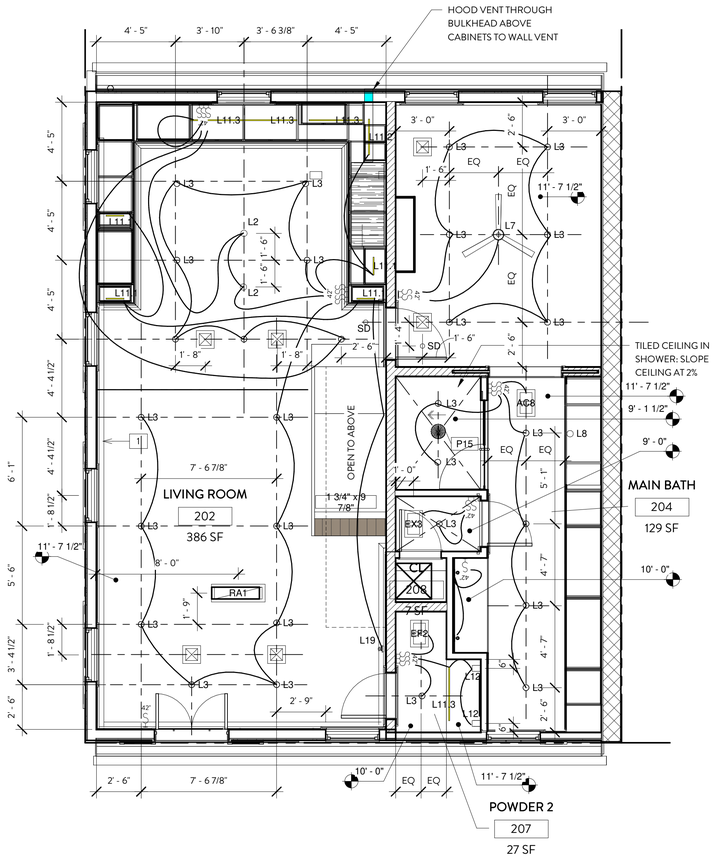
Mark	Description	Product Name	Type Mark	Comments
AC1	OUTDOOR CONDENSER			
AC2	Heat pump outdoor unit			2 ZONE MINISPLIT CONDENSOR FOR GROUND LEVEL
AC8	EXHAUST FAN + HEAT			
AHU1	HORIZONTAL VARIABLE SPEED UNIT IN ATTIC			
AHU2	FLOOR MOUNTED MINI SPLIT			
AHU3	FLOOR MOUNTED MINI SPLIT			
AHU4	FLOOR MOUNTED MINI SPLIT			
EF2	EXHAUST FAN + HEAT			
EX2	EXHAUST FAN + HEAT			
EX3	EXHAUST FAN + HEAT			
EX4	EXHAUST FAN			
RA1	CEILING RETURN GRILL IN SECOND FLOOR			
SA2.1	SUPPLY DIFFUSER			
SA2.2	SUPPLY DIFFUSER			
SA2.3	SUPPLY DIFFUSER			
SA2.4	SUPPLY DIFFUSER			
SA2.5	SUPPLY DIFFUSER			
SA2.6	SUPPLY DIFFUSER			
WH1	Tankless Water Heater			

HVAC AND PLUMBING SUBCONTRACTORS TO SIZE ALL EQUIPMENT. SUBMIT TO ARCHITECT FOR APPROVAL



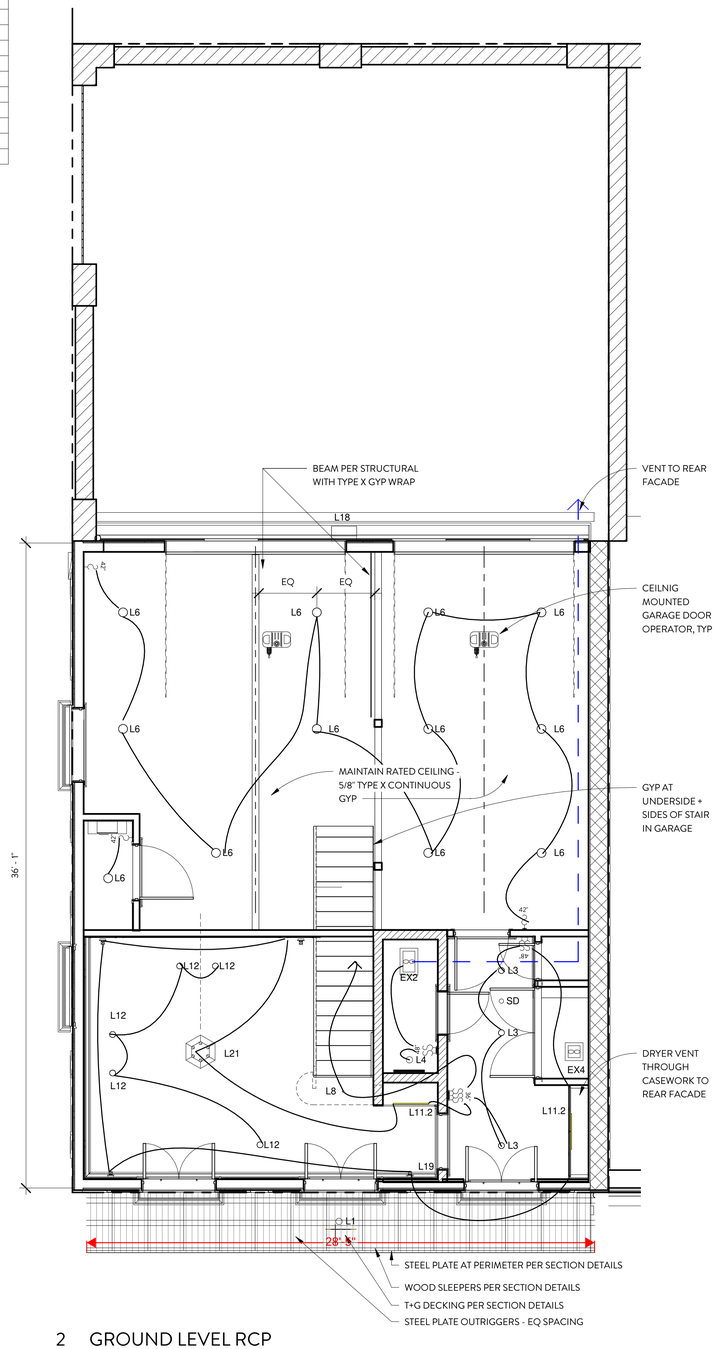
3 ATTIC RCP

A701 1/4" = 1'-0"



1 SECOND FLOOR RCP

A701 1/4" = 1'-0"



2 GROUND LEVEL RCP

A701 1/4" = 1'-0"

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HERASYMIUK RESIDENCE

765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

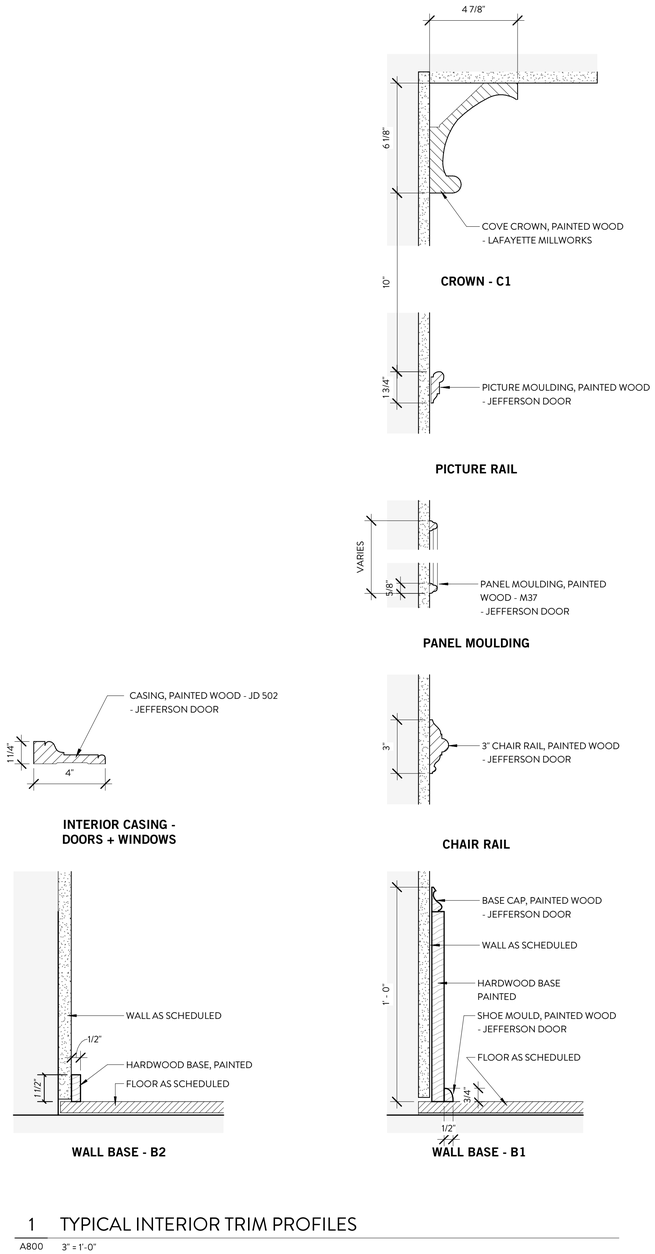
REFLECTED CEILING PLAN

27 MAY 2022

A701

8/15/2022 1:46:10 PM

SHEET SIZE: 24X36



1 TYPICAL INTERIOR TRIM PROFILES

A800 3" = 1'-0"

APPLIANCE AND EQUIPMENT SCHEDULE

Type Mark	Description	Family and Type	Model	Notes
	Light-Duty Commercial/Residential Door Operator	Doors_Door-Openers_LiftMaster_ATSW: ATSW	ATSW	
	Light-Duty Commercial/Residential Door Operator	Doors_Door-Openers_LiftMaster_ATSW: ATSW	ATSW	
	Low Height Pedestal Stac Cap	Flooring_Systems_Tile-Tech_Hybrid-Pedestals_Low-Height-Pedestal_Stack-Cap: Stak-Cap	Hybrid Pedestal™ System	
A1	WASHER	Washer-Front_Load: 27"		
A2	DRYER	Dryer-Front_Load: 27"		
A3	RANGE	DF366: DF366	5610006	
A4	SUBZERO W CABINET PANEL	BI-36U-O-LH: BI-36U-O-LH	BI-36U/O-LH	
A5	DISHWASHER	Dishwasher: 24"		
A6	MICROWAVE CONVECTION OVEN	MD24TE-S_rfa: MD24TE-S_rfa	MD24TE/S	
A7	BUILT IN RANGE HOOD	PL402212: PL402212	PL402212	
A8	ICE MAKER	UC-15I: UC-15I	UC-15I	

PLUMBING FIXTURE SCHEDULE

Count	Type Mark	Comments	Type
2			
4	P1		TOTO DRAKE 2
1	P3	UNDERMOUNT KITCHEN SINK	1 faucet hole, NA-Stainless Steel
1	P4	MAIN BATH TUB FILLER	CP-Polished Chrome
1	P5	MAIN BATH FREESTANDING TUB	0 - White
2	P6	MAIN SHOWER CONTROLS + FAUCET	CP-Polished Chrome
3	P8	UNDERMOUNT VANITY SINK	Not A Type-See Type Catalog
1	P9	POWDER ROOM 1 FAUCET	Cross Handles-CP-Polished Chrome
2	P10	VANITY FAUCET	Cross Handles-CP-Polished Chrome
2	P11		
1	P12	SPRAY NOZZLE KITCHEN SINK FAUCET	VS-Vibrant Stainless
1	P13	WALL MOUNTED POT FILLER FAUCET	CP- Polished Chrome
1	P14	ATTIC VANITY FAUCET	Cross Handles-BN-Vibrant Brushed Nickel
1	P15	MAIN SHOWER RAINHEAD MOUNTED TO CEILING	1.75GPM,BN-Vibrant Brushed Nickel

DRAFT SCHEDULES - ALL FIXTURE SELECTIONS ARE PLACEHOLDERS - USE ALLOWANCES IN OUTLINE SPECIFICATIONS FOR PRICING

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HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

SCHEDULES AND TYPICAL INTERIOR DETAILS

27 MAY 2022

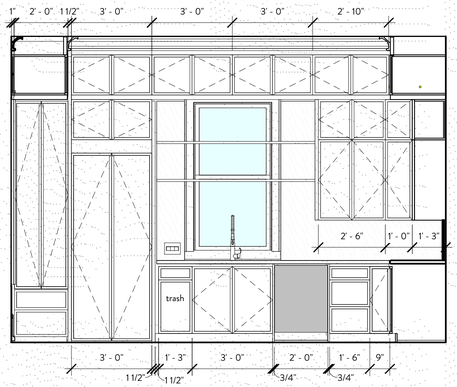
A800

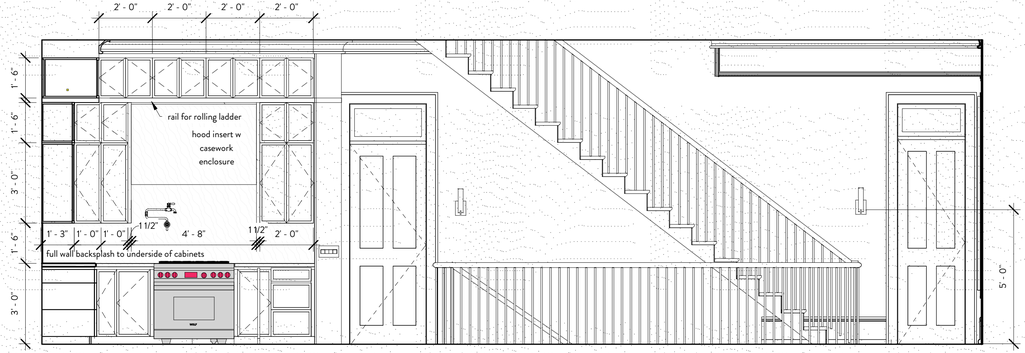
8/15/2022 1:46:10 PM

SHEET SIZE: 24X36

8 INTERIOR ELEVATION
A801 3/8" = 1'-0"

4 INTERIOR ELEVATION
A801 3/8" = 1'-0"

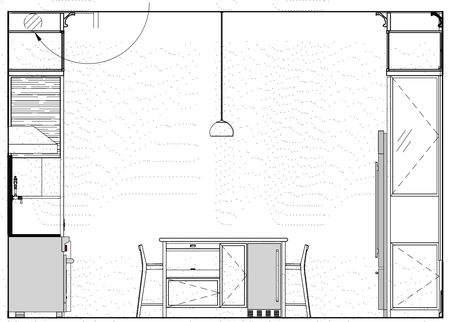


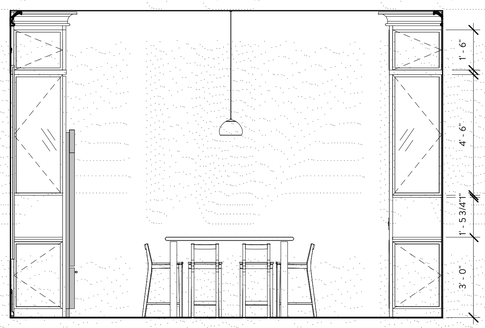


3 INTERIOR ELEVATION
A801 3/8" = 1'-0"

6 INTERIOR ELEVATION
A801 3/8" = 1'-0"

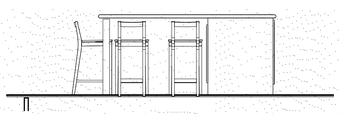
DUCTED HOOD VENT DISCHARGES AT EXTERIOR WALL

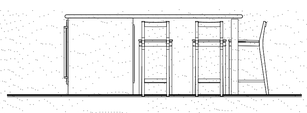




2 INTERIOR ELEVATION
A801 3/8" = 1'-0"

5 INTERIOR ELEVATION
A801 3/8" = 1'-0"



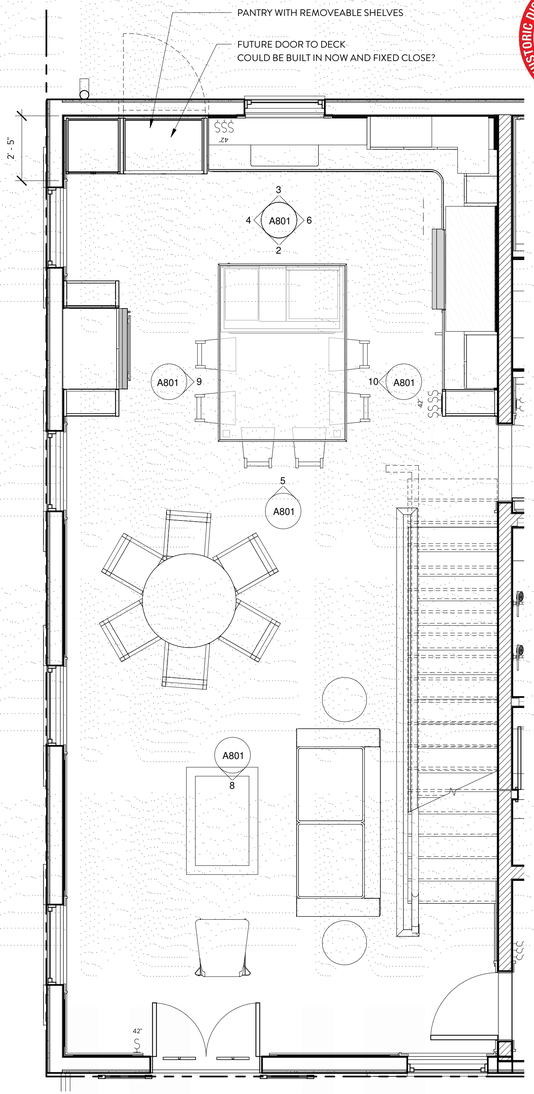


10 INTERIOR ELEVATION
A801 3/8" = 1'-0"

9 INTERIOR ELEVATION
A801 3/8" = 1'-0"

keynotes

Key Value	Keynote Text
1	custom crown moulding, see Schedules



1 ENLARGED PLAN
A801 3/8" = 1'-0"

7 INTERIOR VIEW
A801

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HERASYMIUK RESIDENCE
765 CARONDELET STREET
NEW ORLEANS LOUISIANA 70130

PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

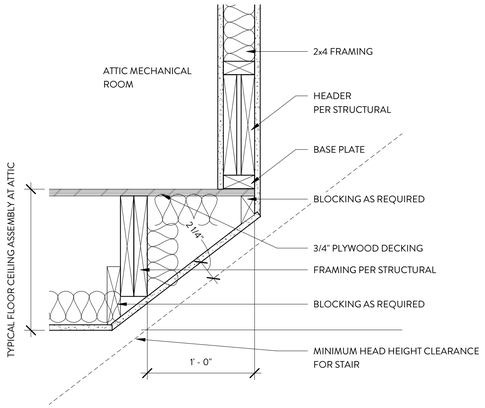
INTERIORS - KITCHEN AND LIVING

27 MAY 2022

A801

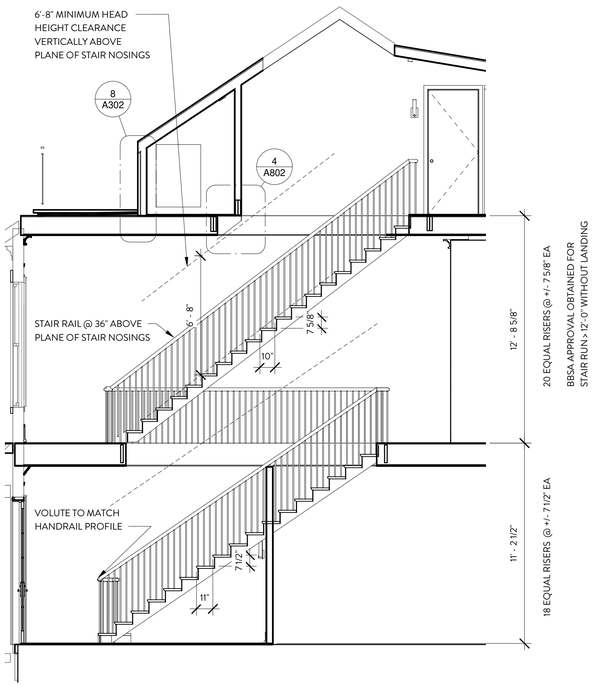
8/15/2022 1:46:19 PM

SHEET SIZE: 24X36



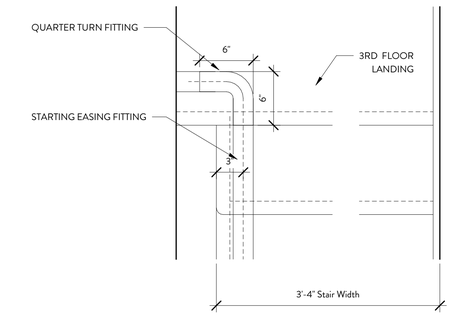
4 DETAIL FOR HEAD HEIGHT CLEARANCE

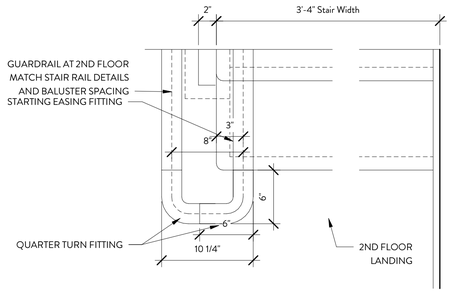
A802 1 1/2" = 1'-0"

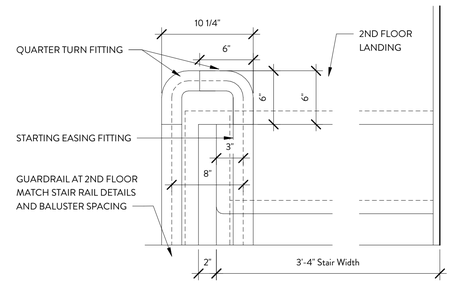


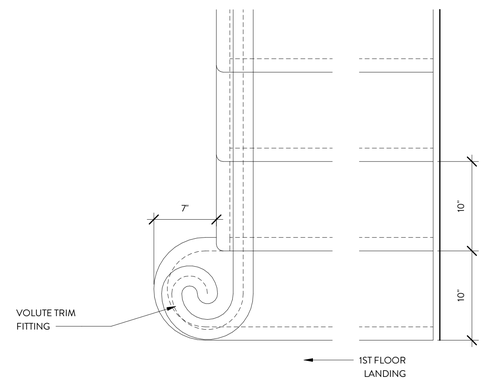
3 Section 24

A802 1/4" = 1'-0"





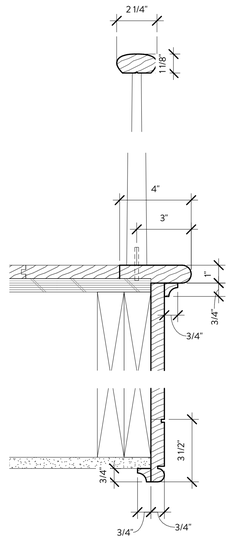




TYPICAL NOTE: ALL STAIR RAIL AND GUARD TRIM FITTINGS TO MATCH HANDRAIL PROFILE

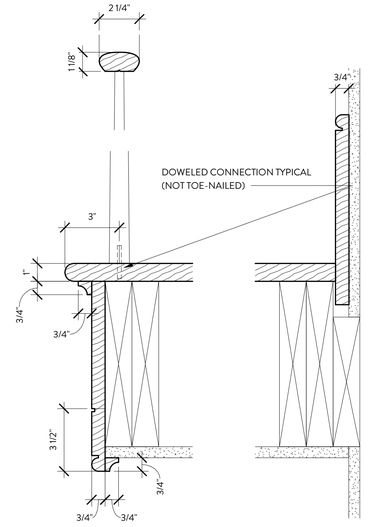
5 TYPICAL STAIR PLAN DETAILS

A802 1 1/2" = 1'-0"



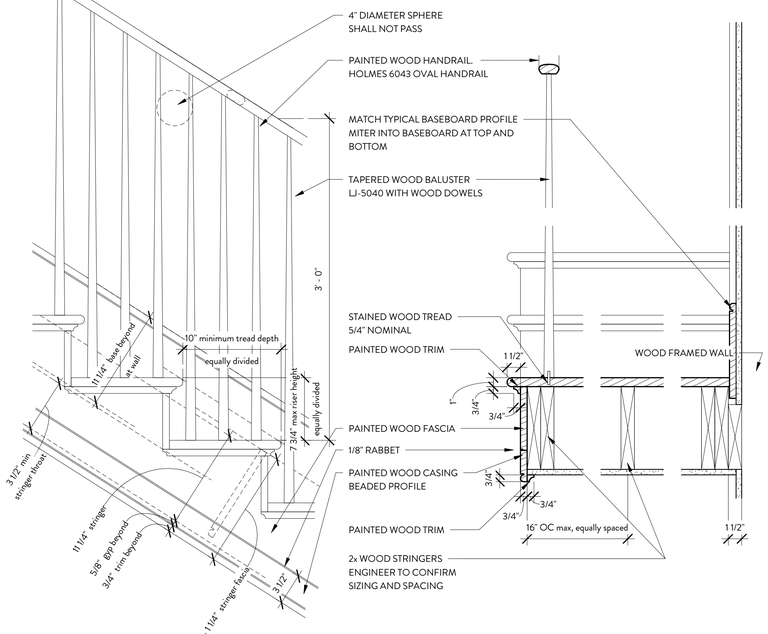
6 GUARDRAIL @ FLOOR DETAIL

A802 3" = 1'-0"



2 STAIR TRIM DETAILS

A802 3" = 1'-0"



STAIR TO COMPLY WITH IRC CODE RESTRICTIONS INCLUDING:

1. 7 3/4" MAXIMUM RISER HEIGHT, EQUALLY DIVIDED ALONG RUN
   MAXIMUM VARIATION BETWEEN GREATEST AND LEAST RISER HEIGHTS SHOULD BE LESS THAN 3/8
2. 10" MINIMUM TREAD DEPTH, EQUALLY DIVIDED, MEASURED FROM FACE OF NOSING TO FACE OF NOSING (NO LESS THAN 11" TREAD DEPTH IF NO NOSING PROVIDED)
3. 34" MIN < HANDDRAIL HEIGHT < 38" MAX
4. HANDRAIL PROFILE TO COMPLY WITH GRASPABILITY REQUIREMENTS
5. 4" SPHERE MAY NOT PASS THROUGH THE RAILING ALONG OPEN SIDE

1 TYPICAL STAIR DETAILS

A802 1 1/2" = 1'-0"

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REV #	ISSUE PURPOSE	DATE

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STAIR DETAILS

27 MAY 2022

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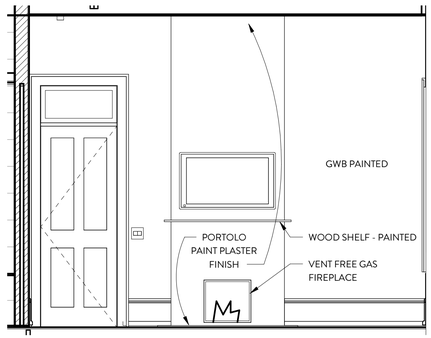
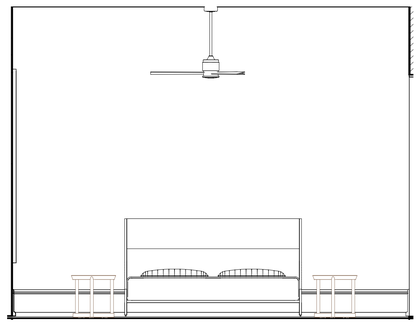
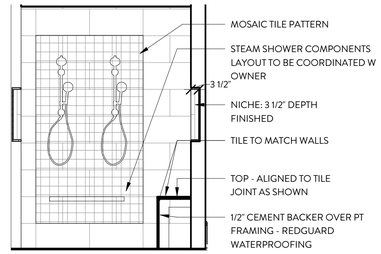
SHEET SIZE: 24X36



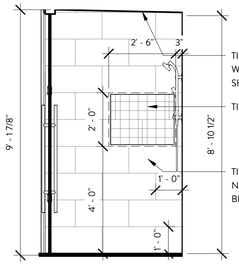
10 INTERIOR ELEVATION
A803 3/8" = 1'-0"



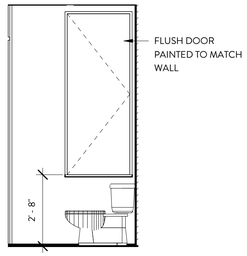
9 INTERIOR ELEVATION
A803 3/8" = 1'-0"



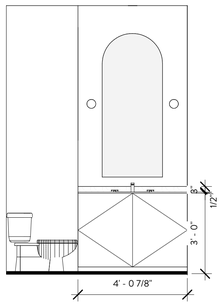
11 INT ELEV
A803 3/8" = 1'-0"



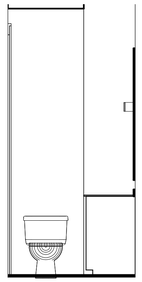
13 INT ELEV
A803 3/8" = 1'-0"



12 INTERIOR ELEVATION
A803 3/8" = 1'-0"

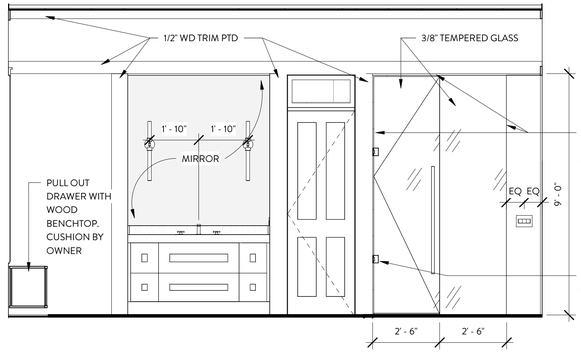


6 INTERIOR ELEVATION
A803 3/8" = 1'-0"

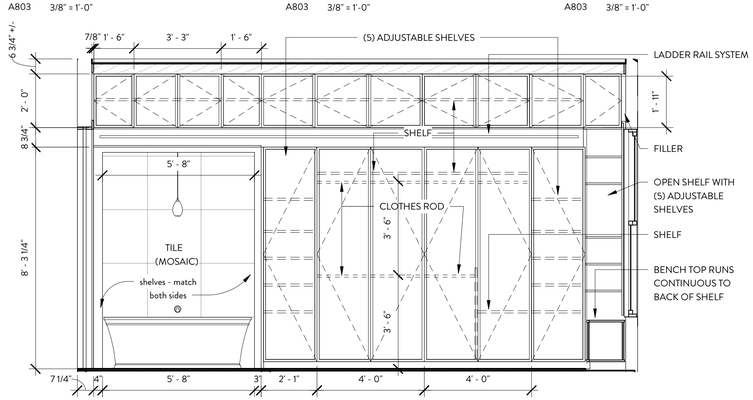


7 INTERIOR ELEVATION
A803 3/8" = 1'-0"

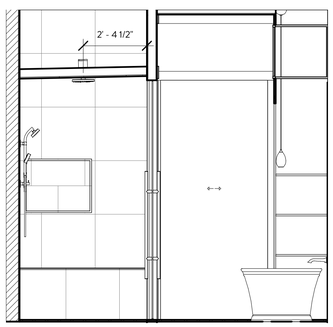
4 INTERIOR ELEVATION
A803 3/8" = 1'-0"



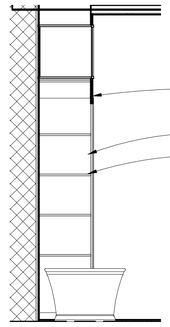
1 INTERIOR ELEVATION
A803 3/8" = 1'-0"



3 INTERIOR ELEVATION
A803 3/8" = 1'-0"

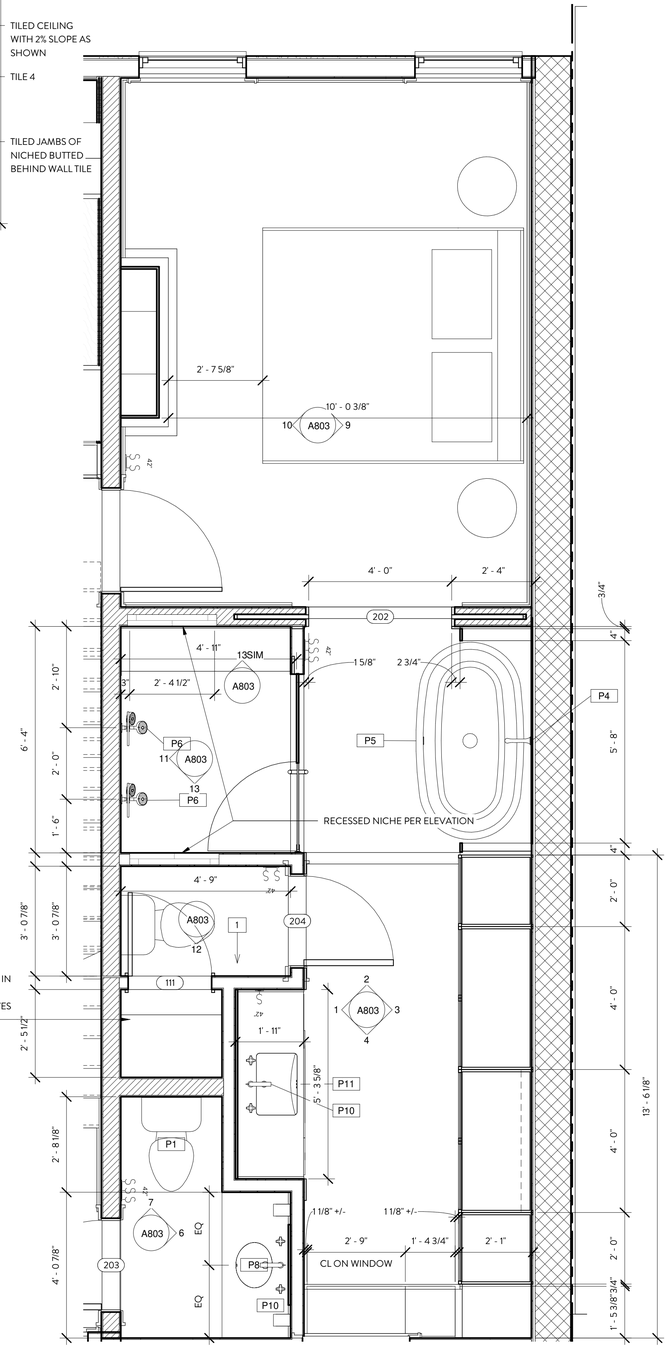


2 INTERIOR ELEVATION
A803 3/8" = 1'-0"



8 SHELVING AT TUB
A803 3/8" = 1'-0"

STEAM EQUIPMENT IN THIS CLOSET - (3) ADJUSTABLE SHELVES BELOW



5 MASTER BATH PLAN
A803 1/2" = 1'-0"

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PROJECT #: 2104

REV #	ISSUE PURPOSE	DATE

PERMIT SET

INTERIORS - MAIN SUITE

27 MAY 2022

A803

8/15/2022 1:46:27 PM

SHEET SIZE: 24X36

keynotes

Key Value	Keynote Text

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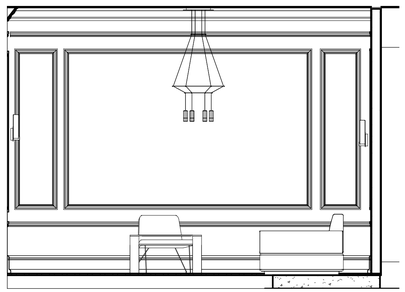
WALL SCONCES, PORTRAIT LIGHTS FOR MOODY LIGHTING, IN ADDITION TO CHANDELIERS.

GRAND STAIR AS FLOURISH. DARK TRIM, AND NATURAL WOOD AS CONTRAST TO WHITE BACKDROP. SIMPLE DARK METAL SPINDLE BALUSTERS, OR THIN WOOD, ALSO PAINTED DARK.

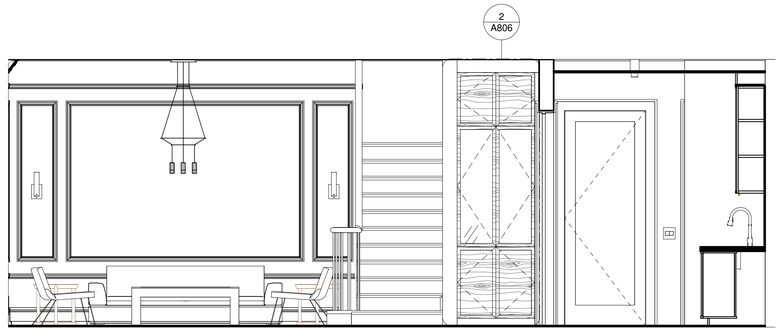
WALL PANELLING WITH APPLIED TRIM

CHISELLED EDGE, BUSH HAMMERED MARBLE TILE

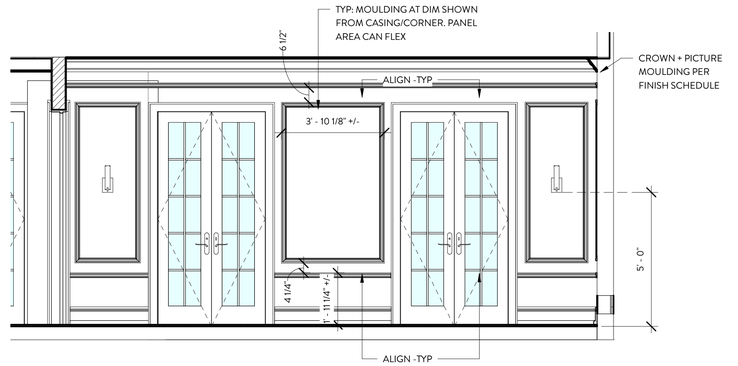
WETBAR AS VISUAL FEATURE. MARBLE BACKDROP, OPEN SHELVING WITH GLASS PANEL CABINET DOORS.



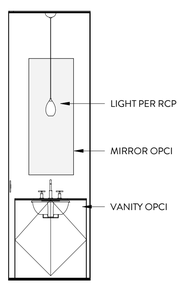
7 INTERIOR ELEVATION
A804 3/8" = 1'-0"



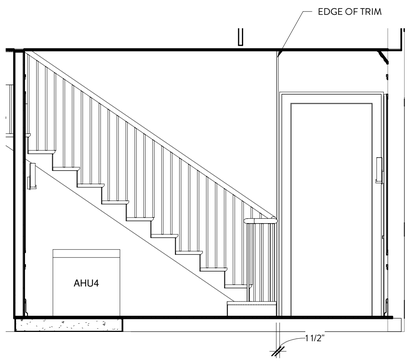
8 INTERIOR ELEVATION
A804 3/8" = 1'-0"



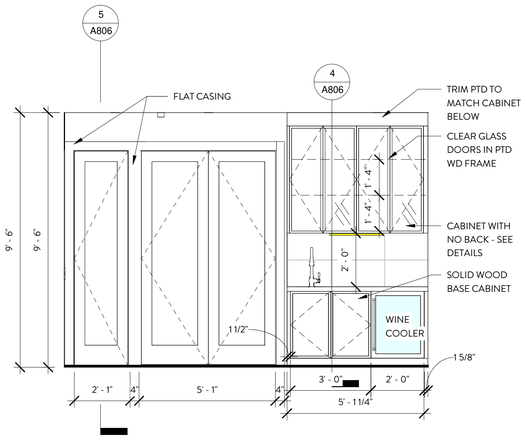
6 INTERIOR ELEVATION
A804 3/8" = 1'-0"



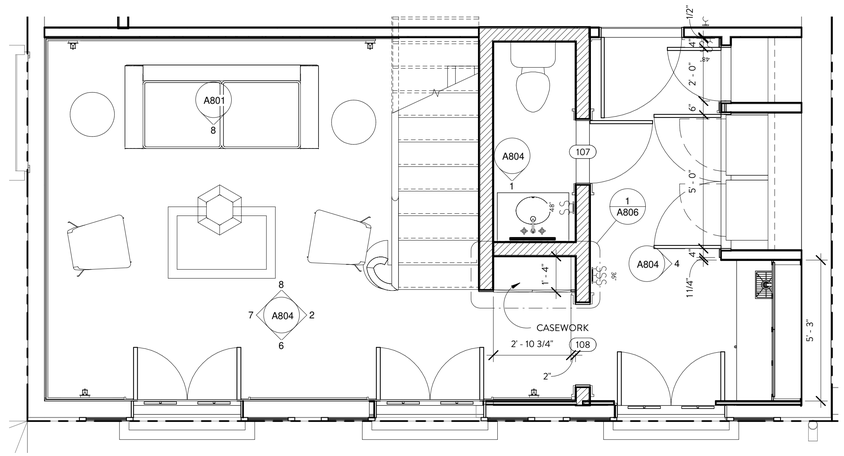
1 INTERIOR ELEVATION
A804 3/8" = 1'-0"



2 INTERIOR ELEVATION
A804 3/8" = 1'-0"



4 INTERIOR ELEVATION
A804 3/8" = 1'-0"



5 ENTRY FOYER PLAN
A804 3/8" = 1'-0"

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PROJECT #: 2104

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INTERIORS - GROUND LEVEL

27 MAY 2022

A804

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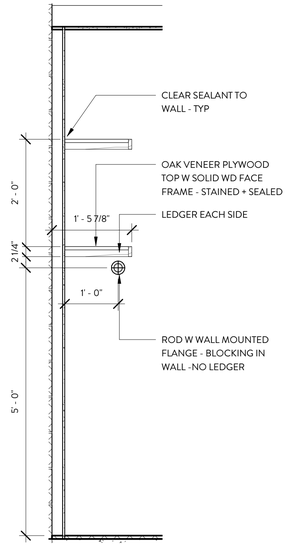
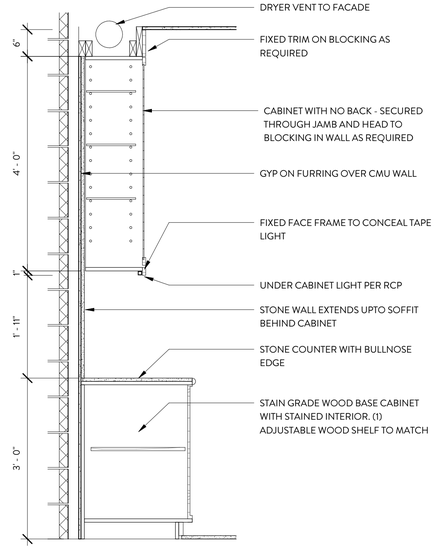
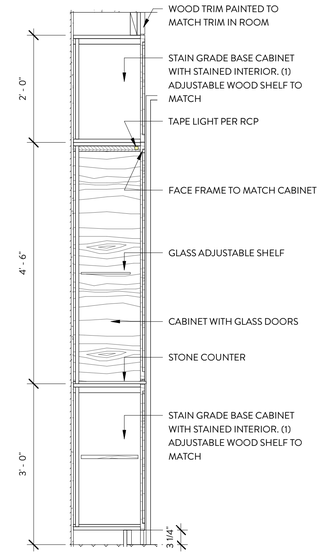
SHEET SIZE: 24X36



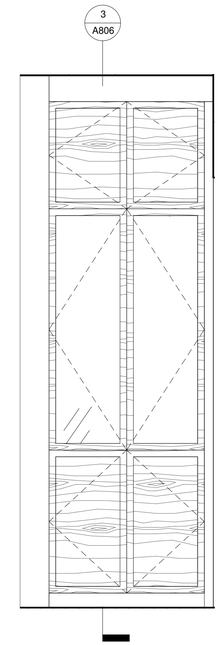
5 COAT CLOSET - SECTION
A806 3/4" = 1'-0"



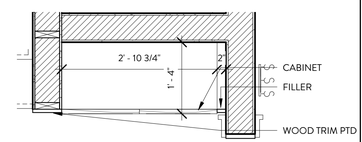
4 WET BAR - SECTION
A806 3/4" = 1'-0"



3 DISPLAY CAB - SECTION
A806 3/4" = 1'-0"



2 DISPLAY CAB - ELEVATION
A806 3/4" = 1'-0"



1 DISPLAY CABINET PLAN
A806 3/4" = 1'-0"

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INTERIOR DETAILS

27 MAY 2022

A806

8/15/2022 1:46:31 PM

DEMOLITION AND SHORING NOTES:

PRIOR TO DEMOLITION OF ANY WALLS, ALL EXISTING CEILING SHALL BE DEMOLISHED AND REMOVED, AND A/E SHALL BE CONTACTED TO REVIEW EXISTING STRUCTURE AND VERIFY ASSUMPTIONS REGARDING FRAMING OF EXISTING STRUCTURE.

THE STRUCTURAL PLANS DEPICT DEMOLITION OF ALL WALLS ASSUMED TO BE LOAD-BEARING. SEE ARCHITECTURAL DEMOLITION PLAN FOR DEMOLITION OF ALL WALLS ASSUMED TO BE NON-LOAD BEARING. VERIFY THAT ALL WALLS INDICATED TO BE DEMOLISHED ON ARCHITECTURAL PLANS THAT ARE NOT SHOWN ON STRUCTURAL PLANS ARE NON-LOAD BEARING. CONTACT A/E IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.

GENERAL CONTRACTOR IS RESPONSIBLE FOR TEMPORARY STABILITY OF EXISTING STRUCTURE UNTIL NEW CONSTRUCTION IS COMPLETE.

ALL TEMPORARY SHORING SHALL BE DESIGNED AND PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL INCLUDE COST OF ALL ENGINEERING REQUIRED FOR DESIGN OF SHORING IN BASE BID.

FOR SHORING OF JOISTS AND BEAMS, A SHORE SHALL BE PROVIDED WITHIN A MINIMUM OF 5' FROM END OF MEMBER AT REMOVAL OF SUPPORT AND AT ADDITIONAL LOCATIONS ALONG MEMBERS AS DEEMED NECESSARY BY SHORING DESIGN.

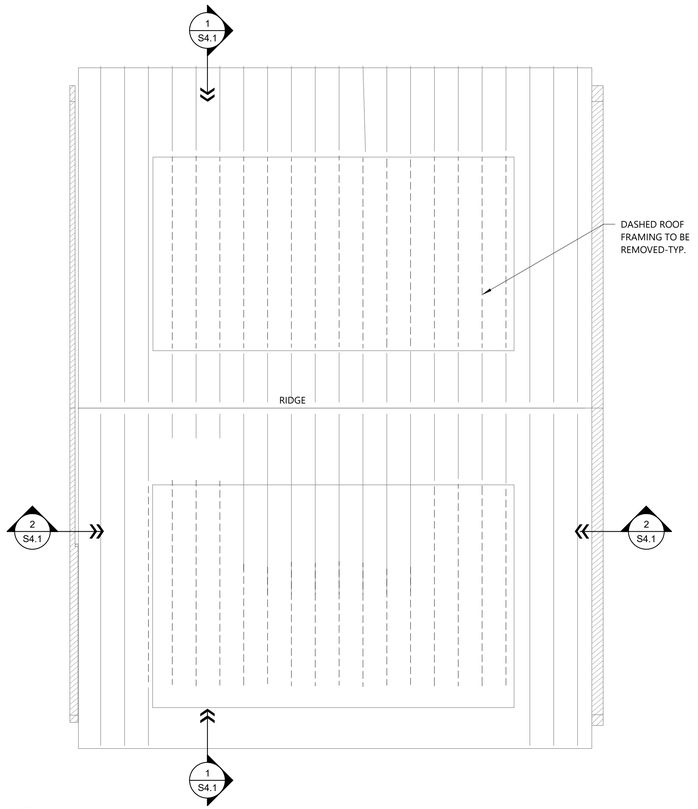
EXISTING ROOF JOIST SPACING/LOCATIONS ARE TYPICALLY SCHEMATIC. GENERAL CONTRACTOR TO VERIFY EXACT JOIST LOCATIONS AS REQUIRED.

DO NOT DEMOLISH ANY EXISTING STRUCTURE UNLESS EXPLICITLY STATED ON STRUCTURAL DRAWINGS.

ALL DEMOLITION WORK SHALL BE PERFORMED IN A CAREFUL MANNER AS REQUIRED TO ENSURE NO DAMAGE OCCURS TO REMAINING STRUCTURE.

[A] = EXISTING 14" DEEP WOOD JOIST TO BE CUT AND REMOVED AS REQUIRED TO INSTALL NEW STAIR FRAMING. SHORE JOISTAS REQURIED PRIOR TO CUTTING OUT.

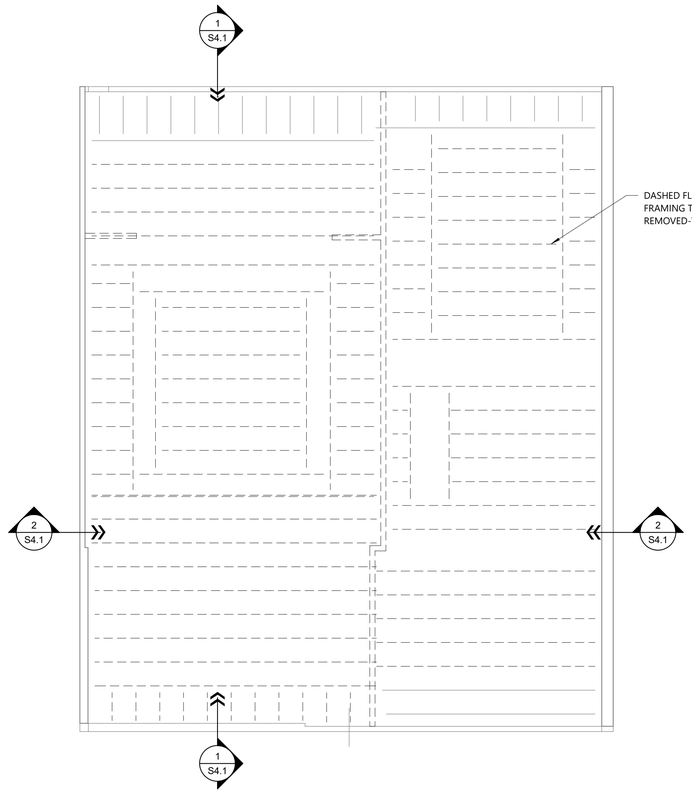
[B] = EXISTING 42" HIGH WALL TO BE REMOVED.



NORTH

3 EXISTING ROOF FRAMING PLAN

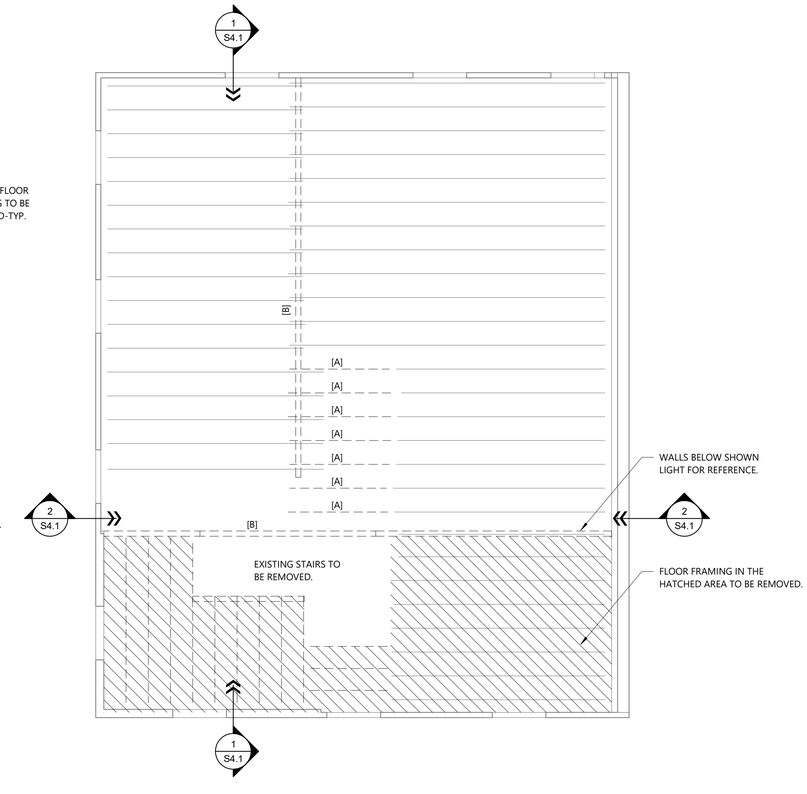
1/4" = 1'-0"



NORTH

2 EXISTING 2nd FLOOR CEILING PLAN

1/4" = 1'-0"



NORTH

1 EXISTING SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

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ENGINEERING, LLC.

SCHEMATIC

DEMOLITION PLAN

24 JULY 2020

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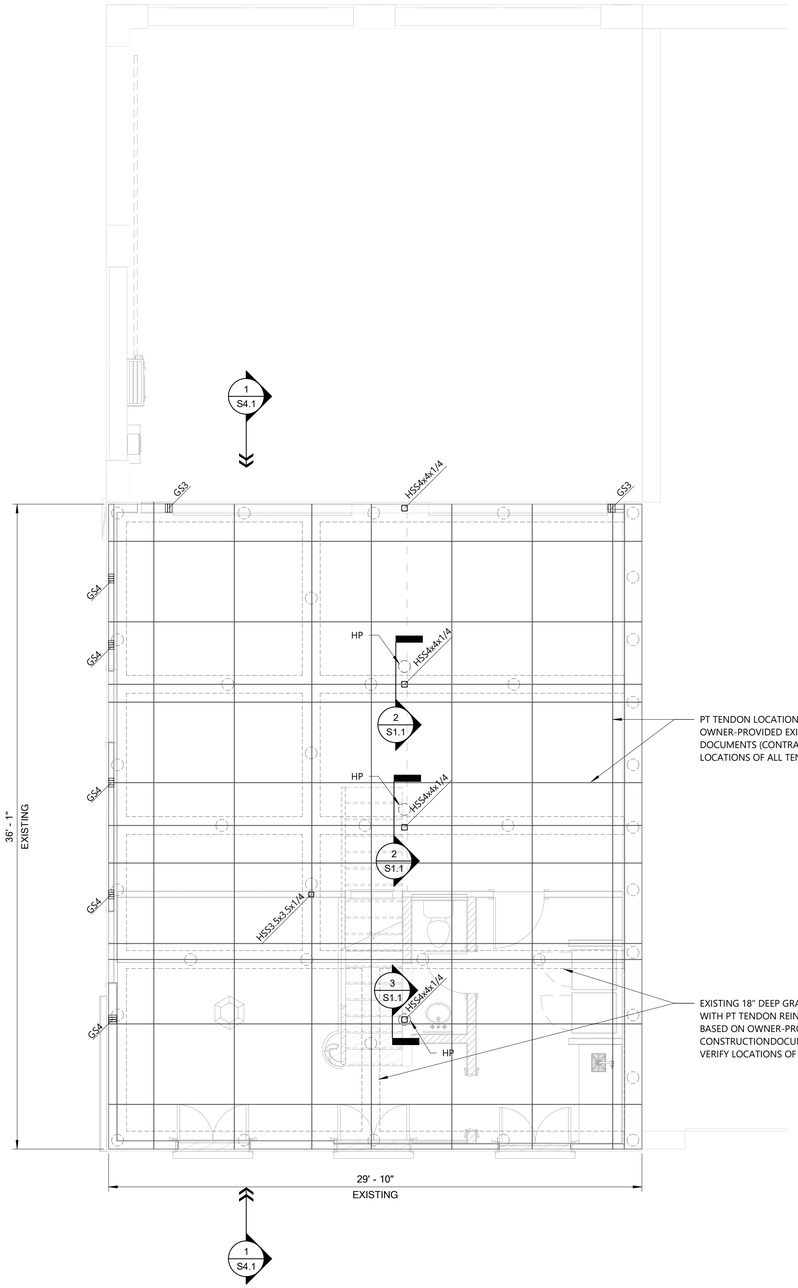


NORTH

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

FOUNDATION/SLAB PLAN NOTES AND LEGEND:

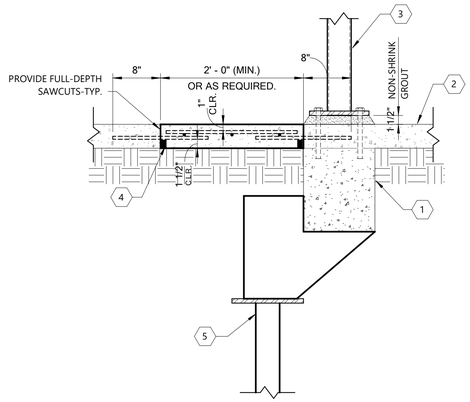
HP = HELICAL PILE. SEE GENERAL NOTES FOR MORE INFORMATION.

NOTE:

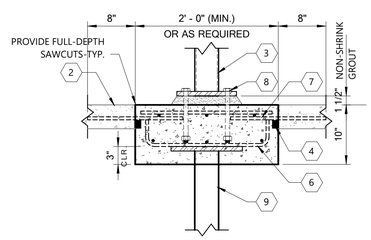
CONFIRM HELICAL PILE LOCATIONS DO NOT CONFLICT WITH ANY EXISTING POST TENSION TENDON INSIDE THE EXISTING FLOOR SLAB. GC TO LOCATE EXISTING POST TENSION TENDON LOCATIONS USING NDT, PRIOR DRIVING HELICAL PILES.

Keynote Legend

1 EXISTING FOUNDATION TO REMAIN.
2 EXISTING SLAB TO REMAIN.
3 STEEL COLUMN - SEE PLAN FOR SIZE.
4 CONTINUOUS WATERSTOP.
5 HELICAL PILE WITH BRACKET CONNECTION, RE GENERAL NOTES.
6 (3)-#4 U-BARS ON EACH WAY.
7 (3)-#4x16" LONG POST INSTALLED REBAR WITH EPOXY EACH WAY, RE: GENERAL NOTES.
8 STEEL BASE PL3/4"x10"x10" WITH (4)-3/4" DIA.x8" LONG CAST-IN-PLACE ANCHORS. (7"x7" GA BETWEEN BOLTS).
9 HELICAL PILE, RE: GENERAL NOTES.



2 Helical Pile Bracket Connx.
1" = 1'-0"



3 Helical Pile At Slab
1" = 1'-0"

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2ND FLOOR PLAN NOTES AND LEGEND:

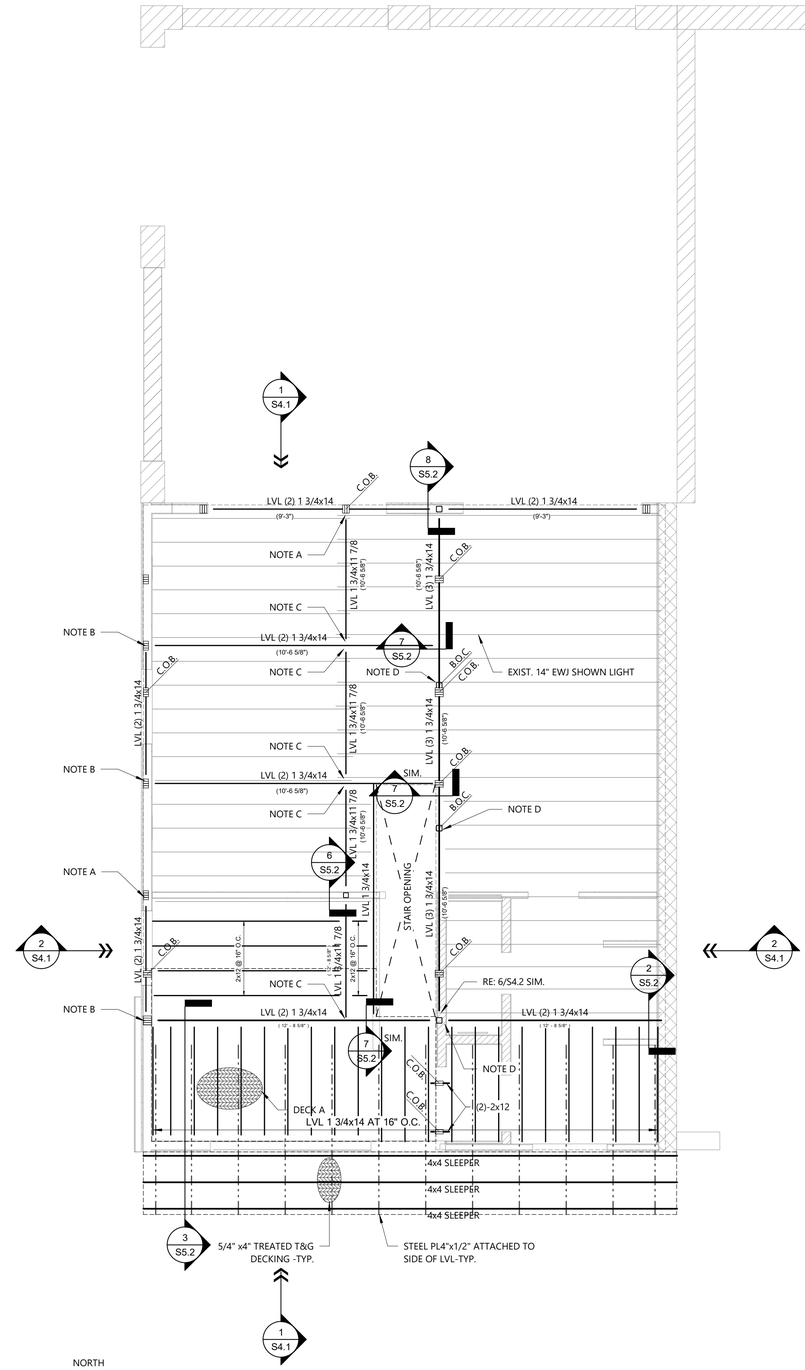
DECK A = 3/4" PLYWOOD DECK, STAGGERED AND ORIENTED PERPENDICULAR TO FRAMING. SEE TYPICAL DETAILS AND SHEDULE FOR FASTENING.

NOTE A = PROVIDE SIMPSON PC4Z COLUMN CAP FOR LVL TO GANGSTUD CONNECTION.

NOTE B = PROVIDE SIMPSON ECCLQ4X-SDS COLUMN CAP FOR LVL TO GANGSTUD CONNECTION.

NOTE C = PROVIDE SIMPSON MIT11.88 TOP FLANGE HANGER FOR LVL BEAM.

NOTE D = RE: 7/S4.1 FOR STEEL COLUMN TO LVL BEAM CONNECTION.



NORTH

1 SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

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SECOND FLOOR FRAMING PLAN

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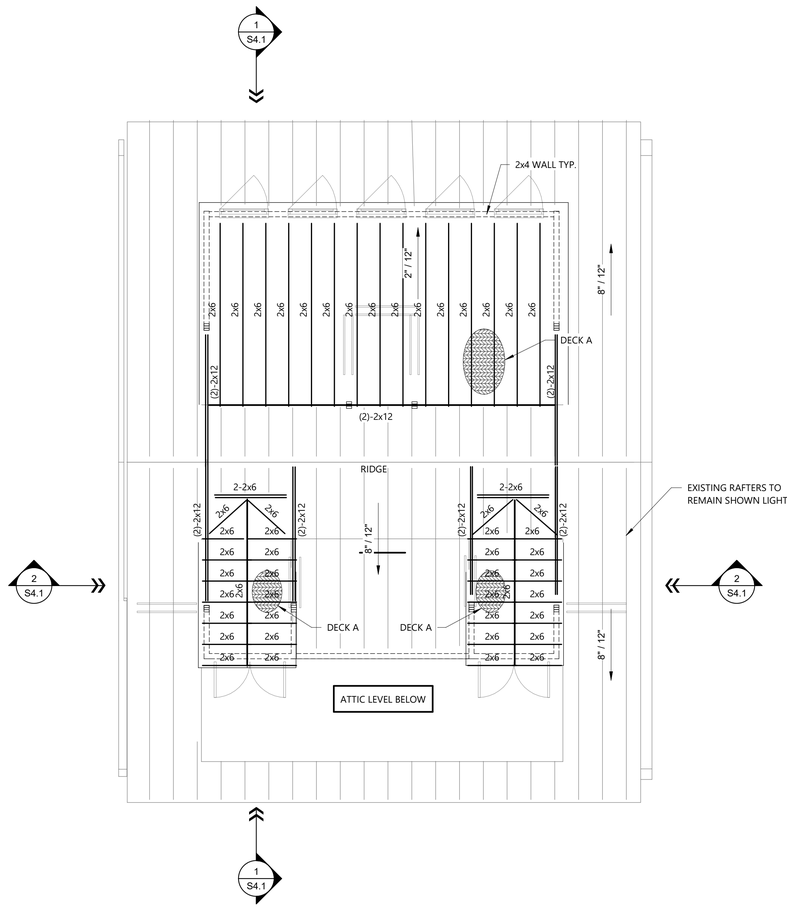
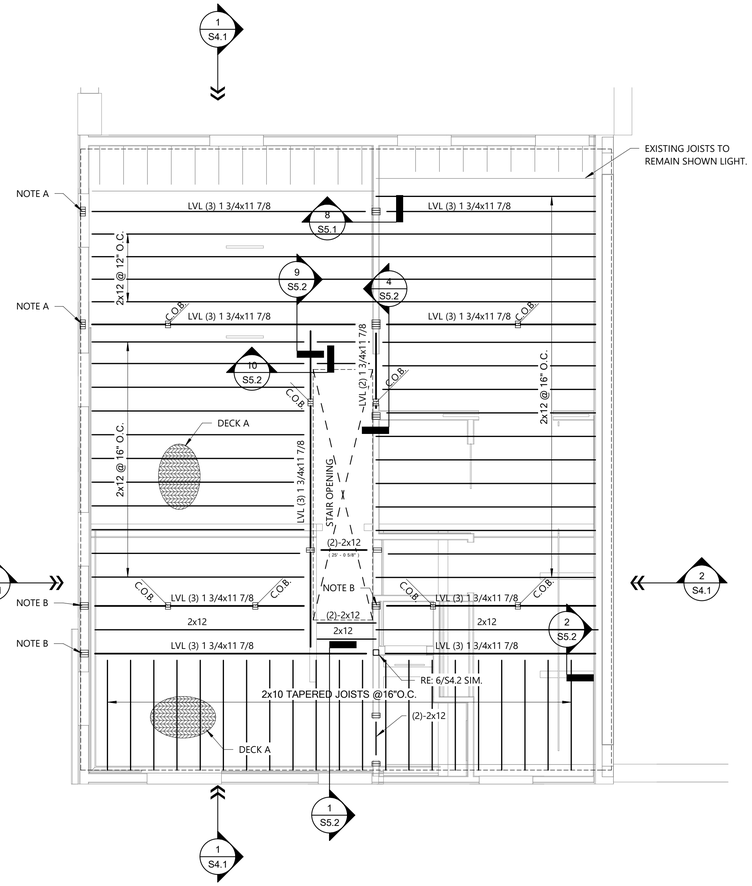


NORTH

2 HIGH ROOF FRAMING PLAN

1/4" = 1'-0"



NORTH

1 ATTIC FLOOR FRAMING PLAN

1/4" = 1'-0"

ATTIC FLOOR PLAN NOTES AND LEGEND:

DECK A = 3/4" PLYWOOD DECK, STAGGERED AND ORIENTED PERPENDICULAR TO FRAMING. SEE TYPICAL DETAILS AND SHEDULE FOR FASTENING.

NOTE A = PROVIDE SIMPSON ECCQ64-SDS2.5 COLUMN CAP FOR LVL TO GANGSTUD CONNECTION.

NOTE B = PROVIDE SIMPSON ECCQ5X-SDS2.5 COLUMN CAP FOR LVL TO GANGSTUD CONNECTION.

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ATTIC FLOOR AND ROOF FRAMING PLAN

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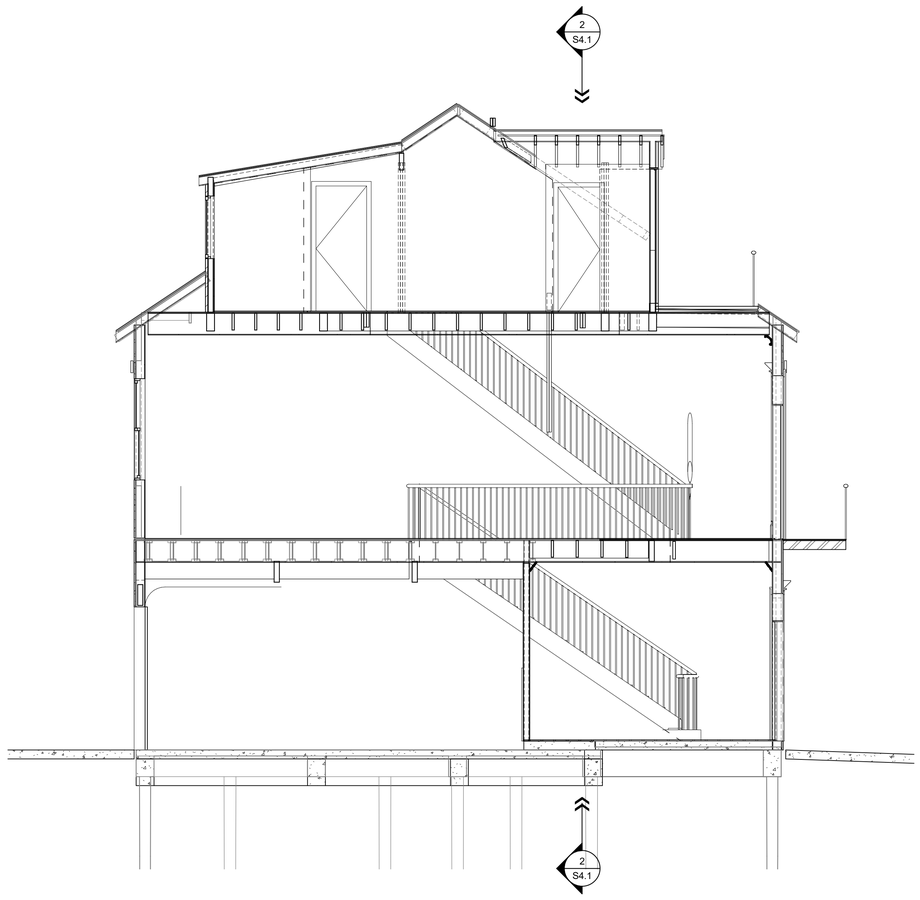
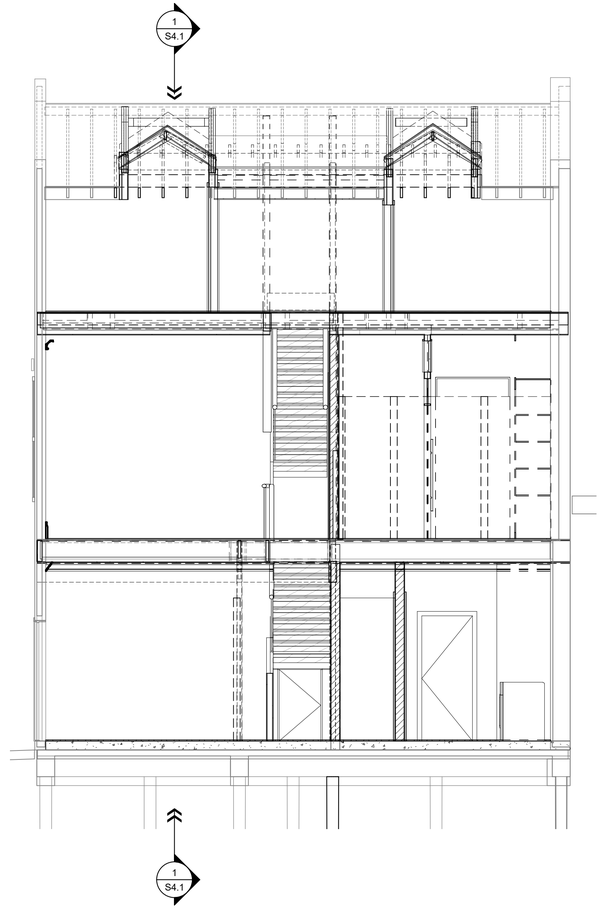


1 BUILDING SECTION - A
1/4" = 1'-0"



2 BUILDING SECTION - B
1/4" = 1'-0"

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BUILDING SECTION

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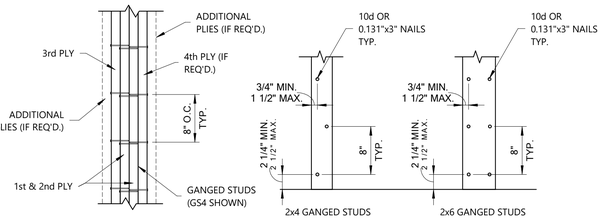
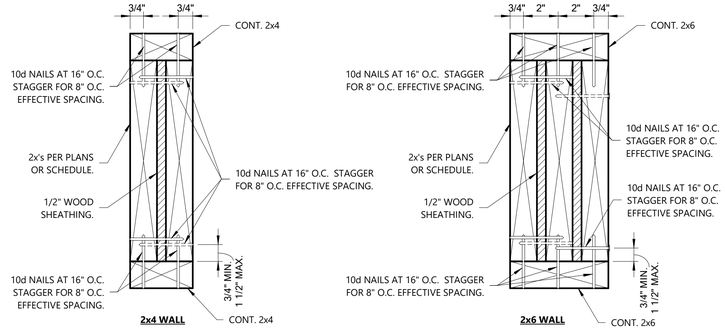


1 Ganged Stud Fastening At Exterior Walls
1" = 1'-0"



3 Typical Built Up Wood Header
3" = 1'-0"

WOOD FASTENING SCHEDULE

CONNECTION	FASTENER TYPE AND NO.	LOCATION
JOIST TO SILL, TOP PLATE, OR GIRDER	3-10d COMMON	TOENAIL
BRIDGING TO JOIST, RAFTER, OR TRUSS	2-10d COMMON	TOENAIL EA. END
BOTTOM PLATE TO JOIST, BLOCKING, OR FRAMING BELOW	16d COMMON at 6" O.C.	TYP. FACE NAIL
TOP PLATE TO STUD	4-10d COMMON	TOENAIL
STUD TO BOTTOM PLATE	4-8d COMMON	TOENAIL
DOUBLE STUD	10d COMMON at 8" O.C. FOR 2X4 (2)-10d COMMON at 8" O.C. FOR 2X6/2X8	FACE NAIL
DOUBLE TOP PLATES	10d COMMON at 6" O.C.	TYP. FACE NAIL
DOUBLE TOP PLATES - LAP SPLICES	16-10d COMMON	LAP SPLICE
BLOCKING BTWN. JOISTS OR FRAMING MEMBERS	3-10d COMMON	TOENAIL
RIM JOIST TO TOP PLATE	10d COMMON at 6" O.C.	TOENAIL
TOP PLATE INTERSECTIONS	4-10d COMMON	FACE NAIL
TRUSS, RAFTER, OR OUTLOOKER TO EXTERIOR WALL TOP PLATES	4-10d COMMON	TOENAIL
TRUSS, RAFTER, OR OUTLOOKER TO INTERIOR WALL TOP PLATES	2-10d COMMON	TOENAIL
CEILING JOIST TO TOP PLATE	3-10d COMMON	TOENAIL
CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
BUILT-UP CORNER STUDS	10d COMMON at 6" O.C.	FACE NAIL
COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
JACK RAFTER TO RIDGE, VALLEY, OR HIP RAFTER	3-10d COMMON	TOENAIL
ROOF RAFTER TO 2x RIDGE BEAM	3-10d COMMON	TOENAIL
2x FASCIA TO ROOF TRUSS, RAFTER, OR OUTLOOKER.	2-10d COMMON	FACE NAIL

NOTE:

USE THE REQUIRED FASTENERS UNLESS NOTED OTHERWISE ON PLANS. COMPLY WITH TABLE 2304.10.1 OF IBC 2015 FOR ANY CONDITIONS NOT INDICATED IN THIS TABLE OR OTHERWISE INDICATED IN DRAWINGS.

COMMON NAIL SIZES:

8d = 2 1/2" LONG x 0.131" DIA.
10d = 3" LONG x 0.148" DIA.
16d = 3 1/2" LONG x 0.162" DIA.

WOOD SHEATHING/DECKING FASTENER REQUIREMENTS

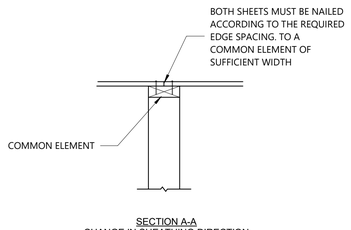
TYPE	SHEATHING/DECKING TYPE	GENERAL FASTENER SPACING	EDGE FASTENER SPACING	REMARKS
WALLS	1/2" EXPOSURE 1 GRADE PLYWOOD	12" O.C.	6" O.C.	A B
ROOF	3/4" EXPOSURE 1 GRADE PLYWOOD	12" O.C.	6" O.C.	A C
FLOOR	3/4" EXPOSURE 1 GRADE TONGUE-IN-GROOVE PLYWOOD	12" O.C.	6" O.C.	A

A ALL FASTENERS SHALL BE 10d COMMON NAILS.

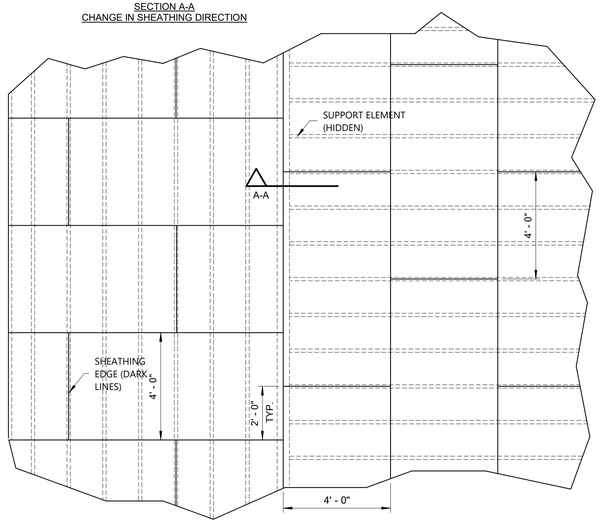
ATTACH SHEATHING/DECKING TO SUPPORTS AT 6" O.C. AROUND THE EDGES OF ALL SHEETS, AND AT 12" O.C. IN THE FIELDS OF THE SHEETS. THIS APPLIES TO BOTH ROOF DECKING AND WALL SHEATHING.

B PROVIDE 12'-0" LONG (MIN.), FULL-HEIGHT, PLYWOOD SHEATHING ON ALL WALLS AT ALL CORNERS OF BUILDING.

C ATTACH ROOF DECK TO ALL SUPPORTS AT ROOF OVERHANGS AND AT 8'-0" WIDE STRIPS AROUND PERIMETER OF ENCLOSED BUILDING SPACES. AT 6" O.C. (MAX.)



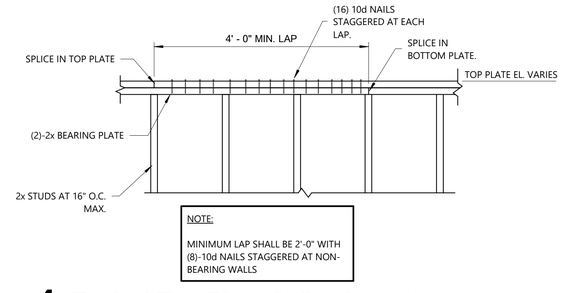
SECTION A-A
CHANGE IN SHEATHING DIRECTION



TYPICAL FLOOR AND ROOF SHEATHING LAYOUT

APA	APA	APA	APA
THE ENGINEERED WOOD ASSOCIATION	THE ENGINEERED WOOD ASSOCIATION	THE ENGINEERED WOOD ASSOCIATION	THE ENGINEERED WOOD ASSOCIATION
RATED SHEATHING 24/16 15/32 INCH	RATED SHEATHING 40/20 19/32 INCH	RATED SHEATHING 48/24 23/32 INCH	RATED SHEATHING 32/16 19/32 INCH
SIZED FOR SPACING EXPOSURE 1 000	SIZED FOR SPACING EXPOSURE 1 000	SIZED FOR SPACING EXPOSURE 1 000	SIZED FOR SPACING EXPOSURE 1 000
PS2-04 SHEATHING PRP-108 HUD-UM-40	PS2-04 SHEATHING PRP-108 HUD-UM-40	PS2-04 SHEATHING PRP-108 HUD-UM-40	PS2-04 SHEATHING PRP-108 HUD-UM-40

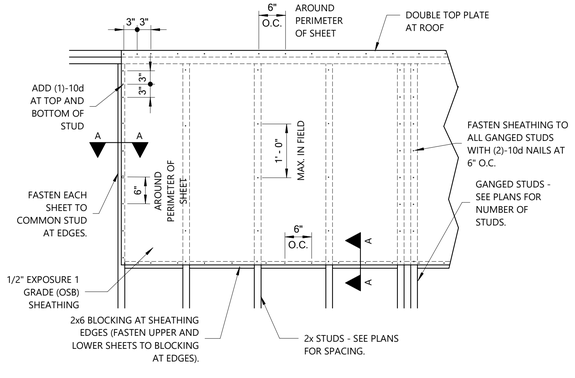
2 Typical Floor And Roof Sheathing Layout
3/8" = 1'-0"



NOTE:

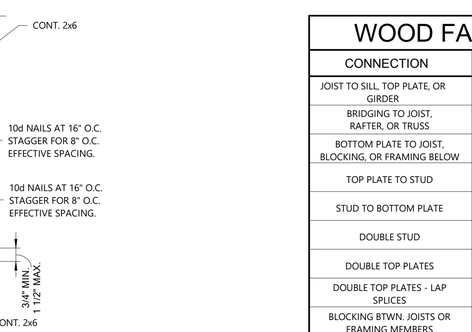
MINIMUM LAP SHALL BE 2'-0" WITH (8)-10d NAILS STAGGERED AT NON-BEARING WALLS

4 Typical Top Plate Splice Location
3/4" = 1'-0"

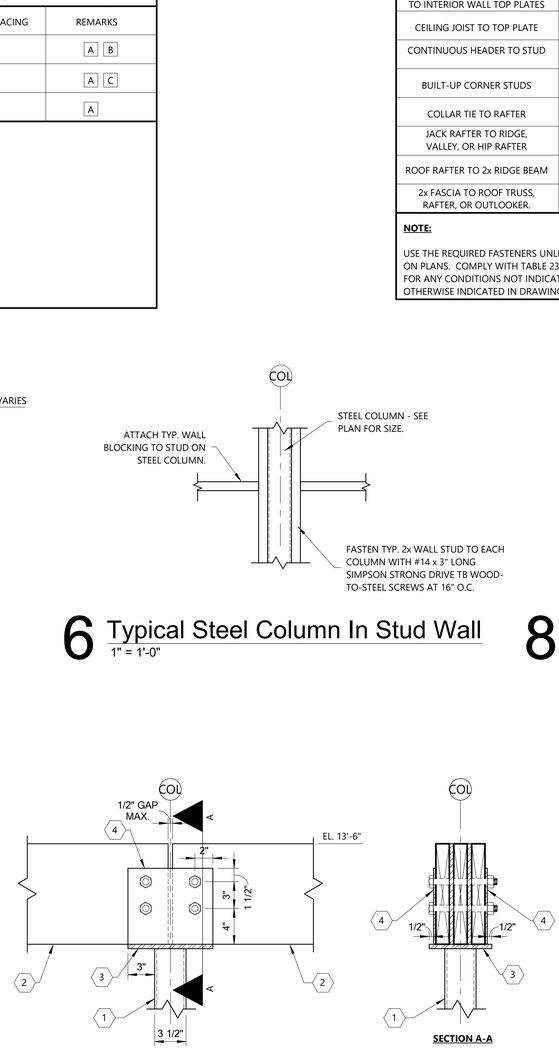


TYPICAL WALL SHEATHING LAYOUT

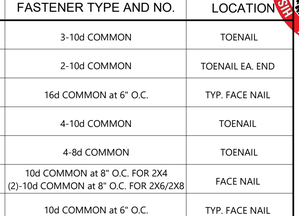
5 Wall Sheathing Layout
3/4" = 1'-0"



6 Typical Steel Column In Stud Wall
1" = 1'-0"



7 Wood Beam To HSS Column
1 1/2" = 1'-0"



8 LVL To GangStud Connx.
1" = 1'-0"

Keynote Legend

1 STEEL COLUMN - SEE PLAN FOR SIZE.
2 WOOD BEAM - SEE PLAN FOR SIZE.
3 1/2" BEARING PLATE WELDED ALL AROUND TO TOP OF COLUMN.
4 1/4" SIDE PLATE WITH (4)-3/4" DIA. THRU-BOLTS. CLEAR DISTANCE BETWEEN SIDE PLATES SHALL BE WIDTH OF BEAM PLUS 1/8". WELD BOTH SIDES CONTINUOUS TO BEARING PLATE.
5 SIMPSON CCQ5X-SDS2.5 COLUMN CAP.
6 GANGSTUD - SEE PLAN.
7 LVL BEAM - SEE PLAN FOR SIZE.
8 PLYWOOD FLOOR DECK - SEE PLAN AND SCHEDULE.

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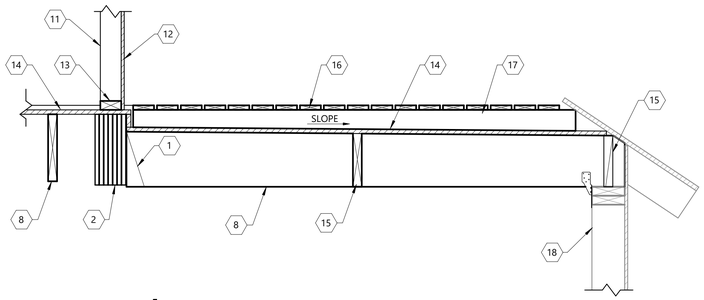
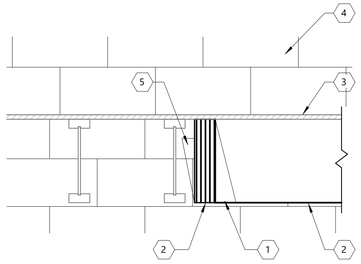
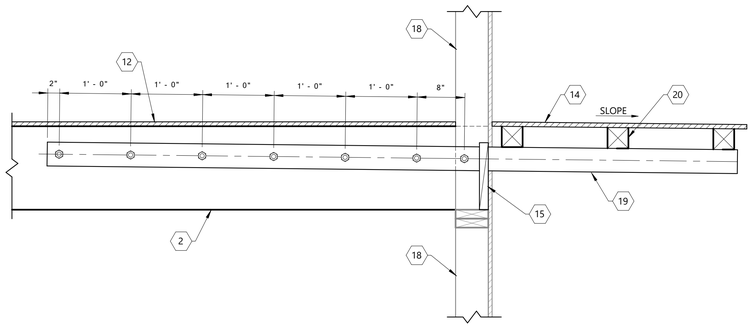


1 Section At Rooftop Deck
1" = 1'-0"



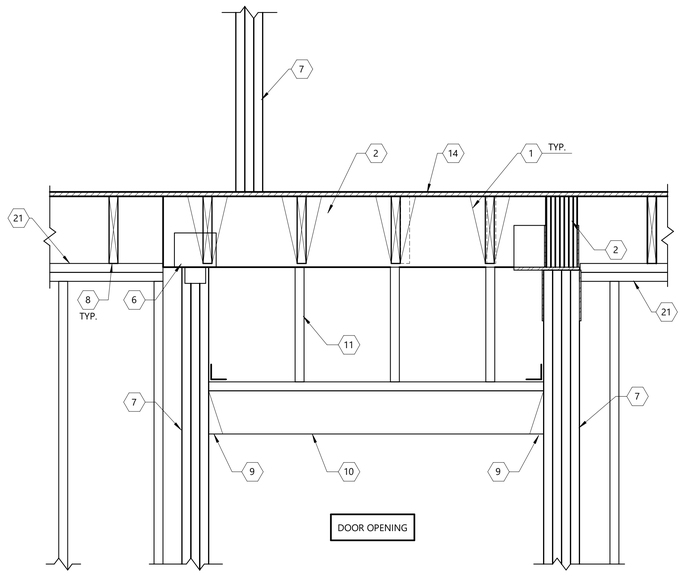
2 LVL Beam Connection
1" = 1'-0"



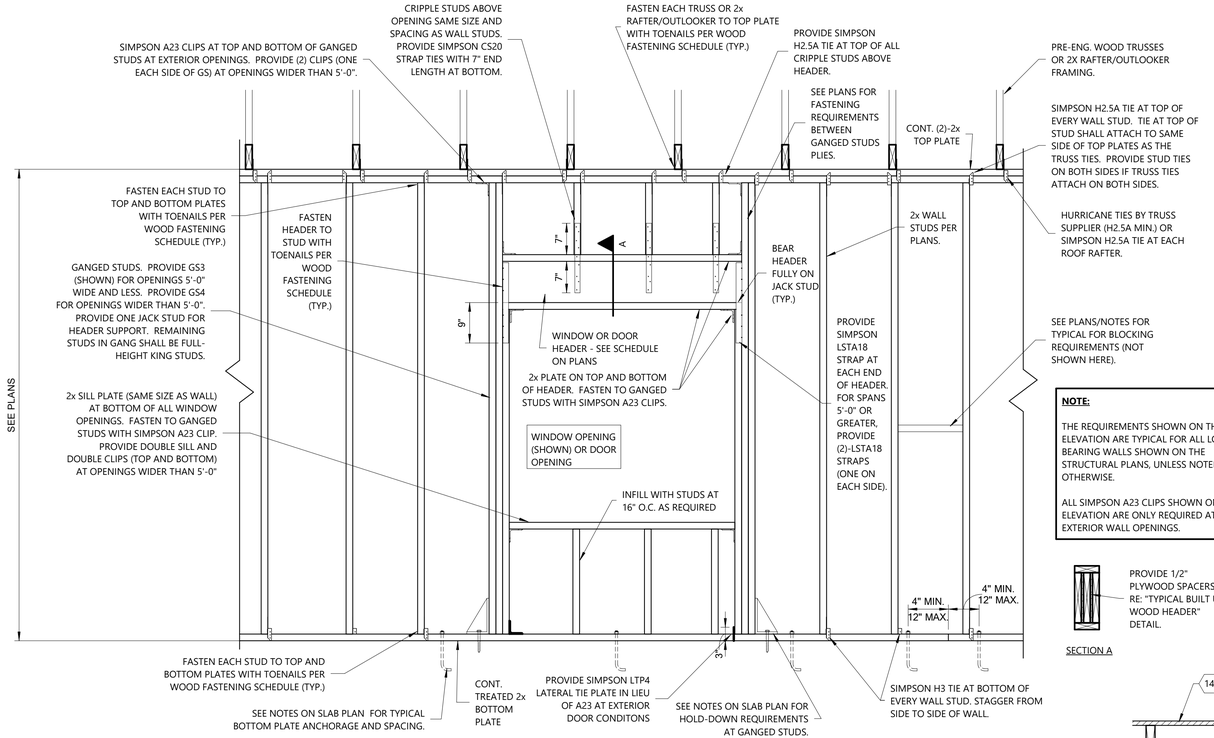
3 Section At Balcony
1" = 1'-0"

Keynote Legend

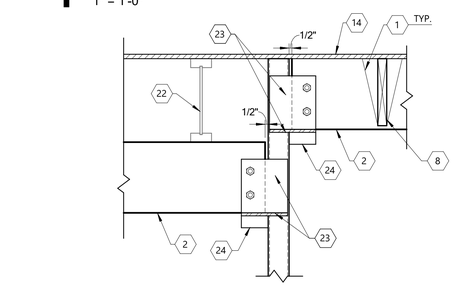
1 SIMPSON LUS210 JOIST HANGER.
2 LVL BEAM - SEE PLAN FOR SIZE.
3 EXISTING PLYWOOD DECK TO REMAIN.
4 EXISTING CMU WALL TO REMAIN.
5 SIMPSON HU410 LVL HANGER FASTEN TO EXISTING CMU WALL WITH SIMPSON 1/4"x4" BLUE TITEN.
6 SIMPSON PC6Z COLUMN CAP, PROVIDE SHIMS AS REQUIRED FOR BEAM.
7 GANGSTUD - SEE PLAN.
8 2x FLOOR JOIST - SEE PLAN.
9 SIMPSON HUC26-3 CONCEALED FLANGE HANGER.
10 (3)-2x8 HEADER.
11 2x WALL STUDS - SEE TYP. DETAILS AND SCHEDULE.
12 PLYWOOD SHEATHING - RE: SCHEDULE.
13 2x TREATED CONTINUOUS BOTTOM PLATE.
14 PLYWOOD FLOOR DECK - RE: SCHEDULE.
15 2x BLOCKING BETWEEN FLOOR JOISTS.
16 DECKING. RE: ARCH.
17 2x4 SLEEPERS AT 24" O.C. SLOPED.
18 EXISTING STUD WALL TO REMAIN.
19 STEEL PLATE 4"x1/2" ATTACHED TO SIDE OF LVL WITH 3/4" DIAMETER BOLTS AT 12" O.C.
20 (3)-4x4 SLEEPERS SPACED EQUALLY - SEE PLAN.
21 DOUBLE 2x CONTINUOUS TOP PLATE.
22 EXISTING FLOOR JOISTS TO REMAIN.
23 1/2" BEARING PLATE AND 5/16" SIDE PLATES WITH (2)-3/4" DIAMETER BOLTS.
24 1/2" STIFFENER PLATE.
25 EXISTING FLOOR JOIST TO REMAIN.
26 STEEL COLUMN - SEE PLAN FOR SIZE.



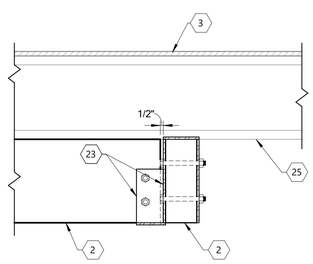
4 Elevation At Door Opening
1" = 1'-0"



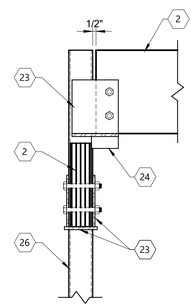
5 Typical Load-Bearing Wall Elevation
3/4" = 1'-0"



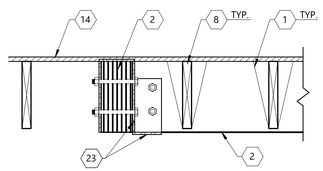
6 LVL To Steel Column Connx.
1" = 1'-0"



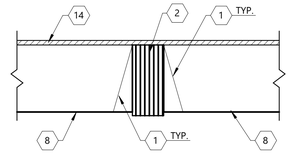
7 LVL Beam To LVL Beam Connx.
1" = 1'-0"



8 LVL To Steel Column Connx.
1" = 1'-0"



9 2x Joist To LVL Beam
1" = 1'-0"



10 2x Joist To LVL Beam
1" = 1'-0"

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REV #	ISSUE PURPOSE	DATE

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NOT FOR CONSTRUCTION
FOR PERMIT PURPOSES ONLY

JOHN GUIDRY LA#36314
FOX-NESBIT ENGINEERING, LLC.

SCHEMATIC
WOOD DETAILS
24 JULY 2020

S5.2

GENERAL NOTES

A. APPLICABLE DESIGN CODES & MISCELLANEOUS

INTERNATIONAL BUILDING CODE 2015
AMERICAN CONCRETE INSTITUTE 318
AMERICAN INSTITUTE OF STEEL CONSTRUCTION

IBC CHAPTER 17 SPECIAL INSPECTIONS:
THE OWNER OR THE OWNER'S REPRESENTATIVE IS REQUIRED TO PROVIDE SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF IBC 2015. THE GENERAL CONTRACTOR IS REQUIRED TO ENGAGE AND ACCOMMODATE THE REQUIRED SPECIAL INSPECTIONS BY PROVIDING ACCESS TO ELEMENTS REQUIRED FOR INSPECTION AND BY NOTIFYING THE TESTING AGENCY 48 HOURS PRIOR TO A REQUIRED INSPECTION EVENT. THE CONTRACTOR SHALL PROVIDE REPORTS FROM THE TESTING AGENCY INDICATING COMPLIANCE WITH THE IBC REQUIREMENTS FOR:

- STEEL CONSTRUCTION (IBC 1705.2)
- CONCRETE CONSTRUCTION (IBC 1705.3)
- SOILS (IBC 1705.6)
- DRIVEN PILES (IBC 1705.7)
- WIND RESISTANCE (IBC 1705.11) (IN APPLICABLE WIND SPEEDS ONLY)

STRUCTURAL OBSERVATIONS:
STRUCTURAL OBSERVATIONS SHALL BE CONDUCTED BY THE ENGINEER OF RECORD TO ASSURE GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENTS. THESE OBSERVATIONS WILL NOT TAKE THE PLACE OF THE CODE REQUIRED SPECIAL INSPECTIONS LISTED ABOVE OR ANY OTHER INSPECTIONS REQUIRED BY THE LOCAL BUILDING OFFICIAL. NOTIFY ENGINEER OF RECORD AND ARCHITECT FOR STRUCTURAL OBSERVATION VIA EMAIL A MINIMUM OF 72 HOURS PRIOR TO ANY OF THE FOLLOWING EVENTS:

- INSTALLATION OF PILES.
- ALL CONCRETE/GROUT POURS (WITH ` IDENTIFICATION OF SPECIFIC ELEMENTS TO BE POURED),
- NEAR COMPLETION OF STRUCTURAL STEEL ERECTION.
- PLACEMENT OF INTERIOR SHEATHING COVERING WOOD FRAMING.
- PLACEMENT OF ROOFING COVERING ROOF DECK.

FAILURE TO NOTIFY MAY REQUIRE REMOVAL OF COMPLETED WORK.

PROVIDE COMPREHENSIVE ELECTRONICALLY TRANSMITTED PHOTOS OF ANY REQUESTED WORK TO ENGINEER PRIOR TO ANY OF THE ABOVE EVENTS IN LIEU OF OBSERVATION IF DEEMED ACCEPTABLE BY ENGINEER.

B. DESIGN LOADS AND REQUIREMENTS SECTION

(1) FLOOR DESIGN LOADS
LIVE LOAD ---------- 40 PSF (REDUCIBLE)
LIVE LOAD ---------- 2000 LB (CONCENTRATED)

(2) ROOF DESIGN LOADS
LIVE LOAD ----------20 PSF (REDUCIBLE)
LIVE LOAD ----------300 LB (CONCENTRATED)
GROUND SNOW LOAD ---------- 0 PSF

(3) LATERAL DESIGN - WIND
ASCE 7-10
ULTIMATE DESIGN WIND SPEED (V_{ult})------- 144 MPH
NOMINAL DESIGN WIND SPEED (V_{asd})------- 112 MPH
EXPOSURE CATEGORY ---------- B
RISK CATEGORY ---------- II
INTERNAL PRESSURE COEFFICIENT ---------- +/-0.18
MWFRS - DIRECTIONAL PROCEDURE

(4) LATERAL DESIGN -SEISMIC
ASCE 7-10
IMPORTANCE FACTOR ---------- 1.0
S_s ---------- 0.096g
S_1 ---------- 0.051g
SITE CLASS ---------- D
S_{ds} ---------- 0.102g
S_{d1} ---------- 0.082g
SEISMIC DESIGN CATEGORY-------- B
C_s ---------- 0.0340
DESIGN BASE SHEAR ---------- 0.0340*W
R ---------- 3
EQUIVALENT LATERAL-FORCE ANALYSIS METHOD.
STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE.

C. GEOTECHNICAL

A GEOTECHNICAL INVESTIGATION HAS NOT BEEN CONDUCTED. THE OWNER SHALL ENGAGE A LICENSED GEOTECHNICAL ENGINEER TO SURVEY THE PROJECT SITE, TAKE SOIL BORING SAMPLES AND PERFORM A SITE SPECIFIC SOIL INVESTIGATION FOR THIS PROJECT.

THE GEOTECHNICAL ENGINEER SHALL SUBMIT ALL FINDINGS AND RECOMMENDATIONS IN A REPORT TO THE OWNER, AND THE OWNER SHALL PROVIDE A COPY OF THE REPORT TO THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE GEOTECHNICAL ENGINEER'S REPORT PRIOR TO CONDUCTING ANY SITEWORK OPERATIONS.

THE FOUNDATION TYPE AND PILE CAPACITY ASSUMPTIONS SHOWN ON THE DRAWINGS SHALL BE CONFIRMED OR OTHERWISE, REVISED BASED UPON THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REVISING THE DESIGN FROM THAT SHOWN AS WELL AS FOR ANY ADDITIONAL SITE PREPARATORY AND REMEDIATION WORK REQUIRED.

D. STRUCTURAL STEEL

STRUCTURAL STEEL MEMBERS SHALL BE MADE USING THE FOLLOWING GRADES:

WIDE FLANGE SHAPES ----------	ASTM A-992
HSS ----------	ASTM A500, GRADE C
PIPES ----------	ASTM A53, TYPE E OR S
PLATE, BARS, & ANGLES ----------	ASTM A36

ALL STRUCTURAL STEEL SHALL BE FABRICATED, COATED, AND ERECTED AS PER THE AISC SPECIFICATIONS.

ALL WELDS SHALL BE WITH E70XX ELECTRODES AND IN ACCORDANCE WITH AWS STANDARDS. MINIMUM FILLET WELD SIZE SHALL BE 1/4" - U.N.O. FOULING ELEMENTS SUCH AS PAINT, OIL, GREASE, OR OTHER CONTAMINANTS SHALL BE REMOVED AT ALL WELDED CONNECTIONS PRIOR TO WELDING.

ALL FRAMING CONNECTIONS SHALL BE MADE WITH THE MAXIMUM NUMBER OF ROWS OF 3/4" A325-N TENSION CONTROL BOLTS FOR GIVEN BEAM DEPTH. - U.N.O.

ALL TUBULAR STEEL COLUMNS SHALL HAVE 1/2" CAP PLATES - U.N.O.

PROVIDE CONTINUOUS 1/4" THICK BENT PLATE OR ANGLE AROUND PERIMETER OF ALL FLOOR EDGES INCLUDING STAIRS, ELEVATORS, MECH. PENETRATIONS, ETC.

THE CONTRACTOR SHALL ASSURE THAT THE STRUCTURE HAS BEEN ERECTED TRUE AND SUITABLE TEMPORARY BRACING AND GUYS SHALL BE INSTALLED TO MAINTAIN SAID TRUENESS. THE STRUCTURAL STEEL FRAMEWORK SHALL BE BRACED OR GUYED UNTIL FINAL ERECTION IS COMPLETE AND DECKING AND PERMANENT BRACES HAVE BEEN ERECTED.

THE STEEL FABRICATOR SHALL PROVIDE AN ALLOWANCE IN HIS BASE BID FOR A TOTAL OF FOUR TONS OF ADDITIONAL ERECTED MISCELLANEOUS STEEL AS DEEMED NECESSARY BY STRUCTURAL ENGINEER. THIS ALLOWANCE SHALL COVER ALL DETAILING, FABRICATION, MATERIALS, PAINTING, DELIVERY, ERECTION, COATINGS, AND OTHER ASSOCIATED COSTS. THE EXACT SIZE AND QUANTITY OF STEEL MATERIAL SHALL BE SELECTED BY THE STRUCTURAL ENGINEER AS REQUIRED. DEDUCTIONS FROM STEEL ALLOWANCE SHALL BE MADE IN TERMS OF WEIGHT OF MATERIAL ADDED. ANY UNUSED PORTIONS OF THIS ALLOWANCE SHALL BE CREDITED BACK TO THE OWNER AT THE RATE OF $8,000.00 PER TON.

CONTRACTOR TO PROVIDE GALVANIZED STEEL LINTELS AS REQUIRED TO SUPPORT BRICK AND/OR MASONRY VENEER ABOVE ALL OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE (UNLESS NOTED OTHERWISE):

CLEAR OPENING	ANGLE SIZE
0 TO 4'	L4x4x1/4 LLV
4' TO 9'	L6x4x3/8 LLV
9' TO 12'	L7x4x3/8 LLV

LINTEL ANGLES SUPPORTING BRICK AND/OR MASONRY VENEER SHALL HAVE A MINIMUM BEARING SUPPORT LENGTH OF 8".

ANY STEEL NOT SHOWN ON DRAWINGS THAT IS REQUIRED FOR ELEVATORS SHALL BE PROVIDED BY THE CONTRACTOR.

ANY STEEL NOT SHOWN ON DRAWINGS THAT IS REQUIRED FOR BASKETBALL GOALS SHALL BE DESIGNED, FURNISHED, AND INSTALLED (OR COORDINATED) BY THE GOAL SUPPLIER.

ALL STRUCTURAL STEEL INDICATED ON PLANS AS GALVANIZED (OR GALV.) SHALL BE HOT-DIP GALVANIZED PER THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. TOUCH UP ALL BREAKS IN GALVANIZE WITH A ZINC RICH COLD GALVANIZE COMPOUND PER 051200 SPECIFICATIONS.

E. WOOD FRAMING MEMBERS

ALL WOOD FRAMING MEMBERS SHALL BE NO. 2 SOUTHERN YELLOW PINE AND SHALL BE IN ACCORDANCE WITH MINIMUM DESIGN PROPERTIES PROVIDED IN THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION.

ALL ROOF MEMBERS SHALL BE ATTACHED TO SUPPORTING MEMBERS USING HURRICANE TIES.

PROVIDE 2x HORZ. BLOCKING (SAME SIZE AS WALL STUD) AT ALL EDGES OF SHEATHING (OSB OR GYP. BOARD) ON LOAD BEARING WALLS AND SHEAR WALLS SHOWN ON THESE PLANS.

BOTTOM PLATE ANCHORS SHALL BE LOCATED NO MORE THAN 12 INCHES AND NO LESS THAN 4 INCHES FROM ENDS OR PENETRATIONS OF BOTTOM PLATE. SEE PLANS FOR REQUIRED ANCHORS AND TYPICAL SPACING.

ALL PROPRIETARY WOOD CONNECTION HARDWARE SPECIFIED ON THESE PLANS SHALL BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS, INCLUDING PROPER TYPE AND QUANTITY OF FASTENERS.

SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

ALL CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH TREATED WOOD SHALL BE FABRICATED WITH A MINIMUM G185 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653 (I.E. SIMPSON ZMAX) OR HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A653. ALL OTHER CONNECTORS SHALL BE FABRICATED WITH A MINIMUM G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653.

WOOD FASTENERS (INCLUDING NAILS, BOLTS, NUTS, WASHERS, ETC.) SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 AT ALL CONNECTIONS EXPOSED TO WEATHER IN CONTACT WITH TREATED WOOD, AND AT ALL ROOF AND EXTERIOR WALL SHEATHING.

ALL LAG SCREWS WITH A DIAMETER OF 3/8" OR GREATER SHALL BE INSTALLED USING A LEAD HOLE WITH A DIAMETER EQUAL TO 60 TO 70 PERCENT OF THE SHANK DIAMETER. THE LEAD HOLE LENGTH SHALL BE EQUAL TO THE LAG SCREW EMBEDMENT.

ALL WOOD SHEATHING SHALL HAVE VISIBLE APA RATING STAMP.

F. ENGINEERED LUMBER

ALL LVL MEMBERS SHALL BE VERSA LAM 2.0E; 3100 Fb

MINIMUM MEMBER DESIGN PROPERTIES:
Fb ----------3100 psi
Fv ----------285 psi
E ----------2,000,000 psi

LVL BEAM CONNECTIONS: UNLESS OTHERWISE NOTED, ALL
CONNECTIONS SHALL BE MADE WITH 1" DIA. BOLTS. ALL PLATES IN CONNECTIONS SHALL BE 1/4" THICK.

UNLESS NOTED OTHERWISE, MINIMUM EDGE DISTANCE REQUIRED FOR CONNECTIONS OF WOOD MEMBERS SHALL BE 4", AND 2" FOR PLATES. CENTER-TO-CENTER SPACING FOR BOLTS IN ALL CONNECTIONS SHALL ALSO BE 4". FOR CONNECTIONS WITHOUT PLATES, USE BOLTS AND NUTS WITH MINIMUM SIZE WASHERS OF 3" DIA.

G. POST-INSTALLED ANCHORS

IF SPECIFIC POST-INSTALLED ANCHOR IS NOT INDICATED ON DRAWINGS, THEN THE FOLLOWING POST-INSTALLED ANCHORS OR ADHESIVE SHALL BE USED FOR THIS PROJECT UNLESS EQUAL SUBSTITUTIONS ARE SUBMITTED AND APPROVED.

EXPANSION ANCHORS
- STRONG BOLT 2 BY SIMPSON STRONG TIE
- KWIK BOLT-TZ BY HILTI
- DEWALT STUD SD1

CONCRETE OR MASONRY SCREWS
- TITEN BY SIMPSON STRONG TIE
- DEWALT TAPPER
- KWIK-CON II BY HILTI

EPOXY ADHESIVE
- SET-3G BY SIMPSON STRONG TIE
- HIT-RE 500v3 BY HILTI
- DEWALT PURE110+
- DEWALT AC200+

HEAVY DUTY SCREW ANCHORS
- TITEN HD BY SIMPSON STRONG-TIE
- KH-EZ BY HILTI
- DEWALT SCREW BOLT+

ALL POST-INSTALLED ANCHORS SHALL BE INSTALLED WITH STRICT ADHERENCE TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

FOR ALL POST INSTALLED ANCHOR APPLICATIONS, HOLES SHALL BE DRILLED WITH A HAMMER DRILL, U.N.O.

ALL DRILLED HOLES FOR ADHESIVE ANCHORS SHALL BE BRUSHED AND BLOWN CLEAN WITH COMPRESSED AIR AS SPECIFIED BY THE MANUFACTURER.

ALL ADHESIVE ANCHORS SHALL BE INSTALLED IN DRY CONCRETE, U.N.O.

DO NOT INSTALL POST-INSTALLED ANCHORS INTO NEW CONCRETE UNTIL DESIGN 28-DAY COMPRESSIVE STRENGTH HAS BEEN ACHIEVED AND IN NO CASE LESS THAN 7 DAYS.

ALL POST-INSTALLED ANCHORS AND ACCESSORIES EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED (OR HAVE APPROVED EQUAL CORROSION RESISTANCE).

H. HELICAL PILES

THE CONTRACTOR'S PILE MANUFACTURER SHALL SELECT THE APPROPRIATE SIZE AND TYPE OF HELICAL PILES, HELICAL ANCHORS AND BRACKETS TO SUPPORT THE DESIGN LOADS SHOWN BELOW. THE SIZE AND NUMBER OF HELICAL PLATES MUST BE SUCH THAT THE HELICAL PILES AND HELICAL ANCHORS ACHIEVE THE APPROPRIATE TORQUE AND CAPACITY IN THE SOILS PRESENT AT THE SITE.

PILE ASSUMPTIONS FOR HELICAL PILES TO BE CONFIRMED AND DESIGNED BY THE PILE MANUFACTURER. DESIGN CALCULATIONS FOR PILES SHALL BE REQUIRED AND SEALED BY A CIVIL ENGINEER LICENSED IN LOUISIANA.

ALLOWABLE DESIGN LOADS:
COMPRESSION = 10T (FACTOR OF SAFETY = 3)

MINIMUM TORQUE RATING TORQUE FACTOR (KT) AS SPECIFIED IN AC358 WILL APPLY UNLESS OTHERWISE SPECIFIED FOR THE PRODUCT THROUGH ICC CERTIFICATION. HELICAL PILES TO FOLLOW THE GUIDELINES ESTABLISHED IN AC358, ACCEPTANCE CRITERIA FOR HELICAL FOUNDATION SYSTEMS & DEVICES.

COATING: HOT DIPPED GALVANIZED ASTM A123-02

INSTALLATION: HELICAL PILE INSTALLATION CONTRACTOR SHALL BE CERTIFIED BY THE HELICAL PILE MANUFACTURER. CONNECTIONS TO STRUCTURE, TORQUE POWER UNITS, ADAPTERS, EXTENSIONS, TORQUE RECORDINGS, PROPER ALIGNMENT, REVOLUTIONS PER MINUTE, CROWD FORCE, COUPLING BOLTS TO BE IN COMPLIANCE WITH MANUFACTURERS REQUIREMENTS.

PROVIDE A PILE WITH A THREE HELIX CONFIGURATION CONSISTING OF AN 8" DIAMETER LOWER, A 10" DIAMETER MIDDLE HELIX, AND AN UPPER 12" DIAMETER HELIX. THE THREE HELICAL PLATES SHOULD BE SEPARATED BY A MINIMUM VERTICAL DISTANCE OF 3 FEET EACH.

MINIMUM PILE SHAFT DIAMETER: 2 7/8" O.D.

MINIMUM PILE LENGTH: 35'-0" WITH BOLTED SPLICES AS REQUIRED.

PILE SHALL ATTAIN SPECIFIED DESIGN LOAD CAPACITY. PILE CONTRACTOR SHALL INCLUDE IN HIS BID A PER FOOT UNIT COST ADD AND DEDUCTION IF PILE MINIMUM LENGTH IS EXCEEDED OR IF PILE CAPACITY IS ACHIEVED PRIOR TO REACHING THE SPECIFIED MIN. LENGTH.

MANUFACTURER: CANTSINK MANUFACTURING, LLC OR APPROVED EQUAL. EQUIVALENT SYSTEMS MAY BE SUBSTITUTED UPON REVIEW BY THE ENGINEER OF RECORD (EOR).

INSTALL PILES WITH EQUIPMENT THAT WILL MINIMIZE THE DISRUPTION OF THE SITE AND SURROUNDINGS AND CAN SUCCESSFULLY INSTALL THE PILES WITHIN A CONFINED HEIGHT AND SPACE. RE: DRAWINGS. PRIOR TO INSTALLING PILES, LOCATE ALL SUBSURFACE STRUCTURES AND UTILITIES. MARK ALL SUCH IN THE AREA OF WORK. NO HELICAL PILE SHALL BE INSTALLED WITHIN 2'-0" OF ANY UTILITY LINE OR UNDERGROUND STRUCTURE.

CUT PILE TOP TO SUIT THE WORK AND REMOVE COATING AS REQUIRED. PROVIDE CAP PL1/2"x12"x12".

PILE INSTALLATION SHALL BE OBSERVED BY THE TESTING LAB. INSTALLER AND/OR TESTING LAB SHALL CONFIRM THE PILE INSTALLATION DEPTH IN ORDER TO ACHIEVE THE REQUIRED CAPACITY LISTED ABOVE AND SUBMIT ALL REPORTS AND DOCUMENTATION AS REQUIRED FOR RECORD.

SUBMIT ALL PILE MATERIALS, INSTALLATION EQUIPMENT AND CALCULATIONS FOR APPROVAL PRIOR TO FABRICATION.

PILE INSTALLATION TOLERANCE:
LOCATION: 3" MAX. FROM LOCATION INDICATED.
PLUMB: MAINTAIN 1" IN 10FT. FROM VERTICAL, MAX OF 4" FOR TOTAL LENGTH.

I. RENOVATIONS

EXISTING CONDITIONS:
ALL DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE EXACT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. FIRST SUBMITTAL OF SHOP DRAWINGS MUST CONTAIN CORRECT CONDITIONS AND DIMENSIONS OBTAINED FROM THE FIELD. IF CONDITIONS AND DIMENSIONS VARY GREATLY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PREPARATION OF SHOP DRAWINGS.

SHORING:
SHORE AND BRACE ALL EXISTING FRAMING AS REQUIRED IN ORDER TO ACCOMPLISH WORK SHOWN ON DRAWINGS. DESIGN OF ALL SHORING SHALL BE PROVIDED BY THE CONTRACTOR.

DEMOLITION OF EXISTING CONSTRUCTION:
PRIOR TO THE START OF DEMOLITION OR EXPLORATORY WORK, THE OWNER SHALL EMPLOY AN INDEPENDENT TESTING LABORATORY TO SURVEY THE EXISTING SITE CONDITIONS FOR THE PRESENCE OF HAZARDOUS MATERIALS SUCH AS, BUT NOT LIMITED TO, LEAD-BASED PAINT, ASBESTOS, MOLD, ETC. IF THE TESTS RESULTS ARE POSITIVE FOR ANY HAZARDOUS MATERIALS, THE OWNER SHALL EMPLOY A REMEDIATION FIRM TO REMOVE THE HAZARDOUS MATERIALS IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL, STATE, AND FEDERAL GOVERNMENTS BEFORE DEMOLITION OR EXPLORATORY WORK MAY COMMENCE.

DAMAGE TO EXISTING CONSTRUCTION:
ALL WORK SHALL BE DONE IN A MANNER WHICH WILL NOT DAMAGE ADJACENT EXISTING CONSTRUCTION WHICH IS TO REMAIN.

PATCHING MATERIALS AND INSTALLATION:
ALL MATERIALS USED FOR PATCHING SHALL MATCH EXISTING MATERIALS IN APPEARANCE AND QUALITY. WORKMANSHIP SHALL BE IN CONFORMANCE WITH TODAY'S STANDARDS BUT SHALL BE NO LESS IN QUALITY THAN ANY OF THE ADJACENT WORKMANSHIP IN THE AREA BEING PATCHED.

PENETRATIONS IN EXISTING MASONRY/BRICK WALLS:
ALL NEW PENETRATIONS THROUGH EXISTING MASONRY WALLS OR CONCRETE SLAB GREATER THAN 3" AND NOT SHOWN HEREIN THESE DRAWINGS SHALL BE APPROVED BY FOX-NESBIT IN WRITING.

PRICING/BIDDING:
ALL ELEMENTS SHALL BE CONSIDERED NEW FOR PRICING/BIDDING UNLESS SPECIFICALLY IDENTIFIED AS EXISTING.

WELDING IN ENCLOSED SPACES:
WELDING IS TO BE PERFORMED IN ENCLOSED SPACES AND PROXIMITY TO EXISTING MATERIALS. TAKE NECESSARY VENTILATION, FIRE AND SAFETY PRECAUTIONS THAT ARE IN COMPLIANCE WITH THE GUIDELINES AND REGULATIONS OF LOCAL STATE, AND FEDERAL GOVERNMENTS INCLUDING AWS AND OSHA REQUIREMENTS BEFORE WORK MAY COMMENCE.

J. NOTICE

THE USE OF REPRODUCTION OF THESE CONTRACT DRAWINGS BY THE CONTRACTOR, SUB-CONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARED SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING FROM ANY ERRORS THAT MAY BE PRESENT HEREON.

IN THE EVENT OF CONFLICTING OR DIFFERING REQUIREMENTS INDICATED ON THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS THAT HAVE NOT BEEN CLARIFIED OR CHANGED, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY, GREATER QUANTITY, OR MORE STRINGENT UNLESS DIRECTED OTHERWISE BY ARCHITECT/ENGINEER.

FIELD VERIFICATIONS

CONTRACTOR TO FIELD MEASURE ALL NEEDED DIMENSIONS PRIOR TO ORDERING MATERIAL.

CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DETAILS, GEOMETRY, DIMENSIONS, AND ELEVATIONS PRIOR TO ORDERING/FABRICATION OF MATERIALS. CONTACT ARCHITECT AND ENGINEER IMMEDIATELY IF ANY DIMENSIONS, DETAILS, OR ELEVATIONS ARE NOT FOUND TO MATCH THOSE SHOWN ON THE PLANS.

ABBREVIATIONS

@ ----------	AT
A/E ----------	ARCHITECT/ENGINEER
A.F.F. ----------	ABOVE FINISHED FLOOR
ARCH. ----------	ARCHITECTURAL
BF ----------	BRACED FRAME
BM. ----------	BEAM
B.O.C. ----------	BEAM ON COLUMN
B.O.S. ----------	BOTTOM OF STEEL
BOT. ----------	BOTTOM
BTM. ----------	BOTTOM
C.F.M.F. OR CFMF ---	COLD-FORMED METAL FRAMING
C.I.P.----------	CAST-IN-PLACE
C.G OR CG ----------	CENTER OF GRAVITY
CJP ----------	COMPLETE JOINT PENETRATION
C.L. OR CL ----------	CENTER LINE
C.O.B. ----------	COLUMN ON BEAM
COL. ----------	COLUMN
CONT. ----------	CONTINUOUS
CONNX. ----------	CONNECTION
EL. ----------	ELEVATION
ELEV.----------	ELEVATION
ELEC. ----------	ELECTRICAL
E.O.A. ----------	EDGE OF ANGLE
E.O.R. ----------	ENGINEER OF RECORD
E.O.S. ----------	EDGE OF SLAB
EXIST. ----------	EXISTING
F.F. ----------	FINISH FLOOR
FIN. FLR. ----------	FINISH FLOOR
GA. ----------	GAGE
GC ----------	GENERAL CONTRACTOR
GL ----------	GLUE-LAMINATED
GR. BM. ----------	GRADE BEAM
HI ----------	DETAIL APPLIES HIGH
H.S.A. OR HSA --------	HEADED STUD ANCHOR
H.S.A.S.----------	HEADED STUD ANCHORS
HSS ----------	HOLLOW STRUCTURAL SECTION
LO ----------	DETAIL APPLIES LOW
M.B.S.----------	METAL BUILDING SUPPLIER
MECH. ----------	MECHANICAL
MEP----------	MECHANICAL, ELECTRICAL, PLUMBING
O.C. ----------	ON CENTER
O.C.E.W. ----------	ON CENTER EACH WAY
OPP. ----------	OPPOSITE
PEMBS ----------	PRE-ENGINEERED METAL BUILDING SUPPLIER
PL. ----------	PLATE
P.T. ----------	POST TENSION OR POST-TENSIONED
POST-TENS ----------	POST TENSION OR POST-TENSIONED
REINF. ----------	REINFORCEMENT
RTU ----------	ROOF TOP UNIT
SIM. ----------	SIMILAR
STR. ----------	STRENGTH
T.O. ----------	TOP OF
T.O.C. ----------	TOP OF CONCRETE
T.O.J. ----------	TOP OF JOIST
T.O.S. ----------	TOP OF SLAB
U.N.O. ----------	UNLESS NOTED OTHERWISE
V.O.J. ----------	VERIFY ON JOBSITE
W/ ----------	WITH
WF ----------	WIDE FLANGE
WWF ----------	WELDED WIRE FABRIC

HISTORIC DISTRICT LANDMARKS COMMISSION 08-18 wcargile 22 APPROVED

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JOHN GUIDRY LA#36314
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SCHEMATIC

GENERAL NOTES

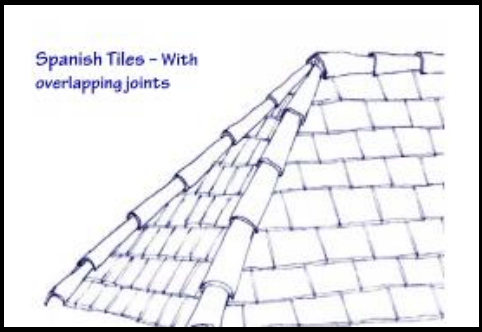
24 JULY 2020

S6.1

FOX-NESBIT
BATON ROUGE 225:293:6595
NEW ORLEANS www.fox-nesbit.com

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

By the Way, Did You Know?



Existing ridge tiles should be salvaged and reinstalled!

The HDLC does NOT approve wind turbines. The HDLC does approve Chinese Cap and Low Profile Power Vents!

Atlas

Atlas Stormmaster Shake
Black Shadow, Heathstone Grey, Pewter, Weathered Wood
Atlas Pinnacle Pristine
Pristine Black, Pristine Hearthstone, Pristine Pewter, Pristine Weathered wood

Certainteed

Certainteed – Landmark
Colonial Slate, Georgetown Grey, Max Def Georgian Grey, Max Def Maine Black, Moire Block, Weathered Wood
Certainteed Landmark IR
Colonial Slate, Cumberland, Moire Black, Weathered Wood
Certainteed Landmark Premium
Max Def Moire Black
Certainteed Landmark Pro
Max Def Colonial Slate, Max Def Georgetown, Max Def Moire
Certainteed Landmark TL
Max Def Colonial Slate, Max Def Moire Black, Max Def Old Overton
Certainteed Grand Manor
Black Pearl, Colonial Slate, Gatehouse Slate, Stonegate Grey
Certainteed Climateflex
Colonial Slate, Weathered Wood, Moire Black

BP

Everest 42
Silver Grey, Fossil Wood, Twilight Grey, Brownstone, Driftwood
Vanguard – Class IV
Twilight Grey, Shadow Black, Silver Grey

GAF

GAF – Timberline UHD
Slate, Pewter Gray,Charcoal, Weathered Wood
GAF- Timberline HDZ
Pewter Grey, Charcoal, Oyster Gray, Weathered wood
GAF – Timberline – NS
Charcoal, Weathered Wood, Slate, Pewter Grey
GAF – Timberline – AS II
Charcoal, Slate, Weathered Wood, Pewter Grey
GAF – CS
Antique Slate, Weathered Wood

IKO

Cambridge Collection
Dual Black, Dual Grey, Weathered Wood, Harvard Slate, Charcoal Grey
Cambridge Natural Cool
Dual Gray
Cambridge Cool Plus
Harvard Slate, Graphite Black
Dynasty
Castle Grey, Glacier, Granite Black

Malarkey

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

Owens Corning

Owens Corning – Oakridge
Driftwood, Estate Gray, Flagstone, Onyx Black, Peppermill, Twilight Black
Owens Corning –Duration
Driftwood, Estate Grey, Onyx Black, Quarry Grey
Owens Corning – Duration Flex
Estate Grey, Onyx Black, Driftwood,
Owens Corning – Berkshire Collection
Canterbury Black, Colonial, Concord, Manchester Grey

Tamko

Tamko Heritage Woodgate
Antique Wood, Weathered Wood, Black Sage
Tamko Titan
Rustic Black, Virginia Slate, Weathered Wood
Tamko Stormfighter
Weathered Wood, Rustic Black
Tamko Heritage
Antique Slate, Oxford Grey, Weathered Wood, Rustic Black, Shadow grey, Virginia Slate