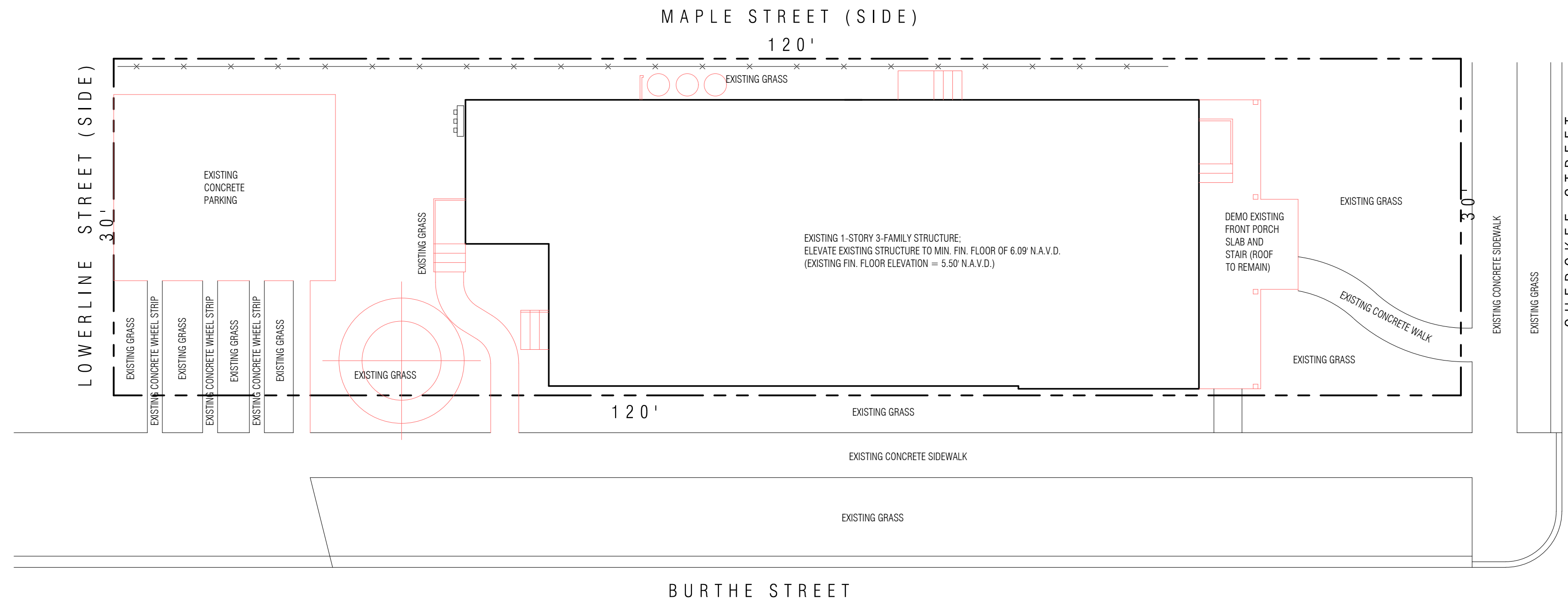


PROJECT DATA:

- SCOPE OF WORK IS TO CONVERT EXISTING MULTI-FAMILY DWELLING INTO A TWO-FAMILY DWELLING. NEW CAMELBACK ADDITION
- IRC 2015 OCCUPANCY : TWO-FAMILY DWELLING
- CITY OF NEW ORLEANS ZONING CLASSIFICATION: HU-RD2
- SITE PERMEABILITY:
MINIMUM PERMEABLE OPEN SPACE REQUIRED: 30% OF LOT AREA
LOT AREA = 3,600 S.F.
REQUIRED PERMEABLE AREA = 1,080 S.F. (30%)
PROVIDED PERMEABLE AREA = 1,433 S.F. (39.8%)
- BUILDING AREA:
EXISTING 1ST FLOOR..... 1,576 G.S.F.
NEW 2ND FLOOR ADDITION..... 881 G.S.F.
TOTAL PROPOSED BUILDING AREA..... 2,457 G.S.F.
- UNIT AREAS:
837 CHEROKEE..... 997 G.S.F. LIVING AREA
7420 BURTHE..... 1,323 G.S.F. LIVING AREA
- BUILDING CONSTRUCTION TYPE..... V-8

PROPOSED SITE PLAN
SC: 1/4" = 1'-0"



EXISTING / DEMOLITION SITE PLAN
SC: 1/4" = 1'-0"

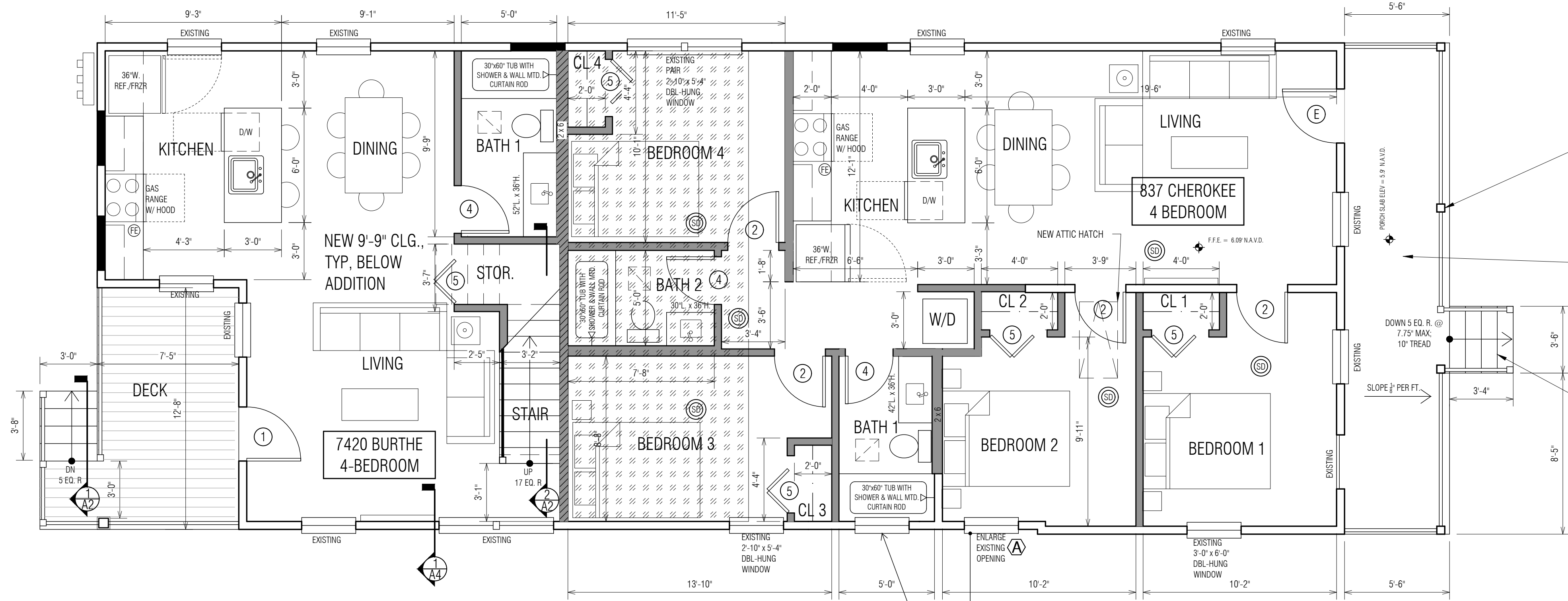
THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THEY COMPLY WITH ALL CITY REQUIREMENTS TO THE BEST OF MY KNOWLEDGE & BELIEF. I AM NOT GENERALLY ADMINISTERING THE WORK
LOUISIANA STATE LICENSE No. 4378
LORETTA KATHERINE HARMON
LOUISIANA STATE LICENSE No. 7109
ELIZABETH HARMON GULLETT
LKHarmon Architects
A Professional Architectural Corporation
LA STATE LICENSE NO. A00520
By: *[Signature]*

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS

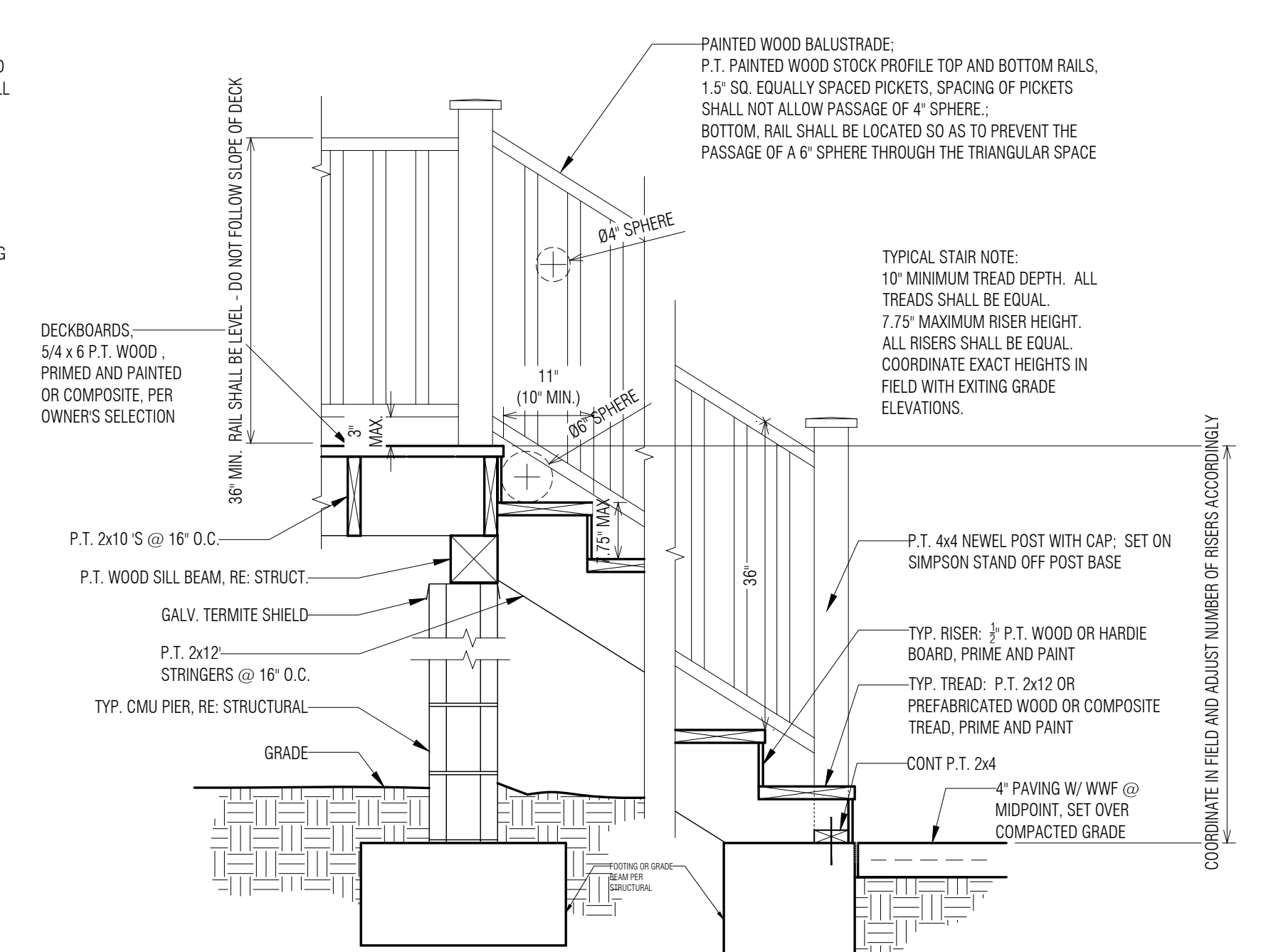
TWO-FAMILY DWELLING RENOVATION AND ADDITION
837 Cherokee, 7420 Burthe street
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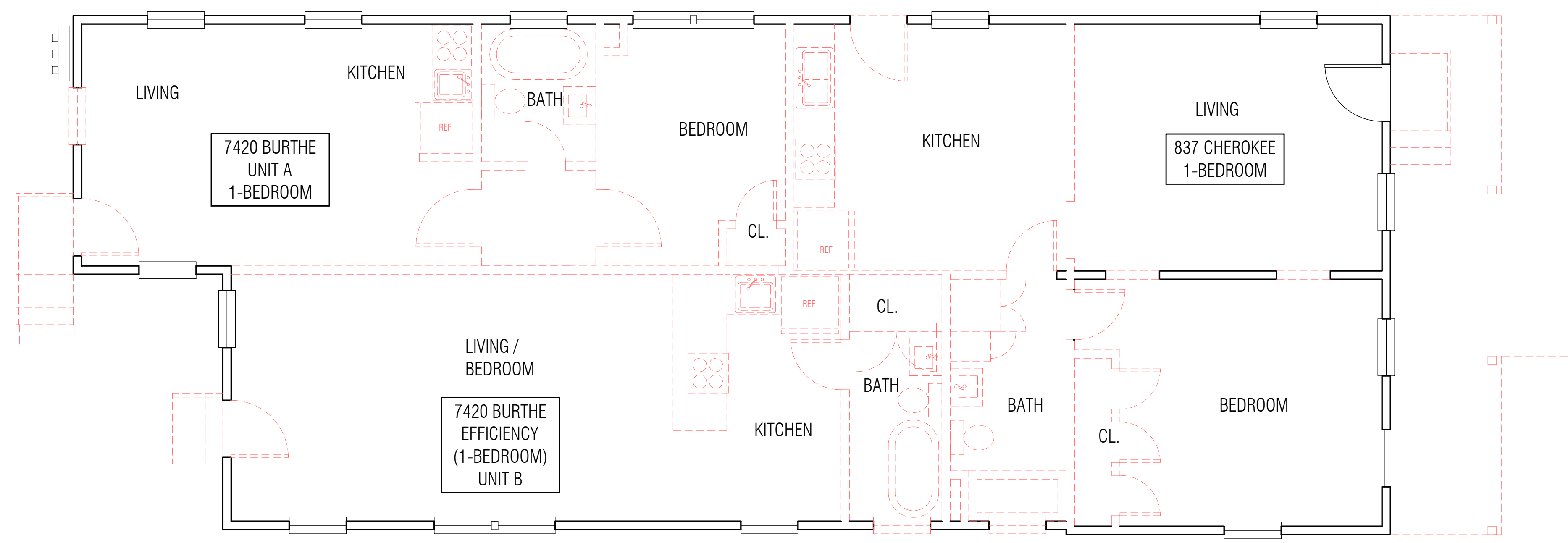
7.26.2022
A1
LKH #4920



PROPOSED
1st FLOOR PLAN
 SC: 1/4" = 1'-0"

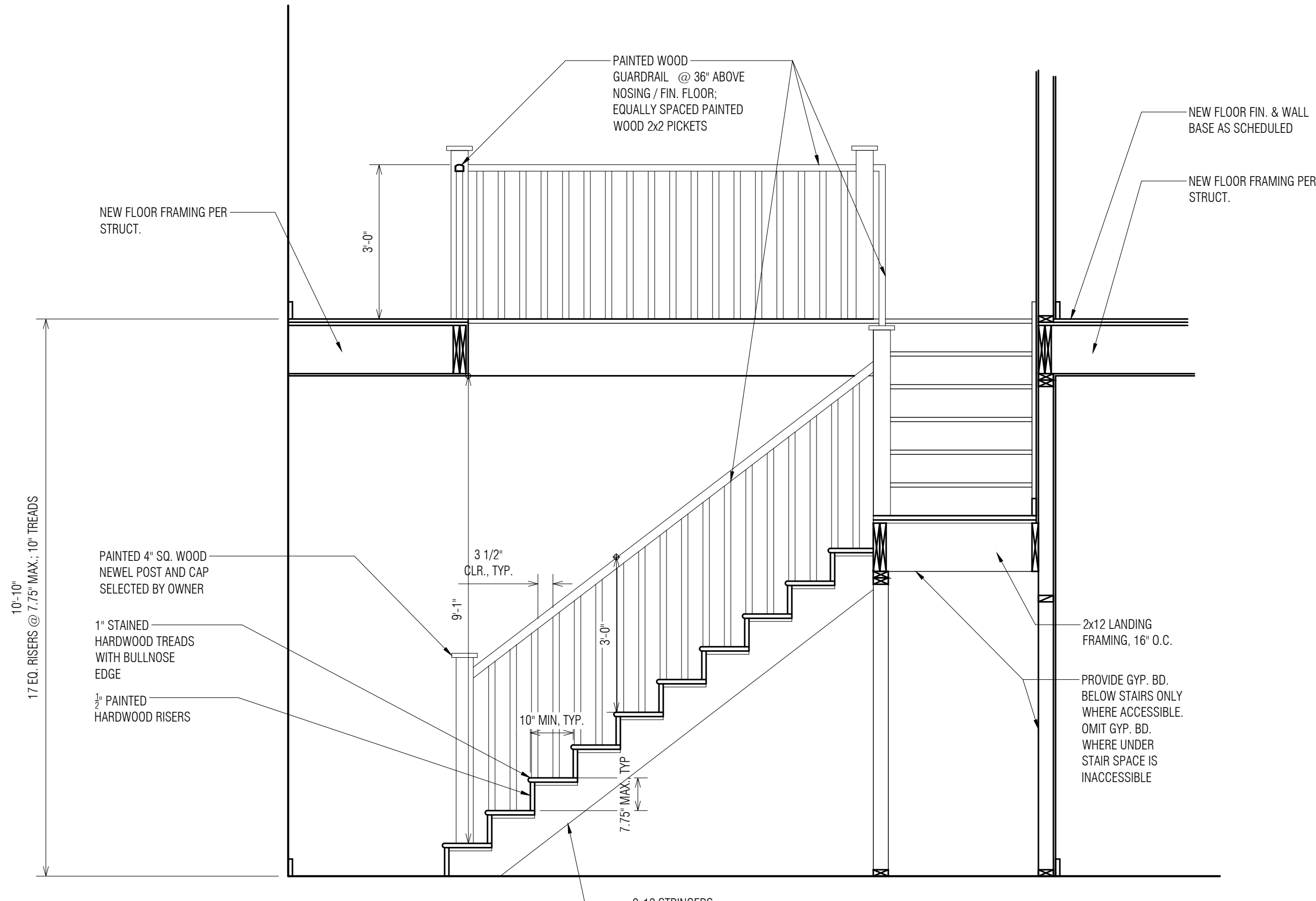


1
A2 **NEW REAR EXTERIOR STAIR SECTION**
 SC: 3/4" = 1'-0"



EXISTING / DEMOLITION
1st FLOOR PLAN
 SC: 1/4" = 1'-0"

- FLOOR PLAN LEGEND:**
- NEW INTERIOR 2x4 STUD WALLS, STUDS @ 16" O.C. W/ PAINTED 1/2" GWB. BOTH SIDES UNLESS NOTED OTHERWISE. BLOCKING @ MID POINT. CONT. PLATES TOP AND BOT. DBL. TOP PLATE @ BEARING WALLS. NOTE: 2x6 STUDS WHERE NOTED ON PLANS. INSTALL MOISTURE AND MOLD RESISTANT GYPSUM BOARD @ WET WALLS.
 - NEW EXTERIOR WALL PER WALL SECTION, TYP.
 - EXISTING WALLS
 - NEW 1-HOUR RATED INTERIOR WALL, PER 3/A4
 - DEMOLISH
 - NEW 1-HOUR FIRE RATED FLOOR / CEILING ASSEMBLY ABOVE, RE: DETAIL 2/A4
 - 2 ROWS OF VINYL COATED WIRE SHELF / ROD
 - SMOKE / CARBON MONOXIDE DETECTOR HARDWIRED TO HOUSE ELECTRICAL DETECTORS SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL ALARMS.
 - DOOR MARK, RE: DOOR SCHEDULE, SHEET A3
 - NEW WINDOW MARK, RE: WINDOW SCHEDULE, SHEET A3
 - CEILING MOUNTED ELECTRICAL EXHAUST FAN DUCTED TO EXTERIOR
 - PORTABLE FIRE EXTINGUISHER - MINIMUM RATING OF 1-A-10-B-C. LOCATE IN KITCHEN BASE CABINET



2
A2 **NEW INTERIOR STAIR SECTION**
 SC: 1/2" = 1'-0"

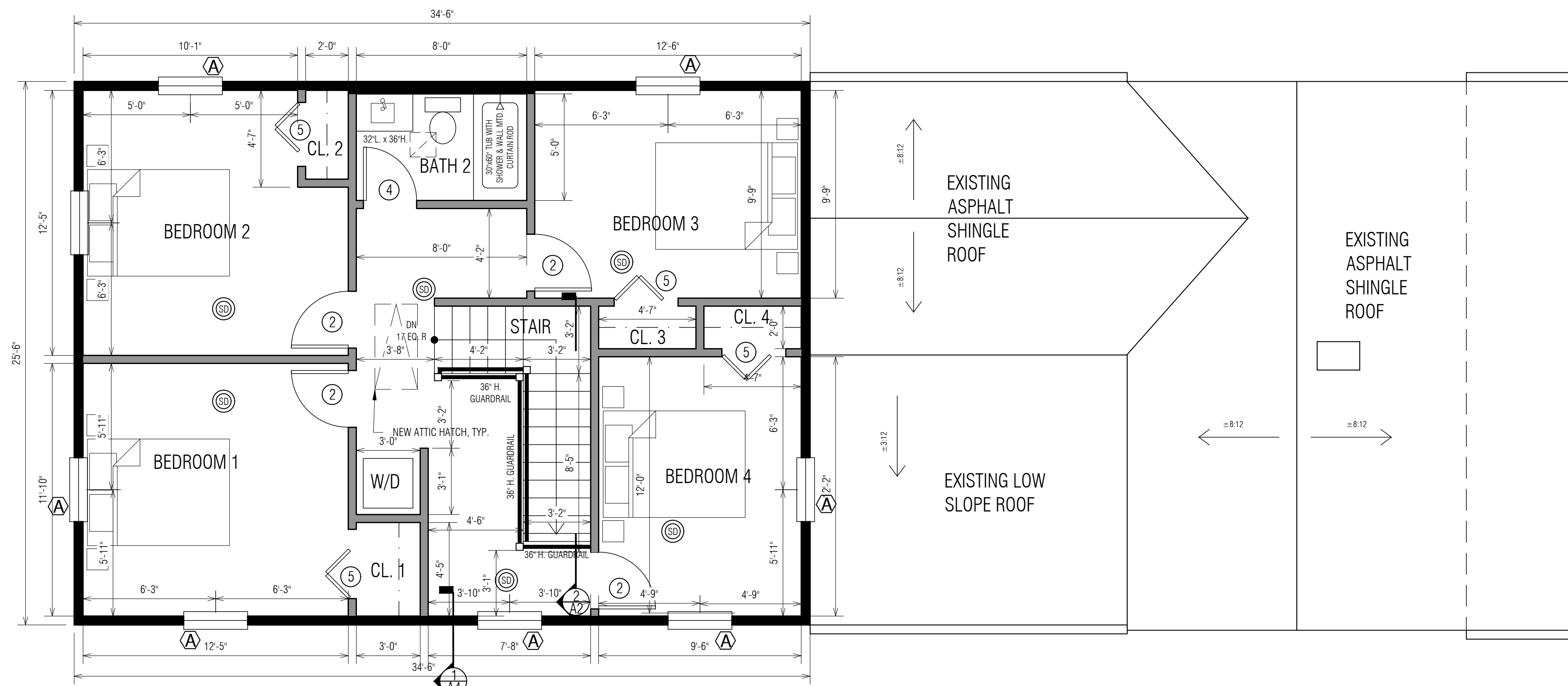


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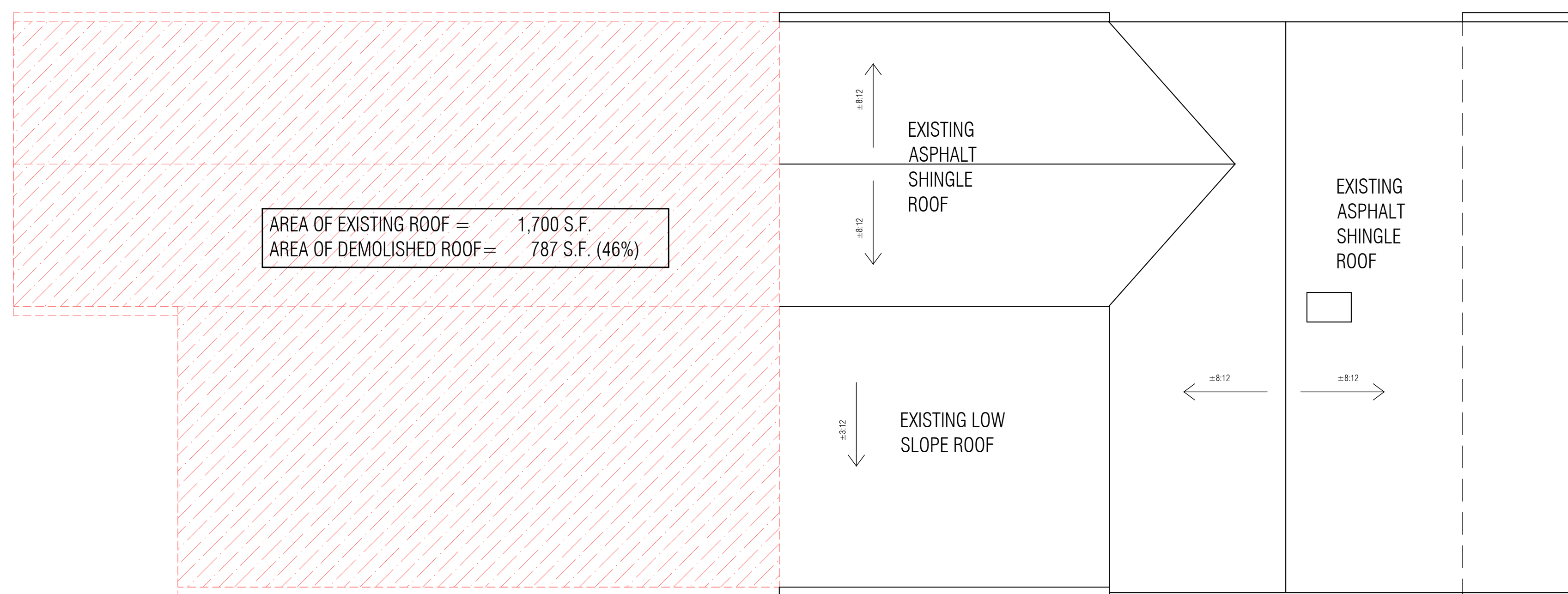
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PROPOSED 2ND FLOOR PLAN / LOWER ROOF PLAN
 SC: 1/4" = 1'-0"



EXISTING / DEMOLITION ROOF PLAN
 SC: 1/4" = 1'-0"



WINDOW, DOOR AND FINISH NOTES

- COLORS TO BE SELECTED BY ARCHITECT OR OWNER FROM MANUFACTURERS FULL RANGE.
- INTERIOR PAINTING:
 - WALLS: 2 COATS LATEX OVER PRIMER.
 - DOOR, WINDOW & COLUMN TRIM: 2 COATS SEMI-GLOSS ENAMEL OVER PRIMER
- EXTERIOR PAINTING:
 - WOOD DECKBOARDS AND RAILS: STAINED, WATERSEALED
 - HARDPLANK: 2 COATS EXTERIOR EGGSHELL ACRYLIC LATEX OVER PRIMER
 - WOOD SIDING AND TRIM: 2 COATS SEMI-GLOSS ACRYLIC ENAMEL OVER PRIMER
- WOOD PLANK FLOOR FINISH SHALL BE SELECTED BY OWNER.
- CERAMIC TILE FLOORS AND TUB / SHOWER SURROUNDS SHALL BE SELECTED BY OWNER.
- WALL BASE, INTERIOR DOOR AND WINDOW TRIM AND CROWN MOLDING SHALL BE SELECTED BY OWNER FROM STOCK PROFILES.
- INTERIOR AND EXTERIOR DOOR AND WINDOW HARDWARE FINISH AND STYLE SHALL BE SELECTED BY OWNER.
- OWNER'S OPTION RE: WINDOW PROTECTION :
 IN LIEU OF IMPACT RESISTANT DOORS AND WINDOWS ON THE 1ST AND 2ND FLOORS PROVIDE WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7/16" AND MAX. SPAN OF 8' PRECUT TO COVER ALL GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED PER IBC2015 TABLE 1609.1.2. PANELS SHALL BE STORED ON SITE.
- SAFETY GLAZING REQUIRED IN THE FOLLOWING LOCATIONS:
 - ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS
 - GLAZING WITHIN 2FT OF THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - AN INDIVIDUAL PANE IS GREATER THAN 9SF AND THE BOTTOM EDGE IS LESS THAN 18 INCHES FROM THE WALKING SURFACE AND THE TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR
- WINDOWS WITH A SILL HEIGHT OF 24" OR LESS THAT IS GREATER THAN 72" ABOVE EXTERIOR GRADE OR SURFACE BELOW SHALL BE EQUIPPED WITH A WINDOW OPENING CONTROL DEVICE WHICH COMPLIES WITH ASTM F 2090
- WINDOW SIZES ARE NOMINAL. ENSURE ACTUAL WINDOW MEETS EGRESS REQUIREMENTS PER IRC2015 SECTION R310. WINDOWS SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F.; SILL HEIGHT SHALL NOT EXCEED 44" A.F.F.

WINDOW SCHEDULE

(A)	TYPE: VINYL, DOUBLE HUNG, DOUBLE GLAZED, LOW-E UNIT SIZE: WIDTH 3'-0"; HEIGHT 5'-6" SILL HEIGHT: 3'-0" A.F.F. IMPACT PROTECTION: PLYWOOD, RE: WINDOW NOTE #8
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DOOR SCHEDULE

MARK	SIZE	TYPE	HARDWARE SET	REMARKS
(E)	EXISTING DOOR AND HARDWARE TO REMAIN			
(1)	3'-0"x6'-8"x1-3/4"	EXTERIOR GRADE, PTD. WOOD OR COMPOSITE, 4-PANEL	KEYED ENTRY LEVER LOCKSET; HINGES; WEATHERSTRIPPING, 2" THRESHOLD SET IN SEALANT	
(2)	2'-8"x6'-8"x1-3/8"	PTD. WOOD PANEL	PRIVACY LOCKSET; HINGES; DOOR STOP	
(3)	NOT USED			
(4)	2'-6"x6'-8"x1-3/8"	PTD. WOOD PANEL	PRIVACY LOCKSET; HINGES; DOOR STOP	
(5)	BIFOLD 3'-0"x6'-8"x1-3/8"	PTD. WOOD PANEL	TOP TRACK; PULLS	

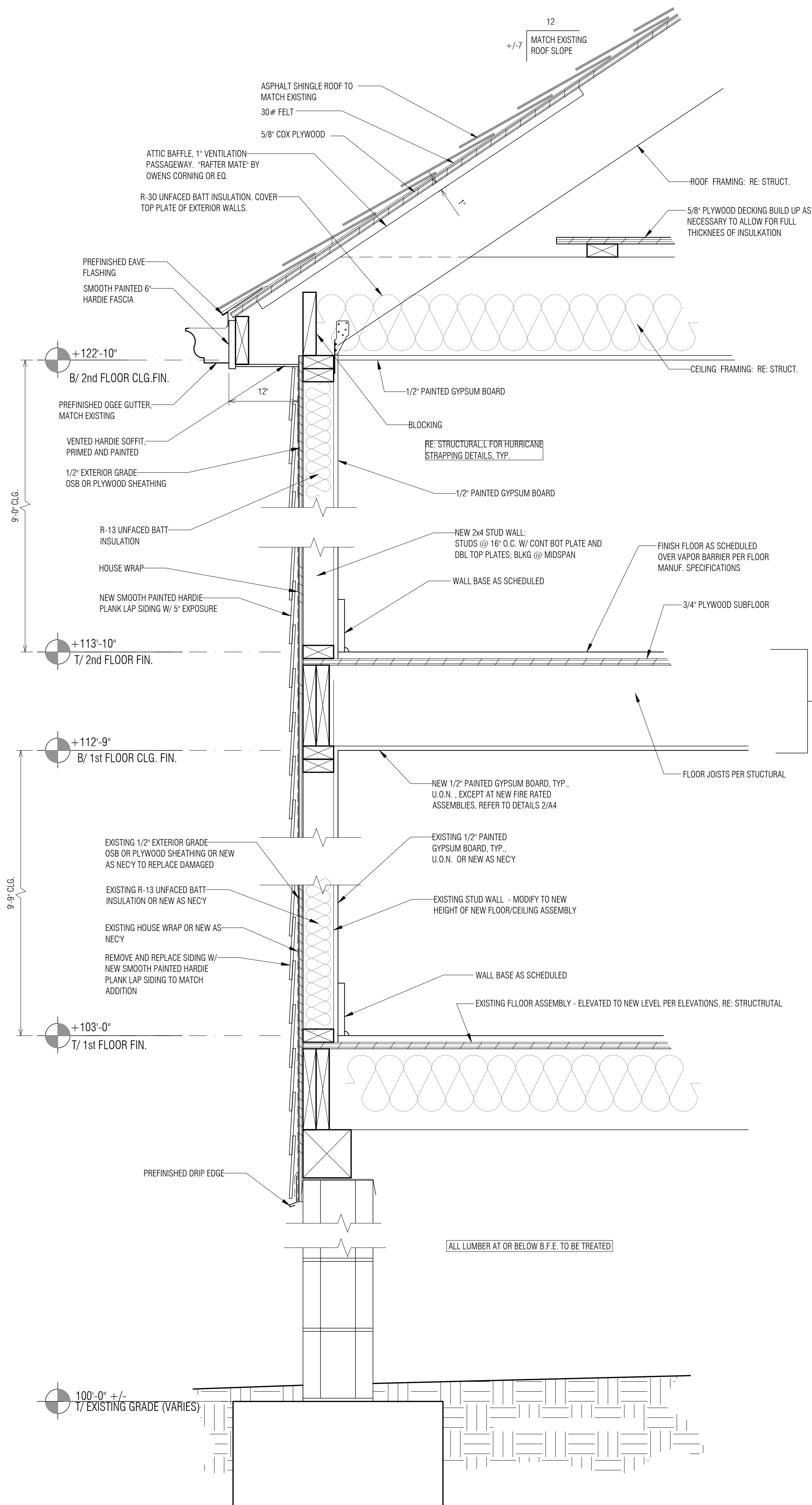
FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
KITCHEN, TYP.	CERAMIC TILE, THINSET	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	TILE BACKSPLASH TO BOT. WALL CABS / HOOD
LIVING/DINING, TYP.	STAINED HARDWOOD T&G PLANKS	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	
LAUNDRY, TYP.	CERAMIC TILE, THINSET	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	
HALL, TYP.	STAINED HARDWOOD T&G PLANKS	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	
BEDROOM, TYP.	STAINED HARDWOOD T&G PLANKS	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	
CLOSET, TYP.	STAINED HARDWOOD T&G PLANKS	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	
BATH, TYP.	CERAMIC TILE, THINSET	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	WHITE ACRYLIC WALL SURROUND AT BATHTUB
MEDIA, TYP.	STAINED HARDWOOD T&G PLANKS	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	
HOME OFFICE, TYP.	STAINED HARDWOOD T&G PLANKS	PTD. WOOD 1x4	EGGSHELL LATEX PAINT ON GYPSUM BOARD	FLAT LATEX PAINT ON GYPSUM BOARD	

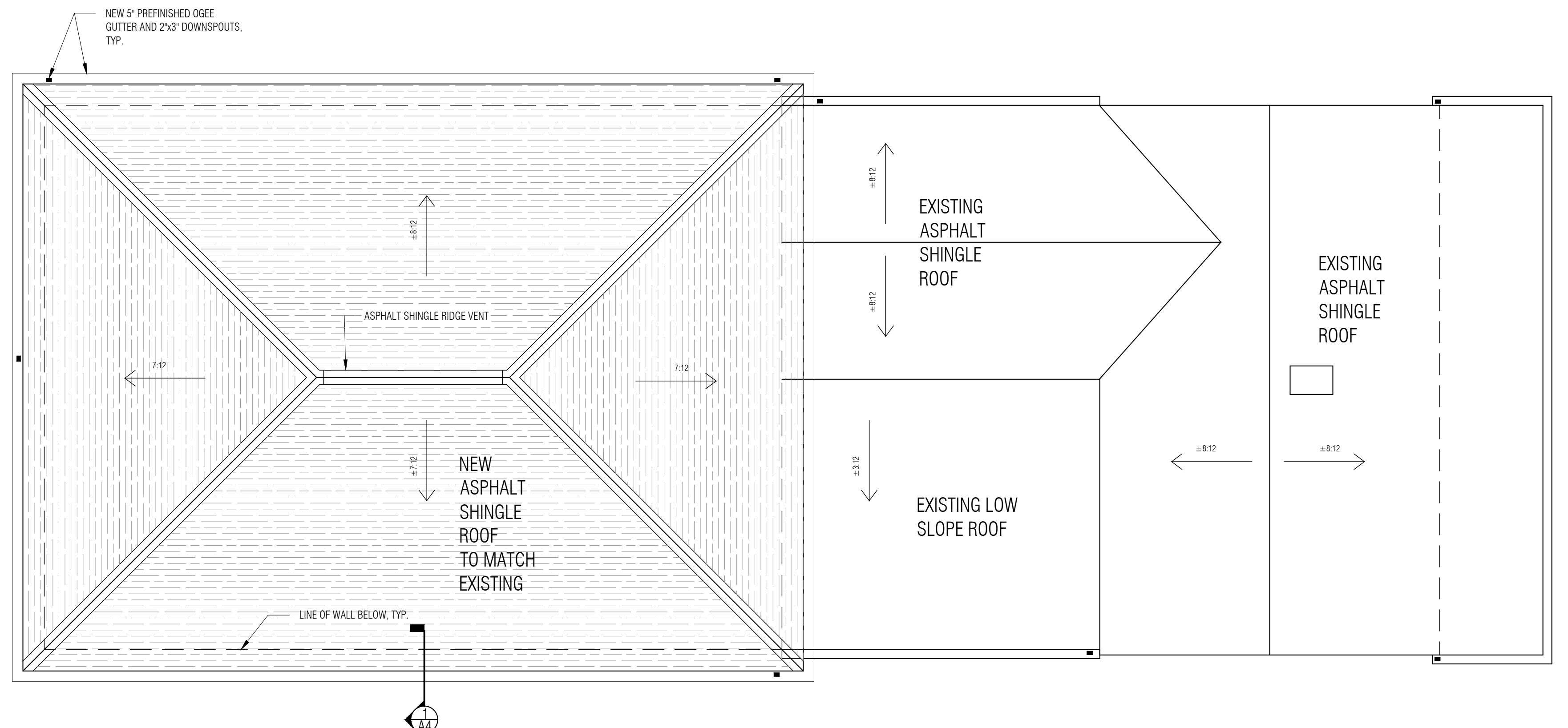
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TWO-FAMILY DWELLING RENOVATION AND ADDITION
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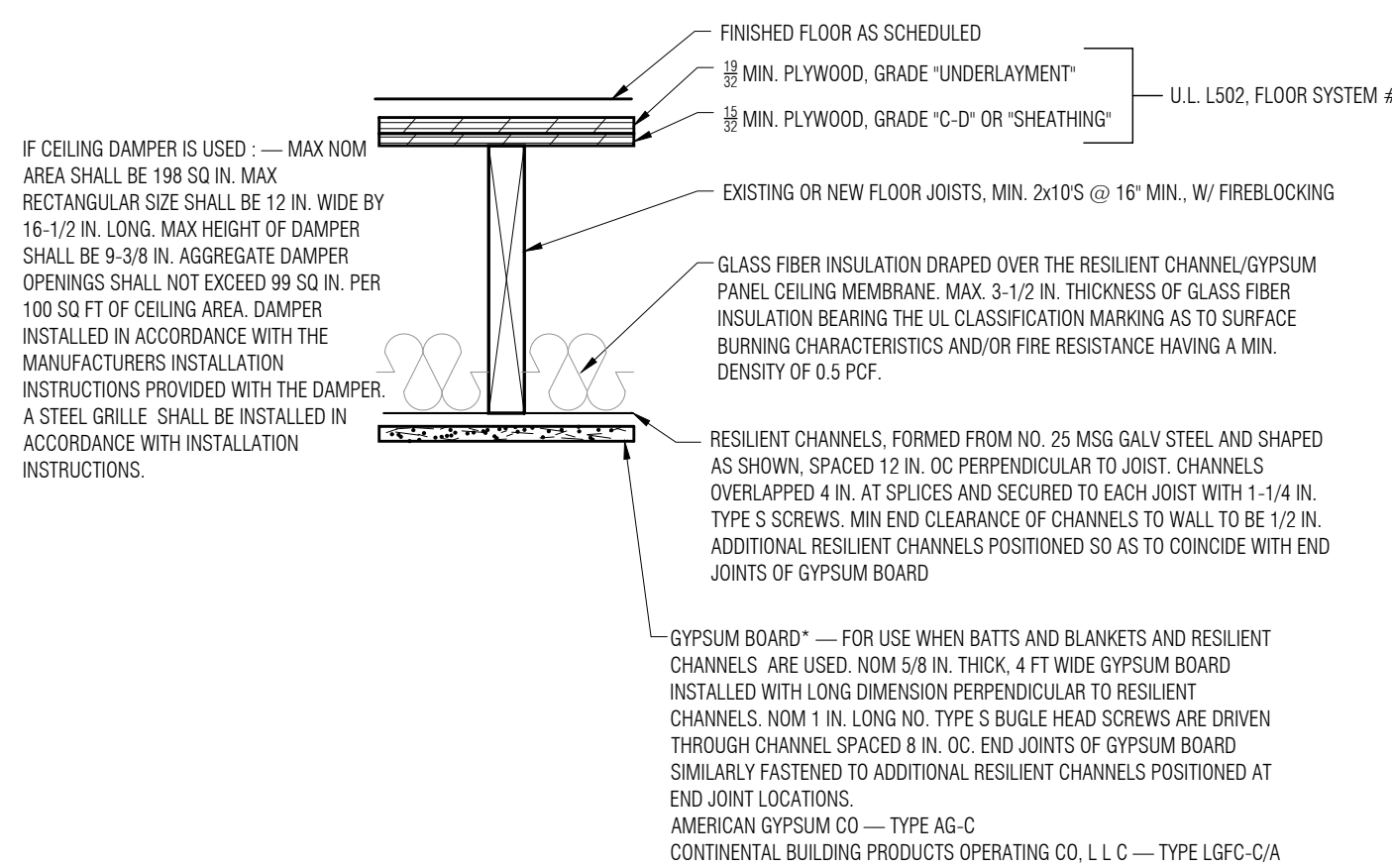


1
A4 TYP. EXTERIOR WALL SECTION
SC: 1-1/2" = 1'-0"



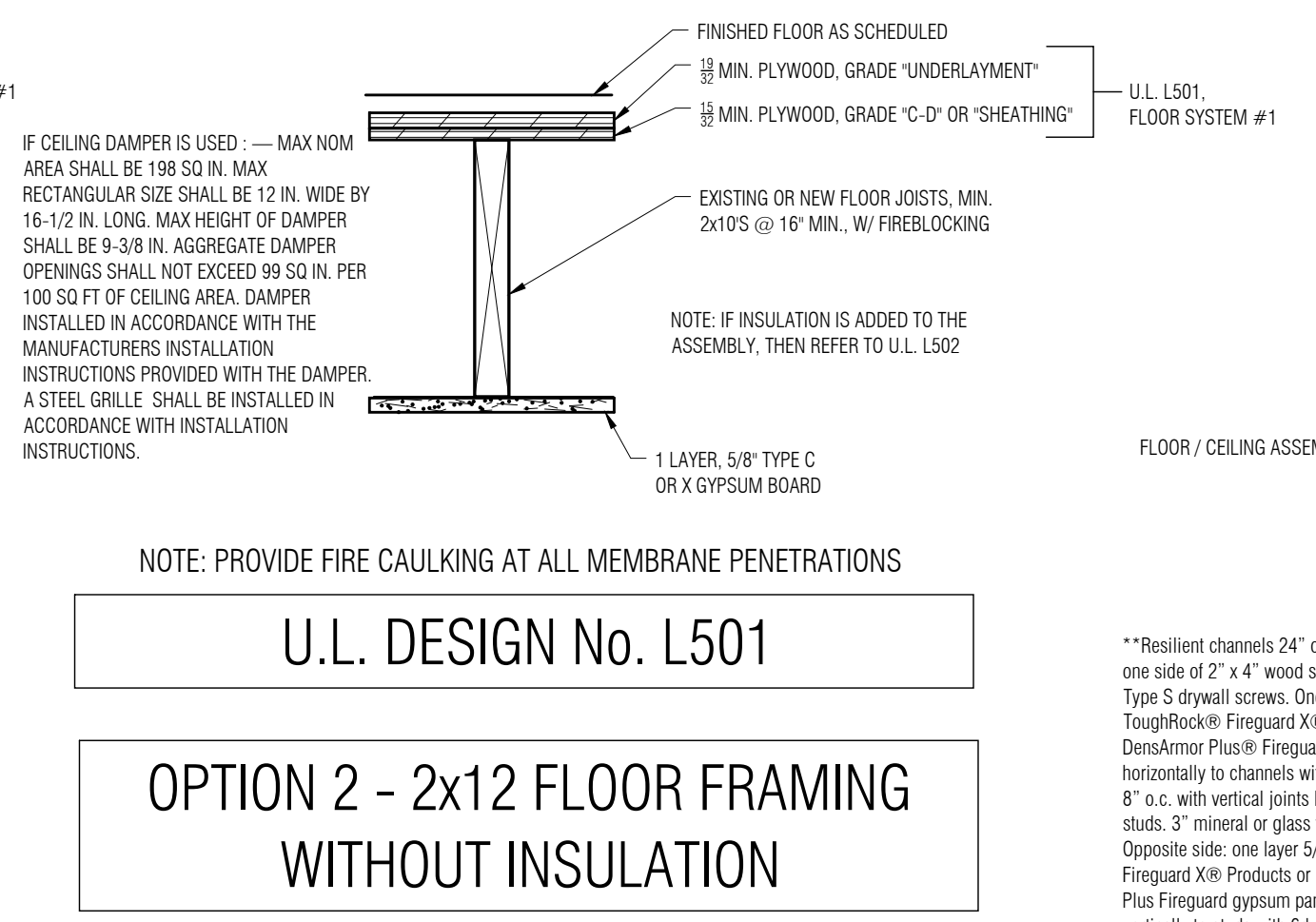
PROPOSED UPPER ROOF PLAN
SC: 1/4" = 1'-0"

RE: FLOOR PLAN AND FLOOR PLAN LEGEND FOR AREAS WHERE FLOOR/CEILING ASSEMBLY IS REQUIRED TO BE FIRE RATED, RE: 2/A4 FOR FIRE RATING DETAILS

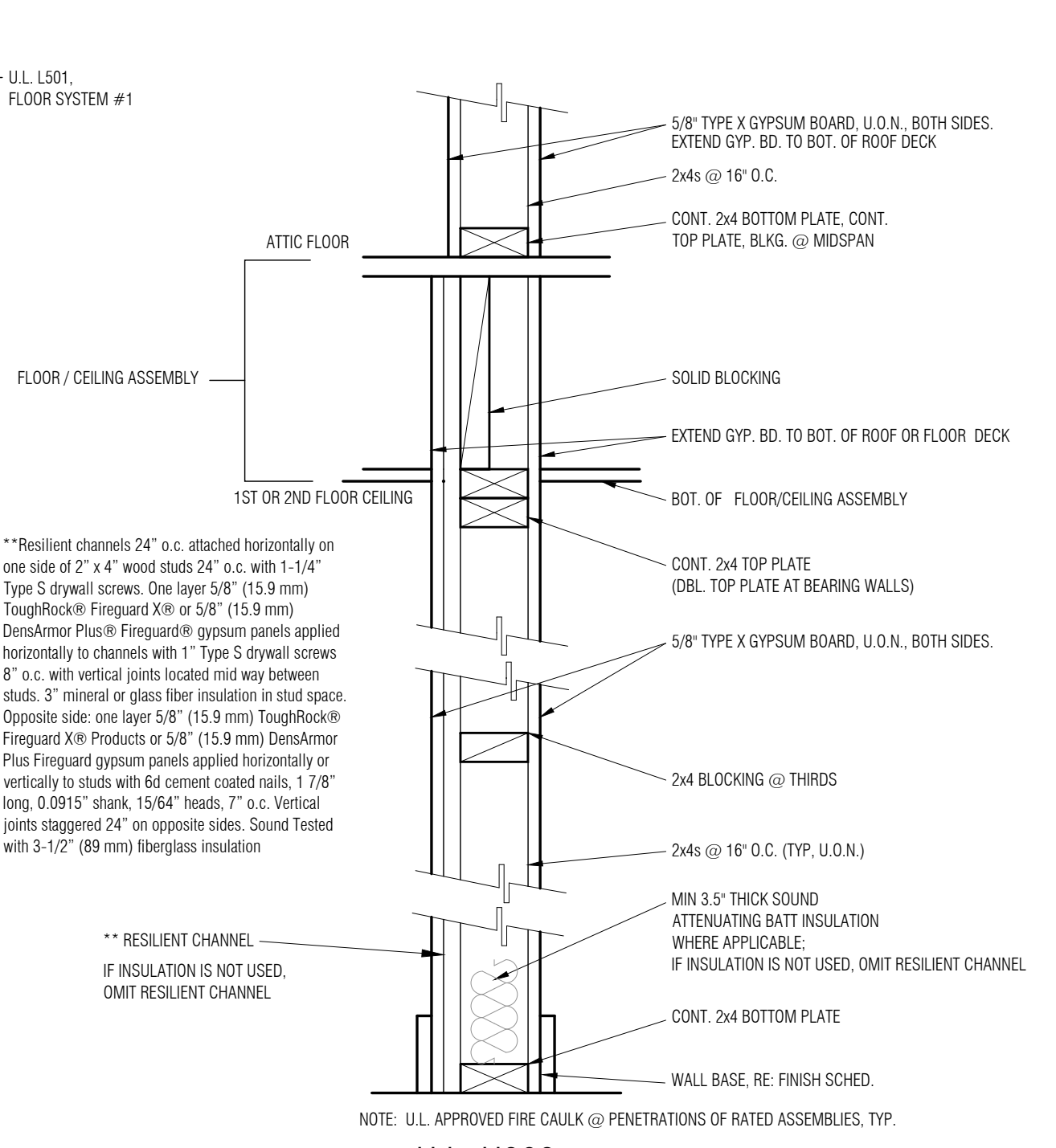


NOTE: PROVIDE FIRE CAULKING AT ALL MEMBRANE PENETRATIONS
U.L. DESIGN No. L502
OPTION 1 - 2x12 FLOOR FRAMING WITH INSULATION

2
A4 1-HOUR RATED FLOOR / CEILING ASSEMBLY OPTIONS
SC: 1-1/2" = 1'-0"



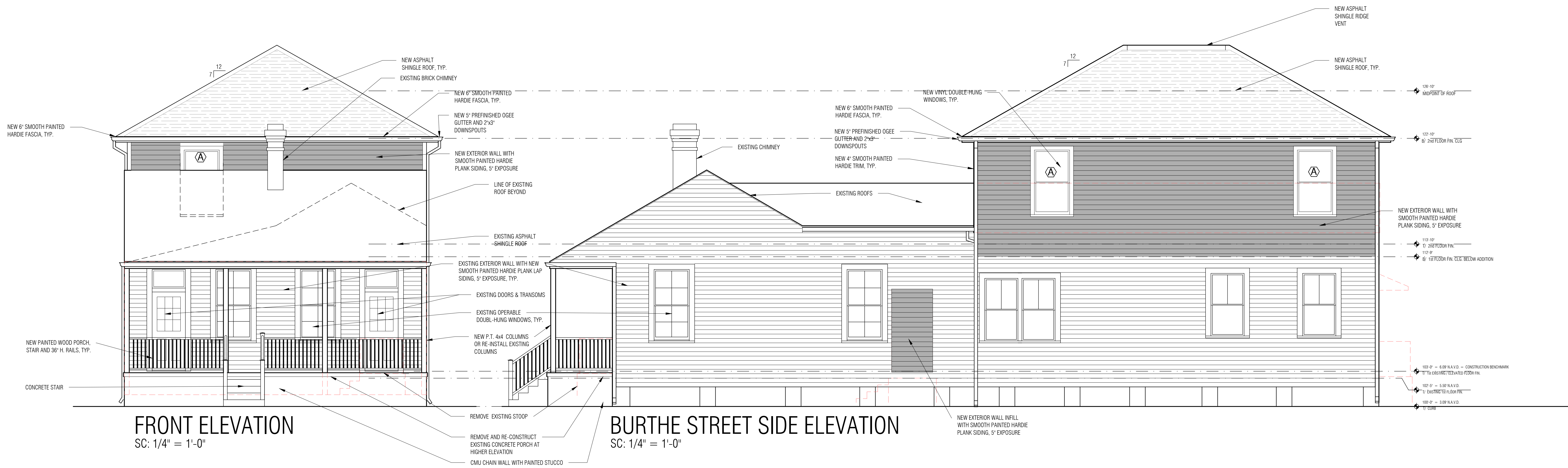
NOTE: PROVIDE FIRE CAULKING AT ALL MEMBRANE PENETRATIONS
U.L. DESIGN No. L501
OPTION 2 - 2x12 FLOOR FRAMING WITHOUT INSULATION



U.L. U309
1-HOUR RATED PARTITION
3
A4 1-HOUR RATED INTERIOR PARTITION DETAIL
SC: 1-1/2" = 1'-0"

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS

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				LKH #4920



FRONT ELEVATION
SC: 1/4" = 1'-0"

BURTHE STREET SIDE ELEVATION
SC: 1/4" = 1'-0"

TOTAL AREA OF EXISTING FRONT FACADE = 292 S.F.
TOTAL AREA OF PROPOSED DEMOLITION (COLUMNS AND STOOP) = 27 S.F. (9%)



REAR ELEVATION
SC: 1/4" = 1'-0"

BURTHE STREET SIDE ELEVATION
SC: 1/4" = 1'-0"

TOTAL AREA OF EXISTING BURTHE STREET SIDE ELEVATION = 838 S.F.
TOTAL AREA OF PROPOSED DEMOLITION (COLUMNS, STOOPS, WINDOWS) = 58 S.F. (7%)

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS



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7.26.2022	A5
LKH #4920	

GENERAL STRUCTURAL NOTES:

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FABRICATION, TESTING, AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE FOLLOWING NOTES. SHOULD CODES OR STANDARDS CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- FOR THE FOLLOWING REFERENCE CODES AND STANDARDS, ONLY THE LATEST EDITION IS APPLICABLE, UNLESS OTHERWISE INDICATED:
 - AMERICAN CONCRETE INSTITUTE (ACI)
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - AMERICAN IRON AND STEEL INSTITUTE (AISI)
 - AMERICAN STANDARD FOR TESTING AND MATERIALS (ASTM)
 - AMERICAN WELDING SOCIETY (AWS)
 - RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC)
 - STEEL STRUCTURES PAINTING COUNCIL (SSPC)
 - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)
- SPECIFIED MATERIALS INCLUDING GROUTS, SEALANTS, ANCHORAGE, MECHANICAL DEVICES, ETC. SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS SET OUT IN THE SPECIFICATIONS.
- STRUCTURAL DRAWINGS SHALL BE USED AND INTERPRETED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, SHOP DRAWINGS, AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS SET OUT IN THE ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.
- CONTRACTOR SHALL VERIFY ALL CAMBER, DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. THROUGH OR WITHIN STRUCTURAL ELEMENTS. ANY STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING ANY WORK. ANY INTERFERENCE OR CONFLICT SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING BUT NOT LIMITED TO, VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK AND ALL AS-BUILT CONDITIONS AS THE WORK PROGRESSES.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ERECTION, PLACEMENT, MAINTENANCE, DURATION AND REMOVAL OF ANY SHORING, RE-SHORING, BACK-SHORING, BRACING, TIE-BACKS, OR OTHER TEMPORARY SUPPORT STRUCTURES REQUIRED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION OR SURROUNDING IMPROVEMENTS DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE.
- ALL WORK AREAS SHALL BE KEPT NEAT, CLEAN, AND SAFE AT ALL TIMES BY THE CONTRACTOR. TRASH AND DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO ACCUMULATE AT THE SITE DURING EXECUTION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS. ALL DEBRIS SHALL BE PROPERLY AND LEGALLY DISPOSED OF. ALL ASPECTS OF JOB SITE SAFETY ARE COMPLETELY THE RESPONSIBILITY OF THE CONTRACTOR.
- STEEL FRAMES ARE "NON-SELF SUPPORTING". ADEQUATE TEMPORARY SUPPORT SHALL BE PROVIDED BY THE CONTRACTOR UNTIL REQUIRED CONNECTIONS OR ELEMENTS ARE INSTALLED AND COMPLETED.
- DETAILS SHOWN ON DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL AND CHARGE OF THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

FOUNDATION NOTES:

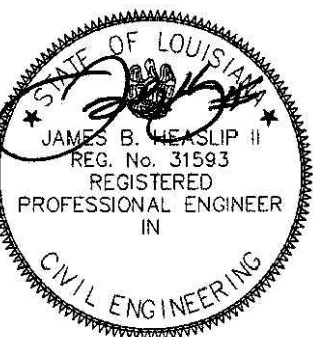
- NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE SOIL SUPPORT FOR THE FOUNDATION DESIGN AND SHALL REPORT UNEXPECTED CONDITIONS TO THE ENGINEER OF RECORD.
- UNLESS SHOWN OTHERWISE, GRADE BEAMS TO BE CENTERED ON COLUMNS AND WALLS.
- GRADE BEAMS MAY BE EARTH FORMED PROVIDED DIMENSIONAL TOLERANCES LISTED IN THE APPLICABLE ACI CODES ARE ADHERED TO.
- ALL SLABS, BEAMS, AND FOOTINGS NOT PILE-SUPPORTED SHALL BE SUPPORTED ON EXISTING UNDISTURBED SOIL OR NON-EXPANSIVE TYPE FILL COMPACTED TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
DESIGN SOIL PRESSURE = 1200 LBS. PER SQ. FT.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINTS OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION. GRADE SHALL FALL A MINIMUM 6 INCHES WITHIN THE FIRST 10 FEET.


CONCRETE MASONRY UNIT (CMU) NOTES:

- APPLICABLE CODES OR STANDARDS:
ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - TMS "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES"
 - ASTM STANDARDS FOR THE MATERIALS LISTED.
- MATERIALS:
MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - HOLLOW CORE CONCRETE MASONRY UNITS SHALL MEET ASTM C90, LIGHTWEIGHT, TYPE 1, AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA FOR INDIVIDUAL UNITS.
 - CMU MORTAR SHALL MEET ASTM C270, TYPE "M" OR "S" AND HAVE A MINIMUM COMPRESSIVE CUBE STRENGTH OF 1,800 PSI AT 28 DAYS.
 - CMU GROUT (POURED OR PUMPED) SHALL MEET ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 - REINFORCED MASONRY WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
 - STEEL REINFORCING BARS SHALL MEET ASTM A615 GRADE 60.
 - JOINT REINFORCING SHALL MEET ASTM A82.
- REINFORCEMENT:
REINFORCEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - REINFORCEMENT SHALL BE HELD IN PLACE PRIOR TO GROUTING WITH WIRE POSITIONERS SPACED AT INTERVALS NOT EXCEEDING 192 REINFORCING BAR DIAMETERS FOR 10 FEET. ADDITIONAL POSITIONERS SHALL BE PLACED AT ALL REINFORCING BAR SPLICES.
 - PROVIDE HORIZONTAL BOND BEAMS AT THE TOP OF ALL WALLS AND AT ROOF. BOND BEAMS SHALL BE REINFORCED AS FOLLOWS:
WALL WIDTH: 8"
REINFORCING: 2 - #5
 - CONCRETE MASONRY WALLS SHALL HAVE 2 - NO. 9 WIRE GALVANIZED HORIZONTAL JOINT REINFORCEMENT EVERY OTHER COURSE, IN ADDITION TO HORIZONTAL BOND BEAM REINFORCEMENT. TERMINATE BOND BEAM AND HORIZONTAL JOINT REINFORCING AT CONTROL JOINTS.
 - REINFORCE MASONRY AT BEARING POINTS OF ALL BEAMS, LINTELS, ETC. WITH 1 - #6 (CONTINUOUS TO FOUNDATION) IN EACH BLOCK CORE BENEATH BEARING PLATES.
 - PROVIDE DOWELS FOR CMU WALL CONNECTION TO CONCRETE BEAMS, SLABS, AND FOOTINGS. LAP DOWELS 2'-0" (MIN.) WITH VERTICAL BARS.
 - REINFORCEMENT, REBAR POSITIONERS, AND TIES SHALL BE PLACED PRIOR TO GROUTING.
- GROUTING
 - CMU TO BE LAID IN RUNNING BOND PATTERN
 - GROUT PLACEMENT SHALL CONFORM TO APPLICABLE DESIGN STANDARDS; HOWEVER, THE MAXIMUM GROUT POUR HEIGHT SHALL NOT EXCEED 8 FEET AND THE MAXIMUM HEIGHT WHICH GROUT IS PLACED IN ONE CONTINUOUS OPERATION (GROUT LIFT) SHALL NOT EXCEED 4 FEET. THERE SHALL BE A MINIMUM OF 1 HOUR SETTING TIME BETWEEN EACH GROUT LIFT.
 - CLEANOUTS SHALL BE CONSTRUCTED ADJACENT TO EACH VERTICAL BAR IN THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR HEIGHT THAT EXCEEDS 5 FEET. CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS, BUT NO LESS THAN 3 IN. DIMENSION. AFTER CLEANING, CLOSE CLEANOUTS WITH CLOSURES BRACED TO RESIST GROUT PRESSURE. ALL CLEANOUTS SHALL BE LOCATED ON WALL FACE NOT EXPOSED TO VIEW.
 - THE TOP OF EACH GROUT POUR SHALL BE 1" BELOW THE BED JOINT.
- SHORING
 - SHORE ALL MASONRY LINTELS UNTIL MASONRY AND GROUT HAVE BEEN ALLOWED TO SET FOR A MINIMUM OF 7 DAYS.
 - CONTRACTOR SHALL DESIGN, FABRICATE AND INSTALL BRACING THAT WILL ASSURE THE STABILITY OF THE MASONRY DURING CONSTRUCTION.

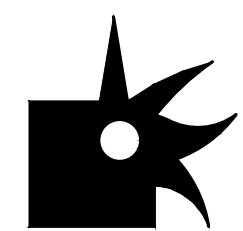
CONCRETE NOTES:

- APPLICABLE CODES OR STANDARDS:
ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - ACI 117 - SPECIFICATION FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS
 - ACI 301 - SPECIFICATIONS FOR STRUCTURAL CONCRETE
 - ACI 304 - RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE
 - ACI 308 - RECOMMENDED PRACTICE FOR CURING CONCRETE
 - ACI 315 AND 315R - DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
 - ACI 316 - RECOMMENDED PRACTICE FOR CONSTRUCTION OF CONCRETE PAVEMENTS AND CONCRETE BASES
 - ACI 318 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - ACI 336 - SUGGESTED DESIGN AND CONSTRUCTION PROCEDURES FOR PIER FOUNDATIONS
 - ACI 347 - RECOMMENDED PRACTICE FOR CONCRETE FORM WORK
 - ASTM STANDARDS FOR THE MATERIALS LISTED.
- MATERIALS:
MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - CONCRETE SHALL A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 - CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.)
 - PORTLAND CEMENT SHALL MEET ASTM C150 TYPE II.
 - AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33.
 - REINFORCING STEEL SHALL MEET ASTM A615 GRADE 60.
 - WELDED WIRE FABRIC (WWF) SHALL MEET ASTM A185.
 - STEEL PLAIN WIRE SHALL MEET ASTM A82.
 - STYROFOAM USED FOR FILLING VOIDS UNDER CONCRETE SHALL BE AMOFORM EXTRUDED POLYSTYRENE INSULATION BOARD BY GEOFOAM FOAM PRODUCTS CO. OR APPROVED EQUAL. MINIMUM COMPRESSIVE STRENGTH SHALL BE 30 PSI.
- SLUMPS:
CONCRETE SLUMPS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - CONCRETE WITHOUT WATER-REDUCING ADMIXTURES OR PRIOR TO THEIR ADDITIONS SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES.
 - CONCRETE WITH LOW TO MODERATE RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 6 INCHES.
 - CONCRETE WITH HIGH RANGE WATER-REDUCING ADMIXTURES SHALL HAVE A MAXIMUM SLUMP OF 8 INCHES.
- EXPOSED EDGE CONDITIONS:
 - EXPOSED EDGES OF CONCRETE ABOVE GRADE SHALL BE CHAMFERED 3/4" AT 45 DEGREES (AS SHOWN ON SECTIONS IF REQUIRED).
- BONDING:
BONDING SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - CONSTRUCTION JOINTS BETWEEN NEW AND HARDENED CONCRETE SHALL BE CLEAN, FREE OF LAITANCE, AND INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4".
 - FOR INSTALLATION OF DOWELS IN HARDENED CONCRETE, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 200 OR APPROVED EQUAL.
 - FOR INSTALLATION OF DOWELS IN BRICK MASONRY, CONTRACTOR SHALL DRILL AND EPOXY WITH HILTI HY-HIT 270 OR APPROVED EQUAL.
- CONCRETE PROTECTION FOR REINFORCEMENT:
CONTRACTOR SHALL PROVIDE PROTECTIVE COVER FOR REINFORCING LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):
 - 3" FOR CONCRETE GRADE BEAMS AND FOOTINGS DEPOSITED DIRECTLY AGAINST THE GROUND.
 - 2" FOR FORMED CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.
 - 1" FOR CONCRETE SLABS AND WALLS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND
 - 1 1/2" FOR CONCRETE BEAMS, GIRDERS, AND COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.



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CONCRETE NOTES (CONT.):

7. PLACEMENT:

PLACEMENT SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACEMENT.
- (B) REINFORCING BARS OR FABRIC ON GRADE SHALL BE CHAIED WITH 3000 PSI CONCRETE BRICKETTES SPACED ADEQUATELY TO SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY. AT RAISED FLOORS USE METAL CHAIRS.
- (C) PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCING IN ALL BEAMS AT DISCONTINUOUS ENDS AND LAP SPLICE 30 BAR DIAMETERS AT MID-SPAN.
- (D) CONTINUOUS BOTTOM BARS SHOULD BE LAP SPICED 6" AT CENTER OF SUPPORT.
- (E) LAP ALL WELDED WIRE FABRIC ONE WIRE SPACING PLUS 6 INCHES.
- (F) COLUMN VERTICAL REINFORCING SHALL HAVE STANDARD HOOKS AT THE TOP OF THE UPPERMOST SECTION OF EACH COLUMN.
- (G) PROVIDE CORNER BARS AT EACH OUTSIDE CORNER FOR EACH HORIZONTAL BAR IN WALLS AND BEAMS. HOOK INSIDE BAR IN WALLS AT ENDS.
- (H) PLACEMENT OF SLEEVES, HOLES, OR OPENINGS THROUGH BEAMS, FOOTINGS, PILE CAPS, SLABS, ETC. IS NOT PERMITTED WITHOUT ENGINEER OF RECORD'S APPROVAL.
- (I) WHERE POSSIBLE, EXISTING REINFORCEMENT SHALL NOT BE CUT, BENT, OR DAMAGED. WHENEVER REINFORCEMENT IS CUT, DAMAGED OR BENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD. REINFORCEMENT SHALL BE REPAIRED OR REPLACED AS DIRECTED.

8. SPLICES:

REINFORCEMENT STEEL SPLICES SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) REINFORCING BARS SHALL BE SPLICED WITH CLASS "B" LAP SPLICES.
- (B) PROVIDE REQUIRED LAP LENGTHS FOR CORNER BARS, TEMPERATURE BARS IN SLAB, INTERMEDIATE HORIZONTAL BARS IN WALLS AND BEAMS, ETC.

9. EXPANSION JOINTS AND JOINT SEALERS:

EXPANSION JOINTS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK SEAL-TIGHT ASPHALT EXPANSION JOINT FILLER OR APPROVED EQUAL.
- (B) EXPANSION JOINTS SHALL SEPARATE PAVING FROM FOUNDATION GRADE BEAMS, FOOTINGS, ETC. AS SHOWN ON DRAWINGS.

10. EMBEDMENTS:

CONDUITS, PIPES, ETC. EMBEDDED IN CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) CONTRACTOR SHALL SUBMIT FOR APPROVAL A DIAGRAM DEPICTING ALL CONDUITS, PIPES, OR SLEEVES EMBEDDED IN CONCRETE.
- (B) CONTRACTOR SHALL FOLLOW ALL REGULATIONS OUTLINED IN THE APPLICABLE ACI CODES FOR EMBEDDING CONDUITS, PIPES, ETC.
- (C) CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE ENGINEER OF RECORD'S APPROVAL.
- (D) IT WILL NOT BE PERMITTED TO CUT, BEND, OR DISPLACE THE REINFORCING STEEL FROM ITS PROPER LOCATION TO INSTALL CONDUITS, PIPES, ETC. WITHOUT THE ENGINEER OF RECORD'S APPROVAL.
- (E) CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, BEAM, OR WALL SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF CONSTRUCTION.
- (F) OUTSIDE DIMENSIONS FOR SINGLE CONDUITS AND PIPES OR INTERSECTING CONDUITS AND PIPES SHALL NOT OCCUPY MORE THAN AN 1/3 THE OVERALL THICKNESS OF SLAB, BEAM, OR WALL IN WHICH THEY ARE EMBEDDED. ANY CONDUIT OR PIPE LARGER SHALL BE LOCATED BELOW THE RESPECTIVE SLAB OR BEAM.
- (G) CONDUITS, PIPES, ETC. SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS OR WIDTHS ON CENTER.

11. DRILLING HOLES OR CORING HOLES IN EXISTING CONCRETE:

DRILLING OR CORING HOLES IN EXISTING CONCRETE SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) PRIOR TO DRILLING OR CORING HOLES, THE CONTRACTOR SHALL LOCATE ALL EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC. THROUGH NON-DESTRUCTIVE TESTING SUCH AS WITH AN X-RAY, RADAR, ETC.
- (B) CONTRACTOR SHALL MARK THE LOCATION OF ALL REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, AND OTHER EXISTING INTERFERENCES ON THE SURFACE OF THE CONCRETE.
- (C) CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR ALL CONFLICTS BETWEEN NEW HOLES AND EXISTING REINFORCING, POST-TENSIONING, CONDUIT, PIPING, ETC.
- (D) CONTRACTOR SHALL DRILL SMALL PILOT HOLES AT NEW HOLE LOCATIONS TO VERIFY NO CONFLICTS EXIST. IF NO CONFLICTS EXIST, COMPLETE THE INSTALLATION. IN THE CASE OF STEEL TO BE FASTENED TO THE EXISTING CONCRETE WITH MULTIPLE ANCHORS, FABRICATE FROM A FIELD TEMPLATE, THE STEEL TO BE FASTENED TO THE CONCRETE BY THE ANCHORS AND COMPLETE THE INSTALLATION.
- (E) CONTRACTOR SHALL EXERCISE CARE WHEN INSTALLING NEW HOLES TO PREVENT "NICKING" OR CUTTING EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC.

WOOD FRAMING NOTES:

1. APPLICABLE CODES OR STANDARDS:

ALL DESIGN, FABRICATION, TESTING, AND ERECTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:

- (A) IRC – INTERNATIONAL RESIDENTIAL CODE (IRC)
- (B) AWC – NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS)
- (C) AWC – WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM)
- (D) APA – PLYWOOD DESIGN SPECIFICATION (PDS)

2. WALL SYSTEMS:

WALL SYSTEMS SHALL MEET THE SPECIFICATIONS LISTED IN THE PLAN NOTES (UNLESS NOTED OTHERWISE).

3. MATERIALS:

MATERIALS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2.
- (B) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. LUMBER, PLYWOOD, PSL, OR OTHER STRUCTURAL WOOD ELEMENTS SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA.
- (C) FLOOR PLYWOOD SHEATHING SHALL BE 3/4" THICK.
- (D) WALL PLYWOOD SHEATHING SHALL BE 1/2" THICK.
- (E) ATTIC PLYWOOD SHEATHING SHALL BE 1/2" THICK.
- (F) ROOF PLYWOOD SHEATHING SHALL BE 5/8" THICK.
- (G) MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVEL TRUSS JOIST COMPANY'S "MICROLLAM" OR APPROVED EQUAL.
- (H) MEMBERS DESIGNATED AS "PSL" SHALL BE PARALLEL STRAND LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVEL TRUSS JOIST COMPANY'S "PARALLAM" OR APPROVED EQUAL.
- (I) MEMBERS DESIGNATED AS "TJI" SHALL BE "I-SHAPED" WOOD JOIST LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE I-LEVEL TRUSS JOIST COMPANY'S "TRUS JOIST" OR APPROVED EQUAL.
- (J) MEMBERS DESIGNATED AS "PPG" SHALL BE GLULAM LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE ANTHONY FOREST PRODUCTS COMPANY'S "POWER PRESERVED GLULAM" OR APPROVED EQUAL.
- (K) JOIST HANGERS, BEAM HANGERS, HURRICANE CLIPS, ANCHORS, AND CONNECTORS SHALL BE SUPPLIED BY SIMPSON STRONG-TIE CO., INC. OR APPROVED EQUAL AND ATTACHED WITH MANUFACTURER RECOMMENDATIONS.
- (L) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED.
- (M) HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL RECEIVE THE SIMPSON "Z-MAX" TRIPLE ZINC COATING OR APPROVED EQUAL.
- (N) STUD WALL BOTTOM PLATES CONNECTED TO CONCRETE SHALL BE SUPPLIED BY RAMSET OR APPROVED EQUAL.

4. CONNECTIONS:

CONNECTIONS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING) SHALL BE CONNECTED OR FASTENED WITH STEEL NAILS, SCREWS, OR BOLTS. ALL EXPOSED NAILS, SCREWS, OR BOLTS SHALL BE POLYMER COATED OR GALVANIZED.
- (B) NO STAPLES SHALL BE PERMITTED.
- (C) WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE LISTED IN IRC 2015 TABLE R602.3.
- (D) MEMBER END PIECES, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS.
- (E) MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF 12d NAILS SPACED AT 12" FOR PIECES UP TO 12" DEEP. ALL OTHER PIECES SHALL BE ATTACHED TOGETHER WITH (3) ROWS OF 12d NAILS SPACED AT 12".
- (F) MULTIPLE PIECES OF LUMBER USED TO FORM PACKED STUDS SHALL BE ATTACHED TOGETHER WITH (2) ROWS OF NAILS SPACED AT 8".
- (G) PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS.
- (H) PLYWOOD ROOF SHEATHING VERTICAL JOINTS SHALL BE STAGGERED EVERY 4 FEET OR LESS.
- (I) FLOOR JOISTS SHALL HAVE BRIDGING AT 8'-0" O.C. (MAX.).
- (J) BOTTOM PLATE OF STUD WALLS TO CONCRETE SHALL BE CONNECTED WITH 1/4" RAMSETS AT 16" O.C.
- (K) PRE-ENGINEERED STRUCTURAL MEMBERS INCLUDING PSL, PPG, LVL, ETC. SHALL BE ERECTED AND BRACED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

5. OPENINGS:

OPENINGS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE):

- (A) OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2x12's OR THREE 2x10's (4'-0" MAX.).
- (B) OPENINGS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH THE FULL HEIGHT STUD REQUIREMENTS LISTED IN WFCM TABLE 3.23C.
- (C) FULL HEIGHT STUDS MAY BE REDUCED IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.23D.
- (D) JACK STUDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS LISTED IN WFCM TABLE 3.22F.

DESIGN INFORMATION:

1. DESIGN LOADS SHALL MEET THE SPECIFICATIONS LISTED IN THIS SECTION (UNLESS NOTED OTHERWISE).

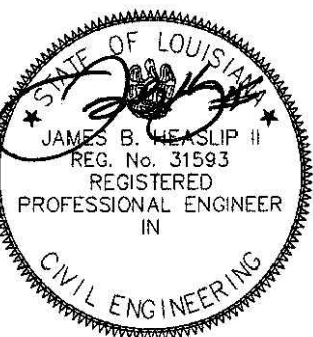
(A) DESIGN BUILDING CODE – 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

(B) DESIGN GRAVITY LOADS:

FIRST FLOOR	DL = 10 PSF LL = 40 PSF
SECOND FLOOR	DL = 10 PSF LL = 30 PSF
ATTIC	DL = 10 PSF LL = 20 PSF
ROOF	DL = 15 PSF LL = 20 PSF

(C) WIND LOADS SHALL BE IN ACCORDANCE WITH ASCE 7-10: MAIN WIND FORCE RESISTING SYSTEM

PARAMETER	VALUE	REFERENCE
RISK CATEGORY	II	TABLE 1.5-1
BASIC WIND SPEED	Vult. = 144 MPH Vasd. = 113 MPH	FIGURE 26.5-1B
DIRECTIONALITY	Kd = 0.85	FIGURE 26.6-1
EXPOSURE CATEGORY	B	SECTION 26.7
TOPOGRAPHIC FACTOR	Kzt = 1.0	FIGURE 26.8-1
GUST EFFECT FACTOR	0.85	SECTION 26.9
ENCLOSURE CLASSIFICATION	ENCLOSED	SECTION 26.10
INTERNAL PRESSURE COEFFICIENT	Cqpi = +/-0.18	SECTION 26.11
VELOCITY	qh = 31.15 PSF	SECTION 28.3.2



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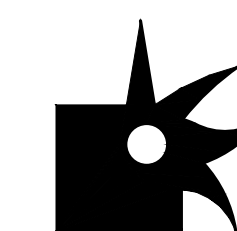
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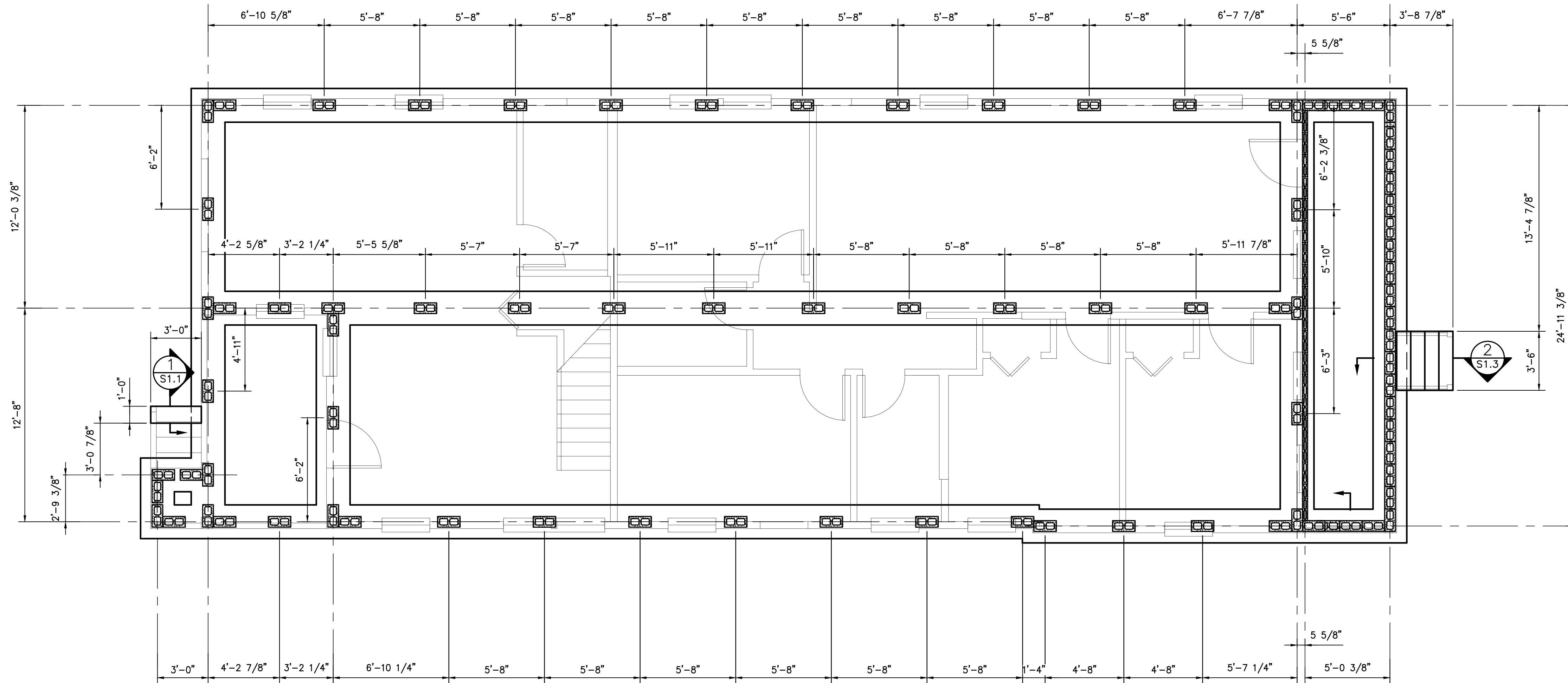


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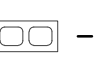
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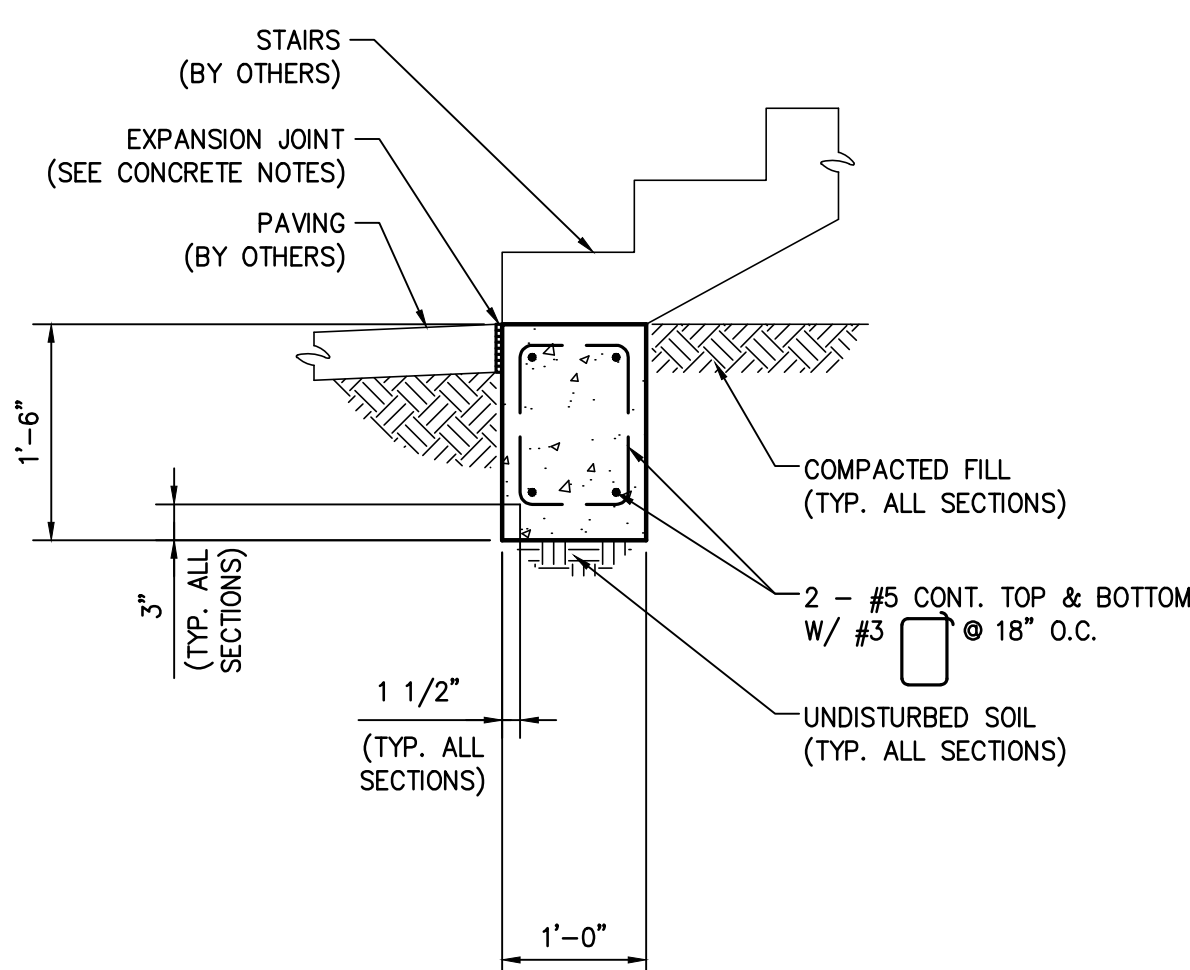


FOUNDATION PLAN

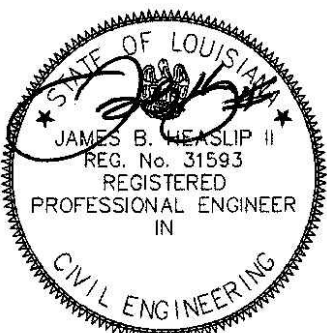
SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0A - S1.0B.
2. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL INSPECT AND REPAIR/REPLACE IN-KIND ANY EXISTING DAMAGED STUDS AS NEEDED.
4.  OR  - SYMBOL ON PLAN INDICATES 8" CMU PIER (GROUT FILL ALL CELLS).
5. 2x4 EXTERIOR LOAD-BEARING WALL SYSTEM:
 - A. 2x4 STUD @ 16" O.C. (MAX.)
 - B. 2x4 BOTTOM PLATE
 - C. DOUBLE 2x4 TOP PLATE
 - D. SHEATHING - (SEE WOOD FRAMING NOTES)
 - E. BLOCKING @ 48" O.C. (MAX.)



SECTION
SCALE: 3/4" = 1'-0" S1.1/S1.1



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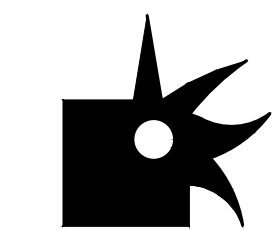
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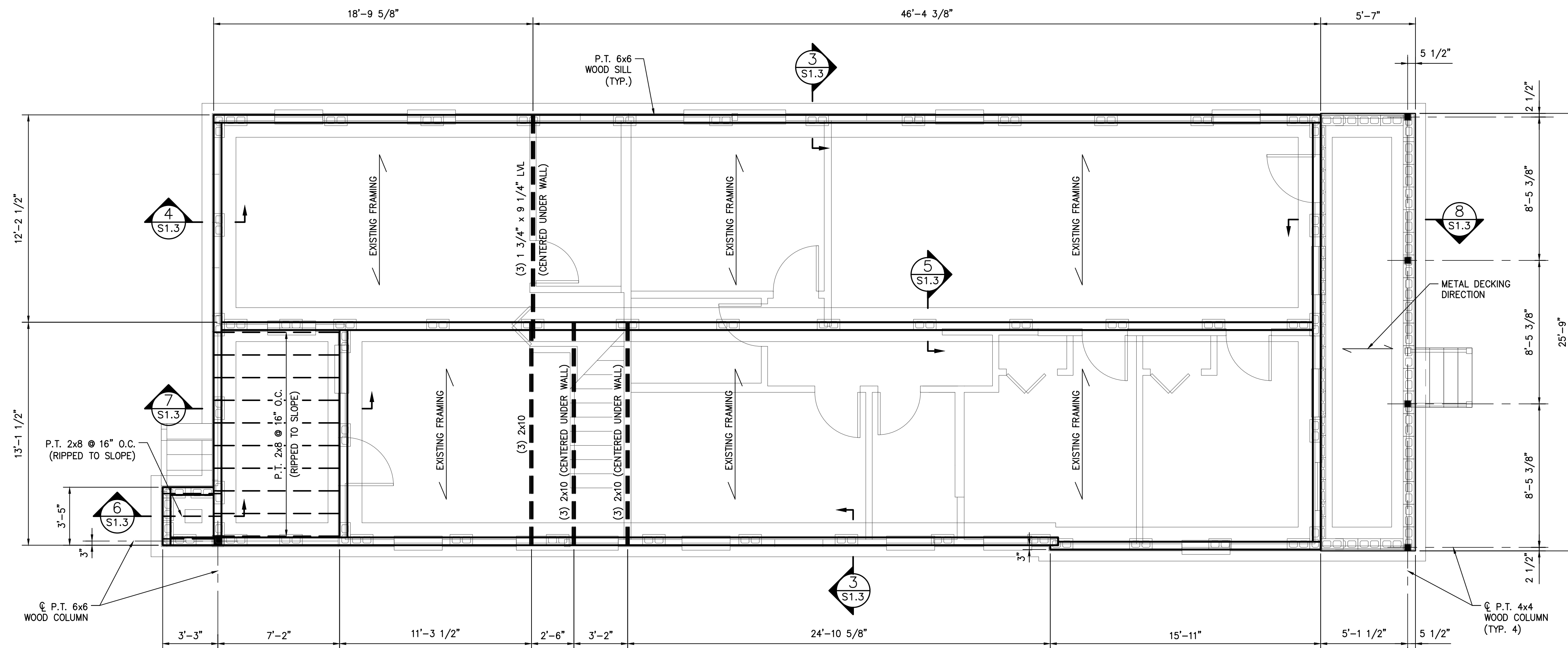
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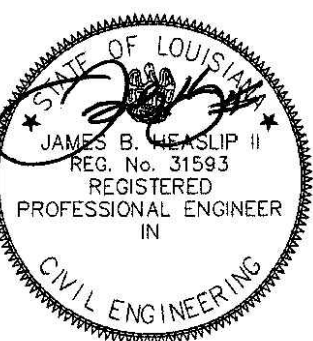


FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0A - S1.0B.
2. FOR ALL PLAN NOTES, SEE DRAWING S1.1.



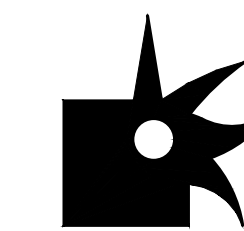
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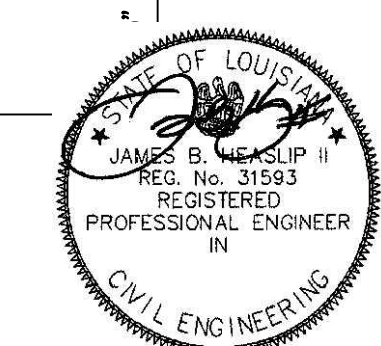
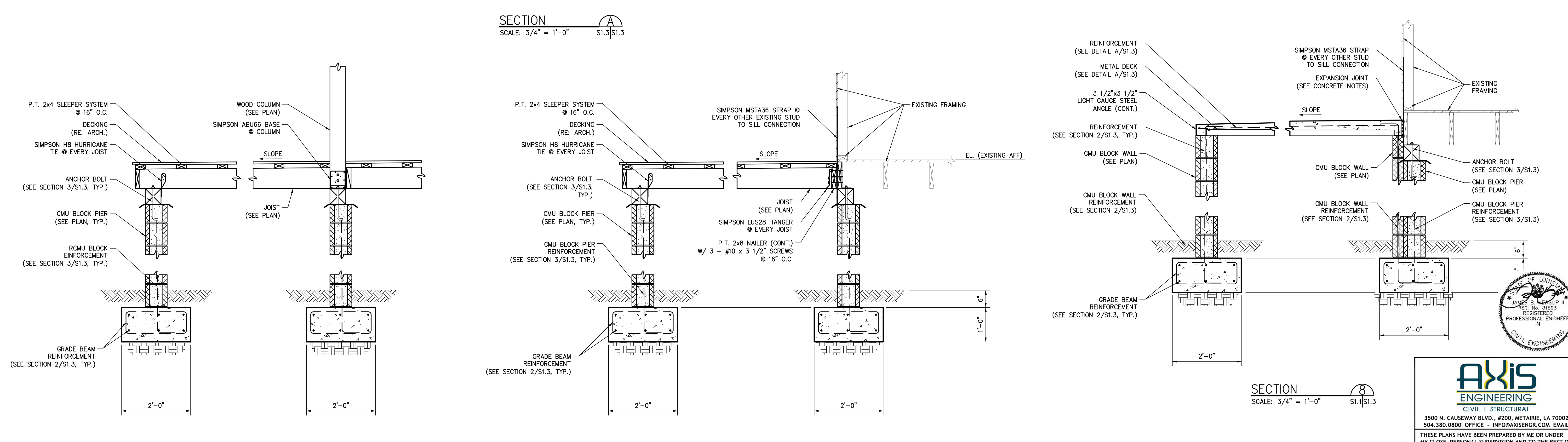
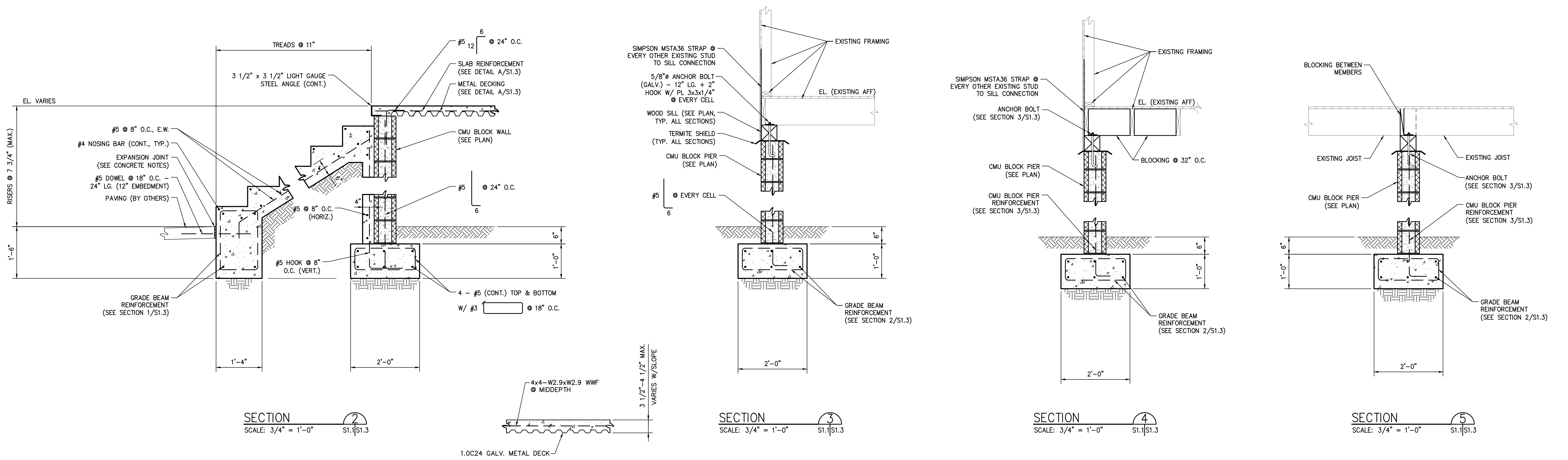
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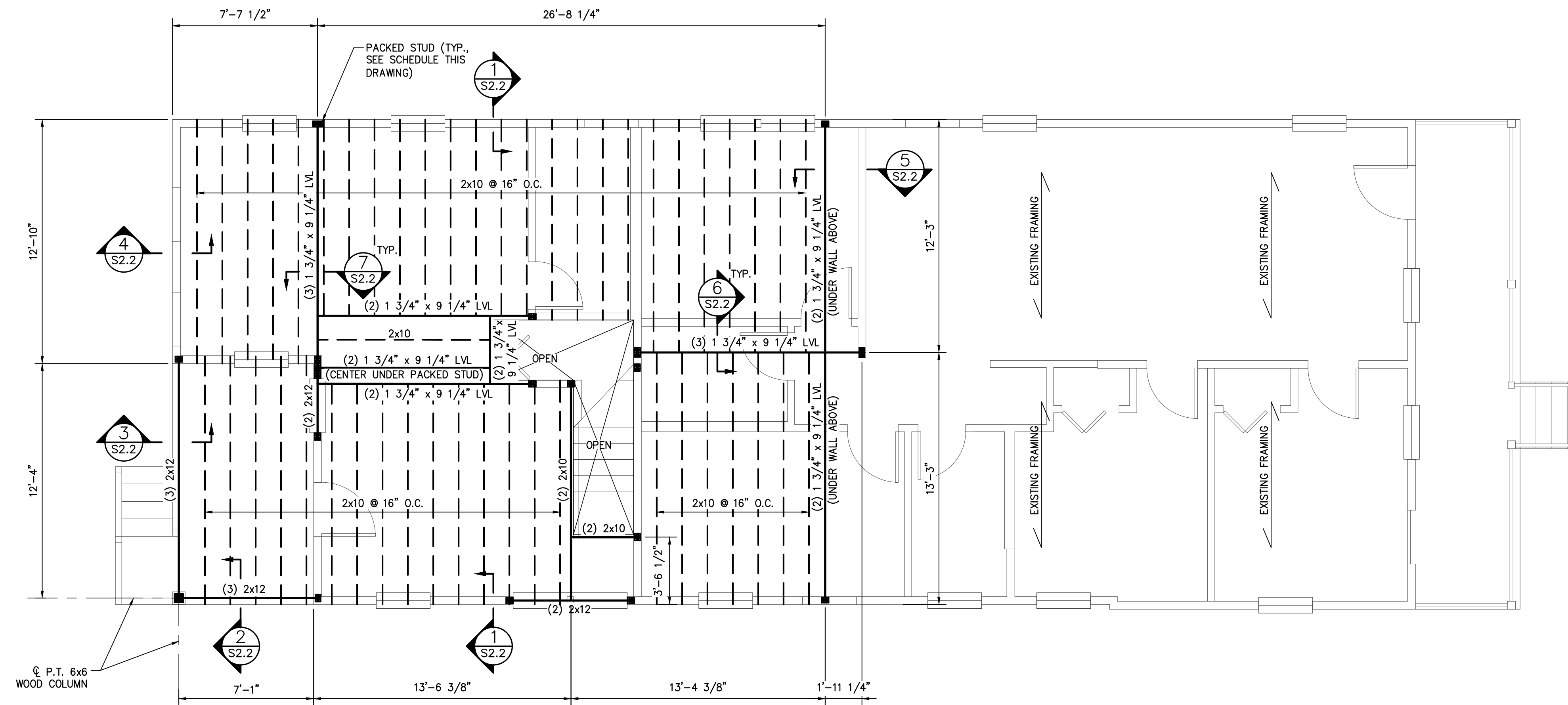
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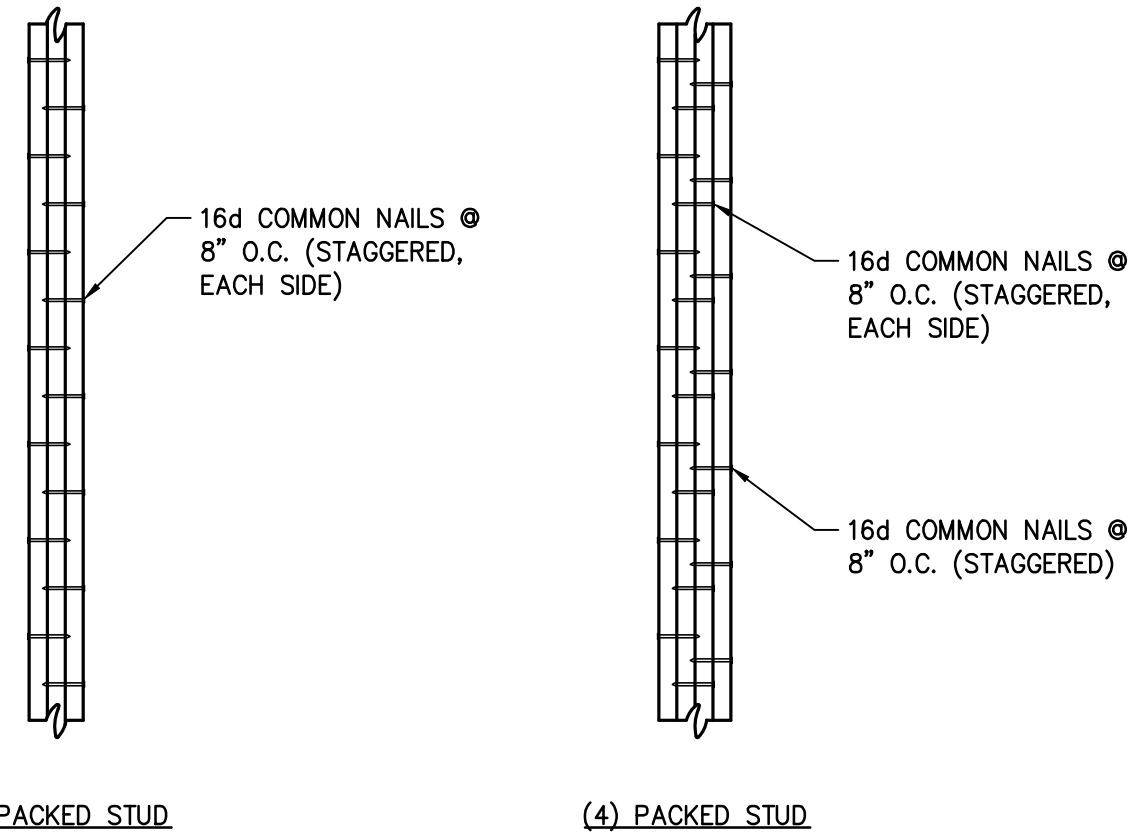


FIRST FLOOR CEILING/
SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES:

- FOR ALL NOTES, SEE DRAWING S1.0A - S1.0B.
- MEASUREMENTS ARE TO EDGE OF FRAMING/CENTER OF BEAM. SEE ARCHITECTURAL DRAWINGS FOR FINISHED DIMENSIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION.
- SYMBOL ON PLAN INDICATES 2x4 EXTERIOR LOAD-BEARING WALL SYSTEM:
 A. 2x4 STUD @ 16" O.C. (MAX.)
 B. 2x4 BOTTOM PLATE
 C. DOUBLE 2x4 TOP PLATE
 D. SHEATHING - (SEE WOOD FRAMING NOTES)
 E. BLOCKING @ 48" O.C. (MAX.)
- SYMBOL ON PLAN INDICATES 2x4 INTERIOR LOAD-BEARING WALL SYSTEM:
 A. 2x4 STUD @ 16" O.C. (MAX.)
 B. 2x4 BOTTOM PLATE
 C. DOUBLE 2x4 TOP PLATE
 D. BLOCKING @ 48" O.C. (MAX.)
- UNLESS SHOWN ON PLANS, SEE WOOD FRAMING NOTES FOR ALL OPENING HEADERS.



TYPICAL PACKED STUD DETAIL

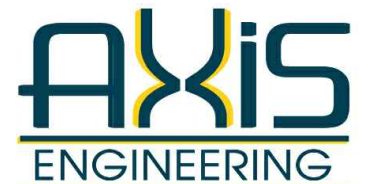
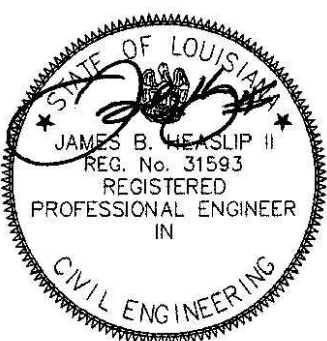
SCALE: 3/4" = 1'-0"

PACKED STUD SCHEDULE

INTERIOR BEAM COLUMNS		HEADERS IN EXTERIOR WALLS		
BEAM SIZE	MIN. NUMBER OF STUDS REQUIRED	OPENING SIZE	MIN. NUMBER OF JACK STUDS REQUIRED	MIN. NUMBER OF KING STUDS REQUIRED
(2) 2x8 or (2) 2x10 or (2) 2x12	3	0'-0" - 4'-0"	1	2
(3) 2x8 or (3) 2x10 or (3) 2x12	3	4'-1" - 8'-0"	2	3
(2) LVL	3	8'-1" - 10'-0"	3	4
(3) LVL	4	10'-1" - 12'-0"	3	5
(4) LVL	5	12'-1" - 16'-0"	3	6
DOUBLE TRUSS	5	16'-1" - 18'-0"	4	7

NOTES:

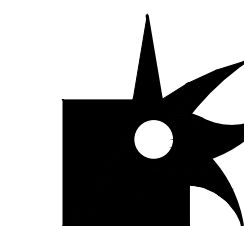
- PACKED STUD IS REQUIRED UNDER EACH BEAM END (UNLESS SHOWN OTHERWISE).
- ALL PACKED STUDS SHALL BE CARRIED DOWN TO THE FOUNDATION.
- FULL HEIGHT STUDS ARE REQUIRED FOR PACKED STUD CONSTRUCTION.
- SEE PACKED STUD DETAIL, THIS DRAWING.



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ENGINEER: JAMES B HEASLIP AE PROJECT #: 21159
LICENSE NUMBER: 31593

NOTE: DRAWING SCALES INDICATED ARE VALID ONLY IF PRINTED ON 24"x36" SHEETS

**TWO-FAMILY DWELLING
RENOVATION AND ADDITION**
837 Cherokee, 7420 Burthe street
New Orleans, Louisiana



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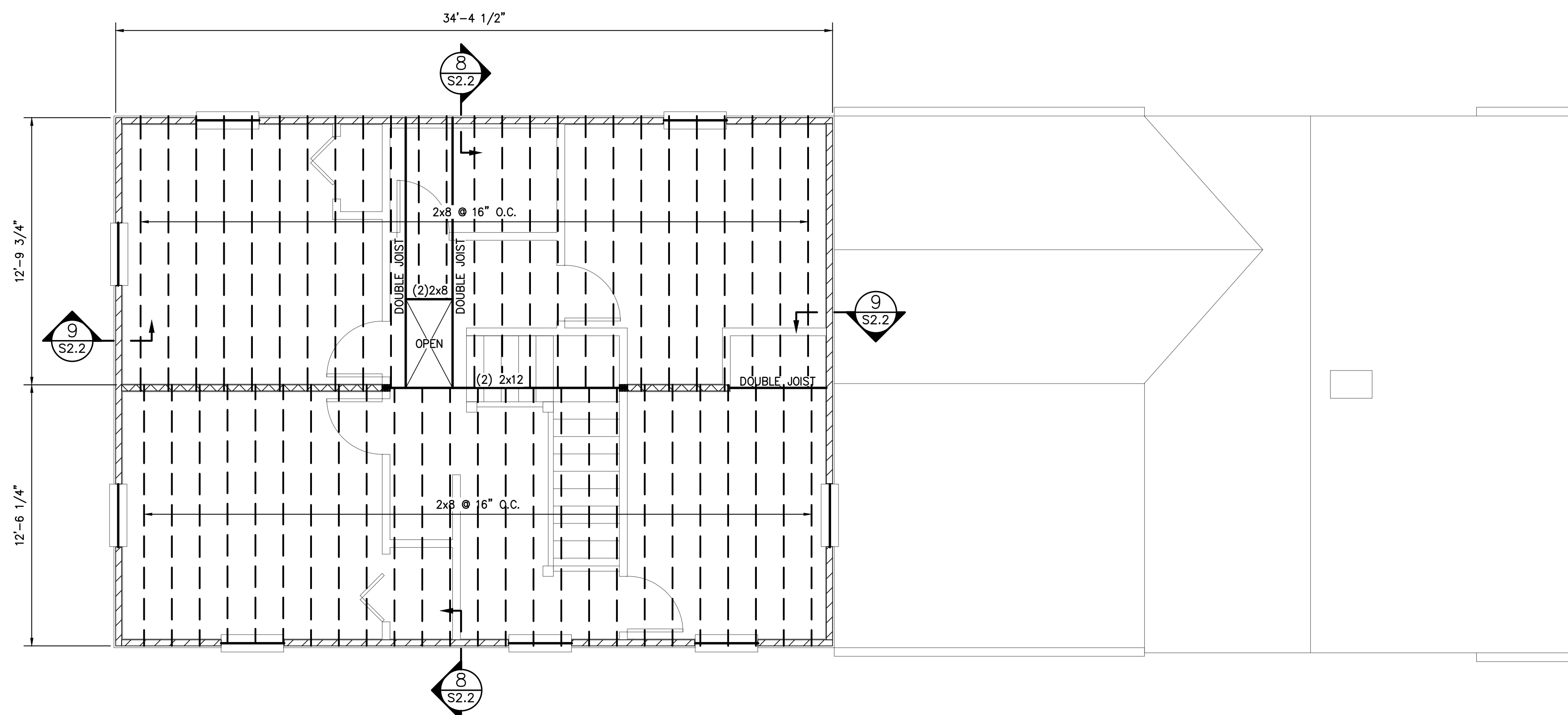
3.8.2022

S2.0

LKH #4920

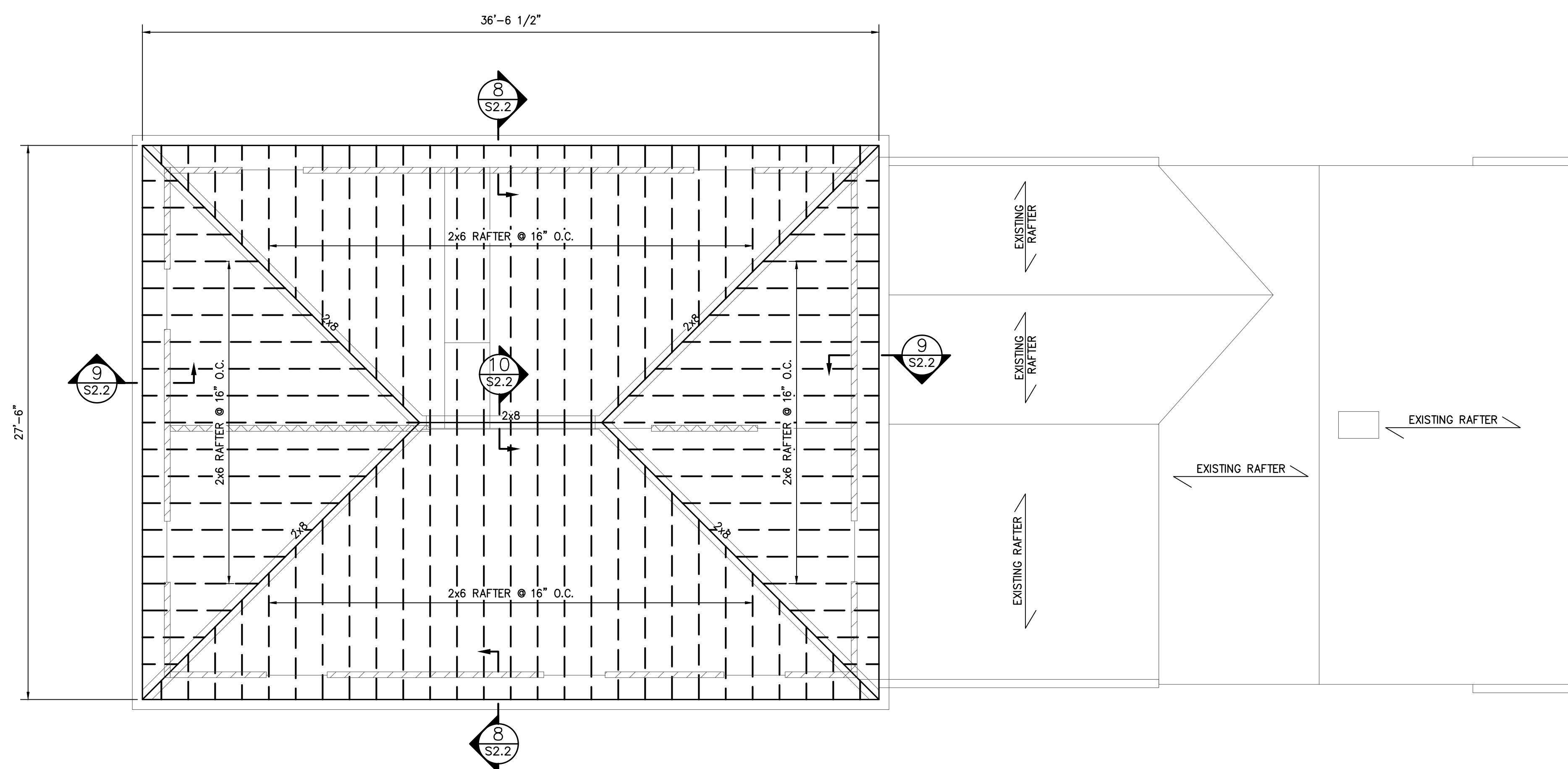
PLAN NOTES:

1. FOR ALL NOTES, SEE DRAWINGS S1.0A - S1.0B.
2. FOR ALL PLAN NOTES, SEE DRAWING S2.0.



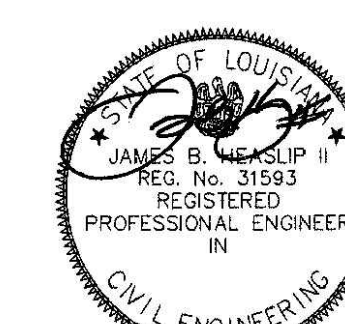
SECOND FLOOR CEILING FRAMING PLAN

SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



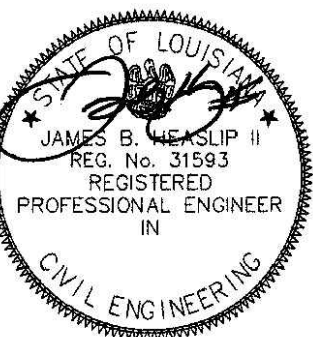
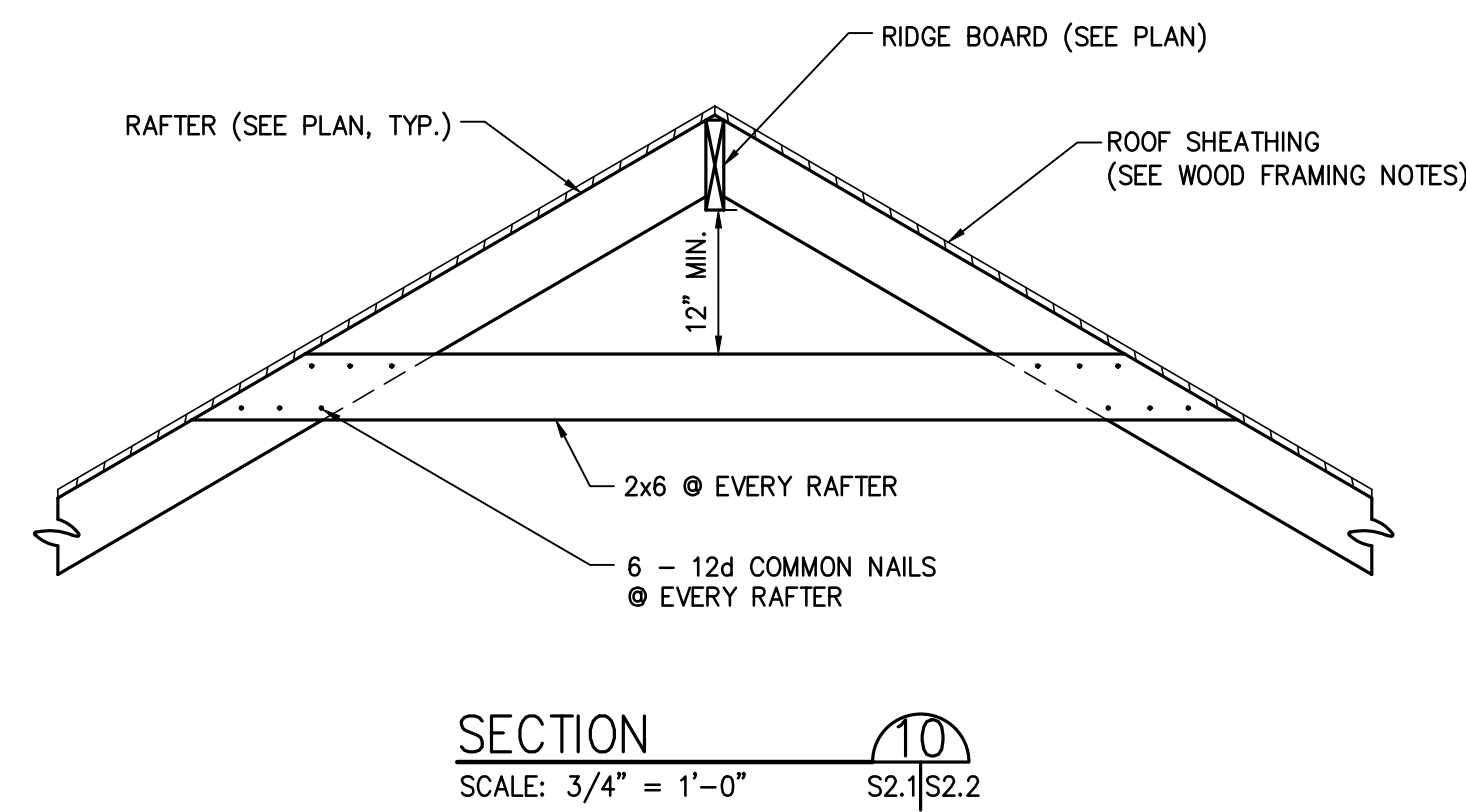
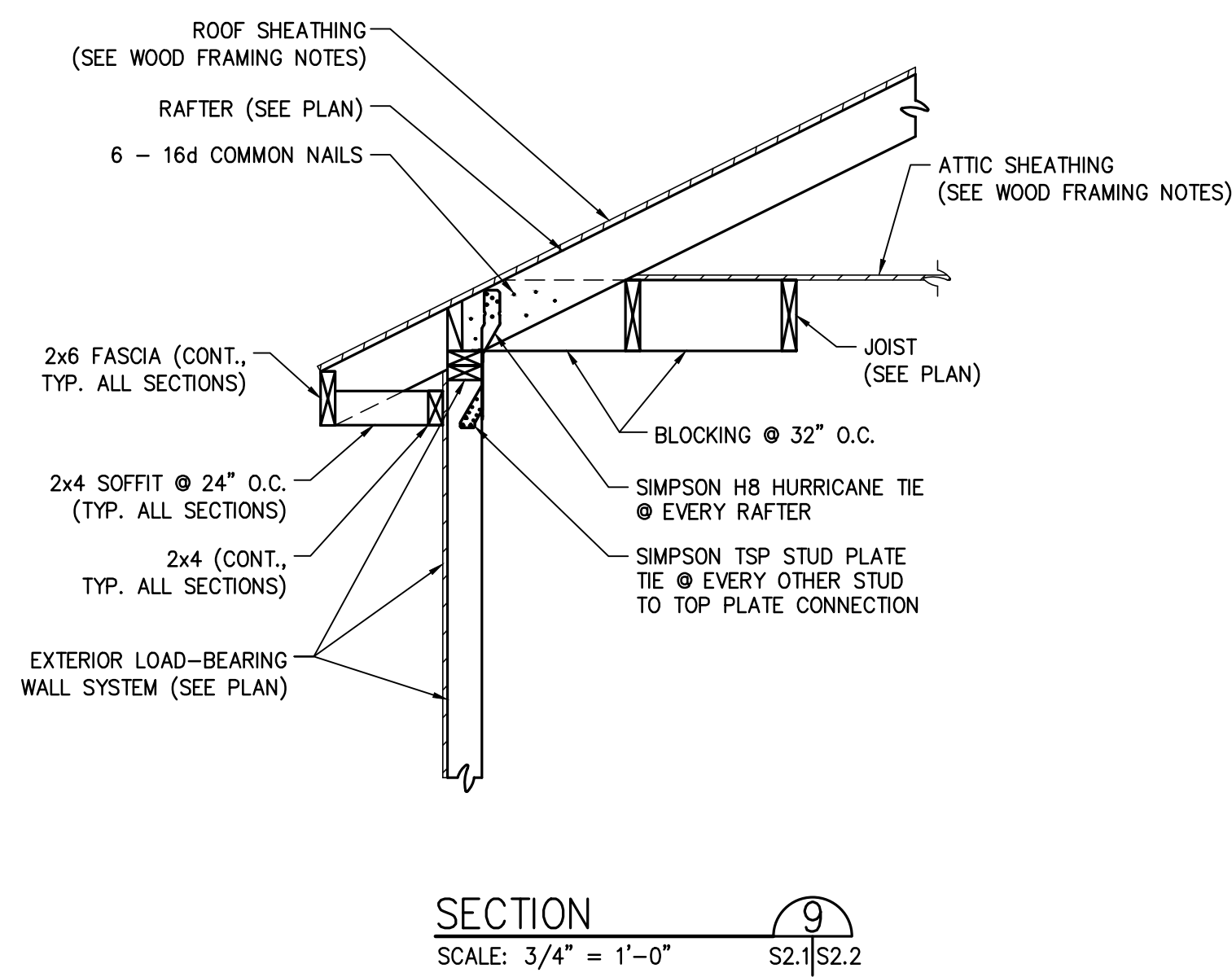
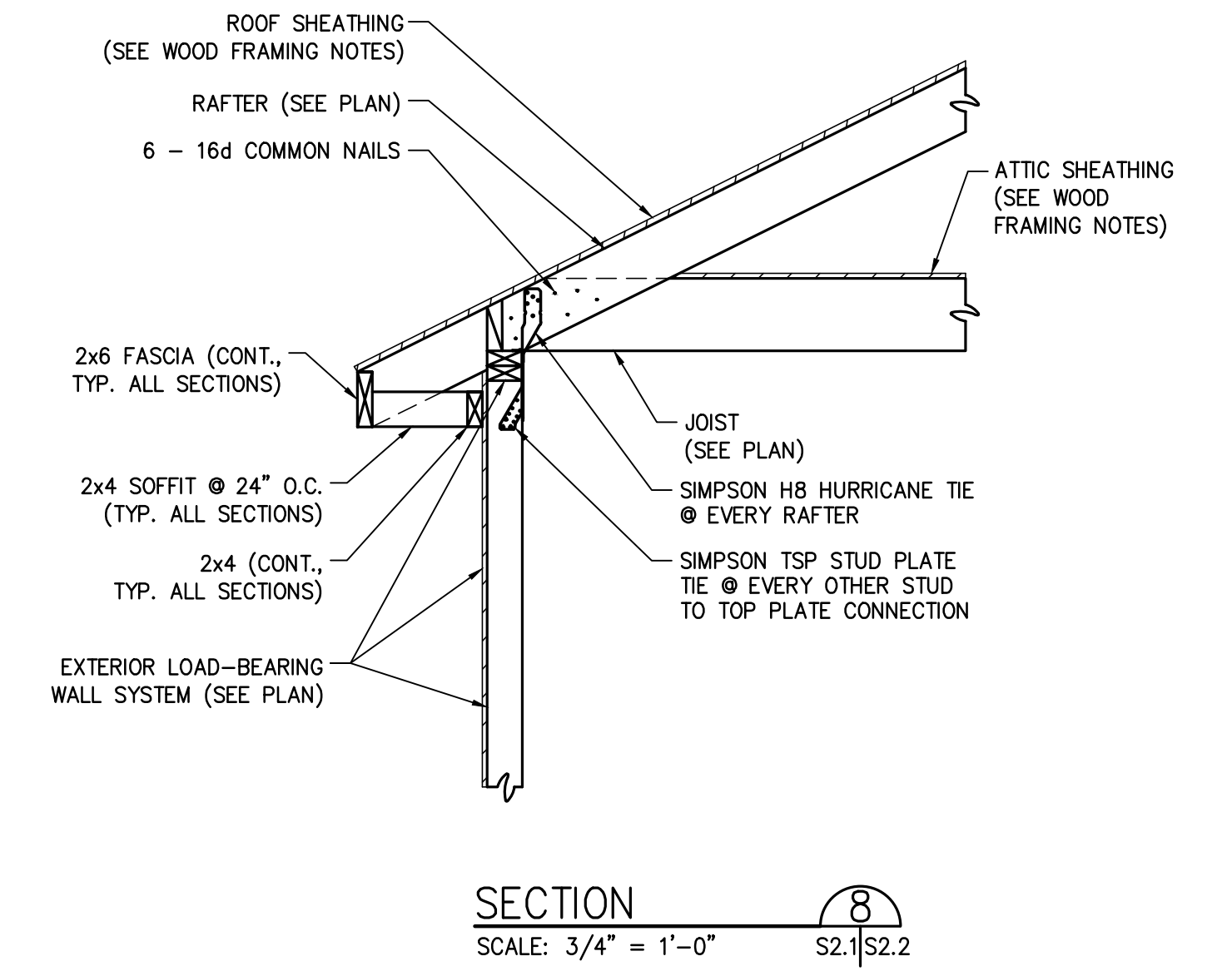
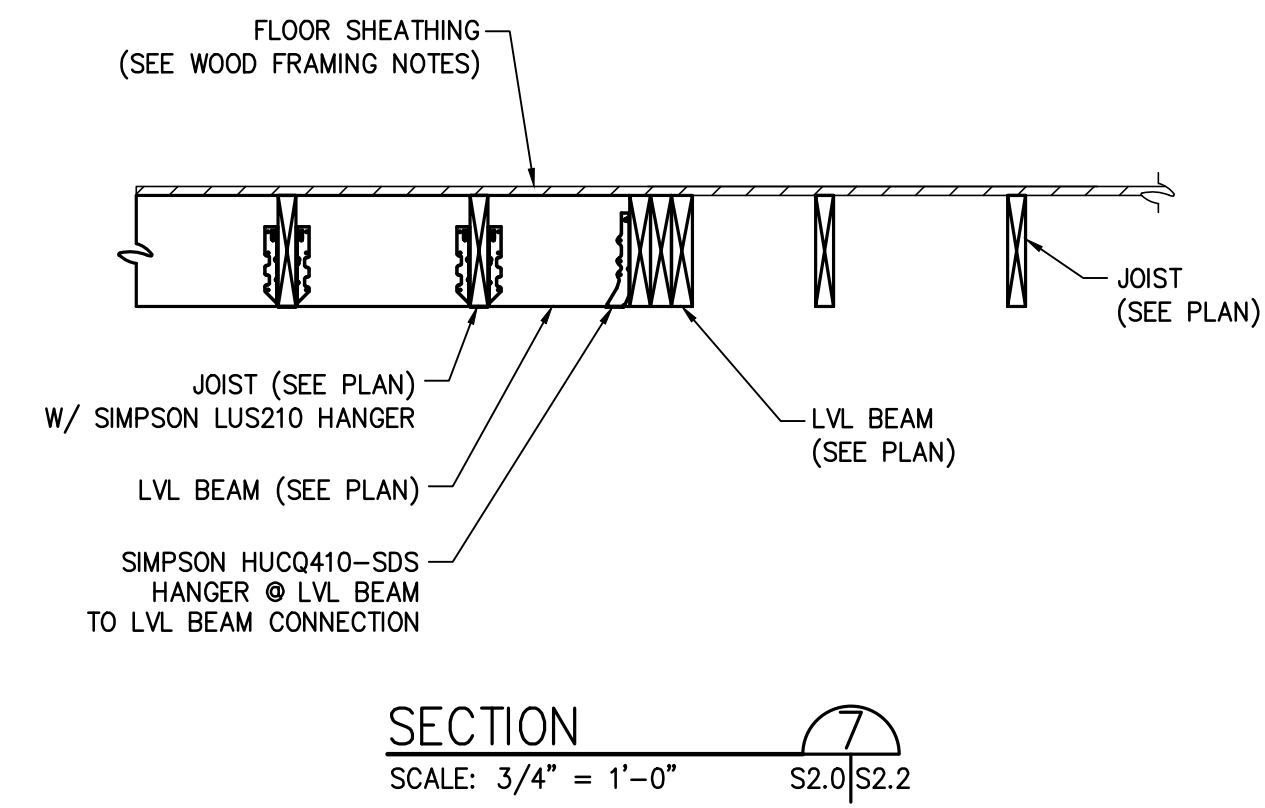
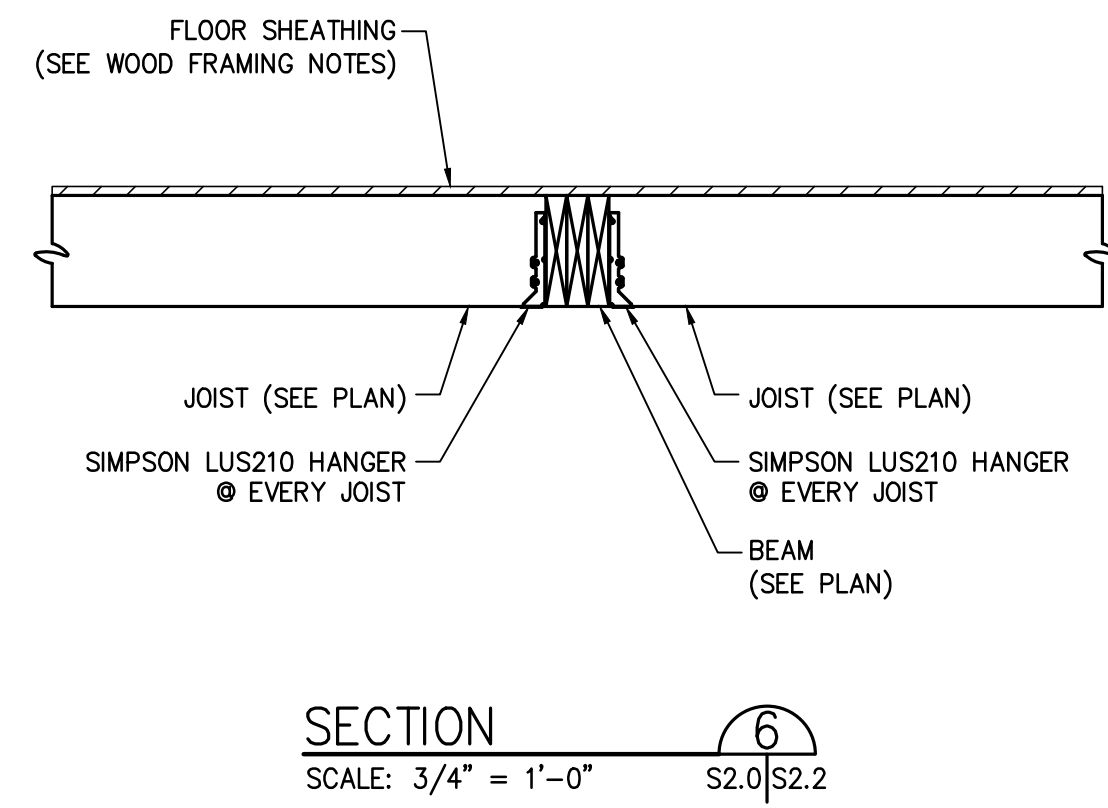
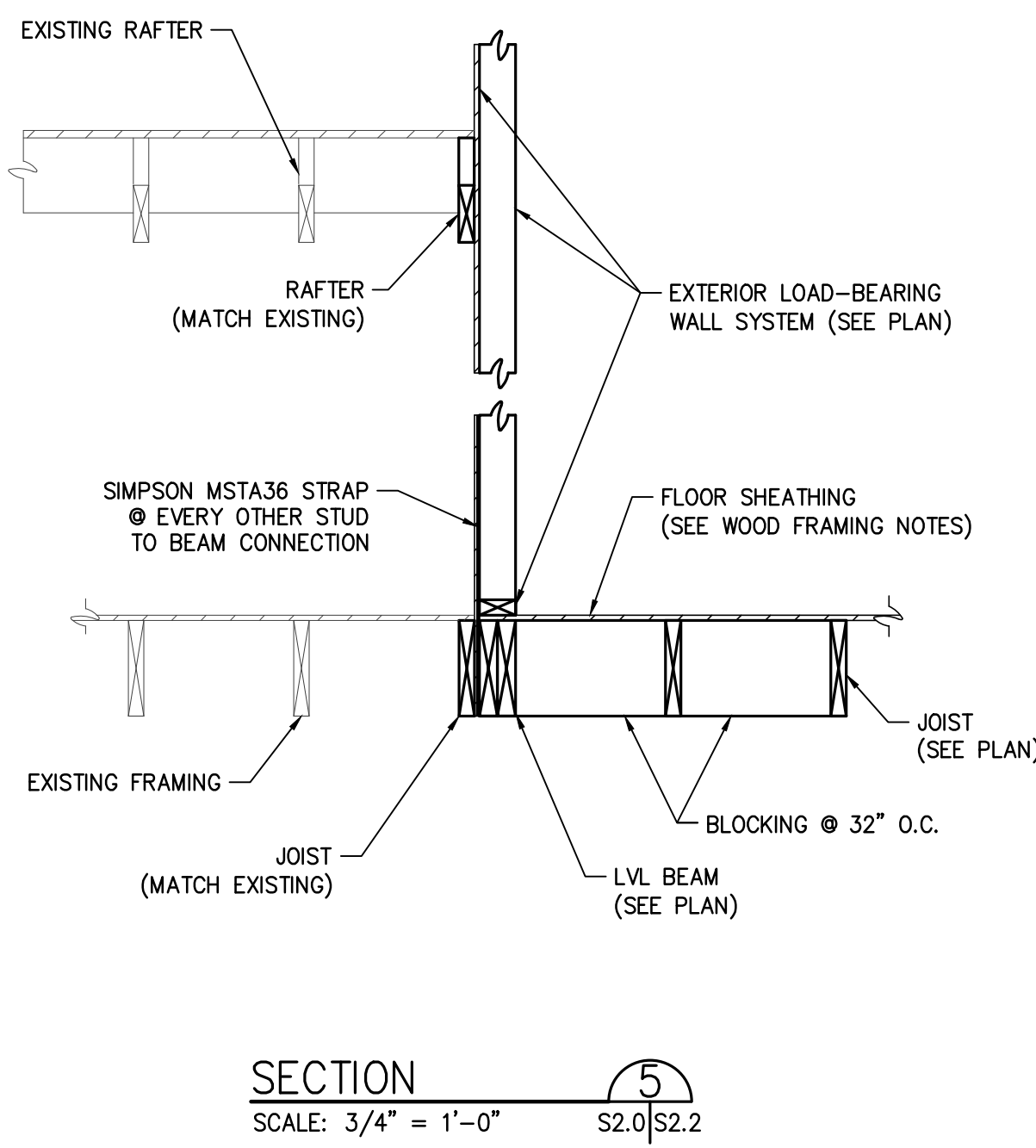
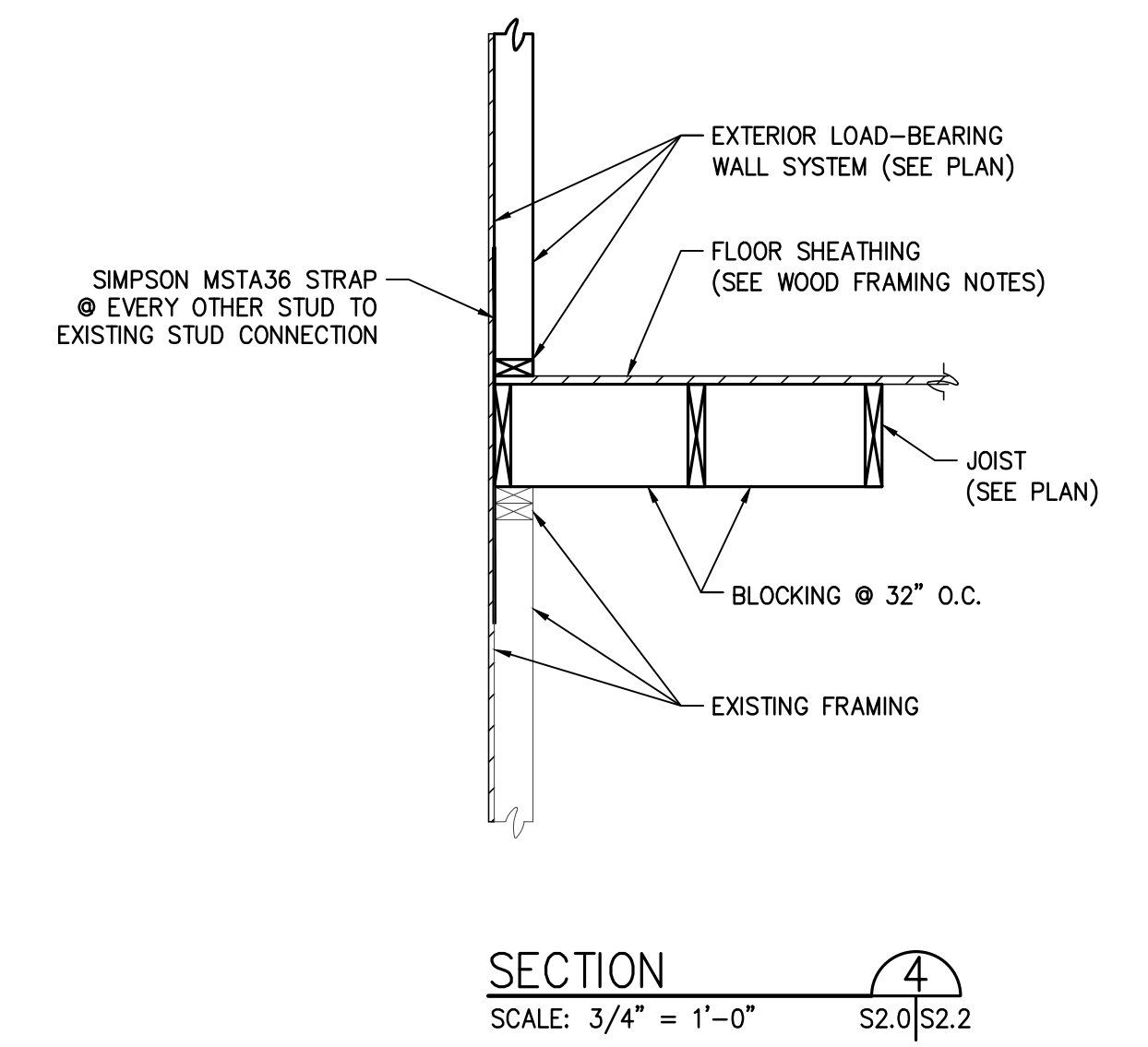
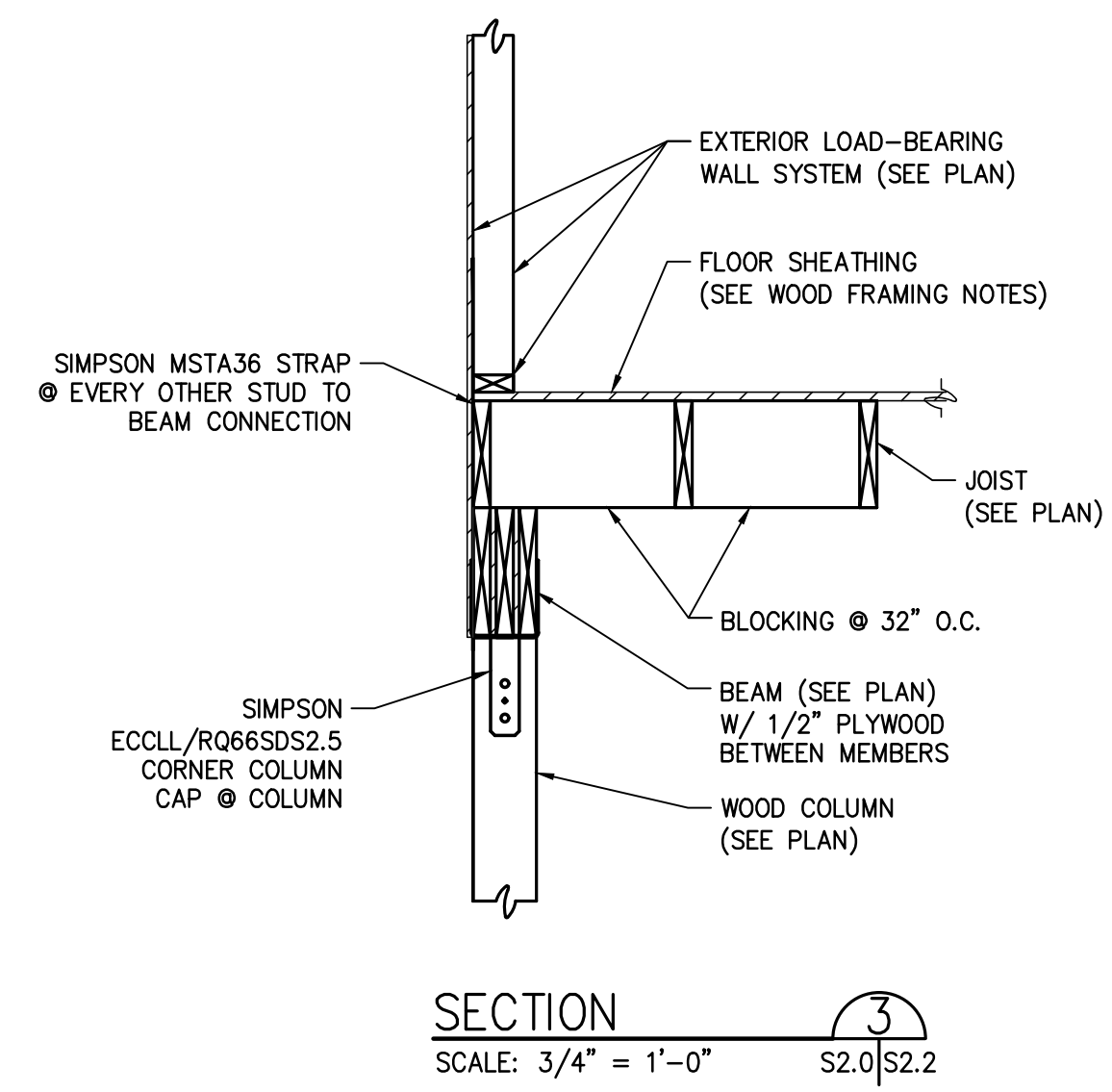
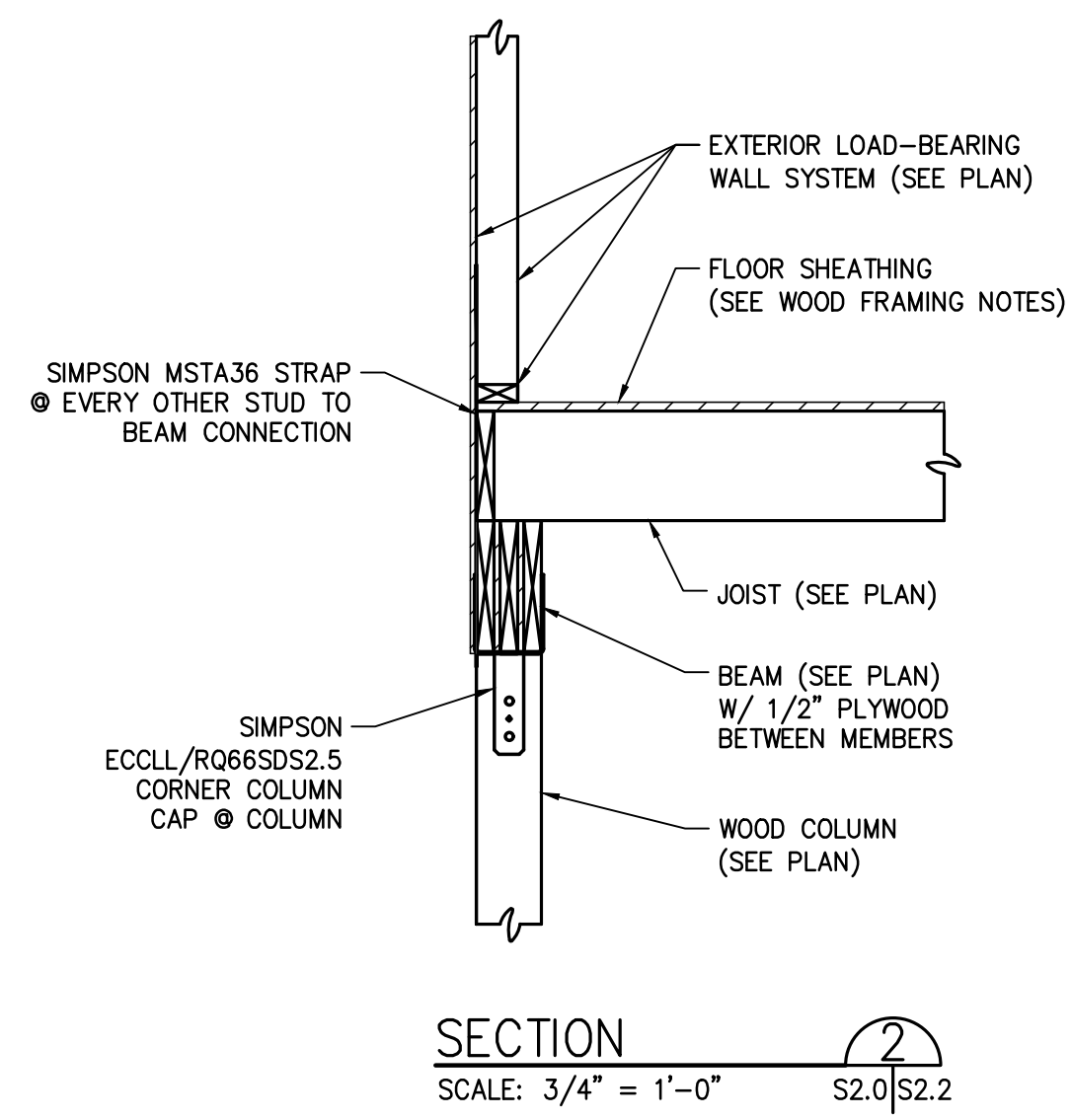
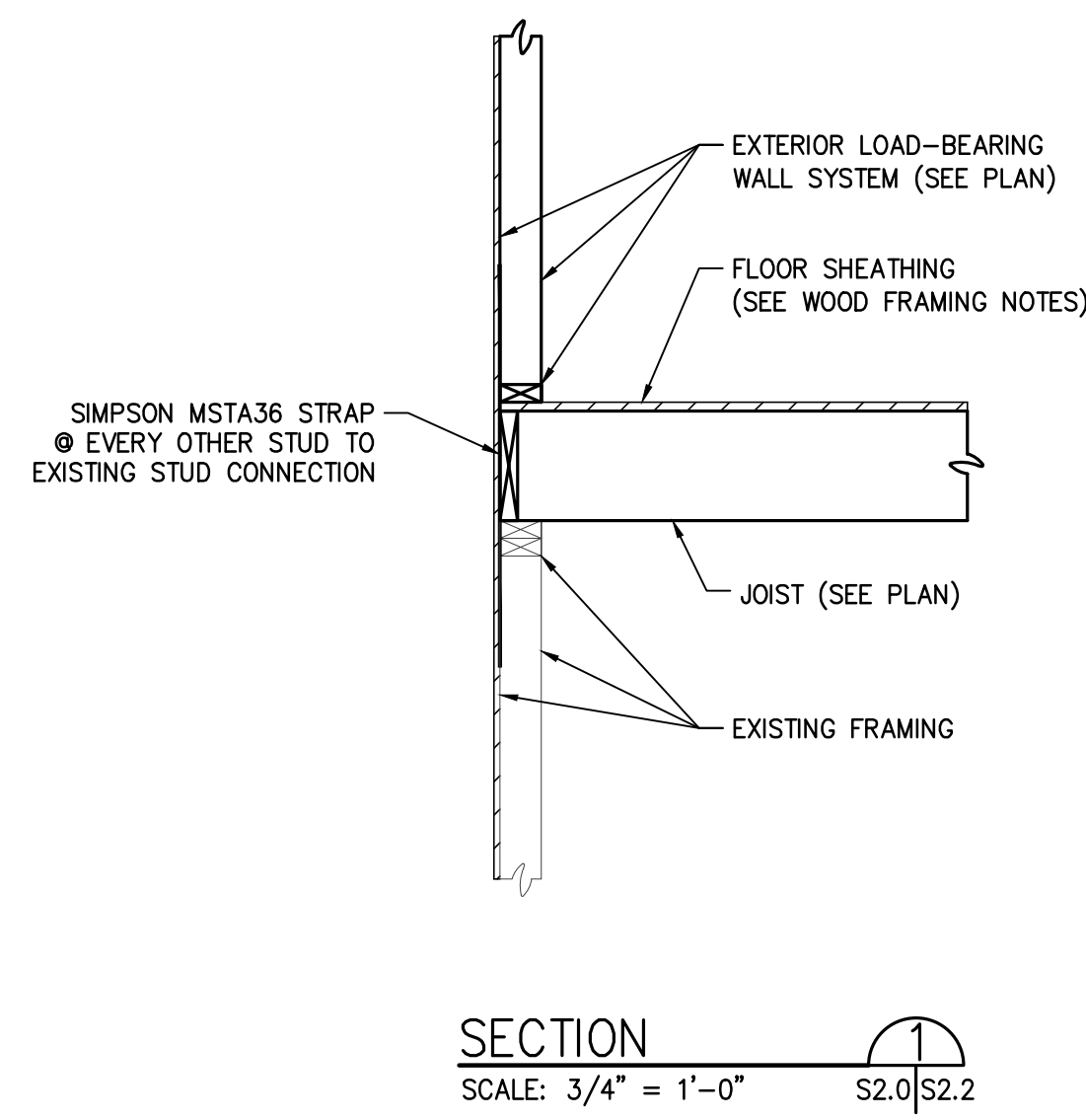
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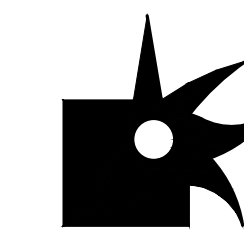
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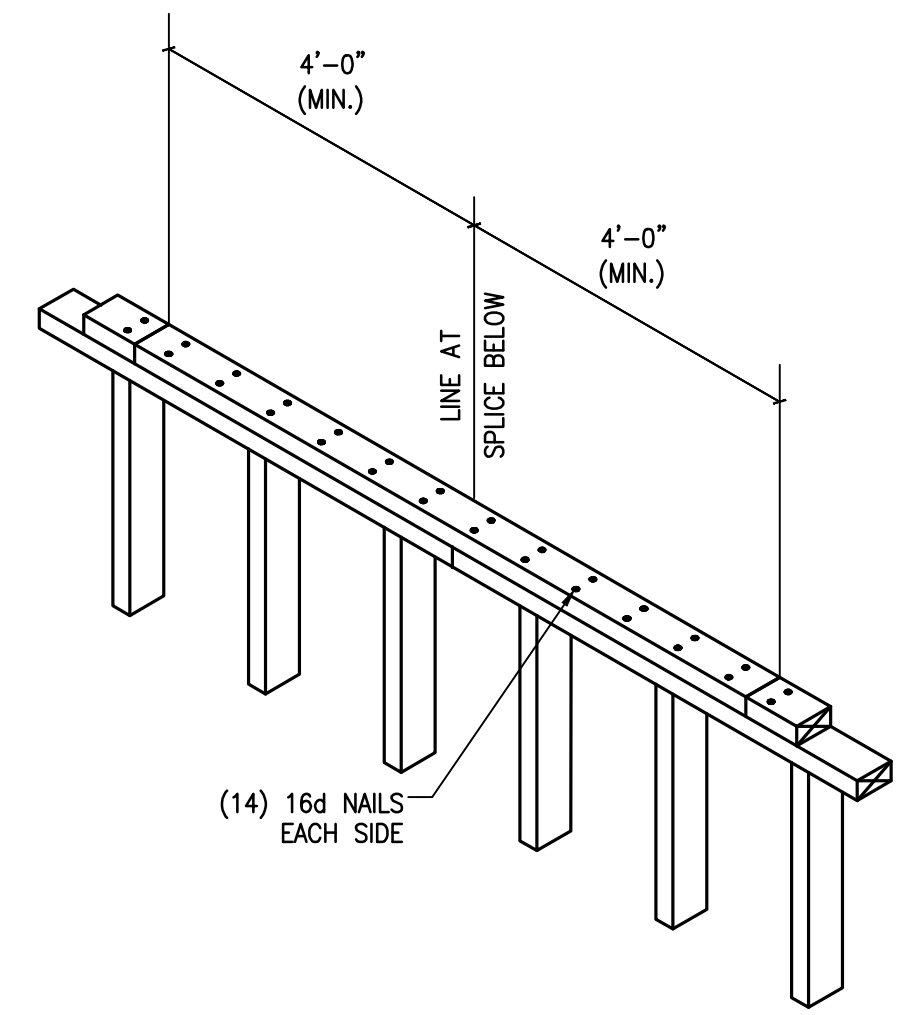
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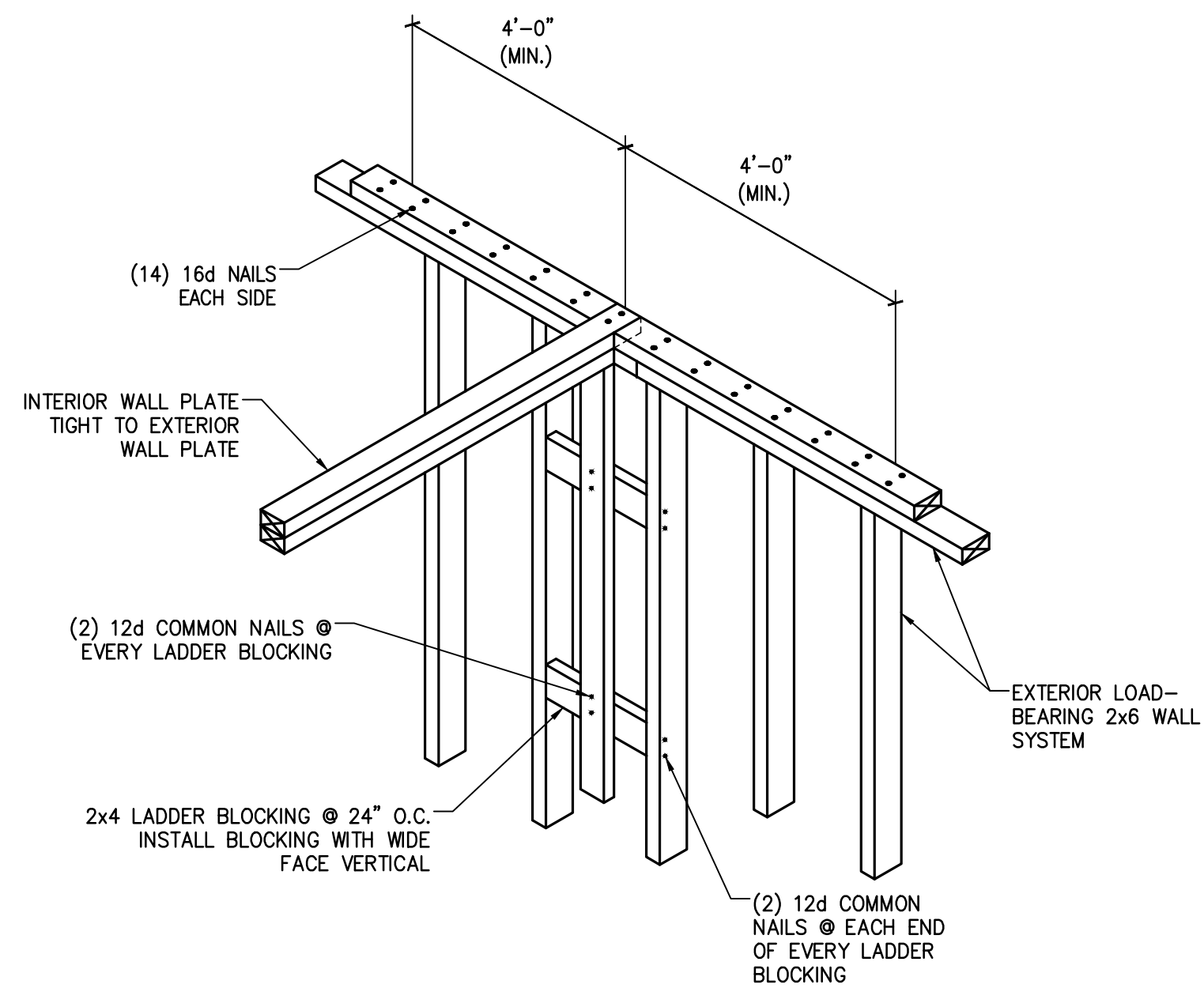


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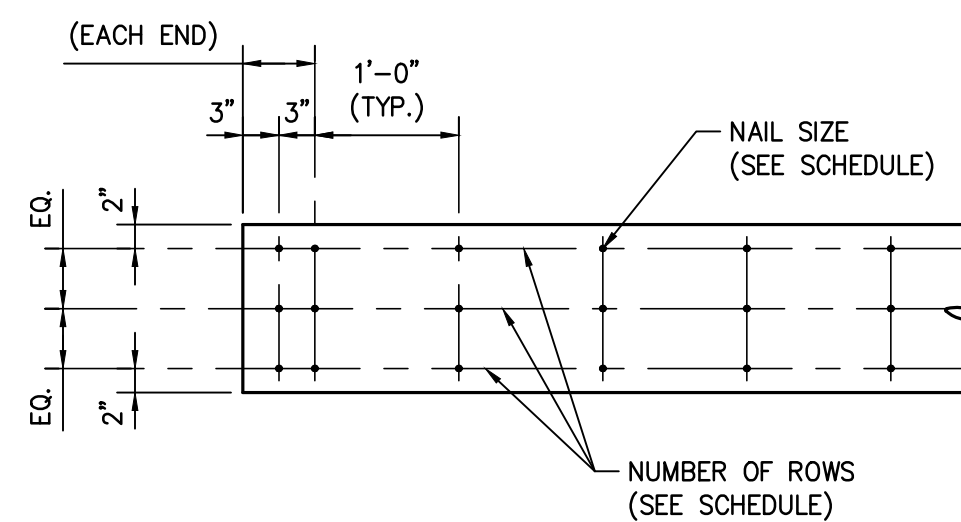
TYPICAL TOP PLATE SPLICE DETAIL
SCALE: N.T.S.



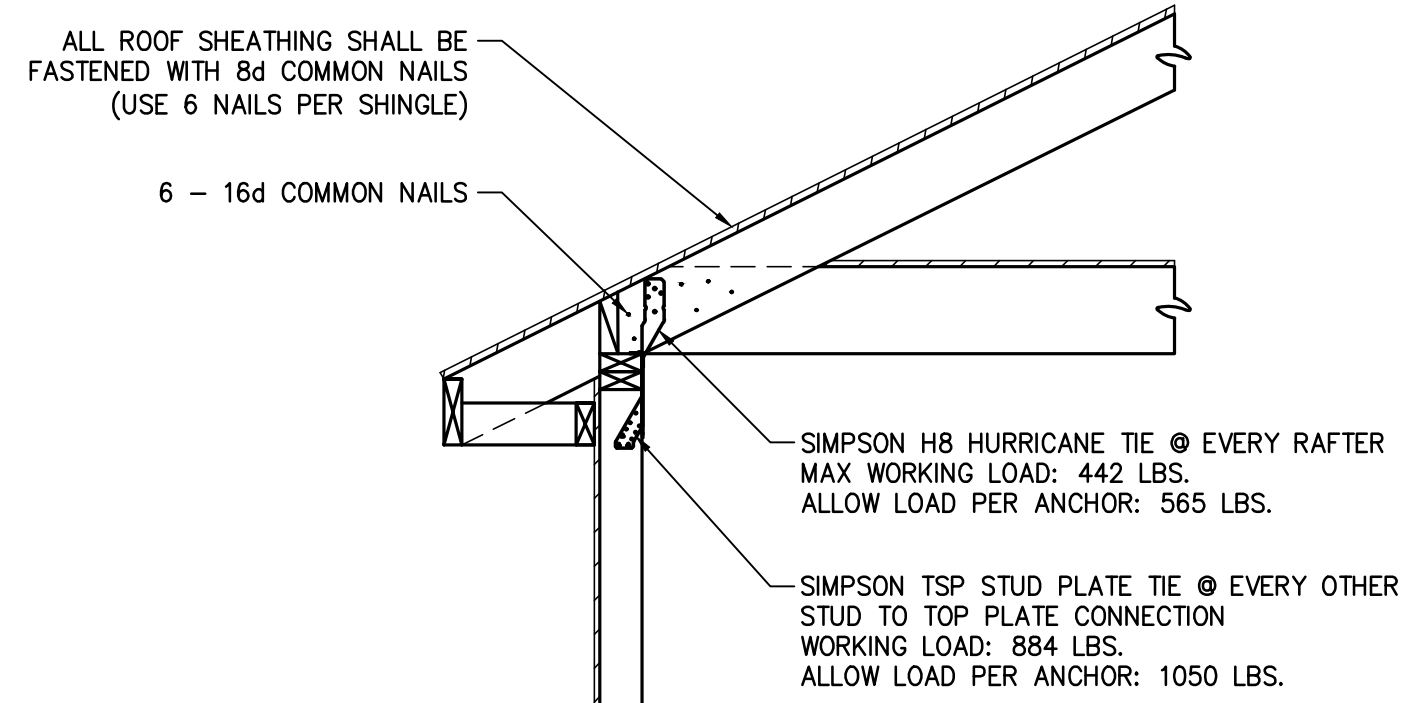
TYPICAL INTERIOR WALL INTERSECTION DETAIL
SCALE: N.T.S.

BEAM AND HEADER MEMBER SIZE	NUMBER OF ROWS	NAIL SIZE (COMMON NAIL)
(2) 2x10	2	12d
(2) 2x12	3	12d
(3) 2x8	2	16d
(3) 2x10	2	16d
(3) 2x12	3	16d
(2) 1 3/4" x 9 1/4" LVL	3	16d
(3) 1 3/4" x 9 1/4" LVL	3	16d

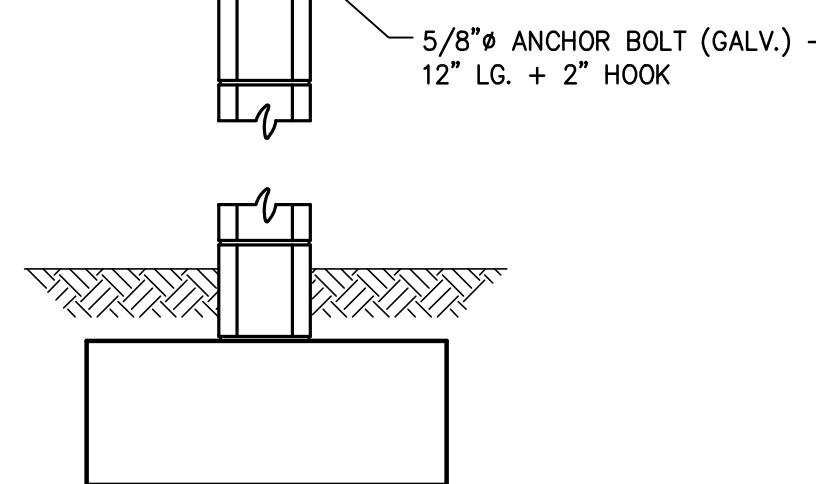
NOTE:
ALL BEAM AND HEADER MEMBERS TO BE PROPERLY SHORED BY CONTRACTOR PRIOR TO NAILING MEMBERS TOGETHER.



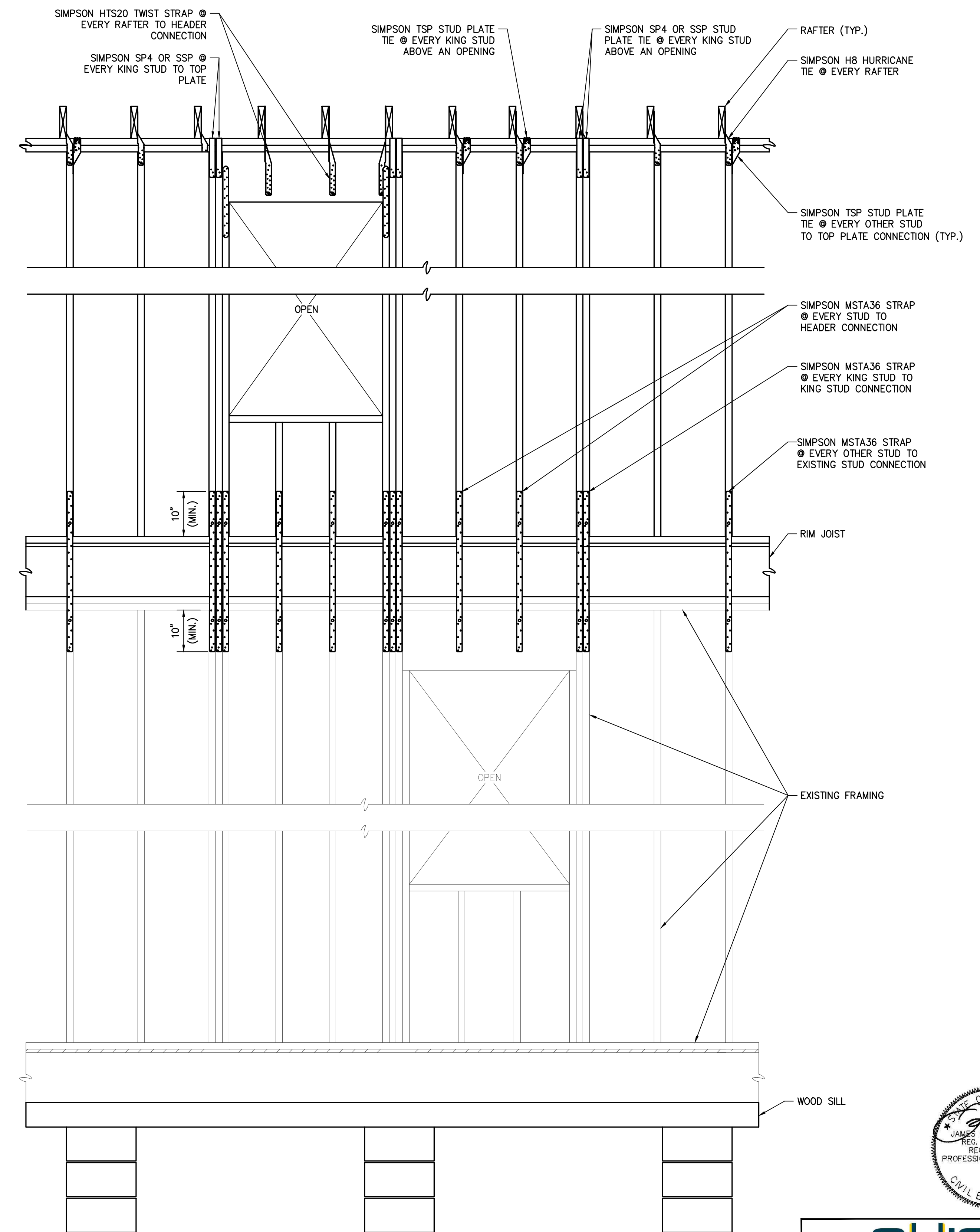
TYPICAL BEAM AND HEADER FASTENING PATTERN DETAIL
SCALE: 3/4" = 1'-0"



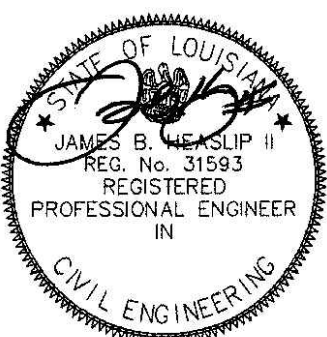
SIMPSON MSTA36 STRAP @ EVERY OTHER STUD TO STUD CONNECTION
WORKING LOAD: 884 LBS.
ALLOW LOAD PER ANCHOR: 2050 LBS.



HURRICANE STRAPPING DIAGRAM
SCALE: 3/4" = 1'-0"



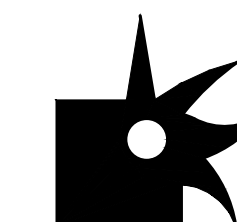
CONTINUOUS LOAD PATH @ STACKED AND OFFSET OPENINGS
SCALE: 3/4" = 1'-0"



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