BUILDING INFORMATION:

ADDRESS:	1620 DUMAINE STREET, LA 70116
LATITUDE (NAD83):	29.96522
LONGITUDE (NAD83):	-90.07165
TYPE:	SINGLE FAMILY RESIDENTIAL
ZONING:	HMC-2
NUMBER OF STORIES:	2
LEVEL 1 FLOOR SIZE LEFT:	2,179 SQ FT.
LEVEL 1 FLOOR SIZE RIGHT	1059 SQ.FT
LEVEL 1 BOTH HOUSES	3,238 SQ.FT
LEVEL 2 FLOOR SIZE	4,234 SQ.FT
TOTAL HOUSE	7,472 SQ.FT
LOT SIZE:	8,192 SQ.FT.
LOT:	10
BLOCK:	196
FIRE SPRINKLER:	YES

SIZE SUMMARY:

• HOUSE	7,472 SF
• LOT AREA:	8192 SF
• F.A.R.:	91.2%
• BUILD AREA RATIO	39.6%

DESIGN DATA:

- 2019 CBC & ASCE 7-16. IBC 1603.1.4
- WIND DESIGN DATA: MIN WIN SPEED (V asd) = 130 MPH. ULTIMATE WIND SPEED (V ult) = 160 MPH.

SCOPE OF WORK:

- BUILD A NEW COMMERCIAL 2 STORY HOUSE.

OWNER INFO:

NAME: RUSSEL FRANK
PHONE: (504) 296-7487
E-MAIL: RENEWORLEANSPROPERTY@YAHOO.COM

SHEET LIST

SHEET NUMBER	SHEET NAME	DRAWN BY
A100	COVER PAGE	MAGED ALGHARABLY
A101	FLOOR PLAN	MAGED ALGHARABLY
A102	SITE PLAN &3D	MAGED ALGHARABLY
A103	PROPOSED FLOOR PLAN	MAGED ALGHARABLY
A104	MARKINGS & SCHEDULES	MAGED ALGHARABLY
A106	ELEVATIONS	MAGED ALGHARABLY
A106-1	HDLC VIEW	MAGED ALGHARABLY
A106-3	SECTIONS	Author
A106-4	DETAILS	Author
A108	WALL DETAILS	MAGED ALGHARABLY
A110	OTHER DETAILS	MAGED ALGHARABLY
A111	OTHER DETAILS	MAGED ALGHARABLY
A116	ARCH DETAILS	MAGED ALGHARABLY

GENERAL:
1. The items listed here are the minimum regulations applicable to additions and/or remodeling work for one-story, 1 or 2 family dwellings.
2. These requirements shall NOT supersede more restrictive specifications on the approved plans or as required by applicable codes and/or other regulations.
3. All construction shall comply with IB BU-010 "*Wood Frame Prescriptive Provisions for Residential Construction*", unless otherwise detailed on the approved plans and stamped by the city.
4. Approved pressure-preservative treated (PT) or naturally durable wood shall be used in the following locations: (CRC R317.1 & R317.1.2)
a. Joists less than 18 inches or girders less than 12 inches from exposed ground in area located within the building foundation.
b. All framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed ground.
c. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
d. The ends of girders entering exterior masonry or concrete walls having clearances of less than ½ inch on tops, sides and ends.
e. Siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches from concrete steps or slabs, or similar horizontal surfaces exposed to the weather.
f. All wood in contact with the ground, embedded in concrete in direct contact with the ground or embedded in concrete exposed to the weather.
5. All wood posts to be of approved natural decay resistant or pressurepreservative treated, unless supported on a metal pedestal 1 inch above a concrete floor or surface (CRC R317.1.4)
6. All exterior wall assemblies shall include a weep screed and waterresistive barrier as follows: (CRC R703.1.1, R703.7.2.1 & R703.7.3)
a. Weep Screed:
i. A minimum 0.019 inch (No. 26 galvanized sheet gage) corrosionresistant with a minimum 3½ inch vertical attachment flange;
ii. Installed with the weep openings a minimum 1 inch below foundation plate line; and, 4 inches above finish grade or 2 inches above paved areas;
b. Water-Resistive Barrier:
i. 2 layers of Grade D paper applied over wood-based sheathing; and, overlapping the weep screed attachment flange.

SMOKE & CARBON MONOXIDE ALARMS:
1. Smoke alarms complying with UL 217 shall be installed in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and at each floor or basement level. (CRC R314.1)
2. Carbon monoxide alarms complying with UL 2034 shall be installed in each sleeping room containing a fuel burning appliance, outside each sleeping area and on every story of dwelling units that have an attached garage or fuel burning appliances. (CRC R315.1)
3. See IB BU-028 "Smoke and Carbon Monoxide Alarms in R-3 Occupancies" for additional requirements.

DOORS & EGRESS WINDOWS:
1. At least one egress door shall be provided for each dwelling unit. (CRC R311.2)
2. The required egress door shall be side hinged, with minimum dimensions of 36 inches wide by 78 inches high, and be openable from inside the dwelling without the use of a key or special knowledge or effort.
3. Exterior doors shall have level landings at each side of door. Landings shall be at least as wide as the door served and measure 36 inches minimum perpendicular to the door. (CRC R311.3)
4. At required egress doors both landings shall be maximum 1½ inches below the top of the threshold. Except, the exterior landing may be up to 7.75 inches below the top of the threshold where the door does not swing over the landing. (CRC R311.3.1)
5. Every sleeping room, basement and habitable attic shall have at least one operable emergency escape and rescue opening. (CRC R310.1)
6. All emergency escape and rescue openings shall have a minimum clear opening of 5.7 square feet, with a minimum net clear opening height of 24 inches and width of 20 inches. The bottom of the clear opening shall be a maximum of 44 inches above the floor. (CRC R310.2 & IB BU-006)

GARAGES & CARPORTS:
1. Garages and carports shall be completely separated from the dwelling and attic areas, and protected by a minimum of ½ inch gypsum board or equivalent applied to the garage side of separating walls and ceilings.(CRC R302.6 & Table R302.6)
2. Doors between the garage and residence shall be not less than 1⅜ inches thick of solid wood or steel, or 20 minute fire-rated door assemblies, and equipped with a self-closing and self-latching device. (CRC R302.5.1)
3. Garage floors shall be sloped toward area drains or the main vehicle entr doorway. (R309.1)

UNDERFLOOR & ATTIC AREAS:
1. Underfloor spaces shall be provided with ventilation openings through foundation walls or exterior walls. One ventilation opening shall be within 3 feet of each corner of the building. (CRC R408.1)
2. Underfloor areas shall have access openings as follows: (CRC R408.4 & CMC 304.4)
a. Through wall access openings shall be at least 16 by 24 inches;
b. Through floor access openings shall be at least 18 by 24 inches.
c. Where an appliance is installed openings and passageway shall be not less than the largest component of the appliance, and at least 22 by 30 inches.
3. Where any portion of a through wall access opening is below grade, an areaway not less than 16 by 24 inches shall be provided. The bottom of the areaway shall be below the threshold of the access opening. (CRC R408.4)
4. Areaways shall be protected from site drainage by curbs or similar devices. (CRC R408.6)
5. Attic access openings shall be provided into each attic area that has a vertical height of 30 inches or greater over an area of 30 square feet or more; or in which an appliance is installed. (CRC R807.1 & CMC 304.4)
6. Attic access shall meet the following: (CRC R807.1 & CMC 304.4)
a. Minimum 22 by 30 inches or the size of the largest component of any appliance installed in the attic;
b. Located in a hallway or other readily accessible location;
c. Shall not open directly into any sleeping room;
d. Minimum unobstructed headroom of 30 inches at some point above the access measured vertically from the bottom of ceiling framing members.
7. Appliances in attics and underfloor spaces shall be accessible as follows: (CMC 304.4)
a. Through an access opening not less than 22 by 30 inches or the size of the largest component of any appliance installed in the space;
b. 20 feet maximum passageway from the access opening to the appliance, measured along the centerline of the passageway;
c. The passageway shall have solid flooring at least 24 inches wide and shall be unobstructed;
d. A level working platform at least 30 by 30 inches in front of the service side of the appliance.
e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. (CEC 210.70(A)(3))
f. The switch controlling the lighting fixture shall be located at the access opening.

MECHANICAL:
1. All mechanical equipment shall be installed per the manufacturer's installation instructions. (CMC 303.1)
2. Exhaust ducts shall terminate not less than 3 feet from a property line or opening into a building, 10 feet from a forced air inlet, and shall not discharge onto a public walkway. (CMC 502.2.1)
3. Supply and return air ducts to be insulated as required on the CF-1R report or the "*2019 Energy Efficiency Standards*" handout.
4. All kitchen areas shall be provided with a hood exhaust and ventilation system that meets or exceeds the following: (CEES 150.0(o), CMC 403.7 & ASHRAE 62.2)
a. Minimum exhaust rate of 100 cfm;
b. Maximum sound rating of 3 sones;
c. Vented directly to the building exterior; and,
d. Vent ducts to have a smooth metallic interior surface.
5. Rooms containing bathtubs, showers, spas and similar fixtures shall have mechanical ventilation complying with the following: (CRC R303.3.1, CEES 150.0(o), CG 4.506.1, CMC 403.7 & ASHRAE 62.2)
a. Minimum exhaust rate of 50 cfm;
b. Maximum sound rating of 3 sones;
c. Have manual or automatic adjustable humidity controls;
d. Humidity control may be a separate component from the exhaust fan;
e. Vented directly to the building exterior;
f. ENERGY STAR compliant; and,
g. Lighting integral to exhaust fans shall comply with the CEES.
6. Clothes dryers shall have exhaust ducts as follows: (CMC 504.4.2)
a. Constructed of rigid metal with smooth interior surfaces and terminate
to the outside of the building;
b. Minimum diameter 4 inches nominal, and not less than 0.016 inch wall thickness;
c. Maximum 14 feet combined run length (horizontal and vertical), including up to two 90 degree elbows.

PLUMBING:
1. All Plumbing fixtures and fittings shall comply with the following maximum flowrates: (CG 4.303.1)
FIXTURE TYPE MAXIMUM FLOW RATE
Water Closets 1.28 gallons/flush
Showerheads – single 1.8 gpm @ 80 psi
Showerheads – multiple 1.8 gpm @ 80 psi combined
Lavatory faucets 1.2 gpm @ 60 psi
Kitchen faucets 1.5 gpm @ 60 psi
2. A minimum 24 by 30 inch clear area shall be provided in front of each water closet, lavatory or similar fixture. No water closet shall be set closer than 15 inches from its center to a side wall or obstruction. (CPC 402.5)
3. The finished interior area of each shower compartment, regardless of shape, shall meet the following:
a. a minimum diameter of 30 inches; and,
b. total area of 1024 square inches or more. (CPC 408.6)
4. The shower compartment clear dimensions shall be maintained to a point 70 inches above the shower drain outlet with no protrusions other than the fixture valve or valves, showerheads, soap dishes, shelves, and safety grab bars, or rails. (CPC 408.6)
5. When located in a garage, appliances and water heater shall be installed So that burners and burner ignition devices are located not less than 18 inches above the garage floor. (CPC 507.13)
6. Water heaters, gas meters and other gas appliances installed in garages,along driveways or other areas subject to vehicle damage shall be protected by one or more 4 inch diameter, concrete filled, steel pipes,having minimum 12 inch diameter by 18 inch deep concrete footings and
extending at least 36 inches above the vehicle surface. (CMC 305.11,CPC 507.13.1 & CBC 1807.3.2)
7. Water heaters to be strapped at top and bottom with 1½ inch x 16 gaugestrap, with a ⅜ inch diameter by 3 inch lag bolt at each end. (CPC 507.2)
8. Hot water pipes ¾ inch or larger shall be insulated. (CEES150.0(j)(2))
9. Roof and deck drain systems inside the building are required to be Installed with directional DWV drainage fittings. (CPC 1101.3 & 706.0)
10. Cleanouts are required within 2 feet of the connection between the Interior roof and deck drain piping system, and the exterior onsite stormdrain system. (CPC 1101.12)
11. A nonremovable backflow preventer or vacuum breaker shall beinstalled on the discharge side of each hose bibb not less than 6 inchesabove the highest point of usage. (CPC 603.5.7)
12. No more than 3 water closets shall be installed on a 3 inch horizontaldrainage system line. No more than 4 water closets shall be installed on a
3 inch vertical drainage system line. (CPC Table 703.2)

ELECTRICAL:
1. Edison Company approval is required for electric meter location and/or relocation prior to meter installation.
2. Field inspectors to review and approve underground services prior to concrete placement.
3. Service equipment and subpanels to have a minimum 30 by 36 inch clear work space on a level surface with 78 inch clear height. (CEC 110.26(A))
4. Subpanels are not allowed to be located in bathrooms or clothes closets. (CEC 240.24(D) & (E))
5. Circuits sharing a grounded conductor (neutral) with two ungrounded (hot) conductors must use a two pole circuit breaker or an identified handle tie. (CEC 200.4(B))
6. Group non-cable circuits in panel (CEC 210.4(D))
7. Ground fault circuit interrupter (GFCI) protection shall be provided at all receptacle outlets in bathrooms, crawl spaces, garages, rooftops, outdoor outlets, and above kitchen countertops, or within 6 feet of a wet bar or laundry sink. (CEC 210.8)
8. Combination type Arc Fault Circuit Interrupter (AFCI) circuit breakers are required for all 120V single phase 15A/20A branch circuits. Except where GFCI circuits are provided. (CEC 210.12(B))
9. A minimum of 2 dedicated 20-ampere circuits are required for all receptacle outlets in the kitchen, dining room, breakfast area, pantry or similar areas. (CEC 210.11(C)(1) & 210.52(B))
10. Kitchen countertops 12 inches or wider must have receptacle outlets installed so no point along the counter wall is more than 24 inches from a receptacle. (CEC 210.52(C))
11. Kitchen island and peninsular countertops must have at least one receptacle. (CEC 210.52(C))
12. A minimum of one dedicated 20 ampere circuit is required for each bathroom and laundry room. (CEC 210.11(C)(2)&(3))
13. In Bathrooms, a GFCI protected receptacle outlet is required within 3 feet of the edge of each sink. (CEC 210.52(D))
14. Receptacle outlets are not allowed within or over a bathtub or shower stall. (CEC 406.9(C))
15. General receptacle outlets must be located so that no point on any wall, fixed glass, or cabinets is over 6 feet from a receptacle outlet. (CEC 210.52(A)(1))
16. Hallways 10 feet or longer must have at least one receptacle outlet. (CEC 210.52(H))
17. All receptacle outlets are required to be listed tamper resistant receptacles. (CEC 406.12)

LIGHTING:
1. All lighting shall comply with the "*Low-Rise Residential Mandatory Measures Summary*". (CEES 150.0)
2. All new or relocated, permanently installed light fixtures shall be classified as high efficacy. (CEES 150.0(k)1A & Table 150.0-A)
3. At least one wall switch controlled lighting fixture shall be permanently installed in each habitable room, kitchen, bathroom, utility room, and private garage. (CEC 210.70(A))
4. Ceiling or wall electrical boxes that do not contain a luminaire or other device must be served by a dimmer, vacancy sensor control, or fan speed control. (CEES 150.0(k)1B)

ENERGY EFFICIENCY:
1. All work shall comply with the California Energy Efficiency Standards (CEES) requirements as listed on:
a. The "*2019 Low-Rise Residential Mandatory Measures*"; and,
b. The project specific CF-1R report; or,
c. The "*2019 Energy Efficiency Standards*" handout for the climate zone (CZ) in which the project is located.

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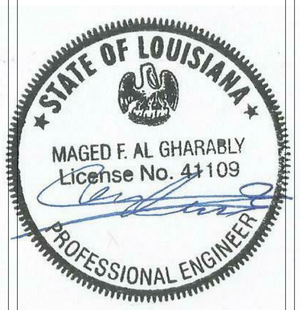

MAGED AL GHARABLY, PMP, PE
LICENSES NUMBER 41109

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No.	Description	Date

1620 DUMAINE ST

COVER PAGE

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A100

Scale

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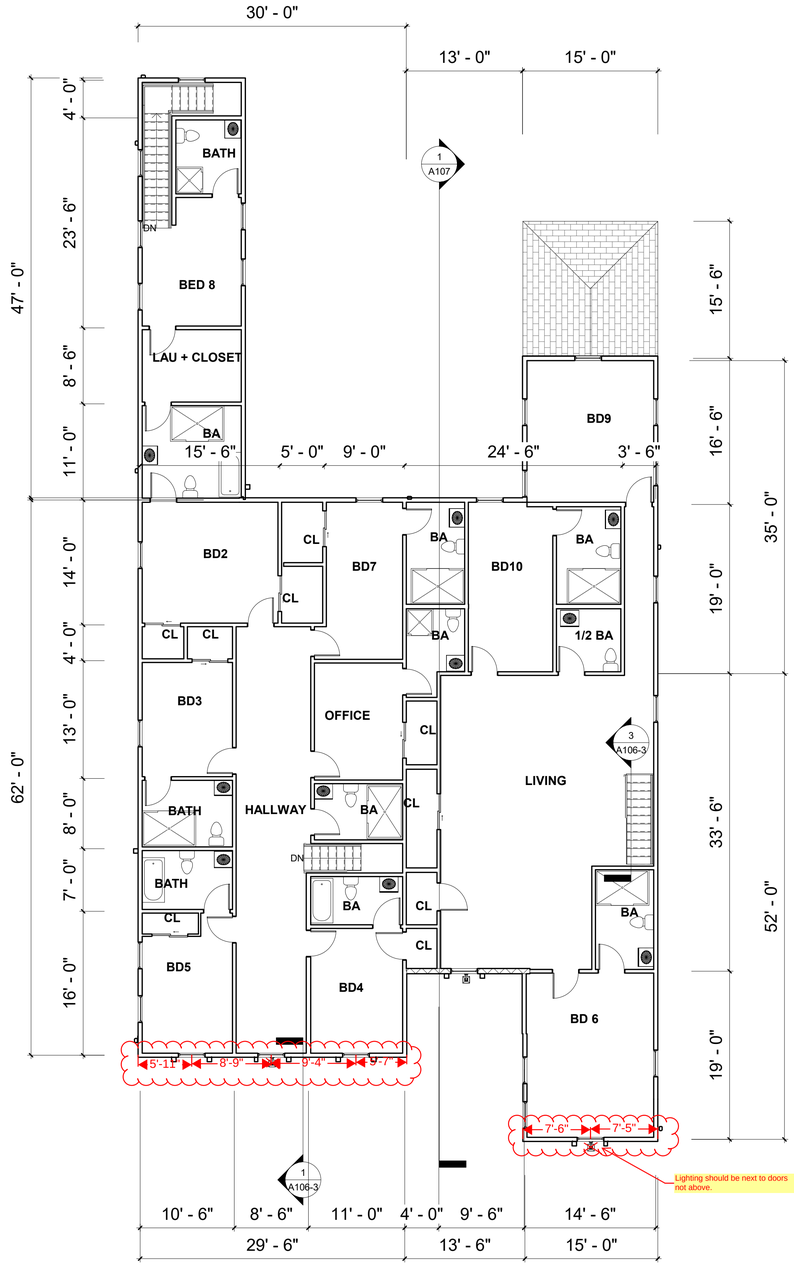
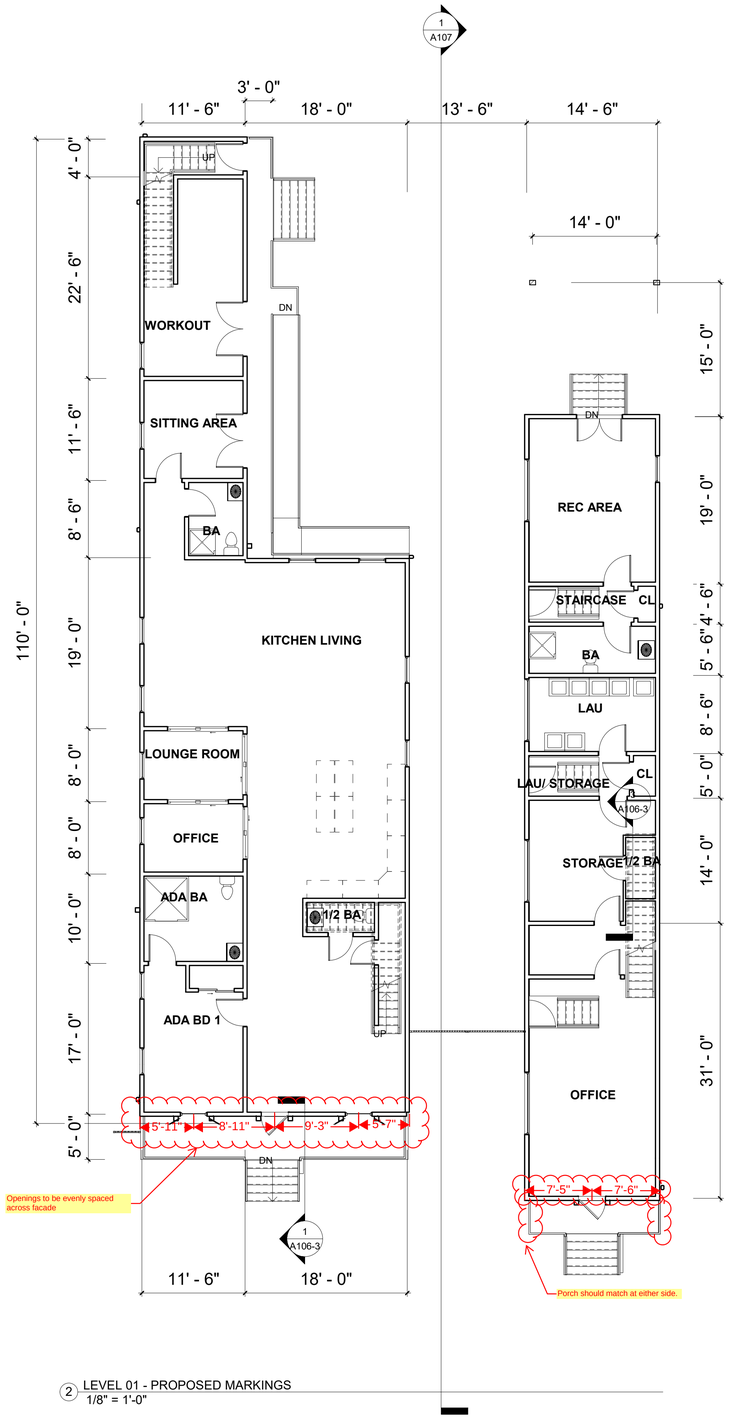


1 LEVEL 02 - PROPOSED MARKING
1/8" = 1'-0"



2 LEVEL 01 - PROPOSED MARKINGS
1/8" = 1'-0"

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STATE OF LOUISIANA
MAGED F. AL GHARABLY
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No.	Description	Date

1620 DUMAINE ST

FLOOR PLAN

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A101

Scale 1/8" = 1'-0"

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FOUNDATION VENTILATION CALCULATIONS:

- CRAWL SPACE FLOOR AREA = 680 SQFT
- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE CRAWL-SPACE AREA.
- REQUIRED VENT AREA = 4.53 SQFT = 652.32 SQ.INCH
- FOUNDATION VENT CLEAR AREA = 176 SQ.INCH
- REQUIRED VENT = 3.71 VENTS
- PROVIDED VENTS = 4 VENTS.
- **REQUIREMENT IS MET**

ATTIC VENTILATION CALCULATIONS:

- ATTIC AREA = 680 SQFT
- PER CODE R806.1, R806.2, THE NET FREE VENTILATING AREA SHALL
- NOT BE LESS THAN: 1/150 OF THE ATTIC SPACE. IF WE USE
- MECHANICAL VENT, THEN 1 CFM (FT3/MIN) = 1 SQFT OF ATTIC SPACE.
- REQUIRED MECHANICAL VENT IS 680 CFM AS A MINIMUM.
- PROVIDED IS 1 OF 1450 CFM SILVER ELECTRIC POWERED GABLE
- MOUNT ELECTRIC ATTIC FAN. PROVIDED CAPACITY IS 1450 CFM.
- **REQUIREMENT IS MET**

Roof vents should be shown in proposed locations on roof plan

ROOF AREA 1

___ S.F. / 150 = ___ S.F X 144 = ___ SQ. INCHES OF FREE TOTAL VENTILATION AREA REQUIRED.

___ S.I. PROPOSED

VENT# ___ x AMT. ___
VENT# ___ x AMT. ___
VENT# ___ x AMT. ___
VENT# ___ x AMT. ___

ROOF AREA 2

___ S.F. / 150 = ___ S.F X 144 = ___ SQ. INCHES OF FREE TOTAL VENTILATION AREA REQUIRED.

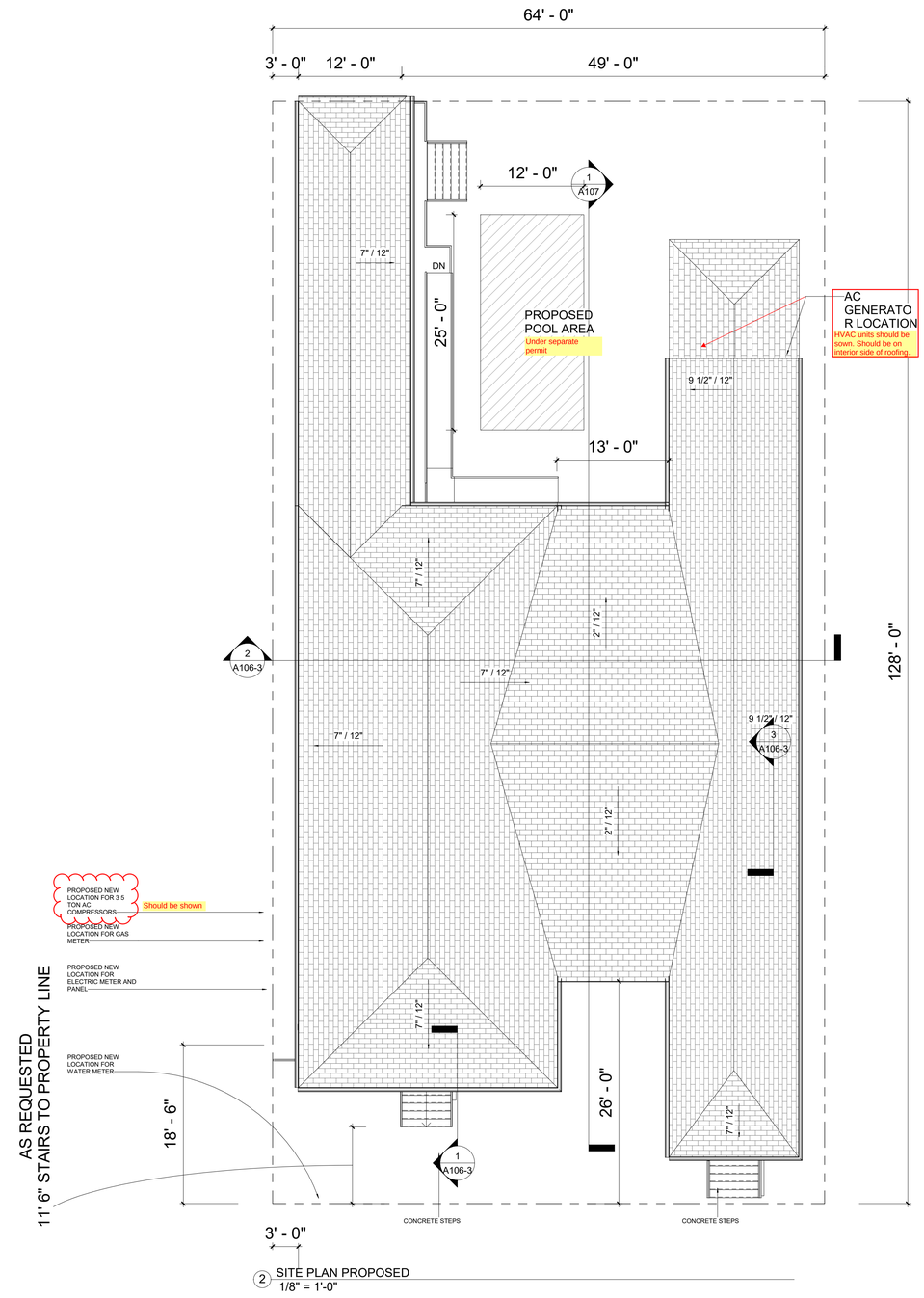
___ S.I. PROPOSED

VENT# ___ x AMT. ___
VENT# ___ x AMT. ___
VENT# ___ x AMT. ___
VENT# ___ x AMT. ___

NOTES:

- GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
- ATTIC, OVERHANGS AND OTHER CONCEALED ROOF SPACES FORMED OF COMBUSTIBLE MATERIALS SHALL BE PROVIDED WITH DRAFT STOPS OF APPROVED MATERIALS, AND SHALL COMPLY WITH SECTION C.B.C. 1505.3.
- ALL VENTS MUST BE LOUVERED AND COVERED WITH 1/4" NON-COMBUSTABLE, CORROSIVE-RESISTANT METAL MESH. TURBINE VENTS SHALL TURN IN ONE DIRECTION ONLY.

A1 DYNAGRATE TILE CONCEALED ROOF VENT	A2 DYNAGRATE TILE CONCEALED ROOF VENT	A3 DYNAGRATE TILE CONCEALED ROOF VENT	A4 DYNAGRATE TILE CONCEALED ROOF VENT
FLAT STYLES 98.75 S.I.	"M" STYLES 86.25 S.I.	"M" STYLES 86.25 S.I.	"S" STYLES 97.50 S.I.
A5 DYNAGRATE CONCEALED ROOF VENT	B	C	D
SLANTED SLATE & SHAKE ROOF 72.00 S.I.	DORMER VENT 24" w = 120 S.I.	GABLE VENT 14 x 24 = 168 S.I.	GABLE VENT 14 x 18 = 168 S.I.
E	F	G	H
GABLE VENT 14 x 12 = 84 S.I.	GABLE VENT 14 x 24 = 168 S.I.	GABLE VENT 24" w = 96 S.I.	GABLE VENT 18" w = 53 S.I.
I	J	K	
GABLE VENT 24"Ø = 214 S.I.	GABLE VENT 18"Ø = 120 S.I.	LOUVERED EAVE VENT 22 x 3 = 28 S.I. #VRV037-G	



2 SITE PLAN PROPOSED
1/8" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

SITE PLAN &3D

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A102

Scale	As indicated

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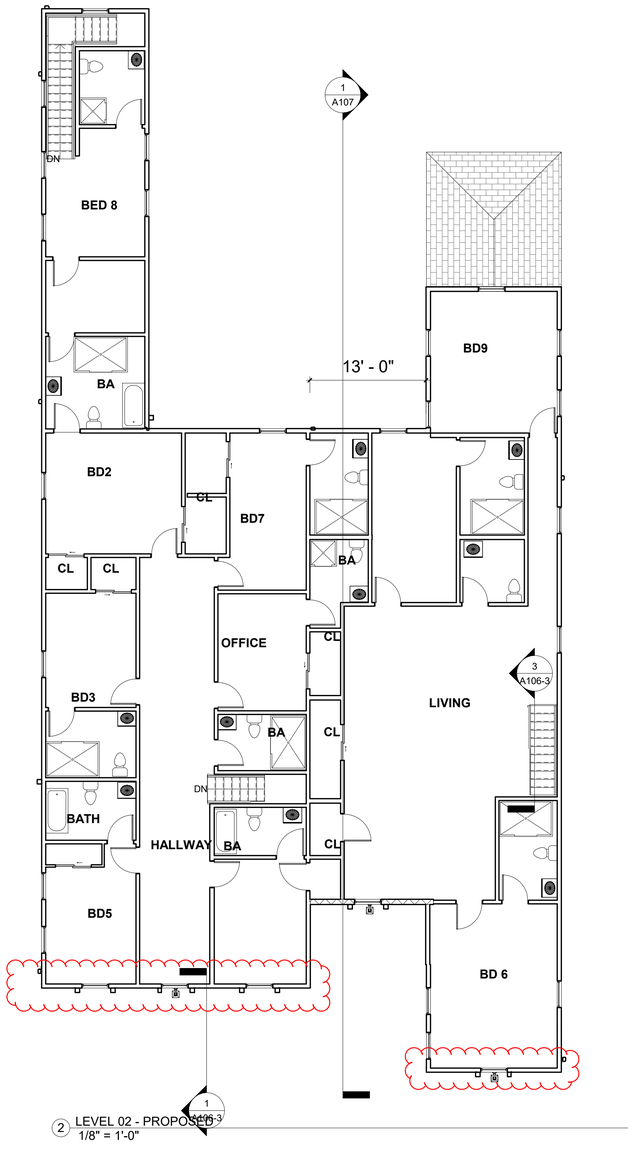
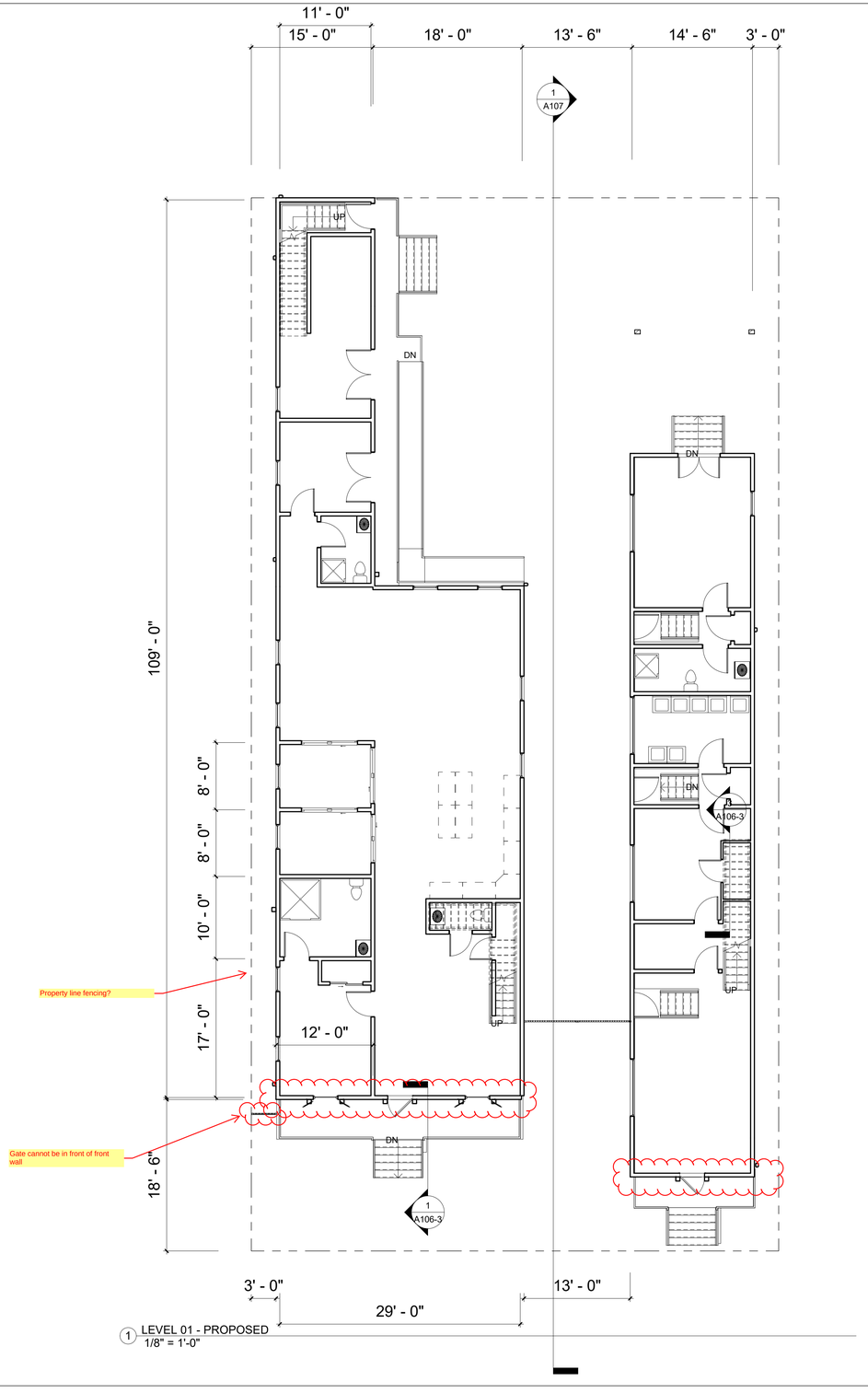
GENERAL NOTES:

- NO FUEL FIRE APPLICANCES IN THE DWELLING.
- WALL INSULATION IS MIN R-13 TYP AND ROOF AND ATTIC IS R-30 MIN.
- TERMITE PROTECTION TO BE USING NATURALLY DURABLE TERMITE RESISTANT WOOD AND INSTALLING TERMITE BAITING SYSTEM INSTALLED AND MAINTAINED ACCORDING TO VENDOR LABELING.
- ALL BATHROOMS AND WATER CLOSETS COMPARTMENTS OR SIMILAR ROOMS SHALL BE PROVIDED WITH A WINDOW NOT LE55 THAN 3 SQUARE FEET WITH ONE-HALF OF WHICH MUST BE OPERABLE. WINDOW SHALL NOT BE REQUIRED IF MECHANICAL VENTILATION 15 PRODUCING A CHANGE OF AIR EVERY 12 MINUTES 15 PROVIDED. ALL EXHAUSTS SHALL BE VENTED DIRECTLY TO THE OUTSIDE.
- ALL AC RETURN AIR CHASE SHALL BE CONSTRUCTED OF ONE-HOUR RATED CONSTRUCTION.
- R3 I 0.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- R3 I 0.1.1 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET.
- R3 I 0.1.2 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. Stairs MIN 36" RAILING MIN STAIRS TREAD DEPTH IS 10" AND RISER HEIGHT IS 7 3/4".
- R301.2.1.2 INTERNAL PRESSURE. WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF A5TM E 199G AND ASTM E 188G REFERENCE THEREIN



2 LEVEL 02 - PROPOSED
1/8" = 1'-0"



1 LEVEL 01 - PROPOSED
1/8" = 1'-0"

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STATE OF LOUISIANA
MAGED F. AL GHARABLY
License No. 41109
PROFESSIONAL ENGINEER

MAGED AL GHARABLY, PMP, PE
LICENSES NUMBER 41109

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No.	Description	Date

1620 DUMAINE ST

PROPOSED FLOOR PLAN

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A103

Scale	As indicated

8/15/2022 6:47:05 PM

ROOM FINISH SCHEDULE

Level	ROOM NAME	AREA	FLOORING			BASE			WALLS												CEILING			CEILING HEIGHT	REMARKS
									NORTH			SOUTH			EAST			WEST							
			CONCRETE	SHEET & VINYL	CARPET & PAD	WOOD	6" COVED	NONE	1/2" GYP. BD.	5/8" GYP. BD		1/2" GYP. BD.	5/8" GYP. BD.		1/2" GYP. BD.	5/8" GYP. BD.		1/2" GYP. BD.	5/8" GYP. BD.		1/2" GYP. BD.	5/8" GYP. BD.	NONE		
LEVEL 02	BD 6	261 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	LIVING	765 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
Not Placed	BA	Not Placed		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BD9	225 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BA	56 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	ADA BD 1	163 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	KITCHEN LIVING	1300 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	ADA BA	106 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	SITTING AREA	121 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	BA	50 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	BA	75 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	LAU/ STORAGE	51 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	REC AREA	259 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BED 8	230 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BD5	141 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	HALLWAY	422 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BATH	67 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BD3	129 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	OFFICE	129 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BA	62 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BD7	155 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BD2	205 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	18 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	17 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BA	115 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	29 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BA	56 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	25 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	38 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	20 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	OFFICE	434 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	LAU	117 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	OFFICE	85 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	WORKOUT	282 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	STAIRCASE	47 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	CL	8 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	CL	11 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	STORAGE	157 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	LAU + CLOSET	90 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BATH	75 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	31 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	LOUNGE ROOM	85 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BATH	60 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	CL	15 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BA	75 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BA	73 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	1/2 BA	26 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 01	1/2 BA	23 SF		1		1			1			1			1' - 0"			1			1			12' - 0"	
LEVEL 02	BD4	144 SF																							
LEVEL 02	CL	15 SF																							
LEVEL 02	1/2 BA	51 SF																							
LEVEL 02	BD10	178 SF																							
LEVEL 02	BA	79 SF																							

WINDOW SCHEDULE

REF.	WINDOW			FRAME		TRIM	GLAZING	QTY	Rough Height	Rough Width
	SIZE	TYPE	CONST	TYPE	MATERIAL					
W1	6048							4		
W2	2592							22	6' - 0"	3' - 0"
W3	2592							2	6' - 0"	3' - 0"
W4	4140							2		
W5	3024							5	7' - 0"	3' - 0"
W6	3024							11	7' - 0"	3' - 0"

DOOR SCHEDULE

REF.	DOOR			FRAME		TRIM	GLAZING	QTY	Rough Height	Rough Width
	SIZE	TYPE	CONST	TYPE	MATERIAL					
D1	4608							8	8' - 0"	4' - 0"
D2	4800							1	6' - 9"	5' - 2"
D3	6912							2	8' - 1"	6' - 2"
D4	2560							3	6' - 9"	2' - 10"
D5	2720							24	6' - 9"	3' - 0"
D6	2880							12	6' - 9"	3' - 2"
D7	2880							4	6' - 9"	3' - 2"
D8	2880							2		3' - 0"
D9	5680							1		
D10	6560							3	6' - 8"	6' - 10"

WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS:

- WINDOWS SHALL BE INSULATING-GLASS UNITS W/ MIN. ONE TEMPERED PANE OR GLASS BLOCK OR WINDOW SYSTEMS HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCED IN THE INTERLOCK AREA.
- ALL VINYL WINDOWS SHALL BE LABELED SHOWING CERTIFICATION: ANSI / AAMA / NWWDA 101/1.S.2-97

EXTERIOR DOORS (INCLUDING GARAGE) MUST BE ONE OF THE FOLLOWING:

- SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 - 3/8" THICK WITH INTERIOR FIELD PANEL NO LESS THAN 1 - 1/4" THICK.
- FIRE-RESISTANCE OF NO LESS THAN 20 MINUTES.

GARAGE DOORS EXEMPT IF:

- NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD.

Sizes need to be called out

DOOR NOTES:

GENERAL:

A. ALL DOORS OF SIMILAR DESIGN SHALL BE FABRICATED BY THE SAME FABRICATOR.
B. DOOR SIZES INDICATED ON THIS SCHEDULE ARE EITHER NOMINAL OR ROUGH OPENING. VERIFY ALL SIZES ON THE SITE WITH OWNER PRIOR TO FABRICATION.
C. ALL FRENCH DOORS SHALL BE FABRICATED BY THE WINDOW MANUFACTURER.
D. VERIFY ALL STAINED/VARNISHED HARDWOOD MATERIALS AND COLORS WITH OWNER.
E. ADJUST FRAME WIDTHS TO COMPENSATE FOR STUD WALL WIDTHS AND SPECIAL CASING DETAILS, (IF REQUIRED).
F. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
G. PROVIDE RECESSED OAK THRESHOLDS AT ALL EXTERIOR DOORS. (VERIFY W/ OWNER).
H. FRENCH DOOR/SIDELIGHT AND ENTRY DOOR/SIDELIGHT ASSEMBLIES SHALL BE FABRICATED AS ONE UNIT.

THE FOLLOWING ARE DEFINITIONS TO THE ABBREVIATIONS INDICATED IN THE SCHEDULE:

DOOR OPERATION/TYPES:

SW	SINGLE SWING DOOR.
DBL SW	DOORS SWING BOTH IN & OUT.
SL GL	SLIDING GLASS DOOR ASSEMBLY (TEMP. GLASS).
PS	POCKET DOOR.
BI-PASS	BI-PASS SLIDER.
FD	FRENCH DOOR (SEE ELEVATION FOR GRILLAGE).
PAIR	TWO DOORS IN ONE FRAME ASSEMBLY.
ROLL	ROLL-UP GARAGE DOOR.
BI-FOLD	DOORS FOLD OPEN TO EACH SIDE.
BARN	MFG STANDARD TYPE FRAME FOR BARN SLIDING DOOR.

DOOR CONSTRUCTION:

SC, PG	SOLID CORE DOOR WITH PAINT GRADE WOOD FACE VENEER.
SC, SG	SOLID CORE DOOR WITH WOOD FACE VENEERS OF A STAIN OR VARNISH GRADE.
HC, PG	HOLLOW CORE DOOR, PAINT GRADE WD. FACE (6 PANEL).
LOU, SG	FULL LOUVER DOOR. DOOR OF STAIN GRADE D.F. MATERIALS.
FD, SG, DL	STANDARD FRENCH DOOR OF STAIN GRADE D.F. MATERIAL VERIFY DIVIDED LIGHT (DL) PATTERN WITH ELEVATIONS.
SC, RP, PG	SOLID CORE, RAISED PANEL, PAINT GRADE DOOR (6 PANEL).
RP, PG	STANDARD, RAISED PANEL, PAINT GRADE DOOR (6 PANEL).
RP, ST	STANDARD, RAISED PANEL, STAIN GRADE DOOR (6 PANEL).
LOU, PG	FULL LOUVER DOOR. DOOR OF PAINT GRADE WOOD MATERIALS.
MTL	HOLLOW CORE METAL DOOR.
FBRGLS	HOLLOW CORE FIBER GLASS DOOR.
GD	METAL/FIBER GLASS CONSTRUCTION FOR GARAGE DOOR.

FRAME TYPES:

SW	STANDARD TYPE FRAME W/INTEGRAL STOP FOR ONE WAY SWING DOOR.
MFG	MANUFACTURER'S STANDARD FRAME.
POCKET	STANDARD TYPE FRAME FOR POCKET SLIDING DOOR. PROVIDE DUAL TOP MOUNTED TRACKS.
DS	STANDARD TYPE FRAME WITHOUT STOPS FOR DBL. SWING DOOR.
BARN	MFG STANDARD TYPE FRAME FOR BARN SLIDING DOOR.

FRAME MATERIALS:

WD, PG	WOOD, PAINT GRADE (POPLAR U.O.N.).
WD, SG	WOOD, STAIN GRADE (DOUG. FIR U.O.N.).
HW, SG	HARDWOOD TO MATCH DOOR, STAIN GRADE.
MFG	MANUFACTURER'S STANDARD FRAME.

DOOR INTERIOR CASING AND EXTERIOR TRIM:

MW	MATCH TRIM USED ON ADJACENT WINDOWS.
WD, SG	STAIN GRADE D.F. STOCK SHAPED. VERIFY WITH OWNER.
WD, PG	PAINT GRADE D.F. STOCK SHAPED. VERIFY WITH OWNER.
SPECIAL	SEE PLANS FOR SPECIAL DESIGN.

DOOR GLAZING:

SGL	SINGLE PANE.
DBL	DOUBLE PANE.
STD	STANDARD STRENGTH.
DS	DOUBLE STRENGTH.
D/P FIRE	DUAL PANE W/ EXTERIOR PANE TEMPERED WITH A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES.
D/P TEMP	DUAL PANE TEMPERED

WINDOW NOTES:

GENERAL:

A. ALL WINDOWS SHALL BE FABRICATED BY THE SAME FABRICATOR (BUILDER'S FINISH OR EQUAL).
B. WINDOW SIZES ARE INDICATED AS ROUGH OPENINGS. CONTRACTOR SHALL DETERMINE/ VERIFY ALL FINISH DIMENSIONS.
C. ALL EXTERIOR WINDOWS SHALL BE FULLY WEATHER STRIPPED.
D. ADJUST FRAME WIDTHS TO COMPENSATE FOR STUD WALL WIDTHS AND SPECIAL CASING, (IF REQUIRED).
E. FRENCH DOOR/SIDELIGHT AND ENTRY DOOR/SIDELIGHT ASSEMBLIES SHALL BE FABRICATED AS ONE UNIT.
F. VERIFY WINDOW FINISHES WITH OWNER.

THE FOLLOWING ARE DEFINITIONS TO THE ABBREVIATIONS INDICATED IN THE SCHEDULE:

WINDOW OPERATION/TYPES:

SH	SINGLE HUNG FRAMED OPENABLE SASHED IN ONE UNIT, WITH REMOVABLE SCREEN.
FIXED	FIXED FRAME/SASHED NON-OPERABLE UNIT. JAMB AND SASH TO MATCH THAT OF ADJACENT OPENABLE UNITS.
CASEM'T	SINGLE FRAMED OPENABLE SASHED IN ONE CASEMENT UNIT, WITH REMOVABLE SCREENS).
SLIDE	ALUM. SLIDER - SINGLE FRAMED OPENABLE IN ONE UNIT (WITH REMOVABLE SCREEN).
GB	GLASS BLOCK OPENING.

FRAME MATERIALS:

VINYL	MFG VINYL FRAME WITH WELDED CORNERS
ALUM	MFG. ALUMINUM FRAME
WD	WOOD FRAME WITH/MTL. CLAD.
STL	MFG. STEEL FRAME
MFG	MANUFACTURER'S STANDARD FRAME.

WINDOW INTERIOR CASING & EXTERIOR TRIM:

(SAME AS DOOR SCHEDULE)

WINDOW GLAZING:

TINT	TINTED
CUSTOM	PROVIDE CUSTOM DESIGNED GLAZING, (ETCHED, BEVELED, FROSTED, ETC.) VERIFY WITH OWNER.
LEXAN	PROVIDE STANDARD LEXAN GLAZING AT CORNER GLAZING UNITS.
TEMP	TEMPERED.
D/P TEMP	DUAL PANE TEMPERED.
D/P FIRE	DUAL PANE W/ EXTERIOR PANE TEMPERED WITH A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES.
CLR	CLEAR

REMAINING ABBREVIATIONS SAME AS ON DOOR SCHEDULE

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No.	Description	Date

1620 DUMAINE ST

MARKINGS & SCHEDULES

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A104

Scale	3/16" = 1'-0"

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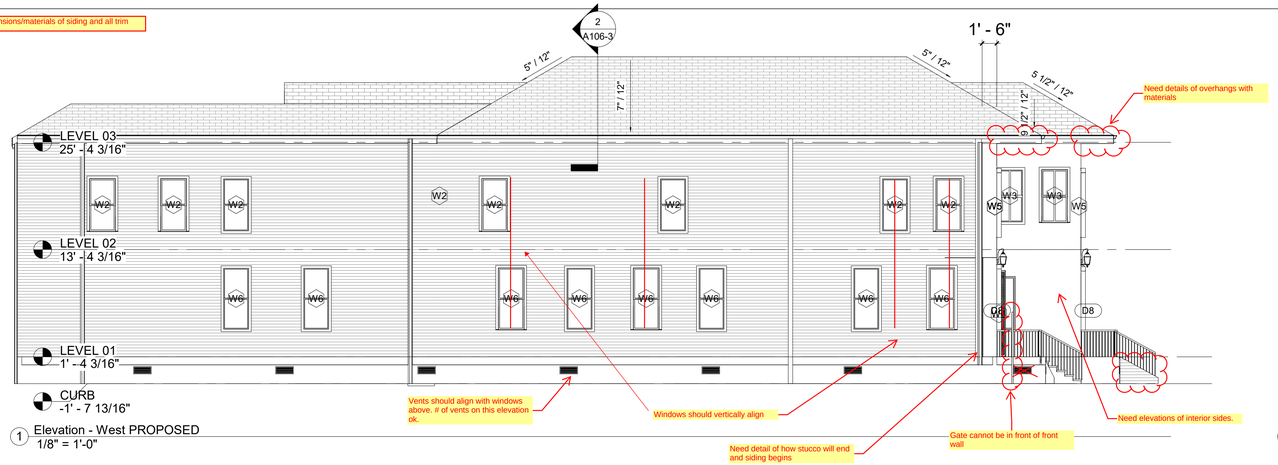
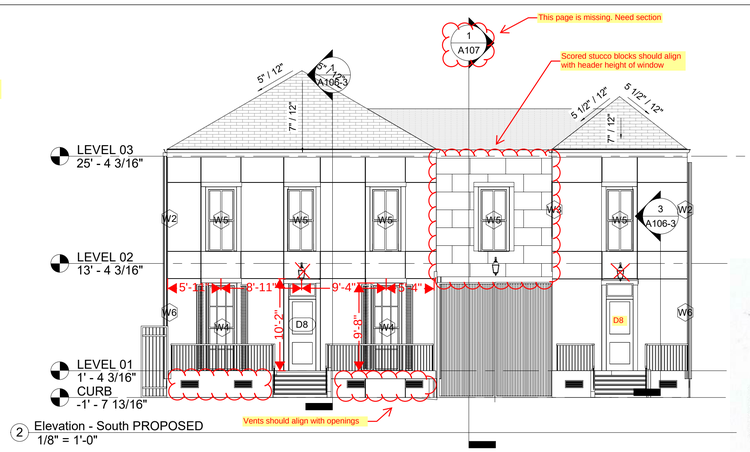
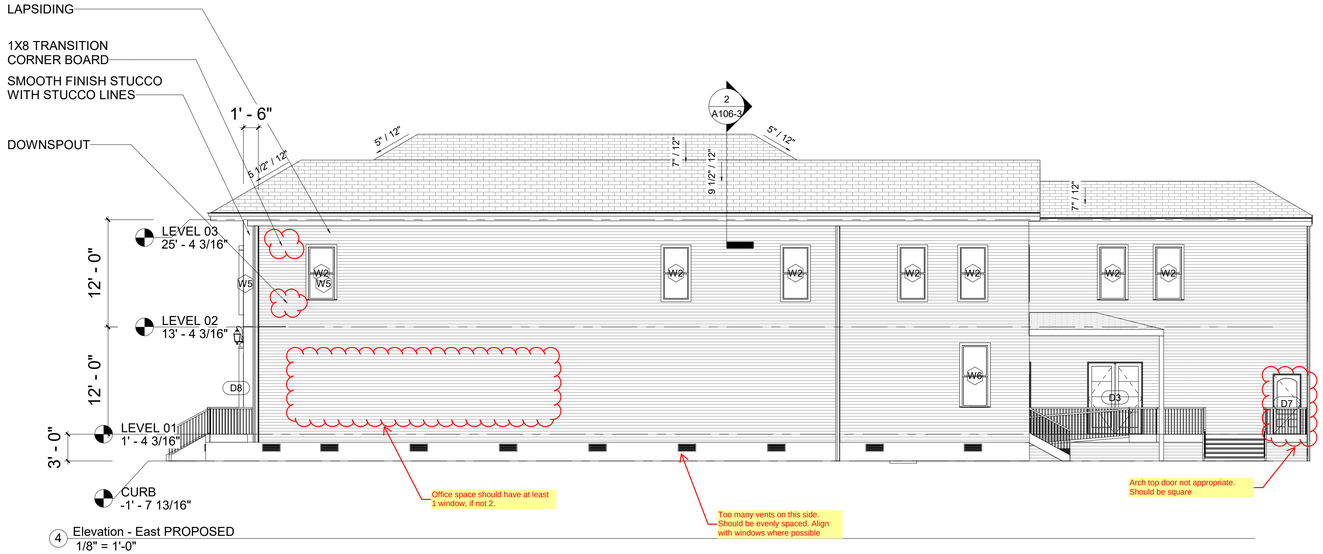


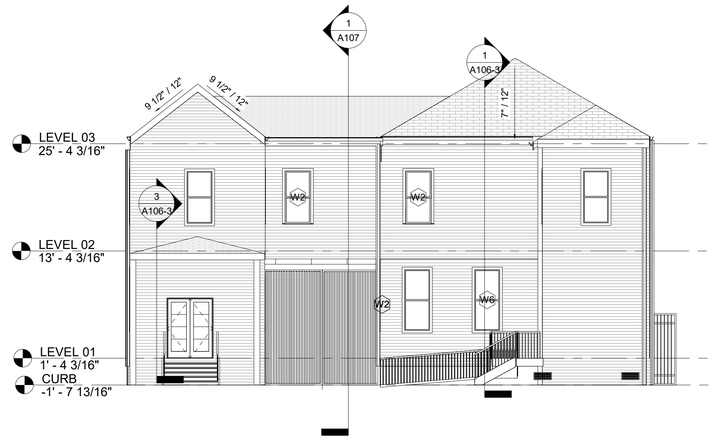
1 Elevation - West PROPOSED
1/8" = 1'-0"



2 Elevation - South PROPOSED
1/8" = 1'-0"



4 Elevation - East PROPOSED
1/8" = 1'-0"



3 Elevation - North PROPOSED
1/8" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

ELEVATIONS

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A106

Scale 1/8" = 1'-0"

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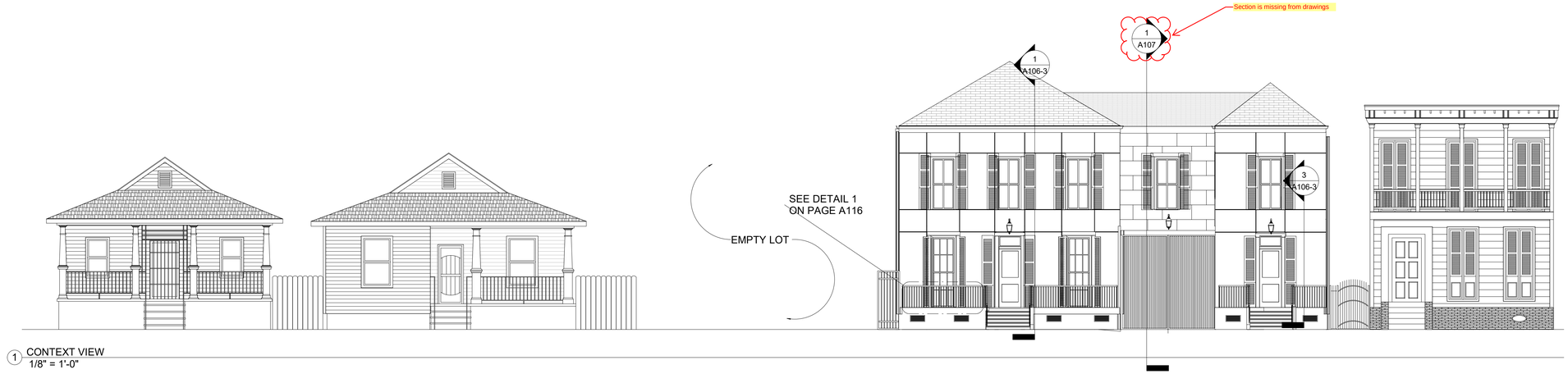

1 CONTEXT VIEW
1/8" = 1'-0"

2 Elevation - South PROPOSED DETAILS
3/16" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

HDLC VIEW

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	MAGED ALGHARABLY

A106-1

Scale	As indicated

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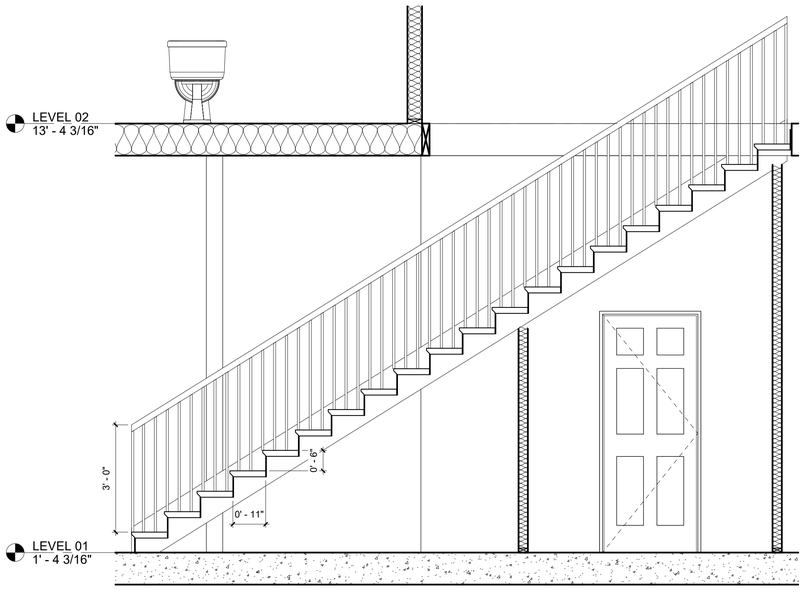
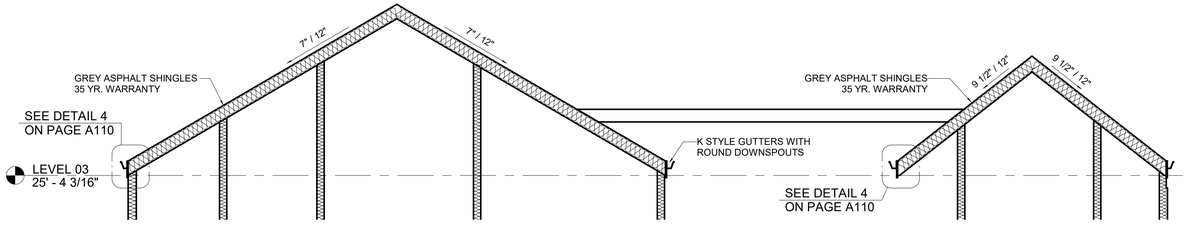
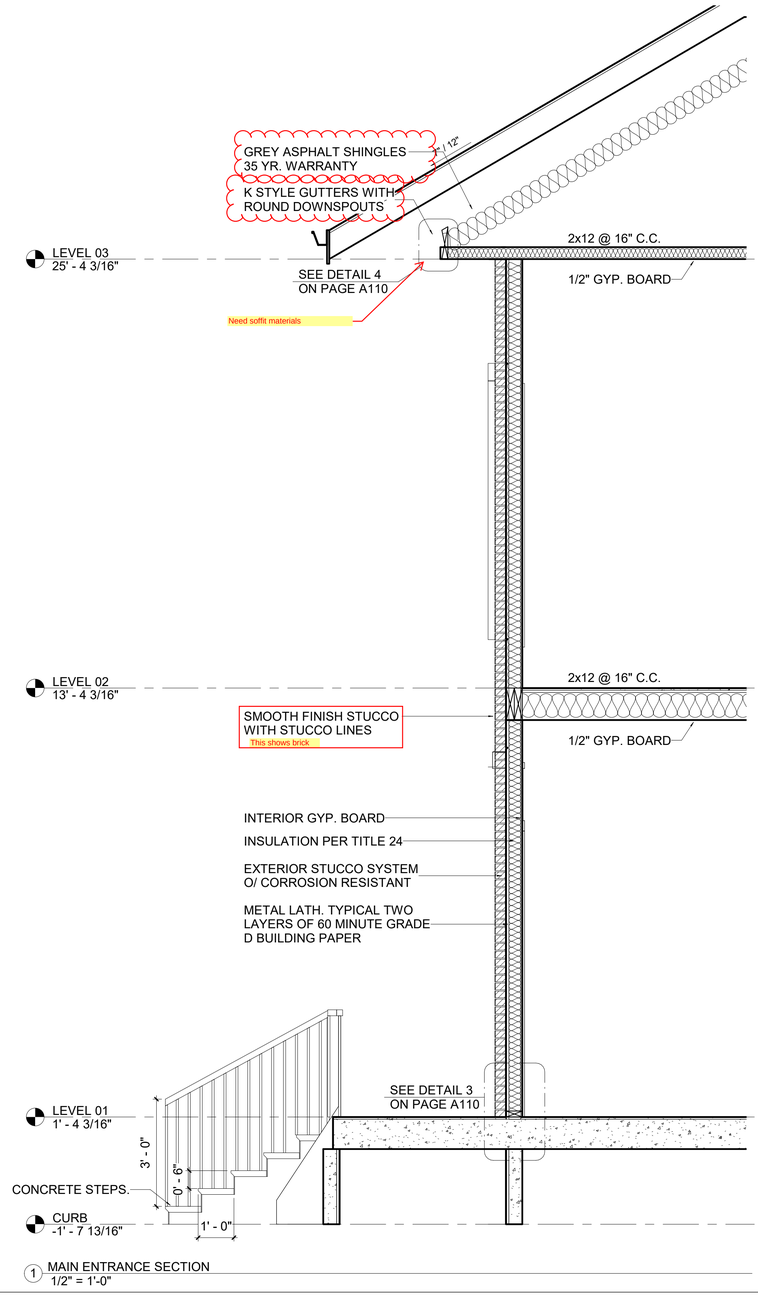


3 STAIR SECTION
1/2" = 1'-0"



2 ROOF SECTION
1/4" = 1'-0"



1 MAIN ENTRANCE SECTION
1/2" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

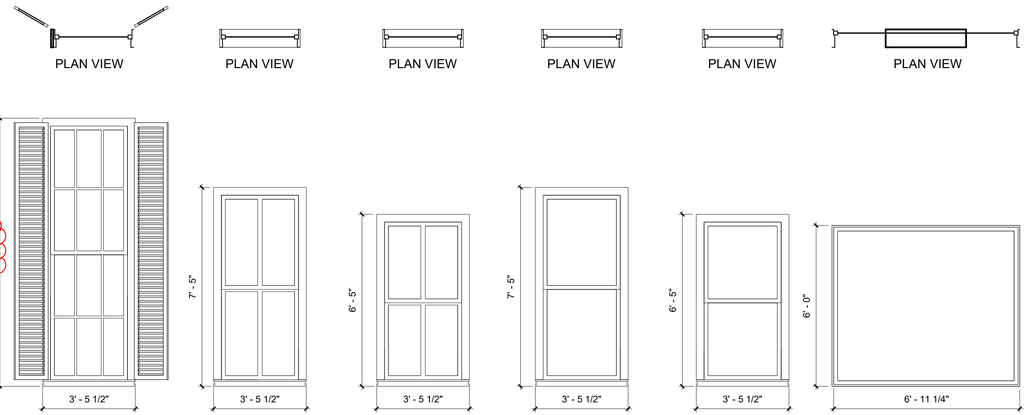
SECTIONS

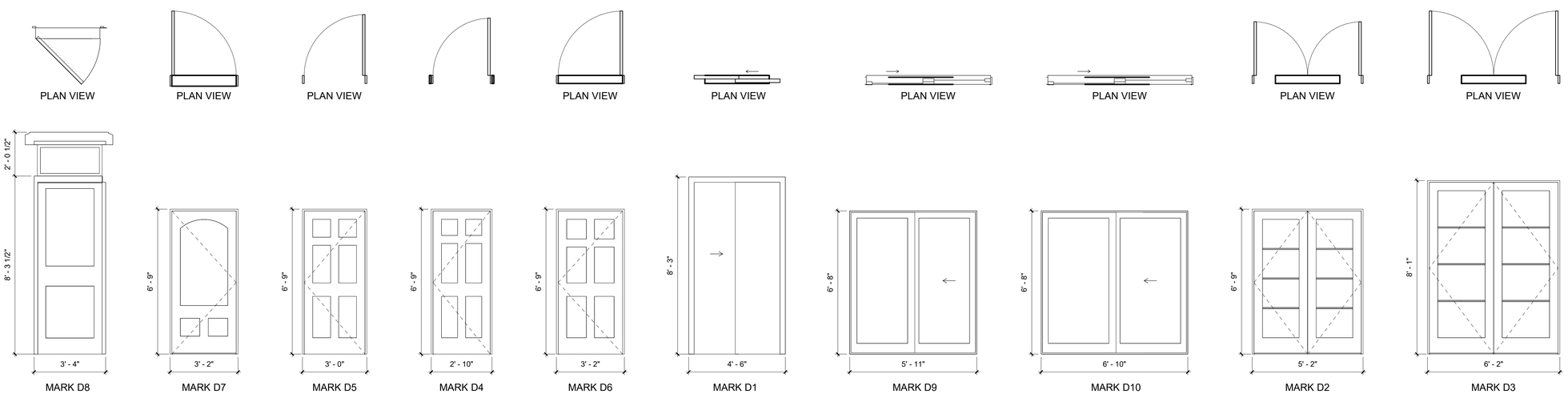
Project number	LEO - 208
Date	08/15/2022
Drawn by	Author
Checked by	Checker

A106-3

Scale	As indicated

8/15/2022 6:47:17 PM





DOORS & WINDOWS DETAILS
3/8" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

DETAILS

Project number	LEO - 208
Date	08/15/2022
Drawn by	Author
Checked by	Checker

A106-4

Scale 3/8" = 1'-0"

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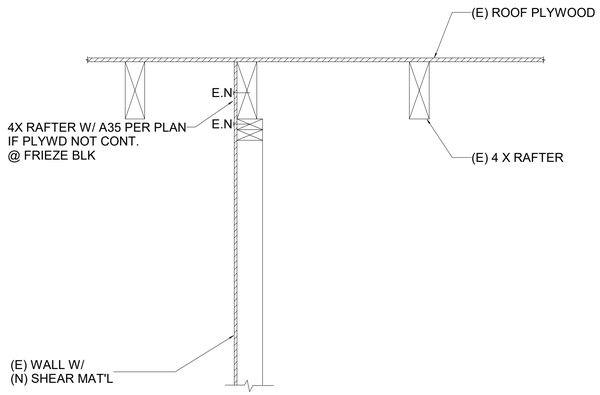
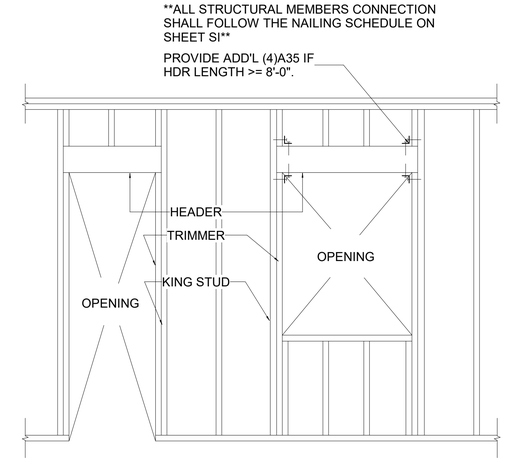
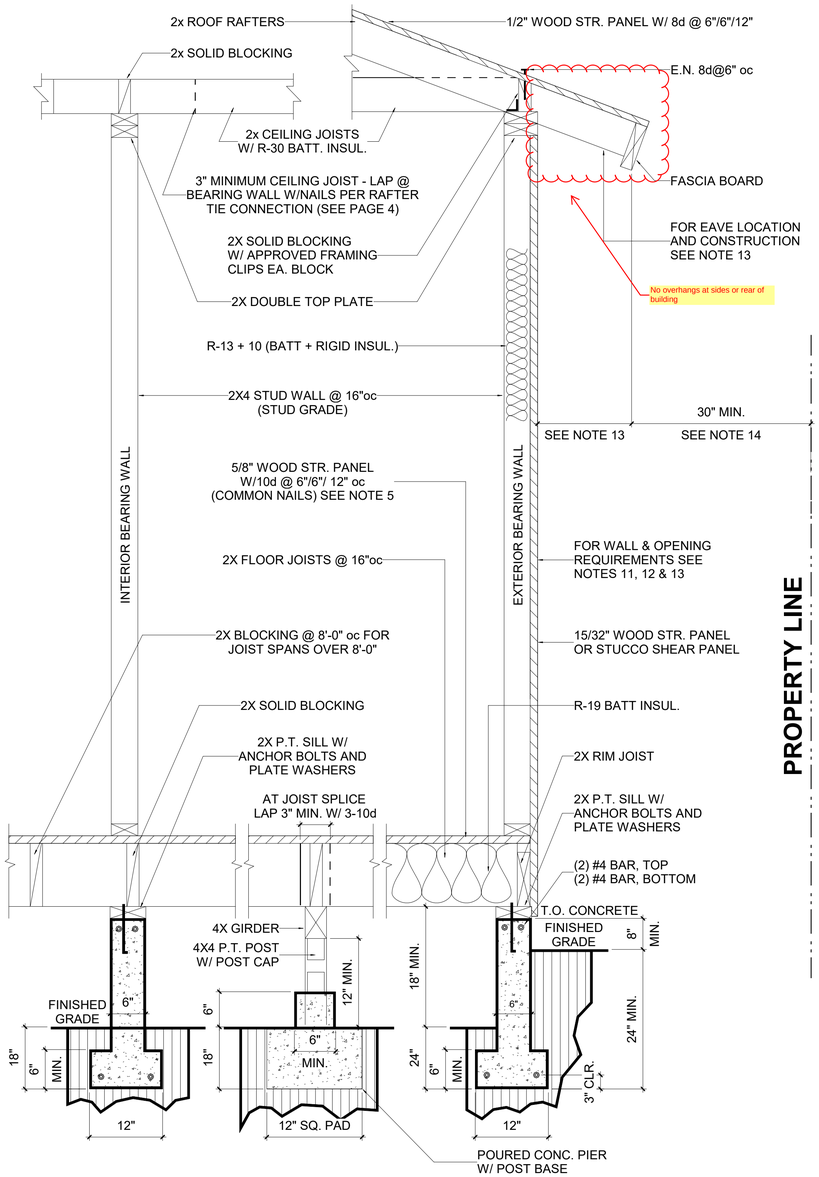


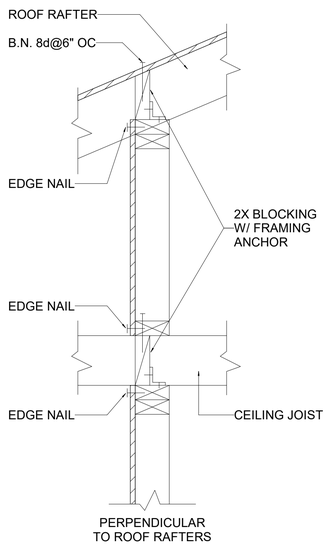
1 INTERIOR SHEARWALL
1" = 1'-0"



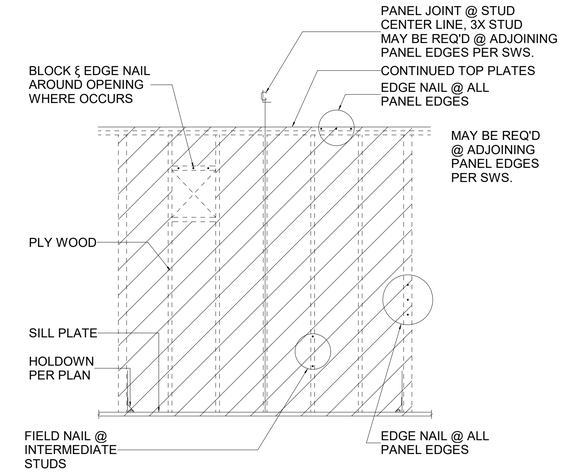
2 TYP. WINDOW & DOOR OPENING
1" = 1'-0"



6 WALL SECTION RAISED FLOOR CONSTRUCTION
1" = 1'-0"



4 INTERIOR SHEAR WALL AT ATTIC
1" = 1'-0"



5 TYP. SHEAR WALL
1" = 1'-0"

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1620 DUMAINE ST

WALL DETAILS

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
Checked by	Checker

A108

Scale 1" = 1'-0"

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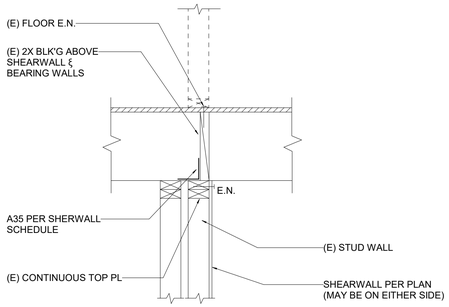
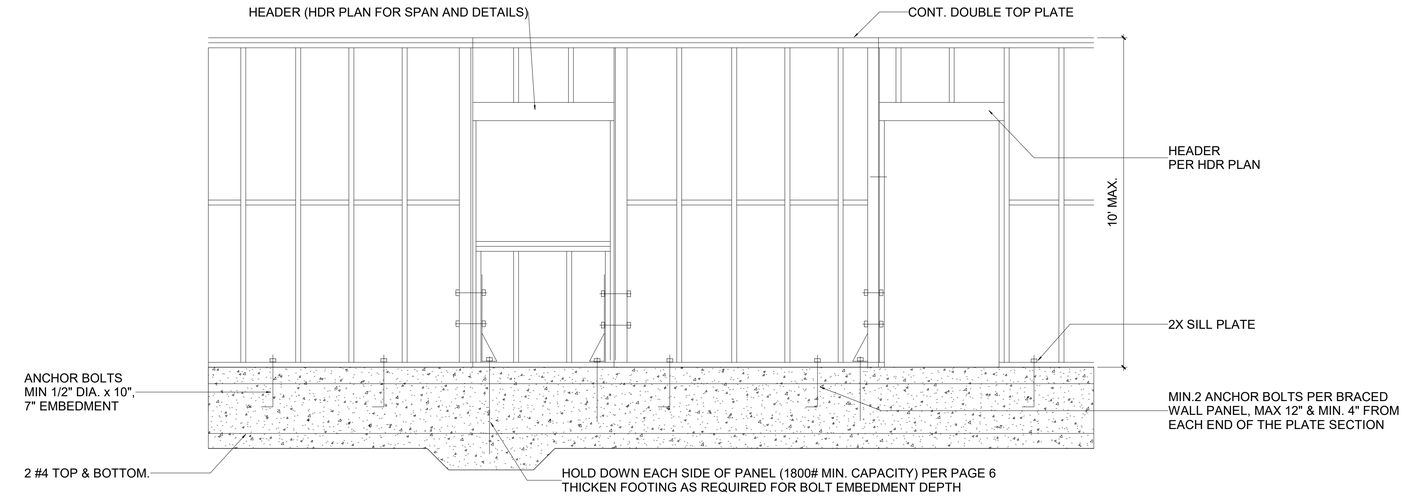
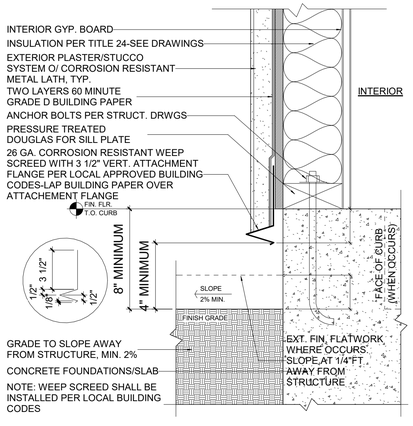


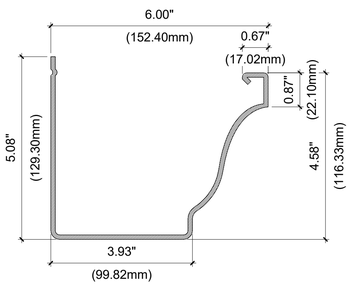
1 INTERIOR FLOOR JOIST
1" = 1'-0"



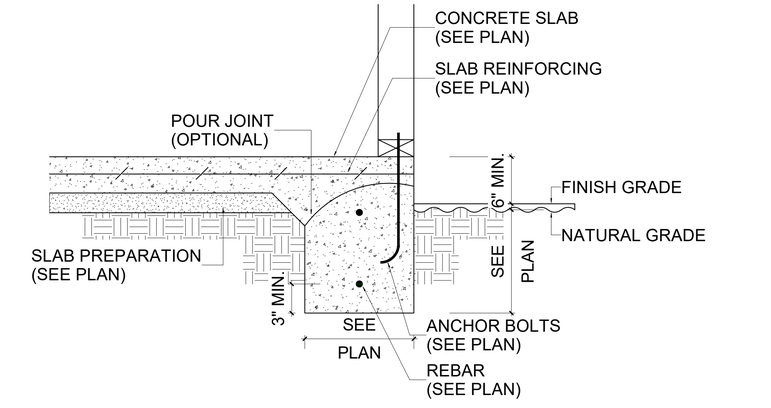
2 WALL FRAMING
1" = 1'-0"



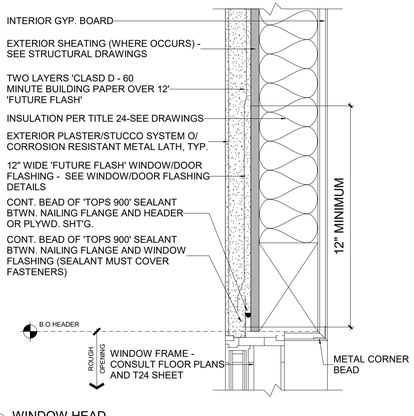
3 STUCCO SCREED
3" = 1'-0"



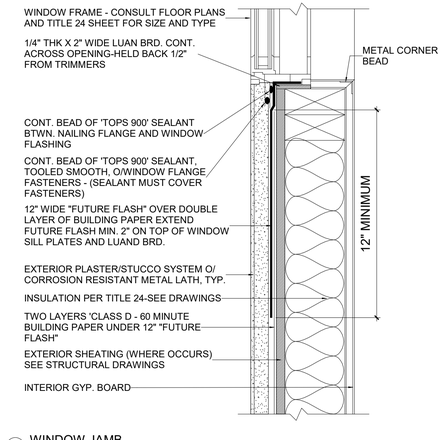
4 K-STYLE GUTTER
6" = 1'-0"



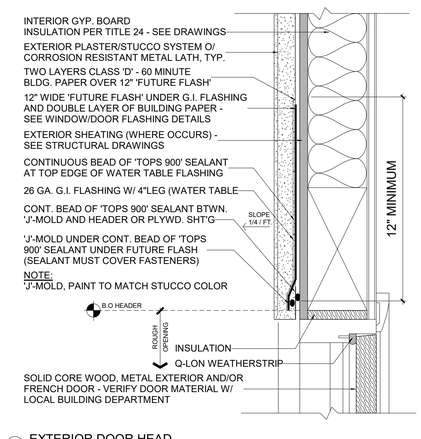
5 PERIMETER FOOTING
3/4" = 1'-0"



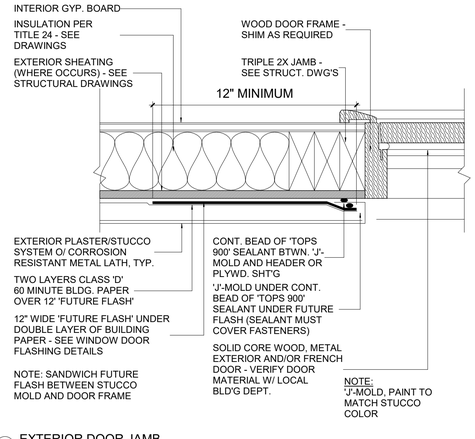
6 WINDOW HEAD
3" = 1'-0"



7 WINDOW JAMB
3" = 1'-0"



8 EXTERIOR DOOR HEAD
3" = 1'-0"



9 EXTERIOR DOOR JAMB
3" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

OTHER DETAILS

Project number	LEO - 208
Date	08/15/2022
Drawn by	MAGED ALGHARABLY
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A110

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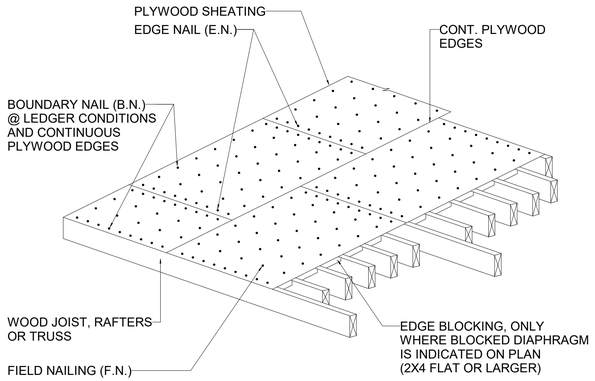
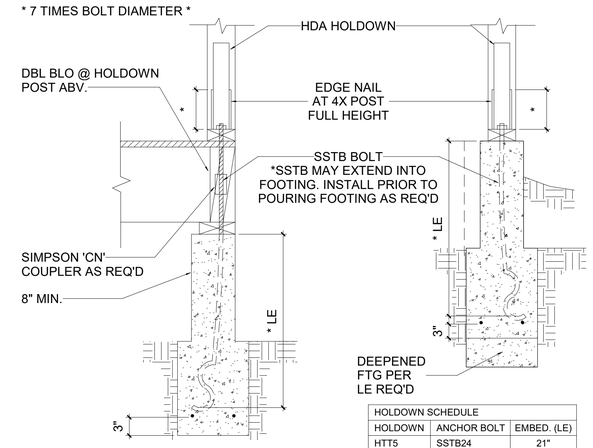


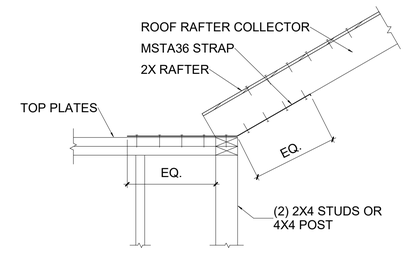
NOTE:
PLYWOOD DIAPHRAGM IN UNBLOCKED, UNLESS NOTED ON PLAN OR G.S.N.

1 TYPICAL PLYWOOD LAYOUT
1" = 1'-0"

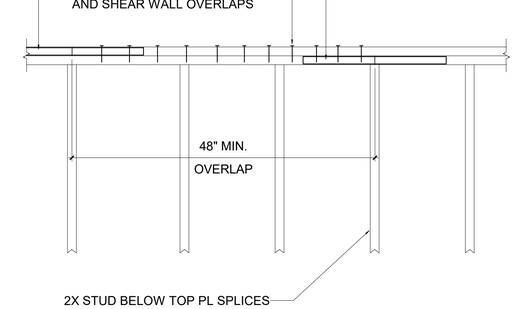


HOLDOWN SCHEDULE		
HOLDOWN	ANCHOR BOLT	EMBED. (LE)
HTT5	SSTB24	21"
HDU8	SSTB28	25"

3 TYPICAL HOLDOWN
1" = 1'-0"



2 RAFTER TO TOP PLATE
1" = 1'-0"



4 TYP. CONTINUOUS TOP PLATE
1" = 1'-0"

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No.	Description	Date

1620 DUMAINE ST

OTHER DETAILS

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Scale 1" = 1'-0"

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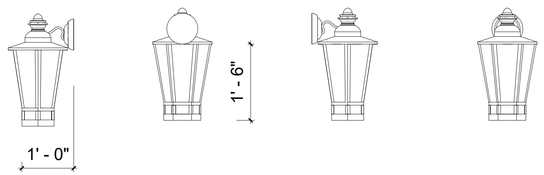
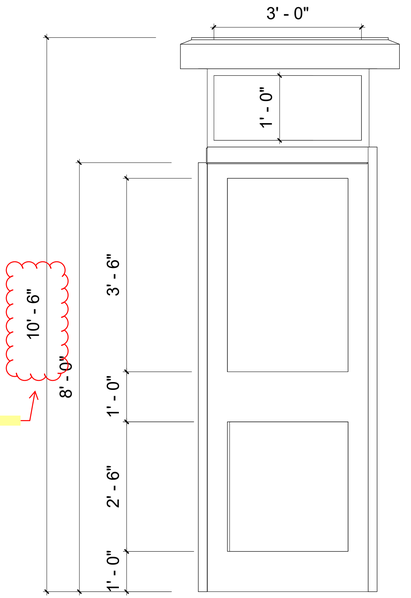
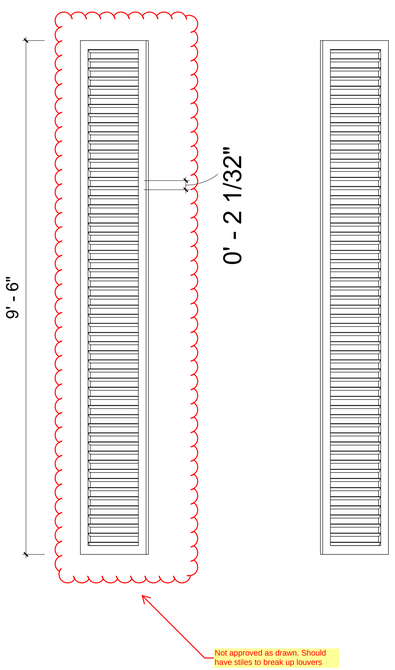
GAS LANTERN



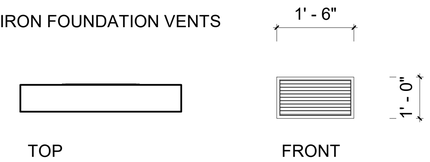
MAIN ENTRY DOOR



SHUTTERS

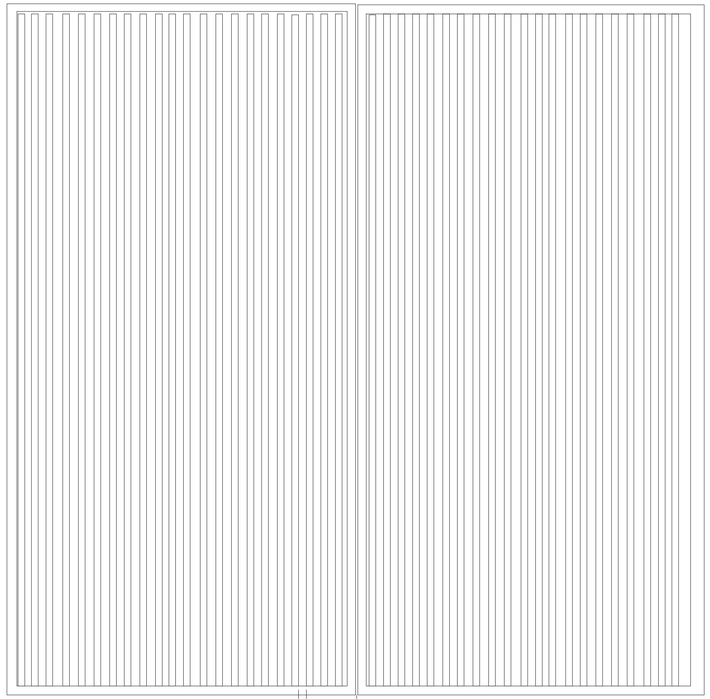


IRON FOUNDATION VENTS



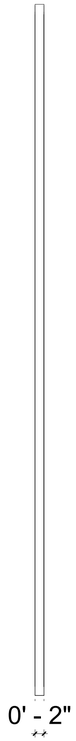
IRON GATE

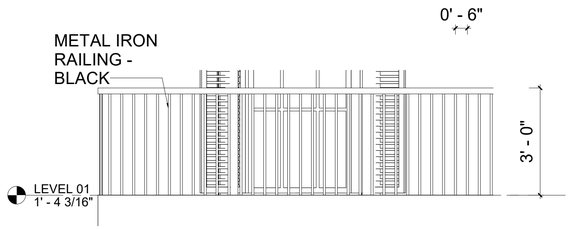
FRONT VIEW



PLAN VIEW

SIDE





1 CONTEXT VIEW - Callout 1
1/2" = 1'-0"

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MAGED F. AL GHARABLY
License No. 41109
PROFESSIONAL ENGINEER

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No.	Description	Date

1620 DUMAINE ST

ARCH DETAILS

Project number	LEO - 208
Date	08/15/2022
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Checked by	MAGED ALGHARABLY

A116

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