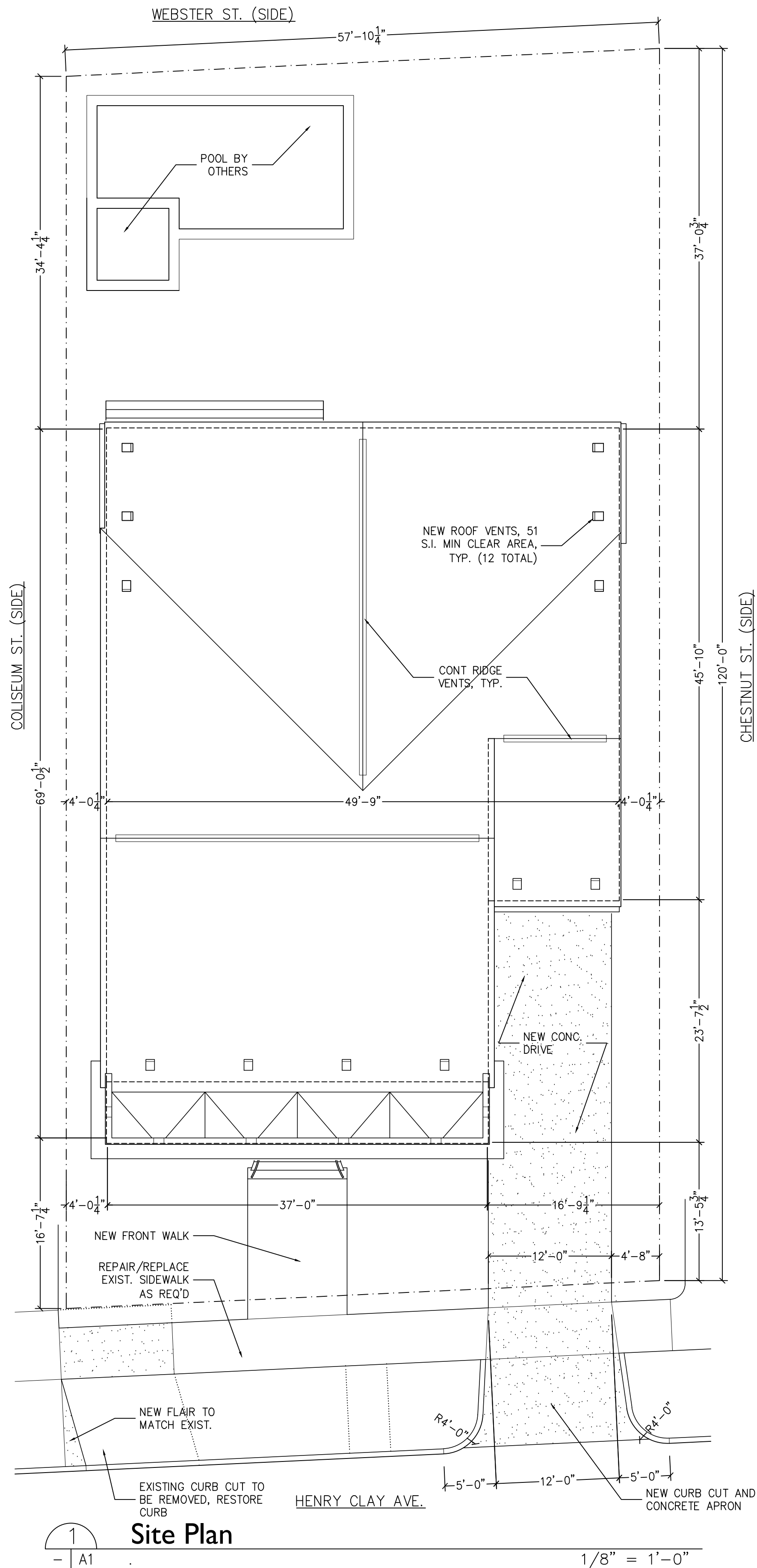


3. THE ARCHITECT RESERVES ALL RIGHT TO THIS DESIGN IN ACCORDANCE WITH THE PROVISIONS OF AIA DOCUMENT B107-2007, ARTICLE 7, AND IT MAY ONLY BE USED AT 1025 HENRY CLAY AVE., BY 1025 HENRY CLAY LLC. ANY OTHER USE OR TRANSFER OF THESE PLANS OR OTHER INSTRUMENTS OF SERVICE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.
2. THE AGREEMENT BETWEEN OWNER AND ARCHITECT DOES NOT INCLUDE CONTRACT ADMINISTRATION SERVICES UNLESS OTHERWISE NOTED. BY ACCEPTING THESE DRAWINGS THE OWNER SIGNIFIES THEIR ACCEPTANCE AS SOLELY RESPONSIBLE FOR THE INTERPRETATION OF THESE DRAWINGS AND OBSERVATION OF THE WORK TO DISCOVER, CORRECT OR MITIGATE ERRORS, INCONSISTENCIES OR OMISSIONS. THE OWNER FURTHER ACCEPTS THAT ANY INTERPRETATION OR DEVIATION MADE FROM THESE DRAWINGS OR OTHER INSTRUMENTS OF SERVICE, BY THE OWNER OR ANY OTHER PARTY, THE OWNER SHALL FULLY INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM AND AGAINST ANY CLAIMS, LOSSES, DAMAGES AND EXPENSES, WHICH MAY ARISE IN WHOLE OR IN PART FROM THE DEVIATION.
3. THESE DRAWINGS HAVE BEEN PREPARED AND CHECKED TO ENSURE A REASONABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK. LARGE SCALE DRAWINGS AND DETAILS SUPERCEDE SMALL SCALE DRAWINGS.
4. ALL DIMENSIONS ARE TO THE FACE OF STUD, CENTERLINE OF COLUMN, OR FACE OF BRICK OR BRICK LEDGE, EXCEPT WHERE INDICATED. DRAWINGS SHALL NOT BE SCALED. ANY MISSING DIMENSIONS OR MEASUREMENT NEEDING CLARIFICATION SHALL BE PROVIDED BY THE DESIGNER UPON WRITTEN REQUEST.
5. DIMENSIONS AND LAYOUT OF THE SITE AND EXISTING CONSTRUCTION ARE BASED ON FIELD SURVEYMENTS AND DOCUMENTATION PROVIDED BY THE OWNER. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND OWNER. NOTIFY THE ARCHITECT WHERE MODIFICATION ARE REQUIRED WHICH DEVIATE FROM THE DESIGN INTENT PRIOR TO EXECUTING THE WORK.
6. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING WORK.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE, BOTH AS AMENDED BY ORLEANS PARISH, THE LOUISIANA UNIFORM CONSTRUCTION CODE, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES, REGULATIONS AND ORDINANCES.
8. ALL WORK SHALL BE DONE IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ALL INDUSTRY STANDARDS AND ALL MANUFACTURERS RECOMMENDATIONS. ALL WORK SHALL BE GUARANTEED FOR MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM SUBSTANTIAL COMPLETION.
9. CONTRACTOR SHALL FILE FOR AND PAY FOR ALL PERMITS AND FEES. CONTRACTOR SHALL SCHEDULE ALL INSPECTIONS, AND NOTIFY ARCHITECT OF THE TIMES AND DATES.
10. TRASH AND DEBRIS IS TO BE REMOVED FROM THE SITE ON A REGULAR BASIS. NO TRASH IS TO BE STORED WITHIN THE BUILDING.
11. NO WORK SHALL BE CONCEALED UNTIL INSPECTED AND APPROVED BY LOCAL INSPECTOR OR OFFICIAL HAVING JURISDICTION.
12. ALL MATERIALS ARE TO BE NEW, UL LISTED, AND DELIVERED TO THE JOB SITE IN THE ORIGINAL PACKAGING WITH ALL MANUFACTURERS INSTRUCTIONS, WARRANTY INFORMATION, INSTALLATION INSTRUCTIONS, ETC. INCLUDED. THE OWNER SHALL BE FURNISHED A COPY OF THE WARRANTIES FOR ALL INSTALLED EQUIPMENT AND FIXTURES PRIOR TO FINAL PAYMENT
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT AND MAINTENANCE OF ANY AND ALL SHORING, BRACING, BE BACKS, ETC NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
14. ALL FOUNDATIONS RECEIVE PERIMETER SOIL AND UNDER-SLAB CHEMICAL TERMITE TREATMENT TO CREATE A COMPLETE BARRIER TO TERMITES AND PESTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF OWNERS TERMITE SERVICE AND FOR TREATMENT OF ANY AREAS NOT TREATED BY THE OWNERS TERMITE SERVICE.
15. HOME IS TO BE CONSTRUCTED WITH A VENTED ATTIC APPLICATION. CEILING/ATTIC FLOOR IN A SHALL HAVE MIN R30 INSULATION EXCEPT WHERE PLYWOOD DECKING IS PRESENT. IN DECKED AREA INSULATE TO THE MAXIMUM ALLOWABLE BY THE JOIST DEPTH OR TO EQUAL THE VALUE OF THE UNDECKED AREAS.



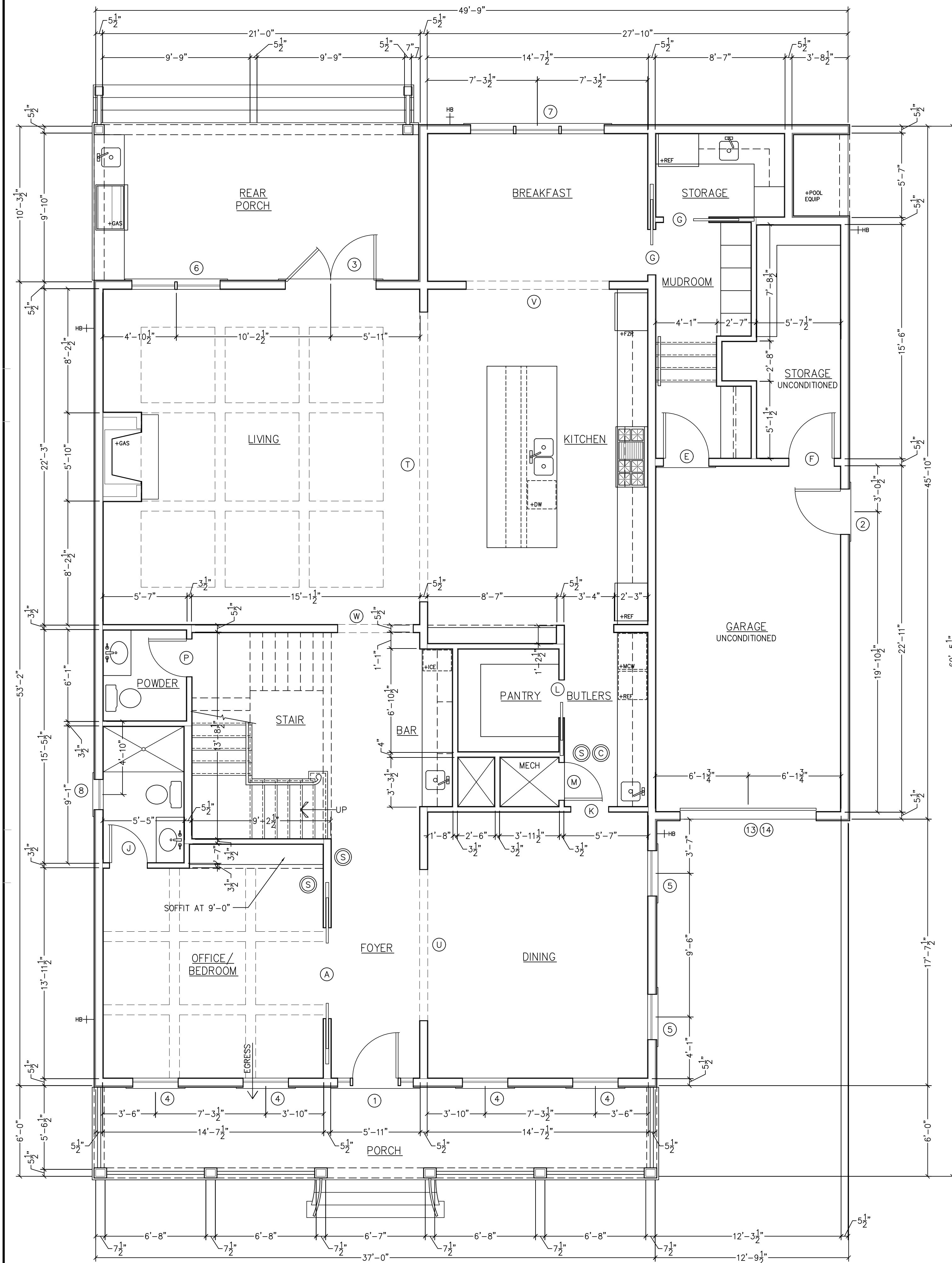
1019-21 HENRY CLAY	17' 1½" TO 18'-4¼"
PROPOSED	14'-3⅛" TO 16'-0"



These plans and specifications have been prepared by me or under my close personal supervision and to the best of my knowledge and belief they comply with all City and State regulations and requirements. I am not administering the construction.

CHEMICAL SOIL TREATMENT BY A LICENSED APPLICATOR SHALL BE PROVIDED AT ALL FOUNDATIONS AND SLABS, AND PIER FOUNDATIONS SHALL BE EQUIPPED WITH TERMITE SHIELDS IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE SECTION R318 REQUIREMENTS.

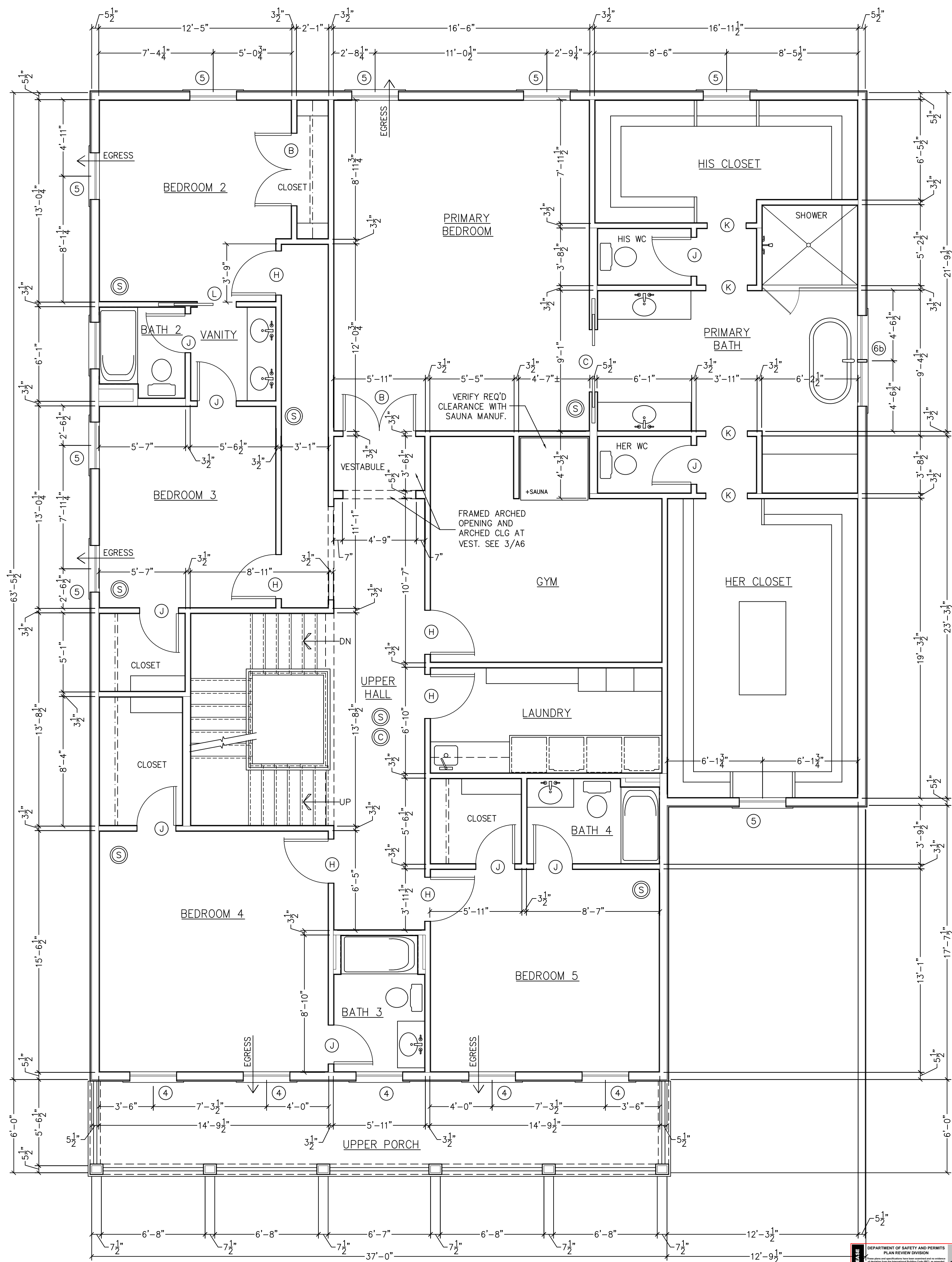
A I



1
- A2

Ground Floor Plan

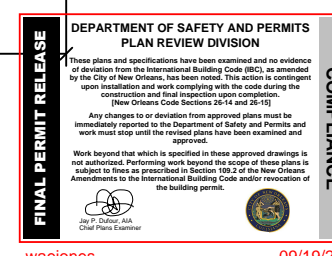
1/4" = 1'-0"



2
- A2

Second Floor Plan

1/4" = 1'-0"



New Residence

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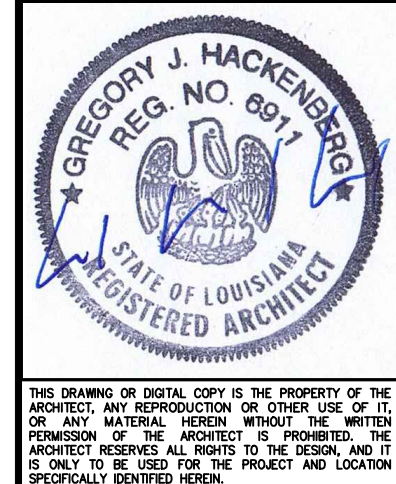
Gregory J. Hackenberg
ARCHITECT

3422 Annunciation St. New Orleans, LA 70115 504-256-2713

Sheet Title
Floor Plan

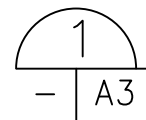
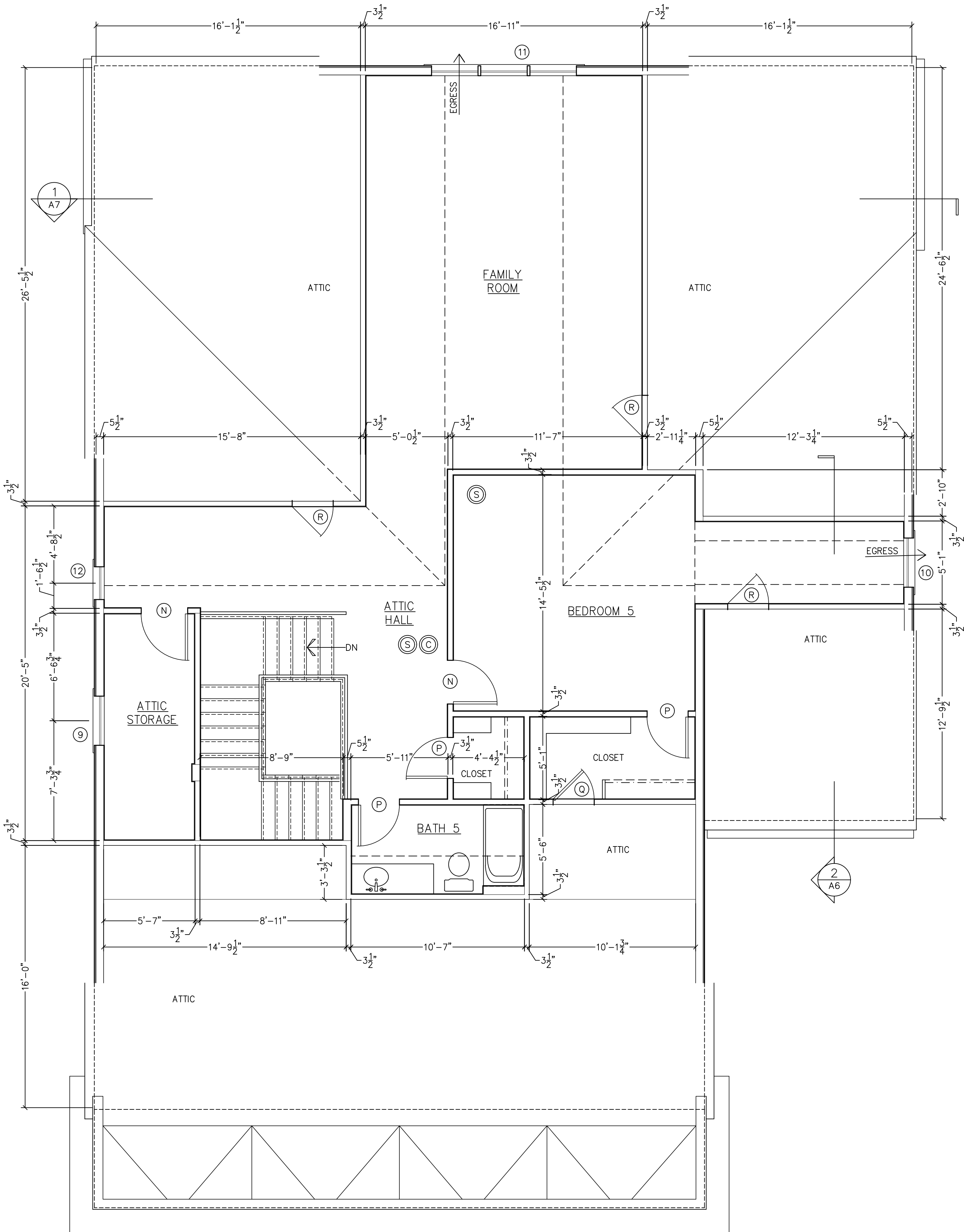
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Sheet No.

A 2



Third Floor Plan

1/4" = 1'-0"

General Notes at Floor Plans

- 1. ALL SLEEPING AREAS SHALL BE PROTECTED WITH UL APPROVED SMOKE DETECTORS WIRED TO 110 VOLT HOUSE CURRENT, AND MEETING ALL CRITERIA OF UL 268. ADDITIONAL SMOKE DETECTORS SHALL BE PROVIDED IN HALLWAYS WITHIN 10' MAXIMUM OF ANY SLEEPING ROOM, AND AT LEAST ONE PER FLOOR. AT LEAST ONE CARBON MONOXIDE DETECTOR SHALL BE PROVIDED ONE EACH FLOOR WHERE GAS SERVICE IS PROVIDED.
- 2. RAILING AND GAUDDRAILS SHALL BE PROVIDED AS FOLLOWS: STEPS SHALL HAVE MIN. ONE HANDRAIL AT 36" ABOVE THE STEP NOSING IN ACCORDANCE WITH IRC R311.7.8 STEPS WITH OPEN SIDES 30" OR GREATER ABOVE GRADE SHALL BE EQUIPPED WITH GUARD RAILS IN ACCORDANCE WITH IRC R312 OPEN PORCH SIDES 30" OR GREATER ABOVE GRADE SHALL BE EQUIPPED WITH GUARD RAILS IN ACCORDANCE WITH IRC R312
- 3. ATTIC ACCESS SCUTTLES AND CRAWL SPACE ACCESS DOORS SHALL BE LOCATED IN THE FIELD IN THE APPROXIMATE LOCATIONS INDICATED ON THE FLOOR PLANS. EXACT LOCATIONS AND SIZE SHALL BE COORDINATED WITH FRAMING, EQUIPMENT, AND OTHER OBSTRUCTIONS TO ALLOW FOR INSPECTION AND SERVICING OF EQUIPMENT. ATTIC AREA SHALL BE EQUIPPED WITH A SURFACE MOUNTED LIGHT AND SWITCH ADJACENT TO THE SCUTTLE. DOORS SHALL HAVE MIN. 1" FOIL FACED RIGID INSULATION BOARD APPLIED TO THE ATTIC SIDE. ACCESS DOORS SHALL AND TRIM BE PAINTED TO MATCH THE ADJACENT WALLS. IN VENTED ATTICS, DOORS AND SCUTTLES SHALL BE WEATHER STRIPPED AND INSULATED.
- 4. CONTRACTOR SHALL VERIFY ALL POWER, GAS, AND WATER REQUIREMENTS WITH OWNER AND SUPPLIER FOR EQUIPMENT AND APPLIANCE STUB IN'S.
- 5. ALL BATHROOM AND POWDER ROOM VENTS SHALL DISCHARGE TO THE OUTSIDE.
- 6. EXTERIOR MECHANICAL UNITS SHALL BE ELEVATED ON PLATFORMS OR RACKS TO THE LEVEL OF THE MAIN FLOOR OR HIGHER.
- 7. EXTERIOR WALLS SHALL BE INSULATED WITH MINIMUM R-13 INSULATION. ANY VAPOR BARRIER SHALL BE PLACED TO THE WARM (EXTERIOR SIDE) OF THE INSULATION. FLOORS OVER CRAWL SPACES SHALL BE INSULATED WITH MINIMUM R-13 INSULATION FLUSH TO THE UNDERSIDE OF THE FLOOR DECK.
- 8. CEILING/ATTIC FLOOR IN A VENTED ATTIC APPLICATION SHALL HAVE MIN R30 INSULATION EXCEPT WHERE PLYWOOD DECKING IS PRESENT. IN DECKED AREA INSULATE TO THE MAXIMUM ALLOWABLE BY THE JOIST DEPTH OR TO EQUAL THE VALUE OF THE UNDECKED AREAS.

Legend

- NEW INTERIOR WOOD STUD WALLS
- NEW EXTERIOR WOOD STUD WALLS
- NEW DOORS, SEE SCHEDULE FOR SIZES
- UL APPROVED SMOKE DETECTOR WIRED TO HOUSE CURRENT
- UL APPROVED CARBON MONOXIDE DETECTOR WIRED TO HOUSE CURRENT
- HOSE BIB
- APPLIANCE LOCATION AND TYPE

Exterior Opening Schedule

MARK	TYPE	UNIT SIZE		HEAD HEIGHT	REMARKS	NUMBER
		WIDTH	HEIGHT			
1	EXT DOOR	5'-0" (3'-0" DOOR)	9'-0" (7'-6" DOOR)	-	GLAZED UPPER PANEL EXTERIOR DOORS WITH FIXED SIDELIGHTS AND TRANSOMS IN WOOD FRAME	1
2	EXT DOOR	3'-0"	7'-0"	-	EXTERIOR 4 PANEL DOOR	1
3	EXT DOOR	6'-0" (PAIR 3'-0")	9'-0"	-	GLAZED EXTERIOR FRENCH DOORS	3
4	SINGLE HUNG	3'-0"	9'-0"	9'-0"	2/4 LITE WOOD WINDOW. TO COMPLY WITH EM. EGRESS REQ'TS WHERE INDICATED	9
5	SINGLE HUNG	3'-0"	6'-6"	9'-0"	2/2 WINDOW. TO COMPLY WITH EM. EGRESS REQ'TS WHERE INDICATED	10
6	SINGLE HUNG	6'-0" (2 AT 3'-0")	6'-6"	9'-0"	2 2/2 WINDOWS MULLED TOGETHER	1
6b	SINGLE HUNG	6'-0" (2 AT 3'-0")	6'-6"	9'-0"	2 2/2 WINDOWS MULLED TOGETHER, WITH SAFETY GLAZING TO 60" AFF AT TUB LOCATION	1
7	SINGLE HUNG	9'-0" (3 AT 3'-0")	6'-6"	9'-0"	3 2/2 WINDOWS MULLED TOGETHER	1
8	SINGLE HUNG	2'-0"	5'-0"	9'-0"	2/2 WINDOW	1
9	SINGLE HUNG	3'-0"	5'-0"	7'-6"	2/2 WINDOW	1
10	SINGLE HUNG	3'-0"	5'-0"	6'-6"	2/2 WINDOW TO COMPLY WITH EM. EGRESS REQ'TS	1
11	SINGLE HUNG	9'-0" (3 AT 3'-0")	5'-0"	7'-6"	2/2 WINDOW	1
12	SINGLE HUNG	2'-0"	4'-6"	7'-6"	2/2 WINDOW	1
13	EXT DOOR	8'-3" (PAIR 2'-9")	1'-6"	9'-0" (MAIN SLAB)	3 FIXED TRANSOM WINDOWS MULLED TOGETHER	1
13	GARAGE DOOR	8'-0"	8'-0"	-		1

Interior Opening Schedule

MARK	TYPE	FRAME OPENING		-	REMARKS	NUMBER
		WIDTH	HEIGHT			
A	POCKET DOORS	6'-0" (PAIR 3'-0")	8'-0"	-	PAIR 4 PANEL POCKET DOORS	1
B	INT DOOR	4'-8" (PAIR 2'-4")	8'-0"	-	PAIR 4 PANEL DOORS	2
C	POCKET DOORS	4'-0" (PAIR 2'-0")	8'-0"	-	PAIR 4 PANEL POCKET DOORS	1
D					not used	
E	INT DOOR	3'-0"	8'-0"	-	4 PANEL DOOR, INSULATED AND WEATHERSTRIPPED	1
F	INT DOOR	3'-0"	8'-0"	-	4 PANEL DOOR	1
G	POCKET DOOR	3'-0"	8'-0"	-	4 PANEL POCKET DOOR	2
H	INT DOOR	2'-8"	8'-0"	-	4 PANEL DOOR	6
J	INT DOOR	2'-6"	8'-0"	-	4 PANEL DOOR	9
K	CASED OPNG	2'-6"	8'-0"	-	CASED OPENING	5
L	POCKET DOOR	2'-6"	8'-0"	-	4 PANEL POCKET DOOR	2
M	ACCESS DOOR	2'-6"	5'-0"±	-	FLUSH SOLID CORE ACCESS DOORS WITH 2" CASING AT MECHANICAL CLOSET	1
N	INT DOOR	2'-8"	7'-0"	-	4 PANEL DOOR	2
P	INT DOOR	2'-6"	7'-0"	-	4 PANEL DOOR	5
Q	INT DOOR	2'-6"	7'-0"	-	4 PANEL DOORS, INSULATED AND WEATHERSTRIPPED AT ATTIC	1
R	ACCESS DOOR	2'-6"	5'-0"	-	FLUSH SOLID CORE ACCESS DOORS WITH 2" CASING INSULATED AND WEATHERSTRIPPED AT ATTIC	3
S					not used	
T	CASED OPNG	19'-0"	9'-0"	-	CASED OPENING IN 2x6 WALL	1
U	CASED OPNG	10'-0"	9'-0"	-	CASED OPENING IN 2x6 WALL	1
V	CASED OPNG	9'-6"	9'-0"	-	CASED OPENING IN 2x6 WALL	1
W	CASED OPNG	5'-0"	9'-0"	-	CASED OPENING IN 2x6 WALL	1

Notes at Doors and Windows

- 1. EACH SLEEPING ROOM IS TO HAVE MINIMUM ONE OPERABLE WINDOW MEETING THE EGRESS REQUIREMENTS OF IBC R310. MIN OPENING AREA: 5.7 S.F., MIN OPENING HEIGHT: 24", MIN OPENING WIDTH: 20", MAX SILL HEIGHT: 44" AFF.
- 2. VERIFY ALL DOOR TYPES FOR APPEARANCE, GLAZED PANEL SIZES AND LOCATIONS AND PANEL LAYOUTS WITH THE OWNER PRIOR TO PLACING ORDER.
- 3. SIZES INDICATED FOR WINDOWS ARE NOMINAL OUTSIDE OF UNIT FRAME DIMENSIONS. COORDINATE SCHEDULES WITH ACTUAL MANUFACTURES SIZES AND BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT AND OWNER.
- 4. WINDOW HEAD HEIGHT IS MEASURED FROM THE SLAB OR PLYWOOD DECK TO THE INSIDE OF THE FRAME.

New Residence
1025 Henry Clay Ave. - New Orleans, LA

Gregory J. Hackenberg
ARCHITECT
3422 Annunciation St. New Orleans, LA 70115 504-256-2713

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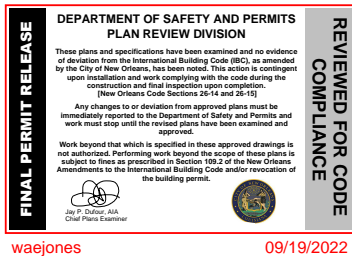
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Sheet No.

A 3





1
- A4

Front Elevation

1/4" = 1'-0"

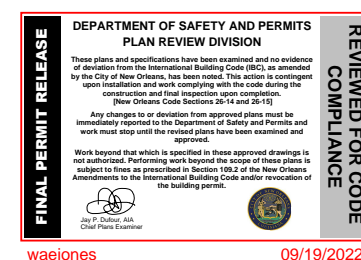
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2
- A4

Side Elevation

1/4" = 1'-0"



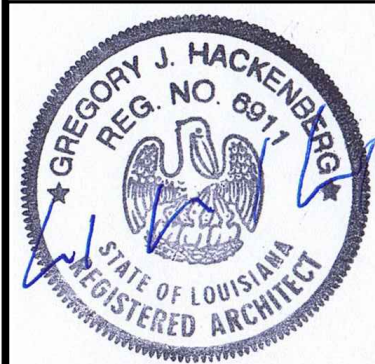
Sheet Title
Elevations

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ARCHITECT

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Sheet No.

A 4

New Residence
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2
- A5

Side Elevation

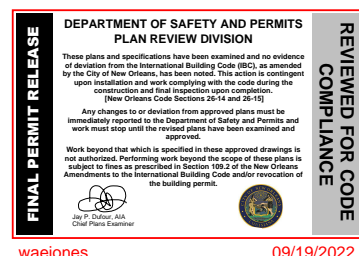
1/4" = 1'-0"



1
- A5

Rear Elevation

1/4" = 1'-0"



Sheet Title
Elevations

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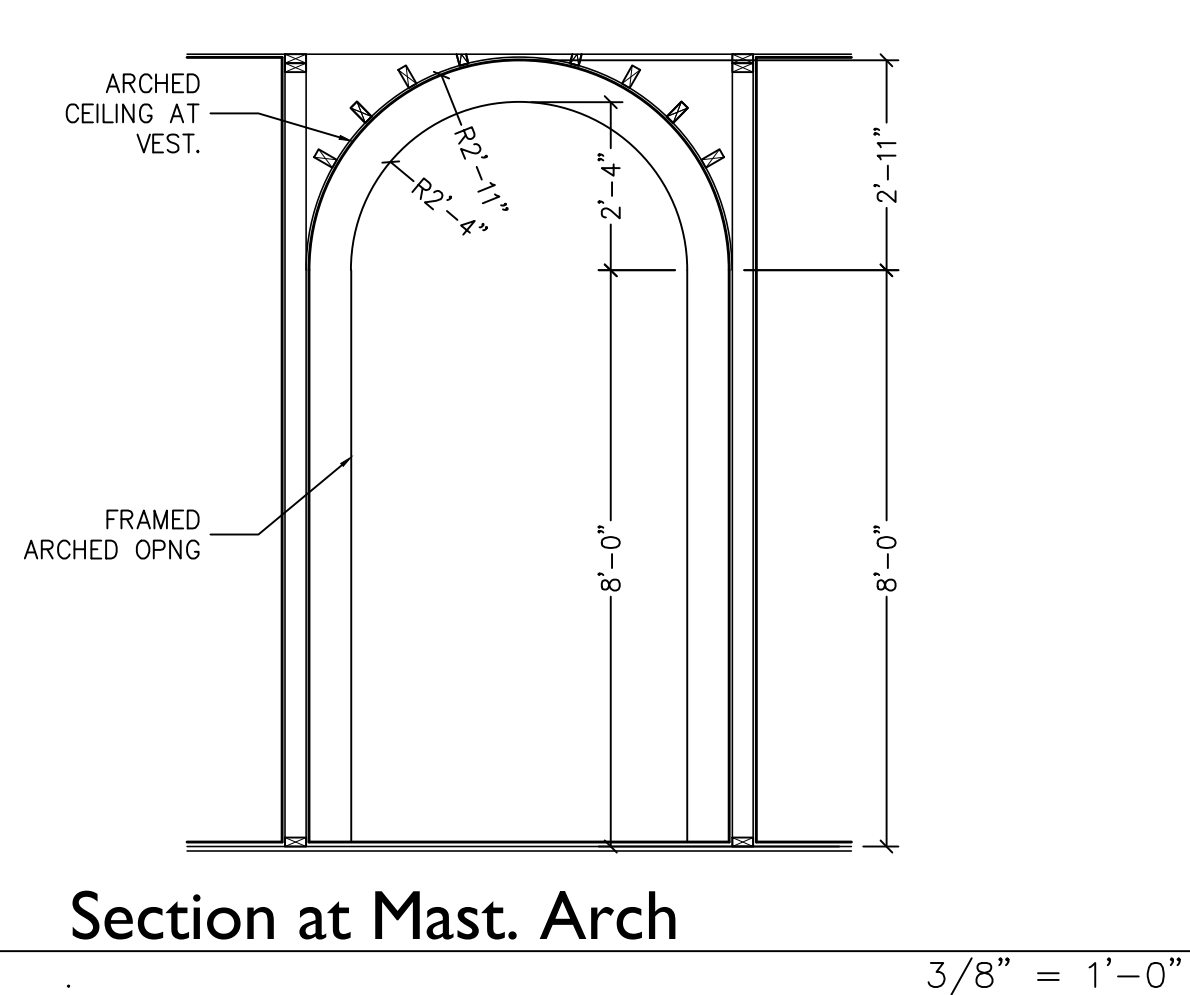
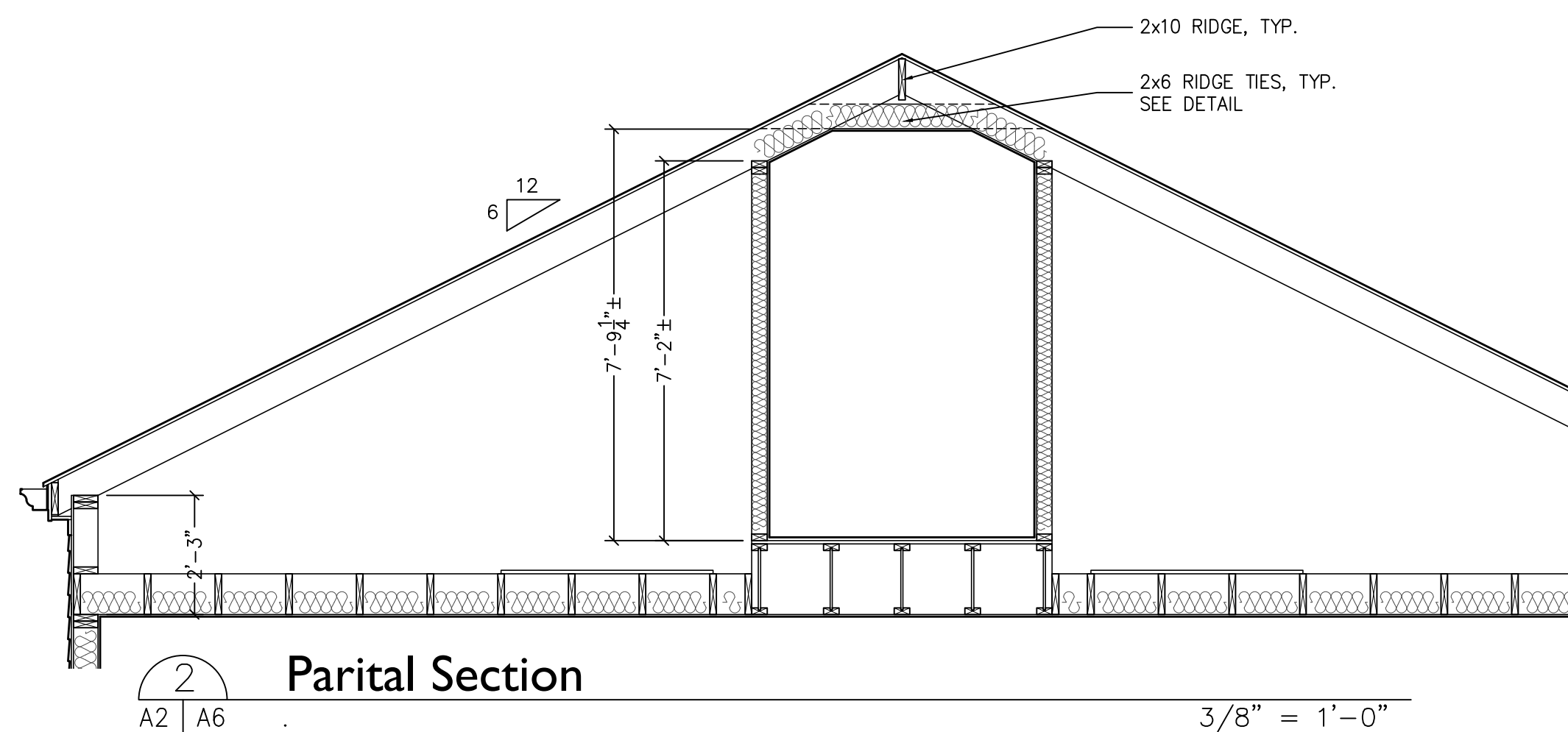
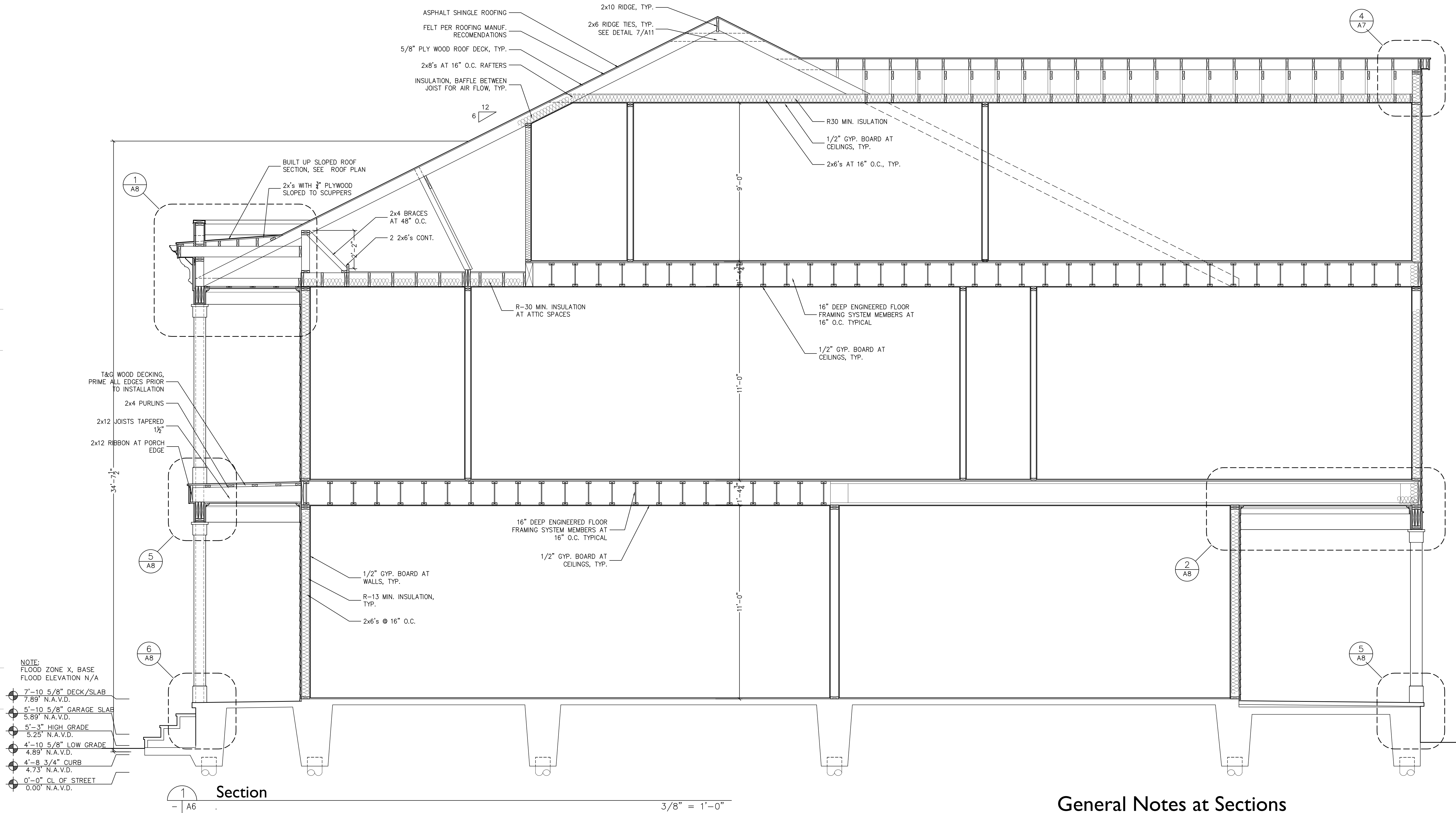
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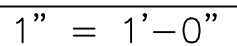
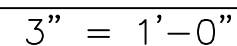
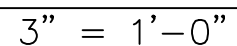
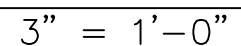
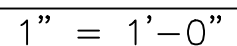
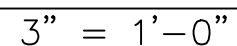
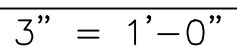
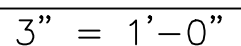
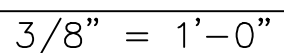
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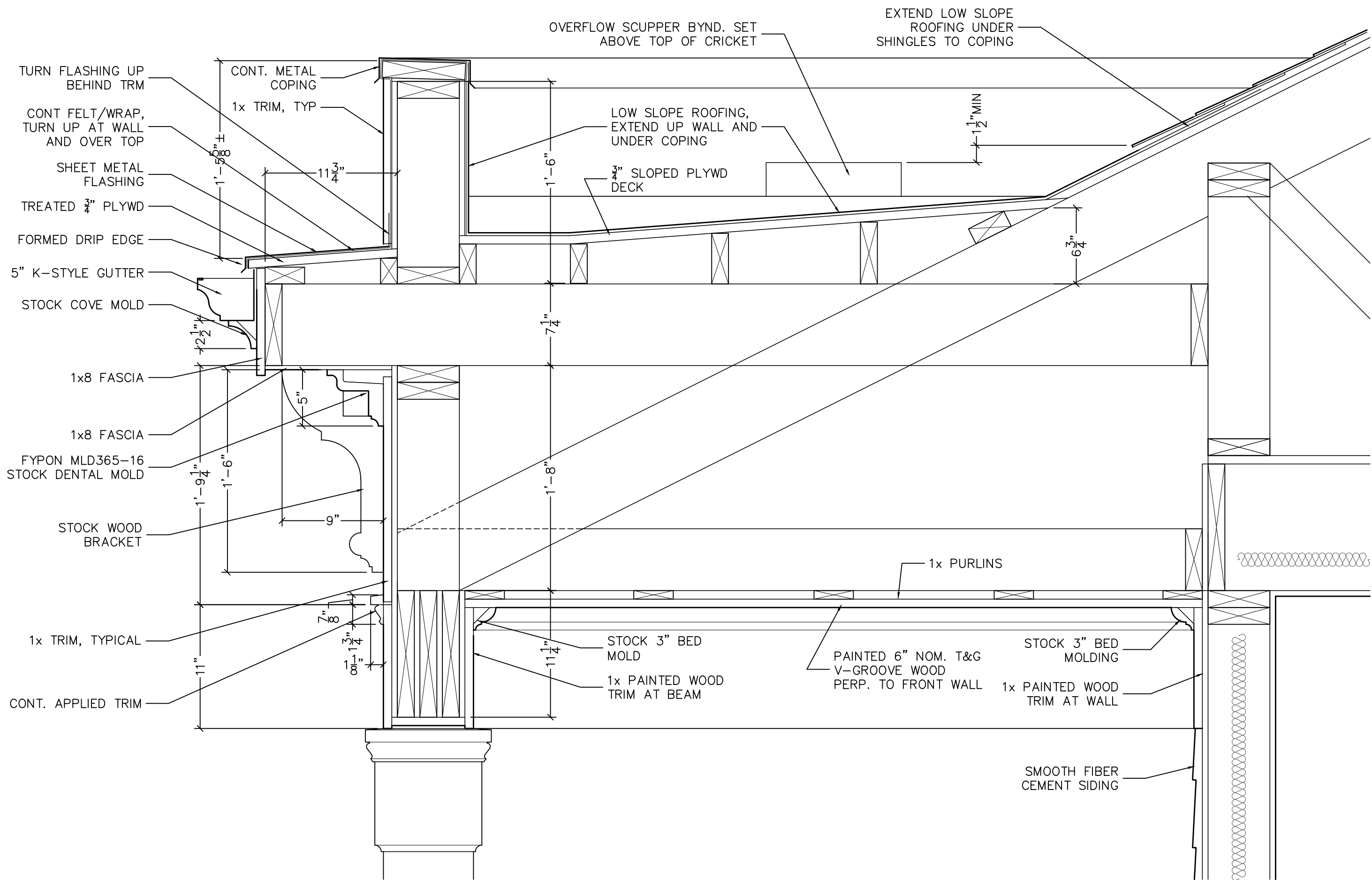
A 5



General Notes at Sections

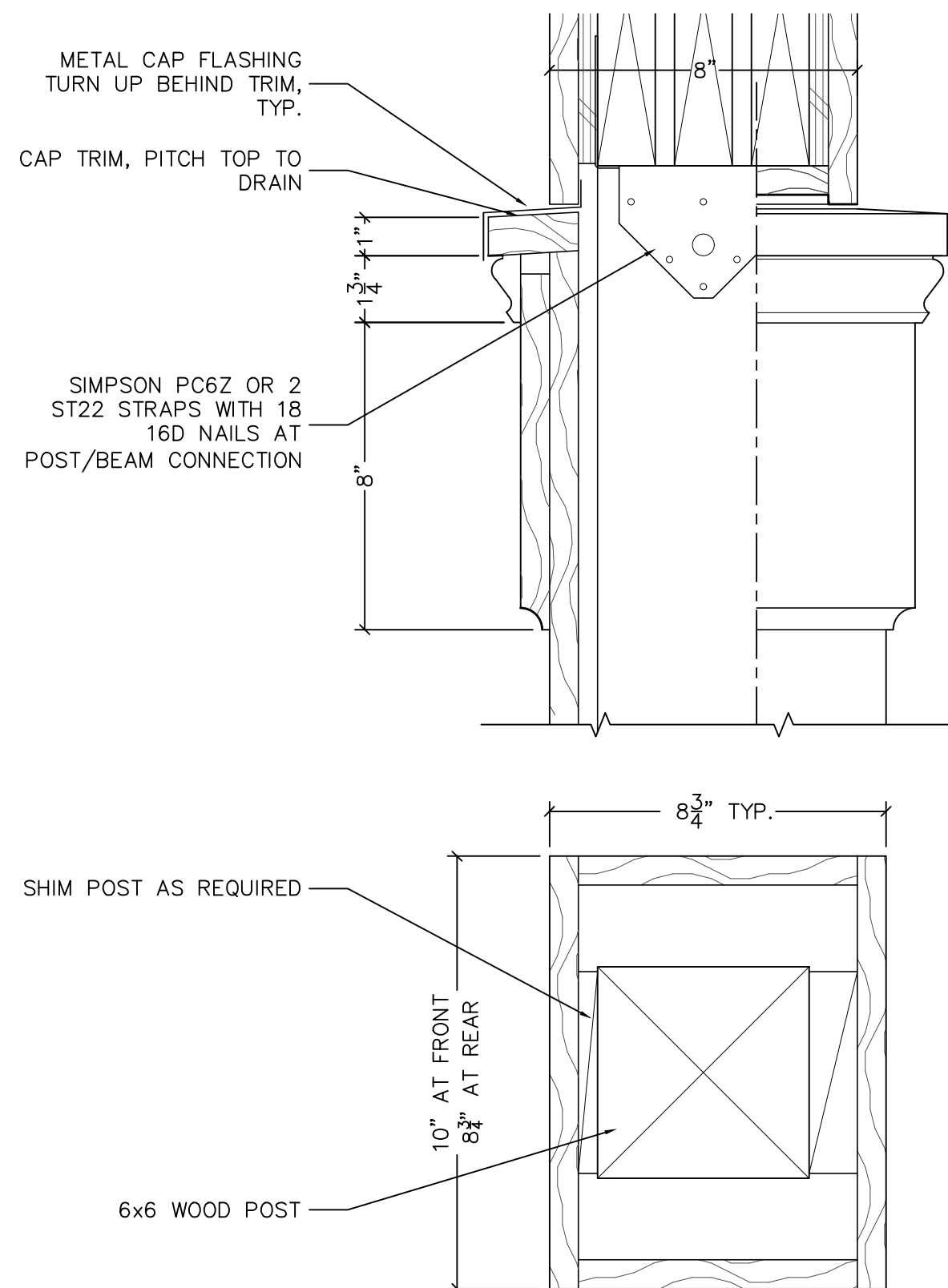
- ALL WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING, SILLS, OR PLATES) SHALL BE CONNECTED OR FASTENED WITH GALVANIZED OR STAINLESS STEEL (TYPE 304 OR 316) NAILS, SCREWS, OR BOLTS. NO STAPLES WILL BE PERMITTED. FASTENERS USED IN ACQ LUMBER SHALL BE CERAMIC COATED, STAINLESS STEEL, OR GALVANIZED MEETING ASTM-A153. ALL FASTENERS MUST BE LABELED SPECIFICALLY FOR USE WITH ACQ LUMBER.
- JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND SHALL BE ATTACHED WITH FASTENERS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER AND LABELED FOR USE IN ACQ LUMBER WHERE APPLICABLE. ROOFING NAILS MAY NOT BE USED. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED OR STAINLESS STEEL, AND ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, BELOW THE FIRST FLOOR LEVEL, OR USED WITH LUMBER TREATED WITH ACQ SHALL MEET G-185 RATING.
- EXTERIOR SHEATHING SHALL BE 3/4" PLYWOOD OR OSB. UNLESS SHOWN OTHERWISE ALL SHEATHING SHALL BE FASTENED WITH 8D COMMON NAILS (.131" MIN. DIAMETER) OR #10 SCREWS (.119" NOMINAL DIAMETER) SPACED AT 6" O.C. MAXIMUM ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET AND SPACED AT 4" O.C. MAXIMUM ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET AND WITH JOINTS ARRANGED AND NAILING PATTERN AT SILLS, RIBBONS AND PLATES AS INDICATED IN THE DRAWINGS FOR CONTINUOUS LOAD PATH.
- ALL PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS. JOINTS SHALL BE ARRANGED SO THAT SHEETS SHALL SPAN TRANSITIONS BETWEEN FLOORS AND AS INDICATED IN THE DRAWINGS AT SILLS, RIBBONS AND PLATES FOR CONTINUOUS LOAD PATH. VERTICAL JOINTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET OR LESS.
- WALL AND FLOOR FRAMING AND PLYWOOD SHEATHING BELOW BASE FLOOD ELEVATION OR LESS THAN 3' ABOVE THE CURB OR CENTERLINE OF STREET AS INDICATED, SHALL BE TREATED MATERIAL IN ACCORDANCE WITH IRC R322.1.8.
- SECOND FLOOR FRAMING SHALL BE "I" JOIST TYPE ENGINEERED FLOOR SYSTEM, 16" PER MANUFACTURER BCI OR APPROVED EQUAL AT 16" O.C. OR TRIM JOIST 16" IN DEPTH WITH A 16" O.C. TYPICAL SPACING. SYSTEM SHALL BE DESIGNED TO COMPLY WITH ALL LOADING AND OTHER REQUIREMENTS AND ALL APPLICABLE CODES FOR ORLEANS/JEFFERSON PARISH AND THE UNIFORM CONSTRUCTION CODE OF LOUISIANA. INSTALLATION SHALL COMPLY WITH ALL MANUFACTURES GUIDELINES AND RECOMMENDATIONS.





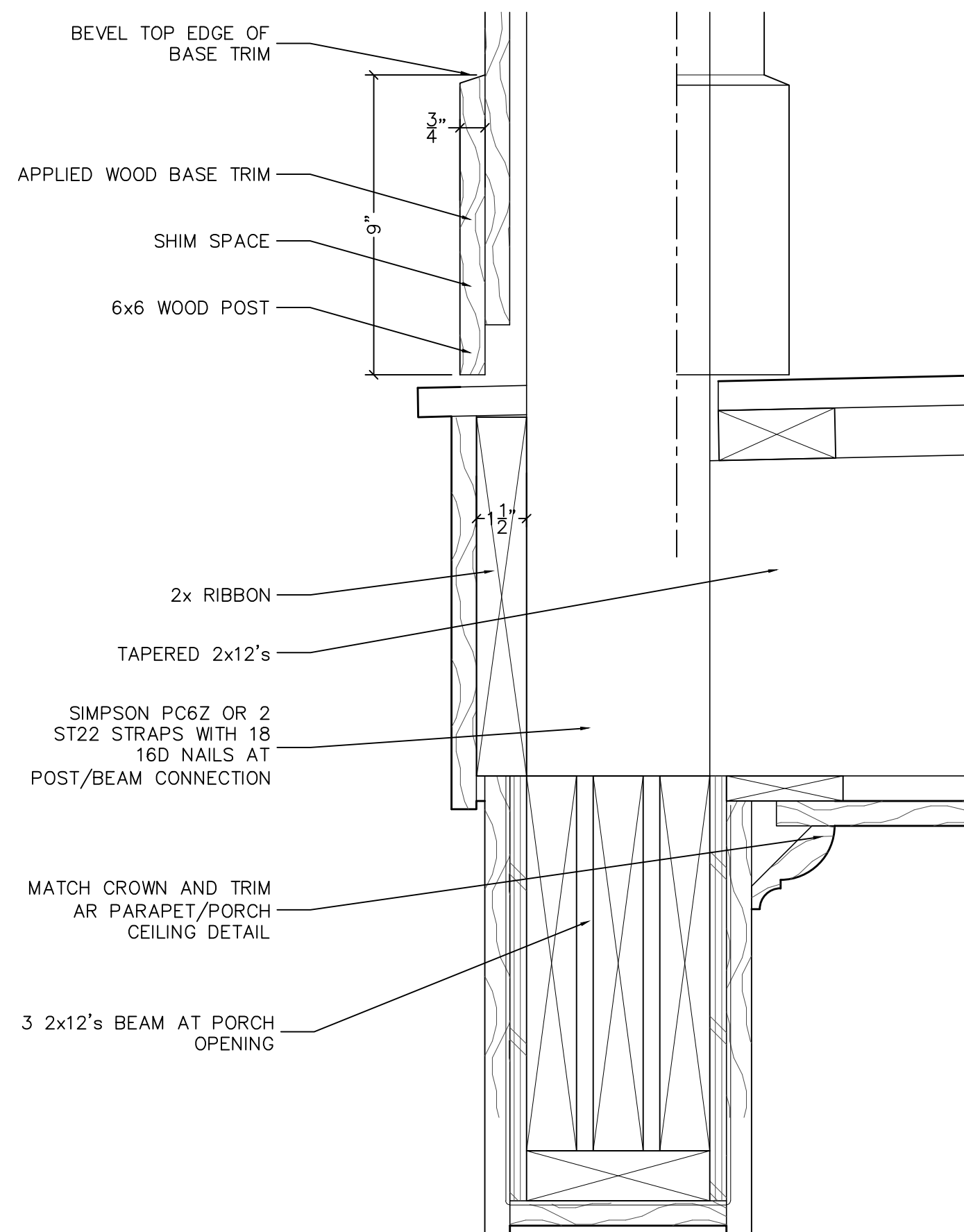
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A6 | A8
Detail at Parapet

1 1/2" = 1'-0"



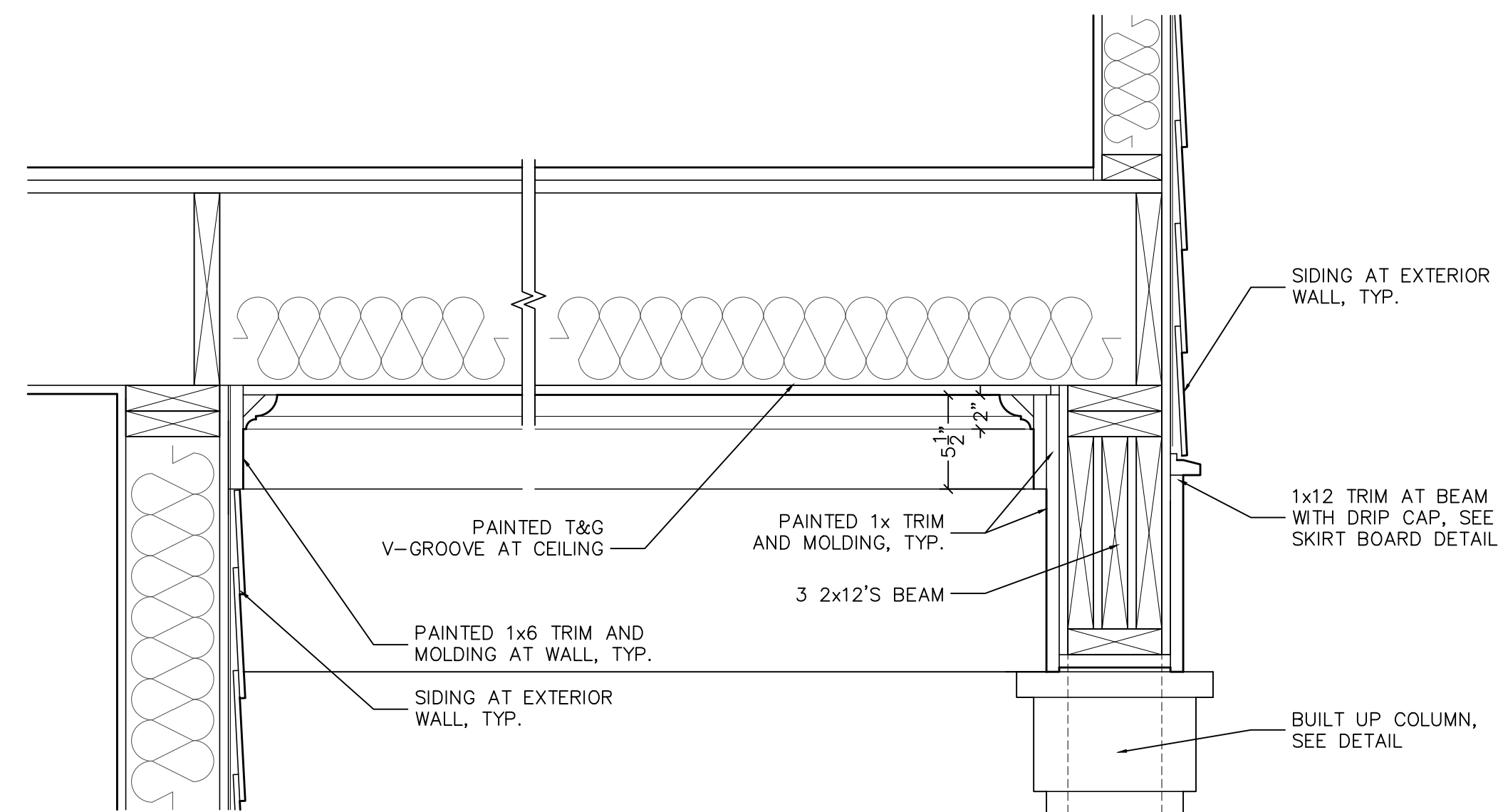
4
A6 | A8
Detail at Column

3" = 1'-0"



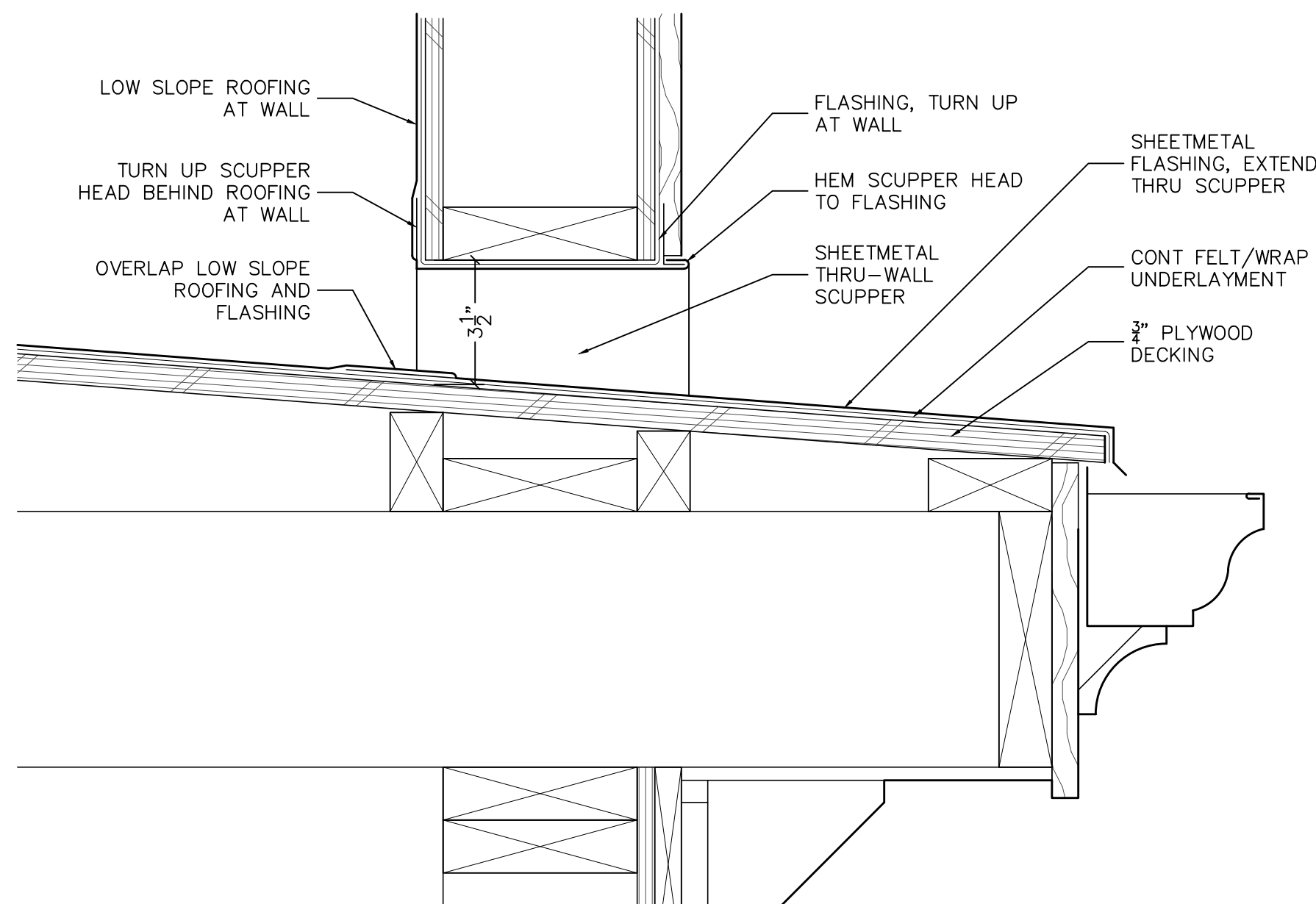
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A6 | A8
Detail at Porch and Column

3" = 1'-0"



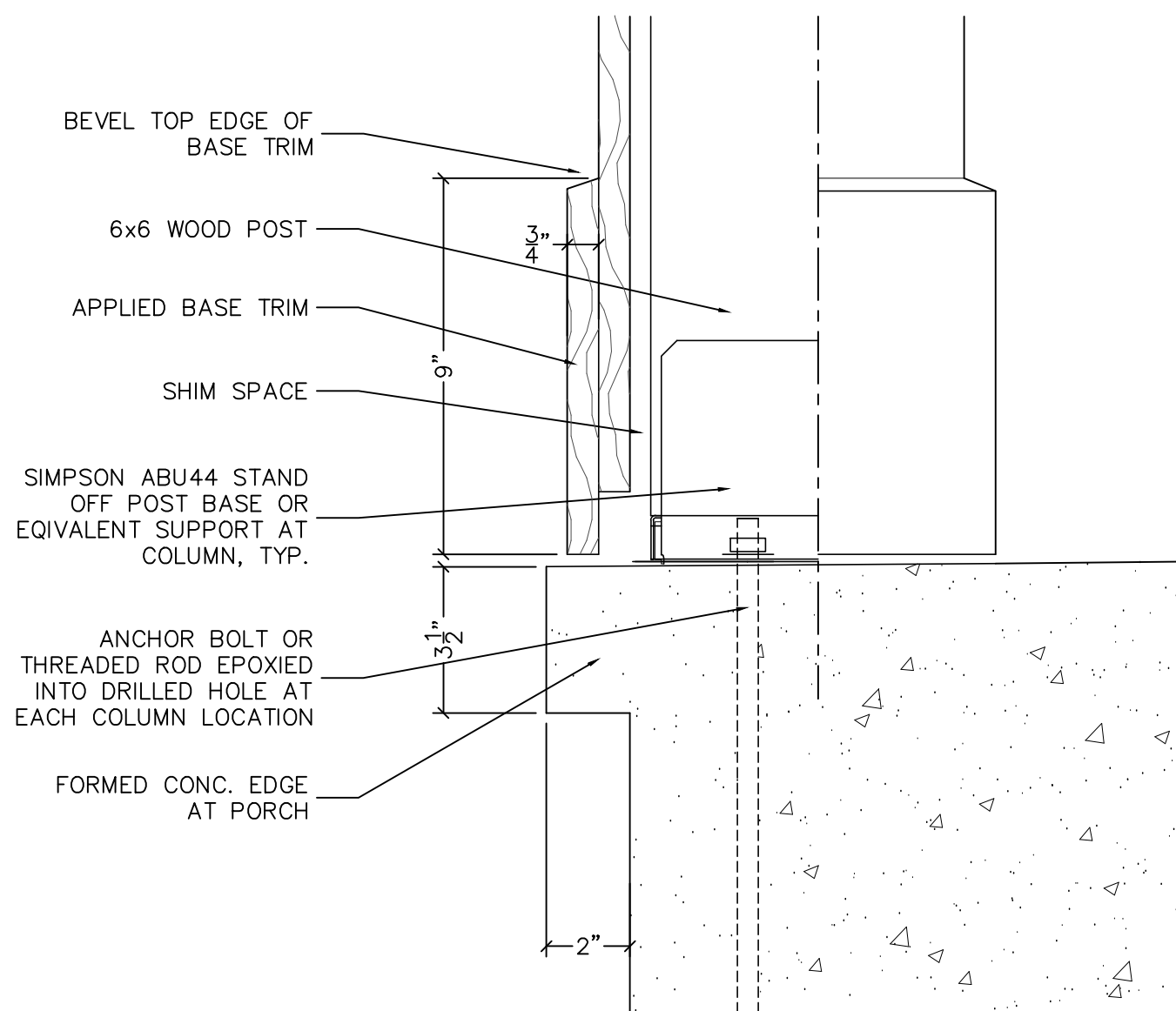
2
A6 | A8
Detail at Porch

1 1/2" = 1'-0"



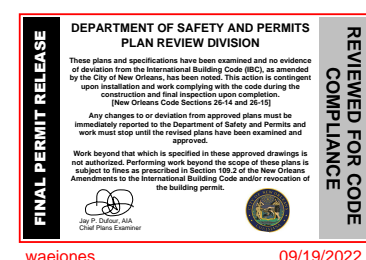
3
A8 | A8
Detail at Scupper

3" = 1'-0"



6
A6 | A8
Detail at Porch Edge and Column

3" = 1'-0"



New Residence
1025 Henry Clay Ave. - New Orleans, LA

Sheet Title
Sections
Gregory J. Hackenberg
ARCHITECT
3422 Annunciation St. New Orleans, LA 70115 504-256-2713

Project 2213
Date Aug 17 2022
REVISION

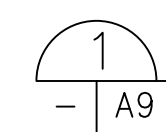
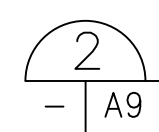
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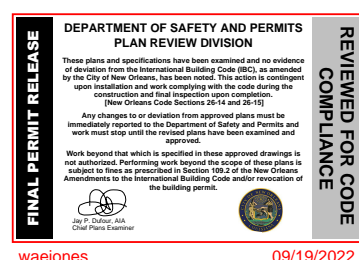
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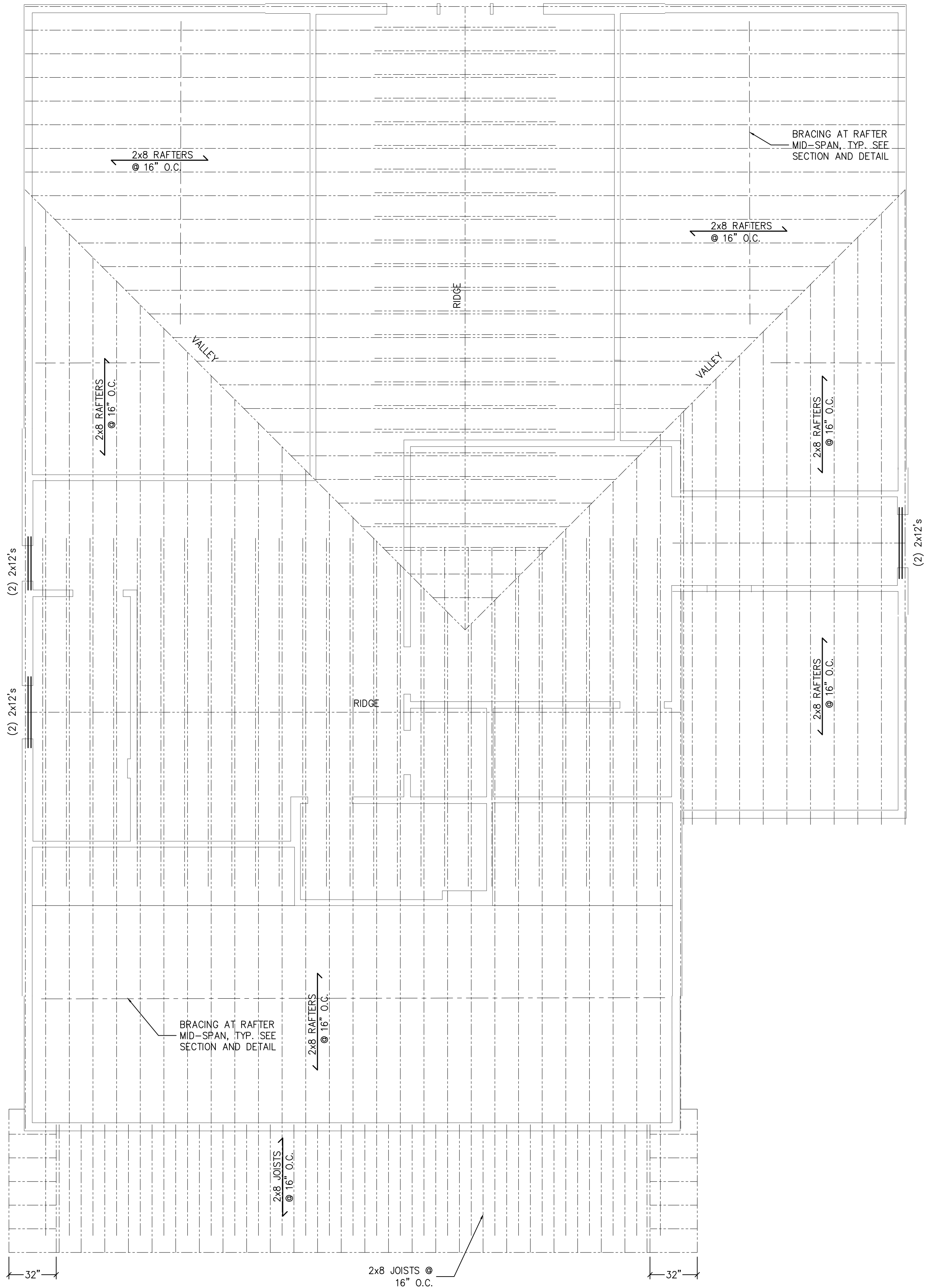
Sheet No.

A 8


$$\frac{1}{4}'' = 1'-0''$$

$$1/4'' = 1'-0''$$

A 9





1
- A3
Third Floor Plan

1/4" = 1'-0"

General Structural Notes

GENERAL:

- REFER TO SHEET S1.1 FOR FOUNDATION PLAN AND GENERAL NOTES FOR PILES, SOIL, CONCRETE AND REINFORCING. NOTES, DETAILS AND REQUIREMENTS OF SHEET S1.1 SHALL SUPERCEDE THESE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT AND MAINTENANCE OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
- COORDINATE FOUNDATION AND FRAMING WORK WITH PLUMBING, MECHANICAL, ELECTRICAL AND OTHER TRADES FOR OPENINGS, INSERTS AND OTHER RELATED ITEMS. VERIFY ALL BRICK LEDGES, DROPS, OFFSETS, AND BLOCK OUTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

FRAMING:

- ALL WOOD FRAMING WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY THE LOCAL JURISDICTION.
- SECOND FLOOR FRAMING SHALL BE "I" JOIST TYPE ENGINEERED FLOOR SYSTEM, 16" PER MANUFACTURER BCI OR APPROVED EQUAL AT 16" O.C. OR TRIM JOIST 16" IN DEPTH WITH A 16" O.C. TYPICAL SPACING. SYSTEM SHALL BE DESIGNED TO COMPLY WITH ALL LOADING AND OTHER REQUIREMENTS AND ALL APPLICABLE CODES FOR ORLEANS PARISH AND THE UNIFORM CONSTRUCTION CODE OF LOUISIANA. INSTALLATION SHALL COMPLY WITH ALL MANUFACTURES GUIDELINES AND RECOMMENDATIONS.
- FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2. ALL MEMBER PIECE ENDS, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE 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 HAVE 3 ROWS OF 12d NAILS AT 12".
- ALL OPENINGS IN EXTERIOR WOOD-FRAMED WALLS SHALL HAVE THE FOLLOWING MINIMUM NUMBER OF KING STUDS AT EACH JAMB:
OPENINGS LESS THAN 4'-0" - 1 STUD
OPENINGS 4'-0" TO 8'-0" - 2 STUDS
OPENINGS 8'-0" TO 12'-0" - 3 STUDS
OPENINGS LARGER THAN 12'-0" - SEE PLAN.
ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH TWO ROWS OF 12 d NAILS SPACED AT 8 INCHES ON CENTER.
- UNLESS INDICATED OTHERWISE ALL OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2X12'S.
- ALL WOOD MEMBERS (INCLUDING PLYWOOD SHEATHING OR BRACING, SILLS, OR PLATES) SHALL BE CONNECTED OR FASTENED WITH GALVANIZED OR STAINLESS STEEL (TYPE 304 OR 316) NAILS, SCREWS, OR BOLTS. NO STAPLES WILL BE PERMITTED. FASTENERS USED IN ACQ LUMBER SHALL BE CERAMIC COATED, STAINLESS STEEL, OR GALVANIZED MEETING ASTM-A153. ALL FASTENERS MUST BE LABELED SPECIFICALLY FOR USE WITH ACQ LUMBER.
- JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND SHALL BE ATTACHED WITH FASTENERS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER AND LABELED FOR USE IN ACQ LUMBER WHERE APPLICABLE. ROOFING NAILS MAY NOT BE USED. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED OR STAINLESS STEEL AS DESCRIBED ABOVE EXCEPT THAT ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, BELOW THE FIRST FLOOR LEVEL, OR USED WITH LUMBER TREATED WITH ACQ SHALL BE STAINLESS OR GALVANIZED TO MEET G-185 RATING.
- UNLESS SHOWN OTHERWISE ALL PLYWOOD SHEATHING SHALL BE FASTENED WITH 8d COMMON NAILS (.131" MIN. DIAMETER) OR #10 SCREWS (.19" NOMINAL DIAMETER) SPACED AT 6" O.C. MAXIMUM ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET AND SPACED AT 4" O.C. MAXIMUM ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET.
- ALL PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS. VERTICAL JOINTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET OR LESS.

Schedules

FRAMING LUMBER SHALL BE SOUTHERN PINE
GRADE MARKED AND KILN DRIED, NO. 2.
CRITERIA: 2015 INTERNATIONAL RESIDENTIAL CODE

FLOOR JOIST SCHEDULE
LIVING SPACE, LL = 40 PSF
CRITERIA: IRC R502.3.1(2)

<u>RAFTER SCHEDULE</u>		SPAN	JOIST SIZE	SPACING
ROOF LL = 20 PSF		12'-10"	2x10	16" O.C.
CRITERIA: IRC R802.5.1(1)		14'-9"	2x10	12" O.C.
SPAN	RAFTER (AT 16" O.C.)	15'-1"	2x12	16" O.C.
up to 9'-0"	2x6	17'-5"	2x12	12" O.C.
9'-1" to 12'-0"	2x8			
12'-1" to 15'-0"	2x8 WITH 2x6 VERTICAL SUPPORTS AT 48" O.C.			
		SLEEPING ROOMS, LL = 30 PSF		
		CRITERIA: IRC R502.3.1(1)		

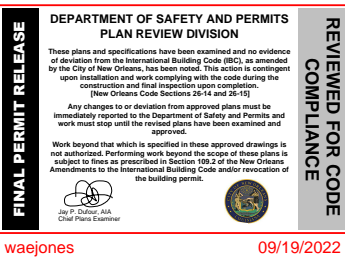
CEILING JOIST SCHEDULE
UNINHABITABLE ATTICS, LL = 20 PSF
CRITERIA: IRC R802.4(1)

SPAN	JOIST SIZE	SPACING
14'-0"	2x10	16" O.C.
16'-2"	2x10	12" O.C.
16'-6"	2x12	16" O.C.
19'-1"	2x12	12" O.C.

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

HEADER SCHEDULE

SPAN	HEADER	KING STUDS
up to 4'-0"	(2) 2x10	1
4'-0" to 8'-0"	(2) 2x12	2
8'-0" to 12'-0"	(3) 2x12	3
	(2) 1 1/2" X 16" 4	



New Residence
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Framing Plan
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3422 Annunciation St. New Orleans, LA 70115 504-256-2713

Project 2213
Date Aug 17 2022

REVISION

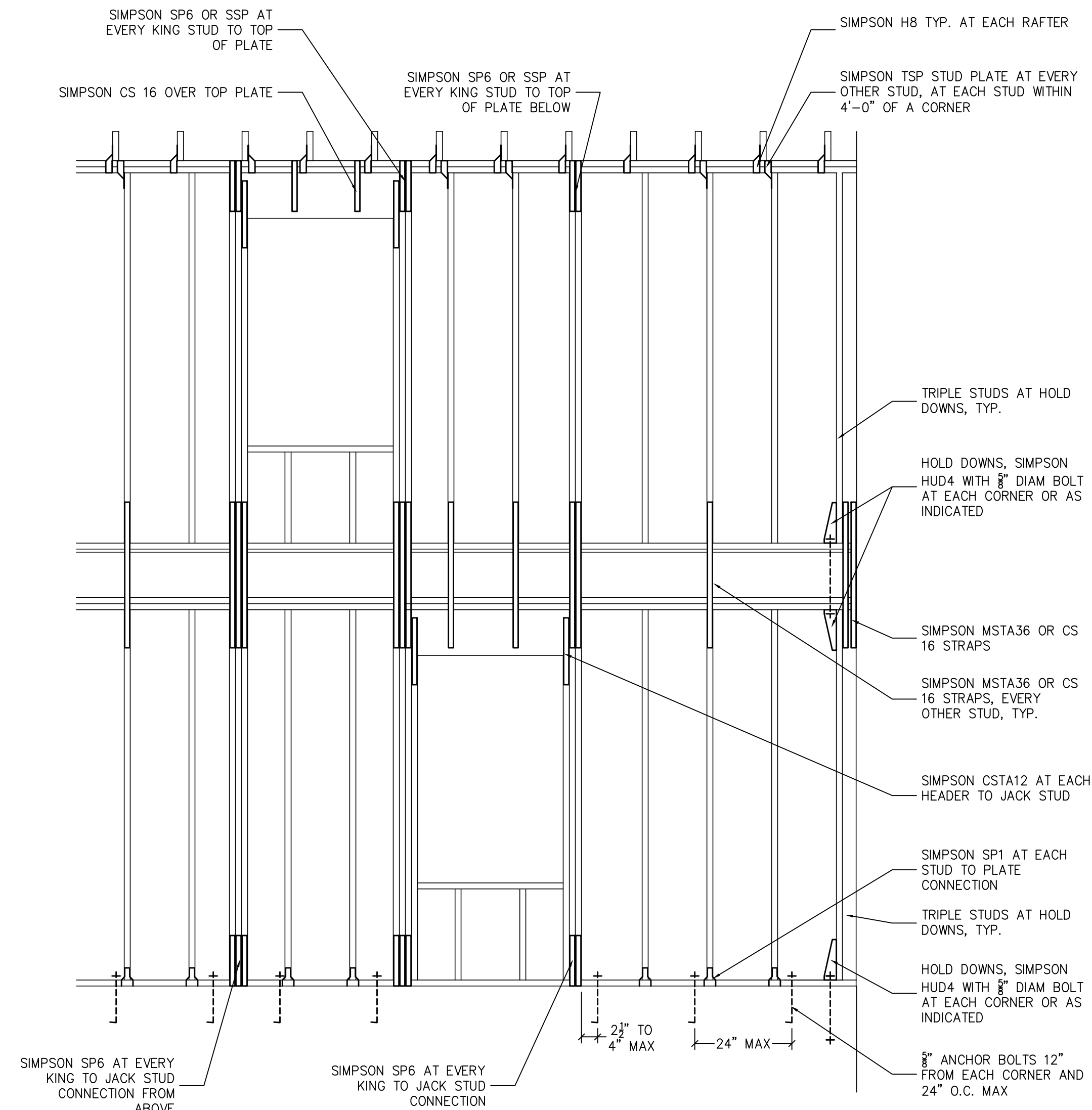
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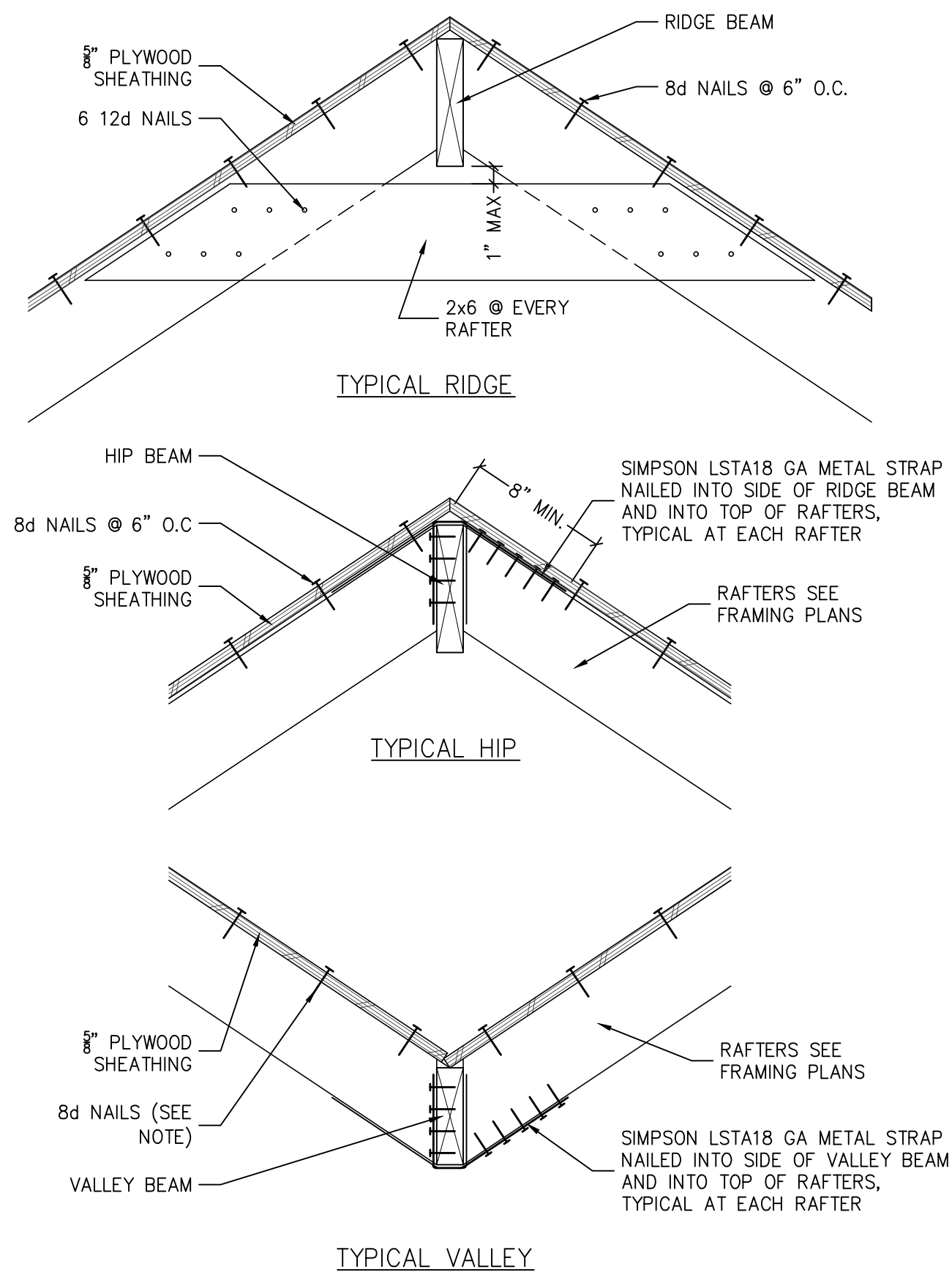


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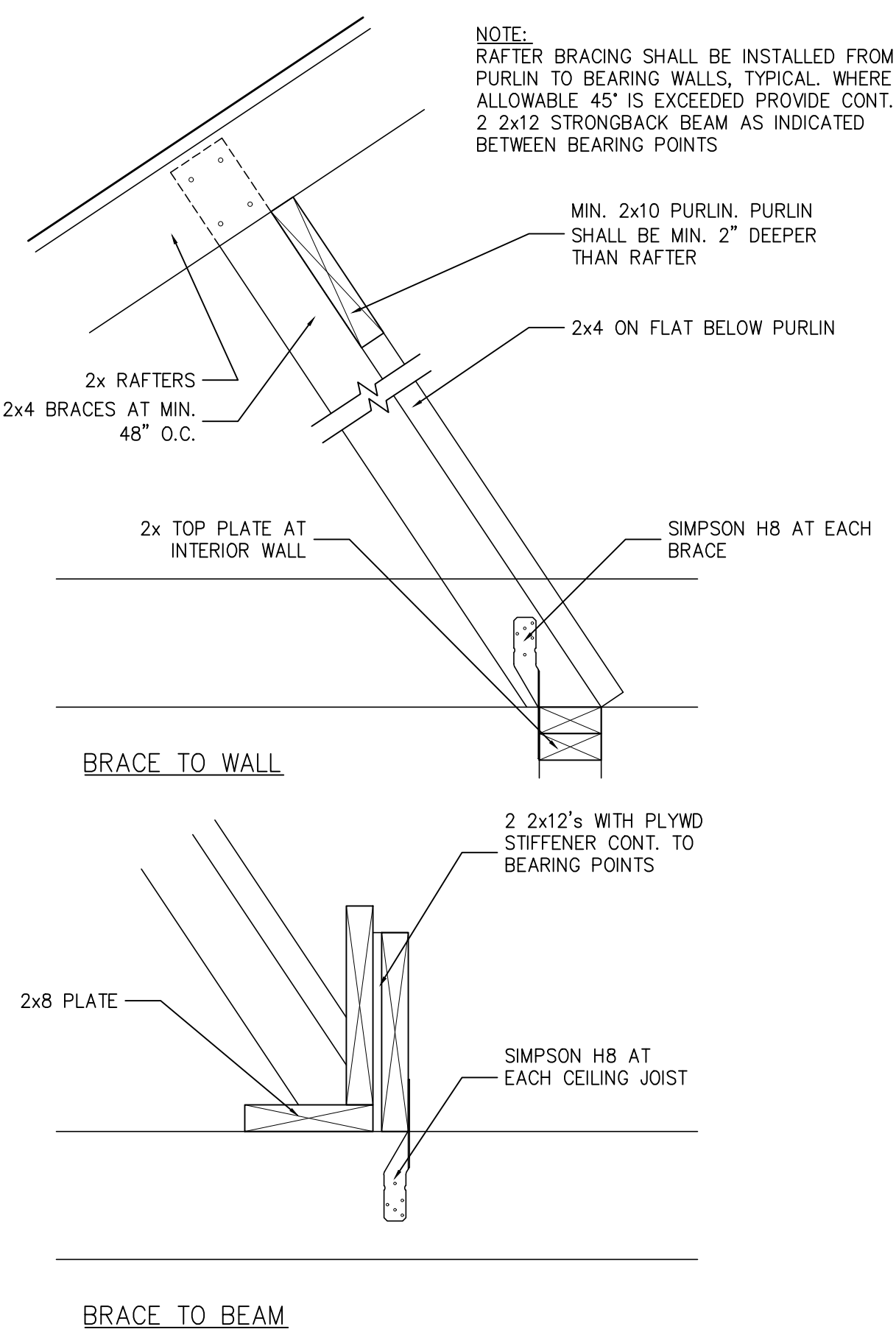
A 10



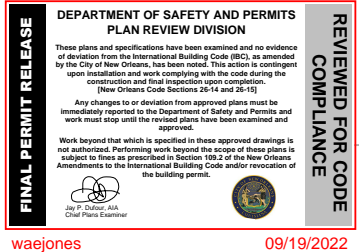
1
- | A11
Typical Wind Load Reinforcing
1/2" = 1'-0"



2
- | A11
Typical Framing Details
1 1/2" = 1'-0"



3
- | A11
Typical Framing Details
1 1/2" = 1'-0"

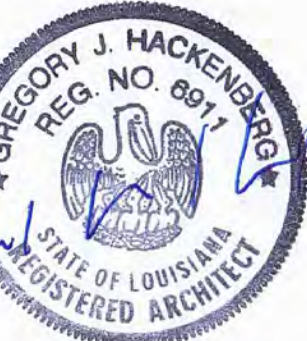


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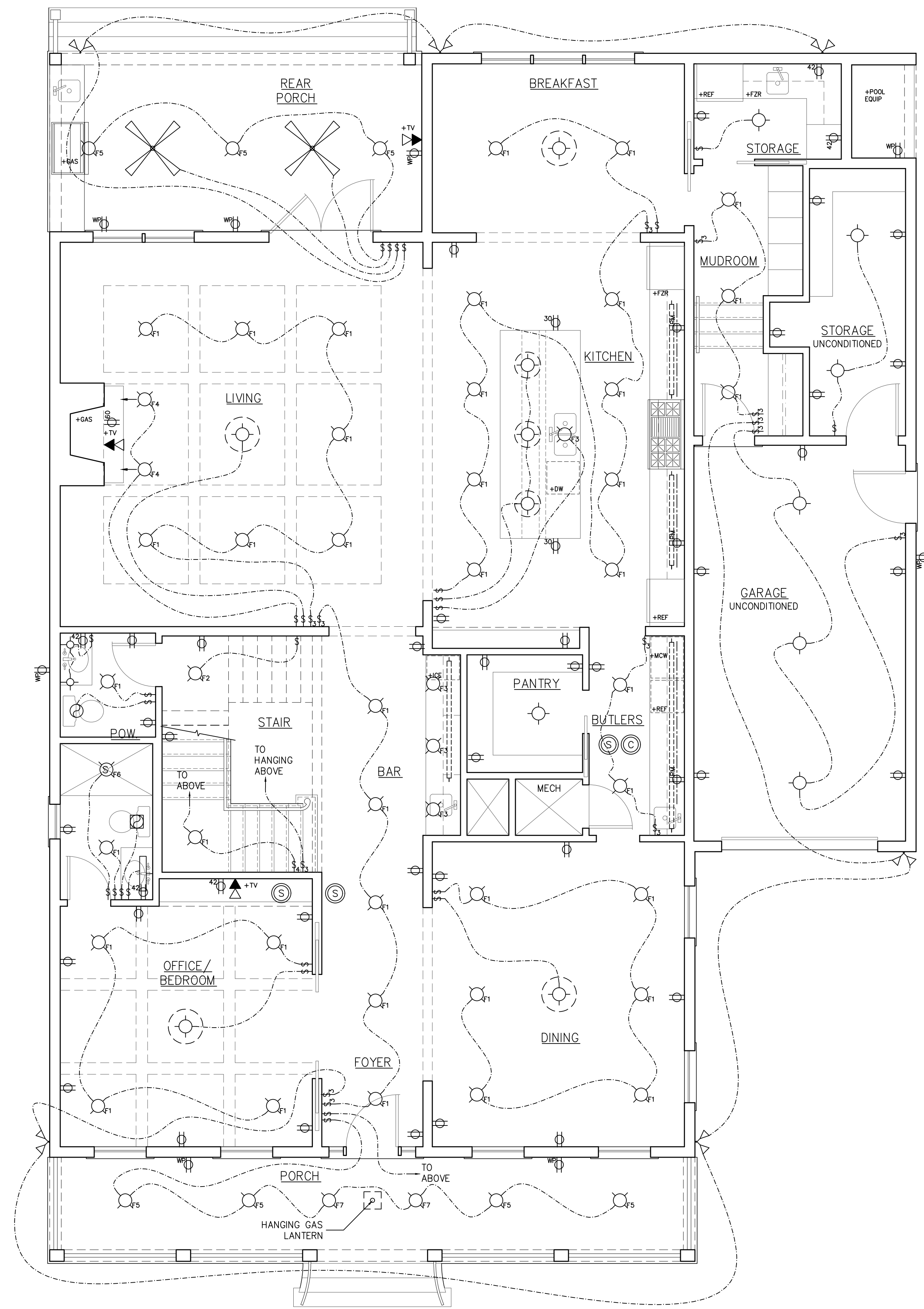
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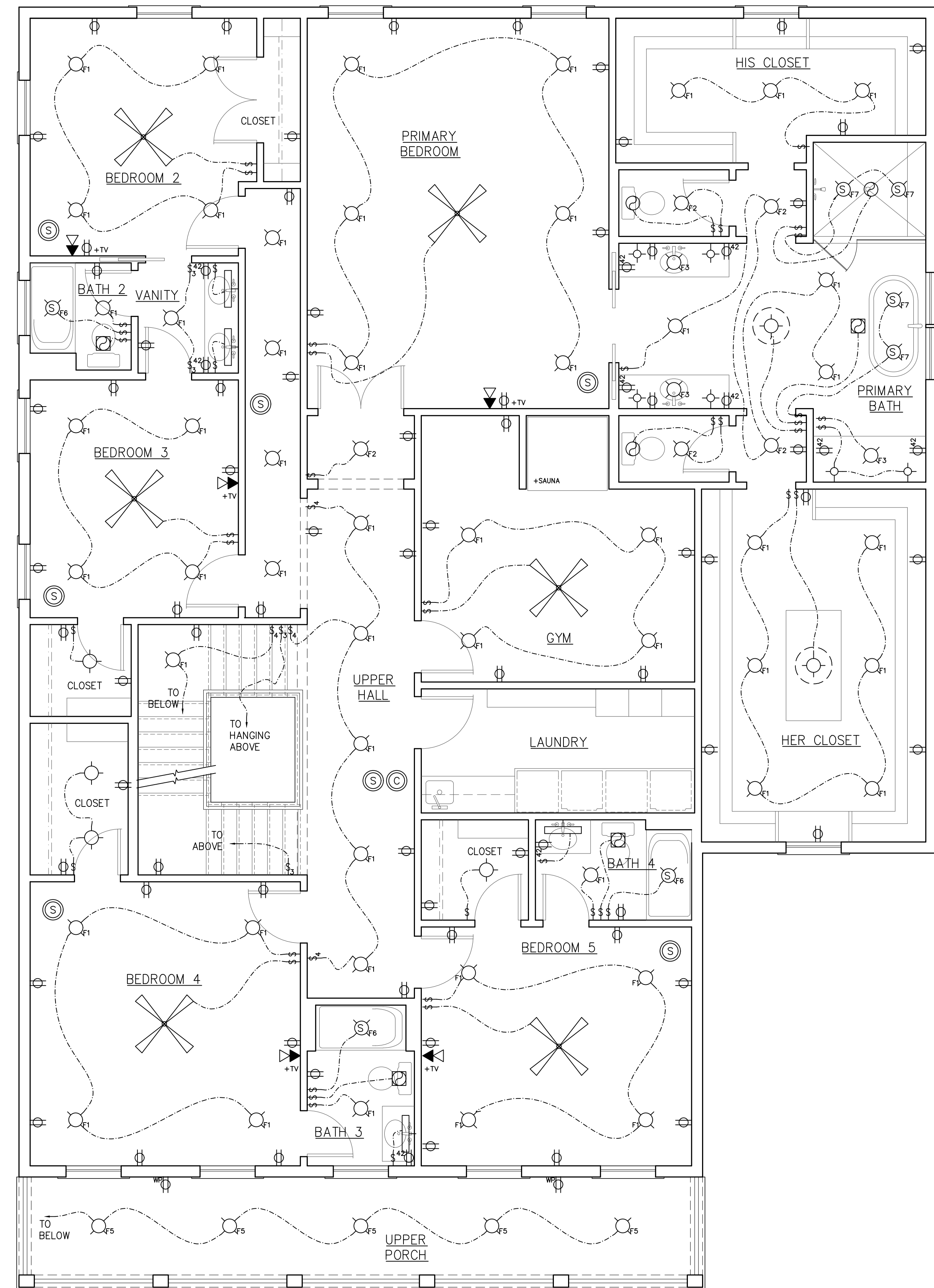
A 11



1
- E1

Ground Floor Plan

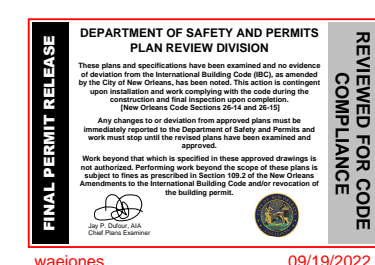
1/4" = 1'-0"



2
- E1

Second Floor Plan

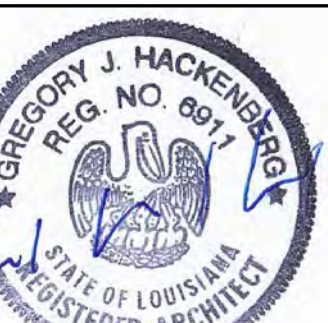
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Sheet Title
Power and Lighting Plan

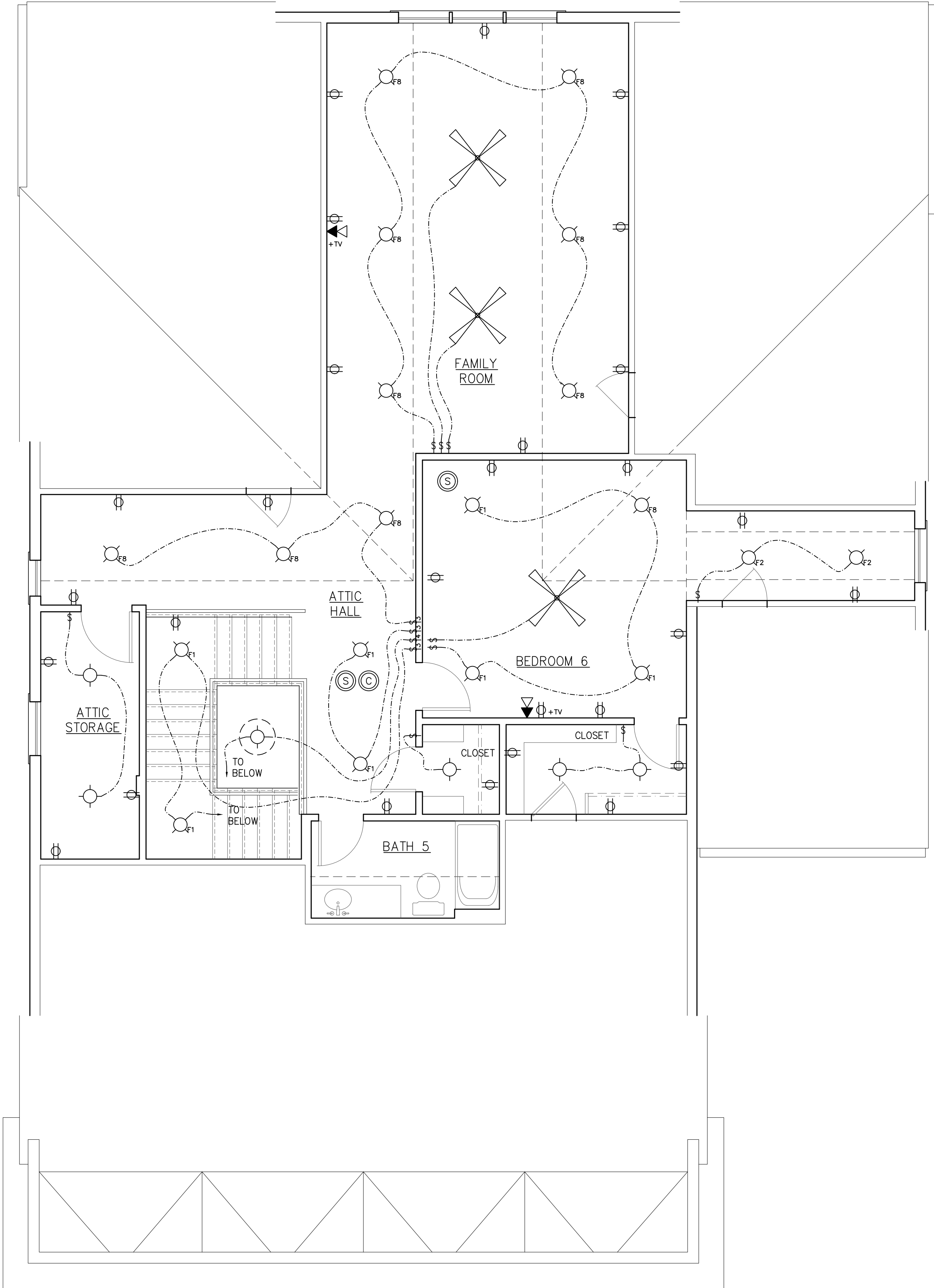
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Sheet No.

E I



1
- E2
Third Floor Plan

1/4" = 1'-0"

Electrical Symbols:

SEE FIXTURE SCHEDULE IN SPECIFICATIONS FOR ACTUAL FIXTURES

- CEILING FIXTURE, SURFACE MOUNTED
- CEILING FIXTURE, HANGING (CHANDELIER TYPE)
- CEILING FIXTURE, HANGING (PENDANT TYPE)
- RECESSED CEILING FIXTURE (CAN LIGHT), RHEOSTAT SWITCH, TYPICAL
- RECESSED CEILING FIXTURE AT SHOWER/WATERPROOF LOCATION. RHEOSTAT SWITCH, TYPICAL
- RECESSED CEILING FIXTURE, DIRECTIONAL OR WALL WASHER. RHEOSTAT SWITCH, TYPICAL
- WALL MOUNTED FIXTURE (SCONCE) VERIFY BOX SIZE REQUIRED
- SMALL WALL MOUNTED FIXTURE (SCONCE) VERIFY BOX SIZE REQUIRED
- WALL MOUNTED FIXTURE (VANITY LIGHT)
- CEILING FAN WITH LIGHT
- CEILING FAN, WITH OUT LIGHT
- UNDER-CABINET LIGHTING
- EXTERIOR FLOOD LIGHTS
- CEILING MOUNTED VENT FAN
- CEILING MOUNTED HEATER/VENT FAN
- WALL SWITCH
 - MOUNTING HEIGHT, 52" TYPICAL
 - 3 WAY OR 4 WAY, SINGLE POLE TYPICAL
- RHEOSTAT SWITCH
 - MOUNTING HEIGHT, 52" TYPICAL OR 3 WAY OR 4 WAY, SINGLE POLE TYPICAL
- RECEPTICAL, 120V FLUSH DUPLEX GROUNDING, WALL OR CABINET MOUNTED.
 - MOUNTING HEIGHT, 12" TYPICAL
- 120V RECESSED CLOCK TYPE DUPLEX GROUNDING RECEPTICAL, WALL MOUNTED
- WHEATHER PROOF 120V FLUSH DUPLEX GROUNDING RECEPTICAL, WALL MOUNTED AT EXTERIOR LOCATION
- FLOOR RECEPTICAL, 120V FLUSH DUPLEX GROUNDING WITH BRASS COVER PLATE
- 120V DUPLEX GROUNDING RECEPTACLE IN CONTINUOUS PLUG MOLD RACEWAY. VERIFY LOCATIONS WITH OWNER
- TELEPHONE/DATA JACK.
- CABLE TELEVISION JACK.
- APPLIANCE LOCATION, PROVIDE ELECTRICAL AND GAS HOOK--UPS AS REQUIRED BY APPLIANCE
- UL APPROVED SMOKE DETECTOR WIRED TO HOUSE CURRENT
- UL APPROVED CARBON MONOXIDE DETECTOR WIRED TO HOUSE CURRENT

Electrical Notes:

- CONTRACTOR SHALL CONDUCT A WALK THROUGH WITH THE OWNER WHEN ELECTRICAL BOXES AND FIXTURES ARE ROUGHED IN PRIOR TO RUNNING CABLE TO VERIFY POWER, FIXTURE, AND SWITCHING LOCATIONS AND RELATIONSHIPS.
- CONTRACTOR SHALL PROVIDE A SUB-PANEL AND CONDUIT TO EXTERIOR FOR LANDSCAPE LIGHTING. COORDINATE WITH OWNER AND LANDSCAPE ARCHITECT.
- EXTERIOR FLOOD LIGHT LOCATIONS AND SWITCHING ARE TO BE COORDINATED WITH THE OWNER IN THE FIELD. FLOOD LIGHTS SHALL TYPICALLY BE SWITCHED FROM TWO LOCATIONS.
- VERIFY AND PROVIDE ALL POWER REQUIRED FOR EQUIPMENT AND APPLIANCE WITH OWNER AND SUPPLIER.
- EXTERIOR MECHANICAL UNITS SHALL BE ELEVATED ON PLATFORMS OR RACKS TO THE LEVEL OF THE MAIN FLOOR OR HIGHER.
- VERIFY ALL TELEPHONE AND TELEVISION LOCATIONS WITH THE OWNER IN THE FIELD.
- VERIFY FLOOR OUTLET LOCATIONS WITH OWNER AND INTERIOR DESIGNER IN THE FIELD.
- MOUNT SWITCHES WITH CENTERLINE OF BOX 45" AFF. EXCEPT AS INDICATED. WHERE SWITCH LOCATION ARE NOT INDICATED, SWITCH SHALL GENERALLY BE PLACED ON THE WALL ADJACENT TO THE SWING SIDE OF THE ENTRY DOOR.
- ALL INTERIOR RECESSED CAN LIGHTS, HANGING FIXTURES AND CEILING FANS SHALL BE ON RHEOSTATS SWITCHES. CEILING FAN SWITCH BOXES SHALL BE WIRED FOR LIGHT CONTROL WHETHER OR NOT FAN IS INDICATED TO HAVE A LIGHT KIT.
- ALL INTERIOR RECESSED CAN LIGHTS ARE TO BE EQUIPPED WITH INSULATED CEILING ROUGH-IN KITS AT INSULATED CEILING LOCATIONS.
- ALL CIRCUITS WITH 6'-0" OF WATER SOURCES ARE TO BE GFCI PROTECTED.
- ALL BATHROOM AND POWDER ROOM VENTS SHALL DISCHARGE TO THE OUTSIDE.
- CONTRACTOR SHALL PROVIDE AND INSTALL LIGHT FIXTURES IN ATTIC CRAWL SPACES AND MECHANICAL AREAS FOR ROUTINE MAINTENANCE AND INSPECTIONS. SWITCH TO BE PLACED IN CRAWL SPACE BY ACCESS DOOR.
- GAS LIGHTING FIXTURES, AND TELEVISION, PHONE/DATA LOCATIONS ARE INDICATED FOR REFERENCE. COORDINATE ALL WORK WITH ALL OTHER SUBCONTRACTORS.

Fixture List:

NONE FIXTURES TO BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR. PROVIDE ALLOWANCE BASED ON \$75.00 PER FIXTURE

- F1 6" NOMINAL RECESSED CAN LIGHT WITH WHITE STEP BAFFLE, LED PAR 30 LAMP EQUIVALENT.
- F2 4" NOM. RECESSED CAN LIGHT WITH WHITE STEP BAFFLE, LED PAR 20 LAMP EQUIVALENT.
- F3 4" NOM. RECESSED CAN LIGHT WITH WHITE STEP BAFFLE, MR-16 LOW VOLTAGE LAMP.
- F4 4" NOM. ADJUSTABLE RECESSED CAN LIGHT WITH SLOT DIFFUSER, MR-16 LOW VOLTAGE LAMP.
- F5 6" NOMINAL RECESSED CAN LIGHT WITH WHITE STEP BAFFLE, LED PAR 30 LAMP EQUIVALENT, AT EXTERIOR LOCATION.
- F6 6" NOMINAL RECESSED CAN LIGHT WITH FRESNEL LENS REFLECTOR, LED PAR 30 LAMP EQUIVALENT, AT SHOWER/TUB LOCATION.
- F7 4" NOMINAL RECESSED CAN LIGHT WITH WHITE STEP BAFFLE, LED MR-16 LOW VOLTAGE LAMP EQUIVALENT, AT EXTERIOR LOCATION.
- F8 6" NOMINAL RECESSED CAN LIGHT WITH WHITE STEP BAFFLE, LED PAR 30 LAMP, SLOPED CEILING KIT, LED PAR 30 LAMP EQUIVALENT.
- F9 4" NOM. RECESSED CAN LIGHT WITH FRESNEL LENS REFLECTOR, AT SHOWER/TUB LOCATION, LED PAR 20 LAMP EQUIVALENT.

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Sheet Title
Power and Lighting Plan

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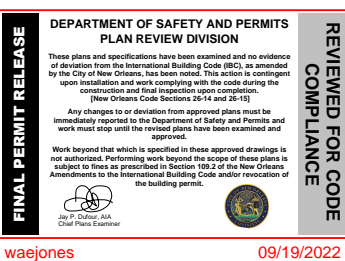
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E 2



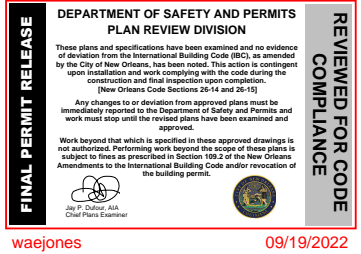
LEGEND

PILE: See plan

RECESSED: Highlighted areas may be recessed (See Architectural)

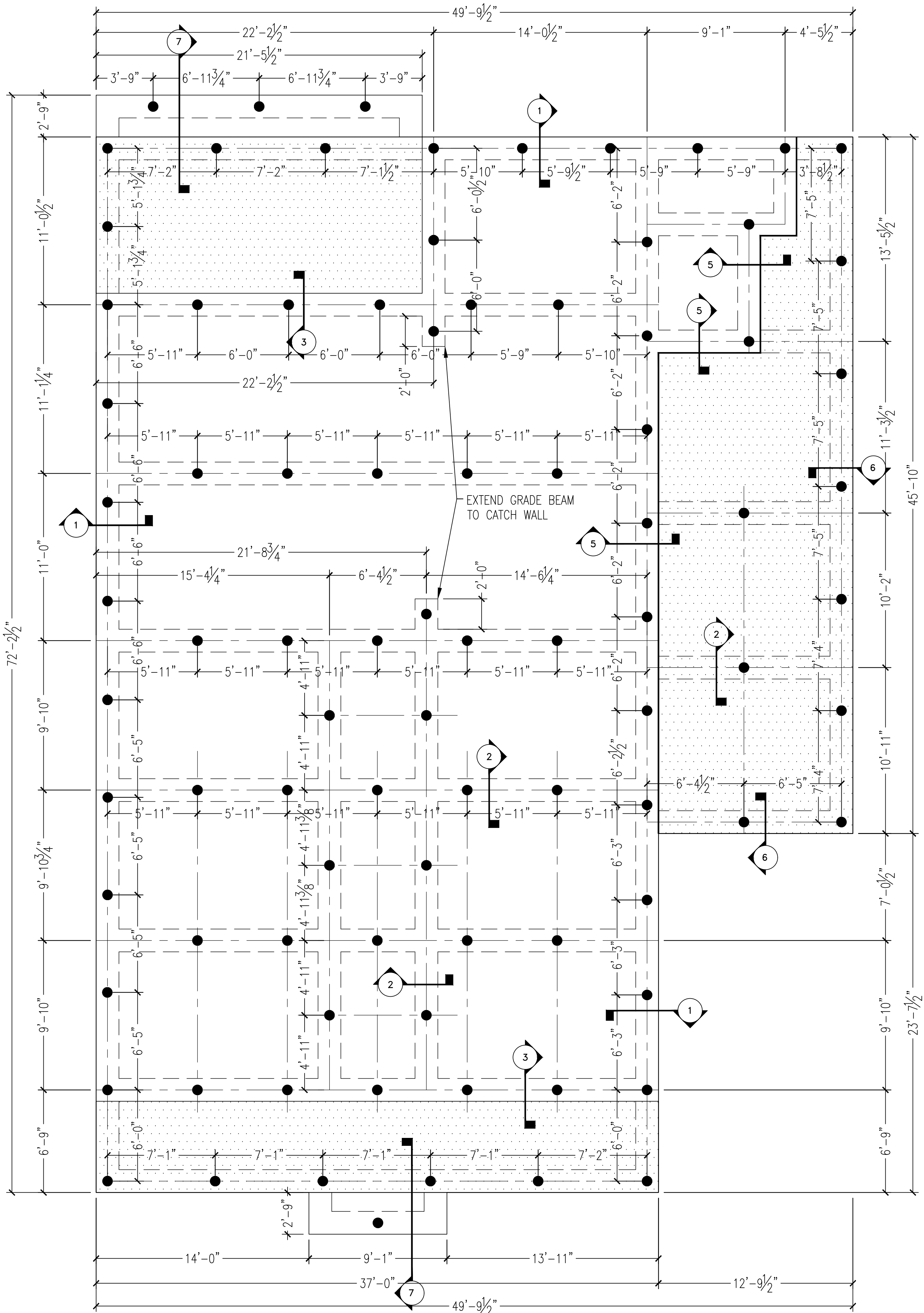
- A. DESIGN CODES:
INTERNATIONAL RESIDENTIAL CODE 2015
AMERICAN-CONCRETE INSTITUTE 318-11
- B. GENERAL NOTES:
1. BEAM DIMENSIONS SHOWN ARE THE MINIMUM REQUIRED AND MAY NOT BE REDUCED, OR ENLARGED WITHOUT APPROVAL BY THE ENGINEER. DISH OUT AROUND ANCHOR BOLTS TO PROVIDE A MINIMUM OF 6 INCHES OF CONCRETE COVER.
2. POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE (SEE PLAN).
3. COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND ELECTRICAL/MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND OTHER RELATED ITEMS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES AND BLOCK-OUTS ON ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- C. CONCRETE
1. ALL CONCRETE IN FOUNDATION BEAMS AND SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS SHOWN ON PLAN. CONCRETE MIX DESIGN AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ACI-301 REQUIREMENTS (LATEST EDITION, AS APPROPRIATE).
2. CONCRETE MIX SHALL BE DESIGNED PER ACI SPECIFICATIONS BY A QUALIFIED REGISTERED ENGINEER. MIX DESIGN, TEST RESULTS, AND HISTORICAL DATA RESULTS SHALL BE SUBMITTED FOR APPROVAL BY THE EOR PRIOR TO CONSTRUCTION.
3. CALCIUM CHLORIDES SHALL NOT BE ALLOWED.
4. CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-301 (LATEST EDITION AS APPROPRIATE) IMMEDIATELY AFTER FINISHING TO CONTROL SHRINKAGE CRACKING.
5. CONTRACTOR SHALL VERIFY ANY CURING COMPOUND USED IS COMPATIBLE WITH FLOORING MATERIALS.
6. CONTRACTOR SHALL COMPLETE ALL FORMWORK IN ACCORDANCE WITH ACI-301 (FORMWORK INCLUDES BRICK LEDGES, DROP FORMS, BLOCK OUTS, DEPRESSION FORMS, ETC.).
7. ALL UTILITY RUNS SHALL BE PLACED BELOW THE SLAB. A CONSTANT SLAB THICKNESS AS SHOWN ON THE SLAB PLAN SHALL BE MAINTAINED ABOVE THE UTILITY RUNS.
8. PROVIDE CONCRETE CONSTRUCTION JOINTS AS REQUIRED. COORDINATE JOINT LOCATIONS WITH ARCHITECT/ENGINEER AND SUBMIT PLAN SHOWING PROPOSED CONSTRUCTION JOINTS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO POURING SLAB.
- D. CONCRETE REINFORCEMENT
1. REINFORCING SHALL CONFORM TO A.S.T.M. A-615, & SHALL BE GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-615, & SHALL BE SUPPLIED IN FLAT SHEETS. THE MESH SHALL BE LAPPED 2 WIRE SPACES IN EACH DIRECTION AND SHALL BE SUPPORTED BY CONCRETE BRICKS SPACED AT 48" ON CENTER MAX.
2. PROVIDE ALL NECESSARY REINFORCING STEEL ACCESSORIES TO HOLD BARS IN PROPER POSITION.
3. WHERE NOT SPECIFICALLY COVERED, REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI STANDARD 315. ALL BEAM REINFORCING IS CONTINUOUS THROUGH COLUMN FOOTINGS.
4. PROVIDE CORNER BARS OF THE SAME SIZE & NUMBER AS HORIZONTAL BARS AT CORNERS & T-INTERSECTIONS. ALL STEEL REINFORCING BARS SHALL HAVE SPLICES, HOOKS, AND EMBEDMENTS AND DEVELOPMENT LENGHTS IN ACCORDANCE WITH CURRENT ACI & CRSI CODES AND STANDARDS.
5. UNLESS NOTED OTHERWISE, LAP ALL BARS 24 BAR DIAMETERS AT CORNERS, SPLICES, & INTERSECTIONS.
6. FOR MISCELLANEOUS ANGLES, DETAILS, OUTSIDE CONCRETE WORK, ETC., SEE ARCHITECTURALS.
7. SUBMIT REINFORCING STEEL SHOP DRAWINGS DETAILING REINFORCEMENT FABRICATION AND BAR PLACEMENT. THE SHOP DRAWINGS SHALL CLEARLY INDICATE LOCATION, SIZE, SPACING, SPLICES AND PIECEMARK FOR ALL REINFORCING STEEL. THE SHOP DRAWINGS SHALL PROVIDE SUFFICIENT DETAIL TO PERMIT PLACEMENT OF THE REINFORCEMENT WITHOUT THE USE OF THE DESIGN DRAWINGS.
- E. SOIL (GEOTECHNICAL)
1. FILL SHALL BE AN INERT GRANULAR MATERIAL OR APPROVED EQUAL COMPACTED IN 6" LIFTS TO 95 STANDARD PROCTOR (OR GREATER AS REQUIRED PER GOVERNING BUILDING OFFICIALS). SOIL COMPACTION IS THE RESPONSIBILITY OF CONTRACTOR/OWNER. COMPACTION SHALL BE IN ACCORDANCE WITH ASTM D698. CONTRACTOR/OWNER SHALL PLACE FILL IN ADVANCE OF CONSTRUCTION SO THAT THE PAD WILL HAVE SUFFICIENT TIME TO SURCHARGE THE UNDERLYING SOIL THAT SETTLEMENT OF PAD DUE TO FILL IS NOT A FACTOR. THE CONTRACTOR/OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY SETTLEMENT & COMPACTION REQUIREMENTS OF THE PAD PRIOR TO CONSTRUCTION & SUBMIT FINDINGS TO EOR PRIOR TO THE PLACEMENT OF CONCRETE.
2. PROPER SITE PREPARATION, CONSTRUCTION TECHNIQUES, AND QUALITY CONTROL ARE IMPORTANT FOR THE INTEGRITY OF THE FOUNDATION SYSTEM. THESE CONSTRUCTION EFFORTS SHALL BE MAINTAINED AND DOCUMENTED BY THE OWNER'S GEOTECHNICAL REPRESENTATIVE.
3. CONTRACTOR/OWNER TO CRUIB, THEN PROOFROLL SITE WITNESSED BY GEOTECHNICAL ENGINEER. CONTRACTOR/OWNER IS RESPONSIBLE FOR GEOTECHNICAL ENGINEER COST FOR PROOFROLL AND TESTING. PROOFROLL AND COMPACTION DOCUMENTATION SHALL BE SUBMITTED TO THE EOR PRIOR TO THE PLACEMENT OF ANY CONCRETE.
4. THE CONTRACTOR/OWNER WILL HAVE COMPLETE LIABILITY AND RESPONSIBILITY FOR FILL, BACKFILL, AND EXISTING SOILS ON SITE. NEITHER THE ARCHITECT, NOR THE ENGINEER, IS RESPONSIBLE OR LIABLE IN ANY WAY FOR EXCAVATION AND EARTHWORK REQUIREMENTS, FILL, BACKFILL, OR EXISTING SOILS ON SITE. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR PROVIDING SOIL TO SUPPORT THE BUILDING AND OTHER STRUCTURES AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO THIS PROJECT MANUAL AND TECHNICAL SPECIFICATIONS, THE ARCHITECTURAL DRAWINGS (INCLUDING THE NOTES THEREIN) AND THE FOUNDATION DRAWINGS (INCLUDING THE NOTES THEREIN). THE CONTRACTOR/OWNER SHALL PROVIDE ALL GEOTECHNICAL ENGINEERING AND ANALYSIS, AND SOIL TESTING REQUIRED GUARANTEEING THAT THE REQUIRED STRUCTURAL CHARACTERISTICS OF THE SOIL UNDER AND NEAR THE BUILDING AND OTHER STRUCTURES MEET OR EXCEED THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR/OWNER SHALL VERIFY CONDITIONS PER NOTE 4 PRIOR TO CONSTRUCTION. FAILURE TO PROPERLY TEST OR COMPACT SOIL WILL VOID ENGINEER'S DESIGN AND HOLD ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.
6. CONTRACTOR/OWNER SHALL PROTECT FOUNDATION FROM THE EFFECTS OF MOISTURE EVAPORATION DUE TO TREE'S ADJACENT TO THE STRUCTURE. DENYING REPLENISHMENT OF MOISTURE TO THE SOIL RESULTS IN A LOSS AND CONSEQUENT SHRINKAGE OF THE SOIL MASS. SUCH SHRINKAGE PROMOTES DIFFERENTIAL SETTLEMENT AND STRUCTURE CRACKING.
7. THE CONTRACTOR/OWNER IS RESPONSIBLE TO MAINTAIN THAT ALL RUNOFF WATER IS CARRIED AWAY FROM SLAB TO PREVENT SATURATION OF FOUNDATION SUB-BASE FILL AT ALL TIMES DURING/AFTER CONSTRUCTION AND THROUGHOUT THE LIFE OF THE STRUCTURE. INSTALLATION OF FLOWERBEDS MUST NOT COLLECT WATER AT FOUNDATION EDGES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION, SHORING, UNDERPINNING, BRACING, ISOLATION, ETC., OF ALL EXISTING CONDITIONS AS REQUIRED TO PREVENT ANY DISTURBANCE TO EXISTING CONDITIONS AS A RESULT OF THIS WORK.

- PILES
1. PILES SIZE AND TIP EMBEDMENT SHALL BE AS INDICATED ON PLAN UNLESS DRIVEN TO REFUSAL (REFUSAL SHALL BE AS SPECIFIED IN GEOTECHNICAL REPORT/BUILDING CODE), OTHERWISE REFUSAL SHALL OCCUR AT 12 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A DRIVING ENERGY OF 15,000FT-LBS. PILES ARE NOT BE VIBRATED. TIMBER PILES SHALL BE PER ASTM D25 AND SHALL MEET AWPA STANDARDS C3-92 FOR PRESERVATIVE RETENTION. THE OWNER/CONTRACTOR SHALL VERIFY THE SIZE OF EACH PILE USED AND KEEP A LOG OF THE DRIVING RECORD OF EACH PILE. ONLY LICENSE PILE DRIVING CONTRACTORS SHALL BE USED FOR PILE INSTALLATION. FAILURE TO ADHERE TO ANY OF THESE SPECIFICATIONS VOID THE ENGINEER'S DESIGN AND HOLD ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.



FOUNDATION PLAN

1/4" = 1'-0"
4" THICK CONCRETE SLAB (3,240 Sq.Ft.) w/ 6x12-0/1 WWF AT MID-DEPTH, WWF TO SPAN THE SHORTEST DISTANCE BETWEEN BEAMS
(CONCRETE: 3,000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS)
1 LAYER OF 10 MIL. VAPOR BARRIER, MAX. FILL HEIGHT ALLOWED = 30 INCHES
89 PILES REQUIRED
5 TON DESIGN LOAD
PILES SHALL BE CLASS 5 PILES
MINIMUM TIP EMBEDMENT INTO NATURAL SOIL = 35'
SEE ARCHITECTURAL PLANS FOR BUILDING ORIENTATION



DocuSigned by:

Jeremy W. DeVille



DeVile Consulting Engineers
105 Riverwood Dr., Covington, LA 70433
985-773-3560 | <http://www.dcengineersllc.com>

REV	DESCRIPTION	DATE	BY
1.			
2.			
3.			
4.			
5.			

GREGORY J. HACKENBERG ARCHITECT
NEW RESIDENCE
1025 HENRY CLAY AVE.
NEW ORLEANS, LA

Job No. 22340

Date: 08/16/22

Drawn By: MW

SHEET NO.

S1.0
1 OF 2



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985-773-3560 | <http://www.dengineersllc.com>

REV	DESCRIPTION	DATE	BY
1.			
2.			
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5.			

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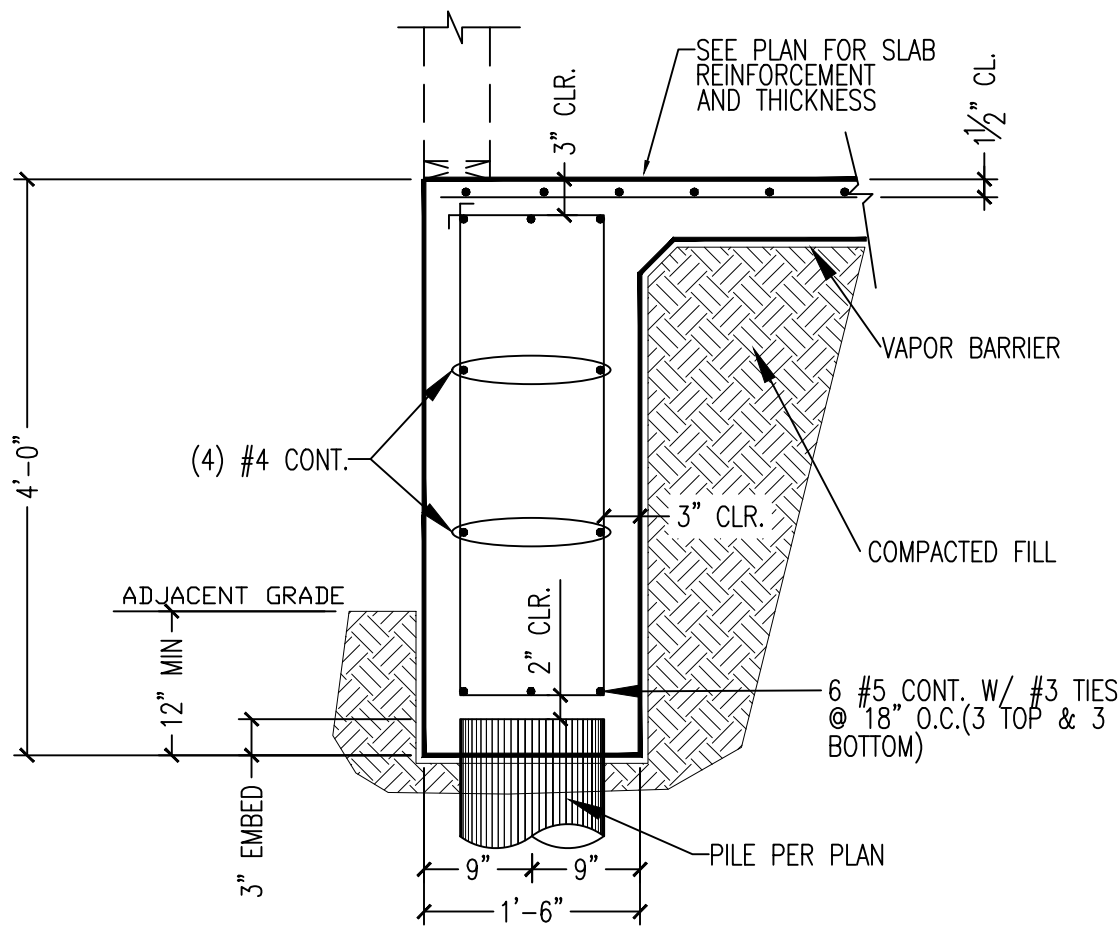
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Date: 08/16/22

Drawn By: MW

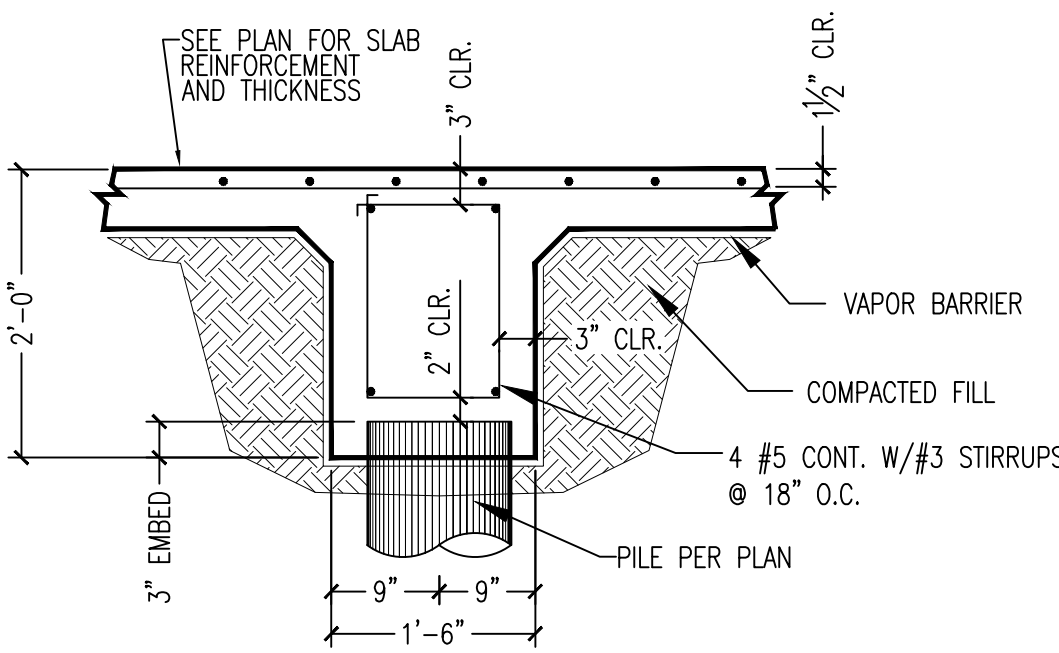
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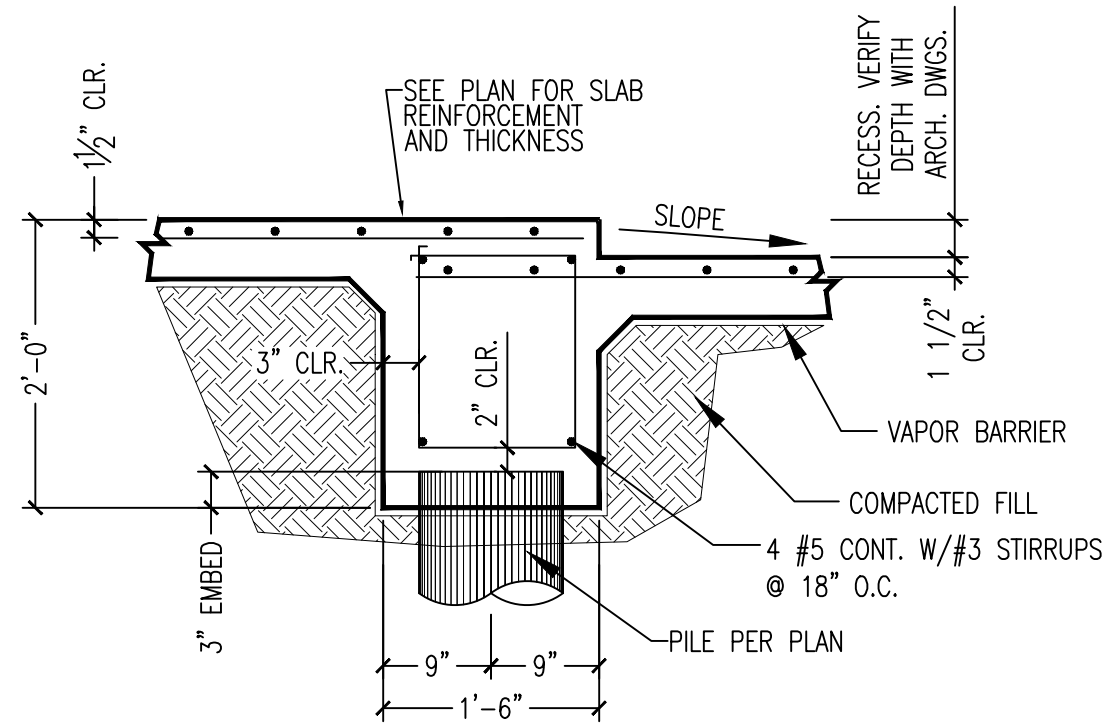


1 EXTERIOR GRADE BEAM
3/4" = 1'-0"

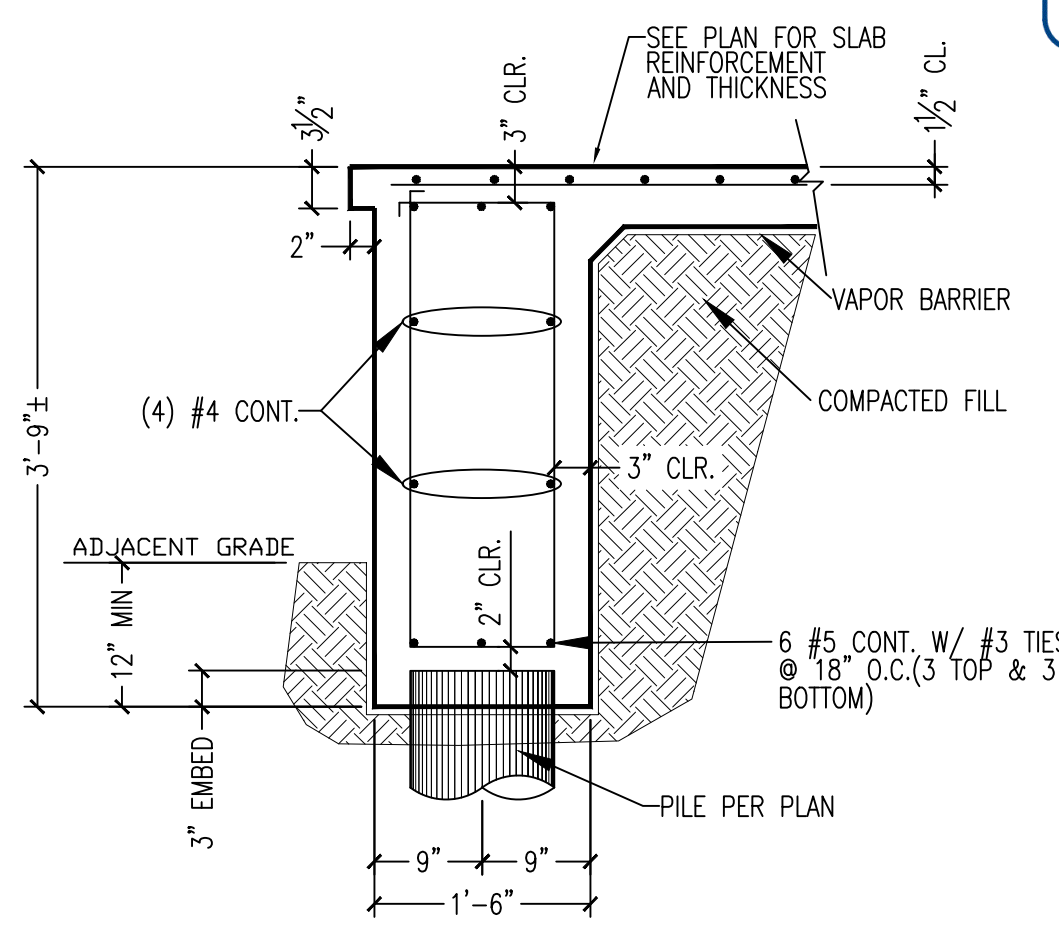
NOTE:
P.T. 2x12 EMBEDDED IN SIDE OF GRADE BEAM FOR SIDING ATTACHMENT.



2 TYP. INTERIOR GRADE BEAM
3/4" = 1'-0"

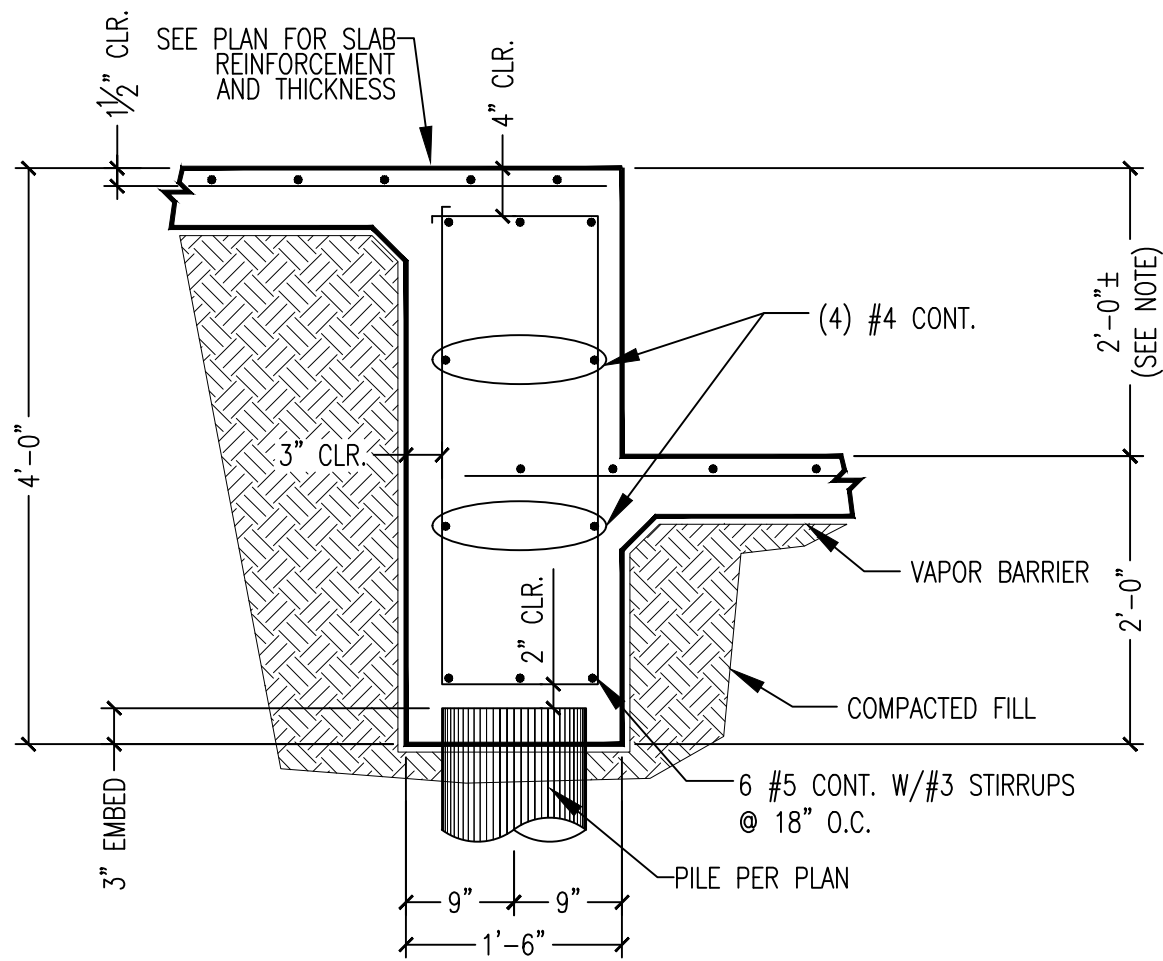


3 TRANSITION AT PORCH RECESS
3/4" = 1'-0"



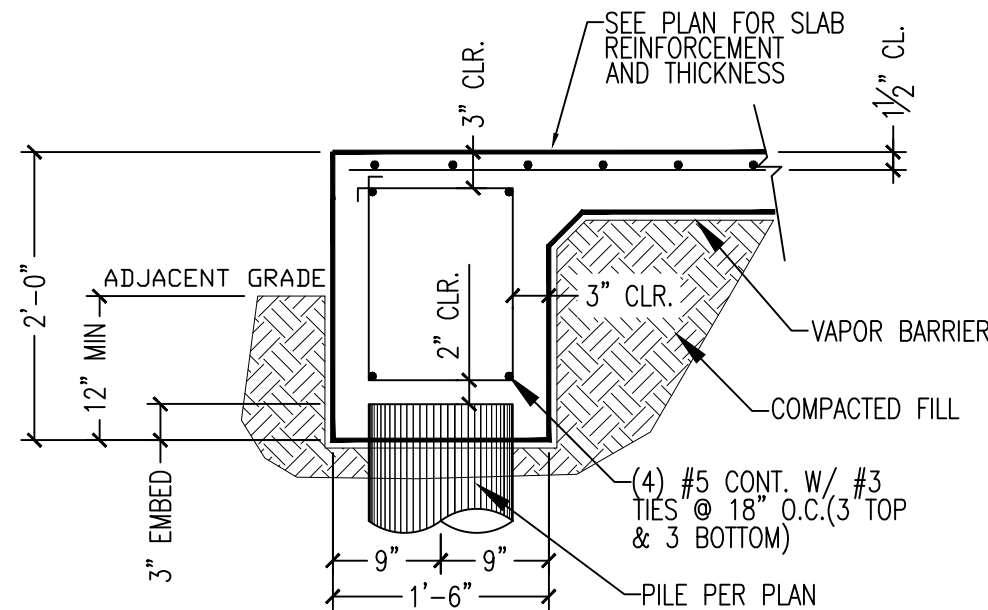
4 EXTERIOR GRADE BEAM
3/4" = 1'-0"

NOTE:
P.T. 2x12 EMBEDDED IN SIDE OF GRADE BEAM FOR SIDING ATTACHMENT.

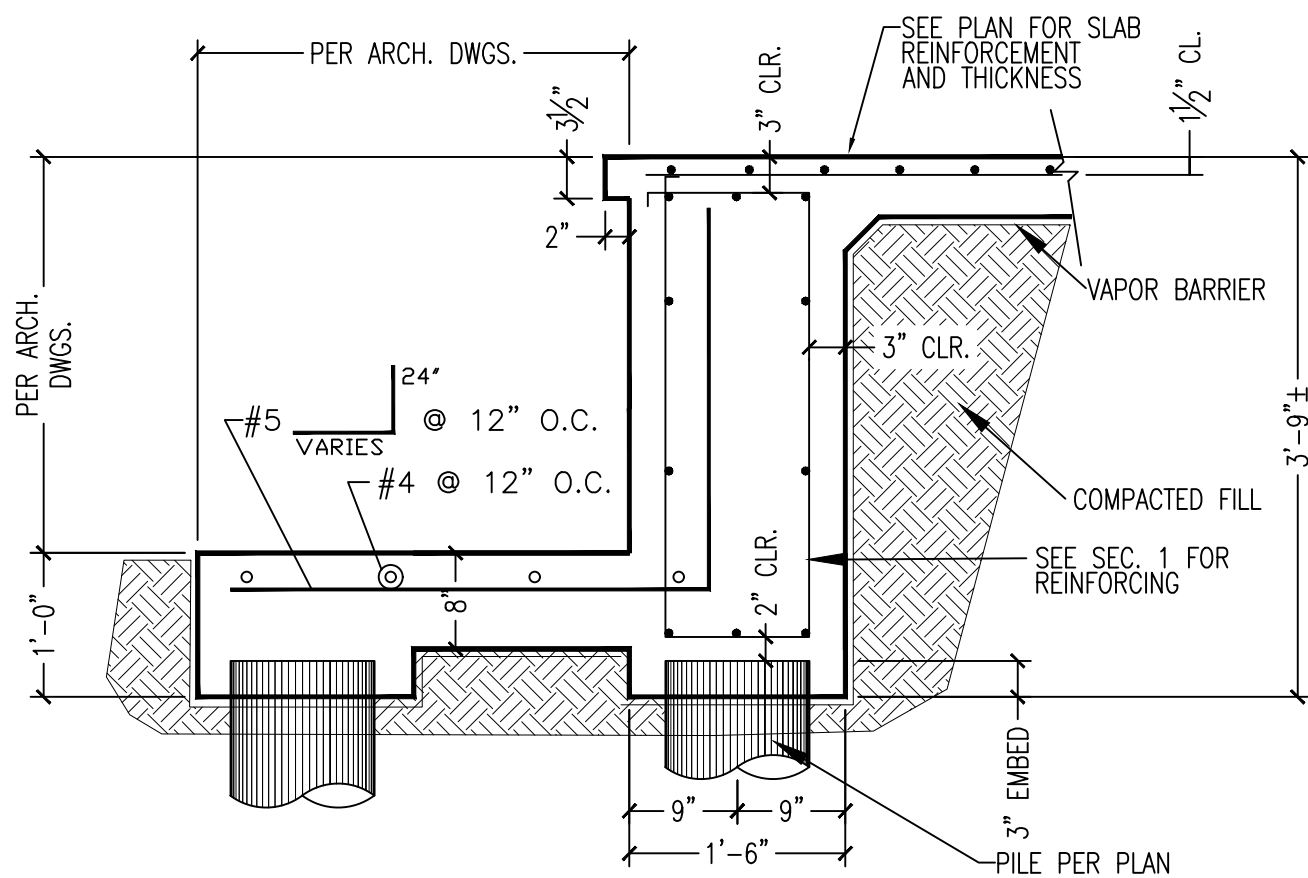


5 AT GARAGE RECESS
3/4" = 1'-0"

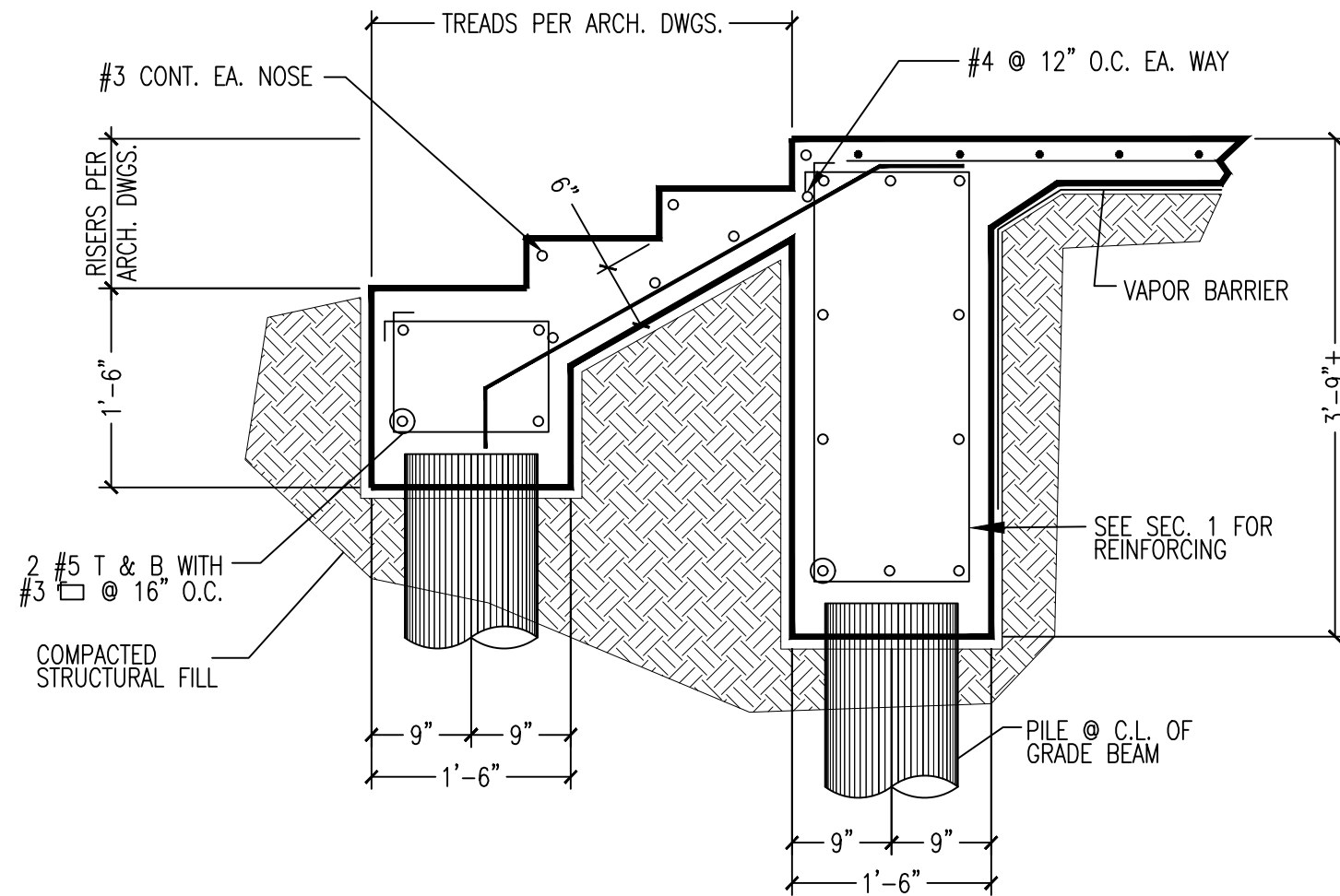
NOTE:
VERIFY RECESS DIMENSION WITH ARCH. DWGS. AND SITE ELEVATIONS



6 EXTERIOR GRADE BEAM
3/4" = 1'-0"

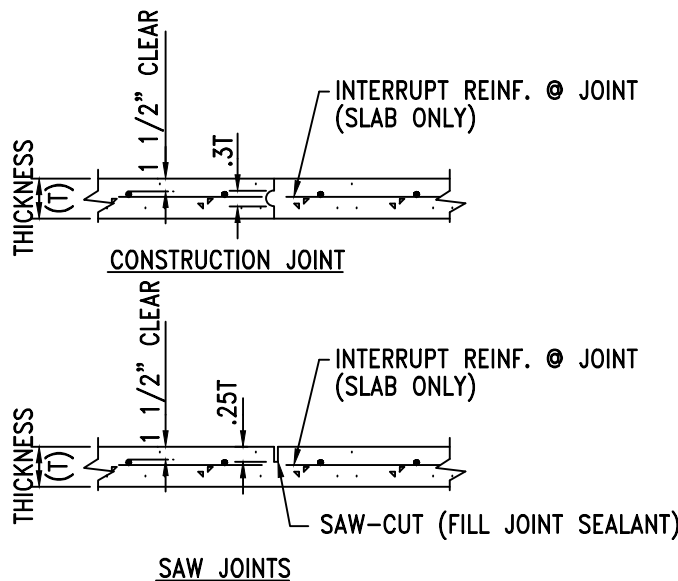


7 STAIR PAD DETAIL
3/4" = 1'-0"



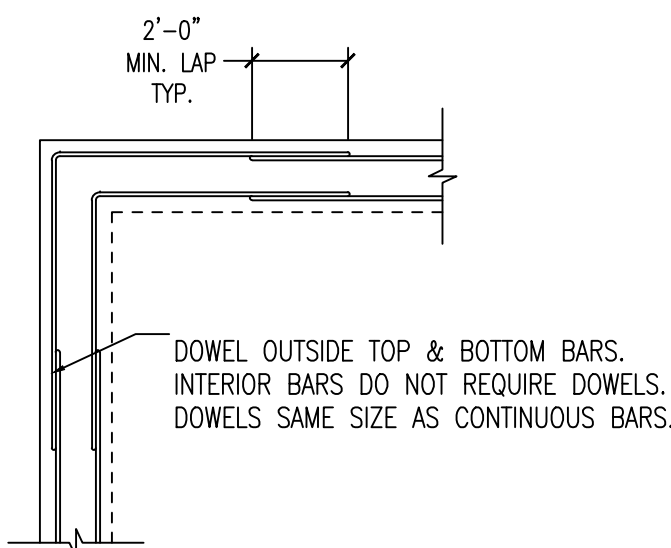
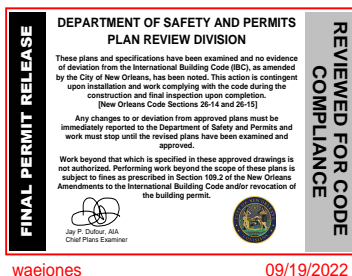
TYPICAL STAIR DETAIL
3/4" = 1'-0"

NOTE:
CONTRACTOR TO VERIFY STEP REQUIREMENTS W/ SITE ELEVATIONS

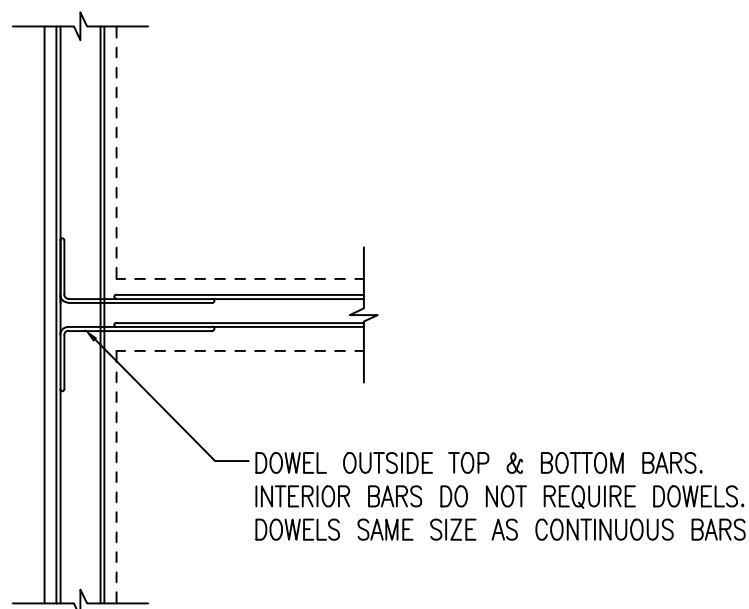


CONTRACTION JOINTS (C.J.)
NO SCALE

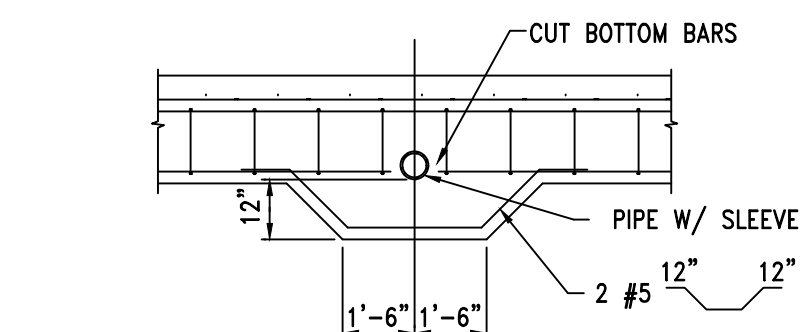
1. CONTRACTION JOINT MAY BE EITHER JOINT SHOWN ABOVE. IF SLAB IS SAW CUT, SLAB SHALL BE SAWED IMMEDIATELY AFTER FINISHED TROWLING. SAW CUTTING SHALL BE COMPLETED WITHIN 4 HOURS OF PLACING CONCRETE.
2. TO CONTROL CONCRETE SHRINKAGE EFFECTS IT IS RECOMMENDED TO PROVIDE CONTRACTION JOINTS (SEE DETAIL) IN SLAB ON GRADE SO THAT NO LENGTH IS GREATER THAN 20 FEET AND THE AREA IS LESS THAN 400 SQ. FEET. NO JOINT WILL BE ALLOWED IN SPECIAL FLOORING SUCH AS CERAMIC OR QUARRY TILES, UNLESS APPROVED. PROVIDE DRAWING FOR APPROVAL OR PROPOSED JOINT LAYOUT, IF NOT SHOWN ON PLAN.



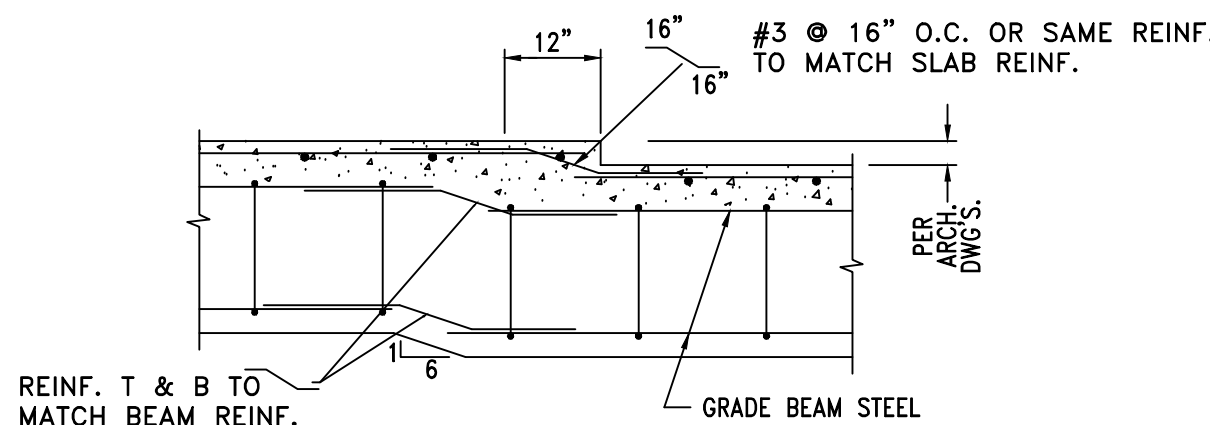
CORNER INTERSECTION



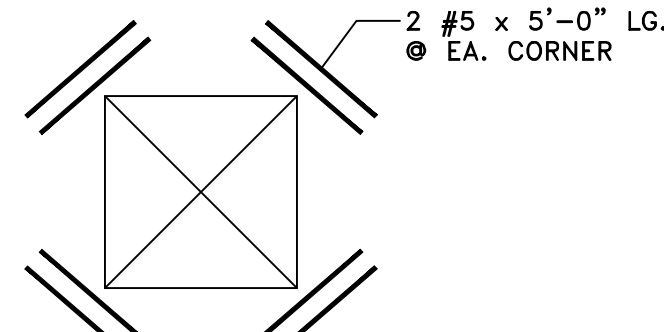
TEE INTERSECTION



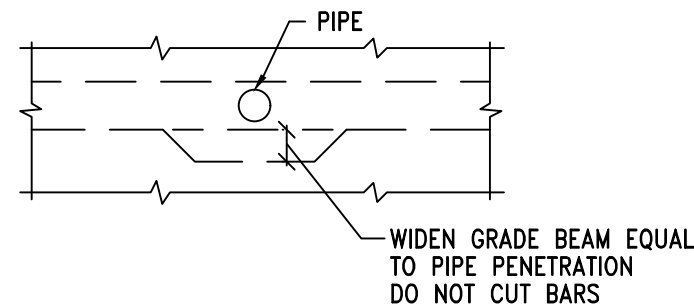
TYPICAL DETAIL AT PIPE PENETRATION THRU GRADE BEAM
SECTION VIEW



SLAB AND GRADE BEAM DEPRESSION DETAIL



TYP. SLAB BLOCK-OUT



VERTICAL PENETRATION THRU INTERIOR GRADE BEAM
PLAN VIEW