

THESE DRAWINGS HAVE BEEN CHECKED TO INSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND CODE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK.

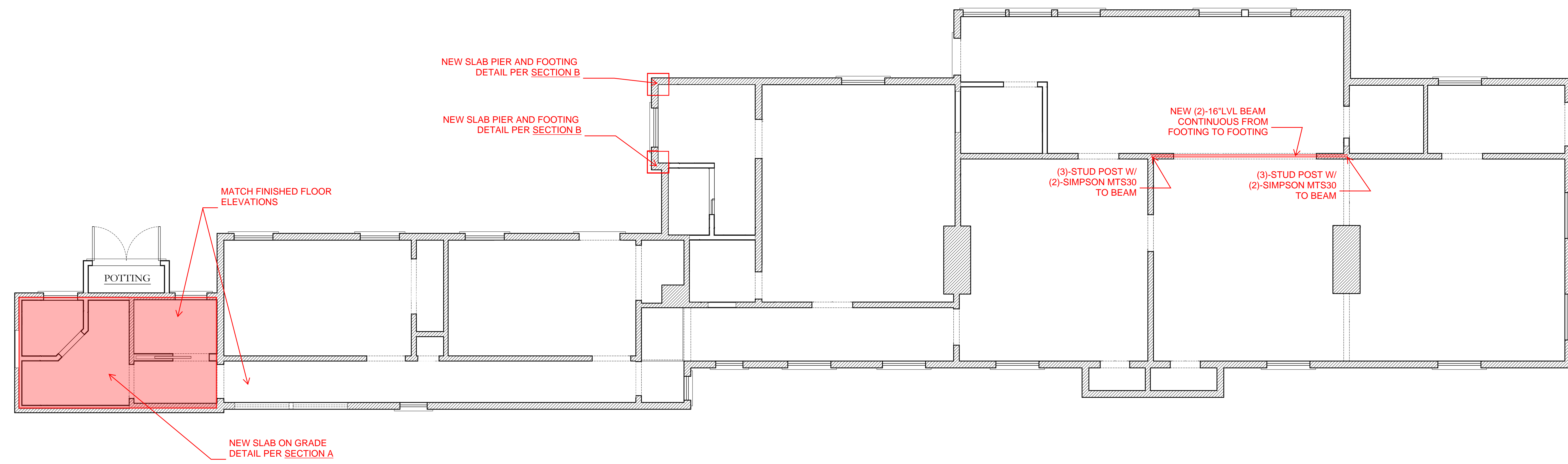
DATE:	8-19-22	SCALE:	AS SHOWN
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DRAWN BY:	DJB	CHECKED BY:	R.B.A.
REVISION:			



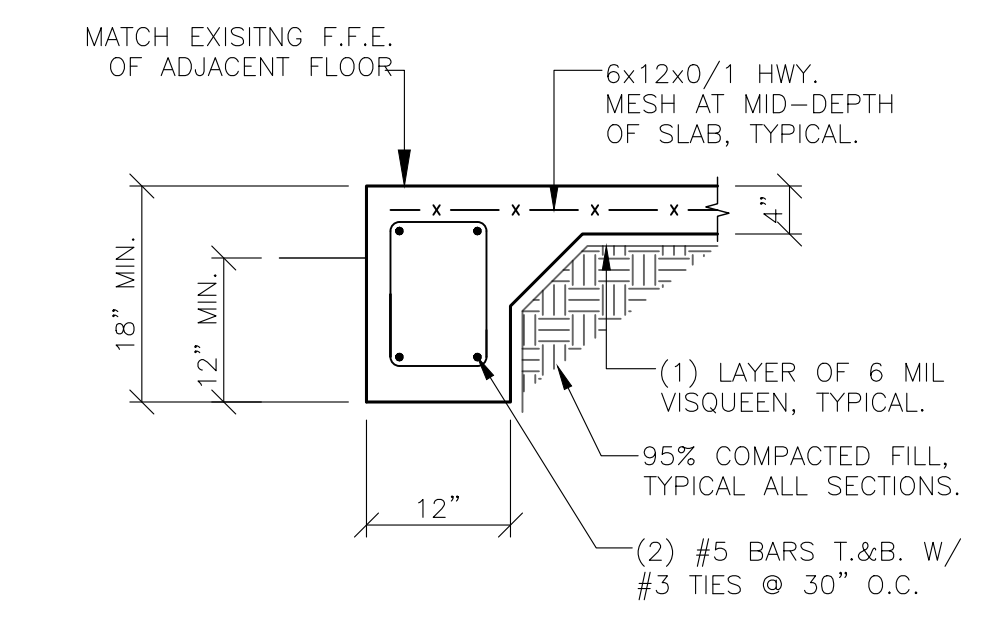
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PROJECT: **STRUCTURAL PLAN DETAILS AND NOTES**
RESIDENTIAL RENOVATION
 2309 COLISEUM ST., NEW ORLEANS, LA
 FOR: YAZOO RESTORATIONS

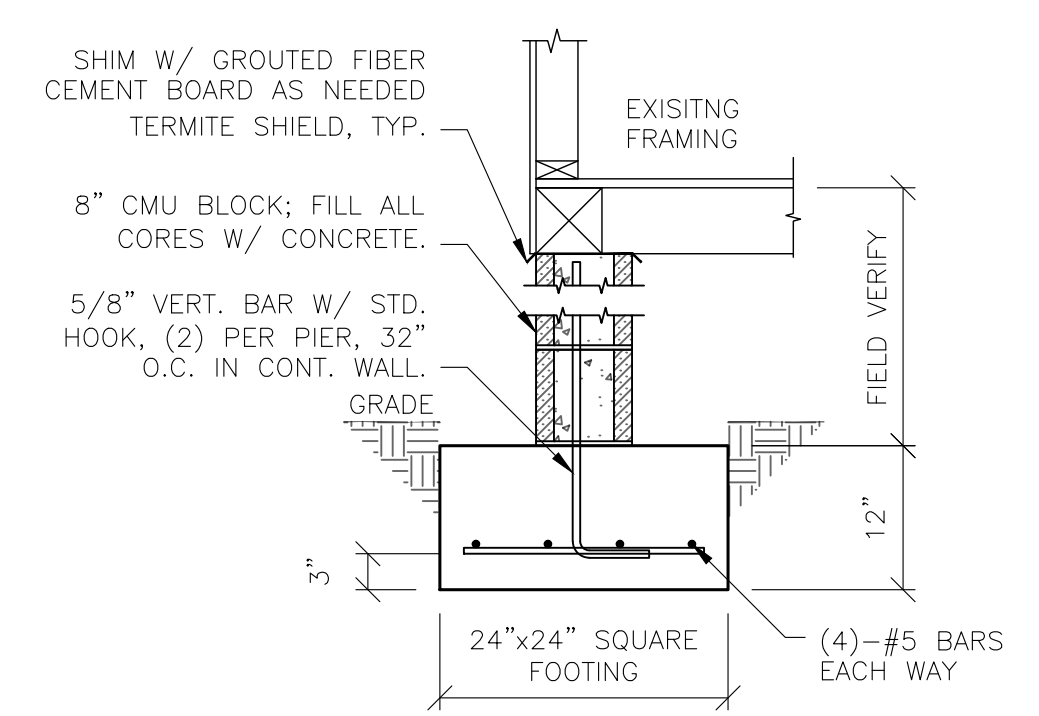
SHEET No. **S-1** OF



STRUCTURAL RENOVATION PLAN
 NOT TO SCALE



SECTION A - NEW SLAB ON GRADE AT REAR
 SCALE: 3/4" = 1'-0"



SECTION B - NEW SPREAD FOOTING AND PIER
 SCALE: 3/4" = 1'-0"

NOTE:
 THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. I HAVE RESEARCHED THE IRC 2015 CODE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS. STRUCTURAL MODIFICATIONS ARE CAPABLE OF RESISTING A 140 MPH WIND EXPOSURE "B" PER IRC 2015 & THE REQUIREMENTS OF ASCE-7.

GENERAL NOTES:

- CONCRETE DESIGN IS BASED UPON A CONCRETE MIX HAVING A MINIMUM OF 5.0/5.2 SACKS OF CEMENT PER CUBIC YARD AND A MAXIMUM OF 30 GALLONS OF FREE AND ADDED WATER PER CUBIC YARD. POUR TO 5±1" SLUMP. SUCH A MIX SHOULD GIVE A MINIMUM COMPRESSION STRENGTH OF 3000 P.S.I. AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (A.C.I. 318R-04).
- ALL CONVENTIONAL REINFORCING STEEL SHALL BE ASTM DESIGNATION A-615 (GRADE 60) REINFORCING AND SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST A.C.I. MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES.
- REINFORCEMENT SHALL HAVE 3" COVER IN GRADE BEAM BOTTOMS, 2" COVER IN BEAM SIDES AND TOPS, 1 1/2" COVER IN SLAB TOPS AND BOTTOMS, UNLESS OTHERWISE SHOWN.
- REBARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING PLACING OF CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL DROPS, SLOPES, RECESSES, BRICK SEATS, BLOCK-OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST.
- COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND ANY OTHER RELATED ITEMS.
- PLANS FOR PIPES, CONDUITS, THIMBLES, ETC., TO PASS THROUGH CONCRETE SLAB OR BEAM, MUST NOT CONFLICT WITH REINFORCING. WHERE A CONFLICT OCCURS, REINFORCING LOCATION IS TO TAKE PRECEDENCE.
- PROVIDE .006 POLYETHYLENE MEMBRANE UNDER ALL CONCRETE SLABS AND AND GRADE BEAMS.

FRAMING GENERAL NOTES:

- ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NEPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.
- JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIE COMPANY, INC. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE OF A SIZE APPROPRIATE FOR THE MEMBER SUPPORTED.
- PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C. (ON STUD CENTERLINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.

SHALLOW FOUNDATION NOTES:
 ANDERSON ENGINEERS HAS DETERMINED THAT, IF THE PROPOSED FOOTINGS ARE SEATED IN 95% COMPACTED SOILS, THE SUBSURFACE SOILS CAN SUFFICIENTLY SUPPORT THE PROPOSED STRUCTURE ON THE PROPOSED SITE.
 THIS IS A RIGID GROUND SUPPORTED FOUNDATION, DESIGNED TO FLOAT ON THE SURFACE. DIFFERENTIAL MOVEMENT CAN NOT BE AVOIDED. HOWEVER, THE DESIGN IS MEANT TO MINIMIZE ITS NEGATIVE EFFECTS.

SEAL IS LOT SPECIFIC AND FOR STRUCTURAL DESIGN ONLY. DRAWING AND DESIGN VALID FOR ONE (1) YEAR AFTER LATEST DATE IN TITLE BLOCK.

WILL NOT SUPERVISE WORK