DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
THIS PLAN HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF NEW ORLEANS CODE OF ORDINANCES AND ADOPTED CODES AND STANDARDS. THIS PLAN IS NOT APPROVED UNTIL ALL REQUIRED SIGNATURES ARE OBTAINED AND ALL FEES ARE PAID. THIS PLAN MUST BE KEPT ON THE JOB SITE AND AVAILABLE FOR INSPECTION. ANY CHANGES MADE TO THIS PLAN MUST BE APPROVED BY THE PLAN REVIEW DIVISION.
THIS PLAN REVIEW DOES NOT ALLOW ANY WORK TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY. A SEPARATE PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
APPROVED
PLAN REVIEW DIVISION
PLAN REVIEW DIVISION
APPROVED
08/26/2022

INDEX TO DRAWINGS

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A1	SITE PLAN
A2	FLOOR PLANS
A3	ELEVATIONS
A4	FINISH SCHEDULE
A5	BUILDING SECTION DETAILS
A6	BUILDING SECTION DETAILS AND STRAPPING
S1	PILE PLAN/ FOUNDATION/PIER PLAN
S2	FRAMING PLAN
S3	SECOND FLOOR AND ROOF FRAMING PLANS
E1	ELECTRICAL PLANS

GENERAL WORK NOTES

1. FLOORS
   A. WOOD FLOORS – ALL AREAS OF WOOD FLOORS SHALL BE 2 1/4"W x 3/4" THICK TOUNGUE AND GROOVE No. 2 GRADE OAK LAID ON 30LB FELT. IT SHALL BE SANDED SMOOTH AND RECEIVE 3 COATS OF POLYURETHANE SEALER/FINISH TO THE SATISFACTION OF THE OWNER. (ACCLIMATIZE AS PER THE RECOMMENDATIONS OF THE N.W.F.A.)(ARCHITECT ASSUMES NO LIABILITY FOR CUPPING/WARPING FLOORS) (PROVIDE FINISHED "HUMIDITY TESTING" RESULTS OF SUB-FLOOR AND FINISHED FLOOR TO ARCHITECT/OWNER & DEMONSTRATE N.W.F.A. HUMIDITY ACCLIMATIZATION COMPLIANCE PRIOR TO PROCEEDING WITH THE WORK. MANDATORY)
   B. STONE AND TILE FLOORS – ALL STONE AND TILE FLOORS SHALL BE SET ON A THIN-SET BED THE UNDERLAYMENT SHALL BE A 1/2" CEMENTITOUS TILE BACKER BOARD SCREWED TO THE SUB-FLOOR AT 6"O.C. (INSTALL BACKER BOARD AS PER MFR'S REQUIREMENTS) ALL STONE SHALL RECEIVE 2 COATS OF STONE SEALER
2. WALLS AND CEILINGS
   A. PTD. GYP. BOARD WALLS – ENTIRE HOUSE SHALL RECEIVE NEW 1/2" PAINTED GYPSUM BOARD FINISHED TO LEVEL 3 STANDARDS (SMOOTH – NO TEXTURE)(ROLLED – NOT SPRAYED). THEY SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF INTERIOR LATEX PAINT (HIGH– END SHERWIN WILLIAMS OR EQUAL). ALL WALLS SHALL BE FLAT EXCEPT BATHROOM WALLS SHALL BE EGGSHELL. SUBMIT PAINT TYPE TO OWNER FOR APPROVAL
   B. TILE/STONE WALLS – ALL STONE AND TILE WALLS SHALL BE INSTALLED ON A THIN-SET BED ON A 1/2" CEMENTITOUS BACKER BOARD. STONE WALLS SHALL RECEIVE 2 COATS OF STONE SEALER. (INSTALL BACKER BOARD AS PER MFR'S REQUIREMENTS)
   C. PAINTED WOOD TRIM – ALL INTERIOR TRIM TO BE PAINTED SHALL BE PAINT GRADE POPLAR. IT SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF SEMI-GLOSS PAINT. (HIGH-END SHERWIN WILLIAMS OR EQUAL)
3. INSULATION
   ALL EXTERIOR WALLS SHALL RECEIVE NEW R-13 (2x6 WALLS – R-19) PAPER FACED FIBERGLASS BATT INSULATION W/ INTEGRAL NAILING FLANGES. THE SECOND FLOOR CEILING SHALL RECEIVE NEW R-30 PAPER FACED FIBERGLAS BATT INSULATION. CRAWL SPACE TO RECEIVE FOIL-FACED R-13 POLYSTYRENE BD. (INSTALL AS PER MFR'S DIRECTIONS)
4. WINDOWS
   A. ALL WINDOWS ON THE BUILDINGS SHALL BE DOUBLE HUNG EXTERIOR GRADE VINYL WINDOWS WITH INSTALLATION FLANGE (TAPED AND SEALED)(INSTALL PER MFR.)
   B. ALL WINDOW MANUFACTURERS AND MODELS SHALL BE REVIEWED AND APPROVED BY THE OWNER/ ARCHITECT PRIOR TO INSTALLATION.
5. DOORS AND HARDWARE
   A. ALL INTERIOR DOORS SHALL BE 1 3/8" THK RAISED WOOD 6 PANEL WOOD DOORS. (PTD.) (3 HINGES PER LEAF)
   B. ALL EXTERIOR DOORS SHALL BE PTD. SPANISH CEDAR (1 3/4" THK) PTD. WOOD W/ FULL INSULATED TEMPERED OR LAMINATED GLASS PANEL (3 HINGES PER LEAF). THE FRONT ENTRANCE DOORS SHALL BE SELECTED BY THE OWNER PRIOR TO PURCHASE
   C. ALL DOOR MANUFACTURERS AND MODELS SHALL BE APPROVED BY THE OWNER/ARCHITECT PRIOR TO THE INSTALLATION.
   D. PROVIDE ALLOWANCE FOR PURCHASE OF NEW DOOR HINGES, BOLTS, STRIKES, HANDLES, LOCKS AND WEATHER STRIPPING, ETC. CONTRACTOR SHALL INCLUDE INSTALLATION IN BASE CONTRACT. COORDINATE ALL KEYING AND LOCKING W/ OWNER.
7. GENERAL WORK SCOPE:
   ALL NEW PLUMBING, HVAC, ELECTRICAL SYSTEM, AND SMOKE DETECTION SYSTEM SHALL BE PART OF THE WORK. ENGINEERING FOR THESE SYSTEM IS WORK TO BE PROVIDED BY OTHERS. (NOT IN ARCHITECTS DESIGN SCOPE)

2428 GRAVIER STREET

NEW RESIDENCE

NEW ORLEANS, LOUISIANA

CODE DATA:

OCCUPANCY CLASSIFICATION: SINGLE DWELLING
CONSTRUCTION TYPE: TYPE VI

ZONING DATA

DISTRICT CLASSIFICATION: MU-2 (HIGH INTESITY MIXED USE DISTRICT)

SETBACKS REQUIRED FOR MU-2
FRONT YARD MINIMUM 0 FEET
REAR YARD MINIMUM 20 FEET
SIDE YARD MINIMUM 3 FEET

HEIGHT REQUIREMENTS
MAXIMUM HEIGHT 35 FEET

MINIMUM PERMEABLE OPEN SPACE 20% OF LOT AREA

CODES USED

– INTERNATIONAL RESIDENTIAL CODE; 2015
– CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

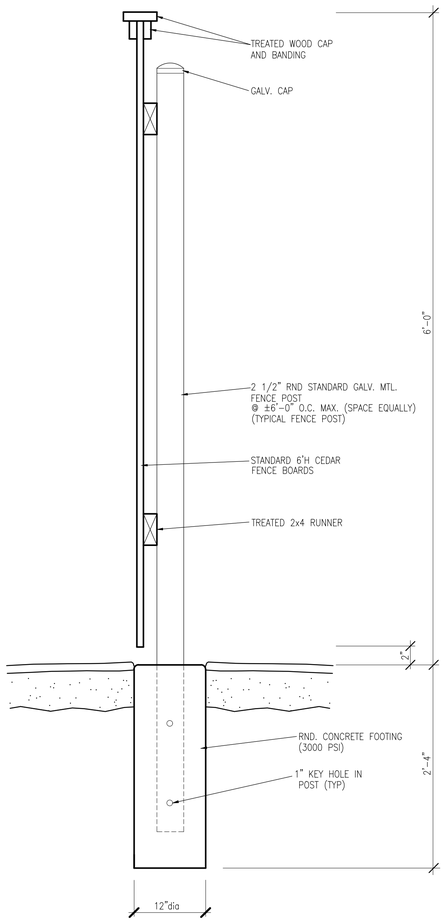
ZONING DISTRICT – MU-2

LEGAL DESCRIPTION:

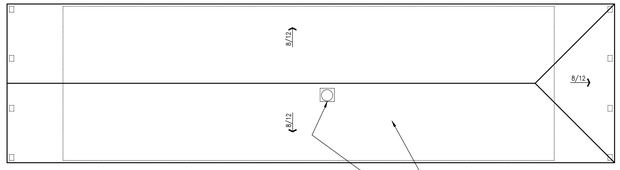
**LOT 20; SQUARE NO. 558
FIRST DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LA**

GENERAL NOTES

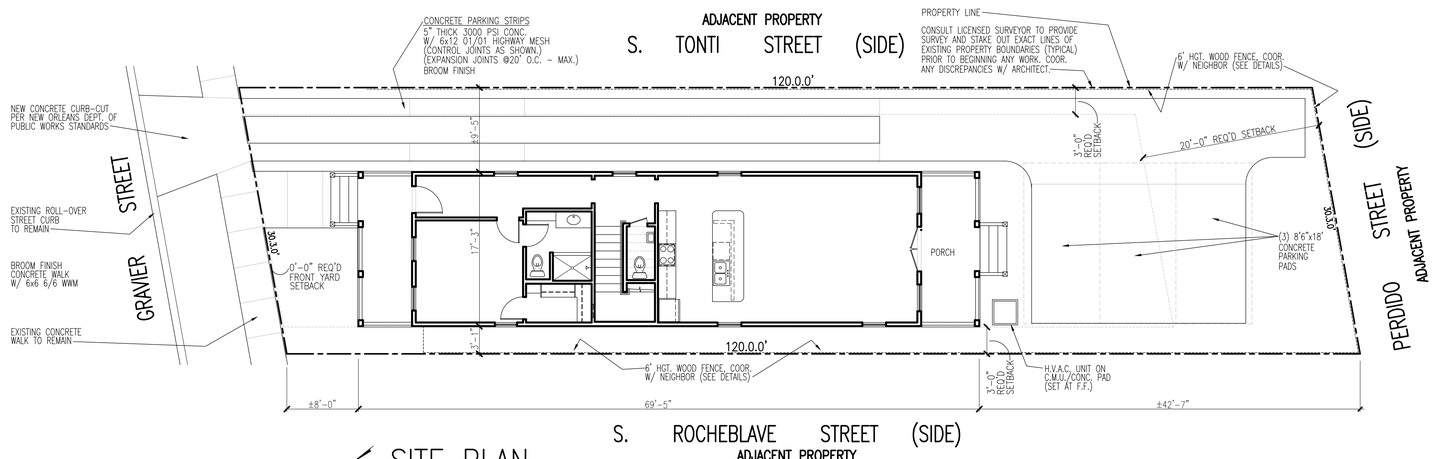
1. ALL WORK SHALL BE DONE IN COMPLIANCE W/ THE INTERNATIONAL RESIDENTIAL CODE, 2015. A.I.A.-A201, GENERAL CONDITIONS TO THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURER'S RECOMMENDATIONS, AND ALL OTHER APPLICABLE CODES.
2. DO NOT SCALE DWGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT IMMEDIATELY TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION.
3. VERIFY ALL SITE UTILITIES PRIOR TO BEGINNING THE WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING DURING CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY ALL GOVERNING AGENCIES.
5. THE SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK. A SITE VISIT PRIOR TO BID IS STRONGLY RECOMMENDED.
6. THE CONTRACTOR WILL REMOVE ALL RUBBLE & DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING & GROUNDS CLEAN UPON COMPLETION OF WORK.
7. THE CONTRACTOR SHALL, BEFORE STARTING THE WORK, SECURE WORKMEN'S COMPENSATION AND LIABILITY INSURANCE FROM AN INSURANCE COMPANY AUTHORIZED TO WRITE POLICIES IN LOUISIANA.
8. BUILDER'S RISK INSURANCE SHALL BE OBTAINED BY THE OWNER.
9. VERIFY ALL SITE DIMENSIONS AND PROPERTY LINE LOCATIONS PRIOR TO BEGINNING THE WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING W/ THE WORK. (CONSULT LICENSED SURVEYOR)



3 WOOD FENCE SECTION
SCALE: 1 1/2" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1/8" = 1'-0"

DRAINAGE NOTE:

ALL CONCRETE DRIVES, WALKS AND GRADING AREAS SHALL BE SLOPED/GRADED TO MOVE (1% SLOPE MIN.) STORMWATER AWAY FROM THE REAR OF THE LOT AND TOWARDS GRAVIER STREET (AND AROUND HOUSE) AS REQUIRED. NO PONDING OF STORMWATER WILL BE ACCEPTED ON DRIVES, WALKS, GRASS AREAS, OR BELOW HOUSE. DO NOT DRAIN STORMWATER ONTO NEIGHBORING PROPERTIES.

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

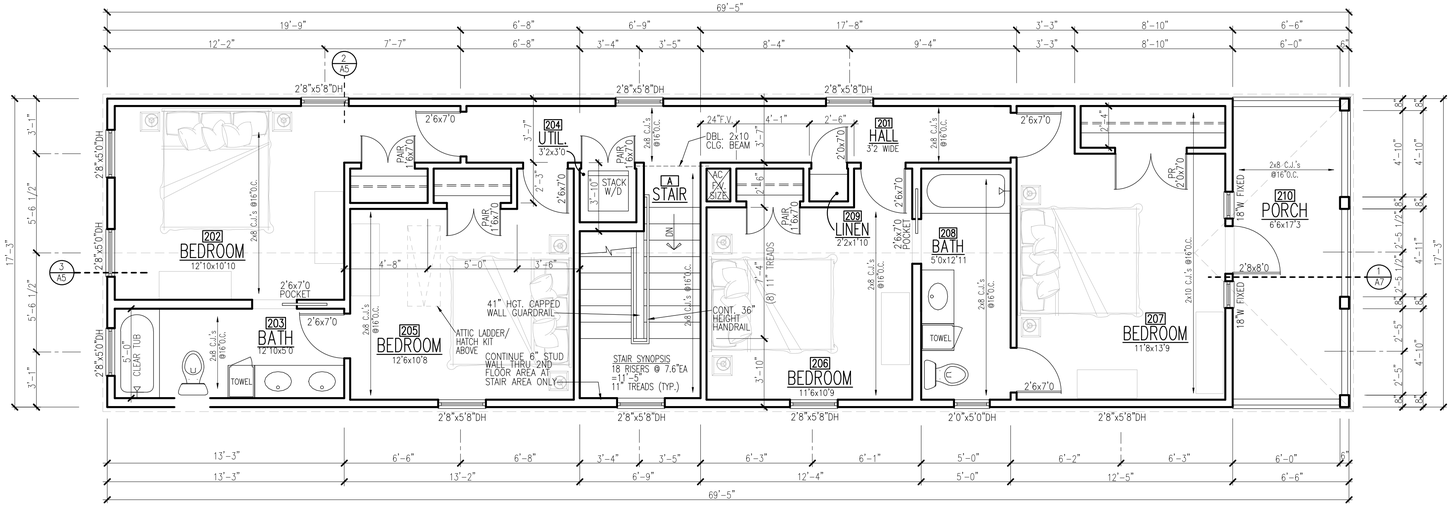
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DRAWN BY:
DATE: 11-15-21
JOB NO.:

A1

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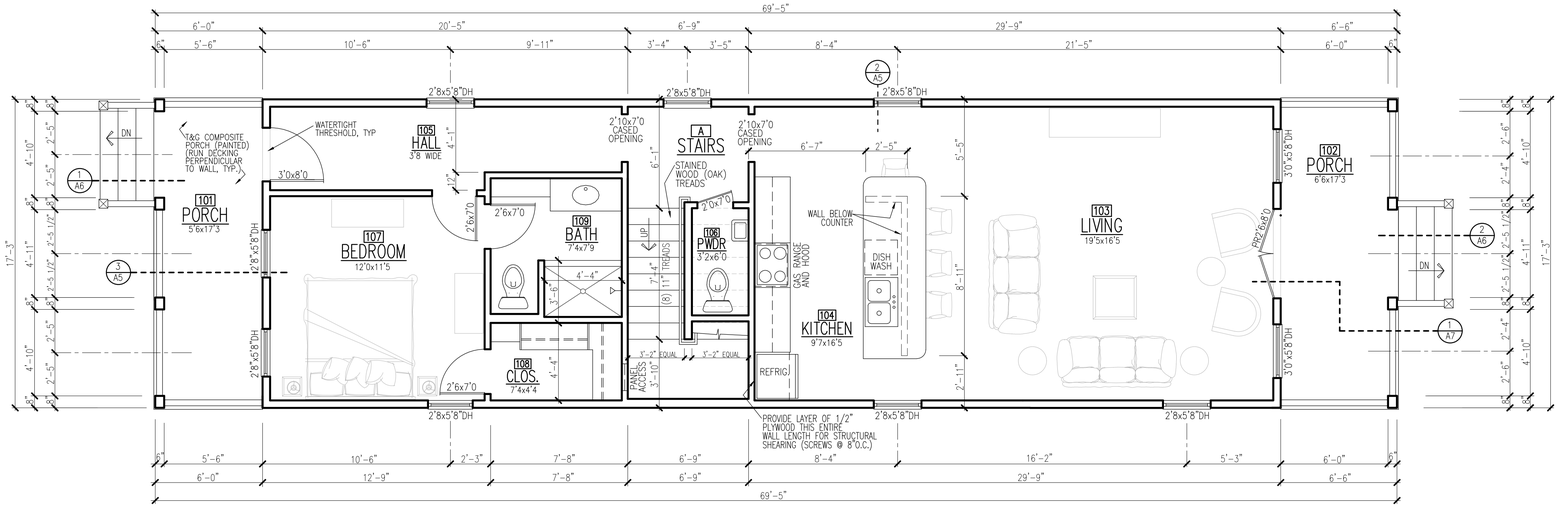


DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
APPROVED
THIS APPROVAL IS CONDITIONAL AND SUBJECT TO ALL REQUIREMENTS OF THE CODES AND ORDINANCES OF THE CITY OF NEW ORLEANS. THIS APPROVAL SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY PROVISION OF THE BUILDING CODE OR OF ANY OTHER ORDINANCE OF THE CITY OF NEW ORLEANS. THIS APPROVAL SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS IN THE CONSTRUCTION DOCUMENTS OR OTHER VIOLATIONS OF ORDINANCES. THIS APPROVAL SHALL EXPIRE AT THE END OF THE CALENDAR YEAR IN WHICH IT IS ISSUED.
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
FINISH FLOOR ELEVATION: 12.00
PLAN REVIEWER
DATE: 08/26/2022
PRE-FABRICATED CONSTRUCTION



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

SQUARE FOOT CALCULATIONS

FIRST FLOOR	981 SQ. FT.
SECOND FLOOR	1085 SQ. FT.
TOTAL CONDITIONED	2066 SQ. FT.
TOTAL PORCHES	327 SQ. FT.

TERRELL FABACHER
ARCHITECTS, L.L.C.
1907 SOPHIE WRIGHT PLACE
NEW ORLEANS, LOUISIANA, 70130
504·566·1320 TEL

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NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

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CHECKED BY:

DRAWN BY:

DATE: 11-15-21

JOB NO.:

A2

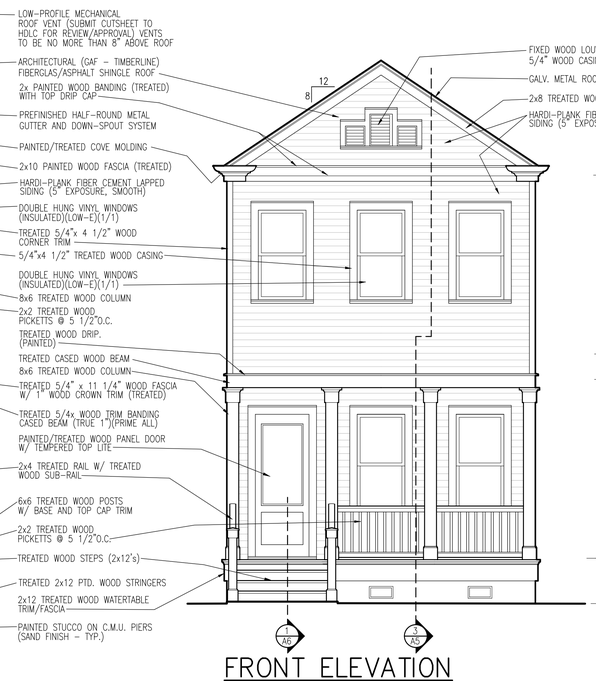
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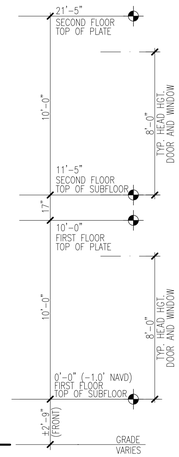
TIMOTHY D. TERRELL REG. #4982 STATE OF LOUISIANA REGISTERED ARCHITECT

APPROVED
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
09/30/2022

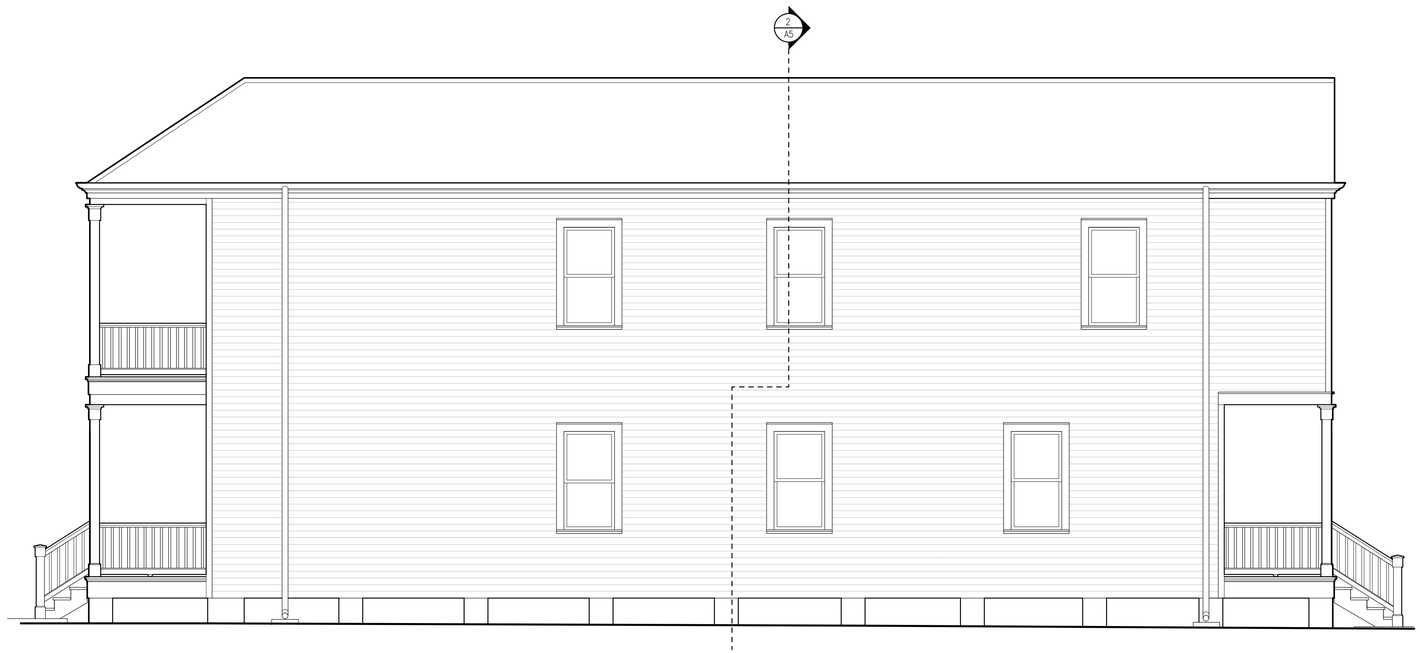


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

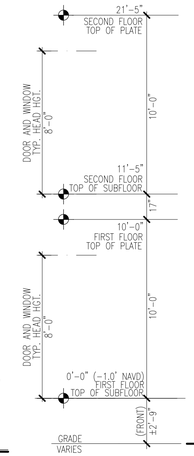




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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





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

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

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2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

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CHECKED BY:

DRAWN BY:

DATE: 11-15-21

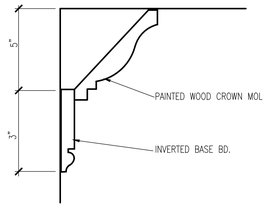
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A3

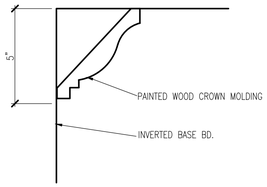
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TIMOTHY D. TERRELL REG. #4065 STATE OF LOUISIANA REGISTERED ARCHITECT

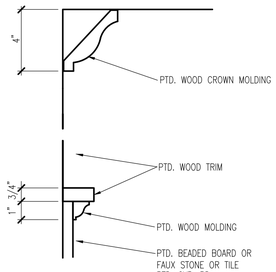
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
PRELIMINARY REVIEW
APPROVED
08/26/2022



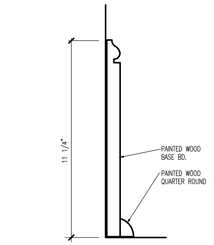
1 CROWN-1
SCALE: 3" = 1'-0"



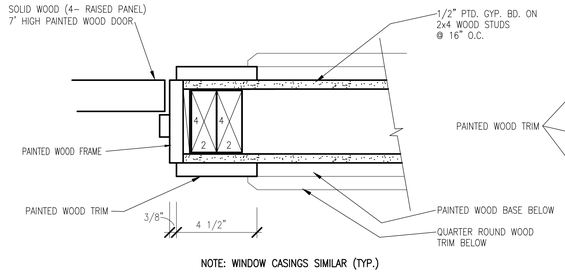
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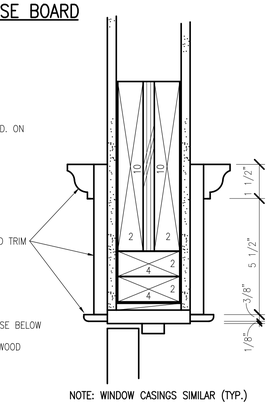
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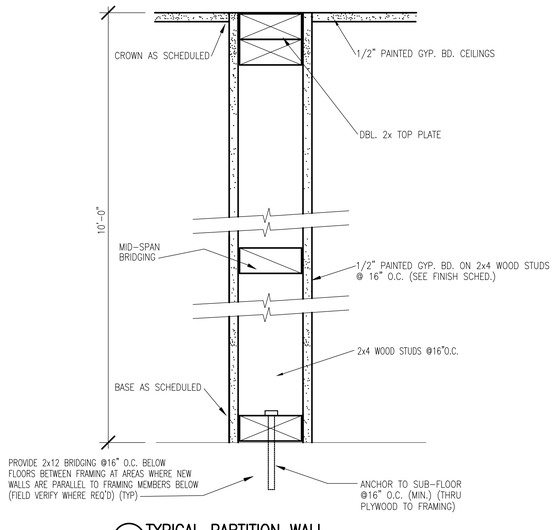
4 TYPICAL WOOD BASE BOARD
SCALE: 3" = 1'-0"



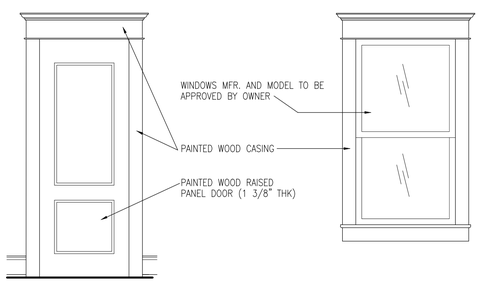
5 TYPICAL DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



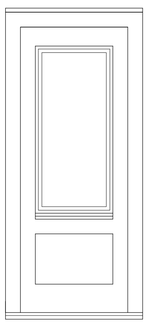
6 DOOR FRAME HEAD DETAIL
SCALE: 3" = 1'-0"



7 TYPICAL PARTITION WALL
SCALE: 3" = 1'-0"



8 TYPICAL INTERIOR DOOR
SCALE: 1/2" = 1'-0"



9 TYPICAL INTERIOR WINDOW
SCALE: 1/2" = 1'-0"

A
EXTERIOR DOOR TYPES

SCHEDULE OF FINISHES

ROOM NUM.	ROOM NAME	FLOOR	BASE	WALLS	MOLDING	CEILING	CEILING HEIGHT	REMARKS
101	FRONT PORCH	TOUNGUE AND GROOVE, PTD. COMPOSITE PLANK (AERITIS OR AZEK)			1" COVE	PTD. BEADED PLYWOOD TREATED (NO EXPOSED BUTT JOINTS)	10'-0"	ENAMEL PAINT FOR PORCH FLOORS
102	REAR PORCH	TOUNGUE AND GROOVE, PTD. COMPOSITE PLANK (AERITIS OR AZEK)			1" COVE	PTD. BEADED PLYWOOD TREATED (NO EXPOSED BUTT JOINTS)	10'-0"	ENAMEL PAINT FOR PORCH FLOORS
103	LIVING	SEALED WOOD	12" WOOD (PTD.)	PTD. GYP. BD.	CROWN 1	PTD. GYP. BD.	10'-0"	
104	KITCHEN	SEALED WOOD	12" WOOD (PTD.)	PTD. GYP. BD.	CROWN 1	PTD. GYP. BD.	10'-0"	STAINED WOOD FLOOR CABINETS W/ RAISED WOOD PANEL DOORS AND DRAWERS 42" HIGH STAINED WOOD WALL CABINETS W/ RAISED WOOD PANEL DOORS 3/4" SEALED GRANITE SLAB COUNTER TOPS W/ BULLNOSE EDGE
105	HALL	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
106	PWDR	TILE	12" WOOD (PTD.)	PTD. GYP. BD. (MOIS. RESIS.)	NONE	PTD. GYP. BD. (MOIS. RESIS.)	WORK TO STAIR	KOHLER TOILET OR EQUAL; KOHLER CHINA PEDESTAL LAVATORY KOHLER FAUCET SET
107	BEDROOM	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
108	CLOSET	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	NONE	PTD. GYP. BD.	10'-0"	PAINTED WOOD SHELVING AND WOOD HANGING RODS (NO PLASTIC)
109	BATH	TILE	8" WOOD (PTD.)	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 3	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	KOHLER TOILET OR EQUAL; 36"H PTD. WOOD VANITY CABINET W/ 3/4" GRANITE TOP; KOHLER CHINA LAVATORY BOWL & FAUCET SET WATER-TIGHT SHOWER PAN KIT W/ TILE SHOWER SURROUND; KOHLER SHOWER VALVES/SET
201	HALL	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
202	BEDROOM	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
203	BATH	TILE	8" WOOD (PTD.)	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 3	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	KOHLER TOILET OR EQUAL; 36"H PTD. WOOD VANITY CABINET W/ 3/4" GRANITE TOP; KOHLER CHINA LAVATORY BOWL & FAUCET SET KOHLER STANDARD CAST IRON TUB W/ TILE SHOWER SURROUND
204	UTILITY	TILE	8" WOOD (PTD.)	PTD. GYP. BD. (MOIS. RESIS.)	NONE	PTD. GYP. BD.	10'-0"	
205	BEDROOM	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
206	BEDROOM	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
207	BEDROOM	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0"	
208	BATH	TILE	8" WOOD (PTD.)	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 3	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	KOHLER TOILET OR EQUAL; 36"H PTD. WOOD VANITY CABINET W/ 3/4" GRANITE TOP; KOHLER CHINA LAVATORY BOWL & FAUCET SET KOHLER STANDARD CAST IRON TUB W/ TILE SHOWER SURROUND
209	LINEN	SEALED WOOD	8" WOOD (PTD.)	PTD. GYP. BD.	NONE	PTD. GYP. BD.	10'-0"	
210	PORCH	TOUNGUE AND GROOVE, PTD. COMPOSITE PLANK (AERITIS OR AZEK)			1" COVE	PTD. BEADED PLYWOOD TREATED (NO EXPOSED BUTT JOINTS)	10'-0"	ENAMEL PAINT FOR PORCH FLOORS
A	STAIR	STAINED OAK TREADS PTD. WOOD RISERS	8" WOOD (PTD.)	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	10'-0" ABOVE 2ND FLOOR	

TERRELL FABACHER ARCHITECTS, L.L.C.
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NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:

DRAWN BY:

DATE: 11-15-21

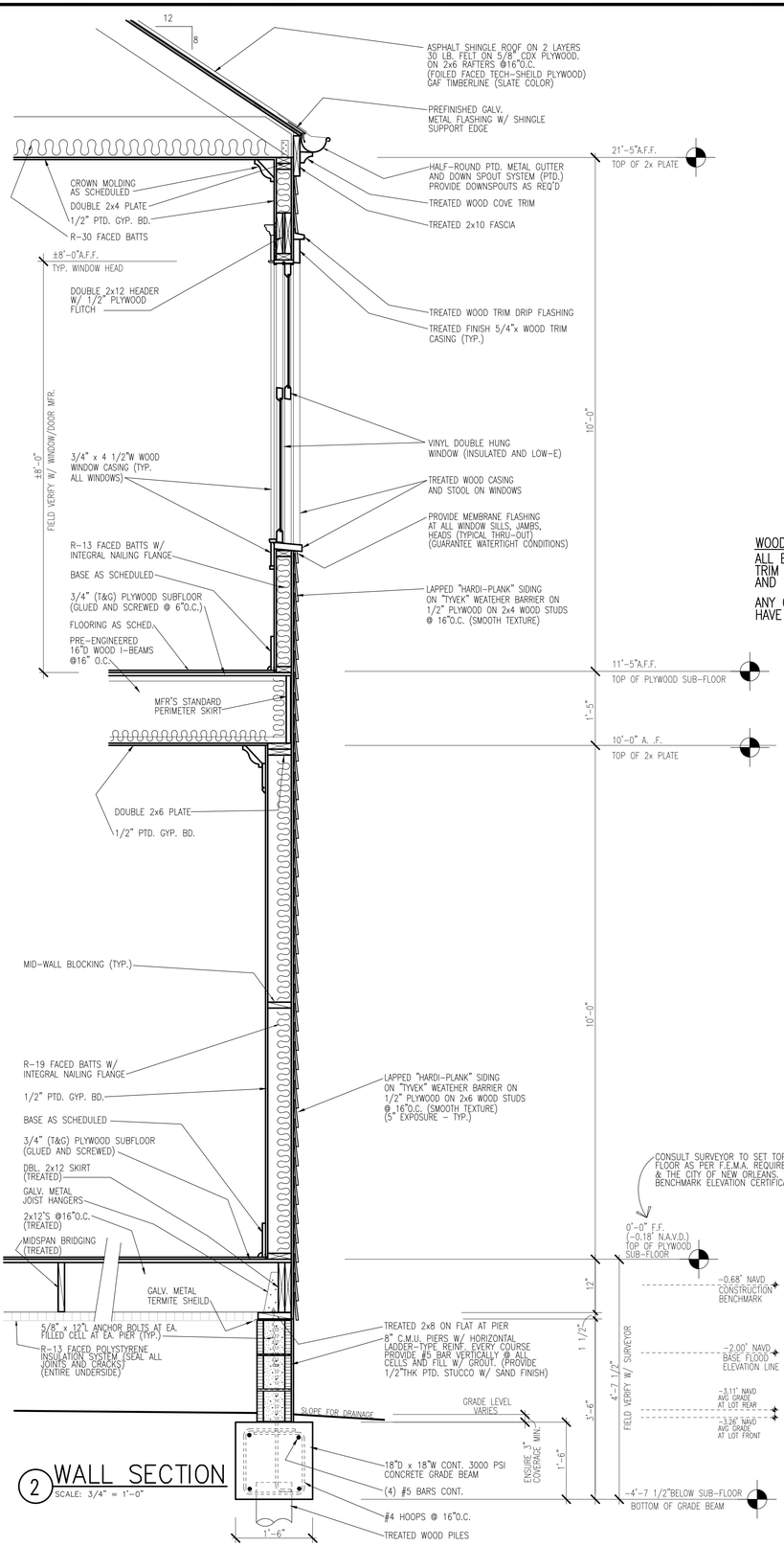
JOB NO.:

A4

SHEET OF

TIMOTHY D. TERRELL
REG. #4562
STATE OF LOUISIANA
REGISTERED ARCHITECT

FLOOD EXEMPT PER ELEVATION CERTIFICATE
DEPARTMENT OF SAFETY AND PERMITS
FLOOD REVIEW DIVISION
THIS CERTIFICATE IS VALID ONLY IF THE STRUCTURE IS BUILT AS SHOWN ON THE ELEVATION CERTIFICATE DATED 10/15/2021 BY DAVID A. WEIGEL, LA. LICENSE NO. 4891. ANY ALTERATIONS TO THE STRUCTURE OR GRADE AROUND THE STRUCTURE MAY VOID THIS CERTIFICATE. THE LOWEST ELEVATION OF MACHINERY AND EQUIPMENT SERVICING THE BUILDING MUST BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION. THE LOWEST ADJACENT GRADE AT THE BUILDING MUST BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION. THE LOWEST ELEVATION OF UTILITIES MUST BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION.
REVIEWED FOR FLOOD ZONE
BFE=9'-0"
08/26/2022



WOOD NOTE:
ALL EXTERIOR WOOD AND WOOD TRIM TO BE PRESSURE TREATED AND PAINTED

ANY COMPOSITE MATERIALS SHALL HAVE A SMOOTH FINISH.

1 INT. PIER
SCALE: 3/4" = 1'-0"

2 WALL SECTION
SCALE: 3/4" = 1'-0"

3 FRONT PORCH SECTION
SCALE: 3/4" = 1'-0"

PLAN

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

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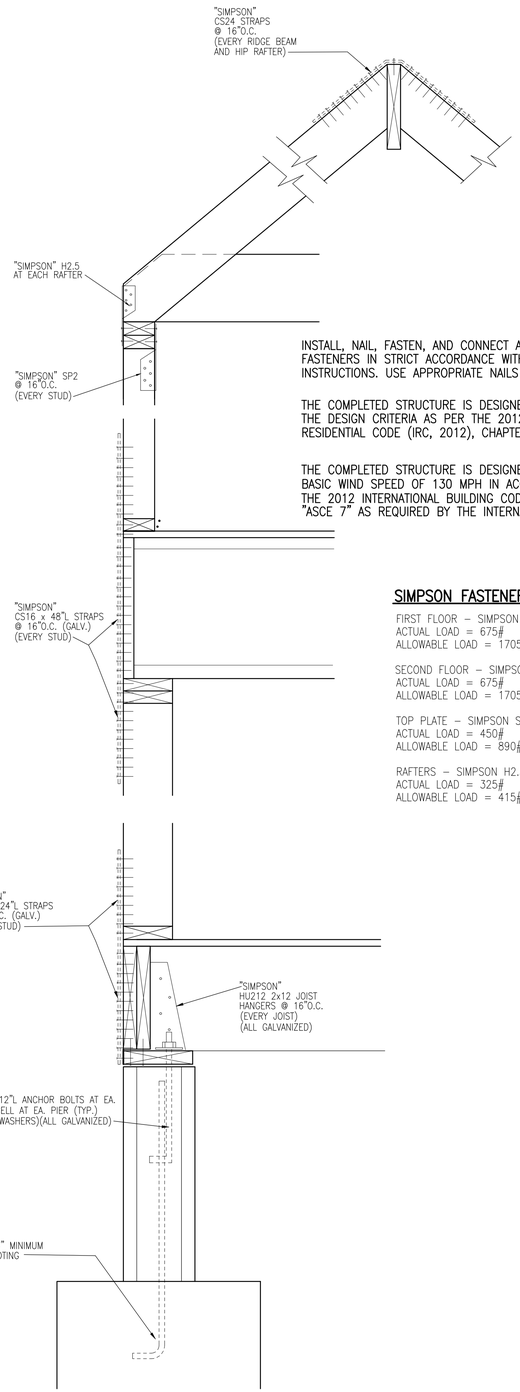
DATE: 11-15-21

JOB NO.:

A5

SHEET OF

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
APPROVED
PLANS EXAMINER REVIEW
PERMIT#
08/26/2022



3 TYPICAL STRAPPING DETAIL
SCALE: 1 1/2" = 1'-0"

INSTALL, NAIL, FASTEN, AND CONNECT ALL SIMPSON FASTENERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. USE APPROPRIATE NAILS AND METHODS PER MFR.

THE COMPLETED STRUCTURE IS DESIGNED TO MEET AND EXCEED THE DESIGN CRITERIA AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC, 2012), CHAPTER R301.2.1.1

THE COMPLETED STRUCTURE IS DESIGNED TO WITHSTAND A BASIC WIND SPEED OF 130 MPH IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE, SECTION 1609 AND "ASCE 7" AS REQUIRED BY THE INTERNATIONAL BUILDING CODE

SIMPSON FASTENER SCHEDULE

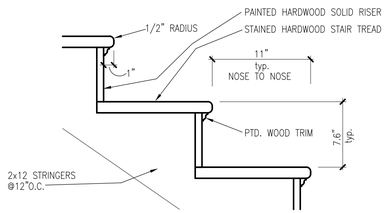
FIRST FLOOR – SIMPSON CS16 STRAPS @ 16"O.C.
ACTUAL LOAD = 675#
ALLOWABLE LOAD = 1705#

SECOND FLOOR – SIMPSON CS16 STRAPS @ 16"O.C.
ACTUAL LOAD = 675#
ALLOWABLE LOAD = 1705#

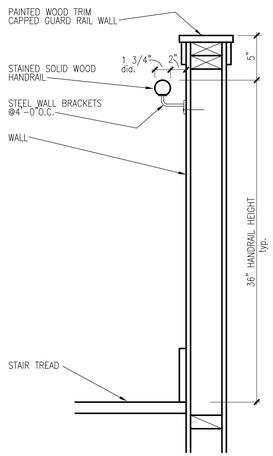
TOP PLATE – SIMPSON SP2 @ 16"O.C.
ACTUAL LOAD = 450#
ALLOWABLE LOAD = 890#

RAFTERS – SIMPSON H2.5 AT EACH RAFTER
ACTUAL LOAD = 325#
ALLOWABLE LOAD = 415#

STAIR SYNOPSIS
18 RISERS @7.6"EA = 11'-5"
11" TREADS (TYPICAL)



5 STAIR SECTION
SCALE: 1 1/2" = 1'-0"



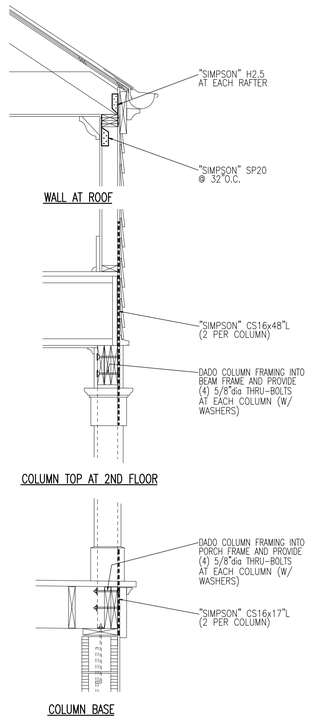
6 STAIR RAIL DETAIL
SCALE: 1 1/2" = 1'-0"

SIMPSON FASTENER SCHEDULE

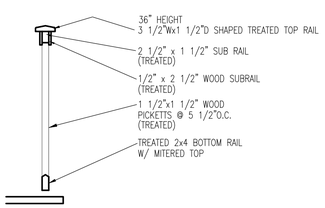
FIRST FLOOR COLUMN BASE
SIMPSON CS16 STRAPS (2 PER COLUMN)
ACTUAL LOAD = 600#
ALLOWABLE LOAD = 900#

COLUMN TOP AT FIRST FLOOR PORCH
SIMPSON CS16 STRAPS (2 PER COLUMN)
ACTUAL LOAD = 600#
ALLOWABLE LOAD = 1705#

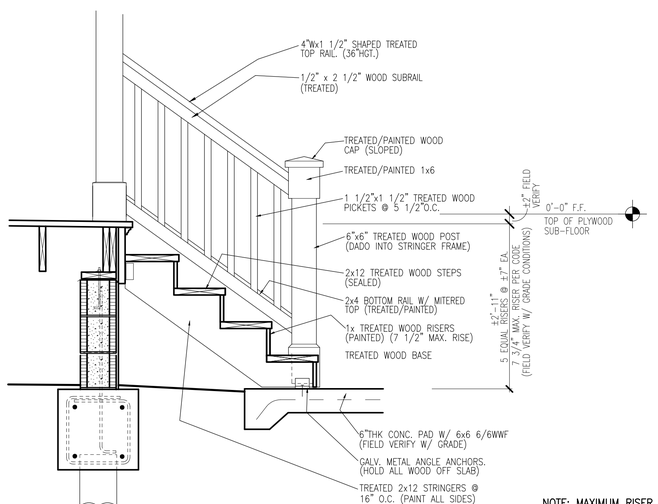
RAFTERS – SIMPSON H2.5 AT EACH RAFTER
ACTUAL LOAD = 375#
ALLOWABLE LOAD = 415#



4 STRAPPING DETAIL AT COLUMN
SCALE: 3/4" = 1'-0"



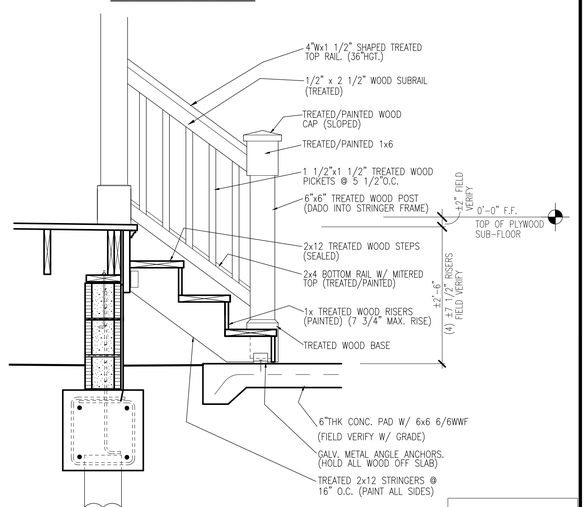
STEP RAIL SECTION



1 FRONT STEP SECTION
SCALE: 3/4" = 1'-0"

NOTE: MAXIMUM RISER HEIGHT SHALL BE 7 3/4"

NOTE: FIELD VERIFY "ABOVE GRADE" HEIGHTS WITH SURVEY/ BENCHMARK ELEVATION REQUIREMENTS AND EXISTING GRADE CONDITIONS. ADJUST STEPS AND RISER HGT. CONDITIONS ACCORDINGLY.



2 REAR STEP SECTION
SCALE: 3/4" = 1'-0"

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504-566-1320 TEL

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The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

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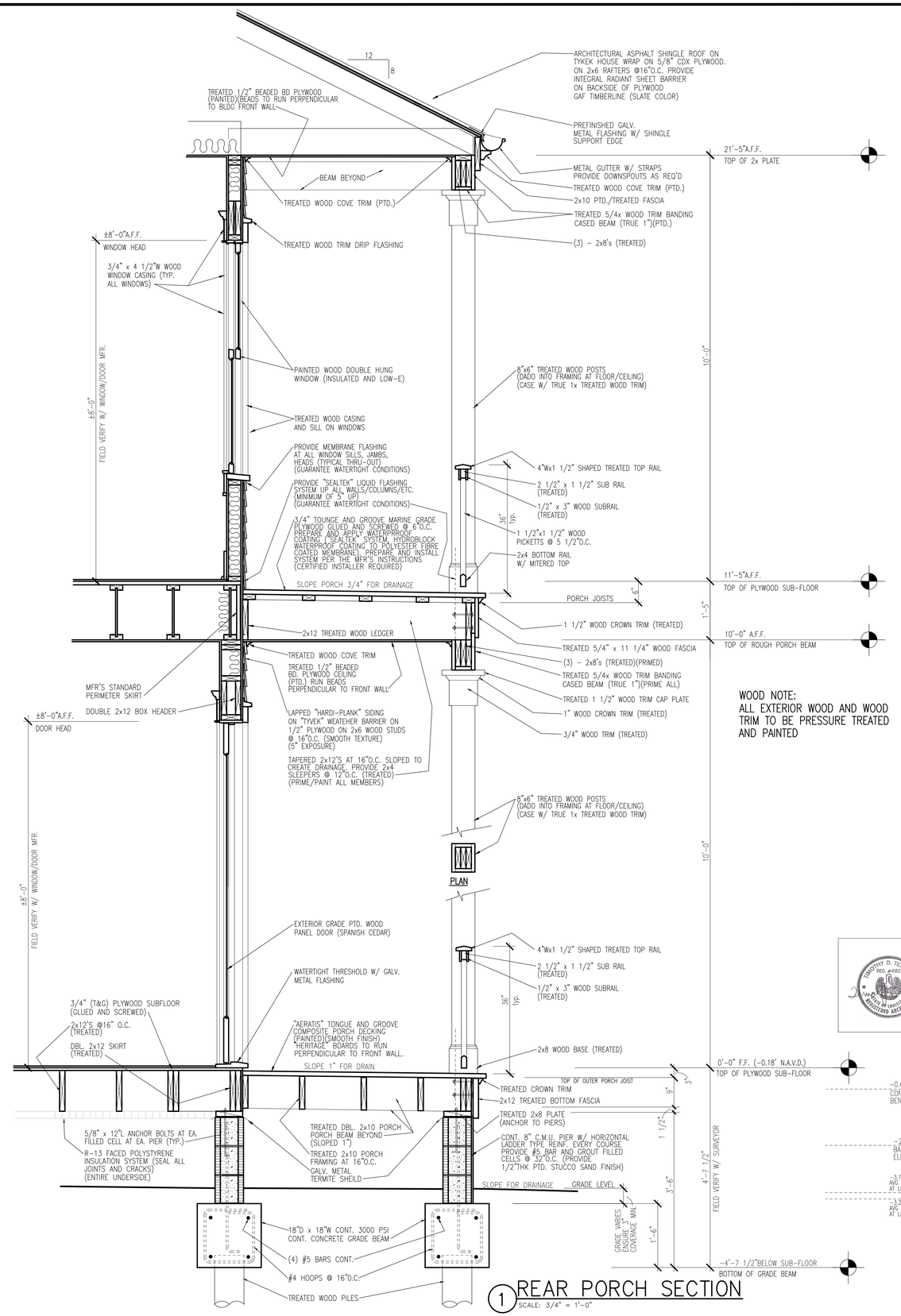
DATE: 11-15-21

JOB NO.:

A6

SHEET OF

PERMIT PLAN REVIEW
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
PERMISSION GRANTED SUBJECT TO ALL CONDITIONS AND RESTRICTIONS NOTED ON THE PERMIT AND ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. THIS PERMIT IS NOT VALID UNLESS ALL REQUIRED SIGNATURES ARE OBTAINED AND ALL REQUIRED FEES ARE PAID. THIS PERMIT SHALL BE VOID IF ANY MISREPRESENTATION OF FACT OR MATERIAL OMISSION IS MADE IN THE APPLICATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS. THIS PERMIT SHALL BE VOID IF WORK IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.
APPROVED
08/30/2022



1 REAR PORCH SECTION
SCALE: 3/4" = 1'-0"

WOOD NOTE:
ALL EXTERIOR WOOD AND WOOD TRIM TO BE PRESSURE TREATED AND PAINTED

TIMOTHY D. TERRELL
REG. #14080
LOUISIANA
REGISTERED
ARCHITECT

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
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NEW ORLEANS, LOUISIANA. 70125
504 586 1320 TEL

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NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

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DRAWN BY:

DATE: 11-15-21

JOB NO.:

A7

SHEET OF

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
PERMIT CONDITIONS
APPROVED
08/26/2022

GENERAL FOUNDATION NOTES

1. ALL PILING SHALL BE CLASS 5 TREATED WOOD POLES CONFORMING TO ASTM D 25 WITH A MINIMUM 6" TIP DIAMETER AND 8" BUTT DIAMETER. (DRIVEN TO REFUSAL – MINIMUM OF 30' LENGTH). THE ESTIMATED DESIGN LOAD CAPACITY IS 5 TONS PER TILE.

2. CONCRETE SHALL BE STANDARD WEIGHT AND SHALL TEST 3000 P.S.I. AT 28 DAYS AGE. IT SHALL CONTAIN A MINIMUM OF 5.0 SACKS SACKS OF CEMENT PER CUBIC YARD AND SHALL BE IN ACCORDANCE WITH ACI 301 AN 318 LATEST ADDITION

3. REINFORCING STEEL SHALL BE NEW BILLET ASTM A–615, GRADE 60. GRADE 40 MAY BE USED FOR BEAM STIRRUPS.

4. REINFORCING CLEARANCES REQUIRED:
   SLABS – 1" CLEAR BOTTOM, 1" CLEAR TOP.
   BEAMS – 1 1/2" CLEAR FORMED, 3" CLEAR NOT FORMED.

5. WELDED WIRE FABRIC SHALL BE ASTM, A–185 W.W.F. IT SHALL BE PROVIDED IN SHEETS, LAP W.W.F. A MINIMUM OF TWO WIRE SPACES. SUPPORT THE MESH W/ CONCRETE BRICKS @ 48"O.C. EACH WAY.

6. TESTING LABORATORY SERVICES:
   ARCHITECT SHALL APPROVE AND CONTRACTOR SHALL SELECT AND PAY FOR THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM THE FOLLOWING:
   A. APPROVE THE CONTRACTOR'S CONCRETE MIX DESIGN.
   B. WITNESS PLACING OF CONCRETE AND MOLD AND TEST CYLINDERS. TEST ONE CYLINDER @ 7 DAYS AND 2 @ 28 DAYS.

7. SHOP DRAWINGS:
   COMPLETE SHOP AND PLACING DRAWINGS FOR THE FOUNDATION AND PILING SYSTEMS SHOWING ALL REINFORCING STEEL SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. INCLUDE ALL DIMENSIONS AND DEMONSTRATE COMPLIANCE/COORDINATION WITH THE ARCHITECTURAL DRAWINGS. (MANDATORY BEFORE PROCEEDING)

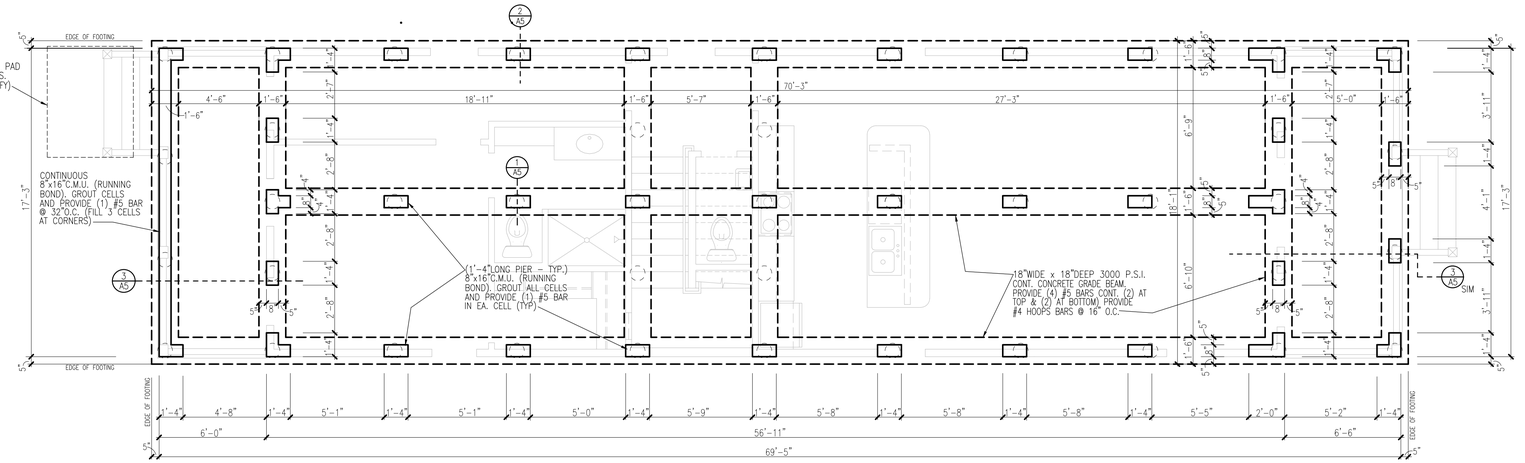
8. EARTHWORK:
   A. ALL VEGETATION, TREE ROOTS, STUMPS, UNSUITABLE SOIL DEBRIS, FOREIGN MATTER, ETC. TO BE REMOVED TO DEPTH REQUIRED TO REACH FIRM UNDISTURBED NATURAL SOIL PRIOR TO PLACING STEEL AND POURING CONCRETE
   B. FILL AND BACKFILL SHALL BE MISSISSIPPI RIVER "SUGAR SAND". PLACE IN 6 TO 8" LAYERS; EACH LAYER COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH A.S.T.M. D1557.
   C. DURING EXCAVATION DO NOT DISTURB ADJACENT STRUCTURES.

9. PLACE 8 MIL POLYETHYLENE VAPOR BARRIER BENEATH ALL SLABS AND BEAMS ON GRADE.

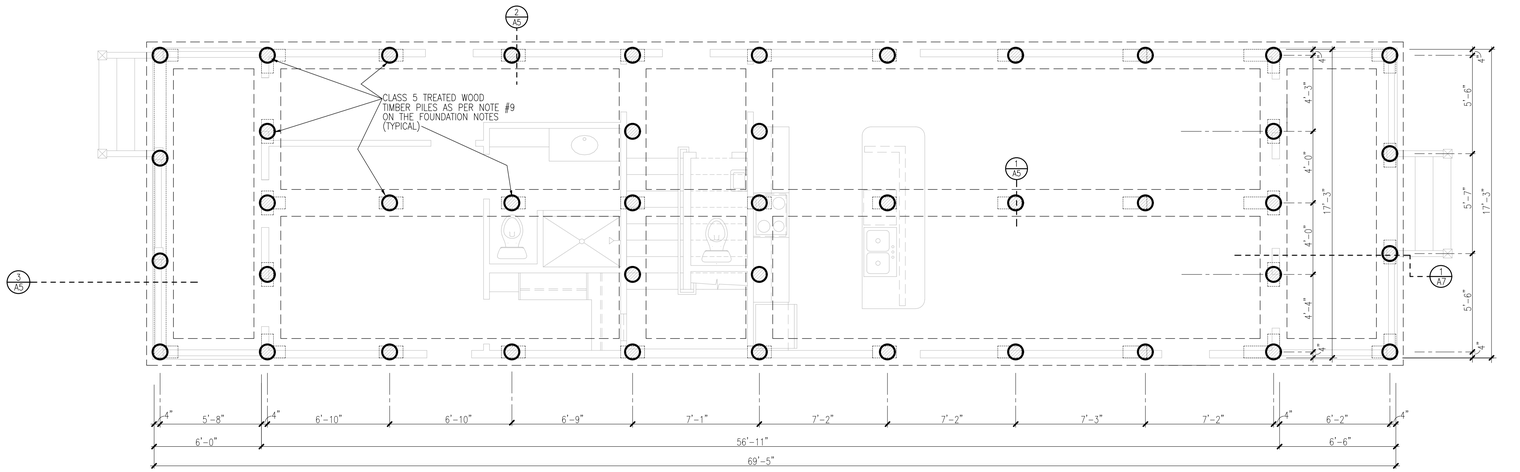
10. PILE/VIBRATION MONITORING SERVICES:
    CONTACTOR SHALL ENGAGE A FIRM QUALIFIED IN TIMBER PILE DRIVING MONITORING SERVICES TO PROVIDE THE FOLLOWING:
    A) INSPECTION OF THE PILES.
    B) ACCURATE RECORDS OF THE DRIVING OF EACH PILE.
    C) PRE–CONSTRUCTION PHOTOGRAPHS OF SURROUNDING STURUCTURES
    D) VIBRATION MONITORING SERVICES TO ENSURE GROUND MOTION IS KEPT WITHIN ACCEPTABLE INDUSTRY STANDARD LEVELS.

    ARCHITECT ASSUMES NO RESPONSIBILITY FOR DAMAGES TO ADJACENT STRUCTURES DUE TO VIBRATIONS, ETC. FROM PILE DRIVING ACTIVITIES

11. PRE–CONSTRUCTION PILING/FOOTING/PIER REVIEW:
    PRIOR TO DRIVING PILES AND POURING CONCRETE FOOTING AND PIER AREAS, THE CONTRACTOR SHALL PROVIDE ON–SITE MOCK–UP OF THE PILING, FOOTING, & PIER LAYOUT TO DEMONSTRATE COMPLIANCE WITH THE CITY REQUIREMENTS AND THE DRAWINGS TO ENSURE PROPER CONDITIONS ARE IN PLACE PRIOR TO DRIVING PILES & POURING CONCRETE. CONCRETE. (MANDATORY REQUIREMENT)(ARCHITECT TO REVIEW/APPROVE). (IF THIS "OVERSIGHT" REVIEW IS NOT CONDUCTED ARCHITECT ASSUMES NO RESPONSIBILTY/LIABILITIES FOR THE FOUNDATION CONDITIONS)



2 FOUNDATION AND PIER PLAN
SCALE: 1/4" = 1'–0"



1 PILE PLAN TOTAL NUMBER OF PILES = 43
SCALE: 1/4" = 1'–0"

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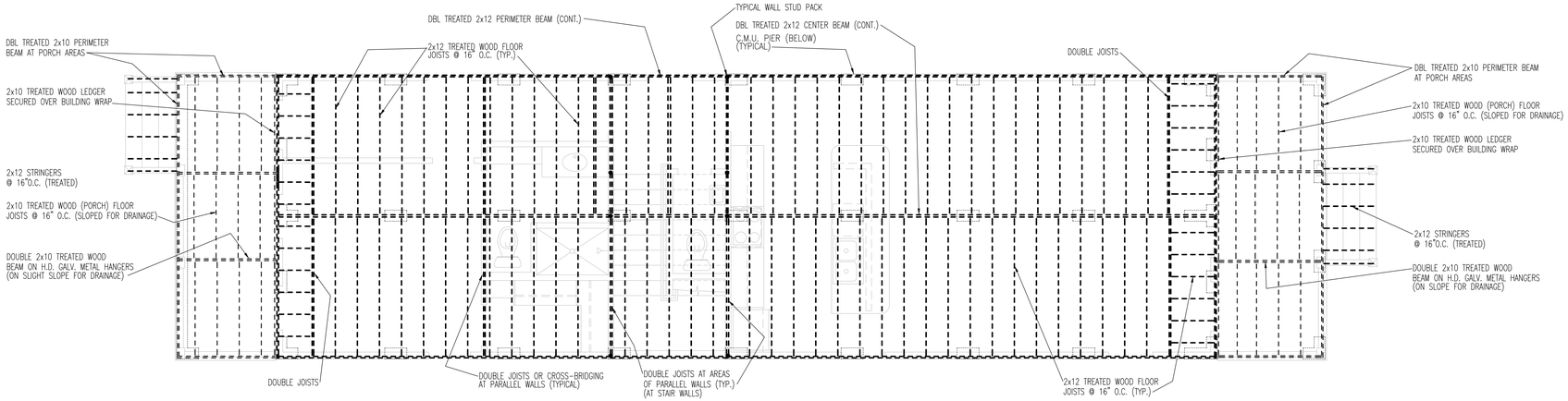
NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:
DRAWN BY:
DATE: 11–15–21
JOB NO.:

S1
SHEET OF

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
FINAL EXEMPT PERMIT
PERMISSION CONDITIONS
08/26/2022



1 FIRST FLOOR FRAMING PLAN

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

NOTES:

1. FIRST FLOOR PERIMETER WALLS SHALL BE 2x6 WOOD STUDS @16"O.C.
2. PROVIDE 2x6 BRIDGING/BLOCKING @ 5'-0"A.F. @ FIRST FLOOR PERIMETER WALLS (TREATED)
3. PROVIDE DBL. 2x12 W/ PLYWOOD FLITCH TYPICAL HEADER ABOVE ALL DOORS AND WINDOWS
4. PROVIDE 2x12 CROSS-BRIDGING @ WALLS PARALLEL TO JOISTS (TREATED)

ROOF NAILING SCHEDULE		
LOCATION	SIZE	SPACING
BOUNDARY	8D	4"O.C.
PANEL EDGE	8D	6"O.C.
FIELD	8D	12"O.C.

ROOF DIAPHRAGM NOTES:

1. ENTIRE ROOF SHALL BE CONSIDERED A DIAPHRAM
2. EXTERIOR PLYWOOD ROOF SHEATHING SHALL BE 5/8" A.P.A. RATED PLYWOOD, EXPOSURE 1
3. MINIMUM PENETRATION IS 1 5/8"
4. BLOCK ALL PLYWOOD EDGES.

SHEAR WALL NAILING SCHEDULE		
LOCATION	SIZE	SPACING
BOUNDARY	8D	4"O.C.
PANEL EDGE	8D	6"O.C.
FIELD	8D	6"O.C.

SHEAR WALL NOTES:

1. ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEAR WALLS
2. EXTERIOR PLYWOOD SHEATHING SHALL BE 15/32" A.P.A. RATED PLYWOOD, EXPOSURE 1
3. MINIMUM PENETRATION IS 1 5/8"
4. BLOCK ALL PLYWOOD EDGES.

FASTENER SCHEDULE

FASTENING SCHEDULE FOR STRUCTURAL MEMBERS (UON)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3 – 8d	---
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 – 8d	---
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2 – 16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2–16d	---
STUD TO SOLE PLATE, TOE NAIL	3–8d or 2-16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3 – 16d	16" O.C.
DOUBLE TOP PLATES, MINIMUM 24? OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8 – 16d	---
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3–8d	---
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS, FACE NAIL	2–10d	---
BUILT– UP HEADER, TWO PIECE WITH ½? SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER , TWO PIECE	16d	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3 – 8d	---
CONTINUOUS HEADER TO STUD, TOE NAIL	4 – 8d	---
CEILING JOIST , LAPS OVER PARTITIONS, FACE NAIL	3 – 10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3 – 10d	---
RAFTER TO PLATE, TOE NAIL	2 – 16d	---
1" BRACE TO EACH STUD & PLATEFACE NAIL	2 – 8d	---
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2 – 8d	---
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2 – 8d	---
WIDER THAN 1'x8? SHEATHING TO EACH BEARING, FACE NAIL	3 – 8d	---
BUILT– UP CORNER STUDS	10d	24" O.C.
BUILT–UP GIRDERS & BEAMS , 2"LUMBER LAYERS & LVL's	10d	NAIL EACH LAYER AS FOLLOWS: 16" O.C. @ TOP & BOTTOM & STAGGERED. TWO NAILS @ ENDS & @ EACH SPLICE
2" PLANKS	2 – 16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE , VALLEY OR HIP RAFTER'S TOE NAIL FACE NAIL	4 – 16d 3 – 16d	--- ---
RAFTER TIES TO RAFTERS, FACE	3 – 8d	---

FRAMING & FASTENING SCHEDULE FOR STRUCTURAL MEMBERS (UON)

DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER	EDGES (Inches)	INTERMEDIATE SUPPORTS (Inches)
Wood structural panels, subfloor, roof and wall sheathing to framing			
EXTERIOR WALLS: 15/32" APA RATED SHEATHING	8d COMMON NAIL	6	12 (NOTE #5)
SUBFLOOR: 3/4" APA RATED STURD–I–FLOOR SHEATHING	8d COMMON NAIL	6	12
ROOF: 5/8" APA RATED SHEATHING	8d COMMON NAIL	4	12 (NOTE #5)
Framing Members:			
STUD WALLS: 2x4s @ 16" O.C. W/ SOLID BLOCKING MID–HT.	SEE SCHEDULE	---	---

1. All nails are smooth–common, box or deformed shanks except where otherwise stated. Nails used for framing & sheathing connections shall have a minimum average bending yield strength as shown: 80 ksi for shank diameter of 0.192", 90 ksi for shank diameters larger than 0.142" but not larger than 0.177", and 100 ksi for shank diameters of 0.142" or less.
2. Nails shall be spaced at not more than 6" on center at all supports where spans are 48" or greater.
3. 4'x8' panels shall be applied vertically.
4. 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48" distance from gable end walls, if mean roof height is more than 25', up to 25' maximum.
5. Nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" on center for minimum 48" distance from ridges, eaves and gable end walls; & 4" on center to gable end wall framing.
6. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersections of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

FRAMING AND TIMBER NOTES

1. LUMBER DATA:
   A. FRAMING LUMBER SHALL BE KILN DRIED.
   B. CEILING JOIST, ROOF RAFTERS AND ASSOCIATED FRAMING SHALL BE NO.2 SOUTHERN YELLOW PINE.
   C. MODULUS OF ELASTICITY, "E" IN 1,600,000 PSI = 1.6
2. USE METAL JOIST HANGERS ON FLUSH FRAMED BEAMS.
3. EXTERIOR WALL SHEATHING WILL BE A MINIMUM 1/2" CDX PLYWOOD OR OSB
4. HEADERS SHALL BE AS PER SCHEDULE OR AS NOTED ON PLANS.
5. WOOD BEAMS WITH PLYWOOD SHALL BE GLUED AND NAILED.
6. WOOD BEAMS WITH STEEL PLATE SHALL BE BOLTED WITH 1/2" DIA. A307 GR.C STEEL BOLTS.
7. WALL BRACING SHALL BE STRUCTURAL SHEATHING PER WFCM, LATEST EDITION.
8. TOP PLATES SHALL BE FACE NAILED TOGETHER AT INTERSECTIONS WITH (4)–16d COMMON NAILS
9. 2"x4" BRACING ON 2"x6" ROOF RAFTERS SHALL NOT EXCEED THE FOLLOWING:
   2"x6" RAFTER AT 16" O.C. – 11'–3"
   2"x6" RAFTER AT 24" O.C. – 9'–2"
10. WIDE FLANGE STEEL SHALL BE ASTM A992(50 KSI). OTHERS SHALL BE ASTM A36(36KSI) UNLESS NOTED OTHERWISE ON PLANS.
11. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IRC(2012), NDS, AND WFCM.
12. THE NUMBER AND SIZE OF NAILS AT WOOD CONNECTIONS SHALL BE PER THE LATEST EDITION OF THE WFCM OR ENGINEER'S SPECIFICATIONS.
13. PARALLAM JOISTS SHALL HAVE A MINIMUM E=2,000,000 PSI AND Fb OF 2900 PSI.
14. CONNECTORS SPECIFIED AS "SIMPSON" TYPE ARE TO BE MANUFACTURED BY SIMPSON STRONG–TIE CO. OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FASTENING PROCEDURES. IF MANUFACTURER PROVIDES AN OPTION FOR THE INSTALLATION PROCEDURE, PROVIDE THE STRONGEST CONNECTION. CONNECTORS SHALL BE GALVANIZED.
15. BASE PLATES WILL BE ANCHORED AT A MAXIMUM OF 32" ON CENTER WITH A MINIMUM A307 GR. C 5/8"x9" ANCHOR BOLTS USING 3"x3"x1/4" PLATE WASHER.
16. WINDOWS/OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE, PRECUT MINIMUM 5/8" THICK PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT WINDOWS.
17. R905.2.6 ROOF SHINGLES WILL BE ATTACHED WITH THE HIGH WIND FASTENING METHOD TESTED IN ACCORDANCE WITH ASTM D3161 FOR 130 MPH WINDS. THE CONTRACTOR MUST SUBMIT A FASTENING PATTERN FROM THE SHINGLE MANUFACTURER THAT IT CERTIFIES AND CONFORMS TO ASTM D3161 FOR 130 MPH WINDS AND THE DESIGN LOADS FROM TABLE R301.2(2)
    R905.2.7.2 UNDERLAYMENT AND HIGH WIND– UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110 MPH) WILL BE APPLIED WITH CORROSION–RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER APART THAN 36" O.C.
18. FIRE BLOCKING SHALL BE INSTALLED AS PER SECTION R602.8 OF IRC 2012
19. JOIST SHALL ONLY BE NOTCHED IF NECESSARY IN STRICT ACCORDANCE WITH IRC 2012. NO EXCEPTIONS.
20. DESIGN WIND LOADS: 130MPH, EXPOSURE B, ENCLOSED STRUCTURE, I=1.0. THE OWNER SHALL COMPLY WITH THE REQUIREMENT OF AN ENCLOSED BUILDING ENVELOPE WITH WINDOWS, PERSONNEL DOORS AND GARAGE DOORS. IN THE EVENT THE OWNER DOESN'T NOT COMPLY WITH THESE REQUIREMENT, THE STRUCTURE SHALL BE REDESIGNED AS A PARTIALLY ENCLOSED STRUCTURE, AT THE OWNERS EXPENSE.
21. NAILS SHALL BE COMMON NAILS UNLESS SPECIFIED OTHERWISE. NO EXCEPTIONS UNLESS SPECIFICALLY REQUESTED IN WRITING AND APPROVED BY THE ENGINEER OF RECORD.
22. PLACE AND NAIL APA RATED PANEL ON ROOF WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS, UNLESS STRENGTH AXIS OTHERWISE IDENTIFIED. EACH PIECE MUST BE CONTINUOUS OVER AT LEAST TWO SPANS. USE MINIMUM OF 24" WIDE PANELS.
23. USE "H" PANEL CLIPS TO PROVIDE 1/8" SPACE IN ROOF SHEATHING AT PANEL EDGES AND ENDS UNLESS NOTED OTHERWISE BY PANEL MANUFACTURER.
24. IF ROOF SHEATHING IS CUT TO PROVIDE SPACE FOR A CONTINUOUS RIDGE VENT, ADD ADDITIONAL BLOCKING TO MAINTAIN ROOF SHEATHING NAIL SCHEDULE.
25. DESIGN LOADS FOR WOOD FRAME:

FLOOR LIVE LOAD:	40 P.S.F.
FLOOR DEAD LOAD:	20 P.S.F.
ROOF LIVE LOAD	20 P.S.F
DESIGN WIND LOAD	130 MPH – EXPOSURE CATEGORY B.

ROOF DIAPHRAM DIAGRAM

SHEAR WALL DIAGRAM

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

These plans and specifications have been prepared by me or under my supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

REVISIONS	
NO.	

CHECKED BY:

DRAWN BY:

DATE: 11-15-21

JOB NO.:

S2

SHEET OF



FINAL EXEMPT PERMIT
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
THIS PERMIT IS BEING ISSUED BASED ON THE PLANS AND SPECIFICATIONS SUBMITTED AND REVIEWED BY THE DEPARTMENT OF SAFETY AND PERMITS. ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF SAFETY AND PERMITS PRIOR TO CONSTRUCTION. THE ISSUANCE OF THIS PERMIT DOES NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS AND CONSTRUCTION WHEN IN VIOLATION OF THE CODES ADOPTED BY THE CITY OF NEW ORLEANS. THE ISSUANCE OF A PERMIT BASED ON PLANS, SPECIFICATIONS AND OTHER DATA SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING THE CORRECTION OF ERRORS IN SAID PLANS, SPECIFICATIONS AND OTHER DATA OR FROM PREVENTING BUILDING OPERATIONS BEING CARRIED ON THEREUNDER WHEN IN VIOLATION OF THIS CODE OR OF ANY OTHER ORDINANCE OF THIS JURISDICTION.
APPROVED
DATE
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FINAL PERMIT PACKAGE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
PERMISSION GRANTED
pdf
08/26/2022

ELECTRIC NOTES:

PROVIDE NECESSARY POWER FOR WATER HEATERS, HVAC EQUIPMENT, POOL EQUIPMENT, ETC. IN ATTIC, AND YARD

PROVIDE ONE DUPLEX OUTLET IN ALL ATTIC AREAS

PROVIDE NEW ELECTRICAL SERVICE & METER AS REQUIRED TO MEET ELECTRICAL CODES

INSTALL ALL COMPONENTS, WIRING, ETC. AS PER THE GOVERNING ELECTRICAL CODES

PROVIDE ANY AND ALL ADDITIONAL DUPLEX OUTLETS AS REQ'D BY THE CODE AND INSPECTORS

FIELD VERIFY ALL LOCATIONS/HEIGHTS/POWER REQMNT'S OF ALL ITEMS W/ OWNER, MFR, ETC. PRIOR TO INSTALLATION

COOR ALL POWER REQUIREMENTS W/ OWNER, MFR'S, SUB-CONTRACTORS, ETC. TO ENSURE PROPER IMPLEMENTATION

COOR EXACT LOCATION OF SERVICE/METER/PANELS W/ PROVIDER, CITY AND OWNER PRIOR TO INSTALLATION

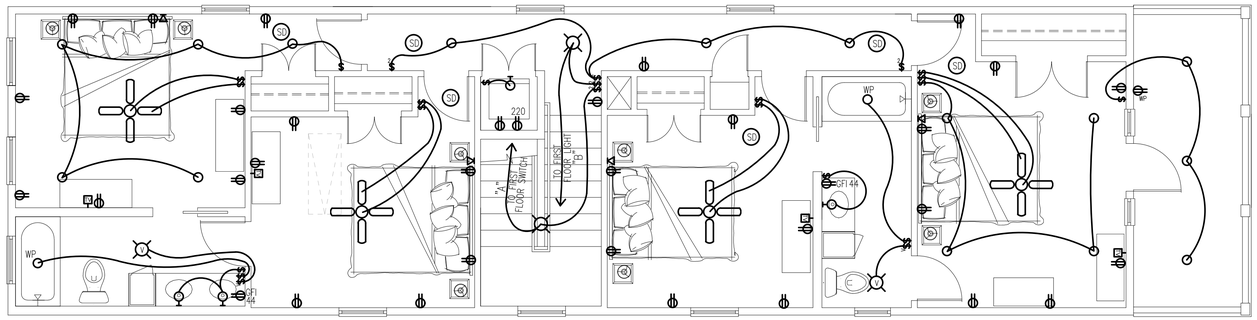
PROVIDE NECESSARY POWER FOR ALARM/VIDEO/AUDIO SYSTEMS AS INSTRUCTED BY THE OWNER

PROVIDE LIGHT IN ATTIC W/ SWITCH

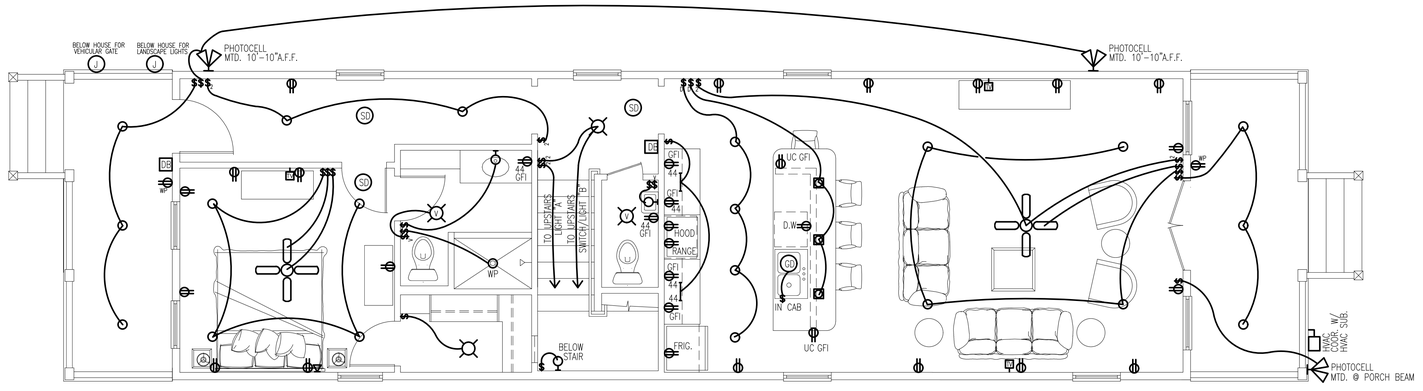
PROVIDE NECESSARY POWER FOR AUTOMATIC VEHICULAR GATE SYSTEM AS INSTRUCTED BY THE OWNER

LEGEND

- FAN / LIGHT
- VENT / HEATER / LIGHT
- PENDANT FIXTURE
- FLUORESCENT FIXTURE
- UNDERCOUNTER LIGHT
- SUSP. PENDANT DOWNLIGHT
- SCONCE
- 6" RECESSED CAN FIXTURE
- MCL — MICRO RECESSED CAN FIXTURE
- DUPLEX OUTLET
- GFI — GROUND FAULT INTERRUPT DUPLEX
- WP — WATERPROOF DUPLEX
- 42 — DUPLEX AT 42" A.F.F.
- FLOOR OUTLET
- UC — DUPLEX UNDERCOUNTER
- $ — LIGHT SWITCH
- $D — DIMMER LIGHT SWITCH
- $3 — TWO-WAY LIGHT SWITCH
- $V — VENT/LIGHT/HEATER SWITCH
- TELEPHONE OUTLET
- CABLE T.V. OUTLET
- SD — 120 VOLT SMOKE DETECTOR (HARDWIRE AND INTERCONNECT)
- DB — DOOR BELL AND CHIME
- EXTERIOR FLOOD LIGHT (W/ PHOTOCELL)
- J — JUNCTION BOX
- SP A — AUDIO SPEAKER
- DISCONNECT
- C — COMPUTER



2 SECOND FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

TERRELL FABACHER ARCHITECTS, L.L.C.
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These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
2428 GRAVIER STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:

DRAWN BY:

DATE: 11-15-21

JOB NO.:

TIMOTHY D. TERRELL 1551 #4000 LICENSED IN LOUISIANA REGISTERED ARCHITECT

E1

SHEET OF