

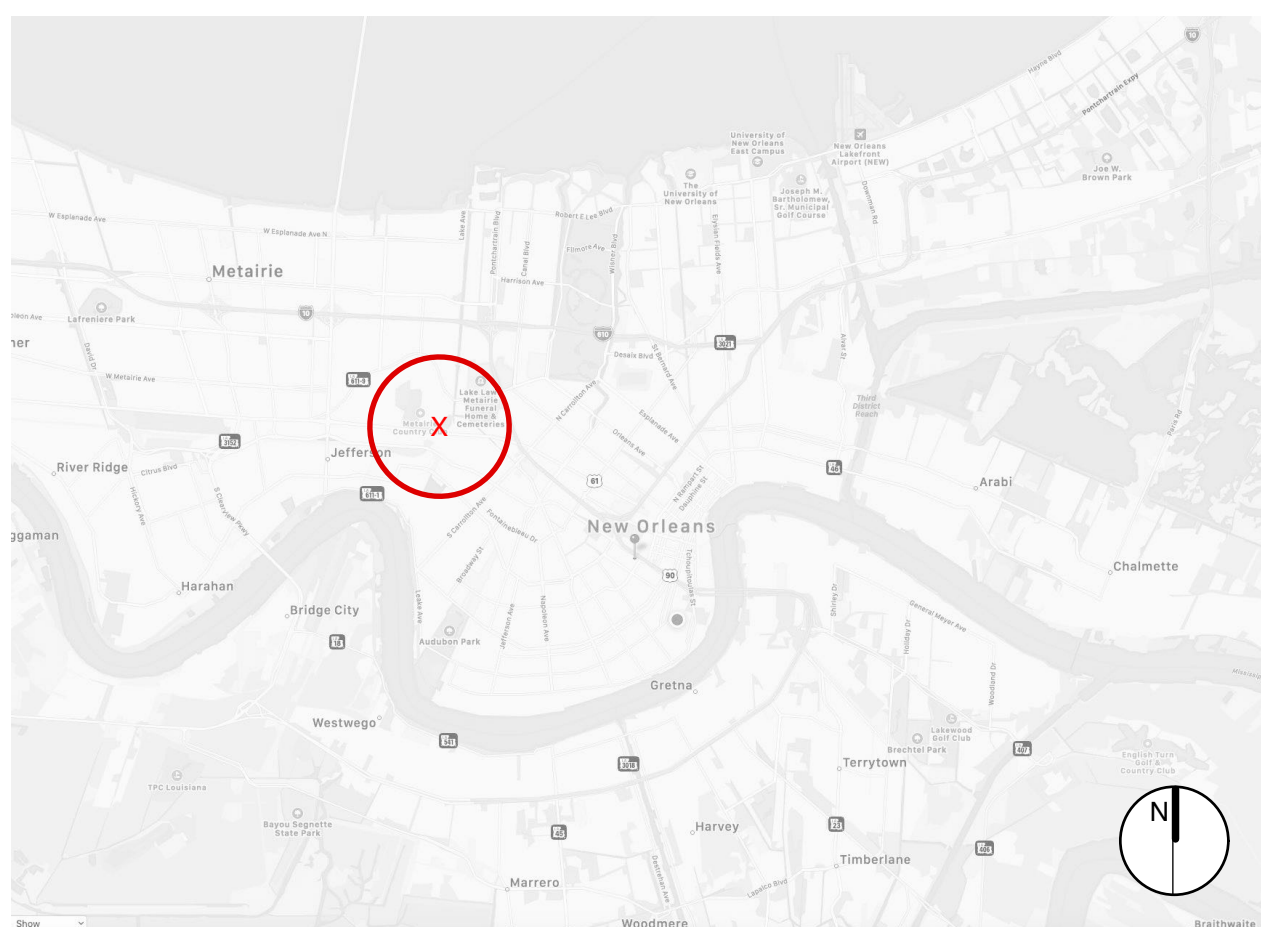
### PROJECT NOTES

- CONTRACTOR SHALL PROVIDE ANY NECESSARY BLOCKING AND INSTALLATION OF APPLIANCES AND FIXTURES.
- CONTRACTOR SHALL COORDINATE AND CONNECT OWNER PROVIDED OR EXISTING APPLIANCES.
- ALL NEW APPLIANCES, LIGHT FIXTURES, MECHANICAL EQUIPMENT SHALL BE ENERGY STAR RATED.
- ALL PLUMBING FIXTURES SHALL BE LOW FLOW WITH FLOW RATHES AS REQUIRED BY EGC 2008: TOILETS: 1.3 GPM MIN; SHOWER HEADS: 2.0 GPM MIN; KITCHEN FAUCETS: 2.0 GPM MIN; BATHROOM FAUCETS: 2.0 GPM MIN.
- WINDOWS: PROVIDE CODE COMPLIANT PLYWOOD COVERS, WOOD SHUTTERS, OR PROVIDE IMPACT RESISTANT GLASS OR EQUAL PER R301.2.1.2, IRC 2015. ALL IMPACT RESISTANT GLAZED OPENINGS SHALL MEET MIAMI DADE COUNTY PA 201, 202, AND 203 OR ASTM E 1886 AND ASTM E 1996 (MISSILE LEVEL C-916)
- ALL PAINTS, PRIMERS, ADHESIVES AND SEALANTS SHALL BE LOW VOC. LIMITS FOR INTERIOR PAINTS AND PRIMERS: FLATS AND NON-FLATS: 50 G/L; FLOOR: 100 G/L.  
OIL BASED PAINT AND PRIMERS ARE TO BE USED ON ALL EXTERIOR SURFACES.
- KITCHEN COUNTERTOP TO BE SELECTED BY OWNER AND INSTALLED BY G.C.
- FLOOR FINISHES SHALL BE STORED INSIDE THE BUILDING FOR NO LESS THAN 10 DAYS TO ACCLIMATE TO THE INTERIOR CONDITIONS.
- PROVIDE WOOD SHELVING IN CLOSETS AND UTILITY ROOMS PER DETAILS.
- PROVIDE A RADIANT BARRIER AT ALL NEW AND MODIFIED FLOOR FINISHES.
- INSULATION: INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE.  
THE CERTIFICATION FOR FOAM SHALL INCLUDE:  
- INSTALLED THICKNESS  
FOR BLOWN IN CELLULOSE THE CERTIFICATION SHALL INCLUDE:  
- INITIAL INSTALLED THICKNESS  
- SETTLED THICKNESS  
- SETTLED R-VALUE  
- INSTALLED DENSITY  
- COVERAGE AREA  
- NUMBER OF BAGS INSTALLED  
THE INSULATION INSTALLER SHALL SIGN, DATE AND POST THE CERTIFICATION IN A CONSPICUOUS LOCATION ON THE JOB SITE. INSPECTION OF INSULATION WILL BE REQUIREMENT. THE BUILDER AND OWNER WILL NEED TO WORK ON SCHEDULE INSPECTION BEFORE SHEETROCK IS PUT UP.  
LOCATIONS AND VALUES (IECC 2009)  
- UNDER FLOOR INSULATION TO BE R-19 - FOAM OR BATT; SEE WALL SECTION.  
- WALL CAVITY INSULATION TO BE R-19 - BORATE CELLULOSE OR FOAM  
- CEILING INSULATION TO BE R-38 - BORATE CELLULOSE OR FOAM  
- BAFFLES TO BE INSTALLED AT ALL EAVE VENTS  
THICKNESS OF INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 FT TO THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS A MINIMUM OF 1 INCH HIGH.
- HVAC:  
-14 SEER, TWO CYCLE VARIABLE SPEED HEAT PUMP WITH GAS HEAT, AIR HANDLER LOCATED IN ATTIC  
-PROGRAMMABLE THERMOSTAT  
-DEHUMIDIFIER  
-A HEAT PUMP WITH A HEATING SEASON PERFORMANCE FACTOR OF 8.5  
-ALL JOINTS SHALL BE SEALED WITH FIBERGLASS MESH AND MASTIC TO PROVIDE 75 CFM AT 25 PASCALS IN DUCT LEAKAGE TESTING.  
-DUCTS INSTALLED PER MANUFACTURERS SPECIFICATIONS  
-ALL FLEXIBLE DUCT CONNECTIONS SHALL USE A MESH, MASTIC AND CLAMPS TO ESTABLISH AN AIRTIGHT CONNECTION  
-FLEXIBLE DUCT SHALL BE SUPPORTED AT MANUFACTURER'S RECOMMENDED INTERVALS, BUT AT NO GREATER DISTANCE THAN 5 FEET. MAXIMUM PERMISSIBLE SAG IS 1/4" INCH PER FOOT OF SPACING BETWEEN SUPPORTS. THE SUPPORTS SHALL NOT COMPRESS THE FLEXIBLE DUCT.  
-WHEN BENDING FLEXIBLE DUCTS THE RADIUS AT CENTER LINE SHALL NOT BE LESS THAN ONE DUCT DIAMETER  
-DUCTS TO BE INSULATED TO AT LEAST R-8  
-PROVIDE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES FRESH AIR PER ASHRAE 62.2-2010; EQUIPMENT: APPLIAIRE MODEL 8126 VENTILATION CONTROL SYSTEM OR APPROVED EQUAL. ALL FILTERS TO BE PROVIDED SHALL BE MERV 8 OR HIGHER.  
- HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL PARTS J AND S, ASHRAE HANDBOOKS OR EQUAL TO PROVIDE ADEQUATE DEHUMIDIFICATION.
- EXTERIOR LIGHTS WILL HAVE DAYLIGHT SENSORS OR TIMERS.  
ALL CAN LIGHTING THAT PENETRATES THE INSULATION LAYER MUST BE AIR TIGHT UNITS.
- PROVIDE 50 GAL GAS WATER HEATERS. MAINTAIN A MAXIMUM HOT WATER LINE RUN OF 30 FEET OR CONSULT WITH ARCHITECT.
- GAS SERVICE TO BUILDINGS IS PROVIDED; COORDINATE GAS LINE TO WASHER DRYER CLOSET.
- PROVIDE A CONTINUOUS SEALANT BEAD AT ALL TOP AND BOTTOM PLATES AND DOOR, WINDOW AND EQUIPMENT PENETRATIONS IN EXTERIOR ENVELOPE.
- DEDICATED EXHAUST FANS THAT EXHAUST TO THE EXTERIOR MUST BE PROVIDED TO VENT FANS IN KITCHEN, BATHROOMS AND LAUNDRIES. BATHROOM AND KITCHEN EXHAUST FANS SHALL BE COMPLIANT WITH ASHRAE 62-2. DRYERS SHALL HAVE A RIGID DUCT TO THE EXTERIOR. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR CERTIFIED AND BE ON A TIMER.
- FORMALDEHYDE FREE COMPOSITE WOOD: ALL PARTICLE BOARD, MDF AND COMPOSITE BOARDS WILL COMPLY WITH CALIFORNIA 93120.
- ALL TILE SHALL BE INSTALLED OVER CEMENTITIOUS BACKER BOARD. ALL TILE IN WET AREAS SHALL BE SEALED.
- ALL FLASHING AND SHEET METAL WORK SHALL COMPLY WITH NRCA AND SMACNA STANDARDS.
- ROOFING SHALL BE AN ASPHALT SEAL TAB ARCHITECTURAL SHINGLE OF LIGHT COLOR (SUBMIT FOR APPROVAL TO HDLC) WITH A 30 YEAR WARRANTY. ROOF INSTALLATION SHALL COMPLY WITH THE 130 MPH WIND ZONE REQUIREMENTS IN IRC 2015 ED, AND ASTM D 7158 G (130 MPH) RATING.

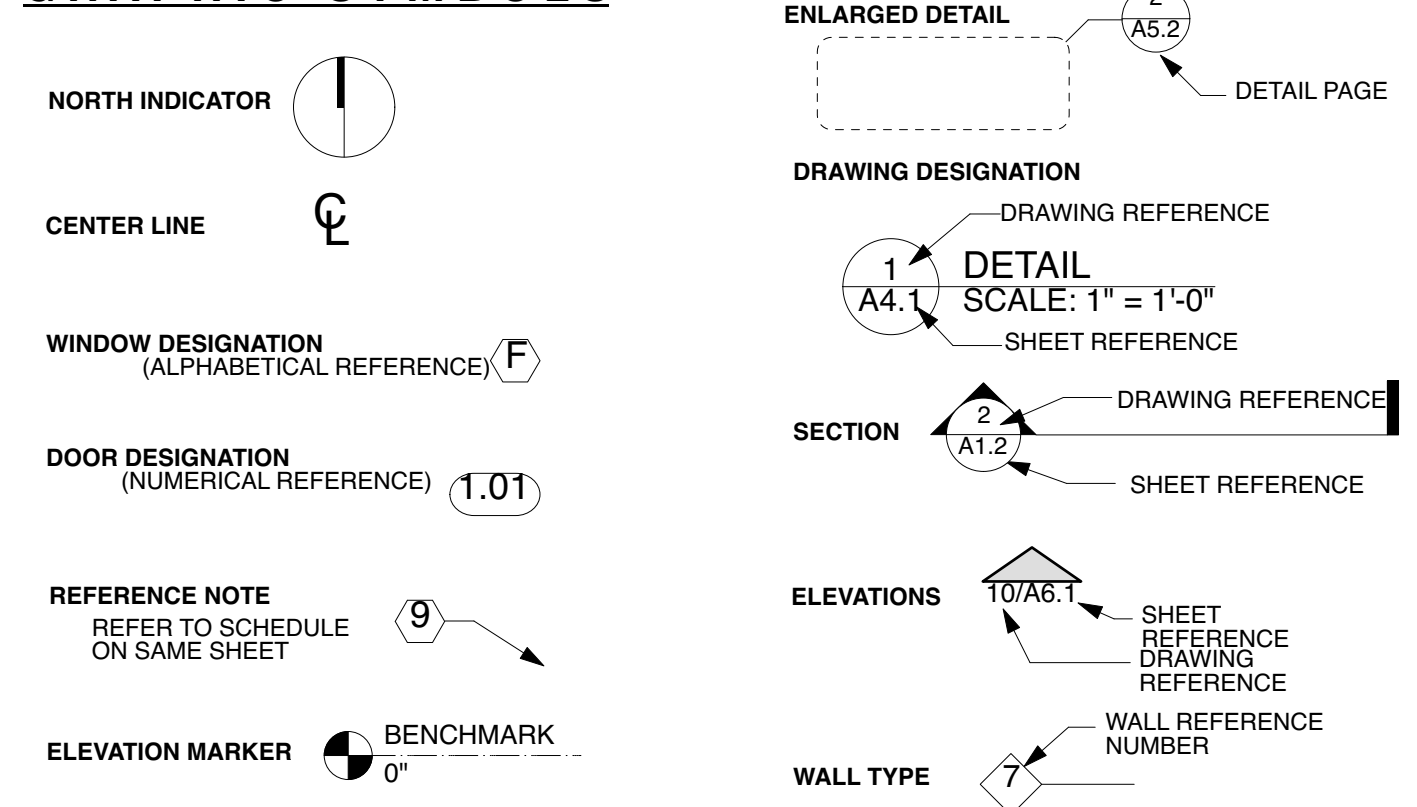
### GENERAL NOTES

- CONTRACTOR AND MAJOR SUBCONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION SITE AND VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND THE OWNER. IN ADDITION REVIEW CAREFULLY ALL CONDITIONS AND SYSTEMS AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE REQUIRED WORK FOR A COMPLETE INSTALLATION. ALL DEVIATION OR CHANGES NECESSARY TO ACHIEVE THE INSTALLATION SHOWN SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT OR OWNER PRIOR TO SUBMITTING FINAL PRICE TO MAKE NECESSARY ADJUSTMENTS SO AS TO AVOID ANY EXTRA COSTS DURING CONSTRUCTION.
- CONTRACTOR SHALL AT ALL TIMES KEEP PREMISES FREE FREE FROM ACCUMULATION OF DEMOLITION DEBRIS, WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATION AND SHALL REMOVE NO LESS THAN WEEKLY ALL DEBRIS FROM AND ABOUT THE PROJECT. ALL WASTE SHALL BE SEPARATED BY TYPE OF MATERIAL FOR RECYCLING. CONTRACTOR SHALL COORDINATE CONSTRUCTION LIMITS, STAGING LIMITS AND STAGING AREAS WITH OWNER.
- ALL MATERIALS AND WORK SHALL CONFORM TO ALL GOVERNING CODES, REGULATIONS AND AGENCIES. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS. CONTRACTOR SHALL ENSURE ALL MATERIALS AND WORK COMPLY WITH APPLICABLE GOVERNING CODES.
- CONTRACTOR SHALL INSTALL AND PROVIDE ALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ACCESS TO THE BUILDING OR ADJACENT FLOORS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION OF AREA IN QUESTION.
- PERIMETER DIMENSIONS ARE TO BE FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
- ALL RATED PARTITIONS SHALL BE TIGHTLY SEALED TO THE UNDERSIDE OF STRUCTURE. INTEGRITY OF ONE-HOUR RATED PARTITIONS AND SMOKE PARTITIONS SHALL BE MAINTAINED AT CORNERS AND AT INTERSECTIONS OF OTHER PARTITION TYPES.
- UNLESS OTHERWISE NOTED OR DETAILED ALL PIPE CHASE WALLS WITH A THICKNESS GREATER THAN 4 INCHES ARE TO BE CONSTRUCTED OF 6" STUDS WITH ONE LAYER OF 5/8" TYPE X DRYWALL ON BOTH SIDES. PROVIDE METAL OR DRYWALL CROSS BRACES AS REQUIRED TO MAINTAIN THE REQUIRED FIRE RATING OF THE CONSTRUCTION. HOLD CHASE WALLS TO MINIMUM DIMENSIONS. VERTICAL PIPING LOCATED WITHIN THE STUD SPACE OF PARTITIONS SHALL BE COMPLETELY ENCLOSED WITH FULL THICKNESS OF DRYWALL ON EACH SIDE OF STUD.
- RECESSES FOR ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ANNUNCIATOR BOXES, ETC., LOCATED IN RATED PARTITIONS SHALL BE FACED WITH DRYWALL TO CREATE A FIVE SIDED ENCLOSURE AS REQUIRED TO RETAIN RATING OF WALL.
- JOINTS OCCURRING IN RATED DRYWALL PARTITIONS SHALL BE STAGGERED BOTH HORIZONTALLY AND VERTICALLY.
- ALL WALLS AND FLOOR OPENINGS SHALL BE FIRESTOPPED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL MECHANICALLY FASTENED INPLACE TO PROVIDE AN EFFECTIVE AND APPROVED FIRE STOP. OPENING IN SLABS AND PARTITIONS FOR CONDUIT, PIPING AND OTHER ITEMS SHALL BE FILLED WITH AN APPROVED NON-COMBUSTIBLE MATERIAL TO PROVIDE AN APPROVED SEAL TO PROHIBIT THE PASSAGE OF FIRE OR SMOKE.
- PROVIDE 6 INCH STUDS BEHIND SINKS, AND WHERE NOTED OR OTHERWISE REQUIRED TO CONCEAL PIPING AND OTHER ITEMS OCCURRING WITHIN PARTITIONS.
- NAILERS, BLOCKING AND OTHER ROUGH CARPENTRY ITEMS INDICATED AS "WOOD", "P.T. WOOD", OR "TREATED WOOD" SHALL BE TREATED FOR WATER RESISTANCE.
- THE CONTRACTOR AND SUBCONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE FOLLOWING ABBREVIATIONS AND THE STANDARD ABBREVIATIONS WHICH MAY USED IN THIS SET OF DRAWINGS:  
F.O.F. - FACE OF FINISH  
F.O.S.H. - FACE OF SHOE OF SHEATHING  
F.O.S. - FACE OF STUD  
F.O.E. - FACE OF EXISTING  
F.O.C. - FACE OF CONCRETE (MASONRY)  
A.F.F. - ABOVE FINISHED FLOOR  
N.T.S. - NOT TO SCALE  
R.O. - ROUGH OPENING  
M.O. - MASONRY OPENING  
U.N.O. - UNLESS NOTED OTHERWISE  
T.O.S. - TOP OF STEEL  
T.O.F.F. - TOP OF FINISH FLOOR
- CONTRACTOR TO PROVIDE FINISH MATERIALS SUBMITTALS TO ARCHITECT FOR OWNER REVIEW
- ANY REQUEST FOR CONSIDERATION BY THE OWNER OF SUBSTITUTIONS OF REQUIRED MATERIALS OR PRODUCTS CALLED FOR OR SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS SHALL BE SUBMITTED TO THE OWNER IN WRITING FOR A WRITTEN APPROVAL BY THE OWNER. SHALL BE RECEIVED AT THE OWNER'S OFFICE TEN (10) BUSINESS DAYS PRIOR TO THE SPECIFIED BID DATE. ANY BID BASED UPON OR CONTAINING AN UNAPPROVED PRODUCT OR MATERIAL SUBSTITUTION MAY BE DISALLOWED.
- DO NOT SUBSTITUTE MATERIALS, PRODUCTS OR EQUIPMENT UNLESS SUCH SUBSTITUTION HAVE BEEN "SPECIFICALLY APPROVED IN WRITING" FOR THIS WORK BY THE OWNER.
- WHERE THE PHRASE "OR EQUAL" OR "AS APPROVED BY THE ARCHITECT" OCCURS IN THESE CONTRACT DOCUMENTS; DO NOT ASSUME THAT MATERIALS, PRODUCTS OR EQUIPMENT WILL BE APPROVED AS EQUAL UNLESS THE ITEM HAS BEEN SPECIFICALLY APPROVED IN WRITING FOR THIS WORK BY THE ARCHITECT. THE DECISION OF THE OWNER SHALL BE FINAL IN RELATION TO SUBSTITUTIONS.
- ANY SUBSTITUTIONS FOR SPECIFIED MATERIALS CALLED FOR ON THE DRAWINGS OR SPECIFICATIONS, SHALL BE SUBMITTED TO THE OWNER IN WRITING FOR A WRITTEN APPROVAL 10 DAYS PRIOR TO THE SPECIFIED BID DATE.
- DIMENSIONS, ALIGNMENTS, DETAILS AND FLOOR PLAN DIMENSIONS SHOWN ON THESE DOCUMENTS ARE BASED UPON AN ASSUMED MANUFACTURER'S STANDARD DETAILS. IF A MANUFACTURER IS SUBSTITUTED AND/OR "APPROVED AS EQUAL" BY THE ARCHITECT AS SPECIFIED IN THE "BIDDING REQUIREMENTS"; THEN IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RECOORDINATE THE DIMENSIONAL AND DETAIL REQUIREMENTS OF THE SUBSTITUTED MANUFACTURER TO THE REQUIREMENTS OF THIS PROJECT AND/OR TO ENGAGE THE ARCHITECT TO REVISE AND RECOORDINATE THE CONTRACT DOCUMENTS AS MAY BE REQUIRED.
- CONTRACTOR TO COORDINATE ALL FINISHES WITH OWNER AND ARCHITECT OF RECORD
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL CABINETS AND CASEWORK.
- PROVIDE BLOCKING FOR ALL SURFACE MOUNTED, SEMI-RECESSED OR RECESSED ITEMS SUCH AS ACCESSORIES, GRAB-BARS, CLOSET RODS AND SHELVES, DRAPERY ROD, SHOWER CURTAIN RODS, COUNTERTOPS, ETC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF MECHANICAL, ELECTRICAL, PLUMBING, ETC WORK SO THAT THE WORK IN THE FIELD WILL ACHIEVE THE DESIGN CRITERION SET OUT IN THE ARCHITECTURAL PACKAGE.
- CONSTRUCTION OF ALL VERTICAL OPENINGS (SHAFTS) SHALL BE IN ACCORDANCE WITH ALL CODE REQUIREMENTS.
- ALL SUBCONTRACTORS TO SEAL ALL PENETRATIONS, SEAMS, OPENINGS THROUGH RATED WALLS AND/OR FLOOR-CEILING ASSEMBLIES WITH FIRE SEALANT AND/OR INTUMESCENT PIPE WRAPS. INTUMESCENT PIPE WRAPS TO BE USED AT ALL PVC PIPING THAT PENETRATES RATED ASSEMBLIES.
- SEAL ALL PENETRATIONS THROUGH ALL PARTITIONS.
- ALL WALL AND FLOOR ASSEMBLIES MUST MEET THE REQUIREMENTS OF THE U.L. ASSEMBLY SYSTEM REFERENCED.
- CONSULT ARCHITECT FOR APPROVAL OF PARTITION LAYOUT ON EACH FLOOR BEFORE CONSTRUCTION PROCEEDS. NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARISE.

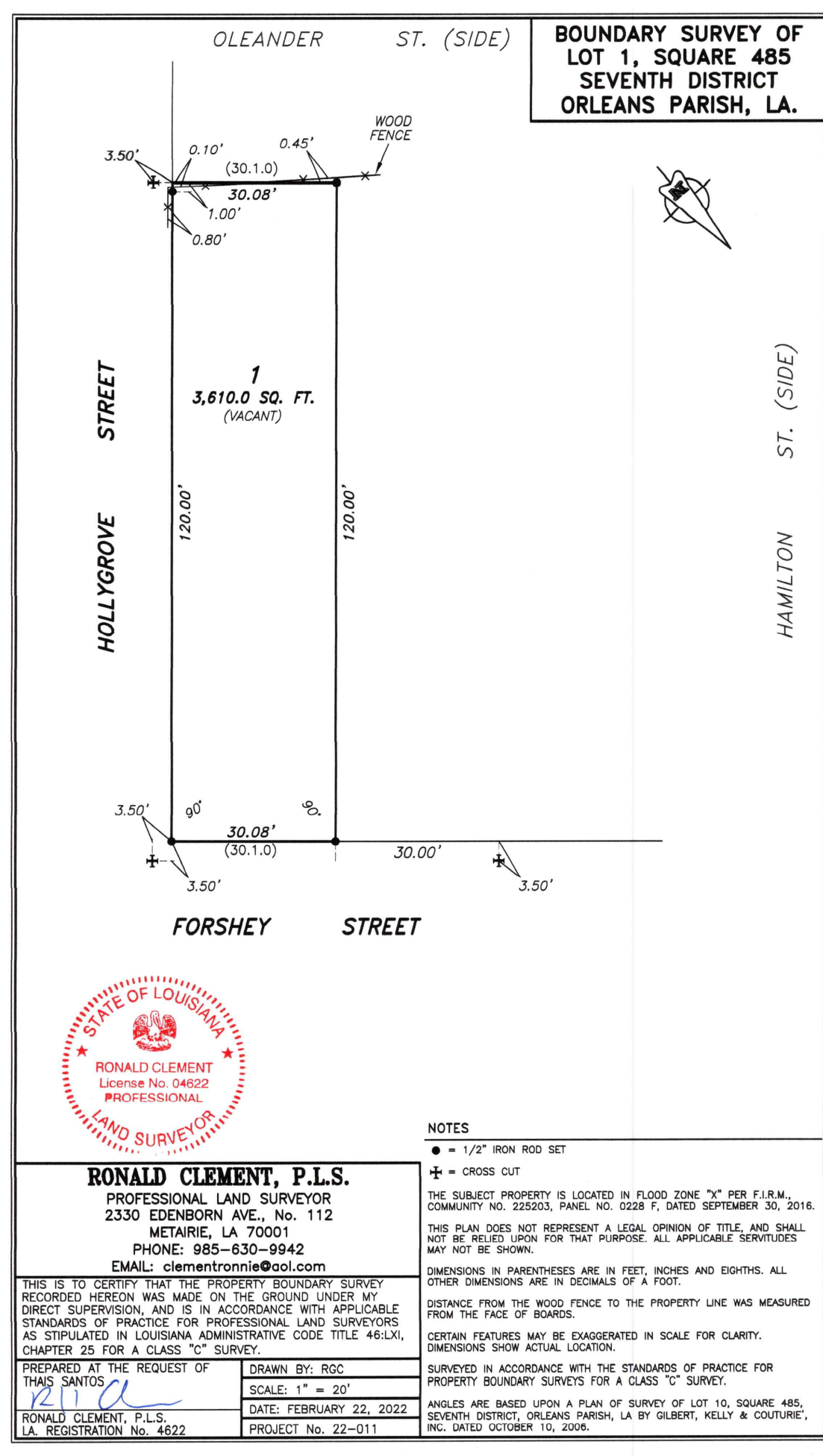
### SITE LOCATOR MAP



### GRAPHIC SYMBOLS



### SURVEY



### SCOPE OF WORK

- ARCHITECTURAL CONSTRUCTION OF A NEW TWO STORY DUPLEX RESIDENCE.
- MECHANICAL HVAC SYSTEM TO BE INSTALLED PER PER APPLICABLE CODES.
- ELECTRICAL NEW ELECTRICAL SYSTEM TO BE INSTALLED PER PLANS PER APPLICABLE CODES.
- PLUMBING NEW PLUMBING SUPPLY AND DRAIN LINES TO BE INSTALLED PER APPLICABLE CODES. FIXTURES TO BE INSTALLED PER PLANS.
- STRUCTURAL NEW FRAMING AND FOUNDATION PER PLANS

### PROJECT INFORMATION

CLASSIFICATION OF WORK		CONSTRUCTION OF A TWO FAMILY RESIDENCE	
ZONING:	HU-RD2		PER <a href="http://property.nola.gov">http://property.nola.gov</a>
LOT AREA	3610	SF	
BUILDING FOOTPRINT AREA	2237	SF	
PAVED AREA	96	SF	
PERMEABLE LOT AREA REQ'D	30%	1083	SF
PERMEABLE LOT AREA PROPOSED		1277	SF
OPEN SPACE REQUIRED	30%	1083	SF
OPEN SPACE PROVIDED		1373	SF
TOTAL OCCUPANCY AREA	2066	SF	
AREA UNDER BEAM	2237	SF	
FRONT YARD PROVIDED	258	SF	BLOCK AVG. = 7'
IMPERVIOUS FRONT YARD MAX	40%	103	SF
FRONT /CORNER YARD PAVING	48	SF	
PVIOUS FRONT YARD PROPOSED	210	SF	
BUILDING HEIGHT	18'-7 3/4"		SEE A4.1

- THESE DRAWINGS HAVE BEEN PREPARED TO MEET THE DESIGN SPECIFICATIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION.
- WIND LOADS = 130 MPH. BASIC WIND SPEED EXPOSURE "B" (R301.2 (4))
- I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THERETH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS.
- THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE.

I WILL ~~WILL NOT~~ OBSERVE THE WORK.

### PROJECT DIRECTORY

#### OWNER

LJT INVESTMENTS LLC  
11227 MIDPOINT DRIVE  
NEW ORLEANS, LA 70128

#### ARCHITECT OF RECORD

J. A. MODINGER ARCHITECT, LLC  
1558 ANNUNCIATION ST.  
NEW ORLEANS, LA 70130  
T: 512.535.2085

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CONTACT:  
J. A. MODINGER, ARCHITECT  
PRINCIPAL  
ALEX@JAMODINGER.COM

#### CONTRACTOR

TBD

### DRAWING INDEX

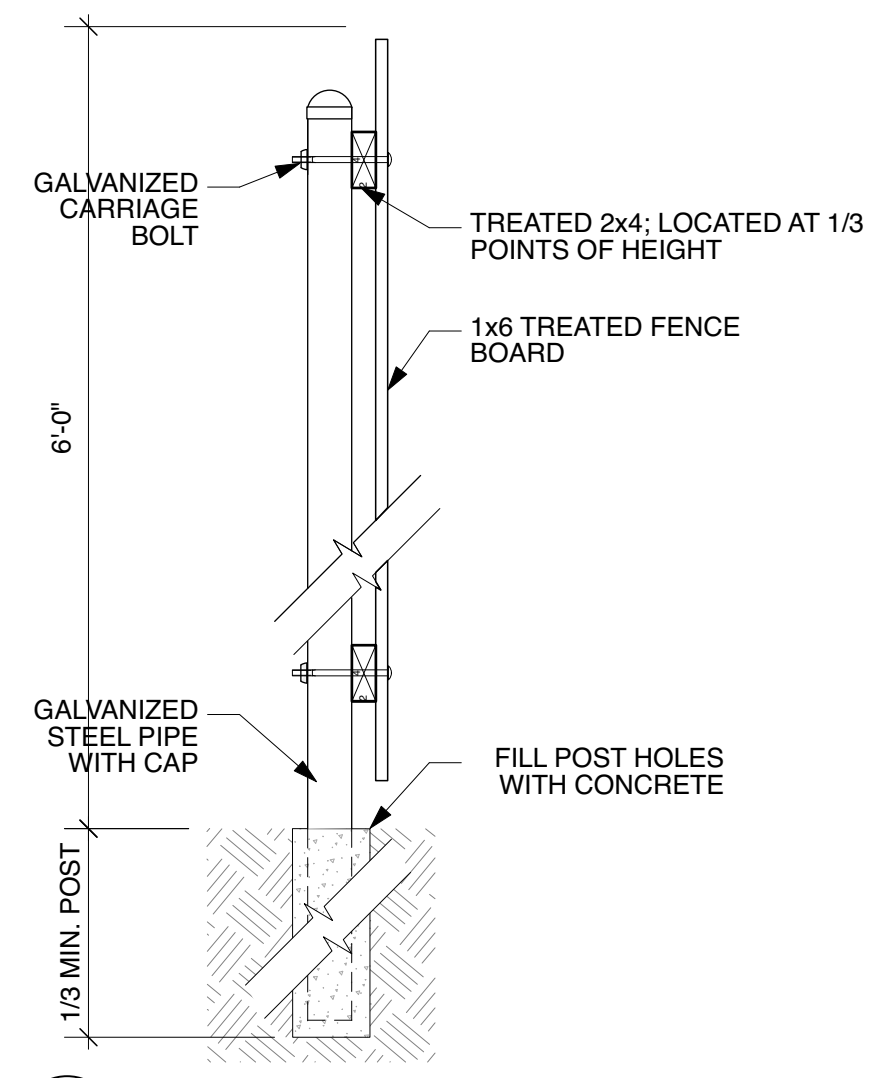
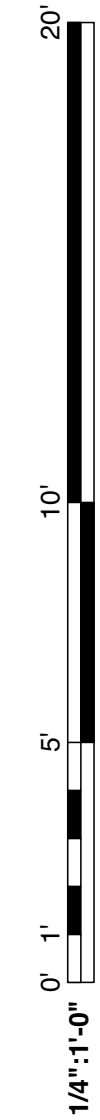
SHEET	DESCRIPTION
A0.0	GENERAL INFORMATION
A0.1	SITE PLAN AND SITE DETAILS
A1.1	INTERIOR DETAILS
A1.2	EXTERIOR DETAILS
A2.0	FOUNDATION PLAN
A2.1	FLOOR PLANS
A3.1	REFLECTED CEILING PLANS
A4.1	EXTERIOR ELEVATIONS
A5.1	BUILDING SECTIONS
A6.1	INTERIOR ELEVATIONS AND SCHEDULES



CONSTRUCTION OF A NEW DUPLEX RESIDENCE AT  
**9000 FORSHEY ST**  
FOR LJt INVESTMENTS, LLC  
NEW ORLEANS, LA 70118

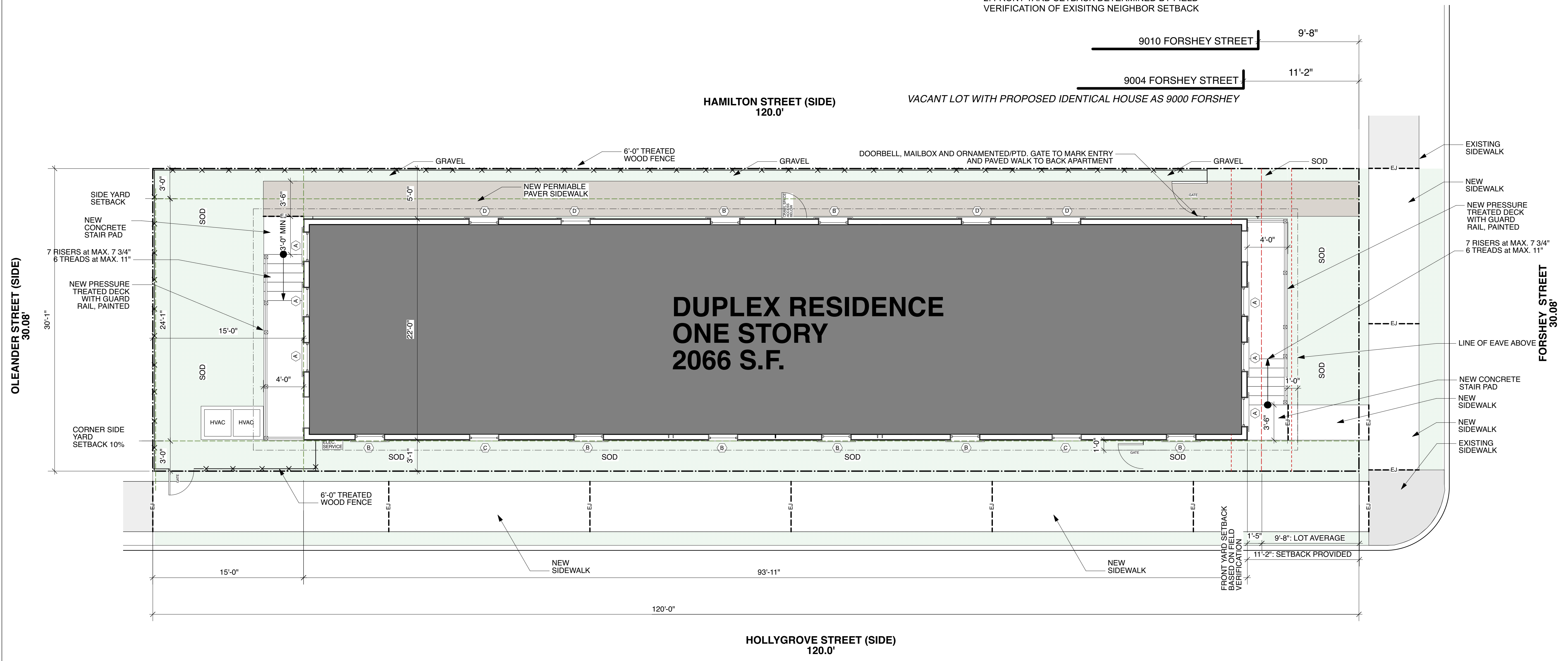
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GENERAL INFORMATION  
3 AUGUST 2022  
**A0.0**

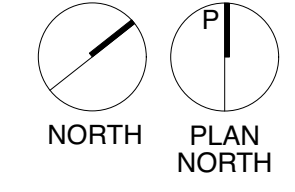


**2** 6'-0" VERTICAL BOARD FENCE SECTION  
Scale: 1" = 1'-0"

**SITE NOTES:**  
 1. NO PARKING PROVIDED PER CZO 22.5 A.2, DWELLING ON LOTS OF 30'-0" OR LESS.  
 2. FRONT YARD SETBACK DETERMINED BY FIELD VERIFICATION OF EXISTING NEIGHBOR SETBACK



**1** SITE PLAN  
Scale: 3/16" = 1'-0"



CONSTRUCTION OF A NEW DUPLEX RESIDENCE AT  
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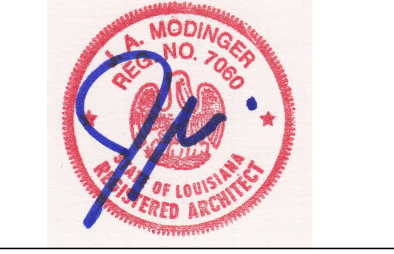
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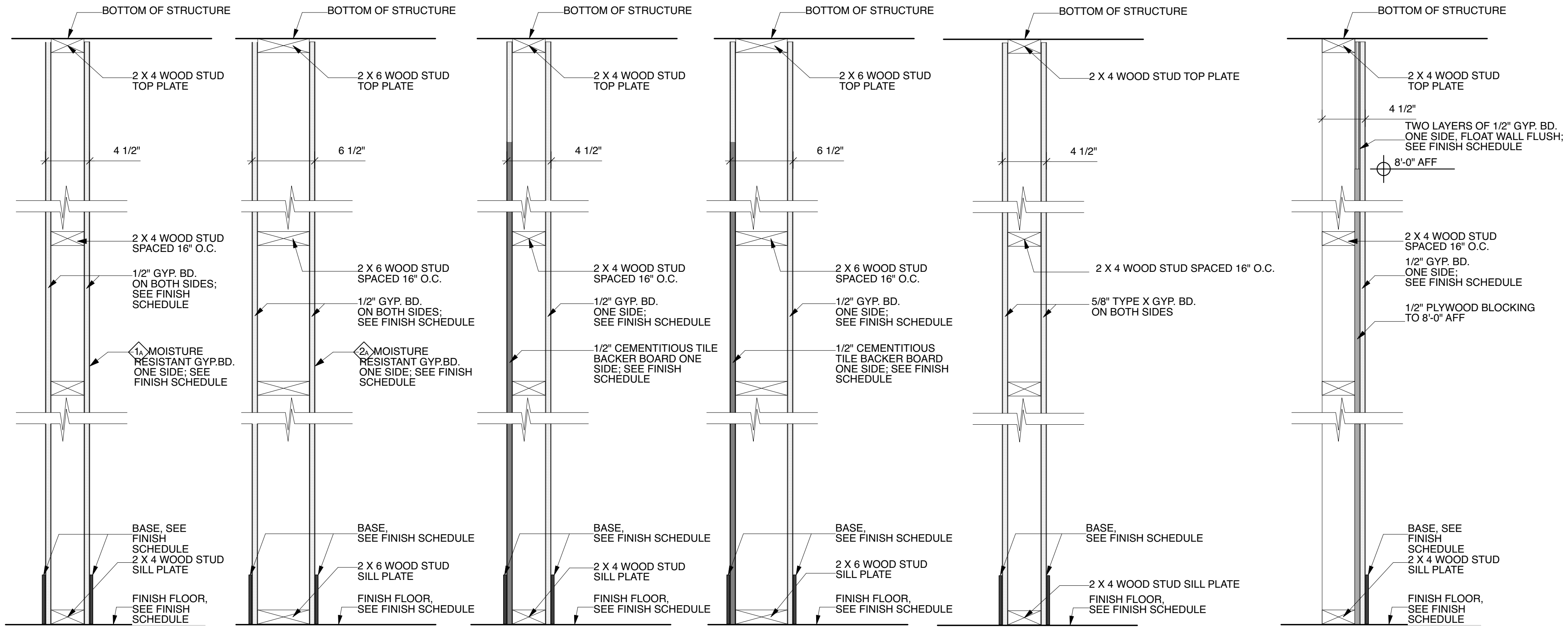
  

PROJECT NO.	19-13-16 R11
DRAWN BY:	AM, MM
APPROVED BY:	AM

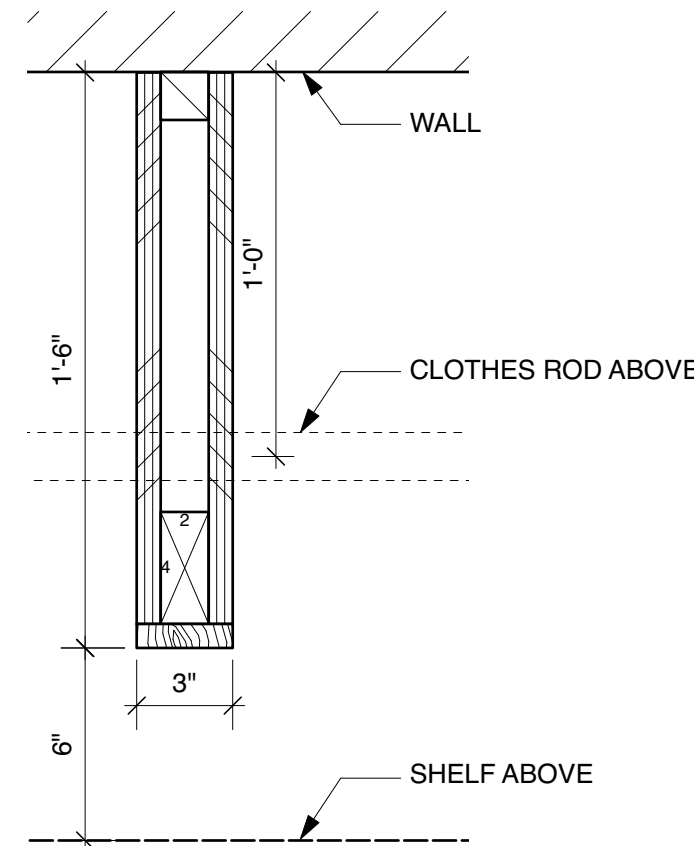
**SITE PLAN**  
 3 AUGUST 2022

**A0.1**

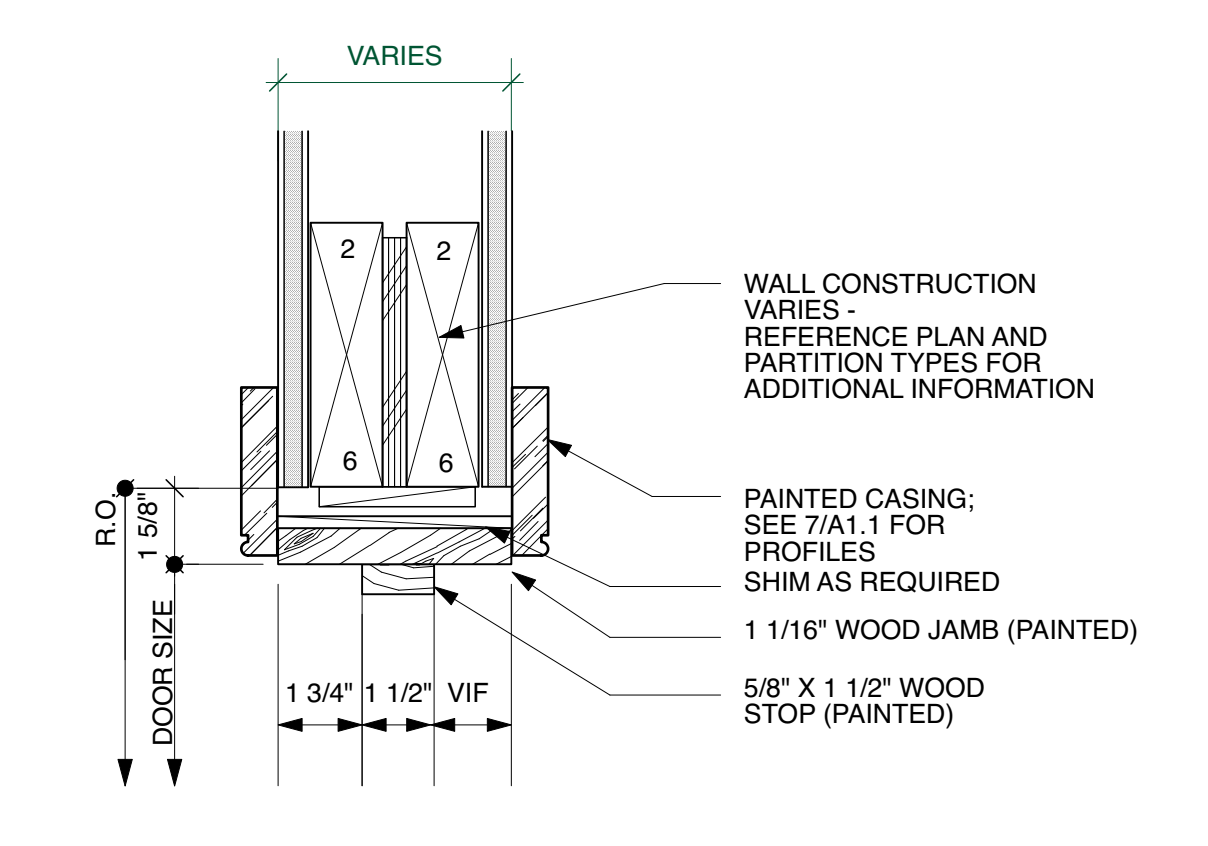




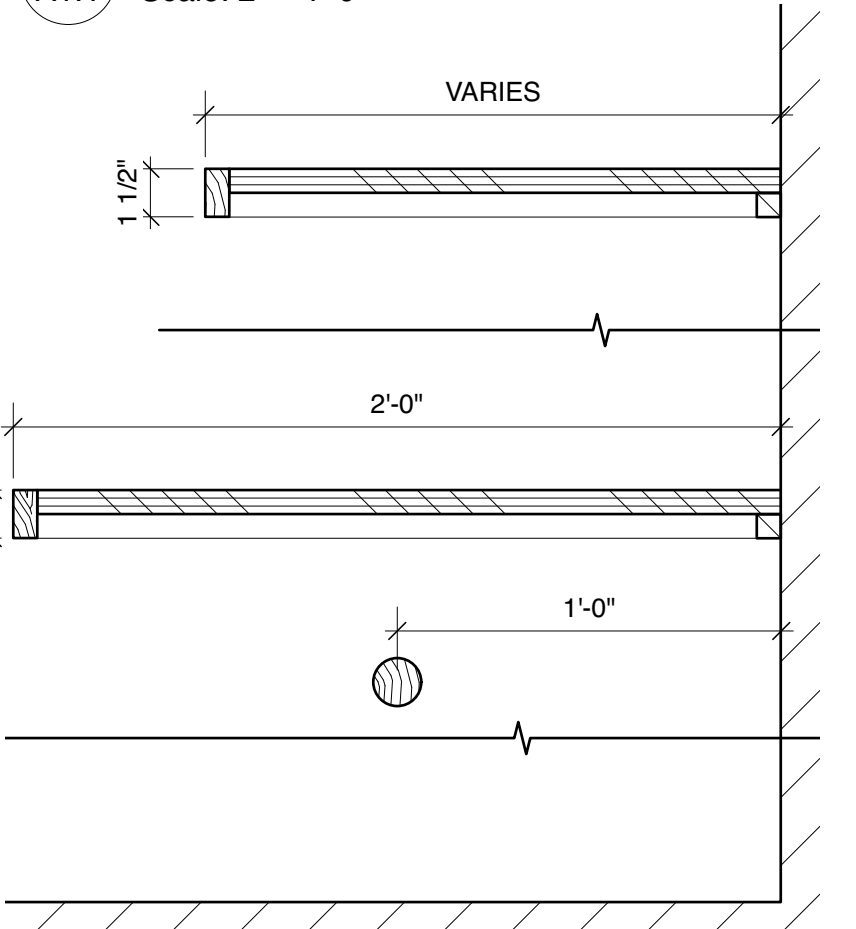
1 WALLTYPE ONE Scale: 1 1/2" = 1'-0"  
 2 WALLTYPE TWO Scale: 1 1/2" = 1'-0"  
 3 WALLTYPE THREE Scale: 1 1/2" = 1'-0"  
 4 WALLTYPE FOUR Scale: 1 1/2" = 1'-0"  
 5 WALLTYPE FIVE Scale: 1 1/2" = 1'-0"  
 6 WALLTYPE SIX Scale: 1 1/2" = 1'-0"



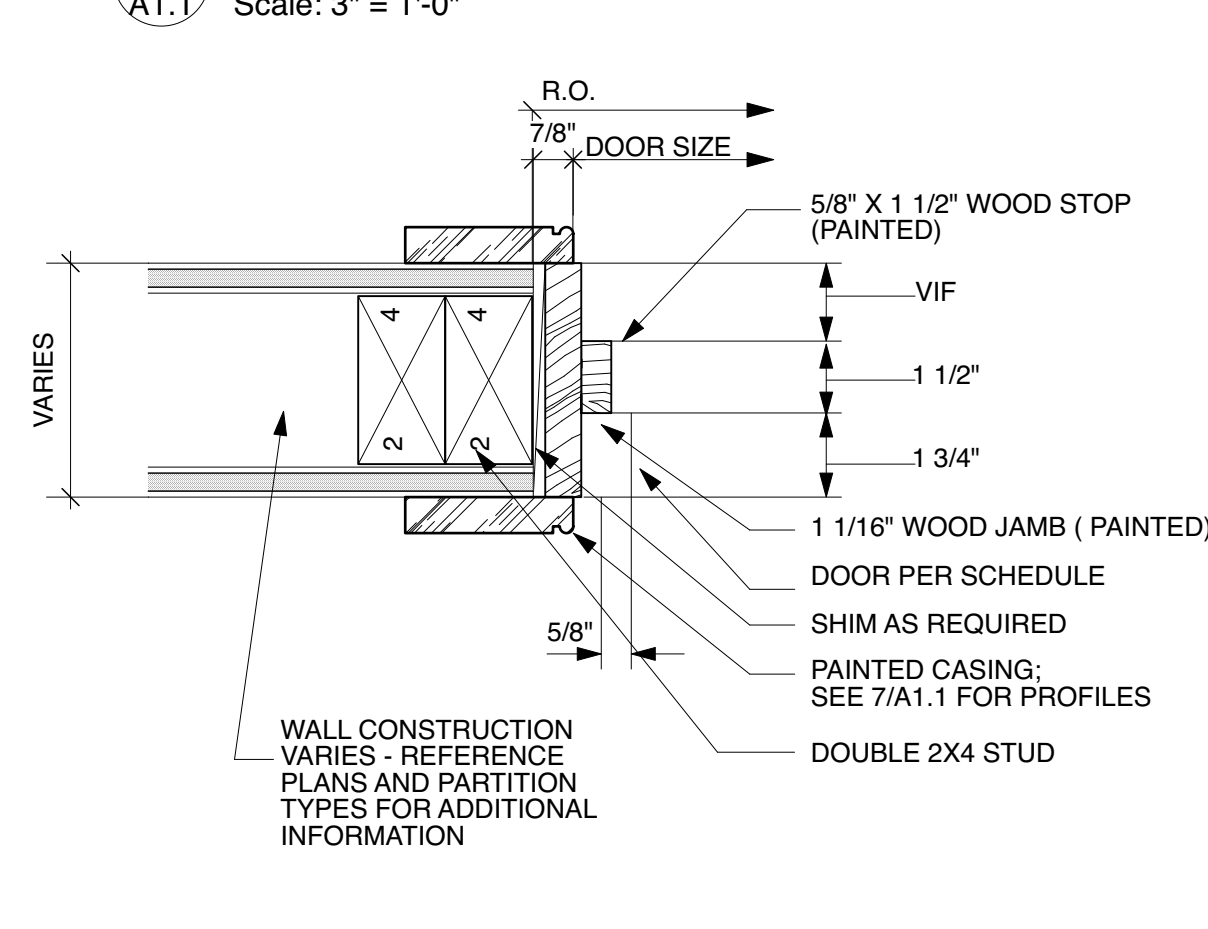
1 CLOSET SHELF VERTICAL SUPPORT SECTION Scale: 2" = 1'-0"



3 DOOR HEAD DETAIL - INTERIOR Scale: 3" = 1'-0"



2 CLOSET SHELF SECTION Scale: 2" = 1'-0"



4 DOOR JAMB DETAIL - INTERIOR Scale: 3" = 1'-0"



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CONSTRUCTION OF A NEW DUPLEX RESIDENCE AT  
**9000 FORSHEY ST**  
 FOR LJT INVESTMENTS, LLC  
 NEW ORLEANS, LA 70118

ISSUED FOR:	ISSUED DATE:	REVISION:	REVISION DATE:
PERMIT	3 AUG 22		

PROJECT NO. 19-13.16 R11	DRAWN BY: AM, AG
APPROVED BY: AM	

INTERIOR AND EXTERIOR DETAILS

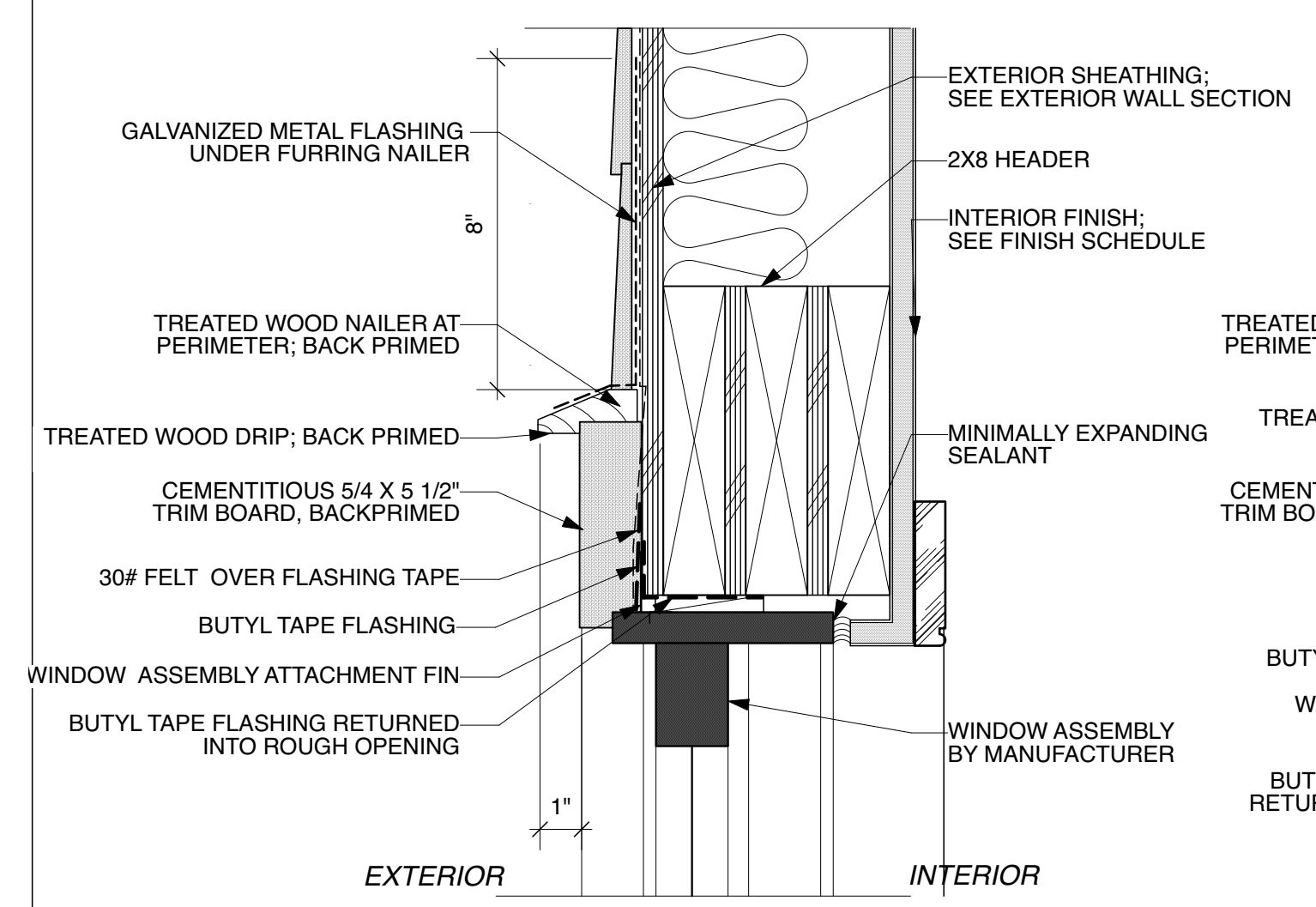
3 AUGUST 2022

**A1.1**

Scale bars for details 1-6: 1" = 1'-0", 3/16" = 1'-0", 1/4" = 1'-0"

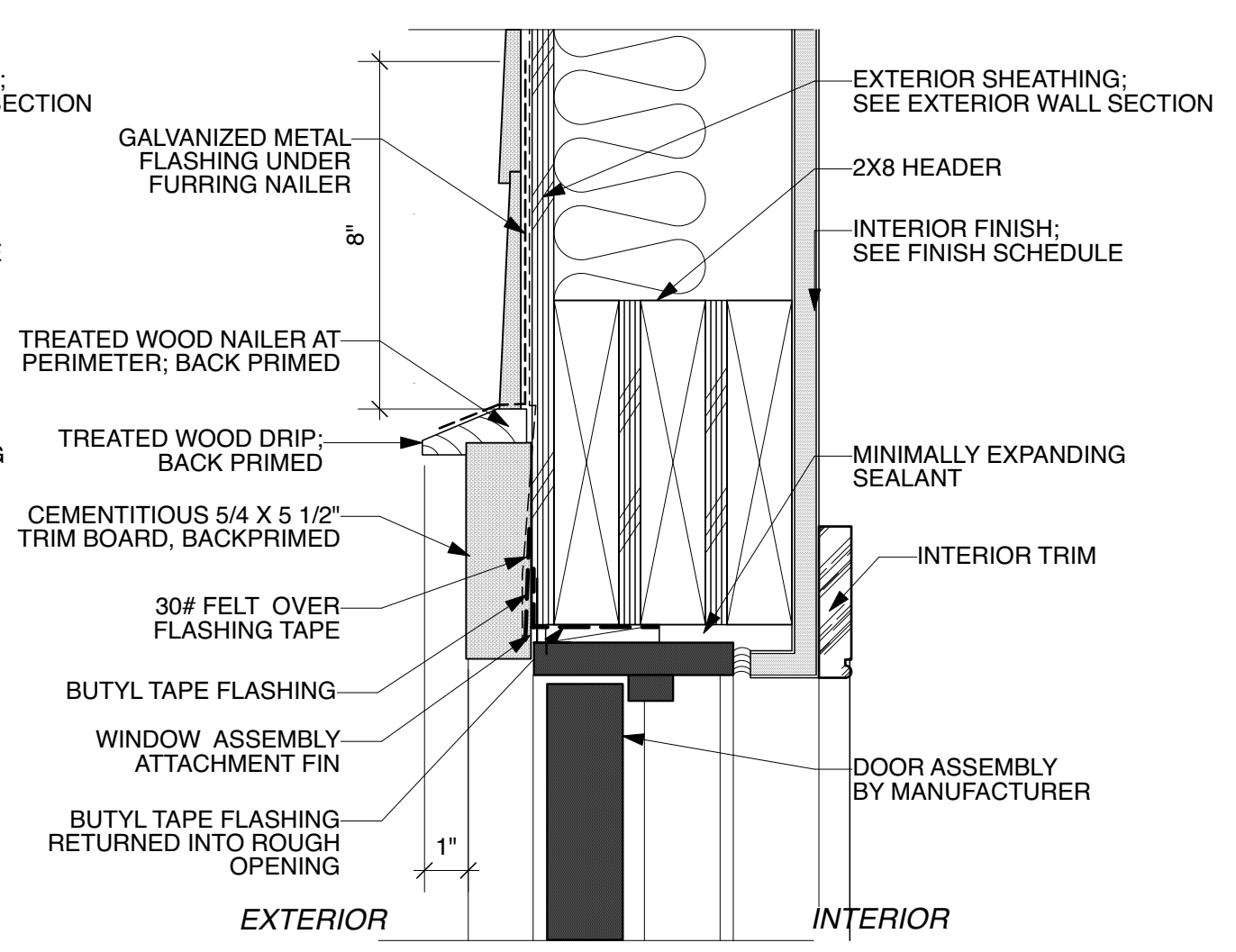
Scale bars for details 7-8: 1 1/2" = 1'-0"

Scale bar for detail 9: 1/4" = 1'-0"

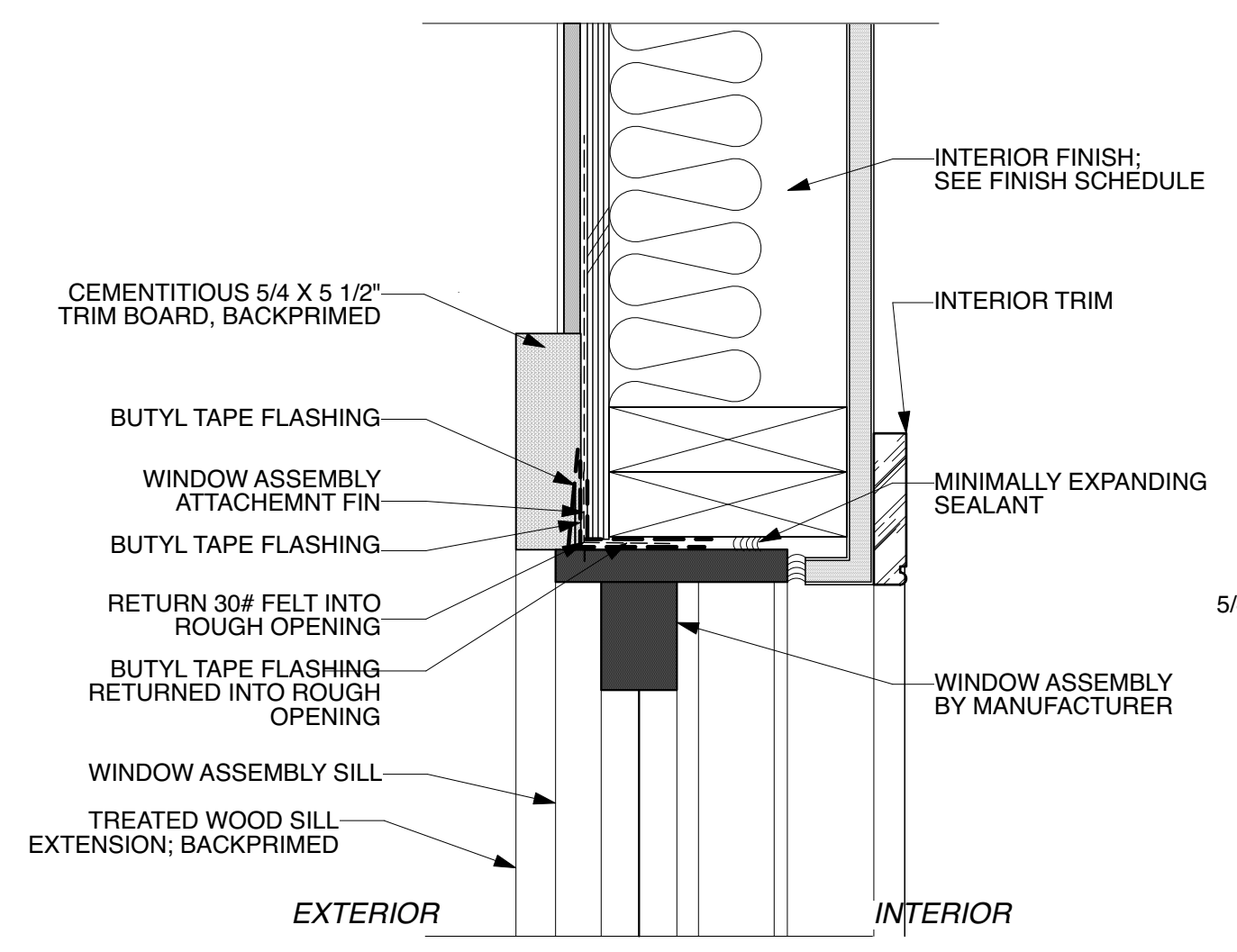


**1 WINDOW HEAD**  
A1.2 Scale: 3" = 1'-0"

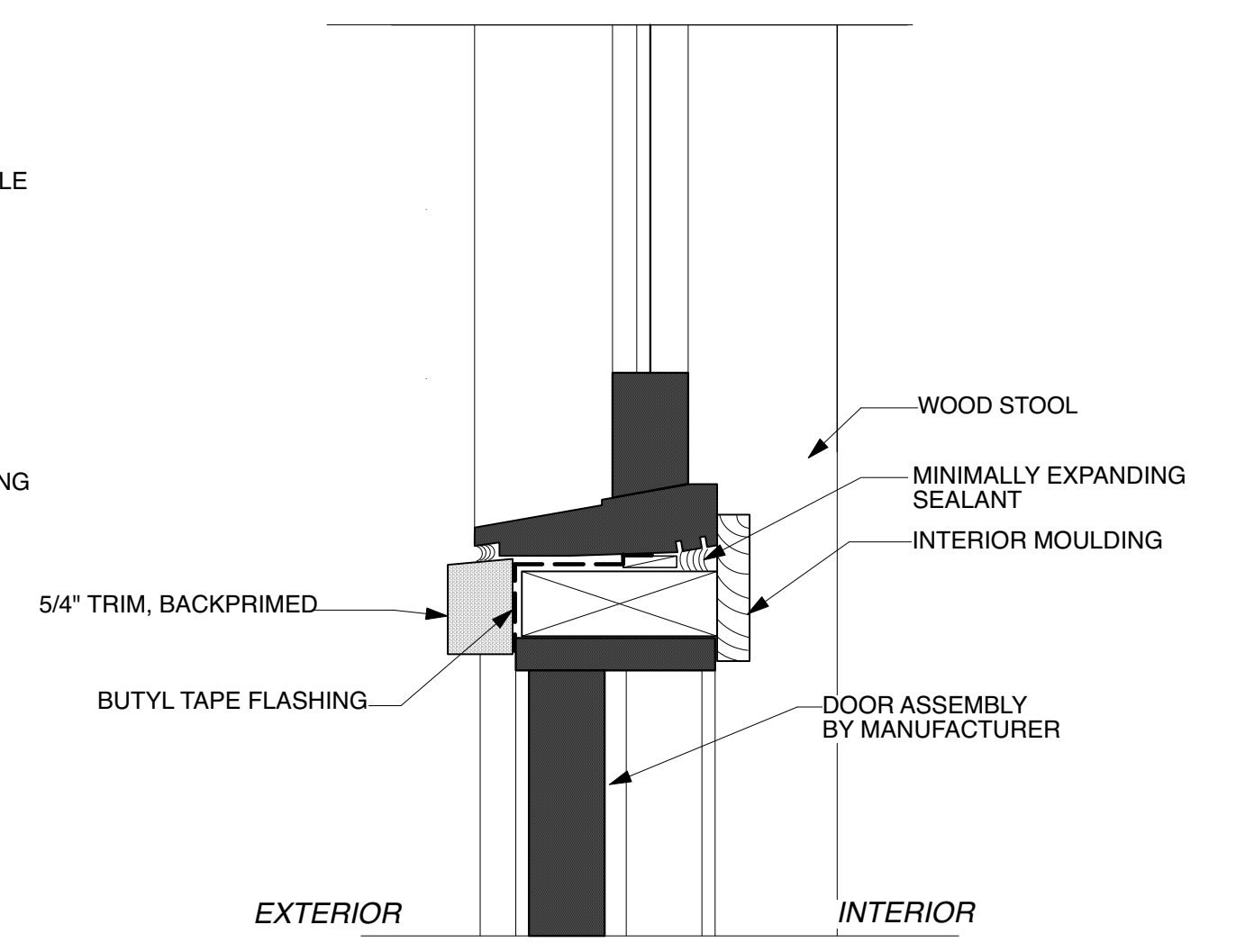
PAINTED CASING:  
SEE 7/A1.1 FOR PROFILES



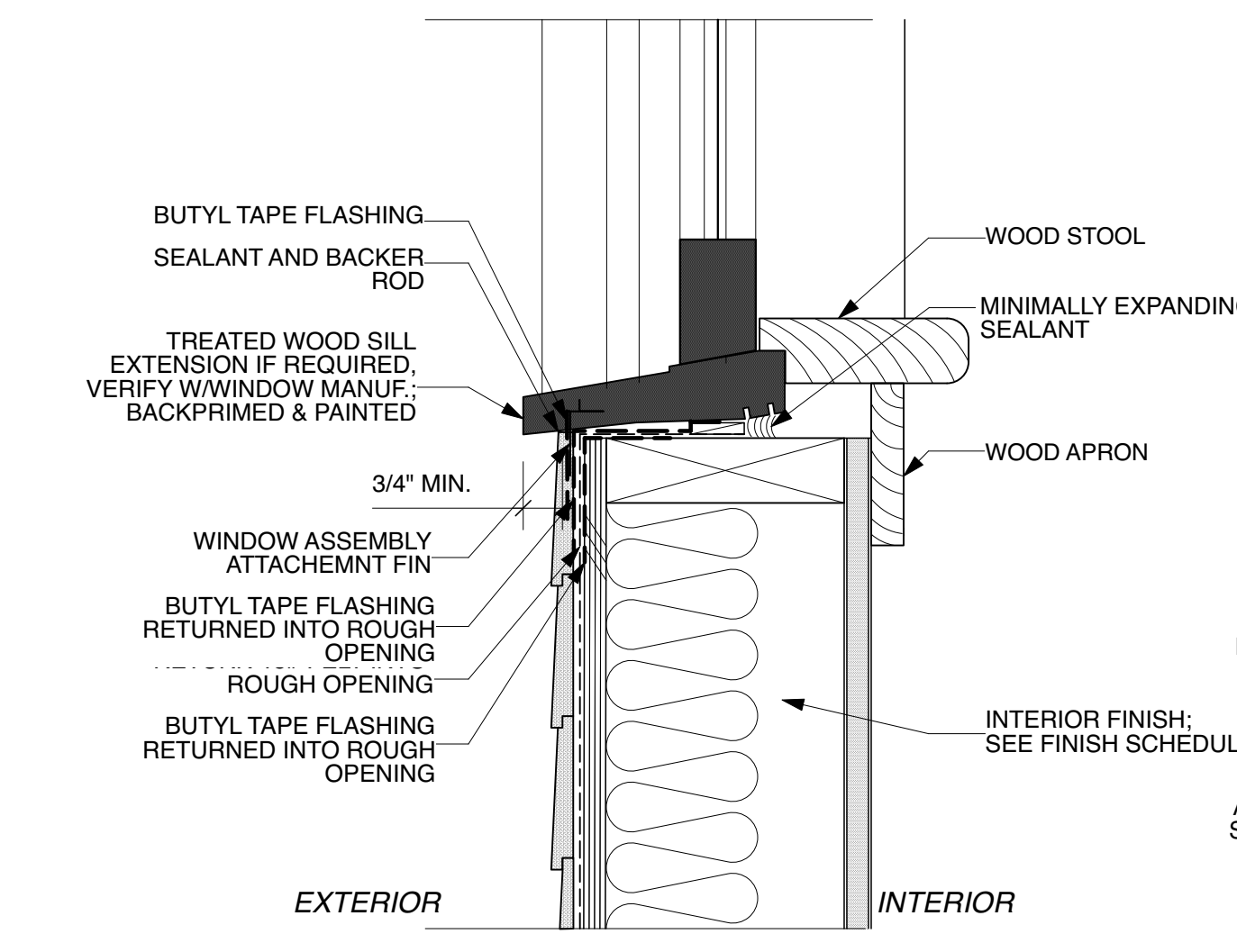
**4 DOOR HEAD (TRANSOM SIM)**  
A1.2 Scale: 3" = 1'-0"



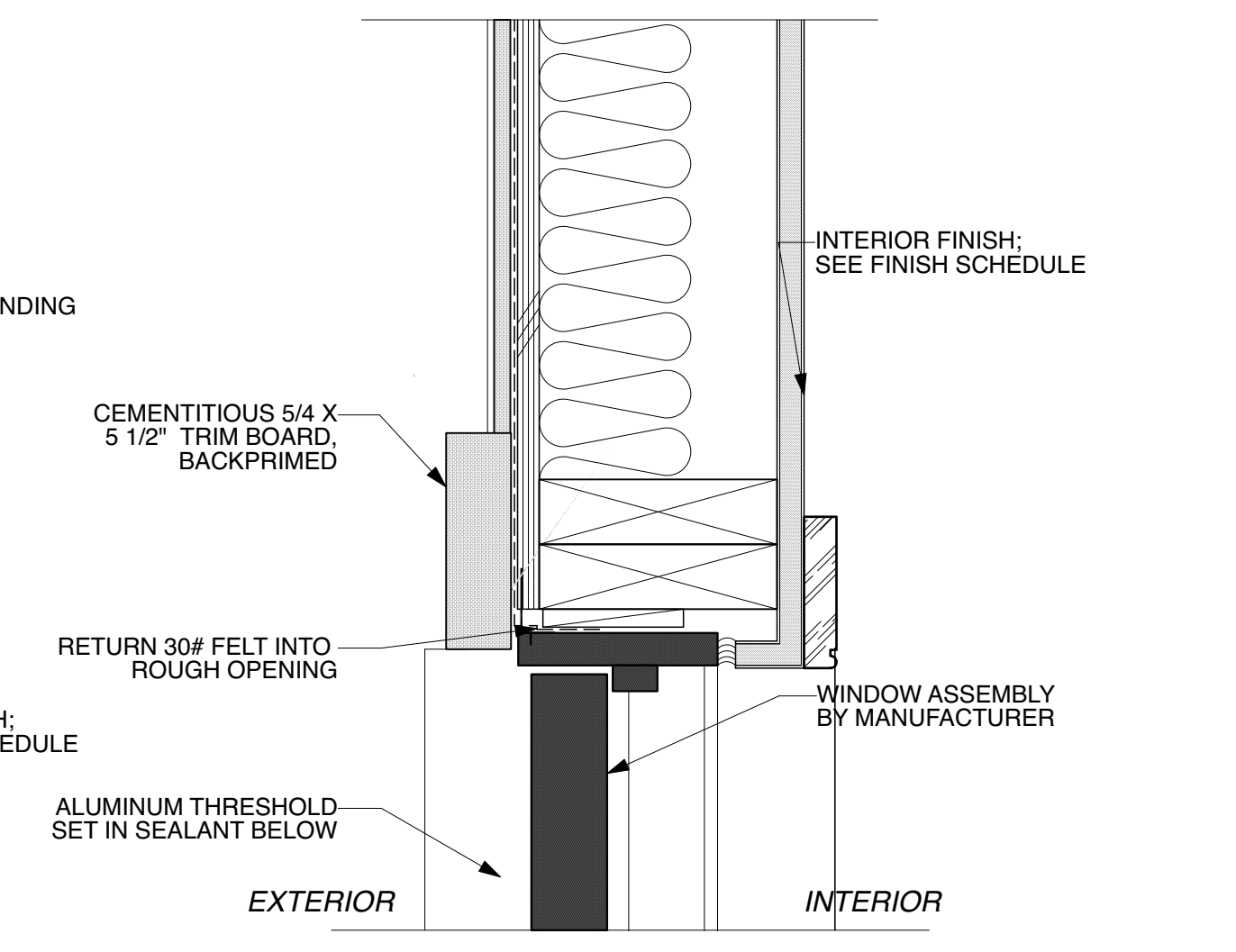
**2 WINDOW JAMB TYP.**  
A1.2 Scale: 3" = 1'-0"



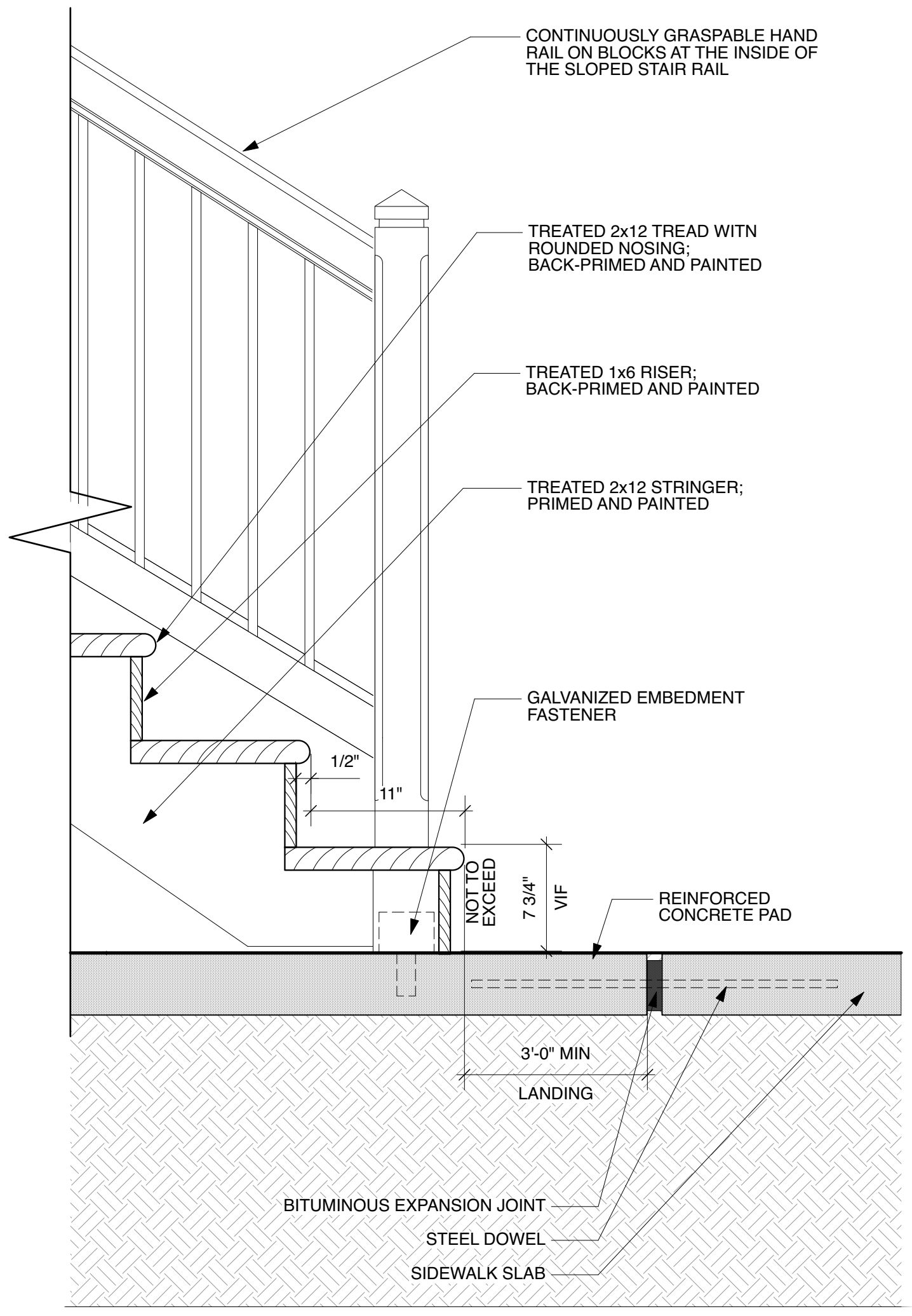
**5 TRANSOM BAR**  
A1.2 Scale: 3" = 1'-0"



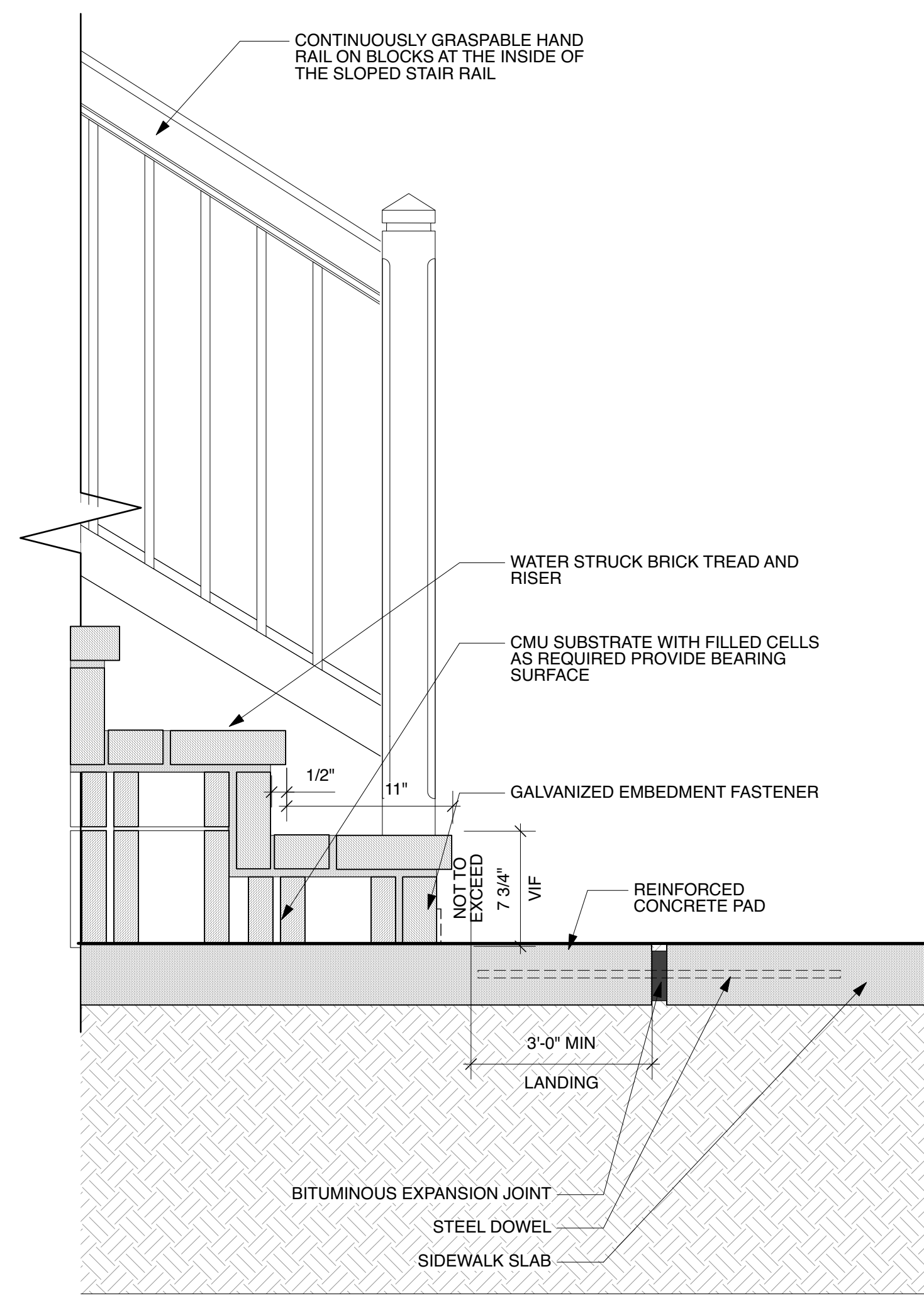
**3 WINDOW SILL TYP.**  
A1.2 Scale: 3" = 1'-0"



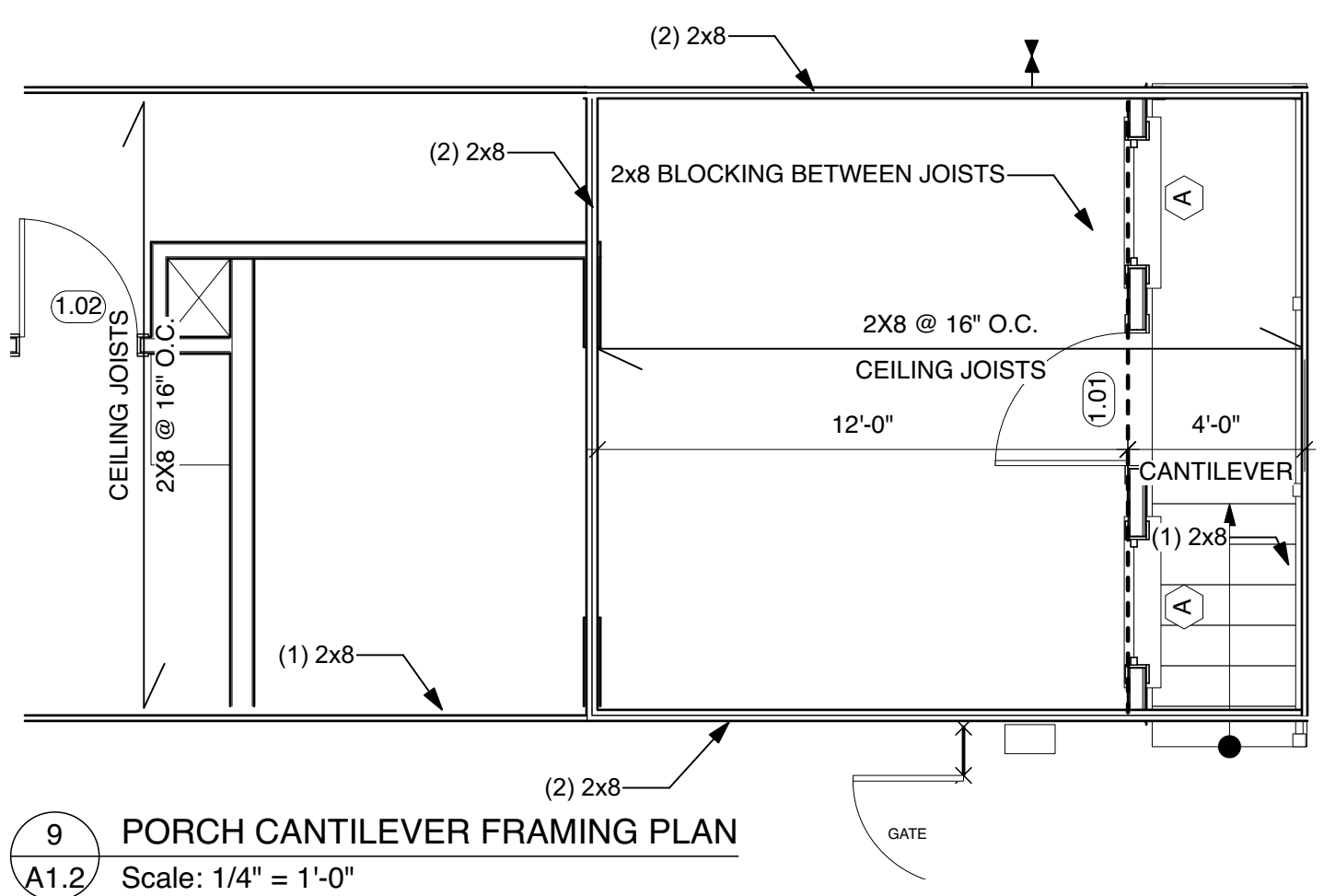
**6 EXTERIOR DOOR JAMB**  
A1.2 Scale: 3" = 1'-0"



**7 DETAIL - EXTERIOR STAIR - WOOD**  
A1.1 Scale: 1 1/2" = 1'-0"



**8 DETAIL - EXTERIOR STAIR - BRICK**  
A1.2 Scale: 1 1/2" = 1'-0"



**9 PORCH CANTILEVER FRAMING PLAN**  
A1.2 Scale: 1/4" = 1'-0"

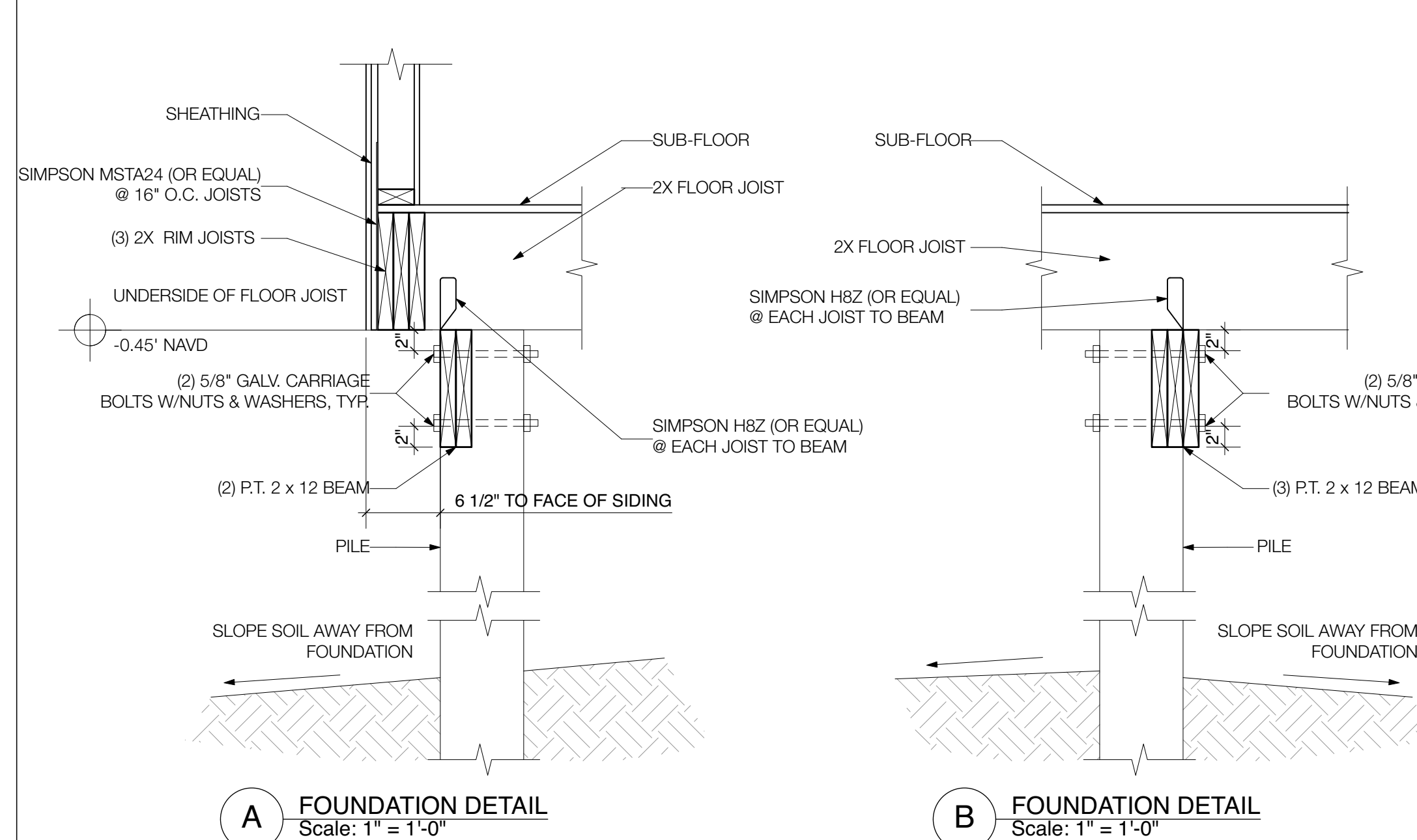
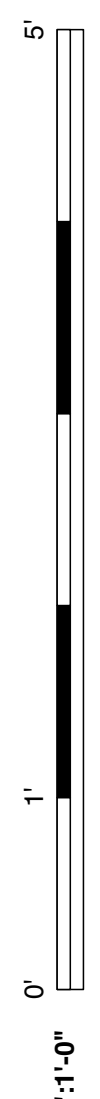
ISSUED FOR:	ISSUED DATE:	REVISION:	REVISION DATE:
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PROJECT NO. 19-13.16 R11	DRAWN BY: AM, AG, MM	APPROVED BY: AM
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**EXTERIOR DETAILS**

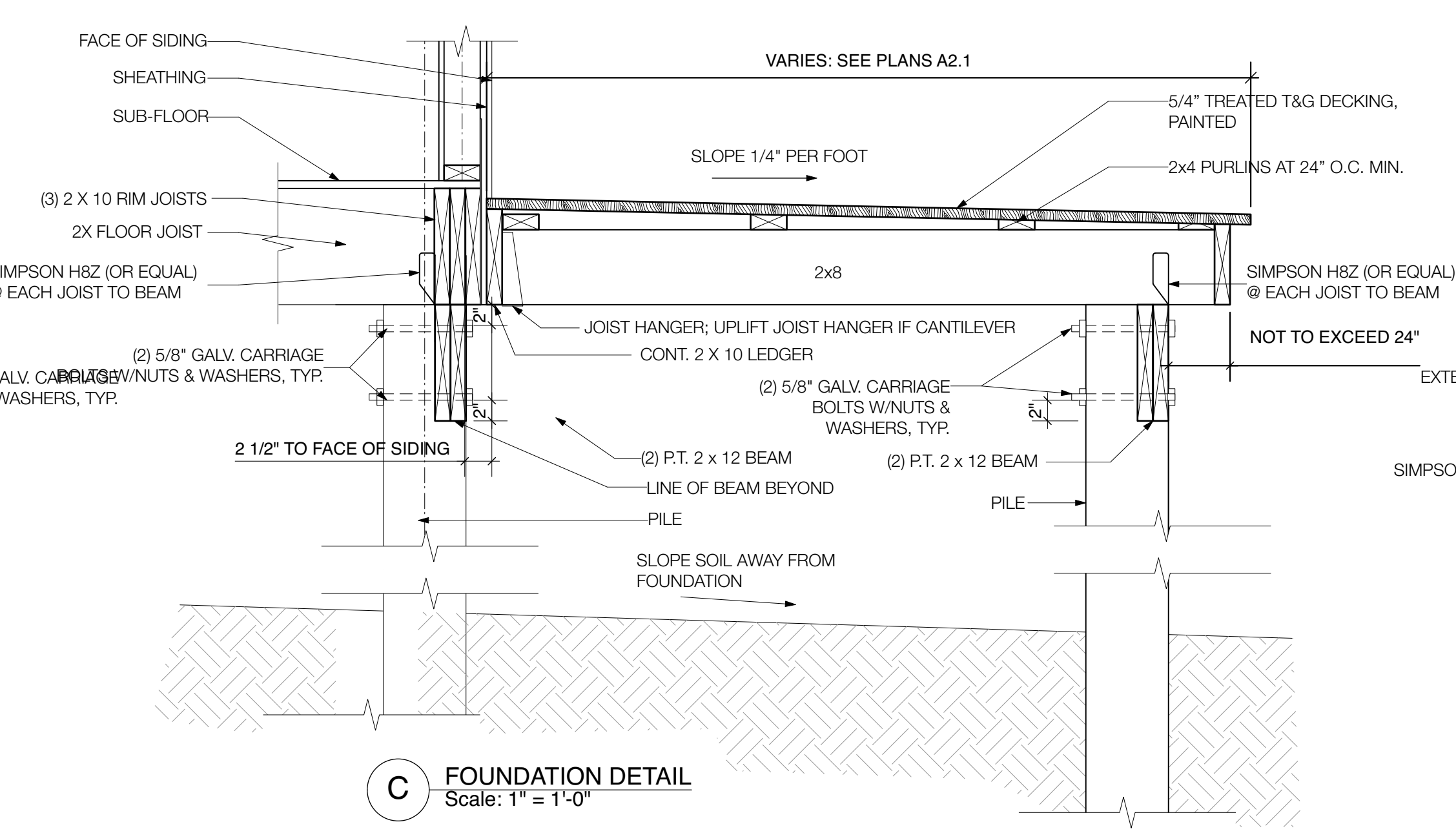
3 AUGUST 2022

**A1.2**

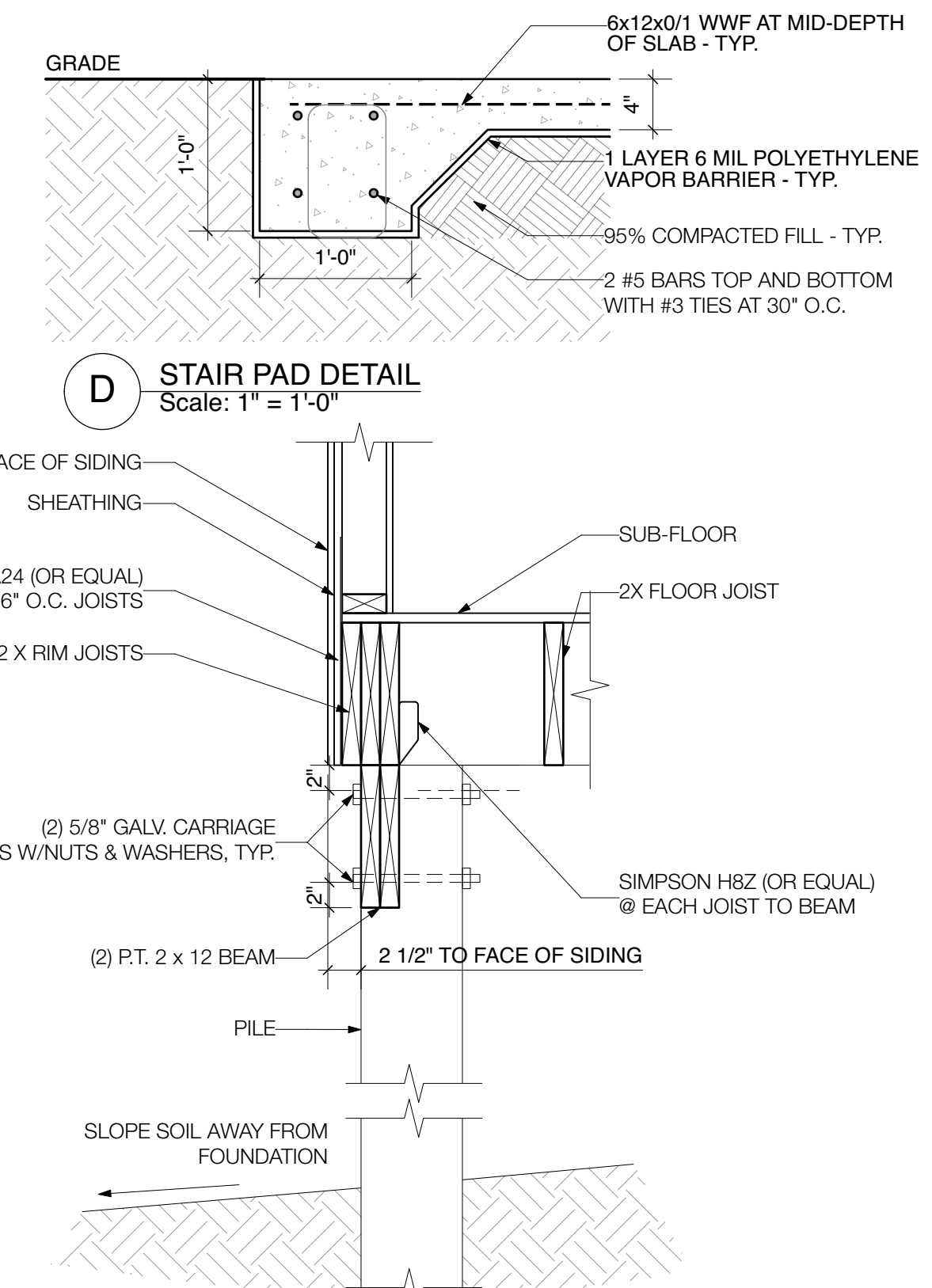


**A FOUNDATION DETAIL**  
Scale: 1" = 1'-0"

**B FOUNDATION DETAIL**  
Scale: 1" = 1'-0"



**C FOUNDATION DETAIL**  
Scale: 1" = 1'-0"



**D STAIR PAD DETAIL**  
Scale: 1" = 1'-0"

**E FOUNDATION DETAIL**  
Scale: 1" = 1'-0"

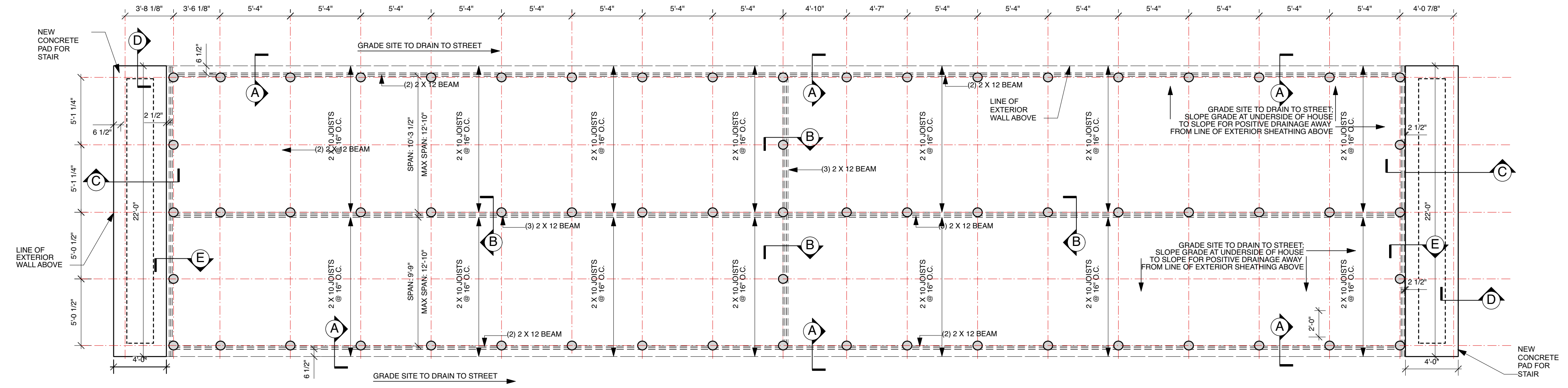
**PILE SPECIFICATIONS**

- PILES SHALL BE CLASS 5 WITH A MINIMUM 30 FOOT TIP EMBEDMENT BELOW NATURAL GRADE OR DRIVEN TO REFUSAL. (REFUSAL = 12 BLOWS PER FOOT FOR (2) CONSECUTIVE FEET AT 15,000 FT-LBS PER BLOW).
- DESIGN LOAD = 2.5 TONS PER PILE.
- NO FIELD SUPERVISION OR INSPECTION SHALL BE PROVIDED UNDER THIS SEAL UNLESS NOTED OTHERWISE.
- PILE LAYOUT MAY BE MODIFIED DUE TO ACTUAL DRIVING CONDITIONS. ARCHITECT SHALL BE NOTIFIED IN ADVANCE OF ANY MODIFICATION.
- A BLOW COUNT ON THE FIRST (4) PILES SHALL BE REPORTED TO THE ARCHITECT OF RECORD FOR REVIEW BEFORE DRIVING REMAINDER OF PILES.
- PILES SHALL MEET AWWA STANDARDS C3-92 FOR PRESERVATIVE RETENTION.
- A PILE BLOW COUNT LOG OF ALL PILES SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD. FAILURE TO SUBMIT SAID LOG WILL RELEASE THE ARCHITECT OF ALL RESPONSIBILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPARISON AND VERIFICATION OF PILE LAYOUT DIMENSIONS WITH THE MOST RECENT ARCHITECTURALS, ASSURING THAT PILES DO FALL WITHIN LIMITS OF THE STRUCTURE.

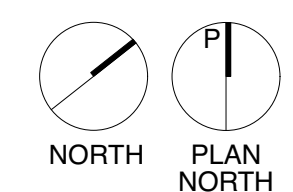
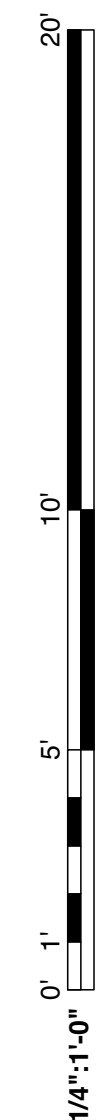


**FOUNDATION NOTES**

- TOTAL NEW FOUNDATION AREA = \_\_\_\_\_ SQ FT
- THE CONTRACTOR SHALL FIELD VERIFY ALL DROPS, SLOPES, RISESSES, BRICK SEATS, BLOCK-OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY EXIST.
- COORDINATE ALL STRUCTURAL DRAWINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS, AND ANY OTHER RELATED ITEMS.
- ALL SECTIONS SHOWN ARE AT THE MID-SPAN OF GRADE BEAMS UNLESS OTHERWISE SHOWN.
- ALL FORMWORK SHALL BE IN COMPLIANCE WITH A.C.I. 301.
- PROVIDE .006 POLYETHYLENE MEMBRANE UNDER ALL CONCRETE SLABS AND GRADE BEAMS THAT ARE PART OF A SLAB FOUNDATION SYSTEM.
- CONCRETE DESIGN IS BASED UPON A CONCRETE MIX HAVING A MINIMUM OF 5.0 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 PSI AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (A.C.I. 318R-04).
- FILL SHALL BE AN INERT GRANULAR MATERIAL COMPACTED TO 95% MODIFIED PROCTOR AND SHALL EXTEND A MINIMUM OF 5'-0" BEYOND THE PERIMETER OF THE FOUNDATION IN ALL DIRECTIONS.
- 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.
- LOCATE No. 5 REBAR IN FILLED 8" CONCRETE BLOCK WALL CELLS WHERE REQUIRED IN FOUNDATION.
- 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.
- TERMITE PROTECTION SHALL BE BY CHEMICAL TREATMENT IN ACCORDANCE WITH IRC 2015 SECTION R318.2, OR BY BONDED CONTRACT.
- ALTERATION OR DEVIATION FROM THE INFORMATION SHOWN IN THE DRAWINGS WITHOUT ADVANCED APPROVAL FROM THE PROFESSIONAL OF RECORD (POR) MAY VOID POR RESPONSIBILITY.



**1 FOUNDATION PLAN**  
A2.0 Scale: 3/16" = 1'-0"



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NEW ORLEANS, LA 70118

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**FOUNDATION PLAN**

3 AUGUST 2022

**A2.0**

1"=1'-0"  
 3/16"=1'-0"  
 1/4"=1'-0"

**OPENING SCHEDULE**

WINDOWS					
MARK	UNIT SIZE		DESCRIPTION	SILL HEIGHT	REMARKS
	WIDTH	HEIGHT			
A	2'-10"	5'-10"	DOUBLE HUNG WOOD WINDOW WITH SCREEN	32"	EGRESS COMPLIANT PER IRC 2015; JELD-WEN W-2500 WOOD
B	2'-10"	5'-10"	SINGLE HUNG VINYL WINDOW WITH SCREEN	32"	EGRESS COMPLIANT PER IRC 2015
C	2'-10"	4'-10"	SINGLE HUNG VINYL WINDOW WITH SCREEN	44"	
D	2'-10"	2'-0"	FIXED VINYL WINDOW	6'-6"	

DOORS					
MARK	UNIT SIZE		DESCRIPTION	TYPE	REMARKS
	WIDTH	HEIGHT			
1.01/2.01	3'-0"	6'-8"	SOLID WOOD HISTORIC NEW HALF-GLASS LEAF + 20" TRANSOM OVER 2" BAR (RICCAS)		MATCH HEAD HEIGHT AT WINDOWS
1.02/2.02	5'-0"	8'-0"	CASED OPENING		MATCH HEAD HEIGHT AT WINDOWS
1.03/2.03	3'-0"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.04/2.04	2'-6"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.05/2.05	2'-6"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.06/2.06	2'-6"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.07/2.07	2'-6"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.08/2.08	3'-0"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.09/2.09	3'-0"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.10/2.10	2'-6"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.11/2.11	2'-6"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		
1.12/2.12	3'-0"	6'-8"	SINGLE LEAF RIVERSIDE SMOOTH 5-PANEL EQUAL HOLLOW CORE INTERIOR DOOR		

**OPENING SCHEDULE NOTES**

- PROVIDE WIND-BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH R301.2.1.2 IRC 2015
- MAINTAIN 1/2" DIFFERENTIAL BETWEEN INTERIOR AND EXTERIOR FINISH FLOOR ELEVATIONS AT EXTERIOR DOORS. SLOPE PORCH SURFACES AWAY FROM EXTERIOR WALLS.
- ALL DOORS SHALL RECEIVE A PAINT FINISH
- INSTALL WEATHER STRIPPING AT ALL EXTERIOR DOORS
- ALL WOOD SHALL BE KILN DRIED, MOISTURE CONTENT 6-12%
- ALL DOOR GLASS SHALL BE TEMPERED
- ALL HARDWARE SHALL BE BRUSHED NICKEL
- PROVIDE DOOR STOPS OR BUMPERS AT ALL DOORS
- PROVIDE GASKETED ALUMINUM THRESHOLD SET IN SEALANT AT ALL EXTERIOR DOORS

**FINISH SCHEDULE NOTES**

- MAINTAIN 1/2" DIFFERENTIAL BETWEEN TILE AND WOOD FINISHES
- ALL CERAMIC TILE SHALL BE SEALED
- FLOORING SHALL BE LEFT IN HOUSE TO ACCLIMATE PRIOR TO INSTALLATION - SEE PROJECT NOTES
- ALL FLOOR LEVEL TRANSITIONS NOT TO EXCEED 1/2"

**FINISHES SCHEDULE**

MARK	ROOM	FLOOR	CROWN	BASE	WALLS	CEILING	CEILING HEIGHT
101/201	LIVING ROOM	VINYL PLANK	-	8" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
102/202	DINING ROOM	VINYL PLANK	-	8" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
103/203	KITCHEN	CERAMIC TILE	-	6" WOOD	PAINTED MOISTURE RESISTANT GYP BD	PAINTED MOISTURE RESISTANT GYP BD	10'-0"
104/204	BATH 02	CERAMIC TILE	-	6" WOOD	PAINTED MOISTURE RESISTANT GYP BD	PAINTED MOISTURE RESISTANT GYP BD	10'-0"
105/205	LAUNDRY	CERAMIC TILE	-	4" WOOD	PAINTED MOISTURE RESISTANT GYP BD	PAINTED MOISTURE RESISTANT GYP BD	10'-0"
106/206	HALL	VINYL PLANK	-	6" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
107/207	MASTER BATH	CERAMIC TILE	-	6" WOOD	PAINTED MOISTURE RESISTANT GYP BD	PAINTED MOISTURE RESISTANT GYP BD	10'-0"
108/208	CLOSET	VINYL PLANK	-	4" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
109/209	MASTER BEDROOM	VINYL PLANK	-	6" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
110/210	BEDROOM 02	VINYL PLANK	-	6" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
111/211	CLOSET	VINYL PLANK	-	4" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
112/212	CLOSET	VINYL PLANK	-	4" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"
113/213	BEDROOM 03	VINYL PLANK	-	6" WOOD	PAINTED GYPSUM BOARD	PAINTED GYPSUM BOARD	10'-0"

**FLOOR PLAN WALL KEY**

- NEW INTERIOR WALL
- EXISTING MASONRY WALL
- NEW EXTERIOR WALL
- RATED WALL TO COMPLY TO UNDERPINNING OF FLOOR DESIGN
- NEW INTERIOR SHEAR WALL PROVIDE CONTINUOUS SHEARWALL PER CODE AT THIS LOCATION

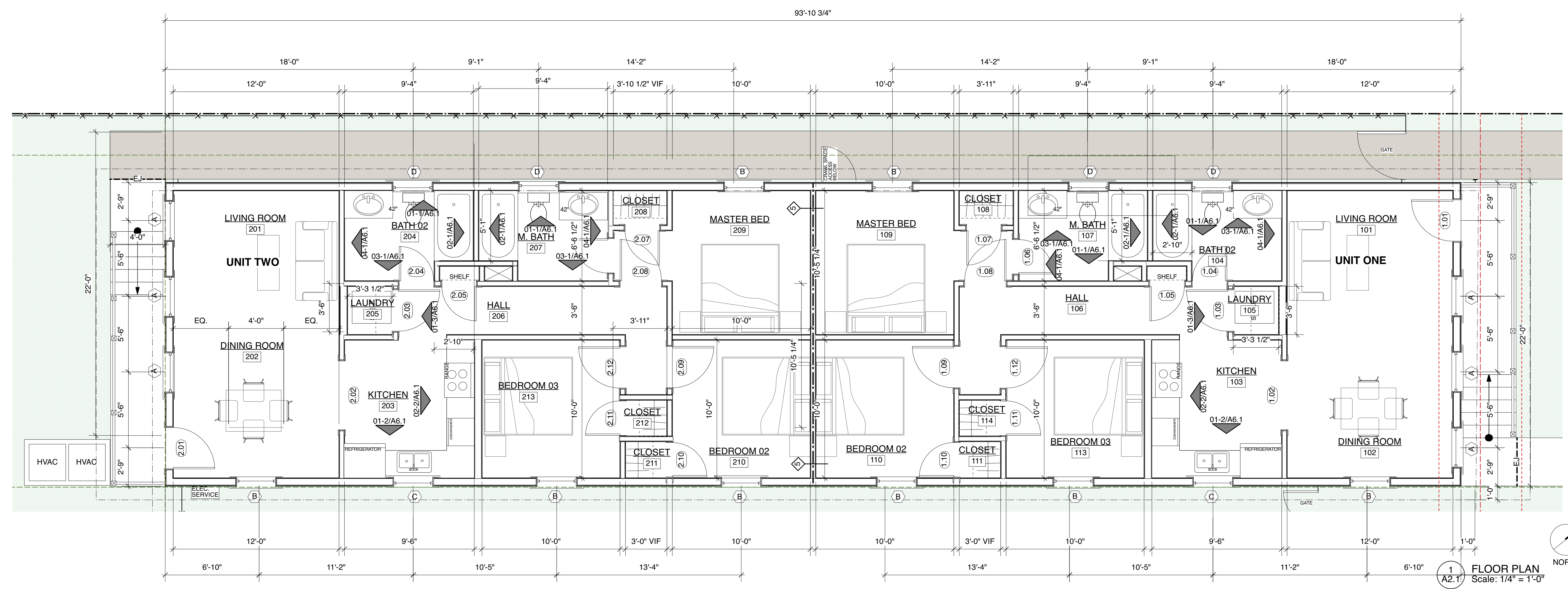
**WALL FIRE RATING KEY**

- 1-HR RATED WALL - SEE WALL TYPES
- 2-HR RATED WALL - SEE WALL TYPES
- 3-HR RATED WALL - SEE WALL TYPES
- 4-HR RATED WALL - SEE WALL TYPES

\*NOT ALL RATINGS ARE USED IN THIS PROJECT. SEE SHEET #1.1 FOR WALLTYPE ASSEMBLIES\*

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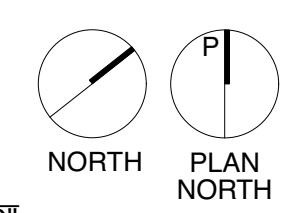
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**FLOOR PLANS**

3 AUGUST 2022

**A2.1**

PROJECT NO. 19-13-16 R11  
 DRAWN BY: AM, MM  
 APPROVED BY: AM



1/4":1'-0" 0' 1" 5' 10' 20'

3/16":1'-0" 0' 1" 5' 10' 20'

1":1'-0" 0' 1" 5' 10' 20'

**ELECTRICAL LEGEND**

DUPLEX OUTLET WITH SPECIFIED MOUNTING HEIGHT IN INCHES ABOVE FINISH FLOOR  
 GROUNDED DUPLEX OUTLET, STANDARD HEIGHT  
 GROUNDED DUPLEX OUTLET, WITH SPECIFIED MOUNTING HEIGHT IN INCHES ABOVE FINISH FLOOR  
 DUPLEX OUTLET W/ USB-C SOCKET  
 SPECIAL PURPOSE OUTLET, VERIFY MOUNTING HEIGHT  
 SINGLE POLE SWITCH  
 SINGLE POLE SWITCH WITH DIMMER  
 3-WAY SWITCH  
 SINGLE POLE SWITCH WITH SPECIFIED MOUNTING HEIGHT IN INCHES ABOVE FINISH FLOOR

DATA / TELEPHONE / CAT6  
 PREWIRED CABLE  
 SMOKE / CARBON MONOXIDE DETECTOR  
 VENT / LIGHT  
 HEATER / VENT  
 HEATER / VENT / LIGHT  
 VENT  
 PATH LIGHT

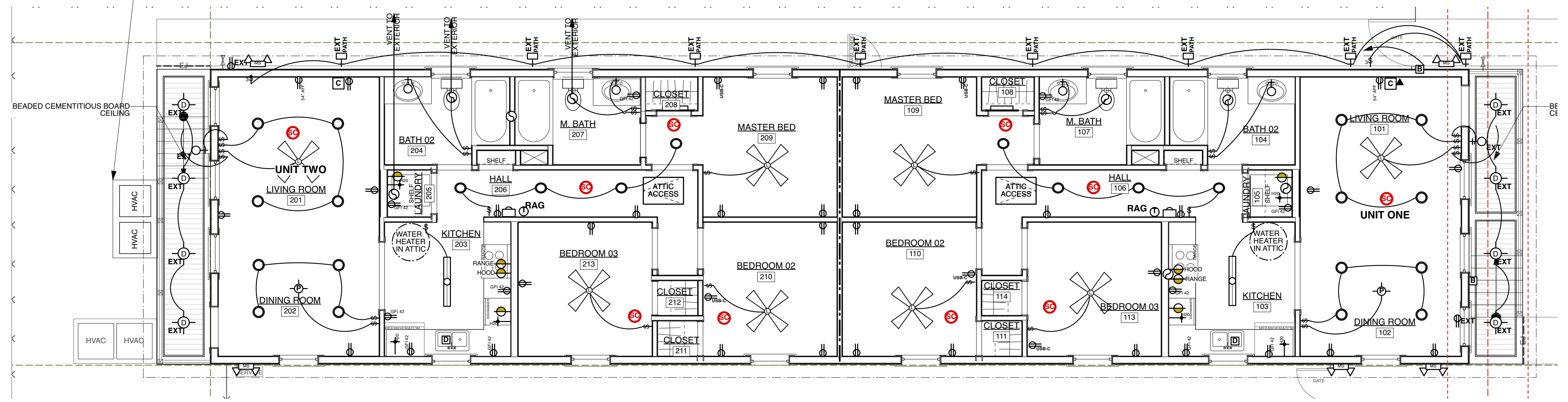
RECESSED CEILING FIXTURE - LED  
 RECESSED WATERPROOF CEILING FIXTURE - LED  
 CEILING MOUNTED ACCENT LIGHT - LED  
 RECESSED WALL WASHER CEILING FIXTURE - LED  
 CEILING FAN  
 ALL FANS TO HAVE LIGHT AND SPEED CONTROL AT SWITCH BOX  
 CEILING FAN WITH LIGHT KIT

WALL MOUNT BRACKET OR SCONCE  
 EXTERIOR WALL MOUNT BRACKET OR SCONCE  
 SURFACE MOUNT LED FLUSH FIXT.  
 CEILING SURFACE MOUNT FIXTURE (DECORATIVE OR UTILITY)  
 EXTERIOR CEILING SURFACE MOUNT FIXTURE (DECORATIVE OR UTILITY)  
 DECORATIVE PENDANT FIXTURE  
 LED STRIP FIXTURE (UTILITY)  
 LED STRIP FIXTURE (DECORATIVE)  
 3/4" HP GARBAGE DISPOSAL  
 CIRCUIT BREAKER PANEL

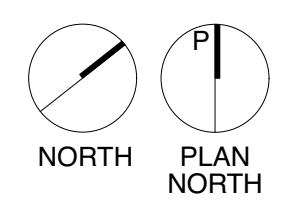
EXTERIOR MOTION SENSOR LIGHT - LED  
 DOOR CHIME  
 DOOR BELL  
 THERMOSTAT  
 GAS HOOK-UP  
 WATER LINE HOOK-UP  
 HOSE BIB  
 AREA OF FIRE RATED CEILING - SEE #48.1  
 HVAC FURR DOWN

**MECHANICAL NOTES:**

- HVAC POWER LOCATED AT DECK ABOVE B.F.E.
- UNIT ONE HORIZONTAL UNIT IN ATTIC
- UNIT TWO HORIZONTAL UNIT IN SECOND FLOOR ATTIC
- DUCTING TO BE ROUTED IN ATTIC AND FLOOR CAVITY
- ALL DUCTS AND EQUIPMENT TO BE PLACED ABOVE B.F.E.



1 REFLECTED CEILING PLAN  
 A3.1 Scale: 3/16" = 1'-0"



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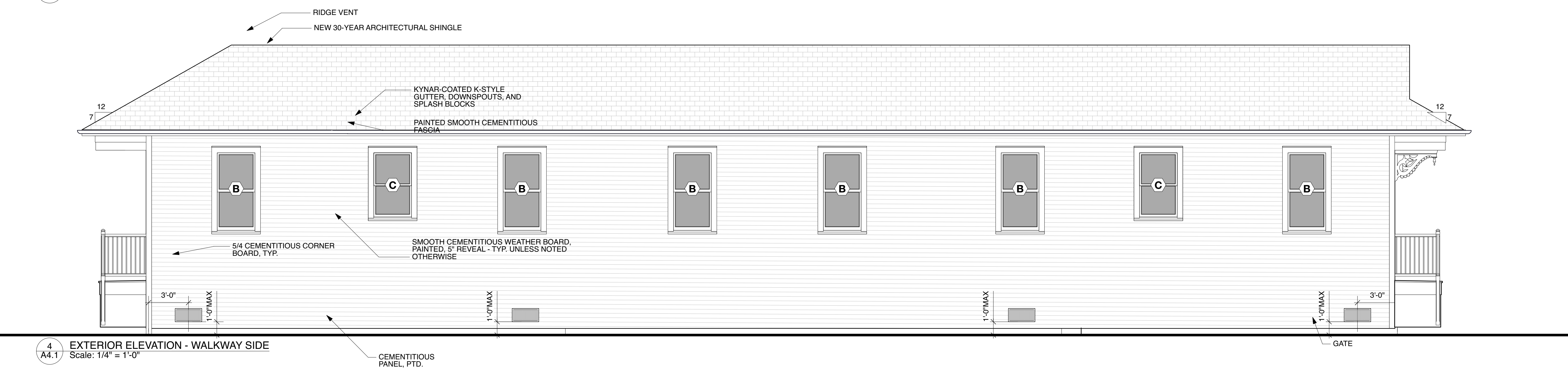
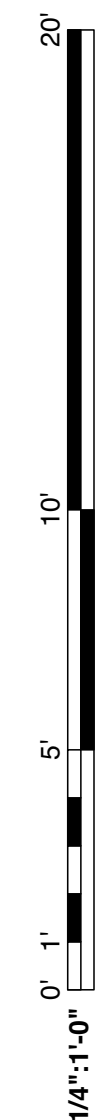
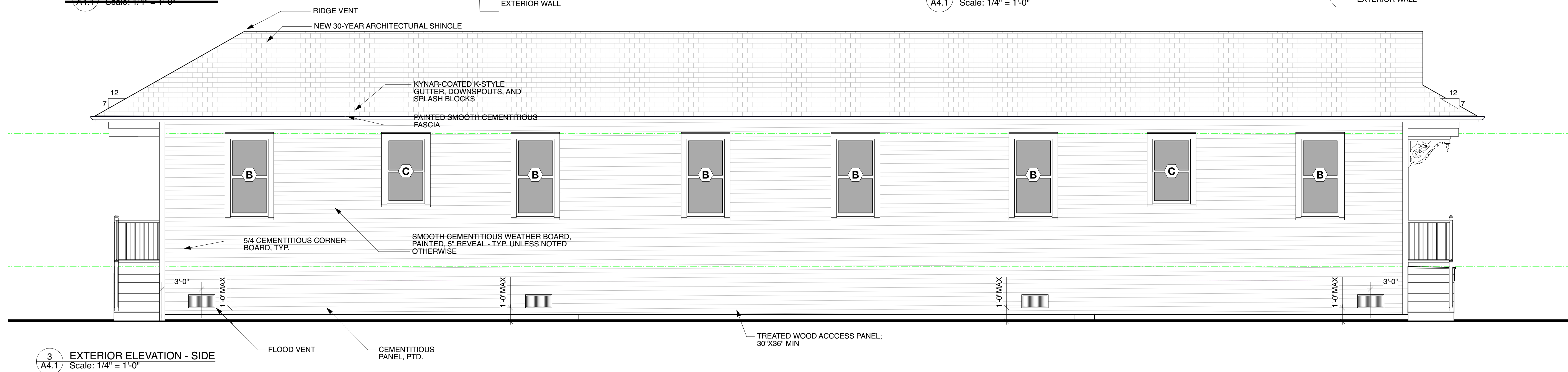
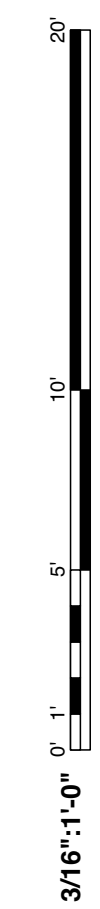
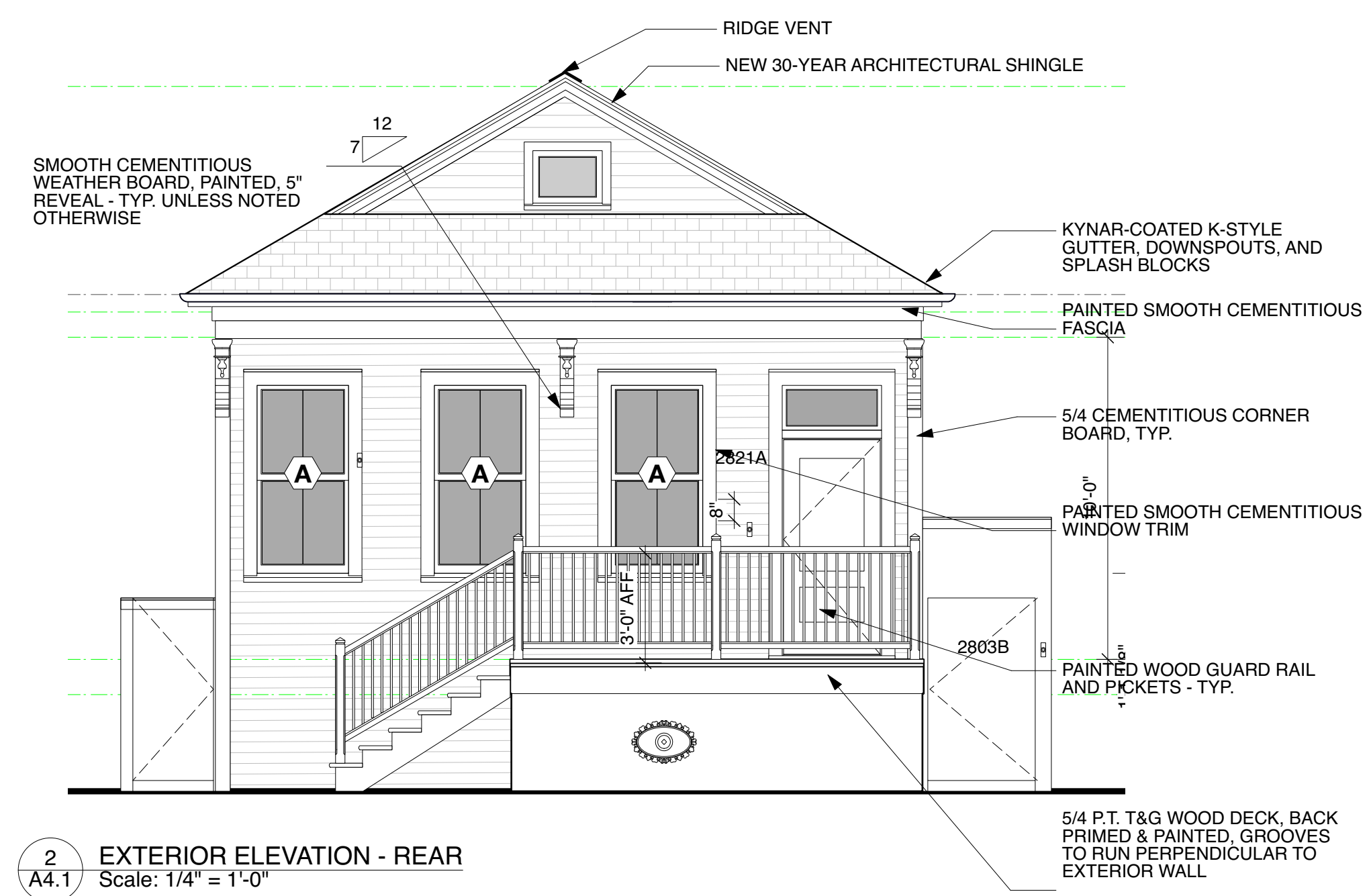
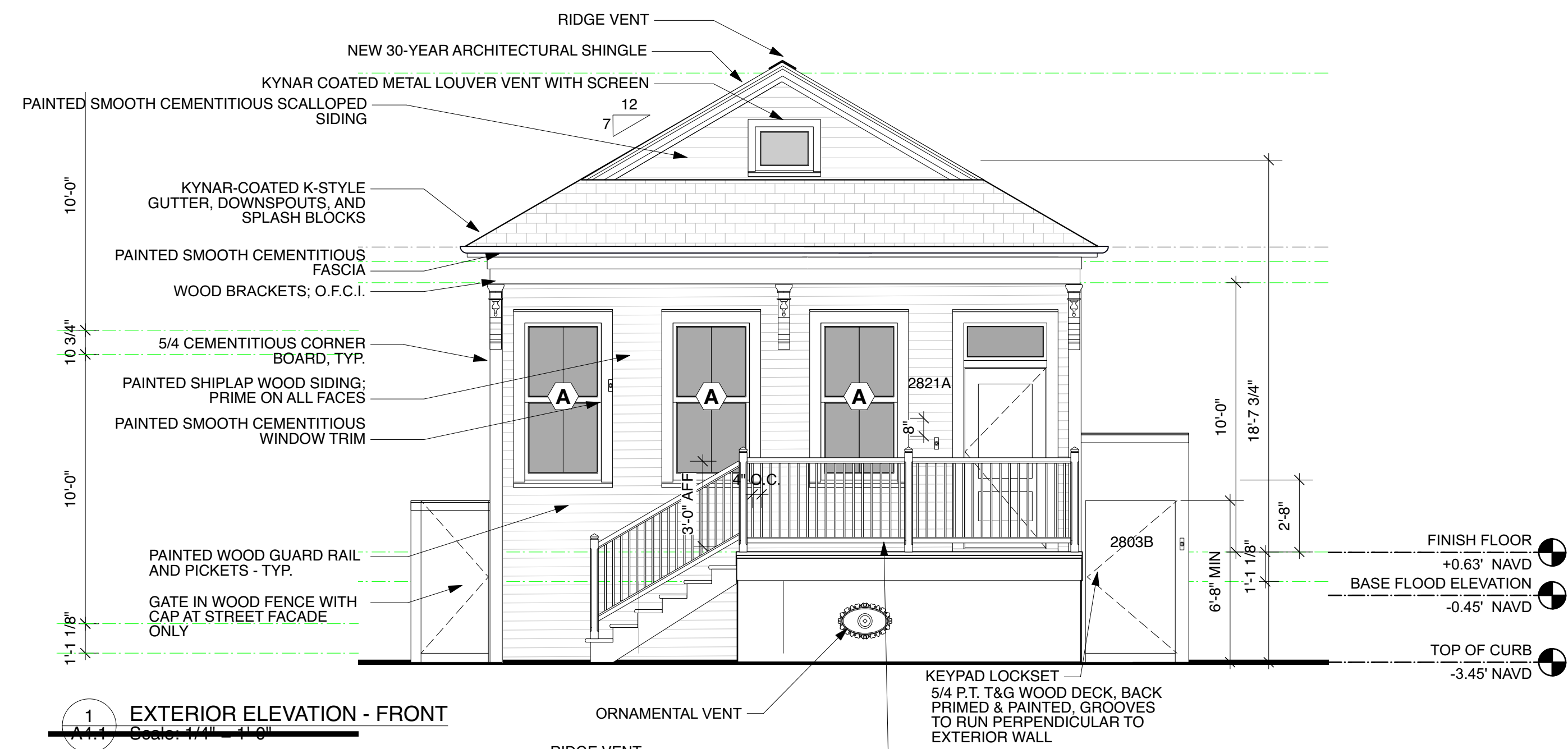
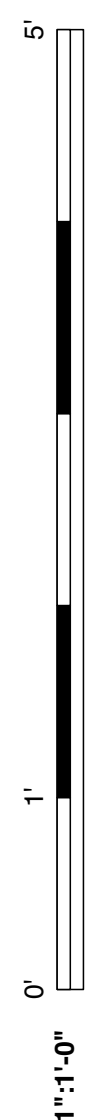
**REFLECTED CEILING PLANS**

3 AUGUST 2022

# A3.1



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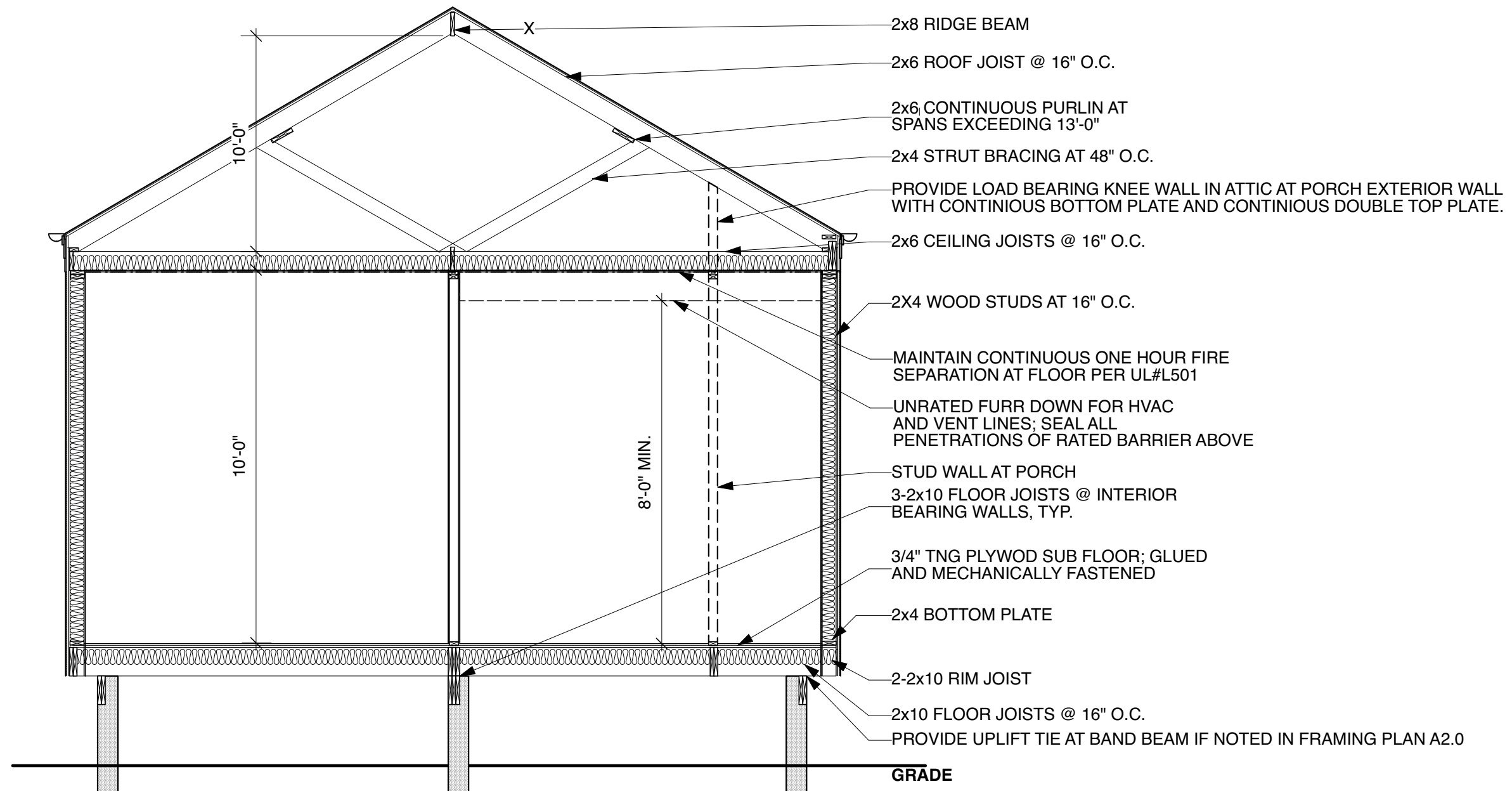
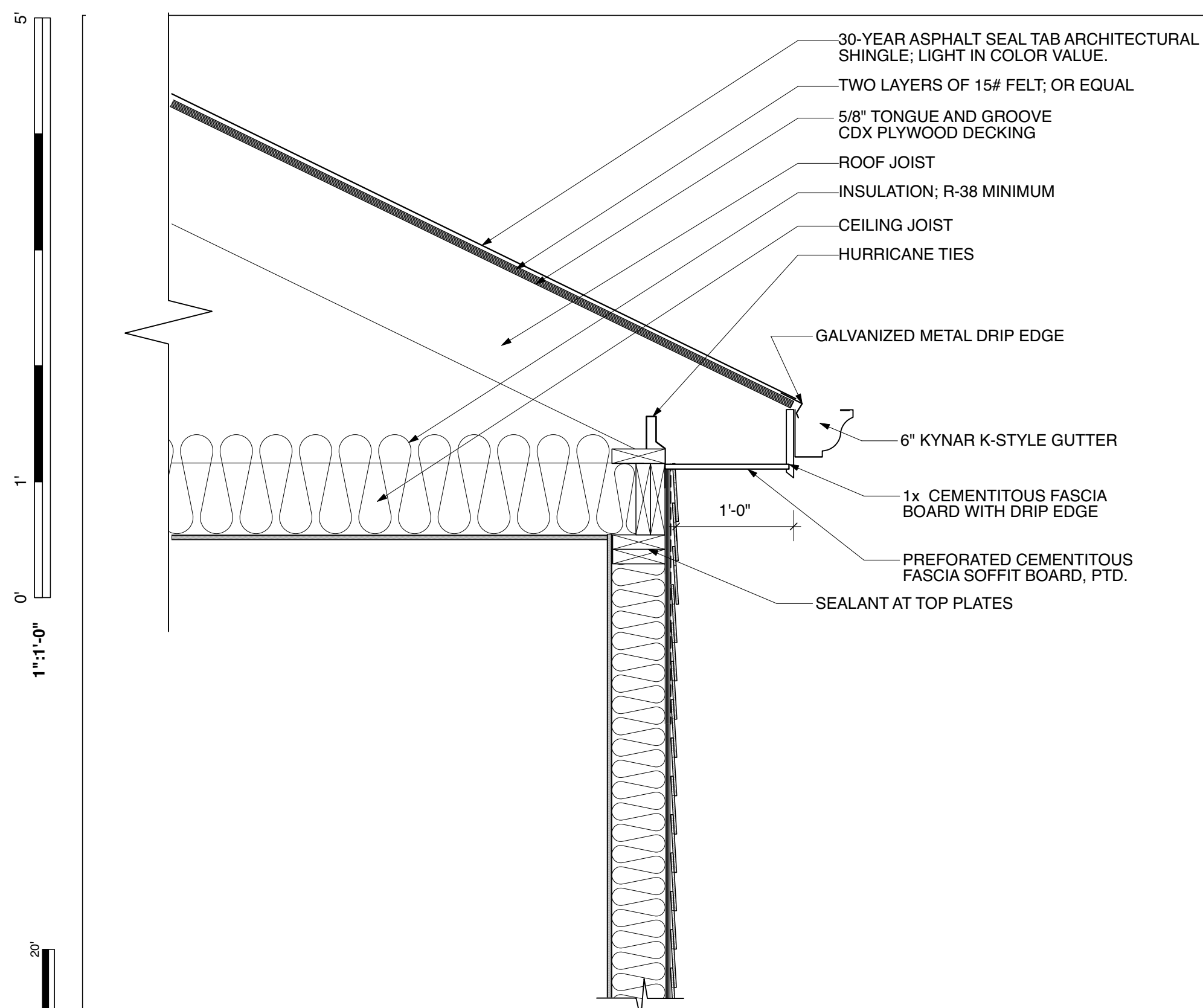
PROJECT NO. 19-13.16 R11	DRAWN BY: AM, MM	APPROVED BY: AM
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**EXTERIOR ELEVATIONS**

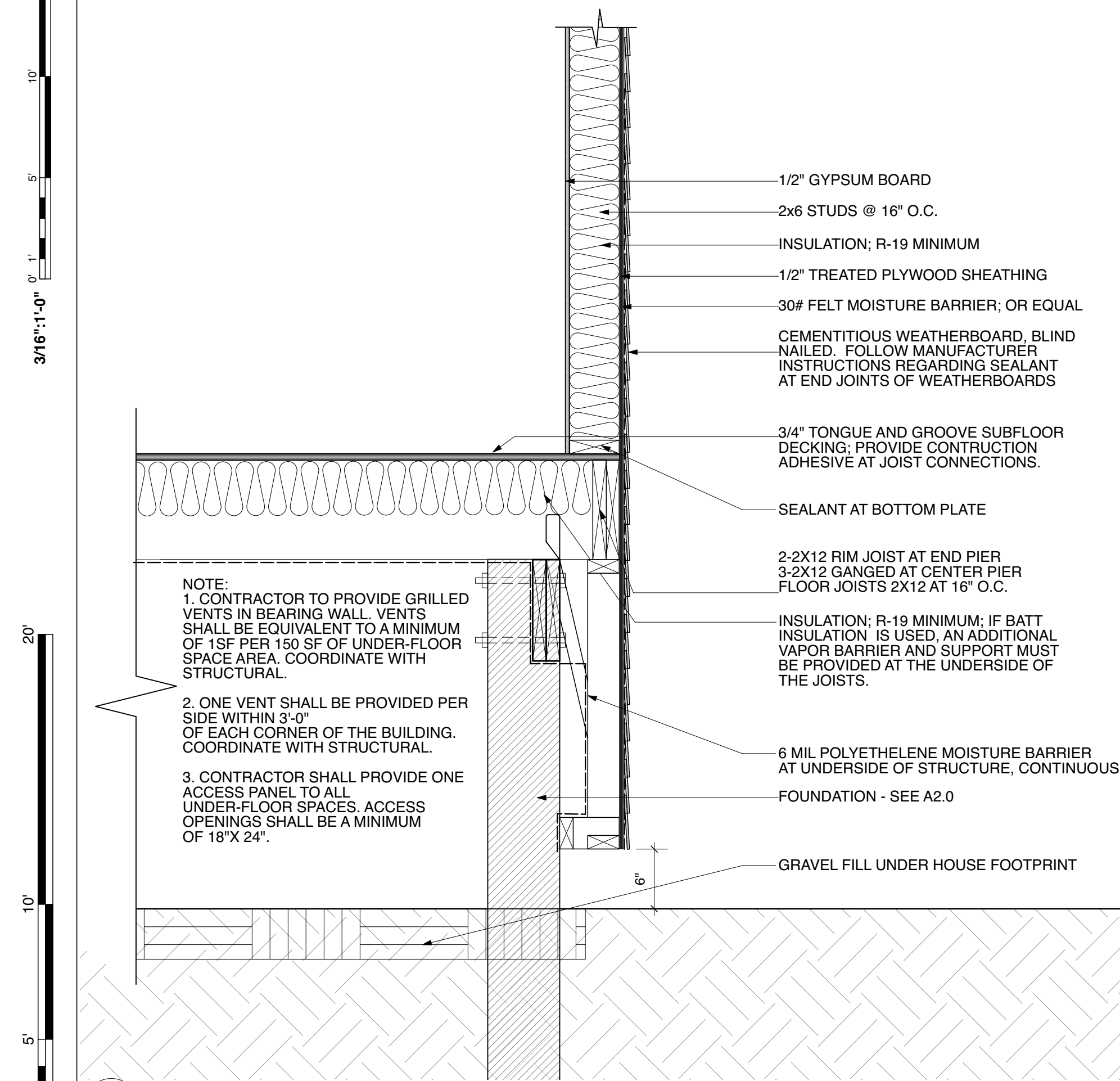
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**A4.1**



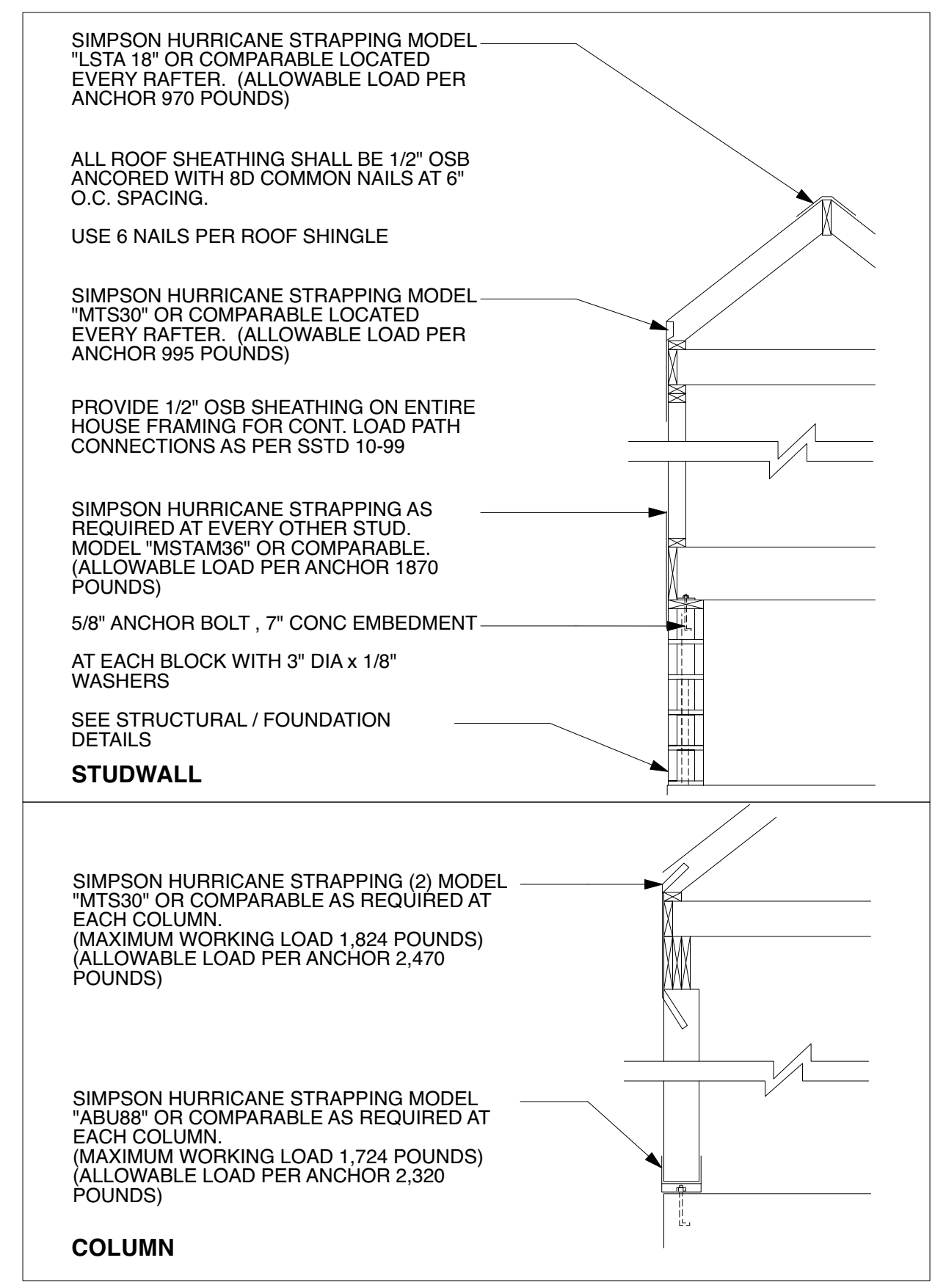


**2** BUILDING SECTION AT TWO STORY  
 Scale: 1/4" = 1'-0"



**1** TYPICAL EXTERIOR WALL  
 Scale: 1" = 1'-0"

NOTE: BID ALTERNATE 01: 24" ON CENTER FRAMING  
 1. 2X4 STUD IN DETAIL 1/A5.1 PLACE DAT 24" O.C.  
 2. ROOF JOIST, CEILING JOIST, STUD, AND FLOOR JOIST PLACED AT 24" O.C.  
 3. ALIGNMENT OF STRUCTURAL MEMBERS IN LOAD PATH IS REQUIRED



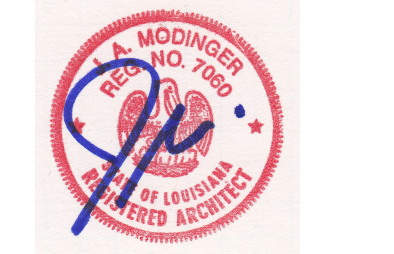
**3** LATERAL LOAD STRAPPING DIAGRAMS  
 Scale: 1/4" = 1'-0"

**FRAMING NOTES**

- ALL FRAMING TO COMPLY WITH THE WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2015 ED. AND INTERNATIONAL RESIDENTIAL CODE 2015 ED. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE FO THE INTERNATIONAL BUILDING CODE AND/OR THE CODES REFERENCED THEREIN. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- FRAMING LUMBER: SOUTHERN YELLOW PINE NO. 2 DENSE K.D. (15%) OR BETTER, U.N.O
- FLOOR FRAMING SHALL BE SIZED AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPAN EXCEEDS EIGHT (8) FEET.
- COORDINATE FRAMING LAYOUT WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.
- SUBSTITUTIONS FOR FRAMING SIZE, SPACING GRADE AND SPECIED WITH PERMISSION FROM THE ARCHITECT ONLY.
- BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST AND SHALL NOT BE LARGER THAN 1 1/4" IN DIAMETER AND SHALL NOT BE LOCATED IN THE MIDDLE OF A SPAN.
- ALL WALL SHEATHING SHALL BE APA STRUCTURALLY RATED SHEATHING. FLOOR AND ROOF SHEATHING SHALL BE APA RATED SHEATHING. SHEATHING SHALL BE NAILED AT 4" O.C. ALONG SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS, WITH 8D COMMON NAIL.
- PLYWOOD SUB FLOORING SHALL BE APA RATED 48/24, 3/4" THICK TONGUE AND GROOVE, GLUED AND FASTENED TO FLOOR JOISTS AS INDICATED IN THE BUILDING SECTION, OR EQUAL.
- PARALLAM JOISTS SHALL HAVE A MIN. E=2,000,000 PSI AND FB OF 2900 PSI.
- THE NUMBER AND SIZE OF NAILS AT ALL WOOD CONNECTIONS SHALL BE PER THE INTERNATIONA RESIDENTIAL CODE 2015 ED. TABLE R602.3(1).
- CONNECTORS SPECIFIED AS "SIMPSON" TYPE ARE TO BE MFR'D BY SIMPSON TIE CO. OR APPROVED EQUAL. COMPLY WITH MFR'S FASTENING PROCEDURES. ALL CONNECTIONS SHALL BE GALVANIZED.
- JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIE, OR EQUAL. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT SAME ELEVATION. JOIST HANGERS SHALL BE OF A SIZE APPROPRIATE FOR THE MEMBER SUPPORTED.
- STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL, SPIKED TO PLATES.
- ALL LUMBER BELOW BASE FLOOD ELEVATION SHALL BE PRESSURE TREATED (P.T.)
- TOP OF FINISH FLOOR SHALL BE AT OR ABOVE BASE FLOOD ELEVATION, TYP (SEE EXTERIOR ELEVATIONS).



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CONSTRUCTION OF A NEW DUPLEX RESIDENCE AT  
**9000 FORSHEY ST**  
 FOR LJT INVESTMENTS, LLC  
 NEW ORLEANS, LA 70118

ISSUED FOR:	ISSUED DATE:	REVISION:	REVISION DATE:
PERMIT	3 AUG 22		

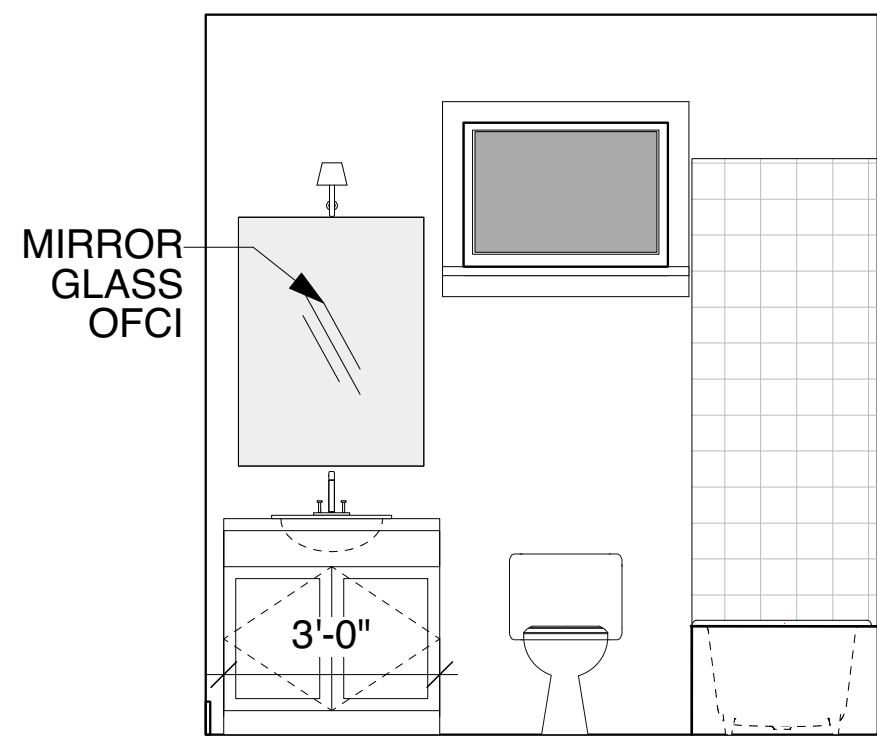
PROJECT NO. 19-13 16 R11	DRAWN BY: AM	APPROVED BY: AM
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**BUILDING SECTIONS AND STRUCTURAL DETAILS**

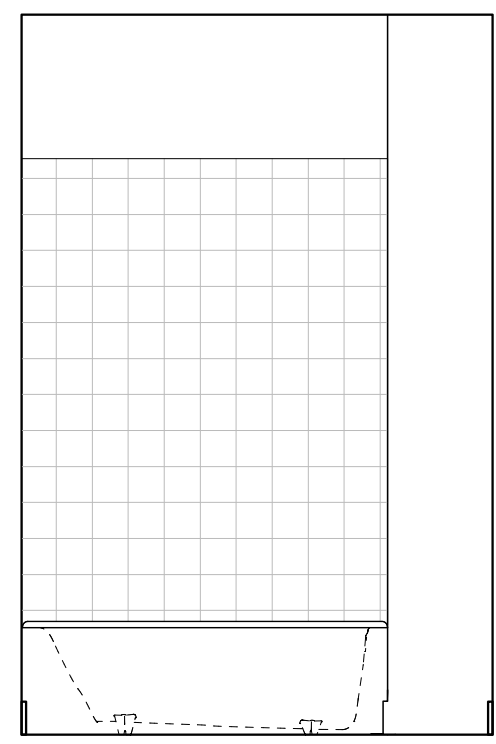
3 AUGUST 2022

**A5.1**

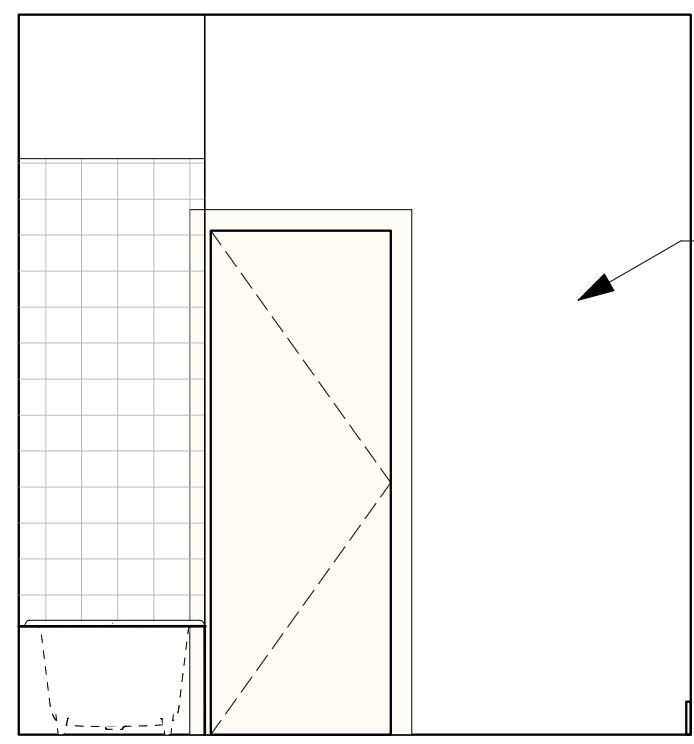
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01

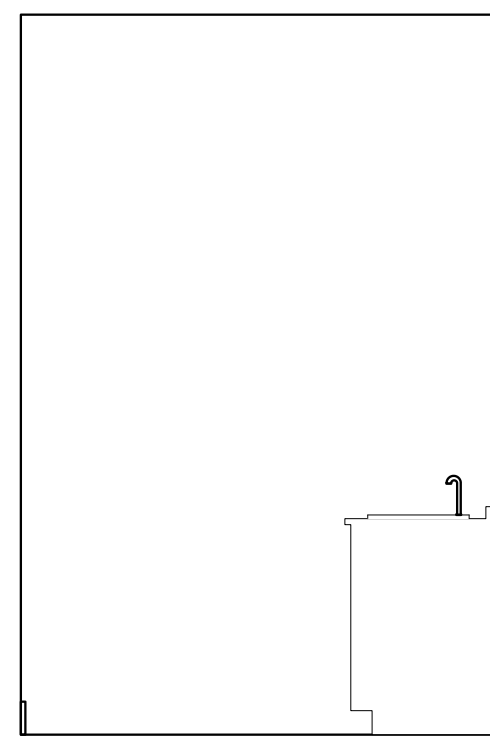


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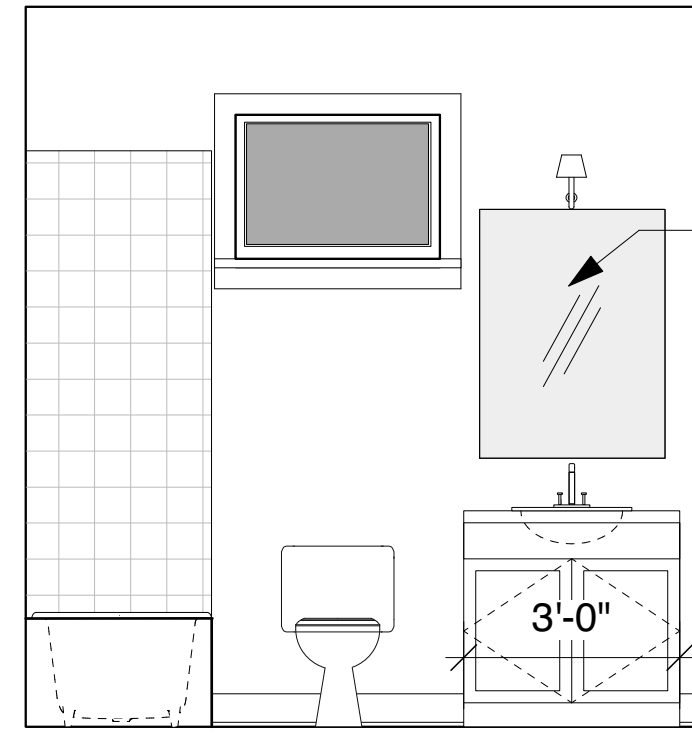
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WATER RESISTANT GYP. BD. PAINTED

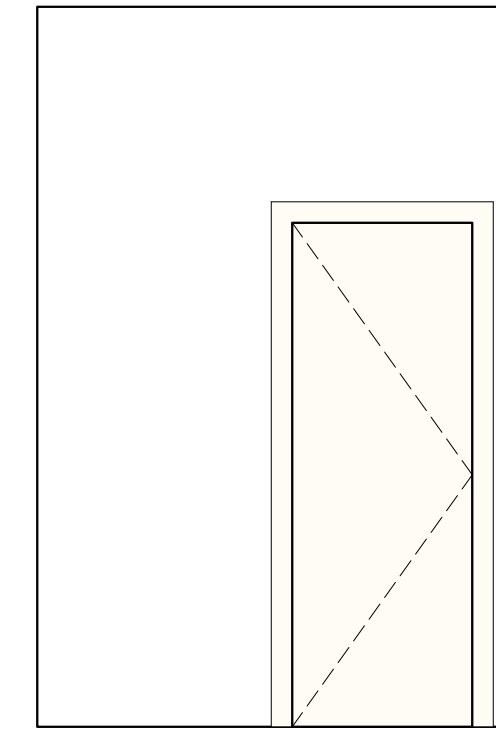


04

1  
A6.1 INTERIOR ELEVATIONS - TYPICAL BATHROOM  
Scale: 3/8" = 1'-0"



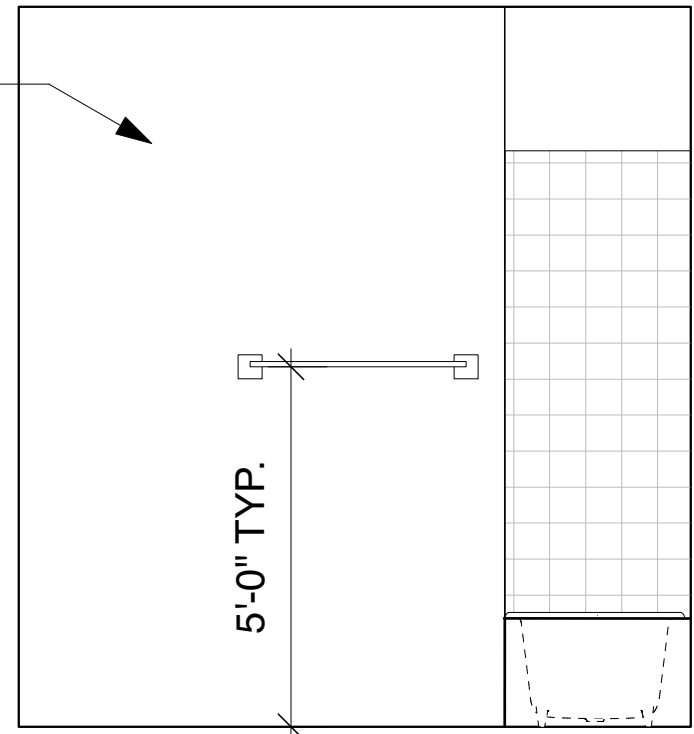
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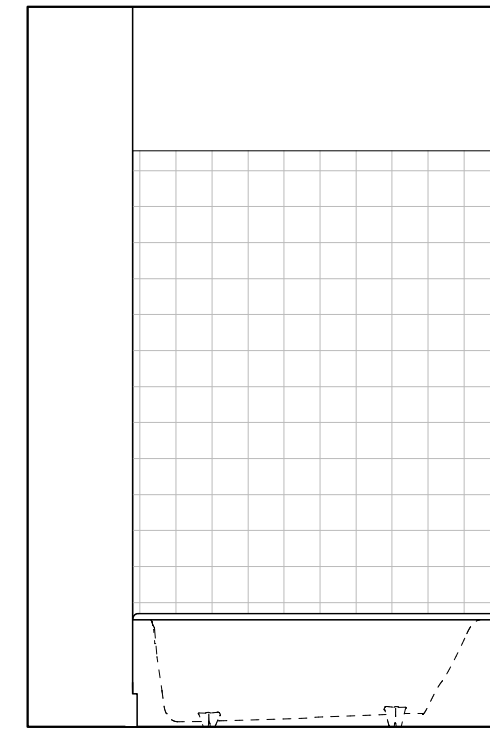
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WATER RESISTANT GYP. BD. PAINTED

5'-0" TYP.

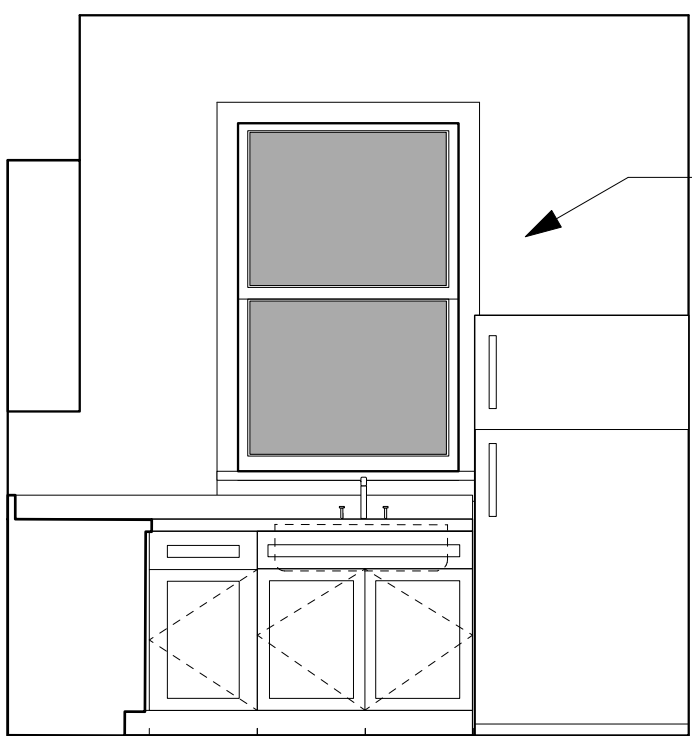


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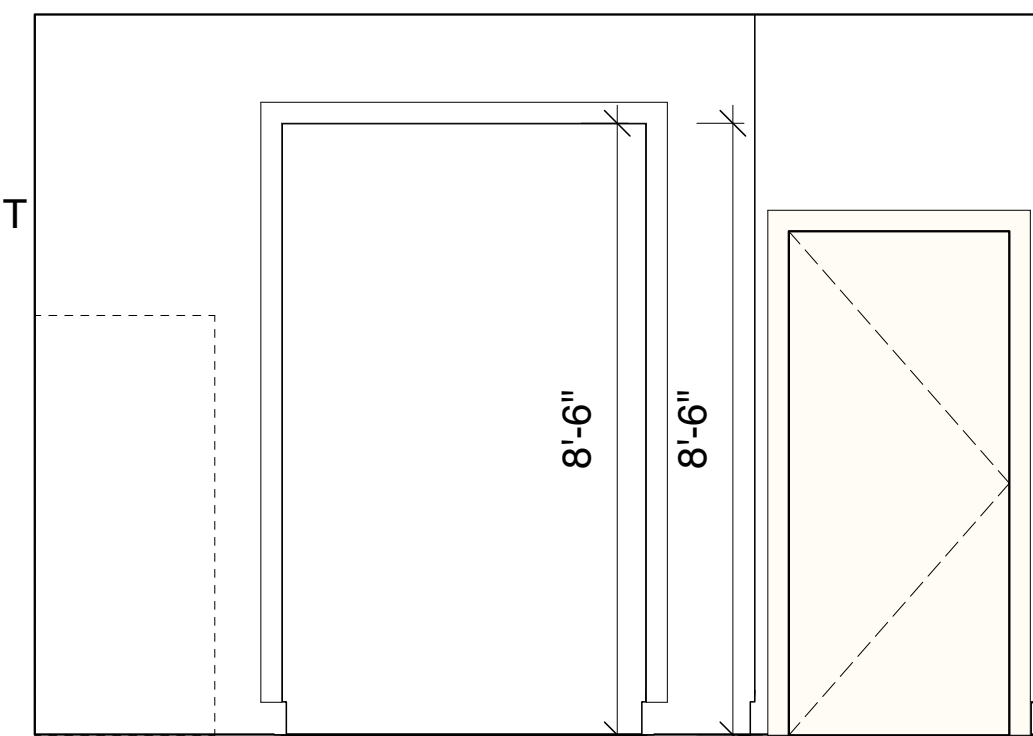
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2  
A6.1 INTERIOR ELEVATIONS - TYPICAL MASTER BATHROOM  
Scale: 3/8" = 1'-0"

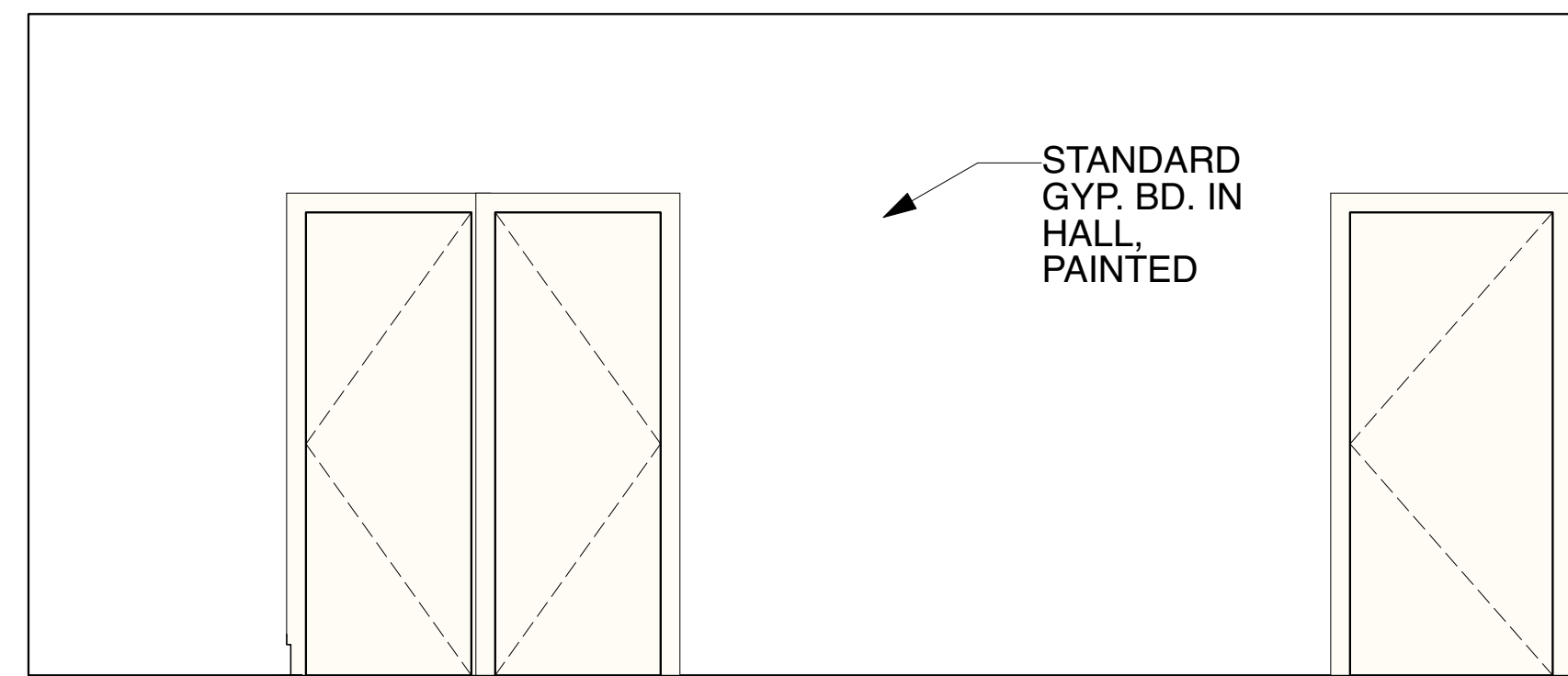


01

WATER RESISTANT GYP. BD. PAINTED

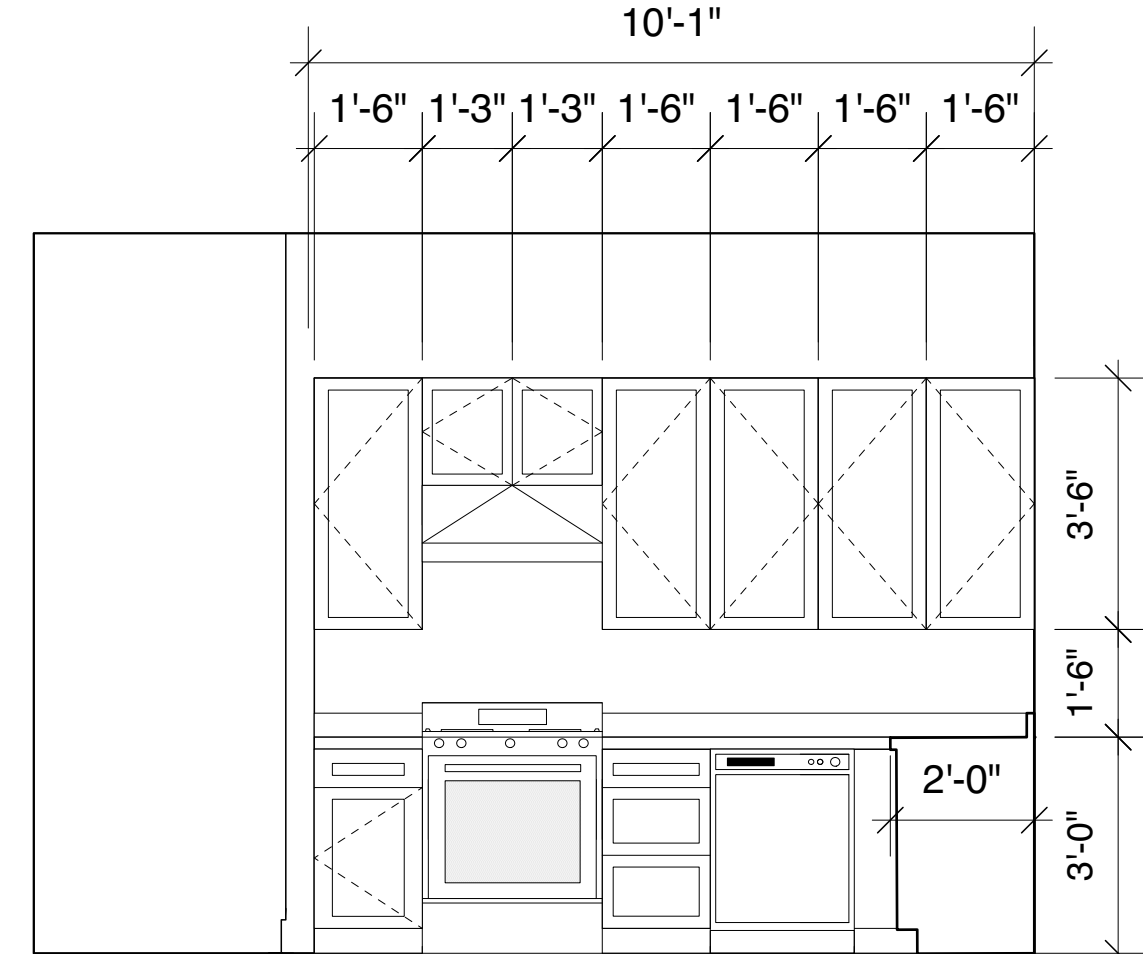


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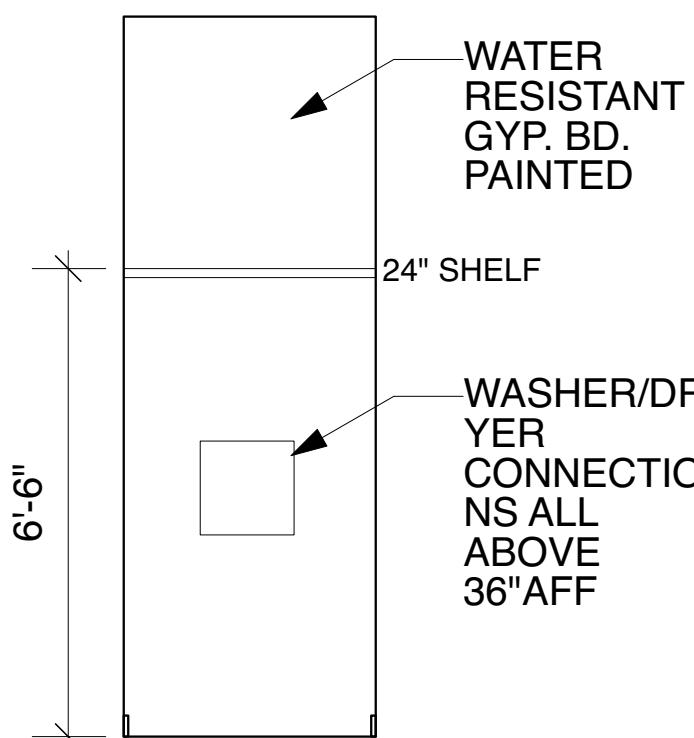
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STANDARD GYP. BD. IN HALL, PAINTED

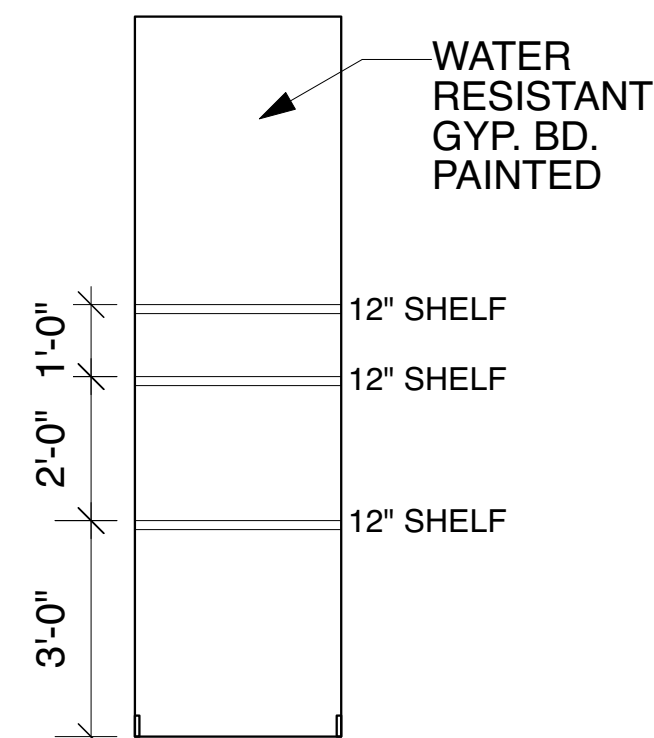


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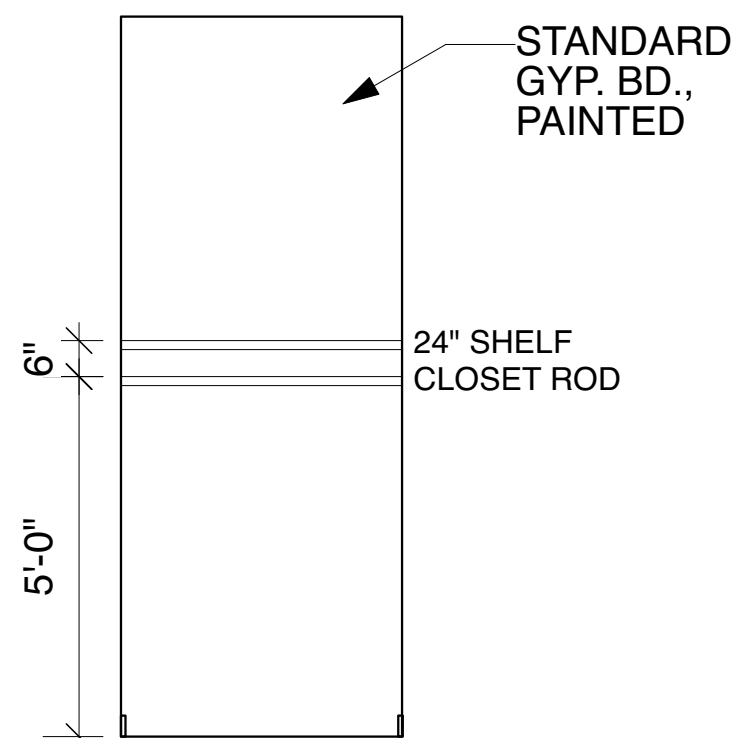
3  
A6.1 INTERIOR ELEVATIONS - KITCHEN  
Scale: 3/8" = 1'-0"



LAUNDRY



PANTRY



CLOSET

4  
A6.1 INTERIOR ELEVATIONS - CLOSETS AND PATRIES  
Scale: 3/8" = 1'-0"



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INTERIOR ELEVATIONS

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**A6.1**