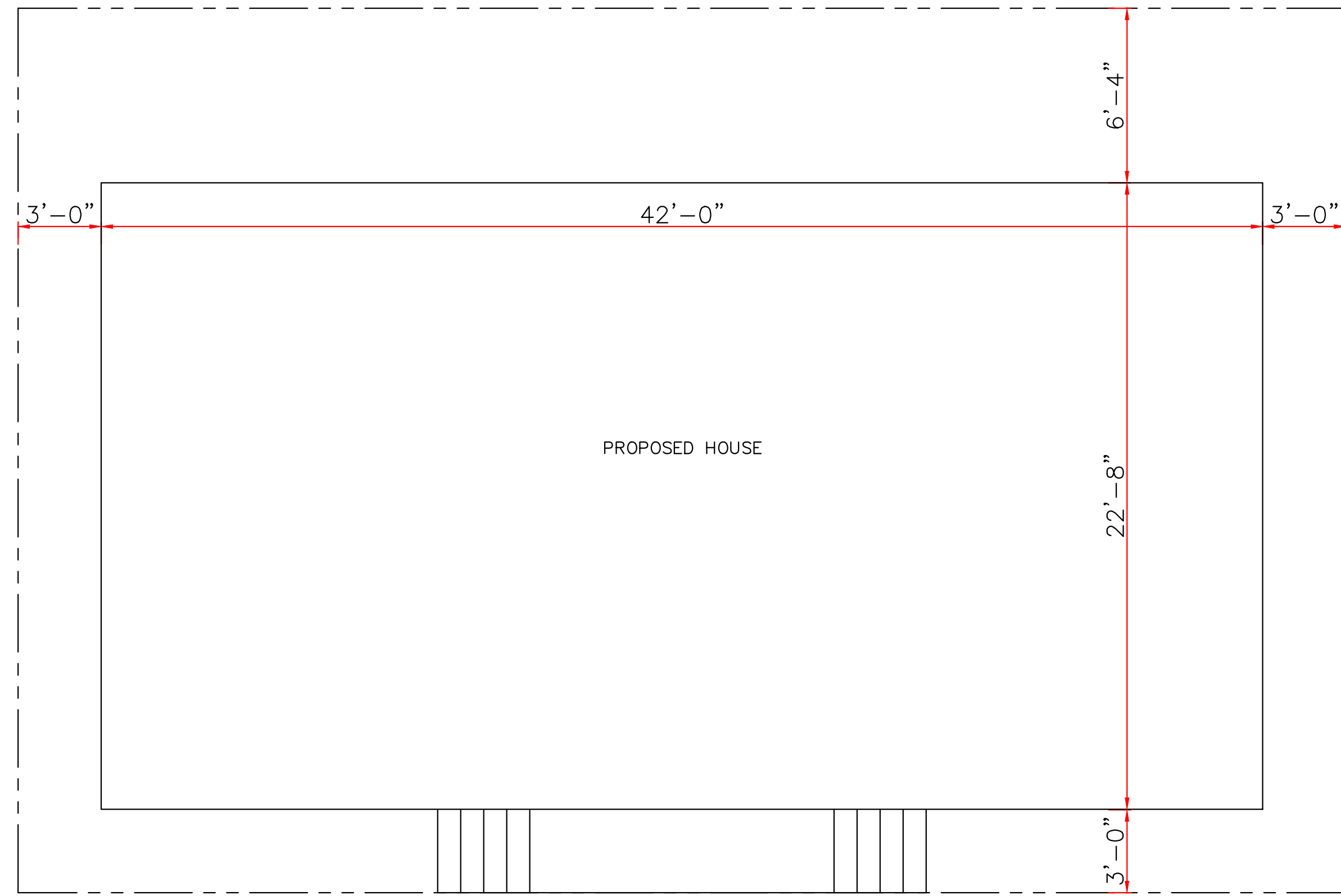


N. MIRO STREET
48.0'



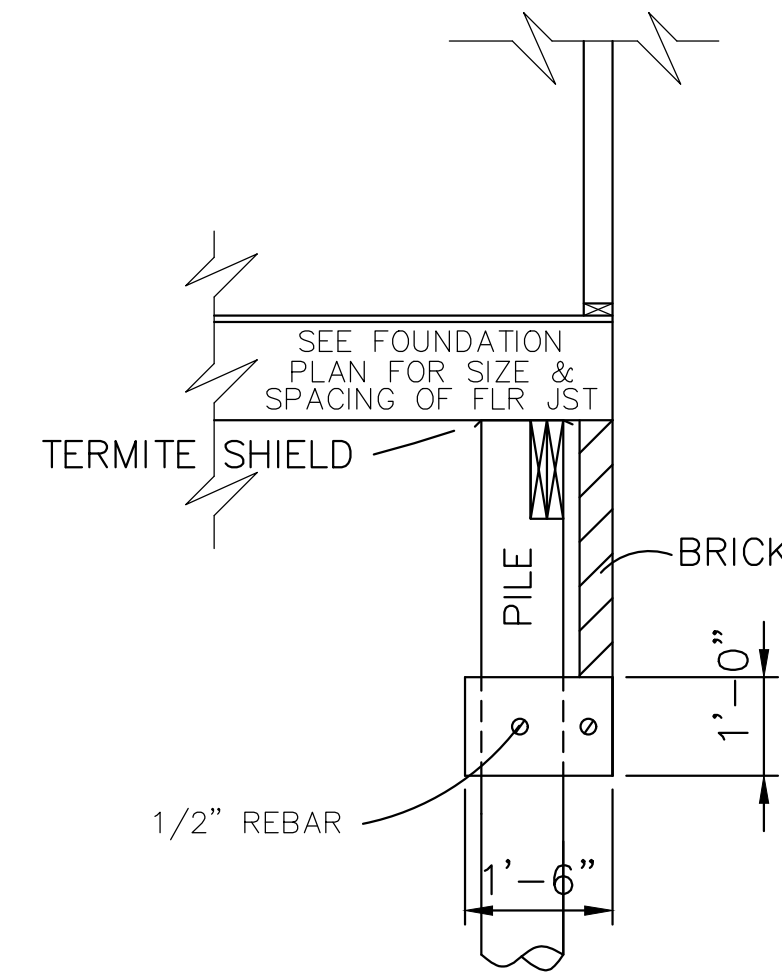
48.0'
1962 N. TONTI STREET

SITE PLAN

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

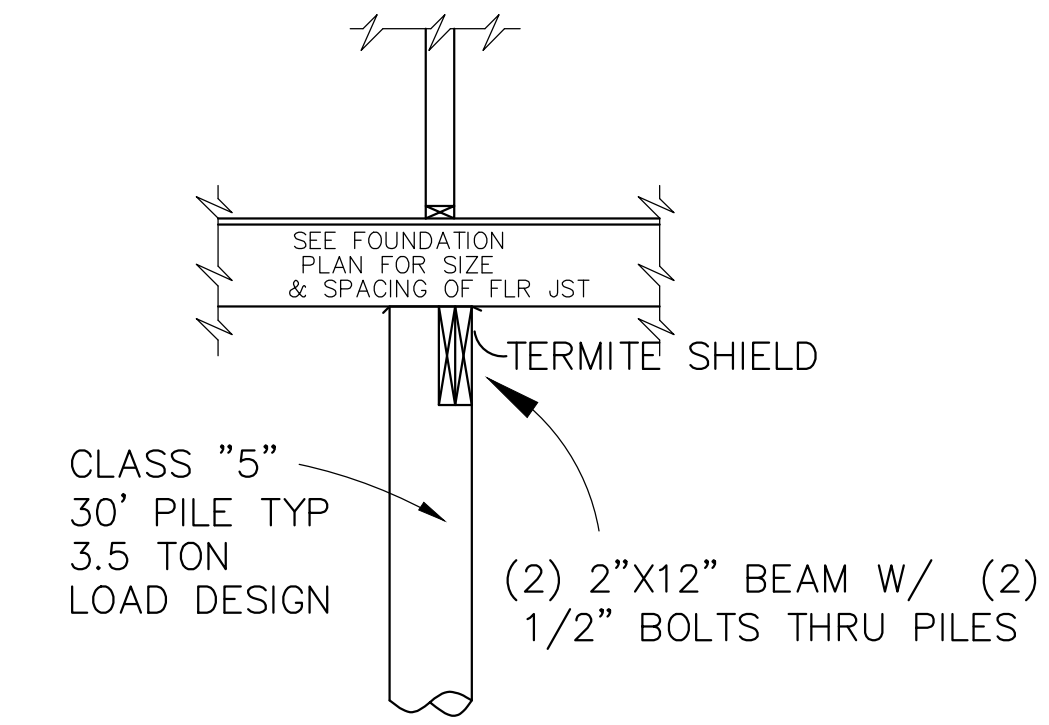
GENERAL NOTES:

- ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS, OR EQUAL
- TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS
- #2 PINE LUMBER WILL BE USED FOR FRAMING LUMBER
- CONTRACTOR TO REMOVE DEBRIS FROM PROPERTY
- ENCLOSED AREAS BELOW FLOOD GRADE SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1 SQ. FT. OF WATER FLOW VENTING.
- MINIMUM INSULATION REQUIRED
FLOORS- R-19
WALL- R-13
CEILING- R-30
- BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT
- WINDOWS INSTALLED IN BATHTUB ENCLOSURES LESS THAN 60" F.F.F. REQUIRE SAFETY GLAZING AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS
- FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE.
- WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFET
- ALL EXTERIOR WALL TO BE 6" STUDS



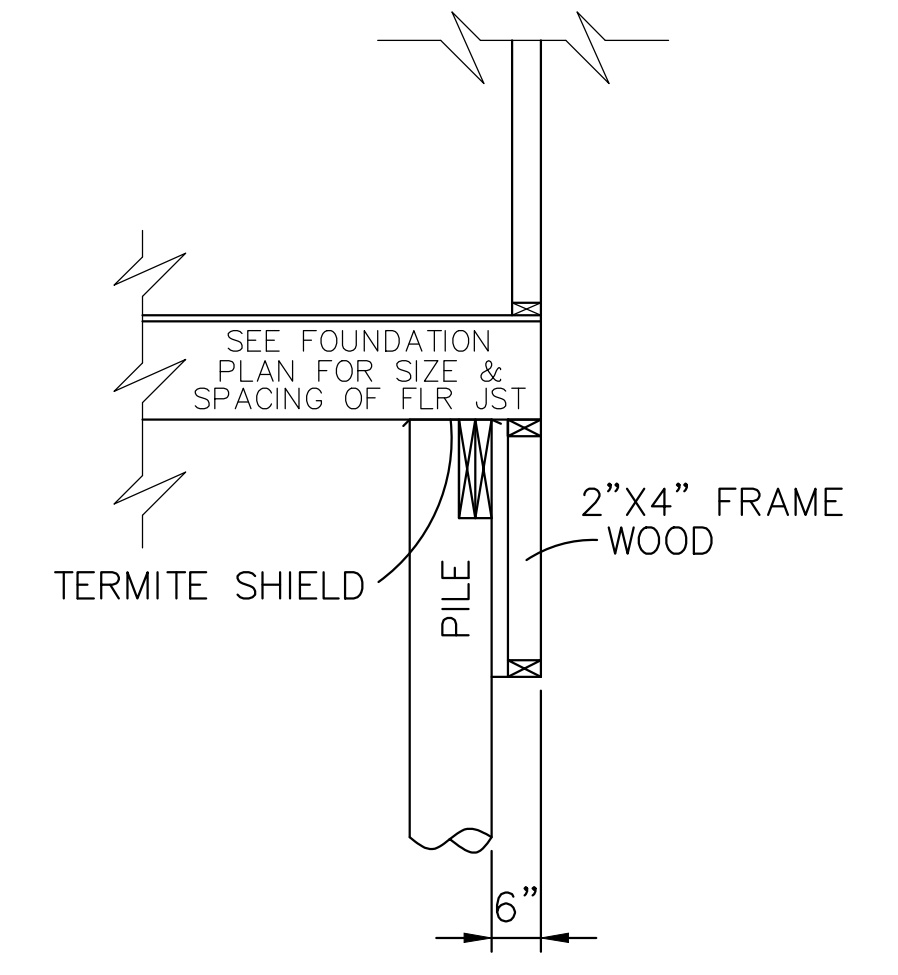
EXTERIOR BRICK DETAIL

SCALE: 1/2" = 1'-0"



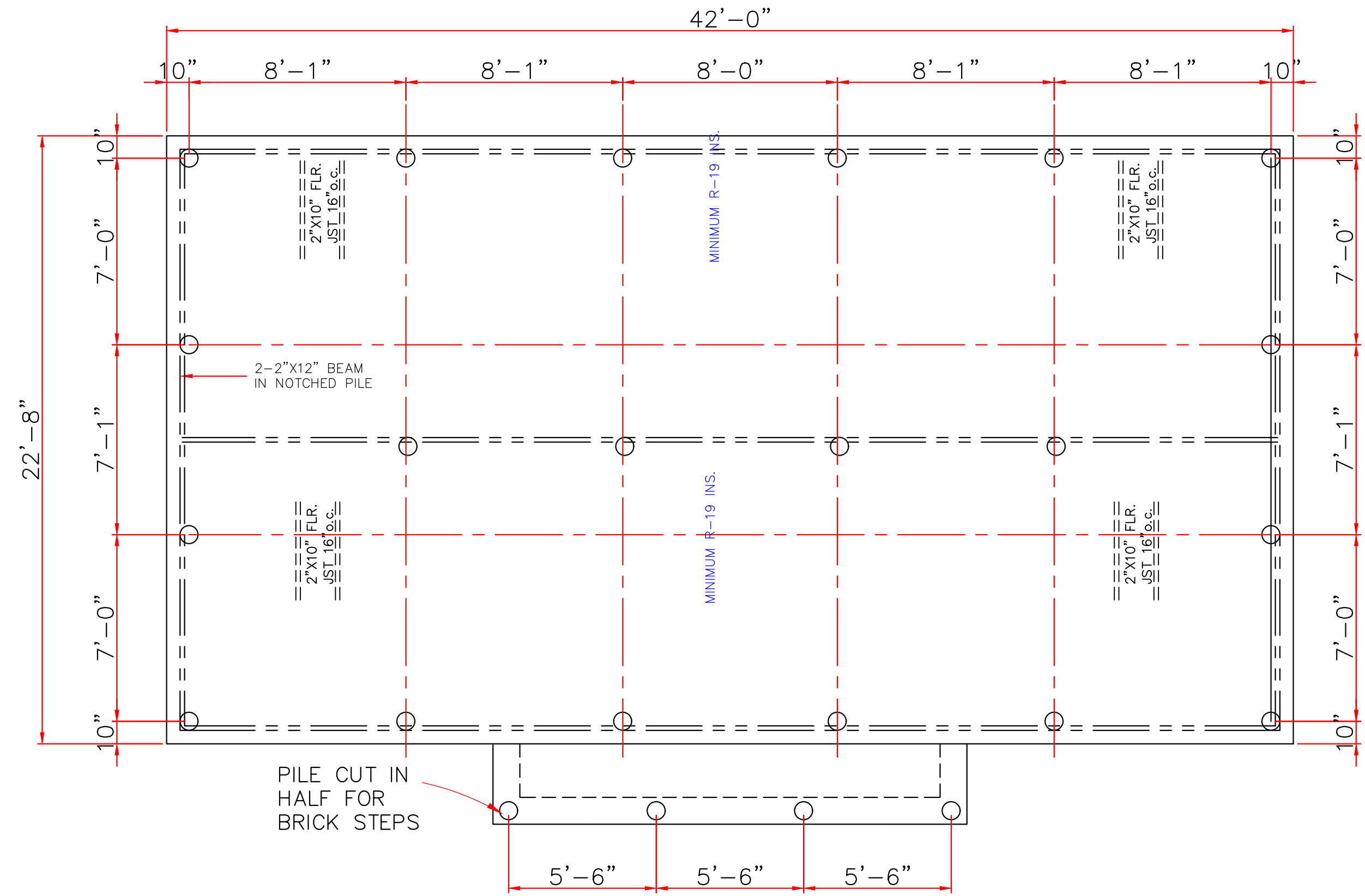
INTERIOR FOOTING DETAIL

SCALE: 1/2" = 1'-0"



EXTERIOR WOOD DETAIL

SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

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

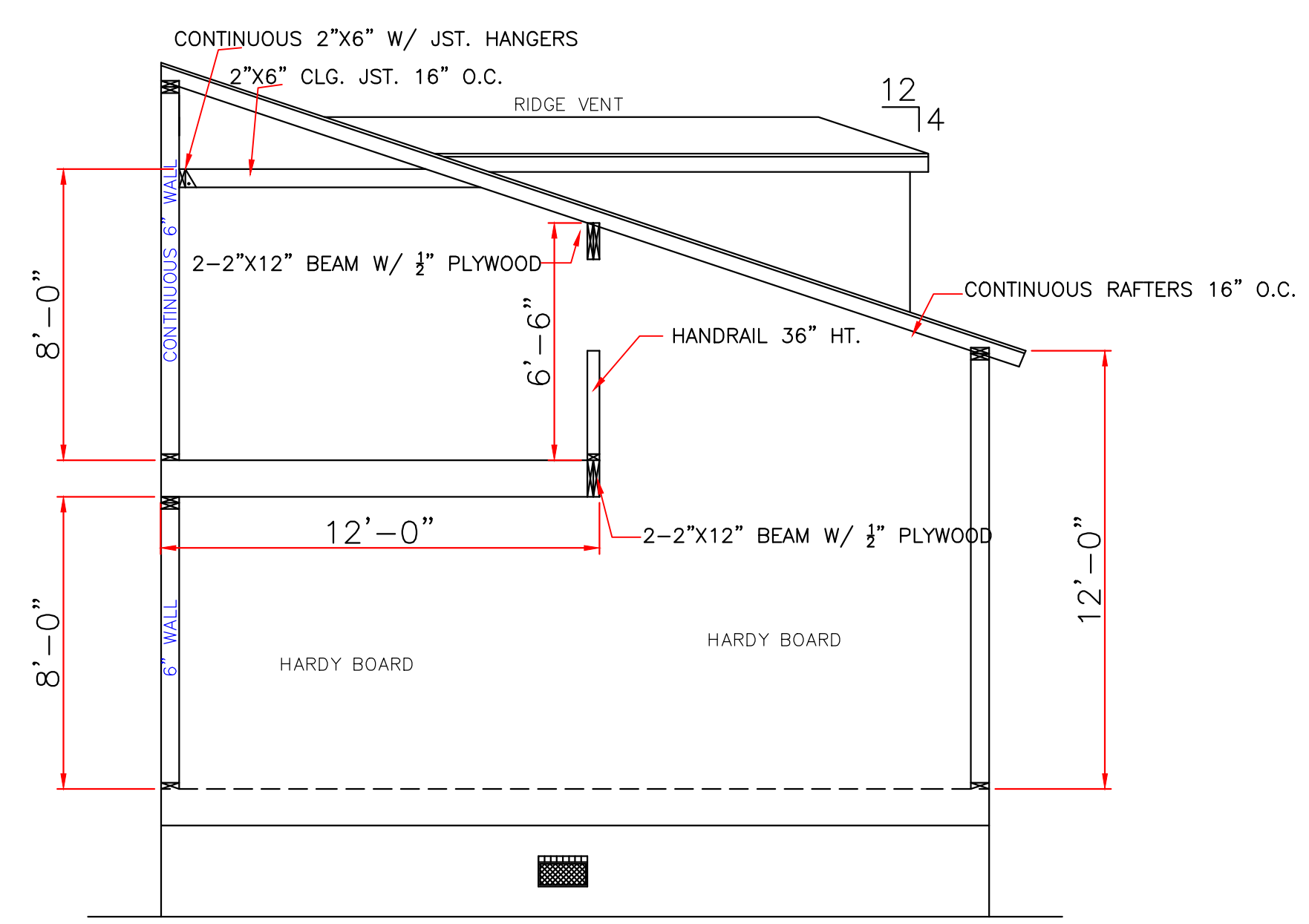
CLASS 5 35' PILE WITH 4 TON LOAD DESIGN
DRIVEN WITH STEEL DROP HAMMER OR RAPID
IMPACT HAMMER METHOD, TO REFUSAL

SOIL TREATMENT, CHEMICAL TERMITICIDE OR
TERMITE SHIELDS WILL BE USED FOR TERMITE
PROTECTION, BUILDER VERIFY

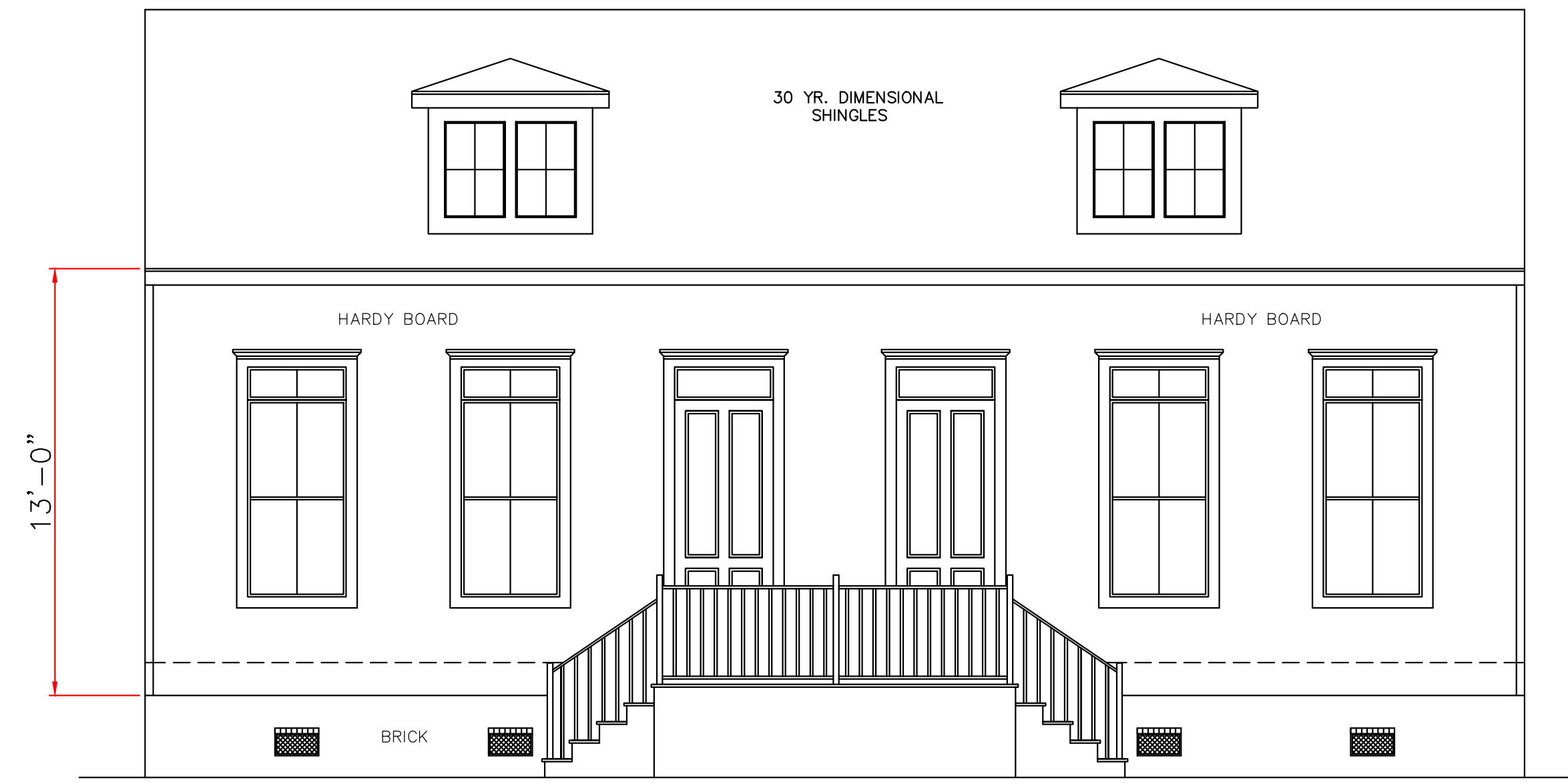
THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT, WITH APPROPRIATE INSTRUCTIONS FOR RESOLUTION OF THE ISSUE. FAILURE TO REPORT KNOWN DISCREPANCIES AND CONTINUING WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

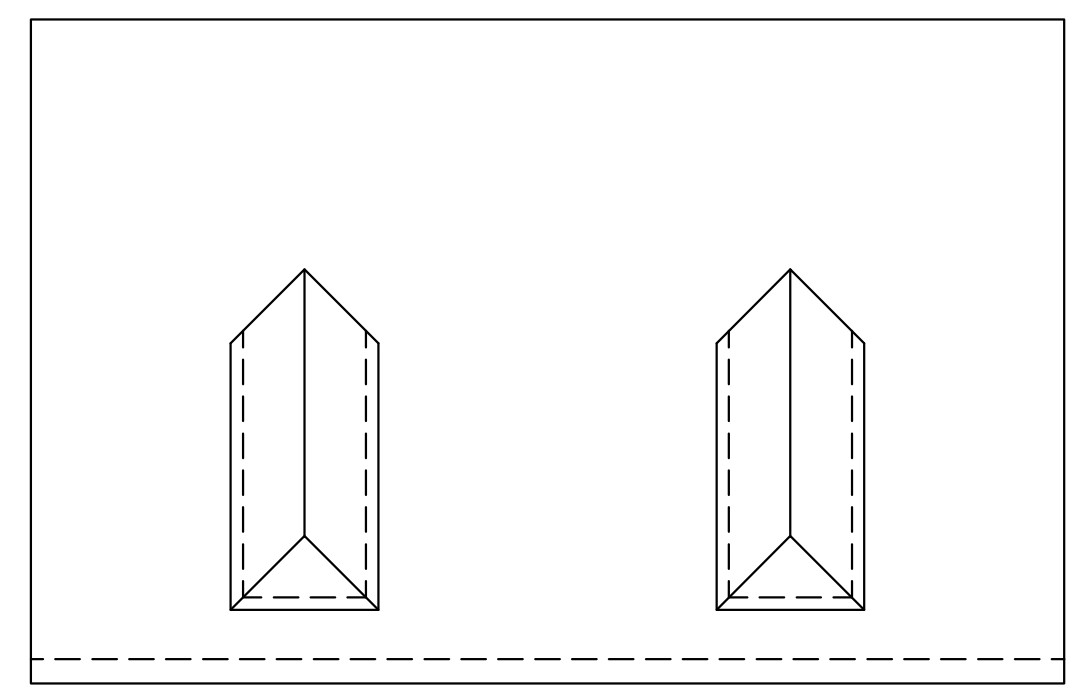
	LARRY TRUMBATUR 8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508		LIZZELL BROOKS 1962 N. TONTI STREET ORLEANS PARISH 504-874-7266
	DATE 11/1/21	JOB NO 7710	SHEET NO 1 OF 4



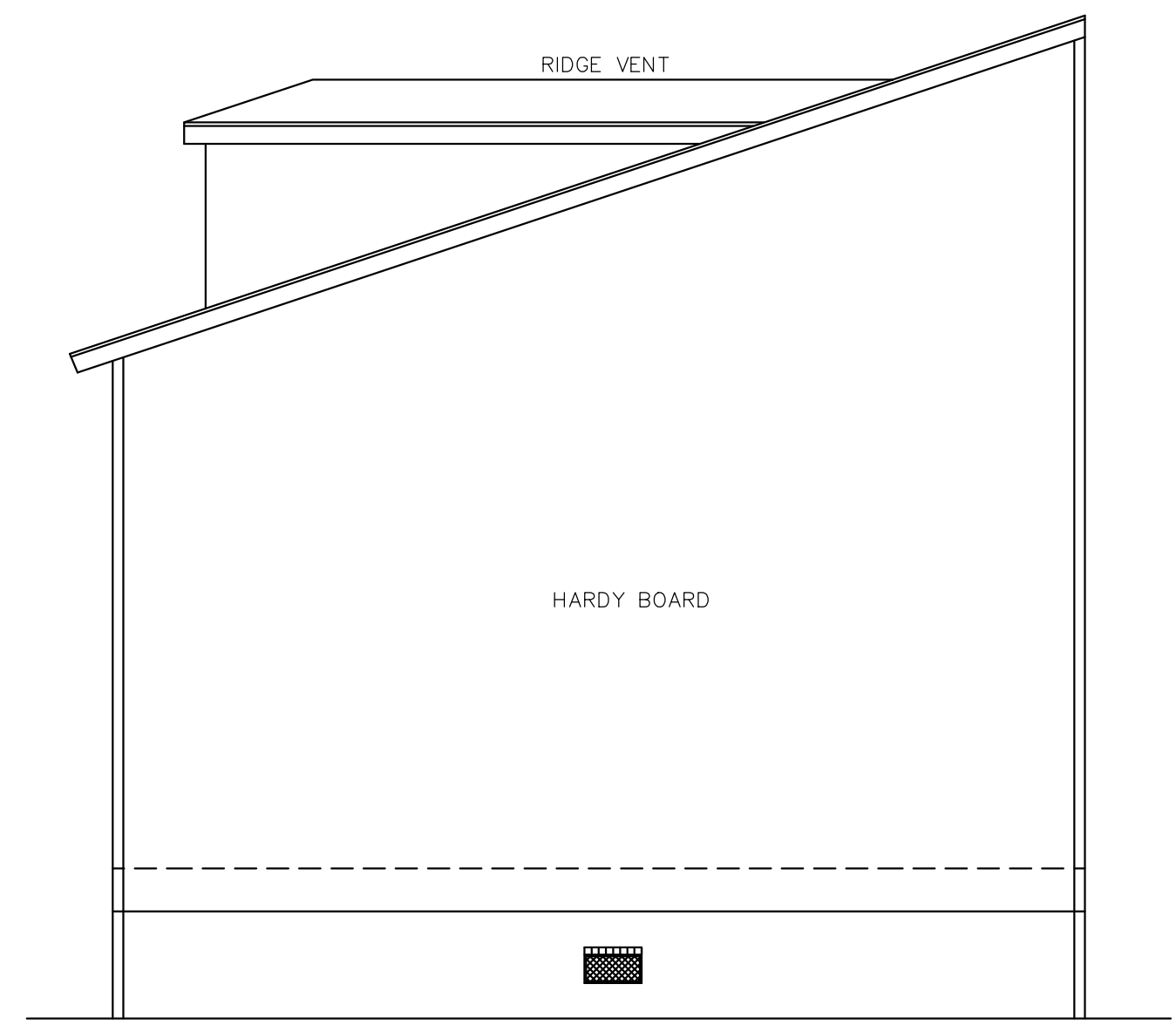
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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



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

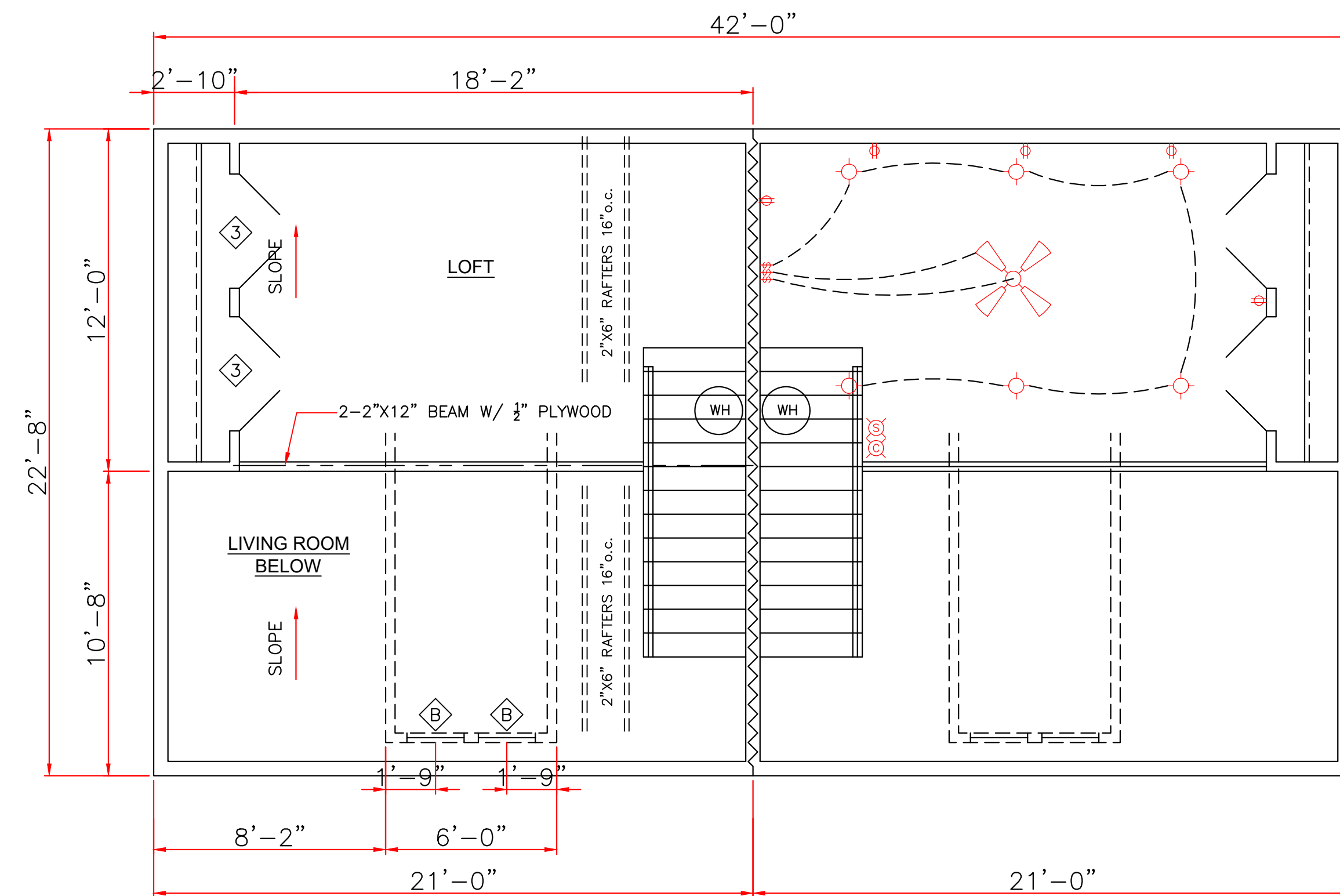
ALL MATERIALS BELOW
BASE FLOOD MUST
BE WATER RESISTANT

ALL MATERIALS BELOW
BASE FLOOD MUST
BE WATER RESISTANT

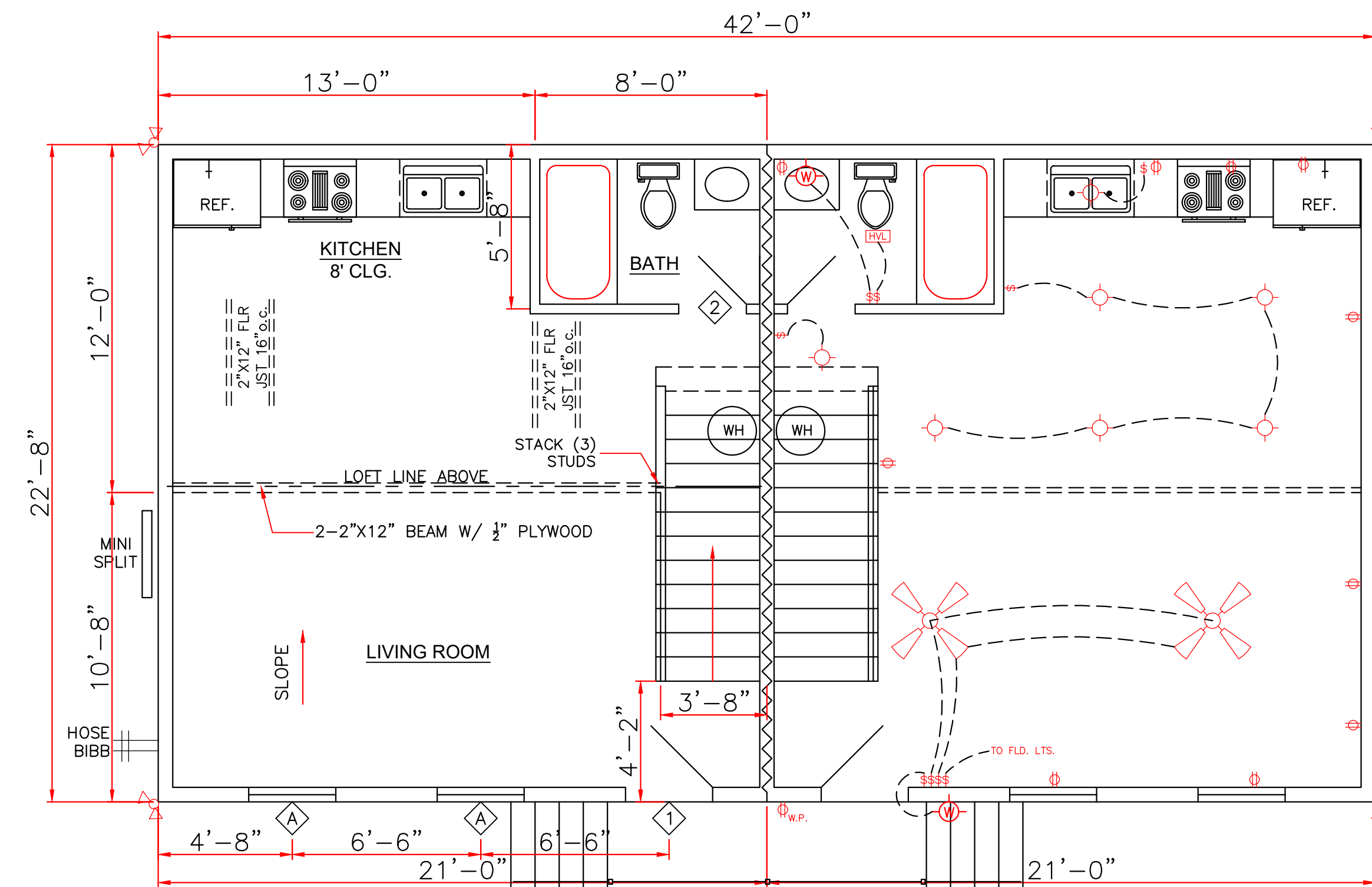
	LARRY TRUMBATUR		LIZZELL BROOKS 1962 N. TONTI STREET ORLEANS PARISH 504-874-7266	
	8307 LAFITTE CT. CHALMETTE, LA 70043	DATE	11/1/21	SHEET NO 2 OF 4
504-279-3508	JOB NO	7710		



8/17/22



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

SQUARE FOOTAGE	
LIVING	1092
LOFT	588
TOTAL	1680

DOORS		
1	3'0"X8'0"X1 3/4"	EXT. INSUL. W/ 12" TRANSDM
2	2'0"X8'0"X1 3/8"	INTERIOR RAISED PANEL
3	2-2'0"X6'8"X1 3/8"	INTERIOR RAISED PANEL PAIR

WINDOWS		
A	3'0"X6'0"	VINYL S.H. 2/2 LTS W/ 12" TRANSDM
B	2'0"X3'0"	VINYL S.H. 2/2 LTS

ENERGY PERFORMANCE RATING: U-FACTOR=.55; SOLAR HEAT GAIN COEFFICIENT=.35

ELECTRICAL NOTES

1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
2. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDLE FAN BLADE.
3. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.
4. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION" (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION."
5. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.
6. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.

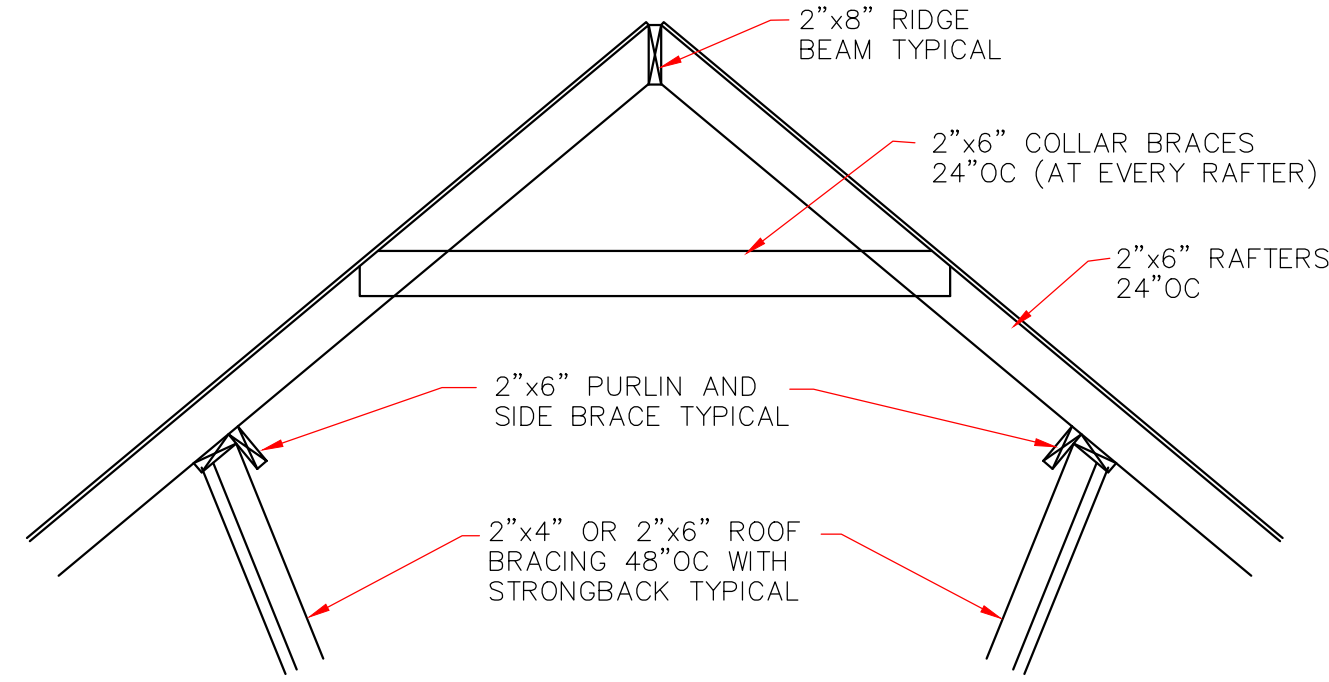
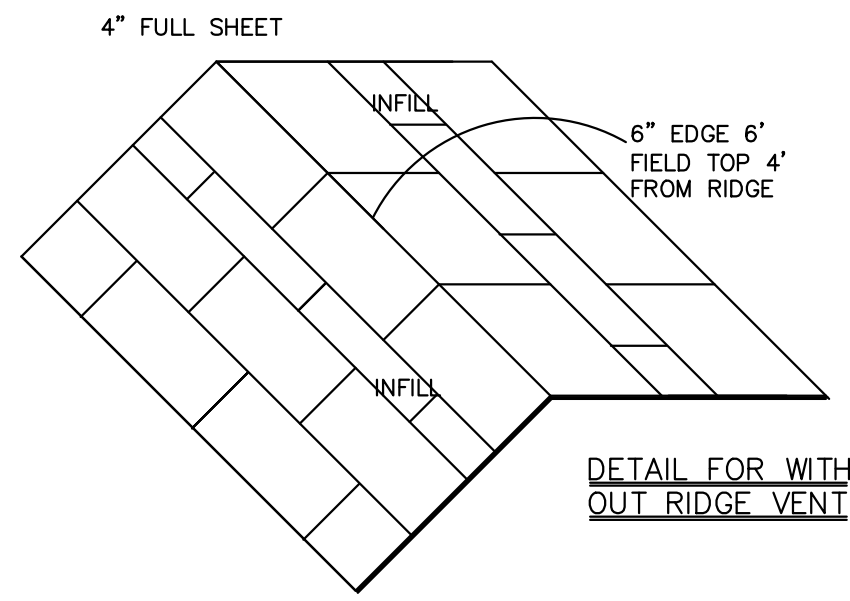
LEGEND		
	CEILING FAN	110 VOLT OUTLET
	RECESSED LIGHTS	110 VOLT WATER PROOF OUTLET
	WALL SWITCH 15A., 120V., SINGLE POLE SINGLE THROW, MOUNT AT 60" AFF	FLOOD LIGHTS
	CARBON MONOXIDE DETECTOR	3 WAY WALL SWITCH 15A., 120V. MOUNT AT 60" AFF
	CEILING LIGHT INCANDESCENT, 2-60 WATT	110 VOLT SMOKE DETECTOR
	VENT/LIGHT FIXTURE	HANGING LIGHT FIXTURE
		WALL LIGHT FIXTURE
		DIMMER LIGHT FIXTURE

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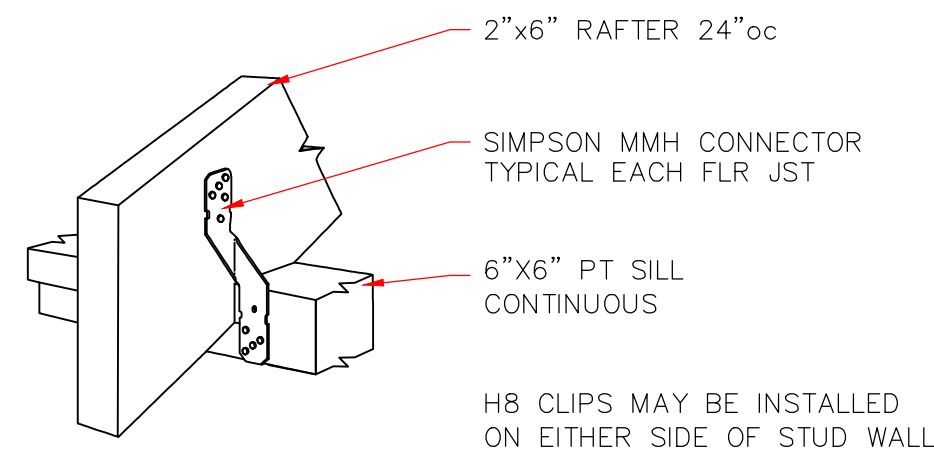
DATE: 11/1/21 SHEET NO: 3 OF 4

WIND BORNE DEBRIS PROTECTION

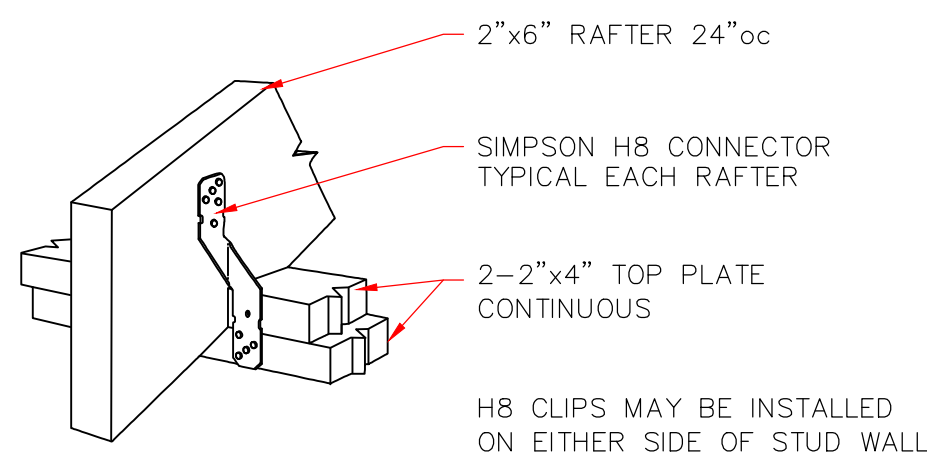
WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.



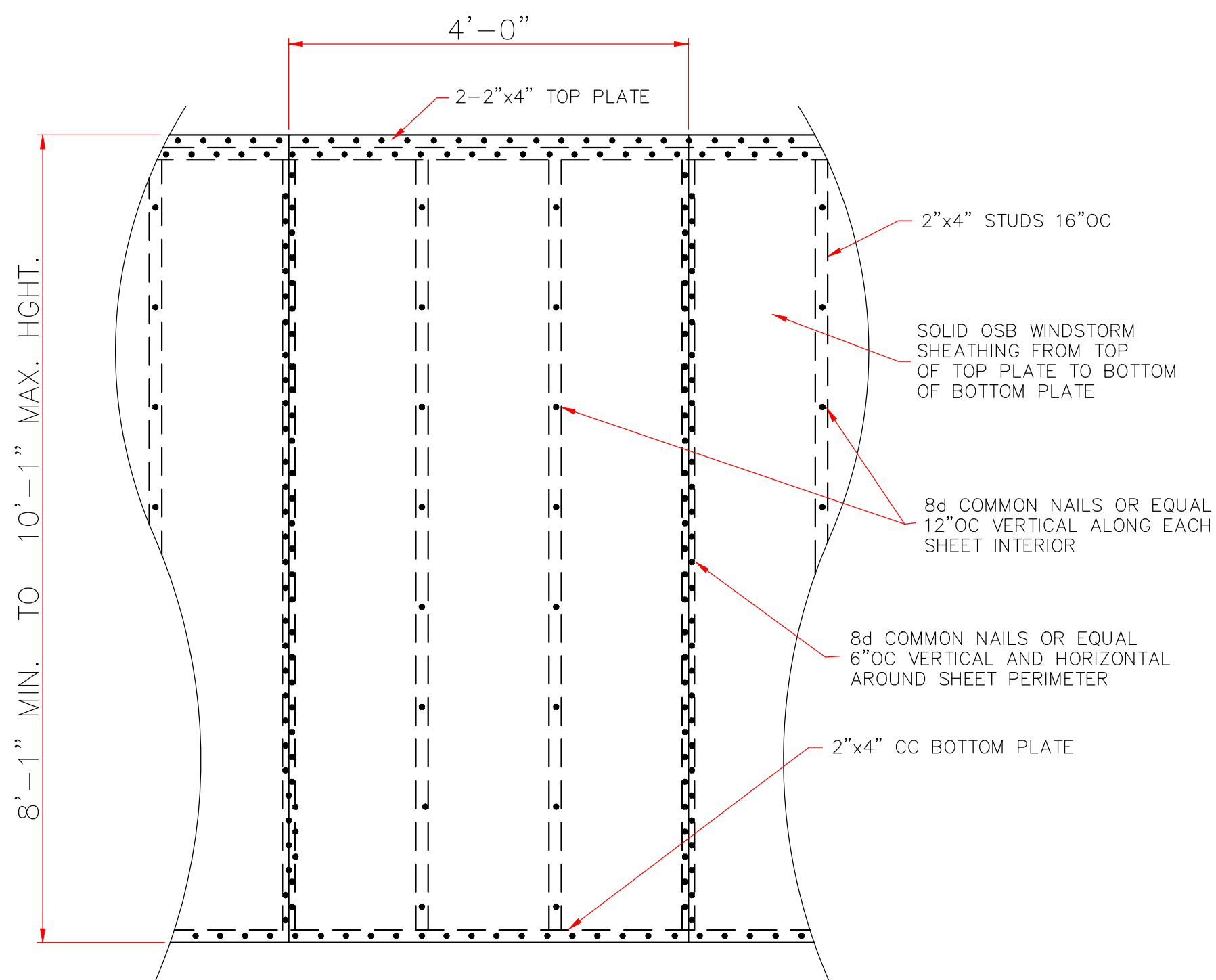
TYPICAL ROOF BRACING DETAIL
NOT TO SCALE



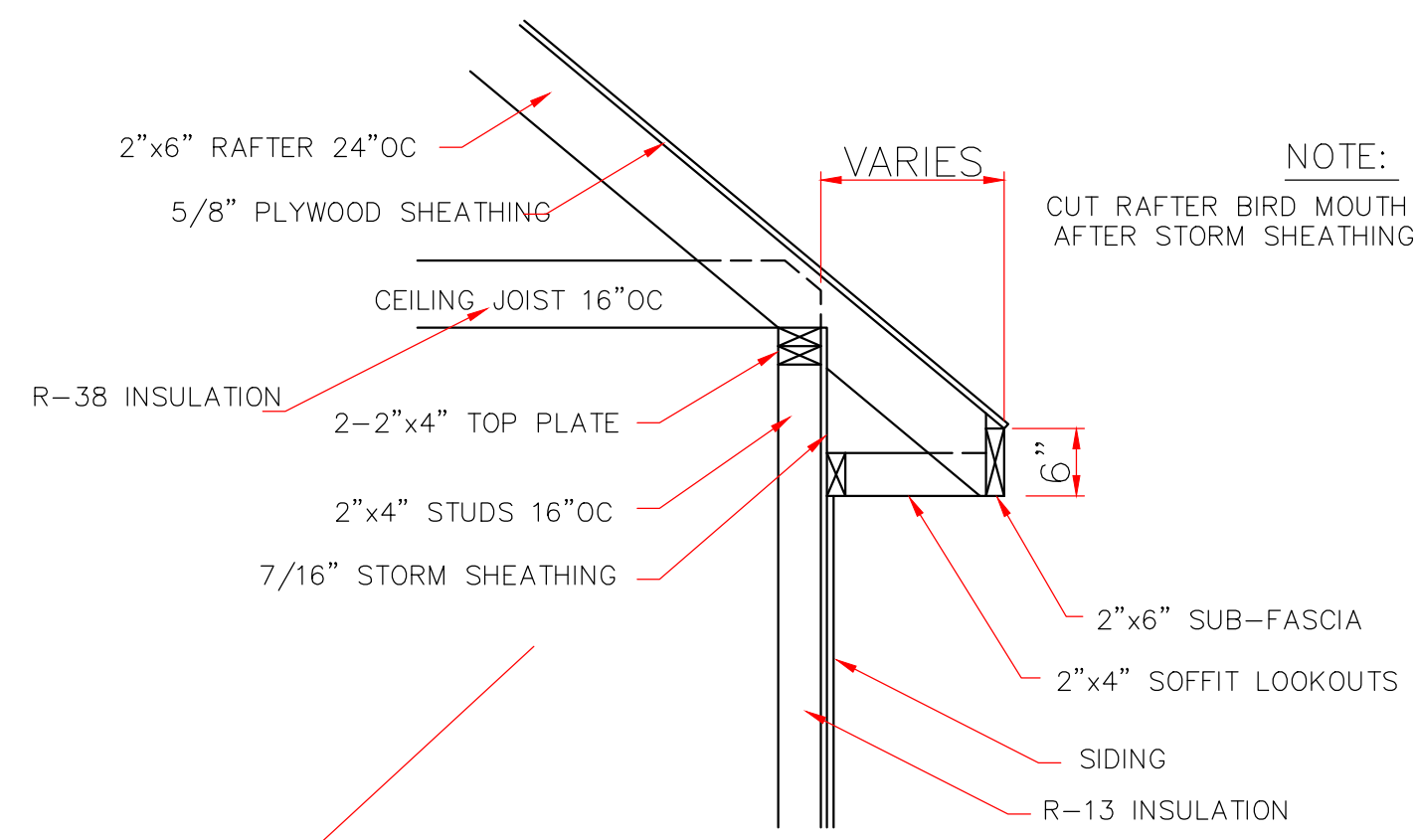
FLOOR JOIST TO SILL
NOT TO SCALE



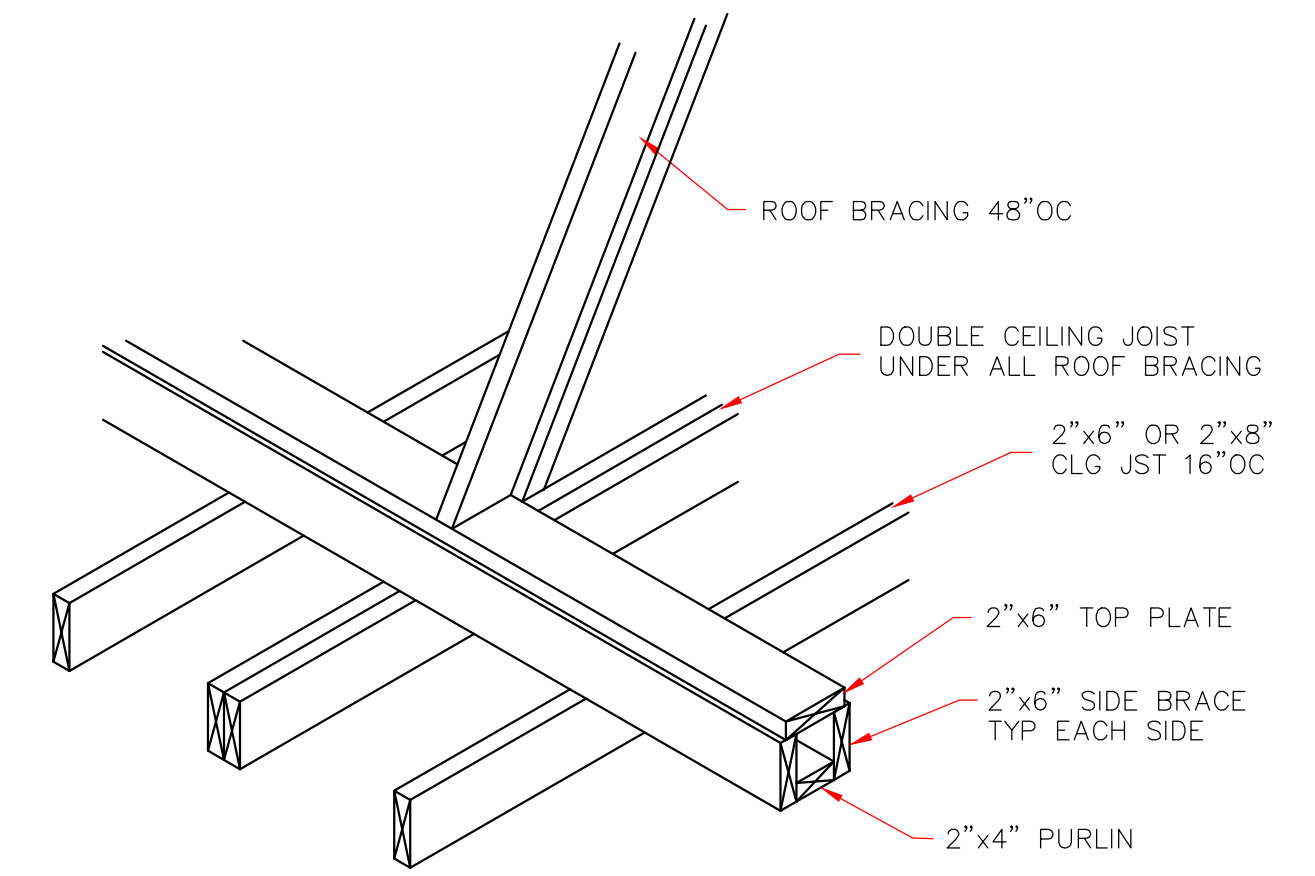
RAFTER TO TOP PLATES
NOT TO SCALE



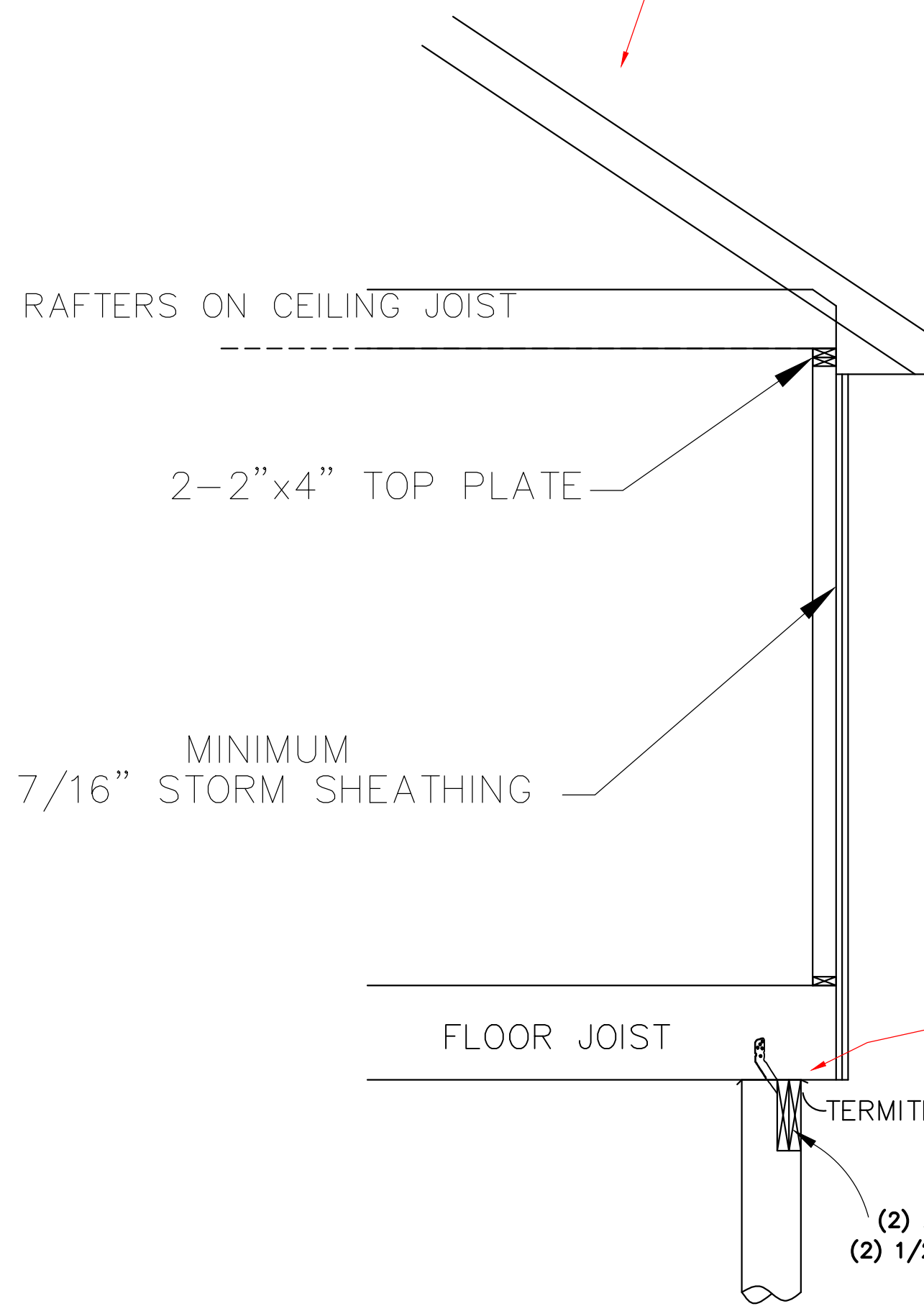
7/16" STORM SHEATHING
TYPICAL ALL EXTERIOR WALLS
SCALE: 3/4" = 1'-0"



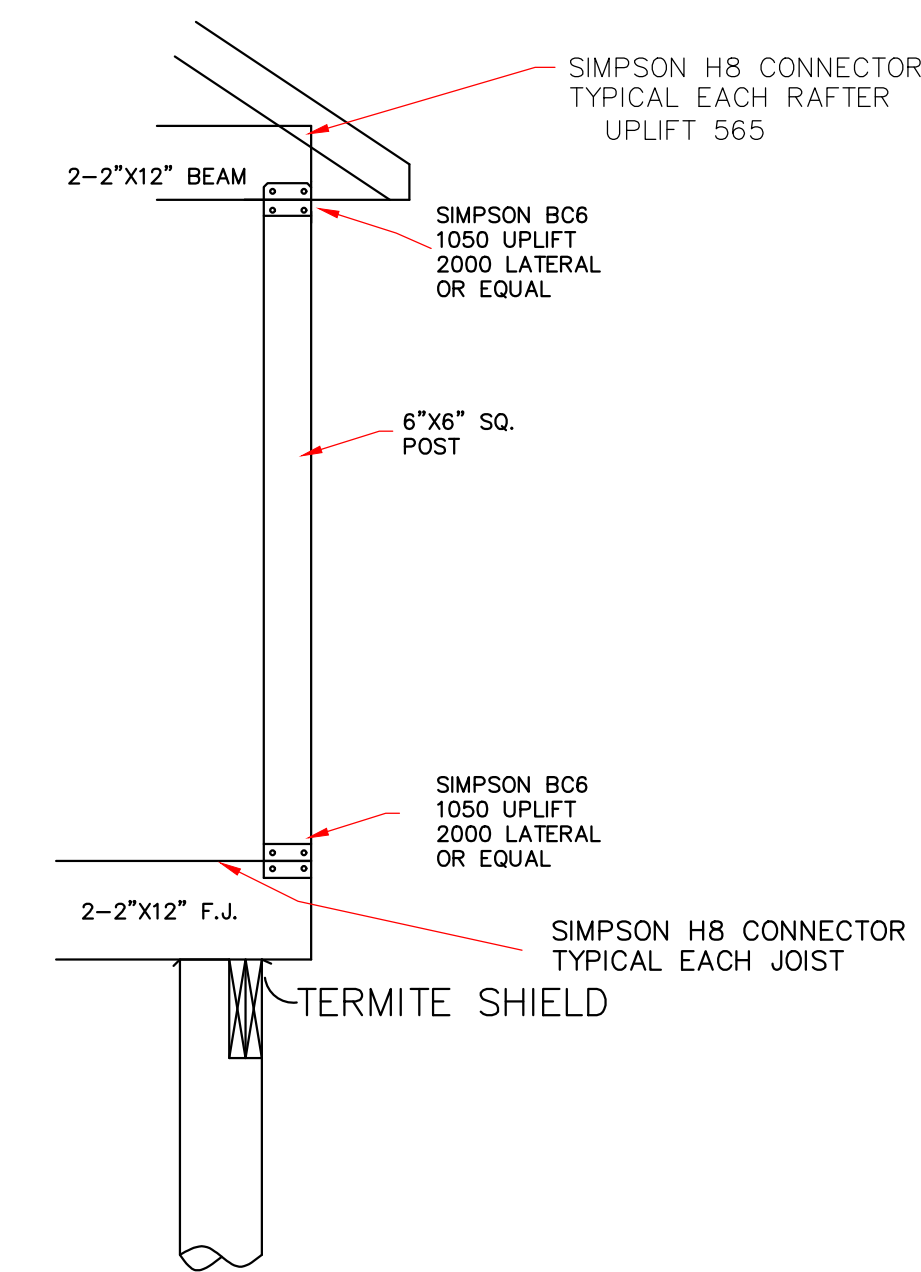
ROOF SOFFIT DETAIL
SCALE: 3/4" = 1'-0"
WITH FRAME CONSTRUCTION



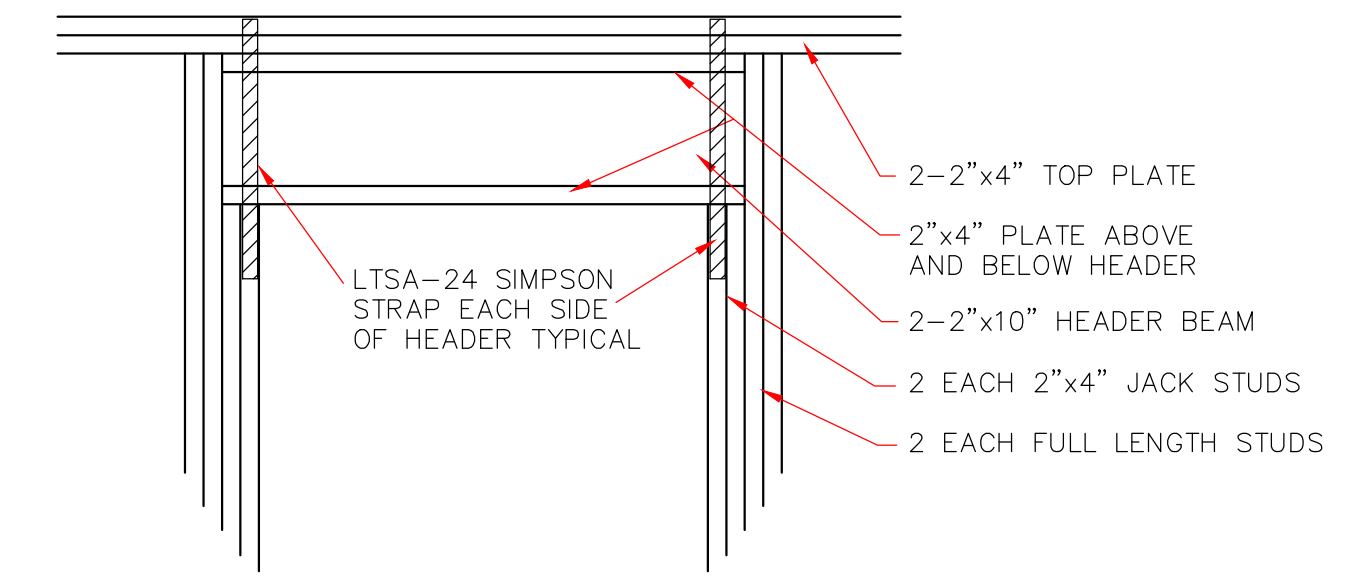
STRONGBACK DETAIL
FOR 2"X6" OR 2"X8" JOIST
NOT TO SCALE



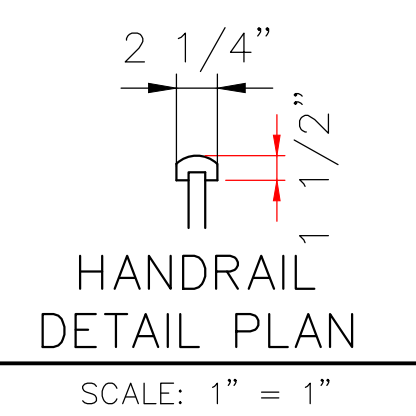
SEE FOUNDATION DETAIL
CONTINUOUS LOAD PATH
1/2" SCALE



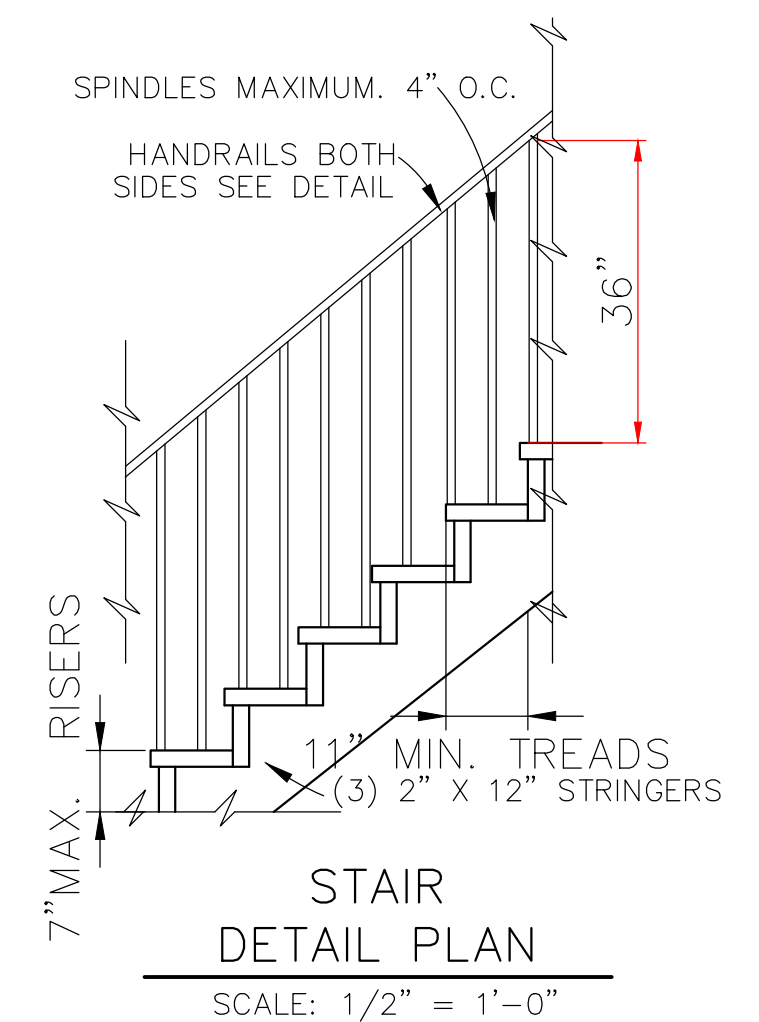
COLUMN SECTION
NOT TO SCALE



TYPICAL EXTERIOR DOOR OR WINDOW HEADER
SCALE: 3/4" = 1'-0"



HANDRAIL DETAIL PLAN
SCALE: 1" = 1"



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

CODE COMPLIANCE:

WIND SPEED 130 MPH.

1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).

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