



1725 baronne street new orleans, la 70113 504 232 6013 colectivonola.com



# **HbH DARTER**

### 5922 DEBORE DR NEW ORLEANS, LA 70126

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## HbH DARTER

4718 Gawain Dr New Orleans, LA 70127



07/29/2022 Permit Release Set

drawn by: EP checked by: SW revisions:



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME. TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES HAVE BEEN MET. I WILL NOT BE CONDUCTING PERIODIC SITE OBSERVATION DURING THE COURSE OF CONSTRUCTION.

SETH WELTY, ARCHITECT REGISTRATION # 7975

#### GENERAL NOTES

REVIEW BELOW.

1. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE SPECIFICATIONS.

2. ALL WORK SHALL BE IN ACCORDANCE WITH DESIGN AND DESCRIBED UNDER CODE

3. CONTRACTOR TO NOTIFY ARCHITECT FOR CLARIFICATION OF ANY DISCREPANCIES IN THE DRAWINGS.

4. SLOPE ALL EXTERIOR SLABS FOR POSITIVE DRAINAGE. STANDING WATER CAUSE FOR REJECTION- NO EXCEPTIONS.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BLOCKING, GYPBD AND/OR FIRE CAULKING AS NEEDED TO PROVIDE REQD FIRE RESISTANCE RATING AT ALL FLOOR, WALL, AND ROOF ASSEMBLIES AND SEPARATIONS PER CODE REQUIREMENTS.

6. ARCHITECT HAS MADE EFFORT TO DOCUMENT ALL EXISTING CONDITIONS AT SITE. HOWEVER, VARIATIONS IN INFORMATION CALLED OUT HEREIN MAY EXIST. CONTRACTOR TO CONFIRM ANY VARIATIONS OR DISCREPANCIES PRIOR TO BEGINNING WORK.

7. FOR MINOR UNDOCUMENTED EXISTING CONDITIONS, GENERAL CONTRACTOR TO MAKE MODIFICATIONS AS REQUIRED TO FULFIL DESIGN INDICATED ON CONTRACT DOCUMENTS.

#### **GENERAL STRUCTURAL NOTES**

1. CONTRACTOR RESPONSIBILITY - CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS. METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

2. DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK

3. OMISSIONS & CONFLICTS - OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

II. DESIGN BASIS

1. APPLICABLE BUILDING CODES AND STANDARDS: 2015 INTERNATIONAL BUILDING CODE(IBC), NEW ORLEANS AMENDMENTS, ICC/ANSI A117.1-1998

2. DESIGN LOADS IN ACCORDANCE WITH IRC 2015

HEADER SCHEDULE									
LEVEL	OPENING WIDTH	HEADER SIZE							
1	2' - 6" TO 7' - 0"	(2) 2x10							
1	> 7' - 0"	SEE PLAN							
2 OR 3	2' - 6" TO 3' - 6"	(3) 2x6							
2 OR 3	3' - 6" TO 7' - 0"	(3) 2x8							
2 OR 3	> 7' - 0"	SEE PLAN							

KING ST	UD SCHEDULE
HEADER SPAN	MIN NO. OF KING STUDS @ EA END OF HEADER
≤ 3' - 0"	1
4' - 0"	2
8' - 0"	3
12' - 0"	5
16' - 0"	6

#### MATERIALS

1. EARTHWORK- PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ARCHITECT IF 'SOFT SPOTS', UNDERGROUND OBSTRUCTIONS OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.

2. CONCRETE- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS AND MEET THE FOLLOWING REQUIREMENTS:

CONCRETE - TYPE I CEMENT ASTM C 150, NORMAL WEIGHT AGGREGATES ASTM C 33, 3000 PSI AT 28 DAYS, 5" SLUMP. REINFORCING STEEL - ASTM A615 GRADE 60, WELDED WIRE FABRIC ASTM A185. REINFORCING STEEL DETAILS - EXCEPT AS NOTED OTHERWISE, WHERE

CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS. LAP BAR SPLICES AS INDICATED: #3 1'3"

#4 1'8"

#6 2'2" WELDED WIRE FABRIC - ONE SPACING PLUS 6".

PROVIDE 1 1/2" TOP COVER, 3" BOTTOM COVER FOR GRADE BEAM REINFORCING:

3. CONCRETE MASONRY UNITS- ALL CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530/530.1-05: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES

CONCRETE MASONRY UNITS - ASTM C90, GRADE N, TYPE 1, LIGHTWEIGHT MORTAR - ASTM C270, TYPE S.

GROUT - ASTM C476.

REINFORCING STEEL - ASTM 615 GRADE 60, WIRE STEEL SHALL BE ASTM A82. HOOK HORIZONTAL BARS AT NON-CONTINUOUS ENDS OF BOND BEAMS, EXTEND VERTICAL BARS INTO HORIZONTAL BOND BEAMS. SECURE VERTICAL REINFORCING AT INTERVALS NOT TO EXCEED 192 BAR DIAMETER OR 10 FEET WITH REINFORCING WIRE BAR POSITIONERS AS DETAILED ON PLANS. LAP SPLICE REINFORCING AS INDICATED BELOW:

#4 2'0"

#6 2'6" WIRE JOINT REINFORCING - 1'0"

THE MASONRY ASSEMBLY SHALL ACHIEVE A UNIT STRENGTH (FM') = 1500 PSI.

6. WOOD FRAMING- ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED:

FRAMING LUMBER - SOUTHERN YELLOW PINE, S4S, NO. 2, MAXIMUM MOISTURE CONTENT 19%. FLOOR FRAMING - PROVIDE BRIDGING FOR ALL FLOOR JOISTS AT 8'-0" O.C. MAX. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

WALL FRAMING - THE SIZE AND SPACING OF WOOD STUDS ARE NOTED ON THE DRAWINGS. RAMSET BOTTOM PLATE OF STUD WALLS TO CONCRETE WITH 1/4" RAMSETS @ 16" 0.C.

AT 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES EXCEPT SHEAR WALLS

#### MECHANICAL NOTES

1. GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD MECHANICAL SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES. WORK TO BE COORDINATED AND REVIEWED BY ARCHITECT FOR COMPLIANCE WITH DESIGN REQUIREMENTS PRIOR TO INSTALL. STANDARD SUBMITTAL PROCEDURE TO BE FOLLOWED.

2. ALL WORK SHALL BE PERFORMED BY LICENSED INDIVIDUALS TO PERFORM THEIR SAID WORK, AS OUTLINED BY LAW.

4. ALL HVAC DUCT WORK TO BE ROUTED ABOVE CEILING IN CONCEALED SPACE.

#### ELECTRICAL NOTES

ELECTRICAL SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES. WORK TO BE COORDINATED AND REVIEWED BY ARCHITECT FOR COMPLIANCE WITH DESIGN REQUIREMENTS PRIOR TO INSTALL. STANDARD SUBMITTAL PROCEDURE TO BE FOLLOWED.

2. ALL WORK SHALL BE PERFORMED BY LICENSED INDIVIDUALS TO PERFORM THEIR SAID WORK, AS OUTLINED BY LAW.

ONLY. ELECTRICAL CONTRACTOR TO PROVIDE ALL CODE-REQUIRED LIGHTING, EXIT SIGNAGE, ETC. FINAL LIGHTING LAYOUT TO BE COORDINATED WITH ARCHITECT.

4. RECEPTACLES, SWITCHES, AND ALL OUTLET BOX COVERS TO BE WHITE U.N.O.

5. SMOKE AND CARBON MONOXIDE DETECTORS TO BE PROVIDED AS REQUIRED BY CONTRACTOR



#### PLYWOOD FLOORING - APA RATED 48/24, 3/4" THICK. NAIL WITH 8D NAILS SPACED PLYWOOD ROOFING - APA RATED 32/16, 5/8" THICK. NAIL WITH 8d RING SHANK NAILS SPACED AT 4" O.C. AT PANEL EDGES AND INTERMEDIATE SUPPORTS. WALL SHEATHING - PROVIDE 1/2" PLYWOOD OR 1/2" WINDGUARD SHEATHING ON ALL EXTERIOR WALLS. NAIL PLYWOOD EDGES WITH 10D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT

3. IT IS INTENDED THAT ALL OCCUPIED SPACES ARE TO BE CONDITIONED.

1. GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD

3. LIGHTING LAYOUT SHOWN ON PLANS IS TO DESCRIBE DESIGN INTENT



CRIPPLE STUD HEADER PER SCHEDULE - 2x12 BRACING @ BOTH SIDES OF Rough openings, typ

- FIRE BLOCKS, SEE TYP WALL SECTION

 KING STUD TRIMMER STUD SILI

- CRIPPLE STUD

**2 FRAMING DIAGRAM** 3/8" = 1'-0"

### PLUMBING NOTES

1.GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD PLUMBING SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES. WORK TO BE COORDINATED AND REVIEWED BY ARCHITECT FOR COMPLIANCE WITH DESIGN REQUIREMENTS PRIOR TO INSTALL. STANDARD SUBMITTAL PROCEDURE TO BE FOLLOWED.

2. ALL WORK SHALL BE PERFORMED BY LICENSED INDIVIDUALS TO PERFORM THEIR SAID WORK, AS OUTLINED BY LAW.

3. SEE PLUMBING FIXTURE SCHEDULE FOR BASIC PLUMBING FIXTURES. NOT ALL EQUIPMENT AND FIXTURES ARE SHOWN OR NOTED. PLUMBING CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND EQUIPMENT FOR COMPLETE INSTALLATION.

4. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

### MISCELLANEOUS

1. STRUCTURAL DRAWINGS, IF ANY, ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.

2. NO CHANGE IN SIZE OR DIMENSIONS OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL OF RECORD.

3. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

4. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

5. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.

6. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC, UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.



SYMBOLS

DRAWING NUMBER

DRAWING TITLE

DRAWING SCALE

#### HURRICANE COMPLIANCE

BUILDING IS DESIGNED TO WITHSTAND 130 MPH ACCORDANCE WITH THE MINIMUM DESIGN LOADS AND OTHER STRUCTURES

IN COMPLIANCE WITH THE INTERNATIONAL BUILDI BUILDING SHALL BE ANCHORED AGAINST OVERTU AND SLIDING. STRUCTURAL MEMBERS, SYSTEMS AND CLASSING IN BUILDING SHALL BE ANCHORED WIND-INDIUCED OVERTURNING, UPLIFT OR SLIDIN PROVIDE CONTINUOUS LOAD PATHS FOR THESE F THE FOUNDATION

WINDOWS SHALL COMPLY WITH INTERNATIONAL AND SHALL BE TESTED FOR 130 MPH WIND SPEEL PROTECTED FROM WIND-BORNE DEBRIS.

#### ZONING INFORMATION

#### Boundaries: Gawain Dr, Gr West Boundary S-RS Zoning District: Local Historic District: None Overlays & IZDs: None 1 (1 per dwelling unit) Parking Spaces Required: Parking Spaces Provided: Maximum Building Height: 5700 SF Lot Area: Permeable Space Required: 2280 SF (40% lot area) 4055 SF Permeable Space Provided:

Lot Width @ Building Line: Setbacks: Front:

Side - Interior: Rear:

6' - 0" (10% lot width) 19' - 0" (20% lot depth)

60' - 00"

20'





ADJ ALT APPROX	Adjacent Alternate Approximate	KC L					
ARCH	Architectural	LAV I F					
ASTM	American Society for Testing	a & Materials					
BD	Board	, MAX					
BTWN	Between	MECH					
BFF	Below Finish Floor	MFF					
BLDG	Building	MIN					
BLW	Below	MISC					
BIN	Beam By Owner	IVI I L					
BOE	By Owner in Euture						
RP	Base Plate						
BS	Both Sides	NOM					
CAB	Cabinet	NTS					
CF	Cubic Feet	00					
CIP	Cast-in-Place	00					
CJT	Construction Joint	OPF					
CJ	Control Joint	OTE					
VL	Centerline	PL					
CLG	Ceiling	PLS					
ULK	Clear Construction Manager	PLY					
CMU	Concrete Masonry Units	PF					
CONC	Concrete	רטר סכ					
CONT	Continuous	F					
COORD	Coordinate	RA					
СТ	Ceramic Tile	REF					
CTR	Center	REFR					
CY	Cubic Yards	RM					
DBL	Double	RC					
DEMO	Demolition/Demolish	SECT					
DIA	Diameter	SHI					
	Diagonal						
	Differision	3FE03 S7					
(F)	Existing	50 FT					
EA	Each	SQIN					
EJ	Expansion Joint	STL					
ELEC	Electrical	SUSF					
EA	Equal	SYS					
EXT	Exterior	T,					
FDN	Foundation	T&E					
H-	Finish Floor	T&G					
	Feet	ION Type					
	Fulure						
GAL V	Galvanized						
GC	General Contractor	VFRT					
GYP	Gypsum Wallboard	VE					
HWDR	Hardware	VENT					
HVAC	Heating, Ventilating,	VIF					
AC	Air Conditioning	VTF					
HW	Hot Water	W					
ID	Inside Diameter	W					
	Inches	W/C					
	Interior Iron Din Set	WC					
IP3 IST	liuli Pili Sel loiet	VVL W/T					
IT	loint	۷۷ ۱ \۸/\۸/F					
PROJE	PROJECT INFORMATION						
Descripti	on: New co family r	New construction of 1-story sing family residence					

**ABBREVIATIONS** 

кО	Knockout
	Anglo
	Lovotony
	Lavalory Dound
	Linear
MAX	Maximum
/IECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MTL	Metal
NA	Not Applicable
NIC	Not in Contract
NO	Number
NOM	Nominal
NTS	Not to Scale
00	On Center
00	Outside Diameter
	Onnosite
	Open to Below
	Dreparty Line
PL	Property Line
PLS	Plaster
PLY	Plywood
PR	Pair
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
R	Radius
RA	Return Air
REF	Reference
REFR	Refrigerator
RM	Room
RO	Rough Opening
SECT	Section
SHT	Sheet
SIM	Simiilar
DECS	Specifications
CO	Squara
	Square Egot
	Square Inch
	Sugare mon
SIL	Steel
SUSP	Suspended
SYS	System
Τ/	Тор
T&B	Top and Bottom
T&G	Tongue and Groove
TOW	Top of Wall
TYP	Typical
JGND	Underground
UNO	Unless Noted Otherwise
VERT	Vertical
VB	Vapor Barrier
VENT	Ventilation
VIF	Verify in Field
VTR	Vent through Boof
\W/	Width / Wide
۷۷ /۸//	With
۷۷/ ۱۸//۲	Without
	Water Closet
	Walth UUSEL
WU WT	WOOU
	Weignil
VVVVF	weided Wire Fabric



1725 baronne street new orleans, la 70113 504 232 6013 colectivonola.com



Building Address:

### **PROJECT DIRECTORY**

Owner:

Architect

Home By Hand Inc 1324 Riviera Avenue New Orleans, LA 70122

4718 Gawain Dr New Orleans, LA 70127

Colectivo, LLC Seth Welty #7975 1725 Baronne St. New Orleans, LA 70113

## HbH DARTER

4718 Gawain Dr New Orleans, LA 70127



07/29/2022 PERMIT RELEASE SET drawn by: EP checked by: SW



#### DEPARTMENT OF SAFETY & P **CITY OF NEW ORLEANS**

PERMIT N	0:		<u></u>		DATE:	
ADDRESS	:4718 GAWA	N DR.	s	UBDIVISION:	CASTL	E MANOR
DISTRICT:	3 <sup>RD</sup>	sq	UARE:4	L	. <b>OT</b> :1	5
	Y PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOI	D ELEVATION (BFE)
225203	22071C0138	F	09-30-2016	x	N/A	N.A.V.D
MINIMUN	FLOOR ELEVAT	ÓN:	IN ADDITION TO THE FI	EMA ELEVATIO	NS, THE FOLL	OWING
********	N.A.V.D.	******	A. TOP OF SLABS ON	GRADE OR FIL		LEAST 36" AE
FOR V - Z	ONES ONLY:		B. PIER CONSTRUCTION	ON: TOP OF PIE	RS (UNDERSI	DE OF SILLS)
(ELEVATIO	N.A.V.D. N OF BOTTOM OF L	OWEST SIT	THE LOWEST FLOO E. ABOVE THE HIGHES	R MUST BE AT ST POINT OF CU	LEAST 36" JRB IN FRONT	OF THE LOT C
Homeon		inemperty	(IF NO CURB, USE ( C. ALL MECHANICAL ( BUIL DING MUST F	CENTERLINE O OR PLUMBING I	F STREET) EQUIPMENT SI T OR ABOVE T	
			FLOOR ELEVATIO	N. HED GARAGES	MUST BE AT	
			FLOOR ELEVATION MATERIALS WITH P	OR BE CONST ROPER VENTIN	RUCTED OF W	ATER-RESIST
			E. DETACHED GARAG	SES WITH PLUM N.	BING MUST B	E AT THE REQ
APPROVED	FOR CITY BY:		F. CONSTRUCTION B FLOOR ELEVATIO	ENCHMARK MUN N OR GREATER	IST BE SET AT R. ( <u>ADD 1 FOO</u>	REQUIRED MI
		AFRICIA				
I.			ATE OF CONSTRUCTION	ADD 3ft to	FOR PERMIT OFFICI	USE ONLY
EXISTING I EXISTING I EXISTING I	IGHEST CENTERLI OT ELEVATIONS (F	NE OF STRE ROPERTY C	1.A.V.D. ET: <u>-5.67'</u> N.A.V.D. CORNERS OR EDGE)		+ 3ft =	
FRONT (RI REAR (RIG	GHT): <u>-5.2'</u> N.A.V.D. HT): -4 5' N.A.V.D.	FRONT (LEI	<b>FT)</b> <u>-5.2'</u> <b>N.A.V.D.</b>			INTE
OTHER DESCRIBE	N.A.V.D.		/ <u></u>			IIIS A
DESCRIPT	ION OF CONSTRUCT	N BENCH	MARK: NAIL IN POLE ACF ARK: -3.00' N.A.V.D. (SEE	ROSS STREET F NOTE F.)*CHEC	ROM LEFT PR	H FOR ABFE
REFERENC	CE BENCHMARK US	ED TO ESTA	ABLISH CONSTRUCTION B	ENCHMARK: <u>Al</u>	<u>_CO</u>	REPRO
SIGNATU (LA. REG	RE: C. Rand	INAL LAN	D SURVEYOR OR CIVIL EN	ATE: <u>04/27/2022</u> IGINEER)	2	
<b>2</b> . (T	o be submitted befo	CERTIFICAT	E OF TOP OF FORM OR T concrete for slab construct	OP OF PIER EL	EVATION floor for pier co	onstruction)
AS BUILT E	LEVATIONS: FORM		N.A.V.D. PIE	ER	N.A.V.D.	
PIER CONS ALL FRAMI RESISTANT	TRUCTION: NG MATERIALS BEI MATERIALS AND T	OW THE MI	NIMUM FLOOR ELEVATIO	N (B.F.E.) MUS	T BE CONSTRU	JCTED WITH W
V ZONES C	<u>NLY:</u>					
BOTTOM C (Must be sub IN V ZONES,	OF LOWEST HORIZO mitted before framin ALL ENCLOSURES	NTAL STRU ng begins) BELOW TH	CTURAL MEMBER	IED WITH BREA	K-AWAY WAL	LS CONSTRUC
SIGNATUR	E :		DATE	·		
(LA. REGIS	TERED PROFESSIO	NAL LAND	SUVEYOR OR CIVIL ENGI	NEER)	*****	(S
3.	FILLING, GRAD (To be	NG, DRAINA submitted I	AGE, SIDEWALK AND DRIN Defore Use & Occupancy C	VEWAY CERTIF ertificate can be	ICATION AND e issued)	AFFIDAVIT
THIS WILL REQUIR	CONFIRM THAT AL EMENTS OF THE AF	L FILLING, G PLICABLE \$	BRADING, DRAINAGE, SID	EWALKS AND I OF THE CITY OI	RIVEWAYS H	AVE MET THE NS.
OWNER:		DAT	E:			
APPLICAN	Т:	DAT	E:	(1	NOTARY)	
	<u></u>	OT PROPE	OR RLY FILLED TO GRADE?	YES	NO	
ARE SIDEV	VALKS PROPERLY	NSTALLED	? YES NO			
ARE DRIVE	INING WALLS REQU	IRED?	7 YES NO YES NO			
ARE EQUIP	MENT SLABS, SUC	H AS A/C C	DMPRESSORS,			
	HED GARAGES IN A	ZONES,				
HAVE PRO	PER VENTING AND	WATERPRO	OFING?YESN	0N/A		
SIGNATUR	E:		DATE			
(LA. REGIS	TERED PROFESSIO	NAL CIVIL	ENGINEER)			(S
THE LATEST FE	MA ELEVATION CERTIFICA	TE MUST ACCO	OMPANY PART 3 OF THIS FORM W	HEN SUBMITTED TO	THE DEPARTMEN	T OF SAFETY AND I



\_\_\_\_\_ (SEAL) IBMITTED TO THE DEPARTMENT OF SAFETY AND PERMITS. 2016

-----(SEAL)

\_ N.A.V.D. ITH BREAK-AWAY WALLS CONSTRUCTION.

THE MINIMUM FLOOR ELEVATION (B.F.E.).

F.E.) MUST BE CONSTRUCTED WITH WATER-

STREET FROM LEFT PROPERTY LINE. REG. No. 4474 REGISTERED MARK: ALCO PROFESSIONA

(SEAL)

HMARK FOR PERMIT OFFICE USE ONLY ADD 3ft to curb, if no curb use the centerline of street \_\_+ 3ft = \_\_\_\_\_

MARK MUST BE SET AT REQUIRED MINIMUM GREATER. (ADD 1 FOOT FOR A & V-ZONES)

GARAGES MUST BE AT THE REQUIRED BE CONSTRUCTED OF WATER-RESISTANT ER VENTING IN 2 WALLS. VITH PLUMBING MUST BE AT THE REQUIRED

ST BE AT LEAST 36" OINT OF CURB IN FRONT OF THE LOT OR TERLINE OF STREET) LUMBING EQUIPMENT SERVICING THE OCATED AT OR ABOVE THE REQUIRED

DE OR FILL MUST BE AT LEAST 36" ABOVE THE HIGHEST T OF THE LOT OR SITE. OP OF PIERS (UNDERSIDE OF SILLS) " CLEARANCE BENEATH THE STRUCTURE. IN ADDITION,

M ZONE BASE FLOOD ELEVATION (ADD 1FT FOR A (BFE) (ADD 1FT FOR A AND V ZONES) OFFICE USE ONLY.... N/A N.A.V.D +1ft = ELEVATIONS, THE FOLLOWING

VISION: CASTLE MANOR \_\_\_\_ LOT:\_\_\_\_15

PERI	MITS		
S			
	DATE:_		





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1 SITE SURVEY Not to Scale

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checked by: SW revisions:







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**1** SITE PLAN 1/8" = 1'-0"

## HbH DARTER

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revisions:





![](_page_4_Figure_3.jpeg)

![](_page_4_Picture_4.jpeg)

COLECTIVO

1725 baronne street

new orleans, la 70113

504 232 6013

colectivonola.com

![](_page_4_Picture_5.jpeg)

4718 Gawain Dr New Orleans, LA 70127

![](_page_4_Picture_7.jpeg)

**07/29/2022** Permit release set

drawn by: EP checked by: SW

revisions:

• NEW PLUMBING WALLS: TYPE C U.N.O.

RATED, SEE TYP. CEILING TYPE

**2 WALL TYPES** 1" = 1'-0"

HORIZONTAL FLOOR ASSEMBLY TO BE 1-HR

INTERIOR SHEAR WALLS TO HAVE 7/16" PLYWOOD ON EACH SIDE

![](_page_4_Picture_10.jpeg)

![](_page_5_Figure_0.jpeg)

PERFORMED DESIGN/BUILD IN FIELD. HW & CW SUPPLY ROUTING & SIZE TO BE PERFORMED DESIGN/BUILD IN FIELD

2 PLUMBING RISER DIAGRAM 1" = 1'-0"

#### MECHANICAL NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD MECHANICAL SERVICES FOR PROJECT. ORGANIZATION AND LAYOUT IN ARCHITECTURAL PLANS IS SUGGESTIVE ONLY. DETAILS AND SYSTEM TYPE TO BE COORDINATED WITH DESIGN BY HVAC SUBCONTRACTOR.

WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

WORK TO BE SUBMITTED TO ARCHITECT TO REVIEW FOR CONFORMANCE WITH DESIGN REQUIREMENTS.

IT IS INTENDED THAT ALL OCCUPIED SPACES ARE TO BE CONDITIONED.

IF REQUIRED, GC IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BLOCKING, GYPBD AND/OR FIRE CAULKING AS NEEDED TO PROVIDE REQD FIRE AND SMOKE RESISTANCE RATING AT ALL FLOOR, WALL AND ROOF ASSEMBLIES AND SEPARATIONS PER CODE REQUIREMENTS.

#### PLUMBING NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD PLUMBING SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS

SEE FLOOR PLAN FOR BASIC PLUMBING FIXTURES. NOT ALL EQUIPMENT AND FIXTURES ARE SHOWN OR NOTED, PLUMBING CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND EQUIPMENT FOR COMPLETE INSTALLATION.

HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. WASTE LINES AND VENTS P.V.C SCH 40. SUPPLY LINES TO BE PEX. PRESSURE TEST

SYSTEM PRIOR TO CONCEALMENT. CONTRACTOR SHALL PROVIDE SUFFICIENT FRESH AIR AND COMBUSTION AIR FOR GAS

FUELED EQUIPMENT.

ALL EXTERIOR HOSE BIBS TO BE FREEZE PROOF TYPE..

#### ELECTRICAL NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD ELECTRICAL SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

ELECTRIC POWER INFORMATION SHOWN ON PLAN IS TO INDICATE BASIC INTENT AND SPECIFIC CONDITIONS ONLY. ELEC SUBCONTRACTOR RESPONSIBLE FOR PROVIDING ALL CODE REQUIRED LIGHTING, EXIT SIGNAGE, OUTLETS AND POWER TO EQUIPMENT, FIXTURES, LIGHTING, ETC FOR A COMPLETE SYSTEM.

SMOKE DETECTORS SHALL BE PROVIDED OUTSIDE SLEEPING AREAS AND INSIDE EACH BEDROOM AS REQUIRED BY SEC. R314 IRC 2015 ED. SMOKE DETECTORS SHALL BE 120V, HARDWIRED, INTERCONNECTED WITH A BATTERY BACKUP AND SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN GRILLE OR ANY PADDLE FAN BLADE.

CARBON MONOXIDE DETECTORS: APPROVED CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL-FIRED APPLIANCES.

LIGHTING LAYOUT SHOWN ON PLANS IS TO DESCRIBE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO PROVIDE ALL RECEPTACLES AT STANDARD LOCATIONS & INTERVALS (NOT SHOWN ON PLAN), CODE-REQUIRED LIGHTING, EXIT SIGNAGE, ETC. FINAL LIGHTING FIXTURE SELECTIONS & LAYOUT TO BE COORDINATED WITH OWNER.

KITCHEN: ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.

BATHROOMS: ALL RECEPTACLES SHALL BE GFI PROTECTED. LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATIONS". LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATIONS". WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.

AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS ETC.

EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.

VERIFY LOCATION AND POWER REQUIREMENTS OF ANY LOW-VOLTAGE SYSTEMS.

PROVIDE DEDICATED CIRCUITS FOR ALL A/V EQUIPMENT.

GC TO PROVIDE CAT5 AND DATA CONNECTION AT LOCATIONS INDICATED ON PLANS. DATA CABLING TO BE CAT5E OR BETTER.

RECEPTACLES, SWITCHES AND ALL OUTLET BOX COVERS TO BE WHITE UON.

![](_page_5_Figure_35.jpeg)

![](_page_5_Figure_36.jpeg)

![](_page_5_Figure_37.jpeg)

![](_page_5_Picture_38.jpeg)

new orleans, la 70113

504 232 6013 colectivonola.com

д **Р7** L3/ WASHER/ - DRYER - VENT DRYER TO EXT/ FRONT PORCH 1 P7 CARPORT \_\_\_\_\_ L3 - A 9' - 0" 

\_\_\_\_\_

9' - 0"

0

0

### **REFLECTED CEILING PLAN LEGEND**

	AIR RETURN
Ð	SMOKE DETECTOR
QMD	CARBON MONOXIDE & SMOKE DETECTOR
Ş	SWITCH

![](_page_5_Picture_42.jpeg)

## HbH DARTER

![](_page_5_Picture_44.jpeg)

07/29/2022 PERMIT RELEASE SET

drawn by: EP checked by: SW

revisions:

![](_page_5_Picture_49.jpeg)

PLAN

MARK	COUNT	DESCRIPTION	BASIS OF DESIGN	FINISH	COMMENTS
					•
P1	1	KITCHEN SINK			
P2	1	KITCHEN FAUCET			
P3	2	VANITY SINK			
P4	2	VANITY FAUCET			
P5	2	TOILET			
P6	2	BATH TUB W/ TUB & SHOWER TRIM			
P7	3	HOSE BIBB			

CEILING FIXTURE SCHEDULE									
MARK	MARK COUNT DESCRIPTION BASIS OF DESIGN FINISH								
11	21	4" BECESSED LIGHT							
L2	2	4" RECESSED LIGHT, WET-RATED							
L3	7	4" RECESSED LIGHT, EXTERIOR, SLOPED CEILING							
L4	3	PENDANT							
L5	1	CHANDELIER							
L6	2	VANITY SCONCE							
L7	1	EXTERIOR WALL SCONCE			MOUNT @ 6' AFF				
_8	2	CEILING FAN, NO LIGHT							
_9	2	CEILING FAN WITH LIGHT							
L10	2	BATHROOM VENT FAN, NO LIGHT							

### PLUMBING FIXTURE SCHEDULE

![](_page_6_Figure_1.jpeg)

![](_page_6_Figure_2.jpeg)

![](_page_6_Picture_3.jpeg)

SPRAY FOAM INSULATION – FRAMING PER PLANS METAL ROOFING PANEL — PT 1x4 FURRING @ 24" 0.C. Self-Adhesive ice & Water Shield ROOF DECKING

 Foam Closure Strip Per Manuf. — METAL DRIP EDGE

![](_page_6_Picture_6.jpeg)

![](_page_6_Picture_7.jpeg)

4718 Gawain Dr New Orleans, LA 70127

![](_page_6_Picture_9.jpeg)

**07/29/2022** Permit release set drawn by: EP checked by: SW

revisions:

![](_page_6_Picture_12.jpeg)

![](_page_6_Picture_13.jpeg)

— PT 1x4 FURRING @ 24" 0.C. Self-Adhesive ice & Water Shield — ROOF DECKING

SIMPSON LSTA18 RIDGE
STRAP, EVERY RAFTER

FOAM CLOSURE STRIP PER MANUF.

METAL ROOFING PANEL

- FRAMING PER PLANS

![](_page_6_Picture_16.jpeg)

![](_page_6_Picture_17.jpeg)

![](_page_6_Picture_18.jpeg)

![](_page_6_Picture_19.jpeg)

**3 TYP RIDGE** 1" = 1'-0"

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OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

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DESIGN BASIS BASED UPON 2015 INTERNATIONAL BUILDING CODE(IBC), NEW ORLEANS AMENDMENTS, ICC/ANSI A117.1-1998. DESIGN LOADS IN ACCORDANCE WITH IBC 2015

DESIGN LIVE LOAD: FLOORS: 40PSF ROOF: 20PSF

DESIGN WIND SPEED: 142 MPH, EXPOSURE B

ASSUMED SOIL CAPACITY: 1,000 PSF

#### MATERIALS

### EARTHWORK

PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ARCHITECT IF 'SOFT SPOTS', UNDERGROUND OBSTRUCTIONS OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.

TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY SEC. R318 IRC 2015 ED. (CHEMICAL TERMICIDE TREATMENT ).

BENEATH THE SLABS, FOOTINGS AND DRIVES, ALL FILL SHALL BE FREE OF TREES, ROOTS, MASONRY AND ALL OTHER DELETERIOUS MATERIAL FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 9 0 % MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.

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#### CONCRETE

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REINFORCING STEEL - ASTM A615 GRADE 60, WELDED WIRE FABRIC ASTM A185. REINFORCING STEEL DETAILS - EXCEPT AS NOTED OTHERWISE, WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS. LAP BAR SPLICES AS INDICATED:

#3: 1'-3" #4: 1'-8"

#6: 2'-2"

WELDED WIRE FABRIC - ONE SPACING PLUS 6". PROVIDE 1 1/2" TOP COVER, 3" BOTTOM COVER FOR GRADE BEAM REINFORCING.

WOOD PILES

ALL PILES MIN 35' ANSI CLASS 5 TIMBER, MIN TIP 6" DIAMETER, MIN BUTT 8" DIAMETER, MIN 25' PENETRATION. IF NOT, CONTACT ARCHITECT.

#### CONCRETE MASONRY UNITS

ALL CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530/530.1-05: BUILDING

CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES. CONCRETE MASONRY UNITS - ASTM C90, GRADE N-1.

MORTAR: ASTM C270, TYPE "M" OR "S".

GROUT: ASTM C476. 3000 PSI MINIMUM COMPRESSIVE STRENGTH, PEA GRAVEL MIX, 5" MINIMUM SLUMP.

REINFORCING STEEL - ASTM A615 GRADE 60, WIRE STEEL SHALL BE ASTM A82.

LAP SPLICE REINFORCING AS INDICATED BELOW:

#4: 2'-0"

#5: 2'-2" #6: 2'-6"

WIRE JOINT REINFORCING: 1'-0"

THE MASONRY ASSEMBLY SHALL ACHIEVE A UNIT STRENGTH (FM') = 1500 PSI. SEE DRAWINGS FOR COURSING TYPE.

PRESSURE RATINGS												
	ZONES											
EFFECTIVE			RO	OFS			OVERH	ANGS		WA	ALLS	
WIND AREA (SF)	ZONE 3 (	CORNER)	ZONE 2	(EDGE)	ZONE 1	(MAIN)	ZONE 3 (CORNER)	ZONE 2 (EDGE)	ZONE 5 (CORNER)		ZONE 4	4 (MAIN)
	(+)	(-)	(+)	(-)	(+)	(-)	(-)	(-)	(+)	(-)	(+)	(-)
10	11.9	-48.8	11.9	-33.0	11.9	-19.0	-68.1	-41.8	22.1	-29.6	22.1	-24.0

#### WOOD FRAMING

ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE.

ALL LUMBER AND PLYWOOD SHALL BE IDENTIFIED BY OFFICIAL GRADE MARK AND SHALL BE THE FOLLOWING GRADE: STUDS: #2 FIR OR SYP 245 PLATES, FURRING,

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FRAMING LUMBER SHALL BE THE FOLLOWING MINIMAL NOMINAL SIZES: EXTERIOR WALLS: 2X6 STUDS @ 16" O.C FIR OR SYP INTERIOR PARTITIONS: 2X4 @16" O.C FIR OR SYP BASE PLATES: 2X THICKNESS OF WALL, FIR OR SYP JOISTS: SEE PLAN FOR SIZES

BRIDGING SHALL BE SOLID AND THE SAME DEPTH AS THE JOIST. 8' MAX SPACING OF BRIDGING LINES.

PROVIDE HURRICANE CLIPS AT ALT. VERTICAL STUDS SECURED TO THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH 802.5.1 IRC 2015 ED.

TOP PLATES WILL BE SECURED TO EACH OTHER AT EVERY 16"0.C D. PROVIDE HURRICANE CLIPS AT ALTERNATE RAFTER SECURING RAFTERS TO WALL FRAMING.

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IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. (IRC 2015 SECTION R302.12)

#### FLOOR DECKING

APA RATED 3/4" T&G PLYWOOD OR "ADVANTEC" FLOOR DECKING. NAIL WITH 8D NAILS SPACED AT 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES

**ROOF DECKING** 

SHALL BE 5/8" x 4'-0" x 8'-0" CDX PLYWOOD WITH EXTERIOR GLUE APPLIED OVER ROOF WITH PLY CLIPS. NAIL WITH 8d RING SHANK NAILS SPACED AT 4" O.C. AT PANEL EDGES & INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

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PROVIDE 1/2" PLYWOOD OR 1/2" WINDGUARD SHEATHING ON ALL EXTERIOR WALLS. NAIL PLYWOOD EDGES WITH 10D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. THE INSTALLATION OF PLYWOOD SHEATHING ON EXTERIOR WALLS SHALL BE INSTALLED IN ORDER TO PROVIDE SHEAR WALL ON EXTERIOR OF BUILDING.

#### GYPSUM WALL BOARD

SHALL BE 1/2" THICKNESS AT WALLS AND 5/8" THICKNESS AT CEILINGS, 48" WIDE AND OF GREATEST POSSIBLE LENGTHS.

![](_page_7_Figure_55.jpeg)

![](_page_7_Figure_56.jpeg)

## HbH DARTER

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CANTILEVER PER FRAMING PLANS 16d T&B @ 8" OC FLOOR JOISTS PER FRAMING PLANS (2) 3" Ø SCH. 80 STEEL PIPE, SEE BLOCKING PER FRAMING PLANS \_ \_ \_ \_ RIM BOARD PER FRAMING PLANS PORCH JOISTS PER FRAMING PLANS, GIRDER PER FOUNDATION PLAN 16'-LONG MEMBER = = = =

![](_page_8_Figure_59.jpeg)

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MOISTURE CONTENT.

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REINFORCING STEEL - ASTM A615 GRADE 60, WELDED WIRE FABRIC ASTM A185. REINFORCING STEEL DETAILS - EXCEPT AS NOTED OTHERWISE, WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS. LAP BAR SPLICES AS INDICATED:

#3: 1'-3" #4: 1'-8"

#6: 2'-2"

WELDED WIRE FABRIC - ONE SPACING PLUS 6". PROVIDE 1 1/2" TOP COVER, 3" BOTTOM COVER FOR GRADE BEAM REINFORCING.

WOOD PILES

ALL PILES MIN 35' ANSI CLASS 5 TIMBER, MIN TIP 6" DIAMETER, MIN BUTT 8" DIAMETER, MIN 25' PENETRATION. IF NOT, CONTACT ARCHITECT.

#### CONCRETE MASONRY UNITS

ALL CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530/530.1-05: BUILDING

CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES. CONCRETE MASONRY UNITS - ASTM C90, GRADE N-1.

MORTAR: ASTM C270, TYPE "M" OR "S".

GROUT: ASTM C476. 3000 PSI MINIMUM COMPRESSIVE STRENGTH, PEA GRAVEL MIX, 5" MINIMUM SLUMP.

REINFORCING STEEL - ASTM A615 GRADE 60, WIRE STEEL SHALL BE ASTM A82.

LAP SPLICE REINFORCING AS INDICATED BELOW:

#4: 2'-0" #5: 2'-2"

#6: 2'-6"

WIRE JOINT REINFORCING: 1'-0" THE MASONRY ASSEMBLY SHALL ACHIEVE A UNIT STRENGTH (FM') = 1500 PSI. SEE DRAWINGS FOR COURSING TYPE.

PRESSURE RATINGS												
EFFECTIVE WIND AREA (SF)		ZONES										
	ROOFS						OVERHANGS		WALLS			
	ZONE 3 (CORNER) ZONE 2			DNE 2 (EDGE) ZONE 1 (MAIN)			ZONE 3 (CORNER)	ZONE 2 (EDGE)	ZONE 5 (	CORNER)	ZONE 4	4 (MAIN)
	(+)	(-)	(+)	(-)	(+)	(-)	(-)	(-)	(+)	(-)	(+)	(-)
10	11.9	-48.8	11.9	-33.0	11.9	-19.0	-68.1	-41.8	22.1	-29.6	22.1	-24.0

#### WOOD FRAMING

ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE.

ALL LUMBER AND PLYWOOD SHALL BE IDENTIFIED BY OFFICIAL GRADE MARK AND SHALL BE THE FOLLOWING GRADE: STUDS: #2 FIR OR SYP 245 PLATES, FURRING,

JOISTS / RAFTERS: #2 FIR OR SYP S45 PLATES IN CONTACT WITH CONCRETE: #2 SYP CELCURE

FRAMING LUMBER SHALL BE THE FOLLOWING MINIMAL NOMINAL SIZES: EXTERIOR WALLS: 2X6 STUDS @ 16" 0.C FIR OR SYP INTERIOR PARTITIONS: 2X4 @16" O.C FIR OR SYP BASE PLATES: 2X THICKNESS OF WALL, FIR OR SYP JOISTS: SEE PLAN FOR SIZES

BRIDGING SHALL BE SOLID AND THE SAME DEPTH AS THE JOIST. 8' MAX SPACING OF BRIDGING LINES.

PROVIDE HURRICANE CLIPS AT ALT. VERTICAL STUDS SECURED TO THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH 802.5.1 IRC 2015 ED.

TOP PLATES WILL BE SECURED TO EACH OTHER AT EVERY 16"O.C D. PROVIDE HURRICANE CLIPS AT ALTERNATE RAFTER SECURING RAFTERS TO WALL FRAMING.

JOIST NOTCHES MAY OCCUR IN THE TOP OR BOTTOM, BUT MAY NOT BE LOCATED IN THE CENTER ONE-THIRD OF THE SPAN. A NOTCH MAY NOT EXCEED ONE-SIXTH THE ACTUAL DEPTH OF THE JOIST EXCEPT AT THE VERY ENDS, WHERE IT MAY BE ONE-FOURTH. HOLES BORED IN JOISTS MUST NOT BE LARGER THAN ONE THIRD THE DEPTH OF THE JOIST AND MUST NOT BE WITHIN TWO INCHES OF BOTTOM EDGE.

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. (IRC 2015 SECTION R302.12)

#### FLOOR DECKING

APA RATED 3/4" T&G PLYWOOD OR "ADVANTEC" FLOOR DECKING. NAIL WITH 8D NAILS SPACED AT 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES

**ROOF DECKING** 

SHALL BE 5/8" x 4'-0" x 8'-0" CDX PLYWOOD WITH EXTERIOR GLUE APPLIED OVER ROOF WITH PLY CLIPS. NAIL WITH 8d RING SHANK NAILS SPACED AT 4" O.C. AT PANEL EDGES & INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

WALL SHEATHING

PROVIDE 1/2" PLYWOOD OR 1/2" WINDGUARD SHEATHING ON ALL EXTERIOR WALLS. NAIL PLYWOOD EDGES WITH 10D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. THE INSTALLATION OF PLYWOOD SHEATHING ON EXTERIOR WALLS SHALL BE INSTALLED IN ORDER TO PROVIDE SHEAR WALL ON EXTERIOR OF BUILDING.

GYPSUM WALL BOARD

SHALL BE 1/2" THICKNESS AT WALLS AND 5/8" THICKNESS AT CEILINGS, 48" WIDE AND OF GREATEST POSSIBLE LENGTHS.

![](_page_9_Figure_55.jpeg)

![](_page_9_Picture_57.jpeg)

## **HbH DARTER**

COLECTIVO

1725 baronne street

504 232 6013

colectivonola.com

new orleans, la 70113

4718 Gawain Dr New Orleans, LA 70127

![](_page_9_Picture_60.jpeg)

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revisions:

![](_page_9_Picture_63.jpeg)

CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

DESIGN BASIS BASED UPON 2015 INTERNATIONAL BUILDING CODE(IBC), NEW ORLEANS AMENDMENTS, ICC/ANSI A117.1-1998. DESIGN LOADS IN ACCORDANCE WITH IBC 2015

DESIGN LIVE LOAD: FLOORS: 40PSF ROOF: 20PSF

DESIGN WIND SPEED: 142 MPH, EXPOSURE B

ASSUMED SOIL CAPACITY: 1,000 PSF

#### MATERIALS

#### EARTHWORK

PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ARCHITECT IF 'SOFT SPOTS', UNDERGROUND OBSTRUCTIONS OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.

TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY SEC. R318 IRC 2015 ED. (CHEMICAL TERMICIDE TREATMENT ).

BENEATH THE SLABS, FOOTINGS AND DRIVES, ALL FILL SHALL BE FREE OF TREES, ROOTS, MASONRY AND ALL OTHER DELETERIOUS MATERIAL FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 9 0 % MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM

SETTLEMENT OF SLABS ON FILL, SUCH AS DRIVES OR PARKING AREAS, SHOULD BE EXPECTED.

#### CONCRETE

MOISTURE CONTENT.

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					PRESS	JRE RA	TINGS						
		ZONES											
EFFECTIVE	ROOFS						OVERHANGS		WALLS				
WIND AREA (SF)	ZONE 3 (	CORNER)	ZONE 2	(EDGE)	ZONE 1	(MAIN)	ZONE 3 (CORNER)	ZONE 2 (EDGE)	ZONE 5 (	CORNER)	ZONE 4	I (MAIN)	
	(+)	(-)	(+)	(-)	(+)	(-)	(-)	(-)	(+)	(-)	(+)	(-)	
10	11.9	-48.8	11.9	-33.0	11.9	-19.0	-68.1	-41.8	22.1	-29.6	22.1	-24.0	

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**ROOF DECKING** 

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#### GYPSUM WALL BOARD

SHALL BE 1/2" THICKNESS AT WALLS AND 5/8" THICKNESS AT CEILINGS, 48" WIDE AND OF GREATEST POSSIBLE LENGTHS.

![](_page_10_Picture_54.jpeg)

![](_page_10_Figure_56.jpeg)

	I
PLANS	$\leq$

**KNEE WALL CONNECTION DETAIL** 2 1 1/2" = 1'-0"

![](_page_10_Picture_60.jpeg)

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![](_page_10_Picture_62.jpeg)

**ROOF FRAMING PLAN** 1/4" = 1'-0"

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![](_page_10_Picture_67.jpeg)

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> A2.13 **ROOF FRAMING** PLAN

![](_page_11_Figure_2.jpeg)

![](_page_11_Figure_3.jpeg)

![](_page_11_Figure_4.jpeg)

FRAMING TO BE PAINTED DARK GRAY, TYP

![](_page_11_Figure_6.jpeg)

**4 PLAN DETAIL - WING WALL** 3" = 1'-0"

WRB

**3 PANEL JOINT, TYP 3**" = 1'-0"

![](_page_11_Picture_10.jpeg)

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![](_page_11_Picture_12.jpeg)

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![](_page_11_Picture_14.jpeg)

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A3.0 BUILDING ELEVATIONS

DESCRIPTION

**BASIS OF DESIGN** 

FINISH

COMMENTS

**EXTERIOR** CL1SMOOTH CEMENTITIOUS BOARD & BATTEN SIDING, BATTENS @ 12" OCCL2SMOOTH CEMENTITIOUS BOARD & BATTEN SIDING, BATTENS @ 24" OC PAINT COLOR TBD PAINT COLOR TBD CL3 SMOOTH CEMENTITIOUS PANEL PAINT COLOR TBD RF1 7/8" CORRUGATED METAL ROOFING BRIGHT WHITE SMP

![](_page_12_Figure_1.jpeg)

![](_page_12_Figure_2.jpeg)

**2 BUILDING ELEVATION - RIGHT** 1/4" = 1'-0"

![](_page_12_Picture_5.jpeg)

![](_page_12_Picture_6.jpeg)

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![](_page_12_Figure_8.jpeg)

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![](_page_12_Picture_11.jpeg)

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revisions

MATERIAL & FINISH SCHEDULE									
DESCRIPTION	BASIS OF DESIGN	FINISH	COMMENTS						
SMOOTH CEMENTITIOUS BOARD & BATTEN SIDING BATTENS @ 12" OC		PAINT COLOB TRD							
SMOOTH CEMENTITIOUS BOARD & BATTEN SIDING, BATTENS @ 24" OC		PAINT COLOR TBD							

PAINT COLOR TBD

BRIGHT WHITE SMP

CL3 SMOOTH CEMENTITIOUS PANEL RF1 7/8" CORRUGATED METAL ROOFING

![](_page_12_Picture_16.jpeg)

![](_page_13_Picture_0.jpeg)

![](_page_13_Picture_1.jpeg)

![](_page_13_Picture_3.jpeg)

4 3D VIEW Not to Scale

![](_page_13_Picture_5.jpeg)

![](_page_13_Picture_6.jpeg)

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![](_page_13_Figure_8.jpeg)

![](_page_13_Figure_9.jpeg)

![](_page_13_Picture_10.jpeg)

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![](_page_13_Picture_12.jpeg)

**NOTE:** 3D VIEWS FOR ILLUSTRATION ONLY. FINAL MATERIALS, MASSING, AND LOCATIONS AND SIZES OF OPENINGS ARE SUBJECT TO CHANGE.

![](_page_14_Figure_0.jpeg)

![](_page_14_Picture_2.jpeg)

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![](_page_14_Picture_5.jpeg)

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![](_page_14_Picture_8.jpeg)

A4.0 BUILDING SECTIONS

![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_1.jpeg)

![](_page_15_Figure_2.jpeg)

![](_page_15_Figure_3.jpeg)

![](_page_15_Figure_4.jpeg)

![](_page_15_Figure_5.jpeg)

![](_page_15_Figure_6.jpeg)

![](_page_15_Figure_7.jpeg)

![](_page_15_Picture_8.jpeg)

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![](_page_15_Picture_10.jpeg)

![](_page_15_Figure_11.jpeg)

![](_page_15_Picture_12.jpeg)

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![](_page_15_Picture_14.jpeg)

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revisions:

![](_page_15_Picture_16.jpeg)

![](_page_16_Figure_0.jpeg)

	DOOR	S	SIZE				
MARK	TYPE	WIDTH	HEIGHT	DESCRIPTION	OPERATION	GLAZING	COMMENTS
1	E1	4' - 6"	8' - 0"	ENTRY DOOR & SIDELITE ASSEMBLY	SWING	FULL	36"x96" OPERABLE LEAF, SEE ELEVATION
2	E2	2' - 8"	8' - 0"	ENTRY DOOR, NO SIDELITE	SWING	FULL	
3	N1	2' - 0"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
4	N3	2' - 8"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	BIFOLD	NONE	
5	N2	2' - 8"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
6	N4	4' - 0"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	DOUBLE BIFOLD	NONE	
7	N2	2' - 8"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
3	N1	2' - 0"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
9	N2	2' - 8"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
10	N2	2' - 8"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
11	N2	2' - 8"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	
12	N1	2' - 0"	8' - 0"	HOLLOW CORE W/ ACOUSTIC INFILL	SWING	NONE	

<u>NOTES:</u> • EXTERIOR DOOR BASIS OF DESIGN: MARVIN ESSENTIAL, BLACK EXT. & INT. ALL DOOR TRIM TO BE SQUARE EDGE 1x4 • ALL INTERIOR DOORS TO BE FLUSH SLAB W/ ACOUSTIC INFILL; NO PANELING U.N.O. • IMPACT RESISTANT GLAZING (COMPLIANT WITH ASTM E-1886 AND THE E-1996/WMDA HALLMARK PROGRAM) OR PROTECTION FROM WIND BORNE DEBRIS BY WAY OF SHUTTERS OR PRECUT ½" PLYWOOD PANELS (COMPLIANT WITH THE REQUIREMENTS OF IRC 2015 R301.2.1.2) SHALL BE PROVIDED •

![](_page_16_Figure_3.jpeg)

FOR ALL GLAZED OPENINGS.

WALL FINISH, SEE FINISH SHEETS, TYP.

HEADER, SEE SCHEDULE 1x4 DOOR TRIM, TYP – PRE-HUNG DOOR FRAME DOOR, SEE SCHEDULE

**2 TYP INTERIOR DOOR DETAIL** 3" = 1'-0"

		1.1 K
	. 1	-
COLE	ЕСТ	IVO

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•

FINISH FLOOR

MARK

COUNT

• BASIS OF DESIGN: MARVIN ESSENTIAL, BLACK EXT. & INT.

SIZE

HEIGHT

1' - 10"

WIDTH

2' - 8"

2' - 8"

- ALL SIDELITES: SEE DOOR SCHEDULE & ELEVATIONS INTERIOR DRYWALL WINDOW RETURNS, TYP. •
- ALL WINDOW SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH WINDOW •

FIXED

6' - 0" SINGLE HUNG

4' - 0" SINGLE HUNG

- MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING. IMPACT RESISTANT GLAZING (COMPLIANT WITH ASTM E-1886 AND THE E-1996/WMDA HALLMARK PROGRAM) •
  - OR PROTECTION FROM WIND BORNE DEBRIS BY WAY OF SHUTTERS OR PRECUT ½" PLYWOOD PANELS (COMPLIANT WITH THE REQUIREMENTS OF IRC 2015 R301.2.1.2) SHALL BE PROVIDED FOR ALL OPENINGS. ÀLL GLASS IN EXTERIOR DOORS AND WINDOWS TO BE INSULATED, DOUBLE GLAZED, WITH LOW-EMISSIVITY

WINDOW SCHEDULE

OPERATION

HEAD HEIGHT

8' - 0"

8' - 0"

8' - 0"

COMMENTS

TEMPERED GLASS

EGRESS

- FILM. MINIMUM OPENING AREA OF EGRESS WINDOW TO BE 5.7 SQUARE FEET. BOTTOM OF EGRESS WINDOW NOT TO EXCEED 44" FROM THE FINISHED FLOOR. •
- EGRESS WINDOW OPENING SIZE IS 24" HIGH & 20" WIDE MINIMUM. • WINDOWS INSTALLED IN STAIR OR BATHTUB ENCLOSURES LESS THAN 60" FROM THE FLOOR TO BE EQUIPPED •
- WITH SAFETY GLAZING IN ACCORDANCE WITH SECTION R308.4 OF THE IRC 2015 ED.

![](_page_16_Figure_23.jpeg)

![](_page_16_Figure_24.jpeg)

![](_page_16_Figure_25.jpeg)

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![](_page_16_Picture_28.jpeg)

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![](_page_16_Picture_31.jpeg)

WEATHER-RESISTANT BARRIER; FOLD AT OPENINGS & TRANSITIONS PER MANUFACTURER; TAPE AT SEAMS PER MANUFACTURER

ZIP SYSTEM LIQUID FLASHING EXTEND 2" ON TO SHEATHING

CLADDING, SEE BUILDING ELEVATIONS SHIM AS REQUIRED

ZIP SYSTEM LIQUID FLASHING AT TOP -AND SIDE WINDOW FLANGES

5/4" CEMENTITIOUS TRIM SILICONE CAULK & BACKER

WINDOW PER SCHEDULE