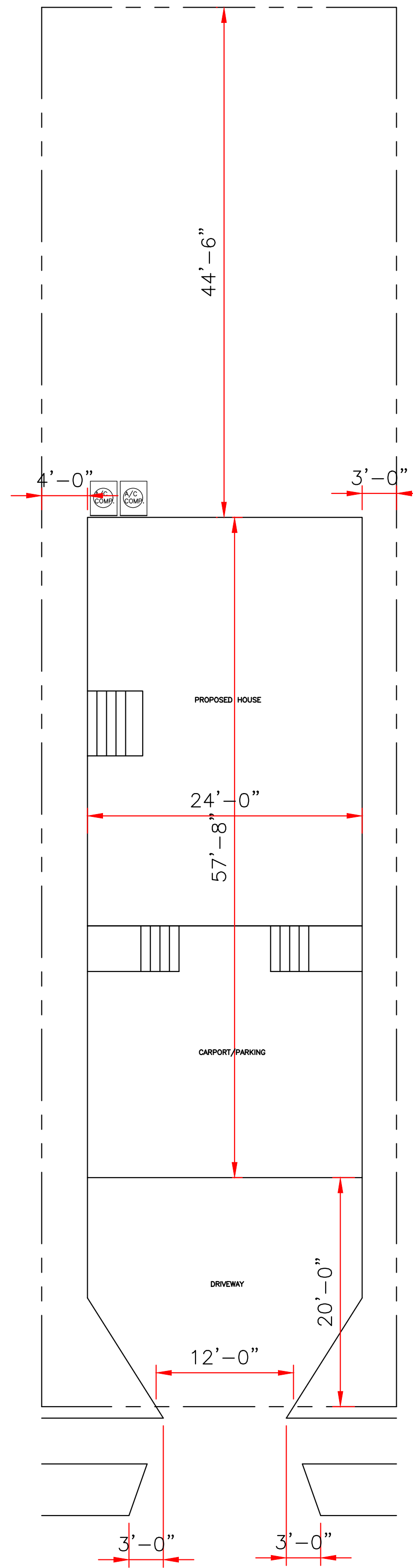


31.00'  
ALABO STREET (SIDE)

122.20'  
NORTH PRIEUR STREET (SIDE)

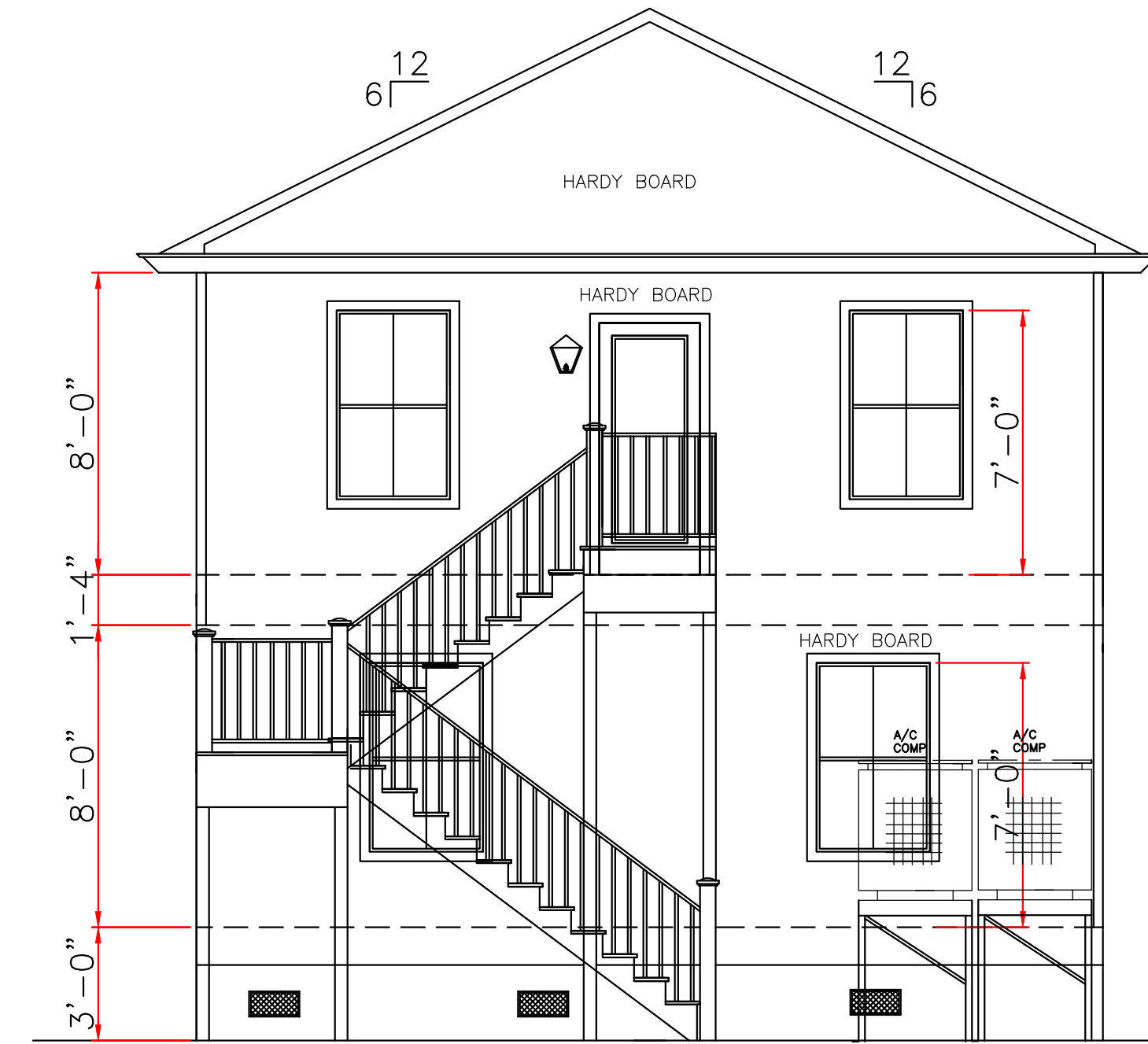


1823 CHARBONNET STREET  
31.00'

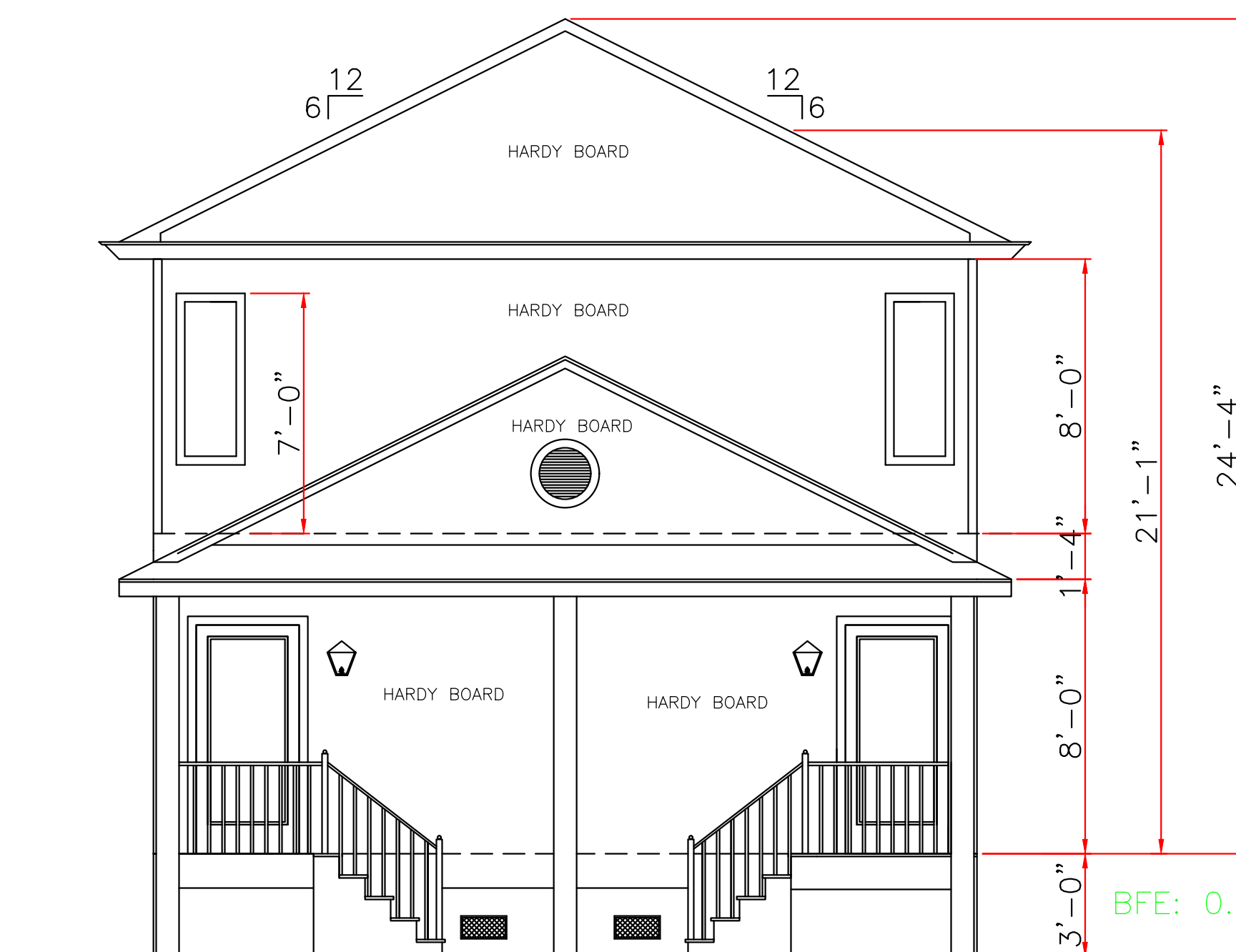
SITE PLAN  
SCALE: 1/8" = 1'-0"

LOT# 5&6, SQ.# 837  
DISTRICT: THIRD  
ORLEANS PARISH, LA.

122.20'  
NORTH ROMAN STREET (SIDE)



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



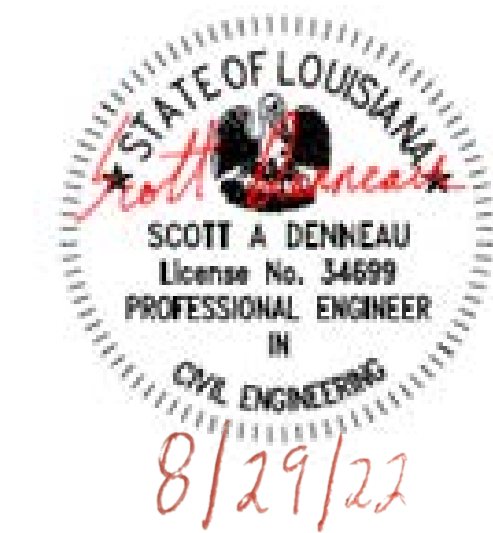
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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 PERMITTED TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

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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	LARRY TRUMBATURI		JAMES NITZE 1823 CHARBONNET STREET ORLEANS PARISH, LA.	
	8307 LAFITTE CT. CHALMETTE, LA 70043	DATE 08/26/22	SHEET NO 1 OF 6	
504-279-3508		JOB NO 7868		

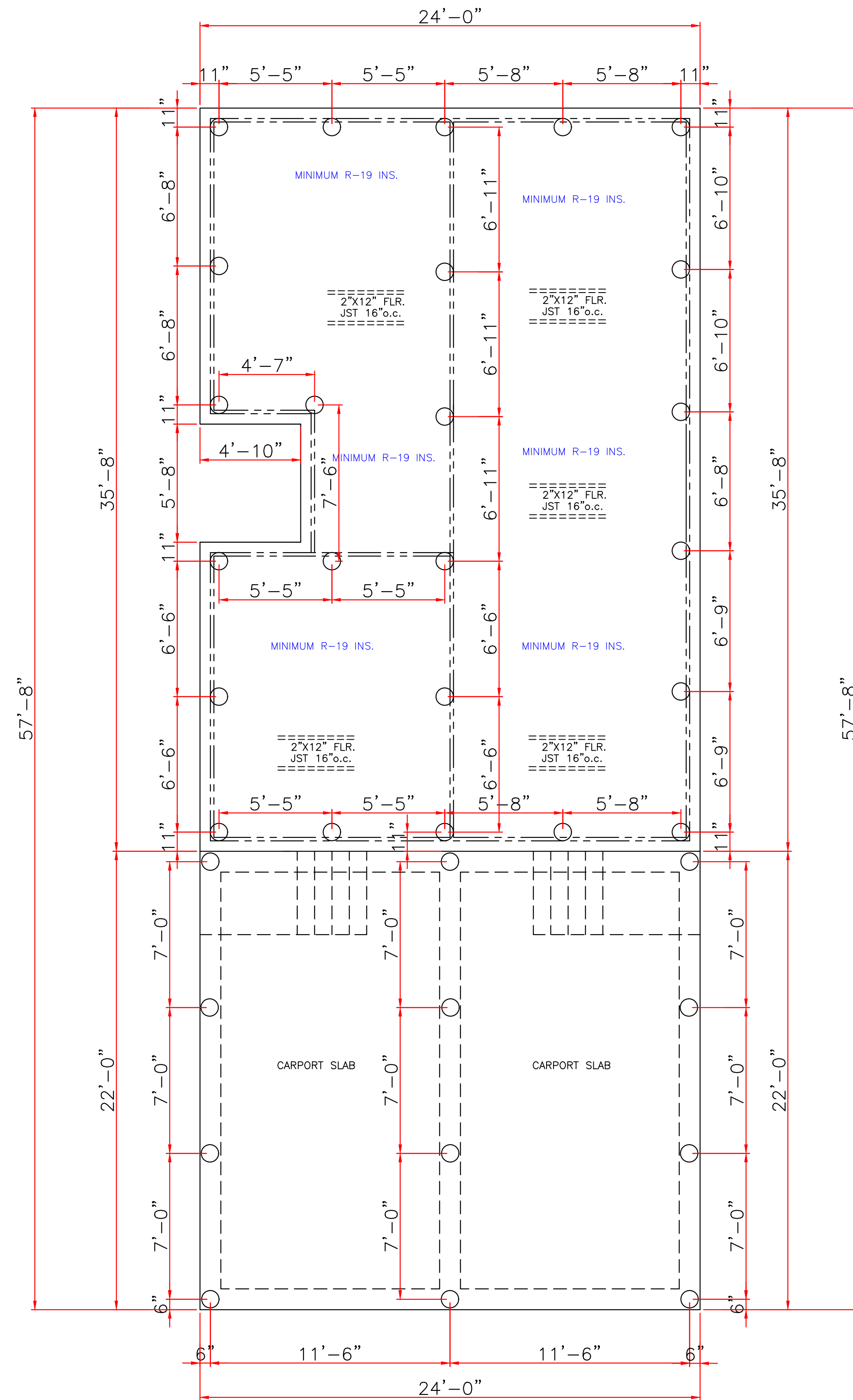
CODE COMPLIANCE:

WIND SPEED 130 MPH.

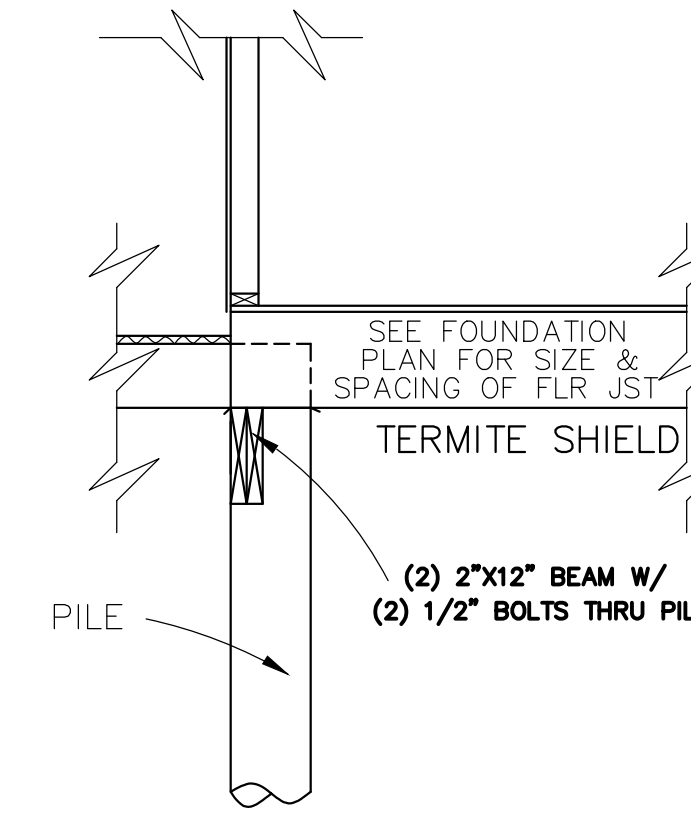
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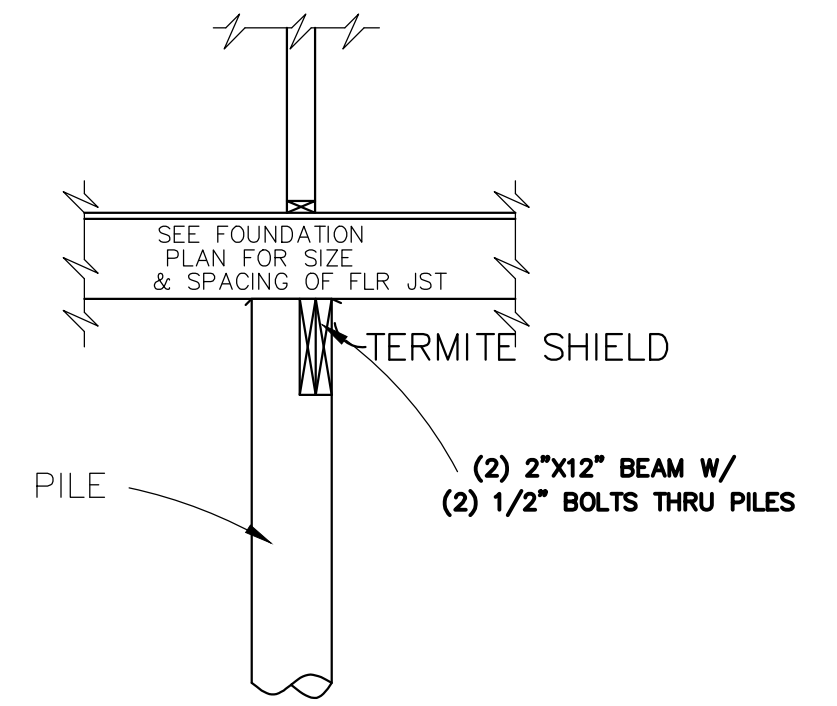
8/29/22



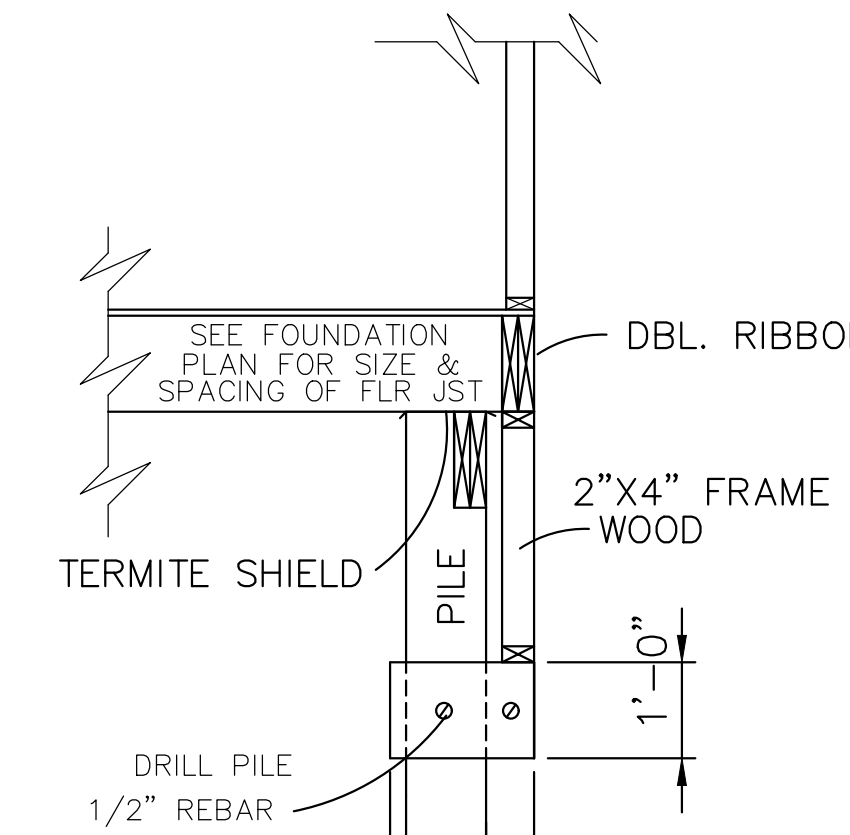
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



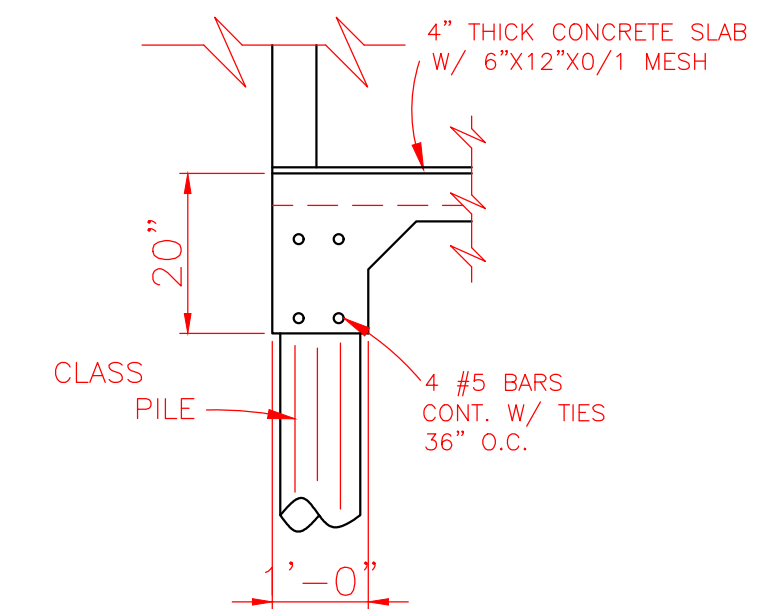
SECTION @ PORCH  
SCALE: 1/2" = 1'-0"



INTERIOR FOOTING DETAIL  
SCALE: 1/2" = 1'



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



EXTERIOR FOOTING DETAIL  
SCALE: 1/2" = 1'

WIND BORNE DEBRIS PROTECTION

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

CLASS 5 35' PILE WITH 4.0 TON LOAD DESIGN DRIVEN WITH STEEL DROP HAMMER OR RAPID IMPACT HAMMER METHOD, TO REFUSAL

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.

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	LARRY TRUMBATUR	JAMES NITZE
	1823 CHARBONNET STREET ORLEANS PARISH, LA.	
8307 LAFITTE CT. CHALMETTE, LA 70043	DATE	SHEET NO
504-279-3508	JOB NO 7868	08/26/22
		2 OF 5

**CODE COMPLIANCE:**

WIND SPEED 130 MPH.

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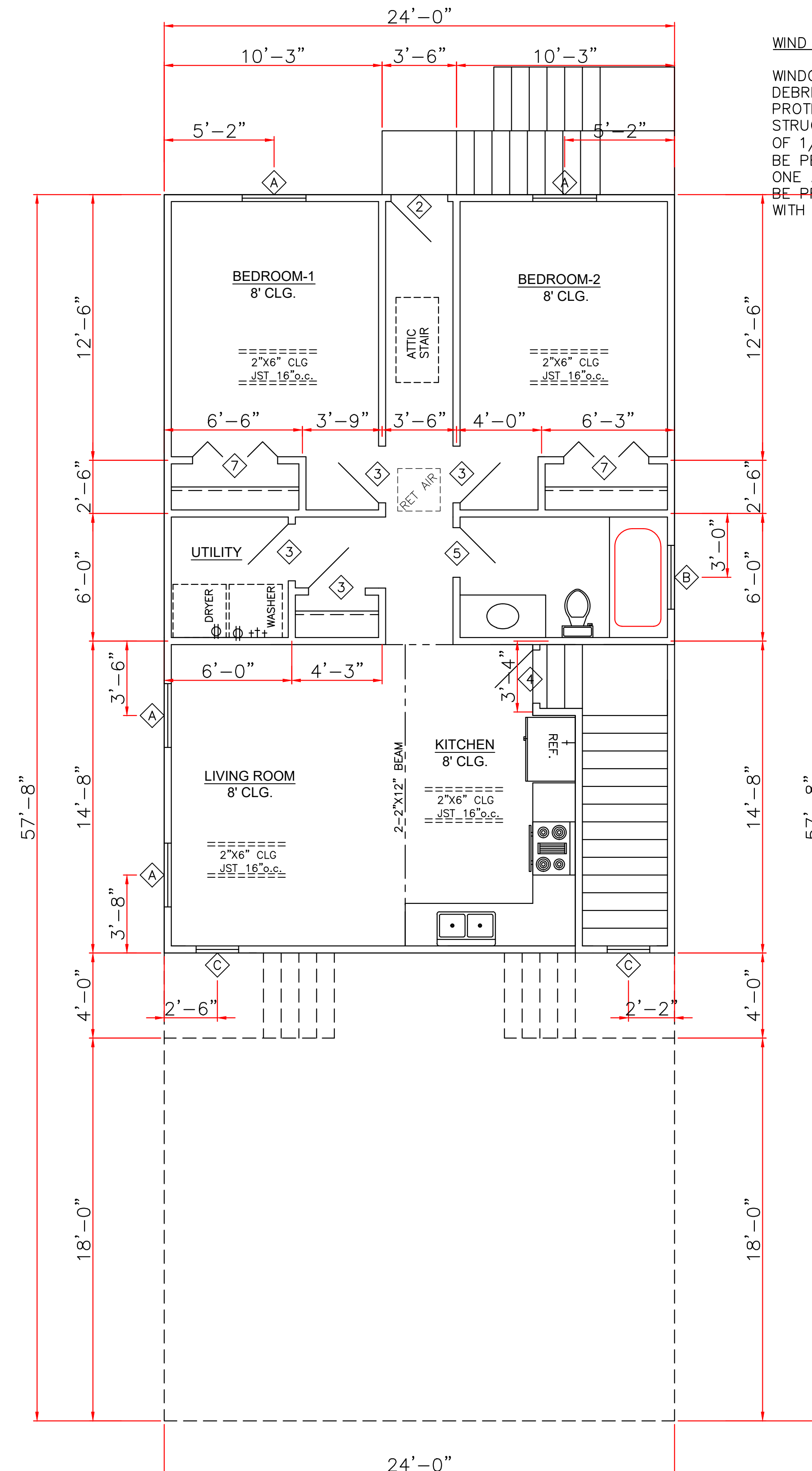
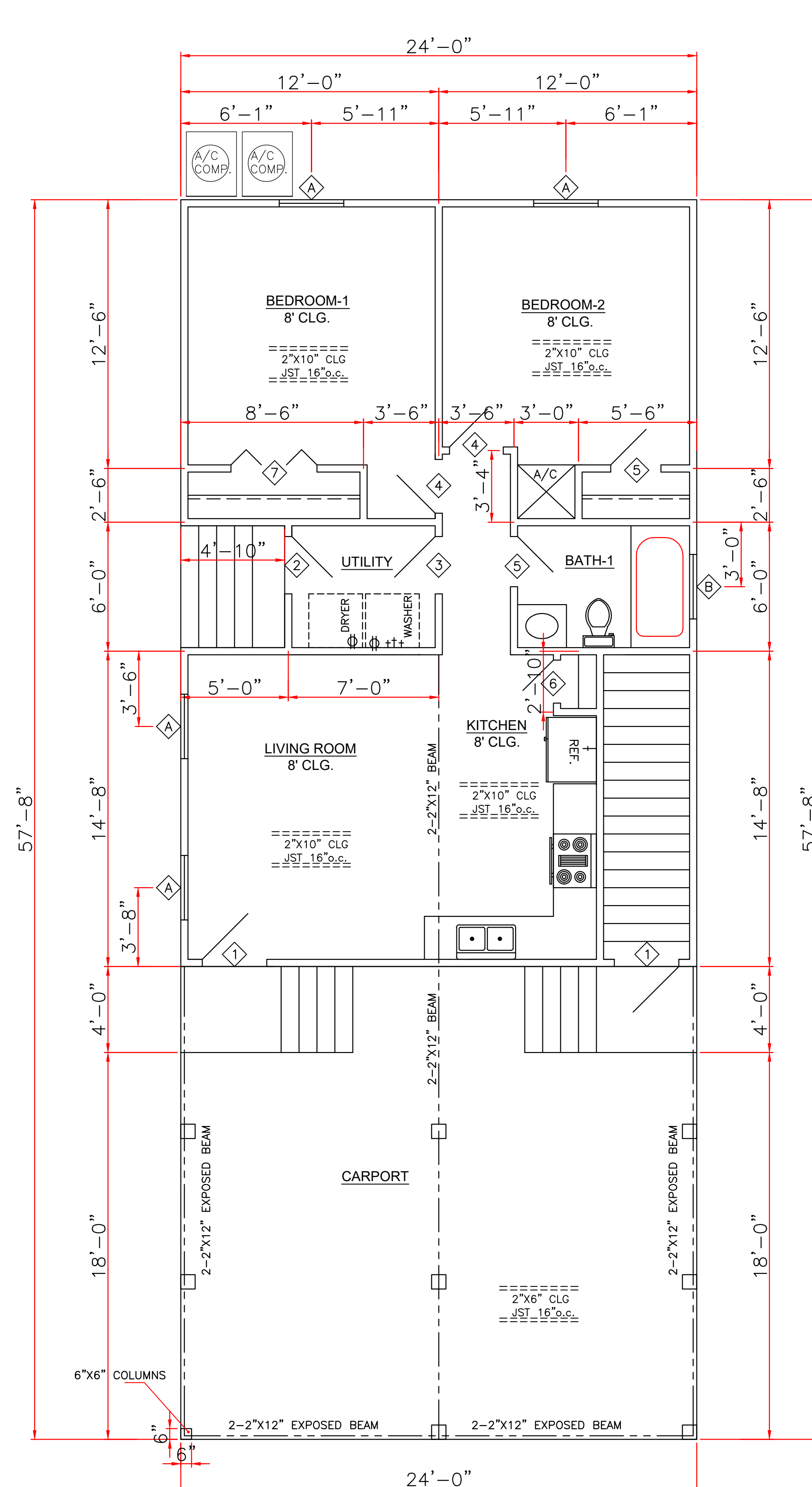
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DOORS		
1	3'0"x6'8"x1 3/4"	EXT. INSUL.
2	2'8"x6'8"x1 3/4"	EXT. INSUL.
3	2'8"x6'8"x1 3/8"	INTERIOR RAISED PANEL
4	2'6"x6'8"x1 3/8"	INTERIOR RAISED PANEL
5	2'4"x6'8"x1 3/8"	INTERIOR RAISED PANEL
6	2'0"x6'8"x1 3/8"	INTERIOR RAISED PANEL
7	2-2'0"x6'8"x1 3/8"	INTERIOR RAISED PANEL BI-FOLD

WINDOWS		
A	3'0"x5'0"	VINYL S.H. 2/2 LTS
B	3'0"x1'0"	FIXED W/ SAFETY GLAZING <SECT. R308 IRC>
C	2'0"x5'0"	FIXED W/ SAFETY GLAZING <SECT. R308 IRC>

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



1ST FLOOR FLOOR PLAN

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

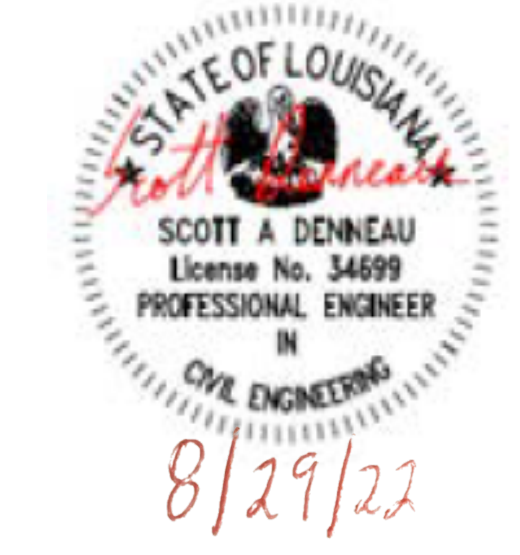
2ND FLOOR FLOOR PLAN

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

SQUARE FOOTAGE	
1ST. LIVING	829
2ND. LIVING	782
CARPORT	528
TOTAL	2139

- 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-38
  - 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 SAFETY

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	8307 LAFITTE CT. CHALMETTE, LA 70043	1823 CHARBONNET STREET
504-279-3508	JOB NO 7868	DATE 08/26/22
		SHEET NO 3 OF 6

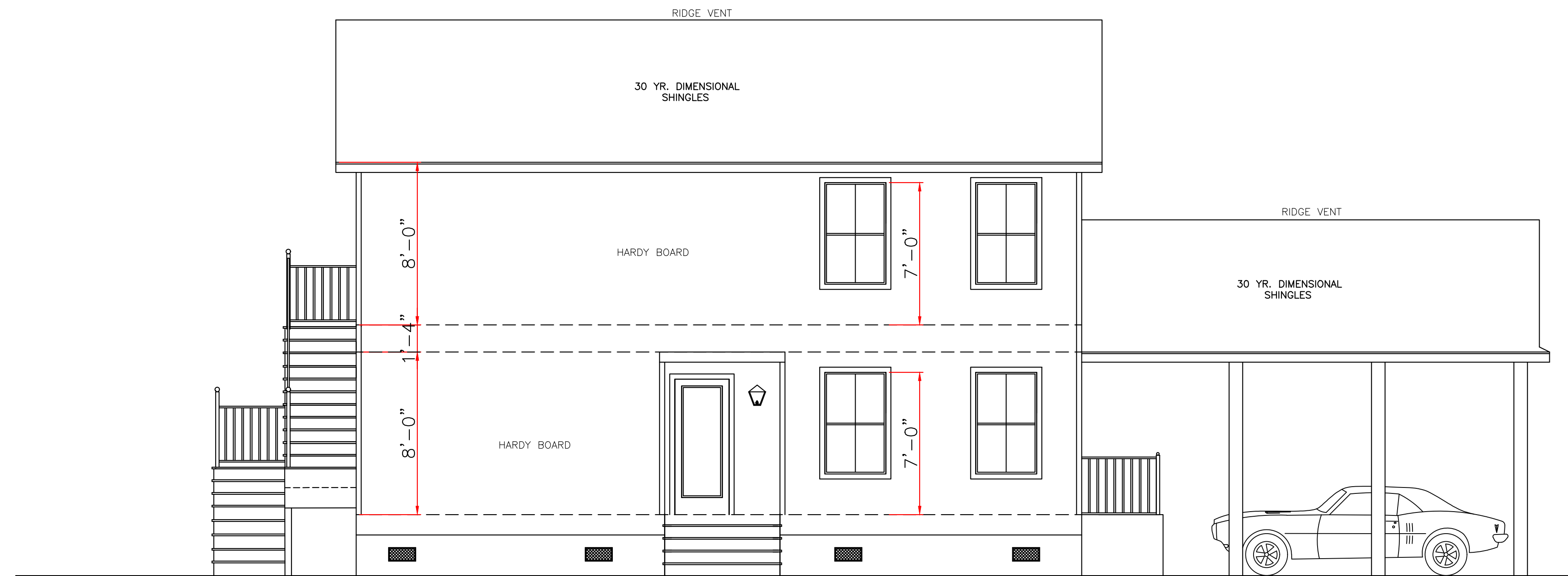
CODE COMPLIANCE:

WIND SPEED 130 MPH.

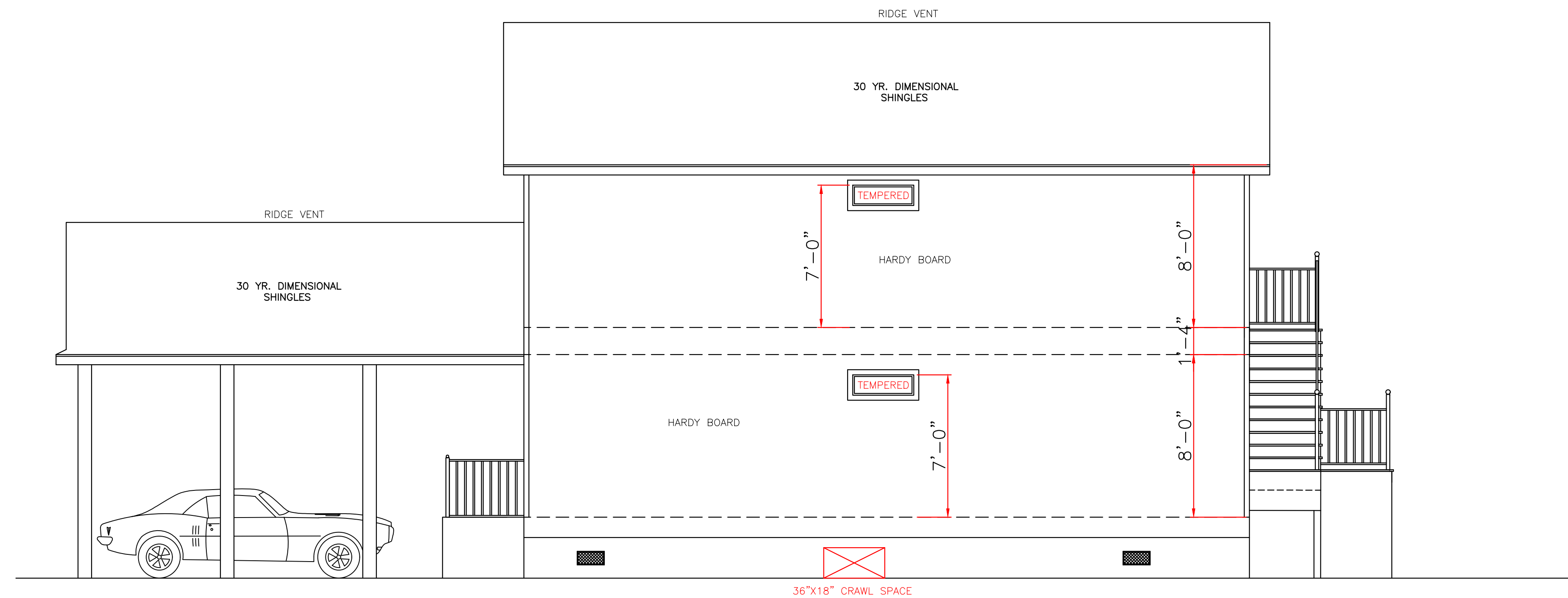
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WIND BORNE DEBRIS PROTECTION

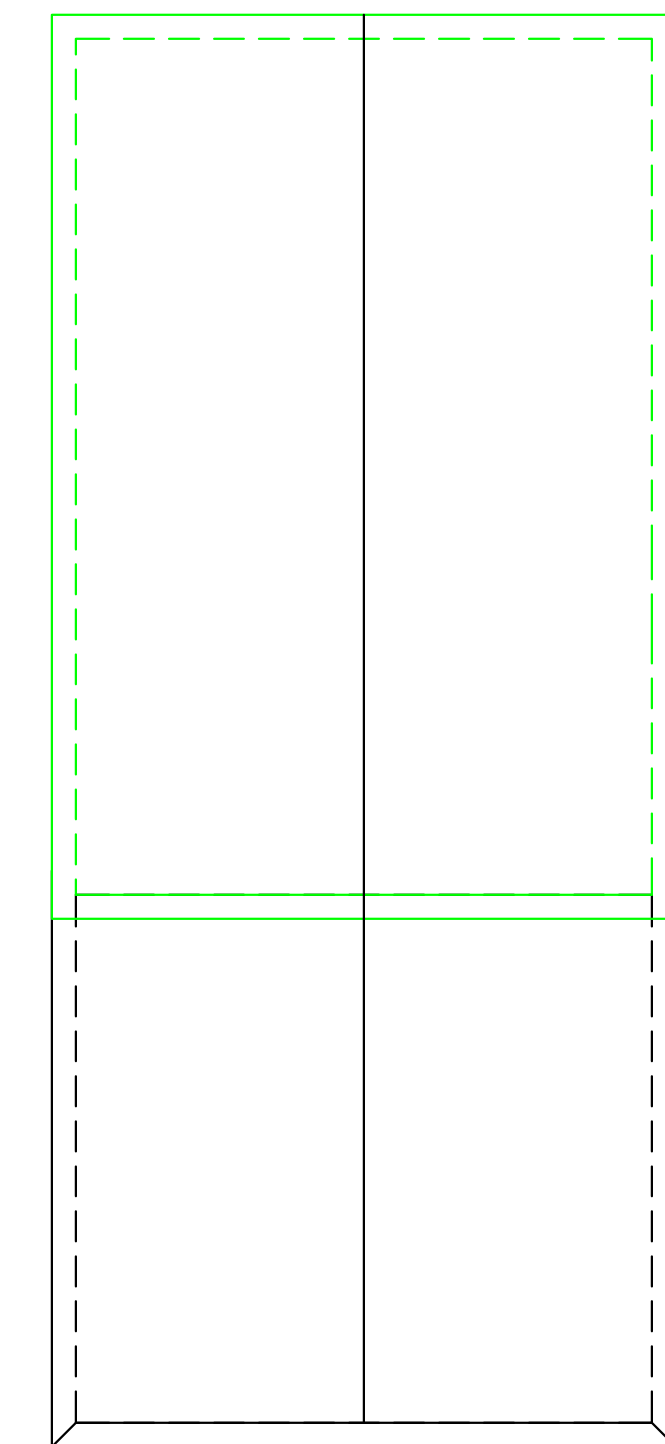
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LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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

ALL MATERIALS BELOW BASE FLOOD MUST BE WATER RESISTANT

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	JAMES NITZE 1823 CHARBONNET STREET ORLEANS PARISH, LA.	
	8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508	DATE: 08/26/22 JOB NO: 7868

ELECTRICAL NOTES

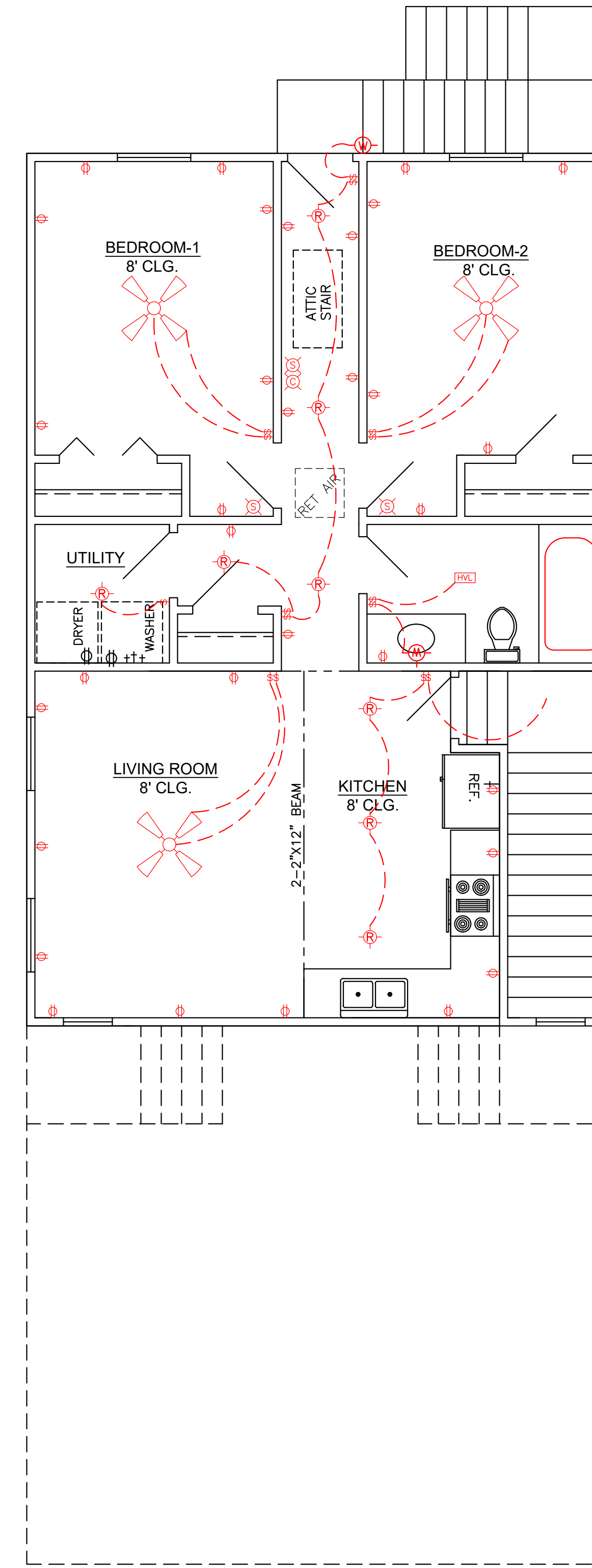
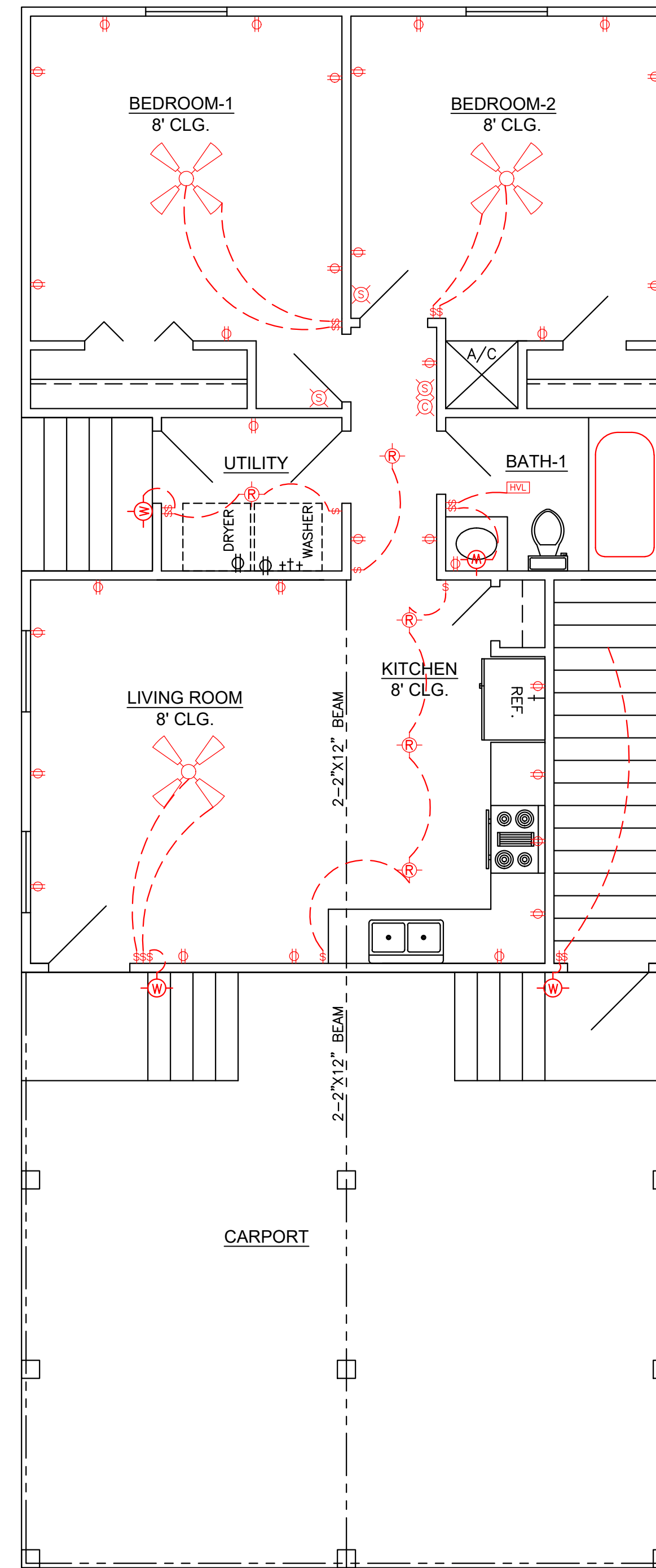
1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
2. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, 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.

WIND BORNE DEBRIS PROTECTION

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



CODE COMPLIANCE:

WIND SPEED 130 MPH.

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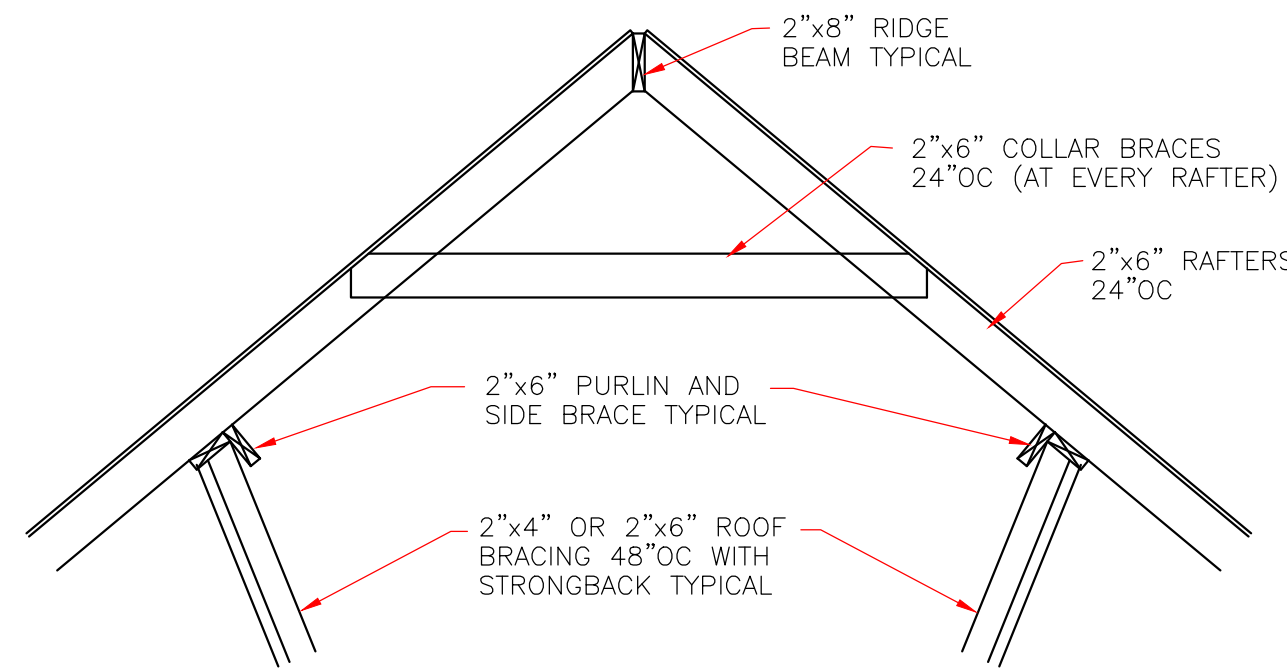
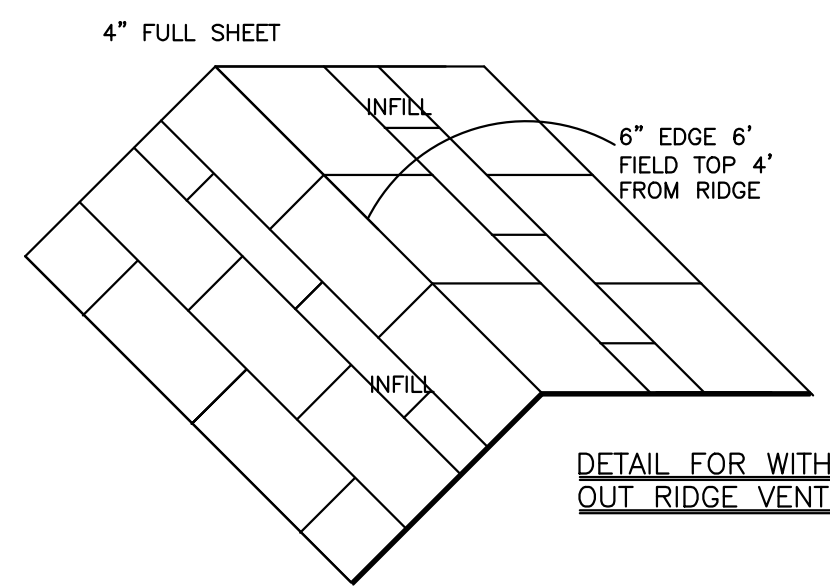
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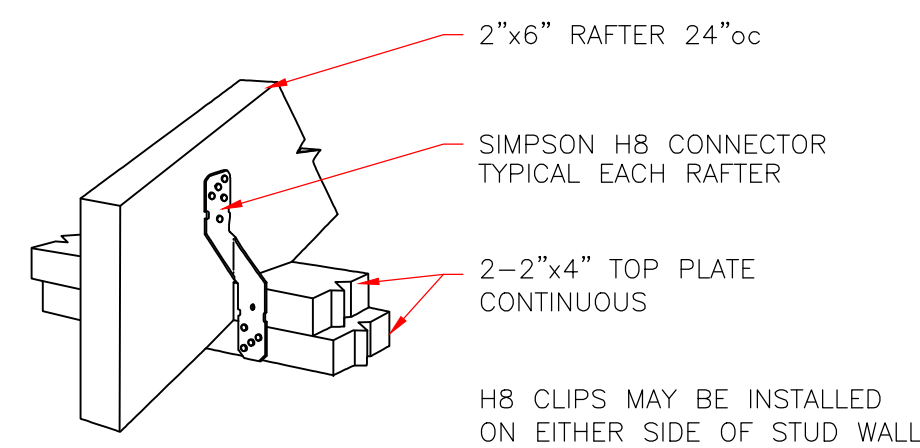
	LARRY TRUMBATUR		JAMES NITZE	
	8307 LAFITTE CT. CHALMETTE, LA 70043		1823 CHARBONNET STREET ORLEANS PARISH, LA.	
504-279-3508	JOB NO 7868	DATE 08/26/22	SHEET NO 5 OF 6	

**WIND BORNE DEBRIS PROTECTION**

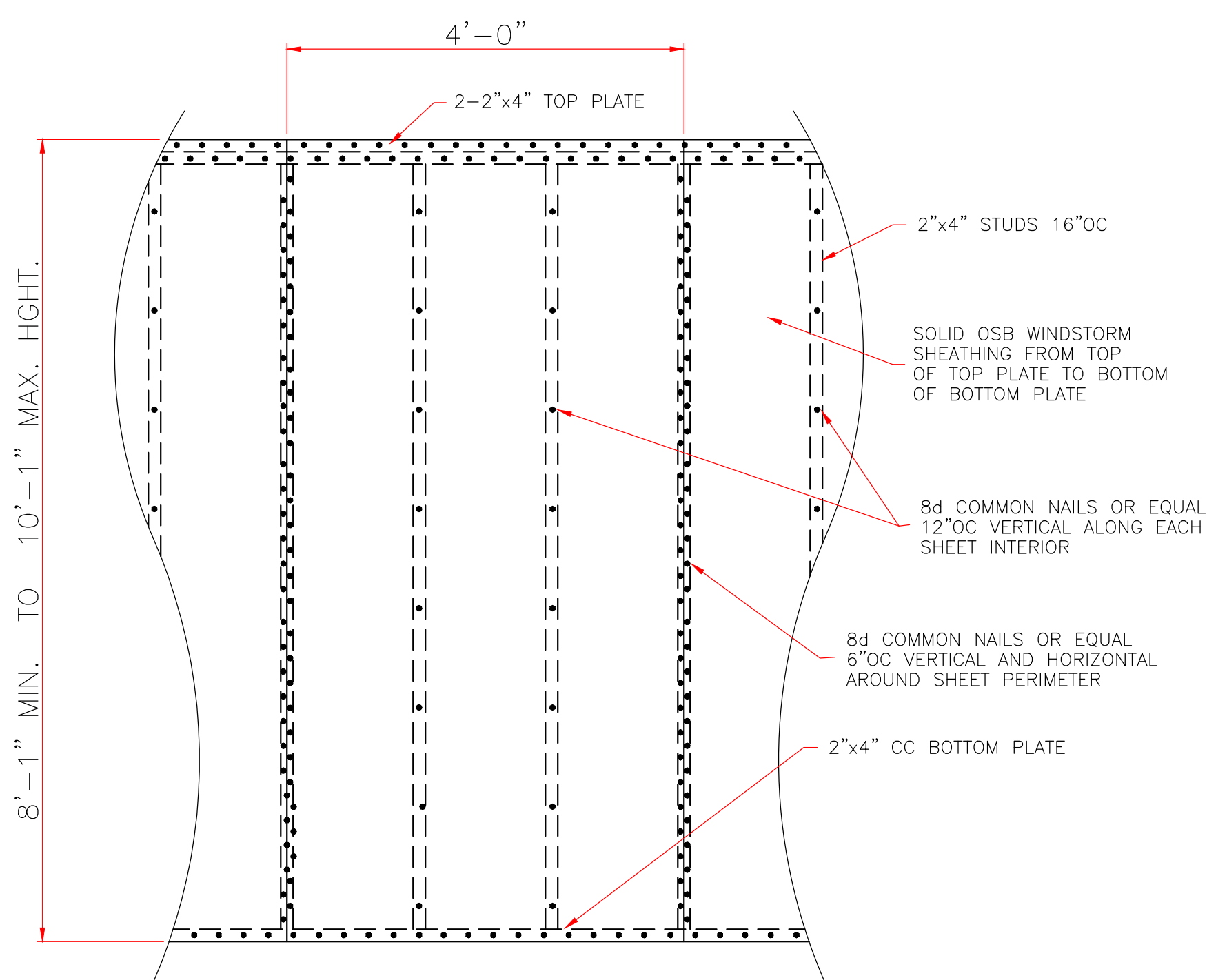
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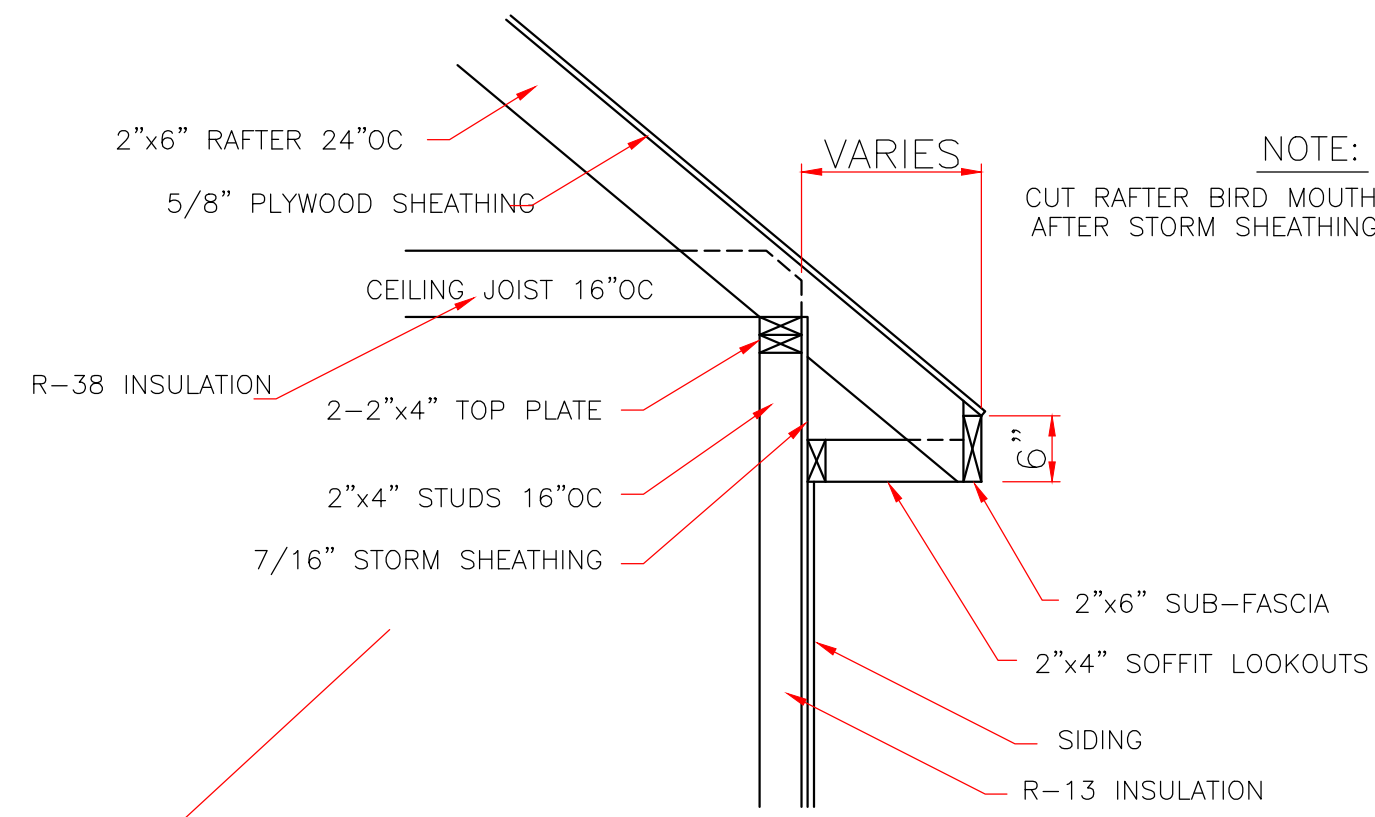
**TYPICAL ROOF BRACING DETAIL**  
NOT TO SCALE



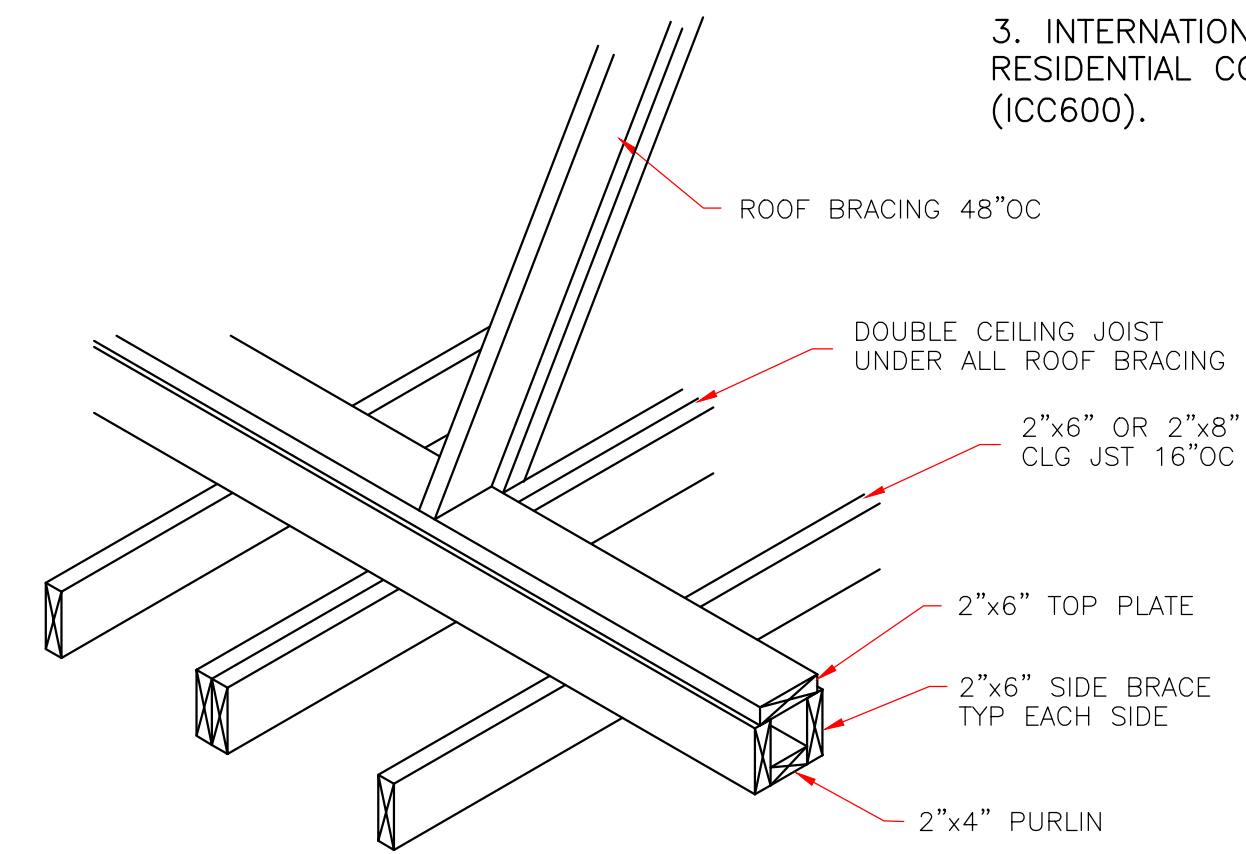
**RAFTER TO TOP PLATES**  
NOT TO SCALE



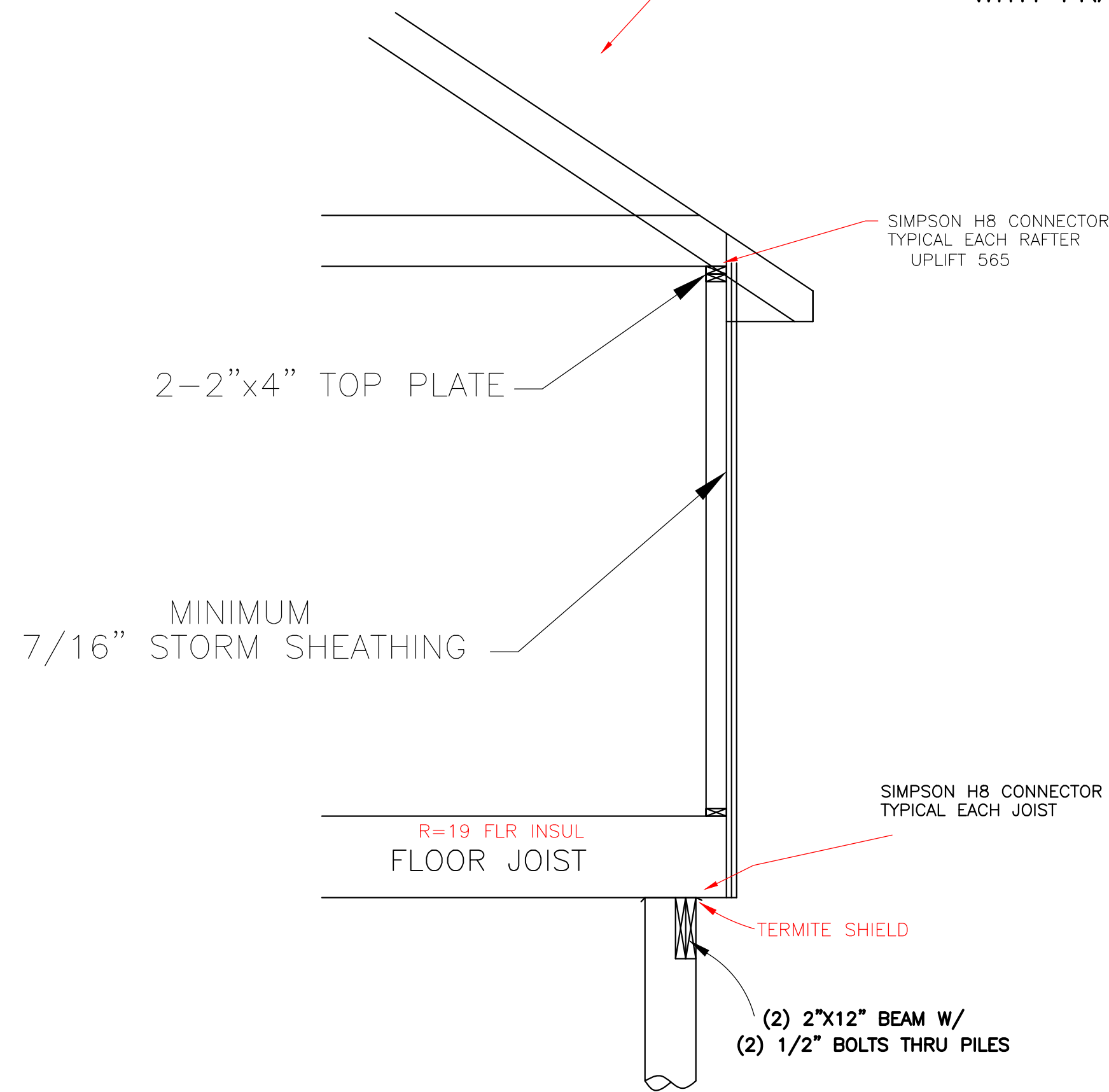
**7/16" STORM SHEATHING**  
TYPICAL ALL EXTERIOR WALLS  
SCALE: 3/4" = 1'-0"



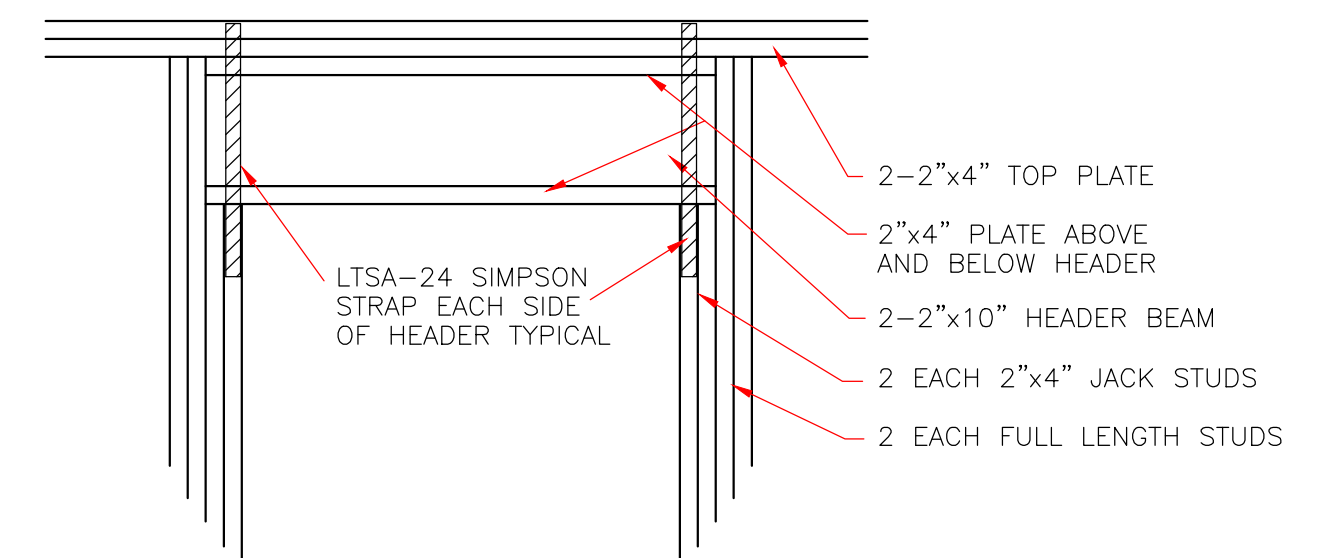
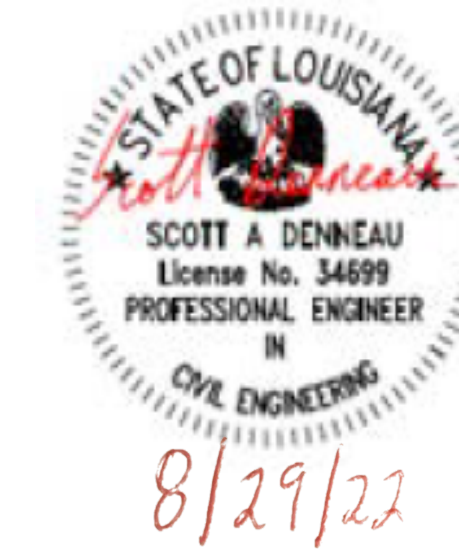
**ROOF SOFFIT DETAIL**  
SCALE: 3/4" = 1'-0"  
WITH FRAME CONSTRUCTION



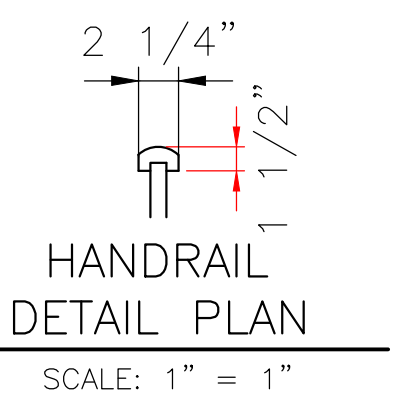
**STRONGBACK DETAIL**  
FOR 2"x6" OR 2"x8" JOIST  
NOT TO SCALE



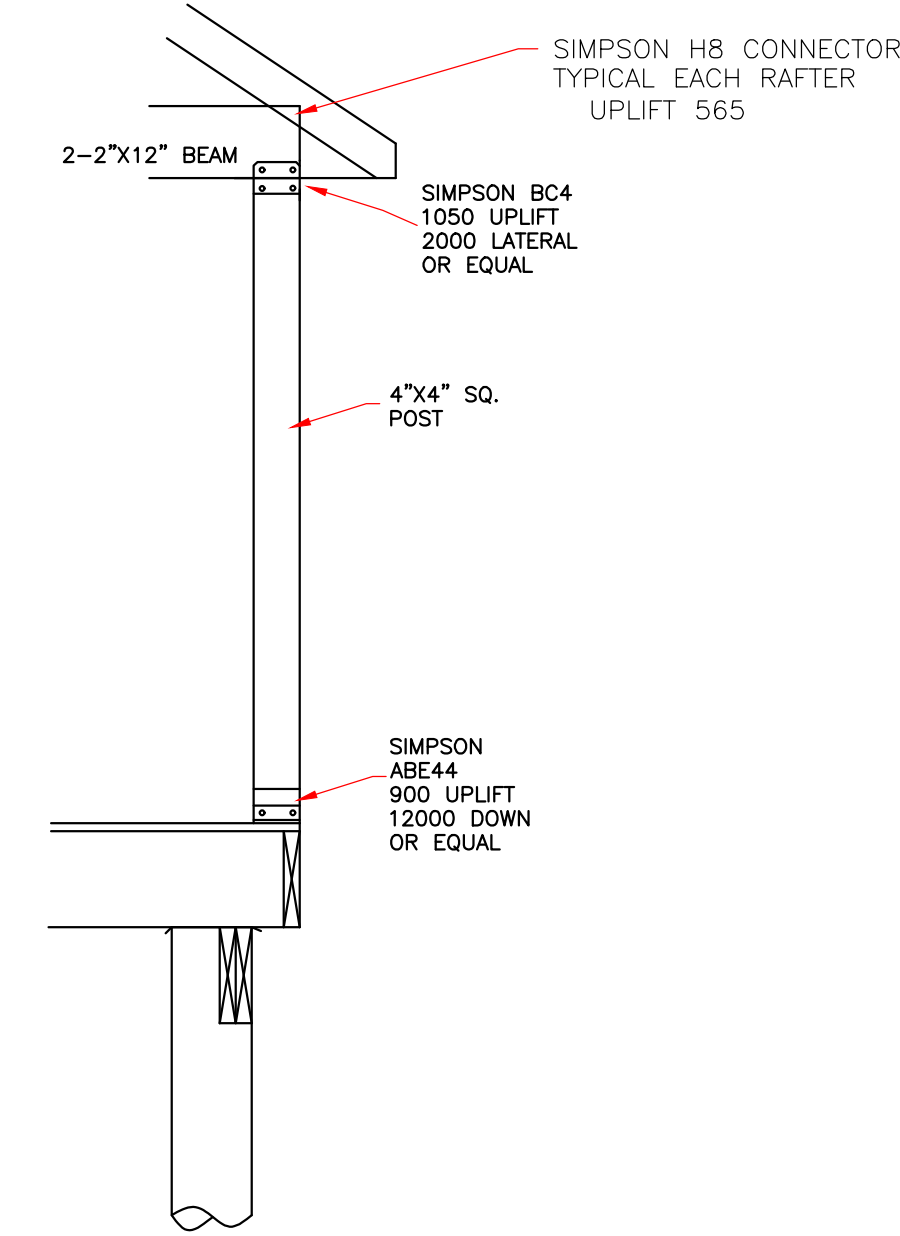
**CONTINUOUS LOAD PATH**  
1/2" SCALE



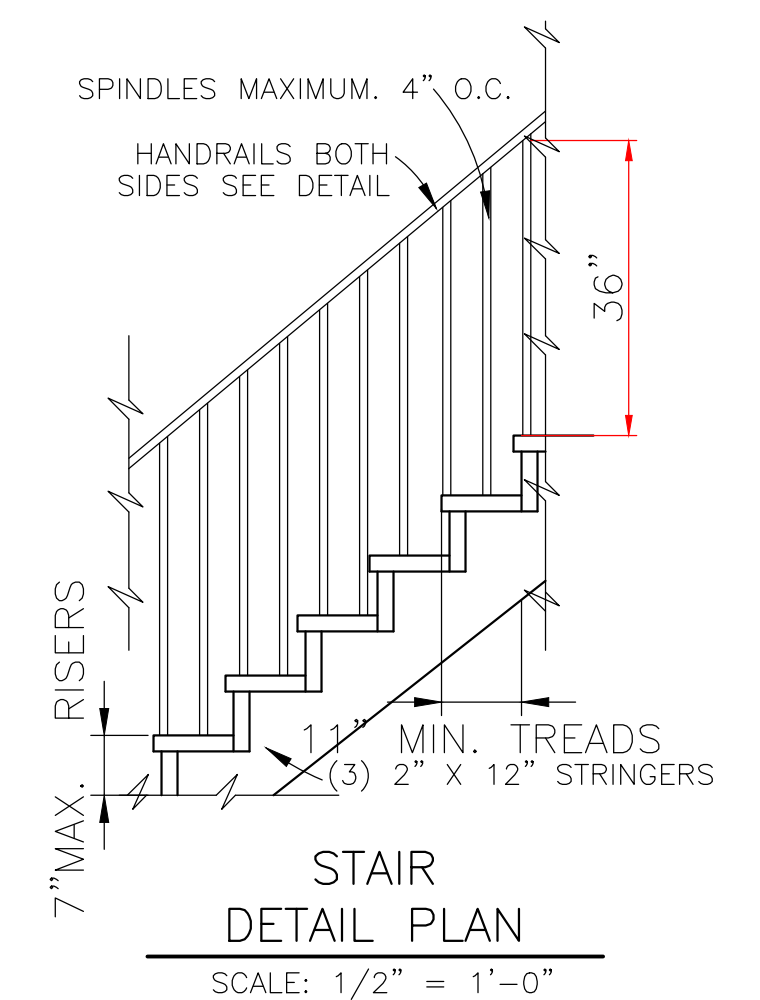
**TYPICAL EXTERIOR DOOR**  
OR WINDOW HEADER  
SCALE: 3/4" = 1'-0"



**HANDRAIL**  
DETAIL PLAN  
SCALE: 1" = 1"



**COLUMN DETAIL**  
NOT TO SCALE



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

**CODE COMPLIANCE:**  
WIND SPEED 130 MPH.

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504-279-3508	JOB NO 7868	DATE 08/26/22	SHEET NO 6 OF 6	