General Notes to Contractor

1. The Contractor shall coordinate and obtain all necessary permits and approvals from governing regulatory agencies. Construction work is not to begin until all required regulatory approvals have been issued.
2. The Contractor shall not submit final price and execute contract with Owner until all required changes requested by the regulatory agencies have been included in the contract price.
3. All materials and work shall be in accordance with applicable federal, state, and local building codes, amendments, rules, regulations, ordinances, laws, orders, and approvals that are required by public authorities having jurisdiction over the work. In the event of conflict, the most stringent requirements shall apply. No work shall be concealed until approved by local inspectors.
4. It is the intent of the contract documents to provide for complete and finished work. Each trade (subcontractor) shall completely review plans for their respective work and related work by other trades (subcontractors). The Contractor shall coordinate and provide all miscellaneous components and parts which are not shown on the contract documents but are required to complete the work shown.
5. The Contractor and subcontractors shall review and coordinate all architectural, electrical, and mechanical work to confirm that all components will achieve their intended use and will maintain ceiling heights shown. Conflicts shall be brought to the attention of the Architect prior to the start of construction. Verify that no conflicts between subcontractors exist and all required clearances for installation and maintenance of equipment are provided.
6. Incidental work and components which are required as an essential, functional or operational item or system, are required to complete any assembly and to complete full scope of work.
7. All work illustrated in these contract documents indicates new construction unless otherwise indicated as existing to remain.
8. The Contractor shall subcontract with suppliers, fabricators, and installation companies which can demonstrate that they possess the knowledge, experience, and proven capabilities to fully perform all aspects of work without omission.
9. All products shall be installed in compliance with industry standards and as required by the product manufacturer's latest published specifications and installation requirements.
10. Substitutions must be pre-approved in writing by Engineer prior to the start of construction. Any work or material requirements of such substitution shall be coordinated (with all trades) and provided by the Contractor. Contractor must verify in writing all substitutions will not impact project cost or project schedule prior to request of such substitution. Substitutions shall be approved by regulatory agencies in writing prior to the start of construction.
11. Before commencing work, the Contractor shall visit the site and shall note the existing conditions affecting the work. The Contractor shall examine adjoining work for assurance that no conditions exist to prevent the completion of work. If Contractor observes field conditions that are different from the work shown in the contract documents, the Engineer shall be notified immediately in writing so that action may be taken to accommodate the condition prior to beginning construction. Contractor assumes responsibility for any such work undertaken without notifying and receiving approval from the Engineer.
12. If, during construction, the Contractor uncovers unusual conditions that create a substantial complication which could not be foreseen at the outset of construction, the Owner, Engineer, Contractor, and affected subcontractors shall meet to determine a fair and equitable solution as each issue occurs.
13. Asbestos abatement, lead paint removal, and other hazardous material removal is not in the contract. Should the Contractor encounter the presence, or possible presence, of potentially hazardous materials, the Contractor shall notify the owner for instructions prior to continuing work.
14. The Contractor shall protect all materials, construction, utilities and facilities from damage, including workers, theft & weather. Damaged components shall be replaced at no cost to Owner.
15. The Contractor shall install and provide all safety barriers during construction to protect the public from injury and access to the building and site.
16. At all times, the contractor shall be solely and completely responsible for the conditions of the job site, including the safety of persons and property, and for all necessary independent reviews of these conditions. The Architect's, Engineer's, or Owner's job site review is not intended to review the adequacy of the Contractor's safety measures.
17. Building shall be maintained in weatherproof & secure condition throughout work.
18. Erect and install all work level, plumb, square, true, straight, and in proper alignment.
19. When project is complete, clean and polish glass, hardware, and other such items with factory finishes. Remove all dust with treated dust cloths or vacuum cleaners. Waste and refuse caused by the work shall be removed from premises and disposed of by Contractor. Clean site at end of project. Remove dust, debris, oils, stains, fingerprints, and labels from exposed surfaces, including glazing.

PORTION NOT USED

Drawing Index

Project Information:

Project Location:
1605 N. Rocheblave St. New Orleans, LA 70119

Project Description:
The project consists of an interior renovation and demolition and reconstruction of the rear portion of a single family dwelling.

Code Information:

Applicable Code:
2015 International Residential Code

Authority Having Jurisdiction:
New Orleans Safety and Permits
City of New Orleans
1300 Perdido St. 7th Floor
New Orleans, La 70115

Exits Required / Provided:
1 exit + means of escape required
2 exits + means of escape provided

Zoning Information:

Zoning Designation: HU-RD2 Historic Urban Two-Family Residential District

Overlay: RDO-2 Residential Diversity Overlay District
Small Multi-Family Affordable Short Term Rental Interim Zoning District

Proposed Use: Single-Family Residential

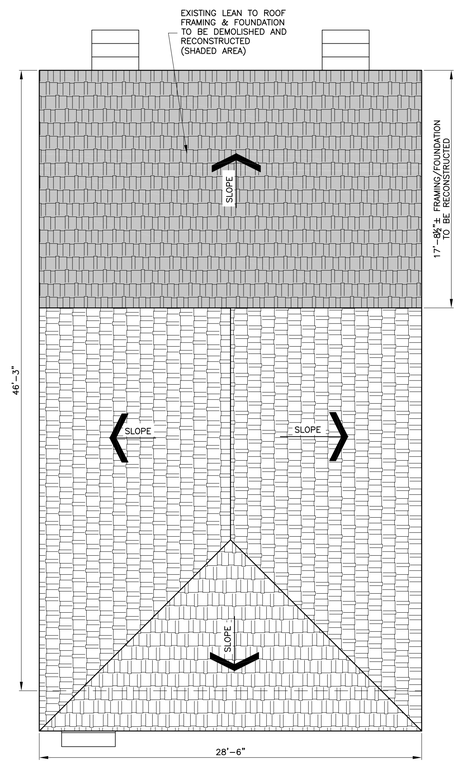
Setback Requirements: All existing setbacks and building heights are to be maintained.
Existing parking spaces are to be maintained.
Existing front yard impervious surface percentage to be maintained.
Existing permeable open space to be maintained.

Structural Engineer:
Arthur Malbroue, III, PE
LA Lic. #42396
504.301.8049
arthurmalbroueiii@live.com

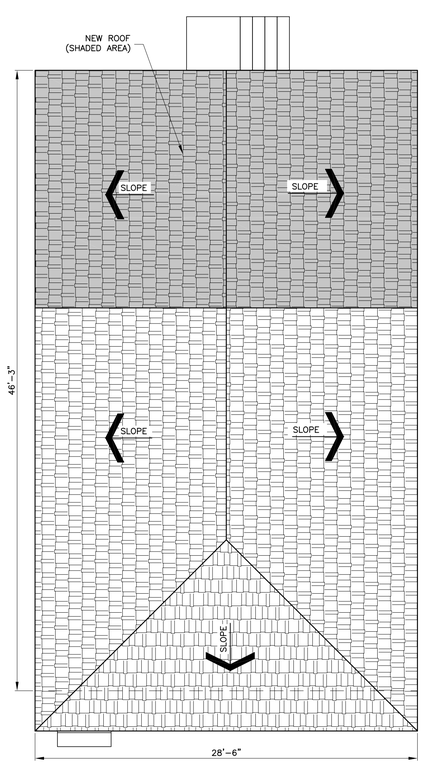
Design Consultant:
Chris Penton, BSCE
CMP Design, LLC
504.909.2717
pentondesign4@gmail.com

Owner:
Mr. Chris Jones
Jones Real Estate Investments
504.344.7561
chris@jonesconstruction.org

Contractor:
Mr. Chris Jones
Jones Construction
504.344.7561
chris@jonesconstruction.org



1 A0 **ROOF PLAN** SCALE: 3/16" = 1'-0" **EXISTING**



2 A0 **ROOF PLAN** SCALE: 3/16" = 1'-0" **PROPOSED**

FOR PERMIT

CMP DESIGN, LLC
Residential † Commercial † Planning
504.909.2717
pentondesign4@gmail.com

MALBROUE CONSULTING
ENGINEERING+DESIGN

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STATE OF LOUISIANA
ARTHUR J. MALBROUE, III
License No. 42396
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
2022-08-05

Single Family Renovation

1605 N. Rocheblave St. New Orleans, LA 70119

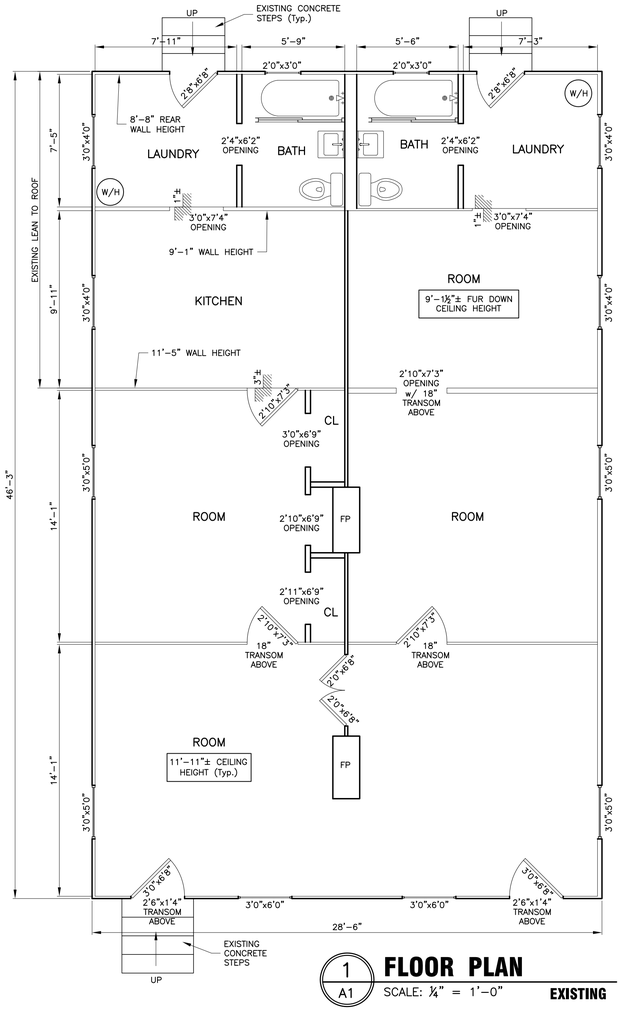
PROJECT NUMBER:	22-44
DESIGN BY:	CAP
CHECKED BY:	AM
PRINT DATE:	5AUG2022

REVISION RECORD:

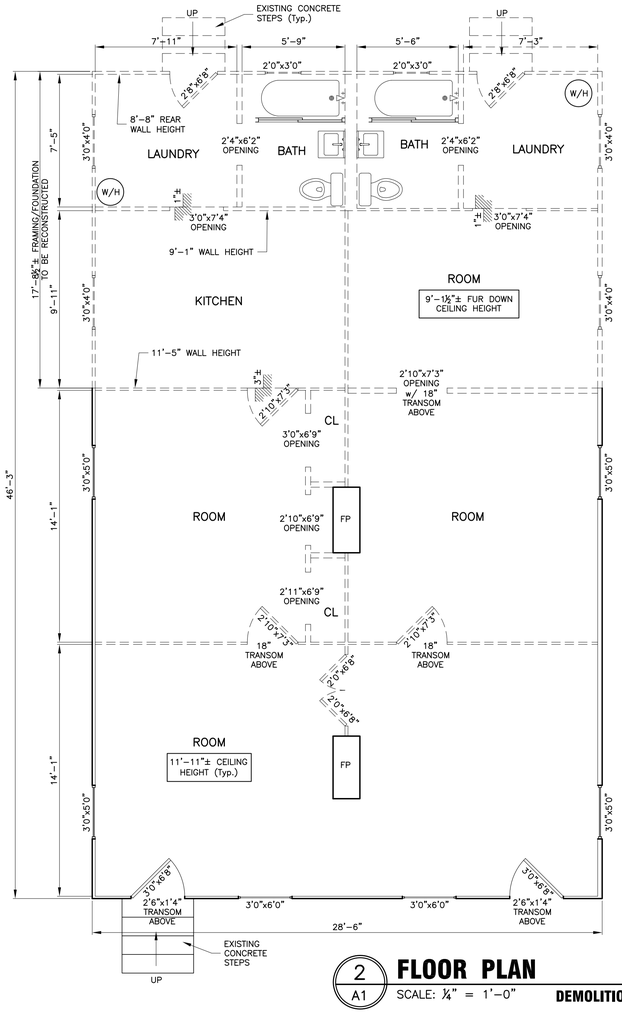
No.	Date	Description

SHEET TITLE:
Cover Sheet + Project Info

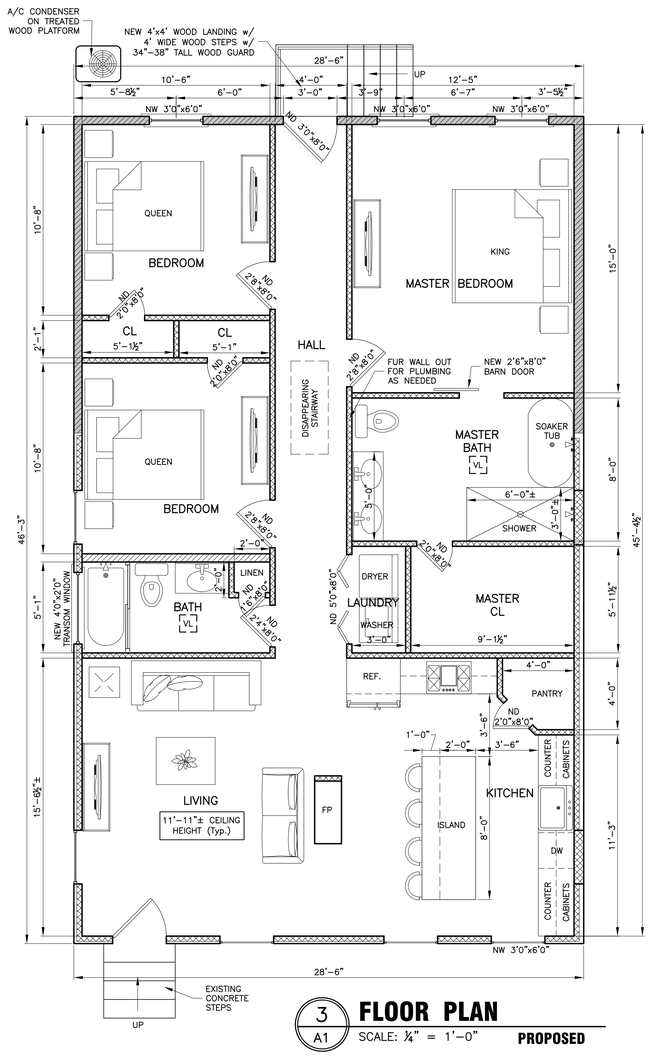
SHEET NUMBER:
A0



1 A1 **FLOOR PLAN**
SCALE: ¼" = 1'-0" **EXISTING**



2 A1 **FLOOR PLAN**
SCALE: ¼" = 1'-0" **DEMOLITION**



3 A1 **FLOOR PLAN**
SCALE: ¼" = 1'-0" **PROPOSED**

LEGEND:

- EXISTING STUD WALL TO REMAIN
- ITEMS TO BE DEMOLISHED
- NEW 2x4 STUD WALL
- WALL TO BE RECONSTRUCTED
- NEW 2x6 STUD WALL
- NEW BEAM OR HEADER
- NEW 8"x16" CMU PIER
- NEW TREATED 6x6 SILL
- NEW CONTINUOUS CONCRETE FOOTING

AREA TABULATION:
EXIST. LIVING AREA = 1,318 Ft.²
RECONSTRUCTION AREA = 505 Ft.²

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PROJECT NUMBER:	22-44
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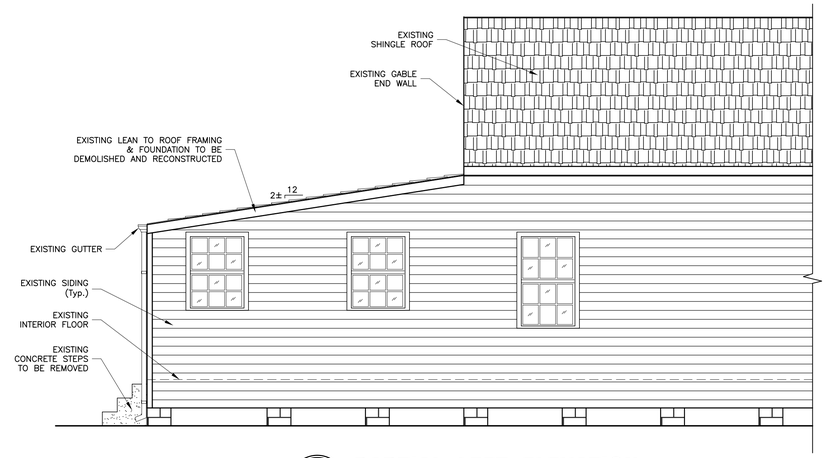
CHECKED BY:	AM
PRINT DATE:	5AUG2022

REVISION RECORD:

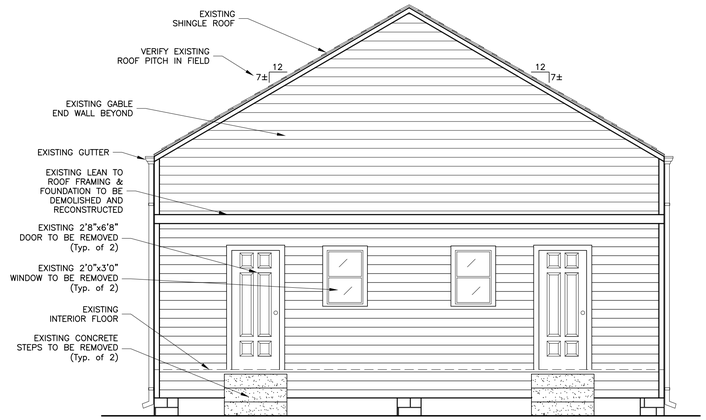
No.	Date	Description

SHEET TITLE:
Floor Plans

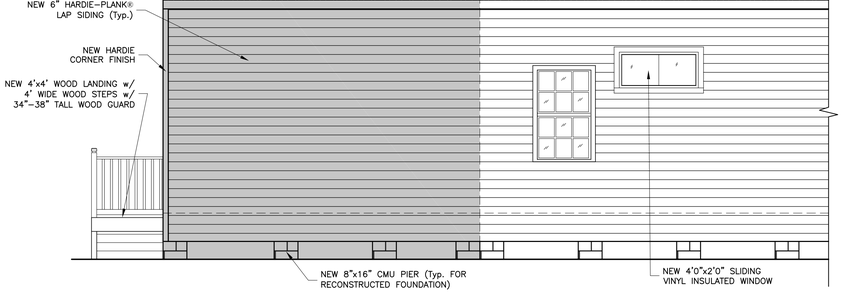
SHEET NUMBER:
A1



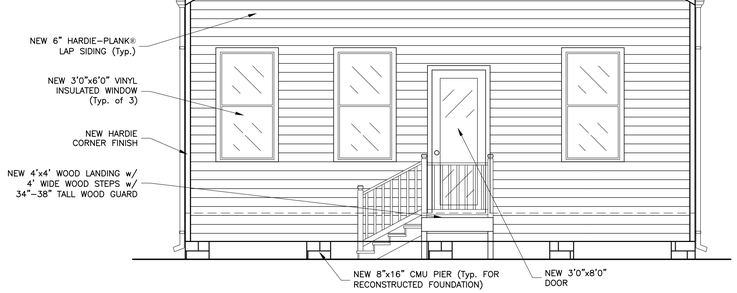
1 A2 **PARTIAL LEFT ELEVATION**
SCALE: ¼" = 1'–0" **EXISTING**



3 A2 **REAR ELEVATION**
SCALE: ¼" = 1'–0" **EXISTING**



2 A2 **PARTIAL LEFT ELEVATION**
SCALE: ¼" = 1'–0" **PROPOSED**



4 A2 **REAR ELEVATION**
SCALE: ¼" = 1'–0" **PROPOSED**

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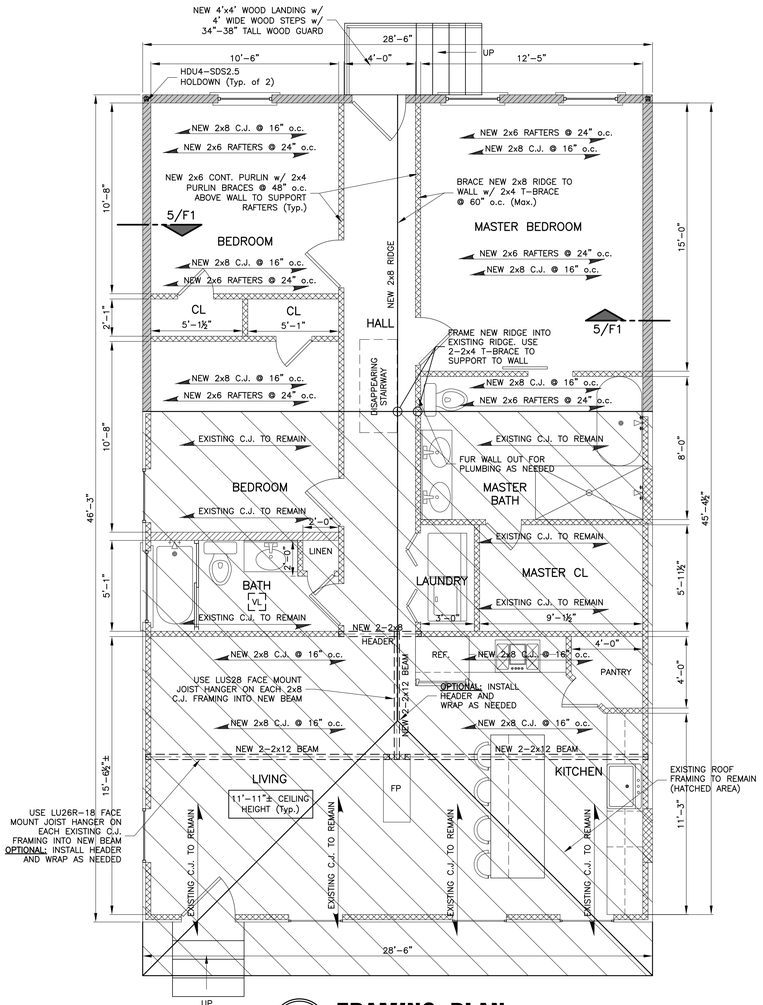
CHECKED BY:	AM
PRINT DATE:	5AUG2022

REVISION RECORD:

No.	Date	Description

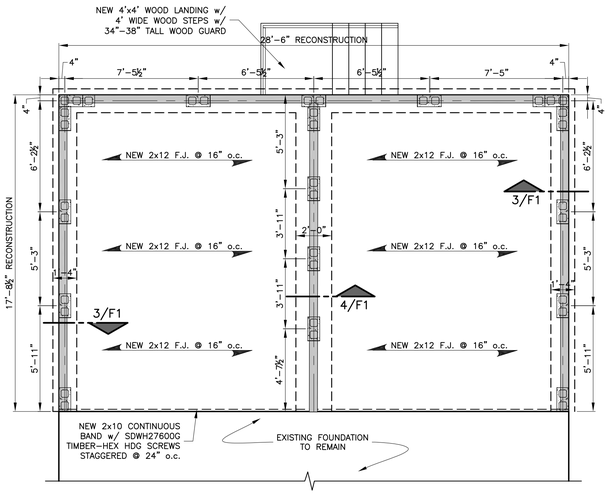
SHEET TITLE:
Exterior Elevations

SHEET NUMBER:
A2



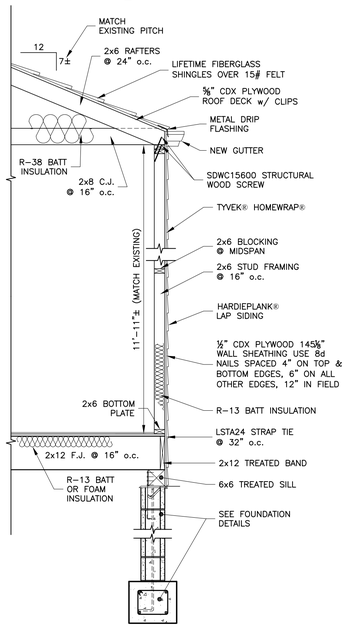
1 / F1 FRAMING PLAN

SCALE: ¼" = 1'–0" **PROPOSED**



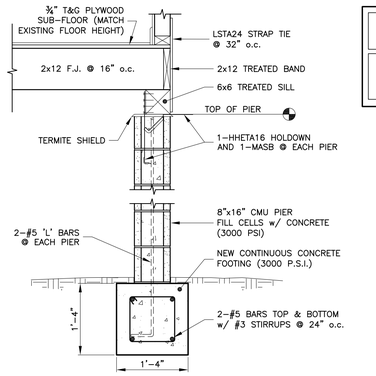
2 / F1 PARTIAL FOUNDATION PLAN

SCALE: ¼" = 1'–0" **PROPOSED**



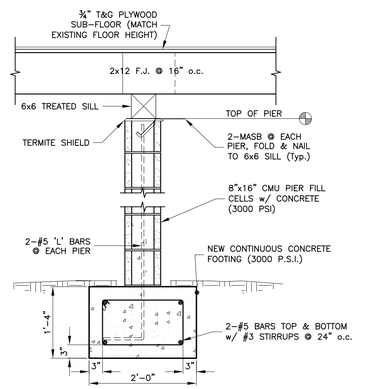
5 / F1 WALL DETAIL

SCALE: ½" = 1'–0" **PROPOSED**



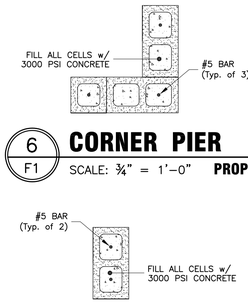
3 / F1 EXTERIOR PIER (Typ.)

SCALE: ¾" = 1'–0" **PROPOSED**



4 / F1 INTERIOR PIER (Typ.)

SCALE: ¾" = 1'–0" **PROPOSED**

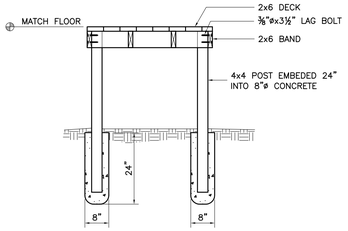


6 / F1 CORNER PIER

SCALE: ¾" = 1'–0" **PROPOSED**

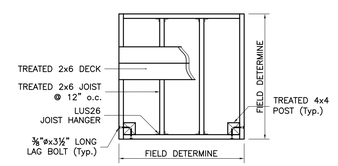
7 / F1 TYPICAL PIER

SCALE: ¾" = 1'–0" **PROPOSED**



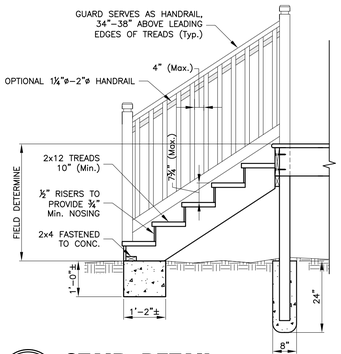
8 / F1 A/C PLATFORM SECTION

SCALE: ½" = 1'–0" **PROPOSED**



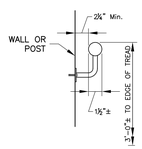
9 / F1 A/C PLATFORM PLAN VIEW

SCALE: ½" = 1'–0" **PROPOSED**



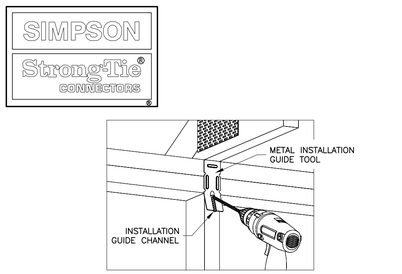
11 / F1 STAIR DETAIL

SCALE: ½" = 1'–0" **PROPOSED**



10 / F1 HANDRAIL DETAIL

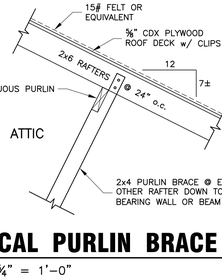
SCALE: 1½" = 1'–0" **PROPOSED**



STEP 1 – ALIGN THE METAL INSTALLATION GUIDE TOOL (INCLUDED) WITH THE TRUSS OR RAFTER, AND DRIVE THE TIP OF THE STRONG–DRIVE SDWC TO ENGAGE THE THREADS.

STEP 2 – WHILE CONTINUING TO DRIVE THE SDWC, "DROP" THE FASTENER HEAD INTO THE GUIDE CHANNEL TO ENSURE OPTIMAL INSTALLATION ANGLE OF 22.5°. THE INSTALLATION ANGLE RANGE IS 10°–30° (SEE DETAIL ABOVE). ONCE THE INSTALLATION ANGLE IS ESTABLISHED, THE METAL INSTALLATION GUIDE TOOL MAY BE REMOVED.

STEP 3 – DRIVE THE SDWC UNTIL THE HEAD OF THE FASTENER IS FULLY COUNTERSUNK INTO THE DOUBLE TOP PLATE. VERIFY THAT THE ENTIRE SHANK OF THE FASTENER IS INSTALLED INTO A WOOD MEMBER.

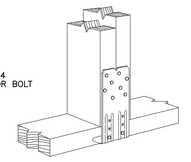


NOTE:
Simpson Strong–Tie®
LSTA24 STRAP TIE

NOTE:
Simpson Strong–Tie®
HDU4–SDS2.5 HOLDOWN

NOTE:
Simpson Strong–Tie®
SDWC15600 STRUCTURAL WOOD SCREW

NOTE:
Simpson Strong–Tie®
SDWC15600 STRUCTURAL WOOD SCREW



NOTE:
Simpson Strong–Tie®
DSP STUD PLATE TIE

12 / F1 TYPICAL PURLIN BRACE DETAIL

SCALE: ¾" = 1'–0" **PROPOSED**

LEGEND:

- EXISTING STUD WALL TO REMAIN
- ITEMS TO BE DEMOLISHED
- NEW 2x4 STUD WALL
- WALL TO BE RECONSTRUCTED
- NEW 2x6 STUD WALL
- NEW BEAM OR HEADER
- NEW 8"x16" CMU PIER
- NEW TREATED 6x6 SILL
- NEW CONTINUOUS CONCRETE FOOTING

NOTE: STAIRS SHALL COMPLY WITH:
R311.7 Stairways. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH. THE MAXIMUM RISER HEIGHT SHALL BE 7¾". THE MINIMUM TREAD DEPTH SHALL BE 10". HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". DIAMETER OF CONTINUOUS HANDRAIL SHALL BE AT LEAST 1¼" AND NOT GREATER THAN 2".
R312.1 Guards.
PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT.

NOTE:
USE TREATED LUMBER AND CORROSION RESISTANT FASTENERS & HANGERS FOR WOOD STAIR AND A/C PLATFORM

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PROJECT NUMBER:	22-44
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PRINT DATE:	5AUG2022

REVISION RECORD:

No.	Date	Description

SHEET TITLE:
Frame.-Found. Plans & Details

SHEET NUMBER:
F1

FOR PERMIT

IF ANY PROVISIONS IN THE PLANS AND DETAILS CONFLICT WITH PROVISIONS IN THE NOTES SECTIONS, THE STRICTEST PROVISION SHALL APPLY.

DESIGN LOADS

1. DEAD LOADS = ACTUAL WEIGHTS OF MATERIALS/CONSTRUCTION
   ROOF CONSTRUCTION = 15 PSF
   FLOOR CONSTRUCTION = 10 PSF
2. WIND LOAD BASED ON IRC–2015, BASIC WIND SPEED = 130 MPH – IRC–R301.2.1.1, METHOD 2, SBCCI – SSTD 10
3. LIVE LOADS
   SLEEPING ROOMS = 30 PSF — STAIRS = 40 PSF
   ALL OTHER ROOMS = 40 PSF — ATTICS w/STORAGE = 20 PSF
   ROOF = 16 PSF — ATTICS w/LIMITED STORAGE = 10 PSF

GENERAL STRUCTURAL NOTES

1. THE STRUCTURE IS DESIGNED TO BE SELF–SUPPORTING & STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE & SEQUENCE & TO INSURE THE SAFETY OF THE BUILDING & ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS WHICH MIGHT BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER THE COMPLETION OF THE PROJECT.
2. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES & REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THE GENERAL STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
   B. U.S. PRODUCT STANDARD PS–1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
   C. APA DESIGN/CONSTRUCTION GUIDE – RESIDENTIAL AND COMMERCIAL.
5. CONNECTIONS:
   A. JOISTS TO BEAMS – 16 GA. STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE
6. MISCELLANEOUS:
   A. USE ON LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 4'–0" O/C MAX., FOR ALL JOISTS AND RAFTERS. USE SOLID BLOCKING AT BEARINGS.
   B. USE SOLID BLOCKING AT MID–HEIGHT FOR ALL EXTERIOR STUDWALLS AND INTERIOR BEARING PARTITIONS.
   C. USE DOUBLE STUDS UNDER BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.
   D. APPLY CONTINUOUS BEAD OF GLUE ON JOISTS AND GROOVE OF TONGUE–AND–GROOVE PANELS.
   E. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8" BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.
   F. PROVIDE BRIDGING AS PER LOCAL CODES.

IRC & HIGH WIND STANDARD NOTES:

CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2015 EDITION, FOR A 3–SECOND GUST WIND SPEED OF 130 MPH, AND HIGH WIND STANDARDS LISTED IN CHAPTER 3, R301.2.1.1 DESIGN CRITERIA. THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL (WFCM) 2015 EDITION FOR ONE AND TWO FAMILY DWELLINGS WAS USED.

1.) ALL EXTERIOR WALL SHEATHING SHALL BE ½" WINDSTORM CDX (145⅛" TALL) NAILED w/ 8d COMMON NAILS AT A MINIMUM OF 4" AT BOTTOM EDGE, 4" AT TOP EDGE, 6" o.c. AT OTHER EDGES AND 12" o.c. IN FIELD.

2.) HOLDOWN ANCHORS ARE REQUIRED AT THE ENDS OF ALL SHEAR PANELS/WALLS. USE TWO (2) HDU4–SDS2.5 (SEE FRAMING PLAN (1/F1) FOR LOCATIONS).

3.) STRAP TIES SHALL BE PROVIDED TO ATTACH BOTTOM OF STUDS TO 2x12 BAND TO 6x6 TREATED WOOD SILL, USE ONE (1) LSTA24 STRAP TIE @ 32" o.c..

4.) TOP OF STUDS SHALL BE ATTACHED TO EXTERIOR DOUBLE TOP PLATE WITH ONE (1) SDWC15600 STRUCTURAL WOOD SCREW @ 32" o.c.

5.) HURRICANE TIES SHALL BE PROVIDED BETWEEN EACH RAFTER AND THE EXTERIOR DOUBLE TOP PLATES. ONE (1) SDWC15600 STRUCTURAL WOOD SCREW @ 16" o.c. SHALL BE USED ON EACH RAFTER. A CONTINUOUS LOAD PATH CONNECTION IS REQUIRED BY CODE.

6.) IN ACCORDANCE WITH R803.1 LUMBER SHEATHING, ROOF SHEATHING SHALL BE MINIMUM ⅝" CDX PLYWOOD ANCHORED WITH 8d COMMON OR RING SHANK NAILS AT 6" ON CENTER SPACING. AT ALL EDGES OF ROOF AND AT RIDGE, NAILS SHALL BE SPACED AT 4" o.c. AT PANEL EDGES. FOLLOW FASTENER SCHEDULE FOR STRUCTURAL MEMBERS, TABLE R602.3(1) IN IRC–2015.

7.) SIX (6) NAILS PER ROOF SHINGLE.

8.) IN ACCORDANCE WITH R905.2.6 ATTACHMENT, ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE.

9.) IN COMPLIANCE WITH R301.2.1.2, PROTECTION OF OPENINGS, WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 7/16 INCH AND A SPAN OF NOT MORE THAT 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING.

10.) GABLE END WALL CONSTRUCTION BUILT SIMILAR TO AND CONNECTED WITH WALL STUDS BELOW. ALTERNATE: USE BALLOON FRAMING.

11.) BRACE GABLE END WALLS AGAINST LATERAL LOADS.

STRUCTURAL TIMBER FRAMING

1. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST REVISIONS OF:
   A. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
   B. U.S. PRODUCT STANDARD PS–1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD
   C. APA DESIGN/CONSTRUCTION GUIDE – RESIDENTIAL AND COMMERCIAL.
2. STRUCTURAL LUMBER:
   JOIST, BEAMS & LOAD BEARING STUDS (SOUTHERN PINE NO. 2 MIN.):
   LAMINATED VENEER LUMBER (LVL): PROVIDE MIN. SIZE AS SHOWN ON PLAN.
3. PROVIDE STRUCTURAL FRAMING MEMBERS OF THE SIZES INDICATED ON THESE DRAWINGS, UNLESS INSTRUCTED OTHERWISE. PROVIDE SPRUCE–PINE–FIR NO. 2 OR SOUTHERN YELLOW PINE FOR ALL NON–LOAD BEARING WALLS.
4. USE APA RATED PLYWOOD SHEATHING, EXPOSURE 1, C–D GRADE VENEER; THICKNESS AS INDICATED.
5. PROVIDE ENGINEERED LUMBER PRODUCTS AS MANUFACTURED BY GEORGIA–PACIFIC, TRUS JOIST MACMILLAN, OR APPROVED EQUAL. JOIST SERIES AND SIZE AS INDICATED ON THESE DRAWINGS.
6. STUD SPACING SCHEDULE (TO BE USED UNLESS OTHER SPACING SPECIFICALLY INDICATED IN PLAN).

2–STORY		
	BEARING WALL	NON–BEARING WALL
1st. FLOOR	16"O.C.	16"O.C.
2nd. FLOOR	16"O.C.	16"O.C.

7. ALL DECK FRAMING, SOFFIT OUTLOOKERS, RAFTER EDGE BOARDS, PORCH SUBFLOORING, AND ALL LUMBER NOT IN THE ATTIC OR IN AIR–CONDITIONED SPACE TO BE CCA TREATED (0.80 PCF).
8. RAFTER TAILS SHALL BE TREATED WOOD AT EXPOSED ENDS.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
10. ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE.
11. ALL BEAMS SHALL BE SUPPORTED BY 3 PACKING STUDS AT EACH END AND ALL HEADERS SHALL BE SUPPORTED BY 2 PACKING STUDS AT EACH END UNLESS OTHERWISE NOTED.
12. EACH PLY IN A BEAM SHALL BE GLUED AND SCREWED TOGETHER TO FUNCTION AS ONE STRUCTURAL MEMBER. NOMINAL LUMBER 2–PLY BEAMS SHALL BE SCREWED TOGETHER w/ SDW22300 Simpson Strong–Tie® SCREWS. 3–PLY BEAMS SHALL BE SCREWED TOGETHER w/ SDW22438 Simpson Strong–Tie® SCREWS. 4–PLY BEAMS SHALL BE SCREWED TOGETHER w/ SDW226005 Simpson Strong–Tie® SCREWS. ALL SCREWS SHALL BE STAGGERED @ 16" o.c. TOP & BOTTOM UNLESS OTHERWISE NOTED.
13. ALL EXTERIOR HEADERS SHALL BE MINIMUM 2"x10" SOUTHERN PINE.
14. ALL INTERIOR HEADERS SHALL BE MINIMUM 2"x6" SOUTHERN PINE.
15. ALL BOTTOM PLATES SHALL BE PRESSURE TREATED LUMBER. INSTALL A CONTINUOUS LAYER OF ¼" FOAM GASKET OR EQUIVALENT MOISTURE AND AIR BARRIER PROTECTION BETWEEN THE SILL AND CONCRETE SLAB. APPLY A BEAD OF WATER RESISTANT CAULK ALONG THE PERIMETER WHERE THE SILL PLATE MEETS THE CONCRETE SLAB. FOLLOW MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
16. FLOOR JOISTS UNDER WALLS SHALL BE DOUBLED IF NO BEAM IS SPECIFIED.
17. ALL ROOF RIDGES, HIPS AND VALLEYS SHALL BE 2"x8" SOUTHERN PINE, UNLESS OTHERWISE NOTED AND SHALL BE BRACED PROPERLY DOWN TO BEARING WALLS OR BEAMS INSTALLED FOR THAT PURPOSE.
18. ROOF SHEATHING SHALL BE ⅝" CDX PLYWOOD WITH PLYWOOD CLIPS. 15# ASPHALT SATURATED FELT PAPER SHALL BE APPLIED TO ROOF SHEATHING. REFLECTIVE FOIL INSULATION, HOUSE WRAP OR APPROVED EQUAL SHALL BE APPLIED TO EXTERIOR WALL SHEATHING.
19. HURRICANE CLIPS SHALL BE FASTENED TO EACH RAFTER AT TOP PLATE ON THE EXTERIOR SIDE OF THE WALL.
20. ALL CONSTRUCTION WORK INCLUDING ELECTRICAL, MECHANICAL, PLUMBING, AND AIR CONDITIONING SHALL COMPLY WITH LOCAL AND NATIONAL CODES.
21. ANY EXPOSED EXTERIOR LUMBER SHALL BE TREATED. ANY FASTENERS, HANGERS & CLIPS SHALL BE CORROSIVE RESISTANT.

FOUNDATION NOTES

1. BENEATH THE CONCRETE ALL FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS AND FREE OF CLAY, ROOTS, MASONRY AND OTHER DELETERIOUS MATERIAL. FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT. THE PROCTOR DENSITY TEST IS A.S.T.M. D698 METHOD 'D'.
2. PROVIDE 6 MIL. VAPOR BARRIER UNDER ALL GROUND FLOOR AREAS. ALL TEARS AND/OR PENETRATIONS IN VAPOR BARRIER MUST BE REPAIRED WITH WATERPROOF DUCT TAPE OR APPROVED EQUAL PRODUCT ENTIRE SLAB AND GRADE BEAMS TO HAVE CONTINUOUS VAPOR BARRIER.
3. ALL READY MIXED CONCRETE SHALL BE NORMAL WEIGHT (150 P.C.F.) SAND AND GRAVEL MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AGE. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" AT DELIVERY & SHALL BE MANUFACTURED, TRANSPORTED AND PLACED IN ACCORDANCE WITH ACI–301 SPECIFICATIONS. TYPE 'C' FLY ASH CONFORMING TO A.S.T.M. C618 SHALL BE PERMITTED ONLY AFTER APPROVAL OF THE ENGINEER. THE READY MIX SUPPLIER SHALL FURNISH DOCUMENTATION CERTIFYING THAT THE MIX CONFORMS WITH THIS SECTION.
4. REINFORCING BARS, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED, FABRICATED & PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE (A.C.I. 318) AND THE A.C.I. DETAILING MANUAL OF STANDARD PRACTICE.
5. ALL REINFORCING STEEL TO BE NEW BILLET STEEL A.S.T.M. A615, GRADE 60. PLACE CORNER BARS EQUAL TO GRADE BEAM HORIZONTAL STEEL AT ALL PERIMETER INTERSECTIONS OF GRADE BEAMS. LAP BARS AT SPLICES A MINIMUM OF 40 BAR DIAMETERS.MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE:
   A. CAST AGAINST EARTH MIN. COVER = 3"
   B. CAST AGAINST FORMWORK MIN. COVER = 2"
6. BOLSTERS, CHAIRS, SPACERS EITHER PRE–GALV., PLASTIC, STAINLESS STEEL, OR CERAMIC (NO BRICKS NOR BLOCKS ALLOWED IN SLABS)
7. CONCRETE BONDING AGENT IS TO BE APPLIED ALONG THE INTERFACE OF EXISTING AND PROPOSED CONCRETE SURFACES.
8. KEEP ALL EXCAVATED AREAS FREE OF STANDING WATER DURING FOUNDATION WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY PRECAUTIONS OR TO MEANS, METHODS, SHORING, SCAFFOLDING, UNDERPINNING, TEMPORARY RETAINMENT TECHNIQUES, SEQUENCES, OF EXCAVATIONS AND ANY ERECTION METHODS AND TEMPORARY BRACING NECESSARY TO COMPLETE WORK.
10. ALLOWABLE SOIL BEARING PRESSURE USED FOR STRIP AND SPREAD FOOTING = <1,000 P.S.F. IN SOIL ZONE GM–?.
11. SETTLEMENT OF SLABS ON FILL, SUCH AS DRIVES, PARKING AREAS AND THIS FOUNDATION SHOULD BE EXPECTED.
12. FLOOR DESIGN LIVE LOAD = 40 P.S.F.

PLYWOOD SHEATHING AND UNDERLAYMENT

1. ROOF SHEATHING: AMERICAN PLYWOOD ASSOCIATION (APA) 24/0 MINIMUM SPAN RATING, 23/32 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH LONG PANEL LENGTH PERPENDICULAR TO ROOF TRUSSES AND RAFTERS, STAGGER JOINTS. SPACE PANELS 1/8 INCH AT ENDS, 1/4 INCH AT EDGES. FASTEN TO ROOF TRUSSES WITH 10d NAILS AT 4 INCH MAXIMUM EDGE SPACING 12 INCH MAXIMUM SPACING AT INTERMEDIATE SUPPORTS. EDGE BLOCKING NOT REQUIRED UNLESS INDICATED ON THE DRAWINGS.
2. EXTERIOR WALL SHEATHING AND SHEAR WALLS: AMERICAN PLYWOOD ASSOCIATION (APA) 24/0 MINIMUM SPAN RATING, 23/32 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH 1/8 INCH SPACING BETWEEN PANELS. BLOCK UNSUPPORTED ENDS. FASTEN ALL EDGES WITH 8d NAILS AT 4", 12" MAX. SPACING AT INTERMEDIATE SUPPORTS
3. SUB–FLOOR: AMERICAN PLYWOOD ASSOCIATION (APA) 48/24 MINIMUM SPAN RATING, TONGUE & GROOVE, 1 INCH MINIMUM THICKNESS, EXPOSURE 1. INSTALL WITH LONG PANEL LENGTH PERPENDICULAR TO FLOOR JOISTS, STAGGER JOINTS. SPACE PANELS 1/8 INCH AT ENDS, 1/4 INCH AT EDGES. GLUE WITH ADHESIVE CONFORMING TO APA SPECIFICATION AFG–01, APPLIED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS, PLUS 6d RING OR SCREW SHANK NAILS AT 6" MAXIMUM NAIL SPACING 12" MAXIMUM INTERMEDIATE SPACING. (USE CCA TREATED SUBFLOOR AT ALL DECKS AND PORCHES WHERE PLYWOOD IS INDICATED.
4. FLOOR UNDERLAYMENT: APA UNDERLAYMENT, 11/32 INCH MINIMUM THICKNESS, C–C PLUGGED OR EXPOSURE 1. STAGGER ALL JOINTS RELATIVE TO SUBFLOOR. SPACE PANELS 1/16 INCH AT ENDS AND 1/8 INCH AT EDGES. FASTEN TO SUBFLOOR WITH 4d NAILS AT 6 INCH MAXIMUM EDGE SPACING AND AT INTERMEDIATE SUPPORTS.

FOUNDATION PREPARATION

1. REFER TO RELATED BUILDING DRAWINGS FOR WALL LOCATIONS, PLUMBING AND ELECTRICAL RISERS, EMBEDDED ITEMS, ETC. SUPPORT ALL PLUMBING AND ELECTRICAL WORK BELOW SLAB(S) WITH CONCRETE ENCASED STAINLESS STEEL HANGERS AT 8' O.C. MAX. AND AT ALL BENDS AND RISERS.
2. SUITABLE FILL SHALL BE FREE OF TRASH, LUMPS, HUMUS, PIECES OF WOOD OR ANY OTHER DELETERIOUS MATERIAL
3. CONTRACTOR TO REMOVE EXISTING SLAB(S), FOUNDATIONS, AND SUBSOIL AND COMPACT NEW SUITABLE FILL AS NECESSARY. THERE SHALL BE SUITABLE GRANULAR FILL PLACED BENEATH ALL PAVEMENTS AND FOUNDATION IN THICKNESS INDICATED IN THE DETAILS, BUT NO LESS THAN 6" THICK. CLEARING AND COMPACTION SHALL OCCUR IN DRY CONDITIONS ONLY.
4. SUITABLE FILL SHALL BE PLACED BENEATH PILE SUPPORTED SLABS IN LIFTS NO GREATER THAN 18 INCHES AND COMPACTED.
5. EXCAVATION DEPTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE. ALL EXCAVATION AND BACKFILL NECESSARY SHALL BE INCLUDED IN THE COST REGARDLESS OF SUBSOIL CONDITIONS, WATER TABLE FLUCTUATIONS, WEATHER CONDITIONS, ETC. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING GROUNDWATER CONTROL SYSTEMS (PUMPS, SHORING, ETC.).

CONCRETE MASONRY UNITS (CMU)

A. REFER TO ARCHITECT'S DRAWINGS FOR THE EXTENT OF MASONRY WALLS.NON–LOADBEARING WALLS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS.

B. CONCRETE MASONRY UNITS.
   1. CONCRETE STRENGTH OF MASONRY UNITS (BASED ON NET AREA) SHALL BE 1,900 PSI (MIN.). 2. UNITS SHALL CONFORM TO ASTM C 55 OR ASTM C 90 AND SAMPLED PER ASTM C 140.

C. MORTAR USE ONLY PORTLAND CEMENT/LIME, TYPE M OR S, MORTAR CONFORMING TO ASTM C 270. PROVIDE AN AVERAGE COMPRESSIVE STRENGTH AT 28 DAYS OF 1,800 PSI MINIMUM.

D. GROUT
   1. MIX DESIGNS:
      a. FOR FILLING SPACES 4" OR LARGER IN BOTH HORIZONTAL DIRECTIONS, USE 'COARSE GROUT' WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. THE GROUT SHALL BE TESTED IN ACCORDANCE WITH ASTM C1019. FOR FILLING SPACES LESS THAN 4" IN ONE OR BOTH HORIZONTAL DIRECTIONS, USE 'FINE GROUT' PROPORTIONED PER ASTM C 476.
      b. USE 3,000 PSI NORMALWEIGHT CONCRETE FOR FILLING SPACES 10" AND LARGER IN BOTH DIRECTIONS. THE GROUT SHALL BE TESTED PER ASTM C 1019.
      c. ALL GROUT MIX DESIGN SUBMITTALS SHALL INCLUDE TEST RESULTS PER ASTM C 1019.
      d. SLUMP RANGE AT POINT OF FINAL DISCHARGE: 8" TO 11".
      e. THE USE OF AIR ENTRAINING ADMIXTURES IS NOT ALLOWED.

E. MINIMUM REINFORCEMENT FOR CONCRETE MASONRY UNITS
   1. PROVIDE VERTICAL REINFORCEMENT IN CELLS OF CONCRETE MASONRY UNITS (FULLY EMBEDDED IN GROUT) AS SHOWN ON THE PLANS AND OTHER DETAILS. MINIMUM REINFORCEMENT OF INTERIOR AND EXTERIOR MASONRY SHALL BE AS FOLLOWS:
      a. 1–#5 AT A MAXIMUM SPACING OF 48 INCHES
      b. 1–#5 AT EACH CORNER
      c. 1–#5 AT EACH SIDE OF OPENINGS UP TO 12 FEET WIDE
      d. 2–#5 OR 1–#7 AT BOTH SIDES OF OPENINGS OVER 12 FEET WIDE
      e. HEAVIER REINFORCEMENT MAY BE REQUIRED BY PLAN NOTES OR DETAILS IN THE DRAWINGS.
   2. MINIMUM LAP OF ALL REINFORCING STEEL SHALL BE AS FOLLOWS:
      a. #5: 30 INCHES
      b. #6: 36 INCHES
      c. #7: 42 INCHES
      REFER TO DETAILS AND SCHEDULES FOR OTHER LAP SPLICE LENGTH REQUIREMENTS. DO NOT LAP VERTICAL REINFORCEMENT AT INTERSECTING BOND BEAMS. REINFORCEMENT SHALL BE CONTINUOUS THROUGH INTERSECTING BOND BEAMS.
   3. PROVIDE HORIZONTAL REINFORCEMENT IN BED JOINTS EVERY OTHER COURSE (MAXIMUM 16" SPACING) IN TYPICAL WALLS AND IN EVERY COURSE (MAXIMUM 8" SPACING) IN PARAPETS AND CANTILEVERED WALLS.
   4. TERMINATION OF REINFORCING STEEL:
      a. ALL VERTICAL REINFORCEMENT SHALL HAVE STANDARD HOOK INTO BOND BEAM. TERMINATE AT HIGHEST BOND BEAM IF MASONRY DOES NOT EXTEND TO ROOF OR GROUTED CELL IS NOT CONTINUOUS TO ROOF. HOOK SHALL EXTEND TO THE UPPERMOST HORIZONTAL REINFORCEMENT OF THE BOND BEAM AND HAVE A MINIMUM EMBEDMENT OF 6'.
      b. ALL HORIZONTAL REINFORCEMENT AT ENDS OF BOND BEAMS SHALL HAVE STANDARD HOOK INTO VERTICAL GROUTED CELL. PROVIDE CORNER BARS SUCH THAT HORIZONTAL REINFORCEMENT IS CONTINUOUS AROUND CORNERS.

F. REINFORCING STEEL COVERAGE
   1. COVER TO REINFORCING STEEL WITHIN MASONRY ELEMENTS SHALL NOT BE LESS THAN:
      a. EXPOSED TO EARTH OF WEATHER: 2" (#6 AND LARGER BARS), 1.5" (#5 AND SMALLER).
      b. NOT EXPOSED TO EARTH OF WEATHER: 1.5"
      c. LONGITUDINAL WIRES OF JOINT REINFORCEMENT SHALL BE FULLY EMBEDDED IN MORTAR OR GROUT WITH A MINIMUM COVER OF 5/8" WHEN EXPOSED TO EARTH AND WEATHER AND 1/2" WHEN NOT EXPOSED TO EARTH OR WEATHER.

G. CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE MASONRY CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR GUIDELINES AND SPACINGS.

H. ALL MASONRY WALLS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS HAVE BEEN DESIGNED TO RESIST THE REQUIRED CODE VERTICAL AND LATERAL FORCES APPLIED TO THEM IN THE FINAL CONSTRUCTED CONFIGURATION ONLY ASSUMING FULL BRACING TOP, BOTTOM, AND/OR SIDE OF WALL AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY AND ADEQUATELY BRACE ALL MASONRY WALLS AT ALL STAGES DURING CONSTRUCTION TO RESIST ERECTION LOADS AND LATERAL LOADS THAT COULD POSSIBLY BE APPLIED PRIOR TO COMPLETION OF CONSTRUCTION.

NAILING SCHEDULE

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3–8d (1)
BRIDGING TO JOIST, TOENAIL EACH END	2–8d
SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE	2–16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	16d @ 16"o.c. 3–16d per 16"o.c.
TOP PLATE TO STUD, END NAIL	2–16d
STUD TO SOLE PLATE	4–8d toenail, or 2–16d end nail
DOUBLED STUDS, FACE NAIL	16d @ 24"o.c.
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3–8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6"o.c.
CONTINUOUS HEADER, TWO PIECES	16d @ 16"o.c. along each edge
CEILING JOISTS TO PLATE, TOENAIL	3–8d
CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3–16D	3–16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 3–16D	3–16d
RAFTER TO PLATE, TOENAIL	3–8d
BUILT–UP CORNER STUDS	16d @ 24"o.c.
BUILT–UP GIRDER AND BEAMS	20d @ 32"o.c. @ top and bottom and staggered, 2–20d @ ends and @ each splice
WOOD STRUCTURAL PANELS AND PARTICLEBOARD: (2) SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): 19/32" – 3/4" 1 1/8" – 1 1/4"	8d (4) or 6d 10d (4) or 8d (5)
PANEL SIDING (TO FRAMING):	6d (6) 8d (6)

HEADER TABLE

SPAN	HEADER SIZE	
	SUPPORTING FLOOR LOADS	SUPPORTING ATTIC/ROOF ONLY
UP TO 3 FEET	(2)–2x8	(2)–2x6
3 TO 5 FEET	(3)–2x8	(2)–2x8
5 TO 7 FEET	(3)–2x10	(2)–2x10
7 TO 9 FEET	(3)–2x12	(3)–2x10
OVER 9 FEET	CONTACT ENGINEER	CONTACT ENGINEER

HEADER SIZES UNLESS OTHERWISE NOTED ELSEWHERE

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THESE PLANS HAVE BEEN PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND, TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH ALL APPLICABLE CODES. I WILL NOT SUPERVISE THE WORK.

STATE OF LOUISIANA
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CIVIL ENGINEERING
2022-08-05

Single Family Renovation

1605 N. Rocheblave St. New Orleans, LA 70119

FOR PERMIT

PROJECT NUMBER:	22-44
DESIGN BY:	CAP
CHECKED BY:	AM
PRINT DATE:	5AUG2022

REVISION RECORD:

No.	Date	Description

SHEET TITLE:
Structural Notes

SHEET NUMBER:
F2