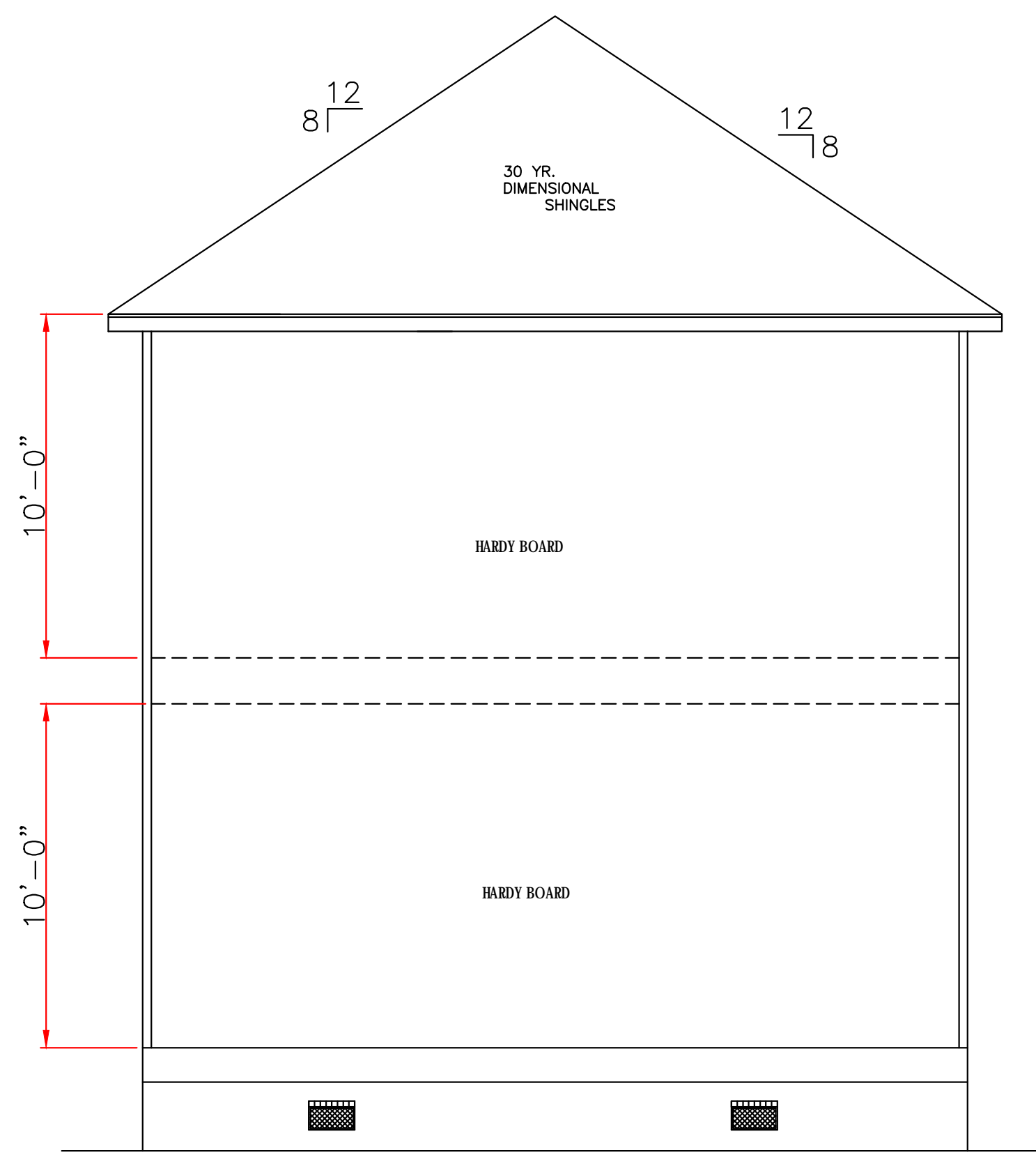
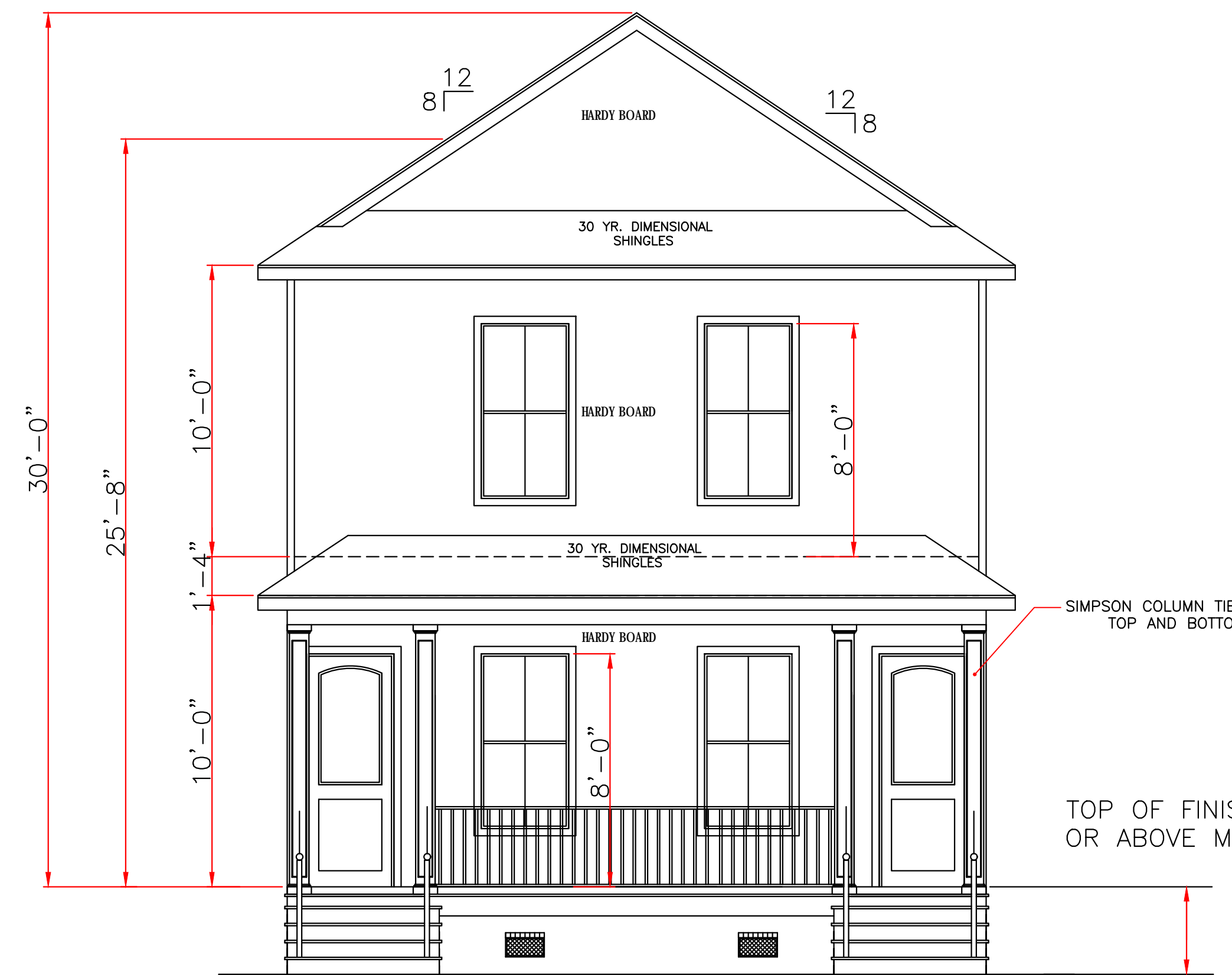


SITE PLAN
SCALE: 1/8" = 1'-0"

LOT# D SQ:535
DISTRICT: THIRD
ORLEANS PARISH, LA



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



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

ALL MATERIALS BELOW
BASE FLOOD MUST
BE WATER RESISTANT

WIND BORNE DEBRIS PROTECTION

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

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).



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

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

	LARRY TRUMBATURI		GALIANO REALTY 1312 FRANCE STREET ORLEANS PARISH, LA.	
	8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508	DATE 09/23/22	SHEET NO. 1 OF 6	

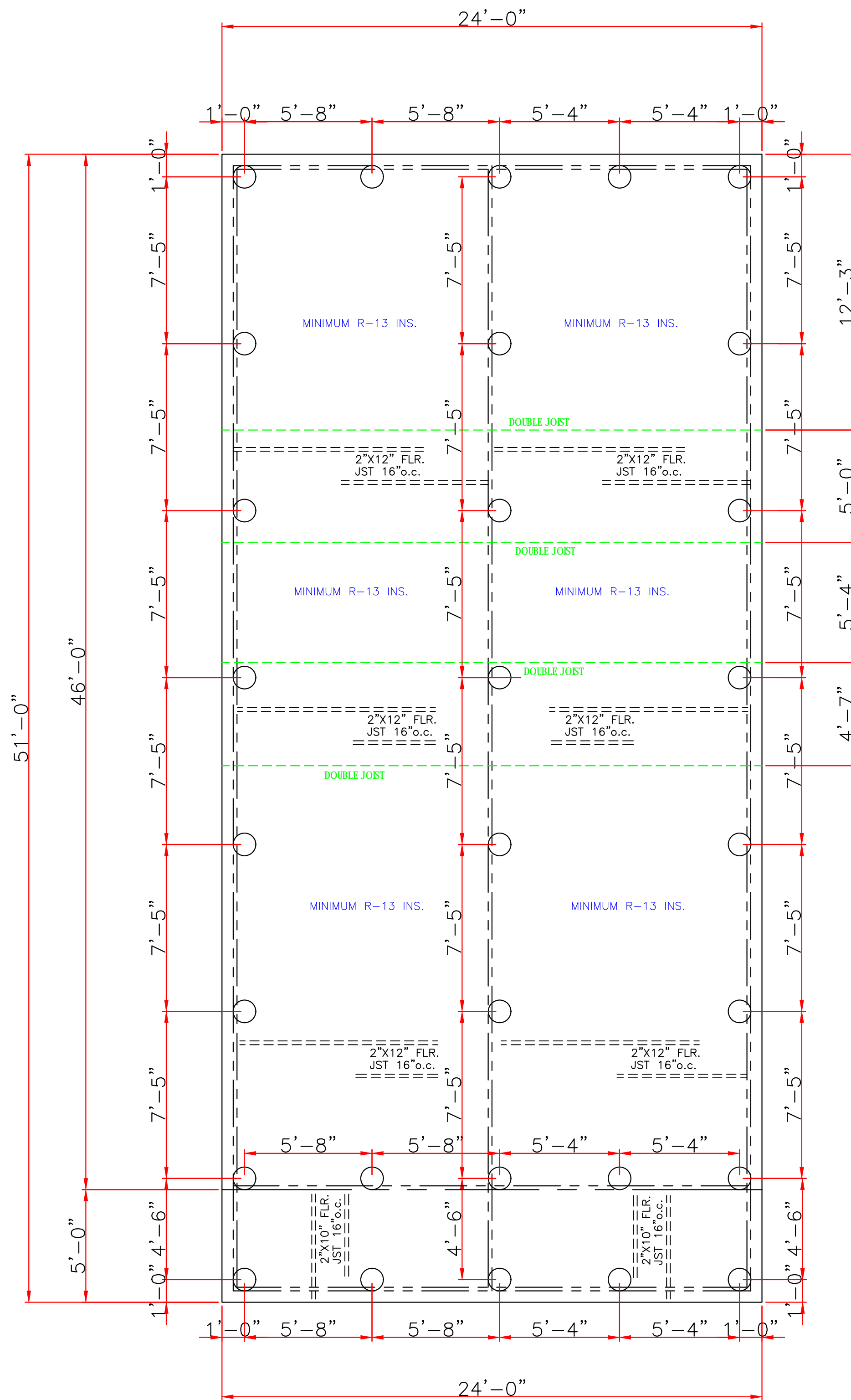
CODE COMPLIANCE:

WIND SPEED 130 MPH.

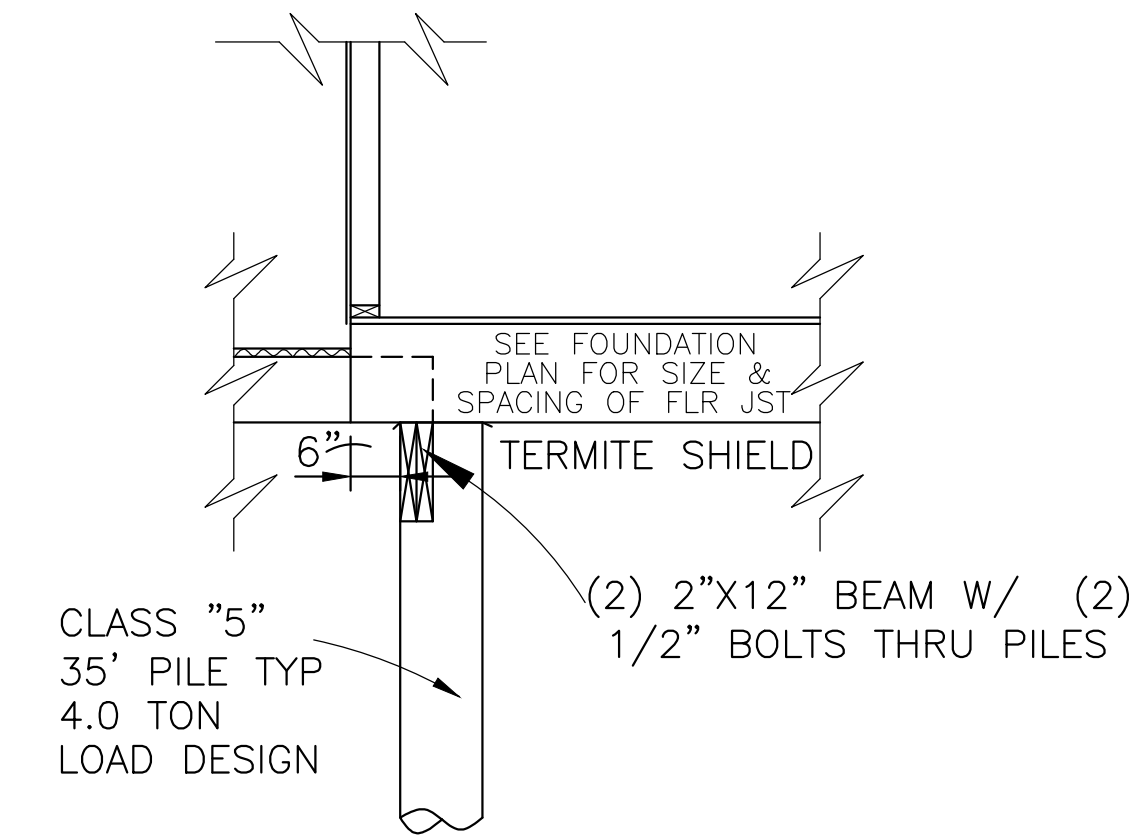
1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).

WIND BORNE DEBRIS PROTECTION

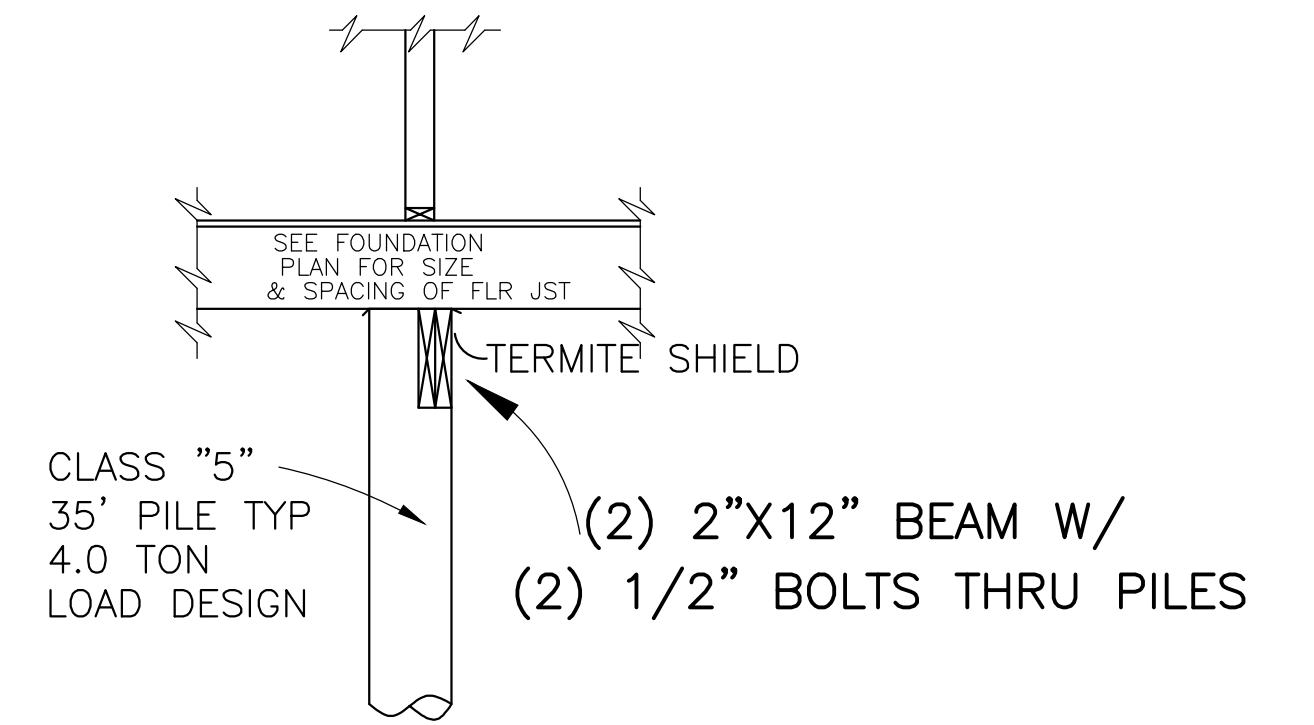
WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER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



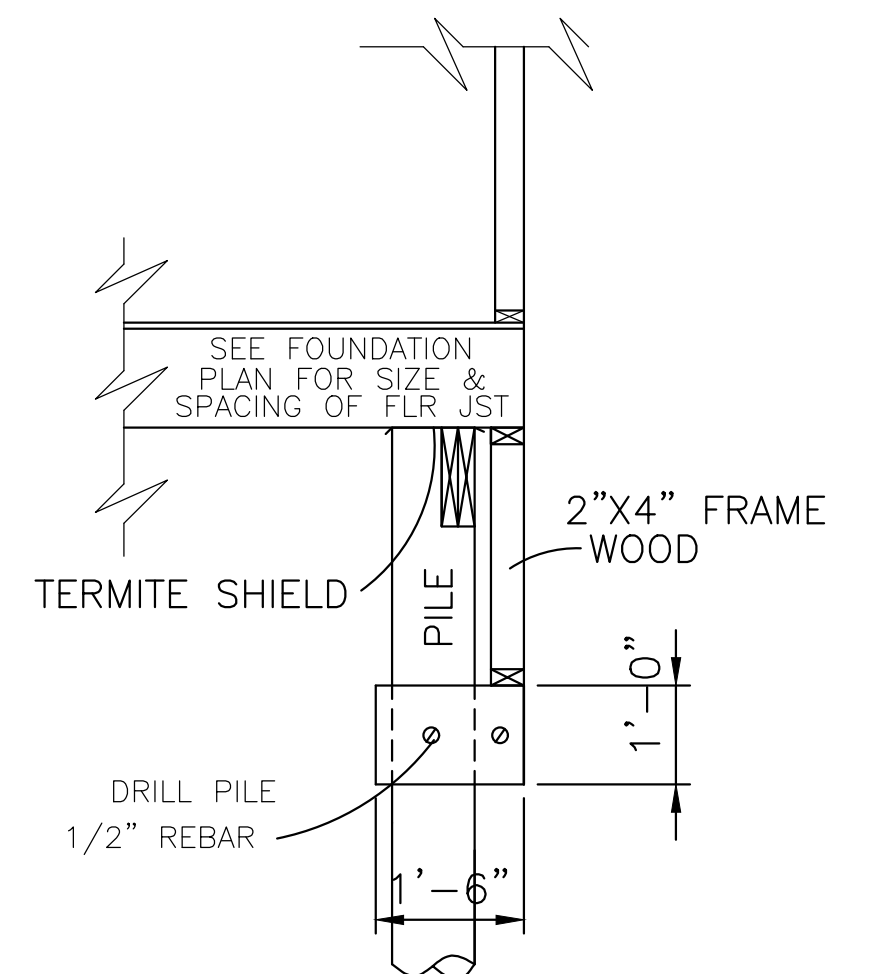
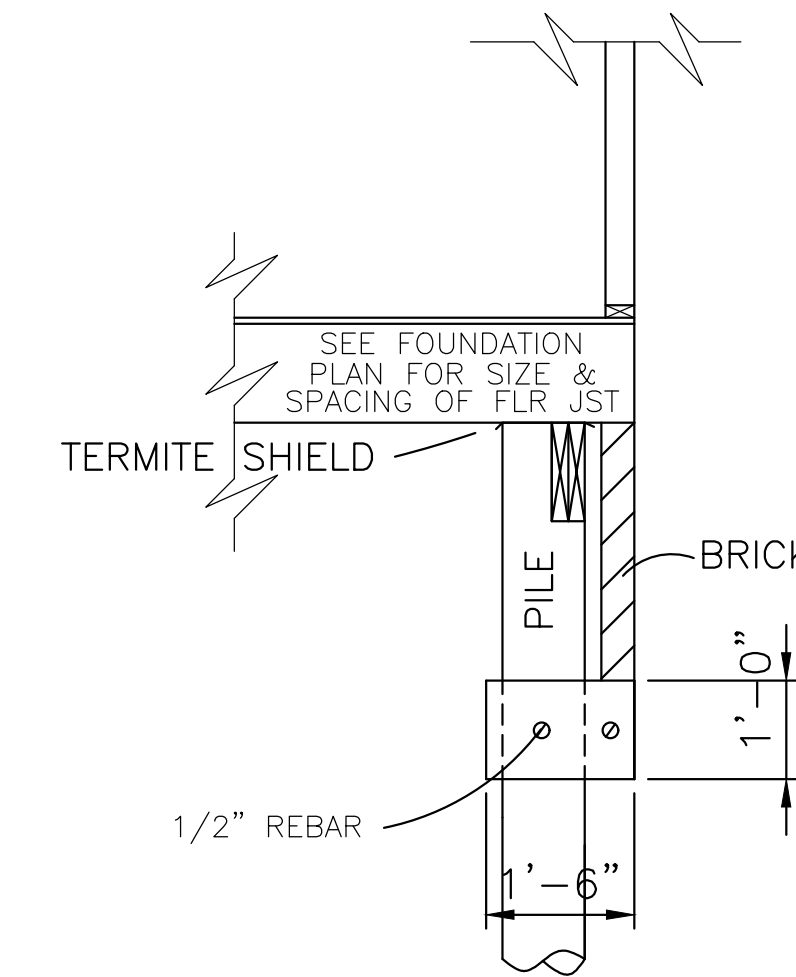
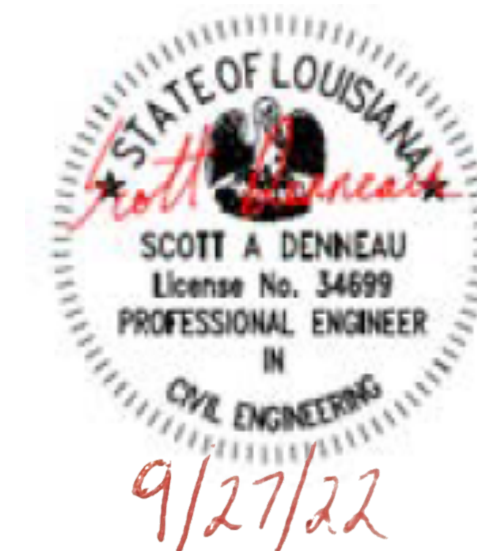
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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



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



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

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

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

	GALIANO REALTY 1312 FRANCE STREET ORLEANS PARISH, LA.	
	8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508	DATE 09/23/22

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).

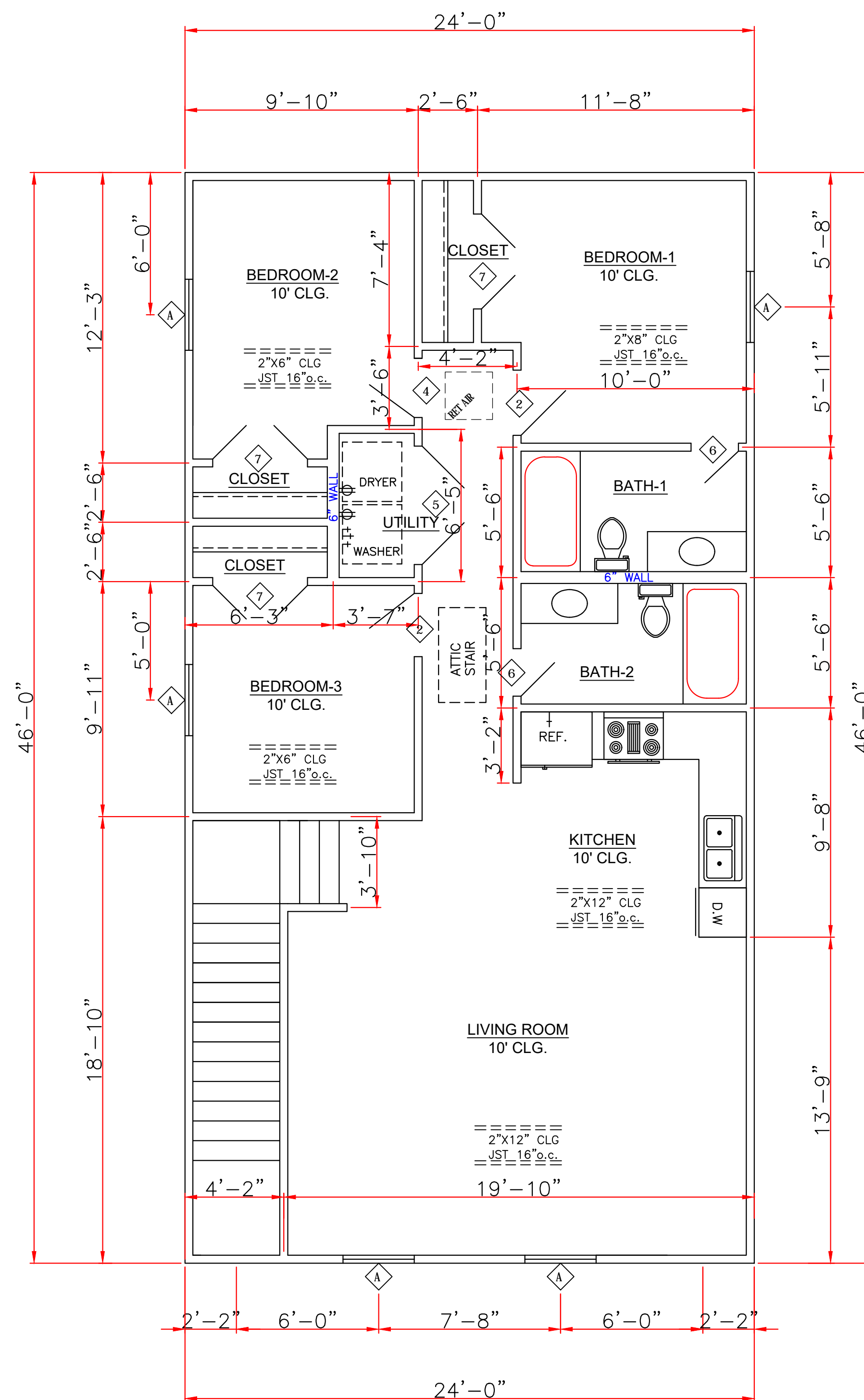
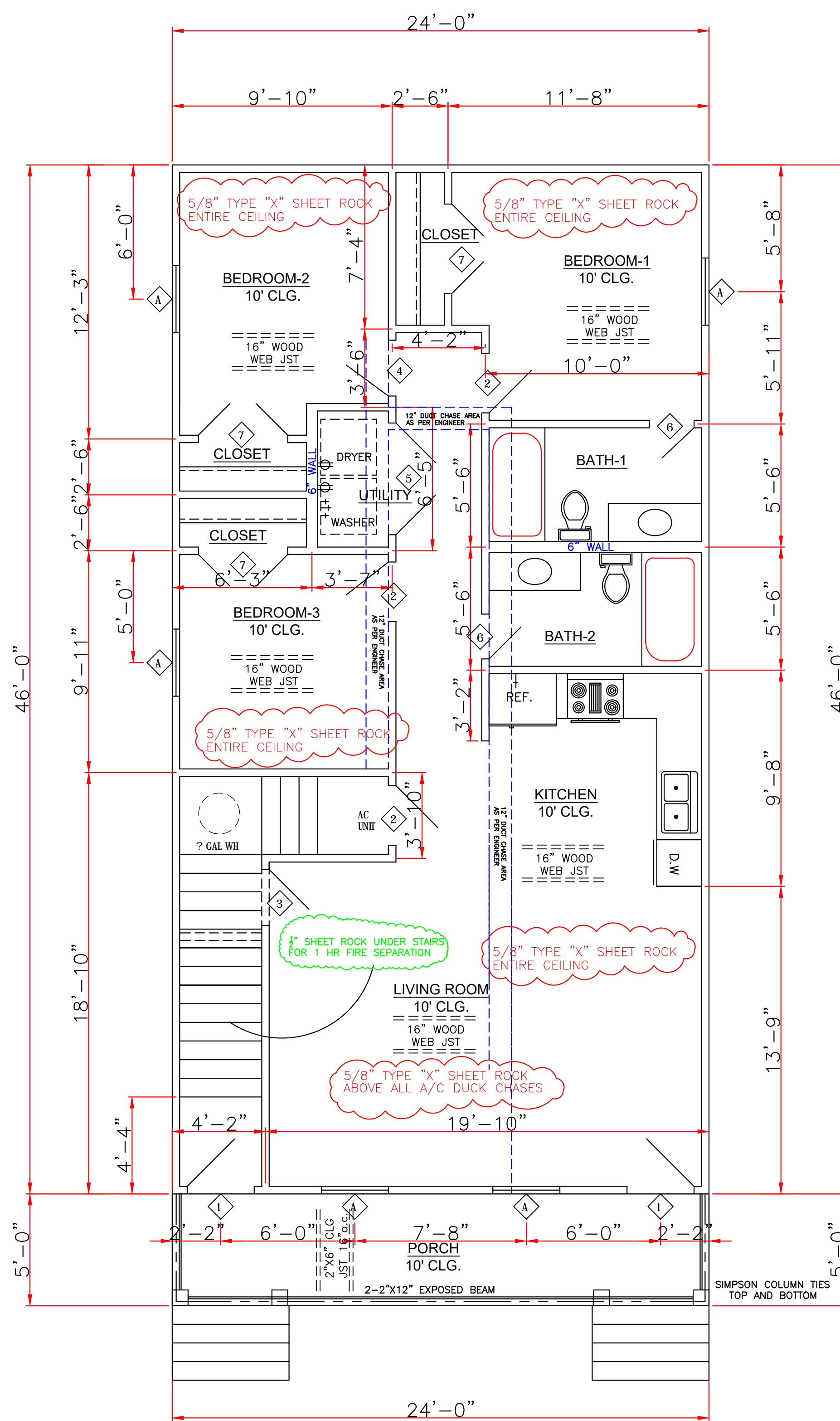
WIND BORNE DEBRIS PROTECTION

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

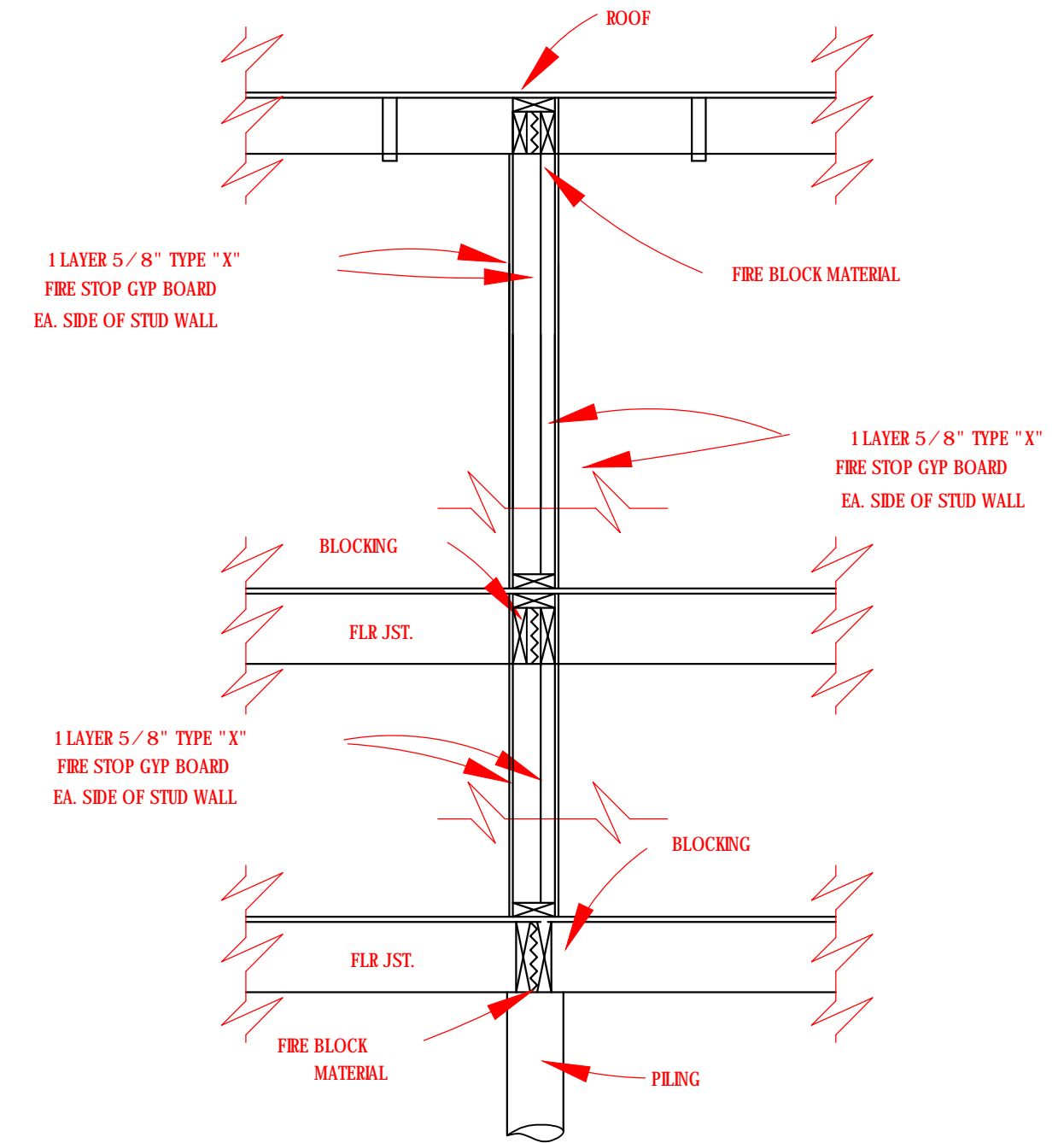
DOORS		
1	3'0"X8'0"X1 3/4"	EXT. INSUL.
2	2'8"X8'0"X1 3/8"	INTERIOR RAISED PANEL
3	2'6"X8'0"X1 3/8" VERIFY	INTERIOR RAISED PANEL
4	2'6"X8'0"X1 3/8"	INTERIOR RAISED PANEL
5	2-2'6"X8'0"X1 3/8"	INTERIOR RAISED PANEL PAIR
6	2'0"X8'0"X1 3/8"	INTERIOR RAISED PANEL
7	2-2'0"X8'0"X1 3/8"	INTERIOR RAISED PANEL PAIR

WINDOWS		
A	3'0"X6'0"	VINYL S.H. 2/2 LITS

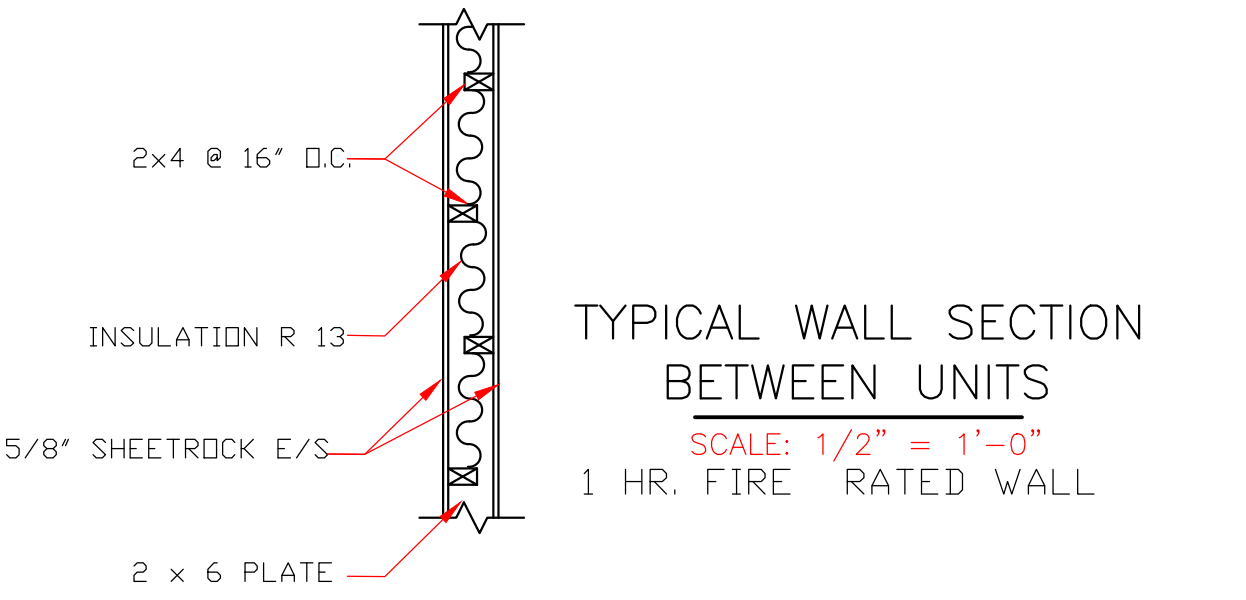
ENERGY PERFORMANCE RATING: U-FACTOR=.55; SOLAR HEAT GAIN COEFFICIENT=.35



SQUARE FOOTAGE	
1ST FLOOR LIVING	1104
2ND FLOOR LIVING	1104
PORCH	120
TOTAL	2328



UL#263



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

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

	LARRY TRUMBATURI	GALIANO REALTY 1312 FRANCE STREET ORLEANS PARISH, LA.
	8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508	DATE: 09/23/22 JOB NO: 9108

SHEET NO: 3 OF 6

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.

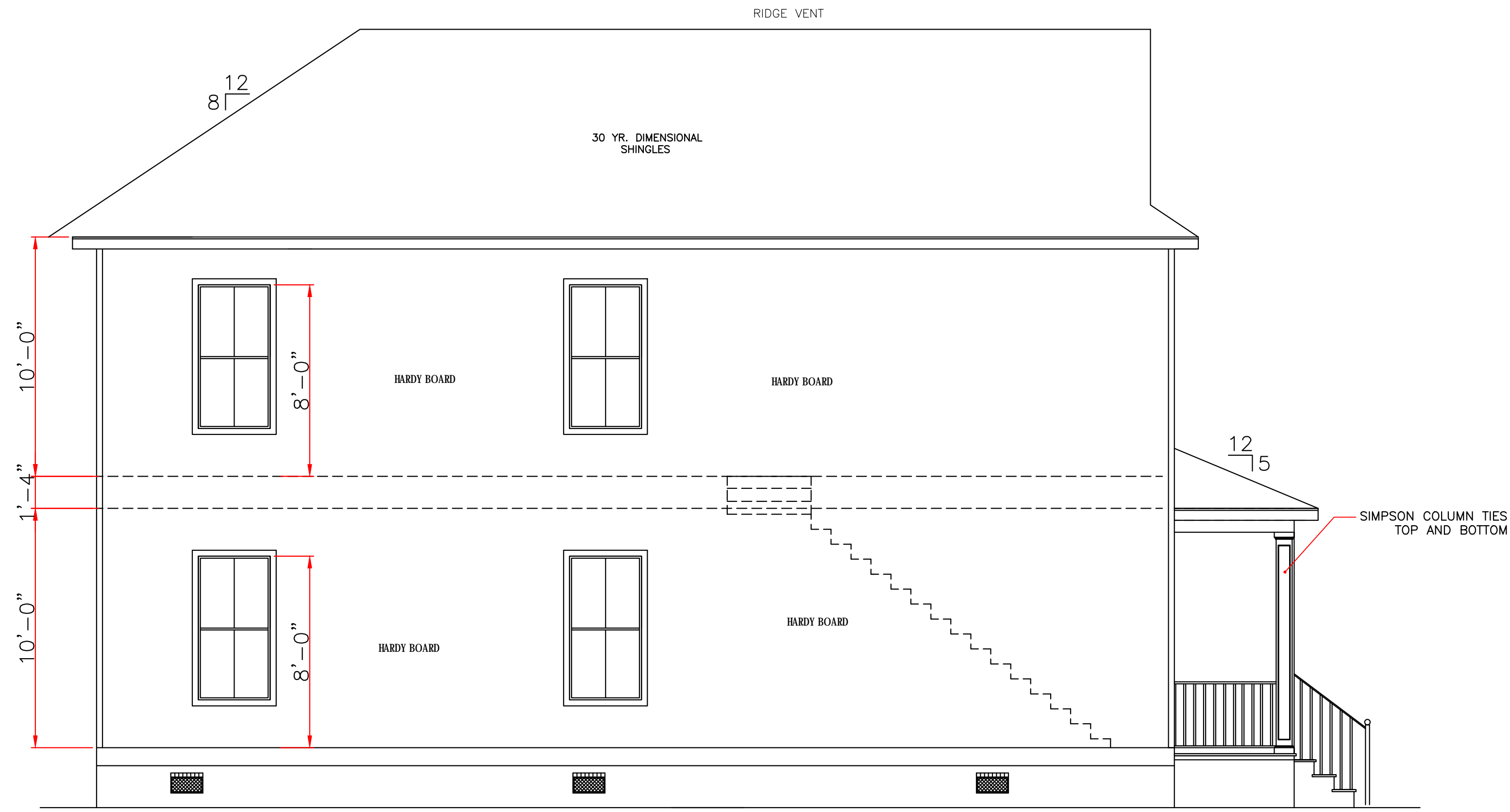
CODE COMPLIANCE:

WIND SPEED 130 MPH.

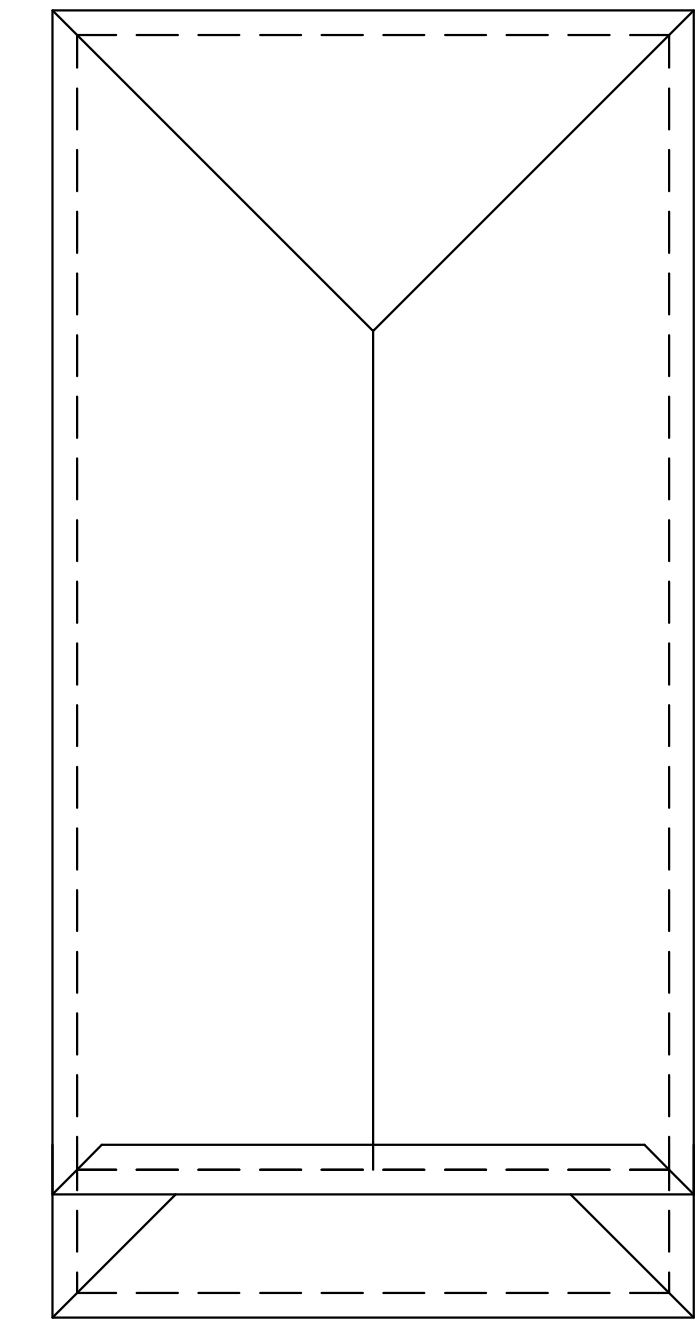
1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).

WIND BORNE DEBRIS PROTECTION

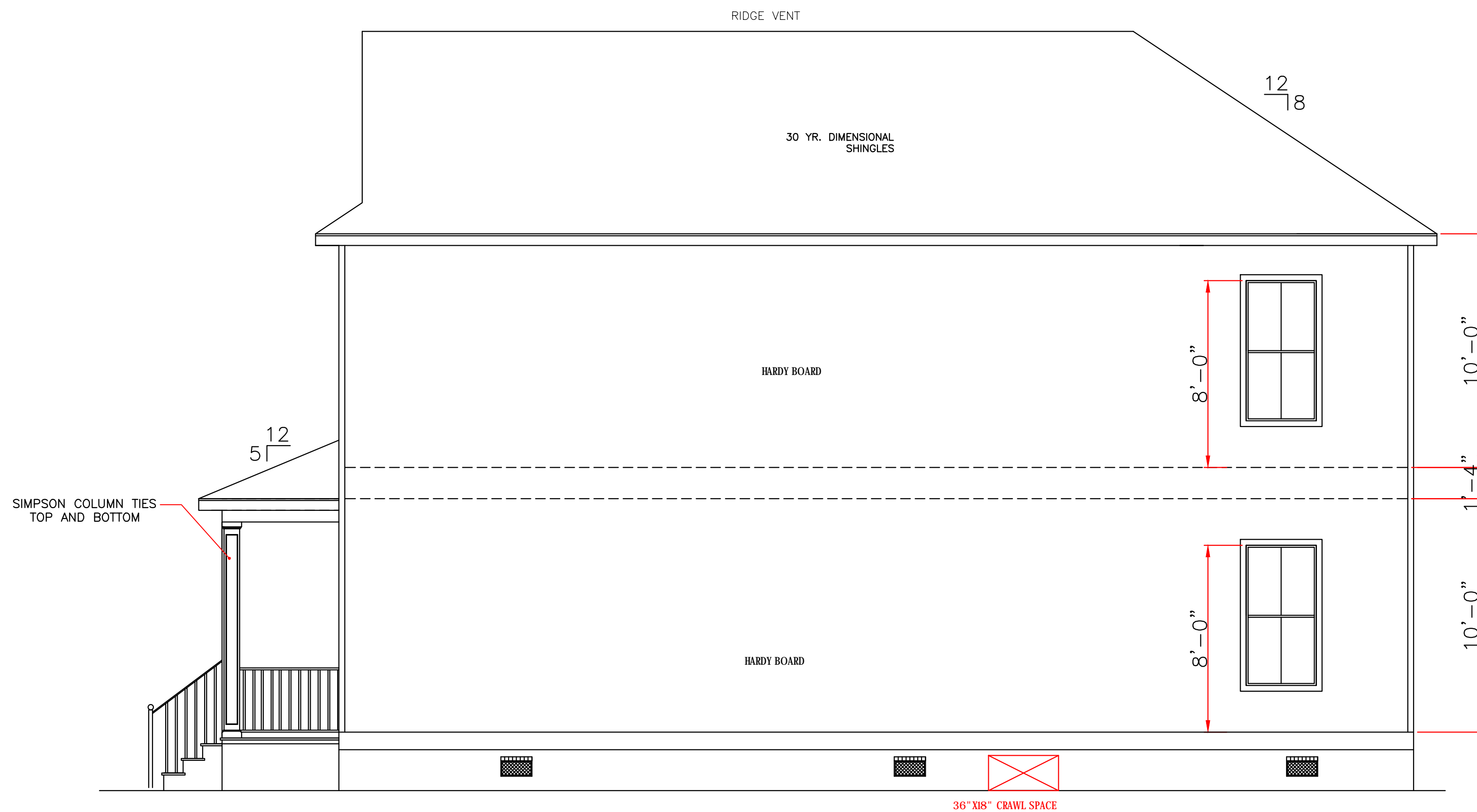
WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER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



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



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



ALL MATERIALS BELOW
BASE FLOOD MUST
BE WATER RESISTANT

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

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

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

LARRY TRUMBATURI 8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508		GALIANO REALTY 1312 FRANCE STREET ORLEANS PARISH, LA.	
		DATE 09/23/22	SHEET NO 4 OF 6

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

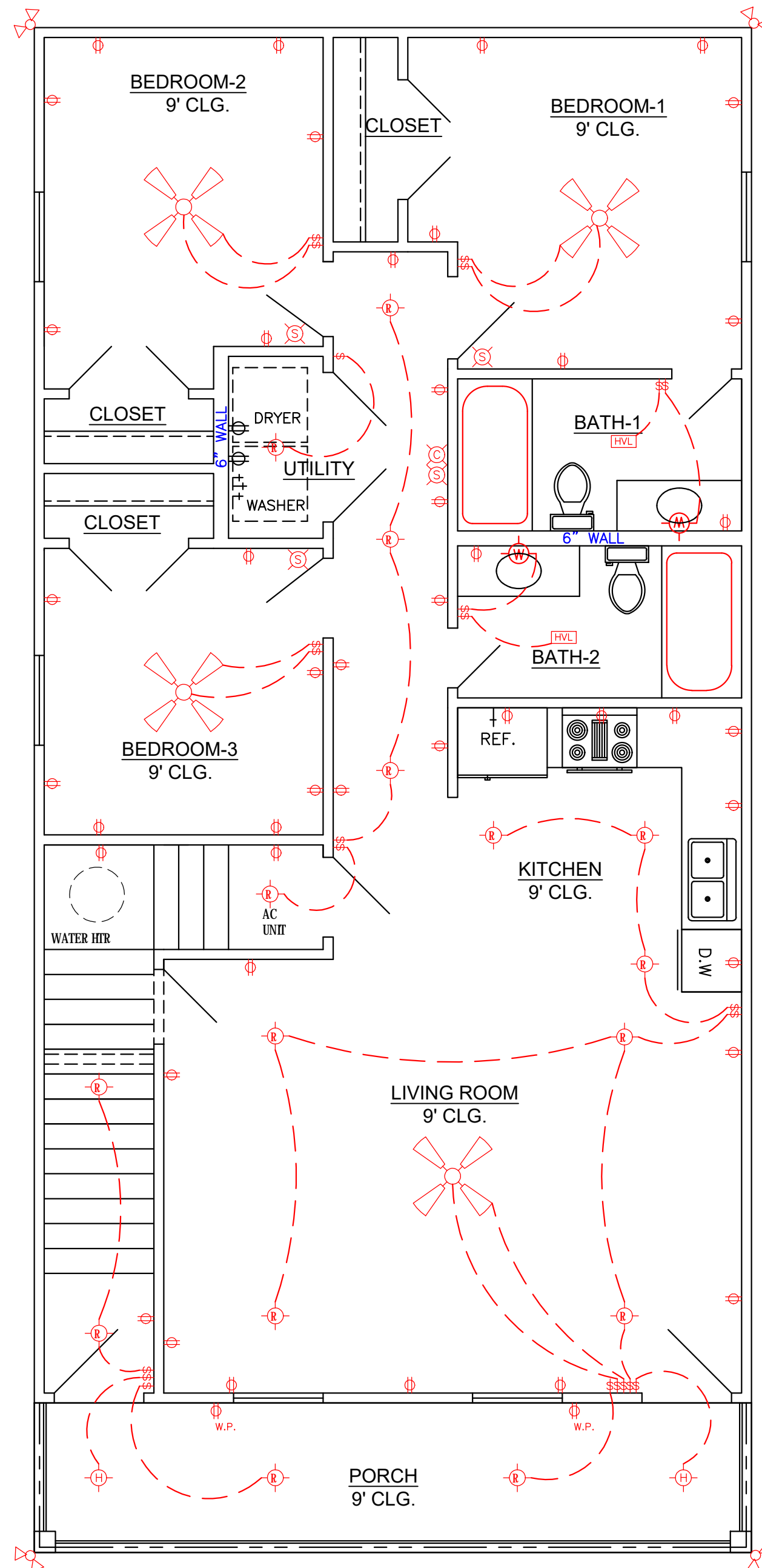
WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7/8" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

WIND BORNE DEBRIS PROTECTION

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

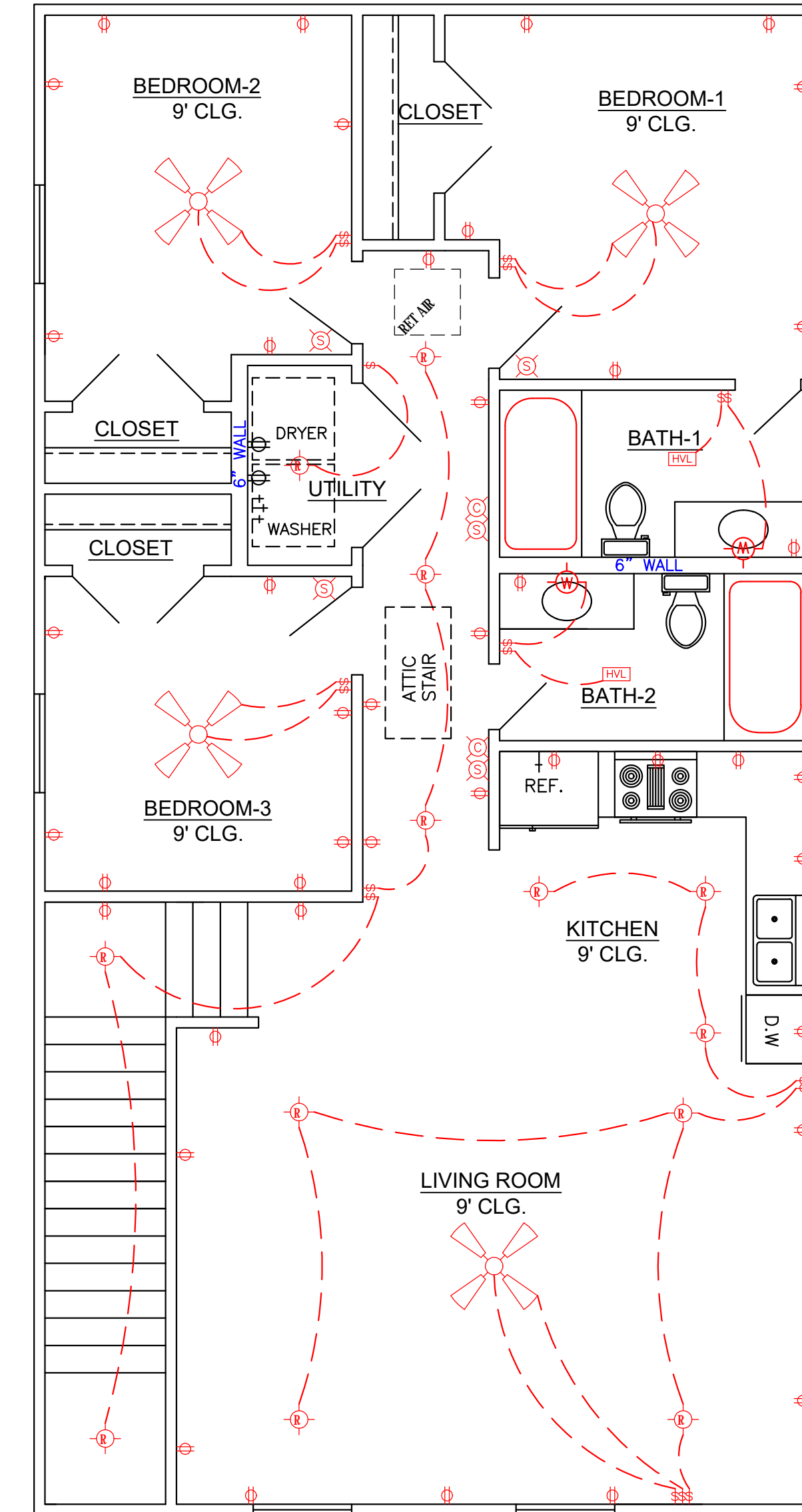


LEGEND	
	CEILING FAN
	RECESSED LIGHTS
	WALL SWITCH 15A, 120V, SINGLE POLE SINGLE THROW, MOUNT AT 60" AFF
	3 WAY WALL SWITCH 15A, 120V, MOUNT AT 60" AFF
	CEILING LIGHT INCANDESCENT, 2-60 WATT
	VENT / LIGHT FIXTURE
	CARBON MONOXIDE DETECTOR
	110 VOLT WATER PROOF OUTLET
	FLOOD LIGHTS
	110 VOLT SMOKE DETECTOR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



FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

CODE COMPLIANCE:

WIND SPEED 130 MPH.

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

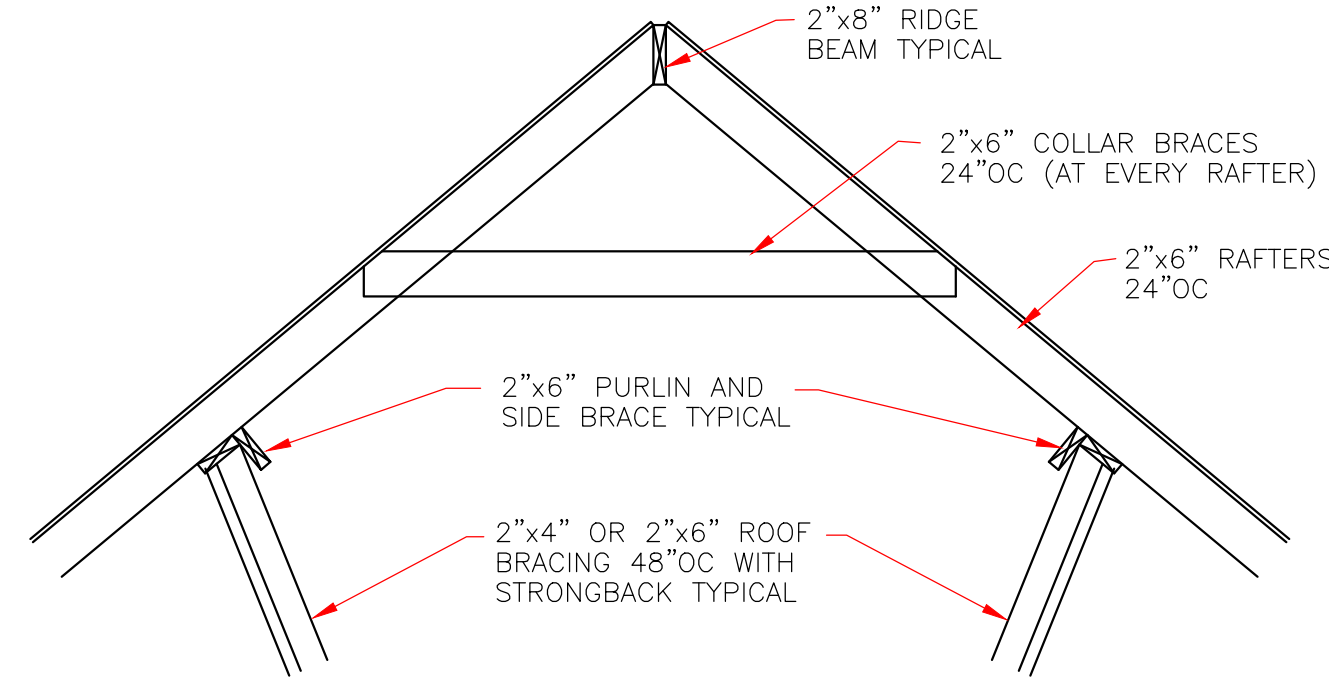
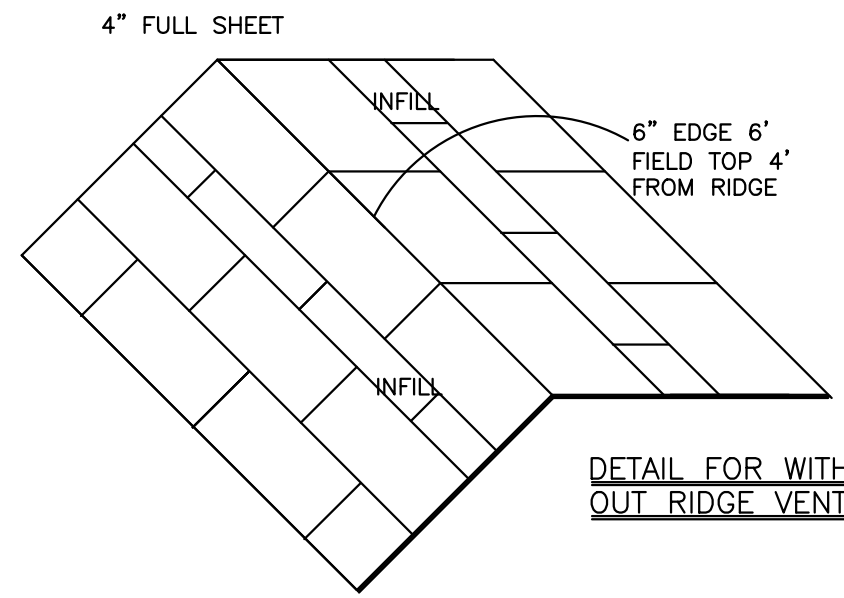
IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE 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.

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

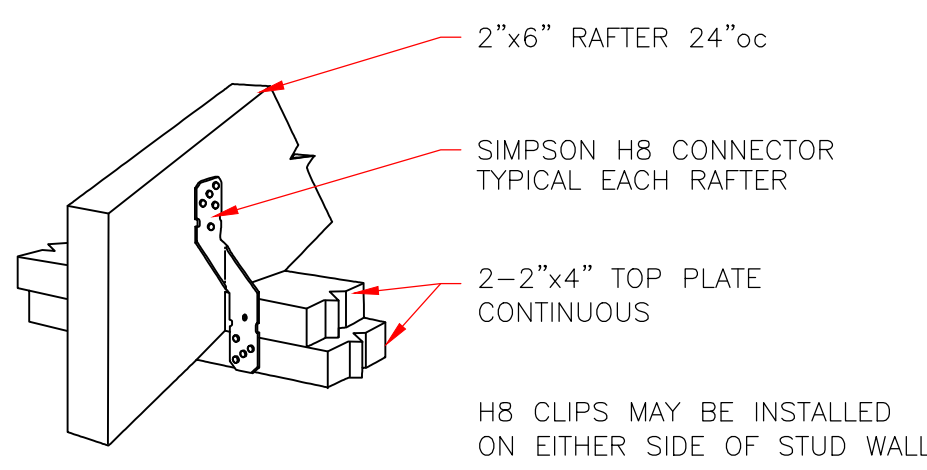
	<p>LARRY TRUMBATURURI</p>		<p>GALIANO REALTY 1312 FRANCE STREET ORLEANS PARISH, LA.</p>	
	<p>8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508</p>	<p>DATE 09/23/22</p>	<p>SHEET NO 5 OF 6</p>	

WIND BORNE DEBRIS PROTECTION

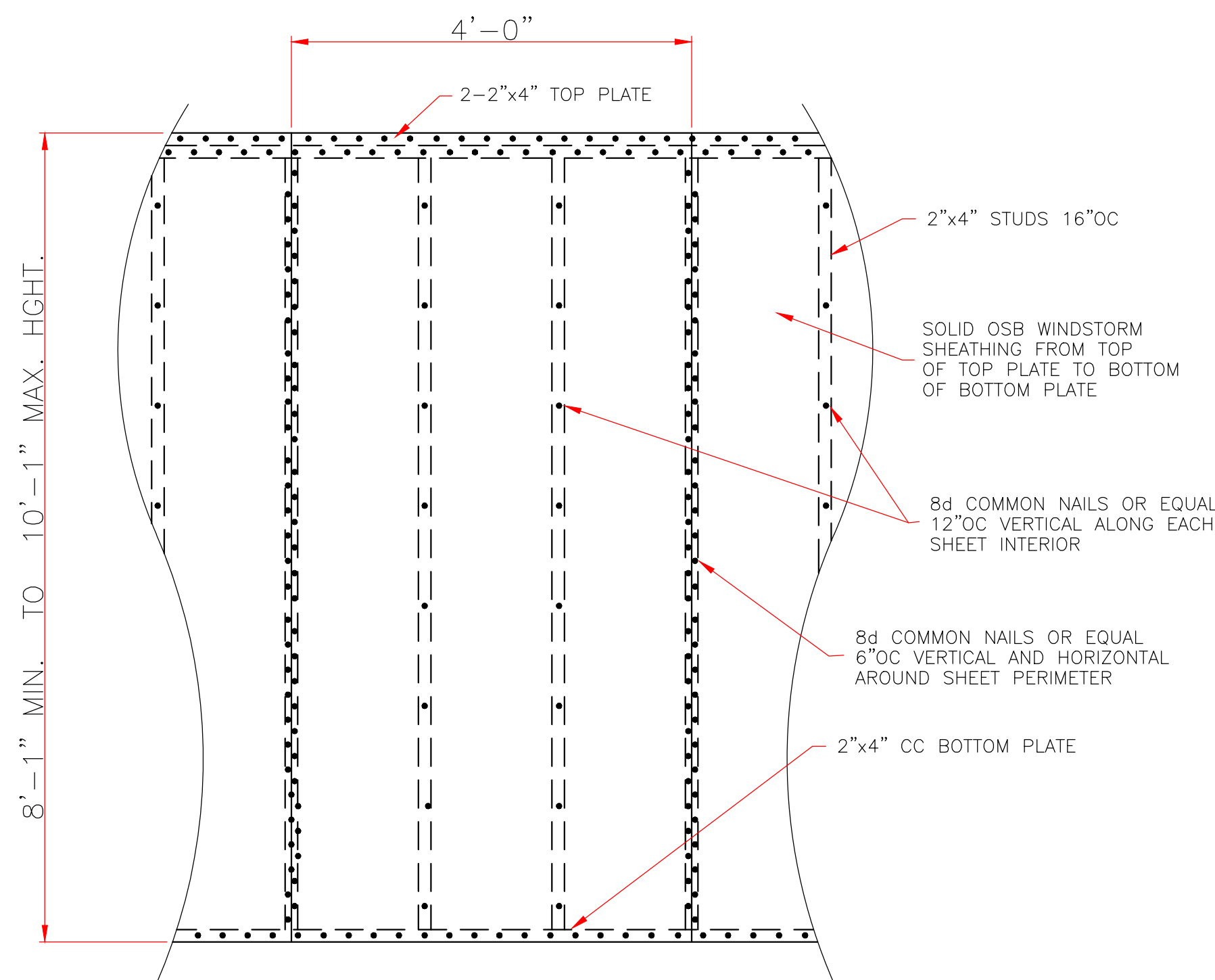
WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER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



TYPICAL ROOF BRACING DETAIL
NOT TO SCALE

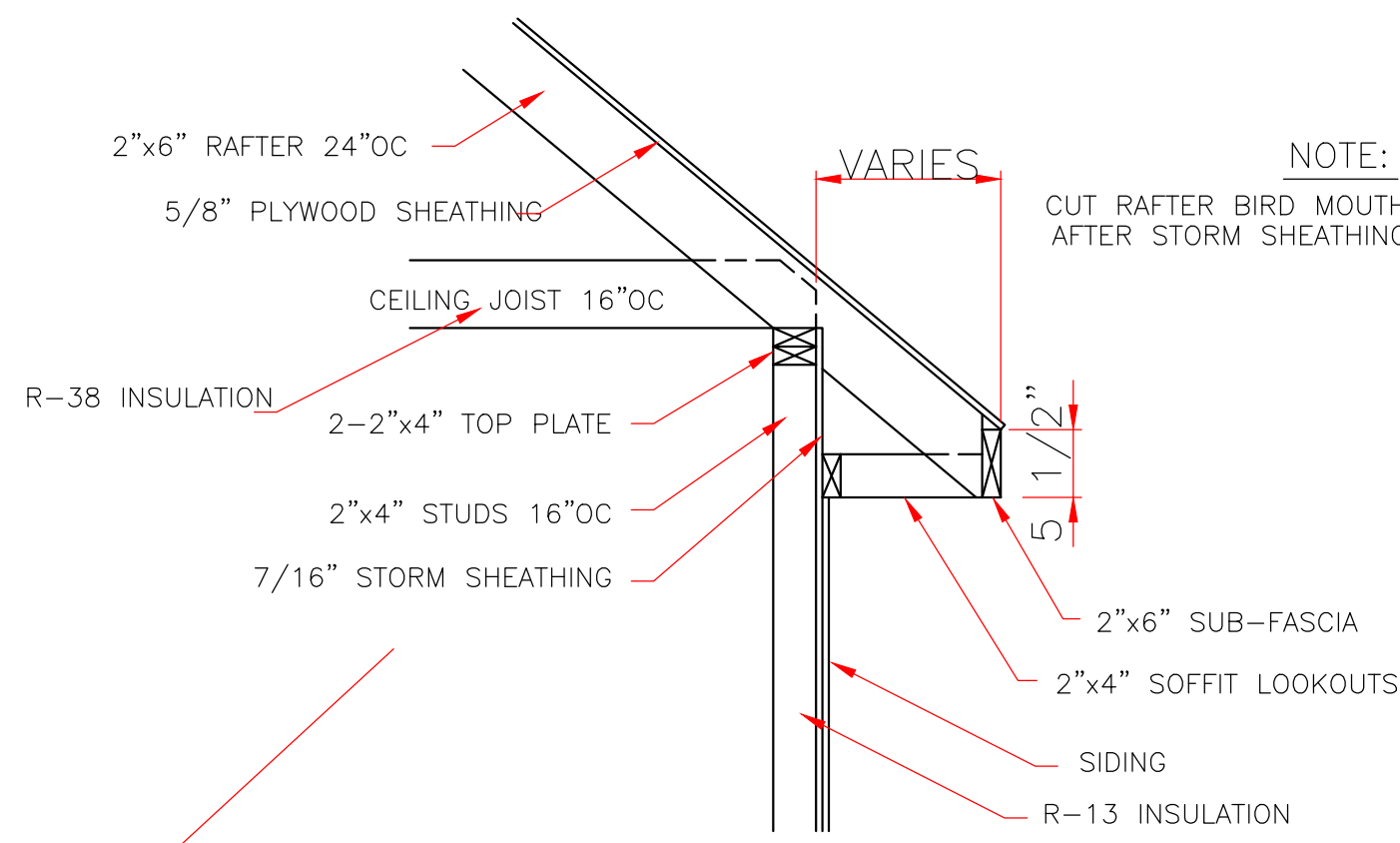


RAFTER TO TOP PLATES
NOT TO SCALE

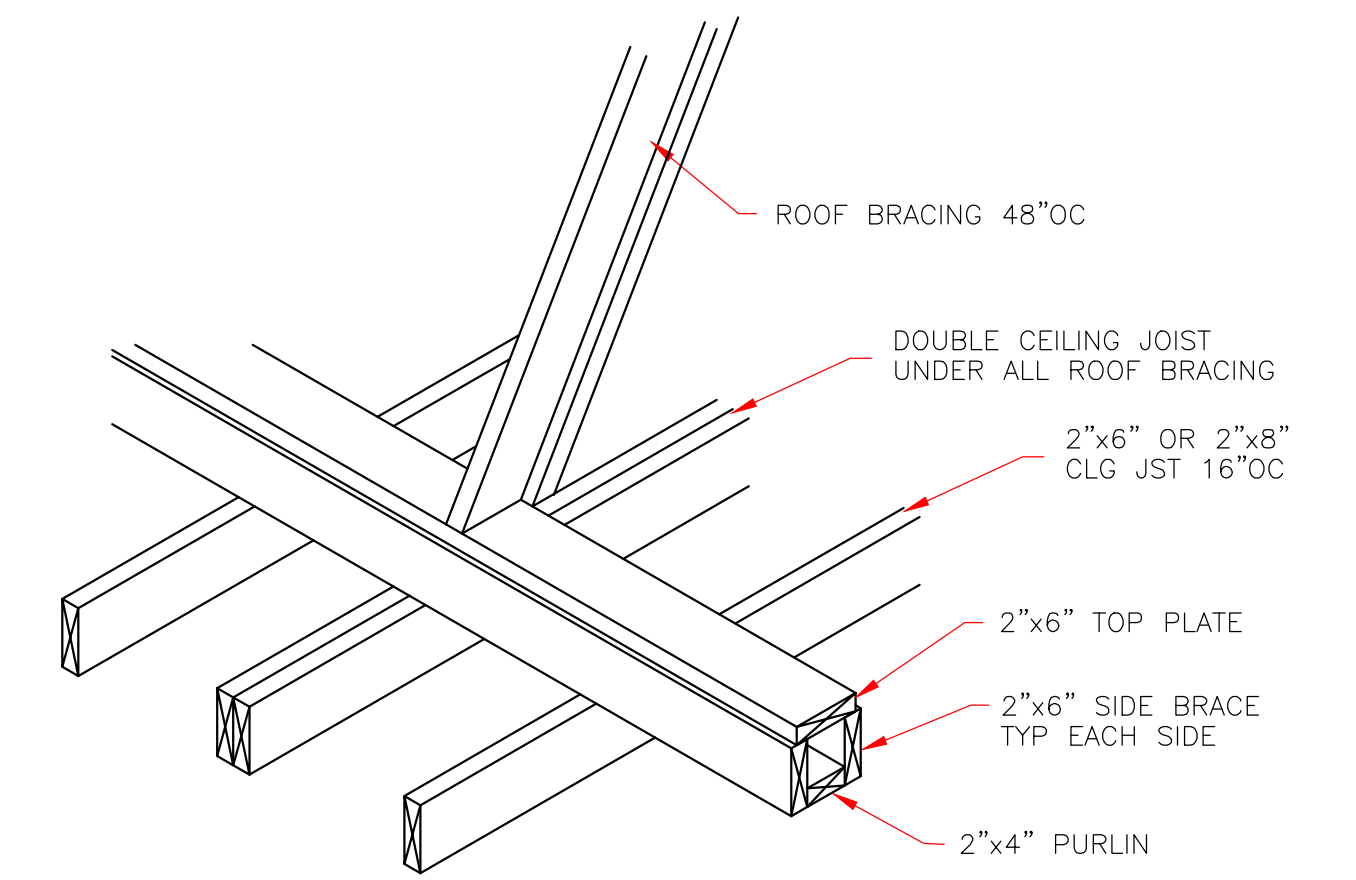


7/16" STORM SHEATHING
TYPICAL ALL EXTERIOR WALLS
SCALE: 3/4" = 1'-0"

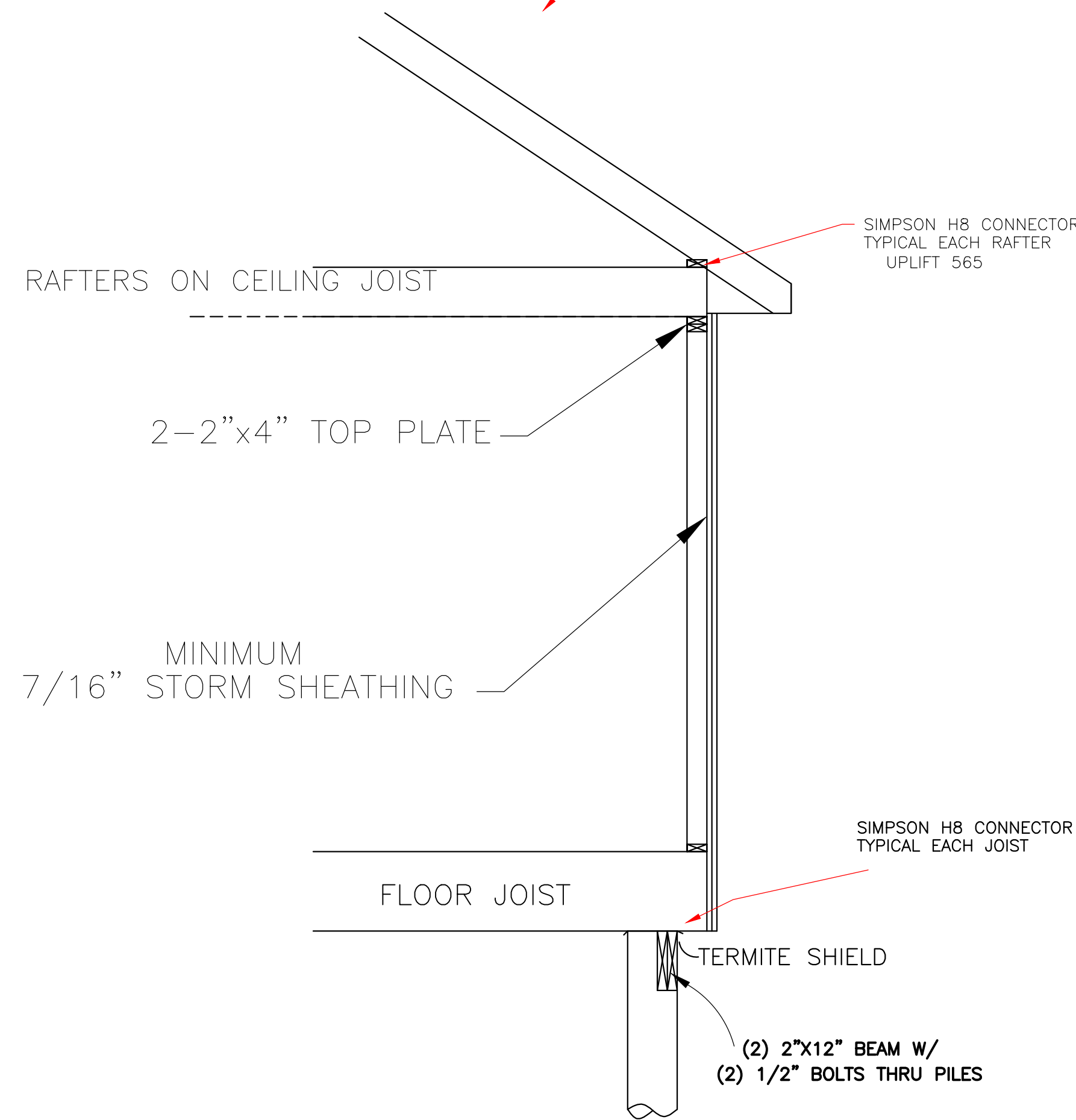
- CODE COMPLIANCE:**
- WIND SPEED 130 MPH.**
1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
 2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
 3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).



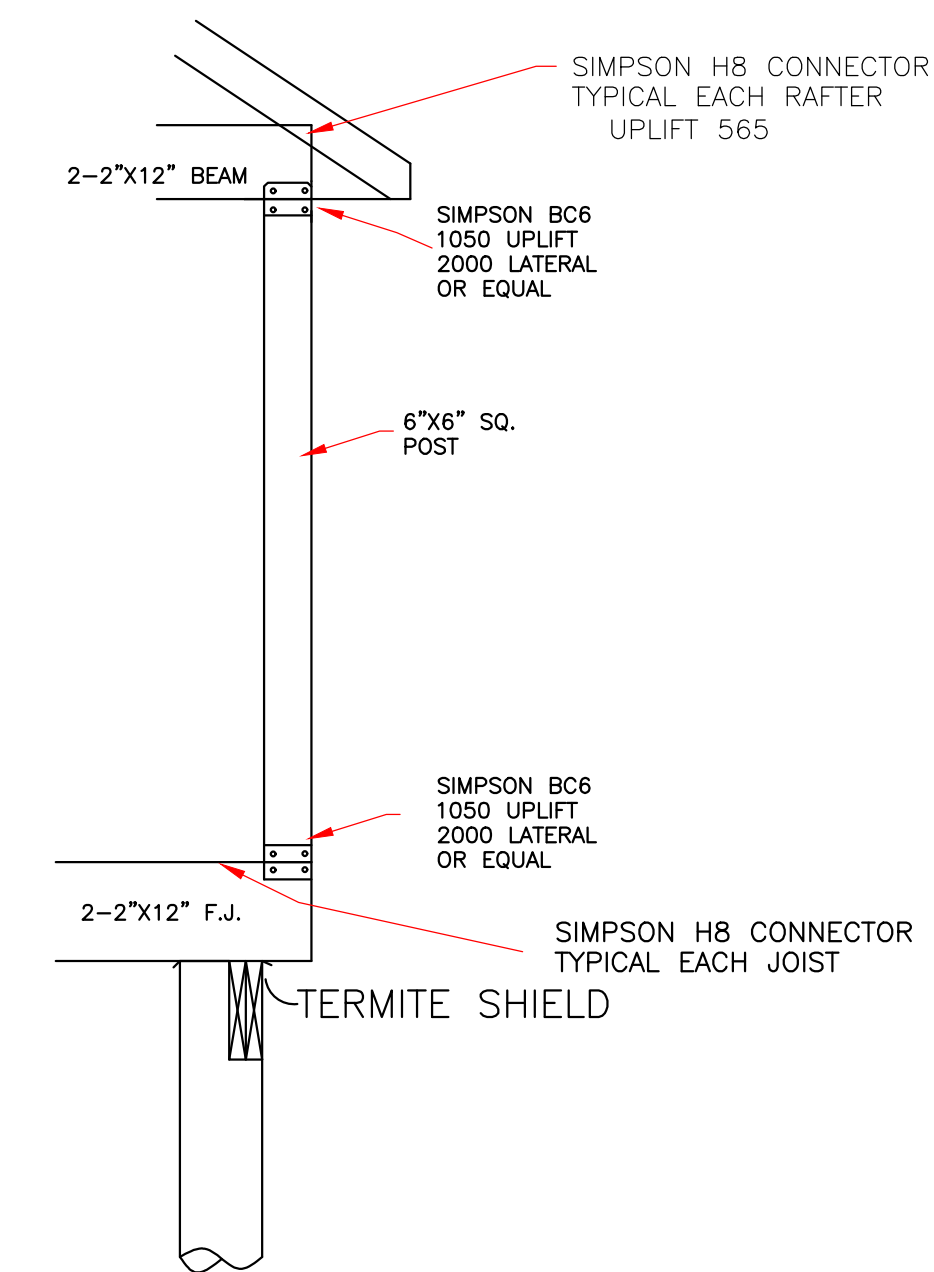
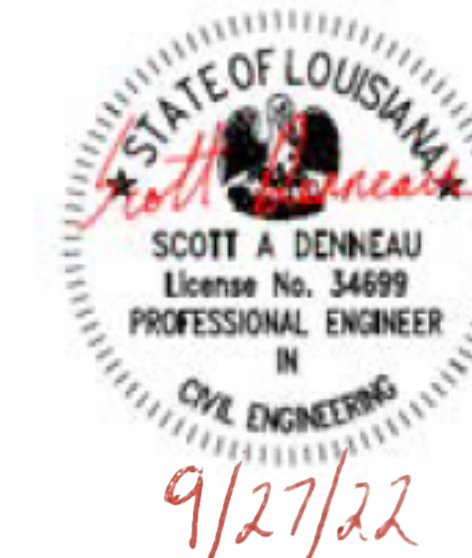
ROOF SOFFIT DETAIL
SCALE: 3/4" = 1'-0"
WITH FRAME CONSTRUCTION



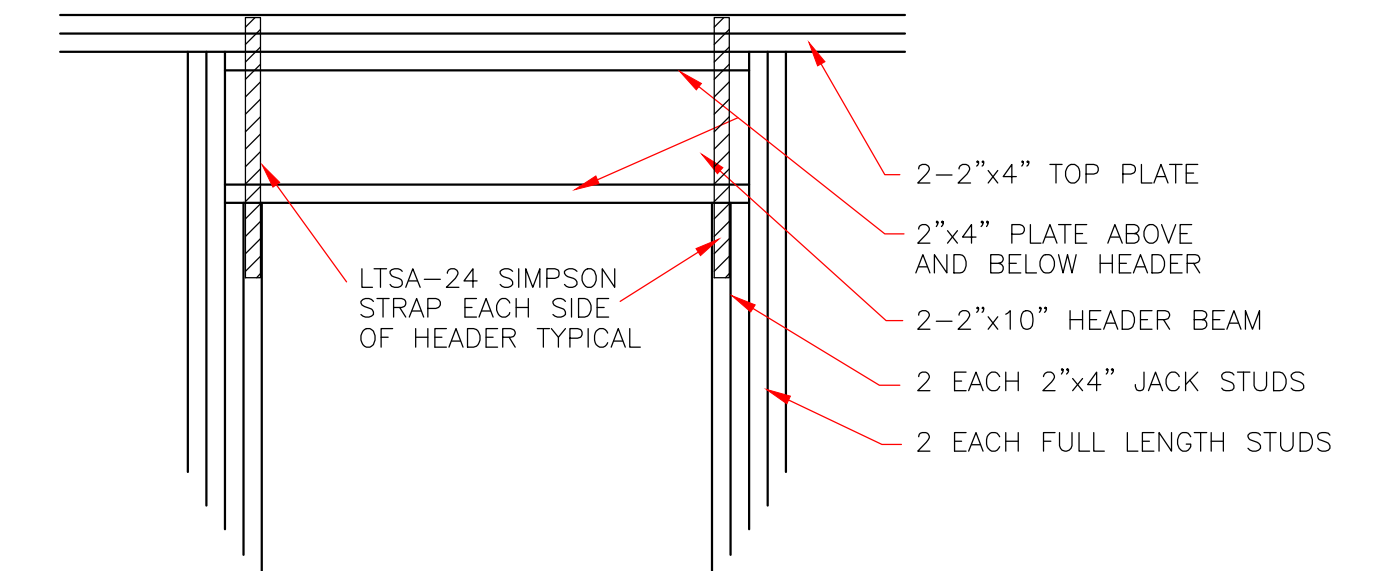
STRONGBACK DETAIL
FOR 2"x6" OR 2"x8" JOIST
NOT TO SCALE



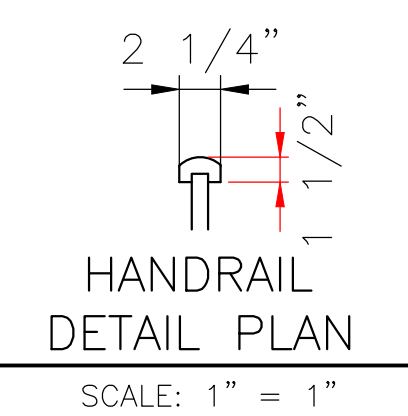
SEE FOUNDATION DETAIL
CONTINUOUS LOAD PATH
1/2" SCALE



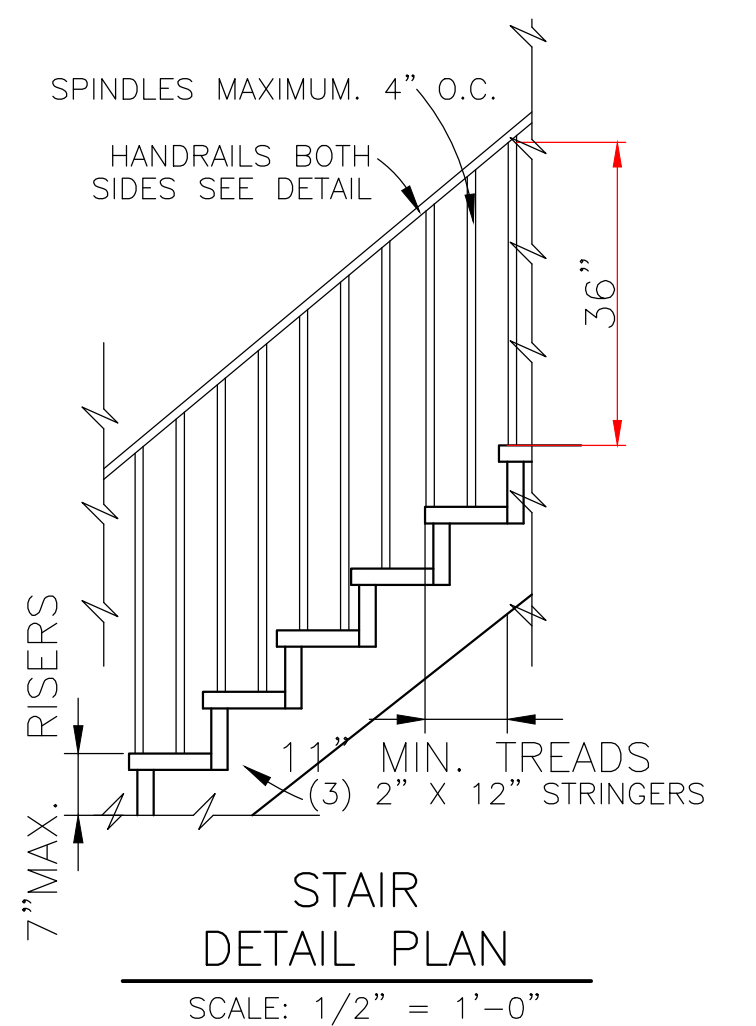
COLUMN SECTION
NOT TO SCALE



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



HANDRAIL
DETAIL PLAN
SCALE: 1" = 1"



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

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

	LARRY TRUMBATURURI	GALIANO REALTY 1312 FRANCE STREET ORLEANS PARISH, LA.
	8307 LAFITTE CT. CHALMETTE, LA 70043 504-279-3508	DATE: 09/23/22 SHEET NO: 6 OF 6

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.