FARNET RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

HURRICANE COMPLIANCE

– RESIDENCE IS DESIGNED TO WITHSTAND 130 MPH WINDS IN ACCORDANCE W/ THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

– IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2012 1609.1.3 BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT, AND SLIDING. STRUCTURAL MEMBERS & SYSTEMS & COMPONENTS & CLADDING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDUCED OVERTURNING, UPLIFT, AND SLIDING AND TO PROVIDE A CONTINOUS LOAD PATHS FOR THESE FORCES TO THE FOUNDATION.

– WINDOWS SHALL COMPLY WITH 2012 INTERNATIONAL BUILDING CODE 1609.1.4 WINDOWS SHALL BE TESTED FOR 130 MPH WIND SPEED OR WINDOWS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. EXCEPTION: 1/2"-PLYWOOD PANELS SHALL BE PROVIDED FOR ALL WINDOWS OPENINGS W/ ATTACHMENT HARDWARE

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PROJECT INFORMATION

CODE DATA:

OCCUPANCY CLASSIFICATION: SINGLE DWELLING
CONSTRUCTION TYPE: TYPE V

CODES USED

– INTERNATIONAL RESIDENTIAL CODE, 2015
– CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

ZONING DATA

DISTRICT CLASSIFICATION: HU-RD2 (TWO- FAMILY RESIDENTIAL DISTRICT)

SETBACKS REQUIRED FOR HU-RD2
- FRONT YARD MINIMUM: AVERAGE OF ADJACENT HOUSES
- REAR YARD MINIMUM: 15 FEET
- SIDE YARD MINIMUM: 3 FEET
- MAX IMPERVIOUS IN FRONT YARD: 40% FRONT YARD
- MIN. PERMEABLE OPEN SPACE: 30% LOT AREA
- MIN. OPEN SPACE RATIO: NONE

HEIGHT REQUIREMENTS
- MAXIMUM HEIGHT: 35 FEET

MAXIMUM IMPERVIOUS FRONT YARD REQUIREMENT

FRONT YARD = 225 SQ. FT.
NON-PERMEABLE AREA = 58 SQ. FT.
PERMEABLE AREA = 167 SQ. FT.
IMPERVIOUS SURFACE (FRONT YARD) = 25.7%
MEETS REQUIREMENT AS IT IS LESS THAN 40%

PERMEABLE ENTIRE LOT REQUIREMENT

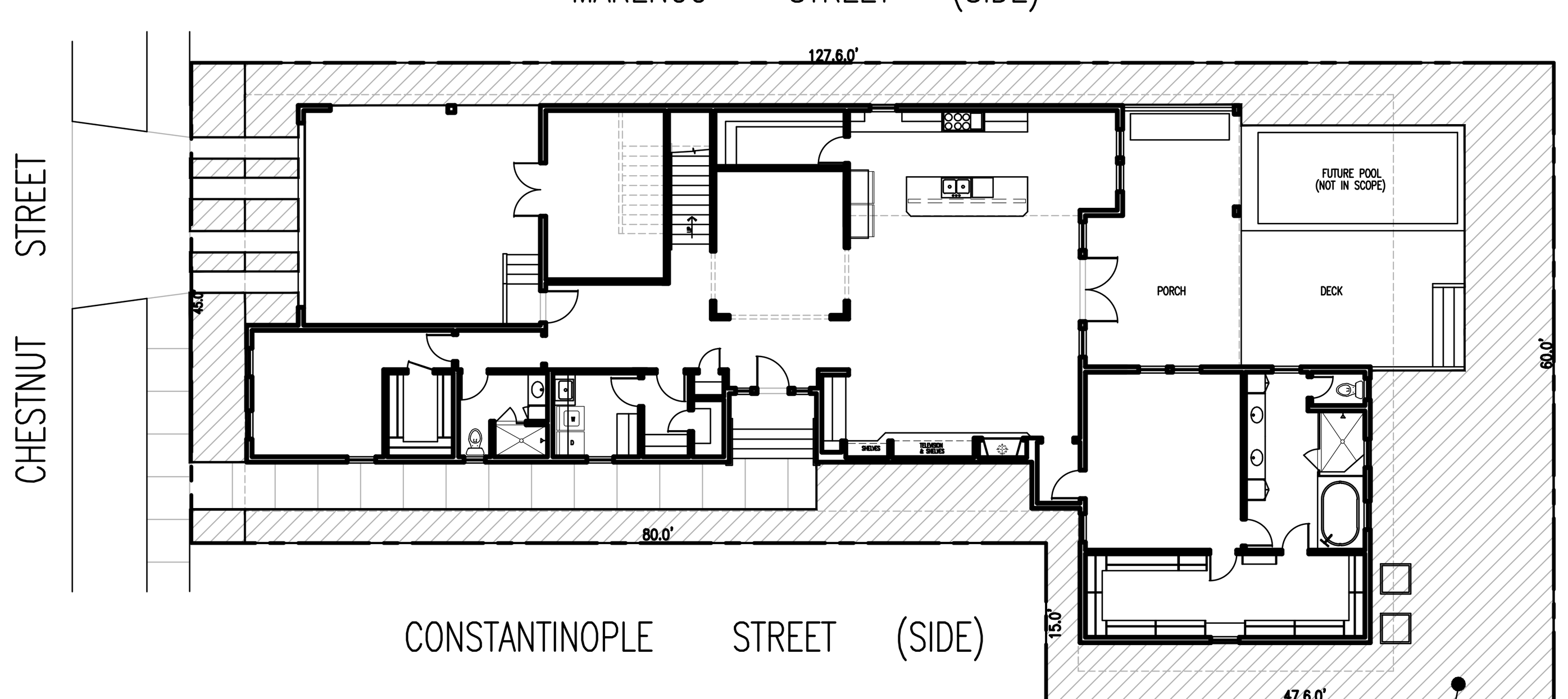
LOT AREA = 6450 SQ. FT.
NON-PERMEABLE AREA = 4416 SQ. FT.
PERMEABLE AREA = 2034 SQ. FT.
PERMEABLE AREA = 31.5% – EXCEEDS 30% REQUIREMENT
MEETS THE REQUIREMENTS

GENERAL WORK NOTES

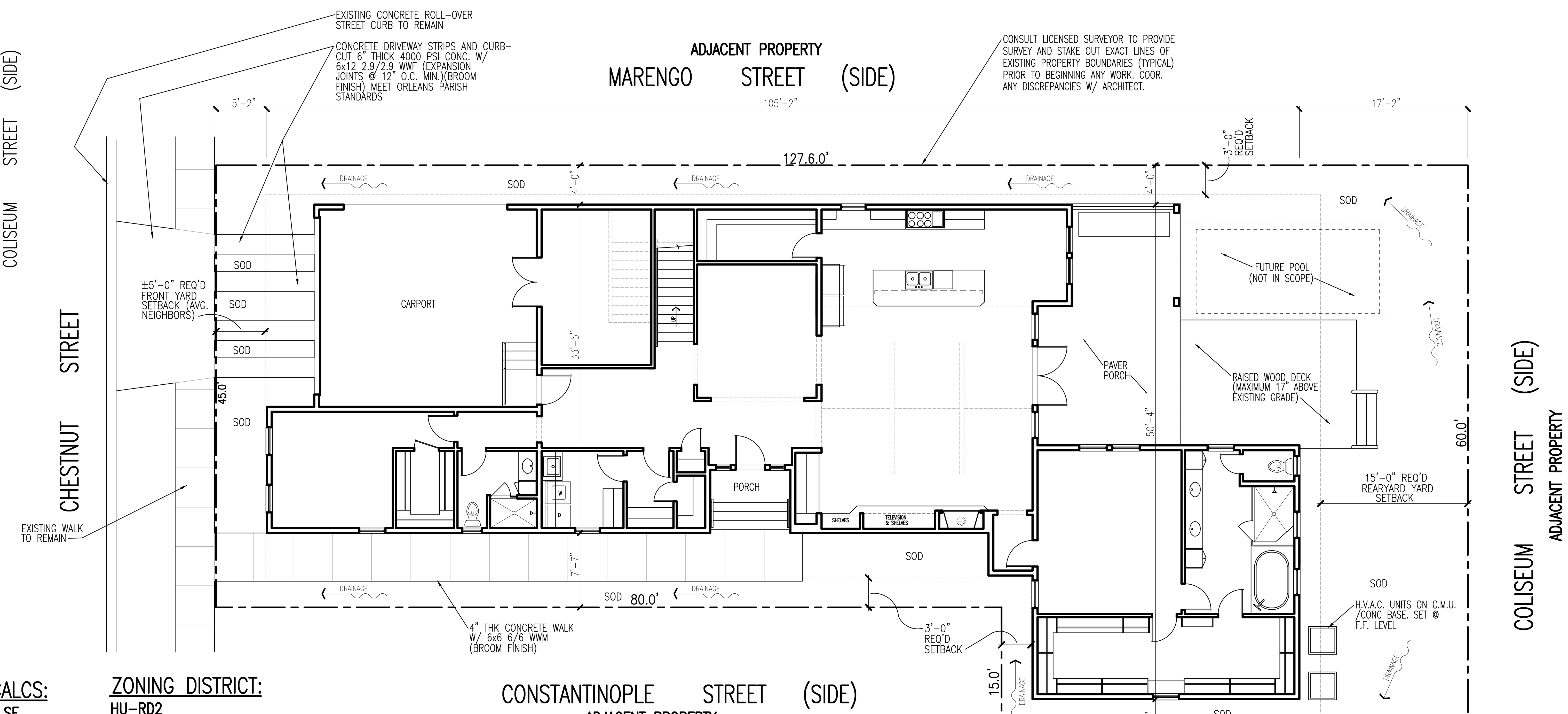
1. FLOORS
   A. NEW WOOD FLOORS – ANY/ALL AREAS OF NEW WOOD FLOORS SHALL BE 3/4" THICK x 2 1/4"W TONGUE & GROOVE "SELECT" GRADE "OAK" LAID ON 30LB FELT ON 3/4" PLYWOOD. IT SHALL BE PROPERLY ACCLIMATIZED, SANDED, MONITORED, AND INSTALLED/FINISHED AS PER THE MFR'S INSTRUCTIONS, AND N.W.F.A. STANDARDS (PROVIDE MOISTURE TESTING RESULTS TO ARCHITECT PRIOR TO INSTALLATION TO SHOW EVIDENCE OF ACCLIMATION PRIOR TO PROCEEDING) (ARCHITECTS ASSUMES NO LIABILITY FOR PERFORMANCE OF ANY WOOD FLOORS)
   B. STONE AND TILE FLOORS – ALL STONE AND TILE FLOORS SHALL BE SET ON A THIN-SET BED THE UNDERLAYMENT SHALL BE A 1/2" CEMENTITOUS TILE BACKER BOARD SCREWED TO THE SUB-FLOOR AT 6"O.C. ALL STONE SHALL RECEIVE 2 COATS OF STONE SEALER
2. WALLS AND CEILINGS
   A. PTD. GYP. BOARD WALLS – ENTIRE HOUSE SHALL RECEIVE NEW 1/2" PAINTED GYPSUM BOARD FINISHED TO LEVEL 3 STANDARDS (SMOOTH – NO TEXTURE)(ROLLED – NOT SPRAYED). THEY SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF INTERIOR LATEX PAINT (HIGH- END SHERWIN WILLIAMS OR EQUAL). ALL WALLS SHALL BE FLAT EXCEPT BATHROOM WALLS SHALL BE EGGSHELL. SUBMIT PAINT TYPE TO OWNER FOR APPROVAL
   B. TILE/STONE WALLS – ALL STONE AND TILE WALLS SHALL BE INSTALLED ON A THIN-SET BED ON A 1/2" CEMENTITOUS BACKER BOARD. STONE WALLS SHALL RECEIVE 2 COATS OF STONE SEALER.
   C. PAINTED WOOD TRIM – ALL INTERIOR TRIM TO BE PAINTED SHALL BE PAINT GRADE POPLAR. IT SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF SEMI-GLOSS PAINT. (HIGH-END SHERWIN WILLIAMS OR EQUAL)
3. INSULATION
   ALL 2x4 EXTERIOR WALLS SHALL RECEIVE NEW R-13 PAPER FACED FIBERGLASS BATT INSULATION W/ INTEGRAL NAILING FLANGES. (2x6 WALLS – R-19) THE CEILING AT ROOF AREAS SHALL RECEIVE NEW R-30 PAPER FACED FIBERGLAS BATT INSULATION. 5 1/2" SOUND BATTS SHALL BE INSTALLED BELOW THE SECOND FLOOR FLOOR. (INSTALL ALL INSULATION AS PER THE MFR'S INSTRUCTIONS)
4. WINDOWS
   A. ALL WINDOW SELECTIONS, MATERIALS, TYPES, MANUFACTURER, AND MODELS SHALL BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT PRIOR TO THE BID.
5. DOORS AND HARDWARE
   A. ALL INTERIOR DOORS SHALL BE 1 3/8" THK RAISED WOOD 4 PANEL WOOD DOORS. (PTD.) (3 HINGES PER LEAF)
   B. ALL EXTERIOR DOORS SHALL BE PTD. SPANISH CEDAR (1 3/4" THK) PTD. WOOD W/ FULL INSULATED TEMPERED OR LAMINATED GLASS PANEL (3 HINGES PER LEAF). THE FRONT ENTRANCE DOORS WILL BE SELECTED BY THE OWNER.
   C. ALL DOOR MANUFACTURERS AND MODELS SHALL BE APPROVED BY THE OWNER/ARCHITECT PRIOR TO THE BID.
   D. PROVIDE ALLOWANCE FOR PURCHASE OF NEW DOOR HINGES, BOLTS, STRIKES, HANDLES, LOCKS AND WEATHER STRIPPING, ETC. CONTRACTOR SHALL INCLUDE INSTALLATION IN BASE CONTRACT. COORDINATE ALL KEYING AND LOCKING W/ OWNER.
6. STUCCO NOTES (PORTLAND CEMENT PLASTER):
   PROVIDE AND INSTALL ALL COMPONENTS TO MEET THE MANUFACTURERS WRITTEN INSTRUCTIONS. COMPLY WITH ALL RECOMMENDATIONS OF THE "PORTLAND CEMENT ASSOCIATION". COMPLY WITH ASTM C 926 FOR PROJECT CONDITIONS. ENSURE PROPER DEFLECTION CHARACTERISTICS OF WOOD FRAMING FOR MOVEMENT (L/360). METAL LATH TO COMPLY WITH ASTM C 847 WITH ASTM A 653/A 653M, G60 (Z180) HOT DIP GALVANIZED COATING. (DIAMOND MESH LATH – SELF FURRING – 3.4 LB/SQ. YD. PROVIDE ALL ASSOCIATED ACESSORIES OF SIMILAR QUALITY. PORTLAND CEMENT: ASTM C 150, TYPE 1, GRAY. LIME: ASTM C 206, TYPE S. SAND AGGREGATE ASTM C 897. PROVIDE STANDARD SCRATCH AND BROWN COATS FOR 3-COAT SYSTEM. SMOOTH FINISH COAT. AFTER COMPLETE CURING, PROVIDE ELASTOMERIC PAINTED COATING AS PER MANUFACTURERS . INSTRUCTIONS. PROVIDE ALL JOINTS AS PER THE DRAWINGS AND ALL JOINTS AS REQUIRED TO MEET SQ. FT. STANDARDS OF STUCCO MFR'S INSTRUCTIONS. PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW/APPROVAL OF THE ARCHITECT DEMONSTRATING ALL COMPONENTS, DETAILS, AND JOINT LAYOUT PRIOR TO PROCEEDING.

GENERAL NOTES

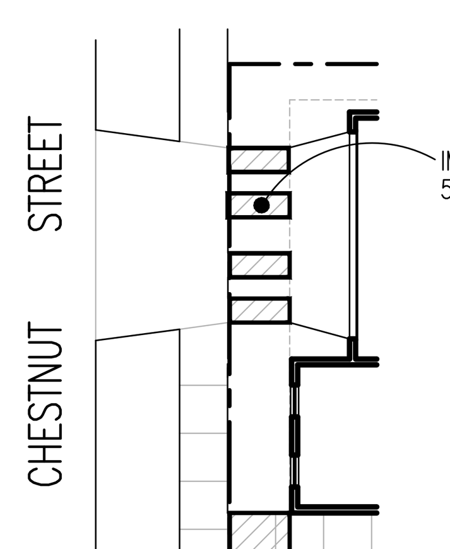
1. ALL WORK SHALL BE DONE IN COMPLIANCE W/ THE INTERNATIONAL RESIDENTIAL CODE 2009, A.I.A.-A201, GENERAL CONDITIONS TO THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS, AND ALL OTHER APPLICABLE CODES.
2. DO NOT SCALE DWGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT IMMEDIATELY TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION. PRIOR TO FRAMING ANY WALLS OR ANY ROUGH-IN WORK PROVIDE SPRAY-PAINTED LAYOUT OF ALL WALLS ON ACTUAL FLOOR FOR FULL REVIEW BY ARCHITECT/ OWNER. ARCHITECT MUST SIGN-OFF/APPROVE LAYOUT PRIOR TO WORK BEGINNING.
3. VERIFY ALL SITE UTILITIES PRIOR TO BEGINNING THE WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY ALL GOVERNING AGENCIES.
5. THE SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK. A SITE VISIT PRIOR TO BID IS MANDATORY.
6. THE CONTRACTOR WILL REMOVE ALL RUBBLE & DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING & GROUNDS CLEAN UPON COMPLETION OF WORK.
7. THE CONTRACTOR SHALL, BEFORE STARTING THE WORK, SECURE WORKMEN'S COMPENSATION AND LIABILITY INSURANCE FROM AN INSURANCE COMPANY AUTHORIZED TO WRITE POLICIES IN LOUISIANA.
8. BUILDER'S RISK INSURANCE SHALL BE OBTAINED BY THE OWNER.
9. VERIFY ALL SITE DIMENSIONS AND PROPERTY LINE LOCATIONS PRIOR TO BEGINNING THE WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING W/ THE WORK. (CONSULT LICENSED SURVEYOR TO LOCATE BUILDING LINES AND ELEVATIONS)
10. SHOP DRAWING AND SUBMITTAL REVIEW/APPROVAL IS MANDATORY FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER-CONSULTANT TO ENSURE PROPER OVERSIGHT AND FINAL REVIEW TO ENSURE SYSTEM COORDINATION BETWEEN SYSTEMS (MANDATORY)
11. AS WORK OF A SEPERATE CONTRACT, THE OWNER/CONTRACTOR HAS EMPLOYED ENGINEERING CONSULTANTS TO DESIGN THE HVAC, PLUMBING, AND ELECTRICAL SYSTEMS. THE ARCHITECT IS NOT CONTRACTED TO COORDINATE OR PARTICIPATE IN THIS WORK AND IT IS NOT PART OF THE ARCHITECTS WORK SCOPE. THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITIES FOR THIS ENGINEERING DESIGN / WORK, ITS IMPLEMENTATION/PERFORMANCE, OR ITS ASSOCIATED EFFECTS ON THE ARCHITECTURAL SYSTEMS.
12. THE ARCHITECT WILL NOT PERFORM ANY CONSTRUCTION ADMINISTRATION SERVICES ON THIS PROJECT AND WILL NOT BE HELD RESPONSIBLE/LIABLE FROM ANY ACTIONS OR CIRCUMSTANCES PERFORMED DURING OR AS A RESULT OF CONSTRUCTION WORK BEING PERFORMED. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE/LIABLE FOR ANY WORK CONSTRUCTED NOT IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS.
13. THE OWNER SHALL EMPLOY A LICENSED AND INSURED GENERAL CONTRACTOR TO PERFORM ALL WORK FOR THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR SUB-CONTRACTORS COORDINATION
14. THE ARCHITECT SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THE INSTRUMENTS OF SERVICE (DRAWINGS AND SPECIFICATIONS) AND SHALL RETAIN ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THE INSTRUMENTS OF SERVICE (DRAWINGS AND SPECIFICATIONS) WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT SHALL BE STRICTLY PROHIBITED.
15. AS WORK OF A SEPERATE CONTRACT, THE OWNER HAS EMPLOYED A STRUCTURAL ENGINEER TO DESIGN THE PILING, FOUNDATION, AND FRAMING FOR THE HOUSE. THE ARCHITECT IS NOT CONTRACTED TO COORDINATE OR PARTICIPATE IN THIS WORK AND IT IS NOT PART OF THE ARCHITECTS SCOPE OF WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITIES FOR THE FOUNDATAION AND WOOD STUD FRAMING DESIGN WORK, ITS IMPLEMENTATION/PERFORMANCE, OR ITS ASSOCIATED EFFECTS ON THE ARCHITECTURAL SYSTEMS. IT IS UNDERSTOOD BY THE ARCHITECT THAT A RAISED CONCRETE SLAB TYPE FOUNDATION SYSTEM WILL BE EMPLOYED.



PERMEABLE AREA
SCALE: 1/16" = 1'-0"



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



MAXIMUM IMPERVIOUS FRONT YARD REQUIREMENT

FRONT YARD = 225 SQ. FT.
NON-PERMEABLE AREA = 58 SQ. FT.
PERMEABLE AREA = 167 SQ. FT.
IMPERVIOUS SURFACE (FRONT YARD) = 25.7%
MEETS REQUIREMENT AS IT IS LESS THAN 40%

IMPERVIOUS AREA
SCALE: 1/16" = 1'-0"

SQUARE FOOTAGE CALCS:

FIRST FLOOR	2436 SF
SECOND FLOOR	1035 SF
TOTAL CONDITIONED	3471 SF
GARAGE/STORAGE	582 SF
PORCHES	368 SF

ZONING DISTRICT:
HU-RD2

LEGAL DESCRIPTION:
LOT 19A; SQUARE NO. 286
SIXTH DISTRICT
CITY OF NEW ORLEANS
ORLEANS PARISH, LA

DRAINAGE NOTE:
CONTRACTOR TO RE-GRADE ENTIRE SITE TO ENSURE THAT ALL CONCRETE DRIVES, WALKS AND GRADED AREAS ARE POSITIVELY SLOPED TO MOVE WATER AWAY FROM THE REAR OF THE LOT AND TOWARDS CHESTNUT STREET. (AND AROUND HOUSE) AS REQUIRED. NO PONDING OF STORMWATER WILL BE ACCEPTED ON DRIVES, WALKS, GRASS AREAS, OR BELOW/AGAINST HOUSE. (GRADE SO THAT NO WATER DRAINS ONTO NEIGHBORING PROPERTIES)(ENGAGE CIVIL ENGINEER TO DESIGN DRAINAGE PATTERN, – NOT IN ARCHITECTS SCOPE)

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

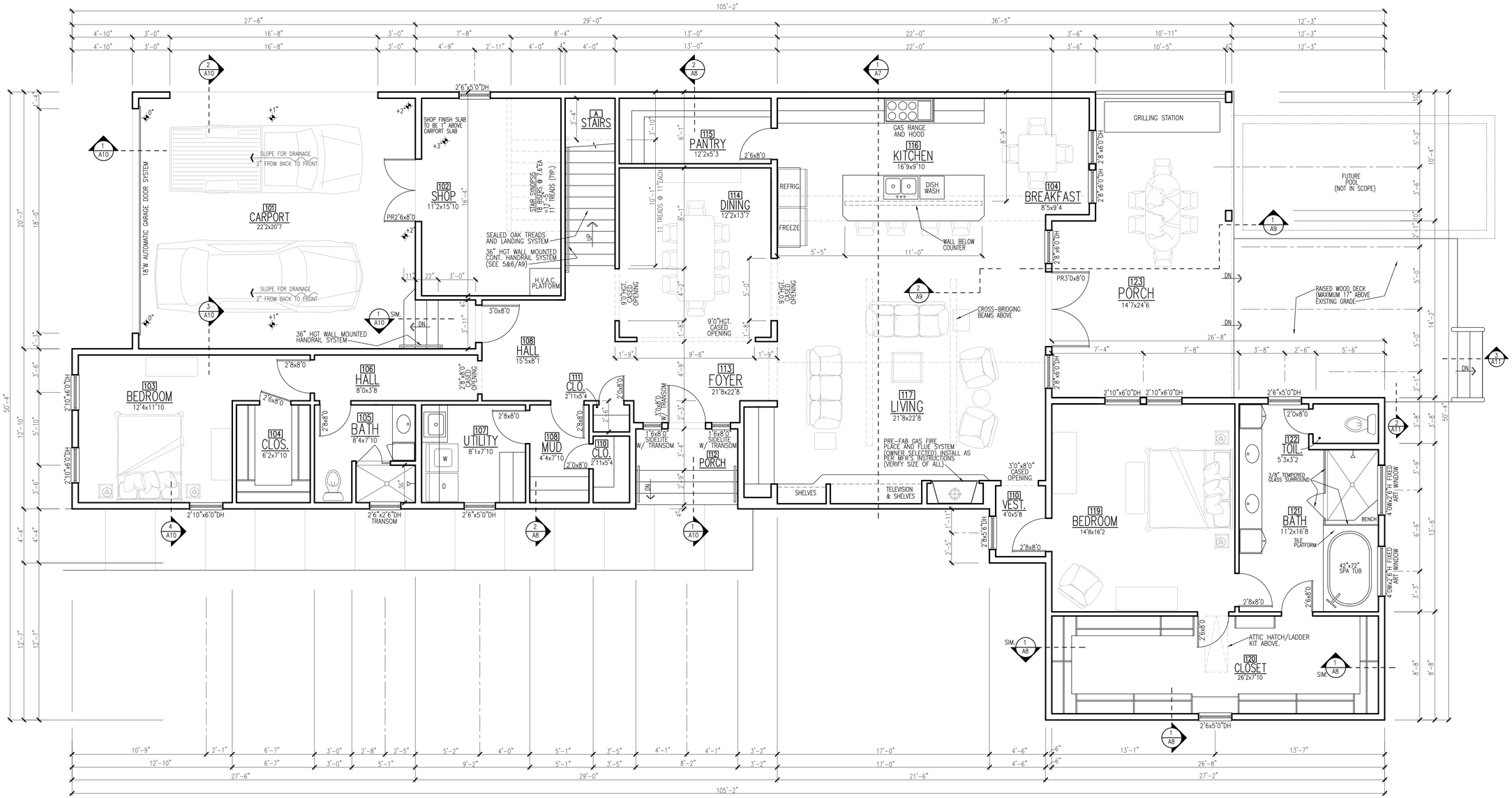
These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.
The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS
	10-5-22

CHECKED BY:
DRAWN BY:
DATE: 8-25-22
JOB NO.:

A1
SHEET OF



FIRST FLOOR PLAN

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

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4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

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	10-5-22

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DATE: 8-25-22

JOB NO.:

A2

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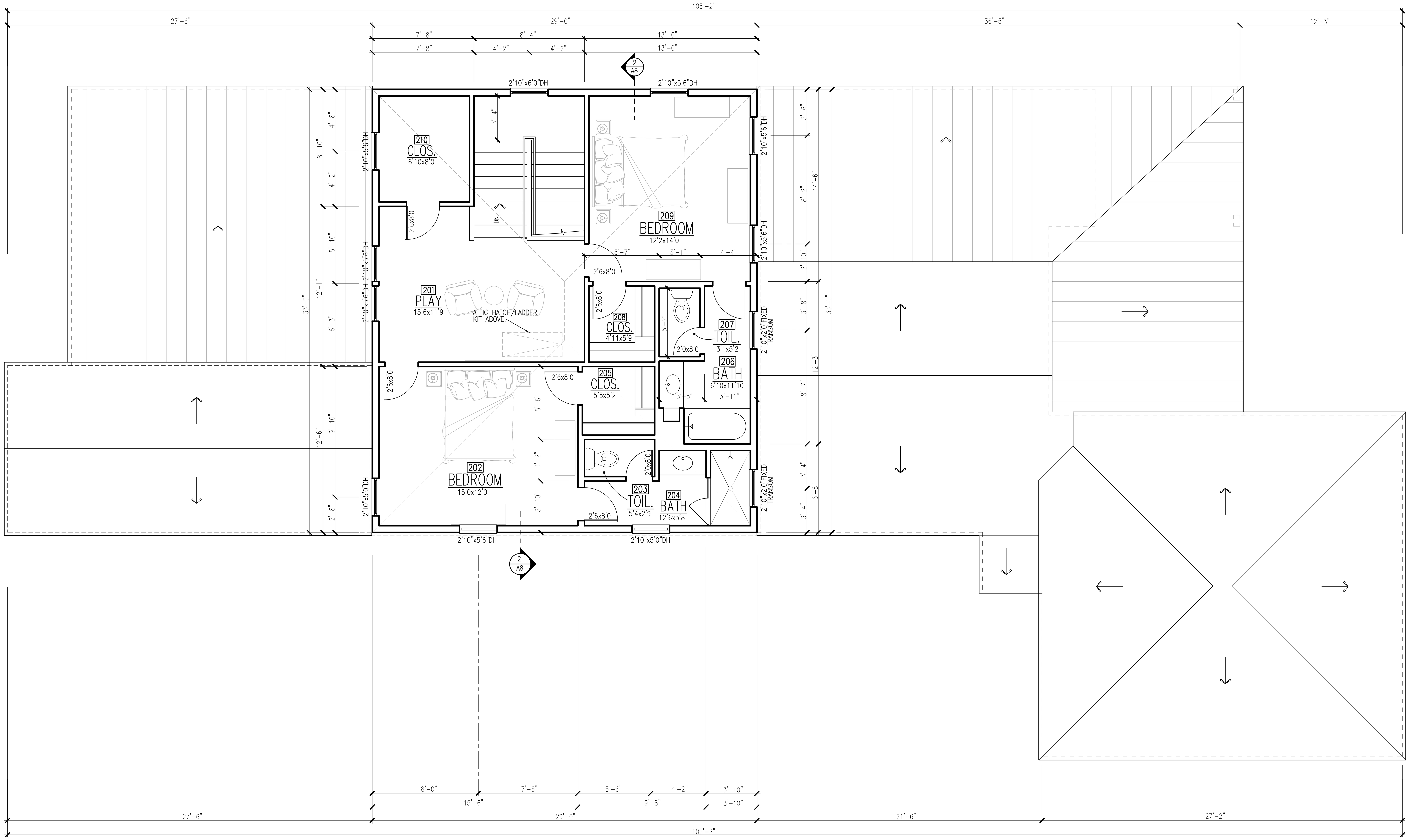
TIMOTHY D. TERRELL REG. #4582 STATE OF LOUISIANA REGISTERED ARCHITECT



SECOND FLOOR PLAN

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

TERRELL FABACHER
ARCHITECTS, L.L.C.
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4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

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DRAWN BY:

DATE: 9-20-22

JOB NO.:

A3

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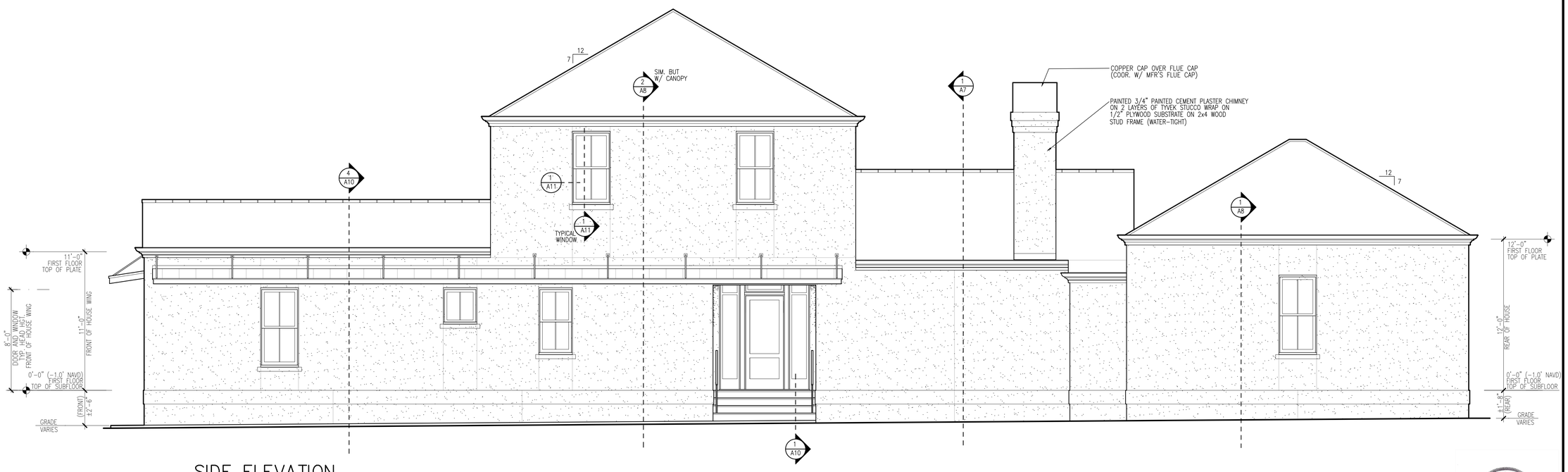
6. STUCCO NOTES (PORTLAND CEMENT PLASTER):
PROVIDE AND INSTALL ALL COMPONENTS TO MEET THE MANUFACTURERS WRITTEN INSTRUCTIONS. COMPLY WITH ALL RECOMMENDATIONS OF THE "PORTLAND CEMENT ASSOCIATION". COMPLY WITH ASTM C 926 FOR PROJECT CONDITIONS. ENSURE PROPER DEFLECTION CHARACTERISTICS OF WOOD FRAMING FOR MOVEMENT (L/360). METAL LATH TO COMPLY WITH ASTM C 847 WITH ASTM A 653/A 653M, G60 (Z180) HOT DIP GALVANIZED COATING. (DIAMOND MESH LATH – SELF FURRING – 3.4 LB/SQ. YD. PROVIDE ALL ASSOCIATED ACCESSORIES OF SIMILAR QUALITY. PORTLAND CEMENT: ASTM C 150, TYPE 1, GRAY. LIME: ASTM C 206, TYPE S. SAND AGGREGATE ASTM C 897. PROVIDE STANDARD SCRATCH AND BROWN COATS FOR 3-COAT SYSTEM. SMOOTH FINISH COAT. AFTER COMPLETE CURING, PROVIDE ELASTOMERIC PAINTED COATING AS PER MANUFACTURERS INSTRUCTIONS. PROVIDE ALL JOINTS AS PER THE DRAWINGS AND ALL JOINTS AS REQUIRED TO MEET SQ. FT. STANDARDS OF STUCCO MFR'S INSTRUCTIONS. PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW/APPROVAL OF THE ARCHITECT DEMONSTRATING ALL COMPONENTS, DETAILS, AND JOINT LAYOUT PRIOR TO PROCEEDING.

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



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

TIMOTHY D. TERRELL
REG. #40561
STATE OF LOUISIANA
REGISTERED ARCHITECT

TERRELL FABACHER ARCHITECTS, L.L.C.
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NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

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A4
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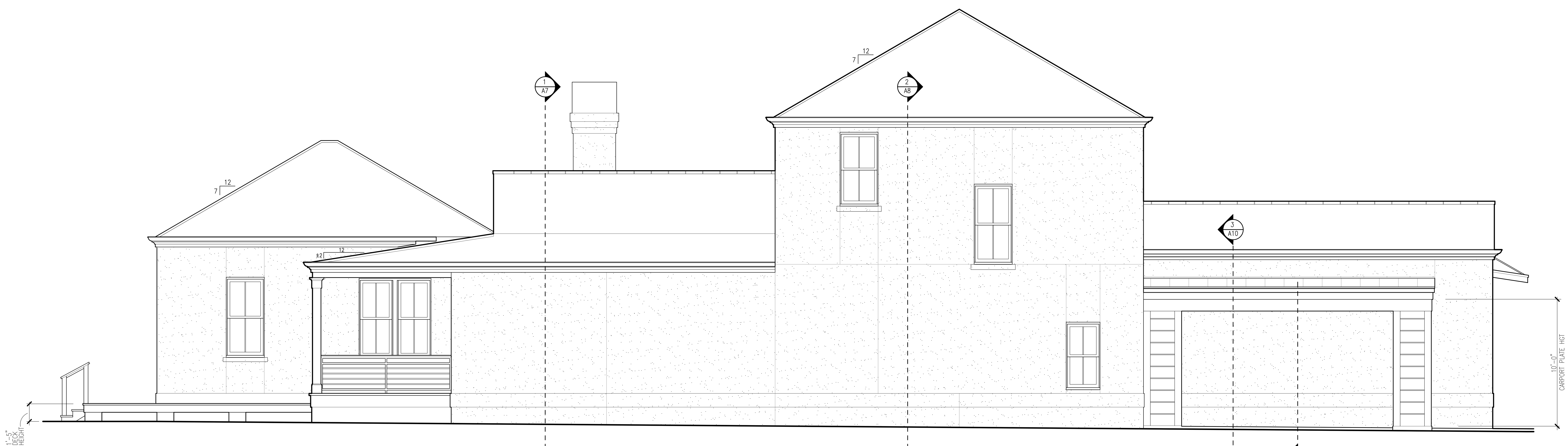
REAR ELEVATION

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



SIDE ELEVATION

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

TIMOTHY D. TERRELL
REG. #4562
STATE OF LOUISIANA
REGISTERED ARCHITECT

TERRELL
FABACHER
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NEW RESIDENCE
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NEW ORLEANS, LOUISIANA

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JOB NO.:

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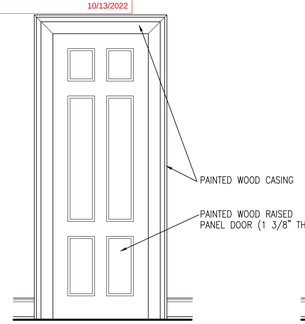
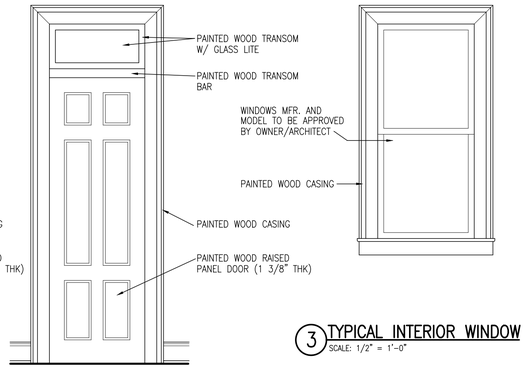
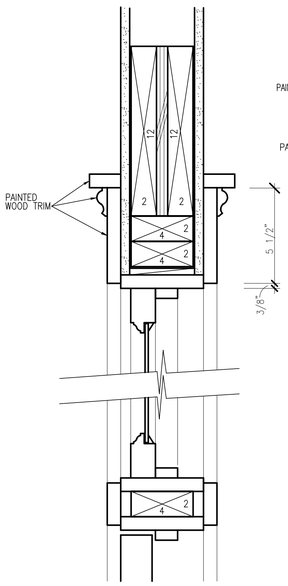


1 TYPICAL INTERIOR DOOR
SCALE: 1/2" = 1'-0"

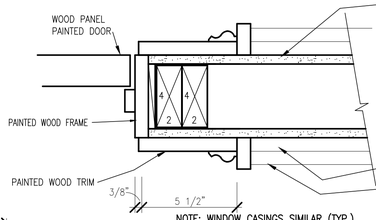


2 TYPICAL INTERIOR DOOR
SCALE: 1/2" = 1'-0"

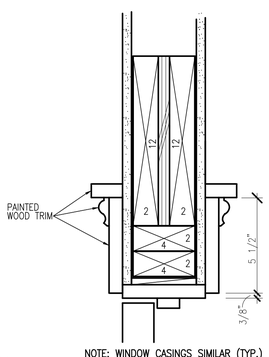
3 TYPICAL INTERIOR WINDOW
SCALE: 1/2" = 1'-0"



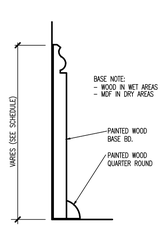
4 DOOR FRAME HEAD W/ TRANSOM
SCALE: 3" = 1'-0"



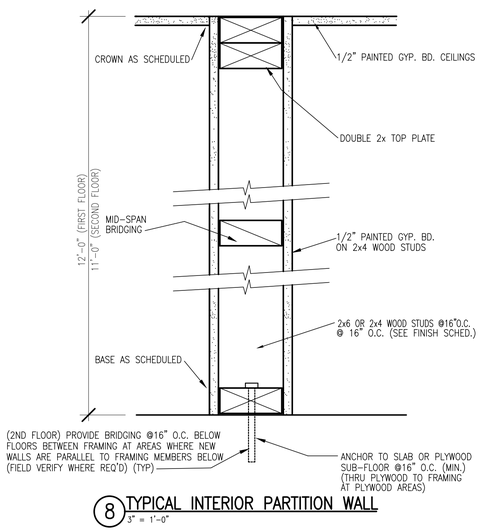
NOTE: WINDOW CASINGS SIMILAR (TYP.)
5 TYPICAL DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



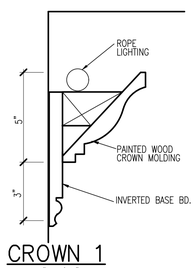
NOTE: WINDOW CASINGS SIMILAR (TYP.)
6 DOOR FRAME HEAD DETAIL
SCALE: 3" = 1'-0"



7 WOOD BASE BOARD
SCALE: 3" = 1'-0"



8 TYPICAL INTERIOR PARTITION WALL
3" = 1'-0"



CROWN 1
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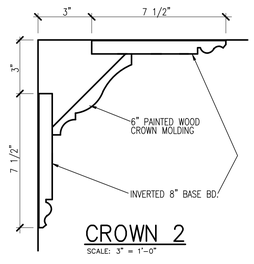

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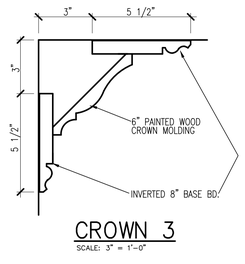

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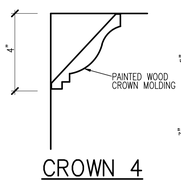
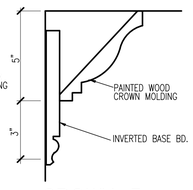


CROWN 4
SCALE: 3" = 1'-0"



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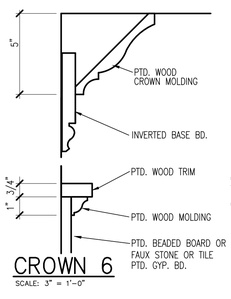
SCALE: 3" = 1'-0"



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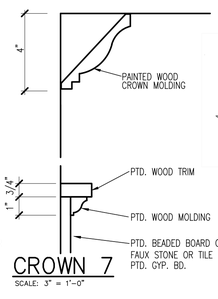
SCALE: 3" = 1'-0"



CROWN 7
SCALE: 3" = 1'-0"

SCHEDULE OF FINISHES

ROOM NUM.	ROOM NAME	FLOOR	BASE	WALLS	MOLDING	CEILING	CEILING HEIGHT	REMARKS
101	CARPORT	BROOM FINISH CONCRETE	NONE		2" COVE	1/2" PTD. BEADED PLYWOOD W/ 1x2 AT JOINTS (TREATED)	VERIFY	NO EXPOSED BUTT JOINTS ON CEILING
102	SHOP	SEALED CONCRETE	8" WOOD (MDF) PTD.	PTD. GYP. BD. (MOIS. RESIS.)	NONE	PTD. GYP. BD. (MOIS. RESIS.)	VERIFY	
103	BEDROOM	SEALED T&G WOOD PRE-ENGINEERED	12" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 3	PTD. GYP. BD.	11'-0"	
104	CLOSET	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	NONE	PTD. GYP. BD.	11'-0"	PAINTED WOOD SHELVING AND CHROME HANGING RODS (NO PLASTIC)
105	BATH	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 6	PTD. GYP. BD. (MOIS. RESIS.)	11'-0"	STONE SHOWER SURROUND TO 10'-0"A.F.F. WITH STONE FLOOR ON WATERTIGHT SHOWER PAN; "KOHLER" TOILET; "KOHLER" LAVATORY BOWL; PTD. WOOD CABINET VANITIES W/ 1 1/4" STONE TOP
106	HALL	SEALED T&G WOOD PRE-ENGINEERED	12" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 6	PTD. GYP. BD.	11'-0"	
107	UTILITY	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 4	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	PAINTED WOOD FLOOR CABINETS W/ RAISED WOOD PANEL DOORS AND DRAWERS 42" HIGH STAINED WOOD WALL CABINETS W/ RAISED WOOD PANEL DOORS 1 1/4" SEALED GRANITE SLAB COUNTER TOPS W/ BULLNOSE EDGE
108	HALL	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 5	PTD. GYP. BD.	10'-0"	
109	MUD	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 4	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	PAINTED WOOD FLOOR CABINETS W/ RAISED WOOD PANEL DOORS AND DRAWERS 42" HIGH STAINED WOOD WALL CABINETS W/ RAISED WOOD PANEL DOORS 1 1/4" SEALED GRANITE SLAB COUNTER TOPS W/ BULLNOSE EDGE
110	CLOSET	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	NONE	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	5 PAINTED WOOD SHELVES
111	COATS	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	NONE	PTD. GYP. BD.	10'-0"	PAINTED WOOD SHELVING AND CHROME HANGING RODS (NO PLASTIC)
112	PORCH	STONE PAVERS			SEE SECTIONS	TREATED BEADED BOARD (PTD.)	10'-0"	NO EXPOSED BUTT JOINTS ON CEILING
113	FOYER	SEALED T&G WOOD PRE-ENGINEERED	10" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 5	PTD. GYP. BD.	10'-0"	
114	DINING	SEALED T&G WOOD PRE-ENGINEERED	10" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 3	PTD. GYP. BD.	10'-0"	
115	PANTRY	TILE	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	10'-0"	5 PAINTED WOOD SHELVES
116	KITCHEN	TILE	10" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 5	PTD. GYP. BD.	10'-0"	STAINED WOOD LOWER CABINETS W/ RAISED WOOD PANEL DOORS AND DRAWERS 48" HIGH STAINED WOOD UPPER CABINETS W/ RAISED WOOD PANEL DOORS 1 1/4" SEALED GRANITE SLAB COUNTER TOPS W/ BULLNOSE EDGE
117	BREAKFAST	TILE	10" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 5	PTD. GYP. BD.	10'-0"	
118	LIVING	SEALED T&G WOOD PRE-ENGINEERED	10" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 1 LIGHTED	PTD. GYP. BD.	CATHEDRAL SLOPED	
119	VESTIBULE	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	9'-0"	
120	BEDROOM	SEALED T&G WOOD PRE-ENGINEERED	12" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 2	PTD. GYP. BD.	12'-0"	
121	CLOSET	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	12'-0"	
122	BATH	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 6	PTD. GYP. BD. (MOIS. RESIS.)	11'-0"	42"Wx72"L CAST IRON SPA TUB WITH STONE TILE PLATFORM ON WOOD FRAME/CEMENT BD.; STONE SHOWER SURROUND TO 10'-0"A.F.F. WITH STONE FLOOR ON WATERTIGHT SHOWER PAN; "KOHLER" TOILET; "KOHLER" LAVATORY BOWLS; PTD. WOOD CABINET VANITIES W/ 1 1/4" STONE TOP
123	TOILET	TILE	8" WOOD PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	12'-0"	"KOHLER" TOILET; OR EQUAL
124	PORCH	STONE PAVERS			SEE SECTIONS	TREATED BEADED BOARD (PTD.)	12'-0"	NO EXPOSED BUTT JOINTS ON CEILING
201	PLAY	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	10'-0"	
202	BEDROOM	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	10'-0"	
203	TOILET	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 4	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	"KOHLER" TOILET; OR EQUAL
204	BATH	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 7	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	"KOHLER" LAVATORY BOWL; PTD. WOOD CABINET VANITY W/ 3/4" STONE SLAB TOP; STONE SHOWER SURROUND TO 10'-0"A.F.F. WITH STONE FLOOR ON WATERTIGHT SHOWER PAN;
205	CLOSET	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	NONE	PTD. GYP. BD.	10'-0"	PAINTED WOOD SHELVING AND CHROME HANGING RODS (NO PLASTIC)
206	BATH	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 7	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	"KOHLER" LAVATORY BOWL; PTD. WOOD CABINET VANITY W/ 3/4" STONE SLAB TOP; "KOHLER" STANDARD 5'-0"L TUB W/ STONE TILE SHOWER SURROUND TO 8'-0"A.F.F.
207	TOILET	TILE	8" WOOD PTD.	PTD. GYP. BD. (MOIS. RESIS.)	CROWN 4	PTD. GYP. BD. (MOIS. RESIS.)	10'-0"	"KOHLER" TOILET; OR EQUAL "KOHLER" TOILET; "KOHLER" LAVATORY BOWLS; PTD. WOOD CABINET VANITIES W/ 1 1/4" STONE TOP
208	CLOSET	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	NONE	PTD. GYP. BD.	10'-0"	PAINTED WOOD SHELVING AND CHROME HANGING RODS (NO PLASTIC)
209	BEDROOM	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 4	PTD. GYP. BD.	10'-0"	
210	CLOSET	SEALED T&G WOOD PRE-ENGINEERED	8" WOOD (MDF) PTD.	PTD. GYP. BD.	NONE	PTD. GYP. BD.	11'-0"	PAINTED WOOD SHELVING AND CHROME HANGING RODS (NO PLASTIC)
	STAIR	STAINED OAK TREADS PTD. WOOD RISERS	12" WOOD (MDF) PTD.	PTD. GYP. BD.	CROWN 5	PTD. GYP. BD.		ORNAMENTAL STAIR, BALASTRADE, RAILS, LANDING. SUBMIT SHOP DRAWINGS FOR REVIEW/APPROVAL BY ARCHITECT)
	ATTIC	3/4" PLYWOOD	NONE	NONE	NONE	NONE		PROVIDE 16" x 12" PLYWOOD DECKED AREA ADJACENT TO HATCH

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will/will not) be visited periodically to review job progress

NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

CHECKED BY:

DRAWN BY:

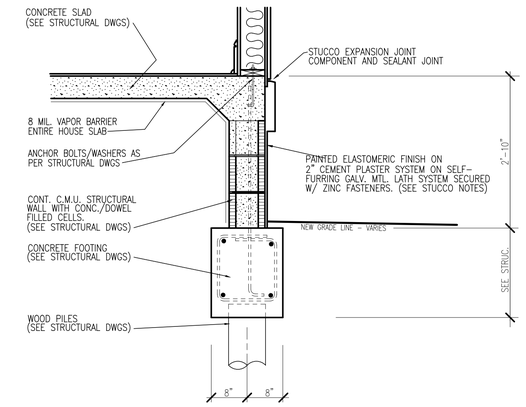
DATE: 9-20-22

JOB NO.:

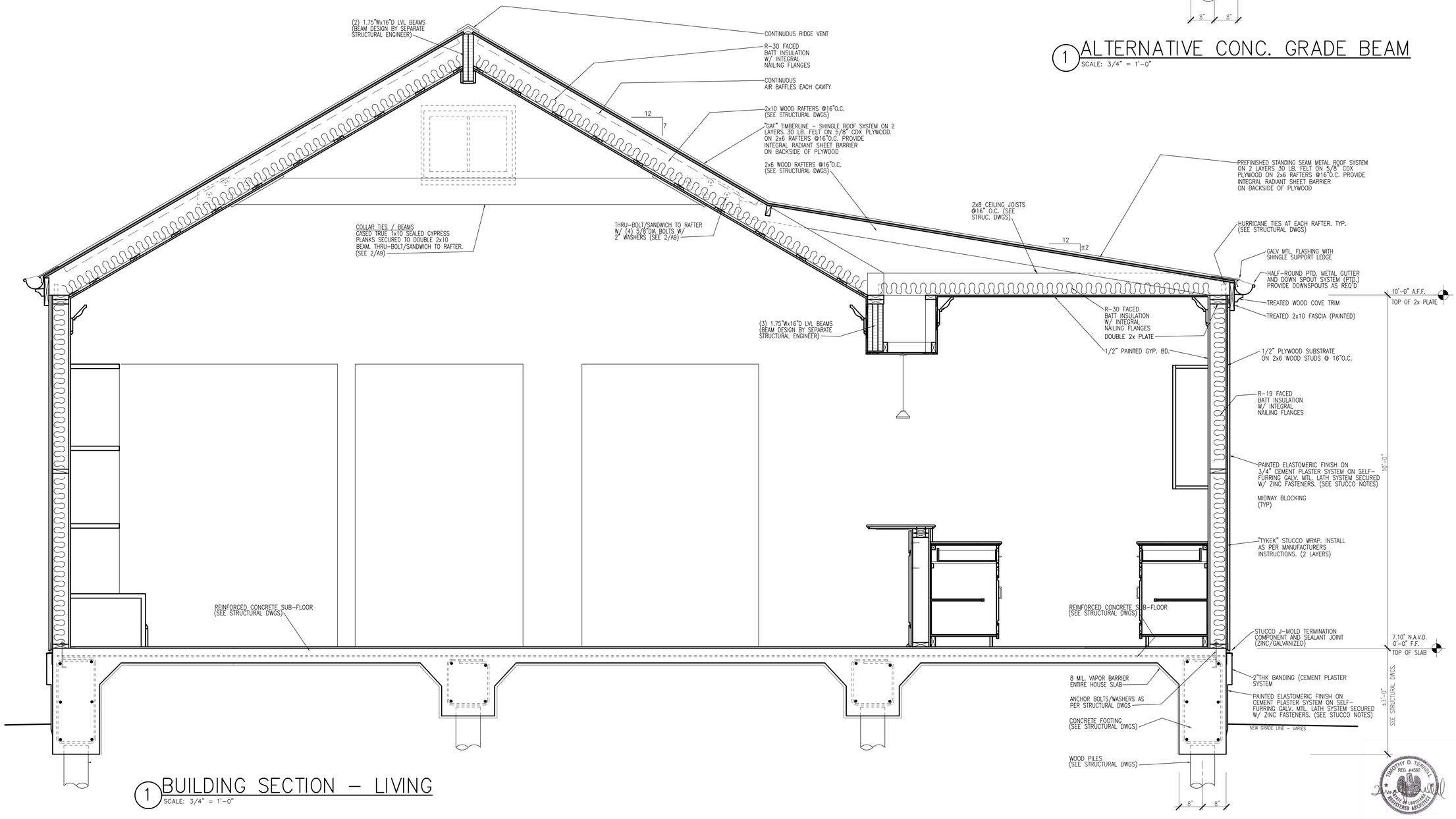
TIMOTHY D. TERRELL REG. #4582 STATE OF LOUISIANA REGISTERED ARCHITECT

A6

SHEET OF



1 ALTERNATIVE CONC. GRADE BEAM
SCALE: 3/4" = 1'-0"



1 BUILDING SECTION - LIVING
SCALE: 3/4" = 1'-0"

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NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

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DATE: 9-20-22

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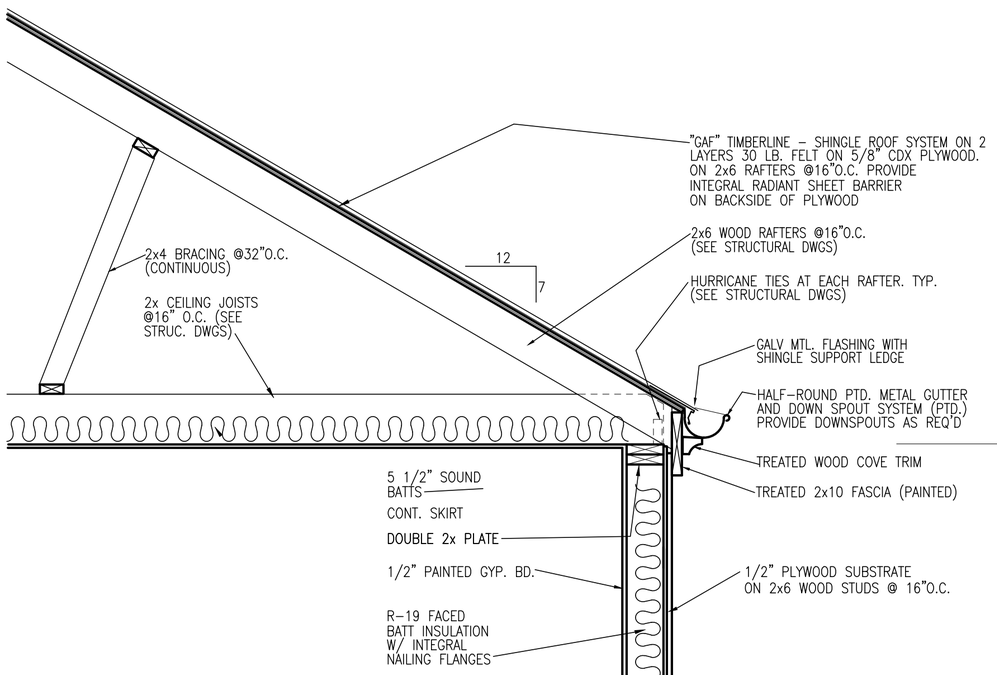
A7

SHEET OF

TIMOTHY D. TERRELL
REG. #4562
STATE OF LOUISIANA
REGISTERED ARCHITECT

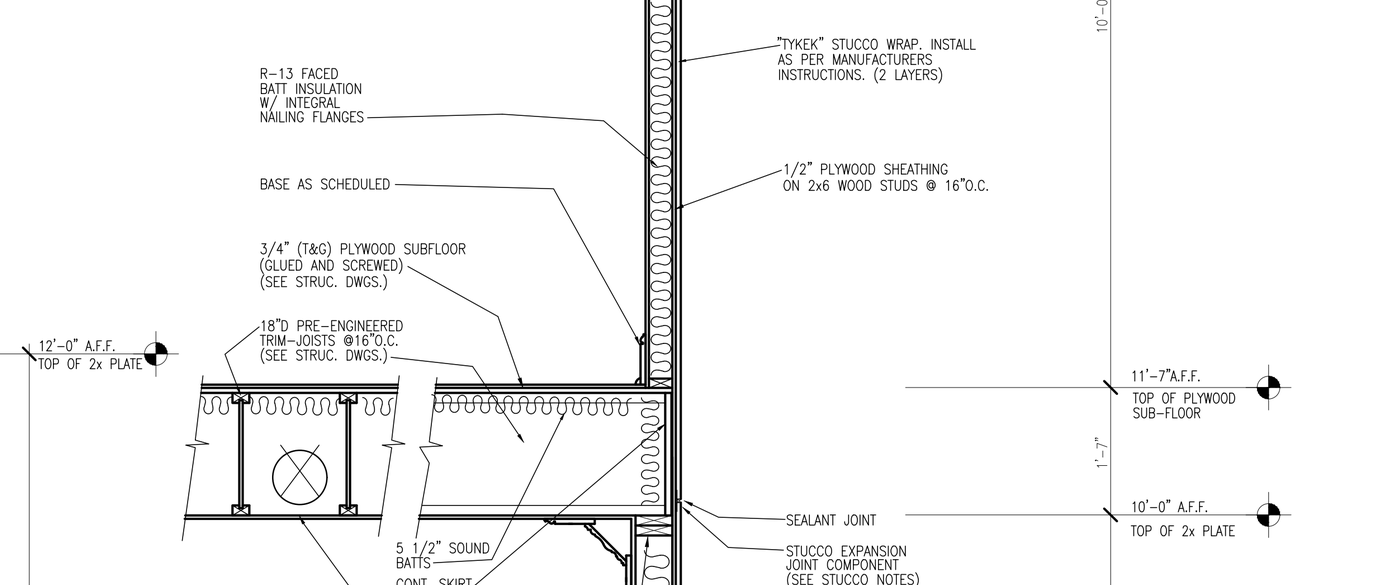
STUCCO NOTES (PORTLAND CEMENT PLASTER):

PROVIDE AND INSTALL ALL COMPONENTS TO MEET THE MANUFACTURERS WRITTEN INSTRUCTIONS. COMPLY WITH ALL RECOMMENDATIONS OF THE "PORTLAND CEMENT ASSOCIATION". COMPLY WITH ASTM C 926 FOR PROJECT CONDITIONS. ENSURE PROPER DEFLECTION CHARACTERISTICS OF WOOD FRAMING FOR MOVEMENT (L/360). METAL LATH TO COMPLY WITH ASTM C 847 WITH ASTM A 653/A 653M, G60 (Z180) HOT DIP GALVANIZED COATING. (DIAMOND MESH LATH – SELF FURRING – 3.4 LB/SQ. YD. PROVIDE ALL ASSOCIATED ACESSORIES OF SIMILAR QUALITY. PORTLAND CEMENT: ASTM C 150, TYPE 1, GRAY. LIME: ASTM C 206, TYPE S. SAND AGGREGATE ASTM C 897. PROVIDE STANDARD SCRATCH AND BROWN COATS FOR 3–COAT SYSTEM. SMOOTH FINISH COAT. AFTER COMPLETE CURING, PROVIDE ELASTOMERIC PAINTED COATING AS PER MANUFACTURERS INSTRUCTIONS. PROVIDE ALL JOINTS AS PER THE DRAWINGS AND ALL JOINTS AS REQUIRED TO MEET SQ. FT. STANDARDS OF STUCCO MFR'S INSTRUCTIONS. PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW/APPROVAL OF THE ARCHITECT DEMONSTRATING ALL COMPONENTS, DETAILS, AND JOINT LAYOUT PRIOR TO PROCEEDING.



1 WALL SECTION – MASTER WING
SCALE: 3/4" = 1'–0"

WOOD NOTE:
ALL EXTERIOR WOOD AND WOOD TRIM TO BE PRESSURE TREATED AND PAINTED



2 WALL SECTION – 2–STORY
SCALE: 3/4" = 1'–0"

TIMOTHY D. TERRELL REG. #4562 STATE OF LOUISIANA REGISTERED ARCHITECT

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A8	

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4021 CHESTNUT STREET
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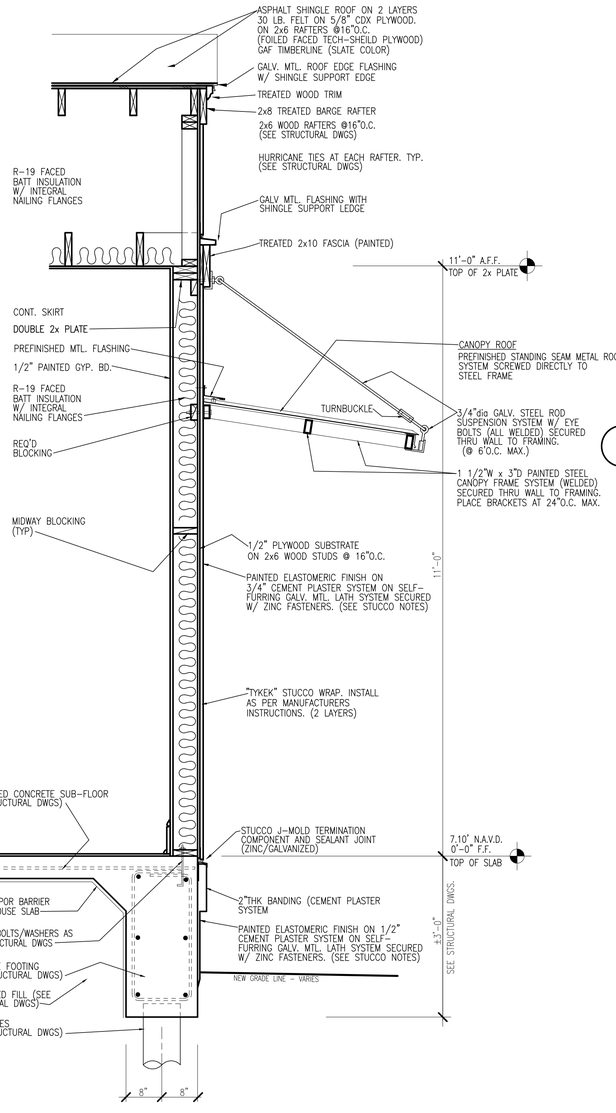
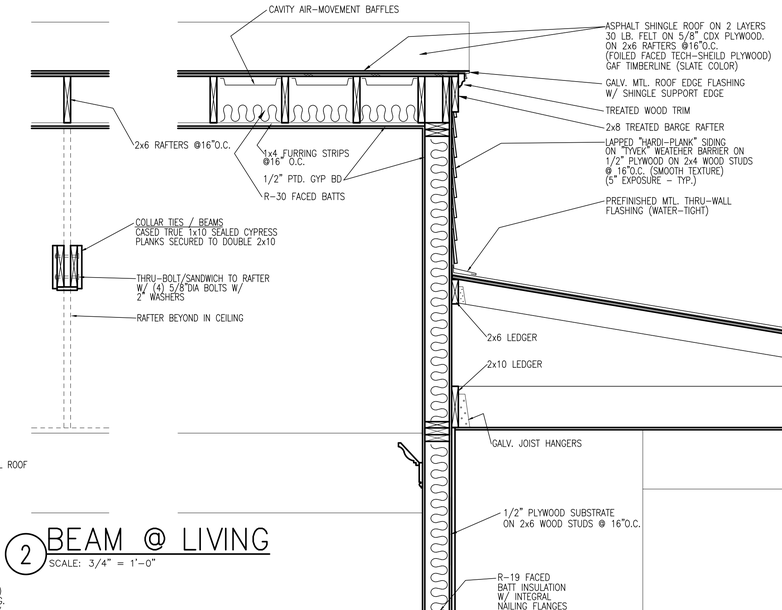


3 BUILDING SECTION – FRONT
SCALE: 3/4" = 1'-0"



2 BEAM @ LIVING
SCALE: 3/4" = 1'-0"

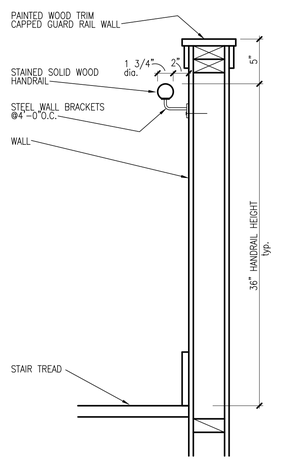
1 REAR PORCH @ LIVING AREA
SCALE: 3/4" = 1'-0"

WOOD NOTE:
ALL EXTERIOR WOOD AND WOOD TRIM TO BE PRESSURE TREATED AND PAINTED

PLAN

5 STAIR SECTION
SCALE: 1 1/2" = 1'-0"

STAIR SYNOPSIS
18 RISERS @7.6"EA = 11'-5"
11" TREADS (TYPICAL)



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

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4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

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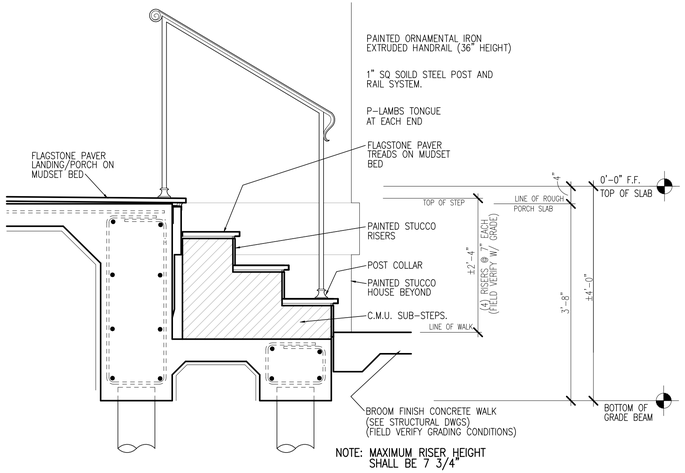
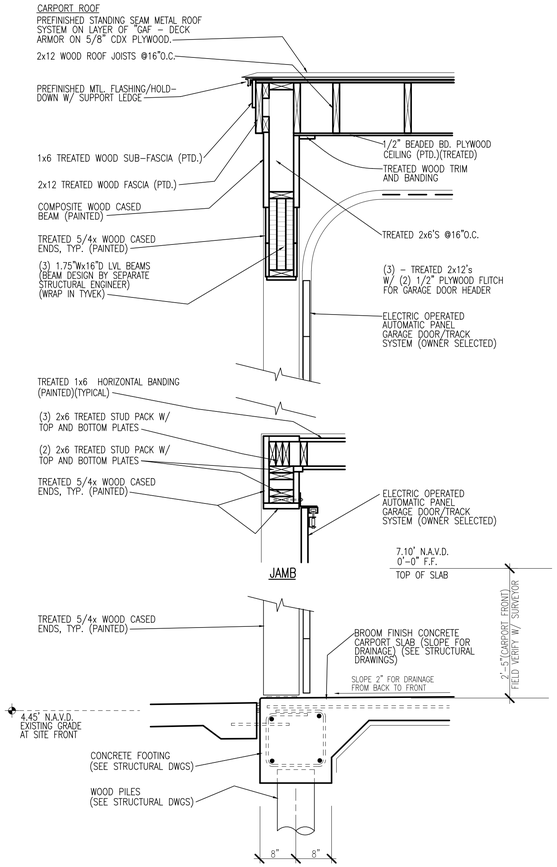
TIMOTHY D. TERRELL REG. #45162 STATE OF LOUISIANA REGISTERED ARCHITECT



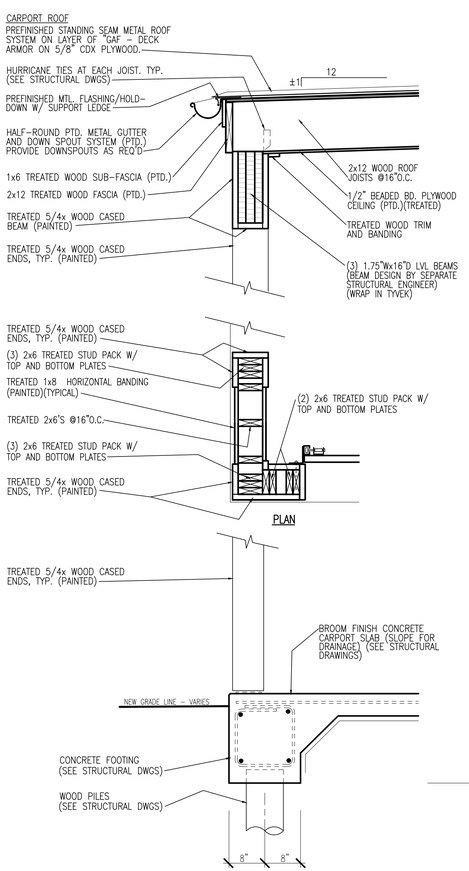
1 TYPICAL STEP
SCALE: 3/4" = 1'-0"

NOTE: MAXIMUM RISER HEIGHT SHALL BE 7 3/4"

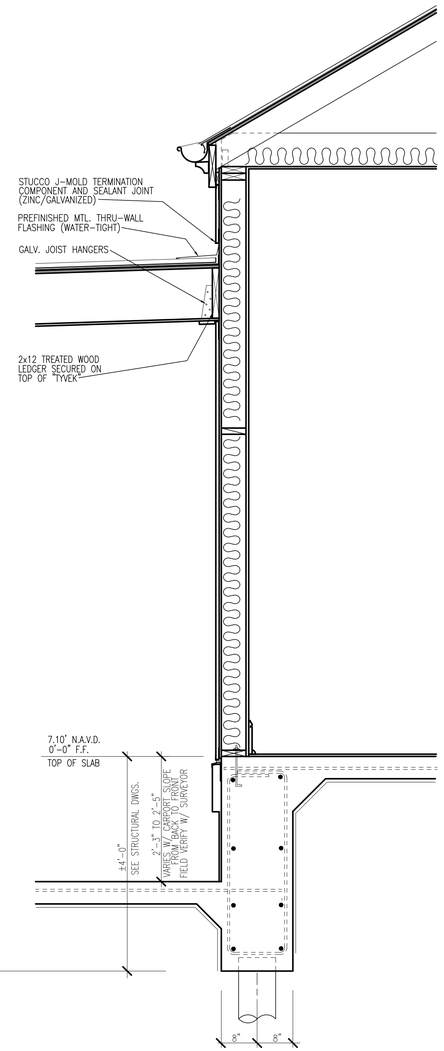
NOTE: FIELD VERIFY "ABOVE GRADE" HEIGHTS WITH SURVEY/ BENCHMARK ELEVATION REQUIREMENTS AND ACTUAL EXISTING GRADE CONDITIONS. ADJUST STEPS ACCORDINGLY.



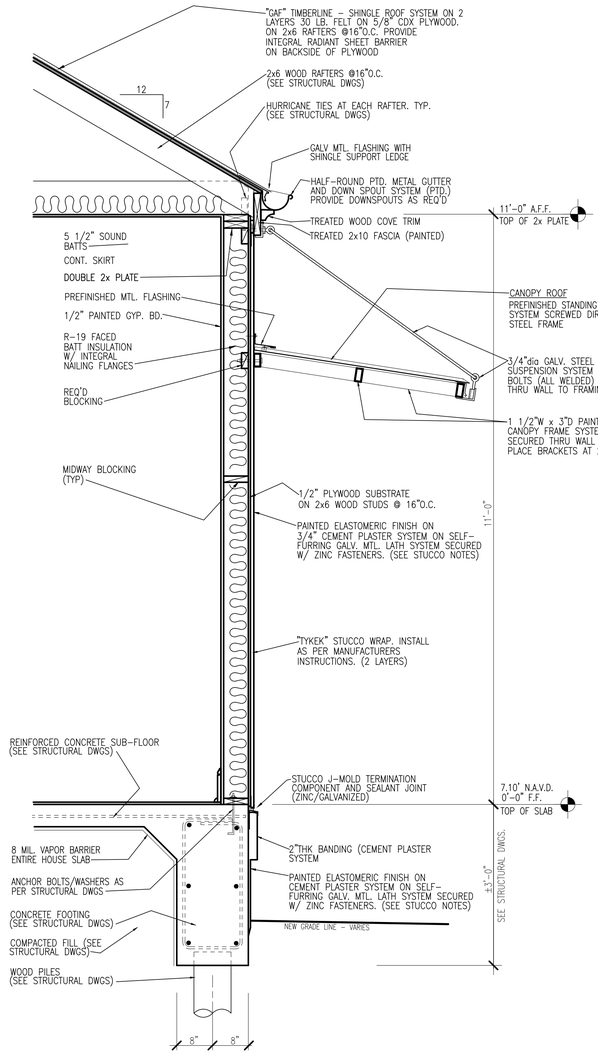
1 FRONT OF CARPORT
SCALE: 3/4" = 1'-0"



2 SIDE OF CARPORT
SCALE: 3/4" = 1'-0"



3 CARPORT AT HOUSE
SCALE: 3/4" = 1'-0"



4 BUILDING SECTION - FRONT
SCALE: 3/4" = 1'-0"

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NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

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DATE: 9-20-22

JOB NO.:

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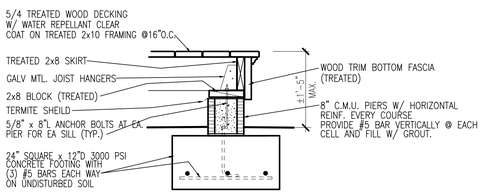
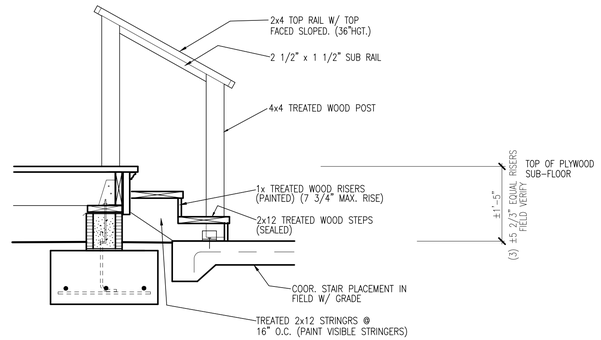
TIMOTHY D. TERRELL
REG. #4882
STATE OF LOUISIANA
REGISTERED ARCHITECT



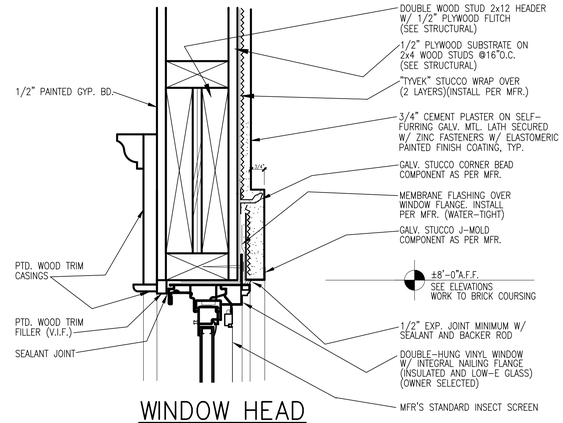
2 REAR DECK SECTION
SCALE: 3/4" = 1'-0"



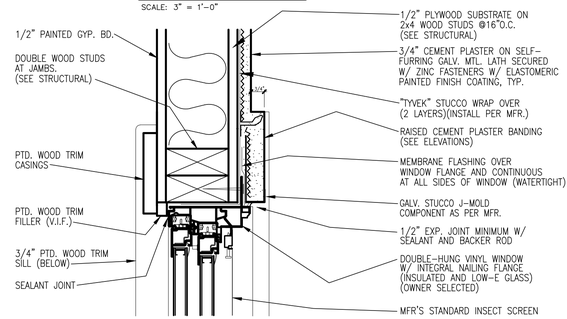
3 REAR STEP SECTION
SCALE: 3/4" = 1'-0"

NOTE: MAXIMUM RISER HEIGHT SHALL BE 7 3/4"

NOTE: FIELD VERIFY "ABOVE GRADE" HEIGHTS WITH SURVEY/ BENCHMARK ELEVATION REQUIREMENTS AND EXISTING GRADE CONDITIONS. ADJUST STEPS AND RISER CONDITIONS ACCORDINGLY.

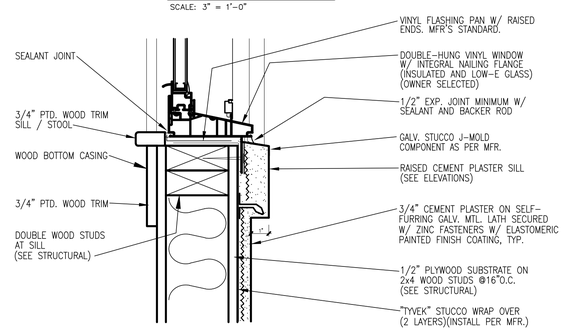


WINDOW HEAD
SCALE: 3" = 1'-0"



WINDOW JAMB
SCALE: 3" = 1'-0"

WINDOW SASH
SCALE: 3" = 1'-0"



WINDOW SILL
SCALE: 3" = 1'-0"

1 WINDOW @ STUCCO

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ARCHITECTS, L.L.C.
1907 SOPHIE WRIGHT PLACE
NEW ORLEANS, LOUISIANA, 70125
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NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS
	10-5-22

CHECKED BY:

DRAWN BY:

DATE: 8-22-22

JOB NO.:

A11

SHEET OF

TIMOTHY D. TERRELL REG. #40582 STATE OF LOUISIANA REGISTERED ARCHITECT

FASTENER SCHEDULE

FASTENING SCHEDULE FOR STRUCTURAL MEMBERS (UON)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENERS	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3 – 8d	---
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2 – 8d	---
2" SUBFLOOR TO JOIST OR GIRDER, BLIND & FACE NAIL	2 – 16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2–16d	---
STUD TO SOLE PLATE, TOE NAIL	3–8d or 2–16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3 – 16d	16" O.C.
DOUBLE TOP PLATES, MINIMUM 24? OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8 – 16d	---
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3–8d	---
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS, FACE NAIL	2–10d	---
BUILT– UP HEADER, TWO PIECE WITH ½? SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER , TWO PIECE	16d	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3 – 8d	---
CONTINUOUS HEADER TO STUS, TOE NAIL	4 – 8d	---
CEILING JOIST , LAPS OVER PARTITIONS, FACE NAIL	3 – 10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3 – 10d	---
RAFTER TO PLATE, TOE NAIL	2 – 16d	---
1" BRACE TO EACH STUD & PLATEFACE NAIL	2 – 8d	---
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2 – 8d	---
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2 – 8d	---
WIDER THAN 1?x8? SHEATHING TO EACH BEARING, FACE NAIL	3 – 8d	---
BUILT– UP CORNER STUDS	10d	24" O.C.
BUILT–UP GIRDERS & BEAMS , 2" LUMBER LAYERS & LVL's	10d	NAIL EACH LAYER AS FOLLOWS: 16" O.C. @ TOP & BOTTOM & STAGGERED. TWO NAILS @ ENDS & @ EACH SPLICE
2" PLANKS	2 – 16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE , VALLEY OR HIP RAFTERS TOE NAIL FACE NAIL	 4 – 16d 3 – 16d	 --- ---
RAFTER TIES TO RAFTERS, FACE	3 – 8d	---

FRAMING & FASTENING SCHEDULE FOR STRUCTURAL MEMBERS (UON)

DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER	EDGES (Inches)	INTERMEDIATE SUPPORTS (Inches)
Wood structural panels, subfloor, roof and wall sheathing to framing			
EXTERIOR WALLS: 15/32" APA RATED SHEATHING	8d COMMON NAIL	6	12 (NOTE #5)
SUBFLOOR: 3/4" APA RATED STURD–I–FLOOR SHEATHING	8d COMMON NAIL	6	12
ROOF: 5/8" APA RATED SHEATHING	8d COMMON NAIL	4	12 (NOTE #5)
Framing Members:			
STUD WALLS: 2x4s @ 16" O.C. W/ SOLID BLOCKING MID–HT.	SEE SCHEDULE	---	---

1. All nails are smooth–common, box or deformed shanks except where otherwise stated. Nails used for framing & sheathing connections shall have a minimum average bending yield strength as shown: 80 ksi for shank diameter of 0.192", 90 ksi for shank diameters larger than 0.142" but not larger than 0.177", and 100 ksi for shank diameters of 0.142" or less.
2. Nails shall be spaced at not more than 6" on center at all supports where spans are 48" or greater.
3. 4'x8' panels shall be applied vertically.
4. 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48" distance from gable end walls, if mean roof height is more than 25', up to 25' maximum.
5. Nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" on center for minimum 48" distance from ridges, eaves and gable end walls; & 4" on center to gable end wall framing.
6. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersections of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

FRAMING AND TIMBER NOTES

1. LUMBER DATA:
   A. FRAMING LUMBER SHALL BE KILN DRIED.
   B. CEILING JOIST, ROOF RAFTERS AND ASSOCIATED FRAMING SHALL BE NO.2 SOUTHERN YELLOW PINE.
   C. MODULUS OF ELASTICITY, "E" IN 1,600,000 PSI = 1.6
2. USE METAL JOIST HANGERS ON FLUSH FRAMED BEAMS.
3. EXTERIOR WALL SHEATHING WILL BE A MINIMUM 1/2" CDX PLYWOOD OR OSB
4. HEADERS SHALL BE AS PER SCHEDULE OR AS NOTED ON PLANS.
5. WOOD BEAMS WITH PLYWOOD SHALL BE GLUED AND NAILED.
6. WOOD BEAMS WITH STEEL PLATE SHALL BE BOLTED WITH 1/2" DIA. A307 GR.C STEEL BOLTS.
7. WALL BRACING SHALL BE STRUCTURAL SHEATHING PER WFCM, LATEST EDITION.
8. TOP PLATES SHALL BE FACE NAILED TOGETHER AT INTERSECTIONS WITH (4)–16d COMMON NAILS
9. 2"x4" BRACING ON 2"x6" ROOF RAFTERS SHALL NOT EXCEED THE FOLLOWING:
   2"x6" RAFTER AT 16" O.C. – 11'–3"
   2"x6" RAFTER AT 24" O.C. – 9'–2"
10. WIDE FLANGE STEEL SHALL BE ASTM A992(50 KSI). OTHERS SHALL BE ASTM A36(36KSI) UNLESS NOTED OTHERWISE ON PLANS.
11. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IRC(2012), NDS, AND WFCM.
12. THE NUMBER AND SIZE OF NAILS AT WOOD CONNECTIONS SHALL BE PER THE LATEST EDITION OF THE WFCM OR ENGINEER'S SPECIFICATIONS.
13. PARALLAM JOISTS SHALL HAVE A MINIMUM E=2,000,000 PSI AND Fb OF 2900 PSI.
14. CONNECTORS SPECIFIED AS "SIMPSON" TYPE ARE TO BE MANUFACTURED BY SIMPSON STRONG–TIE CO. OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FASTENING PROCEDURES. IF MANUFACTURER PROVIDES AN OPTION FOR THE INSTALLATION PROCEDURE, PROVIDE THE STRONGEST CONNECTION. CONNECTORS SHALL BE GALVANIZED.
15. BASE PLATES WILL BE ANCHORED AT A MAXIMUM OF 32" ON CENTER WITH A MINIMUM A307 GR. C 5/8"x9" ANCHOR BOLTS USING 3"x3"x1/4" PLATE WASHER.
16. WINDOWS/OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE, PRECUT MINIMUM 5/8" THICK PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT WINDOWS.
17. R905.2.6 ROOF SHINGLES WILL BE ATTACHED WITH THE HIGH WIND FASTENING METHOD TESTED IN ACCORDANCE WITH ASTM D3161 FOR 130 MPH WINDS. THE CONTRACTOR MUST SUBMIT A FASTENING PATTERN FROM THE SHINGLE MANUFACTURER THAT IT CERTIFIES AND CONFORMS TO ASTM D3161 FOR 130 MPH WINDS AND THE DESIGN LOADS FROM TABLE R301.2(2)
    R905.2.7.2 UNDERLAYMENT AND HIGH WIND– UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110 MPH) WILL BE APPLIED WITH CORROSION–RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER APART THAN 36" O.C.
18. FIRE BLOCKING SHALL BE INSTALLED AS PER SECTION R602.8 OF IRC 2012
19. JOIST SHALL ONLY BE NOTCHED IF NECESSARY IN STRICT ACCORDANCE WITH IRC 2012. NO EXCEPTIONS.
20. DESIGN WIND LOADS: 130MPH, EXPOSURE B, ENCLOSED STRUCTURE, I=1.0. THE OWNER SHALL COMPLY WITH THE REQUIREMENT OF AN ENCLOSED BUILDING ENVELOPE WITH WINDOWS, PERSONNEL DOORS AND GARAGE DOORS. IN THE EVENT THE OWNER DOESN'T NOT COMPLY WITH THESE REQUIREMENT, THE STRUCTURE SHALL BE REDESIGNED AS A PARTIALLY ENCLOSED STRUCTURE, AT THE OWNERS EXPENSE.
21. NAILS SHALL BE COMMON NAILS UNLESS SPECIFIED OTHERWISE. NO EXCEPTIONS UNLESS SPECIFICALLY REQUESTED IN WRITING AND APPROVED BY THE ENGINEER OF RECORD.
22. PLACE AND NAIL APA RATED PANEL ON ROOF WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS, UNLESS STRENGTH AXIS OTHERWISE IDENTIFIED. EACH PIECE MUST BE CONTINUOUS OVER AT LEAST TWO SPANS. USE MINIMUM OF 24" WIDE PANELS.
23. USE "H" PANEL CLIPS TO PROVIDE 1/8" SPACE IN ROOF SHEATHING AT PANEL EDGES AND ENDS UNLESS NOTED OTHERWISE BY PANEL MANUFACTURER.
24. IF ROOF SHEATHING IS CUT TO PROVIDE SPACE FOR A CONTINUOUS RIDGE VENT, ADD ADDITIONAL BLOCKING TO MAINTAIN ROOF SHEATHING NAIL SCHEDULE.
25. DESIGN LOADS FOR WOOD FRAME:
    FLOOR LIVE LOAD: 40 P.S.F.
    FLOOR DEAD LOAD: 20 P.S.F.
    ROOF LIVE LOAD 20 P.S.F
    DESIGN WIND LOAD 130 MPH – EXPOSURE CATEGORY B.

SHEAR WALL NAILING SCHEDULE		
LOCATION	SIZE	SPACING
BOUNDARY	8D	4"O.C.
PANEL EDGE	8D	6"O.C.
FIELD	8D	6"O.C.

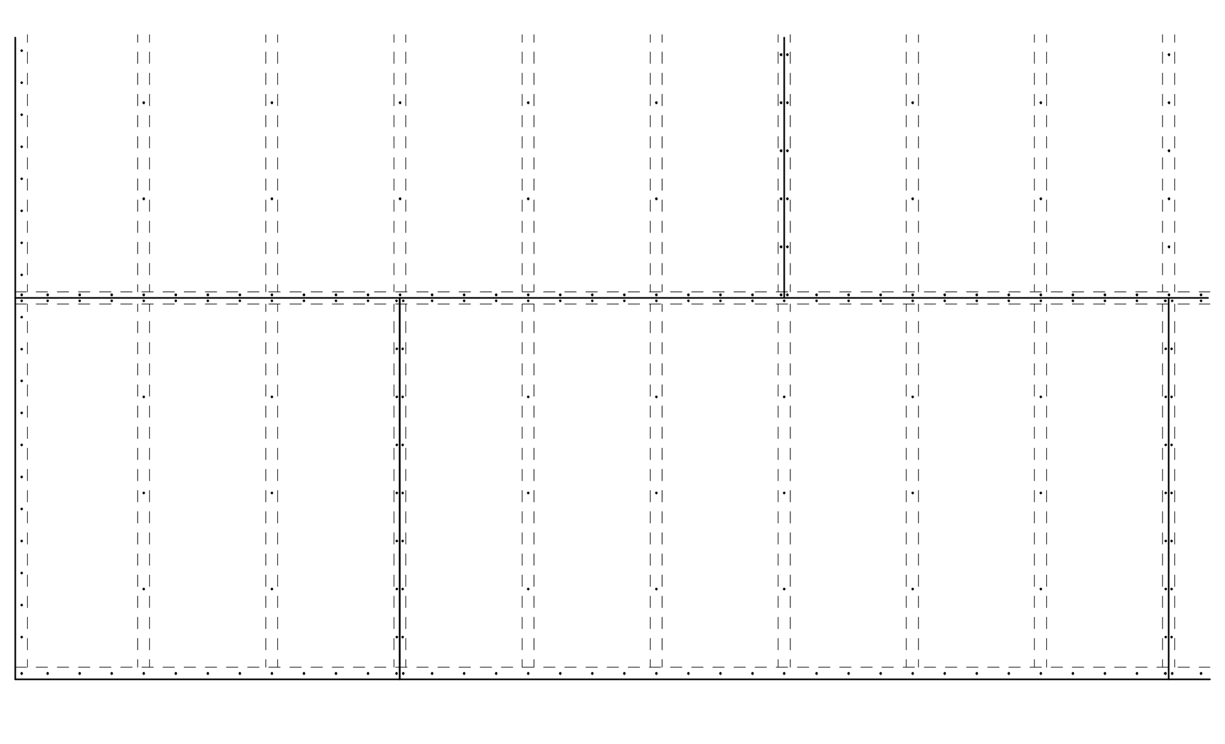
SHEAR WALL NOTES:

1. ALL EXTERIOR WALLS SHALL BE CONSIDERED SHEAR WALLS
2. EXTERIOR PLYWOOD SHEATHING SHALL BE 15/32" A.P.A. RATED PLYWOOD, EXPOSURE 1
3. MINIMUM PENETRATION IS 1 5/8"
4. BLOCK ALL PLYWOOD EDGES.

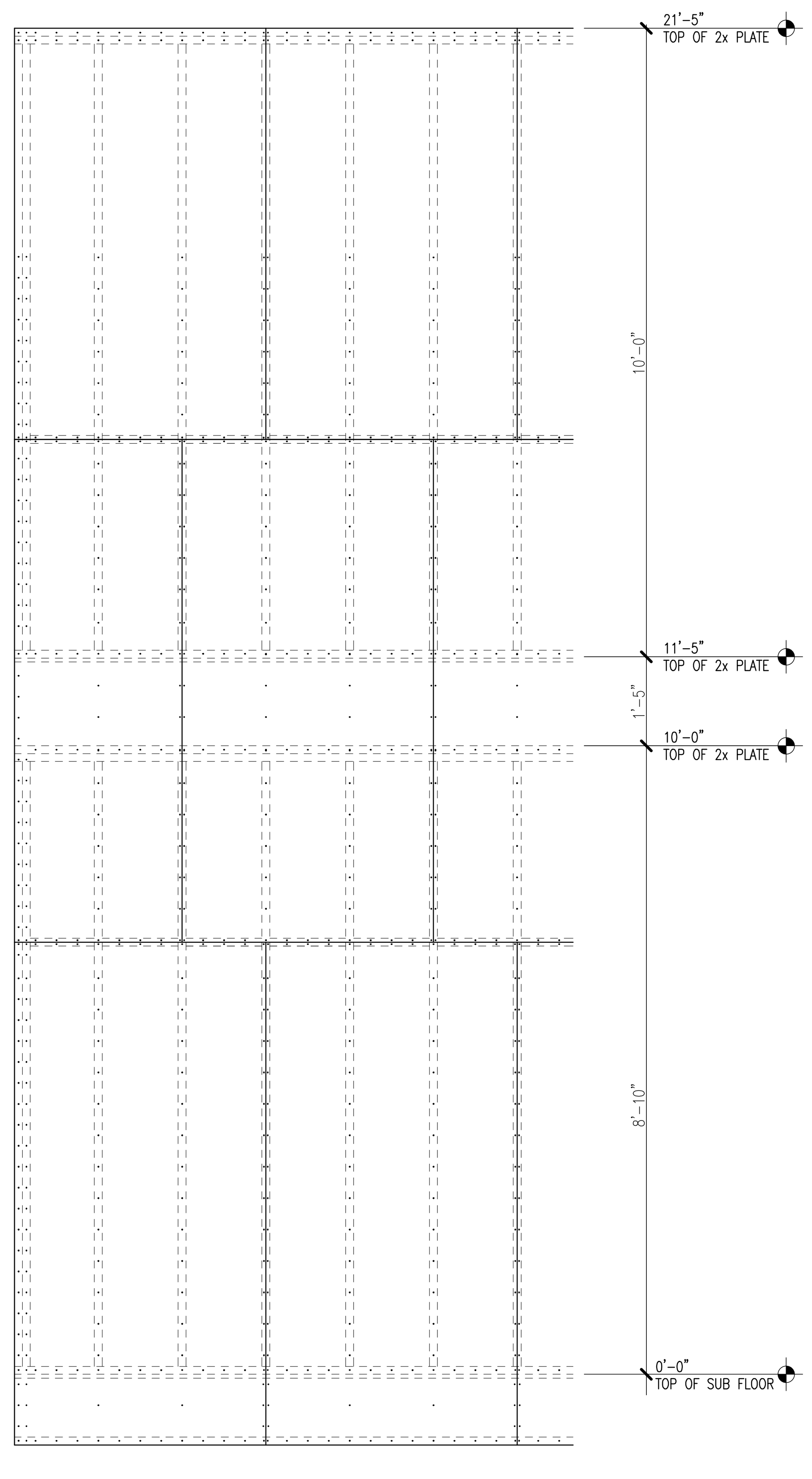
ROOF NAILING SCHEDULE		
LOCATION	SIZE	SPACING
BOUNDARY	8D	4"O.C.
PANEL EDGE	8D	6"O.C.
FIELD	8D	12"O.C.

ROOF DIAPHRAGM NOTES:

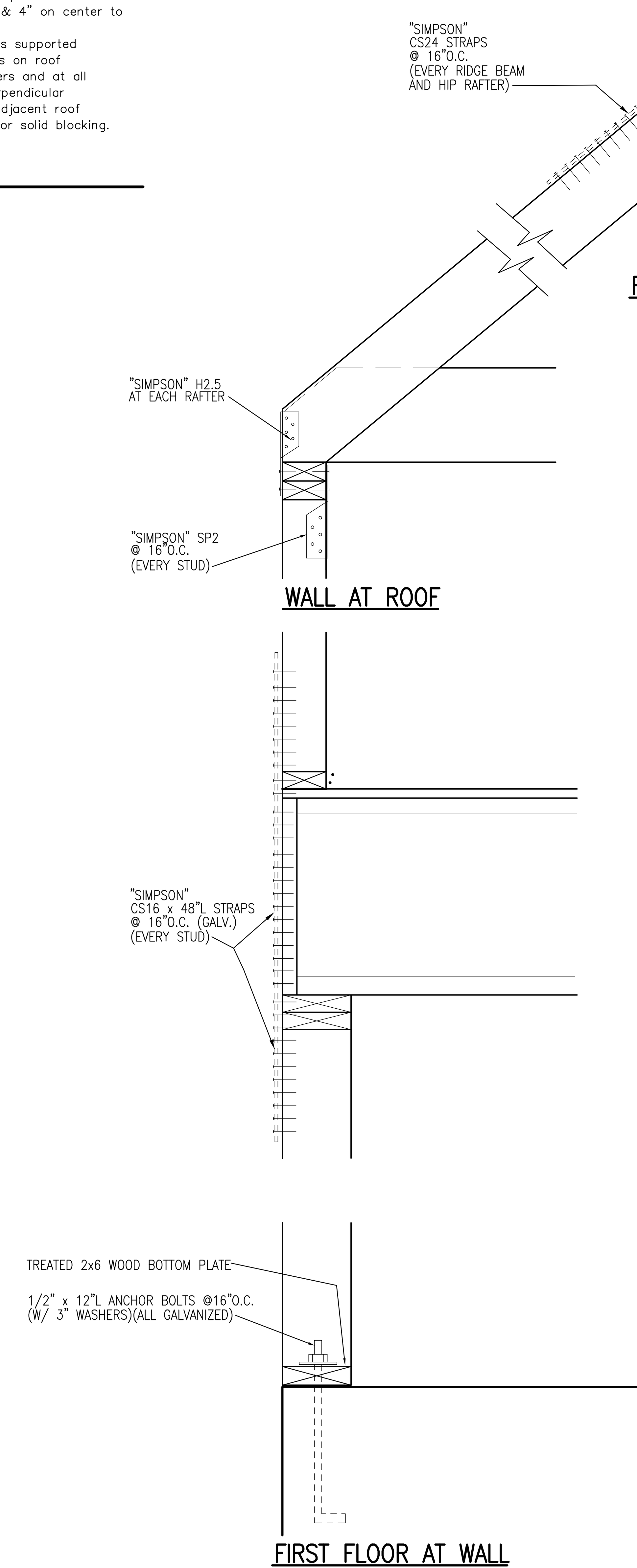
1. ENTIRE ROOF SHALL BE CONSIDERED A DIAPHRAM
2. EXTERIOR PLYWOOD ROOF SHEATHING SHALL BE 5/8" A.P.A. RATED PLYWOOD, EXPOSURE 1
3. MINIMUM PENETRATION IS 1 5/8"
4. BLOCK ALL PLYWOOD EDGES.



ROOF DIAPHRAM DIAGRAM



SHEAR WALL DIAGRAM



1 TYPICAL STRAPPING DETAILS
SCALE: 1 1/2" = 1'–0"

INSTALL, NAIL, FASTEN, AND CONNECT ALL SIMPSON FASTENERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. USE APPROPRIATE NAILS AND METHODS PER MFR.

THE COMPLETED STRUCTURE IS DESIGNED TO MEET AND EXCEED THE DESIGN CRITERIA AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC, 2012), CHAPTER R301.2.1.1

THE COMPLETED STRUCTURE IS DESIGNED TO WITHSTAND A BASIC WIND SPEED OF 130 MPH IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE, SECTION 1609 AND "ASCE 7" AS REQUIRED BY THE INTERNATIONAL BUILDING CODE

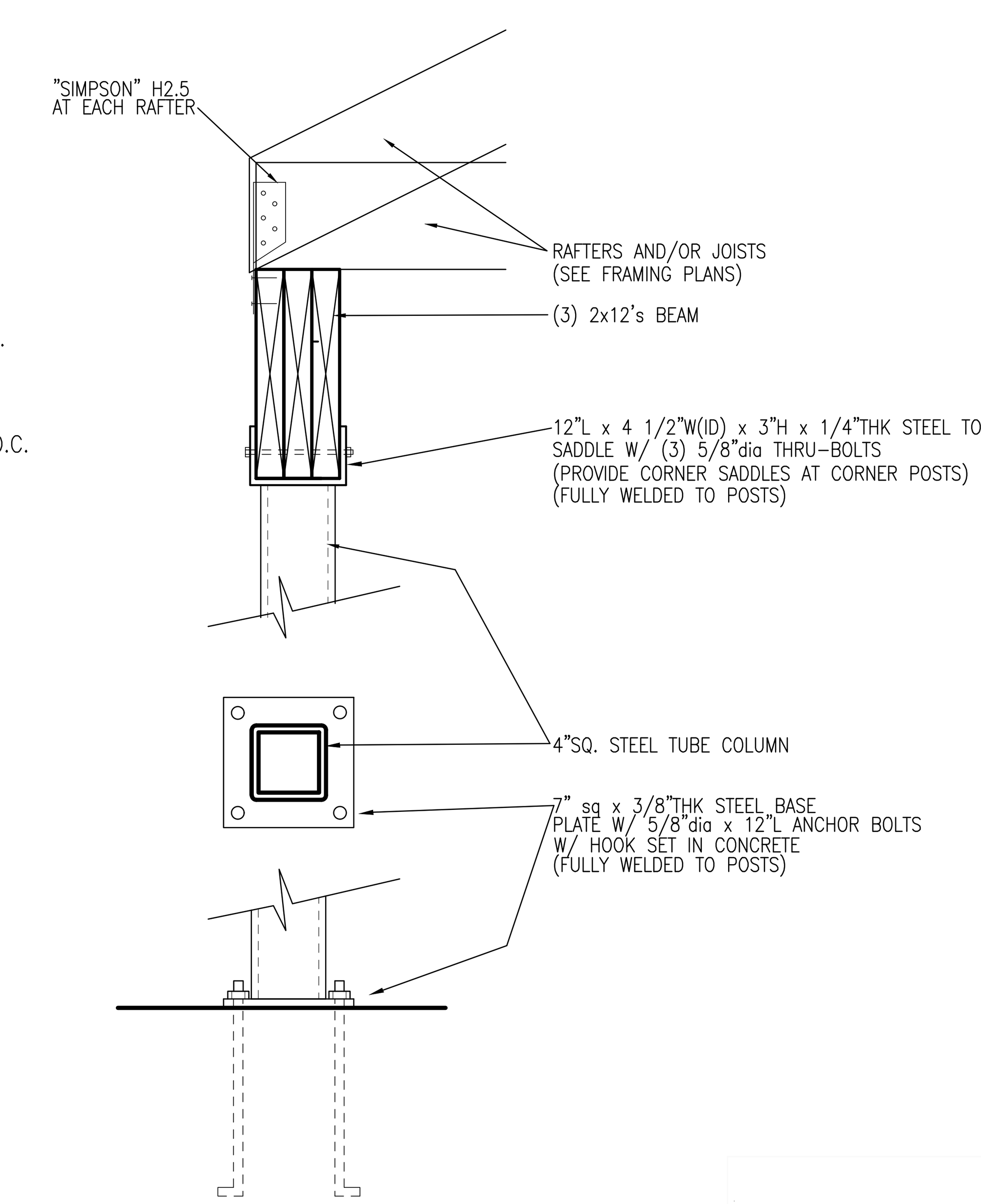
SIMPSON FASTENER SCHEDULE

FIRST FLOOR – SIMPSON CS16 STRAPS @ 16"O.C.
ACTUAL LOAD = 675#
ALLOWABLE LOAD = 1705#

SECOND FLOOR – SIMPSON CS16 STRAPS @ 16"O.C.
ACTUAL LOAD = 675#
ALLOWABLE LOAD = 1705#

TOP PLATE – SIMPSON SP2 @ 16"O.C.
ACTUAL LOAD = 450#
ALLOWABLE LOAD = 890#

RAFTERS – SIMPSON H2.5 AT EACH RAFTER
ACTUAL LOAD = 325#
ALLOWABLE LOAD = 415#



2 STEEL COLUMN
SCALE: 1 1/2" = 1'–0"

TERRELL FABACHER ARCHITECTS, L.L.C.
1907 SOPHIE WRIGHT PLACE
NEW ORLEANS, LOUISIANA, 70125
504·566·1320 TEL

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief.

The project (will)(will not) be visited periodically to review job progress

NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

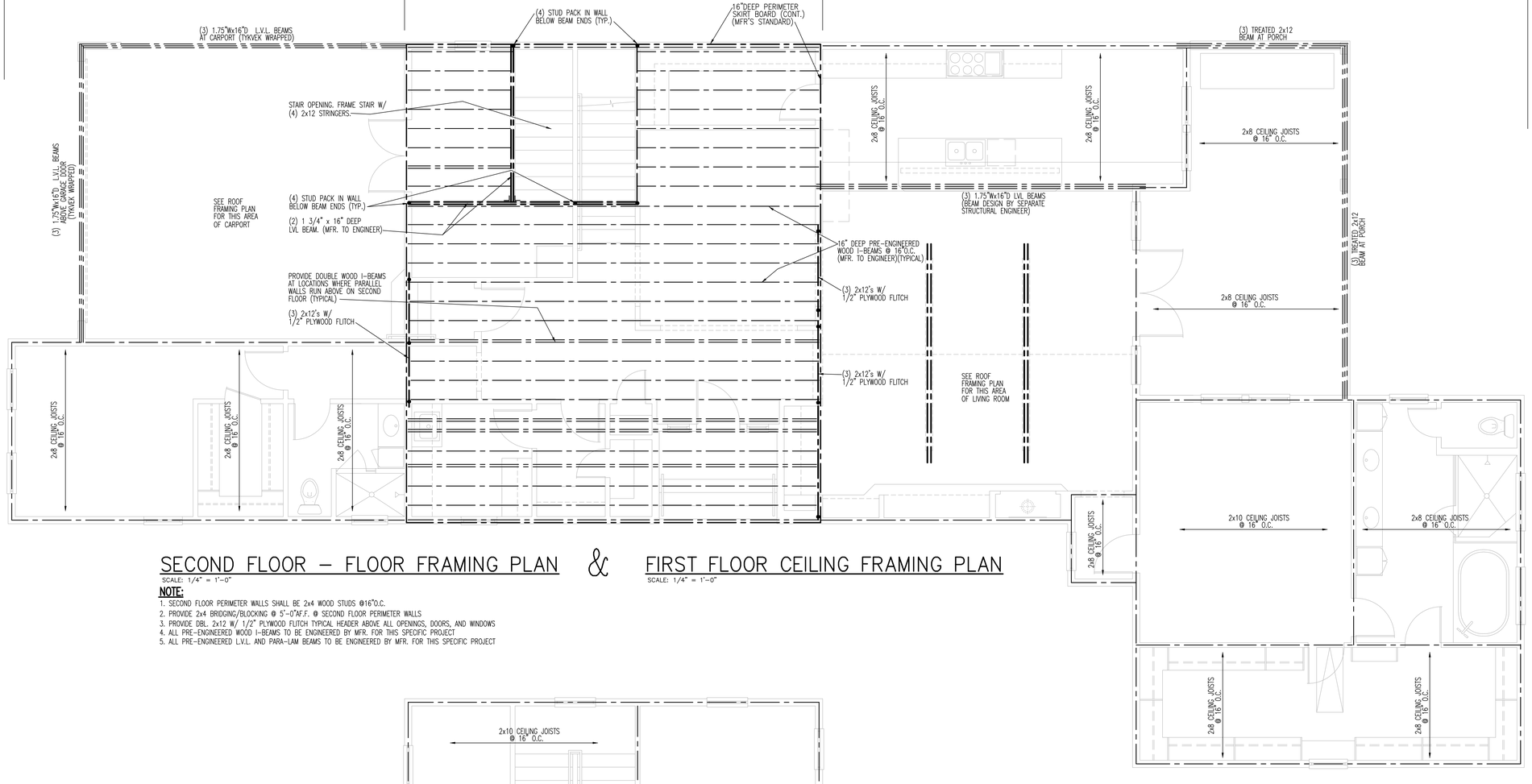
CHECKED BY:
DRAWN BY:
DATE: 9-20-22
JOB NO.:

A12
SHEET OF

FIRST FLOOR CEILING AREAS (ONE-STORY PORTION)

SECOND FLOOR FLOOR AREAS (TWO-STORY PORTION)

FIRST FLOOR CEILING AREAS (ONE-STORY PORTION)

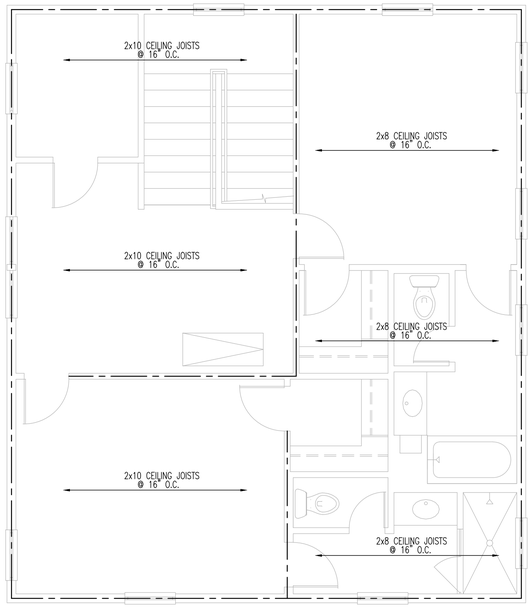


SECOND FLOOR – FLOOR FRAMING PLAN & FIRST FLOOR CEILING FRAMING PLAN

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

NOTE:

1. SECOND FLOOR PERIMETER WALLS SHALL BE 2x4 WOOD STUDS @16"O.C.
2. PROVIDE 2x4 BRIDGING/BLOCKING @ 5'-0"AF.F. @ SECOND FLOOR PERIMETER WALLS
3. PROVIDE DBL. 2x12 W/ 1/2" PLYWOOD FLITCH TYPICAL HEADER ABOVE ALL OPENINGS, DOORS, AND WINDOWS
4. ALL PRE-ENGINEERED WOOD I-BEAMS TO BE ENGINEERED BY MFR. FOR THIS SPECIFIC PROJECT
5. ALL PRE-ENGINEERED L.V.L. AND PARA-LAM BEAMS TO BE ENGINEERED BY MFR. FOR THIS SPECIFIC PROJECT



SECOND FLOOR CEILING FRAMING PLAN

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

TERRELL FABACHER ARCHITECTS, L.L.C.
1050 S. JEFFERSON DAVIS PKWY
SUITE 241
NEW ORLEANS, LOUISIANA, 70125
504-566-1320 TEL

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NEW RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

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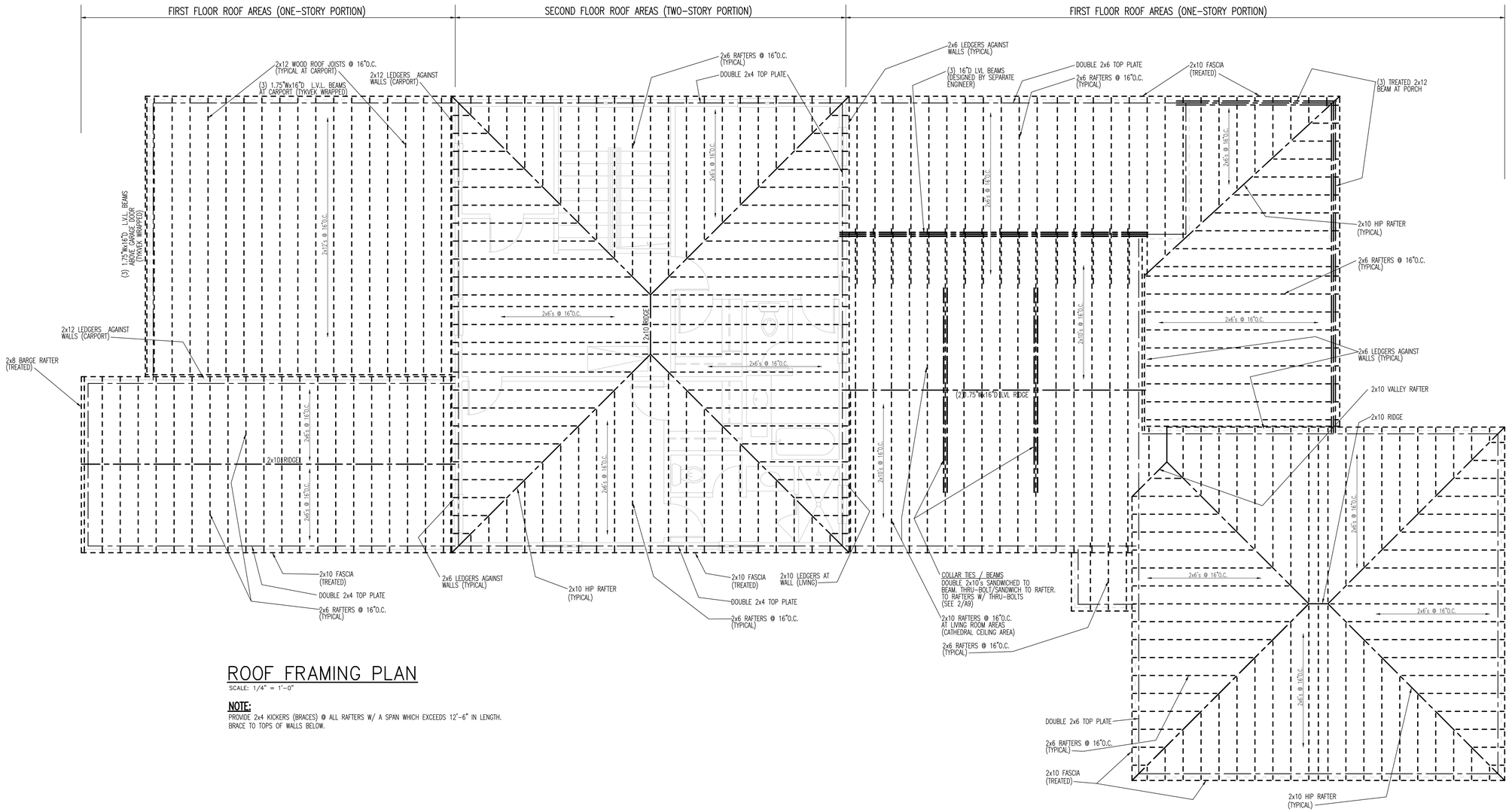
DATE: 9-20-22

JOB NO.:

A13

SHEET OF

TIMOTHY D. TERRELL REG. #4562 STATE OF LOUISIANA REGISTERED ARCHITECT



ROOF FRAMING PLAN

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

NOTE:

PROVIDE 2x4 KICKERS (BRACES) @ ALL RAFTERS W/ A SPAN WHICH EXCEEDS 12'-6" IN LENGTH. BRACE TO TOPS OF WALLS BELOW.

TERRELL FABACHER ARCHITECTS, L.L.C.
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4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

NO.	REVISIONS

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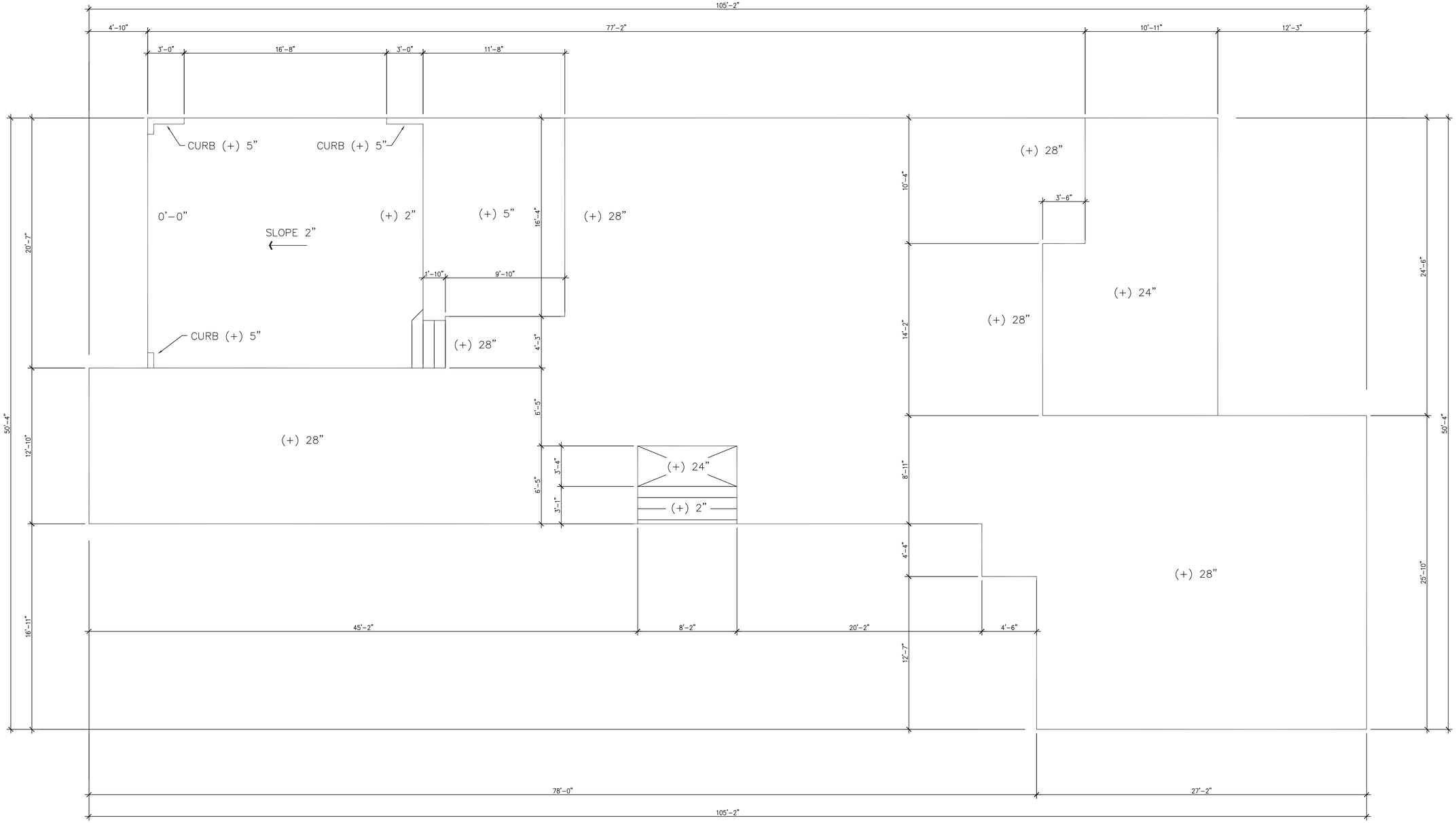
DATE: 9-20-22

JOB NO.:

A14

SHEET OF

TIMOTHY D. TERRELL REG. #4582 STATE OF LOUISIANA REGISTERED ARCHITECT



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

STATE OF LOUISIANA
ROBERT A. BOUCHON
License No. 24004
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
Robert Bouchon
September 20, 2022

ROBERT A. BOUCHON
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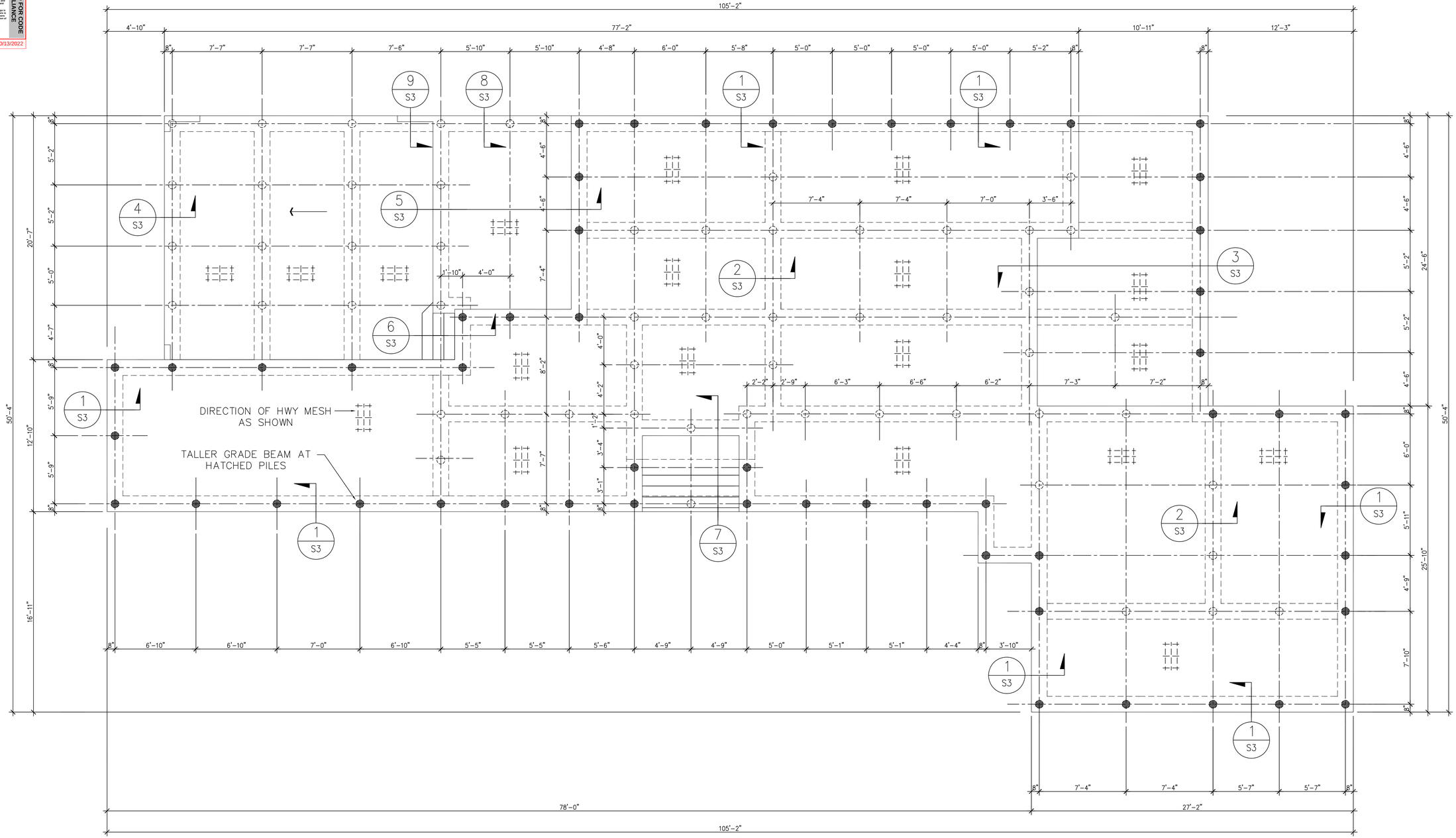
NEW CONSTRUCTION
4021 CHESTNUT STREET
NEW ORLEANS, LA

DATE 09.20.22
FOR CONSTRUCTION

DRAWN BY RB
CHECKED RB

SHEET TITLE
SLAB PLAN

SHEET NUMBER
S1



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

FOUNDATION NOTES

1. ALL CONCRETE SHALL BE STANDARD WEIGHT AND SHALL TEST AT 3000 PSI AT 28 DAYS, IN ACCORDANCE WITH ACI 301 AND 318.
2. REINFORCING STEEL SHALL BE NEW BILLET ASTM A-615 GRADE 60. BEAM STIRRUPS MAY BE GRADE 40.
3. REINFORCING CLEARANCES ARE REQUIRED AS FOLLOWS.
   SLAB: 1" CLEAR BOTTOM AND 3/4" CLEAR TOP
   BEAMS: 1.5" CLEAR IF FORMED AND 3" CLEAR IF EARTH FORMED
4. ALL WELDED WIRE FABRIC SHALL BE ASTM A-497 AND SHALL BE PROVIDED IN SHEETS. LAP THE MESH TWO WIRE SPACES EACH WAY AND PROVIDE 2" CONCRETE BRICKS AT 48 INCHES ON CENTER EACH WAY TO SUPPORT THE MESH.
5. ALL PILES SHALL BE 35 FOOT CLASS 5 TREATED. DESIGN LOAD IS 6 TONS PER PILE IN ACCORDANCE WITH TABLE 1813.12.2.3 (SOIL TYPE GM-1).

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NEW CONSTRUCTION
4021 CHESTNUT STREET
NEW ORLEANS, LA

DATE 09.20.22
FOR CONSTRUCTION

DRAWN BY RB
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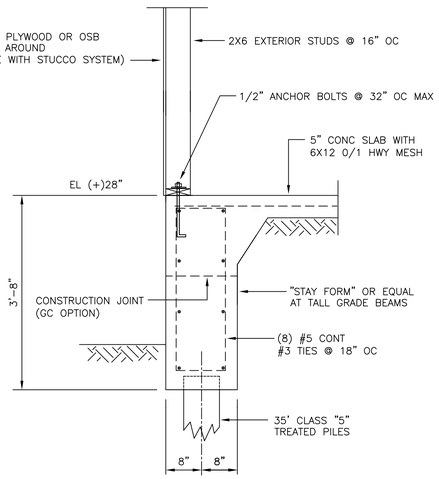
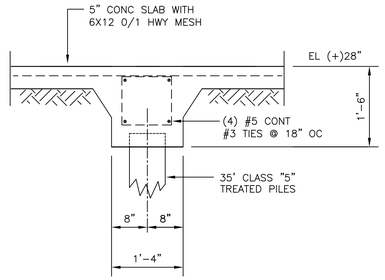
SHEET TITLE
FOUNDATION PLAN

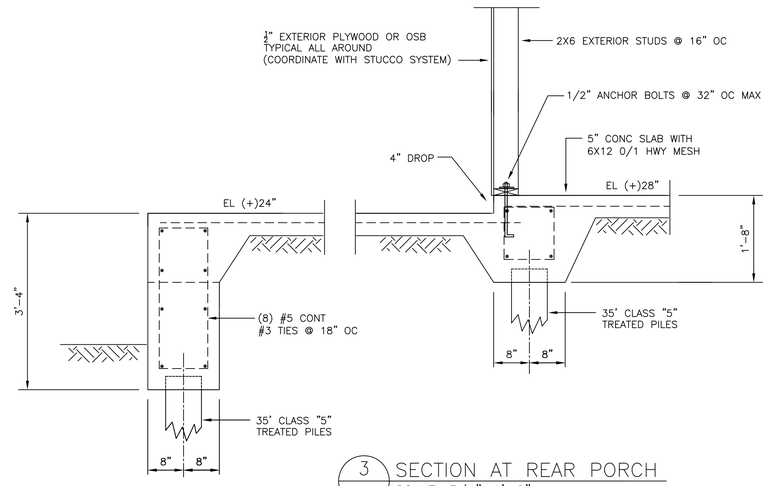
SHEET NUMBER
S2



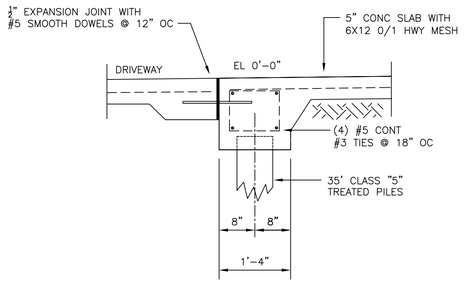
1 S3 EXTERIOR GRADE BEAM
SCALE: 3/4"=1'-0"



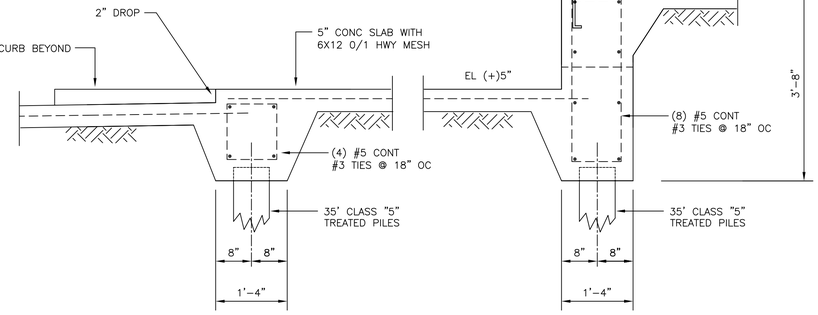
2 S3 INTERIOR GRADE BEAM
SCALE: 3/4"=1'-0"



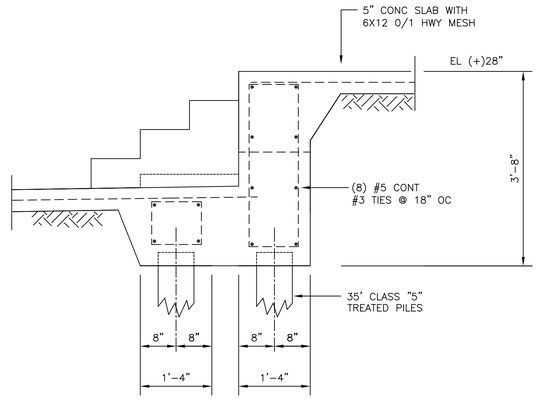
3 S3 SECTION AT REAR PORCH
SCALE: 3/4"=1'-0"



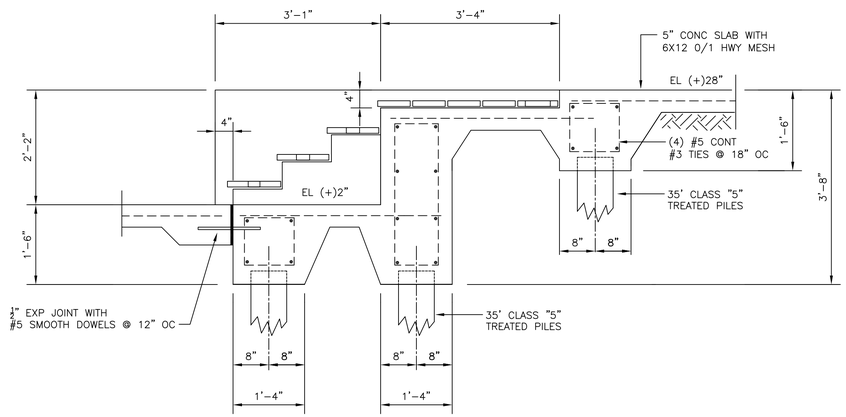
4 S3 SECTION AT CARPORT
SCALE: 3/4"=1'-0"



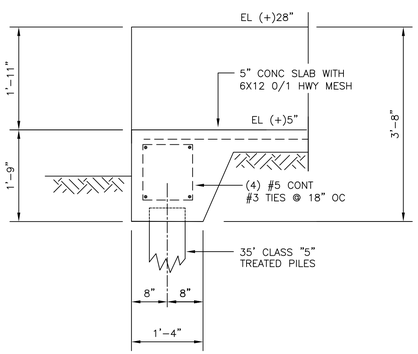
5 S3 SECTION AT CARPORT STORAGE
SCALE: 3/4"=1'-0"



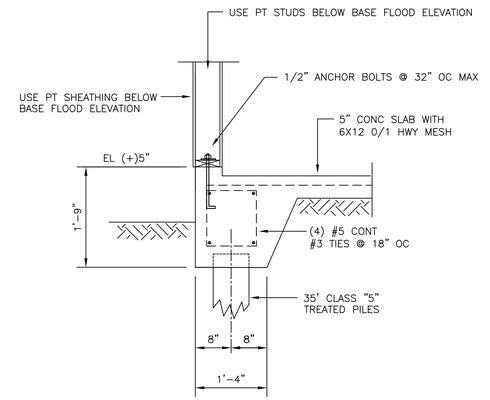
6 S3 SECTION AT CARPORT STEPS
SCALE: 3/4"=1'-0"



7 S3 SECTION AT SIDE ENTRANCE
SCALE: 3/4"=1'-0"



8 S3 SECTION AT CARPORT STORAGE
SCALE: 3/4"=1'-0"



9 S3 SECTION AT CARPORT CURB
SCALE: 3/4"=1'-0"

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NEW CONSTRUCTION
4021 CHESTNUT STREET
NEW ORLEANS, LA

DATE 09.20.22
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DRAWN BY RB
CHECKED RB

SHEET TITLE
FOUNDATION DETAILS

SHEET NUMBER
S3