

Ninth Street Residence

Partial Renoavtion

816 Ninth Street

New Orleans, LA 70115

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY AND STATE REGULATIONS AND REQUIREMENTS.
I AM _____ AM NOT X ADMINISTERING THE CONSTRUCTION.



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SHEET INDEX

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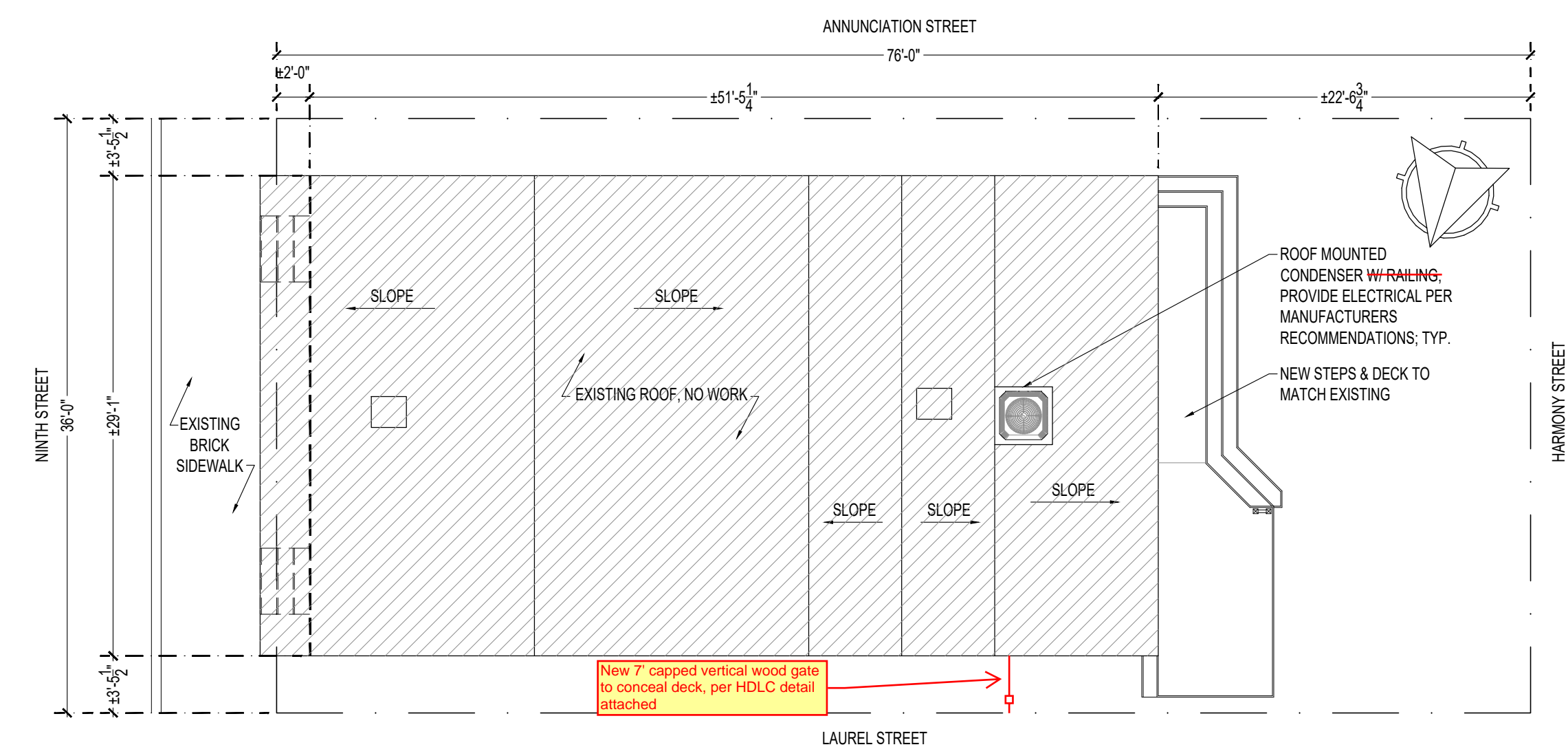
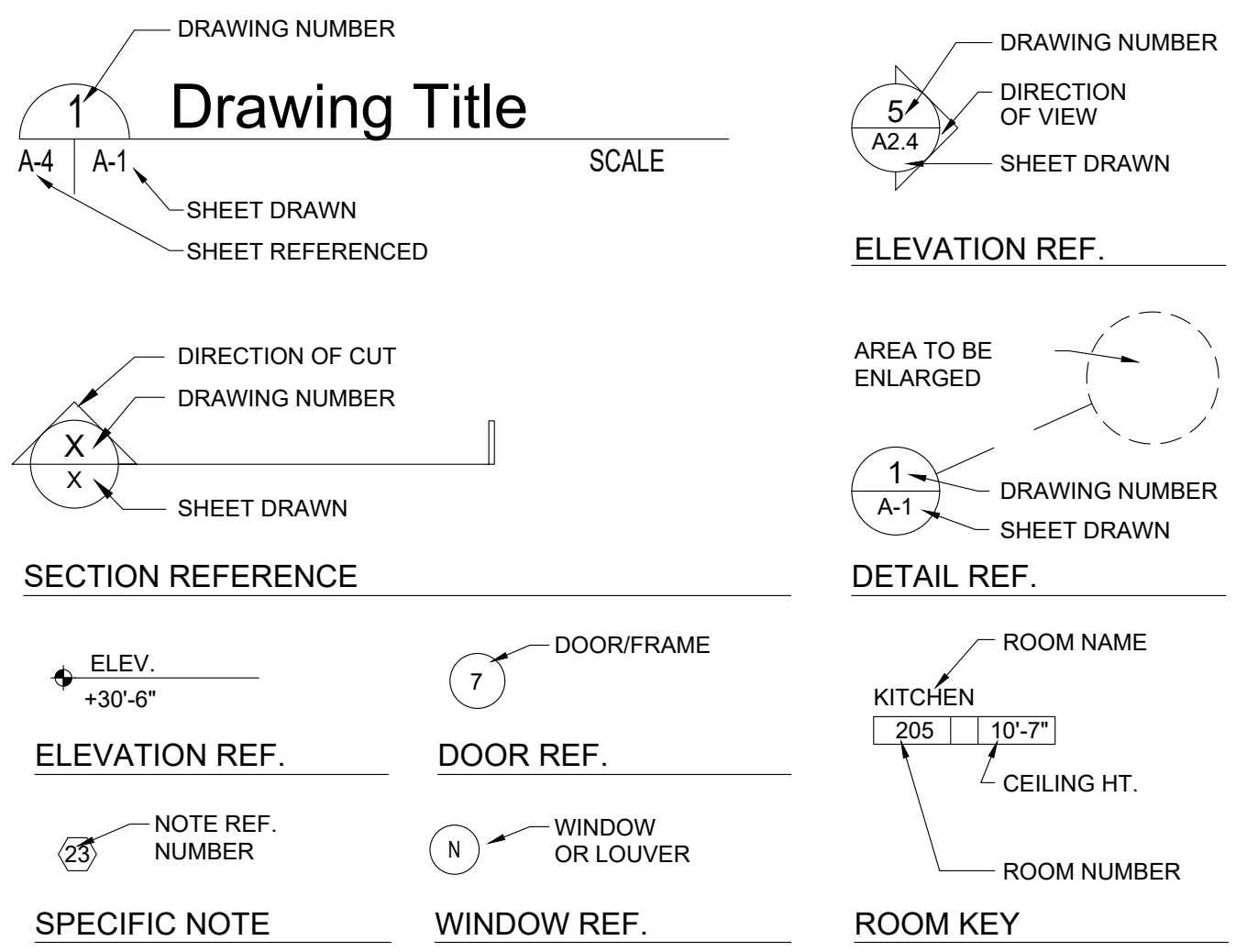
SQUARE FOOTAGE (GROSS)

1st Floor Living (Existing / No Work):	866 sqft
1st Floor Living (Existing / Reno):	630 sqft
2nd Floor Living (Existing / No Work):	328 sqft
Rear Deck (Existing):	97 sqft
Rear Deck (New):	38 sqft

ZONING

ZONING DISTRICT - HU-RD 2 Historic Urban Two Family Residential District
 OCCUPANCY - R-1 Single Family Residence

Architectural Symbols



1 A-1 Site / Roof Plan

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

ALL DESIGN TO MEET IRC 2015
 General Note:
 1) Any structure and materials below the B.F.E. shall comply with IRC 2015, R322.1.8 (Typ.)
 2) Provide wind-borne debris protection for windows in accordance with R301.2.1.2.
 3) Under stair enclosures shall comply w/ IRC 2015 R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side w/ 1/2 inch gypsum board.

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Revisions	
△	REV 1 - 22_0513
△	REV 2 - 22_0612
△	REV 3 - 22_0805

Interoffice Data
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 Checked By

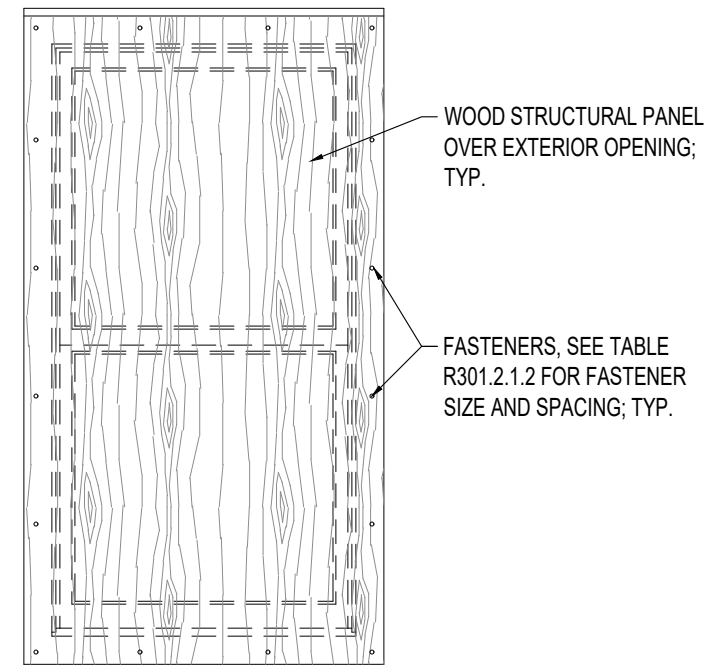
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Title Sheet, Index, Symbols, Site / Roof Plan

Sheet

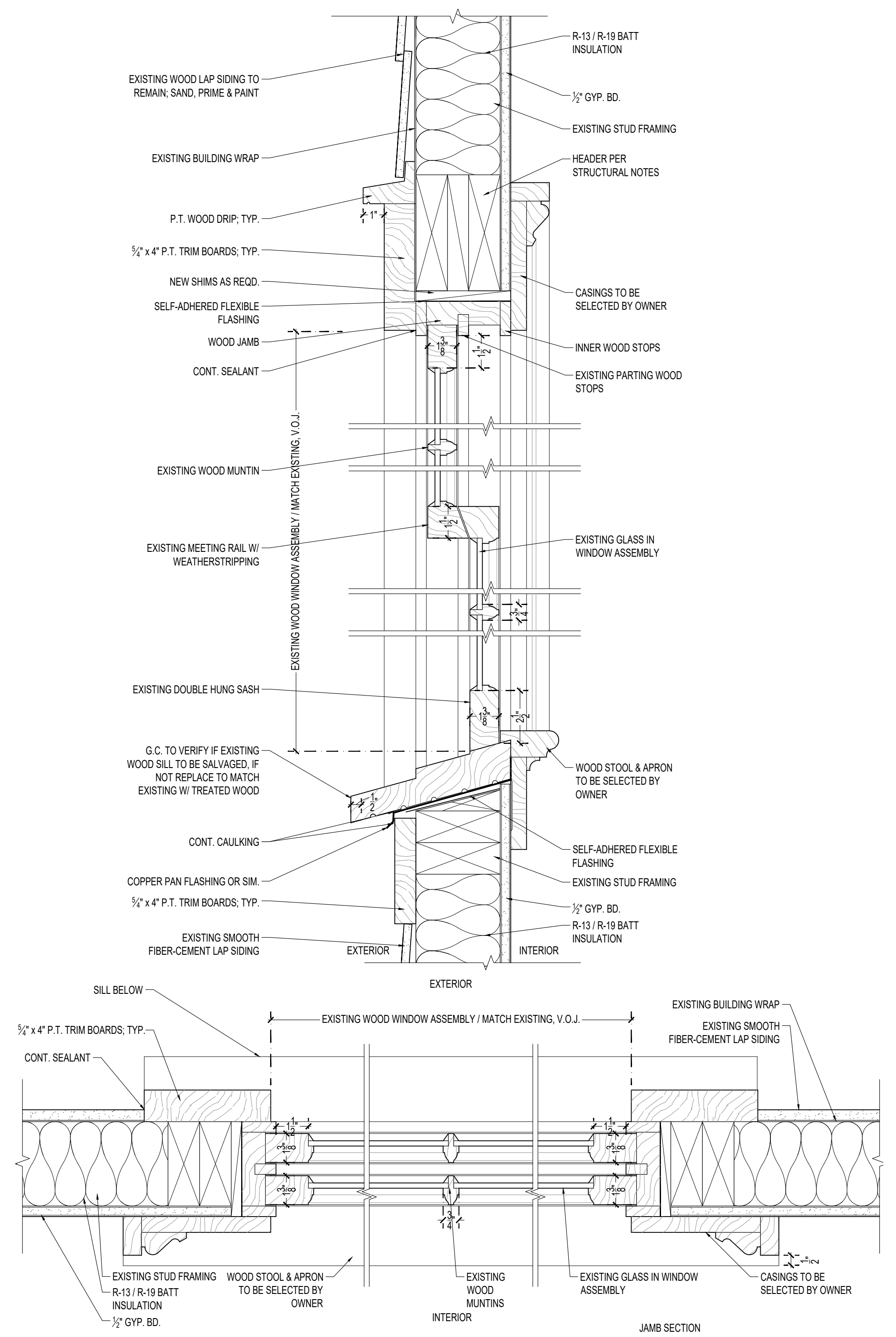
Table R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENING TYPE	FASTENER SPACING (Inches)		
	PANEL SPAN < 4'-0"	4'-0" < PANEL SPAN < 6'-0"	6'-0" < PANEL SPAN < 8'-0"
No. 8 Wood Screw Based Anchor w/ 2" Embedment Length	16	10	8
No. 10 Wood Screw based Anchor w/ 2" Embedment Length	16	12	9
1/4" Lag Screw Based Anchor w/ 2" Embedment Length	16	16	16

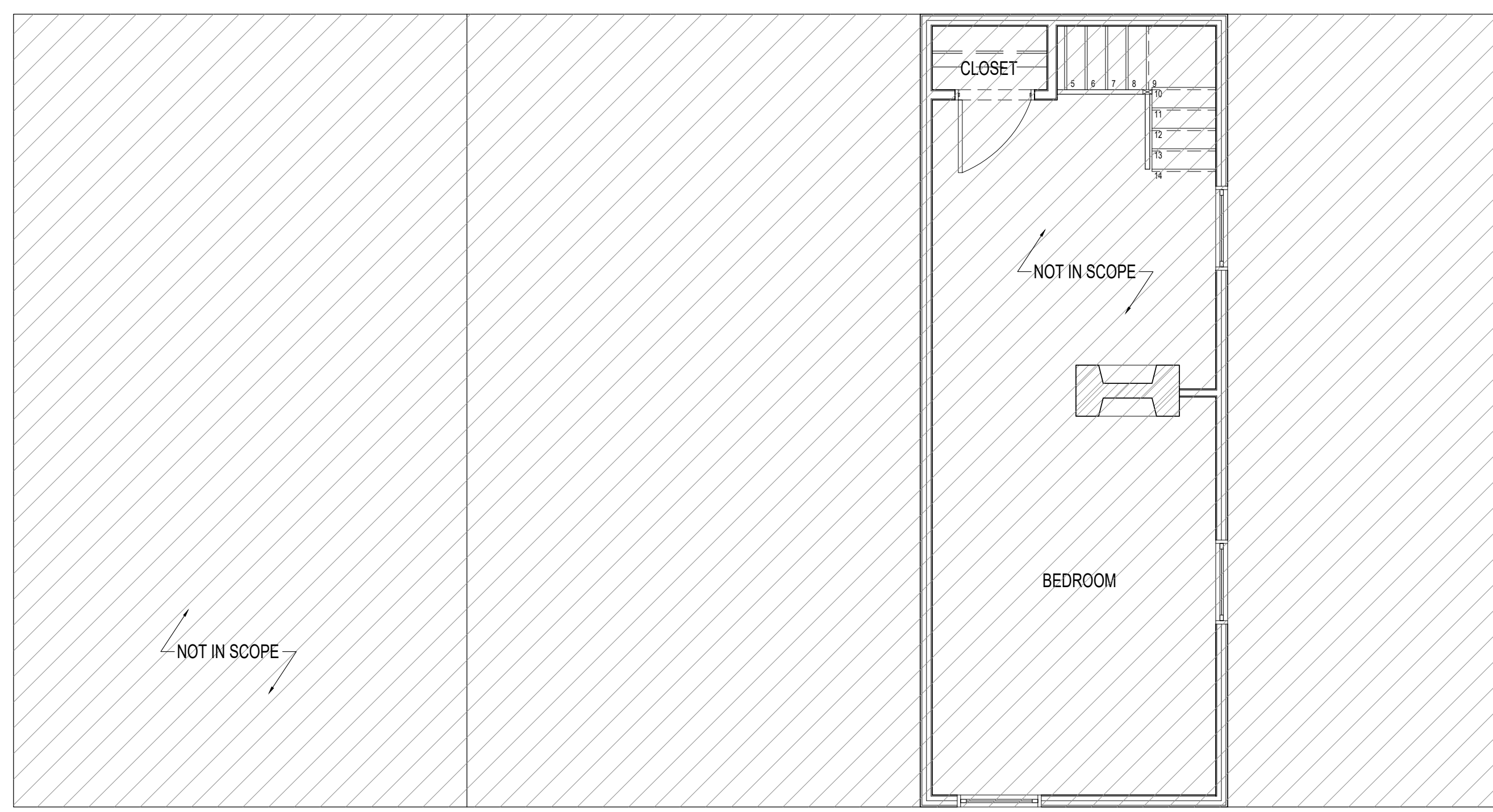


A) THIS TABLE IS BASED ON 180 MPH ULTIMATE DESIGN WIND SPEEDS, AND A 33 FOOT MEAN ROOF HEIGHT.
 B) FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED NOT LESS THAN 1 INCH FROM THE EDGE OF THE PANEL.
 C) ANCHORS SHALL PENETRATE THROUGH EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN 2 INCHES INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2 1/2 INCHES FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.
 D) PANELS ATTACHED TO MASONRY OR MASONRY / STUCCO SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1,500 POUNDS.

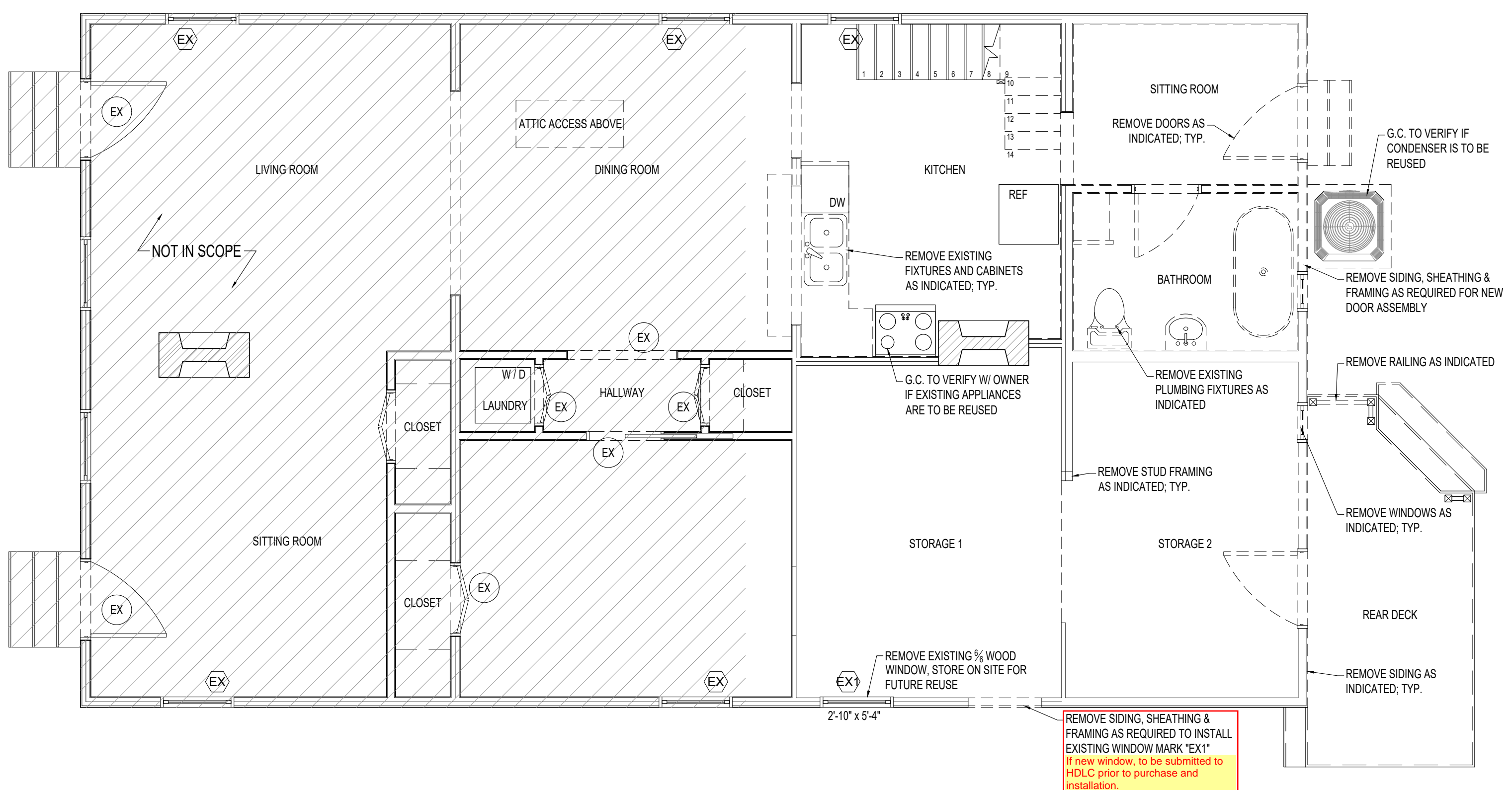
4 Wind Borne Debris Protection; Typ. - A-2 N.T.S.



3 Window HJS - A-1.1 WINDOW MARK "EX1" SCALE: 3" = 1'-0"



2 Demo / Existing 2nd Floor Plan - A-2 SCALE: 1/4" = 1'-0"



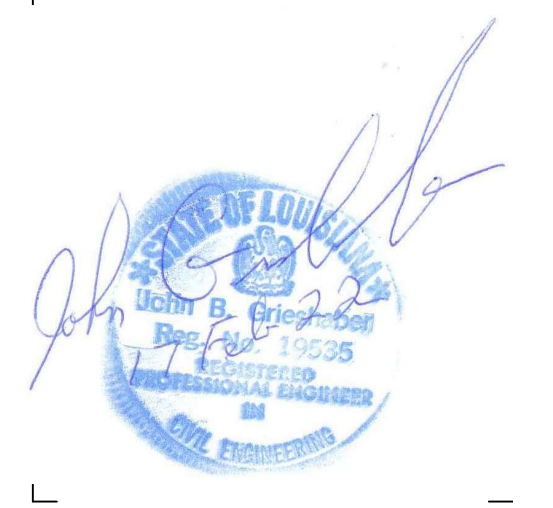
1 Demo 1st Floor Plan - A-1.1 SCALE: 1/4" = 1'-0"



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Title
 Demo 1st & 2nd Floor Plans,
 Wind Borne Debris
 Protection, Window HJS

Sheet

General Note:

- 1) Any structure and materials below the B.F.E. shall comply with IRC 2015, R322.1.8 (Typ.)
- 2) Provide wind-borne debris protection for windows in accordance with R301.2.1.2.
- 3) Under stair enclosures shall comply w/ IRC 2015 R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side w/ 1/2 inch gypsum board.

Door Schedule

MARK	WIDTH	HEIGHT	QTY.	DESCRIPTION
01	PR 2'-6"	6'-8"	2	Pair Exterior Sliding Doors w/ Glass
02	2'-8"	6'-8"	1	Interior Door
03	2'-6"	6'-8"	2	Interior Pocket Door
04	2'-4"	6'-8"	1	Interior Door
05	2'-4"	±6'-6"	1	Glass Shower Door
06	2'-2"	±6'-6"	1	Glass Shower Door
07	8'-0"	±7'-0"	1	Cased Opening

DOOR NOTES:

1. ALL DOOR SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH DOOR MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
2. SAFETY GLAZING / TEMPERED GLAZING SHALL BE PROVIDED IN WINDOW ASSEMBLIES WHEN THE WINDOW/DOOR SILL IS BELOW 18". REFER TO IRC 2015, SECTION 308.
3. 1st FLOOR HEAD HEIGHT 6'-8".

Window Schedule

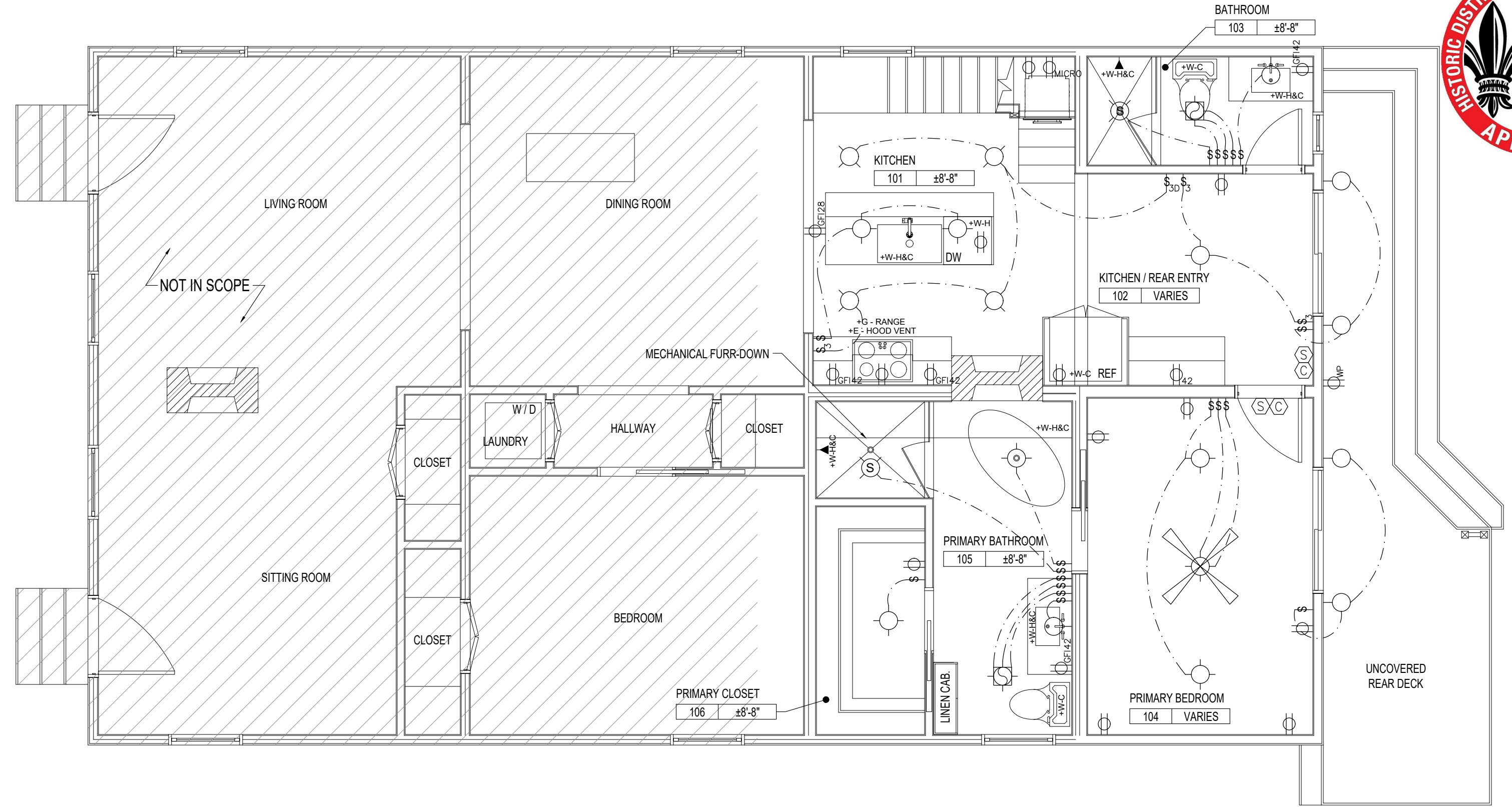
MARK	WIDTH	HEIGHT	QTY.	DESCRIPTION
A	1'-6"	4'-0"	1	1/2 Single Hung

WINDOW NOTES:

1. ALL WINDOW SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
2. SAFETY GLAZING / TEMPERED GLAZING SHALL BE PROVIDED IN WINDOW ASSEMBLIES WHEN THE WINDOW/DOOR SILL IS BELOW 18". REFER TO IRC 2015, SECTION 308.
3. REFER TO EXTERIOR ELEVATIONS TO VERIFY IF WINDOWS ARE TO BE MULLED.
4. ALL WINDOWS MUST MEET THE FOLLOWING EGRESS REQUIREMENTS PER THE IBC 2015:
 - 1st FLOOR:
 - CLEAR OPENING WIDTH > 20"
 - CLEAR OPENING HEIGHT > 24"
 - MINIMUM CLEAR OPENING sq. ft. = 5.7 sq. ft.
 - MAXIMUM SILL HEIGHT ABOVE FLOOR = 44"
 - 2nd FLOOR & ABOVE:
 - CLEAR OPENING WIDTH > 20"
 - CLEAR OPENING HEIGHT > 24"
 - MINIMUM CLEAR OPENING sq. ft. = 5.0 sq. ft.
 - MAXIMUM SILL HEIGHT ABOVE THE FLOOR = 44"
5. 1st FLOOR HEAD HEIGHT 7'-0".
6. WINDOWS INSTALLED IN BATHTUB ENCLOSURES, LESS THAN 60" FROM THE FLOOR, REQUIRE SAFETY GLAZING IN ACCORDANCE WITH IRC 2015 R308.4.5.
7. WINDOWS INSTALLED IN STAIR ENCLOSURES AND WITHIN 5'-0" OF BOTTOM OF STAIRS REQUIRE SAFETY GLAZING PER IRC 2015 R308.4.6.
8. WINDOW SILLS R312.2.1:
 - IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF THE OPERABLE WINDOW IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 1. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST POSITION.
 2. OPERABLE WINDOWS WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
 3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

Electrical / Plumbing / Mech. Legend

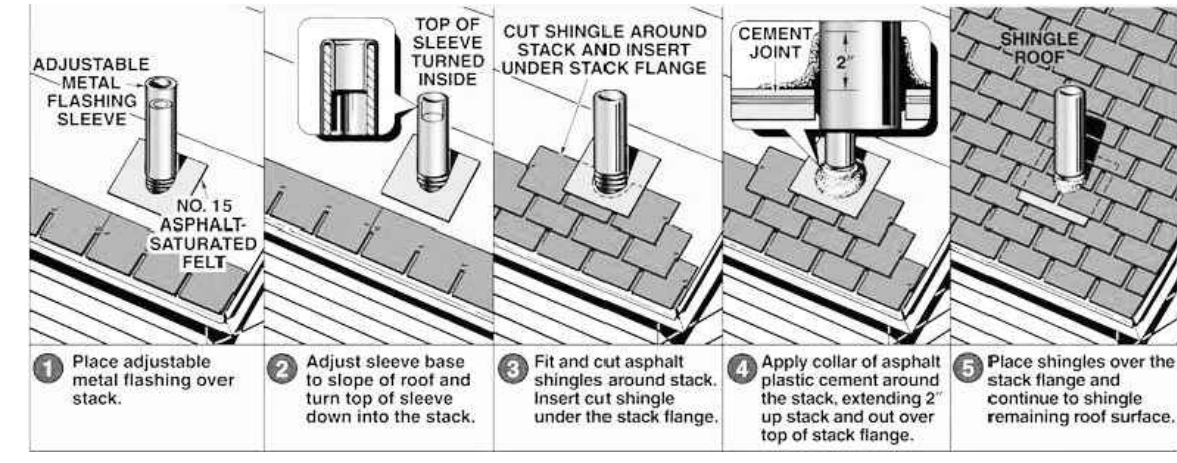
	RECESSED CEILING FIXTURE		CEILING MOUNTED HEAT VENT LIGHT		WEATHERPROOF DUPLEX RECEPTACLE	ELECTRICAL / MECHANICAL / PLUMBING NOTES: 1) ELECTRICAL PLANS ARE DIAGRAMMATIC AND A LICENSED ELECTRICIAN MUST INSTALL AND INSURE CODE COMPLIANCE. 2) BATHROOM VENTILATION - SHALL COMPLY WITH IRC 2015 M1507.2 RECIRCULATION OF AIR. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT BE RECIRCULATED WITHIN A RESIDENCE OR TO ANOTHER DWELLING UNIT AND SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. EXHAUST AIR FROM BATHROOMS AND TOILET ROOMS SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREAS INSIDE THE BUILDING. WALL SWITCH - SINGLE POLE, 3 WAY OR 4 WAY AS INDICATED & 52" FROM FLOOR, TYPICAL.
	SURFACE MOUNTED CEILING FIXTURE		DUPLEX RECEPTACLE		POWER SUPPLY FOR APPLIANCE INDICATED.	
	RECESSED SHOWER LIGHT FIXTURE		DUPLEX RECEPTACLE WITH BUILT IN GROUND FAULT INTERRUPTING DEVICE		GAS SUPPLY FOR APPLIANCE INDICATED	
	WALL MOUNTED FIXTURE		DUPLEX RECEPTACLE @ 42" MOUNTING HEIGHT. 42" HEIGHT IS APPROXIMATE AND MUST BE VERIFIED BY G.C.		WATER SUPPLY FOR APPLIANCE INDICATED. H & OR C INDICATED HOT & COLD SUPPLY LINES	
	CEILING FAN WITH LIGHT KIT		DUPLEX RECEPTACLE W/ BUILT IN GROUND FAULT INTERRUPTING @ 42" MOUNTING HEIGHT. 42" HEIGHT IS APPROXIMATE AND MUST BE VERIFIED BY G.C.		CEILING MOUNTED SMOKE / CARBON MONOXIDE DETECTOR - HARD WIRED	



1st Floor Reflected Ceiling Plan

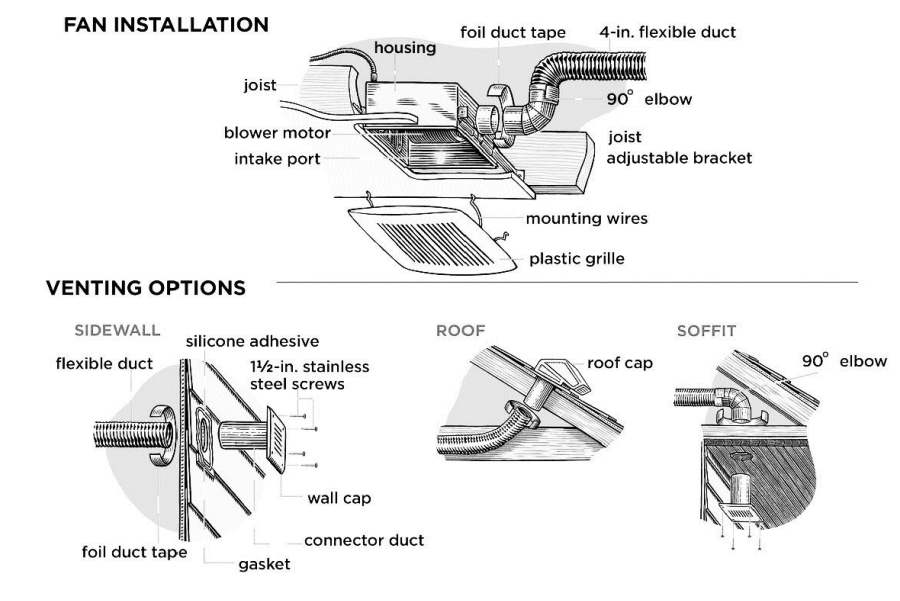
2 - A-2

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



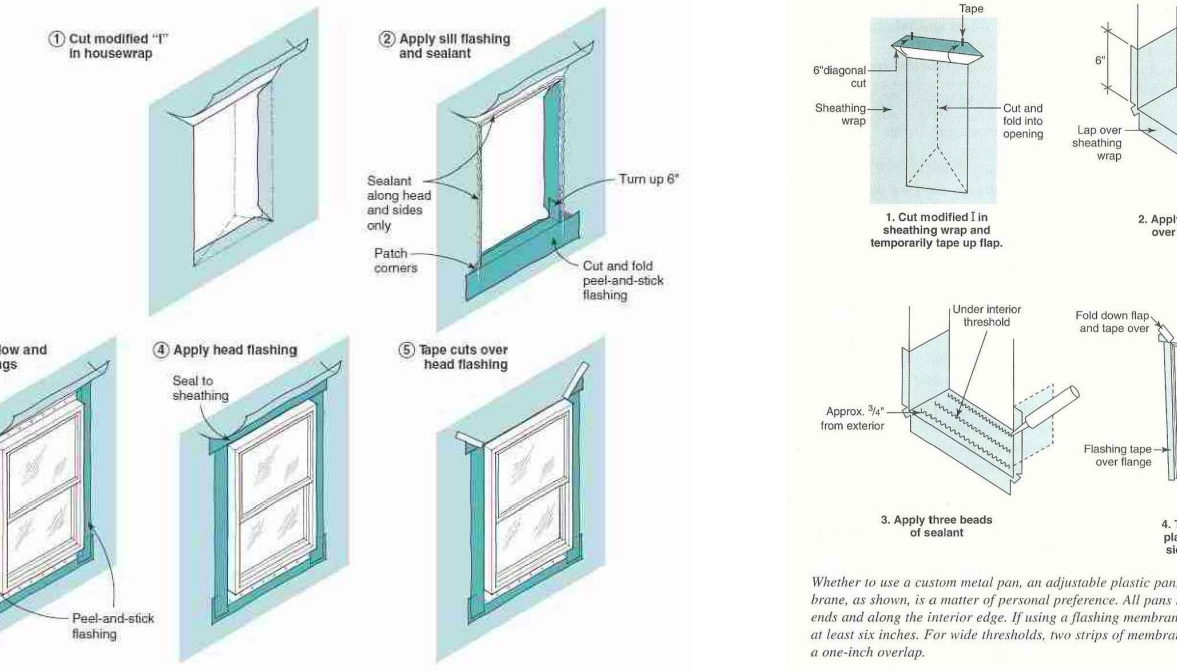
6 Flashing @ Roof Penetrations; Typ.

6 - A-2 N.T.S.



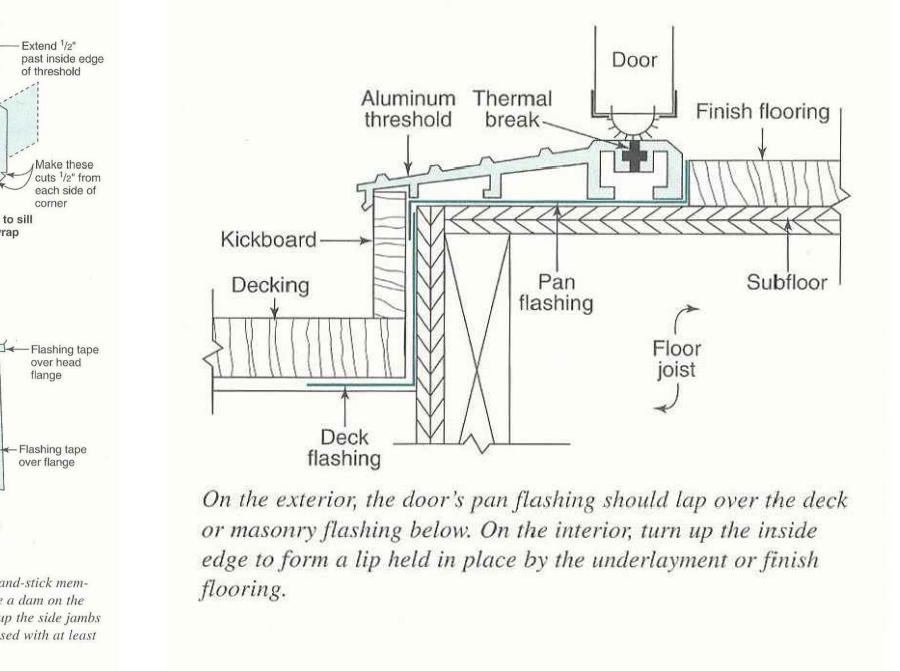
5 Venting to the Exterior; Typ.

5 - A-2 N.T.S.



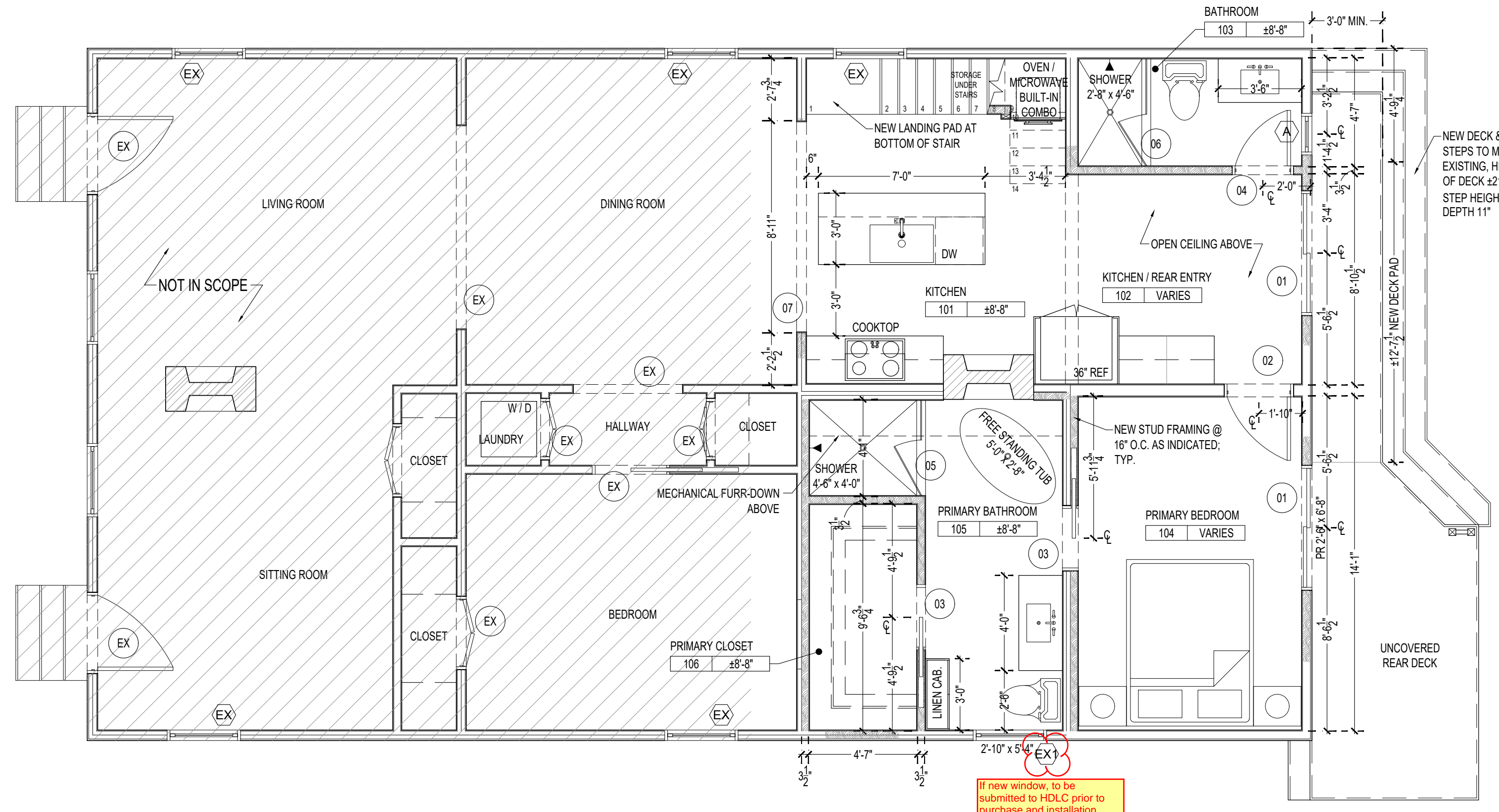
4 Window Flashing; Typ.

4 - A-2 N.T.S.



3 Door Flashing; Typ.

3 - A-2 N.T.S.



Descriptive 1st Floor Plan

1 - A-2

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

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Revisions

△	REV 1 - 22_0513
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Interface Data

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Drawn By	
Checked By	
Issue Date	02/17/2022

Title
Descriptive 1st Floor Plan, 1st Floor RCP, RCP Legend, Door & Window Schedule, Flashing Details, Venting

Sheet

FASTENING SCHEDULE

CONNECTION	FASTENER	NUMBER OF SPACING
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	8d	8" o.c.
JOIST TO BAND JOIST, FACE NAIL	16d common	2
JOIST TO SILL OR ORDER, TOE NAIL	8d common	3
BRODGING TO JOIST, TOE NAIL EACH END	8d common	3
LEADER STRIP	16d common	3 @ each pair
1x6 OR LESS SUBFLOOR TO EACH JOIST, FACE NAIL	8d common	2
OVER 1x6 SUBFLOOR TO EACH JOIST, FACE NAIL	8d common	3
2" SUBFLOOR TO JOIST OR ORDER, BLIND AND FACE NAIL	16d common	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d common	16" o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	16d common	2
STUD TO SOLE PLATE, TOE NAIL	8d common or 16d common	3- 8d or 2- 16d common
DOUBLE STUDS, FACE NAIL	10d common	24" o.c.
DOUBLED TOP PLATES, FACE NAIL	10d common	16" o.c.
TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	-	2- 16d or 3- 10d common
CONTINUOUS HEADER, TWO PIECES	16d common	16" o.c. along each side
CEILING JOIST TO PLATE, TOE NAIL	8d common	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8d common	4
CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	-	3- 16d or 4- 10d common
CEILING JOIST TO PARALLEL, RAFTERS, FACE NAIL	-	3- 16d or 4- 10d common
RAFTERS TO PLATE, TOE NAIL	8d common	3
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	8d common or 1 1/2" staples	2
1x6 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8d common or 1 1/2" staples	2- 8d or 3- 1 1/2" staples
OVER 1x6 SHEATHING TO EACH BEARING, FACE NAIL	8d common or 1 1/2" staples	3- 8d or 4- 1 1/2" staples
BUILT-UP CORNER STUDS	16d common	24" o.c.
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20d common	32" o.c. at top and bottom and staggered 2 ends and at each splice
2" PLANKS	16d common	2 each bearing
STUDS TO SOLE PLATE, END NAIL	16d common	2 each end
WOOD STRUCTURAL PANEL, SUBFLOORING (7)		
15/32 inch, 12 inch, 7/16 inch	6d common, annular or spiral thread	8" o.c. edges, 12" o.c. field
19/32 inch, 3/4 inch	8d common or 6d annular or spiral thread	8" o.c. edges, 12" o.c. field
1 inch, 1-1/8 inch	10d common or 8d annular or spiral thread	8" o.c. edges, 12" o.c. field (8)
15/32 inch, 1/2 inch, 7/16 inch	16 ga galvanized wire staples, 3/8 inch and minimum crown 1-5/8 inch length	4" o.c. edges, 7" o.c. field
19/32 inch, 5/8 inch	16 ga galvanized wire staples, 3/8 inch and minimum crown 1-5/8 inch length	2-1/2" o.c. edges, 4" o.c. field
WOOD STRUCTURE PANEL ROOF & WALL SHEATHING AND PARTICLE BOARD WALL SHEATHING (2) OR LESS	6d common (wall), 8d common (roof)	
19/32 inch, OR GREATER	8d common	8" o.c. edges, 12" o.c. field
5/8 inch, 1/2 inch	16 ga galvanized wire staples, 3/8" min. crown length of 1" plus wood structural panel or particle board thickness	4" o.c. edges, 8" o.c. field
19/32 inch - 3/4 inch	16 ga galvanized wire staples, 3/8" min. crown length of 1" plus wood structural panel or particle board thickness	2" o.c. edges and 5" o.c. intermediate
FIBERBOARD SHEATHING (1) 1/2 inch REGULAR	6d common nail or 11 ga galv. roofing nail 1-1/2" long with 3/4" head	2" o.c. edges and 5" o.c. intermediate at other bearing areas
1/2 inch STRUCTURAL	8d common nail or 11 ga galv. roofing nail 1-1/2" long with 3/4" head	8" o.c. edges and 12" o.c. intermediate at other bearing areas
25/32 inch STRUCTURAL	8d common nail or 11 ga galv. roofing nail 1-1/2" long with 3/4" head	2" o.c. edges and 8" o.c. intermediate at other bearing areas
GYP/SIM SHEATING 1/2 inch	11 ga 1-1/2" galv. with 3/4" head	4" o.c. edges, 8" at other bearing
5/8 inch	11 ga 1-1/2" galv. with 3/4" head	4" o.c. edges, 8" at other bearing
GYP/SIM WALLBOARD 1/2 inch	1-3/8" drywall nail (2)	7" o.c. edges, 8" at other bearing
5/8 inch	1-1/2" drywall nail (1)	7" o.c. edges, 8" at other bearing
PARTICLE BOARD SING 5/8 inch - 1/2 inch (3)	8d (4)	
3/4 inch (8)	8d (5)	
HARDBOARD LAP SING DIRECT TO STUDS (5)	8d (6) common - resistant with minimum shank diameter of 0.099 inch and minimum head diameter 0.240 inch	16" o.c. at top and bottom edges
HARDBOARD LAP SING OVER SHEATHING	10d (8) common - resistant with minimum shank diameter of 0.099 inch and minimum head diameter 0.240 inch	16" o.c. at top and bottom edges
HARDBOARD PANEL SING DIRECT TO STUDS	8d (5) common - resistant with minimum shank diameter of 0.092 inch and minimum head diameter 0.222 inch	8" o.c. at edges and 12" o.c. at intermediate supports
HARDBOARD PANEL SING OVER SHEATHING	8d (5) common - resistant with minimum shank diameter of 0.092 inch and minimum head diameter 0.222 inch	8" o.c. at edges and 12" o.c. at intermediate supports

STRUCTURAL NOTES:

CARPENTRY

FOLLOW ALL REQUIREMENTS OF THE 2013 INTERNATIONAL BUILDING CODE FOR ALL WOOD FRAMING INCLUDING BUT NOT LIMITED TO CONNECTIONS, BRACING, AND NAILING. ALSO FOLLOW THE GUIDELINES CONTAINED IN THE SOUTHERN PINE JOIST AND RAFTERS CONSTRUCTION GUIDE.

STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS. STUDS SHALL BE TRIPLED AT ALL CORNERS.

WOOD UNITS & OVER OPENINGS SHALL BE DOUBLE 2x6 HEADERS UNL.D. FOR SPANS UP TO 4'-0" AND DOUBLE 2x6 HEADERS FROM 4'-0" TO 6'-0". SEE PLANS FOR SPANS GREATER THAN 6'-0". SEE PLANS FOR SPANS GREATER THAN 6'-0" DOUBLE AND TRIPLE 2x HEADERS TO HAVE CONTINUOUS 2" PLYWOOD FILLER CUT TO FULL DEPTH OF HEADER BETWEEN 2x MEMBERS NAIL ASSEMBLY WITH 16d NAILS AT 12" O.C. TOP AND BOTTOM.

FRAMING LUMBER

ALL FRAMING LUMBER SHALL BE GRADE STAMPED SOUTHERN PINE NO. 2 NAIL OR BETTER WITH 19% MAXIMUM MOISTURE CONTENT, UNL.D. ON THE PLANS.

MINIMUM ALLOWABLE STRESSES

ALL LUMBER SHALL BE SQUAD, SEASONED, AND FREE FROM WARP. SIZES INDICATED ARE NOMINAL MILL SIZES UNLESS OTHERWISE NOTED. PRE-DRILL FOR BOLTS, LAG SCREWS, OR NAILS AS REQUIRED TO AVOID SPLITTING.

ALL WOOD IN CONTACT WITH DISSIMILAR MATERIALS SUCH AS MASONRY OR CONCRETE SHALL BE PRESURE TREATED AND STAMPED ACCORDINGLY. ALL PERSONS SHALL EXERCISE CAUTION WHEN HANDLING OR CUTTING TREATED WOOD AND FOLLOW TREATMENT APPLICATIONS PRINTED ON INSTRUCTIONS.

MID-SPAN BLOCKING @ SPANS GREATER THAN 6'-0".

SHEATHING

ALL PLYWOOD SHALL BE APA-RATED SHEATHING FOR THE PARTICULAR APPLICATION (BUT IN NO CASE LESS THAN FOUR PLY) OF SIZES AND GRADE VENEER TYPE INDICATED ON DRAWINGS ALL PLYWOOD SHALL BEAR THE AMERICAN PLYWOOD ASSOCIATION TRADEMARK AND GRADING STAMP AND SHALL BE INSTALLED ACCORDING TO APPLICATION WPA STANDARDS, INCLUDING NAILING SCHEDULES.

PLYWOOD FLOOR SHEATHING SHALL BE APARATED SHEATHING EXPOSURE 1 DURABILITY CLASSIFICATION.

PLYWOOD FLOOR SHEATHING SHALL BE APARATED STUD-FLOOR EXPOSURE 1 DURABILITY CLASSIFICATION, WITH TONGUE AND GROOVE EDGES.

ROOF SHEATHING TO BE INSTALLED WITH ONE PLY WOOD CLIP PER SPAN BETWEEN PANEL EDGES. INSTALL SOLID 2x6 BLOCKING BETWEEN SUPPORTS AT ALL HIPS, RIDGES, VALLEYS, AND CHANGES IN ROOF SLOPE.

INSTALL BRACING IN ALL FLOOR OR ROOF JOIST AT 6'-0" O.C. MAXIMUM. INSTALL BLOCKING IN ALL WALL STUDS @ 4'-0" O.C. MAX. LOCATED AT SHEATHING PANEL EDGES.

HARDWARE

CONNECTORS, FASTENER, ANCHORS, HANGERS, ETC.) WHETHER OR NOT SHOWN ON DRAWINGS SHALL BE BY SIMPSON STRONG-TIE COMPANY, INC. OR HUGHES MANUFACTURING, INC. OF RESPECTIVE MODEL NUMBERS AS NOTED ON DRAWINGS. ANY SUBSTITUTE MANUFACTURER'S PRODUCTS SHALL BE REVIEWED BY THE ENGINEER. INSTALL PER MANUFACTURER'S PRINTED INSTRUCTIONS AND FULL ALL NAIL AND BOLT HOLE WITH SPECIFIED FASTENERS.

ALL NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.

ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE COMPANY OR EQUIVALENT.

ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS UNLESS OTHERWISE.

ENGINEERED LUMBER

LAMINATED VENEER LUMBER SHALL BE MICRO-LAM OF SIZES NOTED ON DRAWINGS AS MANUFACTURED BY TRUS-JOIST CORPORATION INSTALL PER MANUFACTURER'S PRINTED INSTRUCTIONS, INCLUDING NAILING NOTES.

MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH THE NES REPORT NO. NER-41.

VENEERS SHALL BE DOUGLAS FIR OR SOUTHERN PIN OF THICKNESSES APPROVED BY THE BUILDING CODE. THEY SHALL BE ULTRASONICALLY GRADED OR GRADED BY OTHER ADVANCED GRADING SYSTEMS APPROVED BY THE CODE.

ADHESIVES SHALL BE OF THE WATERPROOF TYPE CONFORMING TO THE REQUIREMENTS OF ASTM D 2559.

MINIMUM ALLOWABLE STRESSES (MICROLAM)

Fv = 285 PSI	Fv = 280 PSI
E = 2,000,000 PSI	E = 2,000,000 PSI

IF REQUIRED, PROVIDE WRITTEN CERTIFICATION THAT MICROLAM MEMBERS CONFORM TO THE REQUIRED SPECIFICATIONS.

STRUCTURAL LAMINATED BEAMS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPLICATION BUILDING CODES.

GENERAL NOTES:

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING VERIFYING ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.

2) THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.

4) ALL WOOD FRAMING WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.

5) FRAMING LUMBER SHALL BE SOUTHERN PINE MARKED AND UNL.D. NO. 2. ALL MEMBER PIECE ENDS, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.

6) UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 4 ROWS OF 16d NAILS SPACED AT 16" FOR PIECES UP TO 12" DEEP, 5 ROWS OF 16d NAILS AT 16" FOR PIECES 14" AND 16" DEEP AND 6 ROWS OF 16d NAILS SPACED AT 16" FOR PIECES 18" DEEP.

7) ALL OPENINGS IN EXTERIOR WOOD-FRAMED WALLS SHALL HAVE THE FOLLOWING MINIMUM NUMBER OF STUDS AT EACH JAMB:

OPENINGS LESS THAN 4'-0"	2 STUDS
OPENINGS 4'-0" TO 6'-0"	3 STUDS
OPENINGS 6'-0" TO 10'-0"	5 STUDS
OPENINGS LARGER THAN 10'-0"	SEE PLAN OR CONSULT STRUCT. ENG.

8) WOOD UNITS & OVER OPENINGS SHALL BE DOUBLE 2x6 HEADERS UNL.D. FOR SPANS UP TO 4'-0" AND DOUBLE 2x6 HEADERS FROM 4'-0" TO 6'-0". SEE PLANS FOR SPANS GREATER THAN 6'-0". SEE PLANS FOR SPANS GREATER THAN 6'-0" DOUBLE AND TRIPLE 2x HEADERS TO HAVE CONTINUOUS 2" PLYWOOD FILLER CUT TO FULL DEPTH OF HEADER BETWEEN 2x MEMBERS NAIL ASSEMBLY WITH 16d NAILS AT 12" O.C. TOP AND BOTTOM.

9) ALL LUMBER, PLYWOOD, PSL OR OTHER STRUCTURAL WOOD ELEMENTS IN CONTACT WITH MASONRY OR EXPOSED TO EARTH OR WEATHER SHALL BE PRESURE TREATED WITH CCA OR KOD TO A MINIMUM RETENTION OF 0.40 LBS/CU FT. IN ACCORDANCE WITH AWWA.

10) ALL TREATED WOOD MEMBERS SHALL BE CONNECTED OR FASTENED WITH GALVANIZED NAILS, SCREWS, OR BOLTS. THE COATING MUST BE HOT-DIPPED TO AN EQUIVALENT OF G-60 RATING OR GREATER.

11) JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ROOFING NAILS MAY NOT BE USED. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED OR STAINLESS STEEL. ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL, SHALL BE STAINLESS OR MEET G-185 RATING.

12) UNLESS SHOWN OTHERWISE ALL PLYWOOD SHEATHING SHALL BE FASTENED WITH 8D RING SHANK NAILS (1 1/8" MIN. DIAMETER) OR #10 SCREWS (1 1/2" NOMINAL DIAMETER) SPACED AT 6" O.C. MAXIMUM ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET AND SPACED AT 4" O.C. MAXIMUM ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET. THE USE OF STAPLES IS NOT ALLOWED.

13) ALL PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS, VERTICAL JOINTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET OR LESS.

14) DESIGN LIVE LOADS:

1st FLOOR	40 psf
2nd FLOOR	30 psf
ROOF	20 psf
WIND	ASCE 01-10 LATEST EDITION ANALYTICAL METHOD WIND SPEED: 131 MPH EXPOSURE B IMPORTANCE FACTOR 1.0 INCLUDED STRUCTURE INTERNAL PRESSURE COEFFICIENT + +0.18

15) TERRACE PROTECTION WILL BE PROVIDED AS REQUIRED BY SECTION R318 IRC 2015 EDITION. (Chemical termite/desiccant treatment)

FRAMING GENERAL NOTES:

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

2. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S, NO. 2 MAXIMUM MOISTURE CONTENT 19%. STUD WALLS AND PARTITIONS SHALL BE SIZED AS FOLLOWS:

EXTERIOR WALL	2x4 STUDS AT 16" O.C. (UNLESS NOTED)
FIRST FLOOR PARTITIONS	2x6 STUDS AT 16" O.C. (PER PLANS)
NET WALL	2x4 STUDS AT 16" O.C.

3. FLOOR, ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPAN EXCEEDS EIGHT (8) FEET. LOCATE (3) 2x12 BEAMS BELOW BEARING WALLS OF FLOOR ABOVE AND/OR AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON ENTIRE WIDTH OF BEARING WALL. TOP PLATES. LOCATE THREE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE OR AS SHOWN ON PLAN (SEE FRAMING NOTE NO. 12). PROVIDE WOOD COLLAR BRACES AT EACH ROOF RAFTER 24" BELOW CROWN OF ROOF.

4. PLYWOOD SUB FLOORING SHALL BE APA RATED 4824, 3/4" THICK TONGUE AND GROOVE (OPTIONAL 23/32" O.S.B.) GLUED AND SCREWED TO FLOOR JOISTS WITH #10 OR #12 SCREWS MIN. 2 1/2" IN LENGTH, SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLY CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.

5. PLYWOOD ROOFING SHALL BE APA 4020, 5/8" THICK (OPTIONAL 1932" O.S.B.) NAIL WITH 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLY CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.

6. WIND BRACING - PROVIDE APA RATED 2016, 4 x 4 x 12" THICK PLYWOOD SHEATHING (OPTIONAL 7/16" O.S.B.) ON ALL EXTERIOR WALLS FROM FOUNDATION TO UNDERSIDE OF ROOF RAFTERS. SHEATHING SHALL BE GLUED & NAILED TO STUDS AND STUD PLATES. NAIL SHEATHING EDGES WITH 8d NAILS AT 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT PANEL EDGES.

7. COORDINATE FRAMING WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.

8. CEILING HEIGHTS:

FIRST FLOOR - SEE ARCH. DWGS.
SECOND FLOOR - SEE ARCH. DWGS.

9. JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIE COMPANY, INC. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE OF A SIZE APPROPRIATE FOR THE MEMBER SUPPORTED.

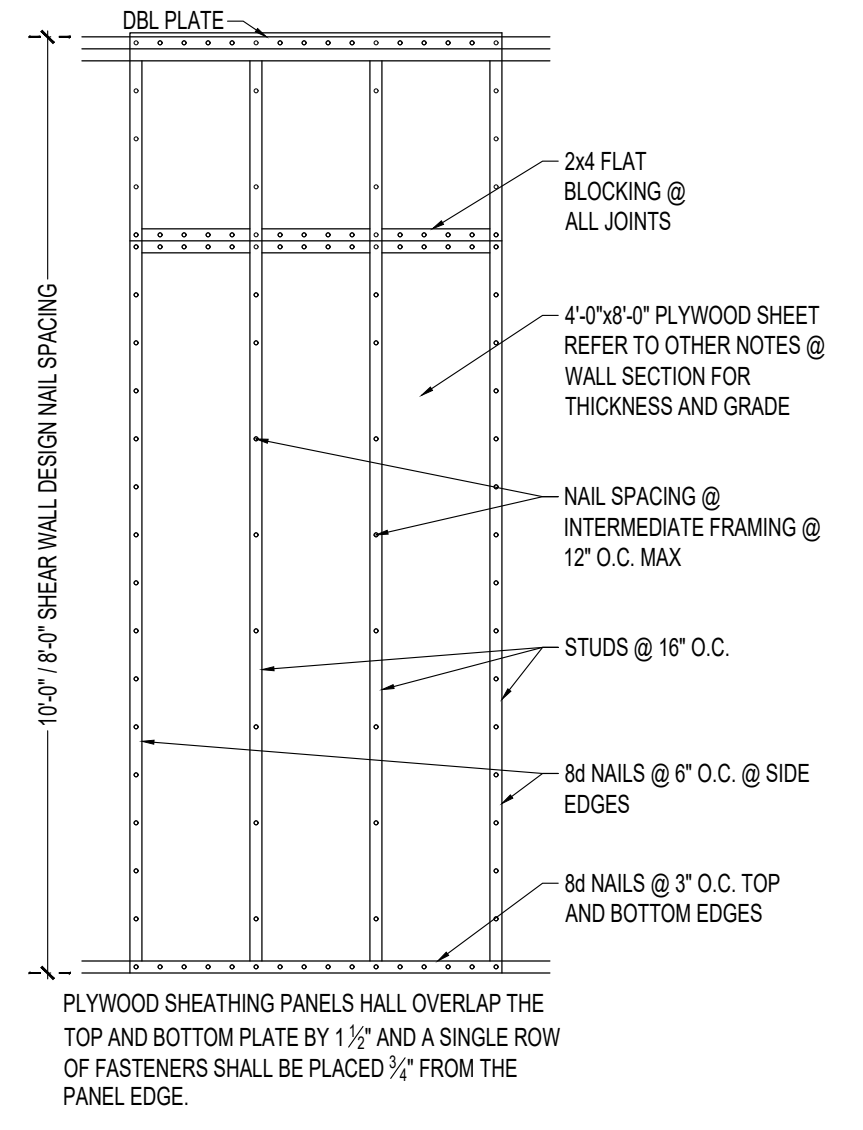
10. OPENING HEADER SCHEDULE:

Opening	Header Size
Less Than 2'-0"	2x6
2'-0" to 4'-0"	2x8
4'-0" to 6'-0"	2x10
More Than 6'-0"	See Framing Plan

11. BORED HOLES SHALL BE 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST AND SHALL NOT BE LARGER THAN 1 1/4" IN DIAMETER AND SHALL NOT BE LOCATED IN THE MIDDLE OF A SPAN.

12. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL, SPIKED TO PLATES.

13. PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16d NAILS AT 12" O.C. (ON STUD CENTERLINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.

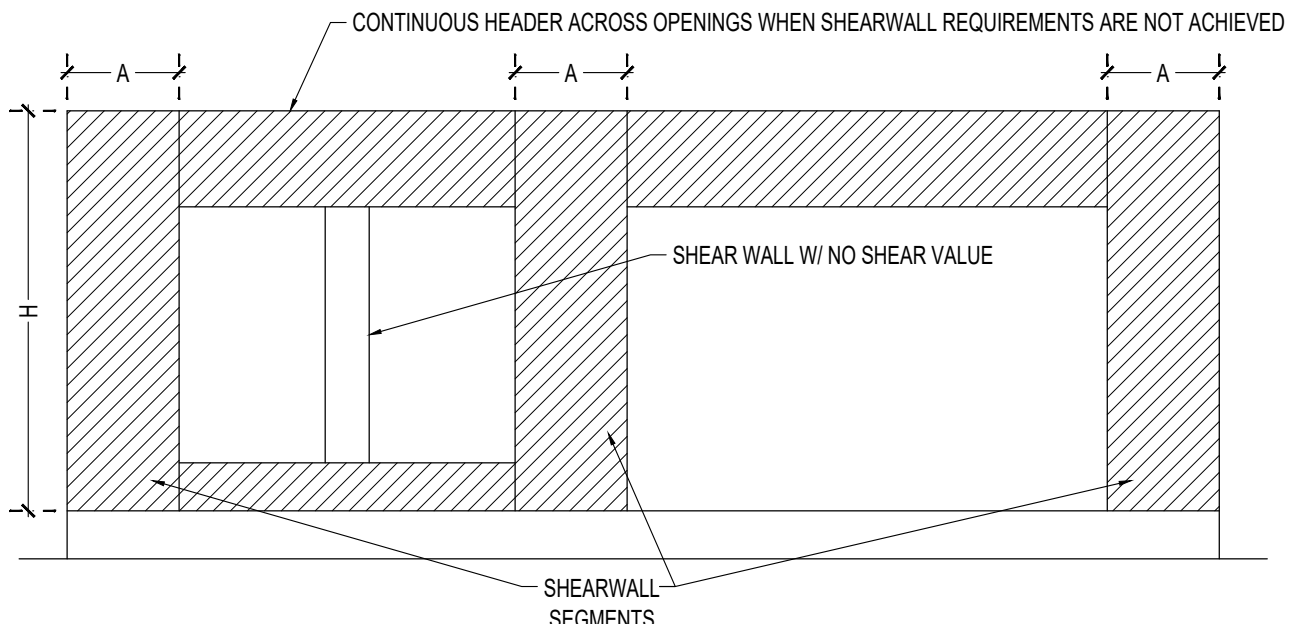


4 Wall Sheathing Attachment, Typ. N.T.S.

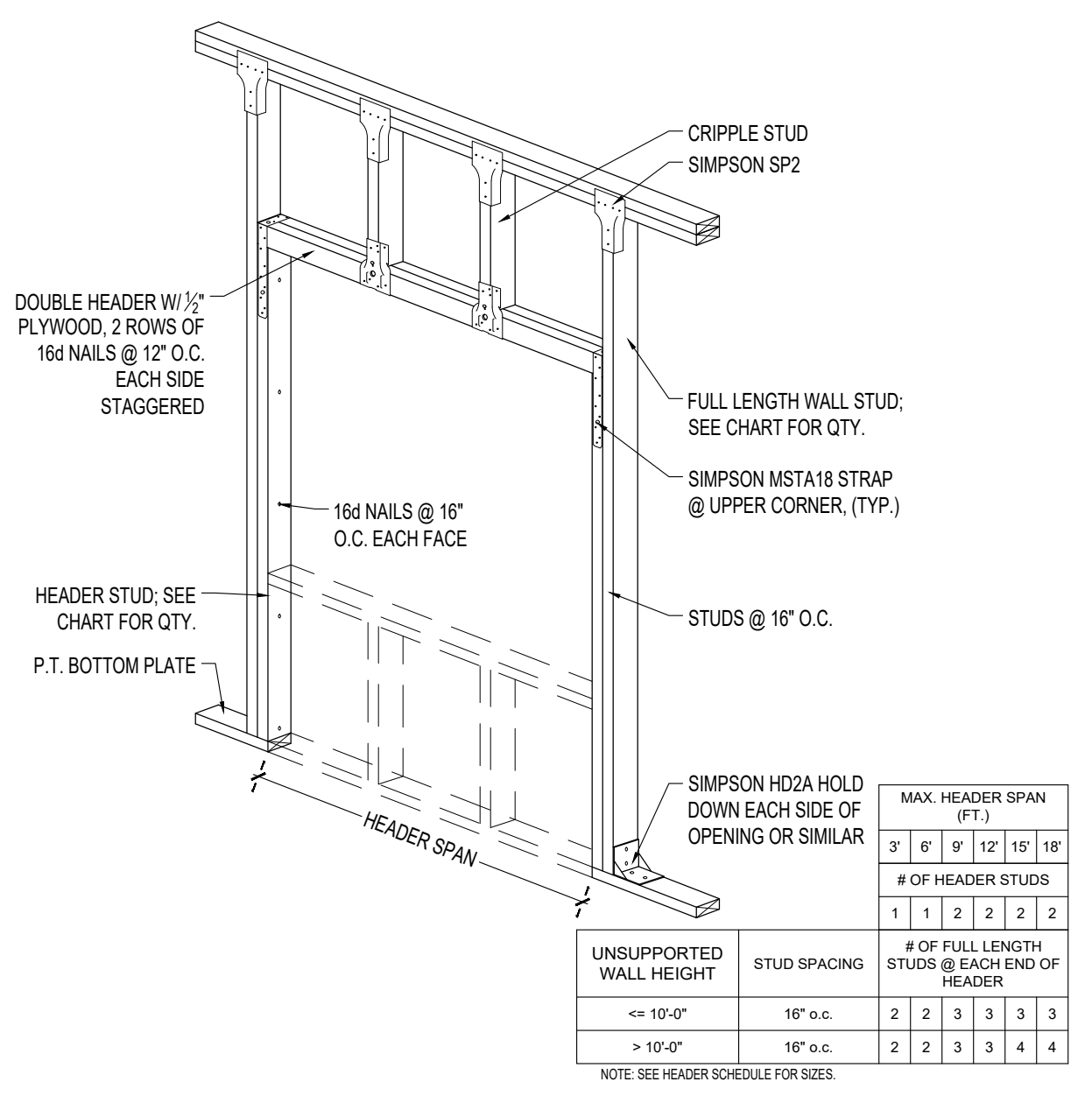
PRE-FAB SHEARWALLS BY SIMPSON MAY BE USED WHEN (R) IS NOT SHOWN (IN Q)

WALL HEIGHT (H)	MIN. SHEAR WALL LENGTH (A)(1)	A >= 24"	A >= 18"	A >= 15"	A >= 12"
8 FEET	27 INCHES	SW24x8	SW18x8	SSW15x8	SSW12x8
9 FEET	32 INCHES	SW24x9	SW18x9	SSW15x9	SSW12x9
10 FEET	34 INCHES	SW24x10	SSW18x10	SSW15x10	SSW12x10
11 FEET	34 INCHES	SSW24x11	SSW18x11	SSW15x11	N/A
12 FEET	39 INCHES	SW24x12	SSW18x12	SSW15x12	N/A

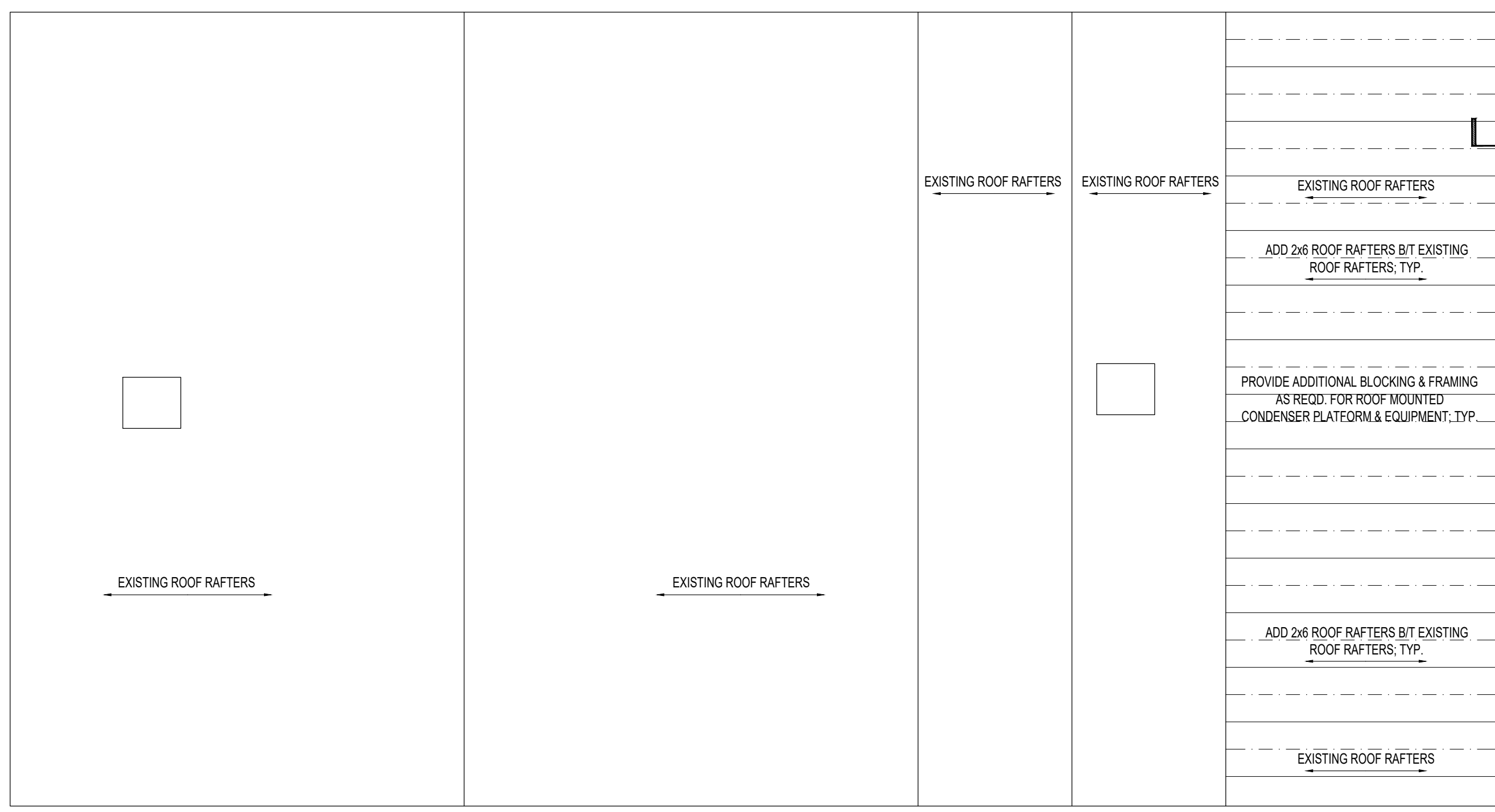
1. REFER TO A8-F FOR STRUCTURAL PANEL INSTALLATION.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.



3 Min. Shearwall Req. N.T.S.



2 Framing & Uplift Connections for Ext. Openings, Typ. N.T.S.



1 Roof Framing Plan N.T.S.



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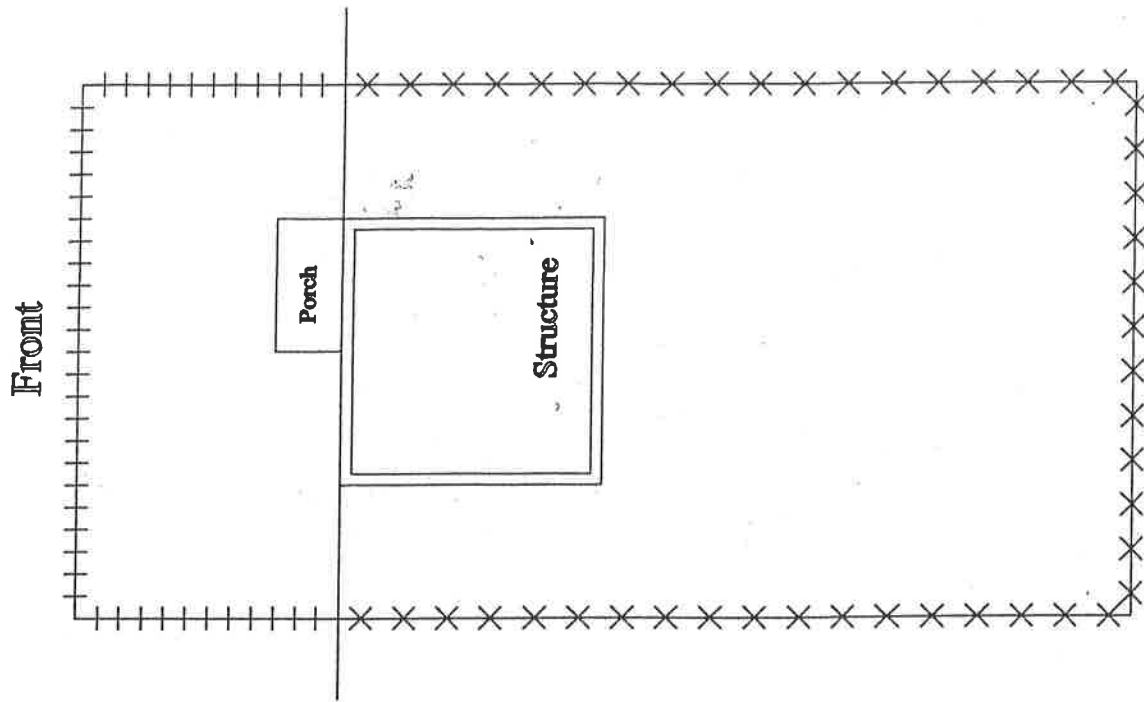
Revisions

REV 1 - 22_0513
REV 2 - 22_0612
REV 3 - 22_0805

Interface Data

Project Number	P21066
Drawn By	
Checked By	
Issue Date	02/17/2022

Title
Roof Framing Plan, Fastening Schedule, Framing Notes, General Notes, Structural Notes & Details

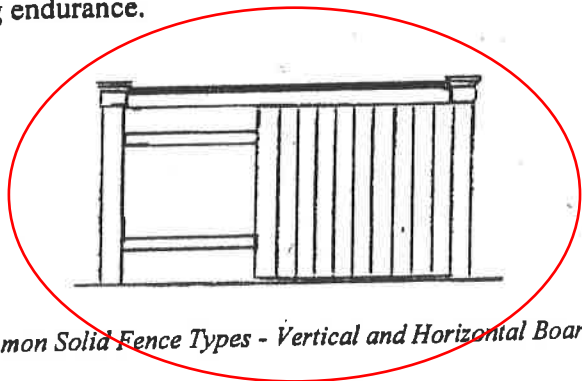


Additional Standards for Wood Fences-Solid Type

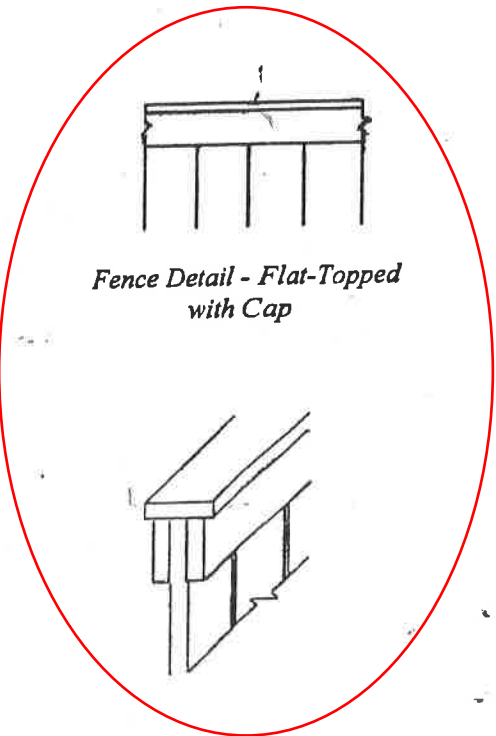


Note: The fences illustrated below must meet the conditions provided for in the policy on fences, gates and walls.

Solid wood fences are usually constructed of boards, posts, and rails. Types of wood used include pine, cedar, and redwood. This wood is painted, stained, or treated to protect the wood and insure long endurance.



Common Solid Fence Types - Vertical and Horizontal Board



Fence Detail - Flat-Topped with Cap