QUINLAN RESIDENCE

THE PROJECT DRAWINGS ISSUED BY CYPRESS ENGINEERING COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS. THE NOTES ON THIS DRAWING ARE NOT ALL INCLUSIVE – ALWAYS CONSULT THE CODE IN CONJUNCTION WITH THE NOTES PROVIDED HEREIN.

CHAPTER 3: BUILDING PLANNING

R301.2.1.1 DESIGN CRITERIA: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (AMERICAN SOCIETY OF CIVIL ENGINEERING-7).

R301.2.1.2 PROTECTION OF OPENINGS: EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS (SEE FIGURE R302.1(4)C

EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM 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. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE.

R302.6 DWELLING/GARAGE FIRE SEPARATION: THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5. ATTACHMENT SHALL COMPLY WITH R702.3.5. THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT.

- SEPARATION FROM THE RESIDENCE & ATTICS – NOT LESS THAN 1/2" GYP. BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
- SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE – NOT LESS THAN 5/8" TYPE X GYP. BOARD OR EQUIVALENT
- SEPARATION FROM STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY SECTION R302 – NOT LESS THAN 1/2" GYP. BOARD OR EQUIVALENT
- SEPARATION FROM GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT – NOT LESS THAN 1/2" GYP. BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

R302.7 UNDER-STAIR PROTECTION: ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.

R302.11 FIREBLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT 10 FOOT INTERVALS
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN. ENCLOSED SPACES BETWEEN STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R307.2 BATHTUB AND SHOWER SPACES: BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWERHEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING

R310.2.1 MINIMUM OPENING AREA: ALL EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. (EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET).

R311.3 LANDINGS AT EXTERIOR DOORS: THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES IN THE DIRECTION OF TRAVEL. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 ON 12 (2-PERCENT)

R311.7.1 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM ABOVE THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDING SHALL NOT BE LESS THAN 31.5 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.9.1

R311.7.2 HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRS SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING PLATFORM.

R311.7.5.1 RISERS: THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES . THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCHES.

R311.7.5.2 TREADS: THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANS OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

R311.7.5.2.1 WINDER TREADS: WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED MEASUREED BETWEEN THE VERTICAL PLANSE OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR.

R311.7.8 HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.7.8.1 HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING, SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES .

R311.7.8.2 CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCHES BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

R312.1.3 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

R314.3 LOCATION: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS.
4. NOT LESS THAN 3 FT HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY R314.3

R315.3 CARBON MONOXIDE ALARM LOCATION: CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R316.4 THERMAL BARRIER. UNLESS ALLOWED IN SECTION R316.5, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF NOT LESS THAN 1/2 INCH GYPSUM WALLBOARD, 23/32 INCH WOOD STRUCTURAL PANNEL OR A MATERIAL THAT IS TESTED IN ACCORDANCE WITH AND MEETS THE ACCEPTANCE CRITERIA OF NFPA 275

R318 TERMITE PROTECTION SHALL BE PROVIDED AS TERMITE PROBABILITY PER FIGURE R301.2(6) IS "VERY HEAVY."

R319.1 ADDRESS IDENTIFICATION. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

R322.1.8 FLOOD-RESISTANT MATERIALS. BUILDING MATERIALS USED BELOW THE BASE FLOOD ELEVATION SHALL BE FLOOD-RESISTANT

CHAPTER 4: FOUNDATIONS

R401.2 REQUIREMENTS: FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS ACCORDING TO SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATION SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

R403.1.4 MINIMUM DEPTH: ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND SURFACE

R403.1.7.3 FOUNDATION ELEVATION: ON GRADE SITE, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE STREET GUTTER AT THE POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

R404.1.6 HEIGHT ABOVE FINISHED GRADE. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE

CHAPTER 5: FLOORS

R502.8.1 SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBER; SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER; SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FORTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBER SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

R502.8.2 ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL..

CHAPTER 6: WALL CONSTRUCTION

R602.6 DRILLING AND NOTCHING—STUDS: DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.
2. DRILLING. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6 (1) AND R602.6 (2).

EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE: WHEN PIPING OR DUCTWORK IS PLACED IN OR INTERIOR , BRACED OR LOAD-BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE IS NOT LESS THAN 0.054 INCH (16 GAUGE) AND 1.5 INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 16D NAILS AT EACH SIDE OR EQUIVALENT. SEE FIGURE R602.6.1

EXCEPTION: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

R602.8 FIREBLOCKING REQUIRED: FIREBLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R302.11

CHAPTER 7: WALL COVERING

R703.8.6 WEEPHOLES: WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

CHAPTER 9: ROOF ASSEMBLIES

R905.2.2 SLOPE: ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R9052.7.

R905.2.3 UNDERLAYMENT. UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH R905.1.1

WHERE Vult <140 MPH. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL, UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

WHERE Vult <140 MPH. FOR ROOFS OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

WHERE Vult > OR EQUAL TO 140 MPH. UNDERLAYMENT SHALL BE APPLIED SAME AS Vult <140 MPH EXCEPT ALL LAPS SHALL BE NOT LESS THAN 4 INCHES

R905.2.6 ATTACHMENT: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL (20:12), SPECIAL METHODS OF FASTENING ARE REQUIRED. FOR ROOFS LOCATED WHERE THE BASIC WIND SPEED PER FIGURE R301.2(4) IS 110 MPH OR HIGHER, SPECIAL METHODS OF FASTENING ARE REQUIRED. SPECIAL FASTENING METHODS SHALL BE TESTED IN ACCORDANCE WITH ASTM D3161, CLASS F. ASPHALT SHINGLE WRAPPERS SHALL BEAR A LABEL INDICATING COMPLIANCE WITH ASTM D3161, CLASS F

CHAPTER 10: CHIMNEYS AND FIREPLACES

R1001.9 HEARTH EXTENSIONS: MASONRY FIREPLACE HEARTHS AND HEARTH EXTENSIONS SHALL BE CONSTRUCTED OF CONCRETE OR MASONRY, SUPPORTED BY NONCOMBUSTIBLE MATERIALS, AND REINFORCED TO CARRY THEIR OWN WEIGHT AND ALL IMPOSED LOADS. NO COMBUSTIBLE MATERIAL SHALL REMAIN AGAINST THE UNDERSIDE OF HEARTHS AND HEARTH EXTENSIONS AFTER CONSTRUCTION.

R1004.1 GENERAL: FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

R1005.1 LISTING: FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

CHAPTER 11: ENERGY EFFICIENCY

N1101.2 INTENT: THIS CHAPTER SHALL REGULATE THE DESIGN AND CONSTRUCTION OF BUILDINGS FOR THE EFFECTIVE USE AND CONSERVATION OF ENERGY OVER THE USEFUL LIFE OF EACH BUILDING. THIS CHAPTER IS INTENDED TO PROVIDE FLEXIBILITY TO PERMIT THE USE OF INNOVATIVE APPROACHES AND TECHNIQUES TO ACHIEVE THIS OBJECTIVE. THIS CHAPTER IS NOT INTENDED TO ABRIDGE SAFETY, HEALTH OR ENVIRONMENTAL REQUIREMENTS CONTAINED IN OTHER APPLICABLE CODES OR ORDINANCES.

N1101.10 IDENTIFICATION: MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE.

N1101.10.1 BUILDING THERMAL ENVELOPE INSULATION. AN R-VALUE IDENTIFICATION MARK SHALL BE APPLIED BY THE MANUFACTURER TO EACH PIECE OF BUILDING THERMAL ENVELOPE INSULATION 12 INCHES OR MORE WIDE. ALTERNATELY, THE INSULATION INSTALLERS SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED IN EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE. FOR BLOWN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE), THE INITIAL INSTALLED THICKNESS, SETTLED THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY, COVERAGE AREA AND NUMBER OF BAGS INSTALLED SHALL BE LISTED ON THE CERTIFICATION.

N1101.10.3 FENESTRATION PRODUCT RATING: U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100

U-FACTORS SHALL BE DETERMINED BY AN ACCREDITED INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER.

PRODUCTS LACKING SUCH A LABELED U-FACTOR SHALL BE ASSIGNED A DEFAULT U-FACTOR FROM TABLES N1101.5(1) AND N1101.10.3(2). THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF GLAZED FENESTRATION PRODUCTS (WINDOWS, GLAZED DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH THE NFRC 200 BY AN ACCREDITED, INDEPENDENT LABORATORY, AND LABELED AND CERTIFIED BY THE MANUFACTURER. PRODUCTS LACKING SUCH A LABELED SHGC SHALL BE ASSIGNED A DEFAULT SHGC FROM TABLE N1101.10.3(3).

N1101.14 CERTIFICATE: A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWLSPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION; AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

N1102.1 GENERAL (PRESCRIPTIVE). THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS N1102.1 THROUGH N1102.1.5.

N1102.1.2 INSULATION AND FENESTRATION CRITERIA. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE N1102.1.2 BASED ON THE CLIMATE ZONE SPECIFIED IN SECTION N1101.7.

CHAPTER 42: SWIMMING POOLS (IF APPLICABLE)

E4202.1 GENERAL (WIRING METHODS FOR POOLS, SPAS, HOT TUBS AND HYDROMASSAGE BATHTUBS): WIRING METHODS USED IN CONJUNCTION WITH PERMANENTLY INSTALLED SWIMMING POOLS, SPAS, HOT TUBS OR HYDROMASSAGE BATHTUBS SHALL BE INSTALLED IN ACCORDANCE WITH TABLE E4102.1 AND CHAPTER 37 EXCEPT AS OTHERWISE STATED IN THIS SECTION. STORABLE SWIMMING POOLS SHALL COMPLY WITH SECTION E4107.

- NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL. IT IS UNDERSTOOD THAT THE AUTHORITY HAVING JURISDICTION (AHJ) WILL INSPECT THE WORK.
- PLANS ARE TO BE USED FOR THE SPECIFIED SITE AND FOR A ONE TIME USE ONLY. REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF CYPRESS IS STRICTLY PROHIBITED.
- NO CONSTRUCTION ADMINISTRATION PROVIDED UNDER THIS SEAL UNLESS SPECIFICALLY INCLUDED IN CONTRACT.
- ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES, SPECIFICATIONS AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN. CYPRESS ENGINEERING DOCUMENTS HAVE BEEN PREPARED FOR USE BY KNOWLEDGEABLE & EXPERIENCED LICENSED GENERAL CONTRACTORS.
- CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER TRADES.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS OR REQUEST INFORMATION FROM ENGINEER.
- COMMUNICATION FROM CONTRACTOR TO ENGINEER SHALL BE IN WRITING.
- CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF MISSING INFORMATION OR QUESTIONS REGARDING DRAWINGS BY CYPRESS ENGINEERING. CONTRACTOR SHALL SUBMIT PROPOSED DEVIATIONS FROM PROJECT DOCUMENTS TO ENGINEER IN WRITING.

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
9/15/22

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IRC2015 CODE SUMMARY

INTERNATIONAL RESIDENTIAL CODE FOR ONE & TWO FAMILY DWELLINGS

STORY LIMITATION: **3 STORIES**
AREA LIMITATION: **UNLIMITED**

SEE DRAWING S1 FOR ASCE-7 CODE COMPLIANCE & DESIGN LOADS

SITE DATA (VERIFY WITH SURVEY)
FLOOD HAZARD ZONE: SEE SURVEY
DESIGN BASE FLOOD ELEVATION: SEE SURVEY
EXISTING GRADE ELEVATION: SEE SURVEY
BOTTOM FINISHED FLOOR ELEV. (FFE): T.B.D.

- THE BOTTOM FLOOR OF THE STRUCTURES LOCATED IN FLOOD ZONE A SHALL BE ABOVE THE BASE FLOOD ELEVATION. ENCLOSED SPACES LOCATED IN FLOOD ZONE A SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASCE-24 SECTION 2.6.2.2 FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES.
- THE LOWEST HORIZONTAL STRUCTURLA MEMBER SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION FOR STRUCTURES LOCATED IN FLOOD ZONE V. WALLS LOCATED BELOW THE BASE FLOOD ELEVATION IN FLOOD ZONE V SHALL BE CONSTRUCTED TO BE BREAK-AWAY WALLS IN ACCORDANCE WITH ASCE-24
- BUILDING MATERIALS USED BELOW THE BASE FLOOD ELEVATION SHALL BE FLOOD-RESISTANT

CLIMATE ZONE: 2A (MOIST, WARM & HUMID)
DESIGN MEETS THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS
MANUAL J CALCULATIONS BY OTHERS

INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT

[SEE IRC SECTION 1102 FOR INFORMATION NOT SHOWN]

FENESTRN.	GLAZING	CEILING	WALLS	SUBFLOORS
U-FACTOR	SHGC	R-VALUE	R-VALUE	R-VALUE
0.40 (MAX.)	0.25 (MAX.)	R-38 (MIN.)	R-13 (MIN.)	R-13 (MIN.)

WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

R301.2.1.2 PROTECTION OF OPENINGS: EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 REFERENCED THEREIN. THE APPLICABLE WIND ZONES FOR ESTABLISHING MISSILETYPES IN ASTM E 1996 AS MODIFIED IN SECTION 301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ASNI/DASMA 115.
EXCEPTION: WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE THE ULTIMATE WIND DESIGN WIND SPEED, Vult, IS 180 MPH OR LESS.

FASTENER TYPE	FASTENER SPACING (INCHES)		
	PANEL SPAN < 4 FEET	4 FEET < PANEL SPAN < OR = 6 FEET	6 FEET < PANEL SPAN < OR = 8 FOOT
#8 WOOD SCREWS	16"	10"	8"
#10 WOOD SCREWS	16"	12"	9"
1/4-INCH LAG ANCHOR	16"	16"	16"

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been noted. This action is contingent upon installation and work complying with the code during the construction and final inspection upon completion. [New Orleans Code Sections 26-14 and 26-15]
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is subject to fines as prescribed in Section 109.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.
Jay P. Dufour, AIA
Chief Plans Examiner
REVIEWED FOR CODE COMPLIANCE
dclee 11/07/2022

FOUNDATION AREA	AREA UNDER BEAM
2,544 S.F.	3,660 S.F.

REVIEW AND SEAL OF PLANS BY THE ENGINEER IS FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE BUILDING CODE

COVER SHEET
IRC COMPLIANCE

JET DESIGN & BUILD
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8215 ZIMPLE STREET
NEW ORLEANS, LA
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1. GENERAL

A. CONSTRUCTION CONTRACT ADMINISTRATION: CONTACT CYPRESS ENGINEERING FOR CONSTRUCTION CONTRACT ADMINISTRATION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION COMPLIANCE WITH CYPRESS ENGINEERING DOCUMENTS. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL. THE AUTHORITY HAVING JURISDICTION SHALL INSPECT THE WORK. SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. OWNER IS RESPONSIBLE FOR ALL TESTING & VERIFICATION (SEE FOLLOWING NOTE).

B. TESTING & VERIFICATION: THE OWNER SHALL BE RESPONSIBLE FOR ALL TESTING AND VERIFICATION INCLUDING GEOTECHNICAL DATA, FILL MATERIAL, SOIL/FILL COMPACTION, COMPLIANCE OF AS CONSTRUCTED STRUCTURAL ELEMENTS SIZES & STRENGTHS WITH THE PROJECT DOCUMENTS. FAILURE BY OWNER TO TEST & VERIFY THE ABOVE WILL VOID THE ENGINEER'S DESIGN AND THE ENGINEER SHALL BE HELD HARMLESS.

C. CYPRESS ENGINEERING DOCUMENTS: **CYPRESS ENGINEERING DOCUMENTS HAVE BEEN PREPARED FOR USE BY KNOWLEDGEABLE & EXPERIENCED LICENSED GENERAL CONTRACTORS ONLY.** CONTACT CYPRESS ENGINEERING TO VERIFY THE DOCUMENTS ARE VALID. DOCUMENTS SHALL BE ONLY USED FOR THE SPECIFIED SITE FOR A ONE TIME USE ONLY. DOCUMENTS ARE VOID AFTER 1 YEAR FROM DATE OF SEAL. REPRODUCTION OF DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CYPRESS ENGINEERING IS STRICTLY PROHIBITED. DO NOT SCALE DOCUMENTS. USE PRINTED DIMENSIONS OR REQUEST INFORMATION FROM ENGINEER IN WRITING.

D. ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES, SPECIFICATIONS AND THESE NOTES AND NOTES ON THE PROJECT DOCUMENTS SHALL GOVERN.

E. COORDINATION: CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER TRADES.

F. COMMUNICATION FROM CONTRACTOR TO ENGINEER SHALL BE IN WRITING.

G. NOTIFICATION: CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IN WRITING OF MISSING INFORMATION, CONFLICTS WITH EXISTING CONDITIONS, CONFLICTS WITH OTHER DRAWINGS FOR OTHER TRADES, CONFLICTS WITH ANY OTHER WORK OR QUESTIONS REGARDING DRAWINGS BY CYPRESS ENGINEERING. CONTRACTOR SHALL SUBMIT QUESTIONS AND/OR PROPOSED DEVIATIONS FROM PROJECT DOCUMENTS TO ENGINEER IN WRITING.

H. LIMITATION OF LIABILITY: CYPRESS SHALL NOT HAVE CONTROL OVER, CHARGE OF OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL CYPRESS ENGINEERING BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

I. BUILDING CODE COMPLIANCE: 2015 IBC & 2015 IRC

J. LOADS (PER ASCE 7)
1. DEAD LOAD: SELF WEIGHT OF ALL MATERIALS OF CONSTRUCTION INCORPORATED INTO THE BUILDING (BUILDINGS ENGINEERED BY OTHERS SHALL INCLUDE A MINIMUM COLLATERAL LOAD OF 8 PSF PER CEILING).
2. LIVE LOAD: PER TABLE 4-1 OF ASCE 7
   - ASSEMBLY AREAS, GYMNASIUMS, DINING ROOMS AND RESTAURANTS: 100 PSF
   - GARAGES, PASSENGER: 40 PSF
   - MANUFACTURING OR STORAGE WAREHOUSES: LIGHT 125 PSF (2,000 LB CONCENTRATED), HEAVY 250 PSF (3,000 LB CONCENTRATED)
   - OFFICE BUILDINGS: LOBBIES AND 1ST FLOOR CORRIDORS 100 PSF (2,000 LB CONCENTRATED), CORRIDORS ABOVE 1ST FLOOR 80 PSF (2,000 LB CONCENTRATED), OFFICES 50 PSF (2,000 LB CONCENTRATED)
   - RESIDENTIAL: UNINHABITABLE ATTICS WITHOUT STORAGE 10 PSF, UNINHABITABLE ATTICS WITH STORAGE 20 PSF, HABITABLE ATTICS AND SLEEPING AREAS 30 PSF, ALL OTHER AREAS EXCEPT STAIRS 40 PSF, 1&2 FAMILY DWELLINGS STAIRS AND EXITWAYS 40 PSF (300 LB CONCENTRATED)
   - ROOFS: (FLAT, PITCHED OR CURVED): 20 PSF
   - SCHOOLS: CLASSROOMS 40 PSF (1,000 LB CONCENTRATED), CORRIDORS ABOVE 1ST FLOOR 80 PSF (1,000 LB CONCENTRATED), 1ST FLOOR CORRIDORS 100 PSF (1,000 LB CONCENTRATED)
   - STAIRS AND EXITWAYS: 100 PSF (300 LB CONCENTRATED)
   - STORES, RETAIL: 1,000 LB CONCENTRATED, 1ST FLOOR 100 PSF, UPPER FLOORS 75 PSF
   - STORES, WHOLESALE: ALL FLOORS 125 PSF (1,000 LB CONCENTRATED)
   - SLABS: SLAB HAS NOT BEEN DESIGNED FOR RACK OR VEHICULAR LOADING UNLESS SPECIFICALLY NOTED.
3. FLOOD, WIND, SNOW, RAIN, ICE & SEISMIC LOADS: PER ASCE 7

K. SUBMITTALS: CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH CYPRESS ENGINEERING CONSTRUCTION DOCUMENTS REQUIRE SUBMITTAL UNTIL A RESPONSE ON SAID SUBMITTALS IS RECEIVED FROM CYPRESS ENGINEERING. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES DUE HIS FAILURE TO PROVIDE REQUIRED SUBMITTALS TO CYPRESS ENGINEERING. CONTRACTOR SHALL INDICATE HIS APPROVAL OF THE SUBMITTAL BEING IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS AND IS SOLELY RESPONSIBLE FOR COORDINATION BETWEEN DELEGATED DESIGN PARTIES. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING AS APPLICABLE TO THE PROJECT:
- PRIOR TO ANY OTHER SUBMITTAL SUBMIT A SCHEDULE OF ALL OTHER SUBMITTALS
- GEOTECHNICAL REPORT FOR SITE.
- STRUCTURAL FILL MATERIAL PROPERTIES (LIQUID LIMIT (40 MAX.) AND PLASTIC LIMIT (20 MAX.)
- FILL HEIGHT AT ALL CORNERS OF PAD
- COMPACTION TESTS 1 REQUIRED PER FILL LIFT PER 2,000 S.F. OF FILL AREA
- PILE DRIVING INFORMATION: NAME OF CONTRACTOR, PROPOSED EQUIPMENT, PROPOSED HAMMER, BLOW COUNTS ON ALL PILINGS
- CONCRETE: MIX DESIGN, ALL CONCRETE TRIP TICKETS, ALL CONCRETE TESTING RESULTS
- REBAR SHOP DRAWINGS
- POST-TENSION INFORMATION: CONTRACTOR NAME, STRESSING EQUIPMENT CERTIFICATIONS, ELONGATION LOGS
- ENGINEERED LUMBER, WOOD TRUSS SHOP DRAWINGS & CALCULATIONS
- STRUCTURAL STEEL SHOP DRAWINGS
- ALTERNATE PRODUCTS SUBMITTED SHALL BE BUILDING CODE APPROVED FOR THE INTENDED USE.
- ANY SUBMITTAL NOT IDENTIFIED ABOVE, BUT NOTED ON THE PROJECT DOCUMENTS

2. SITE WORK

Q. COMPLIANCE: FILL, FOUNDATION BEAM DEPTHS, PILE INSTALLATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL (SOIL) REPORT AND PER THESE NOTES.

R. FOUNDATION DESIGN BASIS: THE FOUNDATION SHOWN HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE SOIL CAPACITY OR PILE CAPACITY AS SHOWN ON PLAN ASSUMING COMPRESSIBLE SOIL (NON-EXPANSIVE SOIL AS DEFINED BY THE BUILDING CODE) WITH A MAXIMUM EXPECTED GROSS SETTLEMENT OF LESS THAN 1 INCH. THE OWNER IS REQUIRED TO OBTAIN A SOIL REPORT PRIOR TO CONSTRUCTION TO VERIFY THESE DESIGN PARAMETERS. THE OWNER SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF SOIL CONDITIONS DO NOT MEET THE ABOVE STATED DESIGN ASSUMPTIONS. FAILURE TO PROPERLY TEST THE SOIL WILL VOID THE ENGINEER'S DESIGN AND THE ENGINEER SHALL BE HELD HARMLESS.

S. SOIL
1. SITE PREPARATION: ALL VEGETATION, LOOSE MATERIAL AND ORGANIC MATERIAL SHALL BE STRIPPED FROM THE SITE AT FOUNDATION LOCATIONS. IF MORE THAN 18 INCHES OF LOOSE MATERIAL IS REMOVED CONTACT ENGINEER FOR FURTHER RECOMMENDATIONS. PROOF ROLL ALL AREAS PRIOR TO FILL PLACEMENT. REMOVE ANY SOFT MATERIALS THAT "RUT" OR "PUMP" UNDER PROOF ROLLING OPERATIONS AND REPLACE WITH STRUCTURAL FILL, UNLESS OTHERWISE STATED IN THE PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL GRADE SITE FOR PROPER DRAINAGE.
2. FILL MATERIALS: STRUCTURAL FILL SHALL HAVE A MAXIMUM LIQUID LIMIT OF 40 AND A MAXIMUM PLASTICITY INDEX (PI) < 20, UNLESS OTHERWISE STATED IN THE PROJECT GEOTECHNICAL REPORT (THE PI IS THE DIFFERENCE OF THE LIQUID LIMIT AND THE PLASTIC LIMIT OF THE SOIL – LIQUID LIMIT IS THE LOWEST WATER CONTENT AT WHICH THE SOIL BEHAVE AS A VISCOUS LIQUID, PLASTIC LIMIT IS THE LOWEST WATER CONTENT AT WHICH THE SOIL CAN BE MOLDED TO A NEW SHAPE WITHOUT CRUMBLING).
3. FILL PLACEMENT: CONTRACTOR SHALL PLACE FILL IN 6 TO 8 INCH LIFTS AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM AND COMPACT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) AND SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE LIMITS OF THE BUILDING. SCARIFY BETWEEN FILL LIFTS FOR BONDING, UNLESS OTHERWISE STATED IN THE PROJECT GEOTECHNICAL REPORT.
4. SOIL (FILL) COMPACTION IS THE RESPONSIBILITY OF CONTRACTOR (THE OWNER WHEN ACTING AS THE CONTRACTOR). FAILURE TO PROPERLY TEST OR COMPACT SOIL (FILL) MAY CAUSE FOUNDATION MOVEMENT & STRUCTURAL CRACKING.
5. MAXIMUM FILL HEIGHT: PLACEMENT OF FILL IN EXCESS OF THE MAXIMUM FILL HEIGHT SHOWN ON THE FOUNDATION PLAN WILL VOID THE ENGINEER'S DESIGN AND HOLD THE ENGINEER HARMLESS. THE LOCAL AUTHORITY HAVING JURISDICTION MAY HAVE STRICTER FILL REQUIREMENTS THAN THOSE SHOWN ON THE FOUNDATION PLAN.
6. DRAINAGE: CONTRACTOR SHALL PROVIDE AND OWNER SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. PONDING WATER AT FOUNDATION EDGES WILL CAUSE SOILS TO GAIN MOISTURE WHICH CAN RESULT IN A LOSS OF BEARING CAPACITY, EXCESSIVE SETTLEMENT AND/OR SWELLING OF THE SOIL; ALL OF WHICH CAUSE DIFFERENTIAL SETTLEMENT.
7. TREES: CONTRACTOR SHALL PROVIDE AND OWNER SHALL MAINTAIN PROTECTION FOR FOUNDATION FROM ROOTS AND THE EFFECTS OF MOISTURE LOSS DUE TO TREES ADJACENT TO THE FOUNDATION, WHICH CAN RESULT IN SOIL SHRINKAGE WHICH CAN CAUSE DIFFERENTIAL SETTLEMENT.
8. SEQUENCE: CONTRACTOR SHALL PLAN HIS WORK IN ORDER TO PLACE CONCRETE AS SOON AS POSSIBLE AFTER SOIL HAS BEEN PREPARED FOR CONSTRUCTION IN ORDER TO MINIMIZE DAMAGE OF THE SOIL BY EXPOSURE TO THE ENVIRONMENT. DO NOT PLACE CONCRETE ON SOILS THAT HAVE BEEN DISTURBED BY BY RAINFALL, PONDING WATER OR DESICCATED SOILS (SOILS THAT HAVE EXCESSIVELY DRIED). ANY ACCUMULATED WATER SHALL BE IMMEDIATELY PUMPED OUT.

D. PILES (IF SHOWN ON PLAN)
1. COMPLIANCE: TIMBER PILES SHALL BE PER ASTM D25 (OR ANSI O5.1) AND SHALL BE THE SPECIFIED SIZE STATED ON THE FOUNDATION PLAN (OR PILE PLAN).
2. TREATMENT: TIMBER PILES SHALL MEET AWPA STANDARDS UC4C, FORMERLY C3, FOR PRESERVATIVE RETENTION.
3. LOAD TEST: THE OWNER SHALL OBTAIN A PILE LOAD TEST TO VERIFY PILE CAPACITY AND PROVIDE TEST RESULTS TO ENGINEER FOR REVIEW, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PROJECT GEOTECHNICAL REPORT. FAILURE TO PROVIDE A PILE LOAD TEST SHALL HOLD ENGINEER HARMLESS IN THE EVENT OF FOUNDATION MOVEMENT.
4. INSTALLATION: PILES SHALL BE DRIVEN WITH AN IMPACT HAMMER, NOT VIBRATED. PILES SHALL BE DRIVEN TO THE SPECIFIED TIP EMBEDMENT INTO NATURAL SOIL OR DRIVEN TO REFUSAL. REFUSAL SHALL BE AS SPECIFIED IN GEOTECHNICAL REPORT OR BUILDING CODE. IF REFUSAL IS NOT SPECIFIED IN GEOTECHNICAL REPORT OR BY BUILDING CODE, REFUSAL FOR SMALL TIMBER PILES SHALL BE 12 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A VULCAN NO.2 HAMMER OR A 2,000 TO 3,000 LB DROP HAMMER FALLING 5 FT; REFUSAL FOR CLASS B PILES SHALL BE 25 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A VULCAN NO.1 HAMMER OR EQUIVALENT. ALL FILL SHALL BE PLACED AND COMPACTED PRIOR TO PILE INSTALLATION.
5. VIBRATION MONITORING: PILE INSTALLATION CONTRACTOR SHALL MONITOR VIBRATIONS DURING PILE INSTALLATION. MAX. PEAK PARTICLE VELOCITY SHALL BE LIMITED TO 0.10 INCHES/SECOND WHEN ADJACENT TO HISTORICAL STRUCTURES OR UP TO 0.25 INCHES/SECOND IN THE ABSENCE OF HISTORICAL STRUCTURES.

3. CONCRETE

A. COMPLIANCE: CONCRETE WORK, MIX DESIGN, FORMWORK & MATERIALS SHALL COMPLY WITH ACI 301

B. STRUCTURAL CONCRETE: NORMAL WEIGHT, MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 U.N.O. (MAXIMUM WATER/CEMENT RATIO SHALL BE 0.40 FOR CONCRETE IN MARINE ENVIRONMENTS).

C. CONCRETE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.

D. CALCIUM CHLORIDE SHALL NOT BE USED FOR PRESTRESSED/POST-TENSIONED CONCRETE. ALL OTHER CONCRETE SHALL MEET THE REQUIREMENTS OF ACI301 FOR WATER-SOLUBLE CHLORIDE-ION LIMITS.

E. SULFATE EXPOSURE: IT IS UNDERSTOOD THAT CONCRETE IS NOT EXPOSED TO SULFATE, UNLESS SPECIFICALLY NOTED IN THE STRUCTURAL DRAWINGS

F. AIR ENTRAINMENT: TOTAL AIR CONTENT SHALL BE 5% FOR BROOM FINISH SURFACES. MAXIMUM AIR ENTRAINMENT FOR HARD-TROWELED FINISH SURFACES SHALL BE 3%. CONCRETE FOR HARD-TROWELED FINISH SURFACES SHALL NOT INCLUDE AIR ENTRAINING ADMIXTURES. (ACI301 & ACI302)

G. FINISHES SHALL BE PER ACI301, UNLESS NOTED OTHERWISE. SLOPE FLOORS FOR DRAINAGE.

H. TOLERANCES FOR CONCRETE CONSTRUCTION SHALL BE PER ACI117 EXCEPT THAT SLAB ON GROUND THICKNESS SHALL BE THE MINIMUM SPECIFIED ON THE DRAWINGS AT ALL AREAS

I. CONCRETE CONSOLIDATION: CONTRACTOR SHALL THOROUGHLY CONSOLIDATE CONCRETE (ESPECIALLY AT ANCHORAGES AND DOWELS).

J. CONCRETE CURING: CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-308 IMMEDIATELY AFTER FINISHING TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKS.

K. FORMWORK SHALL BE IN ACCORDANCE WITH ACI-301.

L. CONSTRUCTION JOINTS: WHERE CONSTRUCTION JOINTS ARE REQUIRED BUT ARE NOT INDICATED ON THE DRAWINGS, THEY SHALL BE LOCATED BY THE CONTRACTOR, SUBJECT TO REVIEW BY THE OWNER'S ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE KEYED, WITH REINFORCING CONTINUOUS THROUGH THE JOINT.

M. ANCHOR BOLTS BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL & SPACED AT 48" O.C. MAX., UNLESS NOTED OTHERWISE.

N. REBAR & WWR REINFORCEMENT
1. COMPLIANCE: ALL REBAR SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A185 (FLAT SHEETS ONLY).
   - WWR 6x12 0/1 INDICATES 0.306" DIAMETER WIRE
   - WWR 6x6 W4.0xW4.0 INDICATES 0.225" DIAMETER WIRE (4 GAGE)
   - WWR 6x6 W2.9xW2.9 INDICATES 0.192" DIAMETER WIRE (6 GAGE)
   - WWR 6x6 W1.4xW1.4 INDICATES 0.135" DIAMETER WIRE (10 GAGE)
2. COVER: MINIMUM CLEAR COVER FOR REBAR SHALL BE AS FOLLOWS (PER ACI318 20.6.1):
   - CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
   - CONCRETE EXPOSED TO EARTH OR WEATHER: 2" (1 1/2" FOR #5, W31 WIRE, D31 WIRE OR SMALLER)
   - SLABS, WALLS OR JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 3/4" (1 1/2" FOR #14 OR #18 BARS)
   - BEAMS OR COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 1 1/2"
3. SLAB REINFORCEMENT SUPPORT: SLAB REINFORCEMENT SHALL BE SUPPORTED WITH CHAIRS, BOLSTERS OR CONCRETE BLOCKS AT 4 FT ON CENTER MAX. IN BOTH DIRECTIONS (THE USE OF #4 REBARS SPACED AT 4 FT ON CENTER MAX. IN BOTH DIRECTIONS MAY BE USED IN CONJUNCTION WITH WWR SLAB REINFORCEMENT AND GREATLY SIMPLIFIES WWR SUPPORT)
4. STIRRUPS: REBAR STIRRUPS ARE REQUIRED FOR PILE SUPPORTED GRADE BEAMS (SEE FOUNDATION SECTIONS FOR SIZE AND SPACING). REBAR STIRRUPS ARE NOT REQUIRED FOR NON-PILE SUPPORTED GRADE BEAMS. GRADE BEAM REINFORCEMENT SHALL BE PROPERLY SUPPORTED SO THAT IT REMAINS IN ITS PROPER LOCATION (WELDED WIRE REINFORCEMENT SUPPORTS SPACED AT 24" O.C. MAX. IS ACCEPTABLE).
5. REINFORCEMENT DETAILING: MINIMUM LAP LENGTH SHALL BE 48 BAR DIAMETERS. PROVIDE CORNER BARS AT ALL BEAM CORNERS AND "T" INTERSECTIONS TO MATCH HORIZONTAL REBAR REINFORCEMENT (MINIMUM LAP LENGTH OF EACH LEG 48 BAR DIAMETERS)

O. POST-TENSION REINFORCEMENT
1. COMPLIANCE:
   - ALL POST-TENSION MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE POST-TENSION INSTITUTES'S (PTI) SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS.
   - ALL POST-TENSION TENDONS SHALL BE FABRICATED IN A PLANT CURRENTLY CERTIFIED BY PTI IN ACCORDANCE WITH PTI'S MANUAL FOR CERTIFICATION OF PLANTS PRODUCING UNBONDED SINGLE-STRAND TENDONS.
   - POST-TENSION FIELD PERSONNEL SHOULD MAINTAIN A COPY OF PTI "CONSTRUCTION & MAINTENANCE PROCEDURES FOR POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION."
   - POST-TENSION CONTRACTOR SHALL SUBMIT IN WRITING EVIDENCE THAT THE SYSTEM WAS INSTALLED & STRESSED PER PLANS AND SPECIFICATIONS AND THAT INSTALLER HAS CURRENT PTI LEVEL 1 FIELD CERTIFICATION.
2. TENDONS: ALL TENDONS SHALL BE SEVEN WIRE STRESS RELIEVED STRAND, CONFORMING TO ASTM A416 LOW-RELAXATION STRAND. THE MINIMUM ULTIMATE TENSILE STRENGTH SHALL BE 270,000 PSI. STRANDS SHALL BE COATED WITH A PERMANENT RUST PREVENTATIVE LUBRICANT AND A PLASTIC SHEATH. ALL TENDONS SHALL BE 1/2" DIAMETER, UNLESS NOTED OTHERWISE.
3. INSTALLATION:
   - TOLERANCE FOR REINFORCEMENT INSTALLATION SHALL BE AS SPECIFIED IN ACI-301 AND PTI'S DESIGN OF SLABS ON GROUND.
   - REINFORCEMENT SHALL BE SECURELY SUPPORTED TO PREVENT BOTH HORIZONTAL AND VERTICAL MOVEMENT/DISPLACEMENT DURING CONCRETE PLACEMENT. SUPPORTS SHALL NOT EXCEED 4'-6" ON CENTER MAX. IN BOTH DIRECTIONS AND SHALL NOT PENETRATE THE VAPOR BARRIER (VAPOR RETARDER)
   - POST-TENSION CONTRACTOR MAY REVERSE LIVE ENDS OF TENDONS SHOWN ON THE PLAN ONLY WITH WRITTEN APPROVAL FROM THE GENERAL CONTRACTOR/OWNER TO THE ENGINEER.
   - ANCHORS SHALL HAVE 6" MIN. CONCRETE COVERAGE (SEE FOUNDATION SECTIONS)
   - DAMAGED SHEATHING SHALL BE REPAIRED WITH PTI APPROVED MATERIALS. A MAXIMUM OF 12 INCHES OF SHEATHING CAN BE REMOVED AT DEAD-END ANCHORAGES.
4. STRESSING EQUIPMENT: ALL JACKS USED TO STRESS TENDONS SHALL BE ACCOMPANIED BY CALIBRATION SHEETS CORRELATING HYDRAULIC PRESSURE TO JACKING FORCE. CALIBRATION SHEETS SHALL INDICATE JACK ID, PUMP ID AND GAGE ID.
5. STRESSING:
   - TENDONS SHALL BE INITIALLY STRESSED TO 33 KIPS AND SHALL BE ANCHORED AT 28.9 KIPS.
   - FINAL TENDON STRESSING SHALL NOT BE PERFORMED UNTIL THE CONCRETE ATTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI (TYPICALLY 6 DAYS AFTER CONCRETE PLACEMENT)
   - TENDONS SHALL BE STRESSED AS SOON AS POSSIBLE TO MINIMIZE SHRINKAGE CRACKS. AND IN NO CASE LATER THAN 14 DAYS OF CONCRETE PLACEMENT.
   - THE POST-TENSION CONTRACTOR SHALL OBTAINING PROPER ELONGATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF JOBSITE CONDITIONS WILL PREVENT CONTRACTOR FROM OBTAINING PROPER ELONGATIONS. ELONGATIONS SHALL BE CALCULATED PER PTI TECHNICAL NOTE 10.
   - TENDONS IN EXCESS OF 100 FEET IN LENGTH SHOULD BE STRESSED FROM BOTH ENDS TO OBTAIN PROPER ELONGATIONS UNLESS SPECIFICALLY INDICATED.
6. FINISHING: EXPOSED STRESSING RECESSES SHALL BE FILLED FLUSH TO FACE OF CONCRETE WITH A NON-SHRINK GROUT. THIS WORK SHALL BE COMPLETED AS SOON AS PRACTICAL AFTER STRESSING BY THE POST-TENSION CONTRACTOR, BUT NO LATER THAN 7 DAYS AFTER STRESSING IS COMPLETE.
7. WELDED WIRE REINFORCEMENT RECOMMENDATION: INSTALLATION OF WWR ON TOP OF TENDONS IS RECOMMENDED IN AREAS OF EXPOSED CONCRETE FINISH TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKS.

4. MASONRY

A. COMPLIANCE: ALL MASONRY WORK SHALL CONFORM TO THE BUILDING CODE AND BRICK INDUSTRY ASSOCIATION STANDARDS

B. BRICK
1. BRICK UNITS SHALL CONFORM TO ONE OF THE FOLLOWING:
   - ASTM C216 SPECIFICATION FOR FACING BRICK,
   - ASTM C652 SPECIFICATION FOR HOLLOW BRICK,
   - ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FIRED, SOLID UNITS) OR
   - ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS.
   - ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
2. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR FOR UNIT MASONRY, TYPE S.
3. TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16 IN. O.C. HORIZONTALLY. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2 IN. INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8 IN. TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT O.C. WITHIN 12 IN. OF THE OPENING.
4. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL NOT BE LESS THAN 3/16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.
5. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
   - UP TO 6FT OPENINGS: L5x3 1/2x3/8
   - UP TO 8FT OPENINGS: L6x3 1/2x3/8
   - FOR OPENINGS GREATER THAN 8 FT SEE DRAWINGS FOR LINTEL SIZE OR REQUEST FROM ENGINEER IN WRITING IF NOT SHOWN
6. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS ARE RECOMMENDED TO BE SPACED AT 20 FEET MAX. (LACK OF EXPANSION JOINTS MAY RESULT IN CRACKING OF THE BRICK VENEER)

C. CONCRETE MASONRY UNITS (CMU)
1. CONCRETE BLOCK SHALL BE PER ASTM C90 (HOLLOW) f'm = 1,900 PSI (MIN)
2. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR FOR UNIT MASONRY, TYPE S (1,800 PSI @ 28 DAYS)
3. FILL ALL CELLULAR SPACES WITH 3,000 PSI 28-DAY COMPRESSIVE STRENGTH CONCRETE, U.N.O.
4. VERTICAL REINFORCEMENT SHALL BE #5's SPACED AT 48" O.C. U.N.O.
5. BOND BEAMS SHALL BE REINFORCED WITH 2 – #4's AND BE SPACED AT 48" O.C. VERTICALLY U.N.O.
6. VERTICAL CONTROL JOINTS SHALL BE SPACED AT 20 FEET (MAX.) ON CENTER
7. MAXIMUM UNSUPPORTED HEIGHT OF PIERS/COLUMNS SHALL BE 10 TIMES THEIR LEAST PLAN DIMENSION

REVIEW OF CONTRACTOR SUBMITTALS, INCLUDING SHOP DRAWINGS AND OR PRODUCT DATA IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES AND INSTALLATION OR PERFORMANCE OF SYSTEMS, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. THE ENGINEERS REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED BY THE ENGINEER, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. THE ENGINEER'S APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. OWNER IS RESPONSIBLT FOR ALL TESTING, INCLUDING SLAB THICKNESS.

5. STRUCTURAL STEEL & METAL

A. COMPLIANCE: DESIGN, FABRICATION, AND ERECTION ARE TO BE GOVERNED BY THE LATEST REVISIONS OF THE FOLLOWING U.N.O. (UNLESS NOTED OTHERWISE):
1. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360-10)
2. AISC CODE OF STANDARD PRACTICE (CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION).
3. AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS (ALLOWABLE STRESS DESIGN).
4. STRUCTURAL WELDING CODE, AWS D1.1 OF THE AMERICAN WELDING SOCIETY. WELDING PERSONNEL AND PROCEDURES SHALL BE QUALIFIED PER AWS D1.1.

B. MATERIALS:
1. WIDE FLANGE AND WT SHAPES SHALL BE ASTM A992, Fy = 50 KSI, UNLESS NOTED OTHERWISE
2. ALL OTHER HOT-ROLLED SHAPES SHALL BE ASTM A36, Fy = 36 KSI, UNLESS NOTED OTHERWISE
3. STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B, UNLESS NOTED OTHERWISE
4. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A500, GRADE B, UNLESS NOTED OTHERWISE
5. PLATES AND BARS SHALL BE ASTM A36, UNLESS NOTED OTHERWISE

C. BOLTS:
1. ALL BOLTS SHALL BE ASTM A325 HIGH STRENGTH WITH HARDENED WASHERS AND HEAVY HEX NUTS UNLESS NOTED OTHERWISE.
2. ALL BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE
3. ALL BOLTS, NUTS, & WASHERS SHALL BE GALVANIZED UNLESS NOTED OTHERWISE

D. CONNECTIONS:
1. ALL CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS NOTED OTHERWISE
2. MINIMUM NUMBER OF BOLTS FOR ALL CONNECTIONS SHALL BE TWO (2) UNLESS NOTED OTHERWISE
3. SPACING OF BOLTS SHALL BE 3" UNLESS NOTED OTHERWISE.
4. EDGE DISTANCE OF BOLTS SHALL BE 1 1/2" UNLESS NOTED OTHERWISE.
5. ALL CLIP ANGLES SHALL BE MINIMUM L3X3X1/4 UNLESS NOTED OTHERWISE.
6. GUSSET PL 3/8 (MIN) THICKNESS REQUIRED UNLESS NOTED OTHERWISE

E. WELDS:
1. ALL WELDS SHALL BE WITH E70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1. USE HIGHER STRENGTH ELECTRODE IF REQUIRED BY AWS D1.1 [ALL WELDING SHALL BE PERFORMED BY AWS QUALIFIED WELDERS].
2. MINIMUM SIZE OF FILET WELD SHALL BE 3/16" UNLESS NOTED OTHERWISE
3. SEAL WELD AROUND ALL WELDED CONNECTIONS WHERE WELDING IS NOT INDICATED TO PROVIDE WATERTIGHT CONNECTION.
4. FULL STRENGTH FIELD WELDS IN MATERIALS OVER 5/8" THICK AND WELDED FIELD SPLICES SHALL BE SUBJECTED TO NON-DESTRUCTIVE TESTING BY AN INDEPENDENT LABORATORY AND RESULTS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW
5. ALL WELD INSPECTION AND TESTING SHALL BE IN ACCORDANCE WITH THE AWS D1.1.
6. THIRD-PARTY INSPECTION OF ALL WELDS SHALL BE BY A TESTING LABORATORY SELECTED AND PAID BY THE OWNER, UNLESS NOTED OTHERWISE IN THE CONTRACT.
7. ALL WELDS SHALL BE VISUALLY INSPECTED.
8. ALL NON-DESTRUCTIVE TESTING (NDT) TECHNICIANS SHALL BE QUALIFIED PER AWS D1.1.
9. ALL TESTING AND RECORDS SHALL FULLY COMPLY WITH THE REQUIREMENTS OF AWS D1.1, CHAPTER 6 "INSPECTION" AND THE ADDITIONAL REQUIREMENTS STIPULATED HEREIN.
10. RADIOGRAPHIC TESTING (RT) & ULTRASONIC TESTING (UT). ALL COMPLETE PENETRATION WELDS IN MAIN STRUCTURAL MEMBERS SHALL BE INSPECTED USING RT PROCEDURES THAT CONFORM TO THE REQUIREMENTS OF AWS D1.1, CHAPTER 6, PART B. UT SHALL BE PERFORMED ON ALL COMPLETE PENETRATION GROOVE WELDS ON MAIN STRUCTURAL MEMBERS WHERE RT CANNOT BE PERFORMED. ONLY BY WRITTEN APPROVAL BY THE OWNER'S ENGINEER SHALL UT BE USED AS AN ALTERNATE TO RT.
11. TWENTY PERCENT OF ALL FILLET WELDS SHALL BE TESTED BY MAGNETIC PARTICLE INSPECTION (MPI).

F. COATINGS:
1. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
2. ALL STEEL SHALL BE GALVANIZED OR PAINTED PER PROJECT SPECIFICATIONS.
3. AFTER ERECTION CONTRACTOR SHALL "TOUCH UP" WITH PAINT, GALVANIZING COMPOUND OR APPROVED COATING ALL ABRADED AREAS.

G. MISCELLANEOUS:
1. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG & GOVERNING BUILDING CODE.
2. SEAL ENDS OF OPEN MEMBERS SUCH AS PIPES AND TUBES WITH 1/8" THICK PLATE & 1/8" SEAL WELDS, UNLESS SPECIFICALLY NOTED OTHERWISE.

6. WOOD

A. COMPLIANCE: ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE FOLLOWING:
1. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AFPA,
2. PLYWOOD DESIGN SPECIFICATION BY THE APA,
3. PRESSURE TREATED WOOD REQUIREMENTS OF AWPA,
4. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

B. LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER, EXCEPT STUDS SHALL BE SPRUCE-PINE STUD GRADE, MIN.

C. ENGINEERED BEAMS/JOISTS/TRUSSES SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MIN. 3-STUD COL. EACH END. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS/JOISTS SHOWING ALL REQUIRED CONNECTORS, BLOCKING AND SUPPORT REQUIREMENTS FOR APPROVAL. CONNECT MULTIPLE PLY LAM BEAMS TOGETHER WITH 2 ROWS OF SIMPSON SDS 1/4"x6" WOOD SCREWS ON BOTH OUTSIDE FACES. SPACE SCREWS AT 16 INCHES ON CENTER. STAGGER SCREWS FROM ON FACE OF BEAM TO THE OTHER FACE OF BEAM. SCREWS SHALL BE 2 INCHES CLEAR FROM TOP AND BOTTOM OF BEAM.

D. WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE.
1. UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS.
2. JOIST HANGERS, TIES, SEATS SHALL BE SIMPSON STRONG-TIE
3. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
4. NAILS: NAILS SPECIFIED ARE COMMONS UNLESS NOTED OTHERWISE
5. ALL LAG SCREWS SHALL BE IN ACCORDANCE WITH ANSIB18.2.1. PRE-DRILL 5/16"DIAMETER HOLES IN WOOD MEMBERS FOR 1/2"DIAMETER LAG SCREWS. PRE-DRILLING WOOD MEMBERS IS NOT REQUIRED FOR 3/8"DIAMETER OR SMALLER LAG SCREWS.

E. STUDS SHALL BE AS FOLLOWS:
1. 2x4 @ 16"O.C., 10'-0" MAX. HEIGHT (BLOCK ALL STUDS AT MID-HEIGHT)
2. 2x6 @ 16"O.C., 13'-9" MAX. HEIGHT (BLOCK ALL STUDS AT 6'-0" MAX.)
3. 2x8 @ 16"O.C., 18'-0" MAX. HEIGHT (BLOCK ALL STUDS AT 6'-0" MAX.)

F. HEADERS FOR 4'-0" MAX OPENINGS: HEADERS FOR OPENINGS GREATER THAN 4'-0" SHALL BE AS INDICATED ON THE PLANS. FOR 4'-0" MAX OPENINGS, UNLESS NOTED OTHERWISE, 2 PLY 1 3/4x16 LVL FOR FOR WALLS SUPPORTING I-JOIST OR WOOD TRUSS FLOOR SYSTEMS, 3-2x12 FOR EXTERIOR 2x6 WALLS, 2-2x12 FOR EXTERIOR 2x4 WALLS, 3-2x10 FOR INTERIOR 2x6 WALLS, 2-2x10 FOR INTERIOR 2x4 WALLS.

G. KING STUDS & JACK STUDS: PROVIDE A MINIMUM OF 2 KING STUDS AND 2 JACK STUD EACH SIDE OF OPENING. FOR OPENINGS LARGER THAN 4'-0'', UP TO 6'-8'' PROVIDE A MINIMUM OF 3 KING STUDS AND 2 JACK STUD EACH SIDE OF OPENING. FOR OPENINGS LARGER THAN 6'-8'', UP TO 9'-4'' PROVIDE A MINIMUM OF 4 KING STUDS AND 2 JACK STUD EACH SIDE OF OPENING. FOR OPENINGS LARGER THAN 9'-4'' SEE PLAN – IF KING & JACK STUDS ARE NOT SPECIFIED ON PLANS, CONTACT ENGINEER FOR INFORMATION.

H. RAFTERS SHALL BE 2x6 (MIN.) SPACED AT 24" O.C. (MAX.) OR AS INDICATED ON THE PLANS. SUPPORT ROOF BRACING ON LOAD BEARING WALLS, ATTIC BEAMS ONLY (SUPPORT ON CEILING BEAMS IF SPECIFICALLY SHOWN ON PLANS). ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS OR BEAMS, UNLESS NOTED OTHERWISE. RIDGE BOARDS SHALL HAVE A DEPTH GREATER THAN THE SLOPED CUT DEPTH OF THE RAFTER. CONNECT RAFTERS TO HIPS & VALLEYS WITH 7-16d NAILS. LATERAL SUPPORT SHALL BE PROVIDED FOR RAFTERS LARGER THAN 2x8.

I. CEILING JOISTS SHALL BE AS INDICATED ON THE PLANS. PROVIDE 2x6+2x4 STRONGBACKS AT 8 FT O.C. MAX.

J. FLOOR JOISTS SHALL BE AS INDICATED ON THE PLANS (IT IS RECOMMENDED TO PLACE GLUE BETWEEN FLOOR JOISTS AND HANGERS). PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AT 8 FT O.C. MAX AND AT LOAD BEARING WALLS OR COLUMNS.

K. FLOOR SHEATHING SHALL BE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS UNLESS NOTED OTHERWISE, GLUE & NAIL TO FLOOR JOISTS (IT IS RECOMMENDED THAT T & G JOINTS BE FILLED WITH GLUE DURING INSTALLATION. ALTERNATE SHEATHING WITH ADEQUATE SPAN RATING FOR JOIST SPACING IS ACCEPTABLE.

L. ANCHOR BOLTS SHALL BE ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" (SEE PLAN(S) FOR SIZE, SPACING & LOCATIONS). ANCHOR BOLTS SHALL BE WITHIN 12" OF EACH BUILDING CORNER, PLATE SPLICES & DOOR OPENINGS. EACH BOLT SHALL HAVE A 3"x3"x1/4" WASHER. SEE ADDITIONAL NOTES FOR ANCHOR BOLTS SIZE AND SPACING. FASTEN INTERIOR WALLS TO FOUNDATION WITH RAMSET 1516 DRIVE PINS @ 16" O.C. (OR APPROVED EQUAL) [1" CONCRETE EMBEDMENT].

M. SHEAR WALLS: PROVIDE APA SHEATHING, PANELS ON ALL EXTERIOR WALLS. SHEATHING SHALL EXTEND FROM SLAB TO UPPER TOP PLATE (OR BOTTOM OF SILL PLATE TO UPPER TOP PLATE FOR RAISED WOOD FLOORS). PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE STRUCTURAL FRAMING PLANS AND SHEAR WALL DETAILS FOR NAILING & CONNECTOR REQUIREMENTS.

N. ROOF SHEATHING SHALL BE 15/32" (MIN.) EXPOSURE 1, 24/0 APA RATED PANELS (ALTERNATE SHEATHING WITH ADEQUATE SPAN RATING FOR JOIST SPACING IS ACCEPTABLE). FASTEN WITH 8d NAILS AT 6" O.C. AT ALL FRAMING. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES.

O. TREATED LUMBER: ALL LUMBER IN EXPOSED TO WEATHER, IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARDS (RESIDENTIAL USE SHALL COMPLY WITH AWPA U1 – NOTE THAT INORGANIC BORON [SBX] IS LESS CORROSIVE THAN OTHER ALTERNATIVE PRESERVATIVE TREATMENTS SUCH AS ACQ, CA-B, CBA, ACZA & MCQ).

P. STAIR STRINGERS: SHALL BE 2x12'S SPACED AT 16" O.C. MAXIMUM

Q. DETAILS NOT SHOWN: CONTRACTOR SHALL FOLLOW "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION FOR ALL DETAILS NOT SHOWN.

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

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Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is subject to fines as prescribed in Section 109.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.

Jay P. Dufour, AIA
Chief Plans Examiner

REVIEWED FOR CODE COMPLIANCE

dclee 11/07/2022

DESIGN BASIS

ARCHITECTURAL DRAWINGS
JET DESIGN AND BUILD
DATED 12/06/21

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
7/15/22

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

ASCE-7 CODE SUMMARY
BUILDING RISK CATEGORY: 2

DEAD LOAD:
PER CHAPTER 3, ACTUAL CONSTRUCTION MATERIALS & FIXED SERVICE EQUIPMENT

LIVE LOADS:
PER CHAPTER 4 & NOTES THIS DRAWING

FLOOD LOADS:
PER CHAPTER 5

SNOW LOADS: GROUND SNOW LOAD PER FIGURE 7-1 OF ASCE 7

RAIN LOADS: PER CHAPTER 8 OF ASCE 7

ICE LOADS: PER FIGURE 10-2 OF ASCE 7

SEISMIC LOADS: PER CHAPTERS 11 THROUGH 22 OF ASCE 7

WIND LOADS PER ASCE-7, ANALYTICAL METHOD:
- PER CHAPTERS 26 & 27
- BASIC WIND SPEED, Vult: 143 MPH (PER FIGURE 26.5-1A, B or C)
- DIRECTIONALITY FACTOR: 0.85 (PER SECTION 26.6)
- WIND EXPOSURE CATEGORY: B (PER SECTION 26.7)
- TOPOGRAPHIC FACTOR: (PER SECTION 26.8)
- GUST EFFECT FACTOR: 0.85 (PER SECTION 26.9)
- ENCLOSURE CLASSIFICATION: ENCLOSED STRUCTURE (PER SECTION 26.10)
- INTERNAL PRESSURE COEFFICIENT: GcPi = +/- 0.18 (PER SECTION 26.11)
- WIND LOADS ON MWFRS PER CHAPTER 27 DIRECTIONAL PROCEDURE
- WIND LOADS ON COMPONENTS & CLADDING PER CHAPTER 30
- COMPONENTS AND CLADDING (DOORS, WINDOWS, VENEERS, ETC.) SHALL MEET THE PRESSURE REQUIREMENTS FOR THE WIND SPEED AND EXPOSURE CATEGORY.
- WIND-BORNE DEBRIS REGIONS:
  GLAZED OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 26.10.3.2 IN THE FOLLOWING LOCATIONS:
  1. WITHIN 1 MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH OR GREATER
  2. IN AREAS WHERE THE BASIC WIND SPEED IS EQUAL TO OR GREATER THAN 140 MPH

LEGEND OF SYMBOLS

SYMBOL	DESCRIPTION
A / S2.1 (DRAWING NUMBER)	SECTION CUT - DRAWING NUMBER INDICATES WHERE THE SECTION IS DRAWN
A SECTION / S2.1 (DRAWING NUMBER)	SECTION TITLE- DRAWING NUMBER INDICATES WHERE THE SECTION IS CUT
1 / S5.1 (DRAWING NUMBER)	DETAIL CALL-OUT - DRAWING NUMBER INDICATES WHERE THE DETAIL IS DRAWN
1 DETAIL / S3.1 (DRAWING NUMBER)	DETAIL TITLE- DRAWING NUMBER INDICATES WHERE THE DETAIL IS CALLED OUT
1	KEY NOTE CALL-OUT (SEE KEY NOTES ON THAT DRAWING FOR INFORMATION)
1	KEY NOTE CALLED OUT ON THAT DRAWING (LOCATED IN KEY NOTES)

FOUNDATION AREA (S.F.)	AREA UNDER BEAM (S.F.)
2,544	3,660

GENERAL NOTES

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S1

Phone: (985) 871-7065 Fax: (985) 624-4749
Email: engineer@cypressengineer.com

CYPRESS ENGINEERING

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

[X] STRUCTURAL
[ ] MECHANICAL
[ ] ELECTRICAL
[ ] PLUMBING

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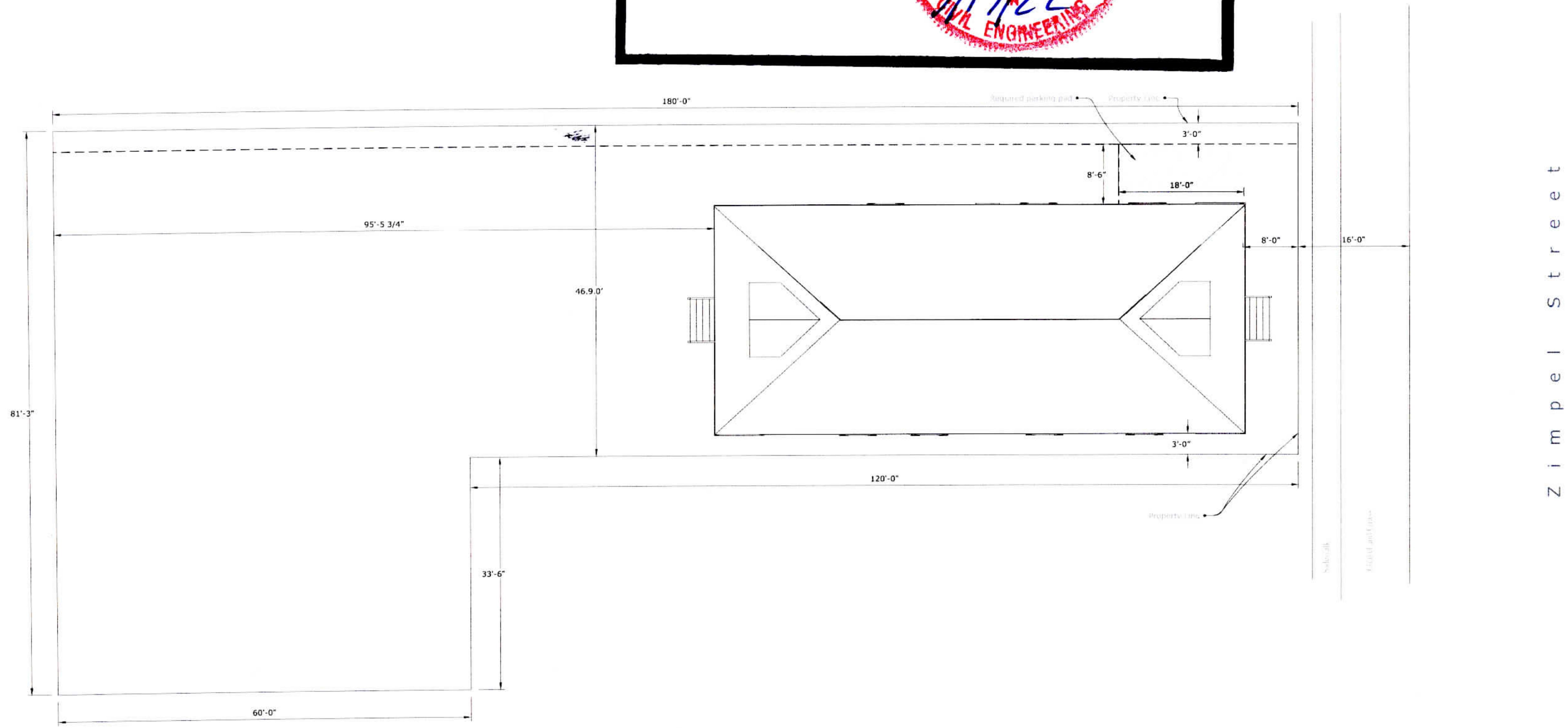
[illegible]
9/19/22



Roof / Site Plan
1/8" = 1'

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

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[New Orleans Code Sections 26-14 and 26-15]

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Jay P. Dufour, AIA
Chief Plans Examiner

REVIEWED FOR CODE COMPLIANCE

dclee 11/07/2022

01	a	**DRAWN BY** DM, JT **DESCRIPTION** Roof / Site Plan	**PROJECT NO.** 245.170 **PROJECT** 8215 Zimpel St.	**ISSUE** 05.05.22 **RE-ISSUE**	**CLIENT** Charlene and Thomas Quinlan	**Jet Design Build** New Orleans, La Tel: 504-237-0812

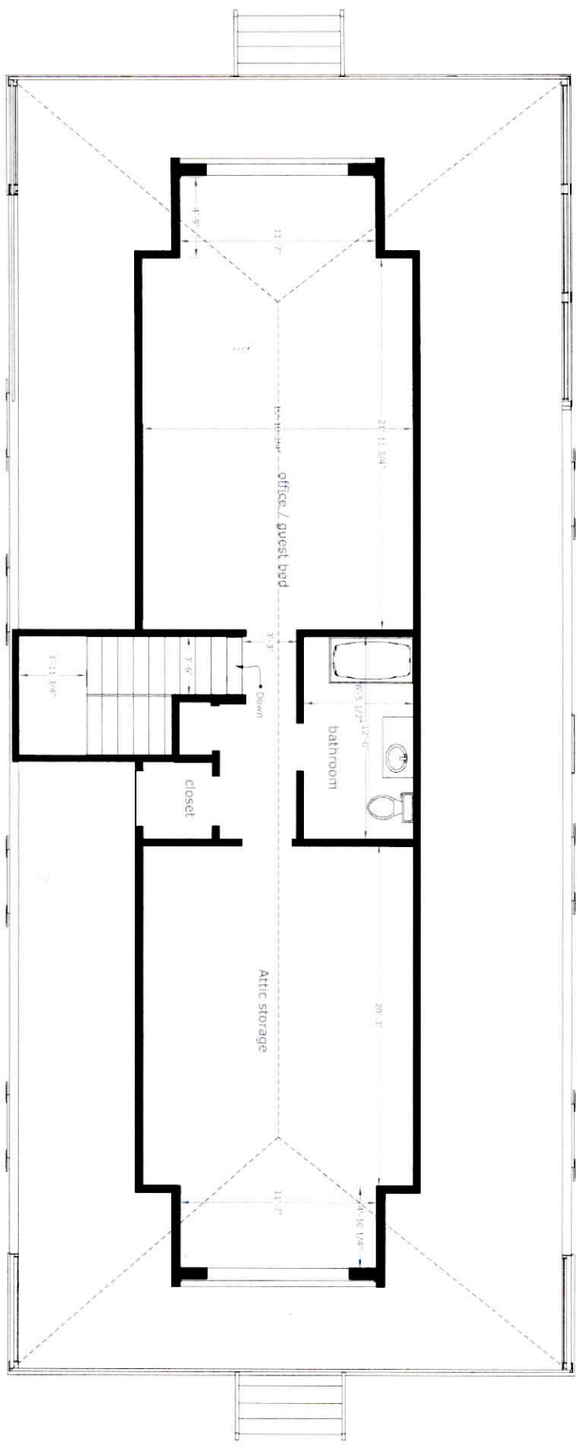
JET DESIGN BUILD

CYPRESS ENGINEERING

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

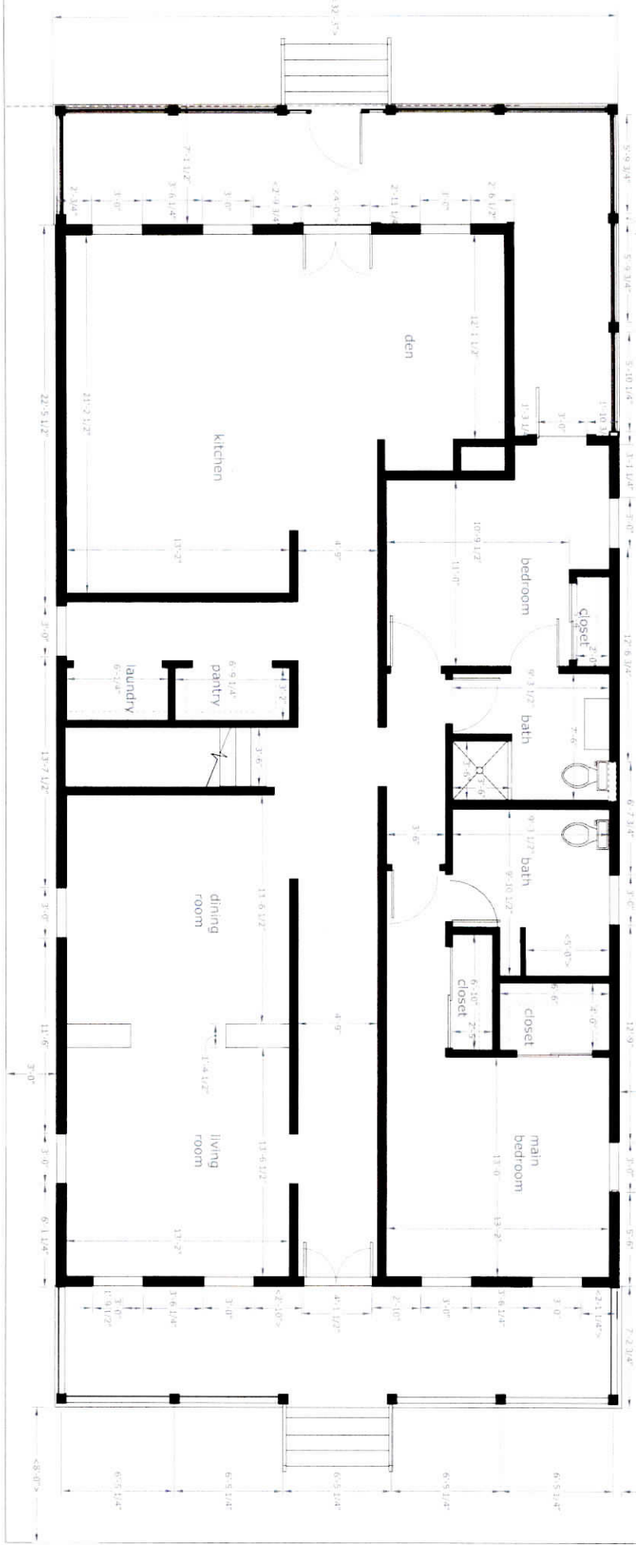
[X] STRUCTURAL
[ ] MECHANICAL
[ ] ELECTRICAL
[ ] PLUMBING

Attic Plan



Second Floor Plan

First Floor Plan



First Floor Plan

1/4" = 1'

Zimpel Street

02	a	**DRAWN BY** DM, JT **DESCRIPTION** First and Second Floor Plans	**PROJECT NO.** 245.170 **PROJECT** 8215 Zimpel St	**ISSUE** 05.05.22 **RE-ISSUE**	**CLIENT** Charlene & Thomas Quinlan	**Jet Design Build** New Orleans, La Tel: 504-237-0812

JET DESIGN BUILD

CYPRESS ENGINEERING

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[X] STRUCTURAL
[ ] MECHANICAL
[ ] ELECTRICAL
[ ] PLUMBING

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PROFESSIONAL ENGINEER
STATE OF LOUISIANA
9/19/22

Rear Elevation

Front Elevation

3/8" = 1'

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

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Jay H. Ackel, AIA
Chief Plans Examiner

FINAL PERMIT RELEASE

REVIEWED FOR CODE COMPLIANCE

dclee 11/07/2022

JET DESIGN BUILD

Jet Design Build
New Orleans, La
Tel: 504-237-0812

CLIENT
Charlene & Thomas Quinlan

ISSUE
05.05.22

RE-ISSUE

PROJECT NO.
245.170

PROJECT
8215 Zimpel St

DRAWN BY
DM, JT

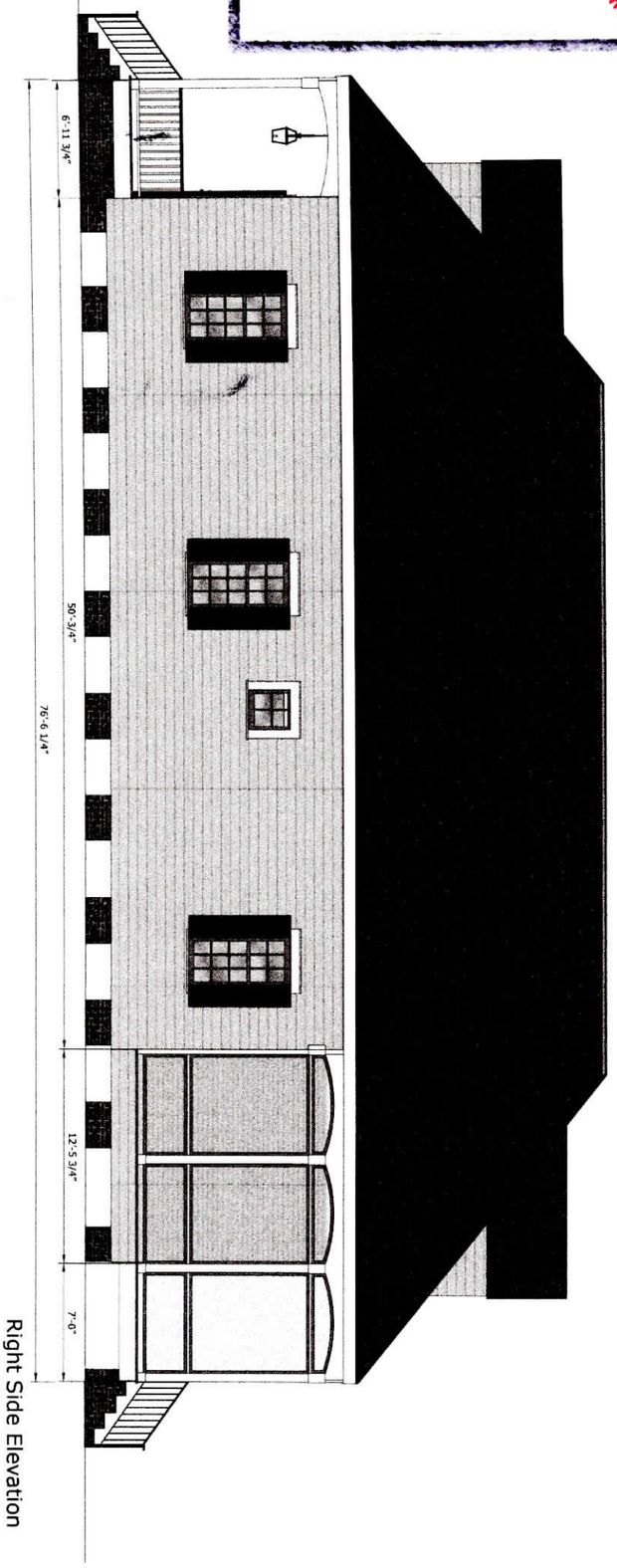
DESCRIPTION
Front and Rear Elevations

a

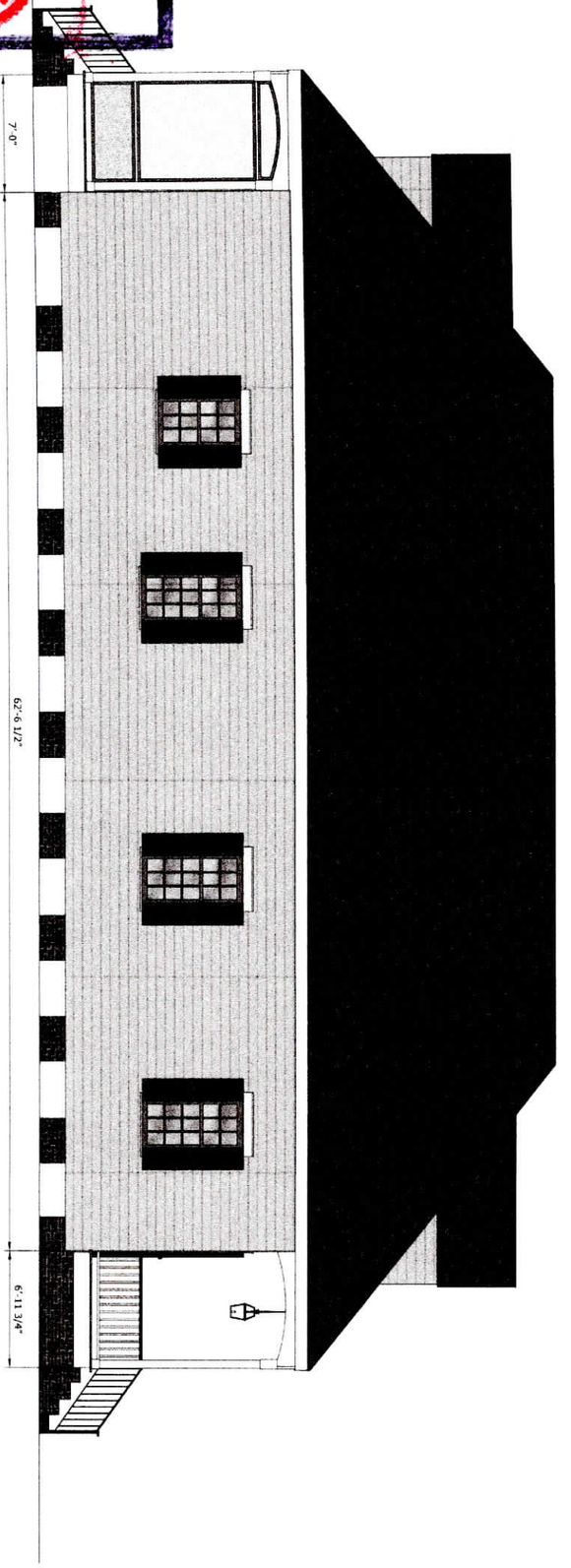
03

CYPRESS ENGINEERING
THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED (CHECK ALL THAT APPLY).
[X] STRUCTURAL
[ ] MECHANICAL
[ ] ELECTRICAL
[ ] PLUMBING

STATE OF LOUISIANA
BRAE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
STRUCTURAL ENGINEER
9/19/22



Right Side Elevation
1/4" = 1'



Left Side Elevation

04	a	**DRAWN BY** DM, JT **DESCRIPTION** Side Elevations	**PROJECT NO.** 245.170 **PROJECT** 8215 Zimpel St	**ISSUE** 05.05.22 **RE-ISSUE**	**CLIENT** Charlene & Thomas Quinlan	**Jet Design Build** New Orleans, La Tel: 504-237-0812

JET DESIGN BUILD

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
CIVIL ENGINEERING
7/5/22

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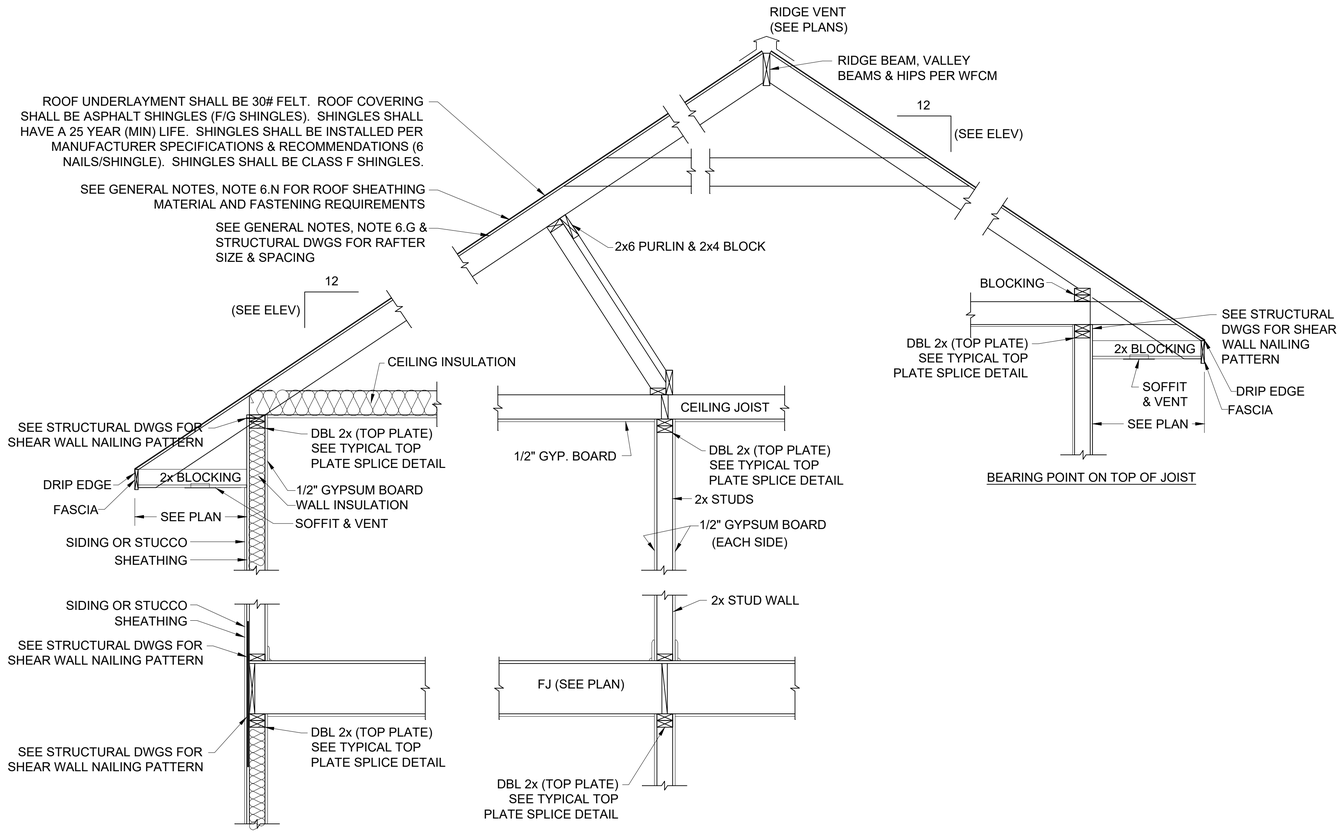


GENERAL NOTES (FINISHES, MECHANICAL & ELECTRICAL)

SEE DRAWING S1 FOR STRUCTURAL NOTES

DIVISION 7. THERMAL & MOISTURE PROTECTION
A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
   1. CEILINGS, STANDARD FLAT & VAULTED: R-30
   2. WALLS: R-13 (2x4 WALL), R19 (2x6 WALL)
   3. SUB-FLOORS (PIER & RAISED STRUCTURES): R-13
C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & AND SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & AND SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

DIVISION 8. DOORS & WINDOWS – PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
A. MAXIMUM U-FACTOR AND SOLAR HEAT GAIN COEFFICIENTS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (MAX. U = 0.75, SHGC = 0.40).
B. WHERE REQUIRED BY THE BUILDING CODE, PROVIDE PROTECTION FOR WINDOWS & DOORS FOR PER THE WIND BORNE DEBRIS REGION REQUIREMENTS.
C. CONTRACTOR MAY PROVIDE BRACING SYSTEM FOR GARAGE DOORS IN ORDER TO MEET REQUIRED PRESSURE RATING &/OR WIND BORNE DEBRIS PROTECTION. BRACING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

DIVISION 9. FINISHES – PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS

DIVISION 10. SPECIALTIES – SPECIALTIES SHALL MEET ALL BUILDING CODE REQUIREMENTS
A. ANY FIREPLACES SHALL BE PER CODE AND OWNER/BUILDER AGREEMENT.
B. ANY SHUTTERS SHALL BE PER OWNER/BUILDER AGREEMENT.
C. ANY STORAGE SHELVING SHALL BE PER OWNER/BUILDER AGREEMENT.
D. ANY TOILET, BATH & LAUNDRY ACCESSORIES SHALL BE PER OWNER/BUILDER AGREEMENT.
E. ANY CABINETS & COUNTERTOPS SHALL BE PER OWNER/BUILDER AGREEMENT.

DIVISION 11. EQUIPMENT – ALL APPLIANCES SHALL BE PER OWNER/BUILDER AGREEMENT.

DIVISION 12. FURNISHINGS – ANY FURNISHINGS SHALL BE PER OWNER/BUILDER AGREEMENT.

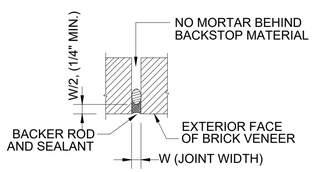
DIVISION 13. SPECIAL CONSTRUCTION – TUBS & POOLS – IF APPLICABLE SHALL BE PER OWNER/BUILDER AGREEMENT.

DIVISION 14. SPECIAL CONSTRUCTION – ELEVATORS – IF APPLICABLE SHALL BE PER OWNER/BUILDER AGREEMENT.

DIVISION 15. MECHANICAL: HVAC & PLUMBING
A. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
B. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.
C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
D. RS AND RL LINES FROM OUTDOOR CONDENSER UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
E. PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
F. EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.
G. 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT). ACOUSTICALLY LINE R.A. DUCT (WITH 90 DEGREE ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE THE R/A GRILL.
H. PROVIDE 125 DEGREE FIRESTAT, LOCATE IN RETURN AIR PLENUM (EXCEPT WHEN NOT REQUIRED BY CODE).
I. PROVIDE RAISED PLATFORM FOR AHU.
J. PROVIDE MANUAL VOLUME DAMPERS AT ALL SUPPLY AIR GRILLES.
K. PROVIDE SPIN-TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.
L. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.

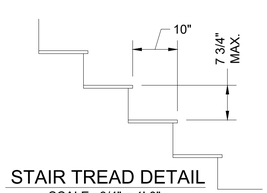
DIVISION 16. ELECTRICAL
A. ALL ELECTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC.
C. SMOKE ALARMS & CARBON MONOXIDE ALARMS SHALL BE PROVIDED AS REQUIRED BY THE BUILDING CODE.

TYPICAL DETAILS



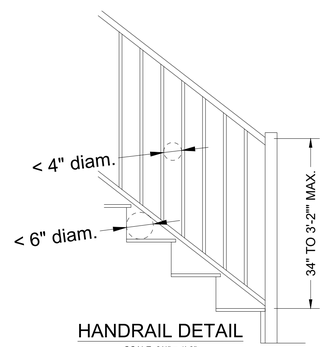
BRICK EXPANSION JOINT

Scale: NTS



STAIR TREAD DETAIL

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



HANDRAIL DETAIL

SCALE 3/4" = 1'-0"

- HANDRAIL SHALL HAVE A CIRCULAR CROSS-SECTION WITH A DIAMETER OF 1 1/4" INCHES TO 2 INCHES.
- GUARDRAIL SHALL MEET OPENING LIMITATION REQUIREMENTS OF R312

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended, or the Life Safety Code (LSC), as amended, is evident. Issuance is based upon installation and work complying with the code during the construction phase of the project.
(New Orleans Code Sections 26-34 and 26-35)

Approval of these plans does not authorize work to be started until the permit is signed by the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized by this permit. Any deviation from these approved plans in regard to those we prescribed in Section 106.1 of the New Orleans Amendments to the International Building Code shall require issuance of a new building permit.

REVIEWED FOR CODE COMPLIANCE

dclee 11/07/2022

ARCHITECTURAL NOTES & DETAILS

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
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ORLEANS PARISH

Cypress Engineering

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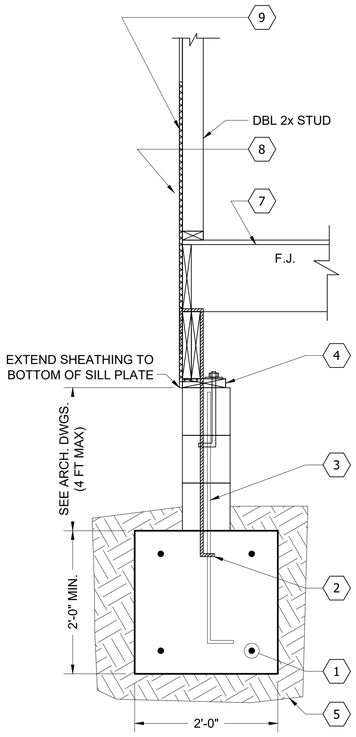
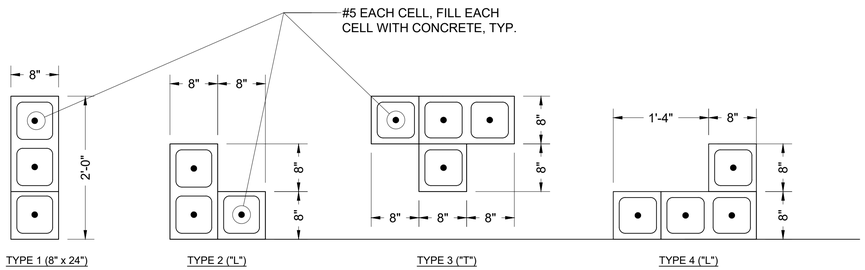


A S2.2 TYPICAL SECTION AT EXTERIOR PIER



TYPICAL CMU PIER TYPES

8"x8" AND 8"x16" CMU BLOCKS

SHAPE GRADE TO DRAIN WATER AWAY FROM FOUNDATION (**NO** WATER SHOULD COLLECT UNDER THE BUILDING)

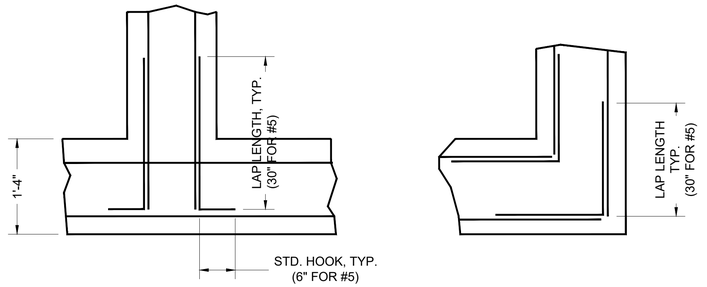
KEY NOTES

1	4 - #5 CONTINUOUS
2	SIMPSON PA51, 1 PER PIER (WRAP OVER SILL BEAM AND CONNECT WITH 9-16d NAILS [2,030#])
3	#5 EACH CELL OF CMU BLOCKS, FILL ALL CELLS WITH CONCRETE
4	CONTINUOUS 2x8 TREATED SILL PLATE + 2 - 5/8Ø" x 12" LONG A307 ANCHOR BOLTS WITH HEAVY HEX NUTS & 3x3x1/4" WASHERS
5	COMPACTED SOIL
7	SEE FLOOR FRAMING PLAN FOR SILL BEAMS AND F.J.'s
8	SEE DRAWING S3.1 FOR STUD TO SILL BEAM CONNECTOR
9	HOLD-DOWN SIMPSON MSTC66B3 ATTACH TO DBL STUD (4-10d NAILS AT BOTTOM OF SILL BEAM REQD.)

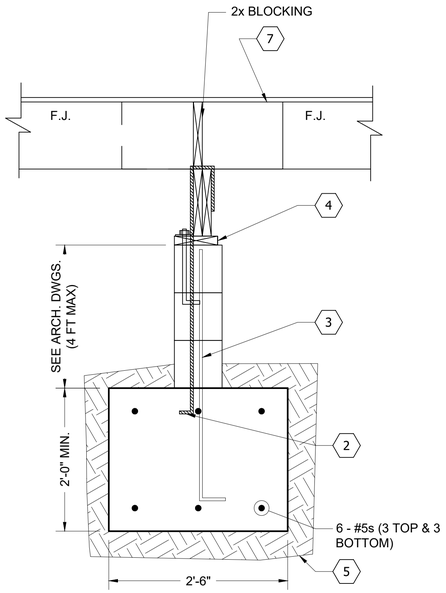
REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
7/15/22
CIVIL ENGINEERING

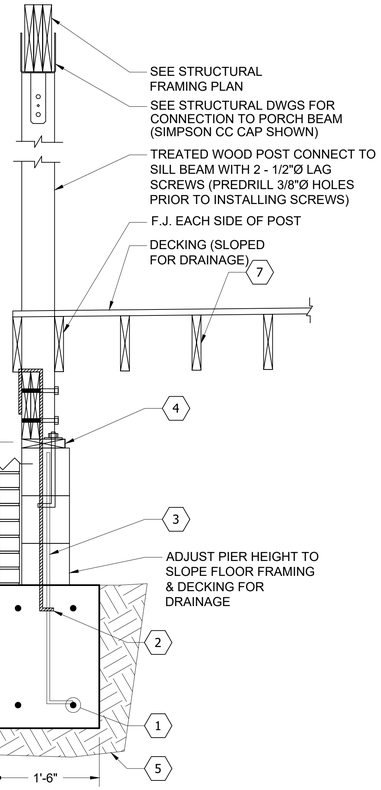
UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION



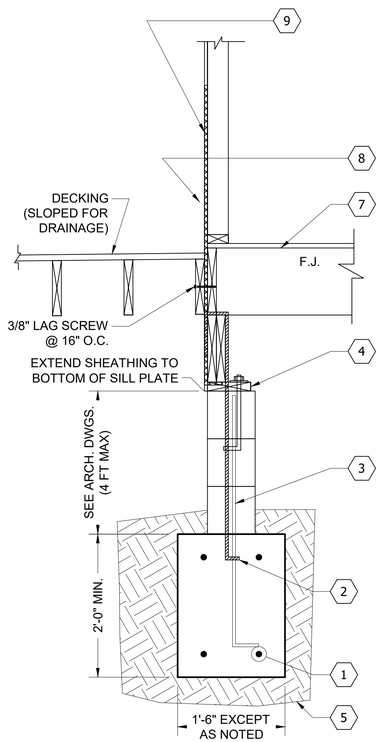
TYPICAL GRADE BEAM REINFORCEMENT @ CORNERS & INTERSECTIONS



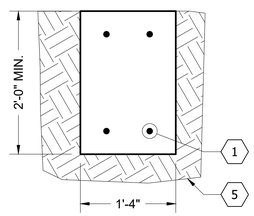
B S2.2 TYPICAL SECTION AT INTERIOR PIER



CB S2.2 TYP. SECT. AT CMU PIER WITH WOOD POST



D S2.2 TYPICAL SECTION AT PORCH WALL



T S2.2 TYPICAL TIE-BEAM SECTION

NOTES

1. SEE FOUNDATION PLAN & GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION
2. FOUNDATION FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL GROUND. NOTIFY ENGINEER IMMEDIATELY IF GRADE BEAM DEPTHS SHOWN DO NOT EXTEND TO NATURAL GROUND
3. SEE SECTIONS A, B & C THIS DRAWING FOR INFORMATION NOT SHOWN ON OTHER SECTIONS
4. SEE PLAN FOR SLAB THICKNESS

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of violation of the Comprehensive Zoning Ordinance or the Building Code of the City of New Orleans, has been noted. This action is contingent upon the construction and occupancy being in accordance with the construction and final inspection upon completion.
FINAL PERMIT RELEASE
Any changes to or deviations from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the changes or deviations have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Approval of these plans does not allow the use or occupancy of any building premises or structure UNTIL all the New Orleans Building Code requirements have been met and a Certificate of Occupancy for the building permits.
REVIEWED FOR CODE COMPLIANCE
dclee 11/07/2022

FOUNDATION NOTES AND SECTIONS

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S2.1

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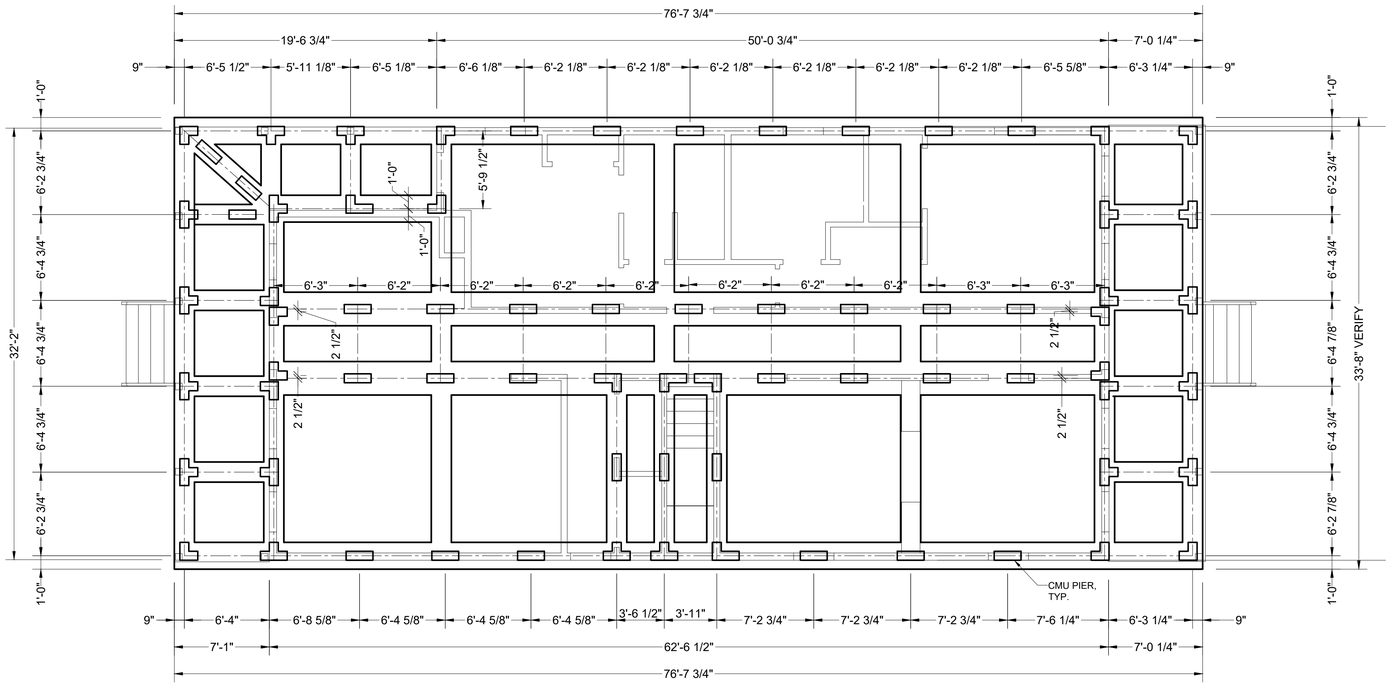
Email: engineer@cypressengineer.com



FOUNDATION PLAN

Scale: 3/16"=1'-0"

NOTE: CONTRACTOR/OWNER AGREES TO NOTIFY ENGINEER PRIOR TO CONCRETE PLACEMENT FOR OBSERVATION OF CONSTRUCTION CONDITIONS. THE DRAWINGS PREPARED BY CYPRESS ENGINEERING HAVE BEEN DEVELOPED TO INDUSTRY STANDARD OF CARE. HOWEVER, NOT ALL CONDITIONS CAN BE SHOWN ON PLANS. ENGINEER SHALL BE RETAINED FOR CONSTRUCTION OBSERVATION FOR REVIEW OF CONSTRUCTION ISSUES

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
7/15/22
CYPRESS ENGINEERING

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

NOTES

1. SEE DRAWING S2.1 FOR NOTES AND SECTIONS.
2. FOUNDATION AREA = 2,544 S.F.
3. FILL, FOUNDATION BEAM DEPTHS AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL (SOIL) REPORT BY: "GILLEN ENGINEERING, LLC" DATED 06/22/22.
4. FOUNDATION DESIGNED FOR A MIN. ALLOWABLE BEARING PRESSURE = 800 PSF
5. MAXIMUM FILL HEIGHT ALLOWED= 12 INCHES
6. CONCRETE SHALL ATTAIN 3,000 PSI, MIN. COMPRESSIVE STRENGTH AT 28-DAYS
7. SEE DRAWING S3.1 FOR ANCHOR BOLTS AND OTHER REQUIRED EMBEDS
8. THE FOUNDATION SHOWN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE AND THE AMERICAN CONCRETE INSTITUTE'S GUIDELINES FOR DESIGN OF SLABS ON GROUND (ACI-360). GRADE BEAM DEPTHS/WIDTHS SHOWN SHALL NOT BE REDUCED. GRADE BEAM DEPTHS/WIDTHS MAY BE ENLARGED BY 20% (MAX.).
9. CONTRACTOR SHALL SET FORMWORK FROM ARCHITECTURAL DRAWINGS.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GIVEN QUANTITIES, OFFSETS, DROPS, INSERTS, BRICK LEDGES AND BLOCK-OUTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

LEGEND

24" / 8"	TYPE 1 CMU BLOCK PIER
8" / 16" / 16" / 8"	TYPE 2 CMU BLOCK PIER
24" / 8" / 8" / 8" / 8"	TYPE 3 CMU BLOCK PIER

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of violation of the Comprehensive Zoning Ordinance of the City of New Orleans, has been found. This action is contingent upon the construction, location, use and occupancy being in conformance and final inspection and completion.
Approved: 11/07/2022
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the changes have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. The approval of these plans does not relieve the owner or his agents from a violation of any of the laws in force at the time of the issuance of the permit or the commencement of the building permit.
REVIEWED FOR CODE COMPLIANCE
dclee 11/07/2022

pti POST-TENSIONING INSTITUTE PROFESSIONAL MEMBER

aci AMERICAN CONCRETE INSTITUTE
ACI-332 RESIDENTIAL CONCRETE COMMITTEE MEMBER
ACI-360 DESIGN OF SLABS ON GROUND COMMITTEE MEMBER

FOUNDATION PLAN

JET DESIGN & BUILD
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NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

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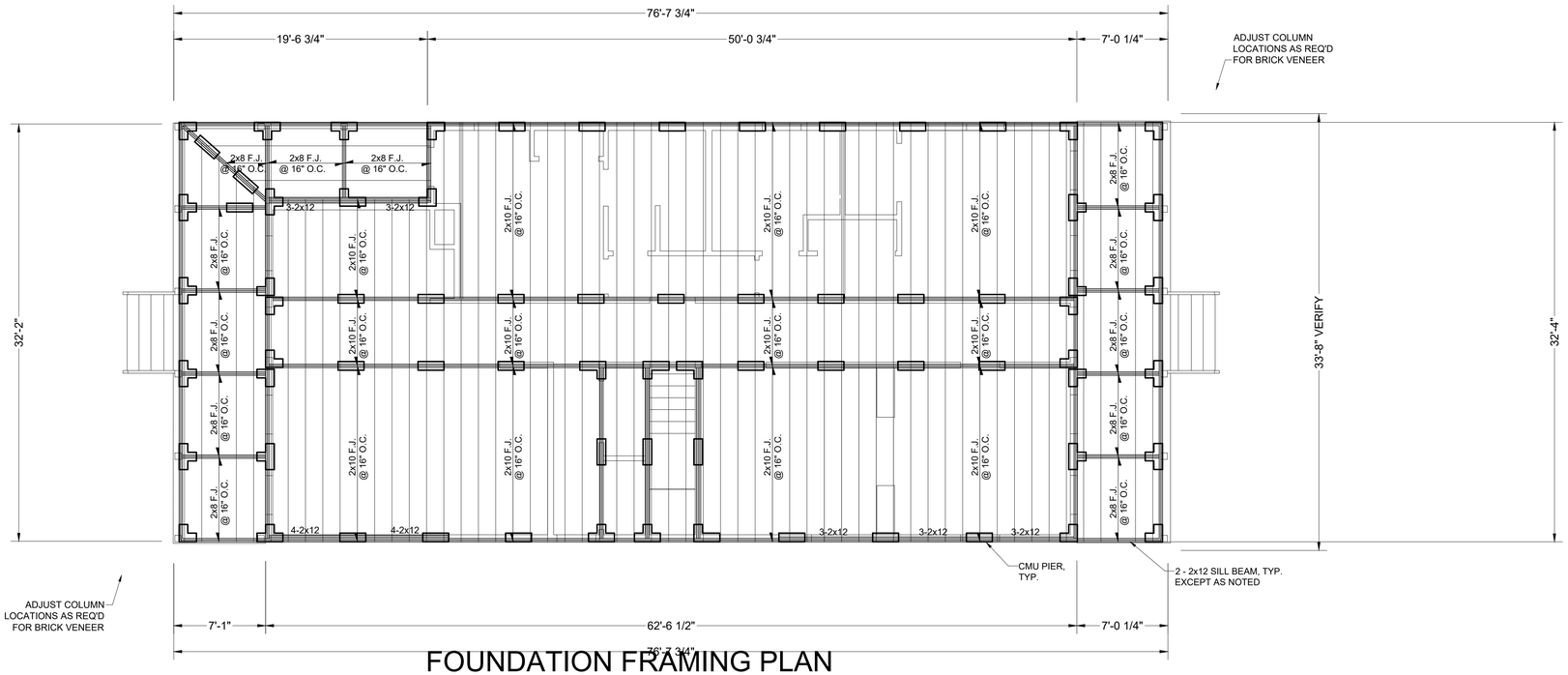

FOUNDATION FRAMING PLAN

NOTE: PROVIDE TRIPLE F.J.'S UNDER WALLS PARALLEL WITH F.J.'S AND PROVIDE SOLID BLOCKING FROM TOP OF PIERS/COLUMNS TO FLOOR FRAMING ABOVE AT ENDS OF CEILING BEAMS.

Scale: 3/16"=1'-0"

NOTE: CONTRACTOR/OWNER AGREES TO NOTIFY ENGINEER PRIOR TO CONCRETE PLACEMENT FOR OBSERVATION OF CONSTRUCTION CONDITIONS. THE DRAWINGS PREPARED BY CYPRESS ENGINEERING HAVE BEEN DEVELOPED TO INDUSTRY STANDARD OF CARE. HOWEVER, NOT ALL CONDITIONS CAN BE SHOWN ON PLANS. ENGINEER SHALL BE RETAINED FOR CONSTRUCTION OBSERVATION FOR REVIEW OF CONSTRUCTION ISSUES

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE ANSON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
11/5/22
CYPRESS ENGINEERING

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NOTES

1. SEE DRAWING S2.1 & S2.2 FOR NOTES AND SECTIONS.
2. ALL SILL PLATES SHALL BE TREATED 2x8 AND SHALL BE CONTINUOUS AT ALL EXTERIOR WALLS
3. ALL FRAMING SHALL BE ABOVE BFE (CONSTRUCTION BELOW BFE SHALL BE OF FLOOD RESISTANT MATERIALS)
4. IT IS RECOMMENDED THAT A VAPOR BARRIER BE PLACED ON GRADE BELOW RAISED FLOORS.

HANGER TABLE

FRAMING	SIMPSON HANGER
1-2x10	LUS28
2-2x10	LUS210-2
3-2x10	LUS210-3
4-2x10	HHUS210-4
1-2x12	LUS210
2-2x12	LUS210-2
3-2x12	LUS210-3
4-2x12	HGUS210-4 (16d NAILS)
2-2x14	HGLTV **SPECIAL ORDER**
3-2x14	HGLTV **SPECIAL ORDER**
4-2x14	HGLTV **SPECIAL ORDER**
2-1 3/4" x 11 1/4" LVL	HGUS410
3-1 3/4" x 11 1/4" LVL	HGUS5.50/12
4-1 3/4" x 11 1/4" LVL	HGUS7.25/12
2-1 3/4" x 16" LVL	HGUS414
3-1 3/4" x 16" LVL	HGUS 5.5/14
4-1 3/4" x 16" LVL	HGUS 7.25/14

ADJUST PORCH BEAM LOCATIONS AS REQUIRED FOR HANGER INSTALLATION.

LAM BEAM INDICATES ENGINEERED LAMINATED BEAM E=1.9x1,000,000 PSI, Fb = 2,600 PSI. MIN., Fv= 285 PSI. MIN.

LEGEND

- 8" x 24" — TYPE 1 CMU BLOCK PIER
- 16" x 16", 8" x 8" — TYPE 2 CMU BLOCK PIER
- 24" x 24", 8" x 8", 8" x 8" — TYPE 3 CMU BLOCK PIER

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
FINAL PERMIT RELEASE
These plans and specifications have been examined and no evidence of deviation from the International Building Code 2021, as amended by the City of New Orleans, is apparent. Permission is granted for open installation and work complying with the code during the construction period. (New Orleans Code Sections 16-14 and 26-12)
Any changes in or deviation from approved plans must be submitted for approval as required by the code and no portion of the work must copy until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the code and may result in the issuance of stop work orders. Amendments to the International Building Code and/or new ordinances may require revisions to these plans before the building permit is issued.
REVIEWED FOR CODE COMPLIANCE
dclee 11/07/2022

pti POST-TENSIONING INSTITUTE
PROFESSIONAL MEMBER

aci AMERICAN CONCRETE INSTITUTE
ACI-332 RESIDENTIAL CONCRETE COMMITTEE MEMBER
ACI-360 DESIGN OF SLABS ON GROUND COMMITTEE MEMBER

FOUNDATION FRAMING PLAN

JET DESIGN & BUILD
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ORLEANS PARISH

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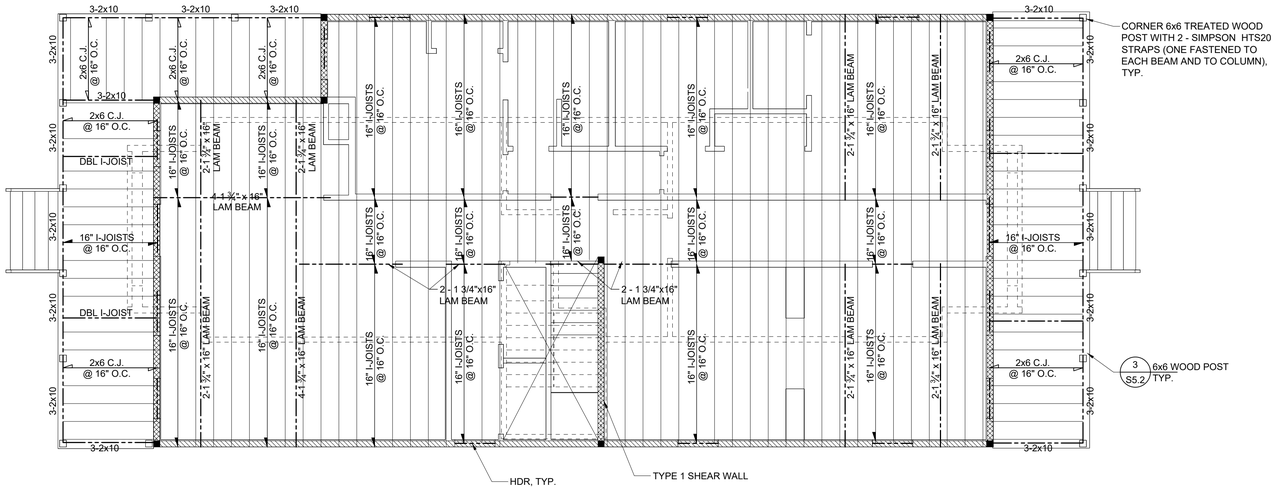
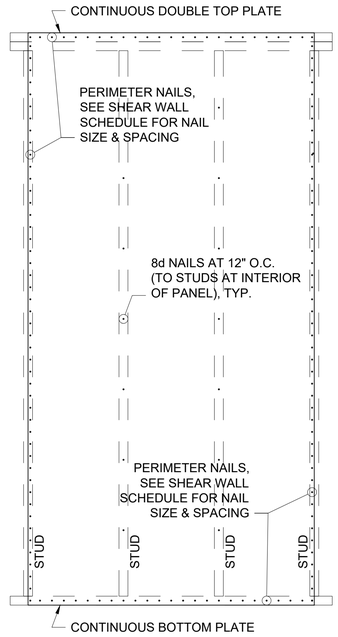
Therefore everyone who hears these words of Mine and acts on them, may be compared to a wise man who built his house on the rock. And the rain fell, and the floods came, and the winds blew and slammed against that house; and it did not fall, for it had been founded on the rock. Everyone who hears these words of Mine and does not act on them, will be like a foolish man who built his house on the sand. The rain fell, and the floods came, and the winds blew and slammed against that house; and it fell--and great was its fall. Matthew 7:24-27 NASB



1ST FLOOR PLAN W/ FRAMING ABOVE SHOWN

Scale: 3/16"=1'-0"

NOTE: CONTRACTOR/OWNER AGREES TO NOTIFY ENGINEER DURING FRAMING FOR OBSERVATION OF CONSTRUCTION CONDITIONS. THE DRAWINGS PREPARED BY CYPRESS ENGINEERING HAVE BEEN DEVELOPED TO INDUSTRY STANDARD OF CARE. HOWEVER, NOT ALL CONDITIONS CAN BE SHOWN ON PLANS. ENGINEER SHALL BE RETAINED FOR CONSTRUCTION OBSERVATION FOR REVIEW OF CONSTRUCTION ISSUES



SHEAR WALL PANEL NAILING DIAGRAM

SEE SHEAR WALL SCHEDULE FOR PERIMETER NAILING PATTERN. VERTICAL PANEL ORIENTATION SHOWN, PANELS MAY BE INSTALLED IN A HORIZONTAL ORIENTATION. HOLD-DOWNS & UPLIFT CONNECTORS NOT SHOWN, SEE PLAN FOR LOCATIONS

I-JOIST FLOOR SYSTEM SHALL BE DESIGNED BY MANUFACTURER PER THE FOLLOWING REQUIREMENTS:

- I-JOISTS SHALL CONFORM TO APA PERFORMANCE RATED I-JOISTS
- DESIGN SHALL ACCOMODATE ALL LOADS REQUIRED BY THE BUILDING CODE (SEE DRAWING S1) SPECIFICALLY ROOF AND 2ND FLOOR CEILING LOAD VIA LOAD PATH OF 2ND FLOOR WALLS
- MAXIMUM JOIST SPACING SHALL BE 16" O.C.
- DEFLECTION LIMITATIONS SHALL BE AS REQURED BY CODE AND AS FOLLOWS:
  1 INCH MAXIMUM
  LIVE LOAD DEFLECTION LIMITED TO L/480
- CONTRACTOR SHALL SUBMIT CALCULATIONS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. SHOP DRAWINGS SHALL INDICATE THE ENTIRE LAYOUT OF FRAMING INCLUDING ALL PERTINENT DETAILS TO INSURE FIT AND CONNECTION
- I-JOIST SYSTEM SHALL BE INTALLED/ERECTED IN ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS AND DRAWINGS.
- GENERAL CONTRACTOR SHALL COORDINATE OPENINGS THROUGH I-JOISTS WITH MANUFACTURER
- GENERAL CONTRACTOR SHALL COORDINATE WITH I-JOIST MANUFACTURER TO REPAIR ANY DAMAGE TO I-JOISTS

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	PANEL APA RATING	PERIMETER NAILING PATTERN
TYPE 1	STRUCTURAL 1 2 LAYERS	8d NAILS ON 2" O.C.
TYPE 2	EXPOSURE 1	8d NAILS ON 6" O.C.
TYPE 3	N/A	N/A

NOTES:
1. SHEATING SHALL CONFORM TO EITHER US DOC PS1 OR PS2 AS APPLICABLE
2. MINIMUM SHEATHING THICKNESS SHALL BE 7/16"
3. STAPLES ARE NOT ALLOWED

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no ordinary of deviation from the International Building Code (IBC), as amended by the City of New Orleans, is noted. Permit is issued for construction upon installations and work complying with the code during the construction period. Work shall comply with all applicable State and Home Rule Ordinances (Art III and IIII-5).
Any changes to or deviation from approved plans must be submitted and approved before work is done. Plans and permit and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the City Code and the International Building Code, as amended. Obtain the International Building Code, written permission for the building permits.
FINAL PERMIT RELEASE
REVIEWED FOR CODE COMPLIANCE
dclee 11/07/2022

LEGEND

	INDICATES SHEAR WALL TYPE 1, SEE SHEAR WALL SCHEDULE THIS DRAWING AND DETAIL ON S5.2
	INDICATES SHEAR WALL TYPE 2, SEE SHEAR WALL SCHEDULE THIS DRAWING AND DETAIL ON S5.2
■	INDICATES HOLD-DOWN: (SEE DETAIL "5" ON DRAWING S5.2) - ALTERNATE HOLD-DOWNS WITH A MIN. 4,000# CAPACITY MAY BE PROPOSED TO ENGINEER
HDR	INDICATES HEADER (BELOW CEILING HEIGHT): UNLESS NOTED OTHERWISE, 2 PLY 1 3/4x16 LVL FOR FOR WALLS SUPPORTING I-JOIST OR WOOD TRUSS FLOOR SYSTEMS, 3-2x12 FOR EXTERIOR 2x6 WALLS, 2-2x12 FOR EXTERIOR 2x4 WALLS, 3-2x10 FOR INTERIOR 2x6 WALLS, 2-2x10 FOR INTERIOR 2x4 WALLS OR AS OTHERWISE NOTED ON PLAN
LAM BEAM	INDICATES ENGINEERED LAMINATED BEAM: E=1,900,000 PSI, Fb = 2,600 PSI. MIN., Fv= 285 PSI. MIN.
	INDICATES CEILING JOIST SPAN
	INDICATES FLOOR JOIST SPAN

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
11/5/22
CYPRESS ENGINEERING

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

NOTES

1. SEE DRAWING S1 FOR ADDITIONAL NOTES
2. BASIC WIND SPEED, Vult = **143** MPH
3. SEE TABLE THIS DRAWING & S5.1 FOR UPLIFT CONNECTORS
4. SEE DRAWING S5.2 FOR SHEAR WALL & WINDOW/DOOR STRAPPING DETAILS. ALL EXTERIOR WALLS SHALL BE SHEATHED.
5. HOLD-DOWNS: CONTRACTOR HAS THE OPTION OF USING HOLD-DOWNS INDICATED IN LEGEND
6. SEE DETAIL "7" ON DWG. S5.1 FOR WALL SHEATHING RESISTING BOTH SHEAR & UPLIFT FORCES (NORBORD/WINDSTORM) IF ALLOWED (NOT SHOWN IF NOT ALLOWED)
7. DOORS & WINDOWS SHALL BE RATED TO MEET WIND LIMITATIONS AS PER R 3012.1
8. DOOR HEADERS HAVE BEEN DESIGNED FOR CODE ALLOWED DEFLECTION. SUBMIT TO ENGINEER REQUIRED DEFLECTION LIMITS IF LESS THAN ALLOWED BY CODE.

UPLIFT CONNECTORS

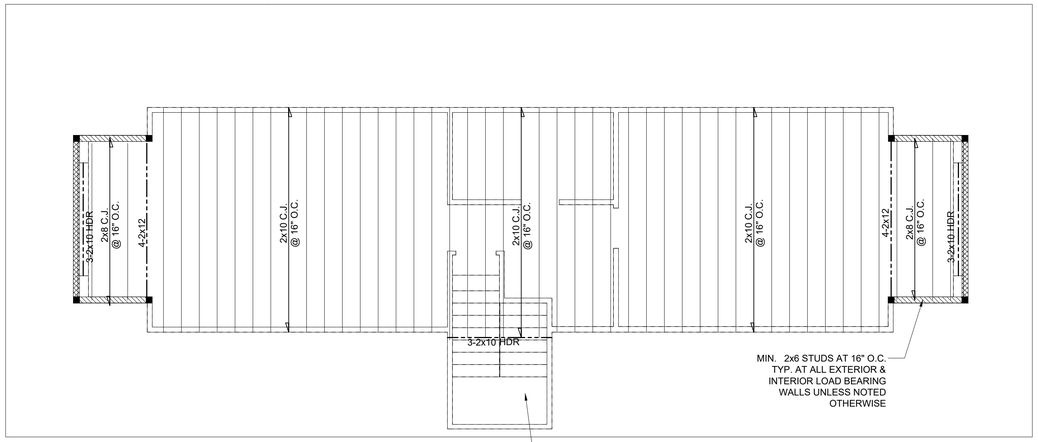
DETAIL	CONNECTOR LOCATION	SIMPSON CONNECTOR AND MAXIMUM SPACING
1	RAFTER TO TOP PLATE (CONNECTOR SPACING OF 16" OR 32" REQUIRES RAFTERS SPACED AT 16")	H8 AT 24" O.C. (EACH RAFTER)
2	RAFTER TO STUD (CONNECTOR SPACING OF 16" OR 32" REQUIRES RAFTERS SPACED AT 16")	CONNECTOR SHALL HAVE EQUAL LOAD CAPACITY OF CONNECTOR SHOWN ON DETAIL 1
3	TOP PLATE TO STUD (CONNECTOR SPACING OF 32" INDICATES CONNECTORS EVERY OTHER STUD)	H2.5A AT 16" O.C. (EACH STUD)
4	FLOOR TO FLOOR (CONNECTOR SPACING OF 32" INDICATES CONNECTORS EVERY OTHER STUD	CS22 AT 16" O.C. (EACH STUD)
5	STUD TO BOTTOM PLATE (CONNECTOR SPACING OF 32" INDICATES CONNECTORS EVERY OTHER STUD	N/A N/A
6	STUD TO SILL BEAM (CONNECTOR SPACING OF 32" INDICATES CONNECTORS EVERY OTHER STUD	LSTA AT 16" O.C. (EACH STUD)

1ST FLOOR PLAN W/STRUCTURAL FRAMING

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S3.1



2ND FLOOR PLAN W/ FRAMING ABOVE SHOWN

Scale: 3/16"=1'-0"

REV.	REVISION DESCRIPTION	DATE

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DALE AARON PHILLIPS
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11/5/22
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NOTES

- SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION.

LEGEND

	INDICATES SHEAR WALL TYPE 1, SEE SHEAR WALL SCHEDULE ON DRAWING S3.1 AND DETAIL ON S5.2
	INDICATES SHEAR WALL TYPE 2, SEE SHEAR WALL SCHEDULE ON DRAWING S3.1 AND DETAIL ON S5.2
■	INDICATES HOLD-DOWN: (SEE DETAIL "5" ON DRAWING S5.2) - ALTERNATE HOLD-DOWNS WITH A MIN. 4,000# CAPACITY MAY BE PROPOSED TO ENGINEER
HDR	INDICATES HEADER (BELOW CEILING HEIGHT): UNLESS NOTED OTHERWISE, 2 PLY 1 3/4x16 LVL FOR FOR WALLS SUPPORTING I-JOIST OR WOOD TRUSS FLOOR SYSTEMS, 3-2x12 FOR EXTERIOR 2x6 WALLS, 2-2x12 FOR EXTERIOR 2x4 WALLS, 3-2x10 FOR INTERIOR 2x6 WALLS, 2-2x10 FOR INTERIOR 2x4 WALLS OR AS OTHERWISE NOTED ON PLAN
LAM BEAM	INDICATES ENGINEERED LAMINATED BEAM: E=1,900,000 PSI, Fb = 2,600 PSI. MIN., Fv= 285 PSI. MIN.
	INDICATES CEILING JOIST SPAN
	INDICATES FLOOR JOIST SPAN

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been found. It is the responsibility of the user, installation and work complying with the code during the construction phase. (Ref. Section 107.2.1 of the New Orleans Code Sections 28-14 and 56-15)

Any changes to or deviations from approved plans must be resubmitted for review and approval before the changes are made and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the New Orleans Code Section 28-14 and subject to amendments to the International Building Code and/or revocation of the building permit.

REVIEWED FOR CODE COMPLIANCE

dclee 11/07/2022

2ND FLOOR PLAN W/STRUCTURAL FRAMING

JET DESIGN & BUILD
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8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S3.2

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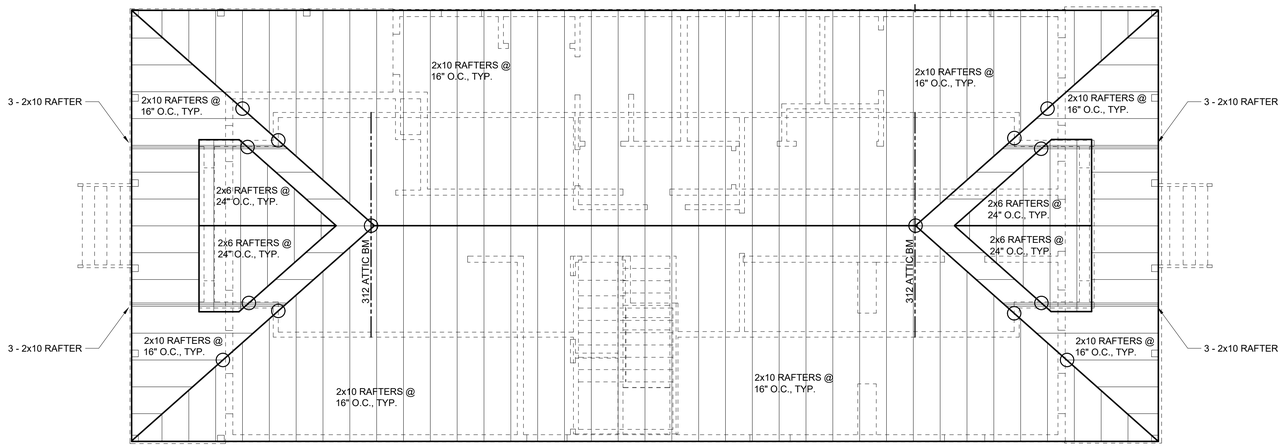

ROOF PLAN

Scale: 3/16"=1'-0"

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3/15/22
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ROOF NOTES

1. SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION
2. SEE NOTE 6.H ON DRAWING S1 FOR RAFTER SIZE AND SPACING UNLESS NOTED OTHERWISE ON ROOF PLAN. DO NOT EXCEED MAXIMUM RAFTER SPANS INDICATED ON THIS DRAWING.
3. BARGE RAFTERS AND LOOKOUTS SHALL BE THE SAME SIZE AS RAFTERS. LOOKOUTS SHALL BE SPACED AT 16" O.C. MAX.
4. RIDGES, HIPS, VALLEYS SHALL HAVE A MINIMUM DEPTH EQUAL OR GREATER THAN THE SLOPED DEPTH OF RAFTERS
5. SUPPORT RAFTERS AS REQUIRED TO LIMIT RAFTER SPAN PER NOTES ON DRAWING S1 WITH PURLINS OF EQUAL SIZE AS RAFTERS (MIN). SUPPORT PURLINS WITH 2X BRACING AT 4 FT MAX. SPACING. NOT ALL PURLINS & BRACING SHOWN.
6. SEE NOTE 6.N ON SHEET S1 FOR ROOF SHEATHING THICKNESS APA RATING AND FASTENERS
7. ROOF UNDERLAYMENT & ATTACHMENT SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE
8. ROOFING & ATTACHMENT SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE
9. SLOPED BRICK LINTELS SHALL COMPLY WITH IRC 703.7.2.1

LEGEND

◁——	ROOF SLOPE (DOWN)
◯→	INDICATES BRACEPOINT & DIRECTION OF BRACE TO SUPPORT LOCATION BELOW.
◯	INDICATES BRACE LOCATION
—·—·—	PURLIN OR ATTIC BEAM (ATTIC BEAM INDICATES BEAM SUPPORTED ABOVE CEILING JOIST SUPPORT ELEVATION. SEE STRUCTURAL DETAILS
###	ATTIC BEAM MARK, SEE ATTIC BEAM LEGEND THIS DRAWING
— — / — —	BRACING SUPPORT WALL OR BEAM BELOW
LAM BM	ENGINEERED LAMINATED BEAM E = 1.9 x 106 psi (MIN.), Fb = 2,600 psi (MIN.), Fv = 285 psi (MIN.) SUPPORT ENDS WITH A MIN. 3 - 2x STUD COLUMN

STRUCTURAL ROOF PLAN

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

FINAL PERMIT RELEASE

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION

"Plans, plats and specifications have been examined and are conducive of practice from the International Building Code (IBC), as amended by the City of New Orleans, and the Code of the City of New Orleans. Work upon installation and work completing with the code during the construction shall be the responsibility of the permit holder."
(New Orleans Code Ordinance 26.8.4 and 28.10)

Any changes to or deviations from said must plans must be reviewed and approved by the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the International Building Code. Refer to the Louisiana Amendments to the International Building Code before execution of any work beyond the scope of the building permit.

Chief Plans Examiner

dclee 11/07/2022

REVIEWED FOR CODE COMPLIANCE

Cypress Engineering

DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S3.3

Phone: (985) 871-7065 Fax: (985) 624-4749
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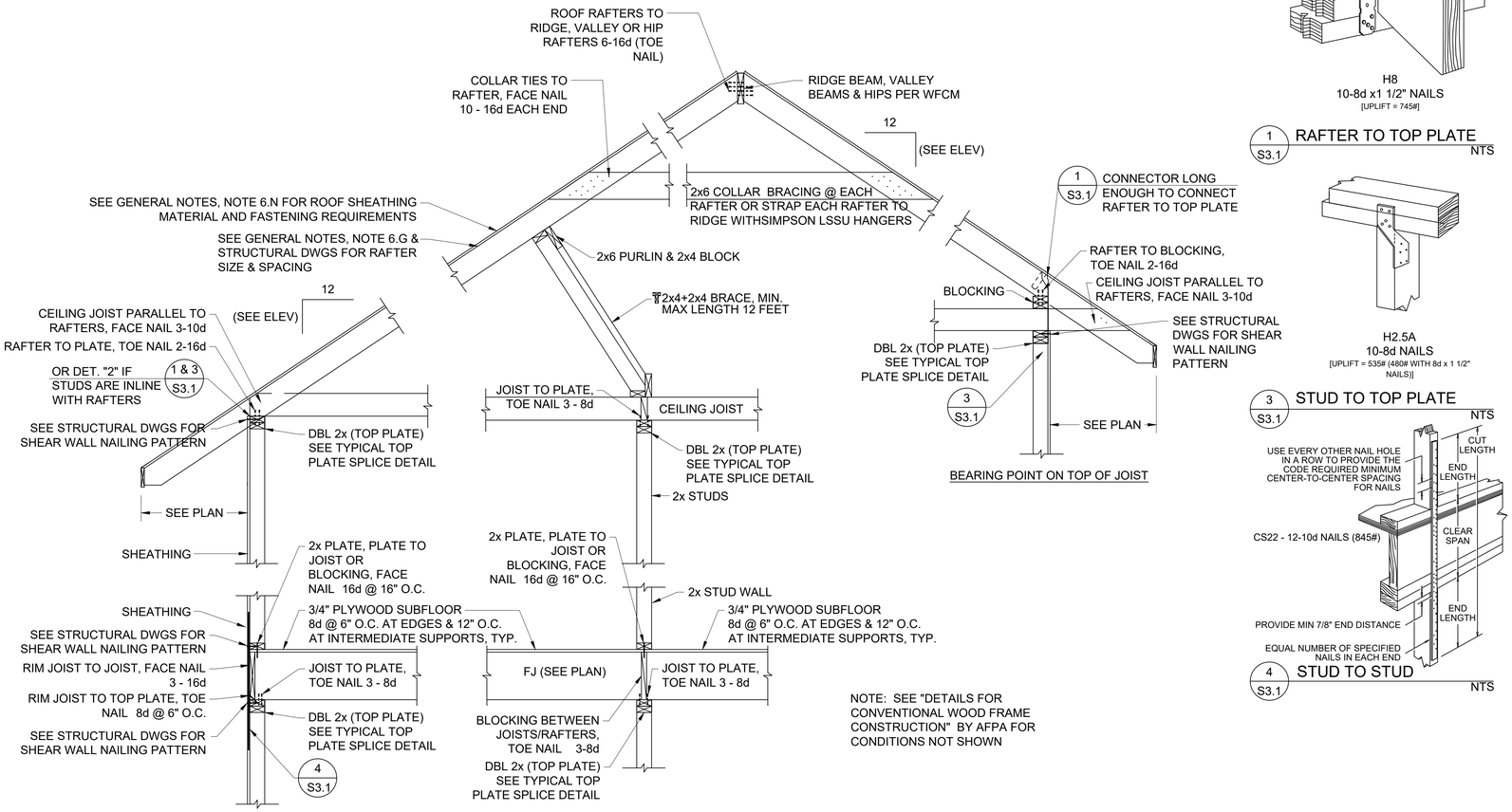
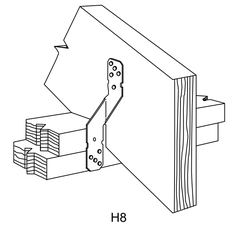


BEARING POINT ON TOP OF JOIST



H8
10-8d x1 1/2" NAILS
[UPLIFT = 745#]

1 S3.1 RAFTER TO TOP PLATE
NTS

H2.5A
10-8d NAILS
[UPLIFT = 535# (480# WITH 8d x 1 1/2" NAILS)]

3 S3.1 STUD TO TOP PLATE
NTS

4 S3.1 STUD TO STUD
NTS

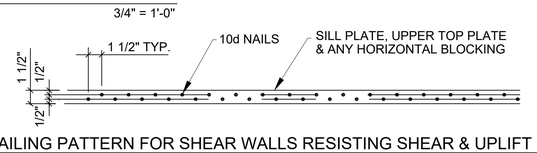
NOTE: SEE "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" BY AFPA FOR CONDITIONS NOT SHOWN

TYPICAL FRAMING DETAILS

FASTENER SCHEDULE

(SEE TABLE R602.3(1) FOR CONDITIONS NOT LISTED BELOW)

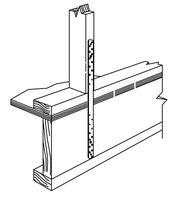
DESCRIPTION OF BUILDING ELEMENT — NUMBER OF NAILS, TYPE OF NAIL & SPACING
JOIST TO SILL OR GIRDER, TOE NAIL 3-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 16d @ 16" O.C.
STUD TO SOLE PLATE, TOE NAIL 3-8d OR 2-16d
DOUBLE STUDS, FACE NAIL 10d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL <SEE DETAIL ON SHEET S5.2>
BLOCKING BETWEEN JOISTS/RAFTERS, TOE NAIL 3-8d
RIM JOIST TO TOP PLATE, TOE NAIL 8d @ 6" O.C.
BUILT UP HEADER (2-2x) WITH 1/2" SPACER, FACE NAIL 16d @ 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL 3-8d
CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL 3-10d
CEILING JOIST PARALLEL TO RAFTERS, FACE NAIL 3-10d
RAFTER TO PLATE, TOE NAIL 2-16d
BUILT-UP CORNER STUDS <SEE DETAIL ON SHEET S5.2>
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS 7-16d (TOE NAIL)
COLLAR TIES TO RAFTER, FACE NAIL 8-8d EACH END
3/4" PLYWOOD SUBFLOOR, 8d @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE SUPPORTS
8d COMMON = 2 1/2" LONG x 0.131" DIAMETER [8d BOX NAIL = 2 1/2" LONG x 0.113" DIAMETER]
10d COMMON = 3" LONG x 0.148" DIAMETER [10d BOX NAIL = 3" LONG x 0.128" DIAMETER]
16d COMMON = 3 1/2" LONG x 0.162" DIAMETER [16d BOX NAIL= 3 1/2" LONG x 0.135" DIAMETER]
16d SINKER = 3 1/4" LONG x 0.148" DIAMETER
(NOTE: ALTERNATE NAILS MAY BE USED IN LIEU OF LISTED NAILS IF EQUIVALENT PER ICC-ES EVALUATION)



7 --- ALT. NAILING PATTERN FOR SHEAR WALLS RESISTING SHEAR & UPLIFT LOADS
NTS.

THIS DETAIL CAN BE USED IN LIEU OF CONNECTORS FROM STUD TO PLATE

- THIS DETAIL ONLY ALLOWED IF 15/32" APA STRUCTURAL 1 RATED SHEATHING IS USED.
- THIS NAILING PATTERN REQUIRED AT BOTTOM PLATE IF UPLIFT CONNECTOR IS NOT PROVIDED BETWEEN BOTTOM OF STUD AND SILL PLATE
- THIS NAILING PATTERN REQUIRED AT ALL HORIZONTAL PANEL SEAMS (BLOCKING REQUIRED)
- THIS NAILING PATTERN REQUIRED AT UPPER TOP PLATE IF UPLIFT CONNECTOR IS NOT PROVIDED BETWEEN TOP OF STUD AND UPPER TOP PLATE.
- SEE SHEAR WALL DETAIL FOR INFORMATION NOT SHOWN.
- ALTERNATE SHEATHING MATERIALS CAN BE USED IN LIEU OF 15/32" APA STRUCTURAL 1, BUT PRODUCT SUPPLIER MUST SUPPLY DOCUMENTATION TO SUPPORT USE WITH A SHEAR CAPACTITY OF 630 PLF WITH A COMBINED UPLIFT CAPACITY OF 855 PLF.



LSTA24 (F.J.s FRAMED INTO SILL BMS)
LSTA36 (F.J.s ON TOP OF SILL BMS)

6 S3.1 STUD TO SILL BEAM
NTS

REV.	REVISION DESCRIPTION	DATE

STATE OF LOUISIANA
DALE AARON PHILLIPS
License No. 27408
PROFESSIONAL ENGINEER
3/15/22
CYPRESS ENGINEERING

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NOTES

1. SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION
2. SEE STRUCTURAL DRAWINGS FOR FRAMING

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and/or specifications are evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been noted. This action is contingent upon compliance with all applicable codes and laws during construction and final inspection upon completion.
Approved as noted on plans.
Any changes to or deviation from approved plans must be submitted to and approved by the Safety and Permits office in writing with detail drop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is subject to fines as prescribed in Section 105.2 of the New Orleans Residential Code. A copy of these plans must be kept on the site for the building permits.
REVIEWED FOR CODE COMPLIANCE
dclee 11/07/2022

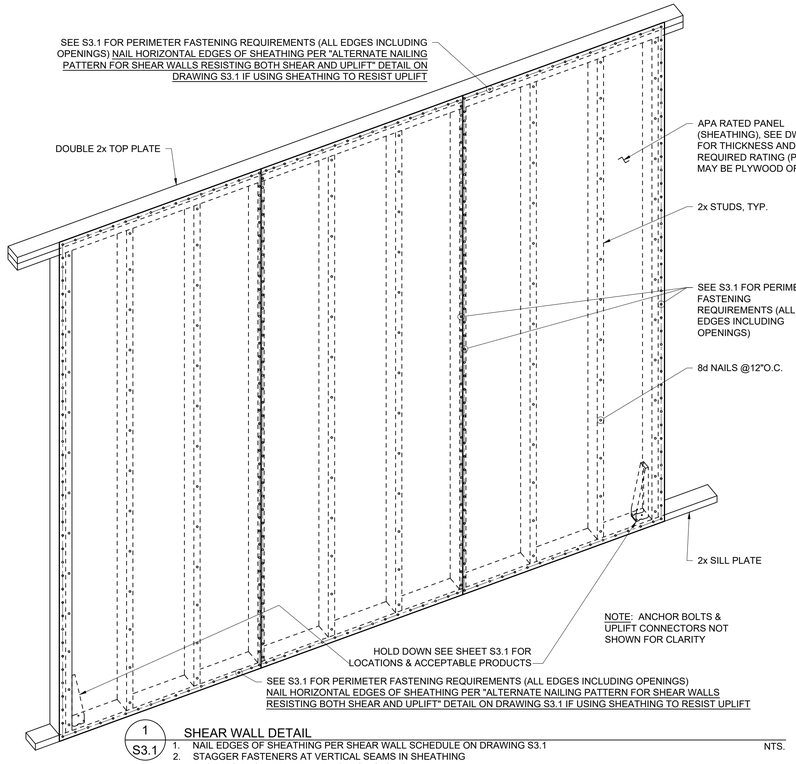
STRUCTURAL STANDARD DETAILS

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

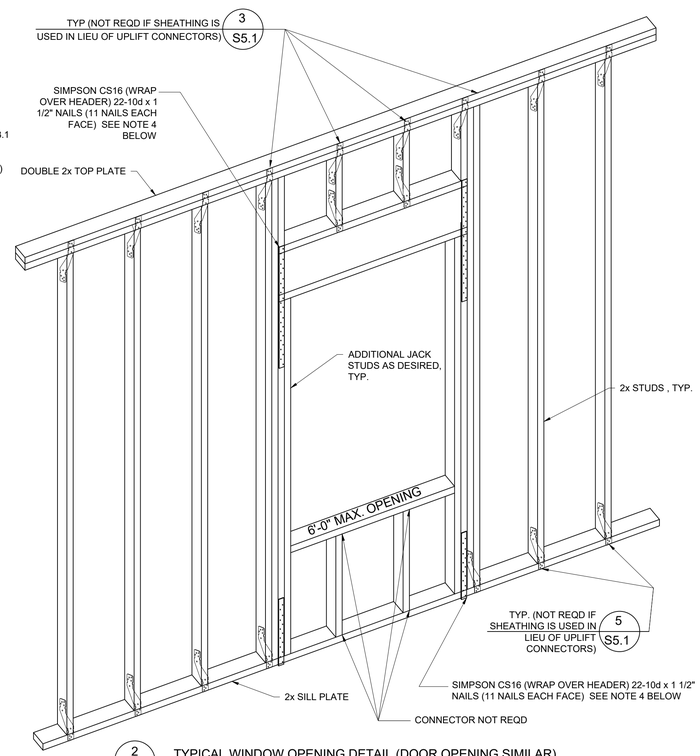
DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S5.1

Phone: (985) 871-7065 Fax: (985) 624-4749
Email: engineer@cypressengineer.com



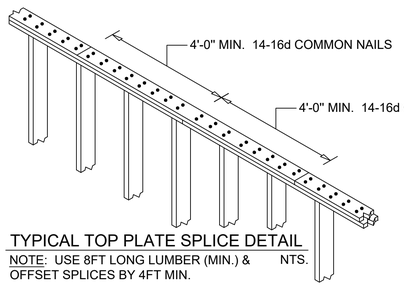
1 / S3.1 SHEAR WALL DETAIL — NTS.

1. NAIL EDGES OF SHEATHING PER SHEAR WALL SCHEDULE ON DRAWING S3.1
2. STAGGER FASTENERS AT VERTICAL SEAMS IN SHEATHING
3. 3x STUDS REQUIRED IF 2" NAIL SPACING IS USED
4. HOLD-DOWNS ARE REQUIRED AT EACH END OF SHEAR WALLS AND SHALL BE FASTENED TO A DOUBLE 2x STUD (MIN.). PROVIDE ADDITIONAL STUDS AS REQUIRED TO ACHIEVE REQUIRED PERIMETER NAILING
5. HOLD-DOWNS REQUIRED AT TOP OF WALL TO MATCH HOLD-DOWN LOCATIONS FOR ABOVE FLOORS (IF APPLICABLE)
6. INSTALL INTERIOR SHEAR WALLS IF NOTED ON FRAMING PLANS (PROVIDE ANCHOR BOLTS PER STRUCTURAL DRAWINGS AND A HOLD-DOWN AT EACH END OF INTERIOR SHEAR WALLS).



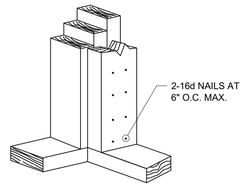
2 / S3.1 TYPICAL WINDOW OPENING DETAIL (DOOR OPENING SIMILAR) — NTS.

WINDOW/DOOR OPENING NOTES:
1. ALL EXTERIOR WALLS SHALL BE SHEATHED, NOT SHOWN
2. SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN
3. RAFTERS NOT SHOWN, ANCHOR BOLTS NOT SHOWN
4. SIMPSON CS16 CONNECTORS ARE REQUIRED WHETHER UPLIFT CONNECTOR OR SHEATHING IS USED IN LIEU OF STUD CONNECTORS



TYPICAL TOP PLATE SPLICE DETAIL — NTS.

NOTE: USE 8FT LONG LUMBER (MIN.) & OFFSET SPLICES BY 4FT MIN.



TYP. BUILT UP CORNER POST DETAIL — NTS.

ANCHOR BOLTS NOT SHOWN

REV.	REVISION DESCRIPTION	DATE

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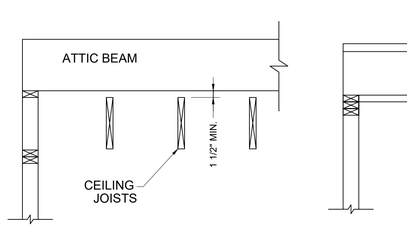
NOTES

1. SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION

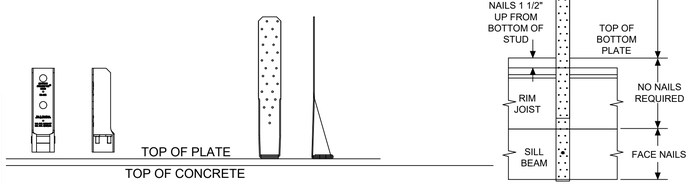


4 / --- ATTIC BEAM DETAIL — NTS.

FASTENER SCHEDULE

(SEE TABLE R602.3(1) FOR CONDITIONS NOT LISTED BELOW)

DESCRIPTION OF BUILDING ELEMENT, NAILS & SPACING
JOIST TO SILL OR GIRDER, TOE NAIL 3-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL 16d @ 16" O.C.
STUD TO SOLE PLATE, TOE NAIL 3-8d OR 2-16d
DOUBLE STUDS, FACE NAIL 10d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL <SEE DETAIL ON SHEET S5.2>
BLOCKING BETWEEN JOISTS/RAFTERS, TOE NAIL 3-8d
RIM JOIST TO TOP PLATE, TOE NAIL 8d @ 6" O.C.
BUILT UP HEADER (2-2x) WITH 1/2" SPACER, FACE NAIL 16d @ 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL 3-8d
CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL 3-10d
CEILING JOIST PARALLEL TO RAFTERS, FACE NAIL 3-10d
RAFTER TO PLATE, TOE NAIL 2-16d
BUILT-UP CORNER STUDS <SEE DETAIL ON SHEET S5.2>
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS 7-16d (TOE NAIL)
COLLAR TIES TO RAFTER, FACE NAIL 8-8d EACH END
3/4" PLYWOOD SUBFLOOR, 8d @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE SUPPORTS
8d COMMON = 2 1/2" LONG x 0.131" DIAMETER [8d BOX NAIL = 2 1/2" LONG x 0.113" DIA.]
10d COMMON = 3" LONG x 0.148" DIAMETER [10d BOX NAIL = 3" LONG x 0.128" DIAMETER]
16d COMMON = 3 1/2" LONG x 0.162" DIAMETER [16d BOX NAIL= 3 1/2" LONG x 0.135" DIA.]
16d SINKER = 3 1/4" LONG x 0.148" DIAMETER
(NOTE: ALTERNATE NAILS MAY BE USED IN LIEU OF LISTED NAILS IF EQUIVALENT PER ICC-ES EVALUATION)



HD5B
5/8" ANCHOR BOLT
2 - 3/4" BOLTS
4,505#
(FOR 3" MIN WOOD MEMBER THICKNESS)

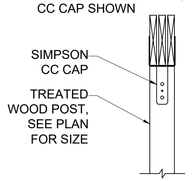
HTT5
5/8" ANCHOR BOLT
26-16d SINKER NAILS
5,090#

MSTC66B3
14 - 10d TO BEAM +
4 - 10d UNDER BEAM +
38 - 10d TO DBL STUD
3,820# FOR 3" THICK FRAMING

5 / --- SIMPSON HOLD-DOWN CONNECTORS — NTS.

SEE STRUCTURAL AND FOUNDATION DRAWINGS FOR LOCATIONS

NOTE: CORNER 6x6 TREATED WOOD POSTS MAY USE 2 - SIMPSON HTS20 STRAPS (ONE FASTENED TO EACH BEAM AND TO COLUMN) IN LIEU OF CC CAP SHOWN



WOOD COLUMN

HOLLOW COLUMN OR JOB-BUILT COLUMN NOT SHOWN, AND IS REQUIRED TO BE INSTALLED AFTER PIPE COLUMN HAS BEEN INSTALLED.

3 / --- COLUMN DETAIL

SEE STRUCTURAL DRAWINGS FOR LOCATIONS

DEPARTMENT OF SAFETY AND PERMITS — PLAN REVIEW DIVISION — FINAL PERMIT RELEASE — REVIEWED FOR CODE COMPLIANCE

These plans and specifications have been examined and as evidenced by stamped approval hereon are approved as complying with the last International Building Code (IBC), as amended by the City of New Orleans, adopted by the City Council of the City of New Orleans and such complying with the code during the construction, alteration, repair or demolition of the work described herein. (New Orleans Code Sections 28-201 and 28-202)

Any changes in or deviation from approved plans must be submitted to the Department of Safety and Permits and no such work may stop until the revised plans have been examined and approved.

Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is a violation of the law and subject to stop work orders, fines and revocation of the Contractor's license. Approval of these plans is not an approval to the International Building Code and/or deviations of the building permits.

dclee 11/07/2022

STRUCTURAL STANDARD DETAILS

JET DESIGN & BUILD
TOMMY & CHARLENE QUINLAN
8215 ZIMPLE STREET
NEW ORLEANS, LA
ORLEANS PARISH

Cypress Engineering

DRAWN BY	PROJECT No.	DRAWING
CE	21-0279FE	S5.2