CONCRETE GENERAL NOTES

1. ALL CONCRETE PAVING SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH ACI-318 (LATEST EDITION) AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. ALL CONCRETE WORK SHALL BE IN STRICT ACCORDANCE WITH A.C.I. STANDARDS SPECIFICATION FOR CONCRETE AND REINFORCED CONCRETE.
3. ALL CONCRETE PLACEMENT SHALL CONFORM TO A.C.I. 301 AND A.C.I. 318.
4. BOTTOMS OF ALL EXCAVATIONS AND EARTHEN FORMS SHALL BE FLAT, LEVEL, TRUE TO GRADE AND LINE, AND COMPLETELY FREE OF LOOSE DIRT, DEBRIS AND SLUSH.
5. DAMPEN EARTH AGAINST WHICH CONCRETE IS POURED JUST PRIOR TO THE POUR, BUT DO NOT POUR INTO TRENCHES WITH STANDING WATER.
6. FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL TYPE MATERIALS TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES.
7. CONCRETE SHALL BE TYPE I OR TYPE II UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. USE NORMAL WEIGHT AGGREGATES HAVING A MAXIMUM AGGREGATE SIZE OF 1 1/2 INCH. THE SLUMP SHALL NOT EXCEED 6 INCHES UNLESS SPECIFIC HIGH RANGE WATER REDUCERS OR OTHER ADDITIVES ARE USED.
8. ALL CONCRETE IN FOUNDATION BEAMS AND SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 P.S.I. AT THE TIME OF STRESSING AND 3000 P.S.I. AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE (REQUIREMENTS A.C.I. 315-02)
9. CALCIUM CHLORIDE OR OTHER MATERIALS CONTAINING CHLORIDES IN ANY FORM SHALL NOT BE USED. WHERE FLY ASH IS USED, ONLY TYPE 'C' FLY ASH SHALL BE ACCEPTED.
10. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOB SITE UNLESS APPROVED BY ENGINEER. IF MORE WORKABILITY IS NEEDED, THE CONTRACTOR SHALL SPECIFY REQUIRED SLUMP ON THE JOB ORDER. THE CONCRETE PLANT CAN INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT OR ADMIXTURES.
11. CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 30 DEGREES FAHRENHEIT, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS.
12. COLD WEATHER CONCRETING PRECAUTIONS AS SPECIFIED IN ACI STANDARD 306R-88 SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS AS DESCRIBED IN THE LATEST EDITION OF THE ACI STANDARDS.
13. CONCRETE SHALL BE CONSOLIDATED, ESPECIALLY IN THE VICINITY OF TENDON ANCHORAGES.
14. ONE (1) LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE SLABS ON GRADE.
15. A LAPPED AND TAPED 6 MIL POLYETHYLENE VAPOR RETARDER SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION AND MAINTENANCE MANUAL FOR POST-TENSIONED SLAB-ON-GROUND FOUNDATIONS, (LATEST EDITION).
16. FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
17. CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-302.1R IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE CRACKS.
18. CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH ARCHITECTURAL DRAWINGS
19. REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, SLOPES, RECESSES, LEDGES AND STEPS.
20. THE WOOD SOLE PLATE AND WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH 5/8" DIAMETER BY 10"-12" LONG GALVANIZED ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT. ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 18" O.C. FOR ONE (1) STORY AND TWO STORY STRUCTURES. FOR TWO (2) STORY STRUCTURES, THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER PLATE SECTION WITH ONE (1) BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION OR BY EQUIVALENT QUANTITY OF USP FOUNDATION ANCHORS.
21. LAPS, SPLICES RES, HOOKS, BENDS AND #BEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. "MANUAL OF STANDARD PRACTICE, DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", A.C.I 318, A.C.I. 315, AND IN ACCORDANCE WITH C.R.S.I. STANDARDS.
22. ALL REINFORCING STEEL SHALL BE GRADE 60 BAR CONFORMING TO THE LATEST EDITION OF ASTM.
23. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 2 INCHES MINIMUM UNLESS NOTED OTHERWISE.
24. THE CONTRACTOR SHALL BE ALLOWED TO MAKE SPLICES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHERE ESSENTIAL TO CONSTRUCTABILITY, SUBJECT TO ENGINEERS APPROVAL.
25. PLACEMENT, CLEARANCES AND MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH A.C.I. 318.
26. REINFORCEMENT SHALL HAVE 4" COVER IN THE GRADE BEAM BOTTOMS, 2" COVER IN THE COLUMNS, BEAM SIDES AND TOP 1½" COVER IN THE SLAB TOP AND BOTTOMS, UNLESS NOTED OTHERWISE.
27. BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACING.
28. GRADE BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT WRITTEN APPROVAL FROM ARCHITECT / ENGINEER.
29. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
30. SLAB FIELD OBSERVATIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.
31. THE MAXIMUM SPAN OF THE SHORT DISTANCE FOR A 4" CONCRETE STRUCTURAL SLAB SHALL NOT EXCEED 10'-0" (MAXIMUM).
32. MESH 6x12x0/1; 6" DIRECTION SPANS THE SHORT DISTANCE BETWEEN GRADE BEAMS.
33. SOIL UNDER CONCRETE FOUNDATION MUST BE TREATED WITH CHEMICAL TERMITICIDE TREATMENT AS REQUIRED BY Sec. R318 IRC 2015 ED..

CONCRETE GEN. NOTES (CONT.)

1. CONTRACTION JOINTS SHALL BE PLACED TO PRODUCE PANELS THAT ARE SQUARE AND NEVER EXCEED 1.5 TO 1 RATIO LENGTH TO WIDTH.
2. JOINTS SHALL BE PLACED AT DISTANCES 24 TO 30 TIMES THE SLAB THICKNESS.
3. CONTRACTION / CONTROL JOINTS SHALL BE AT A ¼" DEPTH MINIMUM.

FOUNDATION GENERAL NOTES

1. ALL FOUNDATION DESIGN AND CONSTRUCTION SHALL COMPLY IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST A.C.I AND P.T.I CODES, AND LOCAL BUILDING CODES.
2. ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.
3. STRUCTURE IS SOIL FOUNDED AT OWNERS REQUEST AND THE OWNER TAKES RESPONSIBILITY FOR ANY NEAR SURFACE ANOMALY SINCE SOIL BORING SAMPLES AND TEST WERE NOT CONDUCTED. OWNER IS AWARE THAT A POTENTIAL EXISTS FOR DIFFERENTIAL SETTLEMENT DUE TO EXISTING UNKNOWN SOIL CONDITIONS.
4. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
5. REMOVE SURFACE ORGANIC SOIL AND/OR ORGANIC AREAS UNDER GRADE BEAMS TWO FEET BELOW EXISTING GRADE. ADD SAND TO FORM BED OF GRADE BEAMS.
6. ALL TREES, STUMPS, SHRUBS, SOD AND OTHER OBSTRUCTIONS WITHIN AREA OF NEW CONSTRUCTION SHALL BE REMOVED.
7. MATERIAL FILL (SAND) SHALL BE FREE OF ALL ORGANIC MATERIAL, LARGE ROCKS AND FOREIGN OBJECTS.
8. ALL BACK FILL TO BE COMPACTED 90% PROCTOR. OWNER SHALL VERIFY THROUGH THIRD PARTY TESTING AGENCY.
9. BEDS FOR ALL FOUNDATION AND FOOTINGS SHALL REST ON SOLID AND LEVEL UNDISTURBED SOIL.
10. SOIL UNDER CONCRETE FOUNDATIONS SHALL BE CHEMICALLY TREATED FOR TERMITES BY A STATE OF LOUISIANA LICENSED EXTERMINATOR.
11. NO MORE THAN ONE FOOT OF FILL TO BE PLACED WITHIN FOOTPRINT OF STRUCTURE WITHIN ONE YEAR OF CONSTRUCTION.
12. CONCRETE FOR FOOTINGS, GRADE BEAMS, FLOORS, SLABS, WALKS, AND DRIVEWAYS SHALL DEVELOP AN ULTIMATE 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
13. THE BOTTOM OF ALL FOOTINGS AND GRADE BEAMS SHALL REST BELOW THE FROST LINE ON SOLID, LEVEL, UNDISTURBED SOIL THAT IS FREE OF ORGANIC MATERIAL.
14. CONTINUOUS HORIZONTAL REINFORCEMENT RODS (REBAR) SHALL BE PLACED IN CONCRETE FOOTINGS AND BEAMS PER THE STRUCTURAL DETAILS. USE ASTM A-615, GRADE 60 REBAR WITH LENGTH OF LAP SLICES EQUAL TO 30 BAR DIAMETERS.
15. MINIMUM CLEARANCE OF REBAR TO SURFACE OF CONCRETE SHALL BE THREE INCHES (3").
16. PLACE NO. 3 STIRRUPS EVERY 18".
17. REBAR SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING PLACEMENT OF CONCRETE.
18. PLANS FOR PIPES, CONDUITS, THIMBLES, ETC... TO PASS THROUGH CONCRETE SLAB OR GRADE BEAMS SHALL AVOID CONFLICT WITH REINFORCING.
19. PROVIDE .006 (6 MIL) POLYETHYLENE MEMBRANE UNDER ALL CONCRETE SLABS AND GRADE BEAMS. ALL SEAMS AND PENETRATIONS SHALL BE SEALED.
20. TIE WOOD MEMBERS TO THE FOUNDATION WITH 1/2" X 12" GALVANIZED STEEL ANCHOR BOLTS WITH HOOKED END EMBEDDED IN THE FOUNDATION 4' O.C.
21. USE PRESSURE TREATED (P.T.) WOOD IN CONTACT WITH CONCRETE.
22. USE A MOISTURE BARRIER BETWEEN ALL CONCRETE AND UNTREATED WOOD.

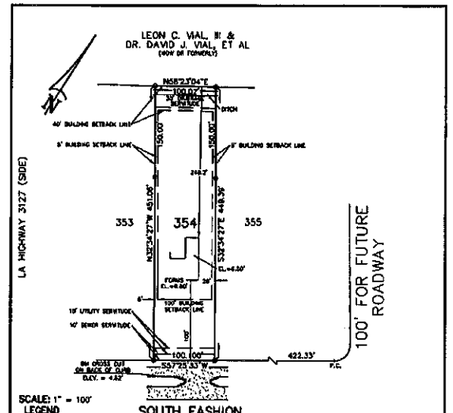
REINFORCED STEEL - GEN. NOTES

1. REINFORCING STEEL SHALL BE 60 KSI, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A305, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).
2. WELDED WIRE FABRIC SHALL BE 6x12 - 0/1 WWF IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.
3. IF SPLICING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.
4. PROVIDE 2-#5's x 5'-0" AT ALL RE-ENTRANT CORNERS OF THE FOUNDATION. (DIAGONAL, SEE FOUNDATION PLAN).
5. ALL POST-TENSION TENDONS SHALL BE INSTALLED IN ACCORDANCE WITH THE POST-TENSIONING INSTITUTE'S LATEST SPECIFICATIONS.
6. TENDON STRESSING DIRECTION MAY BE REVERSED WHEN NECESSARY.
7. ALL REBAR REINFORCEMENT MUST BE SUPPORTED BY BRICK OR CHAIR ONLY.
8. DO NOT APPLY DUCT TAPE TO LIVE END OF TENDONS.

MASONRY GENERAL NOTES

1. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
2. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACES AT 30 FEET MAX.
3. TIES SHALL BE SPACED A MAXIMUM OF 16" O.C. BOTH WAYS. ALL TIES MUST BE EMBEDDED AT LEAST 1½" INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8" 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 AND SPACES AT A MAXIMUM OF 3' O.C. WITHIN 12" OF THE OPENING.
4. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE AND SIZE. TO ASSURE QUALITY, 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 ATSM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS.
5. ALL BRICK UNITS SHALL 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.
6. UNIT MASONRY MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATIONS. MORTAR PLAYS AN IMPORTANT ROLE IN THE FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULL SCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING.
7. THE BUILDER/CONTRACTOR SHALL SELECT THE COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES 8 SERIES BY THE BRICK INDUSTRY ASSOCIATION.
8. WEEP-HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ A MAX. SPACING OF 33" O.C. PER R703.7.6.
9. THE MAX. UNSUPPORTED HEIGHT OF MASONRY PEIRS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION PER R606.5.

FOUNDATION WORK BY OTHERS



SCALE: 1" = 100'

LEGEND
○ 1/2" IRON ROD FOUND
● 1/2" IRON ROD SET
4.32' ELEVATION

TITLE: SURVEY PLAT OF LOT 354, FASHION PLANTATION III - FASHION ACRES SITUATED IN SECTIONS 7 & 8, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: FASHION PLANTATION III - FASHION ACRES BY LUCIEN G. GASSEN, P.L.S. DATED JUNE 21, 2006.

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

SURVEYOR'S NOTES:
1. THIS PLAT IS CORRECT AND IS ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
2. NO TITLE OPINION WAS PROVIDED TO THE FIRM, THEREFORE, NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
3. NO UNDERGROUND LINES OR CONDUITS SHOWN.
4. BUILDING SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
5. ELEVATIONS HEREON DERIVED BY GPS LDCA SMARTNET SOLUTION DATED 11/12/2020 DATUM NAVD88 (GEOID 18)

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE NUMBER 22095D-0125C DATED 3/16/1992.

CERTIFIED TO: SHANE K. MCCULLY

MUNICIPAL ADDRESS: 808 SOUTH FASHION BOULEVARD

DATE: NOVEMBER 3, 2020

REVISED TO SHOW ZONING 12/7/2020

DRAWN BY: KPB | DRAWING NO. MM2433

RIVERLANDS SURVEYING COMPANY
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-8982
985-652-6356

STEPHEN P. FLYNN
P.L.S. REGISTRATION NO. 4688

STEPHEN P FLYNN
REG No. 4688
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF LOUISIANA

SURVEY
N.T.S.

GENERAL NOTES

1. USE MOST CURRENT ADOPTED CODE REGULATIONS.
2. ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY AND NOT PREVENT STRUCTURAL DAMAGE.
3. NO SUPERVISION PROVIDED UNDER THIS SEAL.
4. NO CONSTRUCTION ADMINISTRATION PROVIDED UNDER THIS SEAL.
5. ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
6. REVIEW AND SEAL OF PLANS BY THE ARCHITECT IS FOR THE INTENT OF OBTAINING BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL APPLICABLE CODES.
7. NOT ALL SPECIFICATIONS ARE EXPRESSLY LISTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH APPLICABLE CODES.
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES AND THE ARCHITECTURAL DRAWINGS, THESE NOTES GOVERN.
9. ANY ADDITIONAL WORK REQUIRED BY THE ARCHITECT/ENGINEER ASSOCIATED WITH: A SITE VISIT OR LETTERS TO REGULATORY AGENCIES DUE TO OWNER, BUILDER AND/OR CONTRACTOR CHANGING THE DESIGN INTENT SHALL BE CHARGED BASED ON BENDECK ARCHITECTS, LLC HOURLY RATES.
10. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS IN THE DOCUMENTS TO THE BUILDER/ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
11. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
12. ALL HEADER HEIGHTS TO BE 7'-0" UNLESS NOTED OTHERWISE.
13. ALL EXTERIOR WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
14. ALL INTERIOR WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
15. INTERIOR WALL ABOVE 12' TALL MUST BE 2x6.
16. A/C UNITS TO BE MOUNTED IN ATTIC SPACE.
17. SLIGHT ADJUSTMENT IN WALL LOCATIONS, UP TO 1", SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS SO LONG AS IT DOES NOT EFFECT THE FUNCTION OF FLOOR, OR ROOF STRUCTURE; HOWEVER, THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
18. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER/ARCHITECT PRIOR TO CONSTRUCTION.
19. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
20. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
21. ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
22. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE UNLESS NOTED OTHERWISE.
23. "CORNERS" AND "T's" SHALL BE TRUE, NOT CALIFORNIA STYLE.
24. ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
25. PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
26. FIRE BLOCKING REQUIRED IN WALLS ABOVE 8'.
27. SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
28. UNLESS NOTED OTHERWISE, FIREPLACE BOX TO BE SET ON 8" CONCRETE BLOCK WITH A 20" DEEP FLUSH HEARTH THAT EXTENDS AT LEAST 12" BEYOND THE OPENING ON EITHER SIDE AS REQUIRED BY CODE.
29. PROVIDE ATTIC ACCESS IN ATTIC SPACES THAT EXCEED 30 SQ./FT. & HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.
30. ALL WORK AND MATERIALS MUST BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST A.C.I. AND P.T.I. CODES AND ALL LOCAL BUILDING CODES.
31. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS INDICATED ON DRAWINGS.
32. ALL INTERIOR WALLS AND CEILINGS SHALL RECEIVE GYPSUM BOARD.
33. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
34. BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
35. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN. SLAB INSPECTIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS.
37. ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC.. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.
38. THIRD PARTY INSPECTION BY OTHERS THAT ARE THE OWNER/CONTRACTOR'S RESPONSIBILITY FOR FRAMING INSPECTION TO MEET WIND LOAD REQUIREMENTS
39. PROFESSIONAL ARCHITECTURAL/ENGINEER SERVICES DOES NOT INCLUDE HANDLING THE PERMITTING PROCESS, CONSTRUCTION ADMINISTRATION DURING CONSTRUCTION, SUPERVISION, ATTENDING REGULATORY AGENCY MEETINGS, I.E., ZONING, HISTORIC, AND/OR NEIGHBOURHOOD ASSOCIATION, ETC... THESE SERVICES ALONG WITH ANY ADDITIONAL WORK REQUIRED BY THE ARCHITECT/ENGINEER ASSOCIATED WITH A SITE VISIT OR LETTERS TO REGULATORY AGENCIES DUE TO OWNER, BUILDER AND/OR CONTRACTOR CHANGING THE DESIGN INTENT SHALL BE CHARGED BASED ON ARCHITECTS/ENGINEERS HOURLY RATES.

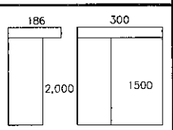
PROJECT INFORMATION

OWNER: SHANE MCCULLY

PROPERTY LOCATION: LOT 354 FASHION PLANTATION III - FASHION ACRES
808 S. FASHION BOULEVARD, HAHNVILLE LA 70057
ST. CHARLES PARISH

AREA CALCULATIONS

LIVING	2,000 SQ. FT.
GARAGE	1,500 SQ. FT.
PATIO	300 SQ. FT.
BALCONY	186 SQ. FT.
TOTAL AREA	3,986 SQ. FT.



DESIGN CRITERIA

2015 INTERNATIONAL RESIDENTIAL CODE

AMERICAN SOCIETY OF CIVIL ENGINEERS - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

2015 WOOD FRAME CONSTRUCTION MANUAL

AMERICAN CONCRETE INSTITUTE: ACI 318-11

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NFPA

NATIONAL FIRE PROTECTION: NFPA

NOTE: ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY, NOT PREVENT STRUCTURAL DAMAGE.

LOADS

ATTICS, UNINHABITABLE w/o STORAGE:	LIVE LOAD	= 10 PSF
	DEAD LOAD	= 5 PSF
ATTICS, UNINHABITABLE w/LIMITED STORAGE:	LIVE LOAD	= 20 PSF
	DEAD LOAD	= 10 PSF
ROOF RAFTERS:	LIVE LOAD	= 20 PSF
	DEAD LOAD	= 10 PSF
FLOOR JOISTS SPANS:		
RESIDENTIAL SLEEPING AREAS:	LIVE LOAD	= 30 PSF
	DEAD LOAD	= 20 PSF
RESIDENTIAL LIVING AREAS:	LIVE LOAD	= 40 PSF
	DEAD LOAD	= 20 PSF

NOTE: REFER TO 2015 IRC TABLES FOR CEILING JOISTS ATTACHED OR NOT ATTACHED TO ROOF RAFTERS AND DEAD LOAD OF 20 PSF.

WIND LOADS: BASIC WIND SPEED, 140 MPH
RISK CATEGORY = II
EXPOSURE B
ENCLOSED BUILDING
INTERNAL PRESSURE COEFFICIENT, GCPI = ± 0.18

FLOOD REQUIREMENTS

1. ANY AND ALL LUMBER MATERIALS INSTALLED BELOW MINIMUM FLOOR ELEVATION SHALL BE PRESSURE TREATED LUMBER.
2. WHERE GARAGE FLOOR ELEVATION IS BELOW MINIMUM FLOOD ELEVATION, FLOOD VENTS SHALL BE INSTALLED. THESE VENTS SHALL COVER THE SPECIFIC AREA ACCORDING TO MANUFACTURES SPECIFICATIONS.
3. OWNER/CONTRACTOR SHALL VERIFY AND COORDINATE WITH REQUIRED BUILDING FINISH FLOOR ELEVATION IN ACCORDANCE WITH REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL (FEMA) AND INSURANCE AGENCY (INSURER) PRIOR TO COMMENCEMENT OF WORK.
4. OWNER/CONTRACTOR SHALL PROVIDE AN ELEVATION CERTIFICATE PREPARED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF LOUISIANA.
5. REFER TO FEMA REQUIREMENTS FOR BFE FOR RAISED STRUCTURES AND ELEVATION OF PRIMARY STRUCTURAL SUPPORTS.
6. VENTILATION (VENTS) SHALL BE PROVIDED IN ACCORDANCE WITH 2015 IRC SECTION R408 UNDER-FLOOR SPACE
7. CONSTRUCTION OF NEW RESIDENCE SHALL COMPLY WITH FEMA P-499 HOME BUILDERS GUIDE TO COASTAL CONSTRUCTION, ASCE, 2005 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10; ASCE 2005, STANDARD FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION, ASCE 24-05; FEMA 2010 RECOMMENDED RESIDENTIAL CONSTRUCTION FOR THE GULF COAST, BUILDING ON STRONG AND SAFE FOUNDATIONS; FEMA 550; LSU AGCENTER 1999 WET FLOODPROOFING REDUCING DAMAGE FROM FLOOD, PUB. 2771; LATEST EDITION FOR EVERY REQUIREMENT; WWW.FEMA.GOV/NEW-CONSTRUCTION; FLOOD RESISTANT PROVISIONS OF THE 2015 INTERNATIONAL CODE, ETC...
8. EXTERIOR CAVITY WALL CONSTRUCTION SHALL BE CONSTRUCTED OF FLOOD-RESISTANT MATERIAL.

SHEET INDEX

SHEET #	DESCRIPTION
A0.1	COVER SHEET
A1.0	SITE PLAN
A1.1	FLOOR PLAN
A2.0	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
E1.0	ELECTRICAL PLAN
P1.0	PLUMBING PLAN
S1.0	FRAMING PLAN
S2.0	CONSTRUCTION NOTES
S2.1	CONSTRUCTION DETAILS
S2.2	CONSTRUCTION DETAILS
S2.3	CONSTRUCTION DETAILS

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS
ELIAS J. J. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

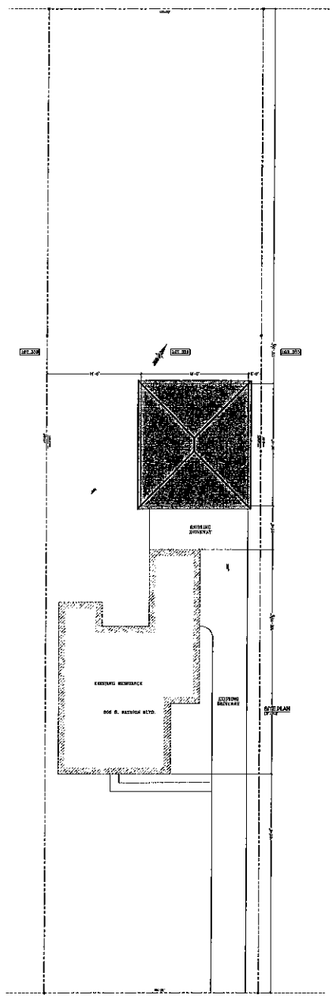
555 Home Design, LLC.
Sheldon S. Simmons, Jr. (504) 377-4220

PROJECT NO. 220330
DATE: 3/29/2022

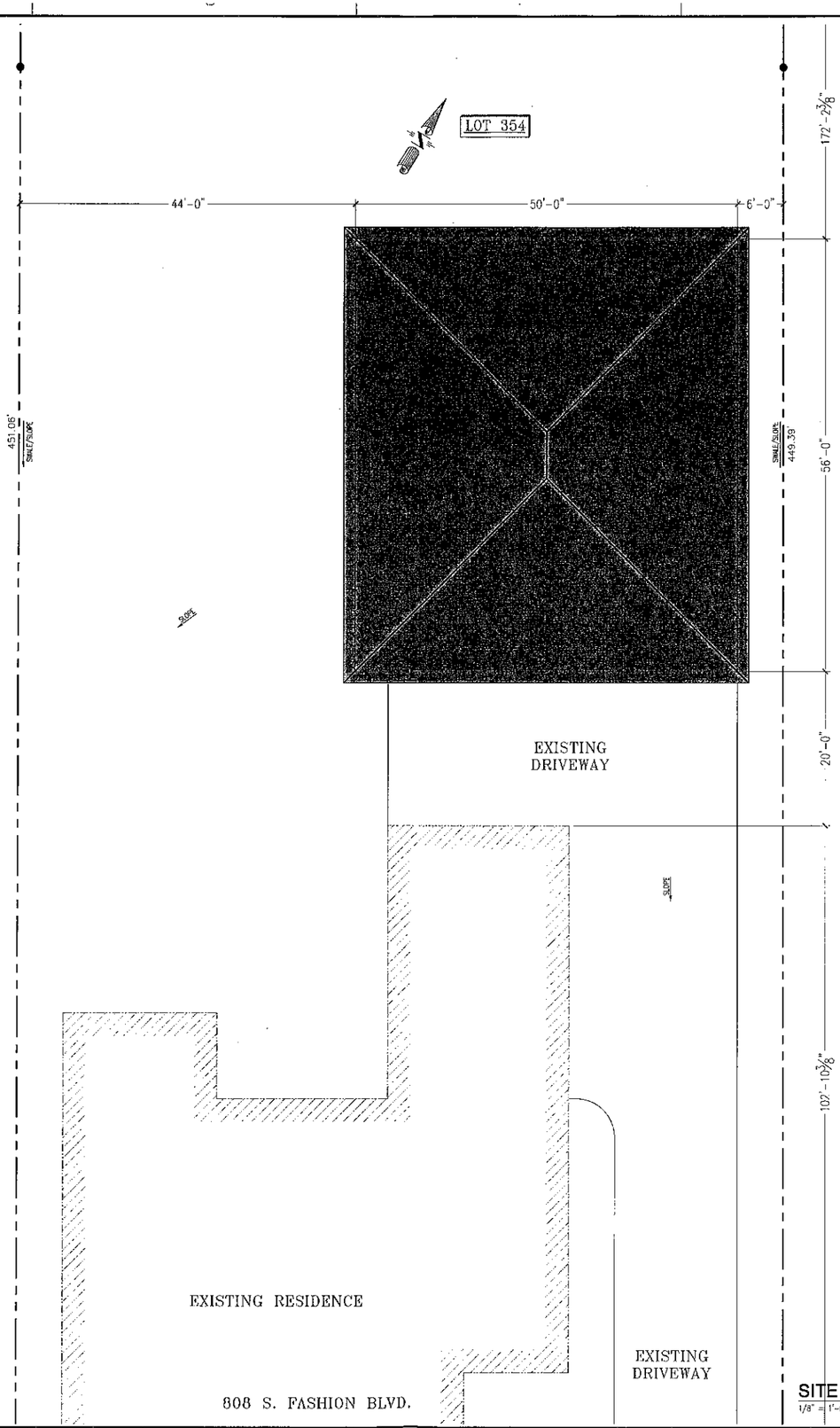
MARK	DESCRIPTION	DATE

SHEET TITLE
COVER SHEET

SHEET IDENTIFICATION
A0.1
SHEET 1 OF 12



FULL SITE PLAN
1/32" = 1'-0"



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

SITE WORK - GENERAL NOTES

1. SITE PREPARATION BENEATH THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
   A. STRIP ALL VEGETATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLOSE PROXIMITY TO THE FOUNDATION.
   B. PROOF ROLL EXPOSED SUB-GRADE BACK FILL AND COMPACT THE TREE HOLES OR SOFT POCKETS WITH MATERIAL SIMILAR TO SITE MATERIALS.
   C. BRING SUB-GRADE TO REQUIRED ELEVATION WITH SELECT FILL MATERIAL. SELECT FILL SHALL BE SANDY CLAY OR CLAYEY-SAND, FREE FROM ORGANIC MATERIAL, HAVING A PLASTICITY INDEX OF GREATER THAN 7, BUT NOT MORE THAN 20.
   D. STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 8" AND COMPACTED TO 95% OF ITS DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) WHERE LARGE DEPTHS OF FILL OCCUR, FIELD DENSITY TEST IS REQUIRED FOR EACH LIFT LOCATED AT OR BELOW THE BOTTOM OF THE FOUNDATION.
2. THE LEVELING BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL.
3. SITE WORK SHALL BE IN ACCORDANCE WITH 2015 IRC APPENDIX 'J'.
4. CONTRACTOR SHALL GRADE LOT NOT TO SLOPE ONTO ADJACENT PROPERTIES; SLOPE LOT TO STREET AND SLOPE GRADE AWAY FROM HOUSE FOR PROPER DRAINAGE BY PROVIDING SWALES SLOPED TOWARDS STREET.
5. CONTRACTOR SHALL COMPLY WITH ALL FILL REQUIREMENTS, INCLUDING PERCENTAGE OF COMPACTION OF LOCAL AUTHORITIES. FILL SHALL BE COMPACTED IN 6" LIFTS TO 95% OF STANDARD PROCTOR DENSITY.
6. INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADING SHALL BE SLOPED AWAY FROM THE FOUNDATION 1 INCH PER 1 FOOT FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS ASSURED BEFORE, DURING, AND AFTER CONSTRUCTION.
7. DURING CONSTRUCTION, A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION TRENCH-UP WILL IMMEDIATELY DRAIN OUT OF THE BOTTOM OF THE BEAMS.
8. TREES OR OTHER VEGETATION TALLER THAN 6 FT. OR OF THE TYPE THAT REQUIRES EXCESSIVE AMOUNTS OF WATER SHOULD NOT BE PLANTED WITHIN 20 FT. OF THE FOUNDATION.
9. EXISTING TREES WITHIN 20'-0" OF THE FOUNDATION MUST UTILIZE A PROVEN ROOT CONTROL METHOD SUCH AS A ROOT BARRIER.
10. EXCAVATIONS FOR SWIMMING POOLS SHALL NOT BE PLACED CLOSER THAN 10FT. FROM THE FOUNDATION WITHOUT APPROVAL FROM THE ENGINEER.
11. LANDSCAPING SHOULD BE PLANNED SUCH THAT ADEQUATE MOISTURE CAN REACH AND BE DRAINED FROM AROUND THE FOUNDATION.
12. THE OWNER SHALL PROVIDE GEOTECHNICAL REPORT CONTAINING FOUNDATION DESIGN RECOMMENDATIONS FOR THE PROJECT. THESE RECOMMENDATIONS SHALL CONTROL FOUNDATION DESIGN IF A CONFLICT SHALL ARISE BETWEEN THESE MINIMUM REQUIREMENTS AND THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
13. CONTRACTION JOINTS SHALL BE PLACED IN FLAT WORK CONCRETE TO IN FLAT WORK CONCRETE PRODUCE PANELS THAT ARE SQUARE AND NEVER EXCEED 1.5 TO 1 RATION LENGTH TO WIDTH, JOINTS SHALL BE PLACED AT DISTANCES 24 TO 30 TIMES THE SLAB THICKNESS.
14. CONTRACTION / CONTROL JOINTS SHALL BE AT A 1/4" DEPTH, MINIMUM.

SOIL GENERAL NOTES

1. SOIL COMPACTION IS THE RESPONSIBILITY OF OWNER/CONTRACTOR.
2. COMPACTION SHOULD BE 95% STANDARD PROCTOR IN ACCORDANCE WITH ASTM D-1557.
3. OWNER SHALL OBTAIN SOIL REPORT TO VERIFY CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO PROPERLY TEST OR COMPACT SOIL WILL VOID ARCHITECT/ENGINEER'S DESIGN AND HOLD ARCHITECT/ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.
4. REMOVE A MINIMUM OF 8" OF EXISTING SOIL AND ALL UNSTABLE SILT PRIOR TO PLACING OF FILL MATERIAL.
5. ANY TREES REMOVED MUST HAVE ROOT BALL COMPLETELY REMOVED. GRINDING OF STUMP TO REMOVE WILL NOT BE ALLOWED.
6. ALL SUBGRADE FILL SHALL BE AASHTO CLASSIFICATION A-4 MATERIAL OR BETTER.
7. A SOIL COMPACTION TEST WILL BE REQUIRED IF FILL AMOUNT IS IN EXCESS OF 18" INCHES TO VERIFY COMPACTION OF SOIL. SUBMIT RESULTS TO ENGINEER PRIOR TO PROCEEDING WITH EXCAVATION OF FOOTINGS. FAILURE TO PROPERLY COMPACT SOIL WILL VOID ARCHITECT/ENGINEER'S DESIGN AND HOLD ARCHITECT/ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.
8. EXTERIOR AND INTERIOR FOOTINGS DO NOT HAVE TO PENETRATE BELOW NATURAL SOIL PROVIDED THAT A MINIMUM OF 2 TO 1 REQUIREMENTS HAVE BEEN MET. ANY FILL MATERIAL BROUGHT INTO THE FORMS AND THE FILL IS NOT EXTENDING BEYOND PERIMETER MUST HAVE FOOTINGS PENETRATE 12" INTO NATURAL GROUND. A MINIMUM 18" OF FILL MAYBE PLACED ON THE SITE UNLESS APPROVED BY DESIGN ARCHITECT/ENGINEER. MAXIMUM DIFFERENTIAL FILL SHALL NOT EXCEED 20%.
9. ALL RUNOFF WATER MUST BE CARRIED AWAY FROM SLAB TO PREVENT SATURATION OF SUB-BASE FILL AT ALL TIMES DURING CONSTRUCTION AND AFTER CONSTRUCTION THROUGHOUT THE STRUCTURE'S LIFE AND IS THE RESPONSIBILITY OF THE OWNER, BUILDER, GENERAL CONTRACTOR AND OR HOMEOWNER.
10. ANY FLOWER BEDS INSTALLED MUST BE INSTALLED SO AS TO NOT COLLECT WATER AT FOUNDATION EDGES.
11. RECOMMENDED USE OF A GUTTER SYSTEM TO COLLECT AND DISTRIBUTE WATER AWAY FROM FOUNDATION

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

SDS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. (504) 377-4320

PROJECT NO. 220330
DATE: 3/29/2022

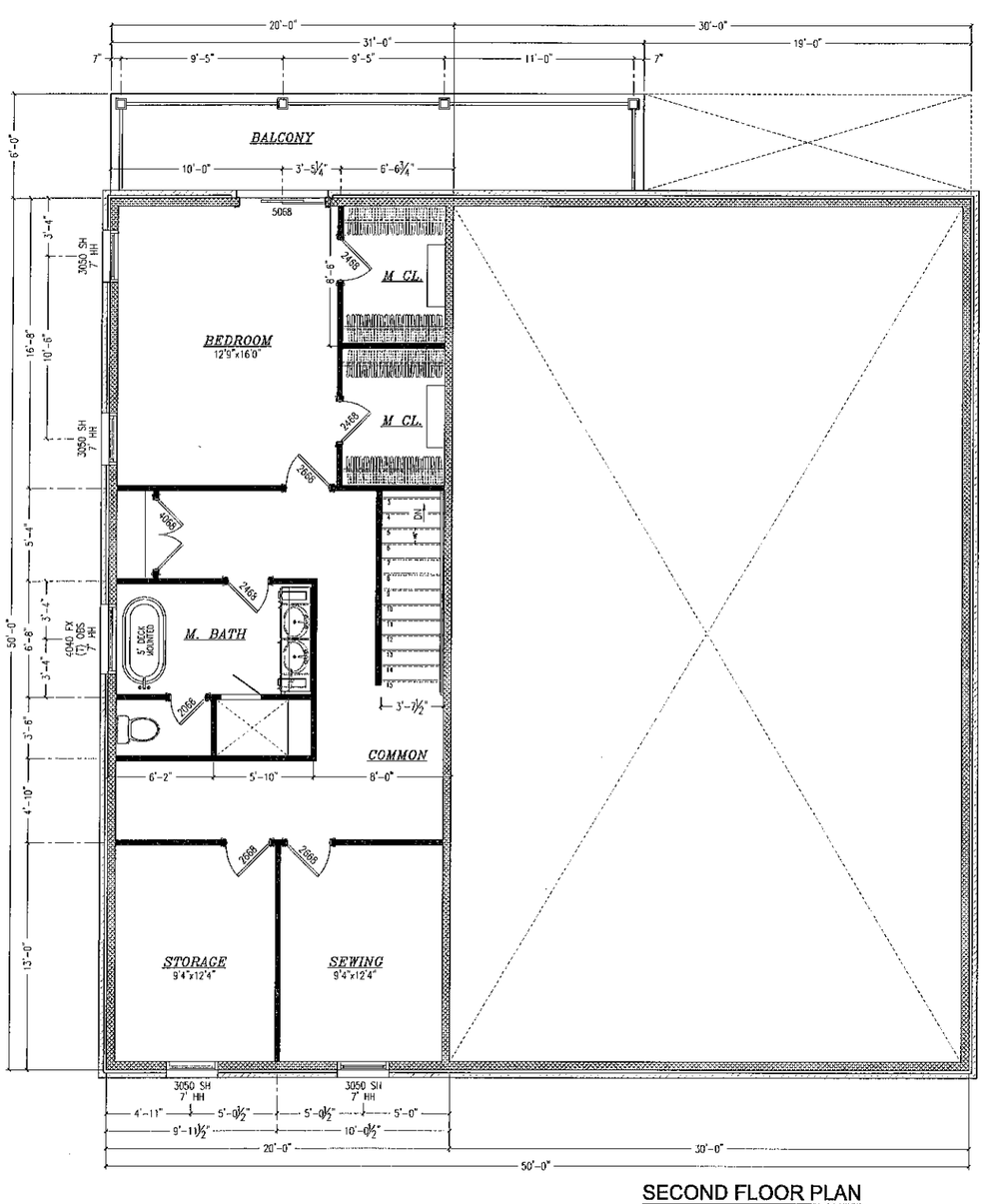
MARK	DESCRIPTION	DATE

SHEET TITLE
SITE PLAN

SHEET IDENTIFICATION
A1.0

LEGEND

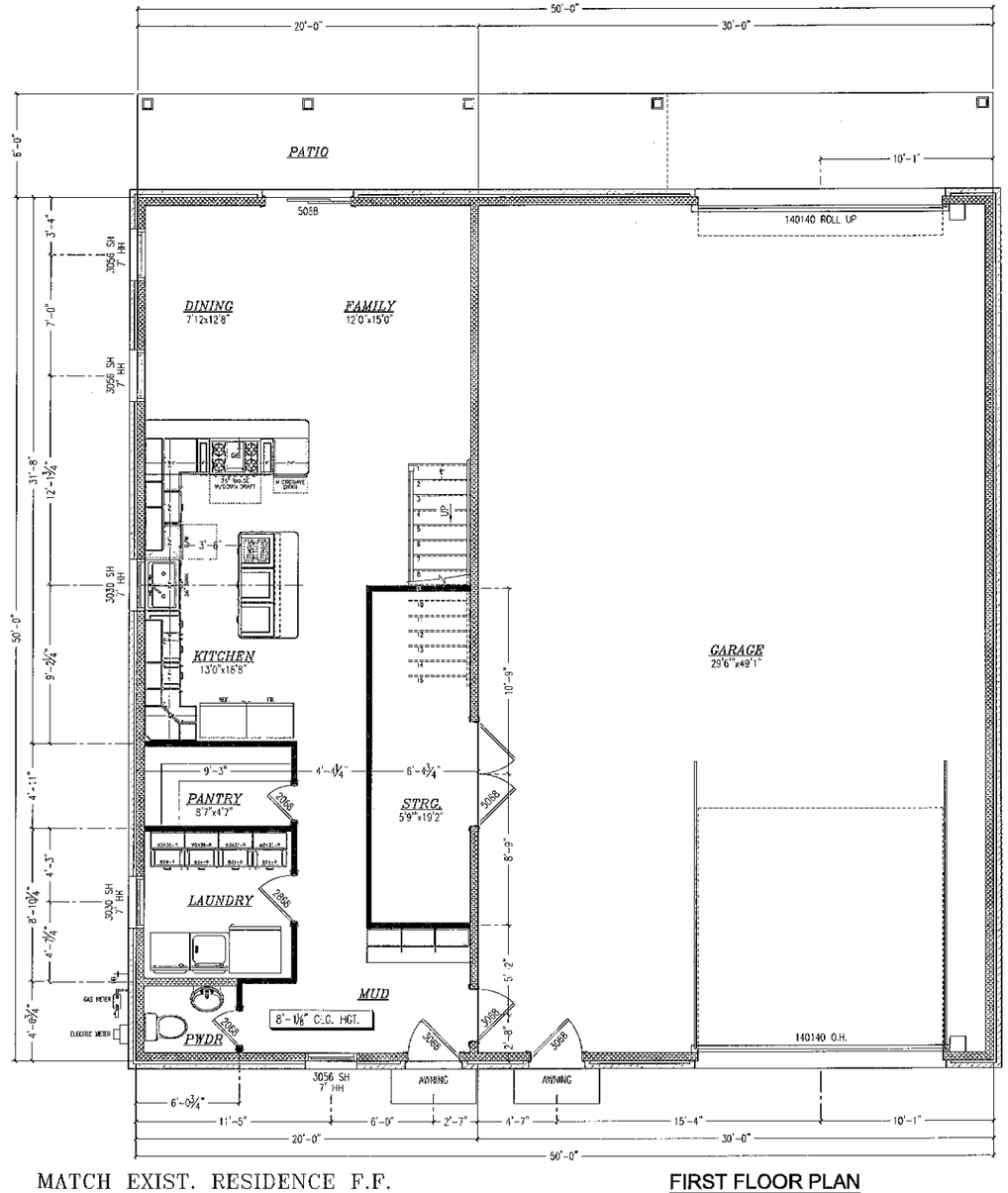
- 2x4 STUD WALL
- 2x6 STUD WALL
- BRICK VENEER



SECOND FLOOR PLAN

1/4" = 1'-0"

MATCH EXIST. RESIDENCE F.F.



FIRST FLOOR PLAN

1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

SSS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. (504)577-4220

PROJECT NO. 220330		
DATE: 3/29/2022		
MARK	DESCRIPTION	DATE

SHEET TITLE
FLOOR PLAN

SHEET IDENTIFICATION
A1.1

SHEET 3 OF 12

ROOF - GENERAL NOTES

1. POWER ROOF VENTS TO BE SIZED BY A LICENSED HVAC CONTRACTOR & SHALL BE USED WHEN THE LINEAR FEET OF RIDGE VENTING DOES NOT SATISFY THE REQUIREMENTS OF 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R806
2. LOCATION OF ALL EXHAUST VENTS, SANITARY SEWER VENTS, ROOF PENETRATIONS, POWER VENTILATORS, ETC.. SHALL NOT BE LOCATED WITHIN THE FRONT ELEVATION OF THE ROOF.
3. LEAD OR COPPER PIPE JACKS TO BE USED. (NO EXPOSED PVC OR ABS)

ROOF FRAMING - GENERAL NOTES

1. ALL ROOF FRAMING SHALL BE 2" X 6" FRAMING @ 16".O.C. UNLESS OTHERWISE NOTED ON FRAMING PLANS OR SPANS EXCEED MAXIMUM ALLOWABLE SPANS.
2. ROOF SHEATHING SHALL BE 5/8" EXPOSURE 1 (CDX) OR O.S.B. APA RATED SHEATHING (24/0). FASTENED WITH 8 PENNY COMMON NAILS AT 6" O.C. REFER TO SHEATHING GENERAL NOTES.
3. ROOF SHINGLES SHALL HAVE SIX NAILS PER SHINGLE OR AS RECOMMENDED BY MANUFACTURER TO MEET WIND LOADS.
4. GABLE END CONSTRUCTION SHALL BE BUILT SIMILAR TO AND HAVE CONNECTORS SIMILAR TO WALLS CONSTRUCTION BELOW.
5. BRACE GABLE ENDS AGAINST LATERAL LOADS.
6. THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING COMPOSITION ROOF SHINGLES SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. – 9'-6"	24" O.C. – 12'-3"
19.2" O.C. – 10'-8"	19.2" O.C. – 13'-3"
16" O.C. – 11'-8"	16" O.C. – 14'-1"

7. THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING LIGHTWEIGHT TILE SHALL BE AS FOLLOWS:

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. – 8'-6"	24" O.C. – 11'-0"
19.2" O.C. – 9'-6"	19.2" O.C. – 12'-2"
16" O.C. – 10'-4"	16" O.C. – 13'-0"

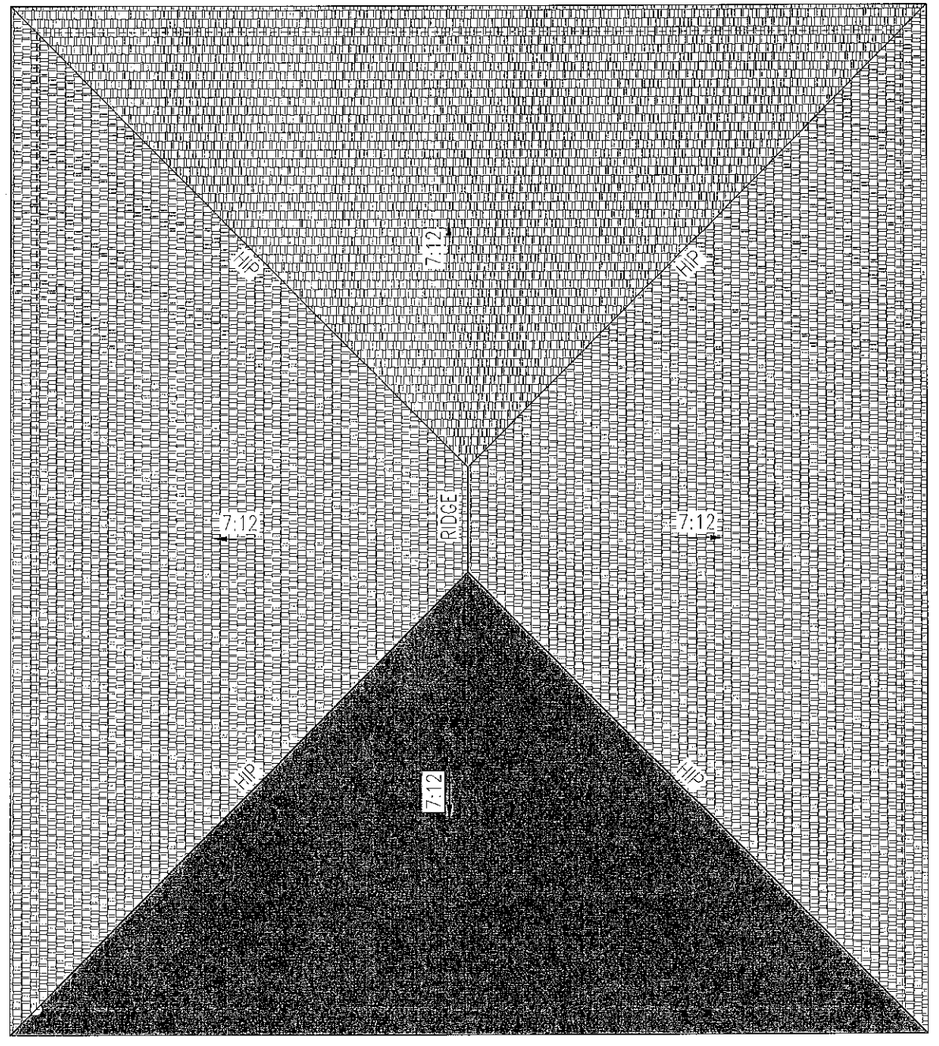
8. MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SUPPORTING HEAVYWEIGHT TILE SHALL BE AS FOLLOWS.

FOR NO. 3 S.Y.P.:	FOR NO. 2 S.Y.P.:
24" O.C. – 7'-6"	24" O.C. – 9'-9"
19.2" O.C. – 8'-4"	19.2" O.C. – 11'-0"
16" O.C. – 9'-2"	16" O.C. – 12'-0"

9. PURLINS SHALL BE SIZED NO LESS THAN THE RAFTER. PURLINS MUST BE CONTINUOUS AND SUPPORTED BY 2x4 STRUTS INSTALLED TO BEARING WALLS OR STRUCTURAL MEMBERS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE STRUTS SHALL BE SPACED NOT MORE THAN 4'-0" O.C. AND THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8'-0". PROVIDE BLOCKING OR CLEATS AT STRUT-TO-RAFTER CONNECTION LOCATIONS. SECURE CLEAT TO STRUT WITH MIN. OF (8) 12d NAILS.
10. THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT COMPOSITION ROOF SHINGLES ONLY UNLESS SPECIFIED OTHERWISE ON ROOF PLAN. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.
11. ROOF LIVE LOAD = 20 PSF.
    ROOF DEAD LOAD:
    COMPOSITION SHINGLE FOOR = 10 PSF TOTAL
    LIGHTWEIGHT TILE ROOF = 18 PSF TOTAL (TILE LOAD = 10 PSF)
    HEAVYWEIGHT TILE ROOF = 27 PSF TOTAL (TILE LOAD = 18 PSF)

LEGEND

- AVOID PENETRATIONS
- ARCHITECTURAL DIMENSIONAL ROOF SHINGLES (TYP.)



ROOF PLAN
1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE WITH THESE CODES. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

SSS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. • (504) 377-4220

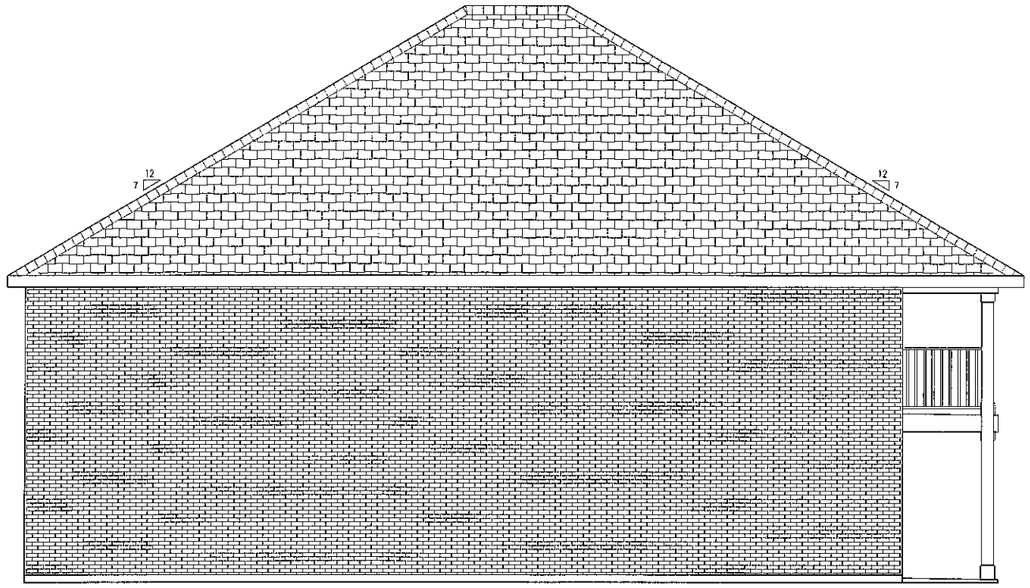
BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

PROJECT NO. 220330		
DATE: 3/29/2022		
MARK	DESCRIPTION	DATE

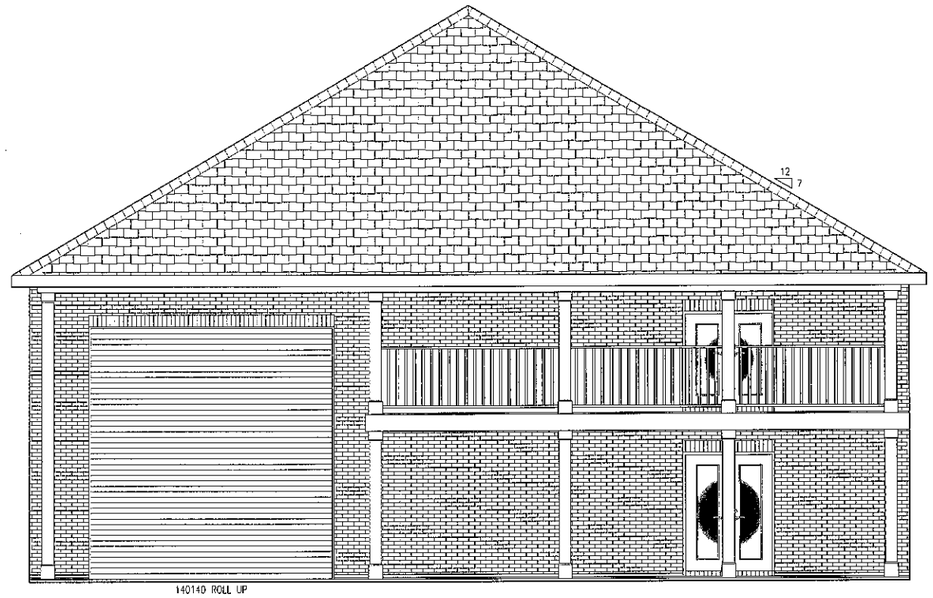
SHEET TITLE
ROOF PLAN

SHEET IDENTIFICATION
A2.0

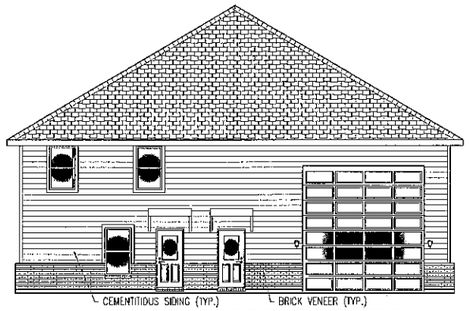
SHEET 4 OF 12



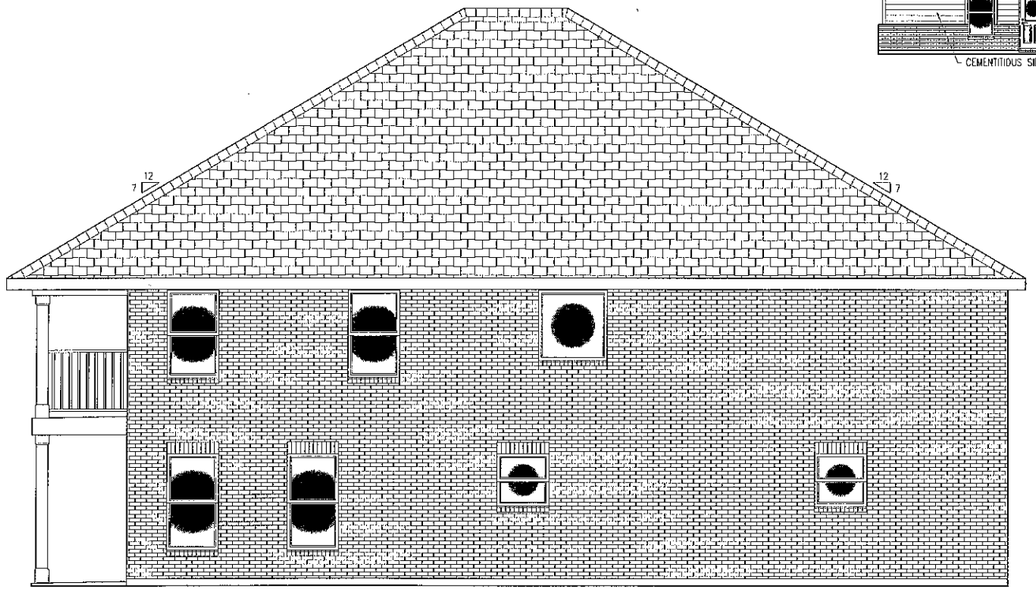
RIGHT ELEVATION
1/4" = 1'-0"



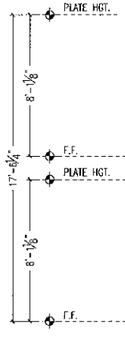
REAR ELEVATION
1/4" = 1'-0"

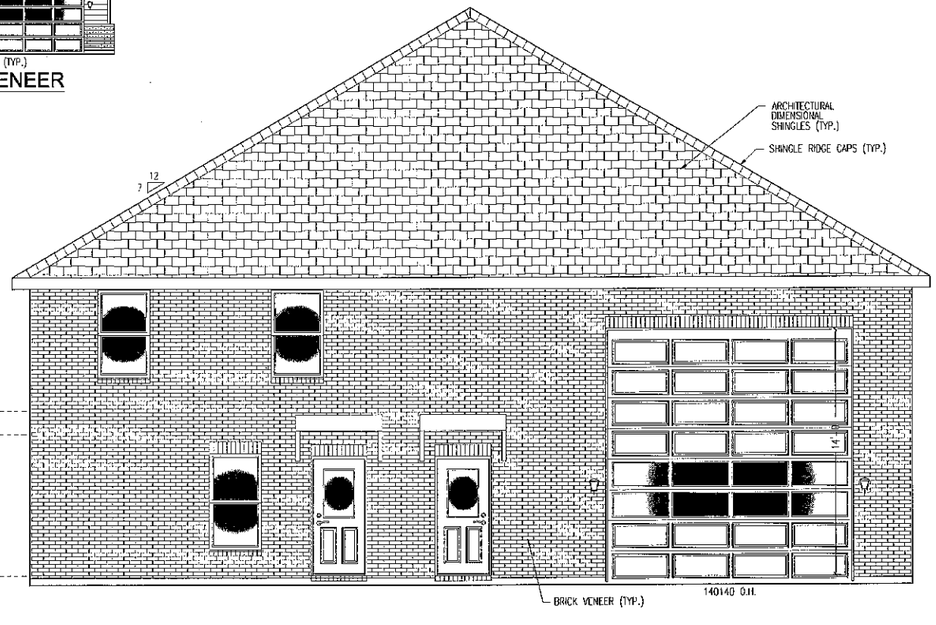


OPTIONAL VENEER
1/8" = 1'-0"



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





FIRST ELEVATION
1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN. WORK. I AM NOT ADMINISTERING THE

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

SSS Home Design, L.L.C.
Sheldon S. Simmons, Jr. (504) 377-4220

PROJECT NO. 220330		
DATE: 3/29/2022		
MARK	DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS.

SHEET IDENTIFICATION
A3.0
SHEET 5 OF 12

ELECTRICAL - LEGEND

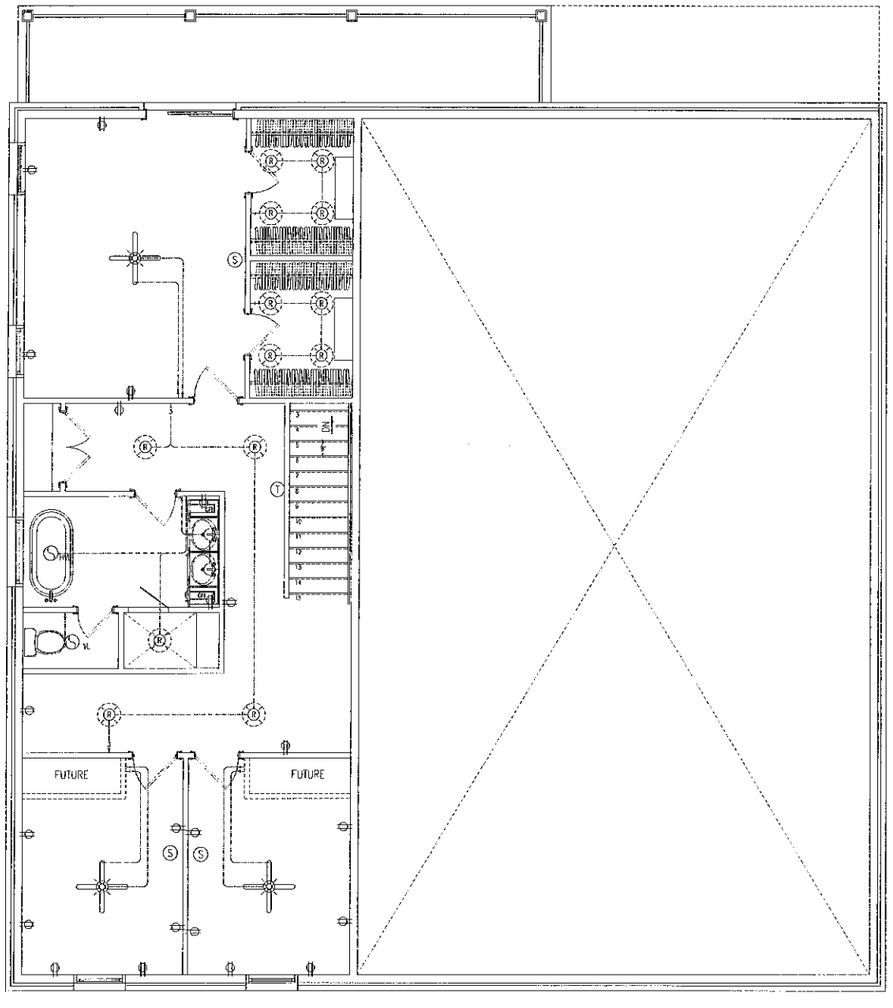
- SINGLE-POLE SWITCH, 48" AFF
- THREE-WAY SWITCH, 48" AFF
- DUPLEX RECEPTACLE, 18" AFF, UON
- GFI GROUND FAULT INTERRUPTER, 18" AFF, UON
- WP WEATHERPROOF GFI RECEPTACLE, 18" AFF, UON
- FLR FLOOR RECEPTICAL
- 220 VOLT RECEPTACLE, 18" AFF, UON
- DS DISCONNECT SWITCH
- B DOOR BELL BUTTON
- CHIME DOOR BELL CHIME
- GD GARAGE DOOR BUTTON
- GDO GARAGE DOOR OPENER
- GARBAGE DISPOSAL
- EXHAUST FAN, VENT TO EXTERIOR
- HV HEATER, VENT, VENT TO EXTERIOR
- VL VENT, LIGHT, VENT TO EXTERIOR
- HVL HEATER, VENT, LIGHT, VENT TO EXTERIOR

ELECTRICAL - LEGEND

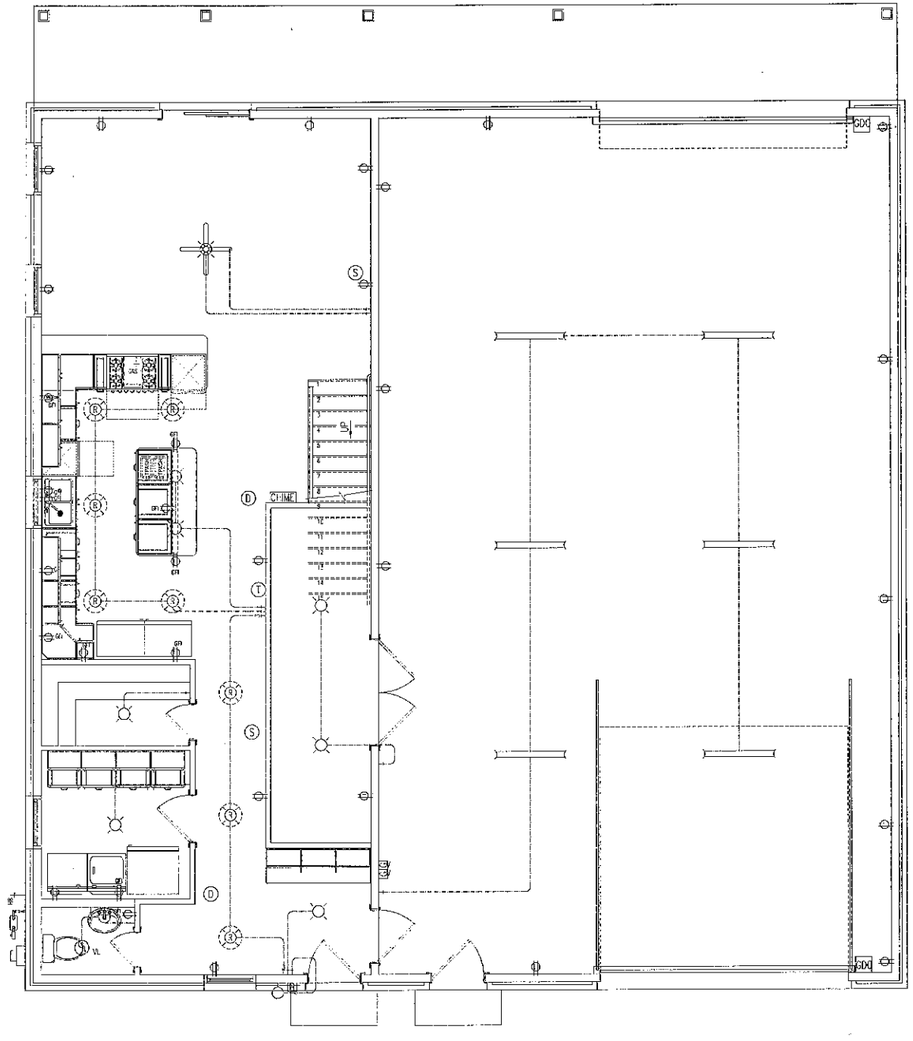
- FLOOD LIGHT
- CEILING FIXTURE
- CEILING FIXTURE - KEYLESS
- WALL BRACKET LIGHT
- RECESSED LIGHT FIXTURE
- T PROGRAMMABLE THERMOSTAT
- D SMOKE/CARBON MONOXIDE COMBO DETECTOR
- S SMOKE ALARM
- FLUORESCENT FIXTURE
- LIGHTED CEILING FAN PACKAGE
- CEILING FAN

ELECTRICAL - GENERAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE 2015 NFPA 70, NATIONAL ELECTRICAL CODE FOR THE STATE OF LOUISIANA, THE INTERNATIONAL BUILDING CODE, AND ANY LOCAL, STATE AND FEDERAL CODES.
2. PROVIDE SERVICE EQUIPMENT, PANELS, CIRCUIT BREAKERS AND FUSES WITH ADEQUATE INTERRUPTING AMP CAPACITY RATING IN ACCORDANCE WITH NFPA 70,110-9.
3. SERVICE EQUIPMENT GROUNDING AND BONDING IS TO BE IN ACCORDANCE WITH NFPA 70:230-63; 250-23; AND 250-72.
4. THE GROUND NEUTRAL CONDUCTOR SHALL BE RUN TO EACH SERVICE DISCONNECTING MEANS AND SHALL BE BONDED TO EACH SERVICE IN ACCORDANCE WITH NFPA 70:250-23B.
5. PROVIDE ELECTRICAL EQUIPMENT GROUND CONDUCTOR IN ACCORDANCE WITH NFPA 70:250-91B AND NFPA 70:250-95.
6. NO CONDUCTOR SHALL BE USED IN SUCH A MANNER THAT ITS OPERATING TEMPERATURE WILL EXCEED THAT DESIGNATION FOR THE TYPE OF INSULATED CONDUCTOR INVOLVED IN ACCORDANCE WITH NFPA 70:310-10.
7. INTERIOR METAL WATER PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL THAT IS LIKELY TO BECOME ENERGIZED SHALL BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE IN ACCORDANCE WITH NFPA 70:250-80.
8. ALL ELECTRICAL OUTLETS LOCATED WITHIN SIX FEET OF ANY WATER HOLDING CONTAINERS MUST HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION.
9. INSTALL SYSTEM BURGLAR AND FIRE ALARM SYSTEM THROUGHOUT THE ENTIRE RESIDENCE, INCLUDING THE GARAGE. LOCATE DETECTORS AS SHOWN ON THE PLANS. COORDINATE LOCATION OF THE CONTROL PANELS WITH THE OWNER.
10. ANY CEILING OUTLET BOX INSTALLED FOR USE AS A LIGHTING FIXTURE OUTLET IN A HABITABLE ROOM OR KITCHEN AND LOCATED WHERE A CEILING FAN COULD BE INSTALLED SHALL BE A TYPE LISTED FOR CEILING FAN SUPPORT. THE WALL SWITCH TO THE LIGHTING FIXTURE SHALL BE INSTALLED.
11. THE LISTED ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) DEVICES INSTALL PER NEC 210.12 SHALL BE OF THE COMBINATION TYPE. ALL AFCI'S SHALL BE OF THE BREAKER STYLE.
12. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING OF THE INSTALLED ELECTRICAL DISTRIBUTION.
13. ALL CABLES SHALL BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS.
14. CONTRACTOR/BUILDER SHALL COORDINATE LOCATION OF ALL APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, TELEPHONE, CATV, CAT5E/CAT6, ETC... WITH OWNER. A MINIMUM OF TWO (2) JACKS PER ROOM.
15. CONTRACTOR SHALL INSTALL SMOKE DETECTION AND NOTIFICATION SYSTEMS IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION 314.
16. ALL SMOKE ALARMS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
17. THE SMOKE DETECTION AND NOTIFICATION SYSTEM SHALL BE MONITORED BY AN APPROVED SUPERVISING STATION AND BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH NFPA 72.
18. SMOKE DETECTORS SHALL BE INSTALLED WITHIN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS. HABITABLE ATTICS AND DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS.
19. A SMOKE DETECTION SYSTEM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
20. THE SMOKE DETECTION AND NOTIFICATION SYSTEM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
21. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC...



ELECTRICAL PLAN - SECOND FLOOR
1/4" = 1'-0"



ELECTRICAL PLAN - FIRST FLOOR
1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN.
I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

SSS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. (504) 377-4220

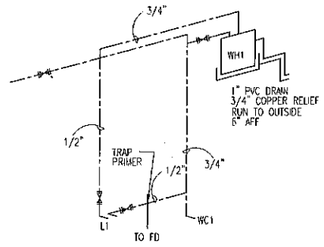
PROJECT NO. 220330
DATE: 3/29/2022

MARK	DESCRIPTION	DATE

SHEET TITLE
ELECTRICAL PLAN

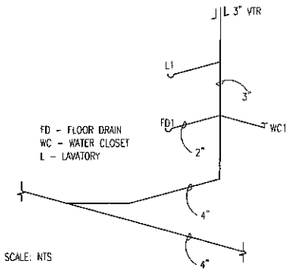
SHEET IDENTIFICATION
E1.0
SHEET 6 OF 12

TYPICAL WATER RISER DIAGRAM



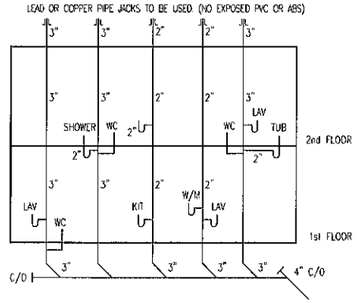
SCALE: NTS

TYPICAL SEWER RISER DIAGRAM



SCALE: NTS

TYPICAL RISER DIAGRAM

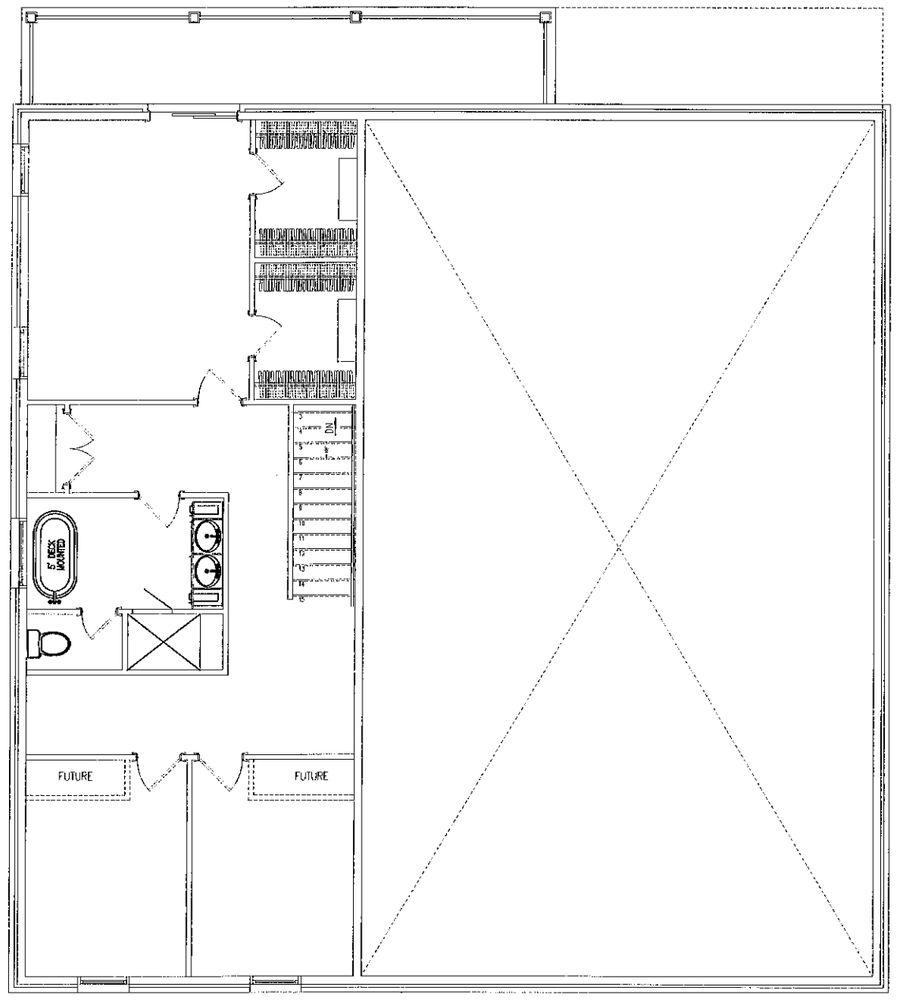


SCALE: NTS

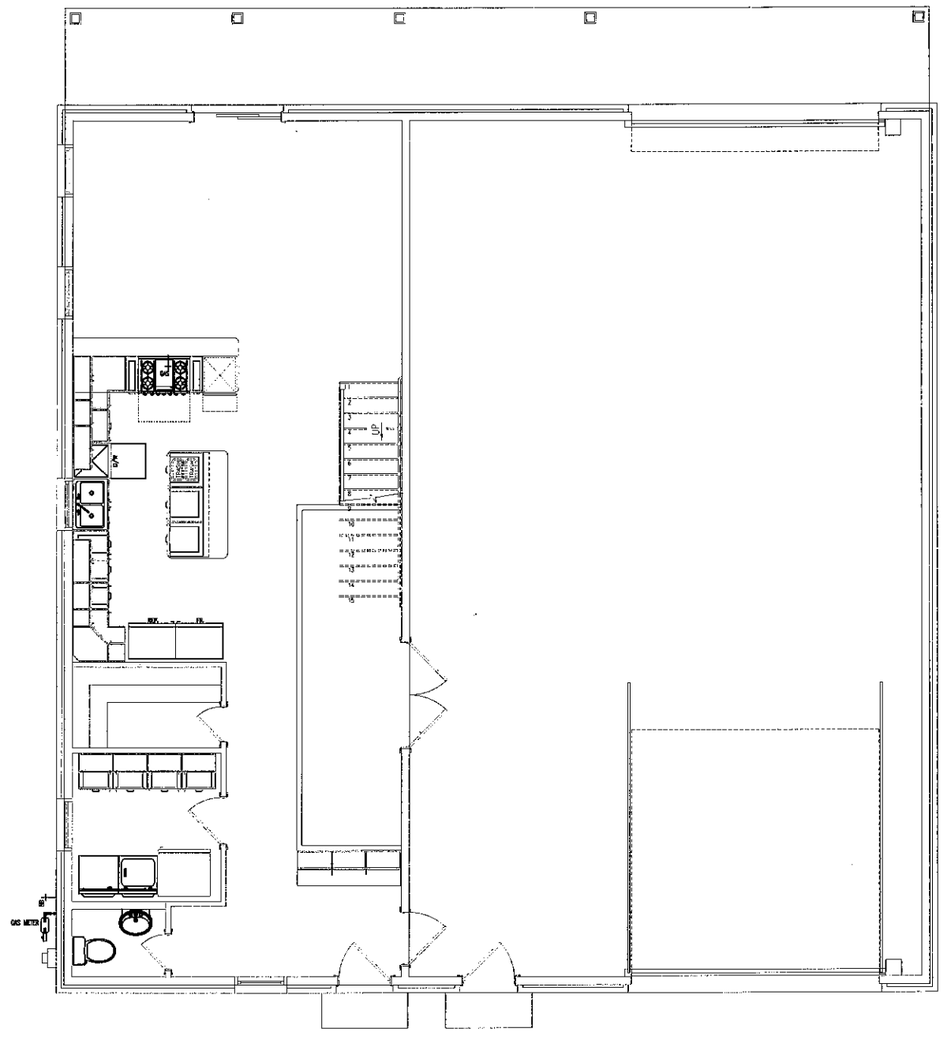
MECHANICAL & PLUMBING GENERAL NOTES

1. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
2. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.
3. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
4. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.

NOTE:
ALL PLUMBING VENTS TO HAVE LEAD OR COPPER PIPE JACKS.



PLUMBING PLAN - SECOND FLOOR
1/4" = 1'-0"



PLUMBING PLAN - FIRST FLOOR
1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

SSS Home Design, llc.
Sheldon S. Simoneaux, Jr. (504) 377-4220

PROJECT NO. 220330
DATE: 3/28/2022

MARK	DESCRIPTION	DATE

SHEET TITLE
PLUMBING PLAN

SHEET IDENTIFICATION
P1.0

LEGEND

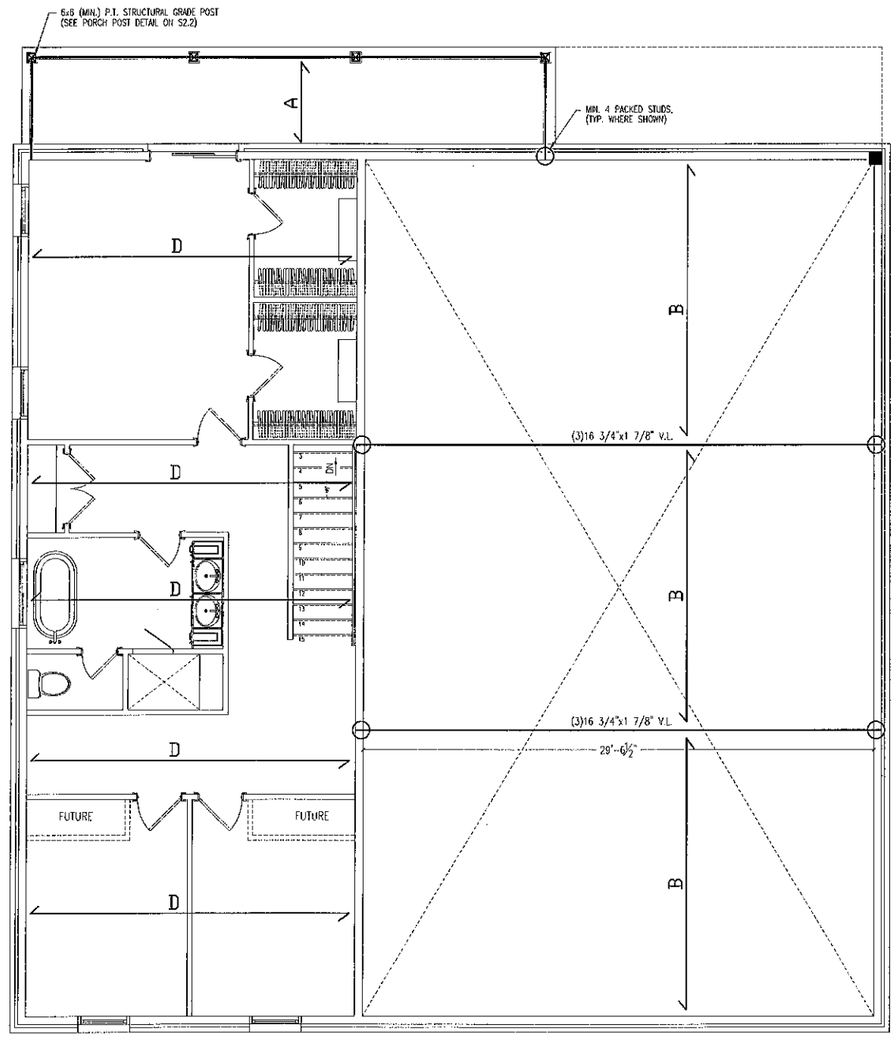
- INTERIOR SHEAR WALL
- SIMPSON HDU4 (TYP. U.O.N.)
- V.L. = VERSA-LAM BEAM 2.0 3100
- HDR-1 = (2)2x12 w/1/2" FLITCH PLATE
- HDR-2 = (3)2x12 w/(2)1/2" FLITCH PLATES

JOIST SCHEDULE

X

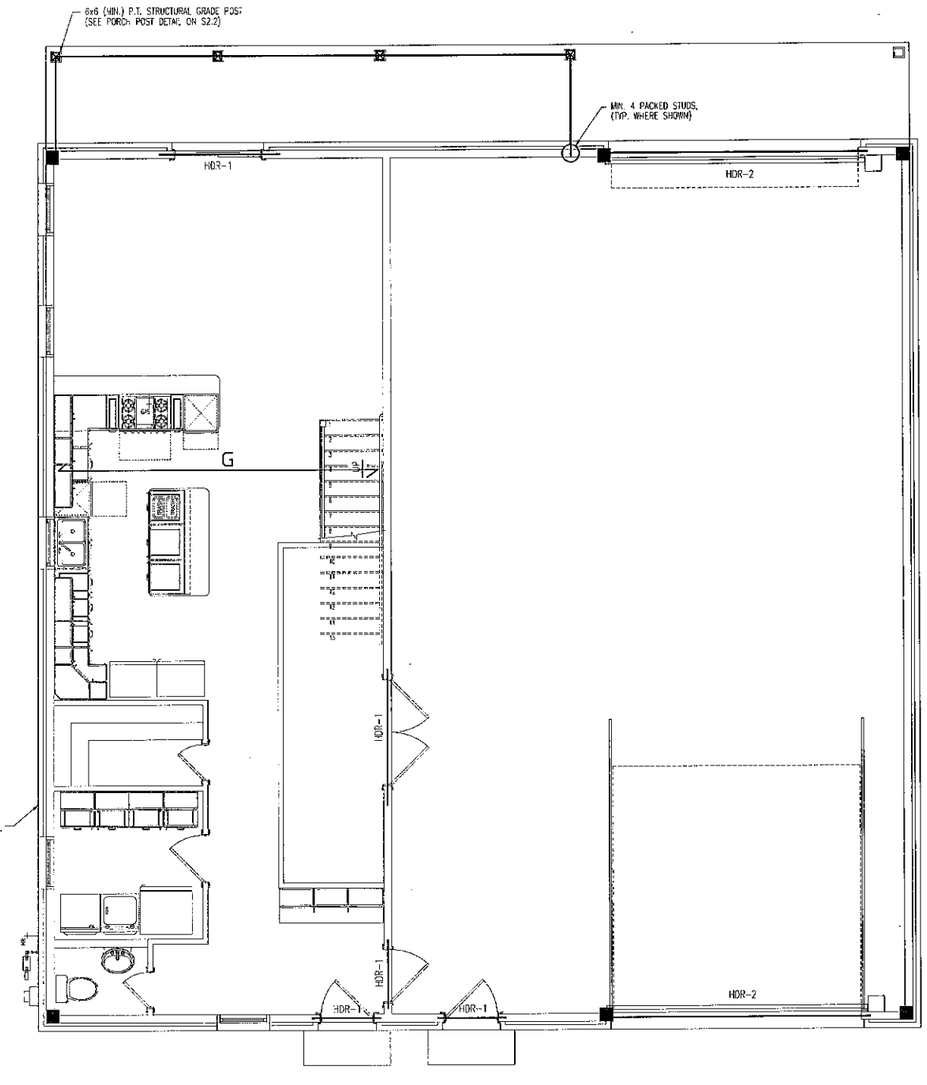
A = 2"x6" @ 16" O.C.	UNINHABITABLE W/O STORAGE LL 10 PSF DL 5 PSF
B = 2"x8" @ 16" O.C.	
C = 2"x10" @ 16" O.C.	
D = 2"x10" @ 12" O.C.	
E = 2"x12" @ 16" O.C.	
F = 2"x12" @ 12" O.C.	
G = 16" OPEN WEB F.J. @ 16" O.C. (DESIGNED BY MANUFACTURER)	

NOTE:
OPEN WEB JOIST SHALL BE DESIGNED WITH OPENINGS TO ALLOW FOR DUCTWORK. CONTRACTOR SHALL COORDINATE WITH MECHANICAL SUBCONTRACTOR AND OPEN WEB JOIST MANUFACTURER. DUCTWORK SHALL BE METAL DUCT WITH WRAP INSULATION. NO FLEX DUCT ALLOWED IN FLOOR ASSEMBLY.



FRAMING PLAN - ATTIC
1/4" = 1'-0"

EXT. SHEAR WALL (TYP. ALL EXT.)



FRAMING PLAN - SECOND FLOOR
1/4" = 1'-0"

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
NEW ORLEANS, LOUISIANA 70123
241 WALTER ROAD

SSS Home Design, LLC.
Shelton S. Simoneaux, Jr. (504)377-4220

PROJECT NO. 220330
DATE: 8/23/2022

MARK	DESCRIPTION	DATE

SHEET TITLE
FRAMING PLAN

SHEET IDENTIFICATION
S1.0

WOOD FRAMING - GENERAL NOTES

1. ALL LOAD BEARING WALL STUDS SHALL BE STUD GRADE S.Y.P. @ 16" O.C., EXCEPT UNDER EXCEPTIONS AS NOTED IN IRC SECTION R602.3.3. ALL FIRST FLOOR MUD SILLS SHALL BE TREATED LUMBER.
2. ALL NON-LOAD BEARING WALL STUDS CAN BE STUD GRADE S.Y.P. @ 24" O.C.
3. ALL JOISTS FRAMING TO FLUSH BEAMS SHALL BE SUPPORTED BY APPROVED METAL JOIST HANGERS (U.N.O.)
4. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY MIN. OF (2) 2x4 OR (2) 2x6 STUDS (ACTUAL NUMBER OF STUDS EQUAL WIDTH OF BEAM, U.N.O.)
5. LOAD BEARING HEADER SCHEDULE AS FOLLOWS (U.N.O.):

MAXIMUM SPAN HEADER SIZES	SUPPORT ROOF/CEILING	SUPPORT ONE STORY ABOVE	SUPPORT TWO STORY ABOVE
2-2x6	4'-2"	3'-0"	2'-4"
2-2x8	5'-4"	3'-10"	3'-0"
2-2x10	6'-6"	4'-8"	3'-8"
2-2x12	7'-6"	5'-5"	4'-3"

6. ALL HEADER MATERIAL TO BE NO. 2 GRADE SOUTHERN YELLOW PINE (SYP) LUMBER
7. LOAD BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NON-LOAD BEARING WALLS. A SINGLE FLAT 2x4 MEMBER MAY BE USED FOR OPENINGS UP TO 8'.
8. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO IRC TABLE R602.3(1). MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH 3-16d NAILS SPACED 12" O.C. THERE SHALL BE NO SPLICES.
9. STUD WALLS EXCEEDING 10' IN HEIGHT SHALL CONFORM TO IRC TABLE R602.3(1).
10. STRUCTURAL ENGINEERED WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS. MIN. SPECIFICATION: FV=2900 PSI, FV=290 PSI, E=2000 KSI.
11. ALL WOOD BEAMS AND CEILING JOISTS SHALL BE FRAMED WITH BOTTOM OF THE FRAMING MEMBER AT THE CEILING HEIGHT INDICATED IN BUILDING SECTION.
12. TRIPLE PACKING STUDS REQUIRED UNDER ALL BEAMS.
13. CONTRACTOR SHALL INSTALL JOIST HANGERS ON ALL JOISTS AT FLUSH BEAMS.
14. ALL BEAMS AND HEADERS SHALL HAVE 1/2" PLYWOOD BETWEEN 2"x LUMBER.
15. LUMBER FOR FRAMING SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP). KILN-DRIED. SPRUCE MAY BE USED FOR WALL FRAMING BUT NOT FOR PLATES, JOISTS OR RAFTERS.
16. INSTALL 2"X10" HEADERS WITH PLYWOOD AT ALL EXTERIOR OPENINGS EXCEPT AS NOTED ON PLANS.
17. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF 5/8" PLYWOOD SHEATHING OR O.S.B. CONTINUOUS.
18. ALL ANCHORING, FASTENING BRACKETS AND SYSTEMS THAT ARE USED IN CONNECTION WITH TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
19. INTERIOR HEADERS SHALL BE AS FOLLOWS EXCEPT AS NOTED ON PLANS:

    SPANS TO 3'-0" - (2) 2"x6"
    SPANS TO 5'-0" - (2) 2"x8"
    SPANS TO 6'-0" - (2) 2"x10"
    SPANS GREATER THAN 6'-0", REFER TO STRUCTURAL DRAWINGS.

20. 4½" DOOR LEADS UNLESS NOTED OTHERWISE.
21. 2x12 HEADERS AT ALL EXTERIOR DOORS AND WINDOW OPENINGS 4'-0" AND LARGER (TYP.)
22. ALL STRONG BACKS TO BE OFFSET FROM CENTER OF ROOM MINIMUM OF 18"
23. INSTALL OSB & ½" EXTERIOR DRYWALL IN CEILINGS OF ALL DEAD SPACE & FIREPLACE CAVITY.
24. EXTERIOR SHEAR WALL (TYPICAL FOR ALL EXTERIOR WALLS)
25. 4 STUDS MIN. REQUIRED UNDER LAM BEAMS.
26. REFER TO CONSTRUCTION DETAILS & NOTES DRAWING SHEETS 'S' SERIES FOR MINIMUM JOIST SPAN CHARTS.
27. REFER TO CONSTRUCTION DETAILS & NOTES DRAWING SHEETS 'S' SERIES FOR POST DETAILS.
28. STRUCTURAL TIMBER WITH THE EXCEPTION OF STUDS AND TOP PLATES SHALL BE #2 SOUTHERN YELLOW PINE (SYP) WITH A 19% MAXIMUM MOISTURE CONTENT.
29. ALL LUMBER IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED MIN. 0.40 PCA.
30. FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOCIATION'S LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DOUBLE FLOOR JOISTS UNDER BEARING WALLS OR A BEAM IS REQUIRED. INSTALL 3 STUDS UNDER EACH BEARING POINT OF BEAM
31. STUDS TO BE FASTENED TOGETHER WITH .120x3" (8d) NAILS @ 4" O.C. & WITHIN 3" OF EACH END OF STUDS.
32. MIN 2x TO MATCH STUDS. FIRE BLOCKING SHALL BE PROVIDED IN ALL WALL FRAMING AT INTERVALS TO NOT EXCEED 10'-0".

SPECIFIC DESIGN LOADS

1. ALL CEILING JOISTS ON FIRST FLOOR THAT ARE BELOW ATTIC HAVE BEEN CALCULATED AS BEING UNINHABITABLE ATTICS WITHOUT STORAGE: LIVE LOAD = 10 PSF, L/DELTA = 240, DEAD LOAD = 5 PSF

ARCHITECTURAL NOTES:

1. EXTERIOR WALLS LESS THAN THREE FEET FROM PROPERTY LINE WILL BE FIRE RESISTANT RATED 1 HOUR WITH EXPOSURE FROM BOTH SIDES IN ACCORDANCE WITH R302.1 OF THE IRC 2015 EDITION.
2. ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION WILL MEET THE REQUIREMENTS OF R322.2.2 OF THE IRC 2015 EDITION FOR USE AND FLOOD OPENINGS (GARAGE).
3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIRS SURFACES AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYP. BOARD AS REQUIRED IN ACCORDANCE WITH SECTION R302.7 OF THE IRC 2015 EDITION.
4. BUILDING MATERIALS USED BELOW DESIGN ELEVATIONS IN ACCORDANCE WITH SECTION R322.1.8 OF THE IRC 2015 EDITION.
5. SMOKE DETECTORS WILL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH SECTION R314 OF THE IRC 2015 EDITION.
6. CARBON MONOXIDE DETECTORS WILL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN ACCORDANCE WITH SECTION R315 OF THE IRC 2015 EDITION.
7. WIND BORNE DEBRIS PROTECTION WILL BE PROVIDED FOR IN ACCORDANCE WITH R301.2.1.2 OF THE IRC 2015 EDITION.
8. WINDOWS INSTALLED IN BATHTUB ENCLOSURES, LESS THAN 60 INCHES FROM THE FLOOR, WILL HAVE SAFETY GLAZING IN ACCORDANCE WITH SEC. R308.4 OF THE IRC 2015 EDITION.
9. THE MINIMUM STAIR TREAD DEPTH WILL BE 10" AND THE MAXIMUM RISER HEIGHT WILL BE 7¾" IN ACCORDANCE WITH R311.7.5 STAIR TREAD AND RISERS OF THE IRC 2015 EDITION.
10. PORCHES MORE THAN 30" ABOVE GRADE WILL HAVE GUARDS IN ACCORDANCE WITH R312.1 OF THE IRC 2015 EDITION.
11. EXTERIOR STAIRS OF FOUR OR MORE RISERS WILL HAVE A HANDRAIL IN ACCORDANCE WITH R311.7.8 OF THE IRC 2015 EDITION.
12. ATTIC VENTILATION TO BE PROVIDED IN ACCORDANCE WITH SEC. R806 OF THE IRC 2015 EDITION.
13. ATTIC ACCESS TO BE PROVIDED IN ACCORDANCE WITH SEC. R807 OF THE IRC 2015 EDITION.
14. TERMITE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. R318 OF THE IRC 2015 EDITION.
15. GARAGE SHALL BE SEPARATED IN ACCORDANCE WITH SEC. R302.6 OF THE IRC 2015 EDITION.
16. GARAGE FLOOR SURFACE SHALL SLOPE IN ACCORDANCE WITH SEC. R309.1 OF THE IRC 2015 EDITION.
17. WINDOW FALL PROTECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH SEC. R312.2 OF THE IRC 2015 EDITION.
18. STUDS EXCEEDING 10' MUST BE IN ACCORDANCE WITH SECTION R602.3(5) OF THE IRC 2015 EDITION.

DOORS AND WINDOWS - GENERAL NOTES

1. ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED AND INSTALLED TO WITHSTAND DESIGN WIND LOADS BASED ON ASCE 7-10.
2. ALL TRIM, DOORS & WINDOWS TO BE PAINTED, COLOR SELECTION BY OWNER.
3. DOOR & WINDOW SIZES MAY HAVE MINOR ADJUSTMENT TO ALLOW STOCK SIZES.
4. ALL SIZES MUST COMPLY WITH CODE, VERIFY ANY CHANGES WITH ARCHITECT.
5. ALL WINDOWS IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE R308.
6. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ/FT, WINDOWS LESS THAN 4'-4" ABOVE GRADE MAY HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ/FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE MAX. SILL HEIGHT SHALL BE 44" ABOVE FINISHED FLOOR.
7. ALL WINDOWS SHALL MEET THE REQUIREMENTS OF 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R301.2.1.2. GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE ⅜" MINIMUM PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENT OF R301.2.1.2.
8. ALL WINDOWS TO HAVE A MAXIMUM U-FACTOR OF 0.75 & A SOLAR HEAT GAIN COEFFICIENT RATING OF 0.40.
9. ALL WINDOWS TO BE DOUBLE GLAZED, INSULATED
10. WINDOWS DESIGNATED WITH (T) INDICATES TEMPERED GLASS
11. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATION'S AND RECOMMENDATIONS.
12. GARAGE DOOR SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE R302.5.1; 20 MIN. FIRE & SELF CLOSING.

STAIR CONSTRUCTION - GENERAL NOTES

1. CONTRACTOR SHALL CONSTRUCT STAIRS IN ACCORDANCE WITH 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R311 & R312. REFER TO 2015 IRC FOR EXCEPTIONS.

   A. STAIRWAYS SHALL NOT BE LESS THAN THIRTY SIX (36) INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERIMETER HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4½" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31½" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

   B. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOIN THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

   C. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.

   D. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE CURVED DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE OF THE WINDER. IF WINDERS ARE ADJACENT WITHIN THE FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.

   E. THE MAXIMUM RISER HEIGHT SHALL BE 7¾". 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 ⅜". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT PASSAGE OF A 4-INCH DIAMETER SPHERE.

   F. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES 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 ⅜"

   G. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF 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. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜". CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITH THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜" OF THE RECTANGULAR TREAD DEPTH.

   H. THE RADIUS CURVATURE AT THE NOSING SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN ¾" BUT NOT MORE THAN 1¼" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN ⅜" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED ½"

   I. THERE SHALL BE A FLOOR OR LANDING AT TOP AND BOTTOM OF EACH STAIRWAY. THEIR MINIMUM WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN THE WIDTH OF THE FLIGHT SERVED. LANDINGS OF SHAPES OTHER THAN SQUARE OR RECTANGULAR SHALL BE PERMITTED PROVIDED THE DEPTH AT THE WALK LINE AND THE TOTAL AREA IS NOT LESS THAN THAT OF QUARTER CIRCLE WITH A RADIUS EQUAL TO THE REQUIRED LANDING WIDTH. WHERE STAIRWAY HAS A STRAIGHT RUN, THE MINIMUM DEPTH IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 36".

   J. THE WALKING SURFACE TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ON VERTICAL UNIT IN 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

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

   L. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

   M. 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 1½" BETWEEN THE WALL AND THE HANDRAILS.

   N. ALL REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

      a.) TYPE I. HANDRAILS WITH A CIRCULAR SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1¼" AND NOT GREATER THAN 2". IF THE HANDRAILS IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6¼" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2¼". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".

      b.) TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6¼" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ¾" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS RECESSED DEPTH SHALL CONTINUE FOR AT LEAST ⅜" TO A LEVEL THAT IS NOT LESS THAN 1¾" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1¼" TO A MAXIMUM OF 2¾" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1¼" TO A MAXIMUM OF 2¾". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".

2. INTERIOR STAIRWAY CONSTRUCTION:
   A. CARRIAGE: (3) 2"x12" SYP. SHIM AS REQUIRED.
   B. TREADS : 1⅛" STOCK OAK, FIRST TREAD TO HAVE 12" RETURN.
   C. RISERS: ¾" STOCK OAK
   D. SKIRT: ¾" STOCK OAK
   E. RAIL: ALL OAK, 36" HIGH
   F. RAILS: 2¾"W x 2⅛"H WITH ALL REQUIRED PARTS START WITH LH VOLUTE.
   G. BALLUSTERS: ¾" TURNED WOOD (2) PER TREAD
   H. RAILS: 3½" TURNED WOOD
   I. WALL RAIL: SIMILAR WITH BRACKETS

WOOD CONNECTORS - GENERAL NOTES

1. WOOD CONNECTORS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE COVERING BUILDING CODE.
2. ADDITIONAL CORROSION PROTECTION MAY BE REQUIRED WHEN CONNECTING HEAVILY TREATED WOOD FRAMING CONTRACTOR TO VERIFY.
3. UPLIFT CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS.
4. CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL STRAPPING SHALL BE INSPECTED PRIOR TO SHEATHING INSTALLATION.
6. TOP PLATE SPLICE SHALL BE WITHIN THE MIDDLE THIRD OF THE WALL SECTION AND SHALL BE A MINIMUM LENGTH OF 48" CONNECT WITH 16d NAILS @ 3" O.C. OR 2 ROWS OF 8d WIRE NAILS @ 3" O.C.
7. JOIST HANGER DEPTH SHALL BE AT LEAST 60% OF JOIST DEPTH. SEE SIMPSON LUS & HUS TABLES.

SHEATHING - GENERAL NOTES

1. USE ⅜" APA EXPOSURE 1 RATED SHEATHING ON ALL EXTERIOR WALLS, SHEAR WALLS, AND ROOF. PLYWOOD IS AN ACCEPTABLE ALTERNATE FOR APA EXPOSURE 1 RATED SHEATHING.
2. ROOF SHEATHING SHALL BE FASTENED WITH 8d RING SHANK NAILS @ 12" O.C. AT ALL INTERMEDIATE FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS @ 4" O.C. WITHIN 5'-0" OF GABLE END WALLS, ROOF EDGES, HIPS, & VALLEYS.
3. FLOOR SHEATHING TO BE APA RATED, ¾" THICK MINIMUM C-D TONGUE & GROOVE GLUE & NAIL TO FLOOR JOISTS WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE JOISTS.
4. NAILING PATTERN FOR NON-SHEAR WALL SHEATHING:
   8d NAILS @ 6" O.C. @ ALL EDGES/PERIMETER
   8d NAILS @ 12" O.C. @ ALL INTERIOR STUDS.
5. REFER TO SHEAR WALL DETAIL FOR FURTHER INFORMATION.

THERMAL & MOISTURE - GENERAL NOTES

1. ALL THERMAL AND MOISTURE PROTECTION WORK AND MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
2. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE).
   A. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
   B. CEILING, STANDARD: R-38 BLOWN
   C. CEILING, VAULTED: R-19 BATT
   D. FLOORS (2-STORY SPACES ONLY): R-19 BATT
   E. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
3. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS SET OF PLANS.
4. INSTALL ROOFING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS. INSTALL ROOFING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. INSTALL EXTERIOR WALL SIDING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

STEEL - GENERAL NOTES

1. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185 .N FLAT SHEETS.
2. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
3. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:

   0' TO 4' OPENINGS: L4x3-1/2x3/8
   >4' TO 6' OPENINGS: L5x3-1/2x3/8
   >6' TO 8' OPENINGS: L6x3-1/2x3/8
   >8' TO 10' OPENINGS: L7x4x1/2
   >10' TO 12' OPENINGS: L8x4x1/2
   >12' TO 16' OPENINGS: L9x4x5/8

4. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
5. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL
6. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DRAWING & GOVERNING BUILDING CODES.
7. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE)
8. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O (IF APPLICABLE)

STRUCTURAL WOOD - GENERAL NOTES

1. PROVIDE 5/8" STRUCTURAL PLYWOOD ROOF DECKING AS PER SPECIFICATIONS. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA) AND SHALL MET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANEL SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.
2. WALL SHEATHING SHALL BE 1/2". EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE MOST CURRENT APA PRODUCT STANDARD PS 1. APPLICATION AND NAILING OF PLYWOOD PANELS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER, UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRICT.
3. PLYWOOD WALL PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT STUD.
4. PLYWOOD ROOF PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORT TRUSSES.
5. WOOD CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE "CONVENTIONAL CONSTRUCTION PROVISIONS," INTERNATIONAL BUILDING CODE. ALL NAILING SHALL CONFORM TO TABLE 2304.9.1 "NAILING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE, UNLESS OTHER REQUIREMENTS NOTED ON THE DRAWINGS ARE MORE STRICT.
6. FOUNDATION PLATES FOR LOAD BEARING WALLS ON CONCRETE OR MASONRY WALLS SHALL BE PRESSURE TREATED LUMBER, #2 GRADE MINIMUM. SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY WITH 1/2" x 9" ANCHOR BOLTS SPACED 48" O.C. MAXIMUM. THERE SHALL BE A MINIMUM OF THREE SILLS PER PIECE WITH ONE BOLT LOCATED WITHIN 8" OF EACH END OF EACH PIECE. THERE SHALL BE NO SILL SPLICE UNDER ANY POST OR MULLION.
7. POSTS AND BEAMS CONSTRUCTED OF MULTIPLE LAMINATED VENEER LUMBER MEMBERS SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
8. ALL JOISTS, ROOF BEAMS AND GIRDERS SHALL HAVE FULL HORIZONTAL BEARING OF THE MEMBER OVER SUPPORT UNLESS OTHERWISE SHOWN. DO NOT OVERCUT.
9. PLYWOOD USED ON EXTERIOR BUILDING AND FORMS SHALL BE EXTERIOR GRADE.
10. USE NON-CORROSIVE, NON-STAINING ROUGH HARDWARE FOR EXTERIOR APPLICATIONS.
11. ALL BEAMS AND JOIST NOT BEARING ON SUPPORTING MEMBERS SHALL BE CONNECTED WITH "USP STRUCTURAL CONNECTORS" OR EQUIVALENT "SIMPSON" HANGERS.
12. BOTTOM PLATES OF ALL FIRST FLOOR NON-LOAD BEARING PARTITIONS SHALL BE ANCHORED USING #8 CONCRETE NAILS AT 32" O.C. (OR EQUAL).
13. ALL LAG SCREWS SHALL BE PRE-DRILLED AS REQUIRED BY PROVISIONS OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NF & PA, 1997), PART 9.
14. ALL BEARING STUD WALLS AND SHEAR WALLS SHALL HAVE A CONTINUOUS DOUBLE TOP PLATE LAP SPLICE TOP PLATES MINIMUM 4'-0". FASTEN TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 4" O.C., STAGGERED AT LAP SPLICE. FASTEN REMAINING TOP PLATES TOGETHER WITH MINIMUM (2) ROWS OF 10d NAILS AT 8" O.C., STAGGERED.
15. BOLT HOLES SHALL BE MAXIMUM 1/16" LARGER THAN BOLT HOLE DIAMETER. BOLTS SHALL NOT BE FORCIBLY DRIVEN. BOLT HEADS AND NUTS SHALL NOT BE COUNTERSUNK WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
16. TENSION ALL BOLTS 1/4 TURN BEYOND SNUG-TIGHT. SPOIL THREADS TO PREVENT BACK OFF OF NUT AFTER INSTALLATION.
17. PROVIDE 5/32" DIAMETER LEAD HOLES THROUGH FIRST LAMINATION FOR ALL NAILS LARGER THAN 16d.
18. ALL WOOD CONNECTORS SHALL BE BY "USP STRUCTURAL CONNECTORS" OR "SIMPSON STRONG-TIE". ALL JOISTS AND BEAMS NOT BEARING ON A SUPPORTING MEMBER SHALL BE FRAMED WITH AN APPROPRIATE WOOD CONNECTOR.

WOOD TRUSS - GENERAL NOTES

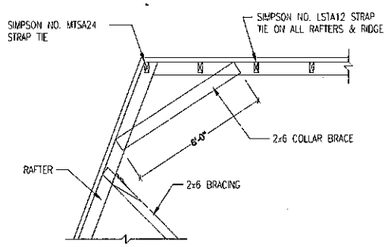
1. FABRICATED IN ACCORDANCE WITH ANSI/TPI-1 REQUIREMENTS.
2. WOOD TRUSS DESIGN TO BE CERTIFIED BY A PRODUCT MANUFACTURER'S PROFESSIONAL ENGINEER FOR REVIEW BY THE ARCHITECT / STRUCTURAL ENGINEER. CALCULATIONS AND SHOP DRAWINGS TO INCLUDE TRUSS LAYOUT AND DESIGN FOR EACH LOAD AND SPAN CONDITION. THE TRUSS DESIGN SHALL INCLUDE TRUSS CONFIGURATION, WOOD GRADE, LOADING MEMBER STRESSES, LIVELOAD DEFLECTION, DEAD LOAD DEFLECTION AND CAMBER REQUIREMENTS.
3. ROOF TRUSSES SHALL BE LIMITED TO LIVE LOAD DEFLECTION OF L/240 OF THE SPAN AND SHALL BE CAMBERED FOR DEAD LOAD DEFLECTION.
4. FLOOR TRUSSES SHALL BE LIMITED TO A LIVELOAD DEFLECTION OF L/360 OF THE SPAN AND SHALL BE CAMBERED FOR A DEAD LOAD DEFLECTION.
5. LATERALLY BRACE WOOD TRUSSES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE DRAWINGS.
6. PROVIDE "USP RT-15" HURRICANE HOLDDOWN ANCHORS AT EACH ROOF TRUSS BEARING POINT.

ENGINEERED BEAMS/JOISTS - GEN. NOTES

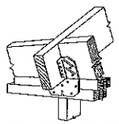
1. CONTRACTOR SHALL SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MINIMUM 3-STUD COLUMN EACH END.
2. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS/JOISTS SHOWING ALL REQUIRED CONNECTORS, BLOCKING AND SUPPORT REQUIREMENTS FOR APPROVAL.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO WOOD JOIST AND BEAM SUPPLIER; CONTRACTOR SHALL INDICATE LOCATION OF ALL AREAS WHERE ROOF LOAD WILL BE TRANSFERRED INTO CEILING JOISTS OR BEAMS. THE ROOF LOAD SHALL INCLUDE THE ROOF LOADS IN ACCORDANCE WITH 2015 IRC AND THE ADDITIONAL LOAD OF THE ROOF MATERIAL SELECTED BY THE OWNER.

UPLIFT ANCHORS - GENERAL NOTES

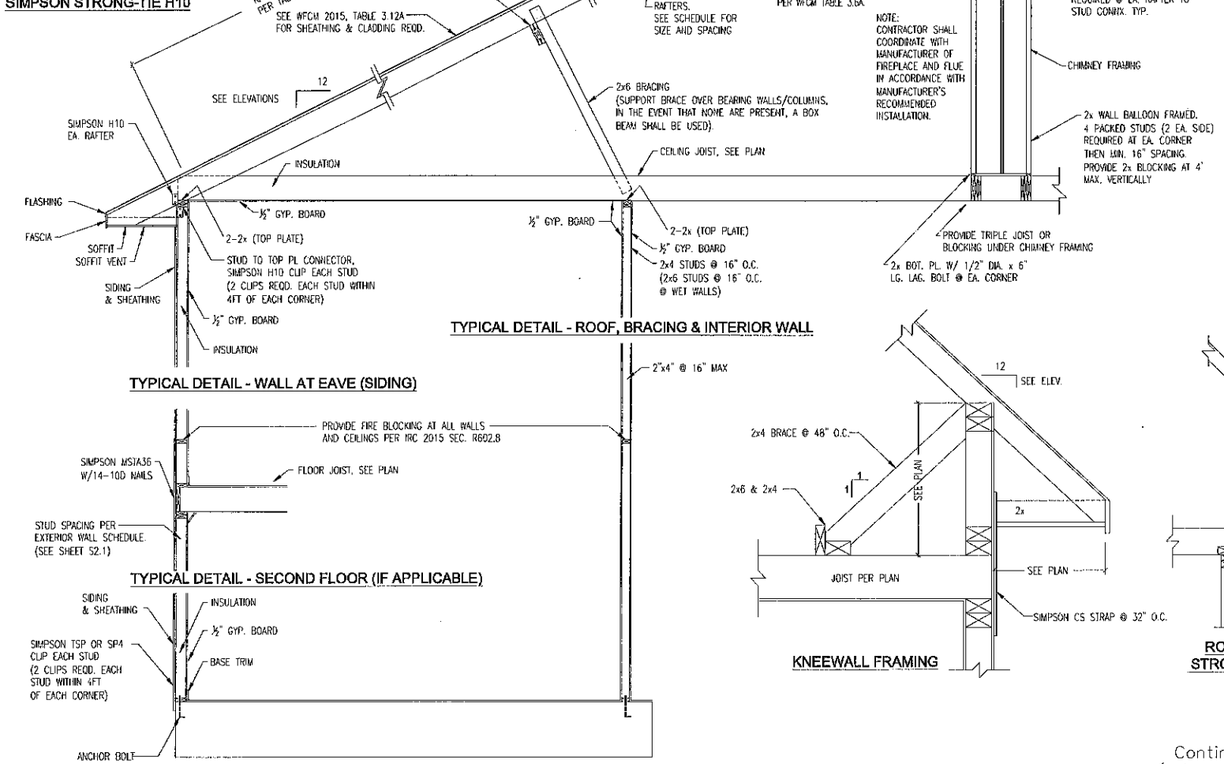
1. ALL ANCHOR BOLTS SHALL BE ASTM A307 BOLTS WITH STANDARD HOOKS AND SHALL HAVE A MINIMUM EMBEDMENT OF 7". EACH BOLT SHALL HAVE A 3"x3"x¼" WASHER.
   A. EXTERIOR OPTIONS
      a.) ⅝"ø A.B. @ 24" O.C. & W



TYPICAL FRAMING AT HIP ROOF



SIMPSON STRONG-TIE H10



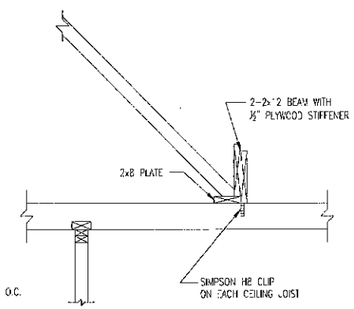
TYPICAL DETAIL - ROOF, BRACING & INTERIOR WALL

TYPICAL DETAIL - WALL AT EAVE (SIDING)

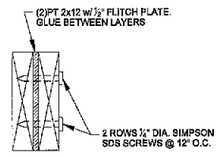
TYPICAL DETAIL - SECOND FLOOR (IF APPLICABLE)

TYPICAL FRAMING SECTION

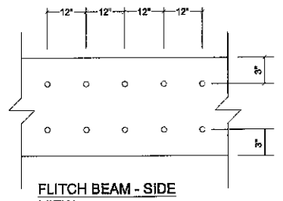
KNEEWALL FRAMING



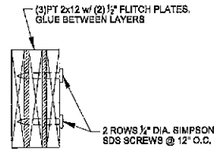
ROOF BRACING WHERE STRONG BACK IS REQUIRED



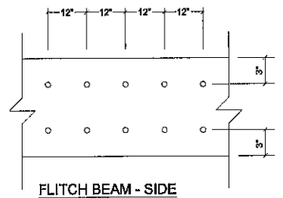
(2) 2x12 w/1/2" PLYWOOD FLITCH PLATE
FLITCH BEAM - END VIEW



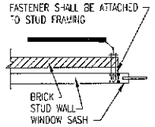
FLITCH BEAM - SIDE VIEW



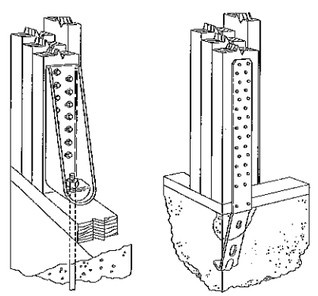
(3) 2x12 w/(2) 1/2" PLYWOOD FLITCH PLATES
FLITCH BEAM - END VIEW



FLITCH BEAM - SIDE VIEW



SHUTTER MOUNTING



SIMPSON STRONG-TIE – HDU4

SIMPSON STRONG-TIE – STHD14

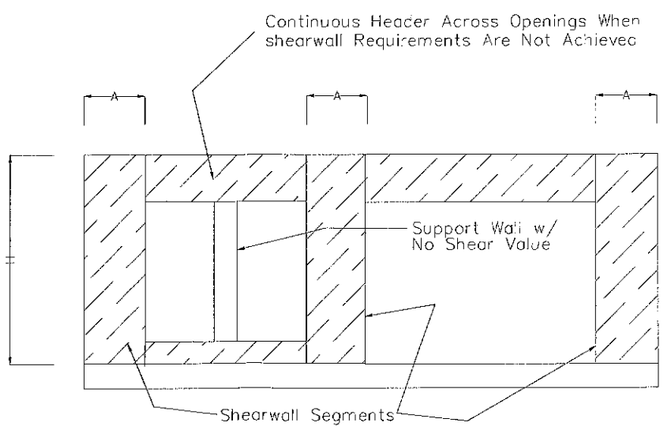
CORNER HOLD DOWN DETAILS

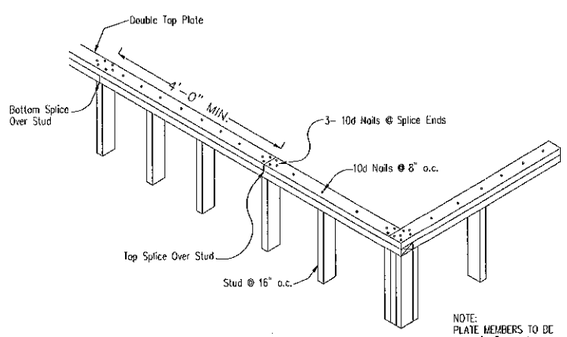
WALL HEIGHT (H)	MIN. SHEARWALL LENGTH (A) (1)	PRE-FAB SHEARWALLS BY SIMPSON MAY BE USED WHEN (A) IS LESS THAN MIN. (2)			
		A >= 24"	A >= 18"	A >= 15"	A >= 12"
8 FEET	27 INCHES	SW24x8	SW18x8	SSW15x8	SSW12x8
9 FEET	32 INCHES	SW24x9	SW18x9	SSW15x9	SSW12x9
10 FEET	34 INCHES	SW24x10	SSW18x10	SSW15x10	SSW12x10
11 FEET	39 INCHES	SW24x11	SSW18x11	SSW15x11	N/A
12 FEET	43 INCHES	SW24x12	SSW18x12	SSW15x12	N/A

1. REFER TO DETAIL C, SHEET S1 FOR STRUCTURAL PANEL INSTALLATION
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS

MIN. SHEARWALL REQUIRED

NTS





TOP PLATE SPLICE DETAIL

NTS

EXTERIOR WALL SCHEDULE

BASIC WIND SPEED	WALL HEIGHT	STUD SIZE	STUD SPACING
V ≤ 140 mph	≤ 12'-0"	2"x4"	16" O.C.
	12'-0"-16'-0"	2"x6"	16" O.C.
	16'-0"-18'-0"	2"x6"	12" O.C.
140 mph ≤ V ≤ 160 mph	≤ 11'-0"	2"x4"	16" O.C.
	11'-1"-12'-0"	2"x6"	16" O.C.
	12'-1"-14'-0"	2"x6"	12" O.C.

INTERIOR WALL SCHEDULE

WALL HEIGHT	STUD SIZE	STUD SPACING
H < 12'-0"	2"x4"	16" O.C.
12'-0" < H < 14'-0"	2"x6"	16" O.C.

RAFTER SCHEDULE

SPAN FT	RAFTER SIZE (AT 24" O.C.)
UP TO 14'-0" 14'-0" TO 18'-0"	2x6 2x6 @ 16" SUPPORTS AT 48" O.C.

ALL RIDGE BOARDS USED SHALL BE NO. 2 SP WITH DEPTHS 2" GREATER THAN RAFTERS WHERE OVER-FRAMING IS NOT SYMMETRICAL BOTH SIDES (AS SHOWN ABOVE). RIDGES SHALL BE VERTICAL SUPPORTED W/ 2x6 AT 48" O.C.

CEILING JOIST SCHEDULE

(FOR UNINHABITABLE ATTICS, 20 PSF LL, 10 PSF DL)
(GRADE : #2 YELLOW PINE)

SPAN	JOIST SIZE	SPACING
12'-0"	2x6	16" O.C.
15'-3"	2x8	16" O.C.
18'-1"	2x10	16" O.C.
20'-11"	2x10	12" O.C.

FLOOR JOIST SCHEDULE

(40 PSF LL, 20 PSF DL)
(GRADE : #2 YELLOW PINE)

SPAN	JOIST SIZE	SPACING
12'-10"	2x10	16" O.C.
14'-9"	2x10	12" O.C.
15'-1"	2x12	16" O.C.
17'-5"	2x12	12" O.C.

LINTEL SCHEDULE

OPENING	LINTEL SIZE
5'-0" OR LESS	3" x 3" x 1/4"
5'-0" - 8'-0"	4" x 3" x 1/4"
9'-0"	5" x 3 1/2" x 5/16"
10'-0"	6" x 3 1/2" x 5/16"
FOR OPENINGS OVER 10'-0" SEE FLOOR PLAN	

HEADER SCHEDULE

OPENING	HEADER SIZE
LESS THAN 3'-0"	2 - 2"x6"
3'-0" to 4'-0"	2 - 2"x8"
4'-0" to 6'-0"	2 - 2"x12"
MORE THAN 6'-0"	SEE FLOOR PLAN

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE ALL THESE DRAWINGS ARE IN COMPLIANCE THEREIN. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
NEW ORLEANS, LOUISIANA 70125
241 WALTER ROAD

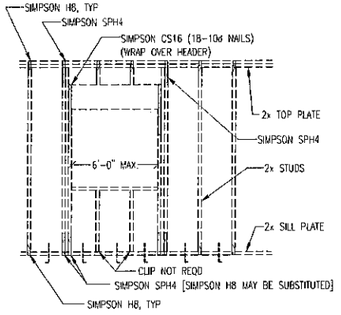
SSS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. (504) 377-4320

PROJECT NO. 220330		
DATE: 3/29/2022		
MARK	DESCRIPTION	DATE

SHEET TITLE
CONSTRUCTION DETAILS

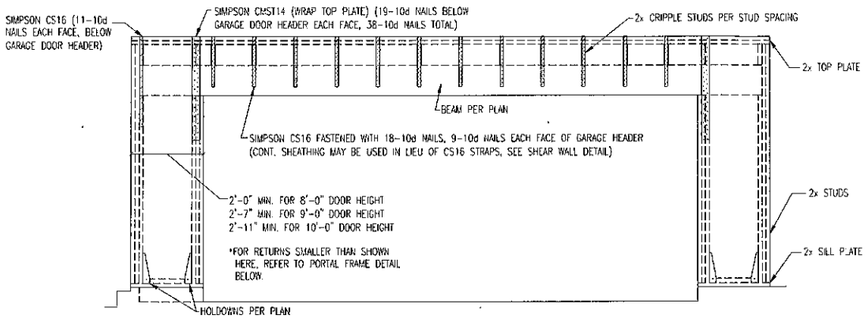
SHEET IDENTIFICATION
S2.1

SHEET 10 OF 12



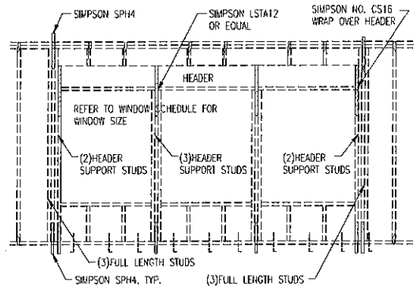
TYPICAL WINDOW OPENING DETAIL

ALL EXTERIOR WALLS SHALL TO BE SHEATHED, NOT SHOWN.
SEE SHEAR WALL DETAIL FOR INFO NOT SHOWN.
RAFTERS AND ANCHOR BOLTS NOT SHOWN FOR CLARITY.
CLIPS SHOWN ARE BASED UPON WINDOW LOCATION WITHIN 4FT FROM CORNER

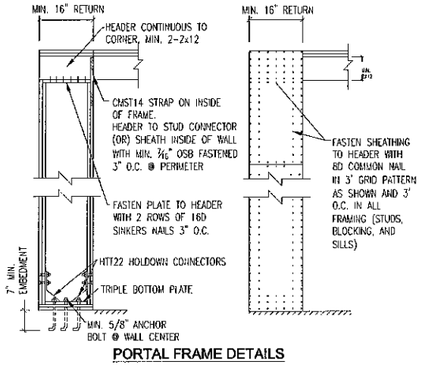


TYPICAL SHEARWALL @ GARAGE DOOR OPENING DETAIL

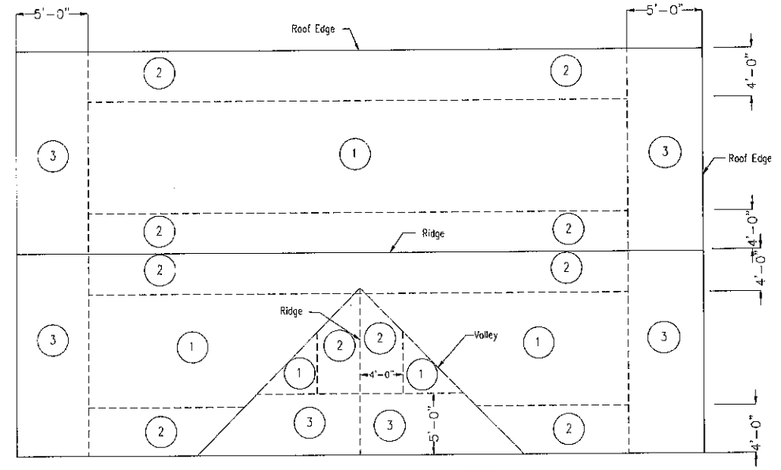
ALL EXTERIOR WALLS SHALL BE SHEATHED



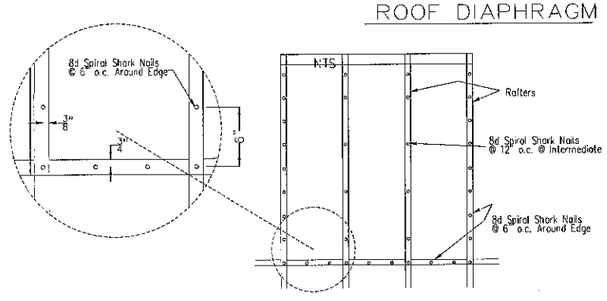
TYPICAL FRAMING AT MULTIPLE WINDOWS



PORTAL FRAME DETAILS



ROOF DIAPHRAGM

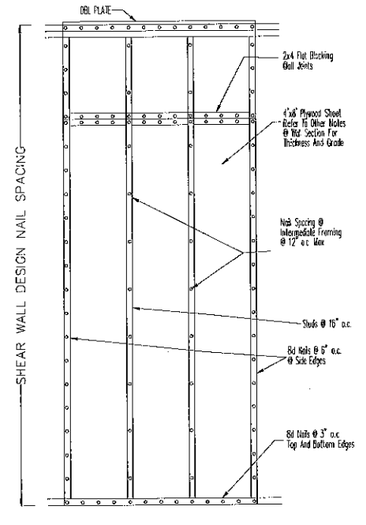


ROOF NAILING SCHEDULE		
ZONE (SEE DIAPHRAGM)	SPACING @ EDGE	SPACING @ INTERMEDIATE
1	6" o.c.	12" o.c.
2	6" o.c.	6" o.c.
3	4" o.c.	4" o.c.

8d RING SHANK NAILS FOR ALL ZONES

TYPICAL ROOF NAILING PATTERN

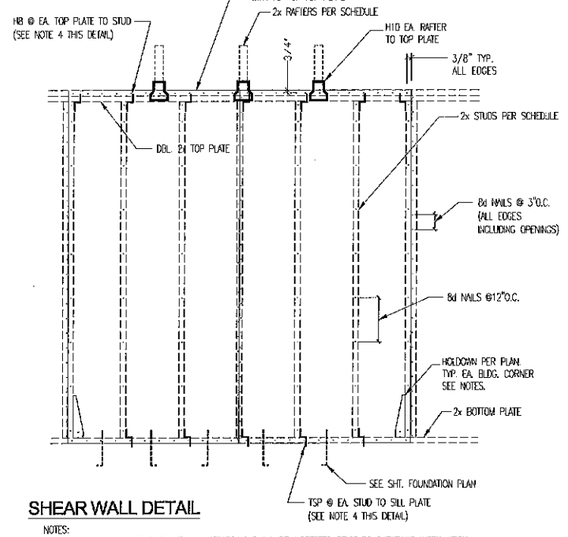
NTS



PLYWOOD SHEATHING PANELS SHALL OVERLAP THE TOP MEMBER AND THE BOTTOM PLATE BY 1 1/2" AND A SINGLE ROW OF FASTENERS SHALL BE PLACED 3/4" FROM PANEL EDGE

WALL SHEATHING ATTACHMENT

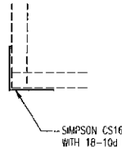
NTS



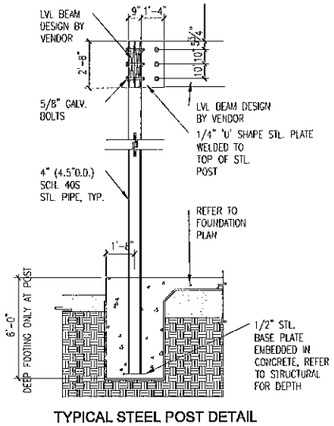
SHEAR WALL DETAIL

NOTES:

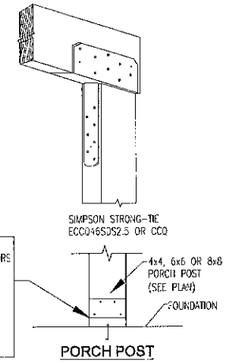
1. ALL EXT. WALLS SHALL BE SHEATHED. ALL STRAPPING SHALL BE INSPECTED PRIOR TO SHEATHING INSTALLATION.
2. ALL CONNECTORS MUST BE INSTALLED ON THE EXT. (SAME SIDE AS SHEATHING) PRIOR TO SHEATHING INSTALLATION. SHEATHING NAILS SHALL NOT PENETRATE CONNECTOR.
3. SHEATHING PANELS MUST BE INSTALLED VERTICALLY.
4. TOP PLATE TO STUD & STUD TO SILL PLATE CONNECTORS NOT REQUIRED WHEN CONTINUOUS SHEATHING IS INSTALLED PER ABOVE SPECIFICATIONS. CONTINUOUS SHEATHING SHEAR WALL SYSTEMS SHALL HAVE ANCHOR BOLTS PLACED @ 16" O.C.
5. 7/16" APA SHEATHING EXPOSURE 1 PANELS TO BE CONT. (MIN. 1½" PLATE LAP) FROM SOLE PLATE TO TOP PLATE SOLID BLOCKING AT ALL PANEL EDGES.
6. INTERIOR SHEAR WALLS SHALL FOLLOW THE SAME SPECIFICATIONS AS ABOVE WITH THE FOLLOWING EXCEPTIONS:
   A. 8d NAILS @ 8" O.C. ALL EDGES
   B. A SIMPSON H8 SHALL BE INSTALLED AT EA. JOIST TO TOP PLATE LOCATION.
7. HOLDOWNS ARE REQUIRED AT THE END OF EACH SEGMEARED SHEAR WALL SEGMENT OR AT THE END OF A PERFORATED SHEAR WALL. WHEN FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD. SEE THE CORNER STRAP DETAIL.



CORNER STRAP DETAIL



TYPICAL STEEL POST DETAIL



FOR 8x8 POST:
USE SIMPSON ABU88, W/(2)-5/8" ANCHORS AND 18-16d NAILS IN POST
FOR 6x6 POST:
USE SIMPSON ABU66, W/5/8" ANCHOR AND 12-16d NAILS IN POST
FOR 4x4 POST:
USE SIMPSON ABU44, W/5/8" ANCHOR AND 12-16d NAILS IN POST

PORCH POST

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

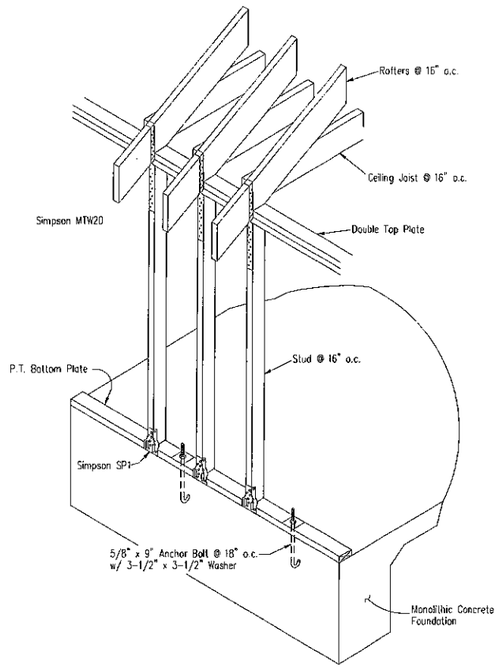
SSS Home Design, LLC.
Shelden S. Simoneaux, Jr. (504) 377-4220

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN.
I AM NOT ADMINISTERING THE WORK.

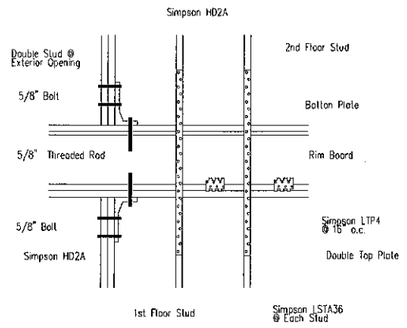
PROJECT NO. 220330		
DATE: 3/29/2022		
MARK	DESCRIPTION	DATE

SHEET TITLE
CONSTRUCTION DETAILS

SHEET IDENTIFICATION
S2.2
SHEET 11 OF 12

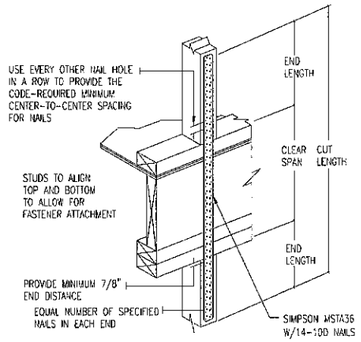


TYPICAL WALL CONNECTION

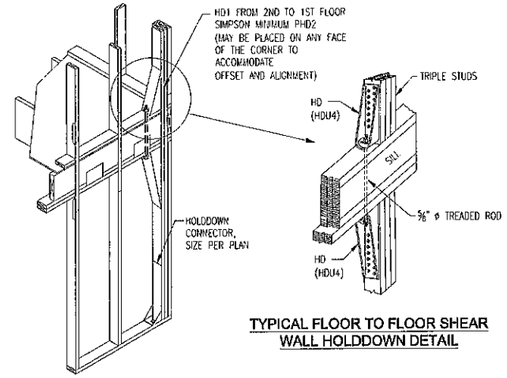


TYPICAL FLOOR TO FLOOR CONNECTION

NTS

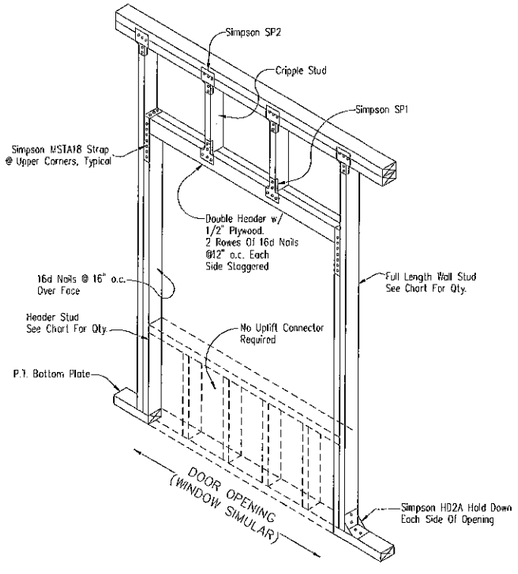


FLOOR TO FLOOR HOLD DOWN
AT ALL STUDS BETWEEN 1ST & 2ND FLOOR



TYPICAL FLOOR TO FLOOR SHEAR WALL HOLDDOWN DETAIL

2-STORY HD1 TO 2ND FLOOR HOLDDOWN AT SHEAR WALL CORNERS

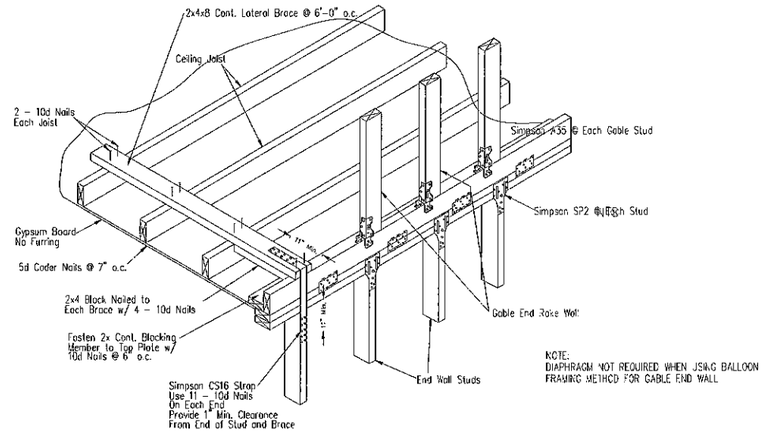


TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR EXTERIOR OPENINGS

NTS

		MAX. HEADER SPAN (ft.)					
		3'	6'	9'	12'	15'	18'
		NO. OF HEADER STUDS					
		1	1	2	2	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NO. OF FULL LENGTH STUDS @ EACH END OF HEADER					
< = 10'	16" o.c.	2	2	3	3	3	3
> = 10'	16" o.c.	2	2	3	3	4	4

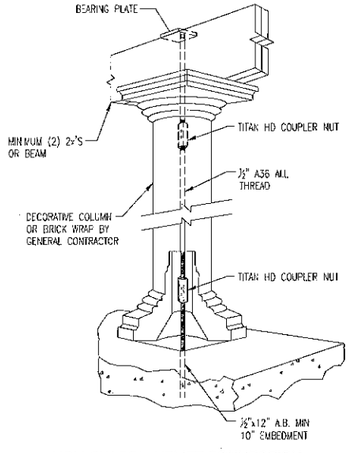
NOTE: SEE HEADER SCHEDULE FOR SIZES



NOTE:
DIAPHRAGM NOT REQUIRED WHEN JSWG BALLOON FRAMING METHOD FOR GABLE END WALL

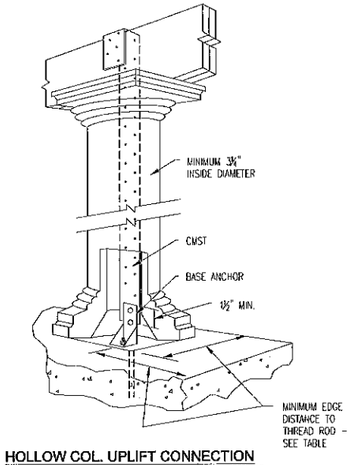
CEILING DIAGRAM @ GABLE END WALL

NTS



HOLLOW COL. UPLIFT CONNECTION

NOTE: ABOVE DETAIL IS FOR LOAD BEARING HOLLOW COLUMNS.



HOLLOW COL. UPLIFT CONNECTION

PER SIMPSON TECHNICAL BULLETIN, INSTALLATION NO. 2
NOTE: ABOVE DETAIL IS FOR LOAD BEARING HOLLOW COLUMNS.
NON-LOAD BEARING HOLLOW COLUMNS SHALL HAVE A 6X6 POST AND SIMPSON ABU66 BASE AND SIMPSON AC6R CAP

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. CHARLES PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE. I AM NOT ADMINISTERING THE WORK.

RESIDENTIAL PLAN AT:
808 S Fashion Blvd., Hahnville, LA 70057

SSS Home Design, L.L.C.
Sheldon S. Simoneaux, Jr. (504) 377-4320

BENDECK ARCHITECTS, L.L.C.
ELIAS J. I. BENDECK, ARCHITECT, AIA
241 WALTER ROAD
NEW ORLEANS, LOUISIANA 70123

PROJECT NO. 220330		
DATE: 3/29/2022		
MARK	DESCRIPTION	DATE

SHEET TITLE
CONSTRUCTION DETAILS

SHEET IDENTIFICATION
S2.3

SHEET 12 OF 12