

- ### SITE WORK - GENERAL NOTES
- SITE PREPARATION BENEATH THE FOUNDATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM RECOMMENDATIONS.
 - STRIP ALL VEGETATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLOSE PROXIMITY TO THE FOUNDATION.
 - PROOF ROLL EXPOSED SUB-GRADE BACK FILL AND COMPACT THE TREE HOLES OF SOFT POCKETS WITH MATERIAL FILL SIMILAR TO SITE MATERIALS.
 - BRING SUB-GRADE TO REQUIRED ELEVATION WITH SELECT FILL MATERIAL. SELECT MATERIAL FILL SHALL BE SANDY CLAY OR CLAYEY-SAND FREE FROM ORGANIC MATERIAL, HAVING A PLASTICITY INDEX OF GRATER THAN 7, BUT NOT MORE THAN 20.
 - 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 BOTTOM OF THE FOUNDATION.
 - THE LEVELING BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL.
 - INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADING SHALL BE SLOPED AWAY FROM THE FOUNDATION ONE (1) INCH PER ONE (1) FOOT FOR THE FIRST FIVE (5) FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE FOUNDATION IS ASSURED BEFORE, DURING AND AFTER CONSTRUCTION.
 - DURING CONSTRUCTION, A DRAINAGE TRENCH SHALL BE FORMED SUCH THAT ANY WATER THAT INTRUDES INTO THE FOUNDATION MAKE-UP WILL IMMEDIATELY DRAIN OUT OF THE BOTTOM OF THE BEAMS.
 - GRADE LOT NOT TO SLOPE ONTO ADJACENT PROPERTIES; SLOPE LOT TO STREET AND SLOPE GRADE AWAY FROM HOUSE FOR PROPER DRAINAGE BY PROVIDING SWALE SLOPED TOWARDS STREET.
 - CONTRACTOR SHALL COMPLY WITH ALL FILL REQUIREMENTS, INCLUDING PERCENT COMPACTON OF LOCAL AUTHORITIES.
 - FILL TO BE COMPACTED IN 6" LIFTS TO 95% OF ITS STANDARD PROCTOR DENSITY.
 - CONTRACTION JOINTS SHALL BE PLACED TO PRODUCE PANELS THAT ARE SQUARE AND NEVER EXCEED 1.5 TO 1 RATIO LENGTH TO WIDTH.
 - JOINTS SHALL BE PLACED AT DISTANCES 24 TO 30 TIMES THE SLAB THICKNESS.
 - CONTRACTION / CONTROL JOINTS SHALL BE AT A 1/4" DEPTH MINIMUM.

- ### GENERAL NOTES
- USE MOST CURRENT ADOPTED CODE REGULATIONS.
 - ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY AND NOT PREVENT STRUCTURAL DAMAGE.
 - ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
 - REVIEW AND SEAL OF PLANS BY THE ENGINEER IS FOR THE INTENT OF OBTAIN BUILDING PERMIT. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL APPLICABLE CODES.
 - 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.
 - IN THE EVENT OF ANY DISCREPANCIES BETWEEN THESE NOTES AND THE ARCHITECTURAL DRAWINGS, THESE NOTES GOVERN.
 - 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 NEIGHBORHOOD 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.
 - 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.
 - ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
 - ALL HEADER HEIGHTS TO BE 7'-0" UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
 - ALL INTERIOR WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE.
 - INTERIOR WALL ABOVE 12' TALL MUST BE 2x6.
 - A/C UNITS TO BE MOUNTED IN ATTIC SPACE.
 - 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.
 - 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.
 - DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED, UNLESS OTHERWISE NOTED.
 - WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
 - ALL ANGLED WALLS TO BE 45° UNLESS NOTED OTHERWISE.
 - FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE UNLESS NOTED OTHERWISE.
 - "CORNERS" AND "T's" SHALL BE TRUE, NOT CALIFORNIA STYLE.
 - ALL INTERIOR AND EXTERIOR CORNERS SHALL HAVE MOIST-STOP RAN VERTICALLY UNDER THE SHEATHING.
 - PROVIDE ATTIC VENTING AT REAR OR SIDE OF ROOF AS REQUIRED PER PLANS AND CODE.
 - FIRE BLOCKING REQUIRED IN WALLS ABOVE 8'.
 - SEE BUILDER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - 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.
 - PROVIDE ATTIC ACCESS IN ATTIC SPACES THAT EXCEED 30 SQ./FT. & HAVE A VERTICAL HEIGHT OF 30 INCHES OR MORE.
 - THIRD PARTY INSPECTION BY OTHERS THAT ARE THE OWNER/CONTRACTOR'S RESPONSIBILITY FOR FRAMING INSPECTION TO MEET WIND LOAD REQUIREMENTS

PROJECT INFORMATION

OWNER: Sheldon & Sheri Simoneaux, Jr. (504) 377-8220

PROPERTY: SQ "B" LOT 15A
LOCATION: 224 MURRAY HILL DR., DESTREHAN, LA 70047
ST. CHARLES PARISH, LOUISIANA

AREA CALCULATIONS

EXISTING	
LIVING	1,818 SQ. FT.
PORCH	63 SQ. FT.
CARPORIT	280 SQ. FT.
PATIO	118 SQ. FT.
STORAGE	105 SQ. FT.
TOTAL AREA	2,384 SQ. FT.

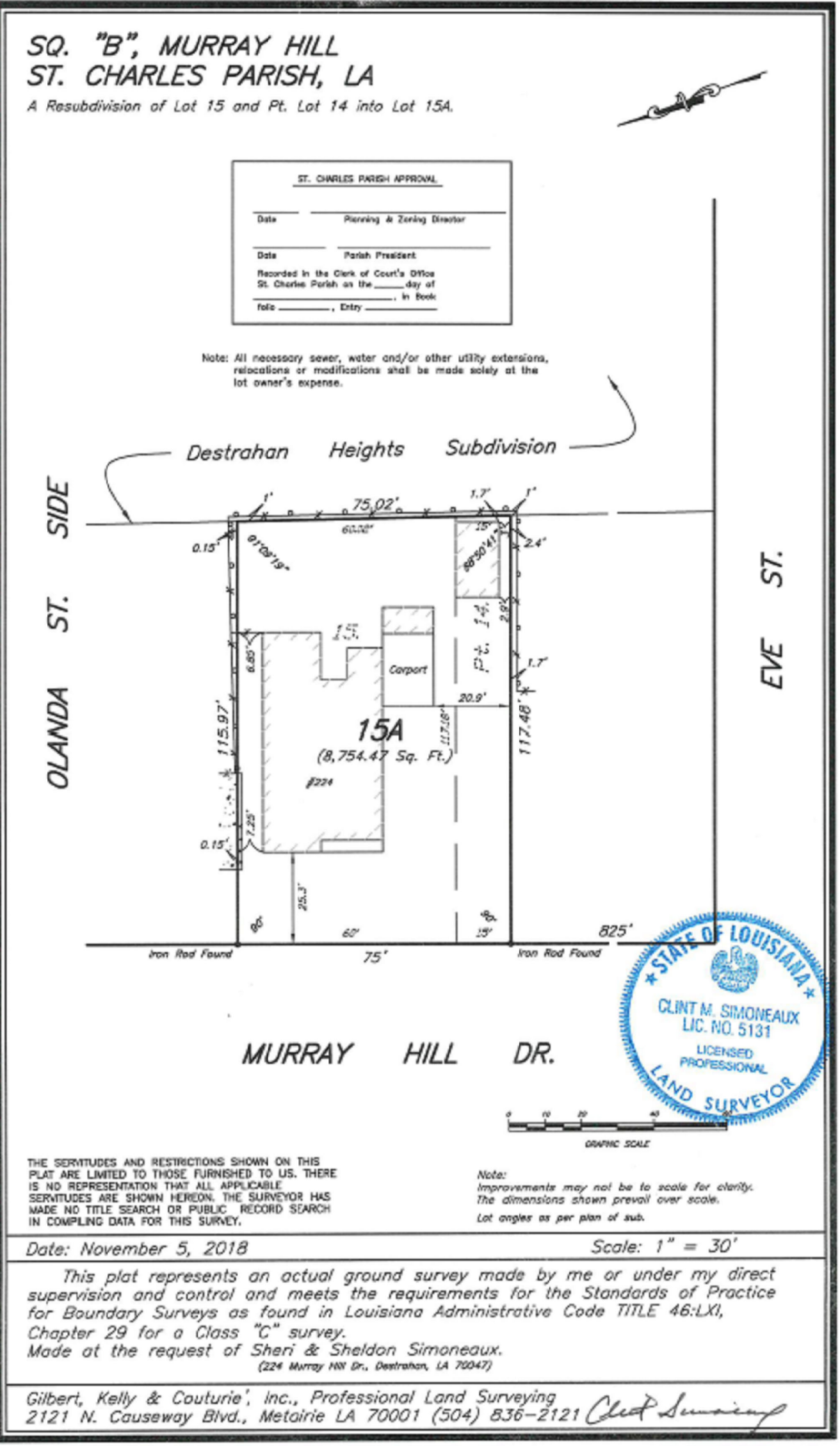
NEW	
LIVING	2,760 SQ. FT.
PORCH	63 SQ. FT.
CARPORITS	280 SQ. FT.
STORAGE	105 SQ. FT.
PATIO	169 SQ. FT.
GARAGE	818 SQ. FT.
TOTAL AREA	4,195 SQ. FT.

DESIGN CRITERIA

LOUISIANA STATE UNIFORM CONSTRUCTION CODE.
2015 INTERNATIONAL RESIDENTIAL CODE
AMERICAN SOCIETY OF CIVIL ENGINEERS - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 7-10; ASCE/SEI 7-05
2015 WOOD FRAME CONSTRUCTION MANUAL
AMERICAN CONCRETE INSTITUTE: ACI 318-11
NATIONAL DESIGN SPECIFICATIONS FOR WOOD
NATIONAL FIRE PROTECTION: NFPA

DESIGN LOADS

ASCE 7-10 3-SEC GUST	WIND LOAD: BASIC WIND SPEED, V=142 MPH
RISK CATEGORY = II	EXPOSURE "B"
ENCLOSED BUILDING	INTERNAL PRESSURE COEFFICIENT, GcPi = ±0.18



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

SURVEY
N.T.S.

- ### ARCHITECTURAL NOTES:
- 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.
 - 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).
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIRS SURFACES AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BOARD AS REQUIRED IN ACCORDANCE WITH SECTION R302.7 OF THE IRC 2015 EDITION.
 - BUILDING MATERIALS USED BELOW DESIGN ELEVATIONS IN ACCORDANCE WITH SECTION R322.1.8 OF THE IRC 2015 EDITION.
 - SMOKE DETECTORS WILL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH SECTION R314 OF THE IRC 2015 EDITION.
 - CARBON MONOXIDE DETECTORS WILL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN ACCORDANCE WITH SECTION R315 OF THE IRC 2015 EDITION.
 - WIND BORNE DEBRIS PROTECTION WILL BE PROVIDED FOR IN ACCORDANCE WITH R301.2.1.2 OF THE IRC 2015 EDITION.
 - 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.
 - THE MINIMUM STAIR TREAD DEPTH WILL BE 10" AND THE MAXIMUM RISER HEIGHT WILL BE 7 3/4" IN ACCORDANCE WITH R311.7.4 OF THE IRC 2015 EDITION.
 - PORCHES MORE THAN 30" ABOVE GRADE WILL HAVE GUARDS IN ACCORDANCE WITH R312.1 OF THE IRC 2015 EDITION.
 - EXTERIOR STAIRS OF FOUR OR MORE RISERS WILL HAVE A HANDRAIL IN ACCORDANCE WITH R311.7.8 OF THE IRC 2015 EDITION.
 - ATTIC VENTILATION TO BE PROVIDED IN ACCORDANCE WITH SEC. R806 OF THE IRC 2015 EDITION.
 - ATTIC ACCESS TO BE PROVIDED IN ACCORDANCE WITH SEC. R807 OF THE IRC 2015 EDITION.
 - TERMITE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. R318 OF THE IRC 2015 EDITION.
 - GARAGE SHALL BE SEPARATED IN ACCORDANCE WITH SEC. R302.6 OF THE IRC 2015 EDITION.
 - GARAGE FLOOR SURFACE SHALL SLOPE IN ACCORDANCE WITH SEC. R309.1 OF THE IRC 2015 EDITION.
 - WINDOW FALL PROTECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH SEC. R312.2 OF THE IRC 2015 EDITION.
- ### FLOOD REQUIREMENTS
- ANY AND ALL LUMBER MATERIALS INSTALLED BELOW MINIMUM FLOOR ELEVATION SHALL BE PRESSURE TREATED LUMBER.
 - WHERE GARAGE FLOOR ELEVATION IS BELOW MINIMUM FLOOD ELEVATION, FLOOD VENTS SHALL BE INSTALLED. THESE VENTS SHALL COVER THE SPECIFIC AREA ACCORDING TO MANUFACTURERS SPECIFICATIONS.
 - 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.
 - OWNER/CONTRACTOR SHALL PROVIDE AN ELEVATION CERTIFICATE PREPARED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF LOUISIANA.
 - REFER TO FEMA REQUIREMENTS FOR BEE FOR RAISED STRUCTURES AND ELEVATION OF PRIMARY STRUCTURAL SUPPORTS.
 - VENTILATION (VENTS) SHALL BE PROVIDED IN ACCORDANCE WITH 2015 IRC R408.1
 - 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 ACCENTER 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...
 - EXTERIOR CAVITY WALL CONSTRUCTION SHALL BE CONSTRUCTED OF FLOOD-RESISTANT MATERIAL.

SHEET INDEX

SHEET #	DESCRIPTION
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A1.1	PROPOSED FLOOR PLAN
A2.0	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
E1.0	ELECTRICAL PLAN
S1.0	FRAMING PLAN
S2.0	CONSTRUCTION NOTES
S2.1	CONSTRUCTION DETAILS
S3.0	FOUNDATION PLAN
S3.1	FOUNDATION DETAILS

SHEET IDENTIFICATION

A0.0
SHEET 1 OF 11

RESIDENTIAL RENOVATION/ADDITION PLAN FOR:
Sheldon & Sheri Simoneaux

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES ST. CHARLES PARISH & 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 TAKE FULL RESPONSIBILITY FOR THE CONTENTS. AND THAT I AM NOT ADMINISTERING THE WORK.

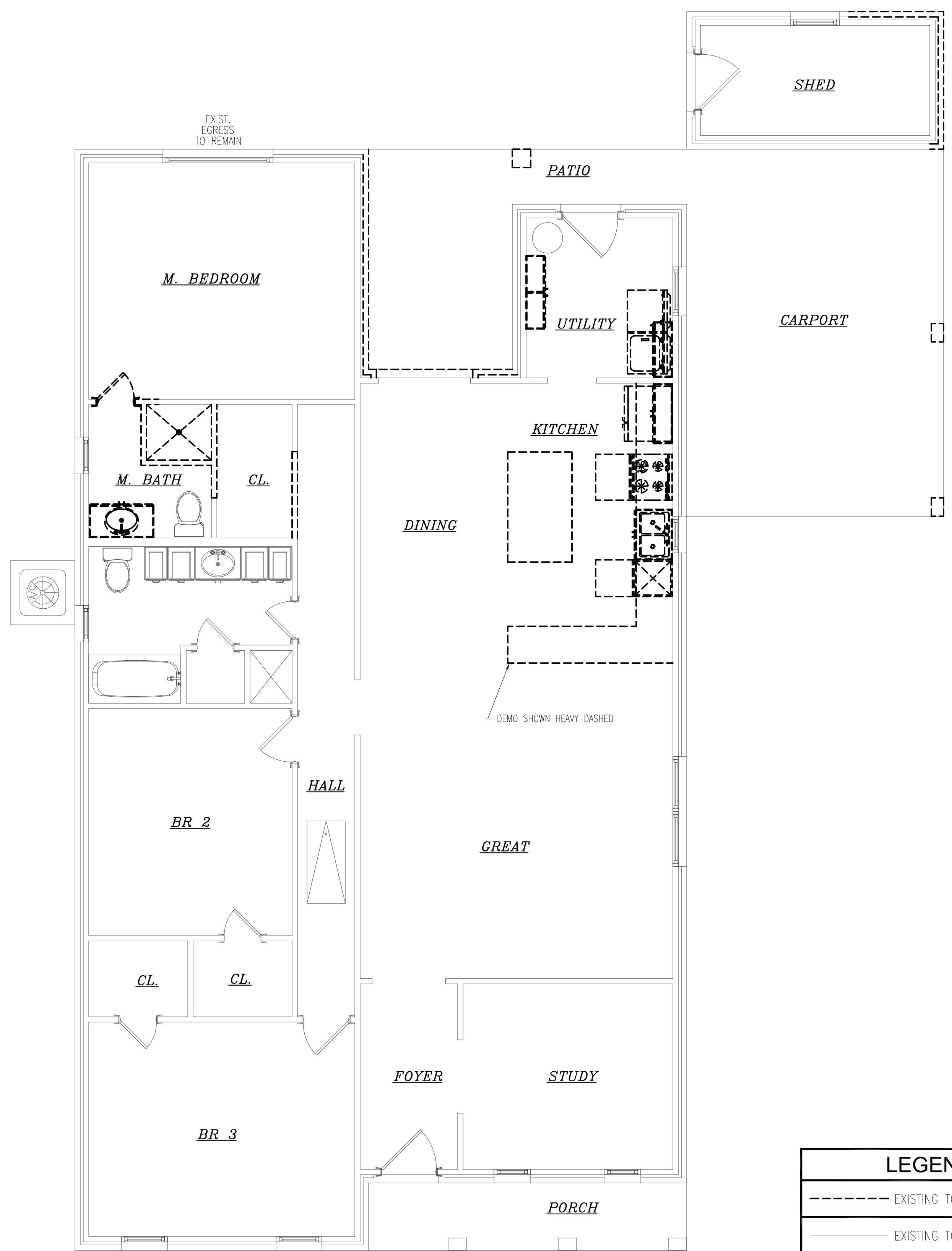
SSS
Home Design, I. I. C.
Sheldon S. Simoneaux, Jr. (504) 377-8220

PROJECT NO. 1900
DATE: 3/19/2019

MARK	DESCRIPTION	DATE

SHEET TITLE
SITE PLAN

SHEET IDENTIFICATION
A0.0
SHEET 1 OF 11



EXIST. FLOOR PLAN SHOWING DEMO.
1/4" = 1'-0"

LEGEND	
-----	EXISTING TO BE DEMOLISHED
—————	EXISTING TO REMAIN

RESIDENTIAL RENOVATION/ADDITION PLAN FOR:
Sheldon & Sheri Simoneaux

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Sheldon S. Simoneaux, Jr. (504) 377-9220

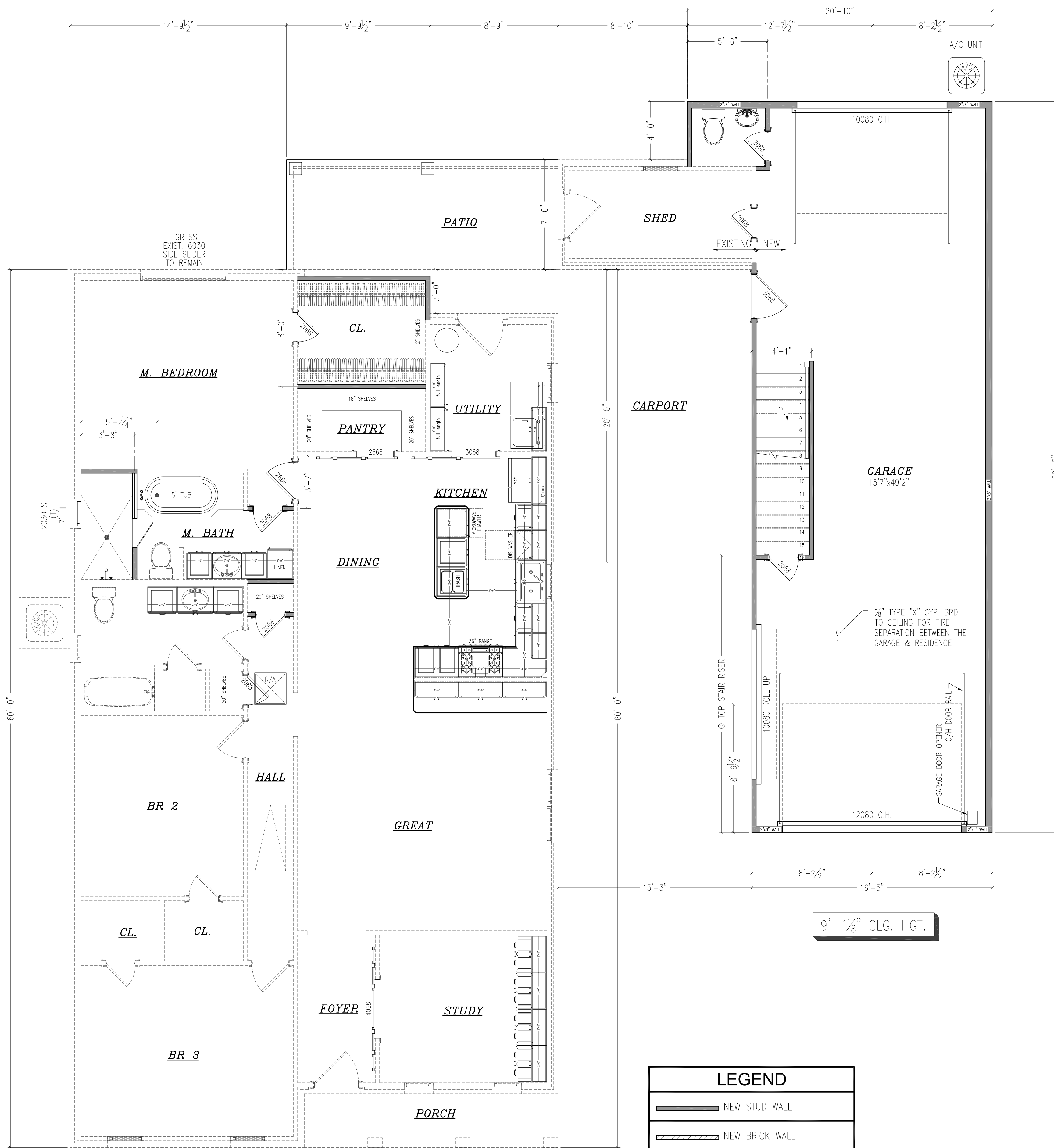
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PROJECT NO. 1900		
DATE: 3/19/2019		
MARK	DESCRIPTION	DATE

SHEET TITLE
EXIST. FLOOR PLAN SHOWING DEMO

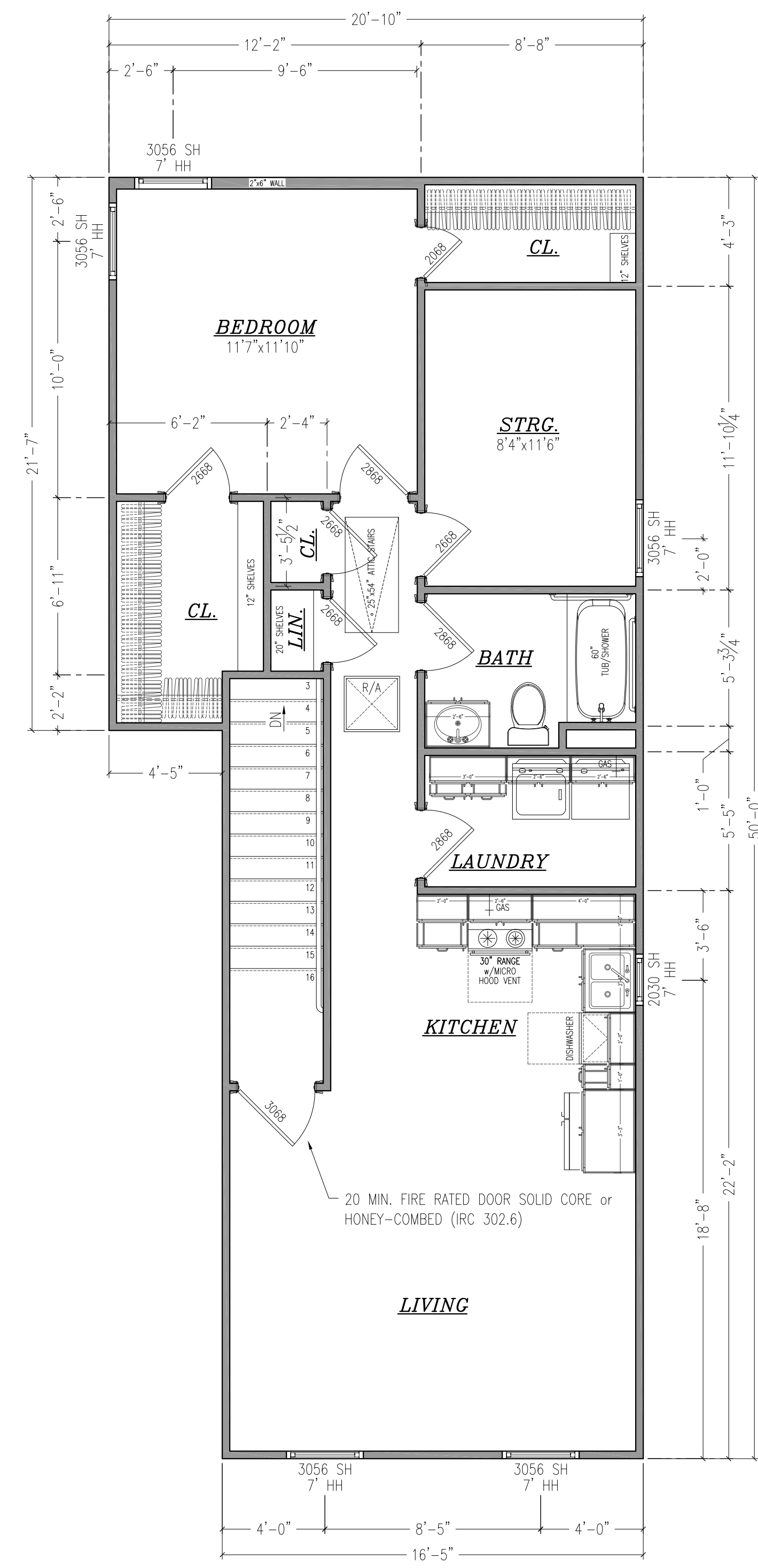
SHEET IDENTIFICATION

A1.0
SHEET 2 OF 11



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

LEGEND	
	NEW STUD WALL
	NEW BRICK WALL
	EXISTING TO REMAIN



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

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PROJECT NO. 1900		
DATE: 3/19/2019		
MARK	DESCRIPTION	DATE

SHEET TITLE
PROPOSED FLOOR PLAN

SHEET IDENTIFICATION

A1.1

SHEET 3 OF 11

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES ST. CHARLES PARISH & 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 TAKE FULL RESPONSIBILITY FOR THE CONTENTS, AND THAT I AM NOT ADMINISTERING THE WORK.

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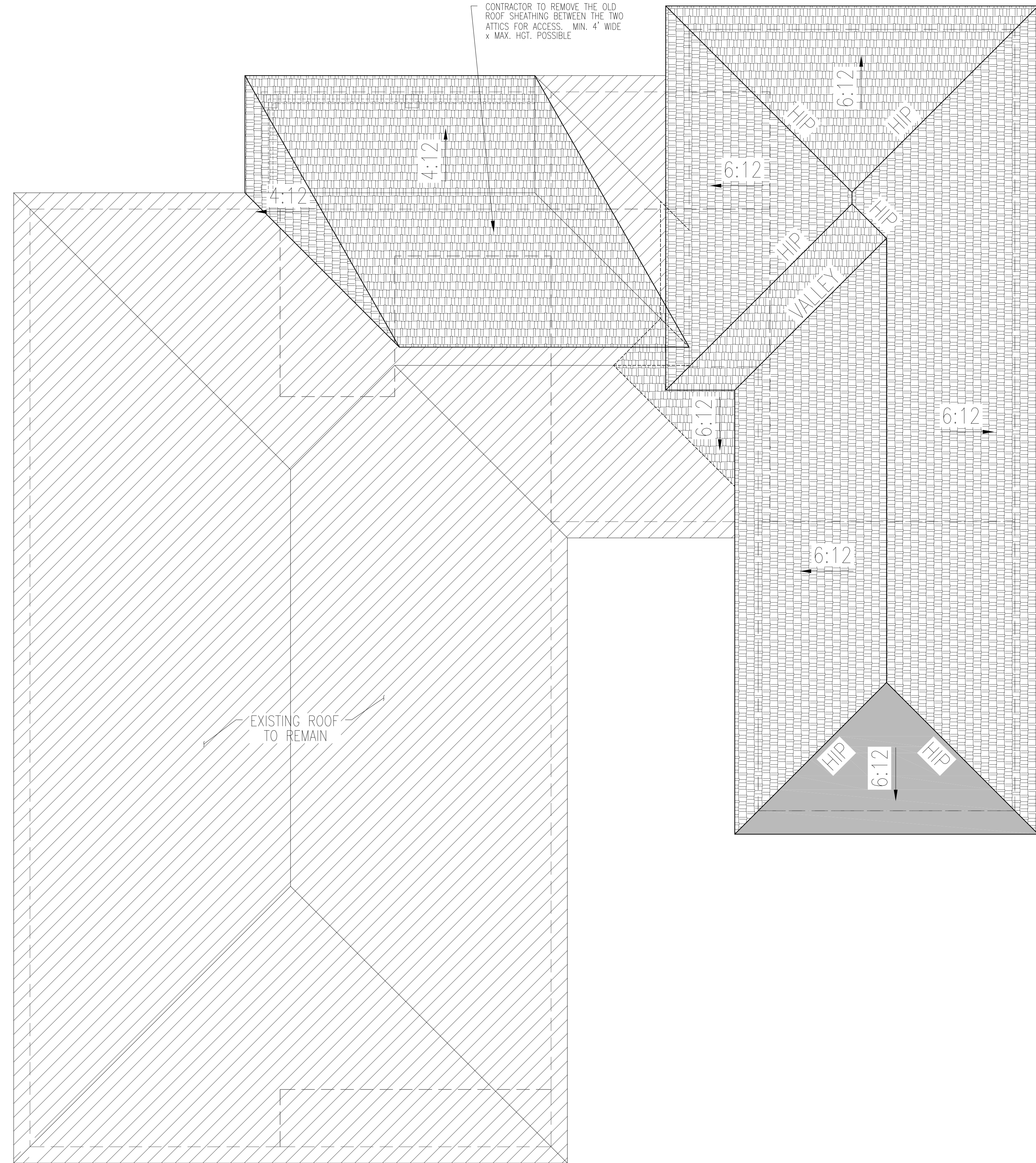
E

D

C

B

A



PROPOSED ROOF PLAN

1/4" = 1'-0"

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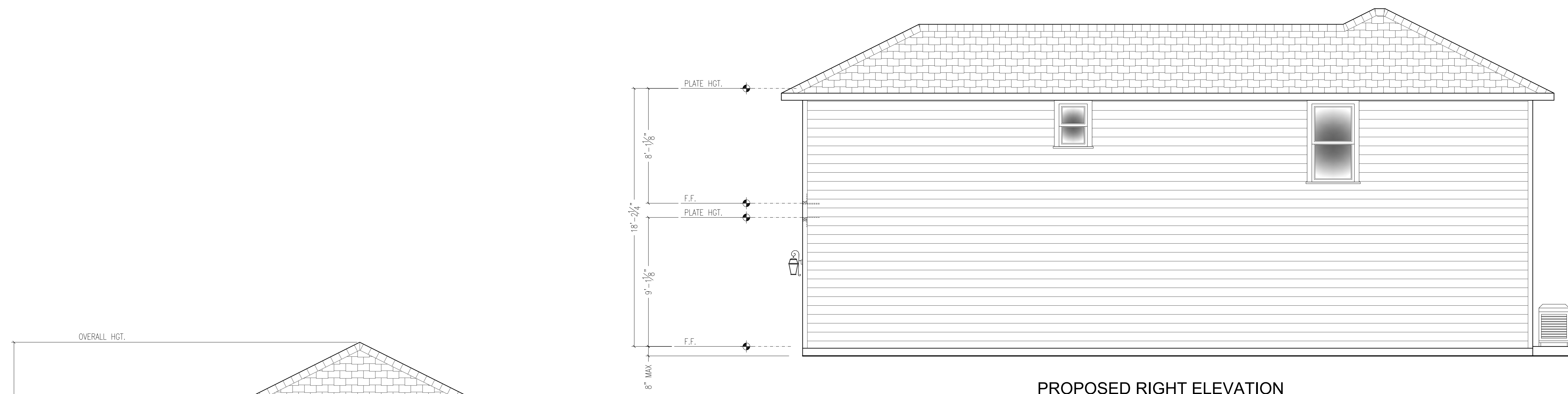
SHEET TITLE

ROOF PLAN

SHEET IDENTIFICATION

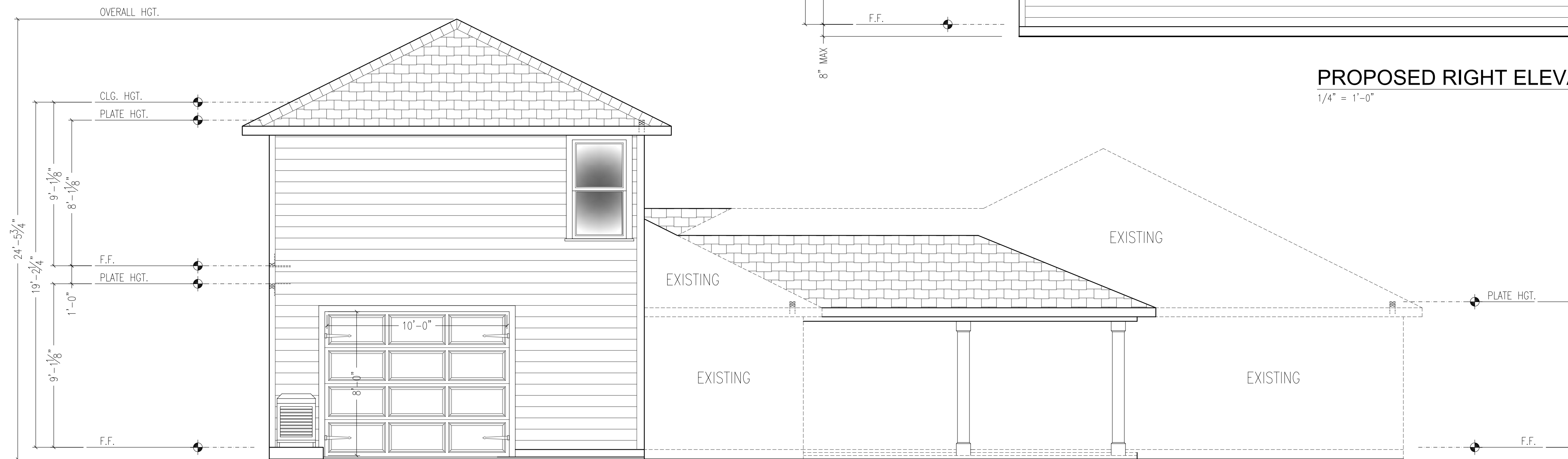
A2.0

SHEET 4 OF 11



PROPOSED RIGHT ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATION

SHEET IDENTIFICATION

A3.0

SHEET 5 OF 11

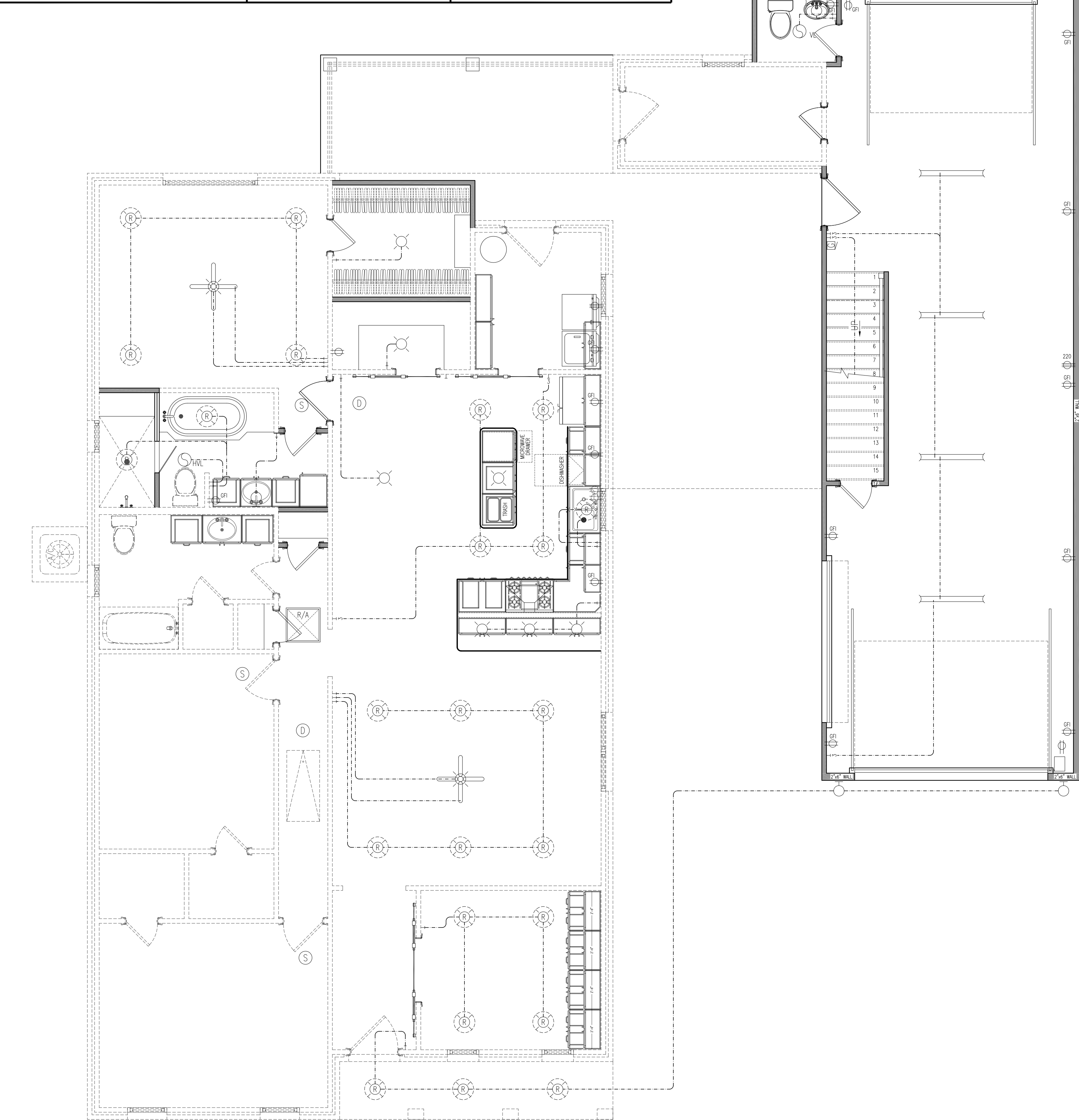
ELECTRICAL - GENERAL NOTES

- 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.
- PROVIDE SERVICE EQUIPMENT, PANELS, CIRCUIT BREAKERS AND FUSES WITH ADEQUATE INTERRUPTING AMP CAPACITY RATING IN ACCORDANCE WITH NFPA 70:110-9.
- SERVICE EQUIPMENT GROUNDING AND BONDING IS TO BE IN ACCORDANCE WITH NFPA 70:230-63; 250-23; AND 250-72.
- 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.
- PROVIDE ELECTRICAL EQUIPMENT GROUND CONDUCTOR IN ACCORDANCE WITH NFPA 70:250-91B AND NFPA 70:250-95.
- 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.
- 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.
- ALL ELECTRICAL OUTLETS LOCATED WITHIN SIX FEET OF ANY WATER HOLDING CONTAINERS MUST HAVE GROUND FAULT CIRCUIT INTERRUPT PROTECTION.
- 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.
- 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.
- 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.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT DRAWING OF THE INSTALLED ELECTRICAL DISTRIBUTION.
- ALL CABLES SHALL BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS.
- CONTRACTOR/BUILDER SHALL COORDINATE LOCATION OF ALL APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, TELEPHONE, CATV, CAT5/CAT6, ETC... WITH OWNER. A MINIMUM OF TWO (2) JACKS PER ROOM.
- CONTRACTOR SHALL INSTALL SMOKE DETECTION AND NOTIFICATION SYSTEMS IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION 314.
- 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.
- 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.
- 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.
- 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.
- 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 OVERCURRENT PROTECTION.
- TO TV, CB OR HAM RADIO ANTENNAS SHALL BE INSTALLED.
- NO SATELLITE DISHES OVER 24" ALLOWED. NO SATELLITE DISHES CAN BE VISIBLE FROM STREET.
- NO OBTRUSIVE LIGHTING, NO MERCURY VAPOR LIGHTING SHALL BE INSTALLED.
- ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.

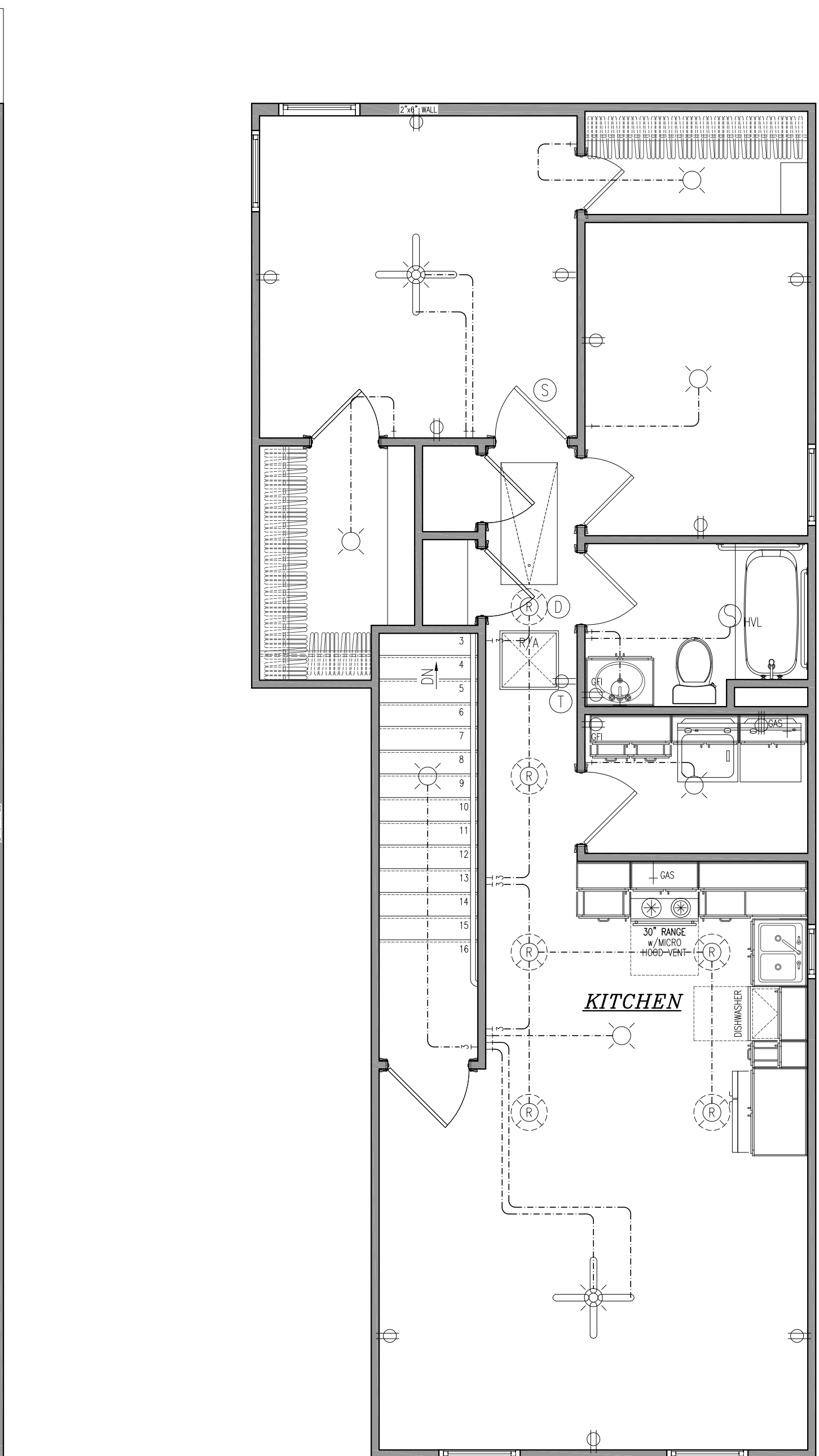
ELECTRICAL - LEGEND

- SINGLE-POLE SWITCH, 48" AFF
- THREE-WAY SWITCH, 48" AFF
- FOUR-WAY SWITCH, 48" AFF
- DUPLEX RECEPTACLE, 18" AFF, UON
- GROUND FAULT INTERRUPTER, 18" AFF, UON
- WEATHERPROOF GFI RECEPTACLE, 18" AFF, UON
- FLOOR RECEPTICAL
- 220 VOLT RECEPTACLE, 18" AFF, UON
- TELEPHONE OUTLET
- USB DATA OUTLET
- TV OUTLET
- DISCONNECT SWITCH
- DOOR BELL BUTTON
- DOOR BELL CHIME
- GARAGE DOOR BUTTON
- GARAGE DOOR OPENER
- GARBAGE DISPOSAL
- EXHAUST FAN, VENT TO EXTERIOR
- HEATER, VENT, VENT TO EXTERIOR
- VENT, LIGHT, VENT TO EXTERIOR
- HEATER, VENT, LIGHT, VENT TO EXTERIOR

- FLOOD LIGHT
- CEILING FIXTURE
- CEILING FIXTURE - KEYLESS
- PHOTO-ELECTRIC CELL
- WALL BRACKET LIGHT
- RECESSED LIGHT FIXTURE
- OCTAGON BOX w/BLANK PLATE
- PROGRAMMABLE THERMOSTAT
- SMOKE/CARBON MONOXIDE COMBO DETECTOR
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- SPLIT CIRCUIT RECEPTACLE FLOOR MOUNT
- FLUORESCENT FIXTURE
- ELECTRICAL PANEL
- ALARM CONTROL PANEL
- LOW VOLTAGE PANEL
- IRRIGATION CONTROL PANEL
- LIGHTED CEILING FAN PACKAGE
- CEILING FAN
- CEILING LIGHT w/FAN ROUGH IN
- AFF
- WP
- MP
- PC
- UON
- HOSE BIBB
- GAS
- GAS BIBB
- TRANSFER SWITCH
- ELECTRIC METER
- GAS METER



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



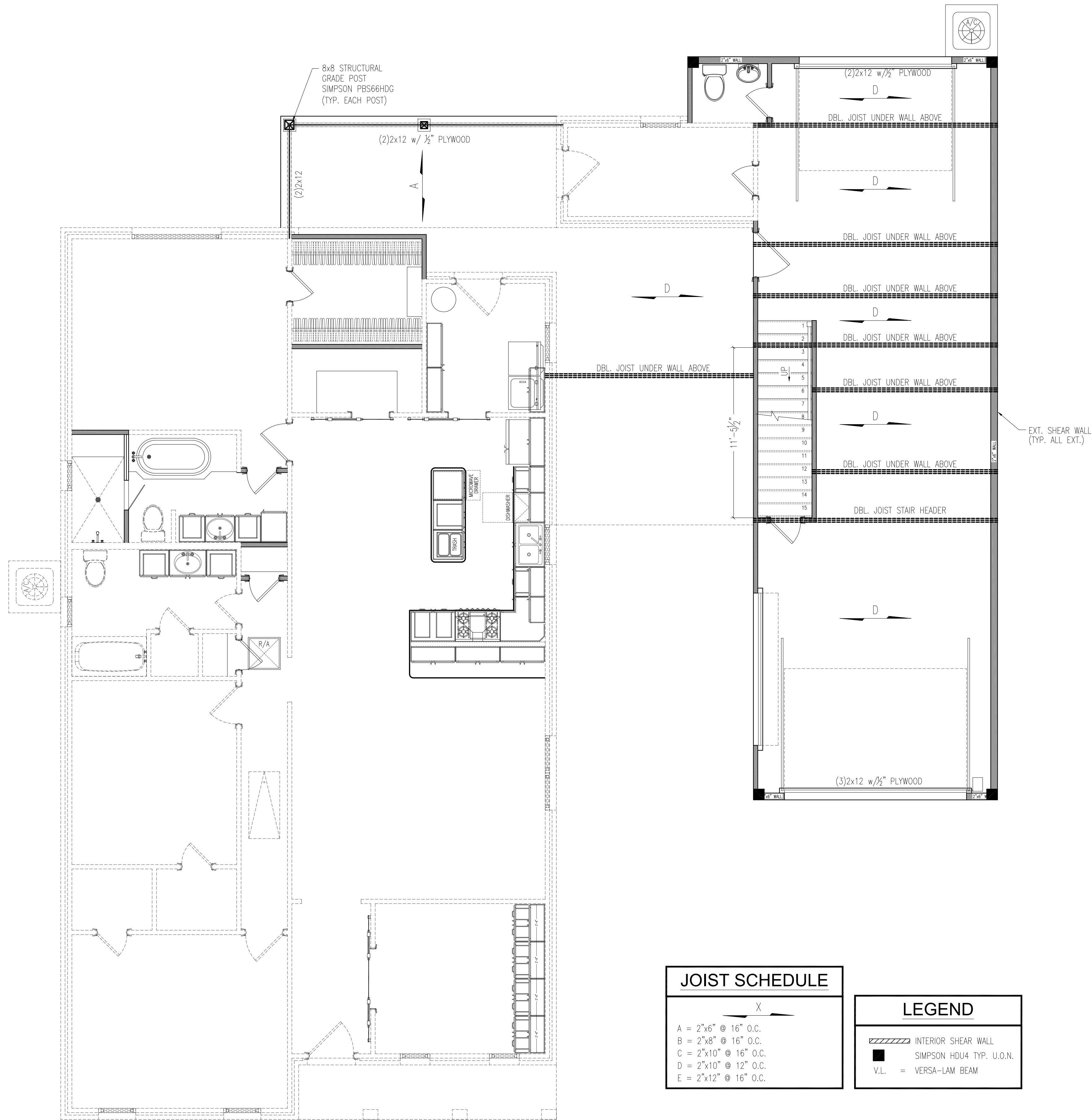
ELECTRICAL PLAN - PROPOSED SECOND FLOOR
1/4" = 1'-0"

RESIDENTIAL RENOVATION/ADDITION PLAN FOR:
Sheldon & Sheri Simoneaux

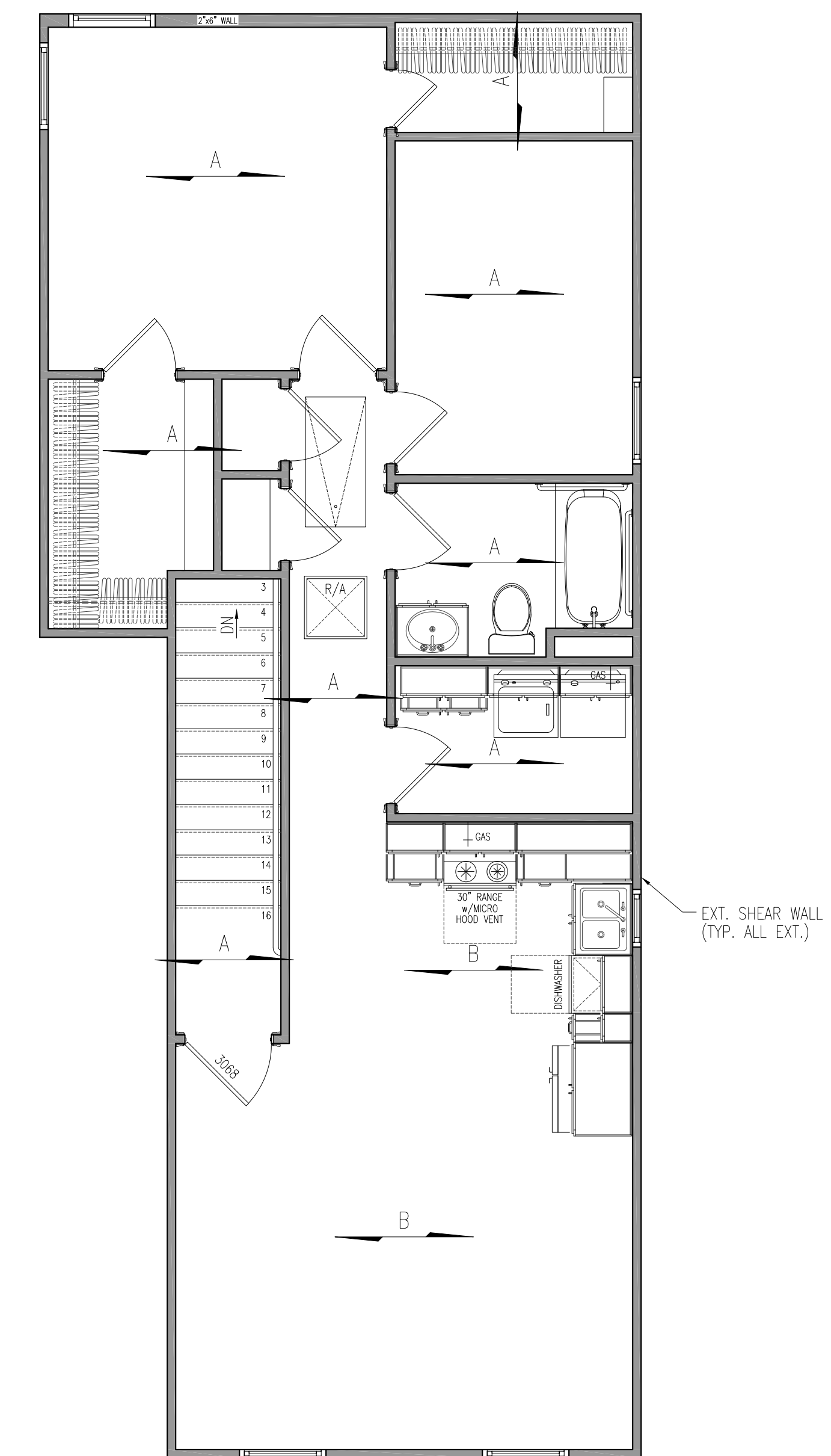
THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES ST. CHARLES PARISH & THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE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

SSS
Home Design, I. I. C.
Sheldon S. Simoneaux, Jr. (504) 377-9220

PROJECT NO. 1900		
DATE: 3/19/2019		
MARK	DESCRIPTION	DATE
SHEET TITLE		
ELECTRICAL PLAN		
SHEET IDENTIFICATION		
E1.0		
SHEET 6 OF 11		



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



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

JOIST SCHEDULE	
A	2"x6" @ 16" O.C.
B	2"x8" @ 16" O.C.
C	2"x10" @ 16" O.C.
D	2"x10" @ 12" O.C.
E	2"x12" @ 16" O.C.

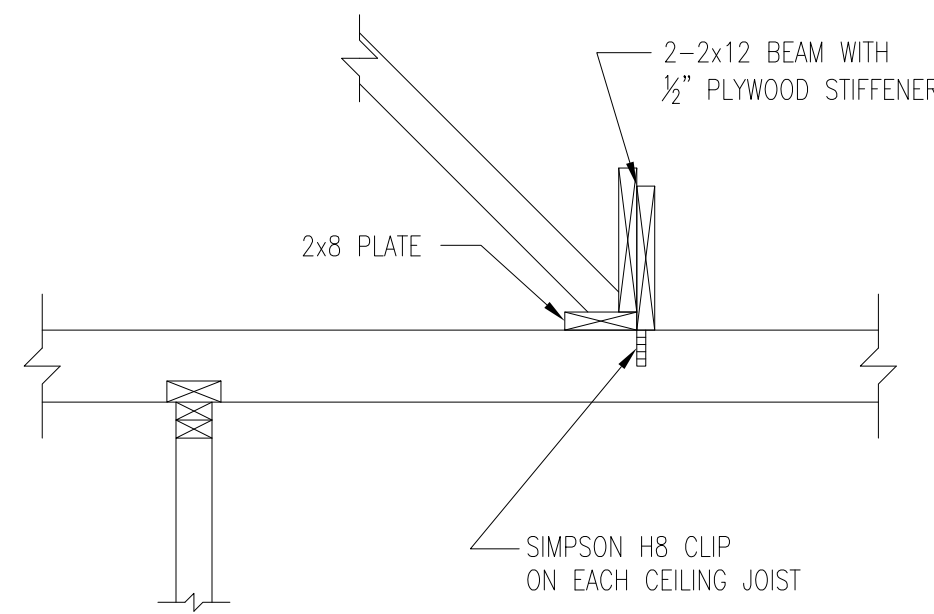
LEGEND	
	INTERIOR SHEAR WALL
	SIMPSON HDU4 TYP. U.O.N.
	V.L. = VERSA-LAM BEAM

RESIDENTIAL RENOVATION/ADDITION PLAN FOR:
Sheldon & Sheri Simoneaux

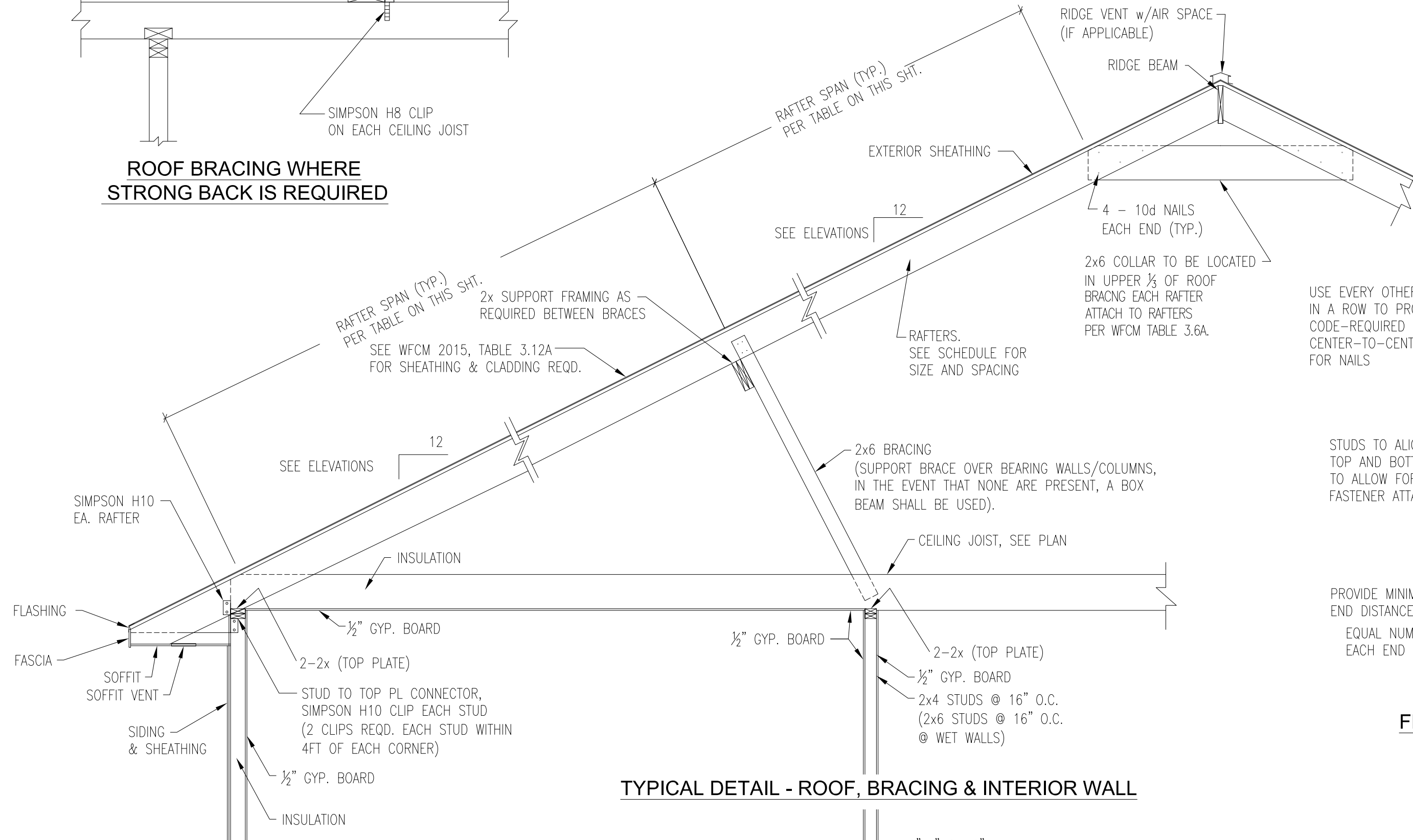
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SSS
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PROJECT NO.	1900	
DATE	3/19/2019	
MARK	DESCRIPTION	DATE
SHEET TITLE		
FRAMING PLAN - SECOND FLOOR & ATTIC		
SHEET IDENTIFICATION		
S1.0		
SHEET 7 OF 11		

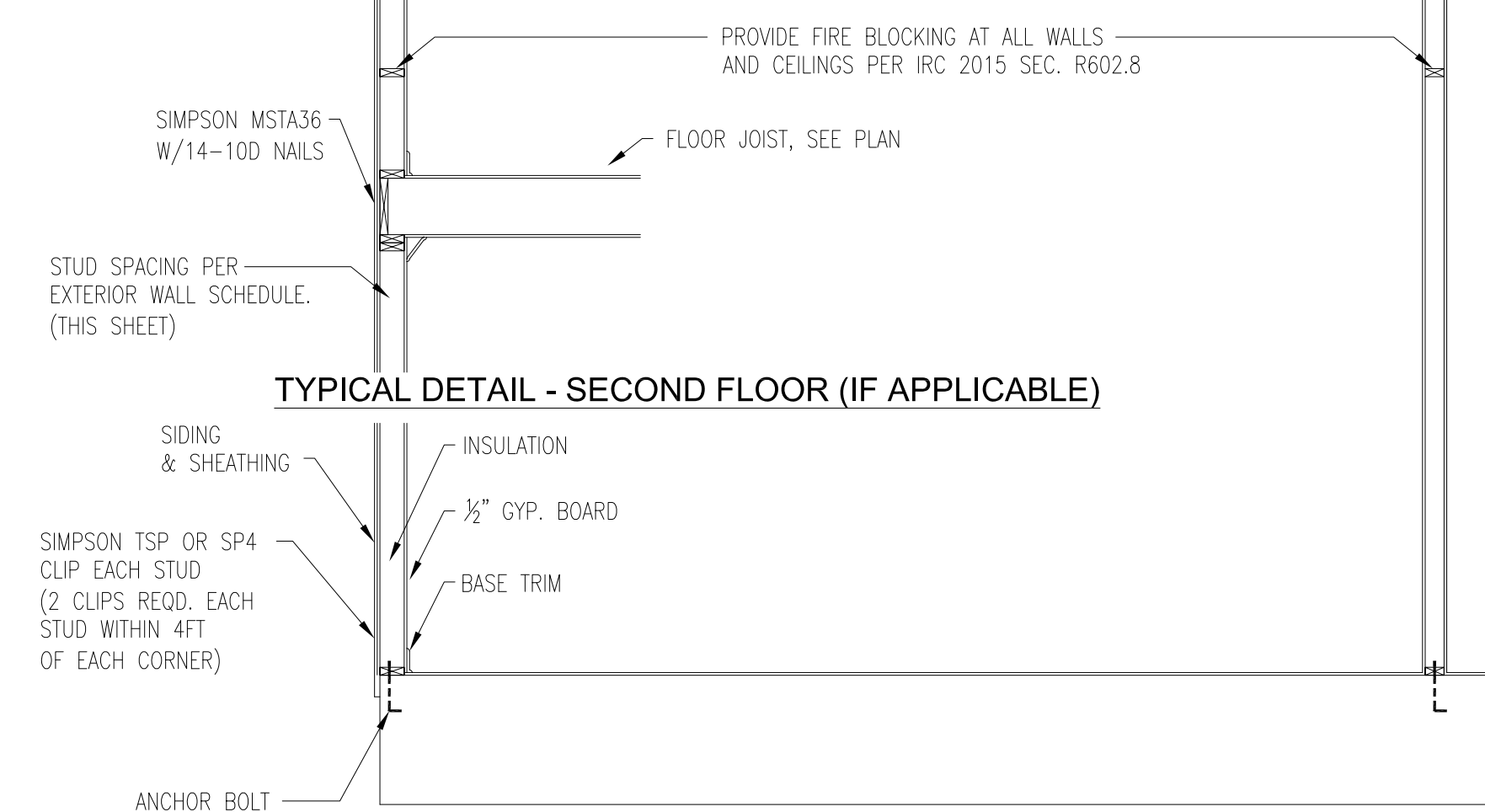


ROOF BRACING WHERE STRONG BACK IS REQUIRED



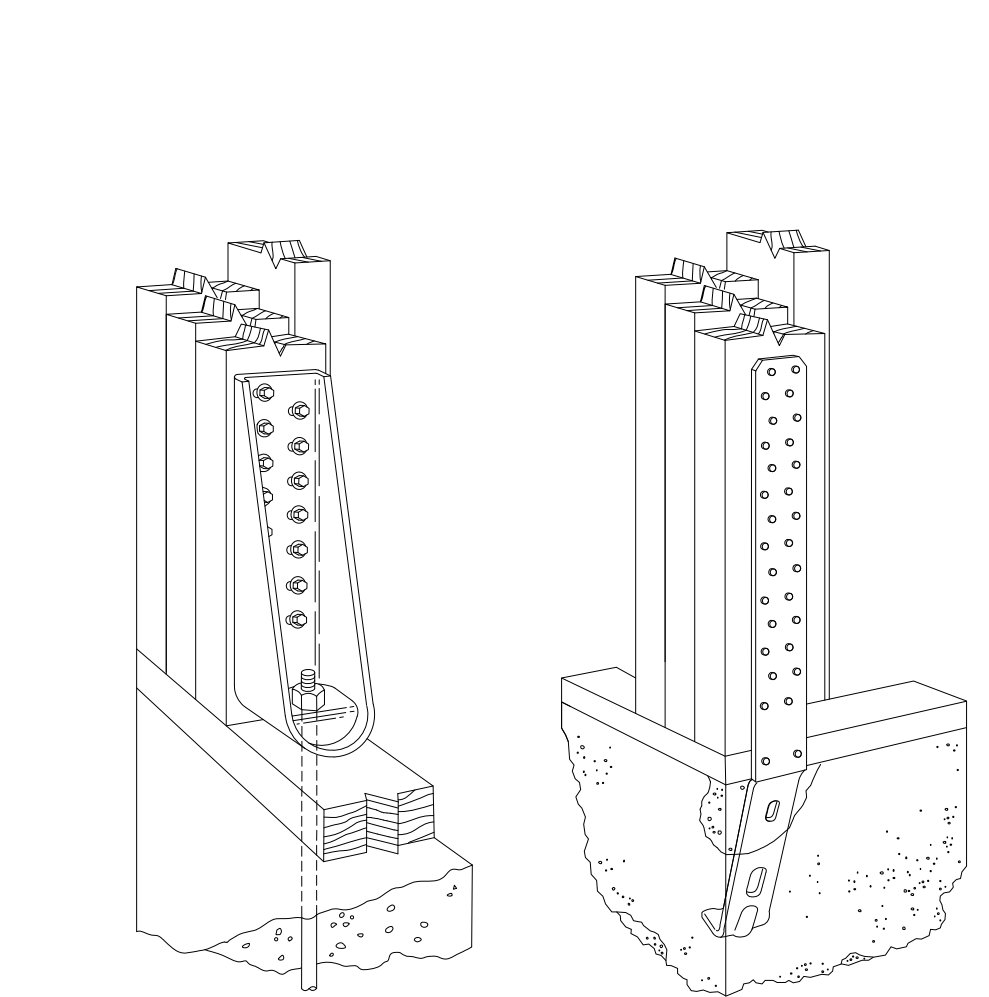
TYPICAL DETAIL - ROOF, BRACING & INTERIOR WALL

TYPICAL DETAIL - WALL AT EAVE (SIDING)

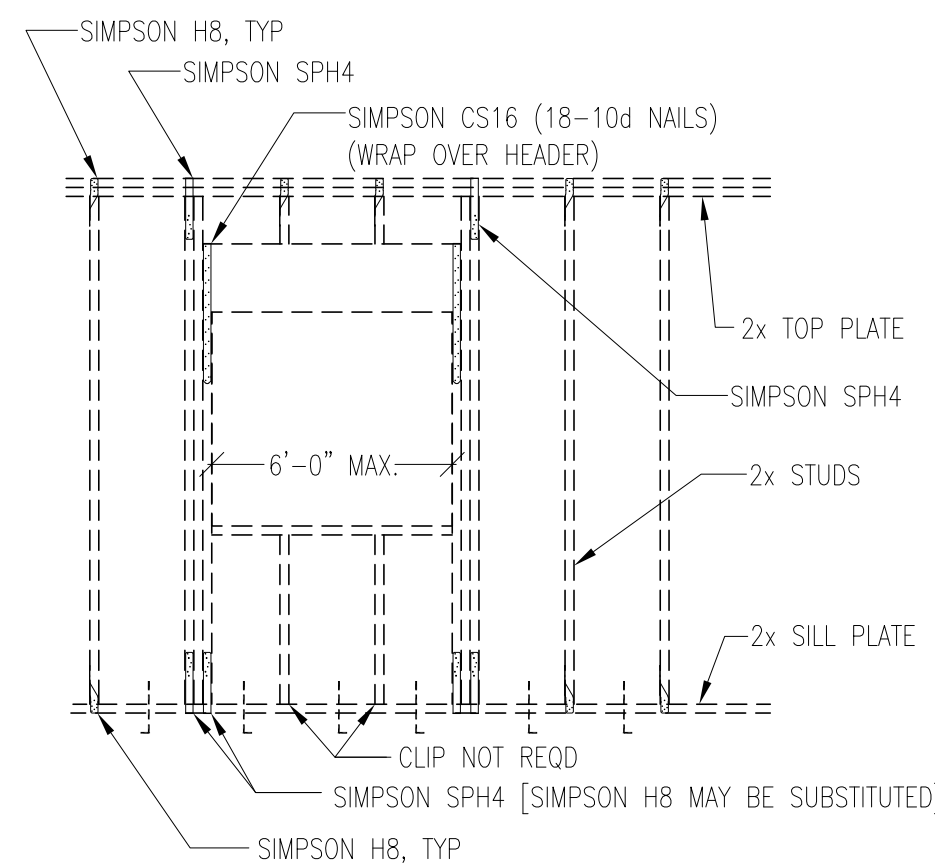


TYPICAL DETAIL - SECOND FLOOR (IF APPLICABLE)

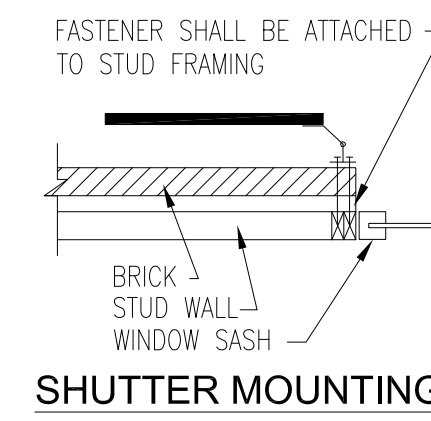
TYPICAL FRAMING SECTION



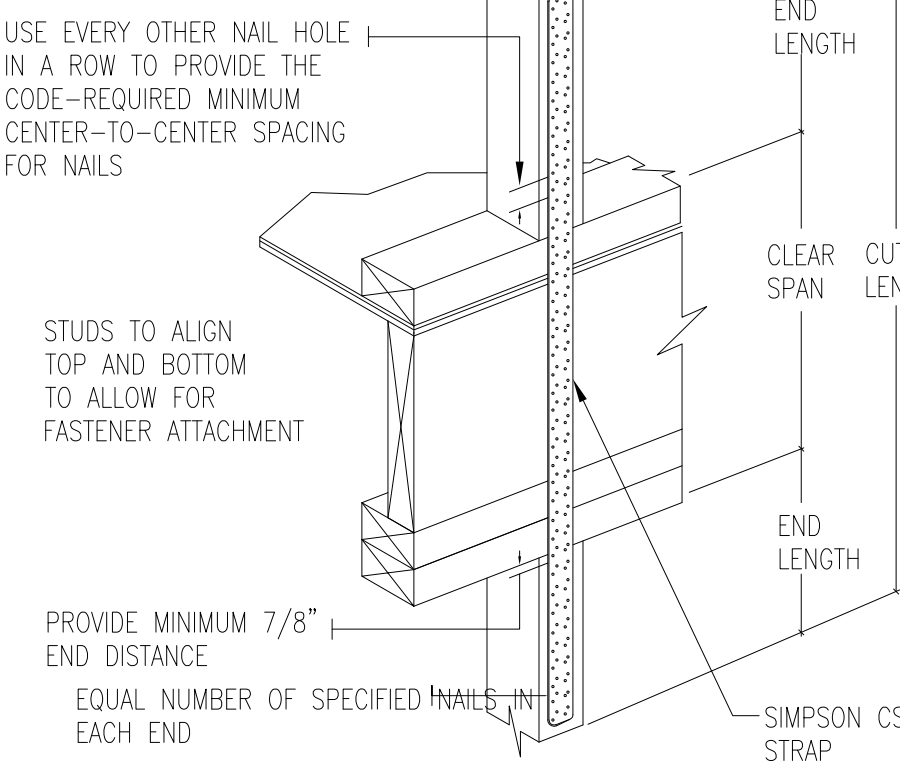
CORNER HOLD DOWN DETAILS



TYPICAL WINDOW OPENING DETAIL
ALL EXTERIOR WALLS SHALL 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

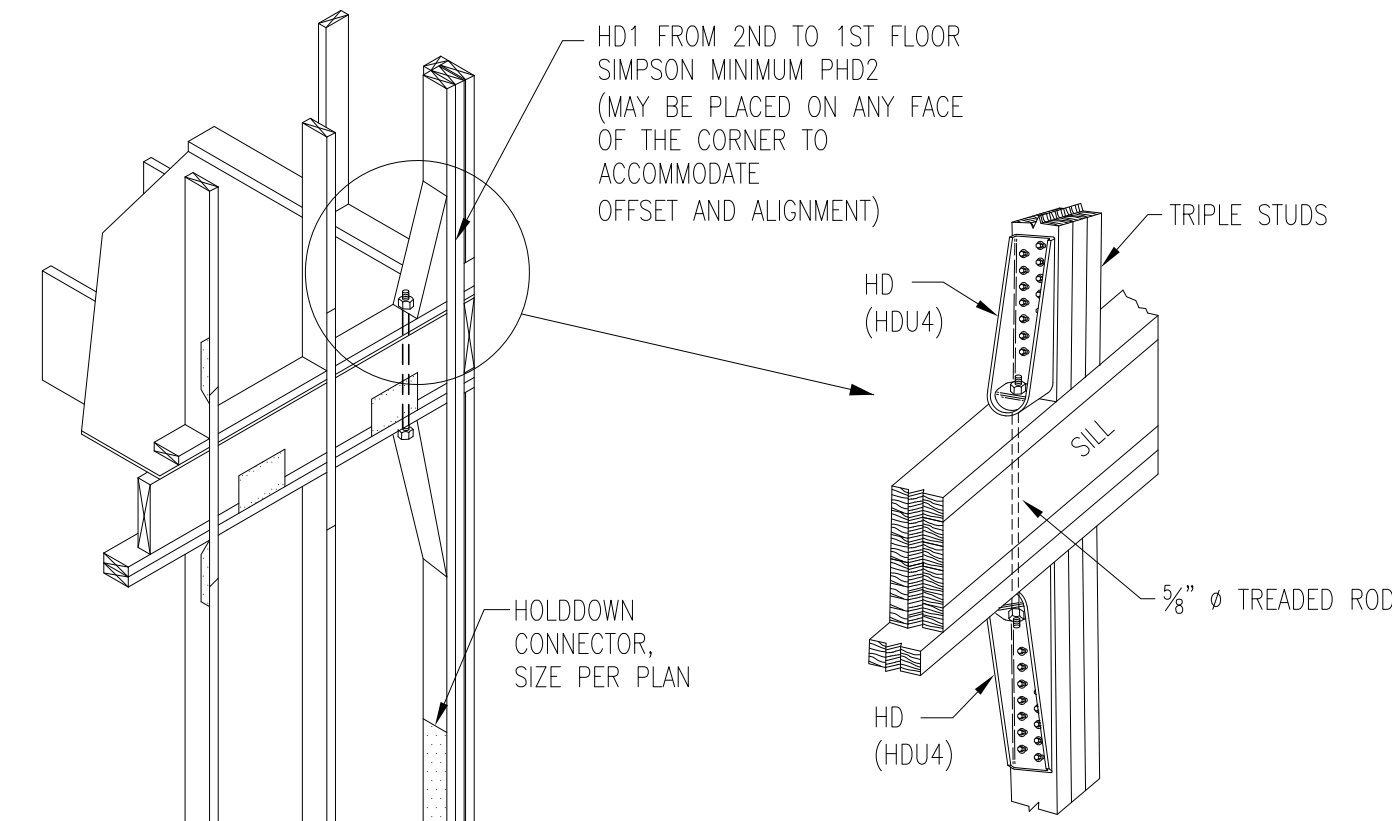


SHUTTER MOUNTING

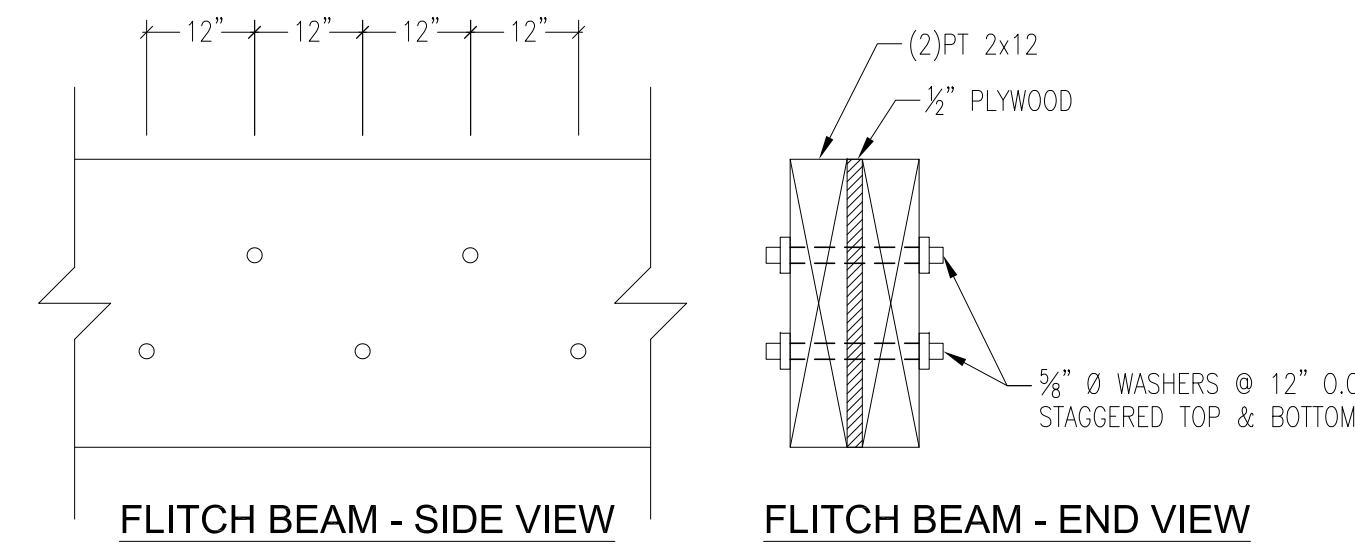


FLOOR TO FLOOR HOLD DOWN AT ALL STUDS BETWEEN 1ST & 2ND FLOOR

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

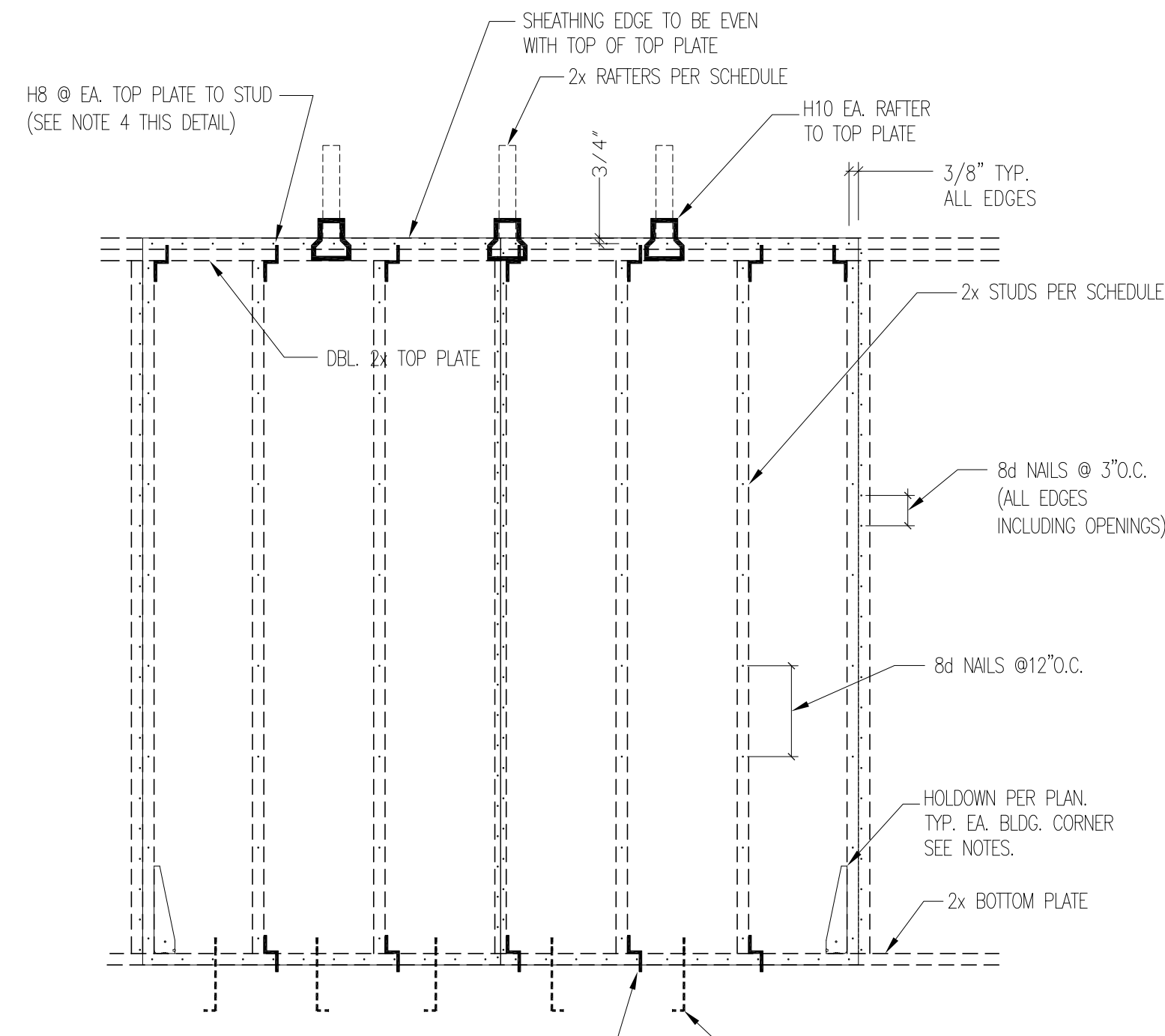


TYPICAL FLOOR TO FLOOR SHEAR WALL HOLDDOWN DETAIL



FLITCH BEAM - SIDE VIEW

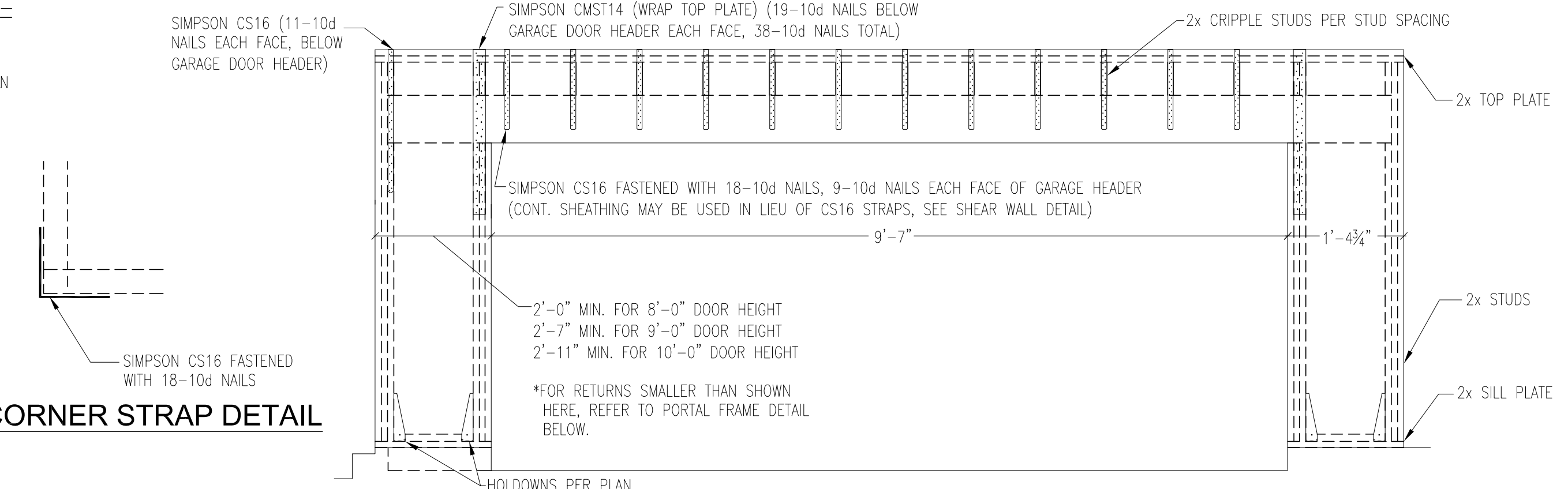
FLITCH BEAM - END VIEW



SHEAR WALL DETAIL

- NOTES:
- ALL EXT. WALLS SHALL BE SHEATHED. ALL STRAPPING SHALL BE INSPECTED PRIOR TO SHEATHING INSTALLATION.
 - ALL CONNECTORS MUST BE INSTALLED ON THE EXT. (SAME SIDE AS SHEATHING) PRIOR TO SHEATHING INSTALLATION. SHEATHING NAILS SHALL NOT PENETRATE CONNECTOR.
 - SHEATHING PANELS MUST BE INSTALLED VERTICALLY.
 - 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.
 - 3/4" APA SHEATHING EXPOSURE 1 PANELS TO BE CONT. (MIN. 1/2" PLATE LAP) FROM SOLE PLATE TO TOP PLATE SOLID BLOCKING AT ALL PANEL EDGES.
 - 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.
 - HOLDDOWNS ARE REQUIRED AT THE END OF EACH SEGMENTED SHEAR WALL SEGMENT OR AT THE END OF A PERFORATED SHEAR WALL. WHEN FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLDDOWN 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 SHEARWALL @ GARAGE DOOR OPENING DETAIL
ALL EXTERIOR WALLS SHALL BE SHEATHED

RAFTER SPAN TABLE

140mph (V-ult) / 110mph (V-usd) EXP 7°C

SPAN (ft)	RAFTER SIZE @ 24" O.C.
UP TO 4'-11"	2x4
5'-0" TO 7'-4"	2x6
7'-5" TO 9'-4"	2x8
9'-5" TO 11'-1"	2x10

RAFTER SPANS BASED ON WIND SPEED FACTORS FOR ALL PITCHES PER TABLE 3.26A-B FOOT NOTE 3
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.

FLOOR JOIST SPAN TABLE

(BEDROOM AREA LL = 30psf / DL = 10psf)

SPAN (ft)	JOIST SIZE	SPACING
10'-3"	2x6	16" O.C.
13'-3"	2x8	16" O.C.
15'-8"	2x10	16" O.C.
18'-1"	2x10	12" O.C.
18'-6"	2x12	16" O.C.
21'-4"	2x12	12" O.C.

FLOOR JOIST SPAN TABLE

(LIVING AREA LL = 40psf / DL = 10psf)

SPAN (ft)	JOIST SIZE	SPACING
9'-4"	2x6	16" O.C.
11'-10"	2x8	16" O.C.
14'-0"	2x10	16" O.C.
16'-2"	2x10	12" O.C.
16'-6"	2x12	16" O.C.
19'-1"	2x12	12" O.C.

CEILING JOIST SPAN TABLE

(UNINHABITABLE ATTICS WITH STORAGE LL = 20psf)

SPAN (ft)	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.

CEILING JOIST SPAN TABLE

(UNINHABITABLE ATTICS WITH NO STORAGE LL = 10psf)

SPAN (ft)	JOIST SIZE	SPACING
16'-11"	2x6	16" O.C.
21'-7"	2x8	16" O.C.
25'-7"	2x10	16" O.C.

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.
140 mph ≤ V ≤ 160 mph	16'-0" - 18'-0"	2"x6"	12" O.C.
	≤ 11'-0"	2"x4"	16" O.C.
	11'-0" - 15'-0"	2"x6"	16" O.C.
	15'-0" - 18'-0"	2"x6"	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

RESIDENTIAL RENOVATION/ADDITION PLAN FOR:
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Sheldon S. Simoneaux, Jr. (504) 377-9220

PROJECT NO. 1900
DATE: 3/19/2019

MARK	DESCRIPTION	DATE

SHEET TITLE
CONSTRUCTION DETAILS

SHEET IDENTIFICATION

S2.1

SHEET 9 OF 11

CONCRETE - GENERAL NOTES

- CONCRETE 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. CONCRETE MIX DESIGN SHALL BE IN ACCORDANCE WITH ACI-301 REQUIREMENTS (LATEST EDITION).
- CONCRETE MIX SHALL BE DESIGNED PER ACI SPECIFICATIONS BY A QUALIFIED REGISTERED ENGINEER. MIX DESIGN, TEST RESULTS, AND HISTORICAL DATA RESULTS SHALL BE SUBMITTED FOR APPROVAL BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- ALL CONCRETE WORK SHALL BE IN STRICT ACCORDANCE WITH A.C.I. STANDARDS SPECIFICATION FOR CONCRETE AND REINFORCED CONCRETE.
- ALL CONCRETE PLACEMENT SHALL CONFORM TO A.C.I. 301 AND A.C.I. 318.
- 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.
- DAMPEN EARTH AGAINST WHICH CONCRETE IS POURED JUST PRIOR TO THE POUR, BUT DO NOT POUR INTO TRENCHES WITH STANDING WATER.
- FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL TYPE MATERIALS TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES.
- 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.
- ALL CONCRETE IN FOUNDATION BEAMS AND SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 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)
- 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.
- 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.
- CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 40 DEGREES FAHRENHEIT, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS.
- COLD WEATHER CONCRETING PRECAUTIONS AS SPECIFIED IN ACI STANDARD 308R-88 SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS AS DESCRIBED IN THE LATEST EDITION OF THE ACI STANDARDS.
- CONCRETE SHALL BE CONSOLIDATED, ESPECIALLY IN THE VICINITY OF TENDON ANCHORAGES.
- ONE (1) LAYER OF POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE SLABS ON GRADE.
- 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).
- CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-301 (LATEST EDITION) IMMEDIATELY AFTER FINISHING TO CONTROL SHRINKAGE CRACKING. FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
- CONTRACTOR SHALL VERIFY ANY CURING COMPOUNDS USED IS COMPATIBLE WITH FLOORING MATERIALS.
- CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-301 (LATEST EDITION) IMMEDIATELY AFTER FINISHING TO CONTROL SHRINKAGE CRACKING. CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-302.1R IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE CRACKS.
- CONTRACTOR/BUILDER SHALL COMPLETE ALL FORM WORK IN ACCORDANCE WITH ACI-301, VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, SLOPES, RECESSES, LEDGES AND STEPS.
- 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.
- LAPS, SPLICES TIES, HOOKS, BENDS AND IMBEDMENT 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.
- ALL REINFORCING STEEL SHALL BE GRADE 60 BAR CONFORMING TO THE LATEST EDITION OF ASTM.
- CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 2 INCHES MINIMUM UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE ALLOWED TO MAKE SPLICES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHERE ESSENTIAL TO CONSTRUCTABILITY, SUBJECT TO ENGINEERS APPROVAL.
- PLACEMENT, CLEARANCES AND MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH A.C.I. 318.
- REINFORCEMENT SHALL HAVE 4" COVER IN THE GRADE BEAM BOTTOMS, 2" COVER IN THE COLUMNS, BEAM SIDES AND TOP 1/2" COVER IN THE SLAB TOP AND BOTTOMS, UNLESS NOTED OTHERWISE.
- BARs SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACING.
- GRADE BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT WRITTEN APPROVAL FROM ARCHITECT / ENGINEER.
- NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN.
- SLAB FIELD OBSERVATIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.

CONCRETE - GENERAL NOTES (CONT.)

- THE MAXIMUM SPAN OF THE SHORT DISTANCE FOR A 4" CONCRETE STRUCTURAL SLAB SHALL NOT EXCEED 10'-0" (MAXIMUM).
- SOIL UNDER CONCRETE FOUNDATION MUST BE TREATED WITH CHEMICAL TERMITICIDE TREATMENT AS REQUIRED BY Sec. R318 IRC 2015 ED.
- CONTRACTION JOINTS SHALL BE PLACED TO PRODUCE PANELS THAT ARE SQUARE AND NEVER EXCEED 1.5 TO 1 RATIO LENGTH TO WIDTH.
- JOINTS SHALL BE PLACED AT DISTANCES 24 TO 30 TIMES THE SLAB THICKNESS.
- CONTRACTION / CONTROL JOINTS SHALL BE AT A 1/4" DEPTH MINIMUM.
- ALL UTILITY RUNS SHALL BE PLACED BELOW THE SLAB. A CONSTANT SLAB THICKNESS AS SHOWN ON THE SLAB PLAN SHALL BE MAINTAINED ABOVE THE UTILITIES RUNS.
- PROVIDE CONSTRUCTION JOINTS IN ACCORDANCE WITH A.C.I. COORDINATE JOINT LOCATIONS WITH ARCHITECT/ENGINEER AND SUBMIT PLAN SHOWING PROPOSED CONSTRUCTION JOINTS TO ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO POURING SLAB.

CONCRETE STEEL REINFORCED - NOTES

- 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) AND REINFORCING SHALL CONFORM TO ASTM A-615.
- PROVIDE ALL NECESSARY REINFORCING STEEL ACCESSORIES TO HOLD BARS IN PROPER POSITION.
- WHERE NOT SPECIFICALLY COVERED, REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI STANDARD 315. ALL BEAM REINFORCING IS CONTINUOUS THROUGH COLUMN FOOTINGS.
- PROVIDE CORNER BARS OF THE SAME SIZE AND NUMBER AS HORIZONTAL BARS AT CORNERS AND INTERSECTIONS. ALL STEEL REINFORCING BARS SHALL HAVE SPLICES, HOOKS, EMBEDMENT(S) AND DEVELOPMENT LENGTHS IN ACCORDANCE WITH CURRENT ACI & CRSI CODES AND STANDARDS.
- UNLESS NOTED OTHERWISE, LAP ALL BARS 24 BAR DIAMETERS AT CORNERS, SPLICES AND INTERSECTIONS.
- FOR MISCELLANEOUS ANGLES, DETAILS, OUTSIDE CONCRETE WORK, ETC., SEE ARCHITECTURAL DRAWINGS.
- WELDED WIRE FABRIC SHALL BE 6x12 - 0/1 WWF IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.
- IF SPLICING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.
- ALL REBAR REINFORCEMENT MUST BE SUPPORTED BY BRICK OR CHAIR ONLY.

MASONRY - GENERAL NOTES

- ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
- VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACES AT 30 FEET MAX.
- TIES SHALL BE SPACED A MAXIMUM OF 16" O.C. BOTH WAYS. ALL TIES MUST BE EMBEDDED AT LEAST 1/2" 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.
- 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 C1406 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 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.
- UNIT MASONRY MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATIONS. MORTAR PLAYS AN IMPORTANT ROLE IN THE FLEXURAL STRENGTH OF A BRICK VENEER WITH THE 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.
- THE BUILDER/CONTRACTOR SHALL SELECT THE LOWER 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.
- WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS @ A MAX. SPACING OF 33" O.C. PER R703.7.6.
- THE MAX. UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION PER R606.5.

FOUNDATION - SPECIFIC NOTES

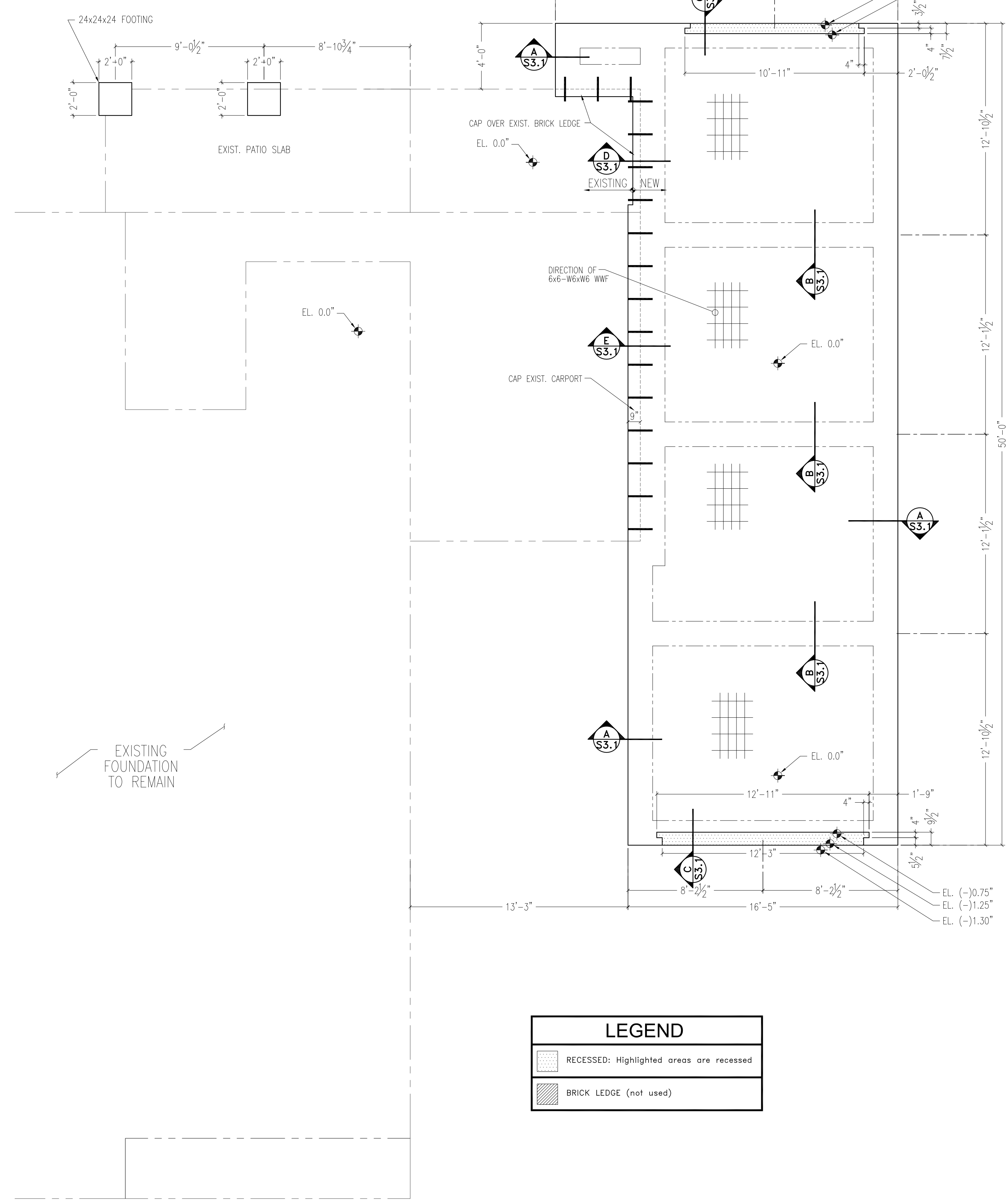
- ALL FOUNDATION CONSTRUCTION SHALL COMPLY IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST A.C.I AND P.T.I CODES, AND LOCAL BUILDING CODES.
- ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE.
- STRUCTURE IS NOT PILE FOUNDED AT OWNERS REQUEST. 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. SOIL FOUNDATION HAS BEEN DESIGNED BASED ON STANDARD PRACTICES AND THE OWNER IS RESPONSIBLE FOR PROVIDING A SOIL TEST REPORT TO BE PROVIDED TO THE ARCHITECT FOR REVIEW.
- THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE PLAN.

SOILS - GENERAL NOTES

- MATERIAL FILL SHALL BE AN INERT GRANULAR MATERIAL COMPACTED IN SIX (6) INCH LIFTS TO 95% STANDARD PROCTOR IN ACCORDANCE WITH ASTM D-1557 (OR GREATER AS REQUIRED BY GOVERNING REGULATORY AGENCIES). SOIL COMPACTION IS THE RESPONSIBILITY OF OWNER/CONTRACTOR. COMPACTION SHALL BE IN ACCORDANCE WITH ASTM D698. OWNER/CONTRACTOR SHALL PLACE FILL IN ADVANCE OF CONSTRUCTION SO THAT THE PAD WILL HAVE SUFFICIENT TIME TO SURCHARGE THE UNDERLYING SO THAT SETTLEMENT OF PAD DUE TO FILL IS NOT A FACTOR. THE OWNER/CONTRACTOR'S GEOTECHNICAL ENGINEER SHALL VERIFY SETTLEMENT AND COMPACTION REQUIREMENTS OF THE PAD PRIOR TO CONSTRUCTION AND SUBMIT FINDINGS TO ENGINEER OF RECORD PRIOR TO PLACEMENT OF CONCRETE.
- 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.
- REMOVE A MINIMUM OF 8" OF EXISTING SOIL AND ALL UNSTABLE SILT PRIOR TO PLACING OF FILL MATERIAL.
- PROPER SITE PREPARATION, CONSTRUCTION TECHNIQUES AND QUALITY CONTROL ARE IMPORTANT FOR THE INTEGRITY OF THE FOUNDATION SYSTEM. THESE CONSTRUCTION EFFORTS SHALL BE MAINTAINED AND DOCUMENTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
- OWNER/CONTRACTOR SHALL GRUB, THEN PROOF ROLL SITE WITNESSED BY GEOTECHNICAL ENGINEER. OWNER/CONTRACTOR IS RESPONSIBLE FOR GEOTECHNICAL ENGINEER COST FOR PROOF ROLL AND TESTING. PROOF ROLL AND COMPACTION DOCUMENTATION SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF ANY CONCRETE.
- THE OWNER/CONTRACTOR SHALL HAVE COMPLETE LIABILITY AND RESPONSIBILITY FOR FILL, BACKFILL, AND EXISTING SOILS ON PROJECT SITE. NEITHER THE ARCHITECT, NOR THE ENGINEER, IS RESPONSIBLE OR LIABLE IN ANY WAY FOR EXCAVATION AND EARTHWORK REQUIREMENTS, FILL, BACKFILL, OR EXISTING SOILS ON THE PROJECT SITE. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR PROVIDING SOIL TO SUPPORT THE BUILDING AND OTHER STRUCTURES AS REQUIRED BY THE CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO THIS PROJECT MANUAL, SPECIFICATIONS AND ARCHITECTURAL DRAWINGS (INCLUDING THE NOTES THEREIN) AND THE FOUNDATION DRAWINGS (INCLUDING THE NOTES THEREIN). THE OWNER/CONTRACTOR SHALL PROVIDE ALL GEOTECHNICAL ENGINEERING AND ANALYSIS, AND SOIL TESTING REQUIRED GUARANTEEING THAT THE REQUIRED STRUCTURAL CHARACTERISTICS OF THE SOIL UNDER AND NEAR THE BUILDING AND OTHER STRUCTURES MEET OR EXCEED THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS.
- FOUNDATION IS DESIGNED FOR MINIMUM ALLOWABLE CAPACITY OF 1,200 PSF (S.F. OF 3)(AND STABLE NON-EXPANSIVE SOIL WITH A $P_{i<20}$ & $P_{vr<1}$ ". OWNER/CONTRACTOR SHALL VERIFY CONDITIONS. FAILURE TO PROPERLY TEST OR COMPACT SOIL WILL VOID ARCHITECT/ENGINEER'S DESIGN AND HOLD ARCHITECT/ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.
- OWNER/CONTRACTOR SHALL PROTECT FOUNDATION FROM THE EFFECTS OF MOISTURE EVAPORATION DUE TO TREE'S ADJACENT TO THE STRUCTURE. DENYING REPLENISHMENT OF MOISTURE TO THE SOIL RESULTS IN A LOSS AND CONSEQUENT SHRINKAGE OF THE SOIL MASS. SUCH SHRINKAGE PROMOTES DIFFERENTIAL SETTLEMENT AND STRUCTURE CRACKING.
- THE OWNER/CONTRACTOR IS RESPONSIBLE TO MAINTAIN THAT ALL RUN-OFF WATER IS CARRIED AWAY FROM SLAB TO PREVENT SATURATION OF FOUNDATION SUB-BASE FILL AT ALL TIMES DURING AND AFTER CONSTRUCTION AND THROUGHOUT THE LIFE OF THE STRUCTURE. INSTALLATION OF FLOWER BEDS MUST NOT COLLECT WATER AT FOUNDATION EDGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION, SHORING, UNDERPINNING, BRACING, ISOLATION, ETC... OF ALL EXISTING CONDITIONS AS REQUIRED TO PREVENT ANY DISTURBANCES TO EXISTING CONDITIONS AS A RESULT OF THIS WORK.
- ANY TREES REMOVED MUST HAVE ROOT BALL COMPLETELY REMOVED. GRINDING OF STUMP TO REMOVE WILL NOT BE ALLOWED.
- ALL SUB-GRADE FILL SHALL BE MASHTO CLASSIFICATION A-4 MATERIAL OR BETTER.
- 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.
- 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%.
- 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.
- ANY FLOWER BEDS INSTALLED MUST BE INSTALLED SO AS TO NOT COLLECT WATER AT FOUNDATION EDGES.
- RECOMMENDED USE OF A GUTTER SYSTEM TO COLLECT AND DISTRIBUTE WATER AWAY FROM FOUNDATION.
- ALL TREE'S WITHIN CLOSE PROXIMITY TO FOUNDATION SHALL BE REMOVED TO PRE MOISTURE CONTENT OF THE FOUNDATION AND/OR FROM THE ROOTS EXTENDING UNDER THE SLAB. TREES WITHIN CLOSE PROXIMITY THAT WILL AFFECT MOISTURE CONDITIONS AT THE FOUNDATION EDGE MUST HAVE A PROPERLY DESIGNED AND INSTALLED ROOT BARRIER SYSTEM OR REMOVE THE TREE FROM DAMAGING THE FOUNDATION.
- TREES OR OTHER VEGETATION TALLER THAN 6 FEET OR OF THE TYPE THAT REQUIRES EXCESSIVE AMOUNTS OF WATER SHALL NOT BE PLANTED WITHIN 20 FEET OF THE FOUNDATION.
- EXISTING TREES WITHIN 20'-0" OF THE FOUNDATION MUST UTILIZE A PROVEN ROOT CONTROL METHOD SUCH AS A ROOT BARRIER.
- EXCAVATIONS FOR SWIMMING POOLS SHALL NOT BE PLACED CLOSER THAN 10 FEET FROM THE FOUNDATION WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
- LANDSCAPING SHALL BE PLANNED SUCH THAT ADEQUATE MOISTURE CAN REACH AND BE DRAINED FROM AROUND THE FOUNDATION.

FOUNDATION GENERAL NOTES

- BEAM DIMENSIONS SHOWN ARE THE MINIMUM REQUIRED AND MAY NOT BE REDUCED, OR ENLARGED WITHOUT APPROVAL BY ENGINEER.
- DISH OUT AROUND ANCHOR BOLTS TO PROVIDE A MINIMUM OF SIX (6) INCHES OF CONCRETE COVER.
- POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE (REFER TO PLAN).
- COORDINATE STRUCTURAL DRAWINGS WITH CIVIL, ARCHITECTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS AND OTHER RELATED ITEMS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES AND BLOCK-OUTS ON ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.



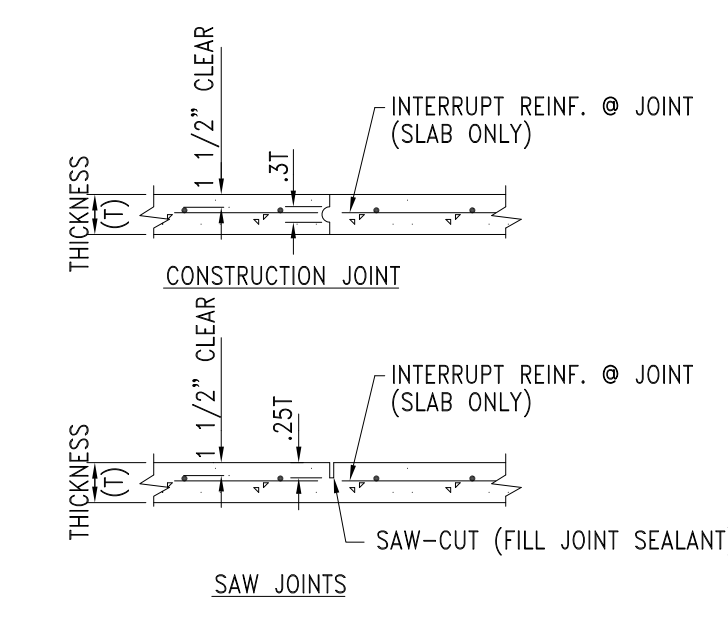
FOUNDATION PLAN
1/4" = 1'-0"

RESIDENTIAL RENOVATION/ADDITION PLAN FOR:
Sheldon & Sheri Simoneaux

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES ST. CHARLES PARISH & 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 TAKE FULL RESPONSIBILITY FOR THE CONTENTS. AND THAT I AM NOT ADMINISTERING THE WORK.

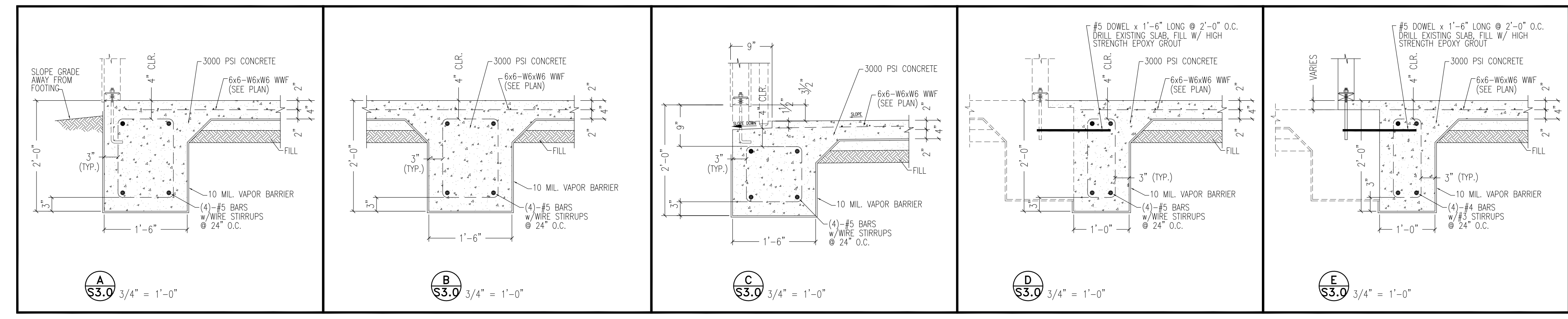
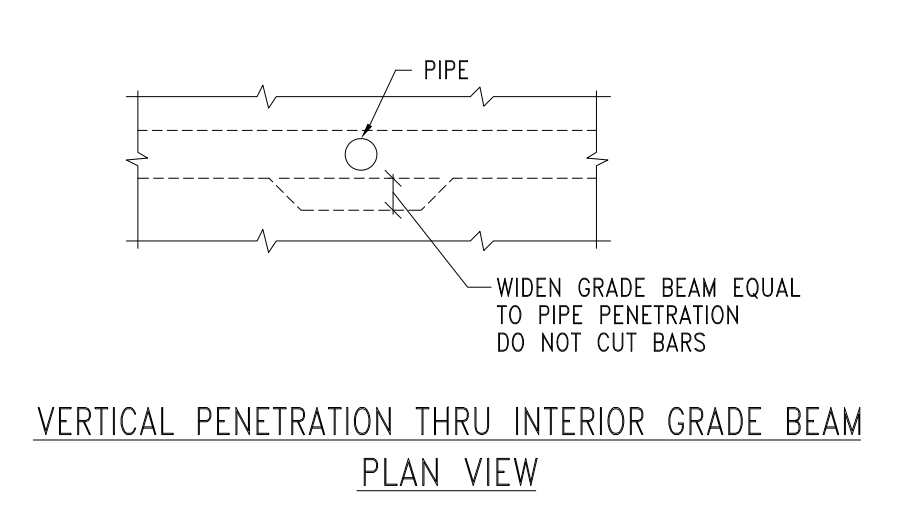
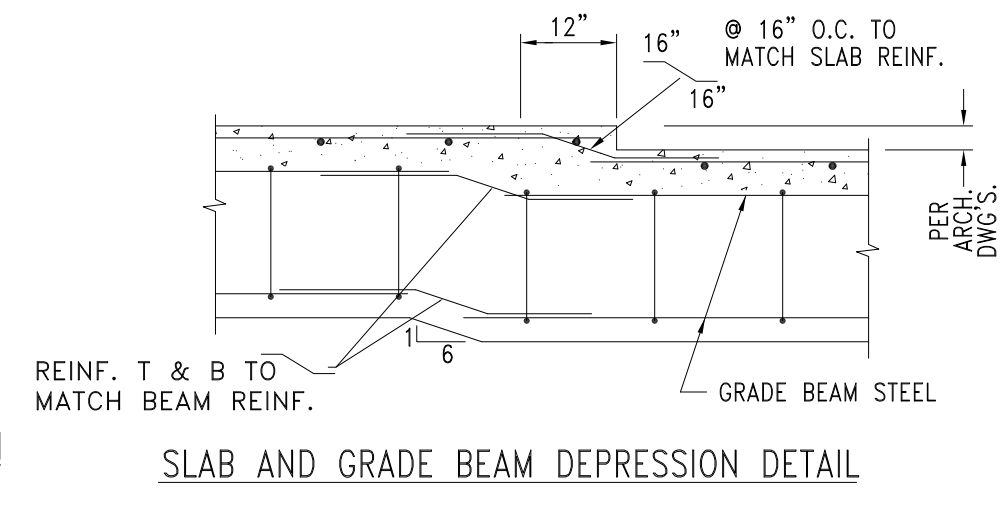
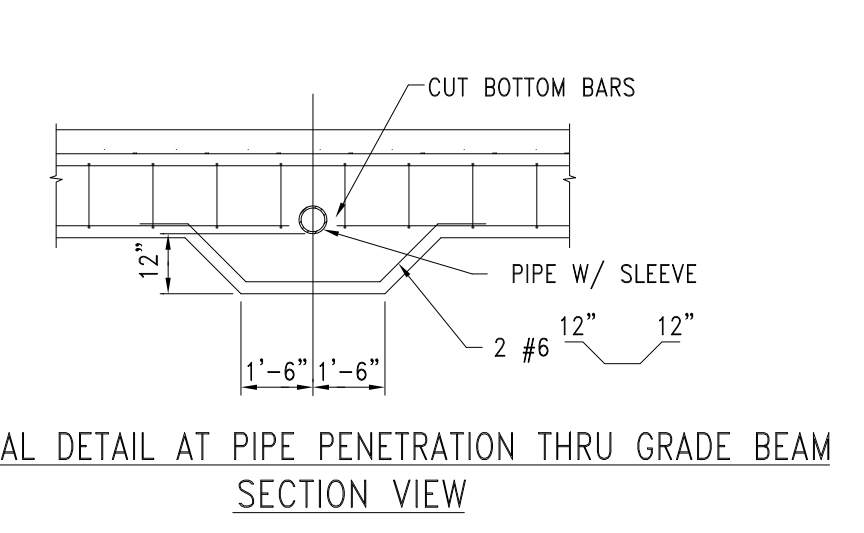
SSS
Home Design, I. I. C.
Sheldon S. Simoneaux, Jr. (504) 377-9220

PROJECT NO. 1900		
DATE: 3/19/2019		
MARK	DESCRIPTION	DATE
SHEET TITLE		
FOUNDATION PLAN		
SHEET IDENTIFICATION		
S3.0		
SHEET 10 OF 11		



CONTRACTION JOINTS (C.J.)
NO SCALE

1. CONTRACTION JOINT MAY BE EITHER JOINT SHOWN ABOVE. IF SLAB IS SAW CUT, SLAB SHALL BE SAWED IMMEDIATELY AFTER FINISHED TROWLING. SAW CUTTING SHALL BE COMPLETED WITHIN 4 HOURS OF PLACING CONCRETE.
2. TO CONTROL CONCRETE SHRINKAGE EFFECTS IT IS RECOMMENDED TO PROVIDE CONTRACTION JOINTS (SEE DETAIL) IN SLAB ON GRADE SO THAT NO LENGTH IS GREATER THAN 24 FEET AND THE AREA IS LESS THAN 400 SQ. FEET. NO JOINT WILL BE ALLOWED IN SPECIAL FLOORING SUCH AS CERAMIC OR QUARRY TILES, UNLESS APPROVED. PROVIDE DRAWING FOR APPROVAL OR PROPOSED JOINT LAYOUT, IF NOT SHOWN ON PLAN.



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SHEET TITLE
FOUNDATION DETAILS

SHEET IDENTIFICATION

S3.1
SHEET 11 OF 11