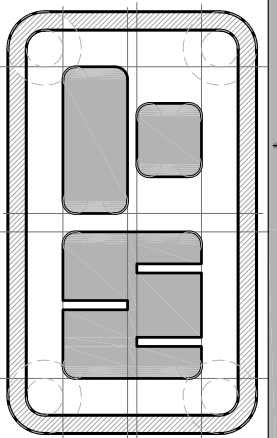
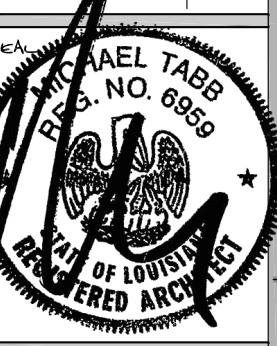


# BREAUXS' RESIDENCE

MICHAEL TABB RESIDENTIAL DESIGN AND DRAFTING



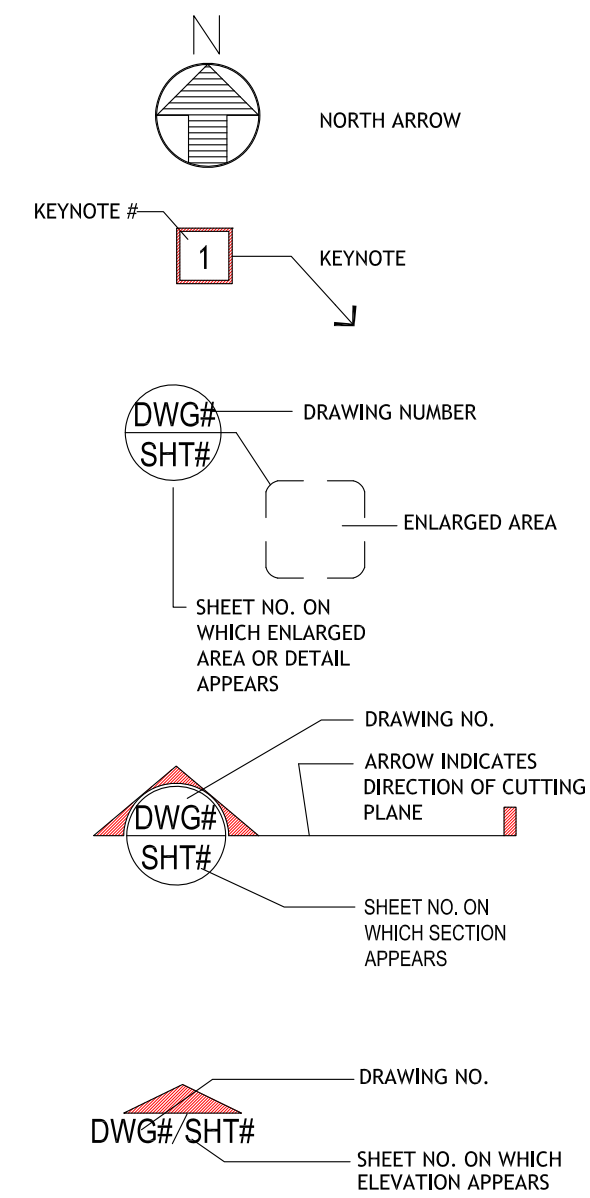
BREAUXS' SUITE



## STANDARD ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	F.D.	FLOOR DRAIN	PL.	PLASTIC LAMINATE
AD	AREA DRAIN	F.H.	FLAT HEAD	PLAS.	PLASTER
A.F.F.	ABOVE FINISH FLOOR	FDN.	FOUNDATION	PLYWD.	PLYWOOD
A.F.G.	ABOVE FINISH GRADE	FIN.	FINISH	Q.T.	QUARRY TILE
ACOUS.	ACOUSTICAL	FLR.	FLOOR	MRF.	METAL ROOF FINISH
ADJ.	ADJUSTABLE	FLOUR.	FLUORESCENT	R.B.	RESILIENT BASE
A.F.F.	ABOVE FINISHED FLOOR	FOC.	FACE OF CONC.(MAS.)	R.D.	ROOF DRAIN
A.H.C.	AMBULATORY HANDICAPPED ACCESS	F.E.C.	FIRE EXTINGUISHER	R.O.	ROUGH OPENING
ALUM.	ALUMINUM	CABINET		RAD.	RADIUS
APPROX.	APPROXIMATELY	F.H.C.	FIRE HOSE CABINET	RE.	REFERENCE
ASB.	ASBESTOS	F.R.	FIRE RESISTANCE	REC.	RECESSED
ATTEN.	ATTENUATION	FRM.	FRAME	REINF.	REINFORCED
B	BRICK	FRP	FIBERGLASS REINFORCED	REQD.	REQUIRED
BD.	BOARD	PANEL		RET.	RETAINING
BLDG.	BUILDING	FT.	FOOT	RM.	ROOM
BLK.	BLOCK	G	GLASS	R.O.	ROUGH OPENING
BM.	BEAM	G.I.	GALVANIZED IRON	R.T.	RESILIENT TILE
BOL.	BOLLARD	GA.	GAUGE	S	SEALANT
BOT.	BOTTOM	GALV.	GALVANIZED	S.S.	STAINLESS STEEL
C	CARPET	GEN.	GENERAL	SCHED.	SCHEDULE
C.B.	CATCH BASIN	GL.	GLASS	SECT.	SECTION
C.G.	CORNER GUARD	GR.	GRANITE	SH	SHUTTER
C.J.	CONTROL JOINT	GYP.	GYPNUM	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	GYP. BD.	GYPNUM BOARD	SIM.	SIMILAR
C.O.	CLEAN OUT	HC	HANDICAPPED	SL.	SLOPE
C.R.	COLD ROLLED	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CAB.	CABINET	H.R.	HANDRAIL	SQ.	SQUARE
CEM.	CEMENT	HDWD.	HARDWOOD	STD.	STANDARD
CLG.	CEILING	HORIZ.	HORIZONTAL	STL.	STEEL
COL.	COLUMN	HT.	HEIGHT	STRUC.	STRUCTURAL
CONC.	CONCRETE	I.D.	INSIDE DIMENSION	SUSP.	SUSPENDED
CONST.	CONSTRUCTION	IN.	INCH	T.	TREADS
CONT.	CONTINUOUS	INSUL.	INSULATION	T.&B.	TOP AND BOTTOM
C.T.	CERAMIC TILE	INT.	INTERIOR	TC	TERRA COTTA
DBL.	DOUBLE	INV.	INVERT	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	J.B.	JUNCTION BOX	T.O.C.	TOP OF CONCRETE
DET.	DETAIL	JV.	JOINT	T.O.S.	TOP OF STEEL
DIAM.	DIAMETER	LAV.	LAVATORY	TEL.	TELEPHONE
DIAG.	DIAGONAL	LK	LIMESTONE	TER.	TERRAZZO
DIM.	DIMENSION	LT.WT.	LIGHT WEIGHT	THRU.	THROUGH
DISP.	DISPENSER	M.H.	MAIN HOLE	TYP.	TYPICAL
DN.	DOWN	MACH.	MACHINE	U.O.N.	UNLESS OTHERWISE
DWG.	DRAWING	MANUF.	MANUFACTURER	NOTED	
EA.	EACH	MAX.	MAXIMUM	UR.	URNAL
EF.	EIFS	MECH.	MECHANICAL	V.C.P.	VERIFIED CLAY PIPE
E.J.	EXPANSION JOINT	MET..MTL.	METAL	V.C.T.	VINYL COMPOSITION
EL.	ELEVATION	MIN.	MINIMUM	TYLE	
ELECT.	ELECTRICAL	M.T.	METAL THRESHOLD	VERT.	VERTICAL
ENAM.	ENAMEL	N.C.	NOT IN CONTRACT	VINYL WALL	
EQ.	EQUAL	NOM.	NOMINAL	COVERING	
EQUIP.	EQUIPMENT	NTS.	NOT TO SCALE	W/	WITH
E.W.	EACH WAY	O.C.	ON CENTER	W.C.	WATER CLOSET
E.W.C.	ELECTRIC WATER COOLER	O.D.	OUTSIDE DIAMETER	W.F.	WIDE FLANGE
EXIST.	EXISTING	OPG.	OPENING	W.P.	WATERPROOF
EXP.	EXPANSION	P.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR ALUMINUM FRAME	PARTN.	PARTITION	WATER RES.	WATER-RESISTANT
		WD.	WOOD		

## GRAPHICS LEGEND



## GENERAL CONDITIONS

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND STATE BUILDING CODES AS WELL AS ANY AND ALL REGULATORY AGENCY REQUIREMENTS AND LAWS, INCLUDING BUT NOT LIMITED TO OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED SHALL BE CONSIDERED UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF.
3. ALL WORK TO CONFORM TO THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND THE BEST QUALITY OF THE KIND SPECIFIED. ALL WORK TO COMPLY WITH APPLICABLE INDUSTRY STANDARDS, UNLESS MORE STRINGENT STANDARDS ARE NOTED.
4. NO MATERIAL SUBSTITUTION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND MANUFACTURERS DATA OF PROPOSED SUBSTITUTION AND SPECIFIED MATERIAL FOR CONSIDERATION ALONG WITH SIMILAR INFORMATION FOR SPECIFIED ITEMS SO THAT THE VARIANCES WILL BE APPARENT. APPROVAL IS REQUIRED BY THE ARCHITECT PRIOR TO THE START OF ANY WORK OF THAT TRADE.
5. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND ADJUSTED AS DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED. ALL EXISTING ITEMS, MATERIALS, AND FIXTURES SHALL BE INSTALLED, CONNECTED, CLEANED AND PROTECTED FROM OTHER ONGOING WORK IN THIS CONTRACT.
6. THE GENERAL CONTRACTOR SHALL COORDINATE, REMOVE, AND DISPOSE OF ALL RUBBISH, DEBRIS, ETC. ON A DAILY BASIS AND IN A LEGAL MANNER. THE GENERAL CONTRACTOR SHALL KEEP THE WORK AREA SAFE AND REASONABLY CLEAN AT ALL TIMES.
7. THE SHEETS IN THIS SET ARE COMPLEMENTARY TO EACH OTHER; WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL. ALL PARTIES INVOLVED SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND SPECIFICATIONS AND NOT SIMPLY THEIR OWN WORK, IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION. NO SETS SHALL BE BROKEN FOR DISTRIBUTION.
8. THESE DRAWINGS HAVE BEEN PRODUCED AND CHECKED TO INSURE A REASONABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, AND REQUIREMENTS OF THESE DRAWINGS AND SPECIFICATIONS PRIOR TO BID SUBMISSION AND COMMENCING WORK. INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED UPON FIELD MEASUREMENTS. DIMENSIONS MAY REQUIRE ADJUSTMENTS AND/OR MODIFICATIONS TO CONFORM WITH EXISTING FIELD CONDITIONS. IN NO CASE SHALL ANY ADJUSTMENTS COMPRISE OR REDUCE THE QUALITY OF CONSTRUCTION OR THE PROJECTS CONFORMANCE TO STATE, LOCAL, NATIONAL LAWS, CODES OR ORDINANCES. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, PRIOR TO PROCEEDING.

## CODE REFERENCES AND NOTES

APPLICABLE CODES			
BUILDING CODE	IRC, 2015	FUEL GAS CODE	ASHRAE 90.1
MECHANICAL CODE	IMC, 2015	ACCESSIBILITY CODE	ASHRAE 90.1
PLUMBING CODE	UPC, 2015	ENERGY CODE	N/A
ELECTRICAL CODE	NEC, 2014	SIGN CODE	N/A
Existing Building	IEC, 2015		

Sheet Index	
G-1	General Information Sheet
G-2	General Information Sheet
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G-4	General Information Sheet
G-5	General Information Sheet
A-1	Site Plan
A-2	Floor Plan
A-3	Exterior Elevations
A-4	Wall Section
A-5	Roof and Ceiling Joist Plan
E-1	Electrical Plan
S-1	Foundation Plan and Details

MICHAEL TABB RESIDENTIAL DESIGN AND DRAFTING ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2015 INTERNATIONAL RESIDENTIAL CODE AS WELL AS ACT 12 AMENDMENTS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 130 MPH.

AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCA). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH THE FOLLOWING CODES.

THIS PLAN WAS DESIGNED TO MEET R301 DESIGN LOAD CRITERIA. 40PSF LIVE, 30 PSF LIVE LOAD FOR SLEEPING ROOMS, 20 PSF ROOF LIVE LOAD, AND DESIGN WIND SPEED IS 130 MPH.

GROUND SNOW LOAD	ZERO
WIND SPEED	130 MPH.
SEISMIC DESIGN CATEGORY	A
WEATHERING DAMAGE	NEGUGIBLE
FROST LINE DEPTH	N/A
TERMITES DAMAGE	VERY HEAVY
DECAY DAMAGE	MOD./SEVERE
WINTER DESIGN TEMPERATURE	32° F
ICE SHIELD UNDERLAYMENT REQUIRED	NO
AIR FREEZING INDEX	18
MEAN ANNUAL TEMPERATURE	68.2° F

## ROOF ASSEMBLY TO WALL ASSEMBLY:

UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO WALL STUD WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

## WALL ASSEMBLY TO FOUNDATION:

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE A MINIMUM OF A 1-1/4"x20" GA. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7" INCH CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15" INCH MASONRY BLOCK FOUNDATIONS, OR TO BE LAPPED UNDER THE BOTTOM PLATE. 3" INCH SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACING SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT DIPPED GALV. AFTER FABRICATIONS, OR MFG. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

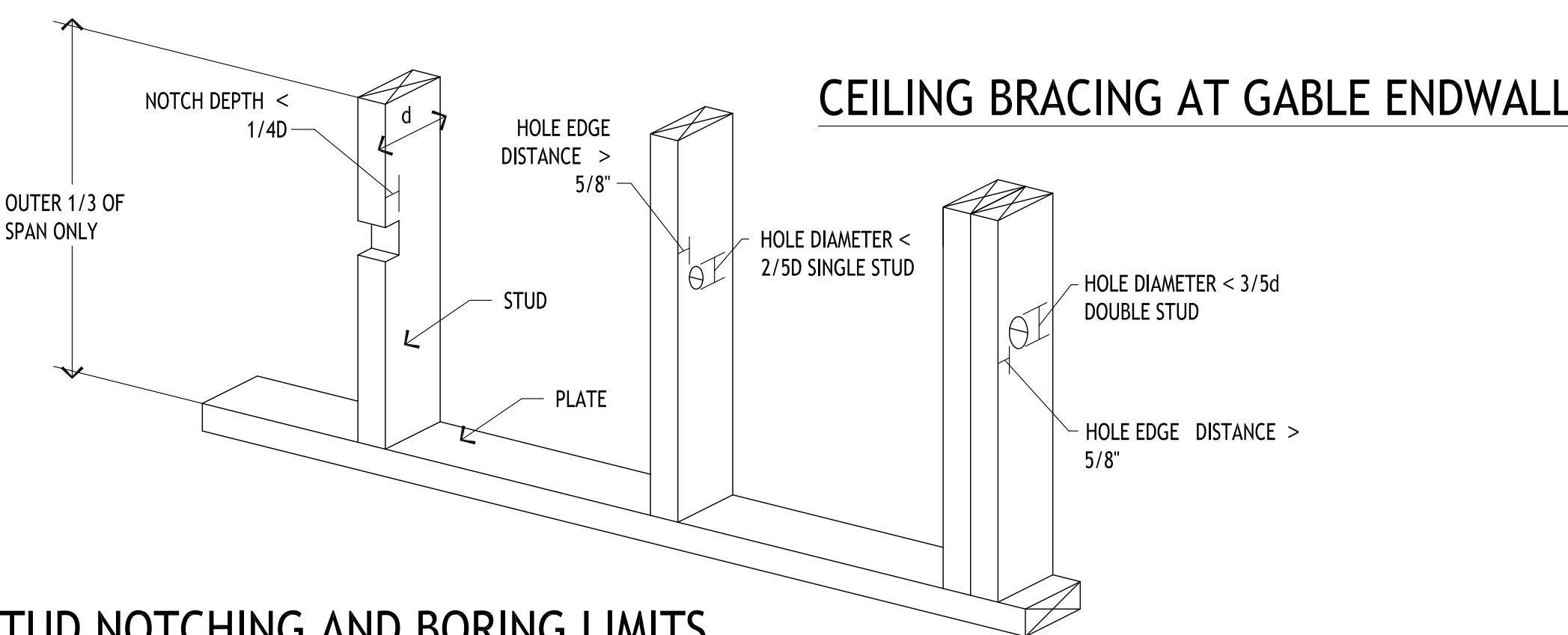
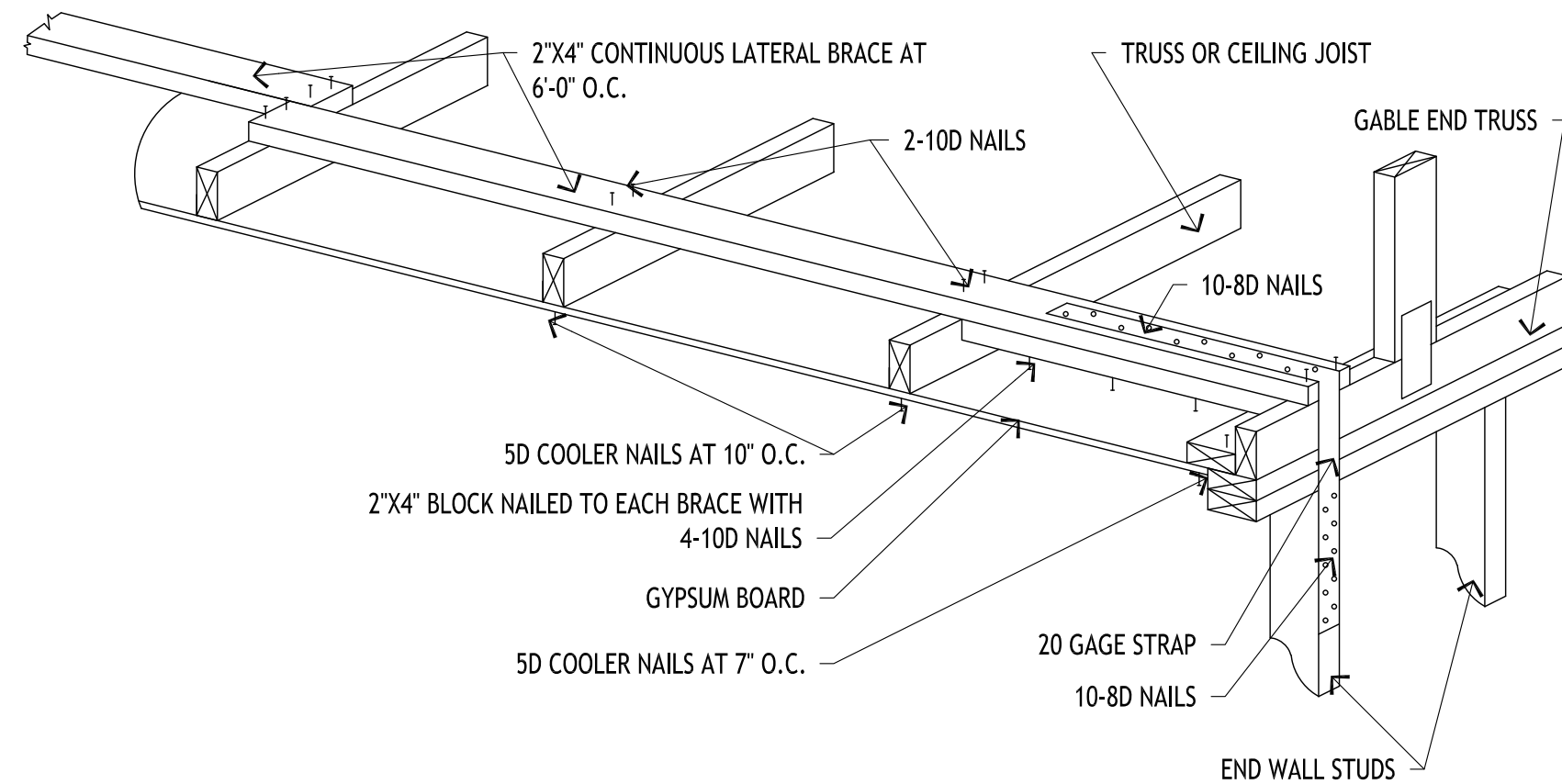
I HAVE RESEARCHED THIS CHAPTER AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH. I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS

G-1



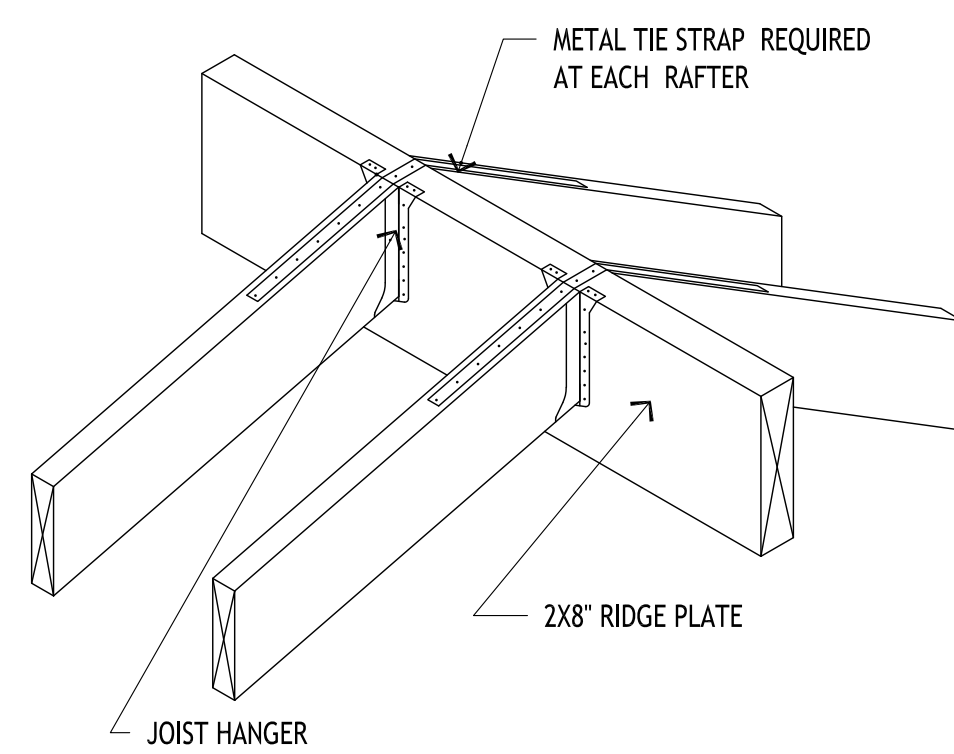
## ROOF UNDERLAYMENT APP.

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED SINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'.

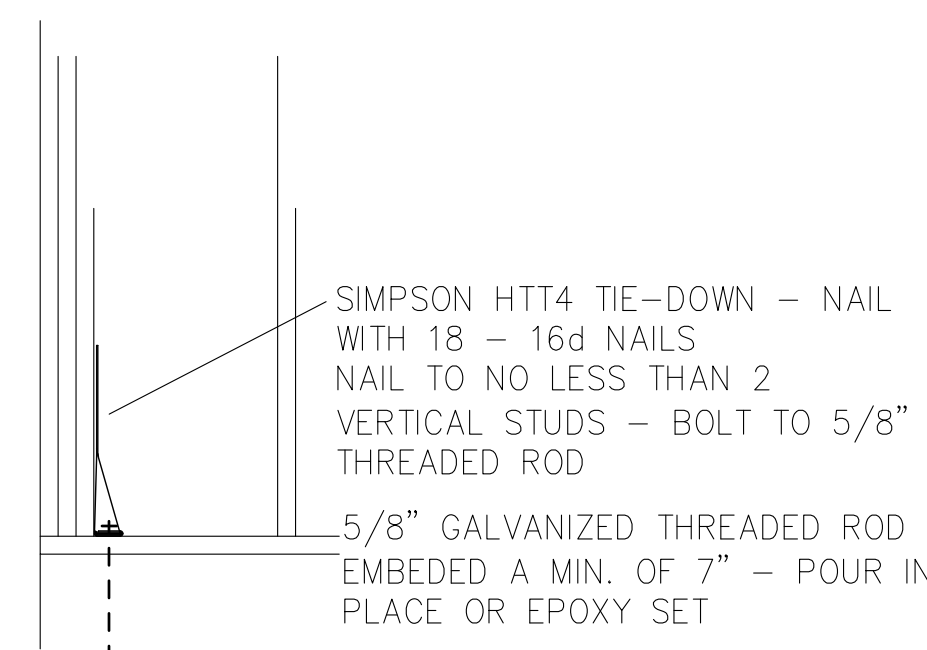


## STUD NOTCHING AND BORING LIMITS

## CEILING BRACING AT GABLE ENDWALL



## STRAPPING DETAIL HANGER AND UPLIFT



## HOLD DOWNS

HIP & VALLEY BEAMS	
BEAM SIZE	MAXIMUM UNSUPPORTED SPAN
1 - 2 x 6	8'-6"
2 - 2 x 6	11'-4"
2 - 2 x 8	14'-2"
2 - 2 x 10	17'-0"
3 - 2 x 12	19'-10"
4 - 2 x 12	22'-8"

BASED ON #2 KD SOUTHERN PINE  
20 PSF LIVE LOAD, 10 PSF DEAD LOAD  
WOOD FRAME CONSTRUCTION MANUAL, 2001 EDITION

## General Notes and Specifications

### 1. GENERAL

- A. ALL WORK MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
- B. CODE COMPLIANCE
  - I. INTERNATIONAL RESIDENTIAL CODE (IRC) 2009
  - II. SSTD 10-99 (FOR FOUNDATION)
  - III. WFCM LATEST EDITION
  - IV. 2006 INTERNATIONAL MECHANICAL CODE
  - V. 2005 NEC
  - VI. LATEST LOUISIANA PLUMBING CODE
- C. LIVE LOADS
  - I. ATTICS, UNINHABITABLE WITHOUT STORAGE = 10 PSF
  - II. ATTICS, UNINHABITABLE WITH STORAGE = 20 PSF
  - III. ROOFS = 20 PSF IV. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES) = 40 PSF
- D. ENVIRONMENTAL LOADS
  - I. BASIC WIND SPEED, V: 130 MPH EXP. B
  - II. IMPORTANCE FACTOR, I: 1.0
  - III. ENCLOSED STRUCTURE, INTERIOR PRESSURE BASED ON  $GcP_i = \pm 0.18$
- E. FLOOD ZONE: SEE PLAT BY SURVEYOR

### 2. SITWORK

- A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
- B. GRADE LOT FOR PROPER DRAINAGE WITHIN 50 FEET OF RESIDENCE.
- C. LOUISIANA ONE CALL (800) 272-3020, "CALL BEFORE YOU DIG"

### 3. CONCRETE

- A. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- B. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185IN FLAT SHEETS.

### 4. MASONRY

- A. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
- B. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACED AT 30 FEET MAX.
- C. TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2 IN. INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8 IN. TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT. O.C. WITHIN 12 IN. OF THE OPENING.
- D. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE, AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD 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-FRIED, SOLID UNITS) OR ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
- E. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY. MORTAR PLAYS AN IMPORTANT ROLE IN 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. THE BUILDER SHOULD SELECT THE LOWEST 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.

### 5. METAL

- A. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
- B. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
  - I. 0 TO 4FT. OPENINGS: L4x3 1/2x 3/8;
  - II. >4 TO 6FT. OPENINGS: L5x3 1/2x 3/8;
  - III. >6 TO 8FT. OPENINGS: L6x3 1/2x 3/8;
  - IV. >8 TO 10FT. OPENINGS: L7x4x1/2;
  - V. >10 TO 12FT. OPENINGS: L8x4x1/2;
  - VI. >12 TO 16FT. OPENINGS: L9x4x5/8;
- C. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
- D. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL.
- E. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG & GOVERNING BUILDING CODE.
- F. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE).
- G. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O. (IF APPLICABLE).

### 6. WOOD

- A. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE FOLLOWING CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
  - I. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA.
  - II. PLYWOOD DESIGN SPECIFICATION BY THE APA.
  - III. PRESSURE TREATED WOOD REQUIREMENTS OF AWPA.
  - IV. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- B. LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.
- C. ENGINEERED BEAMS/JOISTS SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MIN. 3-STUD COL. EACH END. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING. BEAMS 3 1/2" WIDE CAN BE MADE UP OF 2-1 3/4" BEAMS BEAMS 5 1/4" WIDE CAN BE MADE UP OF 3-1 3/4" BEAMS
- D. ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS. JOISTS HANGERS, TIES, AND SEATS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
- E. HEADINGS FOR OPENINGS IN INTERIOR WALLS OF SINGLE STORY CONSTRUCTION WITH NO MORE THAN 4'-0" CLEAR OPENING SHALL BE 2-2x10, MIN. HEADERS FOR OPENINGS ON EXTERIOR WALLS SHALL BE 2-2x12 FOR A MAXIMUM OPENING OF 4'-0" FOR SINGLE STORY CONSTRUCTION. U.N.O. SEE PLANS.

- F. STUDS SHALL BE 2x4 AT 16" O.C. FOR CEILING HEIGHTS NOT EXCEEDING 10 FEET, U.N.O. BLOCK ALL STUD WALLS AT MID-HEIGHT.
- G. RAFTERS SHALL BE 2x6 MIN., SPACED AT 16" O.C. MAX., MAX. CLEAR SPAN = 10'-0", SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS OR BEAMS.
- H. CEILING JOISTS FOR UNINHABITABLE ATTICS WITH STORAGE (LL=20 PSF) SHALL BE 2x6 MIN. SPACED AT 16" O.C. MAX. AND AS FOLLOWS: (USE 2x6+2x4 STRONGBACK AT ALL CEILING JOISTS SPANS OVER 10'-0")
  - I. 2x6 @ 16 O.C. MAX. SPAN 13'-6"
  - II. 2x8 @ 16 O.C. MAX. SPAN 17'-5"
  - III. 2x10 @ 16 O.C. MAX. SPAN 20'-9"
  - IV. 2x12 @ 16 O.C. MAX. SPAN 23'-11"
- I. FLOOR JOISTS FOR RESIDENTIAL USE (LL=40 PSF) SHALL BE 2x8 MIN., SPACED AT 16" O.C. MAX. AND AS FOLLOWS:
  - I. 2x8 @ 16 O.C. MAX. SPAN 12'-4"
  - II. 2x10 @ 16 O.C. MAX. SPAN 14'-8"
  - III. 2x12 @ 16 O.C. MAX. SPAN 17'-2"
  - IV. 2x12 @ 12 O.C. MAX. SPAN 19'-19"
- J. USE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS U.N.O. (WHERE APPLIES)
- K. ANCHOR FLOOR PLATES TO SLAB WITH 5/8" C ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" SPACED AT 24" O.C. WITH MUDSILLS 18" FROM EACH BOLT & WITHIN 12" OF EACH BUILDING CORNER; EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER. \*\*AS AN ALTERNATE TO THE ABOVE SPACING: ANCHOR BOLTS CAN BE SPACED AT 4' O.C. WITH SIMPSON MAS ANCHORS SPACE AT 16" O.C. BETWEEN ANCHOR BOLTS\*\* (NAIL MAS TO SILL PLATE WITH 2-10d NAILS ON SIDE AND 4-10d NAILS ON TOP)
- L. SHEAR WALLS: PROVIDE APA SHEATHING, EXPOSURE 1 RATED 4x8x7/16" PANELS ON ALL EXTERIOR WALLS. PROVIDE INTERIOR SHEAR WALLS AS SHOWN ON PLANS. SHEATHING SHALL EXTEND FROM SLAB TO TOP PLATE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS.
- M. ALL ROOF SHEATHING SHALL BE APA SHEATHING EXPOSURE 1 4x8x5/8" MIN. PANELS. FASTEN IN WITH 8d NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RINK SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS AT 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.
- N. ALL LUMBER IN CONTACT WITH EARTH AND/OR MASONRY SHALL BE TREATED.
- O. CABINETS & COUNTERTOPS SHALL BE PER BUILDER ALLOWANCES.
- P. APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED.
- Q. FOLLOW WOOD FRAME CONSTRUCTION MANUAL FOR ALL DETAILS NOT SHOWN.

### 7. THERMAL & MOISTURE CONTROL

- A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
- B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
  - I. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
  - II. CEILINGS, STANDARD: R-30 BLOWN (PREFERABLE) OR R-30 BATT
  - III. CEILING, VAULT: R-19 BATT
  - IV. FLOORS (2-STORY SPACES ONLY): R-19 BATT
  - V. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
- C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

### 8. DOORS & WINDOWS - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS

- A. ALL WINDOWS SHALL MEET SECTION R301.2.1.2 GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MIN. PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENTS OF R301.2.1.2.
- B. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.

### 9. FINISHES - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS

### 10. SPECIALTIES - SPECIALTIES SHALL MEET ALL BUILDING CODE REQUIREMENTS

- A. FIREPLACES SHALL BE PER CODE AND OWNER/BUILDER AGREEMENT.
- B. SHUTTERS (IF SHOWN ON DRAWINGS) SHALL BE PER OWNER/BUILDER AGREEMENT.
- C. STORAGE SHELVING SHALL BE PER OWNER/BUILDER AGREEMENT.
- D. TOILET, BATH, & LAUNDRY ACCESSORIES SHALL BE PER OWNER/BUILDER AGREEMENT.

### 11. EQUIPMENT - ALL APPLIANCES SHALL BE PER OWNER/BUILDER AGREEMENT.

### 12. FURNISHINGS - ANY FURNISHINGS SHALL BE PER OWNER/BUILDER AGREEMENT.

### 13. SPECIAL CONSTRUCTION - TUBS & POOLS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.

### 14. SPECIAL CONSTRUCTION - ELEVATORS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.

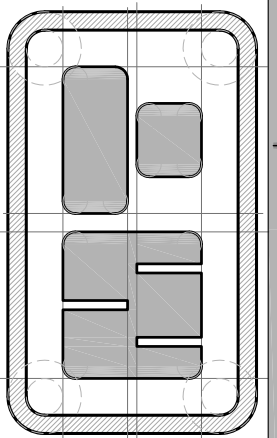
### 15. MECHANICAL: HVAC & PLUMBING

- A. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
- B. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.
- C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
- D. RS & RL LINES FROM OUTDOOR COND. UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
- E. PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
- F. EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.
- G. 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT). ACOUSTICALLY LINE R.A. DUCT (WITH 90° ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE R/A GRILL.
- H. PROVIDE 125' FIRESTAT, LOCATE IN RETURN AIR PLENUM.
- I. PROVIDE RAISED PLATFORM FOR AHU.
- J. PROVIDE O.B. MANUAL VOLUME DAMPERS AT ALL VOLUME SUPPLY AIR GRILLES. K. PROVIDE SPIN-TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.
- L. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.

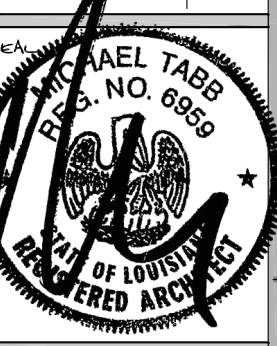
### 16. ELECTRICAL

- A. ALL ELECTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
- B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC. C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS.

MICHAEL TABB ARCHITECTS AND DESIGN



PREAUX'S SUITE



site plan  
DATE: 02.15.2022  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: [Scale]

Note: Engineer's Notes  
Supercede the Notes on This Page

G-2

**ROOF SHEATHING OR CLADDING  
REQ. FOR WIND LOAD - EXP. B**

**Exterior Wall Sheathing  
Or Cladding**

SHEATHING LOCATION	RAFTER/ TRUSS SPAC.	FIELD OF ROOF OF PLYWOOD	
		PERIMETER OF PLYWOOD MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES O.C.)	FIELD OF PLYWOOD
INTERIOR ZONE	12" O.C.	6	12
	16" O.C.	6	12
	24" O.C.	6	12
PERIMETER EDGE ZONE	12" O.C.	6	12
	16" O.C.	6	6
	24" O.C.	6	6

130 MPH WINDS - EXPOSURE "B" (TYP.)

SHEATHING LOCATION	STUD SPACING	FIELD OF PLYWOOD	
		PERIMETER OF PLYWOOD MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES O.C.)	FIELD OF PLYWOOD
INTERIOR ZONE	12" O.C.	6	12
	16" O.C.	6	12
	24" O.C.	6	12
PERIMETER EDGE ZONE	12" O.C.	6	12
	16" O.C.	6	6
	24" O.C.	6	6

130 MPH WINDS - EXPOSURE "B" (TYP.)

**HEADER SCHEDULE**

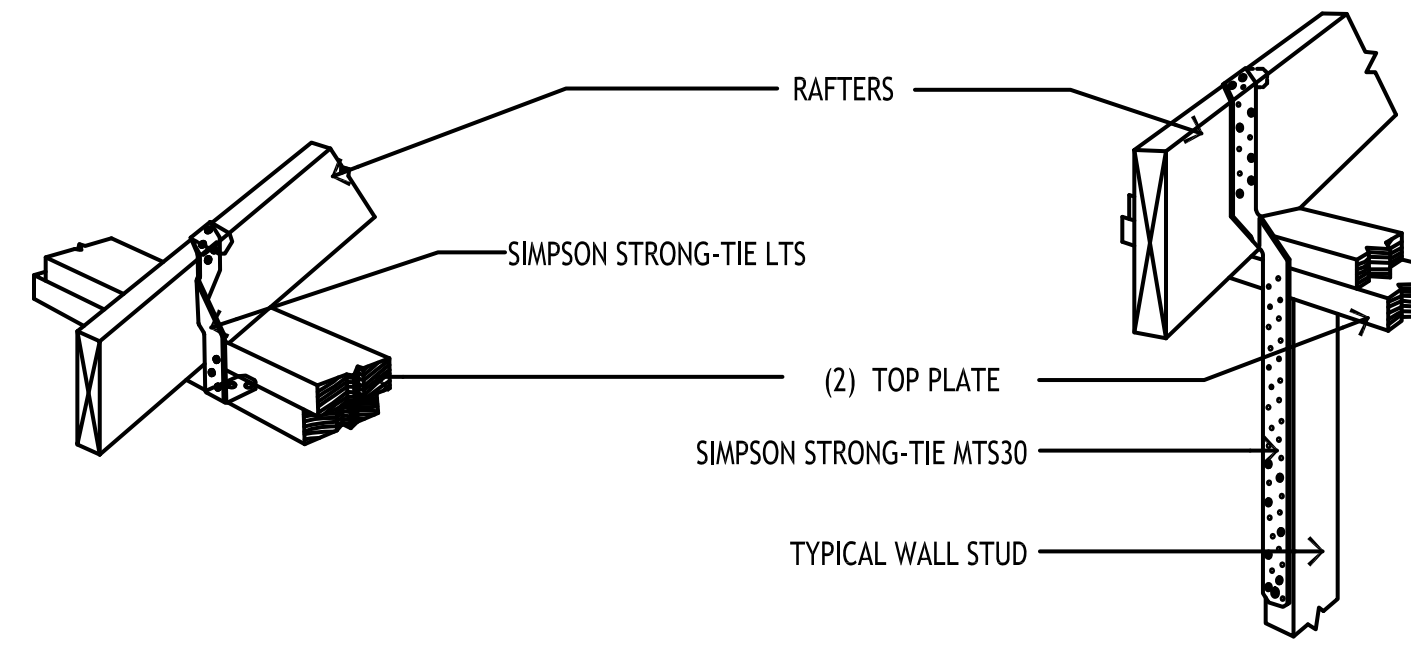
EXTERIOR WALLS		INTERIOR WALLS	
EXTERIOR WALLS MIN. HEADER SIZE	SPAN ( CLEAR OPENING )	LOAD BEARING INTERIOR WALLS MIN. HEADER SIZE	SPAN ( CLEAR OPENING )
2 - 2 x 4	4'-7"	2 - 2 x 4	4'-7"
2 - 2 x 6	5'-6"	2 - 2 x 6	5'-6"
2 - 2 x 8	6'-1"	2 - 2 x 8	6'-7"
2 - 2 x 10	6'-8"	2 - 2 x 10	8'-1"
2 - 2 x 12	7'-1"	2 - 2 x 12	9'-5"
3 - 2 x 8	7'-5"	3 - 2 x 8	8'-4"
3 - 2 x 10	8'-3"	3 - 2 x 10	10'-2"
3 - 2 x 12	8'-8"	3 - 2 x 12	11'-9"
3 1/2" x 9 1/2" PARALAM	10'-2"	3 1/2" x 9 1/2" PARALAM	12'-1"
3 1/2" x 11 7/8" PARALAM	11'-9"	3 1/2" x 11 1/4" PARALAM	13'-10"
3 1/2" x 14" PARALAM	12'-6"	3 1/2" x 14" PARALAM	14'-4"
3 1/2" x 16" PARALAM	13'-9"	3 1/2" x 16" PARALAM	15'-9"
3 1/2" x 18" PARALAM	18'-0"	3 1/2" x 18" PARALAM	18'-0"

ABOVE SIZES TO BE USED UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.  
BASED ON #2 KD SOUTHERN PINE - WOOD FRAME CONSTRUCTION MANUAL, 2001 EDITION

**HEADER STUD SCHEDULE**

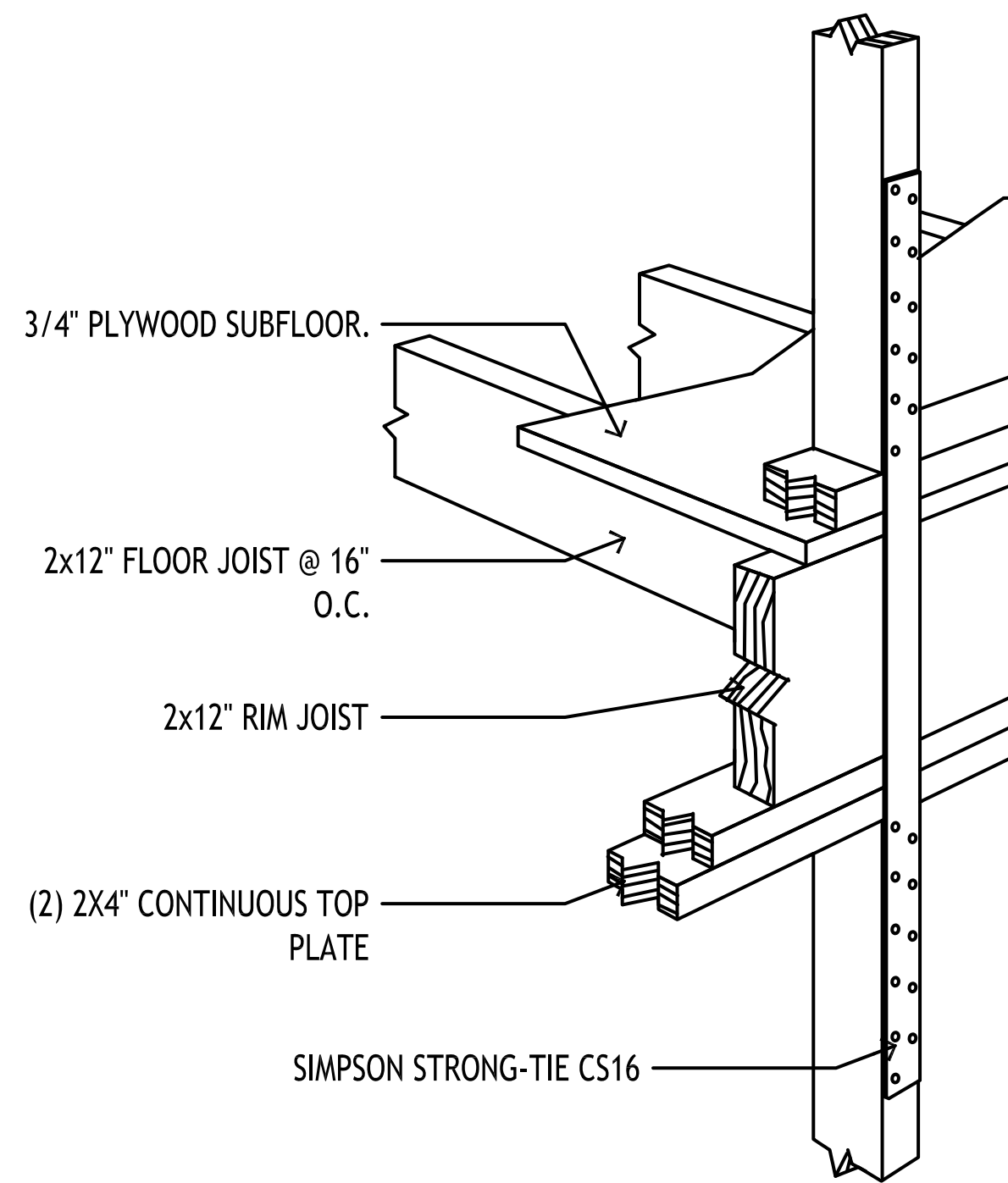
NO. OF STUDS FOR EACH END OF HEADERS	HEADER SPAN ( CLEAR OPENING )							
	2'-0"	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"
FULL HEIGHTS STUDS	1	2	3	3	4	4	4	4
EXT. WALL - JACK STUDS Supporting Roof & Ceiling	1	1	2	2	3	3	4	4
EXT. WALL - JACK STUDS Supporting Roof, Ceiling & One Floor	1	2	2	3	4	4	5	5
INTERIOR BEARING WALL FULL HEIGHT STUDS Supporting One Floor	1	1	2	2	2	3	3	3
INTERIOR BEARING WALL JACK STUDS Supporting One Floor	1	1	2	2	3	3	4	4

ABOVE SIZES TO BE USED UNLESS OTHERWISE NOTED ON THE FRAMING PLAN.  
STUD GRADE OR BETTER KD SOUTHERN PINE - WOOD FRAME CONSTRUCTION MANUAL, 2001 EDITION



**TYPICAL RAFTER STRAPPING DETAIL**

USE SIMPSON STRONG-TIE MTS30 WHEN STUD MEETS RAFTER  
USE SIMPSON STRONG-TIE LTS WHEN STUD DOES NOT MEET RAFTER



**TYPICAL FLOOR TO FLOOR DETAIL**

**ROOF FRAMING NOTES**

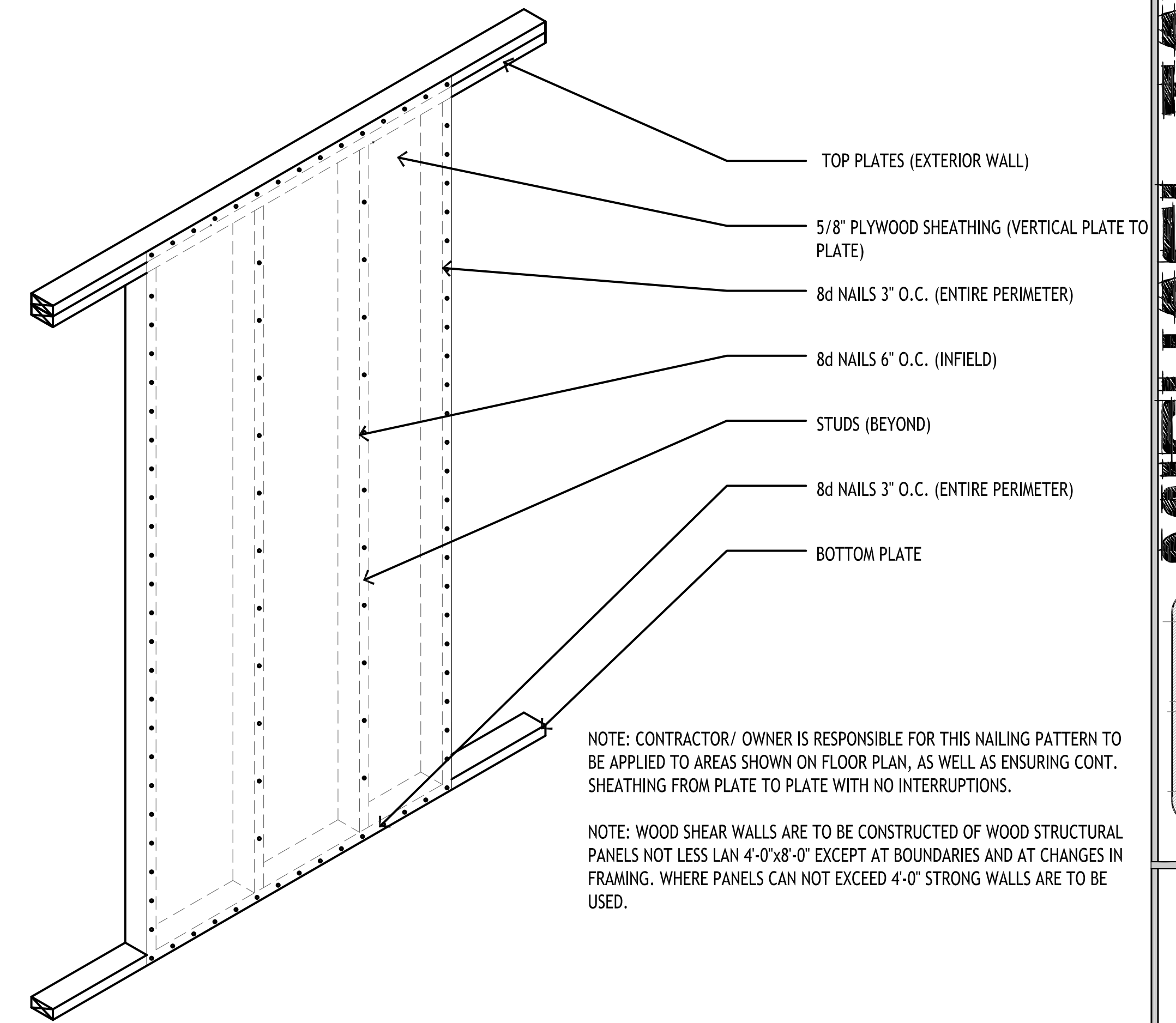
1. MAIN ROOF TO BE SET PER ROOF PLAN
2. ALL TIMBER USED TO BE NO. 2 SOUTHERN YELLOW PINE.
3. ROOF JOISTS (RAFTERS) TO BE 2"x6", 16" O.C. OR PER STRUCTURAL NOTES
4. RIDGE BOARDS ARE TO BE 2"x8".
5. HIP/VALLEY BOARDS ARE TO BE 2"x8".
6. COLLAR BRACING: 2"x6", 32" O.C., LOCATED AT TOP 1/3" OF RAFTER SPAN.
7. ANGLE BRACING KNEE WALLS ARE REQUIRED WHEN RAFTER SPAN IS GREATER THAN 9'-2", NO RAFTERS SHALL SPAN A GREATER DISTANCE.
8. ANGLE BRACING KNEE WALLS SHALL BE 2"x4" STUDS 24" O.C. w/ CONT. PLATES PERPENDICULAR TO RAFTER SPAN TIED BACK TO A LOAD BEARING WALL.
9. FLASHING SHALL BE APPLIED TO ALL VALLEYS.

HOLD DOWNS ARE REQUIRED AT THE END OF EACH CEMENTED SHEARWALL SEGMENT OR AT THE END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER A SINGLE HOLD DOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALL IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD.

**ROOF UNDERLAYMENT APPLICATION**

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

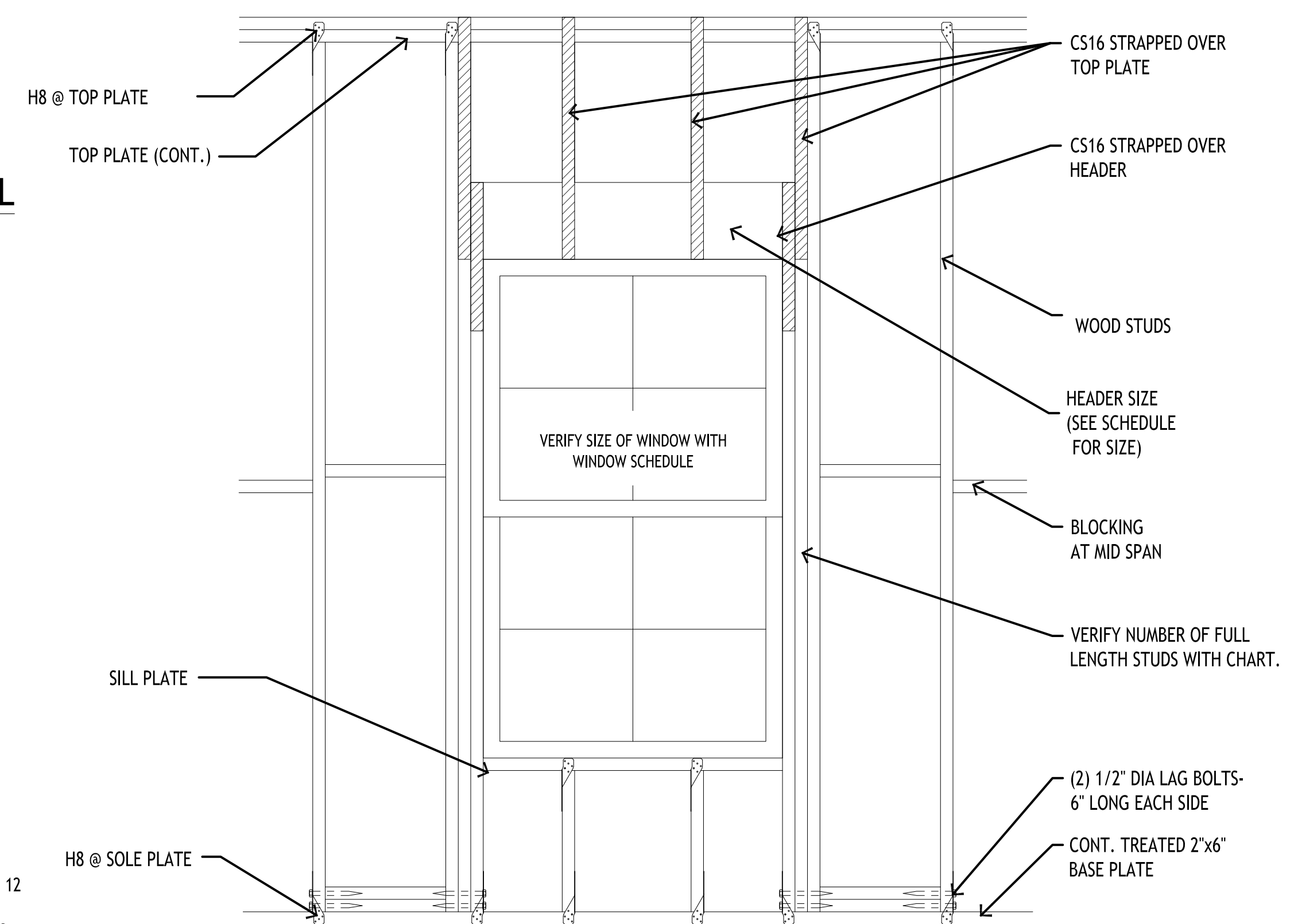
FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6".



**TYPICAL SHEAR WALL DETAIL**

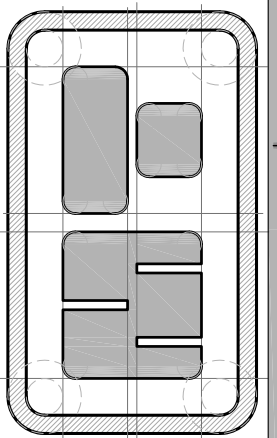
NOTE: CONTRACTOR/ OWNER IS RESPONSIBLE FOR THIS NAILING PATTERN TO BE APPLIED TO AREAS SHOWN ON FLOOR PLAN, AS WELL AS ENSURING CONT. SHEATHING FROM PLATE TO PLATE WITH NO INTERRUPTIONS.

NOTE: WOOD SHEAR WALLS ARE TO BE CONSTRUCTED OF WOOD STRUCTURAL PANELS NOT LESS LAN 4'-0"x8'-0" EXCEPT AT BOUNDARIES AND AT CHANGES IN FRAMING. WHERE PANELS CAN NOT EXCEED 4'-0" STRONG WALLS ARE TO BE USED.

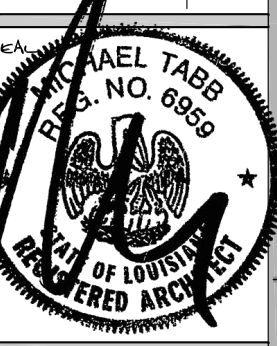


**TYPICAL WINDOW/DOOR STRAPPING DETAIL**

MICHAEL TABB ARCHITECTS AND DESIGNERS  
REGISTERED ARCHITECTS  
1000 KENNEDY ROAD, ANAHEIM, CA 92807



PREAUX'S SUITE

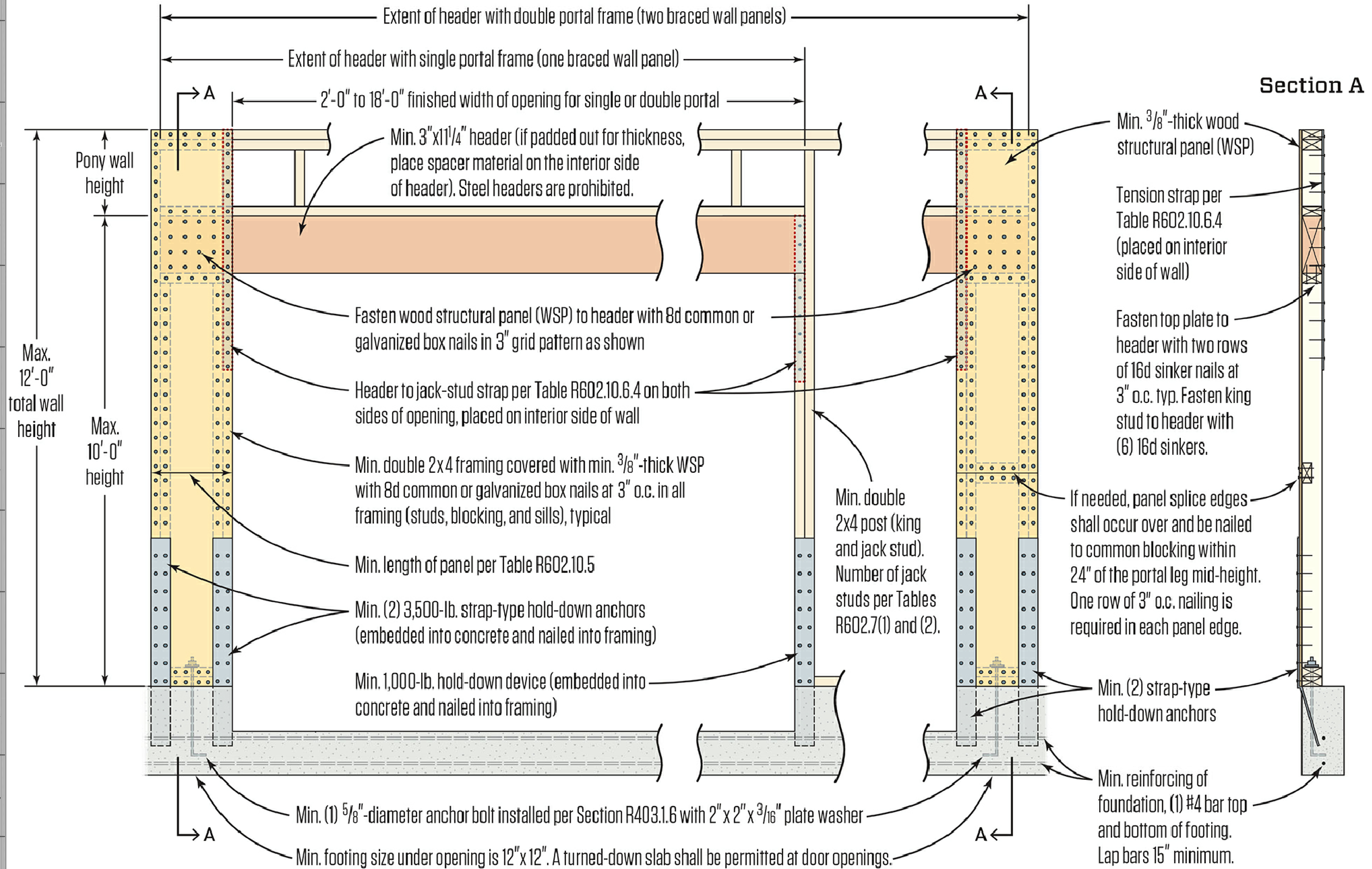


site plan  
DATE: 02.15.2022  
DRAWN BY: [Name]  
CHECKED BY: [Name]



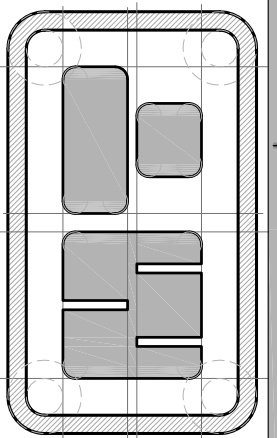
# Method PFH (Portal Frame With Hold-Downs)

Front Elevation

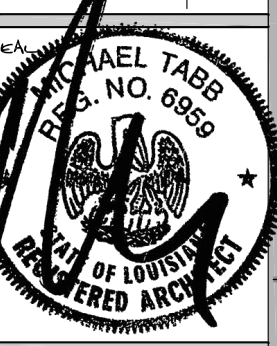


TYPICAL PORTAL FRAME AT GARAGE DOOR DETAIL

MICHAEL TABB ARCHITECTURAL DESIGN AND DRAFTING



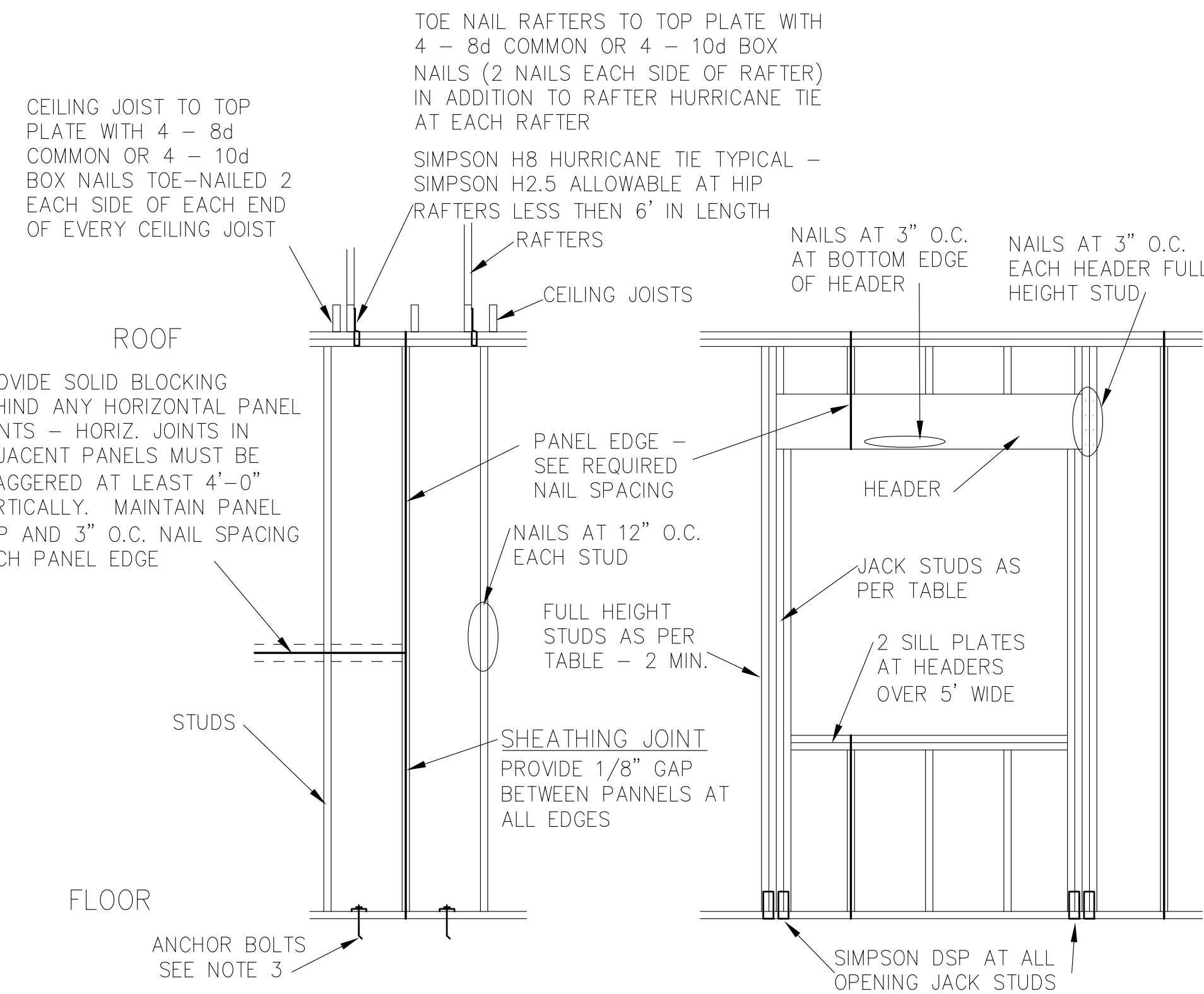
PREAUX' SUITE



DATE: 02.15.2022  
 DRAWING NO.: 214L  
 PROJECT: 214L

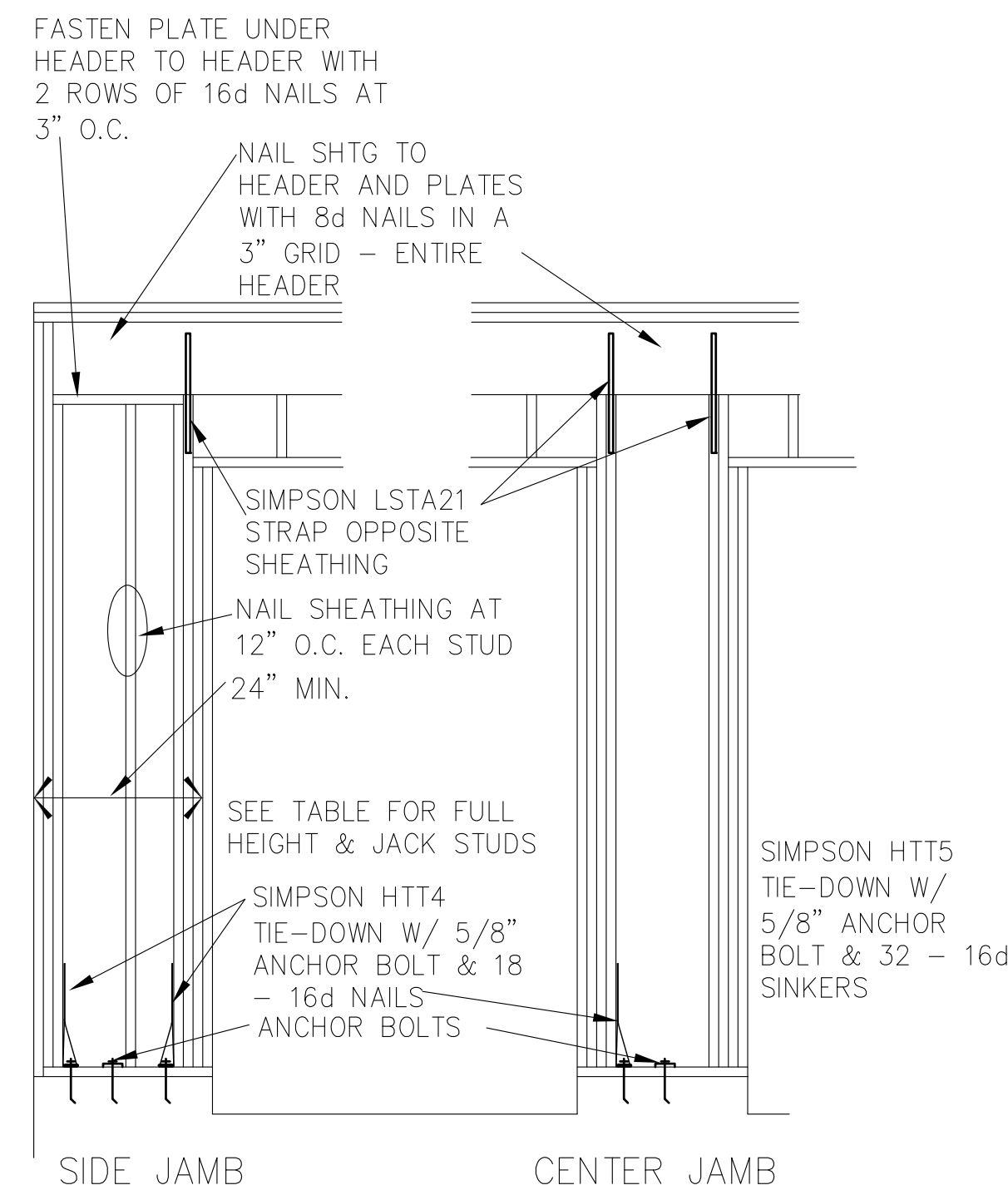
G-4





**CONNECTOR LOCATIONS**

CONNECTOR NUMBERS ARE BY SIMPSON STRONG-TIE. CONNECTORS BY USP STRUCTURAL CONNECTORS MAY BE SUBSTITUTED FOR THOSE BY SIMPSON IF PROVEN TO BE OF EQUAL OR GREATER CAPACITY AND OF SAME CORROSION RESISTANCE.



**TYPICAL CONNECTOR LOCATIONS**

**FRAMING NOTES :**

1. ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE WIND AND FLOOD MITIGATION REQUIREMENTS OF THE 2009 INTERNATIONAL RESIDENTIAL CODE. UPLIFT RESISTANCE IS REQUIRED AND SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE ROOF.
2. LUMBER USED FOR JOISTS, RAFTERS & BEAMS SHALL BE #2 KD SOUTHERN YELLOW PINE. STUDS SHALL BE STUD GRADE OR STANDARD KD SOUTHERN YELLOW PINE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED. ALL CONNECTORS, ANCHORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD TO BE OF GREATER CORROSION RESISTANCE THEN STANDARD GALVANIZED CONNECTORS AND FASTENERS. CORROSION RESISTANCE TO BE APPROPRIATE FOR THE TYPE OF PRESSURE TREATMENT OF THE LUMBER USED.
3. PROVIDE LATERAL SUPPORT FOR FLOOR JOISTS AT ENDS AND BRIDGING OR BLOCKING AT INTERVALS IN THEIR SPAN NOT TO EXCEED 8 FEET. PROVIDE DOUBLE JOISTS AT ALL PARALLEL WALLS AND SOLID BLOCKING OVER BEARING WALLS
4. ROOF SHEATHING - PLYWD OR OSB, APA RATED, 19/32" THICK (5/8" NOM.). PROVIDE CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF RAFTERS. NAILS TO BE EITHER 8d COMMON OR 10d BOX NAILS. MAXIMUM SPACING FOR SHEATHING NAILING AT THE PERIMETER EDGE ZONES, WITHIN 4' OF EXTERIOR WALLS, ALL ROOF EDGES, RIDGES OR HIP TO BE 6" O.C. AT SHEATHING EDGES AND 6" IN THE FIELD AT EACH RAFTER. SHEATHING NAILING AT THE INTERIOR ZONE AT 6" O.C. AT SHEATHING EDGES AND AT 12" O.C. IN THE CENTER OF THE SHEATHING PANELS. SHEATHING AT GABLE RAKES SHALL BE NAILED AT 4" O.C. AT OUTLOOK BLOCK AND AT SOLID BLOCKING OVER GABLE STUD TOP PLATE.
5. JOIST HANGERS SHALL BE 16 GA., TYPE "U" AS MANUFACTURED BY SIMPSON STRONG TIES CO. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS. USE JOIST HANGERS FOR JOISTS AND BEAMS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS THE MEMBER SUPPORTED.
6. COORDINATE FRAMING WITH HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.
7. STRAP ALL STUDS CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE, NO. 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL, SPIKED TO PLATES.
8. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.
9. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.
10. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.
11. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.
12. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.
13. PROVIDE CURTAIN BLOCKING AT ALL WINDOWS. PROVIDE BLOCKING FOR CABINETS, TOWEL BARS AND FIXTURES AS REQUIRED.
14. FIREBLOCKING IS REQUIRED BETWEEN STORIES AND AT THE TOP STORY AND ROOF SPACE. BLOCKING IS ALSO REQUIRED IN CONCEALED SPACES IF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'. BLOCKING REQUIRED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ALSO REQUIRED AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL. PENETRATIONS OF THE FIREBLOCKING SHALL BE PACKED WITH ACCEPTABLE FIREBLOCKING MATERIAL. IRC R602.8
15. DOUBLE TOP PLATES SHALL BE PROVIDED AT THE TOP OF ALL WALLS. DOUBLE TOP PLATES SHALL OVERLAP AT CORNERS AND AT INTERSECTIONS WITH OTHER EXTERIOR OR INTERIOR WALLS. DOUBLE TOP PLATES AT EXTERIOR WALLS SHALL BE LAP SPLICED WITH ENDS JOINTS OFFSET A MINIMUM OF 5'.

**ENERGY EFFICIENCY CERTIFICATE :**

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, CRAWLSPACE WALL AND OR FLOOR AND DUCTS OUTSIDE CONDITIONED SPACES; U FACTORS FOR FENESTRATION; AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPE AND EFFICIENCY OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

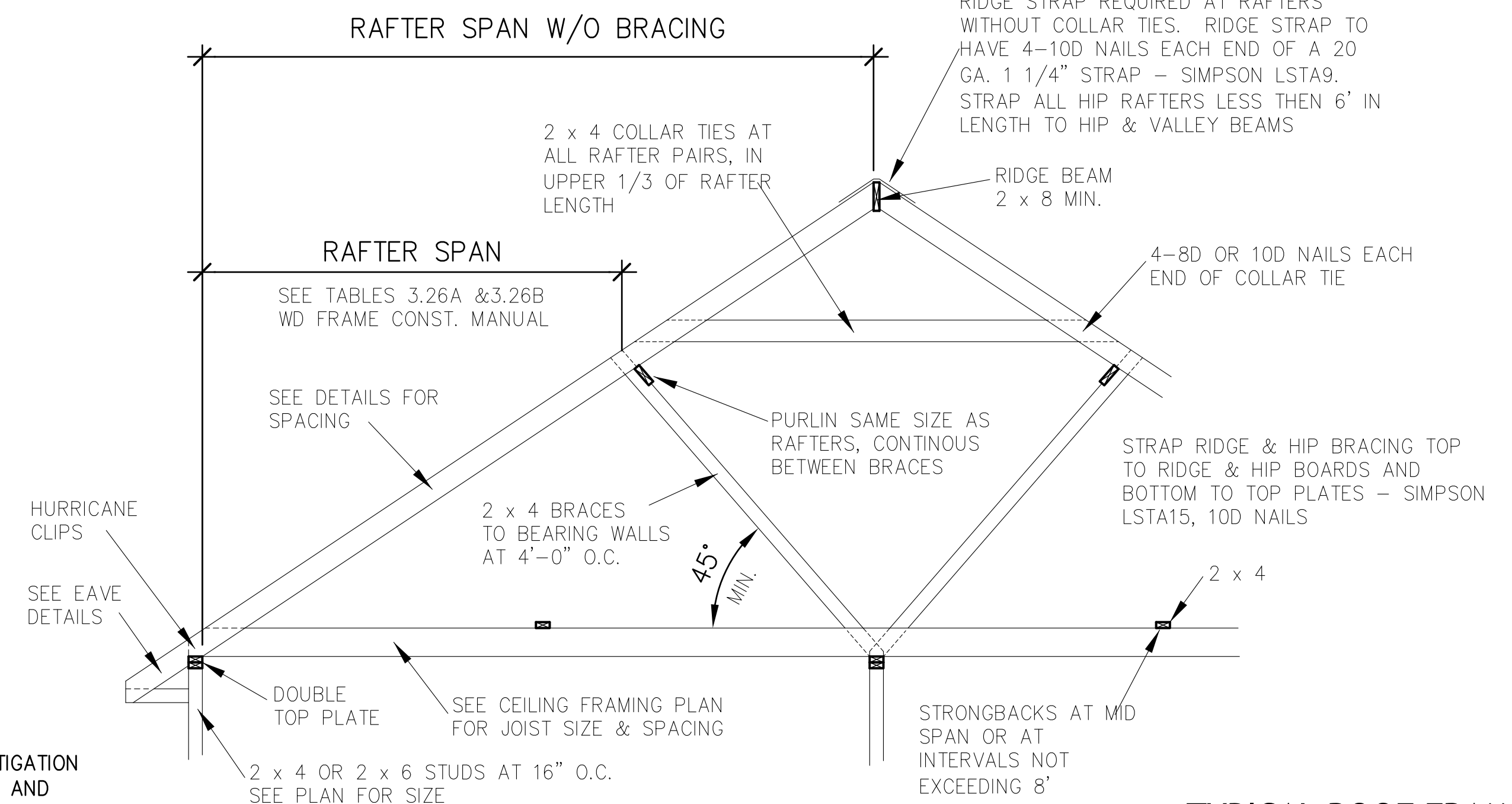
**HEATING & COOLING EQUIPMENT :**

HEATING AND COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES.

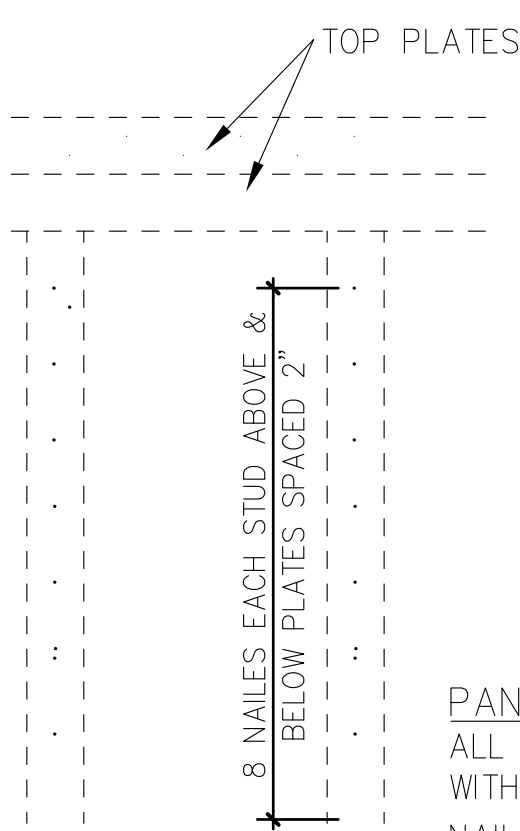
**GLAZING ENERGY EFFICIENCY :**

ALL FENESTRATION PRODUCTS (WINDOWS, DOORS & SKYLIGHTS) SHALL BEAR A LABEL FROM THE MANUFACTURER CERTIFYING THE U-FACTOR AND SHGC (SOLAR HEAT GAIN COEFFICIENT) FOR THE GLAZING. IRC N1102.1. U-FACTOR MAXIMUM IS 0.65 SHGC MAXIMUM IS 0.35

**ENERGY REQUIREMENTS**

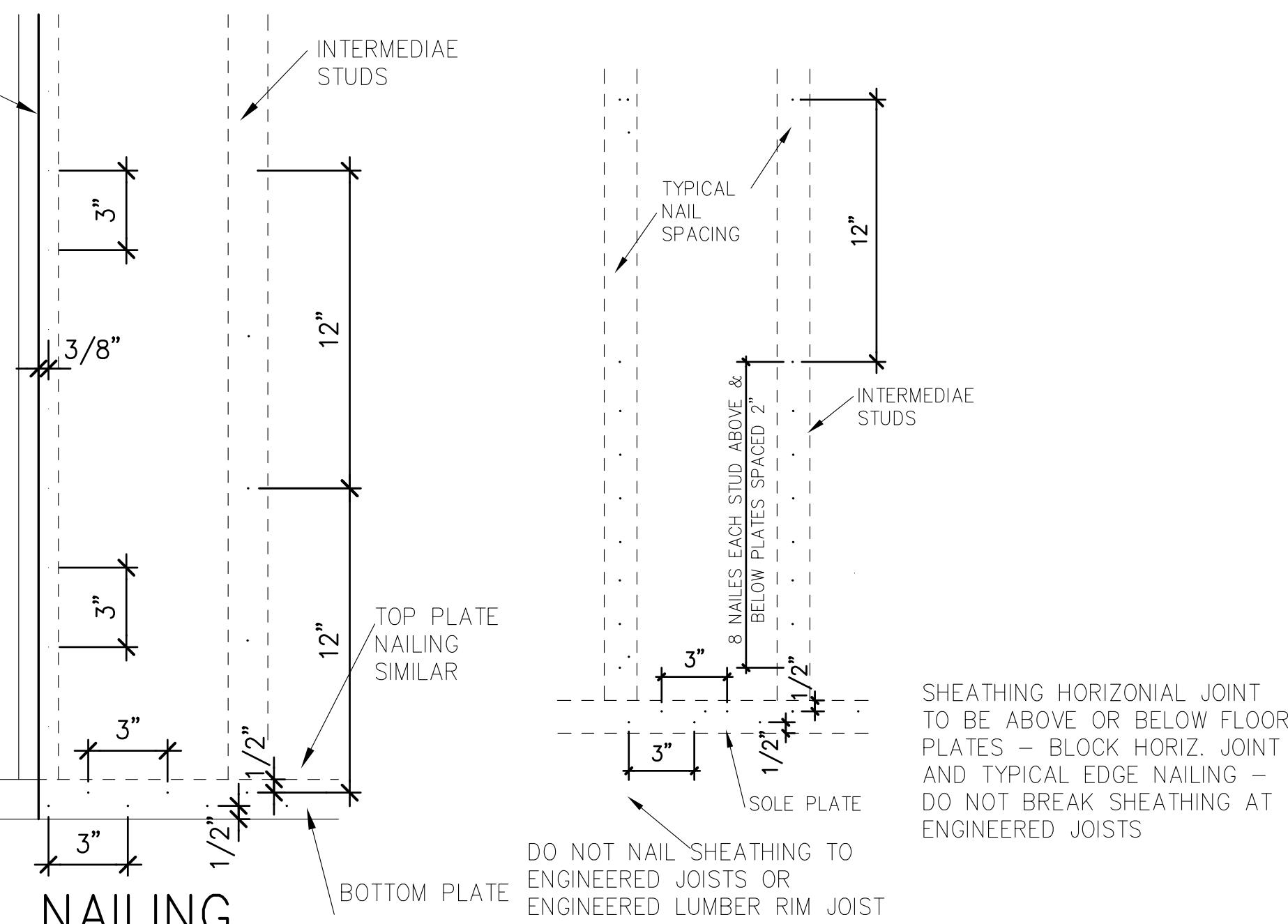


**TYPICAL ROOF FRAMING**



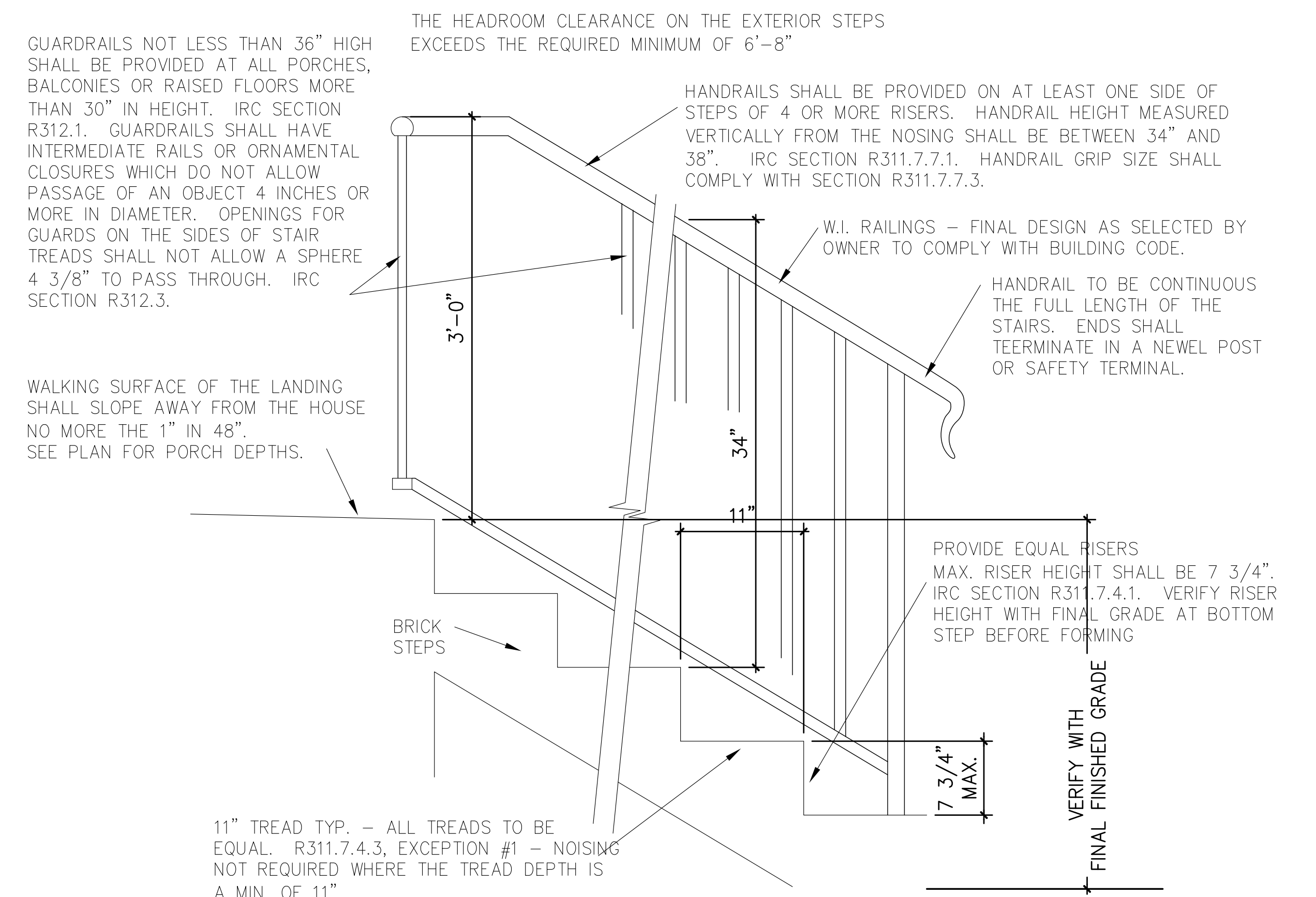
**PANEL NAILING :**

ALL EDGES OF ALL PANELS TO BE NAILED WITH 8d COMMON OR GALVANIZED BOX NAILS AT 3" O.C. (TOP & BOTTOM PLATES AND AT STUDS) FIELD NAILING TO BE NO GREATER THEN 12" O.C. AT ALL STUDS



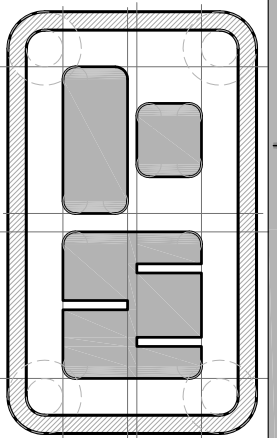
**TYPICAL NAILING**

**TYPICAL NAILING AT SECOND FLOOR**

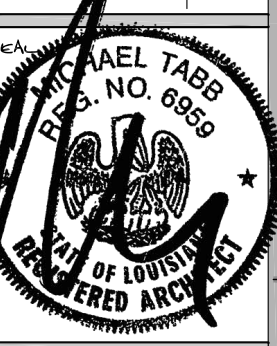


**TYPICAL STAIR DETAIL**

MICHAEL TABB ARCHITECTS AND DESIGNERS



PREAUX SUITE



DATE: 02.15.2022  
DRAWN BY: J. W. WALKER  
CHECKED BY: J. W. WALKER

**G-5**



PARISH OF ST. CHARLES

15997

16021

ROBERT, DWAYNE M.

16011

15999

15'-11<sup>1</sup>/<sub>4</sub>"



69'-10<sup>7</sup>/<sub>8</sub>"

75'-9<sup>7</sup>/<sub>8</sub>"

Y M.

D J., JR.

15989

TREGRE, PERCY, JR.

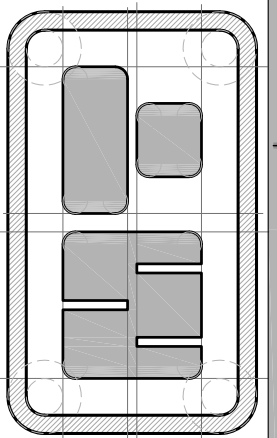
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RIVER RD

RIVER RD

16017

MICHAEL TABB  
RESIDENTIAL DESIGN AND DRAFTING



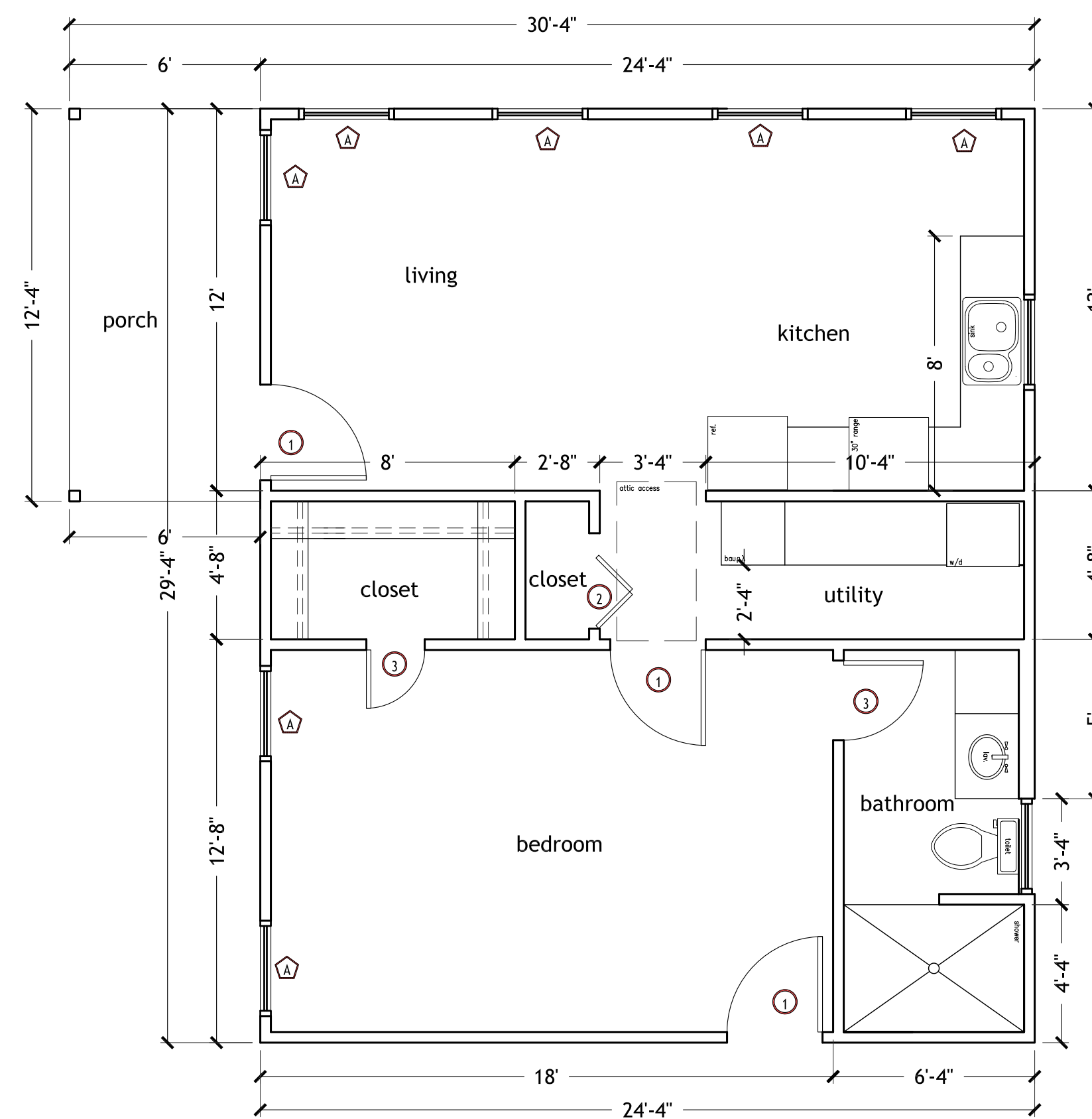
PREAUX' SUITE



PROJECT NO. 2146  
DATE: 02.15.2022  
PHASE: CONSTRUCTION DOCUMENTS

A-1





First Floor	
Living	713 sqft
Front Porch	74 sqft
<b>Total Square Foot</b>	<b>787 sqft</b>

WINDOW SCHEDULE			
MARK	QTY.	SIZE	DESCRIPTION
A	7	3'-0" x 5'-0"	D.H. DBL. INSUL. LOW "E"
B	2	3'-0" x 3'-0"	D.H. DBL. INSUL. LOW "E"

All new Glazing must meet the requirements of climate zone 3 on table N1102.1 of the IRC. All new Glazing must have a SHGC rating of .40 or lower and a U-factor of .75 or lower to comply with 2006 IBC.

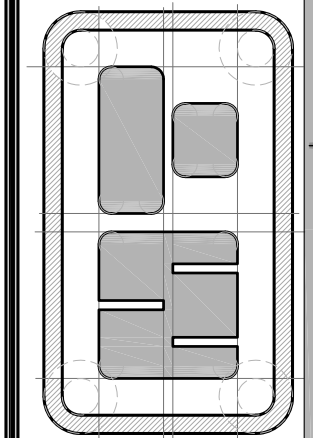
DOOR SCHEDULE		
MARK	DOOR SIZE	DESCRIPTION/REMARKS
1	3'-0" x 6'-8"	DOOR OWNER PICKED CONTRACTOR INSTALLED
2	3'-4" x 6'-8"	BI-FOLD DOOR OWNER PICKED CONTRACTOR INSTALLED
3	2'-6" x 6'-8"	DOOR OWNER PICKED CONTRACTOR INSTALLED

NOTE: ALL HARDWARE TO BE LEVER TYPE IN FINISH CHOSEN BY OWNER

Note: ALL STAIR STRINGER SHALL RECEIVE 30LB FELT INSTALLED BETWEEN THE STRINGER AND THE TREAD

**M** FLOOR PLAN  
SCALE: 1/4" = 1'-0"

MICHAEL TABB ARCHITECTS AND DESIGNERS  
1500 N. UNIVERSITY BLVD. SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.MICHAELTABB.COM

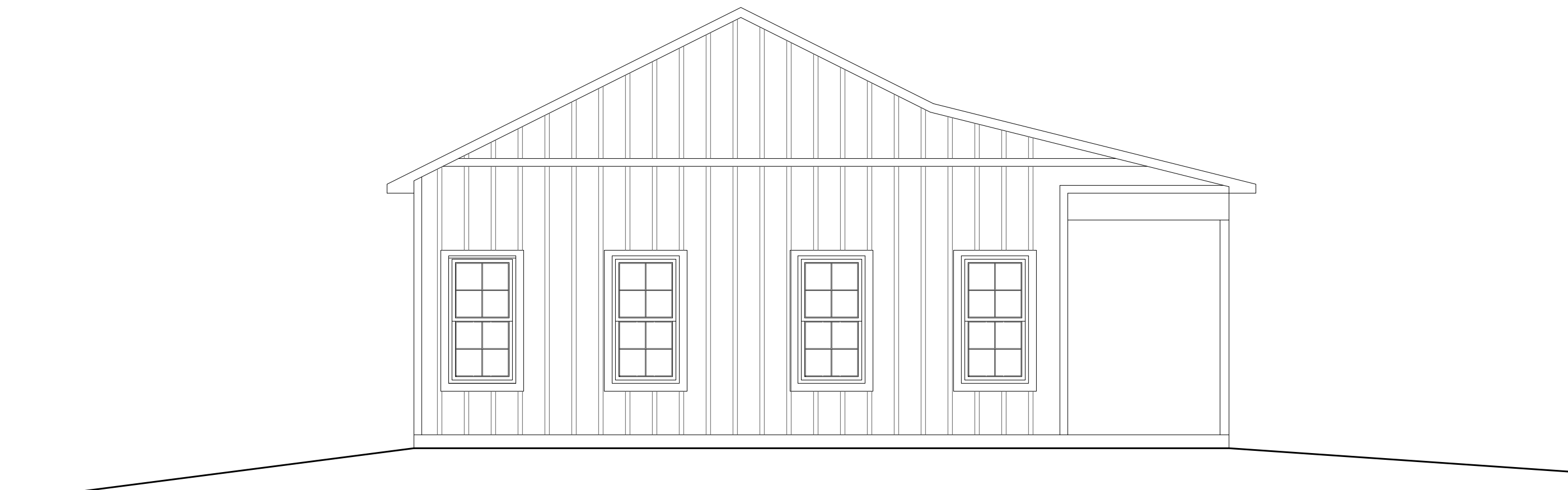
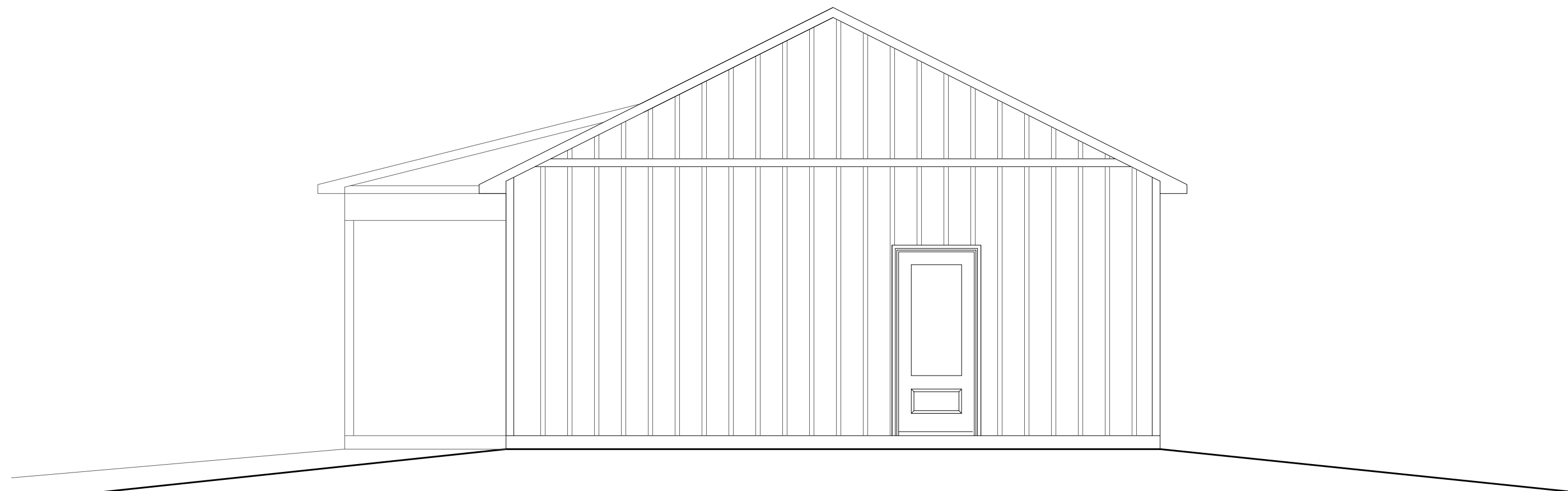
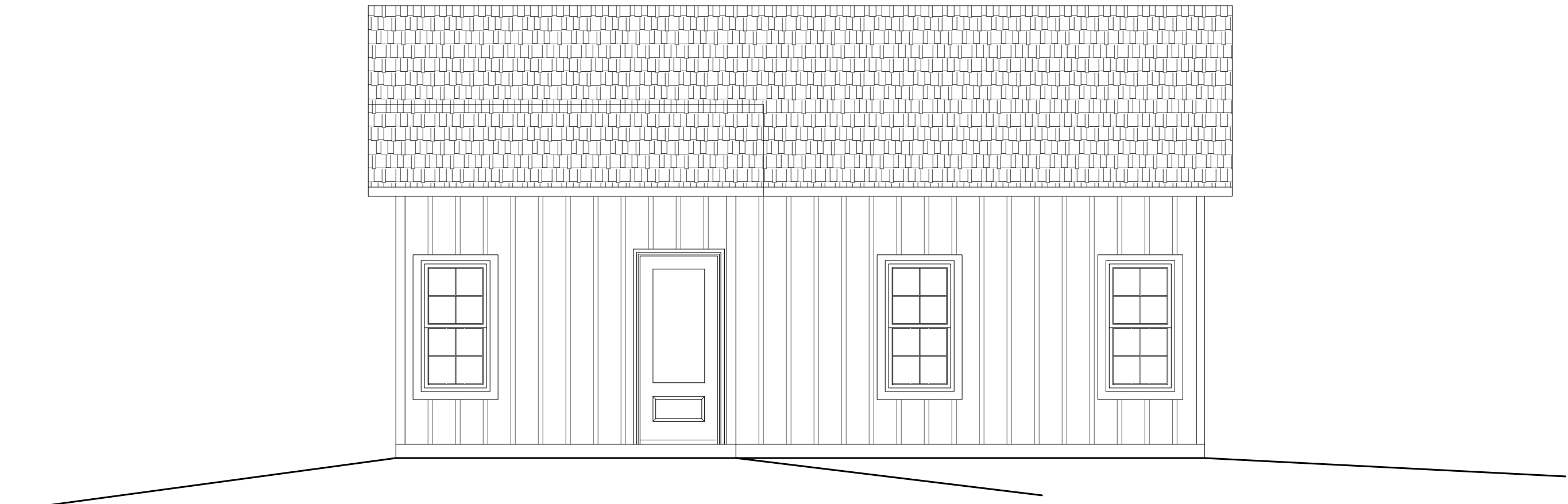
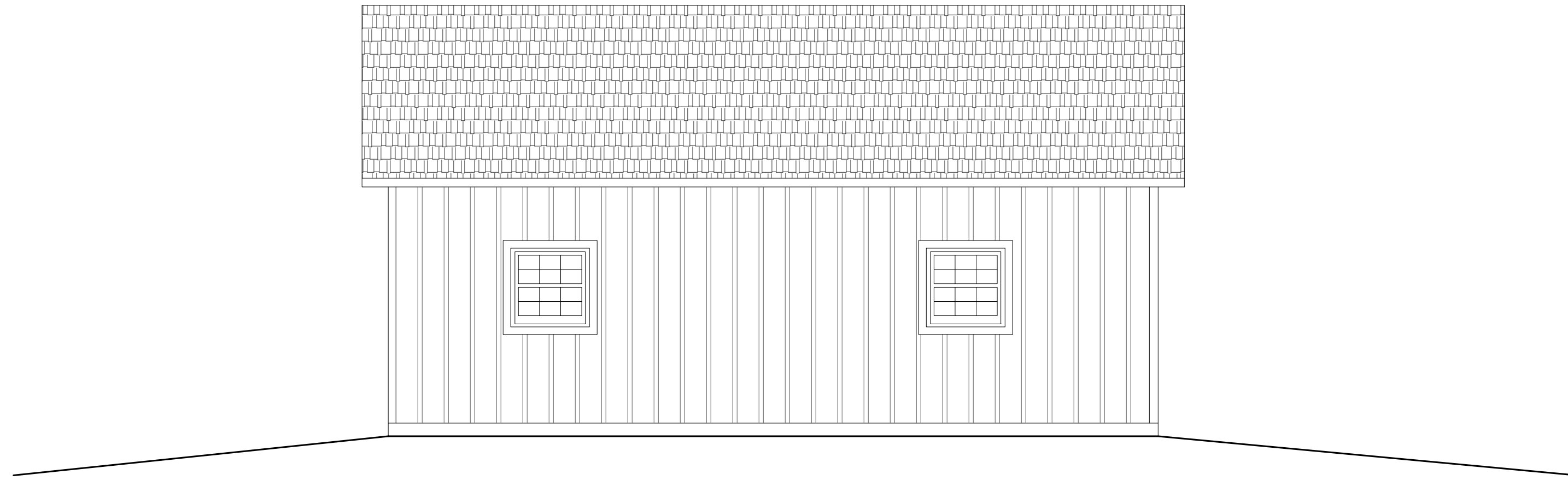


PREAUX' SUITE  
1500 N. UNIVERSITY BLVD. SUITE 100  
DENVER, CO 80202



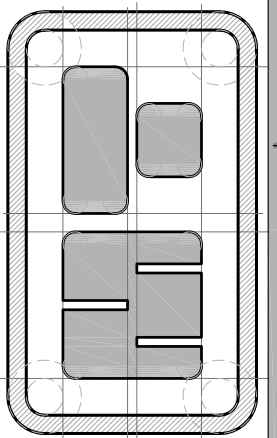
DESIGNED BY: MICHAEL TABB  
Floor Plan  
PROJECT NO.: 2146  
DATE: 02.15.2022  
PHASE: CONSTRUCTION DOCUMENTS  
DESIGNED BY: MICHAEL TABB





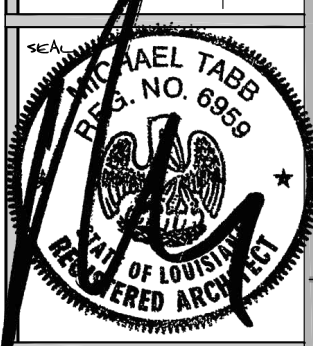
**M** EXTERIOR ELEVATIONS  
SCALE: 1/4"=1'-0"

MICHAEL TABB ARCHITECTURE  
DESIGN AND CONSTRUCTION  
1500 KENNER ROAD, SUITE 100, METairie, LA 70001  
504.885.1111



PREAUX' SUITE

1500 KENNER ROAD, SUITE 100, METairie, LA 70001



EXTERIOR ELEVATIONS

PROJECT NO. 2146

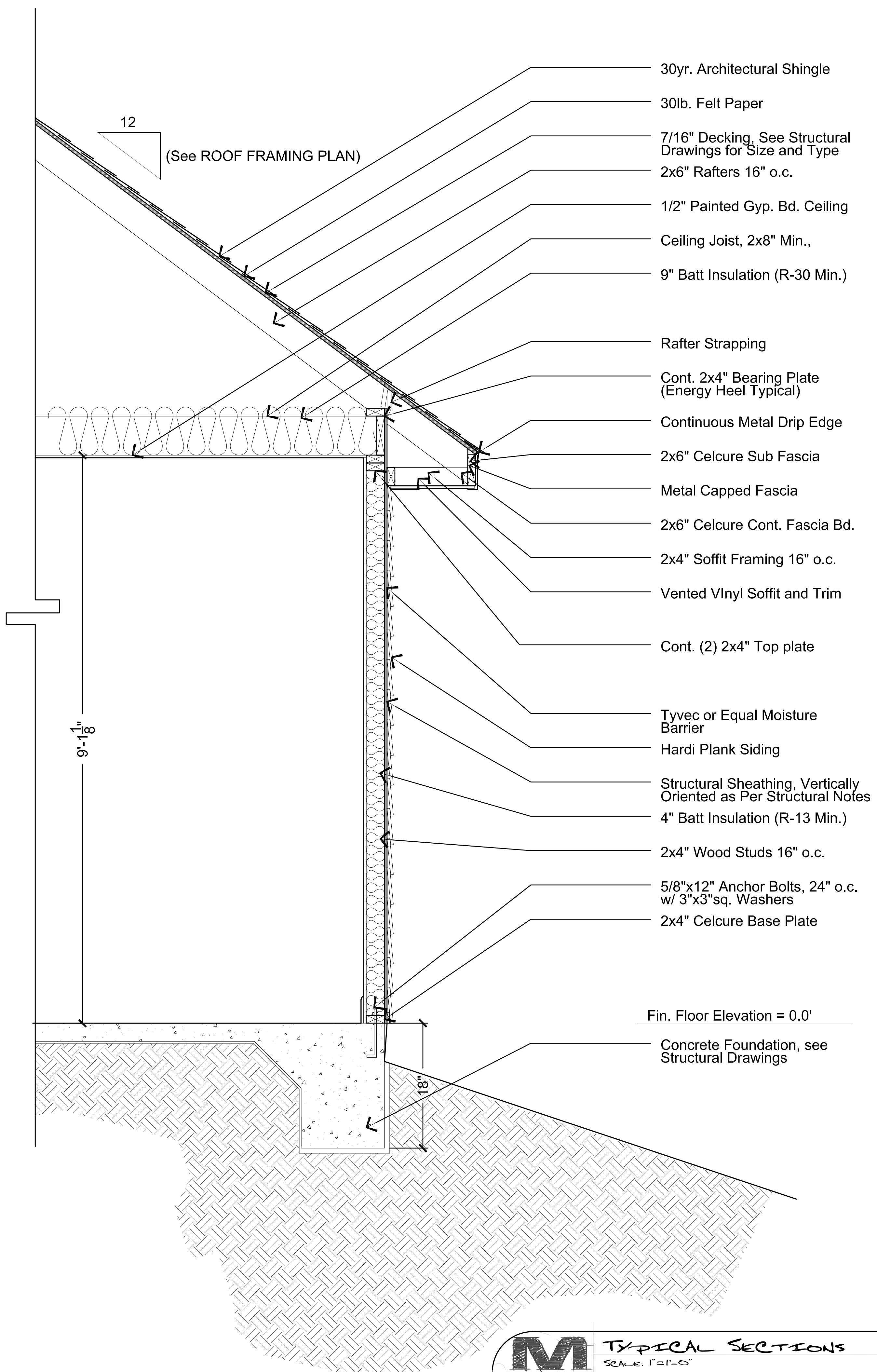
DATE: 02.15.2022

SCALE: AS SHOWN

DATE: 02.15.2022

A-3





- 30yr. Architectural Shingle
- 30lb. Felt Paper
- 7/16" Decking, See Structural Drawings for Size and Type
- 2x6" Rafters 16" o.c.
- 1/2" Painted Gyp. Bd. Ceiling
- Ceiling Joist, 2x8" Min.,
- 9" Batt Insulation (R-30 Min.)
- Rafter Strapping
- Cont. 2x4" Bearing Plate (Energy Heel Typical)
- Continuous Metal Drip Edge
- 2x6" Celcure Sub Fascia
- Metal Capped Fascia
- 2x6" Celcure Cont. Fascia Bd.
- 2x4" Soffit Framing 16" o.c.
- Vented Vinyl Soffit and Trim
- Cont. (2) 2x4" Top plate
- Tyvec or Equal Moisture Barrier
- Hardi Plank Siding
- Structural Sheathing, Vertically Oriented as Per Structural Notes
- 4" Batt Insulation (R-13 Min.)
- 2x4" Wood Studs 16" o.c.
- 5/8"x12" Anchor Bolts, 24" o.c. w/ 3"x3"sq. Washers
- 2x4" Celcure Base Plate
- Fin. Floor Elevation = 0.0'
- Concrete Foundation, see Structural Drawings

12  
(See ROOF FRAMING PLAN)

9'-1 1/8"

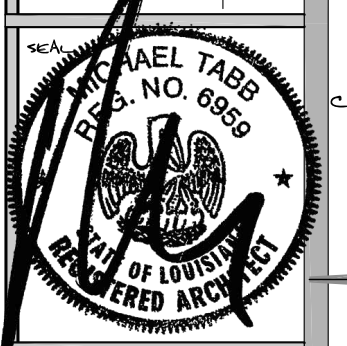
18"

**M** TYPICAL SECTIONS  
SCALE: 1"=1'-0"

MICHAEL TABB ARCHITECTS AND DESIGN  
REGISTERED ARCHITECTS  
STATE OF LOUISIANA  
NO. 44727



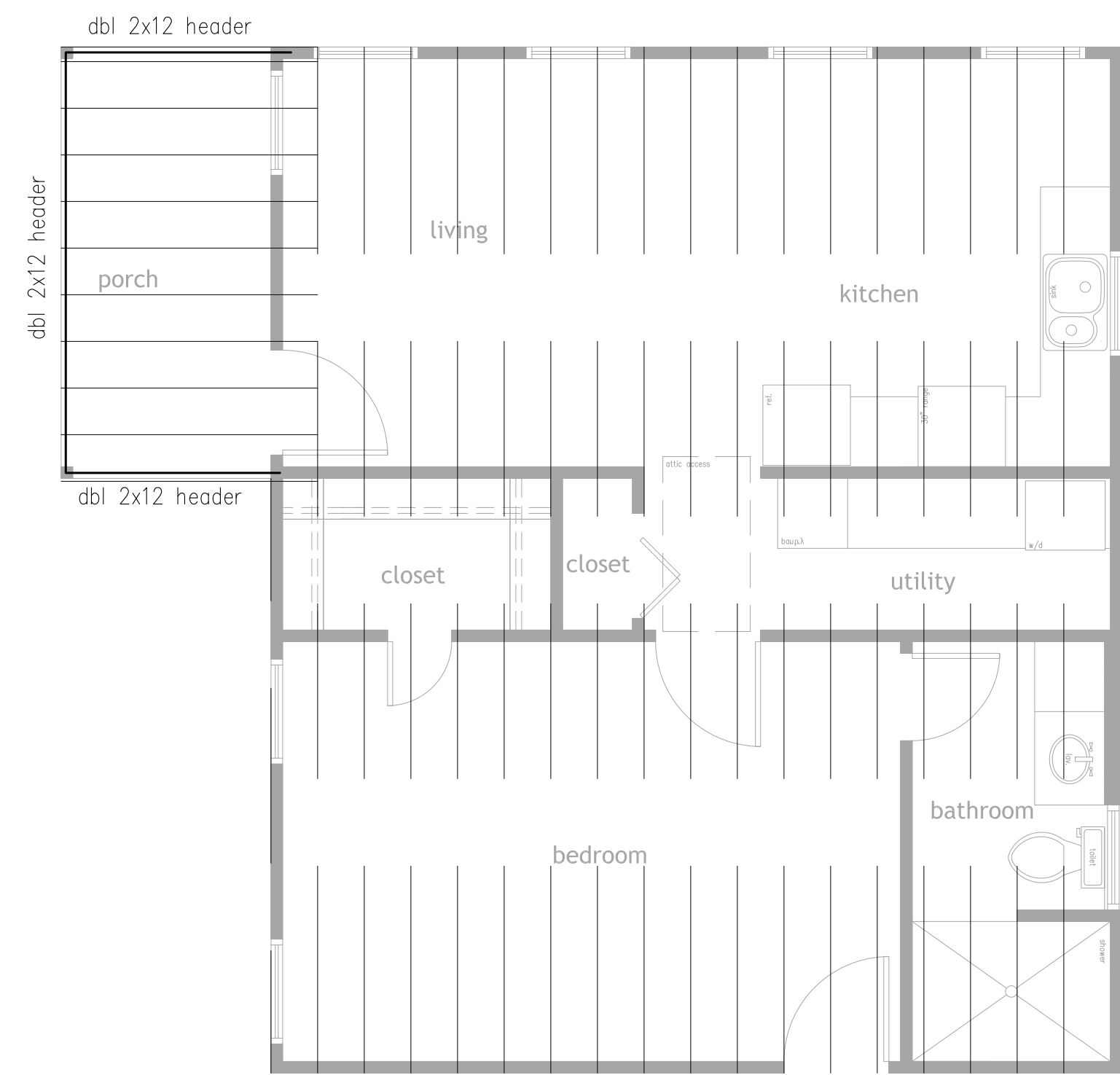
PREAUX' SUITE  
15000 KENNEDY BOULEVARD, SUITE 100, METairie, LA 70002



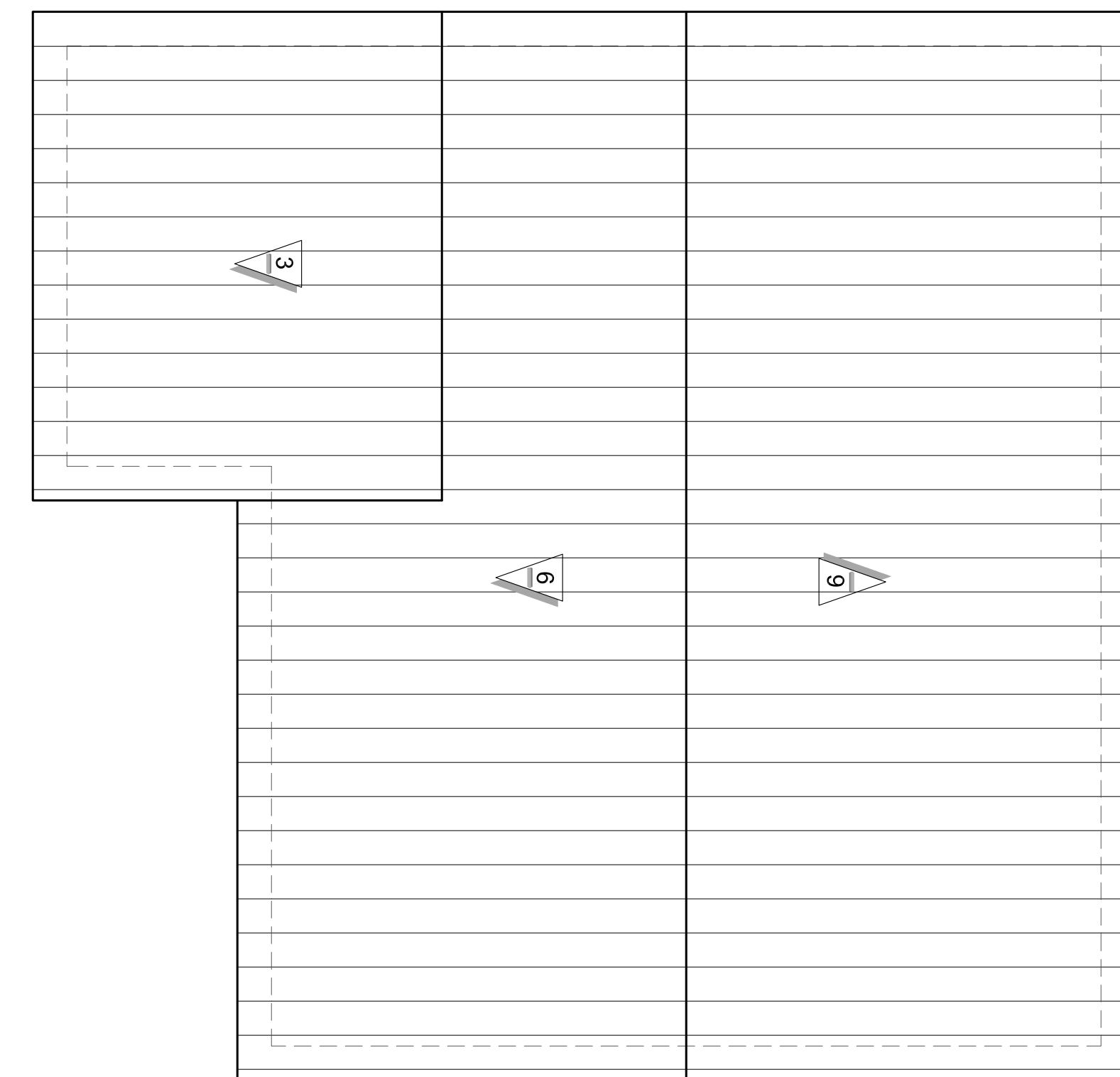
PROJECT NO. 2146  
DATE: 02.15.2022  
PHASE: CONSTRUCTION DOCUMENTS

A-4



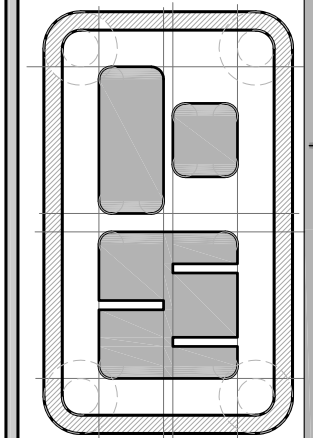


**M** CEILING JOIST PLAN  
SCALE: 1/4"=1'-0"



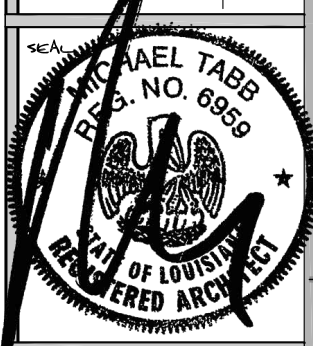
**M** ROOF FRAMING PLAN  
SCALE: 1/4"=1'-0"

MICHAEL TABB ARCHITECTURE  
RESIDENTIAL DESIGN AND CONSTRUCTION



PREAUX' SUITE

15000 KENNER ROAD, HUNTSVILLE LA 70007



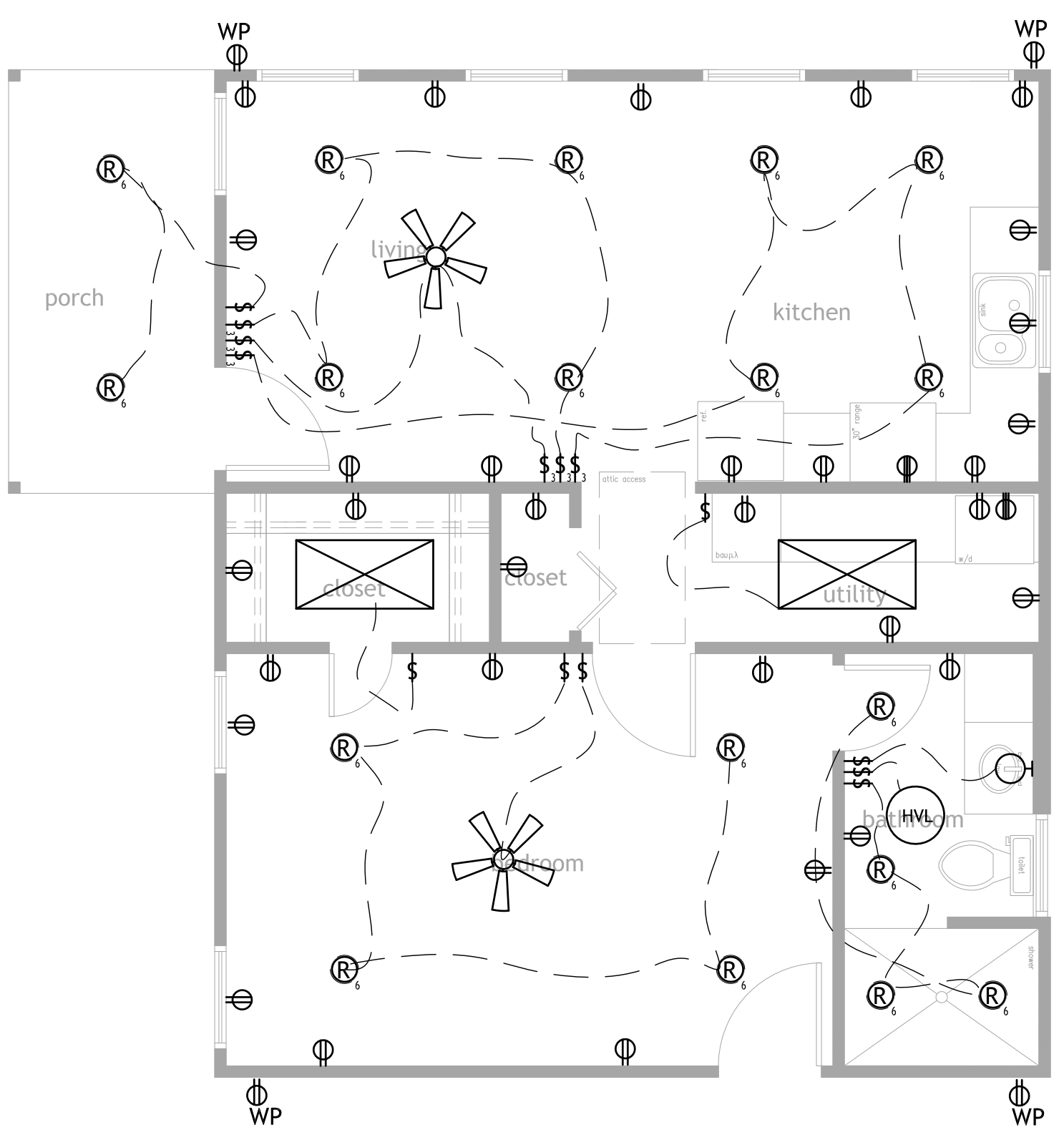
PROJECT NO. 2146  
DATE: 02.15.2022  
PHASE: CONSTRUCTION DOCUMENTS

A-5



- VL = VENT LIGHT FIXTURE  
HL = HEATER LIGHT FIXTURE  
HVL = HEATER VENT LIGHT FIXTURE
- EXTERIOR FLOOD LIGHT
- PHOTO ELECTRIC CELL FIXTURE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- STANDARD DUPLEX OUTLET
- GROUND FAULT INDICATOR
- WATERPROOF DUPLEX OUTLET
- 220 VOLT OUTLET
- DOOR CHIME
- DOOR CHIME BUTTON
- TELEPHONE JACK
- CABLE DROP
- CEILING FAN WITH LIGHT
- UNDER CABINET LED RIBBON FIXTURE
- PENDANT FIXTURE(S)
- CEILING MOUNTED PULL CHAIN FIXTURE
- CEILING MOUNTED INCADESCENT FIXTURE
- RECESSED CEILING MOUNTED INCADESCENT FIXTURE
- RECESSED CEILING MOUNTED INCADESCENT FIXTURE (FISHEYE FIXTURE)
- CEILING MOUNTED FOUR TUBE FLOURESCENT FIXTURE
- CEILING MOUNTED TWO TUBE FLOURESCENT FIXTURE
- WALL MOUNTED INCADESCENT FIXTURE
- AREA TO RECEIVE GAS
- ELECTRICAL SERVICE PANEL
- CARBON MONOXIDE ALARM A UL 2034 APPROVED SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREAS. (WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED IN DWELLING UNITS)
- DUAL POWERED, JOINT WIRED SMOKE DETECTION DEVICE (THESE UNITS NEED TO BE CAPABLE OF BEING WIRED TOGETHER SO THAT IN THE CASE OF TRIGGER, ALL UNITS SHALL SOUND)

NOTE: ELECTRICAL CONTRACTOR TO PROVIDE ARC-FAULT BREAKERS WHERE REQUIRED. (AS PER 2009 IRC SECTION E3902.11, 2008 NEC ARTICLE 210-12)

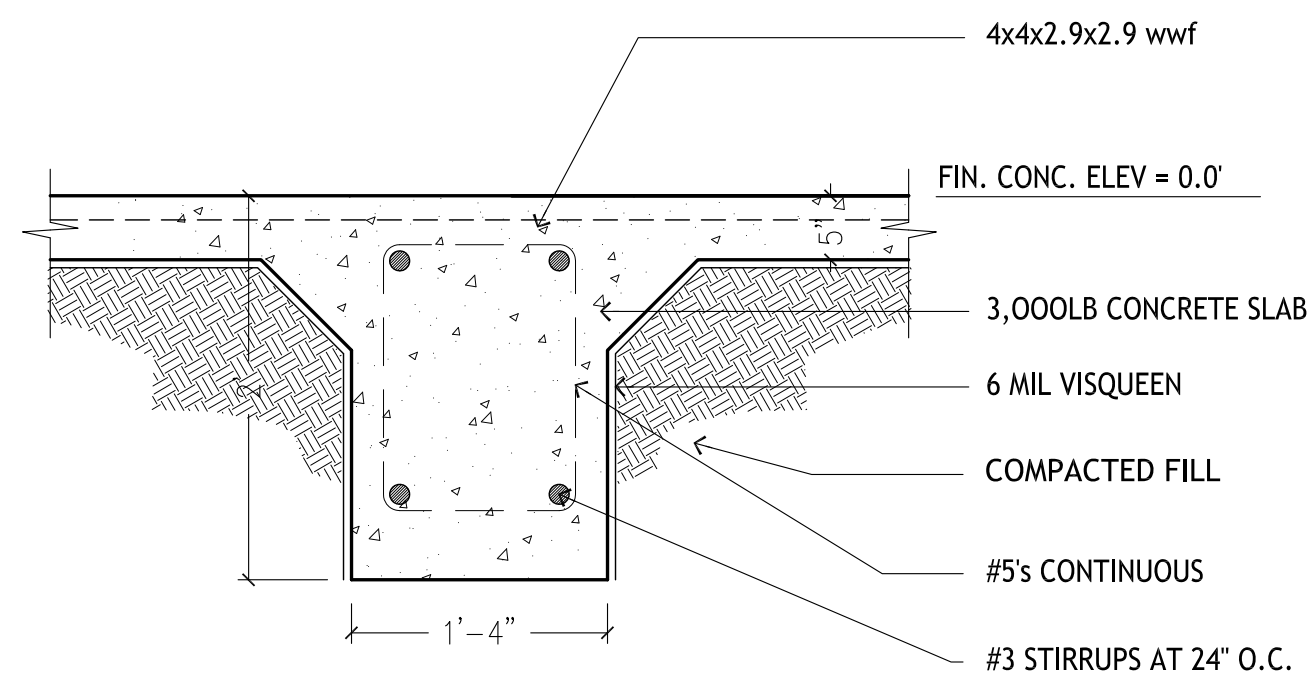


MICHAEL TABB ARCHITECTS AND DESIGN RESIDENTIAL

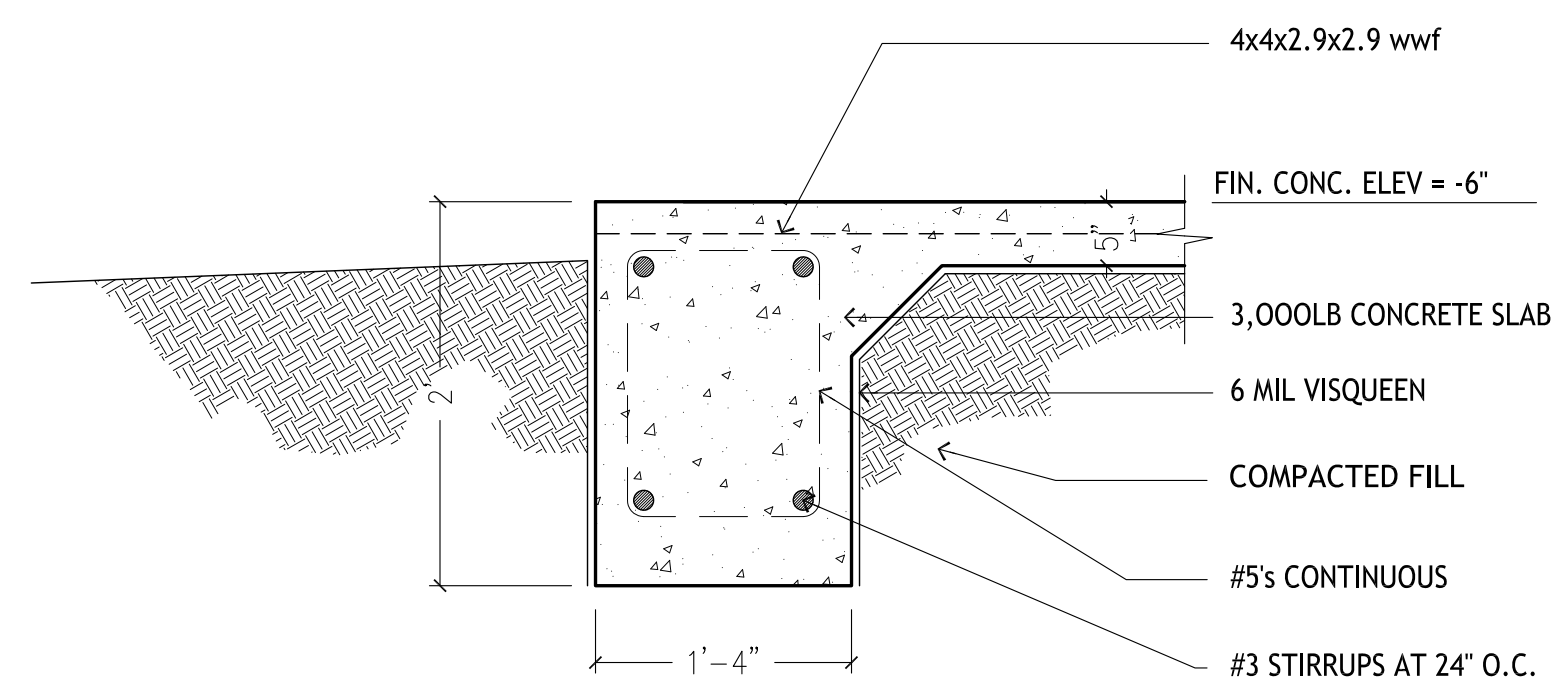
BREAU'S SUITE  
15000 KENNEDY ROAD, HUNTSVILLE LA 70047

Michael Tabb  
Professional Engineer  
Electrical Plan  
2146  
DATE: 02.15.2022  
PHASE: CONSTRUCTION DOCUMENTS  
DRAWING NUMBER: E-1

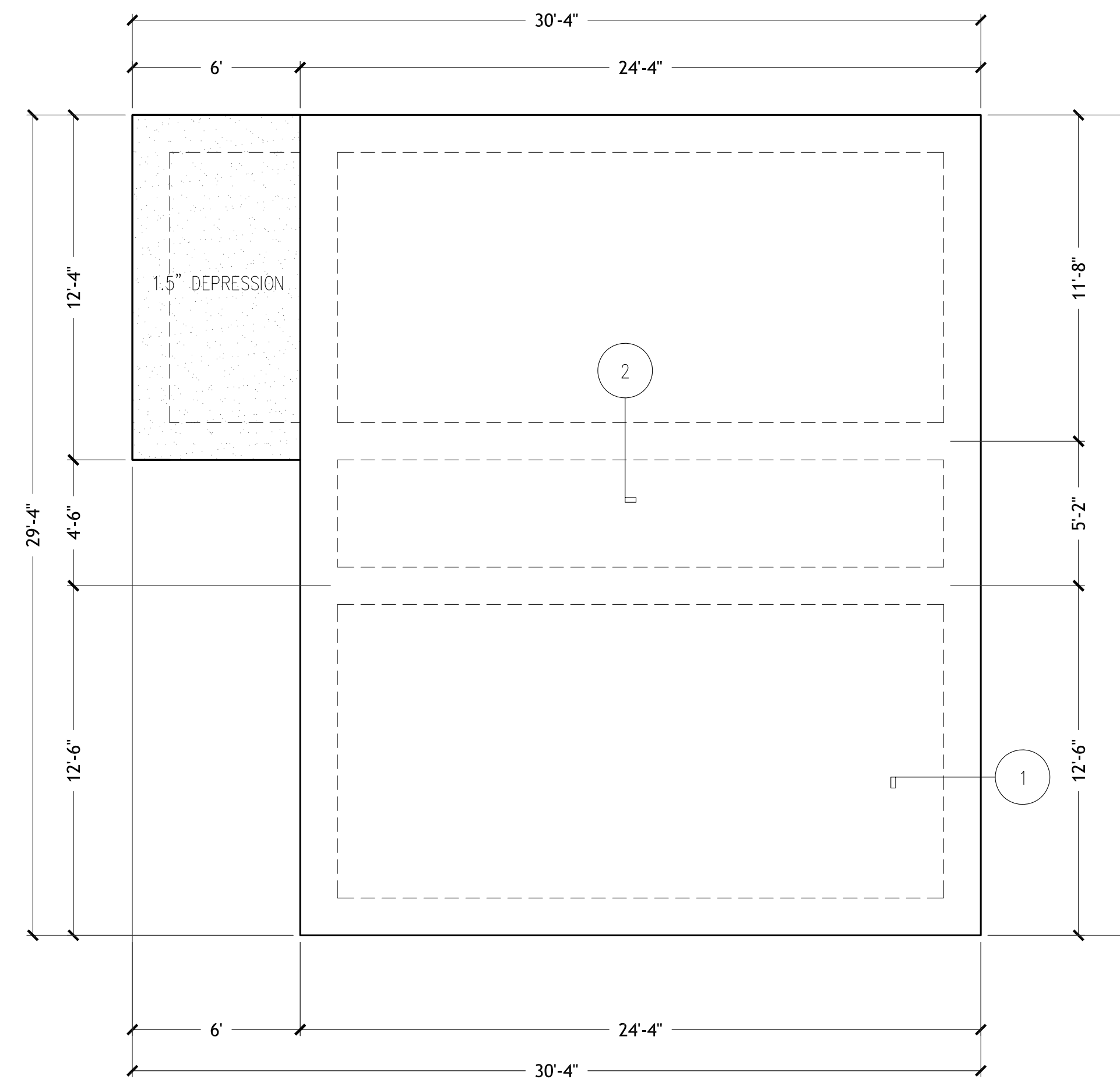




**M** FOUNDATION DETAIL TWO  
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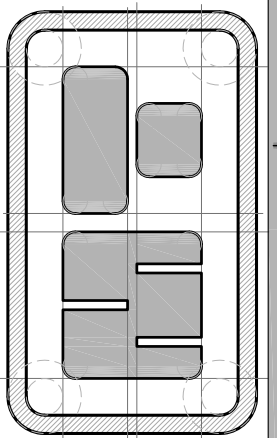


**M** FOUNDATION DETAIL ONE  
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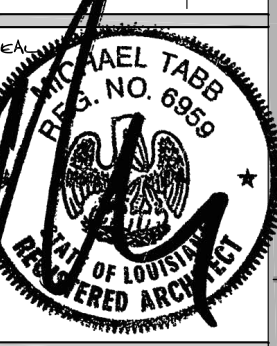


**M** FIRST FLOOR ELECTRICAL PLAN  
 SCALE: 1/4"=1'-0"

MICHAEL TABB  
 ARCHITECT  
 1500 KENNER ROAD, SUITE 100, METairie, LA 70002  
 (504) 885-1111  
 www.michaeltabb.com



PREAUX'S SUITE



FOUNDATION PLAN  
 DATE: 02.15.2022  
 DRAWN BY: [Name]