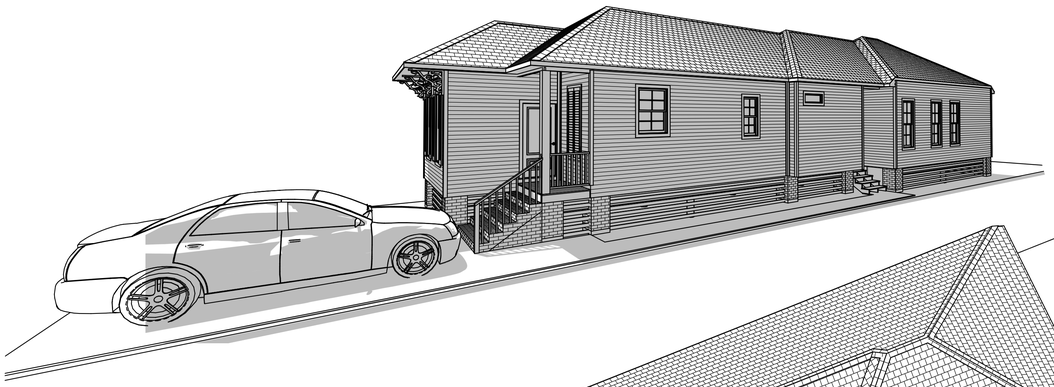
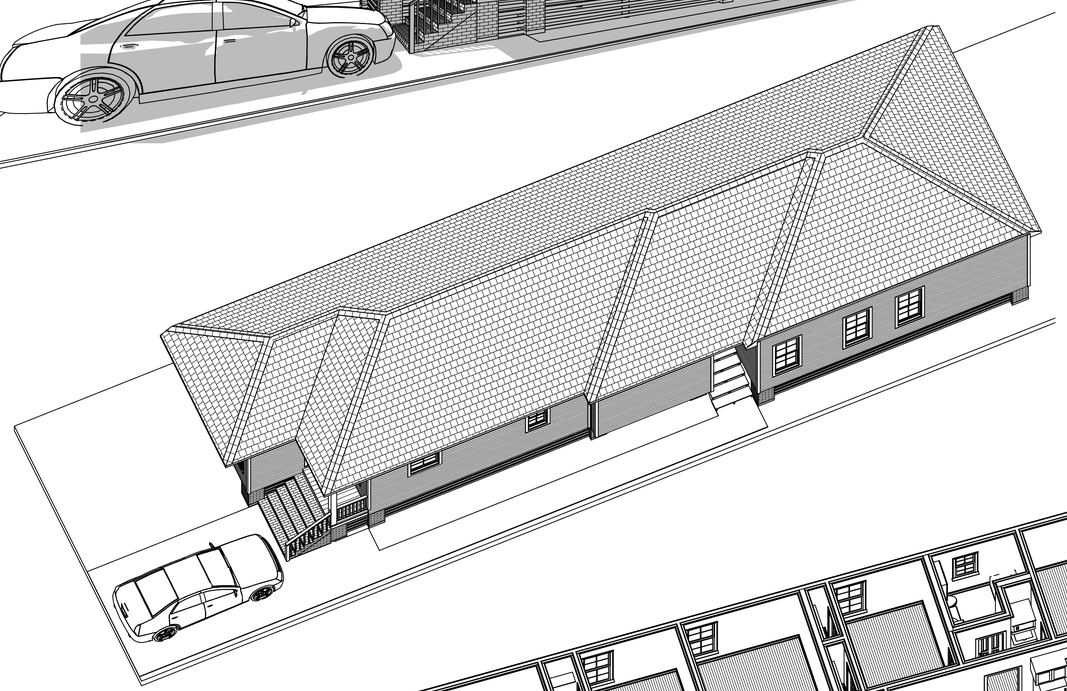
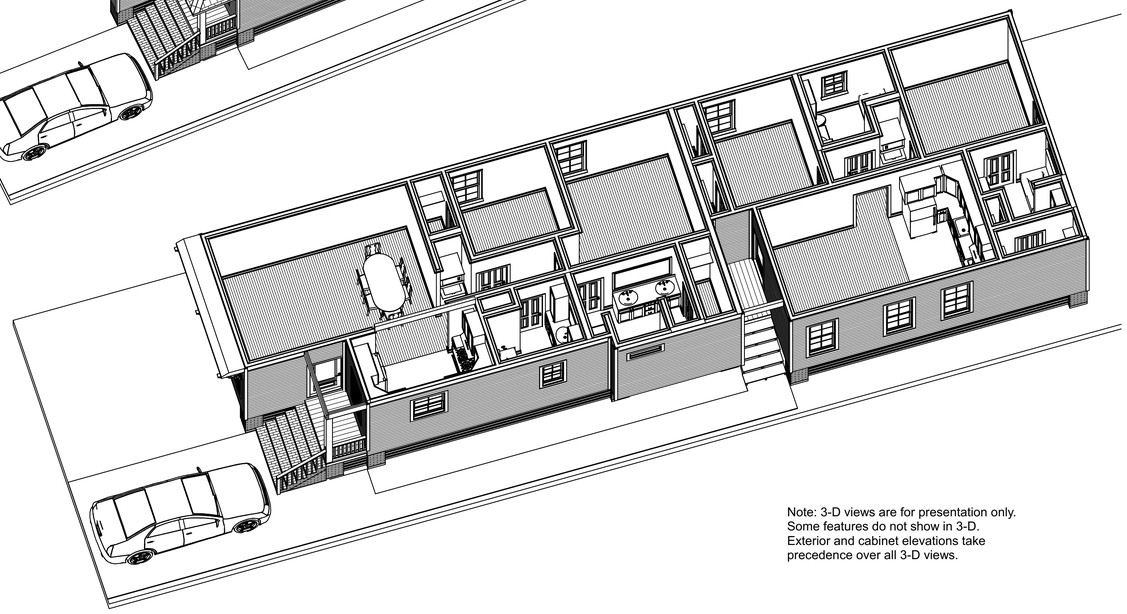
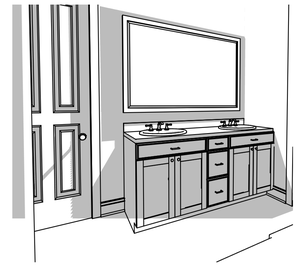
New Orleans Restoration Properties
Proposed New Duplex
8706 Edinburgh Street
New Orleans, La. 70118



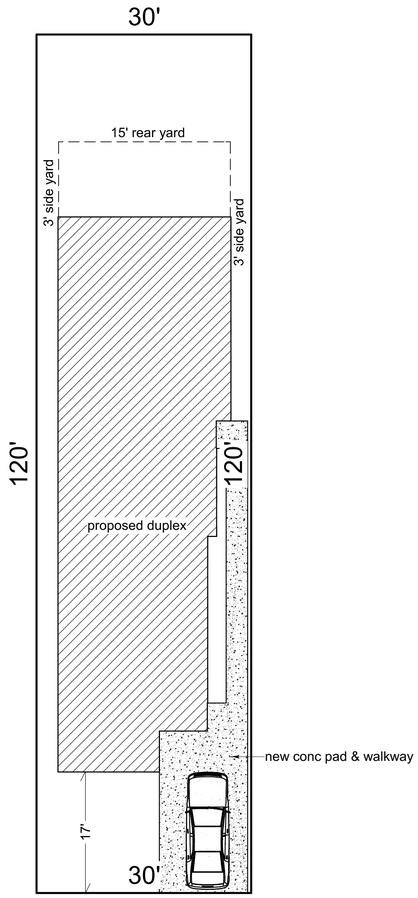




Note: 3-D views are for presentation only.
Some features do not show in 3-D.
Exterior and cabinet elevations take precedence over all 3-D views.



Note: According to the elevation certificate your grade is -3.54' at center line of Edinburgh, your flood elevation is -3.0', Exist. fin. flr. elev. is .29'. Your fin. flr. is 3.83' above centerline of Edinburgh.



Site Plan
Scale: 1" = 10'-0"

8706 Edinburgh Street
New Orleans, La. 70118

INDEX OF DRAWINGS		
Sheet #	Sheet Ref.	Contents
1	A0	3-D Preview, Site Plan
2	A1	Floor Plan, Cabinet Elevations
3	A2	Exterior Elevations, Roof Plan
4	E1	Electrical Plan
5	F1	Piling Layout Plan / Ceiling & Floor Joist Layout
6	M1	Plumbing & Mechanical Plan
7	S1	Sections & Details
7	S2	Wind Codes

New Plan - Construction Documents

REVISION TABLE	
DATE	DESCRIPTION

Project:
NEW HOME FOR:
New Orleans Restoration Properties
8706 Edinburgh
New Orleans, La. 70118

Cornerstone
Drafting and Design Services, LLC
Residential & Commercial Design
225-910-7994 gene.gayle@cornerstone-dds.com

Date:
09/04/2018

Scale:
As Shown

Drawn By:
G. Gayle

Sheet:
A0

Door Schedule				
Number	Size	Description	R/O	Qty
01	3'-0" x 6'-8"	ext. full glass, fiberglass dr.	38 1/2"x82"	2
02	3'-0" x 6'-8"	int., masonite dbl dr	38 1/2"x82 1/2"	2
04	2'-8" x 6'-8"	int. masonite	34 1/2"x82 1/2"	4
05	2'-6" x 6'-8"	int. masonite	32 1/2"x82 1/2"	2
06	2'-6" x 6'-8"	int., masonite pocket dr	62 1/2"x82 1/2"	1
07	2'-4" x 6'-8"	int. masonite	30 1/2"x82 1/2"	3
08	2'-4" x 6'-8"	int., masonite pocket dr	58 1/2"x82 1/2"	1
09	2'-0" x 6'-8"	int. masonite	26 1/2"x82 1/2"	1
10	2'-0" x 6'-8"	int., masonite pocket dr	50 1/2"x82 1/2"	1
11	3'-0" x 6'-8"	Cased Opening	38 1/2"x82 1/2"	1

Window Schedule						
Number	Size	R/O	Description	Lts.	Hdr. Ht.	Qty
01	3'-0" x 4'-0"	36"x48"	s.h., dbl. pn., vinyl fr.	4/4	96"	1
02	3'-0" x 1'-0"	36"x12"	s.h., dbl. pn., vinyl fr.	4/4	96"	2
03	2'-8" x 6'-0"	32"x72"	s.h., dbl. pn., vinyl fr.	4/4	90"	3
04	2'-8" x 6'-0"	32"x72"	s.h., dbl. pn., vinyl fr.	4/4	96"	3
05	2'-6" x 6'-0"	30"x72"	s.h., dbl. pn., vinyl fr.	4/4	90"	3
06	2'-0" x 4'-0"	24"x48"	s.h., dbl. pn., vinyl fr.	4/4	90"	2

Note:
As per IRC code, 1 hr fire rated walls 3'-5' from property line are permitted to have openings w/ fire rated glazing. These openings shall not be greater than 25% of wall area.

Left fire rated wall has 875 sf x 25% = 218.75 sf of permissible opening (Wall has 56.06 sf of openings)
Right fire rated wall has 302 sf x 25% = 75.5 sf of permissible openings (Wall has 45 sf of openings)

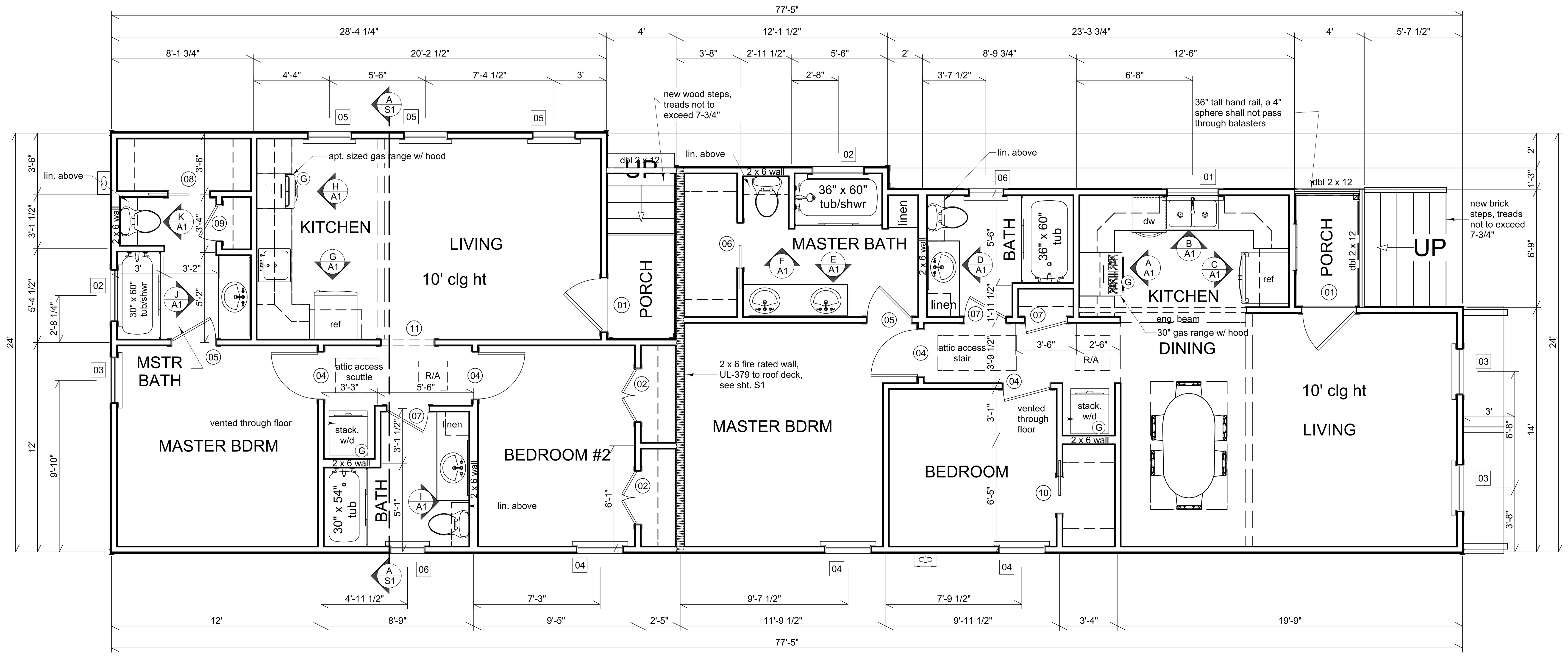
NOTE:

WINDOW U-FACTOR NOT TO EXCEED A VALUE .750 MAX.
DOOR GLAZING U-FACTOR NOT TO EXCEED A VALUE .750 MAX.
WINDOW & DOOR GLAZING SHGC (SOLAR HEAT GAIN COEFFICIENT)
NOT TO EXCEED A VALUE OF .400 MAX. TEMPERED GLASS AS REQ'D

DOORS AND HALLWAYS:

THE REQUIRED EXIT SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET IN WIDTH AND 6 FEET 8 INCHES IN HEIGHT. OTHER EXTERIOR HINGED OR SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. THE MINIMUM WIDTH OF A HALLWAY OR EXIT ACCESS SHALL NOT BE LESS THAN 3 FEET.

Note: provide wind borne debris protection for exterior glazed openings as per IRC



Floor Plan
Scale: 1/4" = 1'-0"

CABINET NOTES

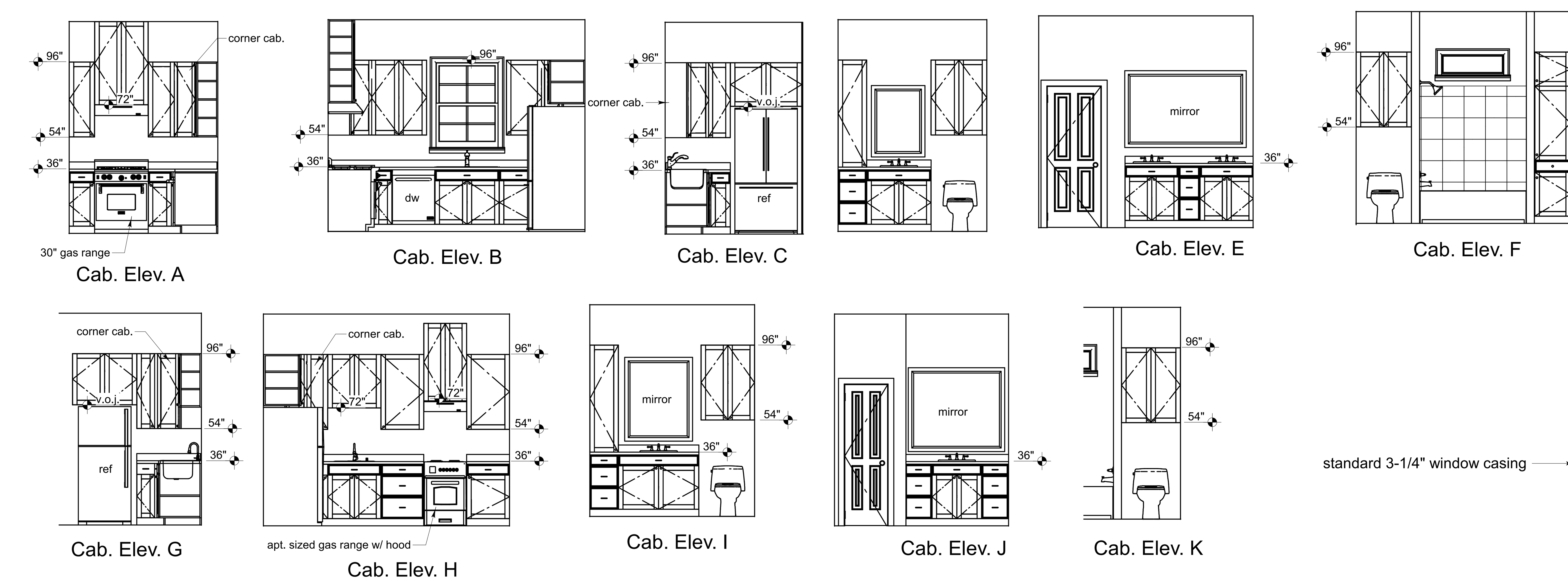
1. CABINET MAKER TO VERITY ALL DIMENSIONS ON JOB BEFORE CONSTRUCTING CABINETS.
2. COUNTERTOPS TO BE GRANITE, BACK SPLASH TO BE GRANITE, 36" TALL
3. ALL CABINETS TO BE CHERRY

INTERIOR BRACING WALL - SHALL BE CONSTRUCTED USING METHOD 5 FROM R602.10.3
SHEAR WALL - SHALL BE CONSTRUCTED USING METHOD 3 FROM R602.10.3
USING 1/2" PLYWOOD OR 7/16" OSB / NORBOARD WINDSTORM

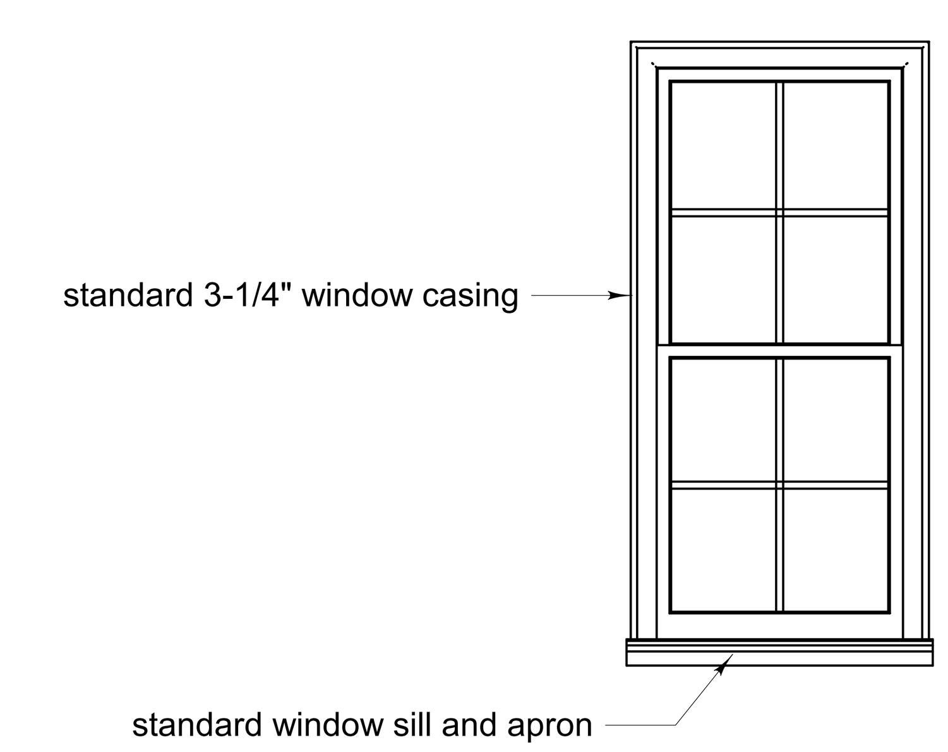
GENERAL FRAMING NOTES

THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY. DUE TO A VARIANCE OF CODES PER REGIONAL, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.

1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. PROVIDE 1X4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.
5. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB. GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.
6. SEE FASTENER CHART FOR FASTENER SPECIFICATION.
7. PROVIDE DOUBLE 2X6 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" O.C. MAXIMUM.
9. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2x" SIZE LARGER THAN RAFTERS.
10. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
11. WHERE PRE ENGINEERED FLOOR AND ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
12. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
13. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2 X 4 STUDS UNLESS OTHERWISE NOTED.



Cabinet Elevations
Scale: 1/4" = 1'-0"



Typical Interior Window Casing Detail

ROOM FINISH SCHEDULE

NOTES: CLOSET FINISH SHALL BE SIMILAR TO FINISHES AT ADJACENT ROOM, UNLESS OTHERWISE NOTED. CLOSETS/UTILITY SHALL NOT RECEIVE CROWN.

	FLOOR							WALLS						CEILINGS				CLG HT.				MOULDING						
	6" WOOD LAMINATE OR WOOD CERAMIC	CARPET, BERBER, 1/4 PAD	CERAMIC TILE	BRICK	CONCRETE	STAINED CONCRETE	BY OWNER	SHEETROCK LIGHT TEXTURE	SHEETROCK SANDED	SHEETROCK TEXTURED	SHEETROCK ORANGEPEEL	BRICK	STUCCO	3/8 AC PLYWOOD	SHEETROCK SANDED	HARDY BOARD	SHEETROCK ORANGEPEEL	8 FOOT	10 FOOT	12 FOOT	SPECIAL	1" PICTURE MOLDING FOR CROWN	5 1/4" CROWN MOLDING SEE DETAIL SHT. A4	TRIPLE CROWN MOLDING	3 1/4" CASING	3 1/4" CHAIR RAIL	2-1/2" CERAMIC BASE	3-1/2" WOOD COLONIAL BASE
FRONT APARTMENT																												
LIVING ROOM	X										X						X		X			X						X
KITCHEN	X										X						X		X			X						X
MSTR BDRM	X										X						X		X									X
MSTR BATH			X								X						X		X								X	
MASTER CLOSET	X										X						X		X									X
BEDROOM #2	X										X						X		X									X
HALL	X										X						X		X									X
BATHROOM #2			X								X						X		X								X	
FRONT APARTMENT																												
LIVING ROOM	X										X						X		X			X						X
KITCHEN	X										X						X		X			X						X
MSTR BDRM	X										X						X		X									X
MSTR BATH			X								X						X		X								X	
MASTER CLOSET	X										X						X		X									X
BEDROOM #2	X										X						X		X									X
HALL	X										X						X		X									X
BATHROOM #2			X								X						X		X								X	

AREA SCHEDULE	
Front Apt Living Area	885
Rear Apt. Living Area	729
Total Heated	1,614
Front Apt. Porch	26
Rear Apt. Porch	38
TOTAL UNDER ROOF	1,678

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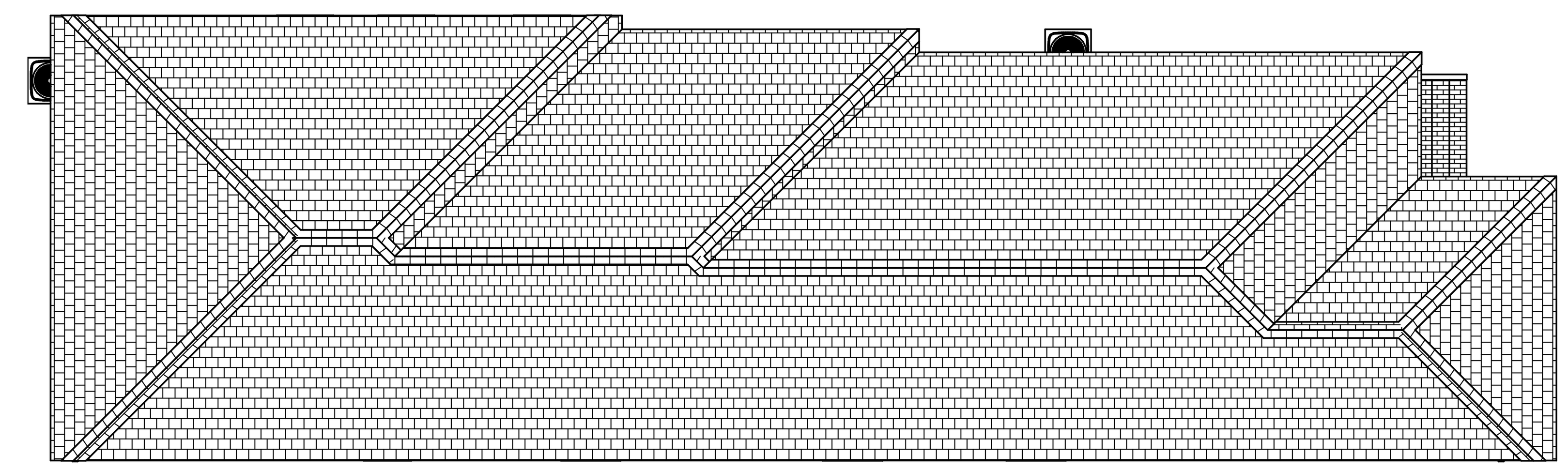
NOTES:

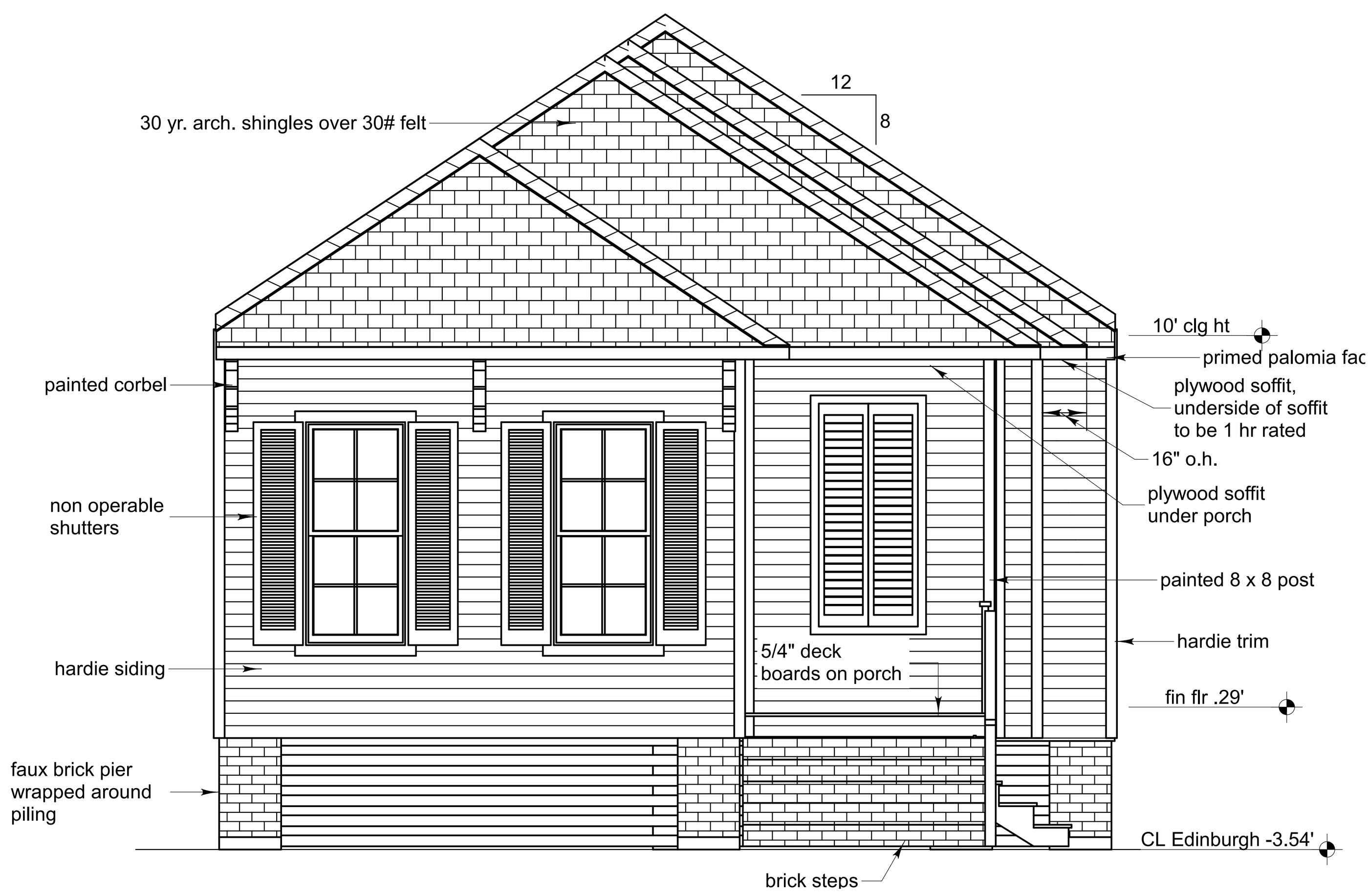
1. 2 X 6 WALLS NOTED, ALL OTHER WALLS 2 X 4.
2. HARDIE SIDING, COLOR TO BE CONTRACTOR SELECT
3. BASE MOULDING AS PER ROOM FINISH SCHEDULE.
4. INSULATION SHALL BE R13 CELLULOSE IN THE WALLS AND R38 CELLULOSE IN ATTIC, R13 CLOSED CELL FOAM INSULATION IN FLOOR

ELEVATION NOTES:

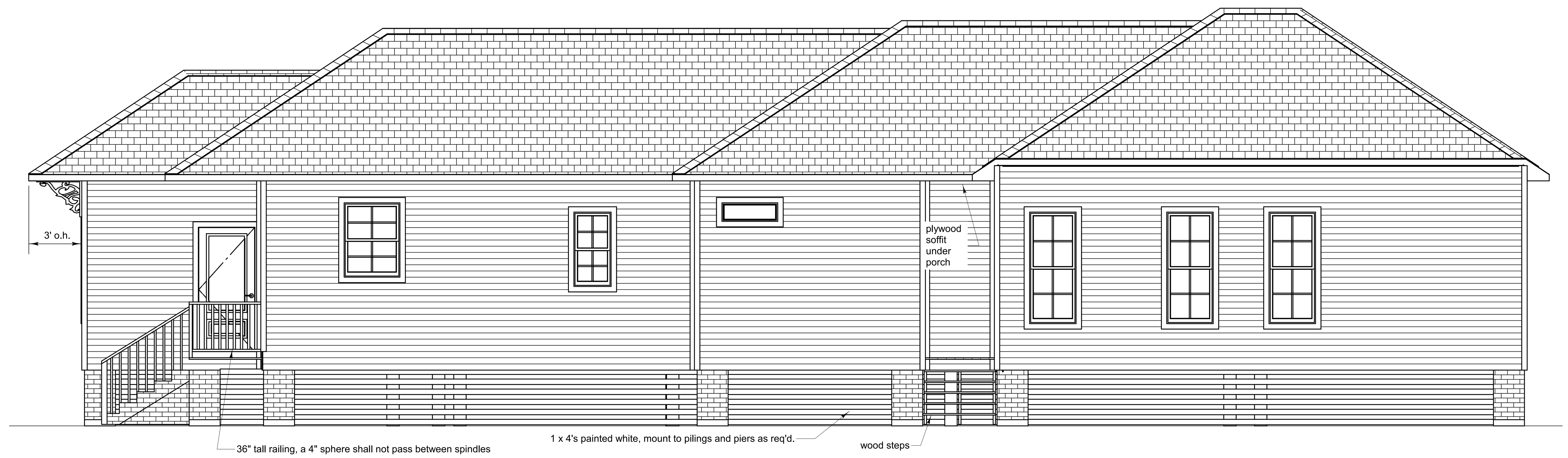
1. EXTERIOR TO BE HARDIE SIDING, COLOR IS CONTRACTOR SELECT.
2. BASE AND WINDOW FLASHING @ BRICK TO BE 12" PVC MEMBRANE
3. ALL VENT PIPES SHALL PASS THROUGH THE BACK SIDE OF RIDGE
4. ALL SOFFITS TO BE PLYWOOD W/ VENTS AND EAVES TO BE PRIMED PALOMIA
5. ROOFING TO BE UNDERLAIN BY 30# FELT, 30 YR ARCHITECTURAL SHINGLE ROOFING
6. ALUMINUM DRIP EDGE WITH BAKED ENAMEL FINISH TO BE INSTALLED AT ALL ROOF EDGES
7. ALL WALL FLASHING AND VALLEYS TO 26ga. GALV. METAL COVERED WITH SHINGLES.
8. ALL PVC VENTS THROUGH ROOF TO BE SEALED WITH RUBBER BOOTS
9. ALL METAL PENETRATIONS TO BE SEALED WITH A 26ga. METAL SKIRTING AND BOOT
10. PORCH TO BE NATURAL TREATED WOOD FINISH.
11. CONTRACTOR TO PROVIDE ATTIC VENTILATION AS PER CODE.



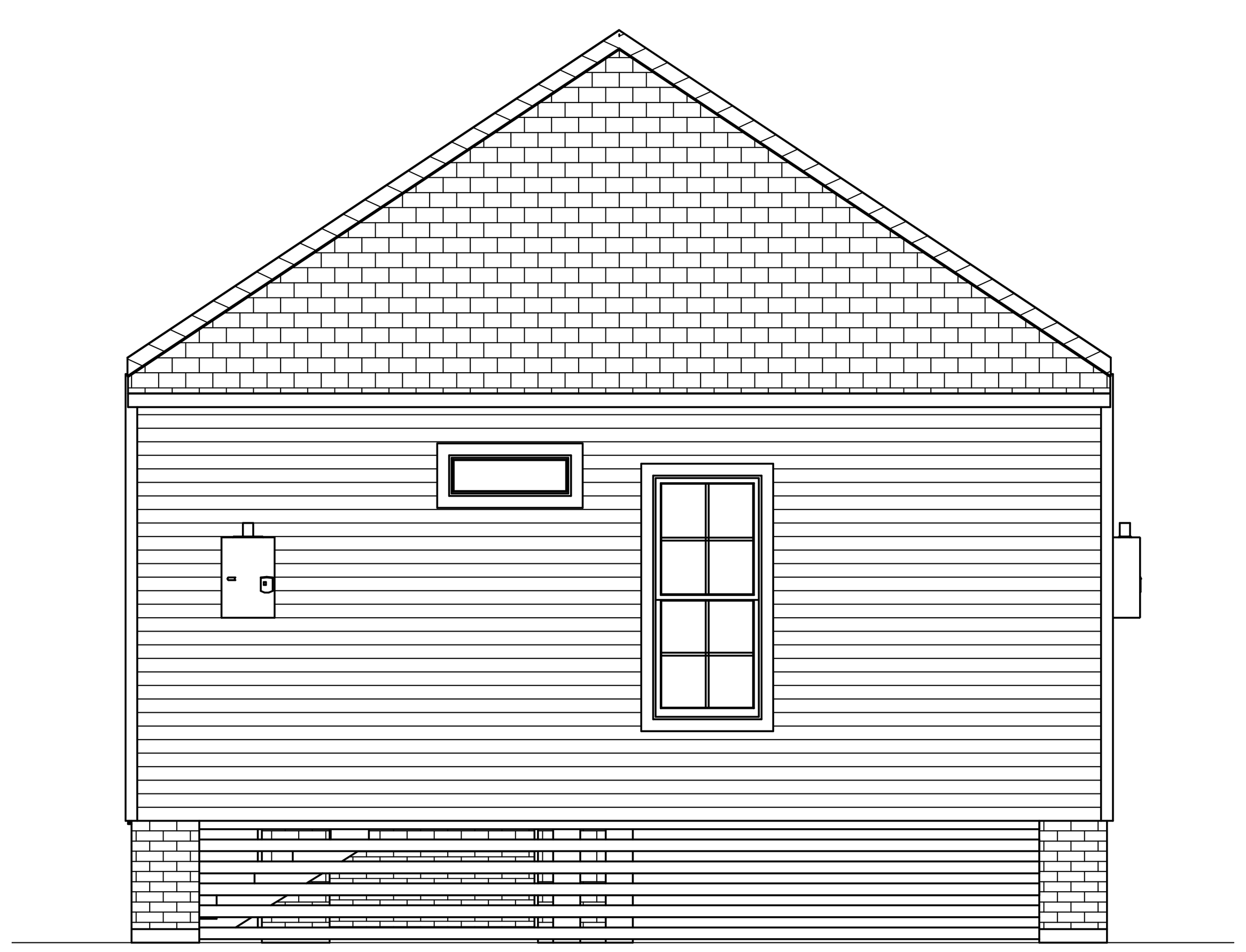
ROOF PLAN
Scale: 1/8" = 1'-0"
Roof Pitch 8:12



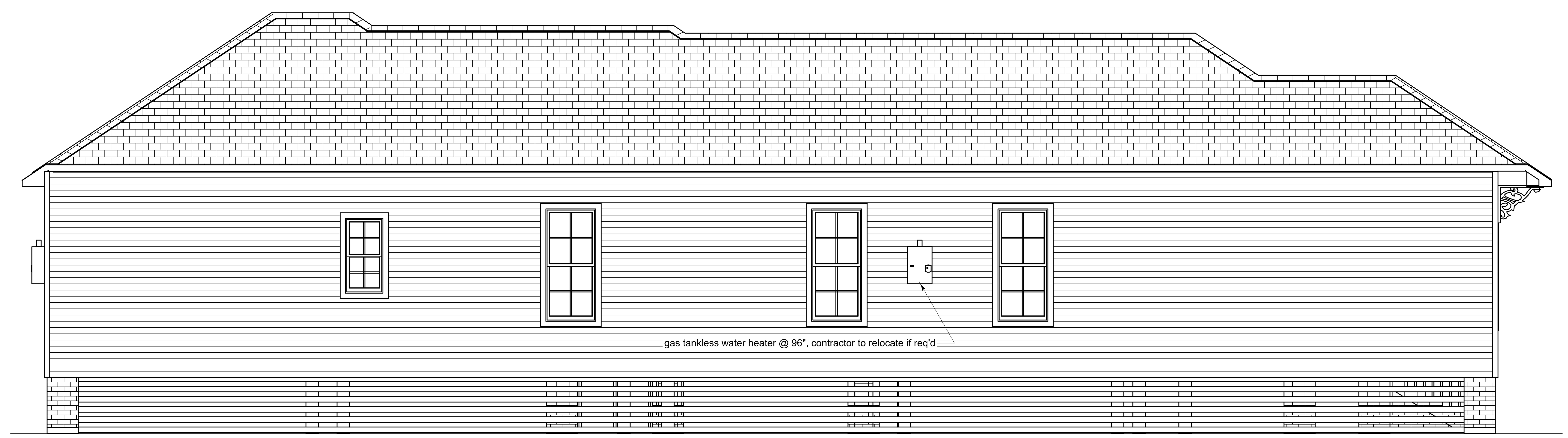
Front Elevation
Scale: 1/4" = 1'-0"



Right Side Elevation
Scale: 1/4" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"



Left Side Elevation
Scale: 1/4" = 1'-0"

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Contractors shall assume responsibility for all dimensions and conditions on the job. This draftsman must be notified and consent to any variation from dimensions set forth herein. All plans set forth in these documents are for a specified project of the clients. Any reuse or reproduction of said documents by other than this draftsman is strictly prohibited by law without written permission. Every effort has been made to specify structural data and dimensions. Contractor is responsible for verification of dimensions in the field and shall build home in accordance with the International Residential Code '09.

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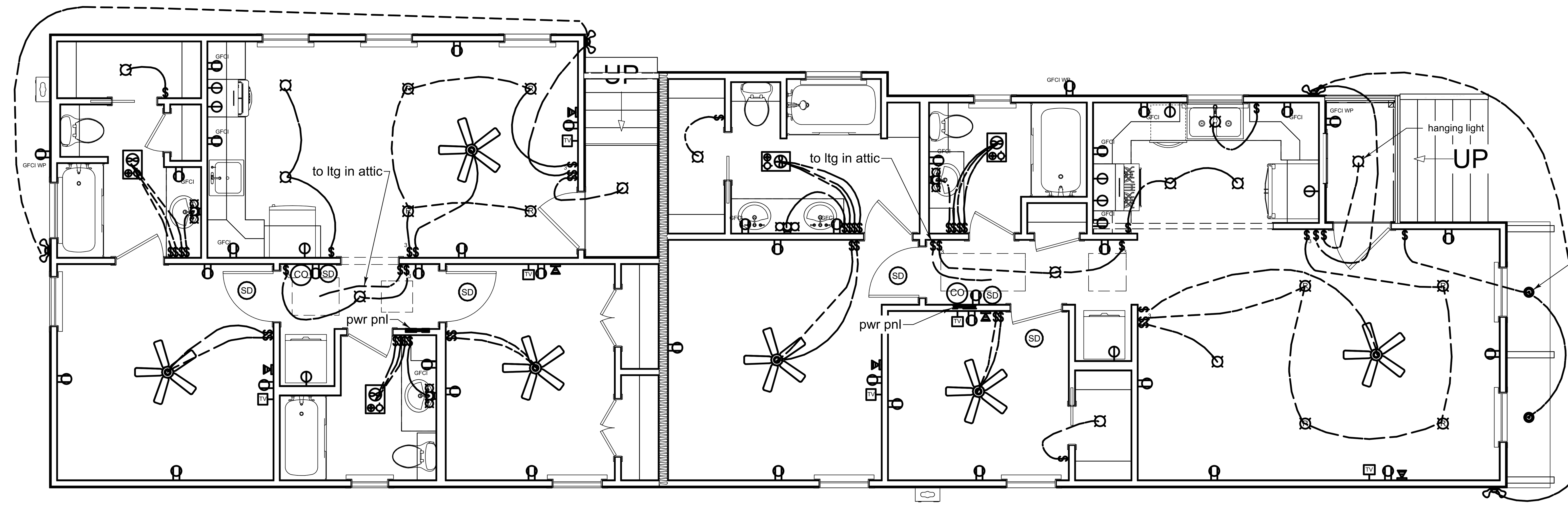
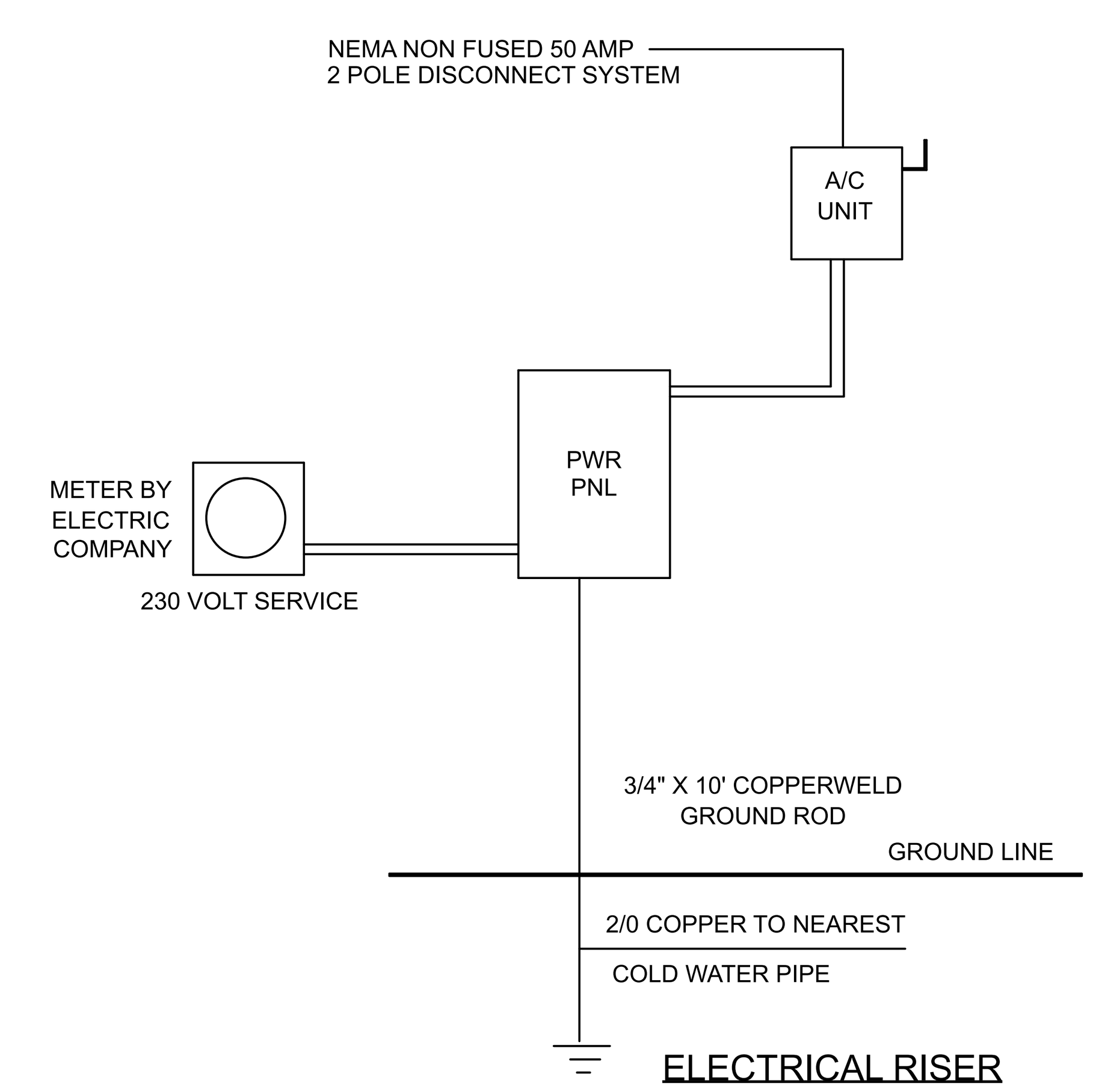


Electrical Plan
Scale: 1/4" = 1'-0"



ELECTRICAL RISER

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Barn Style Light Fixture		Ceiling vent & light fixture
	Suspended ceiling fixture		Ceiling heat, vent, & light fixture
R	Recessed ceiling fixture	SD	Smoke detector
	Fluorescent fixture, 2 bulb, 4'	CO	Carbon Monoxide detector
	Outdoor wall pack light		Ceiling fan
	Single pole switch		Telephone outlet
3	Three way switch	TV	Cable outlet
DW	Dishwasher outlet	T	Thermostat
GD	Garbage disposal outlet		Wall Sconce
H	Hood vent outlet	N	Computer Network
R	Refrigerator outlet	H	HDMI
			Speaker
	110 volt duplex convenience outlet		Camera
DC	door bell & door bell chime		Under Counter Ltg.
	220 volt duplex convenience outlet		16" LED fixture
GFCI	110 volt duplex w/ grd. flt. interrupt		flood lights
WP / GFCI	110 volt duplex waterproof gfci outlet		
	110 volt duplex floor outlet		

Note: All light fixtures to be LED type fixture

NOTES:

1. LED UNDER / OVER CABINET LIGHTS IN KITCHEN VERIFY W/ CONTRACTOR NOT SHOWN FOR CLARITY
2. CONTRACTOR TO PREWIRE FOR CAMERA AND SECURITY SYSTEM, FIELD LOCATE CAMERAS

SMOKE DETECTORS

SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS, A SMOKE DETECTOR NEED BE INSTALLED ONLY ON THE UPPER FLOOR, PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL, EXCEPT THAT IF THERE IS A DOOR BETWEEN LEVELS, THEN A DETECTOR IS REQUIRED ON EACH LEVEL. ALL DETECTORS SHALL BE INTERCONNECTED SUCH THAT THE AUTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS IN THE INDIVIDUAL UNIT AND SHALL PROVIDE AN ALARM WHICH WILL BE AUDIBLE IN ALL SLEEPING AREAS. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ELECTRICAL NOTE/SPECIFICATIONS

1. GENERAL REQUIREMENTS: THE WORK CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT AND MATERIALS AND PERFORMING ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM AS HEREIN CALLED FOR AND SHOWN ON THE PLAN. THE WORK SHALL INCLUDE TESTING OF ALL EQUIPMENT AND WIRING AT THE COMPLETION OF THE WORK AND MAKE ANY ADJUSTMENTS OR CONNECTION CHANGES NECESSARY FOR THE PROPER FUNCTIONING OF THE SYSTEM AND EQUIPMENT.
2. INSTALLATION: THE INSTALLATION SHALL COMPRISE THE FOLLOWING:
   A. WIRING FOR LIGHTING AND POWER INCLUDING SERVICE AND PANEL
   B. WIRING FOR EQUIPMENT FOR OTHER TRADES.
   C. MISCELLANEOUS CONTROL CONDUIT AND WIRING
   D. FURNISHING OF INDICATED LIGHTING FIXTURES. INSTALLATION OF
   E. ALL WORK AND MATERIAL INCIDENT TO THE PROPER INSTALLATION AND OPERATION OF THE MECHANICAL SYSTEM.
3. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, AND
4. ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND THE NATIONAL ELECTRIC CODE SEC.
5. ALL MATERIALS USED SHALL BE NEW.
6. THE CONTRACTOR SHALL LEAVE HIS WORK IN PROPER ORDER AND, WITHOUT ADDITIONAL CHARGE SHALL REPLACE ANY WORK OR MATERIALS WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE
7. SERVICE ENTRANCE EQUIPMENT SHALL BE TYPE APPROVED BY LOCAL UTILITY COMPANY, ORDINANCES AND AUTHORITIES HAVING JURISDICTION.
8. ALL CONDUIT SHALL BE GALVANIZED STEEL OR RUST-RESISTANT ALLOY.
9. ALL CONDUIT EXPOSED TO WEATHER OR LOCATED IN POURED CONRETE SHALL BE RIGID.
10. ALL CONDUIT SHALL BE CLOSED DURING CONSTRUCTION AND PAINTED TO MATCH ADJACENT WALL OR CEILING SURFACES.
11. CONDUITS LARGER THAN 1-1/4" O.D. SHALL HAVE GLAVANIZED LOCKNUTS AND INSULATED BUSHINGS.
12. ALL BOXES, FITTINGS, CLAMPS, HANGERS, ETC., SHALL BE GALVANIZED STEEL OR RUST-RESISTANT ALLOY.
13. CONTRACTOR SHALL LOCATE PANEL AS SHOWN AND INSTALL CIRCUITS TO SUPPLY ALL OUTLETS AND SPECIAL PURPOSE CIRCUITS.
14. ALL WIRING TO BE COPPER THW OR THWN, MIN. SIZE NO. 12 OR AS
15. TYPE THW OR THWN CONDUCTORS MAY BE CONNECTED DIRECTLY TO RECESSED FIXTURES ONLY WHEN FIXTURE IS EQUIPPED WITH OUTLET BOX APPROVED BY THE UNDERWRITERS.
16. BRANCH CIRCUIT DESIGN/INSTALLATION SHALL BE SUFFICIENT SIZE FOR THEIR PURPOSE OF:
   A. NON-METALLIC SHEATHED CABLE (ROMEX) OR
   B. FLEXIBLE METALLIC CONDUIT OR
   C. THIN-WALL METALLIC TUBING (WORK IMBEDDED IN CONCRETE, MASONRY OR EXTERIOR UNDERGROUND).
17. ALL MECHANICAL EQUIPMENT SHALL HAVE AN EQUIPMENT GROUND SOLIDLY CONNECTED TO THE GROUND WIRE ON PANEL SIZED AS PER THE NATIONAL ELECTRIC CODE.
18. SWITCHES, CONTROLLING LIGHTING SHALL BE TOTALLY ENCLOSED/COMPOSITION/FLUSH/TUMBLER TYPE SWITCHES MOUNTED 54" ABOVE THE FLOOR.
19. CONVENIENCE DUPLEX OUTLETS SHALL BE TOTALLY ENCLOSED, COMPOSITION TYPE WITH SIDE OR REAR CONNECTIONS. THEY SHALL ALSO BE 15 AMP DUPLEX GROUND TYPE UNLESS NOTED ON PLANS. MOUNT OUTLETS 12" ABOVE THE FINISHED FLOOR OR 8" ABOVE THE FINISHED FLOOR OR 8" ABOVE THE COUNTER TOPS AS DRAWINGS INDICATE.
20. ALL BEDROOM OUTLETS TO BE ARC FAULT INTERRUPTER TYPE, EACH BEDROOM TO HAVE IT'S OWN DEDICATED CIRCUIT.

AREA SCHEDULE

Front Apt Living Area	885
Rear Apt. Living Area	729
Total Heated	1,614
Front Apt. Porch	26
Rear Apt. Porch	38
TOTAL UNDER ROOF	1,678

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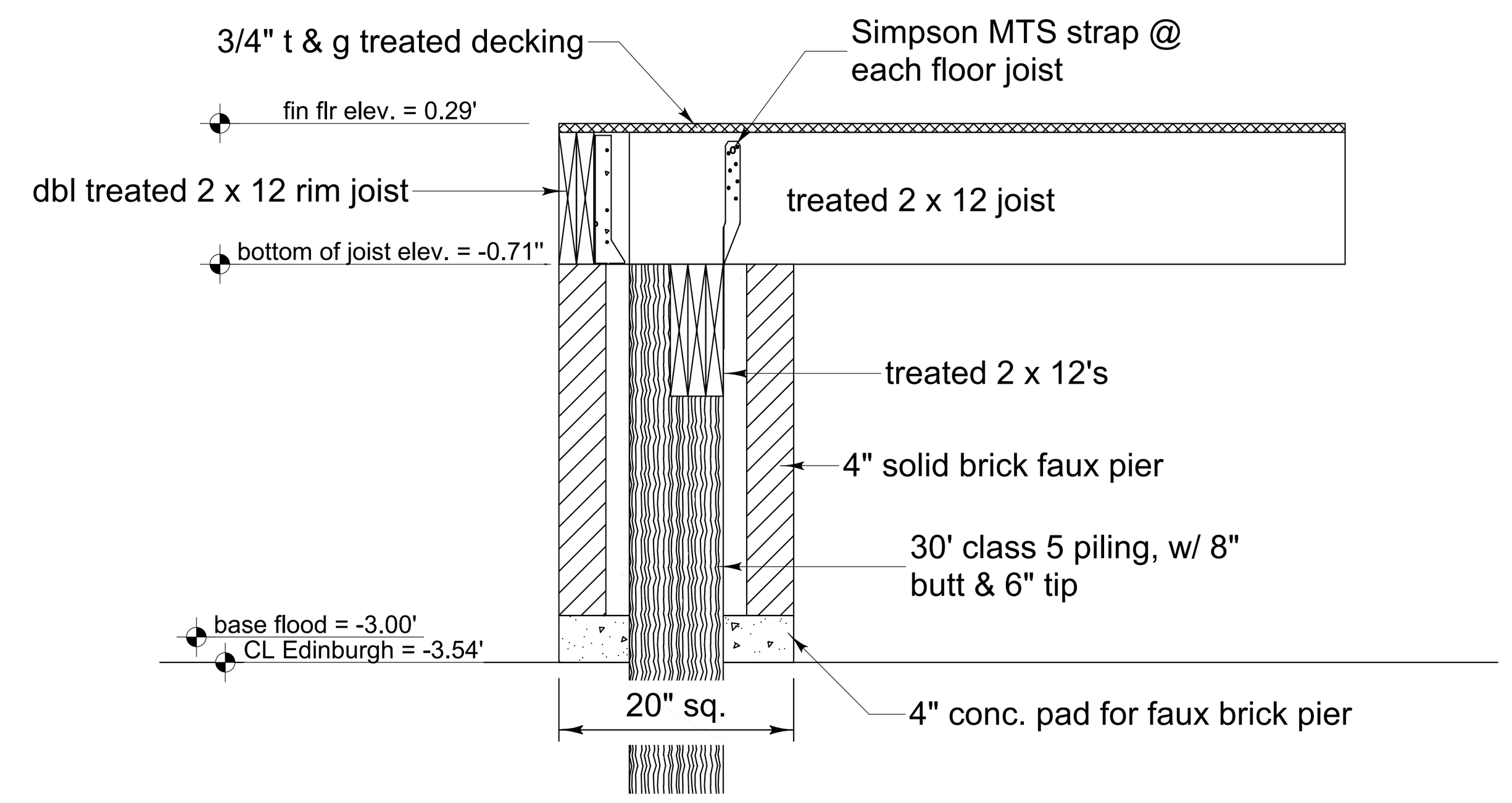
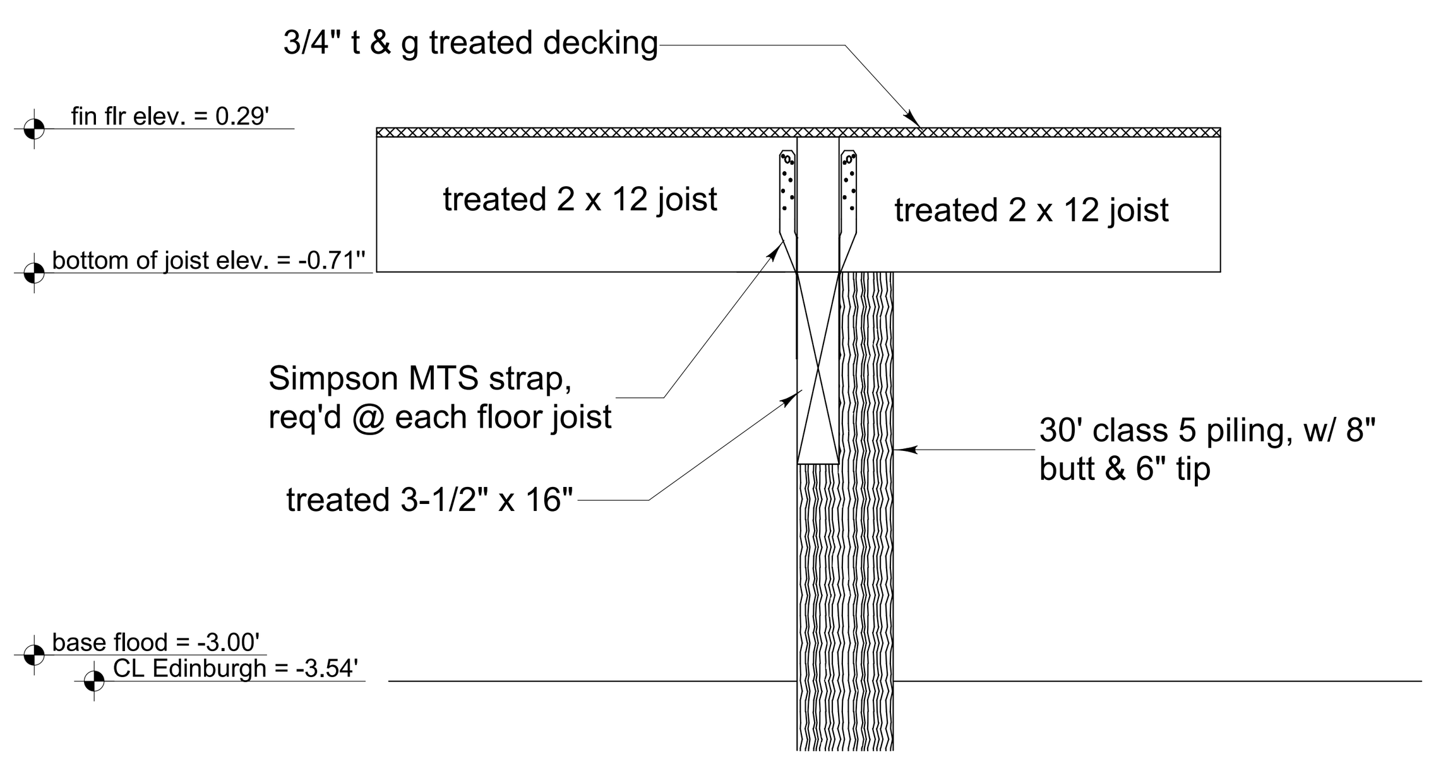


Detail A
Scale: 3/4" = 1'-0"



Detail B
Scale: 3/4" = 1'-0"

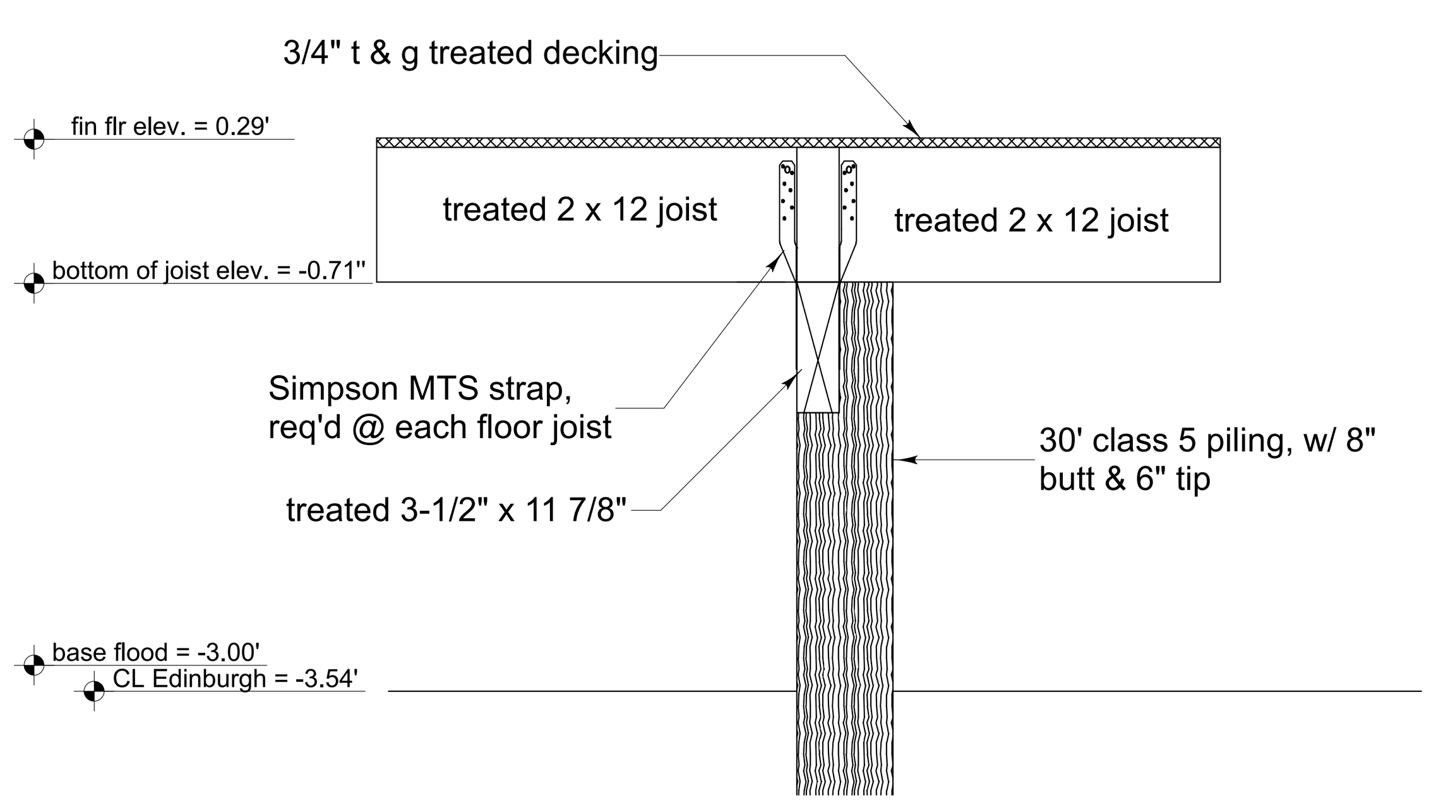
Foundation Notes:
1. Joist hangers and termite shields not shown for clarity
2. Termite Shields to be located at each pier, sized accordingly
3. Conc. to be min 3000# mix

PROTECTION AGAINST TERMITES:

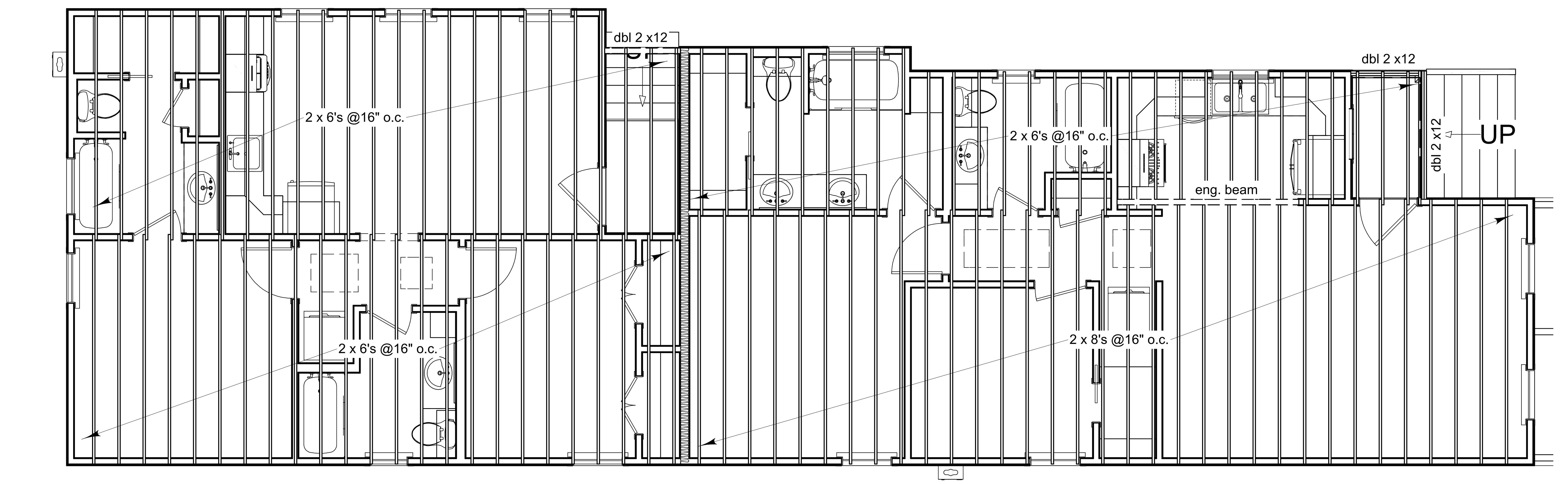
Subterranean termite control. In areas favorable to termite damage as established by IRC, methods of protection shall be by chemical soil treatment, pressure-treated wood, naturally termite resistant wood or physical barriers (such as metal or plastic termite shields), or any combination of these methods. Chemical soil treatment. The concentration, rate of application and treatment method of the termiticide shall be consistent with and never less than the termiticide label.

Pressure-treated and naturally resistant wood. Heartwood of redwood and eastern red cedar shall be considered termite resistant. Pressure-treated wood and naturally termite resistant wood shall not be used as a physical barrier unless a barrier can be inspected for any termite shelter tubes around the inside and outside edges and joints of a barrier.

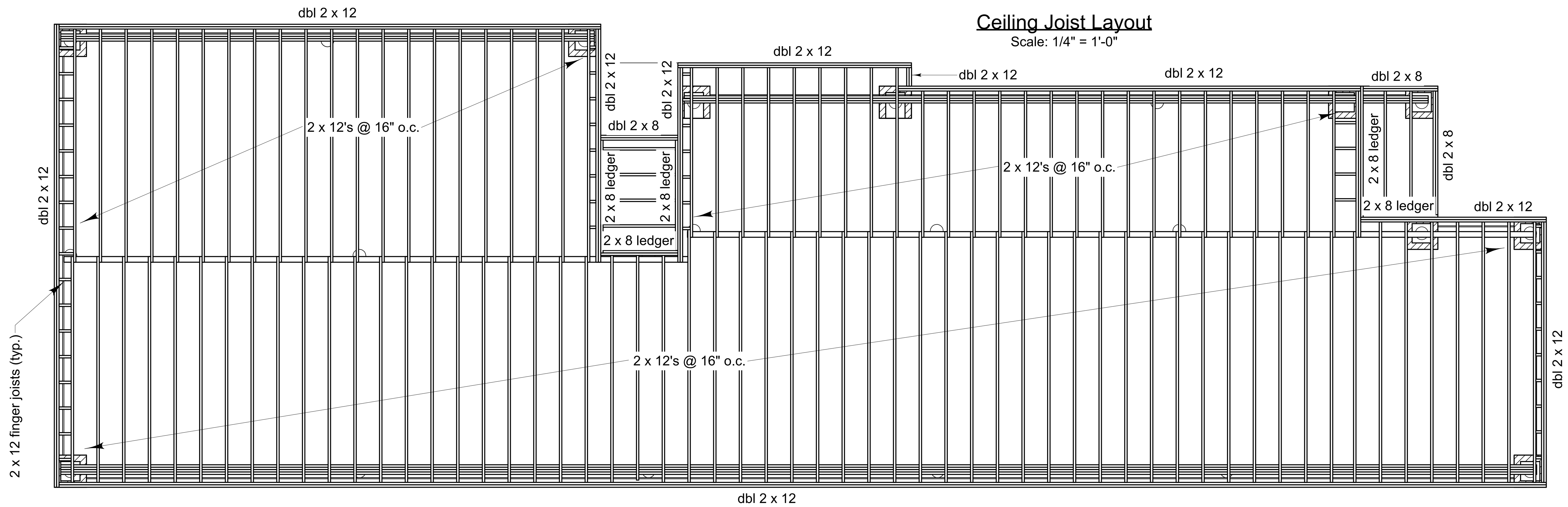
Field treatment. Field cut ends, notches, and drilled holes of pressure-treated wood shall be retreated in the field according to AWPA M4.



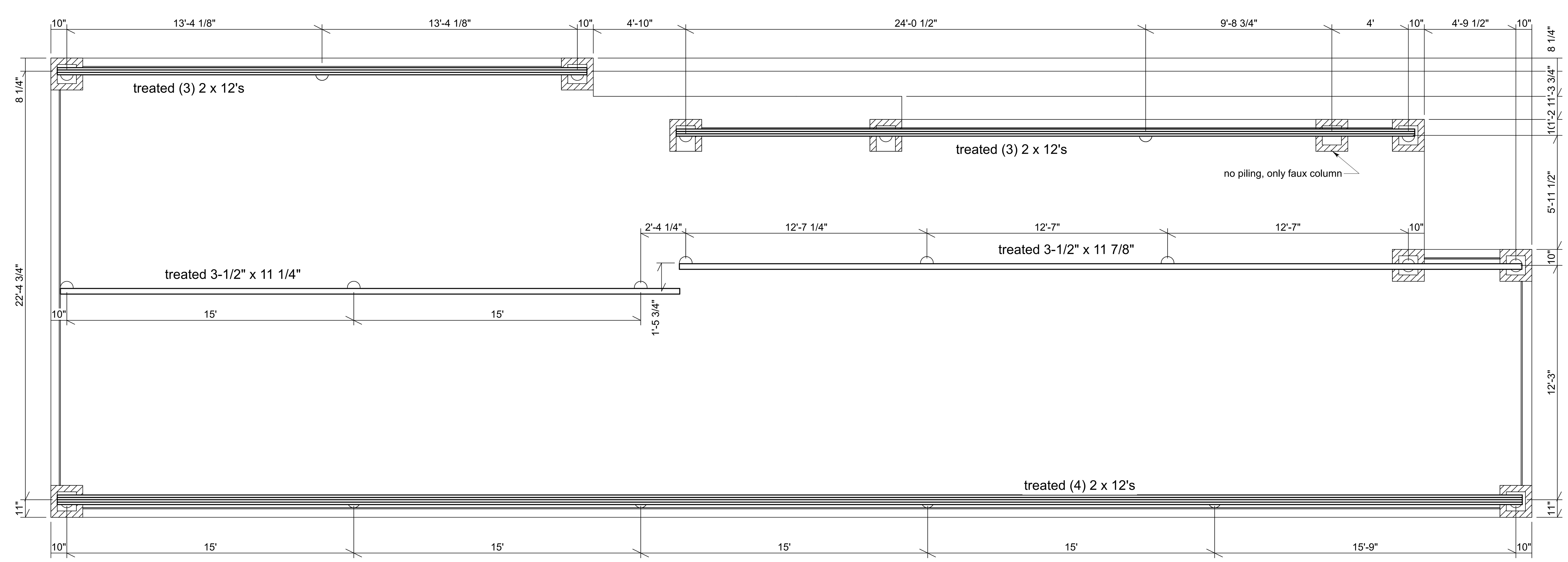
Detail C
Scale: 3/4" = 1'-0"



Ceiling Joist Layout
Scale: 1/4" = 1'-0"



Floor Joist Layout
Scale: 1/4" = 1'-0"



Foundation Plan
Scale: 1/4" = 1'-0"

New Plan - Construction Documents

REVISION TABLE	
DATE	DESCRIPTION

Project:
NEW HOME FOR:
New Orleans Restoration Properties
8706 Edinburgh
New Orleans, La. 70118

Cornerstone
Drafting and Design Services, LLC
Residential & Commercial Design
225-910-7994 gene.gayle@cornerstone-dds.com

Date:
09/04/2018

Scale:
As Shown

Drawn By:
G. Gayle

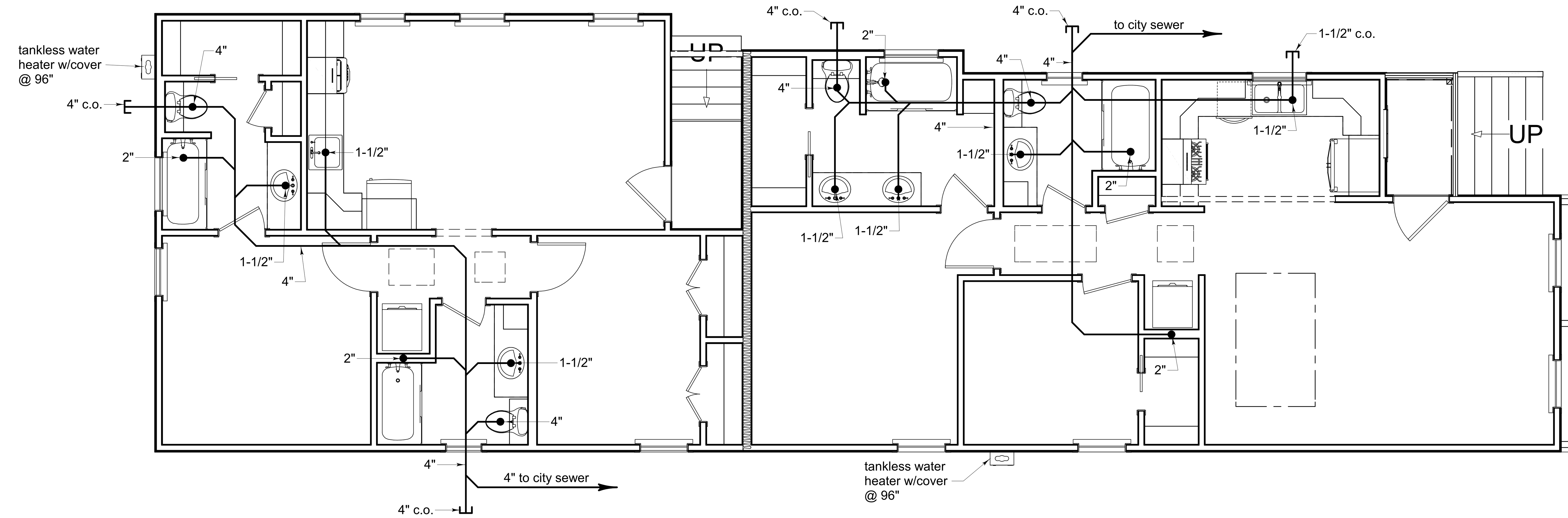
Sheet:
F1

PLUMBING GENERAL NOTES

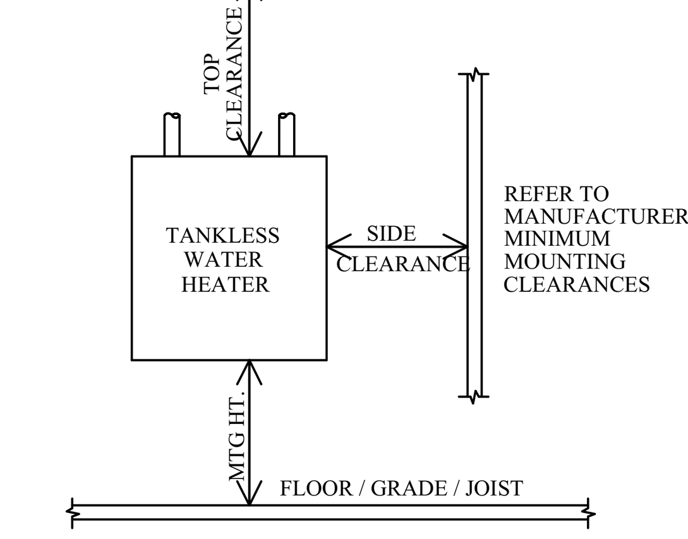
1. ALL REVENTS TO BE ABOVE CEILING.
2. RUN GAS PIPING JUST ABOVE CEILING UNLESS SHOWN OTHERWISE.
3. PLUMBING CONTRACTOR TO SEAL ALL FIXTURES TO WALL AND/OR FLOOR WITH SILICONE SEALANT.
4. ALL PLUMBING TO BE INSTALLED TO PREVENT CONTAMINATION OF WATER SUPPLY BY PROVIDING BACKFLOW PREVENTION IN SUPPLY LINES TO: DISHWASHER, SERVICE SINK, & ALL HOSE BIBS OR WHEREVER REQUIRED.
5. PLUMBING DRAWINGS ARE SCHEMATIC AND ARE INDICATIVE OF METHOD AND GENERAL ROUTING; WHERE JOB INTERFERENCES DEVELOP, AND IF THE GENERAL CONTRACTOR DIRECTS, THIS CONTRACTOR SHALL RELOCATE HIS PIPING, ETC. AS REQUIRED TO CLEAR DUCTWORK, CONDUIT, ETC. AT NO EXTRA COST TO THE OWNER.
6. FURNISH AND INSTALL APPROVED VACUUM BREAKERS AT ALL HOSE BIB FAUCETS.
7. AT EACH WATER SUPPLY TO HOT WATER HEATERS, FURNISH AND INSTALL A CHECK VALVE.
8. NO VENT STACK TO BE LOCATED WITHIN 10' OF FRESH AIR INTAKES.
9. WHERE REQUIRED BY LOCAL CODE, GAS REGULATORS SHALL BE VENTED TO EXTERIOR IS ACCORD W/CODE.
10. PROVIDE AND INSTALL MIXING VALVE IN SUPPLIES AT SINKS INDICATED.
11. FACTORY INSTALLED INSULATION ON WATER HEATERS TO BE RATED R-12, MINIMUM.
12. GAS RISERS TO ROOF TO BE OF SINGLE PIECE ASSEMBLY WITH NO JOINTS & SLEEVED WHERE REQUIRED.
13. ALL PIPING AND PIPE TAKE-OFFS ARE SPACED FOR CLARITY, INSTALLED HORIZONTAL RUNS ABOVE CEILING AS CLOSE TO ONE ANOTHER AS POSSIBLE.
14. GAS LINES TO EACH GAS-USING APPLIANCE OR ITEM OF EQUIPMENT, SHALL CONTAIN AN ACCESS, CUT-VALVE.
15. OWNER TOHAVE ZONED WATER SUPPLY TO HOUSE. EACH VALVE TO OPERATE ALL FIXTURES IN AREA ADJACENT TO ZONE VALVE

PLUMBERS NOTE:

1) PLUMBER TO VERIFY ALL DRAIN SIZES ARE UP TO CODE BEFORE CONSTRUCTION.
2) PLUMBING SHALL CONFORM WITH ALL BUILDING CODES THAT ARE APPLICABLE WITH THE JOB.
3) ALL VENTS OR PIPES SHALL EXIT THROUGH GABLE END WALLS
4) A/C SHALL DRAIN TO PLUMBING.



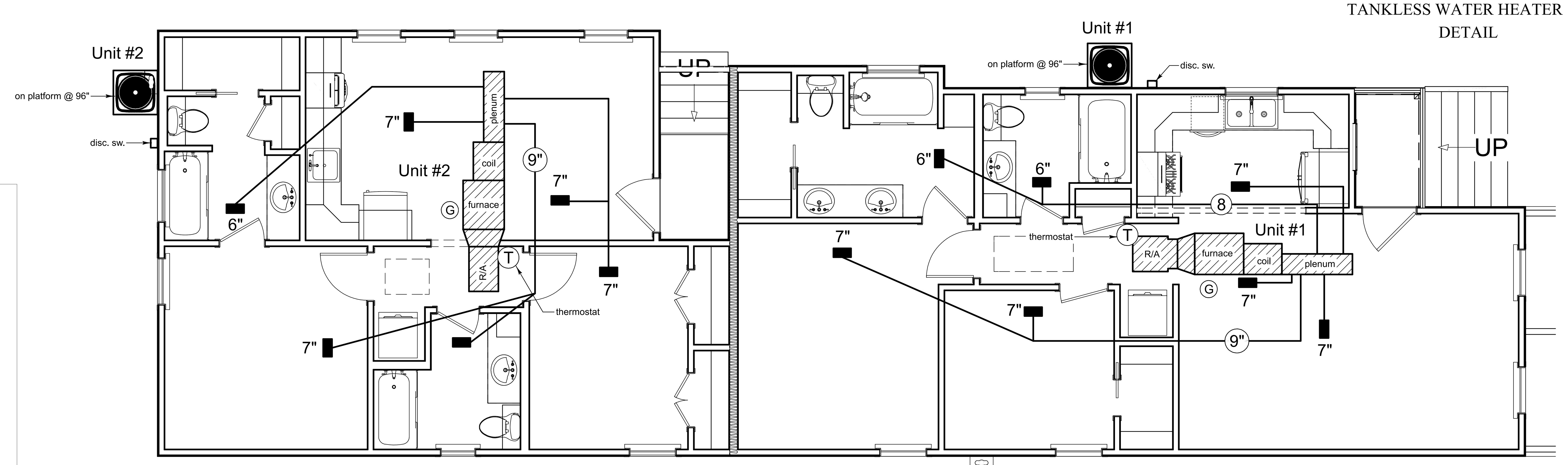
Plumbing Plan
Scale: 1/4" = 1'-0"



TANKLESS WATER HEATER DETAIL

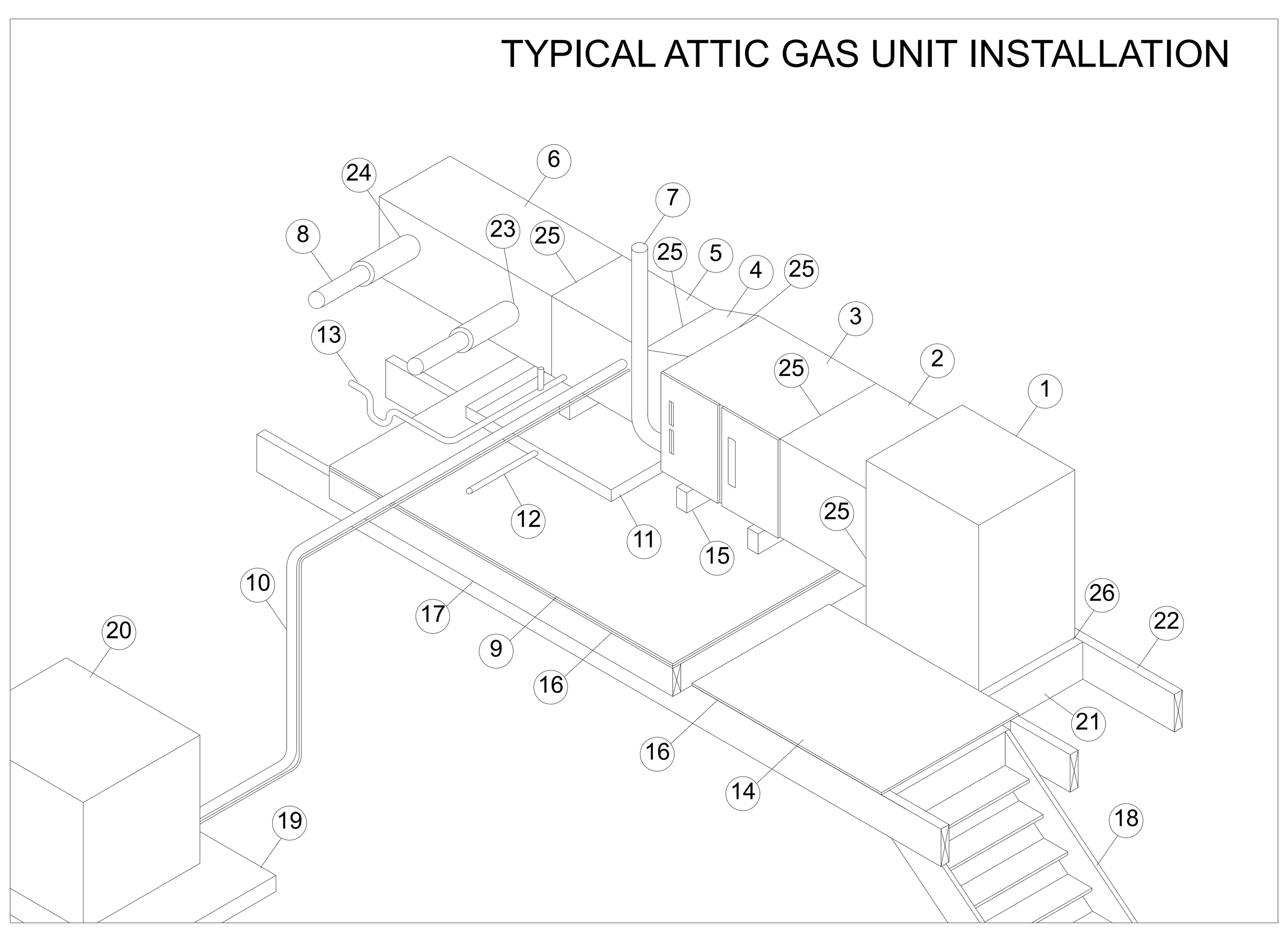
MECHANICAL NOTES:

1. DUCTWORK TO BE ROUND LOCKED SEAM, 28 GUAGE MIN. WITH 3" FOIL FACED FIBERGLASS OR FLEX-DUCT INSULATION WITH A MINIMUM R VALUE OF R6 OR FLEX-DUCT (SHOWN).
2. CONNECTIONS @ DUCT SECTIONS TO BE FASTENED WITH 3 S.T.S.M. SCREWS AND SECURELY TAPED.
3. DUCTS ARE TO BE SUPPORTED WITH STRAPPING MATERIAL SUSPENDED ON 8'-0" CENTERS, MAXIMUM.
4. RETURN AIR AND PLENUM DUCT TO BE INTERNALLY LINED WITH HIGH DENSITY FIBERGLASS.
5. ALL SUPPLY REGISTERS TO BE WHITE ENAMEL PAINTED METAL, CEILING MOUNTED 6"x12".
6. WHERE PRACTICABLE, PLUMB HOSE BIBS AND MAJOR WATER SERVICES IN PARALLEL.
7. DO NOT PLACE ANY VENTS, STACKS, ETC. ON FRONT ELEVATION.
8. LOCATE FAUCET & DRAIN ON TUB IN BATHROOMS AS PER CONTRACTOR.
9. PLUMBER & CONTRACTOR SHALL SUPPLY SEWER CONNECTION AS PER EAST BATON ROUGE PARISH CODE.
10. DUCTS ARE SHOWN DIAGRAMATICALLY, CONTRACTOR SHALL VERIFY SIZES AND ACTUAL ROUTING SHALL BE FIELD VERIFIED.



Mechanical Plan
Scale: 1/4" = 1'-0"

TYPICAL ATTIC GAS UNIT INSTALLATION



TYPICAL ATTIC GAS UNIT INSTALLATION NOTES:

1. RETURN AIR DUCT W/ 1-1/2" DUCT LINER PINNED
2. RETURN AIR TAP DUCT W / 1-1/2" DUCT LINER PINNED
3. GAS FURNACE & BLOWER
4. 12" LONG TRANSITION DUCT W / 1-1/2" DUCT LINER PINNED
5. CASE COIL
6. 4' LONG PLENUM W / 1-1/2" DUCT LINER PINNED
7. DOUBLE WALL VENT PIPE VENTED THROUGH ROOF
8. FLEX DUCT OR HARD PIPE W / R6 INSULATION
9. 1/2" SHEETROCK
10. INSULATED REFRIGERANT LINES FROM CASE COIL TO CONDENSER
11. 2-1/2" DEEP SECONDARY DRAIN PAN W/ FLOAT SWITCH
12. SECONDARY 3/4" PVC DRAIN TO SOFFIT
13. 3/4" PVC COIL DRAIN PLUMBING VENT
14. 24" WIDE WALKWAY FROM ATTIC ACCESS STAIR TO UNIT PLATFORM
15. 6" METAL STANDS
16. 1/2" OSB DECKING
17. 2x6 FRAMED UNIT PLATFORM W / 30" CLEAR WORK SPACE
18. ATTIC ACCESS STAIR
19. CONDENSER PAD
20. A / C CONDENSER
21. RETURN AIR DUCT FRAMING
22. CEILING JOISTS
23. 6" MIN. FROM COIL TO FIRST DUCT STARTING COLLAR
24. 6" MIN. FROM LAST DUCT STARTING COLLAR TO END OF PLENUM
25. 3" FOIL BACK UL LISTED MASTIC TAPE TO SEAL ALL UNIT TO DUCT CONNECTIONS
26. PAINT MASTIC PAINT ON THE INSIDE RETURN AIR DUCT & JOIST CONNECTION
27. GAS LINE, GAS COCK, AND UNION

MECHANICAL EQUIPMENT:

NOTE: ALL APPLIANCES TO BE FRIGIDAIRE GALLERY SERIES

- QTY 2 - TANKLESS WATER HEATER
- QTY 2 -36" FRENCH DOOR STYLE REFRIGERATOR
- 30" GAS RANGES W/ HOOD
- APARTMENT SIZED GAS RANGE W/ HOOD
-QTY 2 - STAINLESS STEEL DOUBLE BASIN KITCHEN SINK, WITH SPRAYER, DISPOSAL & SINGLE LEVER FAUCET, STD. SIZE.
- QTY 2 - 36"x60"ACRYLIC TUB W/SHOWER SURROUND
- 30"x60"ACRYLIC TUB W/SHOWER SURROUND
- 30"x54"ACRYLIC TUB W/SHOWER SURROUND
- 24" DISHWASHER
- SPACE FOR WASHER & DRYER

NOTE:

HVAC PLAN SHOULD BE RECALCULATED BY A QUALIFIED HEATING AND COOLING PROFESSIONAL, HE IS RESPONSIBLE FOR VERIFYING THE EQUIPMENT STATED BEFORE IT IS PURCHASED.

HVAC NOTES:

UNIT #1:
14 SEER, 2-1/2 TON GAS FURNACE/ AIR CONDITIONER UNIT
COOLING CAPACITY: 30,0000 btu's
HEATING CAPACITY: 50,000 btu's
RETURN AIR SIZE: 24"x24"

UNIT #2:
14 SEER, 2 TON GAS FURNACE/ AIR CONDITIONER UNIT
COOLING CAPACITY: 24,0000 btu's
HEATING CAPACITY: 40,000 btu's
RETURN AIR SIZE: 20"x20"

CONTRACTOR TO PROVIDE GAS TO THE FOLLOWING:
- TO BOTH RANGES
- TO BOTH TANKLESS WATER HEATERS
- TO BOTH FURNACES
- TO BOTH DRYERS

AREA SCHEDULE	
Front Apt Living Area	885
Rear Apt. Living Area	729
Total Heated	1,614
Front Apt. Porch	26
Rear Apt. Porch	38
TOTAL UNDER ROOF	1,678

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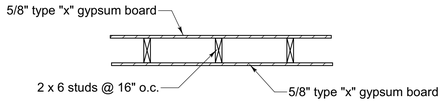

Detail UL-379
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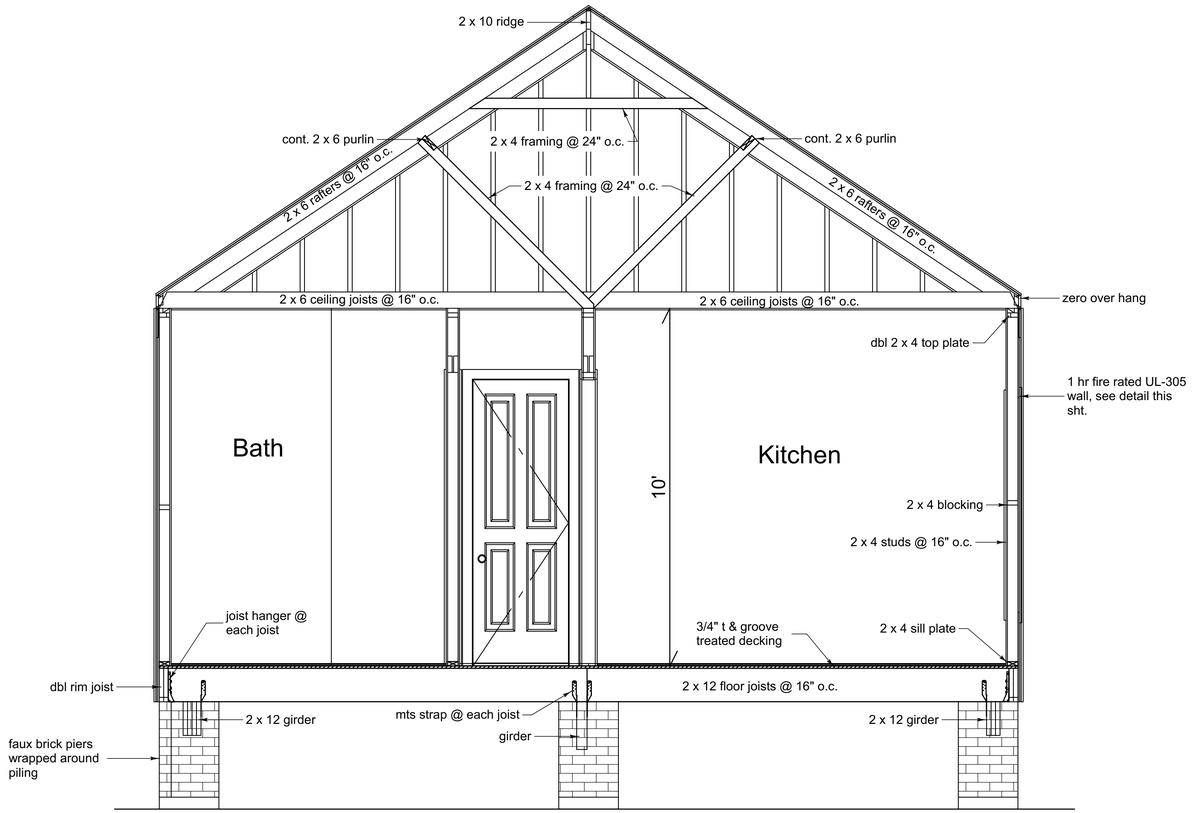
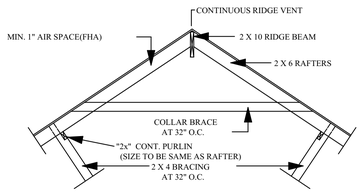
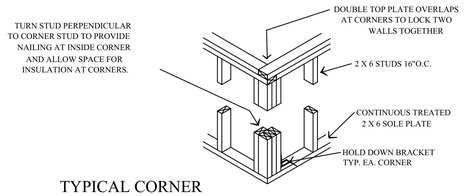


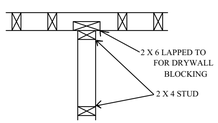
Section "A-A"
Scale: 1/2" = 1'-0" Sht. A1



TYPICAL ROOF SECTION

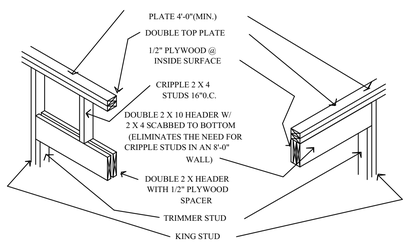


TYPICAL CORNER CONSTRUCTION



TYPICAL "I" CONSTRUCTION

TO ALLOW FOR CONTINUOUS INSULATION INSTALLATION AT EXTERIOR WALLS

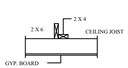


TYPICAL DOUBLE HEADER

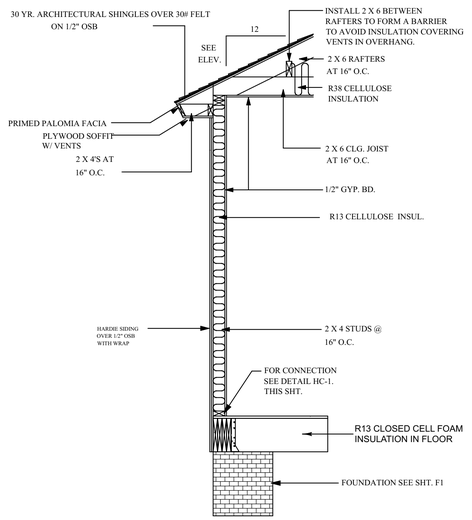
2 X 4 LOAD BEARING WALL FOR 2 X 6 LOAD BEARING WALL THE FRAMING IS SAME

TYPICAL 2 X 10 HEADER

2 X 4 LOAD BEARING WALL FOR 2 X 6 LOAD BEARING WALL THE FRAMING IS SAME

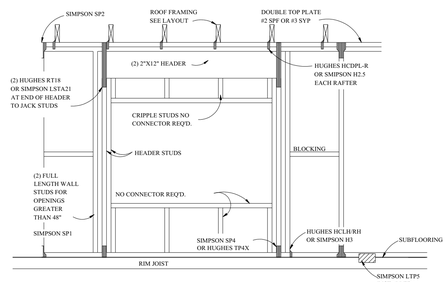


TYPICAL STRONG BACK



TYPICAL BUILDING SECTION WITH STUCCO OR SIDING

SCALE: N.T.S.



HURRICANE TIE DETAILS HC-1

WHEN IN CONFLICT WITH ENGINEERED DRAWINGS THE ENGINEERED DRAWINGS SHALL TAKE PRECEDENT OVER THESE DRAWINGS.

New Plan - Construction Documents

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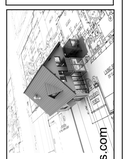

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Date: 09/04/2018

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Drawn By: G. Gayle

Sheet: **S1**

FASTENING SCHEDULE

CONNECTION	FASTENER	NUMBER OR SPACING
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	8d	6 in. o.c.
JOIST TO BAND JOIST, FACE NAIL	16d common	3
JOIST TO SILL OR GIRDER,TOE NAIL	8d common	3
BRIDGING TO JOIST, TOE NAIL EACH END	8d common	2
LEDGER STRIP	16d common	3 at each joist
TOP OR SOLE PLATE TO STUD, END NAIL	16d common	2
STUD TO SOLE PLATE, TOE NAIL	8d common	4
DOUBLE STUDS, FACE NAIL	10d common	24 in. o.c.
DOUBLED TOP PLATES, FACE NAIL	10d common	16 in. o.c.
TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	-	2-16d or 3-10d common
CONTINUOUS HEADER, TWO PIECES	16d common	16 in. o.c. along each edge
CEILING JOIST TO PLATE, TOE NAIL	8d common	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8d common	3
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	-	3-16d or 4-10d common
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	-	3-16d or 4-10d common
RAFTERS TO PLATE, TOE NAIL	8d common	3
1-INCH BRACE TO EACH STUD AND PLATE, FACE NAIL	8d common	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8d common	2
OVER 1x8 SHEATHING TO EACH BEARING, FACE NAIL	8d common	3
BUILT-UP CORNER STUDS	16d common	24 in. o.c.
BUILT-UP GIRDERS AND BEAMS, OF THREE MEMBERS	20d common	32 in. o.c. at top and bottom and staggered 2 ends and at each splice
2-INCH PLANKS	16d common	2 each bearing
STUDS TO SOLE PLATE, END NAIL	16d common	2 each end
WOOD STRUCTURAL PANEL SUBFLOORING [7]		
15/32 IN., 1/2 IN., 7/16 IN.	6d common, annular or spiral thread	6 in. o.c. edges, 12 in. o.c. field
19/32 IN.-3/4 IN.	8d common or 6d annular or spiral thread	6 in. o.c. edges, 12 in. o.c. field
1 IN., 1-1/8 IN.	10d common or 8d annular or spiral thread	6 in. o.c. edges, 12 in. o.c. field [9]
15/32 IN., 1/2 IN., 7/16 IN.	16 ga galvanized wire staples, 3/8 in. and minimum crown 1-5/8 in. length	4 in. o.c. edges, 7 in. o.c. field
19/32 IN., 5/8 IN.	16 ga galvanized wire staples, 3/8 in. and minimum crown 1-5/8 in. length	2-1/2" o.c. edges, 4 in. o.c. field
WOOD STRUCTURE PANEL ROOF & WALL SHEATHING AND PARTICLE BOARD WALL SHEATHING 1/2 IN. OR LESS	6d common (wall) 8d common (roof)	
19/32 IN. OR GREATER	8d common	6 in. o.c. edges, 12" o.c. field
5/16 IN. - 1/2 IN.	16 ga galvanized wire staples, 3/8 in. min. crown Length of 1 in. plus wood structural panel or particle board thickness	4 in. o.c. edges, 8 in. o.c. field
19/32 IN. - 3/4 IN.	16 ga galvanized wire staples, 3/8 in. min. crown Length of 1 in. plus wood structural panel or particle board thickness	2 in. o.c. edges and 5 in. o.c. intermediate
FIBERBOARD SHEATHING [1] 1/2 IN. REGULAR	6d common nail or 11 ga. galv. roofing nail 1-1/2 in. long with 7/16 in. head	2 in. o.c. edges and 5 in. o.c. intermediate at other bearing areas
1/2 IN. STRUCTURAL	8d common nail or 11 ga. galv. roofing nail 1-1/2 in. long with 7/16 in. head	6 in. o.c. edges and 12 in. o.c. intermediate at other bearing areas
25/32 IN. STRUCTURAL	8d common nail or 11 ga. galv. roofing nail 1-1/2 in. long with 7/16 in. head	3 in. o.c. edges and 6 in. o.c. intermediate at other bearing areas
GYPSUM SHEATHING 1/2 IN. 5/8 IN.	11 ga. 1-1/2 in. galv. with 7/16 in. head 11 ga. 1-3/4 in. galv. with 7/16 in. head	4 in. o.c. edges 8 in. o.c. at other bearing 4 in. o.c. edges 8 in. o.c. at other bearing
GYPSUM WALLBOARD 1/2 IN. 5/8 IN.	1-3/8 in. drywall nail [2] 1-1/2 in. drywall nail [1]	7 in. o.c. edges 8 in. o.c. at other bearing 7 in. o.c. edges 8 in. o.c. at other bearing
PARTICLE BOARD SIDING 5/16 IN. -1/2 IN. {3} 5/16 IN. {5} 3/4 IN. {6}	6d {4} 8d {4} 8d {4}	
HARDBOARD LAP SIDING DIRECT TO STUDS {5}	8d {8} common - resistant with minimum shank diameter of 0.099 in. and minimum head diameter of 0.240 in.	16 in. o.c. at top and bottom edges
HARDBOARD LAP SIDING OVER SHEATHING	10d {6} common - resistant with minimum shank diameter of 0.099 in. and minimum head diameter of 0.240 in.	16 in. o.c. at top and bottom edges
HARDBOARD PANEL SIDING DIRECT TO STUDS	6d {6} common - resistant with minimum shank diameter of 0.092 in. and minimum head diameter of 0.2225 in.	6 in. o.c. at edges and 12 in. o.c. at intermediate supports
HARDBOARD PANEL SIDING OVER SHEATHING	8d {6} common - resistant with minimum shank diameter of 0.092 in. and minimum head diameter of 0.2225 in.	6 in. o.c. at edges and 12 in. o.c. at intermediate supports

FASTENING SCHEDULE NOTES:

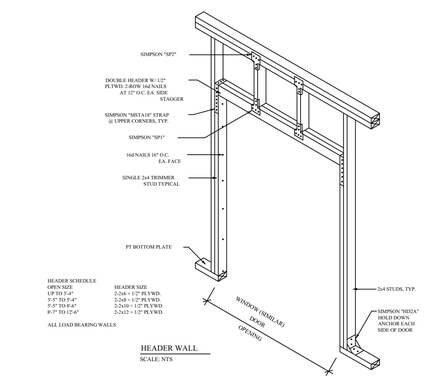
1. FIBERBOARD SHEATHING MAY BE STAPLED USING 16 GA. GALVANIZED STAPLES 1-1/8" LONG FOR 1/2" SHEATHING AND 1-1/2" LONG FOR 25/32" SHEATHING. STAPLES ARE TO HAVE MINIMUM CROWN OF 7/16" AND SPACED 3" O.C. AT EDGES AND 6" O.C. AT OTHER BEARINGS.

2. DRYWALL NAILS SHALL CONFORM TO ASTM C 514.

3. CORROSION-RESISTANT NAILS SPACED 6" O.C. AT EDGE AND 8" O.C. AT INTERMEDIATE SUPPORTS. NAILS SHALL HAVE A MINIMUM EDGE DISTANCE OF 3/8".

SHEAR WALL NOTE:

ALL NEW EXTERIOR WALLS ARE CONSIDERED SHEAR WALLS AND SHALL BE TOTALLY COVERED 1/2" PLYWOOD. MIN. 8D NAILS 3" O.C. BOTTOM, TOP & EDGES. AND 12" O.C. IN MIDDLE OF SHEET.
DESIGNED TO EXCEED 135 MPH WINDS

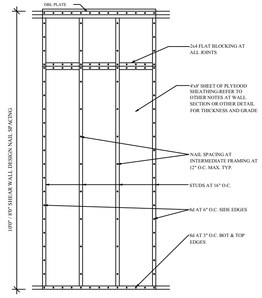


HEADER SCHEDULE

OPEN SIZE	HEADER SIZE
UP TO 3'-4"	2-2x6 + 1/2" PLYWD.
3'-5" TO 5'-4"	2-2x8 + 1/2" PLYWD.
5'-5" TO 8'-4"	2-2x10 + 1/2" PLYWD.
8'-5" TO 12'-6"	2-2x12 + 1/2" PLYWD.

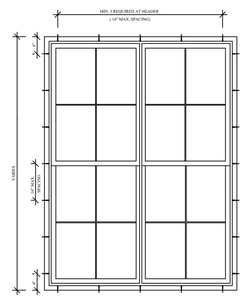
ALL LOAD BEARING WALLS

HEADER WALL
SCALE: NTS



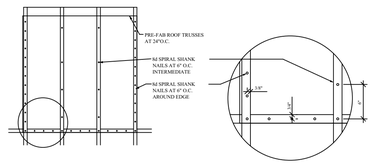
1. PLYWOOD PANELS SHALL OVERLAP THE TOP MEMBER AND THE BOTTOM PLATE BY 1-1/2" AND A SINGLE ROW OF FASTENERS SHALL BE PLACED 3/4" FROM PANEL EDGE.

WALL SHEATHING ATTACHMENT
SCALE: NTS

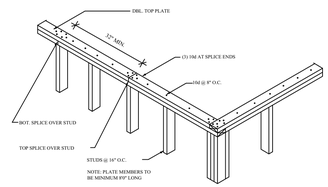


FASTENERS SHALL BE #8 x 3-1/4" SCREWS OR EQUAL - LOCATE AS SHOWN

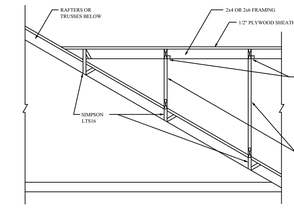
TYPICAL WINDOW ATTACHMENT
SCALE: NTS



ROOF NAILING PATTERN
SCALE: NTS



TOP PLATE SPLICE DETAIL
SCALE: NTS



VALLEY FRAMING DETAIL
SCALE: NTS

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Drafting and Design
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Date: 09/04/2018

Scale: As Shown

Drawn By: G. Gayle

Sheet: **S2**

New Plan - Construction Documents