

DOOR & WINDOW MEASUREMENTS ARE FEET/INCH (WIDTH) & FEET/INCH (HEIGHT) EXAMPLE 2468 = 2'4" X 6'8"

DOOR SCHEDULE

NO	EA	DESCRIPTION	W	H	TH	GLAZE	HWARE	THOLD	NOTES
①	1	6-PANEL-Solid Core	36"	6'-8"	1 3/4"	CLEAR	D/H	ALU.	SUNBURST GLAZE
②	1	FRENCH 1/1 - Solid Core	36"	6'-8"	1 3/4"	CLEAR	D/H	ALU.	DOUBLE GLAZED
③	4	2-PANEL SOLID CORE	30"	6'-8"	1 3/8"	---	B	---	
④	1	2-PANEL SOLID CORE	28"	6'-8"	1 3/8"	---	B	---	
⑤	5	2-PANEL SOLID CORE	24"	6'-8"	1 3/8"	---	A	---	
⑥	1	WOOD BI-FOLD	60"	6'-8"	1 3/8"	---	C	---	
⑦	1	WOOD BI-FOLD	18"	6'-8"	1 3/8"	---	C	---	
14 TOTAL									
HARDWARE LEGEND									
A. PASSAGE SET E. ALARM C. KNOB ONLY G. RETURN AIR GRILLE									
B. PRIVACY F. FLUSH BOLT D. DEADBOLT H. KEYED									

WINDOW SCHEDULE

NO	EA	DESCRIPTION	MODEL	WIDTH ±	HTG ±	GLAZING	NOTES
Ⓐ	2	SINGLE HUNG 6/6 - VINYL	3050	36"	60"	CLEAR	DOUBLE GLAZED
Ⓑ	1	SINGLE HUNG 1/1 - VINYL	3030	36"	38"	CLEAR	DOUBLE GLAZED
Ⓒ	1	SINGLE HUNG 1/1 - VINYL	2030	24"	38"	OBSCURED	TEMPERED-DOUBLE GLAZED
Ⓓ	2	SINGLE HUNG 1/1 - VINYL	3020	36"	24"	CLEAR	DOUBLE GLAZED
Ⓔ	4	SINGLE HUNG 1/1 - VINYL	3050	36"	60"	CLEAR	DOUBLE GLAZED
10 TOTAL							

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NOTES

* SURVEY INFORMATION PROVIDED BY OTHERS AND TO BE VERIFIED BEFORE CONSTRUCTION STARTS

* LOCATION, SETBACKS, DRIVEWAY & WALKWAYS CHECK FINAL SURVEY, CHECK WITH OWNER & AREA REQUIREMENTS BEFORE CONSTRUCTION

ELEVATION: STRUCTURE MUST BE ABOVE LOCAL AND BASE FLOOD ELEVATION (PER AREA CODE AND FEMA-FLOOD INS MAP)

PLUMBING EQUIPMENT & MATERIAL SHALL COMPLY WITH & BE INSTALLED IN ACCORDANCE WITH NATIONAL & LOCAL BUILDING CODES (SEE FLOOR PLAN FOR MEASUREMENTS)

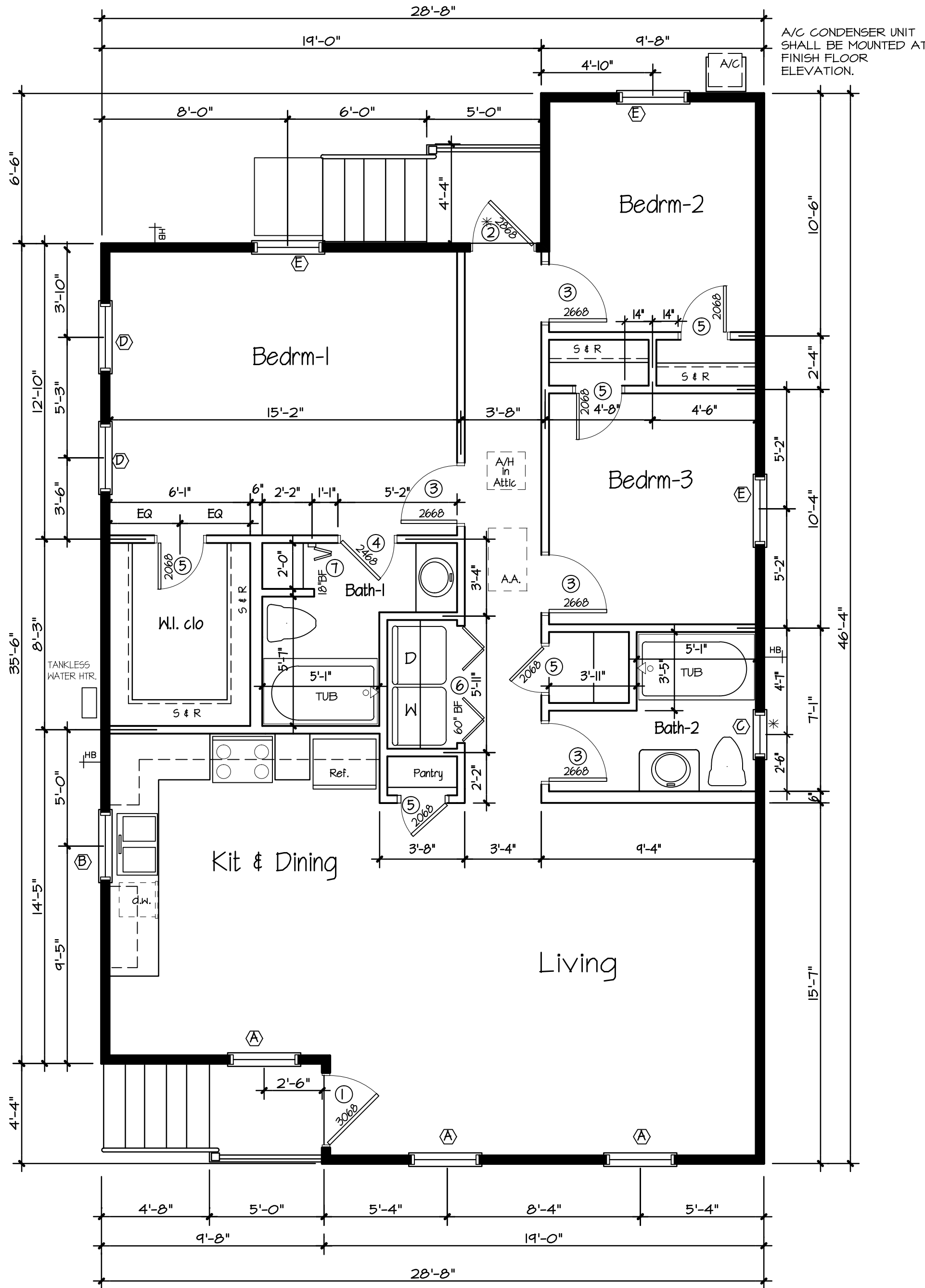
MATERIALS SUBSTITUTION, MANUFACTURES SPECIFICATIONS, AND DESIGN VARIATIONS MUST MEET & / OR EXCEED THOSE SHOWN ON PLAN AND MUST BE APPROVED BY THE ENGINEER OF RECORD.

CONTRACTOR TO CHECK AREA REQUIREMENTS AND MEET OR EXCEED CODE REQUIREMENTS BEFORE CONSTRUCTION

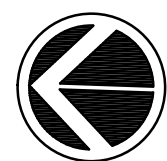
CONTRACTORS / SUBCONTRACTORS SHOULD HAVE COPIES AND / OR WORKING KNOWLEDGE OF ALL APPLICABLE BUILDING CODES AND LOCAL REQUIREMENTS.

NOTE:

R318.2 Chemical termiticide treatment. Chemical termiticide treatment shall include soil treatment and/or field applied wood treatment. The concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label.



Area = 1163sf



FLOOR PLAN

1/4" = 1'-0"

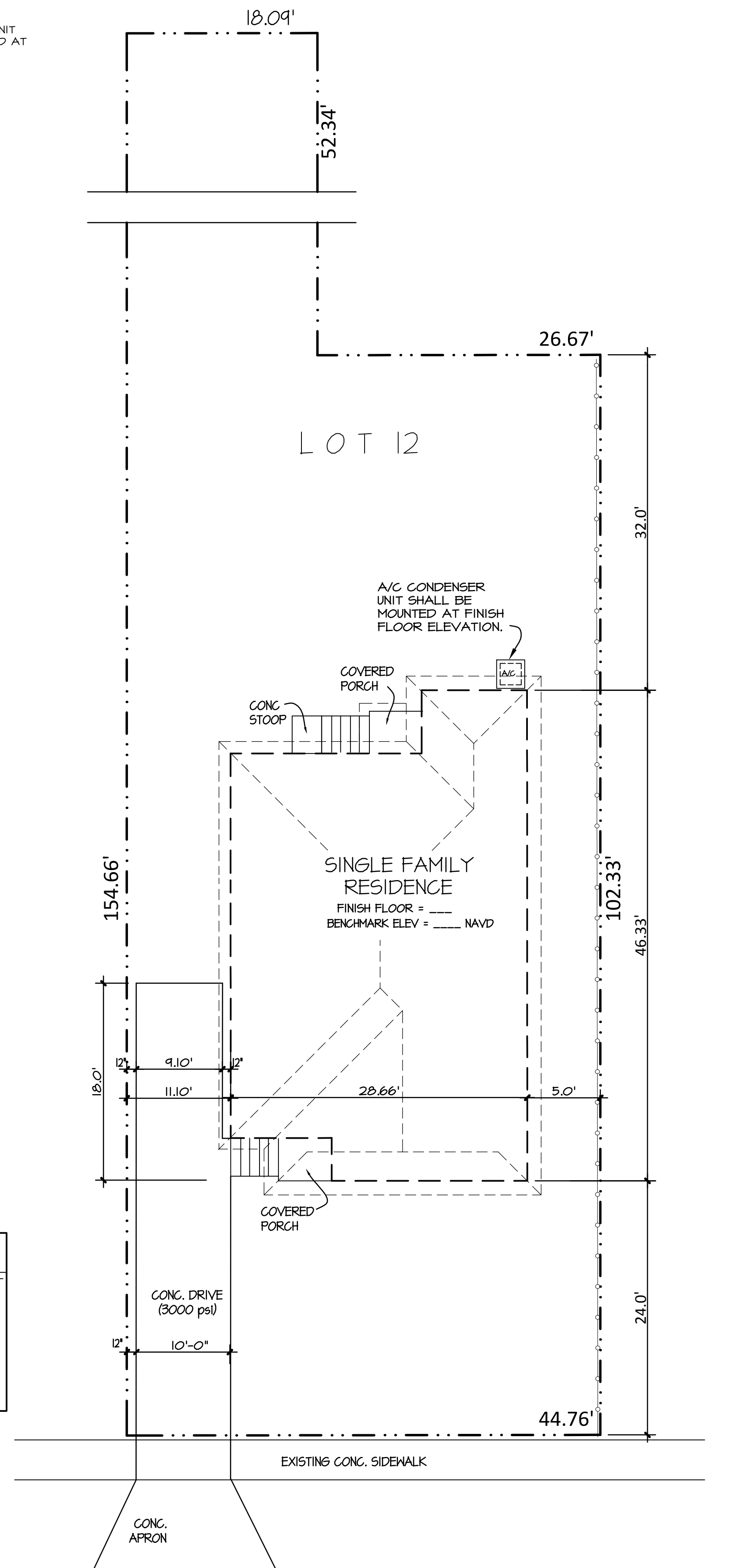
LEGEND & SYMBOLS

WOOD STUD HALL	M.W.	MICROWAVE OVEN
WOOD STUD-INSULATED	A.F.F.	ABOVE FINISH FLOOR
D.W.	H.B.	HOSE BIB
L.I.N.	A.T.	ALUMINUM THRESHOLD
A/C	W.H.	WATER HEATER
A/H	W.	WASHER
WINDOW SYMBOL (SEE SCHEDULE)	D	DRYER
DOOR SYMBOL (SEE SCHEDULE)	S&R	SHELF & ROD
CENTER DOOR OR OPENING ADJACENT WALLS	A.A.	ATTIC ACCESS
	*	TEMPERED GLASS @ THESE LOCATIONS
	0'-0" ±	ELEVATION SYMBOL

NOTE: CONTRACTOR TO VERIFY SIZE & SPECIFICATIONS ON ALL APPLIANCES, FIXTURES, DOORS, WINDOWS, ETC. BEFORE INSTALLATION.

AREA SCHEDULE

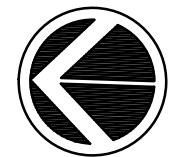
SITE	= 5,527 sf
LIVING AREA	1163 sf
PORCHES	42 sf
TOTAL UNDER ROOF	1205 sf



LEGAL DESCRIPTION

SQ. No. 5034, LOT 12
3rd DISTRICT
CITY OF NEW ORLEANS, ORLEANS PARISH
ZONE A-7, ZONING DISTRICT S-RD

ARTS ST.
STREET ELEV = -5.74 MSL



PLOT PLAN

1/8" = 1'-0"

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CONSTRUCTION TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD 10) AND WFCM STANDARDS

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL PARISH REQUIREMENTS. I WILL NOT SUPERVISE CONSTRUCTION.

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BUILDER
GULF COAST GREEN
CONSTRUCTION

ENGINEER:
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CONSULTING, L.L.C.
JOHN B. GRIESHABER 504-455-7894
johnbgrieshaber@gmail.com

PROJECT:
GULF COAST GREEN CONSTRUCTION
Arts St. Residence
6201 Arts St. New Orleans, La.

PROJNO: 1705
DRAWN BY: Elledge
DATE: 10/6/17
REVISION DATES:

SHEET NAME

SITE & FLOOR PLANS
WIN & DOOR SCHEDULES
LEGENDS, NOTES

SHEET NUMBER:

1

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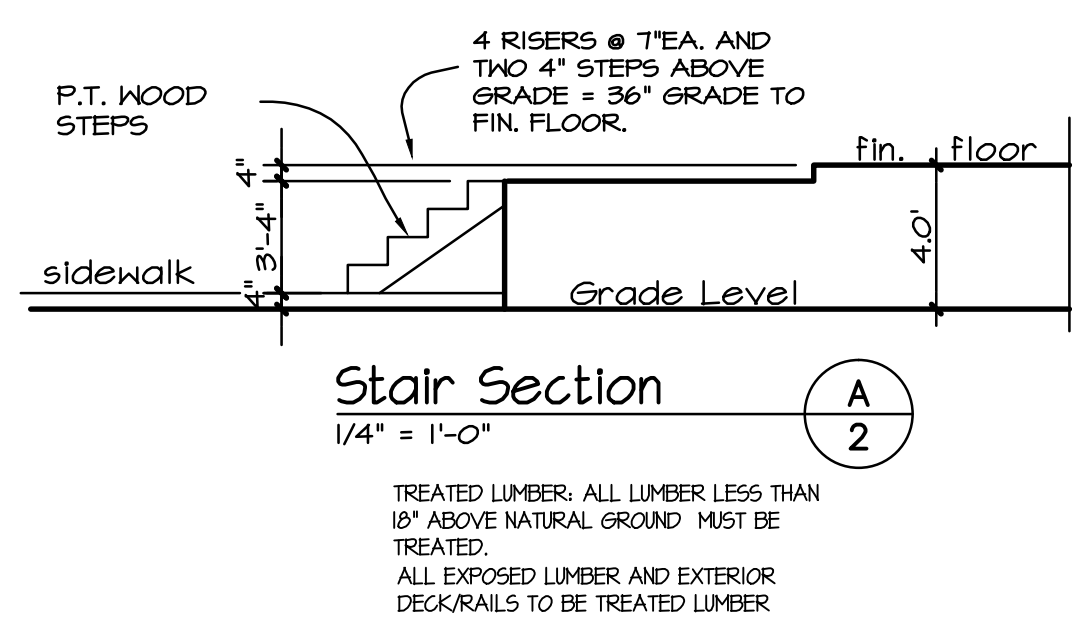
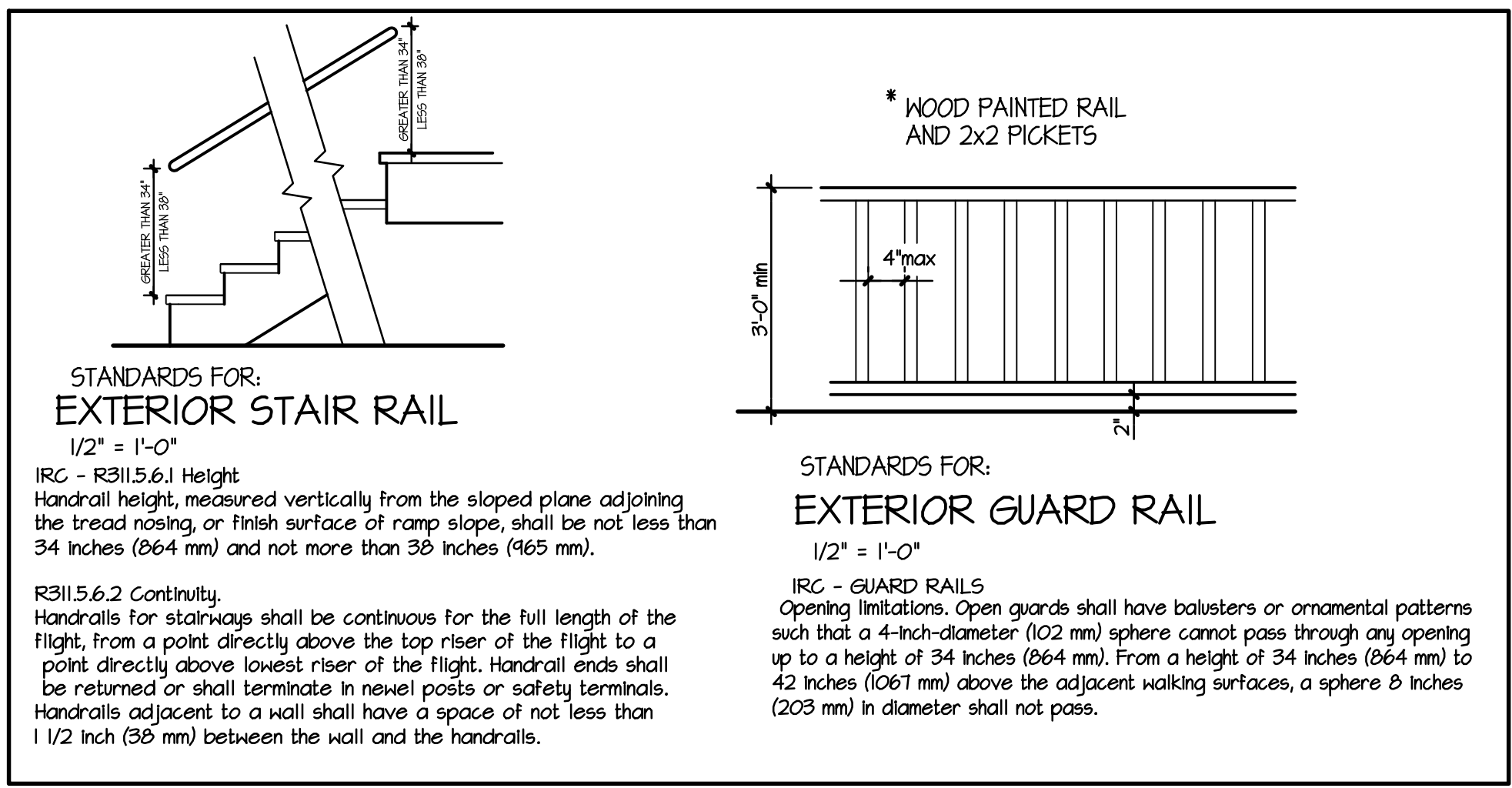
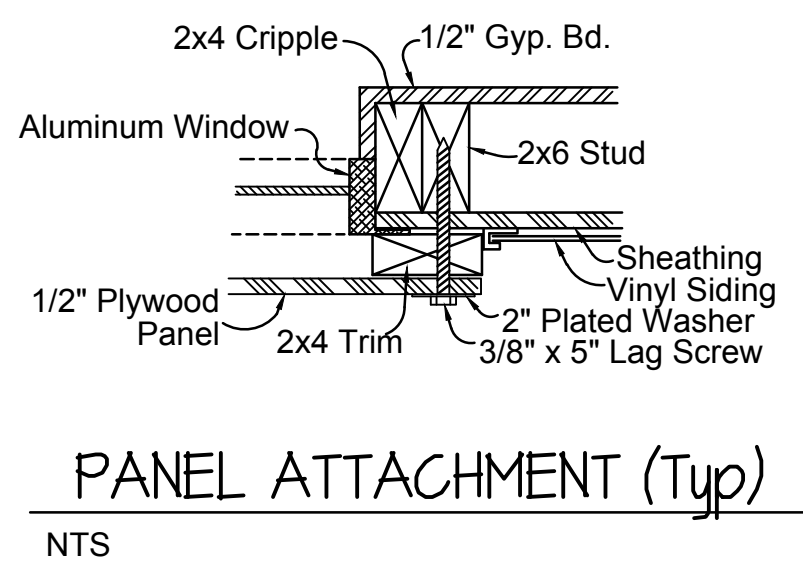
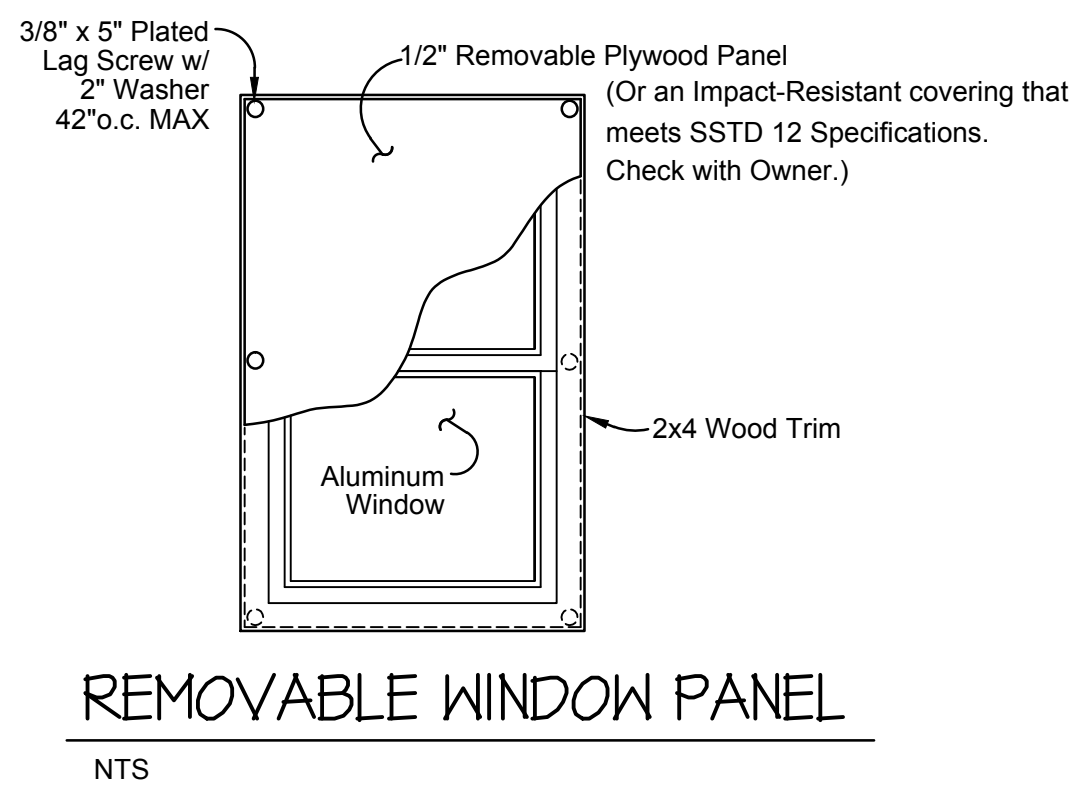
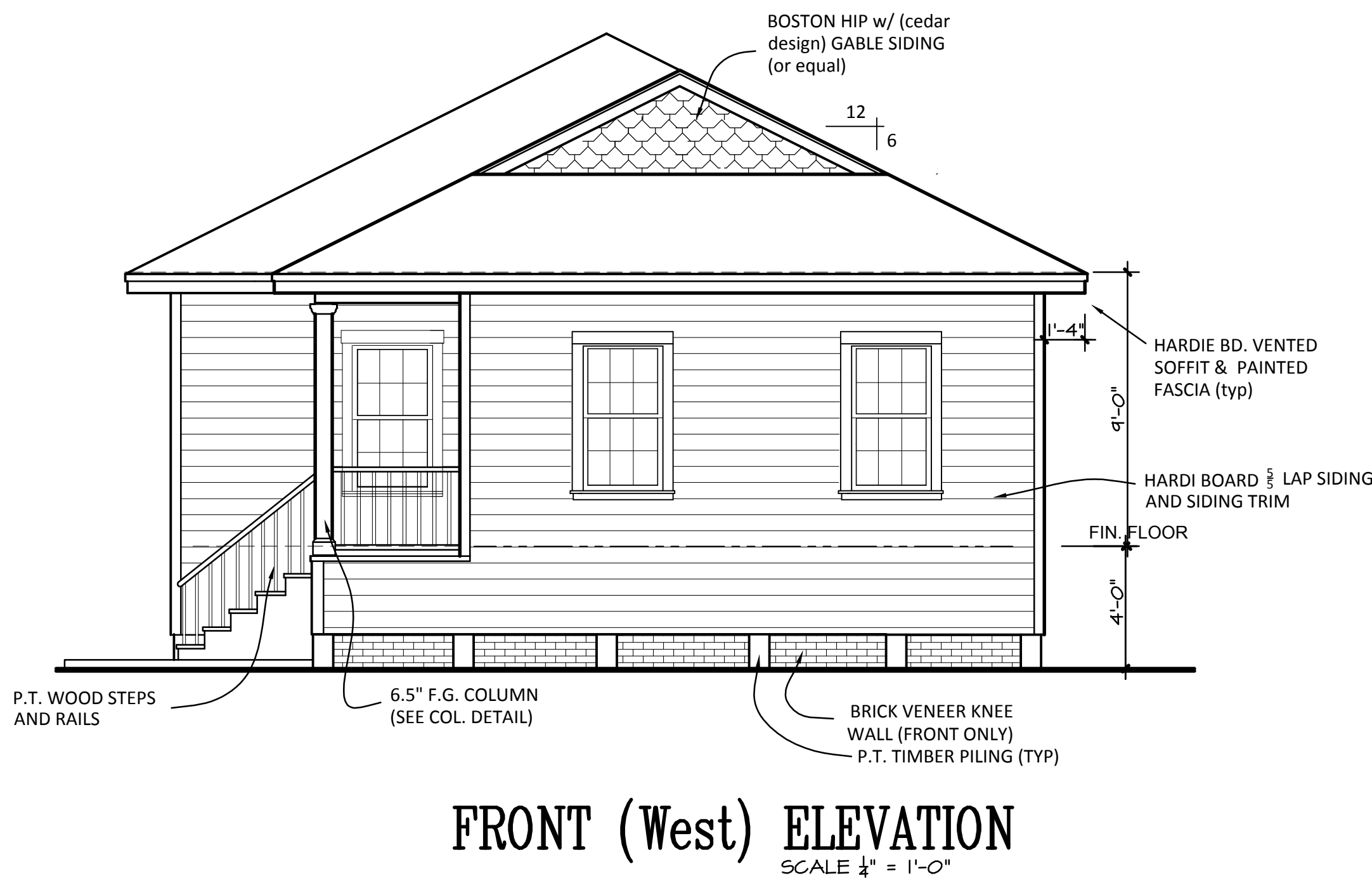
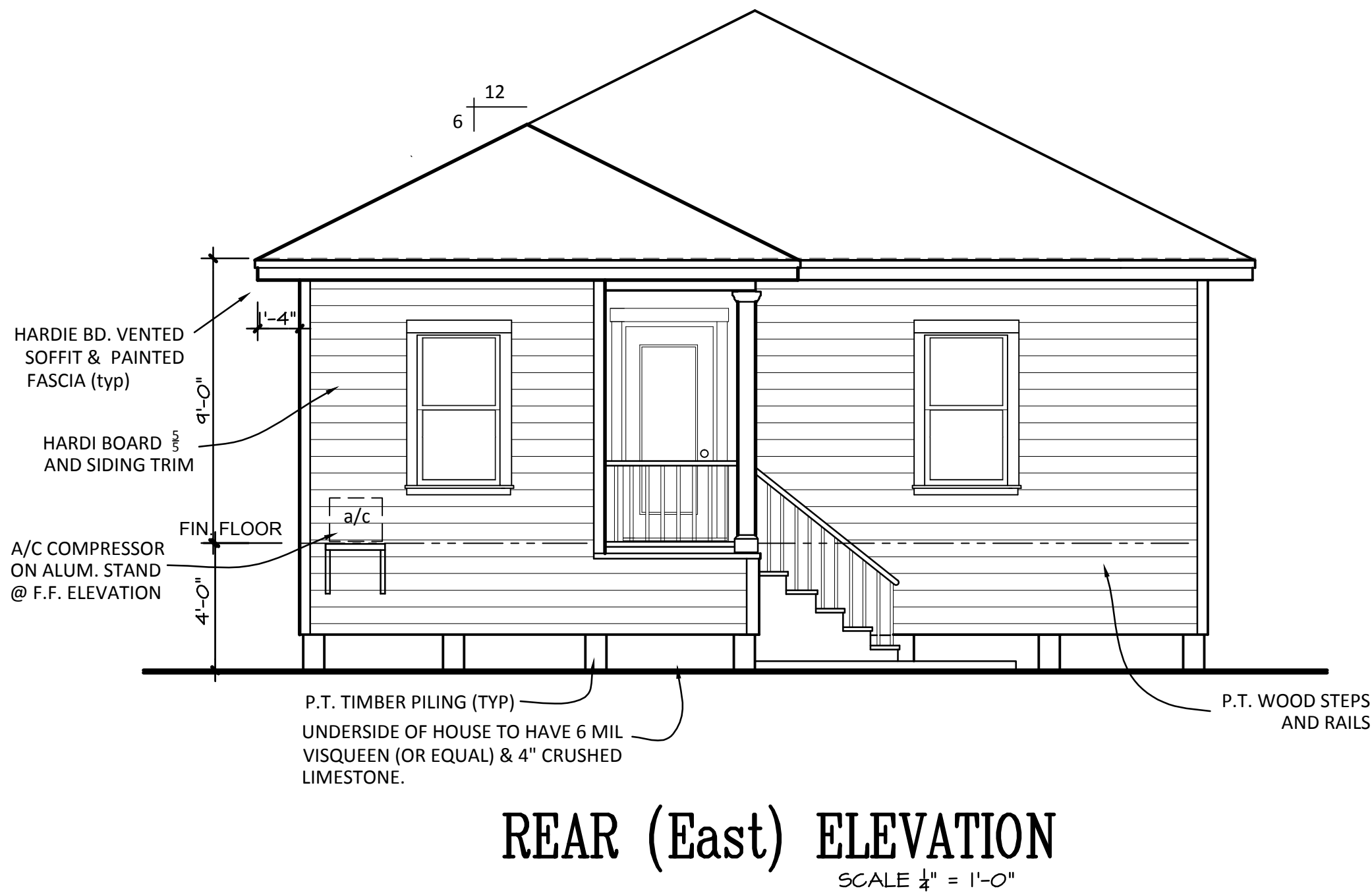
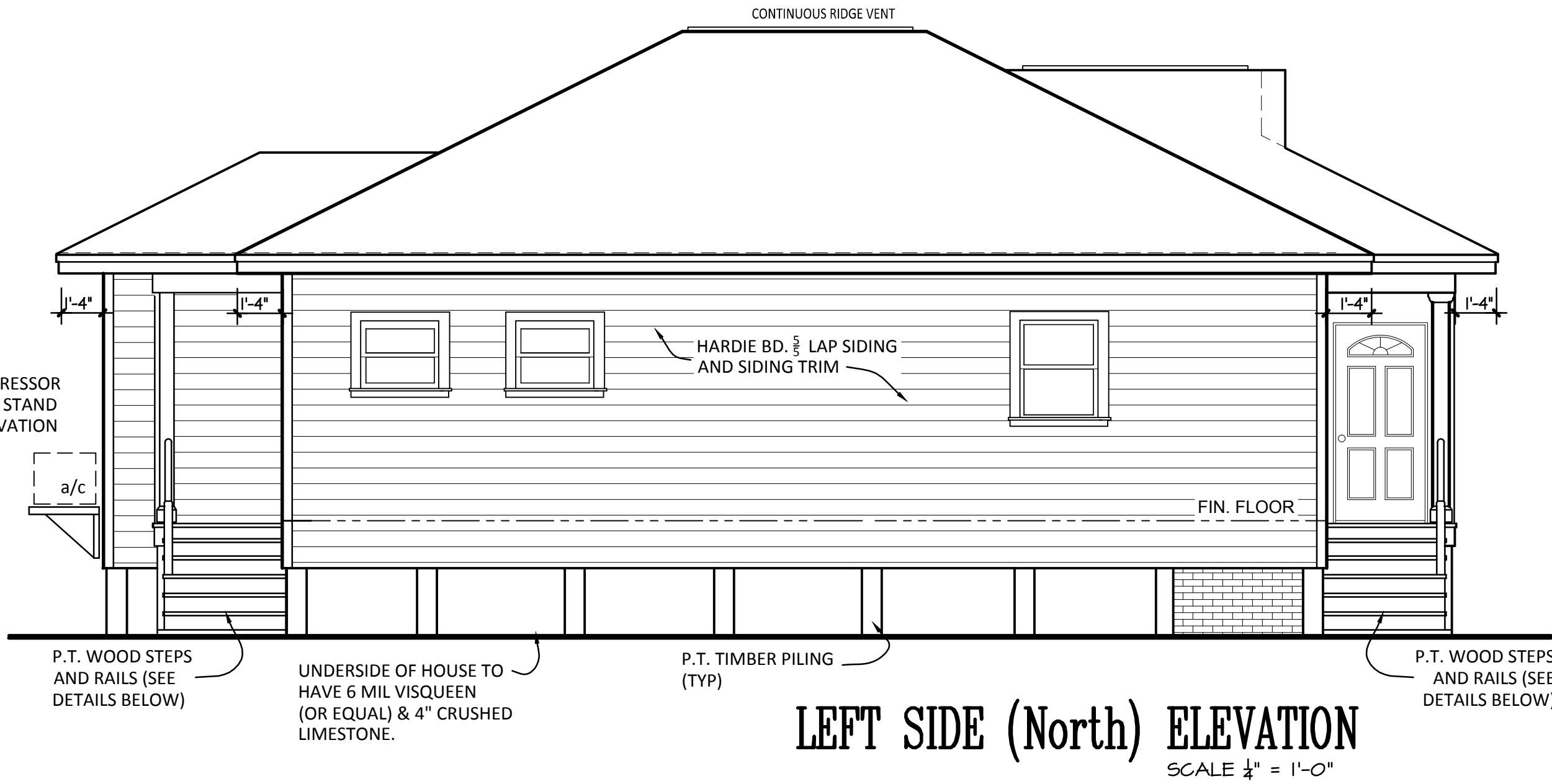
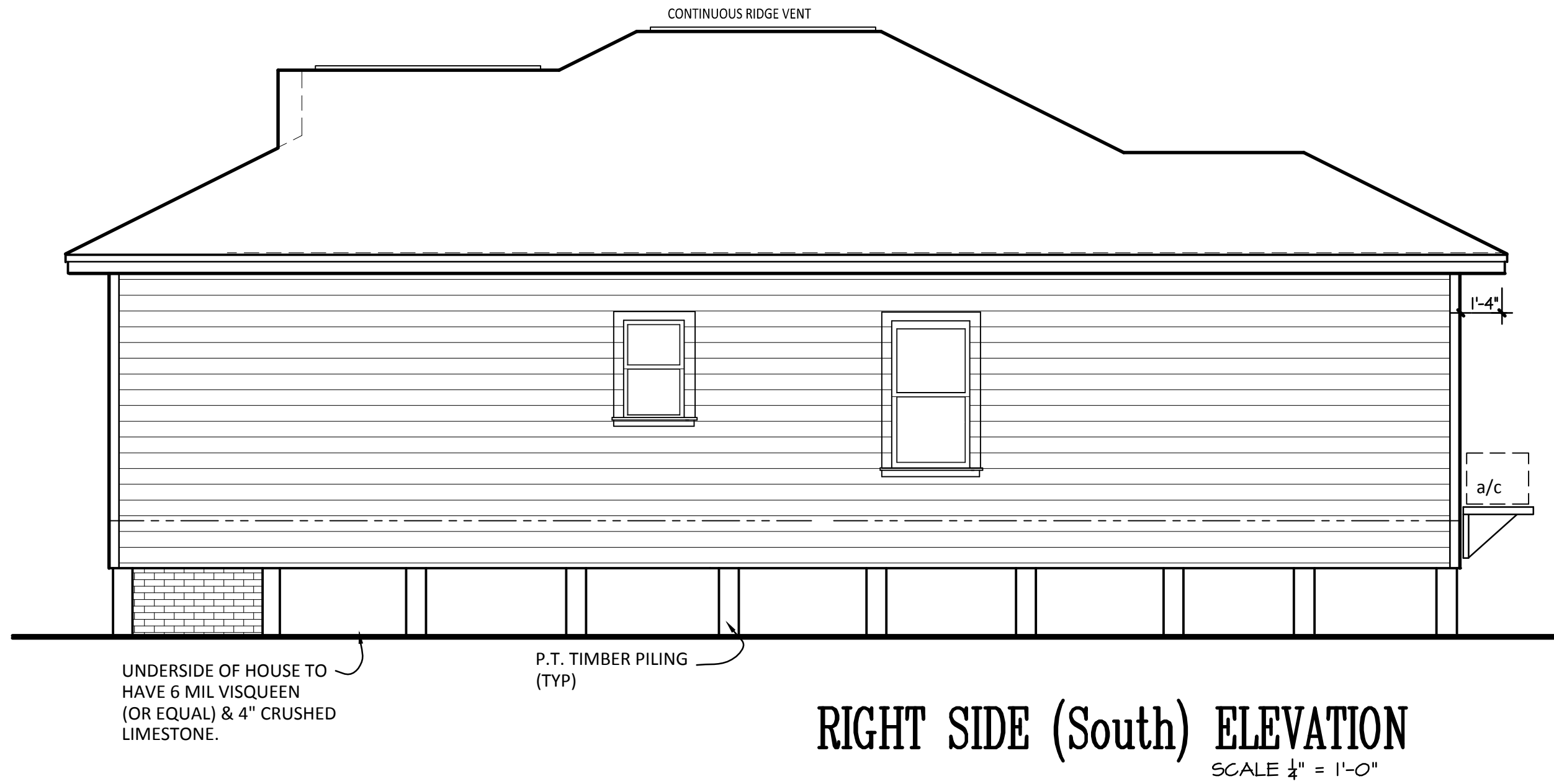
REVISION DATES:

SHEET NAME

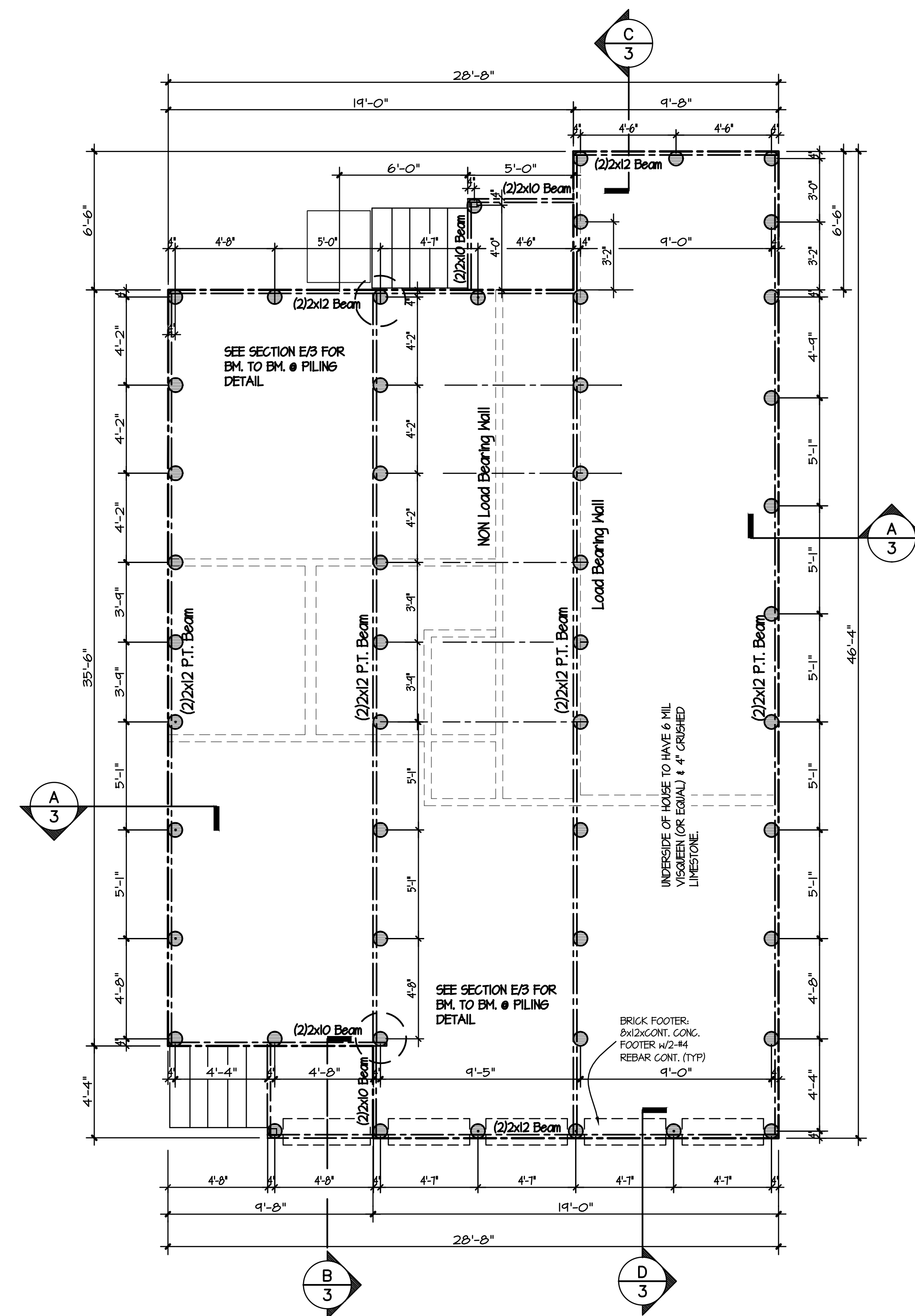
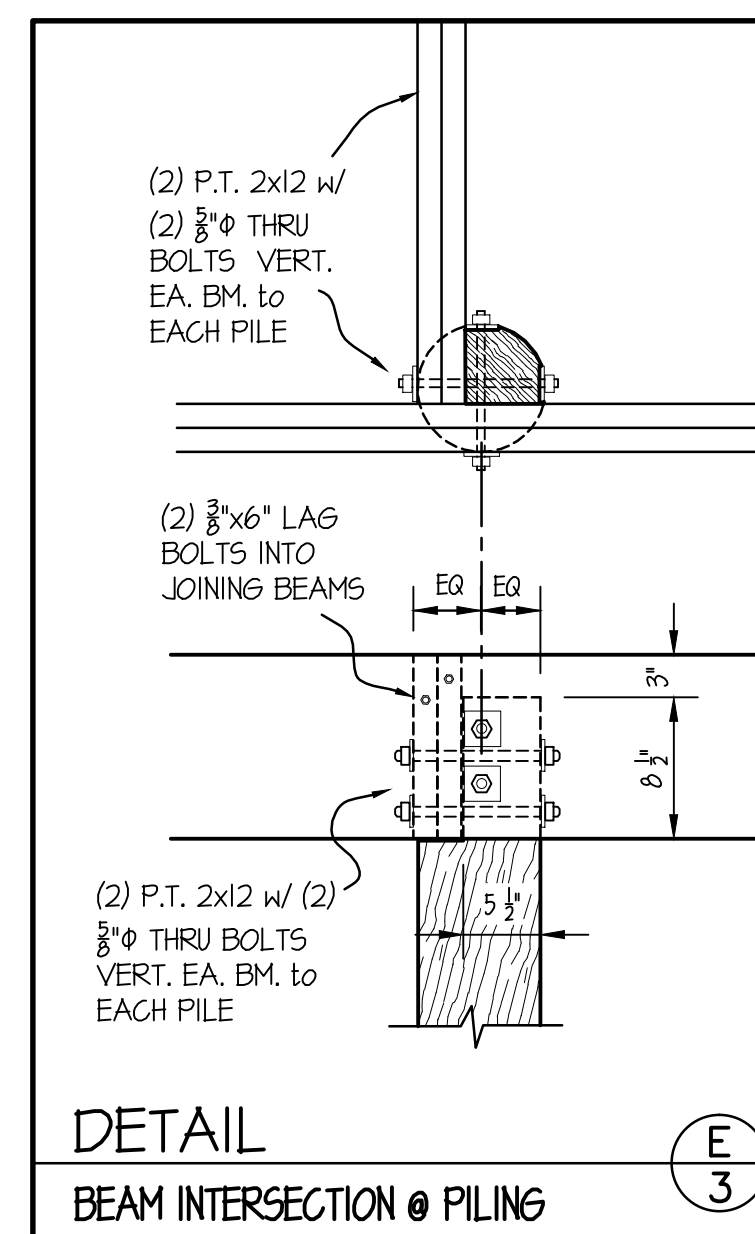
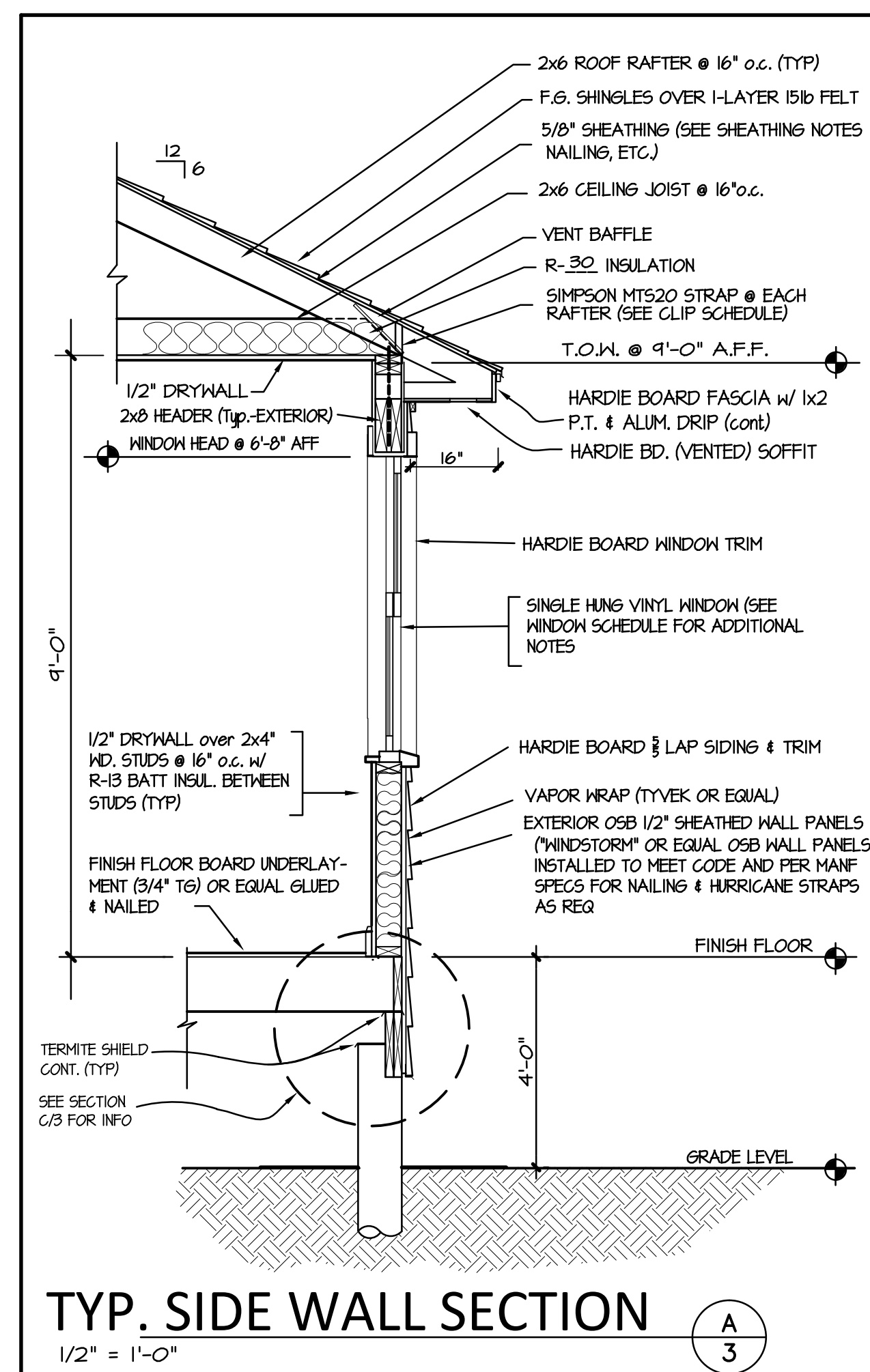
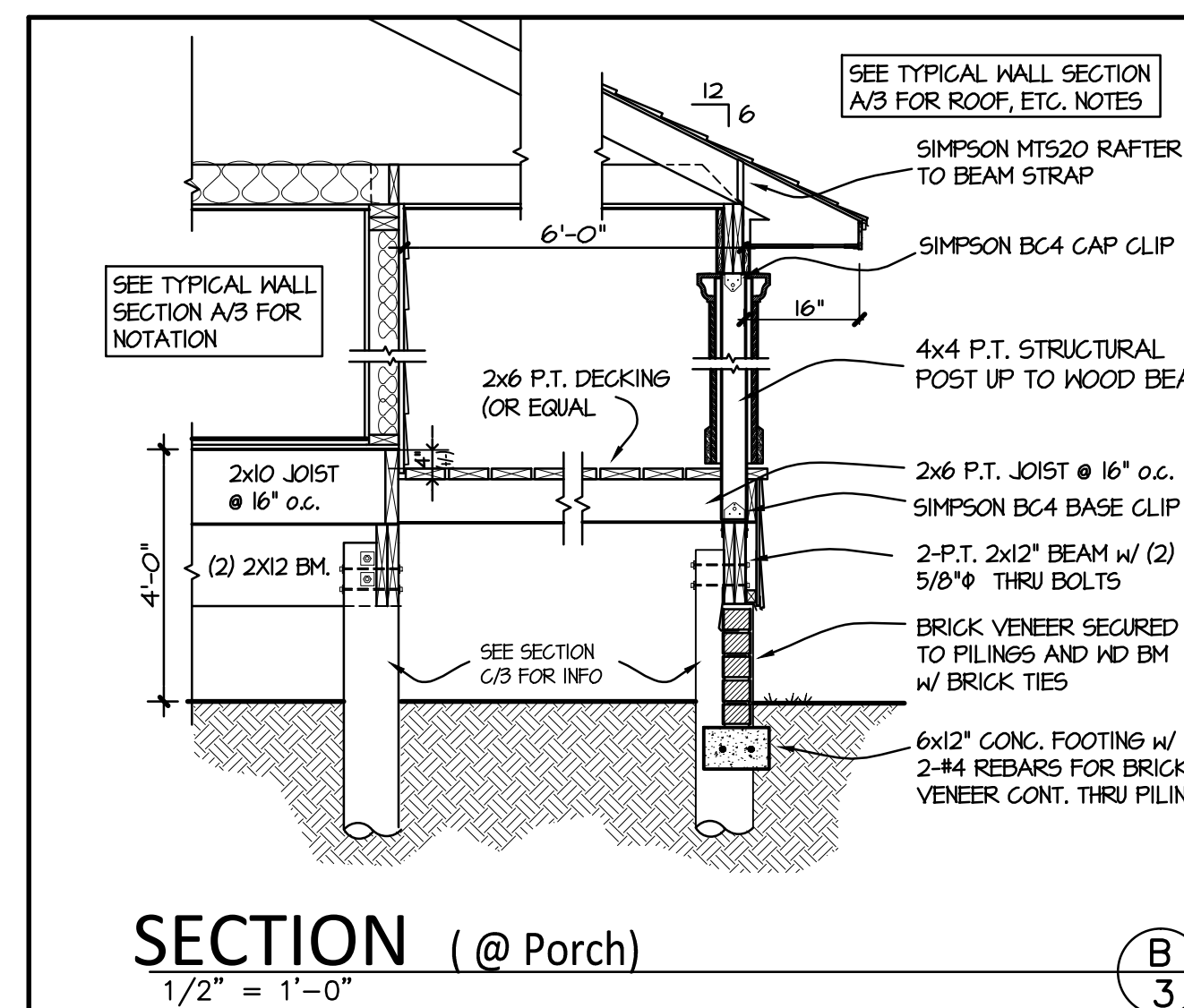
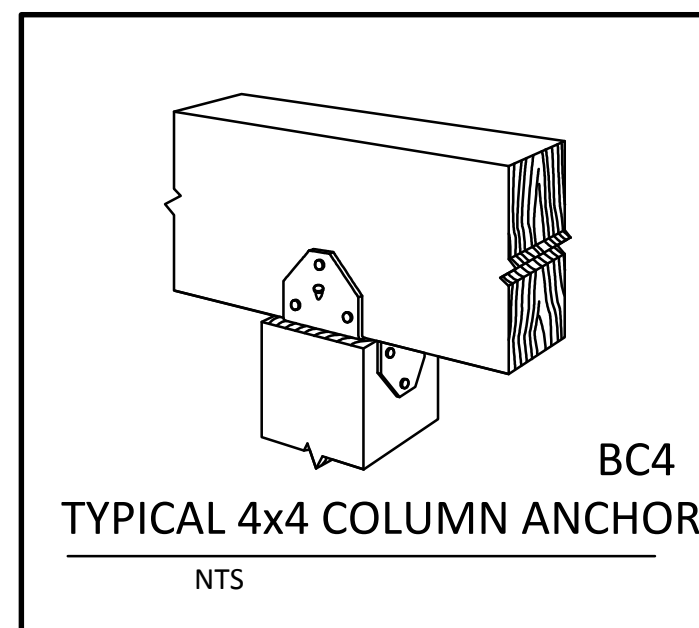
ELEVATIONS
STAIR/RAIL DETAILS
WINDOW SHUTTER DETAIL

SHEET NUMBER:

2






CONSTRUCTION TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD 10) AND WFCM STANDARDS



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LEGEND

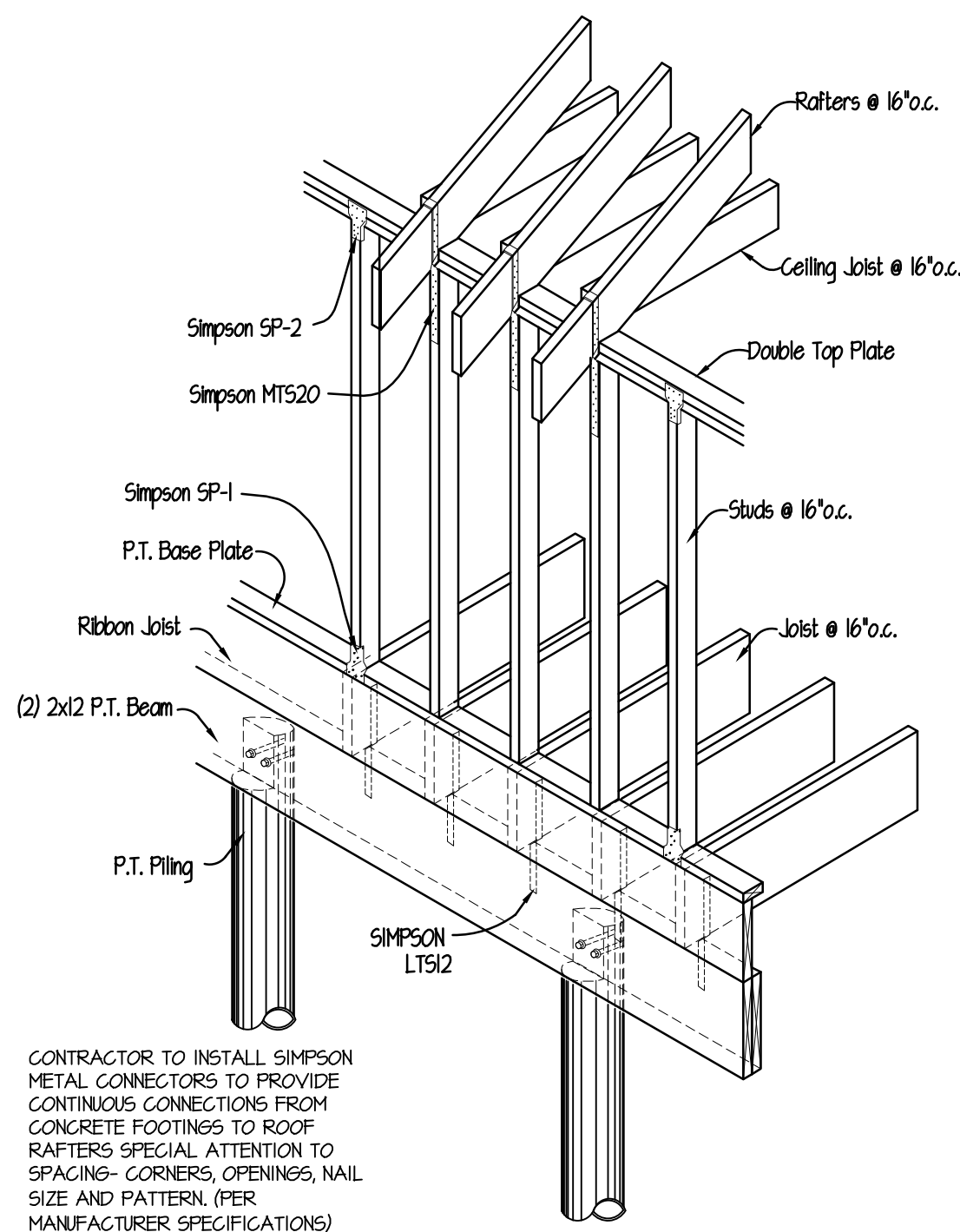
	PILE AND PILE CAP
	4x4 POST w/ TRIM WRAP
	IN-WALL POST w/ (3) 2x4 STUDS (MIN) NAILED w/#12 RING SHANK NAILS @ 8" O.C.

- 1- Allowable pile capacity is 8 tons as defined by map area 13 on nola .gov
Refusal defined by note
- 2- Piles must be by impact hammer with a minimum energy of 15,000 ft-lb refusal is defined as 12 blows/ft for 2 consecutive feet of penetration
3. PILE TIP EMBEDDED IN SAND STRATUM.
4. THE ALLOWABLE CAPACITY OF THESE PILES IS GOVERNED BY 1813.11.4 UNLESS A SITE SPECIFIC GEOTECHNICAL INVESTIGATION RECOMMENDS OTHERWISE.

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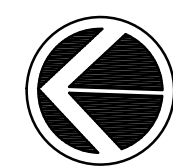
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INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL
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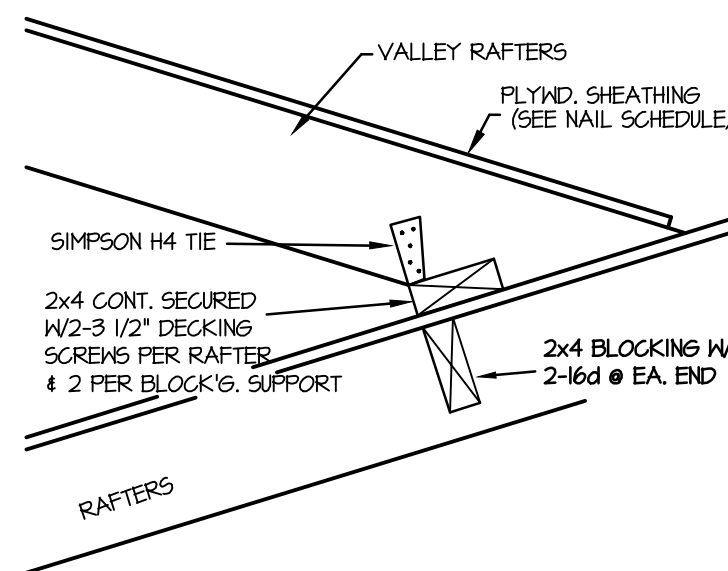
WALL AND FOUNDATION CONNECTIONS

SEE FOUNDATION AND CROSS SECTION DETAIL FOR ADDITIONAL INFORMATION AND CONNECTOR REQUIREMENTS.

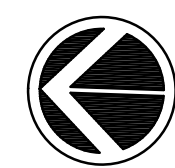


CEILING FRAMING PLAN

1/4" = 1'-0"



VALLEY ROOF DETAIL



FLOOR FRAMING PLAN

1/4" = 1'-0"

LEGEND

- WOOD BEAM (SEE PLAN FOR SIZE)
- 4x4 POST w/ TRIM WRAP
- IN-WALL POST w/ (3) 2x4 STUDS (MIN) NAILED w/H12 RING SHANK NAILS @ 8" o.c.

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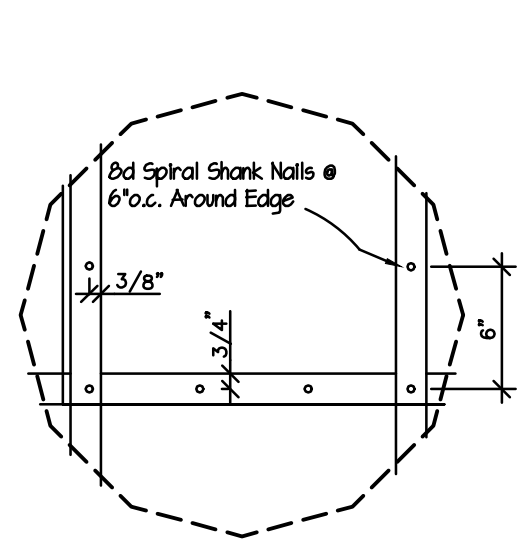
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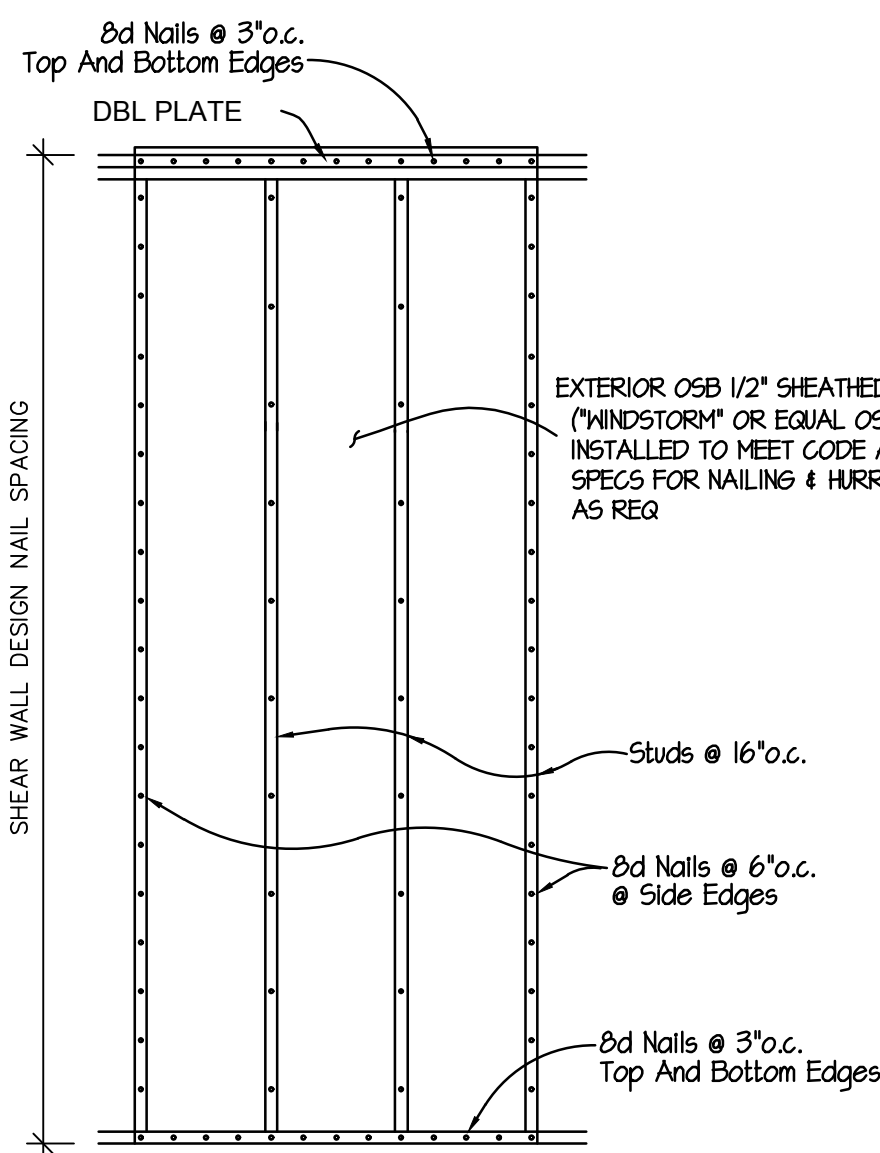
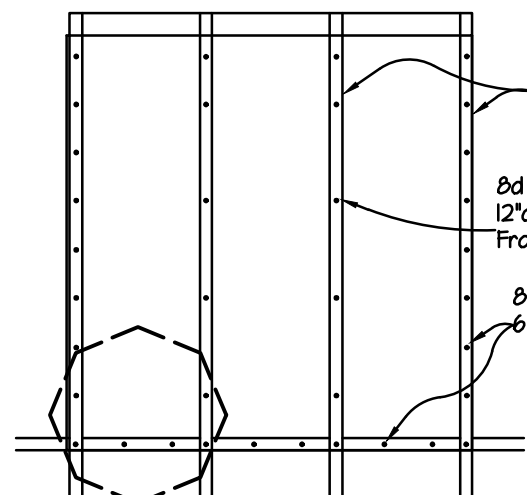
SHEET NAME
FLOOR FRAMING PLAN - CEILING JOIST PLAN

SHEET NUMBER:

4

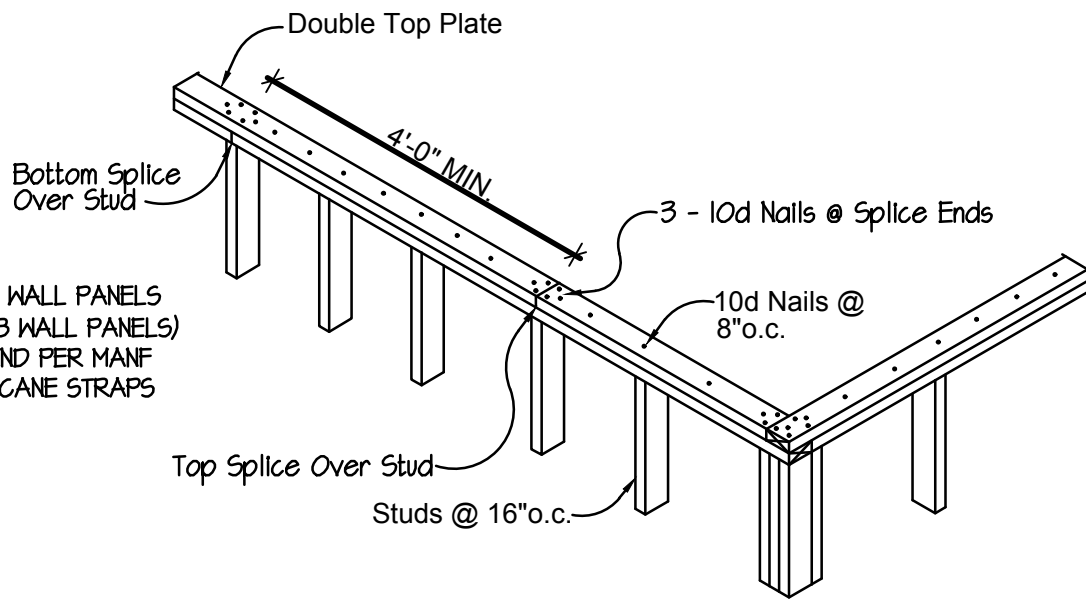


ROOF SHEATHING NAILING



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

NAILING for WALL SHEATHING



TOP PLATE SPLICE DETAIL

HEADER SCHEDULE	
OPENING	HEADER SIZE
LESS THAN 3'-0"	2- 2"x8"
3'-0" TO 4'-0"	2- 2"x10"
4'-0" TO 6'-0"	2- 2"x12"
MORE THAN 6'-0"	SEE FLOOR PLAN

UNSUPPORTED WALL HTG.	STUD SPACING	NO. OF FULL LENGTH STUDS @ EACH END OF HEADER					
<= 10'	16"o.c.	2	2	3	3	3	3
> 10'		2	2	3	3	4	4

NOTE: PLATE MEMBERS TO BE MIN. 8'-0" LONG

GENERAL NOTES

Contractor and/or subcontractors shall use measures to insure that only workmanship of the highest quality is performed and that only the best materials and practices of construction are used for a quality and sound building.

Purchaser and/or Contractor is responsible for compliance with all local building codes and ordinances.

All plumbing stacks and A/C stacks to be located on the rear or sides of the roof.

SITEWORK

Remove surface organic soil and/or organic areas.

All trees, stumps, shrubs, sod, and other obstructions should be removed throughout the area of the building.

Fill dirt, if required shall be free of all organic material, large rocks, and foreign objects.

All back fill to be compacted to 90% proctor. To be verified by others.

Beds for all foundations and footings must be chemically treated for termites.

Termite treatment tubes owner/treatment company option.

WINDOWS

ALL WINDOWS SHALL COMPLY WITH ARTICAL 301.2.12 OF THE IRC 2004 EDITION REGARDING WIND BORN DEBRIS, WHICH STATES THAT WOOD STRUCTURAL PANELS (PLYWOOD) WITH MIN. THICKNESS OF 3/4" AND MAX SPAN OF 6' SHALL BE PERMITTED FOR OPENINGS PROTECTION. PANELS SHALL BE PRE CUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED ATTACHMENT SHALL BE LABELED IN ACCORDANCE WITH R 301.2.12.

FOUNDATION

Use pressure treated (P.T.) wood in contact with concrete. Use a moisture barrier between all concrete and untreated wood.

Surface finishes:

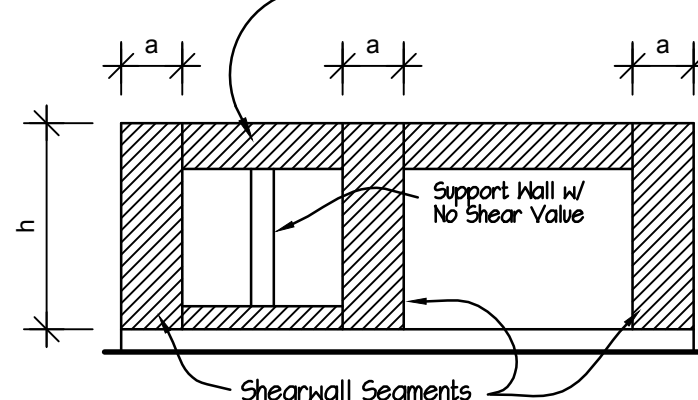
1. slabs, carport, garage - steel trowel finish
2. walks, driveways - broom finish
3. walls - rubbed finish
4. other - float

SEE ALSO - Post Tension Structural Notes and Details per Foundation Slab & Footings.

WALL HTG. (ft)	MIN. SHEARWALL (a)	PRE-FAB SHEARWALL BY SIMPSON MAY BE USED WHEN (a) IS LESS THAN (2) min.			
		a > / = 24"	a > / = 18"	a > / = 15"	a > / = 12"
8 FEET	27 inches	sw 24x8	sw 18x8	ssw 15x8	ssw 12x8
9 FEET	32 inches	sw 24x9	sw 18x9	ssw 15x9	ssw 12x9
10 FEET	34 inches	sw 24x10	sw 18x10	ssw 15x10	ssw 12x10
11 FEET	39 inches	sw 24x11	sw 18x11	ssw 15x11	N/A
12 FEET	43 inches	sw 24x12	sw 18x12	ssw 15x12	N/A

1. REFER TO WALL SHEATHING NAILING DETAIL, FOR STRUCTURAL PANEL INSTALLATION.
2. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION INSTRUCTIONS.

Continuous Header Across Openings When Shearwall Requirements Are Not Achieved



FRAMING

All exterior walls shall be constructed of 2"x4" studs and all interior walls 2x4 studs unless otherwise noted. All framing lumber, including studs, plates, joist, and rafters, shall be surface dry No. 2 Southern pine or similar species of equal strength and quality.

All framing members shall be spaced 16" o.c., unless otherwise noted.

All beams shall be supported with a minimum of 3 studs at both ends unless otherwise noted.

Minimum header size shall be 2 - 2"x 8", unless otherwise noted.

Plates and sills shall be halved together at all corners.

Studs in walls and partitions shall be doubled at all corners and openings.

Joists over 12' in span shall be bridged at center with one row of 1x3 cross bridging or solid blocking.

Wall sheathing shall be OSB 1/2" wall sheathing ("Mindstorm" or equal OSB wall panels) installed and nailed as required by code and per manufacturer specifications. Hurricane straps shall be provided between concrete footing, wall framing and base plates and between wall framing top plates and roof framing as required by code and manufacturer specifications. (continuous load path connection)

Roof sheathing shall be minimum 5/8" plywood (CDX) anchored with 8 penny common nails 6" on center spacing. 15 pound asphalt saturated felt paper shall be applied to exterior sheathing. Refer to Roof Diaphragm & Typical Nailing Pattern Details.

Exterior decks, porches, and balconies, including structural and non-structural components, shall be constructed with pressure treated wood products.

FINISHES

All interior faces of walls and ceilings shall be covered with 1/2" plain gypsum board installed with 1" type S drywall screws having external and internal corner beads.

All joints shall be taped and 3 coats of spackle applied.

Around all tubs and showers shall be cement, fiber cement, or glass mat gypsum shall be used as backers.

All decorating, including paint and wallpaper, to be specified by owner.

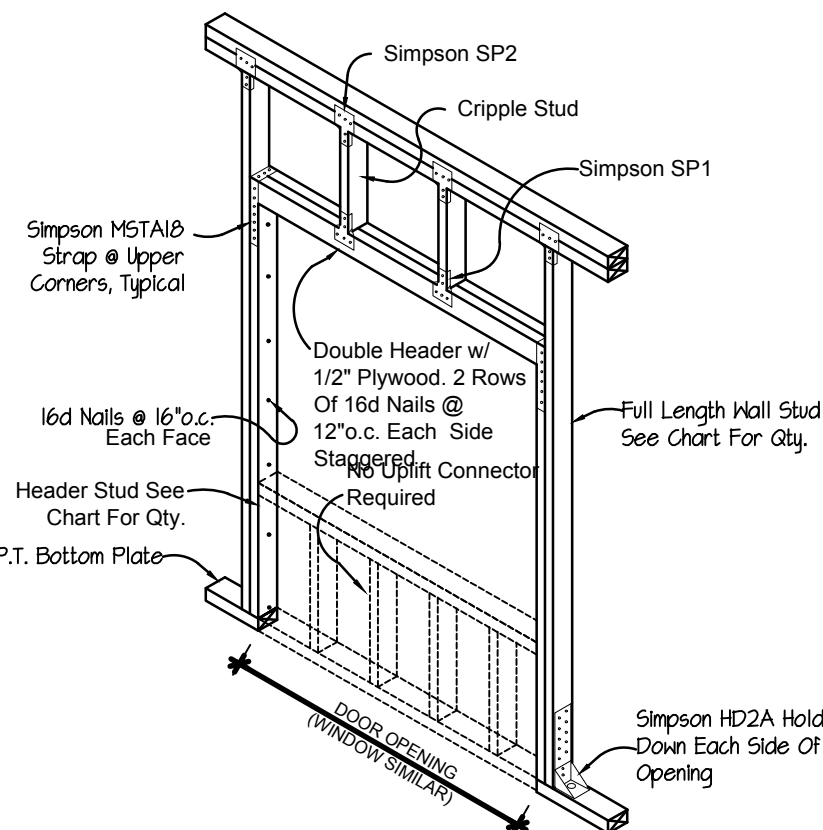
MOISTURE AND THERMAL PROTECTION

Batt insulation shall be as follows:

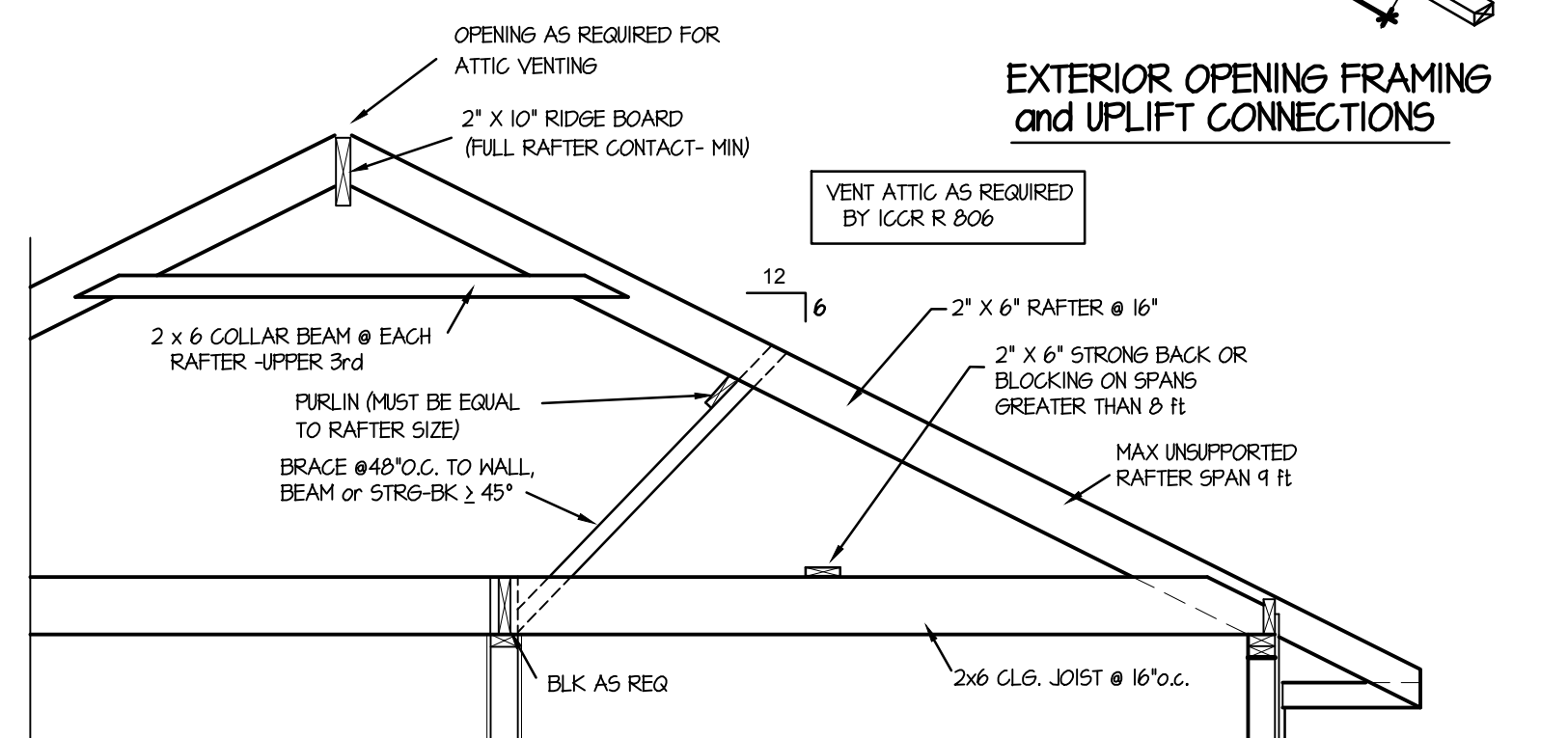
R-13 for all 4" exterior walls. R-30 for attic.

Roofs shall have asphalt shingles applied over 15# asphalt saturated felt with 4" overlap. Shingles shall be fungus free warranted for 15 years 6 nails per roof shingle and meet code and manufacturer specifications.

Perimeters of exterior windows and doors, penetrations through exterior walls and joints of abutting dissimilar materials should be sealed with an appropriate caulk per ASTM C-962.



EXTERIOR OPENING FRAMING and UPLIFT CONNECTIONS



TYPICAL ROOF FRAMING MEMBERS

HURRICANE CLIP SCHEDULE			
FASTENER CAT. No.	FASTENERS	ALLOWABLE LOADS	
		133	160
MTS20 RAFTER TO WALL	14 - 10d	1000	1000
HD2A Window Opng (EA. SIDE)	2 - 5/8 MB	2175	2175
M5TA10 WIN. STRAP (Upper Corner)	Beam= 14 - 10d Post= 14 - 10d	1140	1365
SP1 STUD TO BOTTOM PLATE	10-10d	585#	
SP2 STUD TO TOP PLATE	12-10d	840#	
CS16 MISC. STRAP	10 - 10d	1475	1705
A35 MISC. CORNER CLIP	12 - 8d X 1-1/2	670	670
LTP4 MISC. FRAMING ANGLE	12 - 8d X 1-1/2	670	670
BC4 POST CAP/BASE TO BEAM	(6)-16d (6)-16d	980#	1000#
LTS12 THIST STRAP @ FL. BM.	12-10d 12-10d x 1 1/2"	775#	720#

SIMPSON STRONG-TIE OR EQUAL PER MANF SPECS CONTINUOUS LOAD PATH TRANSFER SYSTEM

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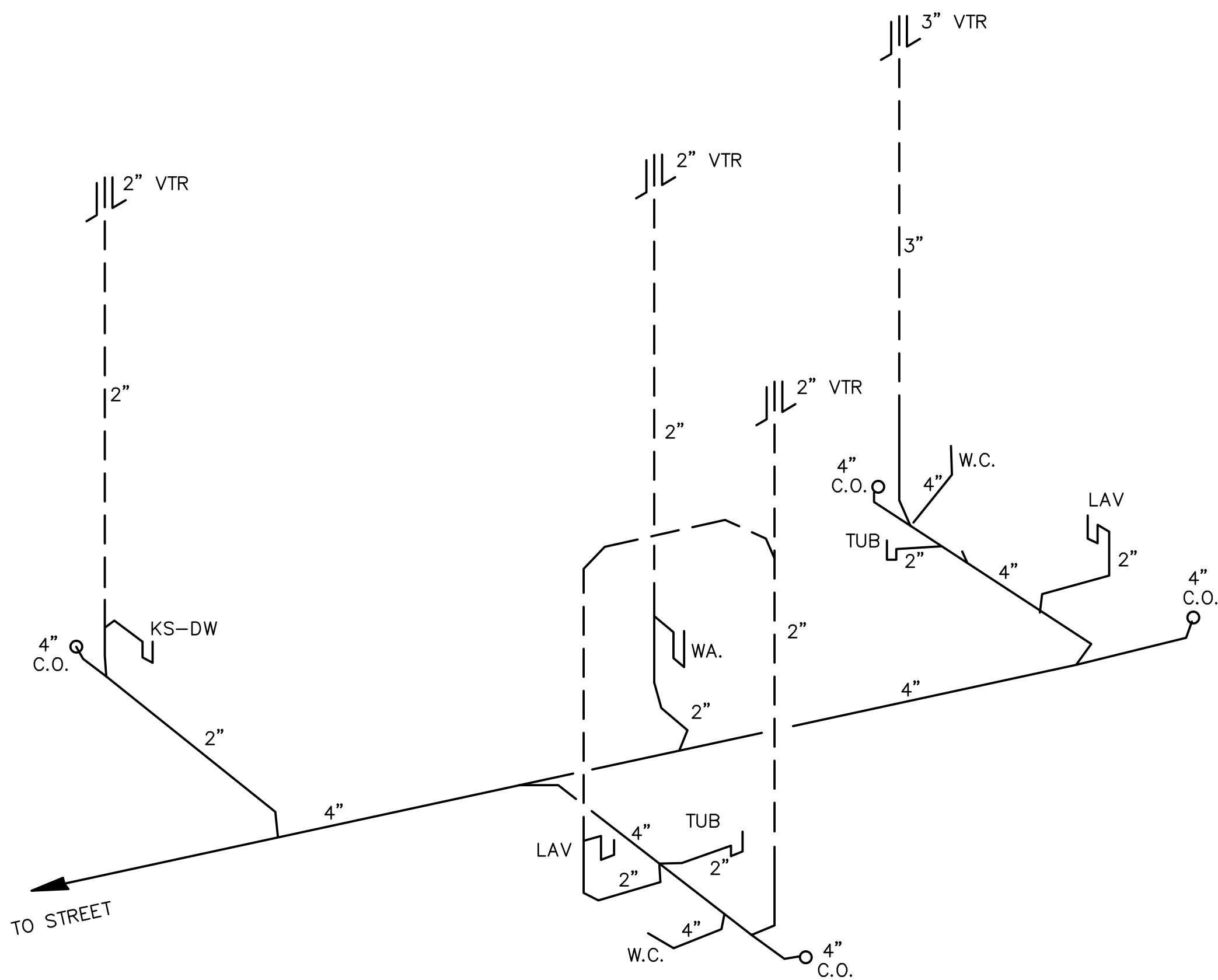
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SHEET NAME

GENERAL NOTES,
FRAMING DETAILS
CLIP SCHEDULE

SHEET NUMBER:

5



Riser Diagram
N.T.S.

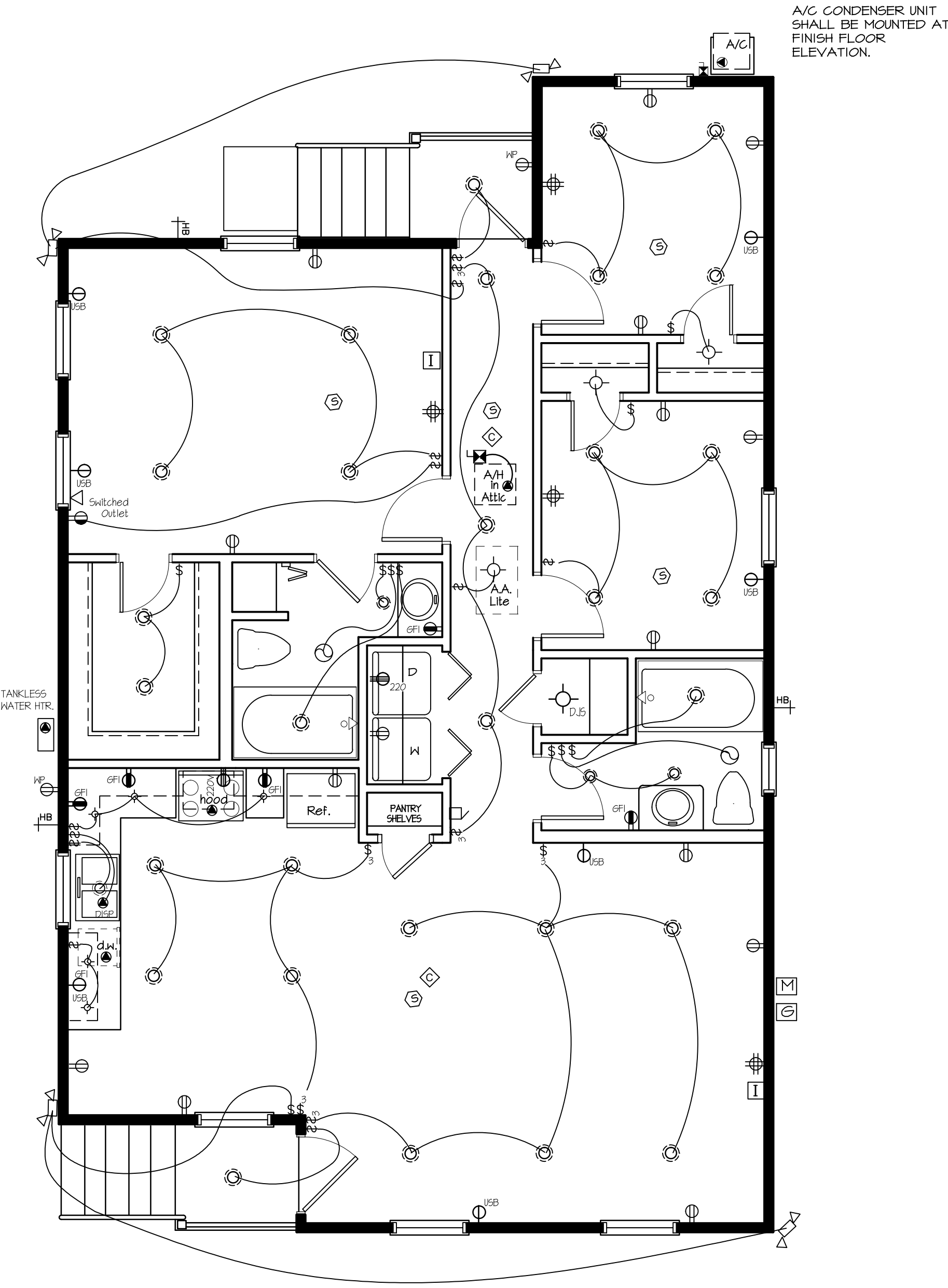
ELECTRICAL LEGEND

	DUPLEX RECEPTACLE (12-16" A.F.F.)
	QUADRAPLEX (4) RECEPTACLE (12-16" A.F.F.)
	DUPLEX RECEPTACLE SHOWING DISTANCE ABV. FLOOR
	DUPLEX RECEPTACLE-WEATHER PROOF (DISTANCE A.F.F. SHOWN)
	SINGLE POLE OUTLET w/ USB OUTLET
	220V RECEPTACLE
	GROUND FAULT INTERRUPT OUTLET
	DIRECT WIRED DISCONNECT
	SINGLE POLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	INCANDESCENT LIGHT FIXTURE
	INCANDESCENT LIGHT FIXTURE w/ DOOR JAMB SWITCH
	RECESSED 6" CAN LIGHT FIXTURE
	RECESSED 4" CAN LIGHT FIXTURE
	FLOOD LIGHT w/ MOTION SENSOR
	T.V. CABLE CONNECTION (INSTALL w/ OUTLET GREATER THAN 20"A.F.F.)
	INTERNET CONNECTION (FOR TV, PC & MISC.) (INSTALL w/ OUTLET GREATER THAN 20"A.F.F.)
	EXHAUST FAN
	EXHAUST FAN / HEATER COMBINATION
	COPPER WIRING CIRCUITS FOR SWITCHES & LIGHTING

	ELECT. METER	A/H	AIR HANDLER (SEE SPECIFICATIONS)
	GAS METER	A/C	AIR CONDENSER (SEE SPECIFICATIONS)
	JUNCTION BOX (PF-PADDLE FAN)		TANKLESS WATER HEATER
	SMOKE DETECTOR ALARM	DW	DISH WASHER
	CARBON MONOXIDE ALARM	RGN.	RANGE
	MOTOR	REFR.	REFRIGERATOR
	TELEPHONE JACK	DISP.	DISPOSAL
	E. PANEL (ELECTRICAL)	W	WASHER
	DOOR BELL BUTTON	D	DRYER
	DOOR BELL CHIMES		THERMOSTAT

ARC-FAULT CIRCUIT INTERRUPTER PROTECTION:
ALL BRANCH CIRCUITS THAT SUPPLY 120V, SINGLE PHASE, 15 AND 20 AMP OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING RMS, STUDIOS, BEDRMS, REC. RMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE AFCI INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

NEC 406.11 REQUIRES ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES BE LISTED TRR (TAMPER-RESISTANT RECEPTACLES)



ELECTRICAL PLAN
1/4" = 1'-0"
CONSTRUCTION TO COMPLY WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC) SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD 10) AND WFCM STANDARDS

DRAWINGS BY:

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BUILDER

GULF COAST GREEN CONSTRUCTION

ENGINEER:

GRIESHABER CONSULTING, L.L.C.

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PROJECT:

GULF COAST GREEN CONSTRUCTION
Arts St. Residence
6201 Arts St. New Orleans, La.

PROJECT NO: 1705

DRAWN BY: Elledge

DATE: 10/6/17

REVISION DATES:

SHEET NAME

ELECTRICAL PLAN & PLUMBING RISER DIA.

SHEET NUMBER:

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