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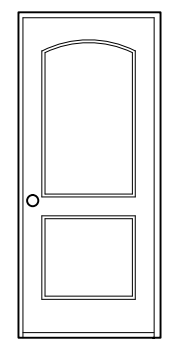
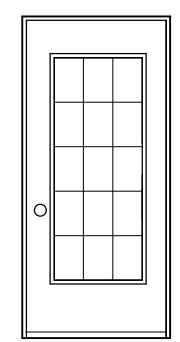
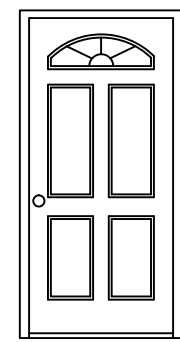


FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE							
NO	EA.	DESCRIPTION	W	H	TH	GLAZG	NOTES
1	1	6-PANEL-Solid Core	36"	6'-8"	1 3/4"	CLEAR	D/H ALU. SUNBURST GLAZE
2	1	FRENCH - Solid Core	36"	6'-8"	1 3/4"	CLEAR	D/H ALU. DOUBLE GLAZED
3	2	2-PANEL SOLID CORE	18"	6'-8"	1 3/8"	---	A ---
4	4	2-PANEL SOLID CORE	24"	6'-8"	1 3/8"	---	A ---
5	1	2-PANEL S.C. POCKET	24"	6'-8"	1 1/8"	---	B ---
6	3	2-PANEL SOLID CORE	30"	6'-8"	1 3/8"	---	B ---
7	1	(2) 2-PANEL SOLID CORE	24"	6'-8"	1 3/8"	---	B ---
8	1	2-PANEL SOLID CORE	36"	6'-8"	1 3/8"	---	A ---
9	2	2-PANEL SOLID CORE	28"	6'-8"	1 3/8"	---	B ---
10	1	GLASS SHOWER	24"	6'-0"	---	CLEAR	---
11	1	2-PANEL S.C. POCKET	30"	6'-8"	1 1/8"	---	B ---
18 TOTAL							
HARDWARE LEGEND							
A. PASSAGE SET		E. ALARM		C. ASTRIGAL		G. RETURN AIR GRILLE	
B. PRIVACY		F. FLUSH BOLT		D. DEADBOLT		H. KEYED	

WINDOW SCHEDULE						
NO	EA.	DESCRIPTION	MODEL	WIDTH ±	HTG ±	NOTES
A	4	SINGLE HUNG 6/6 - VINYL	3050	36"	6'-0"	CLEAR DOUBLE GLAZED
B	1	SINGLE HUNG 1/1 - VINYL	(2)2030	50"	3'-8"	CLEAR DOUBLE GLAZED
C	1	SINGLE HUNG 1/1 - VINYL	3050	36"	6'-0"	CLEAR DOUBLE GLAZED
D	2	SINGLE HUNG 1/1 - VINYL	3030	36"	3'-8"	OBSURED TEMPERED-DOUBLE INSULATED
E	1	SINGLE HUNG 1/1 - VINYL	2030	24"	3'-8"	CLEAR DOUBLE GLAZED
F	3	FIXED GLASS - VINYL	3010	36"	1'-2"	CLEAR DOUBLE GLAZED
20 TOTAL						

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



6-PANEL-Solid Core FRENCH - Solid Core 2-PANEL SOLID CORE

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

LEGEND & SYMBOLS			
	WOOD STUD WALL		M.W. MICROWAVE OVEN
	WOOD STUD-INSULATED		A.F.F. ABOVE FINISH FLOOR
	D.W. DISHWASHER		H.B. HOSE BIB
	LIN. LINEN CLOSET		A.T. ALUMINUM THRESHOLD
	A/C AIR CONDENSER		W.H. WATER HEATER
	A/H AIR HANDLER		W. WASHER
	WINDOW SYMBOL (SEE SCHEDULE)		D. DRYER
	DOOR SYMBOL (SEE SCHEDULE)		S&R SHELF & ROD
	CENTER DOOR OR OPNG. W/ADJACENT WALLS		A.A. ATTIC ACCESS
	4'-0" ± ELEVATION SYMBOL		* TEMPERED GLASS @ THESE LOCATIONS

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

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)

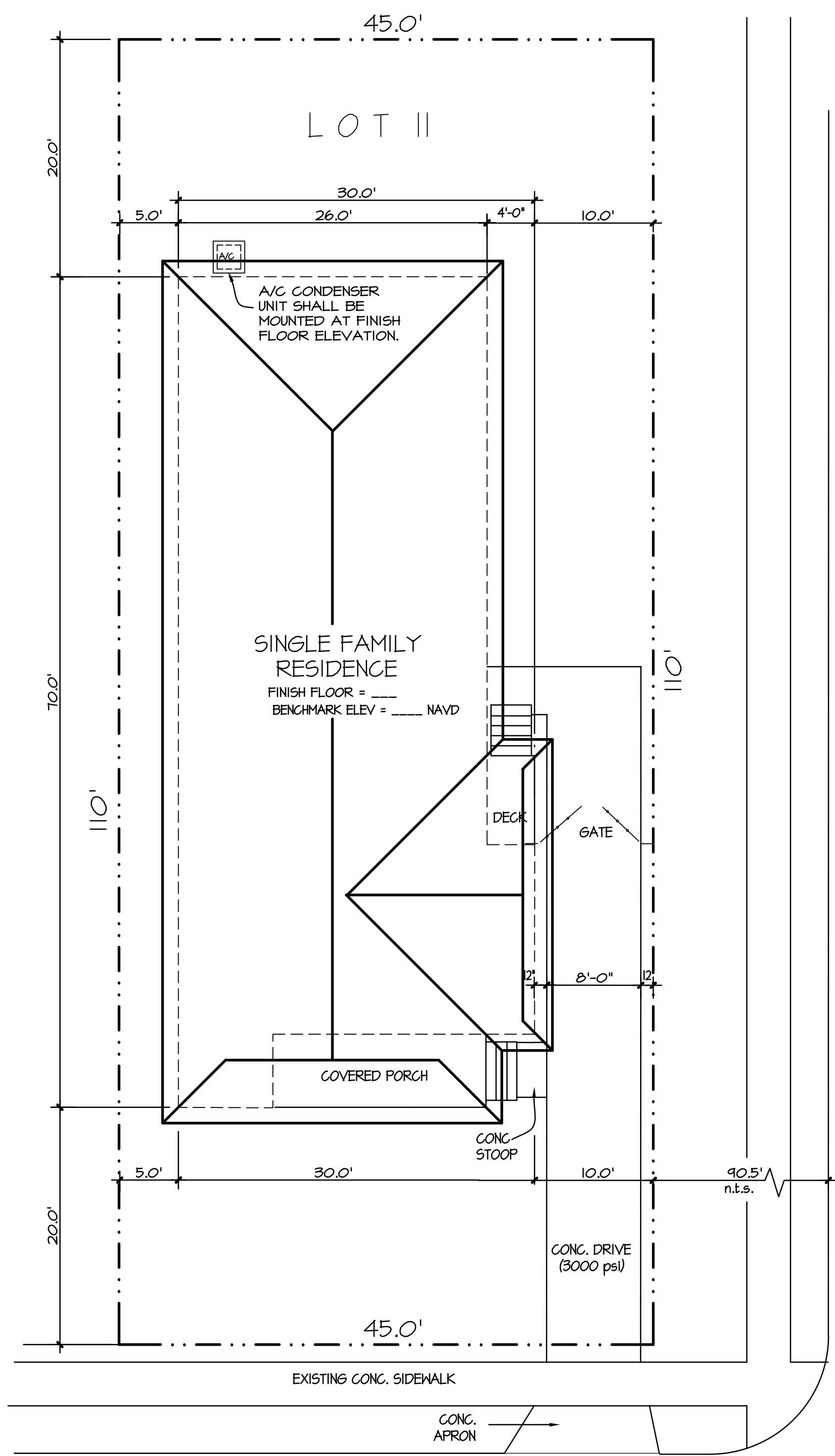
MATERIALS SUBSTITUTION, MANUFACTURES SPECIFICATIONS, AND DESIGN VARIATIONS MUST MEET & / OR EXCEED THOSE SHOWN ON PLAN AND MUST BE APPROVED BY THE ENGINEER OF RECORD.

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 must 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 SCHEDULE	
SITE = 4,950 sf	
LIVING AREA	1780 sf
PORCHES	136 sf
TOTAL UNDER ROOF	1916 sf



MELENZ ST.
BASE FLOOD ELEV. = -1.00 NAVD



LOT #11
PLOT PLAN
1/8" = 1'-0"

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

LEGAL DESCRIPTION

SQ. No. 4412, LOT 11
3RD DISTRICT
CITY OF NEW ORLEANS, ORLEANS PARISH
ZONE A-7

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.

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

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BUILDER
GULF COAST GREEN CONSTRUCTION

ENGINEER:
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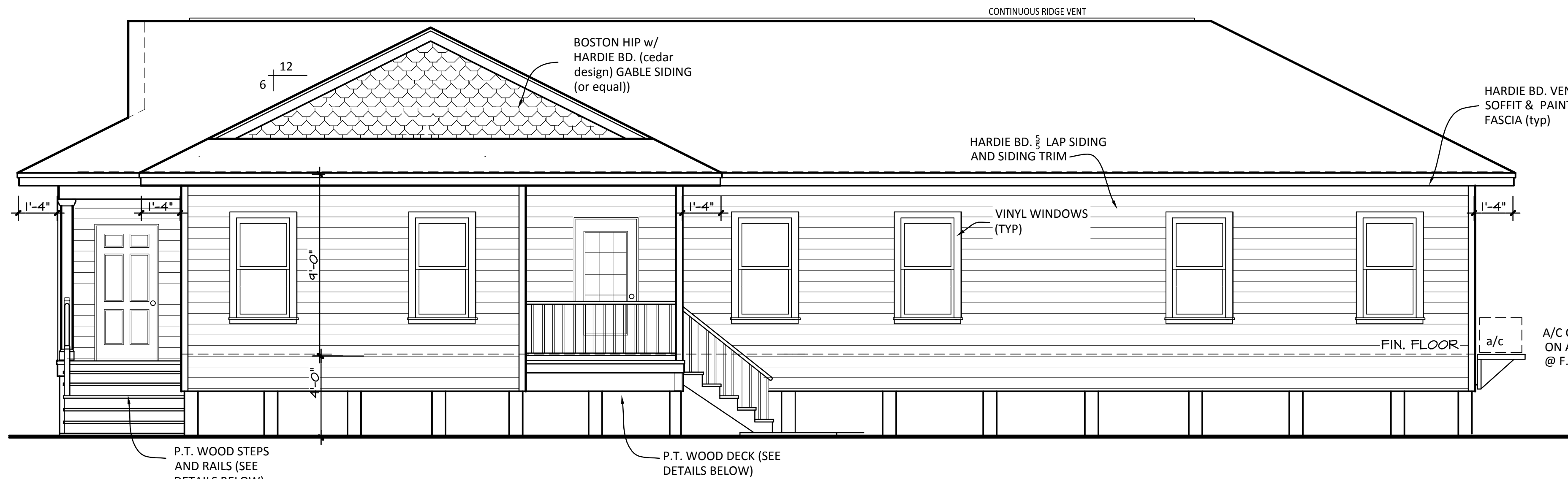
PROJECT:
GULF COAST GREEN CONSTRUCTION
Mendez St. Residence
2359 Mendez St. New Orleans, La.

PROJING: 1703
DRAWN BY: Elledge
DATE: 7-18-17
REVISION DATES:

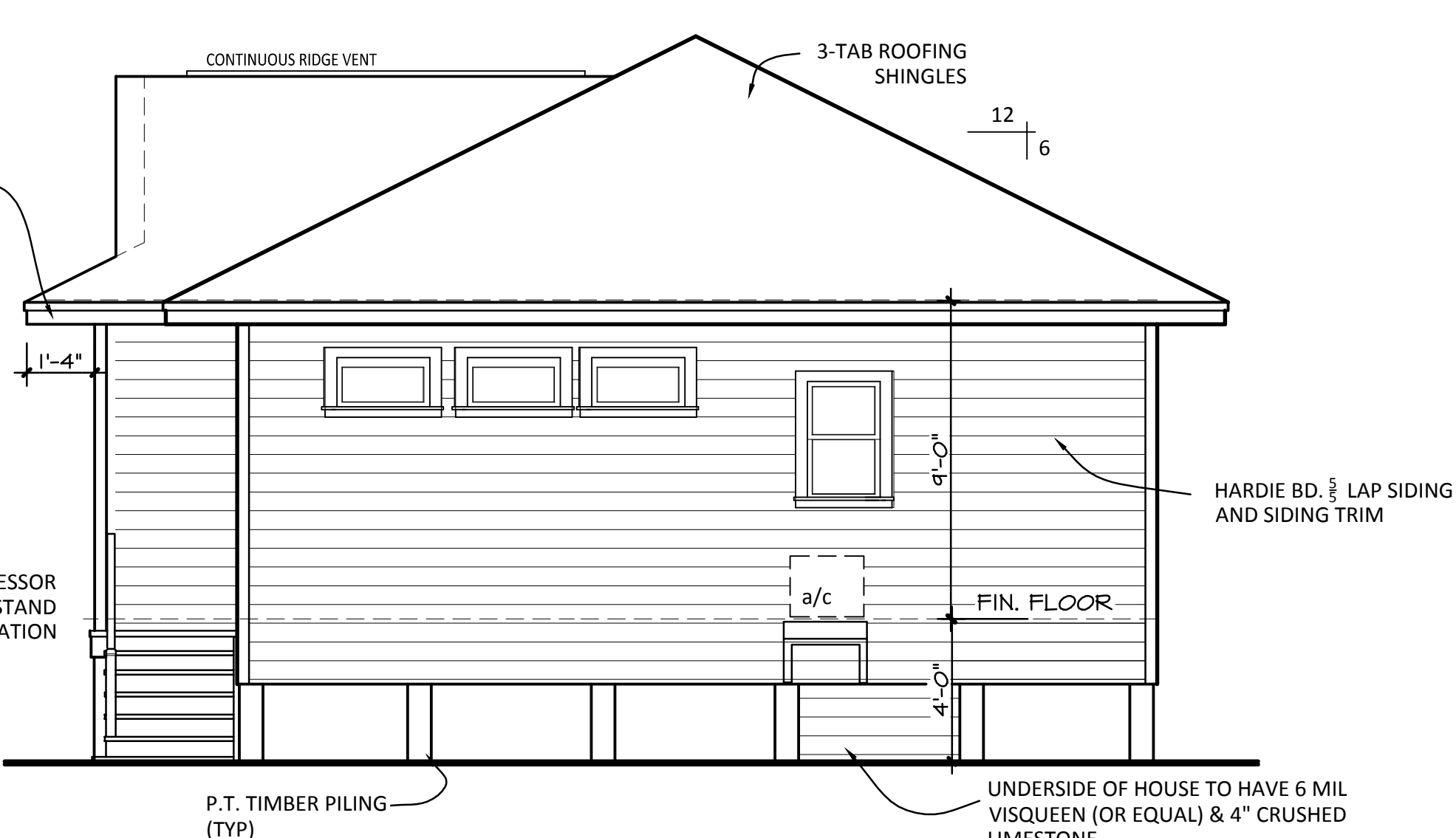
SHEET NAME
SITE & FLOOR PLANS
WIN & DOOR SCHEDULES
LEGENDS, NOTES

SHEET NUMBER:

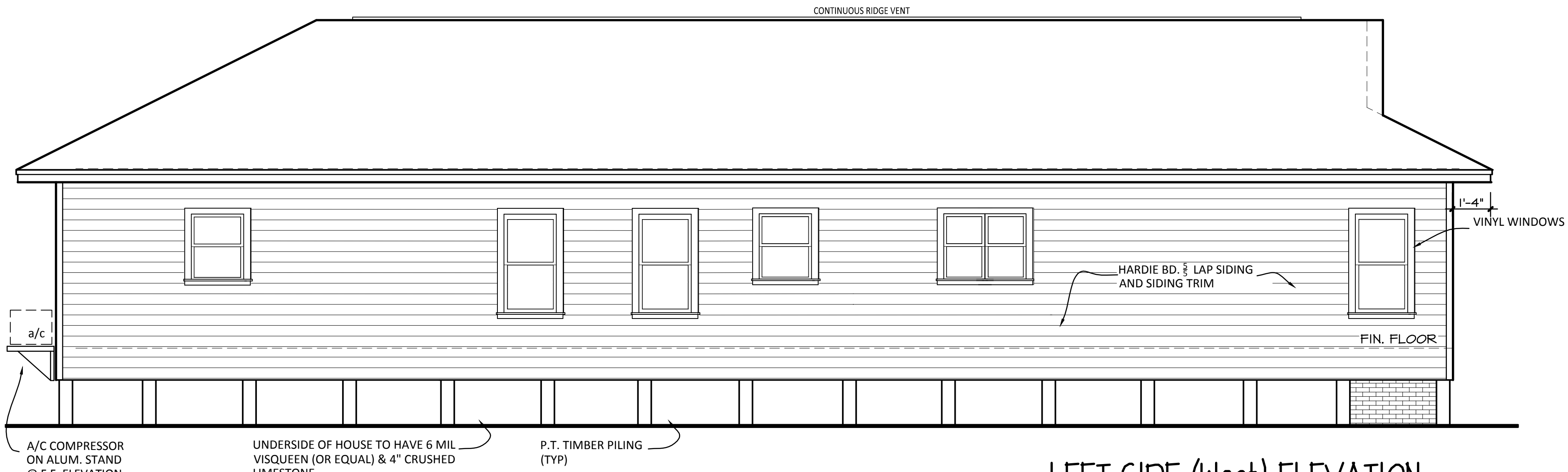
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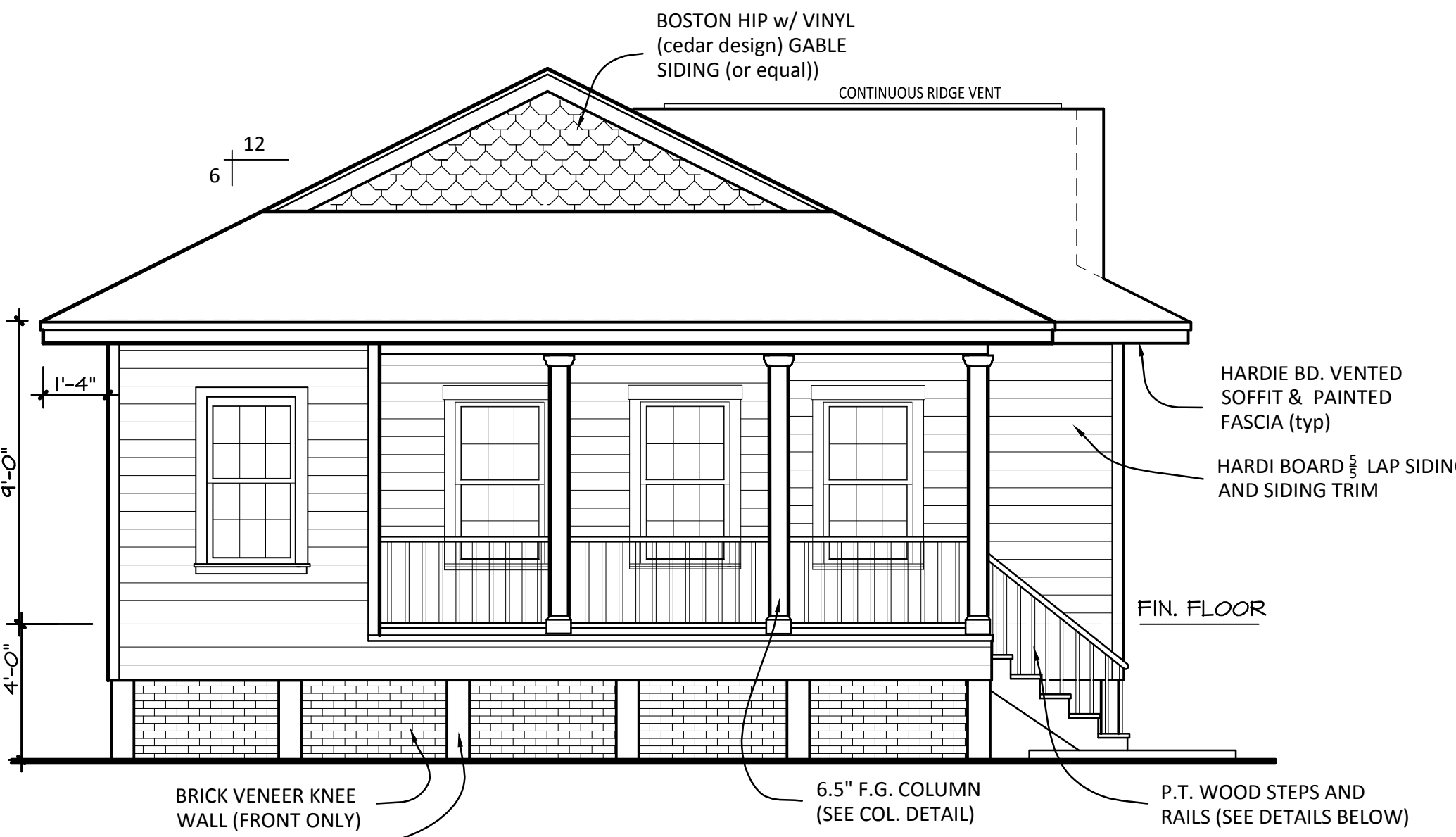
RIGHT SIDE (East) ELEVATION
SCALE 1/4" = 1'-0"



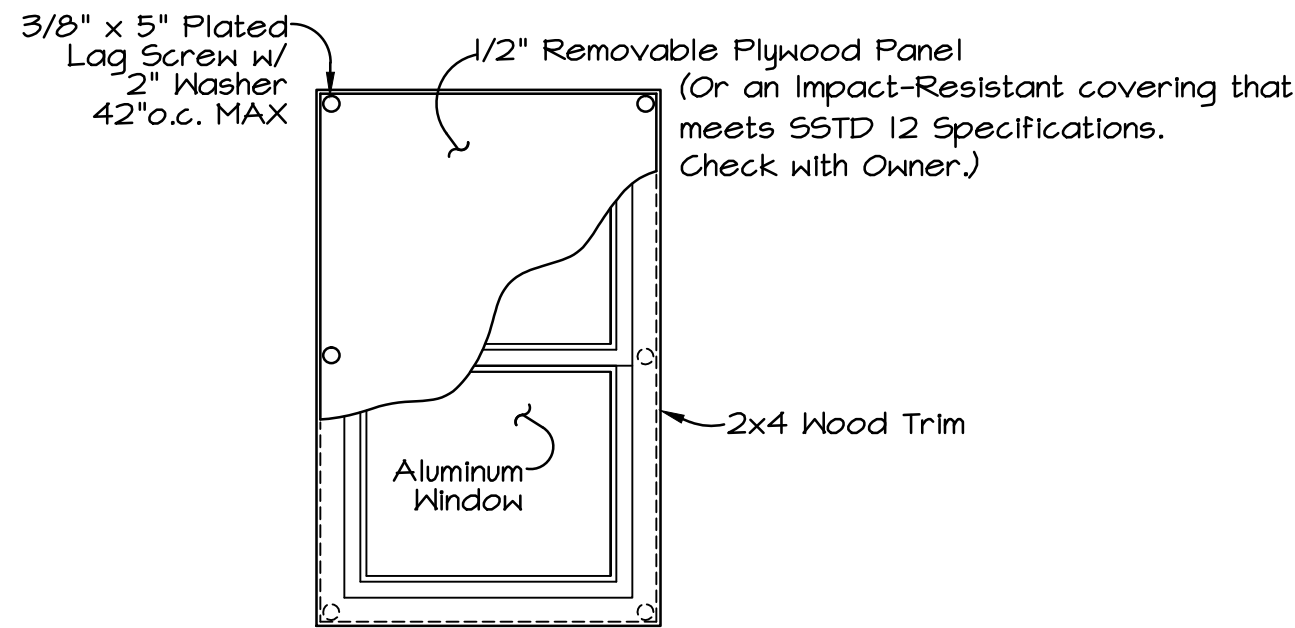
REAR (North) ELEVATION
SCALE 1/4" = 1'-0"



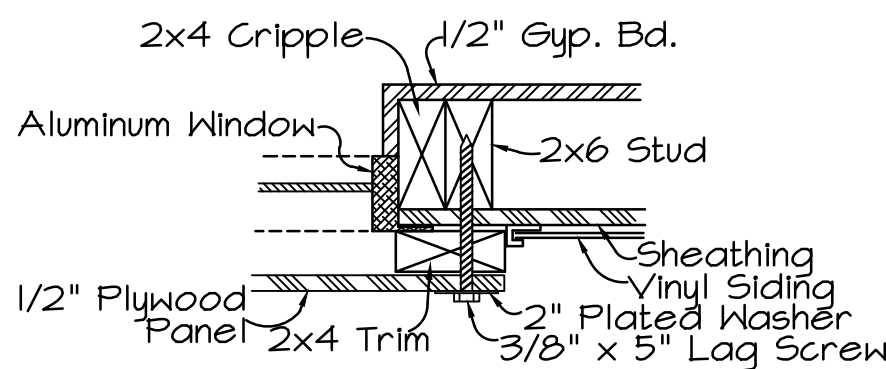
LEFT SIDE (West) ELEVATION
SCALE 1/4" = 1'-0"



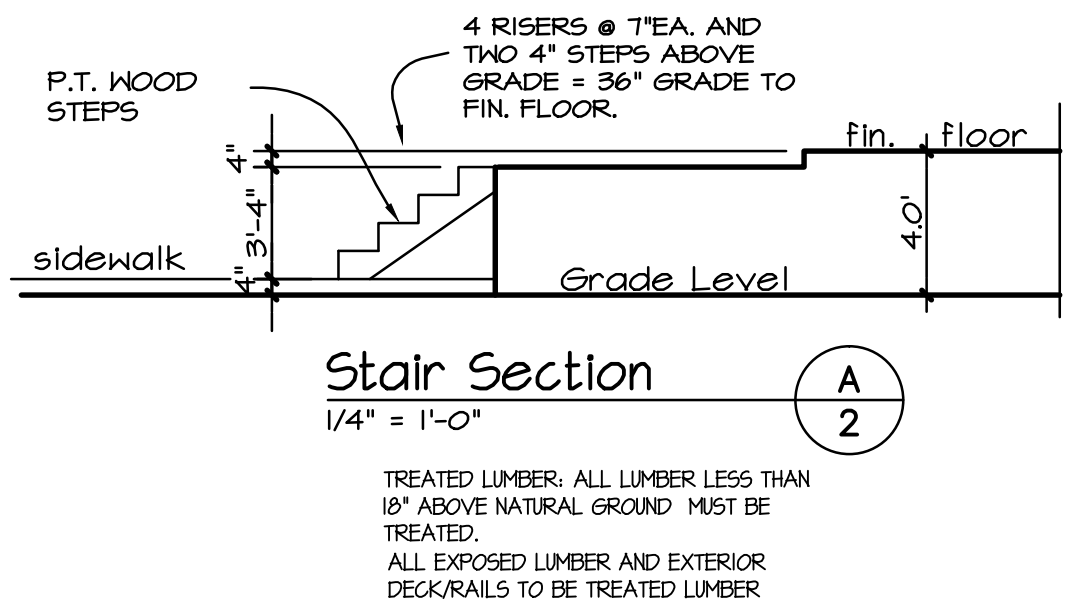
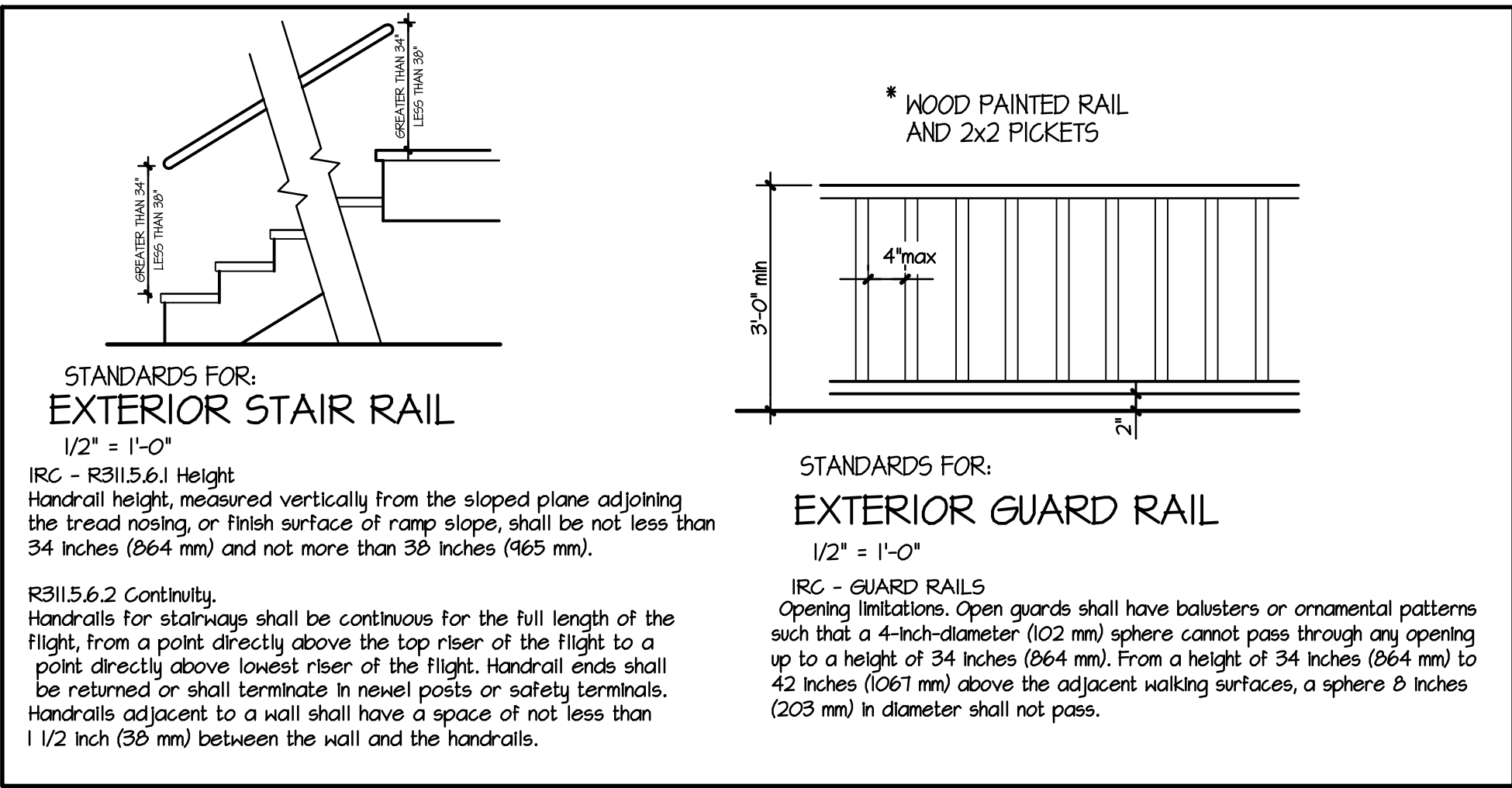
FRONT (South) ELEVATION
SCALE 1/4" = 1'-0"



REMOVABLE WINDOW PANEL
NTS



PANEL ATTACHMENT (Typ)
NTS



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BUILDER
GULF COAST GREEN
CONSTRUCTION

ENGINEER:
GRIESHABER
CONSULTING, L.L.C.
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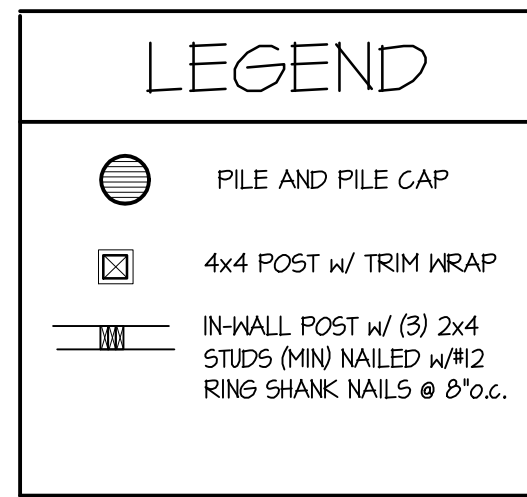
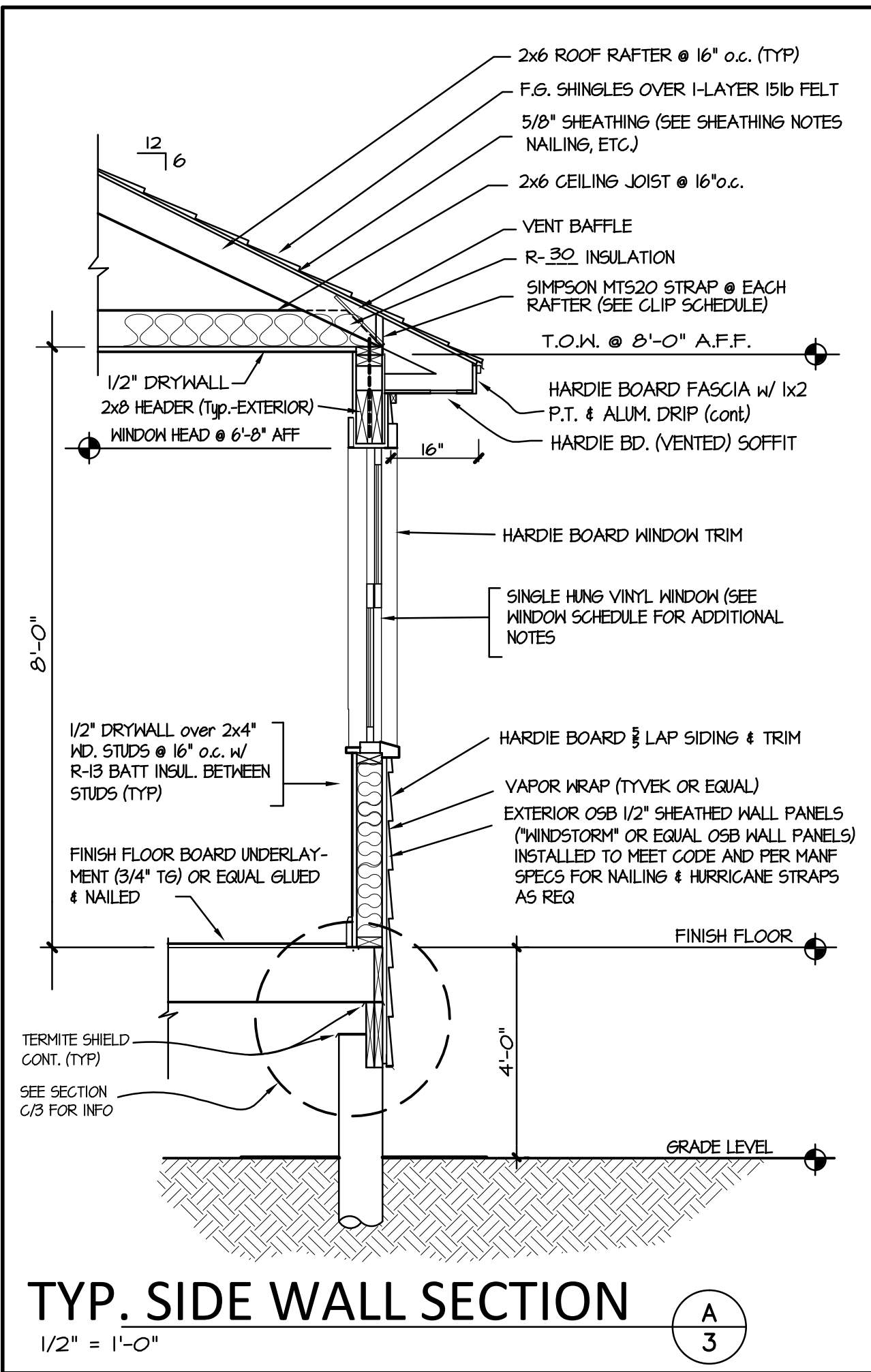
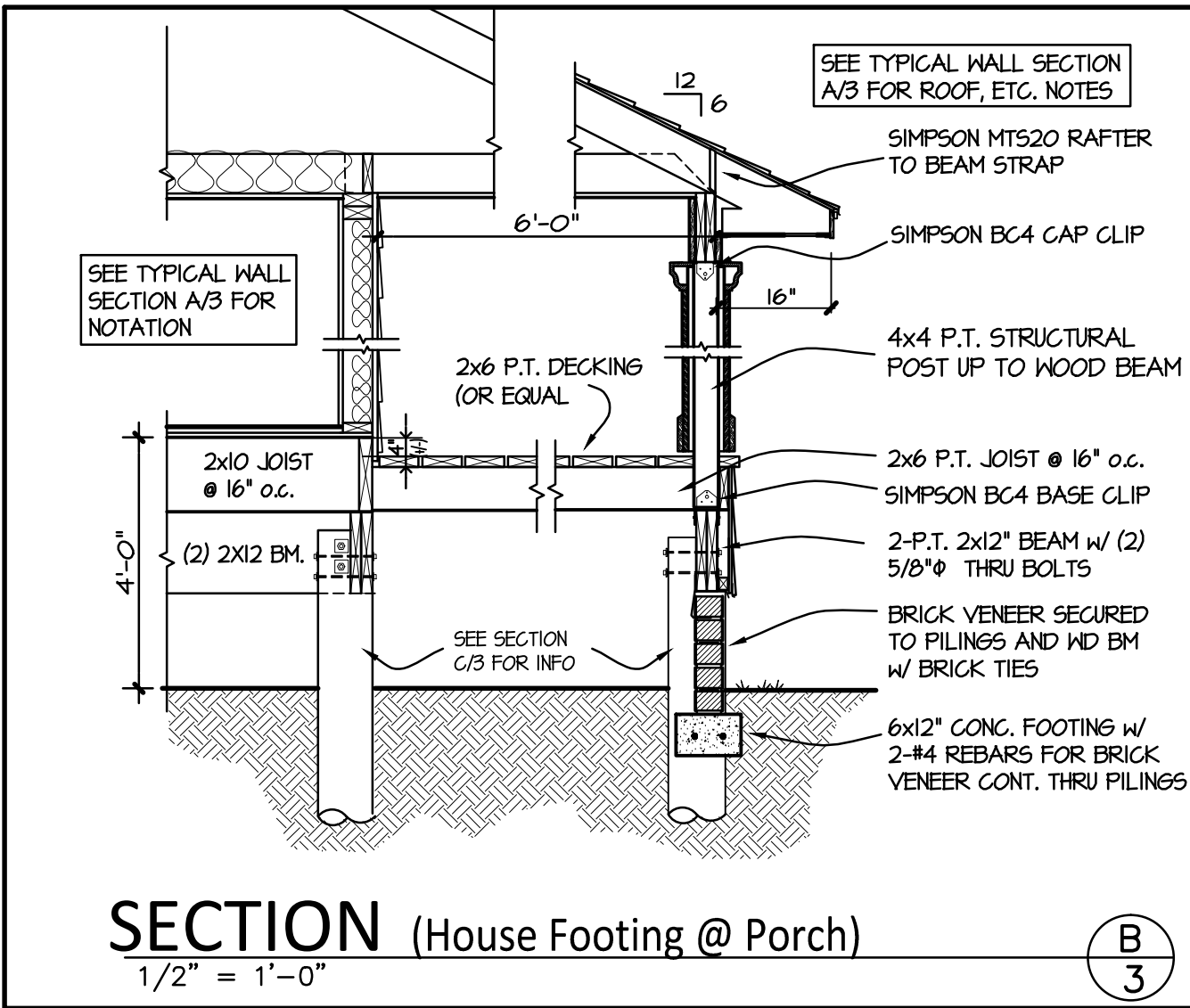
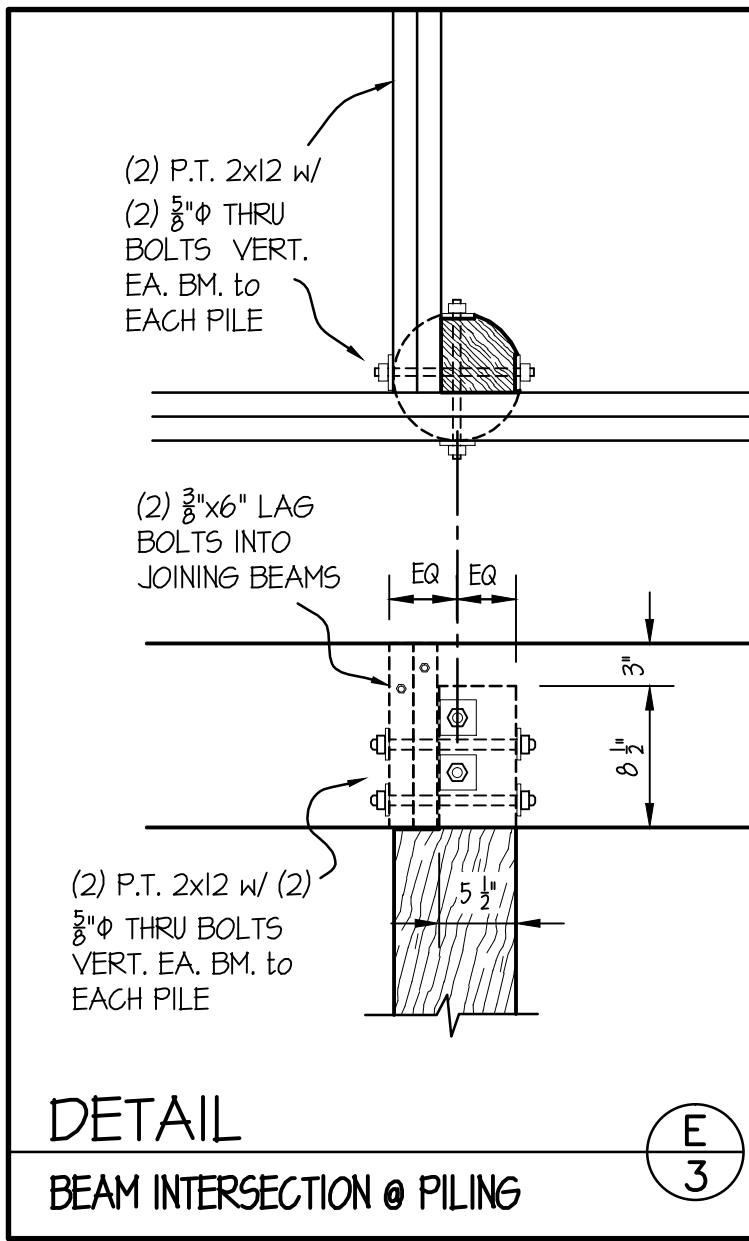
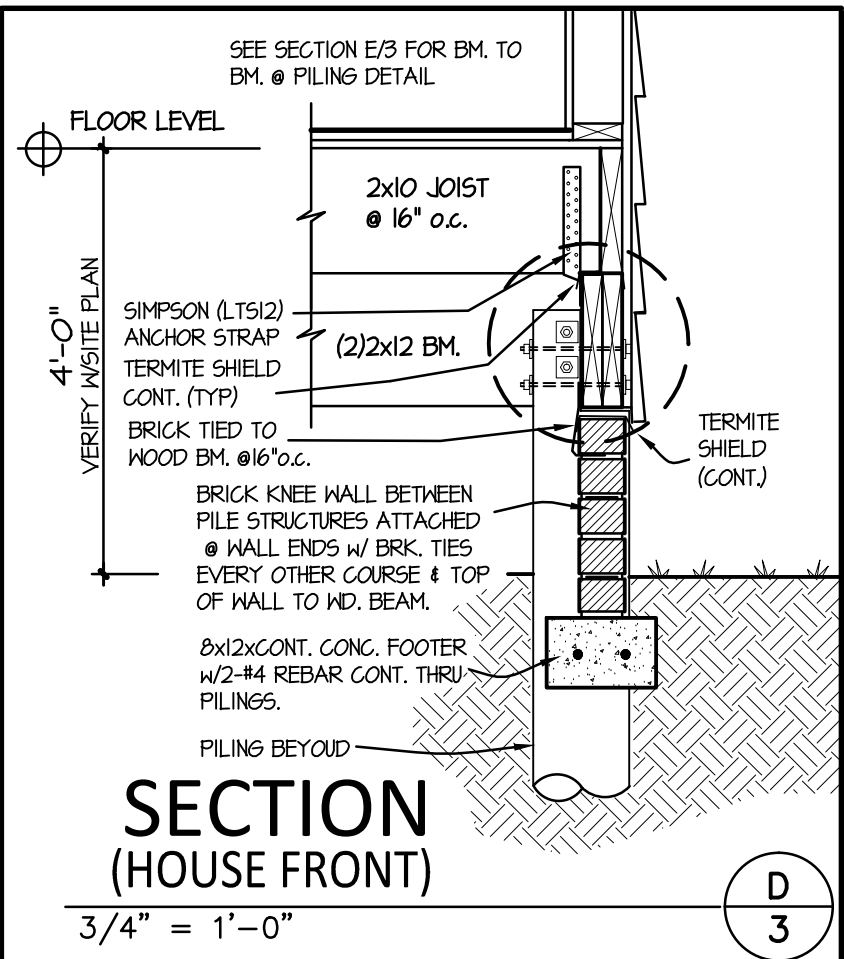
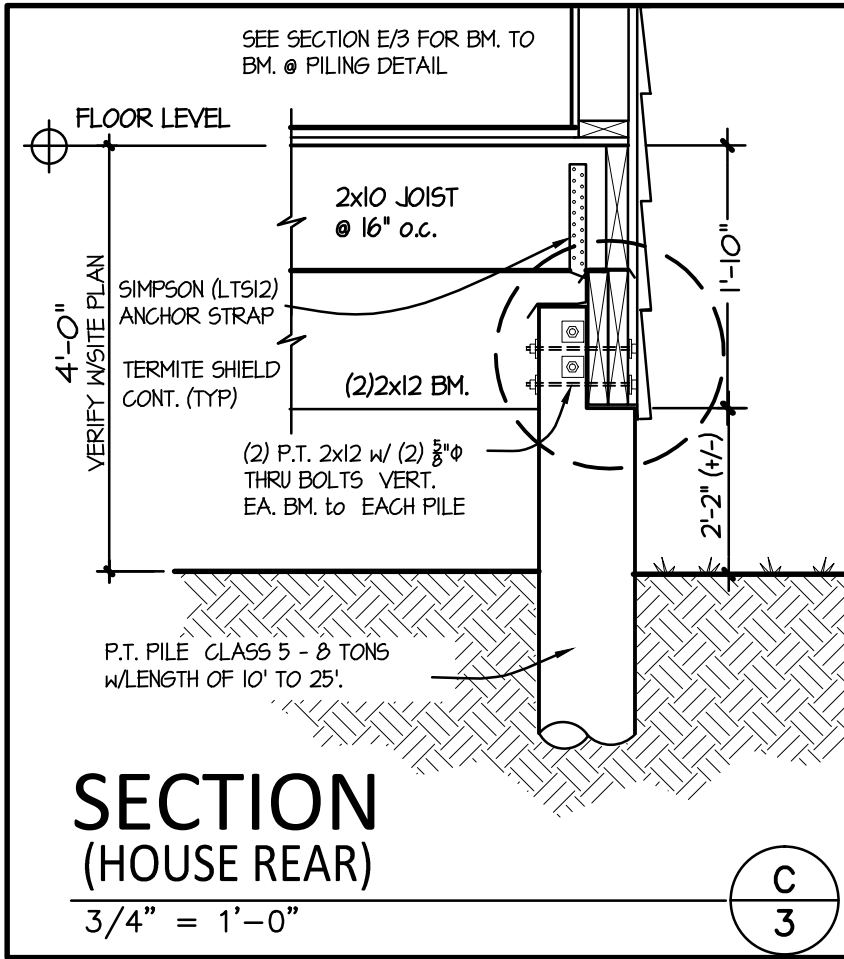
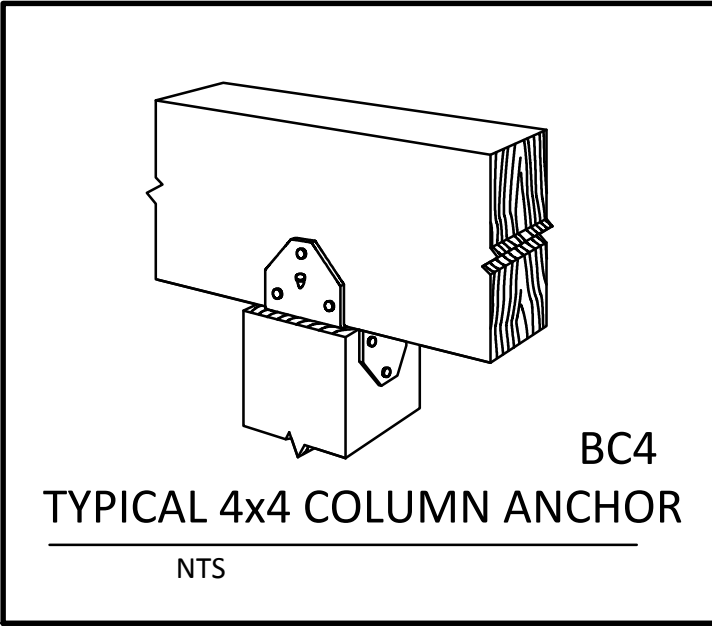
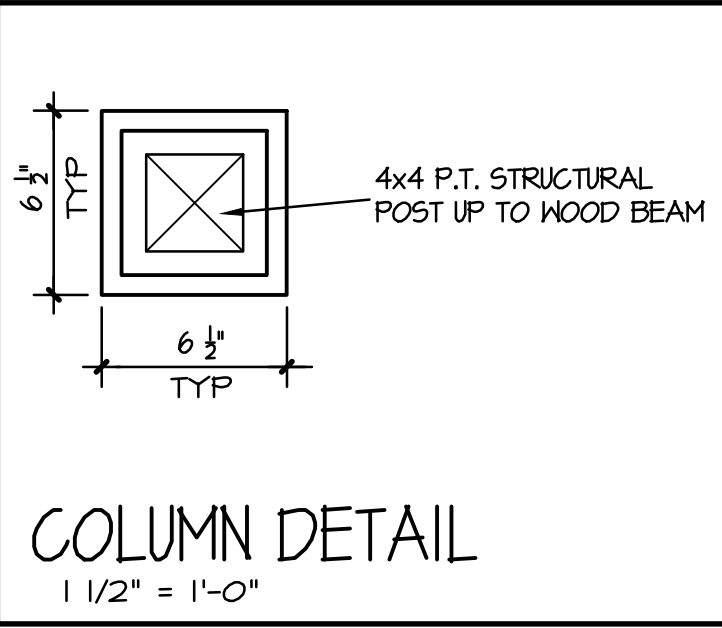
PROJING: 1703
DRAWN BY: Elledge
DATE: 7-18-17
REVISION DATES:

SHEET NAME
ELEVATIONS
STAIR/RAIL DETAILS
WINDOW SHUTTER DETAIL

SHEET NUMBER:

2

Although every effort has been made in preparing these drawings the contractor and/or all subcontractors must check all conditions and dimensions of this plan prior to construction and be responsible for same.



**ENGINEER'S NOTES
PILING NOTES**

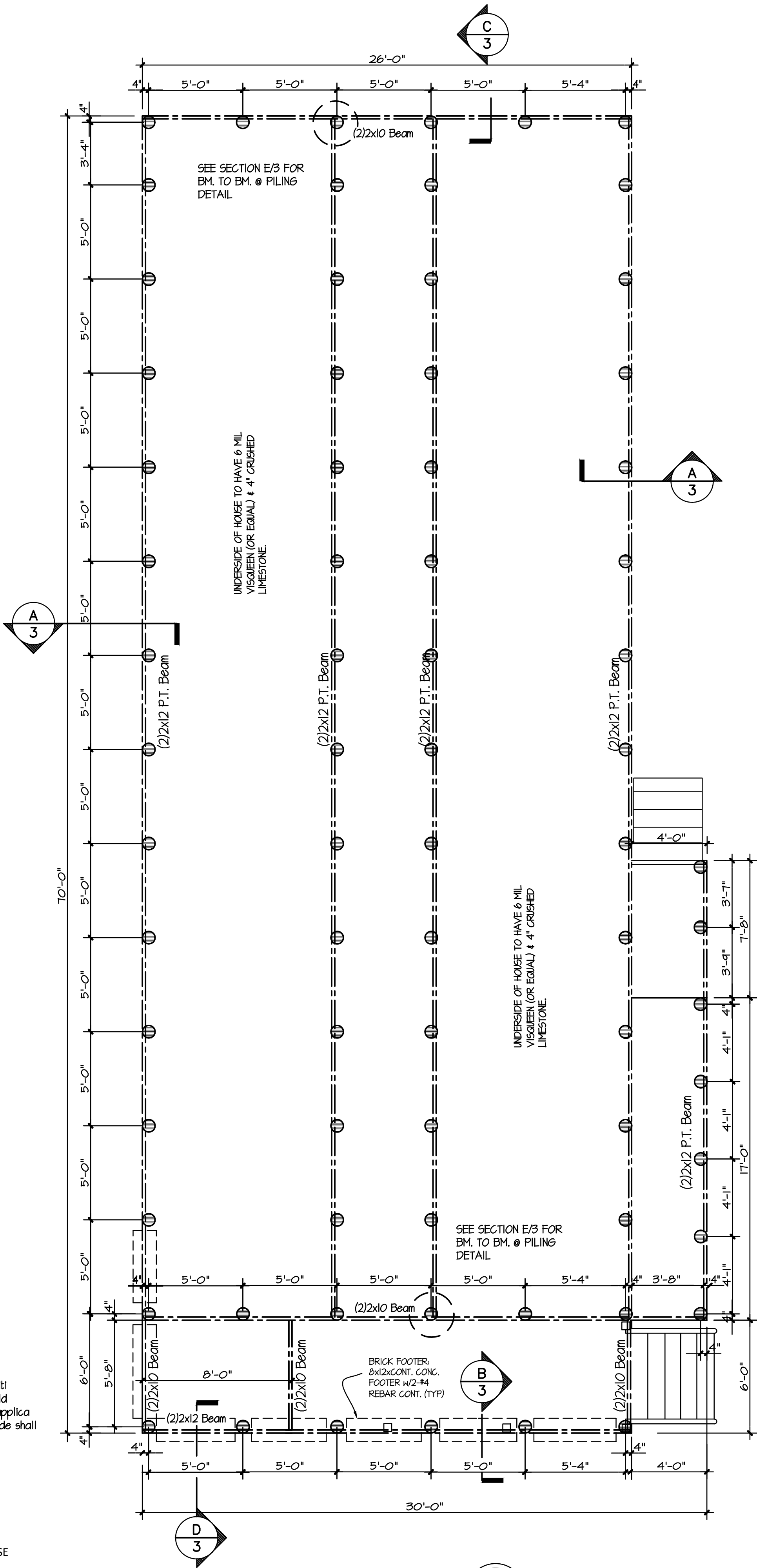
PILES TO BE CLASS 5 - 8 TONS w/ A LENGTH OF 10' TO 25'.

- 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.

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.

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Piling Plan
1/4" = 1'-0"

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BUILDER
GULF COAST GREEN CONSTRUCTION

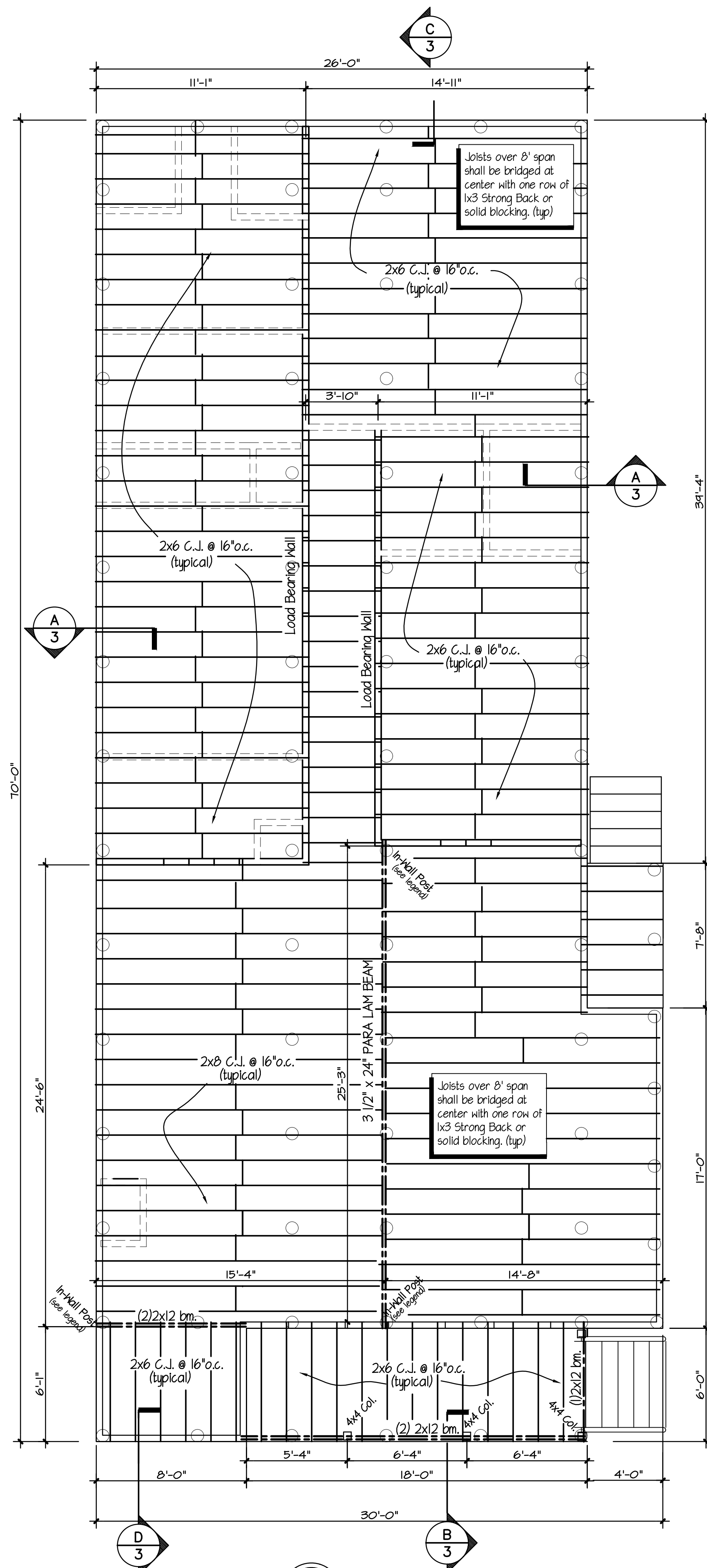
ENGINEER:
GRIESHABER CONSULTING, L.L.C.
JOHN B. GRIESHABER 504-455-7444
john@grieshaber.com

PROJECT:
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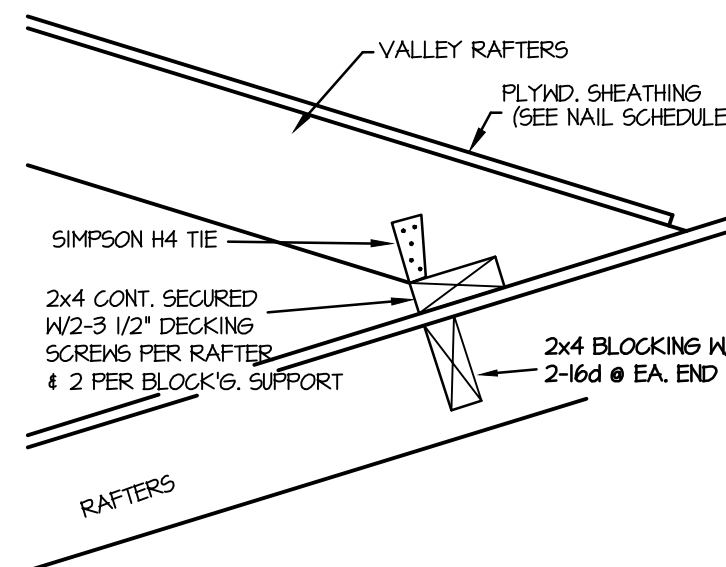
PROJNO: 1703
DRAWN BY: Elledge
DATE: 7-18-17
REVISION DATES:

SHEET NAME
**PILING PLAN
WALL SECTION &
MISC. SECTIONS**

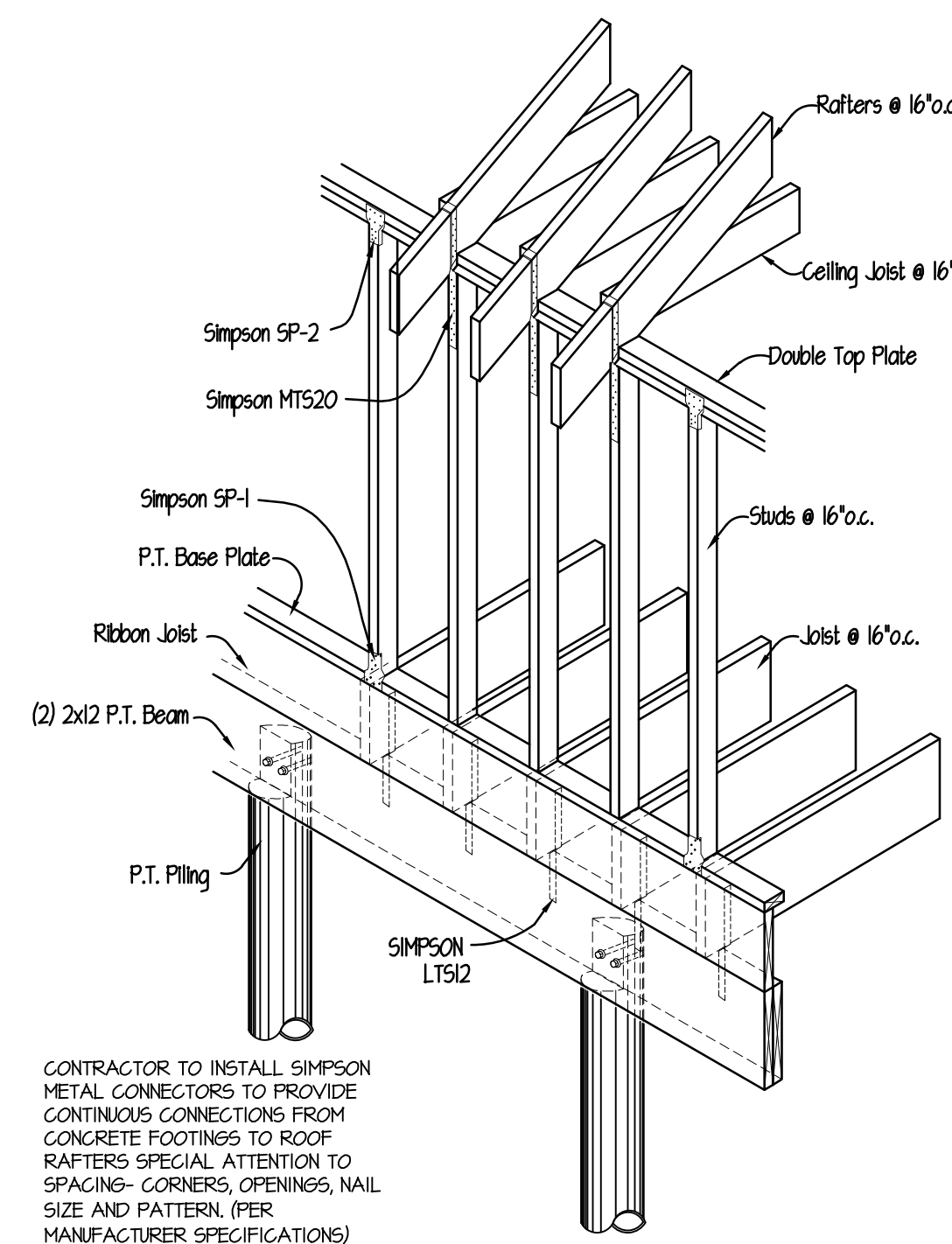
SHEET NUMBER:
3



CEILING JOIST PLAN
1/4" = 1'-0"



VALLEY ROOF DETAIL



CONTRACTOR TO INSTALL SIMPSON METAL CONNECTORS TO PROVIDE CONTINUOUS CONNECTIONS FROM CONCRETE FOOTINGS TO ROOF RAFTERS. SPECIAL ATTENTION TO SPACING, CORNERS, OPENINGS, NAIL SIZE AND PATTERN, PER MANUFACTURER SPECIFICATIONS.

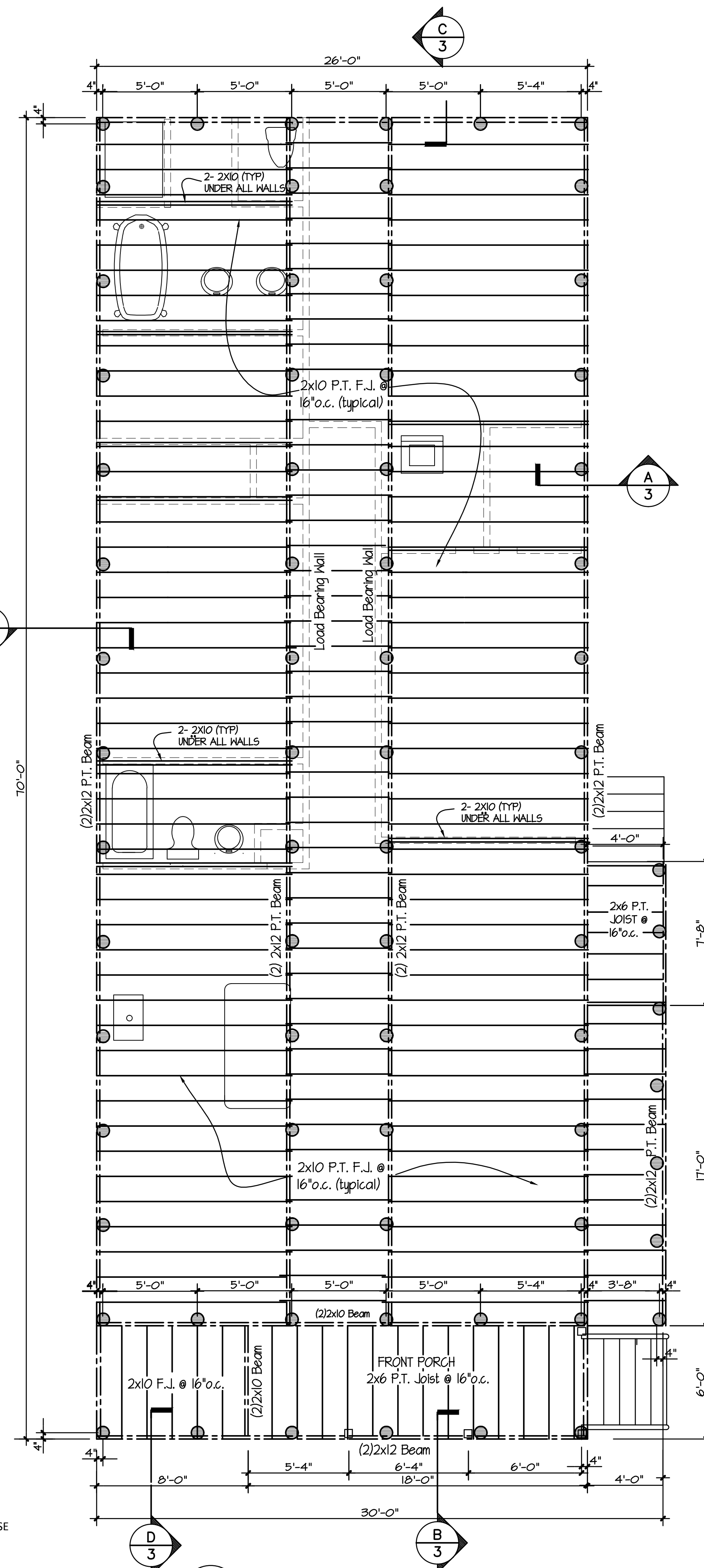
WALL AND FOUNDATION CONNECTIONS

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

LEGEND	
	WOOD BEAM (SEE PLAN FOR SIZE)
	4x4 POST w/ TRIM WRAP
	IN-WALL POST w/ (3) 2x4 STUDS (MIN) NAILED w/ #12 RING SHANK NAILS @ 8" o.c.

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

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PROJING: 1703
DRAWN BY: Elledge
DATE: 7-18-17
REVISION DATES:

SHEET NAME
FLOOR FRAMING PLAN - CEILING JOIST PLAN

SHEET NUMBER:
4

CONSTRUCTION NOTES

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 1/2" 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.

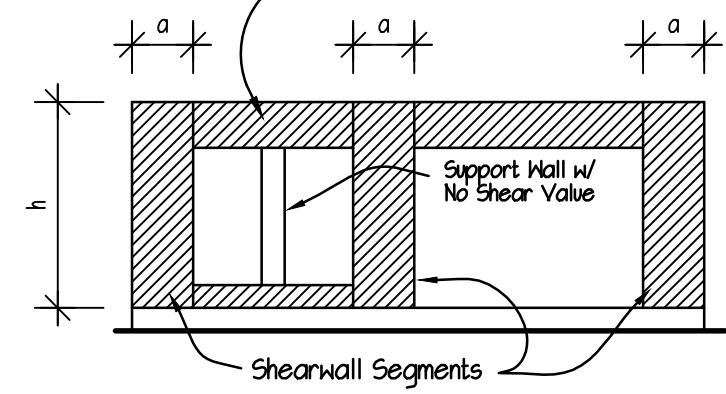
Surface finishes:
1. slabs, carport, garage - steel trowel finish
2. walks, driveways - broom finish
3. walls - rubbed finish
4. other - float

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

- REFER TO WALL SHEATHING NAILING DETAIL, FOR STRUCTURAL INSTALLATION.
- 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 (Windstorm 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 5 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.

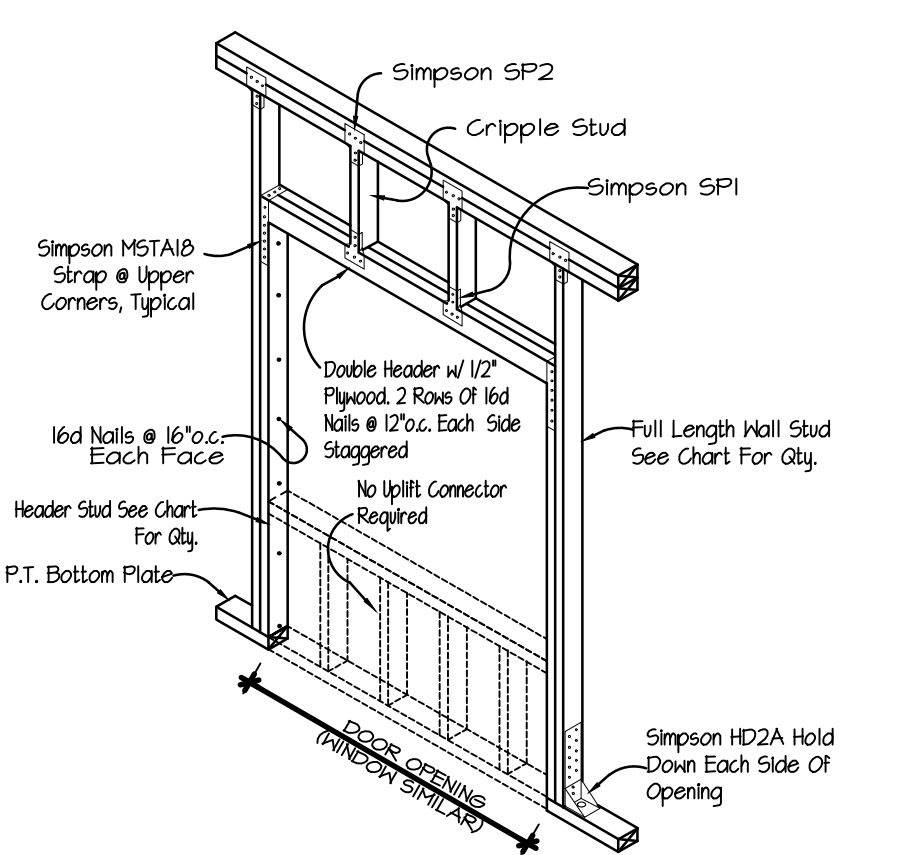
All decorating, including paint and wallpaper, to be specified by owner.

MOISTURE AND THERMAL PROTECTION

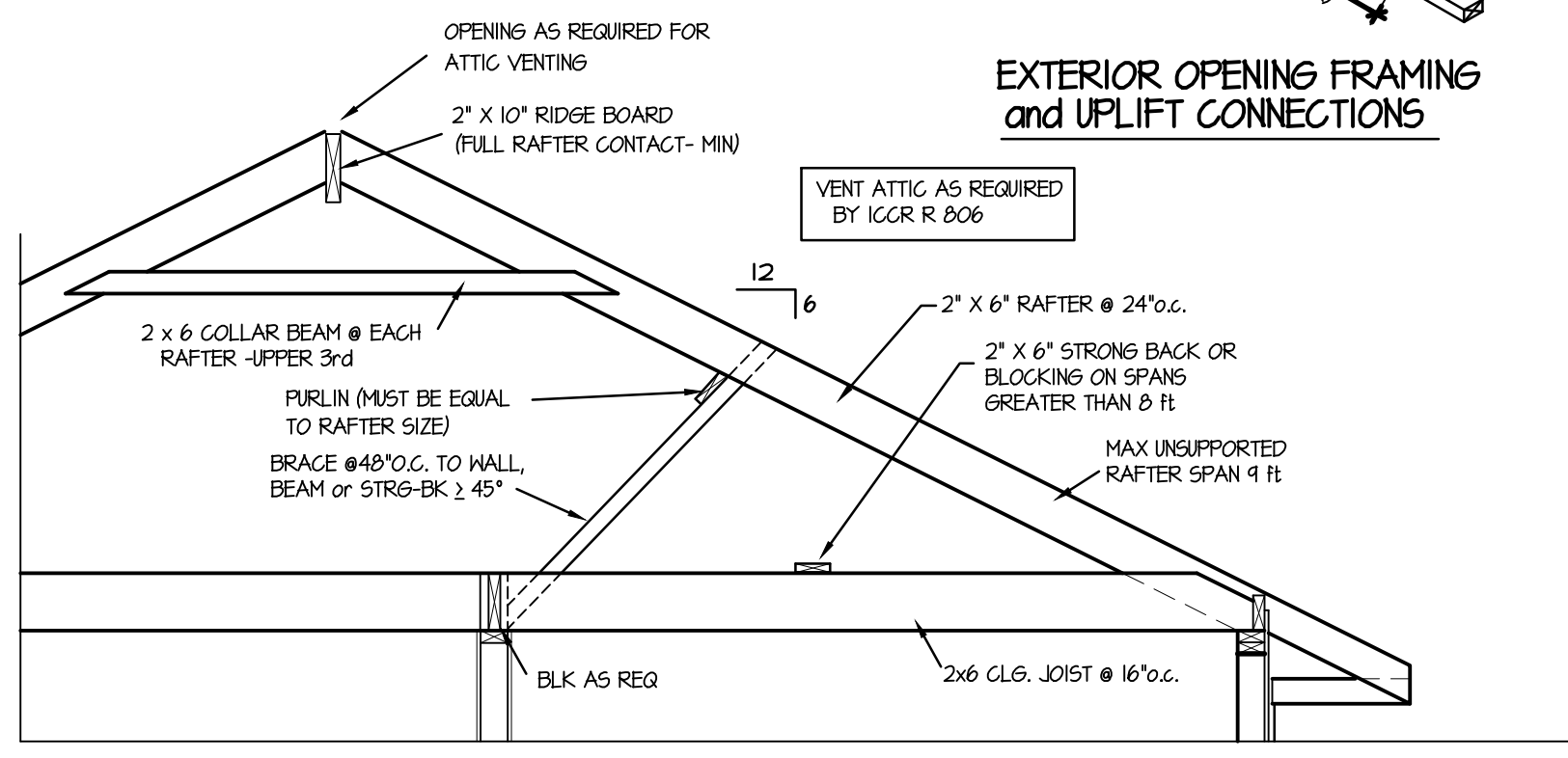
Batt insulation shall be as follows:
R-13 for all 4" exterior walls. R-30 for attic.

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-462.



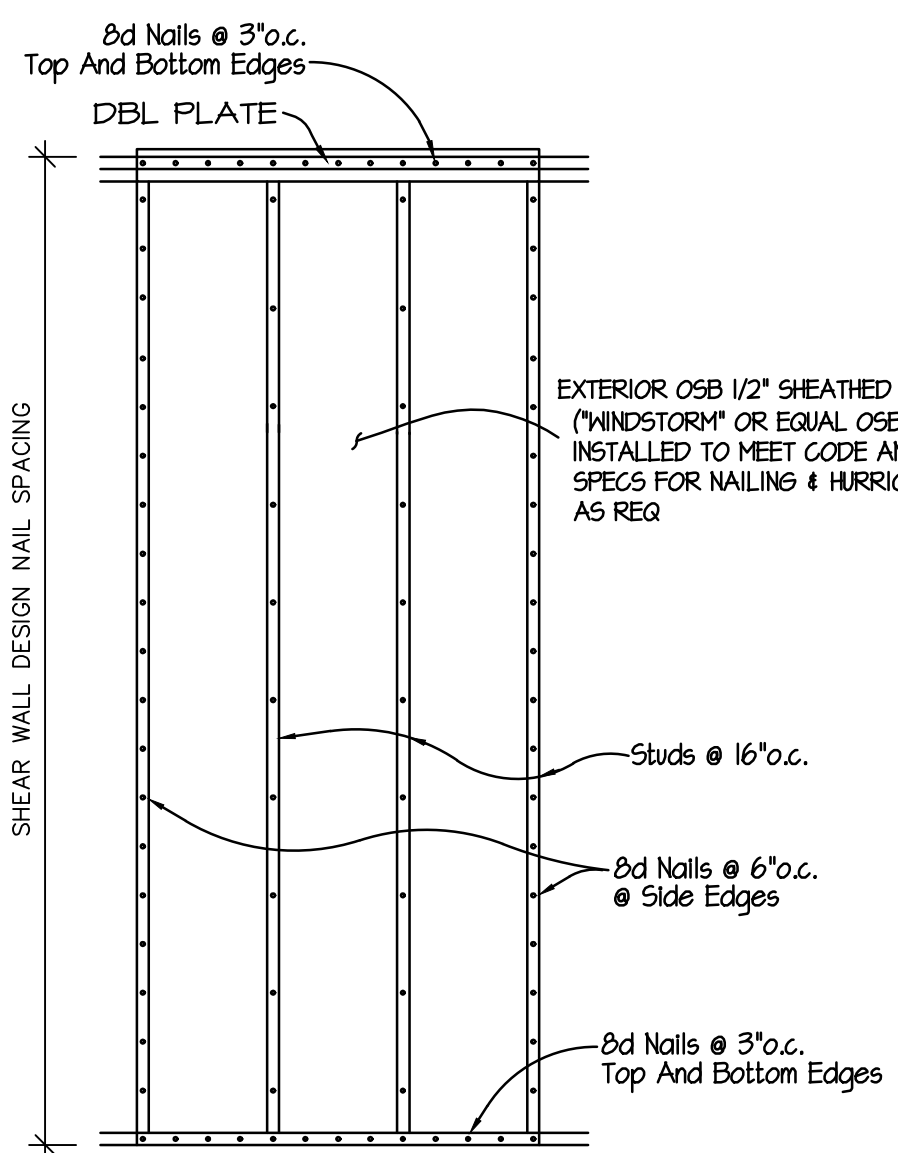
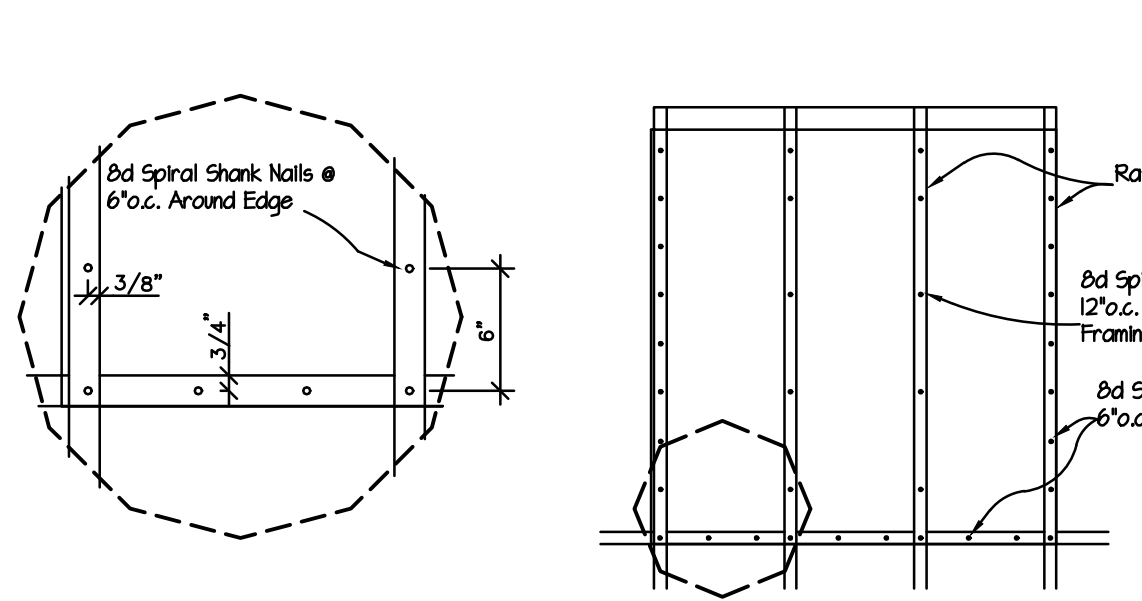
EXTERIOR OPENING FRAMING and UPLIFT CONNECTIONS



TYPICAL ROOF FRAMING MEMBERS

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ROOF SHEATHING NAILING



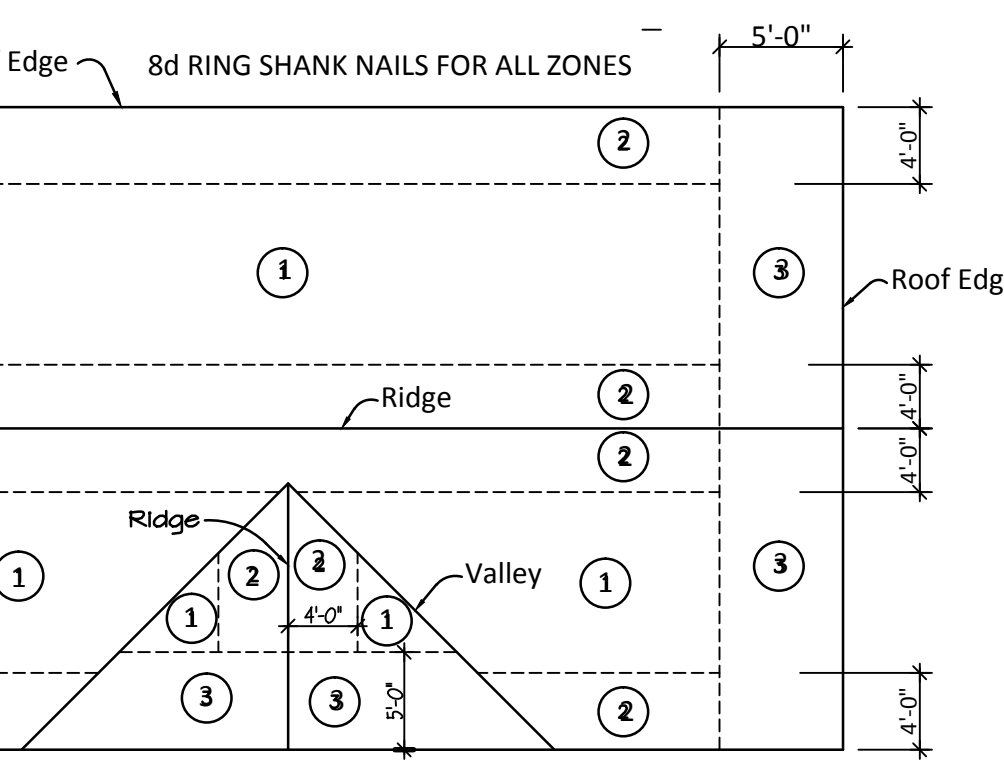
PLYWOOD SHEATHING PANELS SHALL OVERLAP THE TOP MEMBER AND THE BOTTOM PLATE BY 1 1/2" AND A SINGLE ROW OF FASTENERS SHALL BE PLACED 3/4" FROM PANEL EDGE.

NAILING for WALL SHEATHING

TOP PLATE SPLICE DETAIL

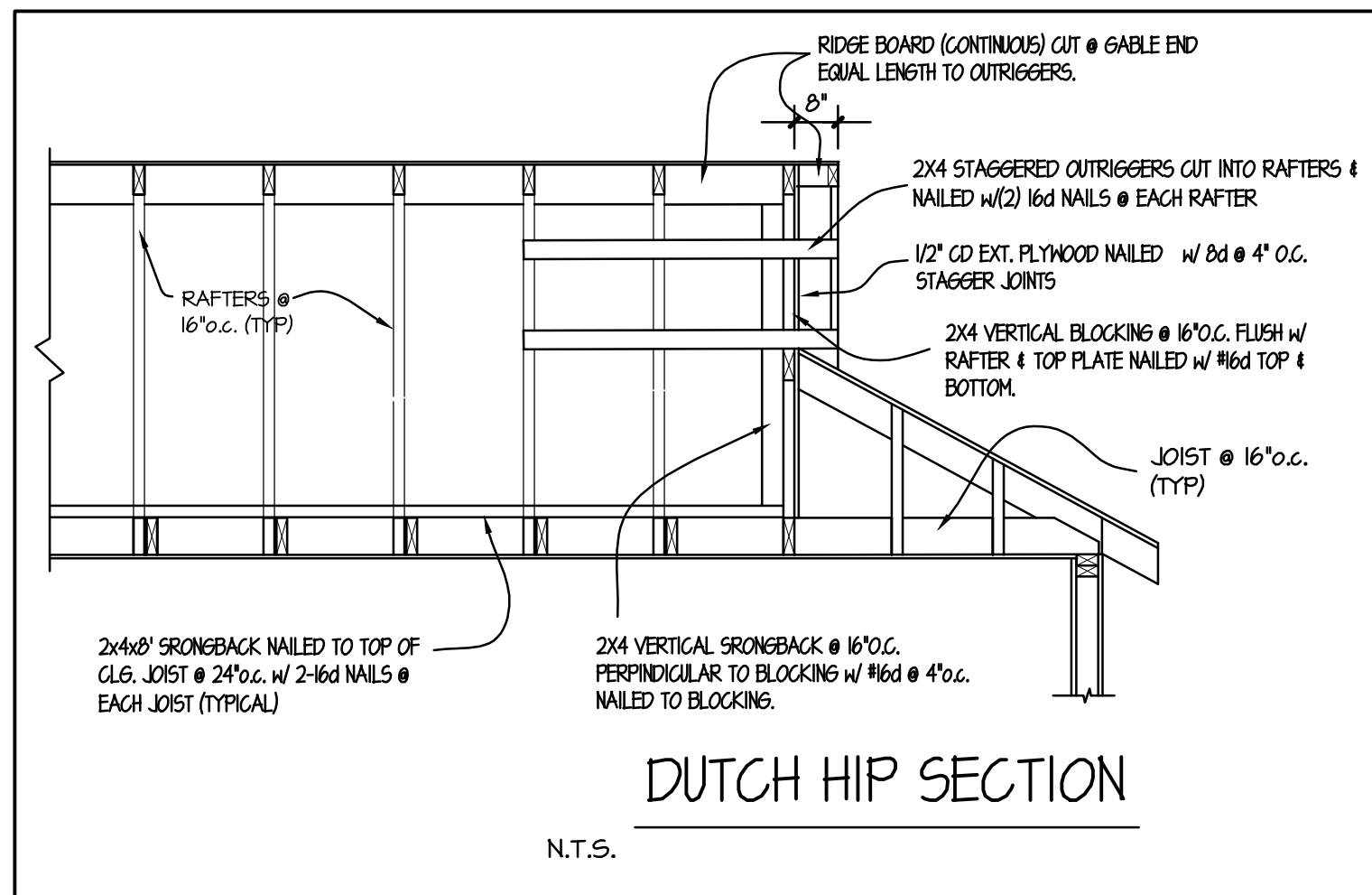
HEADER SCHEDULE	
OPENING	HEADER SIZE
LESS THAN 3'-0"	2- 2"x8"
3'-0" TO 4'-0"	2- 2"x10"
4'-0" TO 6'-0"	2- 2"x12"
MORE THAN 6'-0"	SEE FLOOR PLAN

UNSUPPORTED WALL HTG.	STUD SPACING	MAX. HEADER SPAN (ft)					
		NO. OF HEADER STUDS					
</= 10'	16" o.c.	2	2	3	3	3	3
> 10'		2	2	3	3	4	4

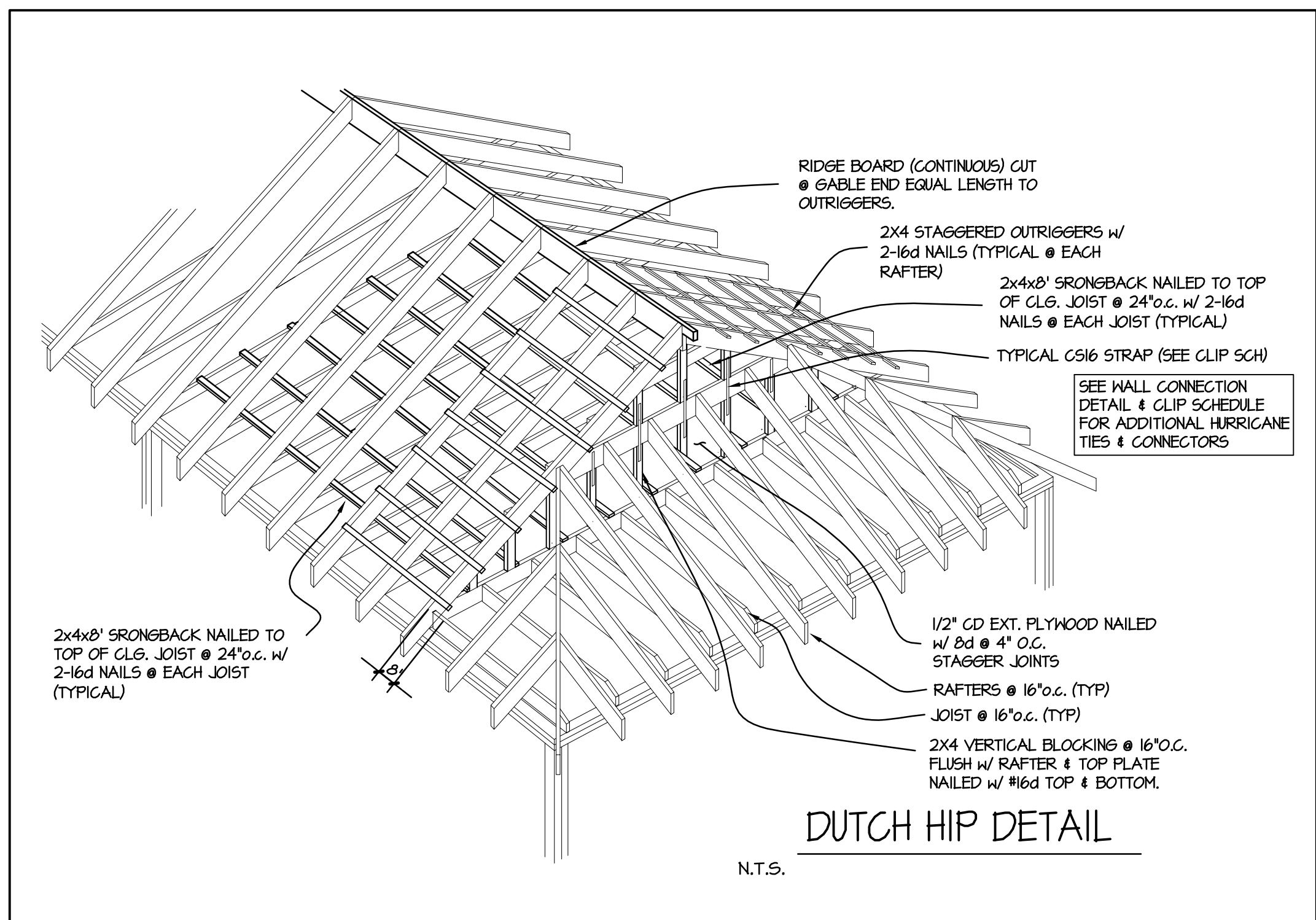


ROOF DIAPHRAGM

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



DUTCH HIP SECTION



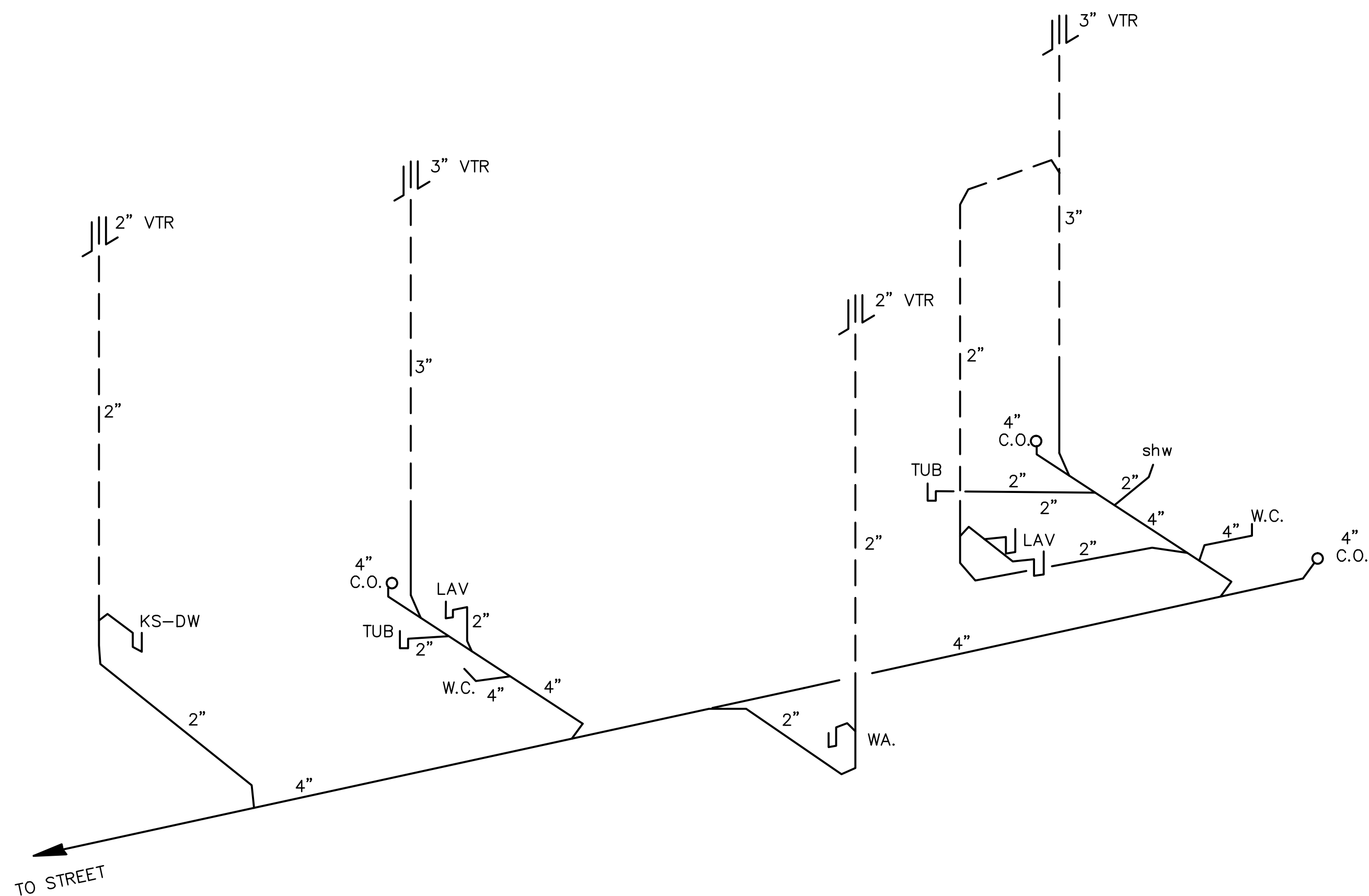
DUTCH HIP DETAIL

HURRICANE CLIP SCHEDULE			
FASTENER C.A.T. No.	FASTENERS	ALLOWABLE LOADS	
		133	160
MTS20 RAFTER TO WALL	14 - 10d	1000	1000
HD2A Window Opng (EA. SIDE)	2 - 5/8 MB	2T15	2T15
M5TA1B MIN. 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	890#	
CS16 MISC. STRAP	18 - 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 TWIST 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

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.

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



Riser Diagram
N.T.S.

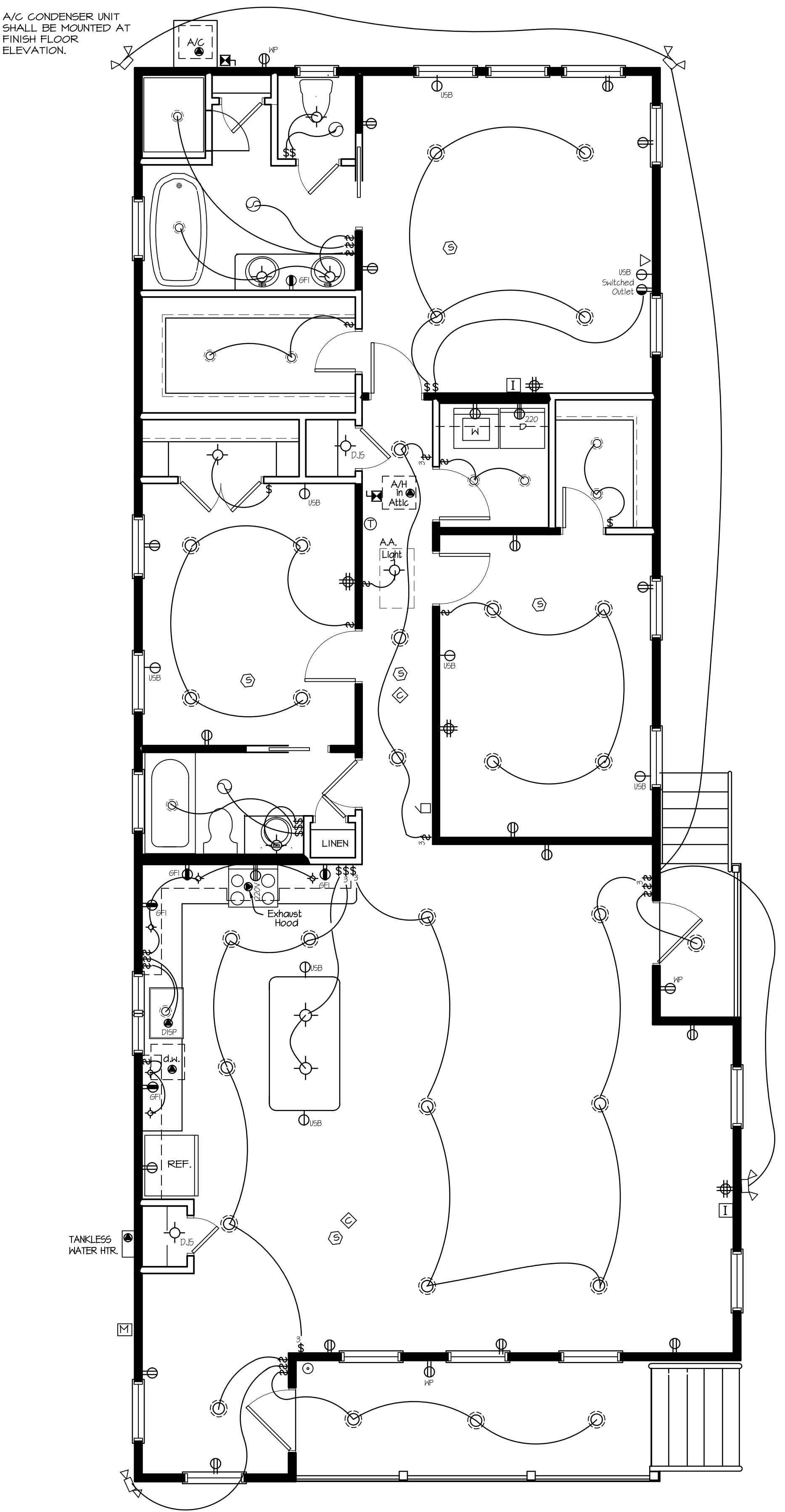
ELECTRICAL LEGEND

	DUPLEX RECEPTACLE (12-16" A.F.F.)
	QUADPLEX (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 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
	CEILING FAN w/o Ltg. Fix.
	CEILING FAN w/ Ltg. Fix.
	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)	TANKL	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, STUDYS, 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

Although every effort has been made in preparing these drawings the contractor and/or all subcontractors must check all conditions and dimensions of this plan prior to construction and be responsible for same.

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BUILDER

GULF COAST GREEN CONSTRUCTION

ENGINEER:

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JOHN B. GRIESHABER 504-455-7444

PROJECT:

GULF COAST GREEN CONSTRUCTION
Mendez St. Residence
2359 Mendez St. New Orleans, La.

PROJING: 1703
DRAWN BY: Elledge
DATE: 7-18-17
REVISION DATES:

SHEET NAME
ELECTRICAL PLAN

SHEET NUMBER:
6