

1. All work shall meet the applicable requirements of the International Residential Code 2021.
2. The design criteria shall be per "Wood Frame Construction Manual" 2001 edition.
3. All work, fabrication, construction, & materials shall meet IRC R301.2.1 of the IRC 2021. The wind speed is 144 mph per ICC-600. Loading conditions ASCE-7.
4. Provide "rafter collars" at every other rafter.
5. Provide $\frac{3}{4}$ " x 10" concrete anchor bolts w/ 2"x2" square washers at 30" on center at bottom exterior wall plates. (Where applicable)
6. Provide nominal size $\frac{1}{2}$ " CDX, or O.S.B. sheathing, on entire house framing for continuous load path connections. Nail at 6" o.c. at perimeter and 12" o.c. at interior.
7. Provide "bracing" for all roof purlins.
8. Enclosed accessible space under stairs shall have walls, under-stair surface, and any soffits constructed on the enclosed on $\frac{1}{2}$ " gypsum board as per Section R302.7 of the IRC 2021 ed.
9. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Handrail height shall be not less than 34 inches and not more than 38 inches. Guards shall be located along open-sided stairs that are located more than 30 inches to the floor or grade.
10. Roof sheathing at gable ends shall be nailed at 4" o.c. at both of the panel edges and at intermediate supports in the panel field w/ 6d common, or 10d box nails. All other roof sheathing shall be minimum $\frac{3}{4}$ " thick CDX or O.S.B. anchored with full round 6d (min. head dia. 0.1317") common nails at 6" o.c.
11. All Floor Overlayment (1) shall be minimum $\frac{3}{4}$ " thick O.S.B. with installation clips or screws & shall meet requirements of Sec. R301.2.1.2 of the IRC 2021.

13. Use G (5x) roofing nails per roof shingle and install per manufacturers recommendations.
13. Gable-end construction shall be build similar to, and connected with, wall studs below.
14. Brace gable-end against lateral loads with blocking at 4' (four feet) on center.
15. All lumber materials exposed to earth or incimate weather conditions shall be pressure treated with GC or treated to a minimum retention of 0.40 lbs./ft. in accordance with ANFA. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.
16. Rafter's shall be anchored to top plates with Simpson Strong-Tie H[®] H8.
17. Top plates shall be anchored to studs with Simpson Strong-Tie # SP2, or equivalent.
18. Studs shall be anchored to bottom plates (sole plates) with Simpson Strong-Tie # SP1, or equivalent.
19. Sheer walls shall be located at corners. Also no spans over 30 feet shall be constructed without sheer walls.
20. Sidelwalls shall maintain 450 pounds per stud uplift load at sidelwalls with 1 G^oc. stud spacing.
21. All top plates shall be strapped to heads above doors and windows to maintain 450 pounds stud uplift load.
22. All sheer walls and headers shall be anchored with Simpson Strong-Tie HTT22, or equivalent.
23. Roof / Attic ventilation shall be per IRC R806.4 R806.5. The total net free ventilating area shall not be less than $\frac{1}{300}$ of the area of the space ventilated except that reduction of the total area to $\frac{1}{300}$ is permitted, provided that at least 50%, and not more than 80%, of the required ventilating area is provide by ventilators located above the upper portion of the space to be vented at least 3 feet above the eave, or cornice, vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to $\frac{1}{500}$ when a vapor barrier having a transmission rate not exceeding 1 perm (0-1 I Kgs-M2-Fa) is installed on the warm-in-winter side of the ceiling. A minimum 1 inch attic space shall be provided between the insulation and the roof sheathing and at the location of the eave, or cornice, vent.
24. Maximum attic space shall not exceed 20 psf live and 10 psf "Dead".
25. Provide smoke detectors in accordance with UL171. Install in accordance with the provisions of NFPA 72.
26. Provide carbon monoxide alarms in accordance with R315.6 & Amendment Table R315.3 (IRC 2021).
27. Windows at 2nd & 3rd floors shall be provided with fall prevention devices in accordance with Sec. R12.2, IRC 2021.1. Note that windows in sleeping areas still need to comply with Emergency Escape and Rescue Opening requirements.
28. Windows shall be in accordance with Sec. R303.1 & 310.2, IRC 2021 for habitable spaces and egress requirements.
29. The Prescriptive Path is used for Energy compliance. These plans are in compliance with Sections N1101 thru N1104 in the IRC or R401 thru R404 in the IECC.

Floor	40 psf - Live	Wind speed (Ref: Design Criteria)
Roof	20 psf - Live	
Wind	ASCE 7, latest edition	Attic 20 psf maximum - Live
	Analytical Method	10 psf maximum - Dead

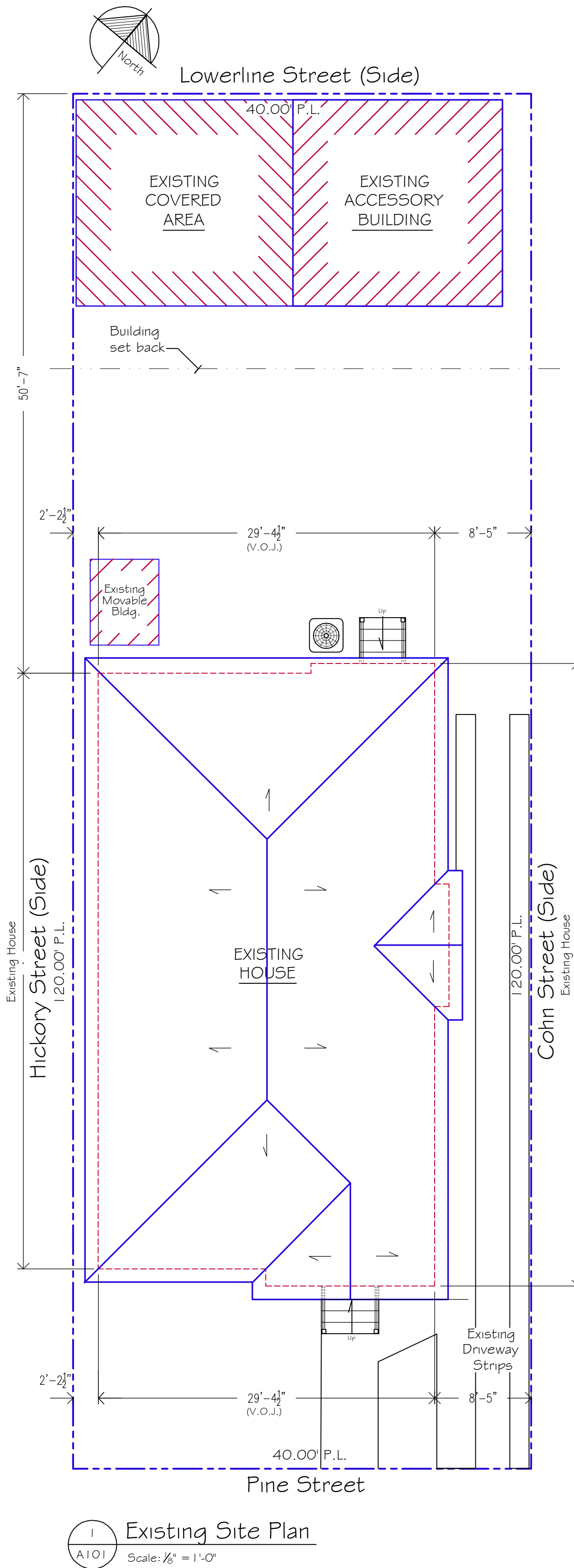
If owner is pursuing a fortified roof designation, the fortified guidelines should be consulted before construction begins.

1. The site shall be filled and graded as necessary so that the entire property drains forward toward cash basins at the street, except when conditions exist where the site can be sloped to drain in an alternate direction. Rain run-off shall be diverted around and away from any structures and shall not drain onto any abutting properties. If subsurface drainage is specified, rain run-off shall be directed to adequate and effective subsurface drainage systems. Site shall be graded so that rain run-off does not drain on to abutting properties even if the subsurface drainage system fails. Contractor shall observe minimum mandated flood elevations.
2. Verify required elevation of air conditioning condensing units with local code enforcing agencies prior to placing equipment.
3. Owner shall be responsible for retaining the services of an arborist to determine potential damage to existing trees. Owner shall protect trees in accordance with arborists recommendations.
4. Finished floor elevation shall be determined from an applicable and professionally certified firm and verified by survey prior to construction begins.
5. Remove all organic vegetation and fill to 95% compaction below building foundation. Consult Architect / Engineer if site is to be filled more than 2 feet above natural ground elevation.
6. There shall be no substitution of materials where a manufacturer is specified. Where the term "equal to", or "approved equal" are used, the Architect shall determine equality based on information submitted by the contractor.
7. All work and materials shall be guaranteed against defects for a period of at least one (1) year from approval for final payment.
8. Contractor shall be responsible for cutting and patching required for his, or hers, work.
9. Contractor shall at all times keep the premises free of accumulation of waste materials or rubbish; premises to be swept clean daily of related construction debris. At the completion of the work, leave the job free of all materials and broom clean.
10. Do not scale drawings, dimension govern, larger scale drawings shall govern smaller scale.
11. Patch all areas where floor is not level or true prior to the installation of flooring.
12. To insure proper and adequate blocking, all blocking for cabinet work will be the responsibility of the cabinet contractor.

ABBREVIATIONS									
A.B.	Anchor bolt	E	Existing	H.B.	House bid	N.T.S.	Not to scale	S.	South
ACT	Acting	(E)	East	H.C.	Hollow core	O.C.	On center	S.C.	Solid core
A.F.F.	Above finished floor	Ea	Each	H.D.	Handknapped	O.D.	Outside diameter	Sched.	Schedule
AGGR.	Aggregate	E.J.F.	Expansion joint	Hfd.	Hardwood	O.H.	Overhead	Stect.	Section
AL	Aluminum	Elev.	Elevation	Hdw.	Hardware	Ong	Opening	Sq.	Square foot / feet
ALT.	Alternate	E.M.	Electrical	H.M.	Hot metal	O.P.	Opposite	Shi.	Sheet
Approx.	Approximate	Emer.	Emergency	Hr.	Hour	O.F.C.I.	Owner furnish contr'l instal.	Spec.	Specification
Arch	Architectural	Emer.	Emergency	Ht.	Height	P.C.T.	Pre-cast	Sq. or	Square
Bar	Bar	E.D.	End	HVAC	Heating, ventilation, & air conditioning	P.L.	Property line	S.S.	Stainless steel
Blkd.	Block	Eq.	Equal	I.D.	Inside diameter	P.L.	Pipe	Stagg.	Staggered
Bks.	Books	Eqm.	Equipment	Insul.	Insulation	P.L.M.	Plastic laminate	Std.	Standard
Blkg.	Blocking	E.W.	Each way	Int.	Interior	Pn	Plaster	Stiffener	
Bm.	Beam	E.W.C.	Electric water heater	Jan.	Janitor	Pywd.	Plywood	Stl.	Steel
Bot.	Bottom	Exp.	Expansion	Jnt.	Joint	Pr.	Pair	Struc.	Structural
Btm.	Between	Ext.	Exterior	Jst.	Just			Susp.	Suspended
B.U.R.	Built-up roofing	F.A.	Fire alarm	Jst.	Just	G.T.	Quarry tile	Tr.	Tread
B.W.	Both ways	F.D.	Fire door	Kch.	Kitchen	R.	Riser	T & b	Top & bottom
C.B.	Control joint	F.D.C.	Fire Department connection	L.	Laboratory	R.	Roof drain	Ter.	Terrazzo
C.J.	Control joint	F.E.	Fire extinguisher	Lam.	Laminate	R.F.	Refrigerator	T&G	Tongue & groove
Clbg.	Caulking	F.F.	Fire extinguisher cabinet	Lat.	Latvium	Rf.	Reinforced	Thk.	Thick
Clr.	Clear	F.F.	Finished floor	Lt.	Light	Rqd.	Required	Tj	Top of
C.M.U.	Concrete masonry unit	F.H.C.	Fire hose cabinet	Fin.	Finish	Rm.	Room	Typ.	Typical
Col.	Column	Fl.	Finish	Fl.	Flange	R.O.	Rough opening		
Conc.	Concrete	F.L.	Flange	M.	Max.	R.	Riser		
Conn.	Connection	Fl.	Flange	Mch.	Mechanical	R.D.	Roof drain	U.O.N.	Unless otherwise noted
Constr.	Construction	Fluor.	Fluorescent	Membr.	Membrane	Ref.	Refer to		
Cont.	Continuous	F.O.B.	Face of brick	Mfr.	Manufacturer	Reinf.	Reinforced	VCT	Very composition tile
C.T.	Ceramic tile	F.O.C.	Face of concrete	Mn.	Min.	Reinf.	Reinforced	V.O.J.	Verly on joint
¢	Centimeter	F.S.	Full size	Mn.	Min.	Rm.	Room	V.W.O.	Verly with owner
Deg.	Degree	FT.	Feet / foot	Misc.	Miscellaneous	Rm.	Room	Vert.	Vertical
Det./Det1	Detail	Pg.	Page	M.O.	Masonry opening	R.O.	Rough opening		
D.F.	Drinking fountain	Fur.	Furnishing	Mtl.	Metal	R.O.	Room		
Dg.	Diagram	G.	Gauge	Ml.	Mullion	R.D.	Roof drain	W	West
Dia. Ø	Diameter	Galv.	Galvanized	N.	North	Rf.	Refer to	W	With
Dn	Down	G.C.	General Contractor	N.I.C.	Not in contract	R.F.	Refrigerator	W	Without
DS	Drawspout	Gl.	Glass	No.	Number	Rf.	Reinforced	W.C.	Water closet
Dwg	Drawing	Gr.	Grade	Num.	Number	Rm.	Room	Wd.	Wood
		Gyp.	Gypsum			R.O.	Rough opening		
		Gyp./Bd.	Gypsum board						

Energy Code Compliance Summary IECC 2021 CLIMATE ZONE 2A	
COMPLIANCE METHOD	CHECK
PREScriptive	X
RESCHECK (http://www.energycodes.gov/rescheck)	
COMCHECK (http://www.energycodes.gov/comcheck)	
BUILDING AREA	VALUE
TLNEW AREA (Sq.Ft.) CONDITIONED SPACE	353 s.f.
INSULATION VALUES (R402)	ENTER R VALUE
CEILING5 / ROOF	38
WALLS	13
BASEMENT	N/A
FLOOR	19
SLAB	N/A
CRAWLSPACE	19 (Re: Floor)
HEATING EQUIPMENT	EFFICIENCY (BTU/s / RATING)
ELECTRIC	
GAS	<60,000 / 15 SEER
COOLING EQUIPMENT	EFFICIENCY (BTU/s / RATING)
ELECTRIC (All units)	<60,000 / 15 SEER
PENETRATION U VALUE	U-VALUE
	.28, .33
PENETRATION SHGC	SHGC
	.18, .33, .36
SKYLIGHT U VALUE	U-VALUE
(If applicable)	.27
OTHER EQUIPMENT # SYSTEMS	DATA
	N/A
DUCT SEALING / DUCT # PIPE INSULATION LOCATION	
In accordance w/ Sections R403.3, 1- R403.3.7	
AIR SEALING	
Ref: 2021 IECC Air Sealing Requirements	
ELECTRICAL POWER # LIGHTING SYSTEMS	
In accordance w/ Sections R404.1 - R404.2	

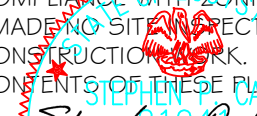
1. Contractor shall verify all dimensions and conditions shown on drawings at the job site and shall notify designer of any discrepancies, omissions, and/or conflicts before proceeding with the job.
2. Contractor must comply with rules and regulations of agents having jurisdiction and shall conform to all City, County, Parish, State and Federal construction, safety and sanitary laws, codes, statutes and ordinances. All local taxes, permits, applications and certificates of inspection, and the filing of all work with governmental agencies shall be the responsibility of the contractor.
3. All work shall be performed by skilled and qualified workman in accordance with the best practices of the trades involved, and in compliance with building regulations and/or governmental laws, statutes or ordinances concerning the use of union labor.
4. Each trade will proceed in a fashion that will not delay the trades following them.
5. Contractors shall be responsible for the distribution of drawings to all trades under his jurisdiction.
6. All work shall be erected and installed plumb, level, square, true and in proper alignment.
7. All materials shall be new, unused and of the highest quality in every respect, without obvious defects noted. Manufactured materials and equipment shall be installed per manufacturers recommendations.
8. There shall be no substitution of materials where a manufacturer is specified. Where the term "equal to," or "approved equal" are used, the Architect shall determine equality based on information submitted by the contractor.
9. All work and materials shall be guaranteed against defects for a period of at least one (1) year from approval and final payment.
10. Contractor shall be responsible for putting and patching required for his, or hers, work.
11. Contractor shall at all times keep the premises free of accumulation of waste materials or rubbish; premises to be swept clean daily of related construction debris. Upon completion of the work, leave the job free of all materials and broom clean.
12. Do not scale drawings, dimension given, larger scale drawings shall govern smaller scale.
13. Patch all areas where floor is not level or true prior to the installation of flooring.
14. To insure proper and adequate blocking, all blocking for cabinet work will be the responsibility of the cabinet contractor.
15. Upon completion of work, the contractor shall walk through with building owner / agent to complete a "punch list" of corrections & unsatisfactory work or omissions. Final payment will be contingent upon the completion of these items.

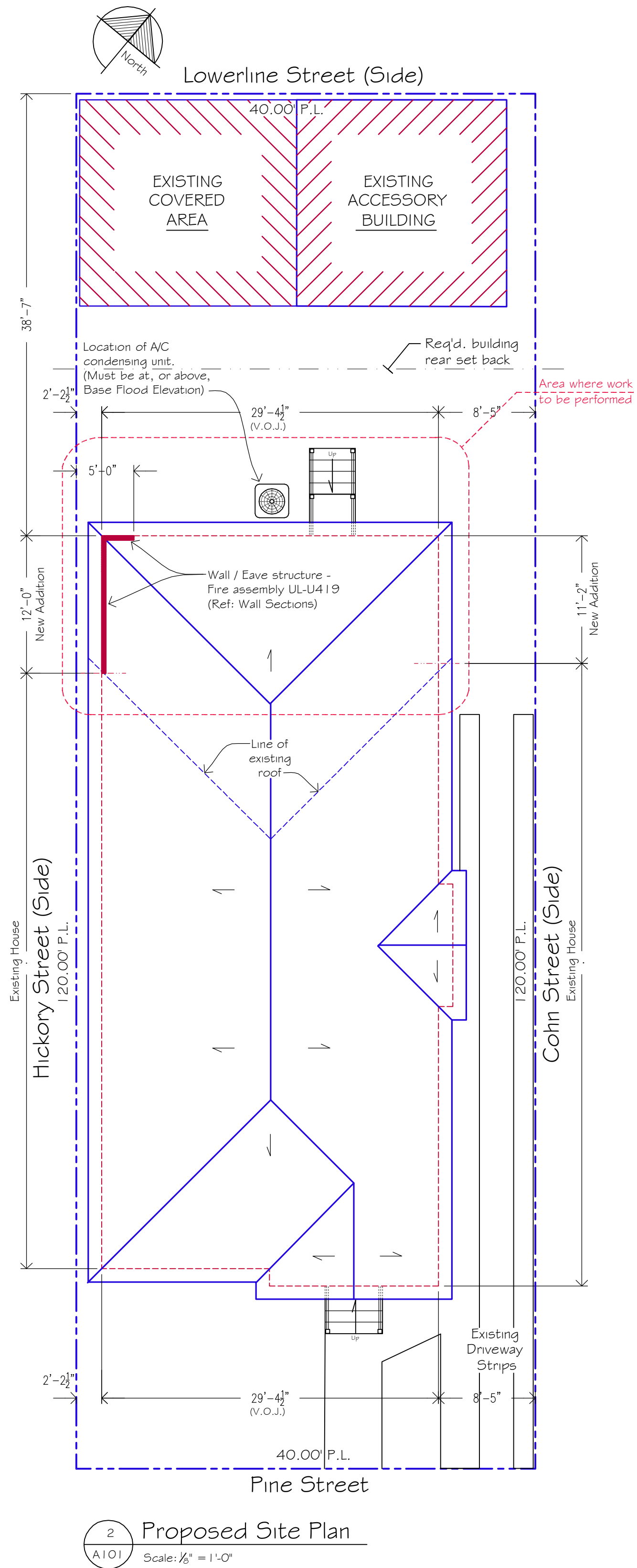


GENERAL SCOPE OF WORK:
(Included but not limited to the following) - Master Suite # Study addition to rear of house with floor elevation to match existing floor elevation. - Renovations to existing Kitchen. - New Laundry Room with new flooring, painting, lighting fixtures, and modifications to existing mechanical, electrical, # plumbing as needed. - New cabinetry, countertops, flooring, painting, lighting fixtures, and modifications to existing mechanical, electrical, # plumbing as needed. - Remove existing walls at multiple rooms.

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A-101	Site Plans / Design Criteria / General Notes
A-102	Penneability Plan / Windborne Debris Protection Details / Star-Seal Details
A-103	Floor Plans / Finish Schedule / Opening Schedules
A-104	Exterior Elevations
A-105	Wall Sections
S-101	Foundation Plan / Foundation Notes
S-102	Foundation Sections
S-103	Floor Framing Plan / Ceiling Framing Plan / Lumber Notes
S-104	Roof Framing Plan / Framing Notes
S-105	Framing Details
M.E.P.	Mechanical / Electrical / Plumbing

<u>ENGINEER OF RECORD:</u> STEPHEN P. CALI 58 CYCAS KENNESHA, LA 70065 504-386-8719 REG. #21941	PLEASE BE ADVISED THAT I HAVE RESEARCHED THE BUILDING & RELATED CONSTRUCTION CODES FOR ORLEANS PARISH AND THE LA. STATE UNIFORM CONSTRUCTION CODE, TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREWITH.
<u>APPROXIMATE AREA:</u> Existing House: 1,915 s.f. New Addition: 353 s.f. Total Living: 2,268 s.f.	PLEASE BE ADVISED THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, BEING A REGISTERED ARCHITECT / CIVIL ENGINEER IN THE STATE OF LOUISIANA, AND THE DESIGN AND SPECIFICATIONS GENERALLY COMPLY WITH ALL CITY, PARISH, AND STATE BUILDING CODE REQUIREMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS REVIEW DOES NOT ATTEST TO COMPLIANCE WITH ZONING, OR ENVIRONMENTAL REQUIREMENTS. I MADE NO SITE VISITATION. I AM NOT ADMINISTERING THE CONSTRUCTION PERMIT. I TAKE FULL RESPONSIBILITY FOR THE CONTENT OF THESE PLANS.
Existing Accessory Building: 333 s.f. Existing Covered Area: 351 s.f.	 Stephen P. Cali PROFESSIONAL ENGINEER April 23, 2026
Overall Total: 2,952 s.f.	_____ PROFESSIONAL ARCHITECT / CIVIL ENGINEER



Premier Innovations, L.L.C.

Design-Build-Restoration
Phone: (504) 628-2499

New Addition to Rear of House
Jim & Beth Wee

New Orleans, Louisiana

1820 Pine Street

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Date Issued: 04.20.26

Revised:

Revised:

Drawn by

Checked by:

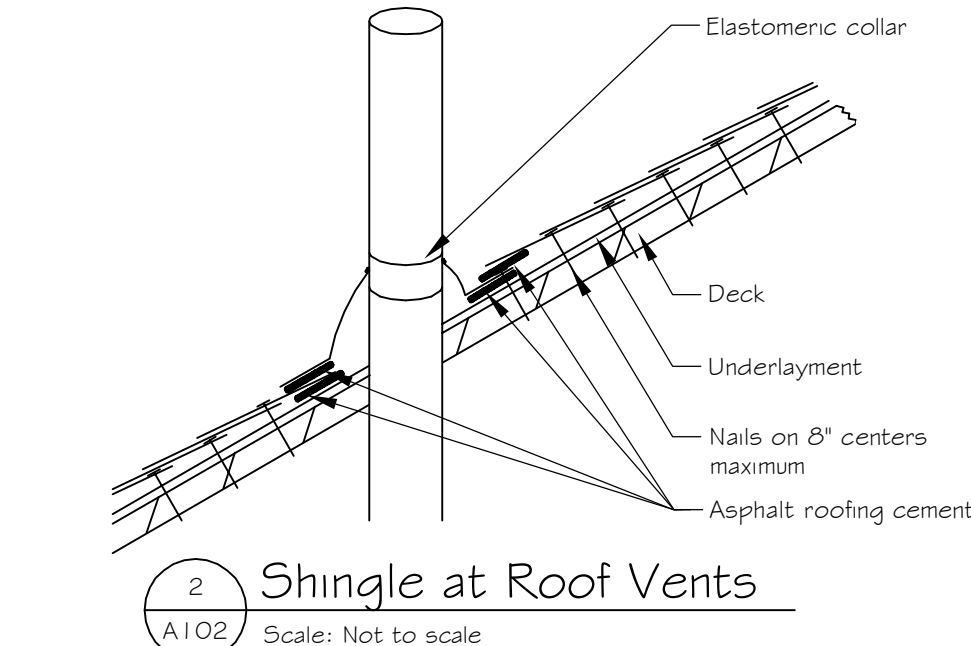
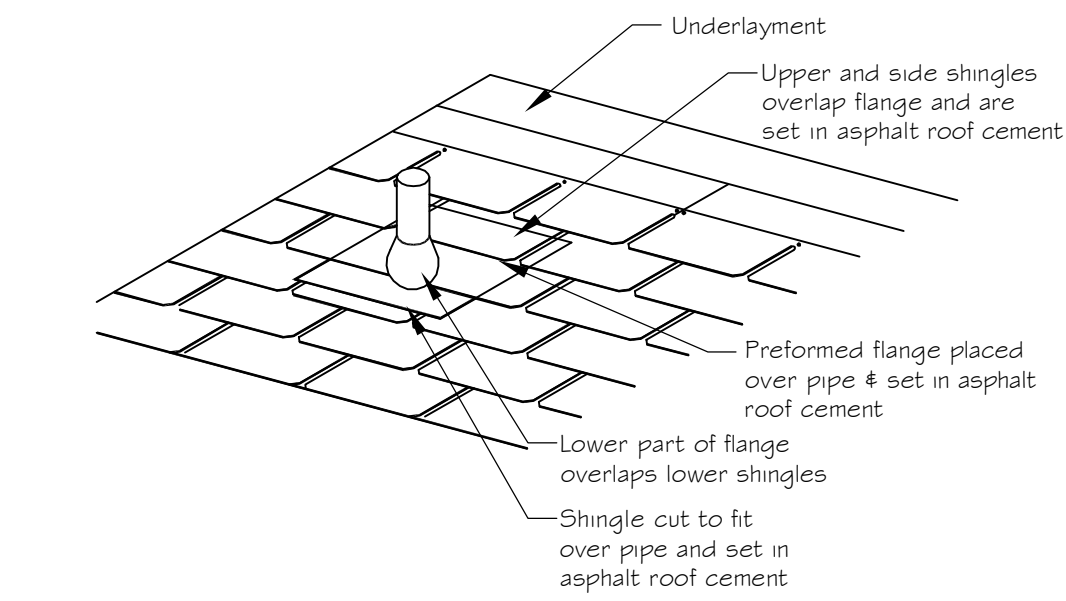
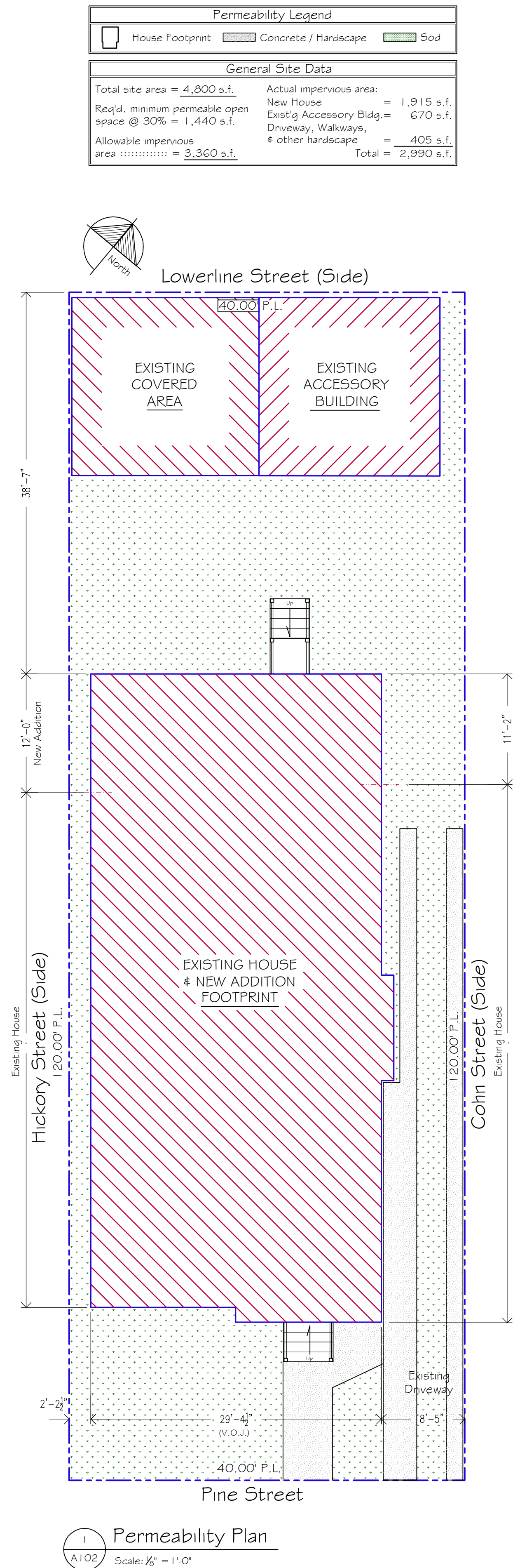
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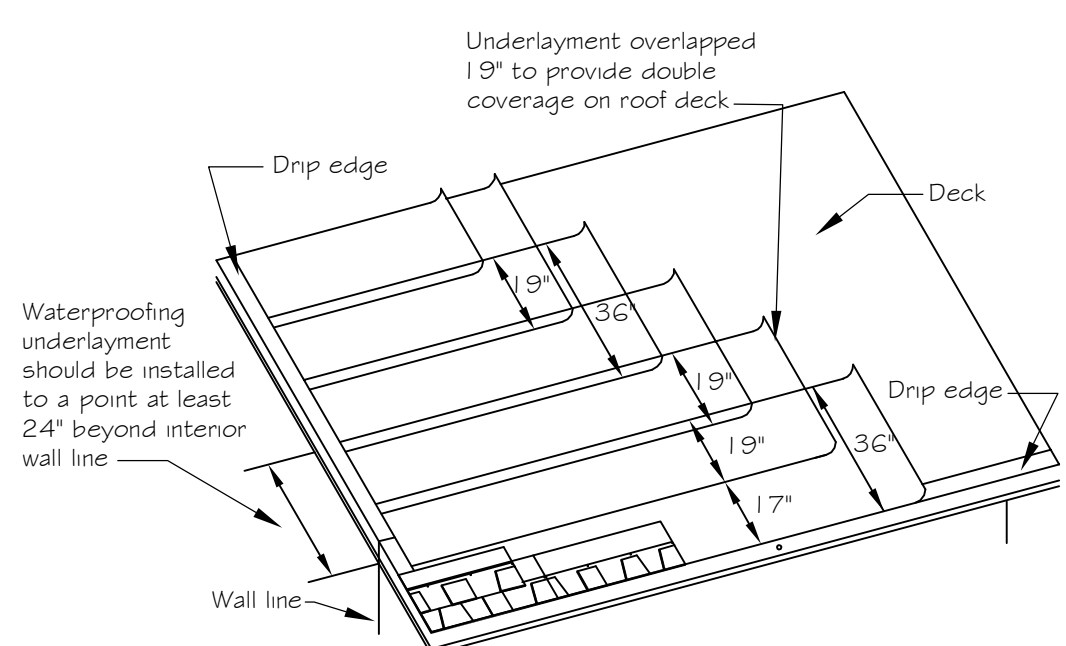
Site Plans
Design Criteria
General Notes

Sheet:

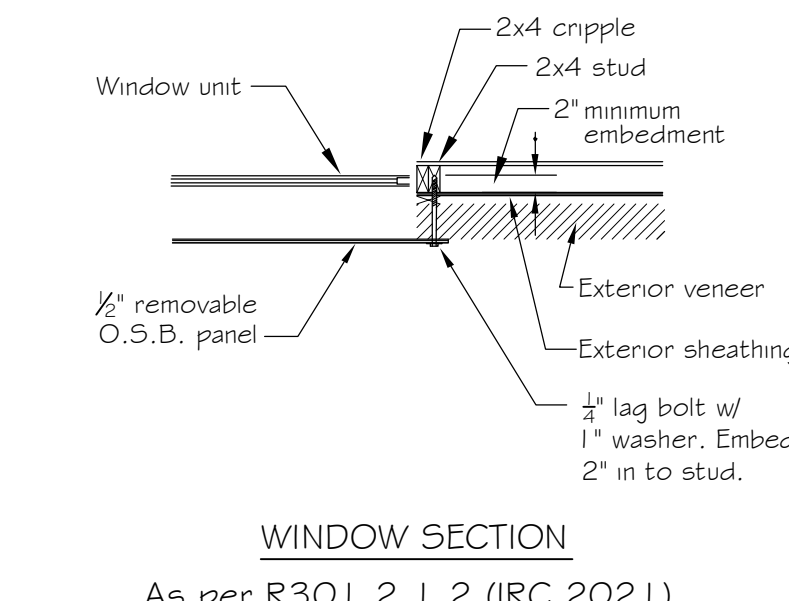
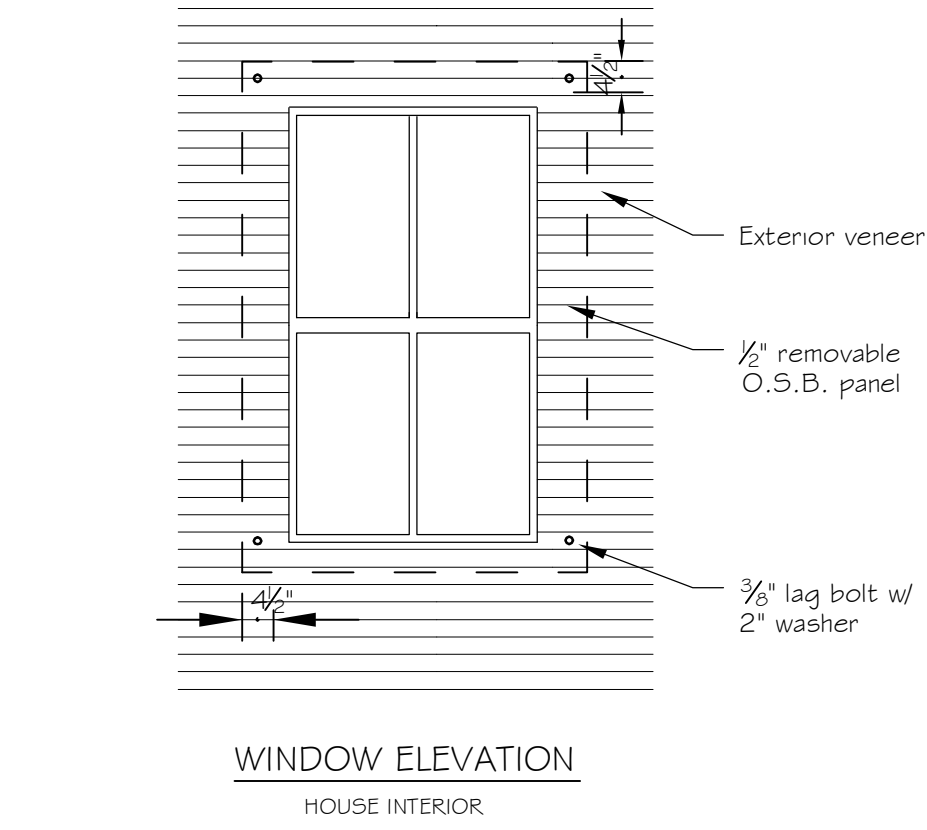
A-101



An ice barrier consisting of not less than 2 layers of underlayment cemented together or of a self-adhering polymer bitumen sheet shall be used instead of normal underlayment and extend from the lowest edge of all roof surfaces to a point not less than 24" inside the exterior wall line of the building.

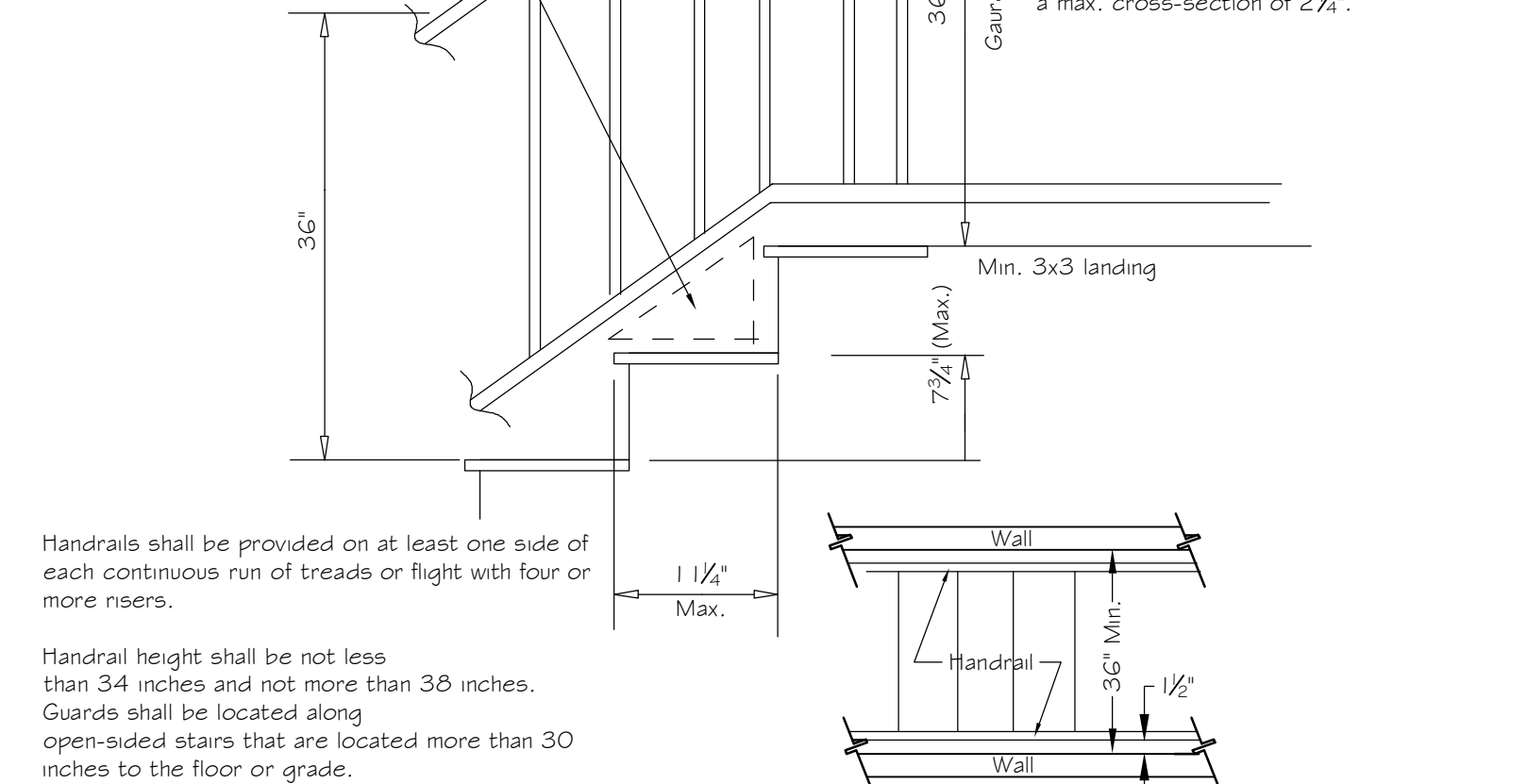


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Minimum tread width shall be 36 inches.

The triangular opening of the riser, tread and bottom rail of a guard at the open side of a stairway must be of such a size that a 6" sphere cannot pass through.



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Design-Build-Restoration

Phone: (504) 628-2499

New Addition to Rear of House

Jim & Beth Wee

1820 Pine Street

New Orleans, Louisiana

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Date Issued: 04.20.26

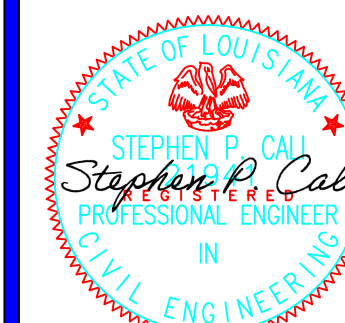
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Revised:

Drawn by:

Checked by:

Scale: Indicated on drawings



Title:

Permeability Plan

Roofing Details

Framing Details

Sheet:

A-102

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Scale: $\frac{1}{4}" = 1'-0"$

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Scale: $\frac{1}{4}" = 1' - 0"$

WINDOW SCHEDULE			
MARK	SIZE	LTS	DESCRIPTION
⊙	3'-0" x 5'-0"	6/1	Single hung vinyl - match existing
⊙	2'-6" x 5'-2"	6/1	Single hung vinyl - verify size ≠ match ⊙
⊙	2'-6" x 3'-6"	6/1	Single hung vinyl - match existing
⊙	4'-0" x 1'-3"	1	Fixed vinyl - match existing
⊙	Existing		Existing unit to remain
⊙	Existing		Existing unit to be relocated as indicated
⊙	Existing		Existing unit to be relocated as indicated
	Not used		
	Not used		
	Not used		

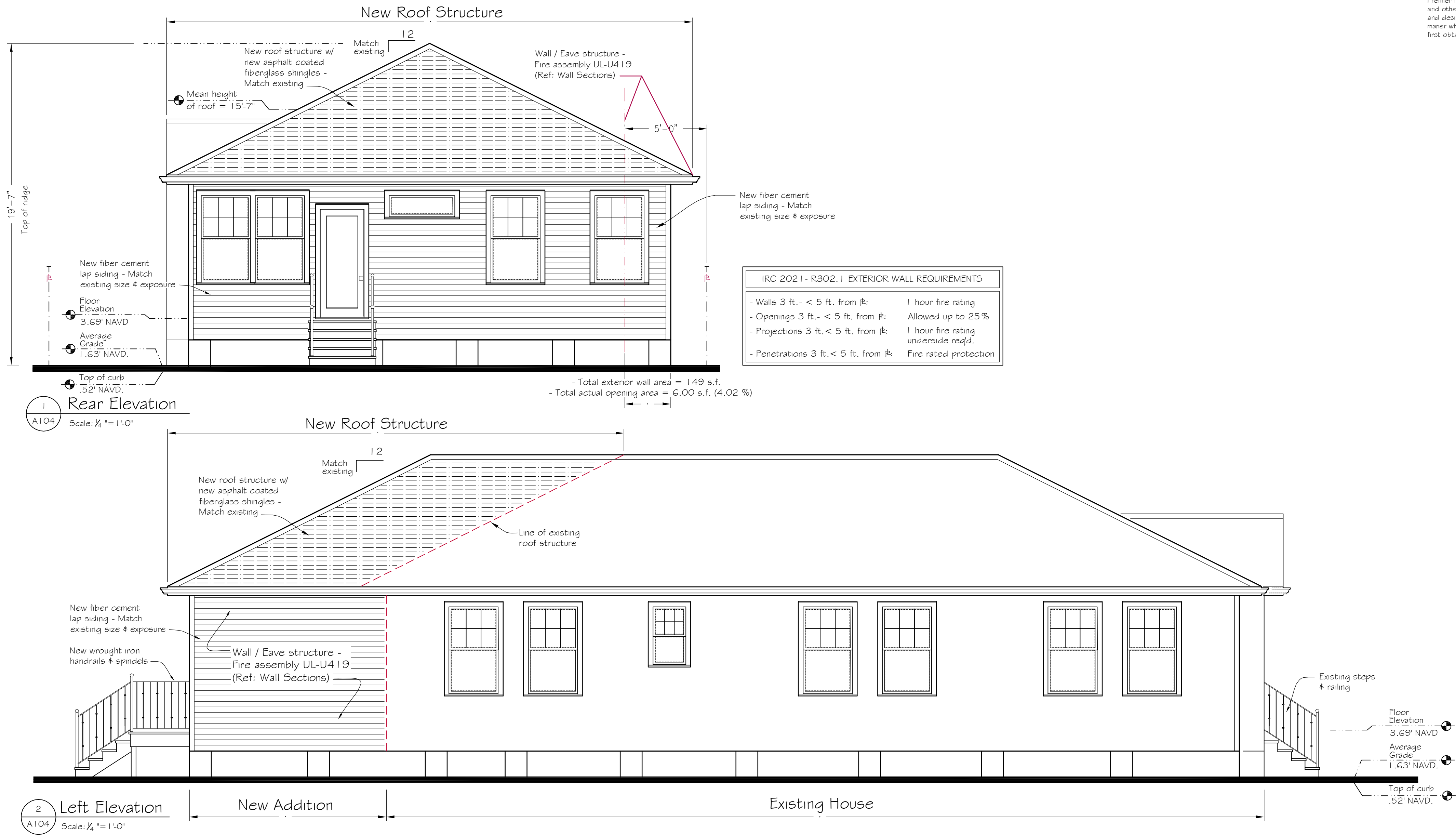
Window Safety:
Bedroom windows shall comply with the following emergency egress provisions of IRC 2021.1 article R310.1. Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside to full clear opening without the use of separate tools. Where the windows are provided as a means of egress or rescue they shall have a sill height of not more than 44 inches above the floor. All egress or rescue windows from sleeping rooms must have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches and the minimum net clear opening width dimension shall be 20 inches.

Painting & Finishing:	
1.	All surfaces shall be clean and dry before painting. Paint materials shall be the best material, and delivered to the job in their original paint containers.
2.	Exterior painting, where required, shall be one coat of primer, & second & third coats shall be exterior paint.
3.	Gypsum board surfaces shall be extra light orange peel. (Provide mock-up for owner approval)
4.	Interior gypsum board - one coat of primer & second & third coats interior latex paint.
5.	Interior trim - all joints have been taped and floated. (Verify with owner)
6.	Interior trim - one coat of primer & two coats of enamel finish
7.	All colors shall be selected by owner.
8.	Exterior caulking shall be top quality silicone.

Provide carbon monoxide alarms as required by R315 IRC 2021



A-103



STAIR / GUARDRAIL NOTES:

A 36" handrail measured vertically from the sloped plane adjoining the tread nosing shall be a min. 34" and max. 38". Guardrails shall be provided for floor surfaces located more than 30" above floor or grade utilizing a 36" hand rail. Guards shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches or more in diameter. Guardrails shall be in accordance with R312 (IRC 2021).

ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION

Enclosed areas below design flood elevation shall meet the requirements of R322.2.2 IRC 2021 ed for flood openings.

Enclosed areas, including crawl spaces, that are below design flood elevation shall:

Be solely used for parking of vehicles, building access or storage.

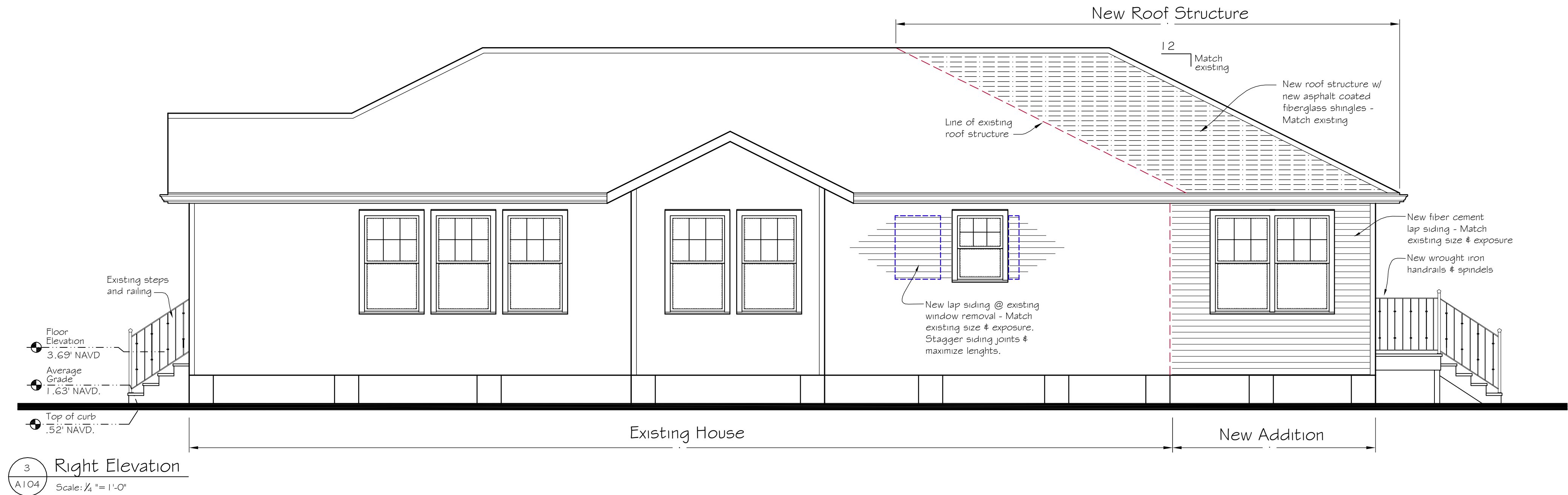
Be provided with flood openings that meet the following criteria:

There shall be a minimum of 2 openings on different sides of each enclosed area; if a building has more than 1 enclosed area below design flood elevation, each area shall have openings on exterior walls.

There shall be a minimum of 2 openings on different sides of each enclosed area having a total net area of not less than 1 inch for every sq. ft. of enclosed areas subject to flooding. Each area shall have openings on exterior walls and the bottom of all openings shall be no higher than 1 foot above grade.

Verify sizes & quantity of flood openings & ventilation openings necessary to satisfy all code requirements. (Where Applicable)

NOTE: Building materials used below design flood elevation shall comply with Sec. R322.1.8 IRC 2021 ed.



GENERAL NOTES

- Provide attic access opening for attics with an area greater than 30 s.f. and a vertical height in excess of 30 inches. Opening must measure a minimum 22"x30".
- Refer to MEP to coordinate A/C duct routing w/ framing.
- Glue & screw, and/or bolt, flitch beams together prior to loading.
- Maximum attic load shall not exceed 20 psf live / 10 psf dead.
- All ridge boards shall be 2x8's
- All hip rafters shall be 2x8's
- All common & jack rafters shall be 2x6's

CONNECTOR FASTENER CHART

CONNECTOR	DESCRIPTION	LOAD RATING
H8	5-8d(Rafter) / 5-8d (Top plate) ea. connector	480(U), 110(L)ES)
SP-2	6-10d (Top plate) / 6-10d (Stud)	605
SP-1	4-10d (Sole plate) / 6-10d (Stud)	535
CS-20	9-8d (Header) / 9-8d (Stud)	1005
PHD5-SDS3	14-SDS ¼"x3" bolts / ⅝" anchor holddown	4205
HEADER ATTACHMENT	10d min. edge / ⅝" min. spacing	90 (Each nail)

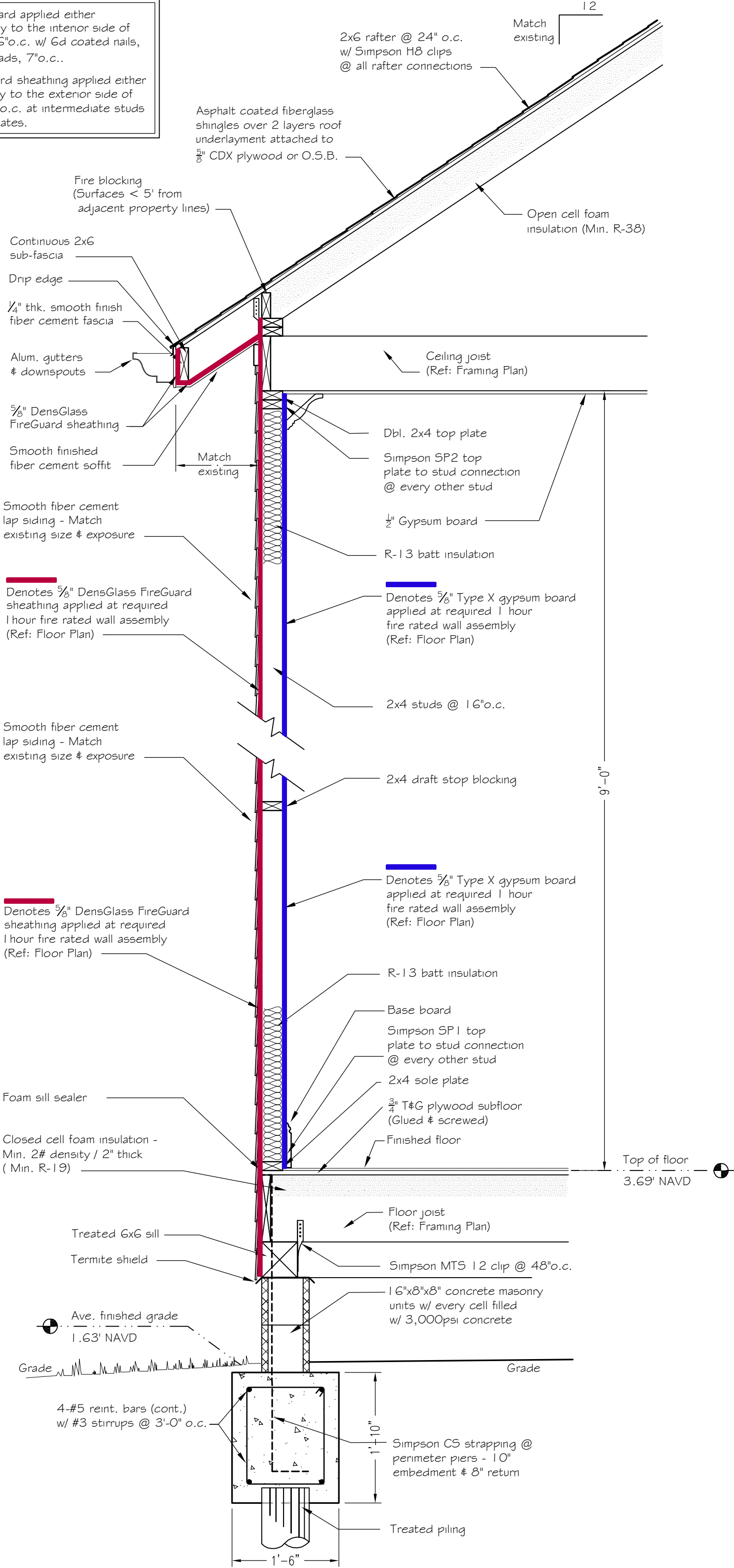
HANGER SCHEDULE

JOIST / BEAM SIZE	SIMPSON CONNECTOR	NOTES
9¼" WOOD TRUSS	ITT39.37	
2x8	LUS28	
2x8	LUS26Z	Concealed locations
2-2x10	HUS210-2	

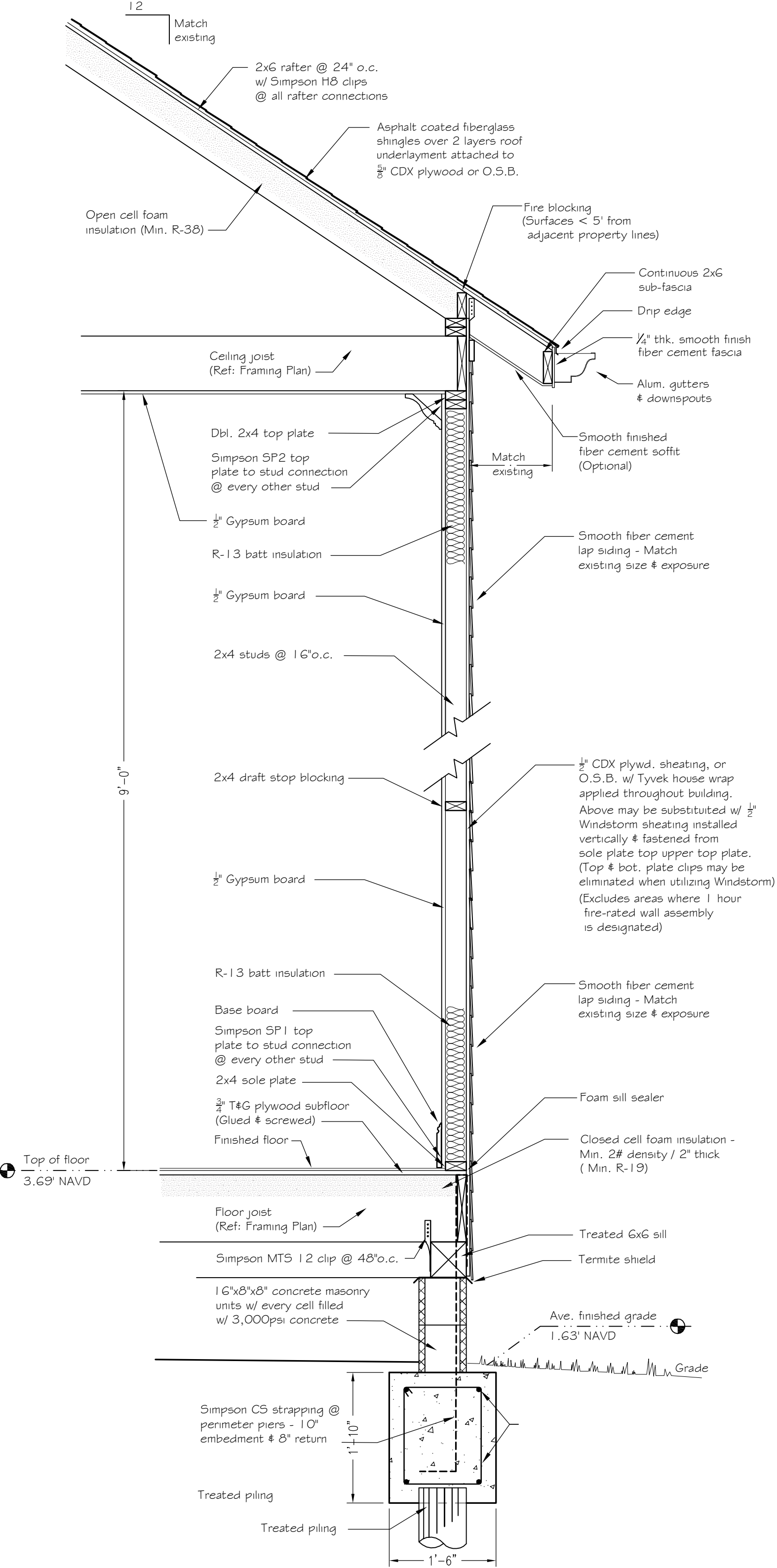
Fire Assembly UL Design U419

⅝" Type X gypsum board applied either horizontally or vertically to the interior side of 2x4 wood studs @ 16"o.c. w/ 6d coated nails, 0.0915" shank, ⅜" heads, 7"o.c..

⅝" DensGlass FireGuard sheathing applied either horizontally or vertically to the exterior side of 2x4 studs nailed @ 4"o.c. at intermediate studs and top and bottom plates.



1 Typical Wall Section @ Left Elevation
A105 Scale: ¾" = 1'-0"



2 Typical Wall Section @ Rear & Right Elevation
A105 Scale: ¾" = 1'-0" (Excludes areas where 1 hour fire-rated wall assembly is designated)



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GENERAL FOUNDATION NOTES:

- Concrete design is based upon a minimum compression strength of 3500 psi at 28 days. Concrete design mix shall be in accordance with A.C.I. building code requirements (A.C.I. 318-77).
- All conventional reinforcing steel shall be designation A-615 (Grade 60) reinforcing and shall be detailed with accessones provided in accordance with the latest A.C.I Manual Standard Practice for Detailing Reinforced Concrete Structures.
- Mesh and Bars shall be adequate and securley supported to prevent vertical and horizontal movement during placement of concrete.
- The contractor shall verify all drops, offsets, brick ledges, block-outs, etc. on architectural drawings and notify Architect / Engineer of any descrepances that may exist.
- Reinforcement shall have a minimum of 3" cover in grade beam bottom, 3" covering at beam sides and tops, and 2" covering in slab tops & bottoms.
- Provide .006 polyethylene membrane under all concrete slabs.
- All sections shown are the sections at mid-span of grade beams unless otherwise indicated.
- This foundation design is designed specifically for this location.
- Plans for pipes, conduits, thimbles, etc. shall pass through concrete slab and beams as to not conflict with reinforcing.
- Field verify all dimensions and site conditions prior to placement of foundation.
- Top of slab and / or piers (lowest horizontal stuctural member) must be at minimum Base Flood Elevation. (Where applicable)
- Anchor bolts shall have 2"x2" square washers.

DRAINAGE:

- Where water impacts the ground from a roof valley, downspout, scupper, or other rain water collection diversion devices, provisions shall be made to prevent soil erosion and direct the water away from the foundation.
- Finish grade shall be sloped away from the foundation for drainage.

SOIL & PILE DATA :

Note that the piling specification for this project was derived from soil survey data published by the Soil Conservation Service along with Parish guidelines. A soil boring is highly recommended to determine specific soil conditions for this specific site. Note that great differences in soil properties can occur within short distances. Test piles must be driven in a variety of site areas to determine satisfactory class and size prior to proceeding. Piling class and size may require modification pending site test results.

TERMITE TREATMENT:

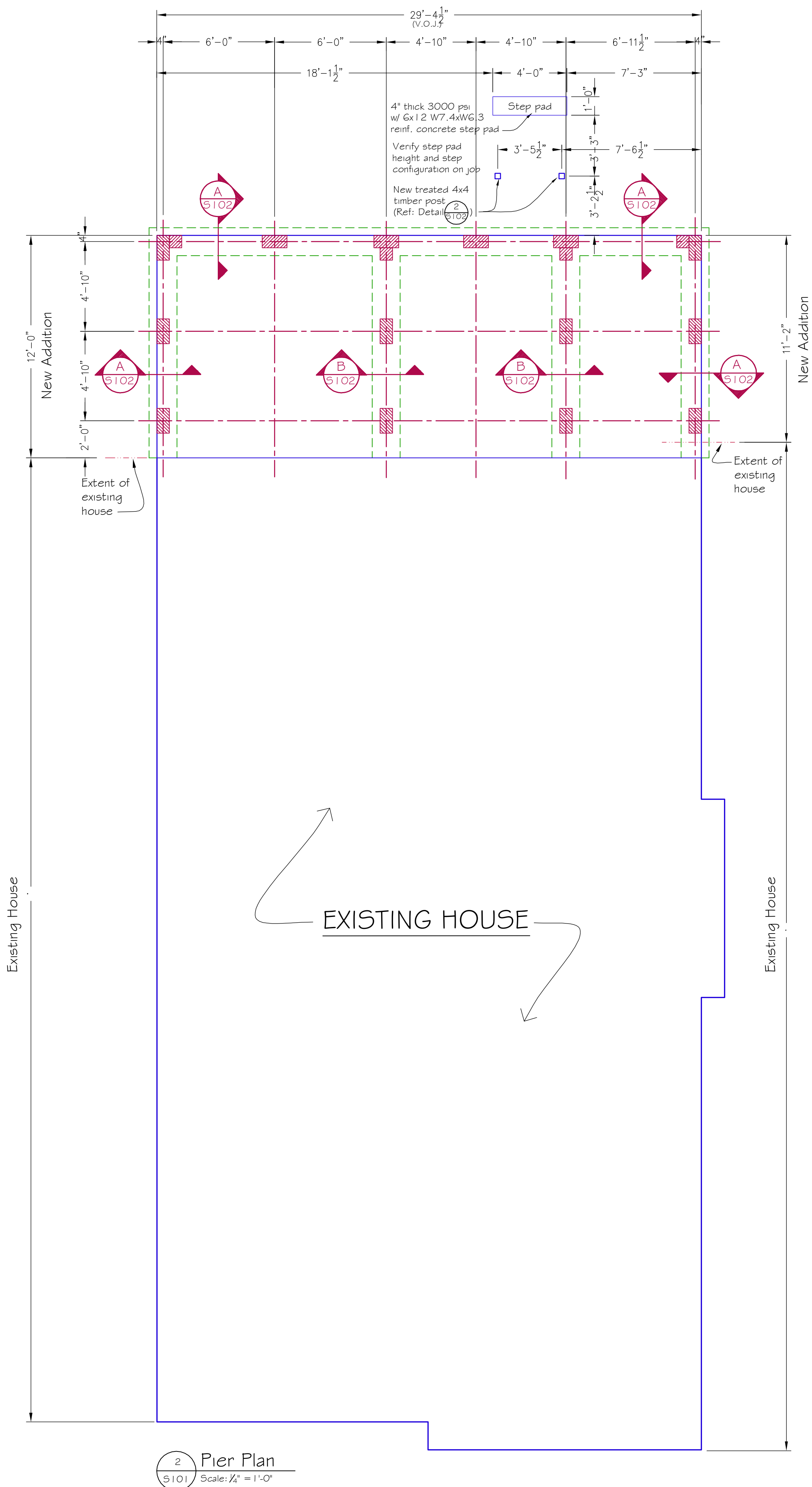
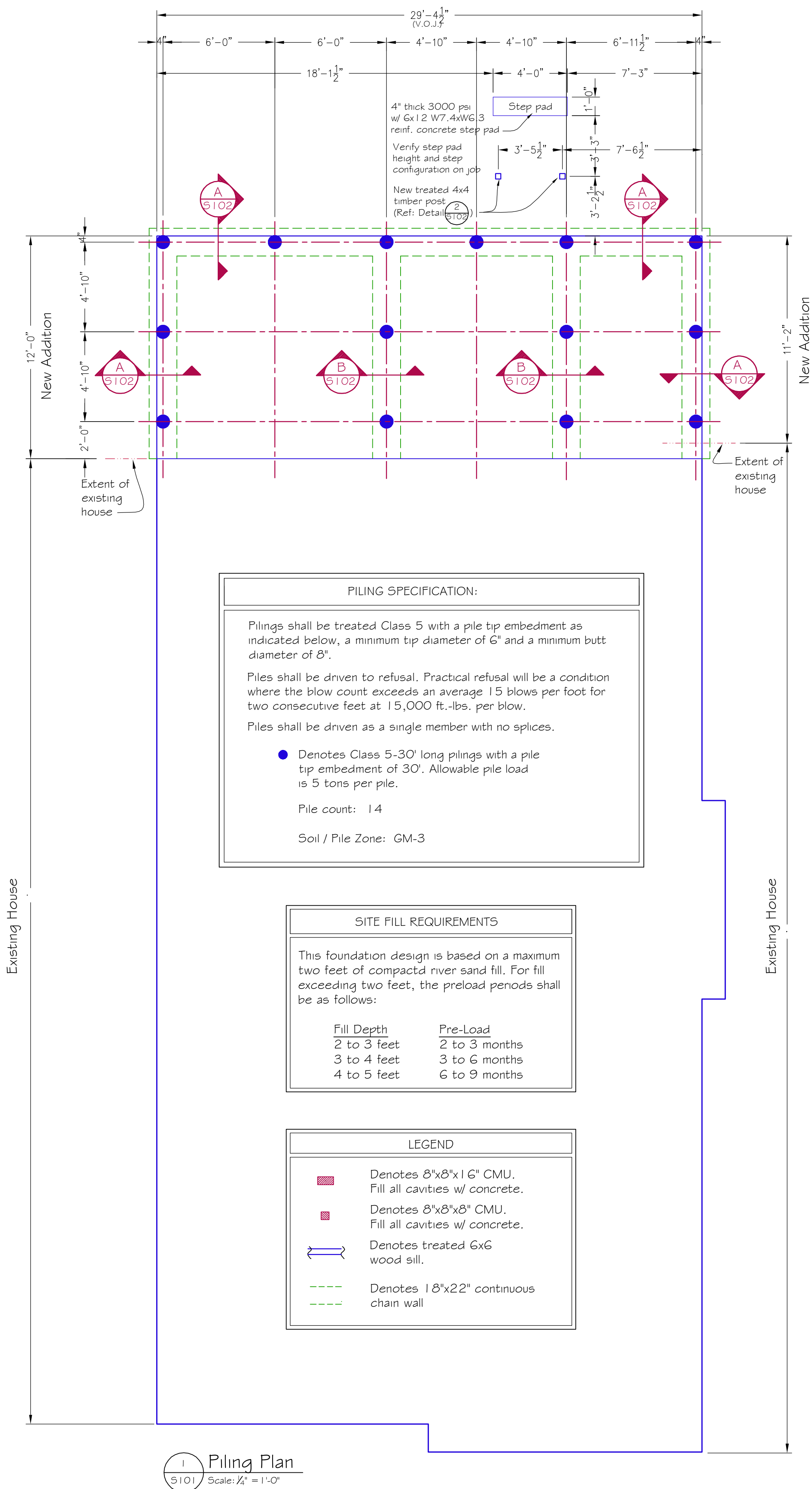
- All soil under new slabs, and/or under raised piers, shall be pretreated with liquid chemical according to Louisiana Code and performed by a certified termite contractor.

EARTHWORK:

- Excavate to depth as shown on plans.
- Remove all vegetation, tree roots, stumps, etc. as required to reach firm undisturbed natural soil prior to placing compacted fill.
- Fill to depth as shown on plans.
- Fill shall be placed in 6" to 8" loose lifts and compaction shall be such as to secure 95% optimum water content.

PILE SPECIFICATION:

- Contractor shall furnish all labor, materials, tools, equipment, and perform all operations necessary for piling work indicated or specified.
- Execution of the piling work: Should damage occur due to the contractors negligence, responsibility & cost for repairing or replacing work in its original condition shall be borne by the contractor, without additional compensation.
- Reference Standards: American Society for Testing & Matenals (ASTM). ASTM D25 standard specification for round timber pilings. American Wood Preservers' Association (AWPA). AWPA C3: Piles - Preservation treatment by pressure process. AWPA M4: Standard for care of preservative treated wood products. Treated wood piles - Timber piles shall be ASTM designation D25 (latest edition) round timber piles , rough peeled, southern pine with a minimum tip diameter of 6" & a minimum diameter of 8" three feet from the butt. Contract length as indicated on the drawings. Pressure treatment shall be in accordance with AWPA C3.
- Execution - Piles shall be carefully handled to prevent damage to timber piles & preservative treatment. Treat field cuts, holes, and other penetrations in accordance with AWPA M4.
- Equipment - Driving equipment is subject to the Engineer's approval. Engineer will reject equipment if his opinion, at any time, does not perform its intended task adequately.
- Hammers - Use a Vulcan No. 1 hammer (15,000 ft. lbs. per blow) for all piles.
- Driving procedure - Driving shall be done with fixed leads that shall hold firmly in position and alignment with the hammer. The top of each pile before driving shall be cut at right angles the longitudinal axis of the pile. The top of the pile shall be protected with a standard steel hood or similar type device which will prevent damage to the pile during driving.



Premier Innovations, L.L.C.

Design-Build-Restoration
Phone: (504) 628-2499

New Addition to Rear of House
Jim & Beth Wee

1820 Pine Street

New Orleans, Louisiana

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Date Issued: 04.20.26

Revised:

Revised:

Drawn by: D.B.M.

Checked by: T.T.C.

Scale: Indicated on drawings



Title:
Foundation Notes
Piling Plan
Pier Plan

Sheet:

S-101

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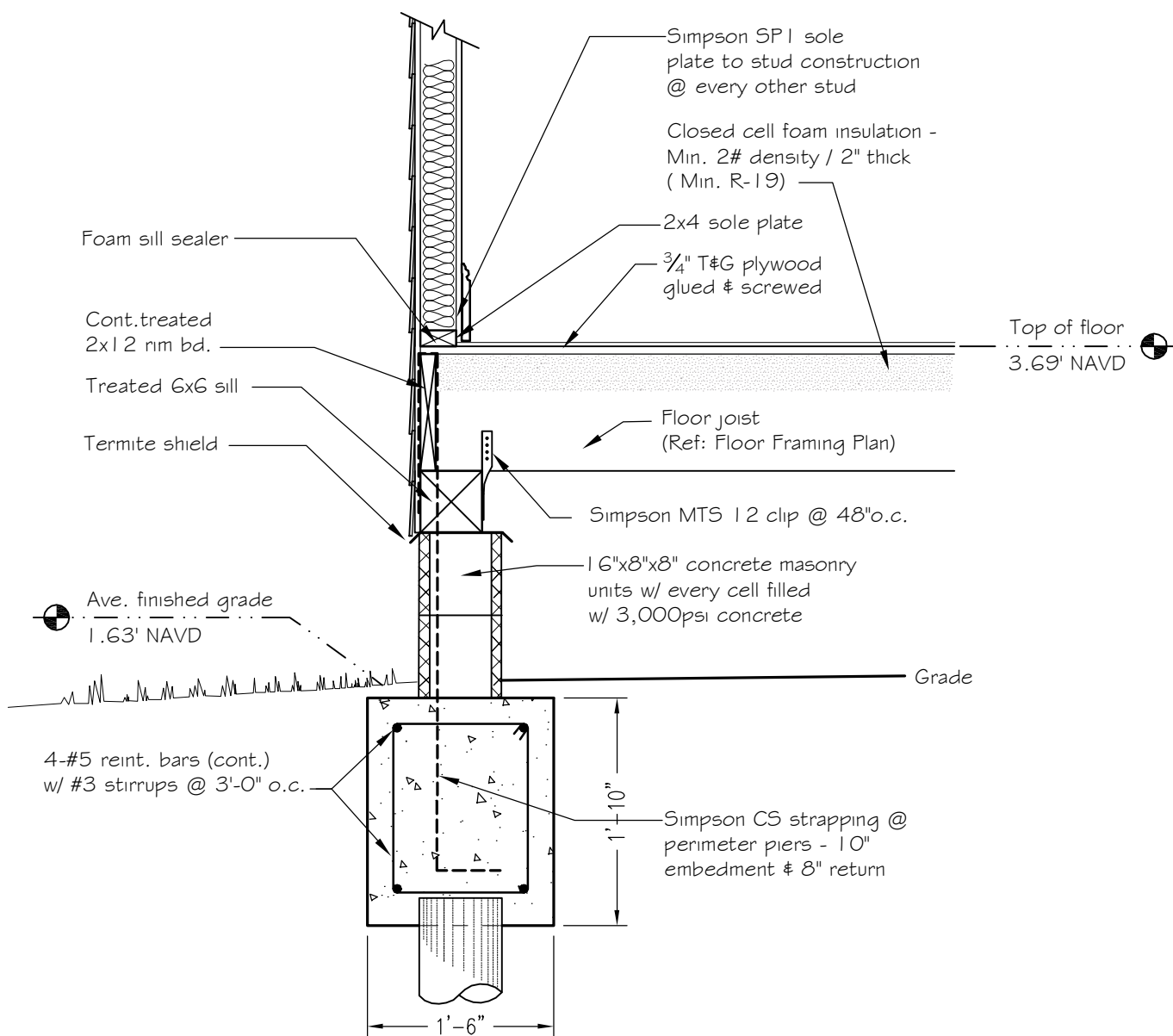
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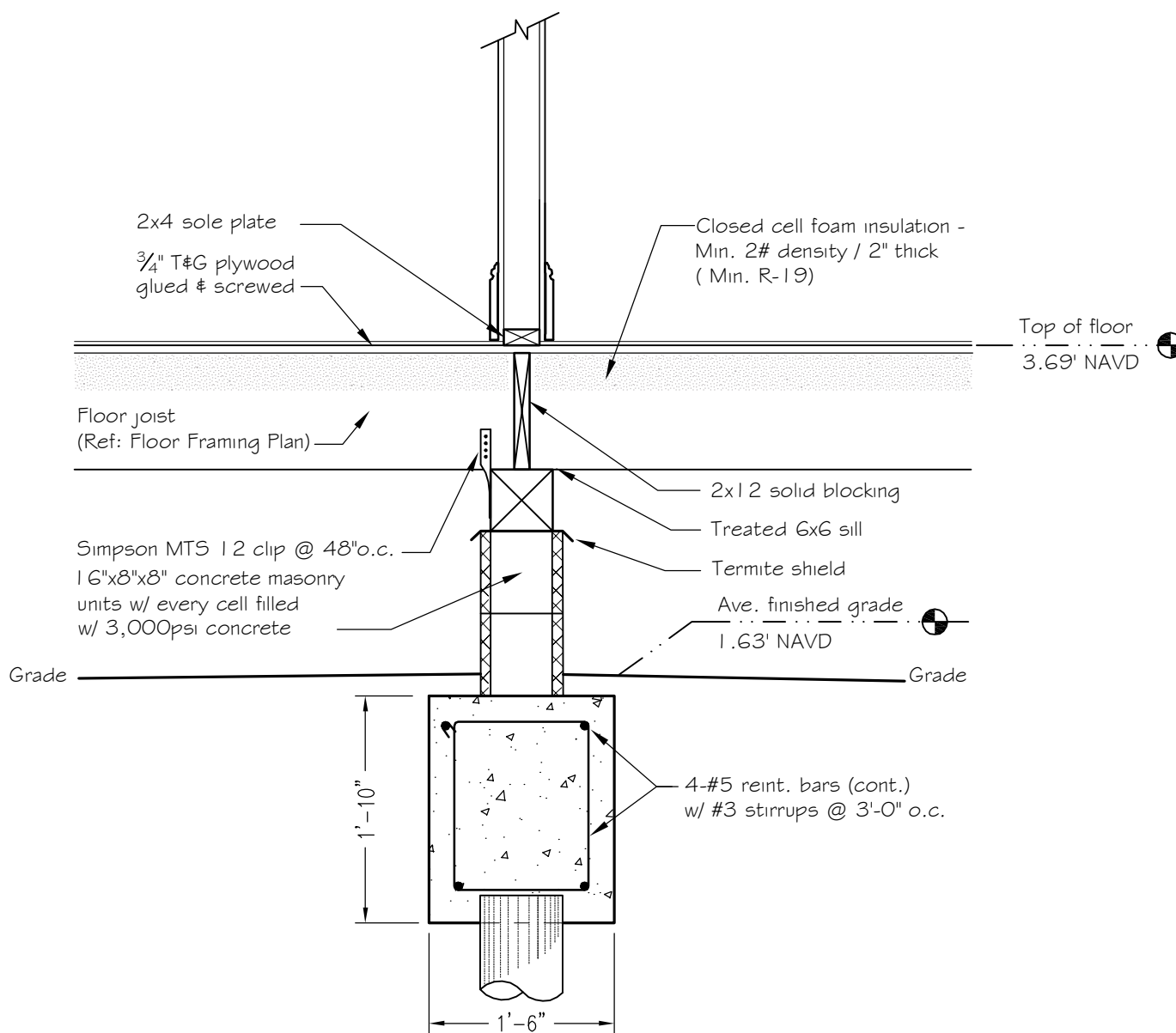
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- Execution of the piling work:
Should damage occur due to the contractors negligence, responsibility & cost for repairing or replacing work in its original condition shall be borne by the contractor, without additional compensation.
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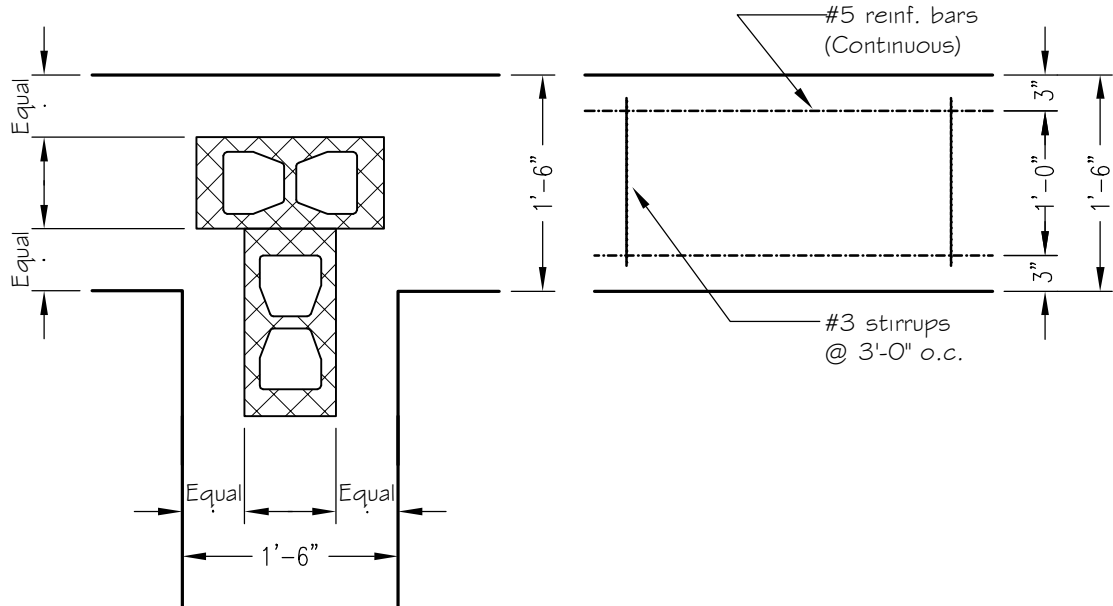
NOTE:
All lumber materials exposed to earth or incimate weather conditions shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 lbs./c.f. in accordance with AWWA. All treated wood members shall be connected or fastened with galvanized nails,screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.



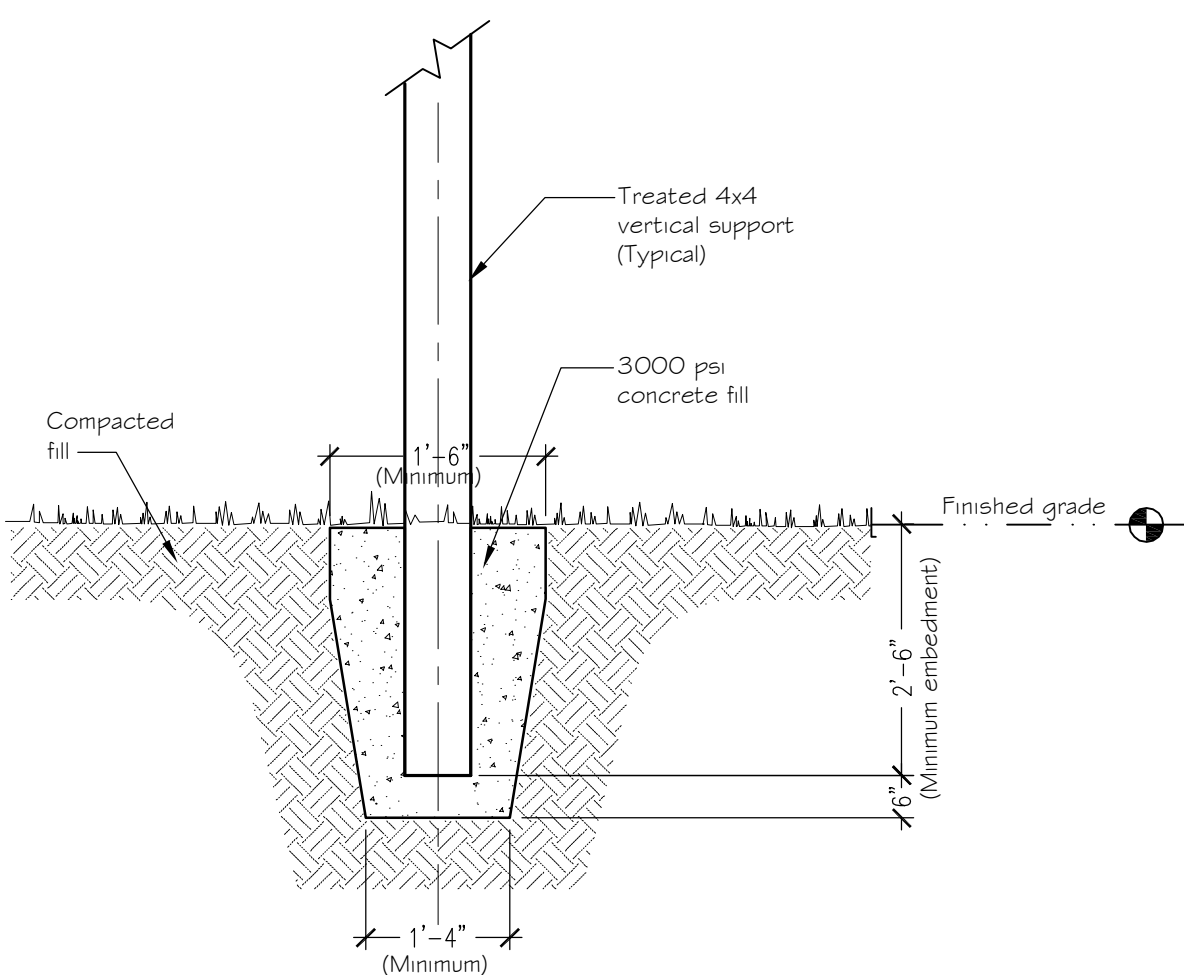
Section "A"
Scale: 3/4" = 1'-0"



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



Grade Beam / CMU Plan View
Scale: Not to scale



Step Landing Post Detail
Scale: Not to scale

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Phone: (504) 628-2499

New Addition to Rear of House
Jim & Beth Wee

New Orleans, Louisiana

1820 Pine Street

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Date Issued: 04.20.26

Revised:

Revised:

Drawn by: D.B.M.

Checked by: T.T.C.

Scale: Indicated on drawings



Title:

Foundation Notes
Foundation
Sections

Sheet:

S-102

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GENERAL NOTES:

All lumber and plywood shall be identified by official grade markings and shall be of the following grade:

Studs #2 fir or SYP S4S
Plates, furring, joist & rafters #2 fir or SYP S4S
Roof sheathing 5/8" CDX plywood or OSB
Plates in contact with concrete of masonry #2 SYP treated or Celcure

Framing lumber shall be the following nominal sizes:

Exterior walls: 2x4 studs @ 16"o.c., Fir or SYP
2x6 studs @ 16"o.c., Fir or SYP @ wall heights exceeding 11'-0"
Interior partitions: 2x4 studs @ 16"o.c., Fir or SYP
2x6 studs @ 16"o.c., Fir or SYP @ wet walls and wall hts. exceeding 11'-0"
Base plates: 2x thickness of wall, Fir or SYP
Floor joist: See plan for sizes, Fir or SYP
Ceiling joist: See plan for sizes, Fir or SYP
Lintels: 2-2x6's above openings up to 5'-0"
2-2x8's from 5' to 7'
2-2x10's from 7' to 9'
2-2x12's from 9' to 12'
Refer to plans for widths exceeding 12'-0"
Bridging: Solid (size of joist)
1 - row spans up to 10'-0"
2 - rows 10' to 20'
Longer spans - not to exceed 8' apart

Exterior wall sheathing - 1/2" CDX plywood, or OSB, applied on all exterior walls and treated wood @ all areas below Base Flood Elevation.

Roof sheathing - 5/8" plywood, or OSB, with plywood clips.

Gypsum wallboard - 1/2" thick, unless indicated otherwise on drawings, 48" wide and of greatest lengths possible.

Disappearing attic stairs - Verify location on job and with owner. Folding sections shall be double hinged, concealed door hinges, & balance spring action. (Where applicable)

Hurricane clips and shear walls:
1. The installation of plywood sheathing on exterior walls shall be installed in order to provide shear walls on the exterior of the structure.
2. Top plates shall be secured to each other at every 16"o.c..
3. Provide hurricane clips at every rafter securing rafters to ceiling.

Notches in joist may occur in the top or bottom, but may not be located in the center one-third of the span. A notch may not exceed one-sixth of the actual depth of the joist, except at the very ends, where it may be one-fourth of the actual depth. Holes bored in joist must not be larger than one-third the depth of the joist and must not be within two inches of the bottom edge.

Notches in studs are restricted to 25 % (1/4) of the actual stud width at exterior walls and at interior load bearing partitions. Notches may be 50 % of the stud within non-bearing interior partitions. Holes bored in studs may be as large as 60 % of the studs width at interior non-bearing partitions and where studs are doubled. Not more than two successive double studs may be bored at that size. In all other studs, hole sizes are limited to 40% of the actual stud width. In any case, holes must not be within 3/8" of the edge of the stud and must not be near any other cut or notch.

Coordinate framing with HVAC, Electrical, and Plumbing requirements.

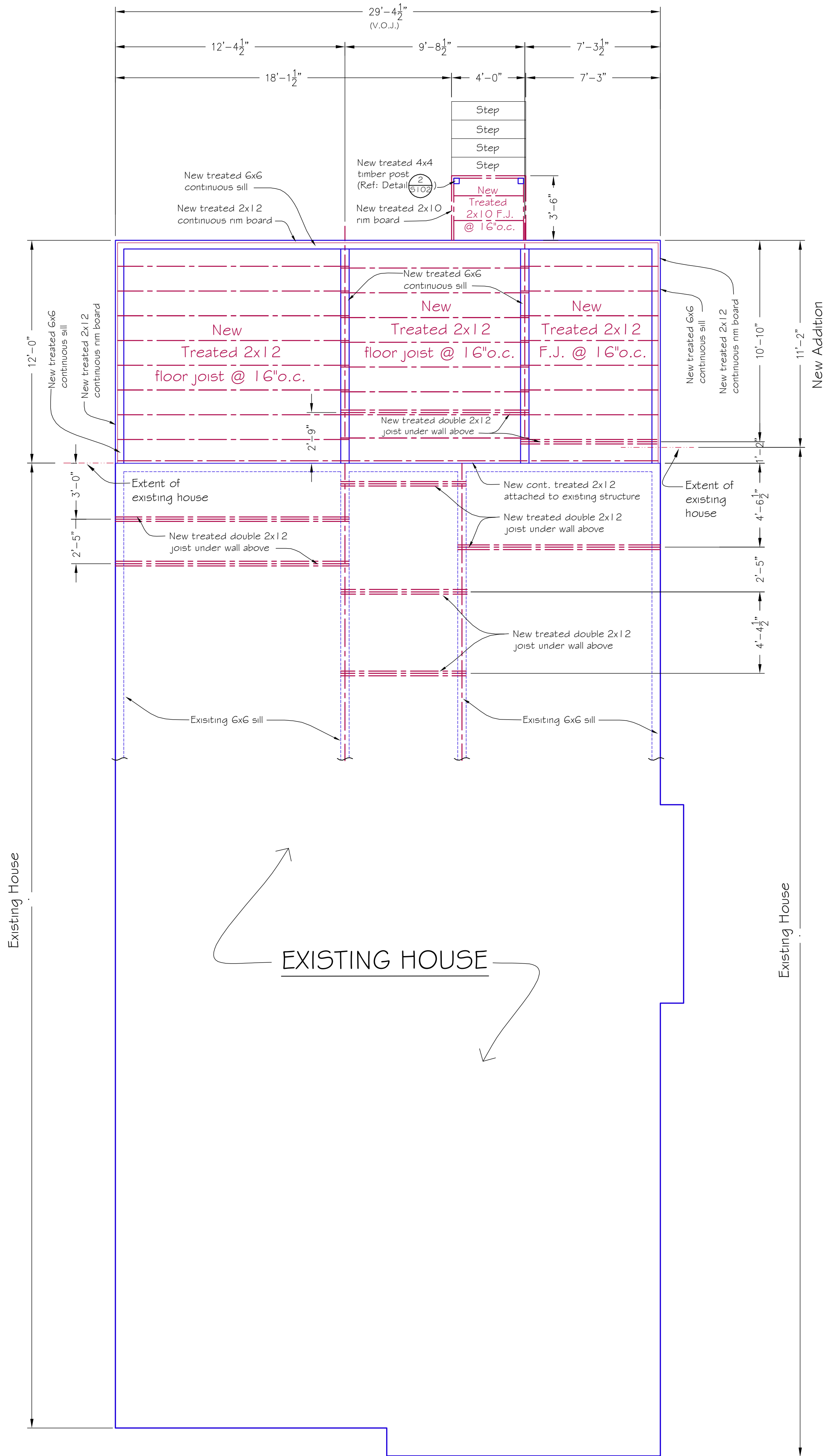
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Joist and beam hangers, hurricane clips, and other ties, anchors, or connectors shall be as manufactured by Simpson Strong-Tie and shall be attached with nails of the size and type recommended by the manufacturer. Roofing nails may not be used. All hangers, clips, connectors, anchors, ties, etc. shall be galvanized or stainless steel. All such units that will be exposed to weather, in contact with earth or water, or below the first floor level shall be stainless or meet G-185 rating.

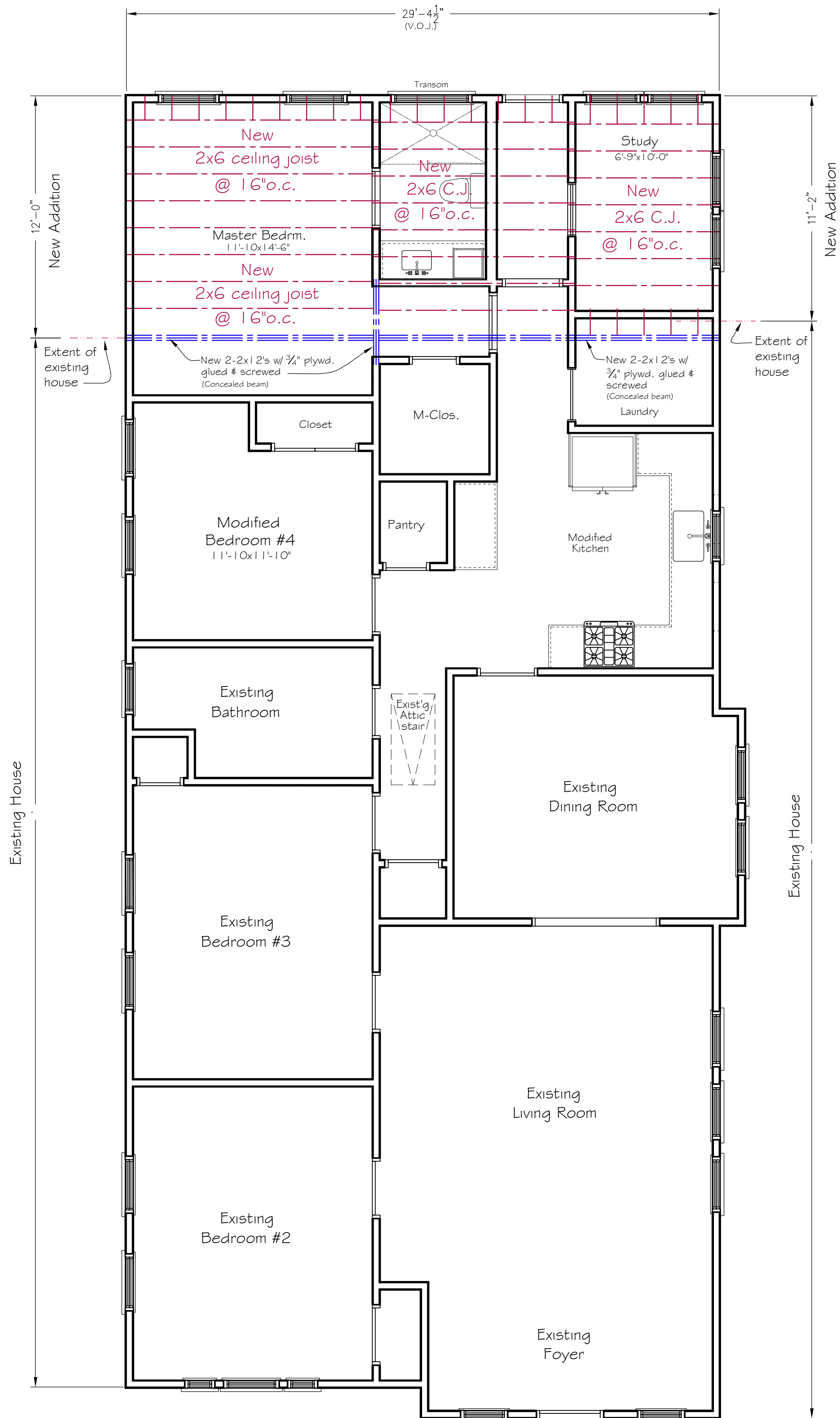
Unless shown otherwise all plywood sheathing shall be fastened with 8D ring shank nails. (.131" min. diameter) or #10 screws (1.9 nominal diameter) spaced at 6"o.c. maximum along supporting members on the interior of each sheet and spaced at 4"o.c. maximum along supporting members at the edges of each sheet. The use of staples is not allowed.

All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.

All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:
Openings less than 4'-0" = 2 studs
Openings 4'-0" to 6'-0" = 3 studs
Openings 6'-0" to 10'-0" = 4 studs
Openings larger than 10'-0" (Ref. Plan or consult engineer)



1 Floor Framing Plan
5/103 Scale: 1/4" = 1'-0"



2 Ceiling Framing Plan
5/103 Scale: 1/4" = 1'-0"

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Jim & Beth Wee

1820 Pine Street

New Orleans, Louisiana

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Date Issued: 04.20.26

Revised:

Revised:

Drawn by: D.B.M.

Checked by: T.T.C.

Scale: Indicated on drawings



Title:

Lumber Notes
Ceiling Framing Plan
Floor Framing Plan

Sheet:

S-103

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GENERAL NOTES

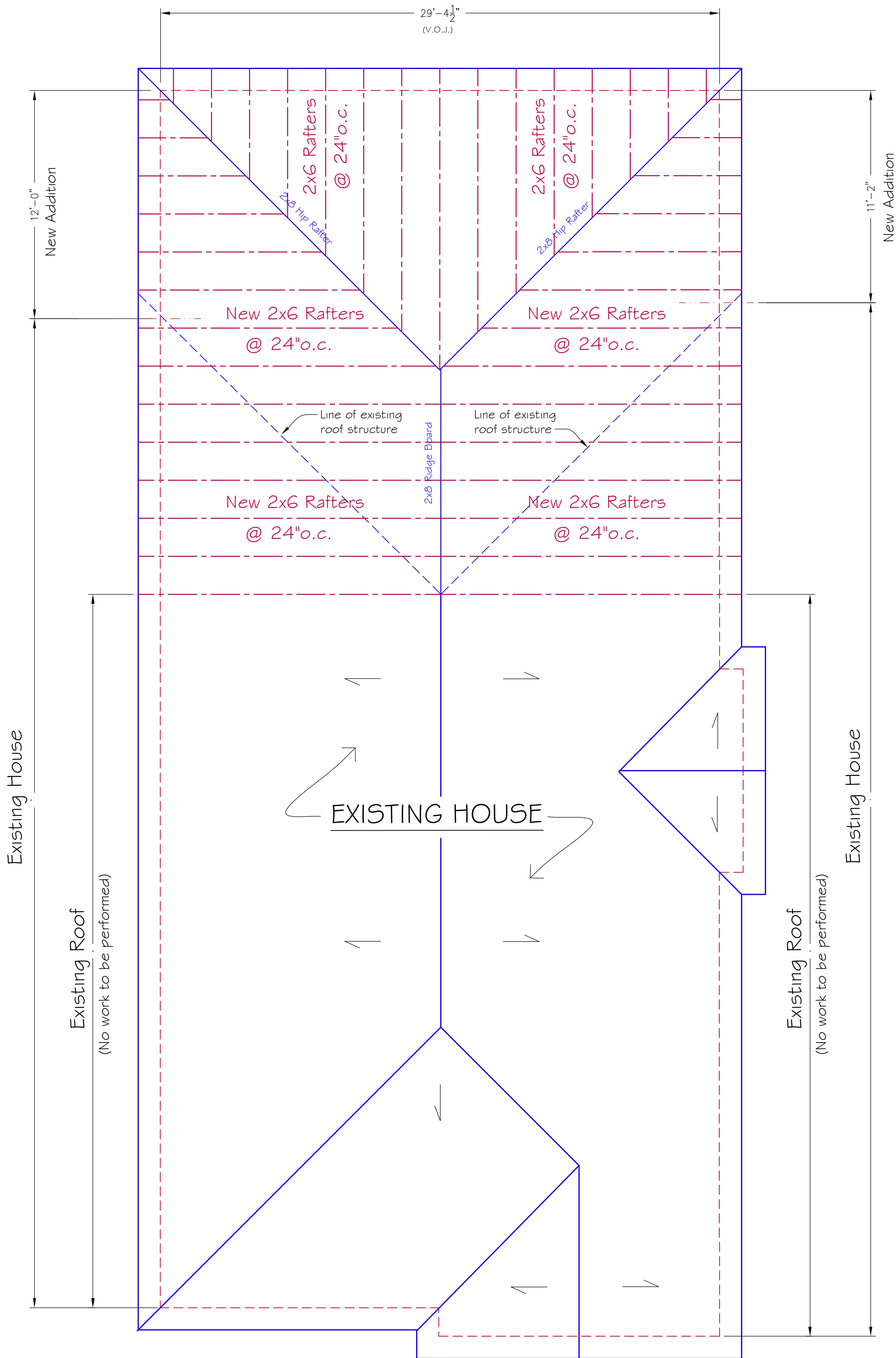
- Provide attic access opening for attics with an area greater than 30 s.f. and a vertical height in excess of 30 inches. Opening must measure a minimum 22"x30".
- Refer to MEP to coordinate A/C duct routing w/ framing.
- Glue & screw, and/or bolt, fitch beams together prior to loading.
- Maximum attic load shall not exceed 20 psf live / 10 psf dead.
- All ridge boards shall be 2x8's
- All hip rafters shall be 2x8's
- All common & jack rafters shall be 2x6's

CONNECTOR FASTENER CHART

CONNECTOR	DESCRIPTION	LOAD RATING
H8	5-8d(Rafter) / 5-8d (Top plate) ea. connector	480(U), 1110(LES)
SP-2	6-10d (Top plate) / 6-10d (Stud)	605
SP-1	4-10d (Sole plate) / 6-10d (Stud)	535
CS-20	9-8d (Header) / 9-8d (Stud)	1005
PHD5-SD53	14-SD5 1/4"x3" bolts / 3/8" anchor holddown	4205
HEADER ATTACHMENT	10d min. edge / 3/8" min. spacing	90 (Each nail)

HANGER SCHEDULE

JOIST / BEAM SIZE	SIMPSON CONNECTOR	NOTES
9/4" WOOD TRUSS	ITT39.37	
2x8	LUS28	
2x8	LUS26Z	Concealed locations
2-2x10	HUS210-2	



Roof Framing Plan
Scale: 1/4" = 1'-0"

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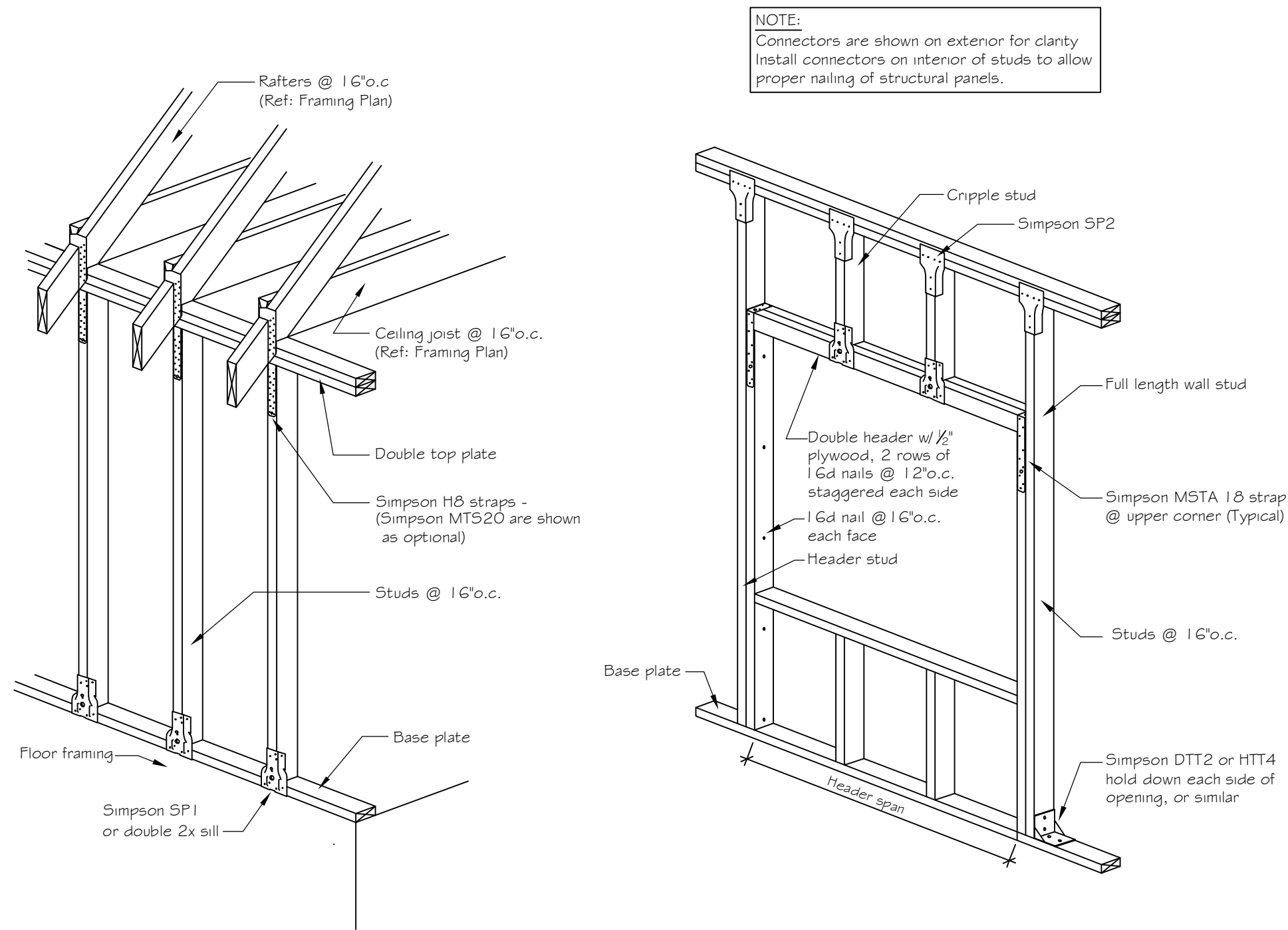


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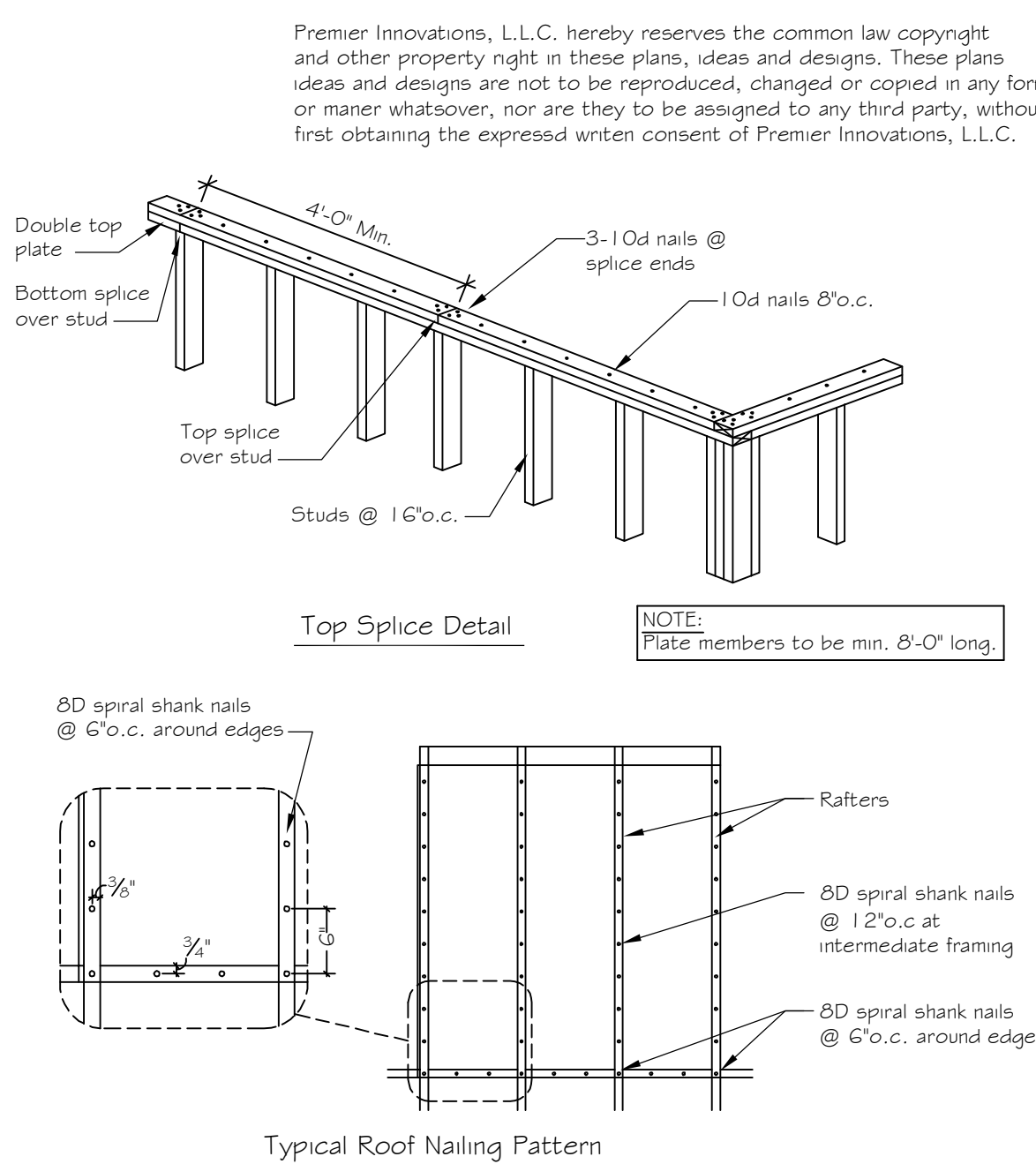
Lumber Notes
Roof Framing Plan

Sheet:

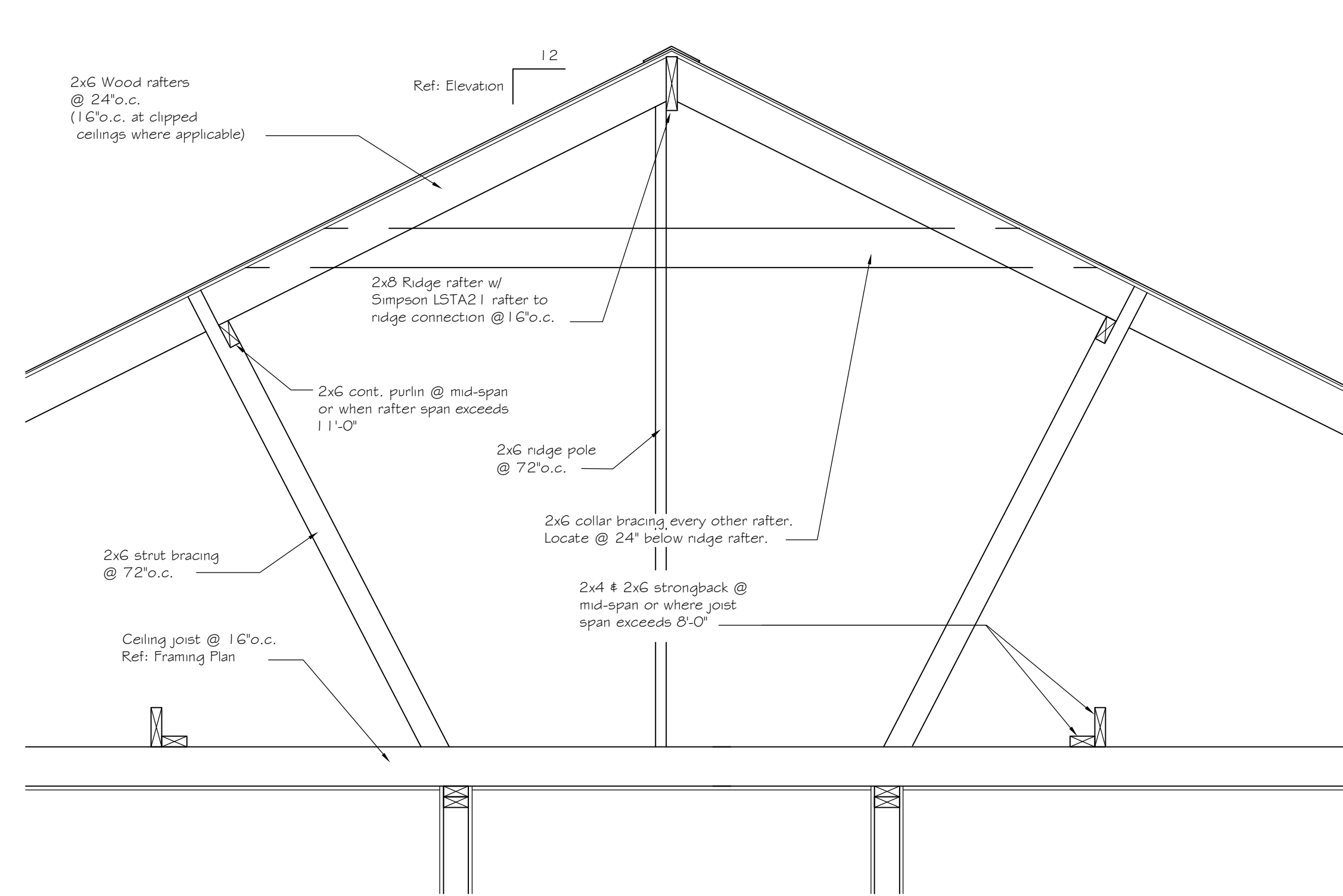
S-104



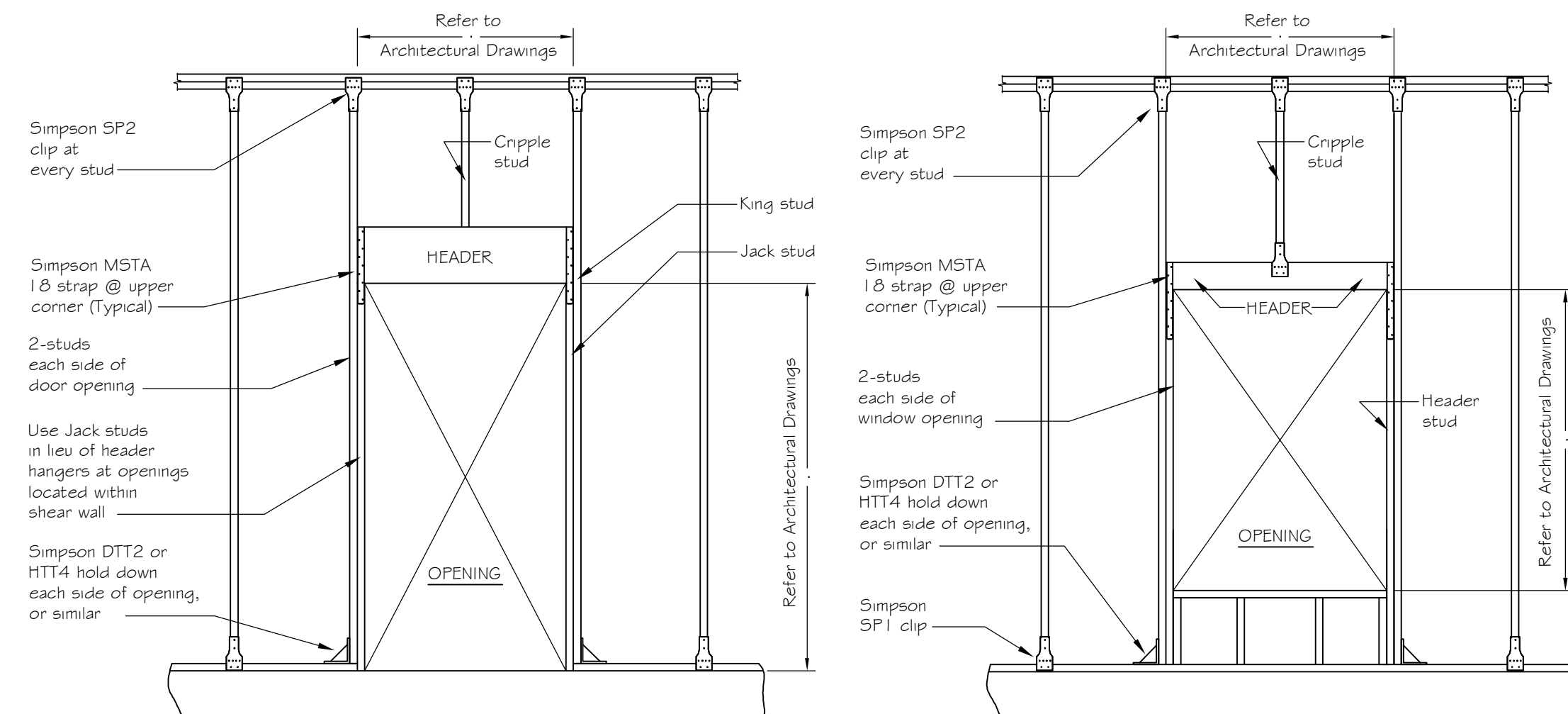
1 Typical Wall Connection Detail
S105 Scale: Not to scale



2 Typical Framing & Uplift Connections
S105 Scale: Not to scale

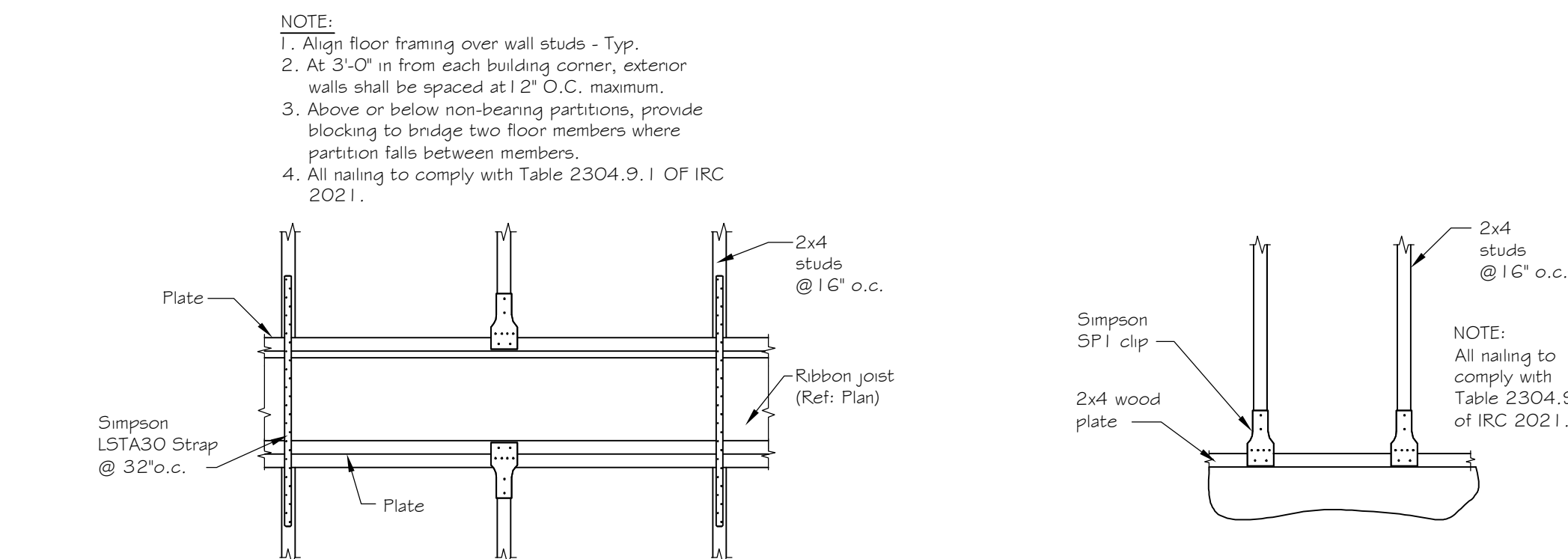


3 Typical Attic Cross-Section
S105 Scale: Not to scale



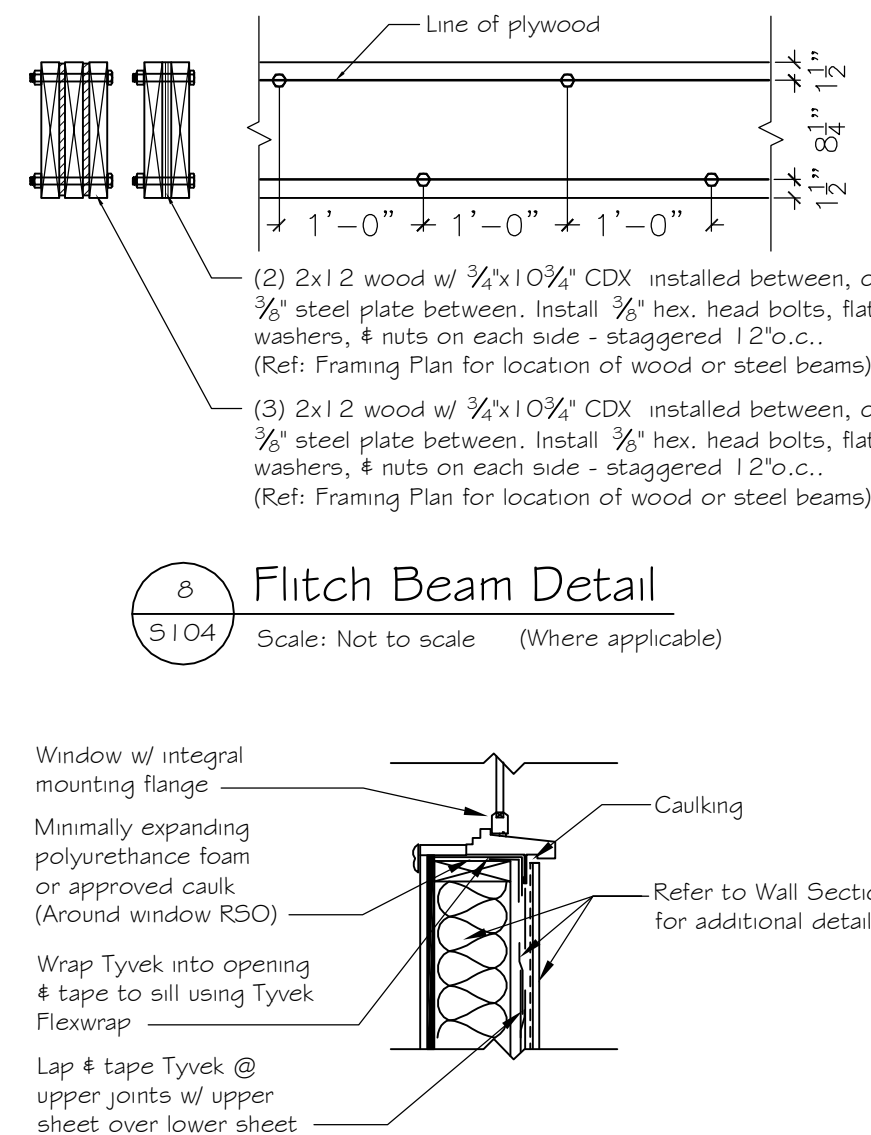
4 Door Frame Detail
S105 Scale: Not to scale

5 Window Frame Detail
S105 Scale: Not to scale

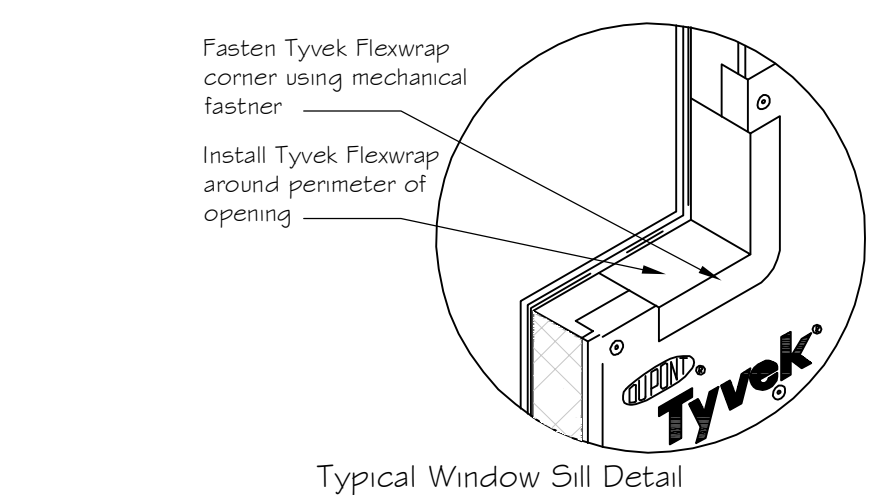


6 Floor-to-Floor Detail
S105 Scale: Not to scale (Where applicable)

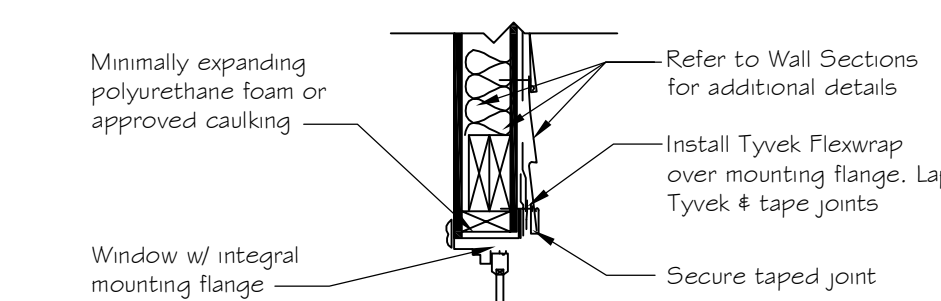
7 Plate-to-Stud Detail
S105 Scale: Not to scale



8 Fitch Beam Detail
S104 Scale: Not to scale (Where applicable)



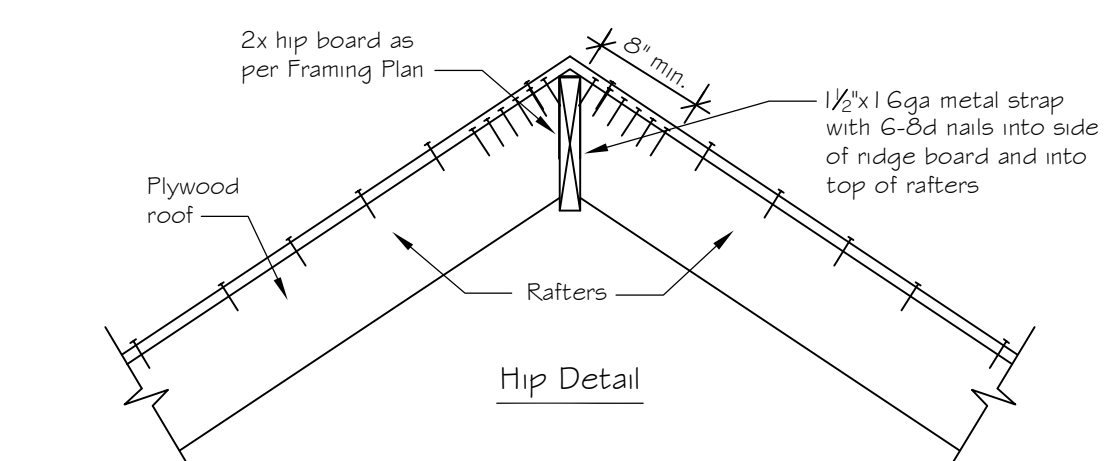
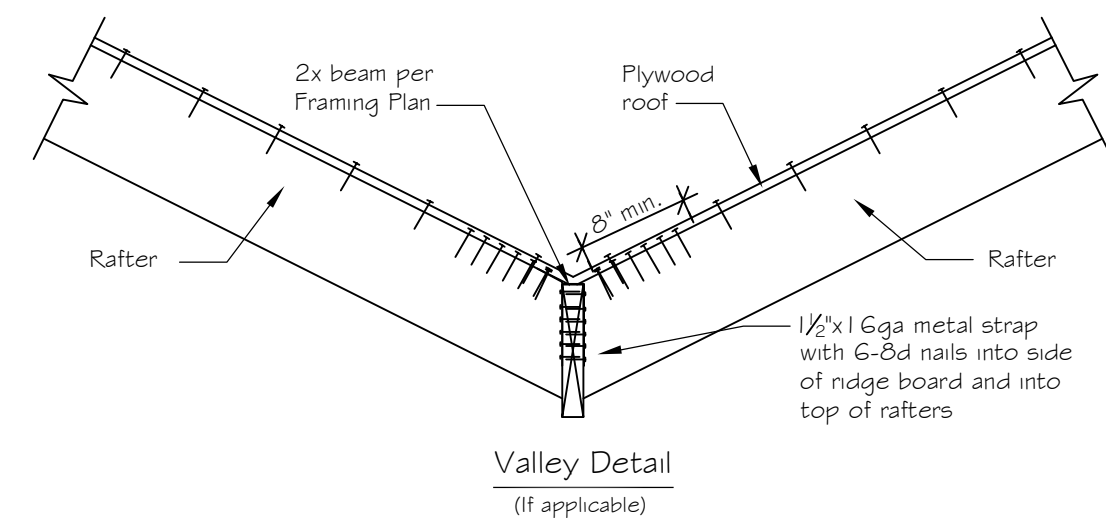
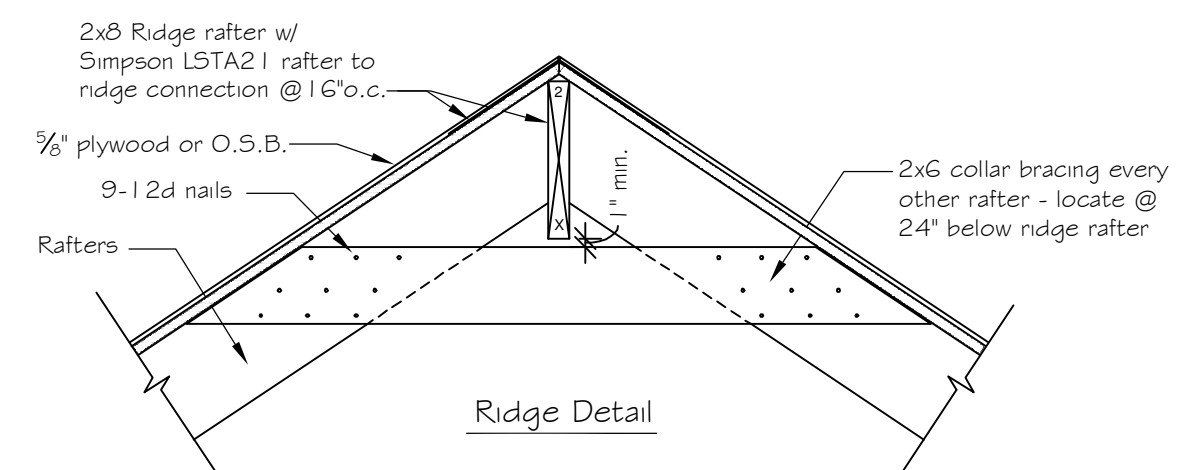
Typical Window Sill Detail



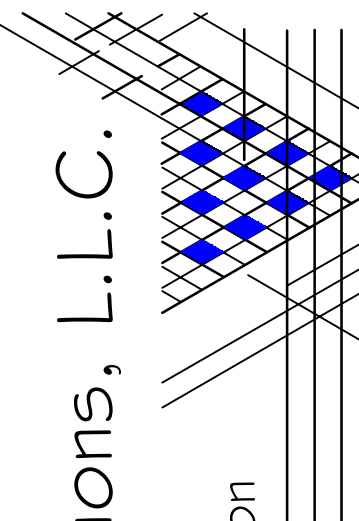
GENERAL WINDOW NOTES
1. Seal all Tyvek joints and penetrations w/ approved tape.
2. Fasten Tyvek to sheathing w/ large head nails or use nails w/ large plastic washer heads.
3. Local laws, zoning, and building codes vary and therefore governs over material selection and detailing shown below.
4. Install exterior finish according to manufacturers written instructions.

Typical Window Header

9 Window Framing Detail
S105 Scale: Not to scale



10 Roof Framing Details
S105 Scale: Not to scale



Premier Innovations, L.L.C.

Design-Build-Restoration
Phone: (504) 628-2499

New Addition to Rear of House

Jim & Beth Wee

1820 Pine Street

New Orleans, Louisiana

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Date Issued: 04.20.26

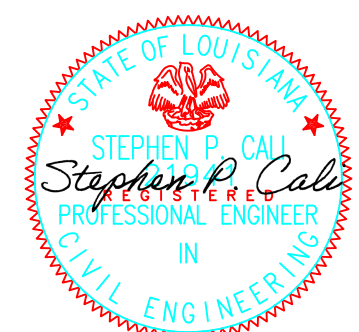
Revised:

Revised:

Drawn by: D.B.M.

Checked by: T.T.C.

Scale: As indicated on drawings



Title:

Framing Details

Sheet:

S-105

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PLUMBING GENERAL NOTES: (Ref: International Plumbing Code 2021 w/ LA Amendments)

- Plumbing contractor to make connections to all fixtures, faucets, drains, equipment, etc. in locations indicated on drawings in accordance with Parish requirements and the National Plumbing Code. Make all sewerage and water connections as directed by the local Plumbing Department.
- Run hot and cold water lines, waste and vent lines to all fixtures and laundry equipment, except hot water is not required to water closets and hose bibbs. Run cold water line to refrigerator ice maker and any other necessary appliances.
- All hot and cold water lines to be PEX with copper fittings and solder joints (verify with owner) as required by code above and below ground. Insulate lines in walls and attic.
- Soil waste and vent lines shall be PVC below and above ground. (Verify w/ owner).
- Provide below counter water purifier to serve kitchen sink and refrigerator ice maker. (Verify w/ owner)
- Extend natural gas line from service line by the gas service company. Gas piping shall be schedule 40 black steel, blended black malleable iron with screwed fittings. Make connections to following gas fired equipment in accordance with the gas service company and manufacturers recommendations: (Verify w/ owner)
 - 1 - Clothes dryer
 - 2 - Range
 - 3 - Ovens
- General Contractor shall furnish water meter and run line from meter to building and connect to all fixtures. Meter and line to be sized by the Parish Plumbing Department.
- All plumbing fixtures shall be selected by owner.

MECHANICAL GENERAL NOTES: (Ref: International Mechanical Code 2021 & International Fuel Gas Code 2021)

- All equipment shall be sized by the subcontractor and furnished and installed by the General Contractor. Submit size of units and calculations for review and approval. Make installation and connections and completely operational. Test and balance total system as required.
- Run all ductwork and coordinate layout with framing, electrical fixtures, wiring and plumbing fixtures and piping.
- All ductwork over 24" in width shall be 24 gage galvanized sheetmetal. All ductwork under 24" in width to be 26 gage galvanized sheetmetal. Supply air ductwork to have interior insulation, 1" duct liner with welded pin spots and 3M #33 Red contuous glue, or equal.
- Locate condensers in compliance with the Parish.
- Furnish electronic programable thermostats.

- Vertical drop from duct chase
- A/C duct diffuser

ELECTRICAL GENERAL NOTES: (Ref: National Electric Code 2020) (Ref: Energy Conservation Code 2021)

- All electrical work shall comply with the NEC and N.E.F.A. latest edition in effect for proper installation of a correctly functioning electrical system as shown on these drawings and specified herein.
- All wiring shall be copper.
- All electrical work shall be performed by a Licensed Electrician.
- Contractor shall verify location or existing services and determine circuit availability for proper circuitry as per code.
- All materials shall be new and U.L. Listed.

GENERAL NOTES:

- Provide appropriate power sources to the attic for the following items where applicable:
 - 1 - Air handling units
 - 2 - Water heaters
 - 3 - Attic ventilators
- Locate air handling units, water heaters, duckwork, etc. at attic perimeter as much as possible to allow for maximum unrestricted storage.
- Pre-wire house for security and camera system. (Verify w/ owner)
- Provide switch at top of attic stairs for attic lighting where applicable.
- Provide reostats on all fans.

SMOKE & CARBON MONOXIDE DETECTORS:

Smoke detectors shall meet the following provisions of IRC 2021 of article 314. They shall be installed inside of each separate sleeping area in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements & cellars. All detectors shall be UL approved and listed in accordance with the manufacturers instructions. Required smoke detectors shall receive their primary power source from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery.

Provide carbon monoxide alarms in accordance with R315 IRC 2021.

DEVICE / FIXTURE NOTES

Smoke Detectors must be minimum distance of 36" from HVAC return air & diffusers.

Receptacles, as listed in NEC, latest edition, must have Arc Fault Circuit Interrupter protection.

Receptacles over kitchen countertops must be GFI protected, per NEC, latest edition.

Light in shower & over tub shall be listed for "Wet Locations" per NEC, latest edition.

Bath vents shall have minimum ventilation rate of 50c.f.m. (24L/s) for intermittent ventilation or 20c.f.m.(10L/s) for continuous ventilation. Vent exhaust to outside.

Dishwasher receptacle must be accessible under sink, or if hardwired, must have disconnecting means within sight or have a disconnect capable of being locked in the open position, per NEC, latest edition.

M.E.P. LEGEND

Extensor water proof outlet	Interconnected smoke detector w/ battery backup per NFPA 72
Ground fault outlet	Carbon monoxide detector
Duplex outlet	Fire extinguisher
Duplex outlet 48" A.F.F.	Emergency lighting
Under counter outlet	Emergency lighting w/ exit sign
Quad outlet	Exit Signage
220V outlet	Security cameras
220V electric vehicle outlet	Cable
110 duplex floor outlet	CAT 5 or 6 cable
Ceiling light	Switch
6" LED Recessed light	Dimmer switch
4" LED Recessed light	Multi-way switch
Wall mounted light fixture	Stacked switch
LED strip lighting	Door switch
Sconce	Heater / Vent / Light
Pendant	Vent
2x2 LED lighting	Phone
2x4 LED lighting	Double phone outlet
Flood light	Doorbell device
Ceiling fan	Doorbell chime
Hose bib	Media interface panel
Gas stub-out	Under cabinet light fixture
A/C Diffuser	Above cabinet light fixture
	Speakers (owner to select)

GENERAL NOTES:

- Provide attic access opening for attics with an area greater than 30 s.f. and a vertical height in excess of 30 inches. Opening must measure a minimum 22"x30".
- Route A/C ducts for maximum efficiency.
- Existing mechanical, electrical, & plumbing not shown.
- Provide tankless gas water heater/s. Verify type, size, & location.

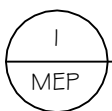
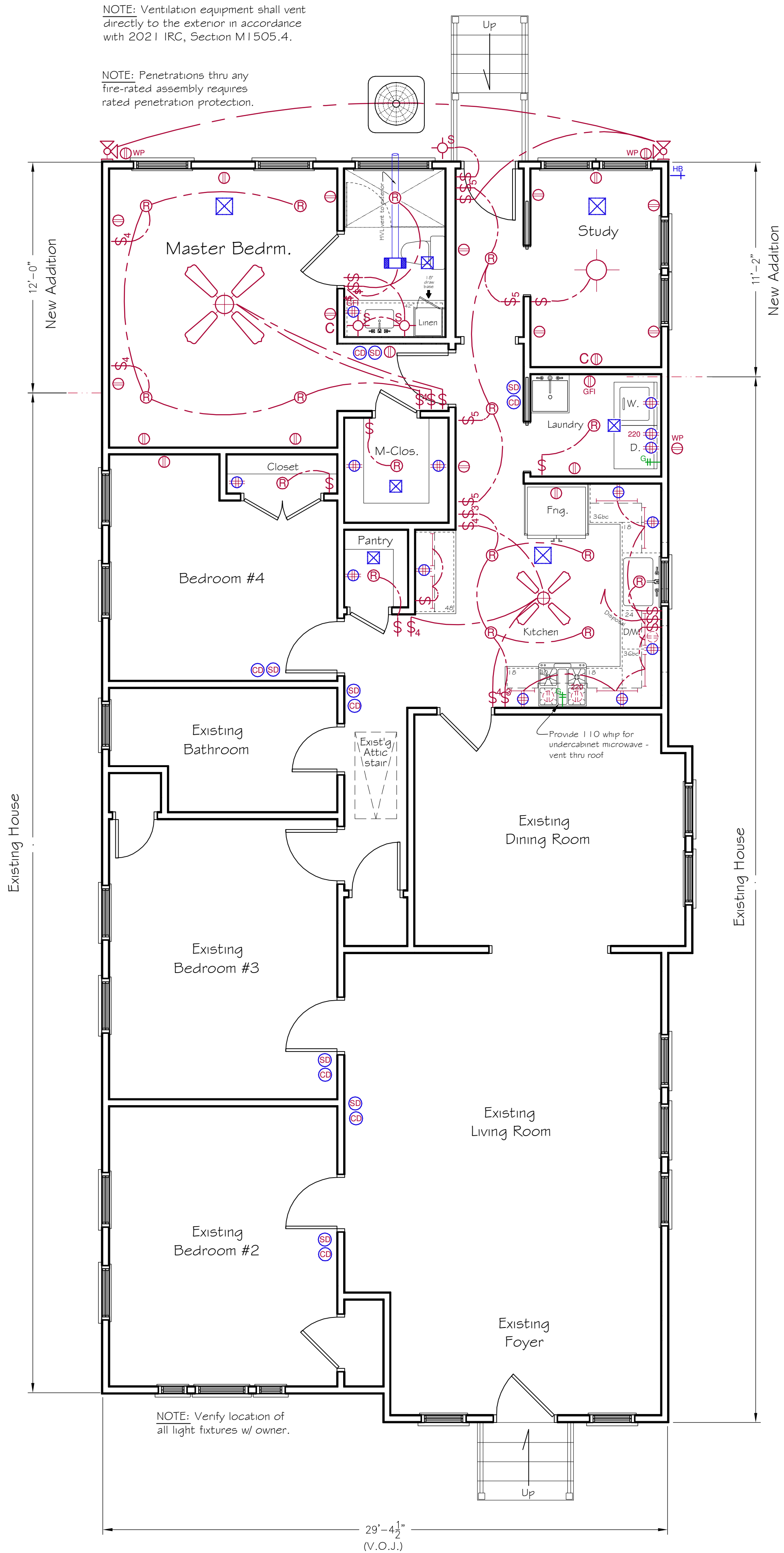
Smoke & Carbon Monoxide Detectors:

Smoke detectors shall meet the following provisions of IRC 2021 article 314. They shall be installed inside of each sleeping area & outside in the immediate vicinity of the bedrooms and on each additional story of the dwelling, including basements & cellars. All detectors approved and listed in accordance with the manufactures instructions. Required smoke detectors shall receive their primary power source from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive their power from a battery.

Provide carbon monoxide alarms as required by R315 IRC 2021.

NOTE: Electrical equipment, devices, wire routing, etc. are strictly shown for logistical and illustrational purposes only. A licensed professional electrical engineer, or a licensed electrical contractor, must provide the design, to code, for the location, sizing, ratings, etc. for all electrical systems. Nor the Engineer of Record for these drawings, or any associate of Premier Innovations, L.L.C. shall be deemed responsible or held liable for any aspect of the design of the electrical systems.

NOTE: HVAC equipment, diffusers, devices, duct routing, etc. are strictly shown for logistical and illustrational purposes only. A licensed professional mechanical engineer, or a licensed HVAC contractor, must provide the design, to code, for the location, sizing, ratings, etc. for all HVAC systems, including but not limited to, Manual "J" heating & cooling load calculations. Nor the Engineer of Record for these drawings, or any associate of Premier Innovations, L.L.C. shall be deemed responsible or held liable for any aspect of the design of the HVAC systems.



Mechanical / Electrical / Plumbing

Scale: 1/8" = 1'-0"

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Date Issued: 04.20.26

Revised:

Revised:

Drawn by:

Drawn by:

Scale: Indicated on drawings



Title:

Mechanical
Electrical
Plumbing

Sheet:

M.E.P.