



New Orleans Custom Home Design  
New Orleans, Louisiana  
(504) 717-6534  
nocustomhome@gmail.com

RESIDENCE RENOVATION AND ADDITION  
7801 ZIMPLE STREET  
NEW ORLEANS, LOUISIANA



12/22/25  
A - 1

Demolition of existing Non-Contributing rated one-story rear accessory structure approved by BBlock on 11/21/2025.

**CONSTRUCTION NOTES**

**CONCRETE PAVING:** 4" thick concrete paving for walkways and driveway reinforced with 6x12-0/1 W.W.F. in sheets. Control joints at walkway shall be at 48", driveway 96".

**TREATED WOOD:** Provide MCA treated wood for all wood indicated as treated.

**EXTERIOR PAINTING:** Any exterior wood trim shall be treated and fully air dried before back, end and edge priming and two coats of premium grade exterior paint.

**GUTTERS and DOWNSPOUTS:** Minimum 6", .027" aluminum with factory baked finish. Color to be selected by Owner. All downspouts shall connect to sub-surface drainage or 10" x 20" precast concrete splash block as required.

**SHEETMETAL:** All sheetmetal work shall be in accordance with construction details of NRCA Roofing and Waterproofing Manual and SMACNA Architectural Sheet Metal Manual.

**WATERPROOFING:** All windows shall be installed in accordance with manufacturer's recommended installation instructions, provide all installation fins and moisture barrier wrapped into framed opening to provide a waterproof installation. Provide all hardware and screens for operating units. Caulk at perimeter of windows per manufacturer's instructions. Caulking on exterior shall be top quality silicone caulk.

**WALL BOARD:** All interior walls and ceilings shall be 1/2" plain gypsum board installed with 1" type S drywall screws. Around all tubs and showers shall be cement, fiber cement or glass mat gypsum.

**PAINT:** Paint grade to be Benjamin Moore or equivalent. All work to receive three coats. Paint finish to be semi-gloss on walls and ceilings and hi-gloss on trim, unless otherwise selected by Owner. Smooth finish for all new sheetrock unless specified otherwise.

**MOISTURE and THERMAL PROTECTION:** Insulation shall be minimum R-13 in walls and minimum R-30 for attic. Roof shall be 30 year asphalt shingles over no. 15 UL asphalt saturated felt.

**PLUMBING:** Plumbing fixtures, mirrors, paper holders, medicine cabinets, towel bars, etc. shall be installed by Contractor. Provide a galvanized metal pan with drain at water heater and A/C evaporator locations and pvc pan beneath washing machines located above first floor.

**MOISTURE BARRIERS at WINDOWS and DOORS:** Wrap felt paper or visqueen moisture barrier into all framed openings at the jamb, head and sill of each exterior opening to protect framing and sheathing and prevent water intrusion into the stud wall cavity.

**CEILING JOIST FRAMING:** Refer to electrical plans to verify locations of all decorative beams and recessed ceiling fixtures prior to laying out of ceiling joists or rafters. Adjust spacing to allow correct placement of beams and lighting.

Please note that only the amount of demolition indicated in the HDLC approved drawings is authorized. Please contact dennis.murphy@nola.gov directly should existing conditions necessitate review of additional demolition or re-framing work. Demolishing additional square footage without the proper approvals can result in substantial delays and fines.

**GENERAL NOTES**

- The general Contractor is responsible for supplying all subcontractors with all construction drawings necessary to bid and/or construct this project.
- These drawings have been drawn and checked to ensure a reasonable degree of accuracy. However, the Contractor is responsible for checking all dimensions, details and requirements of these plans prior to commencing work and immediately and without delay bringing any discrepancies to the attention of the Designer. Failure to do so shall represent an assumption of risk and liability by the Contractor.
- All dimensions are to face of stud.
- Verify all site conditions and house location prior to construction.
- All materials shall be new and U.L. listed.
- No work shall be concealed until approved by local inspectors.
- All construction shall comply with all city, state, and parish codes.
- All electrical work shall be in strict accordance with the National Electrical Code, OSHA, state and local regulations and ordinances.
- Contractor shall guarantee work for one year.
- Contractor shall furnish water and power at existing sources.
- Provide clean up on a regular basis. No trash stored in building. Workers shall not infringe on adjacent properties or driveways without permission.
- All batt insulation shall have a class "A" (0-25) flame spread rating in compliance with applicable code.
- All sleeping areas shall be protected with U.L. approved smoke detectors and carbon monoxide detectors. These shall be wired to the 110 volt house current and meet design criteria as required by U.L. design 268 for smoke detectors and U.L. design 2034 for carbon monoxide detectors. They shall be installed no closer than six inches from wall or ceiling, depending on where mounted.
- All windows must comply with article R301.2.1.2 of the 2021 International Building Code regarding windborne debris. Plywood panels (not OSB) with a minimum thickness of 5/8" and a maximum span of 8 feet shall be permitted. Panels shall be pre-cut to cover the windows with attached hardware provided. Attachments shall be in accordance with Table R301.2.1.2. Operable, solid hardwood or metal shutters may also be used.
- All downspouts to terminate at sub-surface drainage, paving or splash blocks as required.

The structure on these plans have been designed for wind speeds of 140 mph in accordance with ASCE-7 Minimum Design Loads for Buildings and Other Structures.

**Project Information**

Residence Renovation and Addition  
7801 Zimple Street  
New Orleans, Louisiana

Applicable Codes: International Building Code, 2021 ed.

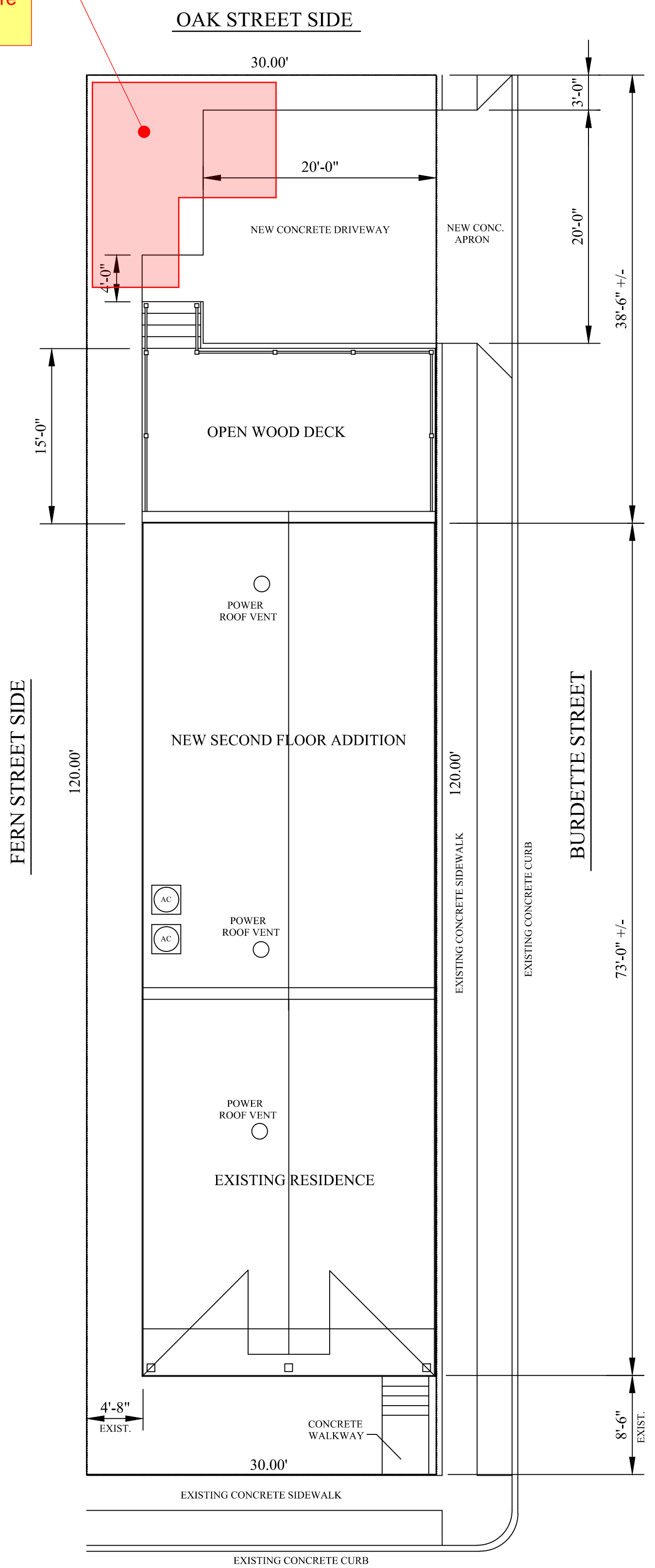
**Designer:** Randy Heath  
New Orleans Custom Home Design  
3409 Virginia Drive  
Metairie, Louisiana 70002  
Office (504) 717-6534  
E-mail nocustomhome@gmail.com

**Engineer:** Thomas Smith, P.E.  
4421 Conlin Street  
Metairie, Louisiana 70006  
(504) 247-6294  
E-mail tsmith1933@icloud.com

| AREA TABULATIONS             | SQUARE FEET |
|------------------------------|-------------|
| EXISTING FIRST FLOOR LIVING  | 1825 +/-    |
| ADDITION SECOND FLOOR LIVING | 1000        |
| TOTAL LIVING AREA            | 2825 +/-    |

**SCOPE OF WORK - RENOVATION AND ADDITION**

THE EXISTING BUILDING IS ONE STORY, 25' x 75'. TO THE REAR, A NEW 40' SECOND FLOOR IS PROPOSED. THE FRONT 30' TO REMAIN ONE FLOOR. ALL INTERIOR WALLS TO BE REMOVED. THE REAR WILL HAVE A NEW SECOND FLOOR, CEILING AND ROOF. ALL NEW LOAD WILL BE SUPPORTED ON EXTERIOR WALLS. THE SECOND FLOOR WILL BE 16 INCH TRUSS JOISTS. THE CEILING WILL BE 2 x 8 JOISTS @ 16" O.C. THE ROOF WILL BE 2 x 6 RAFTERS @ 16" O.C. A NEW WALL WILL RESULT IN A 3 BEDROOM, 2 BATH SINGLE FAMILY HOME.



7801 ZIMPLE STREET

**SITE PLAN**  
1/8" = 1'-0"

SQUARE 131 SEVENTH DISTRICT  
NEW ORLEANS, LOUISIANA

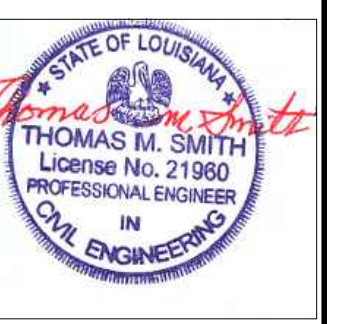
Randy Heath and New Orleans Custom Home Design assumes no liability for any structure built from these plans. Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Any deviation from these plans must first receive approval from the Owner.

I have researched the Building and Related Commission Codes of the State of Louisiana and the applicable codes and standards and to the best of my knowledge and belief these drawings are in compliance therewith. I take full responsibility for the contents of these drawings. The structure shown on these plans have been designed for wind speeds of 140 mph in accordance with ASCE-7 Minimum Design Loads for Buildings and Other Structures.

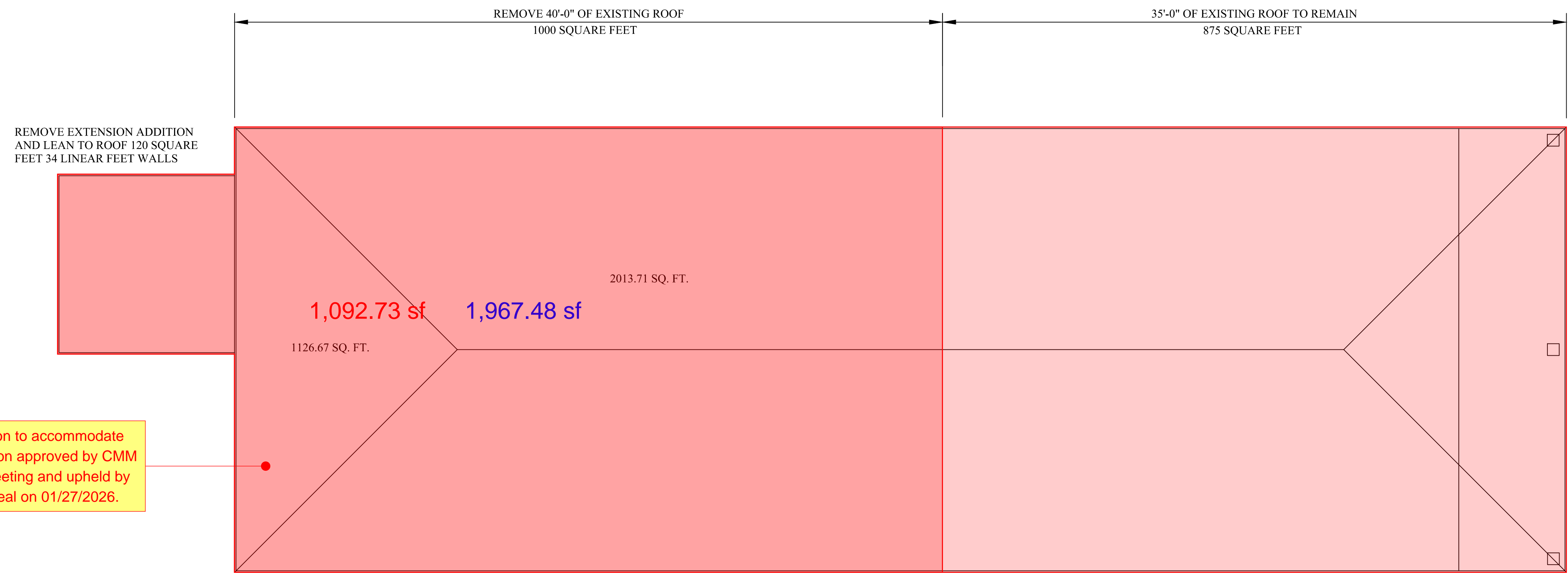


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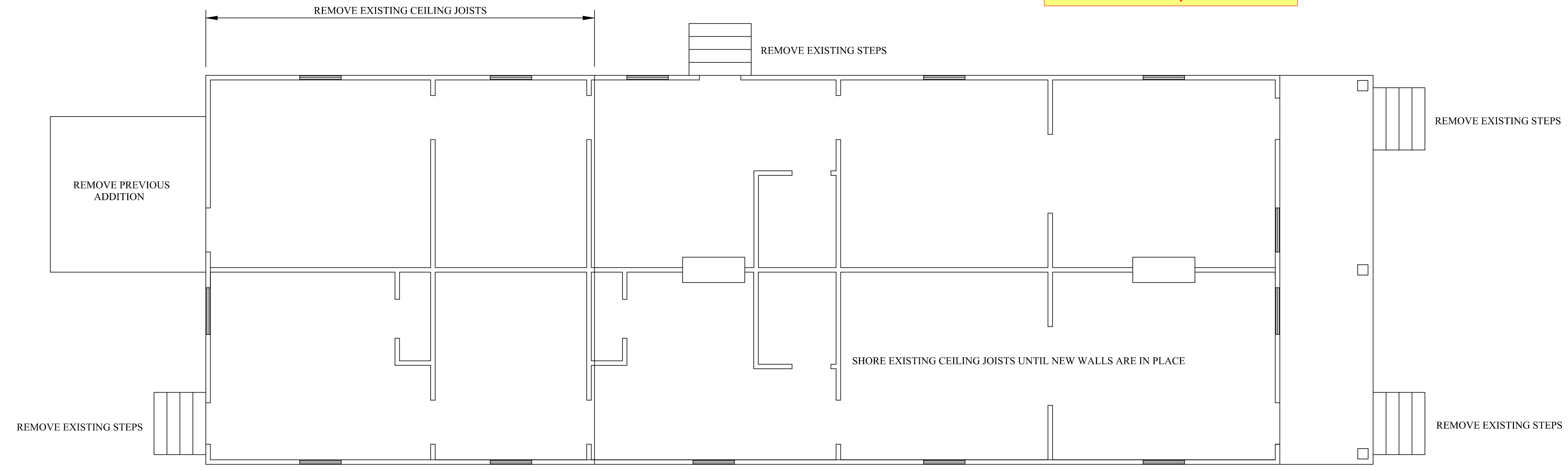
Partial roof demolition to accommodate new camelback addition approved by CMM at the 12/03/2025 meeting and upheld by City Council at appeal on 01/27/2026.

HDLC Roof Demolition Calculations:  
Total Roof Area = 1967.48 SF  
Total Roof Area Demolished = 1092.73 SF = 55.5%

### ROOF DEMOLITION PLAN

1/4" = 1'-0"  
TOTAL ROOF AREA = 2013.71 SQUARE FEET  
TOTAL ROOF AREA DEMOLISHED = 1126.67 SQUARE FEET = 55.9%

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### WALL DEMOLITION PLAN

1/4" = 1'-0"  
INDICATES WALLS TO BE REMOVED

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**HVAC NOTES**

- A. HVAC system shall be gas, with exterior condensing units, located as shown. Rating shall be SEER 16.0 or better.
- B. Mechanical subcontractor shall provide drawing of duct layout and calculations for duct size and tonnage.
- C. Provide turning vanes in all 90 degree elbows. Provide splitter dampers in all duct splits.
- D. Provide smoke detectors in supply air stream of all air handling equipment over 2000 CFM. Detector to stop unit blower motor when products of combustion are sensed.
- E. Provide fire dampers wherever ducts penetrate fire walls, floors, stairways, in fresh air ducts, etc., where required by code. Fire dampers shall be approved type with fusible linkage and U.L. labeled.
- F. Coordinate location of all ceiling outlets with electrical fixtures and plumbing. Coordinate work with all other trades to minimize job interferences.
- G. All mechanical work shall comply with governing codes, ordinances and regulations of governing bodies having jurisdiction. Where local codes are not applicable, the work shall comply with the National Electrical Code, Standard Plumbing Code, Standard Mechanical Code, ASHRAE 90A and B, NFPA 90A.
- H. The contractor shall obtain and pay for all permits, inspections, and connection fees required by the governing bodies.
- I. Provide all manual and magnetic starters and/or contactors as required to accomplish the sequence of operation.
- J. Provide all control wiring and control components required to accomplish the sequence of operation. Electrical wiring shall be installed in accordance with all local and national codes. All control and interlock wiring, line or low voltage, shall be run in conduit.
- K. Low pressure supply, and return air ductwork shall be sheetmetal. Gauges and installation as specified by SMACNA standards for low pressure duct (2" W.G.).
- L. The location of all grilles, registers, diffusers, duct, piping, equipment, and other mechanical items shall be coordinated with the building structure, electrical and finishes.
- M. Cooling coil condensate lines shall be type "L" copper, insulated with 1/2" thick unicellular plastic insulation. Insulation shall be shipped on before final joining. Necessary joints shall be made with a continuous coat of cement and reinforced with 1-1/2" plastic tape. Provide trap with a depth equal to or greater than the static pressure on the system. Slope lines 1/8" per foot to existing drains.
- N. Provide units with refrigerant line sets, complete with all valves, fittings and traps. Size as per manufacturer's recommendations. Lines to be insulated with 1-1/2" unicellular plastic insulation. Locate oil trap in suction line at vertical rise to condensing unit.

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**PLUMBING NOTES**

- 1. Plumbing system shall be designed by licensed plumbing contractor. Any changes from plans required must be approved by Owner.
- 2. All plumbing work shall meet or exceed all prevailing local and national codes. Plumber shall furnish and install all piping, fittings, etc. for a complete and operational installation. All materials shall be new.
- 3. All water supply piping shall be PEX, sized one size larger than it would be for copper or PVC piping. Water piping shall be insulated. Water supply piping shall be all new starting at the existing shutoff valve.
- 4. All waste lines and drains shall be PVC. Waste lines shall be all new to the street.
- 5. Metallic gas pipe, water pipe and foundation reinforcing bars shall be bonded to the electrical service grounding.
- 6. Bathroom venting shall exhaust to the outside of the building and equipped with a back draft damper.
- 7. Furnace and water heater shall exhaust to the outside of the building.
- 8. Water heater shall be as selected by Owner.
- 9. Each hose bibb shall be freeze-proof and equipped with a back flow prevention device.
- 10. Any appliance creating a glow, spark or flame capable of igniting flammable vapors shall be installed a minimum of 18" above the floor.
- 11. Furnish "P" traps and drain lines for air handling units.
- 12. Plumbing contractor shall be responsible for providing plumbing riser diagram if required.

**EXTERIOR STAIR CONSTRUCTION**

- 1. Handrails shall be a minimum of 36 inches, measured vertically from the nosing of the treads. Handrails shall be provided on at least one side of stairways of three or more risers. All required handrails shall be continuous the full length of the stair, ends shall return or shall terminate in newel post or safety terminals.
- 2. Handrail shall not be more than 2-5/8" in cross-section dimension with smooth surface and no sharp corners.
- 3. Handrails shall have space of not less than 1-1/2" between the wall and the handrail.
- 4. Guardrails shall be located at porches, balconies and raised floor surfaces located more than 30" above floor or grade. Guardrails shall be 42" in height.
- 5. Open side of stairs shall have handrail and guardrails not less than 36" in height measured vertically from nosing of tread.
- 6. Balusters shall be spaced such as not to allow passage of a 4" sphere in compliance with R312.3 IRC 2021 ed.
- 7. The maximum riser height shall be 7 3/4". The riser shall be measured vertically between leading edges of the adjacent treads.
- 8. The minimum tread depth shall be 10". The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge.

**INTERIOR STAIR CONSTRUCTION**

- Carriage: (3) 2 x 12 SYP, shim as required.
- Treads: 1-1/4" stock oak.
- Risers: 3/4" stock oak.
- Skirt: 3/4" stock oak.
- Rail and Balusters: as selected by Owner.
- Wall Rail: similar with brackets.
- 1. Handrails shall be a minimum of 36 inches, measured vertically from the nosing of the treads. Handrails shall be provided on at least one side of stairways of three or more risers. All required handrails shall be continuous the full length of the stair, ends shall return or shall terminate in newel post or safety terminals.
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- 4. Guardrails shall be located at porches, balconies and raised floor surfaces located more than 30" above floor or grade. Guardrails shall be 36"-42" in height.
- 5. Open side of stairs shall have handrail and guardrails not less than 36" in height measured vertically from nosing of tread.
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**DOOR SCHEDULE**

| MARK | SIZE                        | TYPE                | REMARKS      |
|------|-----------------------------|---------------------|--------------|
| 1    | 36" x 1 3/4" x 80"          | WOOD DOOR           | WITH TRANSOM |
| 2    | 36" x 1 3/4" x 96"          | WOOD DOOR           |              |
| 3    | 24" x 1 3/8" x 96"          | SOLID CORE MASONITE |              |
| 4    | 30" x 1 3/8" x 96"          | SOLID CORE MASONITE |              |
| 5    | 32" x 1 3/8" x 96"          | SOLID CORE MASONITE |              |
| 6    | PAIR 30" x 1 3/8" x 96"     | SOLID CORE MASONITE |              |
| 7    | 30" x 1 3/8" x 80"          | SOLID CORE MASONITE |              |
| 8    | 32" x 1 3/8" x 80"          | SOLID CORE MASONITE |              |
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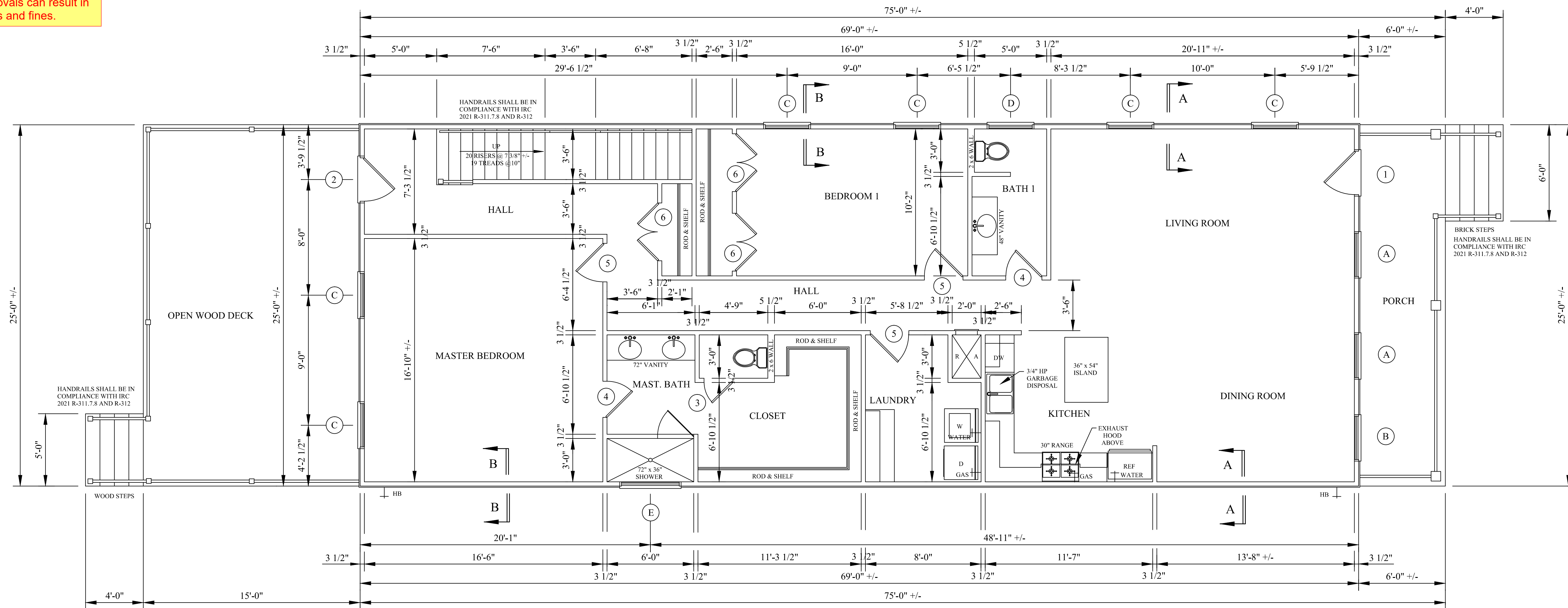
**WINDOW SCHEDULE**

| MARK | SIZE                       | TYPE              | REMARKS      |
|------|----------------------------|-------------------|--------------|
| A    | EXISTING WINDOW            |                   | WITH TRANSOM |
| B    | NEW WINDOW TO MATCH EXIST. |                   | WITH TRANSOM |
| C    | 36" x 60"                  | VINYL SINGLE HUNG |              |
| D    | 36" x 36"                  | VINYL SLIDER      |              |
| E    | 48" x 36"                  | VINYL SLIDER      |              |

WINDOW HEAD HEIGHTS SHALL BE 96" A.F.F.

**WINDOW NOTES**

- 1. ALL WINDOWS SHALL BE SELF-WEEPING AND FLASHED.
- 2. ALL WINDOWS SHALL BE DOUBLE PANE, LOW-E GLASS. MAXIMUM SOLAR HEAT GAIN COEFFICIENT (SHGC) SHALL BE 0.4.
- 3. ALL WINDOWS WITHIN 2 FEET OF DOOR SWING SHALL BE PROVIDED WITH SAFETY GLAZING.
- 4. ALL WINDOWS BELOW 60" ABOVE FIN. FLOOR IN TUB AND SHOWER AREAS SHALL BE PROVIDED WITH SAFETY GLAZING.
- 5. ALL WINDOWS MUST COMPLY WITH ARTICLE R301.2.1.2 OF THE 2021 INTERNATIONAL BUILDING CODE REGARDING WINDBORNE DEBRIS. PLYWOOD PANELS (NOT OSB) WITH A MINIMUM THICKNESS OF 7/16" AND A MAXIMUM SPAN OF 8 FEET SHALL BE PERMITTED. PANELS SHALL BE PRECUT TO COVER THE WINDOWS WITH ATTACHED HARDWARE PROVIDED. ATTACHMENTS SHALL BE IN ACCORDANCE WITH TABLE R301.2.1.2.



**FIRST FLOOR PLAN**

1/4" = 1'-0"

CEILING HEIGHT 11'-0" +/-

- HB HOSE BIBB
- WATER WATER LINE
- GAS GAS LINE

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12/22/25

A - 3

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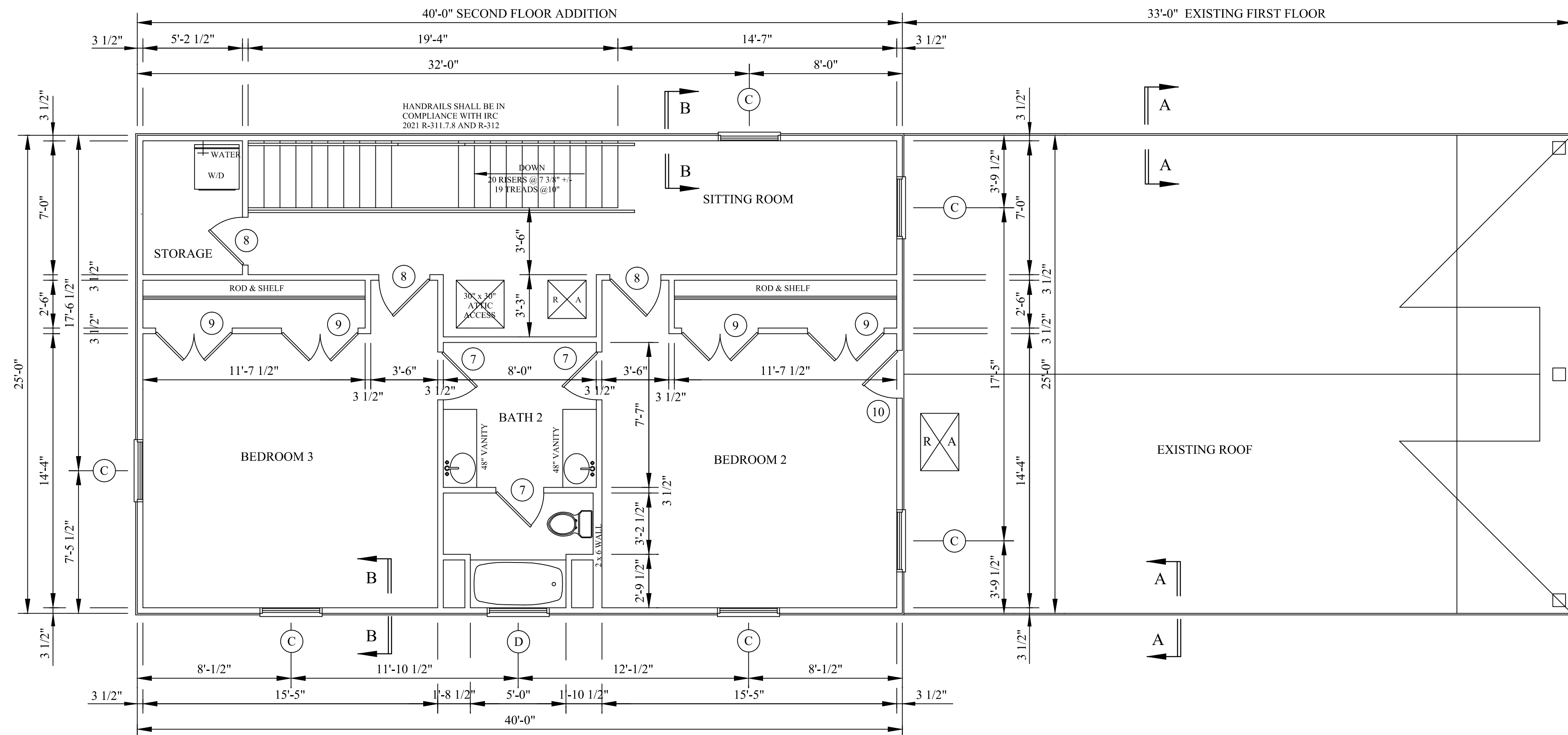
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| B    | NEW WINDOW TO MATCH EXIST. |                   | WITH TRANSOM |
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| D    | 36" x 36"                  | VINYL SLIDER      |              |
| E    | 48" x 36"                  | VINYL SLIDER      |              |

WINDOW HEAD HEIGHTS SHALL BE 96" A.F.F.

**WINDOW NOTES**

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4. ALL WINDOWS BELOW 60" ABOVE FIN. FLOOR IN TUB AND SHOWER AREAS SHALL BE PROVIDED WITH SAFETY GLAZING.
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**SECOND FLOOR PLAN**

1/4" = 1'-0"

9'-0" CEILING HEIGHT

— WATER WATER LINE  
— GAS GAS LINE

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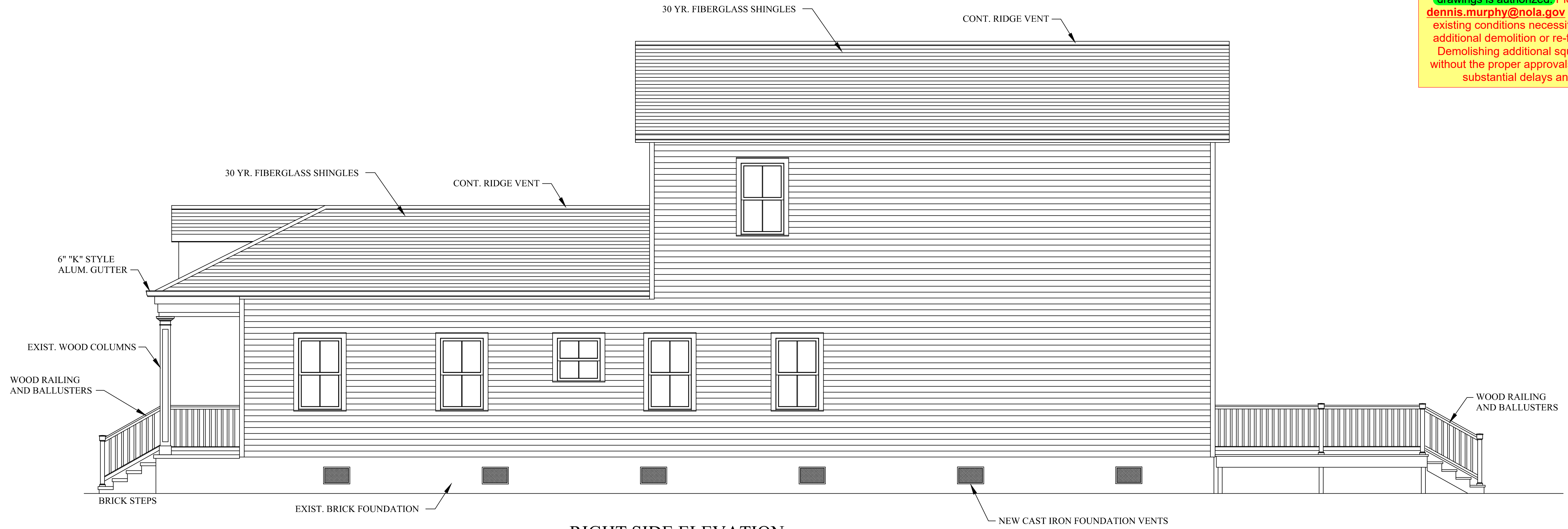


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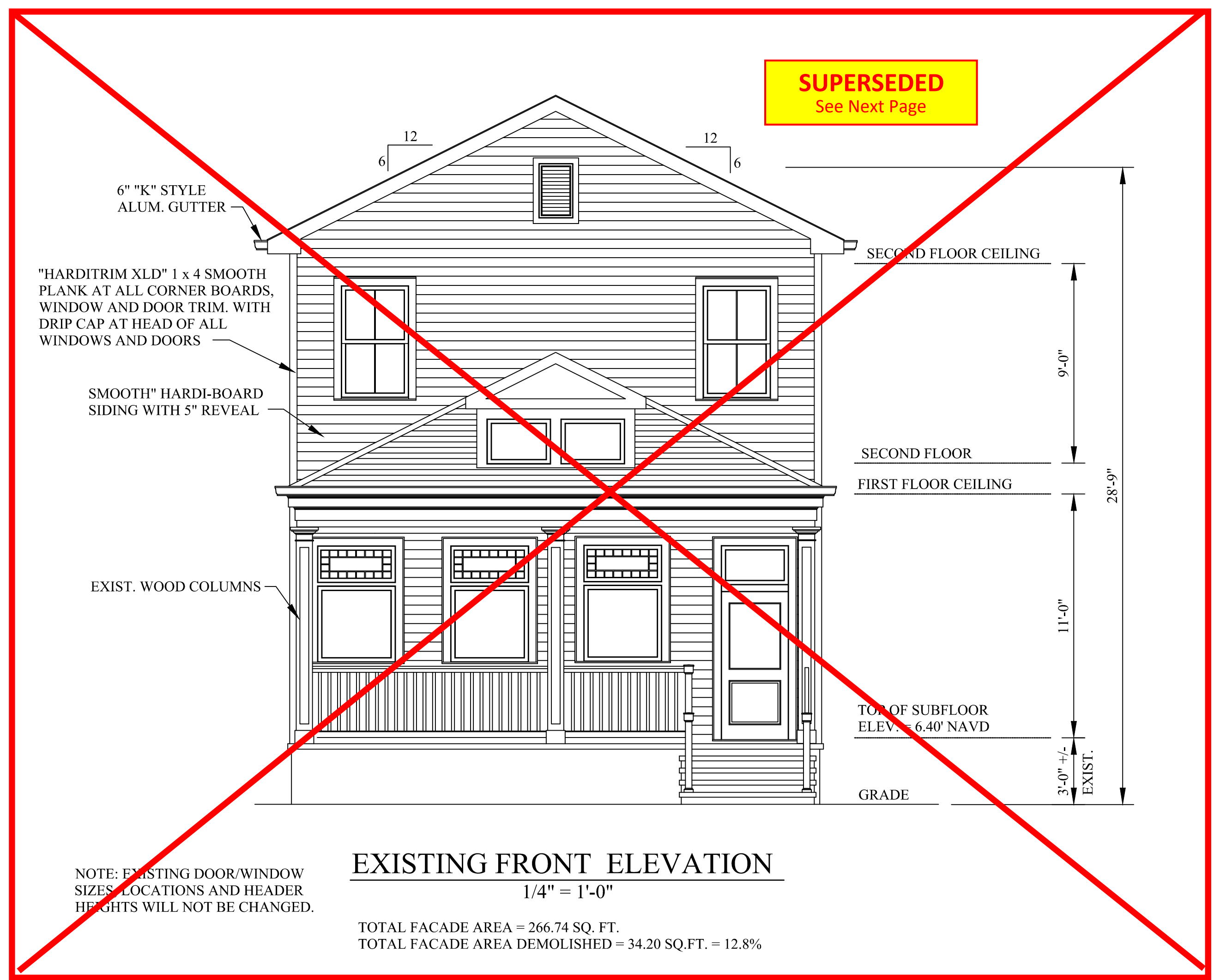
RESIDENCE RENOVATION AND ADDITION  
7801 ZIMPLE STREET  
NEW ORLEANS, LOUISIANA



12/22/25  
A - 5



RIGHT SIDE ELEVATION  
1/4" = 1'-0"



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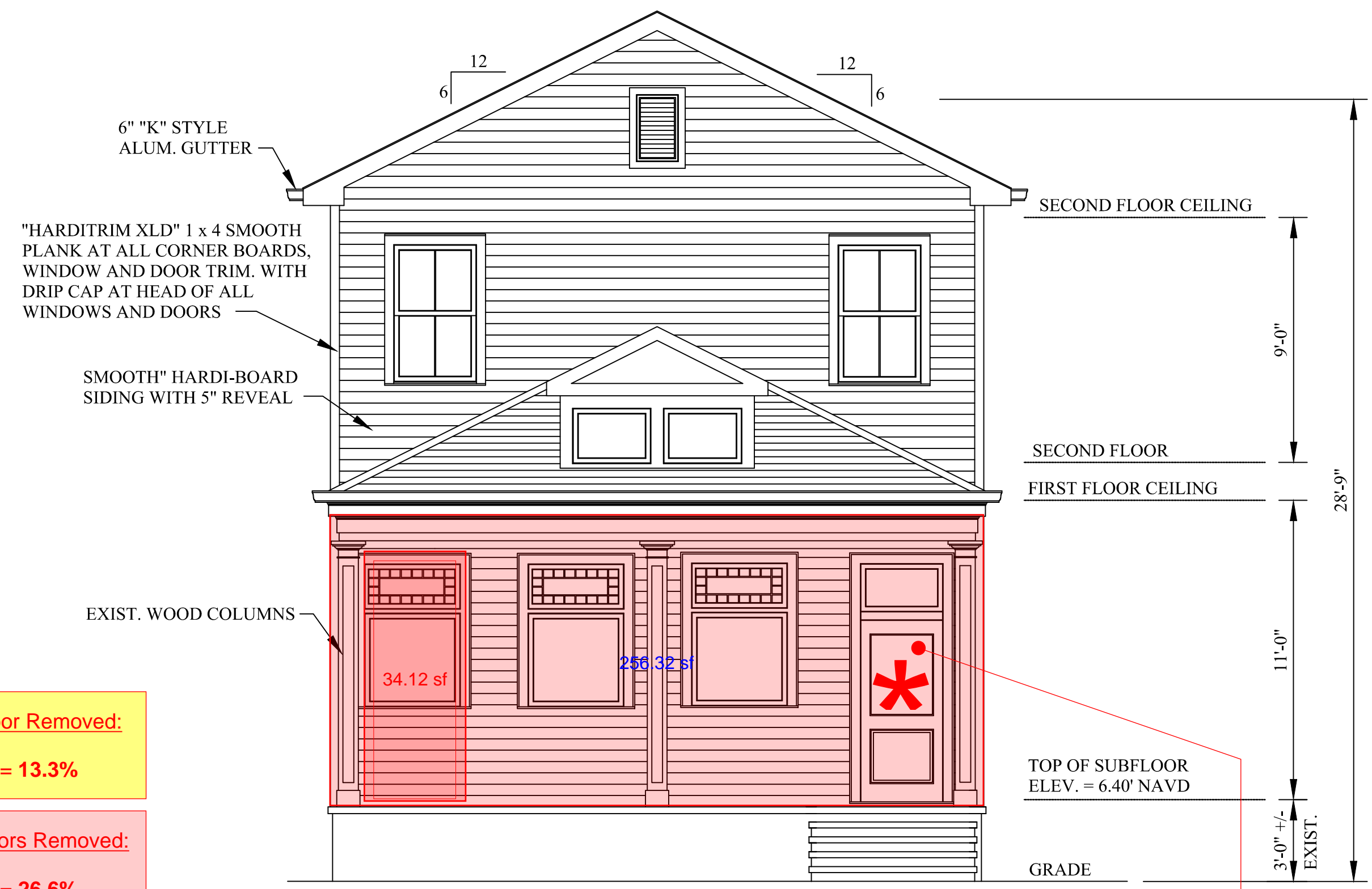
RESIDENCE RENOVATION AND ADDITION  
 7801 ZIMPLE STREET  
 NEW ORLEANS, LOUISIANA

**HDLC NOTES ON FACADE WORK:**

- Existing right-side door and central window sizes, locations, and header heights to remain the same
- Remove one existing door and transom from left side opening for replacement with new window that matches the adjacent existing windows in sill/header height and width, etc. (replication of new decorative wood multi-light transom above window is recommended by HDLC but is not required)
- HDLC also recommends retaining/maintaining the existing decorative wood multi-light transom above the right-side door opening to remain (but is not required)
- Removal/replacement or modification of right-side door opening size, location or door/transom is considered partial facade demolition and will require additional HDLC approval prior to commencement

HDLC Facade Demolition Calculations - One Door Removed:  
 Total Facade Area = 256.32 SF  
 Total Facade Area Demolished = 34.12 SF = **13.3%**

HDLC Facade Demolition Calculations - Both Doors Removed:  
 Total Facade Area = 256.32 SF  
 Total Facade Area Demolished = 68.24 SF = **26.6%**



**PROPOSED FRONT ELEVATION**  
 1/4" = 1'-0"

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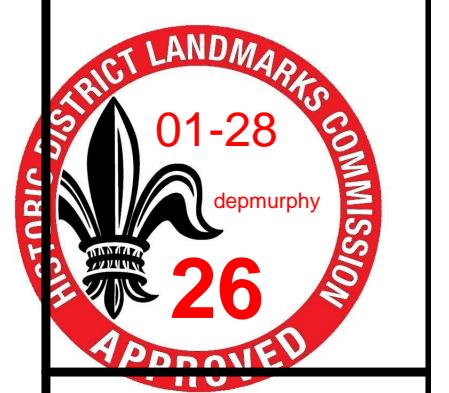


**EXISTING FRONT ELEVATION**  
 1/4" = 1'-0"

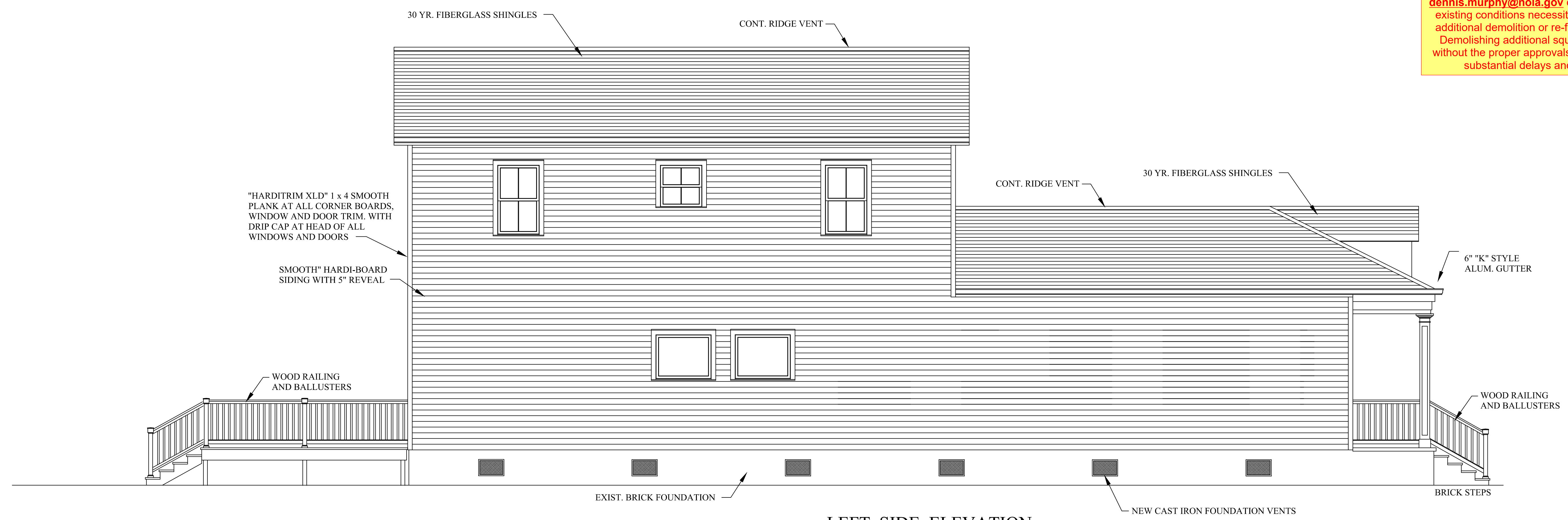
Existing door and transom at this location (including size, detailing, etc.) to remain. Removal, replacement of existing door and/or modification of size, location, detailing exceeds 25% and will be considered partial facade demolition.  
**CHANGES AT THIS DOOR NOT APPROVED WITHOUT ADDITIONAL HDLC APPROVAL**

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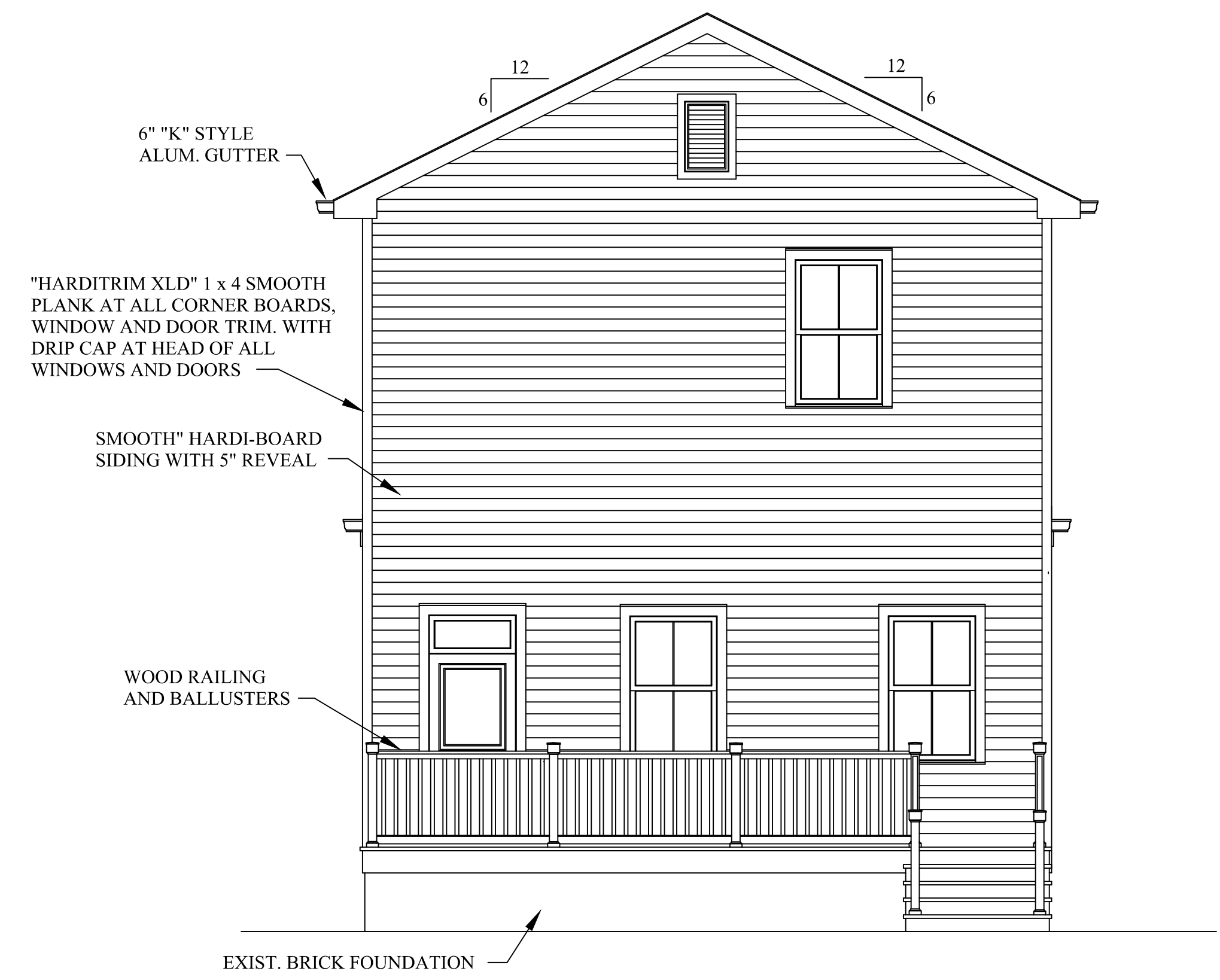
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**LEFT SIDE ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"

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**RESIDENCE RENOVATION AND ADDITION**  
7801 ZIMPLE STREET  
NEW ORLEANS, LOUISIANA



12/22/25

A - 6

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**2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS TO MEET 140 MPH WIND SPEED**

Uplift Connector at Rafters – use “Simpson” #LTS16 hurricane anchor with 6 – 10d x 1-1/2” nails (both plate & rafter). Brace all rafter spans exceeding 13’-6” to walls below. Brace rafters with 2x4 purlins with 2x4 braces @48” o.c. maximum to bear on top plates of bearing walls and with 1x6 collar ties @48” o.c.

Uplift Connectors at Ridge – use “Simpson” #MSTA24 ridge strap & “Simpson” #N10HGDG with 18 – 10d x 1-1/2” nails, 9 each side.

Exterior Wall Sheathing – 1/2” “Windstorm” sheathing installed vertically with 8d nails @ 6” O.C., edge and field.

Roof Sheathing – use “Maze” CLWR103A 1-1/2” ring shank nails @ 6” O.C., edge and field.

Shingle Attachment – use “Maze” R99A 3/4” ring shank nails, 6 per strip of shingles.

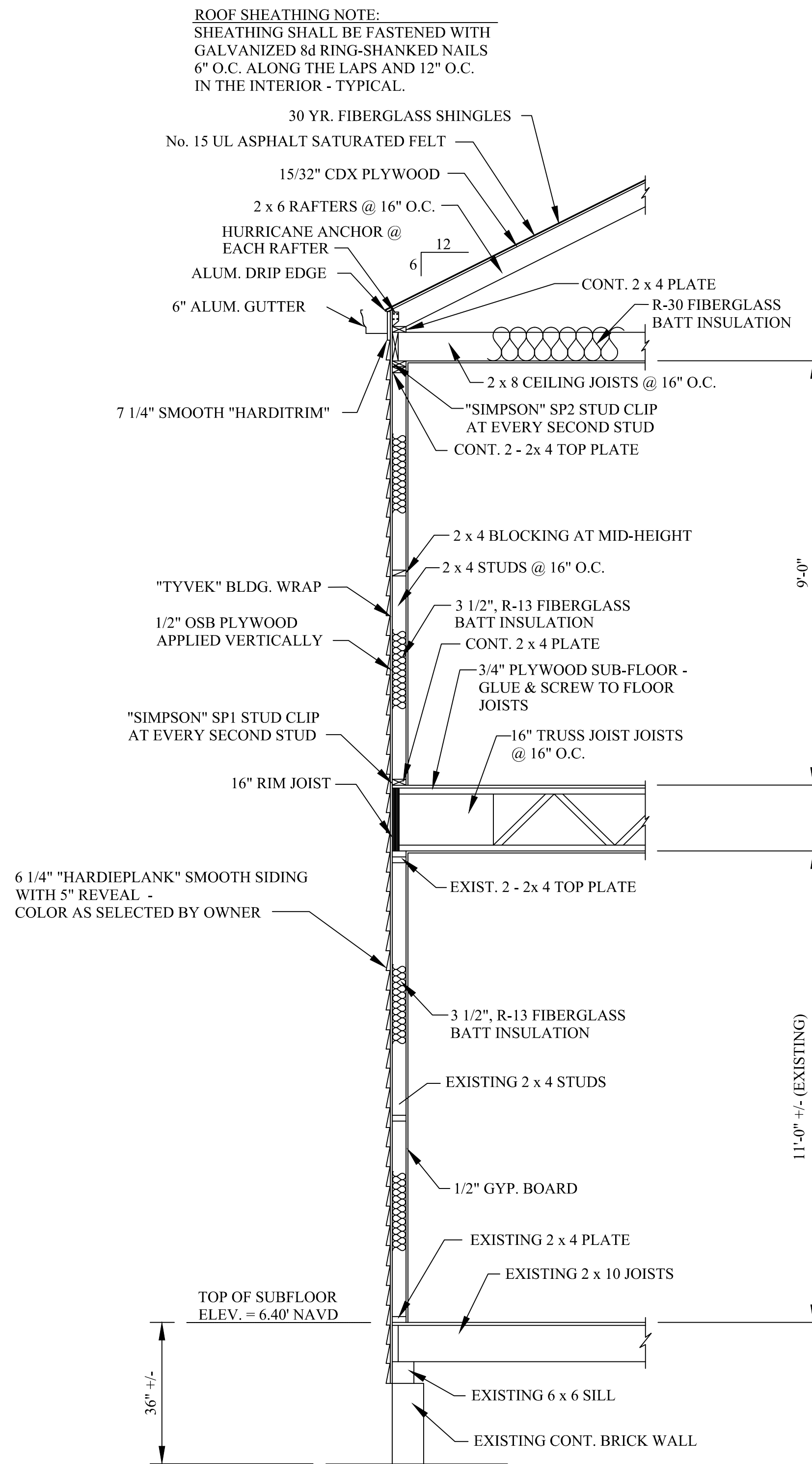
All other fasteners shall comply with IRC 2021 Table R602.3(1) Fastener Schedule for Structural Members.

**ROOFING NOTES**

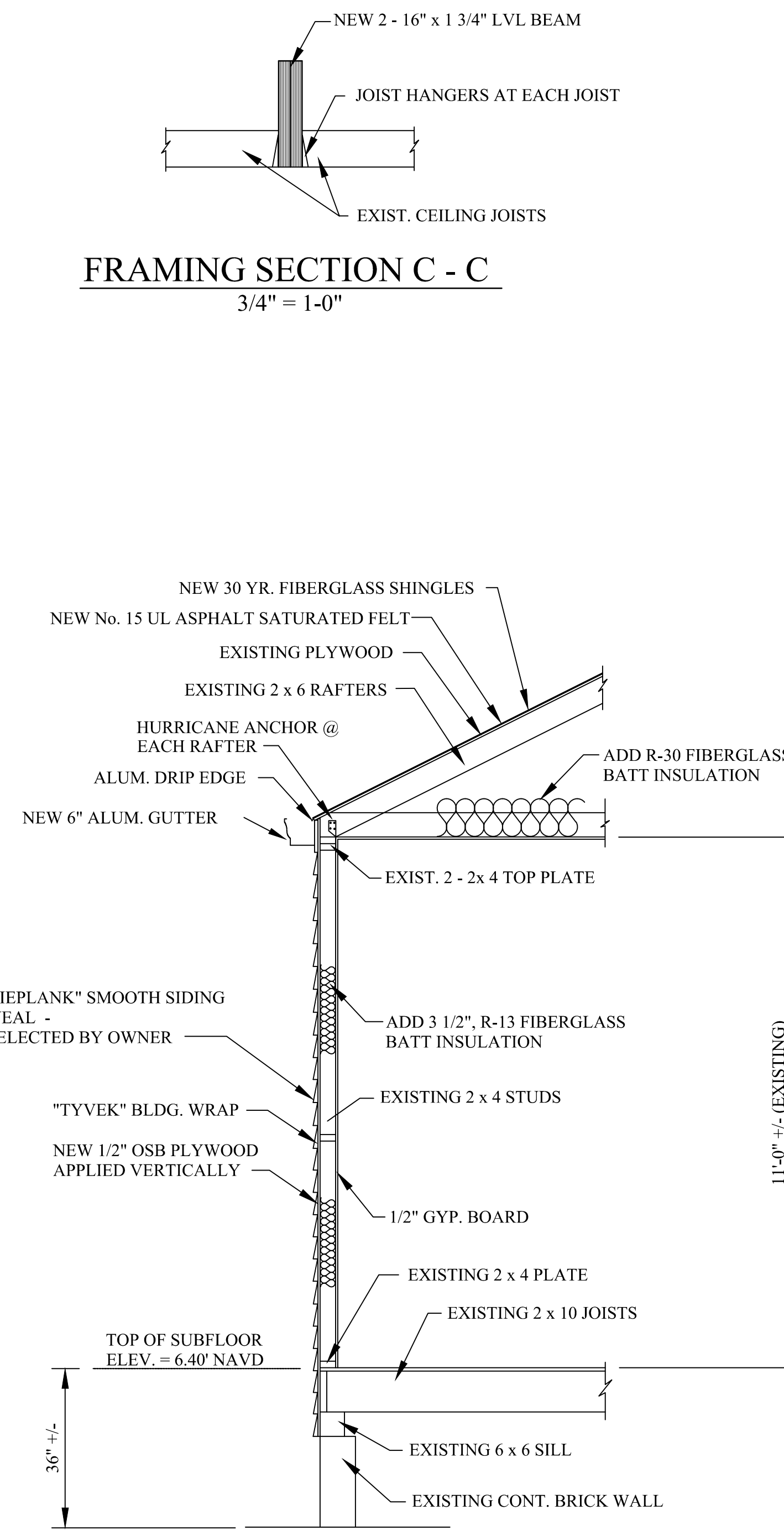
1. Metal drip edge required at eaves and rakes.
2. Underlayment shall be No. 15 UL asphalt saturated felt, to be installed with a minimum of 6” overlap all around. Nail with corrosion resistant nails at 6” o.c. along the edges and 12” o.c. in the field. Staples are not acceptable.
3. Starter strip, with self-sealing adhesive, to be installed at all eaves and at rakes, same nail spacing as shingles or 6” o.c. maximum.
4. Provide “Simpson” H5 hurricane anchors at each rafter end.
5. Provide ridge straps at all rafters. Ridge strap to have 4-10d nails each end of a 20 ga. strap - Simpson LSTA9. Strap all hip rafters less than 6 feet in length to hip and valley beams.

**FRAMING NOTES**

1. All wood framing, fabrication and erection shall conform to the International Residential Code, 2021 ed.
2. Lumber used for joists, rafters & beams shall be #2 kiln-dried southern yellow pine. Studs shall be stud grade or standard KD SYP. All lumber in contact with concrete or masonry shall be MCA treated. All connectors, anchors and fasteners in contact with pressure treated wood to be of greater corrosion resistance than standard galvanized connectors and fasteners.
3. Roof sheathing shall be 15/32” CDX plywood. Nails to be 8d (2 1/2” long) common nails. Maximum spacing for sheathing nailing at the perimeter edge zones, within 4 feet of exterior walls, all roof edges, ridges or hips to be 6” o.c. at sheathing edges and 6” in the field at each rafter.
4. Wall sheathing shall be 1/2” “Windstorm” sheathing on all exterior walls from sill plate to underside of rafters. Provide solid blocking at all horizontal panel edges of sheathing. All vertical edges to be on studs.
5. Joist hangers shall be 16 ga., type “U” as manufactured by Simpson Strong Ties Co. Use joist hangers for joists and beams which frame to beams at the same elevation. Joist hangers shall be same size as the members supported.
6. Strap all studs cut away for plumbing with 1 1/2” wide x 24 ga. galvanized straps, 18” long, both sides of wall, spiked to plates.
7. Provide solid 2x blocking between all joists, spaced not to exceed 8 feet.
8. Provide solid blocking between joists at all bearing walls.
9. Provide solid horizontal blocking at mid-height of walls.
10. Provide minimum 4” bearing each end of headers.
11. Frame all openings with double studs and headers.
12. Provide “Simpson” H5 hurricane anchors where roof rafters attach to walls.
13. Provide ridge straps at all rafters. Ridge strap to have 4-10d nails each end of a 20 ga. strap - Simpson LSTA9. Strap all hip rafters less than 6 feet in length to hip and valley beams.

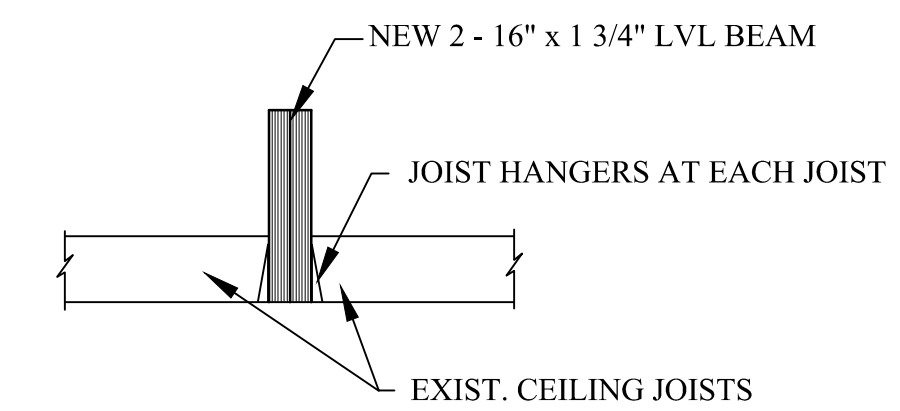


**WALL SECTION B - B**  
1/2" = 1-0"



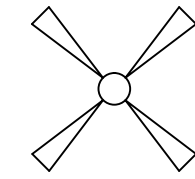
**WALL SECTION A - A**  
1/2" = 1-0"

**FRAMING SECTION C - C**  
3/4" = 1-0"



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**ELECTRICAL LEGEND**

|   |                              |                 |                                |
|---|------------------------------|-----------------|--------------------------------|
| ⊕   | DUPLEX OUTLET                | ⊕               | SINGLE POLE SWITCH             |
| ⊕ <sup>GFI</sup>  | GROUND FAULT INTERRUPTING    | ⊕ <sup>3</sup>  | THREE WAY SWITCH               |
| ⊕ <sup>WP</sup>   | WATERPROOF DUPLEX OUTLET     | ⊕ <sup>D</sup>  | DIMMER SWITCH                  |
| ⊕ <sup>220V</sup>   | 220V OUTLET                  | ⊕ <sup>CS</sup> | CARBON MONOXIDE/SMOKE DETECTOR |
| ⊕ <sup>FLOOR</sup>  | DUPLEX FLOOR OUTLET          | ⊕ <sup>PT</sup> | PROGRAMMABLE THERMOSTAT        |
| ⊕ <sup>CEILING</sup>  | CEILING FIXTURE              | ⊕               | DOORBELL                       |
| ⊕ <sup>R</sup>  | RECESSED CEILING FIXTURE     | ⊕ <sup>CH</sup> | DOOR CHIME                     |
| ⊕ <sup>WALL</sup>   | WALL BRACKET/SCONCE FIXTURE  |                 |                                |
| ⊕ <sup>WP</sup>   | WATERPROOF CEILING FIXTURE   |                 |                                |
| ⊕ <sup>FL</sup>   | FLOODLIGHTS W/ MOTION SENSOR |                 |                                |
| ⊕ <sup>V&amp;L</sup>  | VENT & LIGHT                 |                 |                                |
| ⊕ <sup>V&amp;L/H</sup>  | VENT/LIGHT/HEAT              |                 |                                |
|  | CEILING FAN WITH LIGHT       |                 |                                |

**ELECTRICAL NOTES**

Electrical Switches and Receptacles: Color to be selected by Owner.

Gang Switches: Where three or less switches are ganged, they shall be placed in one box. Where four or more switches are located together, they shall be stacked in groups of two or three.

Switch and Outlet Locations: Switches shall be placed at 48" to center line above floor or 44" above floor at counters; wall receptacles shall be placed 12" to center line above floor or 44" above floor at counters.

Recessed fixtures: Use IC housings in insulated ceilings or keep insulation a minimum of 3" from the recessed housing.

Attic Lighting shall be provided for mechanical equipment and floor space. A light switch shall be provided at the access opening.

All exterior receptacles, receptacles over countertops, in bathrooms and in garages shall be GFI protected. Exterior and Garage receptacles shall be above base flood elevation.

Electrical Grounding: All receptacles and switches shall be grounded. All wiring devices, fixtures, etc., provided with ground circuit screws mounted in or to a grounded steel junction box.

Panel Board shall be square D, or approved equal.

Breakers: All breakers shall have minimum 10,000 AMP interrupting capacity.

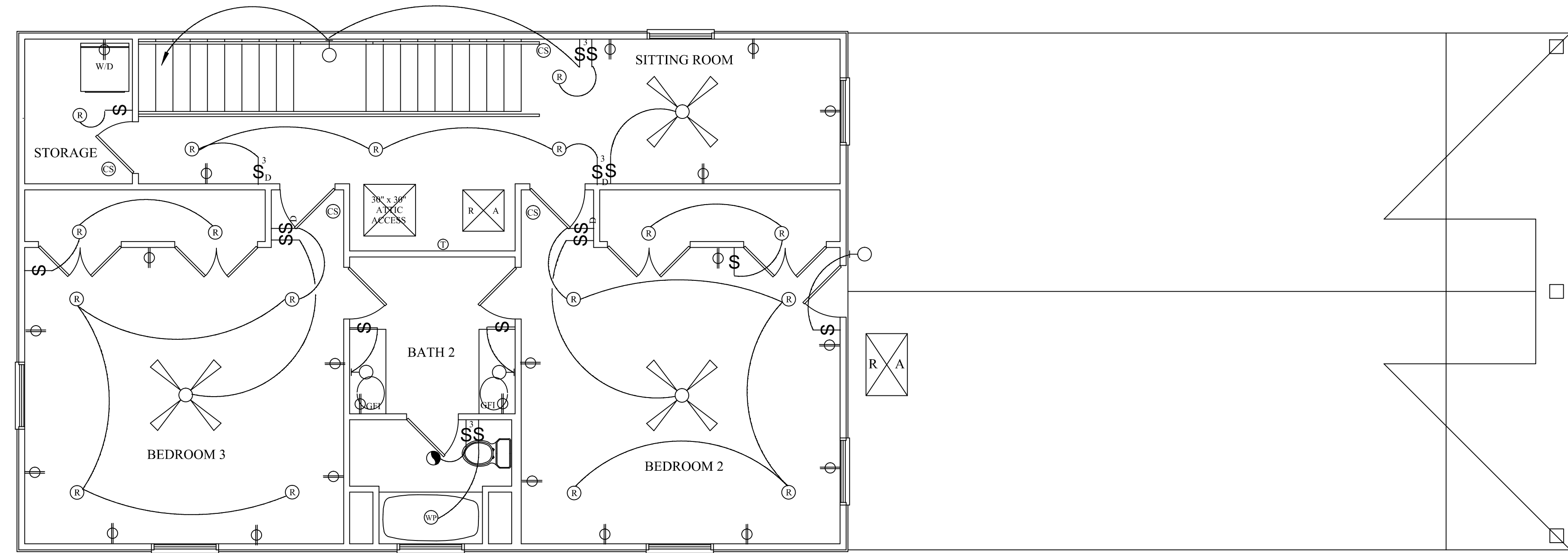
Telephone Service: The residence shall be pre-wired for telephone service as located on the drawings or as directed by Owner. Provide modular connector cover plate on each telephone outlet. Confirm system requirements prior to pre-wire installation. Pre-wire for telephone utilizing Category 5 wire (minimum standard) for computer data transmission via phone lines. All phone lines shall be home run to a central panel location to be determined by Owner.

Smoke Alarms: Smoke alarms shall be ceiling mounted. Detectors shall meet UL Standard 268, and shall be wired to a 110v branch circuit with battery backup.

Provide attic ventilation with thermostatically controlled power ventilators as required.

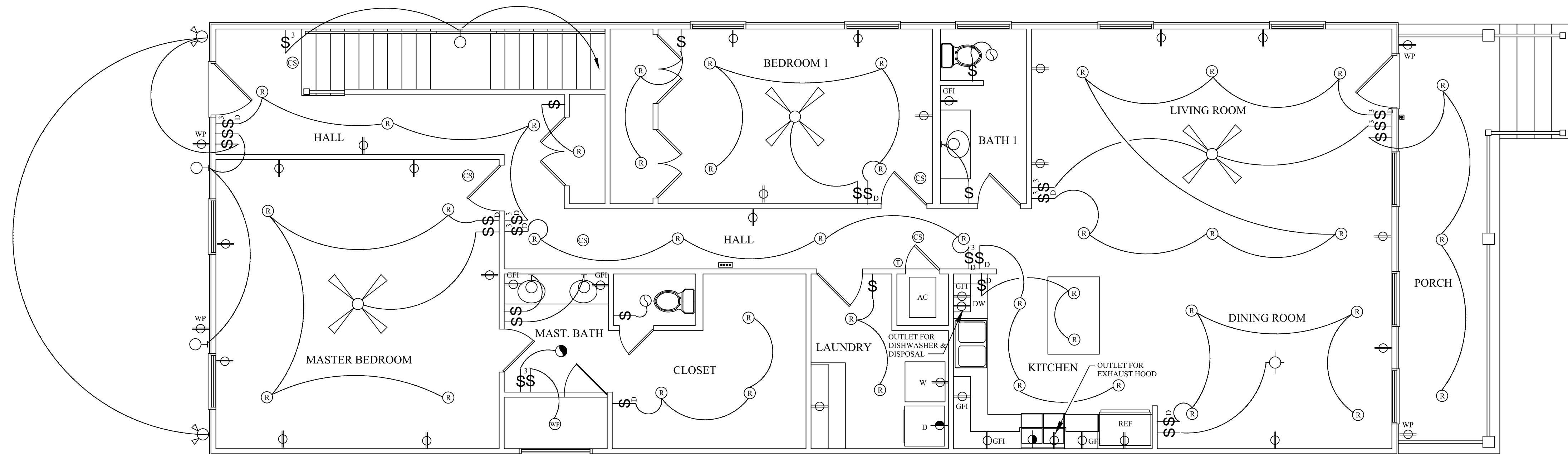
Contractor shall install all work at the building site and to accommodate the work of other trades.

The Contractor shall be responsible for the timely placement of conduits in floor slabs before same are poured. Switch and outlet boxes shall be installed in walls and partitions while same are under construction.



**SECOND FLOOR ELECTRICAL PLAN**

1/4" = 1'-0"



**FIRST FLOOR ELECTRICAL PLAN**

1/4" = 1'-0"

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2021 INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS TO MEET  
140 MPH WIND SPEED

Uplift Connector at Rafters – use “Simpson” #LTS16 hurricane anchor with 6 – 10d x 1-1/2” nails (both plate & rafter). Brace all rafter spans exceeding 13’-6” to walls below. Brace rafters with 2x4 purlins with 2x4 braces @48” o.c. maximum to bear on top plates of bearing walls and with 1x6 collar ties @48” o.c.

Uplift Connectors at Ridge – use “Simpson” #MSTA24 ridge strap & “Simpson” #N10HDG with 18 – 10d x 1-1/2” nails, 9 each side.

Exterior Wall Sheathing – 1/2” “Windstorm” sheathing installed vertically with 8d nails @ 6” O.C., edge and field.

Roof Sheathing – use “Maze” CLWR103A 1-1/2” ring shank nails @ 6” O.C., edge and field.

Shingle Attachment – use “Maze” R99A 3/4” ring shank nails, 6 per strip of shingles.

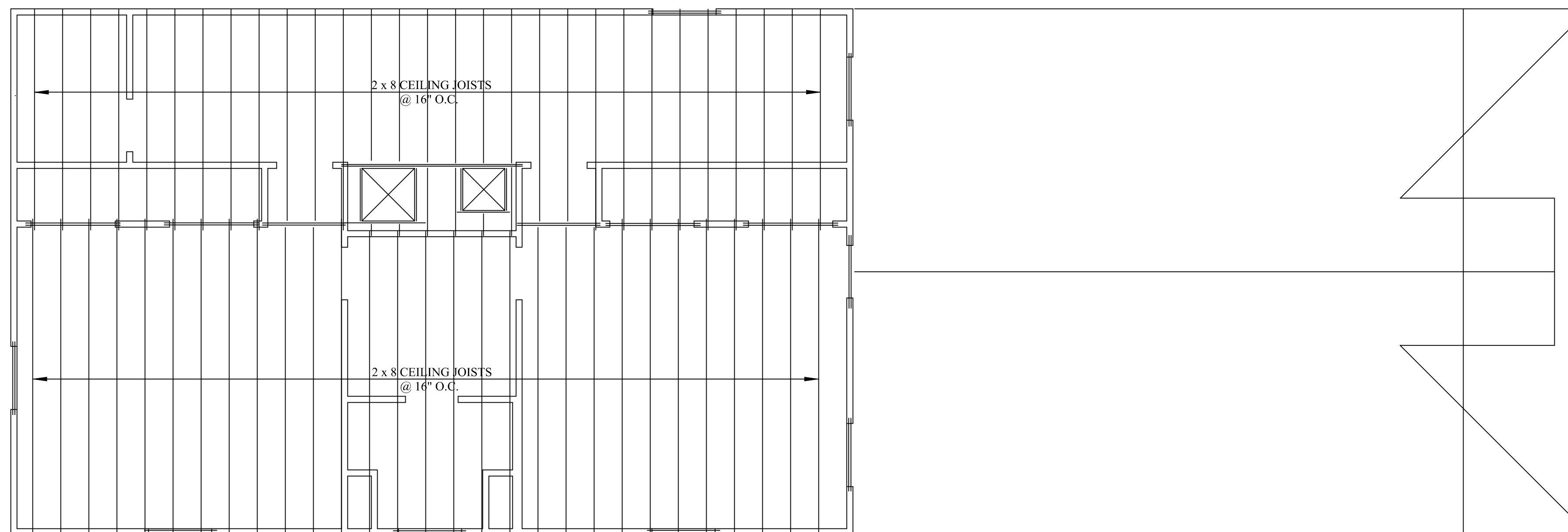
All other fasteners shall comply with IRC 2021 Table R602.3(1) Fastener Schedule for Structural Members.

FRAMING NOTES

- All wood framing, fabrication and erection shall conform to the International Residential Code, 2021 ed.
- Lumber used for joists, rafters & beams shall be #2 kiln-dried southern yellow pine. Studs shall be stud grade or standard KD SYP. All lumber in contact with concrete or masonry shall be MCA treated. All connectors, anchors and fasteners in contact with pressure treated wood to be of greater corrosion resistance than standard galvanized connectors and fasteners.
- Roof sheathing shall be 15/32” CDX plywood. Nails to be 8d (2 1/2” long) common nails. Maximum spacing for sheathing nailing at the perimeter edge zones, within 4 feet of exterior walls, all roof edges, ridges or hips to be 6” o.c. at sheathing edges and 6” in the field at each rafter.
- Wall sheathing shall be 1/2” “Windstorm” sheathing on all exterior walls from sill plate to underside of rafters. Provide solid blocking at all horizontal panel edges of sheathing. All vertical edges to be on studs.
- Joist hangers shall be 16 ga., type “U” as manufactured by Simpson Strong Ties Co. Use joist hangers for joists and beams which frame to beams at the same elevation. Joist hangers shall be same size as the members supported.
- Strap all studs cut away for plumbing with 1 1/2” wide x 24 ga. galvanized straps, 18” long, both sides of wall, spiked to plates.
- Provide solid 2x blocking between all joists, spaced not to exceed 8 feet.
- Provide solid blocking between joists at all bearing walls.
- Provide solid horizontal blocking at mid-height of walls.
- Provide minimum 4” bearing each end of headers.
- Frame all openings with double studs and headers.
- Provide “Simpson” HS hurricane anchors where roof rafters attach to walls.
- Provide ridge straps at all rafters. Ridge strap to have 4-10d nails each end of a 20 ga. strap - Simpson LSTA9. Strap all hip rafters less than 6 feet in length to hip and valley beams.

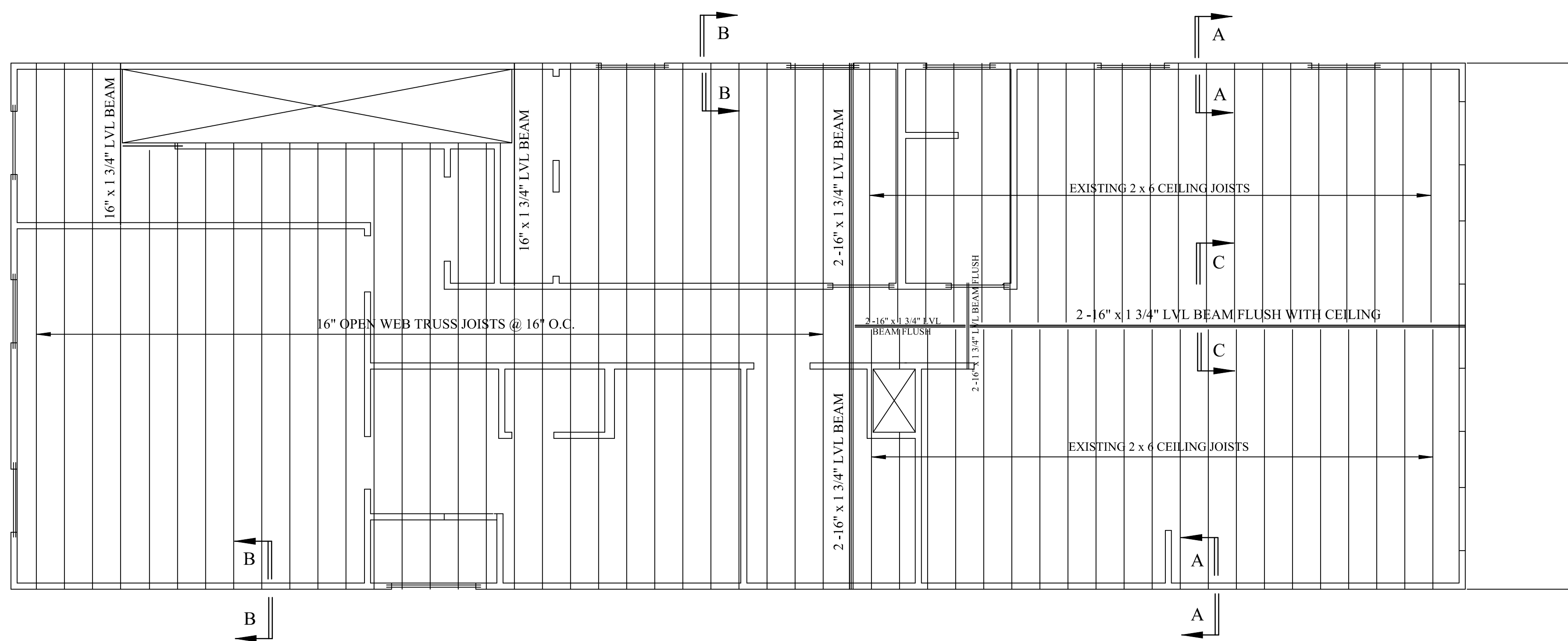
DESIGN LOADS

|         |        |
|---------|--------|
| ROOF    | 20 PSF |
| CEILING | 20 PSF |
| FLOORS  | 20 PSF |



SECOND FLOOR CEILING PLAN

1/4" = 1'-0"



FIRST FLOOR CEILING SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

ALL HEADERS AT EXTERIOR OPENINGS SHALL BE 2 - 2 x 12'S UNLESS NOTED OTHERWISE

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Uplift Connectors at Ridge – use “Simpson” #MSTA24 ridge strap & “Simpson” #N10HDG with 18 – 10d x 1-1/2” nails, 9 each side.

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Roof Sheathing – use “Maze” CLWR103A 1-1/2” ring shank nails @ 6” O.C., edge and field.

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FRAMING NOTES

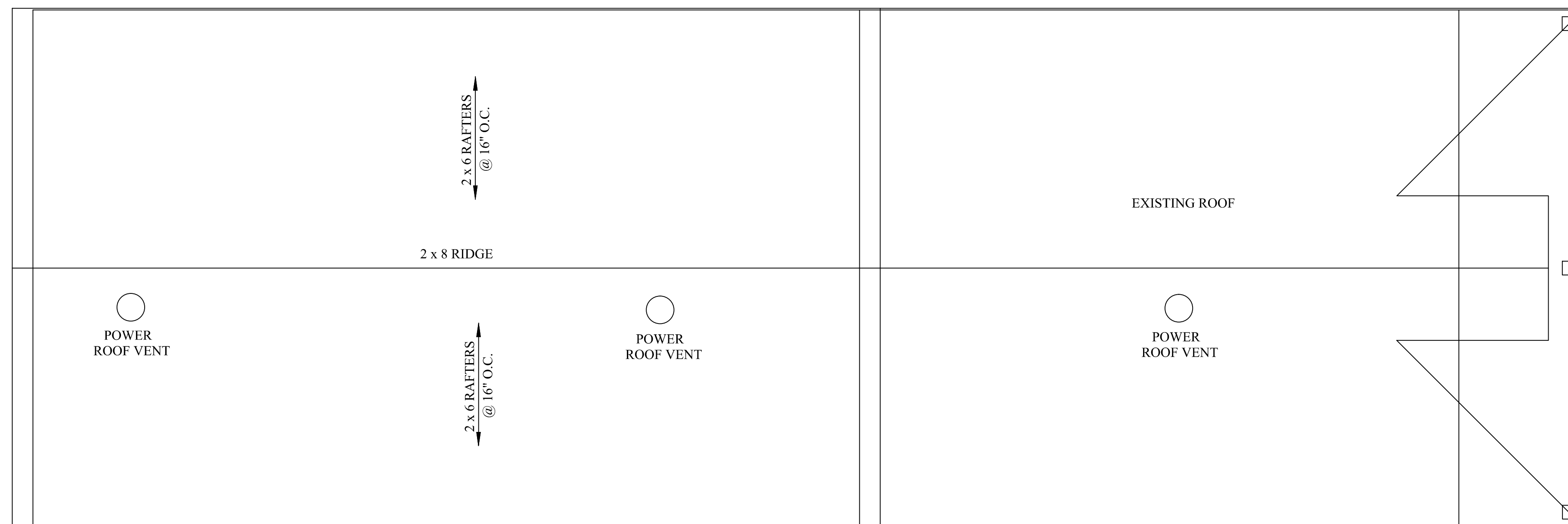
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- Lumber used for joists, rafters & beams shall be #2 kiln-dried southern yellow pine. Studs shall be stud grade or standard KD SYP. All lumber in contact with concrete or masonry shall be MCA treated. All connectors, anchors and fasteners in contact with pressure treated wood to be of greater corrosion resistance than standard galvanized connectors and fasteners.
- Roof sheathing shall be 15/32” CDX plywood. Nails to be 8d (2 1/2” long) common nails. Maximum spacing for sheathing nailing at the perimeter edge zones, within 4 feet of exterior walls, all roof edges, ridges or hips to be 6” o.c. at sheathing edges and 6” in the field at each rafter.
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- Strap all studs cut away for plumbing with 1 1/2” wide x 24 ga. galvanized straps, 18” long, both sides of wall, spiked to plates.
- Provide solid 2x blocking between all joists, spaced not to exceed 8 feet.
- Provide solid blocking between joists at all bearing walls.
- Provide solid horizontal blocking at mid-height of walls.
- Provide minimum 4” bearing each end of headers.
- Frame all openings with double studs and headers.
- Provide “Simpson” H5 hurricane anchors where roof rafters attach to walls.
- Provide ridge straps at all rafters. Ridge strap to have 4-10d nails each end of a 20 ga. strap - Simpson LSTA9. Strap all hip rafters less than 6 feet in length to hip and valley beams.

DESIGN LOADS

|         |        |
|---------|--------|
| ROOF    | 20 PSF |
| CEILING | 20 PSF |
| FLOORS  | 20 PSF |

ROOFING NOTES

- Metal drip edge required at eaves and rakes.
- Underlayment shall be No. 15 UL asphalt saturated felt, to be installed with a minimum of 6” overlap all around. Nail with corrosion resistant nails at 6” o.c. along the edges and 12” o.c. in the field. Staples are not acceptable.
- Starter strip, with self-sealing adhesive, to be installed at all eaves and at rakes, same nail spacing as shingles or 6” o.c. maximum.
- Provide “Simpson” H5 hurricane anchors at each rafter end.
- Provide ridge straps at all rafters. Ridge strap to have 4-10d nails each end of a 20 ga. strap - Simpson LSTA9. Strap all hip rafters less than 6 feet in length to hip and valley beams.



ROOF FRAMING PLAN

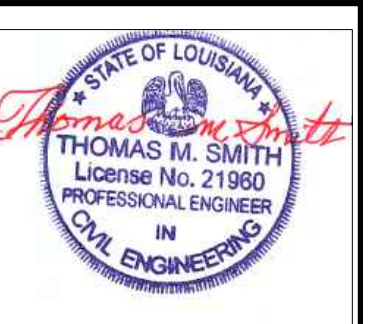
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12/22/25

S-2