

## ARCHITECTURAL SYMBOLS

Room Elevation Key		Insulation	
Windows		Face brick	
Doors		Wood Frame	
North Arrow		Stucco	
Property Lines		Concrete block	
Overhang			
Section			
Detail reference no.			
Sheet reference number			
Window width designation			
Window height designation			

## ELECTRICAL SYMBOLS

	Ceiling Mounted Fixture		Door bell
	Wall Mounted Fixture		Door bell and intercom
	Recessed Fixture		Burglar alarm panel
	Wall Washer		Master switch
	Track Fixture		Telephone jack
	Junction Box		Floor Telephone jack
	Under cabinet strip		Cable outlet
	Surface mounted fluorescent		Thermostat
	Recessed fluorescent		Flood light on photocell
	Vent		Flood light
	Heat/vent/light		Switch
	Smoke Detector		3 way switch
	Duplex outlet		Water proofed switch
	Quadplex outlet		Rheostat
	220 volt outlet		Ground Fault Interrupter
	Waterproof outlet		Disconnect switch
	Floor outlet		Ceiling Fan

## MECHANICAL SYMBOLS

	Ceiling grill
	Wall grill
	Supply duct
	Return air chase
	Duct

## TABLE OF CONTENTS

Cover Sheet & Site Plan	A-1
Floor Plans/ Schedules	A-2.1
Electrical Plans	A-2.2
Building Elevations	A-3.1
Section/Interior Elevations	A-4.1
Wall Sections/Details	A-4.2
Construction Details	A-4.3
Construction Details	A-4.4
Ceiling Framing/ Roof Framing/ Notes	A-6.1

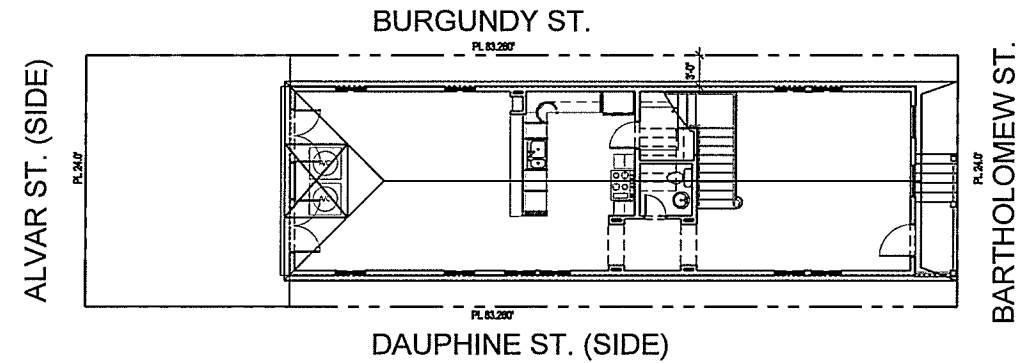
Copyright © 2014  
 Any reproduction, possession, or use of these plans or any part thereof without the written permission of C. SPENCER SMITH, A.I.A., LLC New Orleans, Louisiana 70112 (504) 566-0585 is prohibited and will be prosecuted to the full extent of the law.

# BYWATER RESIDENCES

## SQUARE FOOTAGES

First Floor Living	1075 sq. ft.
Second Floor Living	1014 sq. ft.
<b>Total Living</b>	<b>2089 sq. ft.</b>
Front Porch	28 sq. ft.
Front Balcony	72 sq. ft.
Total Other Sq. Ft.	100 sq. ft.
<b>TOTAL SQUARE FEET</b>	<b>2189 sq. ft.</b>

## SITE PLAN



## GENERAL NOTES:

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL SUBCONTRACTORS WITH ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT. SUBCONTRACTORS' BIDS MUST REFLECT ALL CONDITIONS SET FORTH IN THE CONSTRUCTION DOCUMENTS.
- THE SHEETS IN THIS SET ARE COMPLEMENTARY TO EACH OTHER, WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL, AND ALL PARTIES INVOLVED SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND SPECIFICATIONS (IF ANY) AND NOT SIMPLY THEIR OWN WORK, IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION. NO SETS SHALL BE BROKEN FOR DISTRIBUTION.
- THESE DRAWINGS HAVE BEEN PRODUCED AND CHECKED TO INSURE A REASONABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS AND REQUIREMENTS OF THESE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO COMMENCING WORK. INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED UPON EXISTING DOCUMENTS PROVIDED AND FIELD MEASUREMENTS. DIMENSIONS MAY REQUIRE ADJUSTMENTS AND FOR MODIFICATIONS TO CONFORM WITH EXISTING FIELD CONDITIONS. IN NO CASE SHALL ANY ADJUSTMENTS COMPRISE OR REDUCE THE QUALITY OF CONSTRUCTION OR THE PROJECTS CONFORMANCE TO STATE, LOCAL, NATIONAL LAWS, CODES OR ORDINANCES.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL ALSO TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONNEL ON THE JOB. THE CONTRACTOR SHALL ALSO TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ACCIDENTS FOR INJURIES TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES, AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- WHETHER INDICATED SPECIFICALLY OR NOT ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING, RELOCATING, OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES WHICH WILL INTERFERE WITH THE NEW WORK, AND SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE OF WATER-TIGHTNESS AND SECURITY OF THE EXISTING STRUCTURE.
- PRIOR TO TYING INTO OR TERMINATING ANY UTILITY, THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE OWNER & UTILITY COMPANY.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, THE LOCATION OF THE CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AS REQUIRED.
- ALL DIMENSIONS ARE BASED ON INTERIOR MEASUREMENTS FROM STUD TO STUD WALL, ALL COLUMNS AND ALL FENESTRATION; OR TO FACE OF BRICK AND EXTERIOR FACE OF FINISH. (UNLESS NOTED OTHERWISE), WHERE INSUFFICIENT SPACE IS FOUND TO CONFORM TO THE INTENT SHOWN, REFER TO ARCHITECT FOR MODIFICATIONS/CHANGES.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS AND STRUCTURE LOCATIONS PRIOR TO CONSTRUCTION.
- ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH NATIONAL ELECTRICAL CODE, OSHA, STATE AND LOCAL REGULATIONS AND ORDINANCE ARS 40-1603.
- ALL LIGHTING FIXTURES TO BE SELECTED BY OWNER. ALL FIXTURES TO BE INSTALLED BY CONTRACTOR.
- INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD RATING OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
- ALL MATERIALS SHALL BE NEW AND U.L. LISTED UNLESS SPECIFICALLY DESIGNATED OTHERWISE.
- NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
- ALL CONSTRUCTION SHALL COMPLY WITH CITY, STATE, AND NATIONAL CODES AS REQUIRED.
- CONTRACTOR TO WARRANTEE ALL WORK FOR ONE YEAR FROM ACCEPTANCE OF SUBSTANTIAL COMPLETION.
- G.C. SHALL PAY FOR ALL WATER AND POWER USED FOR CONSTRUCTION.
- CAULKING ON EXTERIOR SHALL BE TOP QUALITY PAINTABLE CAULK WITH MINIMUM 35 YEAR LIFE.
- PAINT GRADE TO BE SHERWIN WILLIAMS OR EQUIVALENT. ALL WORK TO RECEIVE THREE (3) COATS. COLOR AND FINISH TO BE SELECTED BY OWNER AND VERIFIED BY CONTRACTOR. ALL PAINT TO BE HIGHEST QUALITY BY THE MANUFACTURER & COLORS.
- SMOOTH PLASTER LIKE FINISH FOR ALL NEW GYPSUM BOARD WALLS UNLESS SPECIFIED OTHERWISE.
- SITE SHALL BE LEFT BROOM CLEAN DAILY. PROVIDE COMPLETE CLEANUP ON A WEEKLY BASIS. NO TRASH SHALL BE STORED IN BUILDING. PROPER DISPOSAL REQUIRED.
- ALL BATT INSULATION SHALL HAVE A CLASS 'A' (0-25) FLAME SPREAD RATING IN COMPLIANCE WITH APPLICABLE CODE.
- USE 6" STUDS AT PLUMBING WALLS AND AT ALL RECESSED ELECTRICAL PANELS.
- PROVIDE A GALVANIZED METAL PAN WITH DRIP AT WATER HEATER AND A/C EVAPORATOR LOCATIONS. CONTRACTOR TO VERIFY LOCATION OF PAN DRAIN PIPE WITH OWNER. PROVIDE OVERFLOW CHECK VALVE AND PAN BELOW ALL AIR HANDLING UNITS.
- ALL WOOD SHALL BE TREATED, AIR LUMBER, WHERE IN CONTACT WITH THE GROUND. WHERE NEW, PAINTED EXTERIOR WOOD SHALL BE TREATED AND FULLY AIR DRIED BEFORE PRIMING OF BACK, END, AND EDGE AND (2) COATS OF PREMIUM GRADE, EXTERIOR PAINT.
- U.L. APPROVED SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 101-1994, SECTION 11333. THESE SHALL BE WIRED TO 110-VOLT CURRENT, AND MEET DESIGN CRITERIA AS REQUIRED BY U.L. DESIGN 268. THEY SHALL BE INSTALLED NO CLOSER THAN 6 INCHES FROM ANY ADJACENT WALL OR CEILING, AND IN ANY OTHER LOCATION AS REQUIRED BY CODE.
- THE CONTRACTOR SHALL ENSURE PROPER WATER DRAINAGE FROM ROOF TO UNDERGROUND. NO PART OF THE SITE SHALL BE ALLOWED TO ACCUMULATE NEXT TO THE EXISTING OR PROPOSED STRUCTURE.

HAZARDOUS MATERIALS NOTES:  
 1. ANY HAZARDOUS MATERIAL REVIEW WORK OR ANALYSIS IS OUTSIDE THE SCOPE OF THIS WORK AND THESE DRAWINGS.

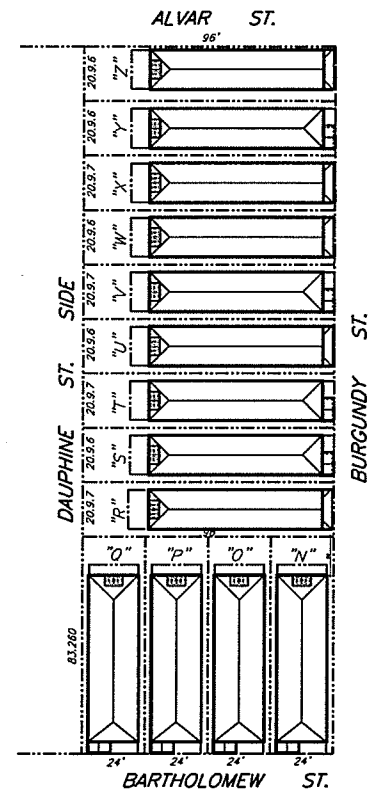
ROOF NOTES:  
 1. PROVIDE NEW PREFINISHED ALUMINUM LEADERS, DOWN SPOUTS, GUTTERS, AND FLASHING FOR. FASTEN WITH APPROVED MATERIALS IN A FASHION AS RECOMMENDED BY THE MANUFACTURER.

ELECTRICAL & MECHANICAL NOTES:  
 CONTRACTOR TO SELECT ELECTRICAL & PLUMBING SUBCONTRACTORS AND/OR RESPECTIVE PROFESSIONAL ENGINEERS FOR THE FOLLOWING (IN ACCORDANCE WITH LOCAL CODES AND ACCEPTED PRACTICES FOR THIS AREA). NOTE: ARCHITECTURAL DRAWINGS FOR MECHANICAL LAYOUTS ARE SCHEMATIC.

- TO REVIEW AND DESIGN THE MEANS OF FREE AIR FLOW THAT WILL BE EXHAUSTED BY METHOD OF POWER VENT, RIDGE VENT OR OTHER MEANS TO ENSURE VENTING IN ATTIC SPACES.
- TO REVIEW, DESIGN, AND LOCATE WATER AND GAS LINES, REQUIRED VENTING AND ALL OTHER COMPONENTS THAT FALL WITHIN THE PLUMBERS SCOPE OF WORK.
- TO DESIGN AND LOCATE ALL ELECTRICAL WIRING, BREAKERS AND CIRCUITS AND ALL OTHER COMPONENTS UNDER THE ELECTRICAL SUBCONTRACTORS SCOPE OF WORK.
- TO PROVIDE SEALED ELECTRICAL FIXTURES (EX: RECESSED CANS) WHERE APPLICABLE TO ENSURE NO LEAKAGE WHICH WILL CREATE A DIFFERENTIAL OF AIR TEMPERATURE CAUSING CONDENSATION OR MOLD.

NOTE: NOTIFY THE ARCHITECT OF ANY CONFLICTS OR CHANGES BEFORE CHANGES ARE MADE THAT ALTER THE ARCHITECTURAL DESIGN AND DRAWINGS.

## VICINITY MAP



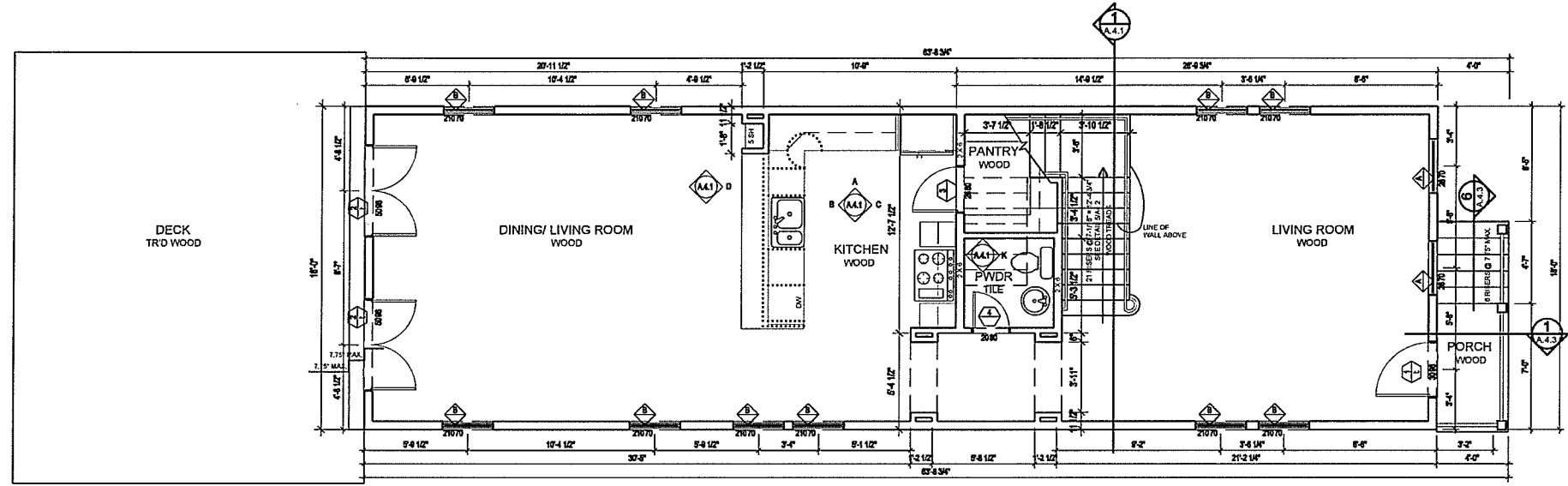
C. SPENCER SMITH, A.I.A.  
 ARCHITECTS, A LIMITED LIABILITY COMPANY  
 1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
 PHONE 504.566.0585 FAX 504.566.0587

FOR BID	00.00.00
FOR CONTRACT	
FOR PERMIT	
FOR CONSTRUCTION	
REVISIONS	DATE
CAD FILE	PERC0002.DWG

BYWATER RESIDENCE  
 BURGUNDY ST.  
 LOTS "P", SQ. NO. 242, THIRD DISTRICT  
 ORLEANS PARISH, NEW ORLEANS, LOUISIANA

A.1.0

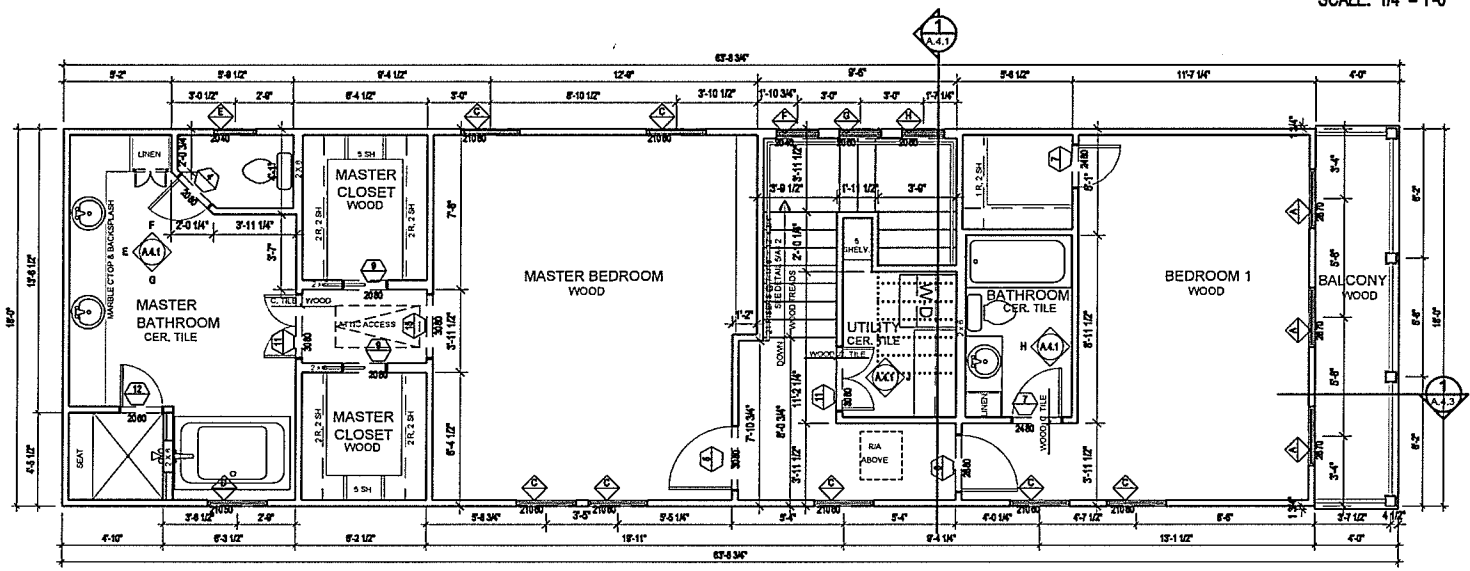
FINISH SCHEDULE							SEE MOULDING DETAILS SHEET A.4.3
ROOM	FLOOR	BASE	CROWN	WALLS	CEILING	C.H.	REMARKS
FRONT PORCH	ENGINEERED WOOD	NONE	SMALL	HARDI BOARD SIDING	BEADED BOARD	11'-4"	
REAR PORCH	ENGINEERED WOOD	NONE	SMALL	HARDI BOARD SIDING	BEADED BOARD		
DINING ROOM	WOOD	11 1/2"	2 PIECE	SMOOTH GYPSUM	SMOOTH GYPSUM	11'-0"	
LIVING ROOM	WOOD	11 1/2"	2 PIECE	SMOOTH GYPSUM	SMOOTH GYPSUM	11'-0"	
KITCHEN	WOOD	11 1/2"	2 PIECE	SMOOTH GYPSUM	SMOOTH GYPSUM	11'-0"	
PANTRY	WOOD	9 1/4"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	11'-0"	
POWDER	TILE	9 1/4"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	11'-0"	
UTILITY ROOM	TILE	5 1/2"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	
HALL 1	WOOD	9 1/4"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	
BEDROOM 1, CLOS.	WOOD	9 1/4"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	
BATH 2	TILE	5 1/2"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	
MASTER BEDROOM	WOOD	9 1/4"	2 PIECE	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	
MASTER BATH	TILE	5 1/2"	4 5/8"	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	
MASTER CLOS.	WOOD	9 1/4"	2 PIECE	SMOOTH GYPSUM	SMOOTH GYPSUM	10'-0"	



FIRST FLOOR

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE		
SIZE	DESCRIPTION	QUAN
1 3'0" X 9'6" X 1-3/4"	3096 1 LITE W/ RAISED PANEL BELOW, SINGLE LITE TRANSOM ABOVE TO 9'-6"	1
2 5'0" X 9'6" X 1-3/4"	PAIR 2676 6 LITE PATIO (FRENCH) DOORS W/ 4 LITE TRANSOM TO 9'-6", SEE ELEVATIONS	2
3 2'6" X 8'0" X 1-3/8"	2680 3 PANEL MASONITE DOOR	1
4 2'0" X 8'0" X 1-3/8"	2080 3 PANEL MASONITE DOOR	2
5 3'0" X 8'0" X 1-3/8"	3080 3 PANEL MASONITE DOOR	1
6 2'6" X 8'0" X 1-3/8"	2880 3 PANEL MASONITE DOOR	1
7 2'4" X 8'0" X 1-3/8"	2480 3 PANEL MASONITE DOOR	2
8 2'0" X 8'0" X 1-3/8"	2080 3 PANEL MASONITE POCKET DOOR	2
10 3'0" X 8'0" X 1-3/8"	PAIR 1680 3 PANEL MASONITE DOOR	2
12 2'0" X 8'0"	2080 GLASS SHOWER DOOR	1
13		
14		
15 3'0" X 8'0"	CASED OPENING	1
16		
17		
18		
19		
20		
21		



SECOND FLOOR

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
BASH OPENING	DIMENSIONS			DESCRIPTION	QUAN
	HEAD	WIDTH	HEIGHT		
A 2'0" x 7'0"	8'-0"	***	***	2670 44 DOUBLE HUNG WINDOW	5
B 2'10" x 7'0"	8'-0"	***	***	2170 1/1 DOUBLE HUNG WINDOW	10
C 2'10" x 8'0"	8'-0"	***	***	2106 1/1 DOUBLE HUNG WINDOW	7
D 2'10" x 5'0"	8'-0"	***	***	2100 1/1 DOUBLE HUNG WINDOW, SAFETY GLAZED	1
E 2'0" x 4'0"	8'-0"	***	***	2040 1/1 DOUBLE HUNG WINDOW	1
F 2'0" x 8'0"	8'-0"	***	***	2080 2 LITE CASEMENT WINDOW	1
G 2'0" x 8'0"	8'-0"	***	***	2080 3 LITE CASEMENT WINDOW	1
H 2'0" x 4'0"	8'-0"	***	***	2040 4 LITE CASEMENT WINDOW	1
J					
K					

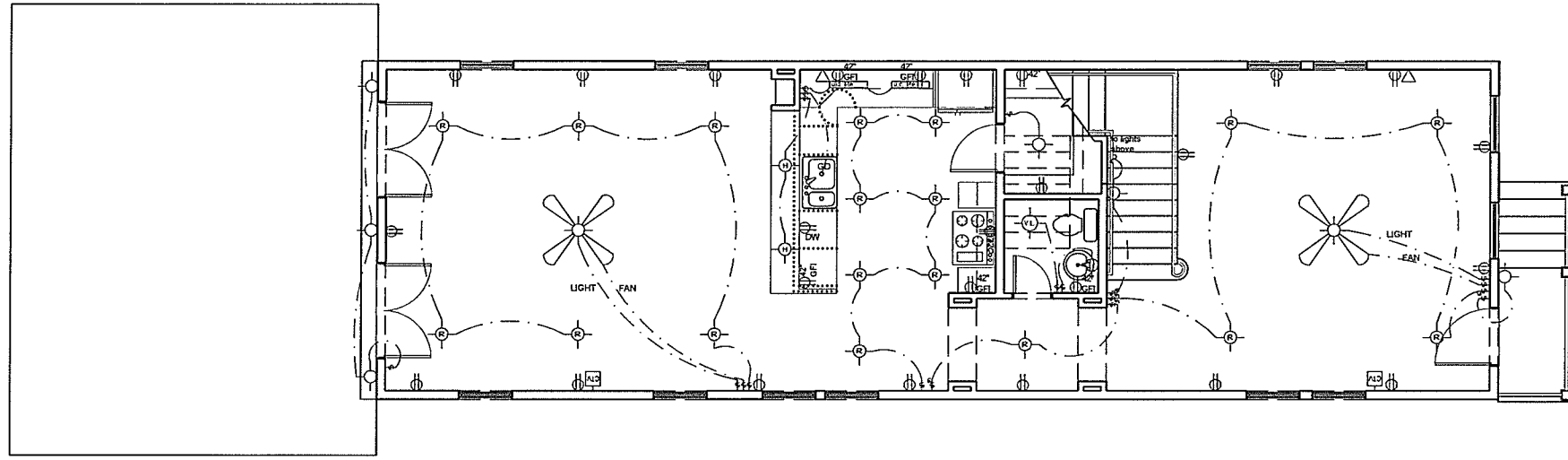
note: all exterior windows and doors to be in accordance with the International Building Code R.201.2.1. \*\*\* PER MANUFACTURER

C. SPENCER SMITH, AIA  
 ARCHITECTS, A LIMITED LIABILITY COMPANY  
 1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
 PHONE 504.566.0555 O FAX 504.566.0587

FOR BID	00.00.00
FOR CONTRACT	
FOR PERMIT	
FOR CONSTRUCTION	
REVISIONS	DATE
CAD FILE	20030220.DWG

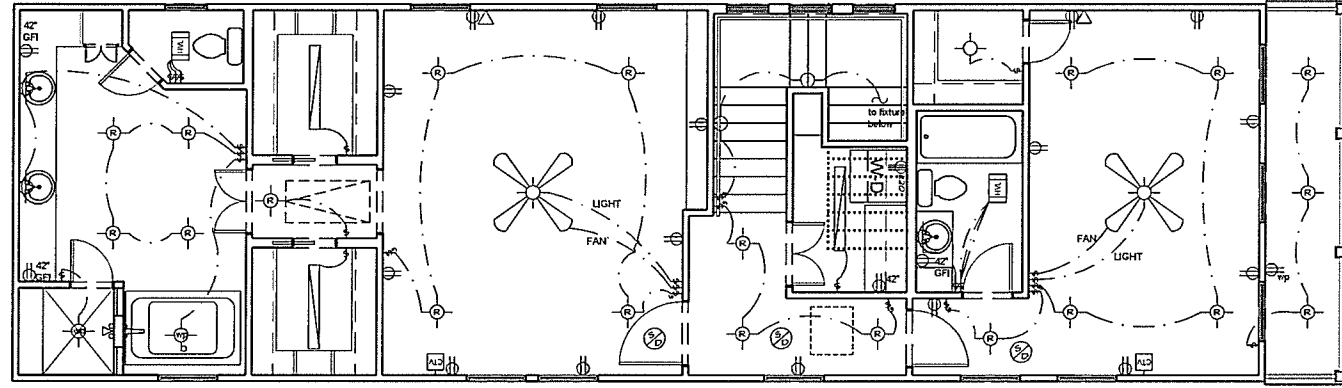
BYWATER RESIDENCE  
 BURGUNDY ST.  
 LOTS "P", SQ. NO. 242, THIRD DISTRICT  
 ORLEANS PARISH, NEW ORLEANS, LOUISIANA

10/11/12 1:58 PM C:\Users\ad\Documents\Projects\Bywater Residence\Bywater Residence.dwg



FIRST FLOOR ELECTRICAL

SCALE: 1/4" = 1'-0"



SECOND FLOOR ELECTRICAL

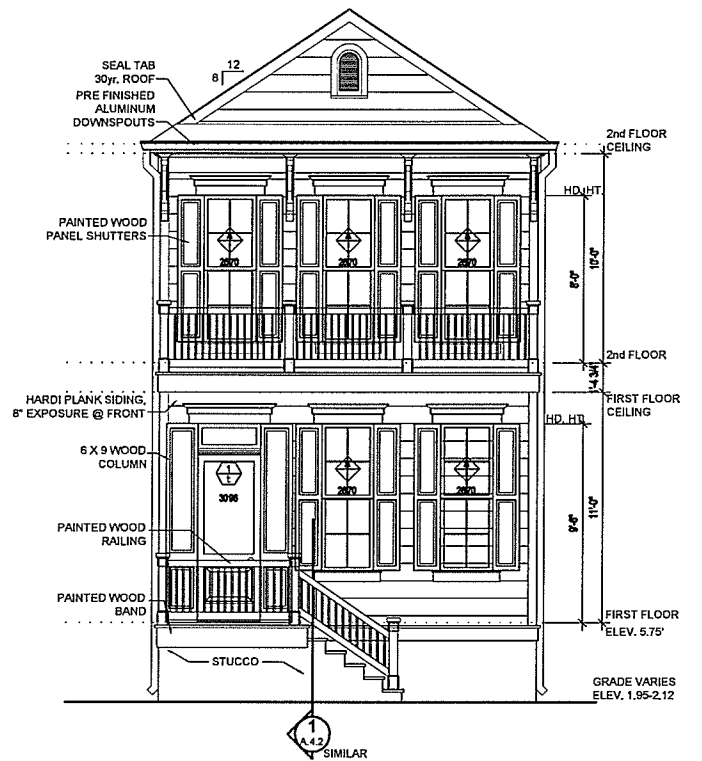
SCALE: 1/4" = 1'-0"

C. SPENCER SMITH, AIA  
ARCHITECTS, A LIMITED LIABILITY COMPANY  
1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
PHONE 504.566.0585 O FAX 504.566.0587

FOR BID	FOR CONTRACT	FOR PERMIT	FOR CONSTRUCTION	REVISIONS	DATE
00.00.00					
CAO FILE	PROJECT/DWG				

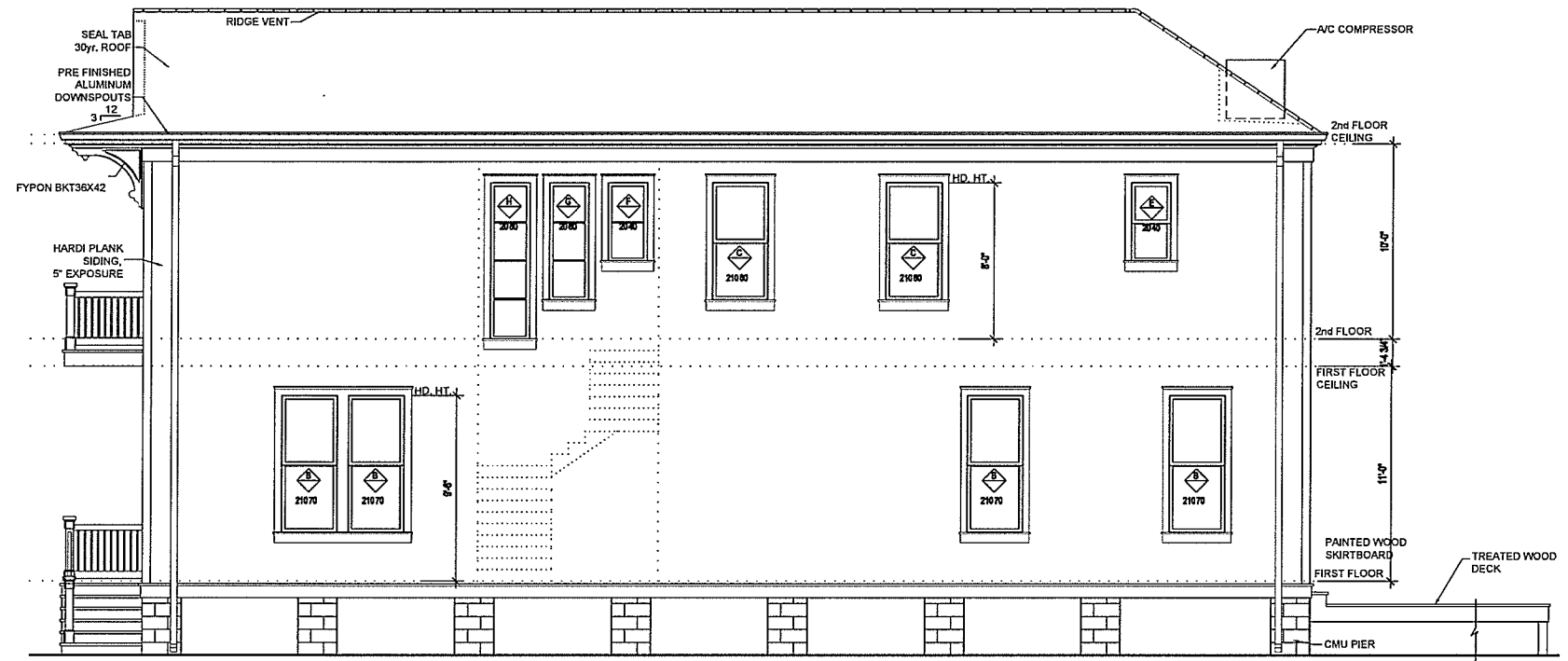
BYWATER RESIDENCE  
BURGUNDY ST.  
LOTS "PI", SQ. NO. 242, THIRD DISTRICT  
ORLEANS PARISH, NEW ORLEANS, LOUISIANA

A.2.2

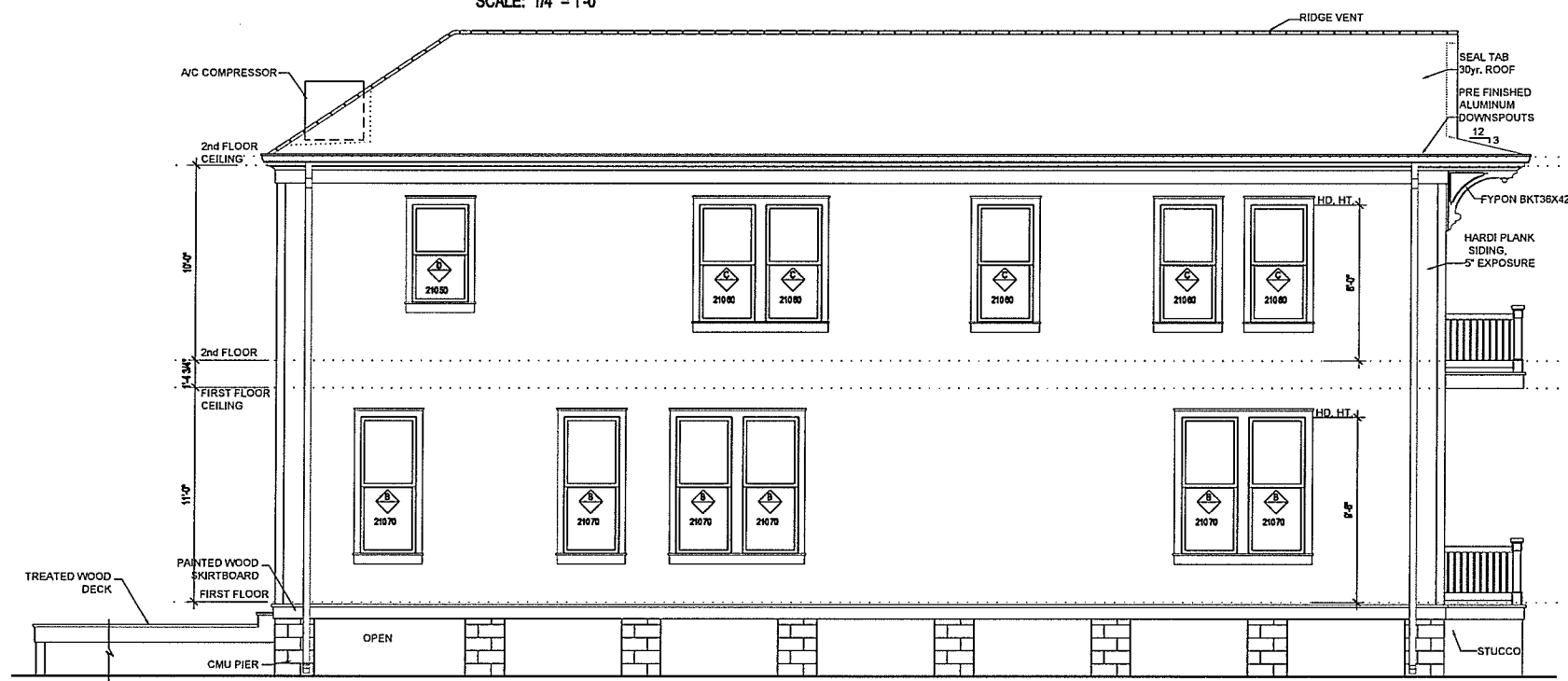


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

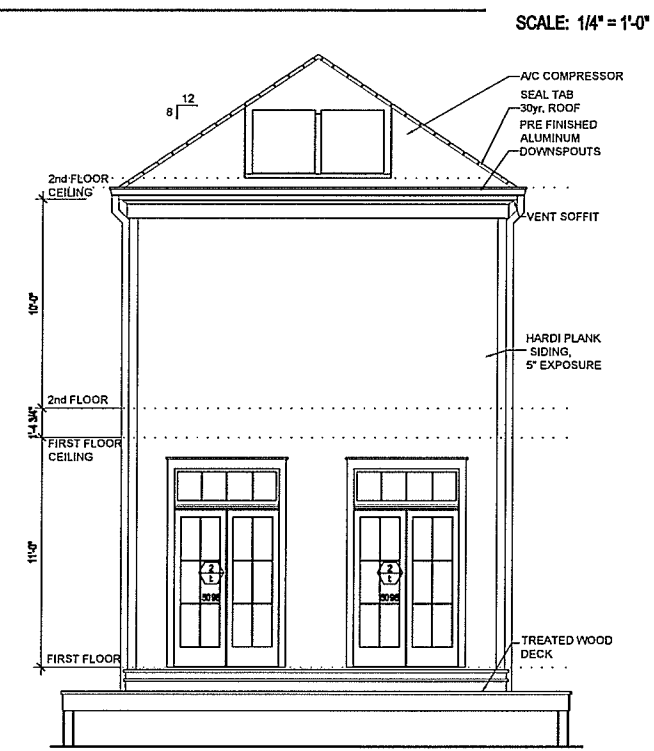


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

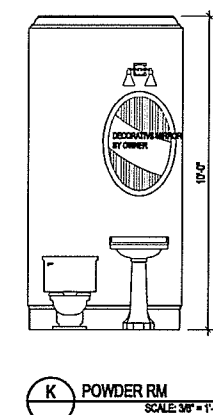
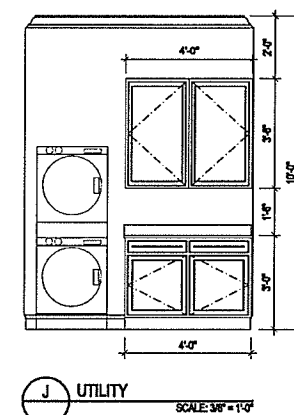
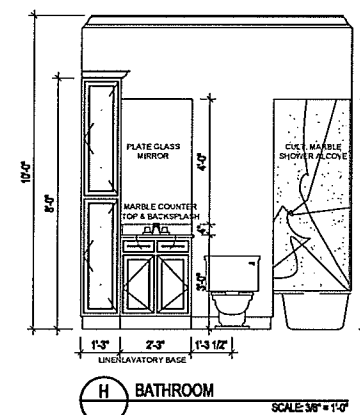
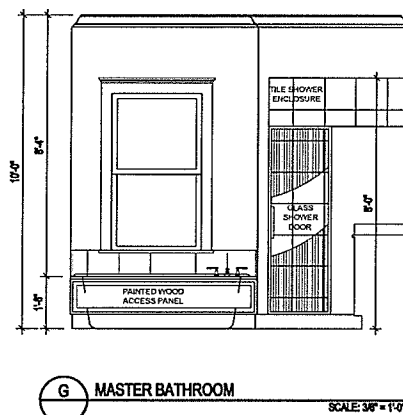
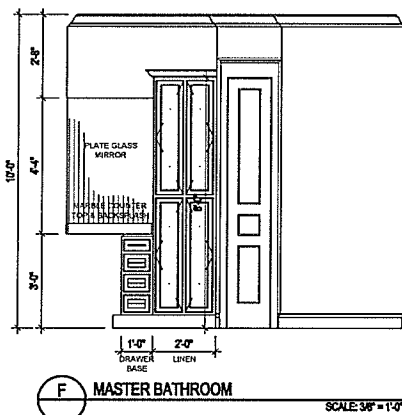
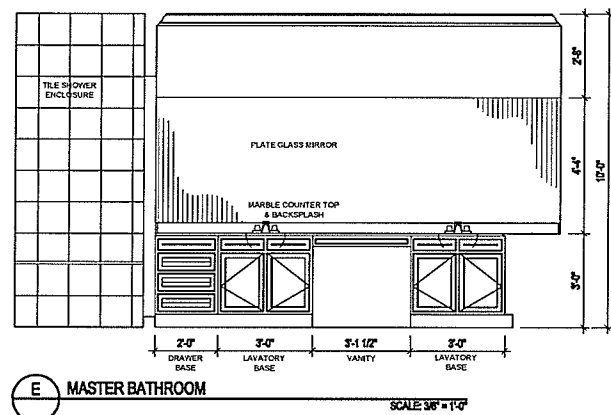
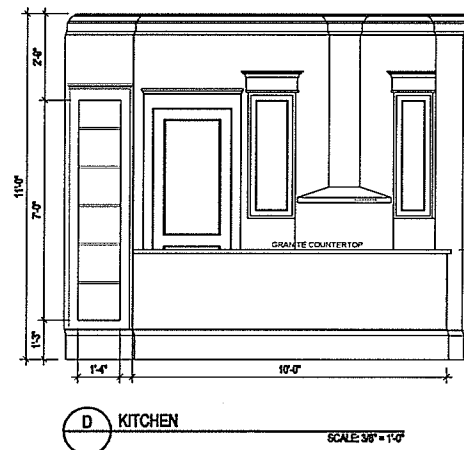
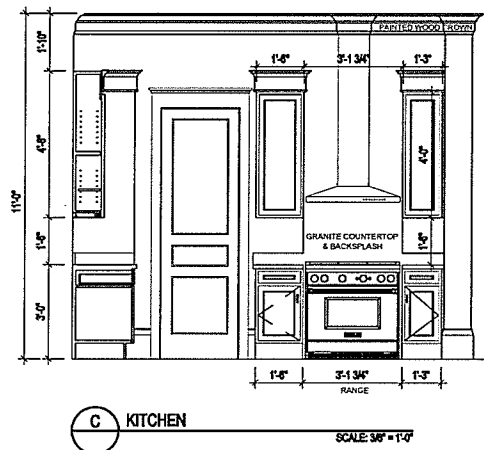
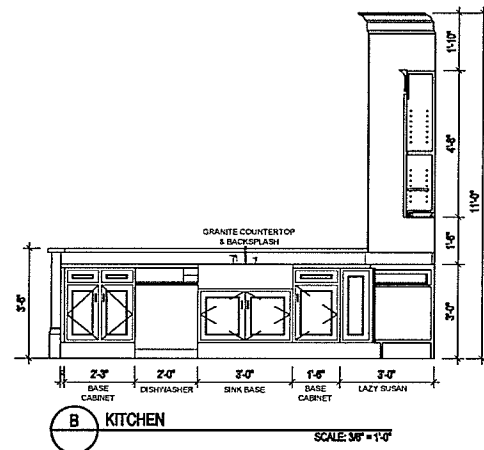
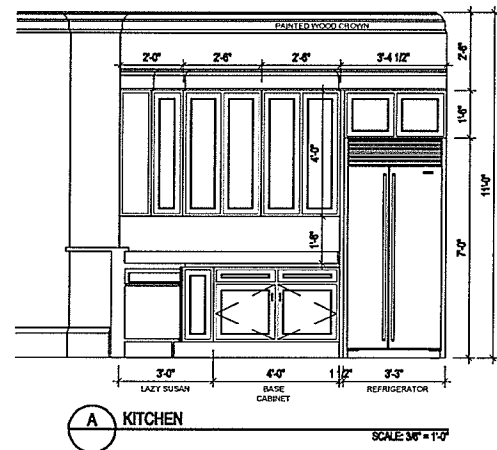
SCALE: 1/4" = 1'-0"

C. SPENCER SMITH, AIA  
 ARCHITECTS, A LIMITED LIABILITY COMPANY  
 1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
 PHONE 504.566.0585 FAX 504.566.0587

FOR BID	60,000.00
PERMITS	
FOR PERMIT	
FOR CONSTRUCTION	
REVISIONS	DATE
CAD FILE	ERC040205.DWG

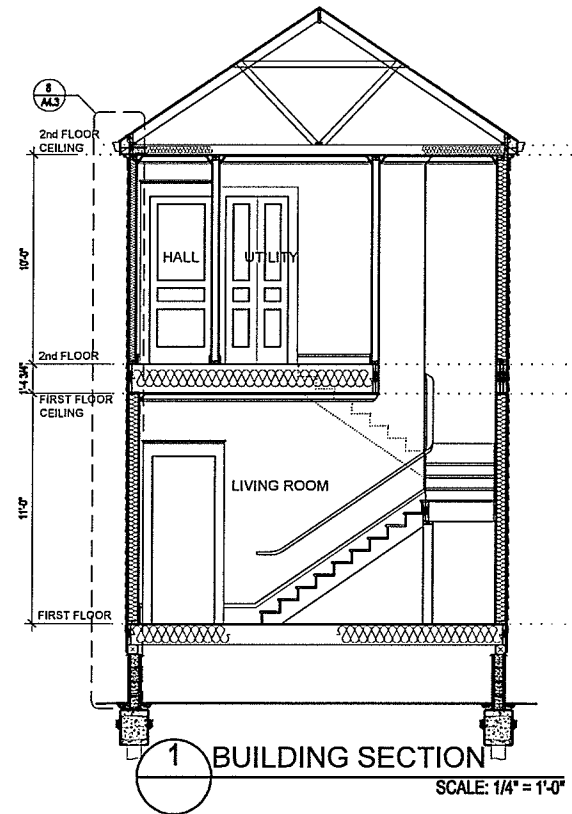
BYWATER RESIDENCE  
 BURGUNDY ST.  
 LOTS "P", SQ. NO. 242, THIRD DISTRICT  
 ORLEANS PARISH, NEW ORLEANS, LOUISIANA

A.3.1



**INTERIOR ELEVATIONS**

SCALE: 1/4" = 1'-0"

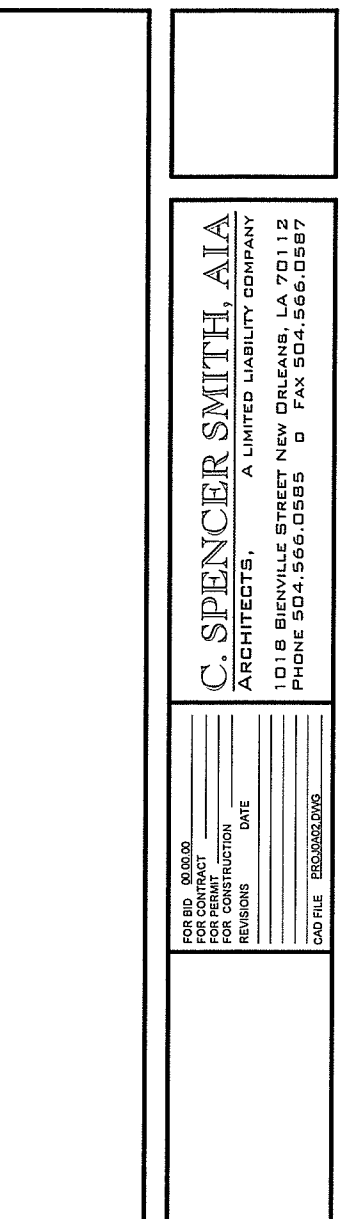
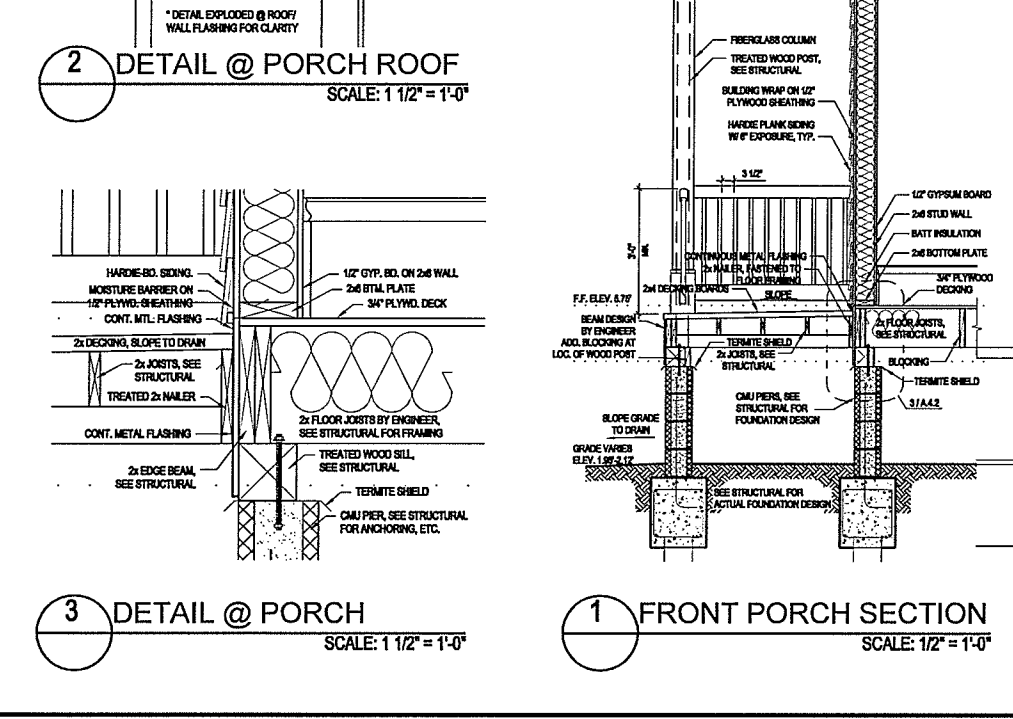
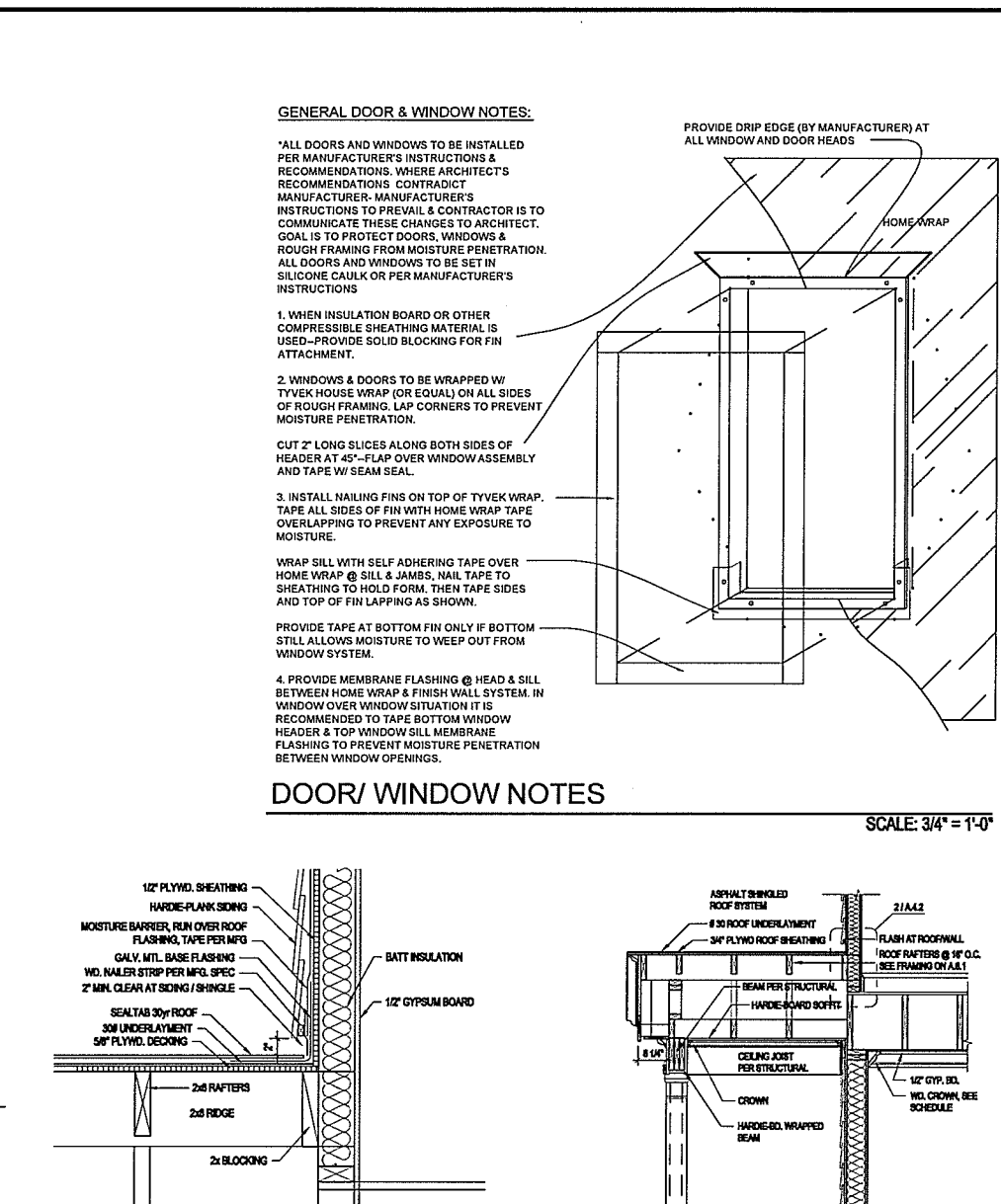
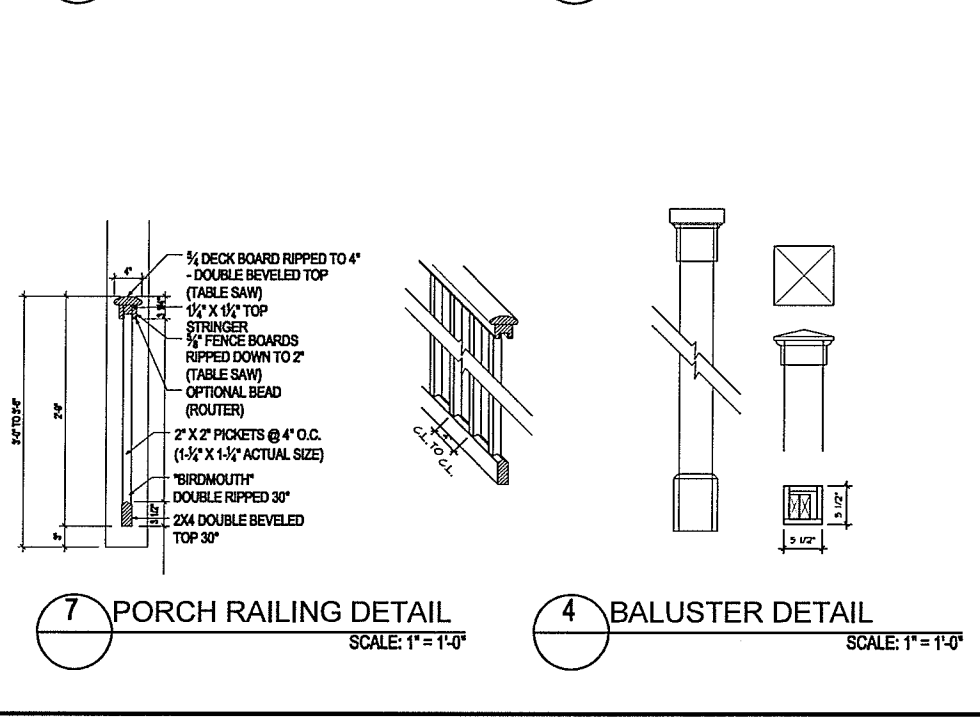
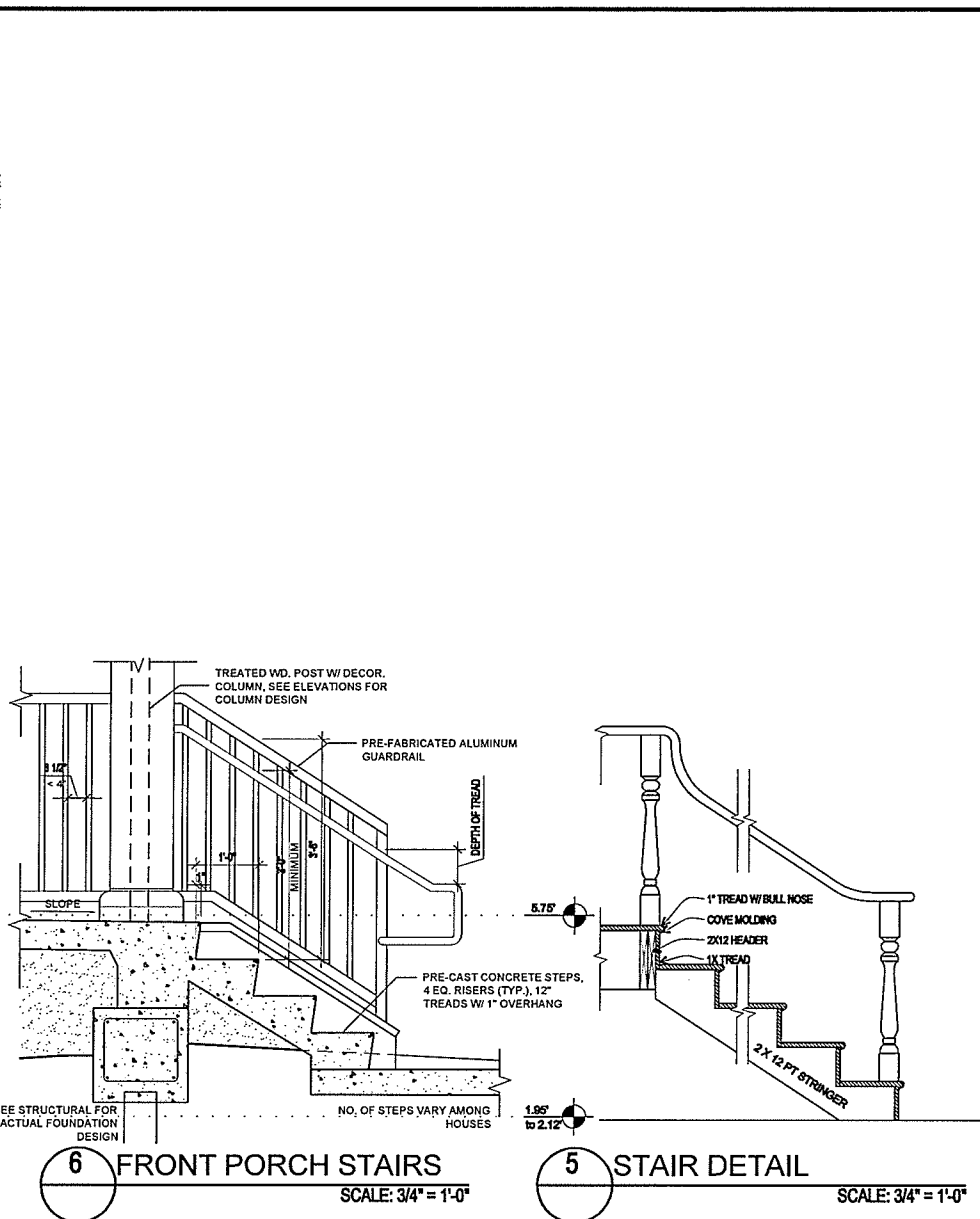
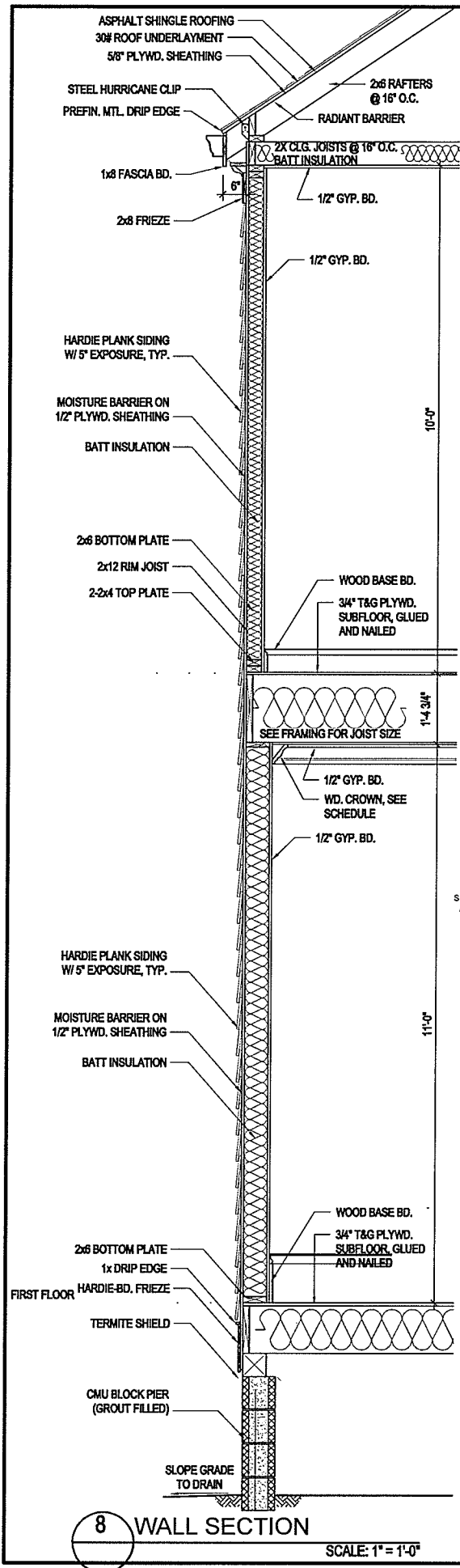


**C. SPENCER SMITH, AIA**  
ARCHITECTS, A LIMITED LIABILITY COMPANY  
1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
PHONE 504.566.0585 FAX 504.566.0587

00.00.00	DATE
FOR CONTRACT	FOR CONSTRUCTION
FOR PERMIT	REVISIONS
FOR BID	DATE
00.00.00	PROJ: 000002.DWG

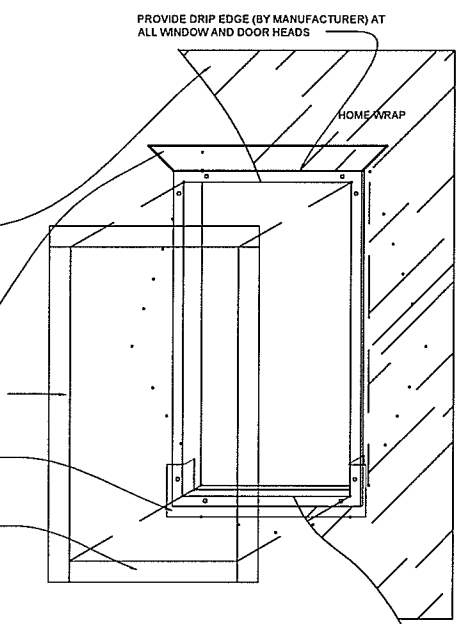
**BYWATER RESIDENCE**  
BURGUNDY ST.  
LOTS "P", SQ. NO. 242, THIRD DISTRICT  
ORLEANS PARISH, NEW ORLEANS, LOUISIANA

**A.4.1**



**GENERAL DOOR & WINDOW NOTES:**

- \*ALL DOORS AND WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS & RECOMMENDATIONS. WHERE ARCHITECT'S RECOMMENDATIONS CONTRADICT MANUFACTURER- MANUFACTURER'S INSTRUCTIONS TO PREVAIL & CONTRACTOR IS TO COMMUNICATE THESE CHANGES TO ARCHITECT. GOAL IS TO PROTECT DOORS, WINDOWS & ROUGH FRAMING FROM MOISTURE PENETRATION. ALL DOORS AND WINDOWS TO BE SET IN SILICONE CAULK OR PER MANUFACTURER'S INSTRUCTIONS
- 1. WHEN INSULATION BOARD OR OTHER COMPRESSIBLE SHEATHING MATERIAL IS USED-PROVIDE SOLID BLOCKING FOR FIN ATTACHMENT.
- 2. WINDOWS & DOORS TO BE WRAPPED W/ TYVEK HOUSE WRAP (OR EQUAL) ON ALL SIDES OF ROUGH FRAMING. LAP CORNERS TO PREVENT MOISTURE PENETRATION.
- CUT 2\"/>



**DOOR/ WINDOW NOTES**

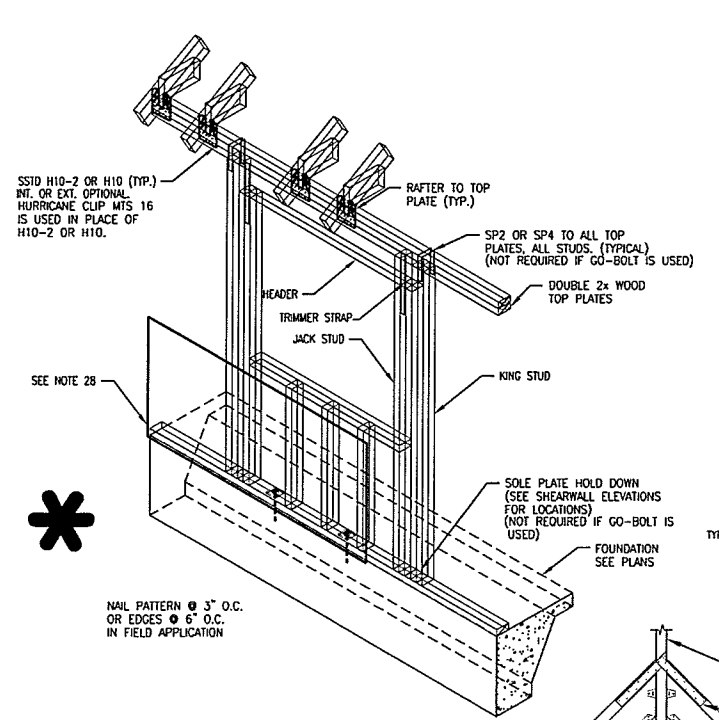
SCALE: 3/4" = 1'-0"

**C. SPENCER SMITH, AIA**  
 ARCHITECTS, A LIMITED LIABILITY COMPANY  
 1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
 PHONE 504.566.0585 D FAX 504.566.0587

00.00.00	DATE
FOR BID	FOR PERMIT
FOR CONTRACT	FOR CONSTRUCTION
REVISIONS	

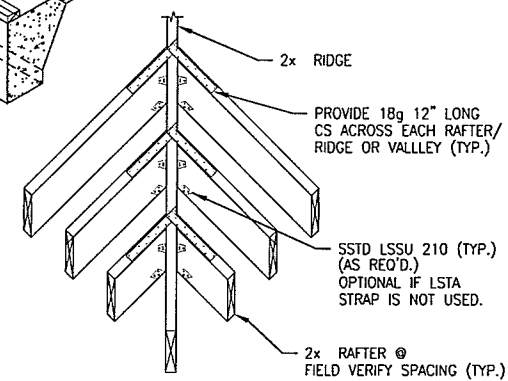
BYWATER RESIDENCE  
 BURGUNDY ST.  
 LOTS "P", SQ. NO. 242, THIRD DISTRICT  
 ORLEANS PARISH, NEW ORLEANS, LOUISIANA

A.4.2

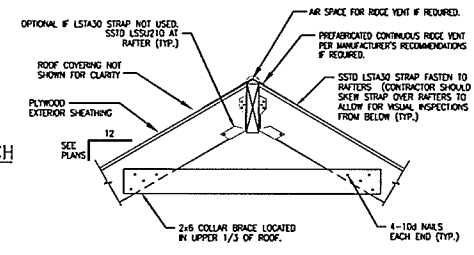


TYPICAL CONNECTIONS

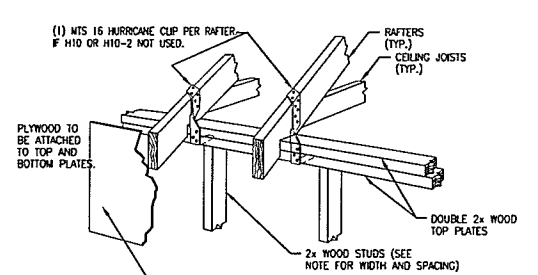
RE: HEADER SCHEDULE & SHEARWALL SCHEDULE FOR STRAP & SUP REQUIREMENTS.



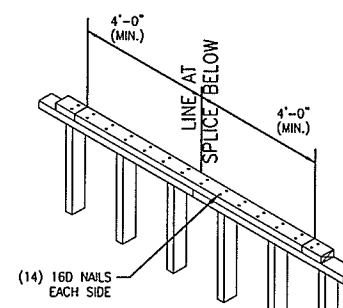
TYPICAL RAFTER/RIDGE HIP-TOP ROOF



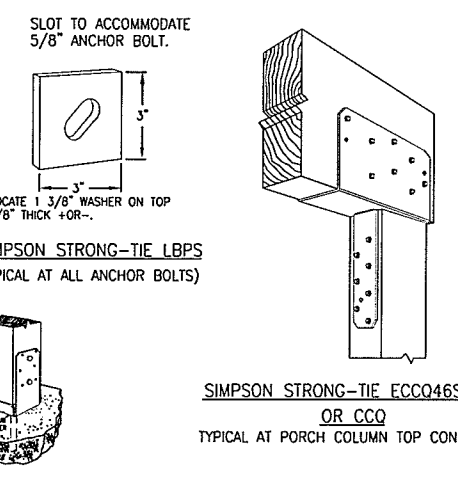
TYPICAL ROOF RIDGE FRAMING DETAIL



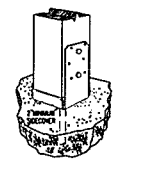
DOUBLE TOP PLATE BEARING FOR ROOF RAFTERS



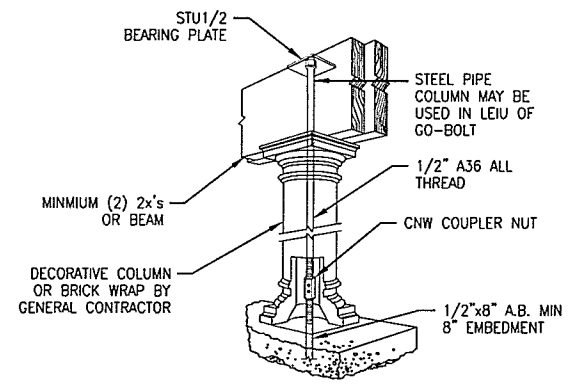
TYPICAL TOP PLATE SPLICE



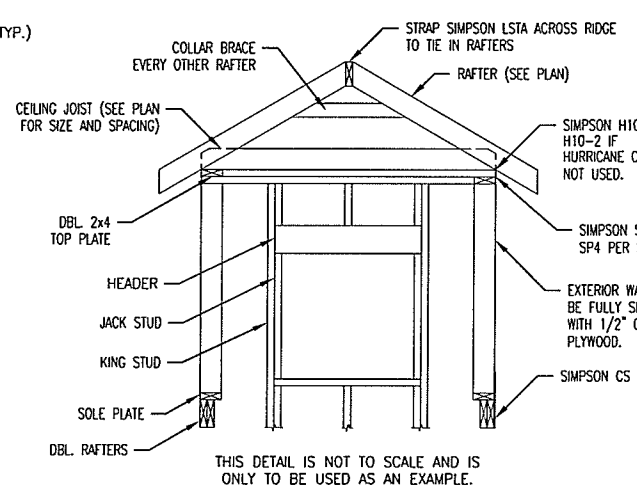
SIMPSON STRONG-TIE LBPS (TYPICAL AT ALL ANCHOR BOLTS)



SIMPSON STRONG-TIE ECCO46SDS2.5 OR CCO TYPICAL AT PORCH COLUMN TOP CONNECTION



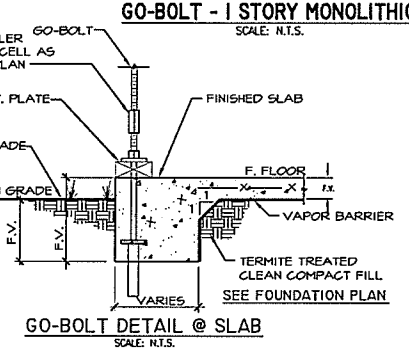
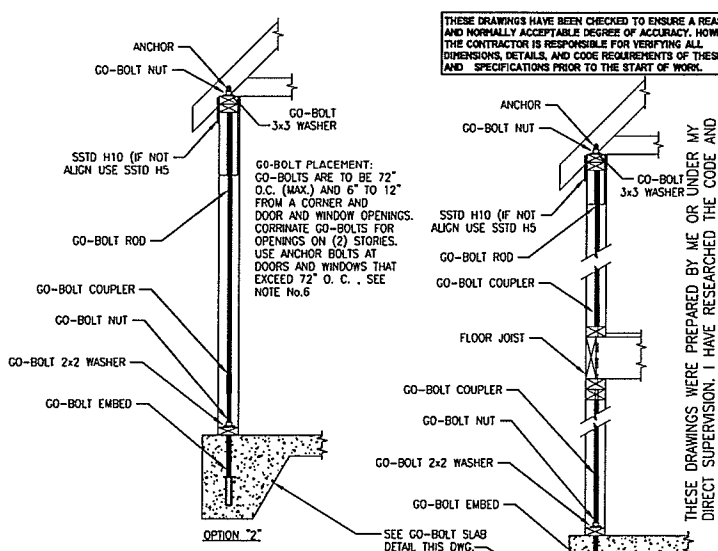
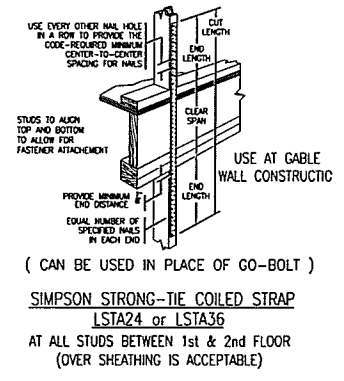
GO-BOLT COLUMN TIE-DOWN DETAIL SCALE: N.T.S.



TYPICAL DORMER DETAIL SCALE: N.T.S.

FASTENER TYPE	FASTENER SPACING		
	6 FT. PANEL SPAN ≤ 4 FOOT	4 FT. PANEL SPAN ≤ 6 FOOT	6 FT. PANEL SPAN ≤ 8 FOOT
2-1/2"x#6 WOOD SCREWS	16"	12"	9"
2-1/2"x#8 WOOD SCREWS	16"	16"	12"

- 24.) 6 NAILS PER ROOF SHINGLE.
- 25.) CABLE END CONSTRUCTION BUILT SIMILAR TO AND CONNECTED WITH WALL STUDS BELOW.
- 26.) BRACE GABLE END AGAINST LATERAL LOADS.
- 27.) HOLD DOWN ANCHORS AT THE ENDS OF ALL SHEAR PANELS/WALLS.
- 28.) TOP PLATES - SOLE PLATE HOLD-DOWNS AND TRIMMER STRAPS MAY BE ELIMINATED IF ANCHOR BOLT SYSTEM IS USED. (SEE NOTE 6.) AND LOCATE CONT. 1/2" PLYWOOD OR OSB FROM BOTTOM OF SOLE PLATE TO TOP OF TOP PLATE AND TO BE GLUED AND NAILED.
- 29.) ANY MODIFICATIONS WILL HAVE TO BE APPROVED BY ENGINEER OF RECORD IN FORM OF A LETTER.
- 18.) GRANT SPACE VENTILATION TO BE IN ACCORDANCE WITH STANDARD BUILDING CODE.
- 19.) TOP PLATE SHALL BE SPLICE WITHIN THE CENTER THIRD OF WALL SECTION. SPLICE TO HAVE A MIN. OF 48" & CONNECTED WITH 16d NAILS @ 3" O.C. OR 2 ROWS 12d's WIRE NAILS @ 3" O.C.
- 20.) STAIRS SHALL HAVE A MIN. OF 3 STRINGERS FOR 36" & ONE ADDITIONAL STRINGER FOR EACH ADD'L 8" OF TREAD WIDTH, MAX. UNSUPPORTED STRINGER LENGTH TO BE 6'-0".
- 21.) SOFFIT OF SILL ALONG EXTERIOR & PORCHES SHALL BE P.T.2x DEADWOOD BETWEEN COLUMNS.
- 22.) ALL SILL BEAMS ALONG EXTERIOR AND PORCHES SHALL HAVE P.T. PLYWOOD BETWEEN SOFFIT OF SILLS.
- 23.) IT IS INTENDED THAT THE PRESSURE TREATED SHEATHING BE FULLY INSTALLED SEALING UNREATED LUMBER OF THE MAIN HOUSE PRIOR TO PORCH CONSTRUCTION.



IN LIEU OF GO-BOLTS YOU MAY USE ANCHOR BOLTS. SEE NOTE No.6 BELOW.

130 MPH - EXPOSURE B - FRAMING NOTES:

- 1.) THIS PLAN REQUIRES MANY CONSTRUCTION DETAILS THAT MAY NOT BE "STANDARD". FRAMING CODE - IT IS IMPORTANT THAT ALL DETAILS SHALL BE UNDERSTOOD OR CLARIFIED PRIOR TO NEW CONSTRUCTION.
- 2.) SAW LUMBER NOTCHES IN SOLID LUMBER JOIST, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4"(102mm) OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER. HOLES SHOULD NOT BE CLOSER THAN 2"(51mm) TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER LOCATED IN THE MEMBER, WHERE THE MEMBER IS ALSO NOTCHED. THE HOLE SHALL NOT BE CLOSER THAN 2"(51mm) TO THE NOTCH.
- 3.) DRILLING AND NOTCHING - STUDS ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF IT WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WITH ANY STUD MAY BE BORED OR DRILLED PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NOT GREATER THAN 40% OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NOT CLOSER THAN 5/8"(15.9mm) TO THE EDGE OF THE STUD AND HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH EXCEPTIONS. WHEN PIPING OR DUCT WORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR, BRACED OR LOAD-BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH. A GALVANIZED METAL TIE IS NOT LESS THAN .054"(1.37mm)(16 GA.) & 1.5 (38mm) WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIZE 16d NAILS. EXCEPTIONS: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.
- 4.) DRILLING AND NOTCHING OF TOP PLATE
- 5.) ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, PLYWOOD DESIGN SPECIFICATION BY THE APA STDS. SET FORTH BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, PRESSURE TREATED WOOD REQUIREMENTS BY AMPA AND MEET OR EXCEED LOCAL BUILDING CODES.
- 6.) ALL ANCHORS BOLTS SHALL BE 5/8"x12" W/STANDARD HOOKS AND MIN. EMBEDMENT OF 8" , AT A MAX SPACING OF 24" O.C. ALL OPENINGS AND CORNERS SHALL HAVE ONE ANCHOR BOLT BETWEEN 6" & 12" OF WALL ENDS OR OPENINGS. WHEN ANCHOR BOLTS ARE USED LOCATE (1) PIECE OF 1/2" PLYWOOD OR OSB GLUED AND NAILED AT ALL CORNERS.
- 7.) WINDOW PROTECTION ALL WINDOWS/OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS, ANCHORABLE, PRECUT MIN. 5/8" THICK PLYWOOD, INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT WINDOWS.
- 8.) ALL FRAMING LUMBER TO BE SOUTHERN YELLOW PINE NO. 2 GRADE 19% MAX. MOISTURE CONTENT. ALL LUMBER IN CONTACT WITH CONCRETE , MASONRY ELEMENTS, OR EXPOSED TO WEATHER TO BE PRESSURE TREATED. COORDINATE FRAMING WITH OTHER TRADES.
- 9.) BLOCK ALL WALLS AT PLYWOOD EDGES. 1 1/2"x20 GA. GALVANIZED IRON STRIPS TO BE INSTALLED OVER ALL CUTOUTS IN STUDS FOR PLUMBING, ELECTRICAL, ETC.
- 10.) PROVIDE DRAFT/PIPE STOPPING ACCORDING TO LOCAL BUILDING CODE.
- 11.) FLOOR, ATTIC AND ROOF FRAMING SHALL BE AS PER PLAN OR SIZED ACCORDING TO REQUIREMENTS NOT TO EXCEED MAXIMUM SPAN TABLES OF SOUTHERN FOREST PRODUCTS ASSOC. LATEST ISSUE. PROVIDE BRIDGING WHERE SHOWN OR WHEN JOISTS EXCEED 8' SPAN. PROVIDE DBL. FLOOR JOISTS UNDER BEARING WALLS OR BEAM REQ'D. INSTALL THREE (3) STUDS UNDER EACH BEARING POINT OF BEAM STUDS TO BE FASTENED TOGETHER WITH 12d's WIRE NAILS AT 4" O.C. & WITHIN 3" OF EACH END OF STUDS.
- 12.) JOIST AND BEAM HANGERS TO BE 16 GA. OR LARGER AS PER MANUFACTURED BY SIMPSON STRONG-TIE CO. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPEC'S. IF JOISTS ARE TO BE NOTCHED AT ENDS, DO NOT EXCEED 1/4 DEPTH. HANGER SIZE TO MATCH MEMBER SIZE.
- 13.) PROVIDE 2nd COLLAR BRACING EVERY OTHER PART OF RAFTERS AT THE UPPER THIRD OF ROOF HEIGHT.
- 14.) FLOOR SHEATHING TO BE APA RATED, 3/4" THK. MINIMUM C-D TONGUE & GROOVE GUE & NAIL TO FLOOR JOISTS WITH 8d COMMON NAILS @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE JOISTS. THREE (3) STUDS UNDER EACH BEARING PT. OF BEAM STUDS TO BE FASTENED TOGETHER WITH 12d's WIRE NAILS AT 4" O.C. & WITHIN 3" OF EACH END OF STUDS. ENSURE TIGHT FIT TOP & BOTTOM.
- 15.) ROOF SHEATHING - SEE PLAN.
- 16.) SHEAR WALLS - SEE SCHEDULE OR ELEVATIONS AND LAYOUT.
- 17.) HEADER SIZE - SEE PLAN AND SCHEDULE.

THESE DRAWINGS HAVE BEEN CHECKED TO ENSURE A REASONABLE AND NORMALLY ACCEPTABLE DEGREE OF ACCURACY. HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, AND CODE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS PRIOR TO THE START OF WORK.

THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. I HAVE RESEARCHED THE CODE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE WITH THIS CODE.

SEAL IS LOT SPECIFIC AND FOR STRUCTURAL DESIGN ONLY. DRAWING AND DESIGN VALID FOR ONE (1) YEAR AFTER LATEST DATE IN TITLE BLOCK.

C. SPENCER SMITH, AIA  
architects  
a limited liability company  
1018 Bienville Street • New Orleans, Louisiana 70112  
phone: 504.566.0665 fax: 504.566.0567 email: spenemth@aol.com

FOR BID 03.14.2011  
FOR CONTRACT  
FOR CONSTRUCTION  
REVISIONS  
DATE  
CADD FILE: BURR\_FRAM\_CLOUD\_1.dwg

BYWATER RESIDENCE  
BURGUNDY ST.  
LOT "P", SQ. NO. 242, THIRD DISTRICT  
ORLEANS PARISH, NEW ORLEANS, LOUISIANA

A.4.3





# FRAMING: GENERAL NOTES

1. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE, ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE STANDARD BUILDING CODE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.

2. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S NO. 2 MAXIMUM MOISTURE CONTENT OF 15 %. STUD WALLS AND PARTITIONS SHALL BE SIZED AS FOLLOWS:

- FIRST FLOOR EXTERIOR WALLS - 2 X 6
- SECOND FLOOR EXTERIOR WALLS - 2 X 4
- FIRST FLOOR PARTITIONS - 2 X 4
- SECOND FLOOR PARTITIONS - 2 X 4
- WET WALLS - 2 X 6

BLOCK ALL STUDS AT THE MID-HEIGHT. RAMSET BOTTOM PLATE OF INTERIOR STUD WALLS TO CONCRETE WITH 1/4" RAMSETS @ 16" O.C. EXTERIOR WALLS TO HAVE 1/2" HDG ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET O.C. EMBED ANCHORS A MINIMUM 7" IN CONCRETE WITH 1-1/2" HOOK.

3. FLOOR, ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPANS EXCEEDS EIGHT FEET. LOCATE (3) 2 X 12 BEAMS BELOW BEARING WALLS OF WALLS ABOVE AND AS INDICATED ON FRAMING PLANS. BEAM SHALL BEAR ON ENTIRE WIDTH OF BEARING WALL TOP PLATE. LOCATE (3) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE (SEE FRAMING NOTE #14) PROVIDE WOOD COLLAR BRACES AT EACH RAFTER 24" BELOW CROWN OF ROOF. REVIEW TRUSS CONDITION FOR ALTERNATE FRAMING INSTRUCTIONS ON COLLAR BRACES.

4. PLYWOOD SUB FLOORING - APA RATED 48/24, 3/4" THICK TONGUE AND GROOVE. GLUED AND NAILED TO FLOOR JOISTS WITH 8D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

5. PLYWOOD ROOFING - APA RATED 24/0 5/8" THICK. NAIL WITH 8D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLYCLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.

6. WIND BRACING - PROVIDE APA RATED 4' X 8' X 1/2" PLYWOOD ON ALL EXTERIOR WALL CORNERS AND A MAXIMUM OF 25' ON CENTER ALONG EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF RAFTERS. NAIL PLYWOOD EDGES WITH 8D NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

7. COORDINATE FRAMING WITH HVAC DUCTS, ELECTRICAL, AND PLUMBING

8. CEILING HEIGHTS SHALL BE AS SHOWN ON DRAWINGS.

9. JOIST HANGERS SHALL BE 16 GAUGE TYPE "U" AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. INSTALL JOIST HANGERS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE SAME SIZE AS MEMBER SUPPORTED.

10. BRICK LINTELS ABOVE OPENINGS SHALL BE 5" X 3-1/2 X 1/4" STEEL ANGLES WITH 8" MINIMUM BEARING EACH SIDE UNLESS NOTED OTHERWISE ON THE DRAWINGS.

11. OPENING HEADER SCHEDULE:  
 FIRST FLOOR - (2) 2 X 10  
 ANY OTHER - (2) 2 X 10 UNLESS NOTED OTHERWISE

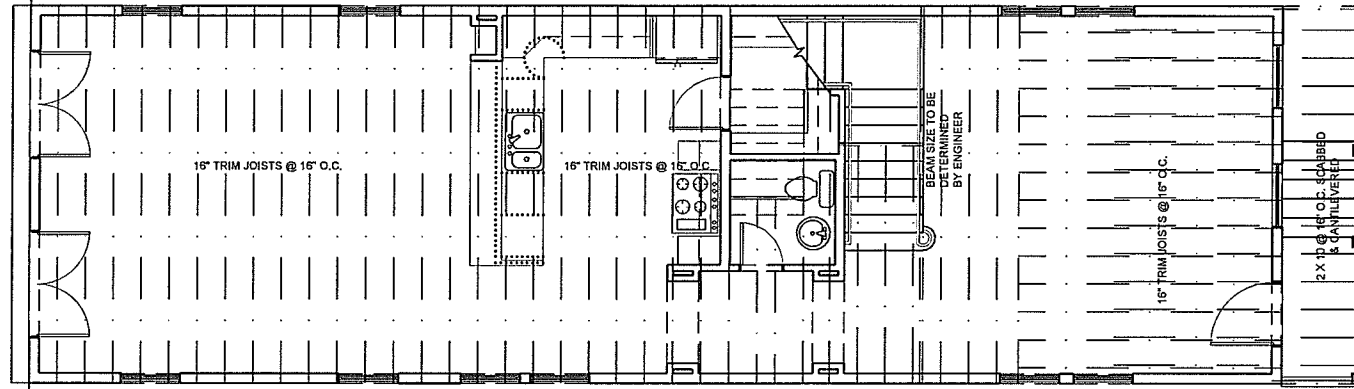
12. BORED HOLES - 2" CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1-1/4" IN DIAMETER, AND NOT IN MIDDLE OF SPAN.

13. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1-1/2" WIDE NO. 24 GAUGE GALVANIZED STRAPS 18" LONG, BOTH SIDES OF WALL - SPIKED TO PLATES.

14. PROVIDE STUD POSTS MADE UP OF MULTIPLE STUDS BENEATH END BEARING OF BEAM AS SHOWN ON FRAMING PLAN. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16D NAILS AT 12" O.C. (ON STUD CENTER LINE) AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING ON TOP AND BOTTOM.

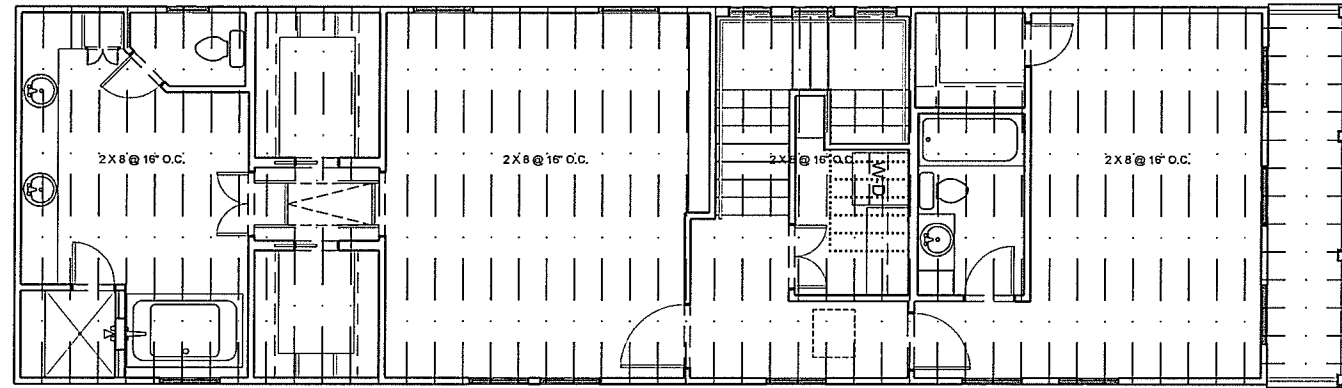
15. PROVIDE HURRICANE CLIPS AT EVERY OTHER RAFTER, UNLESS NOTED OTHERWISE. STRAP FOR CONTINUOUS TRANSFER OF UPLIFT LOADS TO FOUNDATION. uA

16. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.



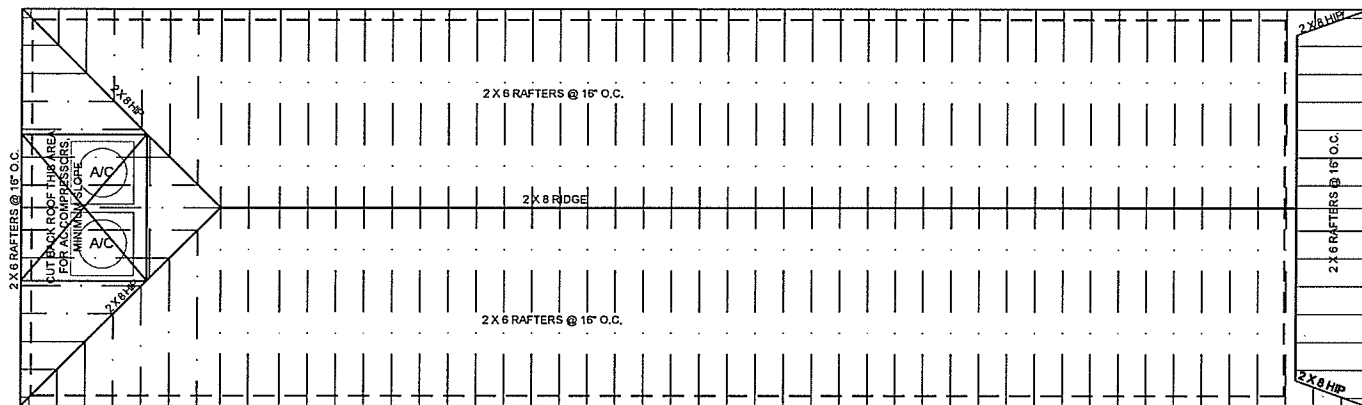
FIRST FLOOR CEILING FRAMING

SCALE: 1/4" = 1'-0"



SECOND FLOOR CEILING FRAMING

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

C. SPENCER SMITH, AIA  
 ARCHITECTS, A LIMITED LIABILITY COMPANY  
 1018 BIENVILLE STREET NEW ORLEANS, LA 70112  
 PHONE 504.566.0565 FAX 504.566.0567

FOR BID	00.00.00
FOR CONTRACT	
FOR PERMIT	
FOR CONSTRUCTION	
REVISIONS	DATE
CAD FILE	PRC00002.DWG

BYWATER RESIDENCE  
 BURGUNDY ST.  
 LOTS "P", SQ. NO. 242, THIRD DISTRICT  
 ORLEANS PARISH, NEW ORLEANS, LOUISIANA