

2618 ST. THOMAS STREET

NEW ORLEANS, LA



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BUILDING CALCULATIONS

Square Footage:

First Floor	1,008 sq. ft.
Second Floor	490 sq. ft.
Total Square Footage	1,498 sq. ft.

GENERAL NOTES

- HEASLIP ENGINEERING adheres to the design criteria outlined in the 2012 International Residential Code for one and two-family dwellings as required for areas where basic wind speeds equal or exceed 130 mph. As for design criteria in R301.2.1.1, I will follow the American Forest and Paper Association (AF&PA) wood frame construction manual for one and two-family dwellings (w/wn). With roof pitches exceeding 12/12 I will follow the ASCE-7 criteria designed by engineer (see details sheet). Not all specifications are expressly noted on the plans; therefore, it is the responsibility of individual builders and/or contractors to comply with the following codes.
- R301.2.1.2 INTERNAL PRESSURE. Windows in buildings located in windborne debris regions shall have glazed openings protected from windborne debris or the building shall be designed as a partially enclosed building in accordance with the international residential code. Glazed opening protection for windborne debris shall meet the requirements of the large missile test of ASTM E 1996 and ASTM E 1886 reference therein.

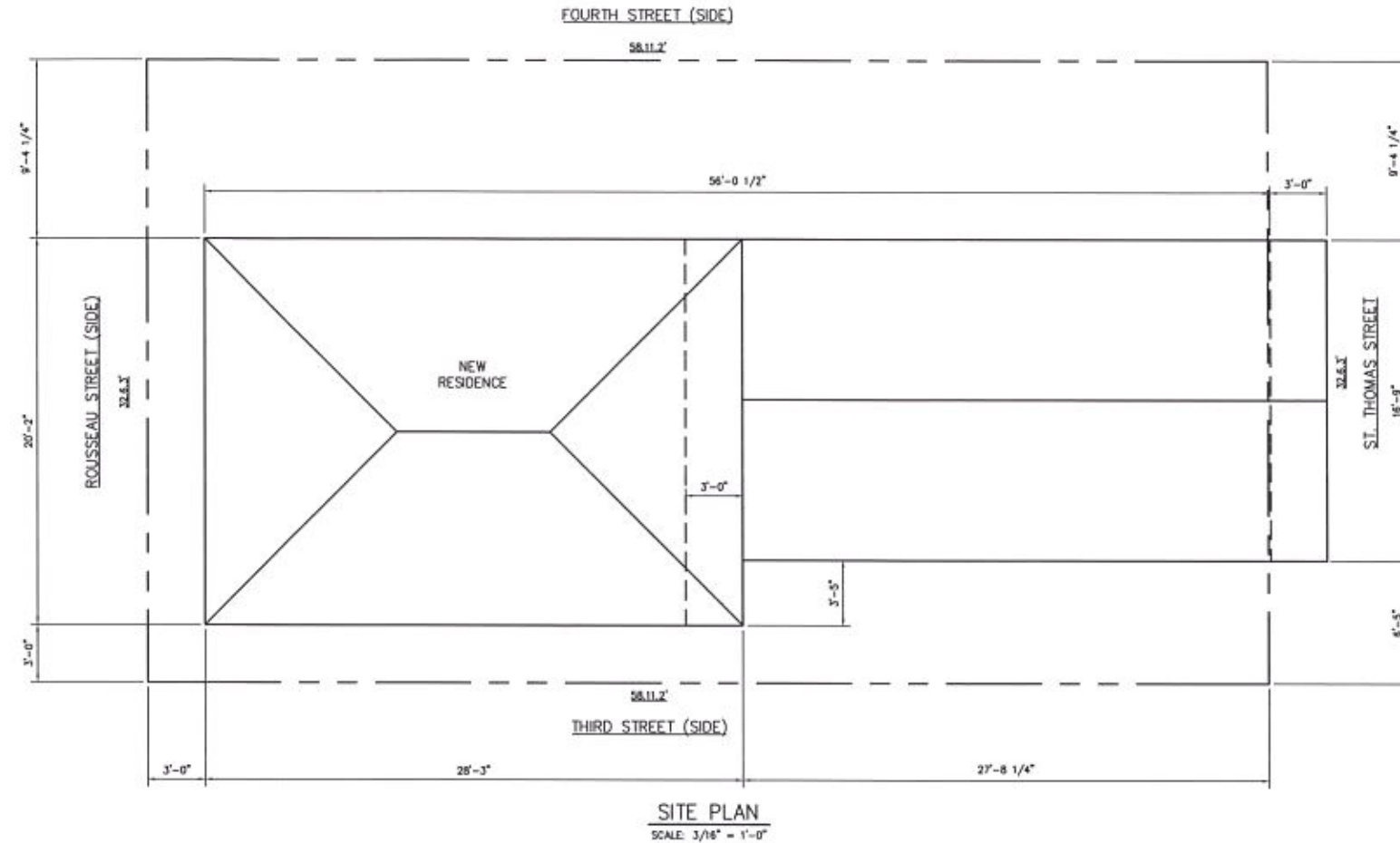
EXCEPTION: Wood structural panels with a minimum thickness of 7/16 in. and a maximum span of 8 feet shall be permitted for opening protection in one and two-story buildings. Panels shall be placed to cover the glazed openings with attachments hardware provided. Attachments shall be provided in accordance with table R301.2.1.2 or shall be designed to resist the components and cladding loads determined in accordance with the provisions of the IRC. (NOTE: Windborne debris protection required to be shown on plans. Also list H1, H2 and RSP4 full to meet the uplift requirements, anchor bolts are required 28" o.c.)
 - LIGHT, VENTILATION, AND HEATING - BATHROOMS. All bathrooms and water closets compartments or similar rooms shall be provided with a window not less than 3 square feet with one-half of which must be operable. Window shall not be required if mechanical ventilation is producing a change of air every 12 minutes is provided. All exhausts shall be vented directly to the outside.
 - All AC return air chases shall be constructed of one-hour rated construction.
 - Contractor shall provide public protections as necessary per all applicable codes.
 - Provide insulation as required by Section 1102 of the IRC 2012 ED.
 - All columns or solid framing should be designed to carry loads and should extend down thru the levels below and terminate at the basement floor or at other bearing points designed to carry the load.
 - R3101 EMERGENCY ESCAPE AND RESCUE REQUIRED. Every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor.
 - R3101.1 All egress or rescue windows from sleeping rooms must have a net clear opening of 5.7 square feet.
 - R3101.2 The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches.
 - All work shall be performed in accordance with all applicable national, state, and local codes, regulations, and FNA/VA MPS.
 - Contractor shall verify all conditions and dimensions of site before beginning construction. Any discrepancies shall be reported to HEASLIP ENGINEERING, for justification and/or correction before proceeding with work. Contractors shall assume responsibility for errors that are not reported.
 - All dimensions should be read or calculated and never scaled.
 - All footings to be below frost line (see local code) and must rest on undisturbed soil capable of handling the building. Consult local engineer for proper footing and reinforcing sizes.
 - Contractor shall insure compatibility of the building with all site requirements.
 - Contractor shall obtain and pay for all necessary permits and inspections as required by all governing agencies.
 - The contractor shall remove all rubble & debris from the job site and leave the building and grounds clean upon completion of work.
 - The contractor shall before starting the work, secure workman's compensation and liability insurance from an insurance company authorized to write policies in Louisiana.
 - Builder's risk insurance shall be obtained by the owner.

ENERGY NOTES

- HVAC unit shall closed combustion gas furnace.
- HVAC unit shall have min. seer rating of 13.
- Provide sheathing insulation under all tubs.
- Provide blanket insulation around water heaters.
- Caulk side panels.
- Insulate above all pocket door.
- Windows shall have at minimum low "e" glass.

NOTE

NO ON SITE SUPERVISION OR INSPECTIONS ARE PROVIDED WITH THE USE OF THESE PLANS BY THE DESIGNER. BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS TYPE, AND SIZE OF ALL COMPONENTS ALONG WITH ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION AND COMPLYING WITH ALL CODE REQUIREMENTS AND ANY OTHER REQUIREMENT TYPE, AND SIZE OF ALL COMPONENTS ALONG THAT MAY APPLY. USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE OF THE ACCEPTANCE OF THE ABOVE BY THE OWNER AND BUILDER/CONTRACTOR.



PROJECT INFORMATION

CODE DATA:

OCCUPANCY CLASSIFICATION:
CONSTRUCTION TYPE:

SINGLE DWELLING
TYPE IV

ZONING DATA:

DISTRICT CLASSIFICATION:

RD-3 (TWO FAMILY
RESIDENTIAL DISTRICT)

SETBACKS REQUIRED FOR RD-3

FRONT YARD MINIMUM:
REAR YARD MINIMUM:
SIDE YARD MINIMUM:

20 FEET
20 FEET
3 FEET

HEIGHT REQUIREMENTS:

MAXIMUM HEIGHT:

40 FEET

CODES USED:

- INTERNATIONAL RESIDENTIAL CODE 2012
- CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE
- N.F.P.A. 10, 1997 (LIFE SAFETY CODES)
- CHAPTER 2, ONE AND TWO FAMILY DWELLINGS

LEGAL DESCRIPTION:

SQUARE NO. 49, LOT A
FOURTH DISTRICT, NEW ORLEANS, PARISH OF NEW ORLEANS

2618 ST. THOMAS ST.
NEW ORLEANS, LA

HEASLIP ENGINEERING
RESIDENTIAL • COMMERCIAL • INDUSTRIAL

CIVIL / STRUCTURAL ENGINEERING
504.648.1743 OFFICE 504.214.0838 MOBILE

THESE PLANS ARE NOT TO BE
SCALED FROM DRAWINGS.
SCHEDULES, NOTES AND
DIMENSIONS SHOULD BE
FOLLOWED AND NOT SCALED.



Revisions:

No.	Description

TITLE
TITLE SHEET &
SITE PLAN

Drawn By: JH1 Checked: JH1
Date: 07/24/14 Proj. #: 2014-xxx

T1.0

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL LOCAL, REGIONAL AND NATIONAL REQUIREMENTS. I AM NOT OBSERVING THE WORK.
ENGINEER

LICENSE NUMBER: 31593

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NEW ORLEANS, LA



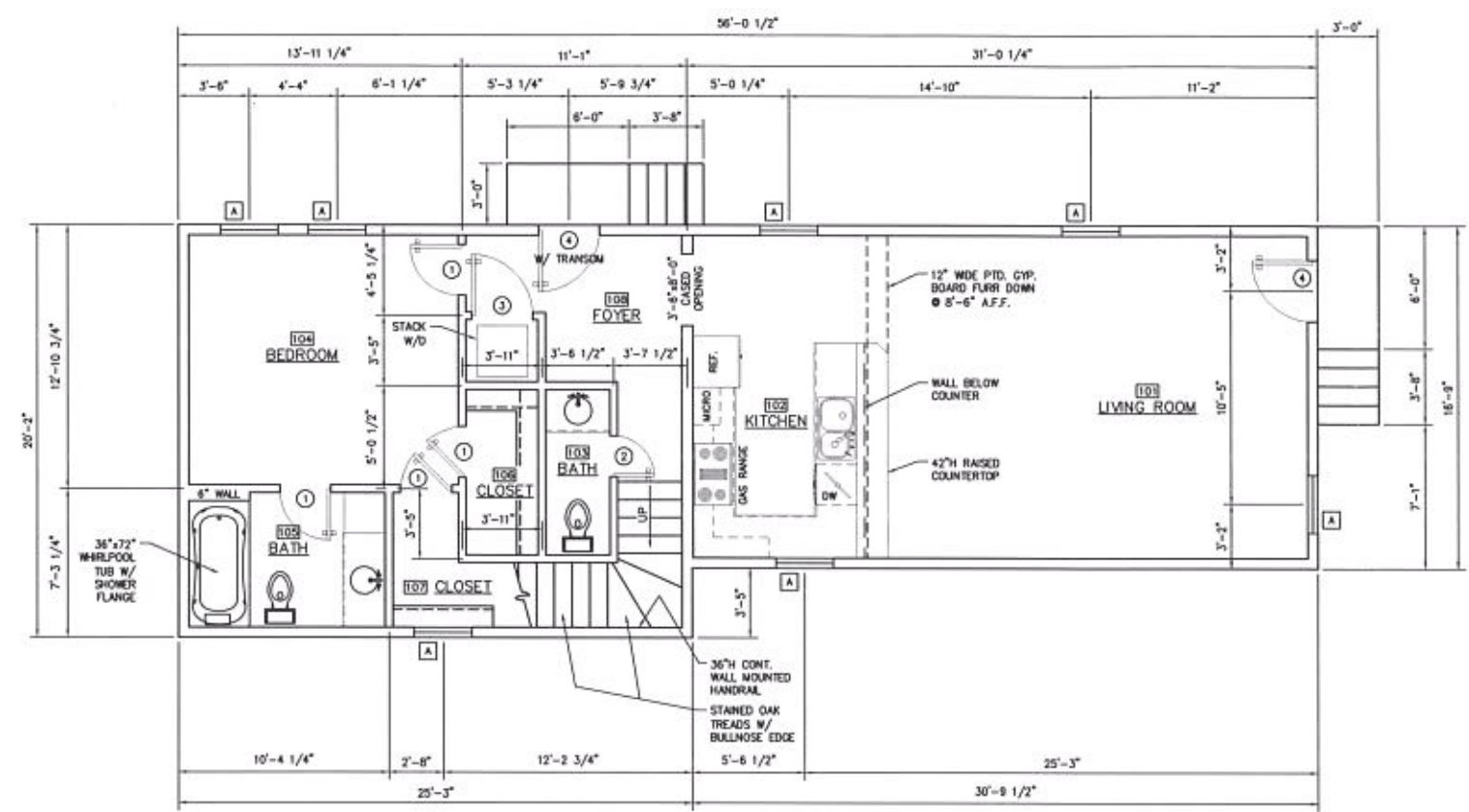
Revisions:
TITLE

FLOOR PLAN & SCHEDULES

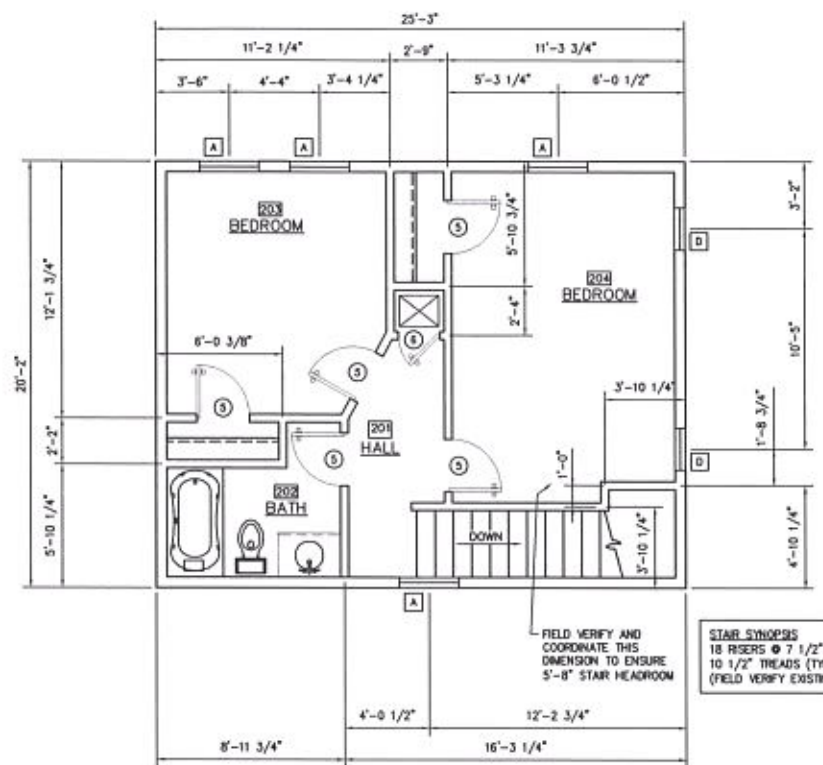
Drawn By: JPH Checked: JPH
Date: 07/24/14 Proj. # 2014-222

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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE									
NK	W	H	TYPE	FINISH	FUNCTION	STYLE	LITES	GLASS	REMARKS
1	2'-6"	8'-0"	-	MASONITE	SWING		NONE	NONE	VERIFY STYLE WITH OWNER
2	2'-0"	8'-0"	-	MASONITE	SWING		NONE	NONE	VERIFY STYLE WITH OWNER
3	3'-0"	8'-0"	-	MASONITE	SWING		NONE	NONE	VERIFY STYLE WITH OWNER
4	3'-0"	7'-6"	-	WOOD S.C.	SWING		NONE	NONE	VERIFY STYLE WITH OWNER
5	2'-6"	7'-0"	-	MASONITE	SWING		NONE	NONE	VERIFY STYLE WITH OWNER
6	2'-0"	7'-0"	-	MASONITE	SWING		NONE	NONE	VERIFY STYLE WITH OWNER

ABBREVIATIONS:
TBS - TO BE SELECTED
S.G.C. - SINGLE GLAZE CLEAR
I.G.F. - INSULATED GLASS FROSTED
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NOTES:
1. THE ABOVE SIZES ARE NOMINAL, VERIFY WITH DOOR SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.

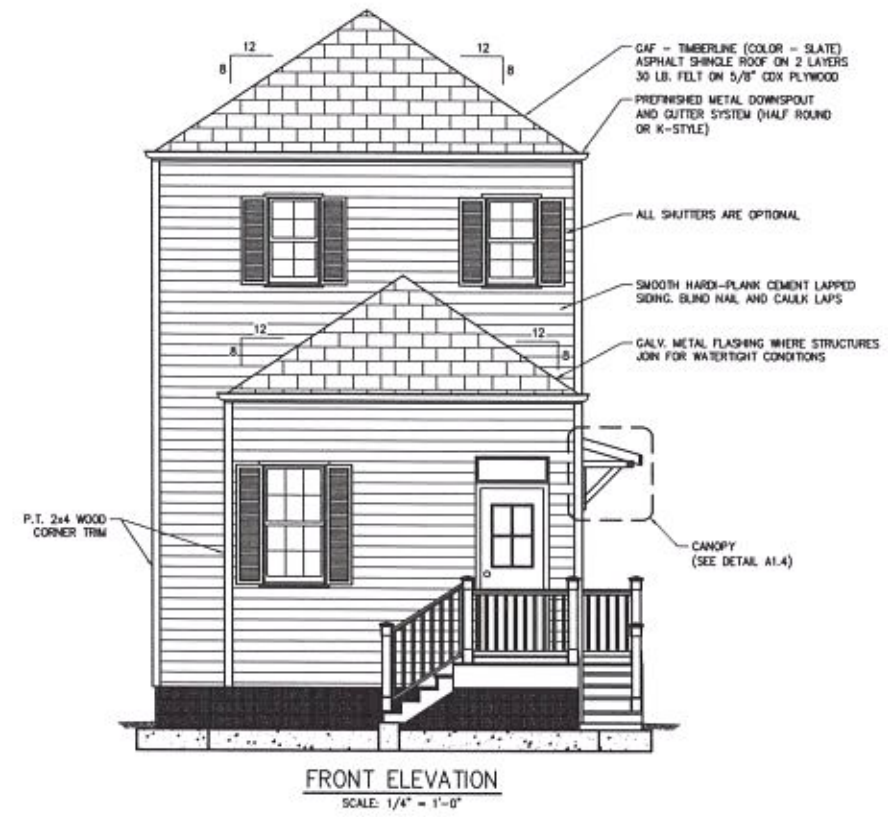
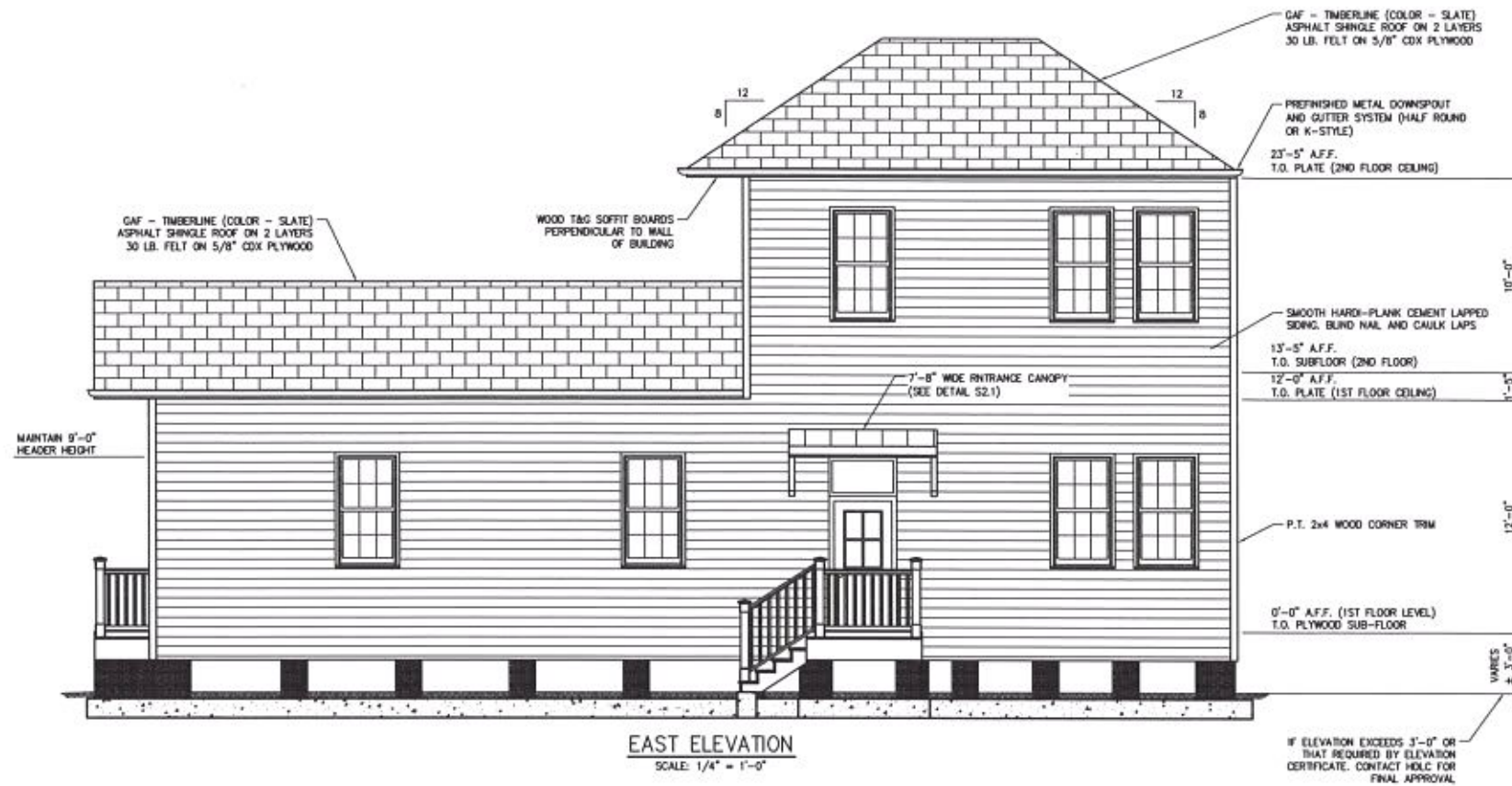
WINDOW SCHEDULE									
NK	W	H	LITES	FUNCTION	MATERIAL	FINISH	GLAZING	SCREEN	REMARKS
A	2'-10"	5'-4"	1	D.H.	MVNL	WHITE	I.G.C.	HALF	VERIFY STYLE WITH OWNER
B	2'-4"	5'-6"	1	D.H.	MVNL	WHITE	I.G.C.	HALF	VERIFY STYLE WITH OWNER
C	2'-0"	5'-0"	1	D.H.	MVNL	WHITE	I.G.C.	HALF	VERIFY STYLE WITH OWNER
D	2'-0"	4'-0"	1	D.H.	MVNL	WHITE	I.G.C.	HALF	VERIFY STYLE WITH OWNER

ABBREVIATIONS:
TBS - TO BE SELECTED
I.G.C. - INSULATED GLASS CLEAR
I.G.F. - INSULATED GLASS FROSTED
S.H. - SINGLE HUNG
D.H. - DOUBLE HUNG

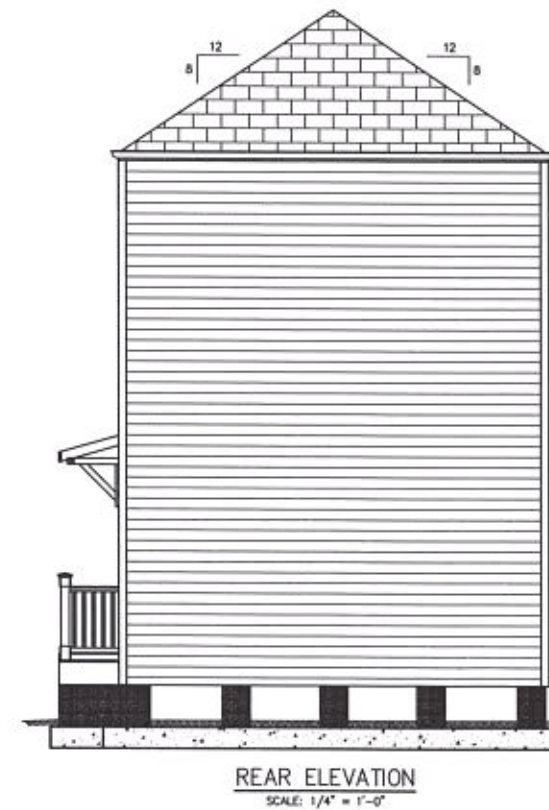
NOTES:
1. THE ABOVE SIZES ARE NOMINAL, VERIFY WITH WINDOW SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.
2. WINDOW MANUFACTURE TO VERIFY TEMPORARY WINDOWS.
3. WINDOW MATERIAL IS FOR BID ONLY. FINAL APPROVAL BY OWNER.

PLAN NOTES:

- WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- CONTRACTOR SHALL COORDINATE CLOSET SHELVING REQUIREMENTS.
- GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
- INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND, (3 COATS) USE 5/8" GYPSUM BOARD ON CEILING WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE 1/2" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
- BATH AND TOILET AREA WALLS AND CEILING SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- ADD CAT WALK IN ATTIC TO MECHANICAL SYSTEMS.



- GENERAL EXTERIOR TRIM AND PAINTING NOTES:**
1. ALL NEW WOOD ON EXTERIOR OF HOUSE SHALL BE PRESSURE TREATED.
 2. ALL NEW WOOD SURFACES SHALL RECEIVE 1 COAT OF OIL BASE PRIMER AND 2 FINISH COATS OF LATEX PAINT (BRUSH APPLIED ONLY - NO SPRAYERS). ALL JOINTS, CRACKS, AND CREVICES SHALL BE SEALED W/ LATEX CAULKING. PAINT AND CAULK TYPE SHALL BE APPROVED BY OWNER PRIOR TO PRICING AND COMMENCING WORK.
 3. PAINTING CONTRACTOR SHALL PROTECT WORKERS AND OTHERS FROM ANY HARM FROM CHEMICAL RESIDUE AND DUST. HE SHALL DISPOSE OF ALL CHEMICAL AND HARMFUL SUBSTANCES LEGALLY.
 4. PAINTING CONTRACTOR SHALL OBTAIN ALL CITY REQUIRED PERMITS.



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TITLE

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A1.1