Town of Abita Springs
Certificate of Appropriateness

Application for permit to: Add "Sun room" to side of house

(Please continue on attachment if you need more space)

Applicant's Name: Methods

Address: 71246 MARISSA Lane

Owner's Name (if different): _____

Address: _____

Location of Property (Street Address or Square & Lot #): _____

Contractor's Name: _____

Address: _____

Work to Commence: _____

Estimated Completion Date: _____

Signature of Applicant: _____

DO NOT WRITE BELOW THIS LINE

Review Date: _____
Approved: _____
Rejected: _____
Tabled for Review: _____
Requested _____
Public Hearing: _____
Signature: _____
Historic Commission Chairman

List of Attachments: _____

Follow-up Done On: _____
Worked Completed as Presented: _____
Further Action Needed: _____

Copy to Town Hall: _____

Town of Abita Springs

HISTORIC DISTRICT REVIEW APPLICATION

Date: _____

☐ Owner ☐ Applicant

Type of Approval

☐ New Building
☐ Modification to Existing
☐ Signage
☐ Other: _____

Name: Melhorn

Mailing Address: 71246 MARISSA Lane

Property Address: _____

Property Zoned: _____

Information Needed for Review:

NEW BUILDING: Attach Drawing(s) including a floorplan, and elevations

EXISTING BUILDING: Attach one (1) photo of front; each side and rear of building and drawing of proposed modification.

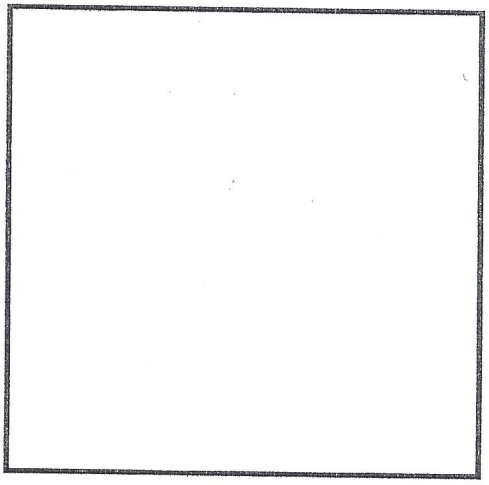
SITE PLAN: Fill in the following information below:

- ☐ All street names and property address
- ☐ Locate the lot(s) within the block
- ☐ Locate building(s) within the lot(s)
- ☐ Show lot dimensions (width/length)

Rear Street: _____

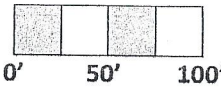
Side Street: OAKMAN

Side Street: _____ Leonard St,



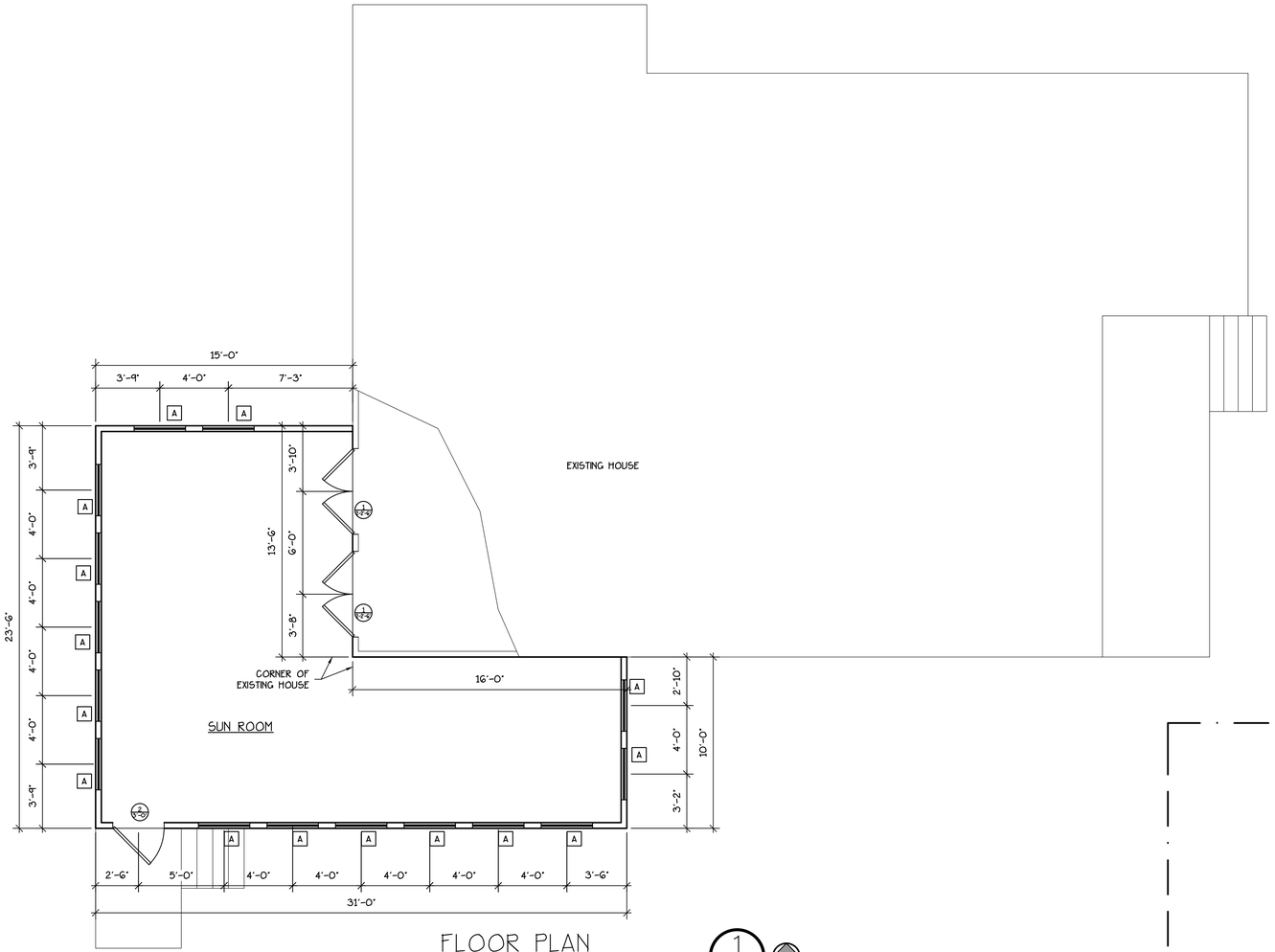
Front Street: ~~MARISSA~~ Lane

Site Plan Scale



1" = 100'

BRYAN Street



FLOOR PLAN

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

1 / A1 — PLAN NORTH

DOOR SCHEDULE										
MK	SIZE W	SIZE H	SIZE T	TYPE	FINISH	FUNCTION	STYLE	LITES	GLASS	REMARKS
1	6'-0"	6'-8"	1 3/4"	ALUM.	PAINT	SWING	ATRIUM	1 LITE	I.G.C.	
2	3'-0"	6'-8"	1 3/4"	ALUM.	PAINT	SWING	ATRIUM	1 LITE	I.G.C.	

ABBREVIATIONS:

TBS - TO BE SELECTED

I.G.C. - INSULATED GLAZE CLEAR

NOTES:

1. THE ABOVE SIZES ARE NOMINAL. VERIFY WITH DOOR SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.
2. VERIFY FINISH AND DOOR DESIGN WITH OWNER. MATCH EXISTING

WINDOW SCHEDULE									
MK	SIZE WIDTH	SIZE HEIGHT	LITES	FUNCTION	MATERIAL	FINISH	GLAZING	SCREEN	REMARKS
A	3'-0"	5'-0"	1/1	DOUBLE HUNG	VINYL	WHITE	I.G.C.	HALF	

ABBREVIATIONS:

TBS - TO BE SELECTED

I.G.C. - INSULATED GLASS CLEAR

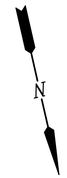
NOTES:

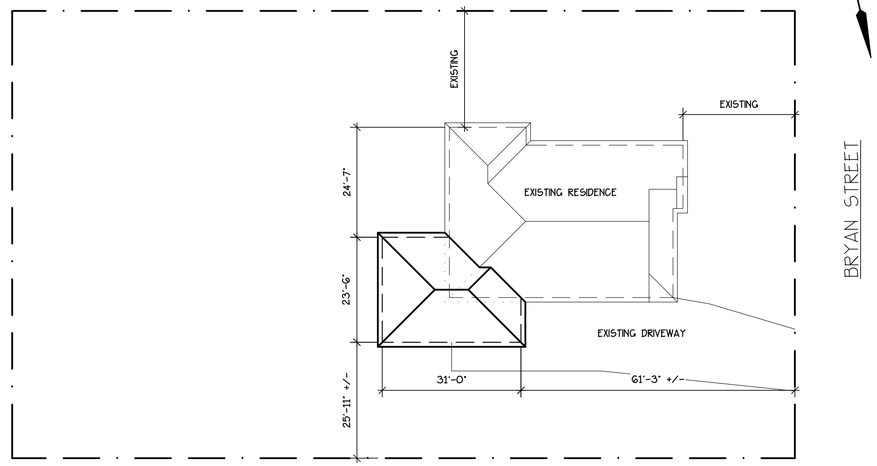
1. THE ABOVE SIZES ARE NOMINAL. VERIFY WITH WINDOW SUPPLIER THE ACTUAL ROUGH IN DIMENSIONS.
2. WINDOW MANUFACTURE TO VERIFY TEMPERED WINDOWS
3. WINDOW MATERIAL IS FOR BID ONLY. FINAL APPROVAL BY OWNER.
4. NEW WINDOWS TO REPLACE EXISTING WINDOW LOCATIONS. NEW WINDOWS CAN BE ADDED AT THE DISCRETION OF THE OWNER.

NOTES

1. E.S. DESIGN SERVICES L.L.C. ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2015 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 (WFCM).
2. WITH ROOF PITCHES EXCEEDING 12/12 I WILL FOLLOW THE ASCE-7 CRITERIA DESIGNED BY ENGINEER (SEE DETAILS SHEET).
3. 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.
4. 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 BUILDING 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 PRECUT 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 IBC. (NOTE: WINDBORNE DEBRIS PROTECTION REQUIRED TO BE SHOWN ON PLANS. ALSO TIES H1, H2 AND RSP4 FAIL TO MEET THE UPLIFT REQUIREMENTS. ANCHOR BOLTS ARE REQUIRED 28" O.C.) LIGHT.
5. 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.
6. AC RETURN AIR CHASE SHALL BE CONSTRUCTED OF ONE-HOUR RATED CONSTRUCTION. R310.1 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.
7. R310.1.1 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET. R310.1.2 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

**** IGNORE NOTES ABOVE THAT DO NOT APPLY TO THIS PROJECT - NOTES ARE HERE TO COVER ANY ADDITIONS TO THE PROJECT NOT ADDRESSED IN ORIGINAL DESIGN.





SITE PLAN

SCALE: NOT TO SCALE

1 / A1 — PLAN NORTH

SQUARE FOOTAGE	
EXISTING LIVING	1,680
NEW FLOOR LIVING	513
TOTAL	2,193 Sq. Ft.

Call before you dig.

LA One Call 811

E.S. Services
P.O. BOX 598
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www.essdesignservices.com

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

Melhorn Residence

St. Tammany Parish
71246 Marissa Lane
Abita Springs, LA.

Seal:

Revisions:

A	08.25.19	FOR APPROVAL

TITLE

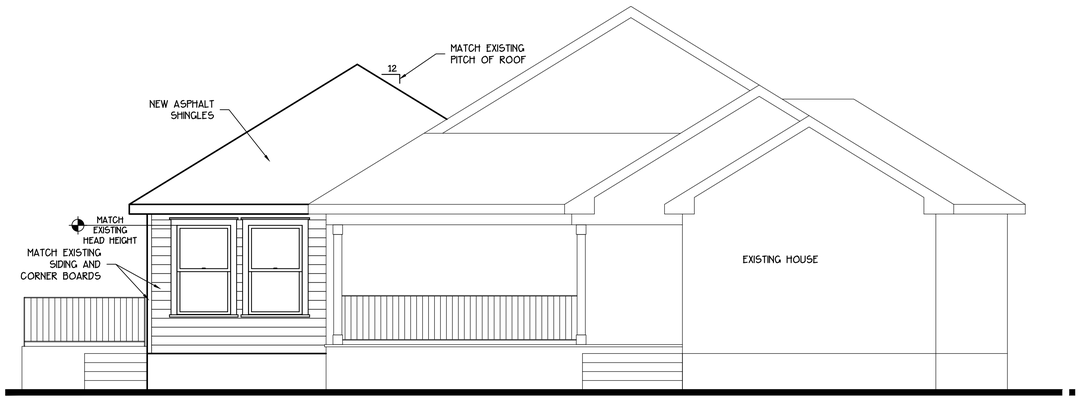
SITE PLAN AND DEMO

Drawn By: DW	Checked: ES
Date: 08.25.19	Proj.#ESR19-41

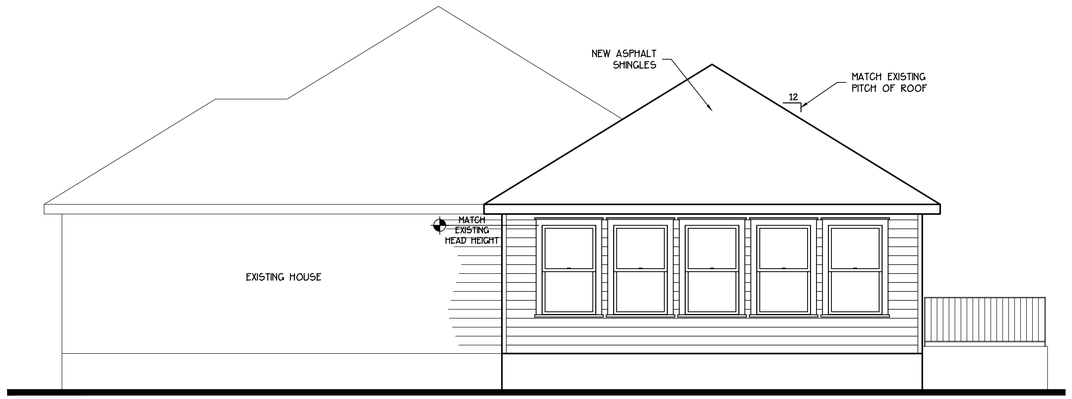
Sheet No.

A1

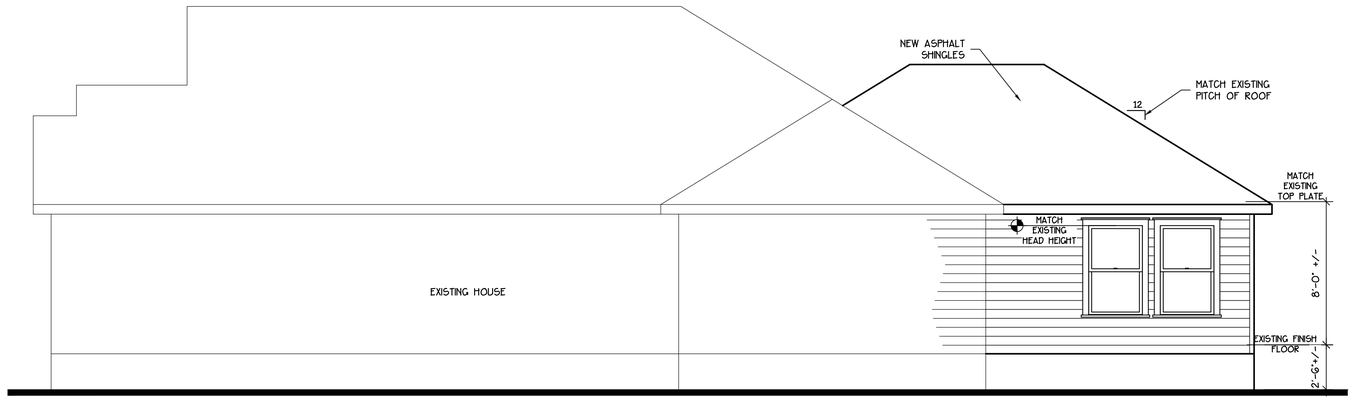
CONSTRUCTION DOCUMENT PHASE



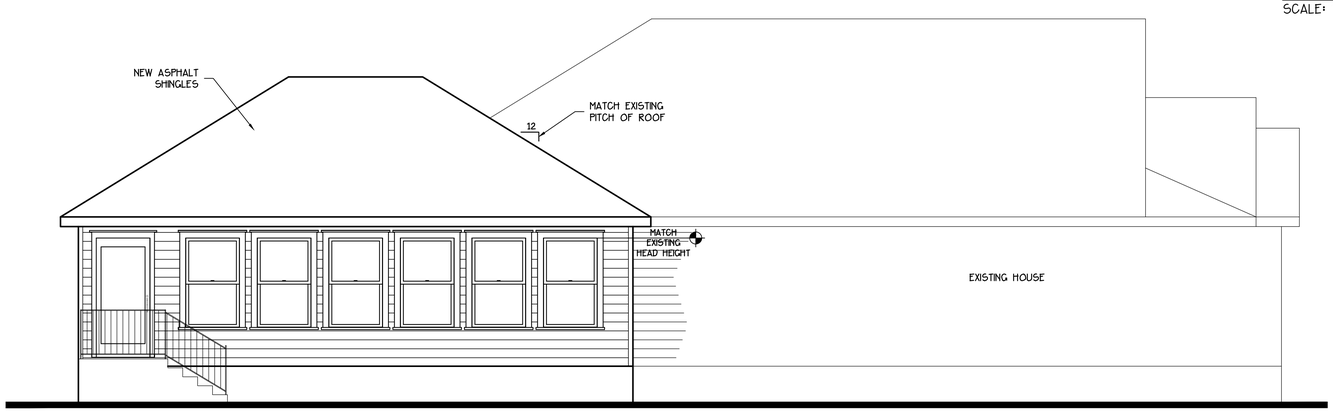
FRONT ELEVATION 1
SCALE: 1/4" = 1'-0" A2



REAR ELEVATION 2
SCALE: 1/4" = 1'-0" A2



RIGHT SIDE ELEVATION 3
SCALE: 1/4" = 1'-0" A2



LEFT SIDE ELEVATION 4
SCALE: 1/4" = 1'-0" A2

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TITLE
FLOOR PLAN AND NOTES

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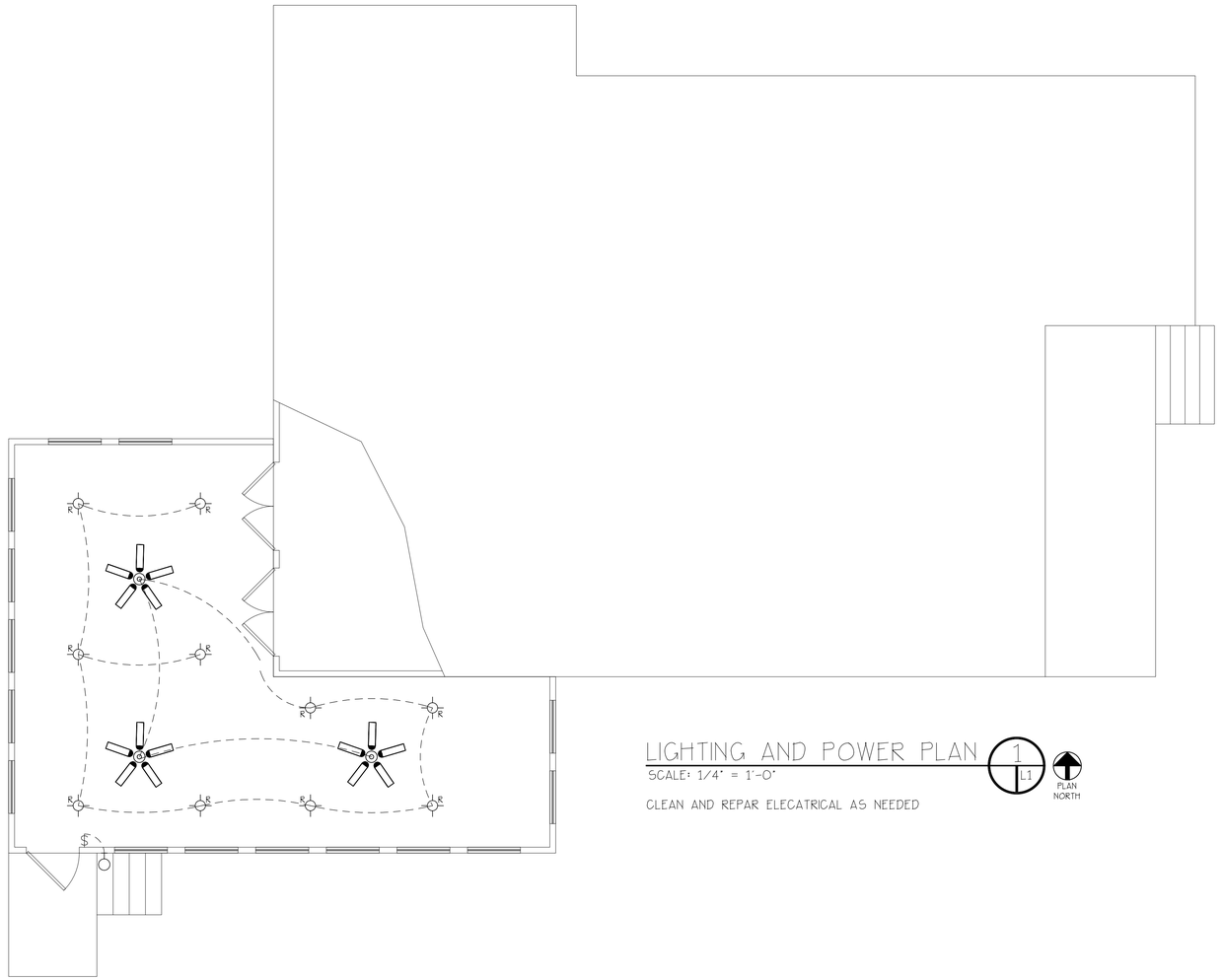
Date: 08.25.19	Proj.#ESR19-41

Sheet No.
A2

CONSTRUCTION DOCUMENT PHASE



LIGHTING AND POWER PLAN 1 L1

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

PLAN NORTH

CLEAN AND REPAR ELECATRICAL AS NEEDED

LEGEND

SYMBOL	DESCRIPTION
$	SINGLE POLE LIGHT SWITCH (SPST) (15A. 120V)
$DS	SINGLE POLE DOOR LIGHT SWITCH (SPST) (15A. 120V)
$DM	SINGLE POLE DIMMER LIGHT SWITCH (SPST) (15A. 120V)
$3	3-WAY LIGHT SWITCH (SPDT) (15A. 120V)
	LIGHT FIXTURE (VERIFY TYPE AND LOCATION)
R	RECESS LIGHT FIXTURE (VERIFY TYPE AND LOCATION)
	DUPLEX RECEPTACLE (15A. 120V)
WP	WATER PROOF DUPLEX RECEPTACLE (15A. 120V)
GFI	GROUND FAULT INTERRUPT DUPLEX RECEPTACLE (15A. 120V)
220V	DUPLEX RECEPTACLE WITH GROUND (VERIFY A. 220V)
SD CM	SMOKE DETECTOR-CARBON MONOXIDE DETECTOR COMBO. (SEE NOTE 8 - VERIFY LOCATION WITH LOCAL MUNCIPALITIES)
	WALL LIGHT (VERIFY HEIGHT,LOCATION AND STYLE)
LED	CEILING MOUNT LED LIGHT. VERIFY STYLE
HVL	HEATER/ VENT/ LIGHT- VERIFY STYLE
	EXTERIOR FLOOD LIGHTS

ELECTRICAL NOTES

1. SLEEPING AREAS SHALL BE PROTECTED BY UL-APPROVED SMOKE DETECTORS. THESE MUST BE WIRED TO THE 110 VOLT HOUSE CURRENT WITH BATTERY BACKUP AND MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268.
2. SMOKE DETECTORS SHALL BE INSTALLED NO FURTHER THAN 10 FT. FROM ANY SLEEPING ROOMS, NO CLOSER THAN 6' FROM WALL OR FROM CEILING DEPENDING ON WHERE MOUNTED.
3. CONTRACTOR SHALL VERIFY LOCATION OF MAIN ALARM PANEL WITH ALARM SUBCONTRACTOR AND PROVIDE REQUIRED RECEPTACLES AND PHONES AS NEEDED FOR THE ALARM SYSTEM.
4. CONTRACTOR SHALL ASSUME THAT THE OUTLETS, SAFETY DEVICES, ETC. SHOWN ON DRAWINGS ARE THE MINIMUM REQUIREMENTS AND SHALL PROVIDE ANY ADDITIONAL DEVICES AS MAY BE REQUIRED TO SATISFY SAID CODES AND REGULATIONS WITH OUT ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING ELECTRICAL SERVICE WITH THE PROVIDER AND PROVIDE CONDUIT FROM THE UTILITY POLE OR SERVICE LOCATION TO THE METER.
6. CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING TELEPHONE SERVICE AND CABLE SERVICE WITH THE PROVIDERS AND PROVIDE SEPARATE CONDUITS FROM THE UTILITY POLE OR SERVICE LOCATION TO THE ELECTRICAL METER.
7. CONTRACTOR SHALL INSTALL A WHOLE HOUSE SURGE PROTECTOR. VERIFY WITH OWNER.
8. CONTRACTOR TO PROVIDE APPROVED CARBON MONOXIDE DETECTORS OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL-FIRED APPLIANCES AS PER SECTION R315 OF THE IRC 2015 ED.

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LIGHTING AND POWER PLAN

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Sheet No.

L1

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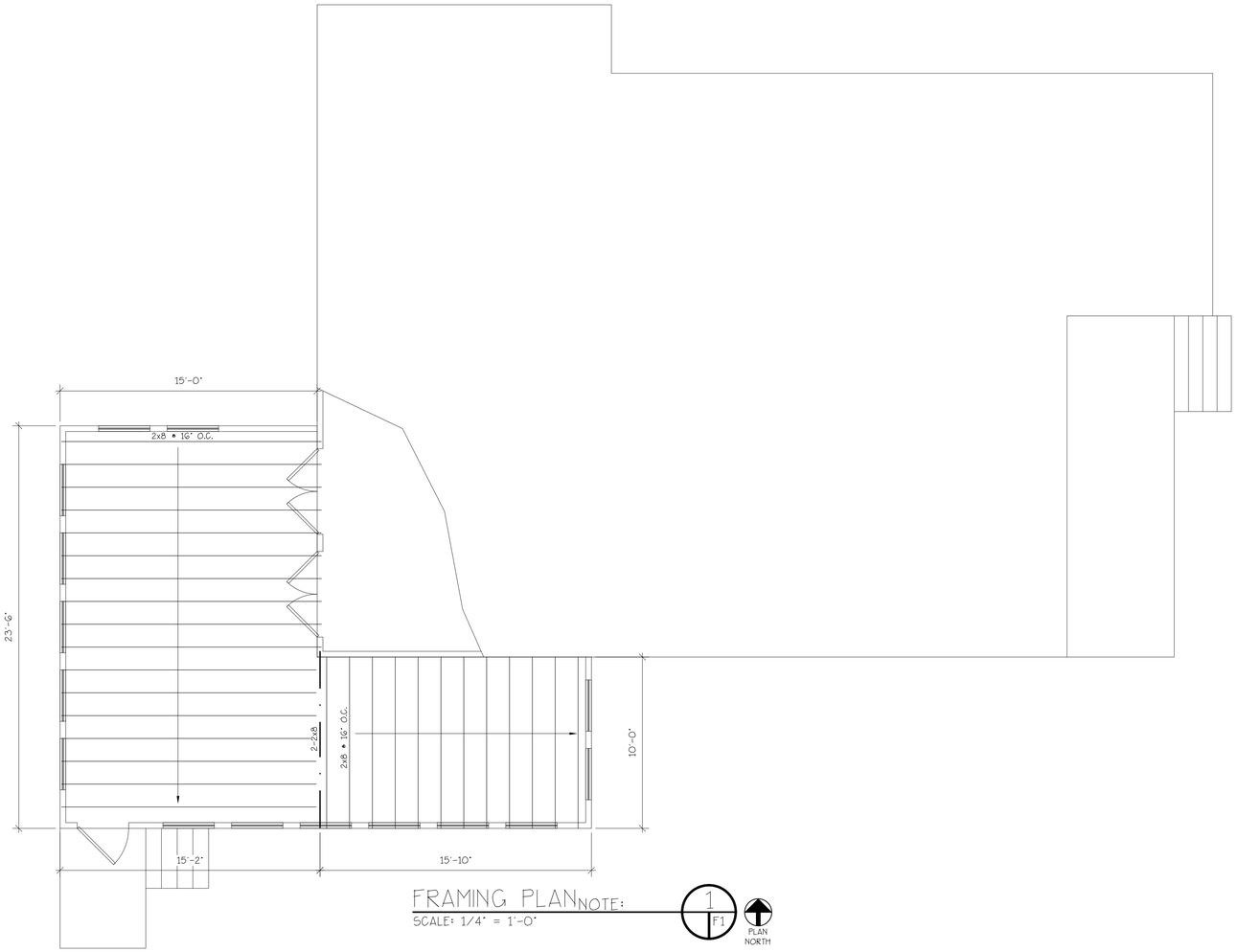


FRAMING PLAN NOTE:
SCALE: 1/4" = 1'-0"

1 F1

PLAN NORTH

CEILING JOIST TO BE AT A 8'-0" PLATE HEIGHT - (MATCH EXISTING) UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR FURTHER DETAILS AND DIMENSIONS.

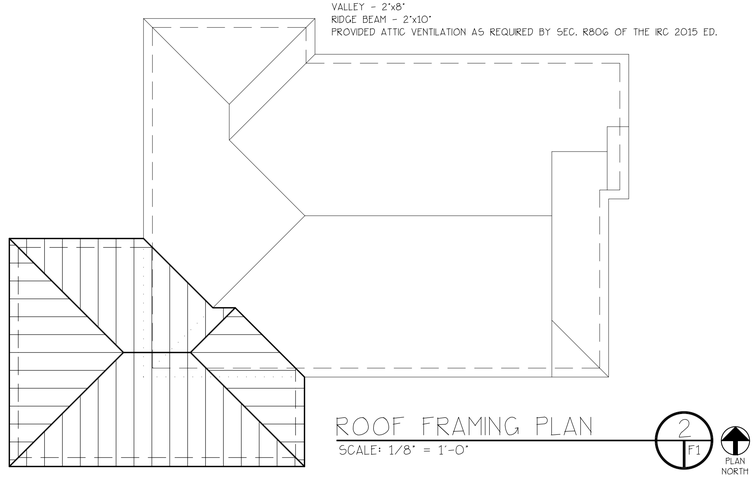
FRAMING AND TIMBER NOTES

1. LUMBER DATA:
   A. FRAMING LUMBER SHALL BE KILN DRIED.
   B. CEILING JOIST. ROOF RAFTERS AND ASSOCIATED FRAMING SHALL BE NO.2 SOUTHERN YELLOW PINE.
   C. MODULUS OF ELASTICITY. "E" IN 1,400,000 PSI = 1.4
2. USE METAL JOIST HANGERS ON ALL FLUSH FRAMED BEAMS.
3. CEILING JOIST SHALL BE SHEATHED APPROXIMATELY 300 SQ. FT. IN ATTIC SPACE. VERIFY LAYOUT.
4. EXTERIOR WALL SHEATHING WILL BE A MINIMUM 1/2" CDX PLYWOOD OR OSB
5. HEADERS SHALL BE 2-2x12 OR AS NOTED ON PLAN.
6. WOOD BEAMS WITH PLYWOOD SHALL BE GLUED AND NAILED.
7. WOOD BEAMS WITH STEEL PLATE SHALL BE BOLTED WITH 1/2" DIA. A307 GR. C STEEL BOLTS.
8. WALL BRACING SHALL BE STRUCTURAL SHEATHING PER WFCM. LATEST EDITION.
9. TOP PLATES SHALL BE FACE NAILED TOGETHER AT INTERSECTIONS WITH (4)-16d COMMON NAILS
10. 2"x4" BRACING ON 2"x6" ROOF RAFTERS SHALL NOT EXCEED THE FOLLOWING:
    2"x6" RAFTER AT 16" O.C. - 11'-3"
    2"x6" RAFTER AT 24" O.C. - 9'-2"
11. WIDE FLANGE STEEL SHALL BE ASTM A992(50 KSI). ALL OTHER SHALL BE ASTM A36(36KSI) UNLESS NOTED OTHERWISE ON PLANS.
12. WOOD CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IRC (2015). NDS. AND WFCM.
13. THE NUMBER AND SIZE OF NAILS AT WOOD CONNECTIONS SHALL BE PER THE LATEST EDITION OF THE WFCM OR ENGINEER'S SPECIFICATIONS.
14. ENGINEERED LUMBER SHALL HAVE A MINIMUM E=2,000,000 PSI AND Fb OF 3100 PSI.
15. CONNECTORS SPECIFIED AS "SIMPSON" TYPE ARE TO BE MANUFACTURED BY SIMPSON STRONG-TIE CO. OR APPROVED EQUAL. COMPLY WITH MANUFACTURER'S FASTENING PROCEDURES. IF MANUFACTURER PROVIDES AN OPTION FOR THE INSTALLATION PROCEDURE. PROVIDE THE STRONGEST CONNECTION. CONNECTORS SHALL BE GALVANIZED.
16. BASE PLATES WILL BE ANCHORED AT A MAXIMUM OF 24" ON CENTER WITH A MINMUM A307 GR. C 5/8"x10" ANCHOR BOLTS USING 3"x3"x $\frac{1}{4}$" PLATE WASHER.
17. WINDOWS OPENINGS SHALL BE PROVIDED WITH ONE OF THE FOLLOWING: OPERABLE SHUTTERS. ANCHORABLE. PRECUT MINIMUM 5/8" THICK PLYWOOD. INSTALLABLE CORRUGATED STEEL PANELS OR IMPACT RESISTANT WINDOWS.
18. R905.2.6 ROOF SHINGLES WILL BE ATTACHED WITH THE HIGH WIND FASTENING METHOD TESTED IN ACCORDANCE WITH ASTM D3161 FOR 130 MPH WINDS. THE CONTRACTOR MUST SUBMIT A FASTENING PATTERN FROM THE SHINGLE MANUFACTURER THAT IT CERTIFIES AND CONFORMS TO ASTM D3161 FOR 130 MPH WINDS AND THE DESIGN LOADS FROM TABLE R301.2(2)
    R905.2.7.2 UNDERLAYMENT AND HIGH WIND- UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110 MPH) WILL BE APPLIED WITH CORROSION-RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER APART THAN 36" O.C.
19. FIRE BLOCKING SHALL BE INSTALLED AS PER SECTION R602.8 OF IRC 2015
20. JOIST SHALL ONLY BE NOTCHED IF NECESSARY IN STRICT ACCORDANCE WITH IRC 2015. NO EXCEPTIONS.
21. DESIGN WIND LOADS: 130MPH. EXPOSURE B. ENCLOSED STRUCTURE. I=1.0. THE OWNER SHALL COMPLY WITH THE REQUIREMENT OF AN ENCLOSED BUILDING ENVELOPE WITH ALL WINDOWS. PERSONAL DOORS AND GARAGE DOORS. IN THE EVENT THE OWNER DOESN'T NOT COMPLY WITH THESE REQUIREMENT. THE STRUCTURE SHALL BE REDESIGNED AS A PARTIALLY ENCLOSED STRUCTURE. AT THE OWNERS EXPENSE.
22. NAILS SHALL BE COMMON NAILS UNLESS SPECIFIED OTHERWISE. NO EXCEPTIONS UNLESS SPECIFICALLY REQUESTED IN WRITING AND APPROVED BY THE ENGINEER OF RECORD.
23. PLACE AND NAIL APA RATED PANEL ON ROOF WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. UNLESS STRENGTH AXIS OTHERWISE IDENTIFIED. EACH PIECE MUST BE CONTINUOUS OVER AT LEAST TWO SPANS. USE MINIMUM OF 24" WIDE PANELS.
24. USE "H" PANEL CLIPS TO PROVIDE 1/8" SPACE IN ROOF SHEATHING AT PANEL EDGES AND ENDS UNLESS NOTED OTHERWISE BY PANEL MANUFACTURER.
25. IF ROOF SHEATHING IS CUT TO PROVIDE SPACE FOR A CONTINUOUS RIDGE VENT. ADD ADDITIONAL BLOCKING TO MAINTAIN ROOF SHEATHING NAIL SCHEDULE.

DESIGN LOADS:
LIVE LOAD-RESIDENTIAL 40 P.S.F
ROOF LIVE LOAD 20 P.S.F

ROOF FRAMING NOTES

ROOF RAFTERS - 2"x6" @ 24" O.C. (U.N.O. ON PLAN)
HIP - 2"x8"
VALLEY - 2"x8"
RIDGE BEAM - 2"x10"
PROVIDED ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE IRC 2015 ED.



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

2 F1

PLAN NORTH

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Seal:

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FRAMING PLANS

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Sheet No.

F1

CONSTRUCTION DOCUMENT PHASE

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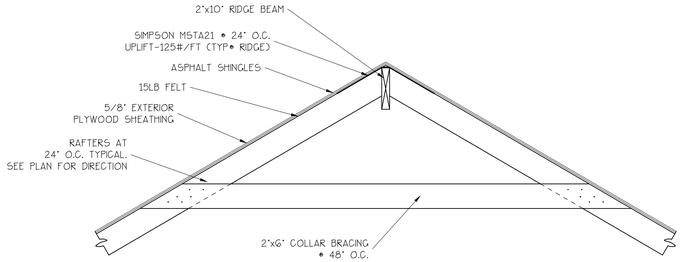
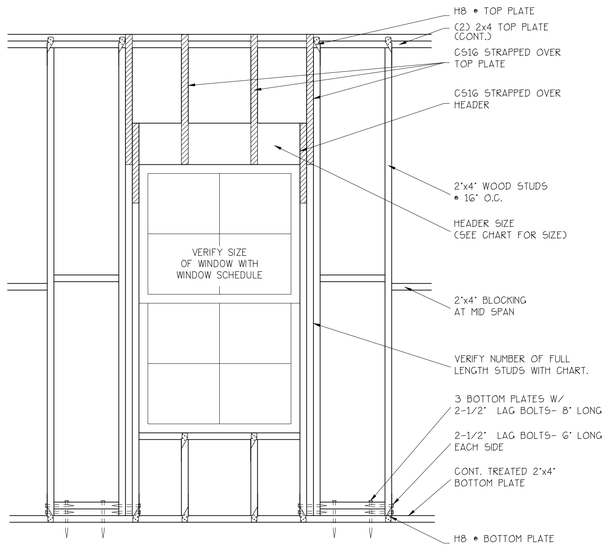


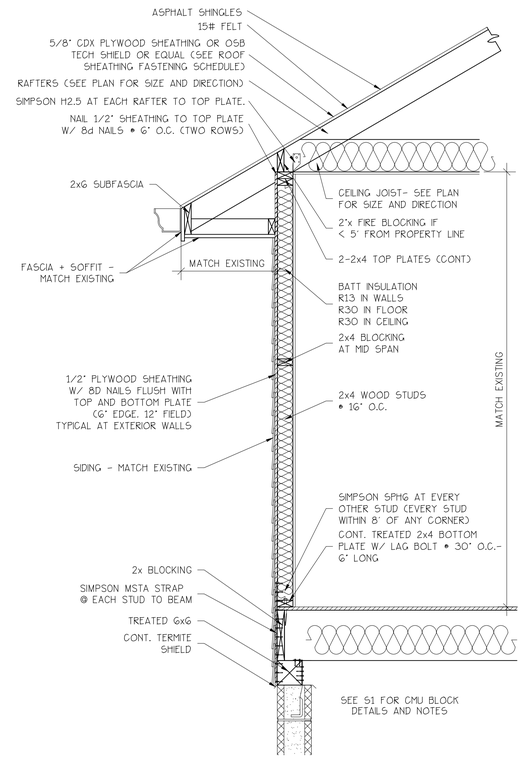
COLLAR BRACING DETAIL

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



TYPICAL WINDOW OPENING FRAMING DETAIL

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



TYP. WALL SECT

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

NOTE:
1. IF SHEATHING APPLIED HORIZONTALLY, BLOCK UNSUPPORTED EDGES.

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WALL SECTIONS

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Sheet No.

F2

CONSTRUCTION DOCUMENT PHASE

IF SHEET IS LESS THAN 24"x3G" IT IS A REDUCED PRINT. SCALE REDUCED ACCORDINGLY

ROOF SHEATHING FASTENING SCHEDULE

8D COMMON (0.131X 2½") OR RING SHANK (0.135x2½")
EXCEPT WHERE NOTED, EXPOSURE B, ENCLOSED BUILDING, ROOF FRAMING SPACED 24" OR LESS

WIND VELOCITY (3 SEC. GUST)	ROOF FASTENING ZONE				
		MAIN ROOF 1 2 3	SHEATHING TO GABLE END WALL FRAMING 2 3	OVERHANG (EAVES) 2 3	
	PANEL LOCATION	FASTENING SCHEDULE (INCHES TO CENTER			
150 MPH	SUPPORTED PANEL END AND EDGES	6 6 6	3 (10d RING SHANK)	6 6	
	PANEL FIELD	6 4 3	3	4 3	
120 MPH	SUPPORTED PANEL END AND EDGES	12 6 6	3	6 6	
	PANEL FIELD	6 4 3	3	6 4	

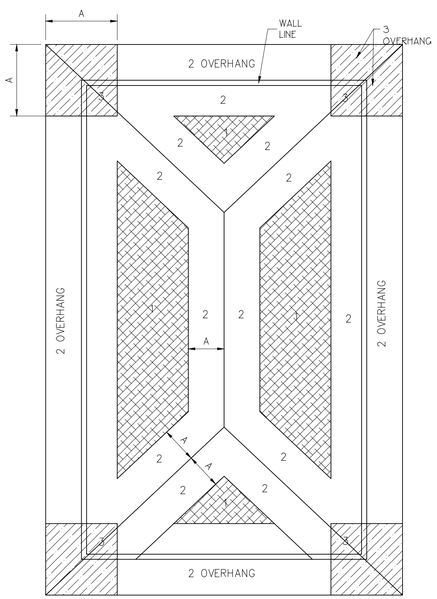
THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)

MAX. GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE				
	CEILINGS	WALLS	FLOORS	BASEMENT WALLS	CRAWL SPACE WALLS
.75	R-26	R-13	R-11	R-5	R-5

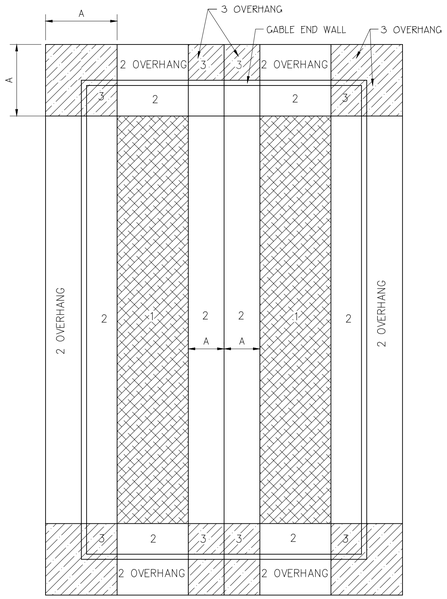
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

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

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.



HIP ROOF



GABLE ROOF

DISTANCE "A" = 4 FEET IN MOST CASES. (10% OF LEAST BUILDING WIDTH OR 0.4 TIMES BUILDING HEIGHT, WHICHEVER IS SMALLER, BUT NOT LESS THAN 4% OF LEAST BUILDING WIDTH OR 3 FEET.

HEADER SPANS – EXPOSURE B FOR NON LOAD BEARING WALLS

SPAN	MIN. HEADER SIZE	NO. FULL HT STUDS REQ. @ EA. END	UPLIFT #	LATERAL #
2'-0"	1-2x4 FLAT	1	60	157
3'-0"	1-2x4 FLAT	2	90	236
4'-0"	1-2x4 FLAT	2	120	314
5'-0"	1-2x4 FLAT	3	150	393
6'-0"	1-2x6 FLAT	3	180	471
7'-0"	1-2x6 FLAT	3	210	550
8'-0"	2-2x6 FLAT	3	240	628
9'-0"	2-2x6 FLAT	3	270	707
10'-0"	2-2x6 FLAT	4	300	785
11'-0"	2-2x6 FLAT	4	330	864

HEADER SPANS – EXPOSURE B OR LOAD BEARING WALLS (CEILING, ROOF, EXTERIOR, ETC.)

SPAN	HEADER SIZE	NO. FULL HT STUDS REQ. @ EA. END	UPLIFT (LB.)	LATERAL (LB.)
2'-0"	2-2x4	1	364	157
3'-0"	2-2x4	2	546	236
4'-0"	2-2x4	2	728	314
5'-0"	2-2x6	3	910	393
6'-0"	2-2x6	3	1092	471
7'-0"	2-2x10	3	1274	550
8'-0"	3-2x8	3	1456	628
9'-0"	3-2x12	3	1638	707
10'-0"	4-2x12	4	1820	785

SCHEDULE OF STRUCTURAL CONNECTORS

CONNECTOR	STRUCTURAL CONNECTIONS	FASTENERS	ALLOWABLE LOADS	ACTUAL LOADS
SIMPSON SP2	WALL STUD TO TOP PLATE	SP2 12-10d	890	702
SIMPSON SP1	WALL STUD TO BOTTOM PLATE	10-10d	585	475
SIMPSON HD2A	HOLD DOWN AT OPENINGS AND SHEARWALLS	5/8" A307 ANCHOR BOLT, W/ 2-5/8" MACHINE BOLTS.	2775	0
SIMPSON LTP4	TOP PLATE TO RIM JOIST	12-8d (1 1/2")	670	630
SIMPSON LSTA36	FLOOR TO FLOOR	24-10d (1 1/2")	1640	630
SIMPSON H2.5A	RAFTER TO TOP PLATE	10-8d (1 1/2")	600	550
SIMPSON MTS20	RAFTER TO TOP PLATE/STUD	14-10d (1 1/2")	860	0
SIMPSON MSTA18	HEADER TO HEADER STUD	14-10d (1 1/2")	1140	
SIMPSON A35	GABLE RAKE TO WALL STUD TO PLATE	12-8d (1 1/2")	345	
5/8" ANCHOR BOLT W/ 3ø1/8" WASHER	SILL PLATE TO CONCRETE FOUNDATION	5/8" ANCHOR BOLT 9" MIN. EMBEDMENT	2310	2102
SIMPSON CBSQ66-SDS2	WOOD COLUMN HOLD DOWN	14-SIMPSON SDS 1/4"x2" SCREWS	5710	
SIMPSON CCQ46SDS2.5	WOOD COLUMN TO BEAM	30-SIMPSON SDS 1/4"x2 1/2" SCREWS	5955	
SIMPSON ECCLL46	WOOD COLUMN TO BEAM AT CORNER	6-5/8" MACHINE BOLT WITH NUT AND WASHER	740	

ROOF SHEATHING FASTENING ZONES

UPLIFT CONNECTIONS

ROOF ASSEMBLY TO WALL ASSEMBLY:

UPLIFT CONNECTIONS SHALL BE FROM RAFTER OR TRUSS TO WALL STUD. WHEN RAFTERS OR TRUSSES ARE NOT LOCATED DIRECTLY ABOVE STUDS, RAFTERS SHALL BE ATTACHED TO THE WALL PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

WALL ASSEMBLY TO WALL ASSEMBLY:

STORY TO STORY UPLIFT CONNECTIONS FROM UPPER STORY WALL STUD TO LOWER STORY WALL STUD. WHEN UPPER STORY WALL STUDS ARE NOT LOCATED DIRECTLY ABOVE LOWER WALL STUDS, THE STUDS SHALL BE ATTACHED TO A COMMON MEMBER IN THE FLOOR ASSEMBLY BY UPLIFT CONNECTIONS. UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

HOLD DOWNS

HOLD DOWNS ARE REQUIRED AT THE END OF EACH CEMENTED SHEARWALL SEGMENT OR AT THE END OF A PERFORATED SHEARWALL. WHEN FULL HEIGHT SHEARWALL SEGMENTS MEET AT A CORNER. A SINGLE HOLD DOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALL IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD. SEE TYPICAL HOLD DOWN DETAIL.

ROOF UNDERLAYMENT APPLICATION

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER:

APPLY A 19" STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19", AND FASTENED SUFFICIENTLY TO HOLD IN PLACE.

FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE), OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'.

WALL ASSEMBLY TO FOUNDATION:

FIRST FLOOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION, SILL PLATE, OR BOTTOM PLATE A MINIMUM OF A 1 1/4" x 20 GA. ASTM A653 GRADE 33 STEEL STRAP SHALL BE NAILED TO THE WALL STUDS AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE FOUNDATIONS AND SLABS-ON-GRADE, 15" IN MASONRY BLOCK FOUNDATIONS, OR BE LAPPED UNDER THE BOTTOM PLATE. 3" SQUARE WASHERS SHALL BE USED ON THE ANCHOR BOLTS AND ANCHOR BOLT SPACING SHALL NOT EXCEED THE REQUIREMENTS. STEEL STRAPS EMBEDDED OR IN CONTACT WITH SLAB-ON-GRADE OR MASONRY BLOCK FOUNDATIONS SHALL BE HOT DIPPED GALV. AFTER FABRICATION, OR MFG. FROM G185 OR Z450 GALV. STL. CONNECTIONS SHALL BE IN ACCORDANCE WITH TABLE.

E.S. Services
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david@essdesignservices.com
www.essdesignservices.com

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

Melhorn Residence
St. Tammany Parish
71246 Marissa Lane
Abita Springs, LA.

Seal:

Revisions:

A	08.25.19	FOR APPROVAL

TITLE

IRC DETAILS AND NOTES

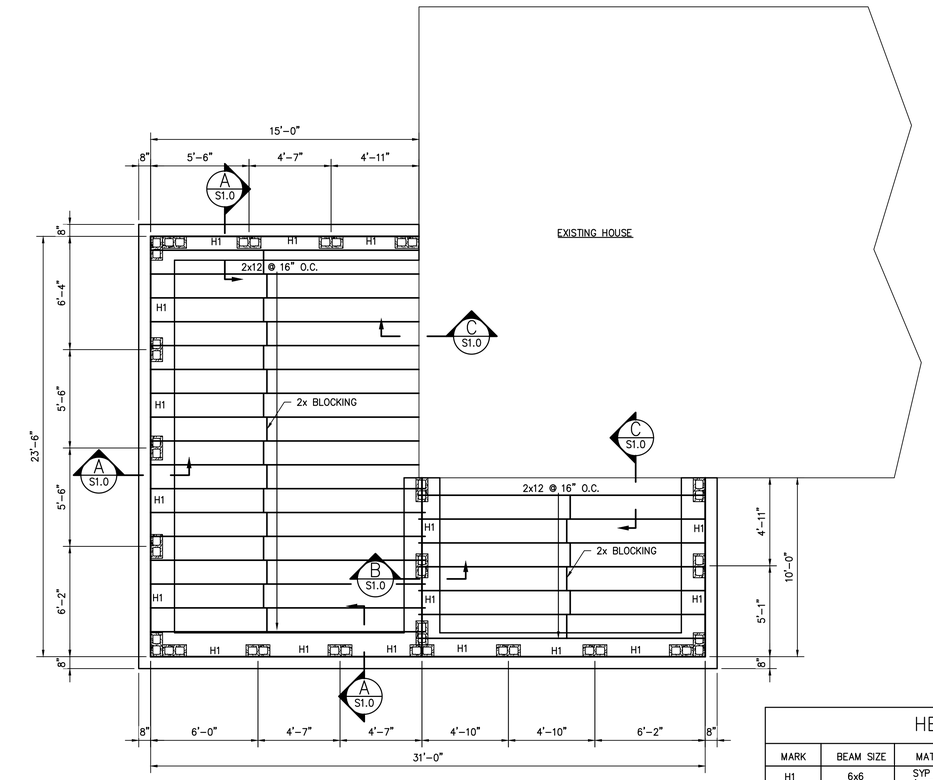
Drawn By: DW | Checked: ES
Date: 08.25.19 | Proj.#ESR19-41

Sheet No.

F3

CONSTRUCTION DOCUMENT PHASE

IF SHEET IS LESS THAN 24"x36" IT IS A REDUCED PRINT. SCALE REDUCED ACCORDINGLY



FOUNDATION AND FLOOR FRAMING PLAN

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

HEADER / LINTEL SCHEDULE

MARK	BEAM SIZE	MATERIAL	REMARKS
H1	6x6	SYP NO. 1 (TREATED)	BEAMS TO BE CONTINUOUS AND SPLICED ONLY AT CMU PIERS.

NOTES

GENERAL

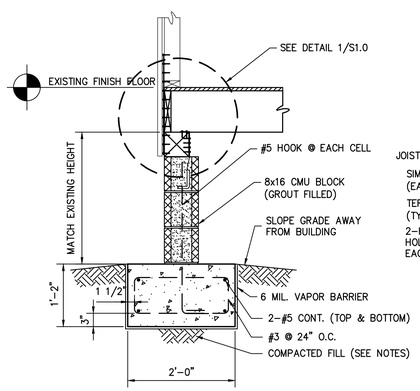
1. THIS PLAN IS TO BE USED ONLY FOR THE LOCATION INDICATED ON THE TITLE BLOCK.
2. BEAM DIMENSIONS SHOWN ARE MINIMUM REQUIRED AND MAY NOT BE REDUCED, NOR ENLARGED WITHOUT APPROVAL OF THE ENGINEER.
3. NO FIELD SUPERVISION IS PROVIDED UNDER THIS SEAL UNLESS OTHERWISE NOTED IN WRITING ON THIS PLAN. SLAB INSPECTIONS AFTER CONSTRUCTION WILL BE BILLED AT HOURLY RATES IF REQUESTED.
4. TOP OF SLAB ELEVATION IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY REQUIRED TOP OF SLAB ELEVATION WITH LICENSED LOUISIANA SURVEYOR PRIOR TO SETTING FORMS.

CONCRETE

1. THE CONCRETE DESIGN IS BASED UPON CONCRETE MIX YIELDING MINUMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH ACI-318 (LATEST VERSION). NO CHLORIDES SHALL BE ALLOWED.
2. LAPS, SPLICES, TIES, AND EMBEDMENT LENGTHS FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. "MANUAL OF STANDARD PRACTICE, DETAILS, AND DETAILING OF CONCRETE REINFORCEMENT", A.C.I. 318, A.C.I. 315, AND IN ACCORDANCE WITH C.R.S.I. STANDARDS. CONCRETE WORK SHALL BE IN STRICT ACCORDANCE WITH A.C.I. STANDARD SPECIFICATION FOR CONCRETE AND REINFORCED CONCRETE. CONCRETE PLACEMENT SHALL CONFORM TO A.C.I. 301 AND A.C.I. 318.
3. COMPRESSION EMBEDMENT LENGTH SHALL BE 30 BAR DIAMETERS UNLESS NOTED OTHERWISE.
4. CLEAR DISTANCE BETWEEN ADJACENT LAYERS OF REINFORCEMENT SHALL BE 2 INCHES MINIMUM UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE ALLOWED TO MAKE SPLICES IN ADDITION TO THOSE INDICATED ON THE DRAWINGS WHERE ESSENTIAL TO CONSTRUCTABILITY, SUBJECT TO ENGINEER'S APPROVAL.
6. SUBJECT TO ENGINEER'S APPROVAL, BARS MAY BE SHIFTED SLIGHTLY IN THE FIELD WHERE NECESSARY TO AVOID OPENINGS, PIPES, EMBEDDED ITEMS, OR OTHER OBSTRUCTIONS.
7. HOOKS AND BENDS SHALL BE IN ACCORDANCE WITH ACI 318.
8. PLACEMENT, CLEARANCES, AND MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE PROVIDED IN ACCORDANCE WITH A.C.I. 318.
9. SEE ARCHITECTURAL DRAWINGS FOR TOP OF SLAB ELEVATIONS, SLOPES, RECESSES, LEDGES, AND STEPS.
10. BOTTOMS OF EXCAVATIONS AND EARTHEN FORMS SHALL BE FLAT, LEVEL, TRUE TO GRADE AND LINE, AND COMPLETELY FREE OF LOOSE DIRT, DEBRIS, AND SLUSH. DAMPEN EARTH AGAINST WHICH CONCRETE IS POURED JUST PRIOR TO THE POUR, BUT DO NOT POUR INTO TRENCHES WITH STANDING WATER.
11. FORMS FOR EXPOSED FINISH CONCRETE: PLYWOOD, METAL, METAL-FRAMED PLYWOOD FACED, OR OTHER ACCEPTABLE PANEL-TYPE MATERIALS TO PROVIDE CONTINUOUS, STRAIGHT, SMOOTH, EXPOSED SURFACES.
12. REINFORCING STEEL SHALL BE GRADE 60 BAR CONFORMING TO THE LATEST EDITION OF ASTM.
13. EXTERIOR BRICK AND OR MASONRY WALLS TO HAVE EXPANSION AND CONTRACTION JOINTS. REFER TO ARCHITECTURAL DETAILS FOR LOCATIONS AND INFORMATION REGARDING SPACING, TYPE, LOCATION, INSTALLATION, AND MAINTENANCE. BRICK FLASHING AREAS MUST BE EXTENDED COMPLETELY TO THE EDGE OF THE CONCRETE IN ALL DIRECTIONS TO PREVENT BONDING TO THE FOUNDATION.

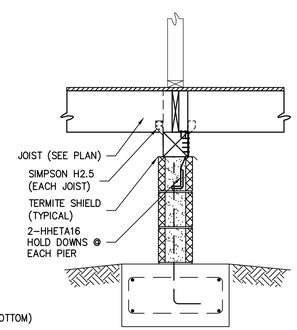
SOIL

1. SOIL COMPACTION IS THE RESPONSIBILITY OF OWNER AND GENERAL CONTRACTOR. COMPACTION SHALL BE 95% STANDARD PROCTOR IN ACCORDANCE WITH ASTM D-698. FOUNDATION IS DESIGNED FOR SOIL TYPE 6, COMMERCE SILTY CLAY LOAM, AS PER JEFFERSON PARISH SOIL MAP, MINIMUM CAPACITY OF 1500 PSF ALLOWABLE BEARING (S.F. 3) AND A PLASTICITY INDEX <20. OWNER SHALL OBTAIN SOIL REPORT TO VERIFY CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO PROPERLY TEST OR COMPACT SOIL WILL VOID ENGINEER'S DESIGN AND HOLD ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.
2. REMOVE A MINIMUM OF 8" OF EXISTING SOIL AND UNSTABLE SILT PRIOR TO PLACING OF FILL MATERIAL. ANY TREES REMOVED MUST HAVE ROOT BALL COMPLETELY REMOVED. GRINDING OF STUMP TO REMOVE WILL NOT BE ALLOWED.
3. SUBGRADE FILL SHALL BE AASHO CLASSIFICATION A-4 MATERIAL OR BETTER. SOIL COMPACTION TESTS WILL BE REQUIRED IF FILL AMOUNT IS IN EXCESS OF 18" INCHES TO VERIFY COMPACTION OF SOIL. SUBMIT RESULTS TO ENGINEER PRIOR TO PROCEEDING WITH EXCAVATION OF FOOTINGS AND FILLING OF SITE. FAILURE TO PROPERLY COMPACT SOIL WILL VOID ENGINEER'S DESIGN AND HOLD ENGINEER HARMLESS IF DIFFERENTIAL SETTLEMENT OCCURS.
4. EXTERIOR AND INTERIOR FOOTINGS DO NOT HAVE TO PENETRATE BELOW NATURAL SOIL PROVIDED THAT A MINIMUM OF 2 TO 1 SLOPE OF FILL IS MAINTAINED BEYOND FOUNDATION PERIMETER AND COMPACTION REQUIREMENTS HAVE BEEN MET. ANY FILL MATERIAL BROUGHT INTO THE FORMS AND THE FILL IS NOT EXTENDING BEYOND PERIMETER MUST HAVE FOOTINGS PENETRATE INTO 12" INCHES INTO NATURAL GROUND. A MAXIMUM 18 INCHES OF FILL MAY BE PLACED ON THE SITE UNLESS APPROVED BY DESIGN ENGINEER. MAXIMUM DIFFERENTIAL FILL SHALL NOT EXCEED 20%
5. RUNOFF WATER MUST BE CARRIED AWAY FROM SLAB TO PREVENT SATURATION OF SUB-BASE FILL AT TIMES DURING CONSTRUCTION AND AFTER CONSTRUCTION THROUGHOUT THE STRUCTURES' LIFE. IT IS THE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. ANY LANDSCAPING MUST BE INSTALLED SO AS TO NOT COLLECT WATER AT FOUNDATION EDGES. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT ROOT SYSTEM FROM AFFECTING THE MOISTURE CONTENT OF THE FOUNDATION AND OR FROM THE ROOTS EXTENDING UNDER THE SLAB. TREES WITHIN CLOSE PROXIMITY THAT WILL AFFECT MOISTURE CONDITIONS AT THE FOUNDATION EDGE MUST HAVE A PROPERLY DESIGNED AND INSTALLED ROOT BARRIER SYSTEM OR THEY MUST BE REMOVED PRIOR TO CONSTRUCTION.



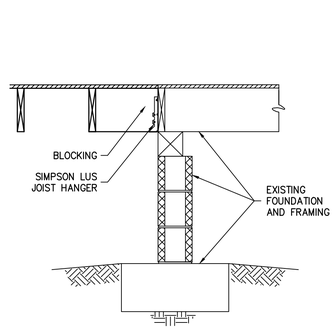
SECTION A

SCALE: 3/4" = 1'-0" S1.0|S1.0



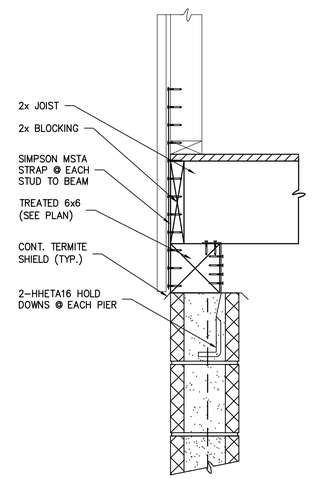
SECTION B

SCALE: 3/4" = 1'-0" S1.0|S1.0



SECTION C

SCALE: 3/4" = 1'-0" S1.0|S1.0



DETAIL 1

SCALE: 1 1/2" = 1'-0" S1.0|S1.0

MARK	DESCRIPTION	DATE	BY
A	FOR APPROVAL	08.25.19	ES

MELHORN RESIDENCE

ADDITION / RENOVATION

71246 MARISSA LANE -ABITA SPRINGS, LA.

Foundation Plan, Details and Notes

DRAWN	DW
CHECKED	ES
DATE	08.25.19
PROJECT NO.	ESR19-41
SHEET	S1.0