### Town of Abita Springs

Historic Meeting D	ate:
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#### APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

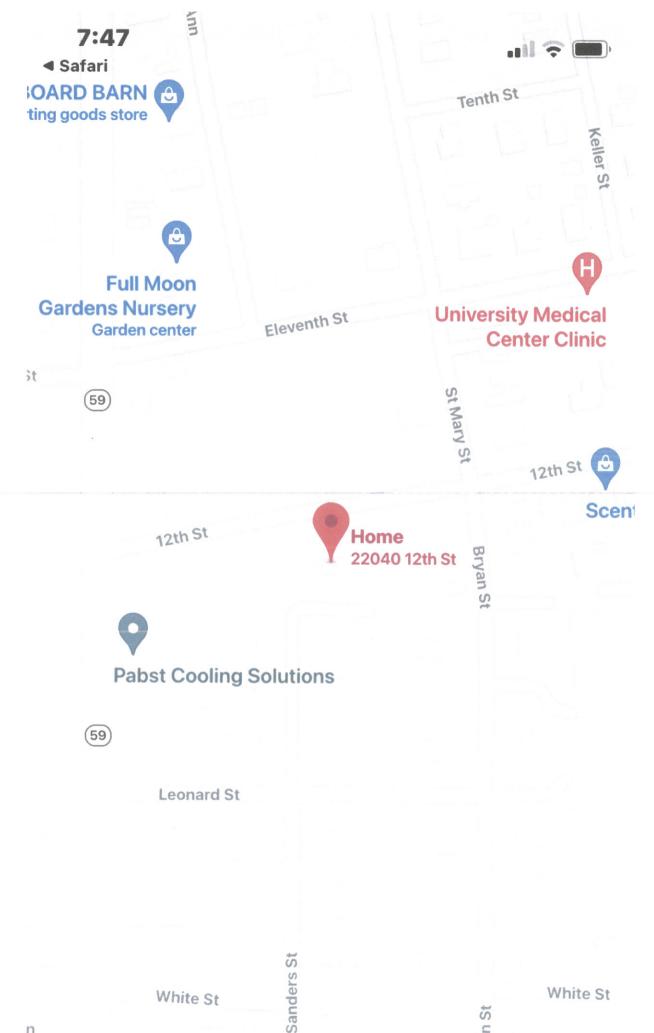
Date: <u>5/11/21</u> ✓ Owner  Applicant	Type of Approval ☐ New Construction ☐ Renovation ☐ Other:	Ancillary Building (/	
APPLICATION FOR PERMIT TO: (	Briefly describe project-	Use separate paper if necesso	iry)
This will be a to	story Ancil	lary building. Th	e first
level being a work	shop, the top	lary building. The level being an app	artment
APPLICANT NAME: Eric	Templet		
Email: dr. eric temple?	4	Phone: 985 - 373-5	257
Address: 22040 12th S	5+		
OWNER (IF DIFFERENT FROM AP	PLICANT):		
Email:		Phone:	
Address:	9		
CONTRACTOR NAME & COMPAN	IY:		
Email:		Phone:	
Address:			
Signature of Owner	Date Signature	of Applicant	Date
	Do Not Write Pole	Ab:-1:	
	Do Not Write Below	tnis line	
7 DAYS NOTICE REQUIRED BEFORE F			
Commissioners Initial	VEN BEFORE YOUR CERTIFICA	ATE OF OCCUPANCY WILL BE ISSUE	<b>9.</b>
Ron Blitch	Review Date:		
Otto Dinkelacker	Review Date:Approved:		
Thad Mancil			
ndre Monnot Commissioner Assigned:			
Paul Vogt			
	Inspected on Date:		

# Town of Abita Springs

Historic	Meeting	Date:	
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#### APPLICATION FOR HISTORIC COMMISSION APPROVAL / CERTIFICATE OF APPROPRIATENESS

SUBJECT PROPERTY				
Street Address or Legal Description: 22040 12th St.				
Nearest Cross Str	eets: Bryan / Hwy 59 Lot Dimensions:			
Work Begins:	Estimated Completion Date:			
EOUNDATION	RESIDENTIAL HISTORIC CHECK LIST  Concrete Block   Brick   Continuous Chain Wall   Raised Slab (36" above ground)			
CRAWLSPACE	□ 24" Clear			
SIDING	☑ Vinyl □ Wood □ Hardie Plank			
ROOF	☑ Metal ☐ Fiberglass Shingles Slope: ☐ 8/12 Minimum			
FRONT PORCH	☐ Wood ☐ 7' Minimum Depth 2/3 Minimum Front Width of House: ☐ Yes 戶 No			
CHIMNEY	☐ Stovepipe ☐ Brick ☐ None			
STEPS	☐ Wood ☐ Bricks Railing: ☐ Wood ☐ Spacing 4"			
HEIGHT	Height of Building: 35' Maximum			
WINDOW TRIM	☑ Vinyl ☐ Wood ☐ Hardie Plank ☐ Other			
TRIM	☑ Vinyl ☐ Wood ☐ Hardie Plank ☐ Other			
COLUMNS	☐ Vinyl ☐ Wood ☐ Hardie Plank ☐ Other			
DOORS	☐ Vinyl ☐ Wood ☐ Hardie Plank ☐ Other			
SHUTTERS	☑ Vinyl ☐ Wood ☐ Hardie Plank Must be ½ Width of Windows ☐ Yes ☐ No			
ACCESSORY BUILD	DINGS □ Garage □ Shed □ Other			
FENCES	☐ Wood <b>Type:</b> ☐ 4' Picket ☐ 7' Privacy ☐ 6' Privacy with 2' Lattice			
LIGHTING	No Fluorescent Strip Lighting or Fixtures			
SIGNS	□ Permanent □ Temporary			





# NEW GARAGE AND APARTMENT PREPARED FOR:

# ERIC AND PATICIA TEMPLET 22054 12TH. STREET

ABITA SPRINGS, LA. 70420

DRAWING MODIFICATION DATE 4-19-2021

- A1 COVER SHEET / SITE PLAN
- A2 1ST. AND 2ND. LEVEL FLOOR PLANS/NOTES
- A3 BUILDING ELEVATIONS FRONT/ LEFT SIDE/REAR/ RIGHT SIDE
- A4 DESIGN CRITERIA
- A5 CONNECTOR DETAILS
- E1 ELECTRICAL PLAN F1 FOUNDATION PLAN
- 1. SCHEDULE OF DRAWINGS

SHOP/OFFICE/ CRAFT RM. 886
APARTMENT 886

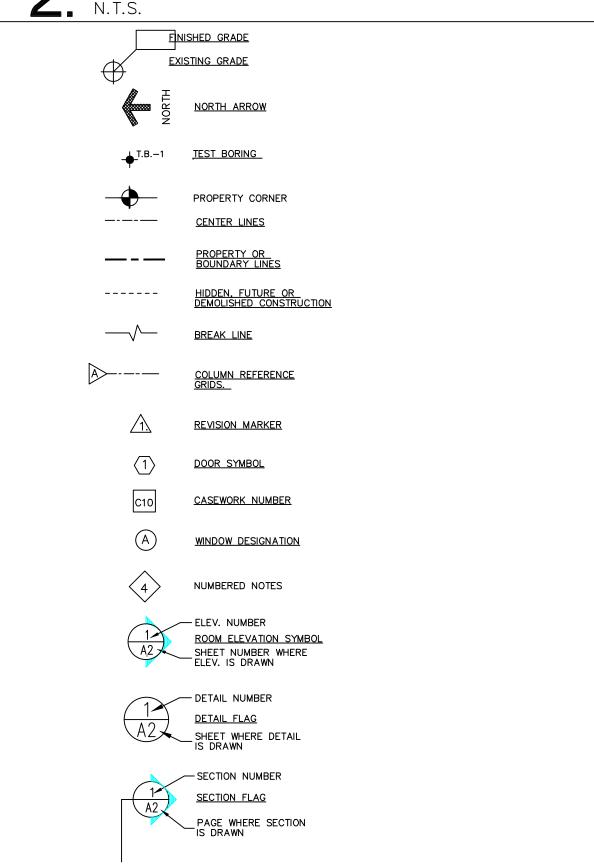
TOTAL U.B. 1772

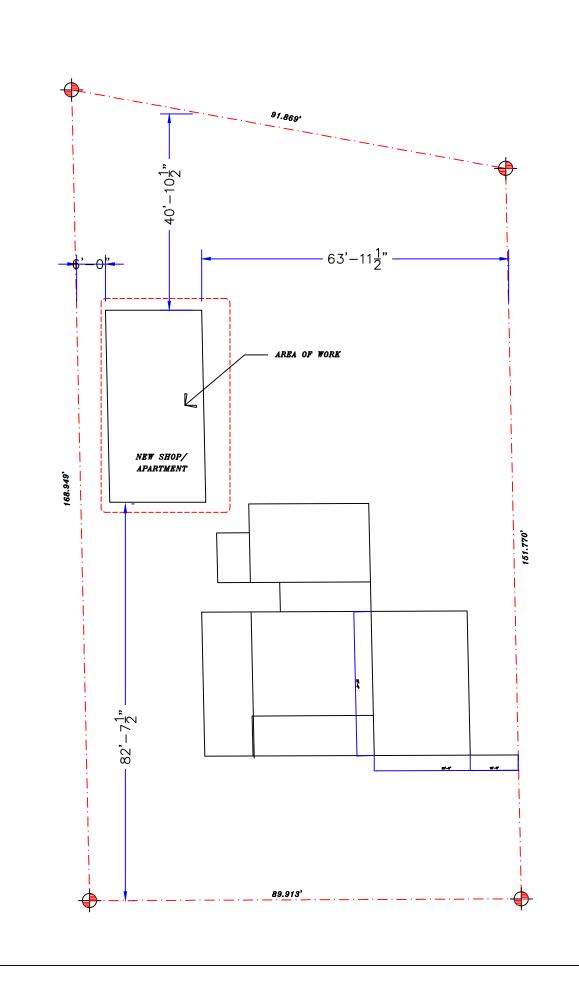
IMPORTANT NOTICE

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY AND CORRECTNESS OF THESE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE—CHECK THESE PLANS FOR ACCURACY OR ERROR. ANY DISCREPANCY SHOULD BE REPORTED FOR CORRECTION PRIOR TO ONSET OF CONSTRUCTION.

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# 9 PROJECT DATA





12 TH. STREET

#### GENERAL NOTES

EVERY SLEEPING ROOM SHALL HAVE A LEAST ONE OPENABLE EMERGENCY ESCAPE

AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS EMERGENCY
EGRESS AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44"
ABOVE THE FLOOR. WHERE A DOOR OPENING HAVING A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION
SERVES AS AN EMERGENCY ESCAPE AND RESCUE OPENING AND IS PROVIDED WITH A BULKHEAD ENCLOSURE,
THE BULKHEAD ENCLOSURE SHALL COMPLY WITH SECTION 310.3 THE NET CLEAR OPENING DIMENSIONS REQUIRED
BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE
OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION. ELEVATION SHALL BE PROVIDED
WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2

R310.1.1 MIMIMUM OPENING AREA . ALL EMERGENCY ESCAPES AND RESCUE OPENINGS
OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENINGS OF 5.7 SQUARE FT.

EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET

R310.1.2 MINIMUM OPENING HEIGHT . THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"
R310.1.3 MINIMUM OPENING WIDTH . THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"

ALL WINDOWS MUST COMPLY WITH ARTICLE R 301.2.1.2 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

RERARDING WIND BORNE DEBRIS, WHICH STATES: WOOD STRUCTRURAL PANELS

(PLYWOOD) WITH A MINIMUM THICKNESS OF 7/16" AND A MAX. SPAN OF 8 FEET SHALL

PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH

ATTACHMENT HARDWARE PROVIDED. ATTACH MENTS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICAL R 308.4

WINDOWS IN HAZARDOUS LOCATIONS (OVER BATH TUBS) & WITHIN 3'-0" OF DOORS. MUST BE TEMPERED AND COMPLY W/ ARTICLE R 308.45 OF 2012IRC

FACTORY BUILT FIREPLACES (PRE-FABRACATED) SHALL BE LISTED AND TESTED IM ACCORDANCE WITH UL 127 AS PER ARTICLE R1004.1 OF THE 2015 IRC.

INSULATION REQUIREMENTS AS PER TABLE N 1102.1 OF THE 2015 IRC

CEILINGS R-38

WALLS R-13 FLOORS: R-13

PROVIDE WIND BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH R 301.2.1.2 IRC 2015 ED.

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

- 1. IN EACH SLEEPING ROOM
- 2. OUTSIDE EACH SEPARATED SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- 3. KITCHEN

PROVIDE TERMITE PROTECTION AS REQUIRED BY SEC.R 318 IRC 2015 ED. (CHEMICAL TERMITICDE TREATMENT.

DESIGN SPECIFCATION

- 1. SPECIFIC REFERENCE TO THE INTERNATIONAL RESIDENTIAL CODE 2015 ed.
- 2. STATE STANDARD USED IN DESIGN FOR HERRICANE PRONE REGIONS AS PER SEC. R 301.2.1.1 OF THE IRC 2015 ed.
- 3. BASIC WIND SPEED DESIGN AS PER IRC 2015 ed. WIND ZONE 1-130 MPH.

D&D
DESIGNS
LLC

22247 7TH. STREET ABITA SPRINGS, LA 70420 (985) 893-2074

DRAWING RELEASED FOR:

PRELIMINARYNOT FOR CONSTRUCTION

PRICING:
NOT FOR CONSTRUCTION

CONSTRUCTION

DRAWING RELEASE DATES		
NO.	DATE	PURPOSE
1.	2-18-2021	
2.	2-27-2021	
3.	3-01-2021	
4.	3-22-2021	
5.	4-19-2021	

EW GARAGE AND APARTMENT
PREPARED FOR:
RIC AND PATICIA TEMPLET

SHEET NO.

3. GRAPHIC SYMBOLS

NOTE: ALL SYMBOLS MAY NOT BE USED IN

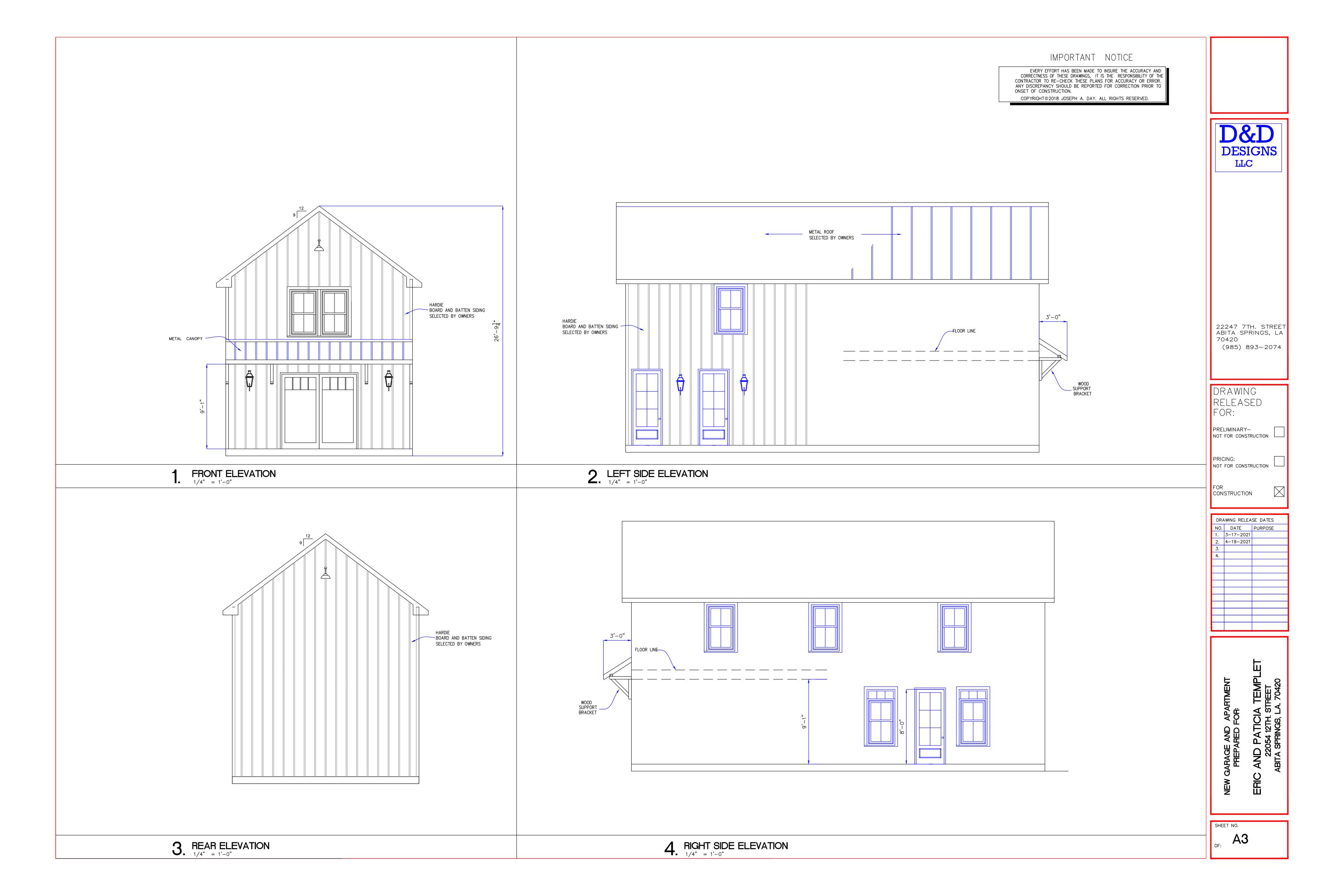
THIS DRAWING.

IMPORTANT NOTICE EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY AND CORRECTNESS OF THESE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE-CHECK THESE PLANS FOR ACCURACY OR ERROR. ANY DISCREPANCY SHOULD BE REPORTED FOR CORRECTION PRIOR TO ONSET OF CONSTRUCTION. COPYRIGHT@2018 JOSEPH A. DAY. ALL RIGHTS RESERVED. 20'-0" 20'-0" 22247 7TH. STREET ABITA SPRINGS, LA 70420 (985) 893-2074 2 3 4 5 6 7 8 9 10 11 12 13 14 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | DOWN DRAWING OFFICE 13'-1" 2" x 12" CLG. JST RELEASED **BEDROOM** 16" O.C. CRAFT ROOM 8'-0" CLG. HGT. 2" x 12" CLG. JST 2" x 10" CLG. JST PRELIMINARY-NOT FOR CONSTRUCTION 16" O.C. 16" O.C. PRICING:
NOT FOR CONSTRUCTION ATTIC STAIR 13'–10" 5'-11" 8'-0" FOR CONSTRUCTION 1/2 BATH DRAWING RELEASE DATES

NO. DATE PURPOSE

1. 4-19-2021 KITCHEN 2" x 8" CLG. JST 16" O.C. WORK SHOP 9'-0" CLG. HGT. 2" x 12" CLG. JST 16" O.C. 12'-10" THURWALL HEATING COOLING UNIT VERIFY/W OWNER 3'-8<u>1</u>" 16'-3<u>1</u>" **APARTMENT** 2" x 12" CLG. JST 4080 DBL DOOR 8'-4<del>1</del>" 20'-0" OF: **A2** 2. 2ND. LEVEL FLOOR PLAN

1/4" = 1'-0" 1. 1ST. LEVEL FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES:

#### 1. GENERAL

- A. NO FIELD SUPERVISING PROVIDED
- B. NO ADMINISTRATION PROVIDED
- C. ALL WORK/MATERIAL SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES AND THESE NOTES ALONG WITH NOTES ON DRAWINGS SHALL GOVERN.
- D. CODE COMPLIANCE
- 1. INTERNATIONAL RESIDENTIAL BUILDING CODE 2015
- 2. WHERE WIND SPEED EXCEEDS 90 MPH. STRUCTURE IS CONSIDERED TO BE LOCATED IN A HURRICANE PRONE REGION
- 3. WHERE WIND SPEED EXCEEDS 110 MPH. ASCE 7 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
- 4. WHERE WIND SPEED EXCEEDS 120 MPH. OR 1 MILE OF THE GULF COASTAL MEAN HIGH WATER LINE

ENVIRONMENTAL PROVISIONS OF THE BUILDING CODE REQUIREMENTS ARE MINIMUM REQUIREMENTS AND ARE INTENDED TO INSURE LIFE SAFETY, NOT PREVENT STRUCTURAL DAMAGE

- E. LIVE LOADS ( PER ASCE 7 )
- 1. ATTICS, UNINHABITABLE WITHOUT STORAGE = 10 PSF
- 2. ATTICS, UNIHABITABLE WITH STORAGE = 20 PSF
- 3. ROOFS = 20 PSF
- 4. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES 40 PSF)
- 5. ENVIORMENTAL LOADS SHALL BE PER ASCE-7 ( LATEST EDITION)
- BUILDING CLASSIFICATION II
  BASIC WIND SPEED 130 MPH.
  IMPORTANCE FACTOR 1: 1-0
- ENCLOSED FACTOR

  F. FLOOD ZONE: SEE PLAT BY SURVEYOR ( FEMA ZONE X)

#### 2 SITE WOR

- 1. SHALL BE PRE APPENDIX J OF THE INTERNATIONAL BUILDING CODE
- 2. SHALL BE REQUIREMENTS OF FOUNDATION PLAN DONE BY OTHERS
- 3. GRADE LOT FOR PROPER DRAINAGE WITHIN 50 FEET OF BUILDING
- 4. LOUSIANA ONE CALL 800- 272- 3020 CALL BEFORE YOU DIG.
- 5. SEE FOUNDATION PLAN FOR MAXIMUM FILL ALLOWED PER STRUCTURAL DESIGN COMPLY WITH ALL FILL REQUIREMENTS OF LOCAL AUTHORITES

#### 3. CONCRETE

- 1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS
- 2. FOUNDATION: SEALED FOUNDATION PLAN IS INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS
- 3. ALL REINFORCING STEEL SHALL BE ASTM A 615 GR.60 ALL WELDED WIRE REINFORCEMENT TO BE ASTM A 185 IN FLAT SHEETS

#### 4. MASONEY

- 1. ALL BRICK WORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & INTERNATIONAL BUILDING CODE
- 2. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALL SHALL BE SPACED AT 30 FT MAX.
- 3. TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16" HORIZONTALLY ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2" INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8" TO THE OUTSIDE FACE OF THE WALL THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT O.C. WITHIN 12" OF THE OPENINGS.
- 4. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE AND SIZE.

  TO ASSURE QUALITY. BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING ASTM C216 SPECIFICATION FOR FACING BRICK,

  C652 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK SINGLE FIRED, SOLID UNITS OR

  ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT

  BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
- 5. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY.

MORTAR PLAYS AN IMPORTANT ROLE IN FLEXURAL STRENGTH OF A BRICK WIDTH. TESTS OF FULL SCALE WALLS
INDICATE THAT THE BOND BETWEEN MORTAR AND THE BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL
STRENGTH WHEN RISING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWEST COMPRESSIVE UNIT
STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT.

#### 5. METAL

- 1. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS OR GALVANIZED)
- 2. LINTEL SIZES FOR BRICK VENEER ASTM A 36 STEEL
- 0 TO 4 FT. OPENING L 4 X 3 1/2 X 3/8 > TO 4 FT TO 6 FT.. OPENING L5 X 3 1/2X 3/8
- > TO 6 FT TO 8 FT.. OPENING L6 X 3 1/2X 3/8
- > TO 8 FT TO 10 FT.. OPENING L7 X 4 X 1/2 > TO 10FT TO 12 FT.. OPENING L8 X 4 X 1/2
- > TO 10 FT TO 12 FT.. OPENING L8 X 4 X 1/2

  > TO 12 FT TO 16 FT.. OPENING L9 X 5 X 5/8
- 3. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENING.
- 4. ALL BOLTS SHALL BE ASTM A 307 HOT DIPPED GALV.
- 5. ALL BOLTS SHALL BE ASTM A 307 HOT DIPPED GALV.

#### 6. WOOD

- A. ALL WOOD FRAMING , FABRICATION AND ERECTION SHALL CONFORM TO THE FOLLOWING:
- 1. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NFPA
- PLYWOOD DESIGN SPECIFICATION BY APA.
   PRESSURE TREATED WOOD REQUIREMENTS OF APA.
- 4. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.

#### B. LUMBER SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER

- C. ENGINEERED BEAMS JST. SHALL BE AS IDENTIFIED ON PLANS, SUPPORT LAMINATED BEAMS/BUILT UP BEAMS WITH A MIN. 3—STUD COL. EACH END. PROVIDE CMST 14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING.
- D. ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH FASTING SCHEDULE OF THE GOVERNING BUILDING CODE.

  UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM THE FOUNDATION TO RAFTERS. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS. JOIST HANGERS, TIES, SEATS SHALL BE SIMPSON STRONG OR EQUAL
- E. HEADERS FOR DOORS OF SINGLE STORY CONSTRUCTION WITH NO MORE THAN 3'-0" CLEAR OPENING SHALL BE 2-2" X 10" MIN. SEE PLANS
- F. STUDS SHALL BE AT 16" O.C. BLOCK ALL STUDS AT MID-HEIGHT
- G. RAFTERS SHALL BE 2" X 6" MIN SPACED AT 24" MAX. MAX CLEAR SPAN 10'-0" SUPPORT ROOF BRACING ON LOAD BEARINGS ONLY. 19/32 W/ 10D 4" TO 6" O.C.
- \_\_H. CEILING JOIST FOR UNINHABITABLE ATTICS WITH STORAGE L.L.= 20PSF SHALL BE 2" X 6" SPACED AT 16" O.C. MAX AND AS FOLLOWS.
- (USE 2X6+2X4 STRONGBACK AT ALL CEILING JOIST SPANS OVER 10'-0")

  A. 2X6 @ 16"O.C., MAX SPAN 12'-0"
- B. 2X8 @ 16"O.C., MAX SPAN 15'-3"
- C. 2X10 @ 16"O.C., MAX SPAN 18'-1"
- I. FLOOR JOIST FOR RESIDENTIAL USE (LL=40 PSF) SHALL BE 2X10 MIN, SPACED AT 16" O.C. MAX. AND AS FOLLOWS:
- A. 2X10 @ 16"O.C., MAX SPAN 16'-1"
- B. 2X10 @ 12"O.C., MAX SPAN 18'-0"
- C. 2X12 @ 16"O.C., MAX SPAN 18'-10"
- D. 2X12 @ 12"O.C., MAX SPAN 21'-9"
- J. USE 3/4"(23/32") APA RATED T&G PLYWOOD ON ALL FLOOR JOIST U.N.O
- K. ANCHOR FLOOR PLATES TO SLAB WITH 5/8" ASTM A307 BOLTS WITH MINIMUM EMBEDMENT OF 7" SPACED @ 18" O.C. & WITHIN 12" OF EACH BUILDING CORNER; EACH BOLT SHALL HAVE 3"X3"X1/8" WASHER (SPACE BOLTS AT 24"O.C. IF WIND SPEED SHOWN ON THIS DWG IS 90 MPH OR LESS).
- M. SHEAR WALLS: PROVIDE APA RATED 4'X8'X1/2" (15/32") PLYWOOD ON ALL EXTERIOR WALLS. PROVIDE 4 FEET OF PLYWOOD, IN PLAN DIMENSION, ON ALL INTERIOR WALLS THAT ADJOIN EXTERIOR STUD WALLS AT INTERSECTION WITH EXTERIOR WALLS. SHEATHING SHALL EXTEND FROM SLAB TO TOP OF TOP PLATE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS. A5
- N. ALL LUMBER IN CONTACT WITH CONCRETE AND/OR MASONRY SHALL BE TREATED
- O. CABINETS & COUNTERTOPS SHALL BE PER OWNER/BUILDER AGREEMENT.

#### 7. THERMAL AND MOISTURE CONTROL

- A. ALL THERMAL/ MOISTURE PROTECTION WORK AND MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION AS APPLICABLE
- 1. WALLS R-13 BATT (2 X 4 WALL) R 19 BATT (2 X 6 WALL)
- 2. CEILINGS (STANDARD) R-30 BLOWN
- 3. CEILINGS (VAULT ) R-19 BATT
- 4. FLOORS 2-STORY SPACES ONLY R-19 BATT
- 5. FLOORS CRAWL SPACE UNDER FLOOR R-19 OR EQUAL RIGID BOARD INSULATION OR CLOSED CELL FOAM.
- C. ROOFING MATERIAL SHALL BE PER OWNER BUILDER AGREEMENT AND SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT AND SHALL MEET WIND SPEED CRITERIA AS SHOWN ON THIS DRAWING INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

#### 8. DOOR AND WINDOWS D.P. 34 PSF

- A. PER OWNER/ AND ATTACHED DRAWINGS.
- B. ALL WINDOWS SHALL MEET SECTION R301.2.1.2 GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL 7/16" PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENTS OF R301.2.1.2.
- TO ASSURE QUALITY. BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C. CONTRACTOR SHALL PROVIDE SECURE DOOR, BRACING SYSTEM FOR GARAGE DOOR INSTALLED PER MANUFACTURER'S SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR HOLLOW BRICK ASTM C1405 SPECIFICATION FOR HOLD BRICK SINCLE FIRED SOLID LINES OF HOLD BRICK SINCLE FIRED SOLID BRICK SINCLE FI

#### 9. FINISHES

A. PER OWNER/BUILDER AGREEMENT AND ATTACHED DRAWINGS

### 10. SPECIALTIES

- A. FIREPLACES SHALL BE PER CODE AND OWNER /CONTRACTOR AGREEMENT
- A. FIREPLACES SHALL BE PER CODE AND OWNER /CONTRACTOR AGREEMENT

  B. SHUTTERS IF SHOWN ON DRAWING SHALL BE PER OWNER /CONTRACTOR AGREEMENT
- C. STORAGE SHELVING SHALL BE PER OWNER /CONTRACTOR AGREEMENTC. TOILET, BATH LAUNDRY ACCESSORIES SHALL BE PER OWNER /CONTRACTOR AGREEMENT

## 11. EQUIPMENT

A. ALL APPLIANCES SHALL BE PER OWNER/ BUILDER AGREEMENT.

#### 12. FU**RNISHING**S

A. ANY FURNISHINGS SHALL BE PER OWNER/ BUILDER AGREEMENT.

#### 13. SPECIAL CONSTRUCTION

A. POOLS OR SIMILAR - IF APPLICABLE SHALL BE BETWEEN OWNER/ BUILDER AGREEMENT

#### 14. SPECIAL CONSTRUCTION

A. ELEVATORS - IF APPLICABLE SHALL BE BETWEEN OWNER/ BUILDER AGREEMENT

#### 15, STUCCO NOTES

- A. 3 COAT APPLICATION
- B. SHEATHED FRAME BASE ( WALLS TYPICAL ) WATERPROOF BUILDING PAPER OR FELT OVER WALL SHEATHING
- C. METAL BASE SCREEN REQ'D, CONSULT STUCCO CONTRACTOR
- D. STUCCO APPLIED OVER WIRE FABRIC, EXPANDED METAL LATH OR STUCCO MESH
  E. CONTROL AND RELIEF JOINTS ARE REQUIRED TO MINIMIZE CRACKING
- CONSULT STUCCO CONTRACTOR

  F. CONSULT OWNERS ON TEXTURE AND COLOR OF FINISH COAT

#### 15. MECHANICAL HVAC AND PLUMBING

CIRCUIT BREAKERS BOX , ECT.

- A. ALL HVAC WORK / MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES.
- B. HVAC SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFT SAFETY CODE
- C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM WILL WORK PROPERLY.

  D. RS AND RL LINES FROM OUTDOOR CONDENSER UNIT RISE WITH IN THE WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
- E. PROVIDE SUPPORT FOR CONDENSING UNIT IN ACCORDANCE WITH MFR. SPECIFICATIONS AND RECOMMENDATIONS.
- F. EXTEND FRESH AIR INTAKE DUCT TO MTL. SADEL VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE
- G. 5' MIN TOTAL LENGTH MEASURED ALONG THE CENTER OF THE DUCT ACOUSTICALLY LINE R.A.DUCT WITH 90 ELBOW BETWEEN UNIT AND PLENUM R/A/ GRILL H. PROVIDE 125 FIRESTAT, LOCATED IN RETURN AIR PLENUM
- I. PROVIDE RAISED PLATFORM FOR AHU J. PROVIDE O.B. MANUL VOLUME AMPER AT ALL AIR SUPPLY AIR GRILLES

# K.PROVIDE SPIN TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM J.ALL PLUMBING WORK/ MATERIALS SHALL COMPLY TO LOCAL, STATE AND FEDERAL CODES.

A. ALL ELECTRICAL WORK/ MATERIALS SHALL CONFORM TO LOCAL. STATE AND FEDERAL CODES
B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES OUTLETS THERMOSTATS

C. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES OUTLETS THERMOSTATS



22247 7TH. STREET ABITA SPRINGS, LA 70420 (985) 893-2074

DRAWING RELEASED FOR:

PRELIMINARY—

PRICING:
NOT FOR CONSTRUCTION

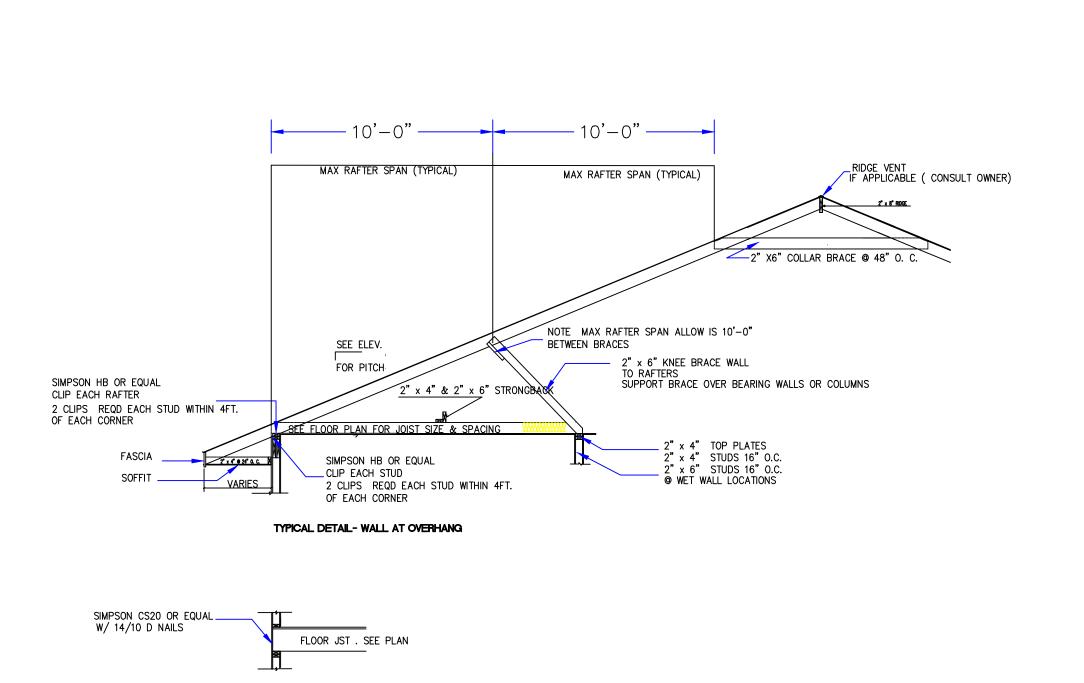
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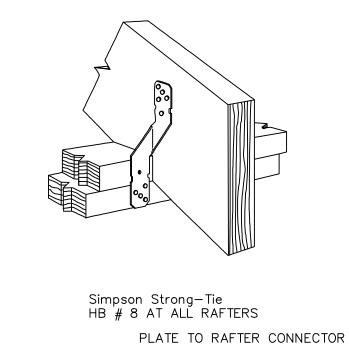
FOR CONSTRUCTION

	DRAWING RELEASE DATES		
	NO.	DATE	PURPOSE
	1.	4-19-2021	
	2.		
	3.		
	4.		

VEW GARAGE AND APARTMENT
PREPARED FOR:
ERIC AND PATICIA TEMPLET
22054 12TH. STREET

SHEET NO.

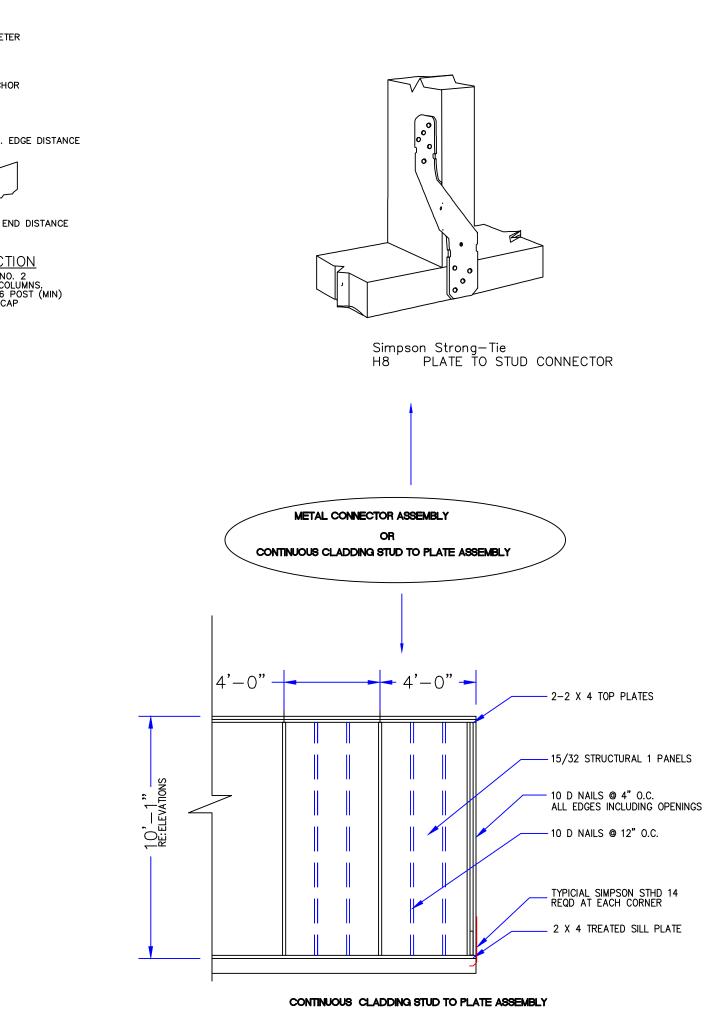




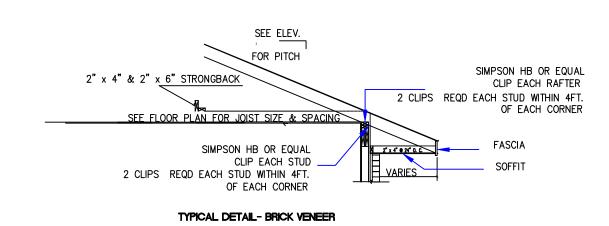
TOP FASTENERS —

LENGTH OF STRAP MUST WRAP OVER HEADER AND EXTEND DOWN

INSTALL HALF OR TOTAL FACE FASTENERS ON EACH SIDE OF THE BEAM



Simpson Strong—Tie SPH4 AT ALL HEADERS



SIMPSON HB OR EQUAL CLIP EACH STUD

ANCHOR BOLT RE: FOUNDATION PLAN

FOR SIZE AND LOCATION

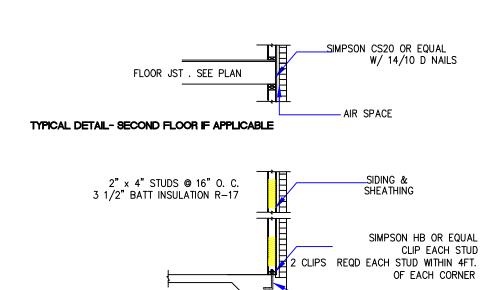
OF EACH CORNER

2 CLIPS REQD EACH STUD WITHIN 4FT.

TYPICAL DETAIL- SECOND FLOOR IF APPLICABLE

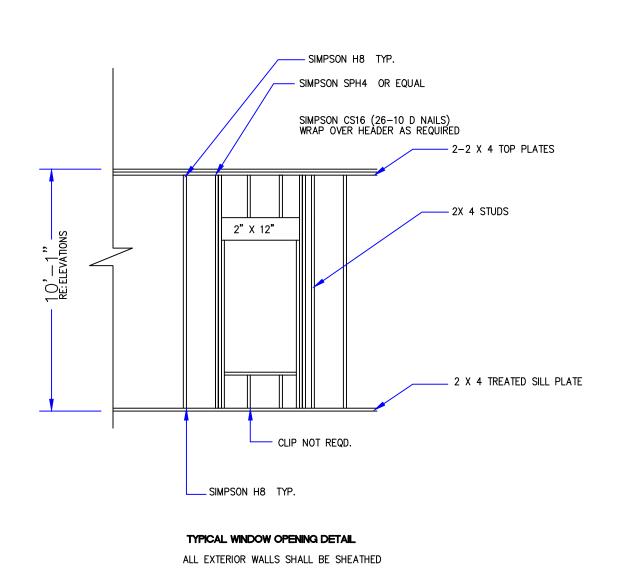
2" x 4" STUDS @ 16" O. C. 3 1/2" BATT INSULATION R-17

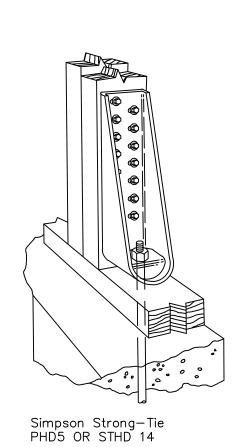
TYPICAL DETAIL- SIDING AT SLAB



— RE: FOUNDATION PLAN FOR SIZE AND LOCATION

TYPICAL DETAIL- BRICK VENEER AT SLAB





D&D
DESIGNS
LLC

22247 7TH. STREET ABITA SPRINGS, LA 70420 (985) 893-2074

DRAWING
RELEASED
FOR:

PRELIMINARYNOT FOR CONSTRUCTION

PRICING:
NOT FOR CONSTRUCTION

FOR CONSTRUCTION

DRAWING RELEASE DATES

NO. DATE PURPOSE

1. 4-19-2021

2. 3. 4.

EW GARAGE AND APARTMENT
PREPARED FOR:

ERIC AND PATICIA TEMPLET
22054 12TH. STREET

SHEET NO.

A5

#### IMPORTANT NOTICE

EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY AND CORRECTNESS OF THESE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RE-CHECK THESE PLANS FOR ACCURACY OR ERROR. ANY DISCREPANCY SHOULD BE REPORTED FOR CORRECTION PRIOR TO ONSET OF CONSTRUCTION.

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ARED FOR:
PATICIA TEMPLET
054 12TH. STREET

SHEET NO.

#### ELECTRICAL NOTES

1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS,

2. SMOKE DETECTORS: (A)SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDLE FAN BLADE.

3. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.

4. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION" (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION."

HAVE COVERS LISTED FOR "WET LOCATION."

5. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.

6. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.

