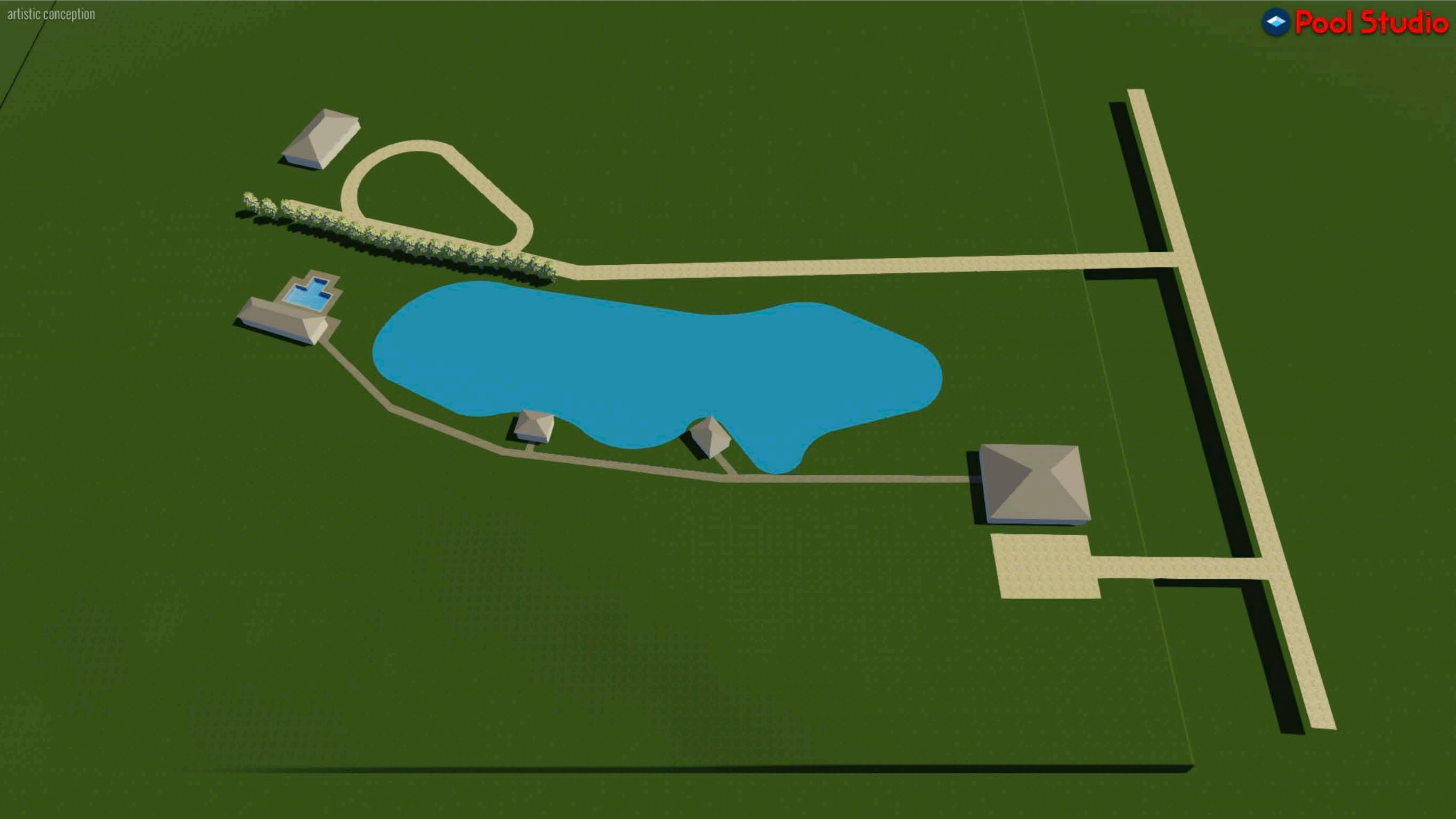


Done

RC-038 Saussy_001.jpg



artistic conception



IRC 2015
WFCM
80 MPH WIND SPEED
DESIGN MEETS THE PRESCRIPTIVE
ENERGY CODE REQUIREMENTS
CLIMATE ZONE: 2
MANUAL J CALCULATIONS BY OTHERS

RESIDENCE IS NOT LOCATED IN A
WINDBORNE DEBRIS PROTECTION REGION

THERMAL COMPONENT CRITERIA
(U-FACTOR AND R-VALUE)
(MAX SHGC = 0.35 FOR GLAZING)

MAXIMUM GLAZING (PENETRATION) U-FACTOR	MIN INSULATION R-VALUE		
	CLGS.	WALLS	FLOORS
0.85	R-30	R-5	R-5

FURR OUT 2x RAFTERS AS REQUIRED FOR BATT INSULATION AT CATHEDRAL CEILINGS OR USE SPRAYED FOAM INSULATION IF ACCEPTABLE.

NOTES

- CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING THE ENERGY EFFICIENCY REQUIREMENTS OF THE BUILDING CODE (BASED ON IRC 2015 CLIMATE ZONE 2 - U-FACTOR-0.75 MAX, SHGC-0.40 MAX)
- CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING WIND DESIGN PRESSURE REQUIREMENTS OF RAS3 (GARAGE DOOR SHALL BE RATED TO MEET WIND LIMITATIONS AS PER R 3012.1)
- PER R3011 DOORS BETWEEN GARAGE & RESIDENCE SHALL BE 20-MINUTE FIRE RATED DOORS (INCLUDING ATTIC STAIRS). ALSO PER R302.5.1 SELF CLOSING.
- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED AT LOCATIONS IDENTIFIED IN R308.4 EX. GLAZING WITHIN 24" OF DOORS & OVER TUBS)
- PER R3012 GARAGE SHALL BE SEPARATED FROM RESIDENCE BY NOT LESS THAN 1/2" GYPSUM BOARD AFFLIED TO THE GARAGE SIDE OF WALLS AND CEILING. GARAGES BENEATH HABITABLE ROOMS ABOVE SHALL BE SEPARATE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT
- RAIL INDICATES GUARD RAIL AT PORCHES & GUARDRAIL WITH HANDRAIL AT STAIRS
- OPENING IN THE RESIDENCE SHALL BE PROTECTED BY 20 MIN. RATED DOORS.
- IF REQUIRED ATTIC ACCESS (IRC-R807) IS LOCATED IN THE GARAGE, THE REQUIRED 1/2" GYPSUM WILL BE APPLIED TO CEILING AND DROP DOWN STAIR MUST BE 20 MIN. RATED.
- GARAGE DOOR SHALL BE 80 MPH WIND RATED DOOR. PROTECTION OF APPLIANCE IN GARAGE IS REQUIRED.

WINDOW SCHEDULE

MARK	DESCRIPTION	HDR
AA	?	?
BB	?	?
CC	?	?
DD	?	?
EE	?	?
FF	?	?
GG	?	?
HH	?	?
II	?	?
JJ	?	?

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK	DESCRIPTION
1	?	?	1 3/4"	SEE ELEVATION
2	2'-8"	6'-8"	1 3/8"	RAISED PANEL INTERIOR
3	2'-4"	6'-8"	1 3/8"	RAISED PANEL INTERIOR
4	2'-0"	6'-8"	1 3/8"	RAISED PANEL INTERIOR
5	1'-6"	6'-8"	1 3/8"	RAISED PANEL INTERIOR
6	4'-0"	6'-8"	1 3/8"	FR. 2060 RAISED PANEL INT.
7	--	--	--	--
8	2'-0"	6'-8"	1 3/8"	RAISED PANEL POCKET
9	2'-8"	6'-8"	1 3/4"	RAISED PANEL EXTERIOR
10	3'-0"	8'-0"	1 3/4"	4 LT / 2 PANEL EXTERIOR
11	18'-0"	7'-0"	--	OVERHEAD GARAGE

FLOOR PLAN

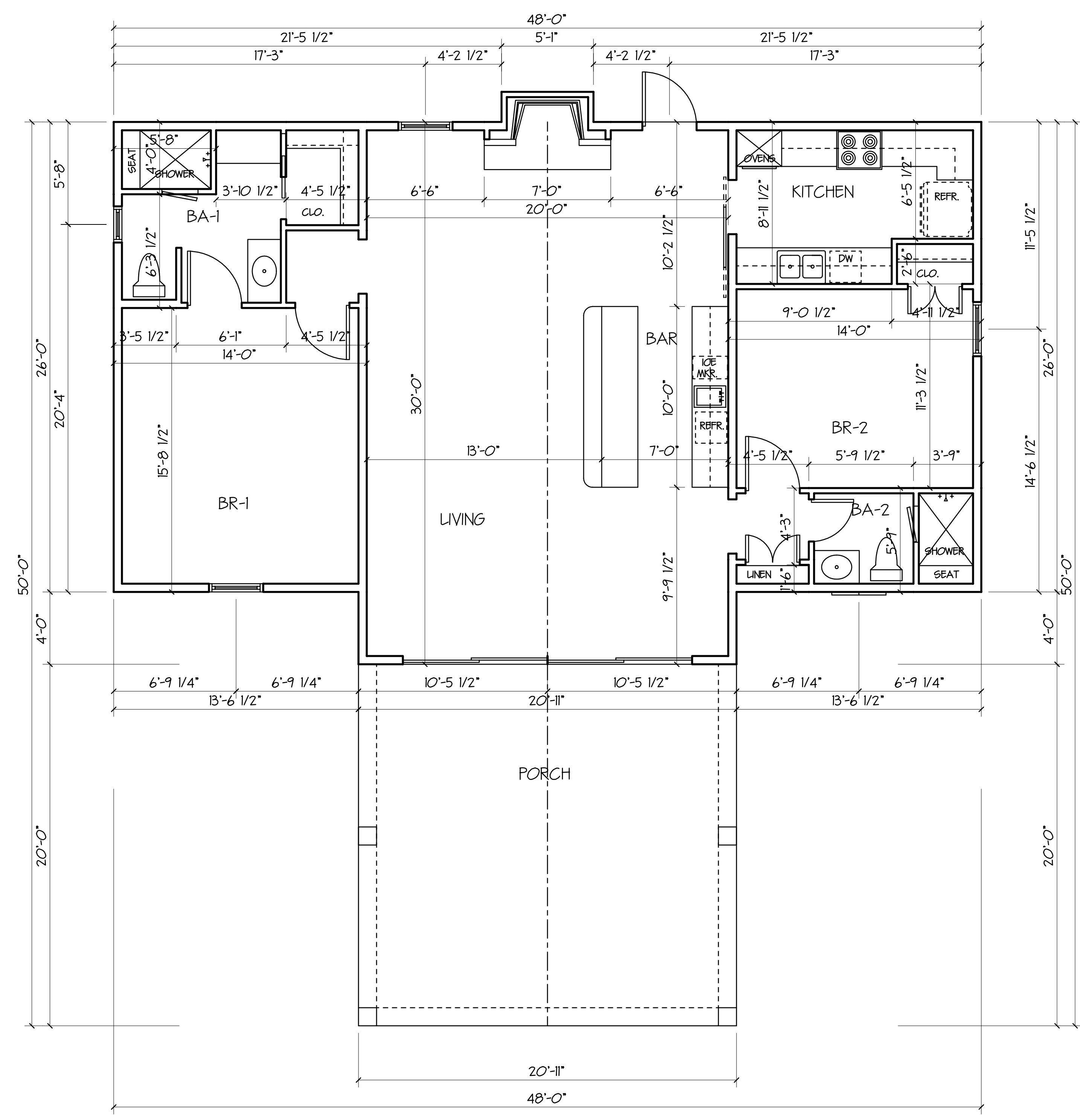
PLANS FOR:
THE HICKORY HOUSE OF ABITA SPRINGS, LLC
TBD HICKORY STREET
ST. TAMMANY PARISH, LA

DesignTech
Residential Planners, Inc.
St. Tammany Parish, LA.
COVINGTON 985-871-7211 SLIDELL 985-847-0600

CODE	LIVING	AREA U.B.	INDEX
A2	1340	1758	11963

DESIGNED BY	DRAWN BY	CHECKED BY
DMX	RY	RY

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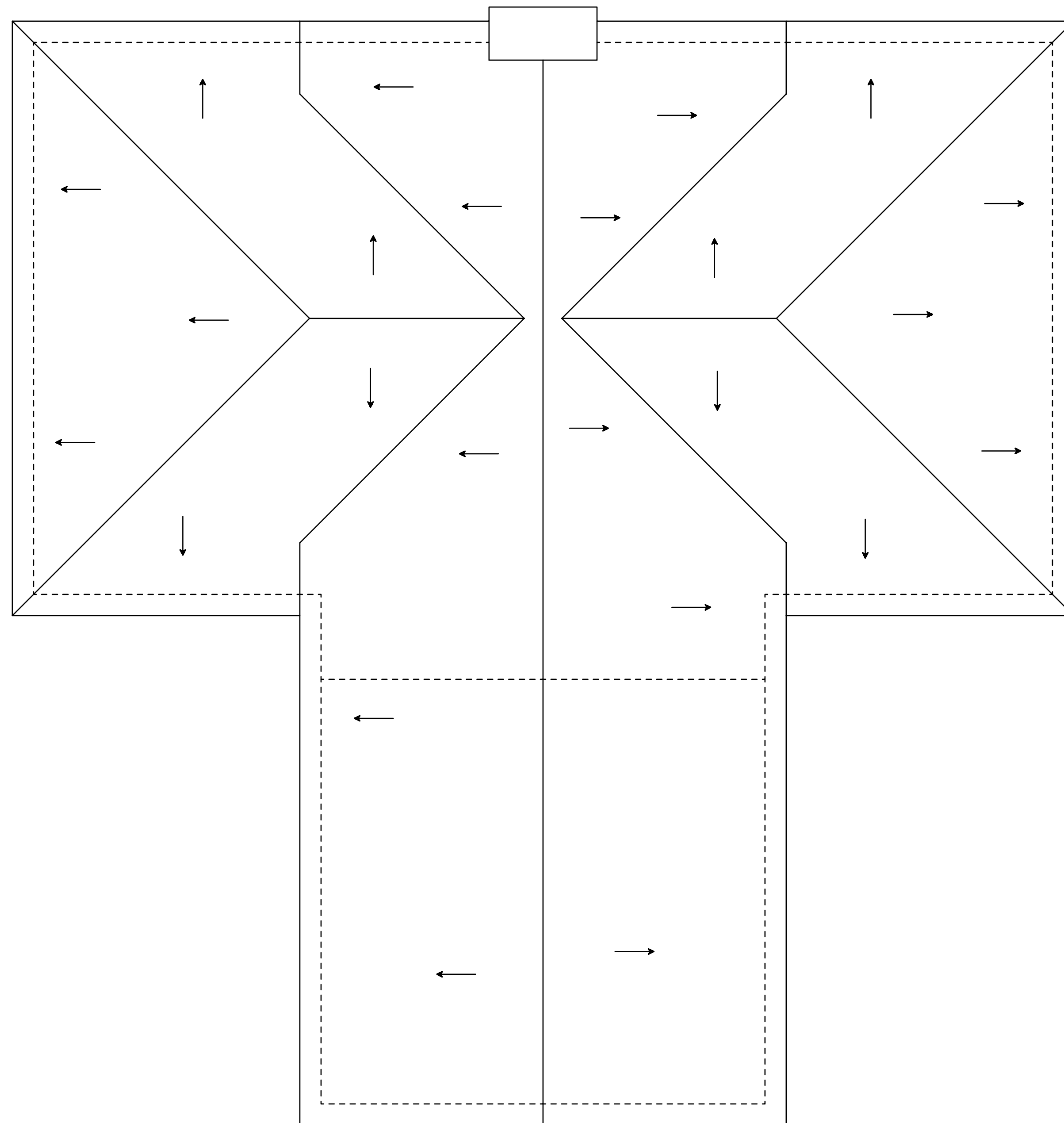


FLOOR PLAN
SCALE 1/4"=1'-0"

AREA	
LIVING AREA	1340
GARAGE	N/A
PORCHES	418
TOTAL AREA UNDER B'M	1758

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ROOF PLAN
SCALE 1/4" = 1'-0"

IRC REQUIREMENTS FOR ROOF COVERINGS

R905.2.2 SLOPE: ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2/12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4/12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.2.7.

R905.2.6 ATTACHMENT: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL (20/12), SPECIAL METHODS OF FASTENING ARE REQUIRED. FOR ROOFS LOCATED WHERE THE BASIC WIND SPEED PER FIGURE R302.2(4) IS 110 MPH OR HIGHER, SPECIAL METHODS OF FASTENING ARE REQUIRED. SPECIAL FASTENING METHODS SHALL BE TESTED IN ACCORDANCE WITH ASTM D3661, CLASS F. ASPHALT SHINGLE WRAPPERS SHALL BEAR A LABEL INDICATING COMPLIANCE WITH ASTM D3661, CLASS F.

R905.2.7 UNDERLAYMENT APPLICATION: FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT SLOPE) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE) UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOFS OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (8.3 PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

R905.2.12 UNDERLAYMENT AND HIGH WIND UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (GREATER THAN 110 MPH PER FIGURE R302.2 (4)) SHALL BE APPLIED WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. FASTENERS ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 36 INCHES (914 MM) ON CENTER.

ROOFING NOTES

1. ROOF SHEATHING
ALL ROOF SHEATHING SHALL BE 15/32" EXPOSURE 1, 24/0 APA RATED PANELS. FASTEN WITH 4" NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES.
2. ROOF UNDERLAYMENT
ROOF UNDERLAYMENT SHALL BE 15# FELT. UNDERLAYMENT: IF ROOF SLOPE IS LESS THAN 5/12, (2) LAYERS OF FELT IS REQUIRED; SHALL BE INSTALLED WITH CORROSION RESISTANT FASTENERS SPACED AT 36" O.C., MAX.
3. ROOFING
ROOF COVERING SHALL BE ASPHALT SHINGLES, UNO. SHINGLES SHALL HAVE A 25 YEAR UWN LIFE. SHINGLES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS (6 NAILS/SHINGLE). SHINGLES SHALL BE CLASS H SHINGLES.
4. ROOF BRACING
RAFTERS SHALL BE 2X6 MIN. SPACED AT 24" O.C. MAX. MAX CLEAR SPAN = 17'-0".
RAFTERS SUPPORT RULING WITH 2x BRACING AT 4FT MAX SPACING. NOT ALL RULING & BRACING SHOWN.
SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOIST OR BEAMS.

ROOF PLAN

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ST. TAMMANY PARISH, LA

DesignTech
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St. Tammany Parish, LA.

DATE
10-2-19

COVINGTON 985-871-7211 SLIDELL 985-847-0600

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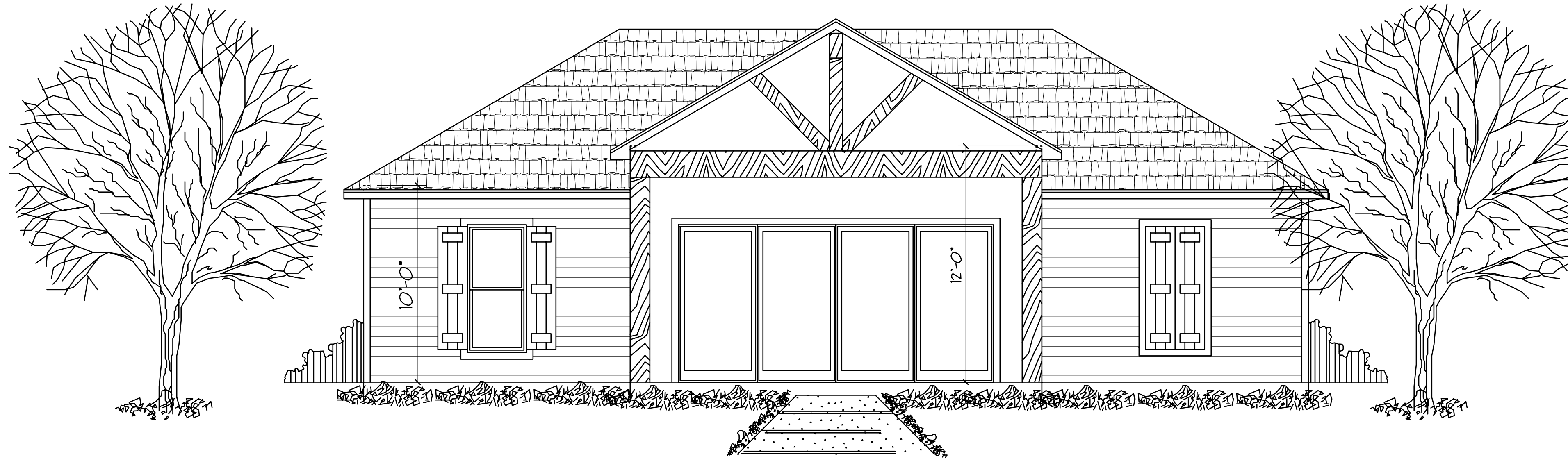
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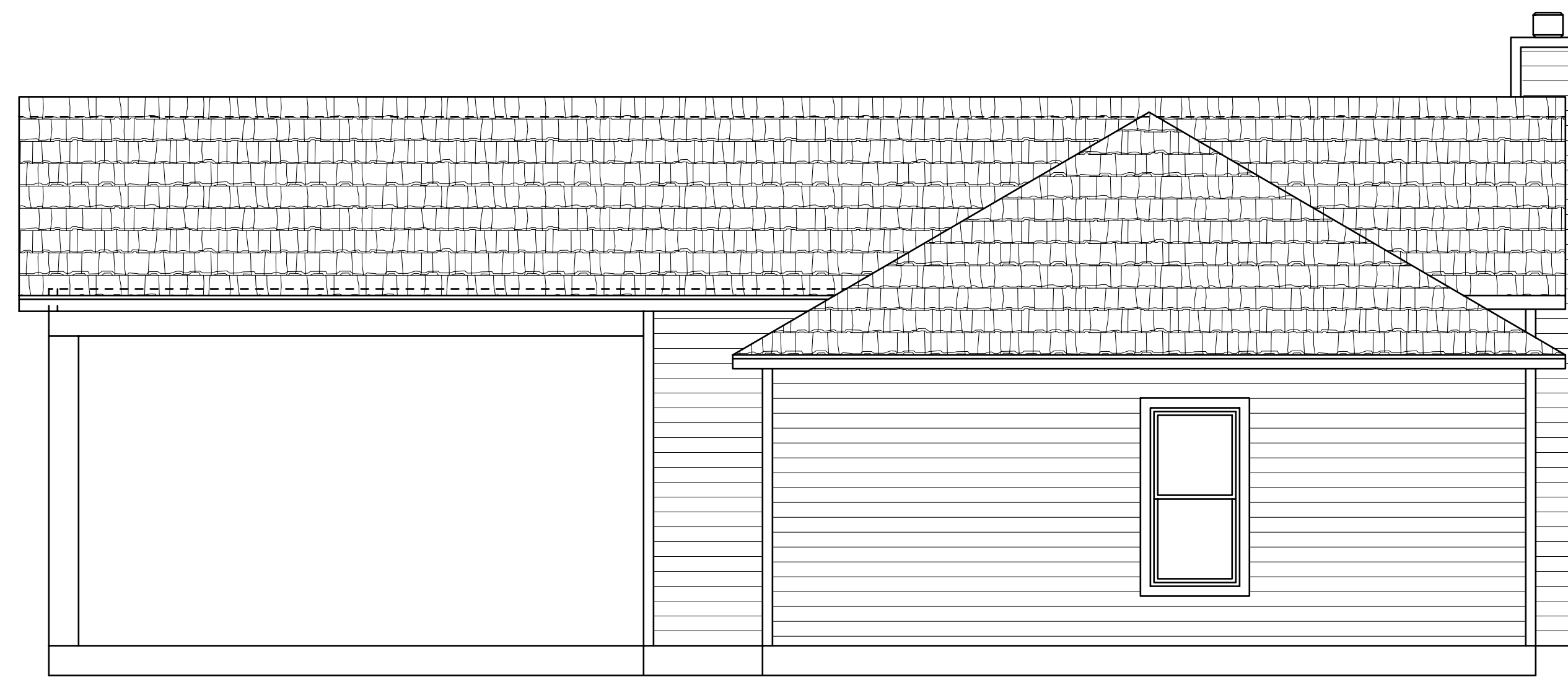
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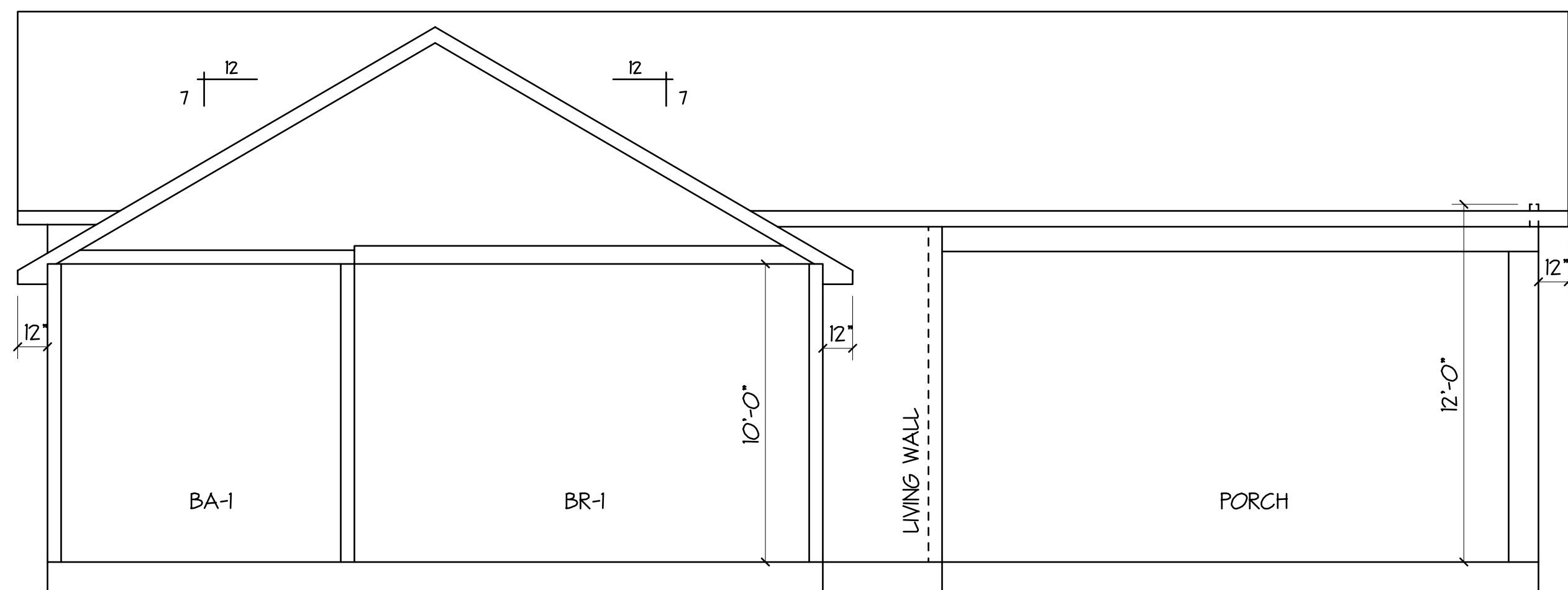
FRONT ELEVATION
SCALE 1/4" = 1'-0"



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



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



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

NOTES

BRICK VENEER REQUIREMENTS

1. IRC 703.7.41 - REQUIRES BRICK TIES AT 16" HORIZONTAL AND 16" VERTICAL.
2. IRC 703.7.42 REQUIRE 1" OF AIRSPACE BETWEEN BRICK AND OUTSIDE BARRIER.
3. IRC 703.7.6 - REQUIRES WEETHOLES BE PLACED AT MAXIMUM OF 33" O.C.
4. IRC 703.8 - REQUIRES THE USE OF FLASHING.

IRC GLASS REQUIREMENTS

1. GLASS WILL MEET 150 MPH WIND LOAD REQUIREMENT (PSO) & PASS IMPACT RESISTANCE TEST ASTM E1886 OR BE BOARDED WITH AN APPROVED ASSEMBLY THAT MEETS PRESCRIBED REQUIREMENTS OF THE IRC.
2. GLASS DOORS & WINDOWS WITHIN 18" OF FINISHED FLOOR ARE CONSIDER "HIGH HAZARD AREAS" AND MUST COMPLY WITH IRC 308 GLAZING.
3. BEDROOMS ARE REQUIRED TO HAVE A RESCUE POINT WINDOW, THAT POINTS SHALL HAVE 5.0 SQ. FT. OF OPENING AT GROUND LEVEL AND 5.7 SQ. FT. IF ABOVE GROUND LEVEL. THE MINIMUM ANY ONE SIDED DIMENSION SHALL BE 20" IN LENGTH AND 24" IN HEIGHT.
4. SHUTTERS SHALL BE ENGINEERED IF USED INSTEAD OF IMPACT GLASS.
5. GARAGE DOOR SHALL BE 150 MPH WIND RATED DOOR

ELEVATIONS
& SECTION

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