

Construction Documents

for

Audubon Estates Subdivision - Pecan Acres Sustainable Resettlement Program - Contract B - Residential Construction, Phase 1

LA Highway 10
New Roads, Louisiana 70760

Developer: Louisiana Land Trust (LLT)
11100 Mead Road, Suite 200
Baton Rouge, LA 70816

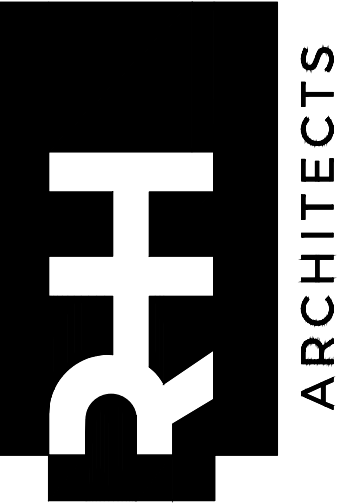
RHH PROJECT #: 96-01-19

Issued: 11-24-2020

PROFESSIONAL OF RECORD:



RHH ARCHITECTS, APAC
200 GOVERNMENT STREET/STE 100
BATON ROUGE, LOUISIANA 70802
P: 225.383.0002



Construction Documents for
Audubon Estates Subdivision - Pecan Acres Sustainable Resettlement Program - Contract B - Residential Construction, Phase 1
LA Highway 10
New Roads, Louisiana, 70760

Table with 2 columns: Code, Description. Includes G0.00 COVER SHEET/SITE VICINITY MAP/ BUILDING & CODE DATA / ABBREVIATIONS/GENERAL NOTES, SURVEY DATED 04-2019, L2.00 KEY PLAN, L2.01 PLANTING PLAN, L2.02 PLANTING PLAN, L2.03 PLANTING PLAN, L2.04 PLANTING PLAN, L7.00 LANDSCAPE DETAILS.

Table with 2 columns: Code, Description. Includes A0.00 ACCESSIBILITY DETAILS AND UNIVERSAL DESIGN GUIDELINES, TYPE - 1A FLOOR PLANS & SCHEDULES, TYPE - 1B FLOOR PLANS & SCHEDULES, TYPE - 2A FLOOR PLANS & SCHEDULES.

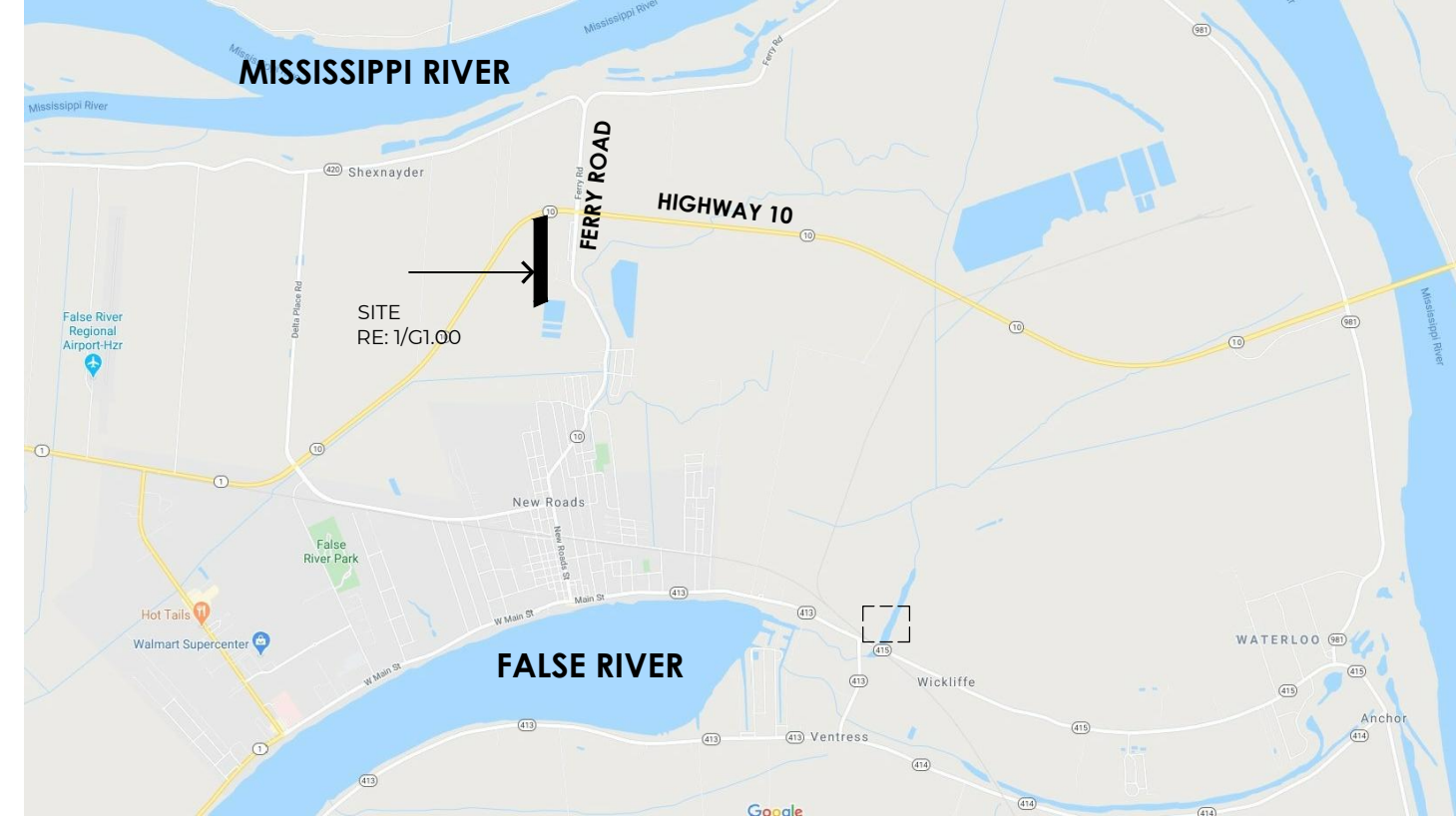
Table with 2 columns: Code, Description. Includes TYPE - 2B FLOOR PLANS & SCHEDULES, TYPE - 3A FLOOR PLANS & SCHEDULES, TYPE - 3B FLOOR PLANS & SCHEDULES, TYPE - 4A FLOOR PLANS & SCHEDULES.

Table with 2 columns: Code, Description. Includes TYPE - 4B FLOOR PLANS & SCHEDULES, TYPE - 5A FLOOR PLANS & SCHEDULES, TYPE - 5B FLOOR PLANS & SCHEDULES.

BUILDING AREAS:

Table with 2 columns: Description, Area. Includes FLOOR PLAN A 3BR UNIT UNCONDITIONED, COVERED SPACE 1454 SF, FLOOR PLAN B 3BR UNIT UNCONDITIONED, COVERED SPACE 1456 SF.

1 | DRAWING INDEX



3 | SITE VICINITY MAP

Table of abbreviations: AVV ABOVE ACCESSORY CONDENSING UNIT, CAB CABINET, DS DOWNSPOUT, FE FIRE EXTINGUISHER, ID INSULATION, NO. NOMINAL, QT. QUARRY TILE, SIM. SIMILAR MASONRY UNIT, U.N.O. UNLESS NOTED OTHERWISE.

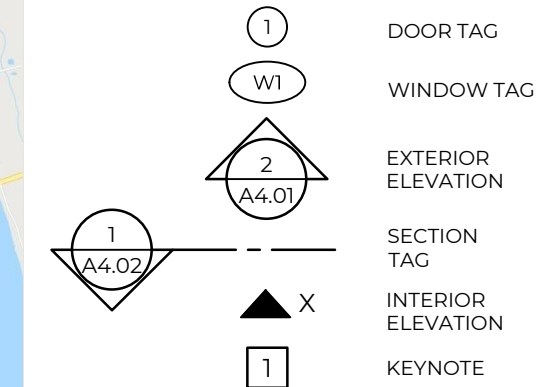
6 | ABBREVIATIONS

NOTE: THIS ABBREVIATION LIST IS A STANDARD AND NOT ALL ABBREVIATIONS ARE NECESSARILY USED ON THIS PROJECT

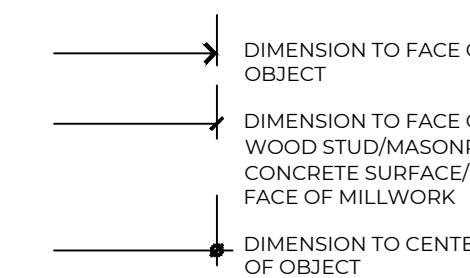
- 1. ALL PERMITS, LICENSES, APPROVALS, FEES, TAXES, REVIEWS AND INSPECTIONS NECESSARY FOR THE LEGAL EXECUTION OF THE WORK INCLUDING THE COMPLETION OF SUCH WORK SHALL BE SECURED BY AND PAID FOR BY THE CONTRACTOR. ALL PERMITS AND APPROVALS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 2. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, & LOCAL LAWS, REGULATIONS, ORDINANCES AND CODES. ALL WORK SHALL BE IN COMPLIANCE WITH THE IRC BUILDING CODES AS ADOPTED BY STATE OF LOUISIANA.
- 3. THE CONTRACTOR SHALL VISIT SITE AND EXAMINE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES COMPLETELY WITH THE DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE CONTRACT.

7 | GENERAL NOTES

SYMBOL LEGEND:



DIMENSION LEGEND:



NOTE: DIMENSIONS ARE TO FACE OF FRAMING MATERIAL AND/OR FOUNDATION SLAB EDGE. 'CLEAR' DIMENSIONS ARE TO FACE OF FINISH MATERIAL.

4 | LEGENDS

SITE

ZONING: RURAL
LOT SIZE: LOT 21, 22 +/- 22.55 ACRES
ROBERT N. LOUPE ESTATE
(FORMERLY COLOMB PLANTATION)
POINTE COUPEE, PARISH NEW ROADS, LOUISIANA

BUILDING CODES

APPLICABLE CODES:
INTERNATIONAL RESIDENTIAL CODE (IRC), 2012
INTERNATIONAL MECHANICAL CODE (IMC), 2012
NATIONAL ELECTRIC CODE (NEC), 2011

OCCUPANCY GROUP:

R-SINGLE FAMILY RESIDENTIAL

ENERGY EFFICIENCY PROGRAM:

HOUSE SHALL COMPLY WITH:
ENERGY STAR VERSION 3 PROGRAM

LAND DEVELOPMENT STANDARDS:

NGBS - LAND DEVELOPMENT - 2015

2 | BUILDING AREA

5 | BUILDING & CODE DATA

Table of building codes and standards: REF. REFRIGERATOR, REFL. REFLECTED, REIN. REINFORCED, R.D. ROOF DRAIN, REQ'D. REQUIRED, REIN. REINFORCING, R.O. ROUGH OPENING, RUB. RUBBER BASE, RECESSED, R.M. ROOM, R.W.C. REINFORCED CONCRETE PIPE, S.A. SUPPLY AIR, S.C. SCHEDULE, S.D. SOAP DISPENSER, SECT. SECTION, S.L.T. SEALANT.

8 | ALTERNATES

- 1. PROVIDE WATERPROOFING TREATMENT OF WOOD FLOOR JOISTS AS CALLED FOR IN SPECIFICATION SECTION 7.6 WATER REPELLENT.
- 2. PROVIDE A PRICE FOR THE MATERIAL AND LABOR TO CONSTRUCT THE DECKING, RAILING AND POST OF ALL RAMPS AND LEVEL LANDING USING PRESSURE TREATED LUMBER IN LIEU OF CELLULAR PVC. AS PRESENTED ON SHEET G101. NO PAINT AT TREATED LUMBER.
- 3. PROVIDE A PRICE TO USE PAINTED WOOD TRIM AND MOLDINGS ON THE EXTERIOR OF THE HOUSE IN LIEU OF CELLULAR PVC. ALL SIZES AND PROFILES SHALL BE AS PER THE CONSTRUCTION DOCUMENTS.

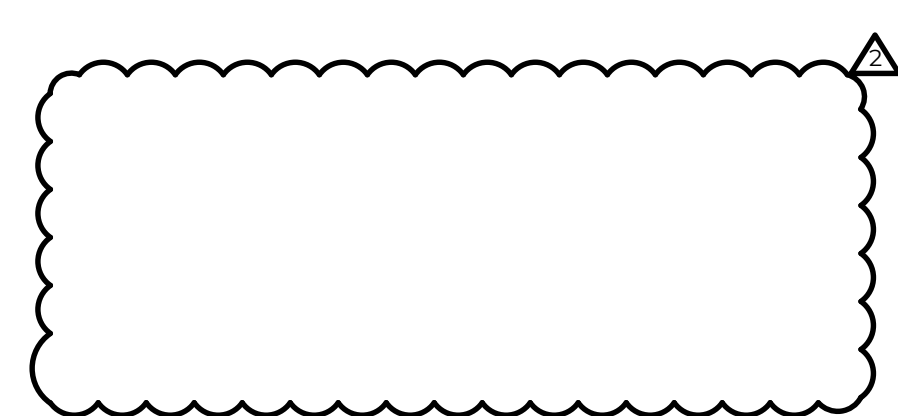
PROJECT #: 96-01-19
DATE: 11-24-2020
FOR:
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Table with 2 columns: REVISION, DATE. Includes ADDENDUM #2 12/18/20 and ADDENDUM #1 12/11/20.

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

COVER SHEET GENERAL INFORMATION

G0.00





SCALE: 1" = 100'



- LEGEND**
- Set 1" Dia. Iron Pipe
 - ⊙ Found Monument
 - ⊣ Existing Sign
 - Ditch Top of Bank

LEGAL DESCRIPTION

General Description: The southern portion of the Robert N. Loupe Estate property is a 22.55 acre tract located in Pointe Coupee Parish, Louisiana, bounded by Louisiana Highway 10 to the north, the north side of Louisiana Highway 10 to the east, approximately 670 feet west of Ferry Road to the south, and approximately 2,550 feet and is two arpents wide. The Robert Loupe Estate was formerly known as Lots 21 and 22 of the Colomb Plantation. The subject property is located in Sections 18, 19, 77 and 78 of Township 4 South, Range 10 East.

Particular Description: Commencing at the intersection of the western right-of-way line for Ferry Road and the southern right-of-way line for Louisiana Highway 10 in Pointe Coupee Parish, Louisiana, thence proceeding approximately 670 feet along the Louisiana Highway 10 southern right-of-way line in a westerly direction to the Point of Beginning, said point marked by a 1/2 inch diameter iron rod at coordinates N=809,411.14, E=3,248,646.36.

Thence proceed S 04° 03' 40" W for a distance of 2,475.02 feet to a point and corner, marked by a 1.5 inch diameter iron pipe,

Thence proceed S 60° 33' 16" W for a distance of 460.53 feet to a point and corner, marked by a 1/2 inch iron pipe that is offset 0.44 feet along the property line to the southwest.

Thence proceed N 04° 03' 40" E for a distance of 2,626.04 feet to a point and corner, marked by a 1 inch diameter iron pipe on the southern right-of-way line of Louisiana Highway 10.

Thence proceed along the Louisiana Highway 10 southern right-of-way line, along a curve in a northeasterly direction, with curve data R=1,769.86 feet, L=389.48 feet, CH=397.64 feet and chord bearing N 79° 00' 47" E back to the Point of Beginning.

Enclosing an area of approximately 22.55 acres, all as shown on the map titled "ALTA/NSPS Land Title Survey of the Southern Portion of the Robert Loupe Estate..." by Bryant Hammett & Associates, LLC, dated April 3, 2019.

SURVEY CERTIFICATION

The undersigned, being a registered surveyor of the State of Louisiana, certifies to the Louisiana Land Trust, their successors and/or assigns, as their interests may appear, as follows:

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items of Table A thereof. The fieldwork was completed on April 2, 2019.
2. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of the certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Louisiana, the Relative Positional Accuracy of the survey does not exceed that which is specified therein.
3. The survey was made on the ground by an instrument survey on March 26, March 29 and April 2, 2019 by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures or other improvements situated on the subject property and any other matters situated on the subject property.
4. There are no observable above ground encroachments by improvements such as buildings or structures on the subject property upon adjoining properties, or by improvements on any adjoining properties upon the subject property, except as noted on the drawing.
5. No Title Insurance Commitment was provided to Bryant Hammett & Associates, LLC for this ALTA survey.
6. The subject property has direct access to publicly used and maintained Louisiana Highway 10. The subject property does not have direct access to the Nelson Road right-of-way as indicated on the map.
7. Municipal water, telephone and electrical services of public utilities are available at the boundary of the property fronting on Louisiana Highway 10.
8. The drainage ditches or canals serving the subject property and adjoining watershed properties that convey stormwater runoff are shown on the map.
9. The subject property lies within Flood Zone C as identified by Flood Insurance Rate Map 220140 0255C and 220140 0255C effective 08/01/2019. No part of the property lies within a Special Flood Hazard Area.
10. The party listed above and their successors or assigns are entitled to rely on the survey and this certification as being true and accurate.

DATE OF PLAT OR MAP: April 3, 2019

Bruce K. Dyon

Bruce K. Dyon, P.E., P.L.S.
 Bryant Hammett and Associates, LLC
 P.L.S. License Number 4670



NO.	DESCRIPTION	BY

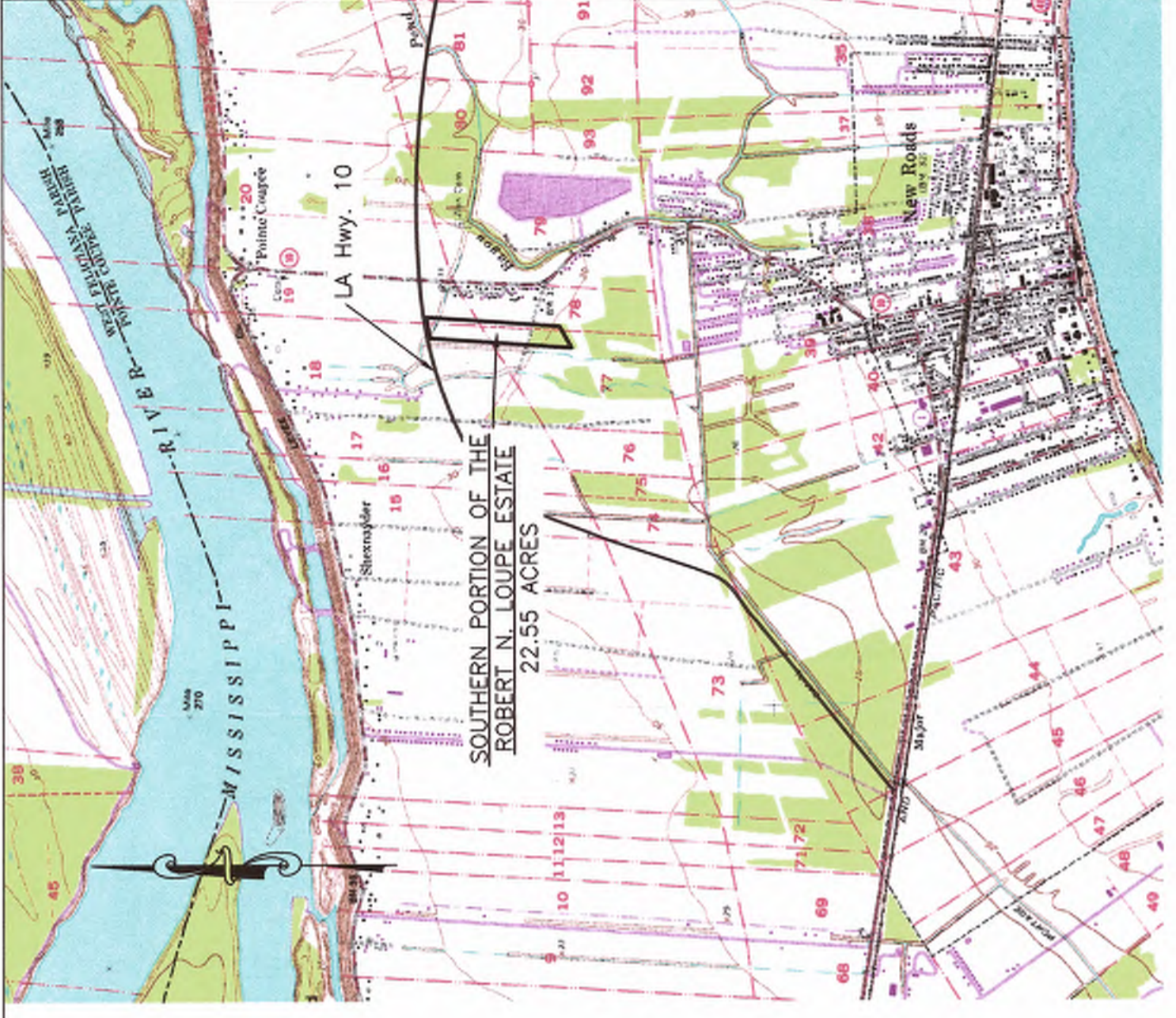
DATE	BY
4/2019 <td>PES </td>	PES



BRYANT HAMMETT & ASSOCIATES, LLC
 CIVIL ENGINEERING & LAND SURVEYING
 1201 S. Purpera Ave., Unit 301
 Gonzales, Louisiana 70737
 (504)733-8004 bdyson@bha-engineers.com

DATE	BY
4/2019 <td>PES </td>	PES

ALTA/NSPS Land Title Survey of the Southern Portion of the Robert N. Loupe Estate (formerly Lots 21 & 22 of the Colomb Plantation) located in Township 4 South, Range 10 East, Pointe Coupee Parish, Louisiana

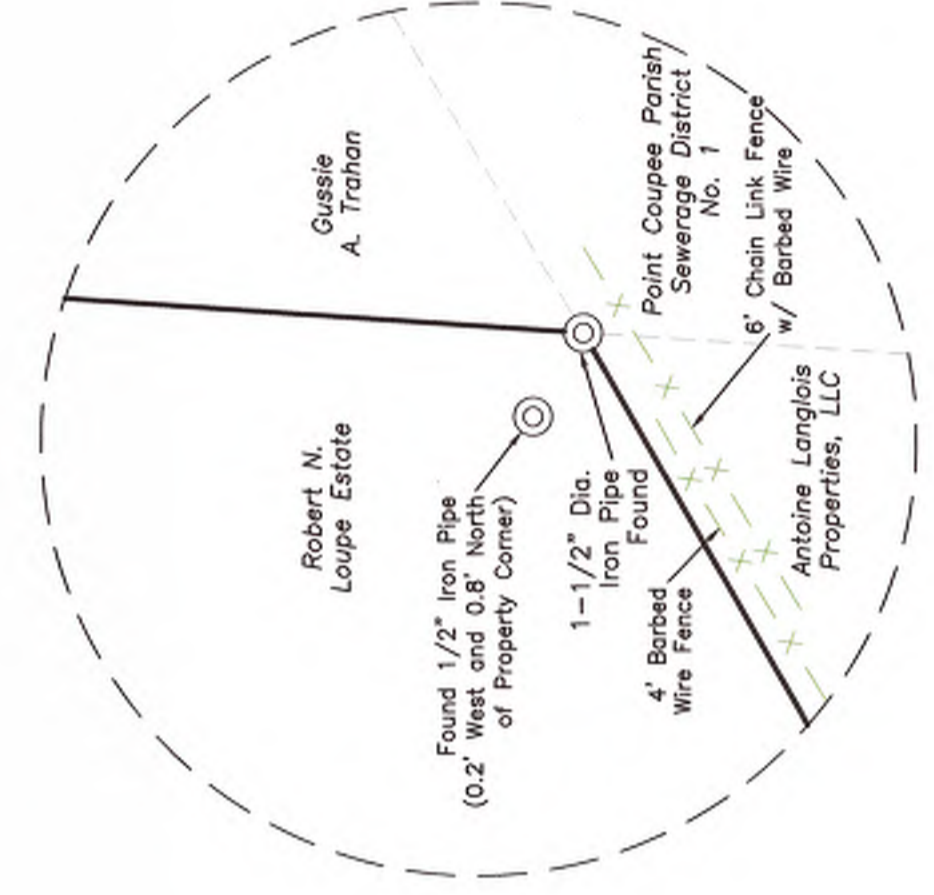


VICINITY MAP
SCALE: N.T.S.

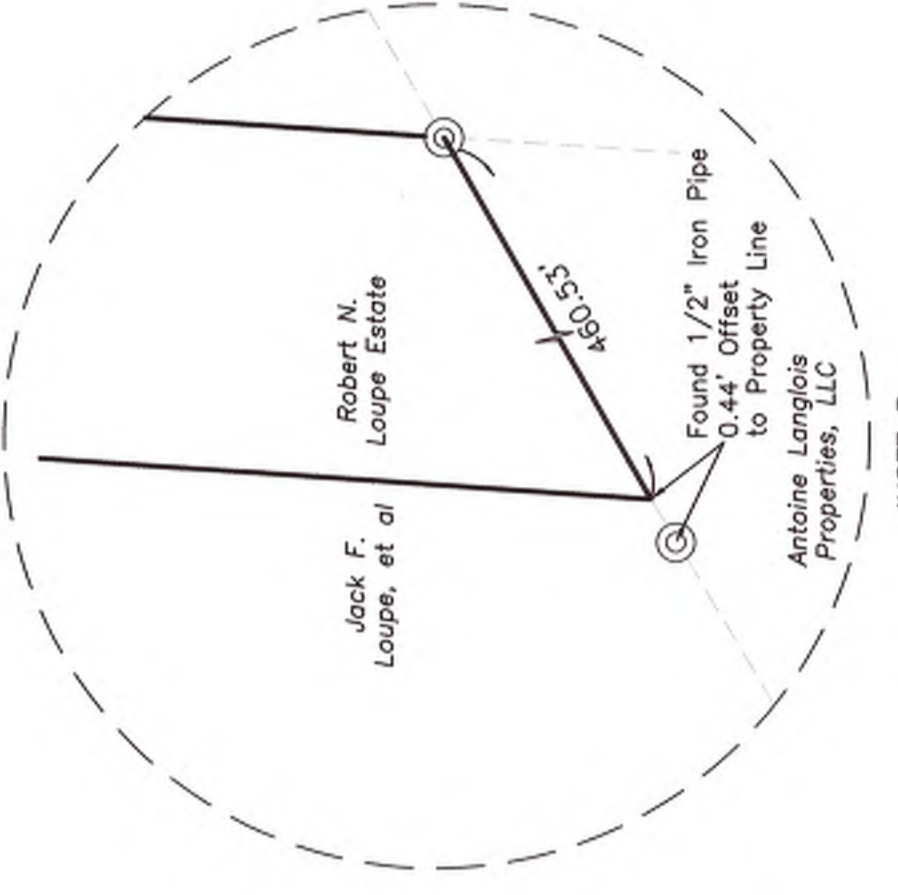
- NOTES:**
1. Basis of Bearings: Bearings are based upon GPS observations and measurements made in the field and are referenced to the Louisiana State Plane Coordinate System (South Zone, North American Datum of 1983, NAD83_2011).
 2. This is to certify that this survey was done by me or under my supervision and correctly shows the metes and bounds description and the land area of the subject property, the location and type of all buildings, structures or other improvements situated on the subject property and any other matters situated on the subject property.
 3. No buildings were observed to be on the subject property above standards.

REFERENCE MAPS / DOCUMENTS:

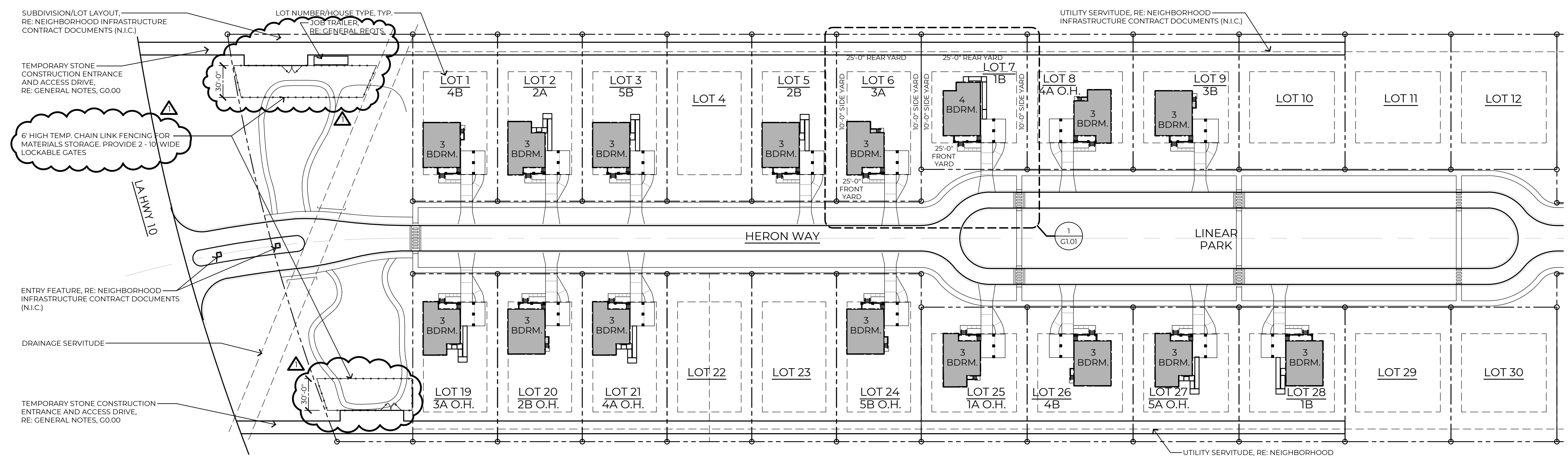
- Item No. 1: Right of Way Map, State Project No. 468-97-000, R/W sheet No. 7, by the Louisiana Department of Transportation and Development, dated July 16, 2004, recorded in Conveyance Book 615, Page No. 077.
- Item No. 2: Robert N. Loupe property description recorded in Conveyance Book 53, Page 386, dated May 7, 1962.
- Item No. 3: Plat showing survey of Tract 49-5-A, Tract 49-5-B, for James W. Rodney, by Chutz Surveying, Inc., dated December 20, 2012.
- Item No. 4: Final Plat, showing the reestablishment of Lot 48-3 of Colomb Plantation for Gussie A. Trahan, Sylvia A. Rodney, Trahan, by Patin Engineers and Surveyors, Inc., dated December 9, 2010.
- Item No. 5: Final Plat of Lot 48-1 for Anthony Rodney, et al., by Laws, Garrett & Sheehy, Inc., dated September 9, 1985.
- Item No. 6: Map of Eastern Portion of Lot 2 of Sec. 37 in T4S, R0E ... belonging to Hers of Victoria Sazon, dated November 20, 1946.
- Item No. 7: Map of Eastern Portion of Lot 2 of Sec. 37 in T4S, R0E ... belonging to Hers of Victoria Sazon, dated November 20, 1946.



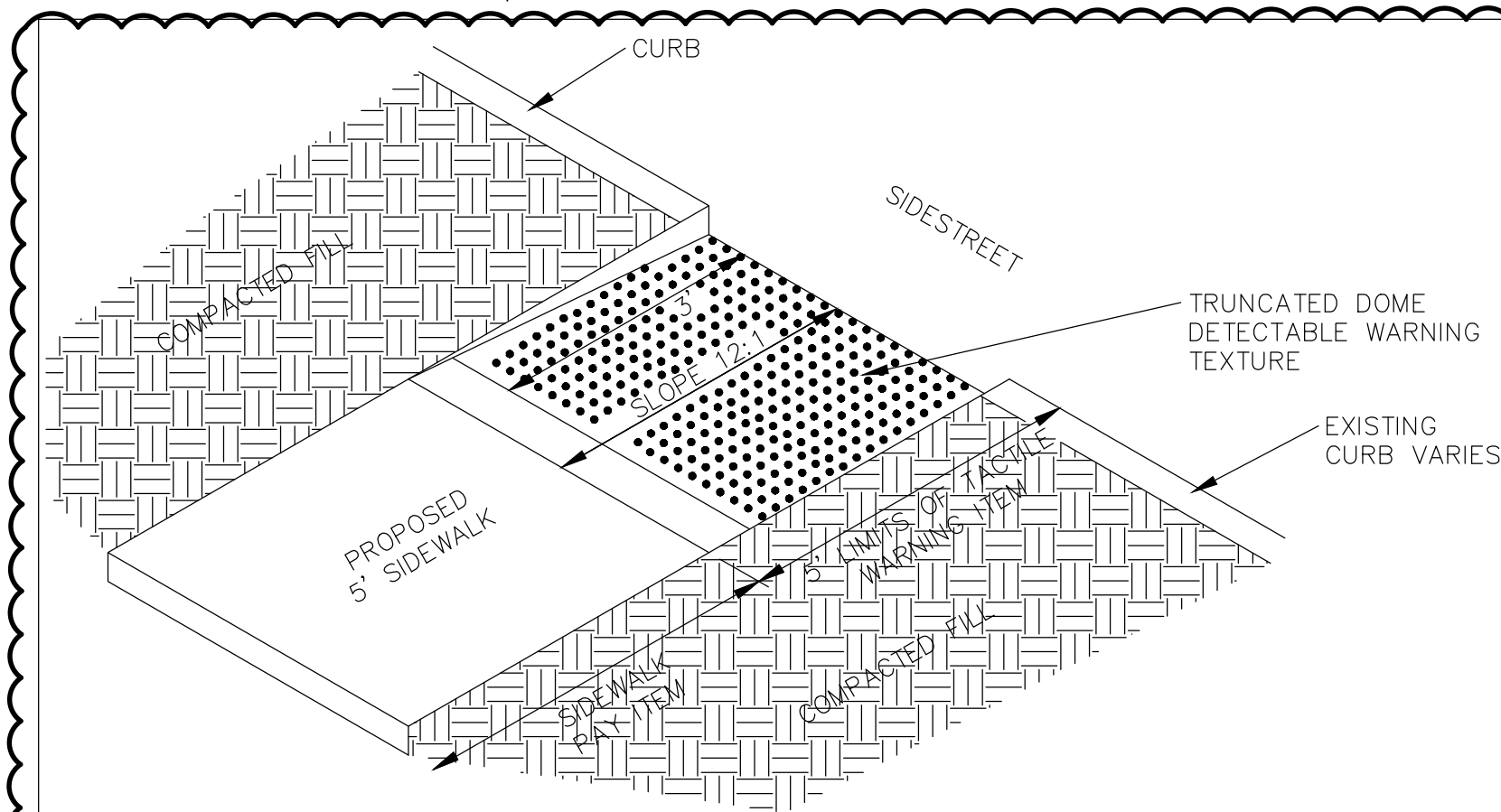
INSET A
Scale: N.T.S.



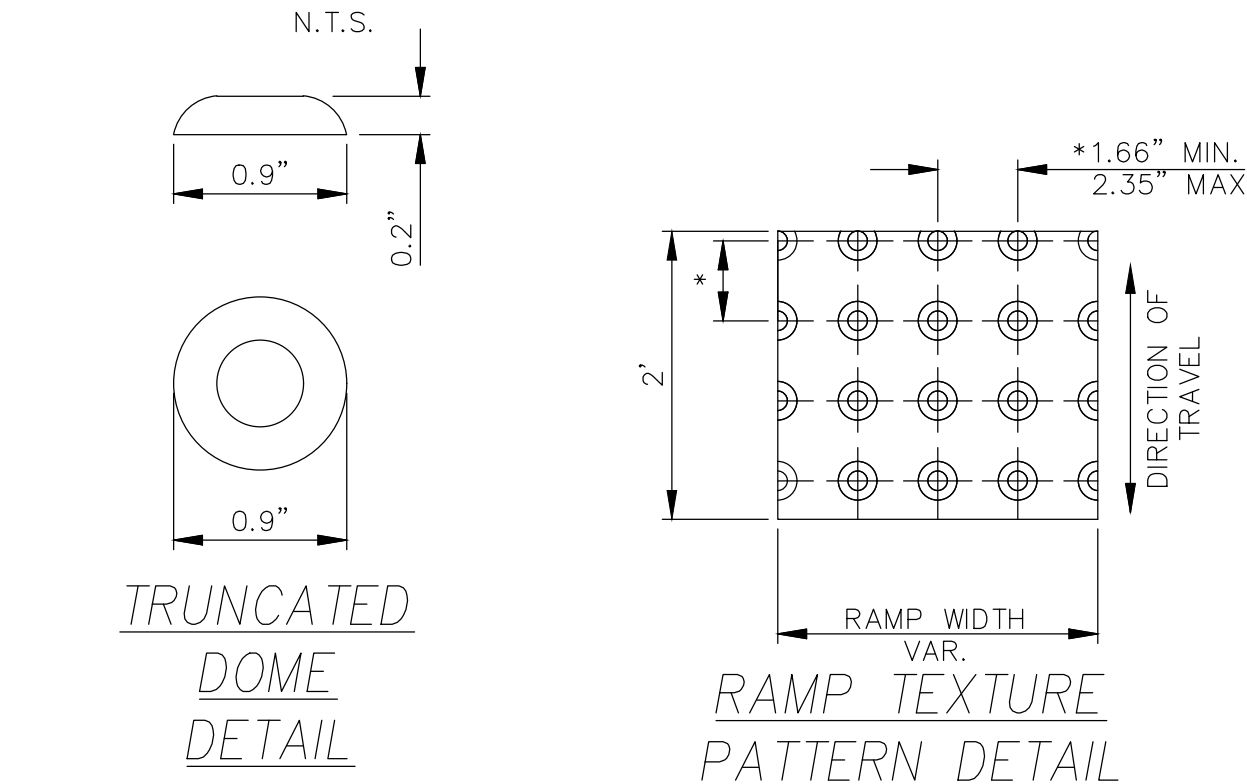
INSET B
Scale: N.T.S.



2 ENLARGED SITE PLAN
 1"=60'-0" RE: ELEVATIONS FOR HOUSE TYPE APPEARANCE



3 SIDEWALK RAMP DETAILS
 N.T.S.



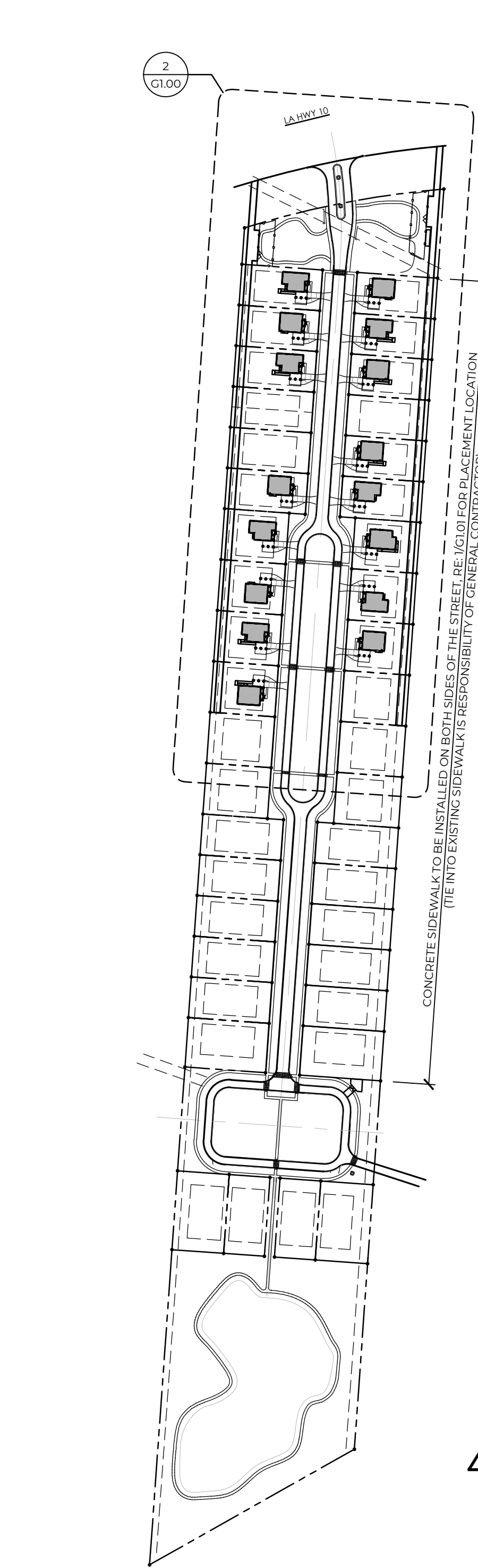
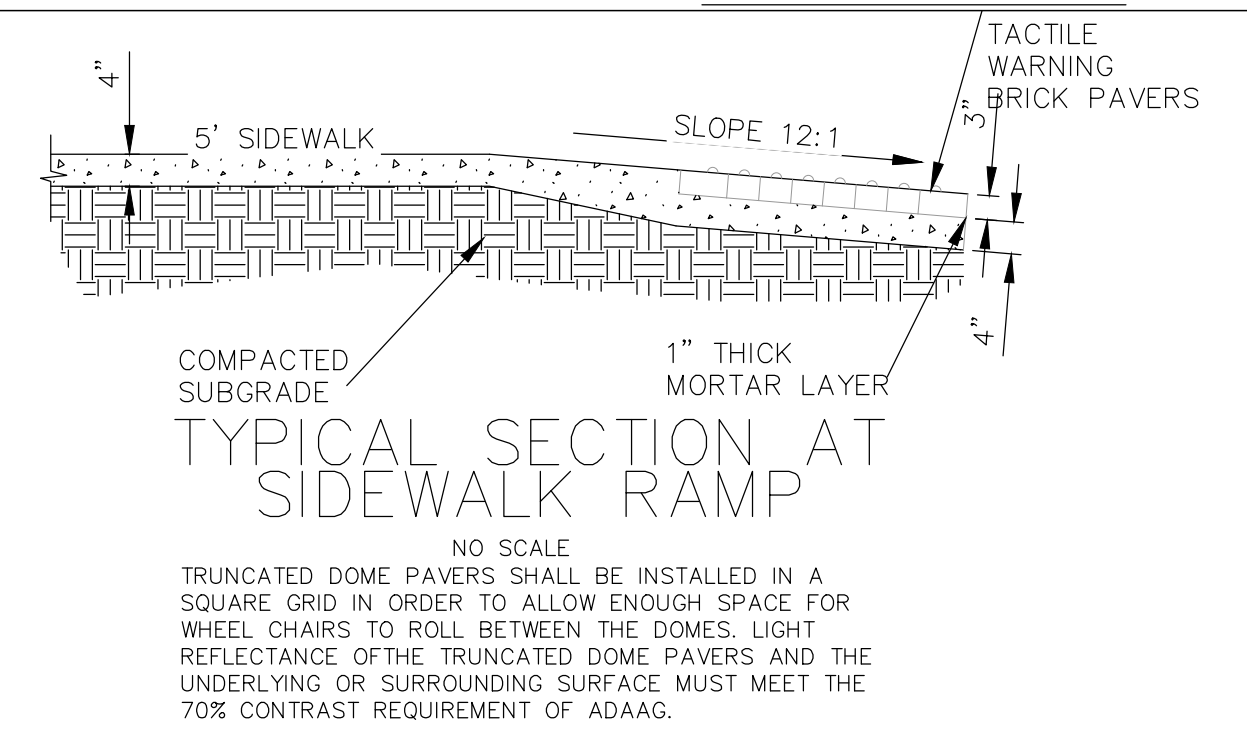
3 HOUSE LOT/LEGEND
 N.T.S.

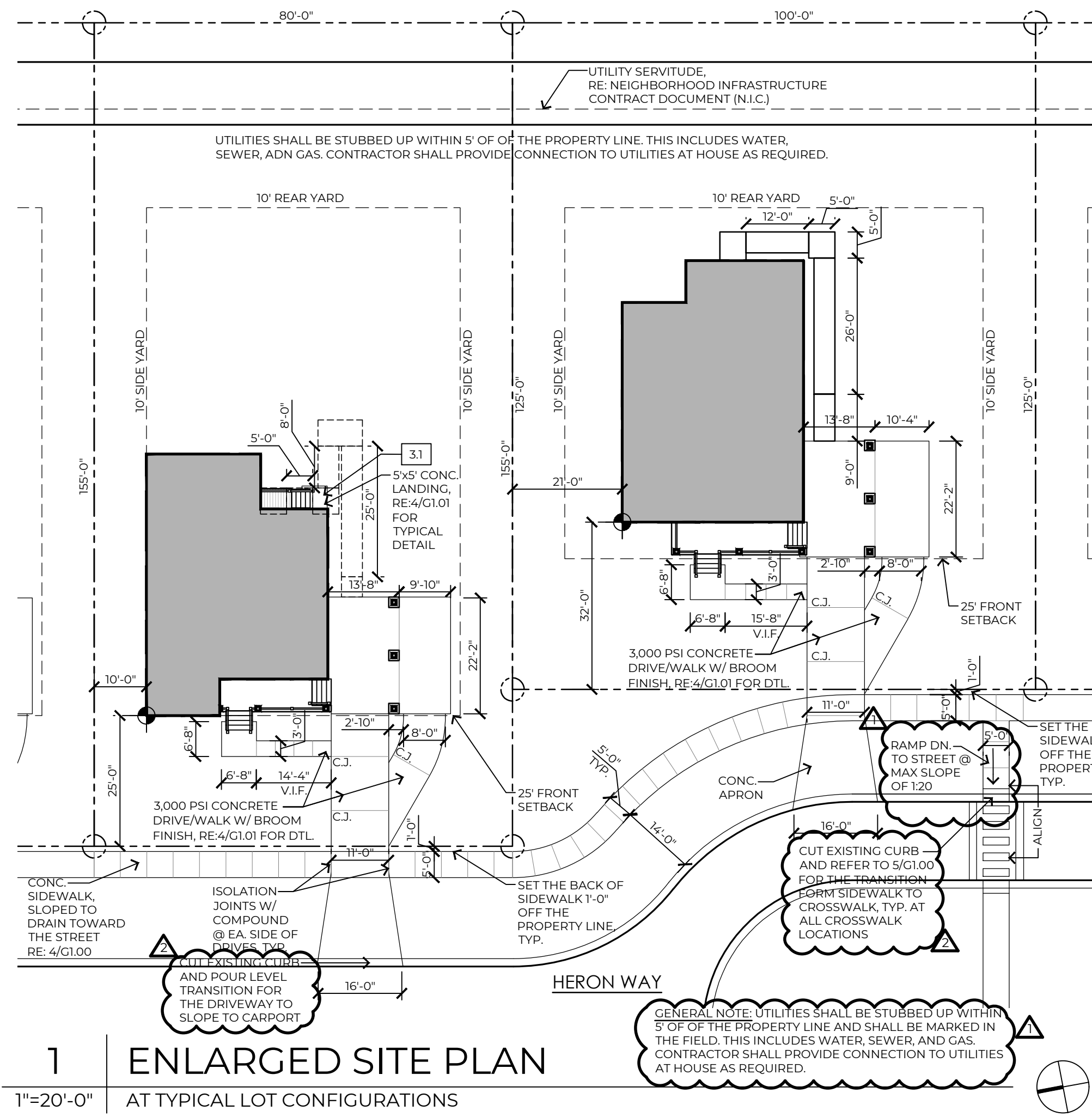
1 OVERALL SITE PLAN
 1"=200'-0"

NOTE: 1/8" RADIUS 1" DEEP TOOLED JOINTS @ 5'-0" O.C. MAX. AND 1/2" WIDE REDWOOD EXPANSION JOINTS @ 80'-0" O.C. MAX

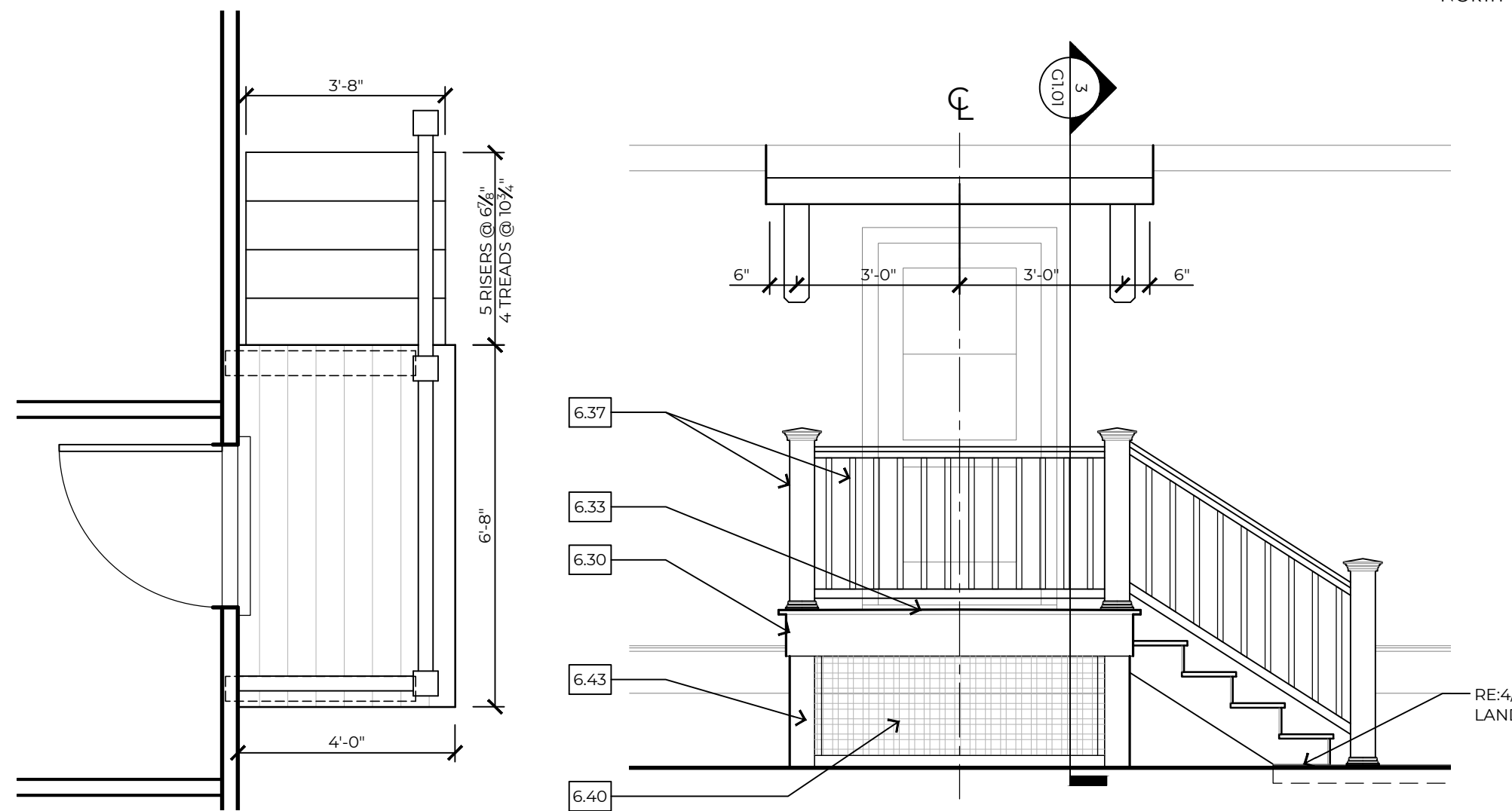
4 DETAIL
 3/4"=1'-0" SIDEWALK SECTION, TYPICAL

5 SIDEWALK RAMP DETAILS
 N.T.S.





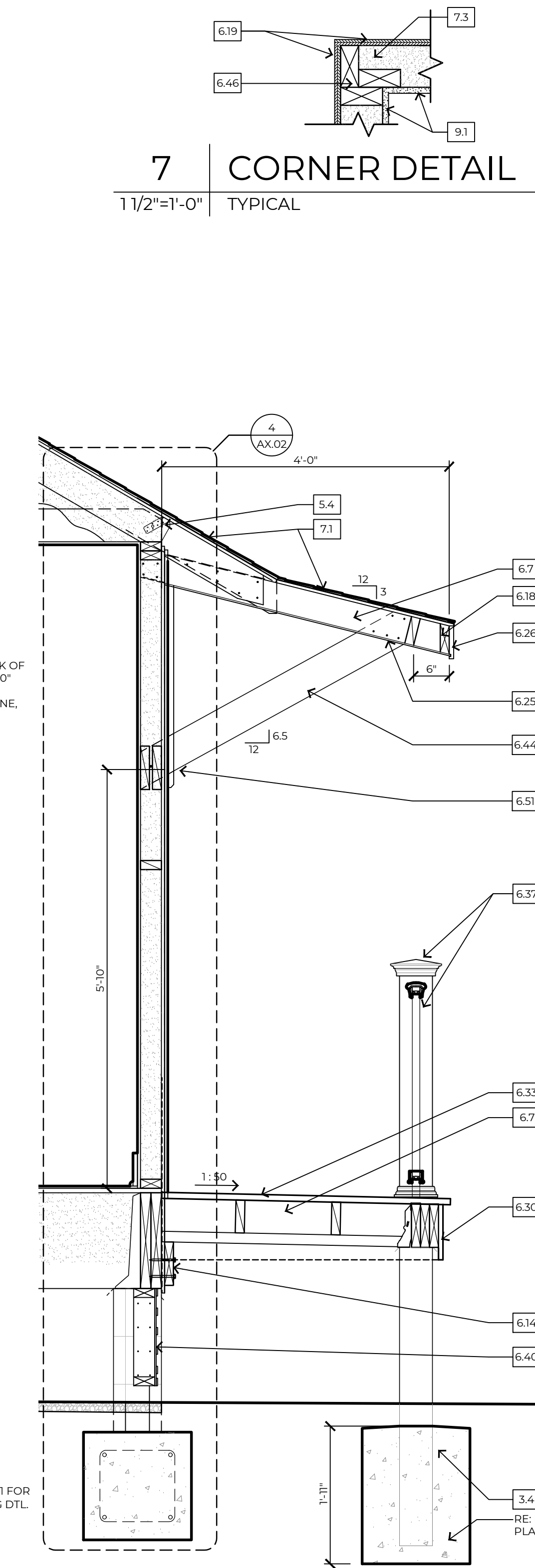
1 ENLARGED SITE PLAN
1"=20'-0" AT TYPICAL LOT CONFIGURATIONS



2 ENLARGED PLAN AND PARTIAL ELEVATION
3/8"=1'-0" SIDE ENTRY STEPS & LANDING, TYPICAL

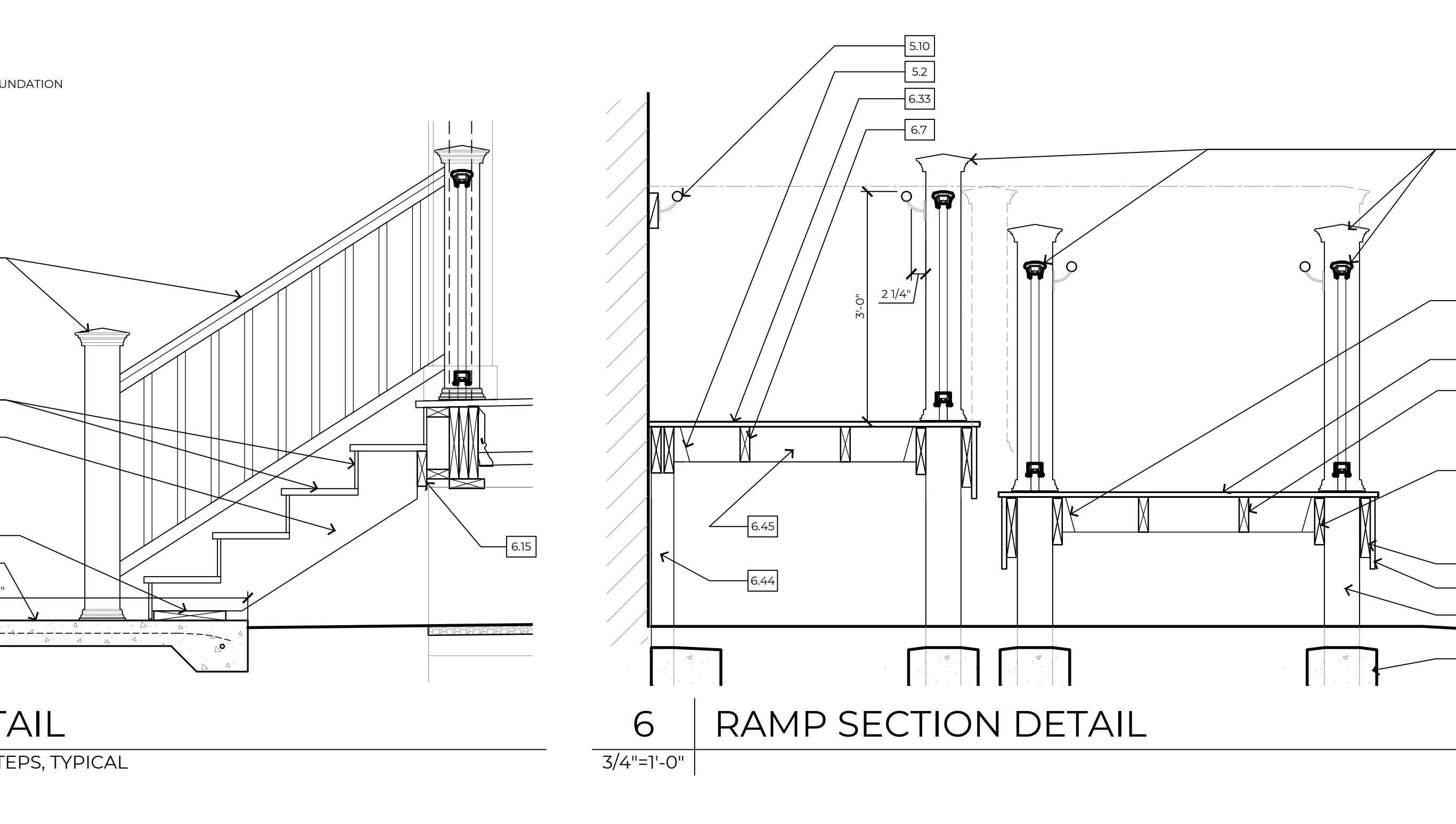
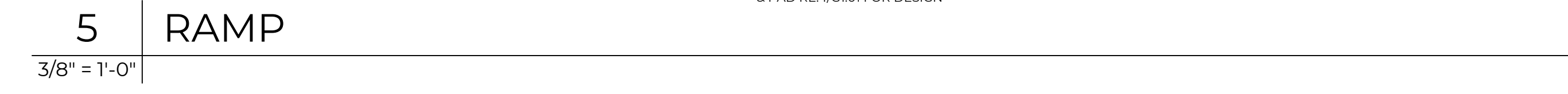
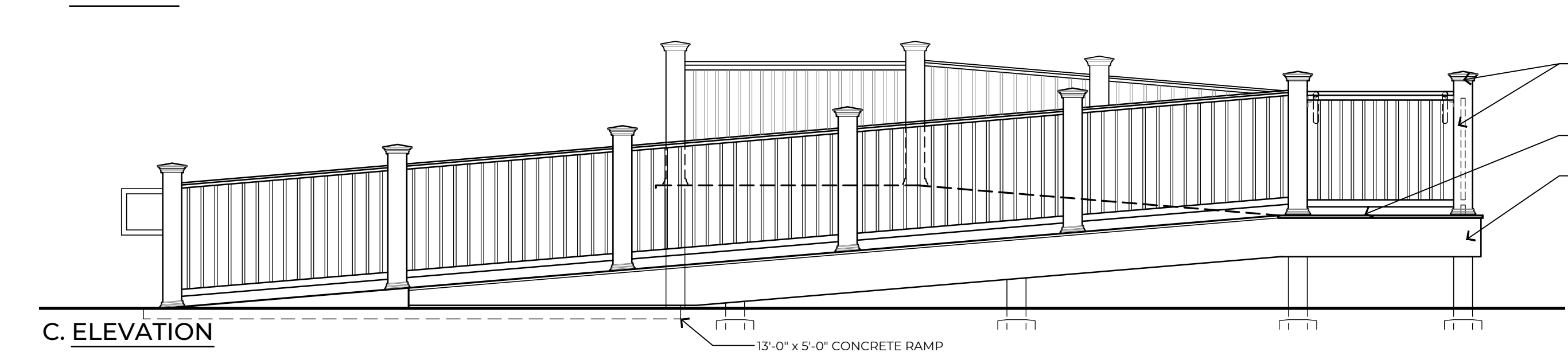
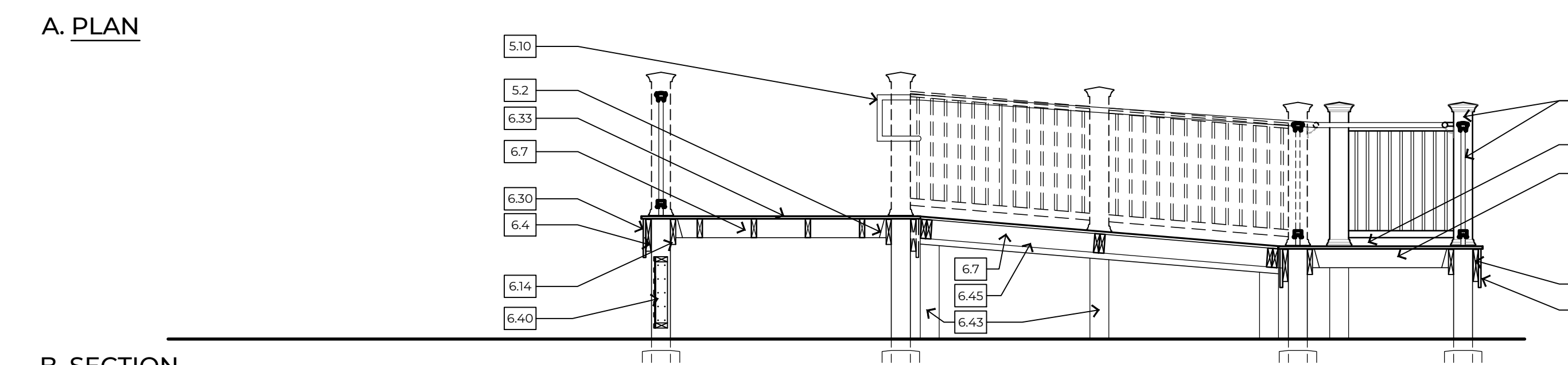
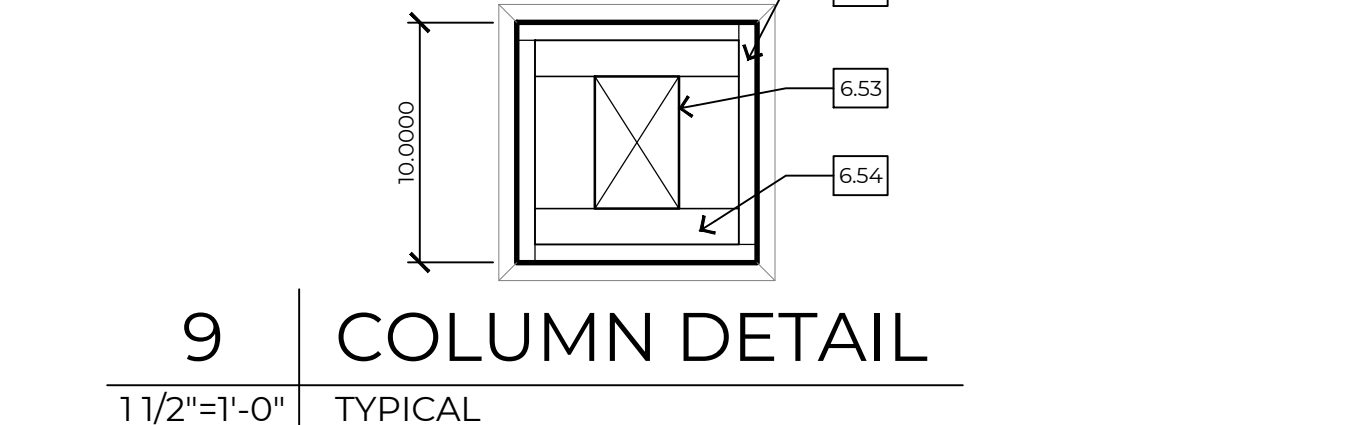
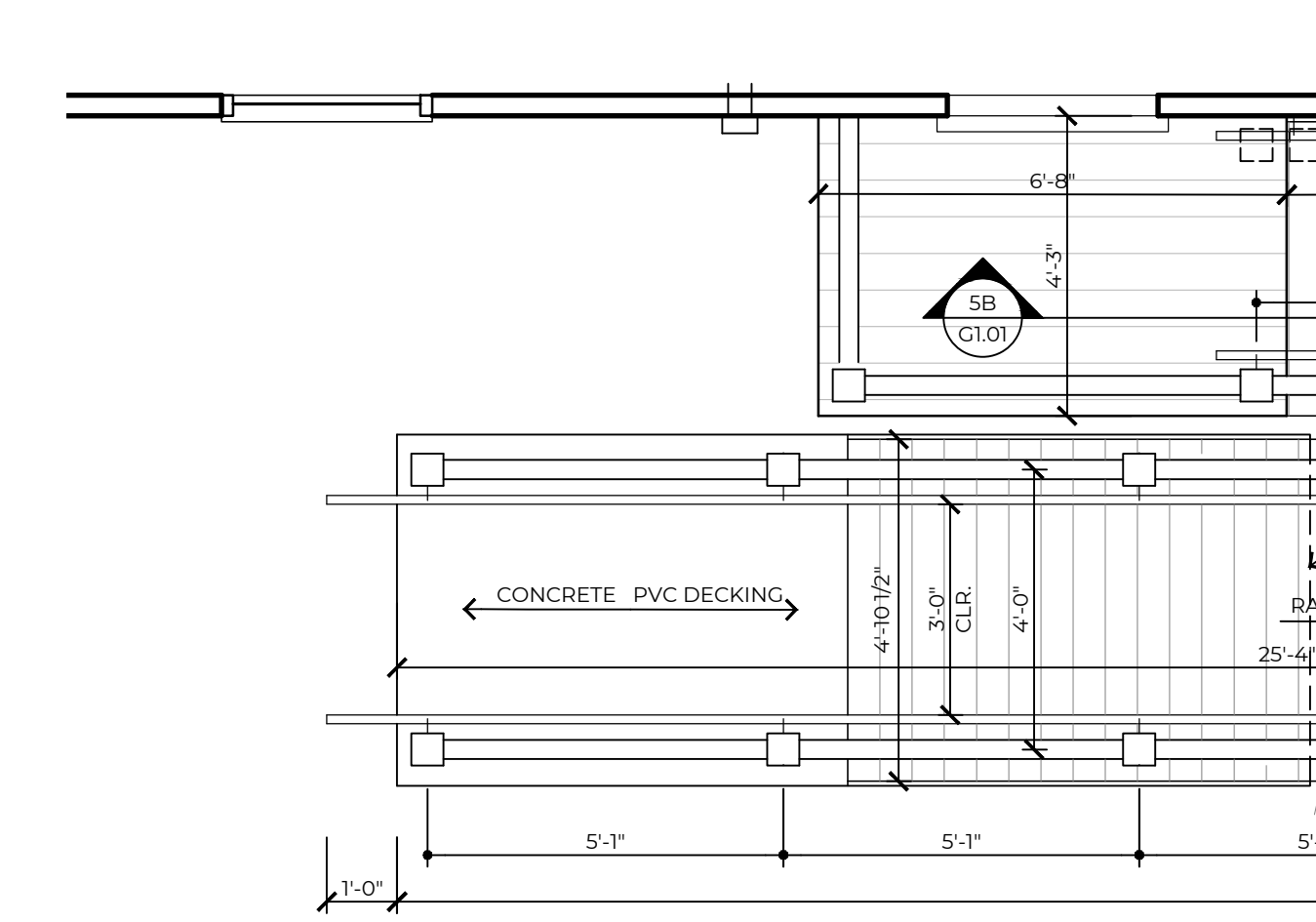
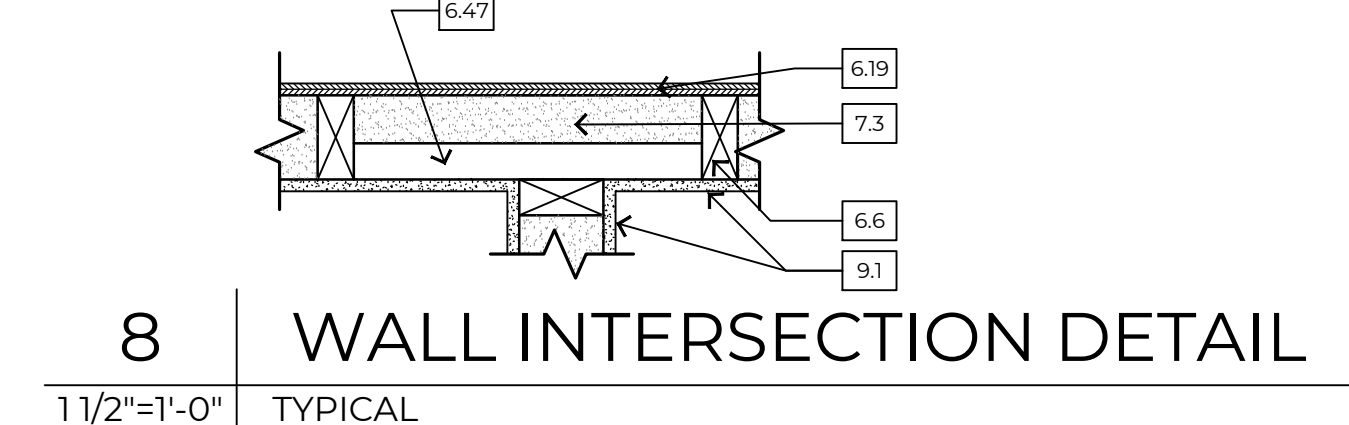
- KEYNOTES:**
- 1.0 GENERAL INFORMATION**
- LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF RAILING BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RE: 3/G1.01
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
- 3.0 CONCRETE**
- CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTER. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL CONT., TYPICAL REINFORCING OF 2 #6 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 88/X.03
 - EMBED POST IN CONC. FOOTING.
- 4.0 MASONRY**
- CMU PIER, PEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 4/X.04
- 5.0 METALS**
- METAL TERMITE SHIELD
 - METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP-FLANGE HANGER

- METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
- METAL FRAMING FASTENER, "SIMPSON" LTS.
- METAL FRAMING FASTENER, "SIMPSON" H/15P HURRICANE TIES @ EVERY RAFTER
- METAL FRAMING FASTENER, "SIMPSON" DT22 @ EVERY PIER
- WOOD AND PLASTIC
- 1 1/8" BCI @ W/ BRIDGING, RE: FRAMING
- HEADER BEAM, ON HANGERS FROM KING STUD
- BUILT UP 2X12 WD. BEAM, RE: DETAILS
- RIM BOARD
- WD. STOOL AND APRON, PTD.
- 2X4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH @ WALL MID-SPAN
- 2X6S @ 16" ON CENTER
- 2X6S @ 24" ON CENTER
- 2X6S @ 48" ON CENTER, COLLAR
- 2X4S @ 48" ON CENTER ON BRACING SET ON 2X4/2X6 STRONGBACK AND CONTINUOUS 2X4 PLATE
- 2X6 RIDGE BEAM
- 2X10 GIRDERS @ 48" O.C. WITH 2X8 JOISTS @ 16" O.C. SET ON 2X8 LEDGER
- 2X12 P.T. STAIR STRINGERS @ 24" O.C., RE: 4/G1.01
- 2X8 LEDGER, LAG BOLTED TO WOOD BEAM
- 2X6 LEDGER AT WOOD STUD WALL
- 2X4 SILL PLATE
- 2X4 DOUBLE TOP PLATE
- 2X WOOD SUB-FASCIA
- 1/2" PLYWOOD WALL SHEATHING
- 19/32" PLYWOOD ROOF DECKING
- 2X WOOD SUB-FASCIA
- 3/4" PLYWOOD, TONGUE AND GROOVE FLOOR DECKING, GLEUED AND SCREWED
- LAP SIDING, FIBER CEMENT, PTD.



3 SECTION DETAIL
3/4"=1'-0" SIDE ENTRY LANDING AND AWNING, TYPICAL

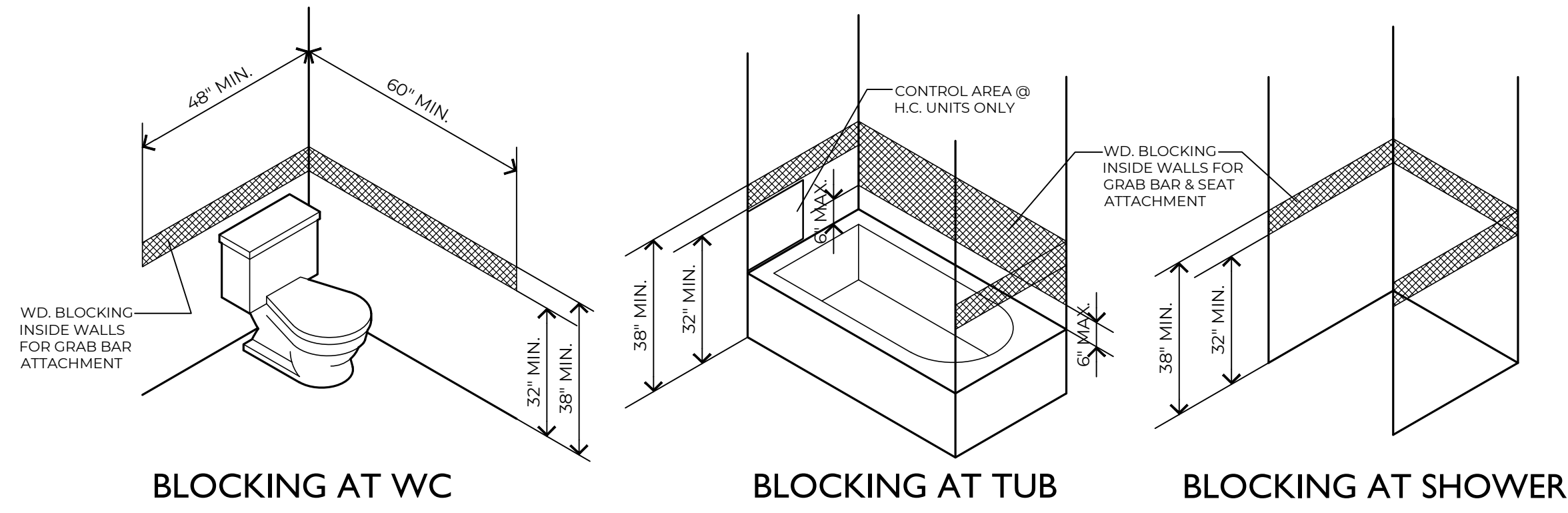
- 1.0 ELECTRICAL**
- LIGHT FIXTURE, LED LAMP
 - DOOR BELL
 - ELECTRICAL SERVICE
- 2.0 THERMAL AND MOISTURE PROTECTION**
- ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - INSULATION, SPRAY FOAM, CLOSED CELL
 - INSULATION, SPRAY FOAM, OPEN CELL
 - BUILDING WRAP
 - SEALANT
 - MEMBRANE FLASHING
 - BLIND METAL FLASHING
 - END DAM FLASHING
 - SILL FLASHING
 - HEAD FLASHING
 - FOAM SHEATHING INSULATION
- 3.0 EARTHWORK**
- NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
- 3.0 EXTERIOR IMPROVEMENTS**
- LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - STEEL EDGING, 14 GAUGE, FACTORY PTD.
- 4.0 DOORS AND WINDOWS**
- EXT. ENTRY DOOR, FRAME & TRANSOM W/ ADA COMPLIANT MIL THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MIL THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
- 5.0 FINISHES**
- GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - LUXURY VINYL TILE (LVT), FLANK
- 15.0 MECHANICAL**
- AIR CONDITIONING CONDENSING UNIT
 - GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACE55GA OR EQ.



- 4 SECTION DETAIL**
3/4"=1'-0" AT MAIN/FRONT ENTRY STEPS, TYPICAL
- 4x6 WOOD POST, TREATED
 - 2x WOOD BLOCKING ON THE 4' SIDE OF POST

PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
© 2020 RHH ARCHITECTS, APAC

REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

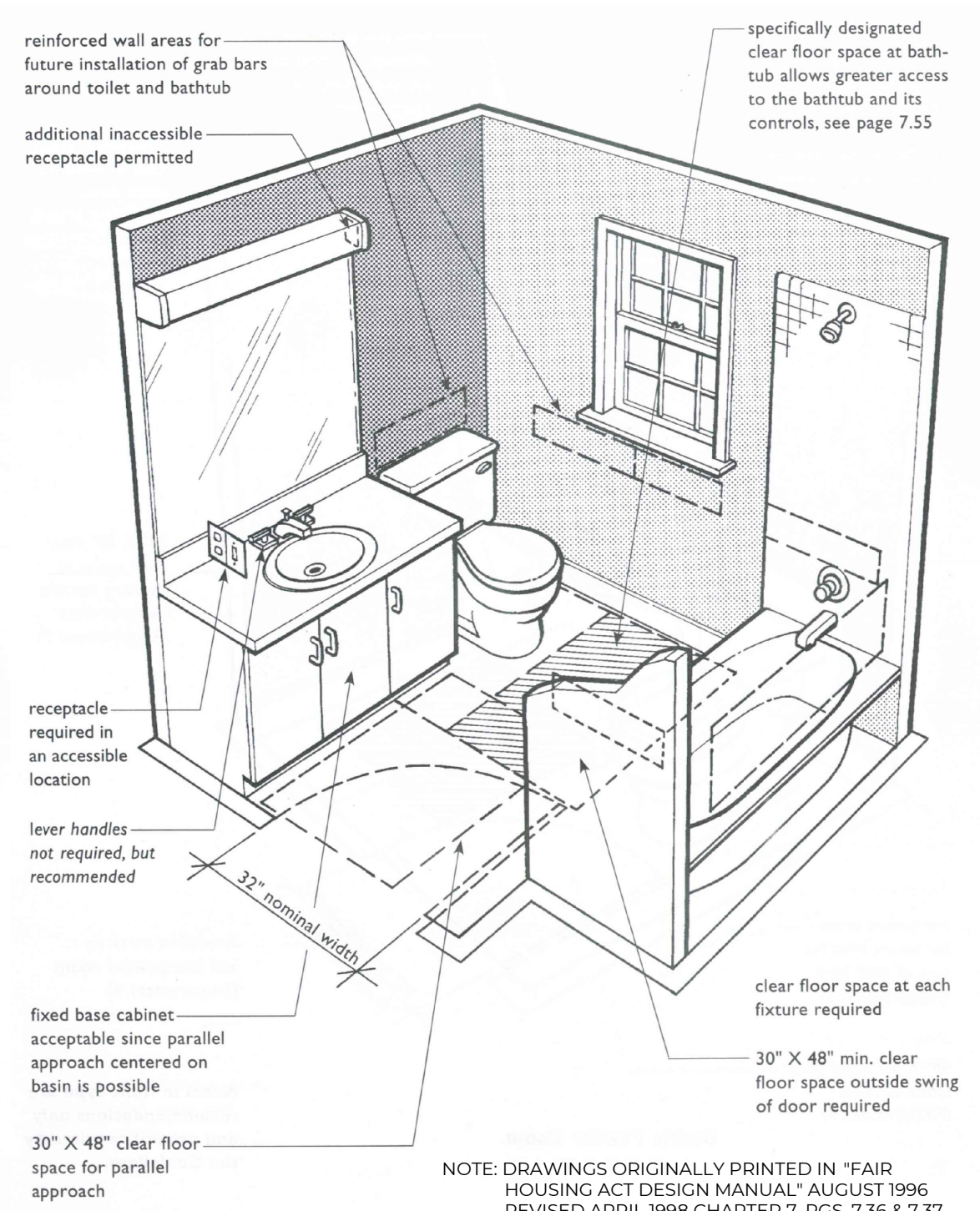
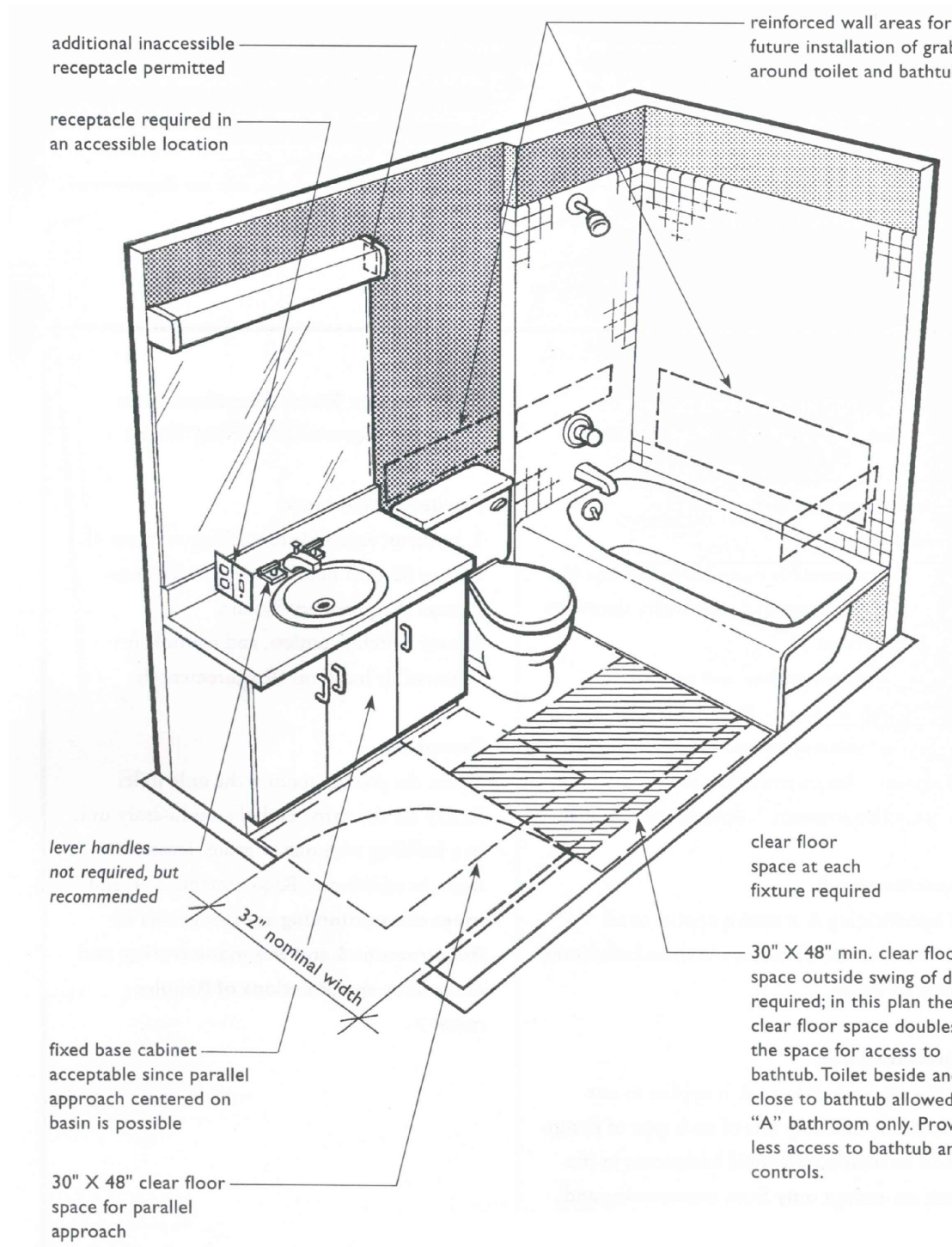


BLOCKING AT WC

BLOCKING AT TUB

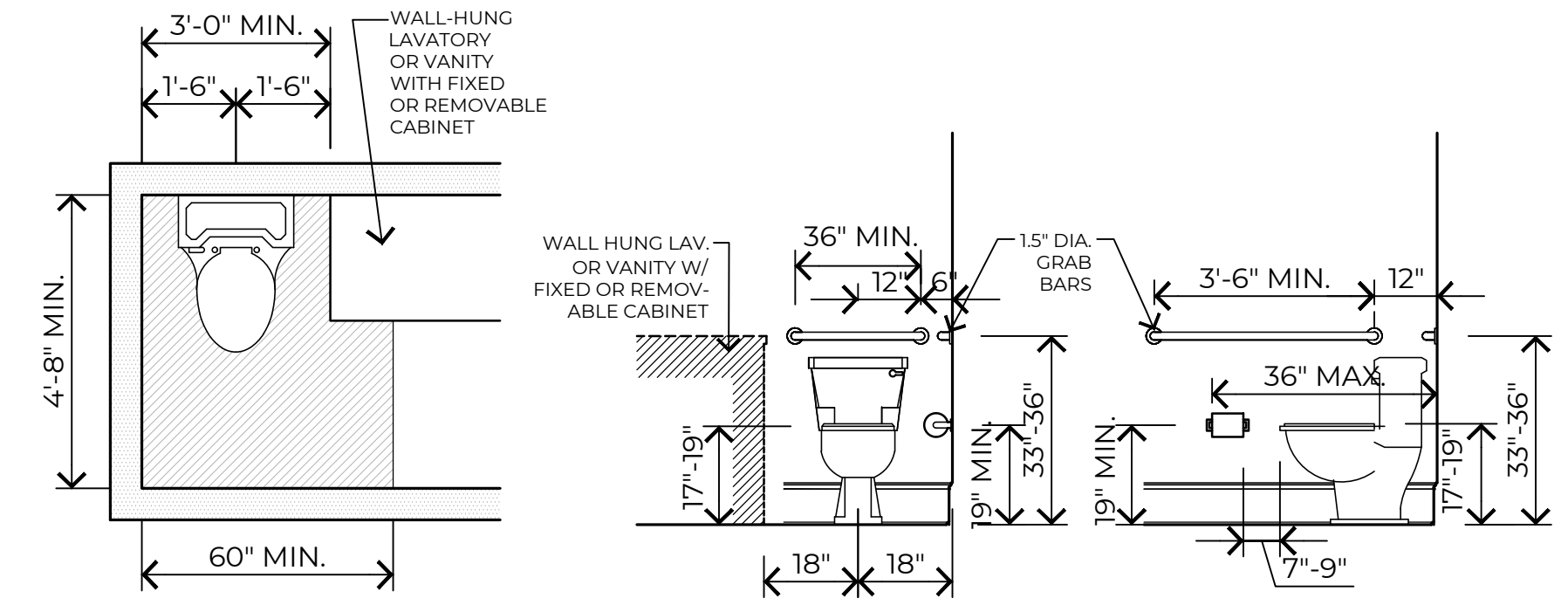
BLOCKING AT SHOWER

GENERAL NOTES:
 1. ALL UNITS SHALL BE FHA COMPLIANT UNLESS OTHERWISE NOTED.
 2. GRAB BARS REINFORCEMENT WITHIN WALLS SHALL BE INSTALLED IN ALL UNITS AS PER TYPICAL DETAILS. ADA COMPLIANT GRAB BARS IN LIVING UNITS SHALL BE INSTALLED ONLY UPON REQUEST BY OWNER.
 3. THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS & MOUNTING DEVICES SHALL BE CAPABLE OF SUPPORTING A FORCE OF 250 LBS APPLIED AT ANY POINT ON THE GRAB BAR.
 4. TYPICAL DETAILS FOR REINFORCING ARE FOR REFERENCE PURPOSES ONLY. REINFORCING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 5. LEVER DOOR HARDWARE SHALL BE INSTALLED AT ALL EXTERIOR ENTRY DOORS. LEVER DOOR HARDWARE SHALL BE INSTALLED THROUGHOUT AT ACCESSIBLE COMPLIANT LIVING UNITS & ALL PUBLIC AREAS.
 6. PROVIDE BARRIER FREE THRESHOLD AT ALL EXTERIOR ENTRY DOORS.
 7. ALL DIMENSIONS PROVIDED ARE CLEAR BETWEEN FINISHES SURFACES ON THIS SHEET ONLY.
 8. AT KITCHENS, PROVIDE 60" TURNING RADIUS BETWEEN CABINETS AND 60" CLEARANCE IN FRONT OF REFRIGERATOR AND RANGE.



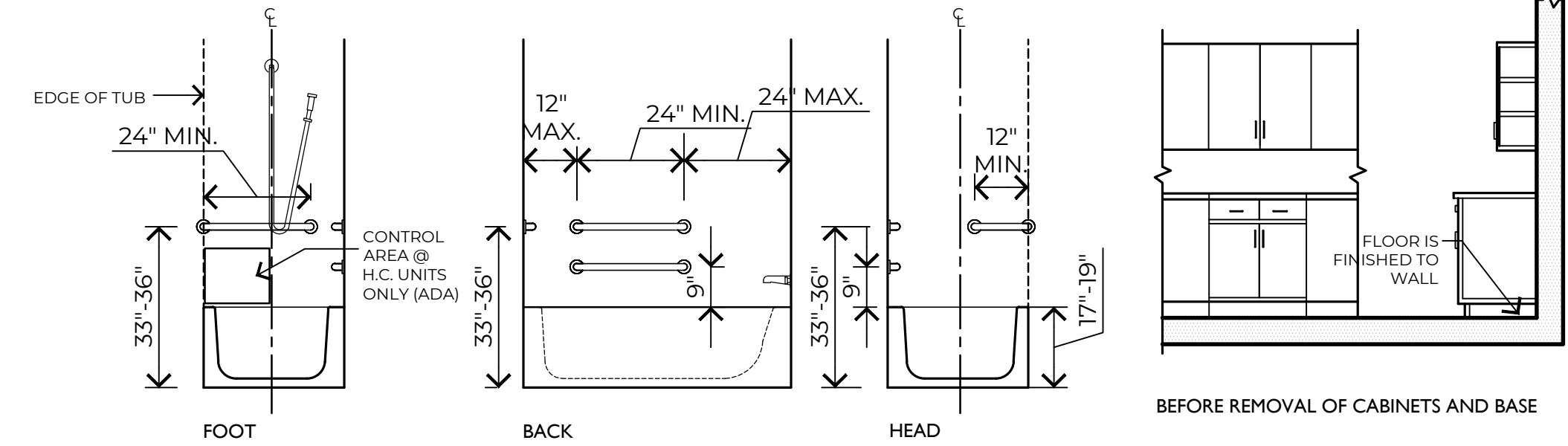
4 | FHA COMPLIANT BATHROOM GUIDELINES

N.T.S. FOR INFORMATIONAL PURPOSES ONLY

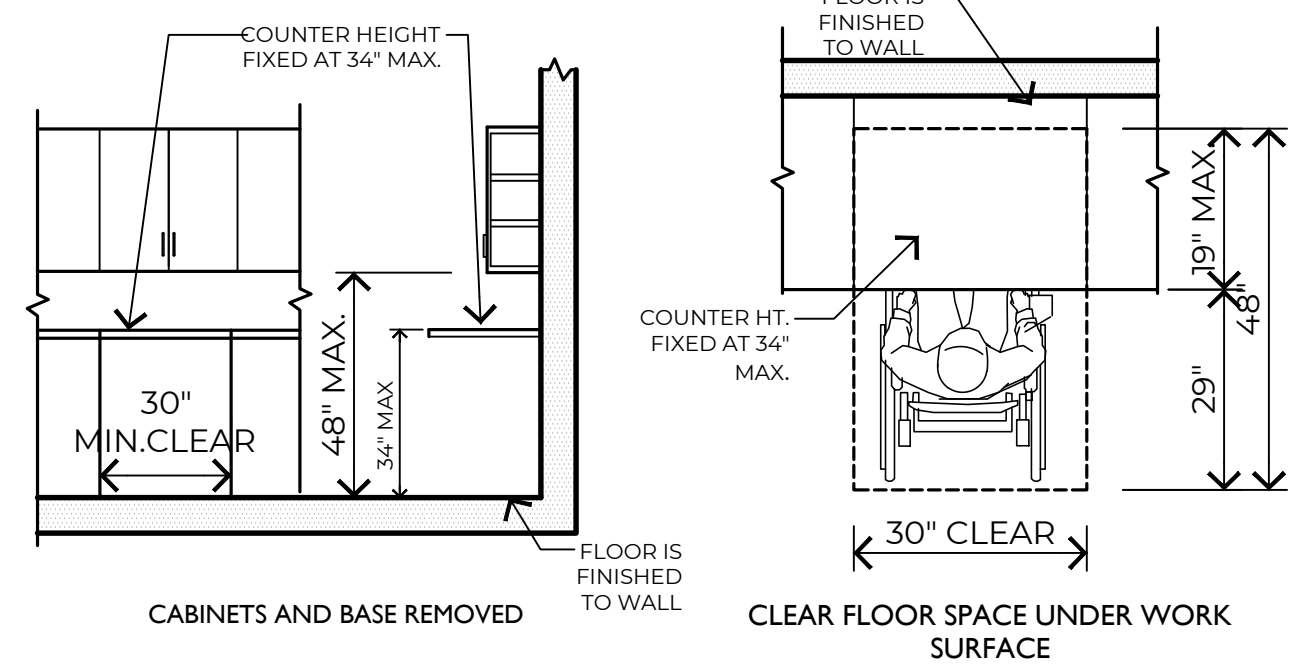


CLEAR SPACE @ W.C.

GRAB BAR AT W.C.



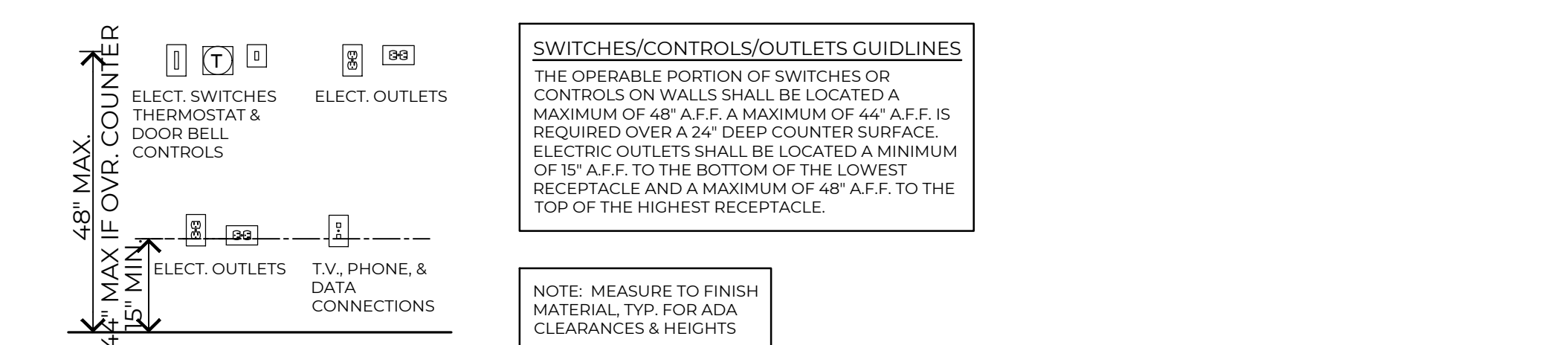
GRAB BARS AT TUBS



ACCESSIBLE REQD. 30" WIDE ADJUSTABLE WORK SURFACE W/ KNEE SPACE

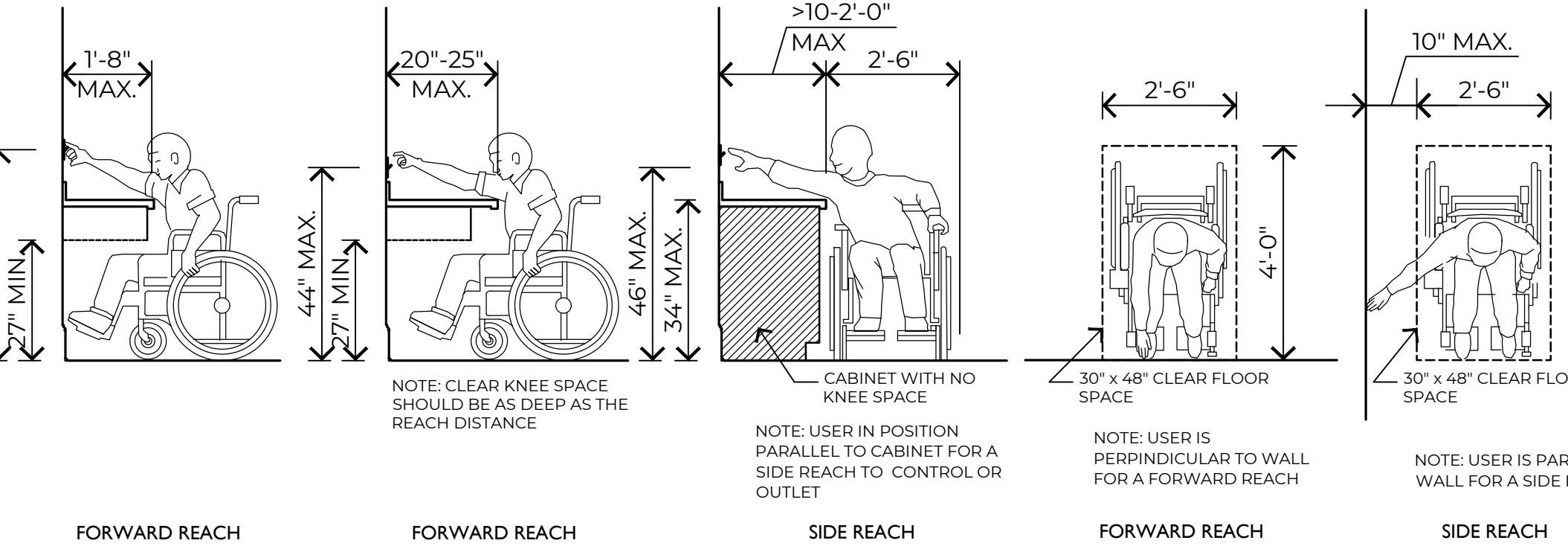
1 | ACCESSIBLE BATHROOM AND COUNTER GUIDELINES

N.T.S. AT ACCESSIBLE CONDITIONS



2 | MOUNTING HEIGHTS

N.T.S. AT ACCESSIBLE CONDITIONS

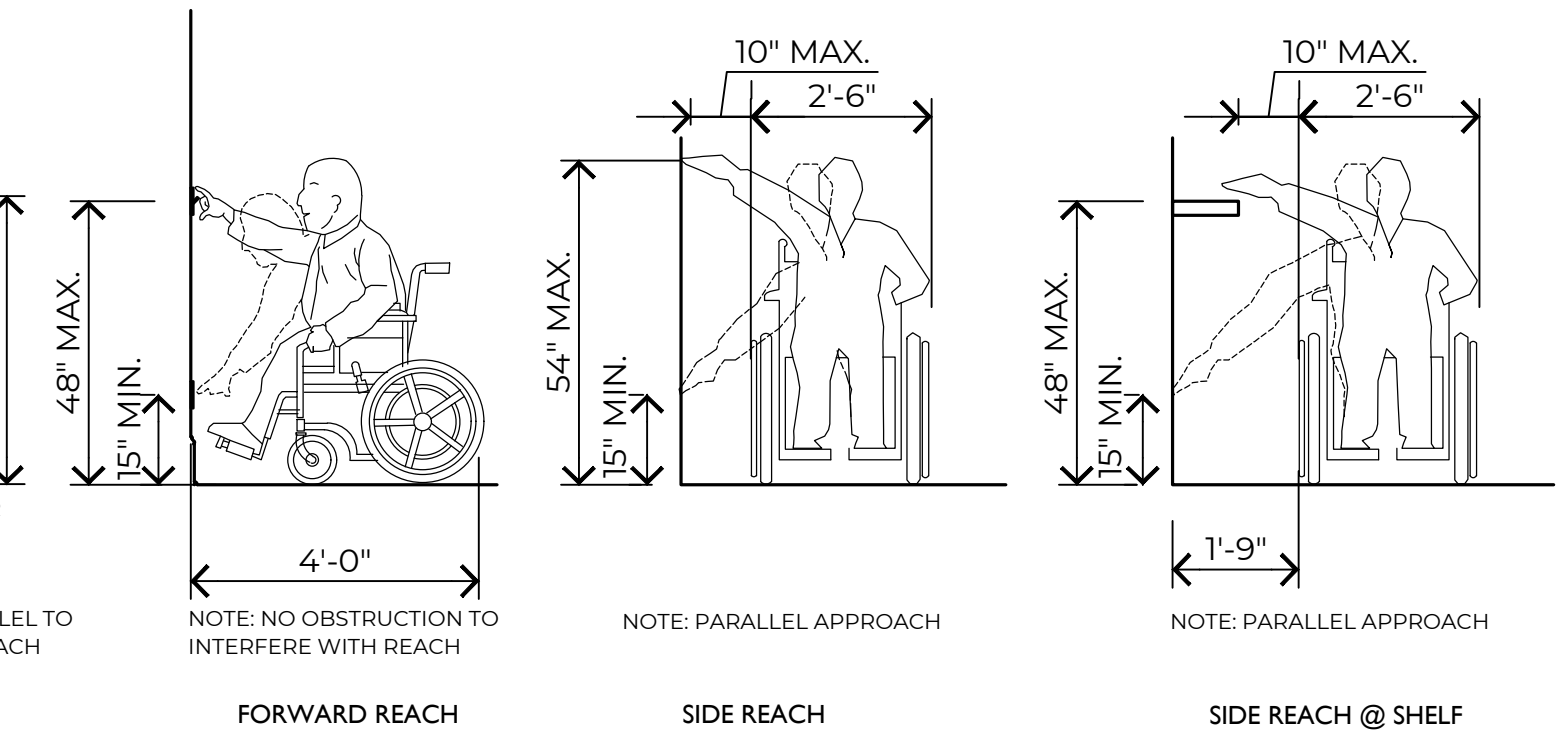


3 | REACH RANGE REQUIREMENTS

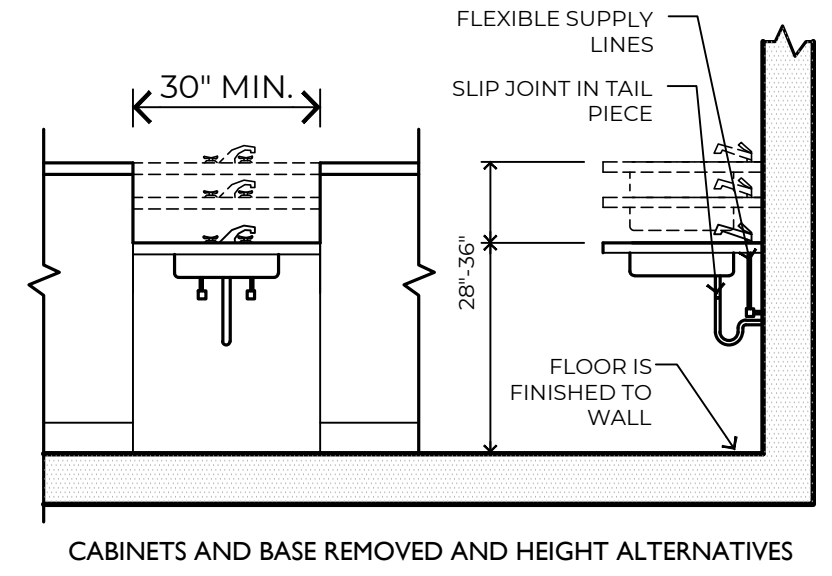
N.T.S. AT ACCESSIBLE CONDITIONS

5 | ACCESSIBLE REQD. 30" WIDE KNEE SPACE @ ADJUSTABLE KITCHEN SINK

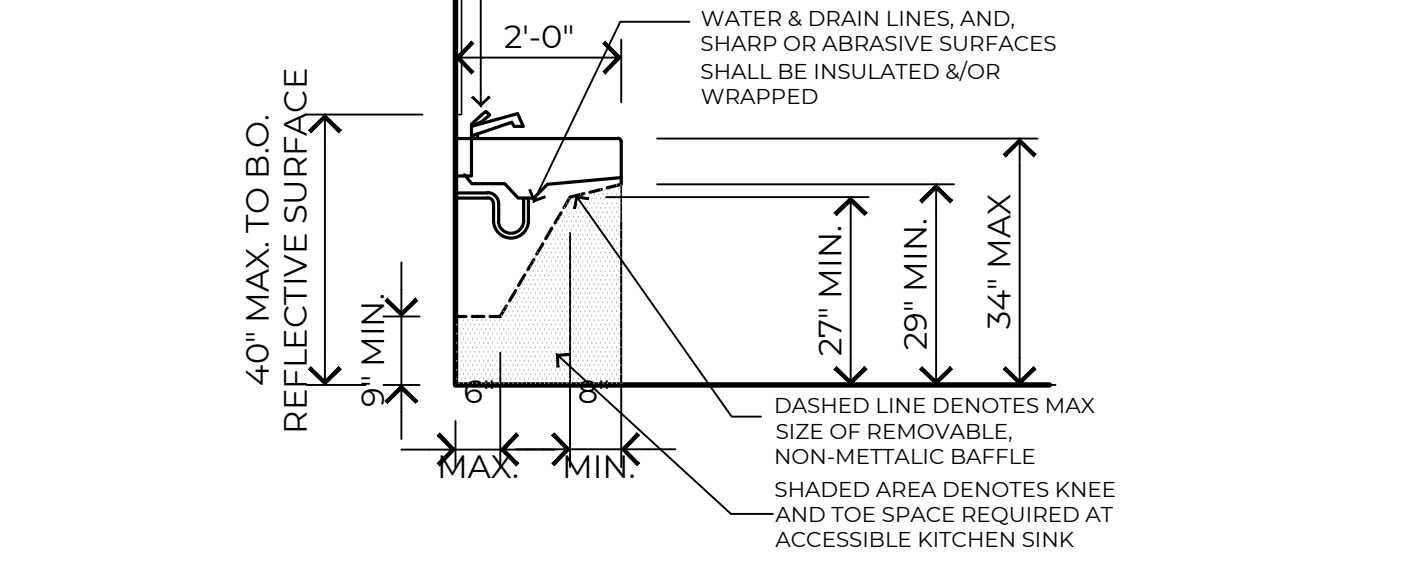
N.T.S. FOR INFORMATIONAL PURPOSES ONLY



NOTE: 30"x48" CLEAR FLOOR SPACE SHALL BE CENTERED ON OPERABLE SWITCH, CONTROL, OR DEVICE

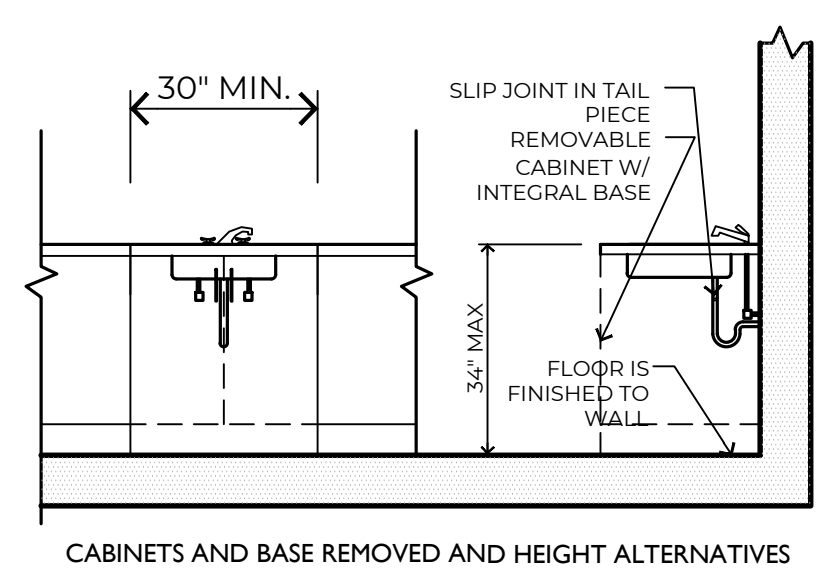


CABINETS AND BASE REMOVED AND HEIGHT ALTERNATIVES

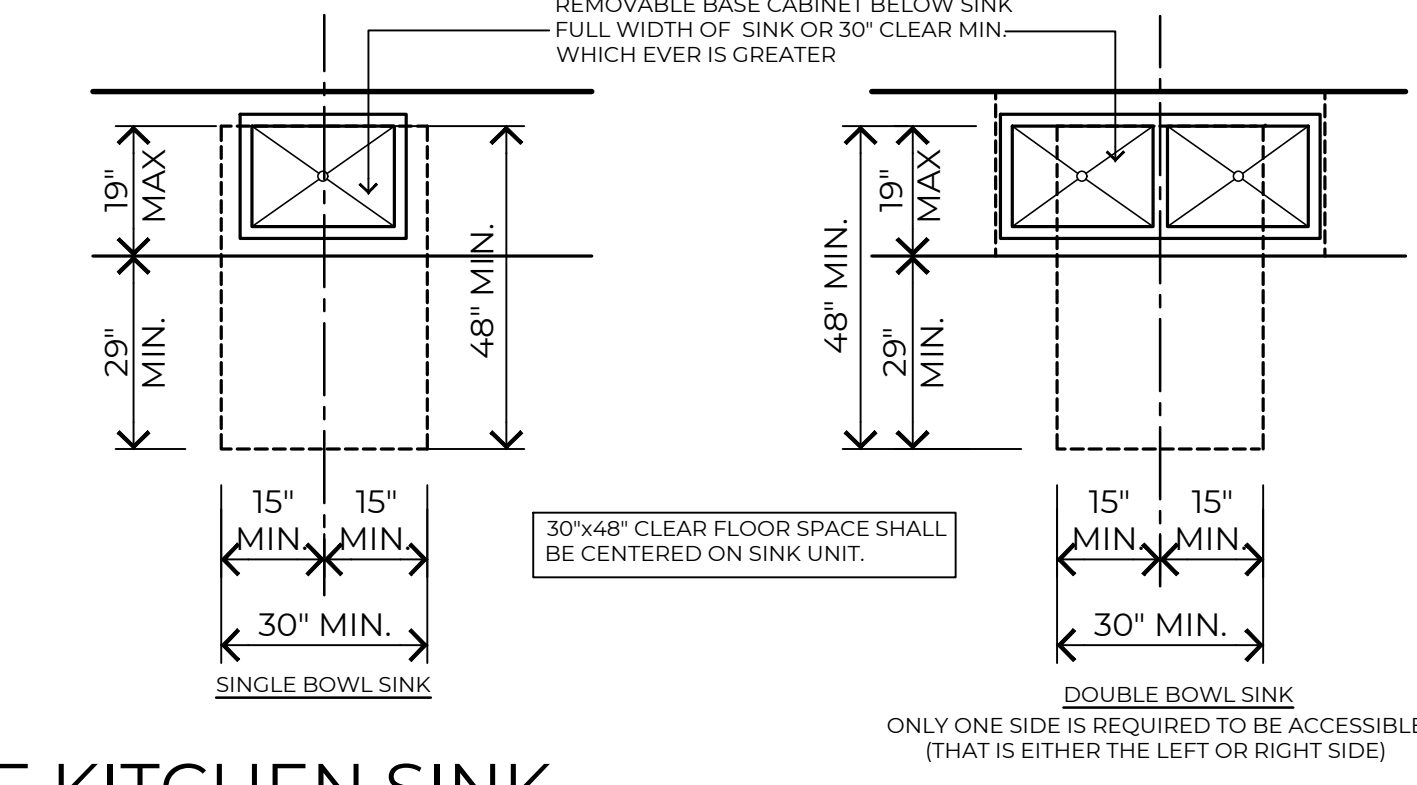


7 | CLEARANCES @ LAVATORIES

N.T.S. AT ACCESSIBLE CONDITIONS



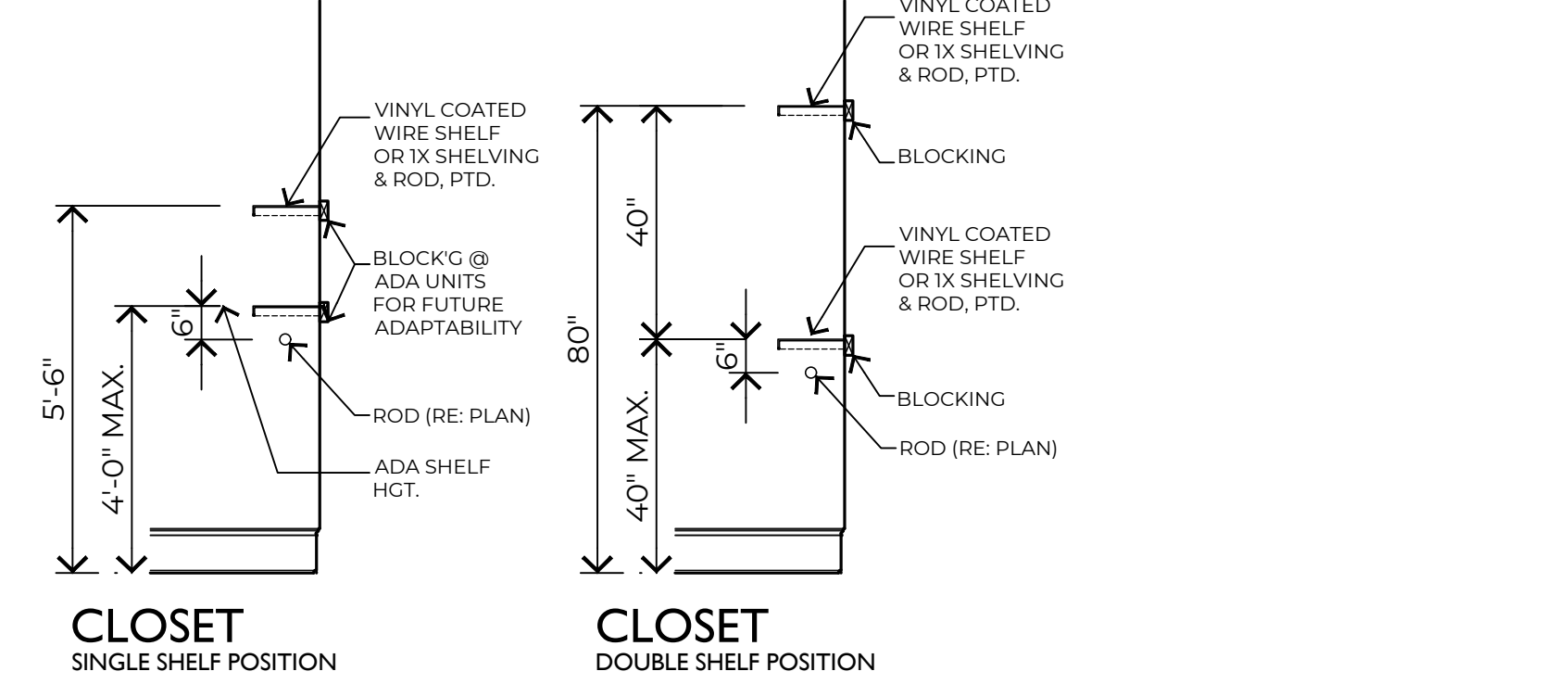
CABINETS AND BASE REMOVED AND HEIGHT ALTERNATIVES

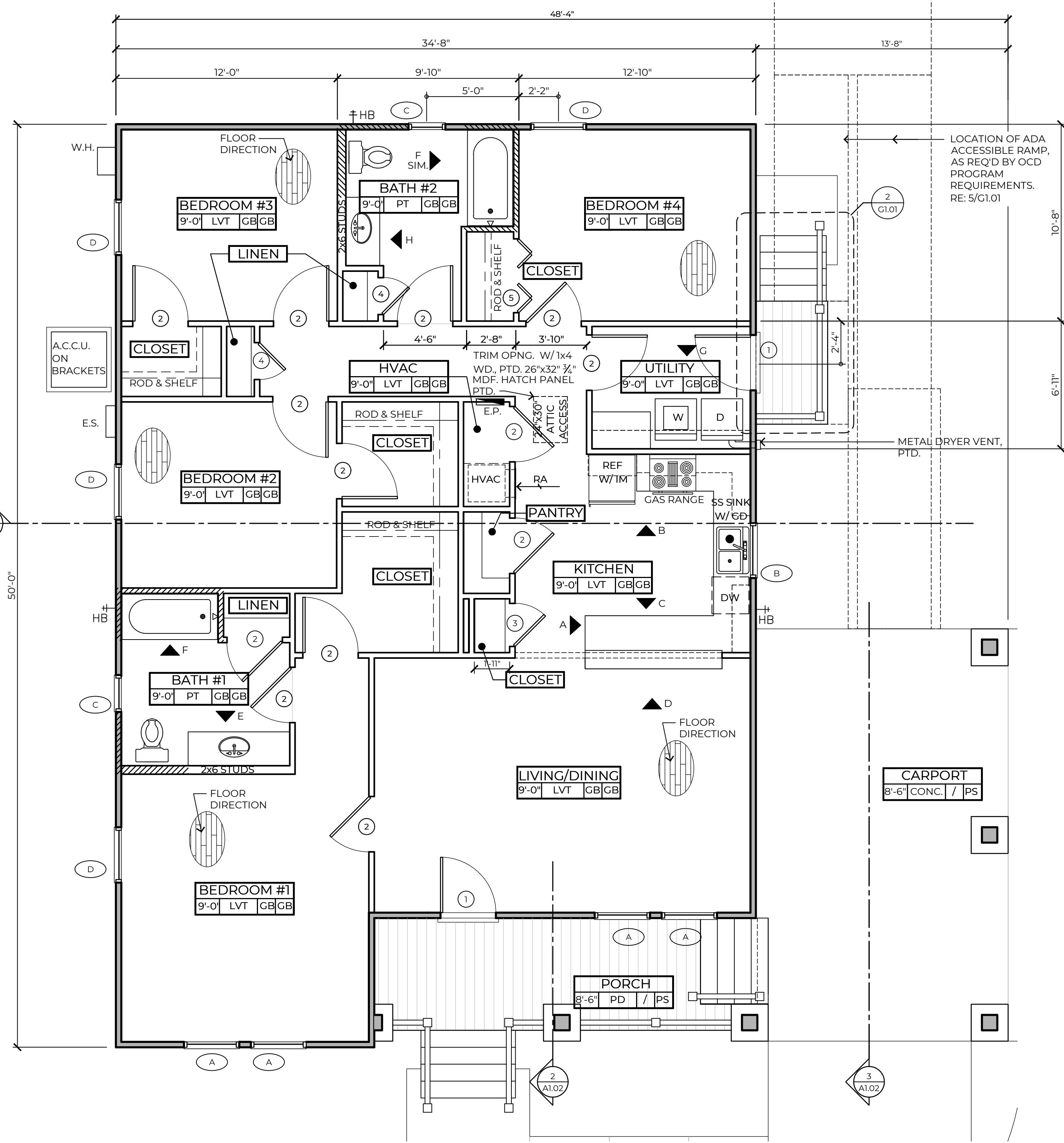


ONLY ONE SIDE IS REQUIRED TO BE ACCESSIBLE (THAT IS EITHER THE LEFT OR RIGHT SIDE)

6 | CLOSET SHELVING LAYOUT

N.T.S. AT ACCESSIBLE CONDITIONS

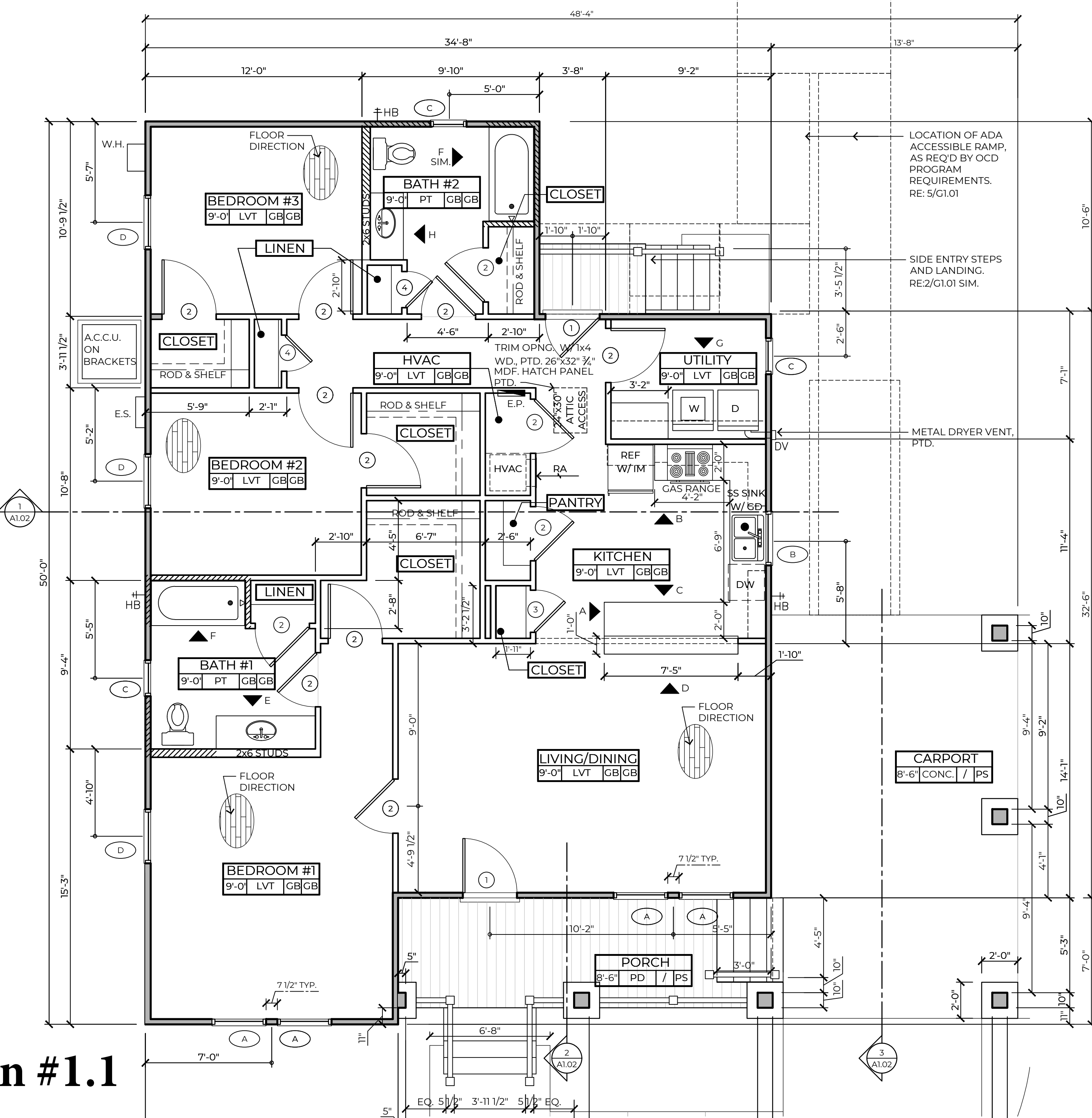




2 | 4 BEDROOM PLAN

Plan #1.2

1/4"=1'-0"



1 | 3 BEDROOM PLAN

Plan #1.1

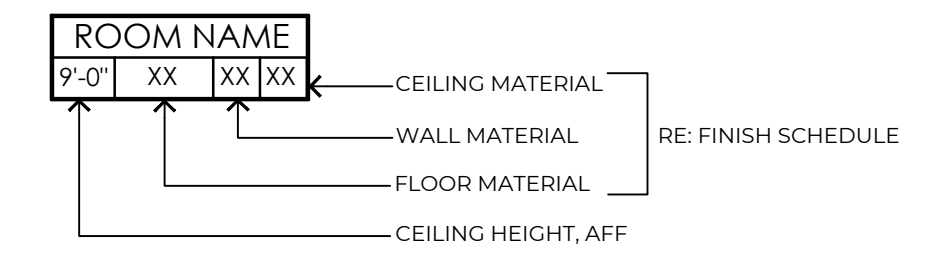
1/4"=1'-0"

WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
- 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 5/8" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
- SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

ROOM SCHEDULE NAME:



SYMBOL LEGEND:

- X/XXX BUILDING SECTIONS
- (W-1) WINDOW OPENING
- (1) DOOR OPENING
- ▲ X INTERIOR ELEVATIONS

FINISH SCHEDULE	
MATERIAL	DESCRIPTION
PT	PORCELAIN TILE 12" X 12" INSTALL AN ADDITIONAL LAYER OF 7/8" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE.
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFGR: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

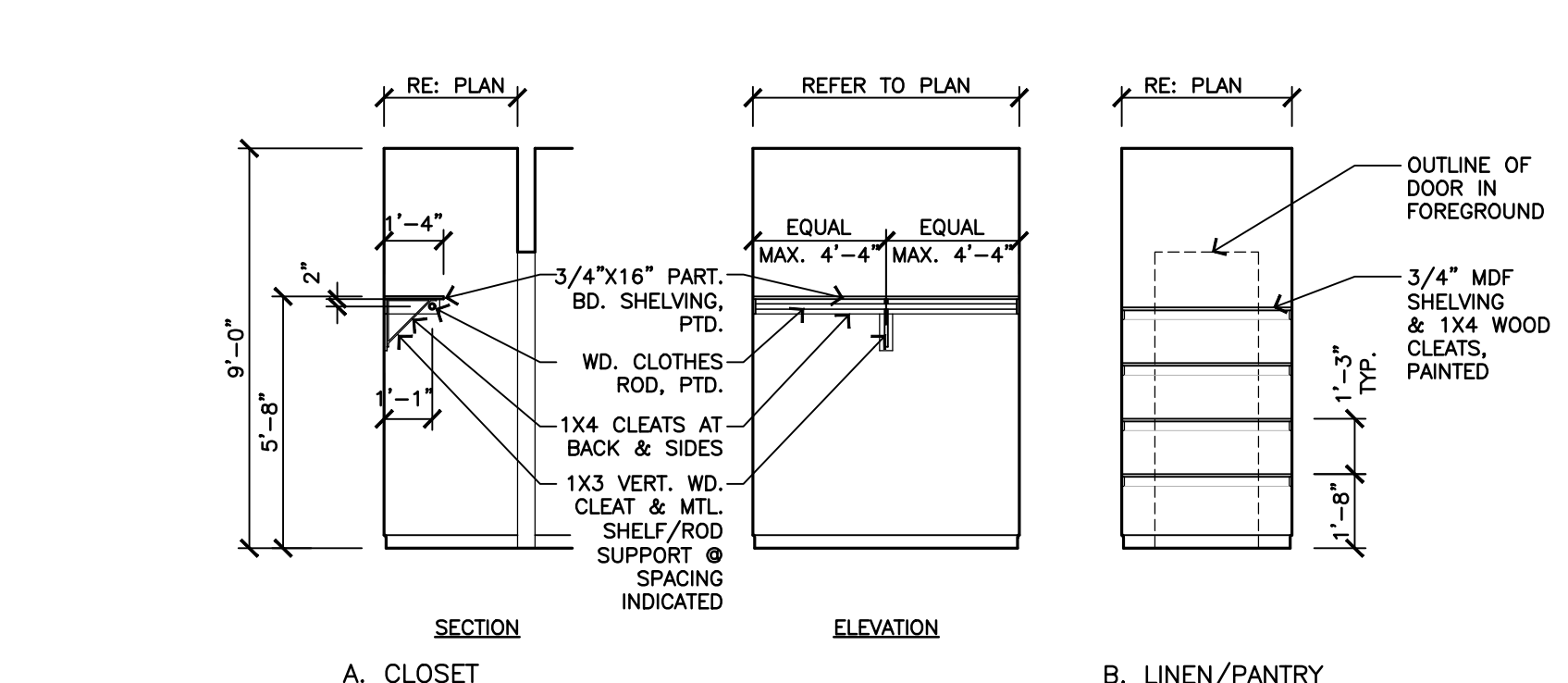
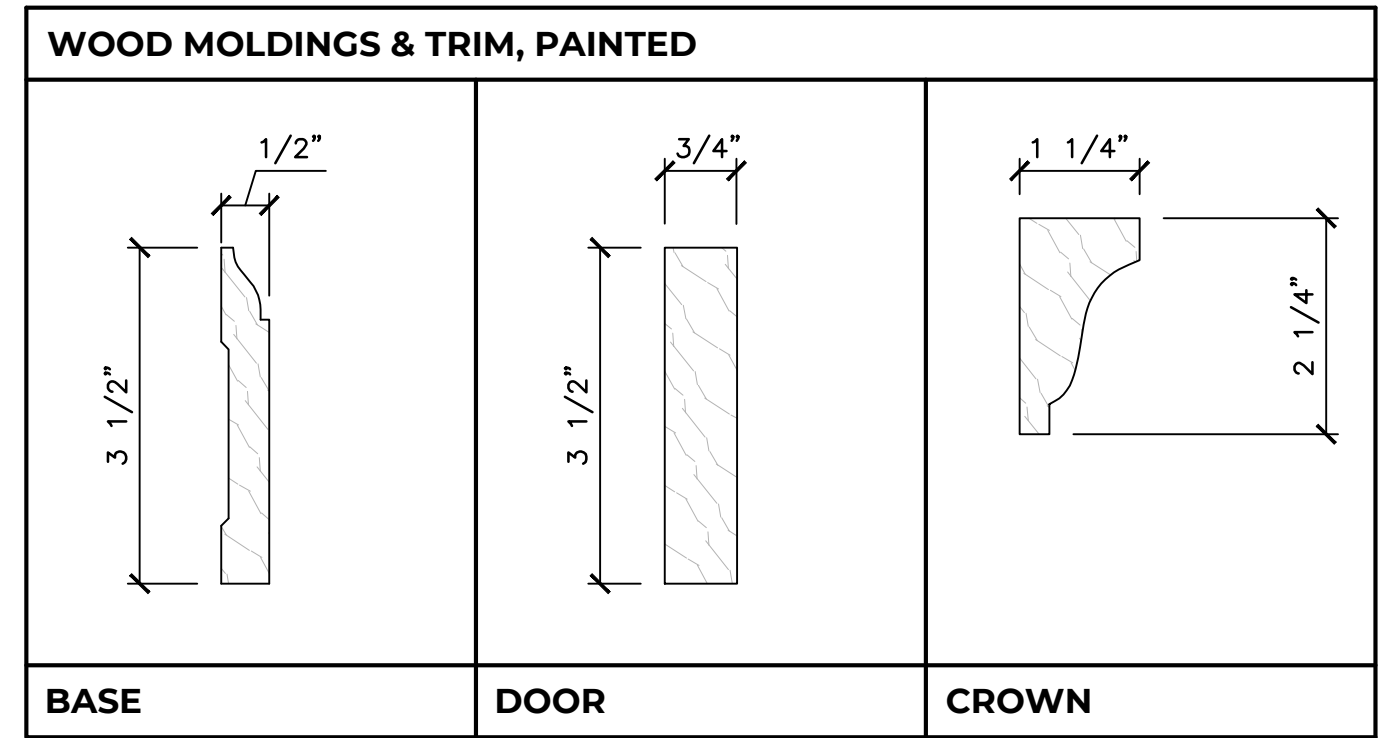
NOTES:
 1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
 2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0" X 6'-8" X 1 3/4"
2	3'-0" X 6'-8" X 1 3/8"
3	2'-4" X 6'-8" X 1 3/8"
4	2'-0" X 6'-8" X 1 3/8"
5	4'-0" X 6'-8" X 1 3/8"

NOTES:
 1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
 2. 3'-0" X 1'-0" TRANSOM FOR FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" X 5'-6"
B	3'-0" X 4'-0"
C	2'-0" X 3'-0"
D	3'-0" X 5'-6"
E	4'-0" X 2'-0"

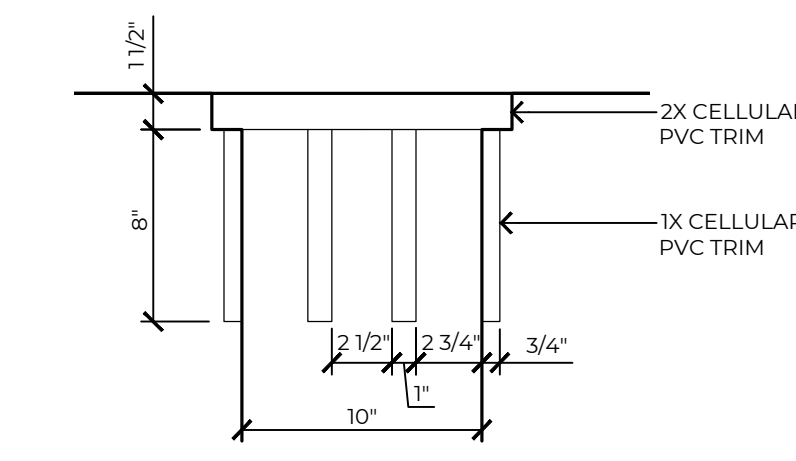
NOTES:
 1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.N.O.
 2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
 3. REFER TO DETAILS 9-A&B OF AX.02 FOR HEAD, JAMB AND SILL DETAILS.



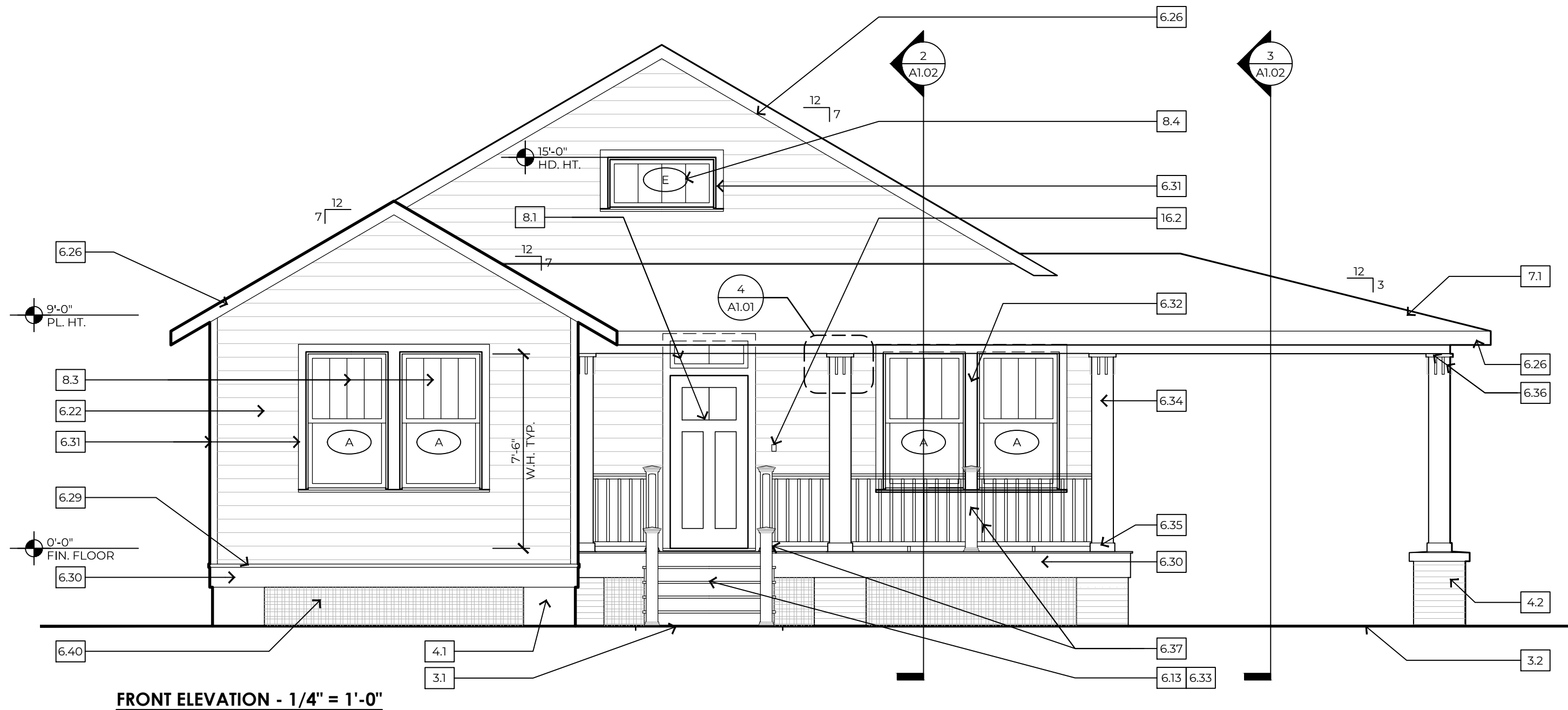
3 | SCHEDULES

4 | CLOSET SHELVING LAYOUTS

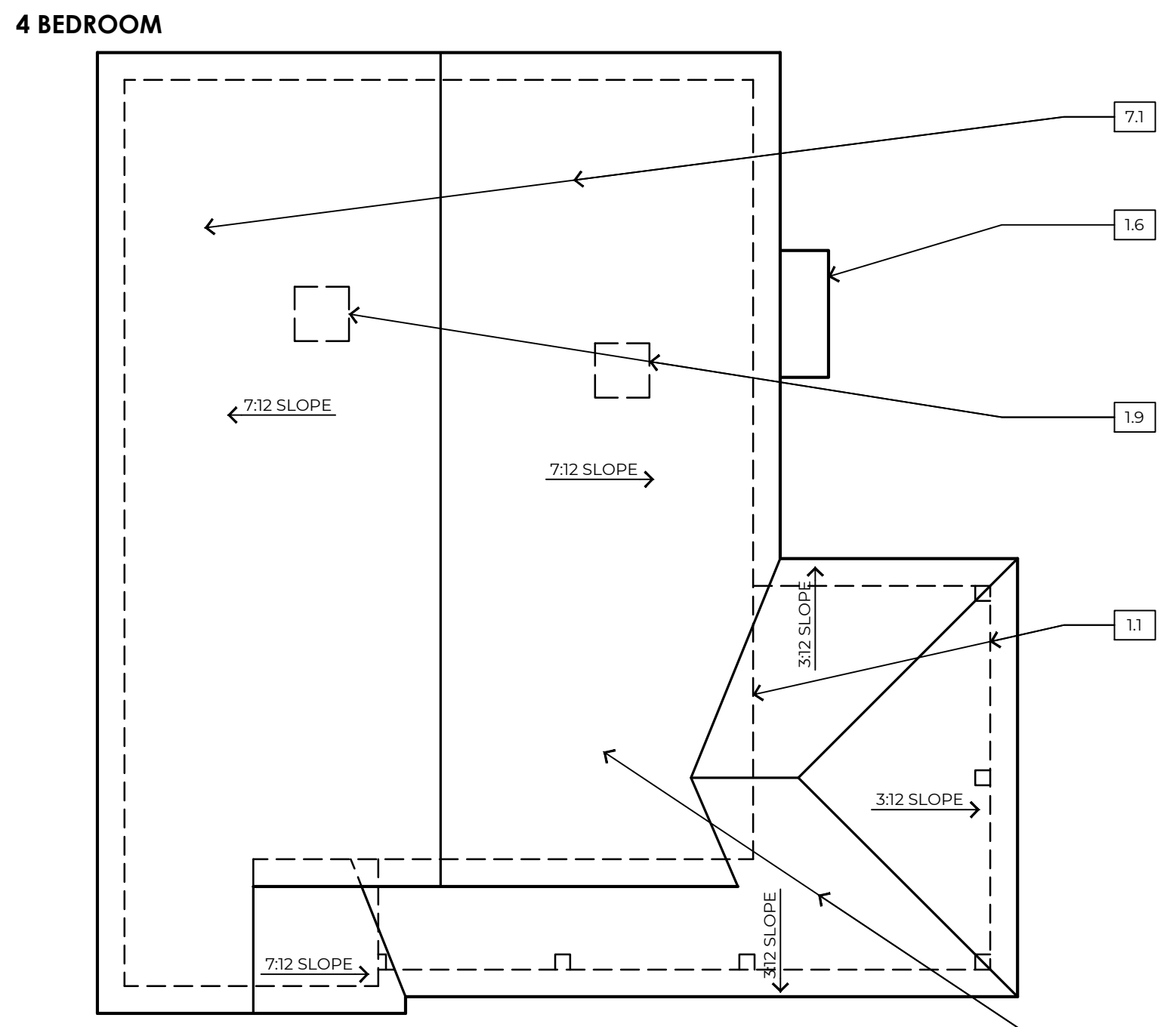
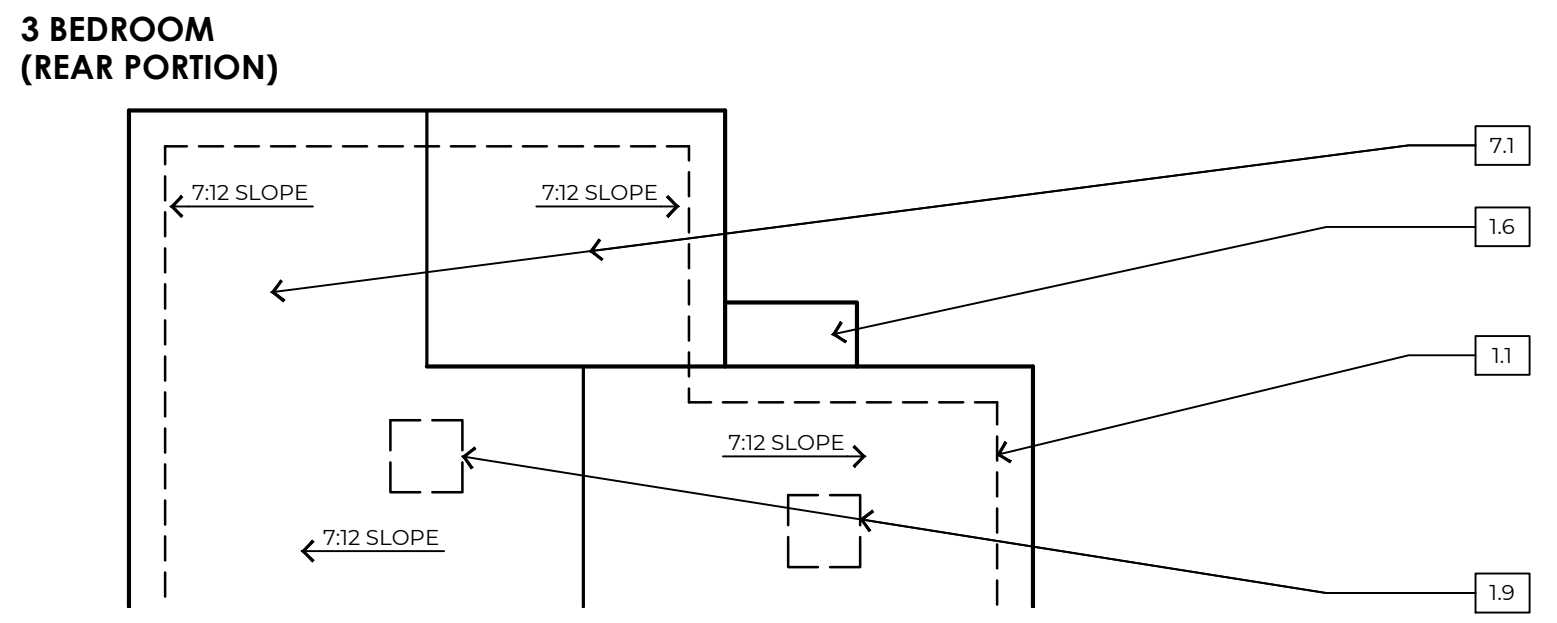
1/4"=1'-0" TYPICAL



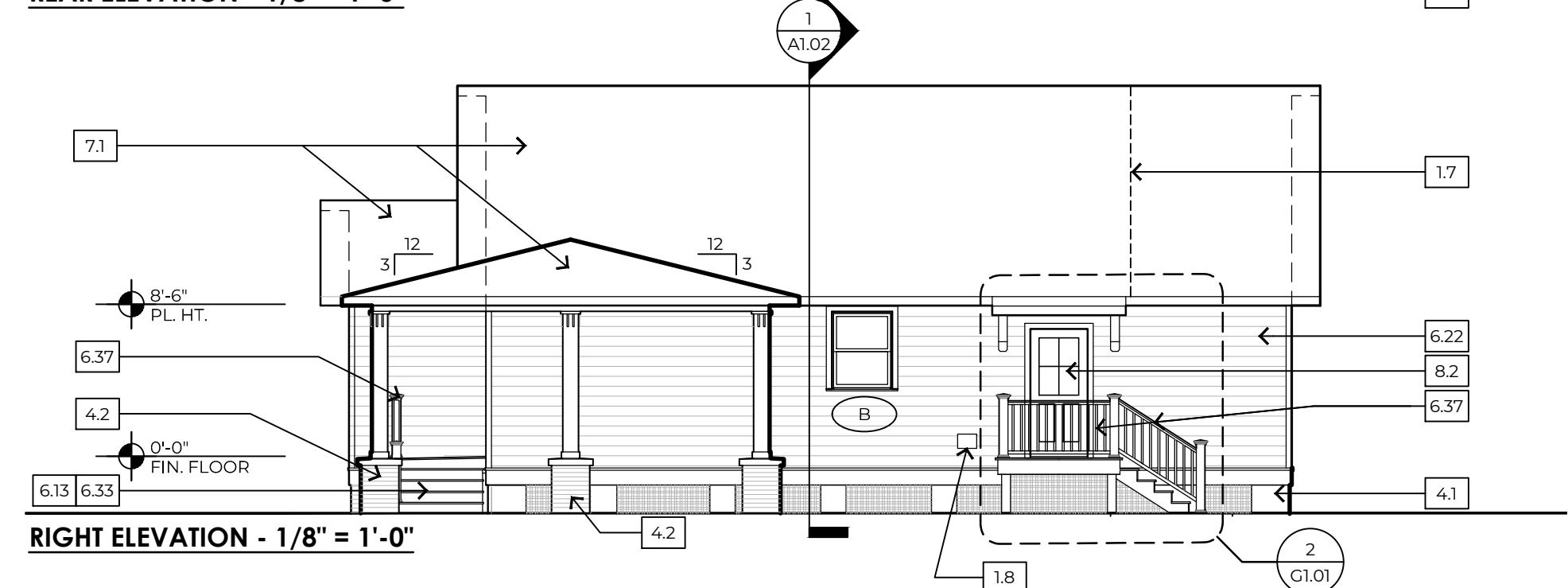
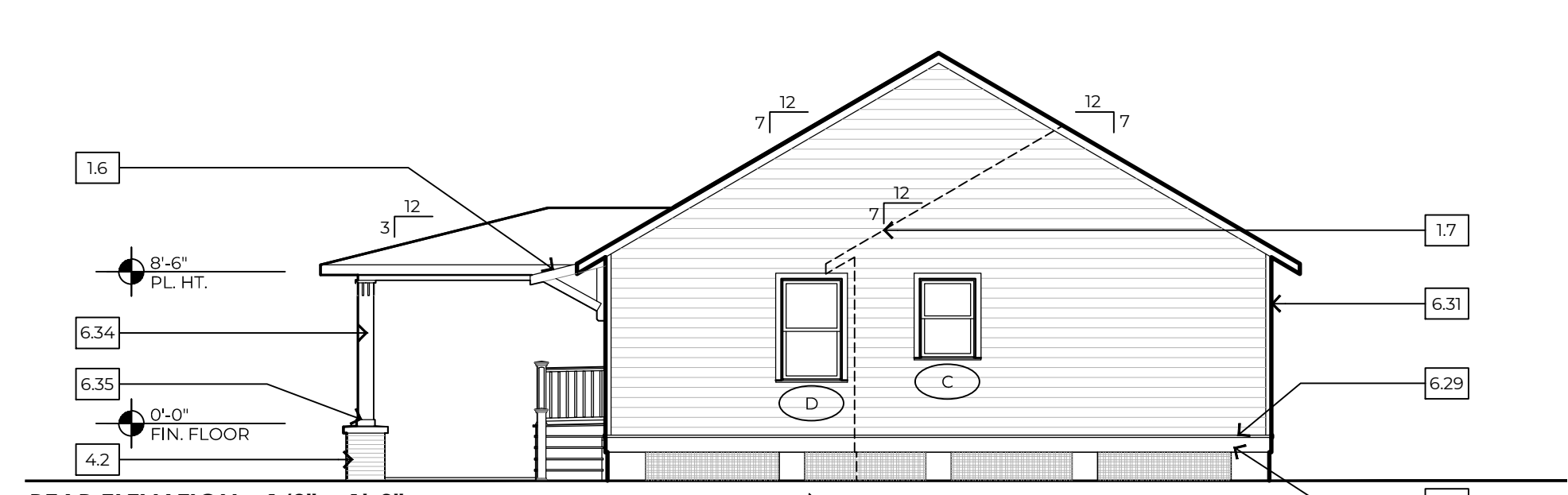
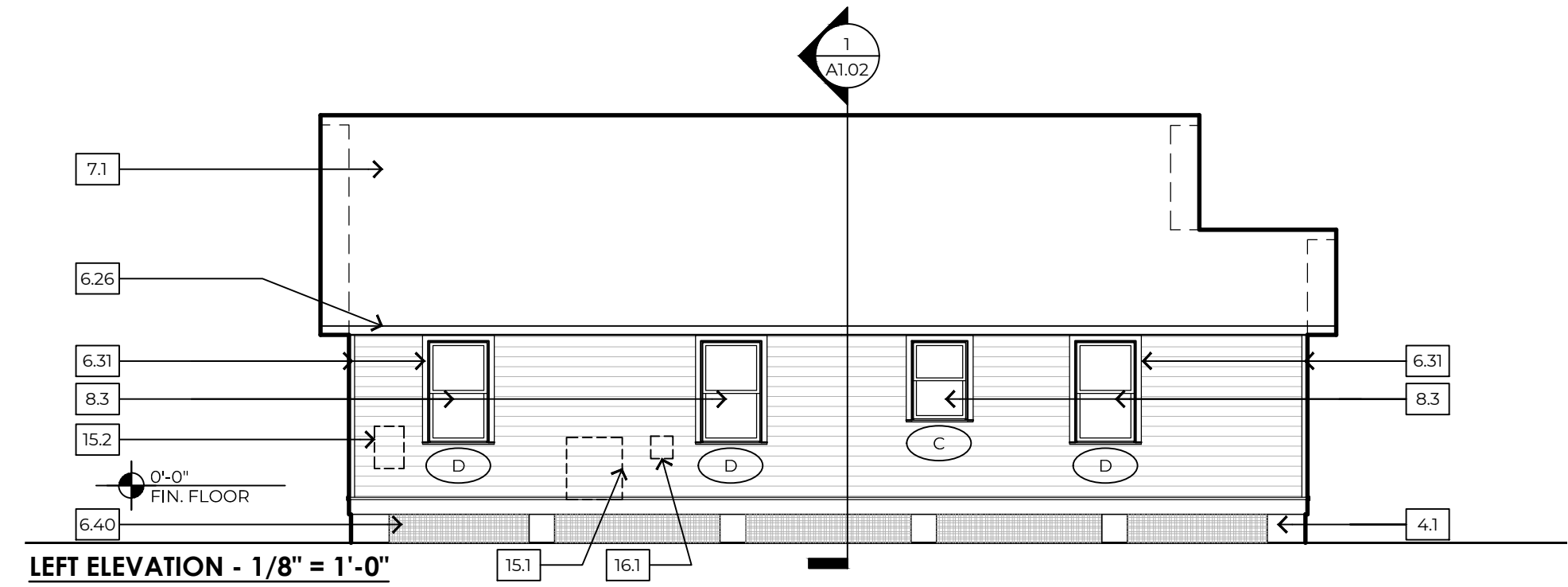
4 | DETAIL
1" = 1'-0" COLUMN CAP



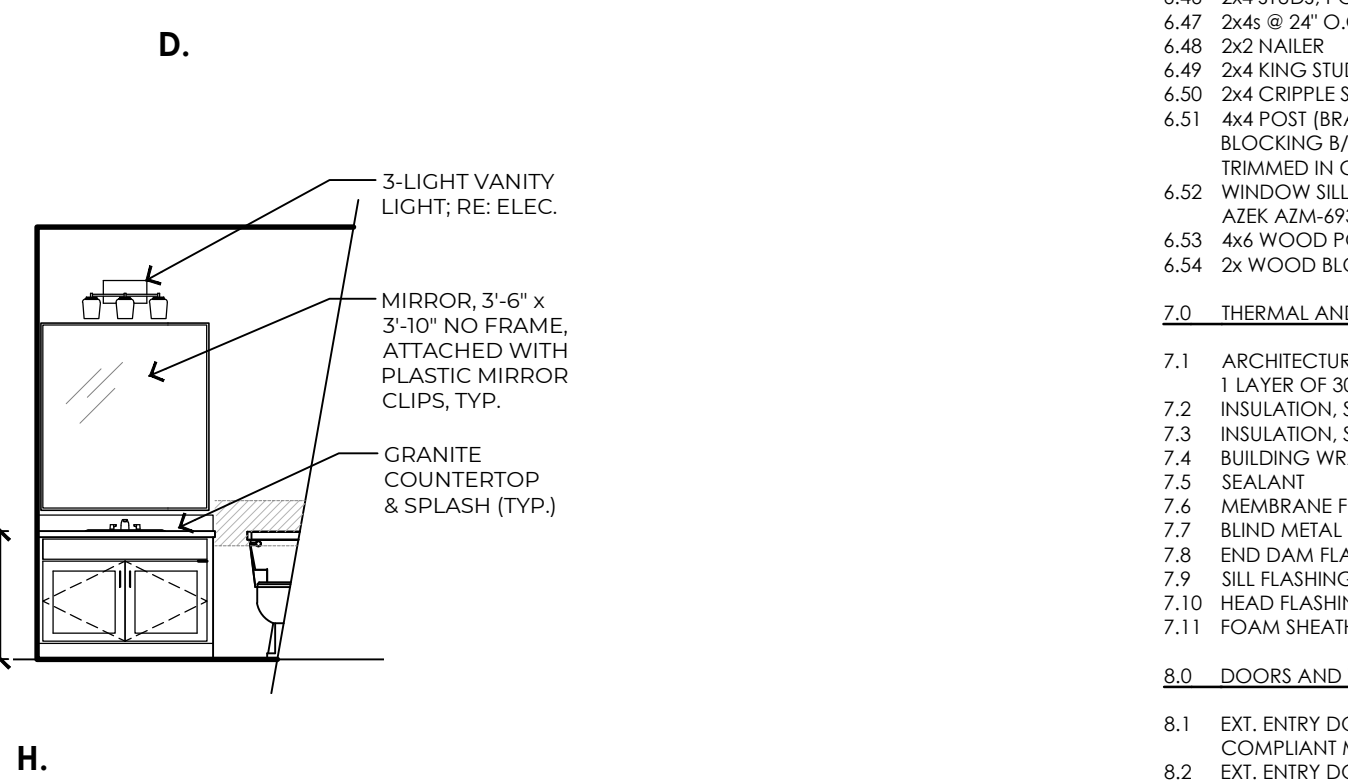
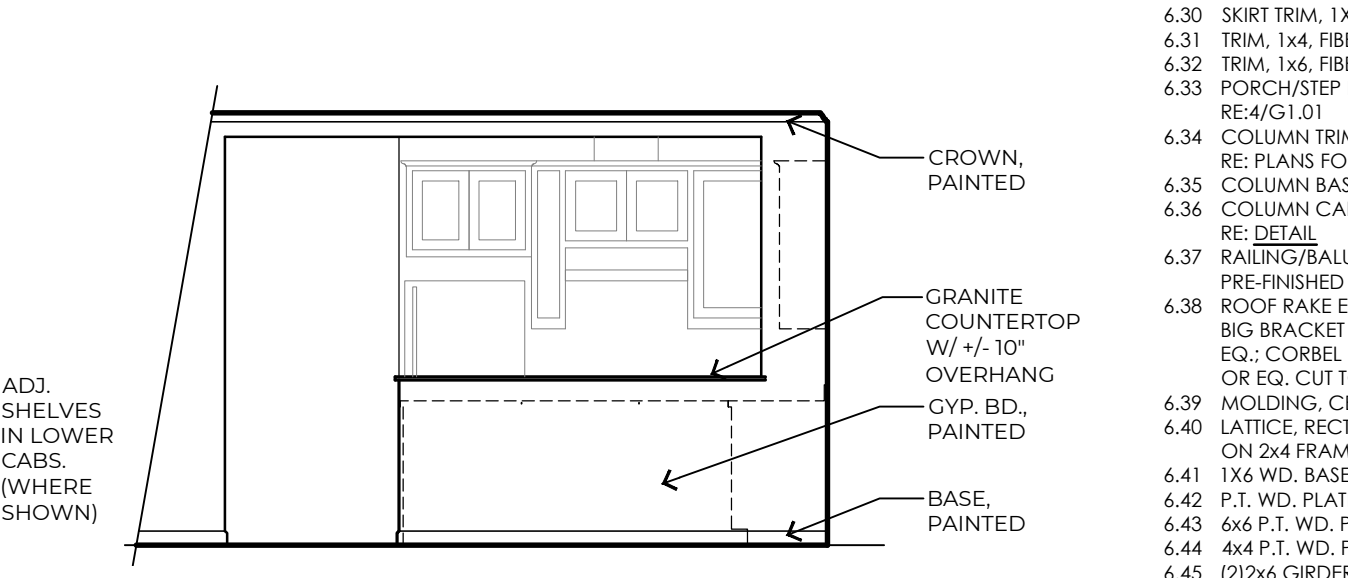
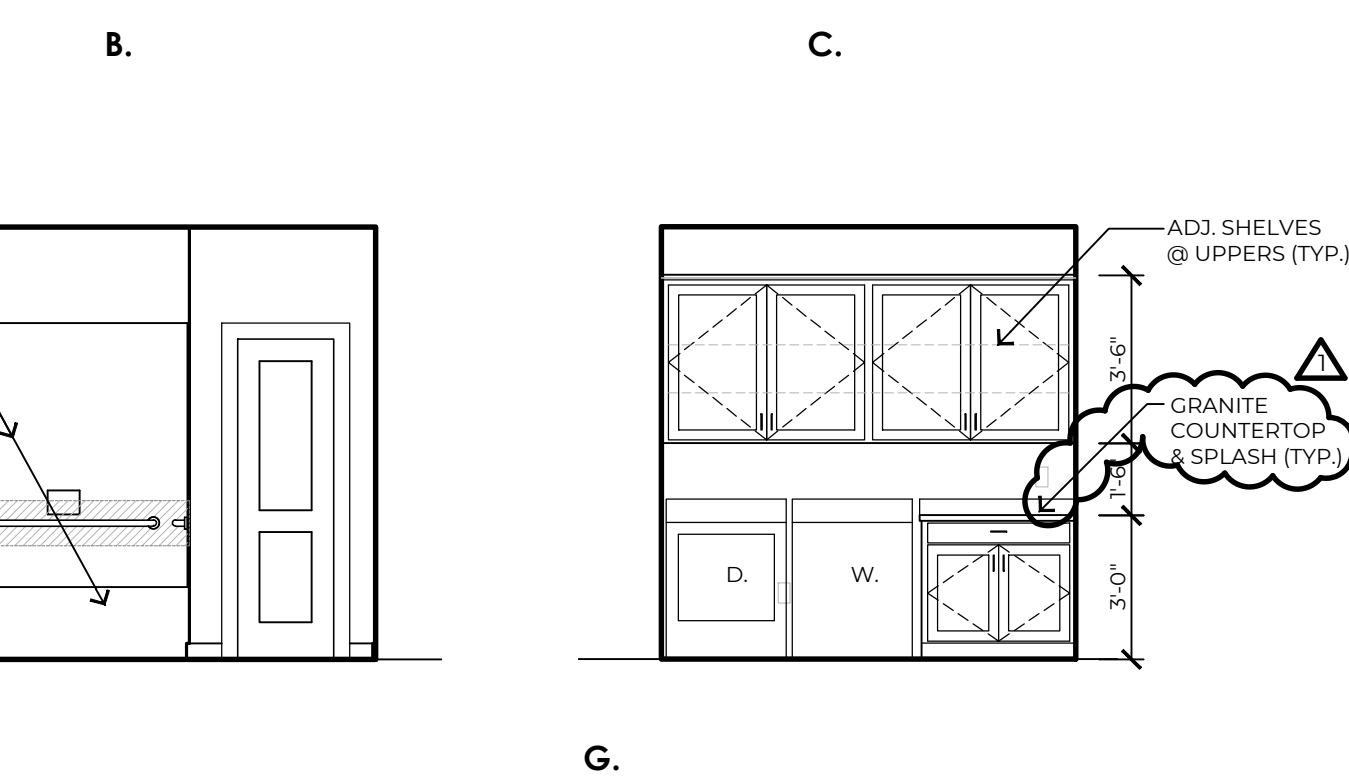
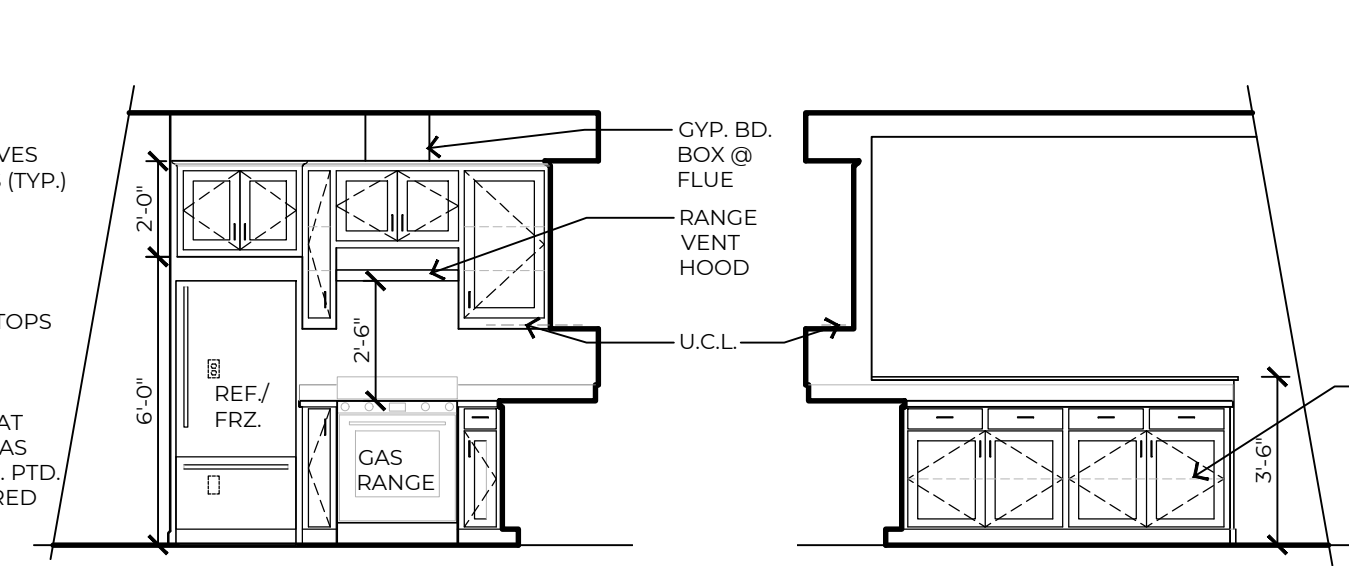
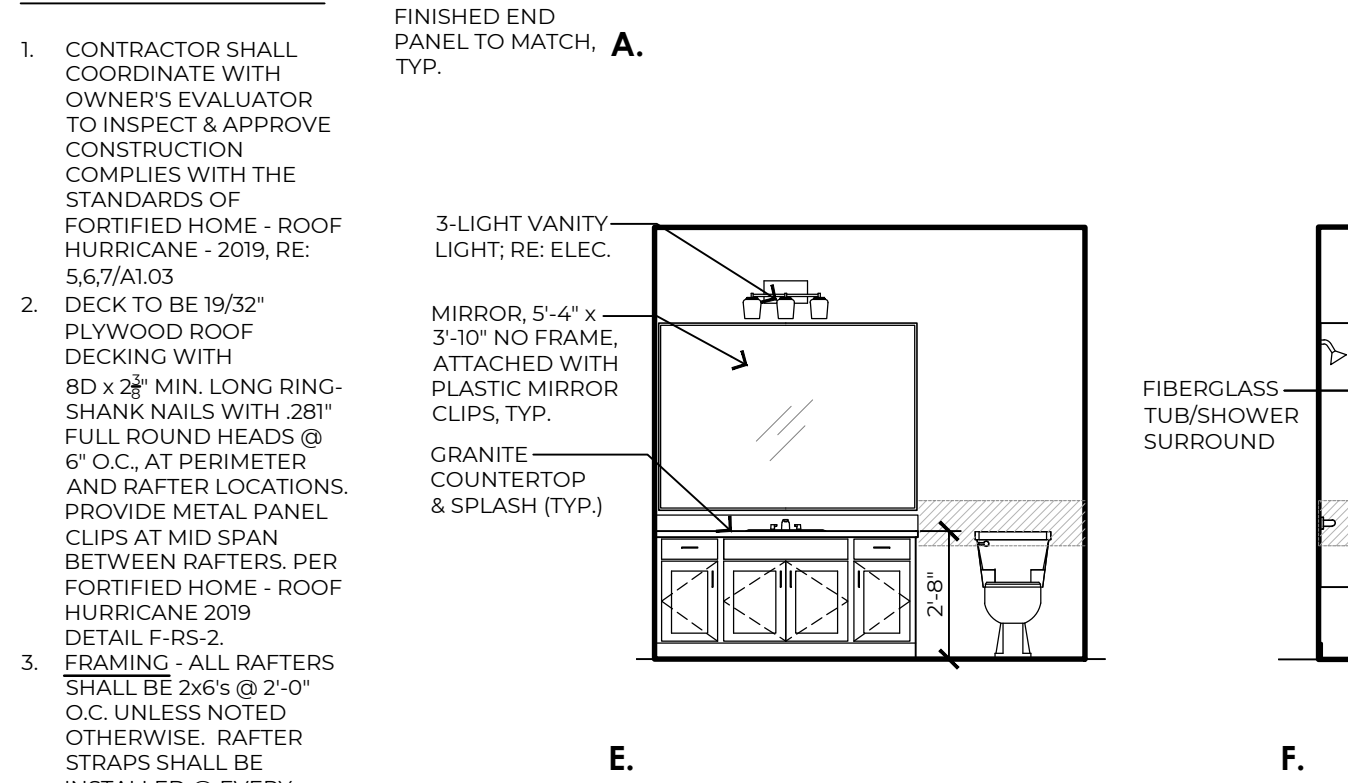
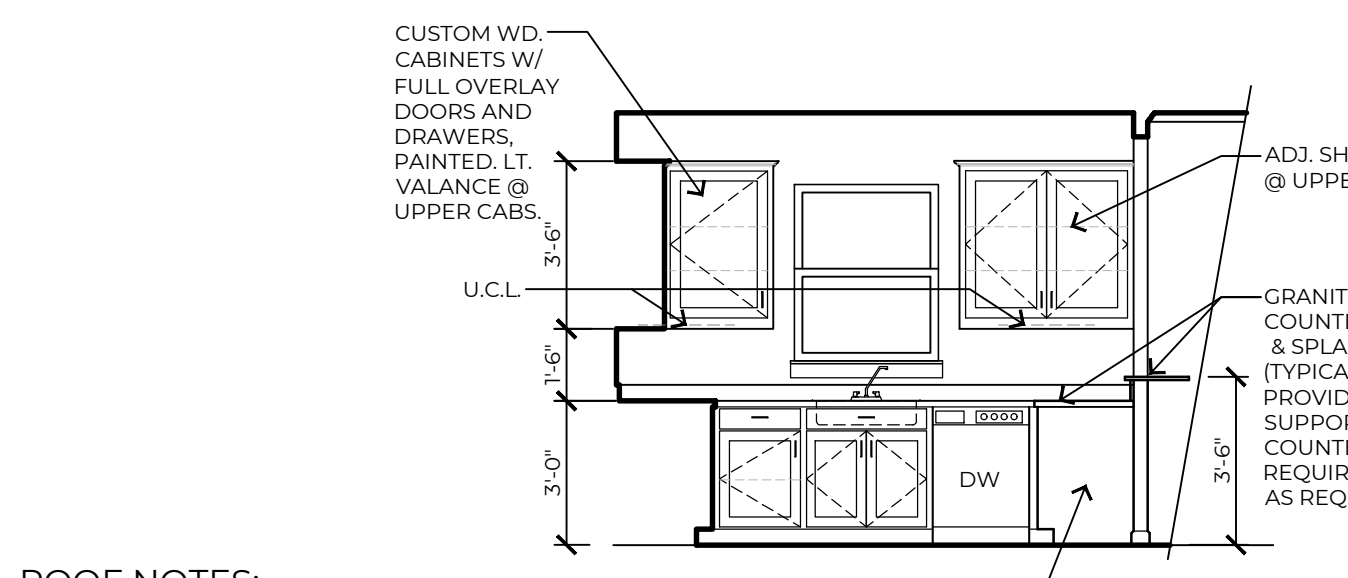
1 | EXTERIOR ELEVATIONS
FRONT ELEVATION - 1/4" = 1'-0"



2 | ROOF PLAN
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.



3 | INTERIOR ELEVATIONS
LEFT ELEVATION - 1/8" = 1'-0"
REAR ELEVATION - 1/8" = 1'-0"
RIGHT ELEVATION - 1/8" = 1'-0"



3 | INTERIOR ELEVATIONS
1/4" = 1'-0"

- ROOF NOTES:**
- CONTRACTOR SHALL COORDINATE WITH OWNER'S EVALUATOR TO INSPECT & APPROVE CONSTRUCTION COMPLIES WITH THE STANDARDS OF FORTIFIED HOME - ROOF HURRICANE - 2019, RE: 567/A1.03
 - DECK TO BE 19/32" PLYWOOD ROOF DECKING WITH 8D x 2# MIN. LONG RING-SHANK NAILS WITH 28# FULL ROUND HEADS @ 6" O.C. AT PERIMETER AND RAFTER LOCATIONS. PROVIDE METAL PANEL CLIPS AT MID SPAN BETWEEN RAFTERS, PER FORTIFIED HOME - ROOF HURRICANE 2019 DETAIL F-RS-2.
 - FRAMING - ALL RAFTERS SHALL BE 2x6's @ 2'-0" O.C. UNLESS NOTED OTHERWISE. RAFTER STRAPS SHALL BE INSTALLED @ EVERY RAFTER. BRACE RAFTERS AS REQUIRED TO INSURE A MAX. UNSUPPORTED SPAN FOR RAFTERS OF 10'-0". RIDGE MEMBERS SHALL BE SIZED TO EXTEND BELOW BOTTOM OF RAFTERS.
 - PROVIDE 2x4 FRAMING/PLYWOOD SHEATHING AS REQUIRED TO INSTALL SPRAY FOAM INSULATION & SEPARATE CONDITIONED AREAS FROM UN-CONDITIONED, EXTERIOR, COVERED AREAS.

- KEYNOTES:**
- GENERAL INFORMATION
 - LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF RAILING BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RE: G1.01
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - CONCRETE
 - CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL, CONCL. TYPICAL REINFORCING OF 2 #4 & 18 #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: B1X.03
 - EMBED POST IN CONC. FOOTING.
 - MASONRY
 - CMU PIER, PEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL PTD.
 - BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - METALS
 - METAL TERMITE SHIELD
 - METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP-FLANGE HANGER
 - METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - METAL FRAMING FASTENER, "SIMPSON" LITS, TWIST STRAP @ EVERY CEILING JOIST
 - METAL FRAMING FASTENER, "SIMPSON" H/SP HURRICANE TIES @ EVERY RAFTER
 - METAL DRIP EDGE
 - 6" x 6" x 1/4" W.V.F. AT CONCRETE PAVING
 - 3" STAIR TREADS & RISERS ON CONC. LANDINGS
 - METAL FRAMING ANCHOR, "SIMPSON" DITZ @ EVERY PIER
 - WOOD AND PLASTIC
 - 1 1/2" x 8" @ W/ BRIDGING, RE: FRAMING
 - HEADER BEAM, ON HANGERS FROM KING STUD
 - BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - RIM BOARD
 - WD. STOOL AND APRON, PTD.
 - 2x45 @ 16" O.C. W/ 2X FIBER-CEMENT, FULL DEPTH, @ WALL MID-SPAN
 - 2x45 @ 16" ON CENTER
 - 2x65 @ 48" ON CENTER, COLLAR
 - 2x45 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 2x8 RIDGE BEAM
 - 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 2x12 P.T. STAIR STRINGERS @ 24" O.C., RE: 4/G.01
 - 2x8 LEDGER, LAG BOLTED TO WOOD STUD WALL
 - 2x6 LEDGER AT WOOD STUD WALL
 - 2x4 SILL PLATE
 - 2x4 DOUBLE TOP PLATE
 - 2X WOOD SUB-FASCIA
 - 1/2" PLYWOOD WALL SHEATHING
 - 1/2" PLYWOOD ROOF DECKING
 - 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GUESS AND SCREWED
 - LAP SIDING, FIBER CEMENT, PTD.
 - BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - EAVE FASCIA, FIBER CEMENT, PTD.
 - PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD, RE: S/A.04
 - TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x4-2x8-4x4 PYPON COR 24x5x5 OR EQ., CORREL ON 3x4-3x8-5x8 PYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - HOLDING, CELLULAR PVC, PTD.
 - LATTICE RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 1 1/2" WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - 2" P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6x6 P.T. WD. POSTS
 - 6x6 P.T. WD. POSTS
 - 2x4 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 2x4 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x2 WALKER
 - 2x4 KING STUD AT EACH SIDE OF OPENING
 - 2x4 CRIPPLE STUD BELOW WINDOW
 - 4x4 POST [BRACKET] LAG BOLTED TO 2x6 WD. BLOCKING 8/1 STUDS IN THE WALL, WRAPPED/ TRIMMED IN CEMENT BD. AND PAINTED
 - WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 4x6 WOOD POST, TREATED
 - 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - INSULATION, SPRAY FOAM, CLOSED CELL
 - INSULATION, SPRAY FOAM, OPEN CELL
 - BUILDING WRAP
 - SEALANT
 - MEMBRANE FLASHING
 - BLIND METAL FLASHING
 - END DAM FLASHING
 - SILL FLASHING
 - HEAD FLASHING
 - FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - FIXED WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
 - FINISHES
 - NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE
 - LUXURY VINYL TILE (LVT), PLANK
 - MECHANICAL
 - AIR CONDITIONING CONDENSING UNIT
 - GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE ABRRACSSGA OR EQ.
 - ELECTRICAL
 - LIGHT FIXTURE, LED LAMP
 - DOOR BELL
 - ELECTRICAL SERVICE
 - EARTHWORK
 - EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - FIXED WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
 - EXTERIOR IMPROVEMENTS
 - LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - STEEL EDGING, 14 GAUGE, FACTORY PTD.

Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
Resettlement Program - Contract B - Residential
Construction, Phase 1**
LA Highway 10
New Roads, Louisiana, 70760

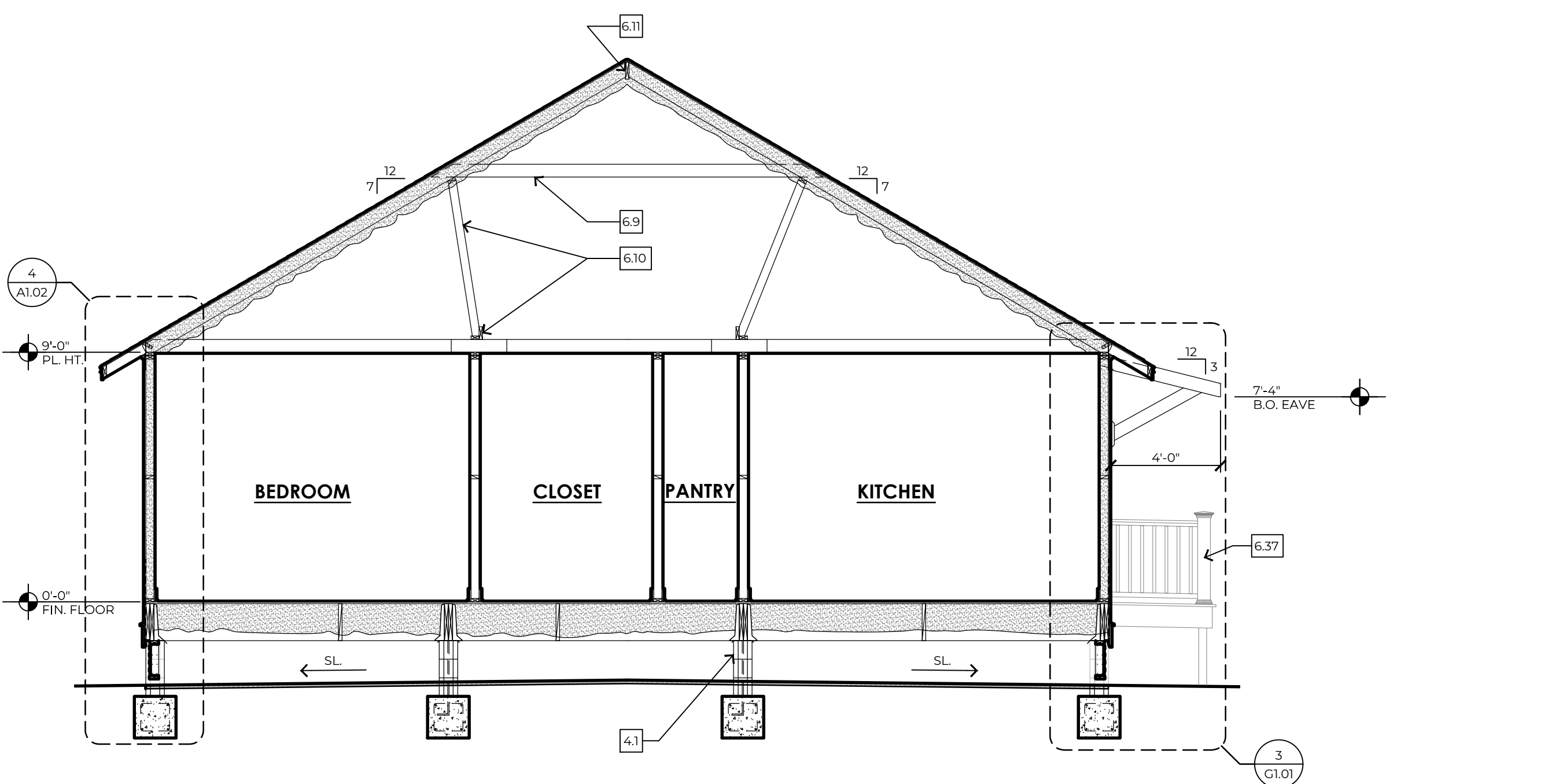
PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
© 2020 RHH ARCHITECTS, APAC

REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

FOR REFERENCE
ONLY
NOT FOR
CONSTRUCTION

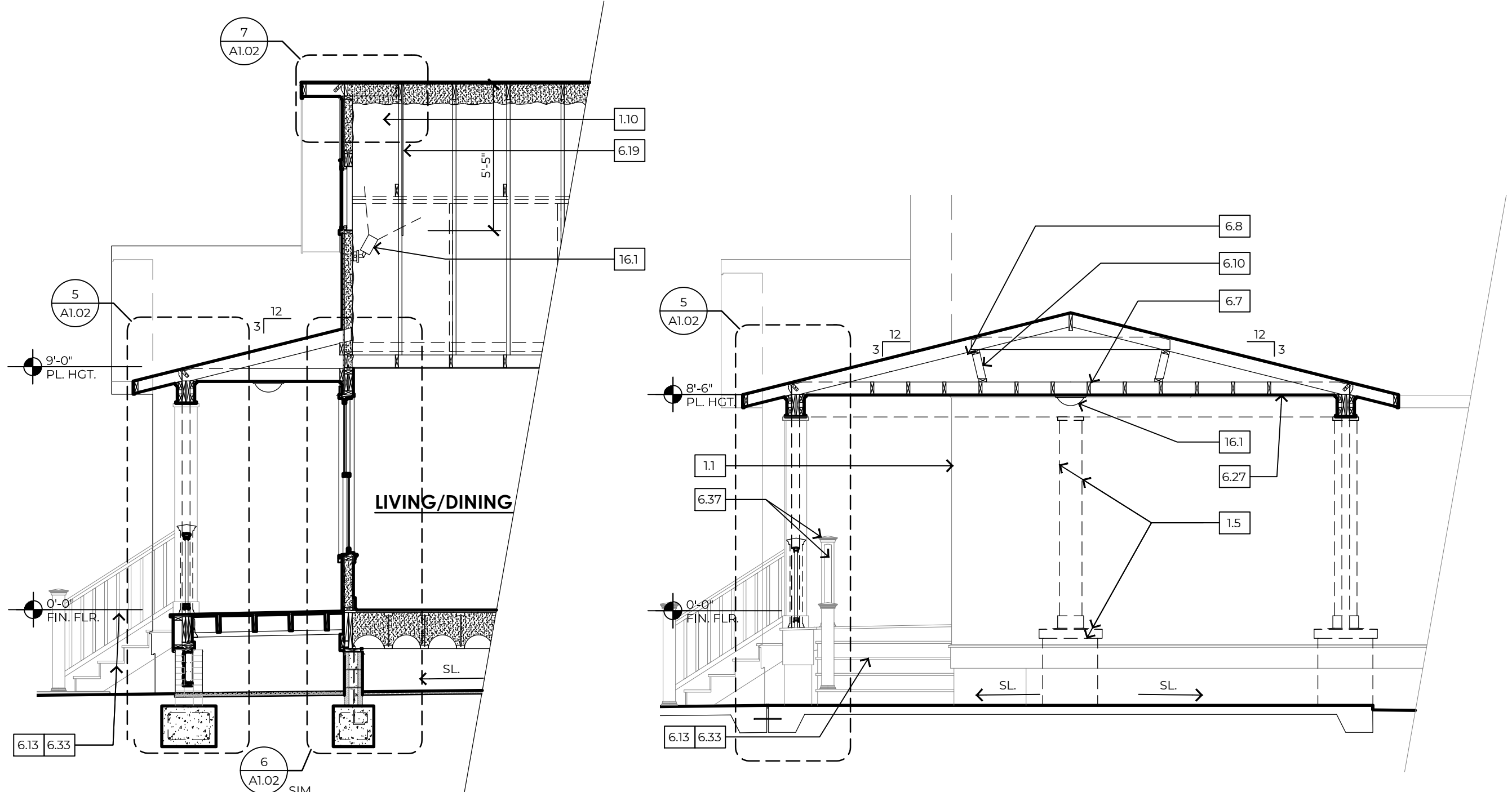
TYPE 1A
EXTERIOR ELEV.,
ROOF PLAN,
INTERIOR
ELEVATIONS

A1.01



1 | BUILDING SECTION

1/4"=1'-0" TYPICAL

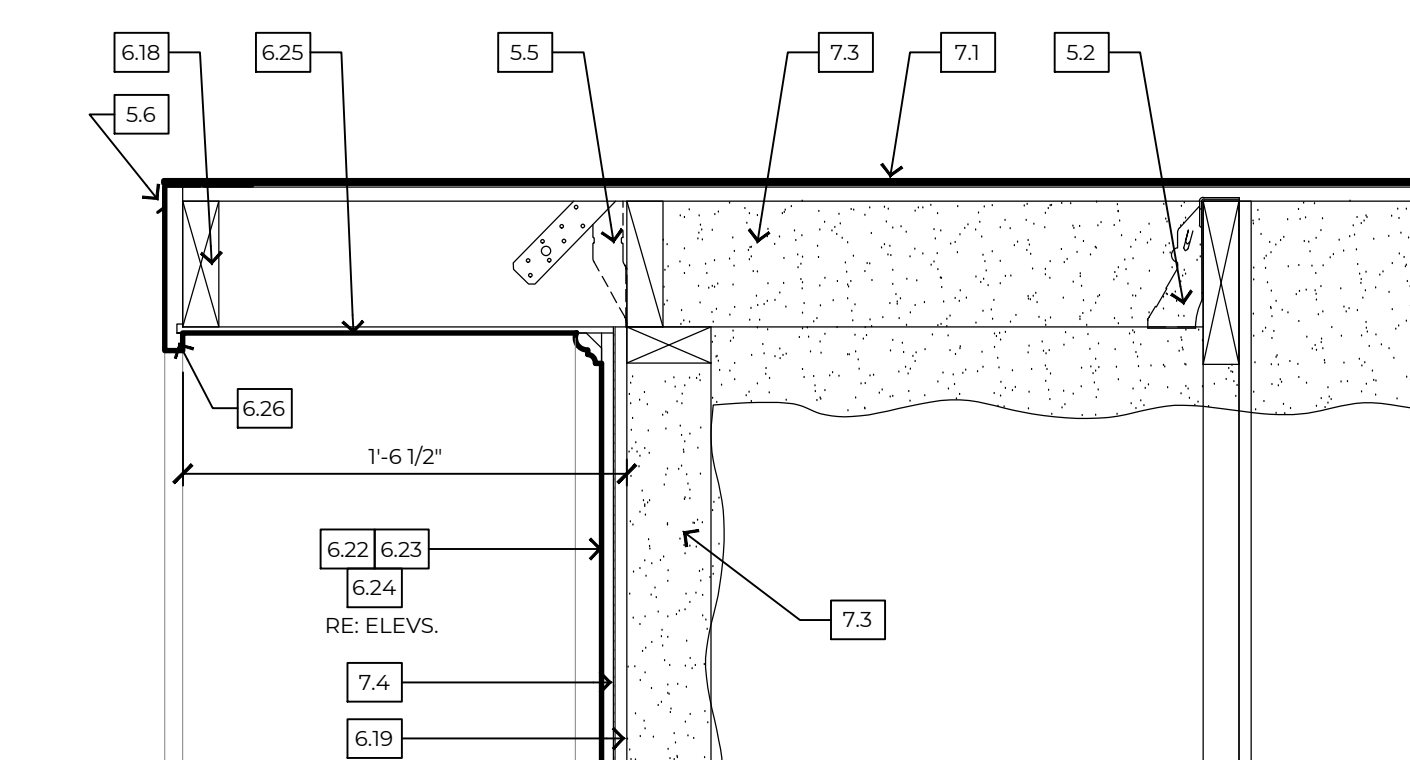


2 | BUILDING SECTION

1/4"=1'-0" TYPICAL

3 | BUILDING SECTION

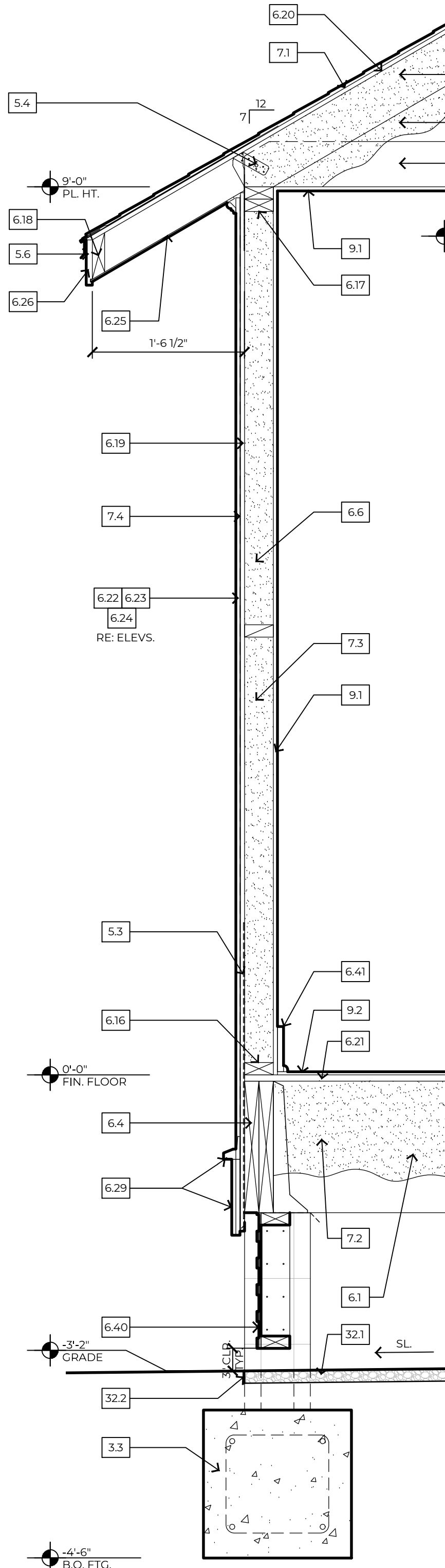
1/4"=1'-0" TYPICAL



7 | RAKE EDGE DETAIL

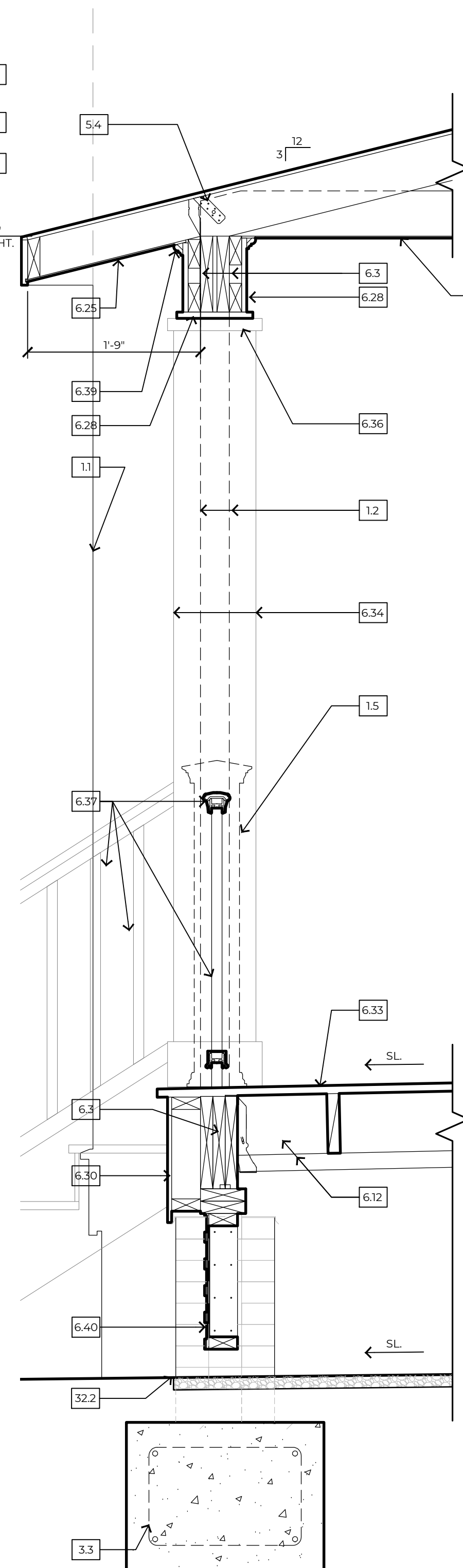
1/2"=1'-0" TYPICAL

8 | NOT USED



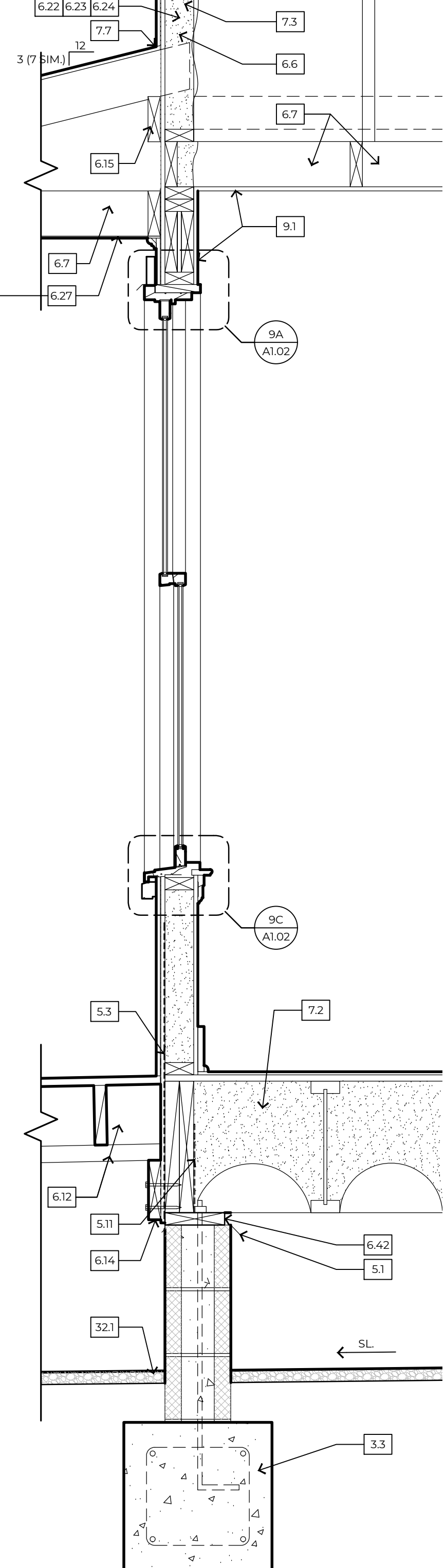
4 | WALL SECTION

1"=1'-0" TYPICAL



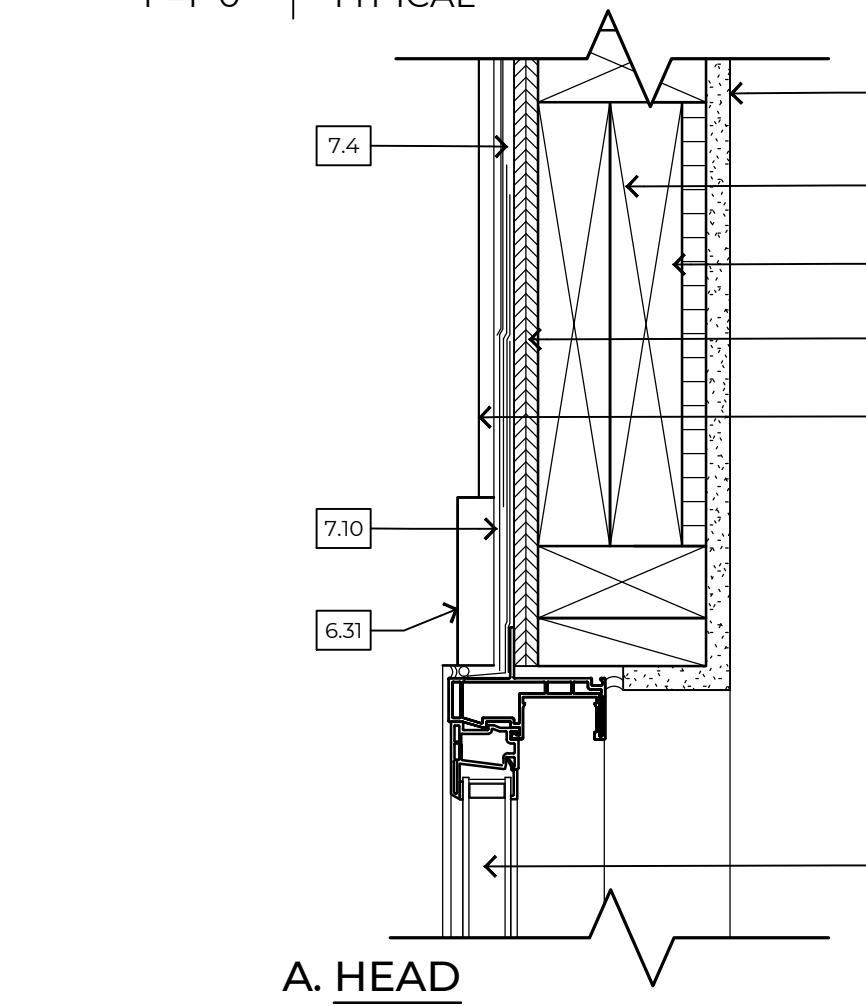
5 | WALL SECTION

1"=1'-0" TYPICAL



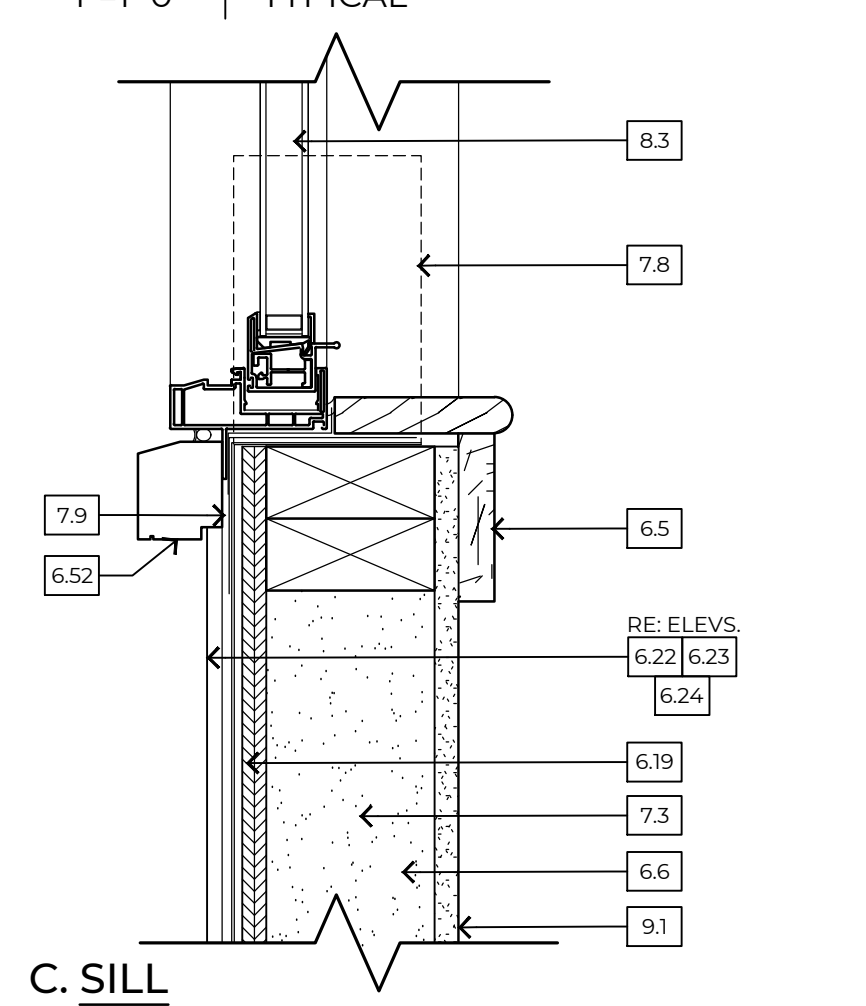
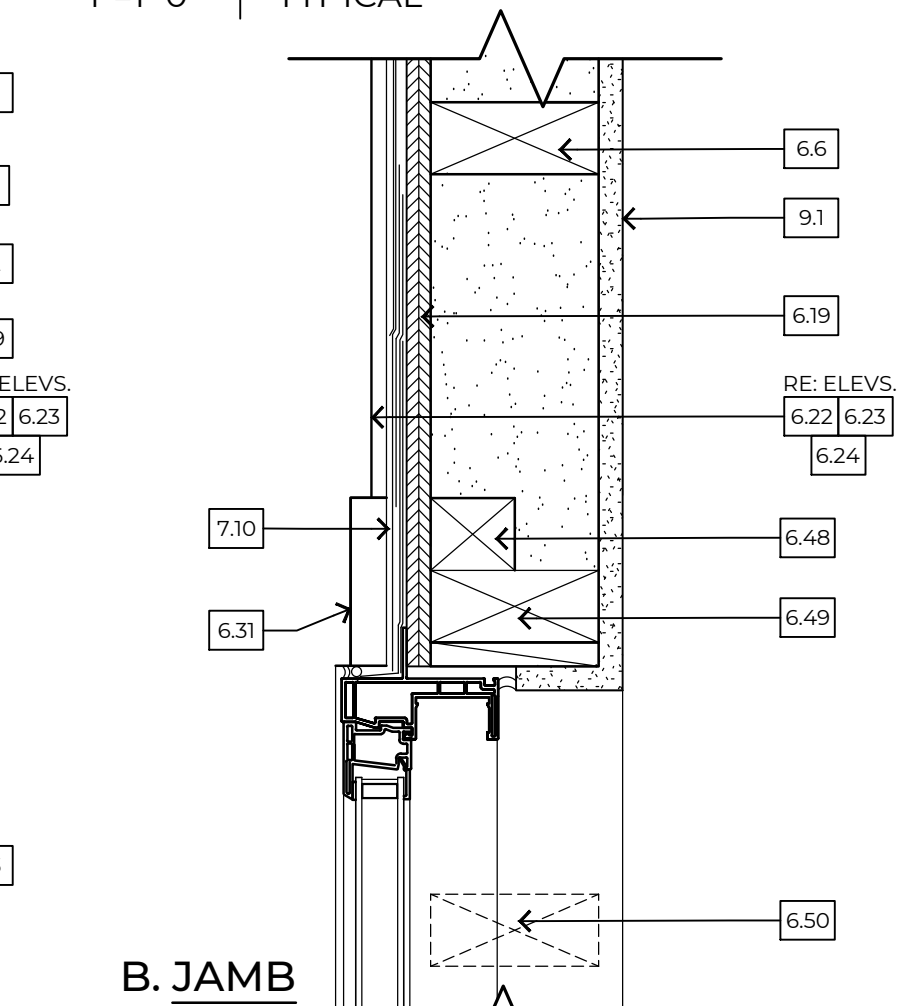
6 | WALL SECTION

1"=1'-0" TYPICAL



9 | OPENING DETAILS

3"=1'-0" TYPICAL



KEYNOTES:

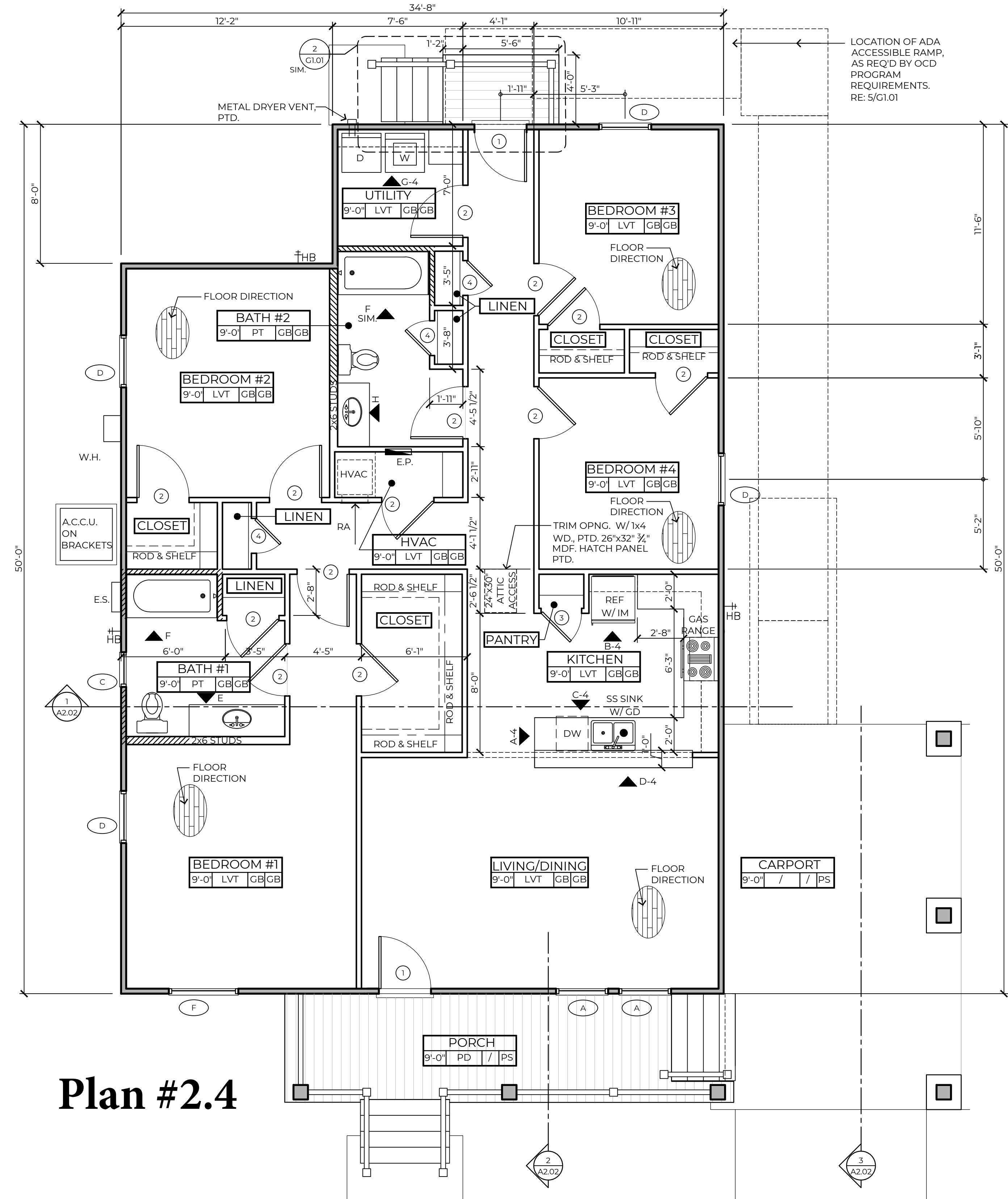
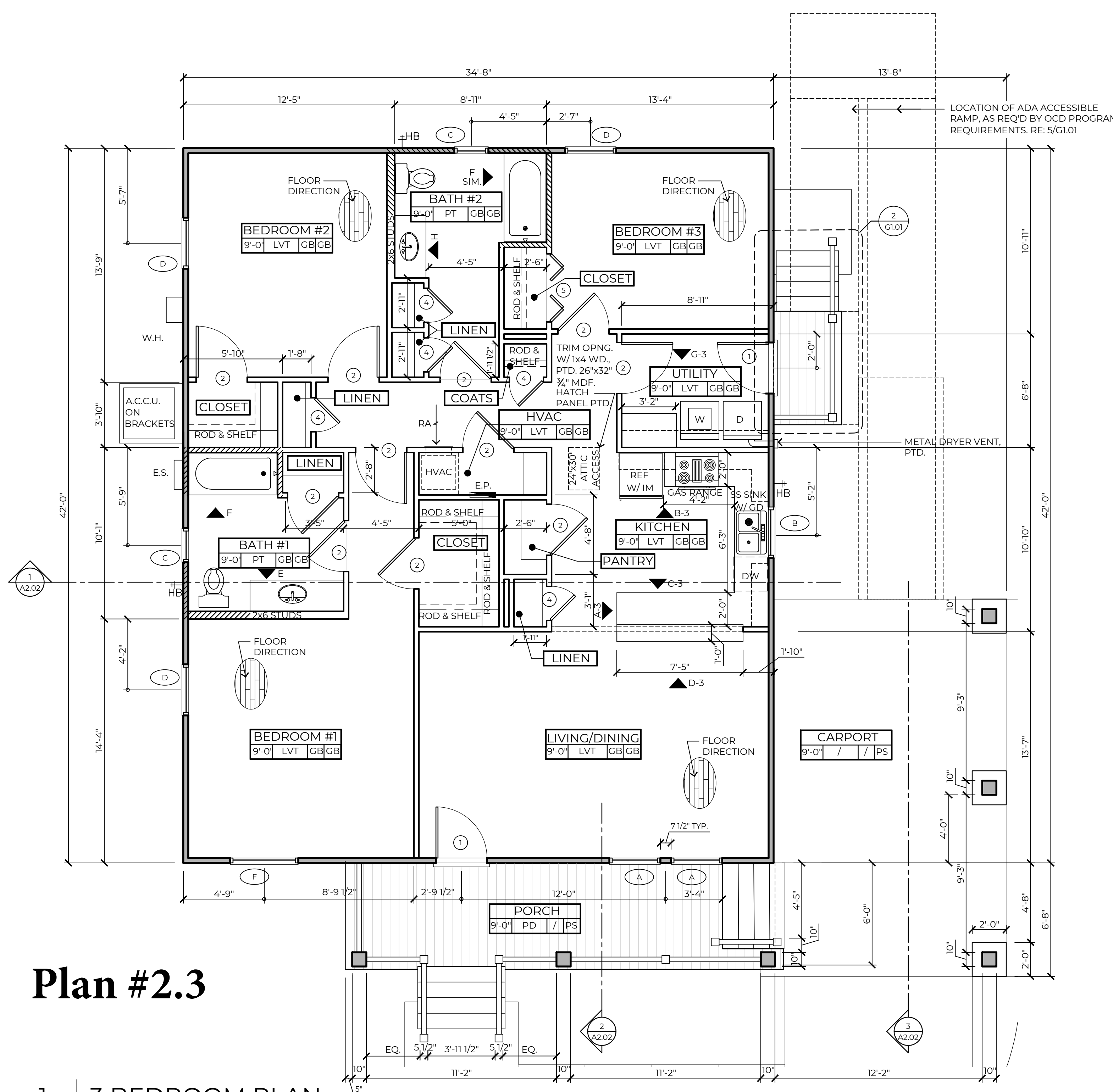
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF FINISH BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/10/21
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
- 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SLOPED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL. CONT. TYPICAL REINFORCING OF 2 #6 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/10/21
 - 3.4 EMBED POST IN CONC., FOOTING.
- 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/11/24
- 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP-FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSF
 - 5.6 HURRICANE TIES @ EVERY RAFTER
 - 5.7 METAL DRIP EDGE
 - 5.8 6 x 6 - W/4 x W/4 W/W/F AT CONCRETE PAVING
 - 5.9 6 x 6 - W/4 x W/4 W/W/F AT CONCRETE LANDING
 - 5.10 6 x 6 - W/4 x W/4 W/W/F AT CONCRETE LANDING
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
- 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" x 8" @ W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4 @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 6.7 2x6 @ 16" ON CENTER
 - 6.8 2x6 @ 24" ON CENTER
 - 6.9 2x6 @ 48" ON CENTER, COLLAR
 - 6.10 2x4 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/10/21
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATT SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/11/24
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL RE: 4/10/21
 - 6.31 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/10/21
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x6, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAIBING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 FIPCH BK18182644 OR EQ., CORBEL ON 3x8-5x8 FYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - 6.39 MOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1 1/2" WD. BASE W/ 3/8" SHOE MOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 (2)2x6 GIRDERS @ 48" O.C., 8/12 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x6 WD, BLOCKING 8/12 STUDS IN THE WALL, WRAPPED/ TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2X WOOD BLOCKING ON THE 4' SIDE OF POST
- 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
- 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FRED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
- 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
- 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
- 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.5 ELECTRICAL SERVICE
- 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
- 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.

REVISION	DATE

FOR REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION
TYPE 1A

**BUILDING/WALL
 SECTIONS**

A1.02



WALL TYPE SCHEDULE:

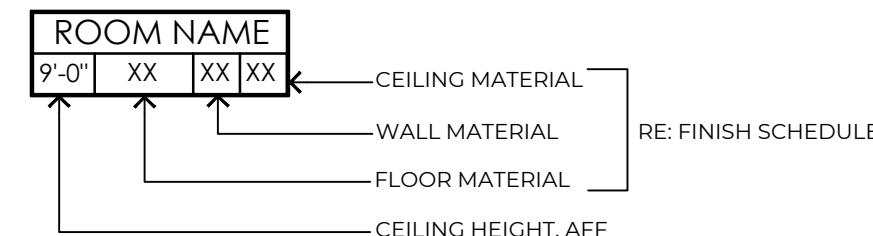
- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
- 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 5/8" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
- SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

FINISH SCHEDULE	
MATERIAL	DESCRIPTION
PT	PORCELAIN TILE 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE.
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFGR: TIMBERTECH OR EQUAL 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

NOTES:
 1. PROVIDE CROWN MOLDING AT LIVING/DINING. REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
 2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

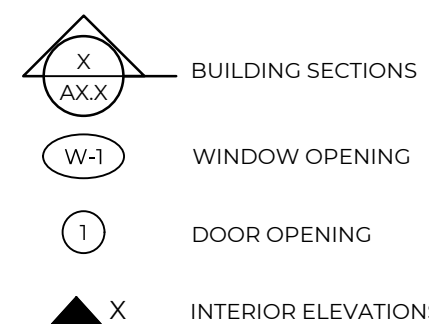
ROOM SCHEDULE NAME:



DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0" x 6'-8" x 1 3/4"
2	3'-0" x 6'-8" x 1 3/8"
3	2'-4" x 6'-8" x 1 3/8"
4	2'-0" x 6'-8" x 1 3/8"
5	4'-0" x 6'-8" x 1 3/8"

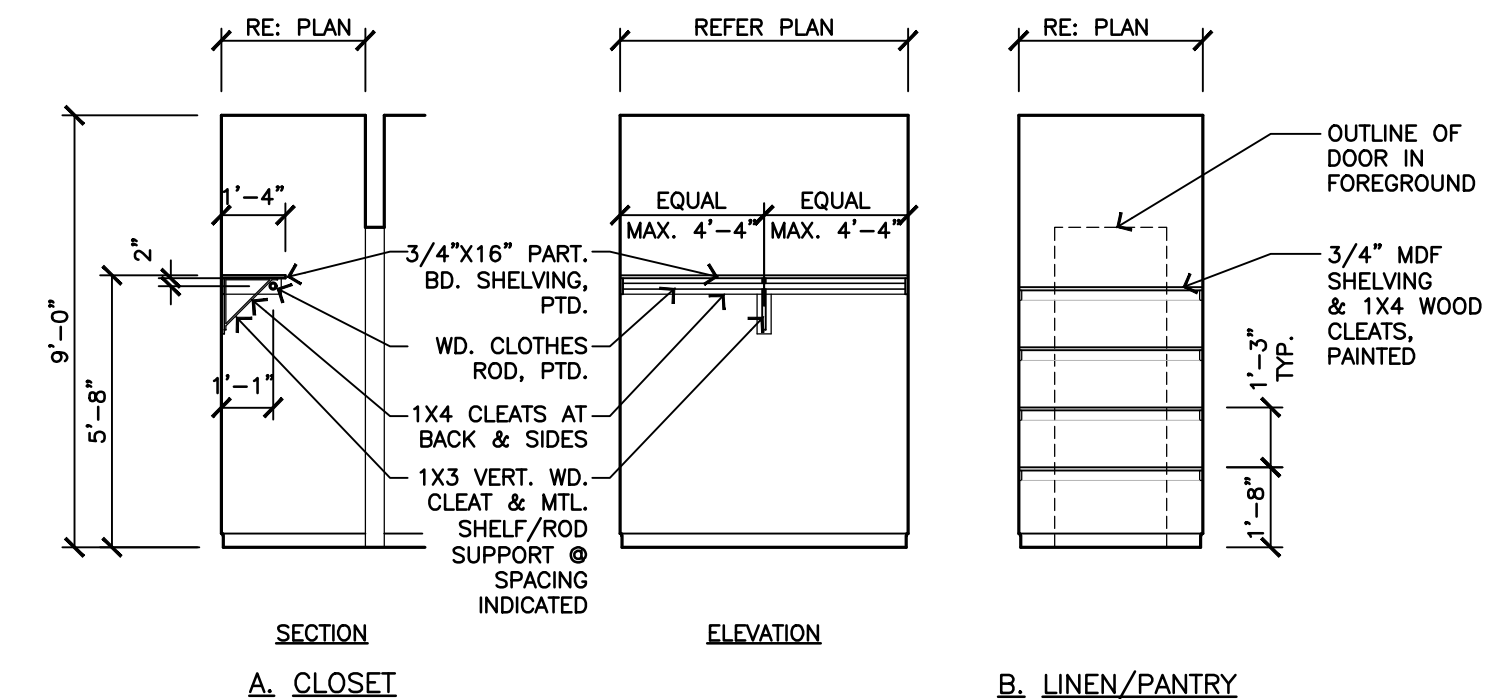
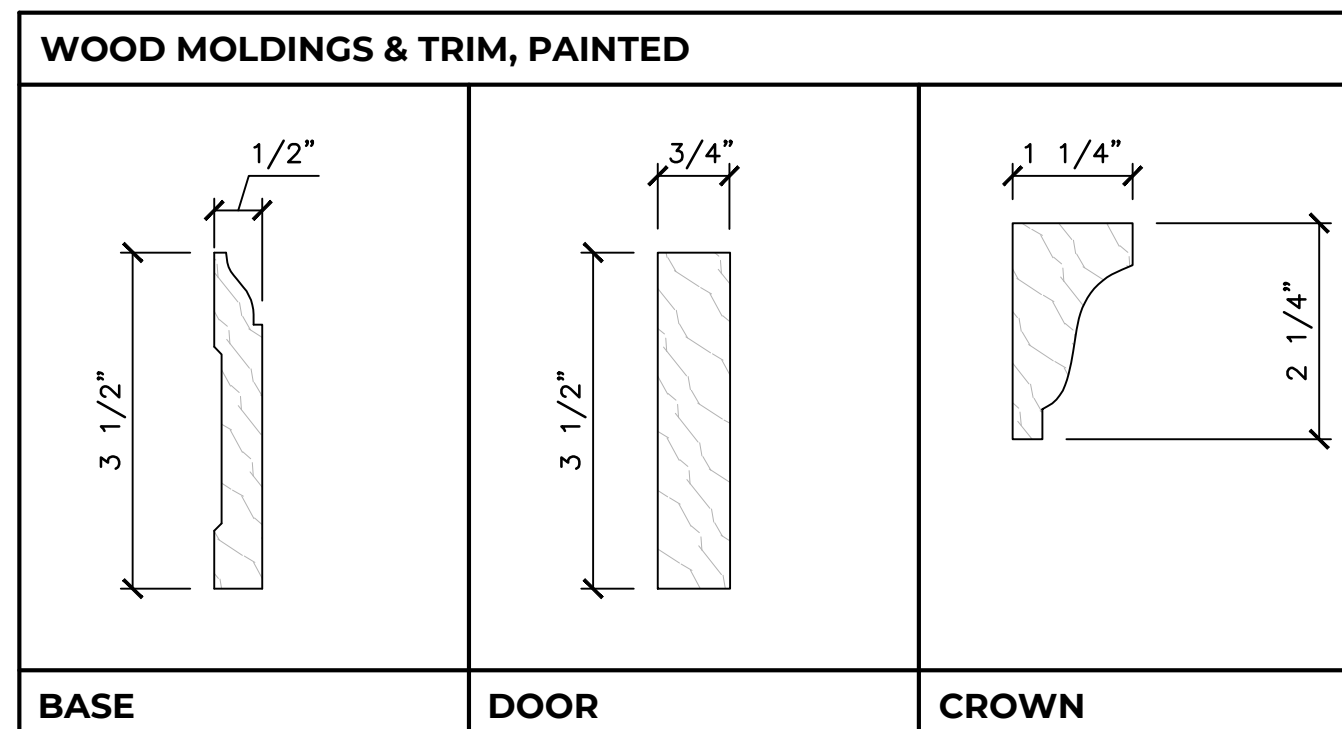
NOTES:
 1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
 2. 3'-0" x 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

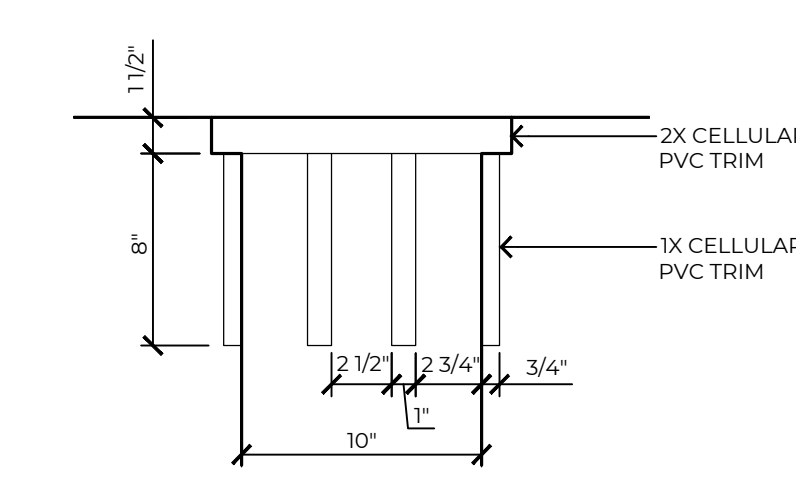
SYMBOL LEGEND:



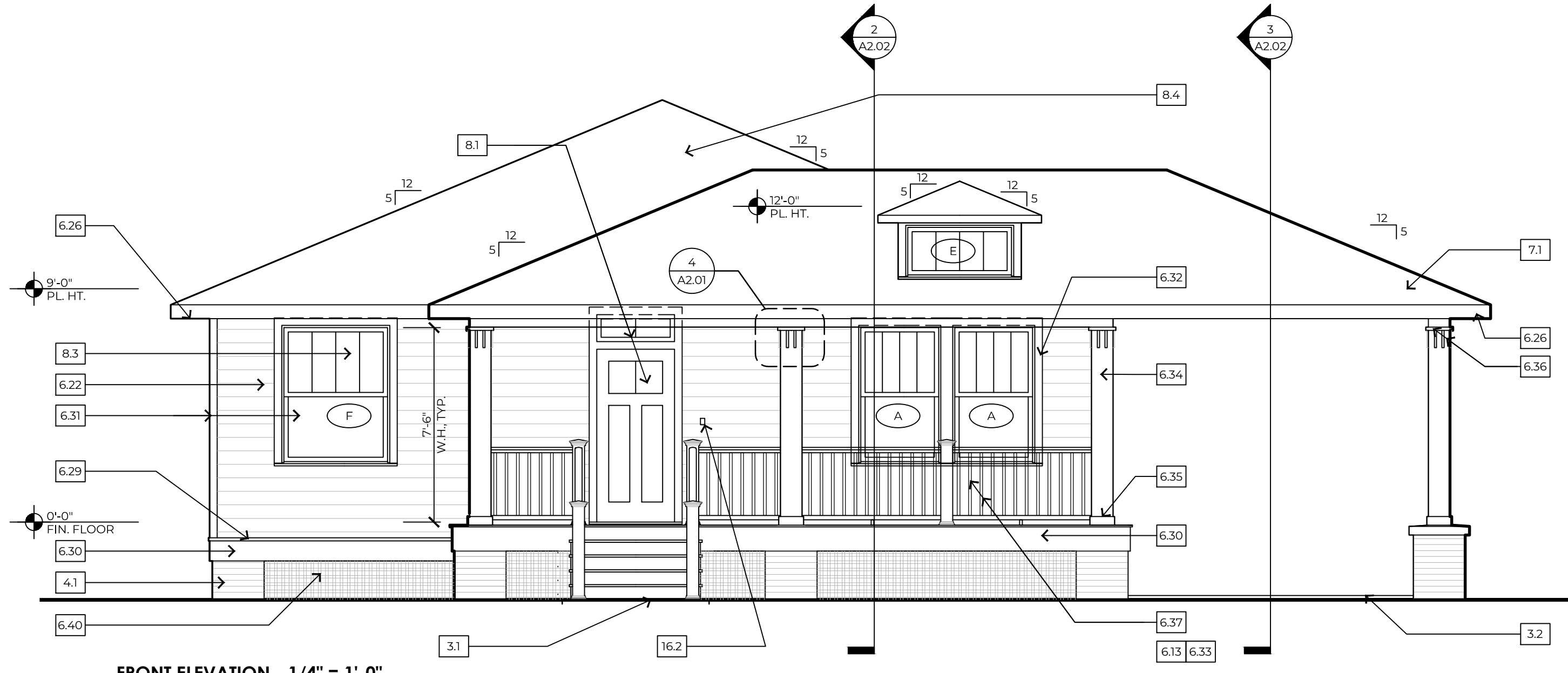
WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" x 5'-6"
B	3'-0" x 4'-0"
C	2'-0" x 3'-0"
D	3'-0" x 5'-6"
E	4'-0" x 2'-0"
F	4'-0" x 5'-6"

NOTES:
 1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F. U.N.O.
 2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
 3. REFER TO DETAILS 9 A&B OF AX.02 FOR HEAD/JAMB AND SILL DETAILS.

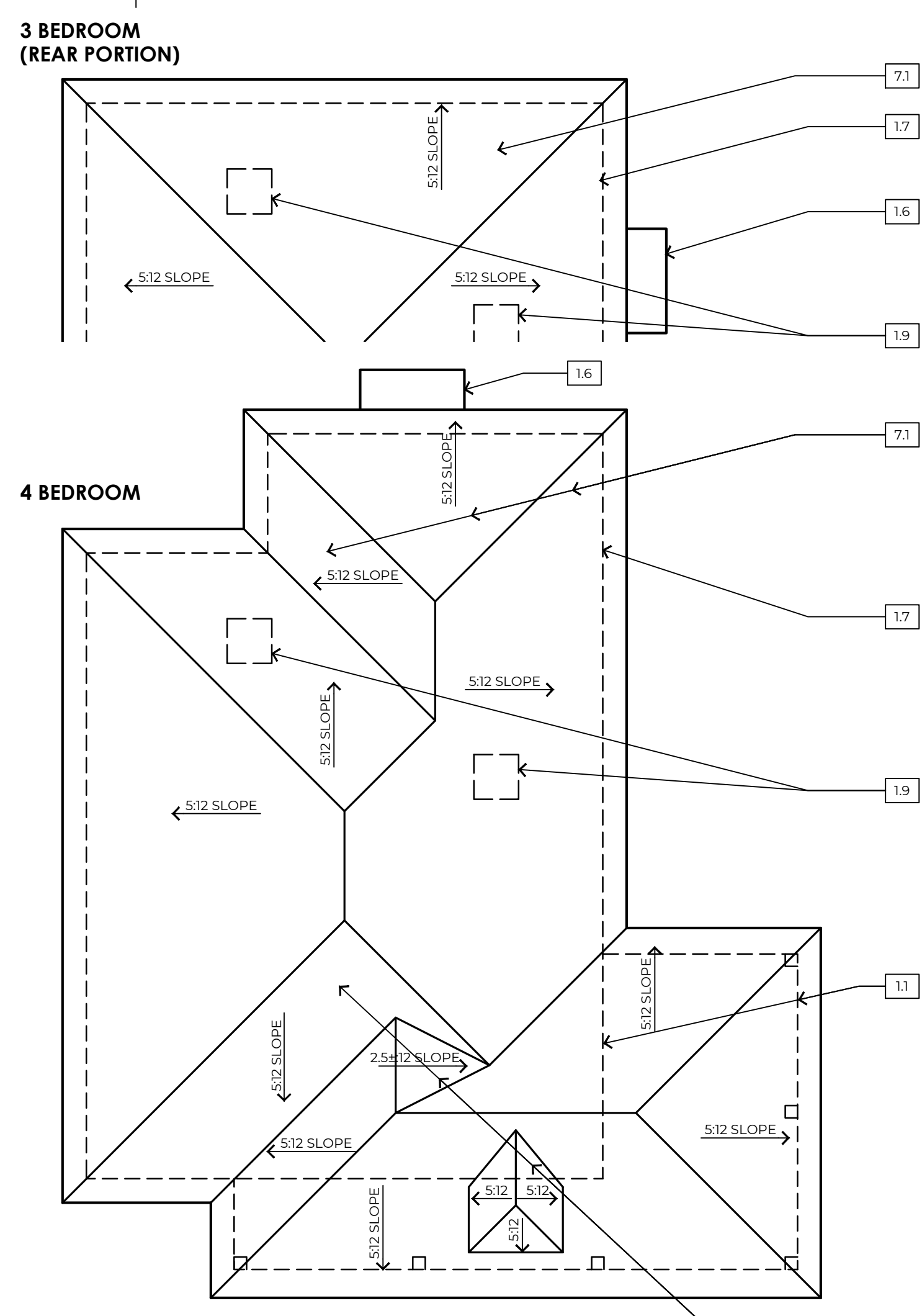




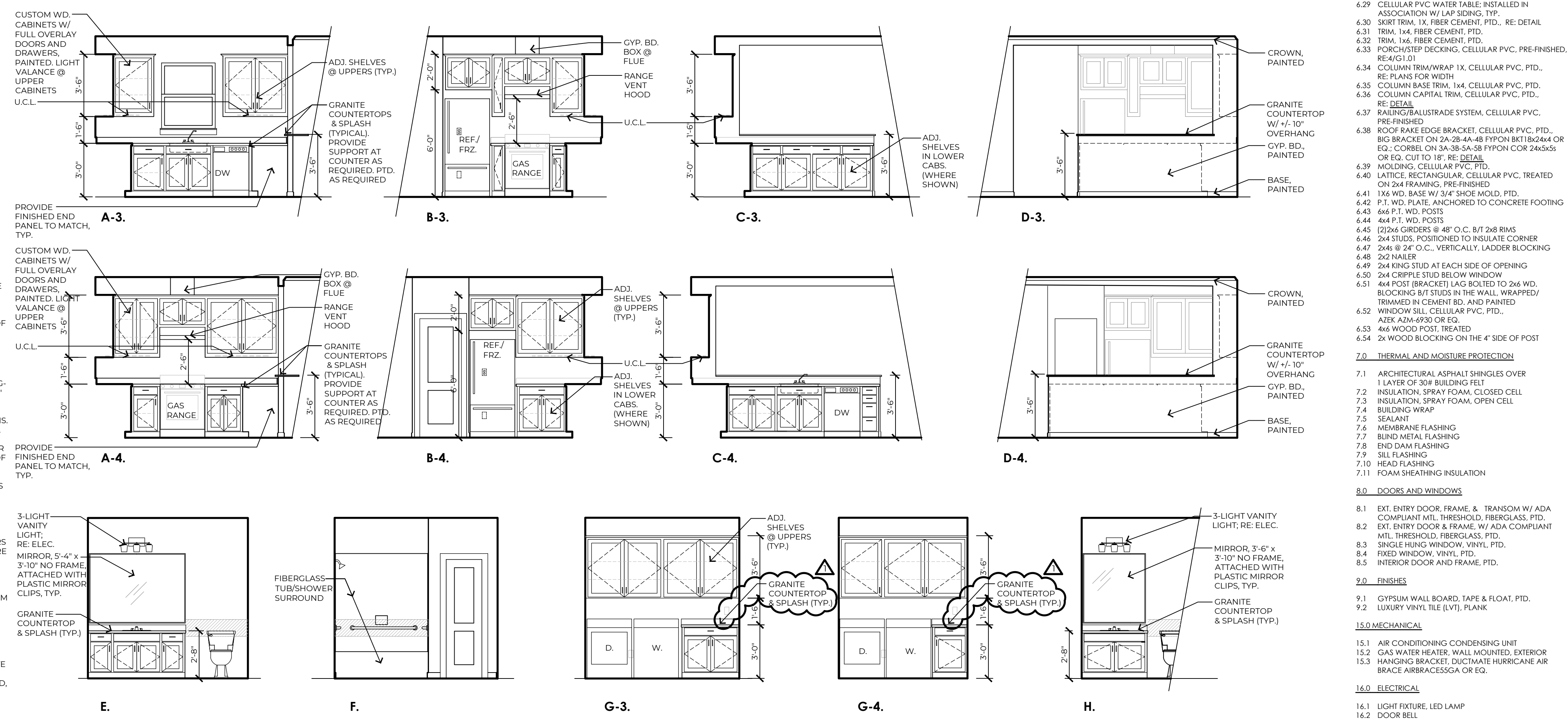
4 | **DETAIL**
1 1/2" = 1'-0" COLUMN CAP



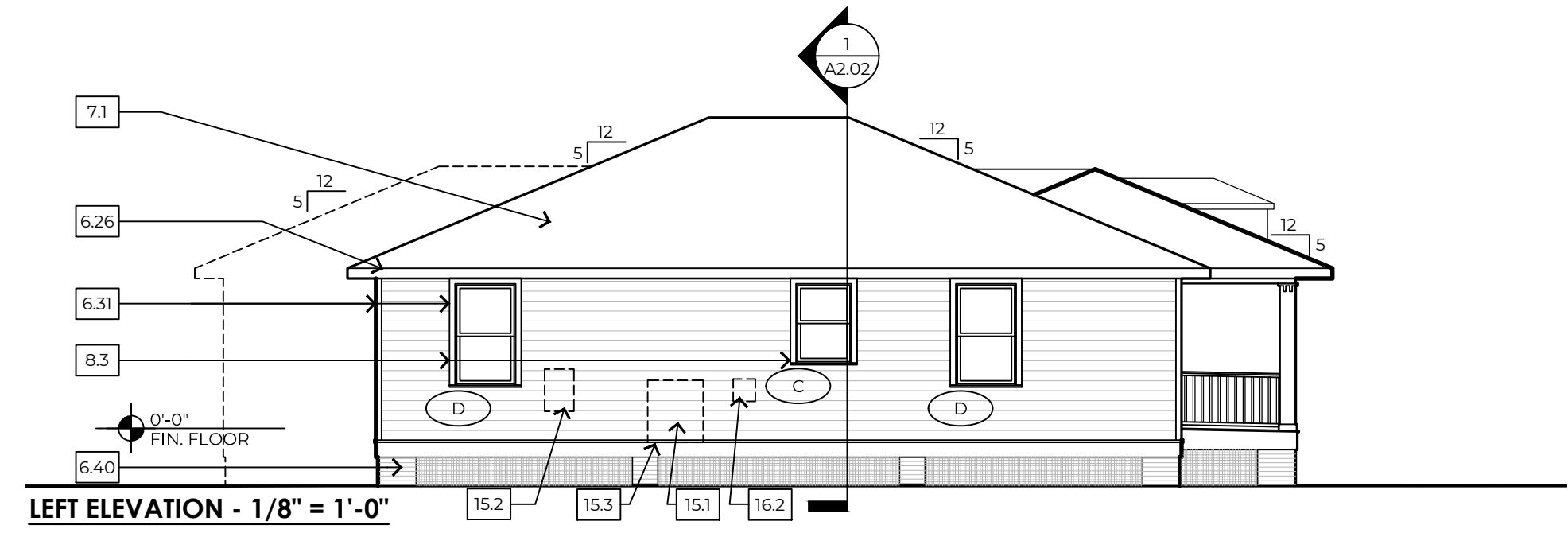
1 | **EXTERIOR ELEVATIONS**
FRONT ELEVATION - 1/4" = 1'-0"



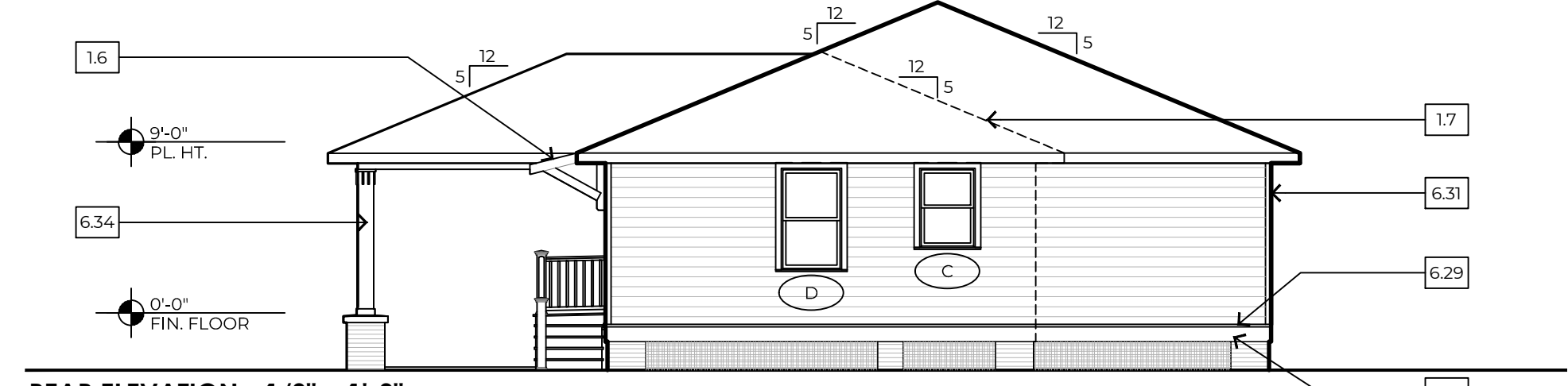
2 | **ROOF PLAN**
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.



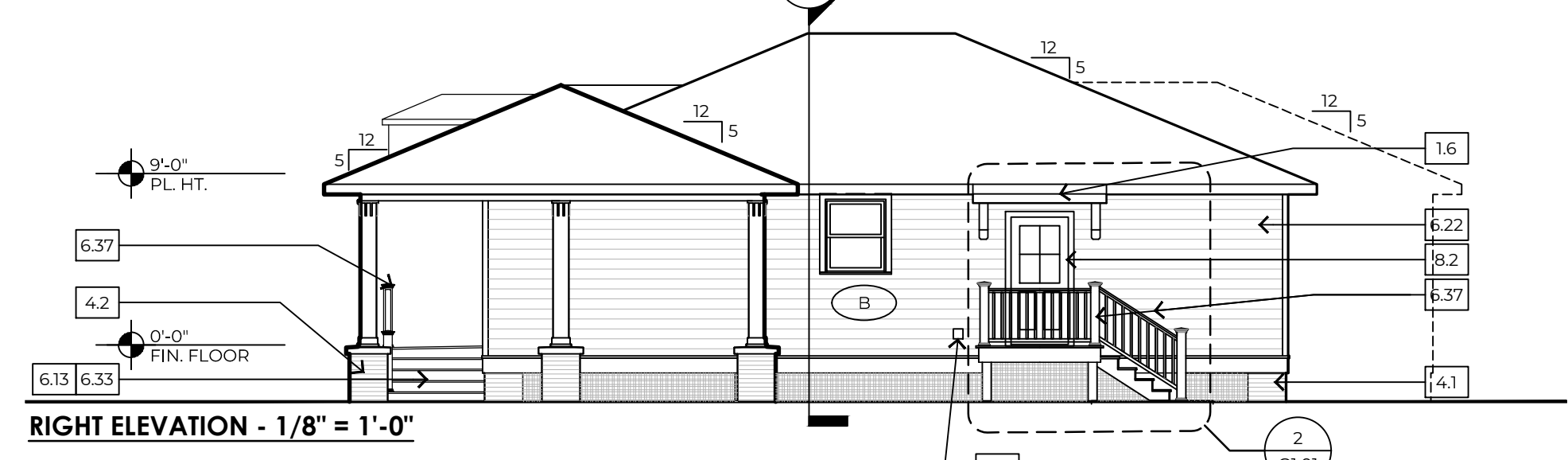
3 | **INTERIOR ELEVATIONS**
1/4" = 1'-0"



LEFT ELEVATION - 1/8" = 1'-0"



REAR ELEVATION - 1/8" = 1'-0"



RIGHT ELEVATION - 1/8" = 1'-0"

- KEYNOTES:**
- GENERAL INFORMATION
 - LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RE: 3/G1.01
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - PAIN ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - CONCRETE
 - CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/X.03
 - EMBED POST IN CONC. FOOTING.
 - MASONRY
 - CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - BRICK PORCH PIER W/ FRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - METALS
 - METAL TERMITE SHIELD
 - METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP-FLANGE HANGER
 - METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - METAL FRAMING FASTENER, "SIMPSON" LITS, TWIST STRAP @ EVERY CEILING JOIST
 - METAL FRAMING FASTENER, "SIMPSON" H/STP HURRICANE TIES @ EVERY RAFTER
 - METAL DRIP EDGE
 - 6 x 6 - W/ 4 x W/ 4 W.W.F. AT CONCRETE PAVING
 - ASTER REPAIR @ PERIMETER OF CONC. LANDINGS
 - METAL FRAMING ANCHOR, "SIMPSON" DITZ @ EVERY PIER
 - WOOD AND PLASTIC
 - 1 1/2" x 8" @ W/ BRIDGING, RE: FRAMING
 - HEADER BEAM, ON HANGERS FROM KING STUD
 - BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - RIM BOARD
 - WD. STOOL AND APRON, PTD.
 - 2x4 @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 2x6 @ 16" ON CENTER
 - 2x6 @ 24" ON CENTER
 - 2x6 @ 48" ON CENTER, COLLAR
 - 2x4 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 2x8 RIDGE BEAM
 - 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 2x12 P.T. STAR STRIPPERS @ 24" O.C., RE: 4/G1.01
 - 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 2x6 LEDGER AT WOOD STUD WALL
 - 2x4 SILL PLATE
 - 2x4 DOUBLE TOP PLATE
 - 2X WOOD SUB-FASCIA
 - 1 1/2" PLYWOOD WALL SHEATHING
 - 1 1/2" PLYWOOD ROOF DECKING
 - 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - EAVE FASCIA, FIBER CEMENT, PTD.
 - PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A.04
 - TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - TRIM, 1x4, FIBER CEMENT, PTD.
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 PYPON BKT182x44 OR EQ., CORBEL ON 3x8-5x8 PYPON CCR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - MOLDING, CELLULAR PVC, PTD.
 - LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 1x6 WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6x6 P.T. WD. POSTS
 - 4x4 P.T. WD. POSTS
 - 212x4 GIRDERS @ 48" O.C., B/T 2x8 RIMS
 - 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x2 WALKER
 - 2x4 KING STUD AT EACH SIDE OF OPENING
 - 2x4 CRIPPLE STUD BELOW WINDOW
 - 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
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 - BLIND METAL FLASHING
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 - 8.0 DOORS AND WINDOWS
 - EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - FIXED WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
 - FINISHES
 - GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - LUXURY VINYL TILE (LVT), PLANK
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Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
 Resettlement Program - Contract B - Residential
 Construction, Phase 1**
 LA Highway 10
 New Roads, Louisiana, 70760

PROJECT #: 96-01-19
 DATE: 11-24-2020
 FOR: **RESIDENTIAL**
 © 2020 RHH ARCHITECTS, APAC

REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

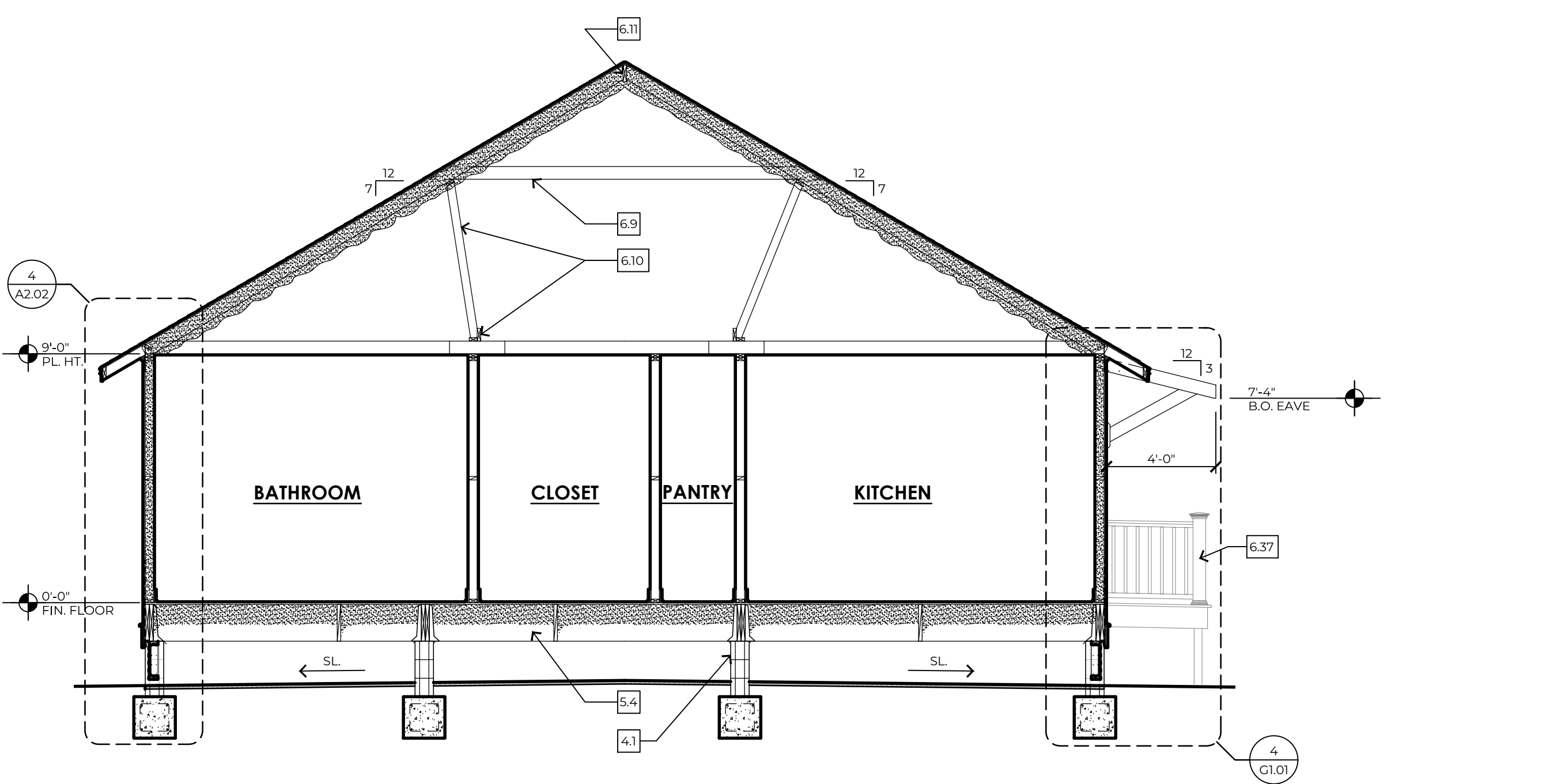
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TYPE 1B
 EXTERIOR ELEV.,
 ROOF PLAN,
 INTERIOR
 ELEVATIONS

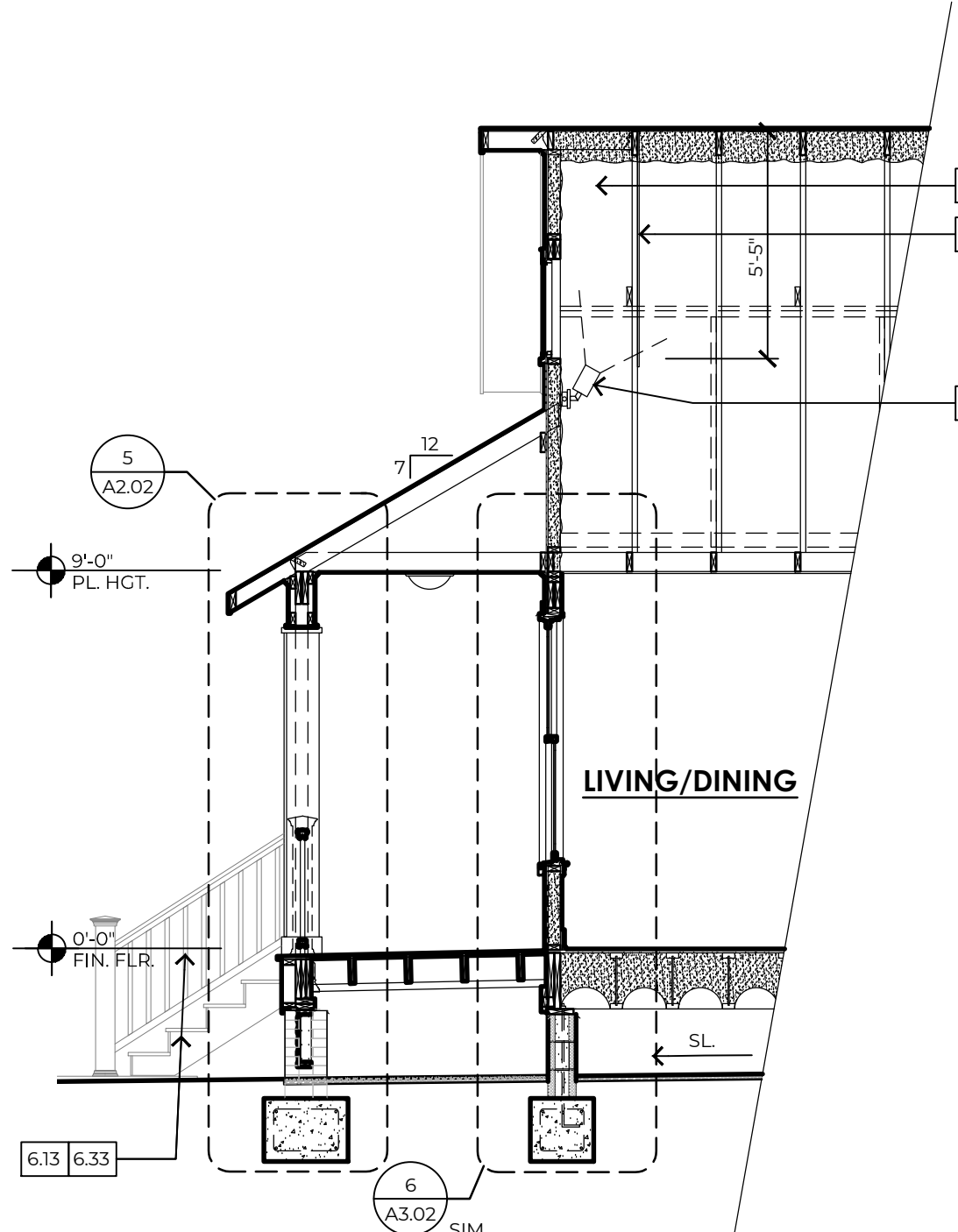
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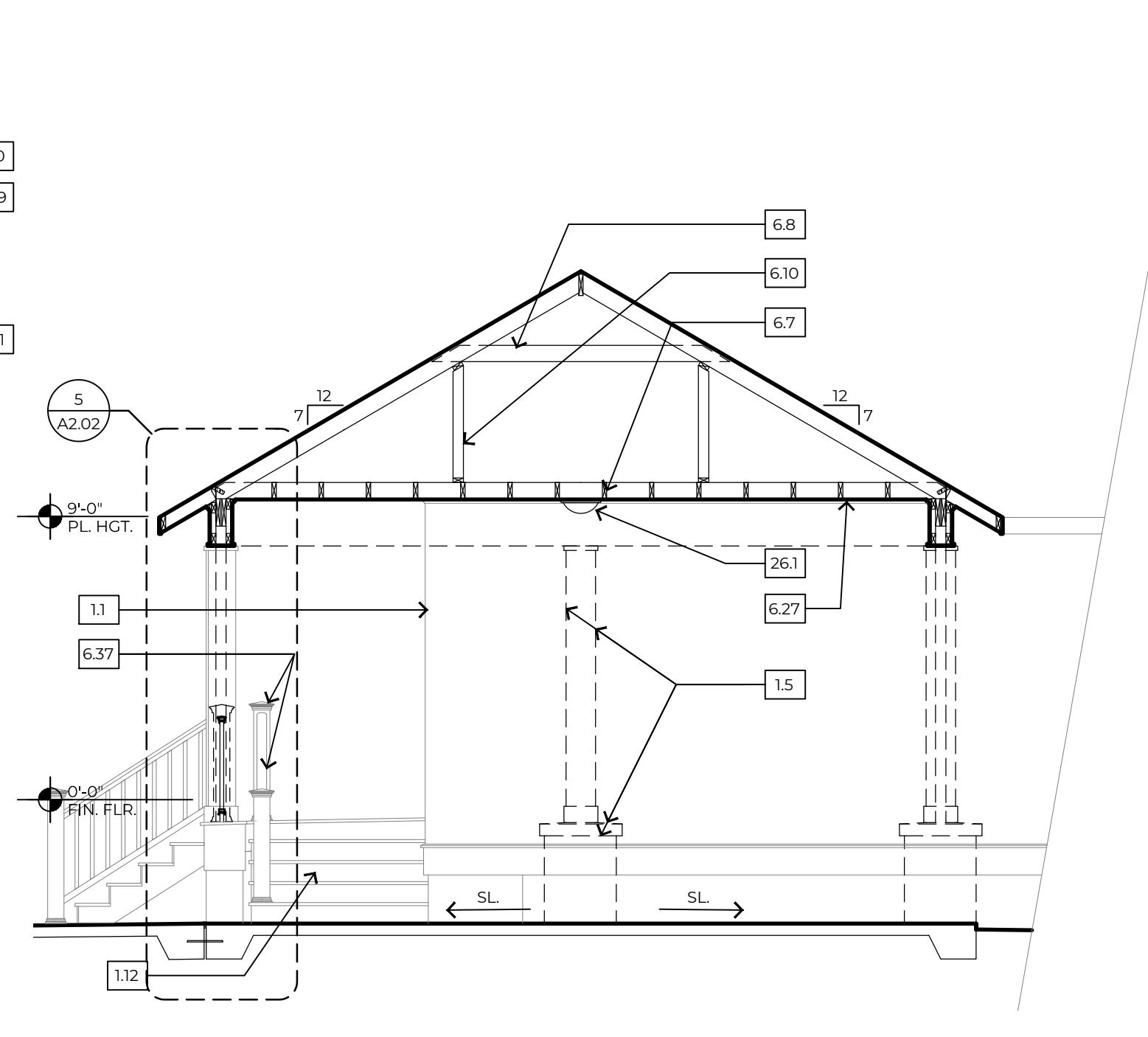
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- 1.1 LINE OF WALL BEYOND
- 1.2 LINE OF FRAMING BEYOND
- 1.3 LINE OF RAISING BEYOND
- 1.4 LINE OF ROOF BEYOND
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- 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
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- 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
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- 2.0 CONCRETE
- 3.1 CONC. LANDING, BROOM FINISH, SLOPED
- 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
- 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 T&B W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE:R&G.03
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- 4.0 MASONRY
- 4.1 CMU PIER, FEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
- 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/JX.04
- 5.0 METALS
- 5.1 METAL TERMITE SHIELD
- 5.2 METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP FLANGE HANGER
- 5.3 METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
- 5.4 METAL FRAMING FASTENER, "SIMPSON" LITS, TWIST STRAP @ EVERY CEILING JOIST
- 5.5 METAL FRAMING FASTENER, "SIMPSON" H/TSP HURRICANE TIES @ EVERY RAFTER
- 5.6 METAL DRIP EDGE, "SIMPSON" Drip Edge
- 5.7 6x6 - W/4x4 W/4x4 W/W.F. AT CONCRETE PAVING
- 5.8 1/2" REBAR AT PERIMETER OF CONC. LANDING
- 5.9 3/4" REBAR AT PERIMETER OF CONC. LANDING
- 5.11 METAL FRAMING ANCHOR, "SIMPSON" DT22 @ EVERY PIER
- 6.0 WOOD AND PLASTIC
- 6.1 1 1/8" BCI @ WJ BRIDGING, RE: FRAMING
- 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
- 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
- 6.4 RM BOARD
- 6.5 WD. STOOL AND APRON, PTD.
- 6.6 2x4S @ 16" O.C. W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
- 6.7 2x4S @ 16" ON CENTER
- 6.8 2x4S @ 24" ON CENTER
- 6.9 2x4S @ 48" ON CENTER, COLLAR
- 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
- 6.11 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
- 6.12 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
- 6.13 2x12 P.J. STAIR STRINGERS @ 24" O.C., RE:AJG1.01
- 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
- 6.15 2x6 LEDGER AT WOOD STUD WALL
- 6.16 2x4 SILL PLATE
- 6.17 2x4 DOUBLE TOP PLATE
- 6.18 2X WOOD SUB-FASCIA
- 6.19 1/2" PLYWOOD WALL SHEATHING
- 6.20 1/2" PLYWOOD ROOF DECKING
- 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
- 6.22 LAP SIDING, FIBER CEMENT, PTD.
- 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
- 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
- 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
- 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
- 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: SA_04
- 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
- 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
- 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
- 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
- 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
- 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE:G1.01
- 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
- 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
- 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
- 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
- 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x4-2x8-4x4-4x8 PYPON COR 24x5x5 OR EQ., CORBEL ON 3x4-3x6-3x8-4x4-4x6 PYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
- 6.39 MOLDING, CELLULAR PVC, PTD.
- 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
- 6.41 1x6 WD. BASE W/ 3/4" SHOE MOULD, PTD.
- 6.42 P.T. W. PLATE, ANCHORED TO CONCRETE FOOTING
- 6.43 6x6 P.T. WD. POSTS
- 6.44 6x4 P.T. WD. POSTS
- 6.45 2x2x4 GIRDERS @ 48" O.C. B/T 2x8 RIMS
- 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
- 6.47 2x4S @ 24" O.C., VERTICALLY, LADDER BLOCKING
- 6.48 2X WALKER
- 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
- 6.50 2x4 CRIPPLE STUD BELOW WINDOW
- 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
- 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
- 6.53 4x6 WOOD POST, TREATED
- 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
- 7.0 THERMAL AND MOISTURE PROTECTION
- 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
- 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
- 7.3 INSULATION, SPRAY FOAM, OPEN CELL
- 7.4 BUILDING WRAP
- 7.5 SEALANT
- 7.6 MEMBRANE FLASHING
- 7.7 BLIND METAL FLASHING
- 7.8 END DAM FLASHING
- 7.9 SILL FLASHING
- 7.10 HEAD FLASHING
- 7.11 FOAM SHEATHING INSULATION
- 8.0 DOORS AND WINDOWS
- 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
- 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
- 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
- 8.4 FIXED WINDOW, VINYL, PTD.
- 8.5 INTERIOR DOOR AND FRAME, PTD.
- 9.0 FINISHES
- 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
- 9.2 LUXURY VINYL TILE (LVT), PLANK
- 10.0 MECHANICAL
- 10.1 AIR CONDITIONING CONDENSING UNIT
- 10.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
- 10.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACCESSGA OR EQ.
- 11.0 ELECTRICAL
- 11.1 LIGHT FIXTURE, LED LAMP
- 11.2 DOOR BELL
- 11.3 ELECTRICAL SERVICE
- 12.0 EARTHWORK
- 12.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
- 12.2 EXTERIOR IMPROVEMENTS
- 12.3 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
- 12.4 STEEL EDGING, 14 GAUGE, FACTORY PTD.



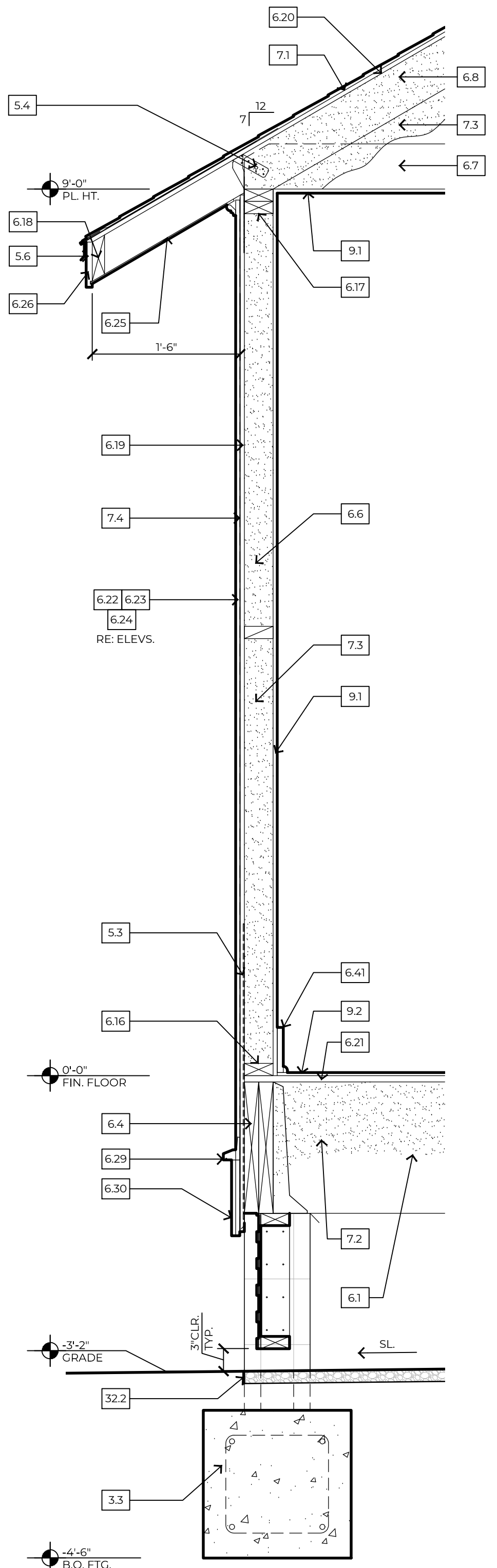
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



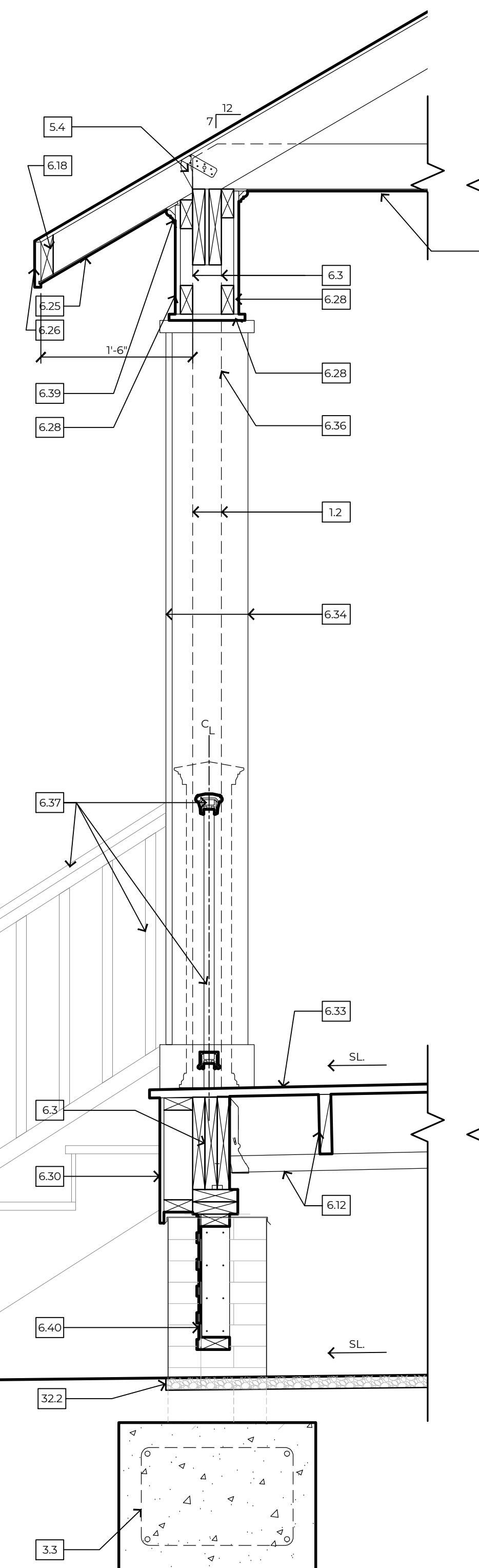
2 BUILDING SECTION
1/4"=1'-0"



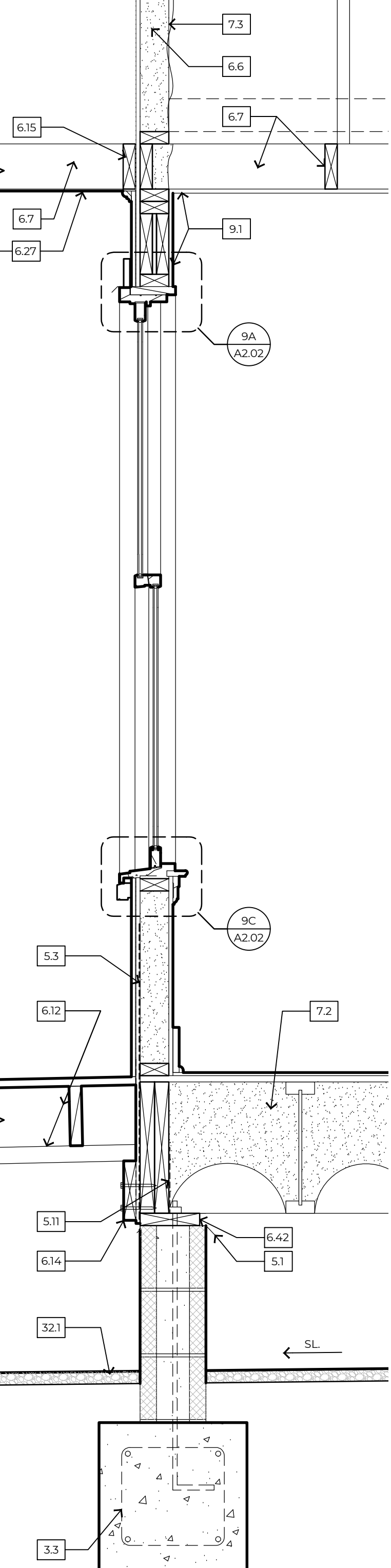
3 BUILDING SECTION
1/4"=1'-0"



4 WALL SECTION
1"=1'-0" TYPICAL



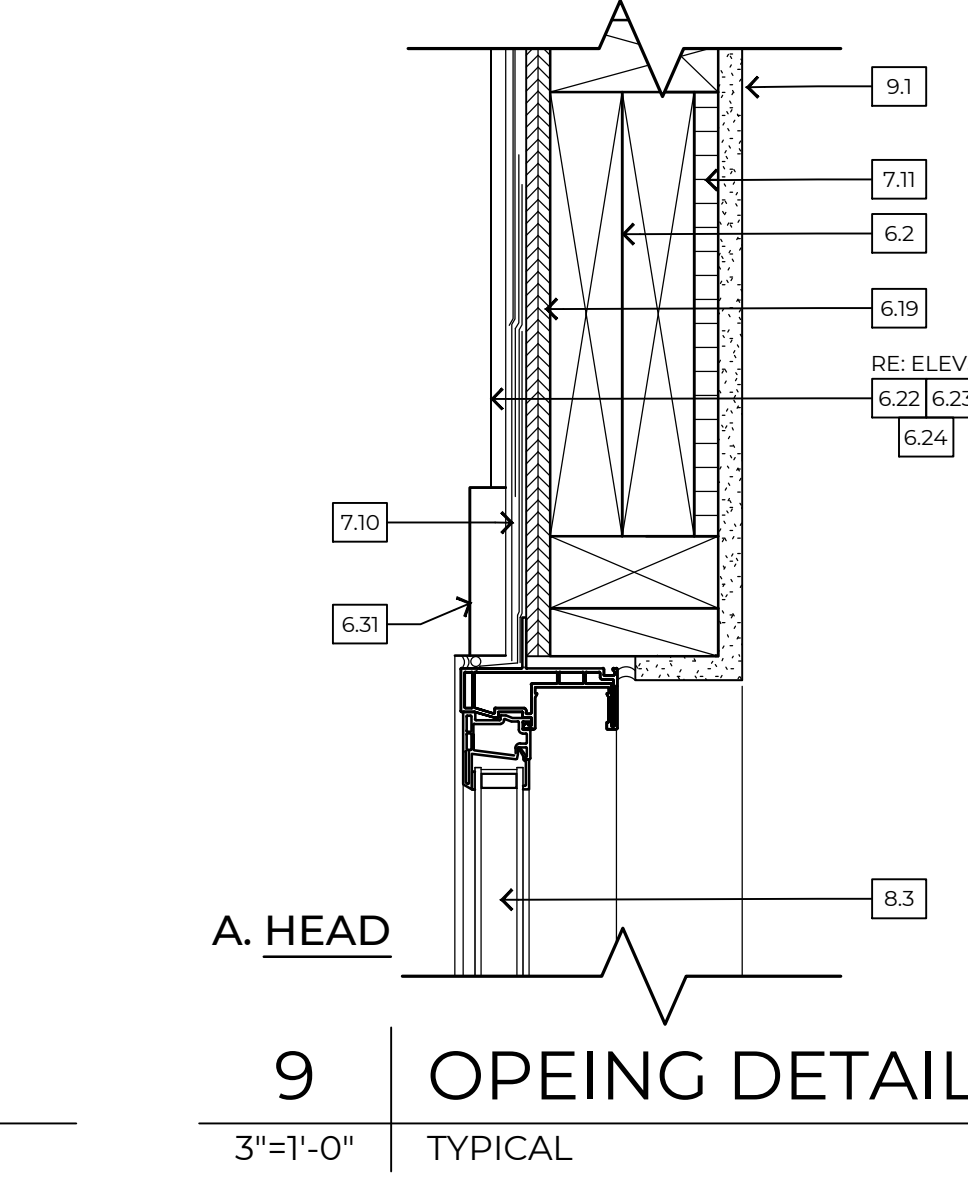
5 WALL SECTION
1"=1'-0" TYPICAL



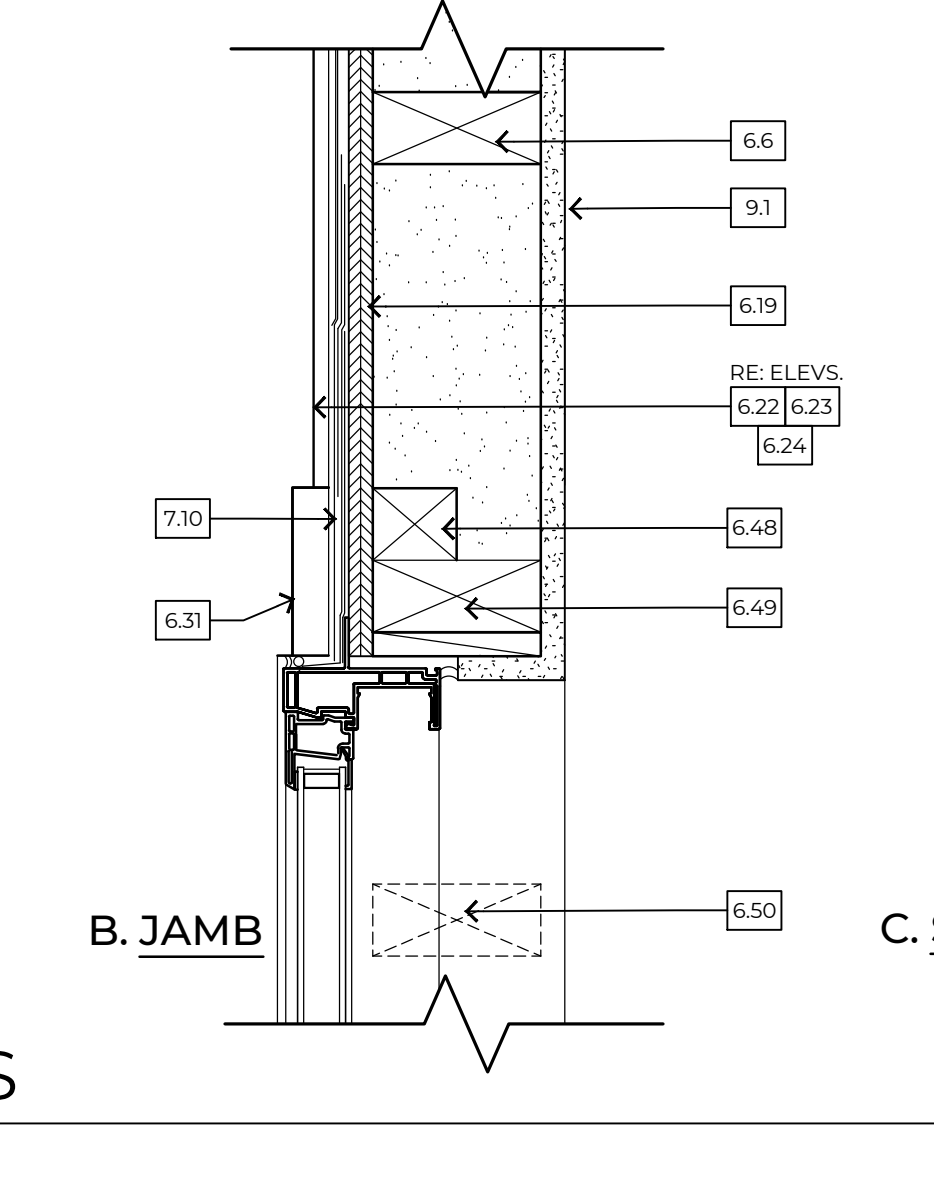
6 WALL SECTION
1"=1'-0" TYPICAL

7 NOT USED

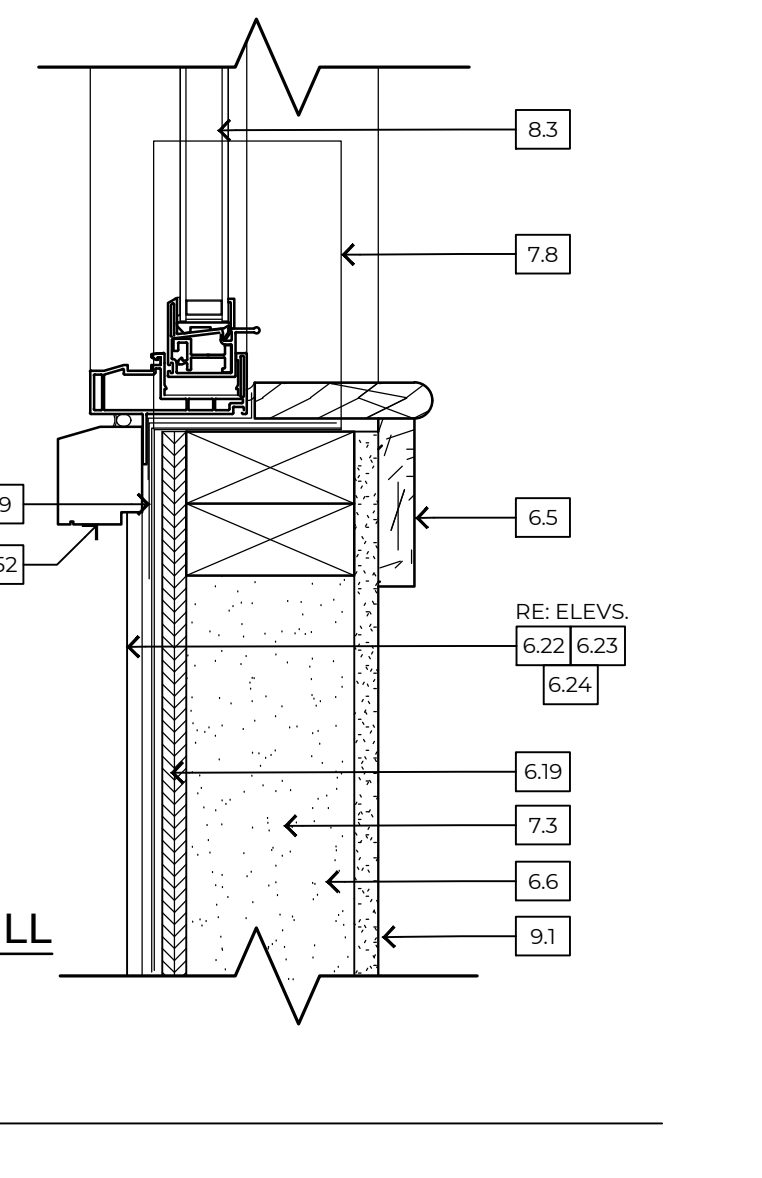
8 NOT USED



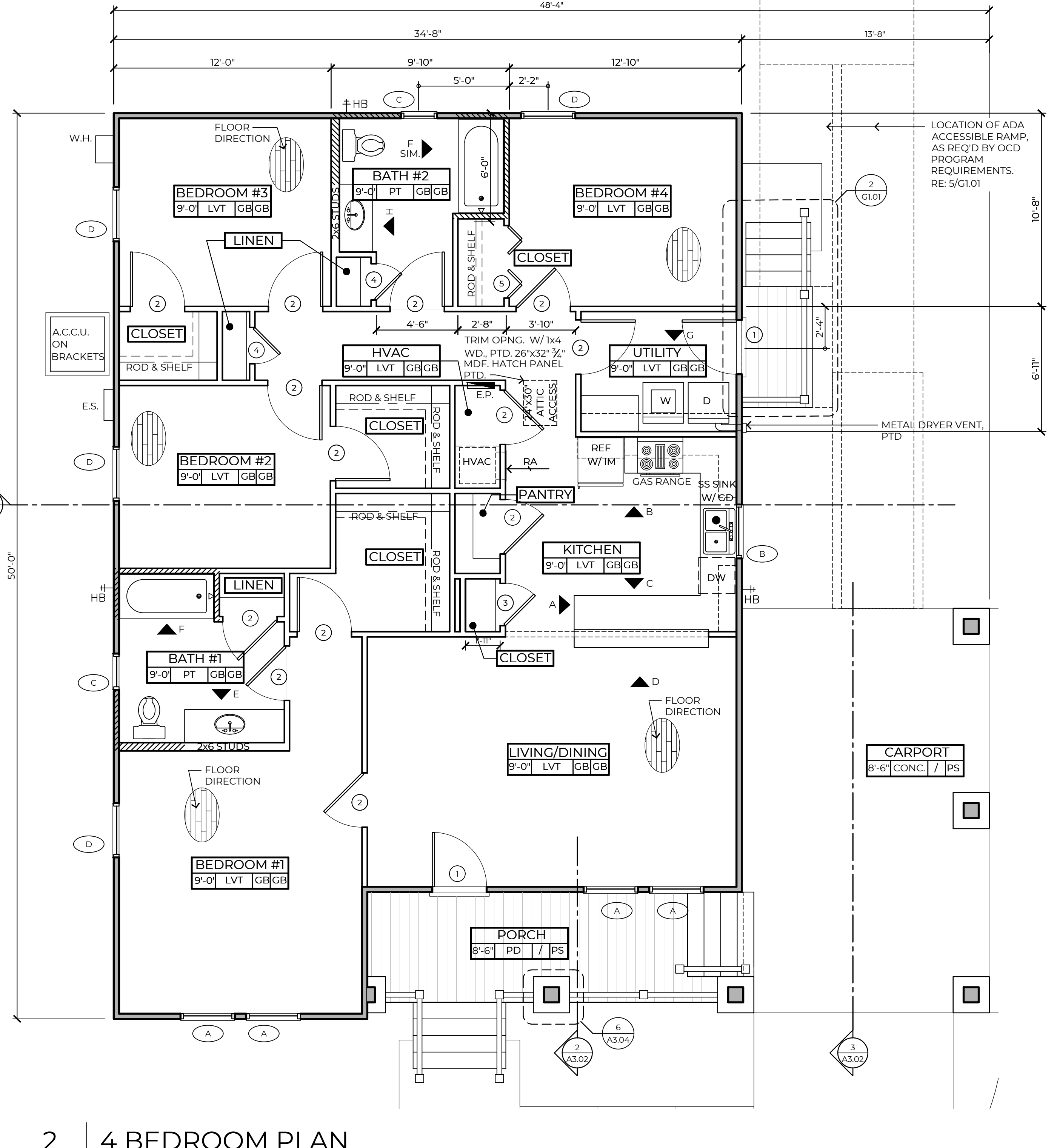
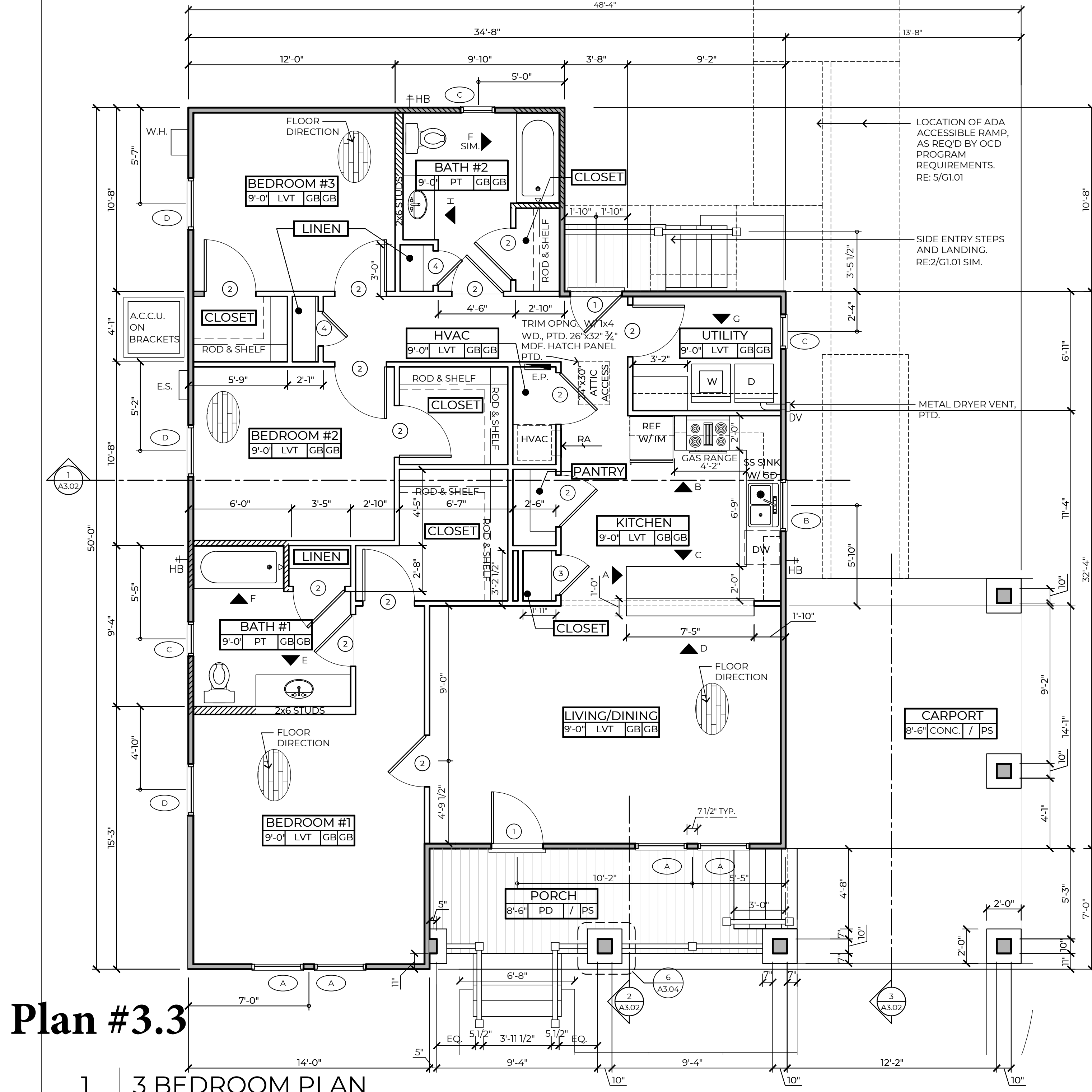
9 OPENING DETAILS
3"=1'-0" TYPICAL



B. JAMB



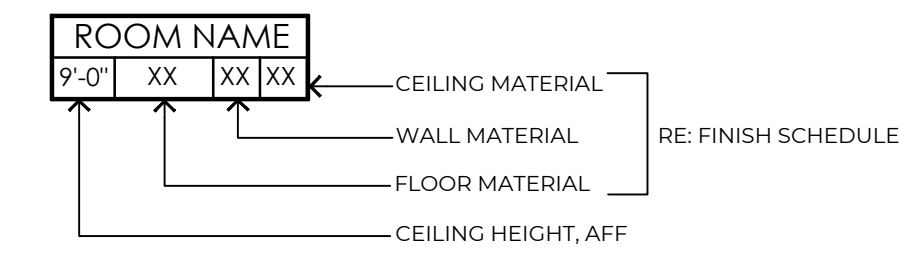
C. SILL



WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
 - 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 5/8" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
 - SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS
- NOTE: PROVIDE 2x6 AS INDICATED

ROOM SCHEDULE NAME:



SYMBOL LEGEND:

- X/XXX BUILDING SECTIONS
- (W-1) WINDOW OPENING
- (1) DOOR OPENING
- ▲ X INTERIOR ELEVATIONS

FINISH SCHEDULE	
MATERIAL	
PT	PORCELAIN TILE, 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFG: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

NOTES:
1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

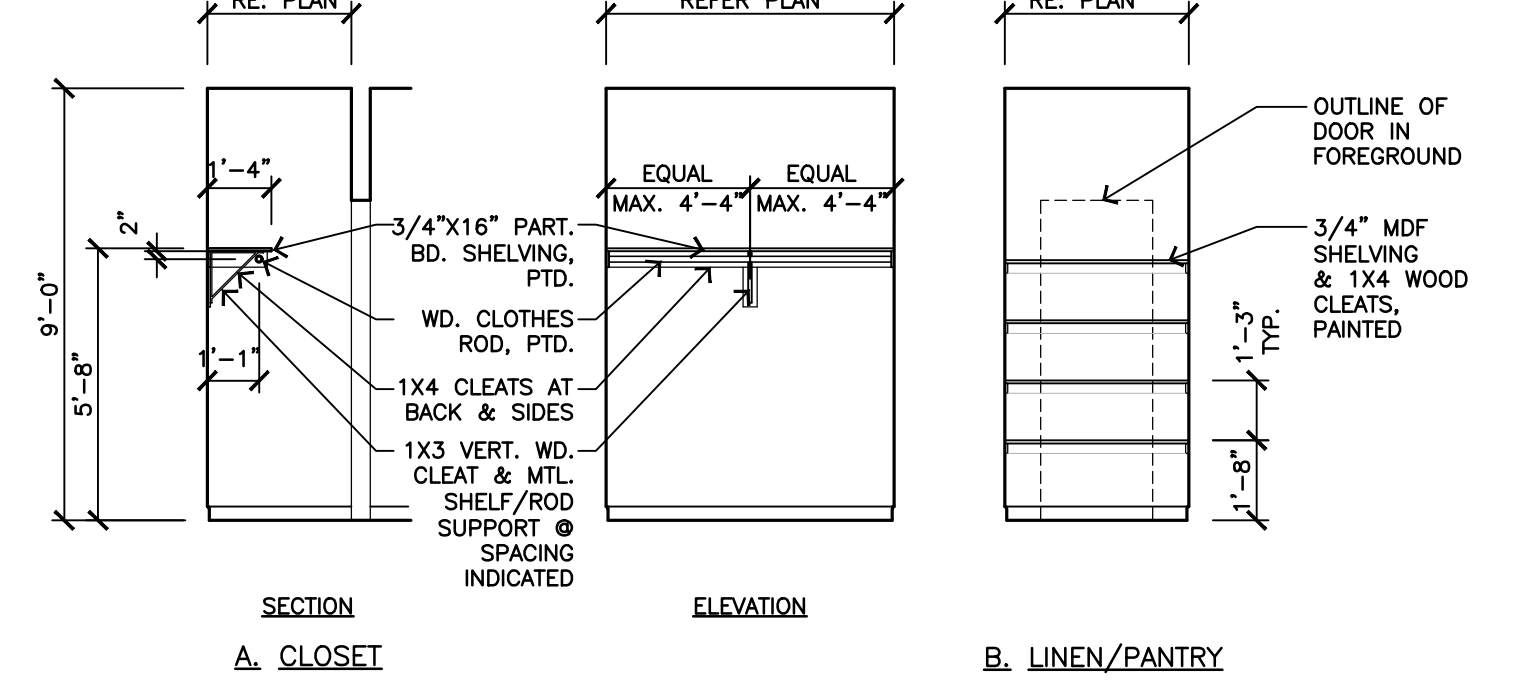
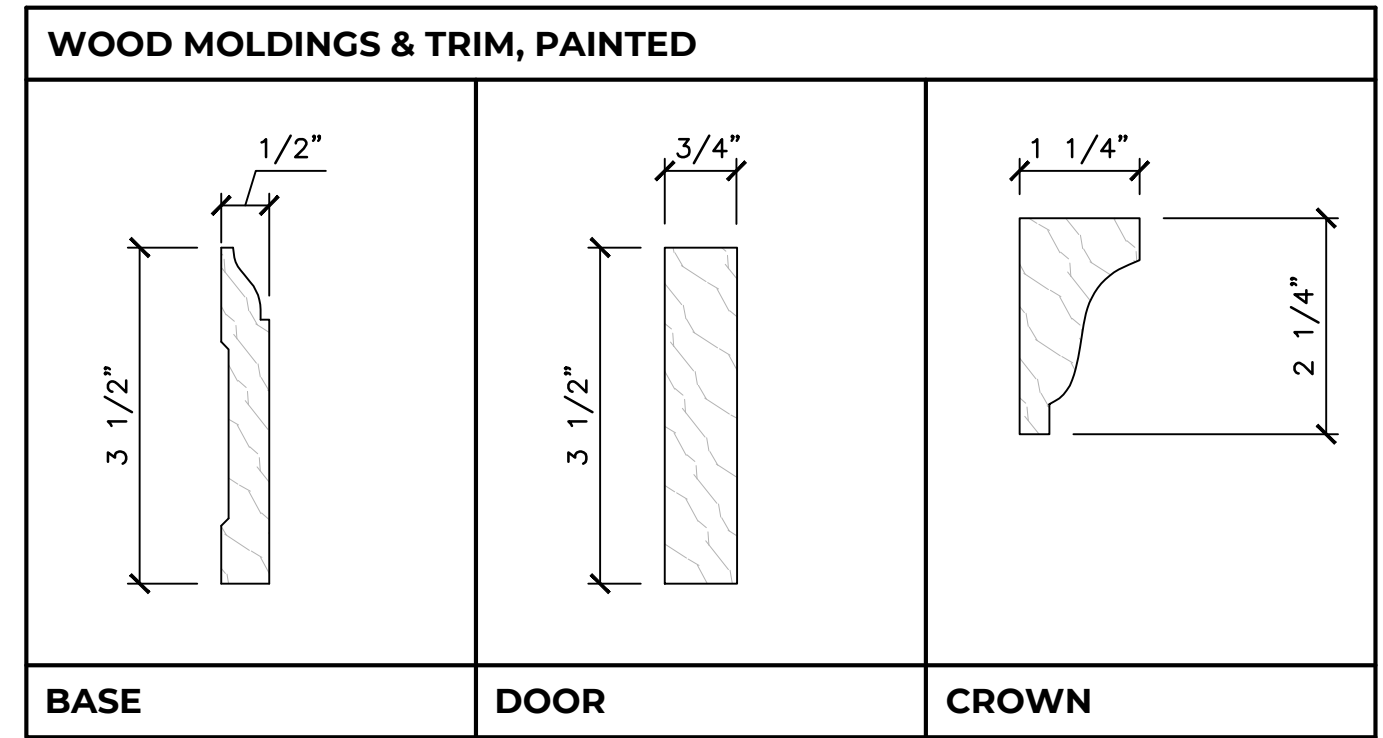
DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0" X 6'-8" X 1 3/4" DIVIDED LITE RAISED PANEL FIBERGLASS INSULATED DOOR W/ TRANSOM (FRONT ONLY)
2	3'-0" X 6'-8" X 1 3/8" 2 RAISED PANEL, MASONITE
3	2'-4" X 6'-8" X 1 3/8" 2 RAISED PANEL, MASONITE
4	2'-0" X 6'-8" X 1 3/8" 2 RAISED PANEL, MASONITE
5	4'-0" X 6'-8" X 1 3/8" 4 RAISED PANEL, MASONITE BI-FOLD

NOTES:
1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
2. 3'-0" X 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" X 5'-6" VINYL SINGLE HUNG / INSULATED GLASS
B	3'-0" X 4'-0" VINYL SINGLE HUNG / INSULATED GLASS
C	2'-0" X 3'-0" VINYL SINGLE HUNG / INSULATED GLASS
D	3'-0" X 5'-6" VINYL SINGLE HUNG / INSULATED GLASS
E	3'-0" X 2'-6" VINYL FIXED / INSULATED GLASS

NOTES:
1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.N.O.
2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
3. REFER TO DETAILS 5.6, 7.1 AS FOR HEAD, JAMB AND SILL DETAILS.

3 | SCHEDULES



4 | CLOSET SHELVING LAYOUTS
1/4"=1'-0" TYPICAL

PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: **SHOPIING**
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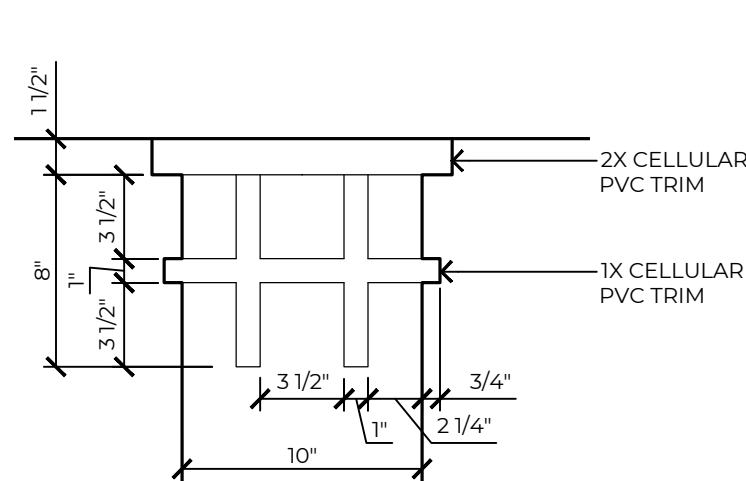
REVISION DATE

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

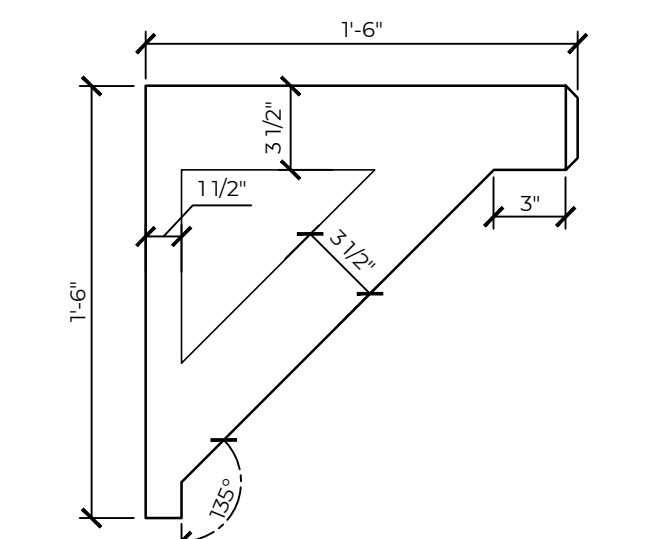
TYPE 2A

FLOOR PLAN, SCHEDULES

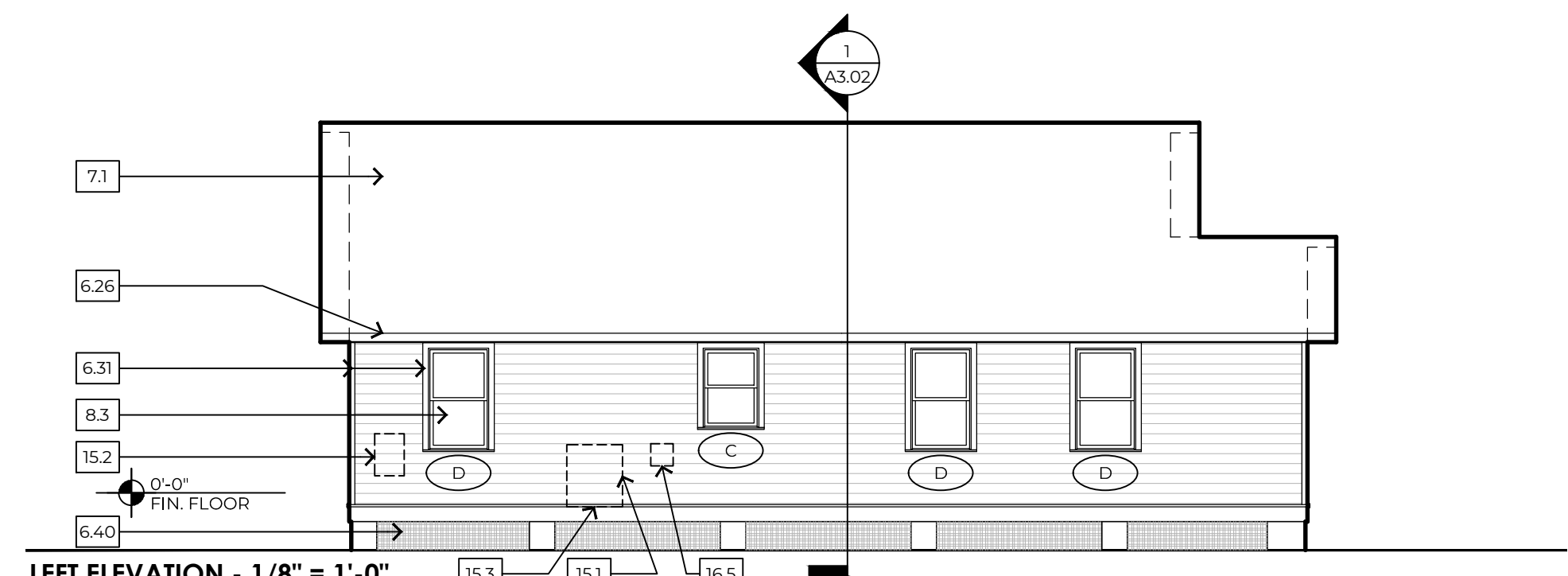
A3.00



4 DETAIL
1 1/2" = 1'-0" COLUMN CAP



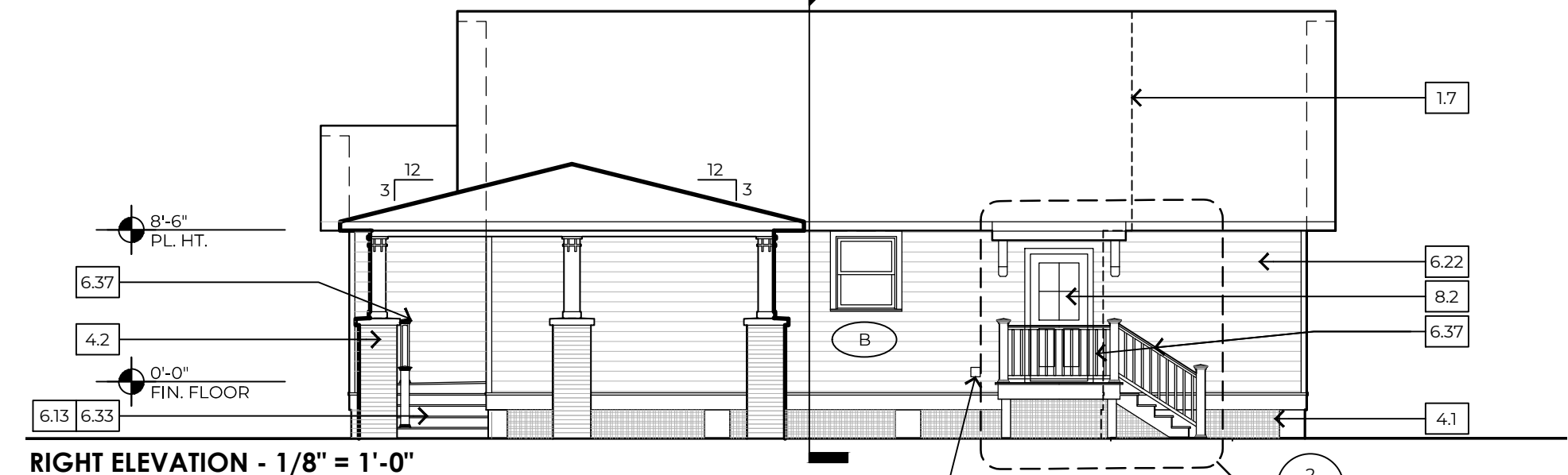
5 ELEVATION
1 1/2" = 1'-0" BRACKET



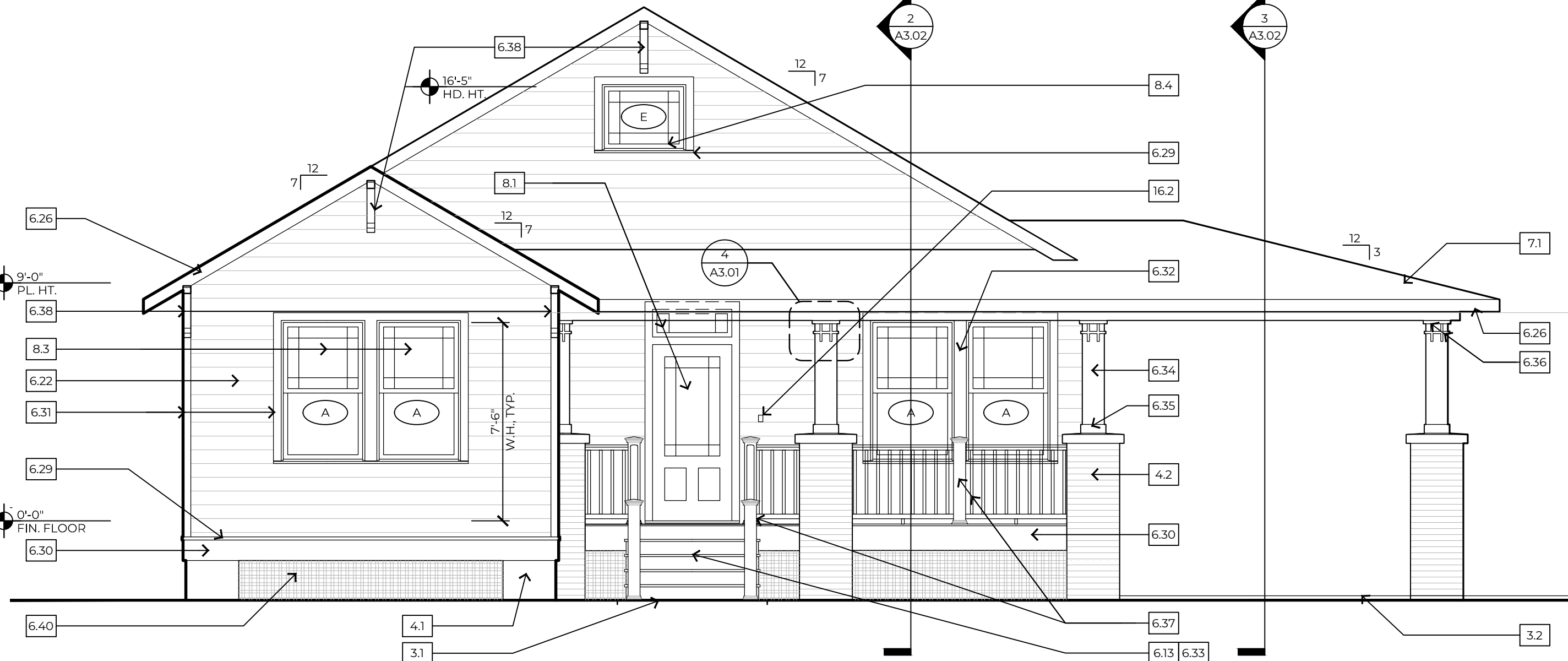
LEFT ELEVATION - 1/8" = 1'-0"



REAR ELEVATION - 1/8" = 1'-0"

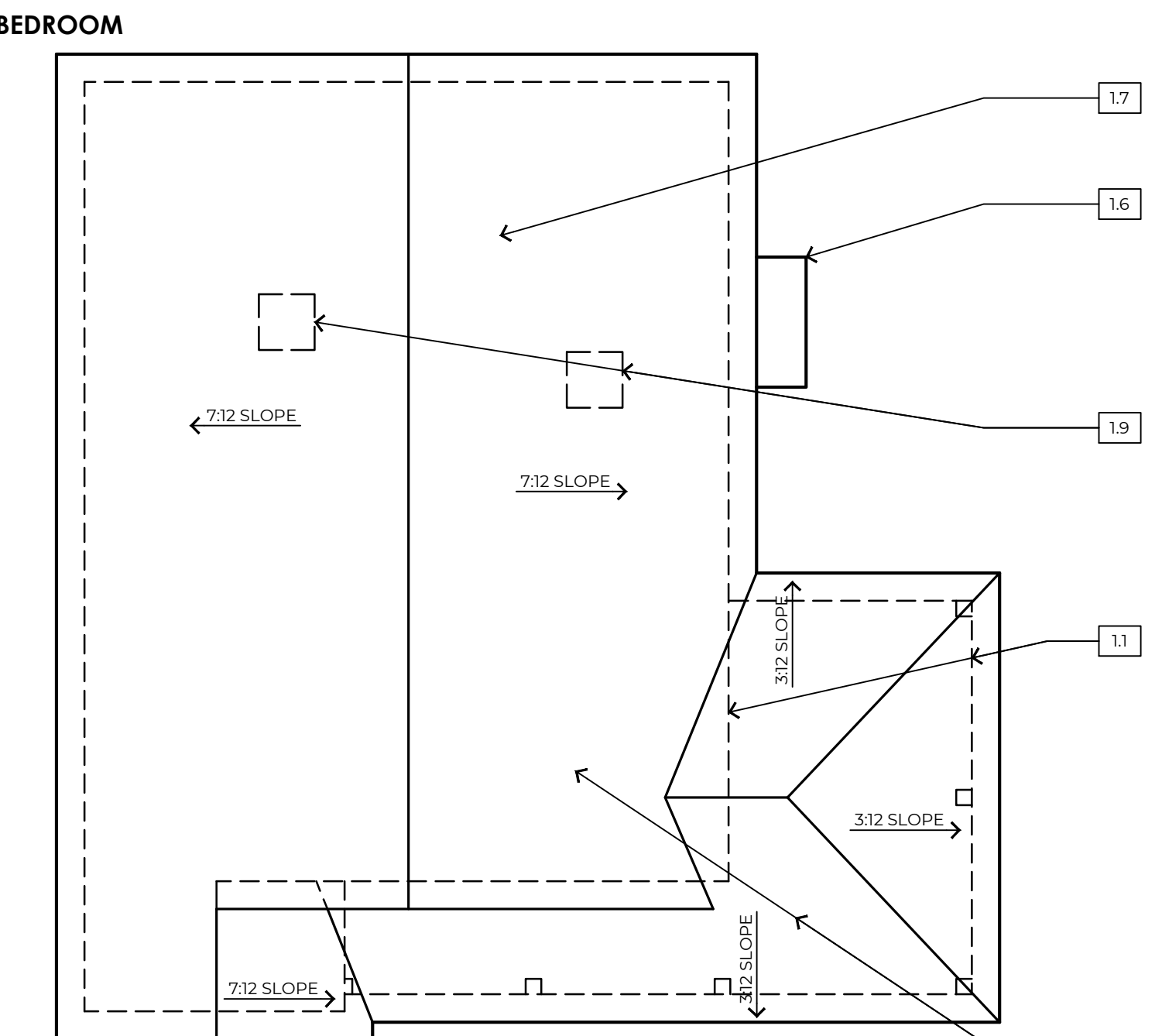
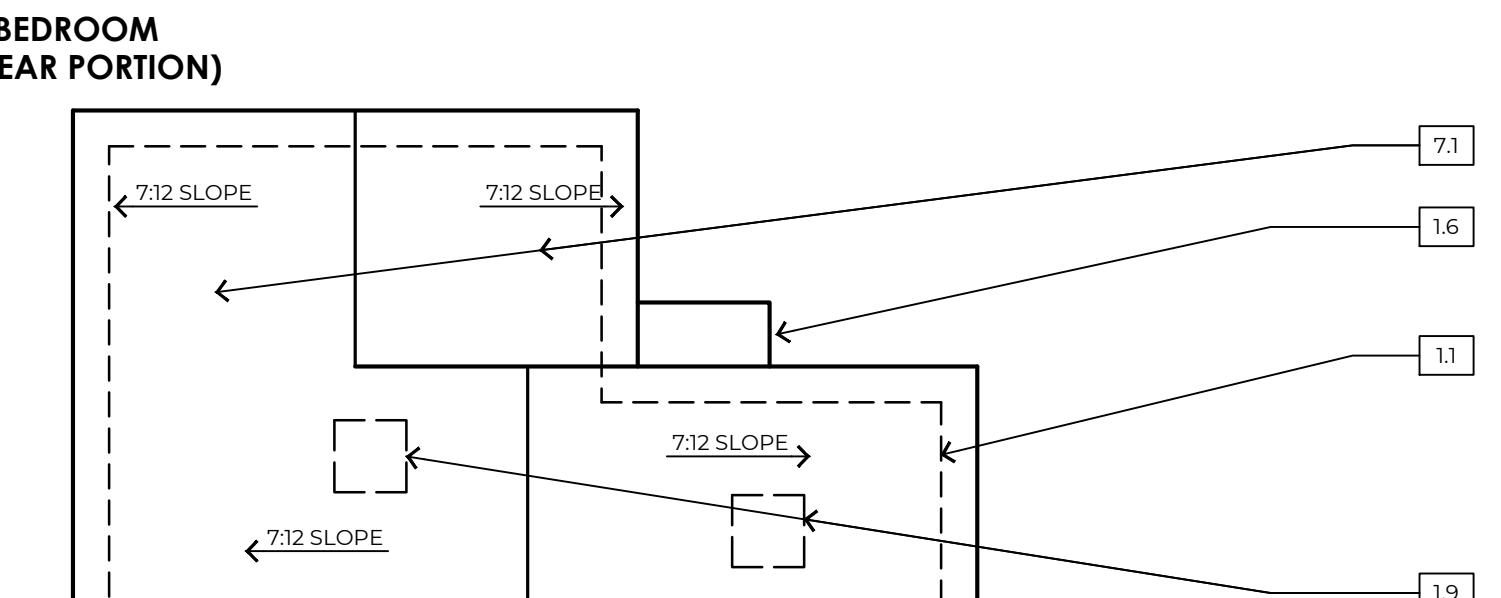


RIGHT ELEVATION - 1/8" = 1'-0"



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

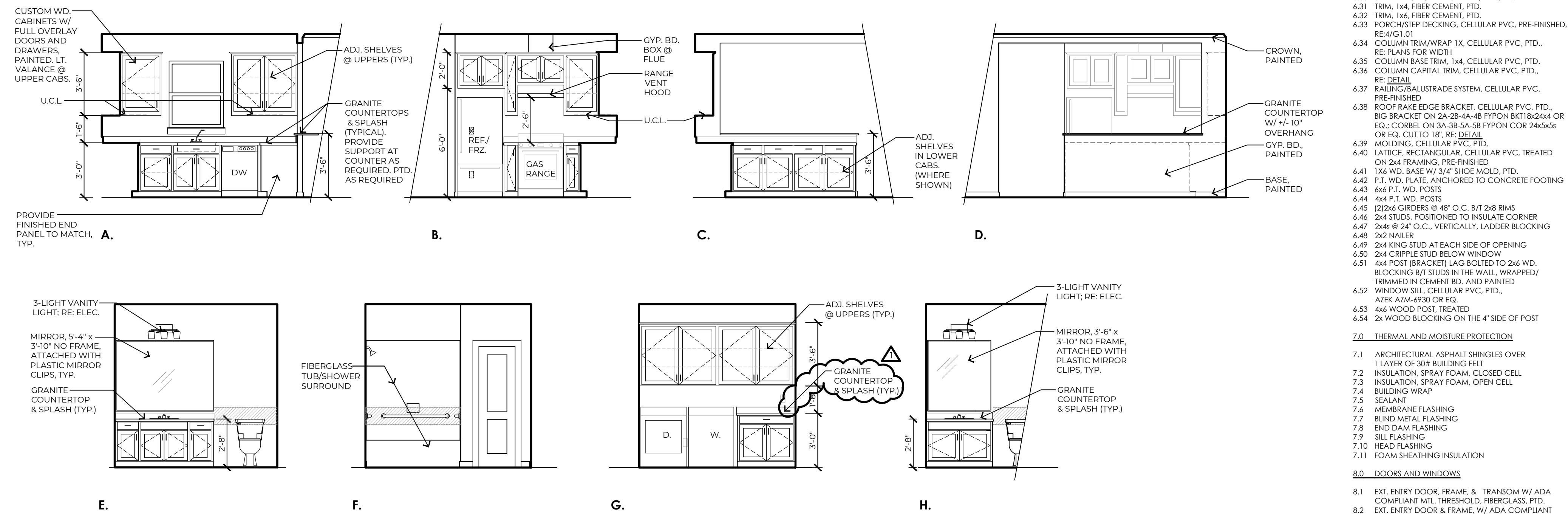
1 EXTERIOR ELEVATIONS



2 ROOF PLAN

1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.

- ROOF NOTES:**
- CONTRACTOR SHALL COORDINATE WITH OWNER'S EVALUATOR TO INSPECT & APPROVE CONSTRUCTION COMPLIES WITH THE STANDARDS OF FORTIFIED HOME - ROOF HURRICANE - 2019, RE: 5.67/A103
 - DECK TO BE 19/32" PLYWOOD ROOF DECKING WITH 8D x 2" MIN. LONG RING-SHANK NAILS WITH 281" FULL ROUND HEADS @ 6" O.C. AT PERIMETER AND RAFTER LOCATIONS. PROVIDE METAL PANEL CLIPS AT MID SPAN BETWEEN RAFTERS. PER FORTIFIED HOME - ROOF HURRICANE 2019 DETAIL F-RS-2
 - FRAMING - ALL RAFTERS SHALL BE 2x6s @ 2'-0" O.C. UNLESS NOTED OTHERWISE. RAFTER STRAPS SHALL BE INSTALLED @ EVERY RAFTER. BRACE RAFTERS AS REQUIRED TO INSURE A MAX. UNSUPPORTED SPAN FOR RAFTERS OF 10'-0". BRIDGE MEMBERS SHALL BE SIZED TO EXTEND BELOW BOTTOM OF BATTERS.
 - PROVIDE 2x4 FRAMING/PLYWOOD SHEATHING AS REQUIRED TO INSTALL SPRAY FOAM INSULATION & SEPARATE CONDITIONED AREAS FROM UN-CONDITIONED, EXTERIOR, COVERED AREAS.



3 INTERIOR ELEVATIONS

1/4" = 1'-0"

- KEYNOTES:**
- GENERAL INFORMATION
 - LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RE: 3/161 D1
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - CONCRETE
 - CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL. CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/103
 - EMBED POST IN CONC. FOOTING.
 - MASONRY
 - CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - METALS
 - METAL TERMITE SHIELD
 - METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP FLANGE HANGER
 - METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - METAL FRAMING FASTENER, 'SIMPSON' H/STP HURRICANE TIES @ EVERY RAFTER
 - METAL DRIP EDGE, RE: 8/103
 - 6 x 6 - W/ 4 x W/ 4 W.W.F. AT CONCRETE PAVING
 - 4" STEEL REBAR @ PERIMETER OF CONC. LANDINGS
 - METAL FRAMING ANCHOR, 'SIMPSON' DITZZ @ EVERY PIER
 - WOOD AND PLASTIC
 - 1 1/2" x 8" @ W/ BRIDGING, RE: FRAMING
 - HEADER BEAM, ON HANGERS FROM KING STUD
 - BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - RIM BOARD
 - WD. STOOL AND APRON, PTD.
 - 2x4s @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 2x6s @ 16" ON CENTER
 - 2x6s @ 24" ON CENTER
 - 2x6s @ 48" ON CENTER, COLLAR
 - 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 2x8 RIDGE BEAM
 - 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/G1.01
 - 2x8 LEDGER, LAG BOLTED TO WOOD STUD WALL
 - 2x6 LEDGER AT WOOD STUD WALL
 - 2x4 SILL PLATE
 - 2x4 DOUBLE TOP PLATE
 - 2X WOOD SUB-FASCIA
 - 1/2" PLYWOOD WALL SHEATHING
 - 1 1/2" PLYWOOD ROOF DECKING
 - 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - LAP SIDING, FIBER CEMENT, PTD.
 - BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - EAVE FASCIA, FIBER CEMENT, PTD.
 - PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: S/A, .04
 - TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - TRIM, 1x4, FIBER CEMENT, PTD.
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-2x8-48" FPYON-BKT182x44 OR EQ., CORREL ON 3x8-3x8-58" FPYON COR 24x5x5 OR EQ. CUT TO 18" RE: DETAIL
 - MOLDING, CELLULAR PVC, PTD.
 - LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
 - P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6x6 P.T. WD. POSTS
 - 4x4 P.T. WD. POSTS
 - 2x4x6 GIRDERS @ 48" O.C., B/T 2x8 RIMS
 - 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 2x4x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x2 WALKER
 - 2x4 KING STUD AT EACH SIDE OF OPENING
 - 2x4 CRIPPLE STUD BELOW WINDOW
 - 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/ TRIMMED IN CEMENT BD. AND PAINTED
 - WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 4x6 WOOD POST, TREATED
 - 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - INSULATION, SPRAY FOAM, CLOSED CELL
 - INSULATION, SPRAY FOAM, OPEN CELL
 - BUILDING WRAP
 - SEALANT
 - MEMBRANE FLASHING
 - BLIND METAL FLASHING
 - END DAM FLASHING
 - SILL FLASHING
 - HEAD FLASHING
 - FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - FRED WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
 - FINISHES
 - GYP/SUM WALL BOARD, TAPE & FLOAT, PTD.
 - LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - AIR CONDITIONING CONDENSING UNIT
 - GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - ELECTRICAL
 - LIGHT FIXTURE, LED LAMP
 - DOOR BELL
 - ELECTRICAL SERVICE
 - EARTHWORK
 - NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - EXTERIOR IMPROVEMENTS
 - LMSTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - STEEL EDGING, 14 GAUGE, FACTORY PTD.



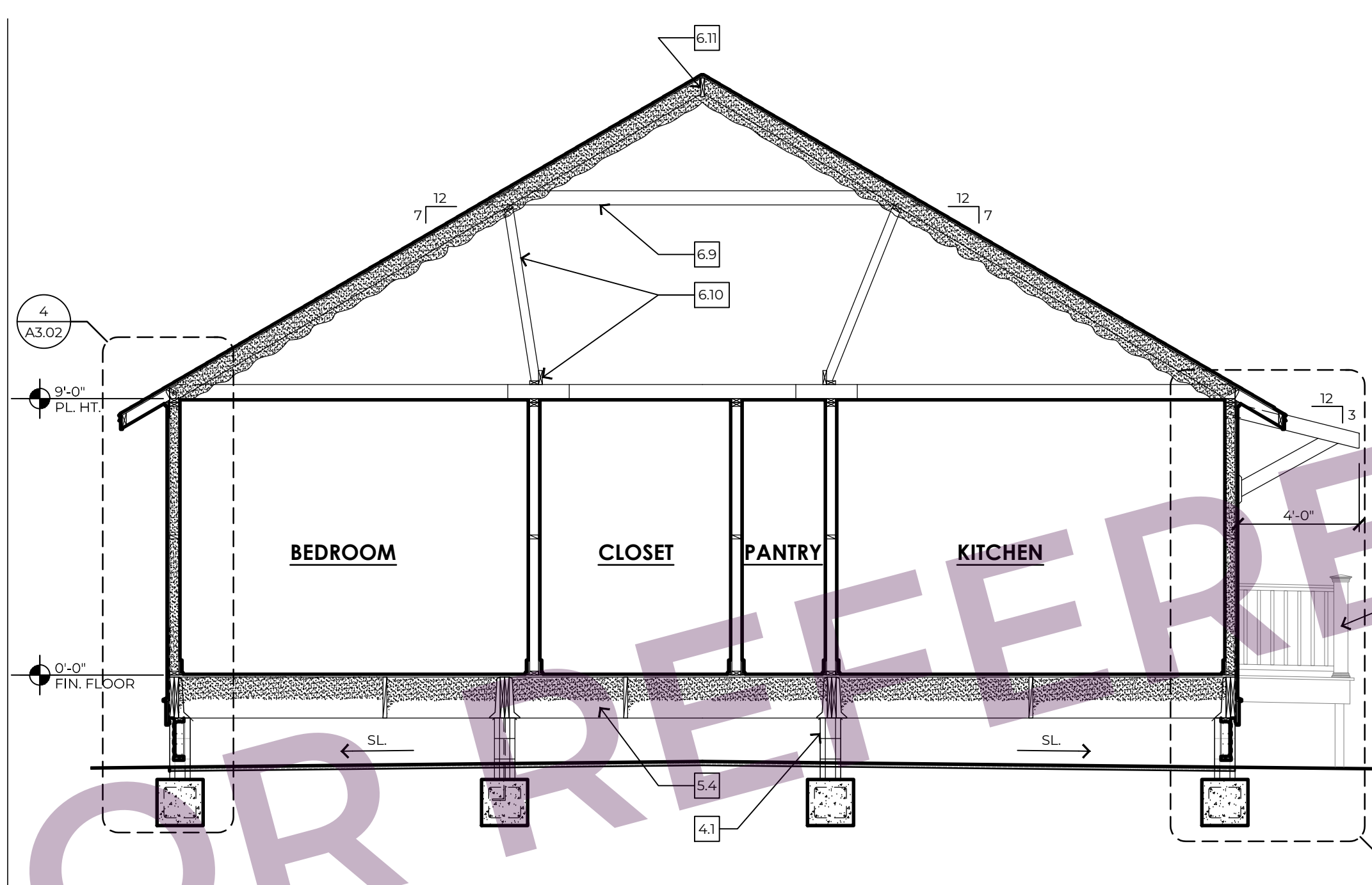
Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
 Resettlement Program - Contract B - Residential
 Construction, Phase 1**
 LA Highway 10
 New Roads, Louisiana, 70760

PROJECT #: 96-01-19
 DATE: 11-24-2020
 FOR: BIDDING
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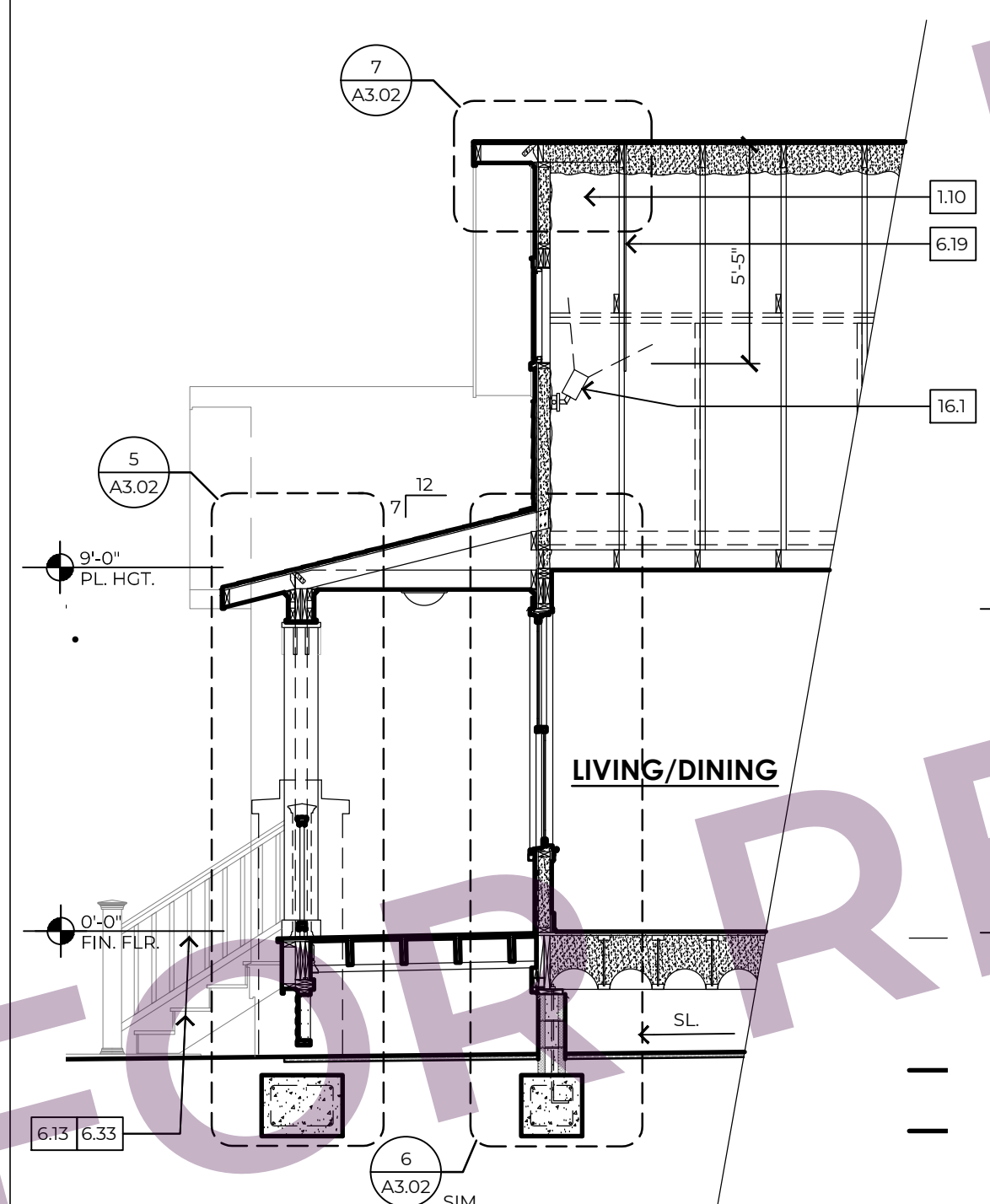
REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

FOR REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION
 TYPE 2A
 EXTERIOR ELEV.,
 ROOF PLAN,
 INTERIOR
 ELEVATIONS

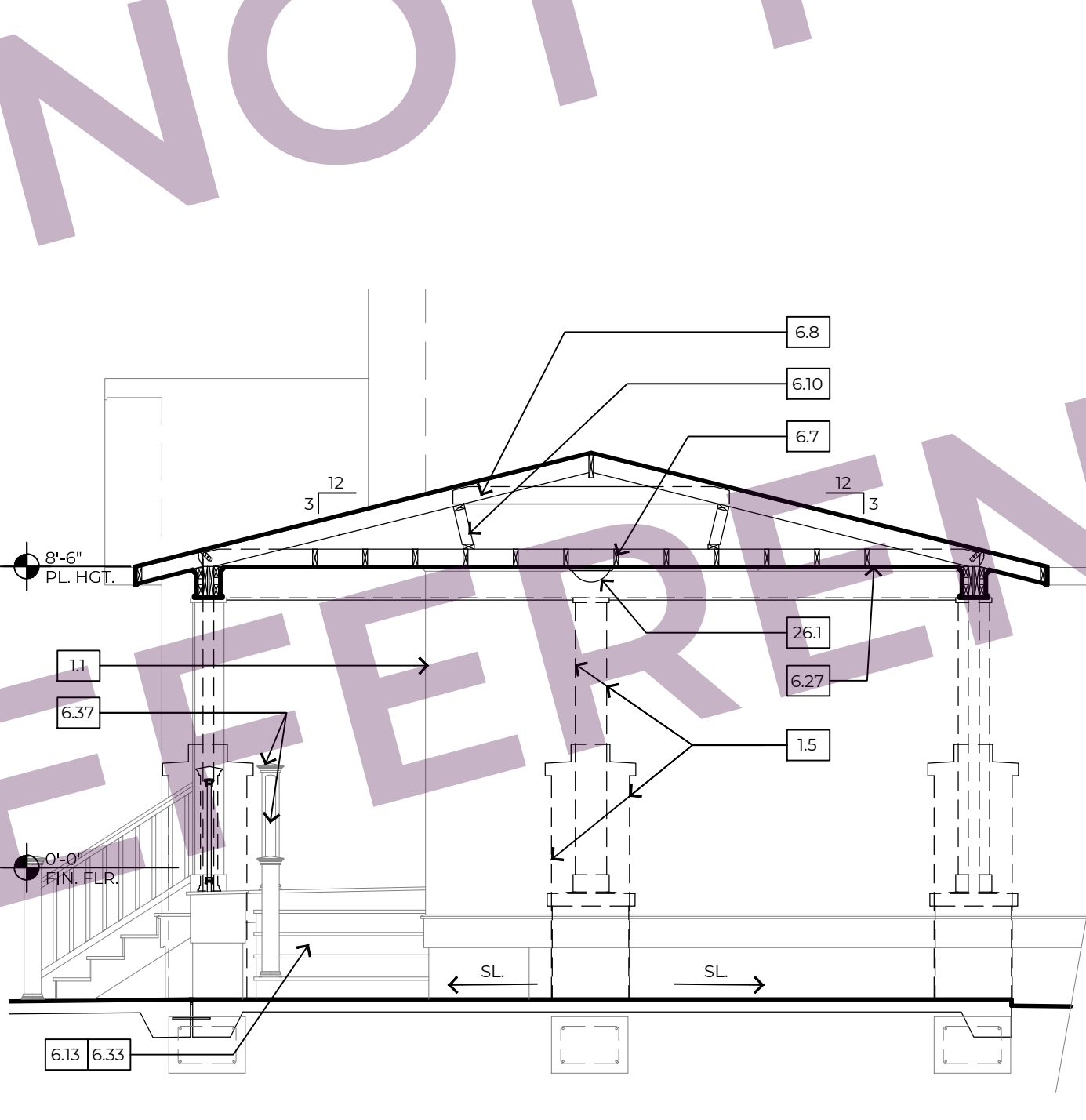
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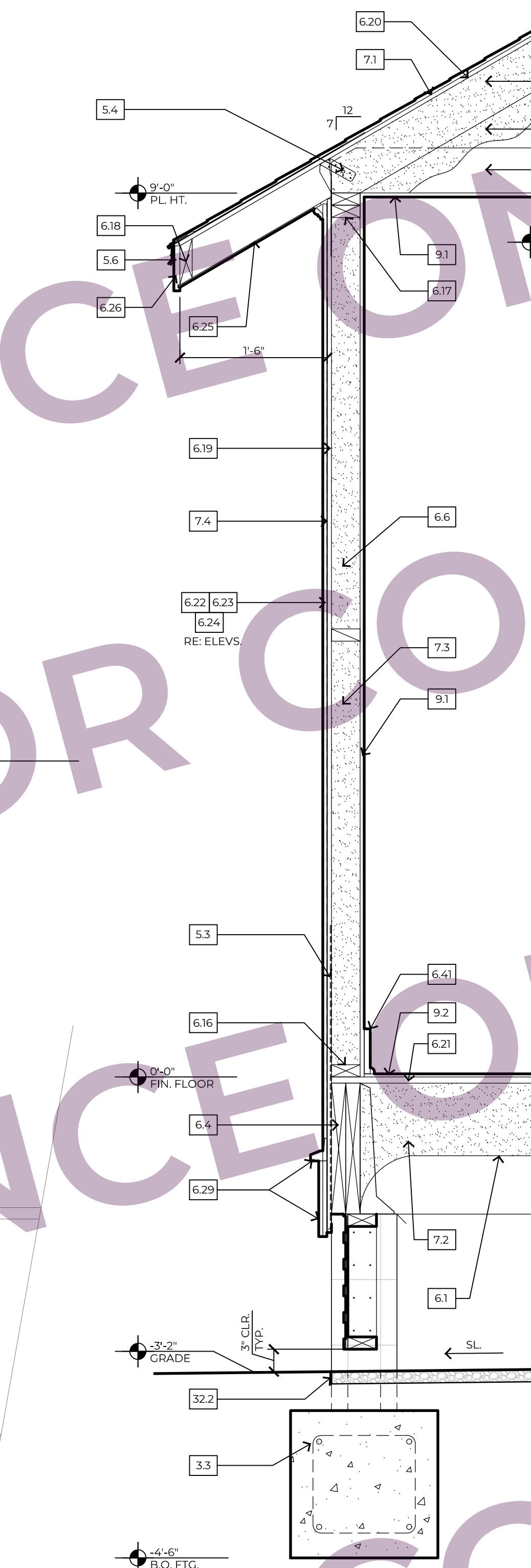
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



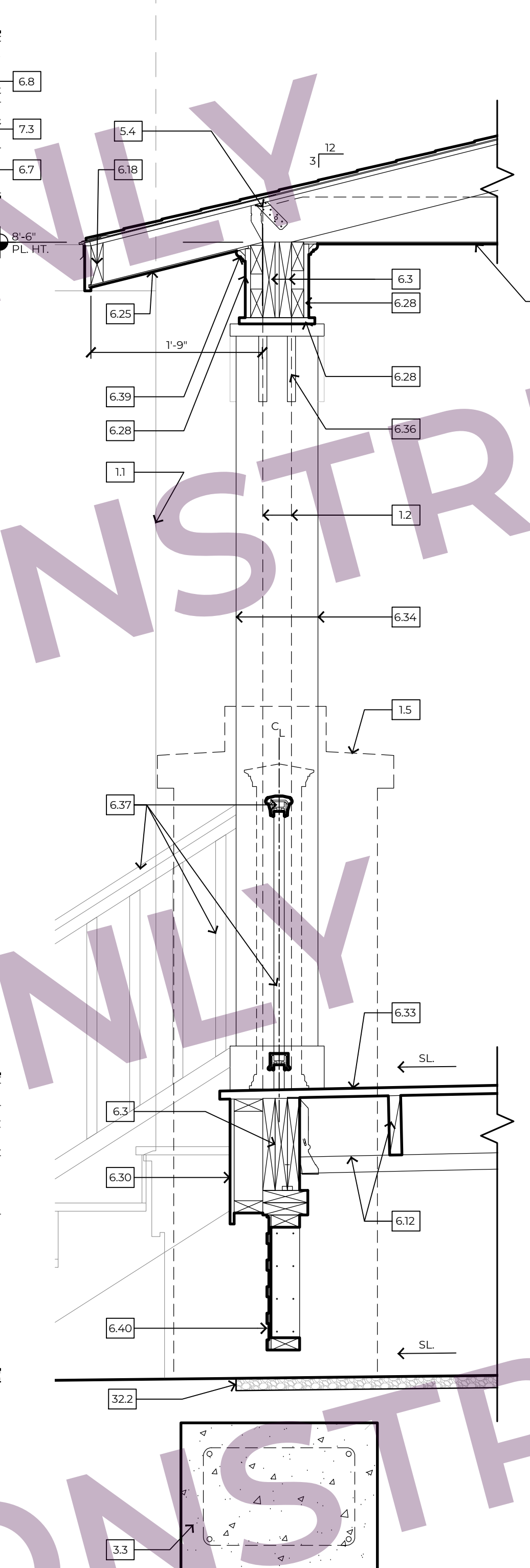
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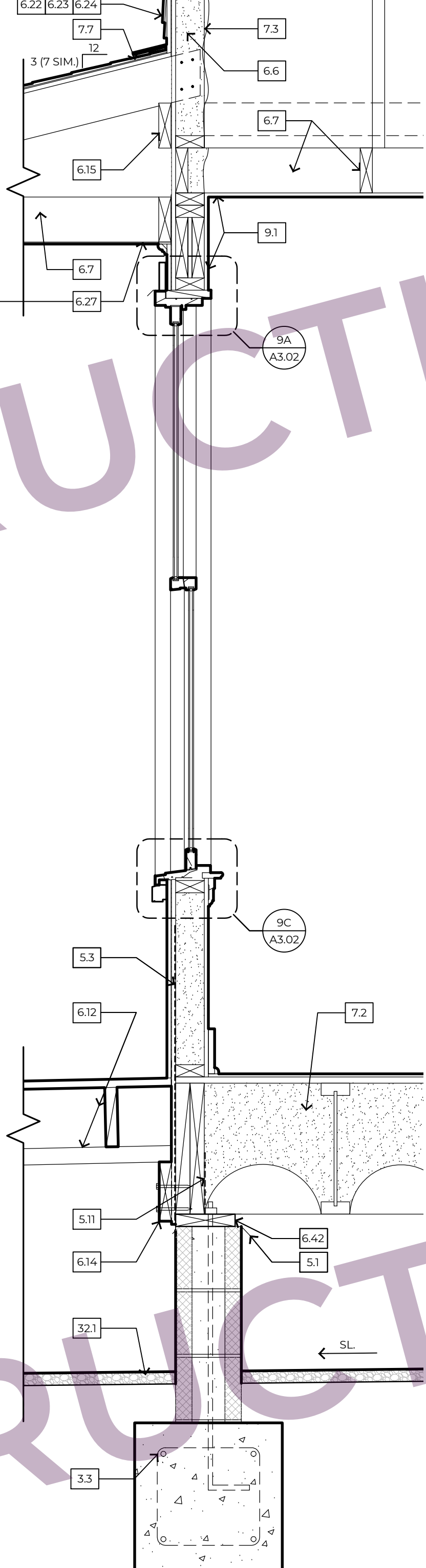
3 BUILDING SECTION
1/4"=1'-0" TYPICAL



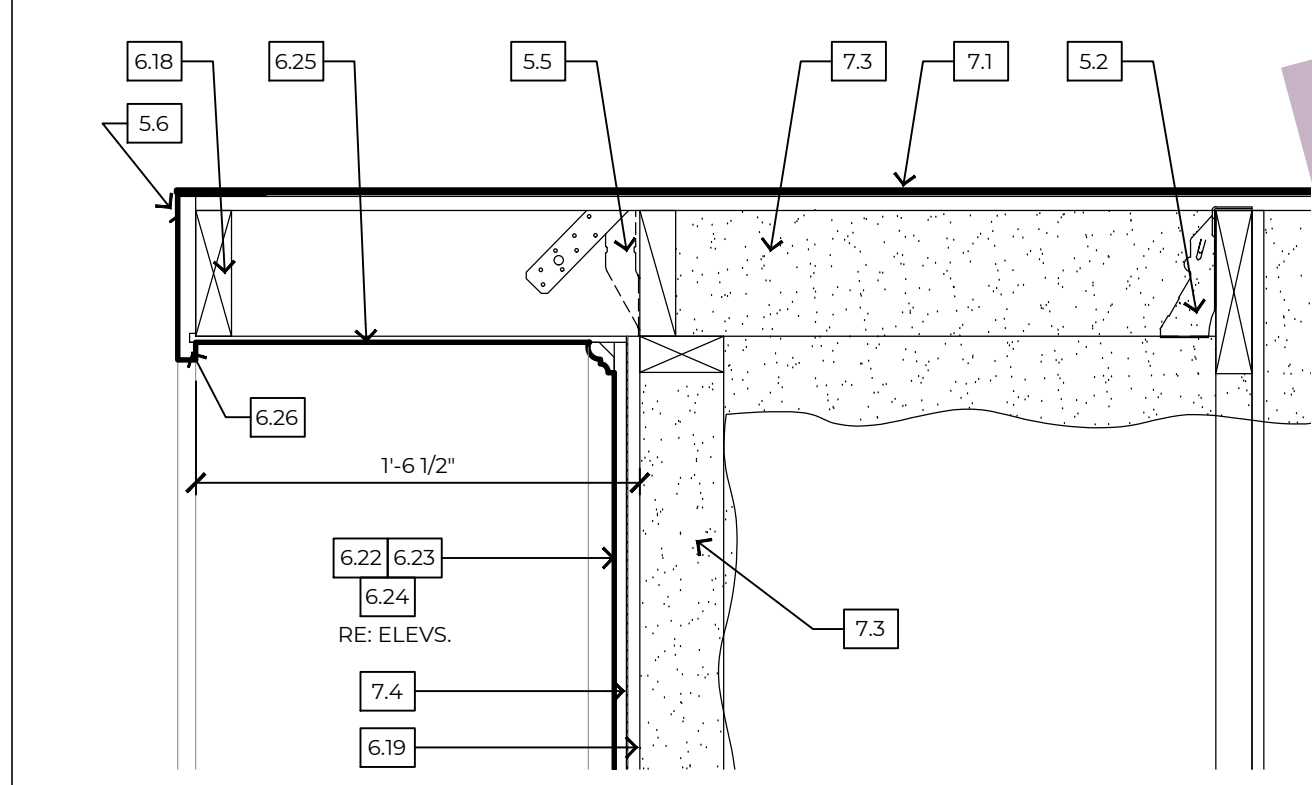
4 WALL SECTION
1"=1'-0" TYPICAL



5 WALL SECTION
1"=1'-0" TYPICAL



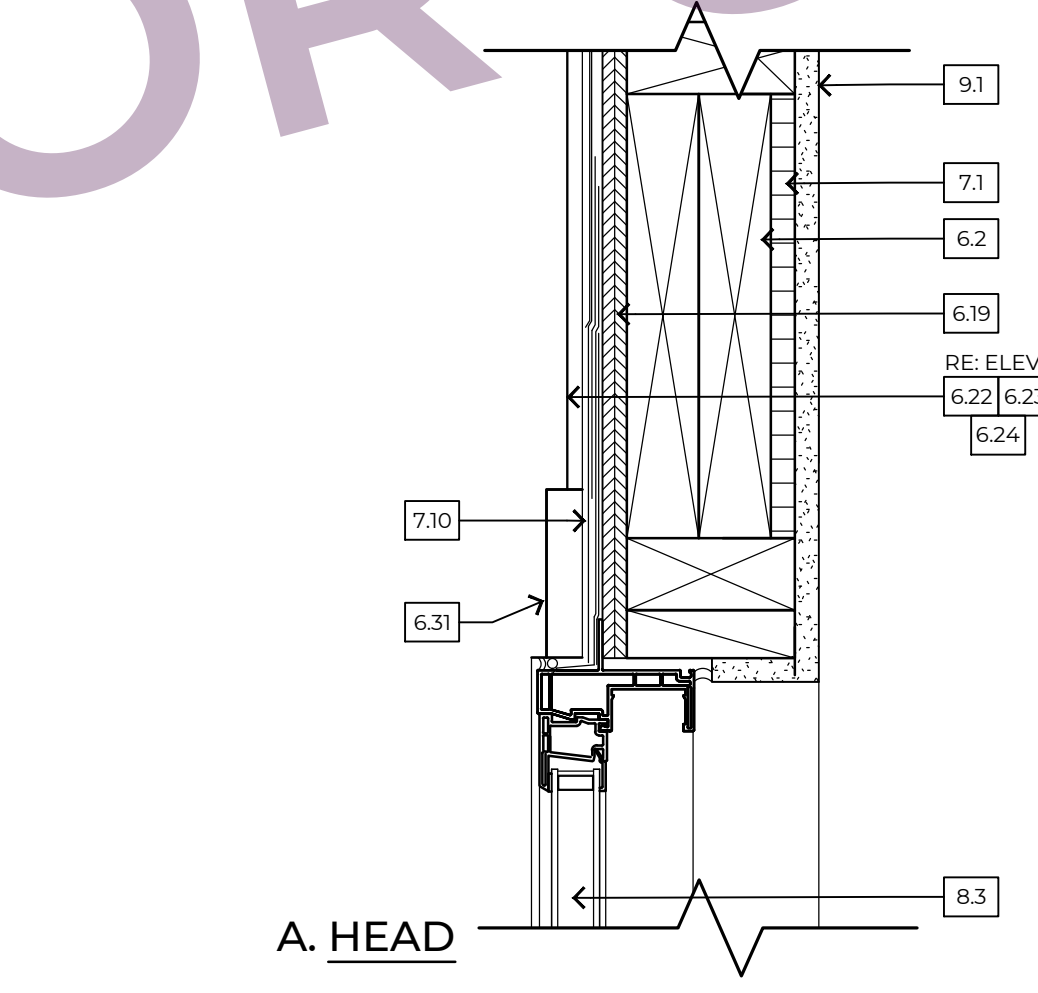
6 WALL SECTION
1"=1'-0" TYPICAL



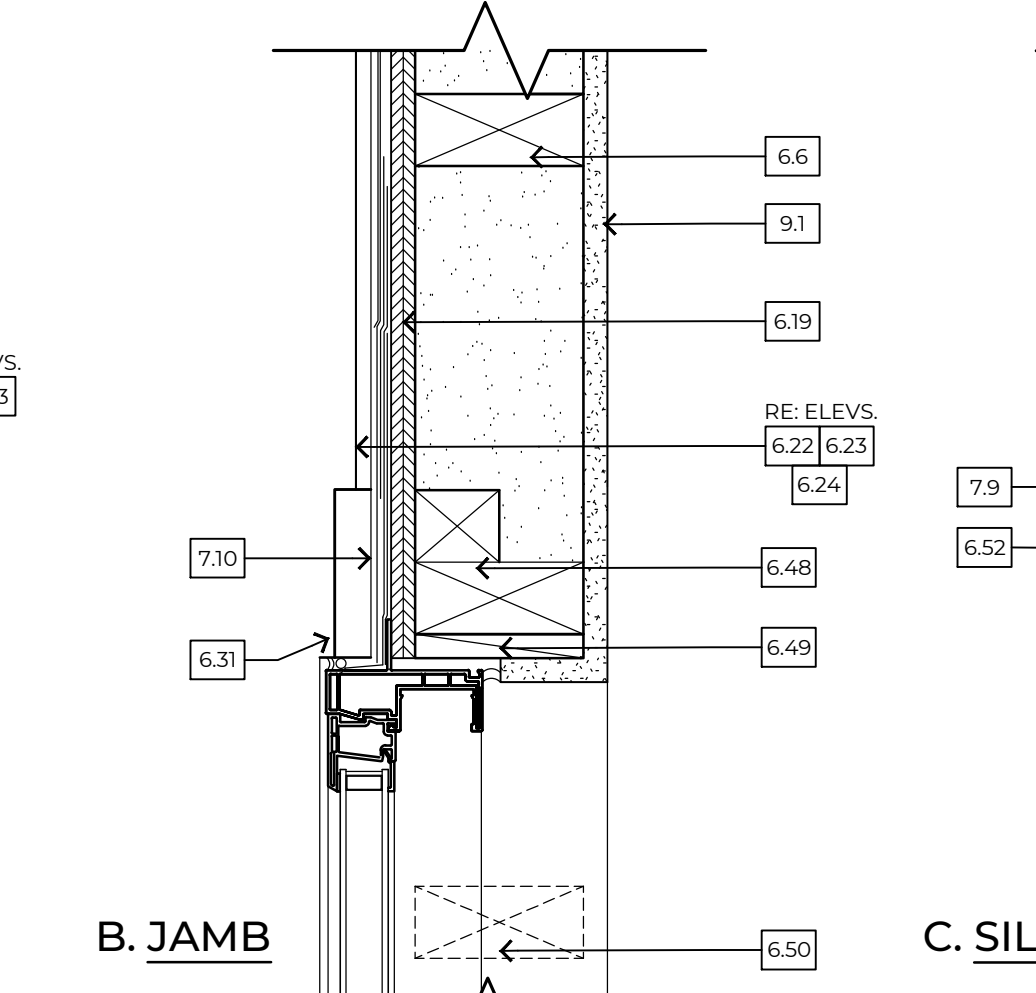
7 RAKE EDGE DETAIL
1/2"=1'-0" TYPICAL



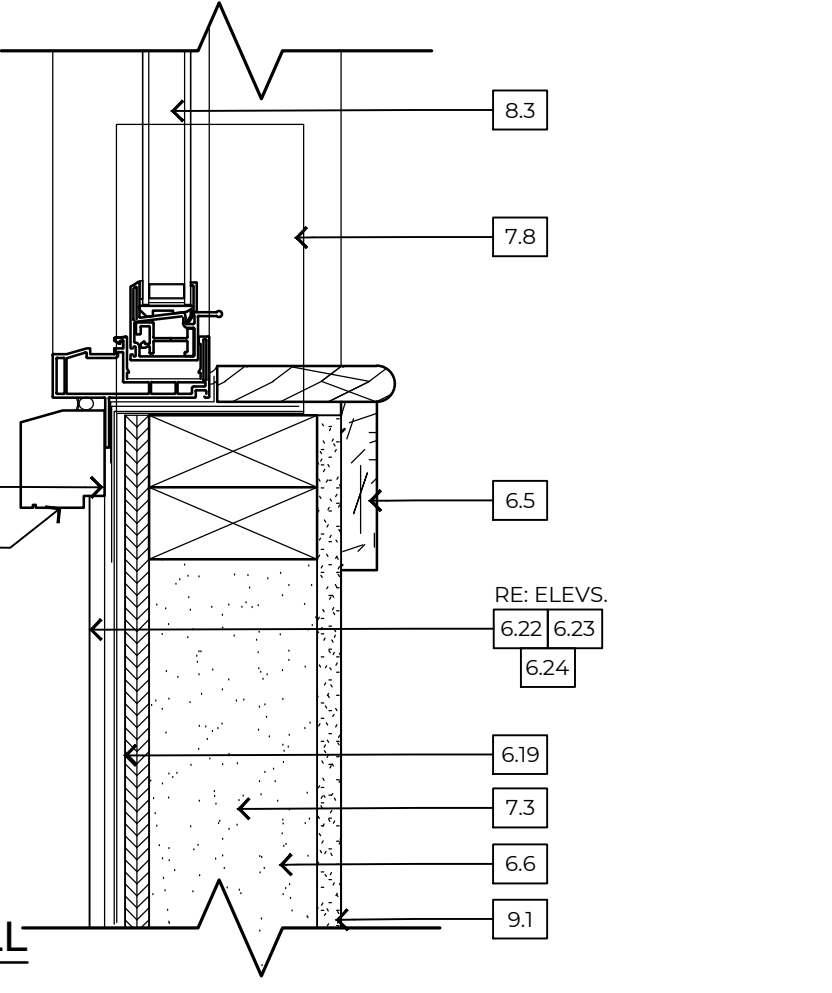
8 NOT USED



9 OPENING DETAILS
3"=1'-0" TYPICAL

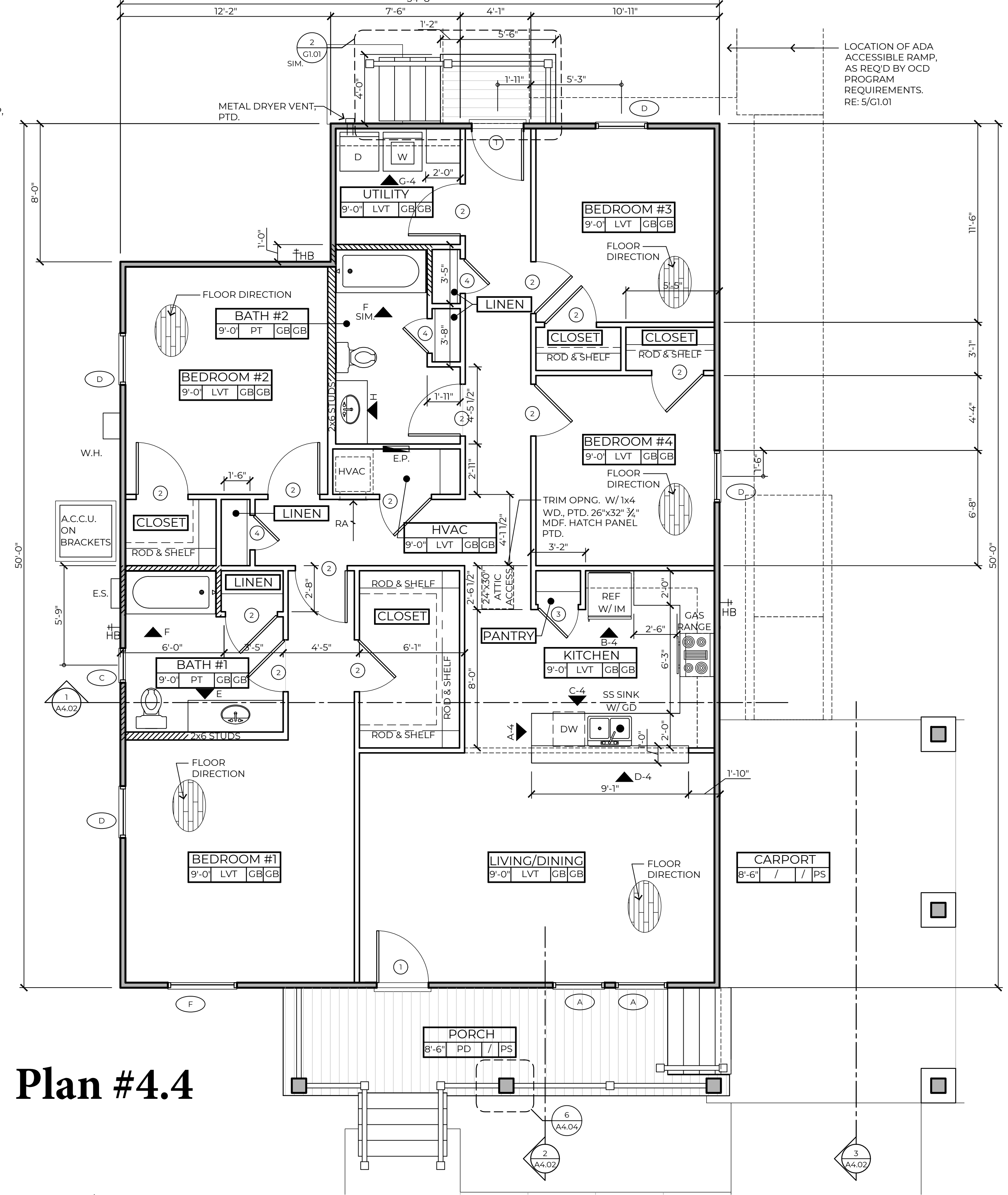
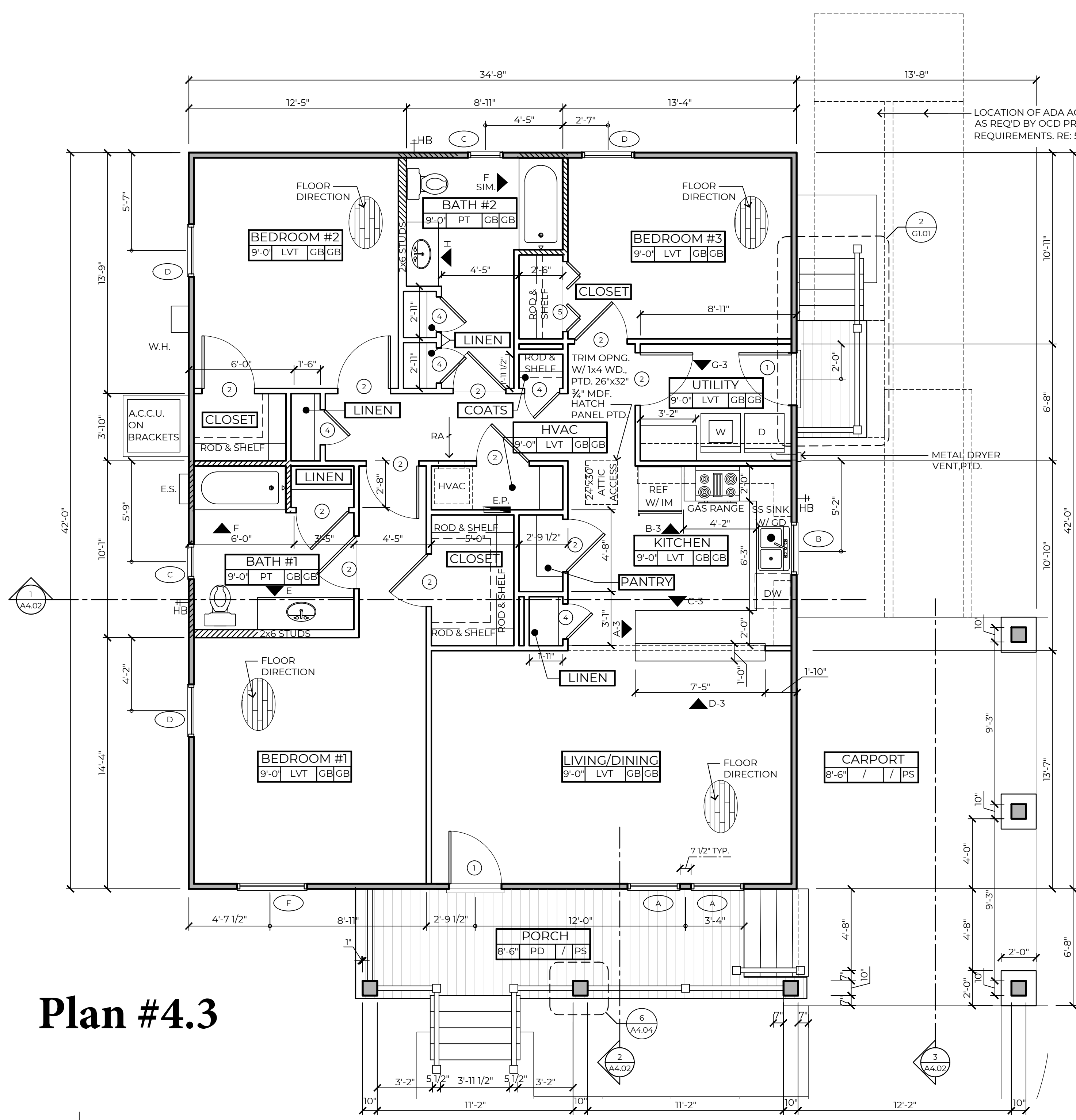


9 OPENING DETAILS
3"=1'-0" TYPICAL



9 OPENING DETAILS
3"=1'-0" TYPICAL

- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF FINISH BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/13/21
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FRESH AT COVERED LOCATION, BROOM FINISH AT EXTER. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL. CONT. TYPICAL REINFORCING @ 2' ON CENTER W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/14/20
 - 3.4 EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/14/24
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP-FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRAIN EDGE
 - 5.7 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.8 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.9 LASTER REPAIR @ PERIMETER OF CONC. LANDINGS
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" x 2" @ W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4 @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 6.7 2x6 @ 16" ON CENTER
 - 6.8 2x6 @ 24" ON CENTER
 - 6.9 2x6 @ 48" ON CENTER, COLLAR
 - 6.10 2x4 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/15/21
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS, AT SEAMS, FIBER CEMENT, PTD, RE: 5/14/24
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD, RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/15/21
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BRACKET ON 2x8-4x4-8" PIPON-BKT18244 OR EQ., CORBEL ON 3x8-5x8-5" PYPON-COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - 6.39 HOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SMOKE HOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 (2)2x4 GIRDERS @ 48" O.C., 8/12 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x4 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x6 WD. BLOCKING 8/12 STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FIXED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.5 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



Plan #4.3

Plan #4.4

1 | 3 BEDROOM PLAN

2 | 4 BEDROOM PLAN

1/4"=1'-0"

WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
- 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 5/8" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
- SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

ROOM SCHEDULE NAME:

ROOM NAME	CEILING MATERIAL	FLOOR MATERIAL	RE: FINISH SCHEDULE
9'-0" XX XX XX			

SYMBOL LEGEND:

- X/XXX BUILDING SECTIONS
- (W-1) WINDOW OPENING
- (1) DOOR OPENING
- ▲ X INTERIOR ELEVATIONS

FINISH SCHEDULE

ITEM	MATERIAL
PT	PORCELAIN TILE 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFGR: TIMBERTECH OR EQUAL 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

NOTES:
 1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
 2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

DOOR SCHEDULE

SIZE	DESCRIPTION
1 3'-0"x 6'-8"x 1 3/4"	DIVIDED LITE RAISED PANEL FIBERGLASS INSULATED DOOR W/ TRANSOM (FRONT ONLY)
2 3'-0"x 6'-8"x 1 3/8"	2 RAISED PANEL, MASONITE
3 2'-4"x 6'-8"x 1 3/8"	2 RAISED PANEL, MASONITE
4 2'-0"x 6'-8"x 1 3/8"	2 RAISED PANEL, MASONITE
5 4'-0"x 6'-8"x 1 3/8"	4 RAISED PANEL, MASONITE BI-FOLD

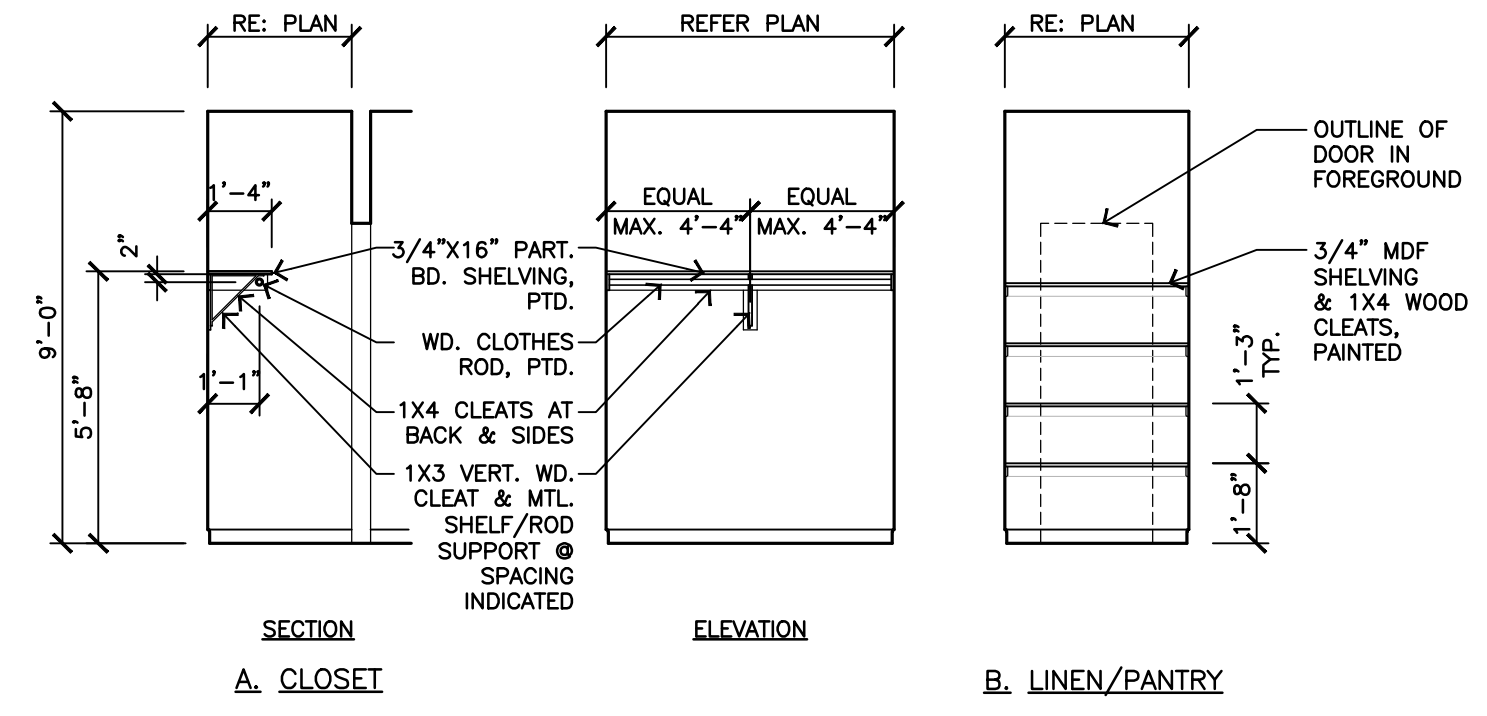
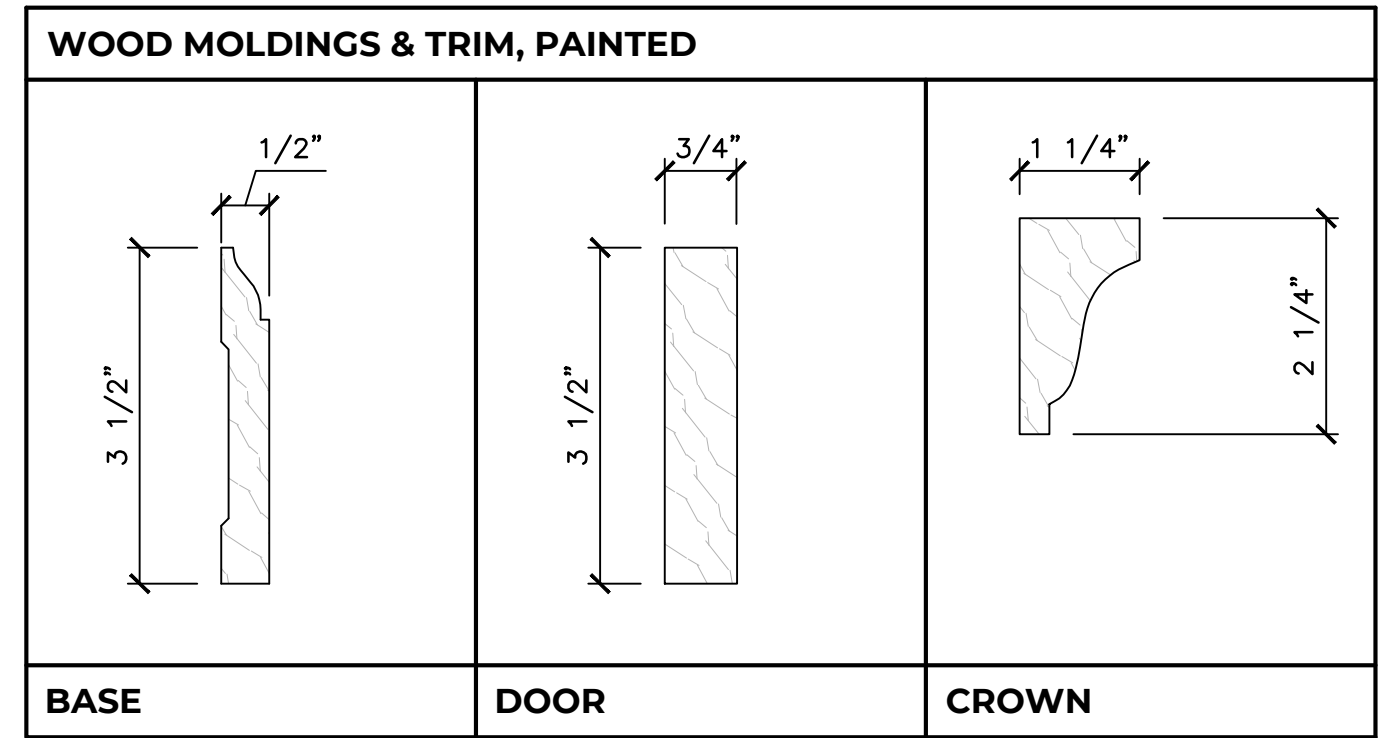
NOTES:
 1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
 2. 3'-0" X 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

WINDOW SCHEDULE

SIZE	DESCRIPTION
A 3'-0"x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS
B 3'-0"x 4'-0"	VINYL SINGLE HUNG / INSULATED GLASS
C 2'-0"x 3'-0"	VINYL SINGLE HUNG / INSULATED GLASS
D 3'-0"x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS
E 3'-0"x 2'-6"	VINYL FIXED / INSULATED GLASS
F 4'-0"x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS

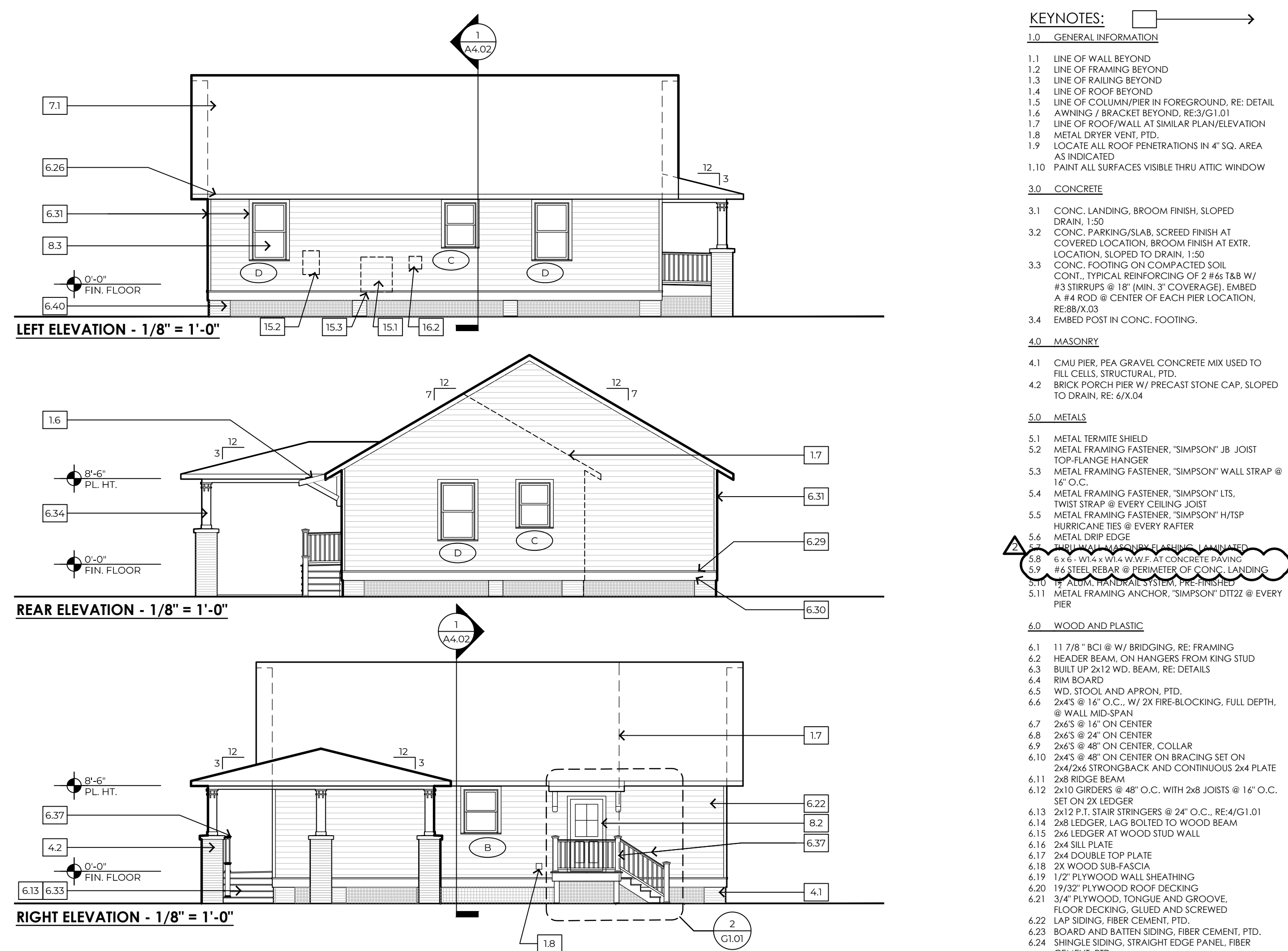
NOTES:
 1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F. U.N.O.
 2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
 3. REFER TO DETAILS 9 A&B OF AX.02 FOR HEAD/JAMB AND SILL DETAILS.

3 | SCHEDULES

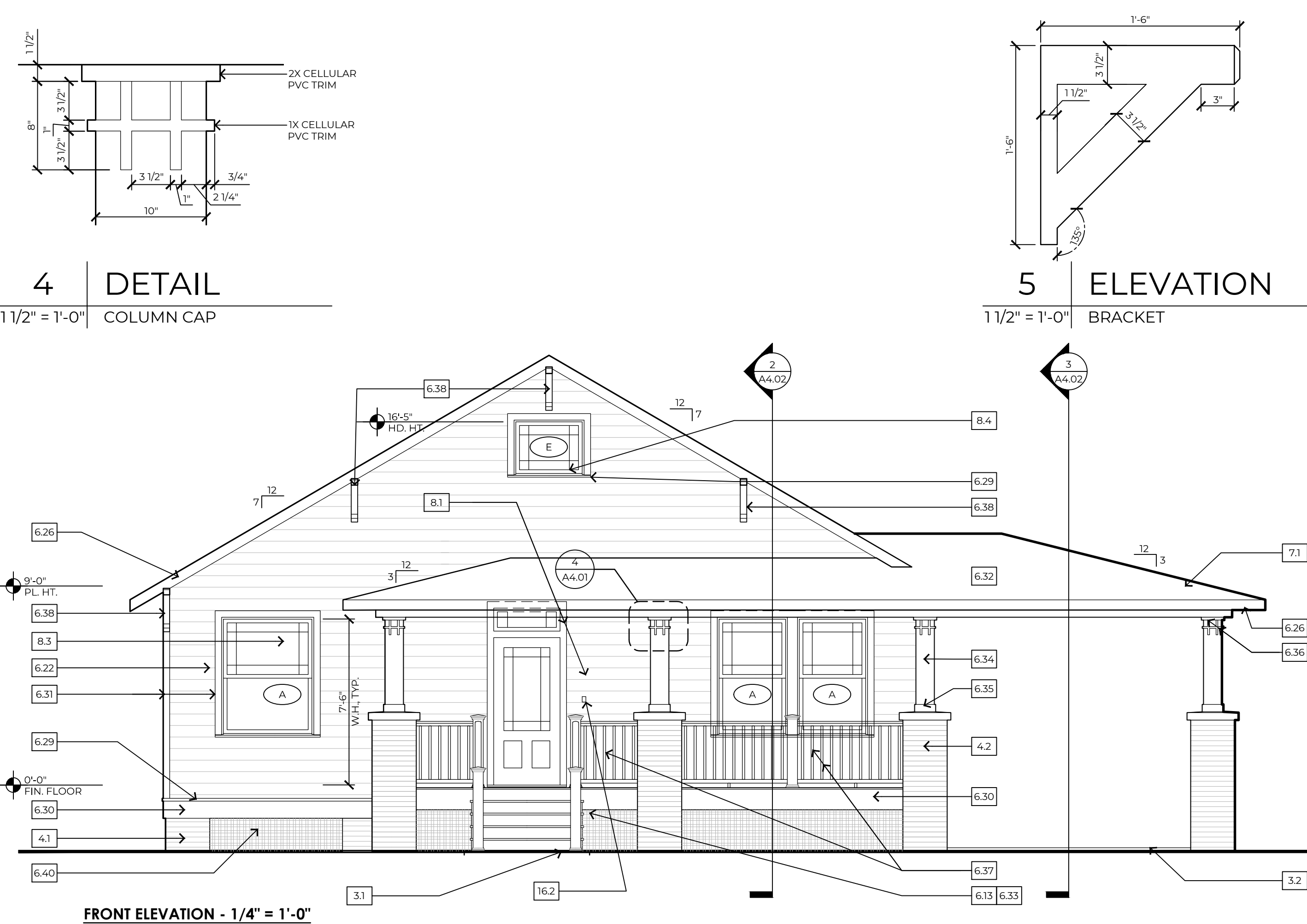


4 | CLOSET SHELVING LAYOUTS

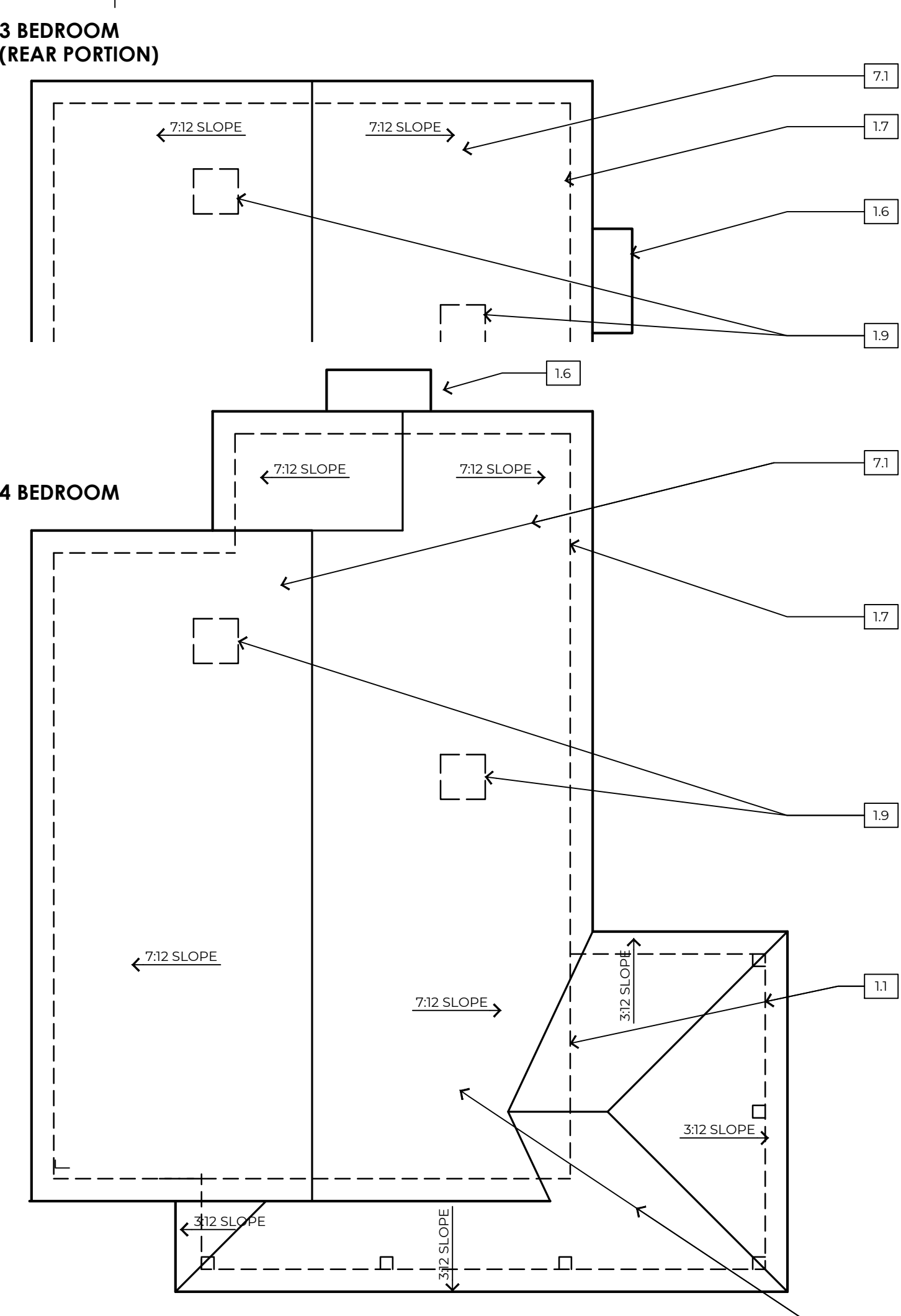
1/4"=1'-0" TYPICAL



- KEYNOTES:** →
- 1.0 GENERAL INFORMATION**
- LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF RAILING BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RES/G1.D1
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED.
 - PAIN ALL SURFACES VISIBLE THRU ATTIC WINDOW
- 3.0 CONCRETE**
- CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE:RBX.03
 - EMBED POST IN CONC. FOOTING.
- 4.0 MASONRY**
- CMU PIER, PEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
- 5.0 METALS**
- METAL TERMITE SHIELD
 - METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP-FLANGE HANGER
 - METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - METAL FRAMING FASTENER, "SIMPSON" LTS. TWIST STRAP @ EVERY CEILING JOIST
 - METAL FRAMING FASTENER, "SIMPSON" H/ISP HURRICANE TIES @ EVERY RAFTER
 - METAL DRIP EDGES
 - 6" x 6" W/4 W/W.F. AT CONCRETE PAVING JOINTS REAR @ CENTER OF PORCH LANDING
 - METAL FRAMING ANCHOR, "SIMPSON" DITZ2 @ EVERY PIER
- 6.0 WOOD AND PLASTIC**
- 1 1/8" BCI @ W/ BRIDGING, RE: FRAMING
 - HEADER BEAM, ON HANGERS FROM KING STUD
 - BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - RIM BOARD
 - WD. STOOL AND APRON, PTD.
 - 2x4 @ 16" O.C. W/ 2x FIRE-BLOCKING, FULL DEPTH @ WALL MID-SPAN
 - 2x6 @ 16" ON CENTER
 - 2x6 @ 24" ON CENTER
 - 2x6 @ 48" ON CENTER, COLLAR
 - 2x6 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 2x6 RIDGE BEAM
 - 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2x LEDGER
 - 2x12 P.T. STAIR STRINGERS @ 24" O.C., RE: 4/V1.01
 - 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 2x6 LEDGER AT WOOD STUD WALL
 - 2x4 SILL PLATE
 - 2x4 DOUBLE TOP PLATE
 - 2x WOOD SUB-FASCIA
 - 1 1/2" PLYWOOD WALL SHEATHING
 - 1 1/2" PLYWOOD ROOF BECKING
 - 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - LAP SIDING, FIBER CEMENT, PTD.
 - BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - SINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - EAVE FASCIA, FIBER CEMENT, PTD.
 - PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD, RE: 5/A..04
 - TRIM, 1x, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - SKIRT TRIM, 1x, FIBER CEMENT, PTD., RE: DETAIL
 - TRIM, 1/4", FIBER CEMENT, PTD.
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE:4/G1.01
 - COLUMN TRIM/WRAP 1x, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD., RE: DETAIL
 - COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., 80" BRACKET ON 2x8-48" BATTEN BRK1824M OR EQ., CORREL ON 3x8-54" 58" FYPON COR 24x54x56 OR EQ., CUT TO 18", RE: DETAIL
 - MOLDING, CELLULAR PVC, PTD.
 - LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 1x6 WD. BASE W/ 3/4" SHOE WOOD, PTD.
 - F.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6x6 P.T. WD. POSTS
 - 4x4 P.T. WD. POSTS
 - (2)2x4 GIRDERS @ 48" O.C. B/T 2x8 RIMS
 - 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x2 NALER
 - 2x4 KING STUD AT EACH SIDE OF OPENING
 - 2x4 CRIPPLE STUD BELOW WINDOW
 - 4x4 POST BRACKET LAG BOLTED TO 2x6 WD. BLOCKING B/T STUDS IN THE WALL WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM 6930 OR EQ.
 - 4x6 WOOD POST, TREATED
 - 2x WOOD BLOCKINGS ON THE 4' SIDE OF POST

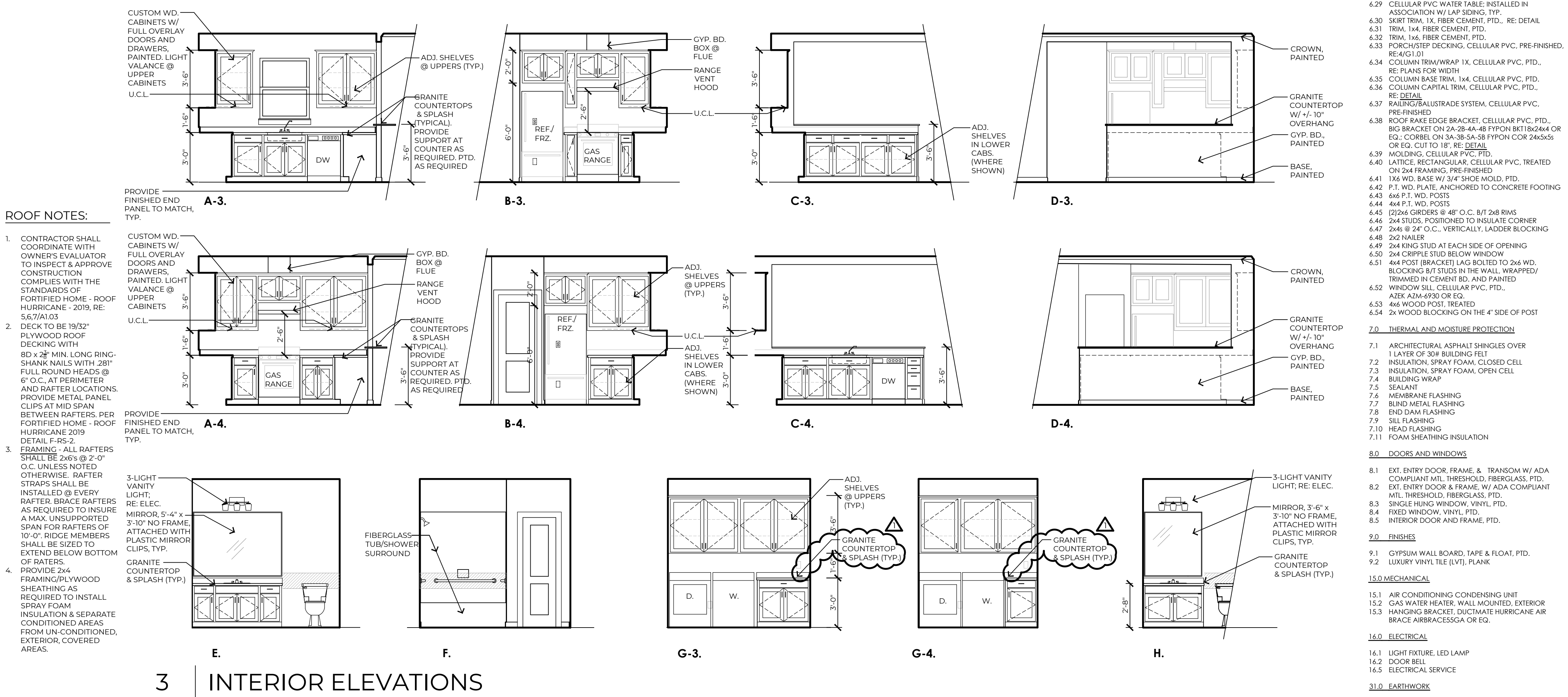


1 EXTERIOR ELEVATIONS



2 ROOF PLAN

1/8"=1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.

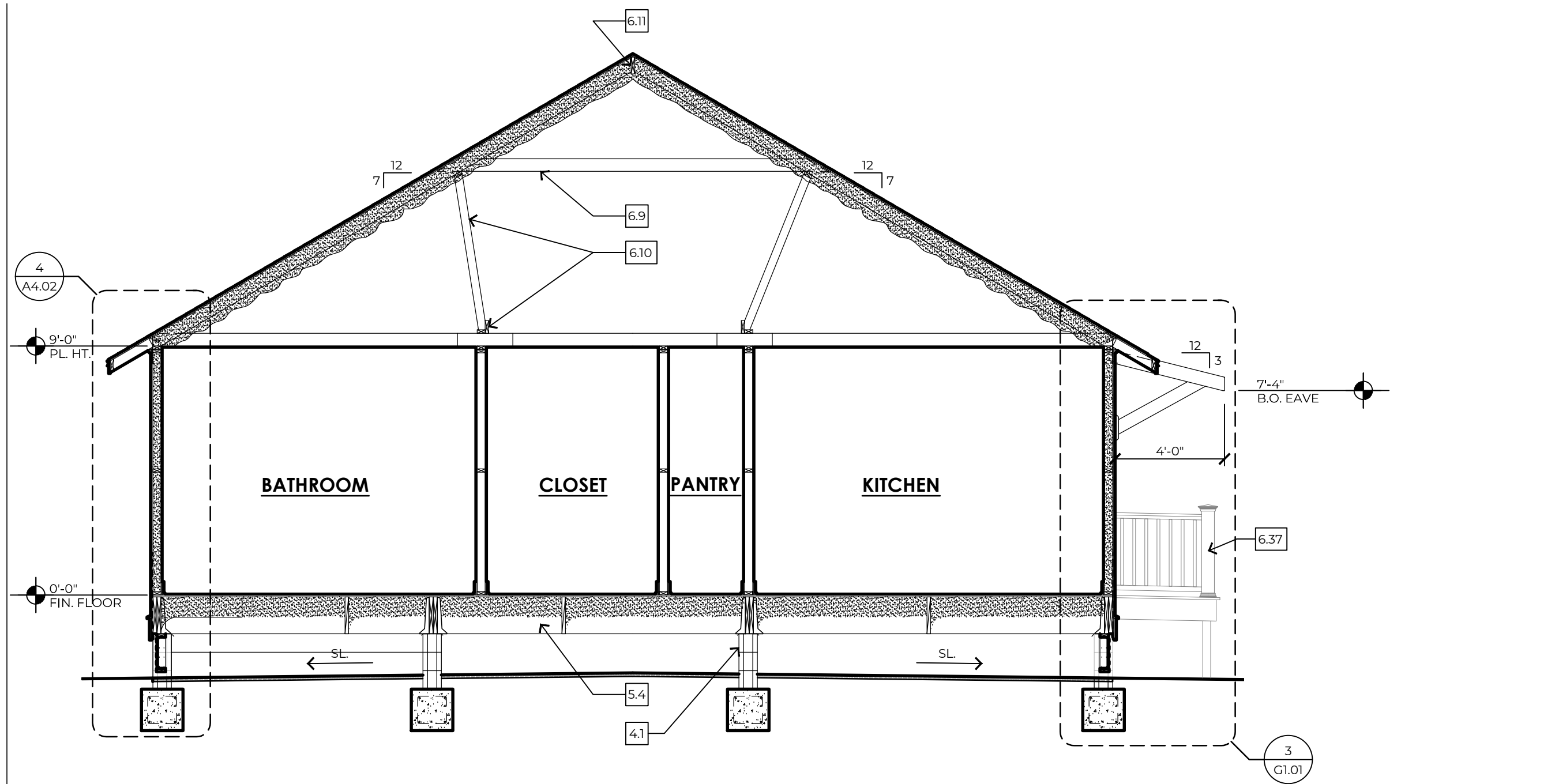


3 INTERIOR ELEVATIONS

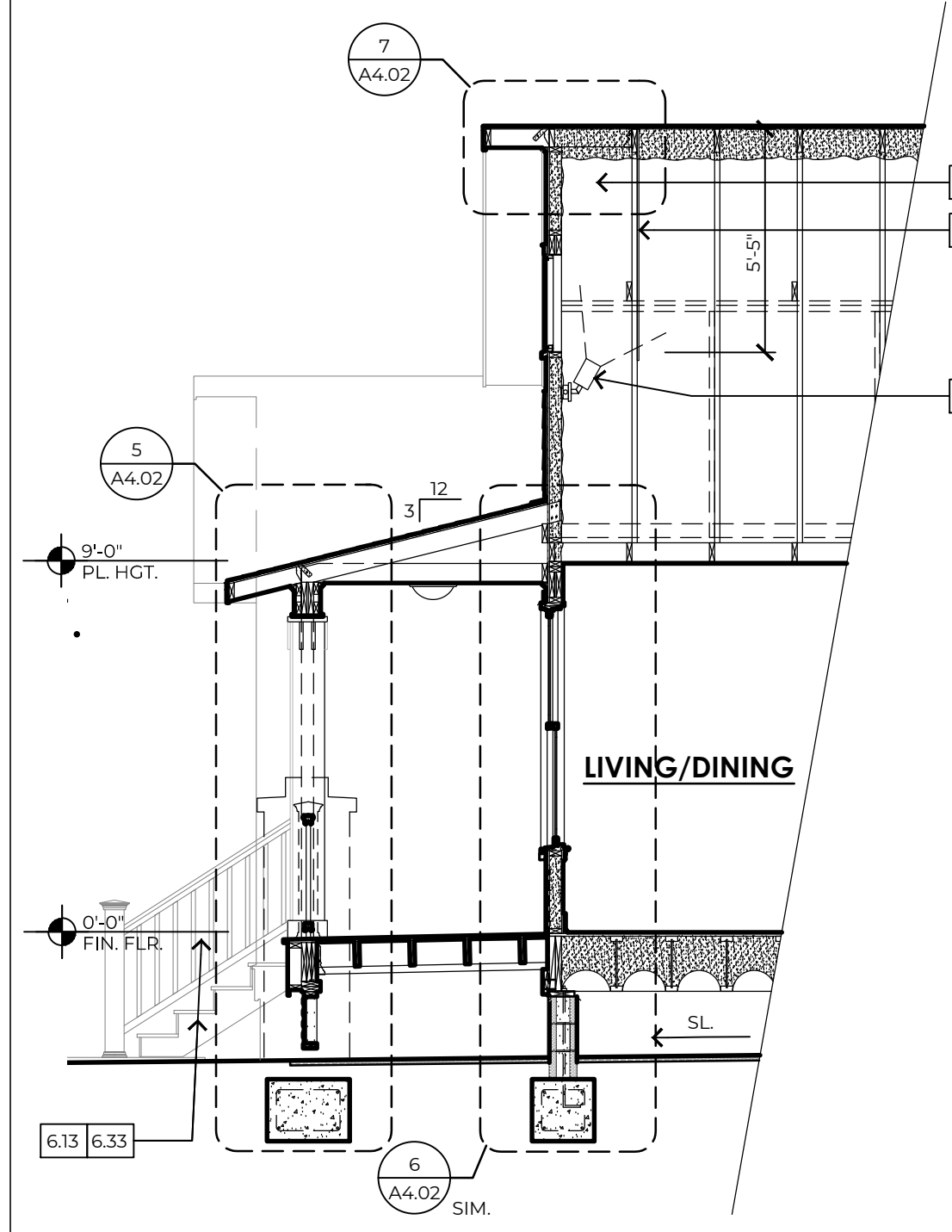
1/4"=1'-0"

- ROOF NOTES:**
- CONTRACTOR SHALL COORDINATE WITH OWNER'S EVALUATOR TO INSPECT & APPROVE CONSTRUCTION COMPLIES WITH THE STANDARDS OF FORTIFIED HOME - ROOF HURRICANE - 2019, RE: 567/A1.03
 - DECK TO BE 19/32" PLYWOOD ROOF DECKING WITH 8D x 28" MIN. LONG RING-SHANK NAILS WITH 289" 3"10" NO FRAME ATTACHED WITH PLASTIC MIRROR CLIPS, TYP. PROVIDE METAL PANEL CLIPS AT MID SPAN BETWEEN RAFTERS, PER FORTIFIED HOME - ROOF HURRICANE 2019 DETAIL F-RS-2
 - FRAMING - ALL RAFTERS SHALL BE 2x6 @ 2'-0" O.C. UNLESS NOTED OTHERWISE. RAFTER STRAPS SHALL BE INSTALLED @ EVERY RAFTER. BRACE RAFTERS AS REQUIRED TO INSURE A MAX. UNSUPPORTED SPAN FOR RAFTERS OF 10'-0". RIDGE MEMBERS SHALL BE SIZED TO EXTEND BELOW BOTTOM OF BATTENS.
 - PROVIDE 2x4 FRAMING/PLYWOOD SHEATHING AS REQUIRED TO INSTALL SPRAY FOAM INSULATION & SEPARATE CONDITIONED AREAS FROM UN-CONDITIONED, EXTERIOR, COVERED AREAS.
- 3-LIGHT VANITY LIGHT; RE: ELEC.**
- MIRROR, 5'-4" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.**
- GRANITE COUNTERTOP & SPLASH (TYP.)**
- FIBERGLASS TUB/SHOWER SURROUND**
- ADJ. SHELVES @ UPPIERS (TYP.)**
- RANGE VENT HOOD**
- GRANITE COUNTERTOP & SPLASH (TYPICAL). PROVIDE SUPPORT AT COUNTER AS REQUIRED, PTD. AS REQUIRED**
- CYP. BD. BOX @ FLUE**
- ADJ. SHELVES IN LOWER CABS. (WHERE SHOWN)**
- GRANITE COUNTERTOP & SPLASH (TYP.)**
- ADJ. SHELVES @ UPPIERS (TYP.)**
- ADJ. SHELVES IN LOWER CABS. (WHERE SHOWN)**
- 3-LIGHT VANITY LIGHT; RE: ELEC.**
- MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.**
- GRANITE COUNTERTOP & SPLASH (TYP.)**
- GRANITE COUNTERTOP & SPLASH (TYP.)**

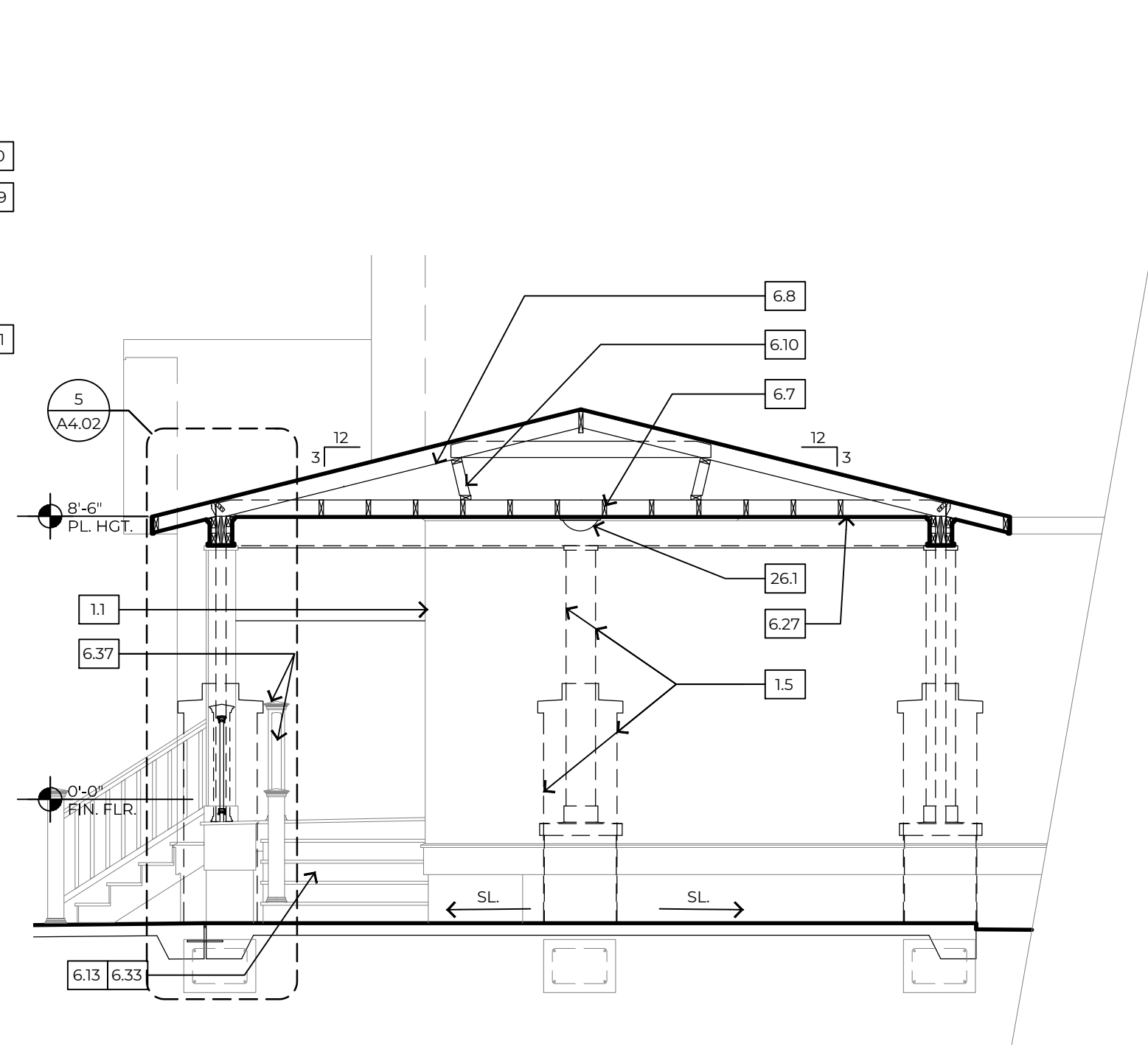
- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAISING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/161 D1
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3" COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBAR/CS EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE
 - 5.7 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE DAVING
 - 5.8 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE DAVING
 - 5.9 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE DAVING
 - 5.10 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE DAVING
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" x 1 1/8" W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MIDSPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 GROSS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 6/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD. RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD. RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD. RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD. RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 PIPON #811-824x4 OR EQ., CORBEL ON 3x8-5x8 FYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - 6.39 MOULDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 (2)2x4 GROSS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x4 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALKER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FRED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



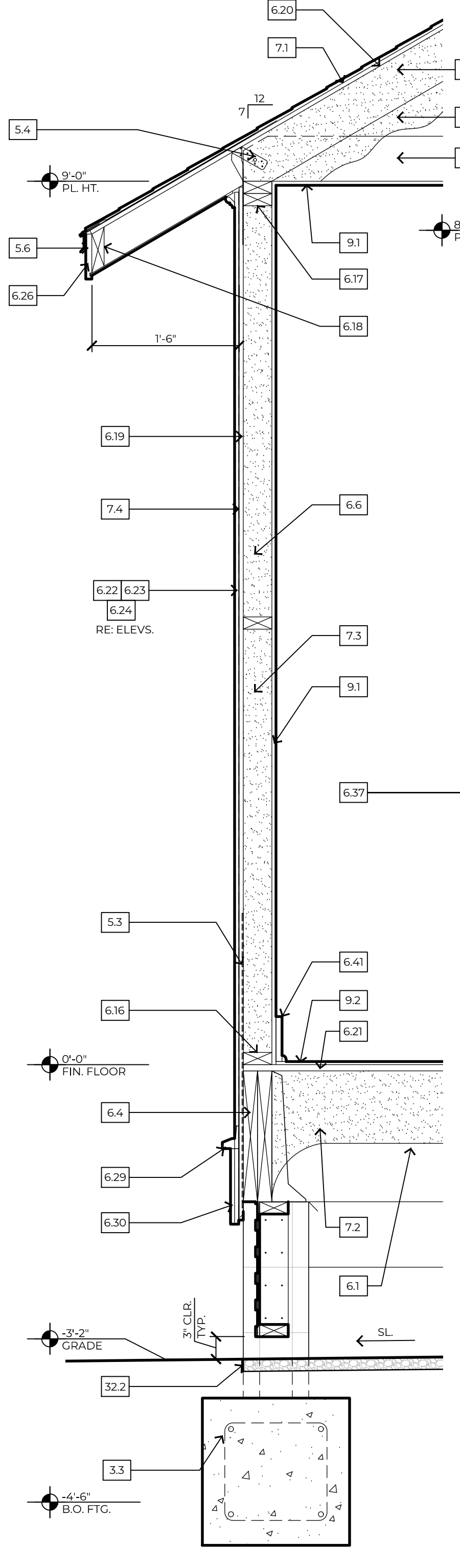
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



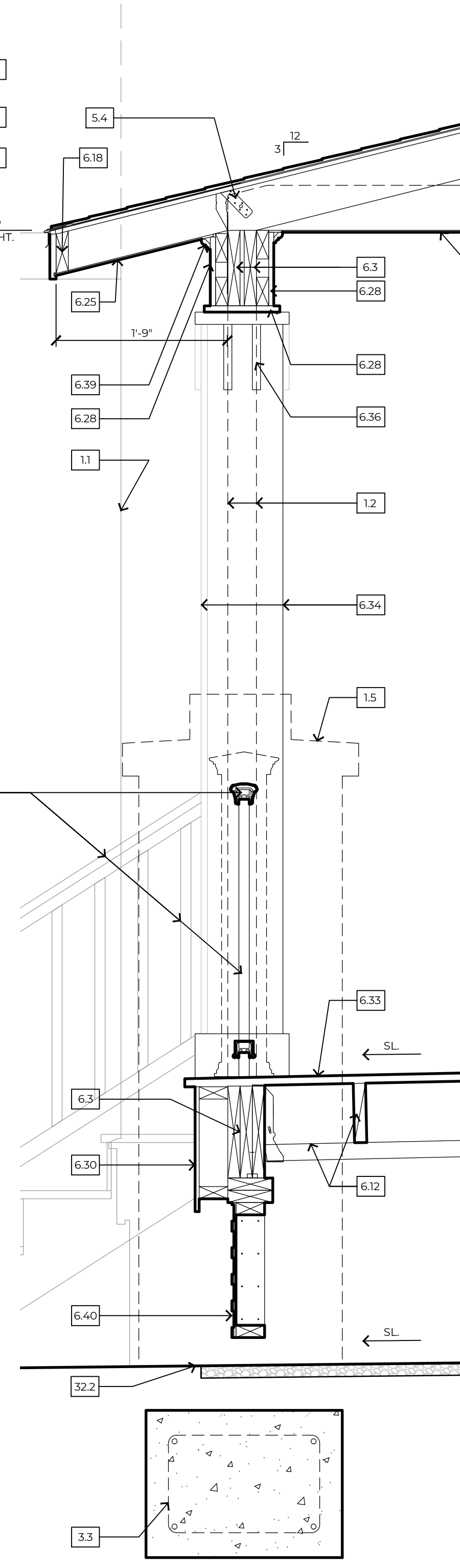
2 BUILDING SECTION
1/4"=1'-0" TYPICAL



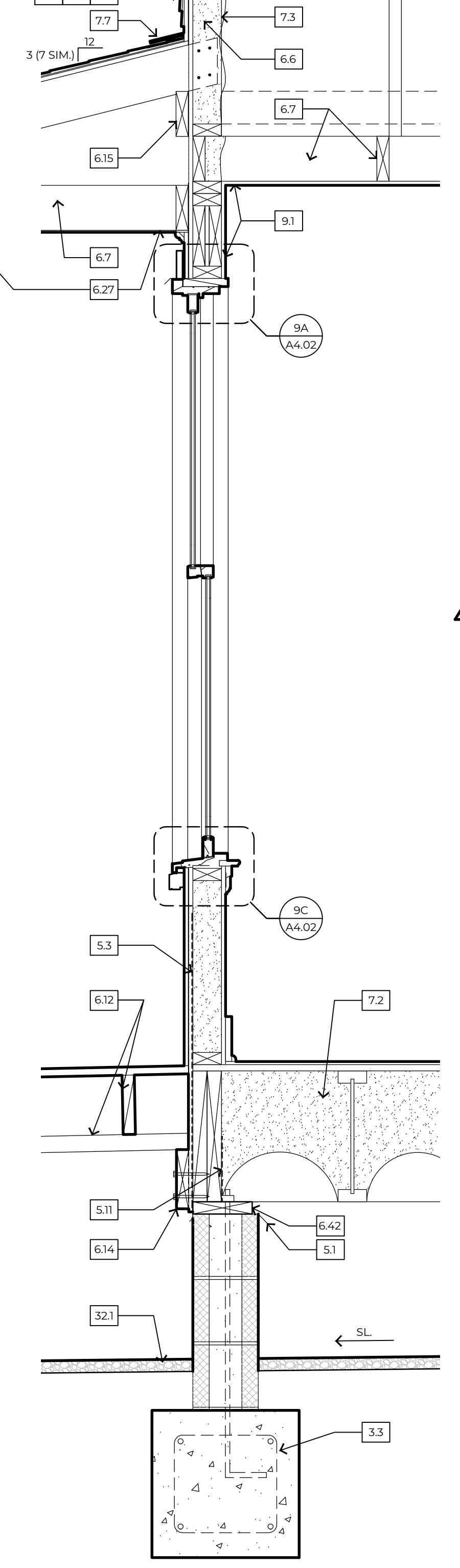
3 BUILDING SECTION
1/4"=1'-0" TYPICAL



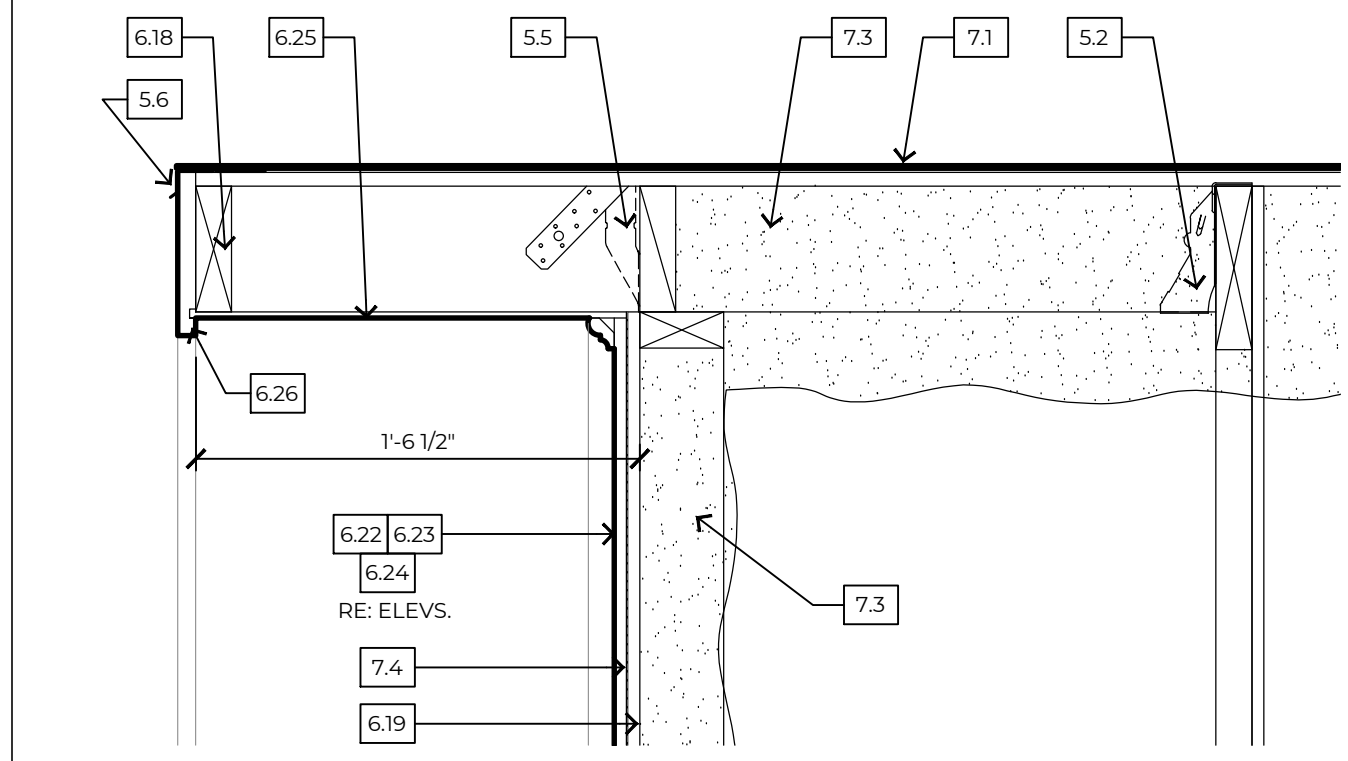
4 WALL SECTION
1"=1'-0" TYPICAL



5 WALL SECTION
1"=1'-0" TYPICAL

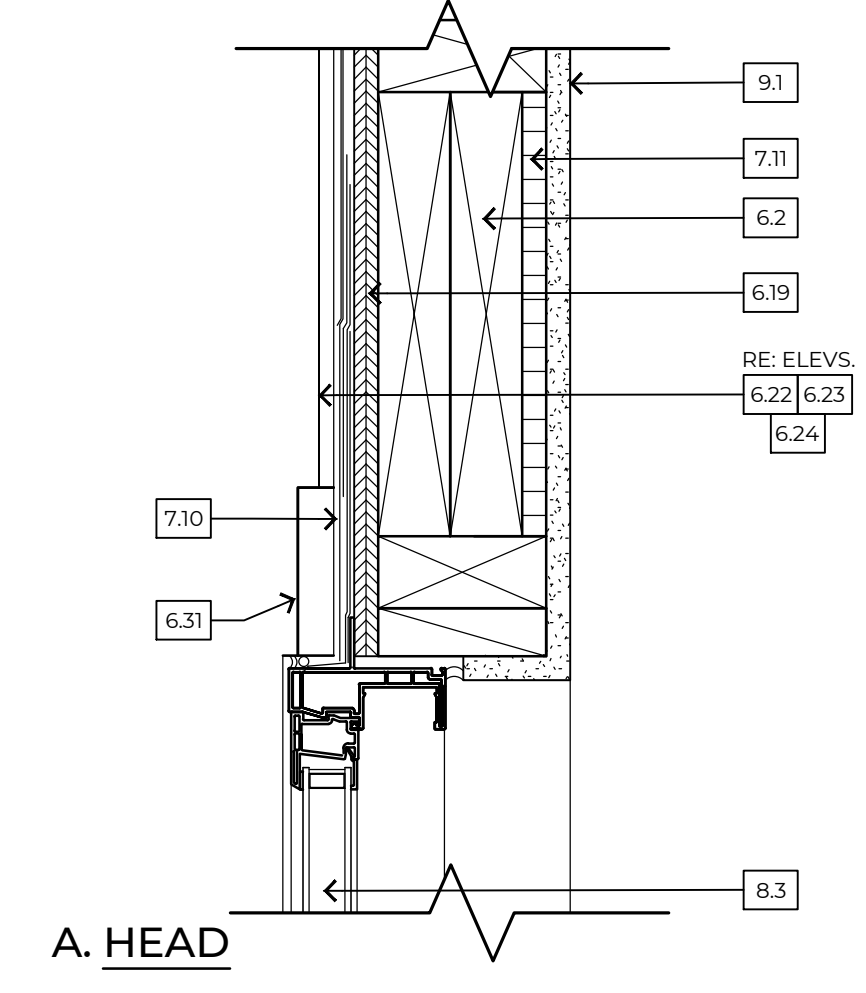


6 WALL SECTION
1"=1'-0" TYPICAL

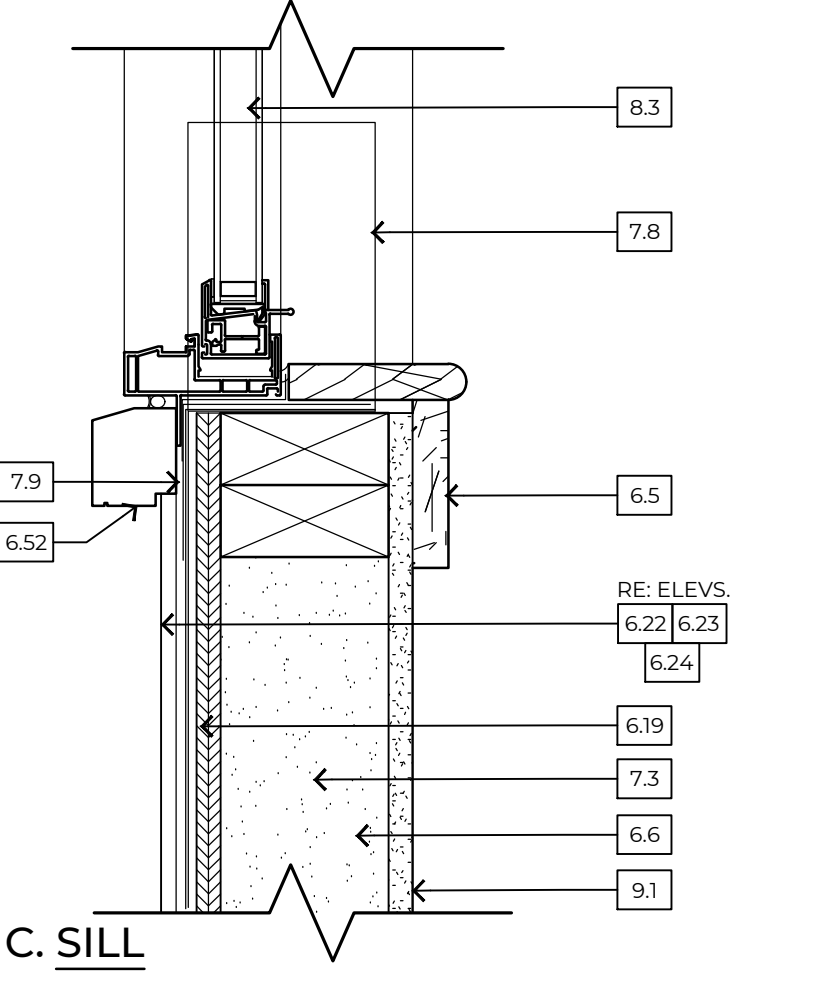
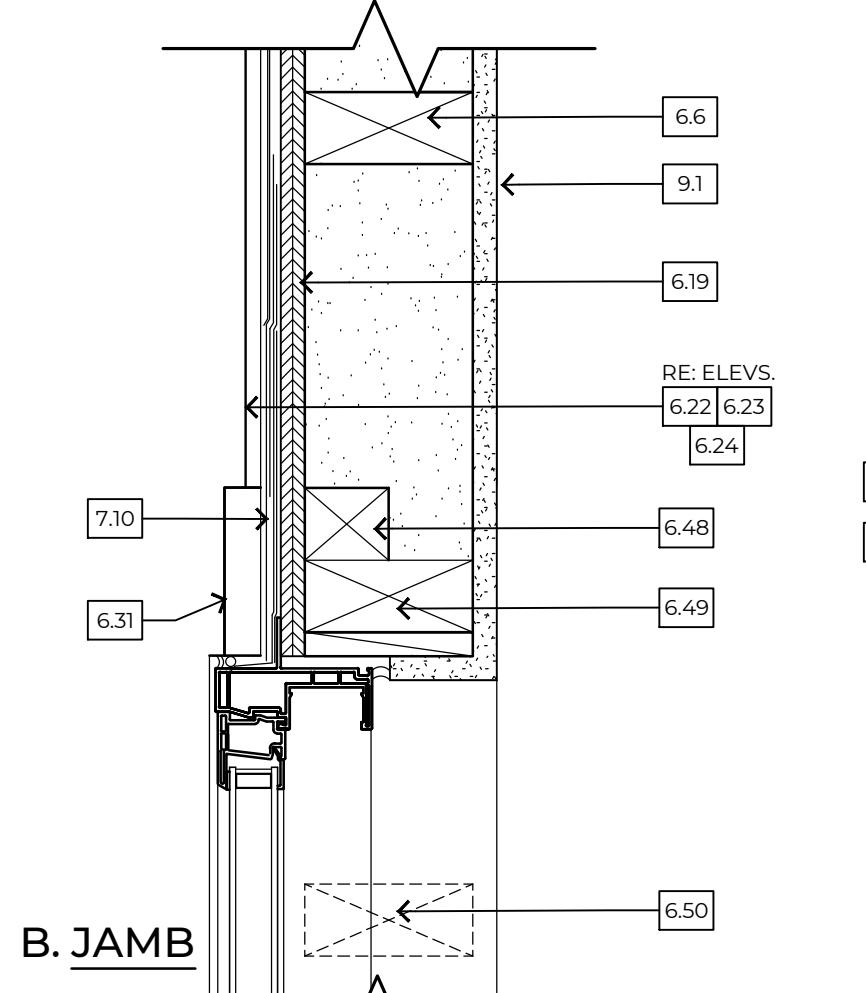


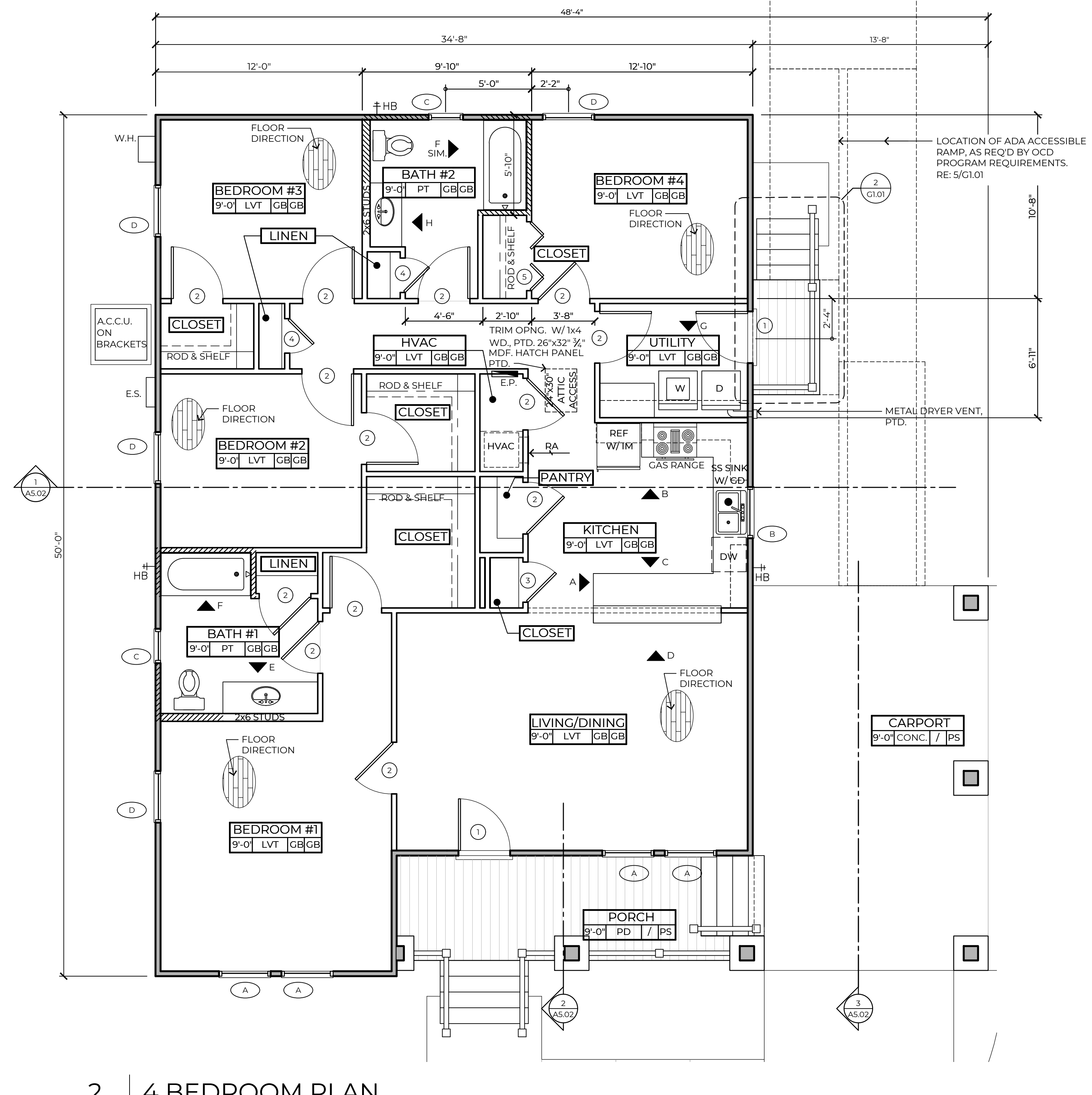
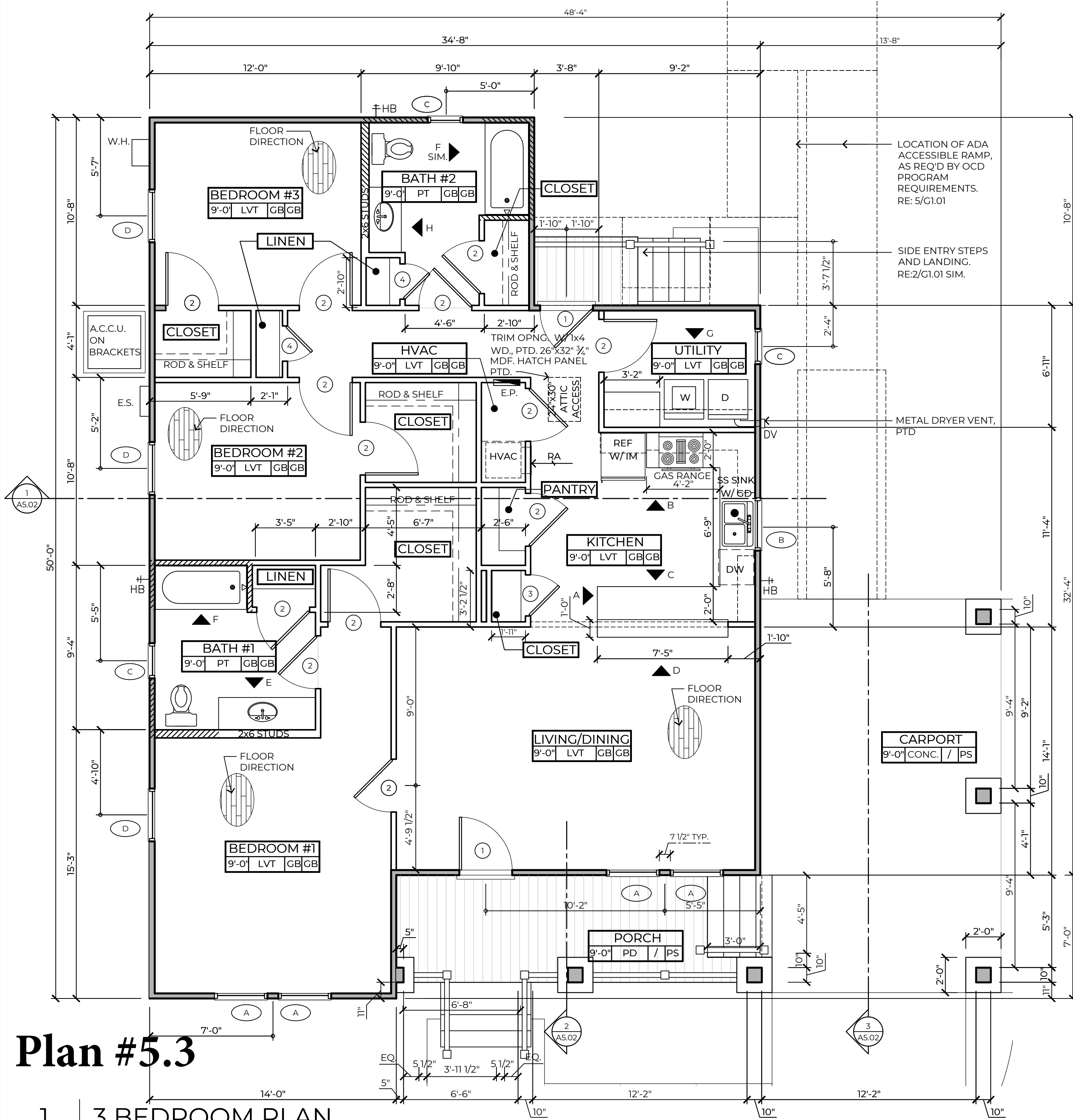
7 RAKE EDGE DETAIL
1 1/2"=1'-0" TYPICAL

8 NOT USED






9 OPENING DETAILS
3"=1'-0" TYPICAL





WALL TYPE SCHEDULE:

-  2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
-  2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 3/4" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
-  SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

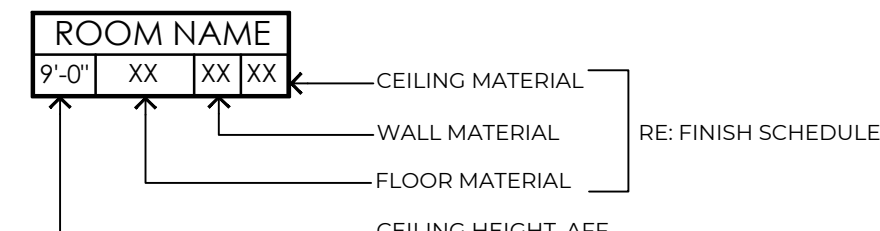
NOTE: PROVIDE 2x6 AS INDICATED

FINISH SCHEDULE	
MATERIAL	DESCRIPTION
PT	PORCELAIN TILE, 12" X 12". INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE.
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFGR: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

NOTES:
 1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
 2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

3 SCHEDULES



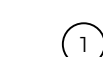

ROOM SCHEDULE NAME:



DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0"x 6'-8" x 1 3/4"
2	3'-0"x 6'-8" x 1 3/8"
3	2'-4"x 6'-8" x 1 3/8"
4	2'-0"x 6'-8" x 1 3/8"
5	4'-0"x 6'-8" x 1 3/8"

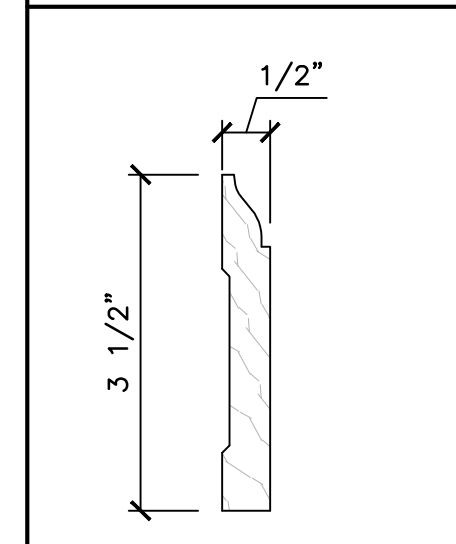
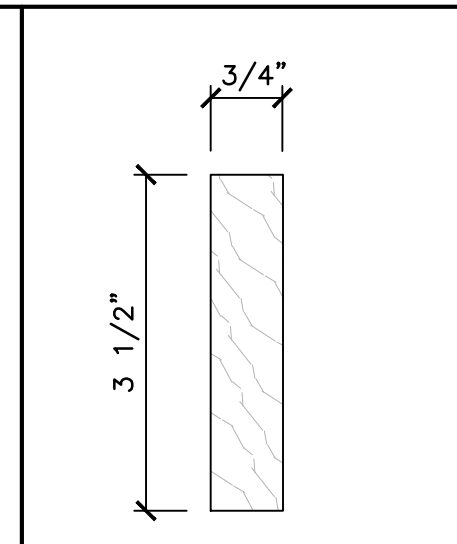
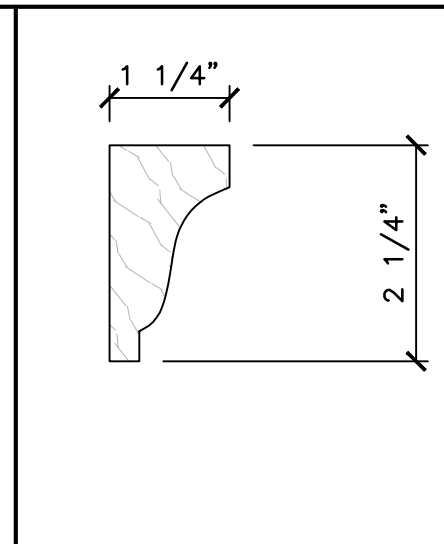
NOTES:
 1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
 2. 3'-0" x 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

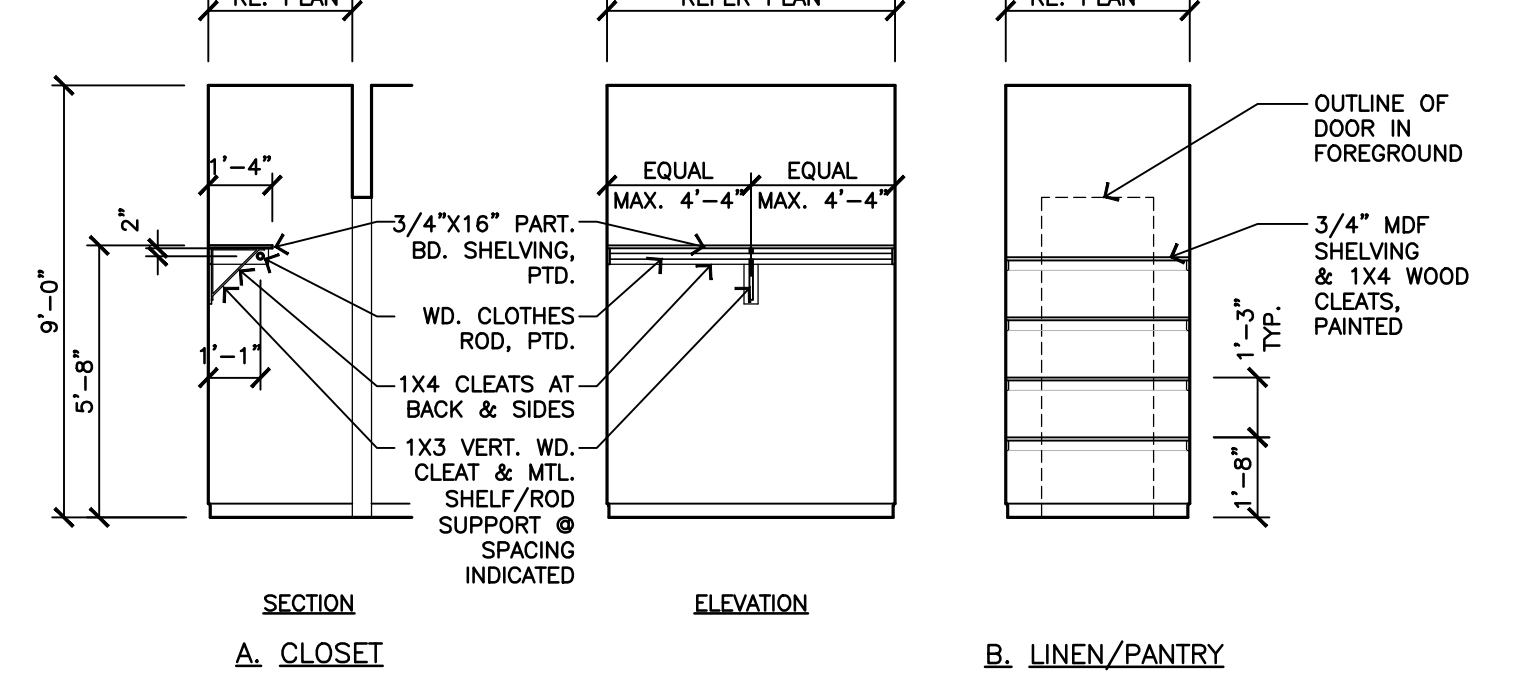
SYMBOL LEGEND:

-  BUILDING SECTIONS
-  WINDOW OPENING
-  DOOR OPENING
-  INTERIOR ELEVATIONS

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" x 5'-6"
B	3'-0" x 4'-0"
C	2'-0" x 3'-0"
D	3'-0" x 5'-6"
E	3'-0" x 2'-6"

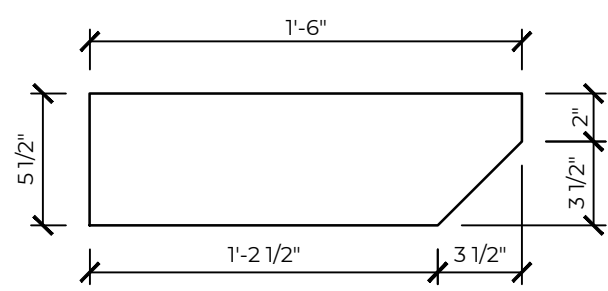
NOTES:
 1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.O.
 2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
 3. 3'-0" x 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

WOOD MOLDINGS & TRIM, PAINTED		
BASE	DOOR	CROWN
		

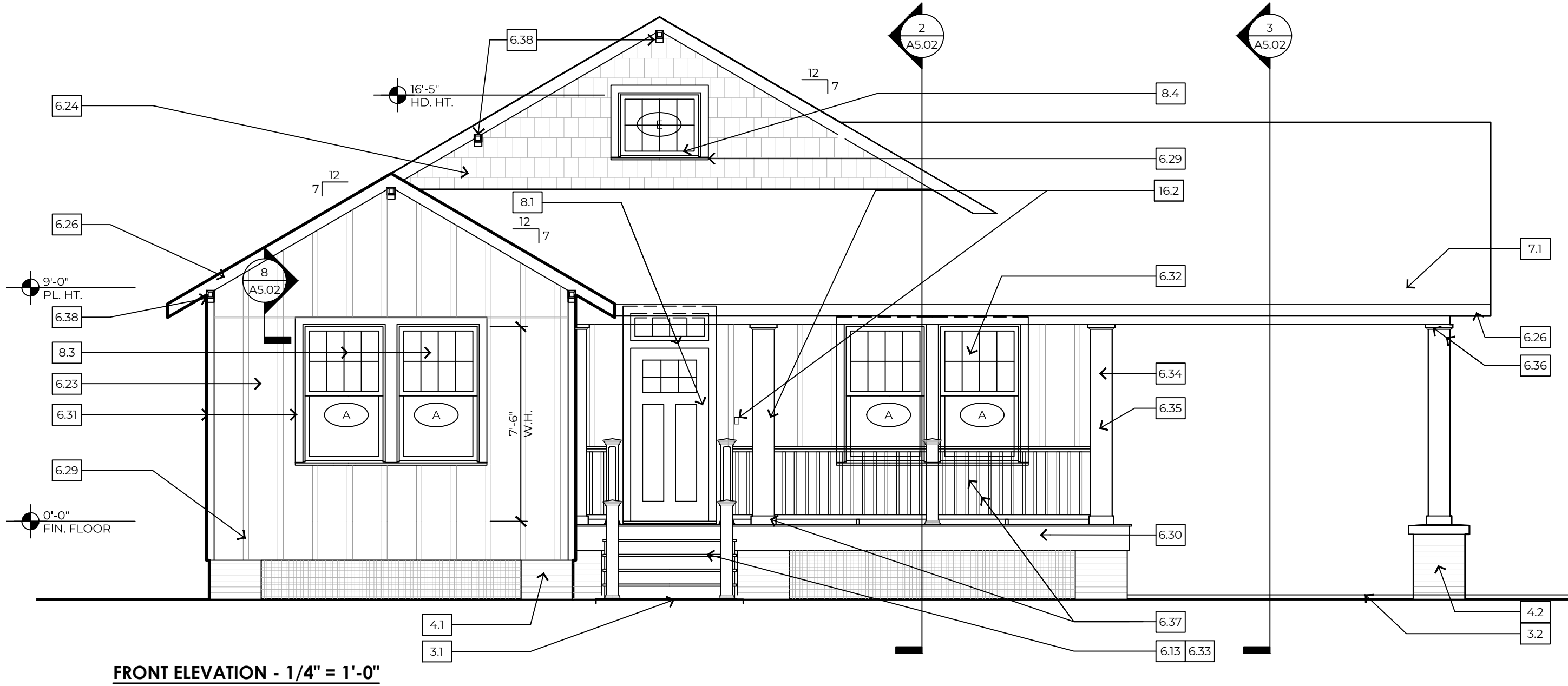


4 CLOSET SHELVING LAYOUTS

1/4"=1'-0" TYPICAL

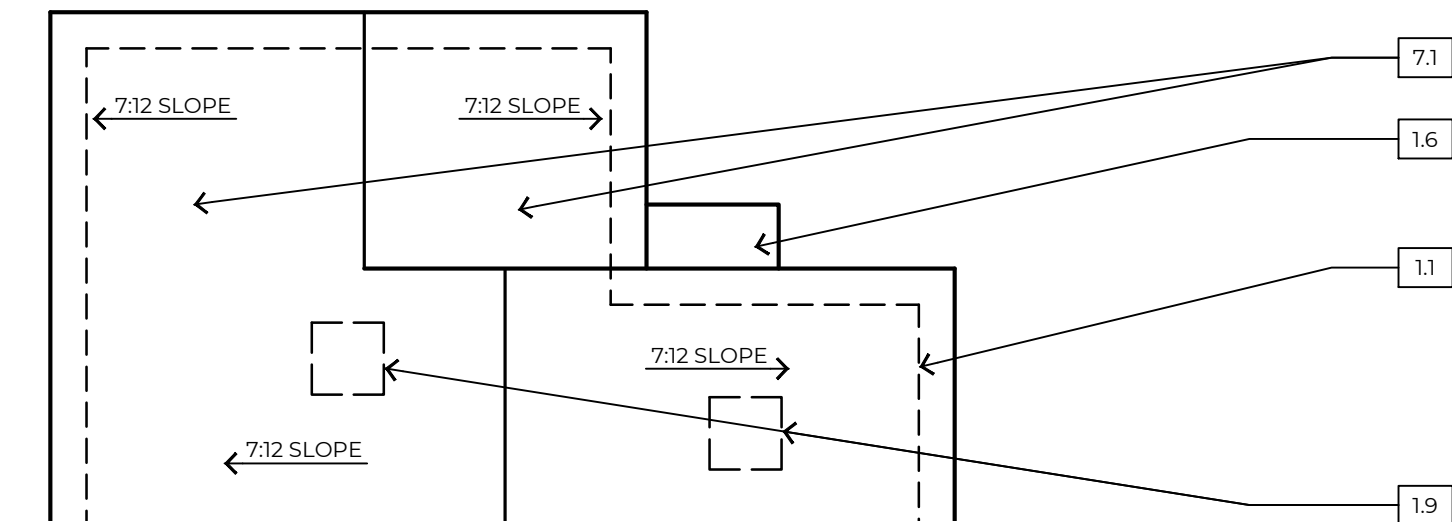


4 ELEVATION
1 1/2" = 1'-0" CORBEL

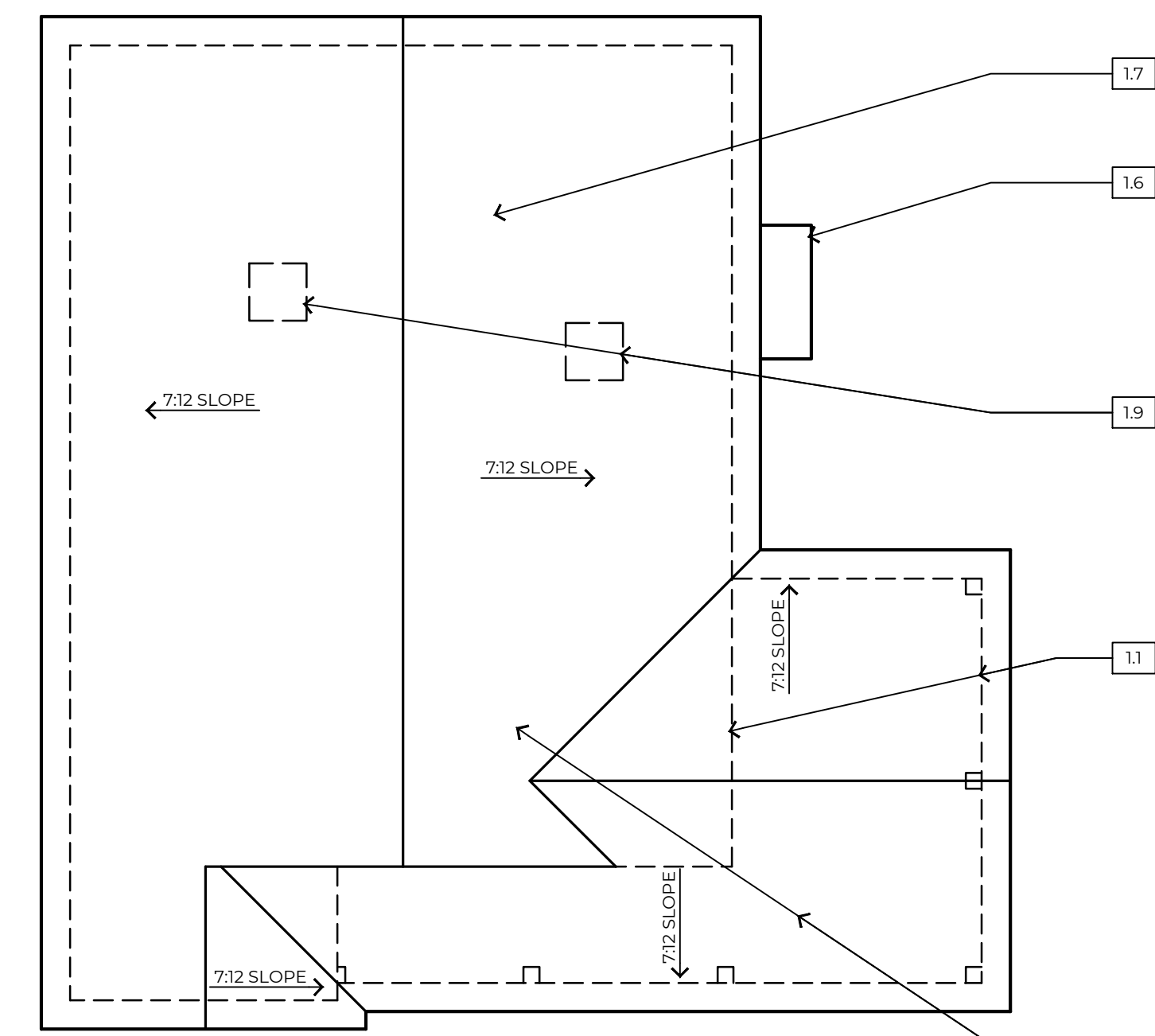


1 EXTERIOR ELEVATIONS

3 BEDROOM (REAR PORTION)

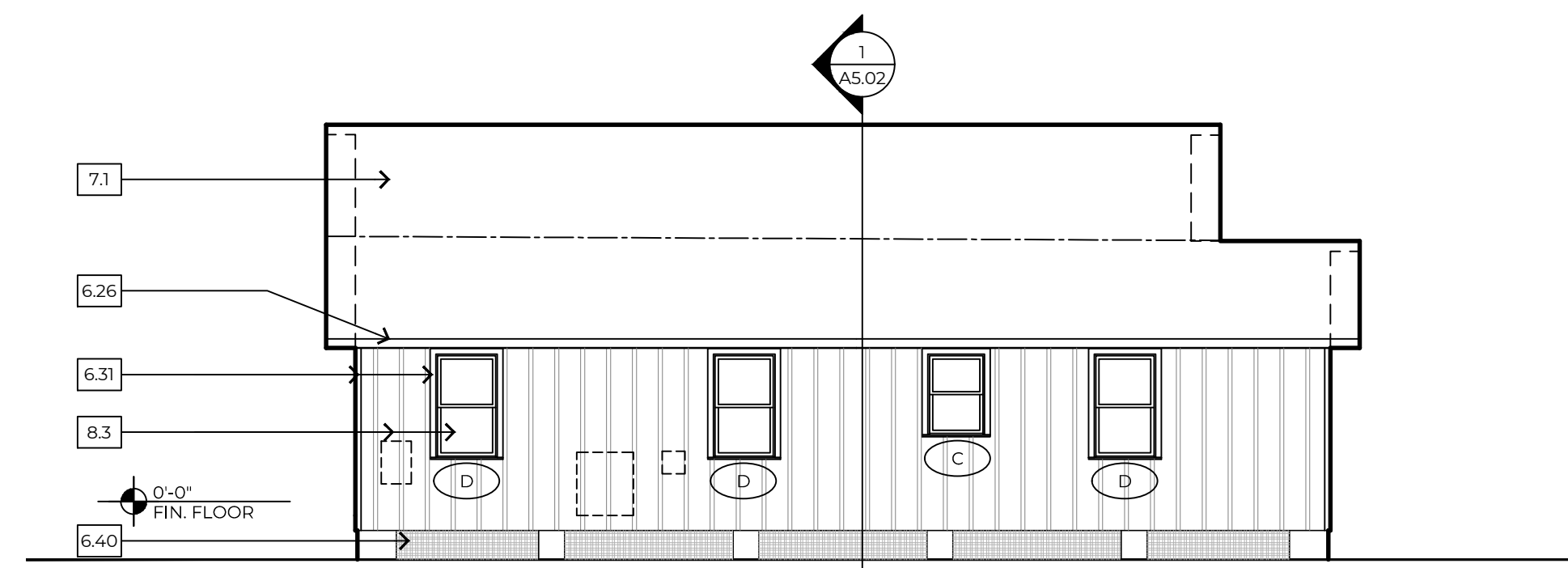


4 BEDROOM

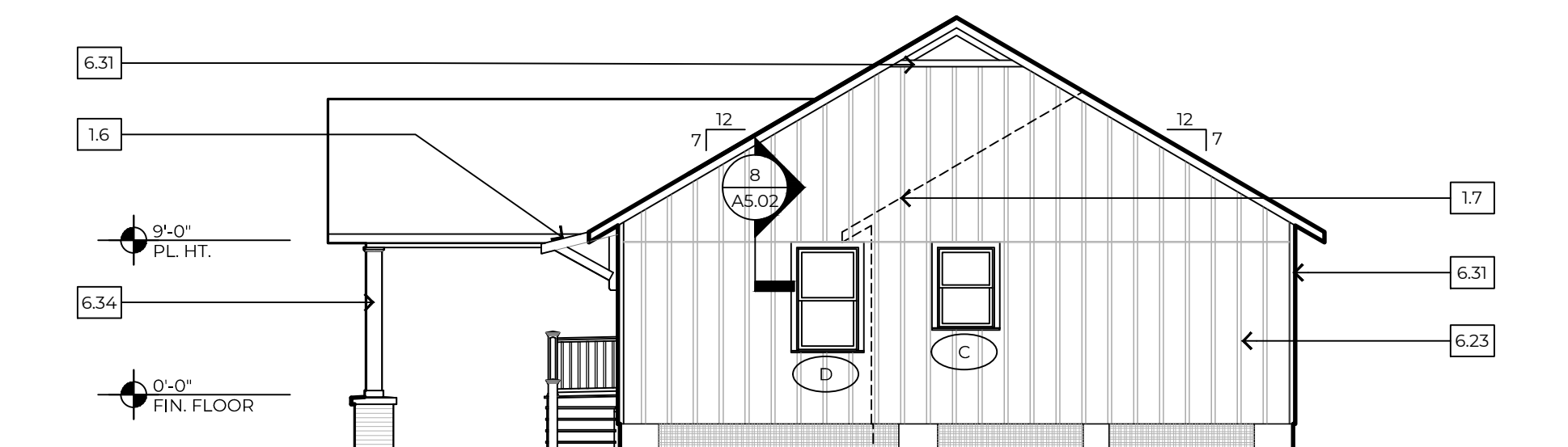


2 ROOF PLAN

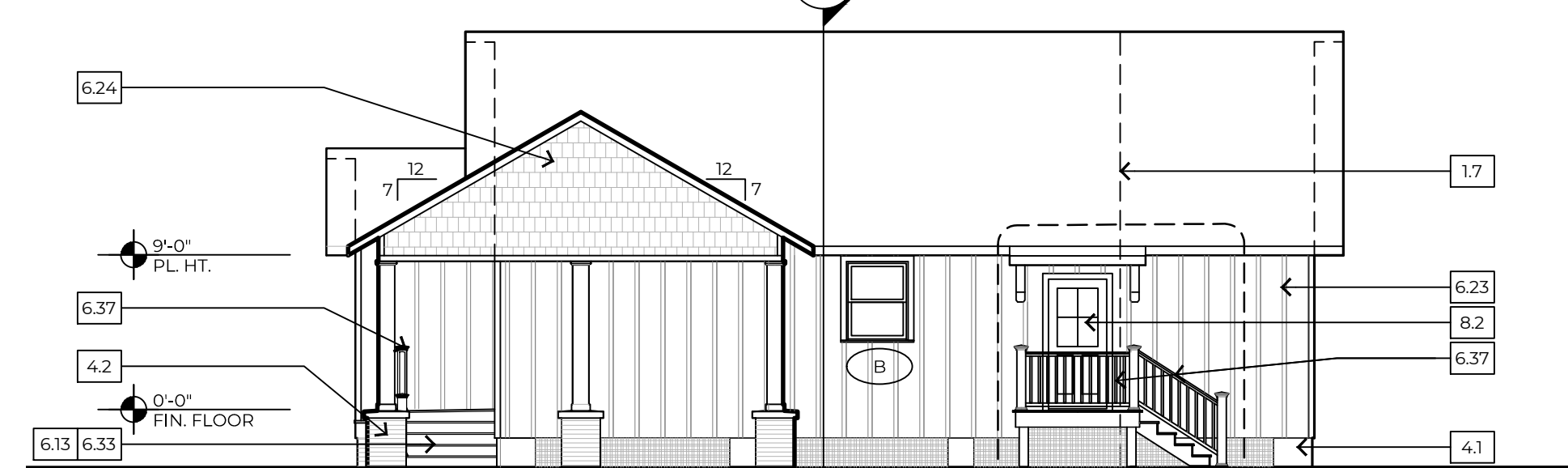
1/8"=1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.



LEFT ELEVATION - 1/8" = 1'-0"

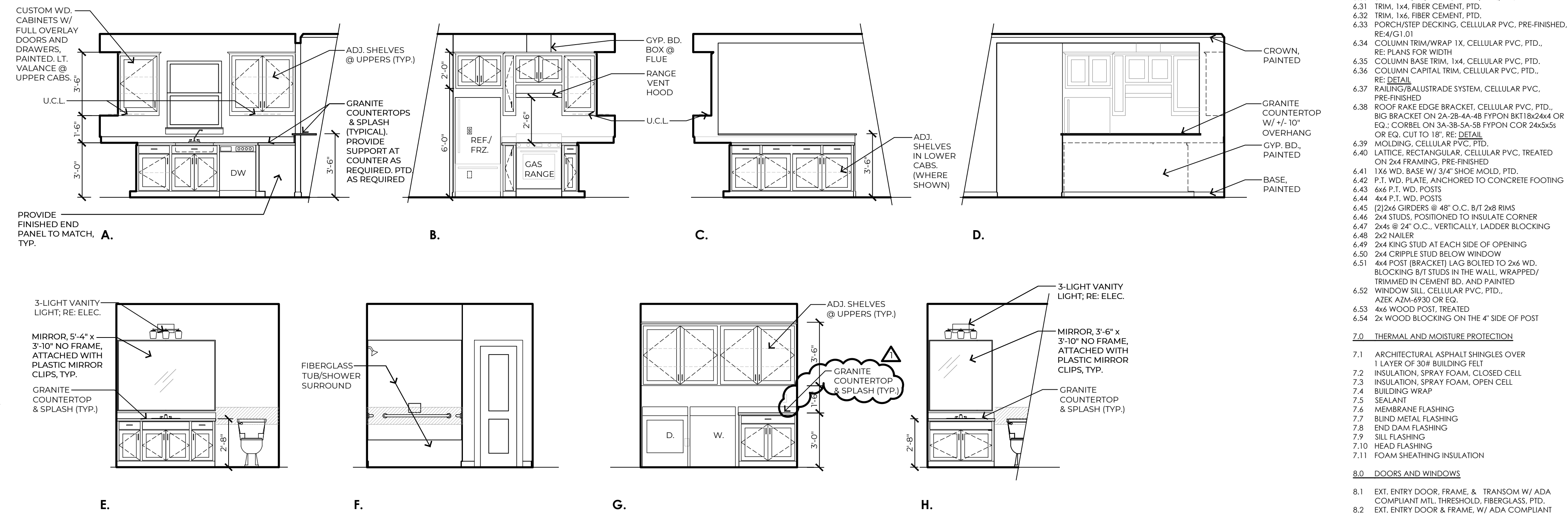


REAR ELEVATION - 1/8" = 1'-0"



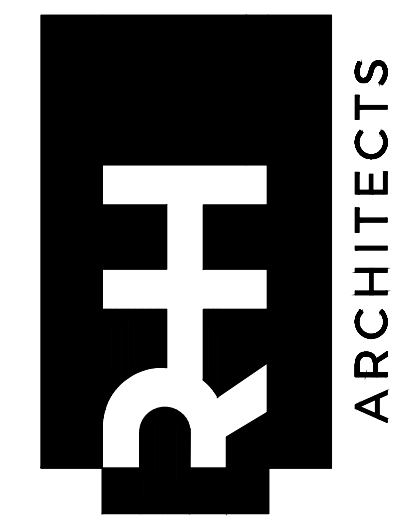
RIGHT ELEVATION - 1/8" = 1'-0"

- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAFTING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/IG1 D1
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4@18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/X.03
 - 3.4 EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, "SIMPSON" LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, "SIMPSON" H/STP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE, RE: 8/X.03
 - 5.7 METAL FRAMING ANCHOR, "SIMPSON" DTZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/2" x 8" @ 16" O.C. W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4 @ 16" O.C. W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 6.7 2x6 @ 16" ON CENTER
 - 6.8 2x6 @ 24" ON CENTER
 - 6.9 2x6 @ 48" ON CENTER, COLLAR
 - 6.10 2x4 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 LEDGER BEAM
 - 6.12 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRIPPERS @ 24" O.C. RE: 4/IG1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
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 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD. RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD. RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/IG1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD. RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD. RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 BYPON-BKT18244 OR EQ., CORBEL ON 3x8-5x8 BYPON-COR 24x5x5 OR EQ. CUT TO 18". RE: DETAIL
 - 6.39 MOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 [2]2x4 GIRDERS @ 48" O.C. B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x4 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALKER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4' SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DASH FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FRED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



3 INTERIOR ELEVATIONS

1/4"=1'-0"



Construction Documents for
Audubon Estates Subdivision - Pecan Acres Sustainable
Restoration Program - Contract B - Residential
Construction, Phase 1
LA Highway 10
New Roads, Louisiana, 70760

PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
© 2020 RHH ARCHITECTS, APAC

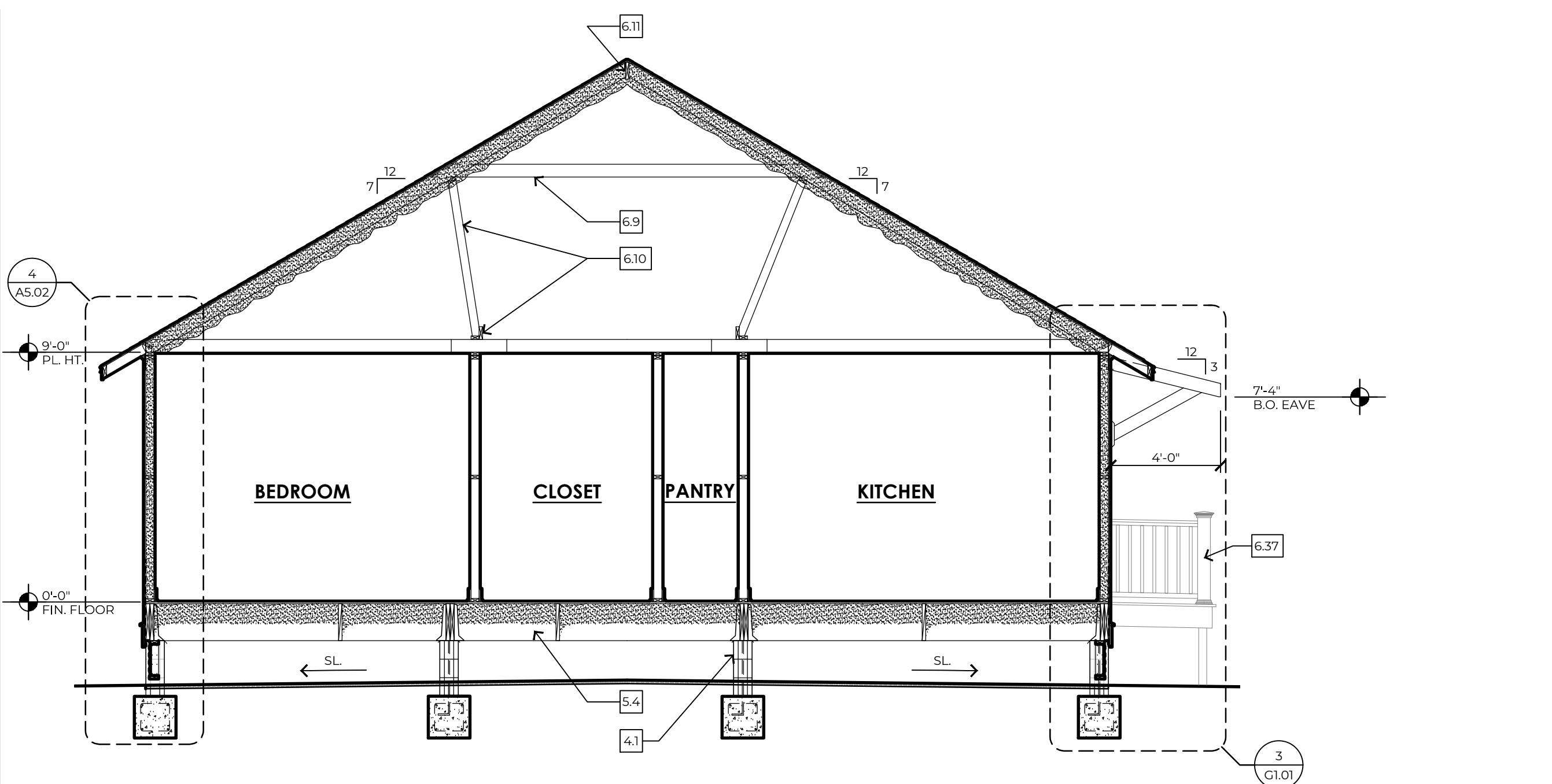
REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/10/20

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION
TYPE 3A
EXTERIOR ELEV.,
ROOF PLAN,
INTERIOR ELEVATIONS

A5.01

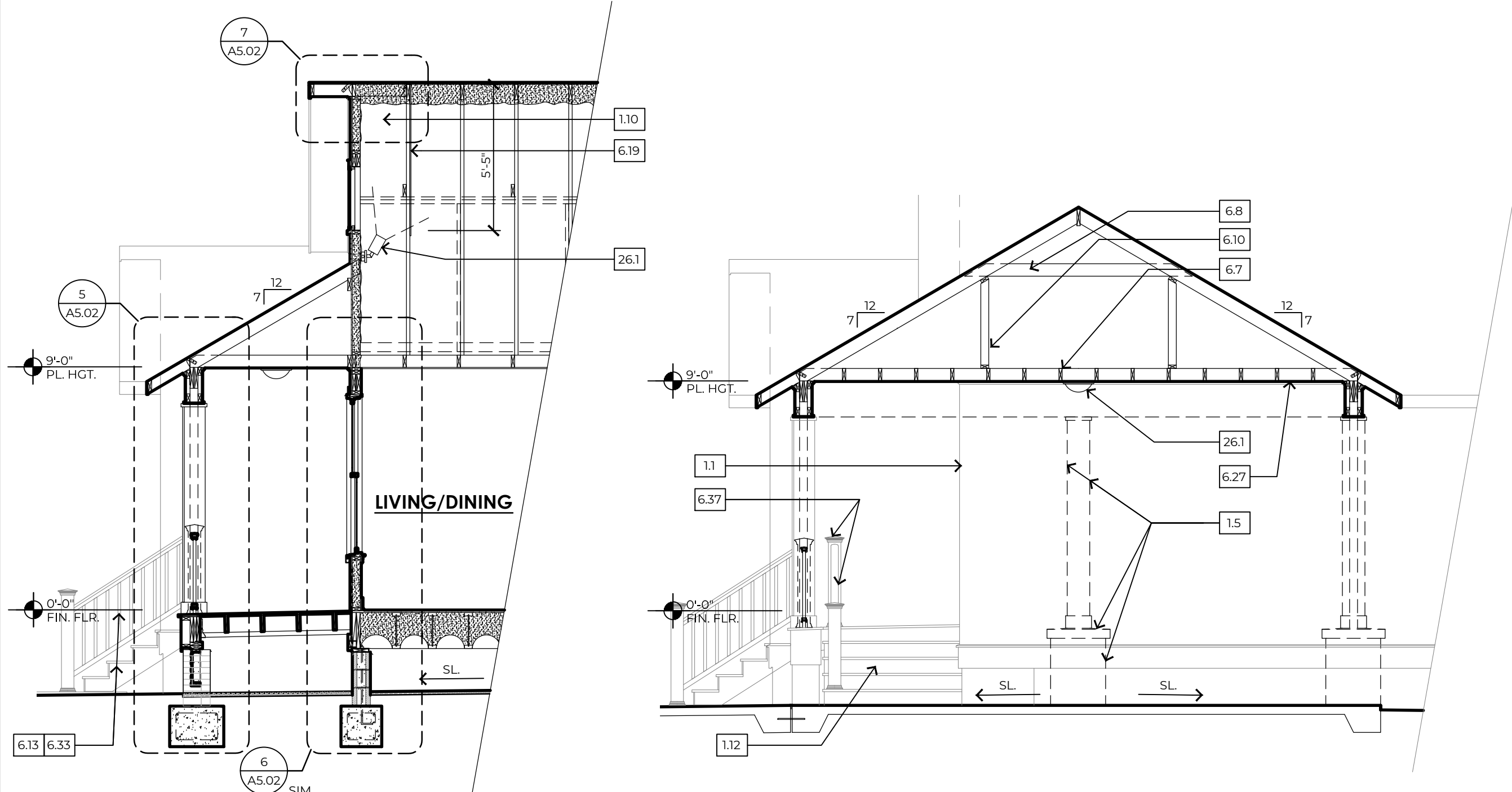
KEYNOTES:

- 1.0 GENERAL INFORMATION
- 1.1 LINE OF WALL BEYOND
- 1.2 LINE OF FRAMING BEYOND
- 1.3 LINE OF RAILING BEYOND
- 1.4 LINE OF ROOF BEYOND
- 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
- 1.6 AWNING / BRACKET BEYOND, RE: 3161.01
- 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
- 1.8 METAL DRYER VENT, PTD.
- 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
- 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
- 3.0 CONCRETE
- 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
- 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
- 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBAR/CS EMBED POST IN CONC. FOOTING.
- 4.0 MASONRY
- 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
- 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
- 5.0 METALS
- 5.1 METAL TERMITE SHELD
- 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP FLANGE HANGER
- 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
- 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
- 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
- 5.6 METAL DRIP EDGE
- 5.7 METAL FLASHING
- 5.8 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
- 5.9 1" x 1" x 1" W.W.F. @ CENTER OF CONC. LANDING
- 5.10 1" x 1" x 1" W.W.F. @ CENTER OF CONC. LANDING
- 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
- 6.0 WOOD AND PLASTIC
- 6.1 1 1/8" x 1" x 1" W/ BRIDGING, RE: FRAMING
- 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
- 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
- 6.4 RIM BOARD
- 6.5 WD. STOOL AND APRON, PTD.
- 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
- 6.7 2x6S @ 16" ON CENTER
- 6.8 2x6S @ 24" ON CENTER
- 6.9 2x6S @ 48" ON CENTER, COLLAR
- 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
- 6.11 2x8 RIDGE BEAM
- 6.12 2x10 CROSSERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
- 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/G1.01
- 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
- 6.15 2x6 LEDGER AT WOOD STUD WALL
- 6.16 2x4 SILL PLATE
- 6.17 2x4 DOUBLE TOP PLATE
- 6.18 2X WOOD SUB-FASCIA
- 6.19 1/2" PLYWOOD WALL SHEATHING
- 6.20 1/2" PLYWOOD ROOF DECKING
- 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
- 6.22 LAP SIDING, FIBER CEMENT, PTD.
- 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
- 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
- 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
- 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
- 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 6/A.04
- 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
- 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
- 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
- 6.31 TRIM, 1x6, FIBER CEMENT, PTD.
- 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
- 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
- 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
- 6.35 COLUMN BASE TRIM, 1x6, CELLULAR PVC, PTD.
- 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
- 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
- 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 PIPON-BKT182x44 OR EQ., CORBEL ON 3x8-5x8 FYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
- 6.39 MOULDING, CELLULAR PVC, PTD.
- 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
- 6.41 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
- 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
- 6.43 6x6 P.T. WD. POSTS
- 6.44 4x4 P.T. WD. POSTS
- 6.45 (2)2x4 CROSSERS @ 48" O.C., B/T 2x8 RIMS
- 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
- 6.47 2x4S @ 24" O.C., VERTICALLY, LADDER BLOCKING
- 6.48 2x2 WALKER
- 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
- 6.50 2x4 CRIPPLE STUD BELOW WINDOW
- 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
- 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
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- 7.7 BLIND METAL FLASHING
- 7.8 END DAM FLASHING
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- 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
- 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
- 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
- 8.4 FIXED WINDOW, VINYL, PTD.
- 8.5 INTERIOR DOOR AND FRAME, PTD.
- 9.0 FINISHES
- 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
- 9.2 LUXURY VINYL TILE (LVT), PLANK
- 15.0 MECHANICAL
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- 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
- 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
- 16.0 ELECTRICAL
- 16.1 LIGHT FIXTURE, LED LAMP
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- 31.0 EARTHWORK
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- 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
- 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



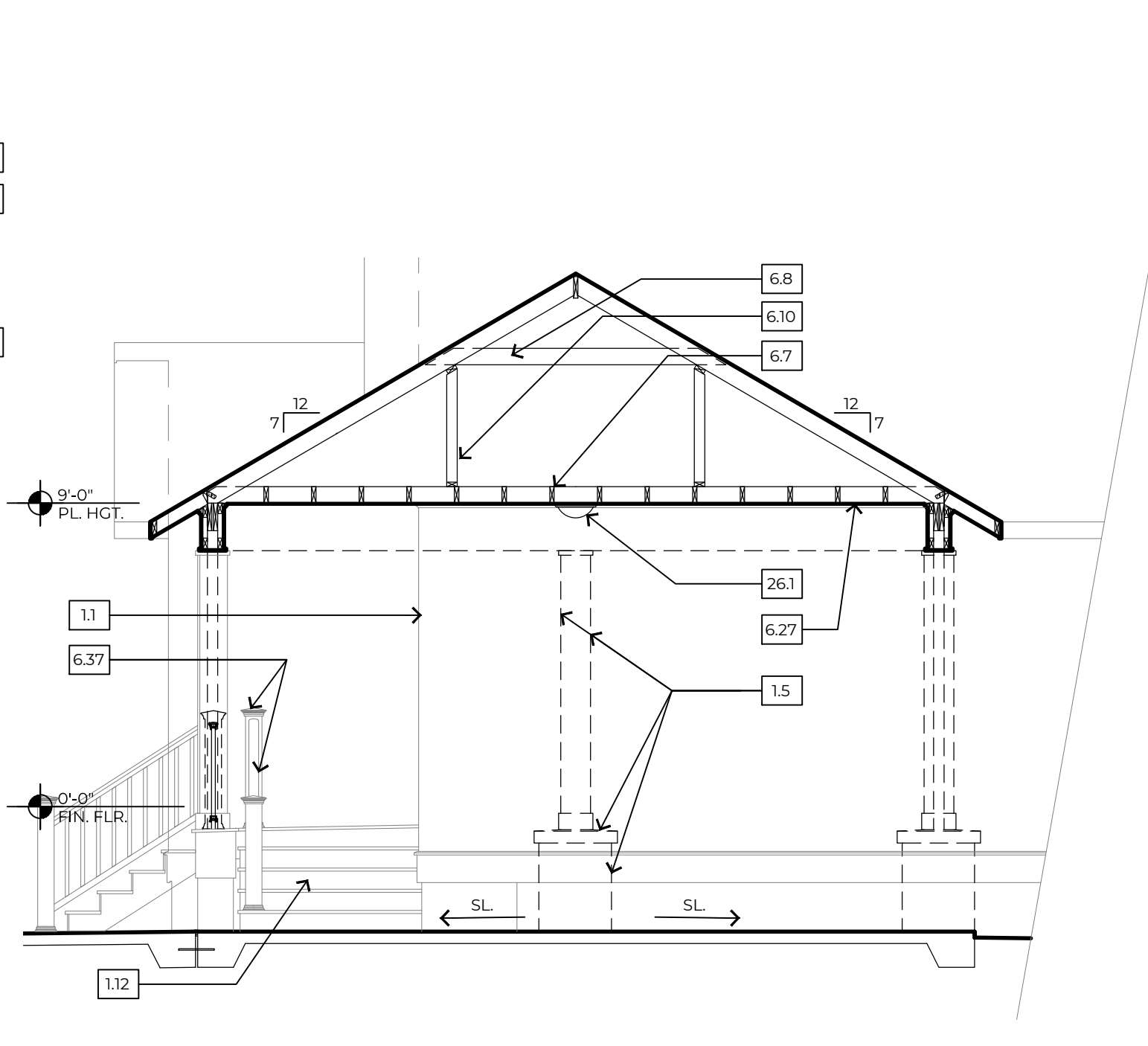
1 BUILDING SECTION

1/4"=1'-0" TYPICAL



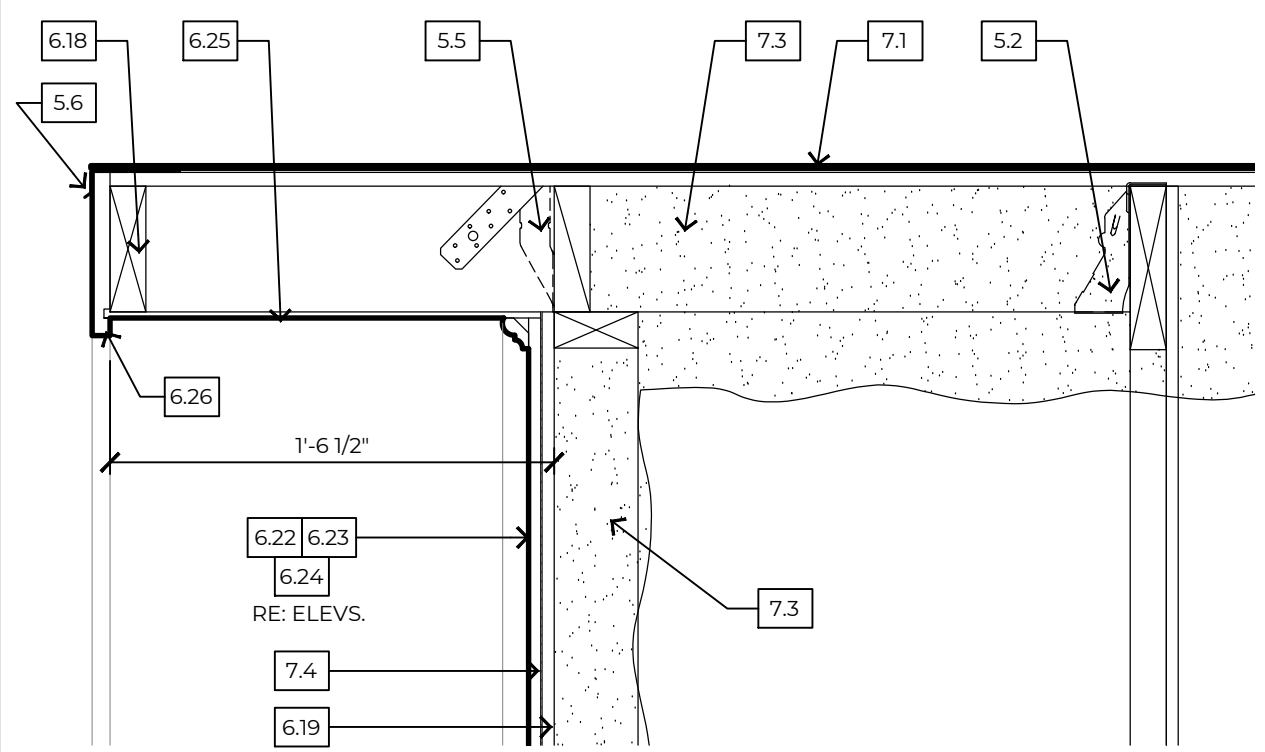
2 BUILDING SECTION

1/4"=1'-0" TYPICAL



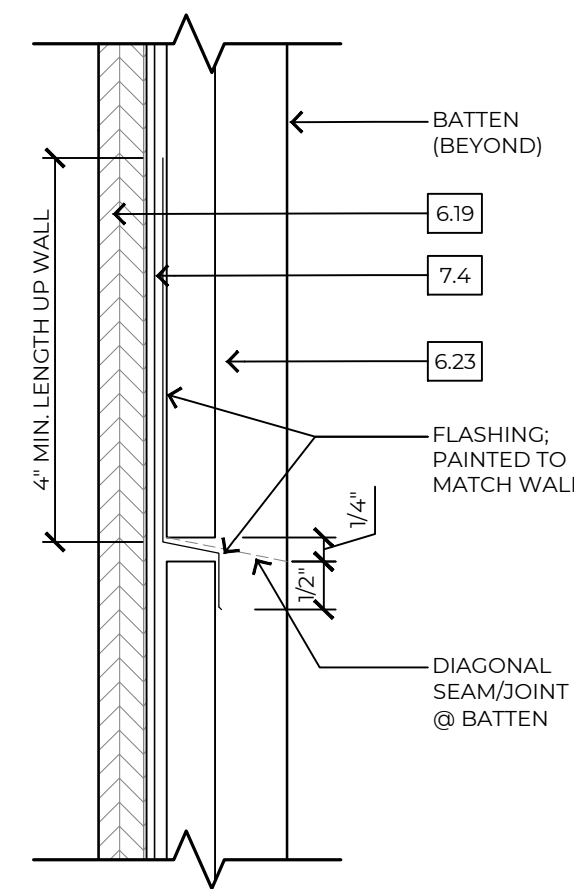
3 BUILDING SECTION

1/4"=1'-0" TYPICAL



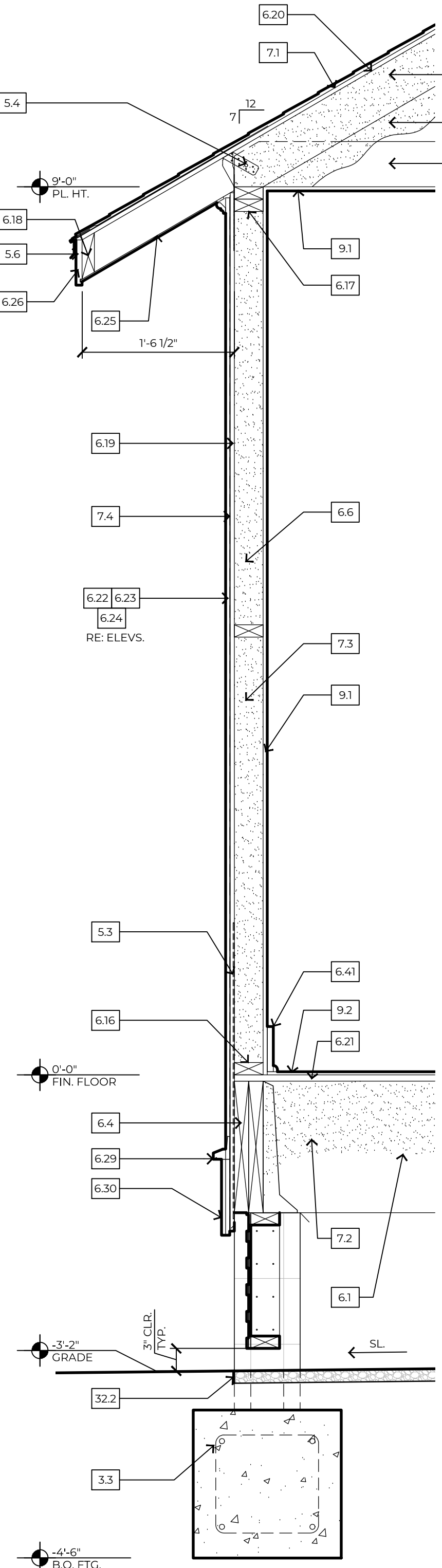
7 RAKE EDGE DETAIL

1 1/2"=1'-0" TYPICAL



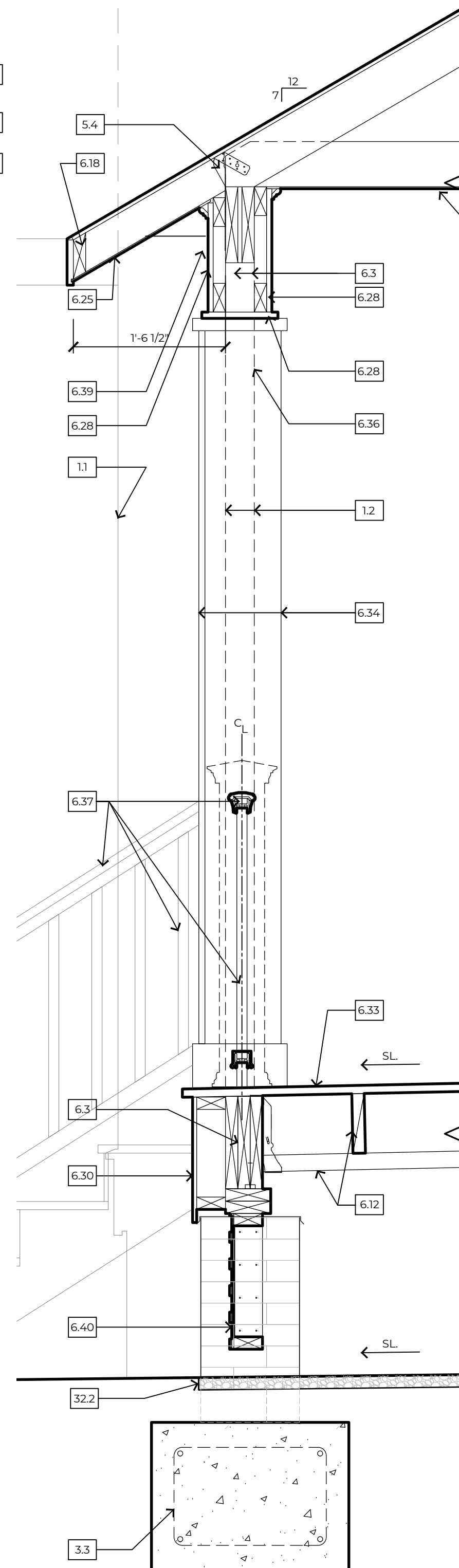
8 B&B FLASH. DTL.

6"=1'-0" TYPICAL



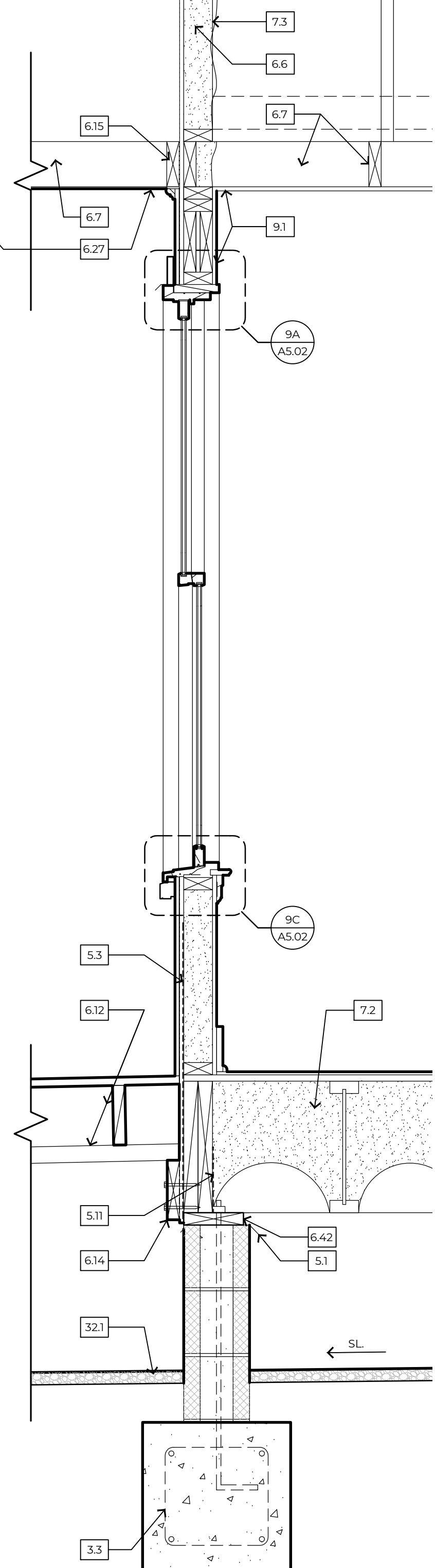
4 WALL SECTION

1"=1'-0" TYPICAL



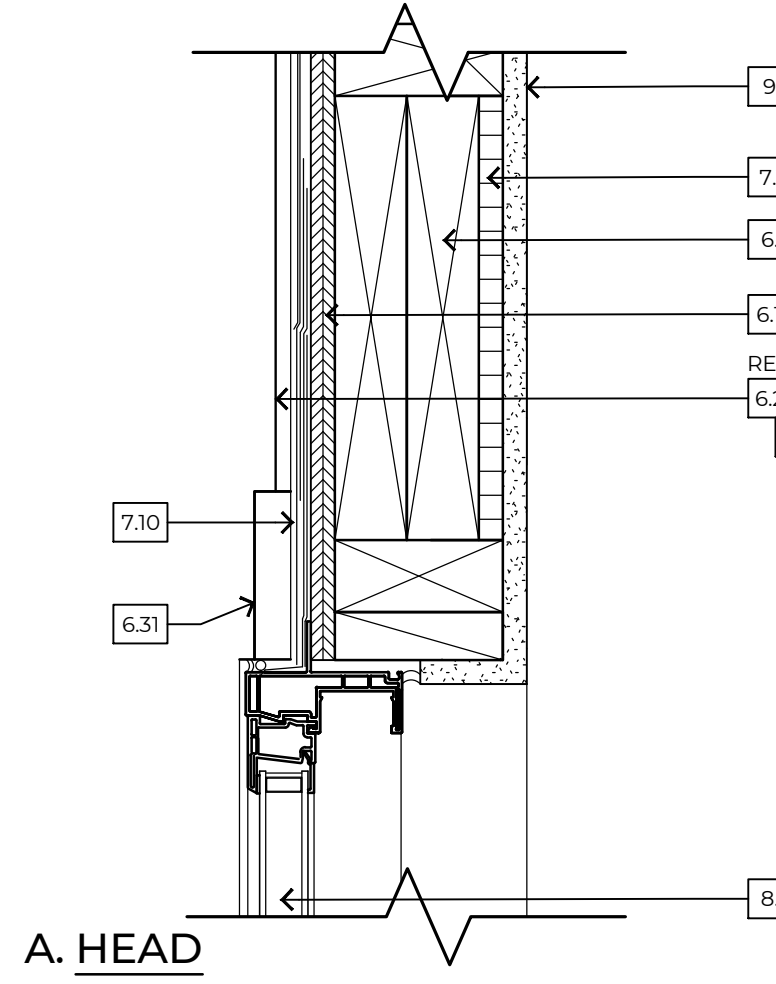
5 WALL SECTION

1"=1'-0" TYPICAL



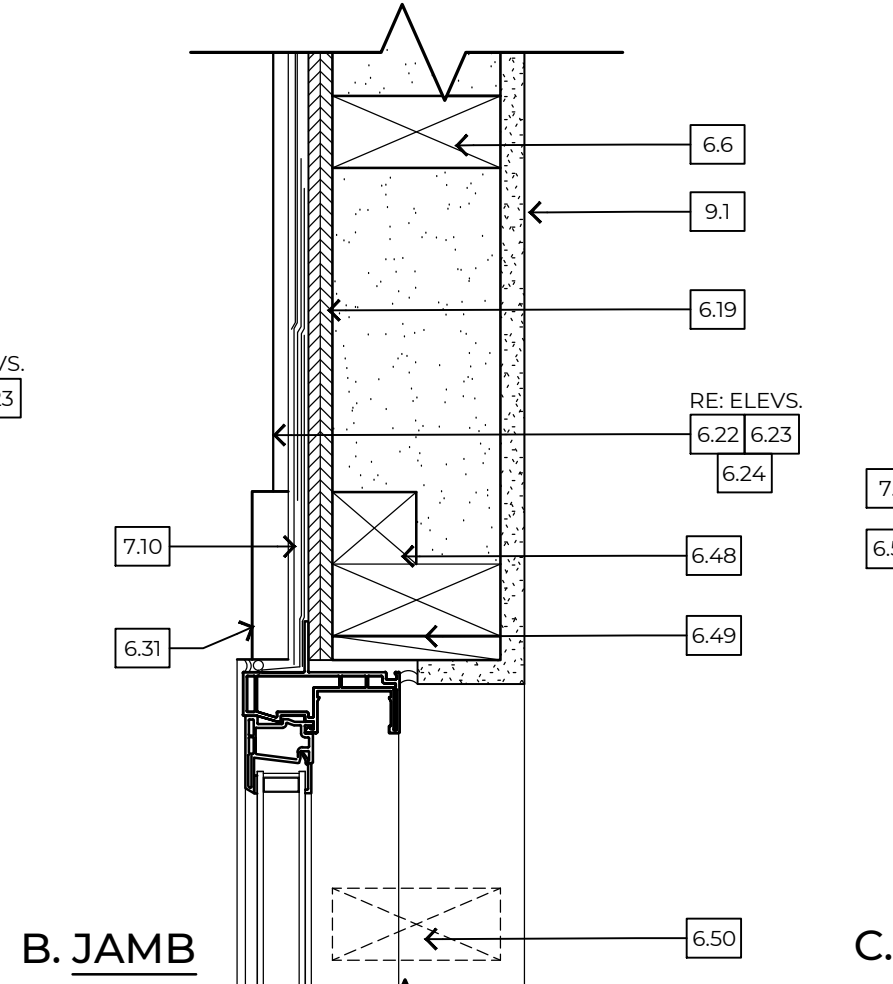
6 WALL SECTION

1"=1'-0" TYPICAL



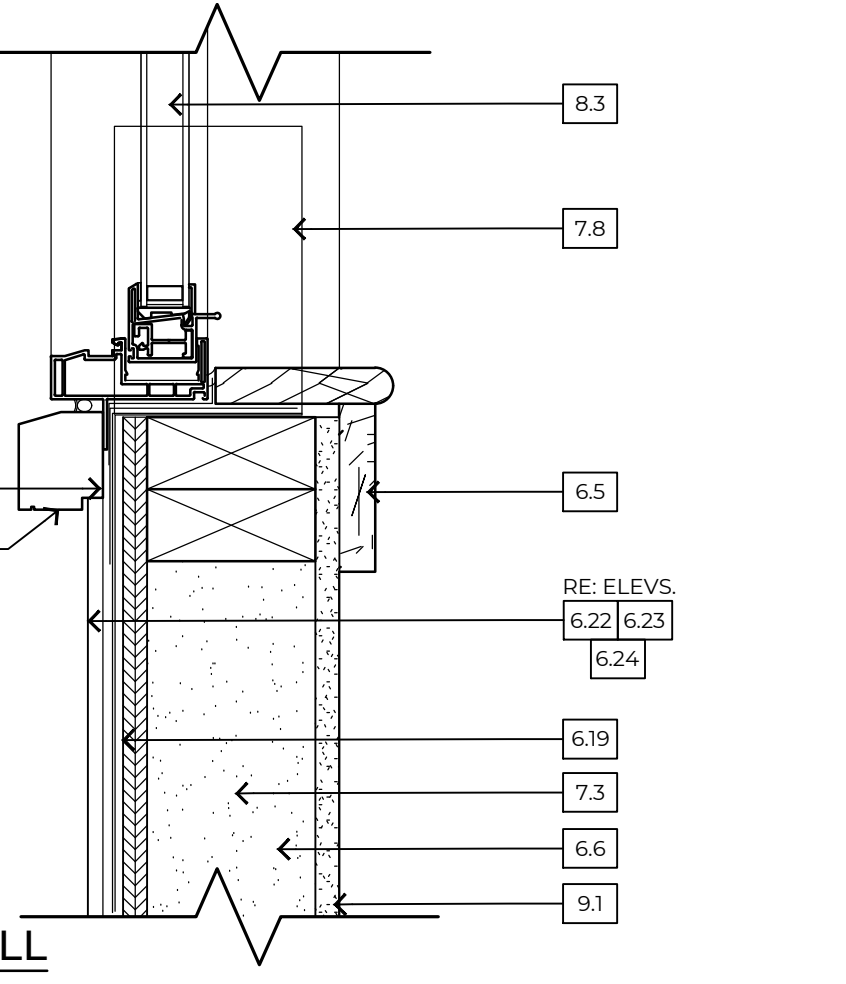
9 OPENING DETAILS

3"=1'-0" TYPICAL

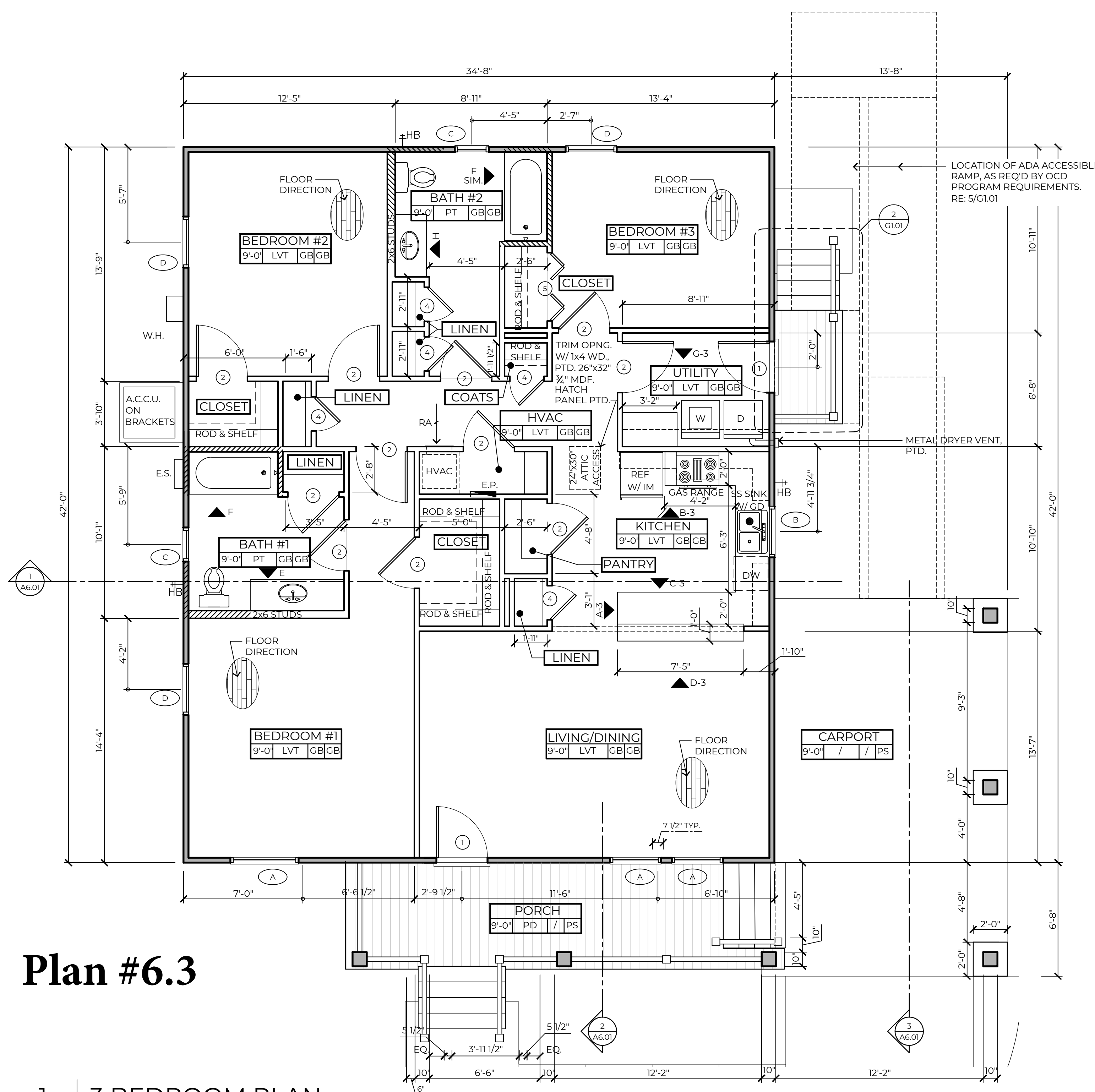


A. HEAD

B. JAMB



C. SILL



Plan #6.3

1 | 3 BEDROOM PLAN

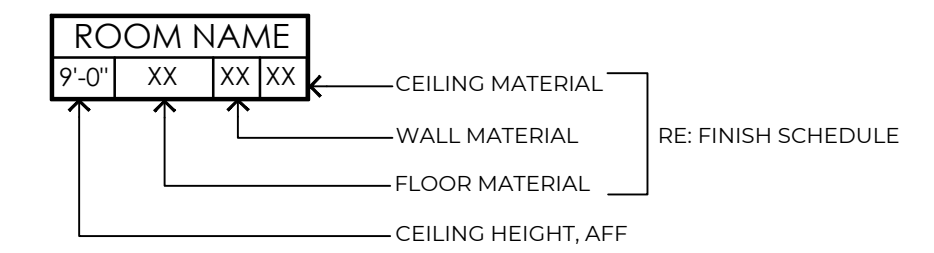
1/4"=1'-0"

WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
- 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 3/8" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
- SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

ROOM SCHEDULE NAME:



SYMBOL LEGEND:

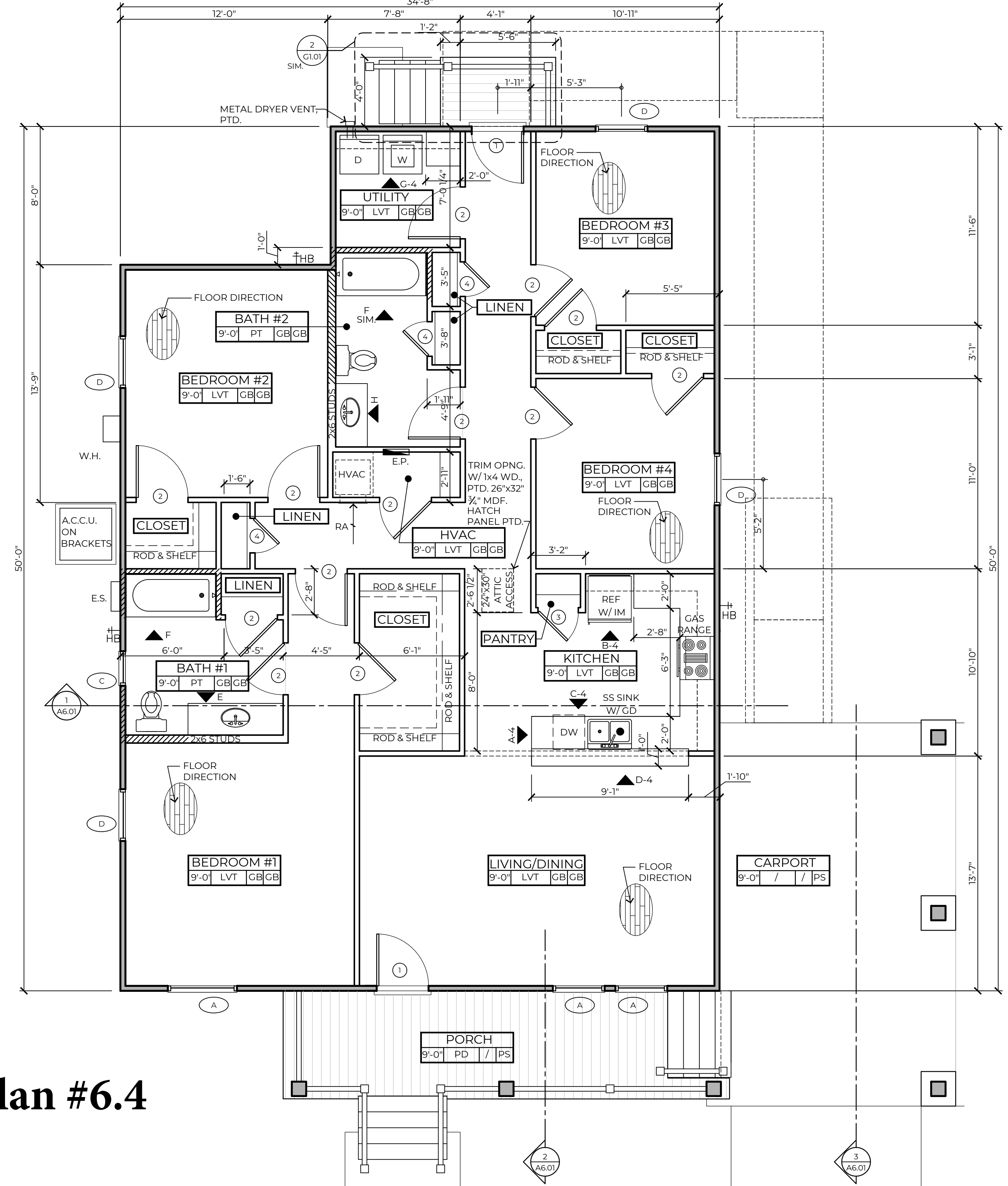
- X/AXX BUILDING SECTIONS
- (W-1) WINDOW OPENING
- (1) DOOR OPENING
- ▲ X INTERIOR ELEVATIONS

FINISH SCHEDULE	
MATERIAL	DESCRIPTION
PT	PORCELAIN TILE 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE
LV	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFG: TIMBERTECH OR EQUAL 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0" x 6'-8" x 1 3/4"
2	3'-0" x 6'-8" x 1 3/8"
3	2'-4" x 6'-8" x 1 3/8"
4	2'-0" x 6'-8" x 1 3/8"
5	4'-0" x 6'-8" x 1 3/8"

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" x 5'-6" VINYL SINGLE HUNG / INSULATED GLASS
B	3'-0" x 4'-0" VINYL SINGLE HUNG / INSULATED GLASS
C	2'-0" x 3'-0" VINYL SINGLE HUNG / INSULATED GLASS
D	3'-0" x 5'-6" VINYL SINGLE HUNG / INSULATED GLASS
E	3'-0" x 2'-6" VINYL FIXED / INSULATED GLASS
F	1'-10" x 1'-6" VINYL FIXED / INSULATED GLASS

3 | SCHEDULES

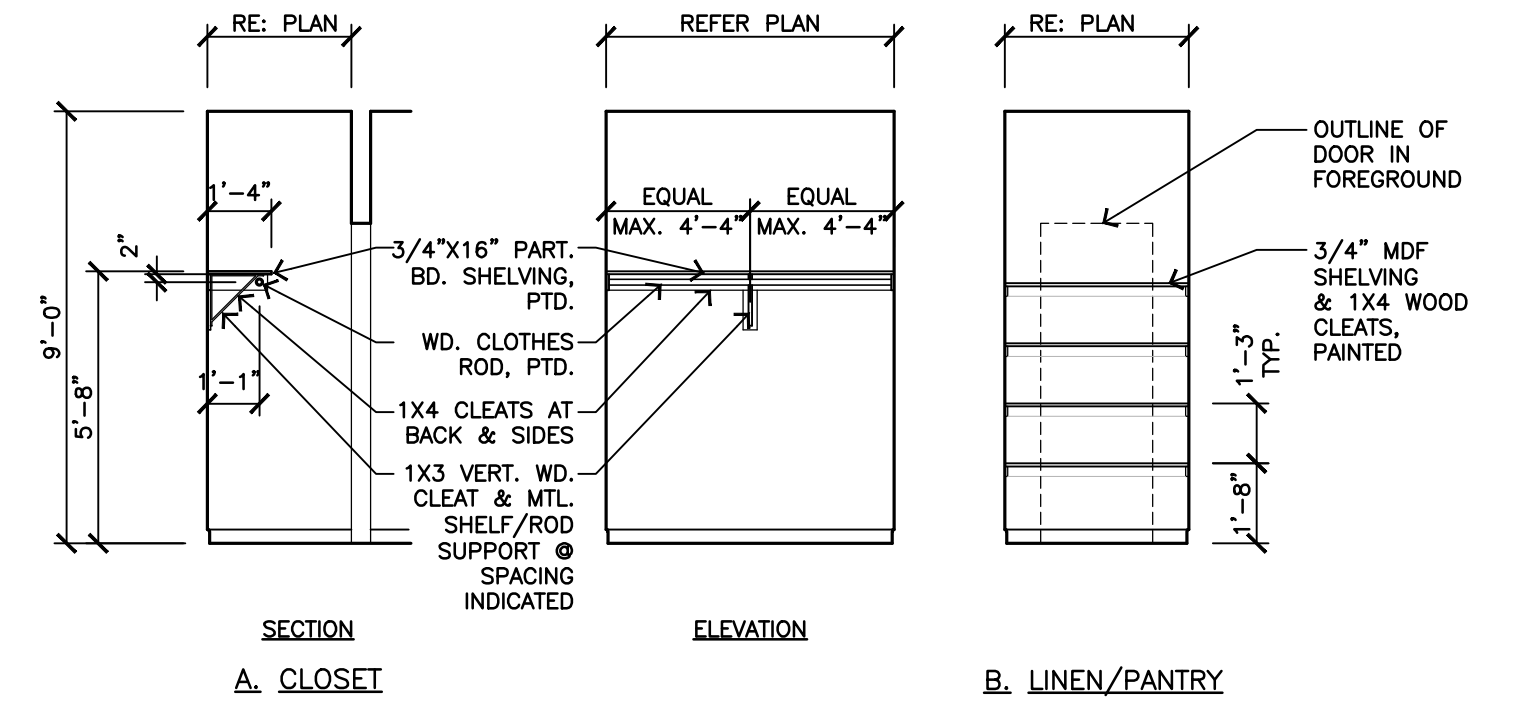


Plan #6.4

2 | 4 BEDROOM PLAN

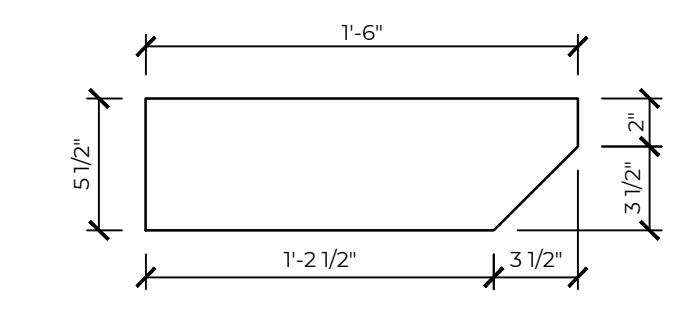
1/4"=1'-0"

WOOD MOLDINGS & TRIM, PAINTED		
TYPE	SIZE	DESCRIPTION
BASE	3 1/2"	3 1/2" x 1 1/2" x 1 1/2"
DOOR	3 1/2"	3 1/2" x 3/4" x 1 1/2"
CROWN	2 1/4"	2 1/4" x 1 1/4" x 1 1/2"

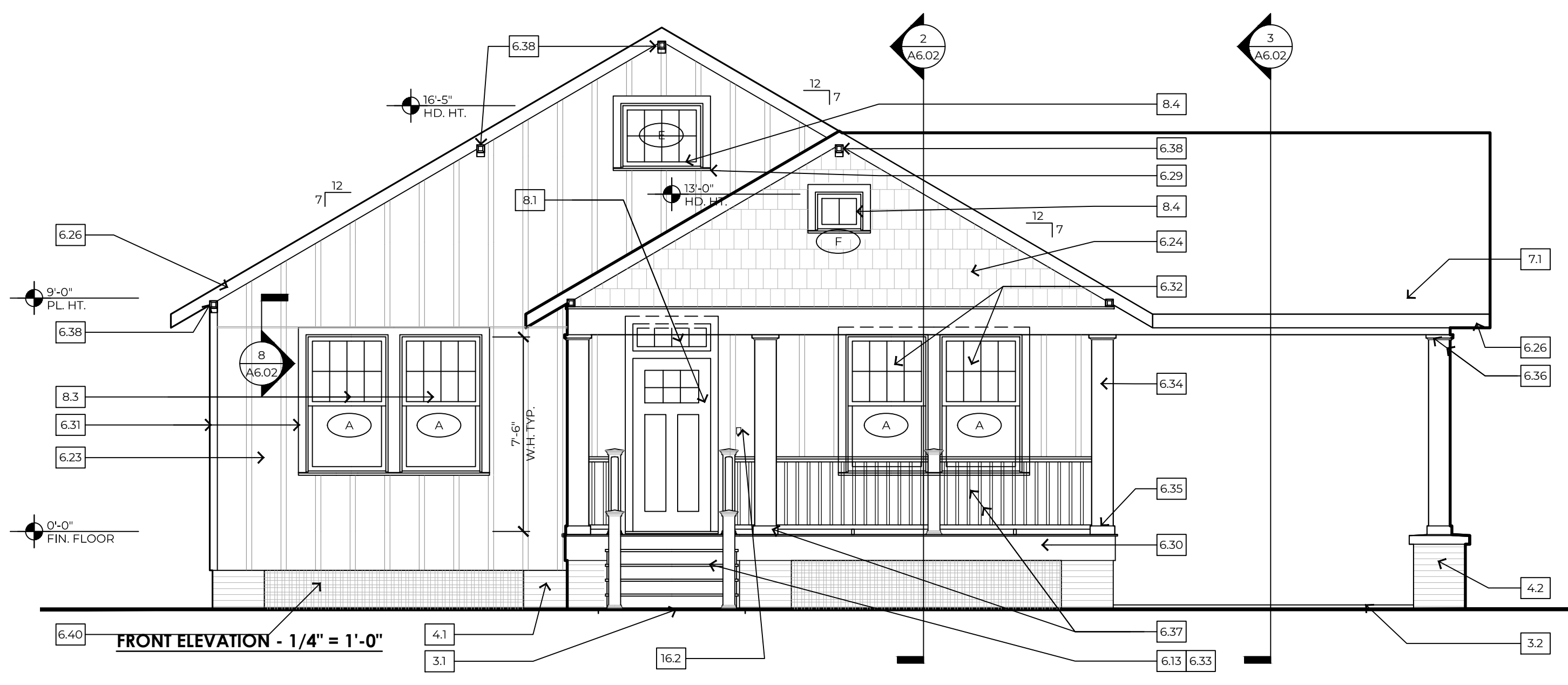


4 | CLOSET SHELIVING LAYOUTS

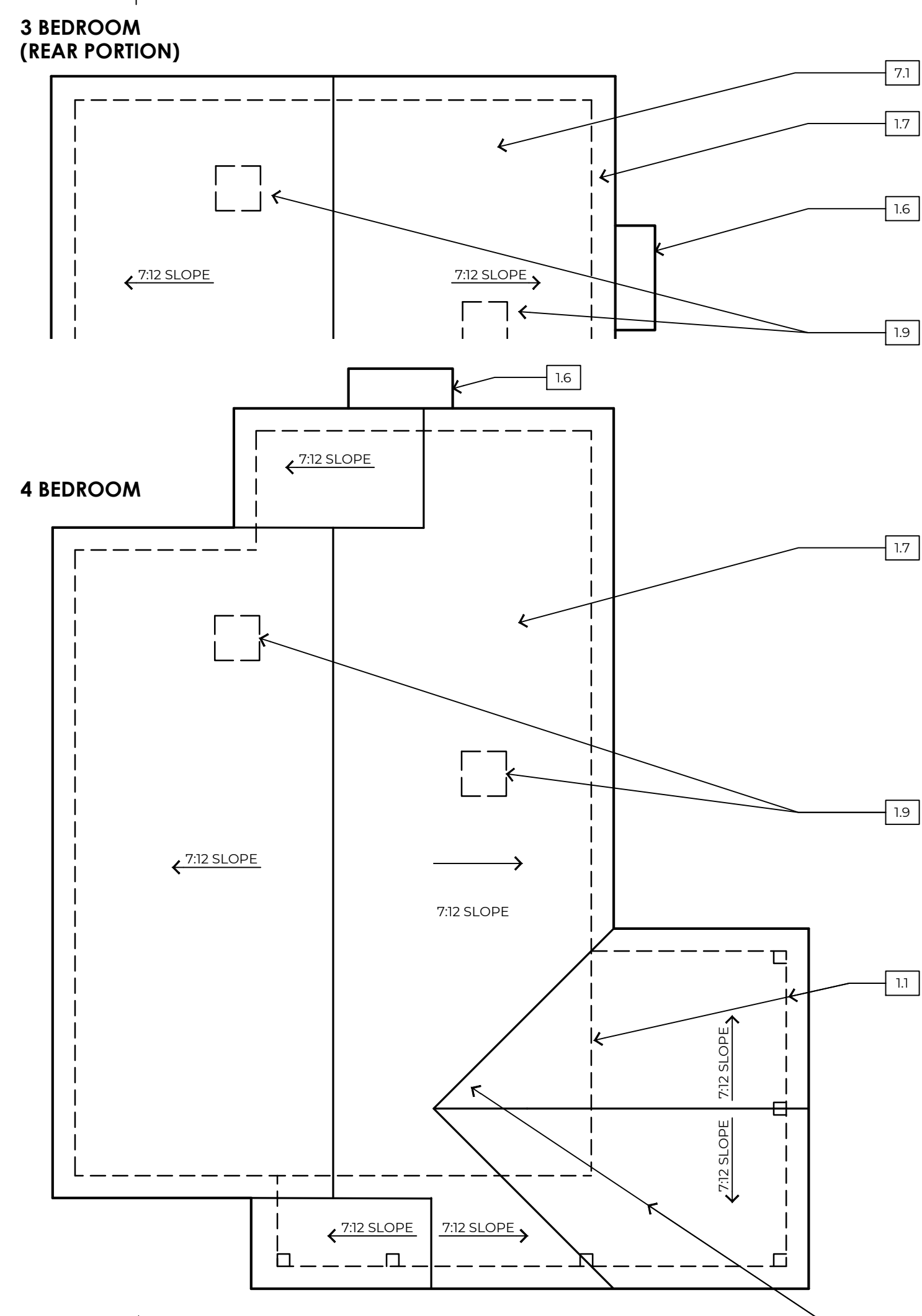
1/4"=1'-0" TYPICAL



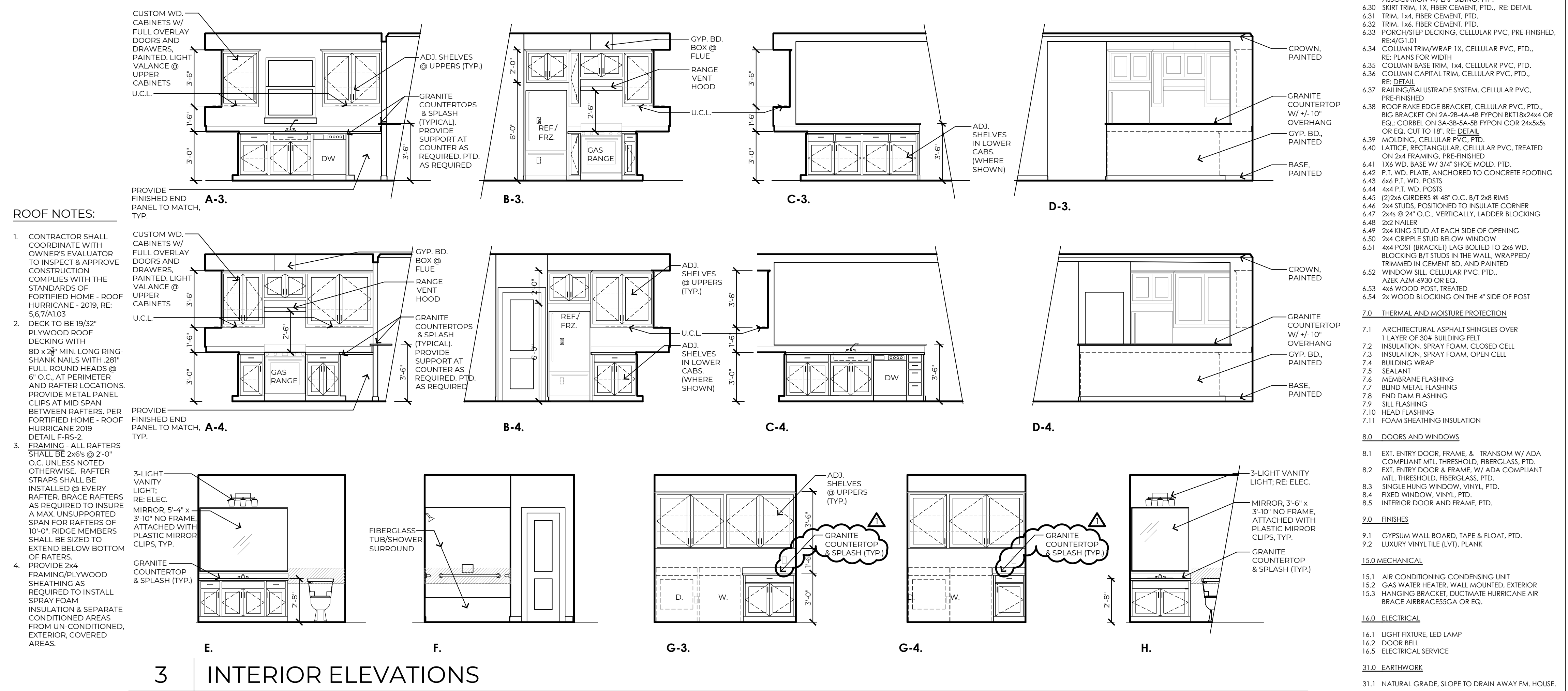
4 ELEVATION
1 1/2" = 1'-0" CORBEL



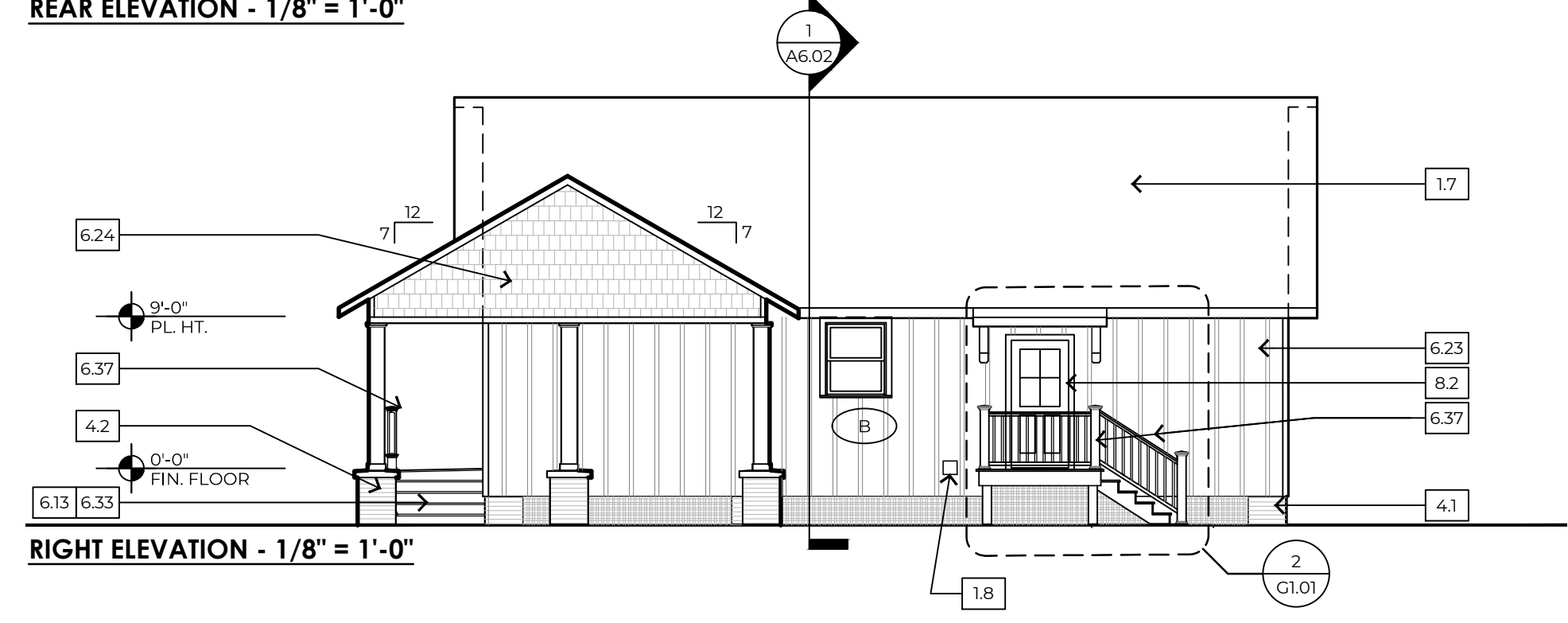
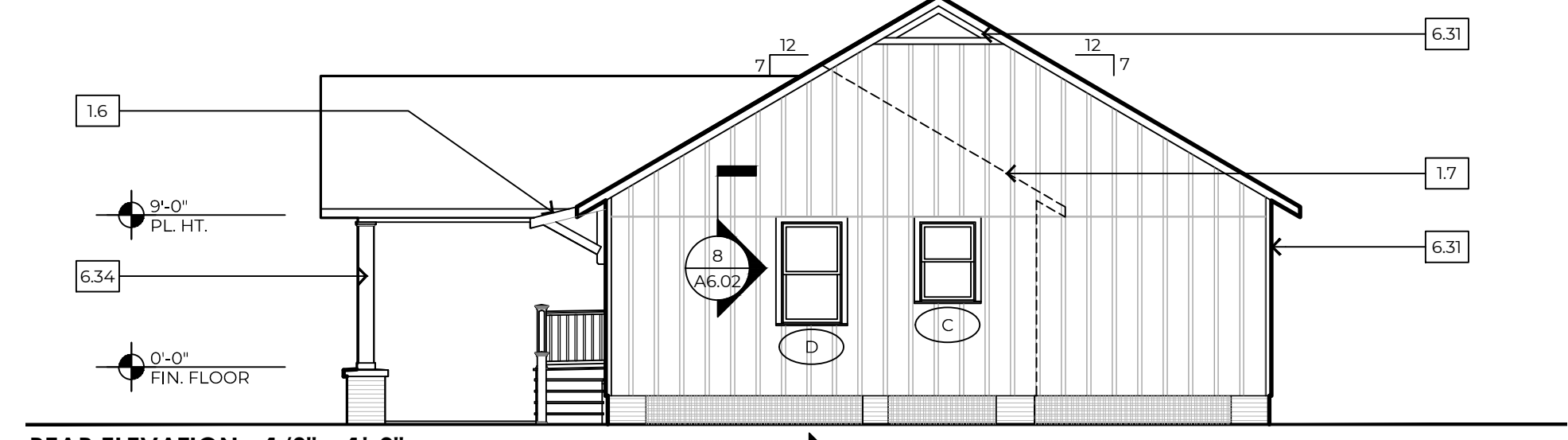
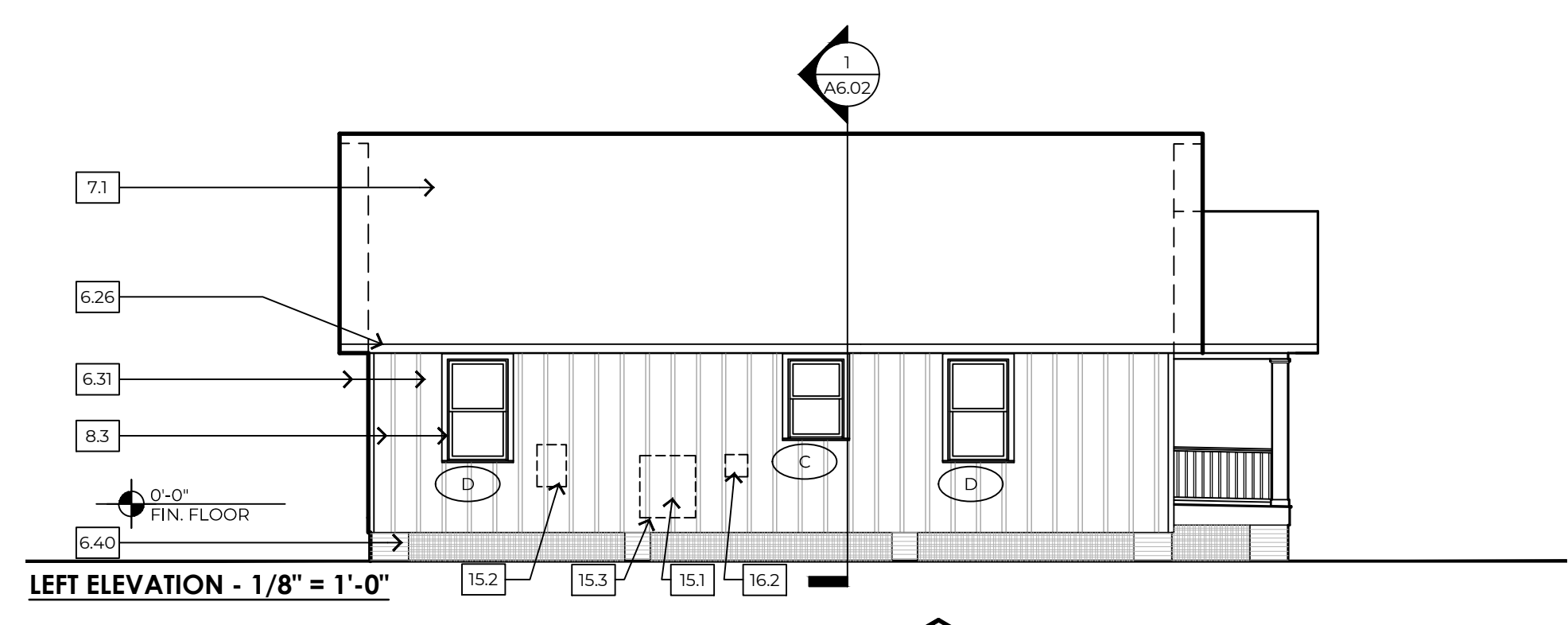
1 EXTERIOR ELEVATIONS
FRONT ELEVATION - 1/4" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.

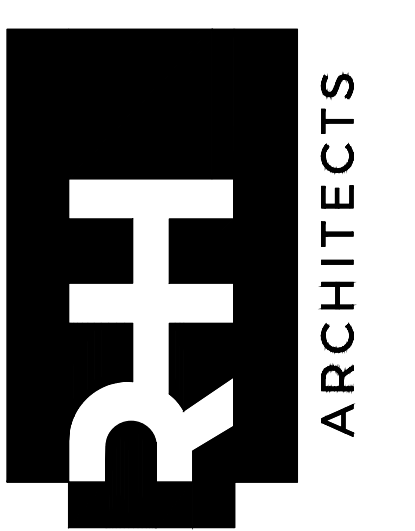


3 INTERIOR ELEVATIONS
1/4" = 1'-0"



LEFT ELEVATION - 1/8" = 1'-0"
REAR ELEVATION - 1/8" = 1'-0"
RIGHT ELEVATION - 1/8" = 1'-0"

- KEYNOTES:**
- 1.0 GENERAL INFORMATION
- 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAISING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: S/G1.01
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
- 3.0 CONCRETE
- 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF #4@18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: S/G3.03
 - 3.4 EMBED POST IN CONC. FOOTING.
- 4.0 MASONRY
- 4.1 CMU PIER, PEA GRAVEL CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
- 5.0 METALS
- 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP-FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, "SIMPSON" LIS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, "SIMPSON" H/SP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE
 - 5.7 THRU-WALL MASONRY FLASHING, LAMINATED
 - 5.8 6" x 6" W/6" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.9 1 1/2" ALUM. HANDRAIL SYSTEM, PRE-FINISHED
 - 5.10 1 1/2" ALUM. HANDRAIL SYSTEM, PRE-FINISHED
- 6.0 WOOD AND PLASTIC
- 6.1 1 1/8" x 1 1/8" x 1/4" W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE FLOOR DECKING, GLUED AND SCREWED
 - 6.22 4" SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD, RE: S/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD, RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD, RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x4-2x8-4x8 PITCH (BT1-BT2x4x4 OR EQ., CORBEL ON 3x4-3x8-5x8 PITCH COR 2x4x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - 6.39 HOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x4 WD. BASE W/ 3/4" SMOKE MOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 [2]2x4 GIRDERS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x8 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 NAILER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST (BRACKET) LAG BOLTED TO 2x6 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x6 WOOD BLOCKING ON 4" SIDE OF POST
- 7.0 THERMAL AND MOISTURE PROTECTION
- 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
- 8.0 DOORS AND WINDOWS
- 8.1 EXT. ENTRY DOOR, FRAME & TRANSOM W/ ADA COMPLIANT MITL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MITL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FRED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
- 9.0 FINISHES
- 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
- 10.0 MECHANICAL
- 10.1 AIR CONDITIONING CONDENSING UNIT
 - 10.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
- 11.0 ELECTRICAL
- 11.1 LIGHT FIXTURE, LED LAMP
 - 11.2 DOOR BELL
 - 11.5 ELECTRICAL SERVICE
- 12.0 EARTHWORK
- 12.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
- 13.0 EXTERIOR IMPROVEMENTS
- 13.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 13.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



Construction Documents for
Audubon Estates Subdivision - Pecan Acres Sustainable
Resettlement Program - Contract B - Residential
Construction, Phase 1
LA Highway 10
New Roads, Louisiana, 70760

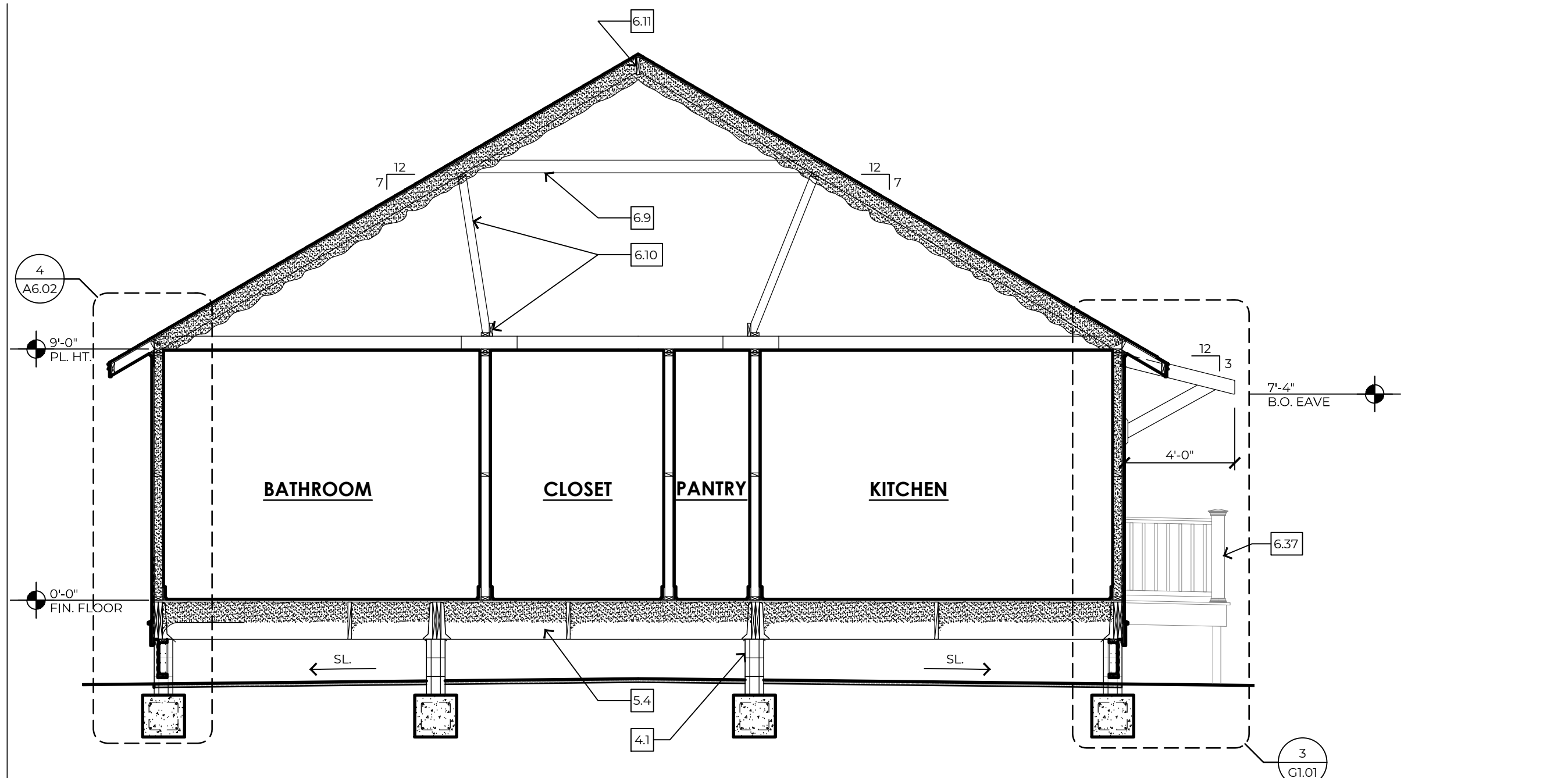
PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
© 2020 RHH ARCHITECTS, APAC

REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

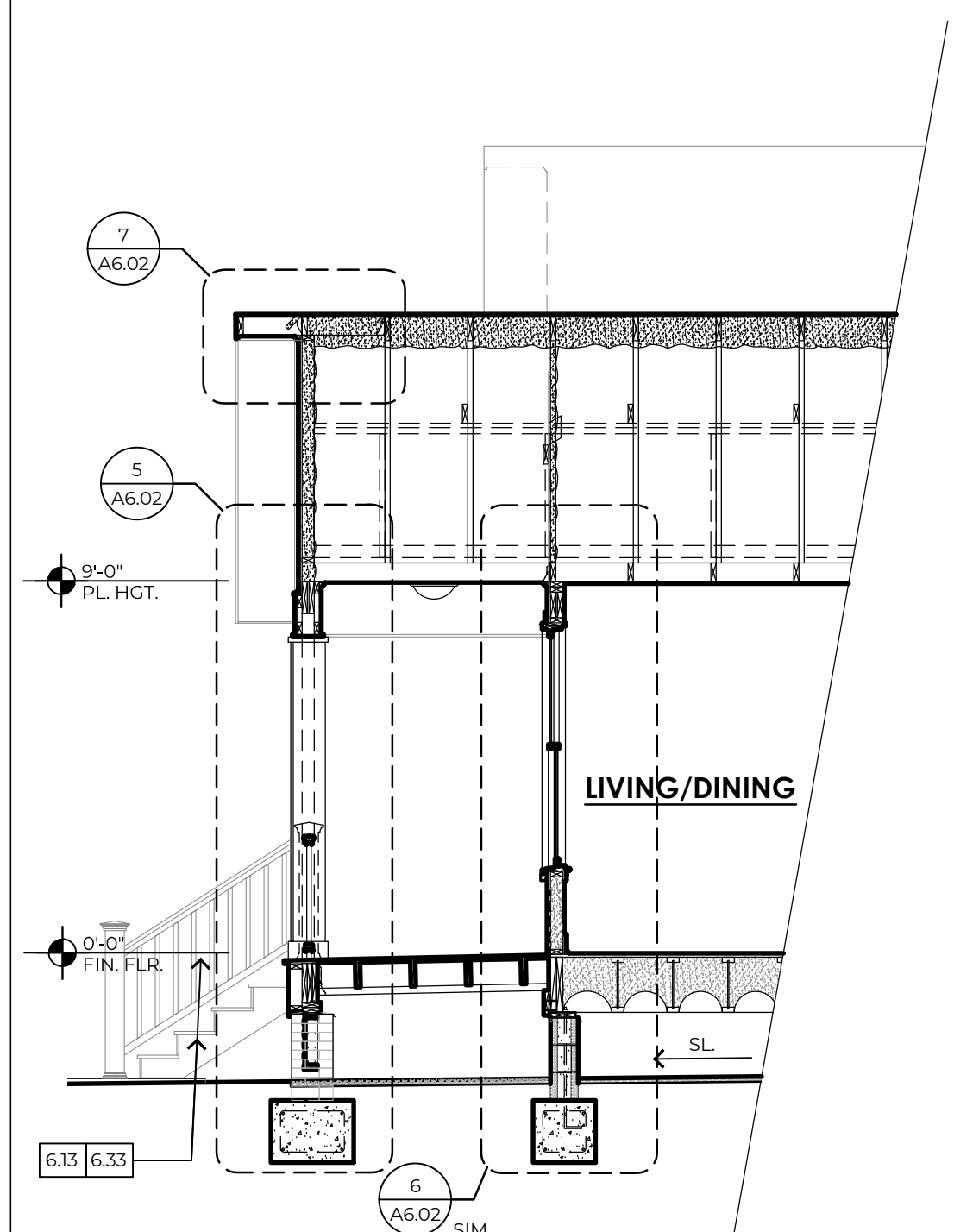
FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

TYPE 3B
EXTERIOR ELEV.,
ROOF PLAN,
INTERIOR ELEVATIONS

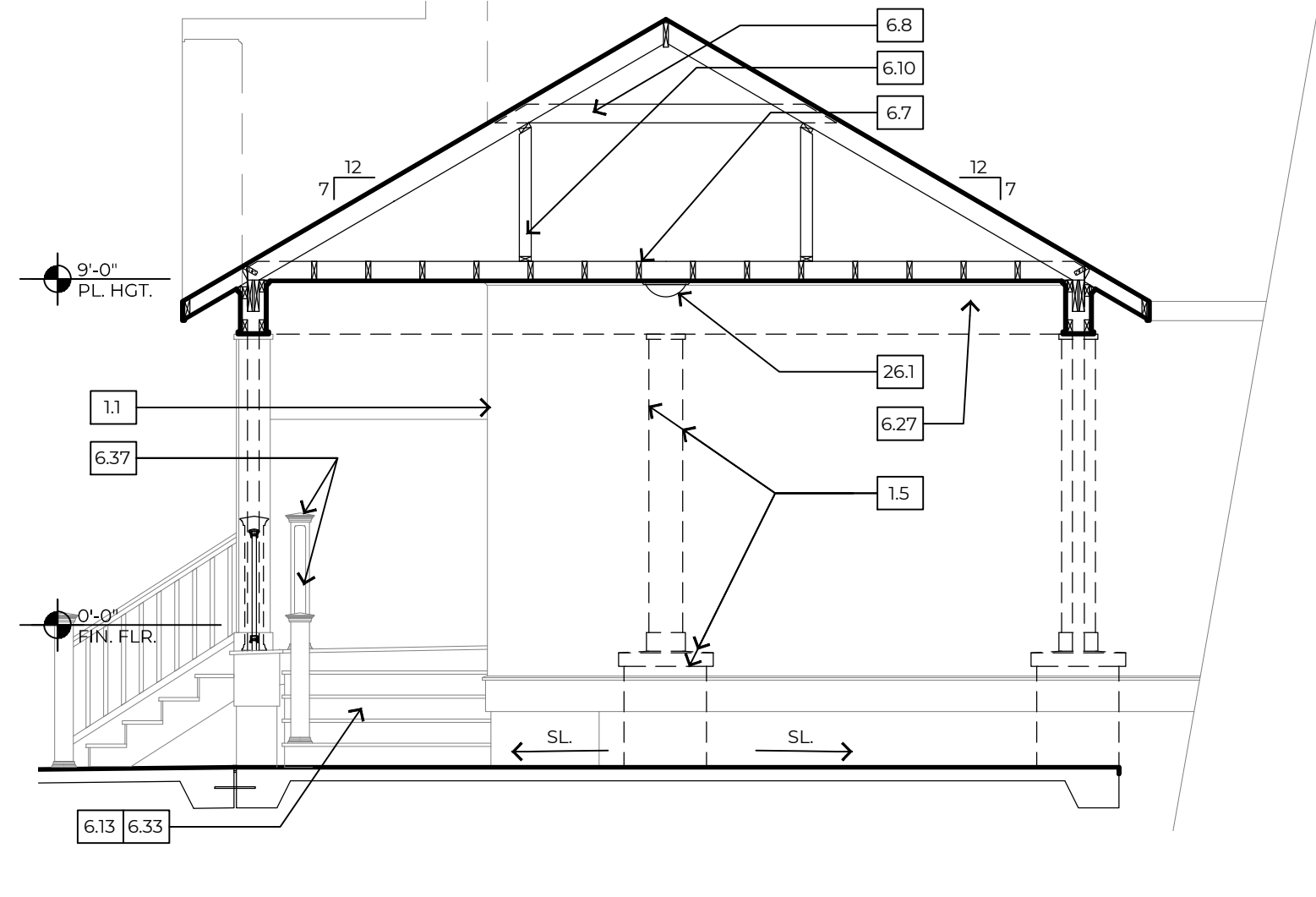
A6.01



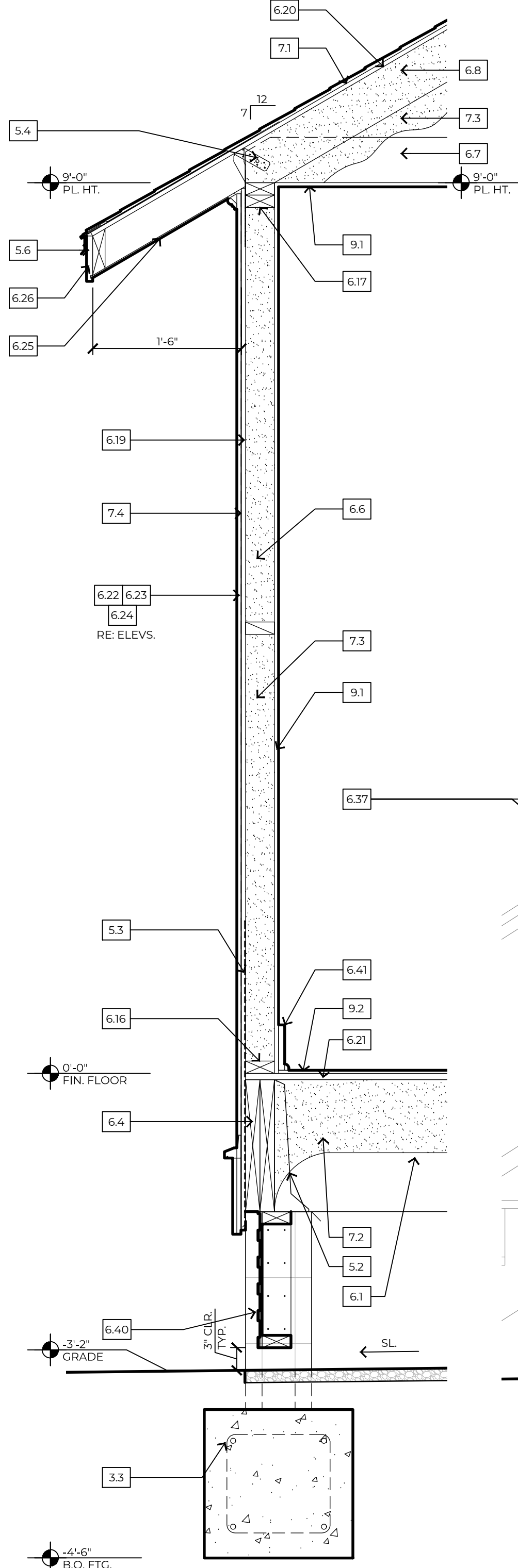
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



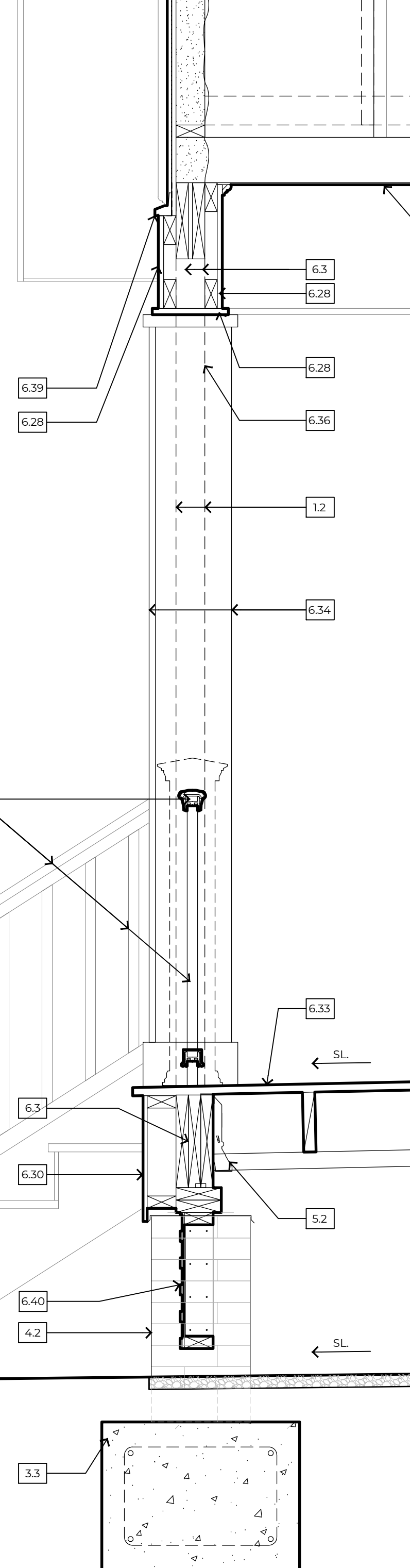
2 BUILDING SECTION
1/4"=1'-0" TYPICAL



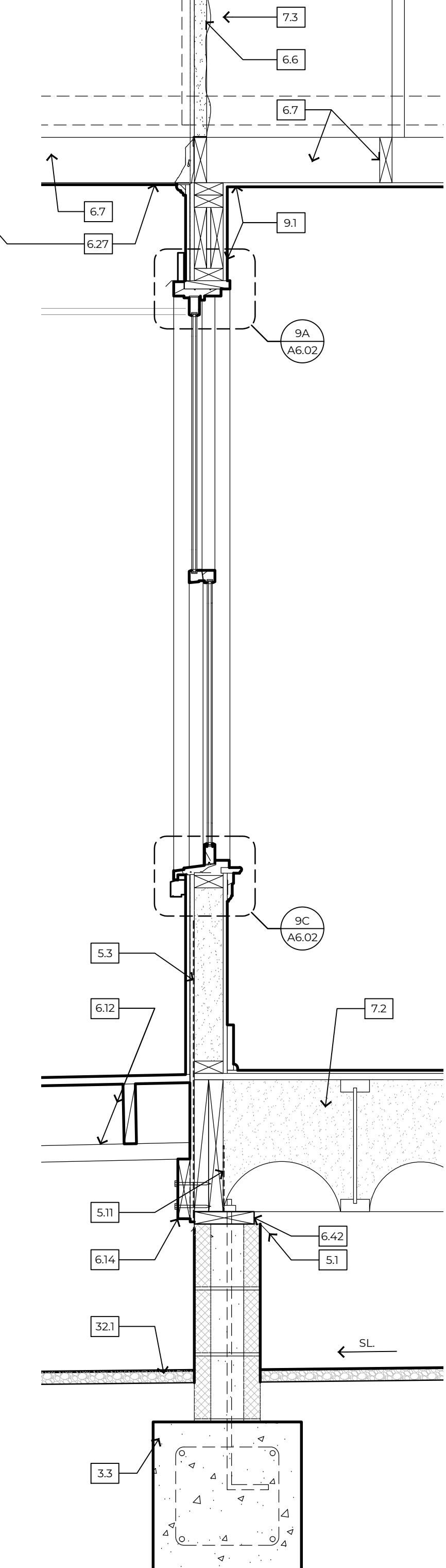
3 BUILDING SECTION
1/4"=1'-0" TYPICAL



4 WALL SECTION
1"=1'-0" TYPICAL

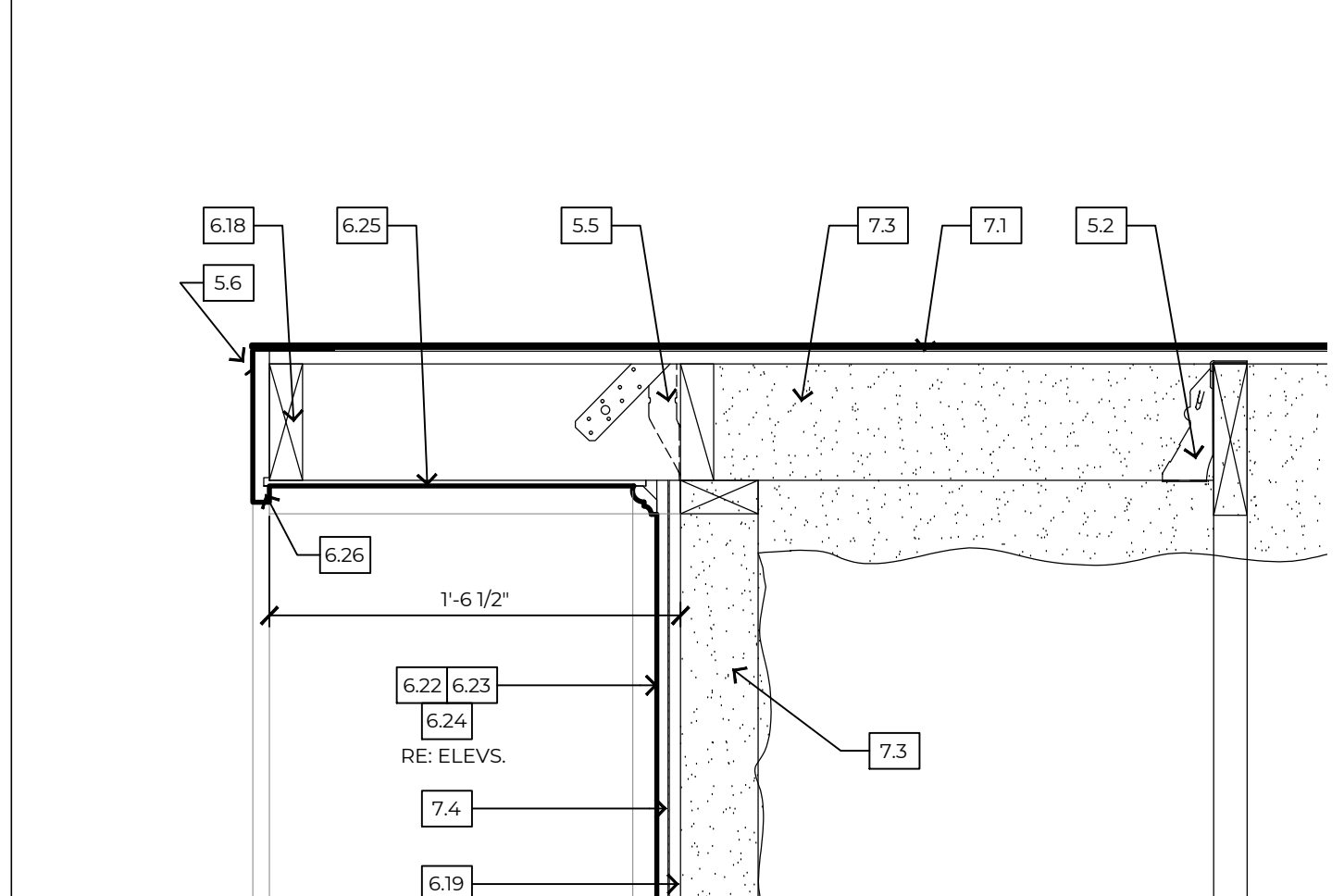


5 WALL SECTION
1"=1'-0" TYPICAL

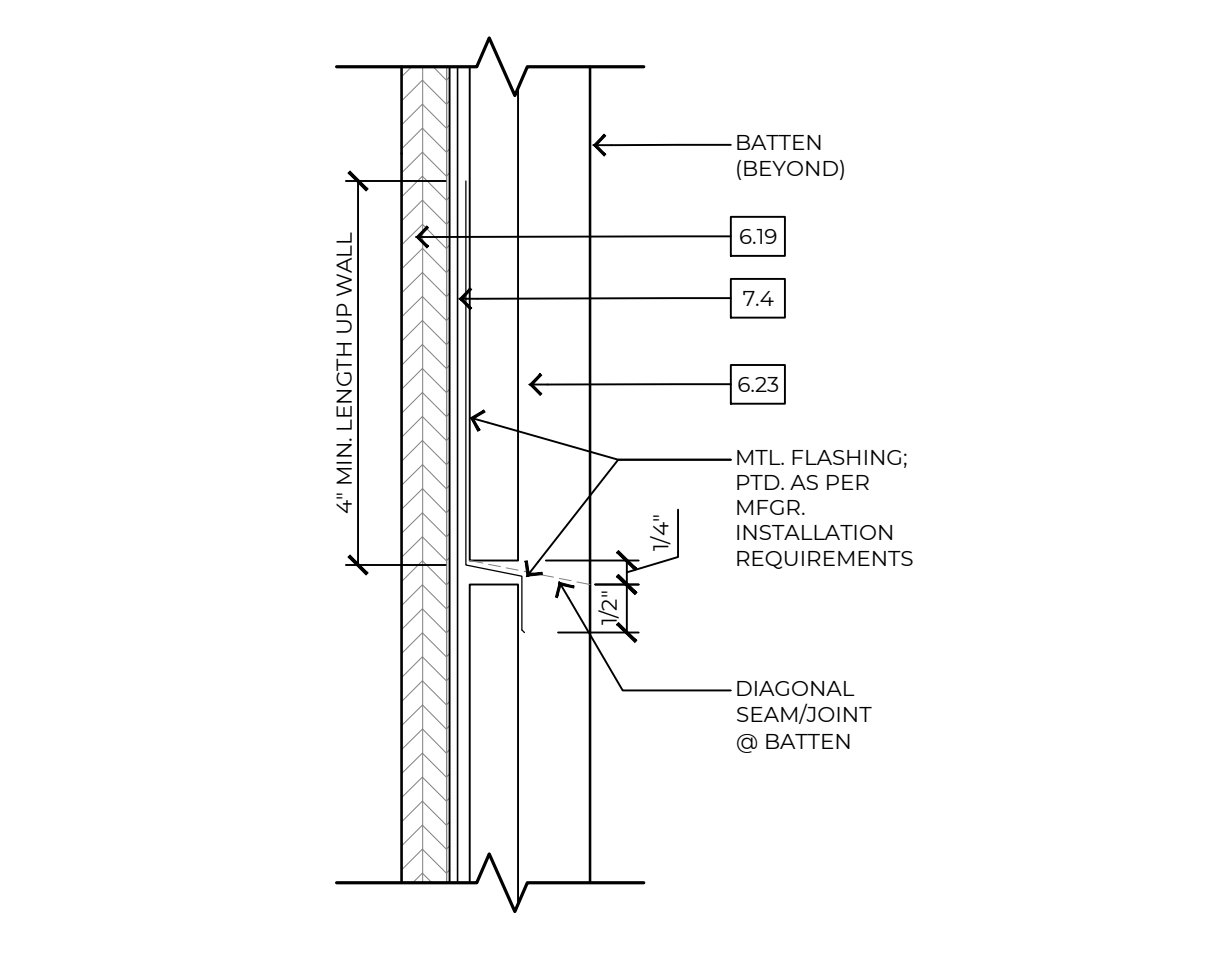


6 WALL SECTION
1"=1'-0" TYPICAL

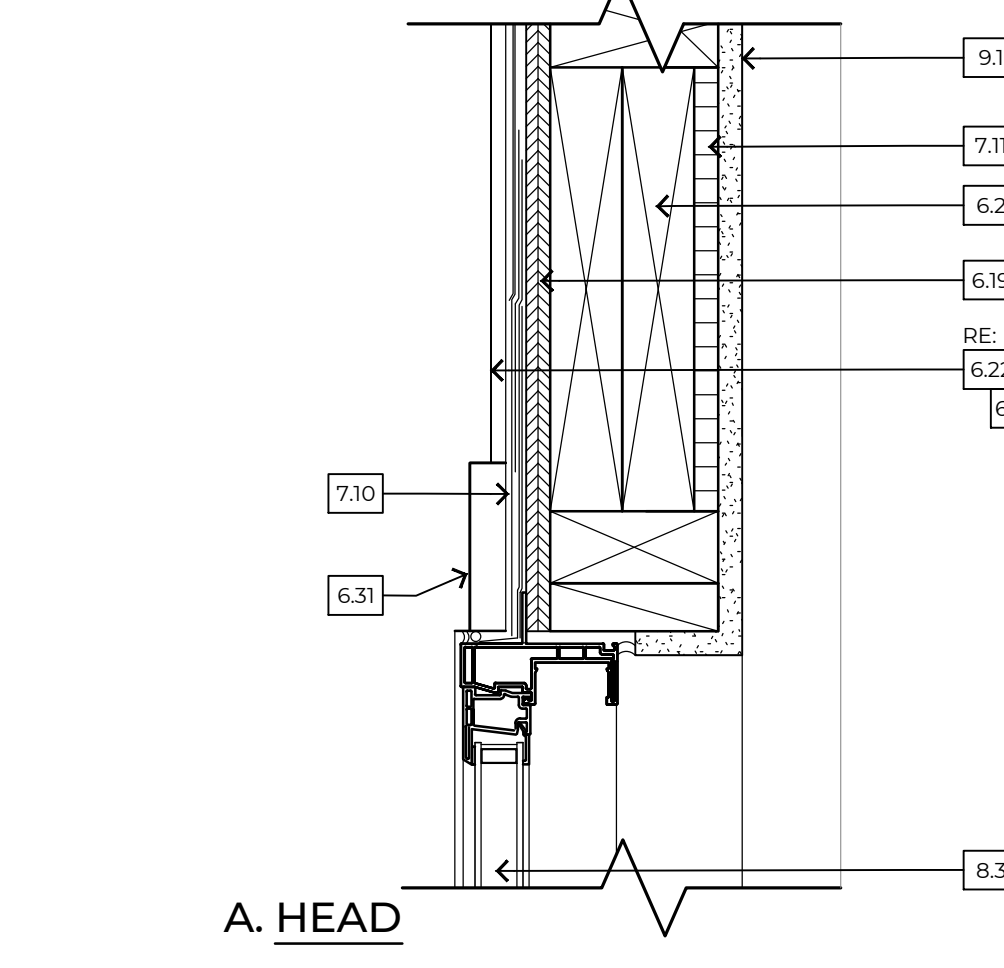
- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAFTING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/1.01
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 & 1 1/2 #3 STIRRUPS @ 18" (MIN. 3" COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBAR/GR. EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE, RE: 6/X.04
 - 5.7 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
 - 5.8 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
 - 5.9 1" x 4" W/ 1/2" W.W.F. @ PERIMETER OF CONC. LANDINGS
 - 5.10 1" x 4" W/ 1/2" W.W.F. @ PERIMETER OF CONC. LANDINGS
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DTZZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/2" x 8" BCI @ W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MIDSPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
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 - 6.13 2x12 P.T. STAR STRIPPERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP FLASCIA
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A, 5/4
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BAULTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 PYPON-BKT182x44 OR EQ., CORBEL ON 3x8-5x8 PYPON COR 24x5x5 OR EQ. CUT TO 18", RE: DETAIL
 - 6.39 MOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 [2]2x4 GIRDERS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x6 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FRED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 Limestone WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



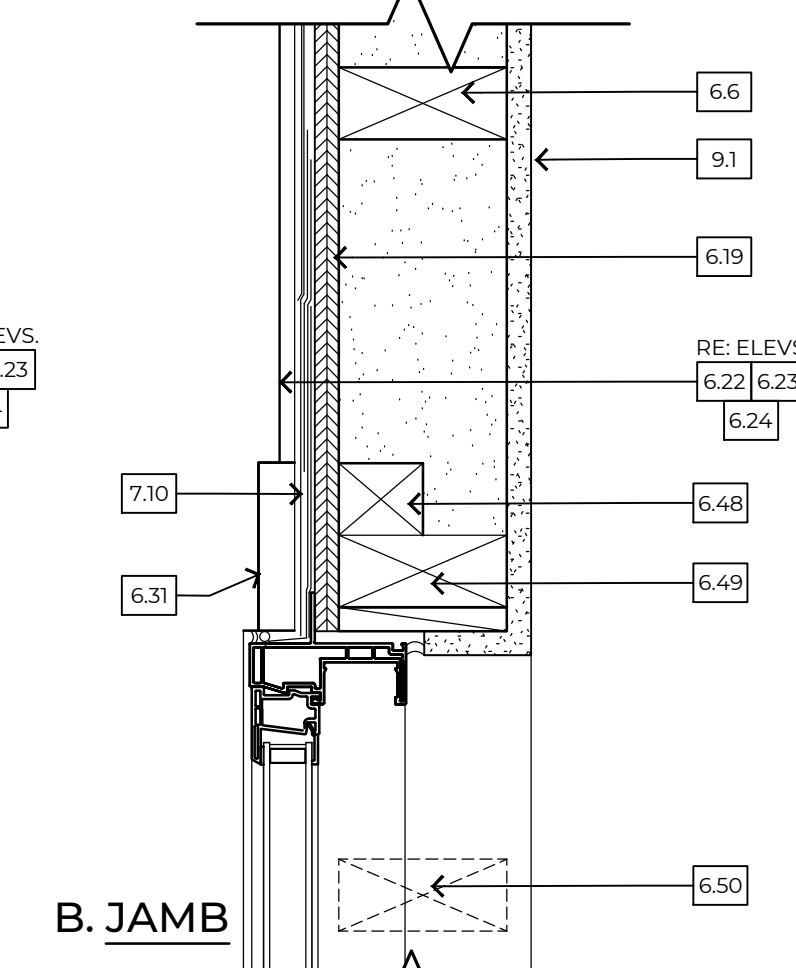
7 RAKE EDGE DETAIL
1/2"=1'-0" TYPICAL



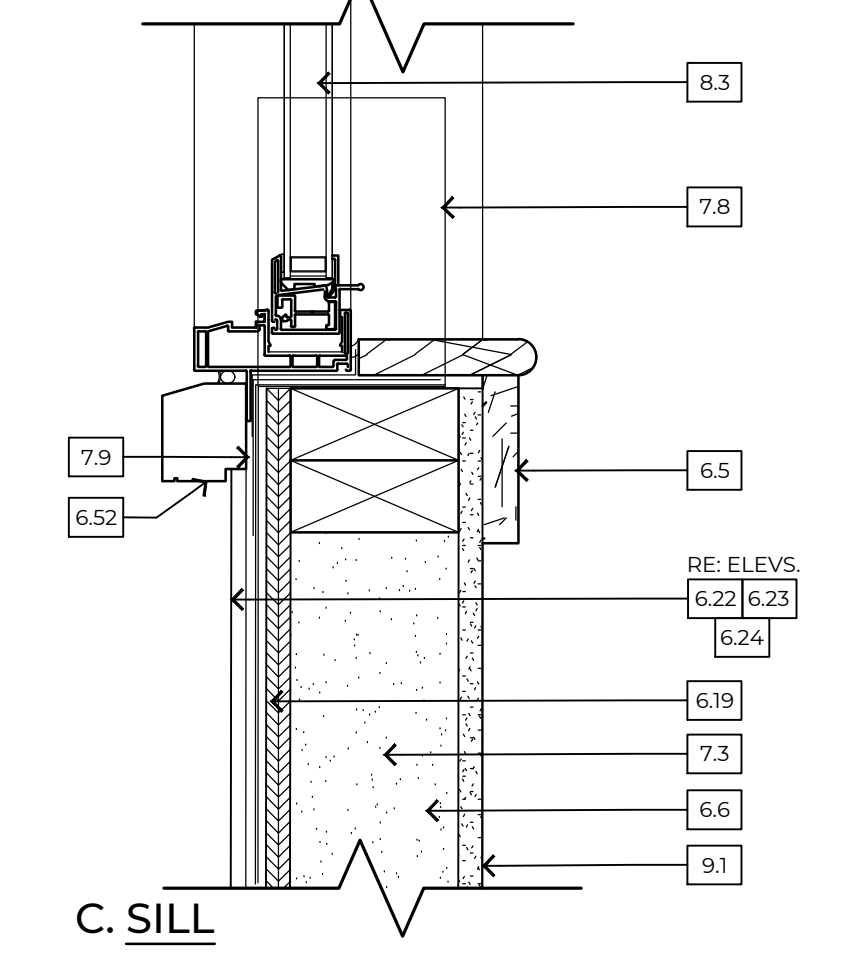
8 B&B FLASH. DTL.
6"=1'-0" TYPICAL



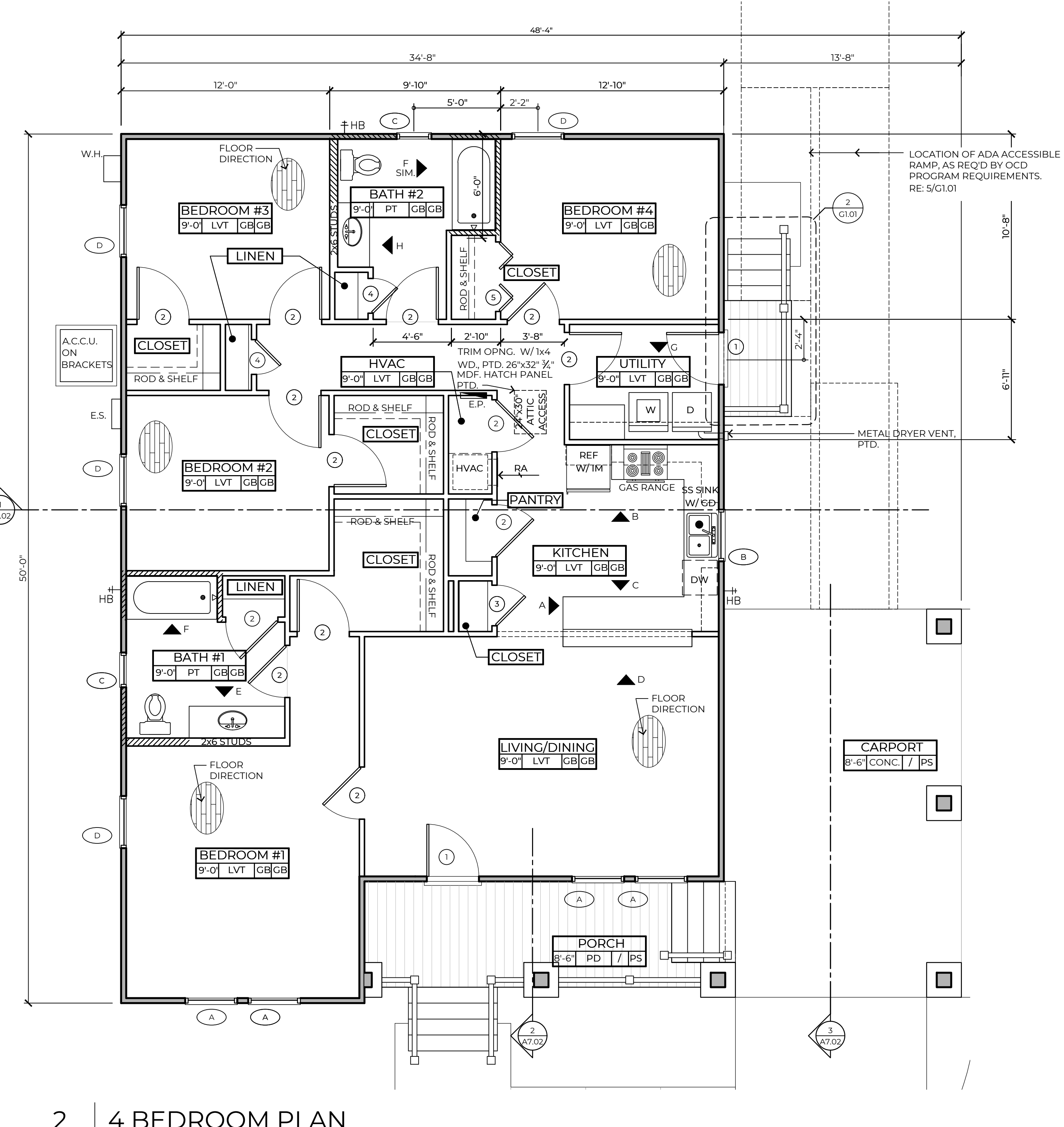
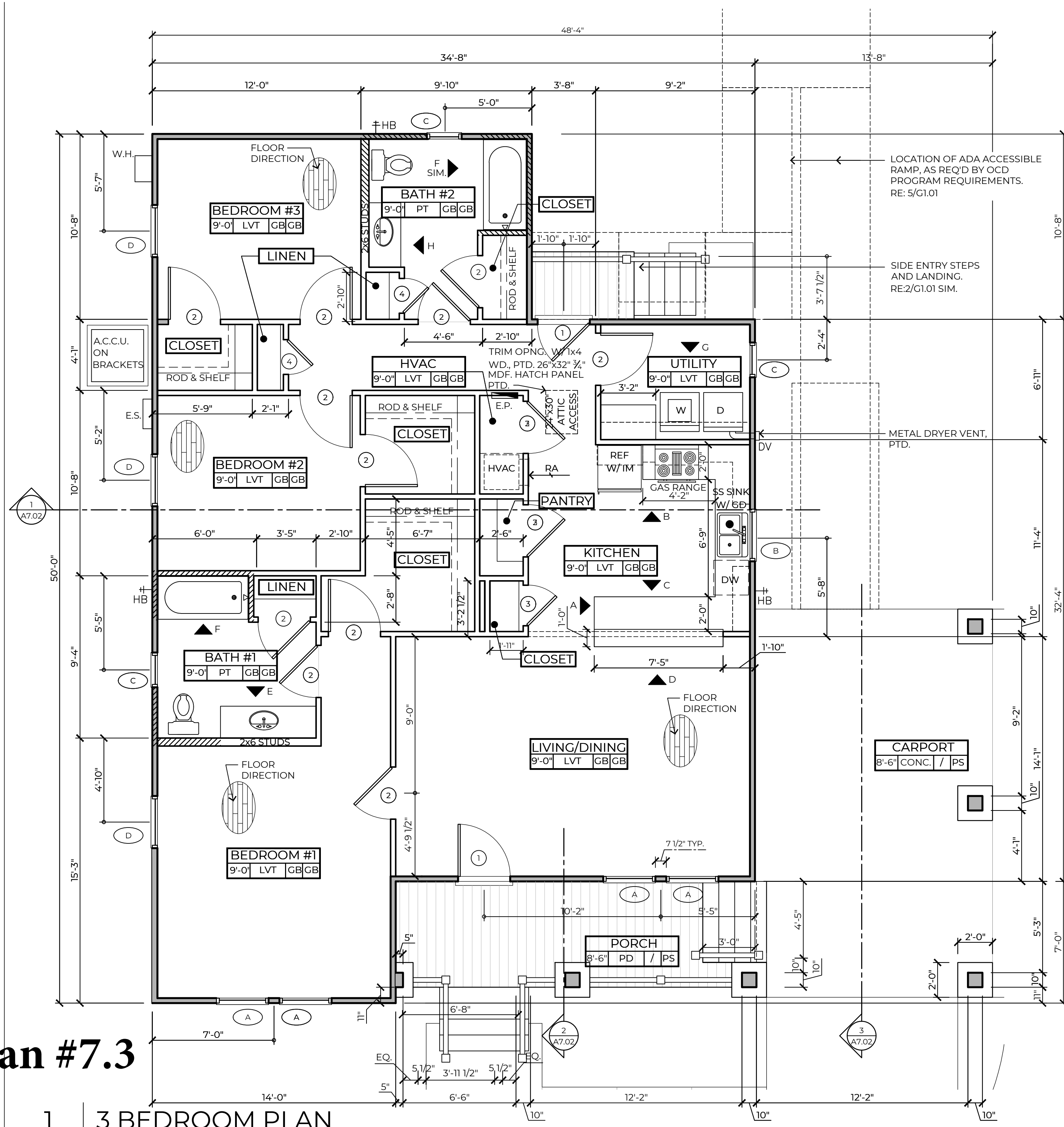
9 WINDOW FLASHING DETAILS A. HEAD
3"=1'-0" TYPICAL



9 WINDOW FLASHING DETAILS B. JAMB
3"=1'-0" TYPICAL



9 WINDOW FLASHING DETAILS C. SILL
3"=1'-0" TYPICAL



WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
- 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 3/4" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
- SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

FINISH SCHEDULE	
MATERIAL	DESCRIPTION
PT	PORCELAIN TILE, 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFG: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

NOTES:
1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

ROOM SCHEDULE NAME:

ROOM NAME	CEILING MATERIAL	WALL MATERIAL	FLOOR MATERIAL	RE: FINISH SCHEDULE
9'-0" XX XX XX				

NOTE: PROVIDE 7 1/2" TYP.

DOOR SCHEDULE	
SIZE	DESCRIPTION
1 3'-0" x 6'-8" x 1 3/4"	DIVIDED LITE RAISED PANEL FIBERGLASS INSULATED DOOR W/ TRANSOM (FRONT ONLY)
2 3'-0" x 6'-8" x 1 3/8"	2 RAISED PANEL, MASONITE
3 2'-4" x 6'-8" x 1 3/8"	2 RAISED PANEL, MASONITE
4 2'-0" x 6'-8" x 1 3/8"	2 RAISED PANEL, MASONITE
5 4'-0" x 6'-8" x 1 3/8"	4 RAISED PANEL, MASONITE BI-FOLD

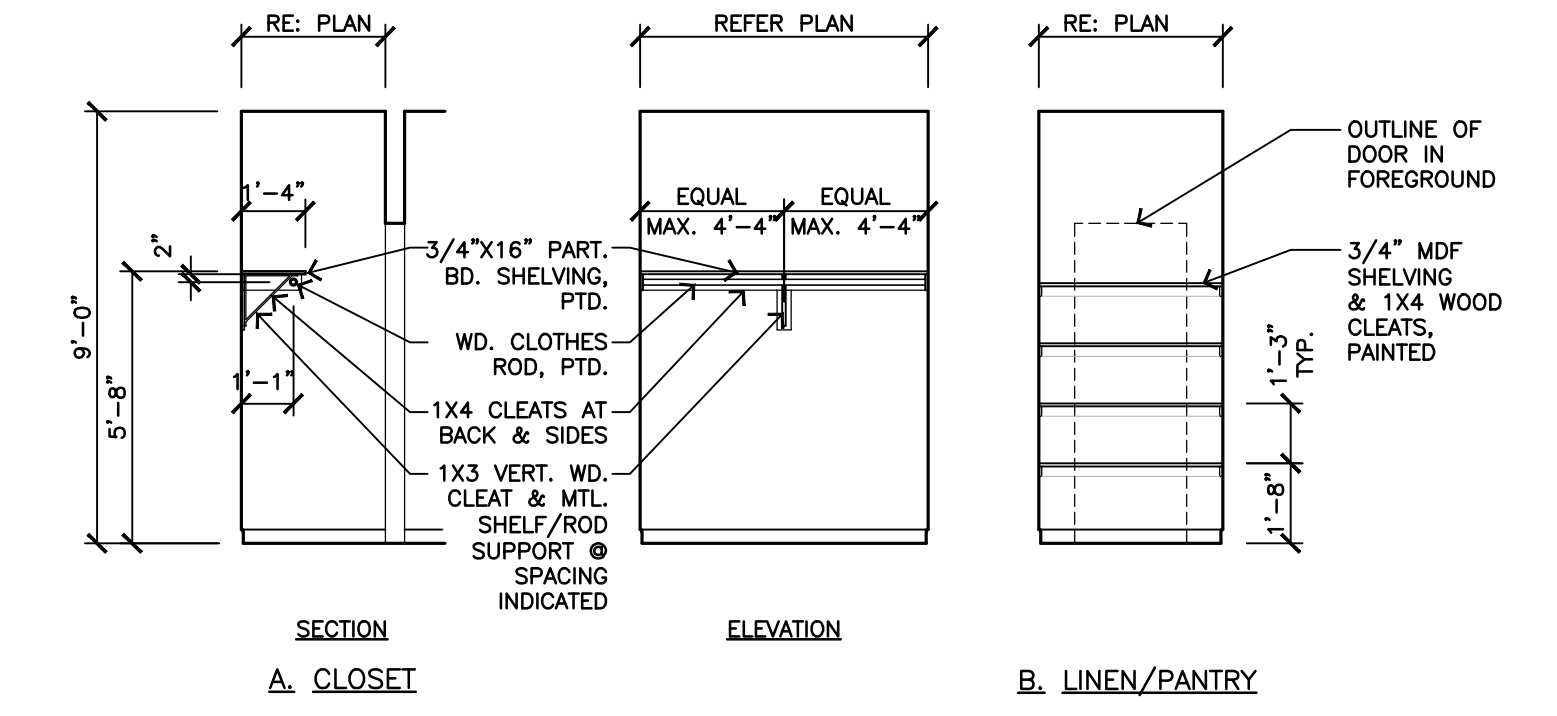
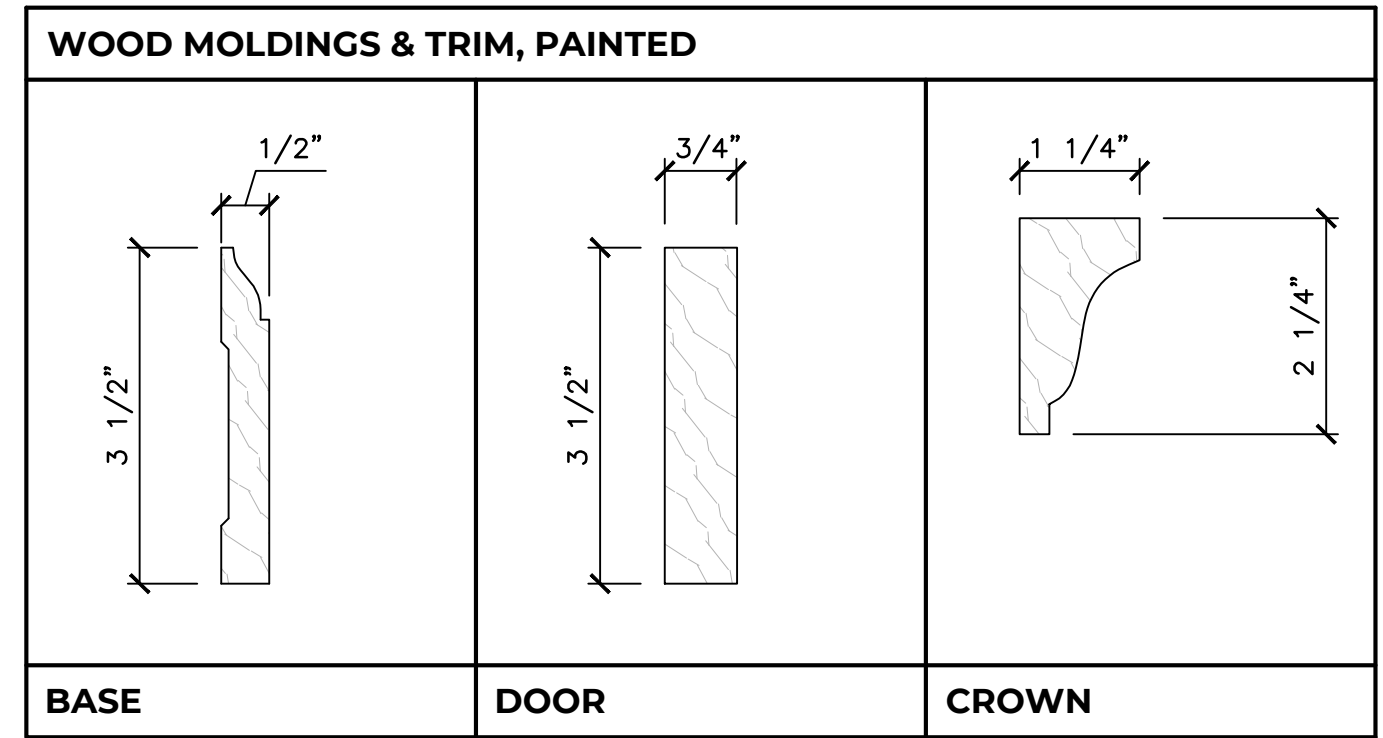
NOTES:
1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
2. 3'-0" X 1'-0" TRANSOM FOR FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

SYMBOL LEGEND:

- X/XXX BUILDING SECTIONS
- (W-1) WINDOW OPENING
- (1) DOOR OPENING
- ▲ X INTERIOR ELEVATIONS

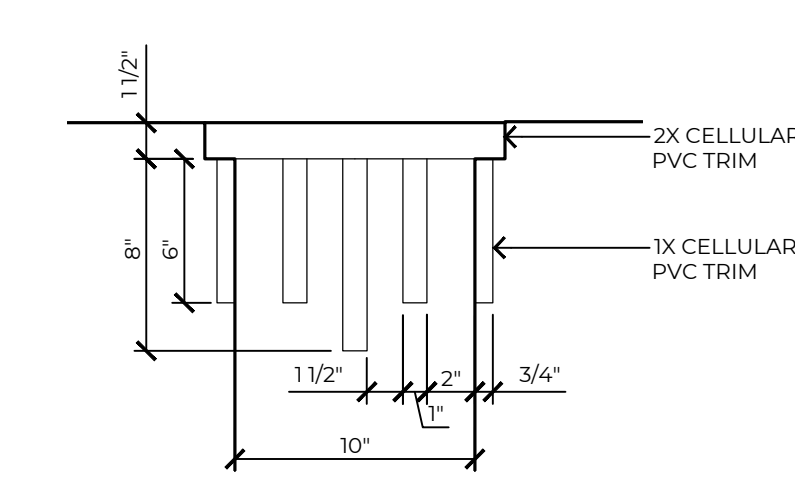
WINDOW SCHEDULE	
SIZE	DESCRIPTION
A 3'-0" x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS
B 3'-0" x 4'-0"	VINYL SINGLE HUNG / INSULATED GLASS
C 2'-0" x 3'-0"	VINYL SINGLE HUNG / INSULATED GLASS
D 3'-0" x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS
E 3'-0" x 2'-6"	VINYL FIXED / INSULATED GLASS

NOTES:
1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.N.O.
2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
3. REFER TO DETAILS 5.6, 7.1 AS FOR HEAD, JAMB AND SILL DETAILS.

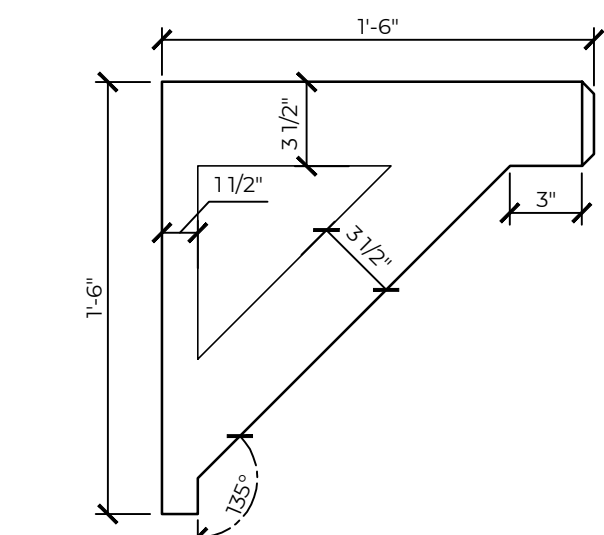


3 | SCHEDULES

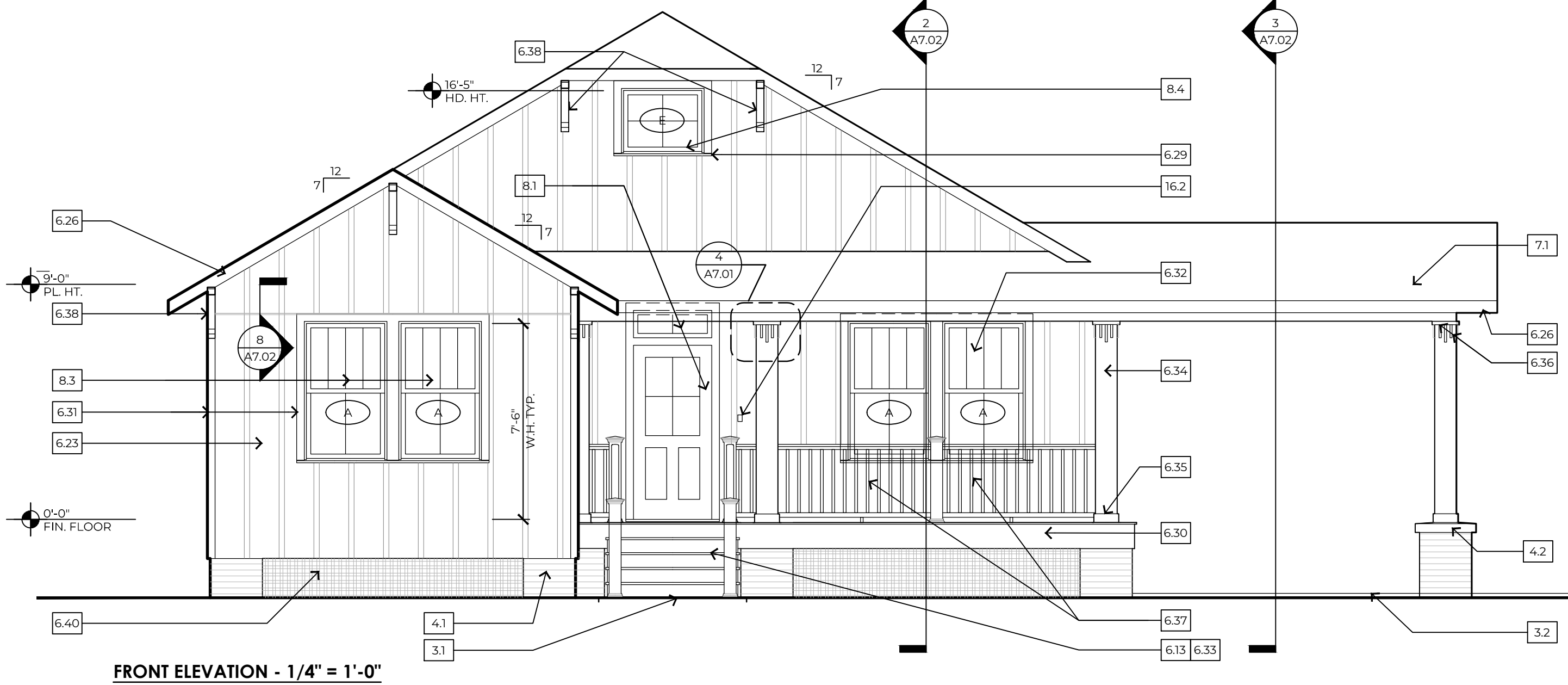
4 | CLOSET SHELVING LAYOUTS
1/4"=1'-0" TYPICAL



4 DETAIL
1 1/2" = 1'-0" COLUMN CAP

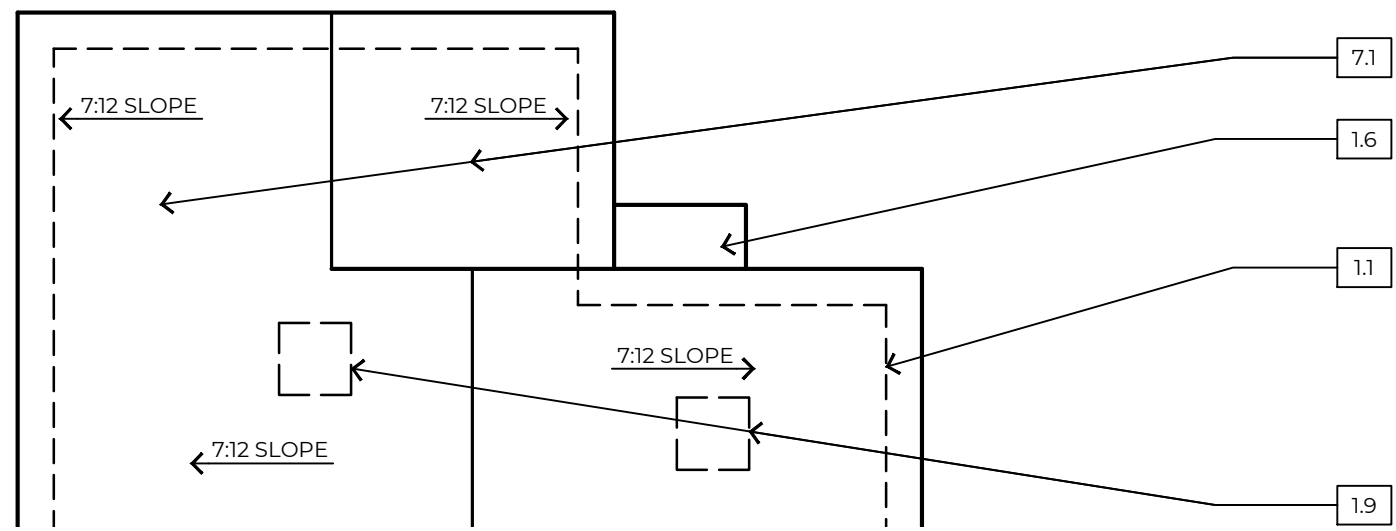


5 ELEVATION
1 1/2" = 1'-0" BRACKET

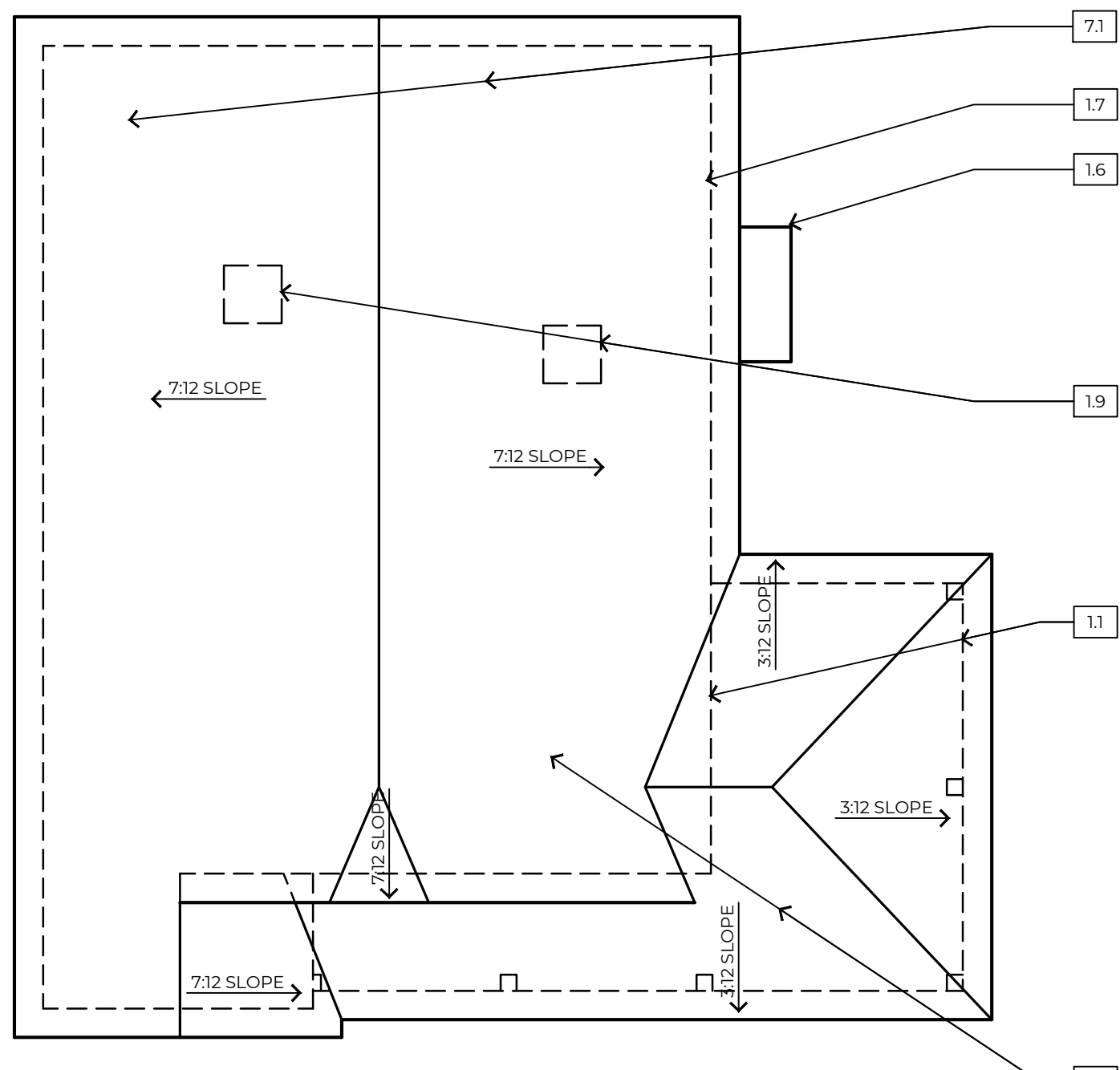


1 EXTERIOR ELEVATIONS

3 BEDROOM (REAR PORTION)



4 BEDROOM

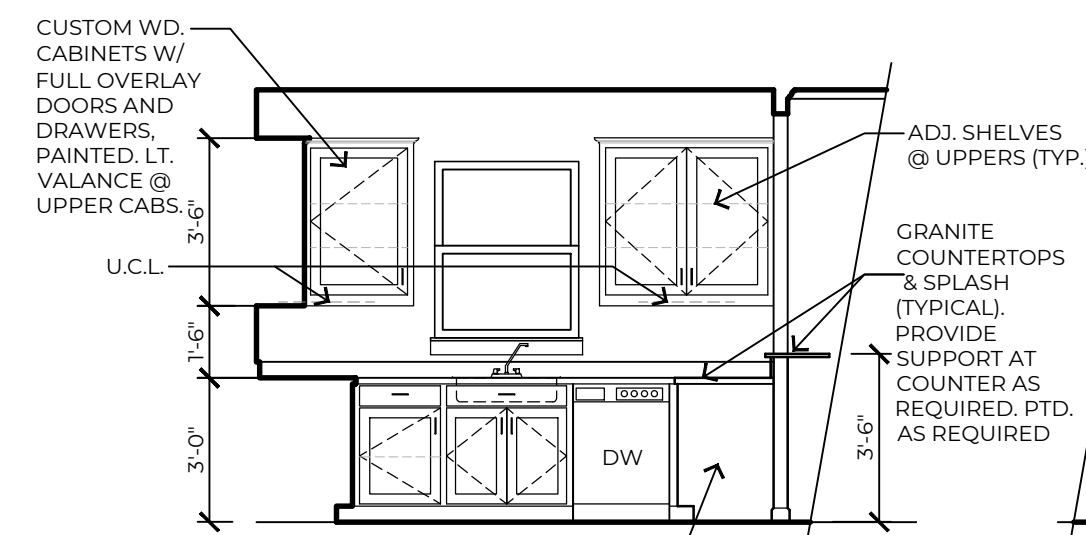


2 ROOF PLAN

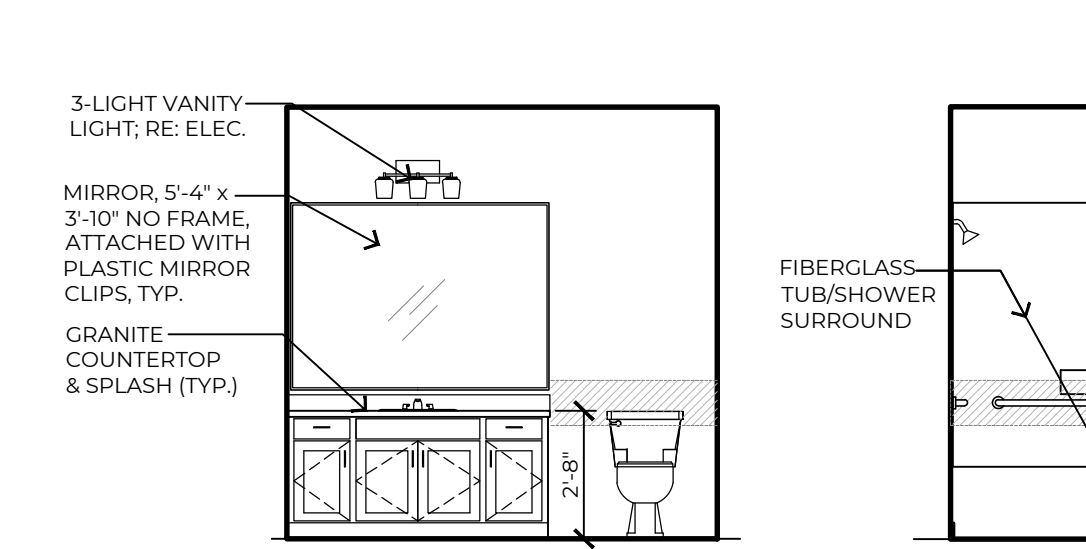
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.

ROOF NOTES:

- CONTRACTOR SHALL COORDINATE WITH OWNER'S EVALUATOR TO INSPECT & APPROVE CONSTRUCTION COMPLIES WITH THE STANDARDS OF FORTIFIED HOME - ROOF HURRICANE - 2019, RE: 5.67/A103
- DECK TO BE 19/32" PLYWOOD ROOF DECKING WITH 8D x 2" MIN. LONG RING-SHANK NAILS WITH 28" FULL ROUND HEADS @ 6" O.C. AT PERIMETER AND RAFTER LOCATIONS. PROVIDE METAL PANEL CLIPS AT MID SPAN BETWEEN RAFTERS. PER FORTIFIED HOME - ROOF HURRICANE 2019 DETAIL F-R5-2.
- FRAMING - ALL RAFTERS SHALL BE 2x6s @ 2'-0" O.C. UNLESS NOTED OTHERWISE. BATTER STRAPS SHALL BE INSTALLED @ EVERY RAFTER. BRACE RAFTERS AS REQUIRED TO INSURE A MAX. UNSUPPORTED SPAN FOR RAFTERS OF 10'-0". RIDGE MEMBERS SHALL BE SIZED TO EXTEND BELOW BOTTOM OF BATTERS.
- PROVIDE 2x4 FRAMING/PLYWOOD SHEATHING AS REQUIRED TO INSTALL SPRAY FOAM INSULATION & SEPARATE CONDITIONED AREAS FROM UN-CONDITIONED, EXTERIOR, COVERED AREAS.



PROVIDE FINISHED END PANEL TO MATCH, TYP.



MIRROR, 5'-4" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.

GRANITE COUNTERTOP & SPLASH [TYP.]

3-LIGHT VANITY LIGHT; RE: ELEC.

FIBERGLASS TUB/SHOWER SURROUND

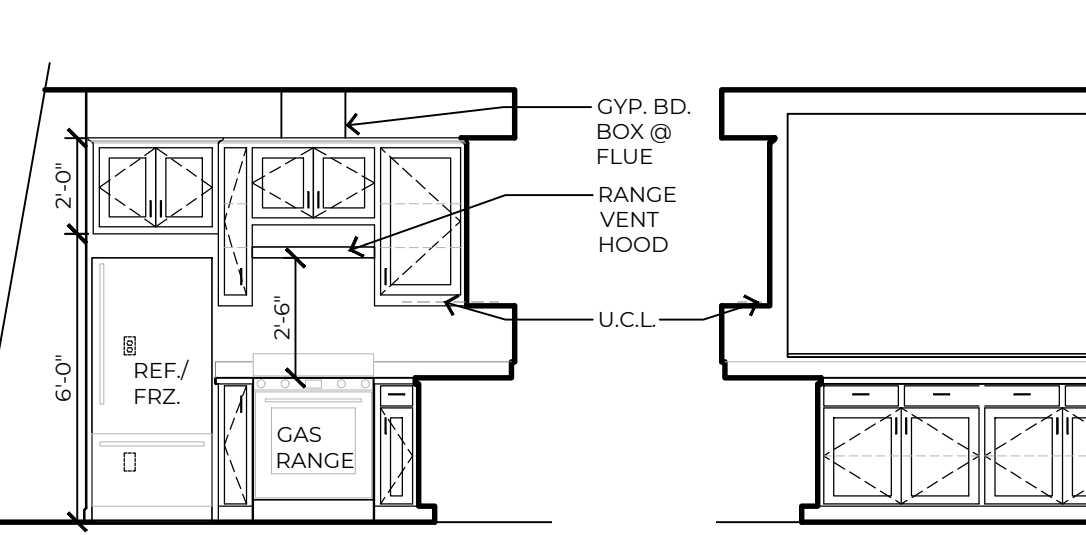
ADJ. SHELVES @ UPPERS (TYP.)

GRANITE COUNTERTOP & SPLASH (TYP.)

GYP. BD. BOX @ FLUE

RANGE VENT HOOD

U.C.L.



REF./FRZ.

GAS RANGE

ADJ. SHELVES IN LOWER CABS (WHERE SHOWN)

CROWN, PAINTED

GRANITE COUNTERTOP W/ +/- 10" OVERHANG

GYP. BD., PAINTED

BASE, PAINTED

3-LIGHT VANITY LIGHT; RE: ELEC.

MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.

GRANITE COUNTERTOP & SPLASH (TYP.)

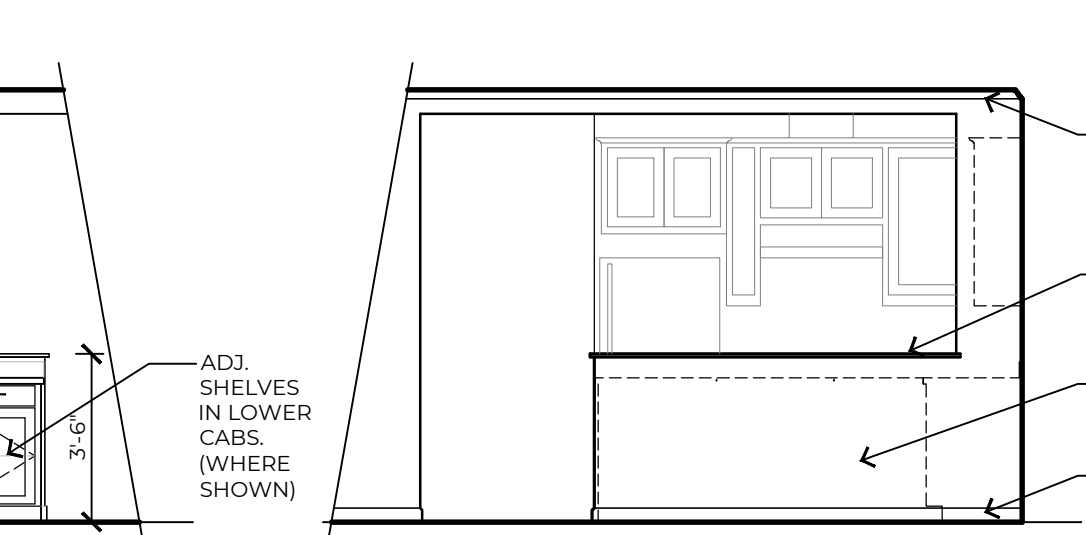
3-LIGHT VANITY LIGHT; RE: ELEC.

MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.

GRANITE COUNTERTOP & SPLASH (TYP.)

3-LIGHT VANITY LIGHT; RE: ELEC.

MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.



REF./FRZ.

GAS RANGE

ADJ. SHELVES IN LOWER CABS (WHERE SHOWN)

CROWN, PAINTED

GRANITE COUNTERTOP W/ +/- 10" OVERHANG

GYP. BD., PAINTED

BASE, PAINTED

3-LIGHT VANITY LIGHT; RE: ELEC.

MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.

GRANITE COUNTERTOP & SPLASH (TYP.)

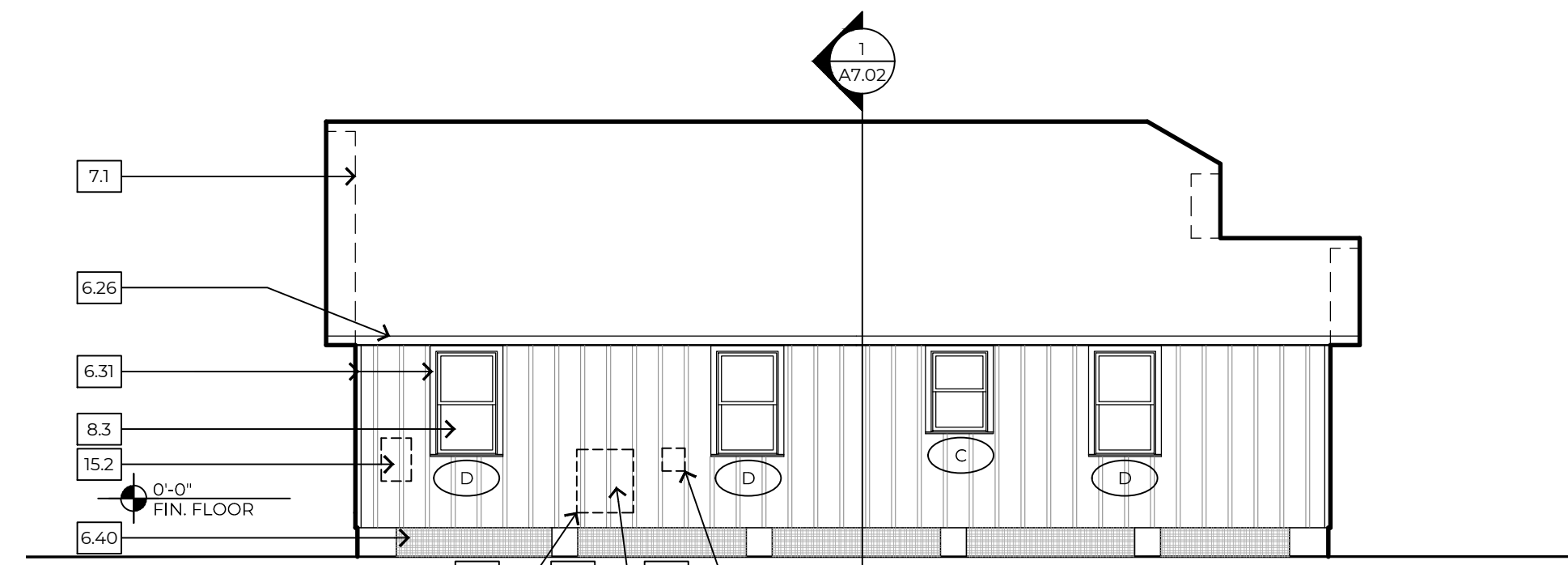
3-LIGHT VANITY LIGHT; RE: ELEC.

MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.

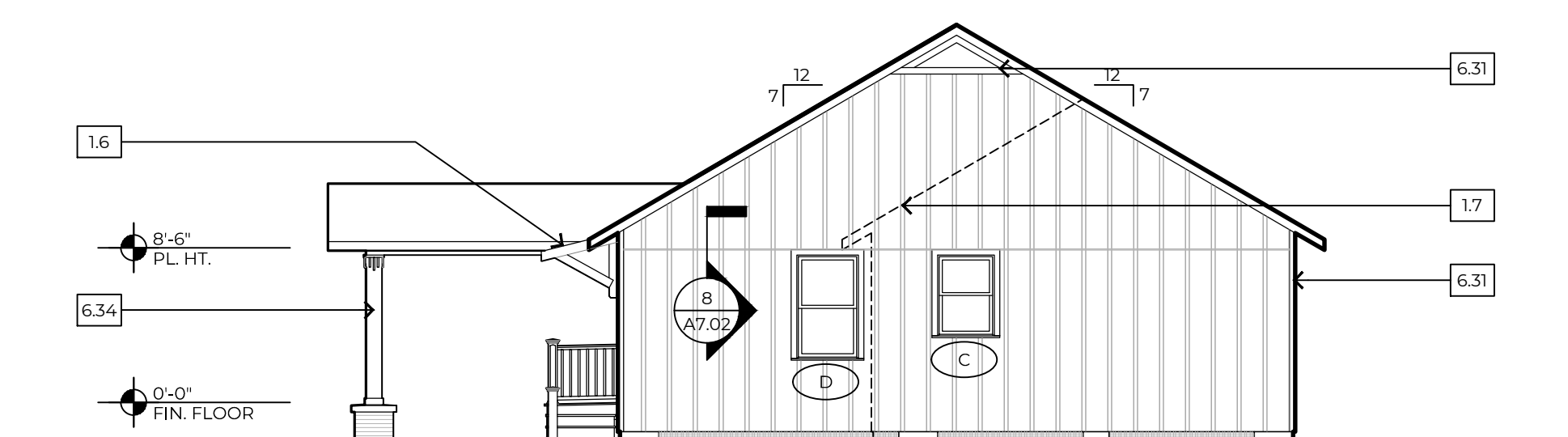
GRANITE COUNTERTOP & SPLASH (TYP.)

3-LIGHT VANITY LIGHT; RE: ELEC.

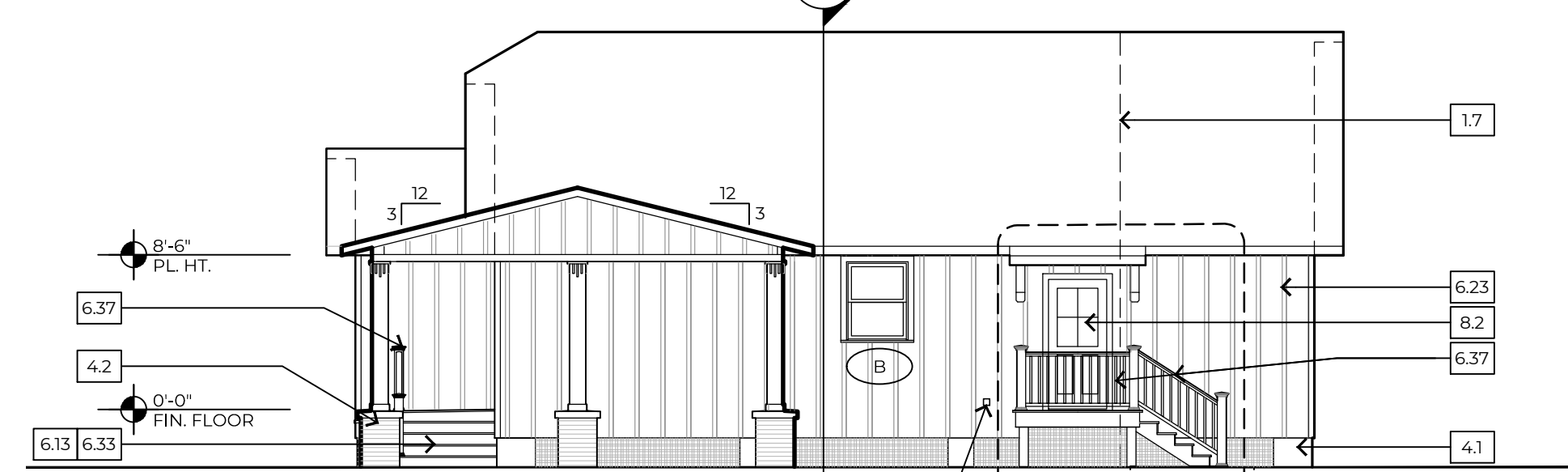
MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.



LEFT ELEVATION - 1/8" = 1'-0"



REAR ELEVATION - 1/8" = 1'-0"



RIGHT ELEVATION - 1/8" = 1'-0"

3 INTERIOR ELEVATIONS

1/4" = 1'-0"

- KEYNOTES:**
- GENERAL INFORMATION
 - LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF FINISH BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RE: 3/61 (1)
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - PAINTE ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - CONCRETE
 - CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL. CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION. RE: 8/03
 - EMBED POST IN CONC. FOOTING.
 - MASONRY
 - CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X/04
 - METALS
 - METAL TERMINATE SHIELD
 - METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP-FLANGE HANGER
 - METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - METAL FRAMING FASTENER, 'SIMPSON' LITS. TWIST STRAP @ EVERY CEILING JOIST
 - METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - METAL DRAIN EDGE
 - 6 X 6 - W/ 4 X W/ 4 W.W.F. AT CONCRETE BAVING
 - 4 X 4 STEEL PIER @ CENTER OF CONC. LANDING
 - METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
 - WOOD AND PLASTIC
 - 1 1/2" x 8" x 16" @ W/ BRIDGING, RE: FRAMING
 - HEADER BEAM, ON HANGERS FROM KING STUD
 - BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - RIM BOARD
 - WD. STOOL AND APRON, PTD.
 - 2x4 @ 16" O.C. W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 2x6 @ 24" ON CENTER
 - 2x6 @ 48" ON CENTER, COLLAR
 - 2x4 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 2x8 RIDGE BEAM
 - 2x10 CROSSES @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 2x12 P.T. STAR STRINGERS @ 24" O.C. RE: 4/G1.01
 - 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 2x6 LEDGER AT WOOD STUD WALL
 - 2x4 SILL PLATE
 - 2x4 DOUBLE TOP PLATE
 - 2X WOOD SUB-FASCIA
 - 1 1/2" PLYWOOD WALL SHEATHING
 - 1 1/2" PLYWOOD ROOF DECKING
 - 3/4" PLYWOOD, TONGUE AND GROOVE FLOOR DECKING, GLUED AND SCREWED
 - LAP SIDING, FIBER CEMENT, PTD.
 - BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - EAVE FASCIA, FIBER CEMENT, PTD.
 - PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: S/A_04
 - TRIM, 1X, FIBER CEMENT, PTD. RE: PLANS FOR WIDTH
 - CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - SKIRT TRIM, 1X, FIBER CEMENT, PTD. RE: DETAIL
 - TRIM, 1x4, FIBER CEMENT, PTD.
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD.
 - RE: PLANS FOR WIDTH
 - COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - COLUMN CAPITAL TRIM, CELLULAR PVC, PTD. RE: DETAIL
 - RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKETS ON 2x8-2x8-4x8 PIPON BKT182x44 OR EQ. CORREL ON 3x8-5x8-FYPON COR 24x5x5 OR EQ. CUT TO 18". RE: DETAIL
 - MIRROR, 3'-6" x 3'-10" NO FRAME, ATTACHED WITH PLASTIC MIRROR CLIPS, TYP.
 - LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 1x6 WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6x6 P.T. WD. POSTS
 - 4x4 P.T. WD. POSTS
 - 2x4x CROSSES @ 48" O.C. B/T 2x8 RIMS
 - 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 2x4 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x2 WALKER
 - 2x4 KING STUD AT EACH SIDE OF OPENING
 - 2x4 CRIPPLE STUD BELOW WINDOW
 - 4x4 POST (BRACKET) LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 4x6 WOOD POST, TREATED
 - 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - INSULATION, SPRAY FOAM, CLOSED CELL
 - INSULATION, SPRAY FOAM, OPEN CELL
 - BUILDING WRAP
 - SEALANT
 - MEMBRANE FLASHING
 - BLIND METAL FLASHING
 - END DAM FLASHING
 - SILL FLASHING
 - HEAD FLASHING
 - FOAM SHEATHING INSULATION
 - DOORS AND WINDOWS
 - EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - FRED WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
 - FINISHES
 - NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - LUXURY VINYL TILE (LVT), PLANK
 - MECHANICAL
 - AIR CONDITIONING CONDENSING UNIT
 - GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE ARRAC656G4 OR EQ.
 - ELECTRICAL
 - LIGHT FIXTURE, LED LAMP
 - DOOR BELL
 - ELECTRICAL SERVICE
 - EARTHWORK
 - 1:1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - EXTERIOR IMPROVEMENTS
 - LMSTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - STEEL EDGING, 14 GAUGE, FACTORY PTD.

PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
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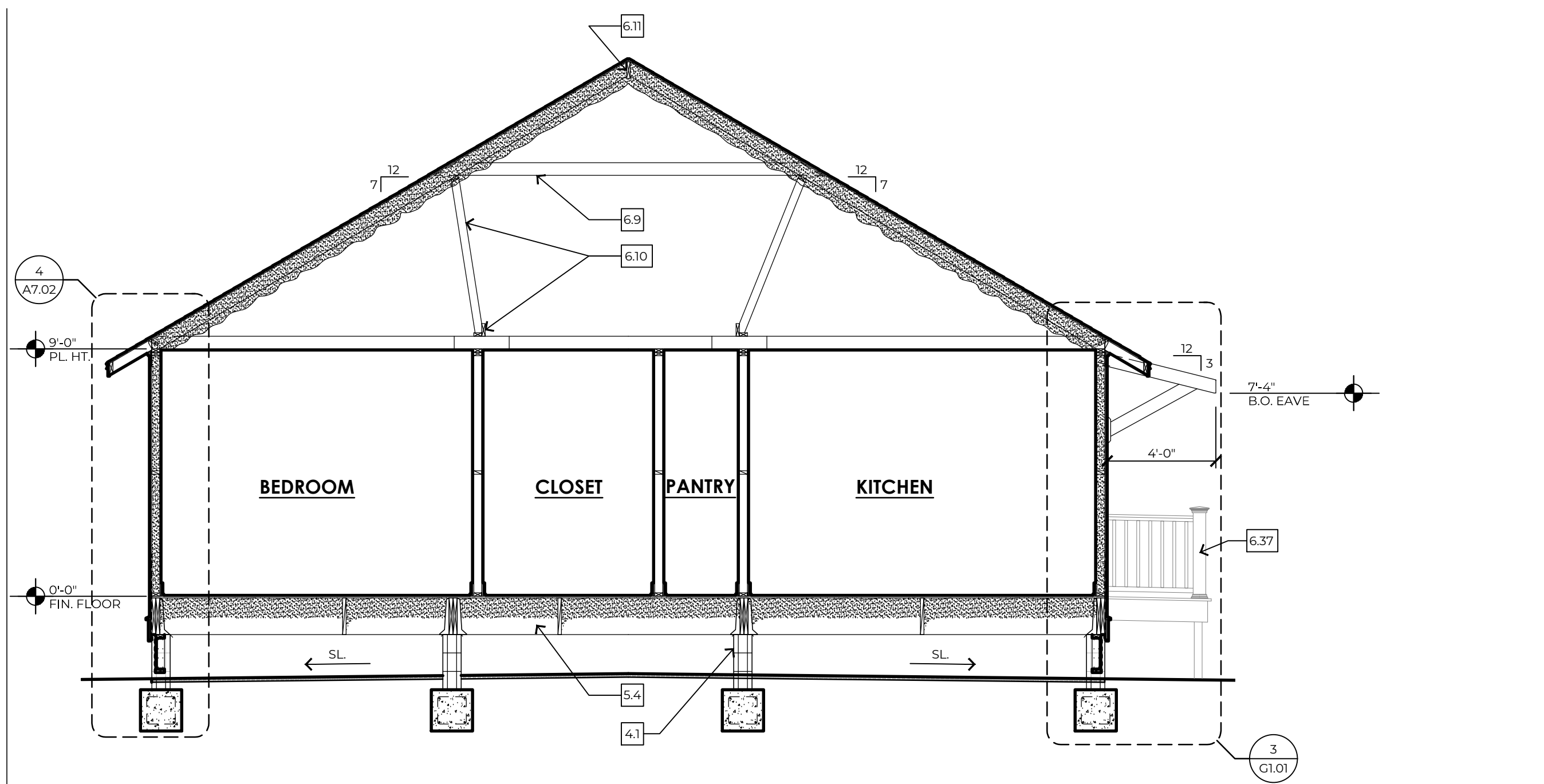
REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

FOR REFERENCE
ONLY
NOT FOR
CONSTRUCTION

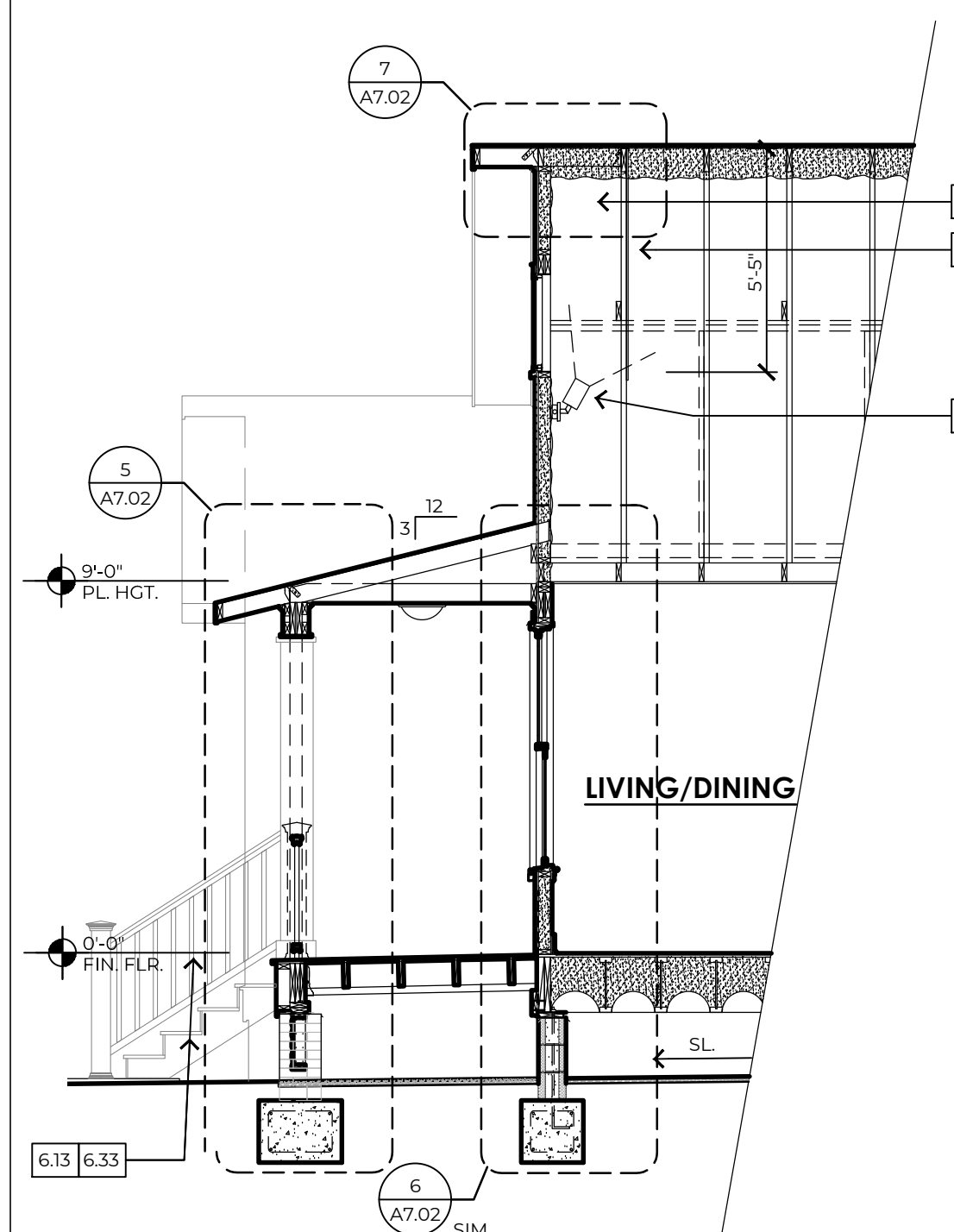
TYPE 4A
EXTERIOR ELEV.,
ROOF PLAN,
INTERIOR
ELEVATIONS

A7.01

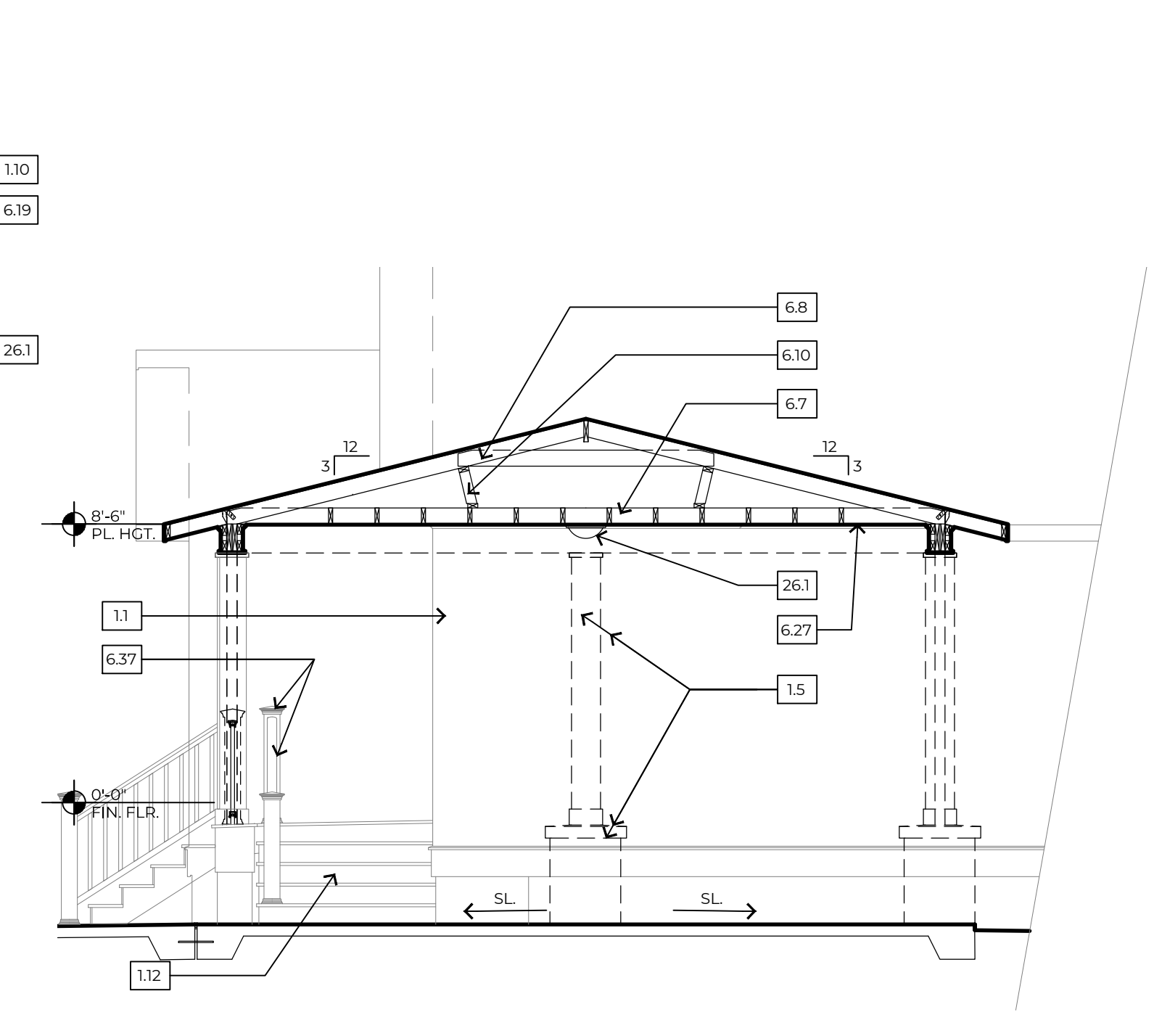
- KEYNOTES:** →
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAFTING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/13.01
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBARS @ 3' EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, "SIMPSON" LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, "SIMPSON" H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRAIN EDGE, RE: 6/1.01
 - 5.7 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.8 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.9 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.10 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE PAVING
 - 5.11 METAL FRAMING ANCHOR, "SIMPSON" DTZZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" x 1" x 1" BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MIDSPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 CROSSERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 6/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-2x4A-B FIPON-BKT18244 OR EQ., CORBEL ON 3A-3B-5A-5B FYPON COR 24x5x5 OR EQ. CUT TO 18", RE: DETAIL
 - 6.39 MOULDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 12x24 CROSSERS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x4S @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALKER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FIXED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



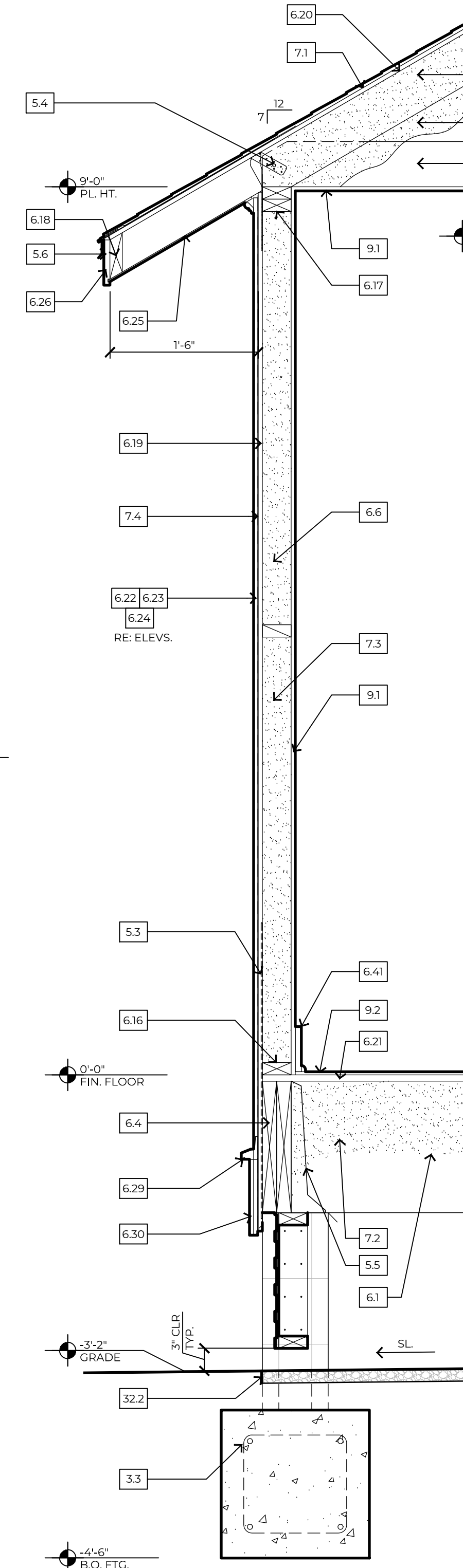
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



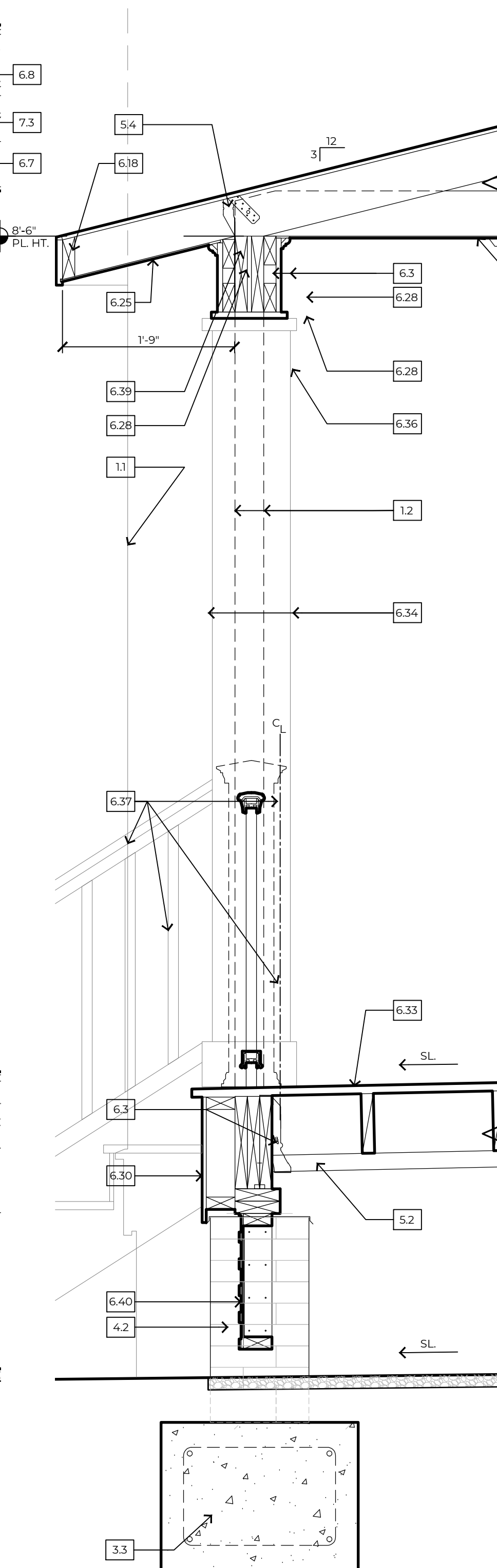
2 BUILDING SECTION
1/4"=1'-0" TYPICAL



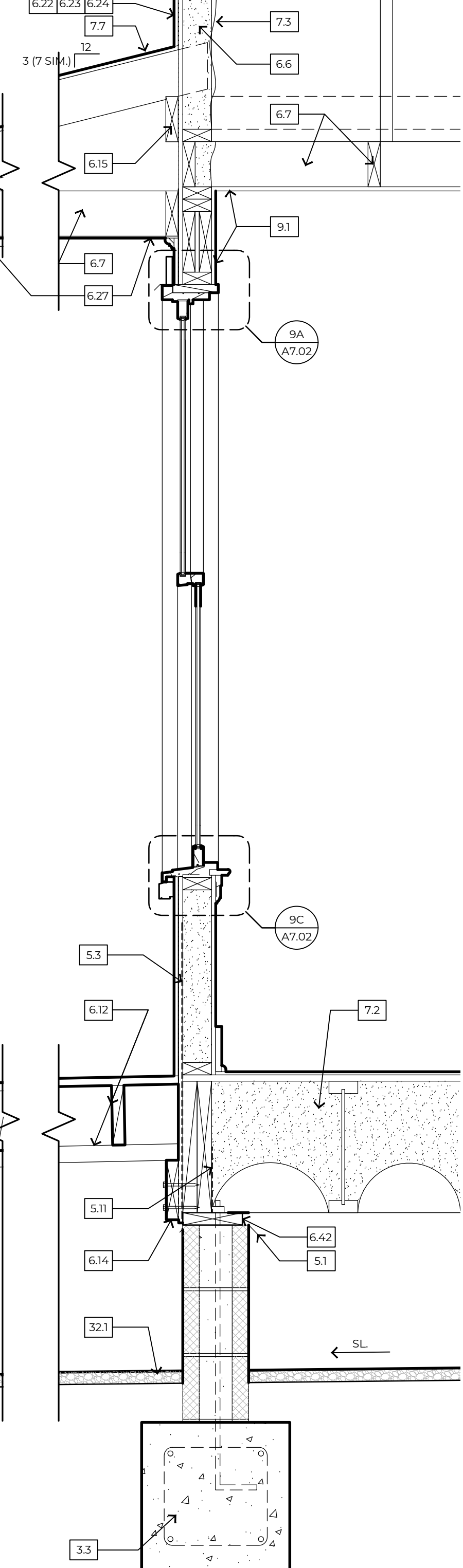
3 BUILDING SECTION
1/4"=1'-0" TYPICAL



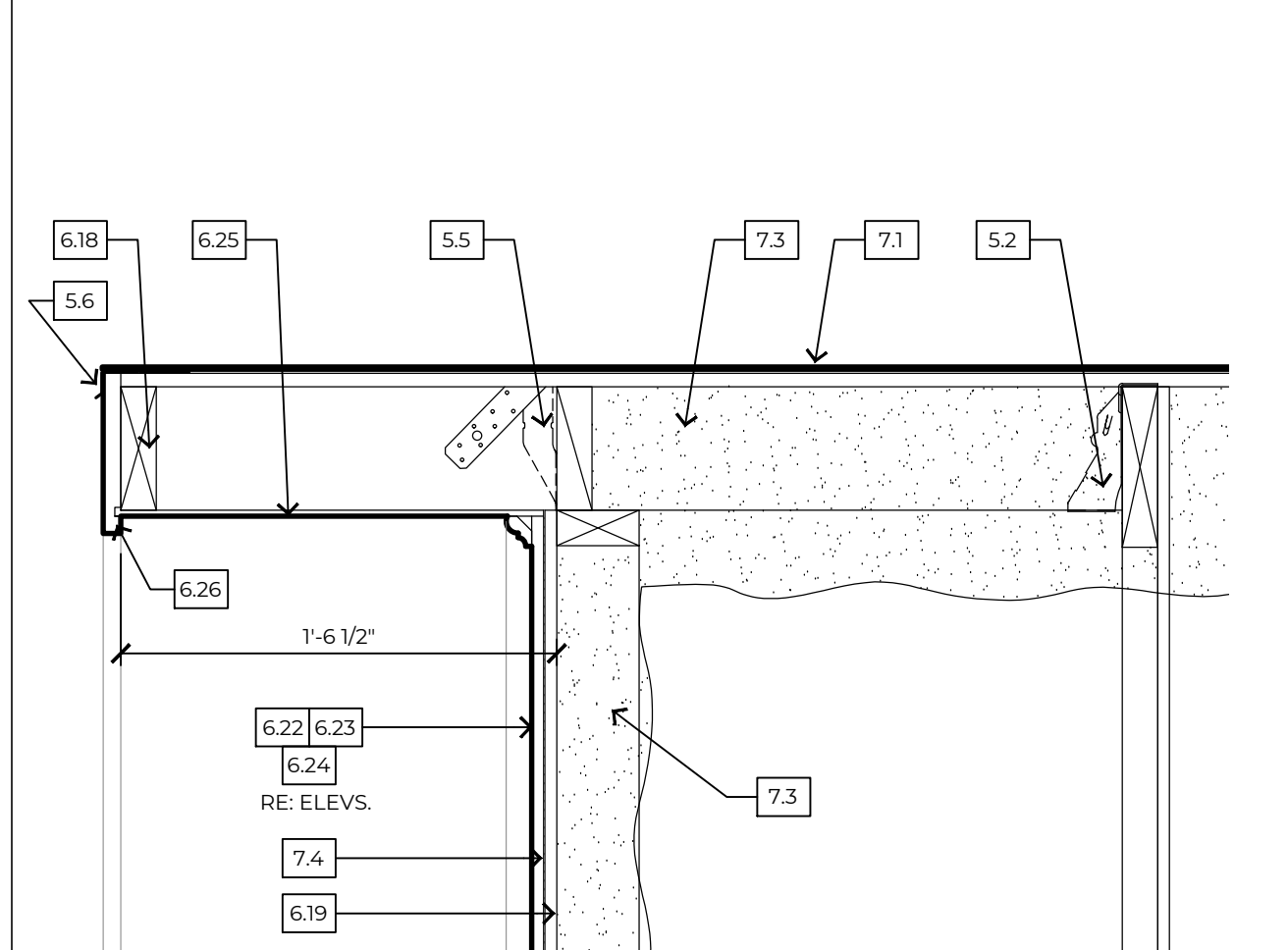
4 WALL SECTION
1"=1'-0" TYPICAL



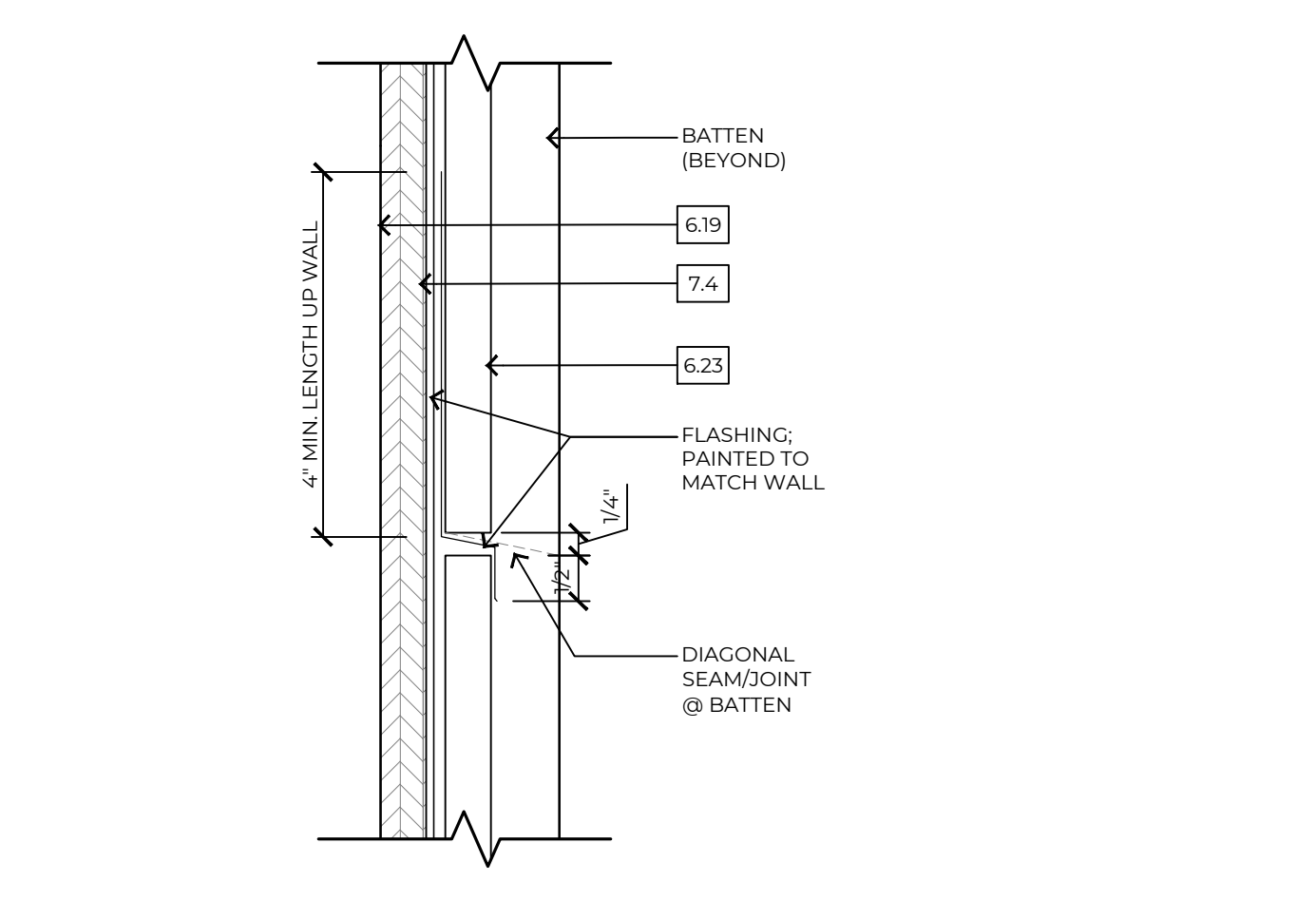
5 WALL SECTION
1"=1'-0" TYPICAL



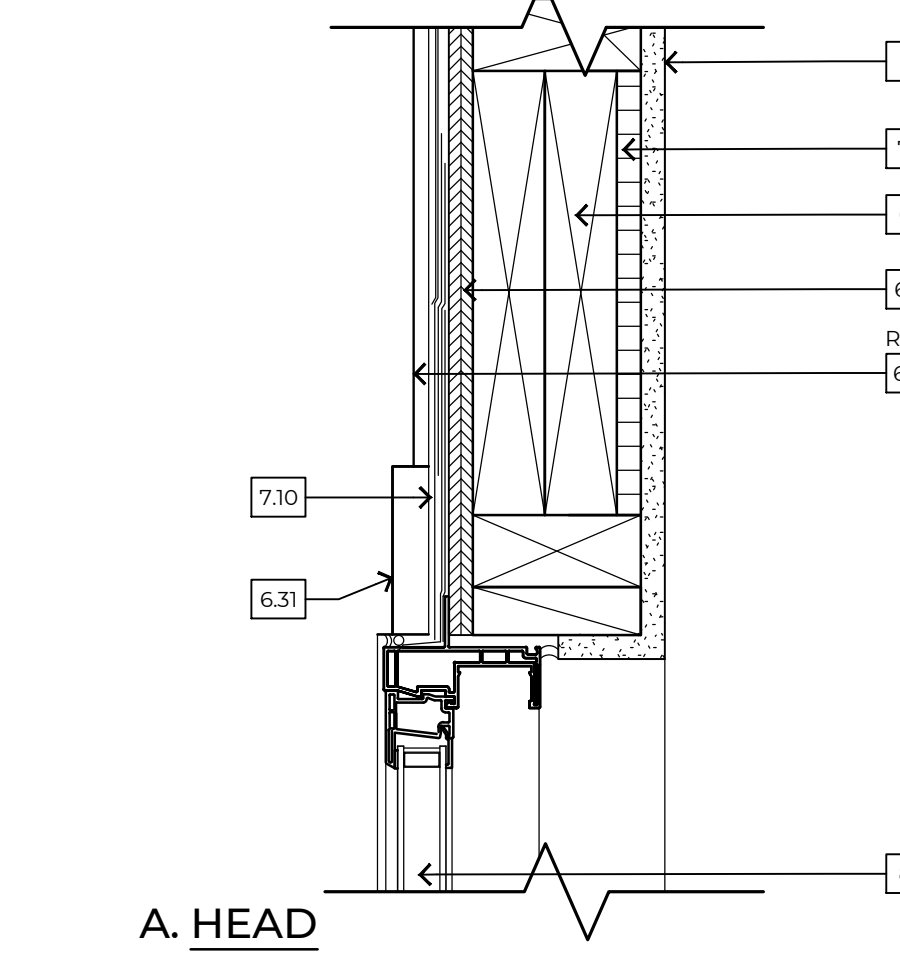
6 WALL SECTION
1"=1'-0" TYPICAL



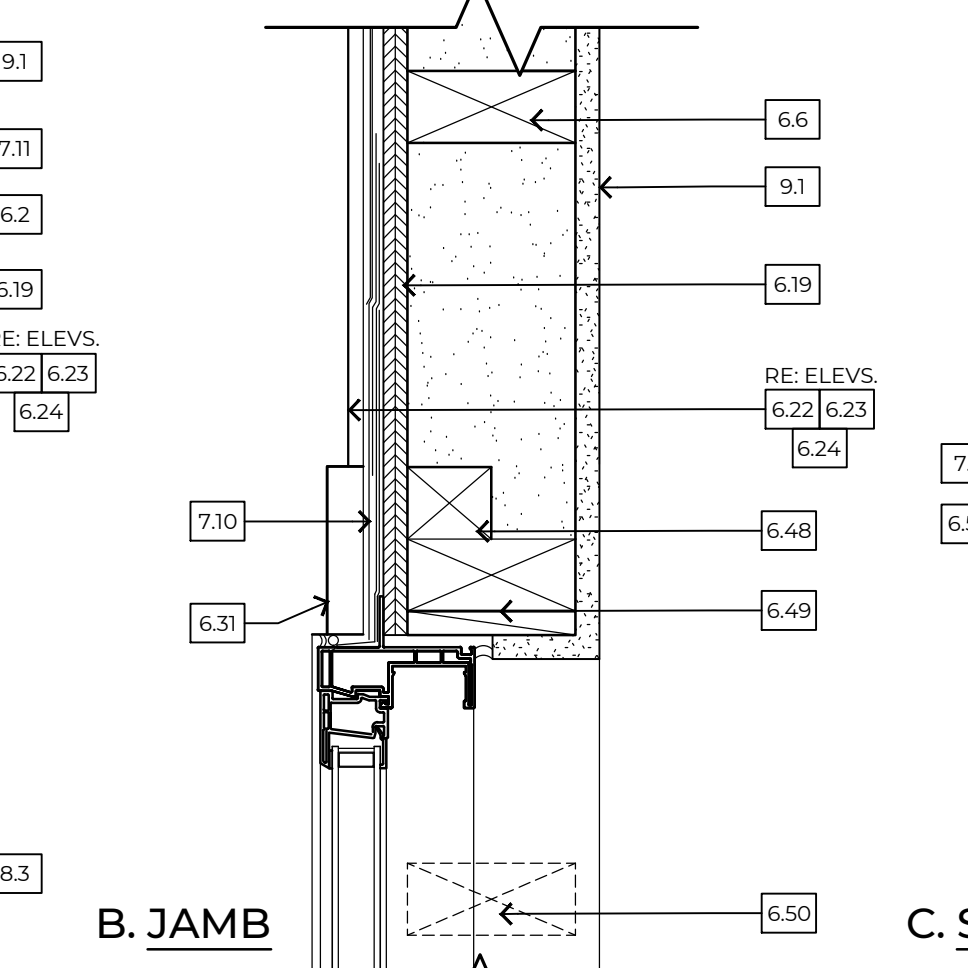
7 RAKE EDGE DETAIL
1/2"=1'-0" TYPICAL



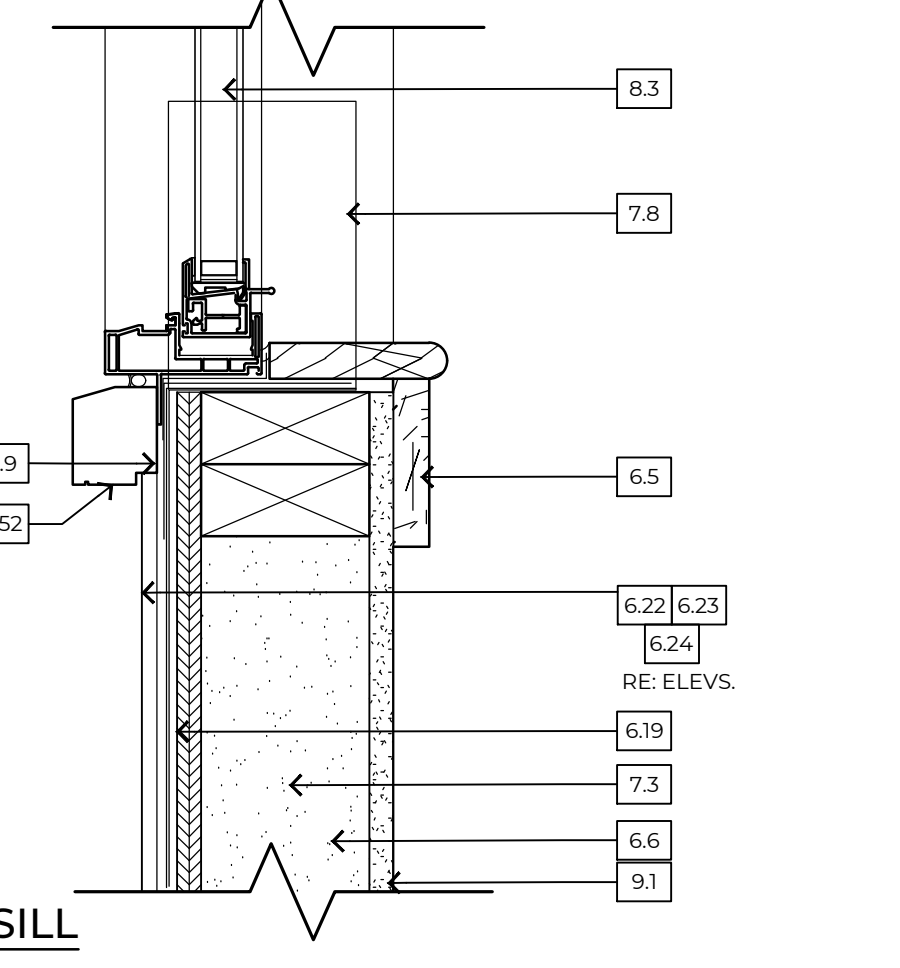
8 B&B FLASH. DTL.
6"=1'-0" TYPICAL



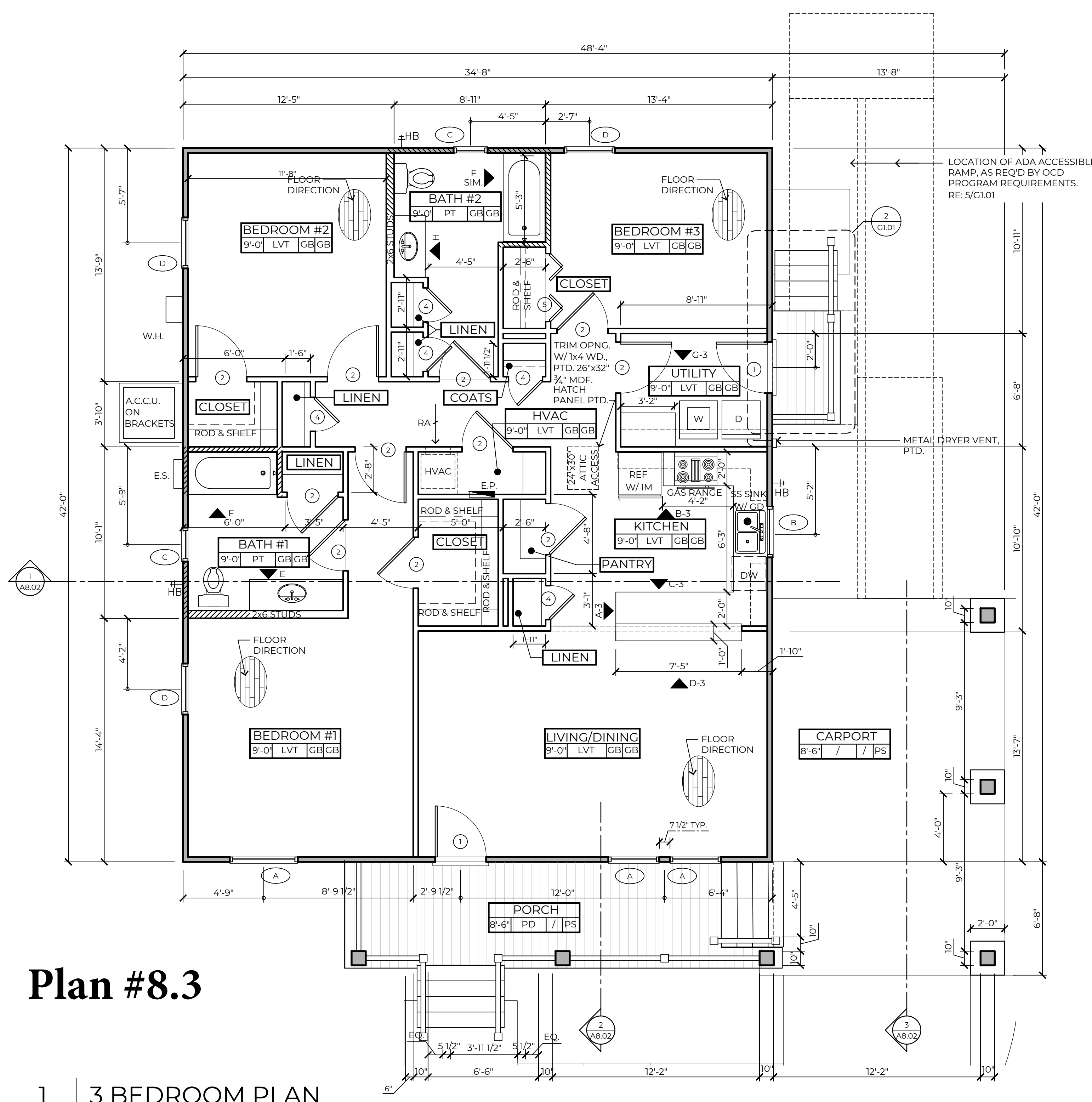
9 OPENING DETAILS
3"=1'-0" TYPICAL



9 OPENING DETAILS
3"=1'-0" TYPICAL



9 OPENING DETAILS
3"=1'-0" TYPICAL



Plan #8.3

1 | 3 BEDROOM PLAN

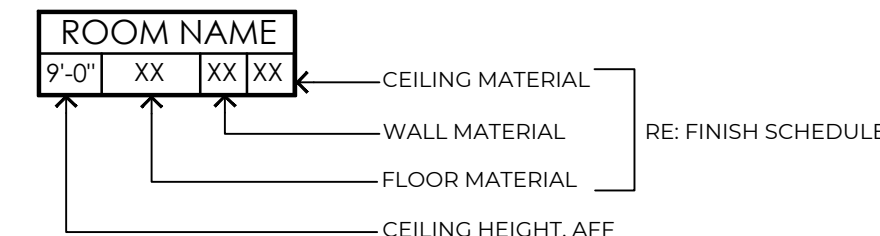
1/4"=1'-0"

WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
- 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 3/4" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
- SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

ROOM SCHEDULE NAME:



SYMBOL LEGEND:

- BUILDING SECTIONS
- WINDOW OPENING
- DOOR OPENING
- INTERIOR ELEVATIONS

FINISH SCHEDULE	
MATERIAL	
PT	PORCELAIN TILE, 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFG: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

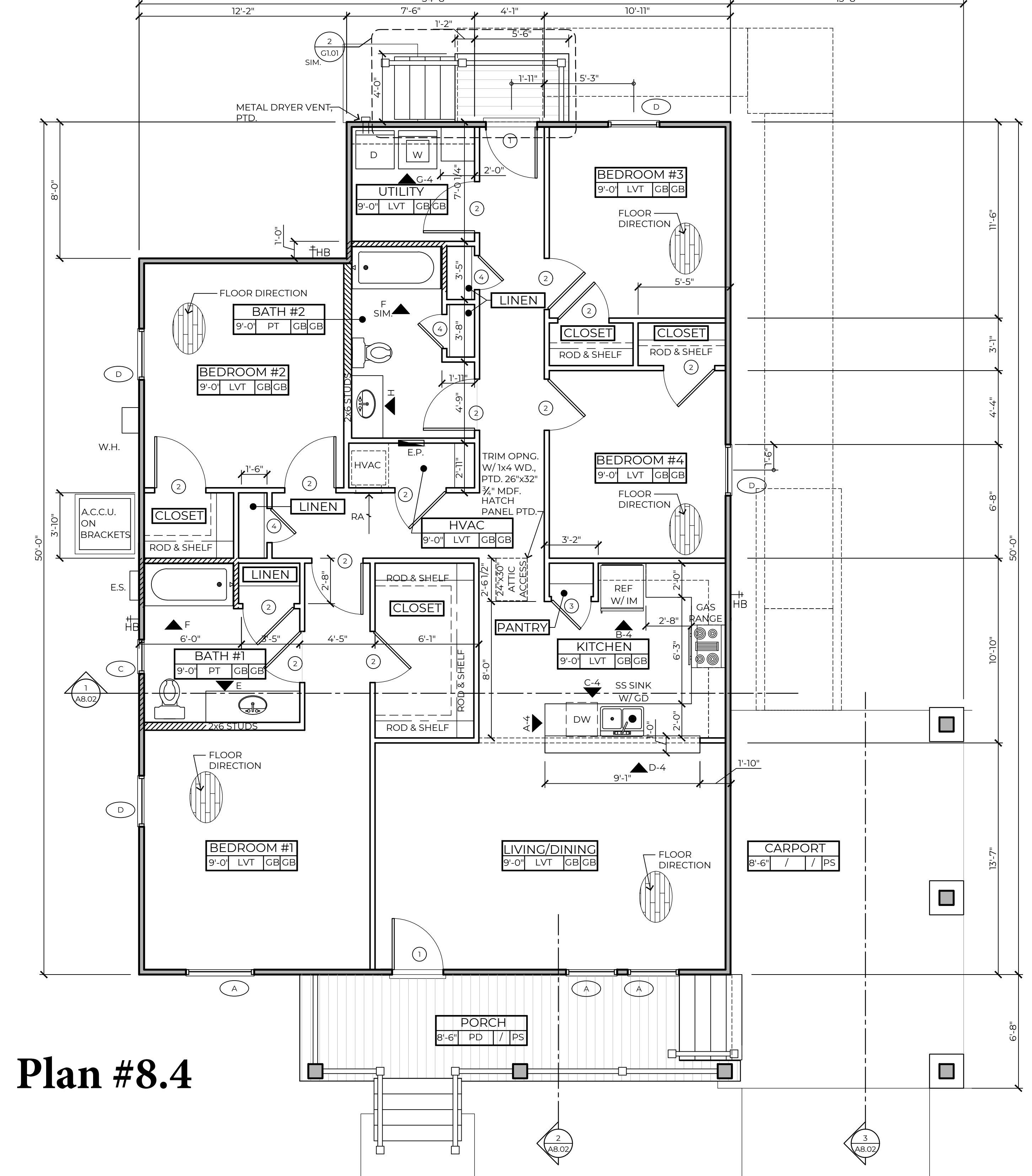
NOTES:
1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0" x 6'-8" x 1 3/4"
2	3'-0" x 6'-8" x 1 3/8"
3	2'-4" x 6'-8" x 1 3/8"
4	2'-0" x 6'-8" x 1 3/8"
5	4'-0" x 6'-8" x 1 3/8"

NOTES:
1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
2. 3'-0" X 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" x 5'-6" VINYL SINGLE HUNG / INSULATED GLASS
B	3'-0" x 4'-0" VINYL SINGLE HUNG / INSULATED GLASS
C	2'-0" x 3'-0" VINYL SINGLE HUNG / INSULATED GLASS
D	3'-0" x 5'-6" VINYL SINGLE HUNG / INSULATED GLASS
E	3'-0" x 2'-6" VINYL FIXED / INSULATED GLASS

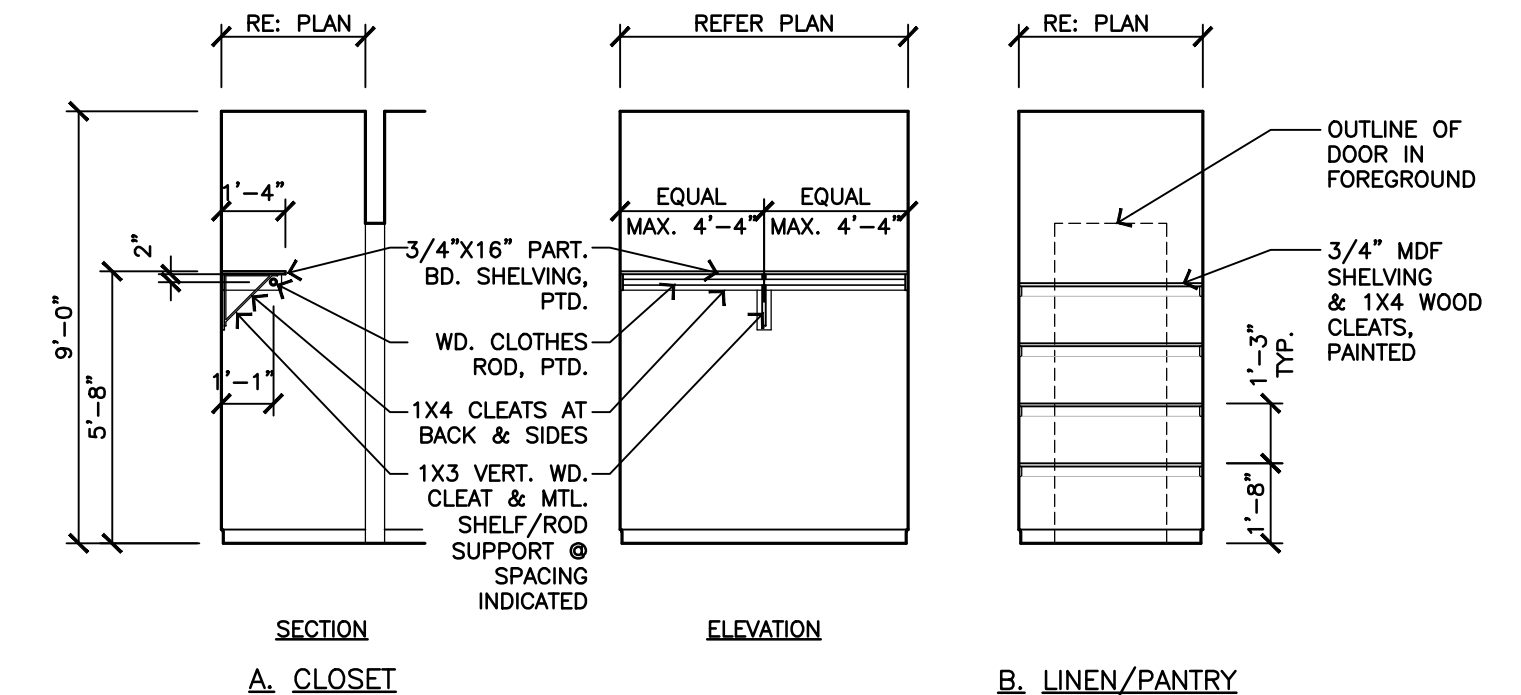
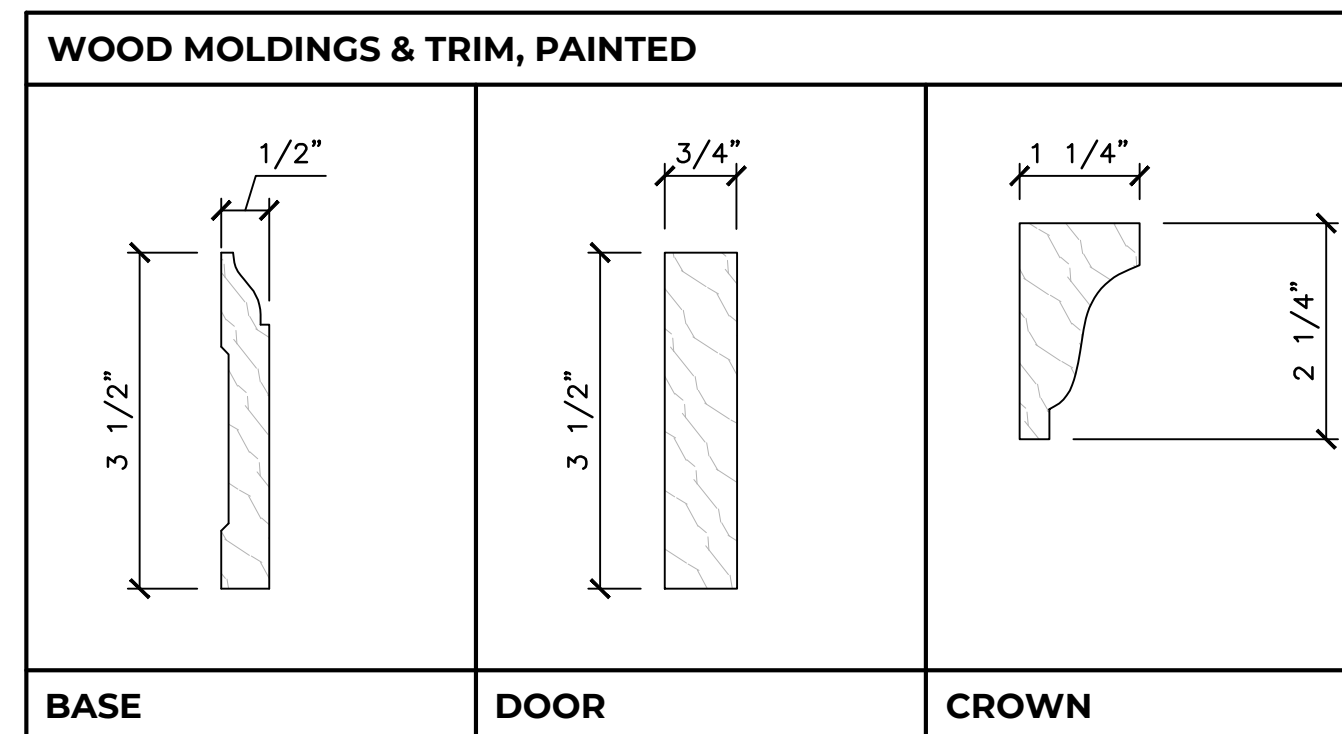
NOTES:
1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.N.O.
2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
3. REFER TO DETAILS 9 A&B OF A8.02 FOR HEAD/JAMB AND SILL DETAILS.



Plan #8.4

2 | 4 BEDROOM PLAN

1/4"=1'-0"



4 | CLOSET SHELVING LAYOUTS

1/4"=1'-0" TYPICAL

3 | SCHEDULES

PROJECT #: 96-01-19
 DATE: 11-24-2020
 FOR: **BIDDING**
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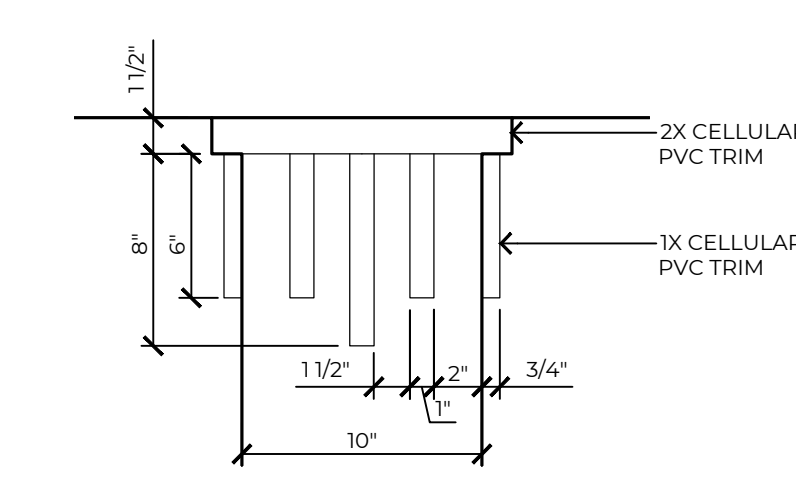
REVISION DATE

FOR REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION

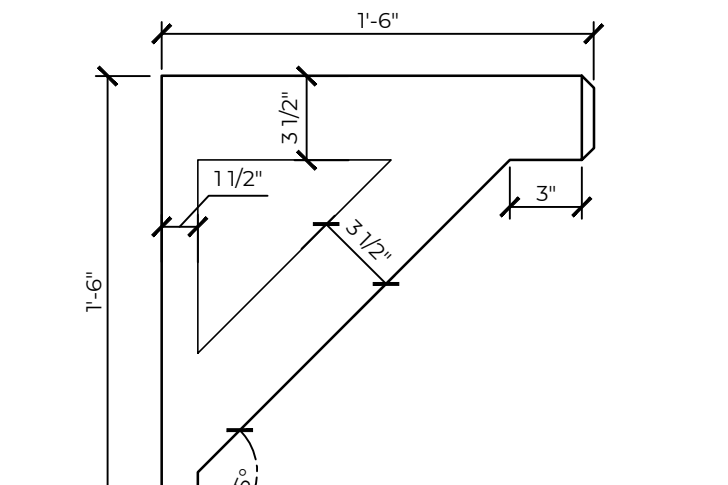
TYPE 4B

FLOOR PLAN,
 SCHEDULES

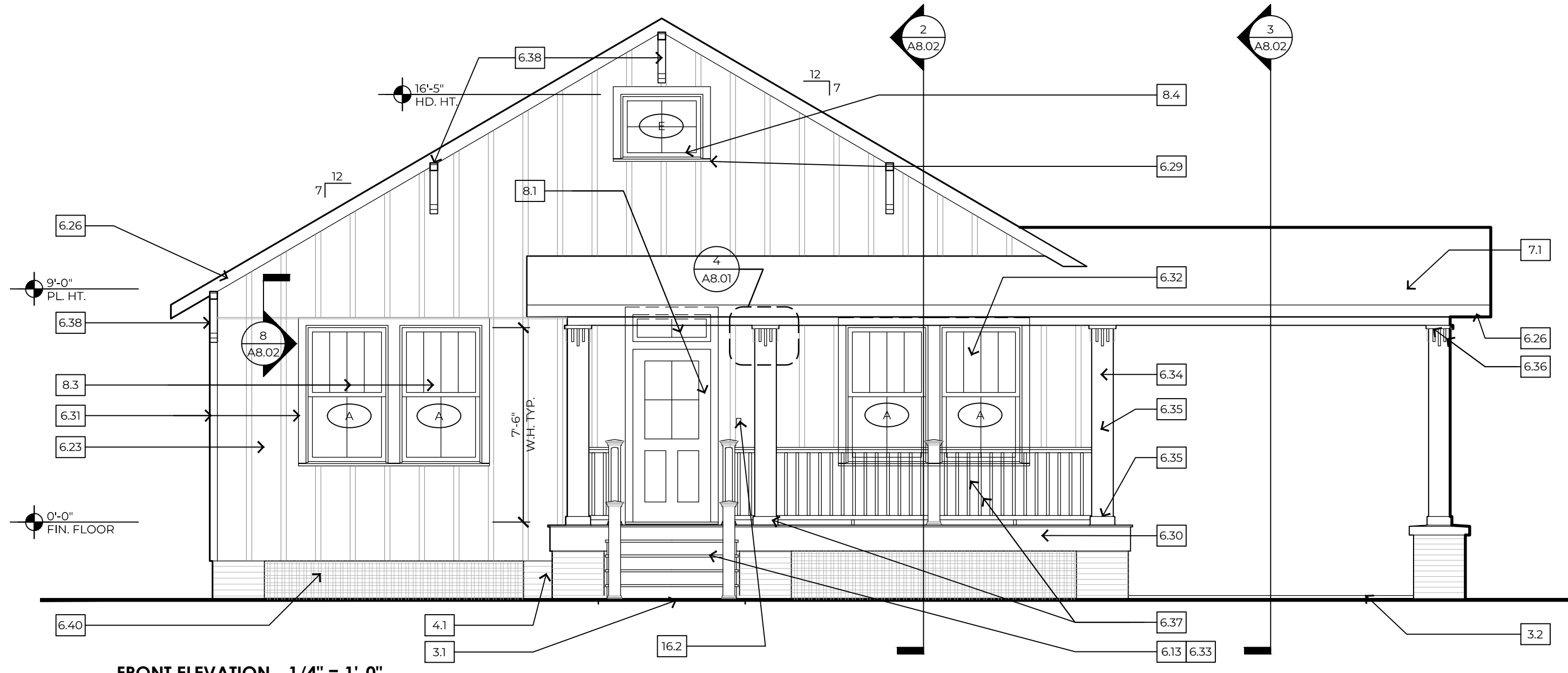
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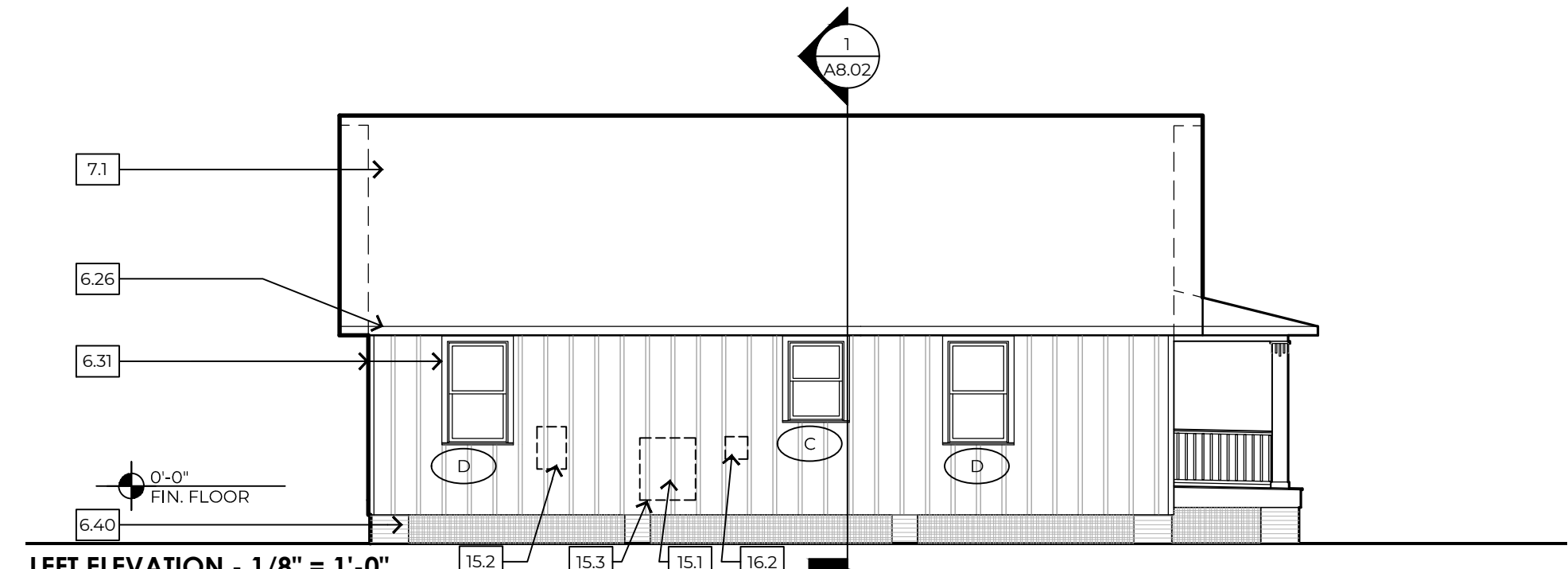
4 DETAIL
1 1/2" = 1'-0" COLUMN CAP



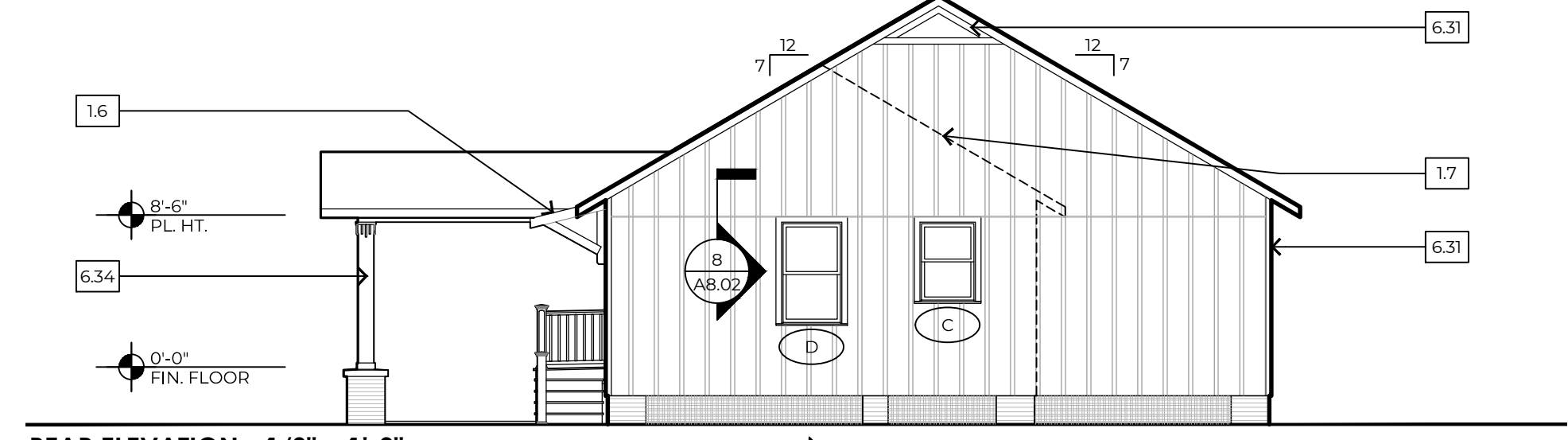
5 ELEVATION
1 1/2" = 1'-0" BRACKET



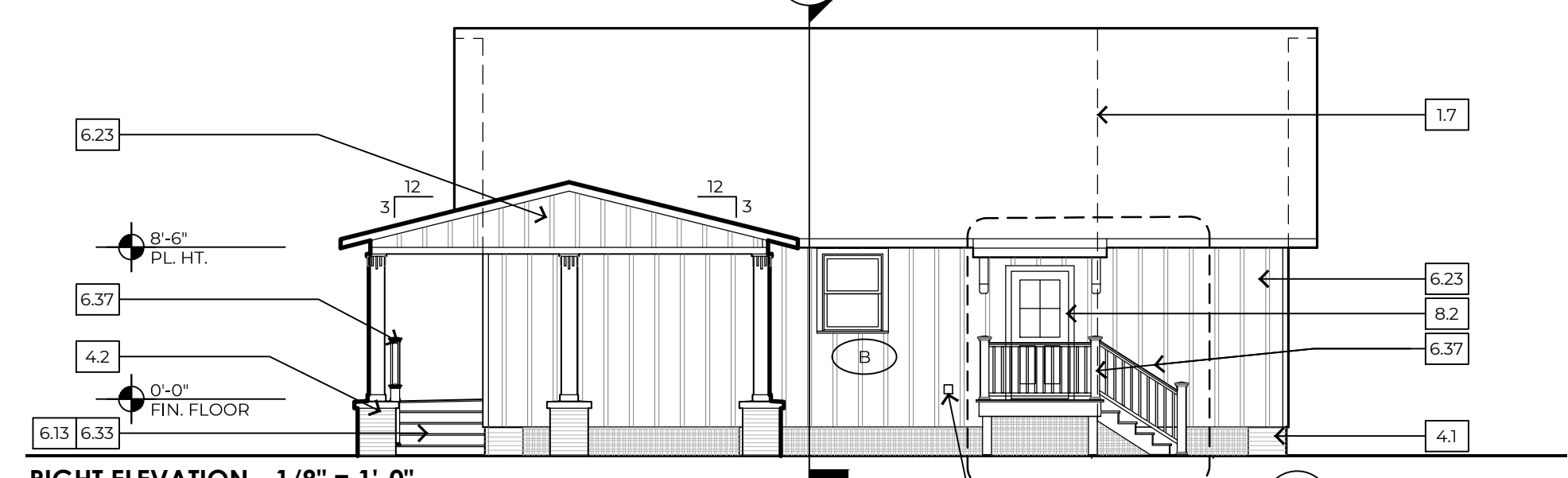
1 EXTERIOR ELEVATIONS
FRONT ELEVATION - 1/4" = 1'-0"



LEFT ELEVATION - 1/8" = 1'-0"

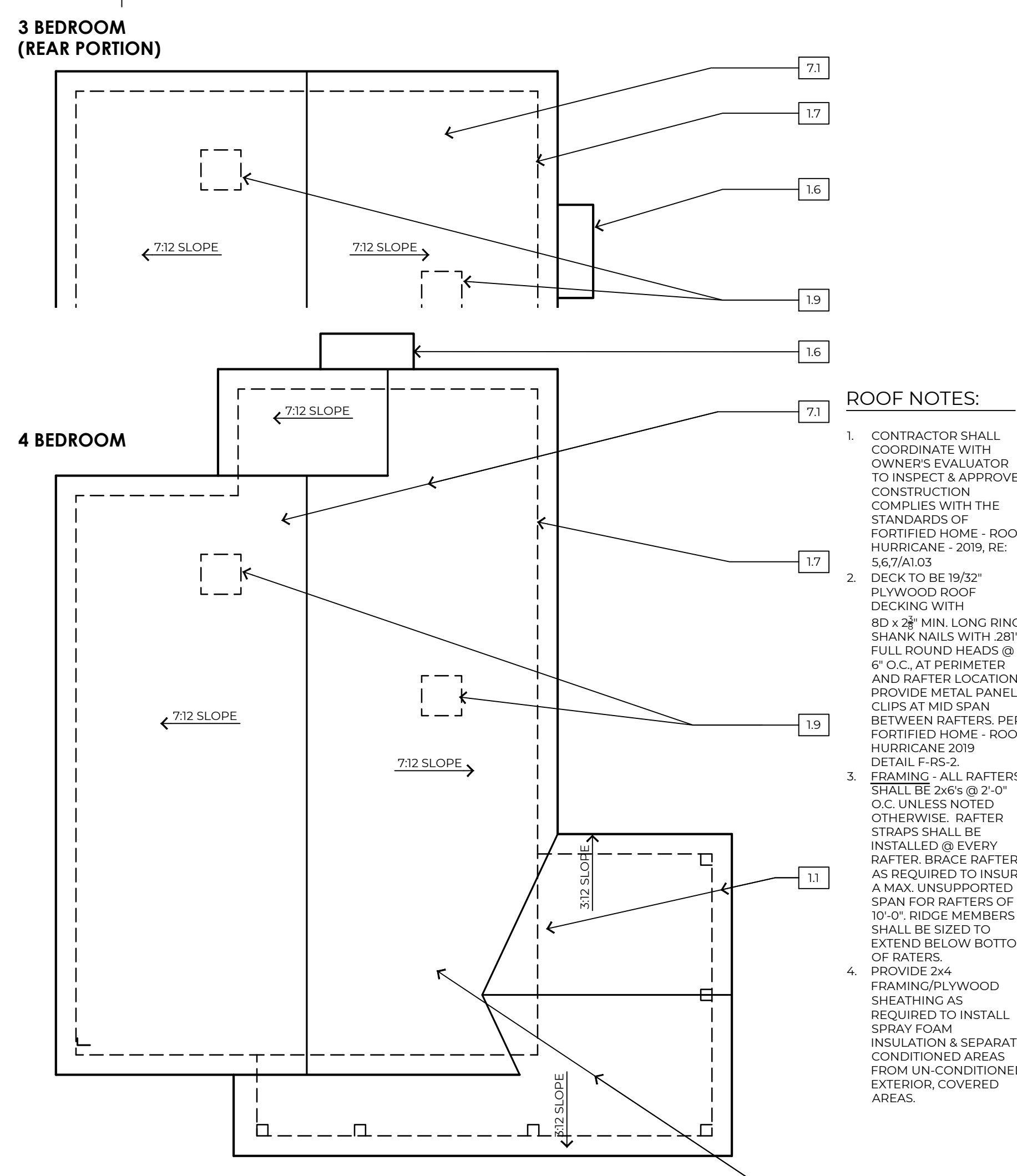


REAR ELEVATION - 1/8" = 1'-0"

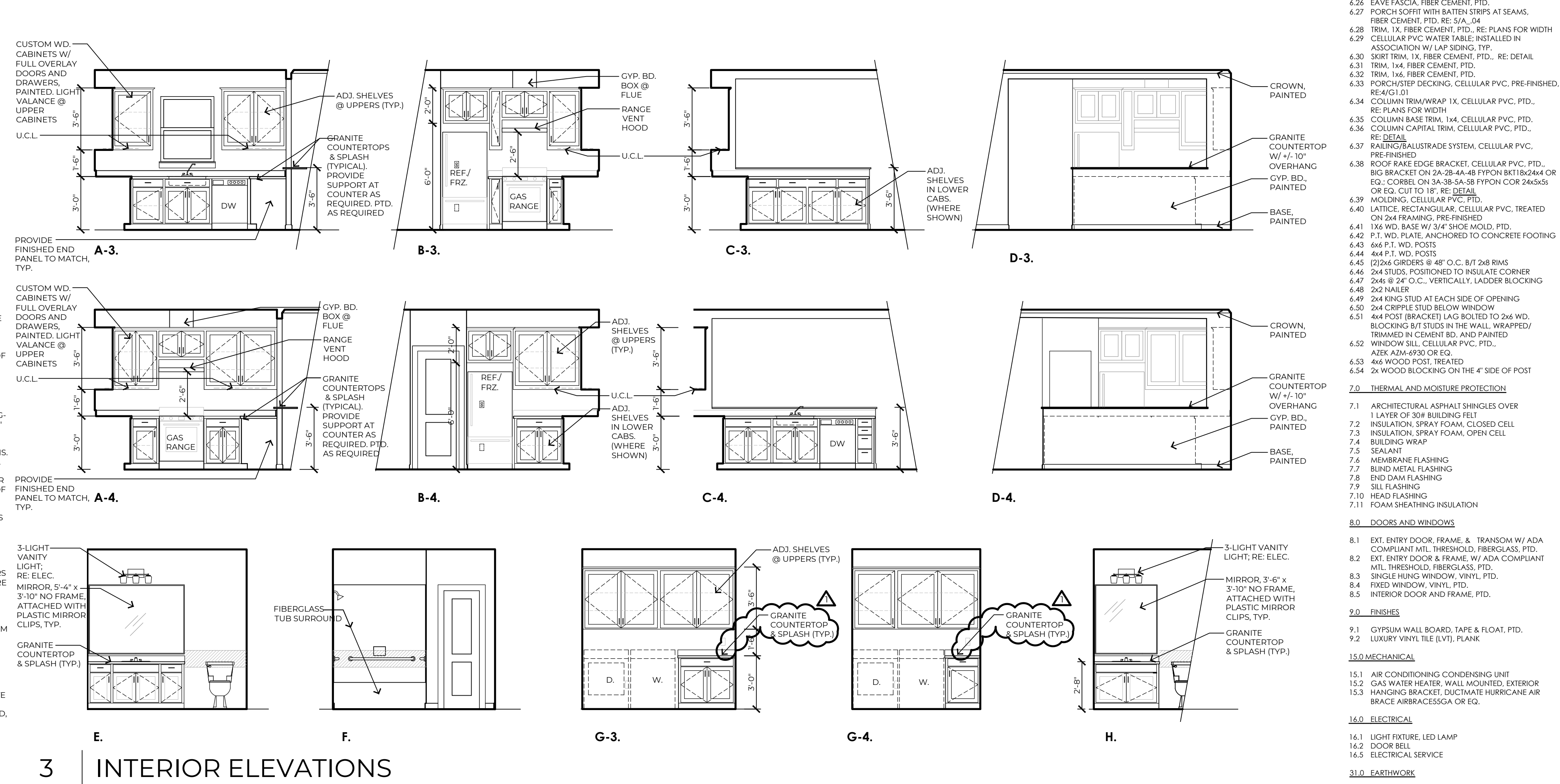


RIGHT ELEVATION - 1/8" = 1'-0"

- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAILING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/161 D1
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 T8B W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/103
 - 3.4 EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ FRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X/04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP-FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE
 - 5.7 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE DRAINAGE
 - 5.8 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE DRAINAGE
 - 5.9 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE DRAINAGE
 - 5.10 6" x 6" W/ 4" x 1/4" W.W.F. AT CONCRETE DRAINAGE
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER



2 ROOF PLAN
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.



3 INTERIOR ELEVATIONS
1/4" = 1'-0"

- ROOF NOTES:**
1. CONTRACTOR SHALL COORDINATE WITH OWNER'S EVALUATOR TO INSPECT & APPROVE CONSTRUCTION COMPLES WITH THE STANDARDS OF FORTIFIED HOME - ROOF HURRICANE - 2019, RE: 56.7/A103
 2. 19/32" PLYWOOD ROOF DECKING WITH 80 x 28" MIN. LONG RING-SHANK NAILS WITH 28# RAFTER BRACE RAFTERS AS REQUIRED TO INSURE A MAX. UNSUPPORTED SPAN FOR RAFTERS OF 10'-0". RIDGE MEMBERS SHALL BE SIZED TO EXTEND BELOW BOTTOM OF RAFTERS
 3. FRAMING - ALL RAFTERS SHALL BE 2x6 @ 2'-0" O.C. UNLESS NOTED OTHERWISE. RAFTER STRAPS SHALL BE INSTALLED @ EVERY RAFTER BRACE RAFTERS AS REQUIRED TO INSURE A MAX. UNSUPPORTED SPAN FOR RAFTERS OF 10'-0". RIDGE MEMBERS SHALL BE SIZED TO EXTEND BELOW BOTTOM OF RAFTERS
 4. PROVIDE 2x4 FRAMING/PLYWOOD SHEATHING AS REQUIRED TO INSTALL SPRAY FOAM INSULATION & SEPARATE CONDITIONED AREAS FROM UN-CONDITIONED, EXTERIOR, COVERED AREAS.

Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
Resettlement Program - Contract B - Residential
Construction, Phase 1**
LA Highway 10
New Roads, Louisiana, 70760

PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
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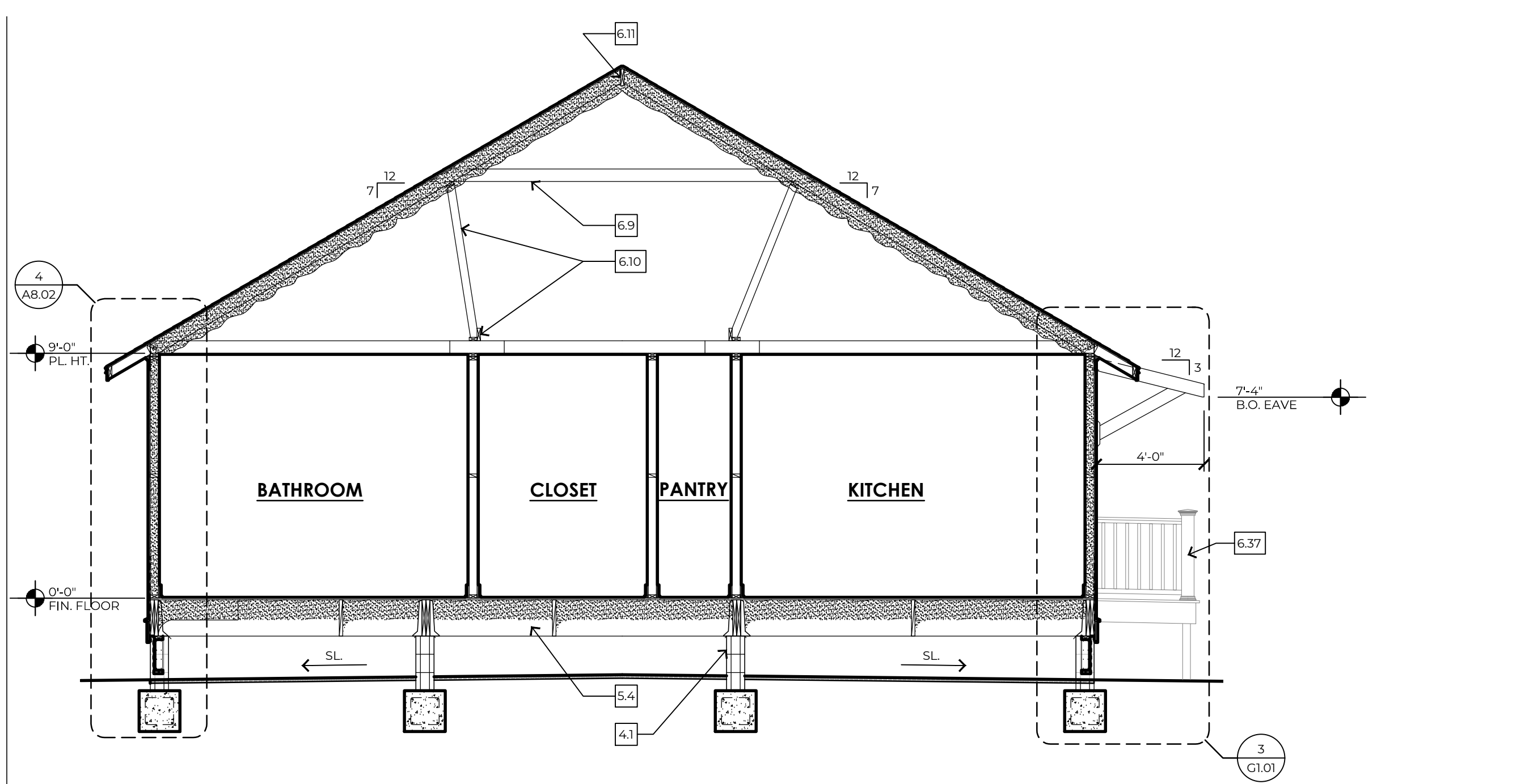
REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

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NOT FOR CONSTRUCTION

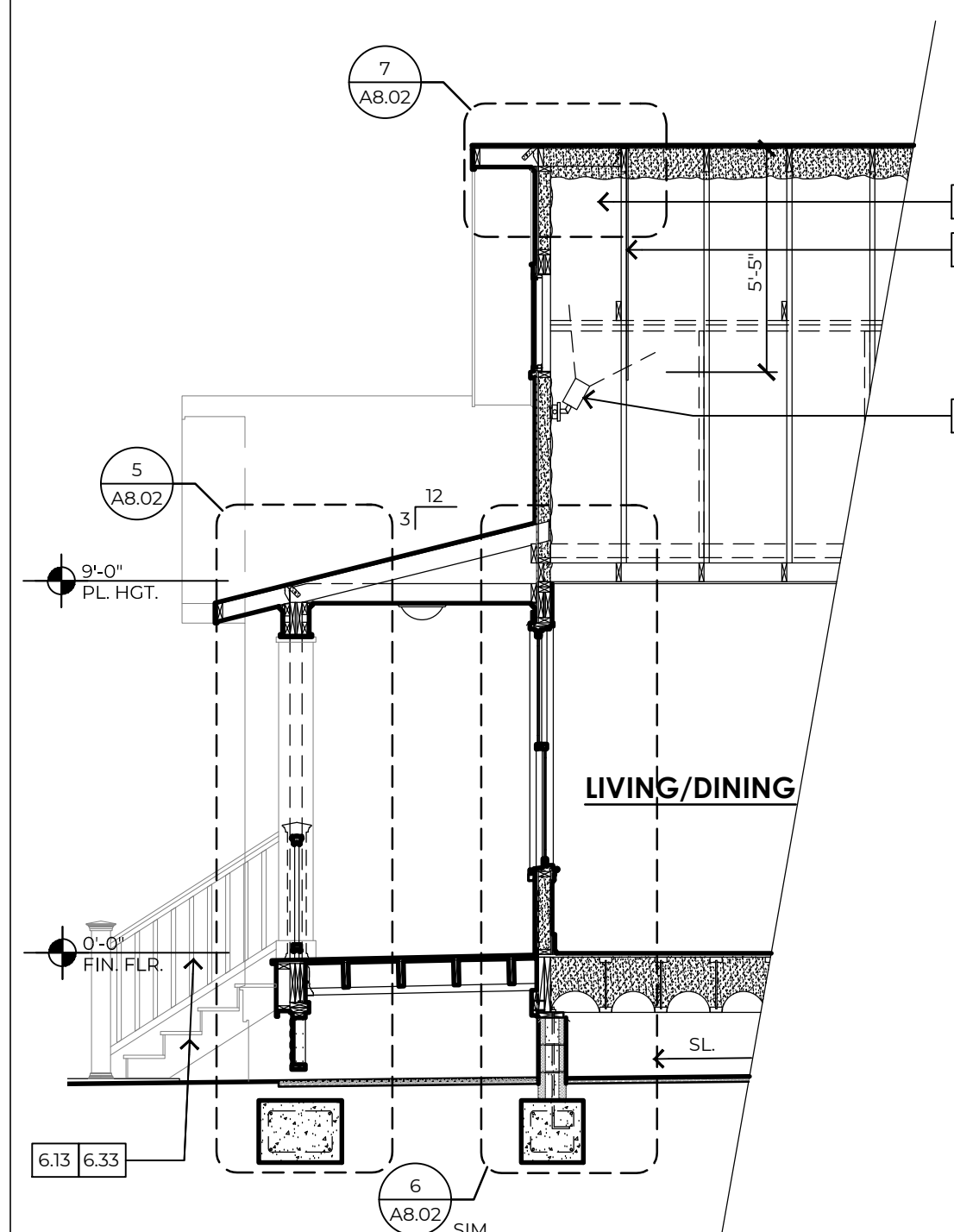
TYPE 4B
EXTERIOR ELEV.,
ROOF PLAN,
INTERIOR ELEVATIONS

A8.01

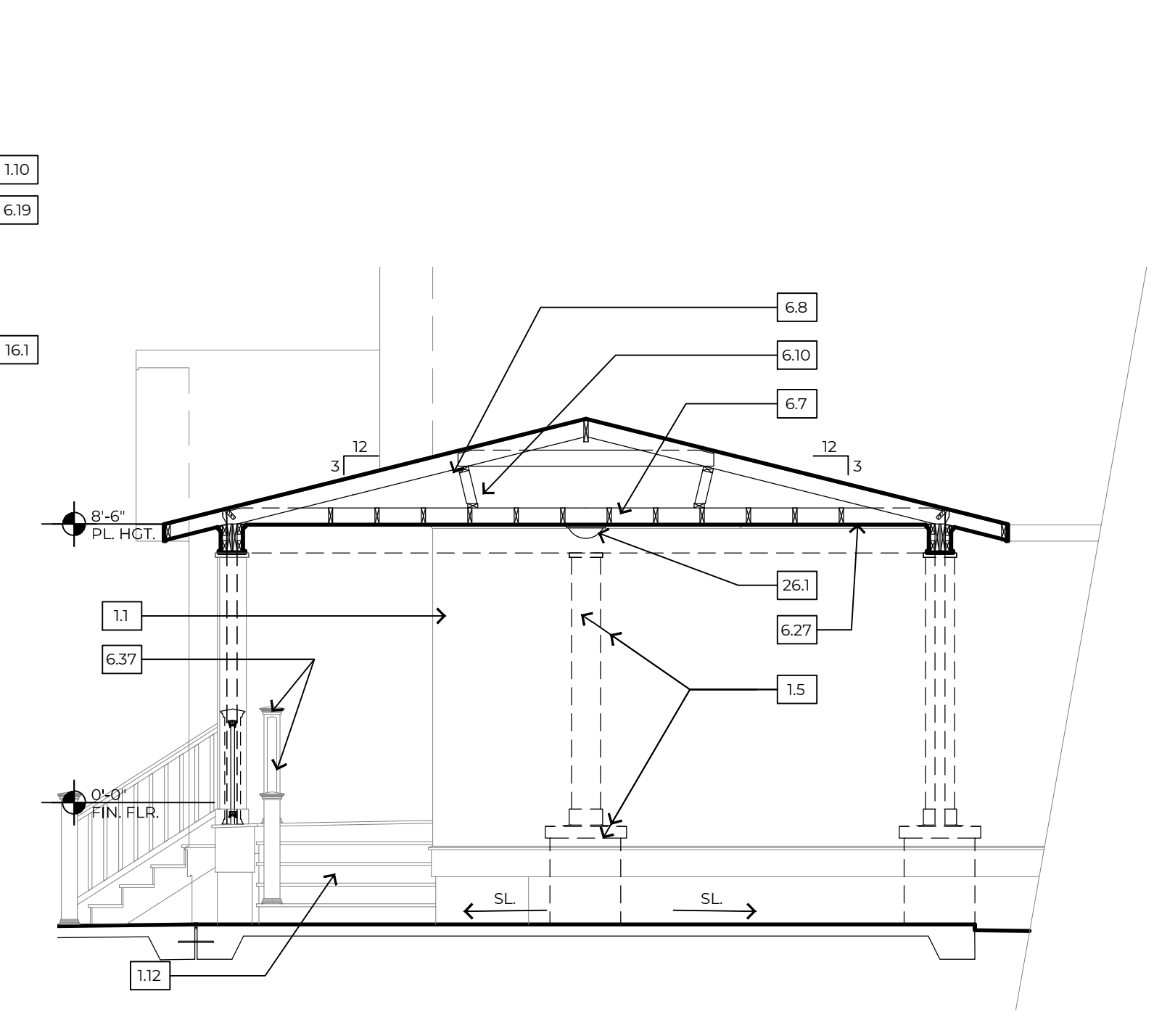
- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF RAILING BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/IG1.01
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3" COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBAR/CS EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRAIN EDGE, [REDACTED]
 - 5.7 [REDACTED]
 - 5.8 6 x 6 - W/ 4 x W/ 4 W.W.F. AT CONCRETE PAVING
 - 5.9 [REDACTED]
 - 5.10 [REDACTED]
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DT2Z @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" x 1" x 1" BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MIDSPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 GIRDERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRIPPERS @ 24" O.C., RE: 4/IG1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/IG1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 PIPON-BKT182x44 OR EQ., CORBEL ON 3x8-5x8 FYPON CCR 2x4x5x5 OR EQ. CUT TO 18", RE: DETAIL
 - 6.39 MOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 (2)2x4 GIRDERS @ 48" O.C., 8/2 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x4S @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x4 WD. BLOCKING 8/2 STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FIXED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.



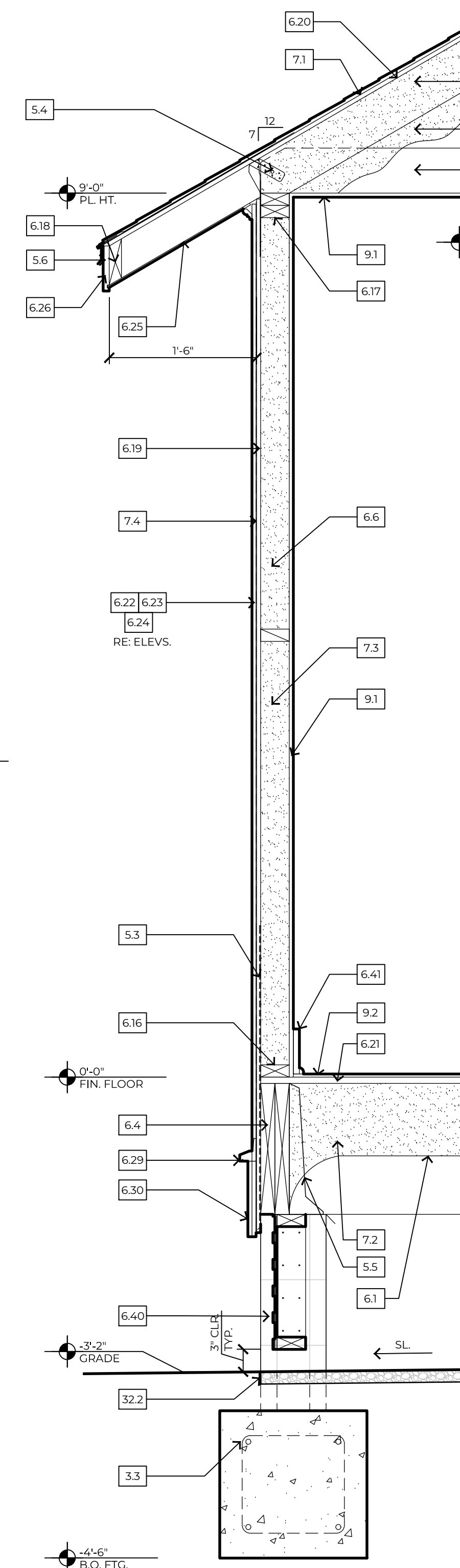
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



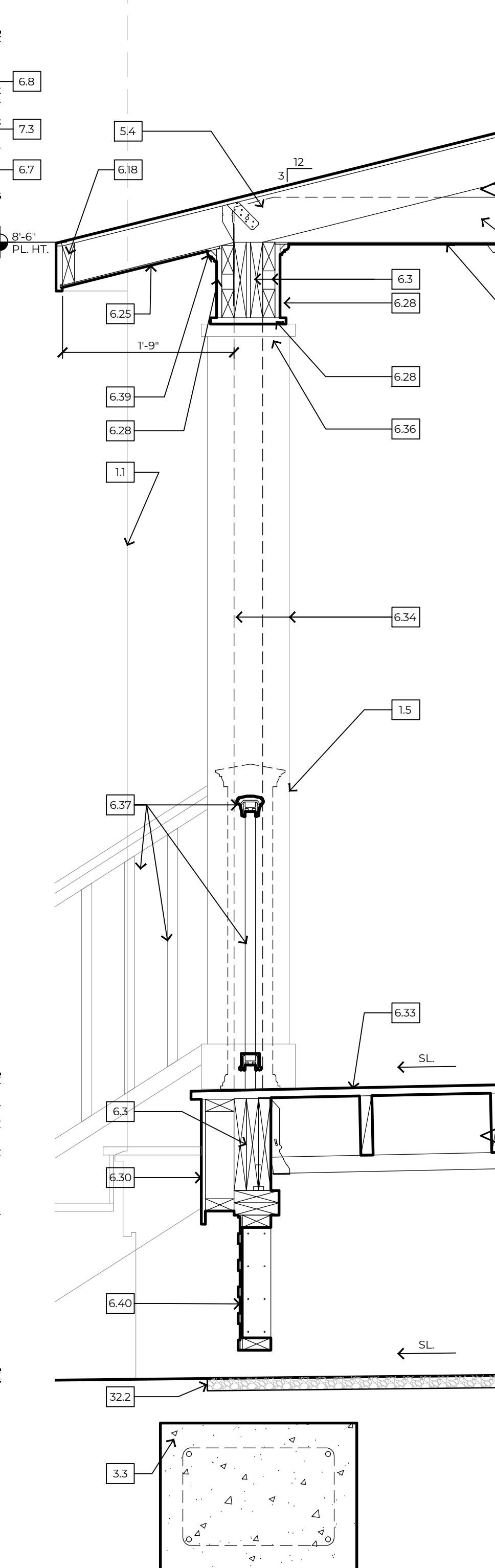
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1/4"=1'-0" TYPICAL



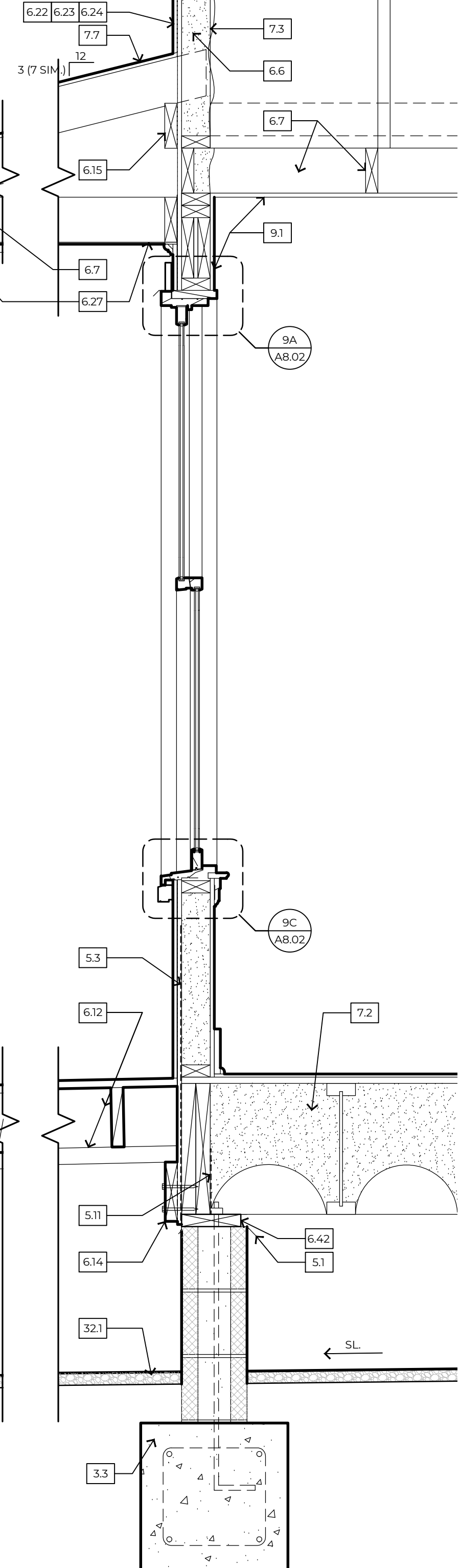
3 BUILDING SECTION
1/4"=1'-0" TYPICAL



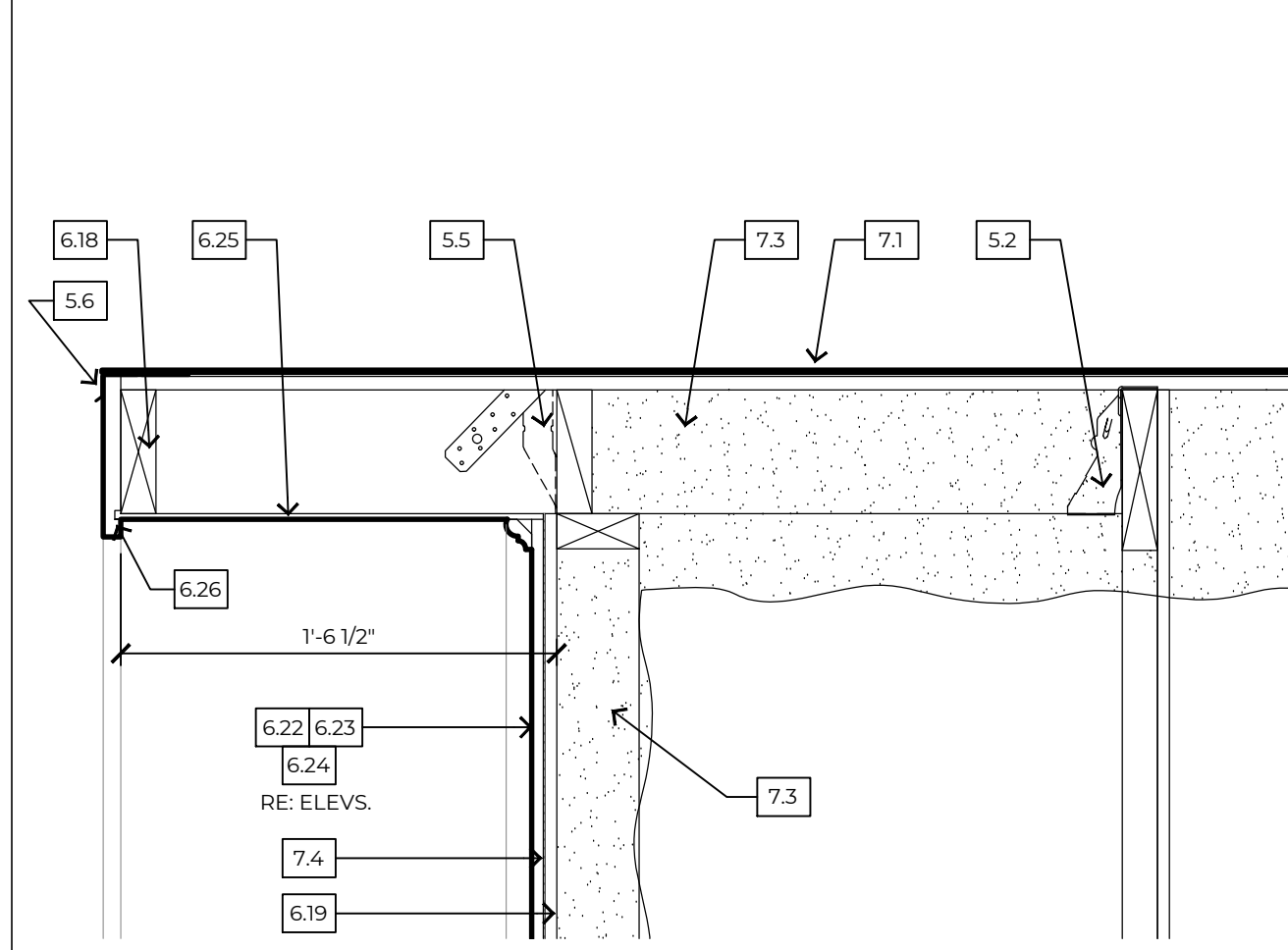
4 WALL SECTION
1"=1'-0" TYPICAL



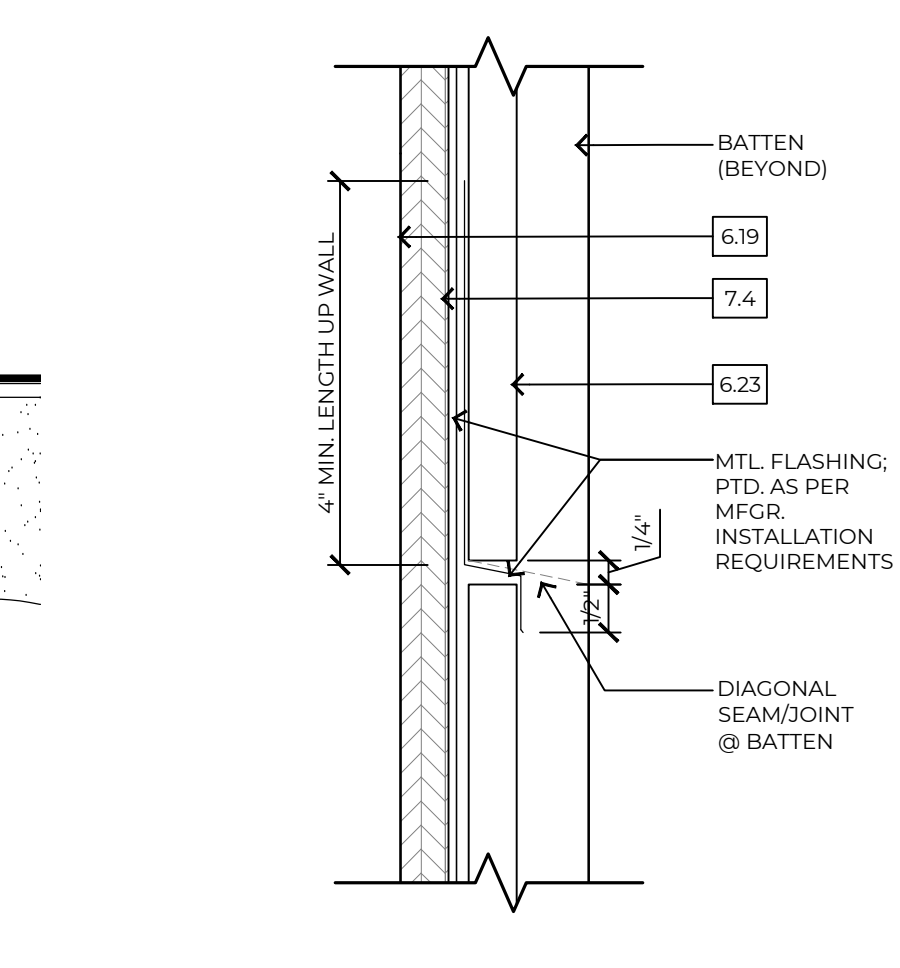
5 WALL SECTION
1"=1'-0" TYPICAL



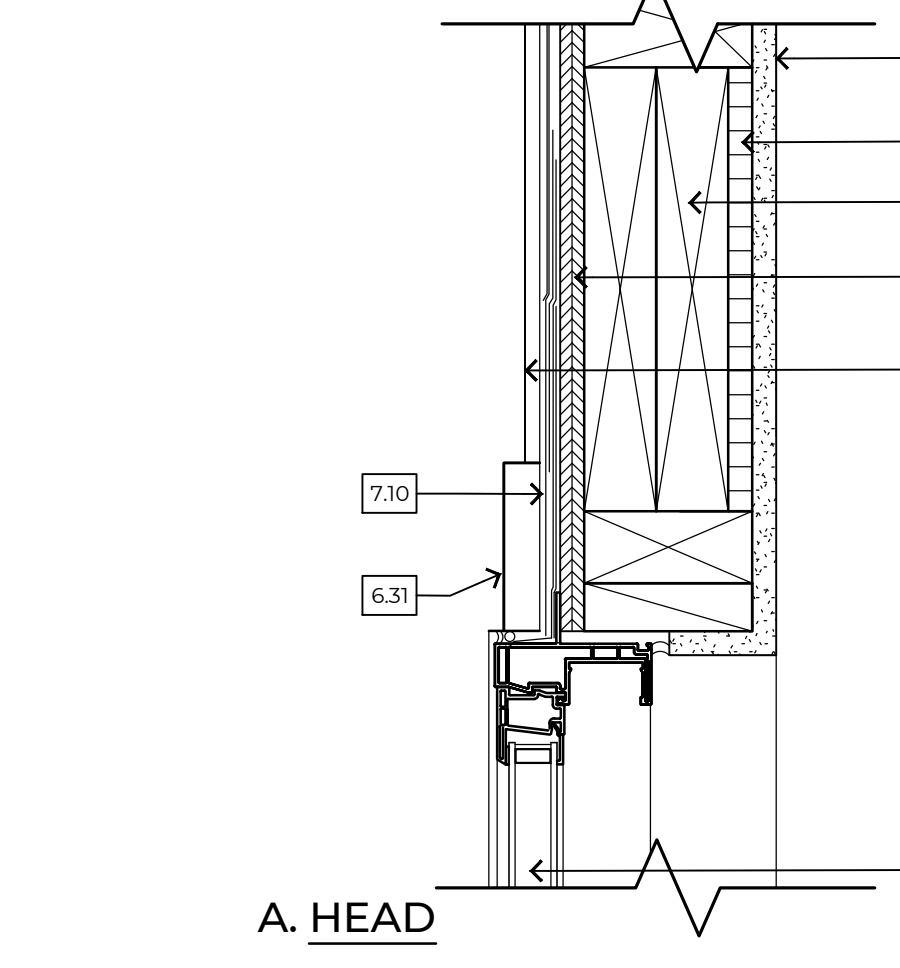
6 WALL SECTION
1"=1'-0" TYPICAL



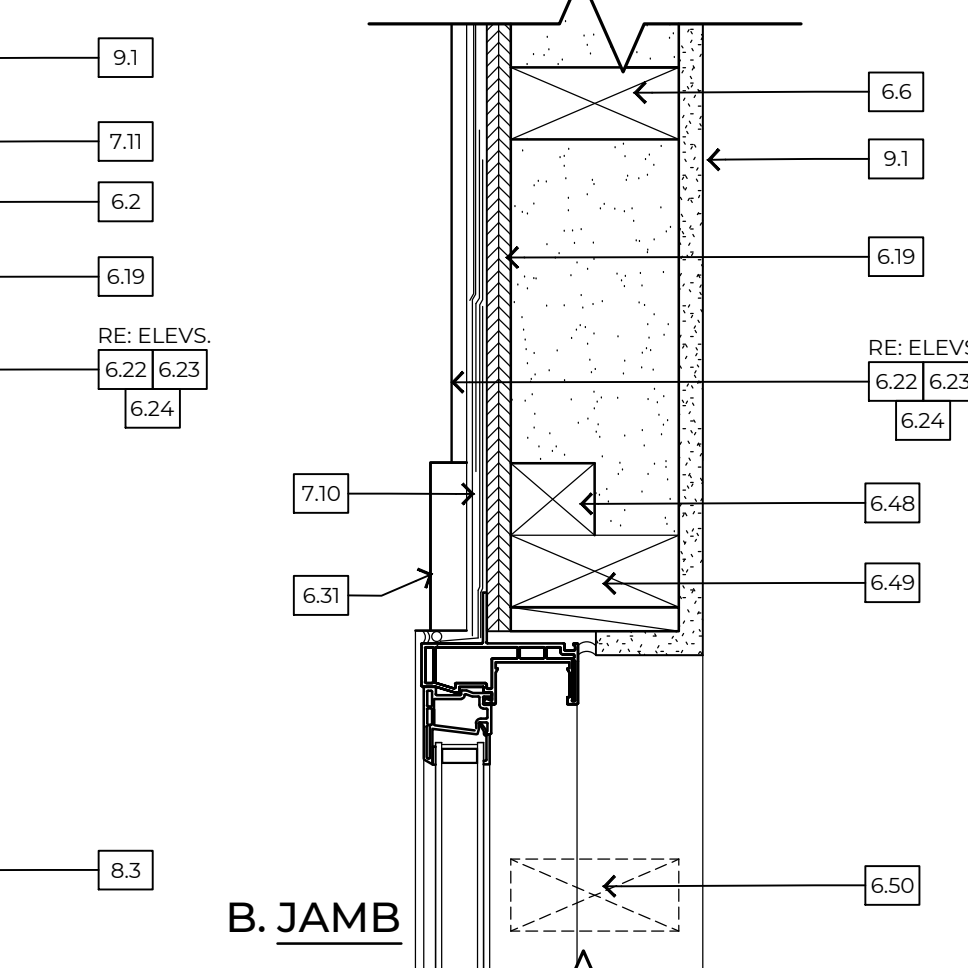
7 RAKE EDGE DETAIL
1 1/2"=1'-0" TYPICAL



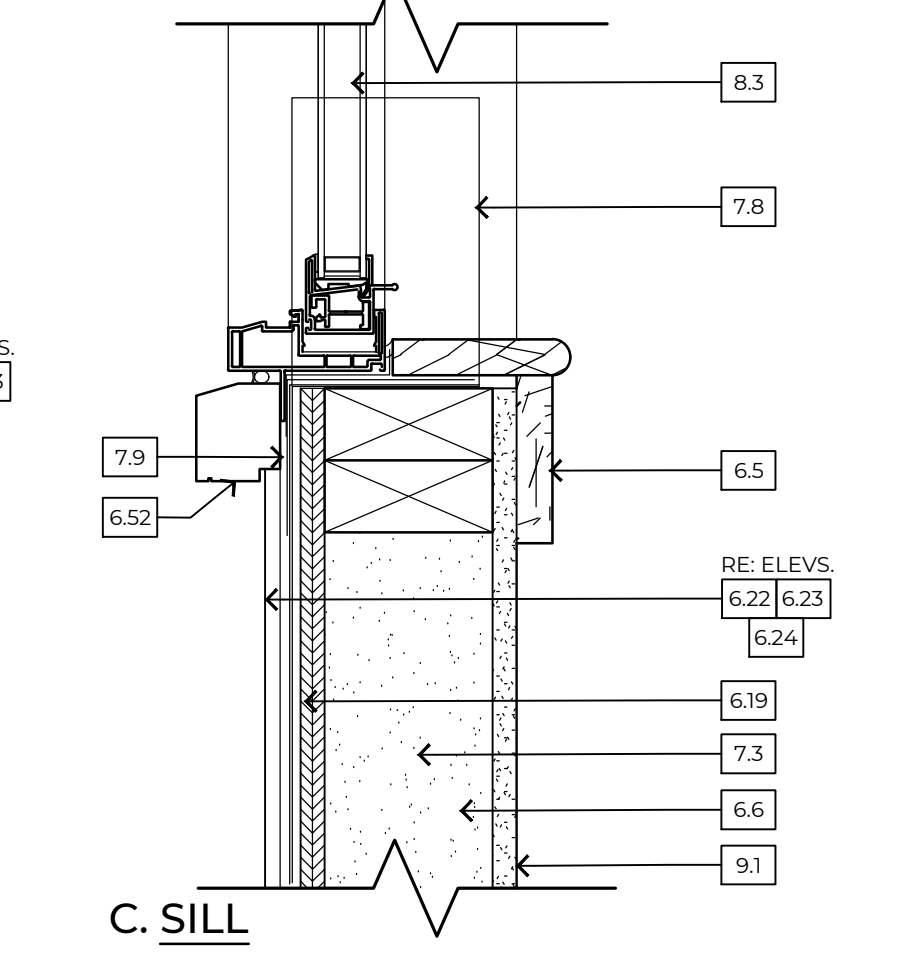
8 B&B FLASH. DTL.
6"=1'-0" TYPICAL



9 OPENING DETAILS
3"=1'-0" TYPICAL

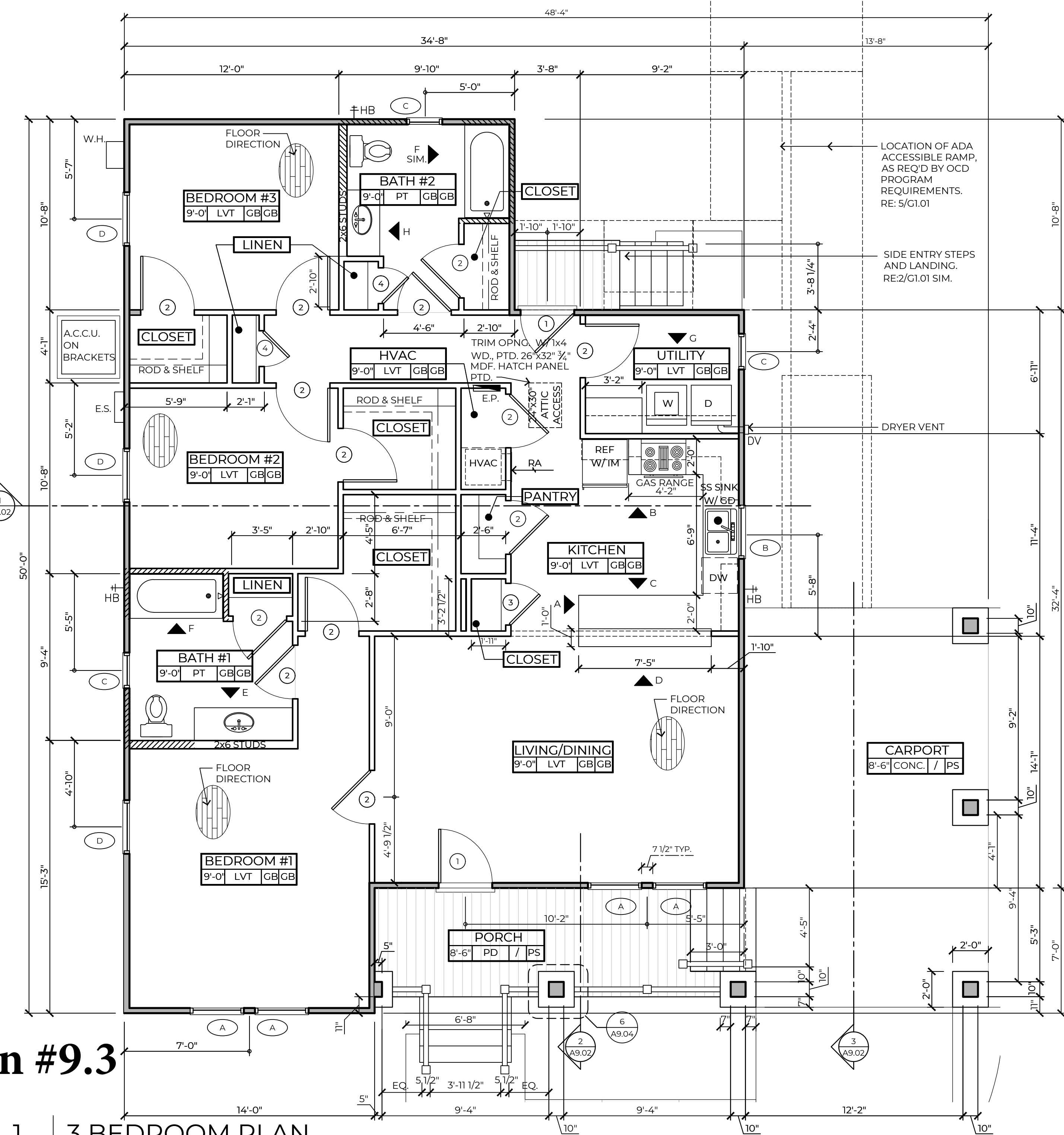


9 OPENING DETAILS
3"=1'-0" TYPICAL



9 OPENING DETAILS
3"=1'-0" TYPICAL




Plan #9.3



1 | 3 BEDROOM PLAN

1/4"=1'-0"

WALL TYPE SCHEDULE:

-  2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
-  2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 3/4" PLYWOOD SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
-  SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS

NOTE: PROVIDE 2x6 AS INDICATED

FINISH SCHEDULE

MATERIAL	DESCRIPTION
PT	PORCELAIN TILE, 12" X 12", INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE.
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFGR: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

- NOTES:
 1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
 2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

3 | SCHEDULES

ROOM SCHEDULE NAME:

ROOM NAME	CEILING MATERIAL	WALL MATERIAL	FLOOR MATERIAL	CEILING HEIGHT, AFF
9'-0" XX XX XX				





RE: FINISH SCHEDULE

DOOR SCHEDULE

SIZE	DESCRIPTION
1 3'-0"x 6'-8" x 1 3/4"	DIVIDED LITE RAISED PANEL FIBERGLASS INSULATED DOOR W/ TRANSOM (FRONT ONLY)
2 3'-0"x 6'-8" x 1 3/8"	2 RAISED PANEL, MASONITE
3 2'-4"x 6'-8" x 1 3/8"	2 RAISED PANEL, MASONITE
4 2'-0"x 6'-8" x 1 3/8"	2 RAISED PANEL, MASONITE
5 4'-0"x 6'-8" x 1 3/8"	4 RAISED PANEL, MASONITE BI-FOLD

- NOTES:
 1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
 2. 3'-0" X 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

SYMBOL LEGEND:

-  BUILDING SECTIONS
-  WINDOW OPENING
-  DOOR OPENING
-  INTERIOR ELEVATIONS

WINDOW SCHEDULE

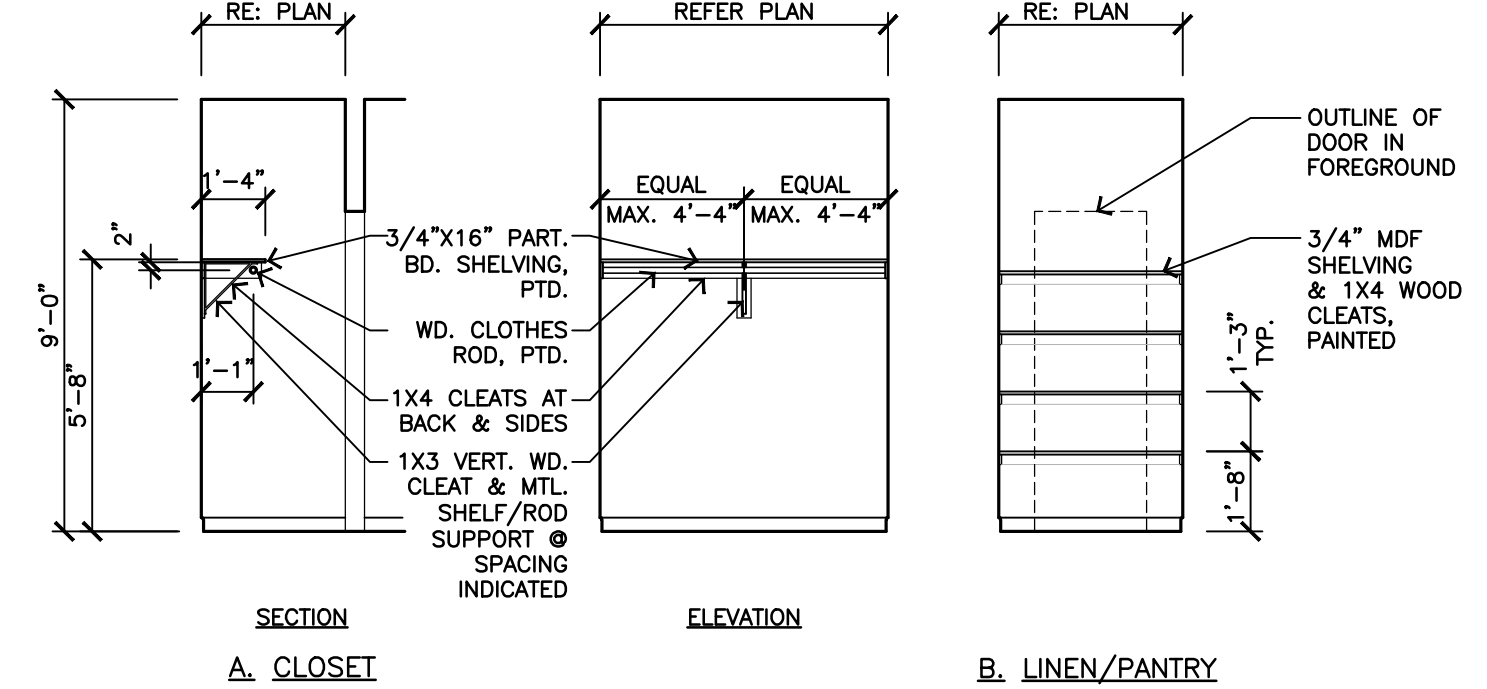
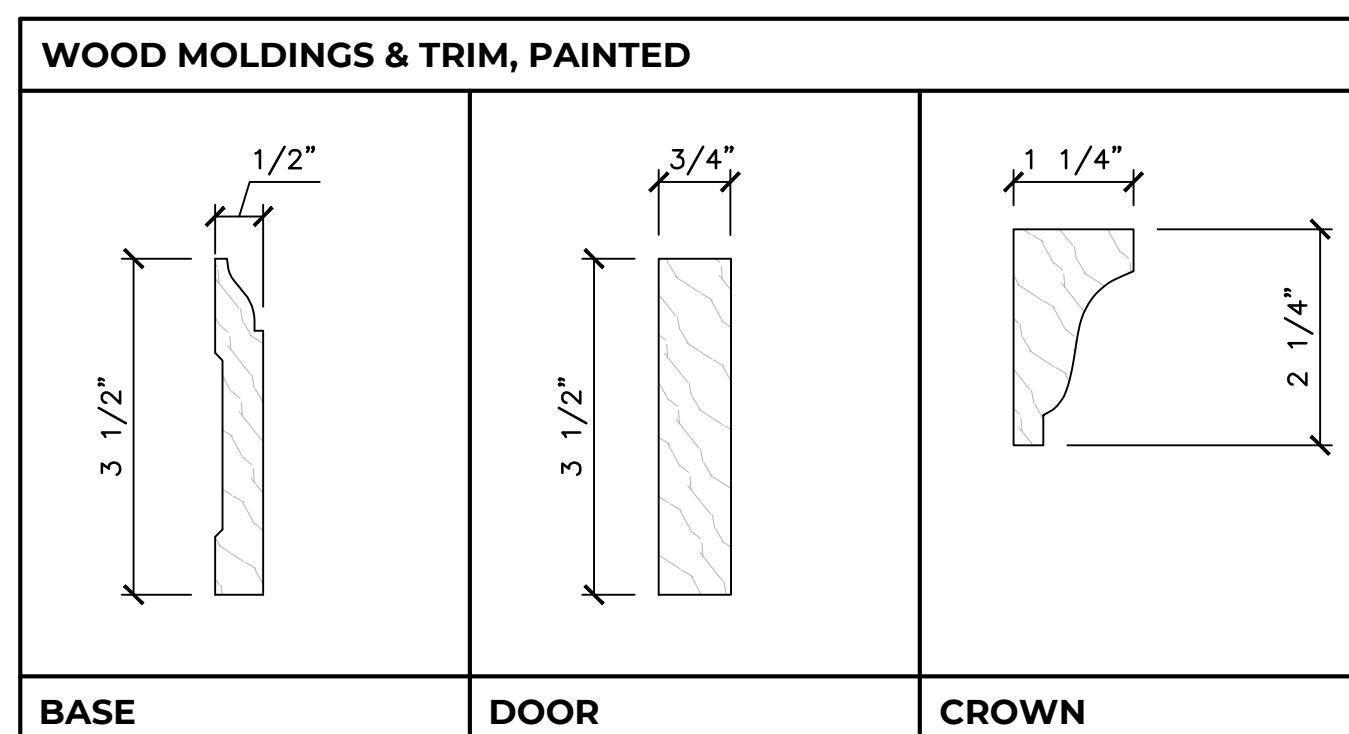
SIZE	DESCRIPTION
A 3'-0" x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS
B 3'-0" x 4'-0"	VINYL SINGLE HUNG / INSULATED GLASS
C 2'-0" x 3'-0"	VINYL SINGLE HUNG / INSULATED GLASS
D 3'-0" x 5'-6"	VINYL SINGLE HUNG / INSULATED GLASS
E 3'-0" x 2'-6"	VINYL FIXED / INSULATED GLASS

- NOTES:
 1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.N.O.
 2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
 3. REFER TO DETAILS 9 A&B OF AX.02 FOR HEAD/JAMB AND SILL DETAILS.

2 | 4 BEDROOM PLAN

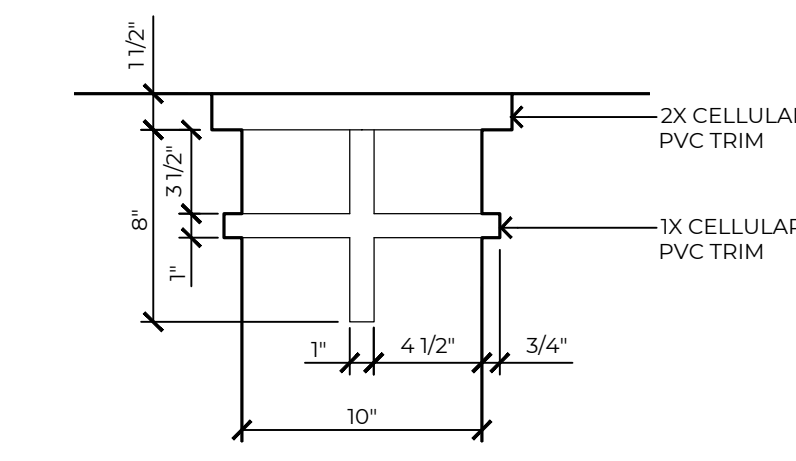
1/4"=1'-0"

Plan #9.4

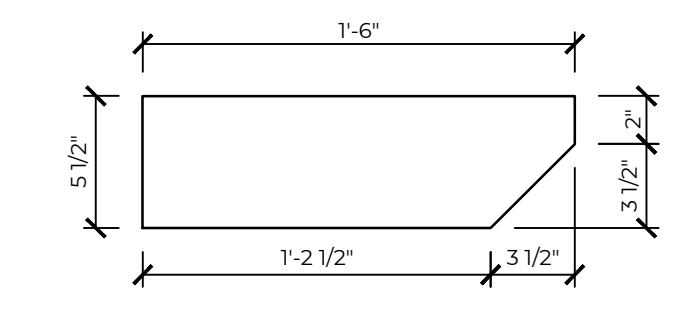


4 | CLOSET SHELVING LAYOUTS

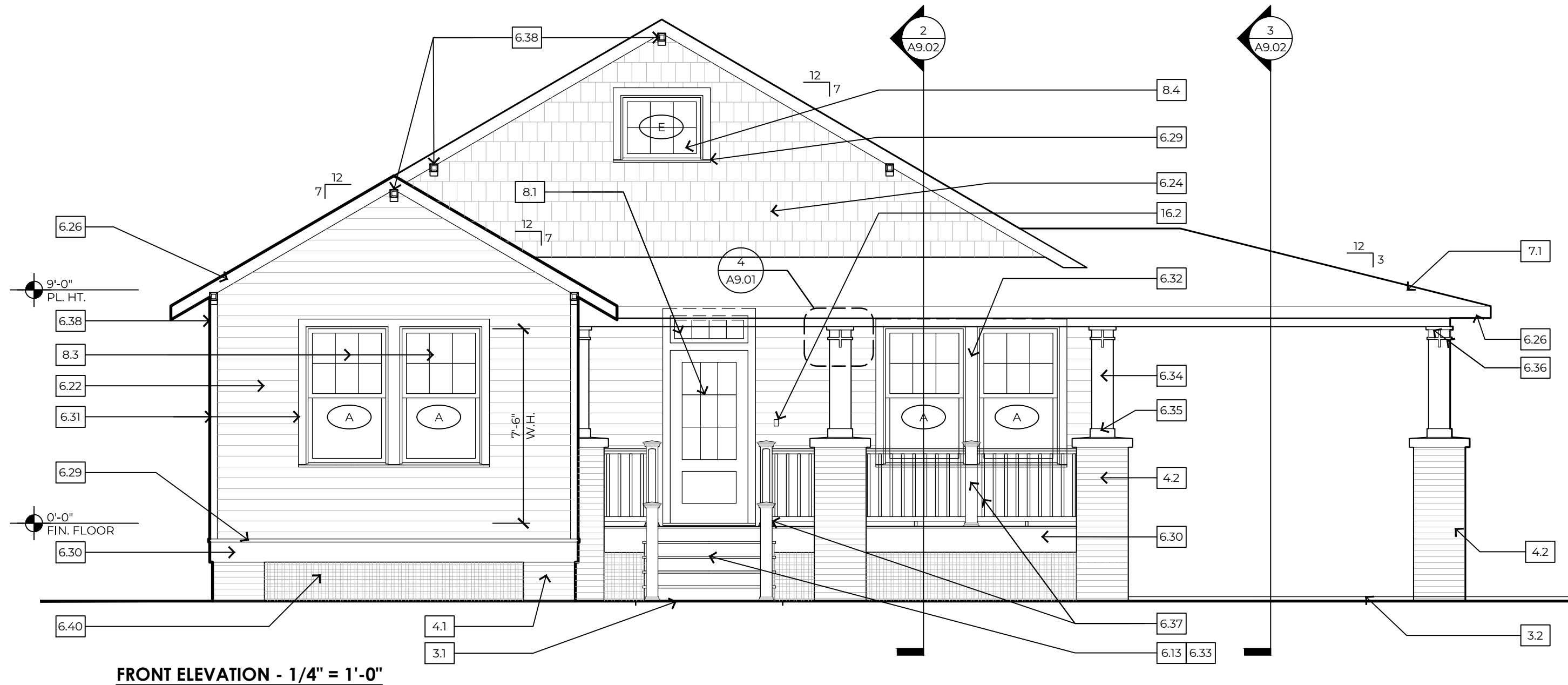
1/4"=1'-0" TYPICAL



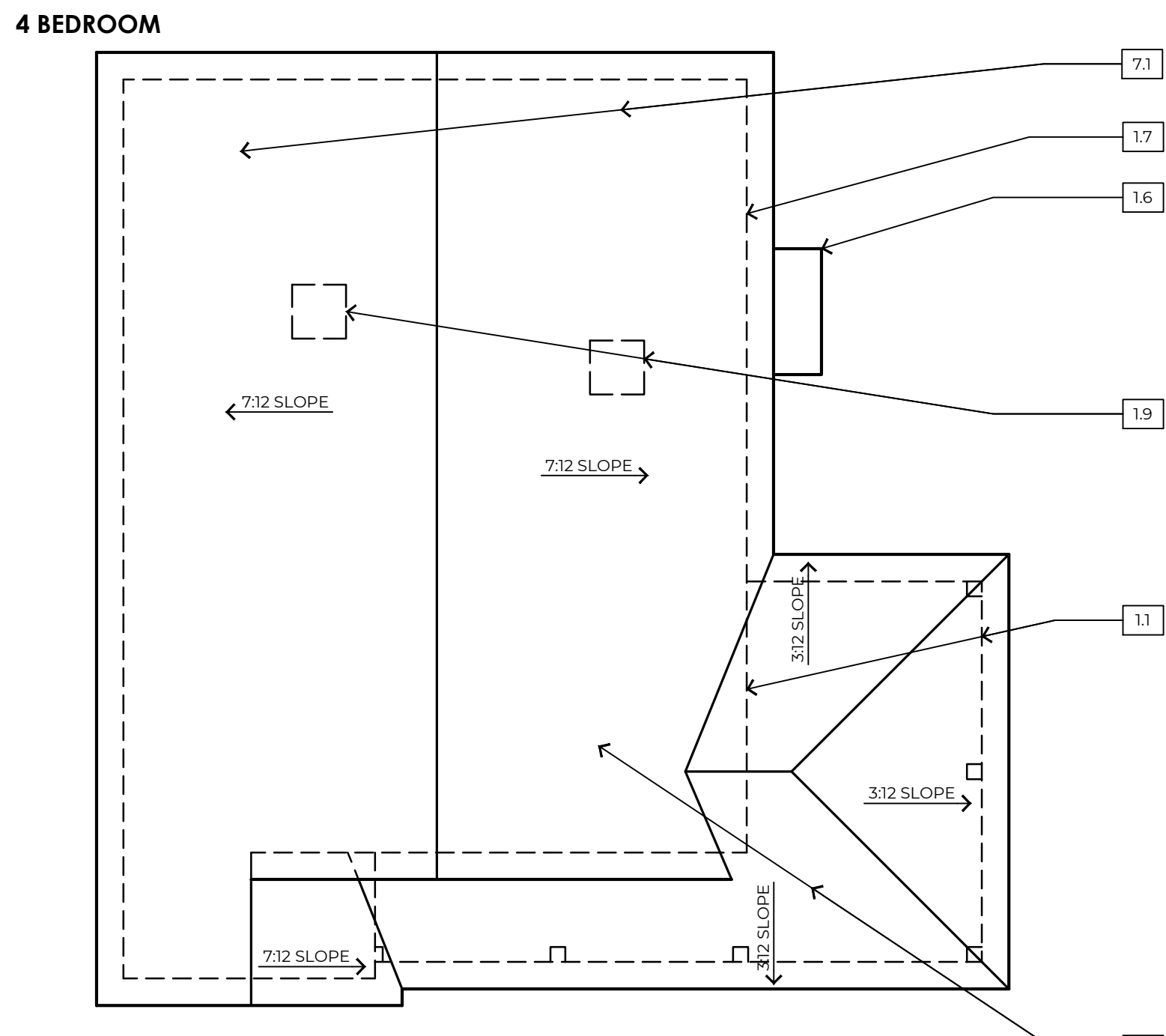
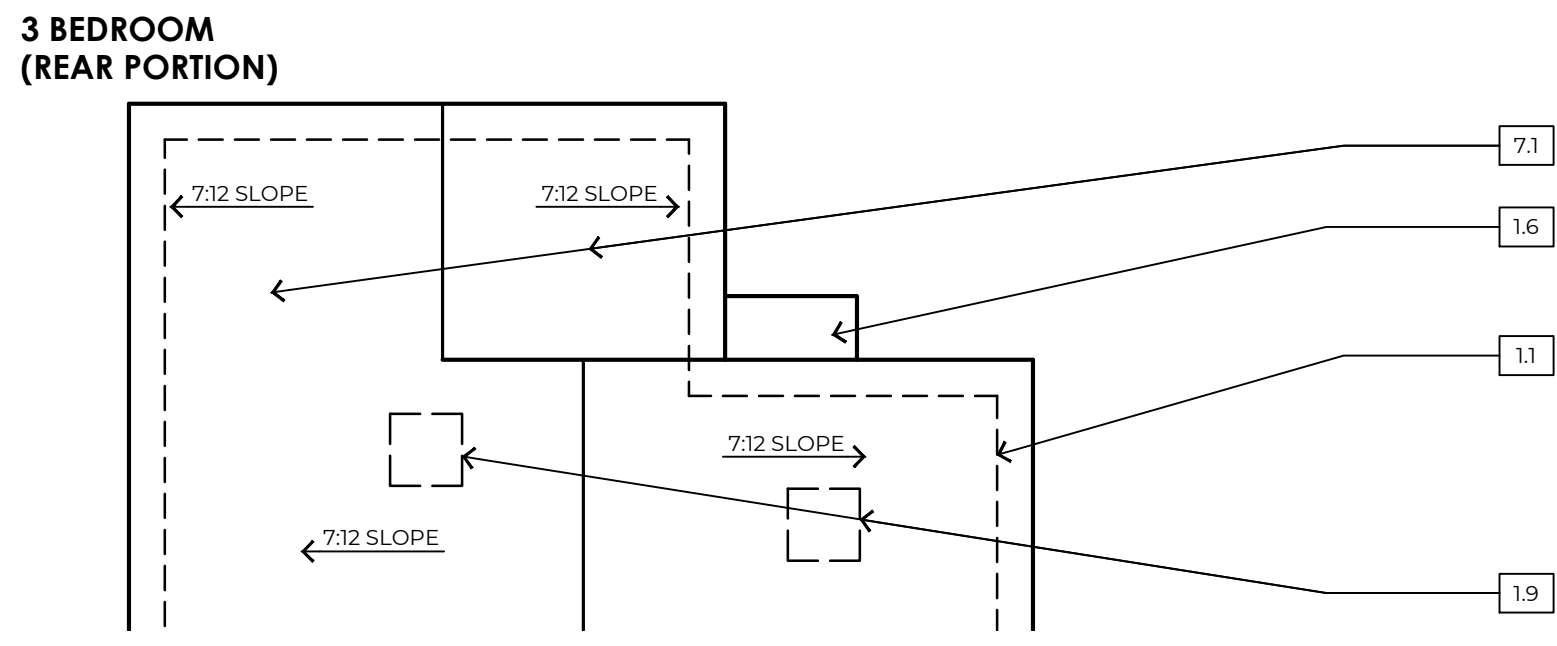
4 | **DETAIL**
1 1/2" = 1'-0" COLUMN CAP



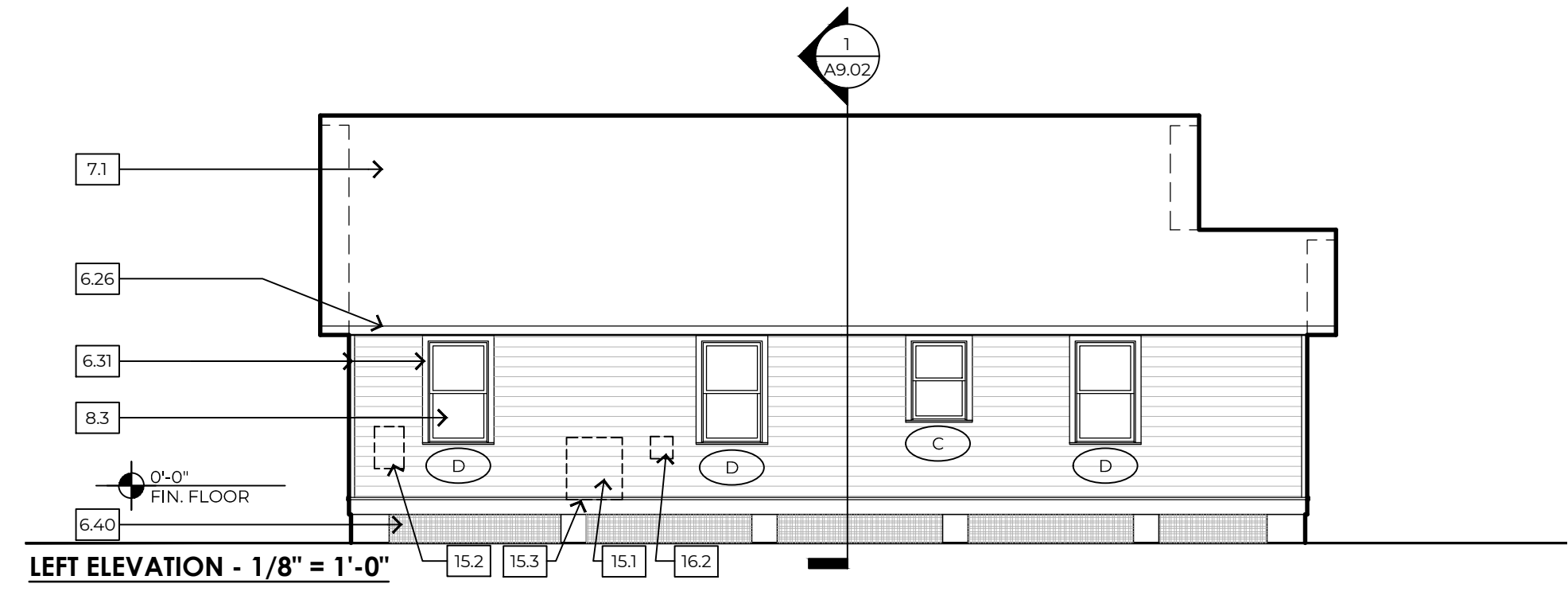
5 | **ELEVATION**
1 1/2" = 1'-0" CORBEL



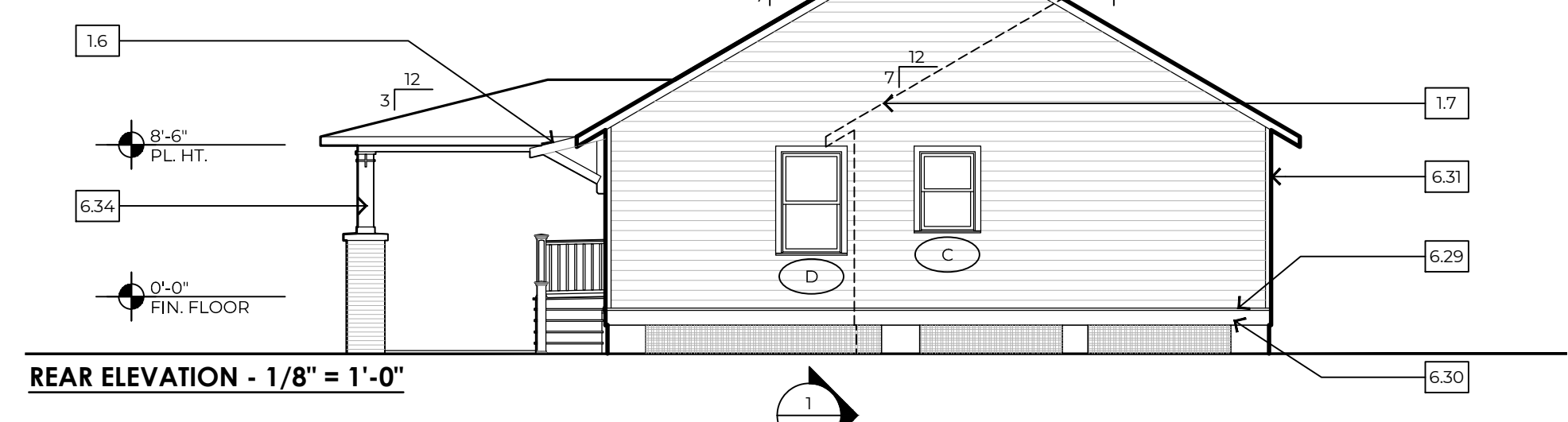
1 | **EXTERIOR ELEVATIONS**
FRONT ELEVATION - 1/4" = 1'-0"



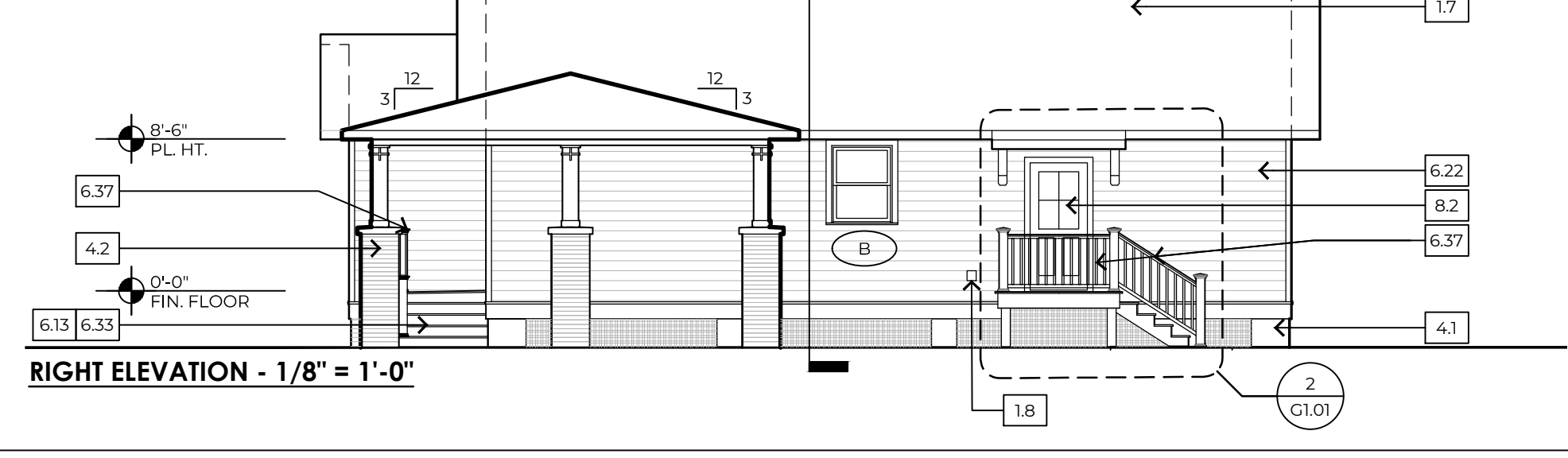
2 | **ROOF PLAN**
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.



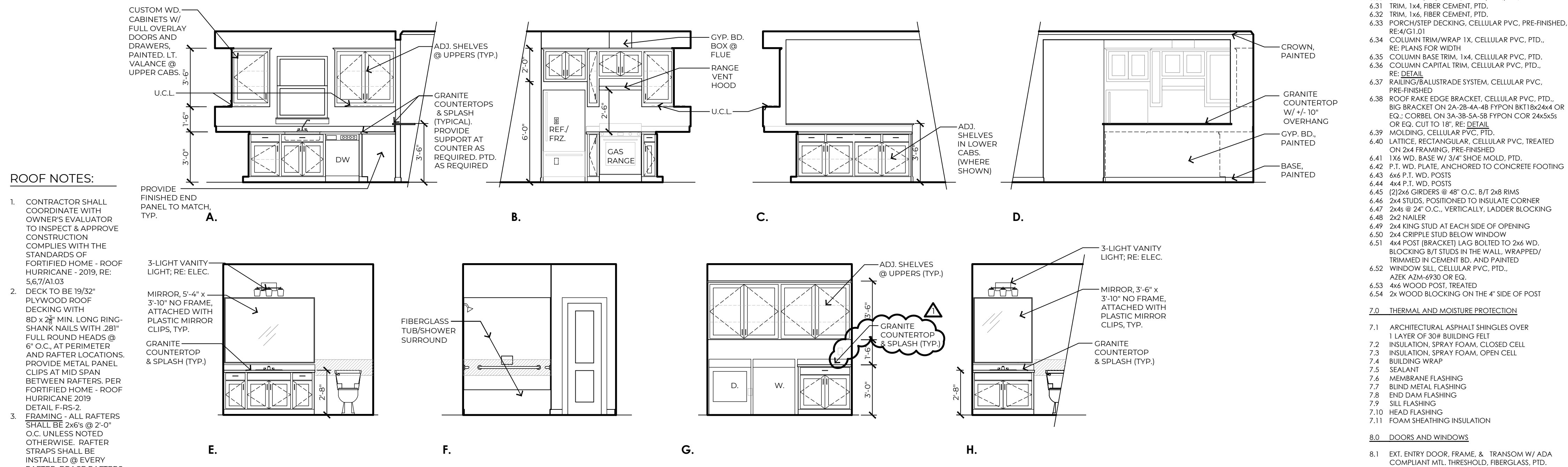
LEFT ELEVATION - 1/8" = 1'-0"



REAR ELEVATION - 1/8" = 1'-0"



RIGHT ELEVATION - 1/8" = 1'-0"



3 | **INTERIOR ELEVATIONS**
1/4" = 1'-0"

- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF FINISH BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/161 D1
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4' SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/103
 - 3.4 EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JOIST TOP-FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE
 - 5.7 6" x 6" W/ 4" W/W.F. AT CONCRETE DRAIN
 - 5.8 6" x 6" W/ 4" W/W.F. AT CONCRETE DRAIN
 - 5.9 6" x 6" W/ 4" W/W.F. AT CONCRETE DRAIN
 - 5.10 6" x 6" W/ 4" W/W.F. AT CONCRETE DRAIN
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" x 1" @ W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 GROSS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRIPPERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD, RE: S/A_04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-2x8-4x8 PIPON-BKT182x44 OR EQ., CORBEL ON 3x8-5x8-5x8 PYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - 6.39 MOLDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - 6.42 P.T. W. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 (2)2x4 GROSS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST (BRACKET) LAG BOLTED TO 2x6 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FRED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.

Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
 Resettlement Program - Contract B - Residential
 Construction, Phase 1**
 LA Highway 10
 New Roads, Louisiana, 70760

PROJECT #: 96-01-19
 DATE: 11-24-2020
 FOR: **BIDDING**
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REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

FOR REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION

TYPE 5A
 EXTERIOR ELEV.,
 ROOF PLAN,
 INTERIOR
 ELEVATIONS

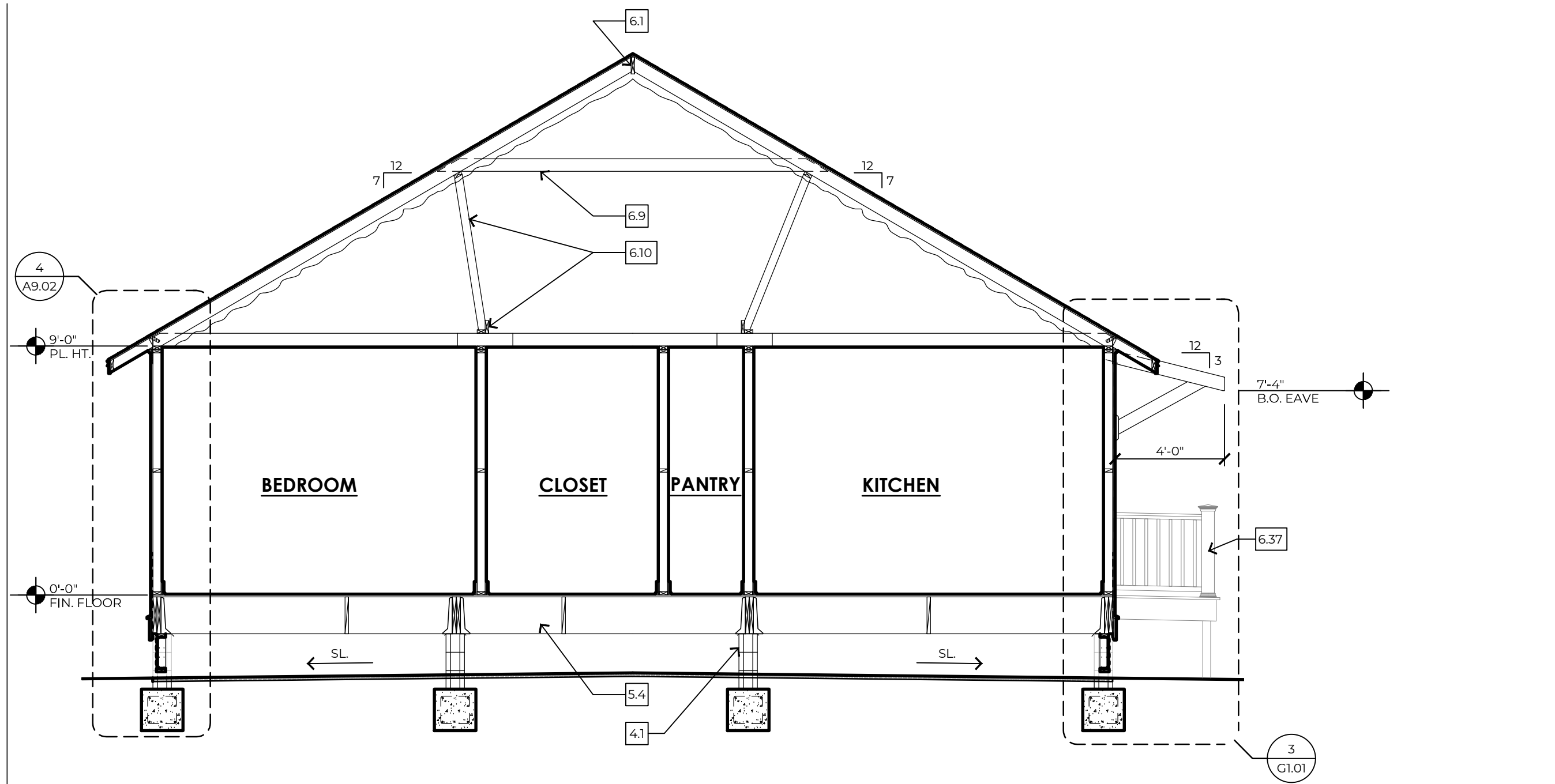
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REVISION	DATE

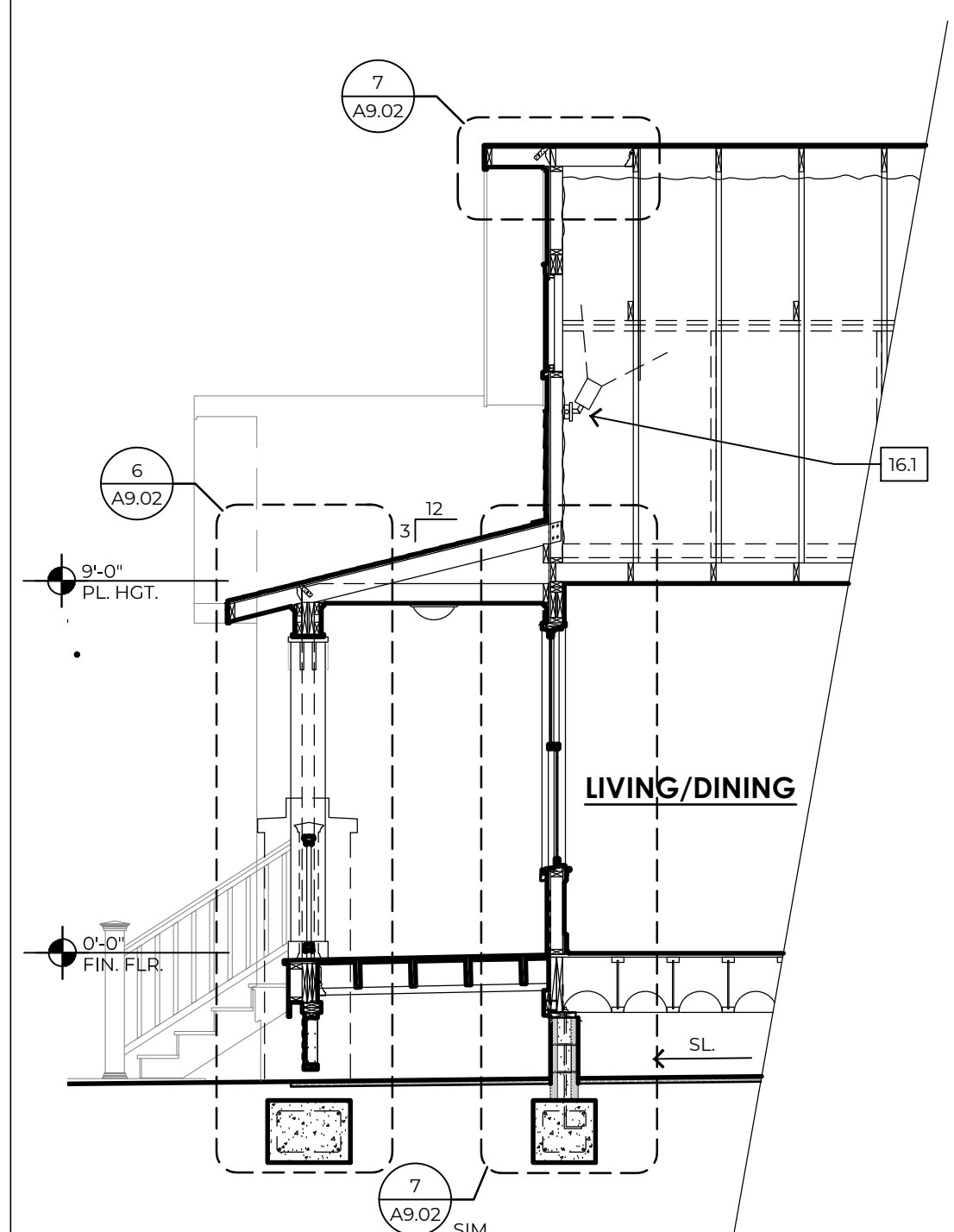
FOR REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION

TYPE 5A
 BUILDING/WALL
 SECTIONS

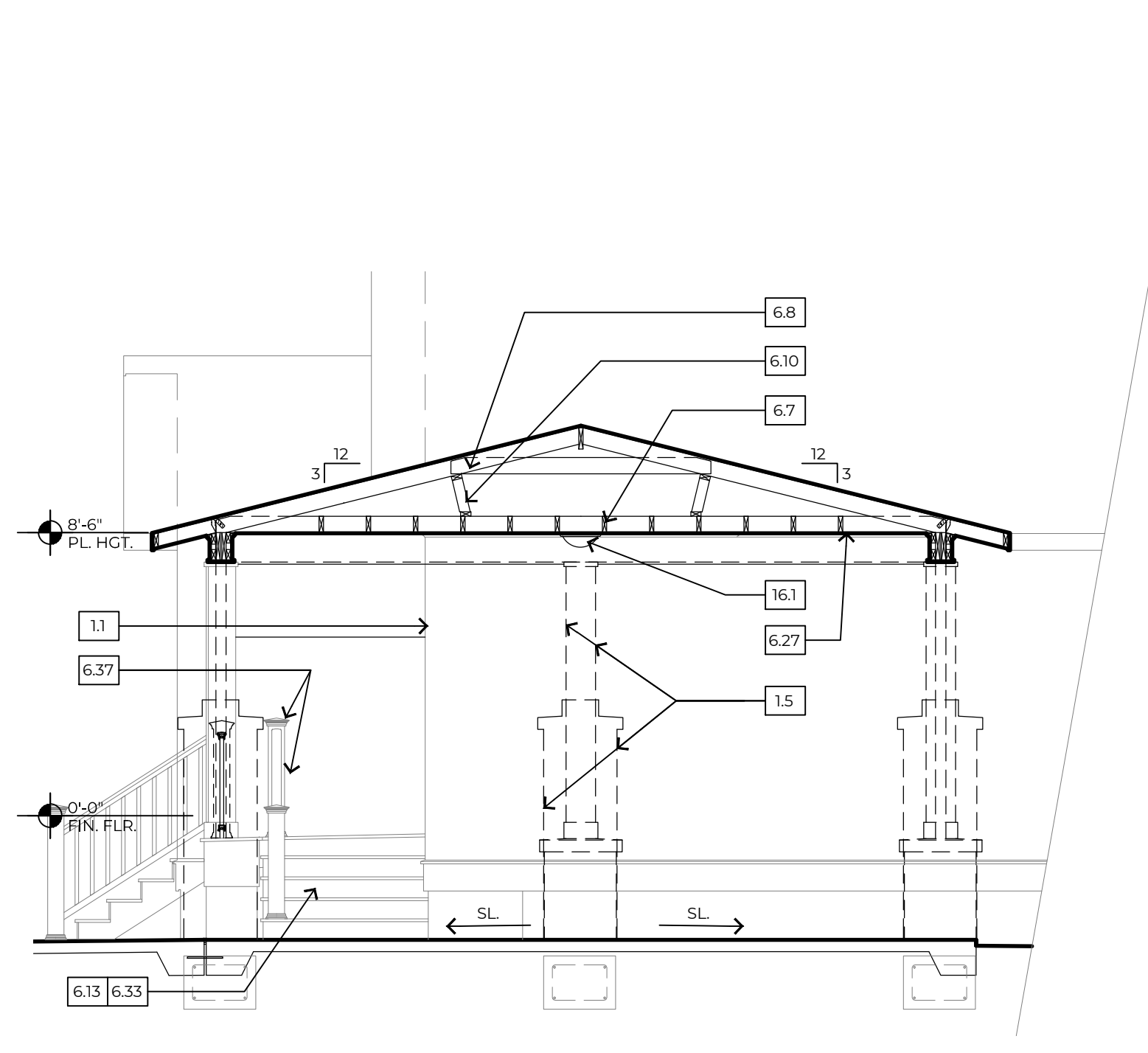
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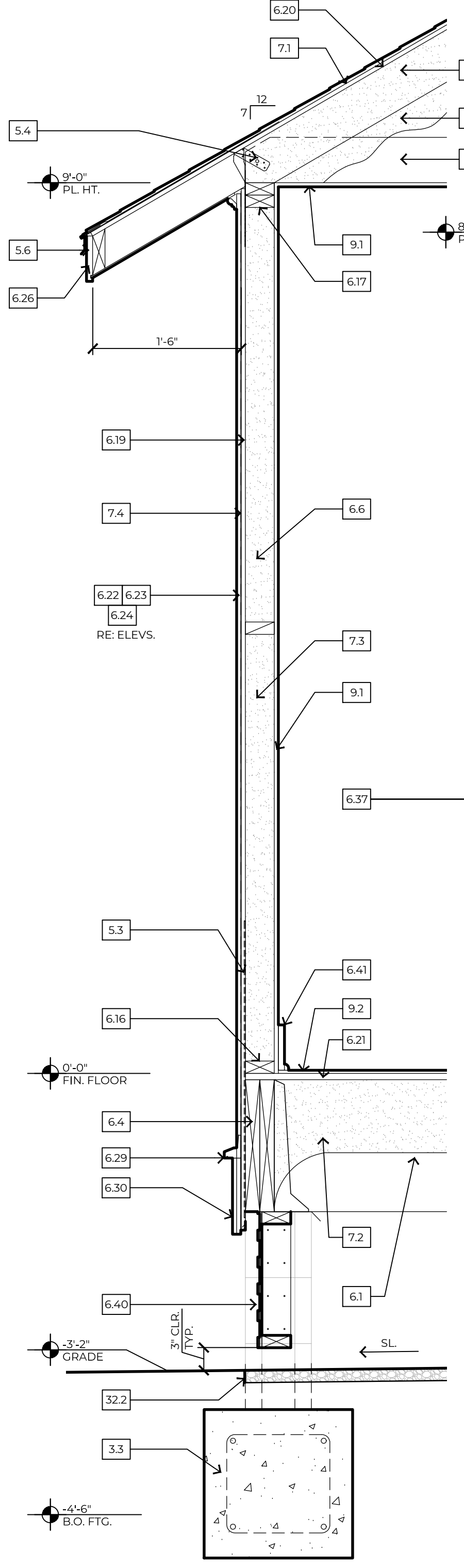
1 BUILDING SECTION
 1/4"=1'-0" TYPICAL



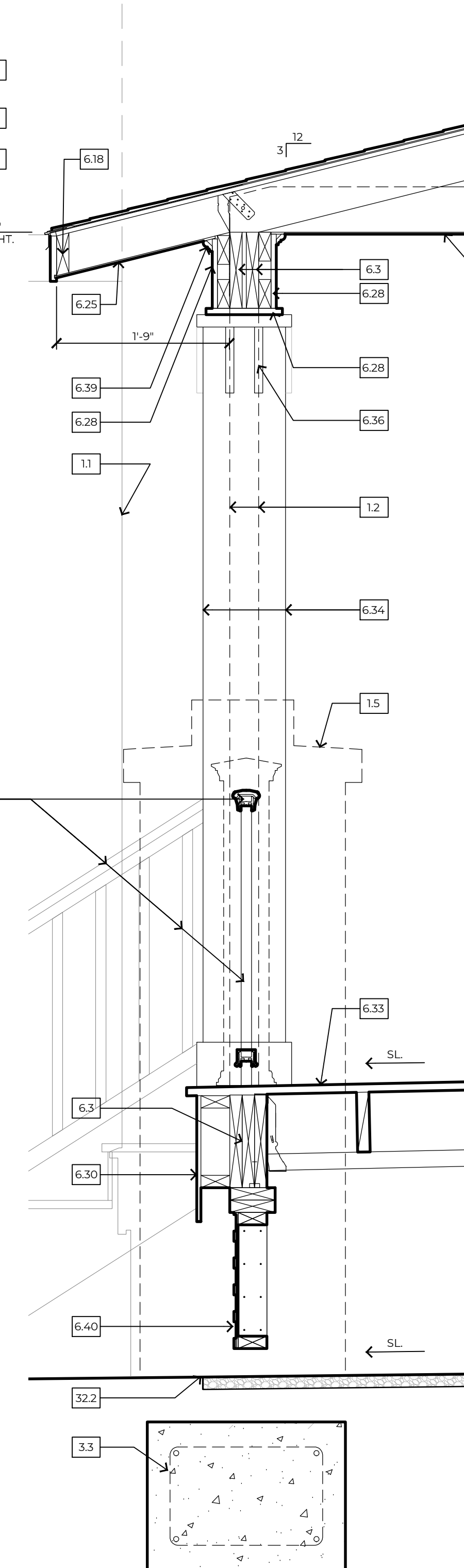
2 BUILDING SECTION
 1/4"=1'-0" TYPICAL



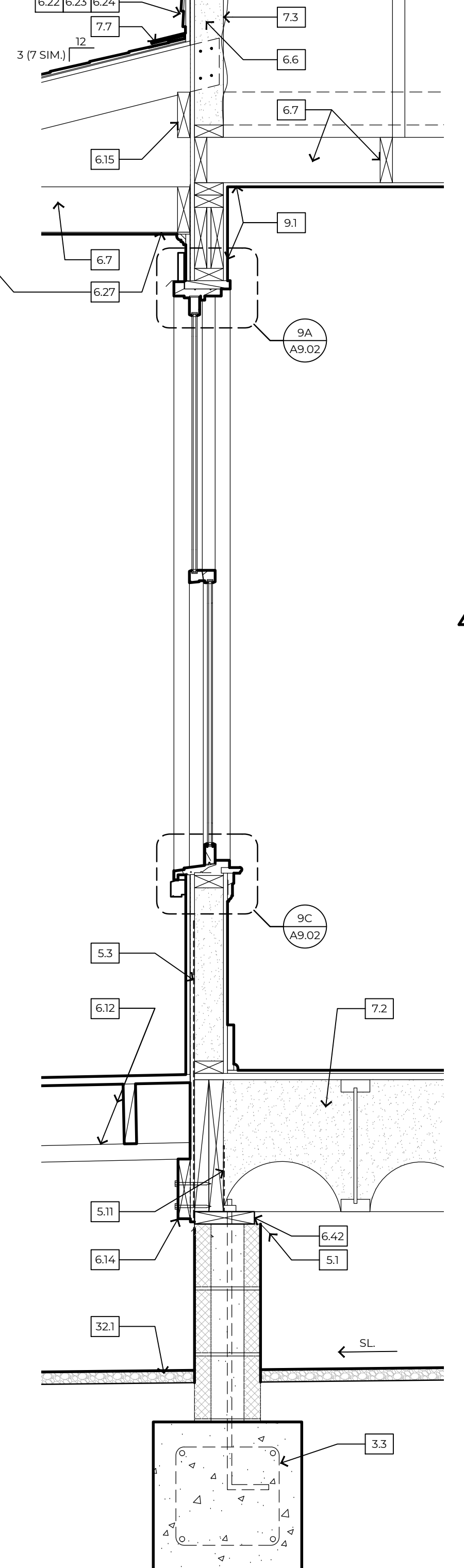
3 BUILDING SECTION
 1/4"=1'-0" TYPICAL



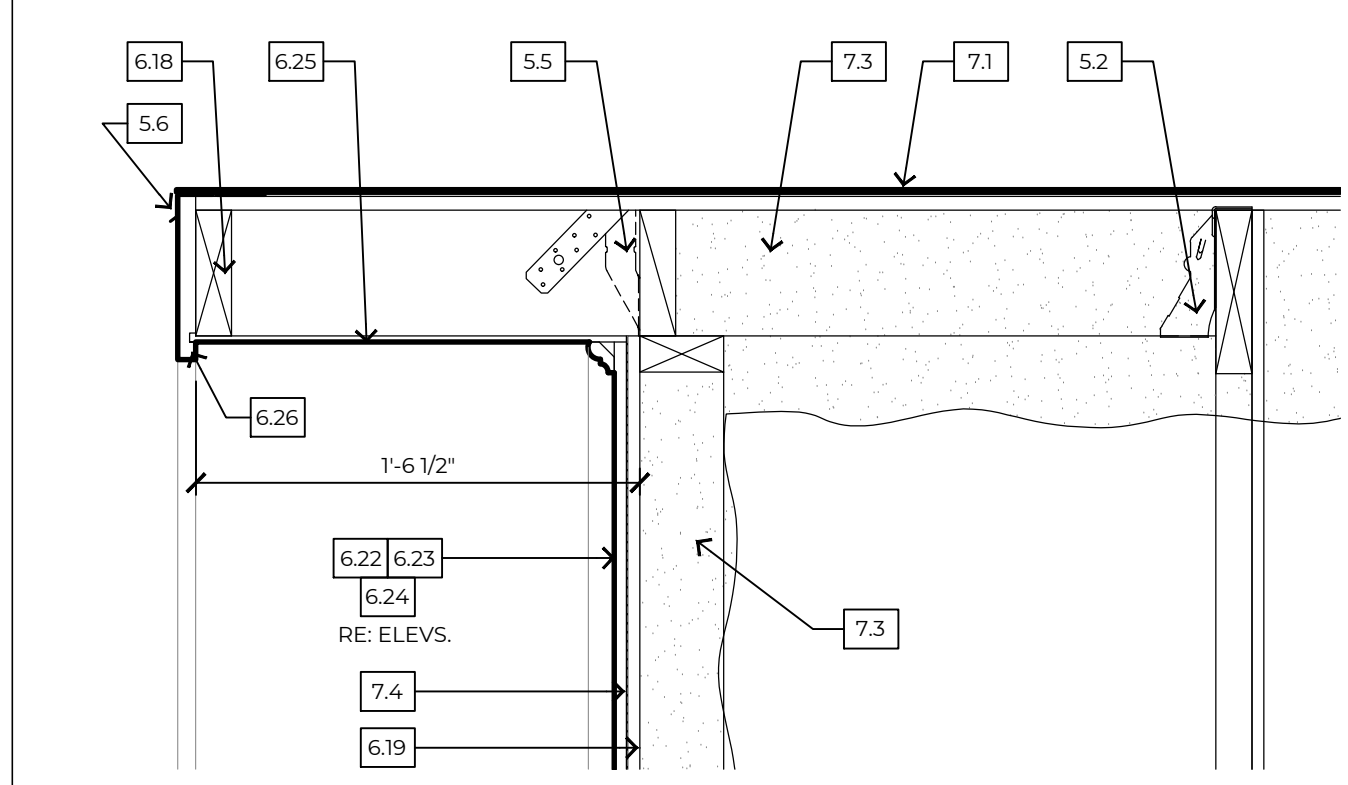
4 WALL SECTION
 1"=1'-0" TYPICAL



5 WALL SECTION
 1"=1'-0" TYPICAL

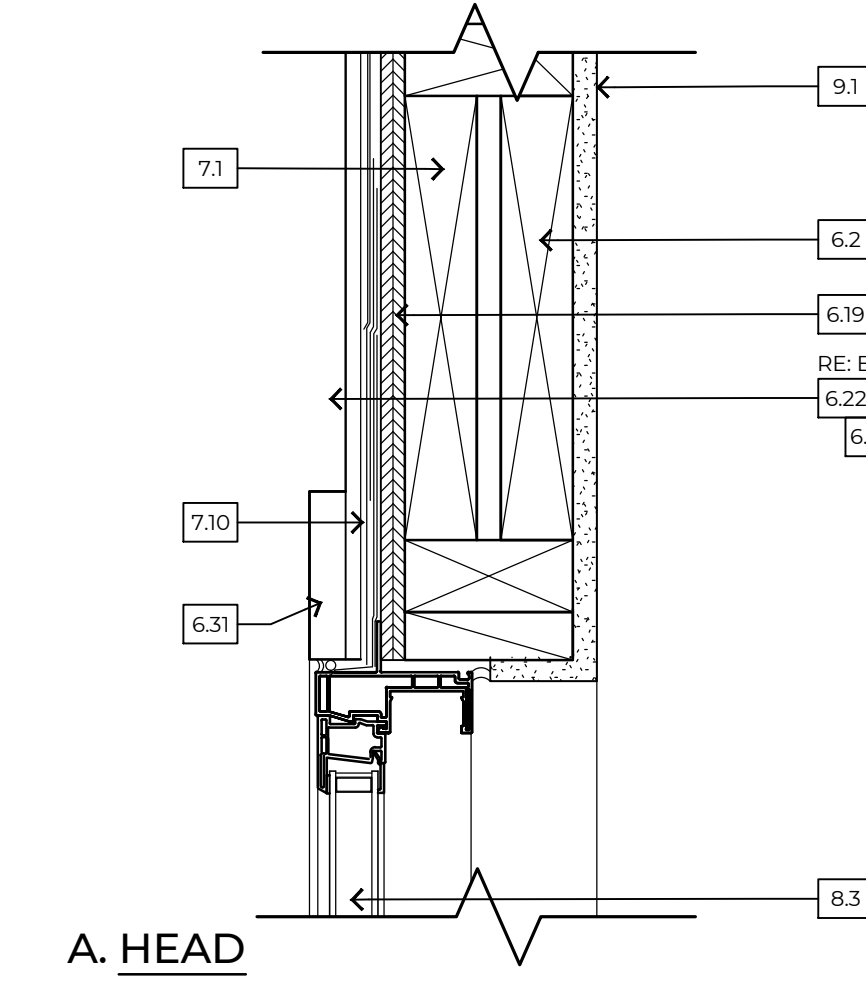


6 WALL SECTION
 1"=1'-0" TYPICAL

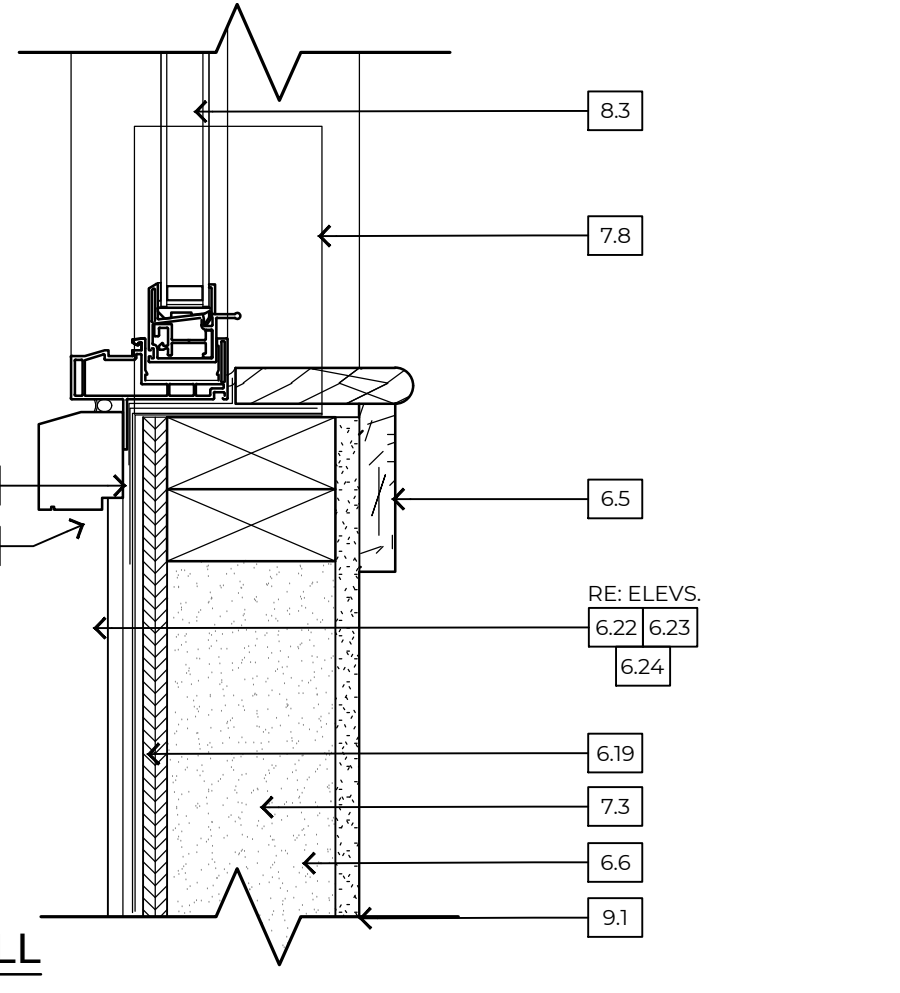
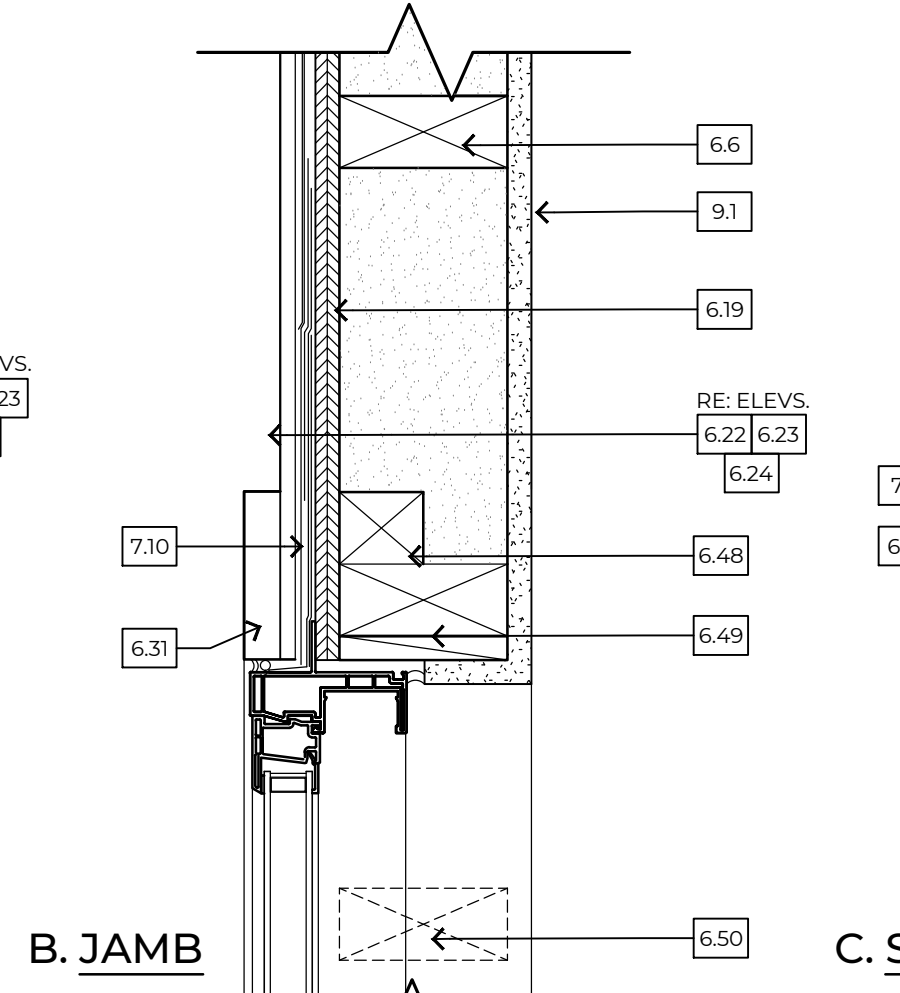


7 RAKE EDGE DETAIL
 1/2"=1'-0" TYPICAL

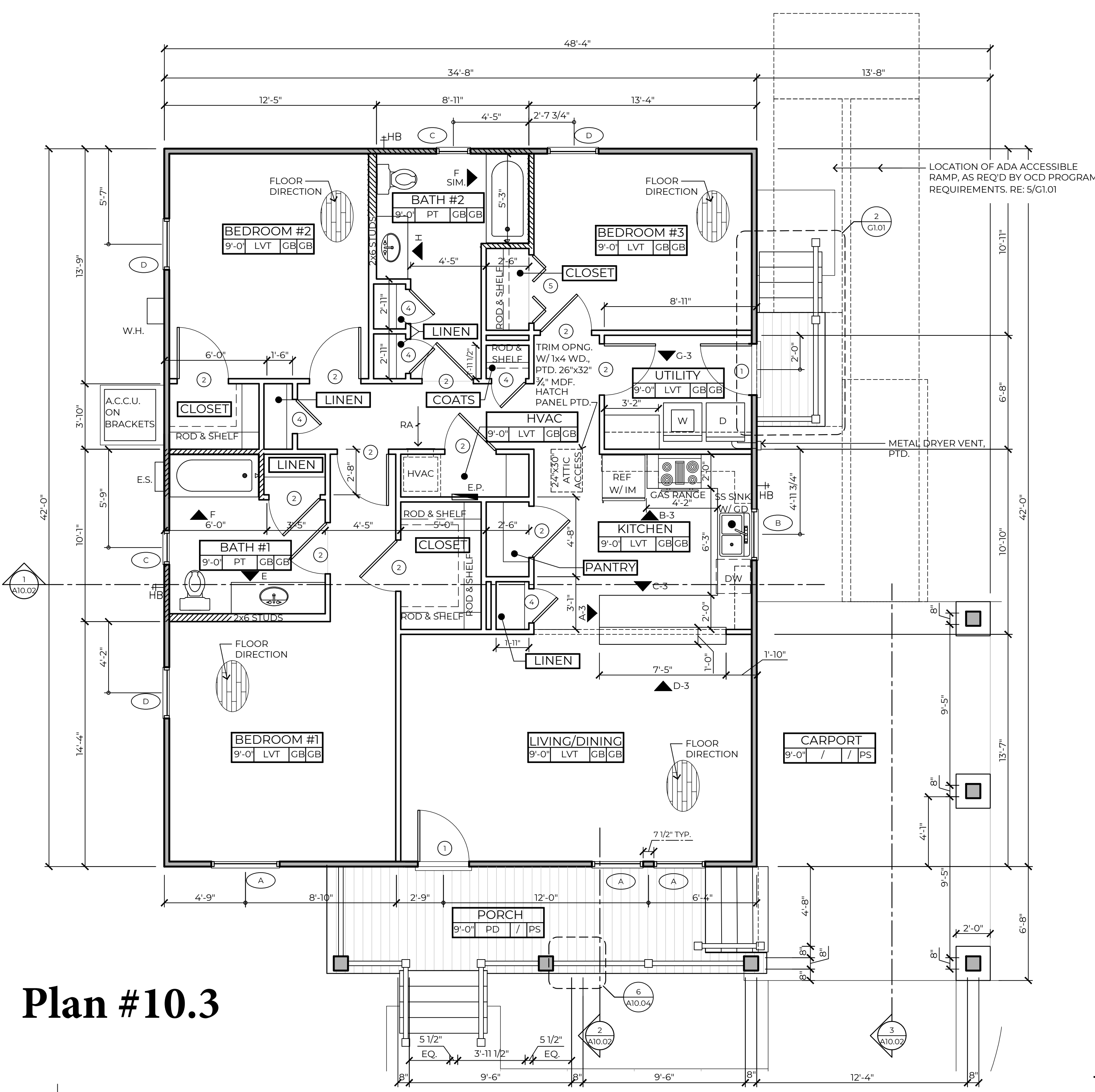
8 NOT USED



9 OPENING DETAILS
 3"=1'-0" TYPICAL



- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF FINISH BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/G1.01
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 4#1 T&B W/ #3 STIRRUPS @ 18" (MIN. 3" COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBAR/CG EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, "SIMPSON" JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, "SIMPSON" WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, "SIMPSON" LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, "SIMPSON" H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE
 - 5.7 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
 - 5.8 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
 - 5.9 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
 - 5.10 6" x 6" W/ 4" x W/ 4" W.W.F. AT CONCRETE PAVING
 - 5.11 METAL FRAMING ANCHOR, "SIMPSON" DT2Z @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/2" x 8" BCI @ W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 6.7 2x6S @ 16" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 CROSSLERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRIPPERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x4, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-4x8 FPYPN BKT182x44 OR EQ., CORBEL ON 3x8-5x8 FPYPN COR 24x5x5 OR EQ. CUT TO 18" RE: DETAIL
 - 6.39 MOULDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 4x4 P.T. WD. POSTS
 - 6.45 (2)2x4 CROSSLERS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x4S @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x6 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FIXED WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEP FINISHING, 14 GAUGE FACTORY PTD.



Plan #10.3

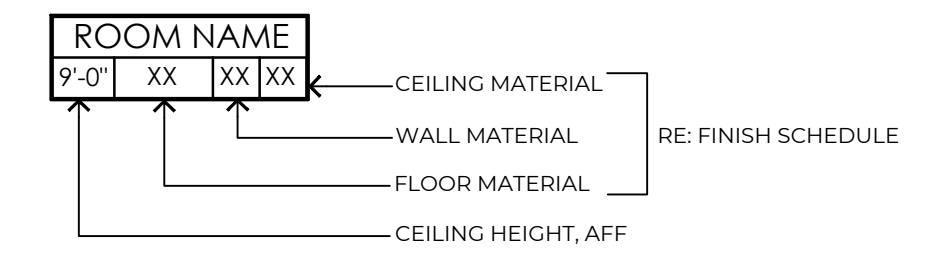
1 | 3 BEDROOM PLAN

1/4"=1'-0"

WALL TYPE SCHEDULE:

- 2x4 WOOD STUDS @ 16" O.C. WITH 1/2" GB EACH SIDE
 - 2x4 WOOD STUDS @ 16" O.C. WITH SPRAY FOAM OPEN CELL INSULATION, 3/8" PLYWD. SHEATHING ON EXTERIOR SIDE AND 1/2" GYPSUM BOARD ON INTERIOR SIDE
 - SOLID 2 X 12 WOOD BLOCKING FOR GRAB BARS
- NOTE: PROVIDE 2x6 AS INDICATED

ROOM SCHEDULE NAME:



SYMBOL LEGEND:

- X/XXX BUILDING SECTIONS
- (W-1) WINDOW OPENING
- (O) DOOR OPENING
- ▲ X INTERIOR ELEVATIONS

FINISH SCHEDULE	
MATERIAL	DESCRIPTION
PT	PORCELAIN TILE, 12" X 12" INSTALL AN ADDITIONAL LAYER OF 1/2" APA RATED PLYWOOD SUBFLOOR WITH "RED GUARD" MEMBRANE
LVT	LUXURY VINYL TILE, PLANK
PD	COMPOSITE WOOD DECKING, MFG: TIMBERTECH OR EQUAL, 1" X 3 1/8" T & G
GB	GYPSUM BOARD, PAINTED
PS	CEMENT FIBER SOFFIT PANELS W/ BATTENS @ SEAMS, PAINTED
CONC.	CONCRETE, SCREED FINISH, SLOPE TO DRAIN AWAY FROM HOUSE

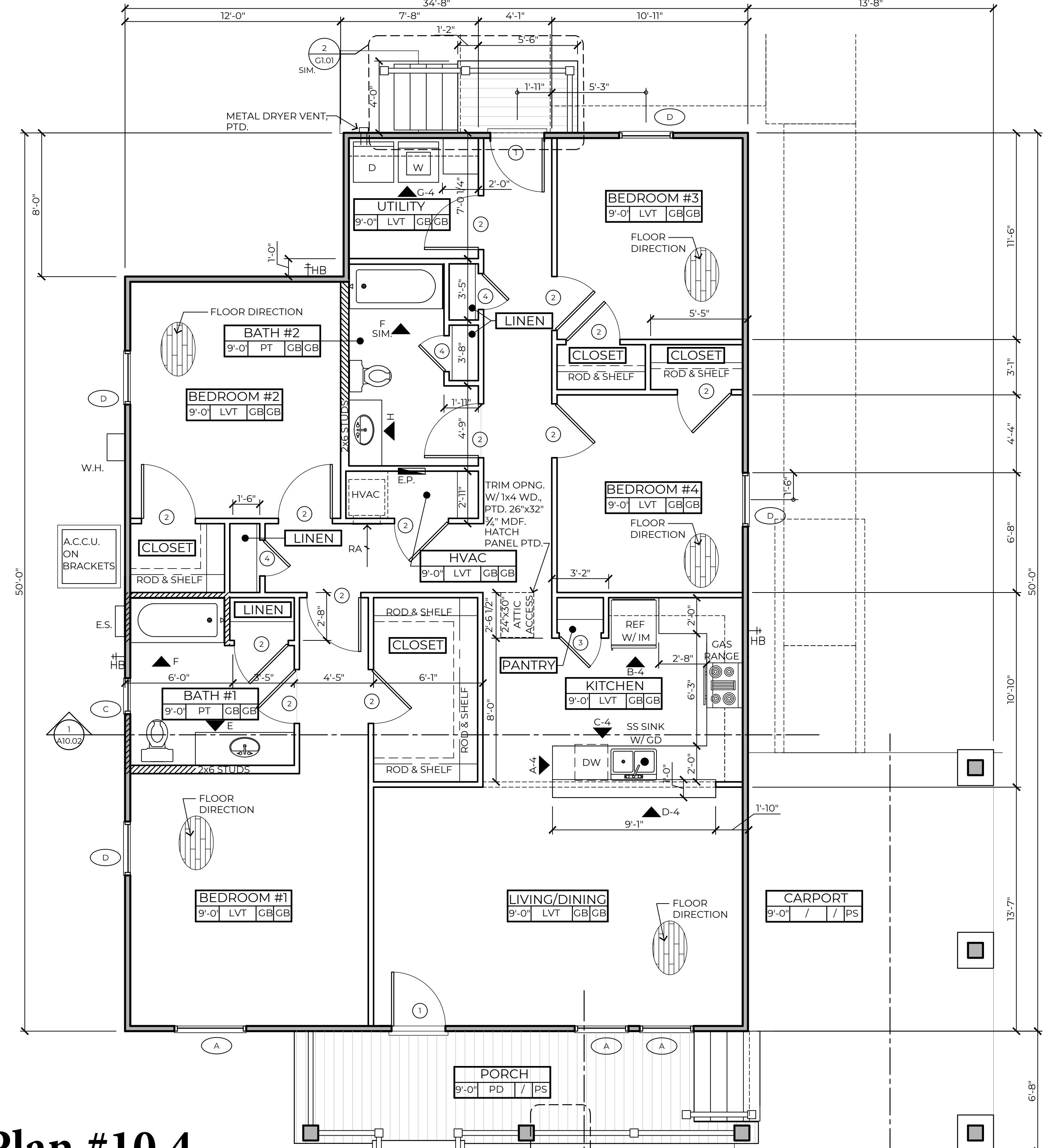
NOTES:
 1. PROVIDE CROWN MOLDING AT LIVING/DINING, REFER TO MOLDINGS & TRIM DETAIL ON THIS SHEET.
 2. AT ALL CLOSETS, LINEN CLOSETS, AND PANTRIES, THE FINISHES AND CEILING HEIGHT SHALL MATCH ADJOINING ROOM.

DOOR SCHEDULE	
SIZE	DESCRIPTION
1	3'-0" x 6'-8" x 1 3/4"
2	3'-0" x 6'-8" x 1 3/8"
3	2'-4" x 6'-8" x 1 3/8"
4	2'-0" x 6'-8" x 1 3/8"
5	4'-0" x 6'-8" x 1 3/8"

NOTES:
 1. REFER TO ELEVATIONS FOR LITE DESIGN AND PATTERN ON DOOR.
 2. 3'-0" x 1'-0" TRANSOM AT FRONT DOOR ONLY, MATCH ELEVATION FOR LITE PATTERN.

WINDOW SCHEDULE	
SIZE	DESCRIPTION
A	3'-0" x 5'-6"
B	3'-0" x 4'-0"
C	2'-0" x 3'-0"
D	3'-0" x 5'-6"
E	3'-0" x 2'-6"

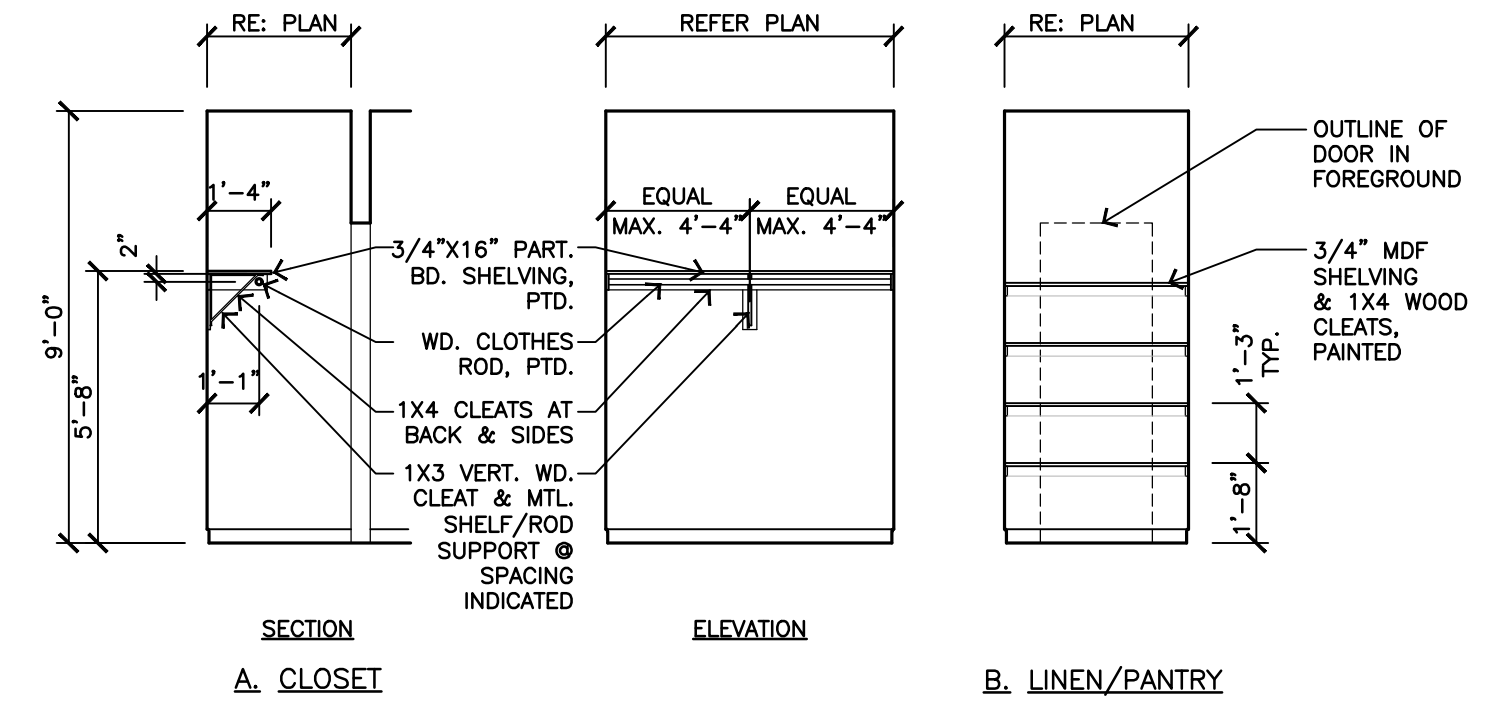
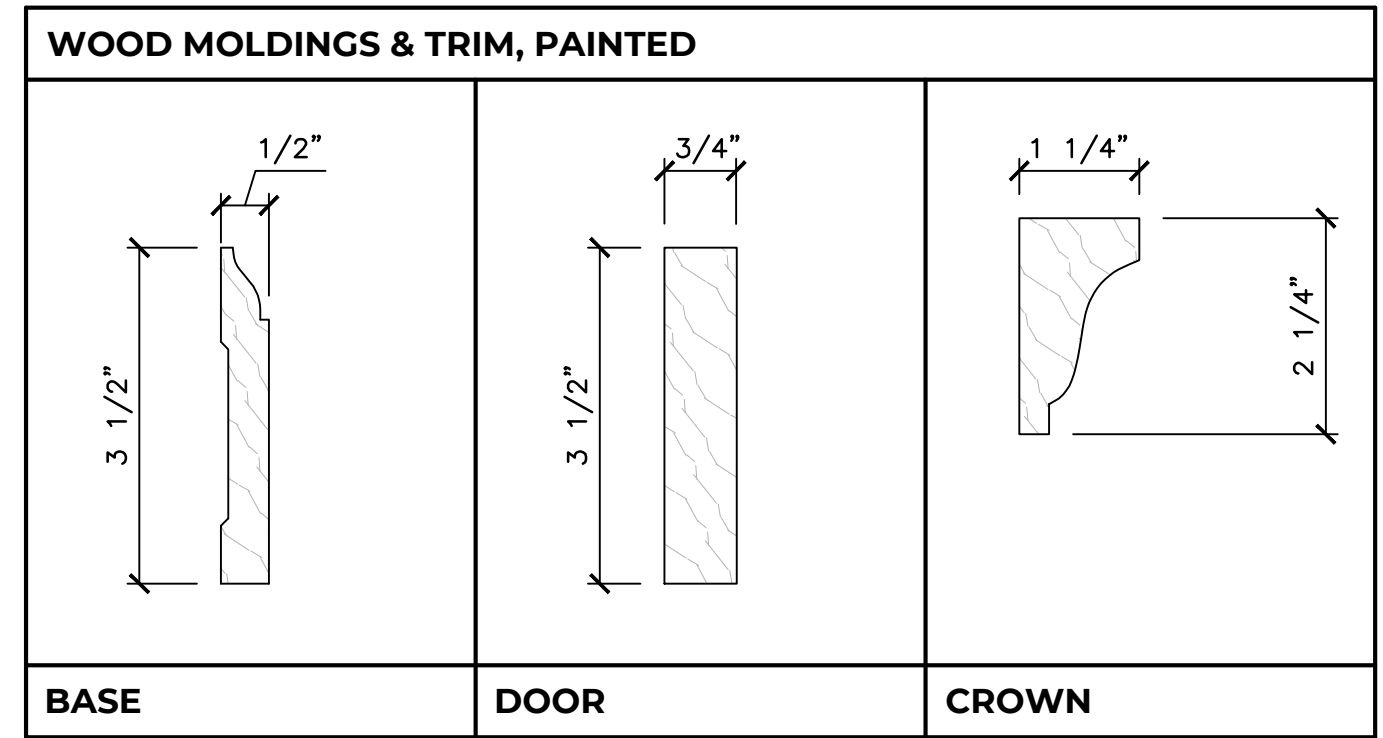
NOTES:
 1. ALL WINDOWS SHALL HAVE A HEAD HEIGHT OF 7'-6" A.F.F., U.O.D.
 2. REFER TO ELEVATIONS FOR MUNTIN DESIGN AND PATTERN.
 3. REFER TO DETAILS 5.6, 7/AS FOR HEAD, JAMB AND SILL DETAILS.



Plan #10.4

2 | 4 BEDROOM PLAN

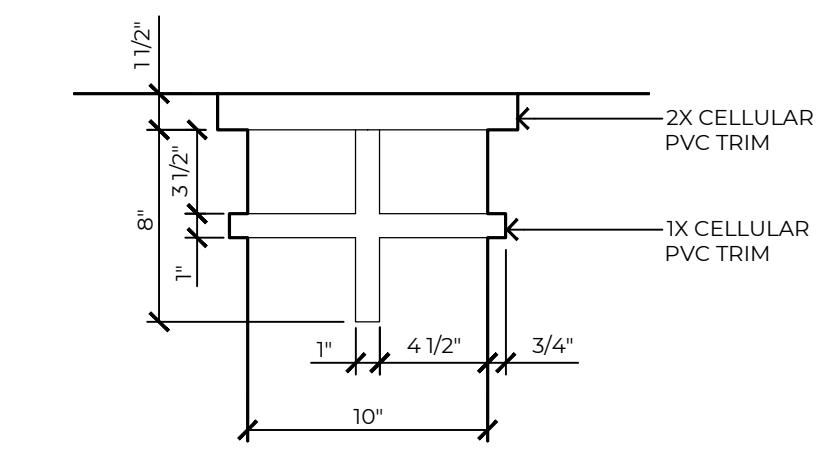
1/4"=1'-0"



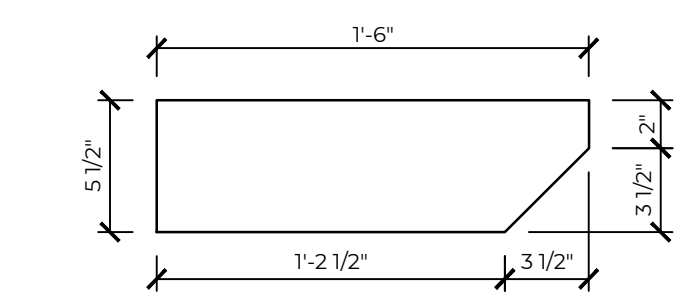
3 | SCHEDULES

4 | CLOSET SHELVING LAYOUTS

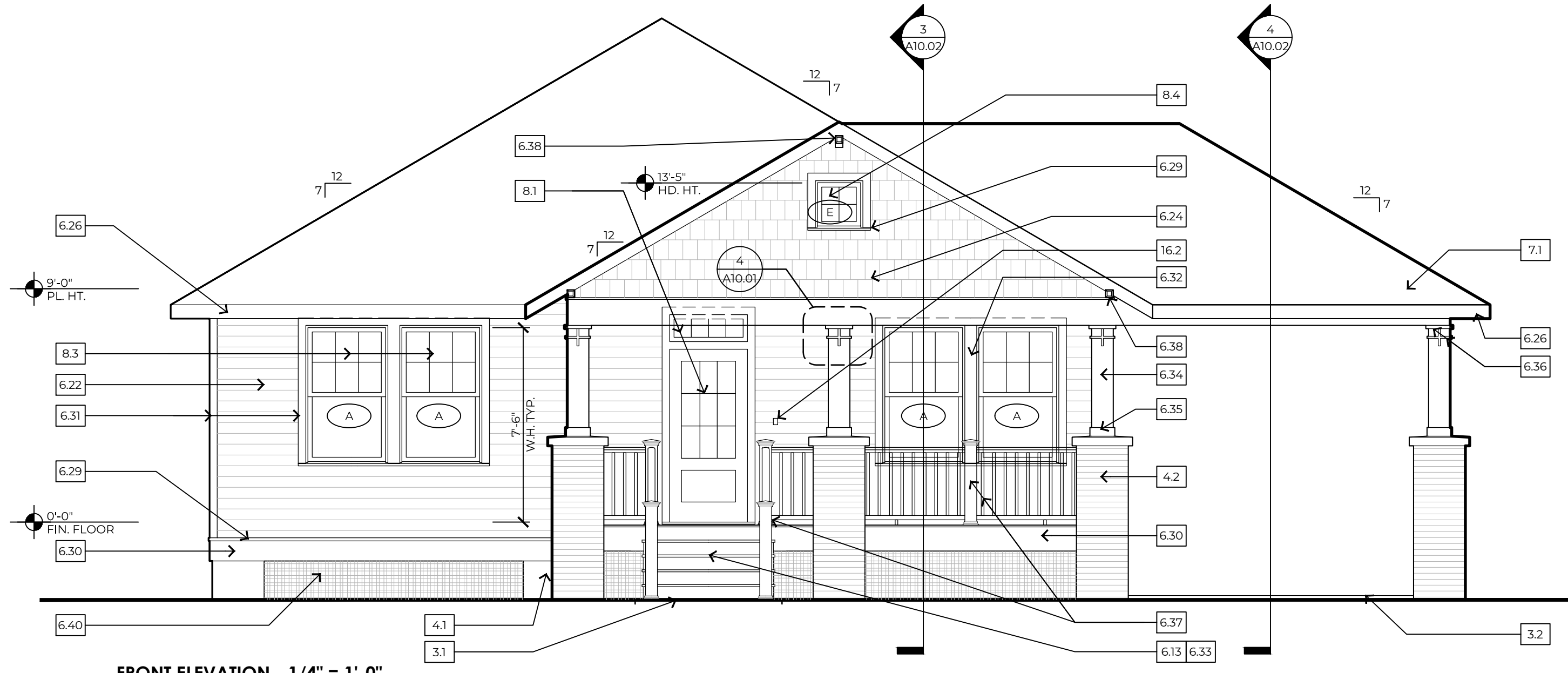
1/4"=1'-0" TYPICAL



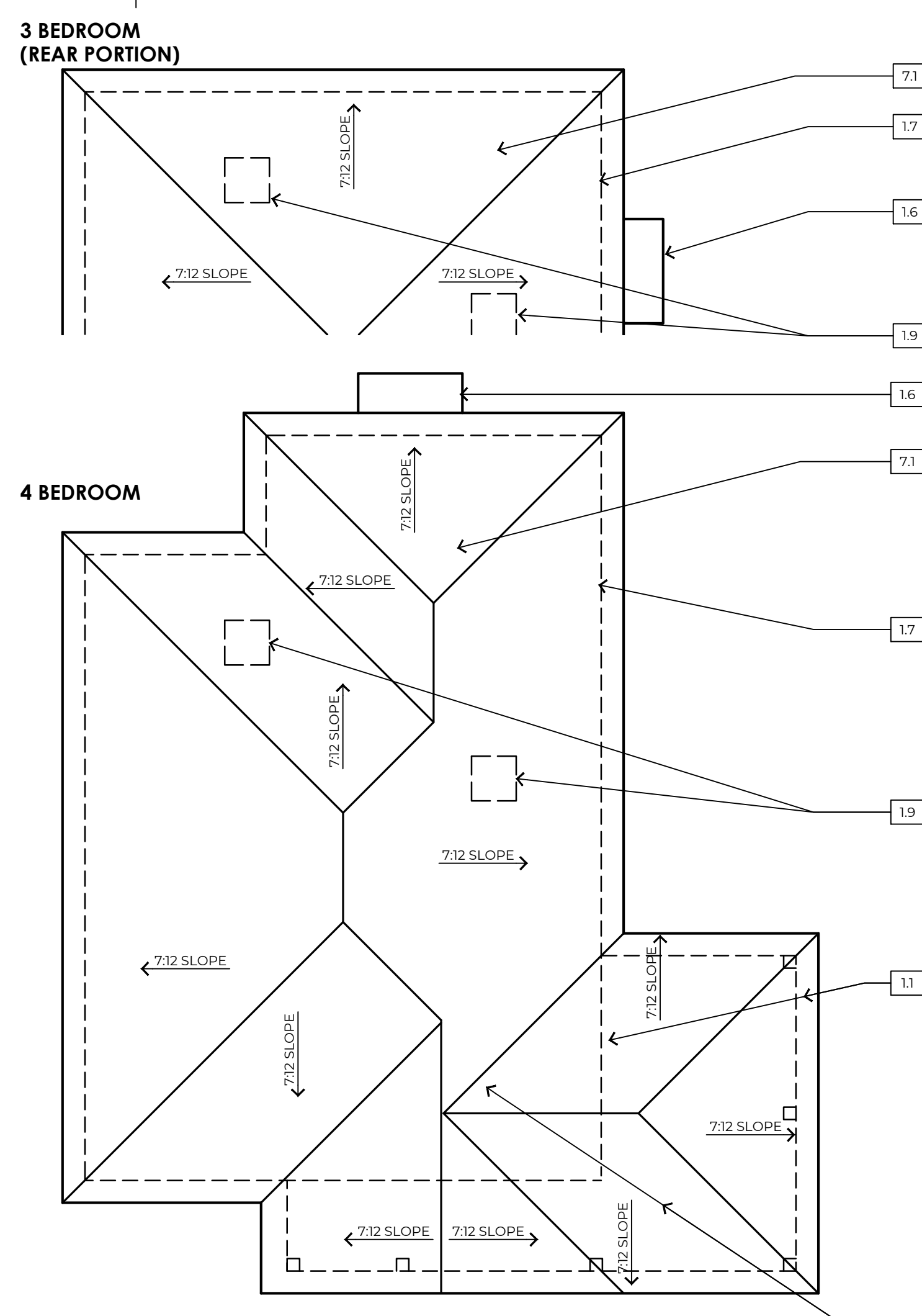
4 DETAIL
1 1/2" = 1'-0" COLUMN CAP



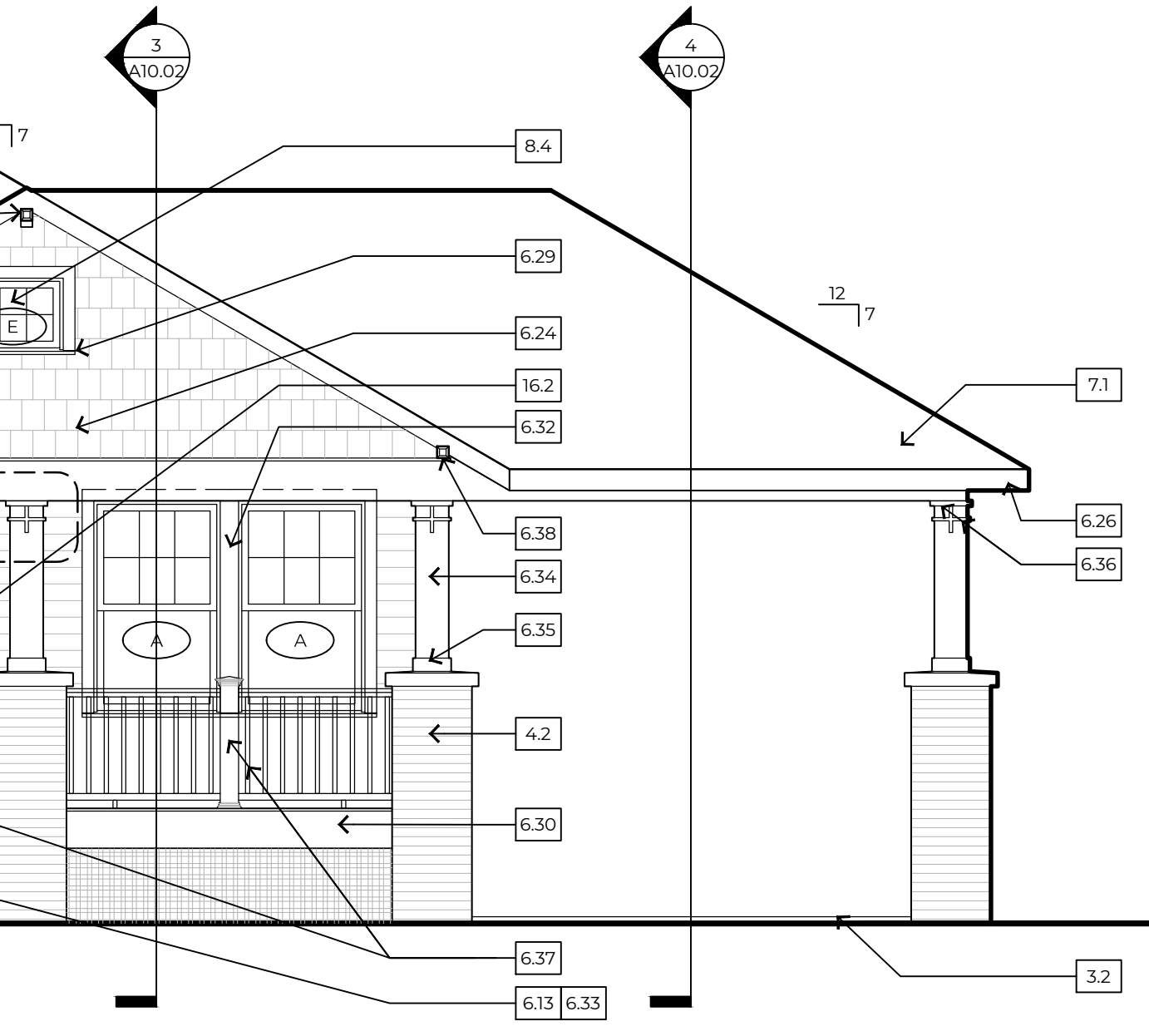
5 ELEVATION
1 1/2" = 1'-0" CORBEL



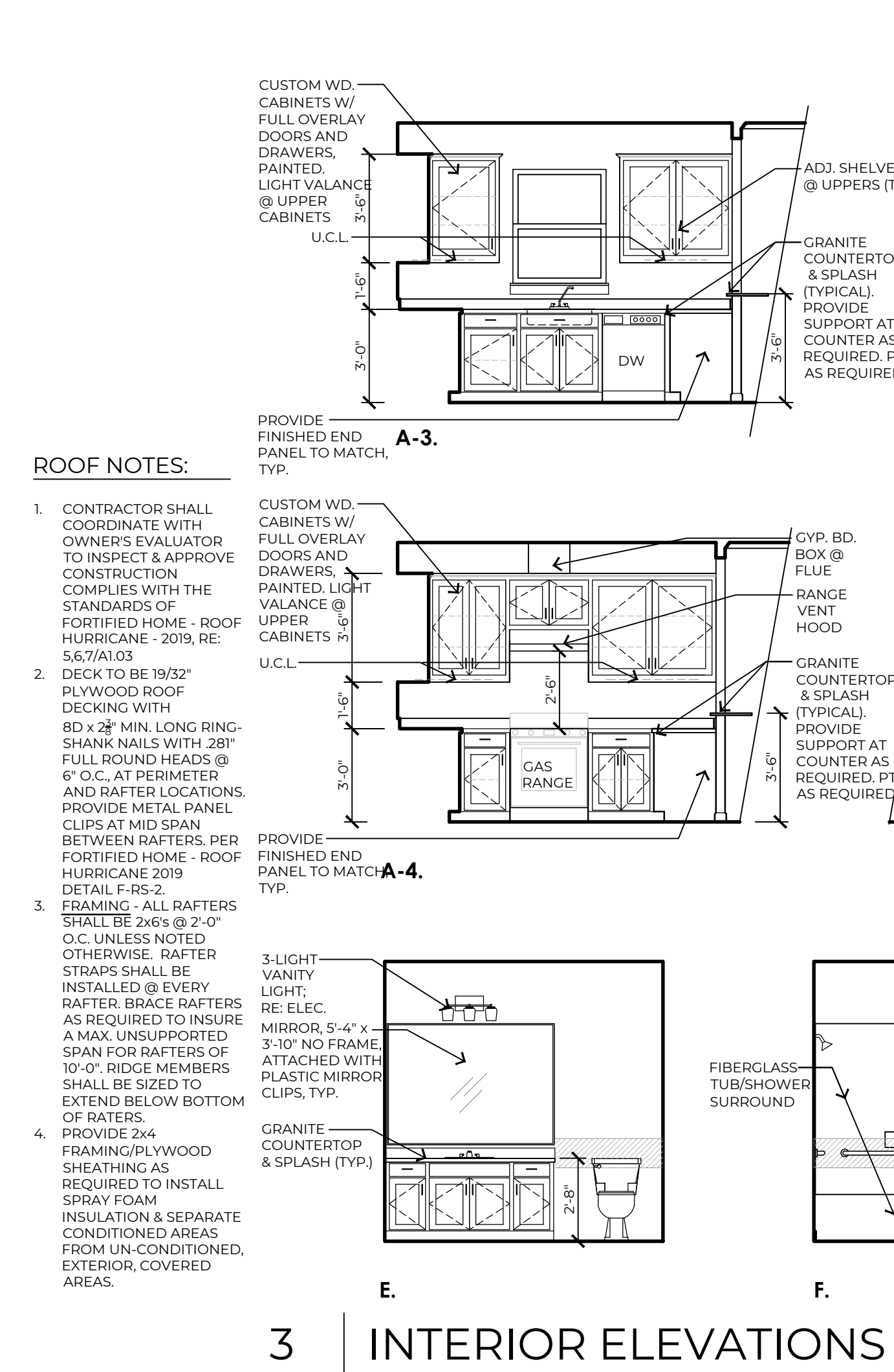
1 EXTERIOR ELEVATIONS
FRONT ELEVATION - 1/4" = 1'-0"



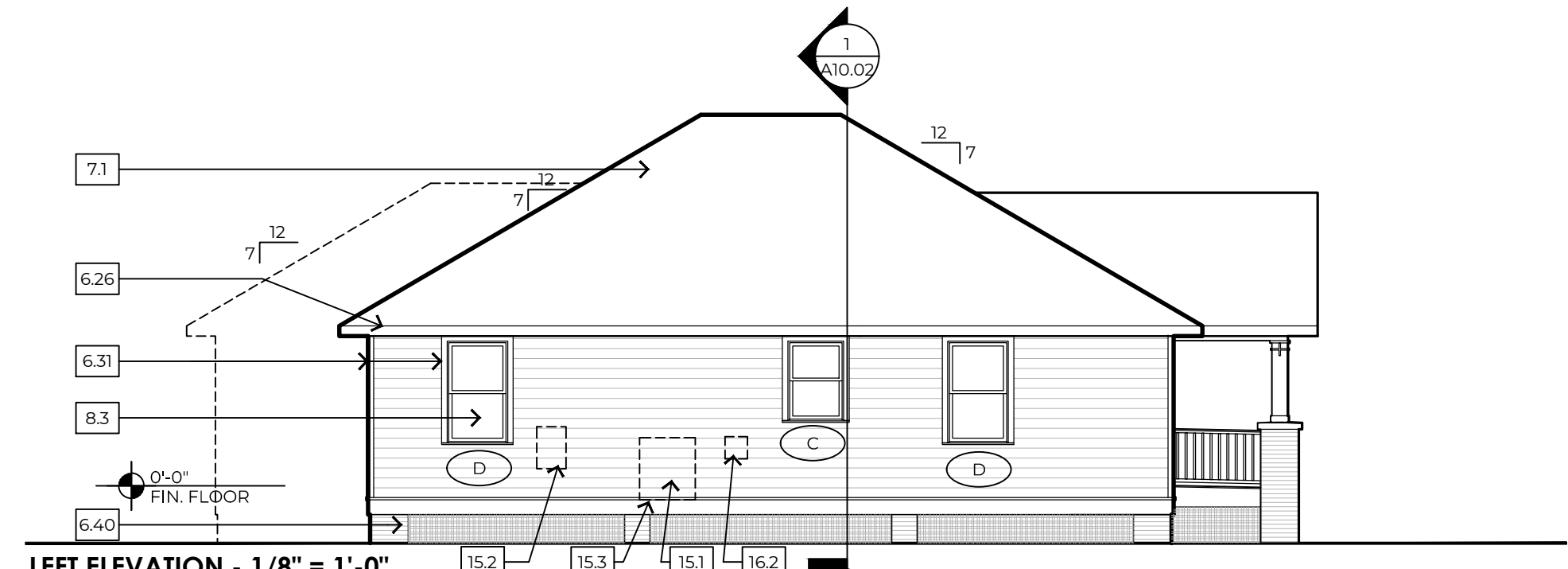
2 ROOF PLAN
1/8" = 1'-0" 4 BDRM AND PARTIAL 3 BDRM, SIM.



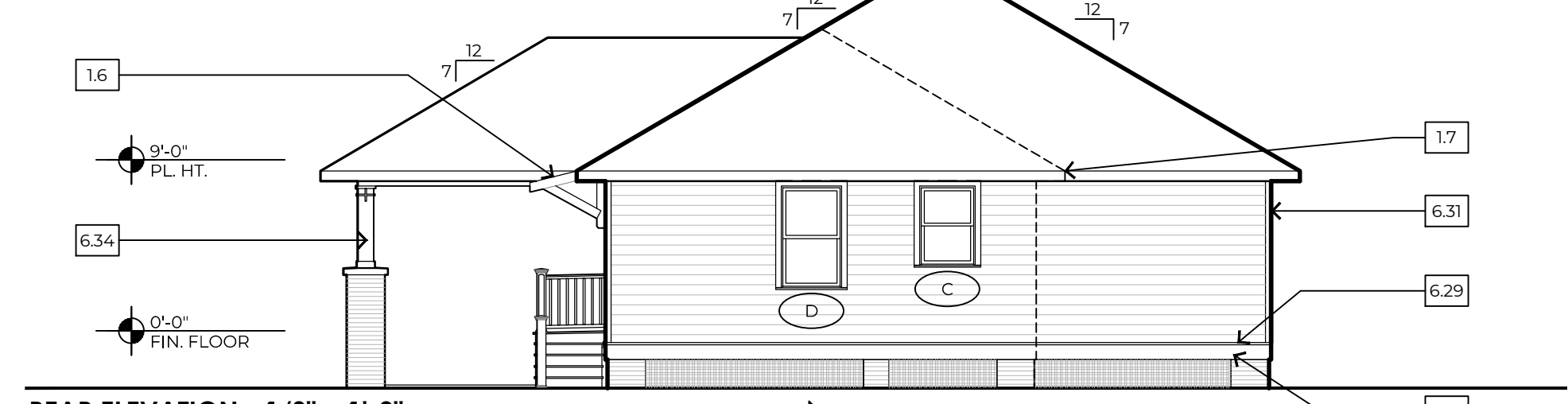
3 BEDROOM (REAR PORTION)



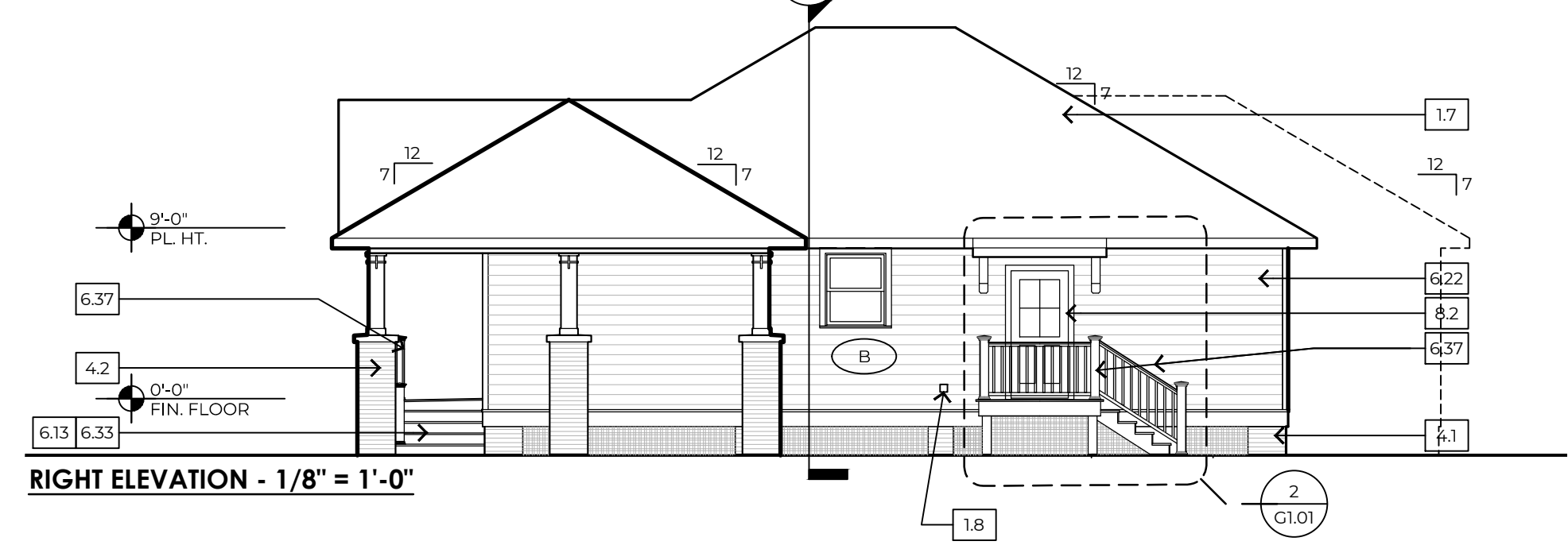
3 INTERIOR ELEVATIONS
1/4" = 1'-0"



LEFT ELEVATION - 1/8" = 1'-0"

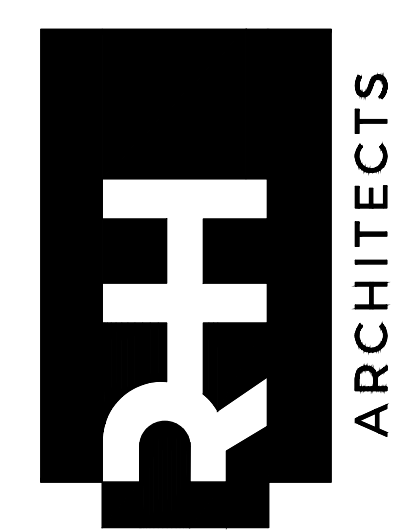


REAR ELEVATION - 1/8" = 1'-0"



RIGHT ELEVATION - 1/8" = 1'-0"

- KEYNOTES:**
- GENERAL INFORMATION
 - LINE OF WALL BEYOND
 - LINE OF FRAMING BEYOND
 - LINE OF ROOF BEYOND
 - LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - AWNING / BRACKET BEYOND, RE: 3/101 D)
 - LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - METAL DRYER VENT, PTD.
 - LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - PAIN ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - CONCRETE
 - CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 @ 18" W/ #3 STIRRUPS @ 18" (MIN. 3' COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, RE: 8/103
 - EMBED POST IN CONC. FOOTING.
 - MASONRY
 - CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - BRICK PORCH PIER W/ PRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X/04
 - METALS
 - METAL TERMITE SHIELD
 - METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP-FLANGE HANGER
 - METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - METAL FRAMING FASTENER, 'SIMPSON' H/STP HURRICANE TIES @ EVERY RAFTER
 - METAL DRIP EDGE
 - 6 x 6 - W/ 4 x W/ 4 W.W.F. AT CONCRETE PAVING
 - ASTER REPAIR @ PERIMETER OF CONC. LANDINGS
 - METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
 - WOOD AND PLASTIC
 - 1 1/2" x 8" @ W/ BRIDGING, RE: FRAMING
 - HEADER BEAM, ON HANGERS FROM KING STUD
 - BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - RIM BOARD
 - WD. STOOL AND APRON, PTD.
 - 2x4 @ 16" O.C. W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MID-SPAN
 - 2x6 @ 16" ON CENTER
 - 2x6 @ 24" ON CENTER
 - 2x6 @ 48" ON CENTER, COLLAR
 - 2x4 @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 2x8 RIDGE BEAM
 - 2x10 CROSSLERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/101
 - 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 2x6 LEDGER AT WOOD STUD WALL
 - 2x4 SILL PLATE
 - 2x4 DOUBLE TOP PLATE
 - 2X WOOD SUB-FASCIA
 - 1 1/2" PLYWOOD WALL SHEATHING
 - 1 1/2" PLYWOOD ROOF DECKING
 - 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - LAP SIDING, FIBER CEMENT, PTD.
 - BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - EAVE FASCIA, FIBER CEMENT, PTD.
 - PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A_04
 - TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - TRIM, 1x4, FIBER CEMENT, PTD.
 - TRIM, 1x6, FIBER CEMENT, PTD.
 - PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/101
 - COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., 8" BRACKET ON 2x4-2x8-4x8 FYPON BKT182x44 OR EQ., CORBEL ON 3x4-3x8-5x8 FYPON CCR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - MOLDING, CELLULAR PVC, PTD.
 - LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 1x6 WD. BASE W/ 3/4" SHOE MOLD, PTD.
 - P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6x6 P.T. WD. POSTS
 - 4x4 P.T. WD. POSTS
 - (2) 2x4 CROSSLERS @ 48" O.C., 8/12 RIMS
 - 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 2x2 WALKER
 - 2x4 KING STUD AT EACH SIDE OF OPENING
 - 2x4 CRIPPLE STUD BELOW WINDOW
 - 4x4 POST (BRACKET) LAG BOLTED TO 2x4 WD. BLOCKING 8/12 STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 4x6 WOOD POST, TREATED
 - 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - THERMAL AND MOISTURE PROTECTION
 - ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - INSULATION, SPRAY FOAM, CLOSED CELL
 - INSULATION, SPRAY FOAM, OPEN CELL
 - BUILDING WRAP
 - SEALANT
 - MEMBRANE FLASHING
 - BLIND METAL FLASHING
 - END DAM FLASHING
 - SILL FLASHING
 - HEAD FLASHING
 - FOAM SHEATHING INSULATION
 - DOORS AND WINDOWS
 - EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - SINGLE HUNG WINDOW, VINYL, PTD.
 - FRED WINDOW, VINYL, PTD.
 - INTERIOR DOOR AND FRAME, PTD.
 - FINISHES
 - GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - LUXURY VINYL TILE (LVT), PLANK
 - MECHANICAL
 - AIR CONDITIONING CONDENSING UNIT
 - GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE ABRACCESSGA OR EQ.
 - ELECTRICAL
 - LIGHT FIXTURE, LED LAMP
 - DOOR BELL
 - ELECTRICAL SERVICE
 - EARTHWORK
 - NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - EXTERIOR IMPROVEMENTS
 - LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - STEEL EDGING, 14 GAUGE, FACTORY PTD.



Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
 Resettlement Program - Contract B - Residential
 Construction, Phase 1**
 LA Highway 10
 New Roads, Louisiana, 70760

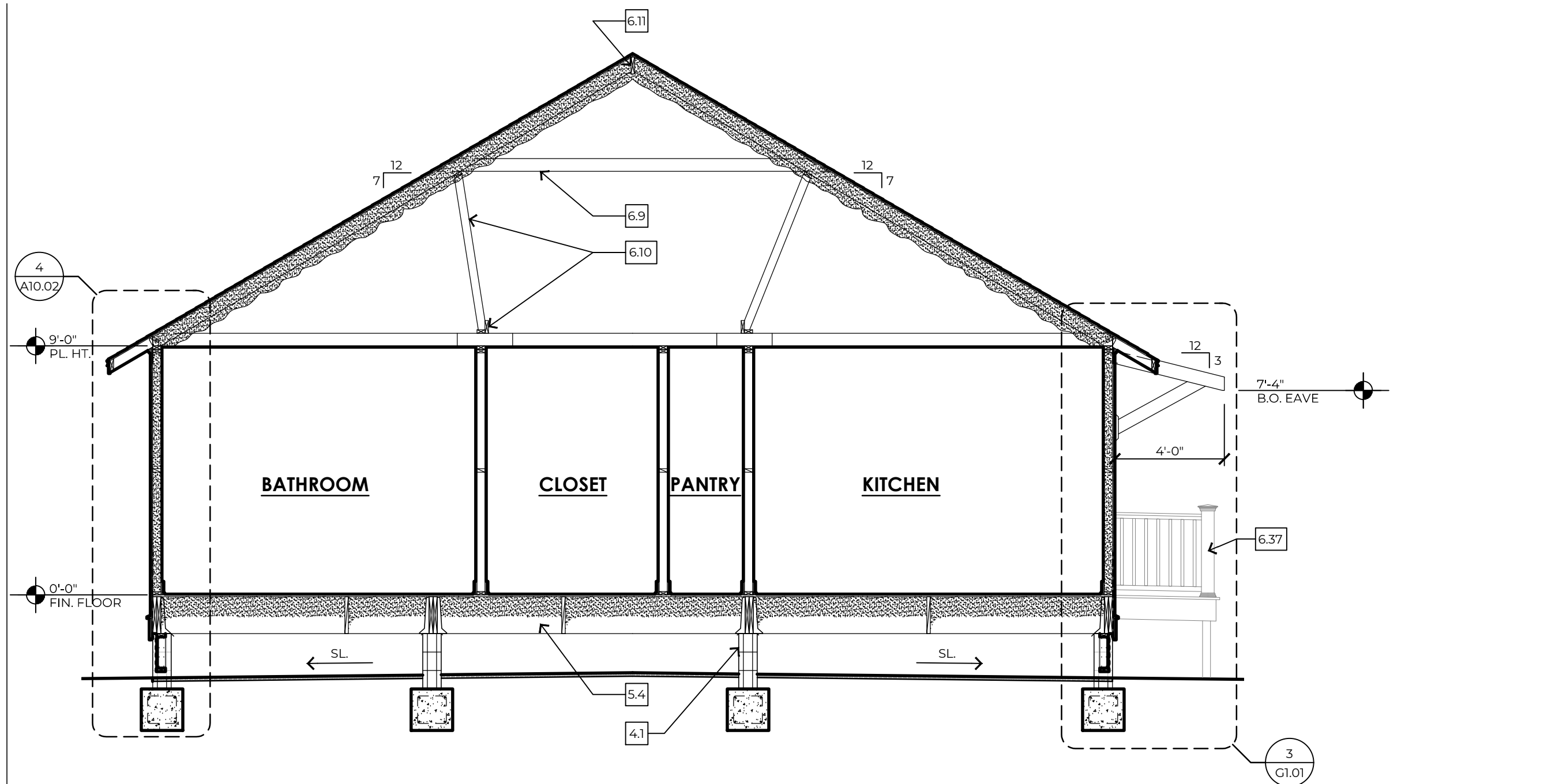
PROJECT #: 96-01-19
 DATE: 11-24-2020
 FOR: BIDDING
 © 2020 RHH ARCHITECTS, APAC

REVISION	DATE
ADDENDUM #2	12/18/20
ADDENDUM #1	12/11/20

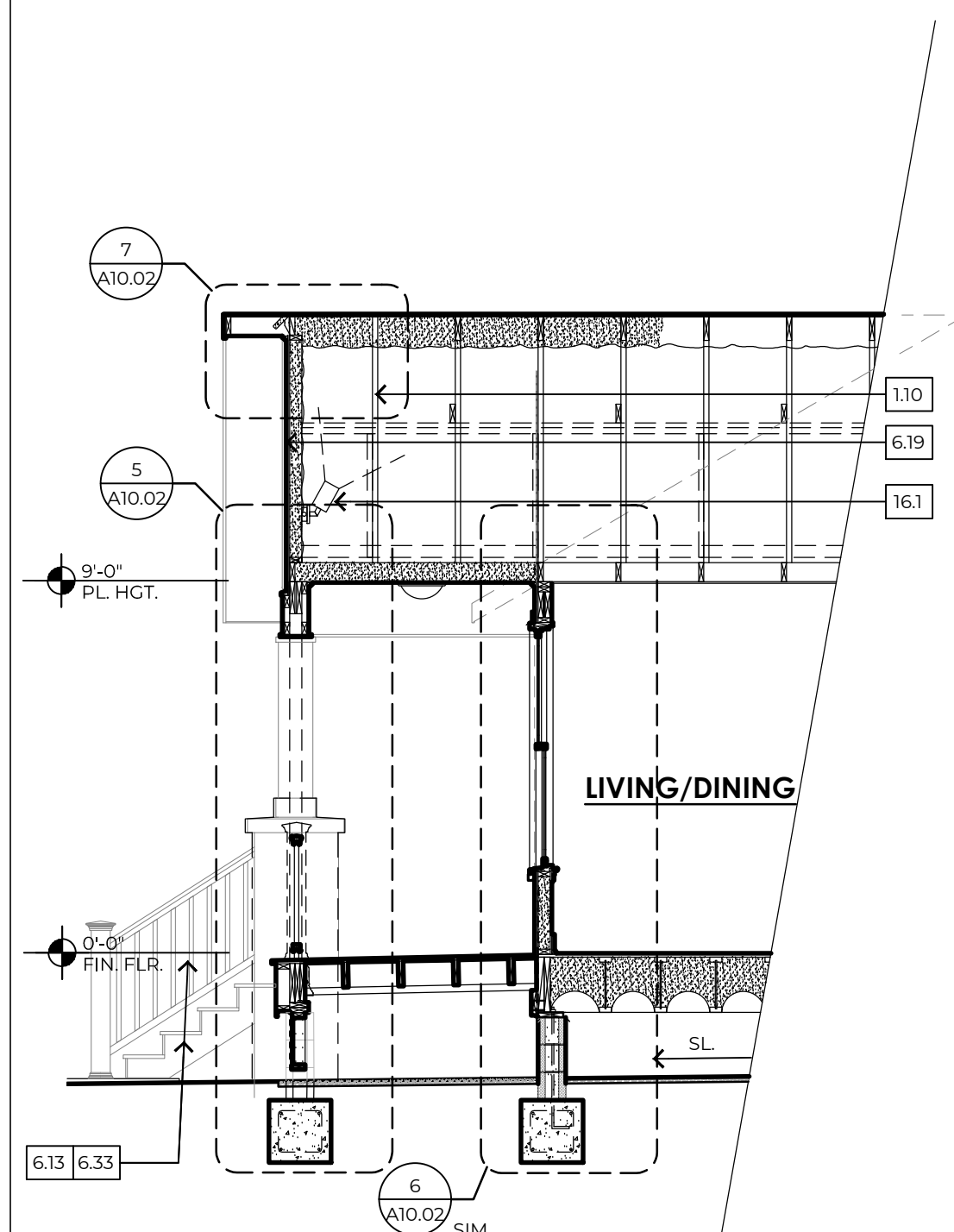
FOR REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION

TYPE 5B
 EXTERIOR ELEV.,
 ROOF PLAN,
 INTERIOR
 ELEVATIONS

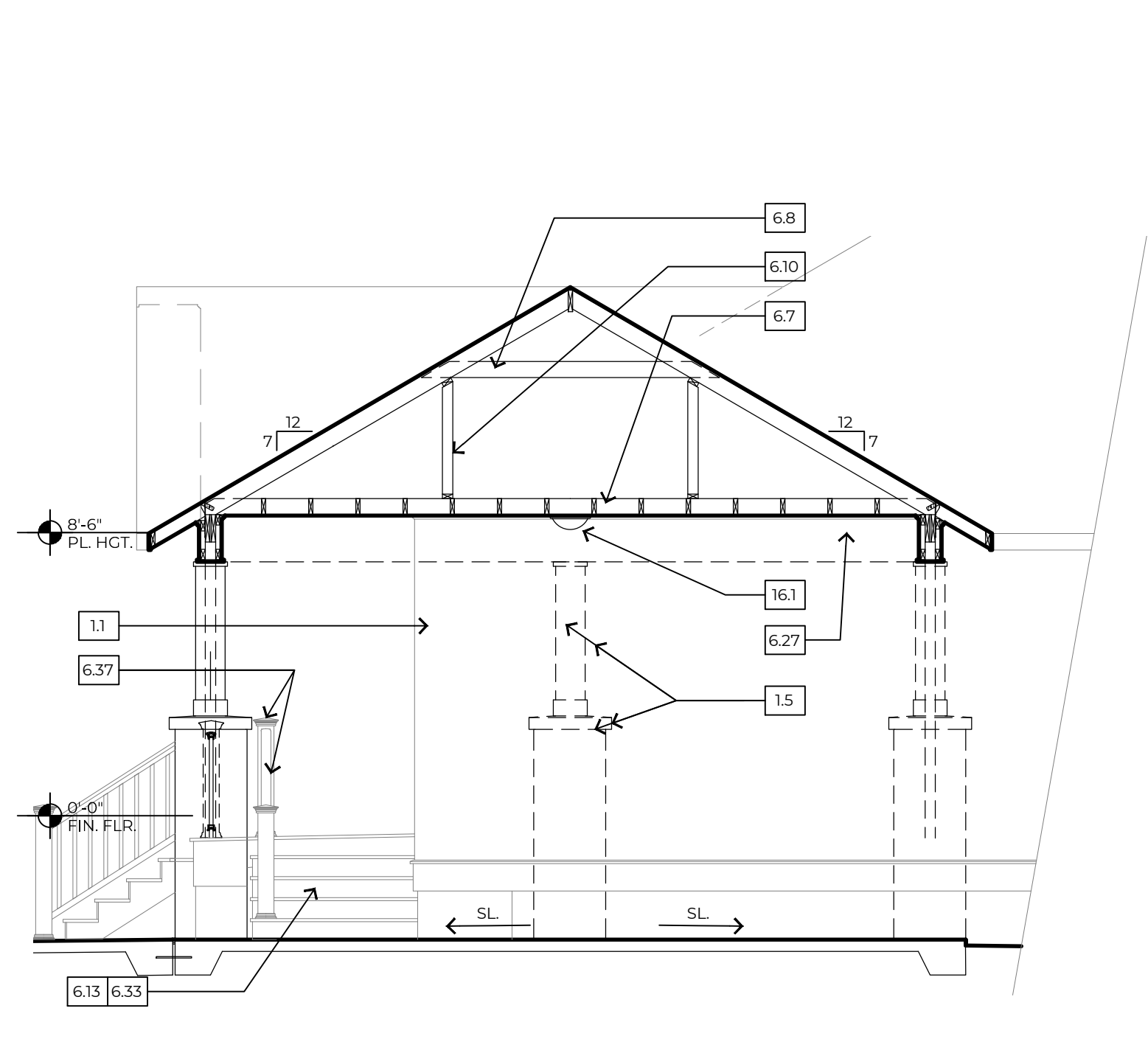
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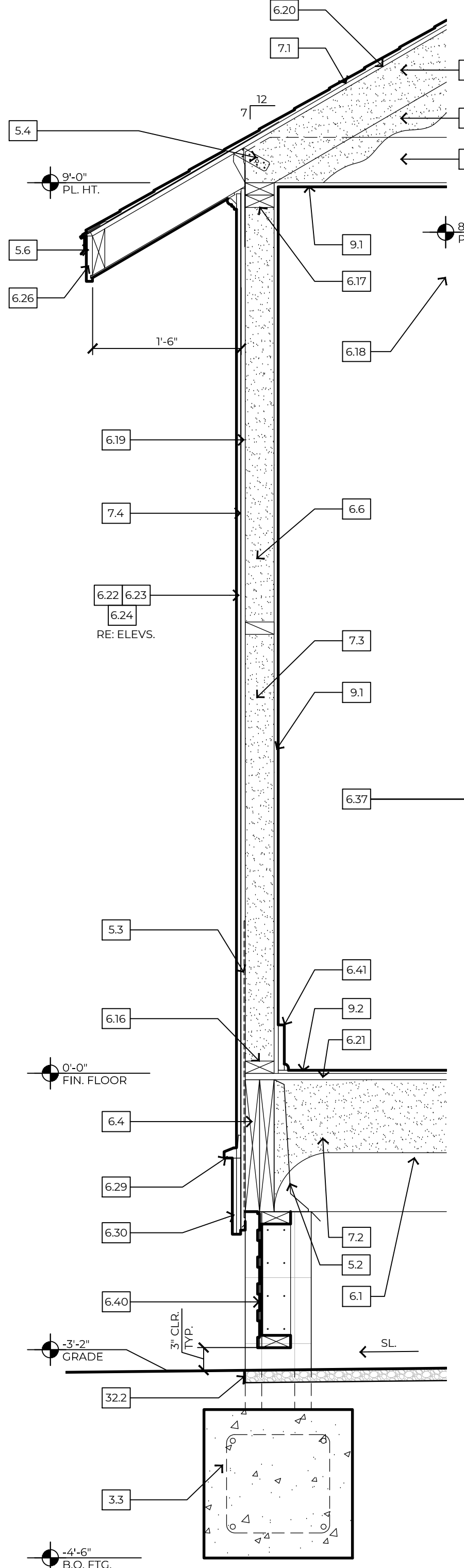
1 BUILDING SECTION
1/4"=1'-0" TYPICAL



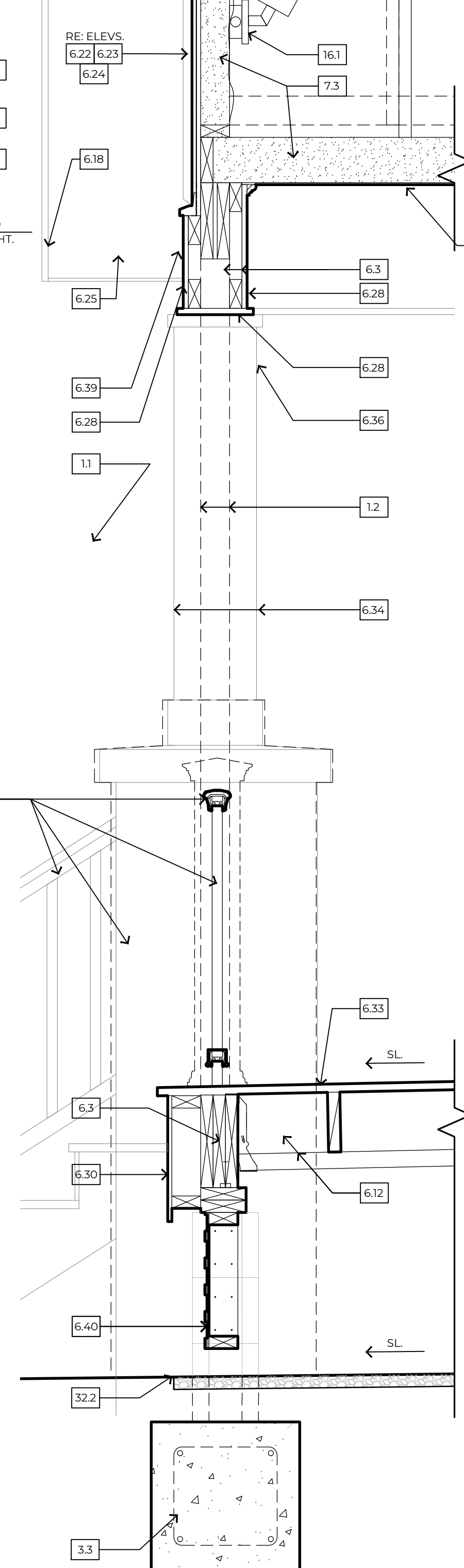
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1/4"=1'-0" TYPICAL



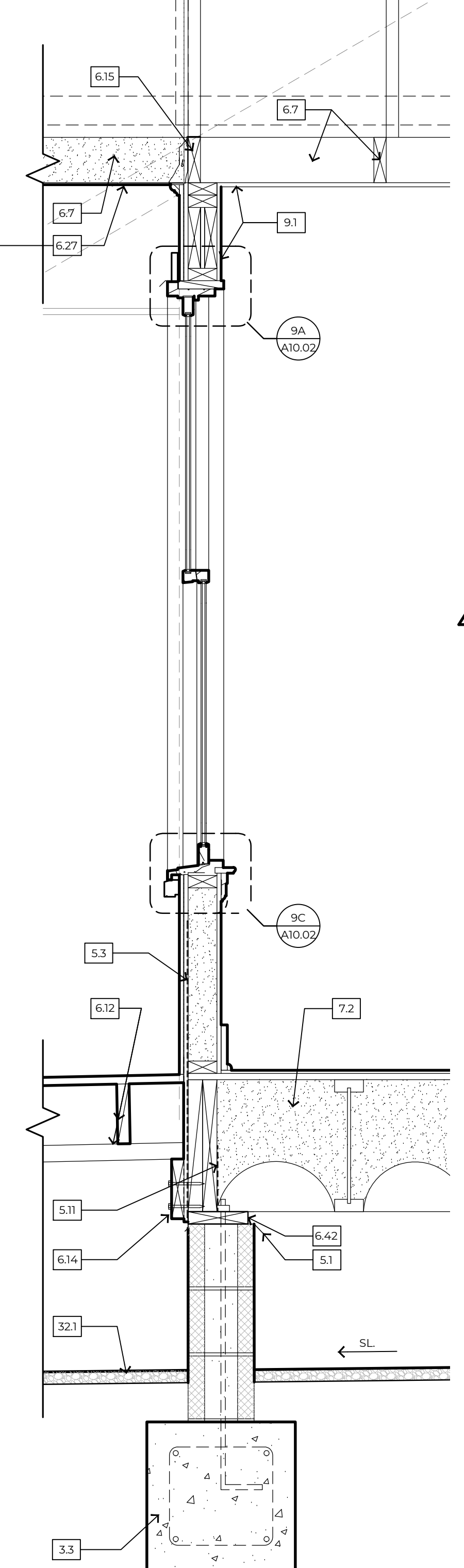
3 BUILDING SECTION
1/4"=1'-0" TYPICAL



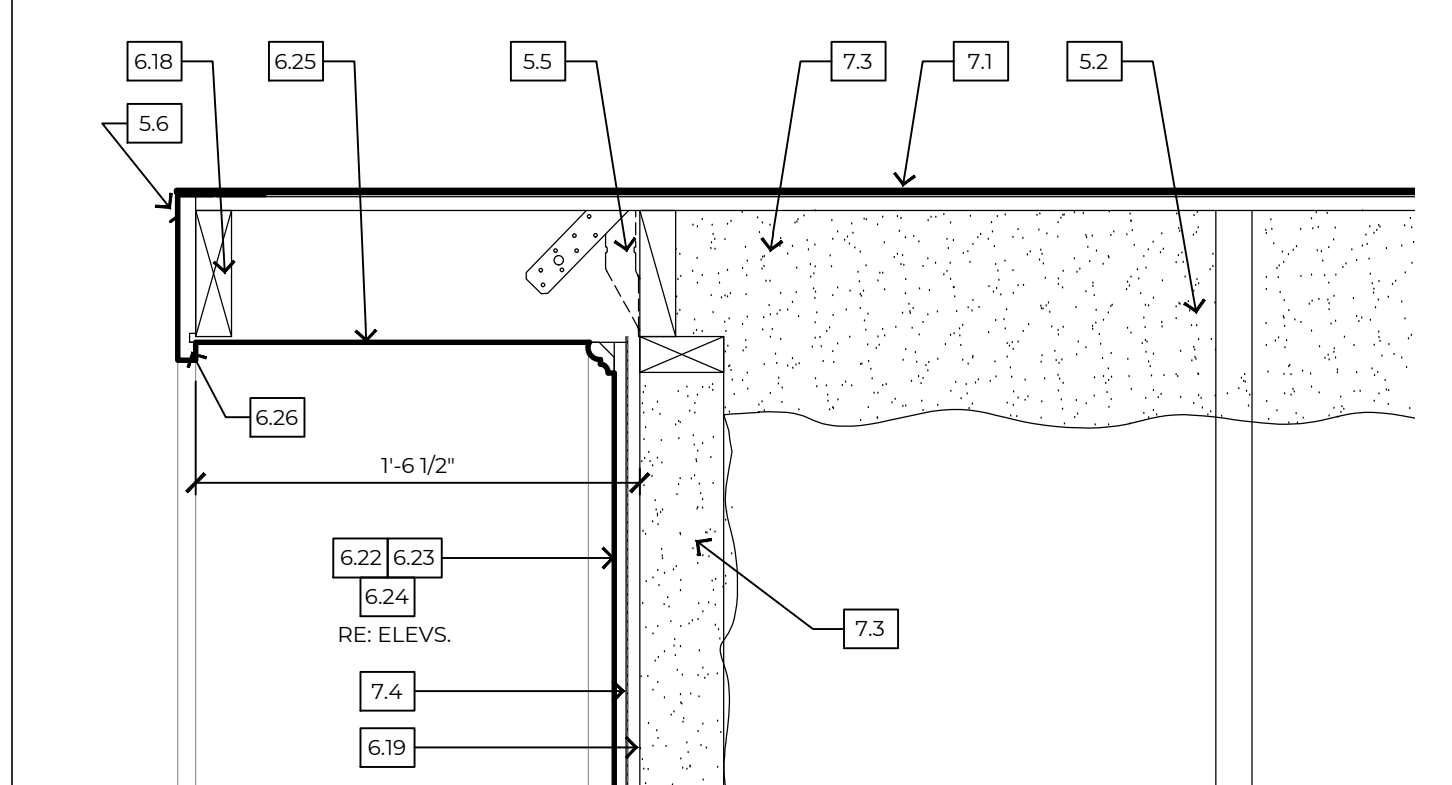
4 WALL SECTION
1"=1'-0" TYPICAL



5 WALL SECTION
1"=1'-0" TYPICAL

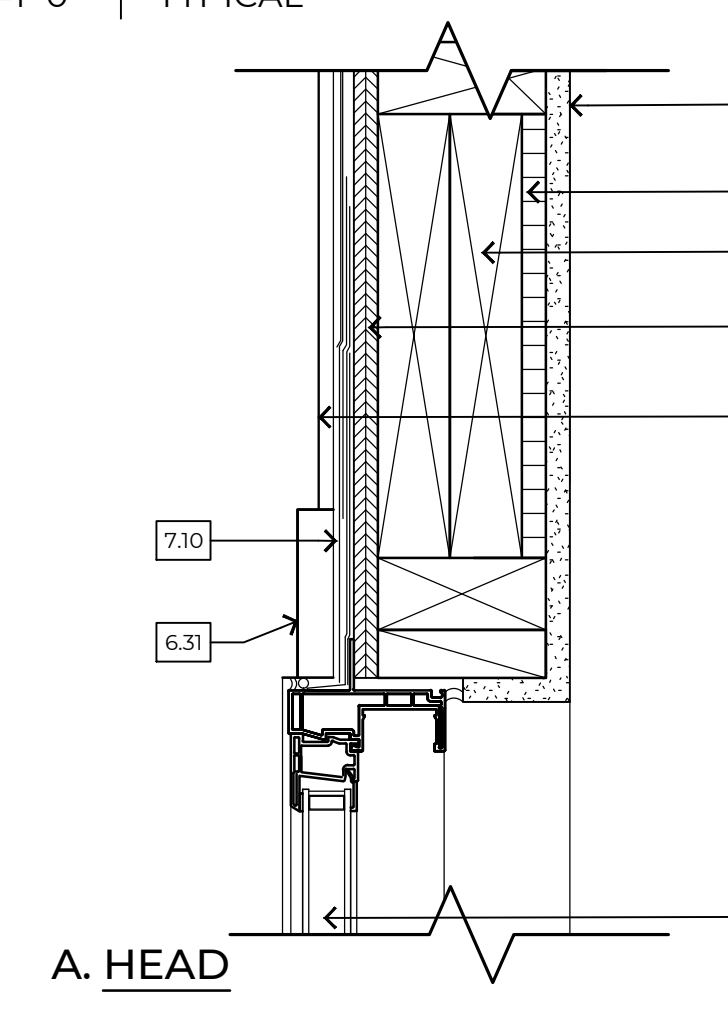


6 WALL SECTION
1"=1'-0" TYPICAL

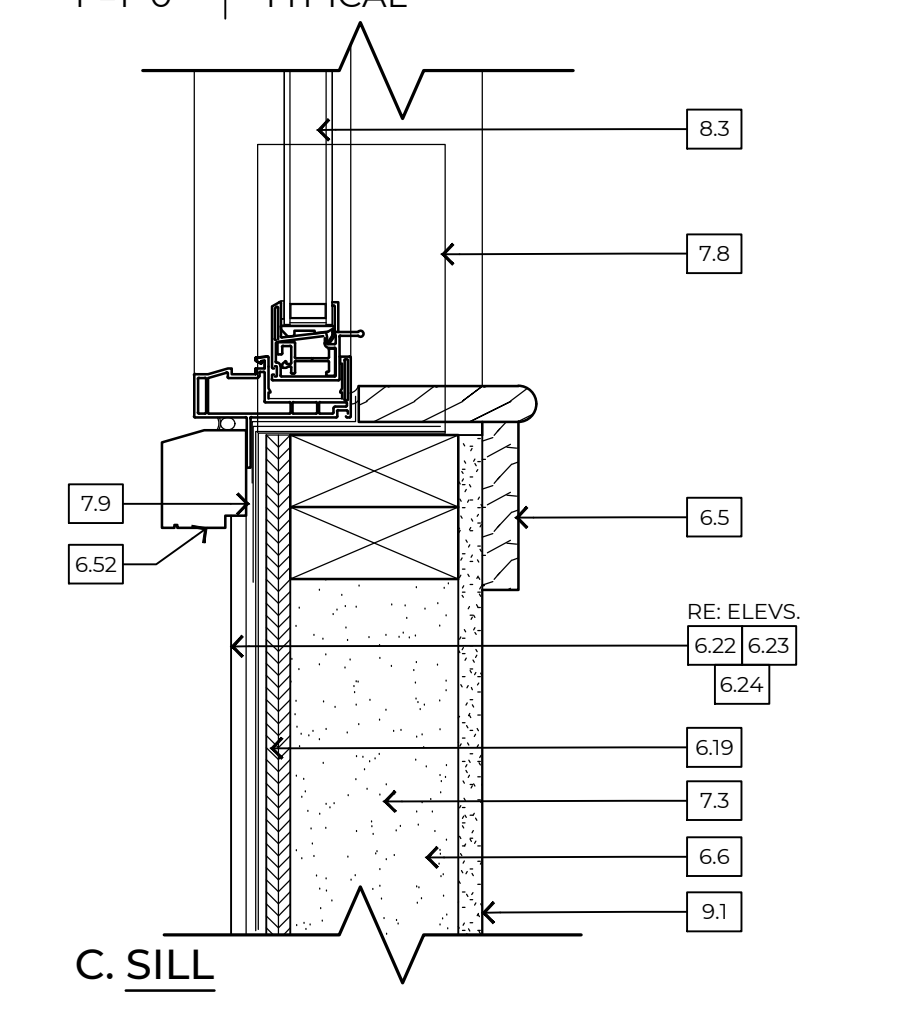
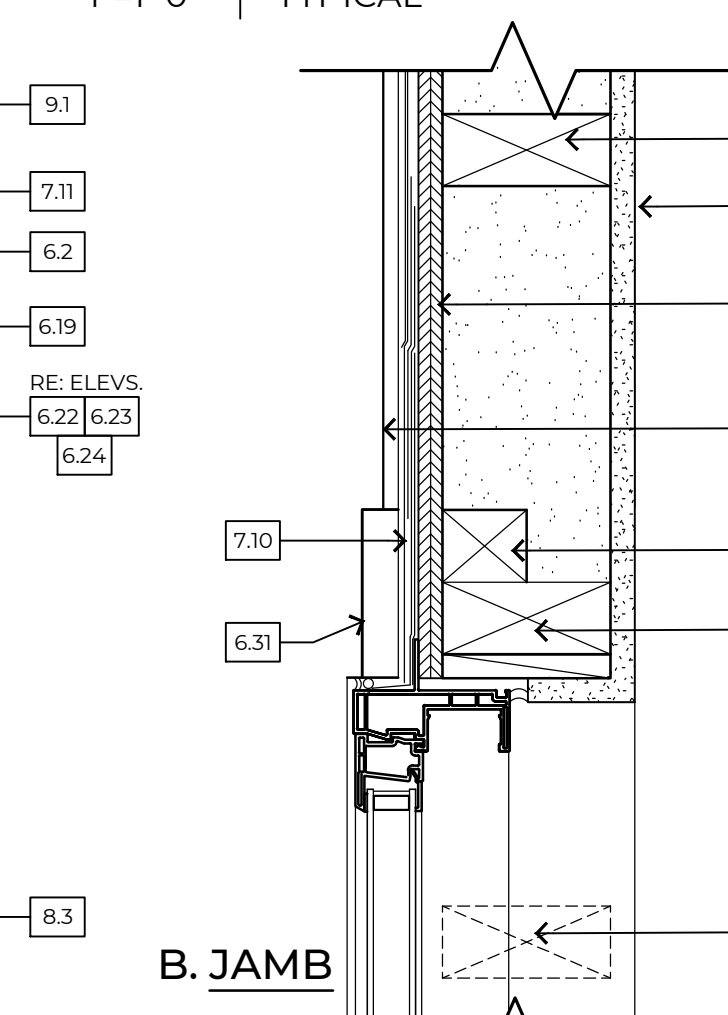


7 RAKE EDGE DETAIL
1 1/2"=1'-0" TYPICAL

8 NOT USED



9 OPENING DETAILS
3"=1'-0" TYPICAL



- KEYNOTES:**
- 1.0 GENERAL INFORMATION
 - 1.1 LINE OF WALL BEYOND
 - 1.2 LINE OF FRAMING BEYOND
 - 1.3 LINE OF FINISH BEYOND
 - 1.4 LINE OF ROOF BEYOND
 - 1.5 LINE OF COLUMN/PIER IN FOREGROUND, RE: DETAIL
 - 1.6 AWNING / BRACKET BEYOND, RE: 3/G1.01
 - 1.7 LINE OF ROOF/WALL AT SIMILAR PLAN/ELEVATION
 - 1.8 METAL DRYER VENT, PTD.
 - 1.9 LOCATE ALL ROOF PENETRATIONS IN 4" SQ. AREA AS INDICATED
 - 1.10 PAINT ALL SURFACES VISIBLE THRU ATTIC WINDOW
 - 3.0 CONCRETE
 - 3.1 CONC. LANDING, BROOM FINISH, SLOPED DRAIN, 1:50
 - 3.2 CONC. PARKING/SLAB, SCREED FINISH AT COVERED LOCATION, BROOM FINISH AT EXTR. LOCATION, SLOPED TO DRAIN, 1:50
 - 3.3 CONC. FOOTING ON COMPACTED SOIL, CONT. TYPICAL REINFORCING OF 2 #4 T&B W/ #3 STIRRUPS @ 18" (MIN. 3" COVERAGE), EMBED A #4 ROD @ CENTER OF EACH PIER LOCATION, REBAR/CS EMBED POST IN CONC. FOOTING.
 - 4.0 MASONRY
 - 4.1 CMU PIER, PEA GRAVEL, CONCRETE MIX USED TO FILL CELLS, STRUCTURAL, PTD.
 - 4.2 BRICK PORCH PIER W/ FRECAST STONE CAP, SLOPED TO DRAIN, RE: 6/X.04
 - 5.0 METALS
 - 5.1 METAL TERMITE SHIELD
 - 5.2 METAL FRAMING FASTENER, 'SIMPSON' JB JOIST TOP FLANGE HANGER
 - 5.3 METAL FRAMING FASTENER, 'SIMPSON' WALL STRAP @ 16" O.C.
 - 5.4 METAL FRAMING FASTENER, 'SIMPSON' LITS, TWIST STRAP @ EVERY CEILING JOIST
 - 5.5 METAL FRAMING FASTENER, 'SIMPSON' H/TSP HURRICANE TIES @ EVERY RAFTER
 - 5.6 METAL DRIP EDGE, 'SIMPSON' DITZ @ EVERY PIER
 - 5.7 6x6 - W/ 4x W/ 4 W.W.F. AT CONCRETE PAVING
 - 5.8 6x6 - W/ 4x W/ 4 W.W.F. AT CONCRETE PAVING
 - 5.9 6x6 - W/ 4x W/ 4 W.W.F. AT CONCRETE PAVING
 - 5.11 METAL FRAMING ANCHOR, 'SIMPSON' DITZ @ EVERY PIER
 - 6.0 WOOD AND PLASTIC
 - 6.1 1 1/8" BC1 @ W/ BRIDGING, RE: FRAMING
 - 6.2 HEADER BEAM, ON HANGERS FROM KING STUD
 - 6.3 BUILT UP 2x12 WD. BEAM, RE: DETAILS
 - 6.4 RIM BOARD
 - 6.5 WD. STOOL AND APRON, PTD.
 - 6.6 2x4S @ 16" O.C., W/ 2X FIRE-BLOCKING, FULL DEPTH, @ WALL MIDSPAN
 - 6.7 2x6S @ 24" ON CENTER
 - 6.8 2x6S @ 24" ON CENTER
 - 6.9 2x6S @ 48" ON CENTER, COLLAR
 - 6.10 2x4S @ 48" ON CENTER ON BRACING SET ON 2x4/2x6 STRONGBACK AND CONTINUOUS 2x4 PLATE
 - 6.11 2x8 RIDGE BEAM
 - 6.12 2x10 CROSSLERS @ 48" O.C. WITH 2x8 JOISTS @ 16" O.C. SET ON 2X LEDGER
 - 6.13 2x12 P.T. STAR STRINGERS @ 24" O.C., RE: 4/G1.01
 - 6.14 2x8 LEDGER, LAG BOLTED TO WOOD BEAM
 - 6.15 2x6 LEDGER AT WOOD STUD WALL
 - 6.16 2x4 SILL PLATE
 - 6.17 2x4 DOUBLE TOP PLATE
 - 6.18 2X WOOD SUB-FASCIA
 - 6.19 1/2" PLYWOOD WALL SHEATHING
 - 6.20 1/2" PLYWOOD ROOF DECKING
 - 6.21 3/4" PLYWOOD, TONGUE AND GROOVE, FLOOR DECKING, GLUED AND SCREWED
 - 6.22 LAP SIDING, FIBER CEMENT, PTD.
 - 6.23 BOARD AND BATTEN SIDING, FIBER CEMENT, PTD.
 - 6.24 SHINGLE SIDING, STRAIGHT EDGE PANEL, FIBER CEMENT, PTD.
 - 6.25 PERFORATED EAVE SOFFIT, FIBER CEMENT, PTD.
 - 6.26 EAVE FASCIA, FIBER CEMENT, PTD.
 - 6.27 PORCH SOFFIT WITH BATTEN STRIPS AT SEAMS, FIBER CEMENT, PTD. RE: 5/A.04
 - 6.28 TRIM, 1X, FIBER CEMENT, PTD., RE: PLANS FOR WIDTH
 - 6.29 CELLULAR PVC WATER TABLE, INSTALLED IN ASSOCIATION W/ LAP SIDING, TYP.
 - 6.30 SKIRT TRIM, 1X, FIBER CEMENT, PTD., RE: DETAIL
 - 6.31 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.32 TRIM, 1x6, FIBER CEMENT, PTD.
 - 6.33 PORCH/STEP DECKING, CELLULAR PVC, PRE-FINISHED, RE: 4/G1.01
 - 6.34 COLUMN TRIM/WRAP 1X, CELLULAR PVC, PTD., RE: PLANS FOR WIDTH
 - 6.35 COLUMN BASE TRIM, 1x4, CELLULAR PVC, PTD.
 - 6.36 COLUMN CAPITAL TRIM, CELLULAR PVC, PTD., RE: DETAIL
 - 6.37 RAILING/BALUSTRADE SYSTEM, CELLULAR PVC, PRE-FINISHED
 - 6.38 ROOF RAKE EDGE BRACKET, CELLULAR PVC, PTD., BIG BRACKET ON 2x8-2x8-4x8 PIPON BK1182x44 OR EQ., CORBEL ON 3x8-3x8-5x8 PYPON COR 24x5x5 OR EQ., CUT TO 18", RE: DETAIL
 - 6.39 MOULDING, CELLULAR PVC, PTD.
 - 6.40 LATTICE, RECTANGULAR, CELLULAR PVC, TREATED ON 2x4 FRAMING, PRE-FINISHED
 - 6.41 1x6 WD. BASE W/ 3/4" SHOE HOLD, PTD.
 - 6.42 P.T. WD. PLATE, ANCHORED TO CONCRETE FOOTING
 - 6.43 6x6 P.T. WD. POSTS
 - 6.44 6x6 P.T. WD. POSTS
 - 6.45 (2)2x4 CROSSLERS @ 48" O.C., B/T 2x8 RIMS
 - 6.46 2x4 STUDS, POSITIONED TO INSULATE CORNER
 - 6.47 2x6 @ 24" O.C., VERTICALLY, LADDER BLOCKING
 - 6.48 2x2 WALLER
 - 6.49 2x4 KING STUD AT EACH SIDE OF OPENING
 - 6.50 2x4 CRIPPLE STUD BELOW WINDOW
 - 6.51 4x4 POST [BRACKET] LAG BOLTED TO 2x6 WD. BLOCKING B/T STUDS IN THE WALL, WRAPPED/TRIMMED IN CEMENT BD. AND PAINTED
 - 6.52 WINDOW SILL, CELLULAR PVC, PTD., AZEK AZM-6930 OR EQ.
 - 6.53 4x6 WOOD POST, TREATED
 - 6.54 2x WOOD BLOCKING ON THE 4" SIDE OF POST
 - 7.0 THERMAL AND MOISTURE PROTECTION
 - 7.1 ARCHITECTURAL ASPHALT SHINGLES OVER 1 LAYER OF 30# BUILDING FELT
 - 7.2 INSULATION, SPRAY FOAM, CLOSED CELL
 - 7.3 INSULATION, SPRAY FOAM, OPEN CELL
 - 7.4 BUILDING WRAP
 - 7.5 SEALANT
 - 7.6 MEMBRANE FLASHING
 - 7.7 BLIND METAL FLASHING
 - 7.8 END DAM FLASHING
 - 7.9 SILL FLASHING
 - 7.10 HEAD FLASHING
 - 7.11 FOAM SHEATHING INSULATION
 - 8.0 DOORS AND WINDOWS
 - 8.1 EXT. ENTRY DOOR, FRAME, & TRANSOM W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.2 EXT. ENTRY DOOR & FRAME, W/ ADA COMPLIANT MTL. THRESHOLD, FIBERGLASS, PTD.
 - 8.3 SINGLE HUNG WINDOW, VINYL, PTD.
 - 8.4 FIBER WINDOW, VINYL, PTD.
 - 8.5 INTERIOR DOOR AND FRAME, PTD.
 - 9.0 FINISHES
 - 9.1 GYPSUM WALL BOARD, TAPE & FLOAT, PTD.
 - 9.2 LUXURY VINYL TILE (LVT), PLANK
 - 15.0 MECHANICAL
 - 15.1 AIR CONDITIONING CONDENSING UNIT
 - 15.2 GAS WATER HEATER, WALL MOUNTED, EXTERIOR
 - 15.3 HANGING BRACKET, DUCTIMATE HURRICANE AIR BRACE AIRBRACESSGA OR EQ.
 - 16.0 ELECTRICAL
 - 16.1 LIGHT FIXTURE, LED LAMP
 - 16.2 DOOR BELL
 - 16.3 ELECTRICAL SERVICE
 - 31.0 EARTHWORK
 - 31.1 NATURAL GRADE, SLOPE TO DRAIN AWAY FM. HOUSE.
 - 32.0 EXTERIOR IMPROVEMENTS
 - 32.1 LIMESTONE WORK SURFACE OVER GEO-TEXTILE FABRIC, 1 1/2" THICK, SLOPE TO DRAIN AWAY FROM HOUSE
 - 32.2 STEEL EDGING, 14 GAUGE, FACTORY PTD.

Construction Documents for
Audubon Estates Subdivision - Pecan Acres Sustainable
Resettlement Program - Contract B - Residential
Construction, Phase 1
LA Highway 10
New Roads, Louisiana, 70760

PROJECT #: 96-01-19
DATE: 11-24-2020
FOR: [REDACTED]
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REVISION	DATE

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TYPE 5B
BUILDING/WALL SECTIONS

A10.02

Division 01 00 00 GENERAL

- 1.1 DEFINITIONS
1.2 EXECUTION
1.3 MISCELLANEOUS
1.4 TESTING

- 1.5 CONTRACTOR SUBMITTALS
1.6 PROGRESS SCHEDULE
1.7 SCHEDULE OF VALUES
1.8 PROJECT MEETINGS

- 1.9 CONTRACTOR'S INITIAL PAYMENT APPLICATION
1.10 CONTRACTOR'S PROGRESS PAYMENT APPLICATIONS
1.11 CONTRACTOR'S FINAL PAYMENT APPLICATION
1.12 BARRICADES

- 1.13 ACCESS, DAMAGE TO EXISTING STRUCTURES AND TRAFFIC RESTRICTIONS
1.14 DEMOLITION, EXCAVATION AND BORING
1.15 TRASH AND DEBRIS
1.16 WARRANTY PERIOD

- 1.17 PUNCHLIST ITEMS
1.18 TEMPORARY FACILITIES
1.19 TRASH AND DEBRIS
1.20 WARRANTY PERIOD

- 1.21 TRASH AND DEBRIS
1.22 WARRANTY PERIOD

- 1.23 TEMPORARY OFFICES/TRAILER
1.24 RECORD DOCUMENTS
1.25 CONTRACTOR CLOSE-OUT DOCUMENTS

- 1.26 OSHA COMPLIANCE
1.27 CAST-IN-PLACE CONCRETE
1.28 CONCRETE REINFORCEMENT MATERIALS

- 1.29 BRICK MASONRY
1.30 CONCRETE MASONRY UNIT

- 1.31 BRICK MASONRY
1.32 CONCRETE MASONRY UNIT

- 1.33 CONCRETE MASONRY UNIT
1.34 CONCRETE MASONRY UNIT

- 1.35 WOOD AND PLASTIC
1.36 ROUGH CARPENTRY

- 1.37 BEAMS
1.38 JOISTS
1.39 FLOOR JOISTS
1.40 FLOOR JOISTS

- 1.41 EXTERIOR FINISH CARPENTRY
1.42 INTERIOR FINISH CARPENTRY

- 1.43 WATER REPELLENTS (ALTERNATE #1)
1.44 WATER REPELLENTS (ALTERNATE #2)

- 1.45 WOOD FASTENERS
1.46 DOORS

- 1.47 VINYL WINDOWS
1.48 VINYL WINDOWS

- 1.49 VINYL WINDOWS
1.50 VINYL WINDOWS

- 1.51 INSULATION
1.52 INSULATION
1.53 INSULATION

- 1.54 ROOFING
1.55 ROOFING

- 1.56 SHEET METAL
1.57 SHEET METAL

- 1.58 WATER REPELLENTS (ALTERNATE #1)
1.59 WATER REPELLENTS (ALTERNATE #2)

- 1.60 DOORS AND WINDOWS
1.61 DOORS AND WINDOWS

- 1.62 DOORS AND WINDOWS
1.63 DOORS AND WINDOWS

- 1.64 GYPSUM BOARD
1.65 CEILINGS
1.66 WALLS

- 1.67 FLOORING
1.68 FLOORING

- 1.69 PAINT AND COATINGS
1.70 PAINT AND COATINGS

- 1.71 BATHROOM ACCESSORIES
1.72 BATHROOM ACCESSORIES

- 1.73 KITCHEN
1.74 LAUNDRY

- 1.75 LAUNDRY
1.76 LAUNDRY

Construction Documents for Audubon Estates Subdivision - Pecan Acres Sustainable Remediation Program - Contract B - Residential Construction, Phase 1. PROJECT #: 96-01-19 DATE: 11-24-2020 FOR: [Redacted] © 2020 RHH ARCHITECTS, APAC REVISION DATE SPECIFICATIONS ONLY NOT FOR CONSTRUCTION SPECIFICATIONS SPO.00

Division 15 00 00 MECHANICAL AND PLUMBING

- 15.1 Heating, Ventilating, and Air Conditioning.
 - A. All work shall be performed by a State of Louisiana licensed HVAC contractor and conform to requirements of all applicable codes and ordinances.
 - B. Exact locations of equipment, ducts, piping supplies, returns, etc. are subject to Architect approval. Locations of outlets will be coordinated with lights and structure on basis of appearance.
 - C. Controls: Honeywell or prior approved equal.
 - D. Testing, balancing, and adjusting: Balance system and test performance and operation of all equipment and make adjustments or corrections required for proper operation.
 - E. Wiring: Furnish and install low voltage control wiring, and high voltage wiring, including connections to equipment.
 - F. Guarantee: Standard One (1) year for parts and labor. In addition, furnish a minimum of five (5) year manufacturer's warranty for compressor, condenser coil, and heat exchanger.
 - G. Return Air Ducts: Insulate with sound attenuating material.
 - H. Piping: Refrigerant piping to be copper. Primary condensate drains to be 1" PVC. Run primary drain to nearest active trap of plumbing fixture. If no active trap is nearby then line will be run to hub drain with a trap primer. Auxiliary drain piping to be 1" plastic. Provide 2" deep drain pan under equipment with auto cut off float switch.
 - I. Foundation and Vibration Isolation: Furnish and install angles and vibration isolators necessary to prevent objectionable noise and vibration. Verify locations of all equipment.
 - J. Design Conditions: Listed below are for determining minimum requirements for system performance.
 - ART 210-62SummerWinterOutside95 F DB-80.0 F WB20FInside75 F DB-63.5 F WB75F
 - K. All equipment shall be set on Ductmate, Inc. hurricane air brace model AIRBRACE55GA or equal and shall have vibration isolation to prevent noise. Equipment installed outside shall be set on pads at base floor elevation. All equipment shall have motor starters.
 - L. A complete charge of refrigerant and oil shall be maintained throughout the warranty period.
 - M. After the system has been completely installed, provide necessary testing, adjusting, and operating to place system in satisfactory operating condition. After final inspection and approval, system shall be guaranteed against defective workmanship and materials for a period of one year.
 - N. Exterior A/C compressor unit shall be strapped or bolted to a permanent support platform.
- 15.2 Air Conditioning/Heating Equipment:
 - A. 1.5-ton split system. Manufacturer: carrier medal: 25HCBIFV4C performance HeatPump with Puron refrigerant 2 tons cooling, 16 SEER @ ARI condition or equal.
 - B. 2-ton split system. Manufacturer: carrier medal: 25HCBIFV4C performance HeatPump with Puron refrigerant 2 tons cooling, 16 SEER @ ARI condition or equal.
 - C. 2.5-ton split system. Manufacturer: carrier medal: 25HCBIFV4C performance HeatPump with Puron refrigerant 3 tons cooling, 16 SEER @ ARI condition or equal.
 - D. 3-ton split system. Manufacturer: carrier medal: 25HCBIFV4C performance HeatPump with Puron refrigerant 3 tons cooling, 16 SEER @ ARI condition or equal.
- 15.3 Duct Material
 - A. Supply: flex duct
 - B. Return: Framed plenum. Flex duct.
 - C. Registers: Plastic, opposed blade.
 - D. Insulation: As required by International Energy Code, most recent edition.
- 15.4 Ventilation Equipment
 - A. Exhaust fan in bathrooms: Provide exhaust/fan light combination adequate for room size per manufacturer's recommendation. Use Nu-Tone Flex Series 80 CFM with LED light (AENB0L) or equal substitute approved by Architect. Fan shall have 80 CFM capacity as evaluated by Architect.
- 15.5 Plumbing
 - A. General
 - 1. All work shall be performed by a State of Louisiana licensed Plumbing contractor and conform to the requirements of the International Plumbing Code, City, Parish, and State Plumbing and Health Codes and/or Local Ordinances, most recent edition.
 - 2. Contractor shall secure and pay for all permits and file all necessary drawings with the City and/or Parish agency having jurisdiction.
 - 3. Piping: Soil waste and vent piping shall be Schedule 40 PVC as required by Code. All water piping (both hot and cold) shall be CPVC and shall be sized and installed so that no running water noise is audible in piping system. All hot and cold-water piping shall be installed inside of building insulation to prevent freezing. Where this is not practical, piping is to be insulated. Swing joints, expansion loops and offsets shall be provided as necessary to allow for expansion of piping.
 - 4. Provide heavy brass hose-bits with insulated cut-offs, mount with handles 4" from wall in locations as shown and noted on documents. Do not locate hose bib on front elevation of house.
 - 5. Provide escutcheons for exposed piping passing through floors, walls, partitions, and ceilings. Brushed chrome finish.
 - 6. Contractor shall furnish and install all plumbing fixtures required including all items such as traps, supply tubing, stop and basin cocks, etc. All fixtures shall be furnished and installed without damage or replaced in case of damage.
 - B. Water Heater: External gas tankless water heater, Manufacturer: Rinnai, Model: Sensei RU199eN or equal. Energy Star rated.
 - C. Fixtures: Sinks, lavatories, water closets, bathtubs, stall showers (where required), shower heads, fittings, trim, to be coordinated with Owner. Install lever type plumbing fixture handles. Brushed chrome finish accessories.
 - D. Toilets should be low flow (1.6 gallons/flush or less) Kohler Highline K-3713; Brushed chrome finish handle. Note: When a raised height toilet is required by the program Kohler Highline K-5481 or equal; Brushed chrome finish handle.
 - E. Sink faucet with aerator should be water efficient type (1.5 gpm or less); Kitchen: Faucet Moen Kaden 87966; Sink Dayton Lustertone; Brushed chrome finish.
 - F. Showerheads to be water efficient type (2.0 gpm or less); Kohler Devonshire K-T5395-45G; Handshower: Kohler Purist K-22178-G-CP; Bathroom: Faucet Kohler Devonshire K-394-4 or equal; Sink Kohler Pennington K2196-8; Brushed chrome finish.
 - G. Bathroom: Fiberglass surround; Mustee 350 Durawall and tub Kohler Archer K1946-R4 or equal. Must be ADA compliant. Provide folding shower seat when required.
 - H. Roll in shower: Fiberglass surround; Freedom Shower model APFQ6233BFF875 or approved equal

31.2 Erosion Control (Stormwater Pollution Protection Plan - SWPPP)

- A. The Contractor shall provide and maintain erosion control during Construction by the placement of silt fences and/or hay bales where necessary to prevent downstream siltation of any ditches, pipes, drainage structures, or any adjacent properties. The Contractor shall provide any additional erosion control as needed or directed by the Engineer. If maintenance of erosion control is needed, it shall be done as soon as possible and before the next rain event.
 - B. At the end of each work day, the Contractor shall place hay bales with silt fence across the upstream side of the newly laid pipe. The hay bales and silt fence shall remain in place until the next section of pipe is ready to be laid.
 - C. If sediment escapes the construction site, off-site accumulation of sediment must be removed at a frequency sufficient to minimize off-site impact.
- 31.3 Grading and Drainage:
- A. Contractor is responsible for field verifying all existing utilities within work areas prior to excavation.
 - B. Contractor shall backfill against top of curbs at 3:1 slope to existing grade unless noted otherwise.
 - C. All fill lifts shall be compacted to a minimum density of 95% of the standard proctor density (ASTM D-698) with suitable fill material acceptable to testing laboratory. Maximum loose lift to be 6". Fill material shall meet the requirements outlined in the Geotechnical Report.
 - D. All landscaped areas are to be graded to drain over curbs and into parking areas or to designated drain areas.
 - E. Contractor shall comply with all LADEQ and NPDES permit requirements throughout the course of Construction.
 - F. Contractor shall maintain existing drainage throughout the course of Construction until new drainage is installed. The Contractor shall not cause any increase in risk of flooding to any surrounding Property Owners during the course of Construction.
- 31.4 Utility:
- A. The Contractor shall be responsible for obtaining permits, inspections, and approval of the completed utility work from all of the approving authorities and each utility company before back filling and/or paving over any of the utility work.
 - B. The Contractor shall verify utility service entrance points and meter locations with the Architect prior to the installation of any service lines.
- 31.5 Paving:
- A. Driveway must be flush with the road.
 - B. All curbs are barrier type, unless noted otherwise.
 - C. Contractor shall extend all paving joints through curbs. Joints shall be perpendicular to curbs. Expansion joints shall be placed in pinned curbs every 20'.
 - D. All pavement grades shown are top of concrete unless noted otherwise. Top of curb is 6 inches higher than elevation shown.
 - E. Slope of paving shall not exceed 2% at handicap accessible areas.
 - F. Contractor shall grade pavement around sidewalks and curbs for positive drainage to an inlet or designated drainage area.
 - G. Contractor to provide additional jointing around drainage structures as needed.
 - H. Finished pavement at drive entrances shall finish flush with existing road.
- 31.6 Termite Control: The chemical to be used shall be one which is accepted by the Department of Agriculture, Division of Insecticides and Fungicides as having prolonged effectiveness as a toxicant against subterranean termites. In no event shall the anticipated effective duration of the termite chemical be for less than two (2) years. The chemical shall be applied at the dosage rate recommended by the manufacturer and the U.S. Department of Agriculture. Chemical shall be color dyed to permit visual identification of treated soil. Apply chemical twelve (12) hours prior to installation of vapor barrier. Spray entire area under concrete foundation. Provide five (5) year warranty from project completion to cover damage and repair due to termite damage. Re-treat as required.
- 31.7 Borate Treatment: Spray treat the bottom two (2) feet of wood studs above finish floor.

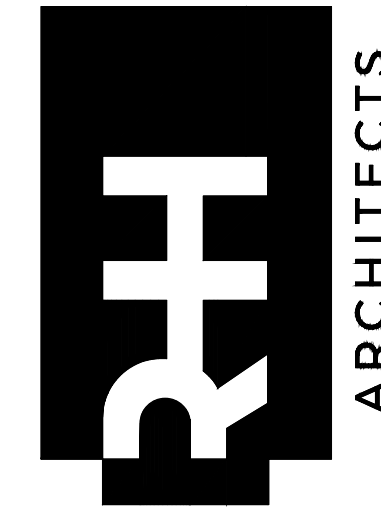
END OF SPECIFICATIONS

Division 16 00 00 ELECTRICAL

- 16.1 Codes and Regulations
 - A. All work shall be performed by a State of Louisiana licensed electrician and conform to requirements of National Electrical Codes, State and Local Codes and Ordinances and Architectural Standards.
 - B. Contractor shall secure and pay for all permits and file all necessary drawings with the City and/or Parish agency having jurisdiction.
- 16.2 Circuits and Wiring
 - A. Contractor shall size all conductors, fuses, and switches as required by loads and provide space for two (2) additional circuits. Note all circuits in panel box.
 - B. All 220-volt circuits shall be copper. All switch legs and 110-volt branch circuits shall be copper, G.E. multi-conductor, non-metallic "Romex", or equal. All joints shall be code approved. Circuit voltage drop shall conform to applicable codes.
 - C. Provide separate circuits for refrigerator, dishwasher and microwave oven.
 - D. Provide interior breaker panel enclosure with door and latch that has a main breaker; Enclosure shall be located 48" above the finish floor (maximum) to the centerline of the highest breaker.
 - E. Install GFCI device within 72" of any water source as specified in current IRC.
 - **NO ALUMINUM WIRING SHALL BE USED ON PROJECT**
- 16.3 Fixtures
 - A. Switch Plates: White face plates, 48" AFF, except as noted in documents. Switch plates should be set as close to door frame wherever possible.
 - B. Convenience Plates: White face plates, 15" AFF, except as noted in documents.
 - C. All duplex outlets to be 15" AFF, except as noted in documents. Color to match face plates.
 - D. Fixtures: All fixtures shall be Energy Star compliant and shall have LED lamps. Refer to Selection List provided.
 - E. Switches: Typical wall switch to be provided. Color to match face plates.
- 16.4 Miscellaneous
 - A. Television: provide RG-6 shielded cables. Coordinate home run location with Architect. Provide face plate; color to match typical face plates.
 - B. Telephone: Provide CAT-5 wiring. Provide face plate; color to match typical face plates.
 - C. Install interconnected Smoke Detectors per code requirements.
 - Note: If house is occupied by a person(s) with audio / visual impairment, each bedroom occupied by impaired person must have an audio / visual alarm connected to and activated by the smoke alarm installed in the hall. Provide smoke detector / alarm with 90db horn and flashing strobe light - Gentex # DL 2220 or other approved. Device shall be installed per governing authority building codes and NFPA 74. Refer to plans for any special ADA requirements.
 - D. Contractor shall be responsible for fees associated with disconnecting utilities.

Division 31 00 00 EARTHWORK

- 31.1 General Notes (Applied to all sheets):
 - A. Louisiana Law requires a minimum of 48 hours' notice to underground utility owners before you perform any digging or demolition as required by the "Louisiana Underground Utilities and Facilities Damage Prevention Law". Contractors shall call Louisiana One Call at 1-800-273-3020.
 - B. All disturbed areas not planted or constructed upon shall be sodded with centipede sod. The grade prepared to receive sod shall be 2" below the curb elevation and proposed grade. Provide and spread clean white sand as a base for the sod. Then the sod shall be laid, rolled, and watered thoroughly. Sod is to be laid within 8 hours of the delivery time at the site. Contractor shall maintain these areas until a healthy stand of grass is achieved.
 - C. The Contractor shall not enter upon or cause damage to any adjacent properties without written permission from said Property Owners.
 - D. For any lane closure, the Contractor must call (225) 388-3246. There will be no lane closures on LSU game days.



Construction Documents for
**Audubon Estates Subdivision - Pecan Acres Sustainable
 Resettlement Program - Contract B - Residential
 Construction, Phase 1**
 LA Highway 10
 New Roads, Louisiana, 70760

PROJECT #: 96-01-19
 DATE: 11-24-2020
 FOR:
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REVISION	DATE

▲ ADDENDUM #1 12/11/20

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SPECIFICATIONS

SP0.01