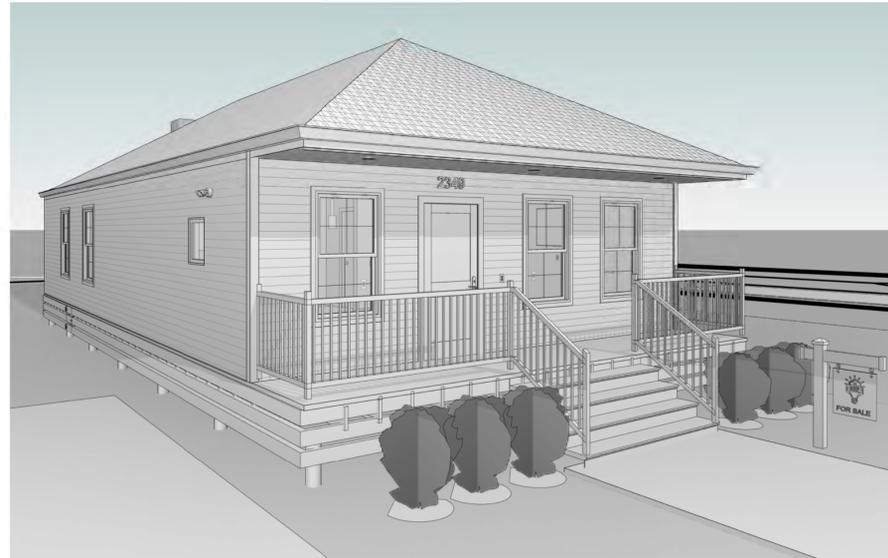
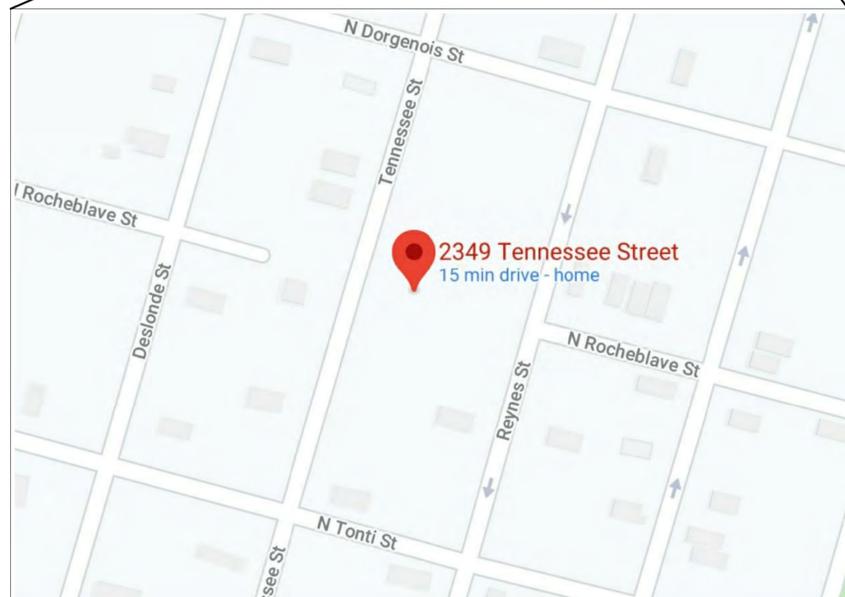
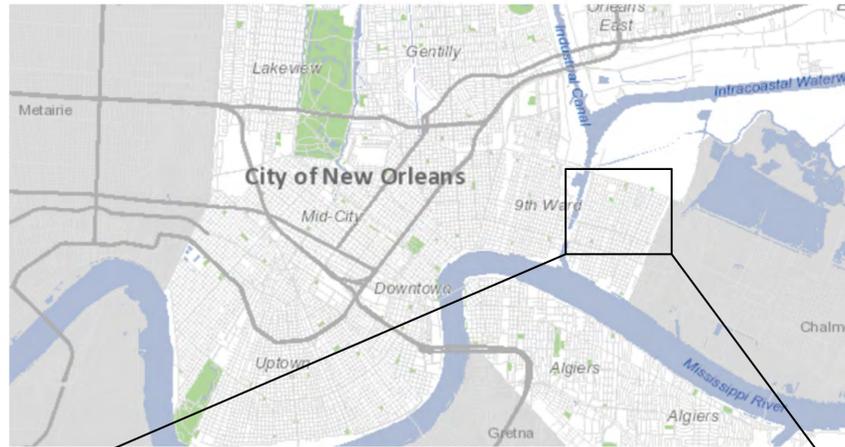


# CONSTRUCTION DOCUMENTS

NEW SINGLE FAMILY RESIDENCE  
2349 TENNESSE ST  
NEW ORLEANS, LA 70117



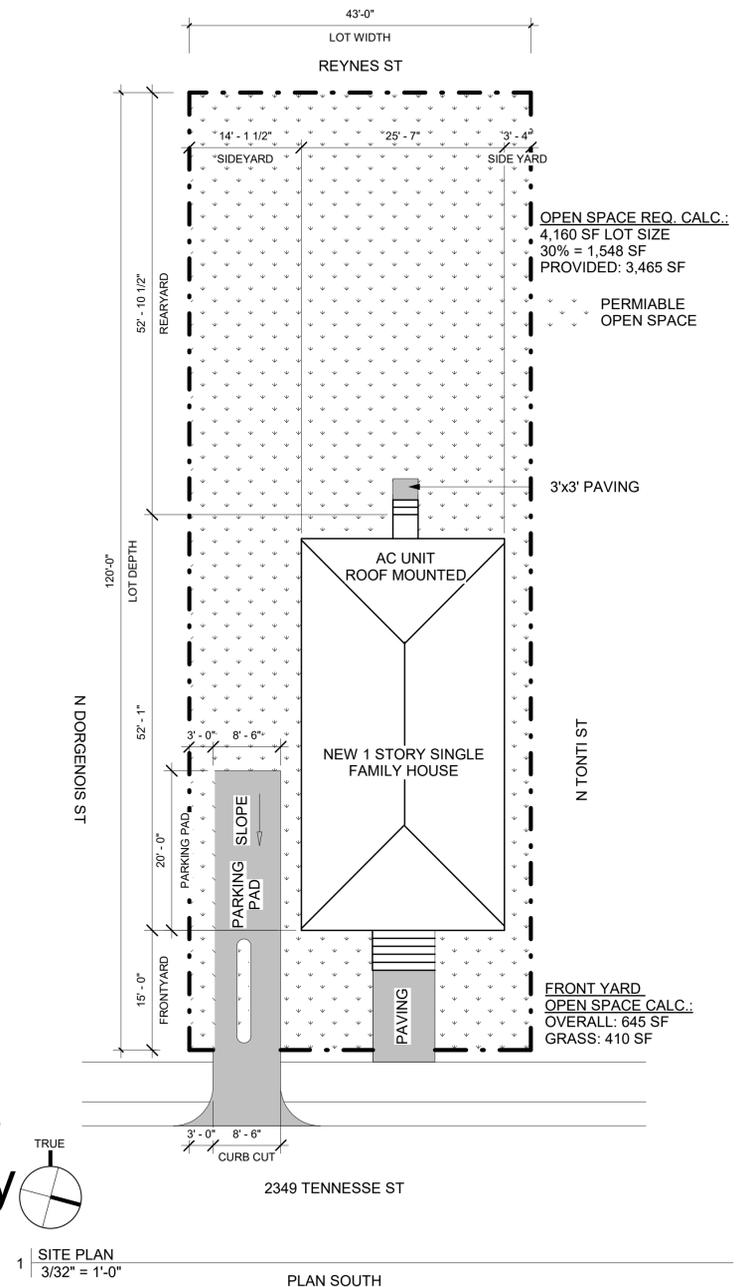
2 | 3D View 1

## Plan #11

- Provided for use by builders as a starting point and applicants to see various housing options and have engineering to receive bids.
- Applicants are not limited to these options. They are provided as a courtesy.
- Grant provided reconstructions are limited to the size of the damaged structure or smaller.
- Grant value for the FEMA programs is reduced by any funding reasonably available from other sources.

SHEET LIST (MASTER)			
Number	Sheet Name	Sheet Issue Date	Current Revision Date
A0.0	TITLE SHEET	07/10/20	
A1.0	NOTES	07/10/20	
A1.1	SITE DETAILS	07/10/20	
A2.0	FRAMING PLANS	07/10/20	
A2.1	FORTIFIED FRAMING DETAILS	07/10/20	
A3.0	FLOOR PLANS	07/10/20	
A3.1	PANELS	07/10/20	
A4.0	TYP. SIDE & REAR WALL SECTION	07/10/20	
A5.0	EXTERIOR ELEVATIONS	07/10/20	
A6.0	WINDOWS AND DOORS	07/10/20	

SHEET LIST (MASTER)			
Number	Sheet Name	Sheet Issue Date	Current Revision Date
A7.0	INT ELEV - BATHROOM	07/10/20	
A8.0	ELECTRICAL PLAN	07/10/20	
A9.0	MECHANICAL & PLUMBING	07/10/20	



1 | SITE PLAN  
3/32" = 1'-0"

**PROJECT DESCRIPTION**  
NEW CONSTRUCTION OF A SINGLE FAMILY DWELLING UNIT

**ZONING DISTRICT:** S-RD TWO-FAMILY RESIDENTIAL  
**OVERLAY DISTRICT:** LOWER NINTH WARD HOUSING DEVELOPMENT IZD

**FLOOD ZONE:** X

**APPLICABLE CODES:**  
2015 IRC  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FUEL GAS CODE  
2013 LOUISIANA STATE PLUMBING CODE  
2014 NATIONAL ELECTRIC CODE

**CLIENT:**  
SBP INC.  
2645 TOULOUSE ST  
NEW ORLEANS, LA 70119  
**CONTACT:**  
DULCIE TOGSTAD  
DTOGSTAD@SBPUSA.ORG

**ARCHITECT OF RECORD:**  
M3 DESIGN GROUP LLC  
3328 BANKS ST.  
NEW ORLEANS, LA 70119  
**CONTACT:**  
MYLES M MARTIN AIA LIC# 7597  
MYLES@M3-DESIGN-GROUP.COM  
504-345-8950

**PROJECT INFORMATION**

**ZONING:** HU-RD2  
**OVERLAY:** LOWER NINTH WARD REDEVELOPMENT INTERIUM ZONING DISTRICT

**REQUIREMENTS:**  
MIN. LOT SIZE 2,250 SF  
MIN. PERMIABLE AREA 30%  
FRONT YARD SETBACK AVG SURROUNDING (NONE)  
SIDE YARD SETBACK 3'  
REAR YARD SETBACK 20'  
PARKING\* 1

**COMPLIANCE:**  
YES  
YES  
YES  
YES  
YES

TENNESSEE ST RESIDENCE  
NEW ORLEANS, LA 70117



19\_035\_NCN-SFH

DATE

DESCRIPTION

NO



M3 DESIGN GROUP  
3328 BANKS ST | NO. LA 70119 | (504) 345-8950  
WWW.M3-DESIGN-GROUP.COM

CDs - PERMIT SUBMITTAL

ISSUED 07/10/20

A0.0

TITLE SHEET



M3 DESIGN GROUP  
3328 BANKS ST | NO. LA 70119 | (504)495-8990  
WWW.M3-DESIGN-GROUP.COM

CDs - PERMIT SUBMITTAL

ISSUED 07/10/20

A1.0

1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
  2. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
  3. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
  4. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
  5. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.
  6. THE INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS OF CONSTRUCTION IS PROVIDED FOR THE CONVENIENCE OF THE GENERAL CONTRACTOR IN EXECUTING THE WORK. EVERY ATTEMPT HAS BEEN MADE TO PROVIDE COMPLETE AND ACCURATE REPRESENTATIONS OF SUCH EXISTING CONDITIONS. THIS INTERPRETATION HAS BEEN TAKEN FROM FIELD OBSERVATIONS. THE ARCHITECT CANNOT AND DOES NOT GUARANTEE THE ACCURACY OF ANY SUCH INFORMATION AND ASSUMES NO LIABILITY THEREFORE.
  7. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY AND DOCUMENT ALL EXISTING DIMENSIONS, ELEVATIONS AND BENCHMARKS, MATERIALS AND METHODS OF CONSTRUCTION THAT MAY AFFECT OR BE AFFECTED BY NEW WORK, AND TO COORDINATE SUCH DISCREPANCIES AND/OR CONFLICTS INVOLVING ANTICIPATED EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
  8. FIELD VERIFICATION OF EXISTING CONDITIONS RELATED TO SPECIFIC PORTIONS OF THE WORK SHALL BE UNDERTAKEN IN ADVANCE. THIS WILL ALLOW FOR THE TIMELY IDENTIFICATION OF EXISTING CONDITIONS THAT MAY AFFECTS THE SCHEDULED INSTALLATION OF NEW WORK AS DESIGNED AND DETAILED, AND AVOID UNDUE AND UNREASONABLE DELAYS TO THE PROJECT SHOULD SUCH CONDITIONS BE DISCOVERED. TIMELY IDENTIFICATIONS OF SUCH CONDITIONS SHALL PROVIDE FOR A MINIMUM PERIOD OF TEN (10) WORKING DAYS DURING WHICH TIME THE ARCHITECT WILL EVALUATE THE CONDITIONS AND MAKE RECOMMENDATIONS FOR ACCOMMODATING NEW WORK.
  9. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSIST THE ARCHITECT IN MAKING THEIR EVALUATION AND RECOMMENDATIONS BY PROVIDING IN A TIMELY MANNER, AT NO ADDITIONAL COST TO THE OWNER, ACCURATE AND COMPLETE DRAWINGS, SKETCHES AND PHOTOGRAPHS SUFFICIENT TO CLEARLY DESCRIBE DISCREPANCIES, CONFLICTS AND CONCEALED OR OTHERWISE UNANTICIPATED EXISTING CONDITIONS.
  10. CONTRACTOR'S RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
  11. CODES: ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THIS PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND PARISH BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE GENERAL CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. THE GOVERNING CODE FOR THIS WORK IS LISTED IN THE "APPLICABLE CODES" SECTION FOUND ON THE COVER SHEET.
  12. ERRORS AND OMISSIONS: ERRORS AND OMISSIONS THAT MAY OCCUR IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE GENERAL CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OF BEFORE CONSTRUCTION AND OR FABRICATION OF THE WORK.
  13. JOB CONDITIONS: THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
  14. WORK NECESSARY TO COMPLETE CONSTRUCTION: IT IS THE PURPOSE OF THESE CONSTRUCTION DOCUMENTS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N. I. C." (NOT IN CONTRACT).
  15. CLEAN UP: THE GENERAL CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, AND ETC. ALL EQUIPMENT, GLAZING, FLOORS, AND ETC SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
- PRE-CONSTRUCTION NOTES:**
17. THE EXISTENCE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AND CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING SITE WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES, AND OTHER CONSTRUCTION AFFECTING THE WORK.
  18. BEFORE PROCEEDING TO LAY OUT THE WORK, VERIFY LAAYOUT INFORMATION SHOWN ON DRAWINGS IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
  19. HOUSE FOUNDATION FOOTPRINT AND PERIMETER TO RECEIVE SOIL TREATMENT PRIOR TO THE START OF CONSTRUCTION FOR SUBTERRANEAN TERMITES.

- GENERAL NOTES - PLUMBING**
1. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. CONTRACTOR SHALL PULL ALL PERMITS RELATED TO WORK AND AS REQUIRED BY THE CITY OF NEW ORLEANS.
  2. ALL HOT WATER PIPING INSULATION LEVELS TO COMPLY WITH IRC 2012 AND IECC 2012.
  3. WATER SUPPLY LINE TO EXTERIOR WATER HEATER MUST BE COPPER (AND ANY DISTRIBUTION LINES EXPOSED TO EXTERIOR MUST BE COPPER). WATER LINES WITHIN ATTACHED TO UNDERSIDE OF STRUCTURE SHALL BE PEX. EXTEND 3/4" WATER LINE FROM EACH PLUMBING FIXTURE GROUP TO EXISTING MAIN WATER DISTRIBUTION LINE. HOT WATER SUPPLY LINES TO BE 3/4" PEX.
  4. PRESSURE TEST SYSTEM TO 150 PSI PRIOR TO CLOSE-UP. SECURE ALL WATER LINES & PROTECT FROM INCOMPATIBLE MATERIALS.
  5. SOIL LINES SHALL BE SCHEDULE 40 PVC. SOLVENT WELD ALL JOINTS USING PROPER CLEANER AND GLUE. PROVIDE HANGERS AS REQUIRED TO PROPERLY SUPPORT LINE RUNS BELOW STRUCTURE. THE MINIMUM SLOPE OF ANY SOIL LINE SHALL BE 1/4" PER FOOT. TEST ALL SOIL LINES WITH 10' HEAD PRESSURE PRIOR TO COVER-UP. PROVIDE CLEAN-OUT (SYMBOL 'CO') AS INDICATED ON PLAN.
  6. FURNISH ALL FITTINGS & ALL ACCESSORIES AS REQUIRED FOR COMPLETE PLUMBING INSTALLATION (SANS FIXTURES). PROVIDE SUPPLY STOPS FOR ALL FIXTURES, DISHWASHERS, AND ICE MAKERS. PROVIDE HEAVY DUTY PVC P-TRAPS AT ALL LAVATORIES AND SINKS. OWNER TO PROVIDE ALL PLUMBING FIXTURES.
  7. PROVIDE BRASS HOSE BIBES AS SHOWN ON PLANS (SYMBOL 'HB').
  8. GENERAL REQUIREMENT: ALL PLUMBING PIPING SHALL BE CONTAINED INSIDE THE THERMAL ENVELOPE. NO PIPING SHALL RUN BENEATH THE FLOOR.  
A. EXCEPTION: PORTION OF PIPING CONNECTING WATER SUPPLY FROM THE STREET TO THE HOUSE, WHICH SHALL BE INSULATED MIN. R-3 USING ARMAFLEX WITH UV COATING.

1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE 2014, STATE AND PARISH REGULATIONS AND ORDINANCES. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE LATEST EDITION AS AMENDED BY THE NATIONAL ELECTRICAL CODE (NFPA-70) AND OTHER APPLICABLE SAFETY CODES AS ENFORCED BY THE SAFETY AND PERMITS OF NEW ORLEANS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 200 EDITION, 2735 BASIC STANDARDS PAGE 47 AND CHAPTER 35 REFERENCE STANDARDS PAGE 48.
2. ALL MATERIALS SHALL BE NEW AND U.L. APPROVED, UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL APPLY FOR ALL REQUIRED PERMITS AND PAY ALL INSPECTION FEES. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY THE LOCAL INSPECTOR. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL FURNISH CERTIFICATE OF APPROVAL FROM THE DIVISION OF REGULATORY INSPECTION TO THE OWNER.
4. ALL WIRING DEVICES SHALL BE OF THE SPECIFICATION GRADE AND BE AS MANUFACTURED BY SIERRA, HUBBELL, LEVITON, SLATER, GENERAL ELECTRIC OR P&S. DEVICE PLATES SHALL BE SIERRA P LINE SMOOTH PLASTIC OR EQUAL. COLOR OF PLATES AND DEVICES SHALL BE OFF-WHITE.
5. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND OUTLETS ARE SHOWN APPROXIMATELY ONLY.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL NECESSARY DIMENSIONS OR MAKE ACTUAL MEASUREMENTS AT THE JOB SITE.
7. AFCI TYPE CIRCUIT BREAKERS SHALL BE USED WHERE REQUIRED BY NATIONAL ELECTRICAL CODE.
8. GFCI TYPE RECEPTACLE SHALL BE USED WHERE REQUIRED BY NATIONAL ELECTRICAL CODE.
9. EQUIP UNIT WITH THREE (3) DISTINCT NETWORKS INSTALLED IN THE LIVING AREA AND EACH BEDROOM CAPABLE OF BEING ACCESSED AND ACTIVATED BY TENANTS: (1) TELEPHONE NETWORK INSTALLED FOR PHONES USING CAT5E OR BETTER WIRING, (II) NETWORK FOR DATA INSTALLED USING CAT5E WIRING OR BETTER, NETWORKED FROM THE UNIT BACK, TO A CENTRAL LOCATION OR SIMILAR CONFIGURED WIRELESS NETWORK AND (III) TV SERVICES NETWORK USING COAX CABLE.

**GENERAL NOTES - ELECTRICAL**

- THE DESIGN CRITERIA USED IS PER ASCE-7.
- THE WIND SPEED DESIGN IS 130 MPH.
- PROVIDE "RAFTER COLLARS" AT EVERY RARER.
- PROVIDE 5/8" DIA. X 9' ANCHOR BOLTS WITH 3/12" X 3/12" WASHERS @ 30" O.C.
- HOUSE FRAMING FOR CONTINUOUS LOAD PATH CONNECTIONS.
- PROVIDE "BRACING" FOR ALL ROOF PURLINS.
- PROVIDE "SIMPSON H15" DOUBLE WRAPS STRAP: RAFTER TO STUD THRU TOP PLATES.
- PROVIDE "SIMPSON HPAHD" TO HOLD DOWN ANCHORS AT THE ENDS OF ALL SHEAR PANELS/WALLS

1. ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA. ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE APPLICABLE BUILDING CODE (APPLICABLE CODE VERSION FOUND ON THE TITLESHEET).
2. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED WITH A WATER BOURN PRESERVATIVE.
3. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE NO. 2 EQUAL GRADE WITH A MAXIMUM MOISTURE CONTENT OF 15%.
4. LOCATE FOUR (4) STUDS AT BEAM BEARING POINTS BELOW DOUBLE TOP PLATE. NAIL EACH STUD TO ADJACENT STUD IN THE POST WITH 16D NAILS AT 12" O. C. AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP AND BOTTOM.
5. USE PRESSURE TREATED 2 X 6 STUDS AT ALL PLUMBING WALLS.
6. ROOFING - APA RATED 2/40, ZIP WALL DECKING NAILED WITH 8D NAILS SPACED AT 6" O.C. AT PANEL EDGES AD 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE PLYCLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOISTS.
7. WIND BRACING - PROVIDE APA RATED ZIP WALL SYSTEM ON ALL EXTERIOR WALL CORNERS AND A MAXIMUM OF TWENTY (20) FEET ON CENTER ALONG EXTERIOR WALLS FROM SLAB TO UNDERSIDE OF RAFTERS. NAIL EDGES WITH 8D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.
8. BORED HOLES - PROVIDE CLEAR FROM TOP OR BOTTOM EDGE OF JOIST, NOT LARGER THAN 1 1/4" IN DIAMETER AND NOT IN THE MIDDLE OF THE SPAN.
9. COORDINATE FRAMING WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS.
10. THE VERTICAL CUT FOR NOTCHES OR BLOCKING AT ENDS OF HORIZONTAL FRAMING MEMBERS SHALL NOT BE GREATER THAN 25% OF THE MEMBER DEPTH. IN ADDITION, STEEL SADDLE IS REQUIRED AT ALL BUTT JOINTS OF FRAMING MEMBERS.
11. BLOCK ALL STUDS WHERE REQUIRED FOR SHEETING OR FIXTURES.
12. ALL RAFTERS SHALL BE NOTCHED TO PROVIDE FULL BEARING AT SUPPORTS.
13. PROVIDE DOUBLE FRAMING AT ALL ROOF PENETRATIONS.
14. JOIST HANGERS SHALL BE AS MANUFACTURER'S SPECIFICATIONS. USE HAGERS FOR BEAMS AND JOIST WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE THE SAME SIZE AS MEMBERS BEING SUPPORTED.
15. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 2" WIDE X 24 GAUGE GALVANIZED STRAPS 18" LONG BOTH SIDES OF WALL.
16. PROVIDE AT LEAST ONE ROW OF HORIZONTAL BLOCKING IN ALL BEARING STUD WALLS UNDER 8' AND 2 ROWS IN STUD WALLS OVER 8'. PROVIDE 1 ROW OF HORIZONTAL BLOCKING IN NON-BEARING WALLS OVER 8'.
17. PROVIDE AT LEAST ONE ROW OF BRIDGING OR BLOCKING AT ALL JOISTS SPANNING OVER 8'. PROVIDE A LEAST 2 ROWS OF BRIDGING OR BLOCKING FOR JOISTS SPANNING OVER 14'.
18. THE VERTICAL CUT FOR NOTCHES OR BLOCKING AT ENDS OF HORIZONTAL FRAMING MEMBERS SHALL NOT BE GREATER THAN 25% OF THE MEMBER DEPTH. IN ADDITION, STEEL SADDLE IS REQUIRED AT ALL BUTT JOINTS OF FRAMING MEMBERS.
19. WALLS FROM SLAB TO UNDERSIDE OF RAFTERS. NAIL PLYWOOD EDGES WITH 8D NALS 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

**GENERAL NOTES - FRAMING**

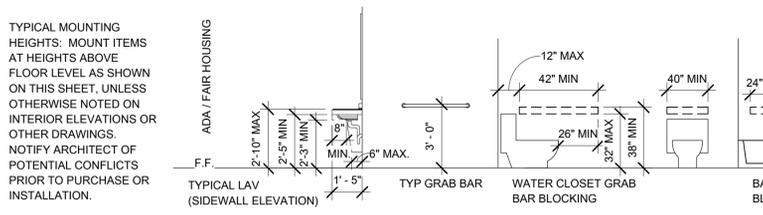
1. ALL BEDROOM CLOSETS TO RECEIVE HANGING ROD AND UPPER WOODEN SHELF. SHOULD THE CLOSET ALLOW FOR A 2 SIDED INSTALL, PROVIDED ROD AND SHELF ON 2 SIDES.
2. ALL PANTRIES TO BE PROVIDED WITH 4 WOOD SHELVES ON ADJUSTABLE SHELF BRACKETS RUNNING THE VERTICAL DIMENSION OF THE REAR WALL.
3. PROVIDED WOOD BLOCKING OR METAL SHEETING FOR INSTALLATION OF FUTURE GRAB BARS AS SHOWN IN THE MOUNTING HEIGHT AND BLOCKING DIAGRAMS FOR BATHROOMS.

**GENERAL NOTES - MISC WOOD**

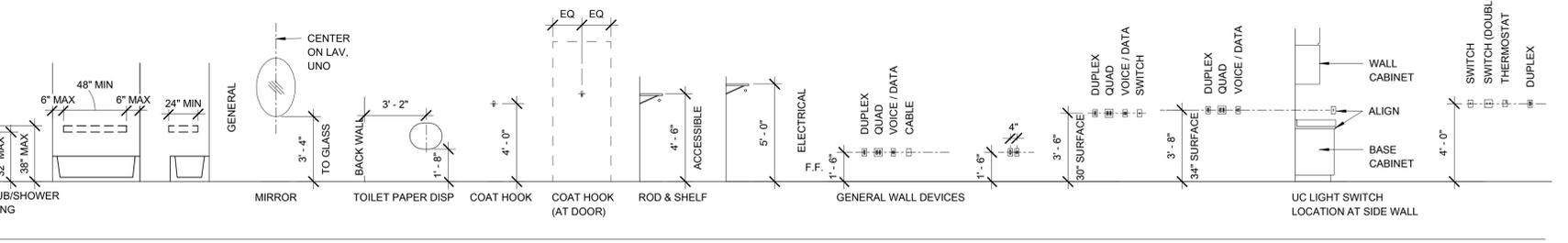
FINISH SCHEDULE				
ROOM	FLOORING TYPE	BASEBOARD	WALL FINISH	CEILING FINISH
KITCHEN	LIFEPROOF - LUXURY VINYL TILE	PAINTED 1x4 WITH QUARTER ROUND	PAINTED GYPSUM	PAINTED GYPSUM
LIVING ROOM	LIFEPROOF - LUXURY VINYL TILE	PAINTED 1x4 WITH QUARTER ROUND	PAINTED GYPSUM	PAINTED GYPSUM
LAUNDRY	LIFEPROOF - LUXURY VINYL TILE	PAINTED 1x4 WITH QUARTER ROUND	PAINTED GYPSUM	PAINTED GYPSUM
BATHROOM	LIFEPROOF - LUXURY VINYL TILE	PAINTED 1x4 WITH QUARTER ROUND	PAINTED GYPSUM	PAINTED GYPSUM
CLOSET	LIFEPROOF - LUXURY VINYL TILE	PAINTED 1x4 WITH QUARTER ROUND	PAINTED GYPSUM	PAINTED GYPSUM
BEDROOM	LIFEPROOF - LUXURY VINYL TILE	PAINTED 1x4 WITH QUARTER ROUND	PAINTED GYPSUM	PAINTED GYPSUM

- ROOFING:**
1. GLASS-FIBER-REINFORCED ASPHALT SHINGLES BEARING A LIMITED LIFETIME WARRANTY SHALL BE INSTALLED OVER A WARRANTABLE ROOF UNDERLAYMENT COVERING FOR THE ENTIRETY OF THE ROOF SLOPE(S) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS DETAILED. IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO A THICKNESS PRODUCING AN R-VALUE =13.  
A. TYPE II, MINIMUM DENSITY OF 1.5 IB/CU. FT. (24 KG/CU. M.)
  2. OPEN-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY BETWEEN EXTERIOR STUDS AND AS DETAILED, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO A THICKNESS PRODUCING AN R-VALUE = 13.  
A. MINIMUM DENSITY OF 0.4 IB/CU. FT. (6.4 KG/CU. M.)
  3. OPEN-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY, BETWEEN ROOF FRAMING MEMBERS AND AS DETAILED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO A THICKNESS PRODUCING AN R-VALUE = 30.  
A. MINIMUM DENSITY OF 0.4 IB/CU. FT. (6.4 KG/CU. M.)
- INSULATION:**  
R-VALUE REQUIREMENTS:  
SUMMARY: 1) CEILING: R-30, 2) WALLS: R-13, 3) FLOORS: R-13
1. CLOSED-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY BETWEEN FLOOR FRAMING JOISTS AND AS DETAILED. IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO A THICKNESS PRODUCING AN R-VALUE =13.  
A. TYPE II, MINIMUM DENSITY OF 1.5 IB/CU. FT. (24 KG/CU. M.)
  2. OPEN-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY BETWEEN EXTERIOR STUDS AND AS DETAILED, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO A THICKNESS PRODUCING AN R-VALUE = 13.  
A. MINIMUM DENSITY OF 0.4 IB/CU. FT. (6.4 KG/CU. M.)
  3. OPEN-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY, BETWEEN ROOF FRAMING MEMBERS AND AS DETAILED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO A THICKNESS PRODUCING AN R-VALUE = 30.  
A. MINIMUM DENSITY OF 0.4 IB/CU. FT. (6.4 KG/CU. M.)
- EXTERIOR SHEATHING:**
1. WALL SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER AND AIR BARRIER.  
A. HUBER ENGINEERED WOODS LLC, ZIP SYSTEM SHEATHING.  
B. SPAN RATING, PANEL GRADE AND PERFORMANCE CATEGORY: 7/16" THICK SHEATHING (GREEN IN COLOR)  
C. EDGE PROFILE: [SQUARE EDGE] [SELF-SPACING].  
D. FACER: MEDIUM-DENSITY, PHENOLIC-IMPREGNATED SHEET MATERIAL QUALIFYING AS A GRADE D WEATHER-RESISTIVE BARRIER IN ACCORDANCE WITH ICC AC308.
  1. ROOF SHEATHING WITH INTEGRAL ROOF UNDERLAYMENT  
a. HUBER ENGINEERED WOODS LLC, ZIP SYSTEM SHEATHING.  
b. SPAN RATING, PANEL GRADE AND PERFORMANCE CATEGORY: 1/2" THICK SHEATHING (RED IN COLOR).  
c. EDGE PROFILE: [SQUARE EDGE]
- WINDOWS:**
1. ALL BEDROOM WINDOWS TO BE EGRESS SIZED APPROVED BY MANUFACTURER
  2. VINYL FRAME WINDOWS TO HAVE A U-FACTOR OF EQUAL OR LESS THAN .40 & A SHGC EQUAL OR LESS THAN .25
- EXTERIOR FINISHES:**
1. SOFFITS - FIBER-CEMENT SIDING PANELS BEARING A 10-YEAR MATERIAL AND WORKMANSHIP WARRANTY WITH PROFILES AS INDICATED BELOW SHALL BE INSTALLED OVER WEATHER BARRIER AT UNDER SIDE OF EXTERIOR SOFFITS. PROVIDE ALL MATERIALS, INCLUDING METAL FLASHINGS AND TRIM FROM A SINGLE SOURCE.  
A. PANEL: 48-INCH WIDE SHEETS WITH SMOOTH TEXTURE.
  2. WALLS & TRIM - CEMENTIOUS FIBER LAP SIDING OR LP SMARTSIDE ENGINEERED WOOD TRIM & SIDING. SIDING TO BE 6": WIDE WITH SMOOTH PATTERN.
  3. PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS BEARING A 10-YEAR FINISH WARRANTY SHALL BE INSTALLED AT HORIZONTAL ROOF EDGES AS INDICATED ON THE DRAWINGS. LOCATE DOWNSPOUTS TO ALIGN WITH EXPOSED PILES OR SCREENING SUPPORT FOR ADEQUATE BRACING. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT DISCHARGE LOCATIONS.
  4. SHEET METAL FLASHING AND TRIM: FABRICATE FLASHING AND TRIM TO COMPLY WITH MANUFACTURER'S STANDARD PROCEDURES AND PROCESSES, AS NECESSARY TO FULFILL INDICATED PERFORMANCE REQUIREMENTS DEMONSTRATED BY LABORATORY TESTING. COMPLY WITH INDICATED PROFILES AND WITH DIMENSIONAL REQUIREMENTS.  
A. STAINLESS STEEL: 28 GA.
  5. PAINT COLOR AND SELECTION TO BE COORDINATED WITH OWNER.  
A. INTERIOR WALLS:  
A. PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL).  
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS DURATION HOME SATIN WALL PAINT  
B. CEILINGS:  
A. PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL).  
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS 400 ZERO FLAT  
C. CEILING ABOVE SHOWER ENCLOSURE:  
A. PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL).  
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS DURATION HOME SATIN WALL PAINT  
D. TRIM AND DOORS:  
A. PRIMER: SHYER WILLIAMS PRO-CLASSIC ALKYD SEMI-GLOSS ENAMEL  
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS A-100 SATIN ACRYLIC HOUSE AND TRIM PAINT  
E. FIBER/ENGINEERED WOOD SIDING (PRE-PRIMED FROM FACTORY):  
A. 2 COATS SHERWIN WILLIAMS A-100 SATIN ACRYLIC HOUSE AND TRIM PAINT  
B. PREP-CAULK SHALL BE A MINIMUM OF 90 YEAR PAINTABLE SILICONIZED ACRYLIC. NAIL HOLES AND BLEMISHES TO BE FILLED WITH APPROPRIATE WOOD FILLER. APPLY PAINT BY BRUSH, ROLLER, OR SPRAY. SAND BETWEEN COATS AS NECESSARY
  6. CAULKING, SEALING AND INSULATION  
A. SET ALL EXTERIOR BASE PLATES IN 2 LINES OF WATERPROOF CAULKING @ INSTALLATION. CAULK BUILDING EXTERIOR FOR A COMPLETELY WATERPROOFED INSTALLATION. CAULK ALL PENETRATIONS. MATERIAL COMPLETELY WATERPROOFED UNDERSIDE OF LAP SIDING WITH GE MAX 3500 (OR EQUAL). SEAL ALL ROUGH OPENINGS (DOORS, WINDOWS AND PENETRATIONS) WITH EXPANDABLE FOAM SEALANT PRIOR TO APPLYING INTERIOR TRIM.
  7. EXTERIOR PORCH DECKING AND RELATED STAIRS TO BE SEALED WITH A THOMPSONS WATER SEAL OR EQUIVALENT.

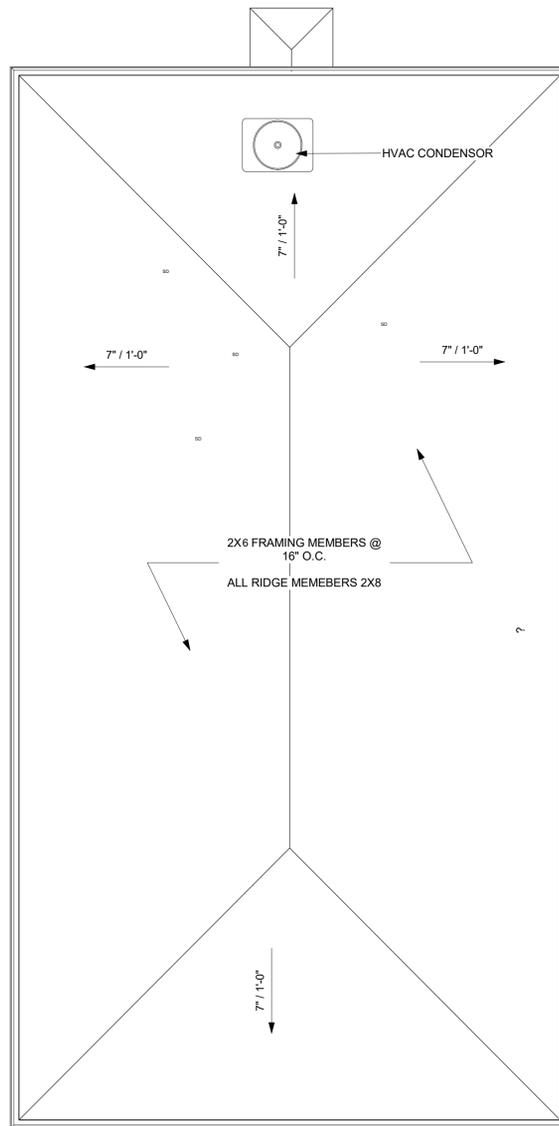
**GENERAL NOTES - THERMAL ENVELOPE**



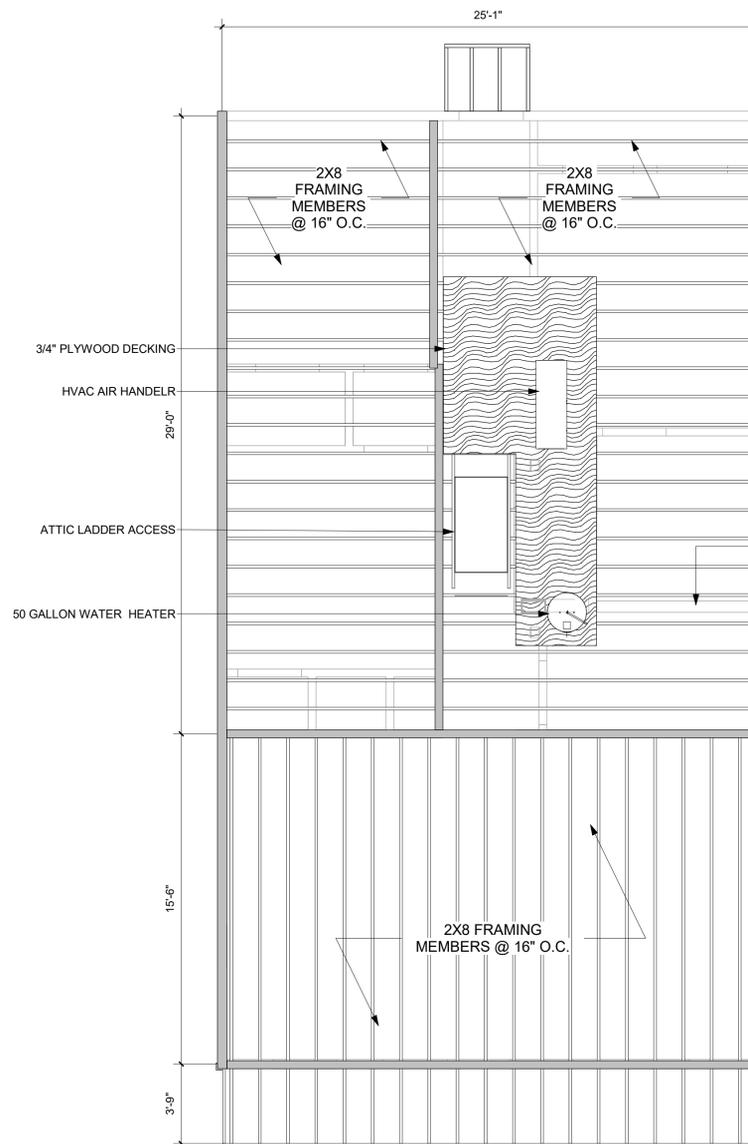
**MOUNTING HEIGHTS**



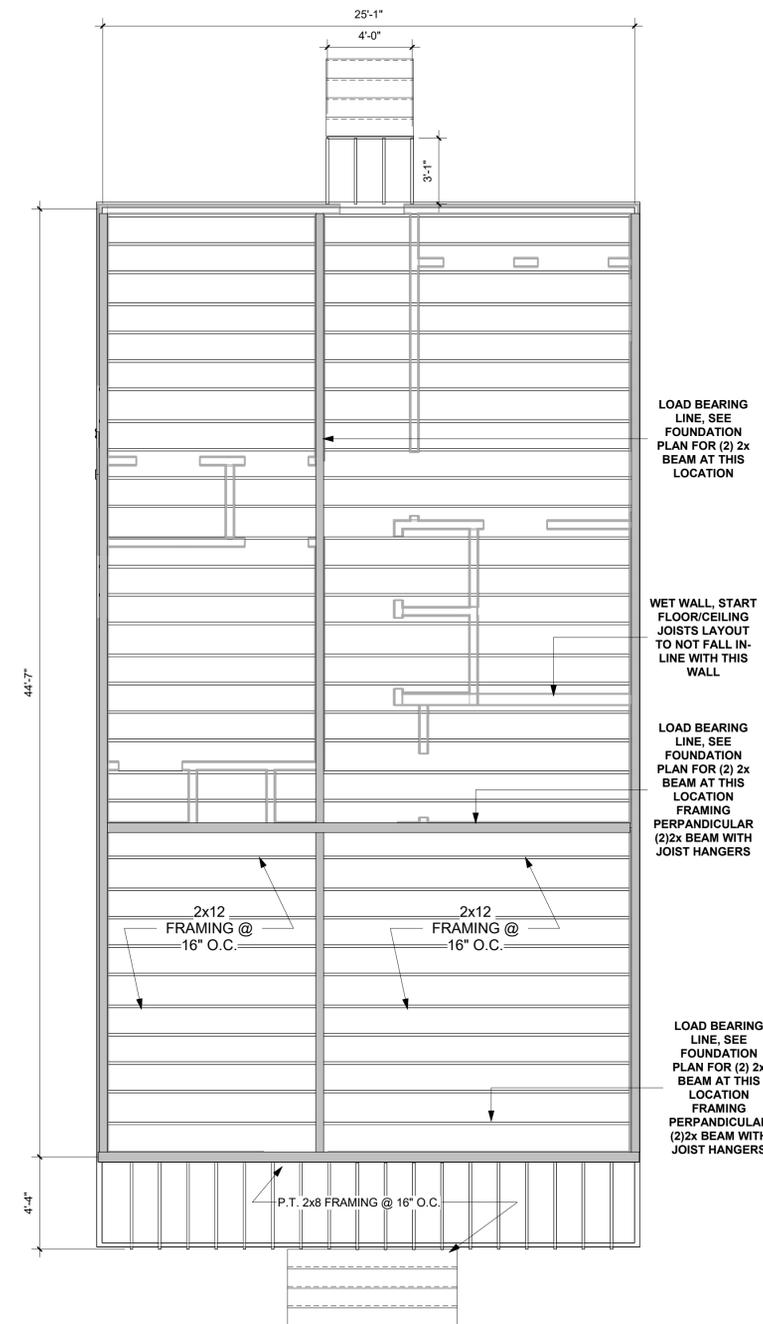




1 | ROOF FRAMING PLAN ....  
1/4" = 1'-0"



3 | ATTIC FRAMING PLAN ....  
1/4" = 1'-0"

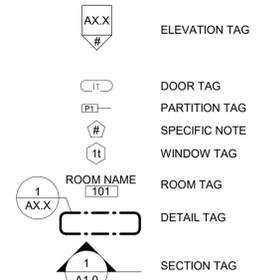


2 | 1ST FLOOR FRAMING PLAN  
1/4" = 1'-0"

PROVIDE 2x4 'RAT RUNS' PERPENDICULAR TO JOIST DIRECTION AT ATTIC FRAMING AT BOTH ENDS

INDICATES LOAD-BEARING WALL

LEGEND - WALL FRAMING TYPE



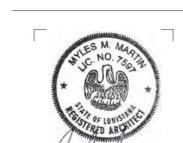
LEGEND - PLAN

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DATE

DESCRIPTION

NO



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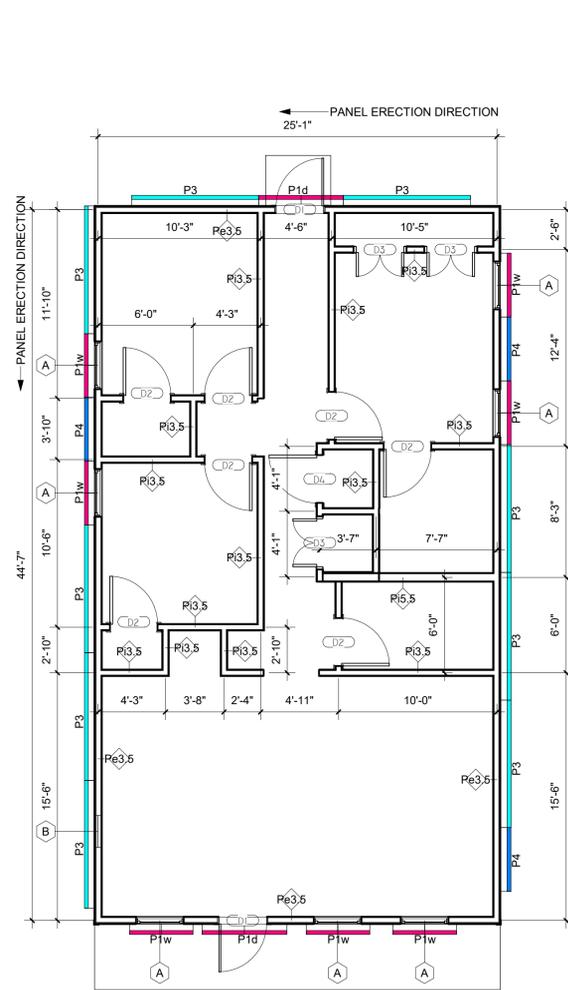
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A2.0  
FRAMING PLANS

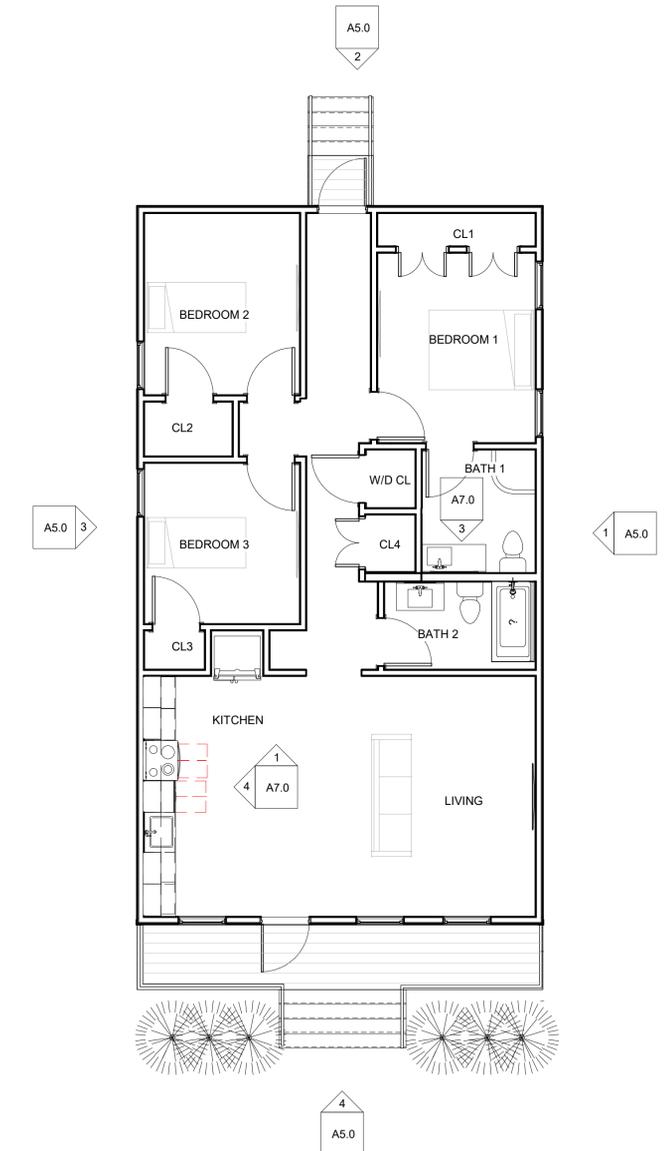
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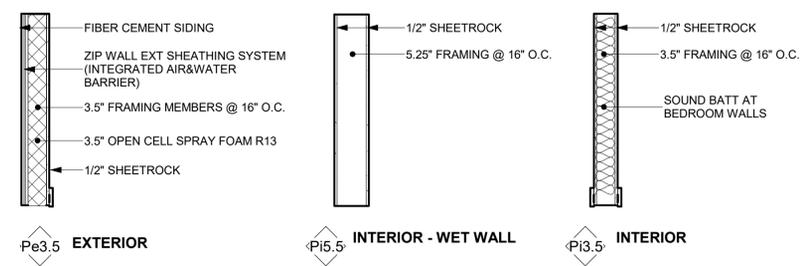




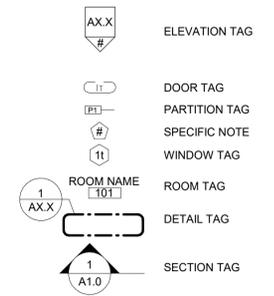
2 | 1ST FLOOR DIM .....  
3/16" = 1'-0"



1 | 1ST FLOOR .....  
3/16" = 1'-0"



LEGEND - WALL



LEGEND - PLAN  
1/4" = 1'-0"

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DESCRIPTION

NO



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A3.0  
FLOOR PLANS

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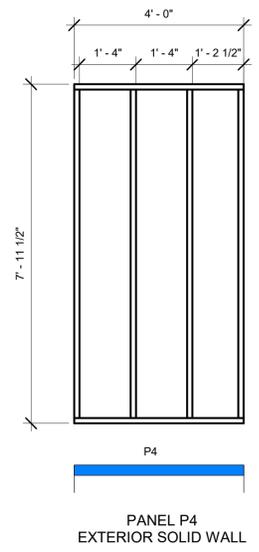
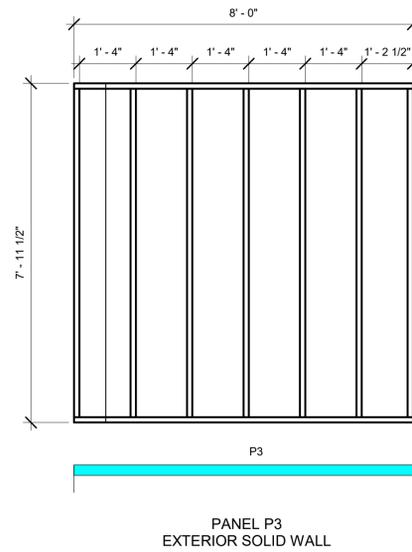
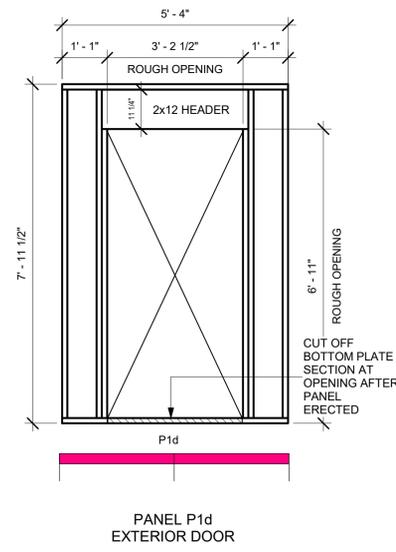
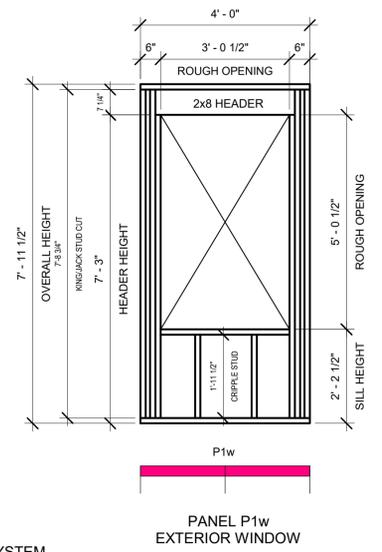
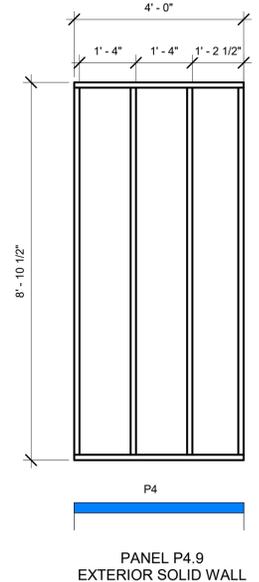
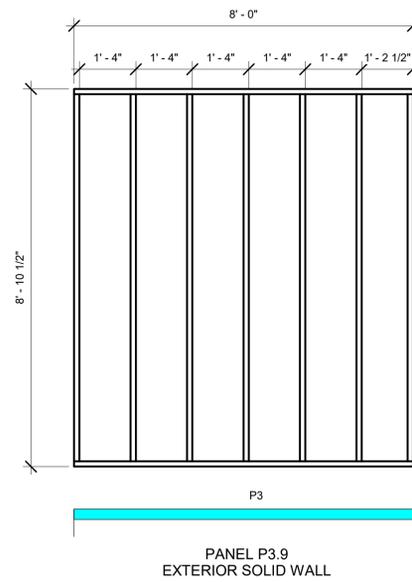
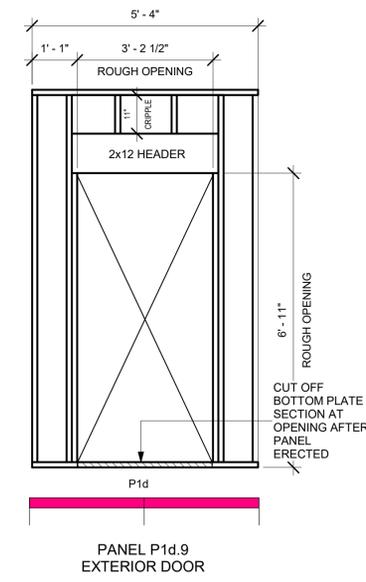
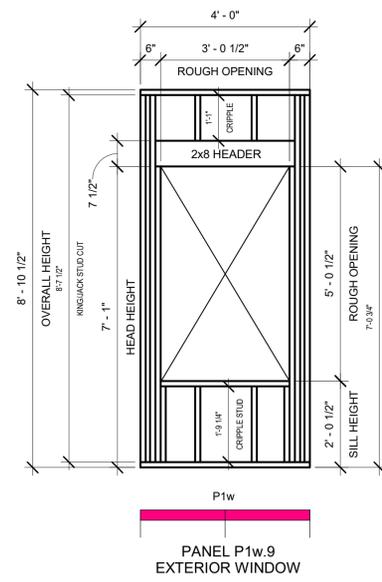
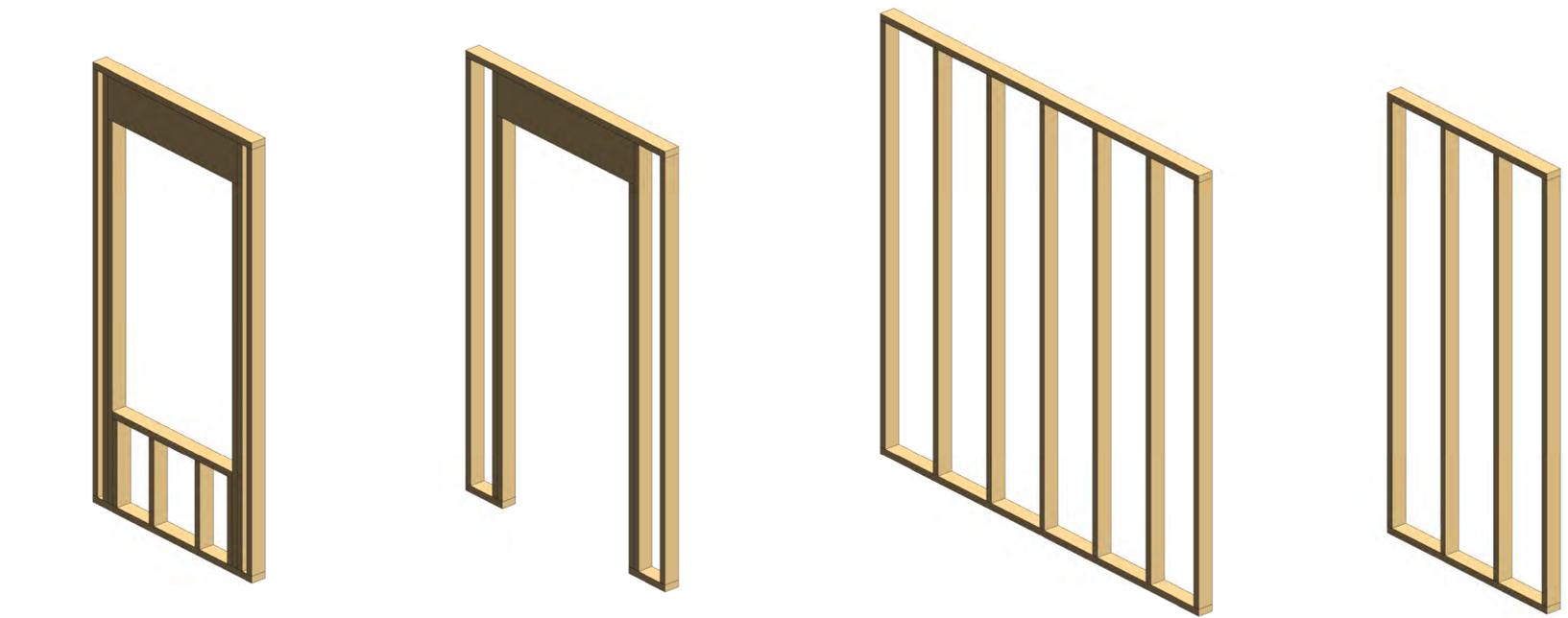
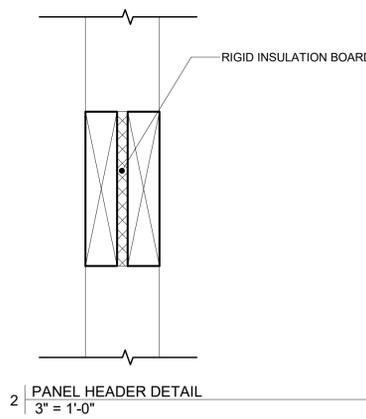
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5 | PANEL AXONS

2ND FLOOR PANELS

1ST FLOOR PANELS



1 | PANELIZED WALL SYSTEM...  
1/2" = 1'-0"

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DESCRIPTION

NO



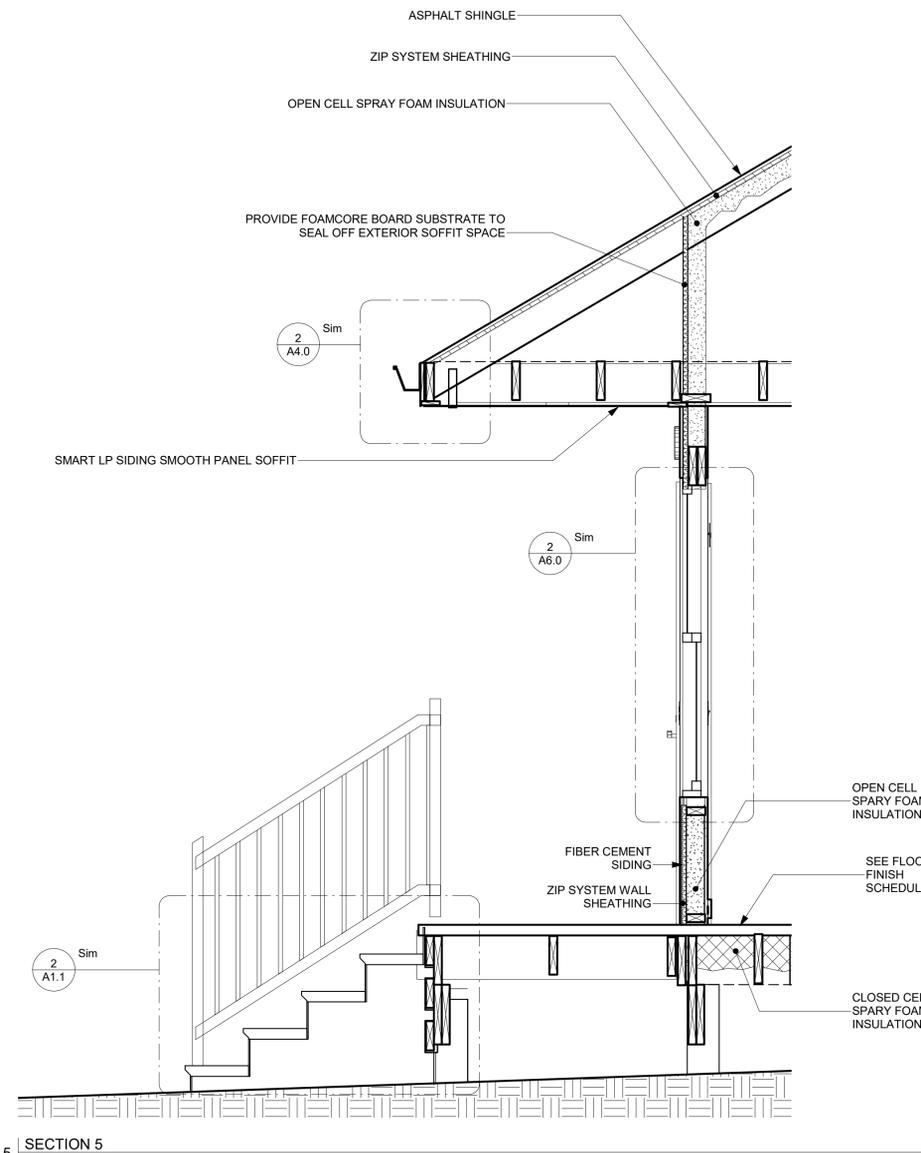
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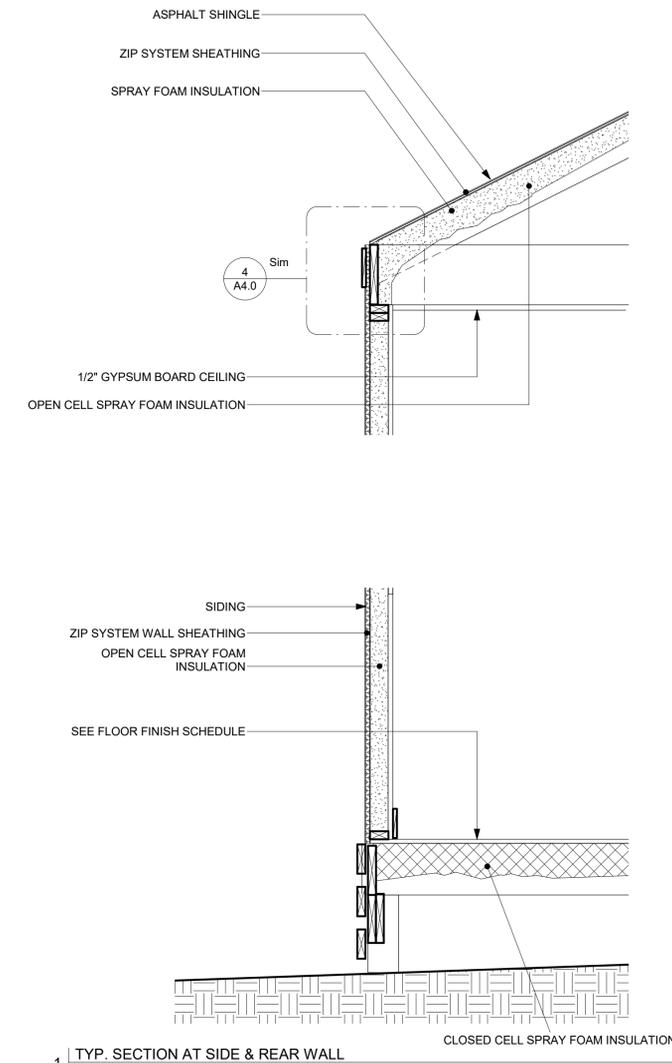
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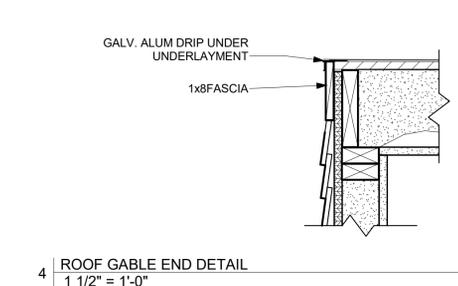
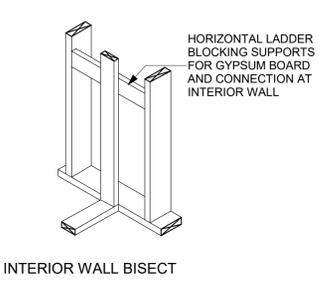
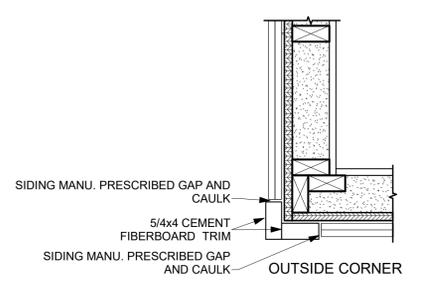
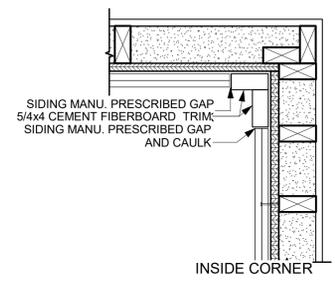
A3.1  
PANELS



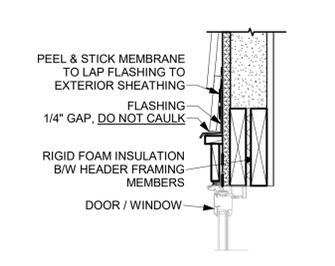
5 SECTION 5  
3/4" = 1'-0"



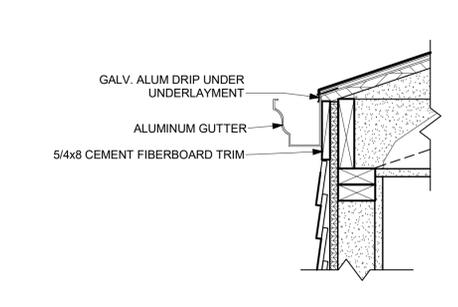
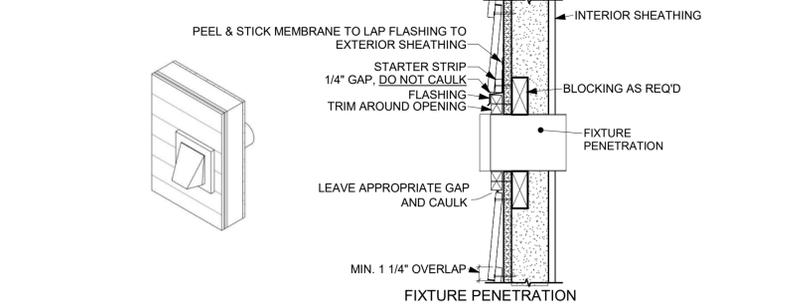
1 TYP. SECTION AT SIDE & REAR WALL  
3/4" = 1'-0"



4 ROOF GABLE END DETAIL  
1 1/2" = 1'-0"



3 TYP. EXTERIOR SIDING DETAILS  
1 1/2" = 1'-0"



2 ROOF EDGE DETAIL  
1 1/2" = 1'-0"

- GENERAL NOTES - ENERGY STAR FRAMING EXEMPTIONS**
- UP TO 10% OF THE TOTAL EXTERIOR WALL SURFACE AREA IS EXEMPTED FROM THE REDUCED THERMAL BRIDGING REQUIREMENTS TO ACCOMMODATE INTENTIONAL DESIGNED DETAILS (E.G., ARCHITECTURAL DETAILS SUCH AS THERMAL FINIS, WING WALLS, OR MASONRY FIREPLACES; STRUCTURAL DETAILS, SUCH AS STEEL COLUMNS). IT SHALL BE APPARENT TO THE RATER THAT THE EXEMPTED AREAS ARE INTENTIONAL DESIGNED DETAILS OR THE EXEMPTED AREA SHALL BE DOCUMENTED IN A PLAN PROVIDED BY THE ARCHITECT. THE RATER NEED NOT EVALUATE THE NECESSITY OF THE DESIGNED DETAIL TO CERTIFY THE HOME.
  - ALL ADVANCED FRAMING DETAILS SHALL BE MET EXCEPT WHERE THE ARCHITECT PROVIDES A FRAMING PLAN THAT ENCOMPASSES THE DETAILS IN QUESTION, INDICATING THAT STRUCTURAL MEMBERS ARE REQUIRED AT THESE LOCATIONS AND INCLUDING THE RATIONALE FOR THESE MEMBERS (E.G., FULL-DEPTH SOLID FRAMING IS REQUIRED AT WALL CORNERS OR INTERIOR / EXTERIOR WALL INTERSECTIONS FOR SHEAR STRENGTH, A FULL-DEPTH SOLID HEADER IS REQUIRED ABOVE A WINDOW TO TRANSFER LOAD TO JACKS STUDS, ADDITIONAL JACK STUDS ARE REQUIRED TO SUPPORT TRANSFERRED LOADS, ADDITIONAL CRIPPLE STUDS ARE REQUIRED TO MAINTAIN ON-CENTER SPACING, OR STUD SPACINGS MUST BE REDUCED TO SUPPORT MULTIPLE STORIES IN A MULTIFAMILY BUILDING). THE RATER SHALL RETAIN A COPY OF THE DETAIL AND RATIONALE FOR THEIR RECORDS, BUT NEED NOT EVALUATE THE RATIONALE TO CERTIFY THE HOME.
  - WHEREVER A JOINT IN THE SHEATHING PANELS DOES NOT LINE UP WITH THE NORMAL 16 OC WALL STUDS, AN ADDITIONAL STUD SHALL BE ALLOWED TO COVER THAT SHEATHING JOINT.

**SECTION:**

[Pattern]	SHEATHING
[Pattern]	CLOSED CELL SPRAY FOAM INSULATION
[Pattern]	OPEN CELL SPRAY FOAM INSULATION
[Pattern]	CONCRETE
[Pattern]	EARTH

**LEGEND - HATCH**

[Symbol]	ELEVATION TAG
[Symbol]	DOOR TAG
[Symbol]	PARTITION TAG
[Symbol]	SPECIFIC NOTE
[Symbol]	WINDOW TAG
[Symbol]	ROOM TAG
[Symbol]	DETAIL TAG
[Symbol]	SECTION TAG

**LEGEND - PLAN**

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DESCRIPTION

NO



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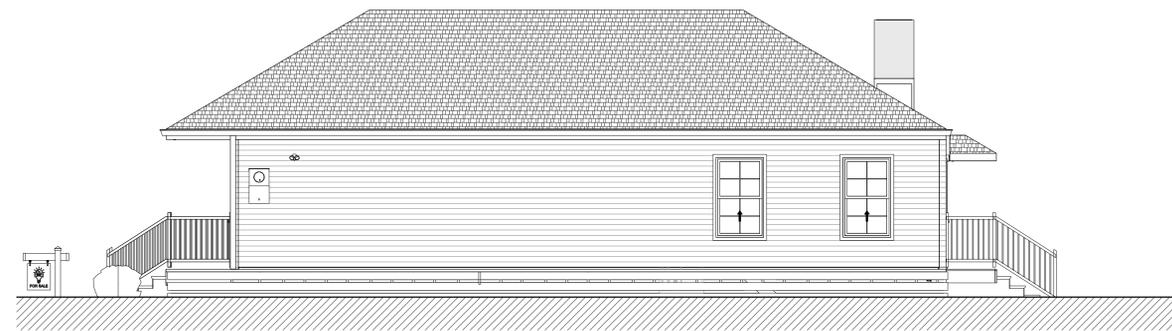
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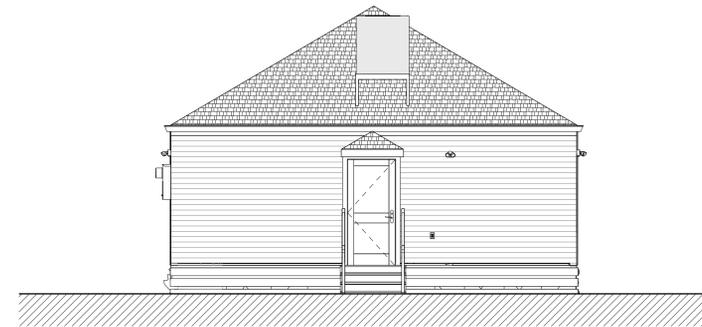
**A4.0**  
TYP. SIDE & REAR WALL SECTION

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NEW ORLEANS, LA 70117

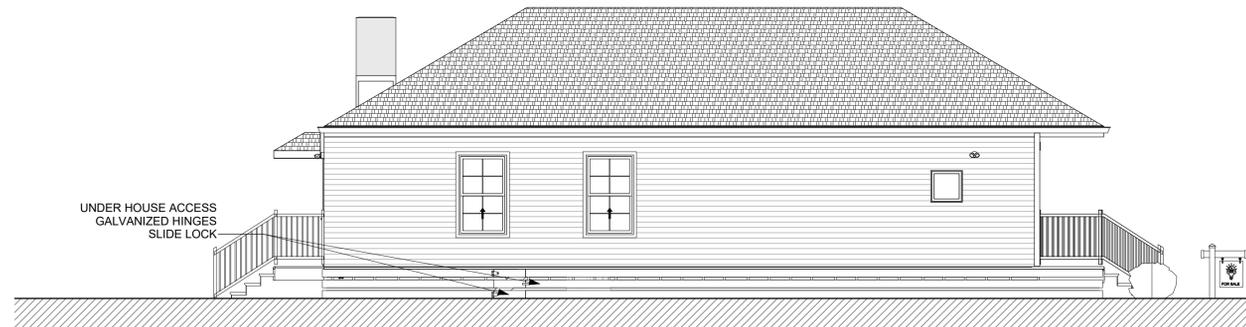
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1 | EAST ELEVATION ....  
3/16" = 1'-0"



2 | NORTH ELEVATION ....  
3/16" = 1'-0"

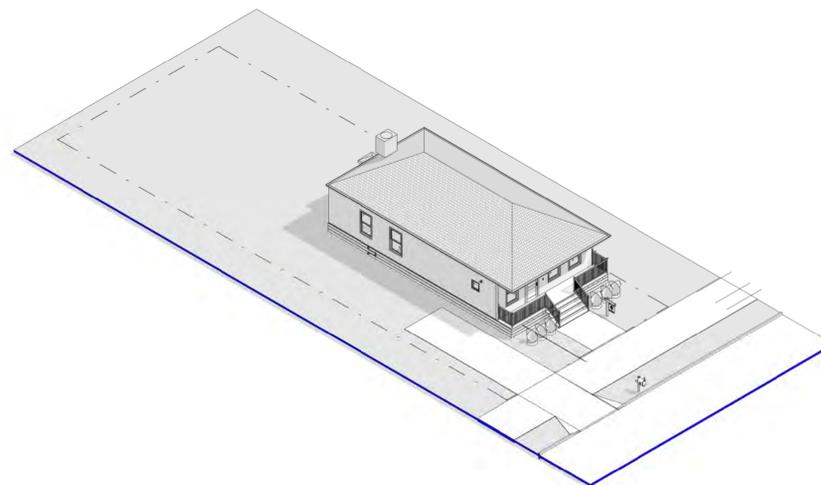


3 | WEST ELEVATION ....  
3/16" = 1'-0"

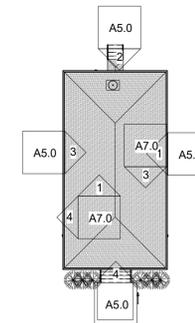


4 | SOUTH ELEVATION ....  
3/16" = 1'-0"

EXTERIOR FINISH COLOR SCHEDULE							
SIDING	TRIM	PORCH SOFFIT	SHINGLE	EXPOSED DECK	RAILING	FOUNDATION SKIRT BOARDS	GUTTER
P-02	P-01	P-03	SHINGLE	SEMI TRANSP. STAIN	P-02	P-01	P-02



6 | EXTERIOR AXON ....



KEY PLAN D - ELEVATION

- SECTION:**
- SHEATHING
  - CLOSED CELL SPRAY FOAM INSULATION
  - OPEN CELL SPRAY FOAM INSULATION
  - CONCRETE
  - EARTH

**LEGEND - HATCH**  
1/4" = 1'-0"

- ELEVATION TAG
- DOOR TAG
- PARTITION TAG
- SPECIFIC NOTE
- WINDOW TAG
- ROOM NAME TAG
- DETAIL TAG
- SECTION TAG

**LEGEND - PLAN**  
1/4" = 1'-0"



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NO	DESCRIPTION	DATE

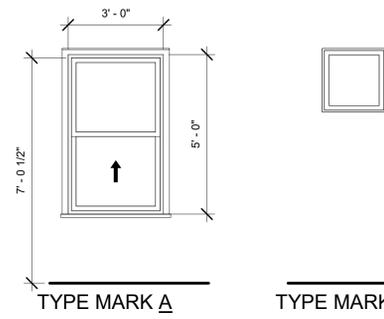


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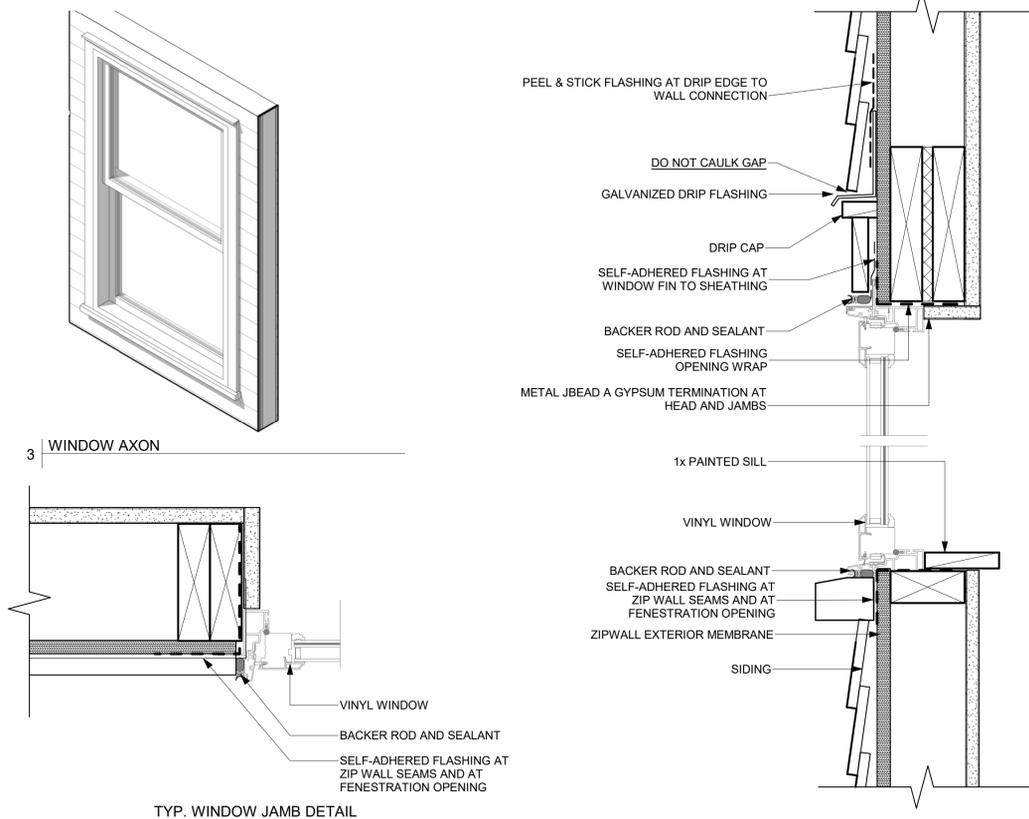
**A5.0**  
EXTERIOR ELEVATIONS



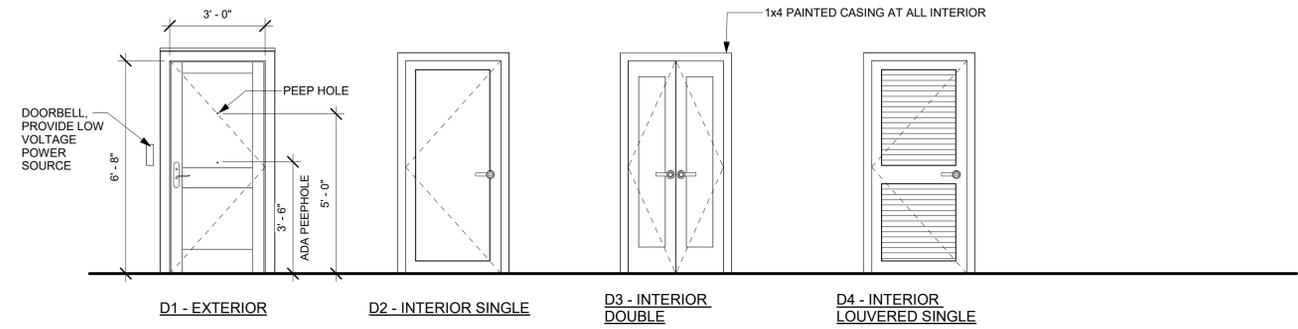
ALL GLAZED OPENINGS TO COMPLY WITH ASTM E 1886 AND ASTM E 1996 (MISSILE LEVEL C-91B) REQUIREMENTS.

LEGEND - WINDOW ELEVATIONS  
3/8" = 1'-0"

WINDOW SCHEDULE - LONG					
Type Mark	Model	Size		Comments	
		Width	Height		
A	VINYL IMPACT - SINGLE HUNG, EGRESS RATED	3' - 0"	5' - 0"		
B	VINYL IMPACT - FIXED	2' - 0"	2' - 0"	LOW GLAZING SHGC VALUE <.25 COLOR WHITE	

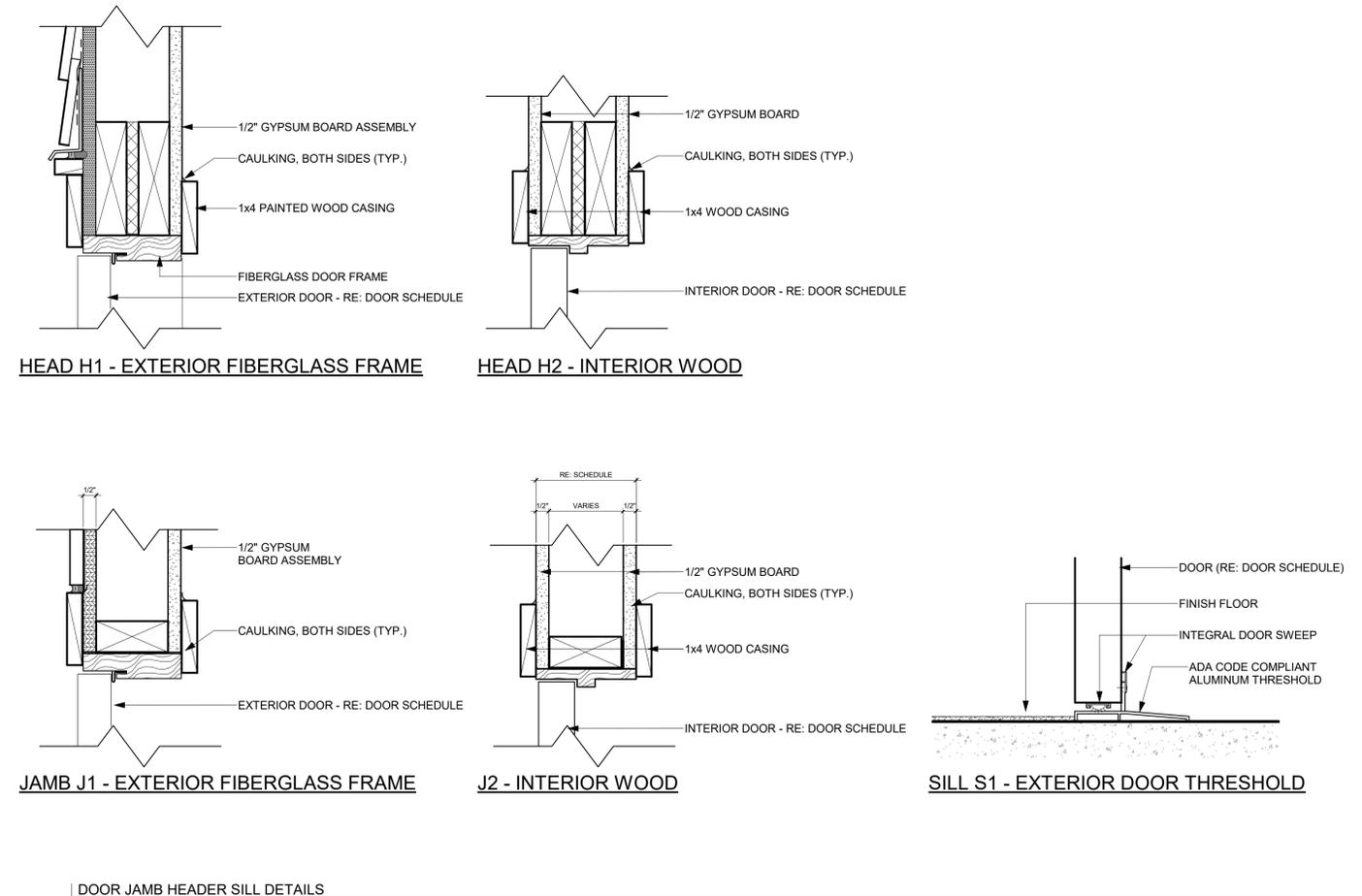


2 WINDOW DETAILS  
3" = 1'-0"



LEGEND - DOOR ELEVATIONS

DOOR SCHEDULE SHORT						
Type Mark	DOOR		DOOR STYLE	DOOR MATERIAL	FRAME TYPE	COMMENTS
	WIDTH	HEIGHT				
D1	3' - 0"	6' - 8"	TWO PANE - SINGLE OUTSWING	METAL CLAD FIBERGLASS	METAL	
D2	3' - 0"	6' - 8"	SINGLE	MASONITE	WOOD	
D3	3' - 0"	6' - 8"	DOUBLE	MASONITE	WOOD	
D4	3' - 0"	6' - 8"	SINGLE	MASONITE	WOOD	LOUVERED, LAUNDRY CLOSET

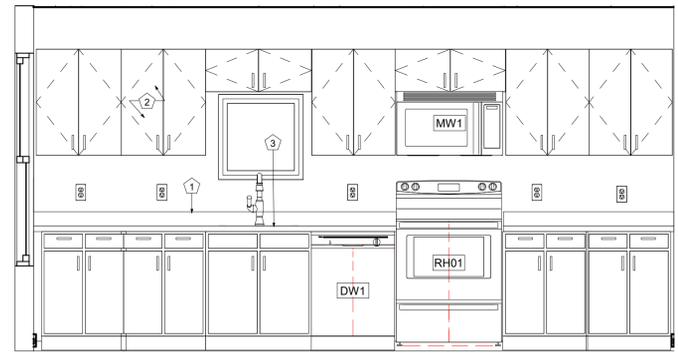


DOOR JAMB HEADER SILL DETAILS

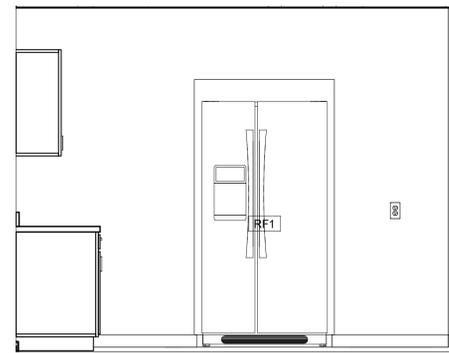
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NO	DESCRIPTION	DATE





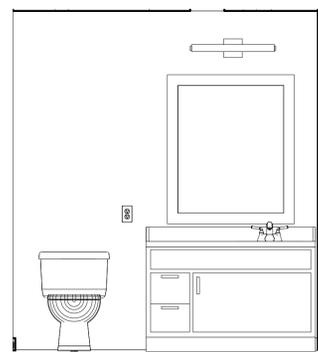
4 | KITCHEN ELEVATION  
1/2" = 1'-0"



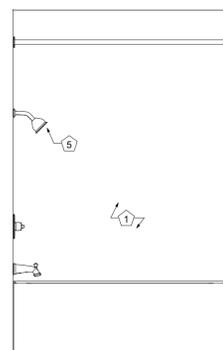
1 | KITCHEN ELEV 2  
1/2" = 1'-0"

- 1 SOLID STONE KITCHEN COUNTER TOP WITH 3CM EDGE. TILED BACKSLASH.
- 2 PAINTED WOOD CABINETS W/6" BRUSHED NICKEL PULL BARS. PARTICLE BOARD BOXES WITH WOOD FACE FRAMES, DOORS, AND DRAWER BOXES. WHITE FINISH.
- 3 STANDARD 30" SINGLE BOWL KITCHEN SINK. STAINLESS STEEL.

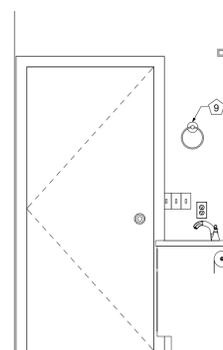
KITCHEN LEGEND



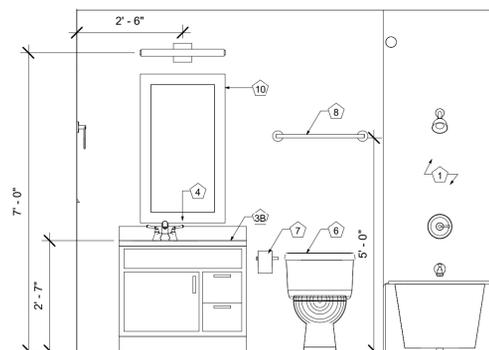
3 | BATH 1 ELEVATION  
1/2" = 1'-0"



13 | FULL BATHROOM ELEV 3  
1/2" = 1'-0"



12 | FULL BATHROOM ELEV 2  
1/2" = 1'-0"



2 | FULL BATHROOM ELEV 1  
1/2" = 1'-0"

\*\*\*SEE BLOCKING DIAGRAM ON NOTES PAGE, PROVIDED BLOCKING FOR FUTURE GRAB BAR INSTALLATION\*\*\*

- 1 BATHTUBS: FRP, WITH SHOWER. SIZE: 60 X 30 INCHES WITH FRONT APRON. INTEGRAL FRP SURROUND: SMOOTH-WALL DESIGN FULLY BACKED FOR GRAB BARS.
- 2 -NOT USED-
- 3A -NOT USED-
- 3B SEDGEWOOD 48-1/2 IN. W BATH VANITY IN WHITE WITH SOLID SURFACE VANITY TOP IN ARCTIC WITH WHITE SINK
- 3C SEDGEWOOD 36-1/2 IN. W BATH VANITY IN WHITE WITH SOLID SURFACE VANITY TOP IN ARCTIC WITH WHITE SINK
- 4 LAVATORY FAUCETS: TWO-HANDLE DECK-MOUNT. BODY MATERIAL: GENERAL DUTY, SOLID BRASS. FINISH: BRUSHED NICKLE. MAXIMUM FLOW RATE: 1.5 GPM (5.7 L/MIN.) VALVE HANDLE(S): LEVER. DRAIN: POP UP.
- 5 SHOWER FAUCETS: SINGLE HANDLE, PRESSURE BALANCE, THERMOSTATIC, BRUSHED NICKLE. MOUNTING: CONCEALED OPERATION. SINGLE HANDLE, TWIST OR ROTATE CONTROL WITH HOT AND COLD- WATER INDICATORS. ANTI-SCALD DEVICE: INTEGRAL WITH MIXING VALVE. SHOWER HEAD: BALL JOINT AND HEAD INTEGRAL WITH MOUNTING FLANGE. SHOWER ARM: FLOW-CONTROL FITTING, 1.5 GPM
- 6 WATER CLOSETS: FLOOR MOUNTED, FLOOR OUTLET, CLOSE COUPLED (GRAVITY TANK), VITREOUS CHINA, AMERICAN STANDARD CADET 3 OR SIMILAR. TOILET SEATS: ELONGATED, PLASTIC, CLOSED FRONT WITH COVER, PLASTIC HINGES
- 7 36" WALL MOUNTED TOWEL BAR
- 8 TOILET PAPER HOLDER
- 9 HAND TOWEL RING
- 10 WALL MOUNTED 1/4" GLASS PLATE MIRROR WITH 1x4 PAINTED WOOD CASING

BATHROOM SCHEDULE  
1/4" = 1'-0"

- AX.X # ELEVATION TAG
- IT DOOR TAG
- PT- PARTITION TAG
- # SPECIFIC NOTE
- 11 WINDOW TAG
- ROOM NAME / 101 ROOM TAG
- 1 AX.X DETAIL TAG
- 1 A1.0 SECTION TAG

- SECTION:
- [Hatch] SHEATHING
  - [Hatch] CLOSED CELL SPRAY FOAM INSULATION
  - [Hatch] OPEN CELL SPRAY FOAM INSULATION
  - [Hatch] CONCRETE
  - [Hatch] EARTH

LEGEND - PLAN  
1/4" = 1'-0"

LEGEND - HATCH  
1/4" = 1'-0"

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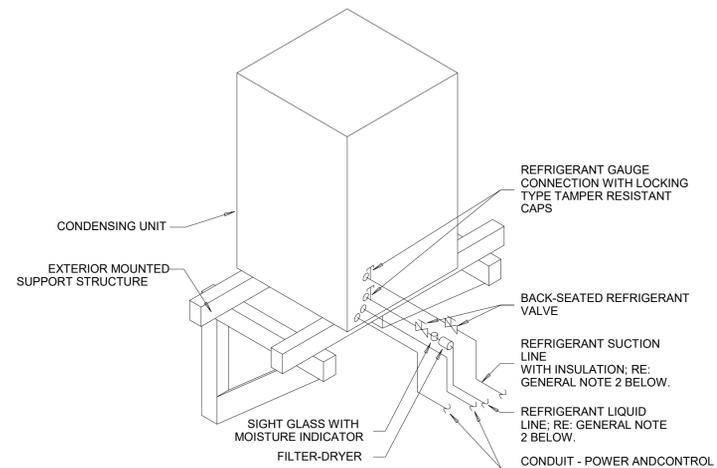
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A7.0  
INT ELEV - BATHROOM

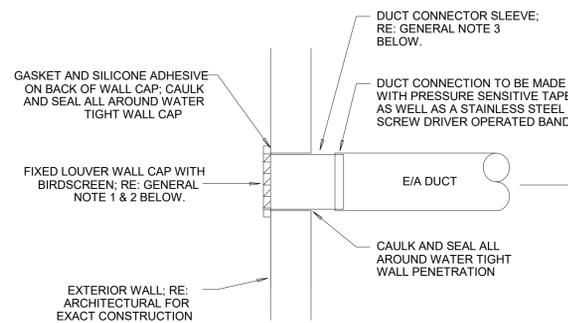
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1. ALL REFRIGERANT LINES SHALL BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE ROUTED THROUGH EXTERIOR WALL AND EXPOSED THROUGH ATTIC OR CEILING SPACE TO RESPECTIVE AIR HANDLING UNIT. SEAL WALL PENETRATION WATER TIGHT.

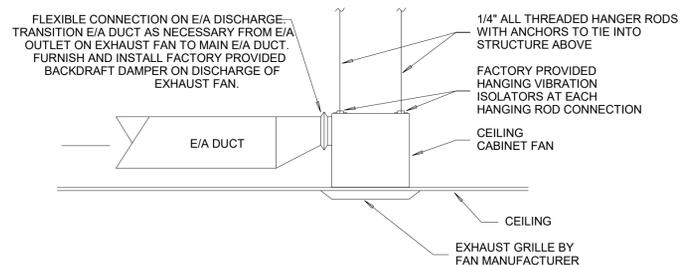
1 | DETAIL - AIR COOLED DX CONDENSING UNIT (C)  
NOT TO SCALE



GENERAL NOTES:

1. REFER TO MANUFACTURER'S INSTALLATION GUIDE AND RECOMMENDATIONS FOR EXACT MOUNTING REQUIREMENTS OF WALL CAP IN EXTERIOR WALL.
2. ALL EXHAUST AIR OUTLETS AND AIR INTAKES SHALL BE LOCATED A MINIMUM OF 10'-0" APART, UNLESS OTHERWISE NOTED ON PLANS.
3. WALL CAP/CONNECTOR SLEEVE TO BE SAME SIZE AS CONNECTED DUCT SIZE SHOWN ON PLANS.

4 | DETAIL - E/A DISCHARGE WALL CAP  
NOT TO SCALE

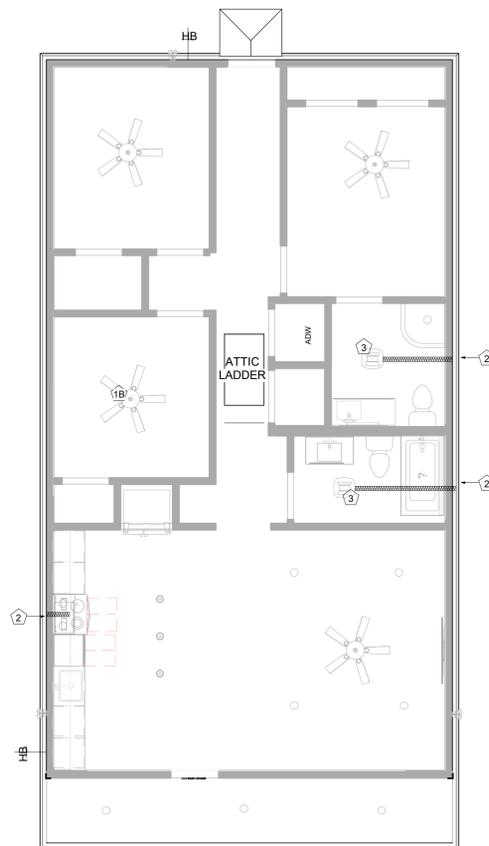


GENERAL NOTES:

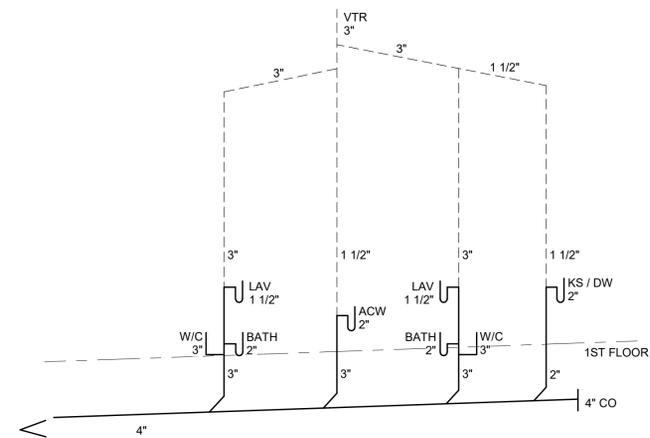
1. CEILING CABINET FAN SHALL BE FACTORY PROVIDED WITH AN INSULATED FAN HOUSING.
2. PROVIDE SUPPORT ON EXHAUST DUCT AS PER SMACNA STANDARDS AND WITH A MINIMUM OF (2) SUPPORTS ON DUCTS OVER 6'-0" IN LENGTH AND (1) SUPPORT ON DUCTS UNDER 6'-0" IN LENGTH.
3. REFER TO MECHANICAL FLOOR PLANS FOR EXHAUST AIR DISCHARGE TERMINATION TYPE (THROUGH EXTERIOR WALL OR ROOF).

5 | DETAIL - CEILING CABINET EXHAUST FAN  
NOT TO SCALE

2 | HVAC DETAILS ....  
1" = 1'-0"



1 | 1ST FLOOR - MECHANICAL PLAN ....  
3/16" = 1'-0"



PLUMBING RISER DIAGRAM (D)

- 1A 2.5 TON ONE SPEED 14 SEER COMPRESSOR (ON ROOF)
- 1B VERTICAL AIR HANDLER WITH HEAT STRIP (IN ATTIC)
- 2 EXTERIOR DUCT WALL PENETRATION
- 3 BROAN MODEL AE50110DC FLEX DC TM SERIES EXHAUST FAN
- 4 WATER HEATER: COMPLYING WITH FS A-A-2956 AND UL 174 LPC 504. TANK CAPACITY: 50 GALLONS AND A 1ST- HOUR RATING OF 54 GALLONS LPC 507.8 PLUMBED DRAIN PAN. ENERGY FACTOR: EF>0.92 SEALED COMBUSTION, ELECTRIC LOCATED IN ATTIC

MECHANICAL EQUIPMENT

1. ALL DUCTWORK TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SMACNA STANDARDS, AND TITLE 24 SECTION 4.2.1.1 [M].
2. ALL DUCT SIZES SHOWN ARE EXTERIOR DIMENSIONS.
3. PROVIDE THERMAL INSULATION AS REQUIRED FOR DUCT PER CALIFORNIA TITLE 24 ENERGY STANDARDS AND CMC SECTION 604. EXTERIOR DUCT WRAP AND INTERNAL DUCT LINER TO HAVE A MINIMUM INSTALLED R VALUE OF 4.2. EXHAUST DUCTWORK NEED NOT BE INSULATED.

GENERAL NOTES - MECHANICAL

- HOSE BIB SILL COCK WITH FREEZE PROTECTION

LEGEND - PLUMBING

- HVAV SUPPLY GRILL
- BATHROOM EXHAUST/LIGHT COMBO
- SPECIFIC NOTE

LEGEND - MECHANICAL

19\_035\_NCN-SFH

DATE

DESCRIPTION

NO

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DESCRIPTION

NO

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NO

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TENNESSEE ST RESIDENCE

NEW ORLEANS, LA 70117



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A9.0  
MECHANICAL & PLUMBING

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**1.0 GENERAL INFORMATION**

- The contractor shall ensure that no construction load exceeds the design live loads indicated on the structural drawings and that these loads are not put on the structural members prior to the time that all framing members and their connections are in place.
- Refer to Architectural drawings for additional information to be coordinated with the structural drawings.
- Isolate the sides and top of anchored veneer from the structure so that lateral seismic and wind forces resisted by the structure are not imparted to the veneer. See architectural plans and specification for joints in the veneer and attachments to the walls.
- Prior to fabrication and/or erection of any materials, the Contractor shall field verify all pertinent existing dimensions, elevations, and conditions and shall report any discrepancies to the Engineer of Record or the Architect immediately upon discovery.
- If additional information or details are required as deemed by the contractor or subcontractors, or if discrepancies arise and require a clarification either in these plans or specifications, it is the responsibility of the contractor to request additional information or clarification in writing to the EOR as promptly as possible.
- Contractor shall engage the entire set of plans to understand the design intent, and shall not isolate any one discipline's plans to construct any portion of the project as information may be cross referenced in another portion of the complete set of plans.
- All mechanical equipment, including duct supports, need to be submitted for structural review. Submittal should include support locations, point load, and structural attachment details.

**2.0 EARTHWORK**

- Refer to "Foundations" section in these General Notes for bearing values and referenced Geotechnical report, as applicable.
- All soil preparation shall be in accordance with the recommendations given in the referenced Geotechnical Report, as applicable.
- Strip area of all gravel, surface vegetation, topsoil, and any debris. Remove all existing structures, foundations, and below grade site features.

**3.0 FOUNDATIONS**

- Piling shall be treated timber and shall conform to ASTM D25 with a minimum tip circumference of 6 inches **(Class S)**. The tip of all piles shall be driven to an elevation of **30'-00"**. Design Load = **5 tons (10 kips)** as established by the City of New Orleans Pile Capacity Maps. **GM-2** Soil Classification per City of New Orleans Pile Capacity Maps.
- After cutting treated timber piles to the correct elevations, the top of the exposed pile remaining should be treated with Tenino Copper Naphthenate.

**4.0 CONVENTIONAL 2X FRAMING**

- Lumber and its fastenings shall conform to the "national design specifications of stress - grade lumber and its fastenings" (latest edition) as recommended by the national forest products association.
- Materials for exterior walls, load bearing walls, and SHEAR WALLS shall be a minimum of kiln dried stud grade southern pine (SYP) Douglas fir larch (DFL) and shall be borate treated lumber.
- Lumber for headers, beams, and other framing members shall be Select Structural SYP.
- Load bearing walls, including SHEAR WALLS, constructed from finger jointed studs shall be sheathed on at least one face or braced with 1x4 horizontal (cont.) at mid - height of wall prior to loading them with construction materials.
- Finger jointed studs shall exceed the material properties and allowable stresses for solid lumber as specified for stud grade construction.
- See joist hanger schedule for all 2x framing fastening elements.
- See S001 for all connection load path schedule.
- Top and bottom plates shall be southern yellow pine construction grade or #3 (MC19).
- All other wall construction shall be either construction grade or utility header and other miscellaneous flexural members shall be no.2 SYP (MC19 or better U.N.O.)
- All other non - structural wall construction shall be either construction grade or utility southern yellow pine (MC19) or Douglas fir larch (MC19).
- Materials must be grade marked.
- Sole plates in contact w/ concrete shall be pressure treated lumber, 0.25 ACQ minimum .
- For overlay framing at roofs or other conventional roof framing, contractor shall provide 2x framing in accordance with roof rafter tables in the applicable building code.
- Bolt holes through wood shall be drilled 1/16" maximum larger than the diameter of the bolts to be installed.
- Bolts through wood shall be fitted with standard washers at head and nut ends.
- Fitch beams when shown on plans shall be bolted together with one 3/4" dia. bolt, top and bottom, over the supports and / or at the ends of the beam and 12" O.C., staggered full length of the beam. Staggered spacing equals 24" O.C.
- A hole greater in diameter than 40 percent of the stud width may not be bored in any wood stud. Bored holes with a diameter less than or equal to 60 percent of the width of the stud are permitted in non - load bearing partitions or walls where each bored stud is doubled provided not more than two such successive double studs occur.
- The edge of a bored hole shall not be within 5/8 of an inch of the stud edge. Bored holes shall not be located at a cut or notch in the stud.
- All LVL or PSL called out to have minimum 3,100psi bending fiber design strength.
- Exposed wood (when shown on plans) shall be treated as follows:
  - wood not in contact with ground 0.25 ACQ
  - wood in contact with ground 0.40 ACQ

**5.0 DESIGN DATA**

In case of conflict between the general notes below and the specifications, the more rigid requirement shall govern unless amended in writing by the Structural Engineer of Record

- Design Codes - (All latest editions unless noted otherwise)
  - International Residential Code (IRC 2015)
  - American Concrete Institute (ACI-14)
  - American Institute of Steel Construction (AISC 14th Editions)
  - American Society of Civil Engineers (ASCE 7-10)
  - American Welding Society (AWS)
- Building/Structure Occupancy Category: II
- Floor Live Load/Dead Load:
  - A. Residential Floor 40 psf/10 psf
  - B. Ceiling Floor 10psf /5 psf
- Roof Live Load:
  - A. Typical Live 20 psf/ 10 psf
- Wind Load (ASCE 7-10):
  - A. Basic Wind Speed (V-ult) 144 mph
  - B. Exposure Category B
  - C. Enclosure Class Enclosed
- Components and Cladding Pressures
  - A. Roof
    - Zone 1 -49.78 psf
    - Zone 2 -80.07 psf
    - Zone 3 -110.36 psf
  - B. Wall
    - Zone 4 -37.94 psf
    - Zone 5 -61.17 psf
- Deflection and Drift Limitations
  - A. Floor Members
    - Live L/360
    - D+L/240
  - B. Roof Members
    - Live L/240
    - D+L/180
- Lateral Load System
  - PANELIZED WALL SYSTEM WITH SIMPSON
  - STRONG TIE CLIP/HANGERS (SEE PLANS AND DETAILS)

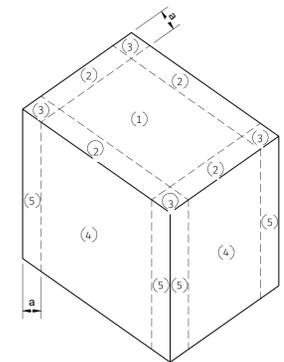


FIGURE 1. C&C ZONE DESIGNATIONS

Structural Drawing List				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
S000	General Notes			
S001	Schedules, Abbreviations, and Material Symbols			
S100	Foundation Plan			



Tennessee St Residence

2349 Tennessee St  
New Orleans, LA



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**S000**

General Notes



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# JOIST HANGER SCHEDULE

MEMBER SIZE	HANGER	FASTEN TO JOIST	FASTEN TO SUPPORT
2x8	LUS28	(4) 10d NAILS	(8) 10d NAILS
2x10	LUS210	(4) 10d NAILS	(8) 10d NAILS
(2)2x10	(2) LUS210	(8) 10d NAILS	(4) 10d NAILS
2x12	LUS210	(4) 10d NAILS	(8) 10d NAILS
(2)2x12	(2) LUS210	(6) 16d NAILS	(8) 16d NAILS
(3)2x12	HU212-3TF	(6) 16d NAILS	(16) 16d NAILS
(4)2x12	GLT4	(6) N54A	(10) N54A
3x12	HU312	(16) 16d NAILS	(6) 10d x 1-1/2" NAILS
3x14	HU314	(18) 16d NAILS	(8) 10d x 1-1/2" NAILS
(3) 1-3/4"x14 or 16 LVL	EGQ5.50SDS3	(28) SDS 1/4"x3"	(28) SDS 1/4"x3"
(4) 1-3/4"x14 or 16 LVL	EGQ7.25SDS3	(28) SDS 1/4"x3"	(28) SDS 1/4"x3"
PSL BEAMS	GLTV SERIES	VARIES	VARIES

**NOTES:**

1. JOIST HANGERS CALLED OUT ARE SIMPSON STRONG TIES. ANY ALTERNATIVES SHALL BE SUBMITTED TO EOR FOR APPROVAL.
2. SEE PLANS FOR VARIATIONS AS SPECIFIC LOADING MAY REQUIRE ALTERNATE JOIST HANGER
3. NOTIFY EOR OF ANY VARIATIONS OF CONSTRAINTS NOT ADDRESSED IN TABLE.
4. 2x8 JOISTS IN LIGHT WELLS TO RECEIVE SIMPSON THA213 JOIST HANGERS.
5. FOR 2x12's NEEDING TO BE HUNG FROM A STEEL MEMBER, USE A SIMPSON BA412. WELD SIZE TO MATCH MATERIAL THICKNESS. THE MINIMUM REQUIRED WELD TO THE TOP FLANGES IS 1/8"x2" FILLET WELD TO EACH SIDE OF EACH TOP FLANGE TAB FOR 12 AND 12 GAUGE AND 3/16"x2" FILLET WELD TO EACH SIDE OF EACH TOP FLANGE TAB FOR 7 GAUGE. DISTRIBUTE THE WELD EQUALLY ON BOTH TOP FLANGED. WELDING CANCELS THE TOP AND FACE NAILING REQUIREMENT IN REGARDS TO THE SUPPORT.

## CONNECTION SCHEDULE FOR FRAMING LOAD PATH

THE CONT. LOAD PATH IS ACHIEVED BY CONNECTING THE STRUCTURAL FRAME, WOOD STRUCTURAL PANEL SHEATHING, AND FASTENER TOGETHER

CONNECTION	MODEL TYPE	QUANTITY
RAFTER TO RAFTER	SIMPSON LSTA30 @ EVERY OTHER...	TBD, CONTRACTOR TO VERIFY
RAFTER TO TOP PLATE	SIMPSON H8 EACH RAFTER/TOP...	TBD, CONTRACTOR TO VERIFY
TOP PLATE TO STUD	SIMPSON H6 STRAP AT EACH STUD	TBD, CONTRACTOR TO VERIFY
FLOOR TO FLOOR STUD	INSTALL 4" WIDE PLYWOOD SHEATHING CENTERED AT RIM JOIST/ OR USE CMSTC16, 48" LENGTH CENTERED ON RIM JOIST	TBD, CONTRACTOR TO VERIFY
STUD TO SILL	USE MSTC 48B3, @ 32" O.C./ OR SST CS 16GA @ 16" O.C.	TBD, CONTRACTOR TO VERIFY

**ABBREVIATIONS**

MARK	DESCRIPTION	MARK	DESCRIPTION
ADD'L	ADDITIONAL	GC	GENERAL CONTRACTOR
AB	ANCHOR BOLT	HT	HEIGHT
&	AND	H	HIGH
ARCH	ARCHITECTURAL	HK	HOOK
BM	BEAM	HORIZ	HORIZONTAL
BS	BOTH SIDES	IF	INSIDE FACE
B,BOTT	BOTTOM	INSUL	INSULATION
BOS	BOTTOM OF STEEL	JT	JOINT
BP	BASE PLATE	L	ANGLE
CANT	CANTILEVERED	LF	LAI D FLAT
C	CENTER LINE	LG	LONG
CG	CENTER OF GRAVITY	LLH	LONG LEG HORIZONTAL
C/C	CENTER TO CENTER	LLV	LONG LEG VERTICAL
CLR	CLEARANCE, CLEAR	MANUF	MANUFACTURER
COL	COLUMN	MAX	MAXIMUM
CONC	CONCRETE	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNITY	MTL	METAL
CONN	CONNECTION	MIN	MINIMUM
CONT	CONTINUOUS	MO	MASONRY OPENING
COORD	COORDINATE	NS	NON SHRINK
DEFL	DEFLECTION	OC	ON CENTER
DTL	DETAIL	OH	OPPOSITE HAND
DIAG	DIAGONAL	OF	OUTSIDE FACE
DIA, Ø	DIAMETER	PC	PIECE
DIM	DIMENSION	PL	PLATE
DWLS	DOWELS	PAF	POWDER ACTUATED FASTENER
DN	DOWN	QTY	QUANTITY
DWG, DWGS	DRAWING	REINF	REINFORCING
EA	EACH	REQ'D	REQUIRED
EF	EACH FACE	SCHD	SCHEDULE
EW	EACH WAY	SOG	SLAB ON GRADE
EOS	EDGE OF CONCRETE SLAB	SQ	SQUARE
EL, ELEV	ELEVATION	STD	STANDARD
EMBED	EMBEDMENT	STL	STEEL
EQ	EQUAL	STIFF	STIFFENER
EQUIP	EQUIPMENT	TRANS	TRANSVERSE
EX, EXIST	EXISTING	T	TOP
EXP	EXPANSION	TOSL	TOP OF CONCRETE SLAB
EXT	EXTERIOR	TOS	TOP OF STEEL
FS	FAR SIDE	TYP	TYPICAL
FIN	FINISH	UN, UNO	UNLESS NOTED OTHERWISE
FL, FLR	FLOOR	VIF	VERIFY IN FIELD
FTG	FOOTING	VERT	VERTICAL
GALV	GALVANIZED	WWR, WWF	WELDED WIRE REINFORCEMENT/FABRIC
GA	GAUGE	W/	WITH
GB	GRADE BEAM	WD	WOOD
		WP	WORK POINT



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**S001**

Schedules, Abbreviations, and Material Symbols

