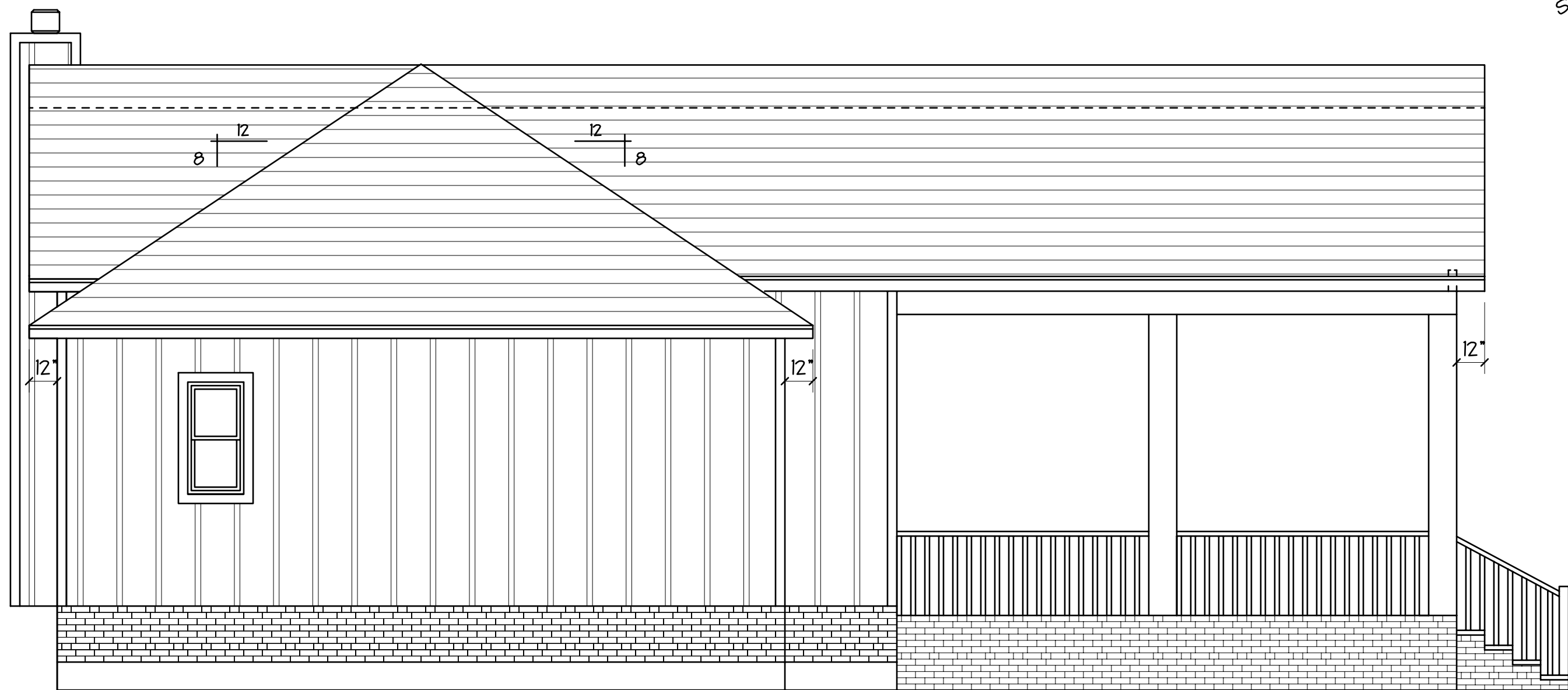
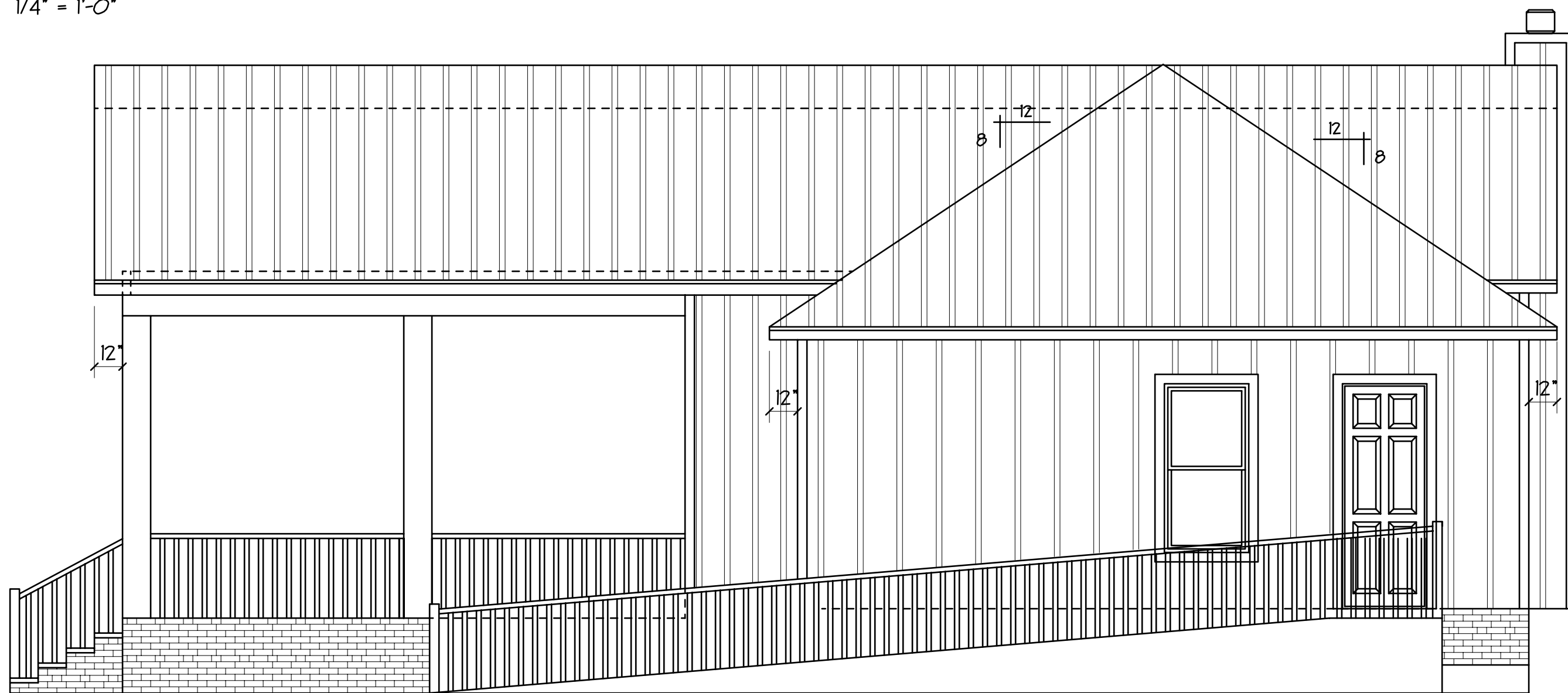


FRONT ELEVATION
SCALE 1/4" = 1'-0"

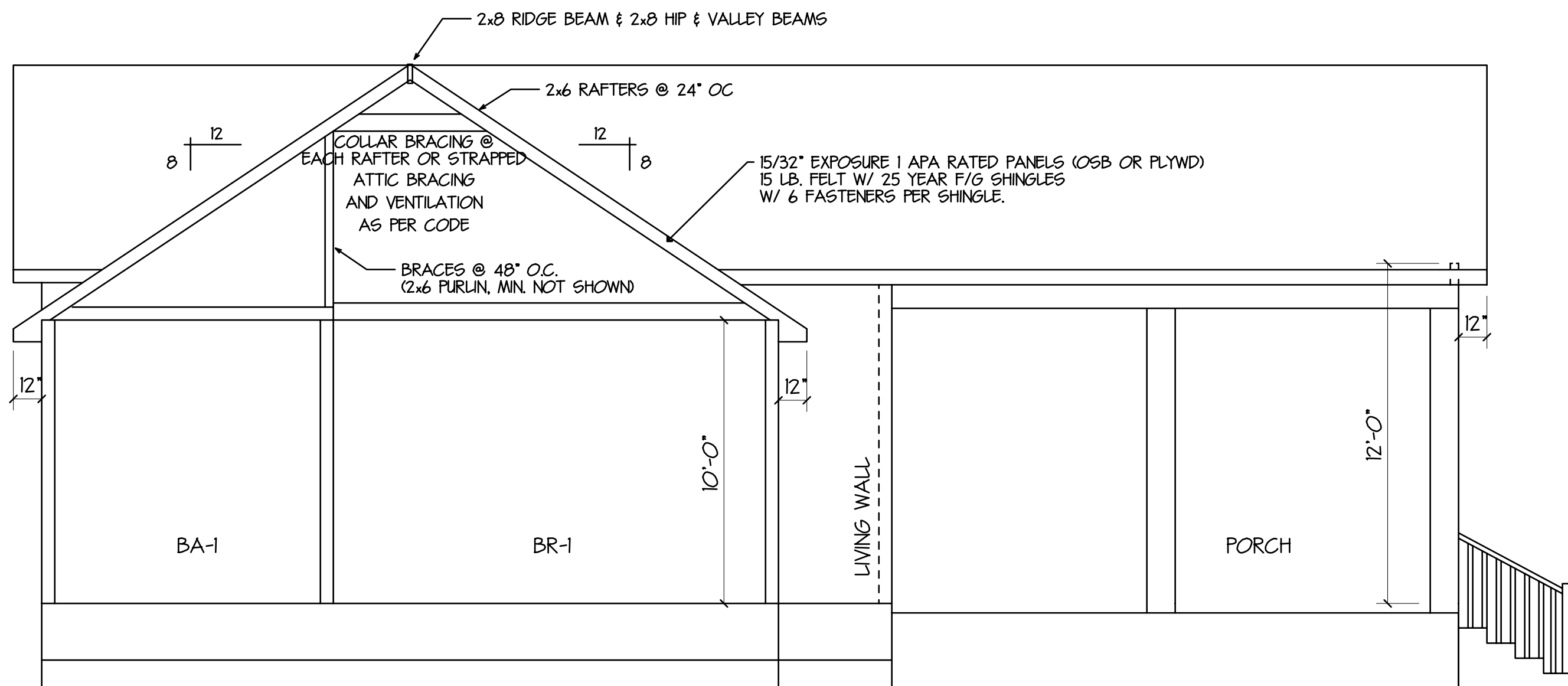


LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

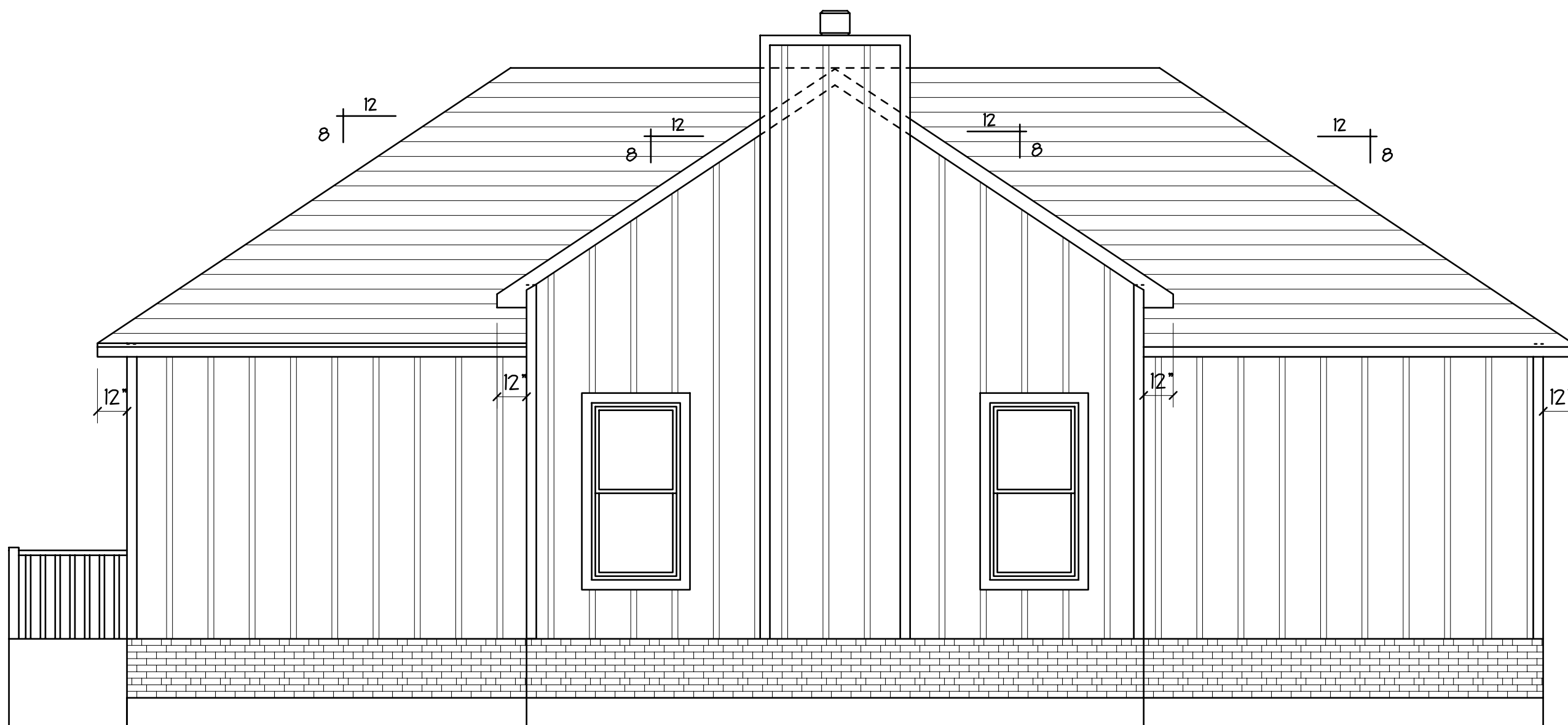


RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

NOTE: PROVIDE PLATFORMS FOR WH. & HVAC. SPRAY FOAM INSULATION UNDER TO ACT AS R-30



TYPICAL CROSS SECTION
SCALE 1/4" = 1'-0"
SEE PLANS BY ENGINEER FOR FOUNDATION DESIGN



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

NOTES

BRICK VENEER REQUIREMENTS

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

IRC GLASS REQUIREMENTS

- GLASS WILL MEET 130 MPH WIND LOAD REQUIREMENT (PSF) & PASS IMPACT RESISTANCE TEST ASTM E1886 OR BE BOARDED WITH AN APPROVED ASSEMBLY THAT MEETS PRESCRIBED REQUIREMENTS OF THE IRC.
- GLASS DOORS & WINDOWS WITHIN 18" OF FINISHED FLOOR ARE CONSIDER "HIGH HAZARD AREAS" AND MUST COMPLY WITH IRC 308 GLAZING.
- BEDROOMS ARE REQUIRED TO HAVE A RESCUE POINT (WINDOW), THAT POINTS SHALL HAVE 5.7 SQ. FT. OF OPENING AT GROUND LEVEL AND 5.7 SQ. FT. IF ABOVE GROUND LEVEL. THE MINIMUM ANY ONE SIDED DIMENSION SHALL BE 20" IN LENGTH AND 24" IN HEIGHT.
- SHUTTERS SHALL BE ENGINEERED IF USED INSTEAD OF IMPACT GLASS.
- GARAGE DOOR SHALL BE 130 MPH WIND RATED DOOR

ELEVATIONS & SECTION

PLANS FOR:

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

DesignTech

Residential Planners, Inc.

St. Tammany Parish, LA.

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

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

DESIGNED	FINISHED	CHECKED
BY DMH	BY JMC	BY ~

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DATE
12-9-19

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FLOOR PLAN

PLANS FOR:

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

DATE

12-9-19

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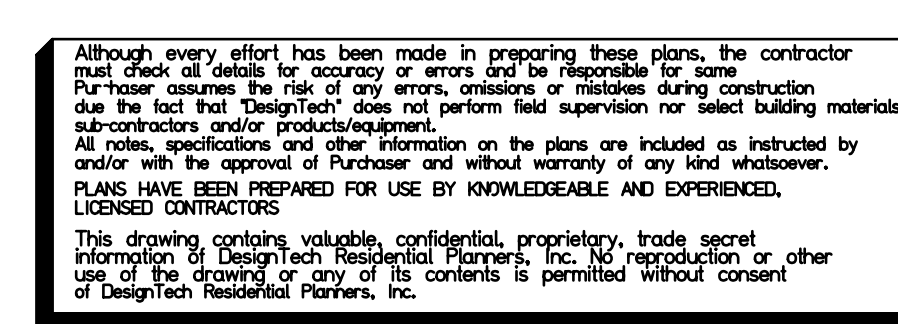
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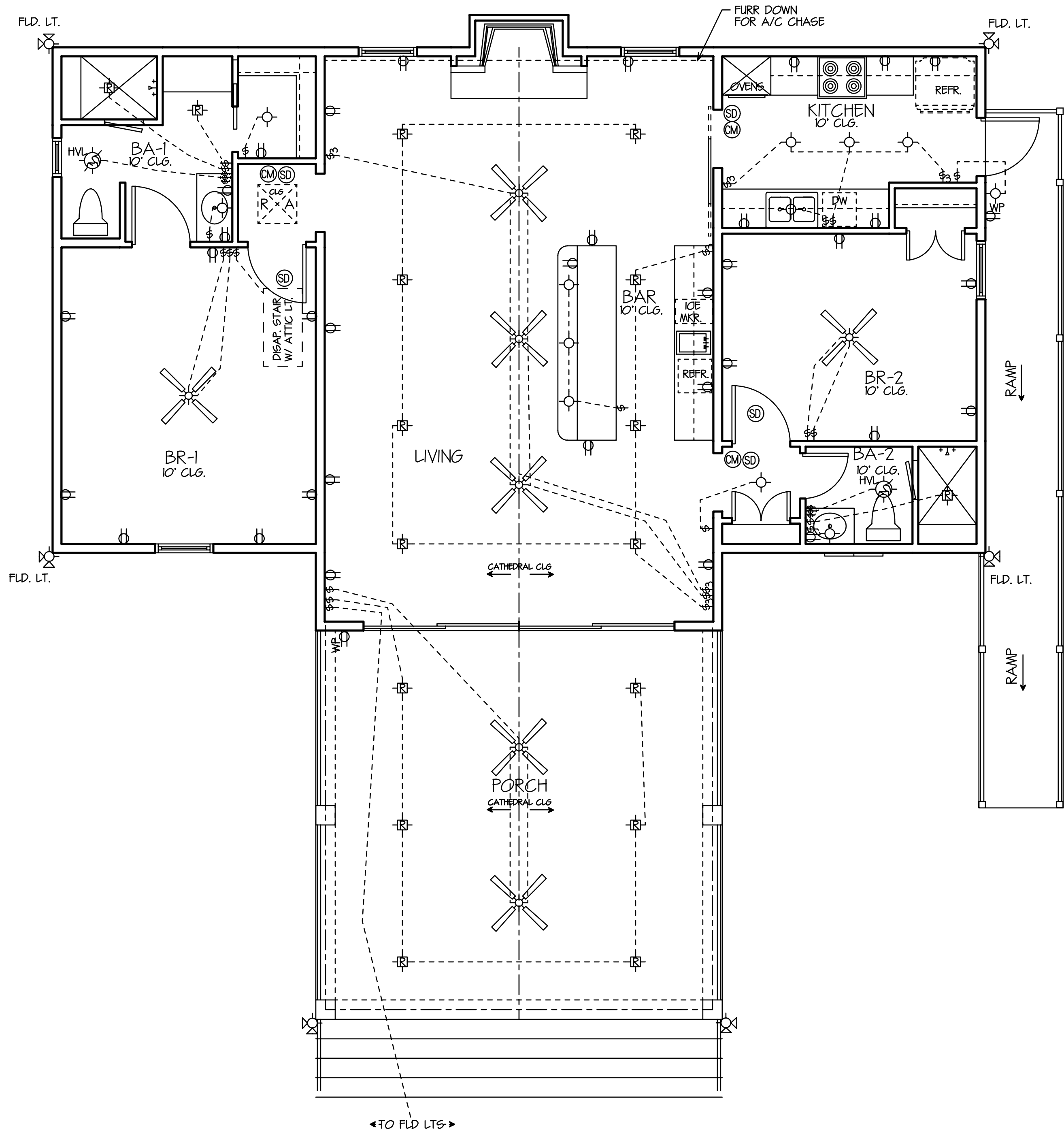
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BY DMH	FINISHED BY JMC	SEE PLAN BY ~~	

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1ST LEVEL ELECTRICAL PLAN
SCALE 1/4"=1'-0"

LIGHTING LEGEND			
	CEILING LIGHT		220 V OUTLET
	RECESS CAN		SMOKE DETECTOR
	FLOOD LIGHT		CARBON MONOXIDE DETECTOR
	FAN WITH LIGHT KIT		HEATER/VENT/LIGHT
	FLUORESCENT LIGHT		VENT/LIGHT
	FLOOR LT.		CAMERA
	OUTLET		WATERPROOF OUTLET

ELECTRICAL NOTES

NEC210.52 EACH GARAGE SHALL HAVE A LEAST ONE RECEPTACLE OUTLET FOR EACH CAR SPACE AND THE CIRCUIT SHALL NOT SUPPLY ANY OUTLETS OUTSIDE OF THE GARAGE.

NEC210.8 GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

(A) DWELLING UNITS. ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN (1) THROUGH (8) SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.

(1) BATHROOMS.

(2) GARAGES, AND ALSO ACCESSORY BUILDINGS THAT HAVE A FLOOR LOCATED AT OR BELOW GRADE, NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND AREAS OF SIMILAR USE.

(3) OUTDOORS.

(4) CRAWL SPACES. AT OR BELOW GRADE LEVEL.

(5) UNFINISHED BASEMENTS. FOR PURPOSES OF THIS SECTION, UNFINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS AND THE LIKE.

(6) KITCHENS. WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.

(7) LAUNDRY, UTILITY, AND WET BAR SINKS. WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.

(8) BOATHOUSES.

NEC210.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION

(A) DEFINITION. ARC-FAULT CIRCUIT-INTERRUPTER. AN ARC-FAULT CIRCUIT INTERRUPTER IS A DEVICE INTENDED TO PROVIDE PROTECTION FROM THE EFFECTS OF ARC FAULTS BY RECOGNIZING CHARACTERISTICS UNIQUE TO ARCING AND BY FUNCTIONING TO DE-ENERGIZE THE CIRCUIT WHEN AN ARC FAULT IS DETECTED.

(B) DWELLING UNITS. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

EACH GARAGE SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET FOR EACH CAR SPACE AND THE CIRCUIT SHALL NOT SUPPLY ANY OUTLET OUTSIDE OF THE GARAGE NEC 210.52

NEC240.24 LOCATION IN OR ON PREMISES

(A) ACCESSIBILITY. OVERCURRENT DEVICES SHALL BE READILY ACCESSIBLE AND SHALL BE INSTALLED SO THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, IS NOT MORE THAN 6 FEET 7 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.

(B) OCCUPANCY. EACH OCCUPANT SHALL HAVE READY ACCESS TO ALL OVERCURRENT DEVICES PROTECTING THE CONDUCTORS SUPPLYING THAT OCCUPANCY.

(C) NOT EXPOSED TO PHYSICAL DAMAGE. OVERCURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.

(D) NOT IN VICINITY OF EASILY IGNITABLE MATERIAL. OVERCURRENT DEVICES SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS IN CLOTHES CLOSETS.

(E) NOT LOCATED IN BATHROOMS. IN DWELLING UNITS AND GUEST ROOMS OR GUEST SUITES OF HOTELS AND MOTELS, OVERCURRENT DEVICES, OTHER THAN SUPPLEMENTARY OVERCURRENT PROTECTION, SHALL NOT BE LOCATED IN BATHROOMS.

NEC406.12 TAMPER PROOF RECEPTACLES SHALL BE INSTALLED IN ALL AREAS LESS THAN 66" ABOVE THE FLOOR.

IRC M 1505 APPLIANCE ACCESS REQUIREMENTS

1. MUST BE WITHIN 20 FEET OF ATTIC ACCESS

2. MINIMUM 24 INCH WIDE SOLID WALKING SURFACE WITH HEADROOM OF 30 INCHES IS TO BE PROVIDED

3. 30" X 30" SERVICE LOCATION IS REQUIRED AT UNIT

4. ATTIC LIGHTING REQUIRED - WITH LIGHT SWITCH AT ATTIC ENTRY

MECHANICAL VENTILATION TEST REQUIRED

IRC 2012 SECTION R503.4 REQUIRES A BLOWER DOOR TEST CONFORM WITH SECTION N 102.4.12 FOR EACH DWELLING UNIT. A WRITTEN REPORT BY A THIRD PARTY INSPECTOR SHALL BE PROVIDED TO THE BUILDING INSPECTOR FOR APPROVAL.

*12 AWG WIRE IS THE SMALLEST WIRE ALLOWED IN AN ELECTRICAL CIRCUIT

IRC M 1503.4 MAKEUP AIR REQUIRED

EXHAUST HOOD SYSTEMS CAPABLE OF 400 CUBIC FEET PER MINUTE (CFM 3/4) SHALL BE MECHANICAL OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIR, OR REPLACED.

ELECTRICAL PLAN

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

DesignTech
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St. Tammany Parish, LA.
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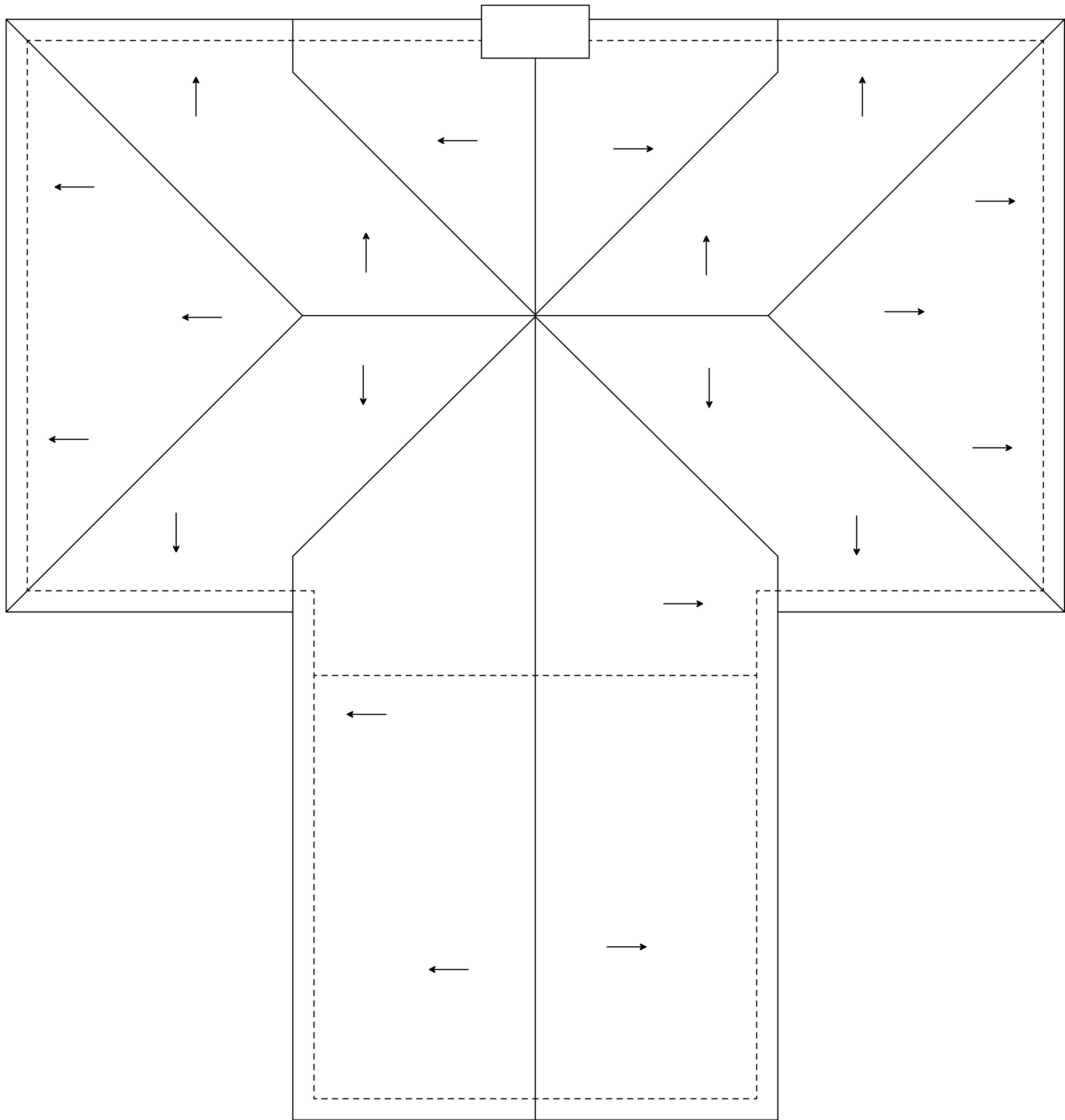
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DESIGNED	FINISHED	CHECKED	BY
DMH	JMC	~	

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

IRC REQUIREMENTS FOR ROOF COVERINGS

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

R905.2.6 ATTACHMENT: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER. FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERTICAL IN 12 UNITS HORIZONTAL (20/12), SPECIAL METHODS OF FASTENING ARE REQUIRED. FOR ROOFS LOCATED WHERE THE BASIC WIND SPEED PER FIGURE R302.2(4) IS 110 MPH OR HIGHER, SPECIAL METHODS OF FASTENING ARE REQUIRED. SPECIAL FASTENING METHODS SHALL BE TESTED IN ACCORDANCE WITH ASTM D3161, CLASS F. ASPHALT SHINGLE WRAPPERS SHALL BEAR A LABEL INDICATING COMPLIANCE WITH ASTM D3161, CLASS F.

R905.2.7 UNDERLAYMENT APPLICATION: FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (3 PERCENT SLOPE) UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES, AND FASTENED SUFFICIENTLY TO HOLD IN PLACE. FOR ROOFS OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (33 PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6 FEET.

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

ROOFING NOTES

1. ROOF SHEATHING
ALL ROOF SHEATHING SHALL BE 15/32" EXPOSURE 1, 24/0 APA RATED PANELS. FASTEN WITH 4" NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES.
2. ROOF UNDERLAYMENT
ROOF UNDERLAYMENT SHALL BE 15# FELT. UNDERLAYMENT: IF ROOF SLOPE IS LESS THAN 5/12, (2) LAYERS OF FELT IS REQUIRED; SHALL BE INSTALLED WITH CORROSION RESISTANT FASTENERS SPACED AT 36" O.C., MAX.
3. ROOFING
ROOF COVERING SHALL BE ASPHALT SHINGLES, UNO. SHINGLES SHALL HAVE A 25 YEAR UWN LIFE. SHINGLES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS (6 NAILS/SHINGLE). SHINGLES SHALL BE CLASS H SHINGLES.
4. ROOF BRACING
RAFTERS SHALL BE 2X6 MIN. SPACED AT 24" O.C. MAX, MAX CLEAR SPAN = 10'-0".
RAFTERS SUPPORT PURLINS WITH 2x BRACING AT 4FT MAX SPACING. NOT ALL PURLINS & BRACING SHOWN.
SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOIST OR BEAMS.

ROOF PLAN

PLANS FOR:

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TBD HICKORY STREET
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DESIGNED BY	DRAWN BY	CHECKED BY	DATE
DMH	JYC	JYC	12-9-19

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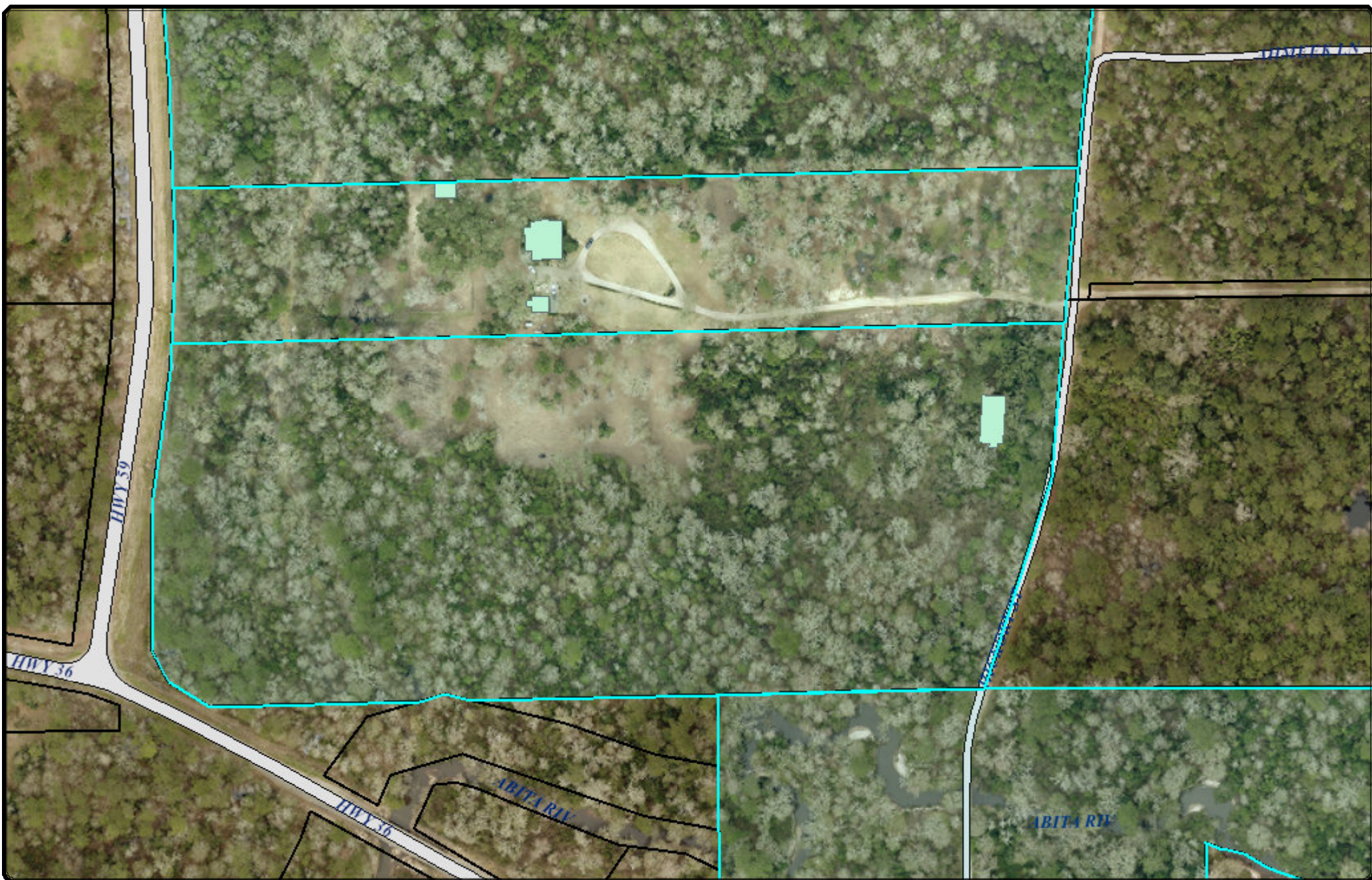
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Saussy Overhead

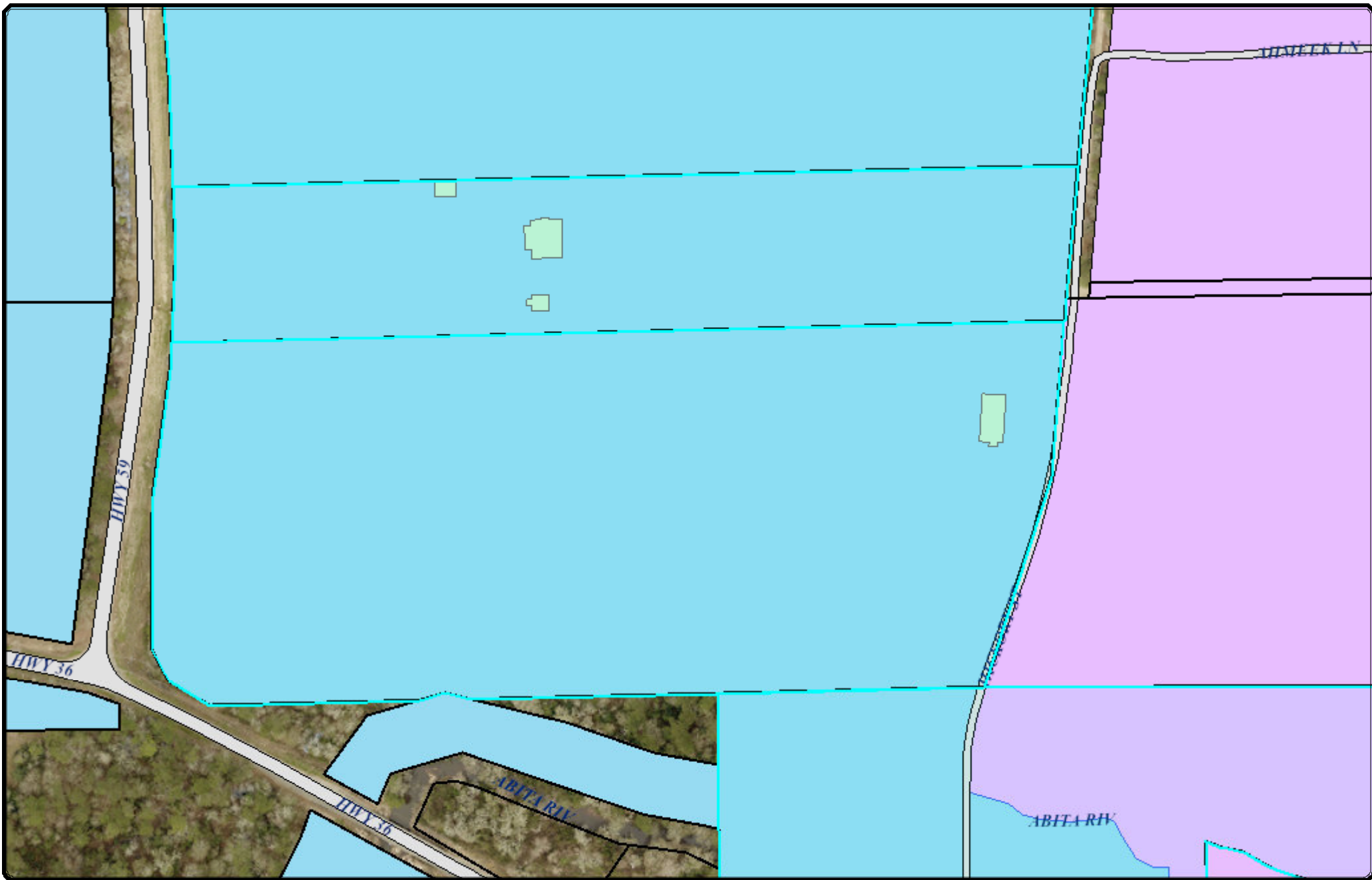


December 17, 2019

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1 inch = 204 feet
0 110 220 330 440
Feet

Saussy Zoning



December 17, 2019

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