FOR OFFICE USE ONLY	
Date Received:	3-6-25
Meeting Date:	3-18-25
Fee Paid:	

HISTORIC CERTIFICATE OF APPROPRIATENESS APPLICATION:

BUILDINGS / STRUCTURES / SHEDS / CARPORT

Deadline: Applications must be submitted by the Tuesday before the meeting date. Meeting dates can be found at Town of Abita Springs Historic Meetings.
Incomplete applications will not be accepted.

Application Packet Must Include:

- ☐ Completed Historic Certificate of Appropriateness Application
- ☐ Map showing location and surrounding streets
- ☐ Street View of Property
- ☐ Site Plan to Scale (must include setbacks, placement of proposed work)
- ☐ Photos of front, sides, and rear elevations of existing structures
- ☐ Color rendering or sketches of the proposed work showing building facades, materials, and colors drawn to scale
- ☐ Narrative description of the proposed work

Note: If any exterior alterations are required after submission due to Fire Marshal approval or other circumstances, a new application and all materials must be resubmitted to the Historic Commission.

Effective February 2025

APPLICATION FEE SCHEDULE *Fees due with application submission.*

APPLICATION TYPE	RESIDENTIAL	COMMERCIAL
New Construction	$50.00	$100.00
New Construction Under 500 sq ft.	$30.00	$75.00
Non-Structural Revision/Addition	$20.00	$50.00

The applicant or a representative must be present at the meeting to review the application.

Please Initial	Please note that receiving a Certificate of Appropriateness does not authorize you to begin your project. Before moving forward, you must contact the Planning and Zoning office to confirm whether a building permit is required for your project.

HISTORIC CERTIFICATE OF APPROPRIATENESS APPLICATION

DATE SUBMITTED: 3/6/25

☐ Owner
☐ Applicant

TYPE OF APPROVAL

☐ House ☐ Shed ☐ Carport
☐ Other: Garage

Narrative describing the proposed work to be done: Adding a 2 car garage | Mudroom

APPLICANT NAME: Florence Ann RUSHING

Email: annrushing200@yahoo.com Phone: 985-502-1620

Address: 71191 Dundee St. Abita Springs, LA 70420

OWNER (IF DIFFERENT FROM APPLICANT):

Email: Phone:

Address:

CONTRACTOR NAME & COMPANY: La aleman remodeling LLC

Email: laaleman2000@gmail.com Phone: 985-366-1175

Address: 214 Somerset St. LaPlace, La. 70068

Florence Ann Rushing 3/6/25 Florence Ann Rushing 3/6/25

Signature of Owner Date Signature of Applicant Date

---------- *Do Not Write Below this Line* ----------

7 DAYS NOTICE REQUIRED BEFORE FINAL APPROVAL OF CONSTRUCTION. IF YOU BUILD IN THE HISTORIC DISTRICT APPROVAL MUST BE GIVEN BEFORE YOUR CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

Commissioners Initial

Ron Blitch _____ **Review Date:** _____

Otto Dinkelacker _____ **Approved:** _____

Alissa Whitney _____ **Commissioner Assigned:** _____

Andre Monnot _____ **Work Completed as Presented:** _____

Paul Vogt _____ **Inspected on Date:** _____

SUBJECT PROPERTY

Street Address or Legal Description: 71191 Dundee Street

Nearest Cross Streets: St. Charles Street Lot Dimensions: 2 acres

Work Begins: Estimated Completion Date:

CHECKLIST

If your project has more than one building, please fill out a separate checklist.

Foundation: SLAB

Crawlspace Height: N/A

Height of Building:

Roof (material & slope): SHINGLES

Chimney: N/A

Front Porch: N/A

Columns: N/A

Siding(s):

Windows: (1)

Window Trim:

Shutters:

Doors: Garage doors (2)

Railing: N/A

Steps: N/A

Trim:

Lighting:

PAINT /COLOR DETAILS

Trim: Siding: Front Door:

Porch Ceiling: Porch Floor:

Additional Details:

Will match existing. If we decide to paint brick we will contact Town.

FENCE

Location: N/A

Style: Height:

Material:

Type: ☐ 4' Picket ☐ 7' Privacy ☐ 6' Privacy with 2' Lattice

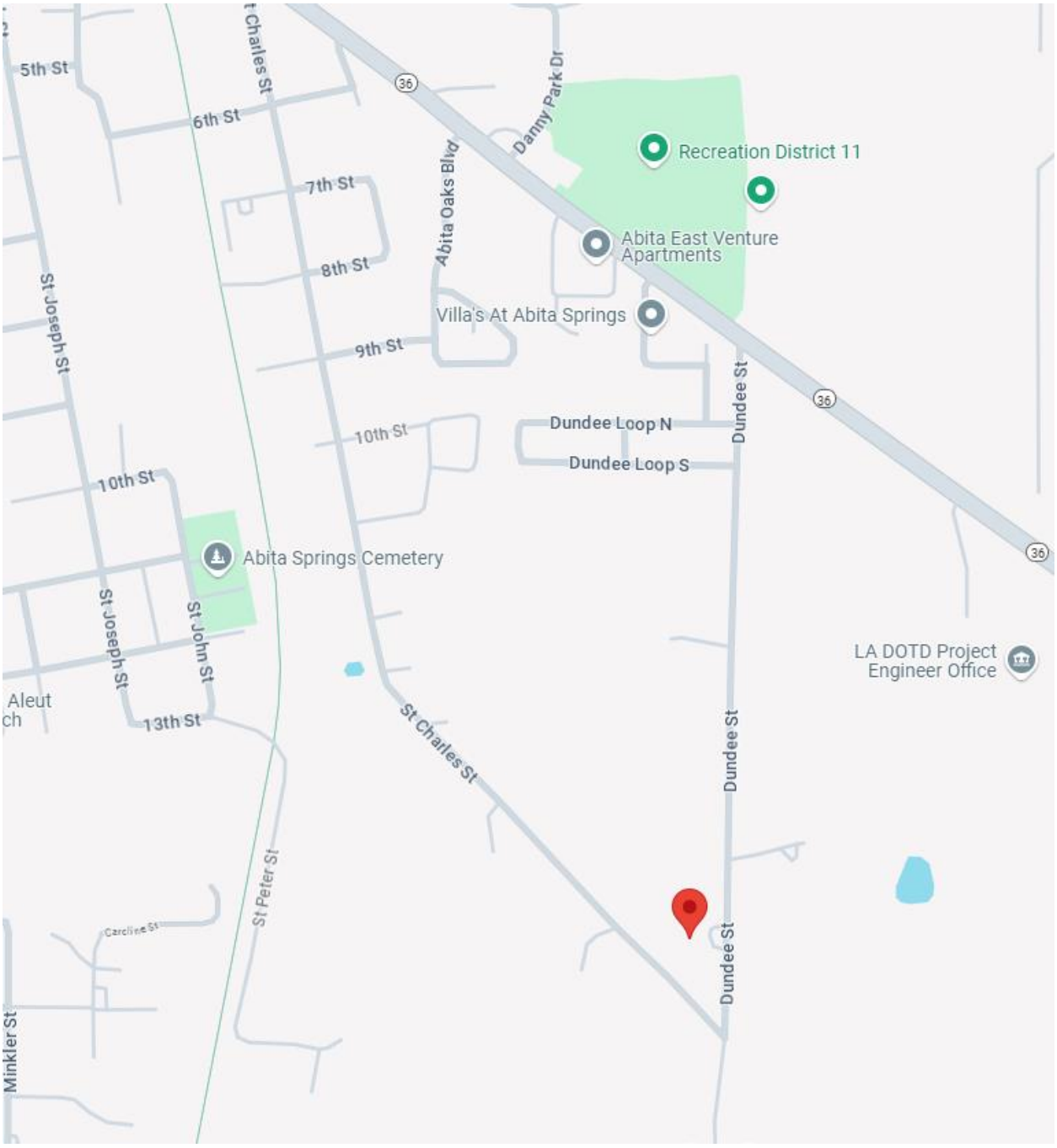
Notes:

OTHER

Details:

Notes:

71191 Dundee Street



71191 Dundee Street

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVISE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

71191 DUNDEE ST

ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE CONCERNING R301.2.1.1 (DESIGN CRITERIA) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 140MPH

AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH THE FOLLOWING CODES.

THIS PLAN WAS DESIGNED TO MEET R301 DESIGN LOAD CRITERIA, 40PSF LIVE, 30 PSF LIVE LOAD FOR SLEEPING ROOMS, 20 PSF ROOF LIVE LOAD, AND DESIGN WIND SPEED IS 140MPH

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN UNCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

1. GENERAL
   - A. ALL WORK MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
   - B. CODE COMPLIANCE
     - I. INTERNATIONAL RESIDENTIAL CODE (IRC) 2021
     - II. SSTD 10-99 (FOR FOUNDATION)
     - III. WFCM LATEST EDITION
     - VI. LATEST LOUISIANA PLUMBING CODE
   - C. LIVE LOADS
     - I. ATTICS, UNINHABITABLE WITHOUT STORAGE = 10 PSF
     - II. ATTICS, UNINHABITABLE WITH STORAGE = 20 PSF
     - III. ROOFS = 20 PSF IV. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES) = 40 PSF
   - D. ENVIRONMENTAL LOADS
     - I. BASIC WIND SPEED, V: 140MPH EXP. B
     - II. IMPORTANCE FACTOR, I: 1.0
     - III. ENCLOSED STRUCTURE, INTERIOR PRESSURE BASED ON GcPi=±0.18
   - E. FLOOD ZONE: SEE PLAT BY SURVEYOR
   - F. ENERGY COMPLIANCE: ALL WORK SHALL COMPLY WITH 2021 IRC CHAPTER 11 ENERGY EFFICIANCY AS DESCRIBED AND OUTLINED IN SECTIONS 1101 THRU 1104.
2. SITEWORK
   - A. SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
   - B. GRADE LOT FOR PROPER DRAINAGE WITHIN 50 FEET OF RESIDENCE TO DRAIN WATER AWAY.
   - C. LOUISIANA ONE CALL (800) 272-3020, "CALL BEFORE YOU DIG"
3. CONCRETE
   - A. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
   - B. ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185IN FLAT SHEETS.
4. MASONRY
   - A. ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE.
   - B. VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACED AT 30 FEET MAX.
   - C. TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16" O.C. HORIZONTALLY. ALL TIES MUST BE EMBEDDED AT LEAST 1 1/2 IN. INTO THE BRICK VENEER WITH A MINIMUM MORTAR COVER OF 5/8 IN. TO THE OUTSIDE FACE OF THE WALL. THEY MUST BE SECURELY ATTACHED TO THE STUDS THROUGH THE SHEATHING, NOT TO THE SHEATHING ALONE. AROUND THE PERIMETER OF OPENINGS, ADDITIONAL TIES SHOULD BE INSTALLED SPACED AT A MAXIMUM OF 3 FT. O.C. WITHIN 12 IN. OF THE OPENING.
   - D. BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE, AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C652 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FRIED, SOLID UNITS) OR ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE. FACING BRICK AND SOLID MASONRY UNITS. ALL BRICK UNITS SHOULD BE OF GRADE SW. THE USE OF SALVAGED BRICK IS NOT RECOMMENDED SINCE SUCH BRICK MAY NOT BOND PROPERLY WITH MORTAR AND MAY BE LESS DURABLE.
   - E. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY. MORTAR PLAYS AN IMPORTANT ROLE IN FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULL-SCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWEST COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES 8 SERIES BY THE BRICK INDUSTRY ASSOCIATION.
5. METAL
   - A. ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
   - B. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
     - I. 0 TO 4FT. OPENINGS: L4x3 1/2x 3/8;
     - II. >4 TO 6FT. OPENINGS: L5x3 1/2x 3/8;
     - III. >6 TO 8FT. OPENINGS: L6x3 1/2x 3/8;
     - IV. >8 TO 10FT. OPENINGS: L7x4x1/2;
     - V. >10 TO 12FT. OPENINGS: L8x4x1/2;
     - VI. >12 TO 16FT. OPENINGS: L9x4x5/8;
   - C. LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
   - D. ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL.
   - E. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG & GOVERNING BUILDING CODE.
   - F. ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE).
   - G. ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O. (IF APPLICABLE).
6. WOOD
   - A. ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE FOLLOWING CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
     - I. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA.
     - II. PLYWOOD DESIGN SPECIFICATION BY THE APA.
     - III. PRESSURE TREATED WOOD REQUIREMENTS OF AWPA.
     - IV. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
   - B. LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.
   - C. ENGINEERED BEAMS/JOISTS SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MIN. 3-STUD COL. EACH END. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADING. BEAMS 3 1/2" WIDE CAN BE MADE UP OF 2-1 3/4" BEAMS BEAMS 5 1/4" WIDE CAN BE MADE UP OF 3-1 3/4" BEAMS
   - D. ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS. JOISTS HANGERS, TIES, AND SEATS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
   - E. HEADINGS FOR OPENINGS IN INTERIOR WALLS OF SINGLE STORY CONSTRUCTION WITH NO MORE THAN 4'-0" CLEAR OPENING SHALL BE 2-2x10, MIN. HEADERS FOR OPENINGS ON EXTERIOR WALLS SHALL BE 2-2x12 FOR A MAXIMUM OPENING OF 4'-0" FOR SINGLE STORY CONSTRUCTION. U.N.O. SEE PLANS.
   - F. PER TABLE 602.3(5) OF THE 2021 IRC, WALL STUDS SHALL BE 2x4 AT 16" O.C. FOR WALL HEIGHTS NOT EXCEEDING 10 FEET IN UNSUPPORTED HEIGHT, U.N.O. BLOCK ALL STUD WALLS AT MID-HEIGHT. ALL WALL OVER 10'-0" IN HEIGHT SHALL BE 2x6 FRAMING @ 16" O.C. U.N.O. BLOCK PER CODE REQUIRMENTS.
   - G. RAFTERS SHALL BE 2x6 MIN., SPACED AT 24" O.C. MAX., MAX. CLEAR SPAN = 10'-0", SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS.
   - H. NOT USED
   - I. CEILING JOISTS FOR UNINHABITABLE ATTICS WITH STORAGE (LL=20 PSF) SHALL BE 2x6 MIN. SPACED AT 16" O.C. MAX. AND AS FOLLOWS: (USE 2x6+2x4 STRONGBACK AT ALL CEILING JOISTS SPANS OVER 10'-0")
     - I. 2x6 @ 16 O.C. MAX. SPAN 13'-6"
     - II. 2x8 @ 16 O.C. MAX. SPAN 17'-5"
     - III. 2x10 @ 16 O.C. MAX. SPAN 20'-9"
     - IV. 2x12 @ 16 O.C. MAX. SPAN 23'-11"
   - J. FLOOR JOISTS FOR RESIDENTIAL USE (LL=40 PSF) SHALL BE 2x8 MIN., SPACED AT 16" O.C. MAX. AND AS FOLLOWS:
     - I. 2x8 @ 16 O.C. MAX. SPAN 12'-4"
     - II. 2x10 @ 16 O.C. MAX. SPAN 14'-8"
     - III. 2x12 @ 16 O.C. MAX. SPAN 17'-2"
     - IV. 2x12 @ 12 O.C. MAX. SPAN 19'-19"

     THE USE OF OPEN WEB JOISTS MAY REQUIRE DRAFTSTOPPING, PER NOTE 6. WOOD (T), SEE BELOW.
   - K. USE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS U.N.O. (WHERE APPLIES)
   - L. ANCHOR FLOOR PLATES TO SLAB WITH 5/8" C ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" SPACED AT 24" O.C. WITH MUDSILLS 18" FROM EACH BOLT & WITHIN 12" OF EACH BUILDING CORNER; EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER. **AS AN ALTERNATE TO THE ABOVE SPACING: ANCHOR BOLTS CAN BE SPACED AT 4' O.C. WITH SIMPSON MAS ANCHORS SPACE AT 16" O.C. BETWEEN ANCHOR BOLTS** (NAIL MAS TO SILL PLATE WITH 2-10d NAILS ON SIDE AND 4-10d NAILS ON TOP)
   - M. SHEAR WALLS: PROVIDE APA SHEATHING, EXPOSURE 1 RATED 4'x8'x7/16" PANELS ON ALL EXTERIOR WALLS. PROVIDE INTERIOR SHEAR WALLS AS SHOWN ON PLANS. SHEATHING SHALL EXTEND FROM SLAB TO TOP PLATE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS.
   - N. ALL ROOF SHEATHING SHALL BE APA SHEATHING EXPOSURE 1 4'x8'x5/8" MIN. PANELS. FASTEN IN WITH 8d NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RINK SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS AT 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.
   - O. ALL LUMBER IN CONTACT WITH EARTH AND/OR MASONRY SHALL BE TREATED.
   - P. CABINETS & COUNTERTOPS SHALL BE PER BUILDER ALLOWANCES.
   - Q. APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED.
   - R. FOLLOW WOOD FRAME CONSTRUCTION MANUAL FOR ALL DETAILS NOT SHOWN.
   - S. FIREBLOCKING - PROVIDE FIREBLOCKING IN ALL LOCATIONS AND USING ALL APPROVED MATERIALS AS REQUIRED BY 2021 IRC SECTION R302.11.
   - T. DRAFTSTOPPING - PROVIDE DRAFTSTOPPING IN ALL CONCEALED LOCATIONS AND USING ALL APPROVED MATERIALS AS REQUIRED BY 2021 IRC SECTION R302.12.
7. THERMAL & MOISTURE CONTROL
   - A. ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
   - B. CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
     - I. WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
     - II. CEILINGS, STANDARD: R-49 BLOWN (PREFERABLE) OR R-49 BATT
     - III. CEILING, VAULT: R-19 BATT
     - IV. FLOORS (2-STORY SPACES ONLY): R-19 BATT
     - V. FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
     - VI. VAULTED CLG. AS PERMITTED BY 2021 IRC 1102.2.2(R4.2.2.2_ CEILINGS W/O ATTIC SPACES
   - C. ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
   - D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
   - E. PROVIDE ROOF VENTILATION PER IRC SECTION R806
   - F. PROVIDE ROOF ICE BARRIER UNDERLAYMENTS IN ALL LOCATION/SLOPES AS PER LSUCCC AMENDMENTS EFFECTIVE 1/1/2023 TITLE 17 - CONSTRUCTION, PART 1, UNIFORM CONSTRUCTION CODE. SECTION 107-INTERNATIONAL RESIDENTIAL CODE (SEE TABLE FOR AMMENDED SECTION 905.1.2 ICE BARRIERS.) OR AS NOTED ON PLANS.

ENERGY CODE COMPLIANCE

1- ALL INSTALLED INSULATION IS LABELED OR THE INSTALLED R-VALUES PROVIDED.
2-WALL INSULATION IS INSTALLED PER THE MANUFACTURERS INSTRUCTION
3-CEILING INSULATION INSTALLED AS PER MANUFACTURER. BLOWN IN INSULATION MARKED EVERY 300FT SQUARED
4-VENTED ATTIC AND AIR PERMEABLE INSULATION INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTEND OVER INSULATION
5-ATTIC ACCESS HATCH AND DOOR INSULATION ≥R VALUE OF THE ADJACENT ASSEMBLY , AS AMENDED BY THE LSUCCC
6-AIR BARRIER AND THERMAL BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTION
7-IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABLED TO INDICATE ≤2.0 cfm LEAKAGE AT 75 PA.
8-BLOWER DOOR TEST @ 50 Pa. <=7.0 ach. IN CLIMATE ZONE 2, AS AMENDED BY THE LSUCCC
9-ELECTRICAL COMMUNICATION BOXES INSTALLED IN THE THERMAL BOUNDARY OF THE ENVELOPE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES
10-HEATING AND COOLING EQUIPMENT IS SIZED PER ACCA MANUEL S BASED ON LOADS CALCULATED PER ACCA MANUEL J OR OTHER METHODS APPROVED BY THE CODE OFFICAL
11-PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEM
12-MECHANICAL VENTILATION SYSTEMS TESTED AND VERIFIED TO MEET THE MINIMUM FLOW RATES REQUIRED-BATHROOMS 50cfm AND KITCHEN 100cfm INTERMITTTENT USE
13-EFFCIENCY HVAC PACKAGE: EFFICIENCES >=95 AFUE GAS FURNACE, 16 SEER AIR CONDITIONER, 10 HSPF/16 SEER HEAT PUMP
14-SUPPLY AND RETURN DUCTS IN ATTIC INSULATED>= R-8 WHERE DUCT IS LOCATED IN CONDITIONED AREA
15-DUCTS, AIR HANDLERS AND FILTER BOXES ARE SEALED WITH JOINT/SEAMS COMPLIANT WITH INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE
16-DUCTS ARE PRESSURE TESTED IN ACCORDANCE WITH ANEI/RESNET/ICC 380 OR ASTME 1554 TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH-IN TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF TEST.POST CONDITIONING TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE IF INSTALLED.
17-DUCT TIGHTNESS TEST RESULT OF <=4cfm/100 FT2 ACROSS THE SYSTEM OR <=3 cfm/100cfm FT2 WITHOUT AIR HANDLER @ 25 Pa. DUCT TIGHTNESS <=8cfm/100 FT2 FOR DUCTS WITHIN THERMAL ENVELOPE. FOR ROUGH IN TEST, VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECTION
18-BUILDING CAVITIES ARE NOT USED AS DUCTS OR PLENUMS.
19-100% PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS
20-FUEL GAS LIGHTING SYSTEMS HAVE NO CONTINUOUS PILOT LIGHT

8. DOORS & WINDOWS - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
   - A. ALL WINDOWS SHALL MEET SECTION R301.2.1.2 GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MIN. PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENTS OF R301.2.1.2.
   - B. CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
9. FINISHES - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
   - A. - ALL UNDER-STAIR SPACES SHALL BE FINISHED IN ACCORDANCE WITH SECTION R302.7 OF 2021 IRC
10. SPECIALTIES - SPECIALTIES SHALL MEET ALL BUILDING CODE REQUIREMENTS
    - A. FIREPLACES SHALL BE PER CODE AND OWNER/BUILDER AGREEMENT.
    - B. SHUTTERS (IF SHOWN ON DRAWINGS) SHALL BE PER OWNER/BUILDER AGREEMENT.
    - C. STORAGE SHELVING SHALL BE PER OWNER/BUILDER AGREEMENT.
    - D. TOILET, BATH, & LAUNDRY ACCESSORIES SHALL BE PER OWNER/BUILDER AGREEMENT.
11. EQUIPMENT - ALL APPLIANCES SHALL BE PER OWNER/BUILDER AGREEMENT.
12. FURNISHINGS - ANY FURNISHINGS SHALL BE PER OWNER/BUILDER AGREEMENT.
13. SPECIAL CONSTRUCTION - TUBS & POOLS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.
14. SPECIAL CONSTRUCTION - ELEVATORS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES. 15. MECHANICAL: HVAC & PLUMBING
    - A. ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
    - B. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101:7-2 OF THE LIFE SAFETY CODE.
    - C. OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
    - D. RS & RL LINES FROM OUTDOOR COND. UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
    - E. PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
    - F. EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.
    - G. 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT). ACOUSTICALLY LINE R.A. DUCT (WITH 90±ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE R/A GRILL.
    - H. PROVIDE 125°FIRESTAT, LOCATE IN RETURN AIR PLENUM.
    - I. PROVIDE RAISED PLATFORM FOR AHU.
    - J. PROVIDE O.B. MANUAL VOLUME DAMPERS AT ALL VOLUME SUPPLY AIR GRILLES.
    - K. PROVIDE SPIN-TAP WITH DAMPER AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.
    - L. ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
16. ELECTRICAL
    - A. ALL ELCTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
    - B. OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRQUIT BREAKER BOX, ETC. C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS.
17. VENT/ FLOOD ELEVATION
    - A. THE BOTTOM OF ENCLOSED AREA FLOOD VENTS WILL BE 1FT. OR LESS ABOVE THE ADJACENT GRADE AS REQUIRED BY R322.2.3 IRC 2021 ED.
    - B. THE ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION ON THE GARAGE WILL MEET THE REQUIREMENTS OF R322.2.2 IRC 2021 ED. FOR USE AND FLOOD OPENINGS.
    - C. BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION WILL COMPLY WITH SEC. R322.1.8 IRC 2021 ED.
18. ANY DOORS LEADING FROM A GARAGE INTO A RESIDENCE SHALL BE A SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, SOLID STEEL DOOR NOT LESS THAN 1 3/8" THICK OR A 20-MIN FIRE RATED DOOR, SHALL BE SELF LATCHING & EQUIPPED WITH A SELF CLOSING DEVICE AS STATED IN R302.5.1 IRC 2021.
19. BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2021 ed.
20. PROJECTIONS (ROOF OVERHANGS) EXTENDING INTO THE THREE FOOT FIRE SEPRARATION DISTANCE SHALL NOT HAVE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE AS REQUIRED BY R302.1 IRC 2021 ed.
21. PROVIDE GARAGE SEPARATION AS REQUIRED BY SEC R302.6 IRC 2021 ed.
22. WINDOWS INSTALLED IN STAIR ENCLOSURES AND WITHIN 5 FT. OF BOTTOM OF STAIRS REQUIRE SAFETY GLAZING PER R308.4.6 IRC.
23. PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE IRC 2021 ed.
24.R905.1.1 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. STATING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.
25. PERMIT REQUIREMENTS:A PERMIT IS MANDATORY IF REPLACING 50% OR MORE OF THE ROOF COVERING.
26.INSTALLATION COMPLIANCE: ROOF COVERINGS MUST BE INSTALLED STRICTLY ACCORDING TO THE CODE OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICH INCLUDE DETAILED STIPULATIONS ABOUT FASTENING, STARTER STRIPS, HIPS, VALLEYS, AND RIDGES
27. MANDATORY CRICKET INSTALLATIONS: CRICKETS AND SADDLES ARE REQUIRED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE.
28.ASPHALT SHINGLES SPECIFICATIONS: THESE ARE TO BE USED ON SLOPES OF 2/12 AND GREATER AND MUST BE FASTENED TO SOLIDLY SHEATHED DECKING.
29. DRIP EDGE REQUIREMENTS: DRIP EDGES MUST BE PROVIDED AT EAVES AND RAKE EDGES WITH A MIN. OVERLAP OF 2".
30.PHOTOGRAPHIC EVIDENCE WITH GEOTAGGING: THIS IS NOW MANDATORY FOR NEW ROOFS AND REPLACEMENTS, DOCUMENTING EVERY PHRASE FROM THE DECKING TO THE COMPLETE ROOF.

SHEET INDEX	
Sheet Name	Sheet Number
SITE PLAN & CODE REFERENCES	A1.0
FIRST LEVEL FLOOR PLAN	A1.2
SCHEDULES & INTERIORS	A1.3
ELECTRICAL PLAN	A2.0
EXTERIOR ELEVATIONS	A3.0
HIGH WIND CONSTRUCTION DETAILS	A3.4

DESIGN CRITERIA

1. THE BASIC WIND SPEED USED IN THIS DESIGN IS 140MPH

2. ROOF PITCHES OF 7/12 OR LESS MUST CONFORM TO THE SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD 10).

3. ROOF PITCHES OF 8/12 OR GREATER MUST CONFORM TO ASCE-7.

4. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 5/8 INCH AND A MAXIMUM SPAN OF 8 FEET SHALL BE PROVIDED BY THE CONTRACTOR FOR OPENING PROTECTION. PANELS SHALL BE PRECUT TO COVER GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LADS DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

STATE OF LOUISIANA — REGISTERED PROFESSIONAL ENGINEER — MICHAEL K. BELL — CIVIL ENGINEER

DIAMOND DESIGN
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GENERAL NOTES:

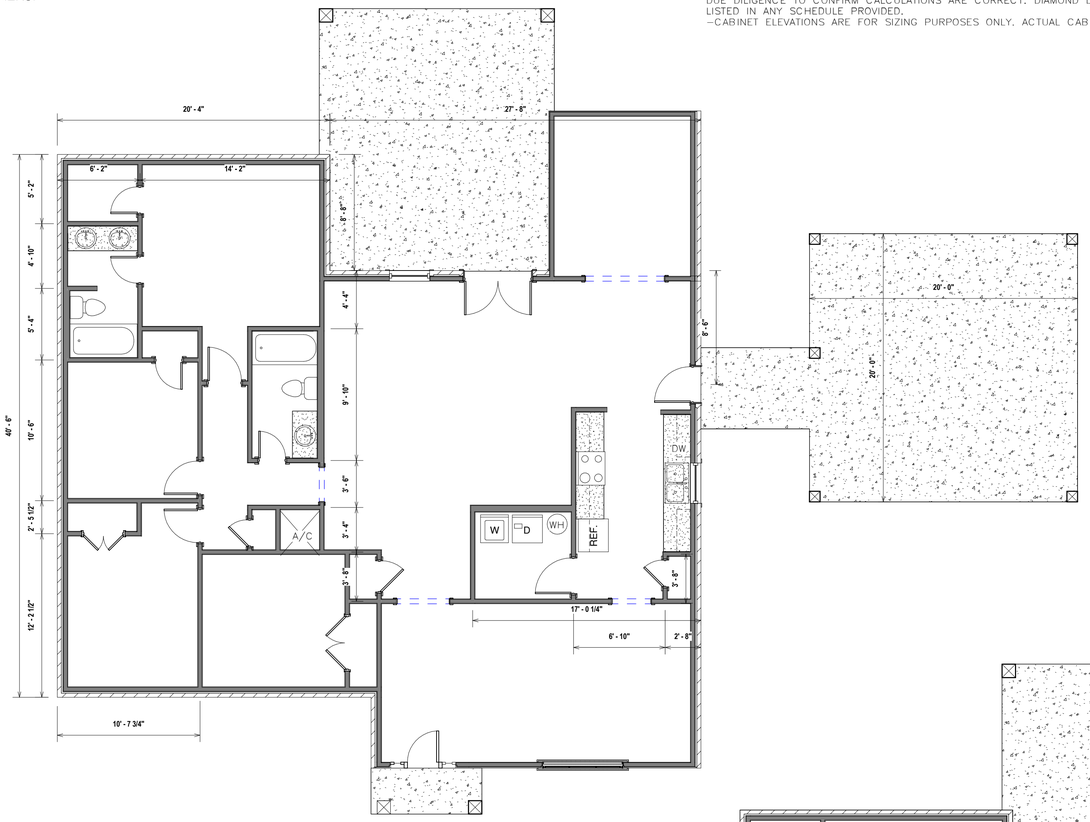
TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

-REMAINDER OF SQ. FT MISSING FROM TOTAL IN ROOM SCHEDULE IS IN THE CLOSETS AND WALL THICKNESS NOT LISTED IN SCHEDULE. ALSO THE SHOWER AREA IS NOT LISTED IN THE SCHEDULE ALSO

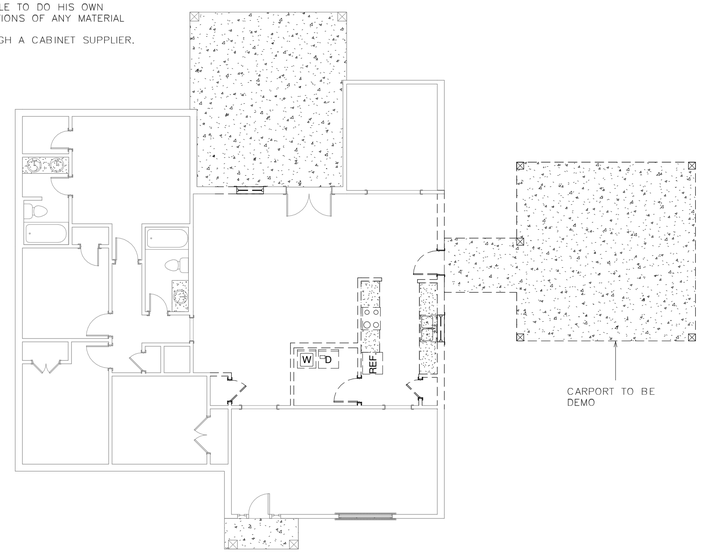
-DIMENSIONS ARROWS POINT TO THE FOLLOWING LOCATIONS IF EVER IT IS NOT CLEAR.
- *ALL EXTERIOR WALL DIMENSIONS POINT TO THE EXTERIOR SIDE OF STUD UNLESS WALL HAS BRICK, THEN IT POINTS TO THE EDGE OF BRICK.
- *ALL INTERIOR WALL DIMENSIONS POINT TO THE CENTER OF STUD.
- *ALL CABINET DIMENSIONS ARE POINTING TO THE CABINET, NOT THE COUNTER EDGE.

-SCHEDULES HAVE BEEN PUT TOGETHER WITH AS MUCH ATTENTION AS POSSIBLE, BUT CONTRACTOR IS RESPONSIBLE TO DO HIS OWN DUE DILIGENCE TO CONFIRM CALCULATIONS ARE CORRECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY ESTIMATIONS OF ANY MATERIAL LISTED IN ANY SCHEDULE PROVIDED.

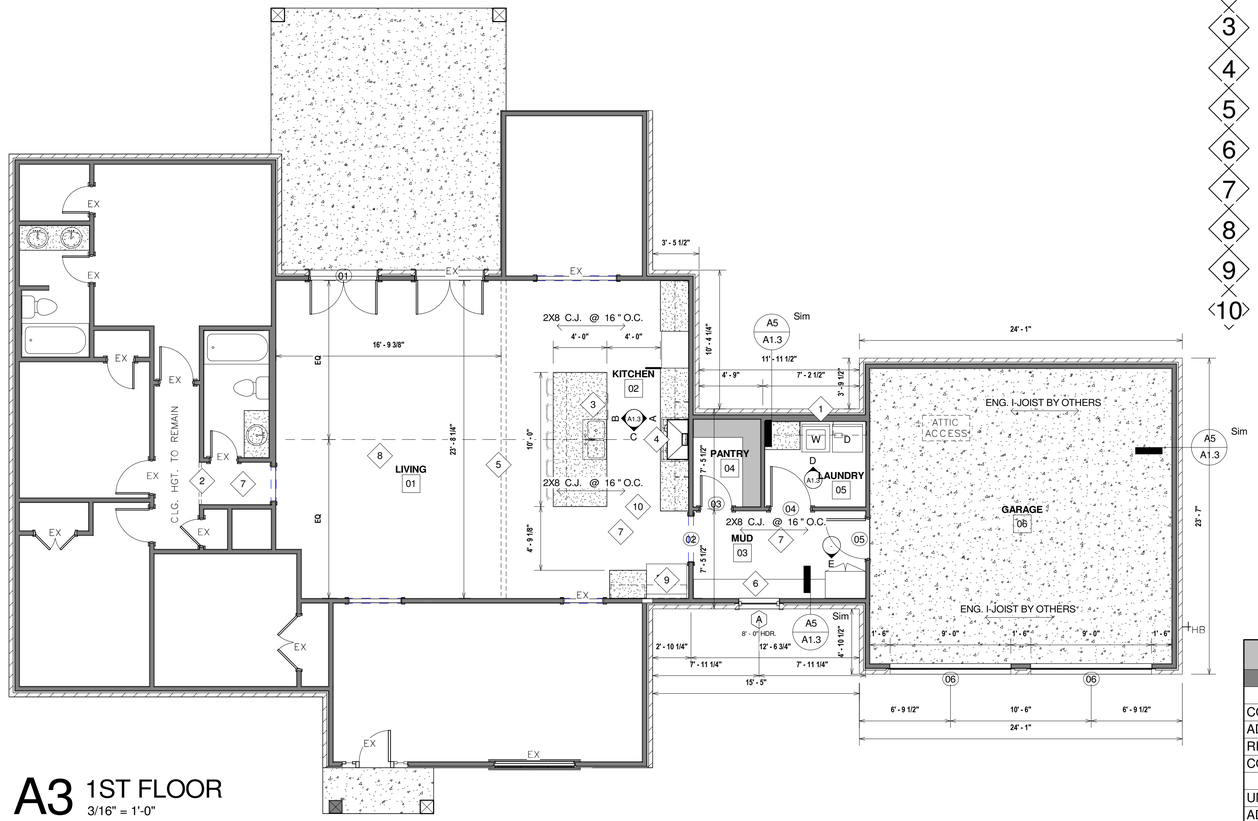
-CABINET ELEVATIONS ARE FOR SIZING PURPOSES ONLY. ACTUAL CABINETS ARE TO BE CHOSEN BY OWNER THROUGH A CABINET SUPPLIER.



B1 1ST FLOOR - EXISTING
3/16" = 1'-0"



D5 1ST FLOOR - DEMO
1/8" = 1'-0"



A3 1ST FLOOR
3/16" = 1'-0"

KEYNOTES

1. 2X6 WALL
2. 2 - 2X12 BEAMS ABOVE
3. DISHWASHER
4. 36" COOKTOP
5. ENG. BEAM BY OTHERS
6. BENCH / CUBBIES
7. 10'-0" CLG
8. 14' +/- CLG
9. REFRIGERATOR/ 2" SPACER
10. REMOVE EXISTING KITCHEN CLG. AND REPLACE WITH NEW JOIST

SQ. FOOTAGE	
Comments	Area
CONDITIONED	
ADDITIONAL LIVING AREA	257 SF
RENOVATED LIVING AREA	670 SF
CONDITIONED	927 SF
UNCONDITIONED	
ADDITIONAL GARAGE	520 SF
UNCONDITIONED	520 SF
Grand total	1447 SF

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DOOR SCHEDULE

Type Mark	Width	Height	Thickness	Description	Count
01	5' - 0"	6' - 8"	0' - 1 3/8"	EXT. GLAZED DOOR-DBL	1
02	3' - 6"	8' - 0"		CASED OPENING	1
03	2' - 4"	8' - 0"	0' - 1 3/8"	INTERIOR MASONITE	1
04	3' - 0"	8' - 0"	0' - 1 3/8"	INTERIOR MASONITE	1
05	3' - 0"	8' - 0"	0' - 1 3/4"	EXT.	1
06	9' - 0"	8' - 0"		GARAGE DR. - 140 MPH RATED	2

Room Schedule

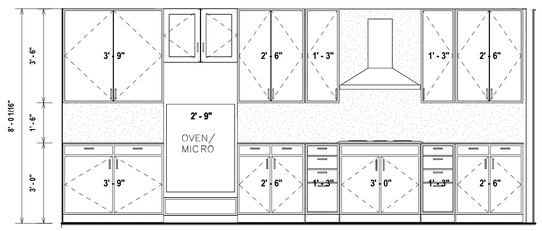
Rm #	Name	Wall Finish	Clg. Height	Ceiling Finish	Area	Volume	Perimeter
01	LIVING	GYP. BD.	14+/-	GYP. BD.	396 SF	3959 CF	98' - 9"
02	KITCHEN	GYP. BD.	10'-0"	GYP. BD.	322 SF	3055 CF	74' - 7"
03	MUD	GYP. BD.	10'-0"	GYP. BD.	83 SF	834 CF	38' - 8"
04	PANTRY	GYP. BD.	10'-0"	GYP. BD.	33 SF	325 CF	23' - 0"
05	LAUNDRY	GYP. BD.	10'-0"	GYP. BD.	48 SF	475 CF	27' - 8"
06	GARAGE	GYP. BD.	10'-0"	GYP. BD.	495 SF	4950 CF	89' - 0"

Window Schedule

Type Mark	Width	Height	Description	Count
A	3' - 0"	5' - 0"	SEE ELEVATIONS	1

COUNTER SURFACE AREA

Area	Description
30 SF	COUNTER-KITCHEN
6 SF	COUNTER-KITCHEN
40 SF	COUNTER-KITCHEN ISLAND
5 SF	COUNTER-LAUNDRY
81 SF	



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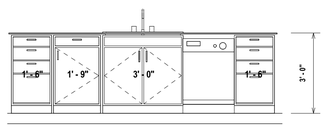

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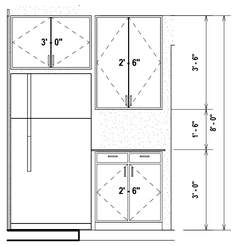

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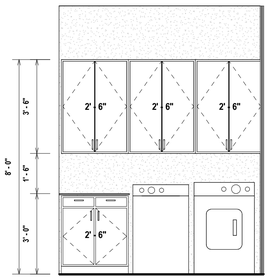

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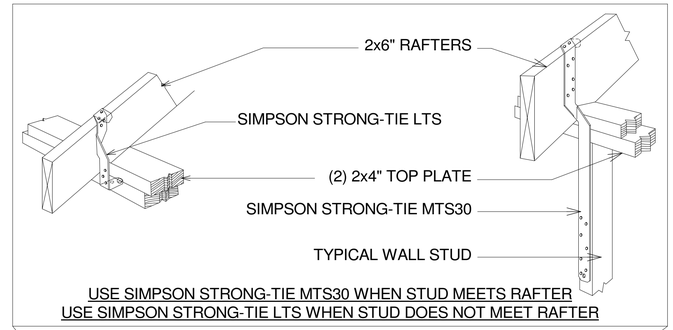
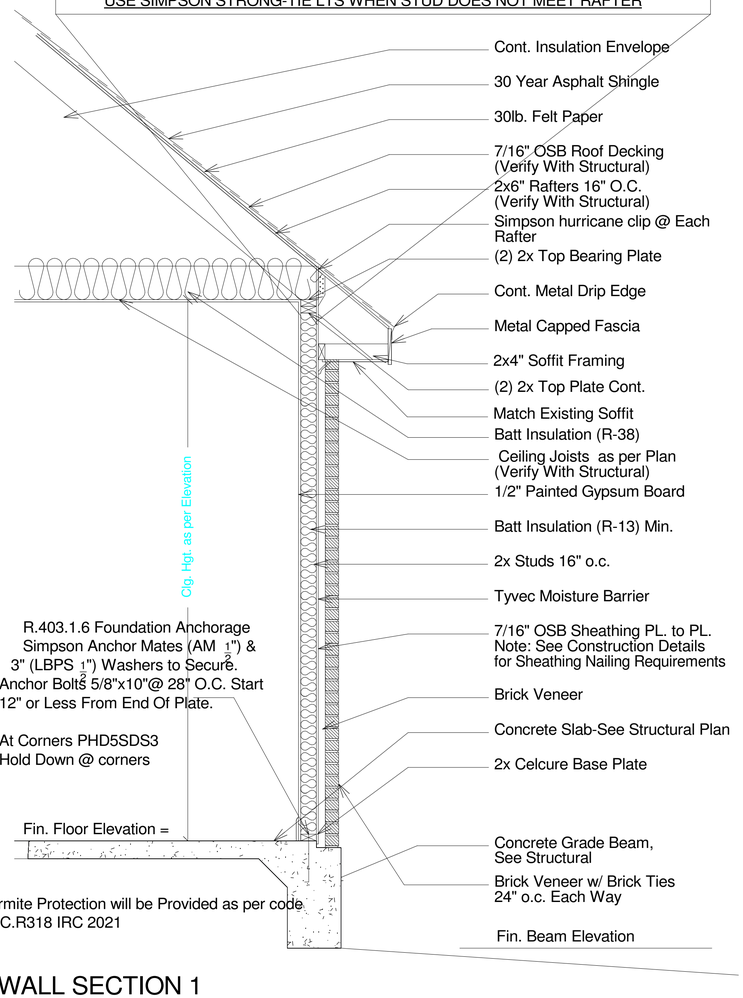


USE SIMPSON STRONG-TIE MTS30 WHEN STUD MEETS RAFTER
USE SIMPSON STRONG-TIE LTS WHEN STUD DOES NOT MEET RAFTER



A5 WALL SECTION 1
3/4" = 1'-0"

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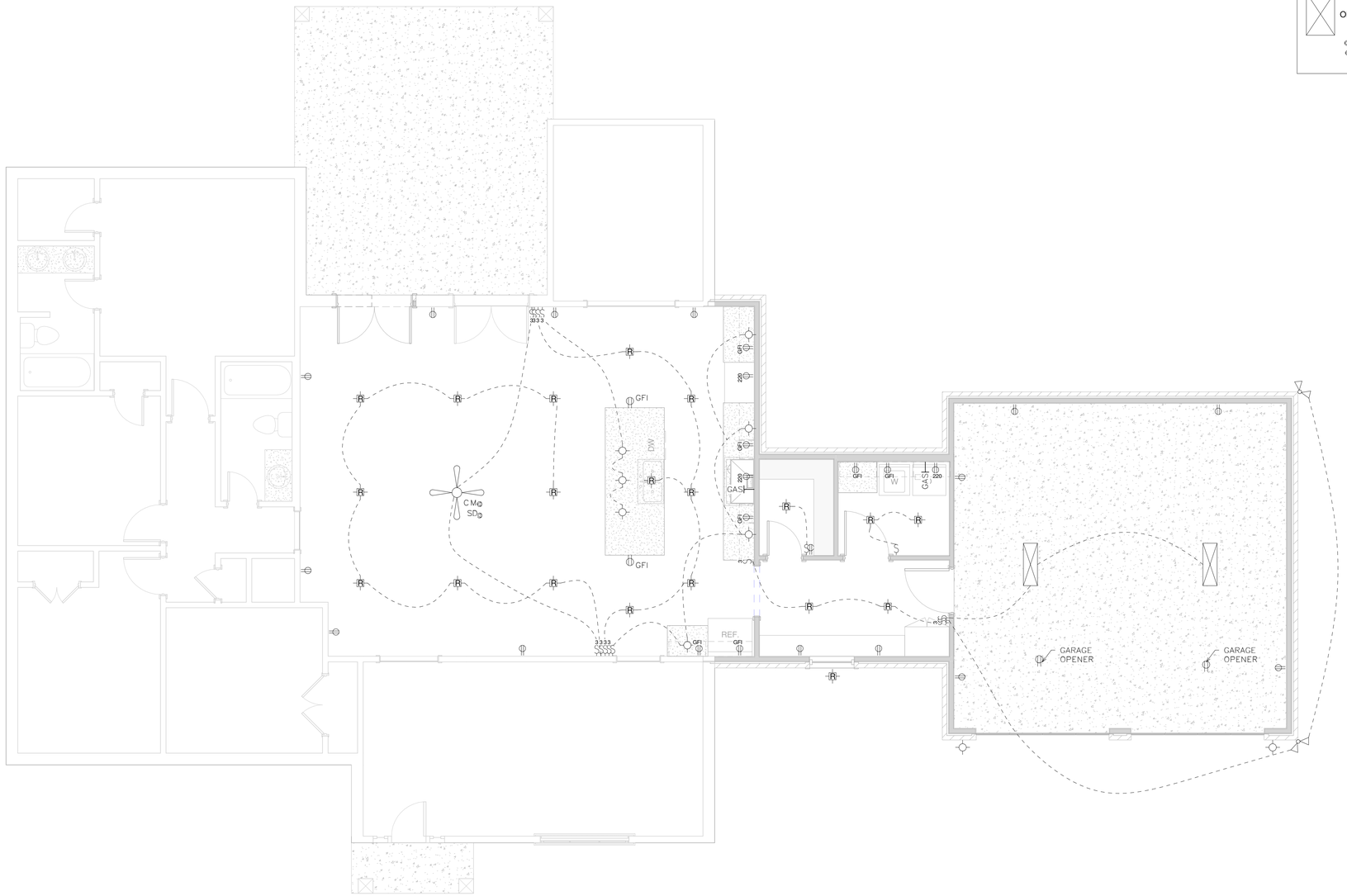
TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

ELECTRICAL SYMBOLS

- S — SINGLE POLE SWITCH
- S — THREE WAY SWITCH
- S — FOUR WAY SWITCH
- 120 DUPLEX RECEPTICAL
- 220V DUPLEX RECEPTICAL
- GAS VALVE
- WP — WATER PROOF RECEPTICAL
- GFI — GROUND FAULT CIRCUIT INTERRUPTER
- DSP — GARBAGE DISPOSAL
- SINGLE POLE SWITCH FAN
- VL — VENT/ LIGHT
- HV — HEAT/ VENT
- HVL — HEAT/ VENT/ LIGHT
- FLOOD LIGHT
- INCANDESCENT LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- OR — 4 OR 2 BULB FLUORESCENT LIGHT
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR



A1 1ST FLOOR ELECTRICAL PLAN

1/4" = 1'-0"

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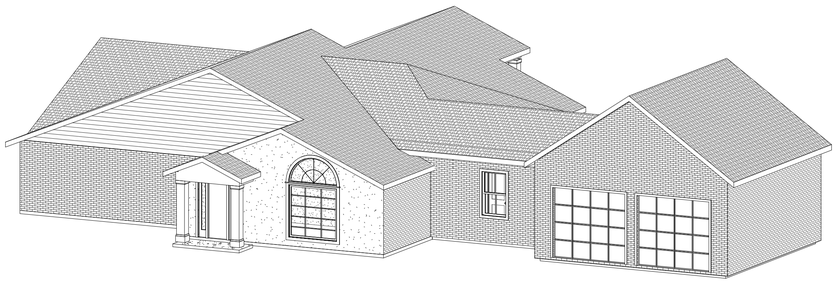
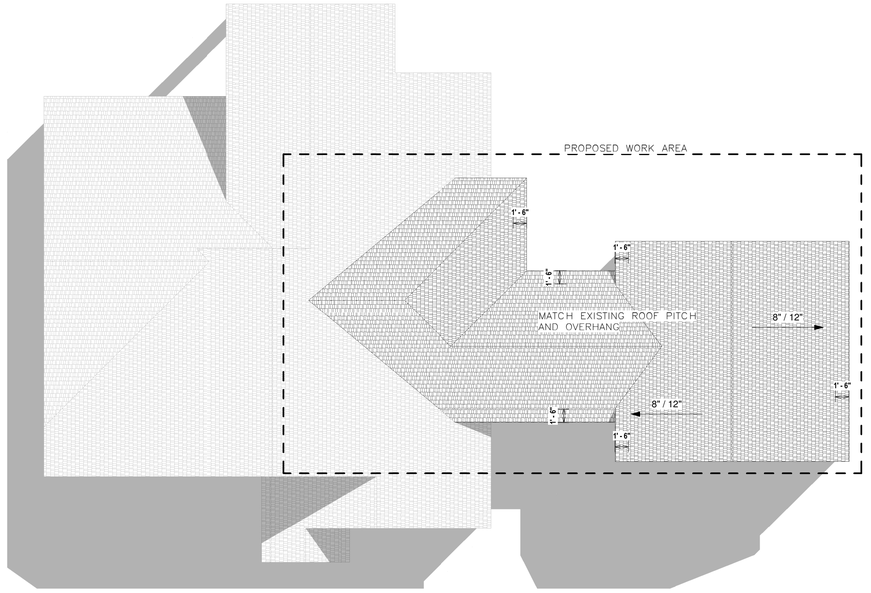
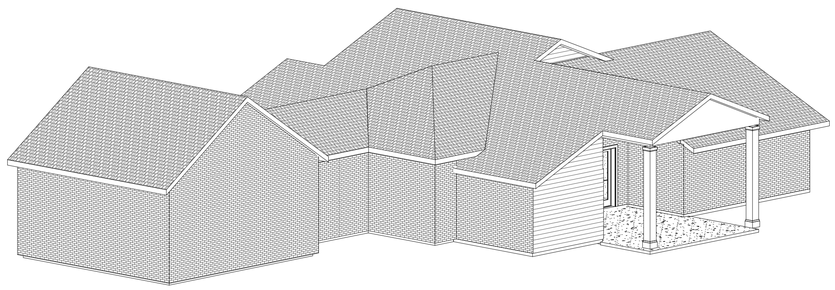
Roof Schedule	
Type	Area
2X6 ASPHALT SHINGLES	4768 SF
	4768 SF
	4768 SF

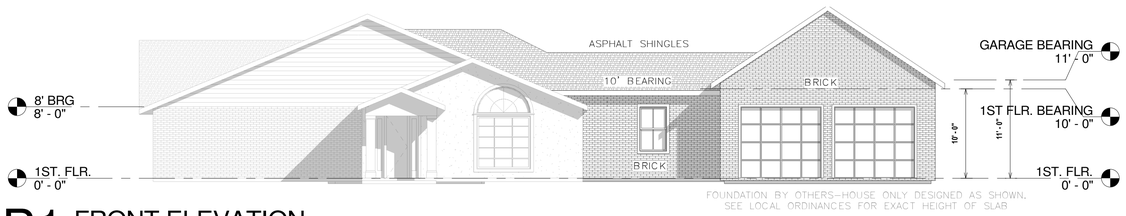
NOTE:
2 LAYERS OF UNDERLAYMENT SHALL BE INSTALLED OVER ENTIRE ROOF AS PER ST. TAMMANY PERMIT REVIEW.



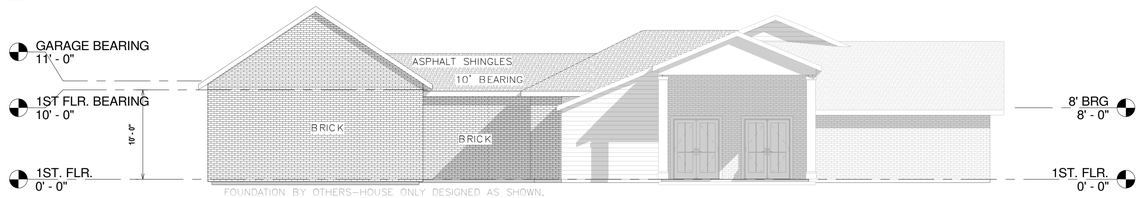


D3 BIRD'S EYE VIEW
1/8" = 1'-0"





B1 FRONT ELEVATION
1/8" = 1'-0"



A1 REAR ELEVATION
1/8" = 1'-0"

A3 RIGHT ELEVATION
1/8" = 1'-0"

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Windborne Debris Protection Fastening Schedule for Struct. Panels

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN LESS THAN 4'	4 FT. PANEL SPAN LESS THAN 6'	6 FT. PANEL SPAN LESS THAN 8'
2 1/2" #6 WOOD SCREWS	16"	12"	9"
2 1/2" #8 WOOD SCREWS	16"	16"	12"

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. WOOD STRUCTURAL WITH A MIN. THICKNESS OF 7/16" AND A MAX. SPAN OF 8' SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE & TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

Underlayment Notes

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), APPLY A WATER-RESISTIVE UNDERLAYMENT PARALLEL WITH AND STARTING AT THE EAVE, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36" WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 2" AT THE SIDES AND ENDS, AND STAGGERING THE END LAPS. FOR ROOF SLOPES OF FOUR UNITS VERTICAL (33% SLOPE), OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2", FASTENED SUFFICIENTLY TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'.

Roof Sheathing or Cladding Req'd For Wind Load - Exp. B

SHEATHING LOCATION	RAFTER/ TRUSS SPAC.	E	F
		MAX. NAIL SPAC. FOR 8d COM. NAILS OR 10d BOX NAILS (INCHES O.C.)	
INTERIOR ZONE	12" O.C.	6	12
	16" O.C.	6	12
	24" O.C.	6	12
PERIMETER EDGE ZONE	12" O.C.	6	12
	16" O.C.	6	6
	24" O.C.	6	6

130 MPH WINDS - EXPOSURE "B" (TYP.)

Header Nailing Scheule

Scale:n.t.s.

DESCRIPTION	NUM. OF COM. NAILS	NUM. OF BOX NAILS	SPACING
HEAD TO HEAD (FACE-NAILED)	8d	10d	6" O.C. EDGES/ 12" O.C. FIELD

Header Spans - Exposure B Exterior Load Bearing Walls

HEADER SIZE	SPAN	NO. FULL HT STUDS REQ. @ EA. END
2-2x4	4'-7"	2
2-2x6	5'-6"	2
2-2x8	6'-1"	3
2-2x10	6'-8"	3
2-2x12	7'-1"	3
3-2x8	7'-5"	3
3-2x10	8'-3"	3
3-2x12	8'-8"	3
4-2x8	8'-7"	3
4-2x10	9'-6"	3
4-2x12	10'-0"	4

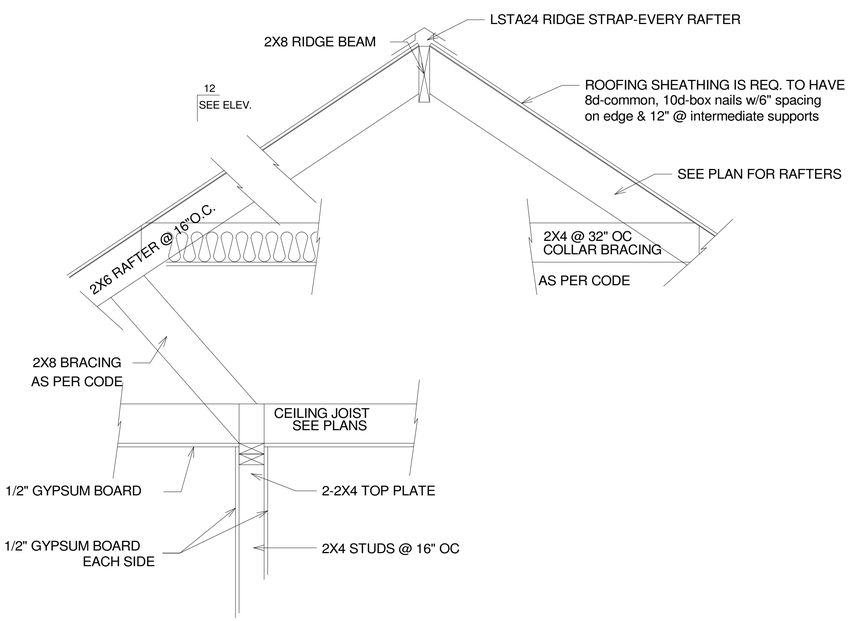
Header Spans for Interior Load Bearing Walls

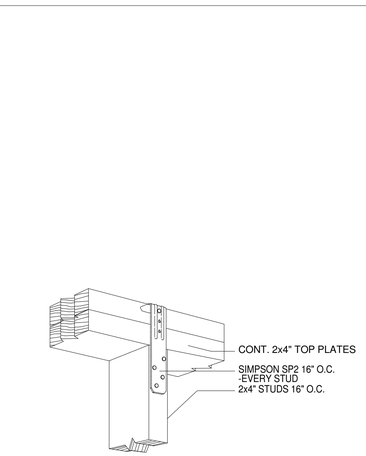
HEADER SUPPORTING	SIZE	BUILDING WIDTH 12	24	36
		SPANS (ft-in.)		
ONE FLOOR (CENTER BEARING)	2-2x4	4'-4"	3'-1"	2'-6"
	2-2x6	6'-5"	4'-6"	3'-8"
	2-2x8	8'-1"	5'-9"	4'-8"
	2-2x10	9'-11"	7'-0"	5'-9"
	2-2x12	11'-6"	8'-1"	6'-7"
	3-2x8	10'-2"	7'-2"	5'-10"
	3-2x10	12'-5"	8'-9"	7'-2"
	3-2x12	14'-4"	10'-2"	8'-3"
	4-2x8	11'-6"	8'-3"	6'-9"
	4-2x10	14'-4"	10'-1"	8'-3"
	4-2x12	"	11'-9"	9'-7"
TWO FLOORS ONLY (CENTER BEARING)	2-2x4	2'-10"	2'-1"	1'-8"
	2-2x6	4'-2"	3'-1"	2'-6"
	2-2x8	5'-4"	3'-11"	3'-3"
	2-2x10	6'-6"	4'-9"	3'-11"
	2-2x12	7'-6"	5'-6"	4'-7"
	3-2x8	6'-8"	4'-10"	4'-0"
	3-2x10	8'-1"	6'-0"	4'-11"
	3-2x12	9'-5"	6'-11"	5'-9"
	4-2x8	7'-8"	5'-8"	4'-8"
	4-2x10	9'-4"	6'-10"	5'-8"
	4-2x12	10'-10"	8'-0"	6'-7"

Jack Stud Requirements - For Interior Load Bearing Walls

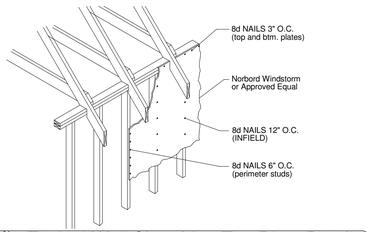
HEADER SUPPORTING	HEADER SPAN (ft.)	ROOF SPAN (ft.) 3"	4.5"	5"	6.5"
		12 FEET			
		NO JACK STUDS REQ.			
ROOF & CLG.	2	1	1	1	1
	4	1	1	1	1
	6	2	1	2	2
	8	2	2	2	2
	10	3	2	2	2
	12	3	2	2	2
	14	4	3	2	2
	16	4	3	2	2
ROOF & CLG. AND 1 CENTER BEARING FLOOR	2	1	1	1	1
	4	2	1	1	1
	6	2	2	2	1
	8	3	2	2	3
	10	4	3	2	2
	12	4	3	3	2
	14	5	3	3	3
	16	5	4	3	3

HEADER WIDTH - 3" (2-2x), 4.5" (3-2x), 5", 6.5" (4-2x).

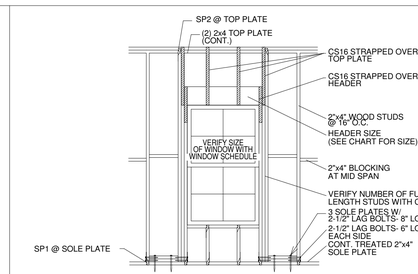




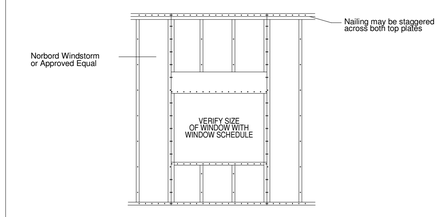
Typical Stud Strapping @ Top & Btm Pl.



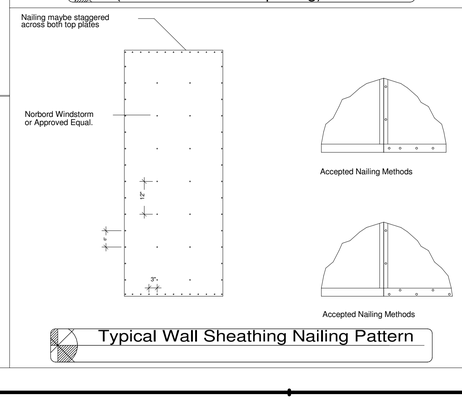
Typical Wall Sheathing Top Plate Detail



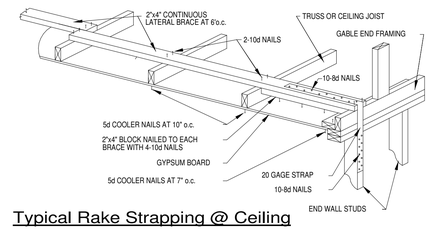
Typical Window Strapping Detail (Simmilar to Door Opening)



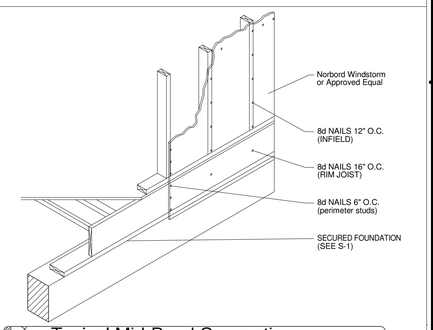
Typical Window Opending Detail (Simmilar to Door Opening)



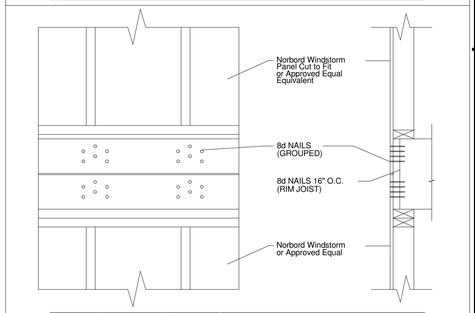
Typical Wall Sheathing Nailing Pattern



Typical Rake Strapping @ Ceiling



Typical Mid-Band Connection



Typical Gable Connection

DIAMOND DESIGN
Residential Planners
Covington, Louisiana
985-809-8033

ADDIT/RENO TO: RUSHING
71191 DUNDEE ST
ST. TAMMANY PARISH, LA

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MKB
REVISED

PROJECT
DD-841A
DATE
11/12/2024

SHEET
A3.4
OF