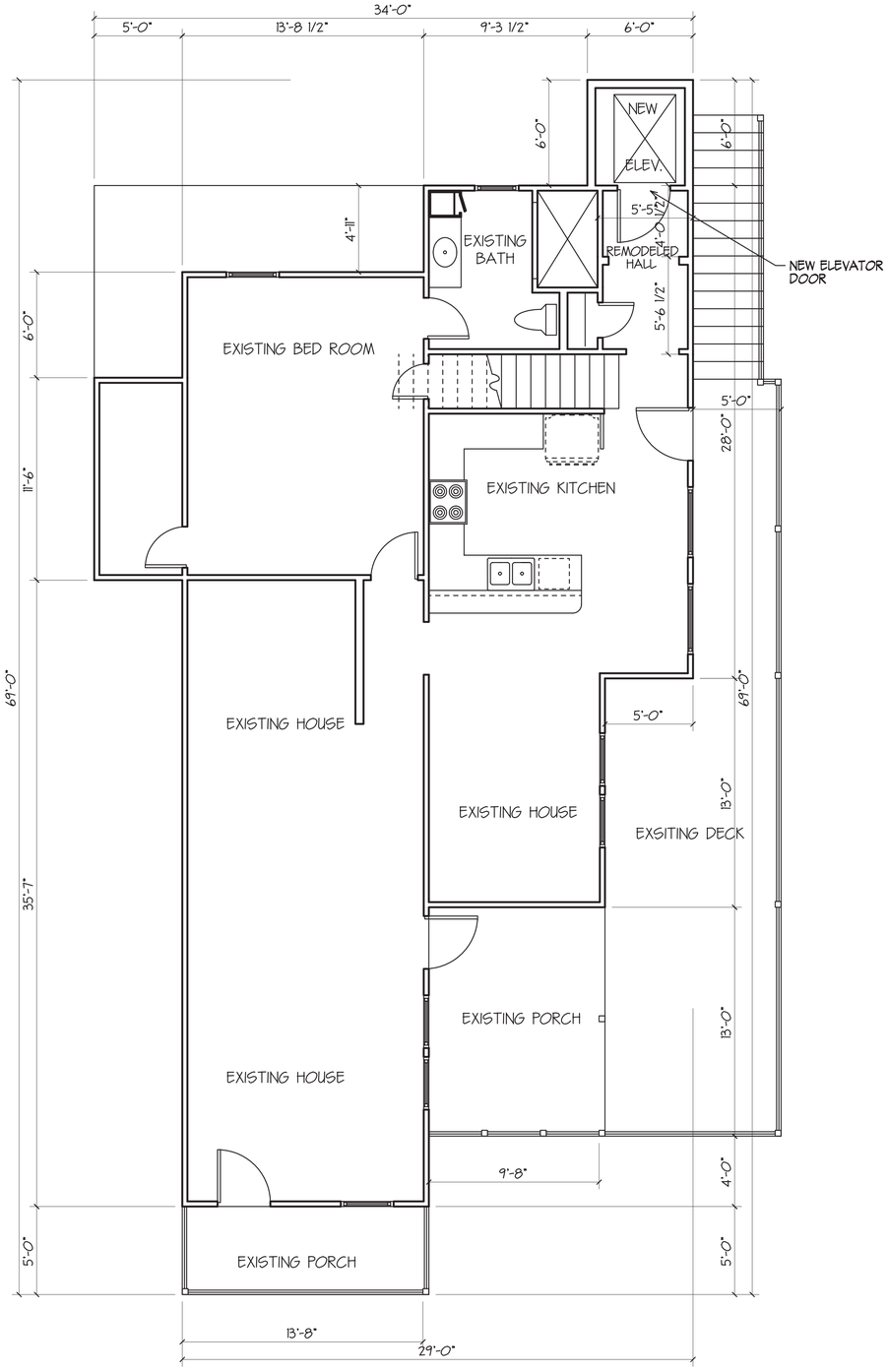

MAIN LEVEL FLOOR PLAN
SCALE 1/4"=1'-0"

JOB VERIFY ALL DIMENSIONS

CABINET ELEVATIONS
SCALE 1/4" = 1'-0"

IRC 2012

120 MPH WIND SPEED
DESIGN MEETS THE PRESCRIPTIVE ENERGY CODE REQUIREMENTS
CLIMATE ZONE: 2
MANUAL J CALCULATIONS BY OTHERS

RESIDENCE IS LOCATED IN A WINDBORNE DEBRIS PROTECTION REGION

THERMAL COMPONENT CRITERIA (U-FACTOR AND R-VALUE)
(MAX. SHGC = 0.40 FOR GLAZING)

MAXIMUM GLAZING (FENESTRATION) U-FACTOR	MIN. INSULATION R-VALUE		
	CLGS.	WALLS	FLOORS
0.75	R-30	R-13	R-13

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

NOTES

1. CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING THE ENERGY EFFICIENCY REQUIREMENTS OF THE BUILDING CODE (BASED ON IRC 2012 CLIMATE ZONE 2 - U-FACTOR=0.75 MAX., SHGC=0.40 MAX.)
2. CONTRACTOR SHALL SELECT WINDOW & DOOR PRODUCTS MEETING WIND DESIGN PRESSURE REQUIREMENTS OF R613.3 (GARAGE DOOR SHALL BE RATED TO MEET WIND LIMITATIONS AS PER R 301.2.1)
3. PER R309.1 DOORS BETWEEN GARAGE & RESIDENCE SHALL BE 20-MINUTE FIRE RATED DOORS (INCLUDING ATTIC STAIRS).
4. SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED AT LOCATIONS IDENTIFIED IN R308.4 (EX. GLAZING WITHIN 24" OF DOORS & OVER TUBS)
5. PER R309.2 GARAGE SHALL BE SEPARATED FROM RESIDENCE BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS ABOVE SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUILAVENT.
6. RAIL INDICATES GUARD RAIL AT PORCHES & GUARDRAIL WITH HANDRAIL AT STAIRS

WINDOW SCHEDULE

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

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICK.	DESCRIPTION

STATE OF LOUISIANA
BRIAN A. MISTICH
License No. 30187
PROFESSIONAL ENGINEER

AREA

REMODELED LIVING AREA	48
NEW ELEVATOR	36
TOTAL LIVING AREA	84
GARAGE	N/A
PORCHES	N/A
TOTAL AREA UNDER B'M	84

MAIN LEVEL FLOOR PLAN

PLANS FOR:
ROBERT " FRANKIE " CHEEK
131 LAFITTE STREET
MANDEVILLE, LA

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

DATE 5-3-18

CODE	LIVING	AREA U. R.	INDEX
R	84	84	11478

DESIGNED BY	DRAWN BY	CHECKED BY			
DMH	DMH	DMH			A-1

Although every effort has been made in preparing these plans, the contractor must check all details for accuracy or errors and be responsible for same. Purchaser assumes the risk of any errors, omissions or mistakes during construction due the fact that "DesignTech" does not perform field supervision nor select building materials sub-contractors and/or products/equipment.
All notes, specifications and other information on the plans are included as instructed by and/or with the approval of Purchaser and without warranty of any kind whatsoever.
PLANS HAVE BEEN PREPARED FOR USE BY KNOWLEDGEABLE AND EXPERIENCED, LICENSED CONTRACTORS
This drawing contains valuable, confidential, proprietary, trade secret information of DesignTech Residential Planners, Inc. No reproduction or other use of the drawing or any of its contents is permitted without consent of DesignTech Residential Planners, Inc.

©Copyright, 2017, an unpublished work by DesignTech Residential Planners, Inc.
ALL RIGHTS RESERVED.

EMAIL: houseplans@designtechusa.com