

"STEVE & LAURA MCKINNEY"

LOT C-2, SQUARE A, RIGOLETS EST. PHASE 2
ST. TAMMANY PARISH, LA.

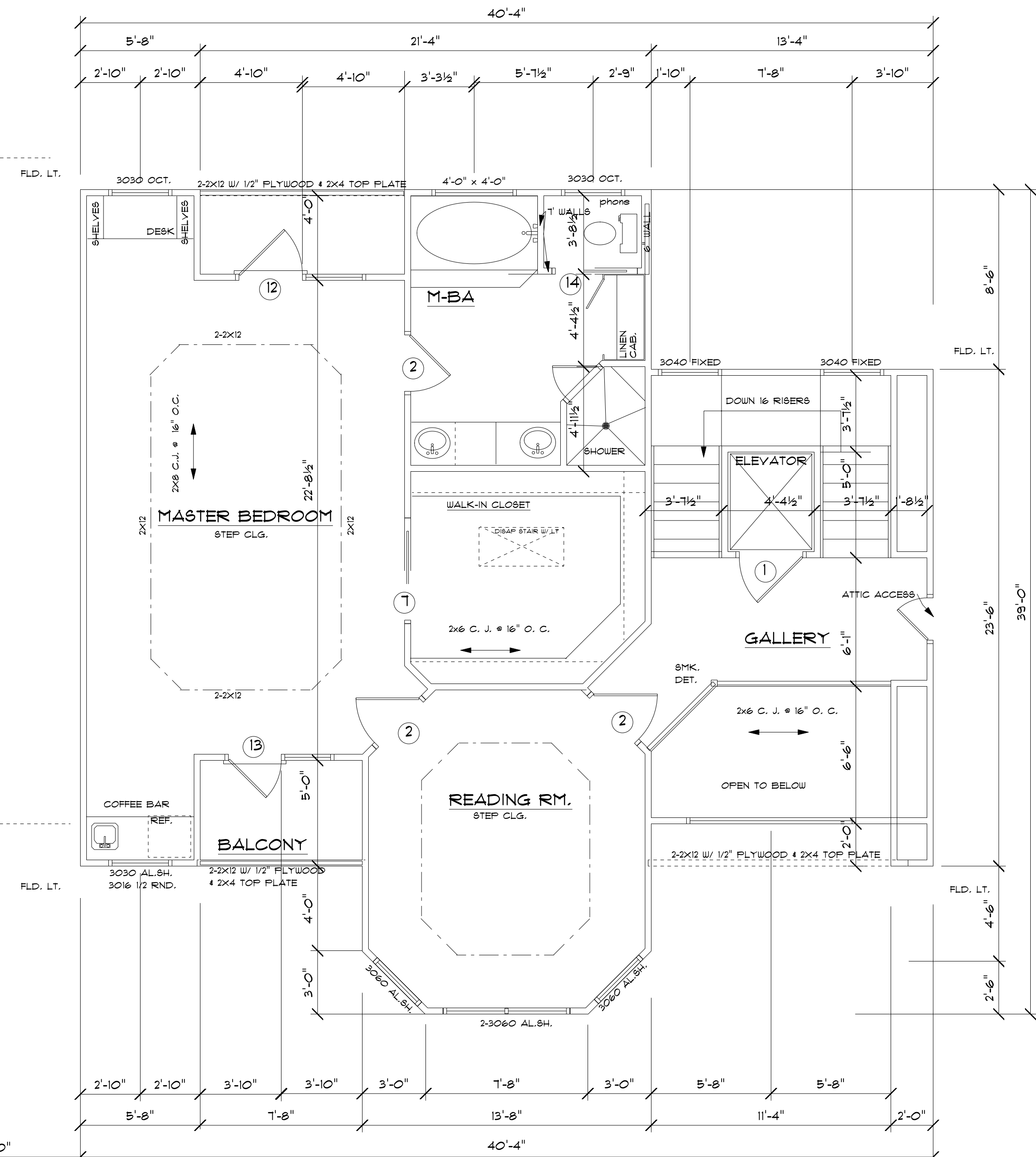
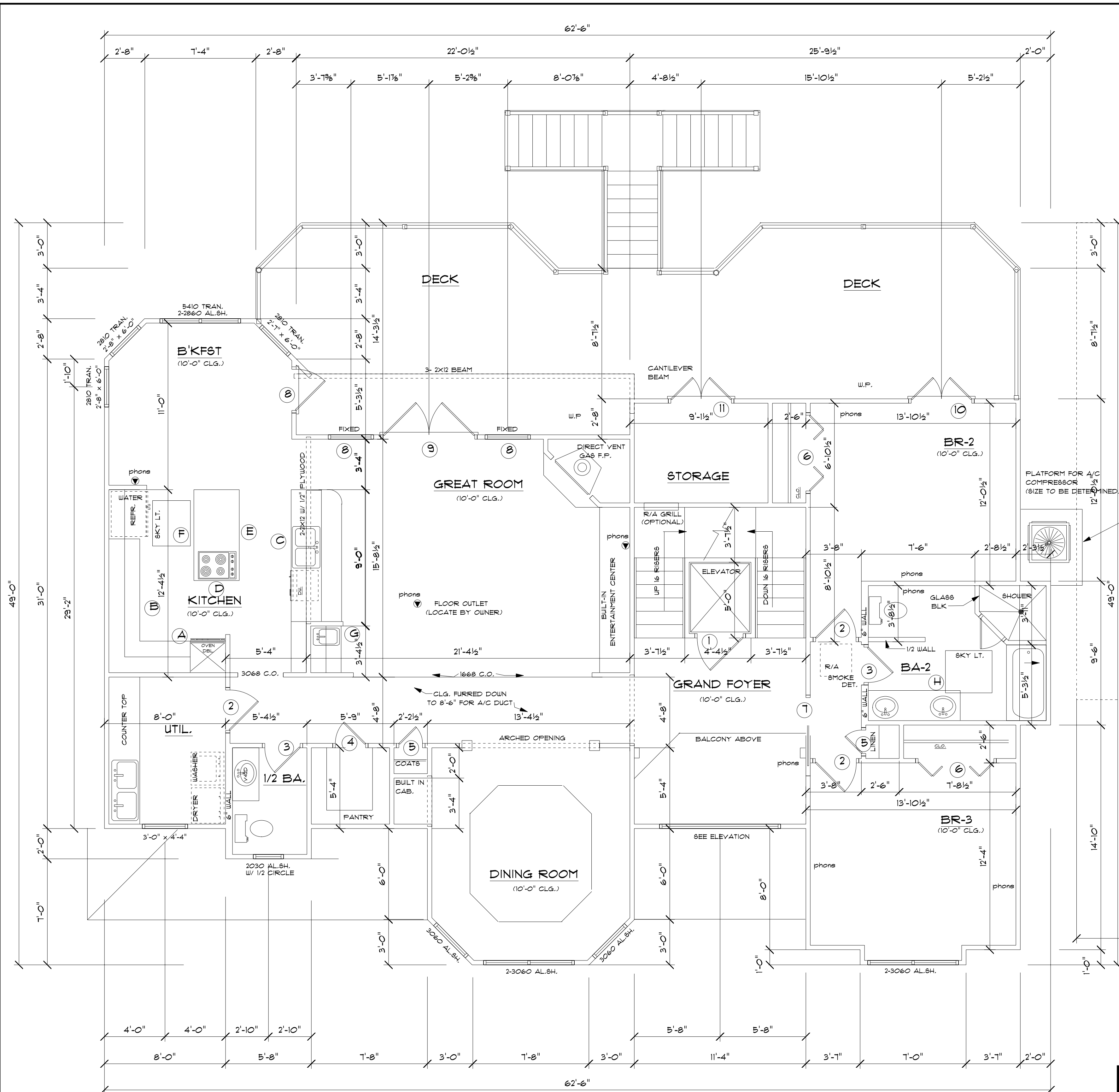


DESCRIPTION OF MATERIALS

- EXCAVATION**
Bearing soil: Type: LOAM / CLAY. BEARING CAPACITY OF SOIL PER SQ. FT.
Site Preparation: THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION TOPSOIL AND FOREIGN MATERIAL REMOVED. ANY FILL MATERIAL THAT IS ADDED SHALL BE SELECT GRANULAR MATERIAL SPREAD IN MAX. 6 INCH LIFTS AND COMPACTED TO ACHIEVE 98% PROCTOR DENSITY.
- FOUNDATIONS**
Termites protection: BONDED SOIL POISON
Reinforcing: ALL STEEL REINFORCING TO MEET ASTM A618 (GRADE 60). (SEE PLAN FOR SIZE & LOCATION)
Water proofing: 206 VISOSEAL
Footings concrete mix: MIN. 5.3 BAGS P.C.Y. MAX. 30 GAL. FREE + ADDED WATER P.C.Y. Strength p.s.i.: 3000
- CHIMNEYS**
Material: METAL Exterior finish: SIDING Flue lining: METAL Flue size: A.P.M.R.
Vents, heater, water heater, etc.: (A.P.M.R.) AS PER MANUFACTURER REQUIREMENTS
- FIREPLACES**
Type: SOLID FUEL GAS-BURNING CIRCULAR (make & size)
 Gas ignitor Ash dump & clean-out
- EXTERIOR WALLS (WOOD FRAME)**
Below Base Flood Elevation:
Framing grade, species, etc.: #2 SOUTHERN YELLOW PINE (S.Y.P.) TREATED Sheathing: 1/2" TREATED PLY. UD.
Framing grade, species, etc.: #2 S.Y.P. KILN DRIED KD. OR DF KD Corners: SOLID FRAMED
Sheathing: 1/8" THICK x 48" WIDE ALL EDGES TO BE OVER SOLID BLOCKING Vapor barrier: TO EXTERIOR OF SHEATHING
Vinyl siding: EXTERIOR GRADE RATED FOR 30 M.P.H. WINDSPEED Sheathing: 1/8" O.S.B.
Concrete siding: HARD-BRED OR EQ. RATED FOR 30 M.P.H. WINDSPEED Sheathing: 1/8" O.S.B. Paint & caulk: A.P.M.R.
Stucco: 3/8" SCHEDULE 40 LATH (SEE PLAN) OVER COAT FINISH Sheathing: 1/2" TR. PLY. UD.
Masonry veneer: BRICK Sills: BRICK Lintels: STEEL Sheathing: 1/8" O.S.B. Type:
Gable wall construction: BALCON FRAMING
- FLOOR FRAMING**
Concrete slab: Below elevated home First floor Ground supported
Fill under slab material: SAND / CLAY MIX
Termites protection: BONDED SOIL POISON Water proofing: 206 VISOSEAL
Reinforcing: ALL STEEL REINFORCING TO MEET ASTM A618 (GRADE 60). (SEE PLAN FOR SIZE & LOCATION)
Mix: MIN. 5.3 BAGS P.C.Y. MAX. 30 GAL. FREE + ADDED WATER P.C.Y. Strength p.s.i.: 3000 * Thickness: 4"
Conventional wood joists, grade, etc.: #2 S.Y.P. KD. Bridging: #2 S.Y.P. KD. (SEE FLOOR DIAPHRAGM BRACING NOTE)
Hangers, straps, etc.: SIMPSON OR EQ. SEE MANUF. FOR SIZES & CORROSION RESIST. RATINGS & EXTERIOR APPLICATIONS
Engineered joists & beams: SEE PLAN FOR SIZE & SPACING. INSTALLATION A.P.M.R.
- SUBFLOORING**
Attic subflooring: 1/8" O.S.B. Area: 18 SQUARE FEET PLUS AREA BEHIND MECHANICAL EQUIPMENT & SERVICE SPACE
REQUIRED AND WALKWAYS TO MECHANICAL EQUIPMENT AS REQUIRED.
Subflooring: 3/4" CDX T&G PLYWOOD Fasteners: CONSTRUCTION ADHESIVE & 8d COMMON NAILS & 1/2"
- FINISH FLOORING (wood only, other floors see 21)**
Location Rooms Type/Thick/Width Species/Finish Finish
1st Floor ALL ROOMS EXCEPT WET AREAS SLE S&T HARD WOOD PRE-FINISHED
2nd Floor PRE-FINISHED
- PARTITION FRAMING (wood)**
Studs, grade & species: #2 S.Y.P. KD. Size & spacing: 16" SEE PLAN. # 8' O.C. Other: #2 S.Y.P. KD.
Any framing below base flood elevation (B.F.E.) SHALL BE TREATED #2 S.Y.P. OR D.F.
- CEILING FRAMING (wood)**
Joists, grade & species: #2 S.Y.P. KD. Bracing: 2x6 2x4 STRONG BACK UNBRACED SPAN NOT TO EXCEED 8'
- ROOF FRAMING (wood)**
Rafters, grade & species: #2 S.Y.P. KD. Bracing: (SEE PLAN) FUELS, BRACING RAFTERS MUST MATCH RAFTER SIZE
Bracing @ gable ends BLOCKING & CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES PERPENDICULAR TO ROOF
FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING, & SHALL BE BRACED AT A MAX. OF 4' O.C.
- ROOFING**
Sheathing: 1/8" O.S.B. Underlayment: 3x F.E.L.T. IF LESS THAN 4/16" THICK 2 LAYERS REQUIRED. Fasteners: SEE PLAN
Metal roofing: 24" LATH x 24" O.C. PERPENDICULAR TO RAFTERS ON TOP OF UNDERLAYMENT
Roofing style: 3x8 RIB PANEL Gauge: 26 Finish: GALVANIZED CLEAR COAT Attach: A.P.M.R.
Asphalt shingles, class: F Grade: C Size: 12" x 36" Type: DIMENSIONAL SEAL TAB 30 YEAR
Flashing material: GALVANIZED STEEL Gauge: 26 Ridge tiles material: CONCRETE
Ventilation: Ridge & soffit vents: Power vents: Electric powered: Solar powered
- GUTTERS & DOWNSPOUTS**
Gutters material: ALUMINUM Type: SEAMLESS Size: 3" Gauge: 30 Finish: ENAMEL
Downspouts connected to: STORM SEWER SANITARY SEWER SEWER BLOCKS
- INTERIOR FINISH DRYWALL**
Walls, ceilings: SHEET ROCK Thickness: 1/2" Finish: ORANGE PEEB TEXTURE
Bathrooms, wet service, etc.: CONCRETE OR AQUICRETE MOISTURE RESISTANT GYPSUM BOARD
Backer board for surrounds, backspashes, etc.: UNDERLATH (INSTALL 42 M.P.R.)
Garage w/ habitable rooms above, ceiling: 1/2" x 1/2" FIRE ROCK Thickness: 3/8" Finish: ORANGE PEEB TEXTURE
- DECORATING (paint, wallpaper, etc.)**
Rooms Wall finish material, application Finish Finish Coats Additional info.
Common rooms S.R. TEXTURED, PRIMED LATEX PAINT FLAT 2
Bedrooms S.R. TEXTURED, PRIMED LATEX PAINT FLAT 2
Kitchen S.R. TEXTURED, PRIMED LATEX PAINT FLAT 2
Bathrooms S.R. TEXTURED, PRIMED LATEX PAINT SEMI-GLOSS 2
Other
- INTERIOR DOORS, HARDWARE & TRIM**
Hollow core material: MARONITE Style: RAISED PANEL Thick: 1 3/8" Location: ALL INTERIOR
Solid core material: MARONITE Style: RAISED PANEL Thick: 1 3/8" Location:
Door trim: COLONIAL Mat: FINE Grade: PAINT Size: 3 1/4" Hinge Finish: MATCH DOOR HARDWARE
Door finish: COLONIAL PAINT 1/2 COATS PRIME, HANDWORN MAKE SCHEDULE 40 BRONZE Finish: 6666 BRONZE
Base board: COLONIAL Mat: M.D.F. Grade: PAINT Size: 3 1/4" Finish: COLONIAL PRIME 1/2 COATS ENAMEL
Crown molding: COL. Mat: M.D.F. Grade: PAINT Size: 3 1/4" Finish: COLONIAL PRIME 1/2 COATS ENAMEL
Piece: 1 Location: LOWER FLOOR
- WINDOWS**
SHALL HAVE A MIN. GLAZING U-FACTOR OF .75 & ITS SOLAR HEAT GAIN COEFFICIENT SHALL NOT EXCEED .40
Tempered glass (SEE PLAN FOR LOCATION) # LOW E1 glass # 130 M.P.H. Wind Rated
Aluminum, make: GENERAL OR EQUAL Frame color:
Vinyl, make: SILVER LINE OR EQUAL Frame color:
Wood, make: FELLA OR EQUAL Frame color: Old material:
Fiberglass, make: FELLA OR EQUAL Frame color:
Interior trim type: WOOD Stool & apron material: WOOD (MATCH SIZE & GRADE OF DOOR TRIM)
Screens: Full Half Solar Frame material: ALUMINUM Color: MATCH WINDOW FRAME
- ENTRANCES & EXTERIOR DETAIL**
Main entry door: WOOD (ALLOW 1.00) Thickness: 1 3/4" Frame material: PINE Thickness: 1 1/4"
Other entry doors: METAL CLAD EXT. (M.C.E.) Thickness: 1 3/4" Frame material: PINE Thickness: 1 1/4"
Garage entry door: M.C.E. 20 MIN. FIRE RATED Thickness: 1 3/4" Frame material: PINE Thickness: 1 1/4"
Garage door: MIN. 30 M.P.H. WIND SPEED RATED Insulated Flood vents @ lower panels:
Screen door material: WOOD Storm door material: METAL Location:
Shutters material: WOOD Fixed: Operable: Roll down storm shutters: Concealed
Gable end vents material: VINYL Decorative roof vent material: COPPER
Soffit material: VINYL HARD BOARD OR EQ. Fascia, finish material: VINYL ALUM. HARD BOARD OR EQ.
Exterior millwork material: VINYL ALUMINUM HARD BOARD OR EQ. WOOD
Railings material: S.L. Finish: PAINTED Spindle material: S.L. Finish: PAINTED
Exterior stairs material: TREATED PINE Tread finish: STAINED Riser & Stringer finish: PAINTED
Additional info: FRONT STEPS BRICK

DESCRIPTION OF MATERIALS

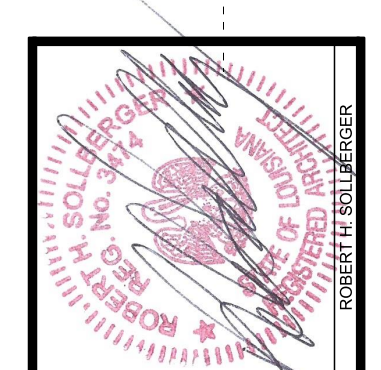
- CABINETS & INTERIOR DETAIL**
Kitchen cabinet material: MAPLE ALL WOOD HARDWOOD FACTORY FINISHED HARDWOOD CUSTOM BUILT
Counter top material:
Formica: Edging: SQUARE SEAMLESS WOOD Backsplash: FORMICA Height: 4"
Tile material: CERAMIC Edging: BULL NOSE WOOD Backsplash: CERAMIC TILE Height: FULL
Solid surface: GRANITE Thick: 1 1/4" Edging: GRANITE Backsplash: GRANITE Height: FULL
Vanity cabinet material: MAPLE ALL WOOD HARDWOOD FACTORY FINISHED HARDWOOD CUSTOM BUILT
30" height location: SPARE BATHROOMS 36" height location: MASTER BATHROOM (SEE PLAN)
(a) Man made marble: PIECE Sink: MOLDED UNDER MOUNT Backsplash: M.M.M. Height: 4"
(b) Tile material: CERAMIC Edging: BULL NOSE WOOD Backsplash: CERAMIC TILE Height: FULL
(c) Solid surface: GRANITE Thick: 1 1/4" Edging: GRANITE Backsplash: CERAMIC TILE Height: 4"
Locations:
Factory built furniture cabinets, location:
Medicine cabinets, make model: Location:
Other cabinets & built-ins:
Additional info:
- STAIRS, INTERIOR**
Location Treads Risers Handrail Balusters
Lower level TRTD PINE 1 1/2" TRTD PINE 3/4" TRTD PINE 2 1/8" x 1 1/8" TRTD PINE 2x2
Main level RED OAK 1" RED OAK 3/4" RED OAK 2 1/8" x 1 1/8" PAINT GRADE 1 3/4"
Atic 8 1/2" K.D. PINE 1 1/2" 8 1/2" K.D. PINE 3/4" PINE 1 1/2" PAINT GRADE 1 3/4"
Disappearing CENTURY SUPREME ALUM. #8-cdg. (SA-89) 10'9" to 10'-0" 11" to 12'-0" (SA-120)
- FLOORS & WAINGSCOT**
Material Location Description / Material allowance
Wood LIVING RM, DINING HALLS ALLOU 5.00 SQ. FT. SEE SECTION B
Tile KITCHEN, UTILITY, BREAKFAST, BATHROOMS ALLOU 8.50 SQ. FT.
Concrete SCORING & STAINED
Carpet BEDROOMS UP ALLOU 62 SQ. YARD
- PLUMBING / APPLIANCES**
KITCHEN # Make Material / color Other
Dish sink 1 E-KAY OR EQ. STAINLESS STEEL Undermount Disposal
SINK 1 E-KAY OR EQ. STAINLESS STEEL Undermount Disposal
Pot filler 1 GIAGN OR EQ. Wall mount Single handle
UTILITY ROOM # Make Material / color Other
Sink 1 CRANE OR EQ. SOLID SURFACE WHITE Single Dble. Undermount Wall mtnt. Stand
Water closet 1 AMER. STD. OR EQ. WHITE Elongated Two piece
MASTER BA. # Make Material / color Other
Bath tub JACOZZI OR EQ. ACRYLIC WHITE Drop-in Jets Heated Shower head
Shower stall 1 AQUA GLASS OR EQ. ACRYLIC WHITE 1 Piece Base w/ surrounds Glass sliding door
Shower cstm. 1 CUSTOM CERAMIC TILE Glass door Glass enclosure Rain head
Lavatory 2 Molded Top mtnt. Under mtnt. 1 Pc. Furniture
Water clo. 1 AMERICAN STD. OR EQ. WHITE Elongated Complete 2 Piece 1 Piece
Other
SPARE BATHS # Make Material / color Other
Bath tub 1 AQUA GLASS OR EQ. ACRYLIC WHITE 1 Piece Shower head Glass sliding door
Shower stall 1 AQUA GLASS OR EQ. ACRYLIC WHITE 1 Piece Base w/ surrounds Glass sliding door
Shower cstm. 1 CUSTOM CERAMIC TILE Glass door Glass enclosure Rain head
Lavatory 2 Molded Top mtnt. Under mtnt. 1 Pc. Furniture
Water clo. 1 AMERICAN STD. OR EQ. WHITE Elongated Complete 2 Piece 1 Piece
Other
Additional info:
Water supply: PUBLIC COMMUNITY SYSTEM INDIVIDUAL PRIVATE SYSTEM
Sewage disposal: PUBLIC COMMUNITY SYSTEM INDIVIDUAL PRIVATE SYSTEM
House drain (inside): # P.V.C. CAST IRON TILE House drain (outside): # P.V.C. CAST IRON TILE
Water piping: COPPER PEX (CONFORMS TO CODES) GALVANIZED STEEL OTHER
Domestic water heater, capacity: 40 GALLON GAS ELECTRIC BOLLER ON DEMAND OTHER
Gas service: UTILITY COMPANY LIQUID PROPANE GAS OTHER
Gas locations: HOUSE HEATING WATER HEATER COOKING DRYER EQ. BRBQ. LIGHTS GENERATOR
Additional info:
- HEATING & COOLING EQUIP.** shall be sized in accordance to ACCA manual S calculated w/ ACCA manual J.
System type: SEER: 14 SEER: 16 SEER: 18 SEER: 20 SEER: 21 SEER: 22 SEER: 23 SEER: 24 SEER: 25 SEER: 26 SEER: 27 SEER: 28 SEER: 29 SEER: 30 SEER: 31 SEER: 32 SEER: 33 SEER: 34 SEER: 35 SEER: 36 SEER: 37 SEER: 38 SEER: 39 SEER: 40 SEER: 41 SEER: 42 SEER: 43 SEER: 44 SEER: 45 SEER: 46 SEER: 47 SEER: 48 SEER: 49 SEER: 50 SEER: 51 SEER: 52 SEER: 53 SEER: 54 SEER: 55 SEER: 56 SEER: 57 SEER: 58 SEER: 59 SEER: 60 SEER: 61 SEER: 62 SEER: 63 SEER: 64 SEER: 65 SEER: 66 SEER: 67 SEER: 68 SEER: 69 SEER: 70 SEER: 71 SEER: 72 SEER: 73 SEER: 74 SEER: 75 SEER: 76 SEER: 77 SEER: 78 SEER: 79 SEER: 80 SEER: 81 SEER: 82 SEER: 83 SEER: 84 SEER: 85 SEER: 86 SEER: 87 SEER: 88 SEER: 89 SEER: 90 SEER: 91 SEER: 92 SEER: 93 SEER: 94 SEER: 95 SEER: 96 SEER: 97 SEER: 98 SEER: 99 SEER: 100 SEER: 101 SEER: 102 SEER: 103 SEER: 104 SEER: 105 SEER: 106 SEER: 107 SEER: 108 SEER: 109 SEER: 110 SEER: 111 SEER: 112 SEER: 113 SEER: 114 SEER: 115 SEER: 116 SEER: 117 SEER: 118 SEER: 119 SEER: 120 SEER: 121 SEER: 122 SEER: 123 SEER: 124 SEER: 125 SEER: 126 SEER: 127 SEER: 128 SEER: 129 SEER: 130 SEER: 131 SEER: 132 SEER: 133 SEER: 134 SEER: 135 SEER: 136 SEER: 137 SEER: 138 SEER: 139 SEER: 140 SEER: 141 SEER: 142 SEER: 143 SEER: 144 SEER: 145 SEER: 146 SEER: 147 SEER: 148 SEER: 149 SEER: 150 SEER: 151 SEER: 152 SEER: 153 SEER: 154 SEER: 155 SEER: 156 SEER: 157 SEER: 158 SEER: 159 SEER: 160 SEER: 161 SEER: 162 SEER: 163 SEER: 164 SEER: 165 SEER: 166 SEER: 167 SEER: 168 SEER: 169 SEER: 170 SEER: 171 SEER: 172 SEER: 173 SEER: 174 SEER: 175 SEER: 176 SEER: 177 SEER: 178 SEER: 179 SEER: 180 SEER: 181 SEER: 182 SEER: 183 SEER: 184 SEER: 185 SEER: 186 SEER: 187 SEER: 188 SEER: 189 SEER: 190 SEER: 191 SEER: 192 SEER: 193 SEER: 194 SEER: 195 SEER: 196 SEER: 197 SEER: 198 SEER: 199 SEER: 200 SEER: 201 SEER: 202 SEER: 203 SEER: 204 SEER: 205 SEER: 206 SEER: 207 SEER: 208 SEER: 209 SEER: 210 SEER: 211 SEER: 212 SEER: 213 SEER: 214 SEER: 215 SEER: 216 SEER: 217 SEER: 218 SEER: 219 SEER: 220 SEER: 221 SEER: 222 SEER: 223 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SEER: 424 SEER: 425 SEER: 426 SEER: 427 SEER: 428 SEER: 429 SEER: 430 SEER: 431 SEER: 432 SEER: 433 SEER: 434 SEER: 435 SEER: 436 SEER: 437 SEER: 438 SEER: 439 SEER: 440 SEER: 441 SEER: 442 SEER: 443 SEER: 444 SEER: 445 SEER: 446 SEER: 447 SEER: 448 SEER: 449 SEER: 450 SEER: 451 SEER: 452 SEER: 453 SEER: 454 SEER: 455 SEER: 456 SEER: 457 SEER: 458 SEER: 459 SEER: 460 SEER: 461 SEER: 462 SEER: 463 SEER: 464 SEER: 465 SEER: 466 SEER: 467 SEER: 468 SEER: 469 SEER: 470 SEER: 471 SEER: 472 SEER: 473 SEER: 474 SEER: 475 SEER: 476 SEER: 477 SEER: 478 SEER: 479 SEER: 480 SEER: 481 SEER: 482 SEER: 483 SEER: 484 SEER: 485 SEER: 486 SEER: 487 SEER: 488 SEER: 489 SEER: 490 SEER: 491 SEER: 492 SEER: 493 SEER: 494 SEER: 495 SEER: 496 SEER: 497 SEER: 498 SEER: 499 SEER: 500 SEER: 501 SEER: 502 SEER: 503 SEER: 504 SEER: 505 SEER: 506 SEER: 507 SEER: 508 SEER: 509 SEER: 510 SEER: 511 SEER: 512 SEER: 513 SEER: 514 SEER: 515 SEER: 516 SEER: 517 SEER: 518 SEER: 519 SEER: 520 SEER: 521 SEER: 522 SEER: 523 SEER: 524 SEER: 525 SEER: 526 SEER: 527 SEER: 528 SEER: 529 SEER: 530 SEER: 531 SEER: 532 SEER: 533 SEER: 534 SEER: 535 SEER: 536 SEER: 537 SEER: 538 SEER: 539 SEER: 540 SEER: 541 SEER: 542 SEER: 543 SEER: 544 SEER: 545 SEER: 546 SEER: 547 SEER: 548 SEER: 549 SEER: 550 SEER: 551 SEER: 552 SEER: 553 SEER: 554 SEER: 555 SEER: 556 SEER: 557 SEER: 558 SEER: 559 SEER: 560 SEER: 561 SEER: 562 SEER: 563 SEER: 564 SEER: 565 SEER: 566 SEER: 567 SEER: 568 SEER: 569 SEER: 570 SEER: 571 SEER: 572 SEER: 573 SEER: 574 SEER: 575 SEER: 576 SEER: 577 SEER: 578 SEER: 579 SEER: 580 SEER: 581 SEER: 582 SEER: 583 SEER: 584 SEER: 585 SEER: 586 SEER: 587 SEER: 588 SEER: 589 SEER: 590 SEER: 591 SEER: 592 SEER: 593 SEER: 594 SEER: 595 SEER: 596 SEER: 597 SEER: 598 SEER: 599 SEER: 600 SEER: 601 SEER: 602 SEER: 603 SEER: 604 SEER: 605 SEER: 606 SEER: 607 SEER: 608 SEER: 609 SEER: 610 SEER: 611 SEER: 612 SEER: 613 SEER: 614 SEER: 615 SEER: 616 SEER: 617 SEER: 618 SEER: 619 SEER: 620 SEER: 621 SEER: 622 SEER: 623 SEER: 624 SEER: 625 SEER: 626 SEER: 627 SEER: 628 SEER: 629 SEER: 630 SEER: 631 SEER: 632 SEER: 633 SEER: 634 SEER: 635 SEER: 636 SEER: 637 SEER: 638 SEER: 639 SEER: 640 SEER: 641 SEER: 642 SEER: 643 SEER: 644 SEER: 645 SEER: 646 SEER: 647 SEER: 648 SEER: 649 SEER: 650 SEER: 651 SEER: 652 SEER: 653 SEER: 654 SEER: 655 SEER: 656 SEER: 657 SEER: 658 SEER: 659 SEER: 660 SEER: 661 SEER: 662 SEER: 663 SEER: 664 SEER: 665 SEER: 666 SEER: 667 SEER: 668 SEER: 669 SEER: 670 SEER: 671 SEER: 672 SEER: 673 SEER: 674 SEER: 675 SEER: 676 SEER: 677 SEER: 678 SEER: 679 SEER: 680 SEER: 681 SEER: 682 SEER: 683 SEER: 684 SEER: 685 SEER: 686 SEER: 687 SEER: 688 SEER: 689 SEER: 690 SEER: 691 SEER: 692 SEER: 693 SEER: 694 SEER: 695 SEER: 696 SEER: 697 SEER: 698 SEER: 699 SEER: 700 SEER: 701 SEER: 702 SEER: 703 SEER: 704 SEER: 705 SEER: 706 SEER: 707 SEER: 708 SEER: 709 SEER: 710 SEER: 711 SEER: 712 SEER: 713 SEER: 714 SEER: 715 SEER: 716 SEER: 717 SEER: 718 SEER: 719 SEER: 720 SEER: 721 SEER: 722 SEER: 723 SEER: 724 SEER: 725 SEER: 726 SEER: 727 SEER: 728 SEER: 729 SEER: 730 SEER: 731 SEER: 732 SEER: 733 SEER: 734 SEER: 735 SEER: 736 SEER: 737 SEER: 738 SEER: 739 SEER: 740 SEER: 741 SEER: 742 SEER: 743 SEER: 744 SEER: 745 SEER: 746 SEER: 747 SEER: 748 SEER: 749 SEER: 750 SEER: 751 SEER: 752 SEER: 753 SEER: 754 SEER: 755 SEER: 756 SEER: 757 SEER: 758 SEER: 759 SEER: 760 SEER: 761 SEER: 762 SEER: 763 SEER: 764 SEER: 765 SEER: 766 SEER: 767 SEER: 768 SEER: 769 SEER: 770 SEER: 771 SEER: 772 SEER: 773 SEER: 774 SEER: 775 SEER: 776 SEER: 777 SEER: 778 SEER: 779 SEER: 780 SEER: 781 SEER: 782 SEER: 783 SEER: 784 SEER: 785 SEER: 786 SEER: 787 SEER: 788 SEER: 789 SEER: 790 SEER: 791 SEER: 792 SEER: 793 SEER: 794 SEER: 795 SEER: 796 SEER: 797 SEER: 798 SEER: 799 SEER: 800 SEER: 801 SEER: 802 SEER: 803 SEER: 804 SEER: 805 SEER: 806 SEER: 807 SEER: 808 SEER: 809 SEER: 810 SEER: 811 SEER: 812 SEER: 813 SEER: 814 SEER: 815 SEER: 816 SEER: 817 SEER: 818 SEER: 819 SEER: 820 SEER: 821 SEER: 822 SEER: 823 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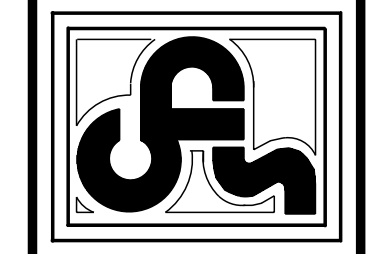
| DOOR SCHEDULE | | MARK | | DESCRIPTION | |
|---------------|-------|--------|--------|------------------------------------|--|
| MARK | WIDTH | HEIGHT | THICK | | |
| 1 | 3'-0" | 6'-8" | 1 3/4" | MTL. CLAD EXT. | |
| 2 | 2'-8" | 6'-8" | 1 3/8" | RAISED PANEL INT. | |
| 3 | 2'-4" | 6'-8" | 1 3/8" | RAISED PANEL INT. | |
| 4 | 2'-0" | 6'-8" | 1 3/8" | RAISED PANEL INT. | |
| 5 | 1'-6" | 6'-8" | 1 3/8" | RAISED PANEL INT. | |
| 6 | 5'-0" | 6'-8" | 1 3/8" | RAISED PANEL INT. DBL. BI-FOLD | |
| 7 | 2'-8" | 6'-8" | 1 3/8" | RAISED PANEL INT. POCKET | |
| 8 | 5'-0" | 6'-8" | 1 3/4" | 15 LT. FRENCH EXT. W/ TRANSOM | |
| 9 | 6'-0" | 6'-8" | 1 3/4" | FR. 3068 FRENCH W/ TRANSOM | |
| 10 | 4'-0" | 6'-8" | 1 3/4" | FR. 2068 FRENCH W/ TRANSOM | |
| 11 | 4'-0" | 6'-8" | 1 3/4" | FR. 2068 MTL. CLAD EXT. W/ TRANSOM | |
| 12 | 6'-0" | 6'-8" | 1 3/4" | FRENCH ATRIUM W/ TRANS. | |
| 13 | 5'-0" | 6'-8" | 1 3/4" | FRENCH ATRIUM W/ TRANS. | |
| 14 | 2'-0" | 6'-8" | 1 3/8" | RAISED PANEL INT. POCKET | |

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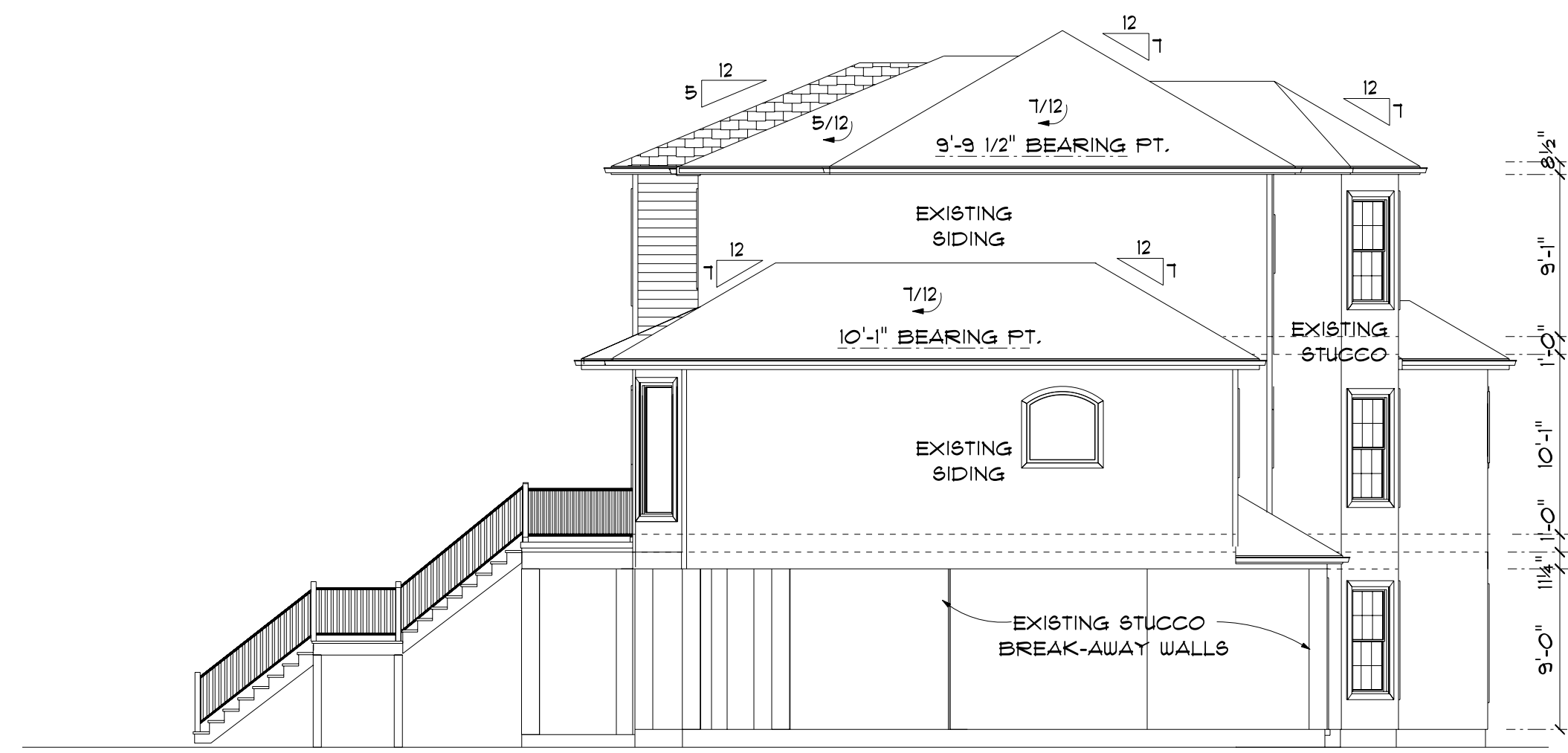


STEVE & LAURA MCKINNEY
LOT C-2, SQUARE ALPHA 2,
RIGOLETS ESTATES
ST. TAMMANY PARISH, LA.
DATE: 11-15-16
CODE: AD - 2102 - 2859 - 6/16
INDEX: AREA U.B.

SHEET DESCRIPTION:
EXISTING FLOOR PLANS

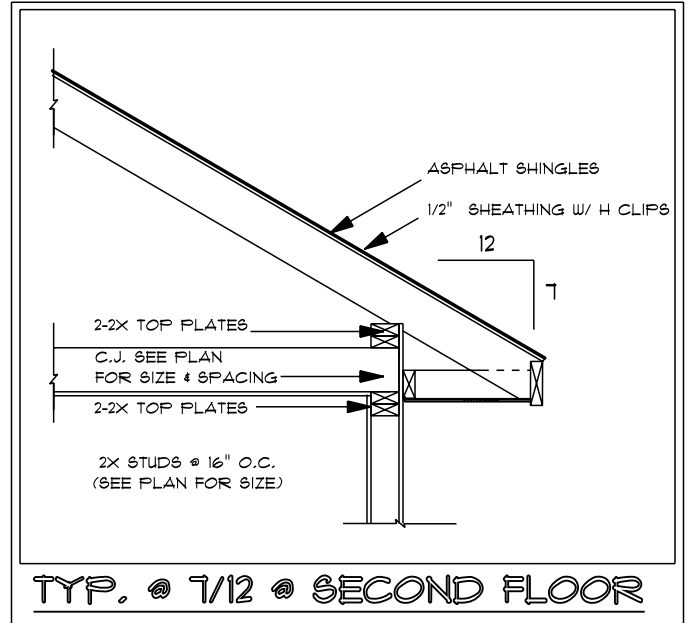
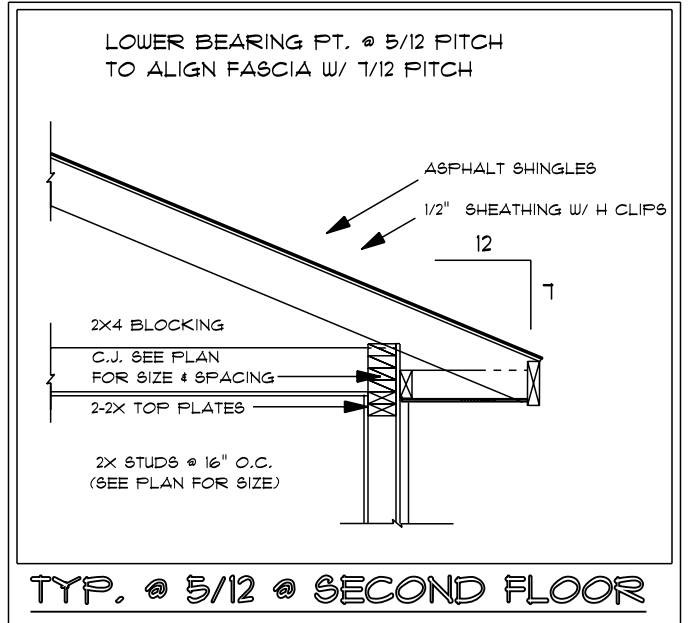


FRONT ELEVATION
SCALE = 1/4"=1'-0"



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

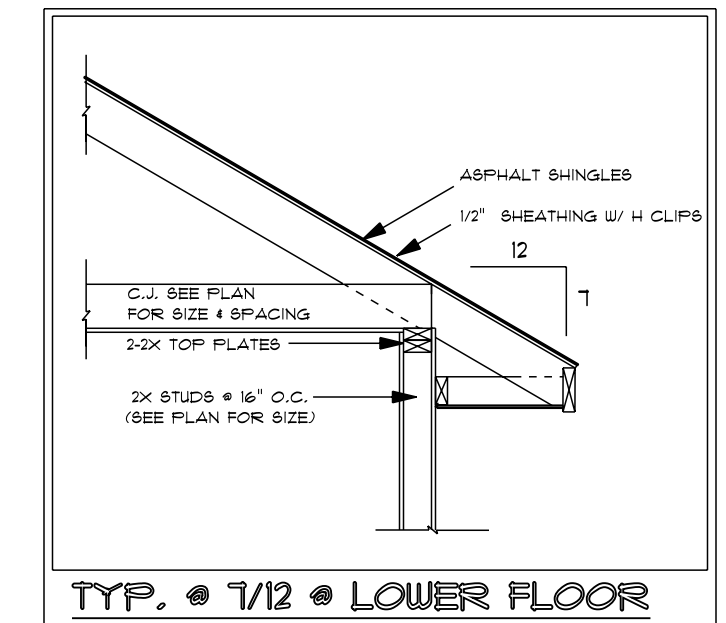
NOTE:
REPLACE EXISTING METAL ROOF W/
ASHPALT 30 YR. DIM. SHINGLE ROOF.
MATCH ALL O.H. W/ EXISTING



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

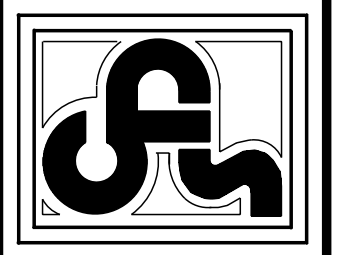


REAR ELEVATION
SCALE = 1/8"=1'-0"

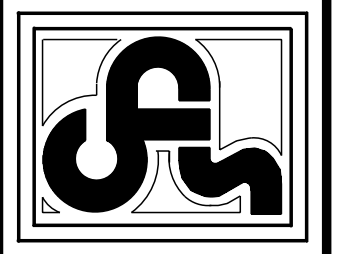


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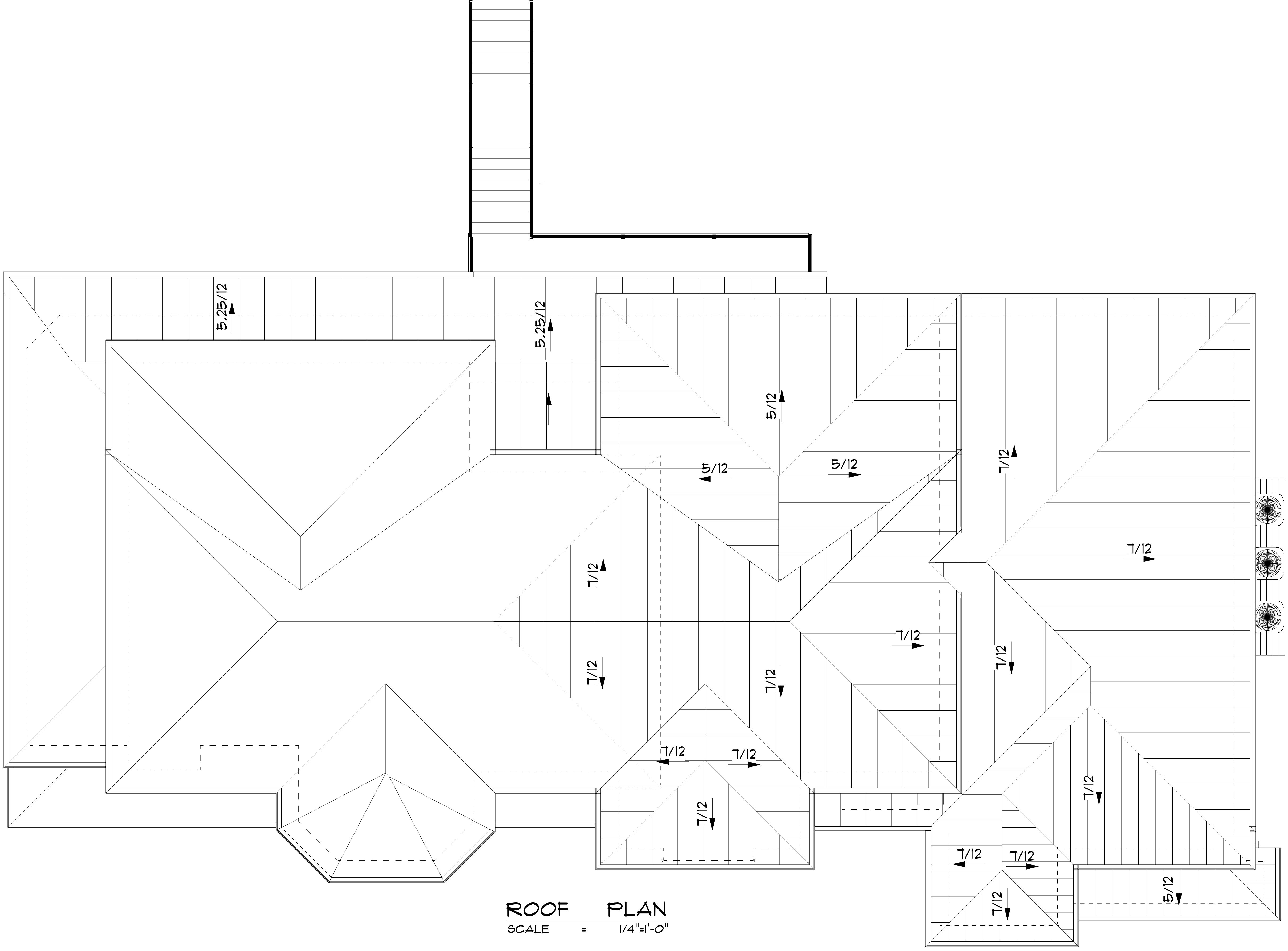


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STEVE & LAURA MCKINNEY
LOT C-2, SQUARE ALPHA 2,
RIGOLETS ESTATES
ST. TAMMANY PARISH, LA.
DATE: 11-18-16
CODE: AD
LV AREA: 2702
AREA U.B.: 2859
INDEX: 6146

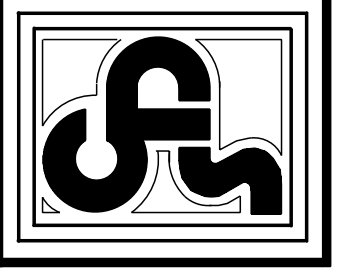
SHEET DESCRIPTION:
EXTERIOR ELEVATIONS
3 OF 14



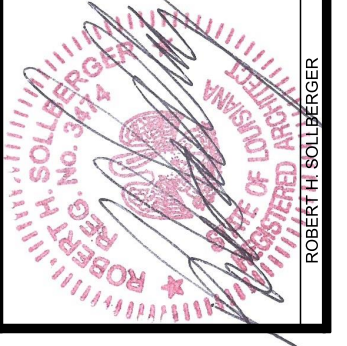
ROOF PLAN
SCALE = 1/4"=1'-0"

| | | | |
|--|------|---------|-----------------|
| STEVE & LAURA MCKINNEY LOT C-2, SQUARE APHASE 2, RIGOLETS ESTATES ST. TAMMANY PARISH, LA. | | | |
| DATE | CODE | LV/AREA | AREA U.B. INDEX |
| 11-15-16 | AD | - 2702 | - 2853 - 6146 |

| |
|--------------------|
| SHEET DESCRIPTION: |
| ROOF PLAN |
| 4 OF 14 |



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NOTES:

OPENINGS:
 1. ALL EMERGENCY ESCAPE & RESCUE OPENINGS AT GRADE FLOOR SHALL HAVE A MIN. NET CLEAR OPENING OF 5'60. FT. ALL OTHERS SHALL HAVE A MIN. NET CLEAR OPENING OF 5'1.60. FT. ALL EMERGENCY OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24" & A MIN. WIDTH OF 20" & A MAX. SILL HEIGHT OF 44" FROM FINISHED FLOOR TO THE BOTTOM OF THE CLEAR OPENING.
 2. ALL WINDOWS IN BLDG. TO BE FITTED W/ WOOD STRUCTURAL PANELS W/ A MIN. THICKNESS OF 7/16" & MAX. SPAN OF 8'. ALL PANELS TO BE FITTED TO COVER THE OPENINGS W/ ATTACHMENT HARDWARE PROVIDED & INSTALLED IN ACCORDANCE W/ TABLE R301.2.1.2 (I.R.C.).
 3. WINDOWS SHALL HAVE A MAX. SHGC OF .25 & A MAX. U-FACTOR OF .40.
 4. ALL WINDOWS IN HAZARDOUS LOCATIONS MUST BE TEMPERED & COMPLY W/ SECTION R308.4 (I.R.C.).
 5. ANY DOOR BETWEEN GARAGE & RESIDENCE SHALL BE A MIN. 1 3/8" THICK SOLID WOOD, 1 3/8" SOLID OR HONEYCOMB STEEL OR 20 MIN. FIRE RATED DOOR EQUIPPED WITH SELF CLOSING DEVICE. (R309.1)
 6. IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24" ABOVE FINISHED FLOOR @ LOCATION OF WINDOW. FIXED GLASS SHALL BE PERMITTED BELOW THE 24" OF WINDOW GUARDS THAT COMPLY W/ ASTM F 2006 & F 2050 SHALL BE PERMITTED.

UP-LIFT CONNECTORS:
 CONNECTIONS SHALL BE PROVIDED TO TRANSFER UP-LIFT LOADS FROM THE ROOF ASSEMBLY TO THE FOUNDATION TO CREATE A COMPLETE LOAD PATH. ALL UP-LIFT VALUES ARE BASED ON USING EITHER DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE LUMBER. ALL CONNECTORS USED SHALL BE INSTALLED AS PER MANUFACTURER'S REQUIREMENTS. WHEN CONNECTORS ARE USED IN WET SERVICE CONDITIONS, SEE MANUF. FOR WHICH PROTECTIVE COATINGS TO BE USED. IF THERE ARE ANY VARIABLES IN CONNECTION VALUES BASED ON ATTACHMENT COUNT, THE DESIGNER SHALL BE CONSULTED PRIOR TO INSTALLATION.

HIP & VALLEY RAFTERS:
 HIP & VALLEY MEMBERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT AS PER R802.3. (I.R.C.)

FIRE-BLOCKING:
 FIRE-BLOCKING SHALL BE REQUIRED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES & BETWEEN A TOP STORY & A ROOF SPACE. FIRE-BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION AS PER R602.3 (I.R.C.)

ROOF VENTILATION:
 ROOF VENTILATION IS REQUIRED AS PER R806 WHEN USING BATT INSUL. WHEN USING SPRAY FOAM INSULATION, AS A SEALED INSULATION SYSTEM FROM WALL TO RAFTERS, OMIT AIR VENT BAFFLES AT RAFTERS @ RIDGE.

ROOF SHEATHING:
 MIN. 7/16" STRUCTURAL SHEATHING INSTALLED W/ H-CLIPS & NAILED W/ 8d COMMON OR 10d BOX NAILS @ 6" @ 12" @ INTERIOR ZONES. 8d COMMON OR 10d BOX NAILS @ 6" @ 6" @ PERIMETER EDGE ZONES. 8d COMMON OR 10d BOX NAILS @ 4" @ 4" @ GABLE END-WALL RAKE.

GABLE ROOF DIAPHRAGM BRACING:
 BLOCKING & CONNECTIONS SHALL BE PROVIDED AT PANEL EDGES, PERPENDICULAR TO ROOF FRAMING MEMBERS IN THE FIRST TWO BAYS OF FRAMING & SHALL BE SPACED AT A MAX. OF 4' O.C.

EXTERIOR WALL & CEILING SHEATHING:
 MIN. 7/16" STRUCTURAL SHEATHING, ALL EDGES TO BE BLOCKED & NAILED W/ 8d COMMON OR 10d BOX NAILS @ 6" O.C. @ EDGES & 12" O.C. IN THE PANEL FIELD. (6" @ 12")

FULL LENGTH SHEATHING (STORM BOARD):
 CONNECTORS @ THE BOTTOM PLATE TO STUD & TOP PLATE TO STUD, MAY BE ELIMINATED W/ THE USE OF FULL LENGTH STORM BOARD SHEATHING FROM PLATE TO PLATE. SEE MANUFACTURER'S REQUIREMENTS FOR NAIL SPACING TO ACHIEVE PROPER UP-LIFT AND SHEAR VALUES.

FLOOR SHEATHING:
 EDGES OF FLOOR SHEATHING SHALL HAVE APPROVED TONGUE-&-GROOVE JOINTS & SHALL BE SUPPORTED WITH BLOCKING. SHEATHING SHALL BE ATTACHED W/ MIN. 8d COMMON NAILS MAX. SPACING OF 6" @ 12".

ROOFING:
 UNDERLAYMENT SHALL BE FASTENED W/ CORROSION RESISTANT FASTENERS & ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 36" O.C. ANY PITCH BELOW 4/12, SHALL REQUIRE TWO LAYERS OF UNDERLAYMENT (R303.3.1). ASPHALT SHINGLES SHALL BE CLASS 'G' OR 'H' AND HAVE A MIN. OF 6 FASTENERS PER SHINGLE. FASTENERS SHALL BE CORROSION RESISTANT. (R303.2.6)

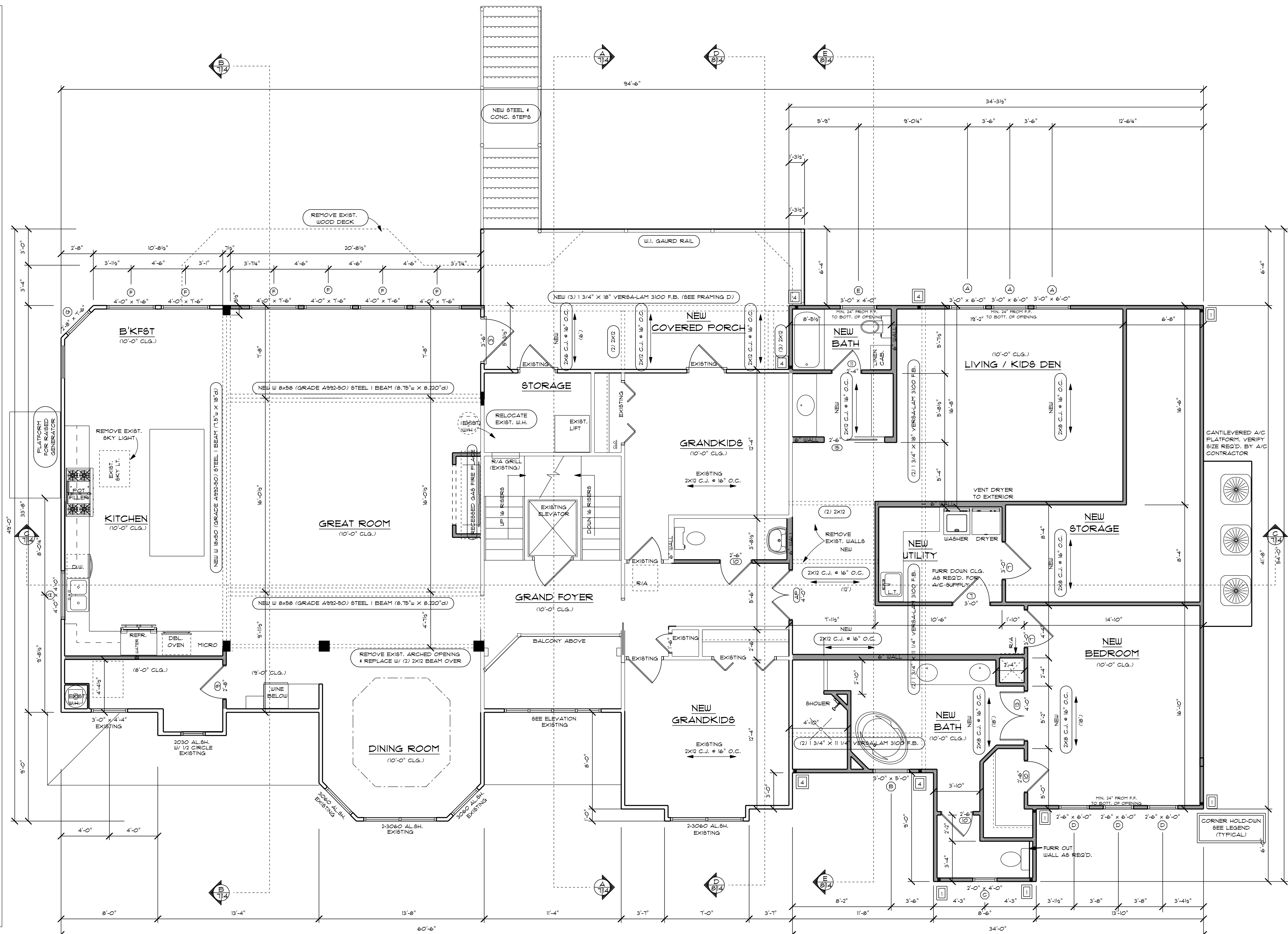
ATTIC ACCESS:
 WITHIN ATTICS & CRAWL SPACES WHERE ENTRY IS MADE ONLY FOR SERVICES OF UTILITIES, FOAM PLASTICS SHALL BE PROTECTED AGAINST IGNITION BY 1/2" THICK MINERAL FIBER INSULATION, 1/4" THICK WOOD STRUCTURAL PANELS, 3/8" GYP. OR CORROSION RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 0.016" (R314.53).

EXTERIOR FINISH:
 ALL EXTERIOR SIDING AND FINISHES MUST BE APPLIED TO CONFORM TO THE WEATHER-RESISTANT BARRIER REQUIREMENTS IN SEC. R703.4 AND WITHSTAND MIN. 130 M.P.H. WINDSPEED.

FIREPLACE:
 FACTORY BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 121. HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT F.P. SHALL BE INSTALLED IN ACCORDANCE W/ THE LISTING OF THE F.P. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA. (R10004)

MECHANICAL:
 HEATING & COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH A.C.C.A. MANUAL "J" OR OTHER APPROVED HEATING AND COOLING METHODOLOGIES.

OVERLAP VALUES:
 THE LUMBER DESIGN VALUES FOR SOLID SAUN LUMBER ARE BASED ON USING # 2 SOUTHERN PINE WITH AN ADJUSTMENT FACTOR FOR SHEAR STRESS OF 1.5 (TABLE 4C U.F.C.M.). THIS STATES THAT THE MAXIMUM SPLIT ON 2" NOMINAL LUMBER SHALL BE 3/4" X WIDE FACE AND THE SIZE OF SHAKE SHALL BE MAXIMUM OF 1/4" X NARROW FACE.



LOWER FLOOR PLAN
 SCALE = 1/4"=1'-0"

| EXISTING S.F. | | ADD S.F. | | NEW S.F. | |
|-------------------|------|-------------------|------|-------------------|------|
| LIVING AREA DOWN | 1931 | LIVING AREA DOWN | 1596 | LIVING AREA DOWN | 3517 |
| LIVING AREA UP | 860 | LIVING AREA UP | 1116 | LIVING AREA UP | 2076 |
| TOTAL LIVING AREA | 2891 | TOTAL LIVING AREA | 2712 | TOTAL LIVING AREA | 5593 |
| STORAGE DOWN | 62 | STORAGE DOWN | 62 | STORAGE DOWN | 62 |
| PORCHES | 76 | PORCHES | 95 | PORCHES | 71 |
| TOTAL AREA U.B. | 3033 | TOTAL AREA ADDED | 2899 | TOTAL AREA U.B. | 5926 |

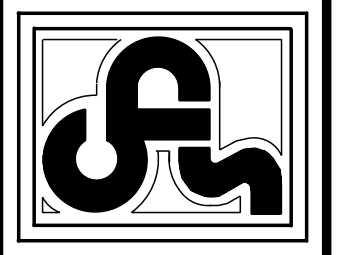
| LABEL | HOLD DWN. | BOLT DIAM. | MIN. CRNR. | SDS2.5 SCREWS | OPTIONAL EMBD. H.D. |
|-------|--------------|------------|------------|---------------|---------------------|
| 1 | HDU4-SDS2.5 | 5/8" | 3" | 10 | STHD14 |
| 2 | HDU5-SDS2.5 | 5/8" | 3" | 14 | STHD14 |
| 3 | HDU8-SDS2.5 | 7/8" | 4 1/2" | 20 | N/A |
| 4 | HDU11-SDS2.5 | 1" | 7 1/2" | 30 | N/A |

HDU SERIES HOLD DOWNS: CAN BE INSTALLED W/ EMBEDDED ANCHOR BOLT OR RETRO FIT BY DRILLING HOLE 1/8" LARGER THAN ANCHOR, CLEAN OUT DUST, FILL HOLE 1/2 WAY W/ SET-XP EPOXY, INSERT ANCHOR, ALLOW TO SET & CURE AS PER MANUF. REQUIREMENTS.
 STD SERIES HOLD DOWNS: MUST BE EMBEDDED, HELD 1 1/2" OUT OF CORNER (TO ALLOW FOR SHEATHING ATTACHMENT) & HAVE A MIN. 5.5" CONC. STEM WALL.

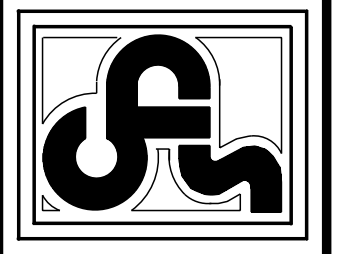
CORNER TIE-DOWN LEGEND

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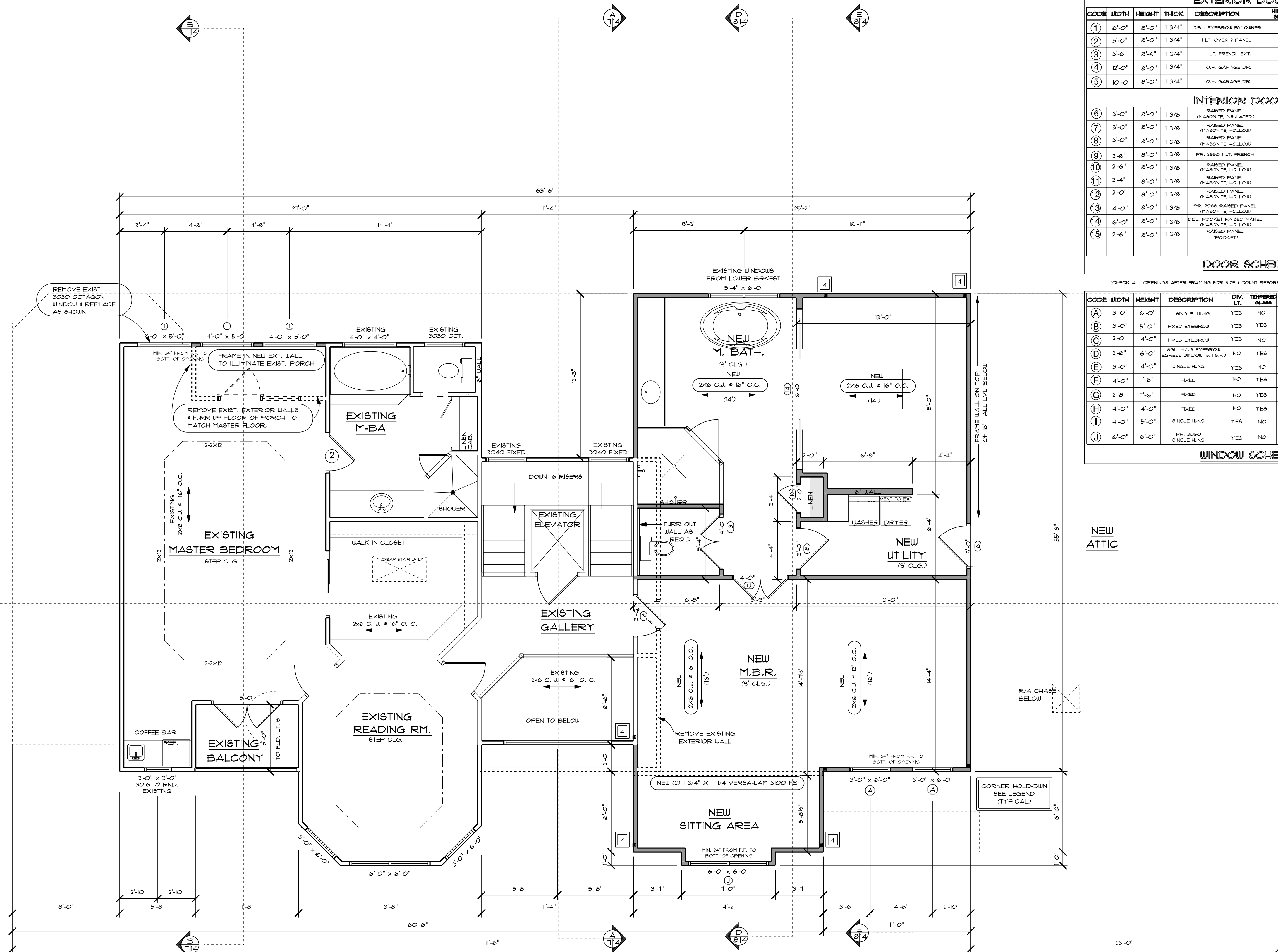


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STEVE & LAURA MCKINNEY
 LOT C-2, SQUARE ALPHA 2,
 RIGOLETS ESTATES
 ST. TAMMANY PARISH, LA.
 DATE: 11-15-16
 CODE: AD - 2102 - 2899 - 6146
 INDEX

SHEET DESCRIPTION:
LOWER FLOOR PLAN
 5 OF 14



UPPER FLOOR PLAN

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

| EXISTING UPPER S.F. | | NEW UPPER S.F. | |
|-----------------------|--------|-----------------------|--------|
| LIVING UPPER FLR. | = 913 | LIVING UPPER FLR. | = 2016 |
| PORCHES | = 123 | PORCHES | = 38 |
| TOTAL UPPER FLR. U.B. | = 1036 | TOTAL UPPER FLR. U.B. | = 2114 |

| CODE | WIDTH | HEIGHT | THICK | DESCRIPTION | HINGE SIDE | TYPED GLASS | ROUGH OPENING | BY MANUF. | WALL SIZE | QUANT. |
|------|--------|--------|--------|-----------------------|------------|-------------|---------------|-----------|-----------|--------|
| 1 | 6'-0" | 8'-0" | 1 3/4" | DBL. EYEBROW BY OWNER | L/R | YES | BY MANUF. | 3 1/2" | (1) | |
| 2 | 3'-0" | 8'-0" | 1 3/4" | 1 LT. OVER 2 PANEL | L | NO | BY MANUF. | 3 1/2" | (1) | |
| 3 | 3'-6" | 8'-6" | 1 3/4" | 1 LT. FRENCH EXT. | L/R | YES | BY MANUF. | 3 1/2" | (1) | |
| 4 | 12'-0" | 8'-0" | 1 3/4" | O.H. GARAGE DR. | | NO | BY MANUF. | 3 1/2" | (1) | |
| 5 | 10'-0" | 8'-0" | 1 3/4" | O.H. GARAGE DR. | | NO | BY MANUF. | 3 1/2" | (2) | |

| CODE | WIDTH | HEIGHT | THICK | DESCRIPTION | HINGE SIDE | TYPED GLASS | ROUGH OPENING | BY MANUF. | WALL SIZE | QUANT. |
|------|-------|--------|--------|---|------------|-------------|---------------|-----------|-----------|--------|
| 6 | 3'-0" | 8'-0" | 1 3/8" | RAISED PANEL (MASONITE, INSULATED) | L | | BY MANUF. | 3 1/2" | (1) | |
| 7 | 3'-0" | 8'-0" | 1 3/8" | RAISED PANEL (MASONITE, HOLLOW) | L | | BY MANUF. | 3 1/2" | (4) | |
| 8 | 3'-0" | 8'-0" | 1 3/8" | RAISED PANEL (MASONITE, HOLLOW) | R | | BY MANUF. | 3 1/2" | (1) | |
| 9 | 2'-8" | 8'-0" | 1 3/8" | PR. 3660 1 LT. FRENCH | R | | BY MANUF. | 3 1/2" | (1) | |
| 10 | 2'-6" | 8'-0" | 1 3/8" | RAISED PANEL (MASONITE, HOLLOW) | R | | BY MANUF. | 3 1/2" | (3) | |
| 11 | 2'-4" | 8'-0" | 1 3/8" | RAISED PANEL (MASONITE, HOLLOW) | L | | BY MANUF. | 3 1/2" | (1) | |
| 12 | 2'-0" | 8'-0" | 1 3/8" | RAISED PANEL (MASONITE, HOLLOW) | L | | BY MANUF. | 3 1/2" | (1) | |
| 13 | 4'-0" | 8'-0" | 1 3/8" | PR. 3066 RAISED PANEL (MASONITE, HOLLOW) | LR | | BY MANUF. | 3 1/2" | (2) | |
| 14 | 6'-0" | 8'-0" | 1 3/8" | DBL. POCKET RAISED PANEL (MASONITE, HOLLOW) | LR | | BY MANUF. | 5 1/2" | (1) | |
| 15 | 2'-6" | 8'-0" | 1 3/8" | RAISED PANEL (POCKET) | NA | | BY MANUF. | 5 1/2" | (1) | |

DOOR SCHEDULE

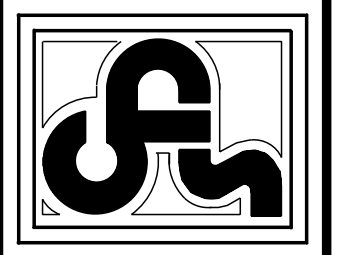
(CHECK ALL OPENINGS AFTER FRAMING FOR SIZE & COUNT BEFORE ORDERING DOORS AND WINDOWS, TYPICAL.)

| CODE | WIDTH | HEIGHT | DESCRIPTION | DN. LT. | TYPED GLASS | ROUGH OPENING | HEADER HEIGHT | WALL SIZE | QUANT. |
|------|-------|--------|----------------------------------|---------|-------------|---------------|---------------|-----------|--------|
| A | 3'-0" | 6'-0" | SINGLE HUNG | YES | NO | BY MANUF. | 8'-0" | (10) | |
| B | 3'-0" | 5'-0" | FIXED EYEBROW | YES | YES | BY MANUF. | 8'-0" | (1) | |
| C | 2'-0" | 4'-0" | FIXED EYEBROW | YES | NO | BY MANUF. | SEE PLAN | (1) | |
| D | 2'-6" | 6'-0" | SGL. HUNG EYEBROW (EGRES WINDOW) | NO | YES | BY MANUF. | SEE PLAN | (3) | |
| E | 3'-0" | 4'-0" | SINGLE HUNG | YES | NO | BY MANUF. | SEE PLAN | (1) | |
| F | 4'-0" | 1'-6" | FIXED | NO | YES | BY MANUF. | 8'-6" | (6) | |
| G | 2'-8" | 1'-6" | FIXED | NO | YES | BY MANUF. | 8'-6" | (1) | |
| H | 4'-0" | 4'-0" | FIXED | NO | YES | BY MANUF. | 8'-0" | (1) | |
| I | 4'-0" | 5'-0" | SINGLE HUNG | YES | NO | BY MANUF. | SEE PLAN | (3) | |
| J | 6'-0" | 6'-0" | PR. 3066 SINGLE HUNG | YES | NO | BY MANUF. | SEE PLAN | (1) | |

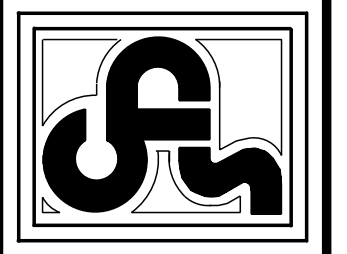
WINDOW SCHEDULE

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THESE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS FOR ACCURACY AND OR CONSTRUCTION BEGINS.

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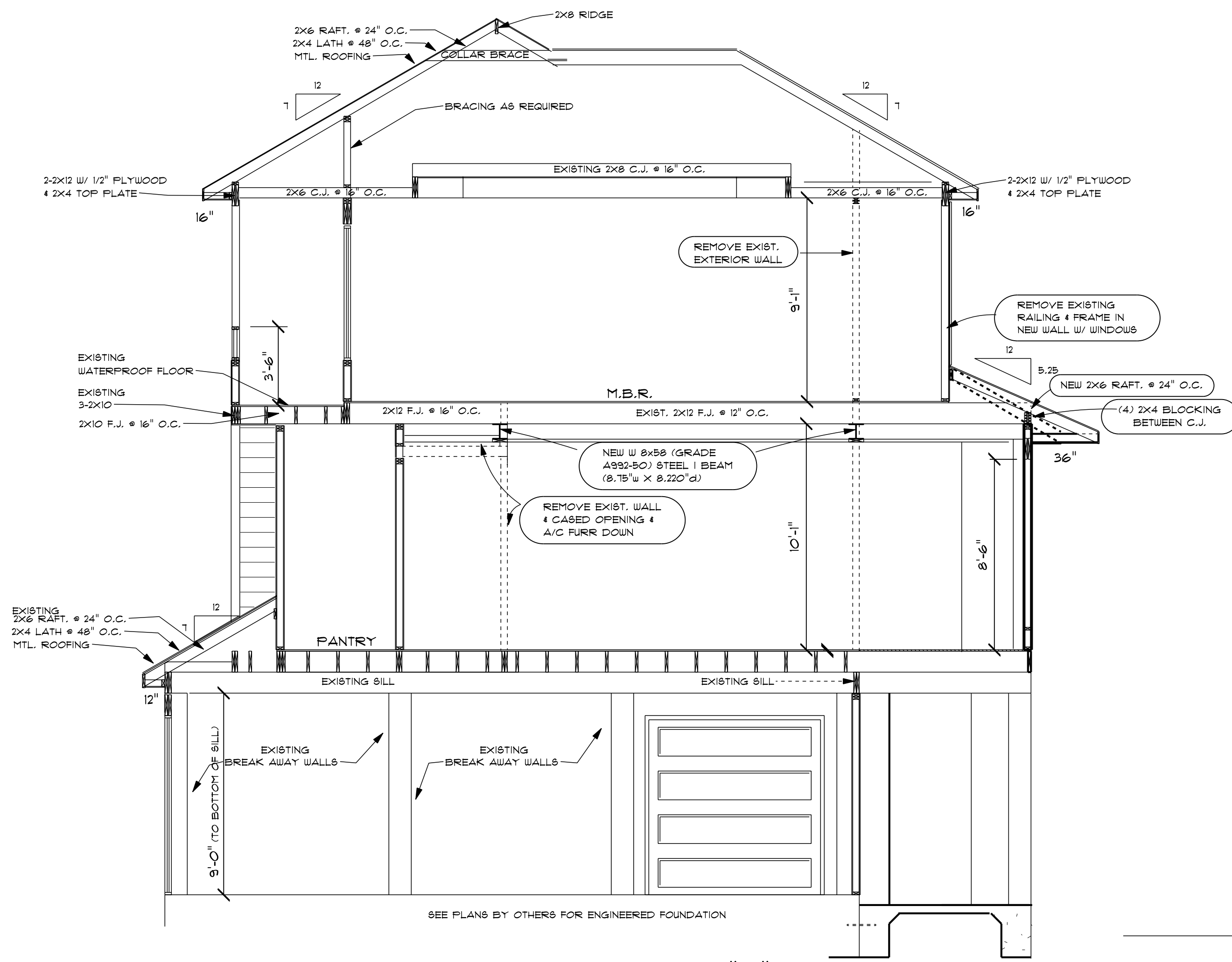
STEVE & LAURA MCKINNEY
 LOT C-2, SQUARE A PHASE 2,
 RIGOLETS ESTATES
 ST. TAMMANY PARISH, LA.
 DATE: 11-15-16
 CODE: AD - 2102 - 2059 - 6146
 INDEX

SHEET DESCRIPTION:
 EXTERIOR ELEVATIONS & ROOF PLAN
 6 OF 14

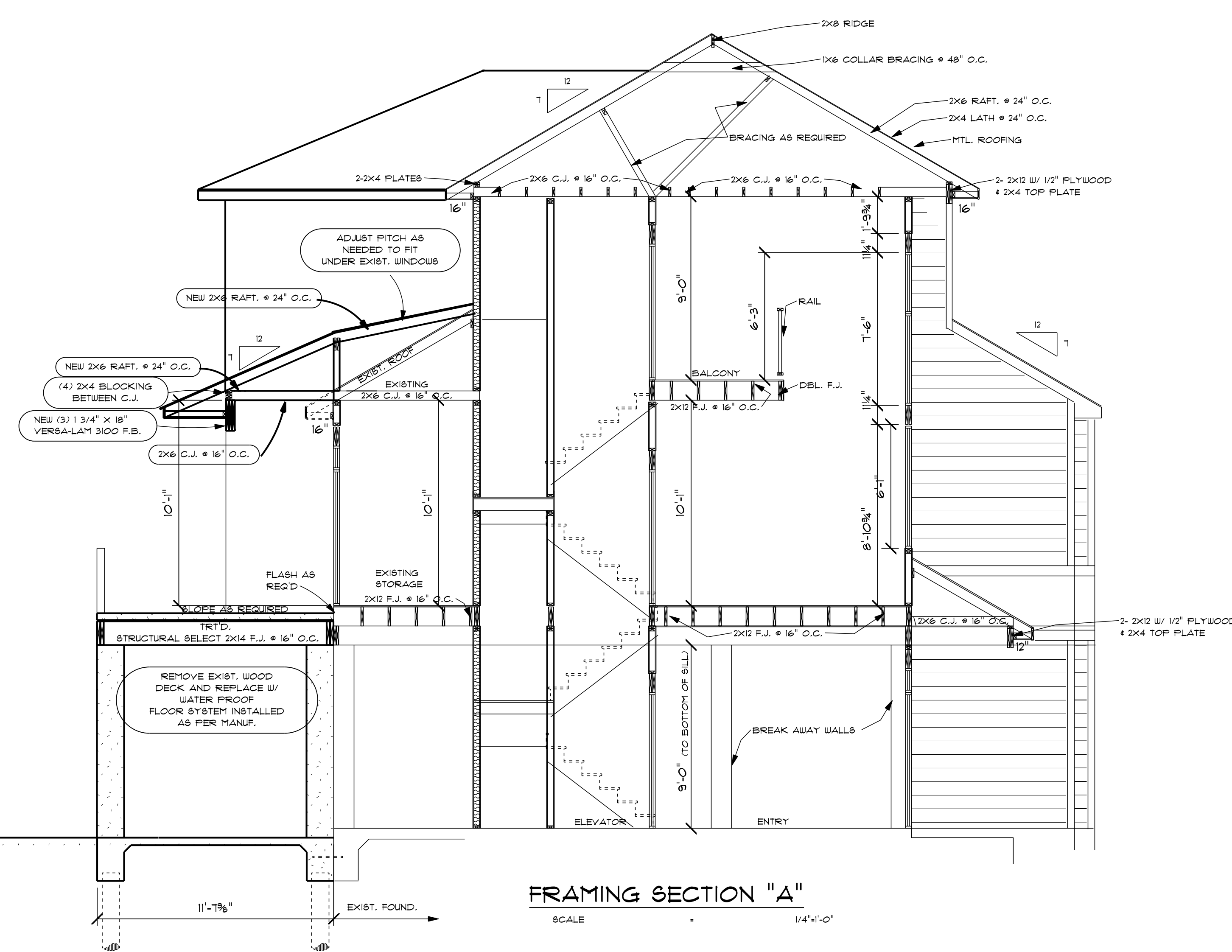
| LABEL | HOLD DWN. | BOLT DIAM. | MIN. CRNR. | SDS2.5 SCREWS | OPTIONAL EMBD. H.D. |
|-------|--------------|------------|------------|---------------|---------------------|
| 1 | HDU4-SDS2.5 | 5/8" | 3" | 10 | STHD14 |
| 2 | HDU5-SDS2.5 | 5/8" | 3" | 14 | STHD14 |
| 3 | HDU8-SDS2.5 | 7/8" | 4 1/2" | 20 | N/A |
| 4 | HDU11-SDS2.5 | 1" | 7 1/2" | 30 | N/A |

HDU SERIES HOLD DOWNS: CAN BE INSTALLED W/ EMBEDDED ANCHOR BOLT OR RETRO FIT BY DRILLING HOLE 1/8" LARGER THAN ANCHOR, CLEAN OUT DUST, FILL HOLE 1/2 WAY W/ SET-XP EPOXY, INSERT ANCHOR, ALLOW TO SET & CURE AS PER MANUF. REQUIREMENTS.

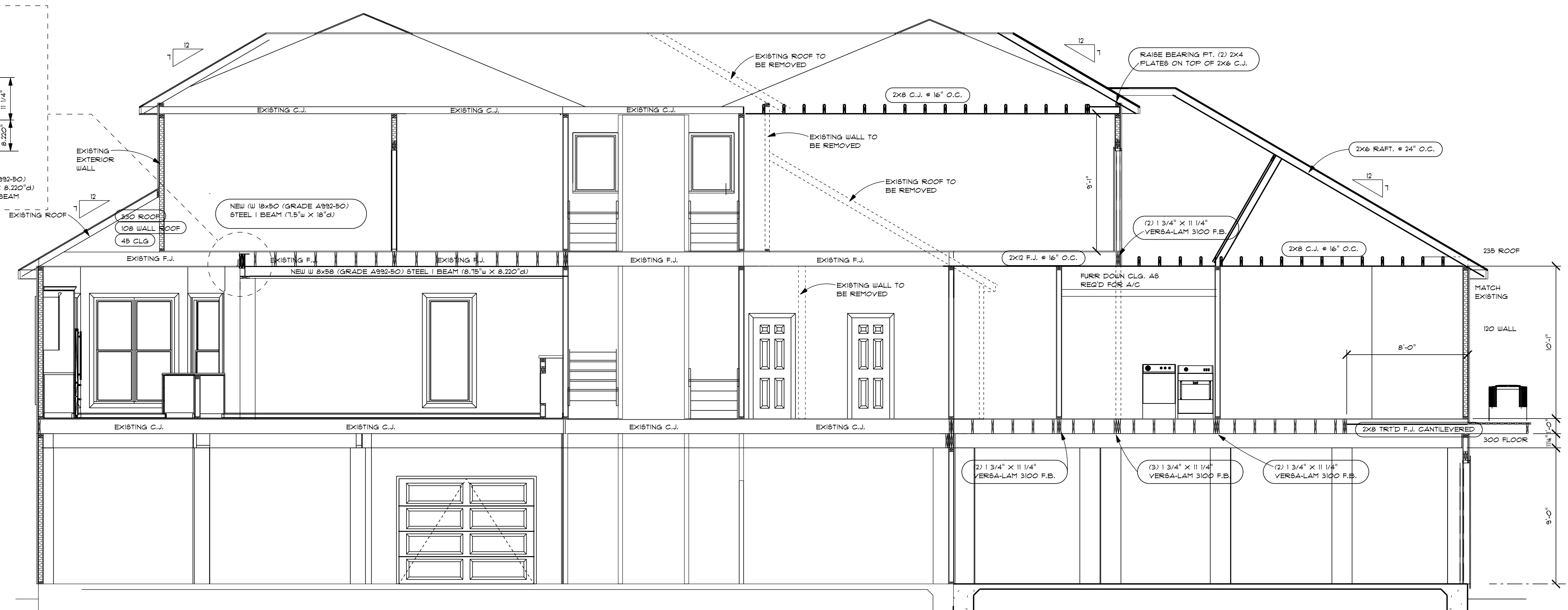
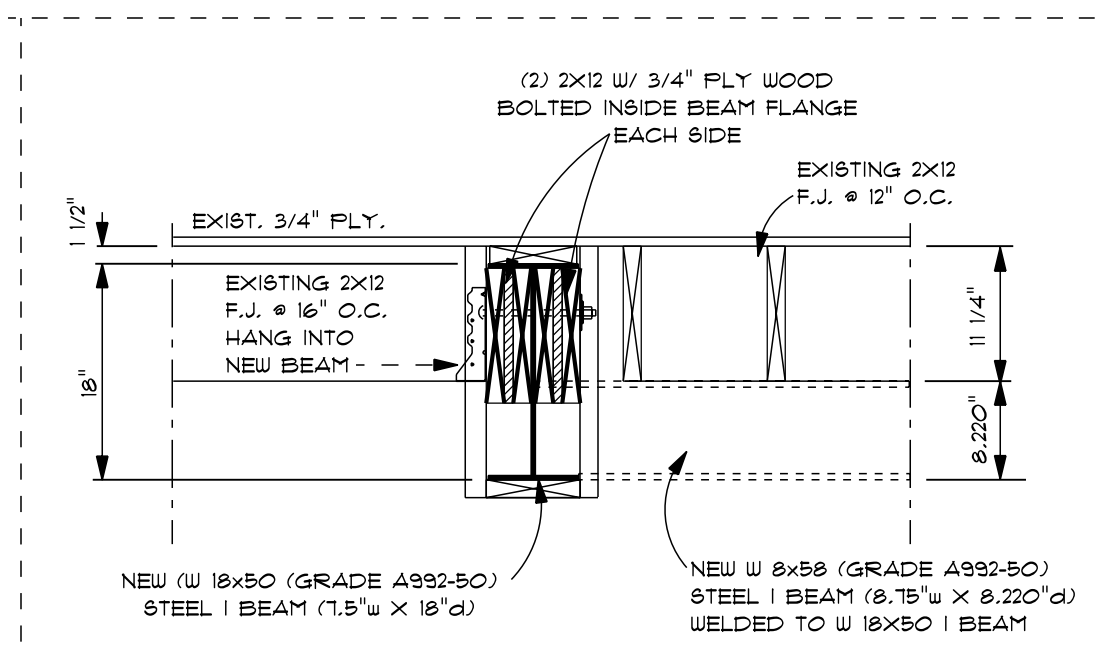
STHD SERIES HOLD DOWNS: MUST BE EMBEDDED, HELD 1 1/2" OUT OF CORNER (TO ALLOW FOR SHEATHING ATTACHMENT) & HAVE A MIN. 5.5" CONC. STEM WALL.



FRAMING SECTION "B"
SCALE = 1/4"=1'-0"



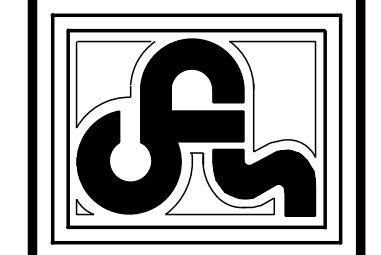
FRAMING SECTION "A"
SCALE = 1/4"=1'-0"



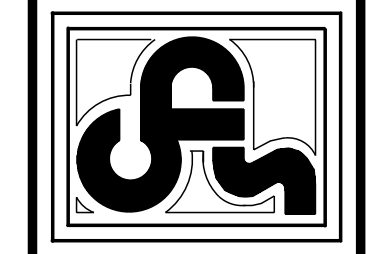
FRAMING SECTION "C"
SCALE = 1/4"=1'-0"

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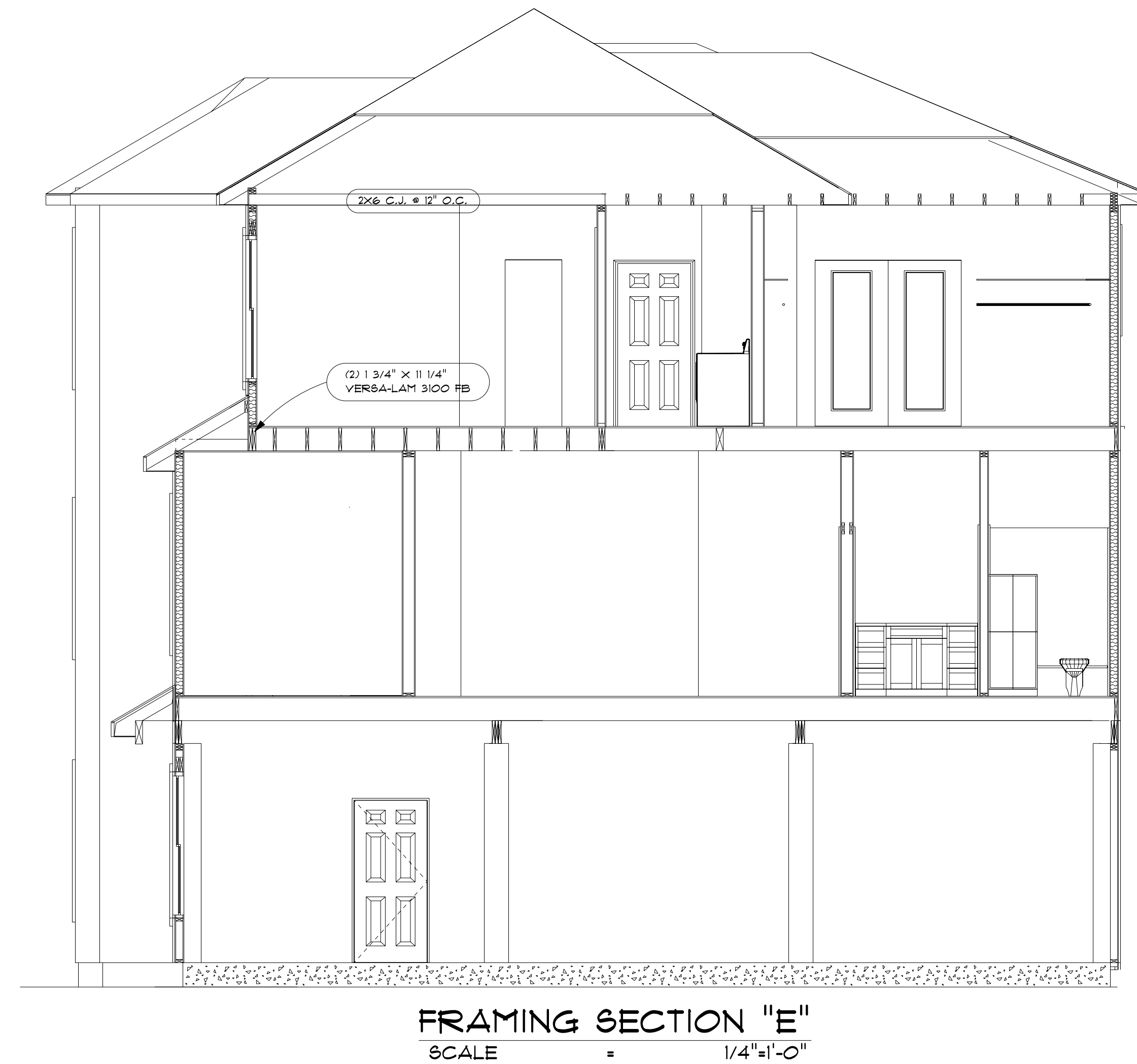
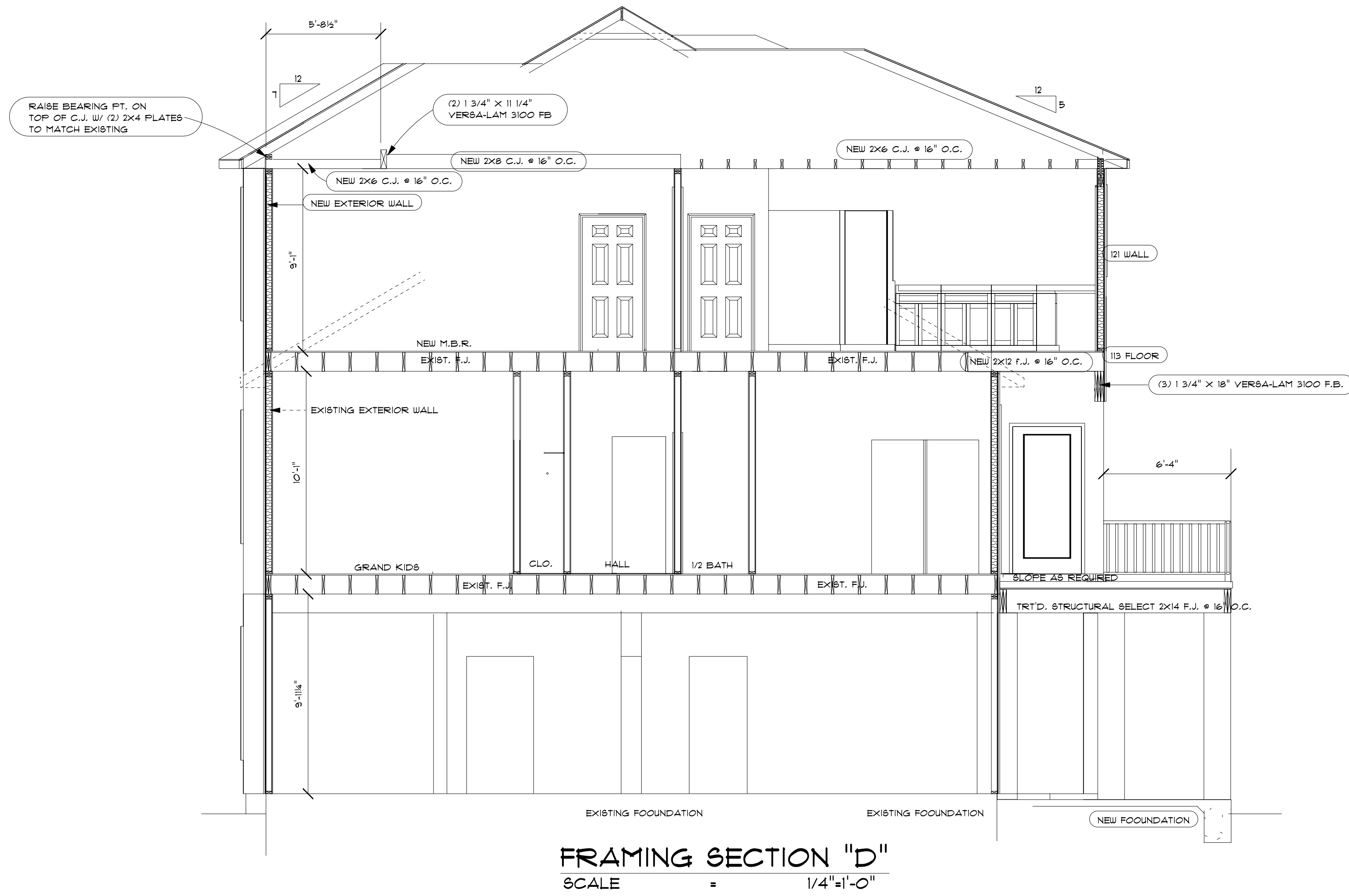


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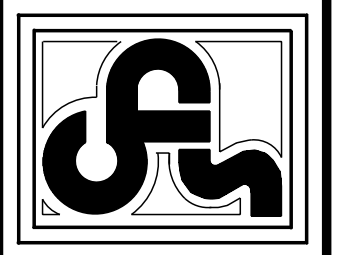
STEVE & LAURA MCKINNEY
LOT C-2, SQUARE A PHASE 2,
RIGOLETS ESTATES
ST. TAMMANY PARISH, LA.
DATE: 11-15-16
AD: 2102
AREA U.B.: 2859
INDEX: 6/16

SHEET DESCRIPTION:
FRAMING A, B & C
7 OF 14

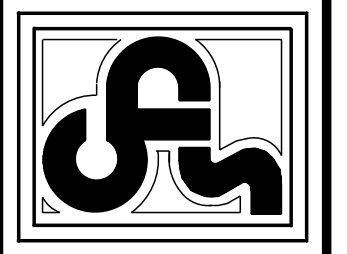


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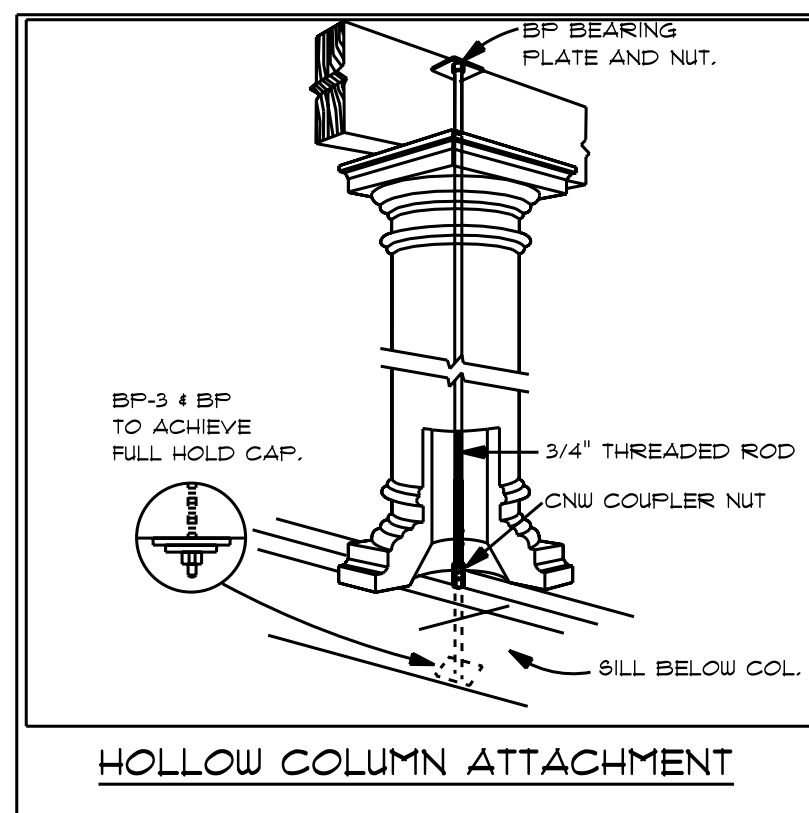


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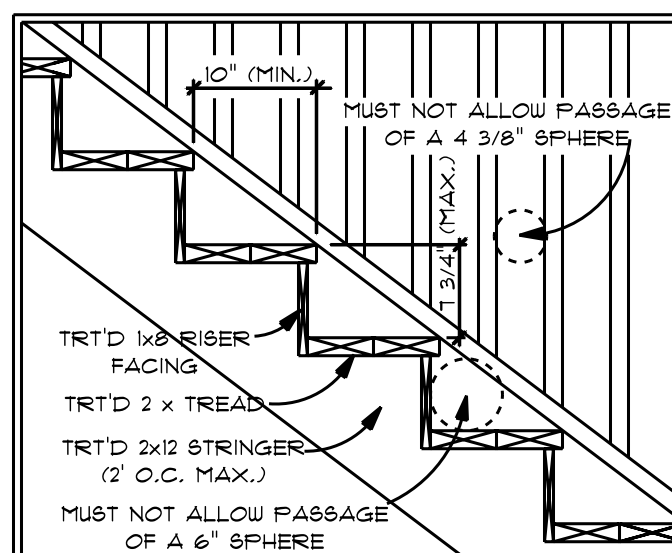


STEVE & LAURA MCKINNEY
LOT C-2, SQUARE A-PHASE 2
RIGOLETS ESTATES
ST. TAMMANY PARISH, LA.
DATE: 11-15-16
AD - 2102 - 2859 - 6/16
INDEX

SHEET DESCRIPTION:
FRAMING
D & E
8 OF 14

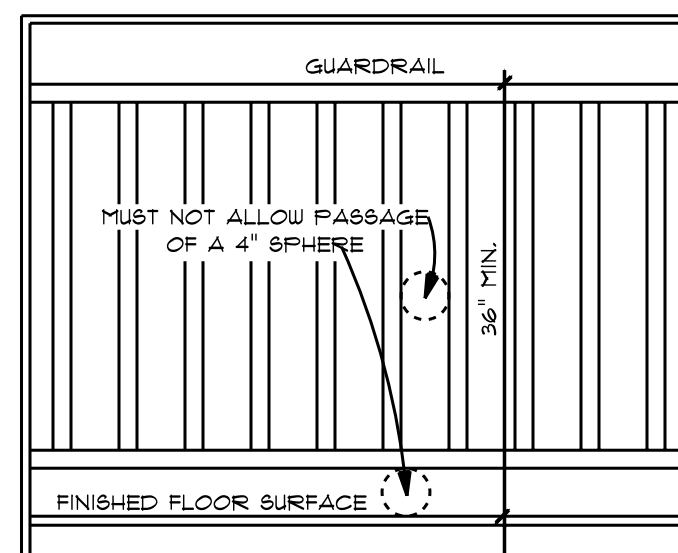


HOLLOW COLUMN ATTACHMENT



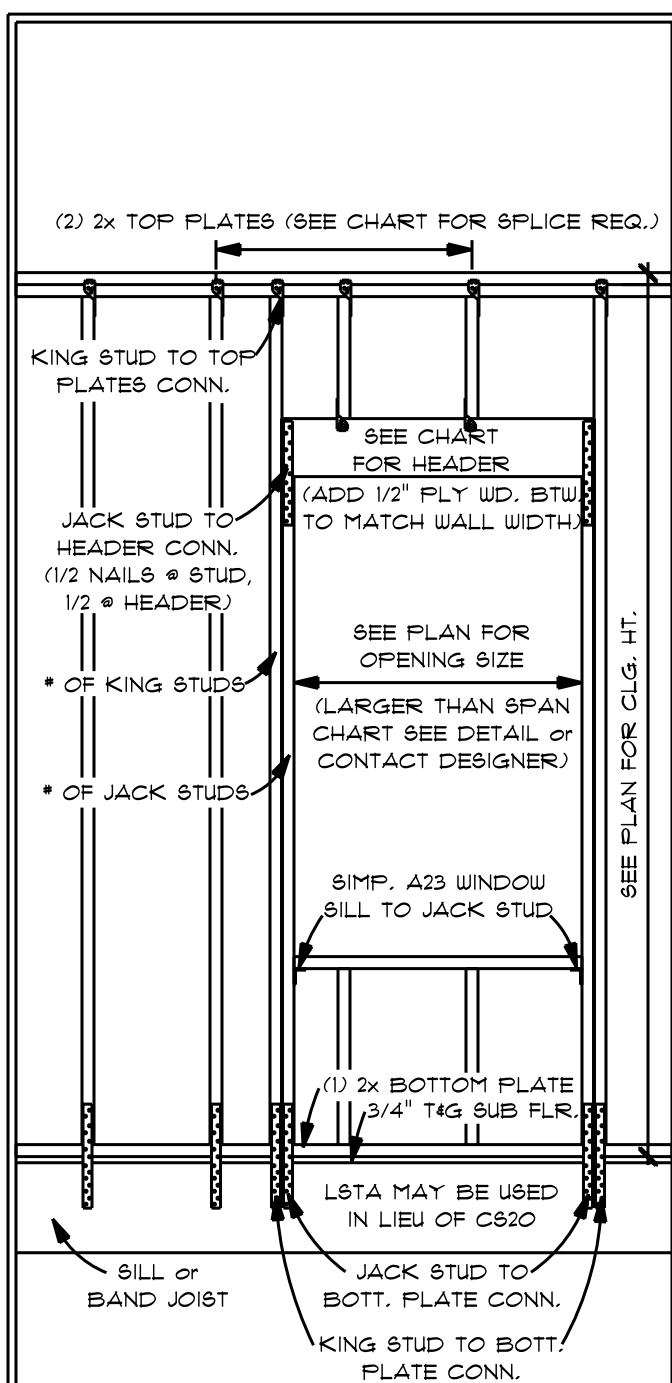
TYPICAL EXTERIOR STAIR

SEE WWW.STAIRWAYS.ORG FOR VISUAL INTERPRETATION OF THE I.R.C.
ALL STAIRS TO COMPLY W/ R301 MEANS OF EGRESS
 R301.1.1 WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR ABOVE PERMITTED HANDRAIL & BELOW REQUIRED HEADROOM HT.
 R301.1.2 HEADROOM: MUST MAINTAIN MIN. 6'-8" OF HEADROOM, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOBING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.
 R301.1.3 TREADS & RISERS: MAX. 1 3/4" MAX. RISER HT. 10" MIN. TREAD DEPTH. UNDERS TREAD SHALL BE A MIN. 6" x 10" MEASURED 1" BACK THE GREATEST RISER HT. OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 R301.1.4 LANDINGS FOR STAIRWAYS: THERE SHALL BE A FLOOR OF LANDING AT THE TOP & BOTTOM OF EACH STAIRWAY. 12" MAX. RISE BETWEEN FLOOR LEVELS OF LANDINGS. WIDTH OF LANDING SHALL MATCH STAIR WIDTH. MIN. 36" LANDING DEPTH IN DIRECTION OF TRAVEL.
 R301.1.6 HANDRAILS: HAND RAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIR W/ FOUR OR MORE RISERS. HANDRAIL HEIGHT SHALL BE MIN. 34" & MAX. 38" MEASURED FROM FLOOR PLANE OF TREAD NOBING OR RAMP SURFACE.



TYPICAL GUARD RAILING

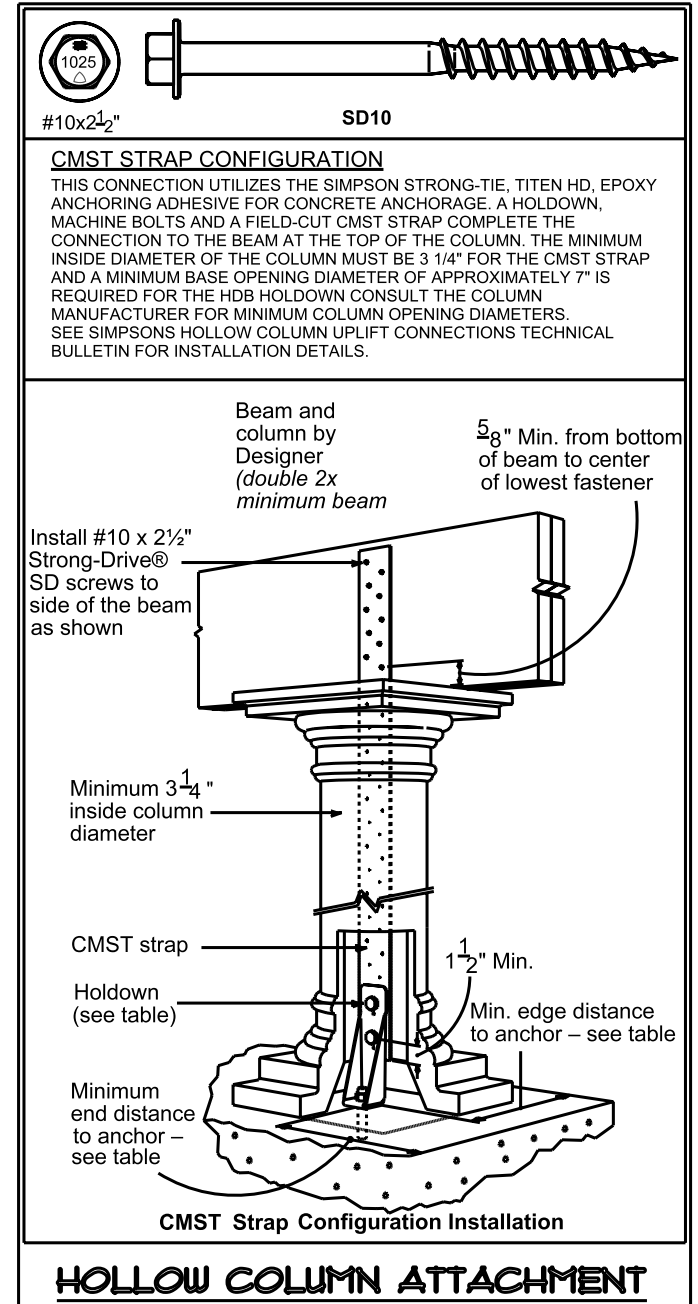
SEE WWW.STAIRWAYS.ORG FOR VISUAL INTERPRETATION OF THE I.R.C.
ALL STAIRS TO COMPLY W/ R302 GUARDS
 R302.1 GUARDS: PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS MIN. 36" IN HEIGHT. SIDES OF STAIRS SHALL HAVE GUARDS MIN. 34" IN HEIGHT MEASURED FROM TREAD PLANE.
 R302.2 GUARD OPENING LIMITATIONS: REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES & PORCHES SHALL HAVE GUARDS WHICH DO NOT ALLOW PASSAGE OF A 4" SPHERE (GUARDS & SIDE OF STAIR MAX. 4 3/8" SPHERE).



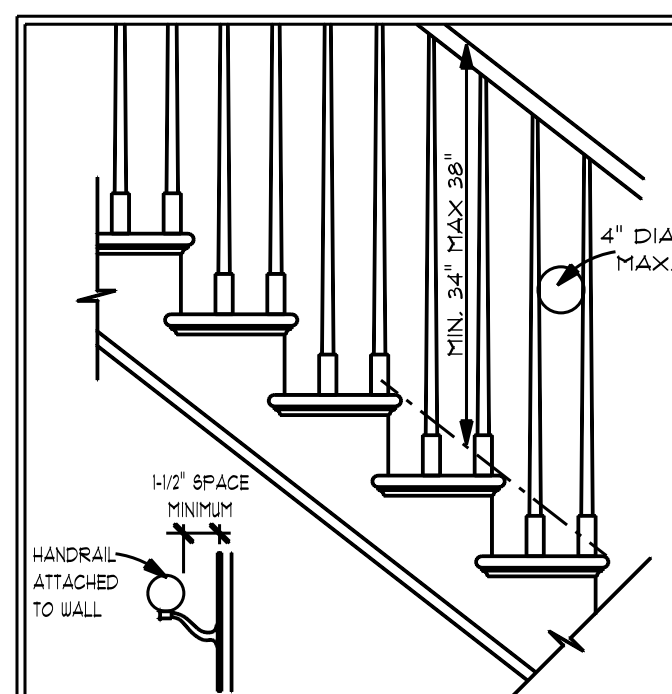
TYPICAL JOIST HANGERS

| LUMBER SIZE | FLR. / C.J. | CONCEALED HANGER | HEAVY DUTY HANGER (MAX. LOADS) |
|-------------|-------------|------------------|--------------------------------|
| 2x6 | LU526 | LUC262 | HU526 (2720) 16d |
| DBLE 2x6 | LU526-2 | HUC26-2 | HU26-2 (1785) 16d |
| TPL 2x6 | LU526-3 | HUC26-3 | HU26-3 (1785) 16d |
| 2x8 | LU528 | LUC282 | HU528 (3365) 16d |
| DBLE 2x8 | LU528-2 | HUC28-2 | HU28 (2085) 16d |
| TPL 2x8 | LU528-3 | HUC28-3 | HU28 (1785) 16d |
| 2x10 | LU510 | LUC102 | HU510 (4255) 16d |
| DBLE 2x10 | LU510-2 | HUC10-2 | HU510-2 (3535) 16d |
| TPL 2x10 | LU510-3 | HUC10-3 | HU510-3 (3100) 16d |
| 2x12 | LU512 | LUC122 | HU512 (4255) 16d |
| DBLE 2x12 | LU512-2 | HUC12-2 | HU512-2 (3275) 16d |
| TPL 2x12 | LU512-3 | HUC12-3 | HU512-3 (3275) 16d |

NOTE: THE LISTED HANGERS ABOVE ARE JOIST HANGERS USED FOR STANDARD APPLICATION. EXTRA CORROSION RESISTANT HANGERS MAY BE AVAILABLE & SHOULD BE USED FOR WET SERVICE CONDITIONS. DIFFERENT HANGERS MAY BE NEEDED WHEN DOWNWARD LOADS EXCEED THAT WHICH IS DESCRIBED IN THE SIMPSON MANUAL. ALL HANGERS TO BE INSTALLED IN ACCORDANCE WITH SIMPSON MANUAL REQUIREMENTS.

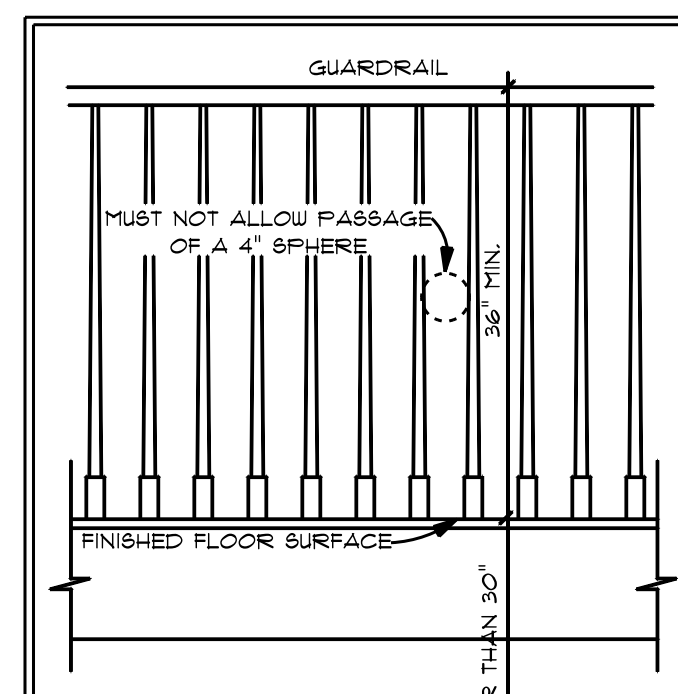


HOLLOW COLUMN ATTACHMENT



TYPICAL INTERIOR STAIR

SEE WWW.STAIRWAYS.ORG FOR VISUAL INTERPRETATION OF THE I.R.C.
ALL STAIRS TO COMPLY W/ R301B
 MAXIMUM STAIR RISER HT. SHALL BE 1 3/4" & THE MIN. STAIR TREAD DEPTH SHALL BE 10".
 HANDRAILS SHALL BE PROVIDED ON EA. CONT. RUN OF STAIR TREADS OR FLIGHT W/ FOUR OR MORE RISERS & SHALL BE CONT. FOR THE FULL LENGTH OF THE FLIGHT OF STAIRS.
 ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDRAIL PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
 HANDRAILS ON STAIRS SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SURFACE OF THE TREAD MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.
 A MINIMUM OF 10" SHEETROCK IS REQUIRED FOR ENCLOSED, HABITABLE, UNDER STAIR PROTECTION.
 STAIR / BALUSTER STYLES ARE DIAGRAMATIC ONLY - CONTRACTOR TO COORDINATE STYLES WITH OWNER / FINISHERS



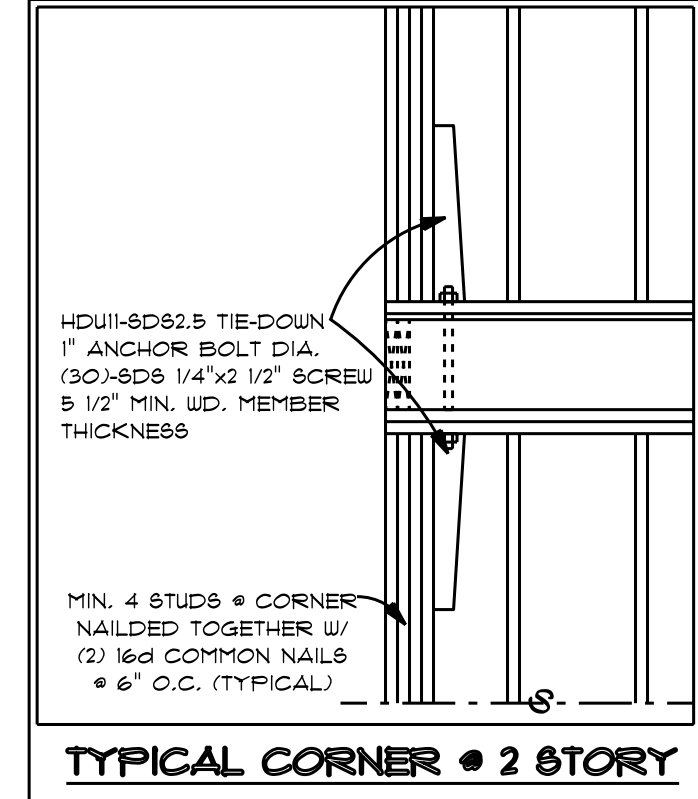
TYPICAL GUARD RAILING

SEE WWW.STAIRWAYS.ORG FOR VISUAL INTERPRETATION OF THE I.R.C.
ALL STAIRS TO COMPLY W/ R302 GUARDS
 R302.1 GUARDS: PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS MIN. 36" IN HEIGHT. SIDES OF STAIRS SHALL HAVE GUARDS MIN. 34" IN HEIGHT MEASURED FROM TREAD PLANE.
 R302.2 GUARD OPENING LIMITATIONS: REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES & PORCHES SHALL HAVE GUARDS WHICH DO NOT ALLOW PASSAGE OF A 4" SPHERE (GUARDS & SIDE OF STAIR MAX. 4 3/8" SPHERE).

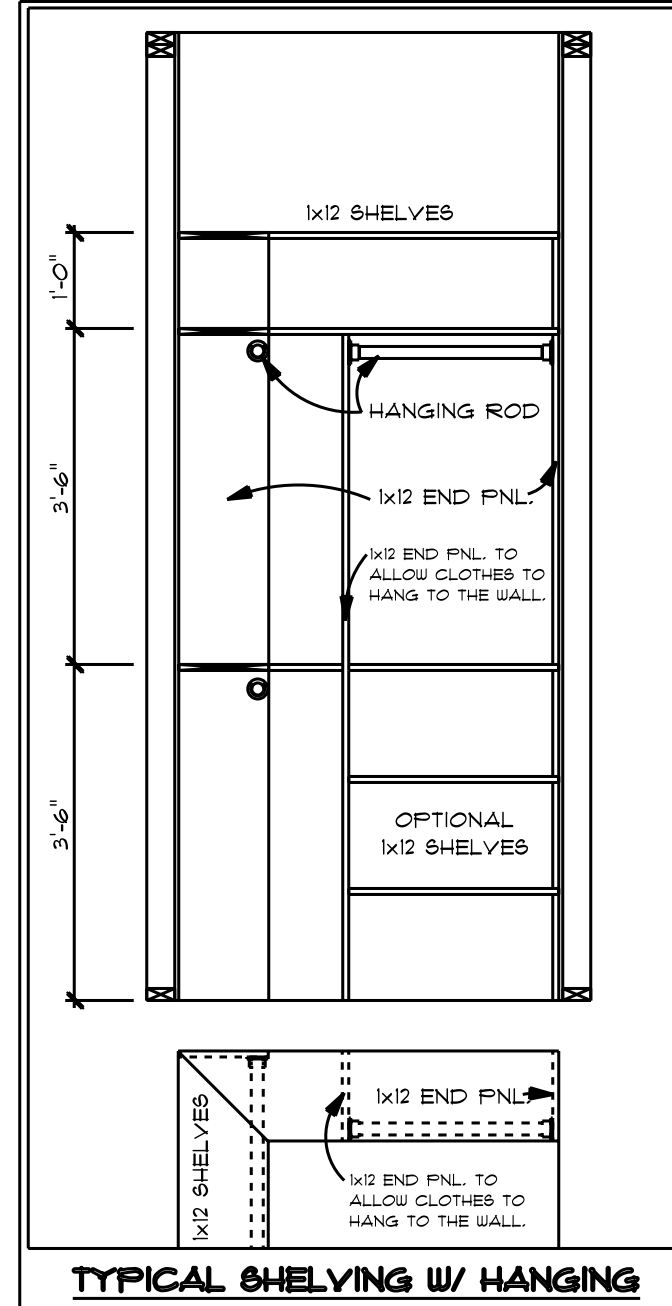
| SPAN / HEADER | JACK STUDS / CONNECTORS # EA. | KING STUDS / CONNECTORS # EA. |
|---------------|-------------------------------|-------------------------------|
| 2'-0" (1) 2x6 | 1 BOTT. CS20 W/ (4) 10d | 1 BOTT. CS20 W/ (4) 10d |
| 4'-0" (2) 2x6 | 1 BOTT. CS20 W/ (6) 10d | 1 BOTT. CS20 W/ (4) 10d |
| 6'-0" (2) 2x6 | 1 BOTT. CS20 W/ (8) 10d | 1 BOTT. CS20 W/ (4) 10d |
| 8'-0" (2) 2x6 | 1 BOTT. CS20 W/ (10) 10d | 1 BOTT. CS20 W/ (4) 10d |

TYPICAL OPENINGS & SLAB

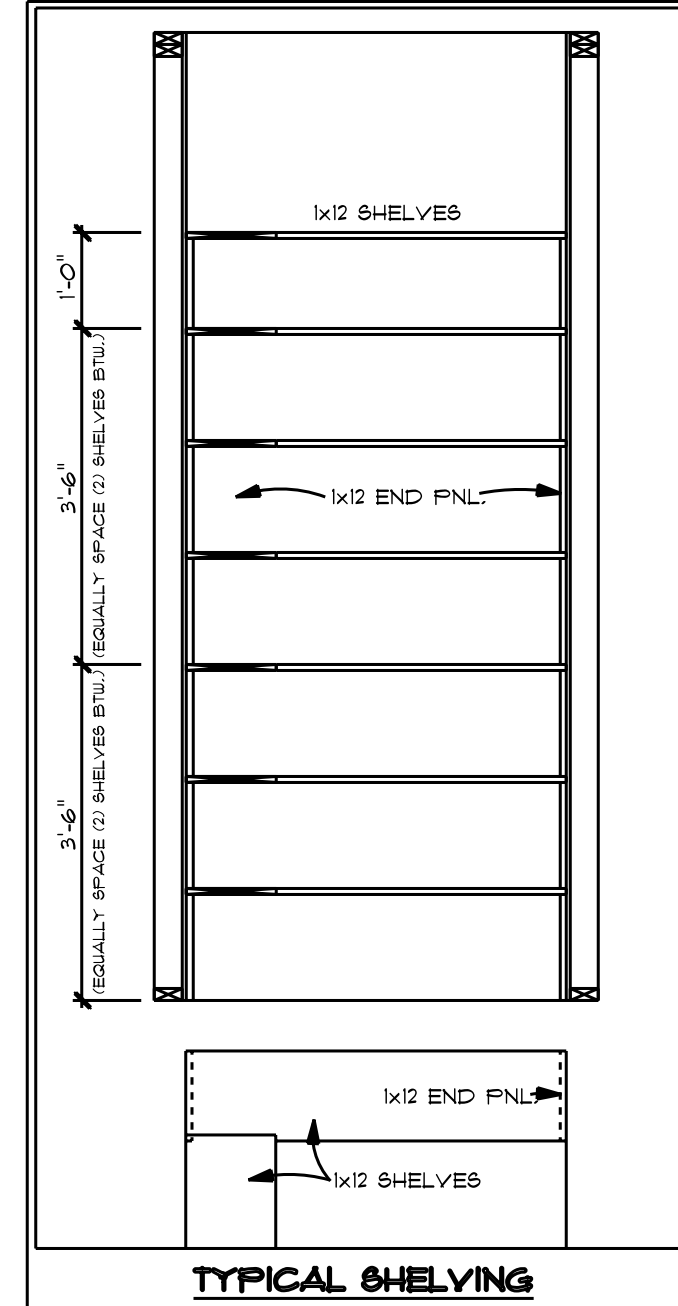
LOAD BEARING EXT. WALLS SUPPORTING ROOF & CEILING



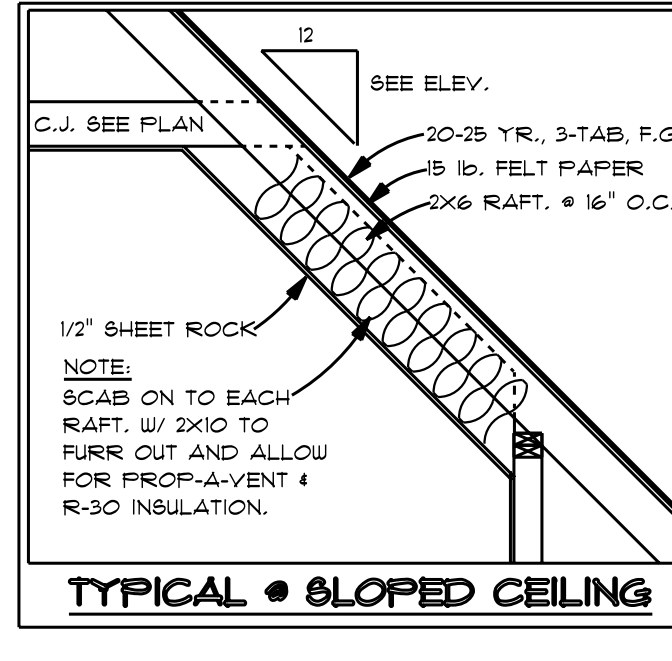
TYPICAL CORNER 2 STORY



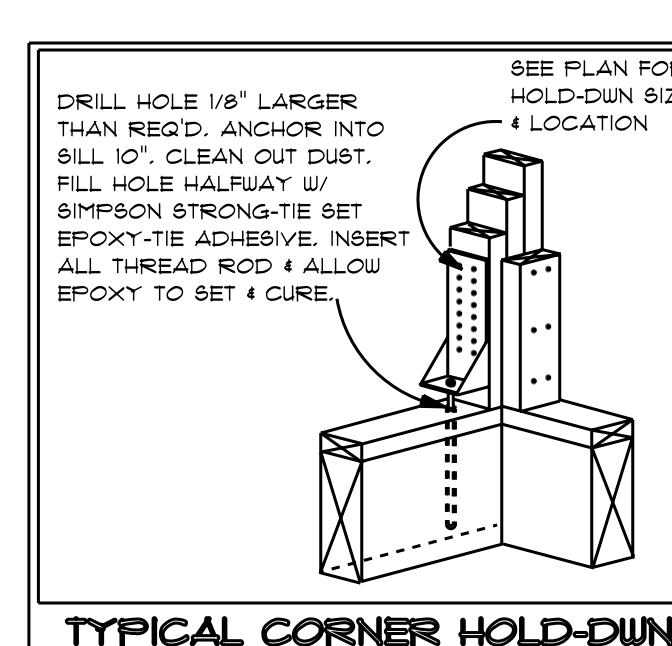
TYPICAL SHELVING W/ HANGING



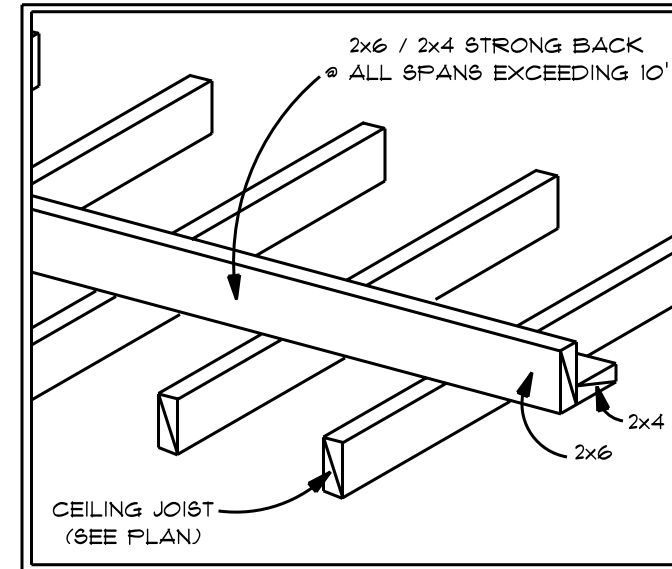
TYPICAL SHELVING



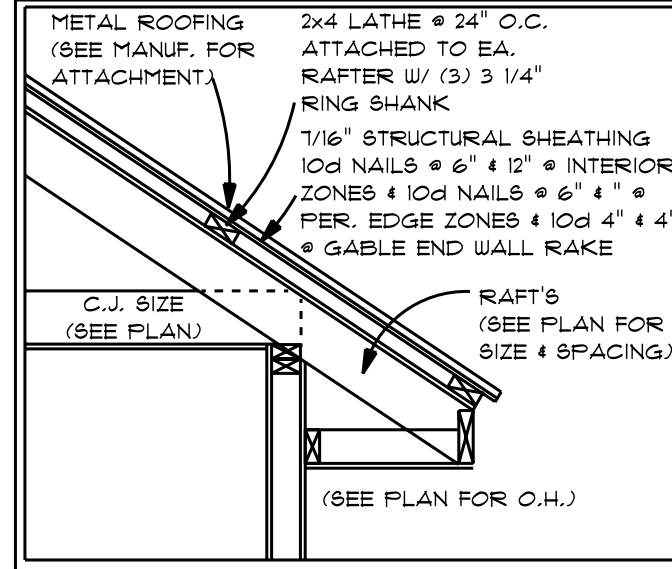
TYPICAL SLOPED CEILING



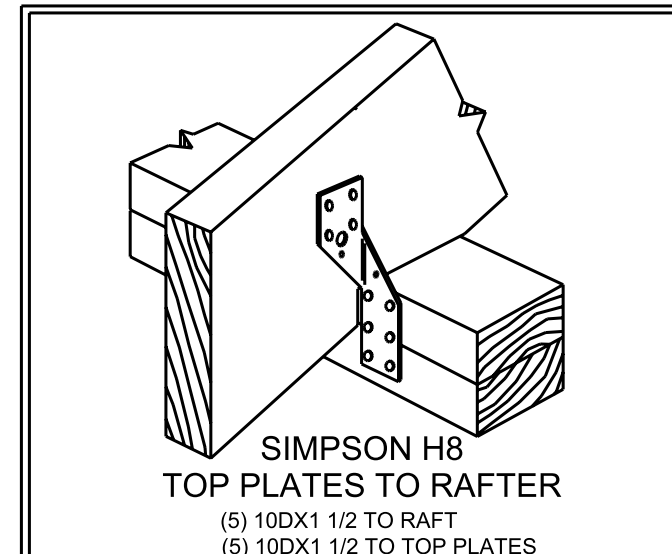
TYPICAL CORNER HOLD-DUN



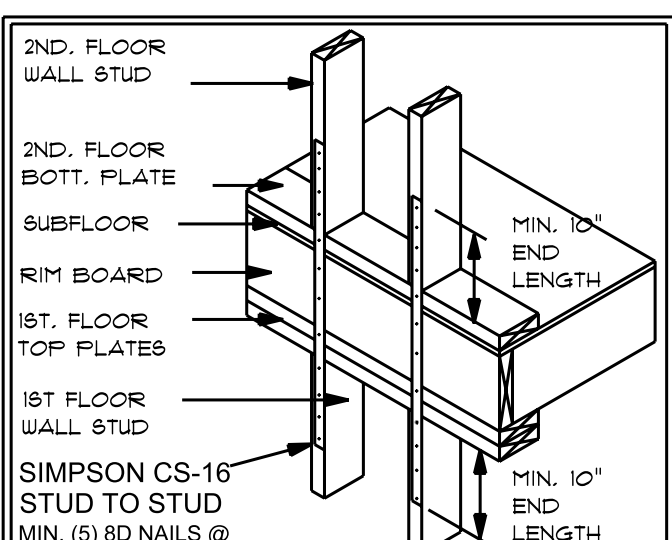
TYPICAL STRONG BACK



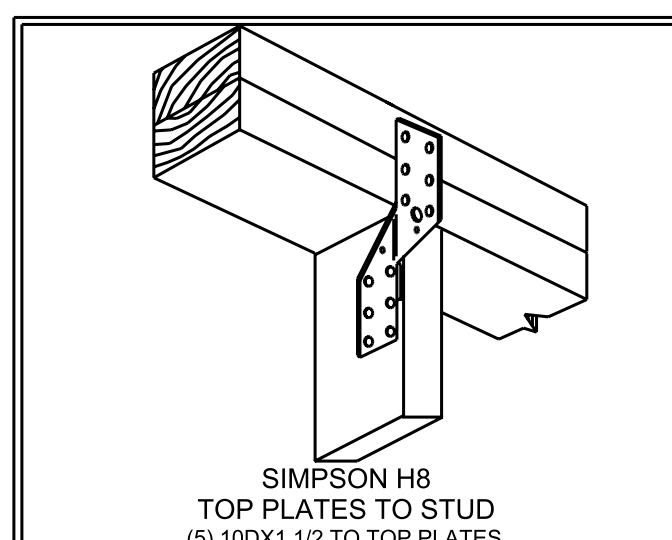
TYPICAL METAL ROOF



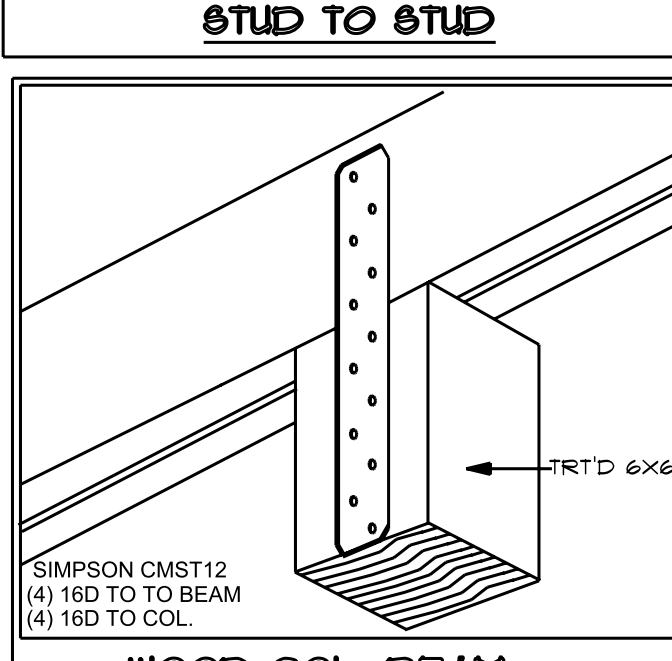
SIMPSON H8 TOP PLATES TO RAFTER



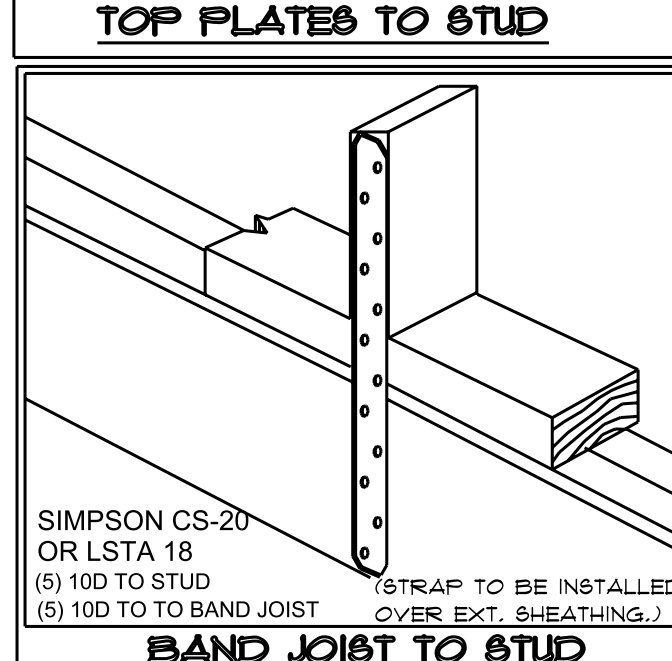
STUD TO STUD



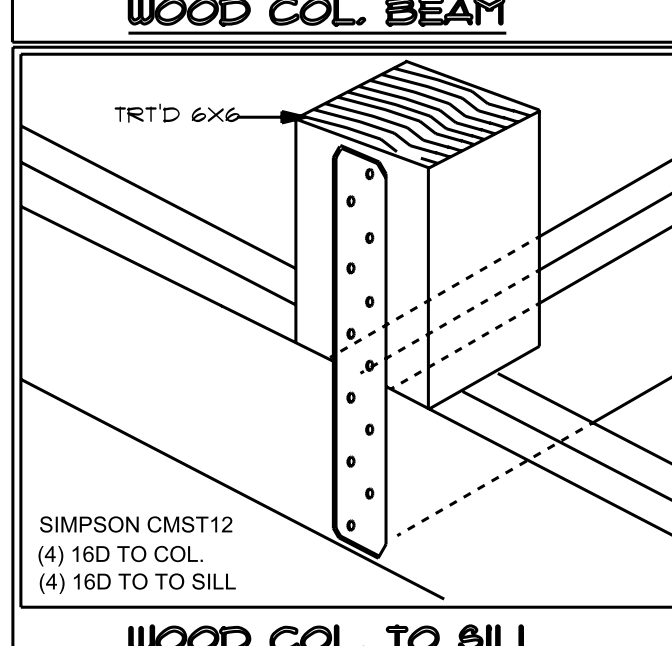
SIMPSON H8 TOP PLATES TO STUD



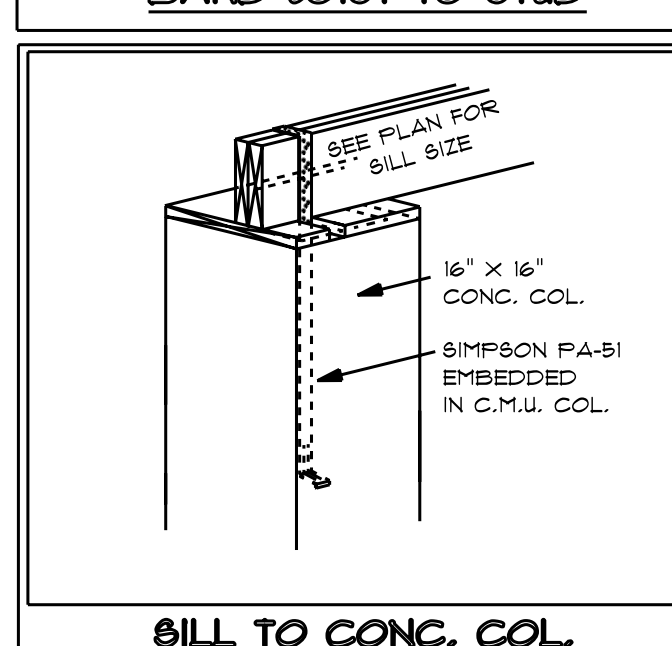
WOOD COL. BEAM



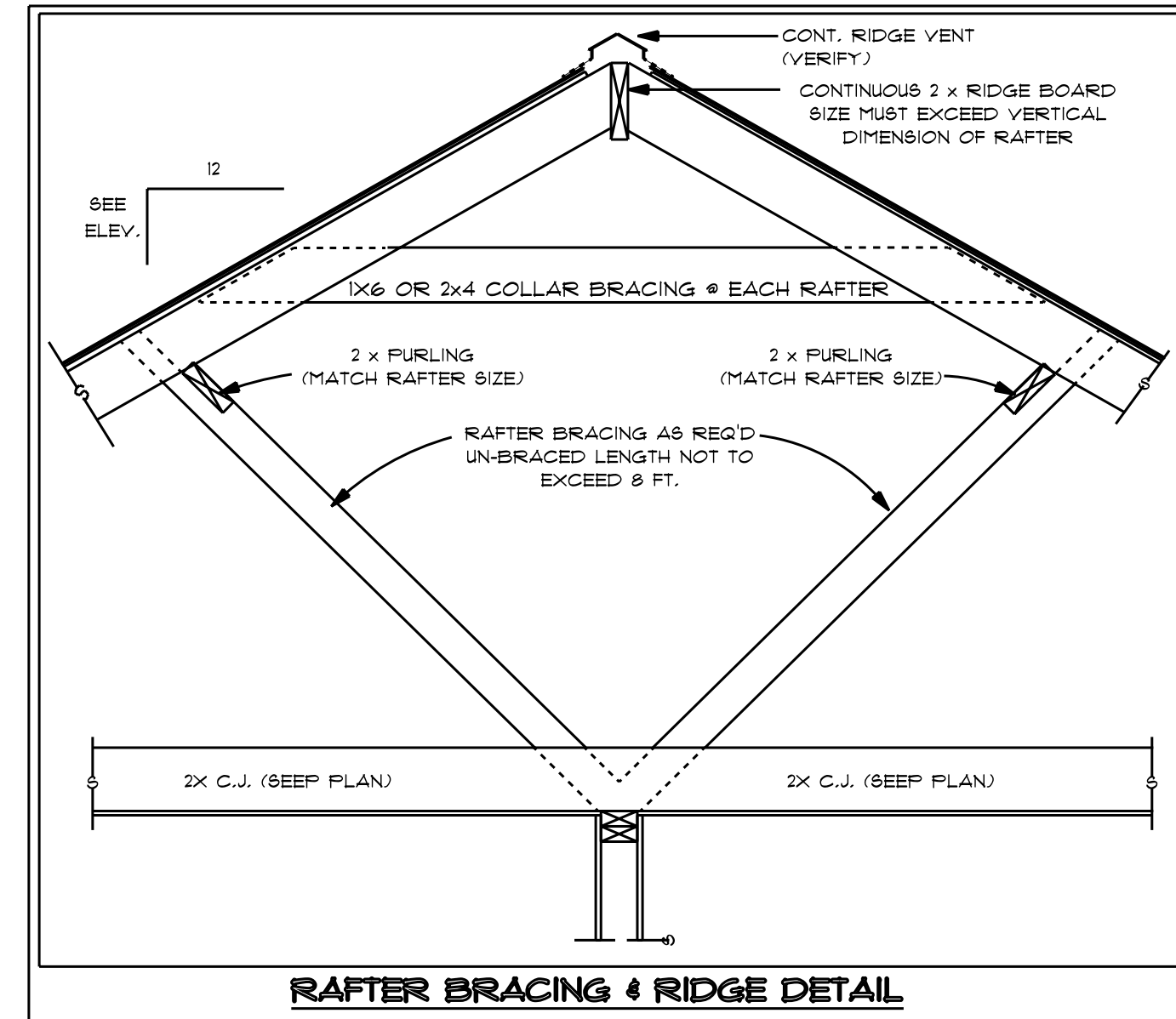
BAND JOIST TO STUD



WOOD COL. TO BILL

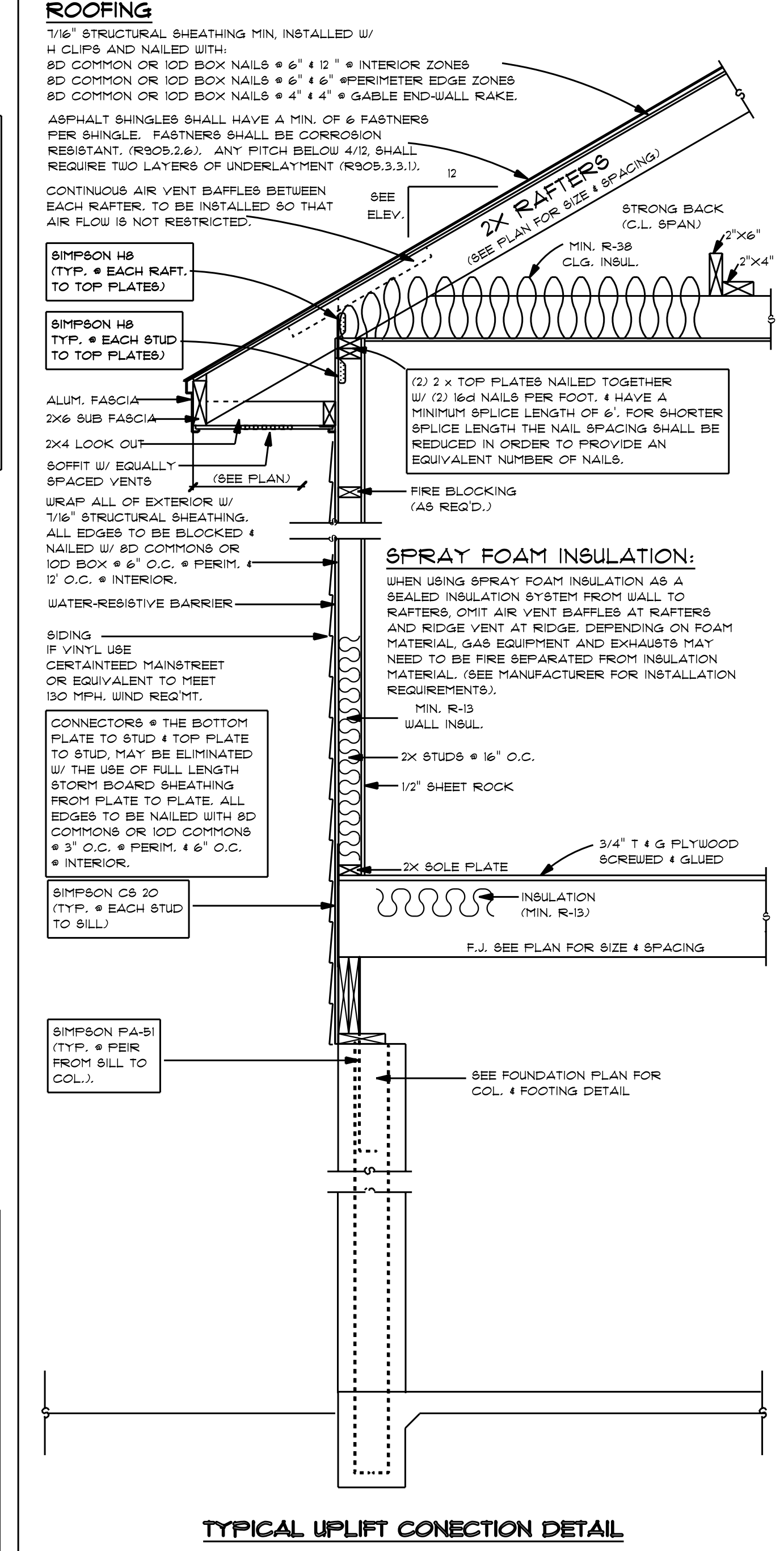


BILL TO CONC. COL.



RAFTER BRACING & RIDGE DETAIL

UP-LIFT CONNECTORS NOTE:
 CONNECTIONS TO TRANSFER UPLIFT LOADS FROM THE ROOF ASSEMBLY TO THE FOUNDATION, CREATING A COMPLETE LOAD PATH.



TYPICAL UPLIFT CONNECTION DETAIL

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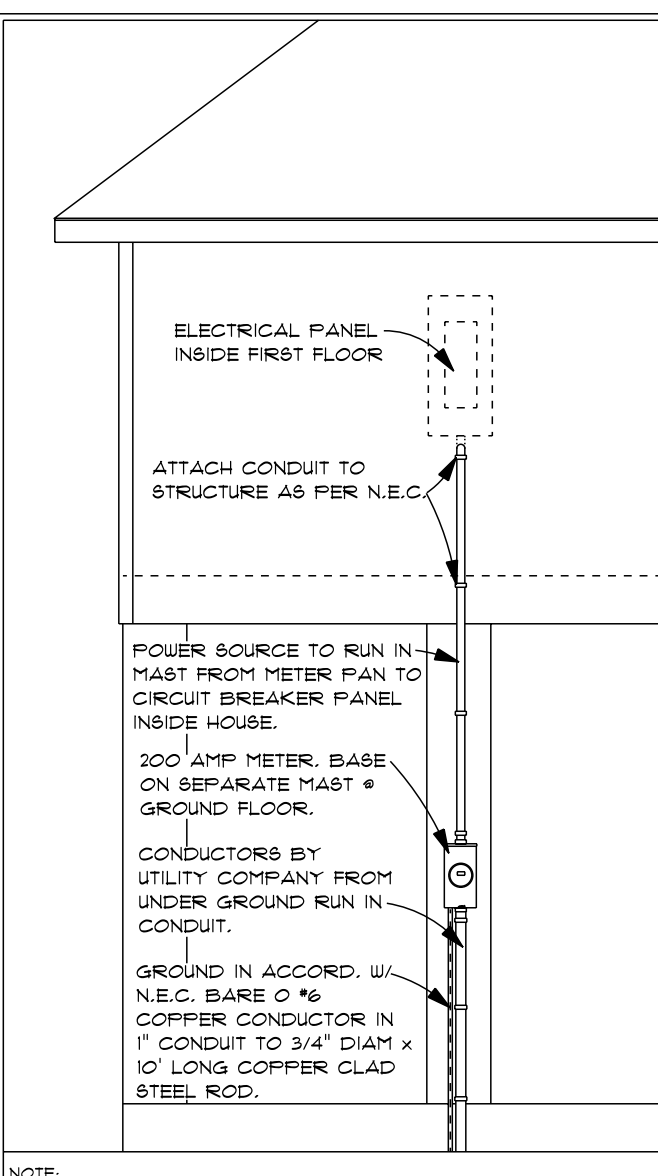
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STEVE & LAURA MCKINNEY
 LOT C-2, SQUARE ALPHA 2,
 RIGOLETS ESTATES
 ST. TAMMANY PARISH, LA.

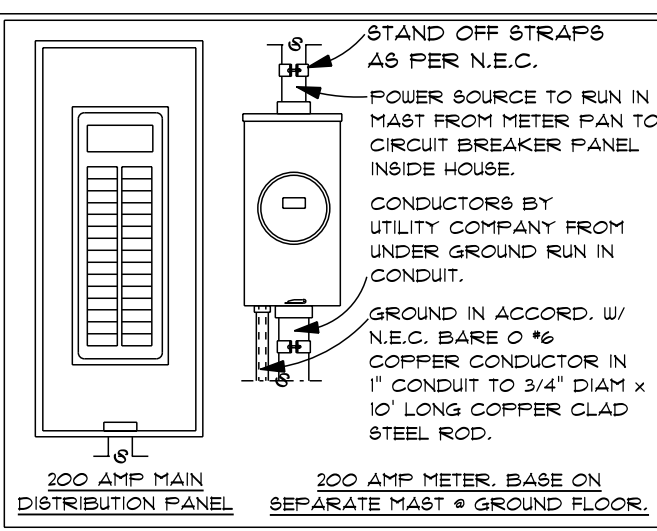
DATE: 11-15-16
 AD: 2102 - 2859 - 6/16

SHEET DESCRIPTION:
 CONNECTION DETAILS

9 OF 14



ELECTRIC PANEL FOR V ZONE



ELECTRICAL RISER / NOTES

1.) THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), APPLICABLE NFPA, NEPA AND STANDARDS, THE NATIONAL ELECTRICAL SAFETY CODE, AND THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES AND CODES.

2.) THE ELECTRICAL CONTRACTOR (EC) WILL COORDINATE THE ELECTRICAL SERVICE AND METERING REQUIREMENTS WITH THE LOCAL UTILITY COMPANY. THE EC SHALL FURNISH AND/OR INSTALL ALL MATERIAL AND FURNISH ALL LABOR NECESSARY TO COMPLY WITH LOCAL UTILITY COMPANY REQUIREMENTS. THE EC WILL VERIFY AVAILABLE FAULT CURRENT WITH THE UTILITY COMPANY AND CONFIRM THAT ALL EQUIPMENT IS PROPERLY RATED. THE ELECTRICAL EQUIPMENT SHALL BE OF PROVEN DESIGN, MANUFACTURED AND TESTED BY A RECOGNIZED TESTING FACILITY, IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF THE FOLLOWING: NEMA, IEEE, AND ANSI.

3.) THE EC WILL NOT SCALE FROM THE DRAWINGS FOR THE LOCATION, MOUNTING AND ORIENTATION OF EQUIPMENT, BUT SHALL VERIFY THESE DIMENSIONS ON SITE PRIOR TO BEGINNING WORK. THE RATING AND CIRCUIT REQUIREMENTS OF EQUIPMENT BE OBTAINED FROM MANUFACTURER'S DATA. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EQUIPMENT LOCATIONS OR RATINGS SHALL BE REPORTED TO OWNER PRIOR TO BEGINNING WORK. THE EC SHALL COORDINATE THE INSTALLATION OF ELECTRICAL EQUIPMENT WITH OTHER TRADES TO ALLOW PROPER WORKING CLEARANCE AROUND EQUIPMENT PER SECTIONS 10 AND 384 OF NEC. THE EC WILL COORDINATE THE LOCATION OF LIGHTING FIXTURES TO AVOID INTERFERENCE WITH MECHANICAL EQUIPMENT.

4.) SMOKE DETECTORS SHALL BE INSTALLED AT EACH LEVEL, IN EACH BEDROOM, OUTSIDE OF 4 IN CLOSE PROXIMITY TO SLEEPING ROOMS. SMOKE DETECTORS SHOULD BE INSTALLED 4 TO 8 INCHES FROM THE CEILING OR ON THE CEILING 4\"/>

5.) CARBON MONOXIDE DETECTORS: AT LEAST ONE APPROVED CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN EACH AREA OTHER THAN GIVING ACCESS TO BEDROOMS. IT SHALL BE HARD-WIRED AND BATTERY BACKED UP.

6.) ALL OUTLETS SHALL BE APPROVED INTERNAL TAMPER RESISTANT.

7.) GROUND-FAULT CIRCUIT-INTERUPTER PROTECTION (GFI) IN ALL 120V, SINGLE-PHASE 15- AND 20-AMPERE RECEPTACLES INSTALLED IN: BATHROOMS, GARAGES, OUTDOORS, GRILL SPACES OR BELOW GRANGE UNFINISHED BASEMENTS, KITCHENS WHERE THE RECEPTACLES ARE INSTALLED TO SERVE COUNTER TOP SURFACES, LAUNDRY, UTILITY 1 WET BAR SINKS WHERE THE RECEPTACLES ARE INSTALLED WITHIN 6 FT OF THE OUTSIDE EDGE OF THE SINK, 4 BOAT HOUSES

8.) ARC-FAULT CIRCUIT-INTERUPTER: ALL 120V, SINGLE PHASE 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DUELING UNIT BEDROOMS AND GENERAL LIGHTING THROUGH OUT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

9.) IN DAMP OR WET LOCATIONS, BOXES, CONDUIT BODIES AND FITTINGS SHALL BE PLACED OR EQUIPPED SO AS TO PREVENT MOISTURE FROM ENTERING OR ACCUMULATING WITHIN THE BOX, CONDUIT BODY, OR FITTING. BOXES, CONDUIT BODIES AND FITTINGS INSTALLED IN WET LOCATIONS SHALL BE LISTED FOR USE IN WET LOCATIONS.

10.) WORK SPACE AND CLEARANCES: EQUIPMENT, PIPING 4 DUCTS FOREIGN TO THE ELECTRICAL INSTALLATION SHALL NOT BE PLACED IN ACCESS SPACE EXTENDING FROM THE FLOOR TO A HEIGHT OF 6 FT. ABOVE THE PANEL BOARD ENCLOSURE OR TO THE CEILING, UNLESS OVER 18 INCHES. THE WORKING SPACE SHALL 4 MIN. OR 30\"/>

GENERAL ELECTRICAL NOTES

ELECTRICAL NOTES V ZONE

1.) ELECTRICAL WIRING SHALL NOT BE ALLOWED IN BREAK-AWAY-WALLS.

2.) ANY ELECTRICAL WIRING LOCATED BELOW THE BASE FLOOD ELEVATION (BFE) SHALL BE FED FROM THE FIRST FLOOR ABOVE BASE FLOOD ELEVATION (BFE) DOWNWARD. HORIZONTAL FEEDERS AND BRANCH CIRCUITS SHALL NOT BE ALLOWED.

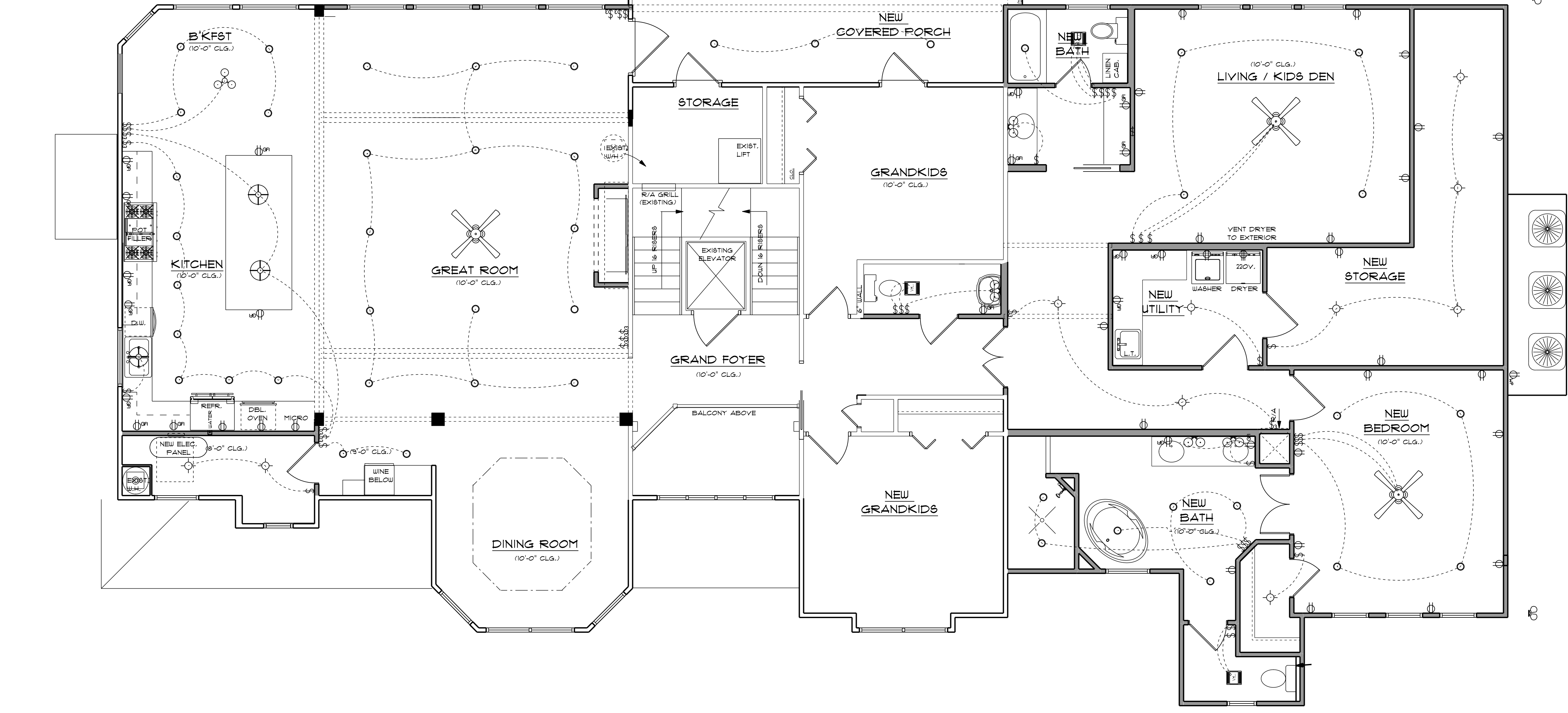
3.) FEES AND CIRCUITS SHALL NOT BE ALLOWED BELOW THE BASE FLOOD ELEVATION (BFE).

4.) ELECTRICAL WIRING INSTALLED BELOW THE BASE FLOOD ELEVATION SHALL BE INSTALLED NO LESS THAN FIVE FEET (5') ABOVE GROUND LEVEL. THE MAXIMUM NUMBER OF ELECTRICAL OUTLETS, RECEPTACLES AND FIXTURES ALLOWED BELOW THE BASE FLOOD ELEVATION SHALL BE AS FOLLOWS:

- 2 GFCI OUTLETS (ONE FRONT ONE REAR)
- 1 METER PAN AND FEEDER
- 2 LIGHT FIXTURES
- 2 SWITCHES

5.) METER PANS SHALL BE FASTENED TO A POST OR COLUMN AND THE SERVICE ENTRANCE CONDUIT SHALL FEED UPWARD TO THE SERVICE DISCONNECT WHICH SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION (BFE). THE SERVICE DISCONNECT SHALL BE LOCATED AT THE NEAREST POINT OF ENTRY OF THE SERVICE ENTRY CONDUIT. SERVICE ENTRANCE CONDUIT SHALL REMAIN OUTSIDE OF THE BUILDING TRAVELING VERTICALLY.

6.) UNDERGROUND PORTIONS OF SERVICE LATERALS NEAR THE METER SHALL BE INSTALLED A MINIMUM DEPTH OF 24\"/>

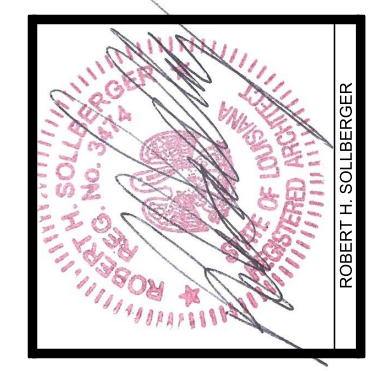


ELECTRICAL PLAN
SCALE = 1/4"=1'-0"

| EXISTING S.F. | | ADD S.F. | | NEW S.F. | |
|-------------------|--------|-------------------|--------|-------------------|--------|
| LIVING AREA DOWN | = 1931 | LIVING AREA DOWN | = 1586 | LIVING AREA DOWN | = 3517 |
| LIVING AREA UP | = 360 | LIVING AREA UP | = 116 | LIVING AREA UP | = 2016 |
| TOTAL LIVING AREA | = 2291 | TOTAL LIVING AREA | = 2702 | TOTAL LIVING AREA | = 5533 |
| STORAGE DOWN | = 62 | STORAGE DOWN | = 62 | STORAGE DOWN | = 62 |
| PORCHES | = 76 | PORCHES | = 95 | PORCHES | = 171 |
| TOTAL AREA U.B. | = 3033 | TOTAL AREA ADDED | = 2893 | TOTAL AREA U.B. | = 5826 |

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THESE DRAWINGS, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLANS FOR ACCURACY AND OR CONSTRUCTION BEGINS.

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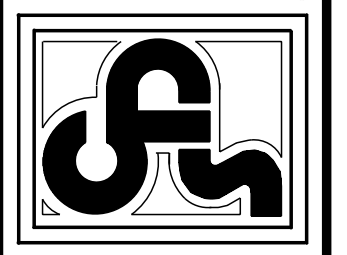
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RIGOLETS ESTATES
ST. TAMMANY PARISH, LA.

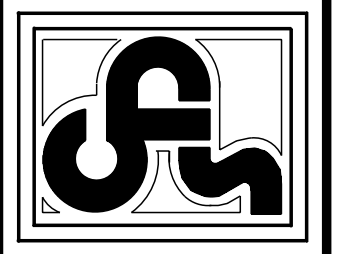
DATE: 11-15-16
CODE: AD
LIVABLE AREA: 2702
AREA U.B.: 5826
INDEX: 6/146

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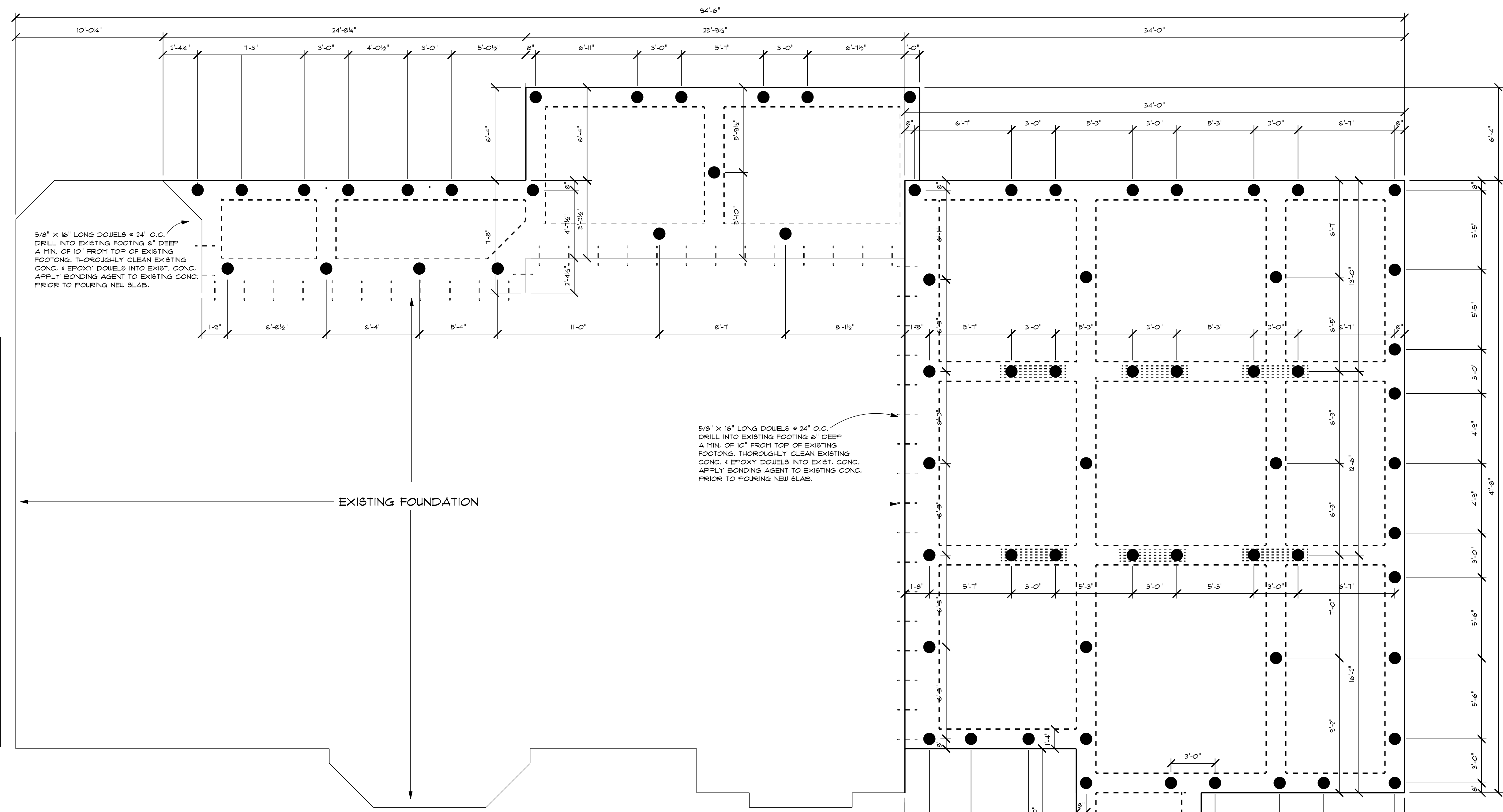


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 RIGOLETS ESTATES
 ST. TAMMANY PARISH, LA.
 DATE: 11-15-16
 CODE: AD - 2102 - 2859 - 6146
 INDEX

SHEET DESCRIPTION:
 FOOTING & PILING LAYOUT
 12 OF 14



FOUNDATION NOTES

SITE PREPARATION:
 THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOPSOIL, AND FOREIGN MATERIAL REMOVED. ANY FILL MATERIAL THAT IS ADDED SHALL BE SELECT GRANULAR MATERIAL SPREAD IN MAX. 6 INCH LIFTS AND COMPACTED TO ACHIEVE 95% PROCTOR DENSITY.

TERMITE PROTECTION:
 FOUNDATIONS TO BE TERMITE PROTECTED AS PER R330.

VAPOR BARRIER:
 .006 POLYETHYLENE SHALL BE PLACED UNDER ALL CONCRETE.

REINFORCEMENT:
 ALL STEEL REINFORCING TO MEET ASTM A615 (GRADE 60).

CONCRETE:
 DESIGN IS BASED ON A CONCRETE MIX HAVING A MIN. OF 5.2 BAGS OF CEMENT A MAX. OF 30 GAL. OF FREE & ADDED WATER PER CUBIC YARD. THE FINAL MIX SHOULD YIELD A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS.

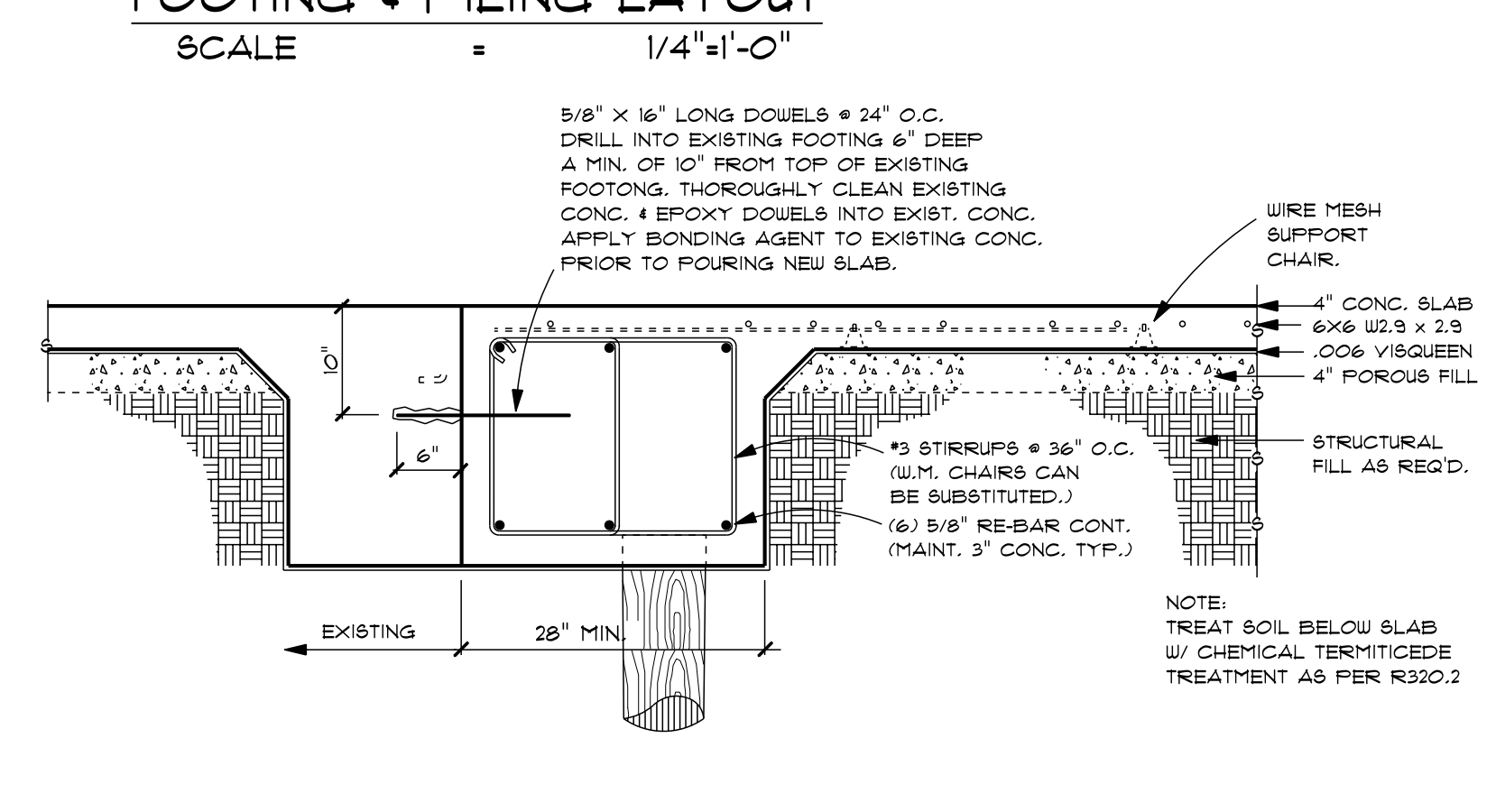
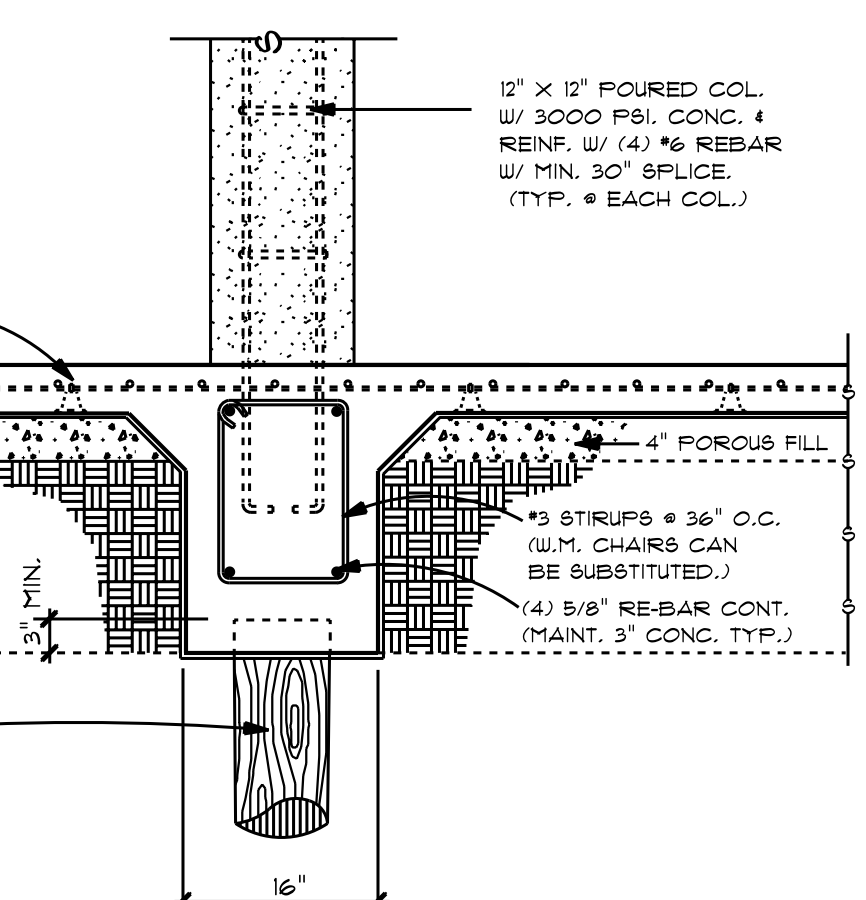
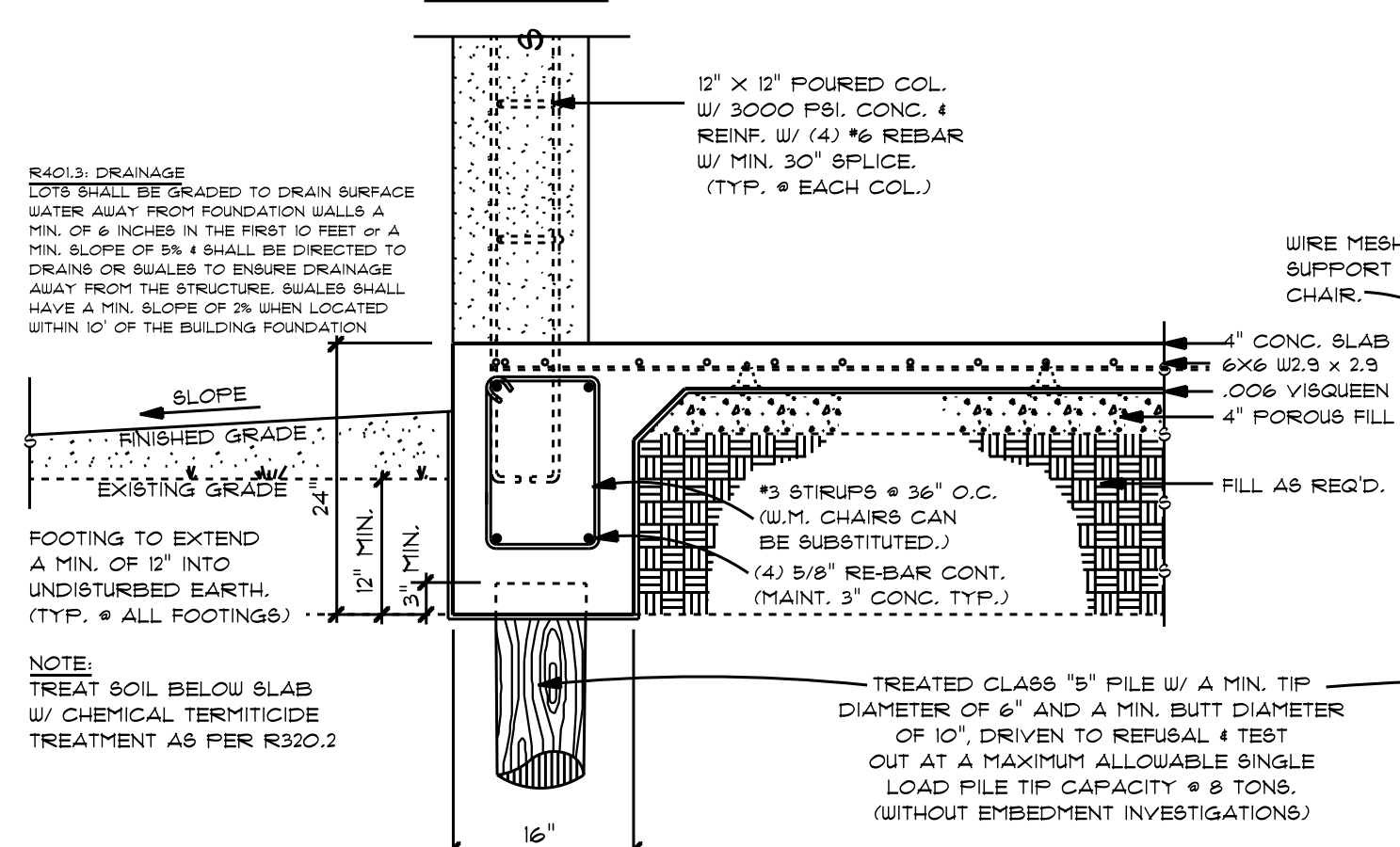
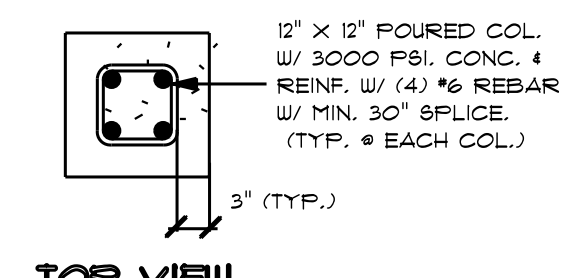
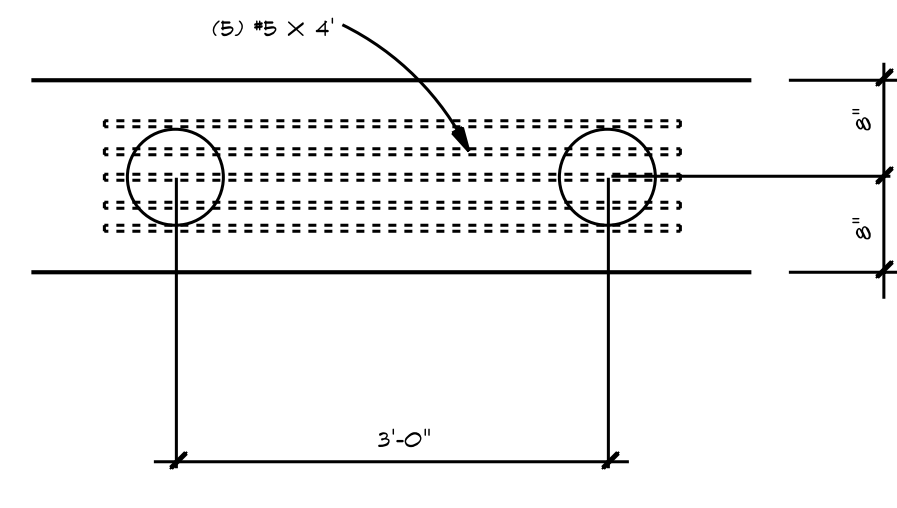
PILES:
 PILES SHALL BE TREATED MODIFIED ANSI CLASS 5 TIMBERS AND SHALL HAVE A MINIMUM TIP DIAMETER OF 6 INCHES AND A MINIMUM BUTT DIAMETER OF 10".

PILES SHALL BE HELD IN PLACE AND ADEQUATELY TIED TOGETHER AT THEIR BUTT END AND SHALL BE PROTECTED BY A MINIMUM OF 3" OF CONC. AROUND THEIR PERIMETER.

ALL PILES FOR A BUILDING OR A STRUCTURE SHALL EXTEND TO THE SAME DEPTH AND BEAR IN THE SAME STRATUM.

V. ZONE NOTES

- * ANY WALLS CONSTRUCTED BELOW THE B.F.E. MUST BE BREAK-A-WAY AS REQD. BY FEMA GUIDELINES.
- * ALL CONSTRUCTION MATERIALS BELOW THE BASE FLOOD ELEVATION SHALL BE NON-FERROUSIBLE & MUST COMPLY TO FEMA TECH. BULLETIN 2-83.
- * ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT & OTHER SERVICE FACILITIES SHALL BE DESIGNED AND/OR LOCATED AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.
- * ELEVATED EQUIPMENT PLATFORMS MUST INCLUDE REQUIRED WORKING SPACES AS PER 2012 IRC.



FOOTING & PILING LAYOUT
 SCALE = 1/4"=1'-0"

FOUNDATION NOTES

SITE PREPARATION:
THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOPSOIL AND FOREIGN MATERIAL REMOVED. ANY FILL MATERIAL THAT IS ADDED SHALL BE SELECT GRANULAR MATERIAL SPREAD IN MAX. 6" LIFTS AND COMPACTED TO ACHIEVE 95% PROCTOR DENSITY.

TERMITE PROTECTION:
FOUNDATIONS TO BE TERMITE PROTECTED AS PER R300. VAPOR BARRIERS.
2006 POLYETHYLENE SHALL BE PLACED UNDER ALL CONCRETE.

REINFORCEMENT:
ALL STEEL REINFORCING TO MEET ASTM A618 (GRADE 60) CONCRETE.

DESIGN:
DESIGN IS BASED ON A CONCRETE MIX HAVING 4 MIN. OF 3/2 BAGS OF CEMENT A MAX. OF 30 GAL. OF FREE & ADDED WATER PER CUBIC YARD. THE FINAL MIX SHOULD YIELD A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS.

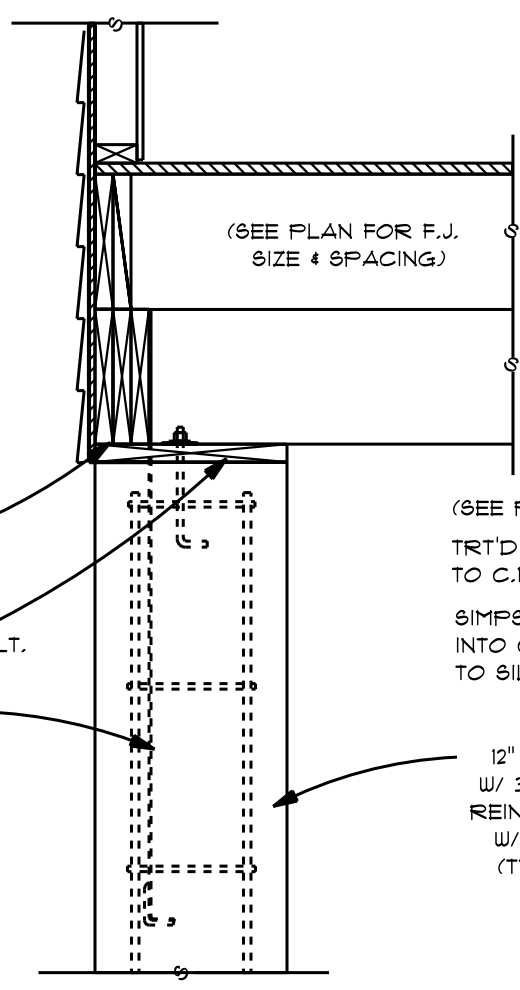
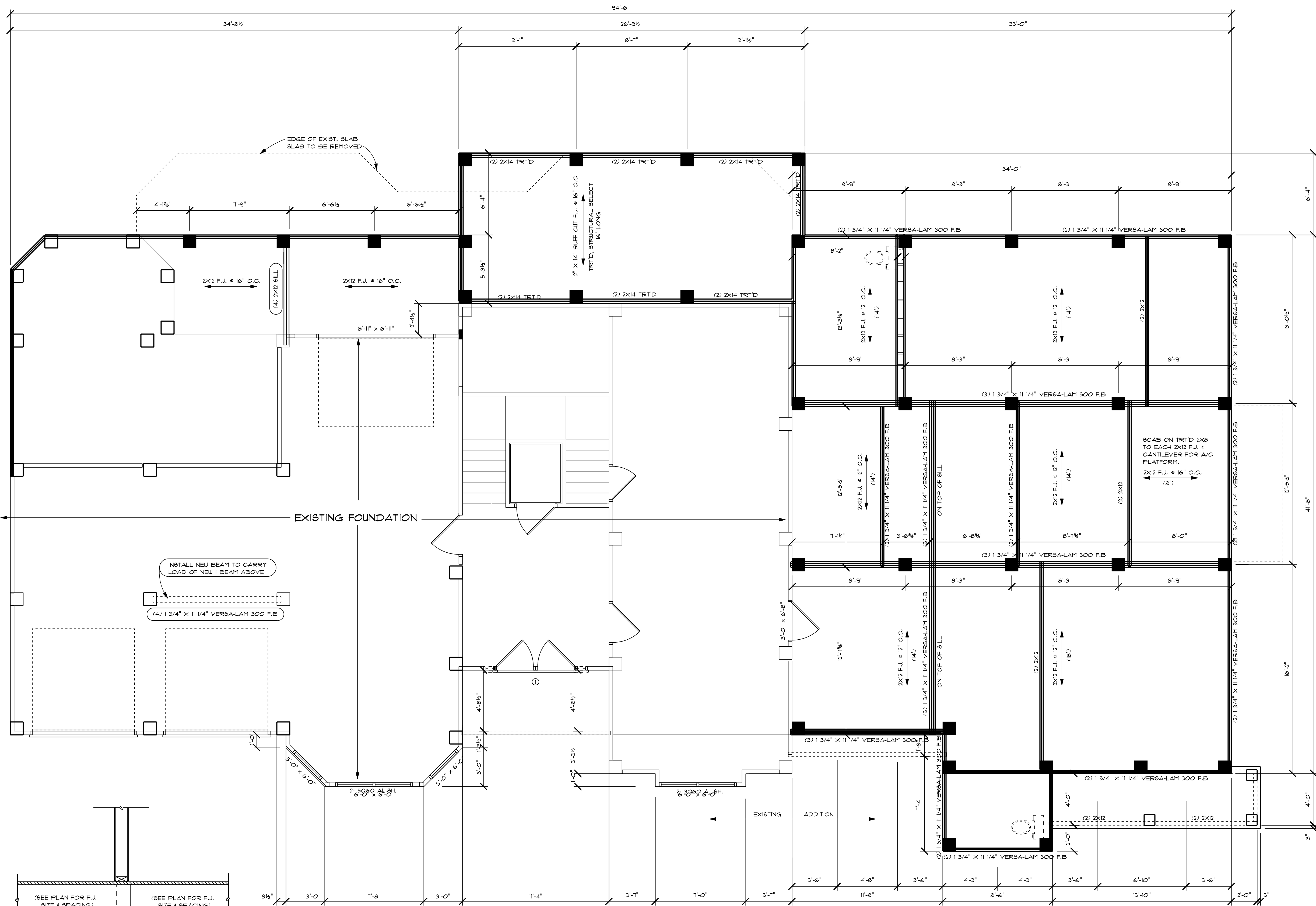
FILES:
FILES SHALL BE TREATED MODIFIED ANSI CLASS 5 TIMBERS AND SHALL HAVE A MINIMUM TIP DIAMETER OF 6 INCHES AND A MINIMUM BUTT DIAMETER OF 10".

FILES SHALL BE HELD IN PLACE AND ADEQUATELY TIED TOGETHER AT THEIR BUTT END AND SHALL BE PROTECTED BY A MINIMUM OF 3" OF CONC. AROUND THEIR PERIMETER.

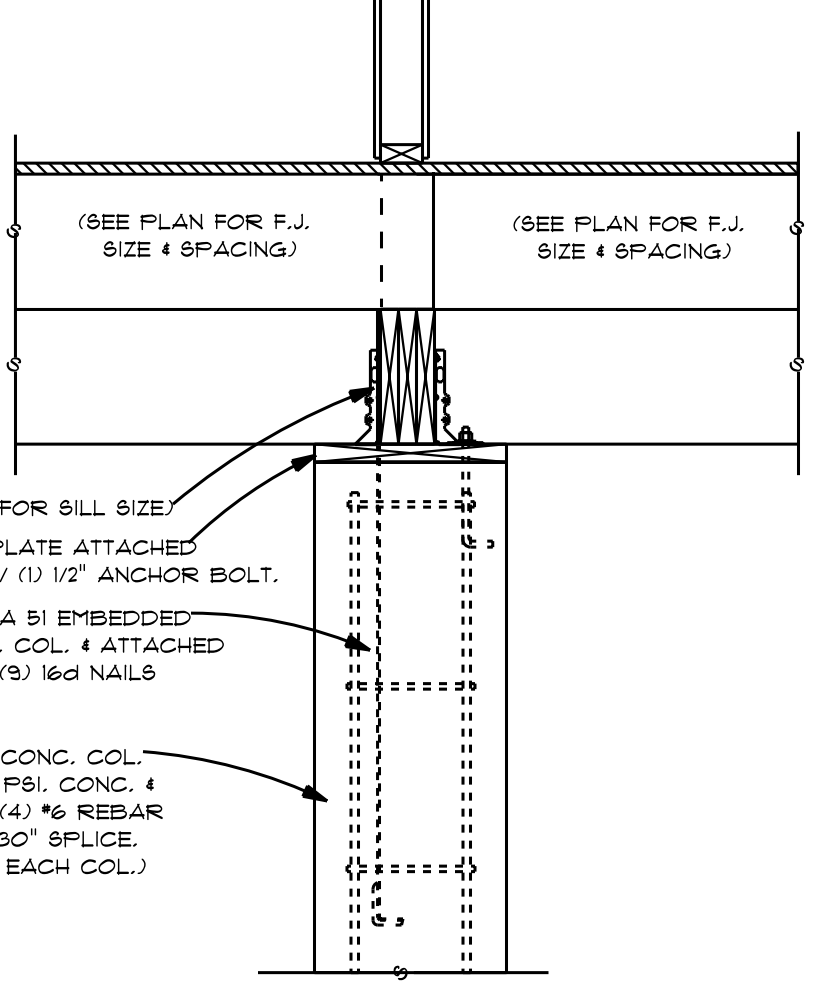
ALL FILES FOR A BUILDING OR A STRUCTURE SHALL EXTEND TO THE SAME DEPTH AND BEAR IN THE SAME STRATUM.

V. ZONE NOTES

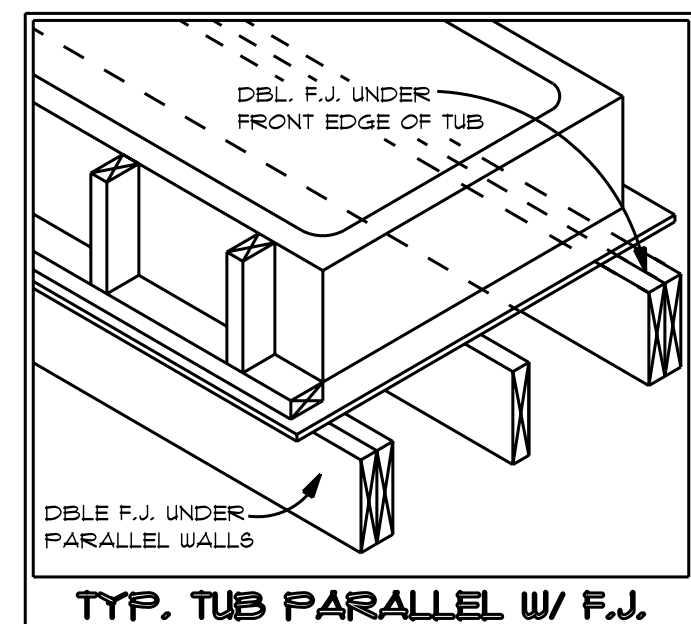
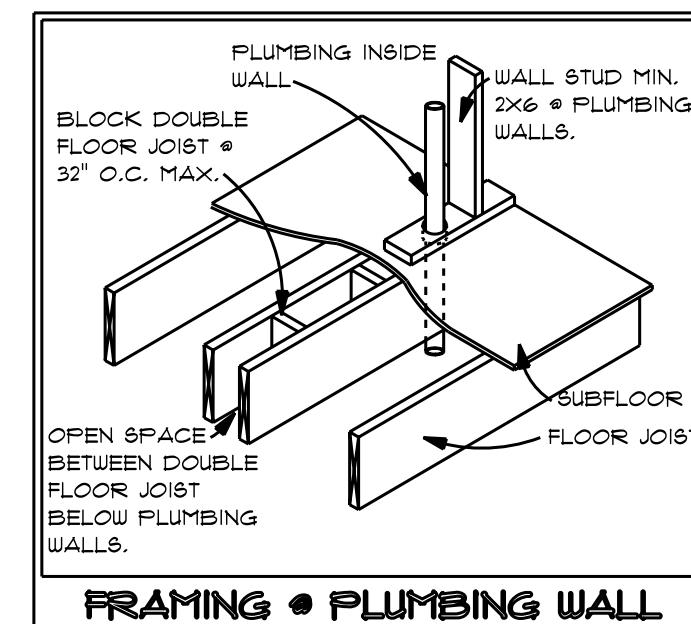
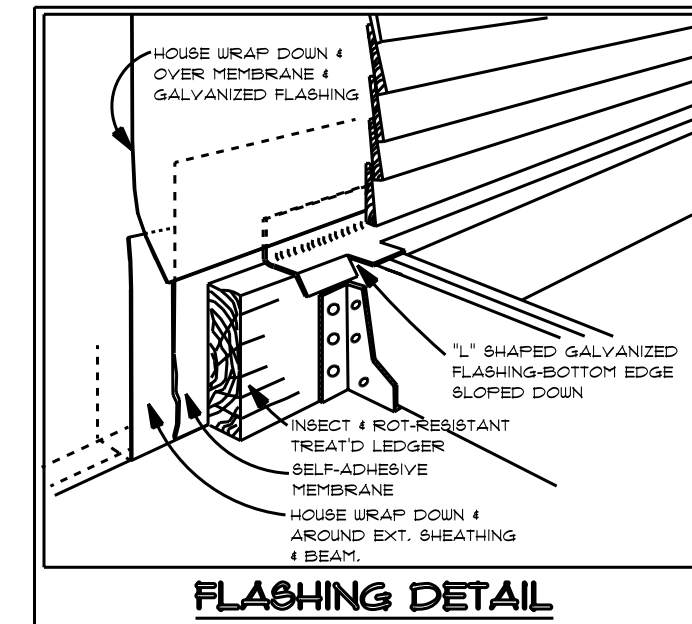
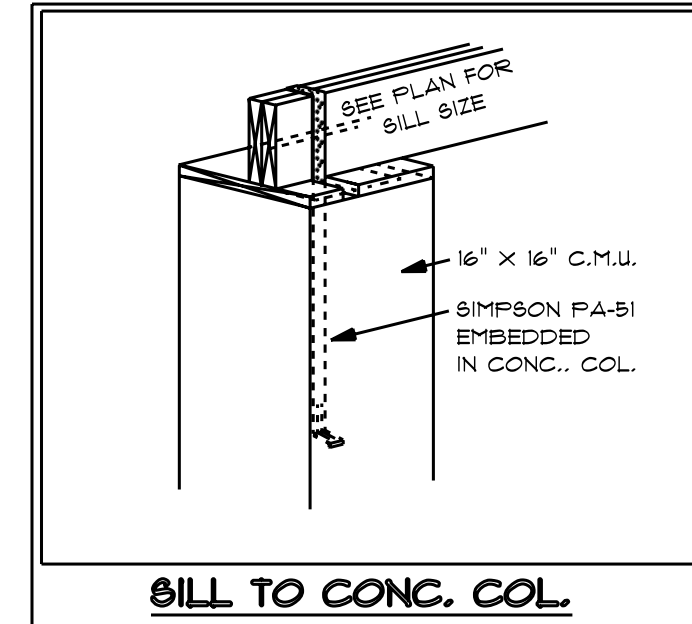
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- * ALL CONSTRUCTION MATERIALS BELOW THE BASE FLOOD ELEVATION SHALL BE NON-FERROUSIBLE & MUST COMPLY TO FEMA TECH. BULLETIN 2-93.
- * ALL ELECTRICAL, HEATING, VENTILATION, PLUMBING, AIR CONDITIONING EQUIPMENT & OTHER SERVICE FACILITIES SHALL BE DESIGNED AND/OR LOCATED AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING CONDITIONS OF FLOODING.
- * ELEVATED EQUIPMENT PLATFORMS MUST INCLUDE REQUIRED WORKING SPACES AS PER 2012 IRC.



TYPICAL • EXTERIOR
SCALE = 3/4" = 1'-0"



TYPICAL • INTERIOR
SCALE = 3/4" = 1'-0"



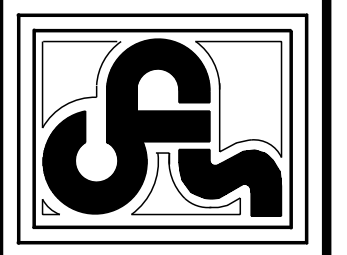
TYPICAL JOIST HANGERS

| LUMBER SIZE | FLOOR JOIST | CORNERED HANGERS | HEAVY DUTY HANGERS (MAX. 16' O.C.) |
|-------------|-------------|------------------|------------------------------------|
| 2x6 | LU826 | LUC26Z | HU826 (720) 16cd |
| DBLE 2x6 | LU826-2 | HJC26-2 | HU826-2 (785) 16cd |
| TPL 2x6 | LU826-3 | HJC26-3 | HU826-3 (785) 16cd |
| 2x8 | LU828 | LUC28Z | HU828 (396S) 16cd |
| DBLE 2x8 | LU828-2 | HJC28-2 | HU828 (208S) 16cd |
| TPL 2x8 | LU828-3 | HJC28-3 | HU828 (178S) 16cd |
| 2x10 | LU8210 | LUC210Z | HU8210 (428S) 16cd |
| DBLE 2x10 | LU8210-2 | HJC210-2 | HU8210-2 (562S) 16cd |
| TPL 2x10 | LU8210-3 | HJC210-3 | HU8210-3 (300) 16cd |
| 2x12 | LU8212 | LUC212Z | HU8212 (428S) 16cd |
| DBLE 2x12 | LU8212-2 | HJC212-2 | HU8212-2 (327S) 16cd |
| TPL 2x12 | LU8212-3 | HJC212-3 | HU8212-3 (327S) 16cd |

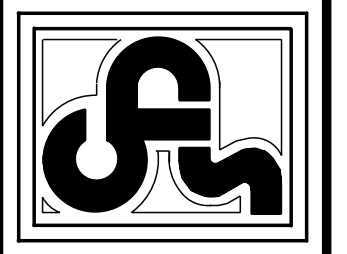
NOTE: THE LISTED HANGERS ABOVE ARE JOIST HANGERS USED FOR STANDARD APPLICATION. EXTRA CORROSION RESISTANT HANGERS MAY BE AVAILABLE & SHOULD BE USED FOR SET SERVICE CONDITIONS. DIFFERENT HANGERS MAY BE NEEDED WHEN DOWNWARD LOADS EXCEED THAT WHICH IS DESCRIBED IN THE SIMPSON MANUAL. ALL HANGERS TO BE INSTALLED IN ACCORDANCE WITH SIMPSON MANUAL REQUIREMENTS.

NOTE:
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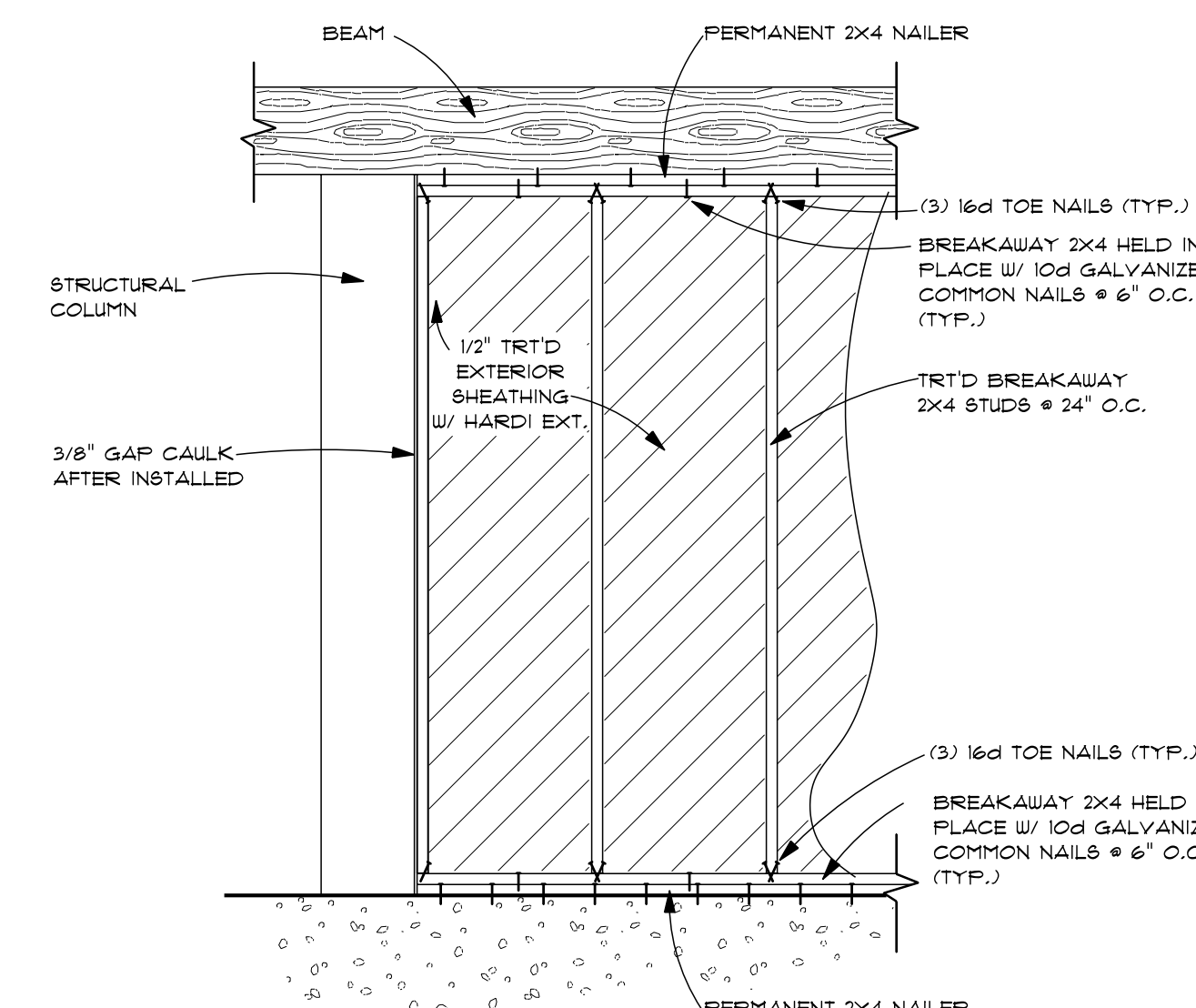
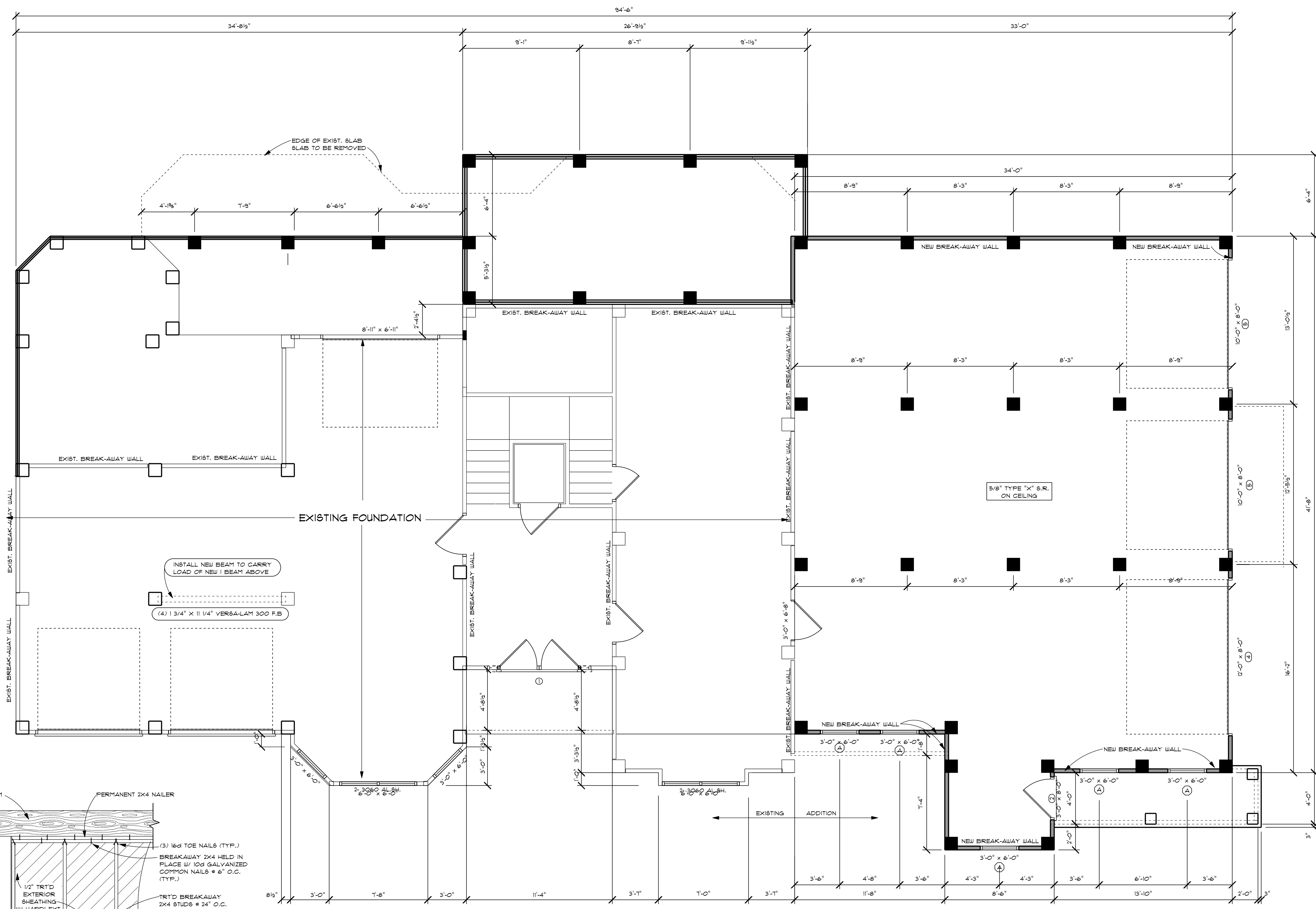


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LOT C-2, SQUARE ALPHA 2,
RIGOLTES ESTATES
ST. TAMMANY PARISH, LA.
DATE: 11-15-16
CODE: AD
LIVAREA: 2703
AREA U.B.: 2853
INDEX: 6146

SHEET DESCRIPTION:
COL. & SILL PLAN
13 OF 14



BREAKAWAY WALL DETAIL

- Breakaway walls shall be designed to meet all applicable local requirements and building code requirements.
- As shown in Figures 13 and 14, wood-framed and steel stud-framed breakaway wall panels shall not be attached to the pilings or other vertical foundation members. Only the tops and bottoms of wall panels shall be connected to permanent 2x4 nailer plates. High-capacity connectors such as bolts, lag screws, metal straps, or hurricane fasteners (e.g., clips or straps) shall not be used.
- The exterior sheathing on breakaway wall panels shall neither overlap nor be attached to the vertical foundation members.
- Breakaway wall sheathing and siding shall be discontinuous at elevated floor beams and joists; horizontal separation joints shall be provided to prevent damage to the sheathing or siding above the floor of the elevated building (see Figure 5). As shown in Figure 15, a watertight seal shall be provided for separation joints to prevent wind-driven rain water and sea spray from entering the building envelope. A similar vertical sealed joint may be needed in front of the piling.
- Utilities, including electrical wiring, breaker boxes, power meters, conduits, and ventilation ducts, shall not be placed in or attached to breakaway wall panels. Building supply lines and other utility fixtures, such as light switches or electrical outlets, may be attached to the sheltered side of vertical foundation members as allowed by applicable building codes and floodplain management regulations (which generally require that utilities be elevated above the BFE). If utility lines must be routed into or out of an enclosure, one or more of the walls shall be constructed with a utility breakout (see Figures 13 and 14). Utility lines that pass through the breakout shall be independent of the walls and therefore will not be damaged if the wall panels break away.
- Breakaway wall panels shall be positioned such that, on failure, they do not collapse against cross-bracing or threaten other foundation components (for more information, see Technical Bulletin 5).
- Partial height breakaway wall systems are not permitted.

BREAK-AWAY WALL PLAN

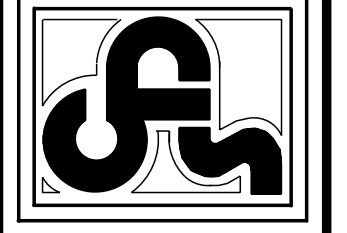
SCALE = 1/4"=1'-0"

FLOOD VENTS: ARE REQUIRED WHEN CRAWL SPACES ARE LOCATED BELOW BASE FLOOD ELEVATION. THERE SHALL BE A MIN. OF (2) OPENINGS ON DIFFERENT SIDES OF EA. ENCLOSED AREA. IF A BLDG. HAS MORE THAN ONE ENCLOSED AREA, EA. SHALL HAVE OPENINGS ON EXTERIOR WALLS. THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST (1) SQ. INCH FOR EA. (1) SQ. FT. OF ENCLOSED AREA OR THE OPENINGS SHALL BE DESIGNED TO PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON THE EXTERIOR WALLS BY ALLOWING THE AUTOMATIC ENTRY & EXIT OF FLOOD WATERS. THE BOTTOM OF EA. OPENING SHALL BE 1 FT. OR LESS ABOVE THE ADJACENT GROUND LEVEL. OPENINGS SHALL BE NOT LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL. ANY LOUVRES, SCREENS OR OTHER OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOOD WATERS INTO AND OUT OF THE ENCLOSED AREA. OPENINGS INSTALLED IN DOORS AND WINDOWS ARE ACCEPTABLE BUT DOORS AND WINDOWS W/O INSTALLED OPENINGS TO NOT MEET REQUIREMENTS OF A FLOOD VENT.

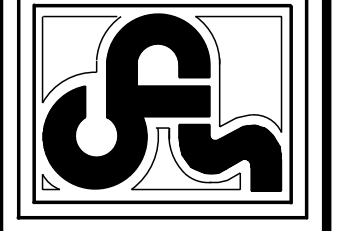
FOUND. VENTS

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 ST. TAMMANY PARISH, LA.
 DATE: 11-18-16
 CODE: LV-AREA
 AREA U.B.: INDEX
 AD: 2102 - 2859 - 6/16

SHEET DESCRIPTION:
 LOWER GARAGE
 BREAK-AWAY
 PLAN
 14 OF 14