



B ROUSSARD ADDITION

Date Distributed

Owner

BRUCE & GINA BROUSSARD

Designer

studioMV. design | color | space | form | interiors
 Matthew C. Voelkel
 735 East Boston Street
 Covington, Louisiana 70433
 985.867.5601

Engineer

Cypress Engineering Inc.
 Dale Phillips
 2020 N. Causeway Blvd.
 Mandeville, LA 70471
 985.871.7065

Table of Contents

Project Information	A1
Criteria	A2
Site Plan	A3
Roof Plan	A4
Existing/Demo Plan	A5
Existing/Demo Elevations	A6
Existing/Demo Elevations	A7
First Floor Plan, Proposed	A8
Second Floor Plan, Proposed	A9
Exterior Elevations, Proposed	A10
Exterior Elevations, Proposed	A11
Interior Elevations	A12
Lighting Plan	A13
Floor Patterns	A14
Schedules	A15

© 2007 studioMV, L.L.C. – These drawings are the sole property of studioMV, L.L.C. and are issued as instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel.

PROJECT INFORMATION

CLIENT: BRUCE & GINA BROUSSARD
 PHYSICAL ADDRESS: 712 TETE L'OURS DRIVE
 LOT: 572
 CITY: MANDEVILLE, LA 70471
 PARISH: ST. TAMMANY
 SUBDIVISION: BEAU CHENE

VICINITY MAP



MANDEVILLE, LOUISIANA

NOT TO SCALE

ALLOWANCES

APPLIANCES	\$3,000
LIGHTING FIXTURES	\$9,000
PLUMBING FIXTURES	\$3,000
TV/STEREO/ALARM/PHONE/CAB.	\$2,000
CABINETS	\$15,000
COUNTERTOPS	\$75 s/f material and install
FIELD TILE	\$10 s/f
HARDWOOD	\$7 s/f material only
HARDWARE, CABINET	\$200
HARDWARE, DOOR	\$1,500
MIRRORS	\$750
LANTERNS	\$3,000
BRICK	MATCH EXISTING, TO BE PAINTED

COORDINATE THE FOLLOWING ITEMS WITH LANDSCAPE DESIGNER:
 IRRIGATION, LANDSCAPE, DRAINAGE, OUTDOOR LIGHTING.

BROUSSARD ADDITION

ABBREVIATIONS

ADA	AMERICAN WITH DISABILITIES ACT
AFF	ABOVE FINISHED FLOOR
BD	BOARD
BLDG	BUILDING
BLK	BLOCKING
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DIA	DIAMETER
DS	DOWN SPOUT
DTLS	DETAILS
DWGS	DRAWINGS
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
FD	FLOOR DRAIN
FF	FINISH FLOOR
FLR	FLOOR
FOS	FACE OF STUD
FR	FIRE RATED
GB	GYPSON BOARD
GYP	GYPSON
HGT	HEIGHT
HORIZ	HORIZONTAL
HND	HAND
HT	HEIGHT
HVAC	MECHANICAL
LAV	LAVATORY
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFG	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
NO.	NUMBER
O.A.	ON CENTER
OD	OUTSIDE DIAMETER/DIM
OPP	OPPOSITE
PLYWD	PLYWOOD
PR	PAIR
REINF	REINFORCED
REQD	REQUIRED
SBC	STANDARD BUILDING CODE
SC	SOLID CORE
SCH	SCHEDULE
SHT	SHEET
SIM	SIMILAR
STL	STEEL
STRUCT	STRUCTURAL
SYS	SYSTEM
TRTD	TREATED
TYP	TYPICAL
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
V.I.A.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
WC	WATER CLOSET
WD	WOOD

NOTE: THESE ARE THE MOST COMMON ARCHITECTURAL ABBREVIATIONS, IN ADDITION OTHER GRAMMATICAL ABBREVIATIONS ARE USED IN THESE DRAWINGS. ALSO REFER TO THE STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR ABBREVIATIONS.

SYMBOL SCHEDULE

	WINDOW REFERENCE, SEE SCHEDULE
	DOOR REFERENCE, SEE SCHEDULE
	NEW GRADE ELEVATION
	EXISTING GRADE ELEVATION
	EXTERIOR ELEVATION MARK (ELEV. #/SHEET #)
	INTERIOR ELEVATION MARK (ELEV. #/SHEET #)
	SECTION MARK (SECT. #/SHEET #)

studioMV



design
color
space
form
interiors

BROUSSARD ADDITION
 mandeville
 ST. TAMMANY PARISH, LOUISIANA

Date December 2, 2019

Addendum

Revised December 11, 2019

Drawn by CSR

Sheet Title

Project
Information

Sheet No.

A1

GENERAL NOTES

- DIMENSIONS SHALL BE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR THE SAFETY OF WORKERS AND OTHER AFFECTED PERSONS AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE TO ALL WORK, MATERIALS, AND EQUIPMENT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE SHORING AND BRACING AS REQUIRED UNTIL PERMINENT SUPPORTS AND STIFFENERS ARE INSTALLED.
- CONTRACTOR SHALL NOTIFY DESIGNER OF PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATIONS.
- DAMAGED OR DEFECTIVE WORK SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE APPROVAL OF THE DESIGNER AT NO ADDITIONAL COST TO THE OWNER.
- THE INTENT OF THE CONTRACT DRAWINGS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE COMPLETION OF THE WORK INCLUDING WHAT IS REASONABLY INFERABLE TO PRODUCE THE INTENDED RESULTS.
- ALL MATERIALS, FIXTURES, ETC. SHALL BE NEW UNLESS OTHERWISE SPECIFIED AND SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMEDATIONS.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISH MATERIALS TO DESIGNER PRIOR TO INSTALLATION.
- ALL SLEEPING AREAS WILL BE PROVIDED WITH UL-APPROVED SMOKE DETECTORS. THESE SHALL BE WIRED TO THE 110-VOLT HOUSE CURRENT AND WILL MEET DESIGN CRITERIA AS REQUIRED BY UL DESIGN 268.
- EXTERIOR WOOD TRIM MUST BE BACK PRIMED AS WELL AS HAVING ALL CUT EDGES PRIMED.
- VERIFY LOCATIONS OF ALL DECORATIVE BEAMS AND RECESSED LIGHTING ON ELECTRICAL AND REFLECTED CEILING PLANS BEFORE PLACING CEILING JOISTS AND RAFTERS. MAKE ADJUSTMENTS TO ALLOW FOR SUCH BEAMS AND LIGHTING.
- SHEETMETAL WORK SHALL FOLLOW THE GUIDELINES OF NRCA ROOFING AND WATERPROOFING MANUAL AND SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- WINDOW INSTALLATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS AND INCLUDE ALL REQUIRED FINS AND MOISTURE BARRIER WRAPPED INTO FRAMED OPENING TO PROTECT THE FRAME AND SHEATHING FROM WATER INTRUSION INTO THE STUD WALL. ALL HARDWARE AND SCREENS REQUIRED FOR OPERATION MUST BE INCLUDED. WINDOW MUST BE CAULKED AT PERIMETER PER MANUFACTURER'S RECOMMENDATIONS.
- GYPSUM BOARD SHALL BE FASTENED TO WOOD SUPPORTS USING SCREW FASTENERS. SHEETROCK FINISH MUST BE CONFIRMED WITH OWNER AND DESIGNER PRIOR TO APPLICATION.
- PVC STUCCO TRIM ACCESSORIES ARE NOT ALLOWED. ALL ENDS, JOINTS, AND CORNERS OF STUCCO TRIM SHALL BE CAULKED TO PREVENT WATER INTRUSION.
- CONTRACTOR IS REQUIRED TO PROVIDE THE DESIGNER WITH NECESSARY SHOP DRAWINGS FOR APPROVAL. THESE DRAWINGS INCLUDE, BUT ARE NOT LIMITED TO, CUSTOM DOORS AND WINDOWS, CUSTON MILLWORK AND CUSTOM CABINETS.

PLUMBING NOTES:

SCOPE OF WORK

- PROVIDE ALL NEW MATERIALS, LABOR, TOOLS, EQUIPMENT AND SERVICE NECESSARY FOR THE COMPLETE INSTALLATION AND SATISFACTORY OPERATION OF THE PLUMBING SYSTEMS AS SHOWN ON THE DRAWINGS.
- ALL SYSTEMS SHALL BE READY FOR IMMEDIATE USE WHEN TURNED OVER TO THE OWNER.
- CONTRACTOR SHALL VERIFY CONDITIONS AND CHECK ALL MEASUREMENTS AT THE JOB SITE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, LICENSES AND INSPECTIONS REQUIRED BY GOVERNING CODE.

DRAINAGE PIPING

- BELOW GRADE PIPING SHALL BE PLASTIC PVC PIPING. ABOVE GROUND DRAIN LINES SHALL BE CAST-IRON PIPING AT DRAINS FROM SECOND FLOOR TO FIRST FLOOR. WHERE TRANSITION FROM CAST TO PLASTIC - USE APPROPRIATE TRANSITIONAL FITTING.
- SOIL, WASTE AND VENT PIPING SHALL BE TESTED BEFORE FIXTURES ARE INSTALLED.
- UNLESS OTHERWISE NOTED, ALL PLUMBING FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
- THE VENTING SYSTEM SHALL BE TESTED BEFORE FINAL INSPECTION.

DOMESTIC HOT AND COLD WATER SYSTEMS

- UNDERGROUND PIPE: USE TYPE L COPPER TUBING, SOFT DRAWN, ASTM B-88 WITH WROUGHT COPPER FITTINGS CONFORMING TO ANSI B16.22, JOINED WITH SILVER SOLDER, AWS BCUP 5.
- INSULATE ALL ABOVE GROUND PIPING AT EXTERIOR WALLS, VALVES AND FITTINGS WITH "JOHNS-MANVILLE" MICROLOCK FLAME SAFE VBC, 1/2" THICK FIBERGLASS INSULATION, OR APPROVED EQUAL.
- ALL POTABLE WATER PIPING SHALL BE FLUSHED AND DISINFECTED PRIOR TO CONNECTION TO THE DOMESTIC WATER SUPPLY IN ACCORDANCE WITH STATE SANITARY CODE AND LOCAL REGULATIONS.
- WATER SERVICE PIPES SHALL BE A MINIMUM OF 12" BELOW GRADE.
- HOT AND COLD WATER PIPING SHALL HAVE A FULL WORKING PRESSURE TEST AS REQUIRED BY CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING THE WATER PIPING SYSTEM.

ELECTRICAL NOTES:

- VERIFY ALL ELECTRICAL WITH OWNER.
- VERIFY LOCATIONS AND HEIGHTS FOR EXTERIOR LIGHTS.
- VERIFY LOCATIONS FOR ALL FLOOR RECEPTACLES, RECESSED LIGHTS AND HANGING LIGHTS.
- ALL WALL RECEPTACLES SHALL BE MOUNTED IN THE BASEBOARDS IN ALL ROOMS, EXCEPT AT COUNTERS AND WHERE NOTED OR REQUIRED OTHERWISE.
- ALL RECEPTACLES SHALL BE MOUNTED HORIZONTALLY.
- ALL RECEPTACLES WIRED TO SWITCHES SHALL BE WIRED HALF HOT TO THE RIGHT RECEPTACLE.
- VERIFY LOCATIONS OF ALL RECEPTACLES THAT ARE DEDICATED TO A SPECIFIC PIECE OF EQUIPMENT SUCH AS REFRIGERATOR, WASHER, DYER, ETC.
- MOUNT RECEPTACLES AT KICHEN COUNTER HORIZONTALLY WITH THE CENTERLINE OF THE RECEPTACLES BOX AT 7" ABOVE THE COUNTER. VERIFY WITH ARCHITECT. IF SPLASH IS 6"x6" TILES, THE CENTERLINE OF RECEPTACLE BOX WILL BE 9" ABOVE THE COUNTER.
- VERIFY MOUNTING HEIGHT FOR WALL MOUNTED LIGHTS AND FOR RECEPTACLES AT COUNTER HEIGHTS.
- ALL LIGHTS AND FANS NOTED IWTH AN "DIM" AT THE SWITCH SHALL BE ON A DIMMER OR RHEOSTAT SWITCH.
- AT THE LOCATION OF THE ATTIC ACCESS DOORS AND/OR PULL DOWN STAIR, PROVIDE A LIGHT SWITCH TO OPERATE ATTIC LIGHTS, SEE PLANS.
- PROVIDE 3 LIGHTS IN GARAGE ATTIC, PROVIDE 3 LIGHTS AT HVAC AND WATER HEATER LOCATIONS IN HOUSE ATTIC - V.O.J.
- ROUGH IN FOR ELECTRIC SERVICE AT ALL OF THE EXTERIOR LIGHTS.
- VERIFY PROPER ELECTRICAL SERVICE FOR ALL KITCHEN APPLIANCES.
- VERIFY TELEPHONE OUTLET LOCATIONS AND T.V. CABLE LOCATIONS WITH THE OWNER.
- PROVIDE GROUND FAULT INTTERUPT AT ALL LAVATORIES AND AT ALL SINKS SHOWN ON PLAN.
- PHONE LINE UNDERGROUND TO INTERIOR PHONE BACKBOARD. NOT VISIBLE OR ACCESSIBLE FROM EXTERIOR.
- HOUSE EXTERIOR FLOOD LIGHTING SHALL BE AT ALL EXTERIOR CORNERS SO AS TO LIGHT HOUSE AND PERIMETER GROUNDS. VERIFY QUANTITY AND LOCATION WITH ARCHITECT.
- ALL EXTERIOR OUTLETS AT 12" AFF.

MECHANICAL NOTES:

- FURNISH AND INSTALL ALL NECESSARY LABOR AND MATERIALS FOR A COMPLETE HVAC SYSTEM. ANY APPLIANCES OR MATERIALS OBVIOUSLY A PART OF THE SYSTEM AND NECESSARY FOR ITS OPERATION, ALTHOUGH NOT SPECIFICALLY MENTIONED HERIN, SHALL BE FURNISHED AND INSTALLED AS IF CALLED FOR IN DETAIL.
- WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, NFPA STANDARD 90A, LATEST EDITION, AND ASHRAE STANDARD 90, LATEST EDITION.
- OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES.
- DRAWINGS ARE GENERALLY DIAGRAMMATIC AND DO NOT SHOW EVERY FITTING AND DETAIL. INSTALL DUCTS IN A NEAT WORMANKLIKE MANNER AND IN ACCORDANCE WITH GOOD PRACTICE FOR A COMPLETE WORKABLE INSTALLATION. AVOID CONFLICT WITH OTHER WORK; MAKE ADEQUATE PROVISIONS FOR PREVENTING NOISE AND VIBRATION. ARRANGE DUCTWORK INTO THE AVAILABLE SPACE IN MANNER TO MAKE ALL WORKING PARTS ACCESSIBLE FOR MAINTENANCE AND SERVICES.
- MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED AGAINST DEFECT FOR ONE YEAR.
- ALL DUCTWORK SHALL BE HUNG FROM STRUCTURE OR RAFTERS, NOT TO SIT DIRECTLY ON FLOOR JOISTS (PER 2009 CODE).
- PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE. EQUIPMENT AND MATERIALS SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- EXACT LOCATION OF ALL SUPPLY DIFFUSER AND RETURN AIR GRILLES TO BE COORDINATED WITH LIGHTING LAYOUT AND CEILING PLAN.
- MECHANICAL CONTRACTOR SHALL SIZE NEW HVAC UNIT, NEW DUCTWORK, GRILLES AND REGISTERS. NEW UNIT SHALL BE SET ON VIBRATION ISOLATION PADS.
- ALL DUCTWORK SHALL BE INSLUATED WITH 1" THICK 1.5 PCF DENSITY FIBERBOARD. PROVIDE FLEXIBLE CONNECTIONS TO SUPPLY AND RETURN AIR DUCTWORK AT UNIT.
- DIFFUSERS SHALL BE ALUMINUM OPPOSABLE BLADE DAMPER TYPE. COORDINATE WITH DESIGNER ON EXACT LOATION OF ALL DIFFUSERS.
- THERMOSTATS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND SHALL BE MOUNTED 60" AFF.
- REFRIGERANT PIPING SHALL BE TYPE "K" OR "L" HARD COPPER TUBING SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL SYSTEMS SHALL BE BALANCED AND TESTED TO INSURE PROPER FUNCTION.
- ALL NEW AHU'S SHALL HAVE AN EFFICIENCY OF 16 SEER OR BETTER.

GENERAL CONSTRUCTION NOTES:

CHANGE ORDERS

OWNER SHALL BE RESPONSIBLE TO PAY ADDITIONAL COSTS FOR CHANGES IN THE WORK UNLESS SPECIALLY AUTHORIZED BY OWNER OR DESIGNER IN WRITING PRIOR TO COMMENCEMENT OF THE INTENDED WORK.

CONSTRUCTION PROPOSALS

IN NO CASE SHALL PROPOSAL BY THE GENERAL CONTRACTOR SUPERCEDE THESE DRAWINGS AND SPECS UNLESS SPECIFICALLY IDENTIFIED IN THE CONSTRUCTION CONTRACT OR BY CHANGE ORDER, ADDENDUM OR CORRESPONDENCE FROM THE DESIGNER.

REQUIRED SHOP DRAWINGS

CONTRACTOR IS REQUIRED TO FURNISH FOR DESIGNER'S APPROVAL ALL SHOP DRAWINGS IDENTIFIED IN THE SPECIFIED DOCUMENT AS PROVIDED IN GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT, AIA DOC. 201, SECTIONS 2.2, 1.4, 4.2, AND 4.12 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- DOORS AND WINDOWS
- CABINETS
- MOLDINGS
- MILLWORK
- OTHER

PRODUCT DATA AND SAMPLES

CONTRACTOR IS REQUIRED TO FURNISH FOR DESIGNER'S APPROVAL PRODUCT DATA AND SAMPLES IDENTIFIED IN THE SPECIFICATION DOCUMENT AS PROVIDED IN GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT. AIA DOCUMENT 201, SECTION 2.2.14.4.2. AQND 4.12 INCLUDING TO THE FOLLOWING:

- PAINT
- LIGHT FIXTURES
- HVAC SYSTEM
- SECURITY SYSTEM
- HARDWARE
- APPLIANCES
- PLUMBING FIXTURES & TRIM
- CARPET
- TILE
- OTHER

MANUFACTURED CABINETS

ANY RECOMMENDATIONS FOR MODIFICATIONS TO CABINET LAYOUTS SHALL BE COORDINATED THROUGH THE DESIGNER. CABINET SUPPLIERS MODIFYING THE CONFIGURATION OF CABINET DESIGN LAYOUTS W/OUT NOTIFICATION AND APPROVAL OF THE DESIGNER SHALL BE DISQUALIFIED FROM THE BIDDING.

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are issued as instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code

studioMV
matthew voelkel llc

design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date December 2, 2019

Addendum

Revised

Drawn by CSR

Sheet Title

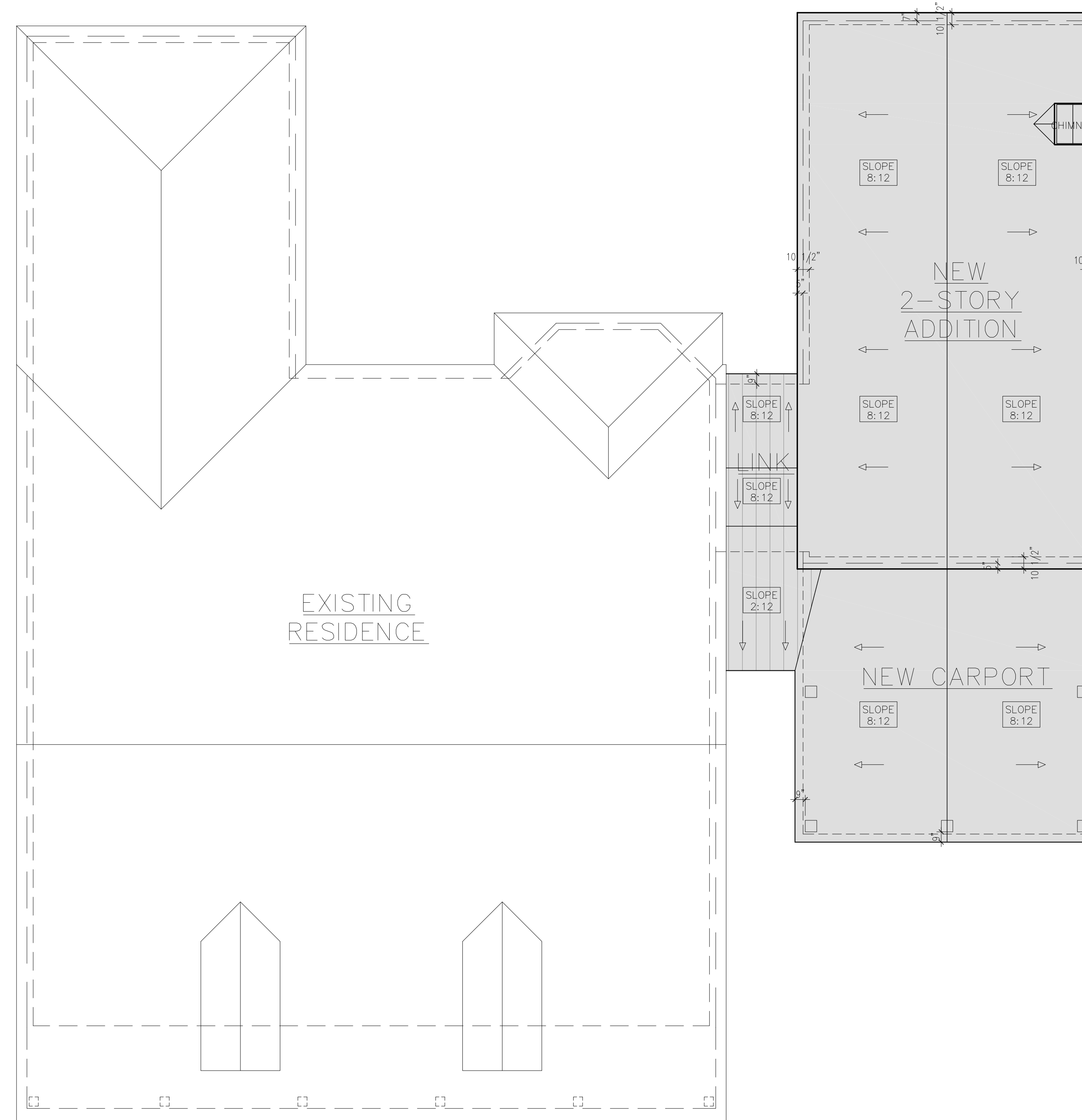
Criteria

Sheet No.

A2

+ Square Footages

Link	83 s.f.
Second Floor/Stair	774 s.f.
Total Conditioned	857 s.f.
Carport	460 s.f.
Garage/Golf Cart	340 s.f.
Cabana w/ Pool Storage	335 s.f.
Total Under Beam	1992 s.f.



1 Roof Plan
3/16" = 1'-0"



design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date October 11, 2019

Addendum

Revised November 8, 2019
December 11, 2019

Drawn by jmw/csr

Sheet Title

Roof Plan

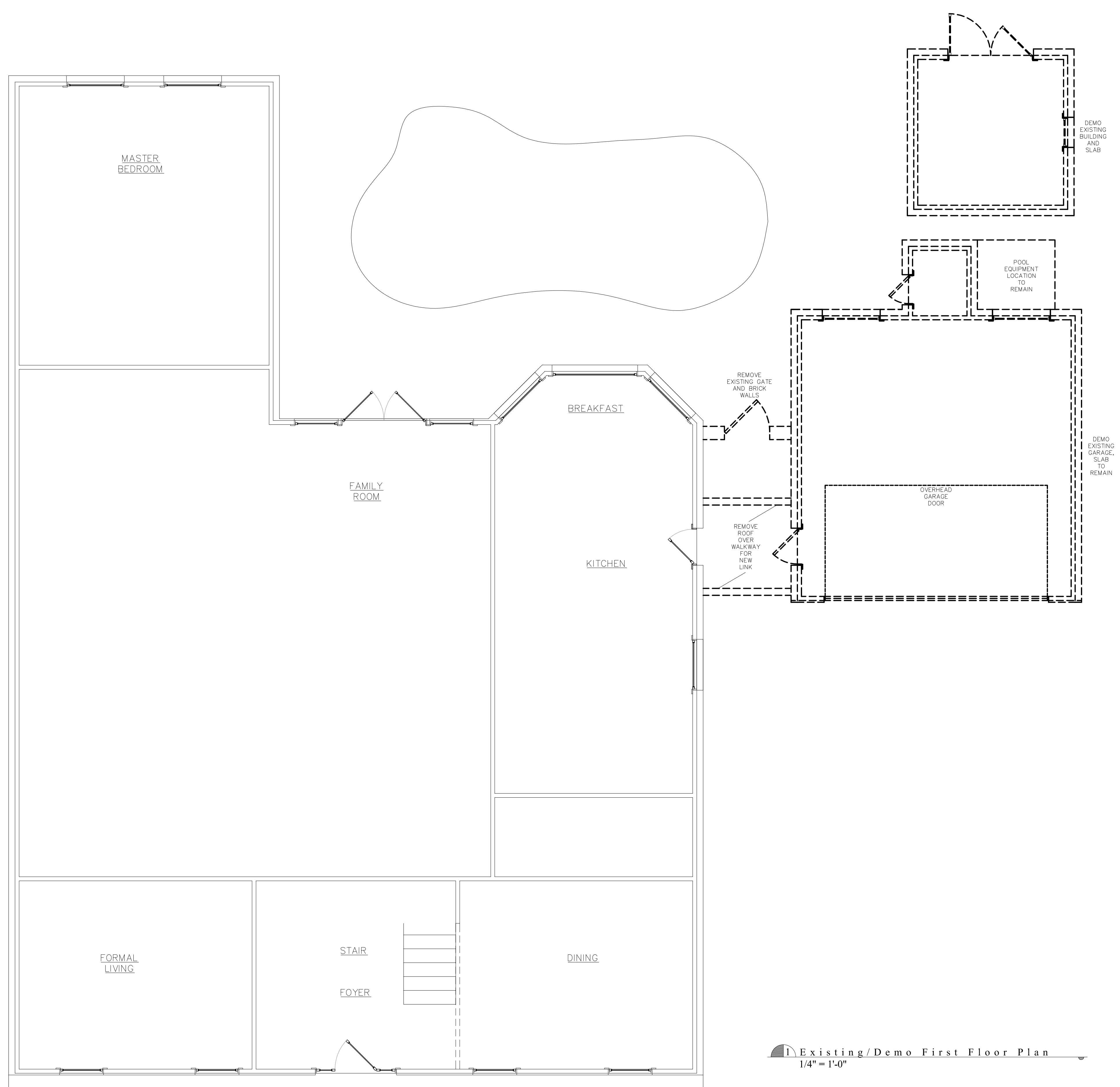
Sheet No.

A4

studioMV

BROUSSARD ADDITION

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are Issued as Instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code



Existing/Demo First Floor Plan
1/4" = 1'-0"



design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date October 11, 2019

Addendum

Revised

Drawn by jmw/csr

Sheet Title

Existing
First Floor
Plan

Sheet No.

A5

BROUSSARD ADDITION

studioMV

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are Issued as Instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code

Date October 11, 2019

Addendum

Revised

Drawn by jmw/csr

Sheet Title

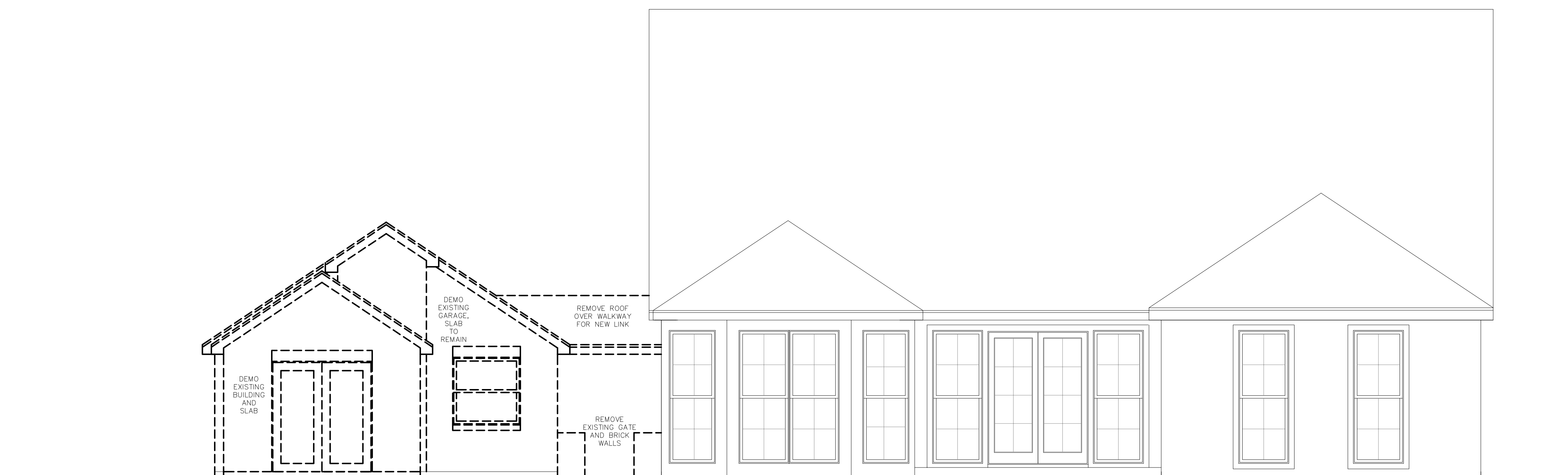
Existing Elevations

Sheet No.

A6



1 Existing/Demo Front Elevation
1/4" = 1'-0"



2 Existing Rear Elevation
1/4" = 1'-0"

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date October 11, 2019

Addendum

Revised

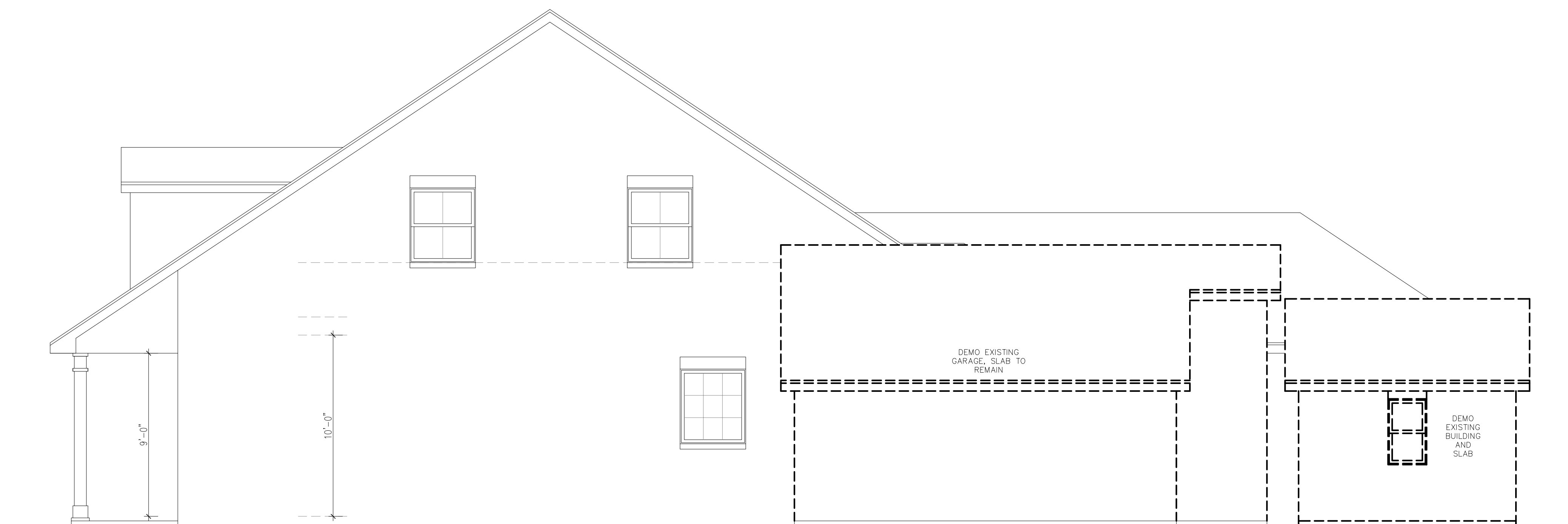
Drawn by jmw/csr

Sheet Title

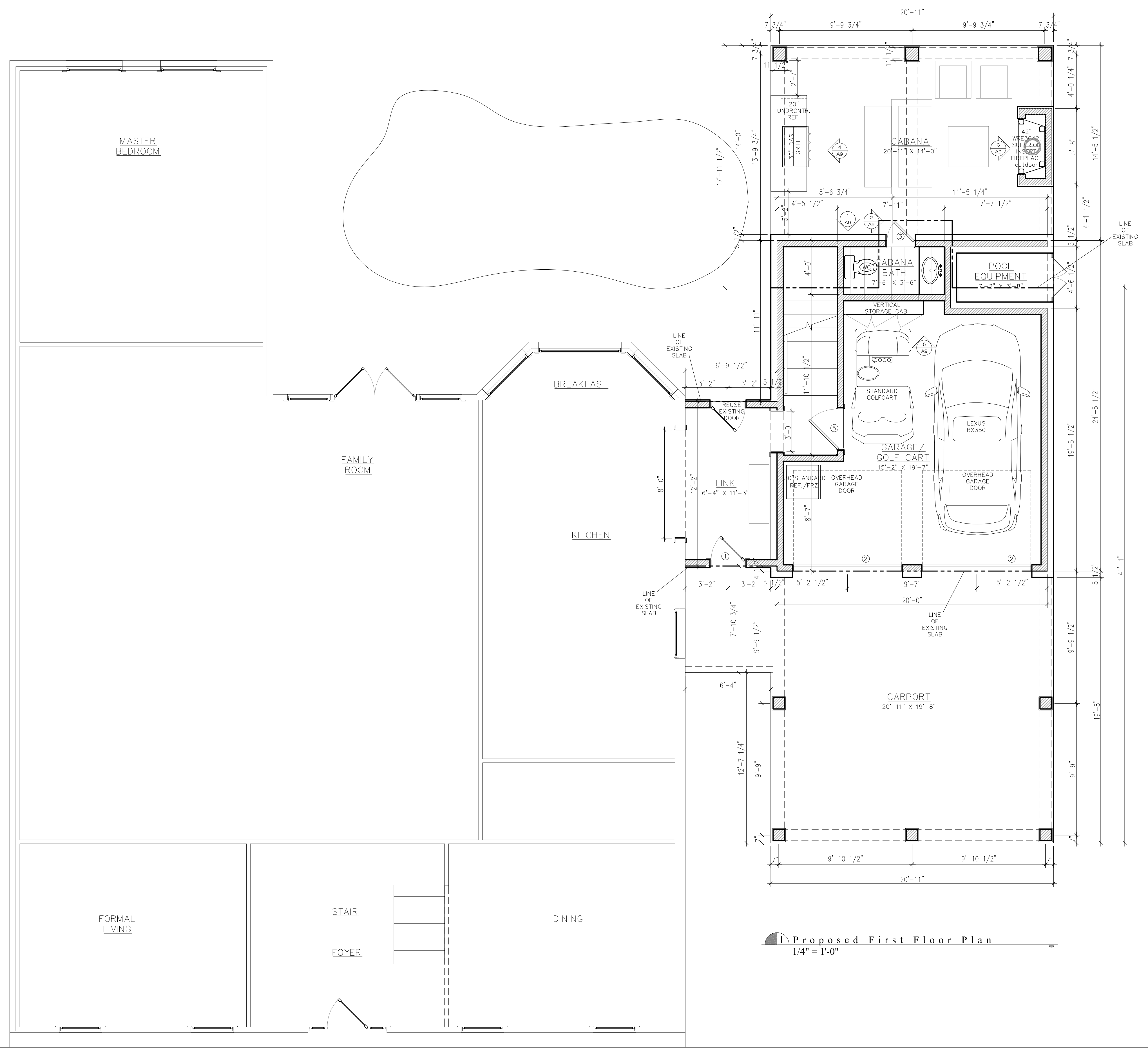
Existing
Elevations

Sheet No.

A7



1 Existing Right Side Elevation
1/4" = 1'-0"



1 Proposed First Floor Plan
1/4" = 1'-0"



design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date	October 11, 2019
Addendum	
Revised	November 8, 2019 December 3, 2019 December 11, 2019

Drawn by csr
Sheet Title

**Proposed
First Floor
Plan**

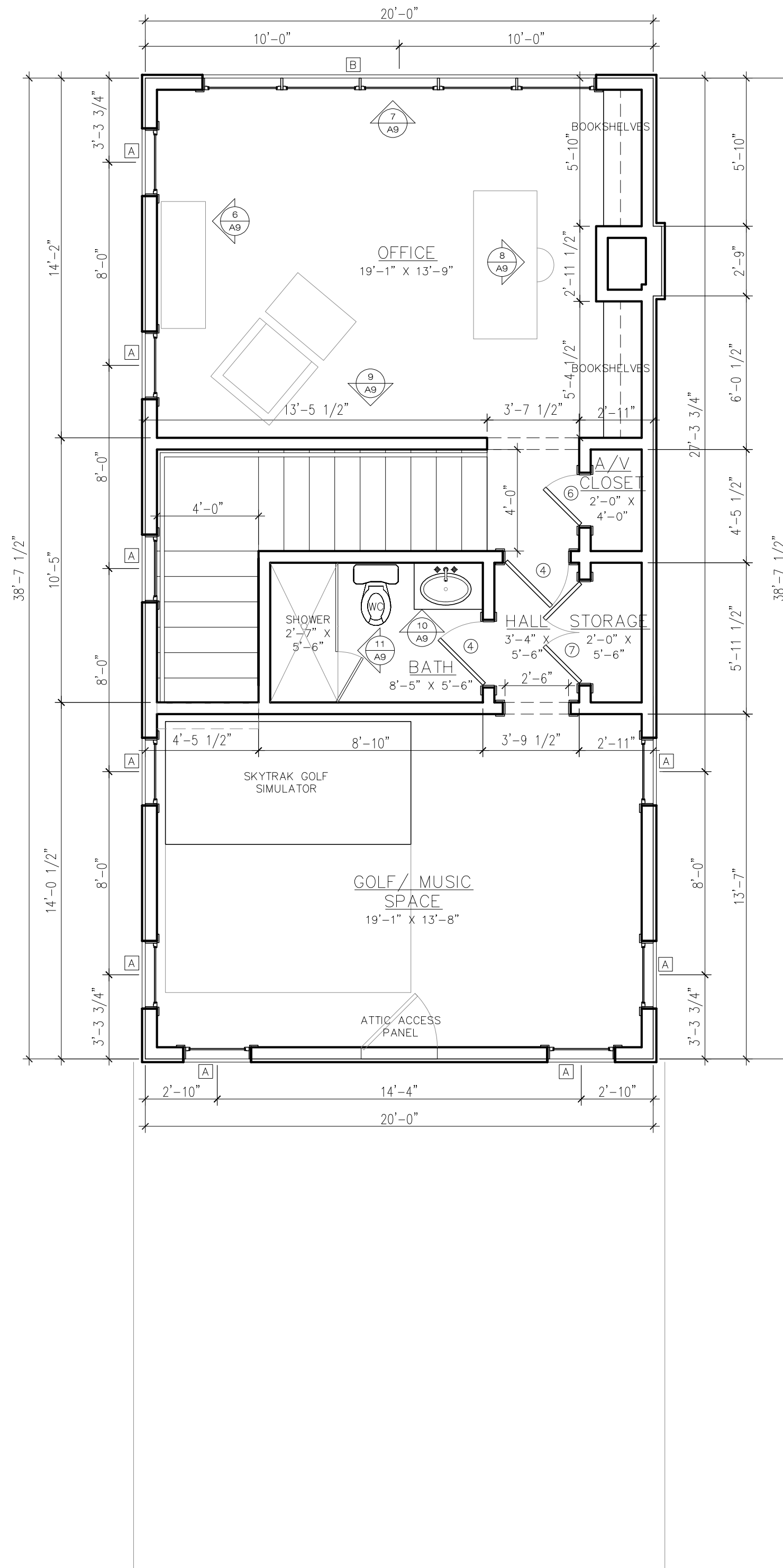
Sheet No.

A8

BROUSSARD ADDITION

studioMV

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are Issued as Instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code



1 Proposed Second Floor Plan
 1/4" = 1'-0"

BROUSSARD ADDITION
 mandeville
 ST. TAMMANY PARISH, LOUISIANA

Date October 24, 2019

Addendum

Revised November 8, 2019
 December 3, 2019
 December 11, 2019

Drawn by csr

Sheet Title

Proposed
 Second
 Floor Plan

Sheet No.

A9

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date October 24, 2019

Addendum

Revised November 8, 2019
December 3, 2019
December 11, 2019

Drawn by csr

Sheet Title

Proposed Elevations

Sheet No.

A10



1 Proposed Front Elevation
1/4" = 1'-0"



2 Proposed Rear Elevation
1/4" = 1'-0"

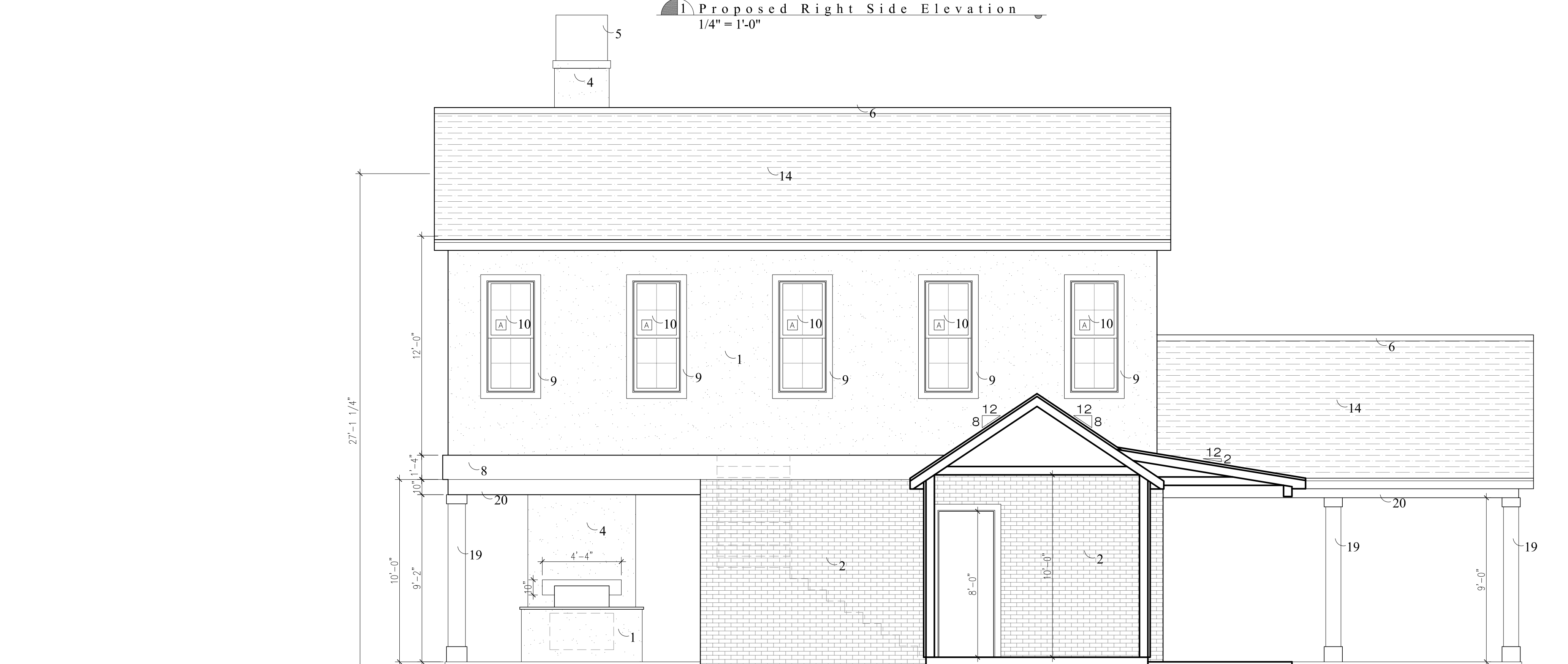
0 Materials

1. Stucco Veneer
2. Painted Brick Veneer
3. French Door
4. Stucco Chimney
5. Metal Chimney Cap
6. Cementitious Ridge Tiles
7. Operable Shutters
8. Hardi Trim Band
9. Stucco Trim Band
10. Wood Clad Double-Hung Window
11. Wood Clad Fixed Windows
12. Painted Metal Attic Louver Vent
13. 5V-Crimp Metal Roof
14. Architectural Grade Shingles
15. Metal Flashing
16. Overhead Garage Door
17. Bevolo Gas Lantern
18. Brick Header/Sill
19. Wood Boxed Column
20. Wood Boxed Beam
21. Solid Wood Door
22. Gas Grill

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA



1 Proposed Right Side Elevation
1/4" = 1'-0"



2 Proposed Left Side Elevation
1/4" = 1'-0"

0 Materials

1. Stucco Veneer
2. Painted Brick Veneer
3. French Door
4. Stucco Chimney
5. Metal Chimney Cap
6. Cementitious Ridge Tiles
7. Operable Shutters
8. Hardi Trim Band
9. Stucco Trim Band
10. Wood Clad Double-Hung Window
11. Wood Clad Fixed Windows
12. Painted Metal Attic Louver Vent
13. 5V-Crimp Metal Roof
14. Architectural Grade Shingles
15. Metal Flashing
16. Overhead Garage Door
17. Bevolo Gas Lantern
18. Brick Header/Sill
19. Wood Boxed Column
20. Wood Boxed Beam
21. Solid Wood Door
22. Gas Grill

Date October 24, 2019

Addendum

Revised November 8, 2019
December 3, 2019
December 11, 2019

Drawn by csr

Sheet Title

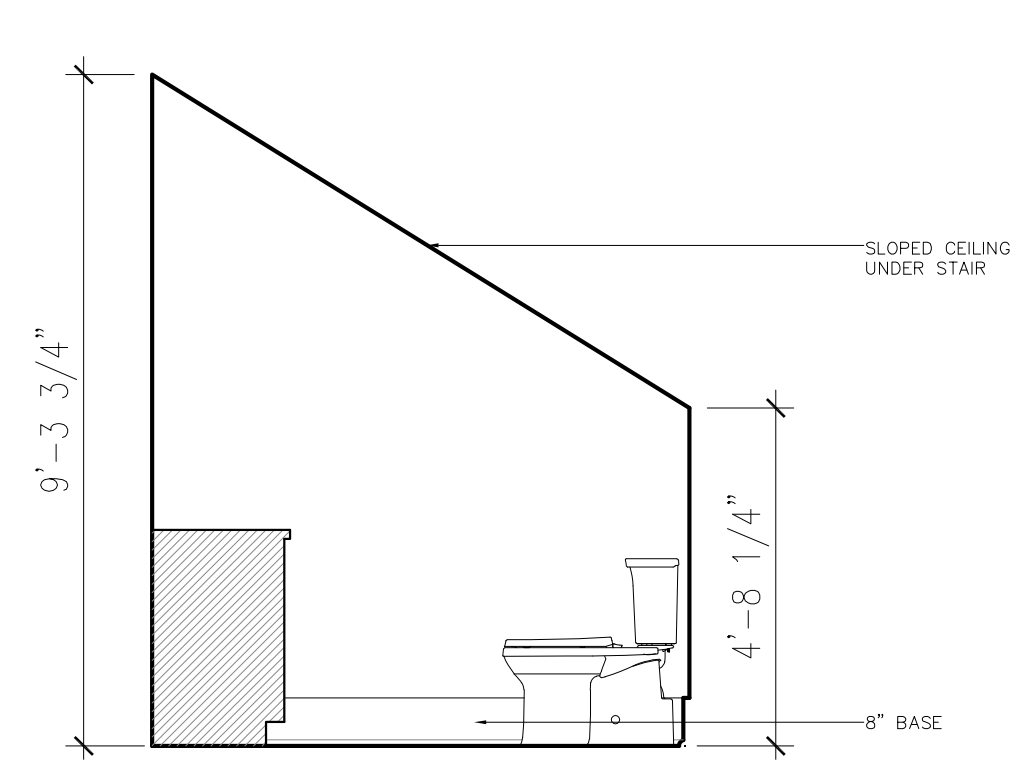
Proposed
Elevations

Sheet No.

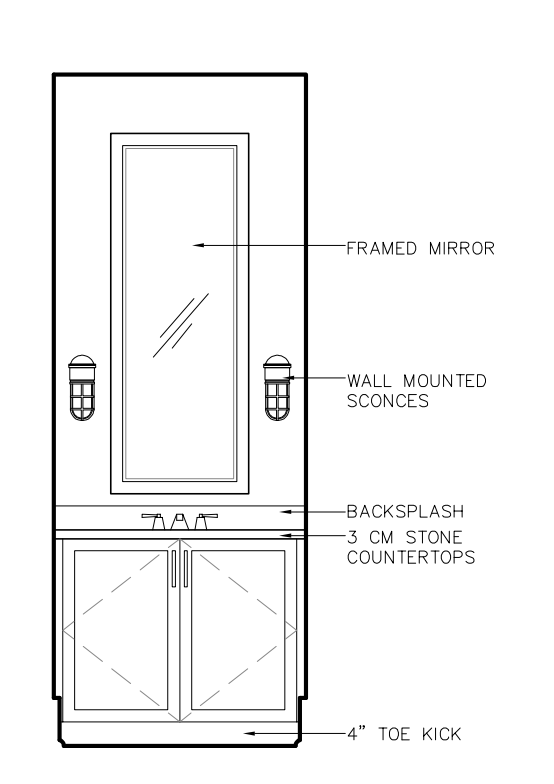
A11

BROUSSARD ADDITION

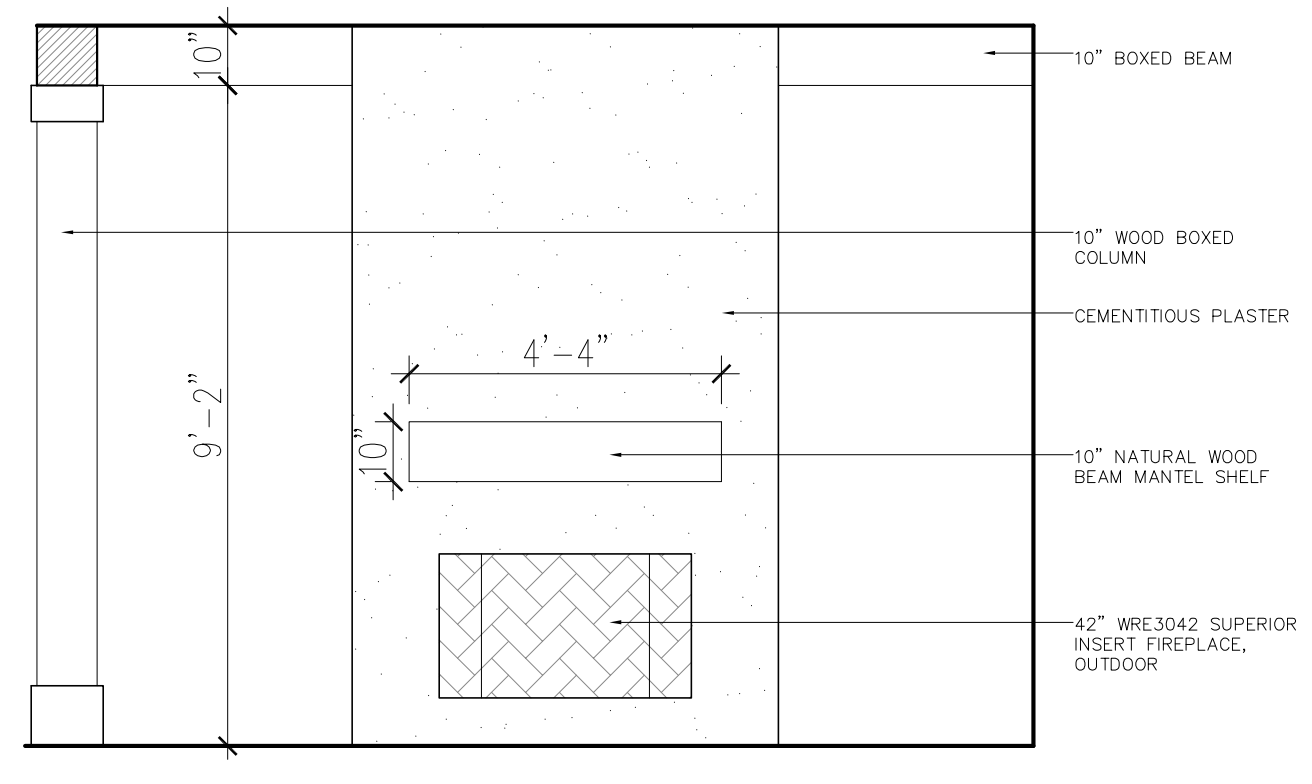
studioMV



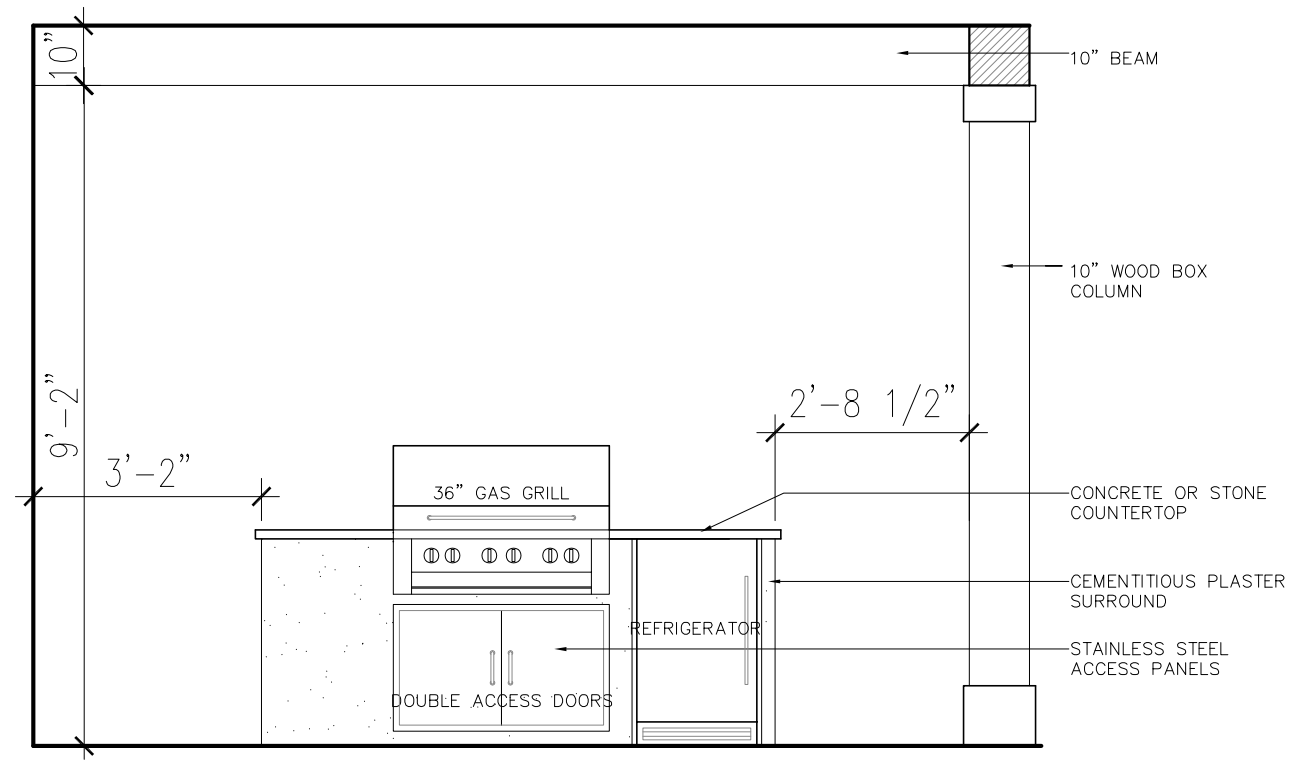
1 Cabana Bath
3/8" = 1'-0"



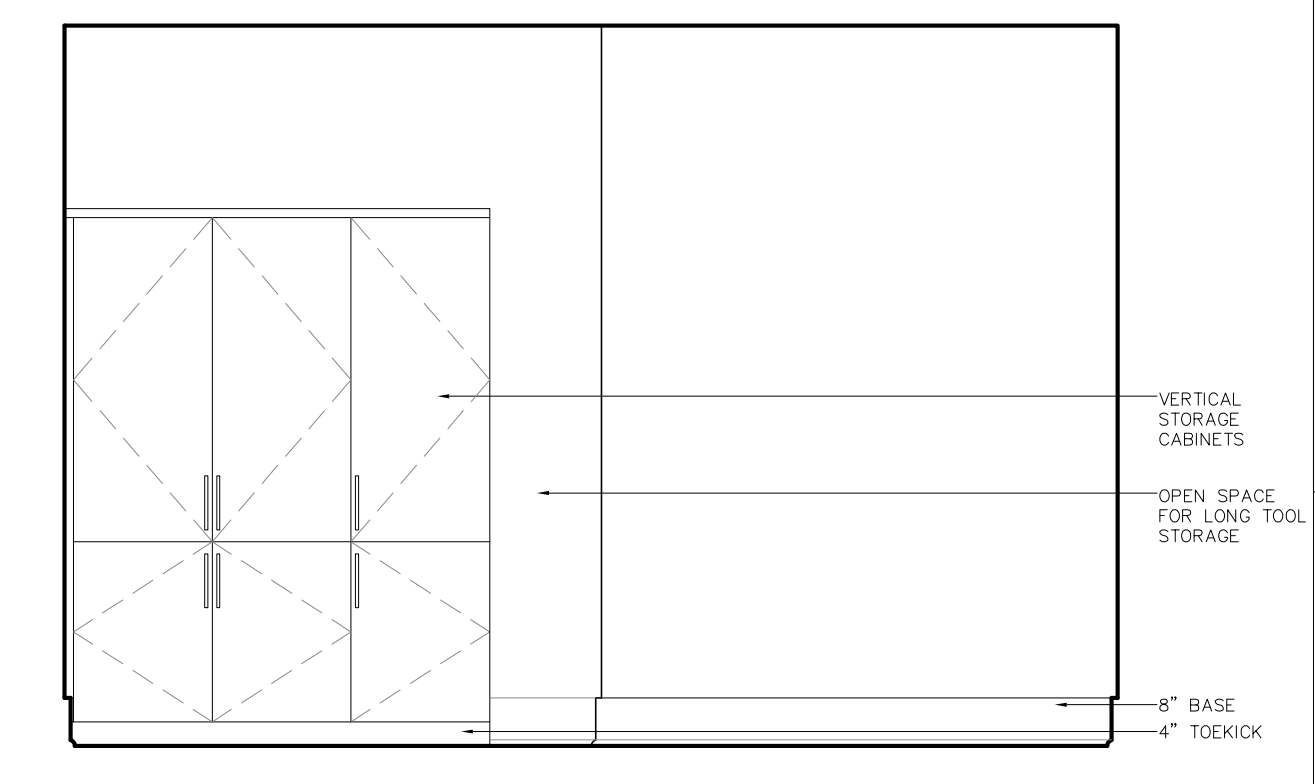
2 Cabana Bath
3/8" = 1'-0"



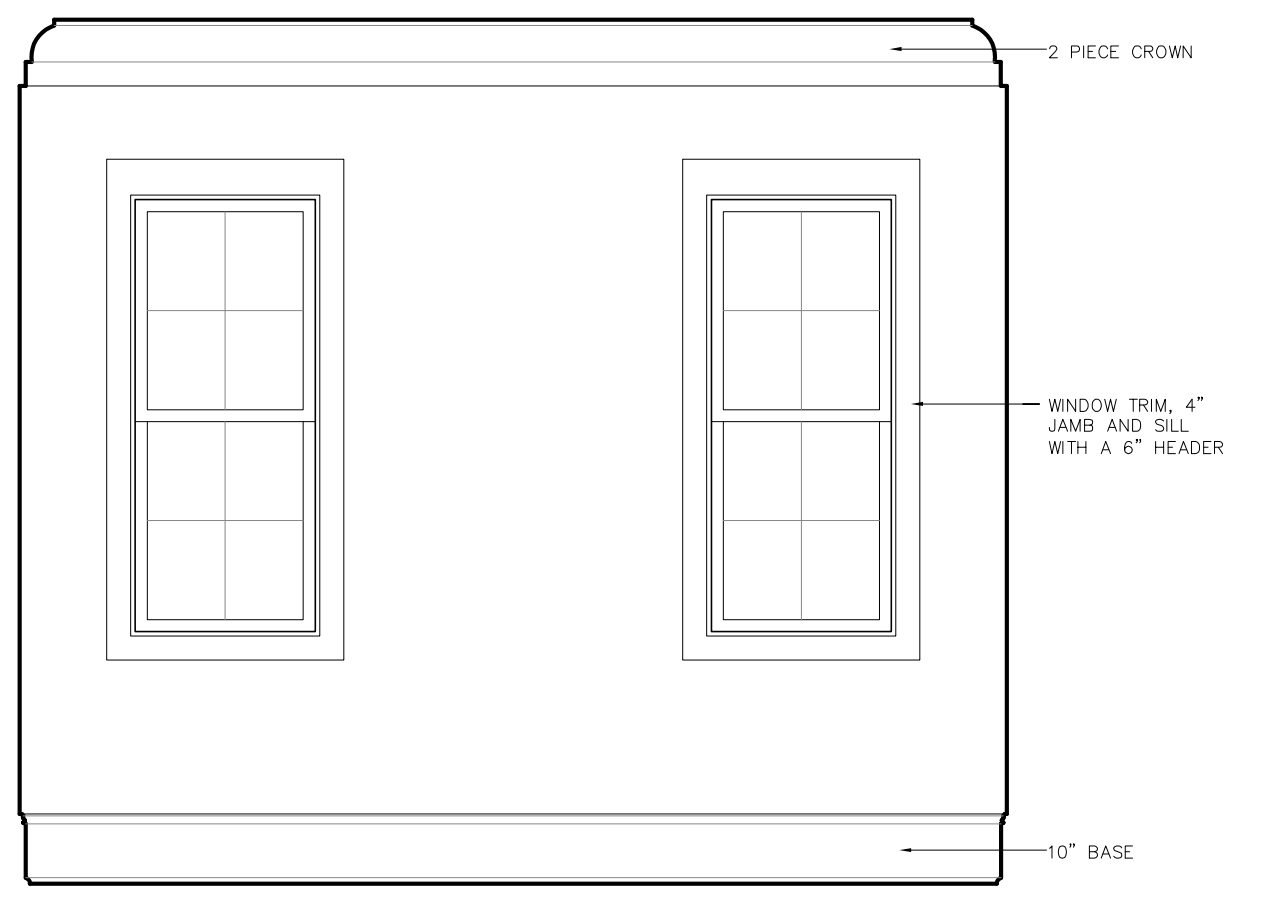
3 Cabana Fireplace
3/8" = 1'-0"



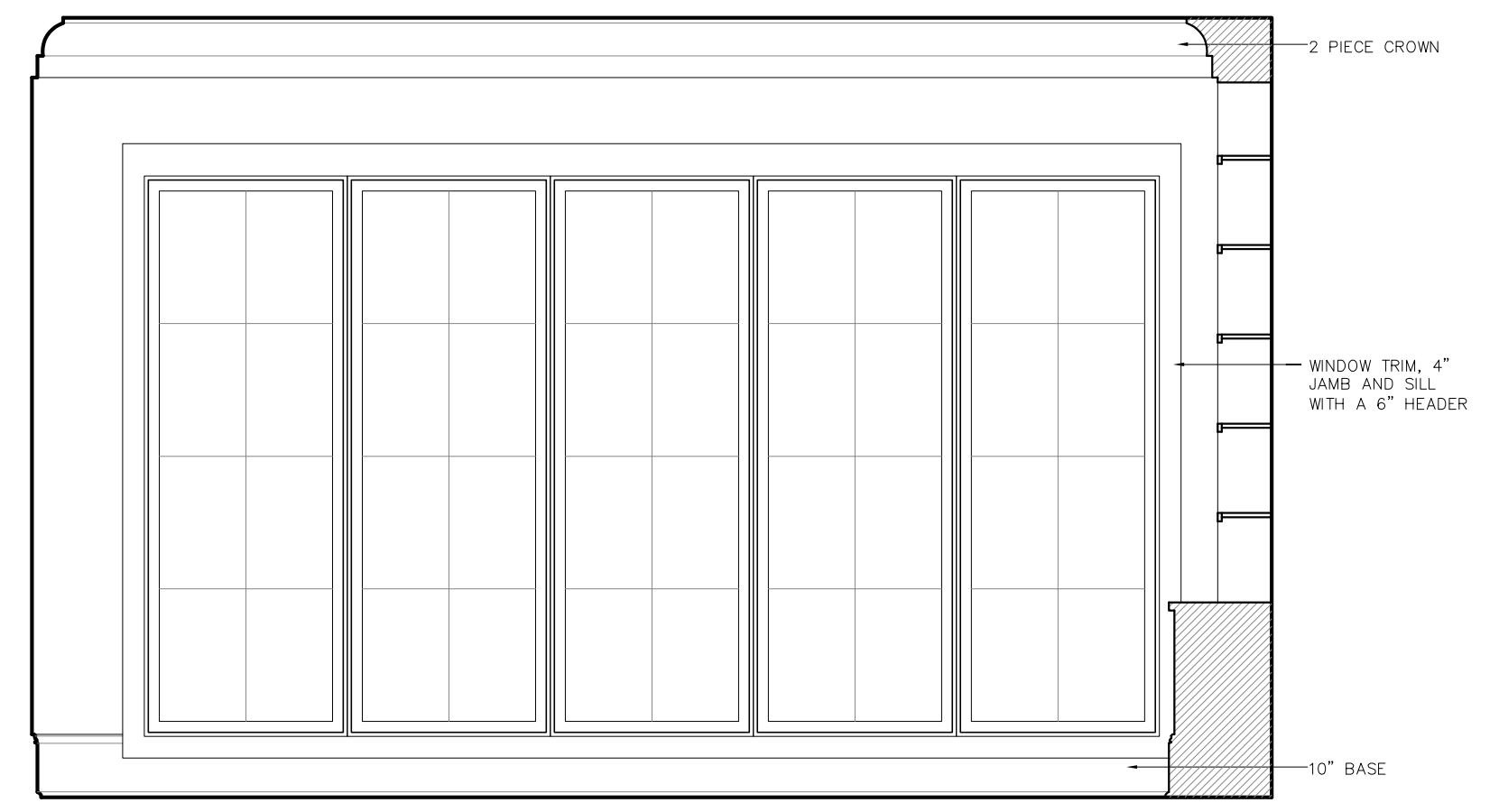
4 Cabana Cooking
3/8" = 1'-0"



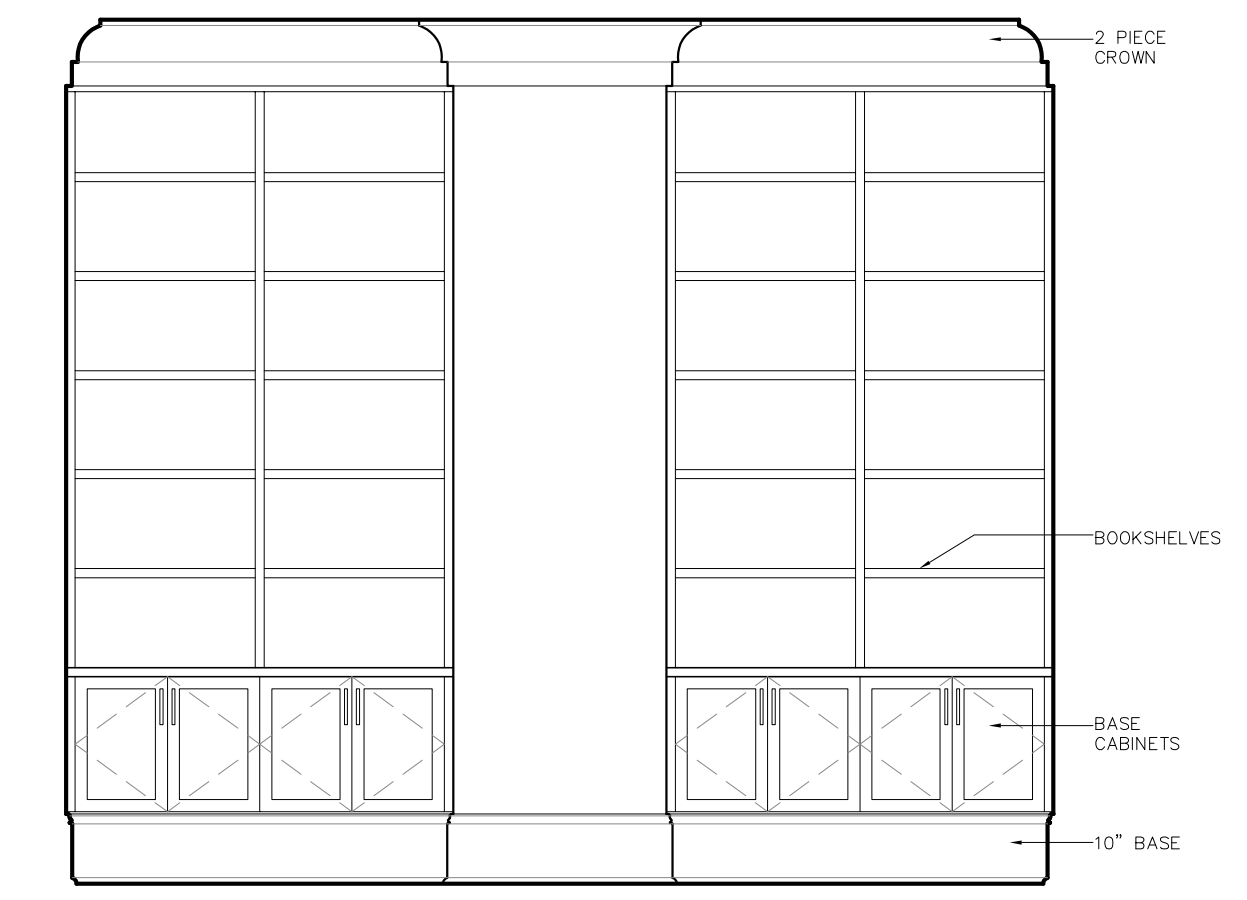
5 Garage Shelving
3/8" = 1'-0"



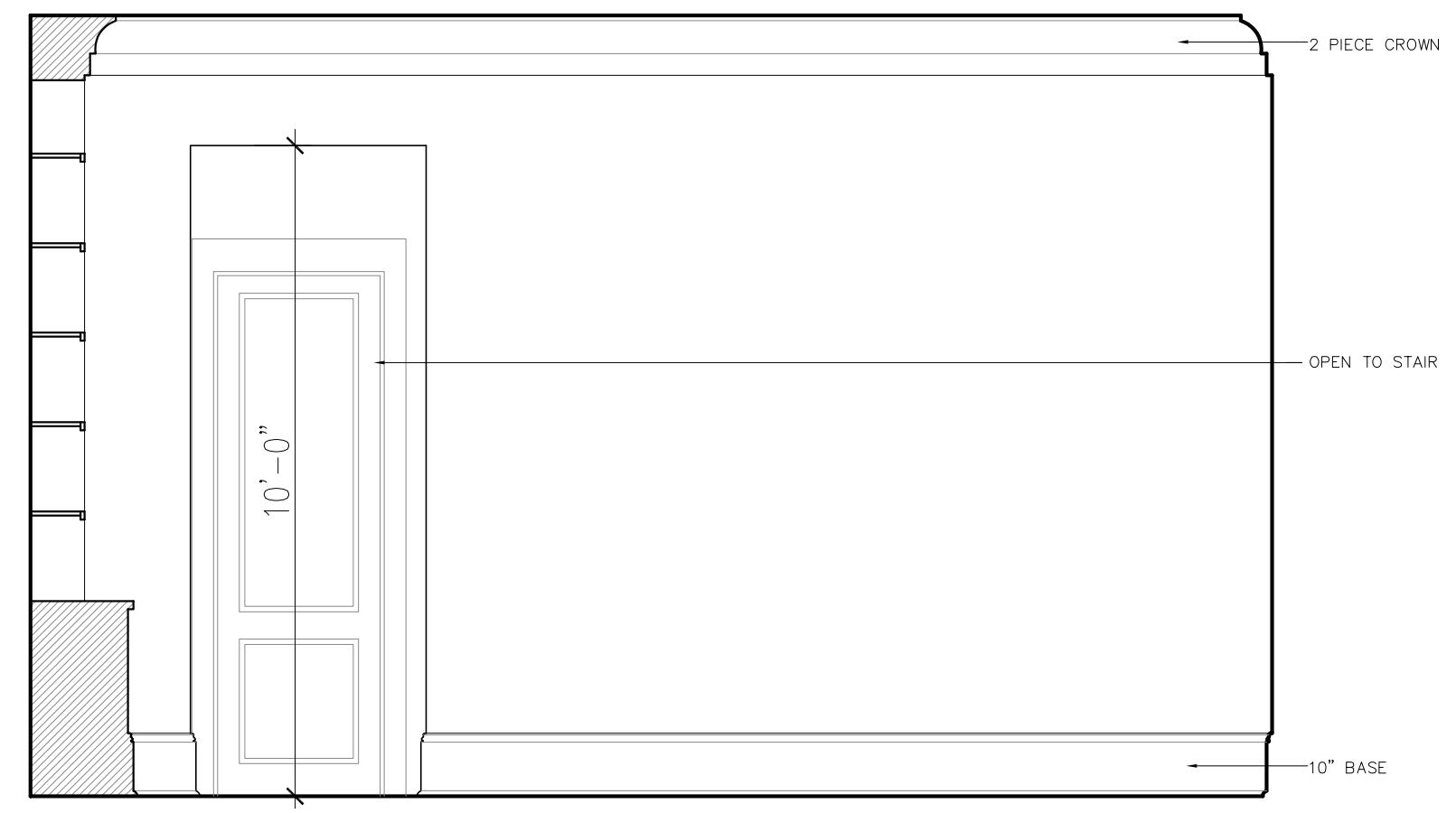
6 Office
3/8" = 1'-0"



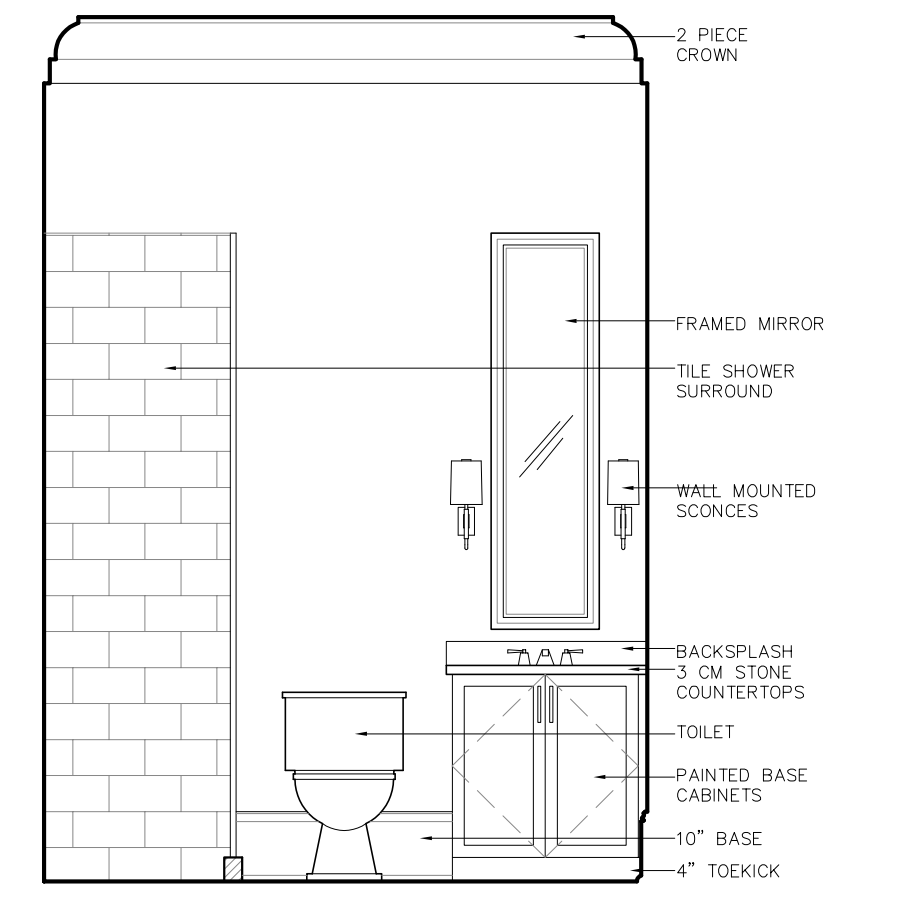
7 Office
3/8" = 1'-0"



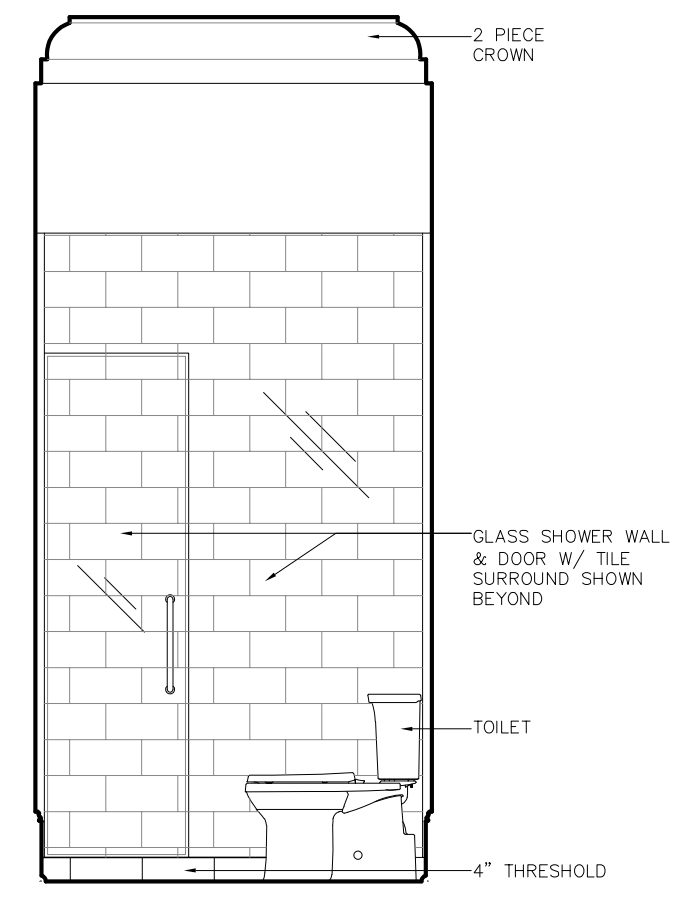
8 Office
3/8" = 1'-0"



9 Office
3/8" = 1'-0"



10 Bathroom
3/8" = 1'-0"



11 Bathroom
3/8" = 1'-0"



design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date	November 8, 2019
Addendum	
Revised	December 3, 2019 December 11, 2019

Drawn by: csr
Sheet Title:

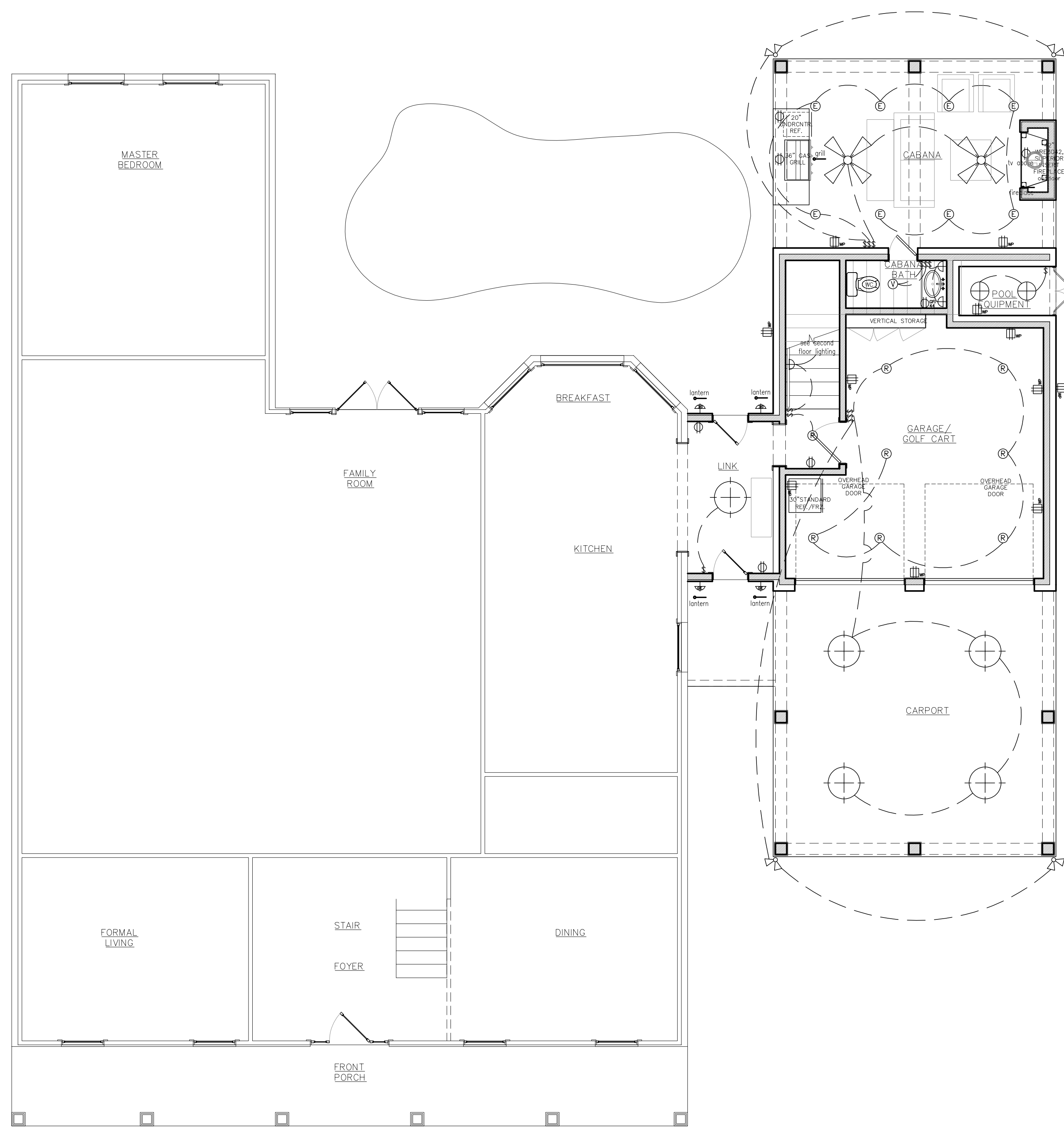
Interiors

Sheet No.

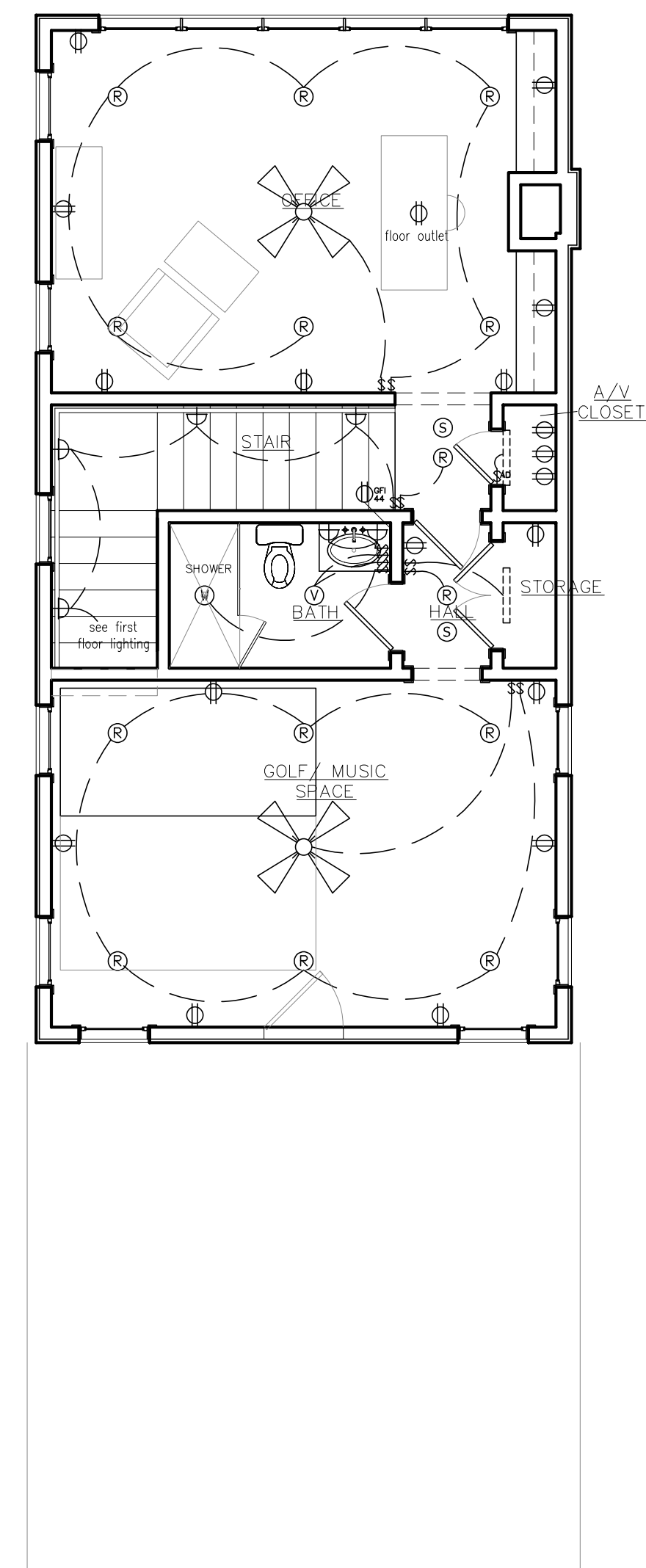
studioMV **A12**

BROUSSARD ADDITION

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are issued as instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code



1 First Floor Lighting Plan
3/16" = 1'-0"



2 Second Floor Lighting Plan
3/16" = 1'-0"

LIGHTING FIXTURE SCHEDULE	
SYMBOL	DESCRIPTION
Ⓚ	RECESSED FIXTURE*
Ⓛ	EXTERIOR RECESSED FIXTURE*
Ⓟ	PINSPOT RECESSED FIXTURE*
Ⓢ	WATERPROOF RECESSED FIXTURE*
Ⓥ	VENT RECESSED FIXTURE*
Ⓜ	WALL SCONCE - ELECTRIC
Ⓢ	CEILING MOUNTED FIXTURE
Ⓟ	PENDANT FIXTURE
Ⓜ	GAS LOCATION **
Ⓜ	EXTERIOR GAS WALL SCONCE
Ⓜ	HEAT, VENT, LIGHT
Ⓜ	48" 2-LAMP FLUORESCENT FIXTURE
Ⓜ	CEILING FAN, WITHOUT LIGHT KIT
Ⓜ	UNDERCOUNTER FIXTURE
Ⓜ	SPOTLIGHTS

*ALL RECESSED FIXTURES TO HAVE LED BULBS
 **GAS TO BE RUN FOR HEATER, HOT WATER HEATERS, AND FUTURE GENERATOR & POOL
 NOTE: DIMMERS TO BE LOCATED ON SITE W/ OWNERS. CONTRACTOR TO BID DIMMERS IN ALL PUBLIC SPACES AND MASTER BEDROOM

MEP SYMBOLS	
SYMBOL	DESCRIPTION
Ⓢ	SINGLE SWITCH, 42" A.F.F.
Ⓢ	3-WAY SWITCH, 42" A.F.F.
Ⓢ	DIMMER SWITCH, 42" A.F.F.
Ⓢ	4-WAY SWITCH, 42" A.F.F.
Ⓢ	DIMMER SWITCH, 42" A.F.F.
Ⓢ	AUTOMATIC DOOR SWITCH
Ⓢ	DUPLEX OUTLET, 18" A.F.F.
Ⓢ	DUPLEX OUTLET, DIST. A.F.F.
Ⓢ	GROUND FAULT INTERRUPT OUTLET, DIST. A.F.F.
Ⓢ	GROUND FAULT INTERRUPTED OUTLET, WEATHER PROOF
Ⓢ	220 V OUTLET
Ⓢ	HOSE BIB
Ⓢ	CABLE OUTLET, 18" A.F.F.
Ⓢ	TELEPHONE, 18" A.F.F.
Ⓢ	THERMOSTAT
Ⓢ	SMOKE DETECTOR

NOTE: ALL CABLE LOCATIONS TO BE VERIFIED BY OWNERS ON SITE

DUAL SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT THE FOLLOWING SPACES: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the dwelling. Alarm system to be interconnected so that the actuation of one alarm will activate all of the alarms. (In accordance with R313.2, R315.1)



design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date November 8, 2019

Addendum

Revised December 11, 2019

Drawn by csr

Sheet Title

Lighting

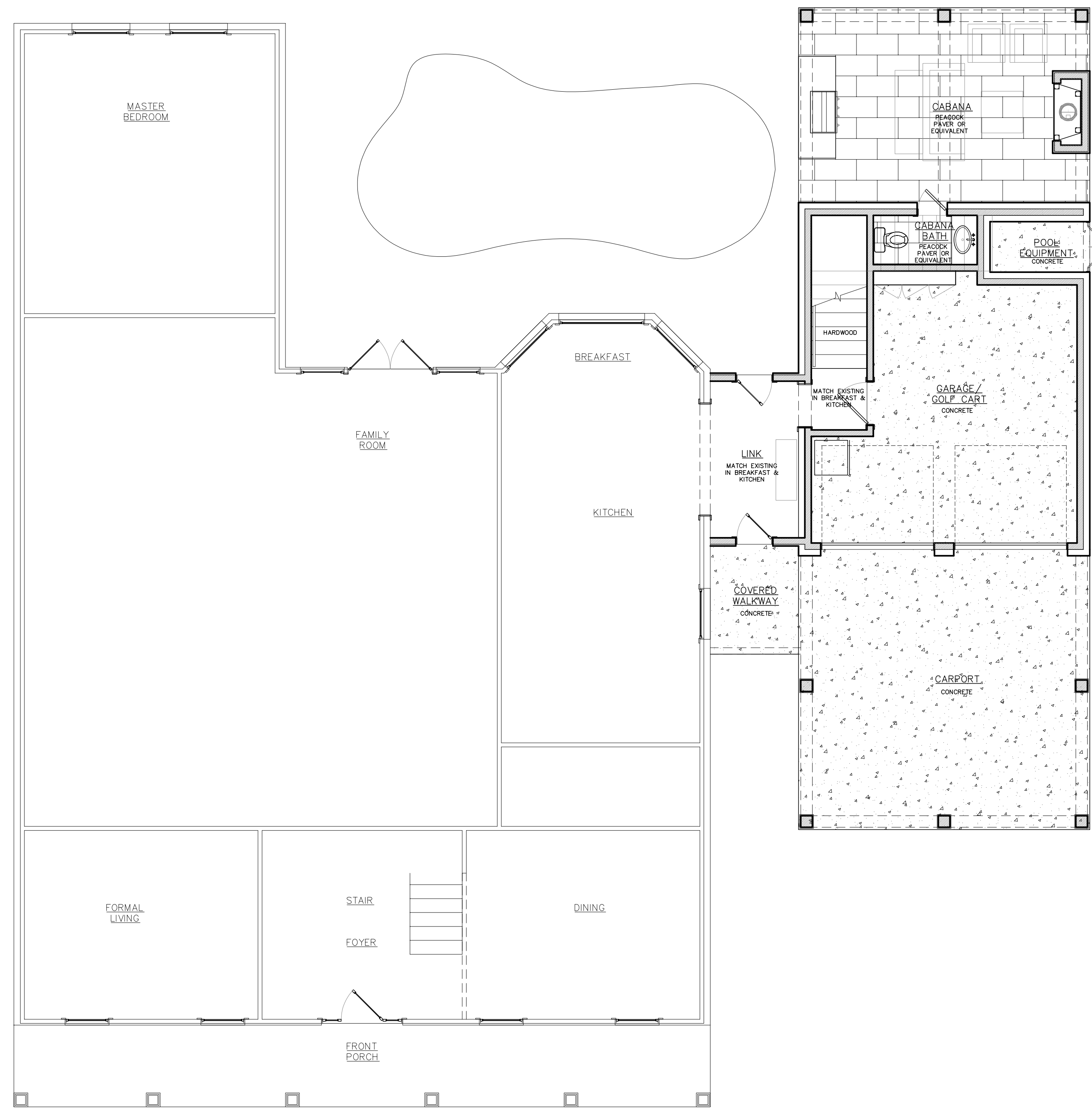
Sheet No.

A13

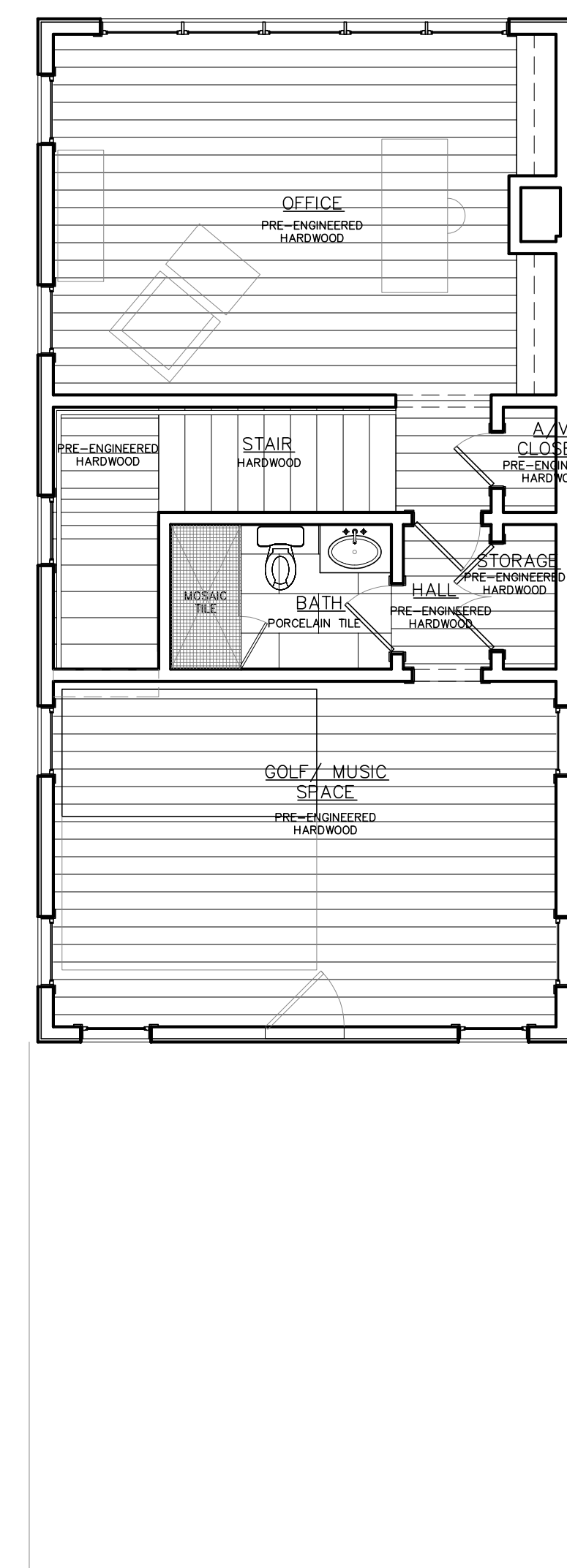
studioMV

BROUSSARD ADDITION

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are Issued as Instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code



1 First Floor Floor Patterns
3/16" = 1'-0"



2 Second Floor Floor Patterns
3/16" = 1'-0"

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

Date December 3, 2019

Addendum

Revised December 11, 2019

Drawn by csr

Sheet Title

Floor
Patterns

Sheet No.

A14

SCHEDULES 1/4"=1'-0"			
DOOR SCHEDULE			
MARK SIZE	DESCRIPTION	QNTY	REMARKS
1	8'-0" X 7'-0" 8-LITE FULL-GLASS, FRENCH DOOR. OPERABLE. MATCH EXISTING.	1	WEATHER STRIPPING REQ.
2	3'-0" X 8'-0" 1 3/4" OVERHEAD GARAGE DOOR, INSULATED. RECESSED PANEL, VERTICAL GROOVES. EXACT DESIGN TO BE DETERMINED.	2	WEATHER STRIPPING REQ.
3	4'-0" X 8'-0" 1 3/4" 2-PANEL SOLID WOOD, VERTICAL GROOVE DOOR	1	WEATHER STRIPPING REQ.
4	2'-6" X 8'-0" 1 3/8" SOLID WOOD DOOR, MATCH EXISTING STYLE AND MATERIAL	3	
5	3'-0" X 8'-0" 1 3/8" SOLID WOOD DOOR, MATCH EXISTING STYLE AND MATERIAL	1	
6	2'-0" X 8'-0" 1 3/8" SOLID WOOD DOOR, SINGLE LOUVERED PANEL	1	
7	4'-0" X 8'-0" 1 3/8" (2) 2'-0" X 8'-0" SOLID WOOD DOORS, MATCH EXISTING STYLE AND MATERIAL	1	
WINDOW SCHEDULE			
MARK SIZE	DESCRIPTION	QNTY	REMARKS
A	2'-6" X 6'-0" 4 DOUBLE-HUNG METAL EXTERIOR/WOOD INTERIOR WINDOW	9	HEADER HEIGHT: 9'-6"
B	15'-6" X 8'-6" (5) 3'-0" X 8'-6" 8-LITE FIXED METAL EXTERIOR/WOOD INTERIOR WINDOWS	1	HEADER HEIGHT: 9'-6"

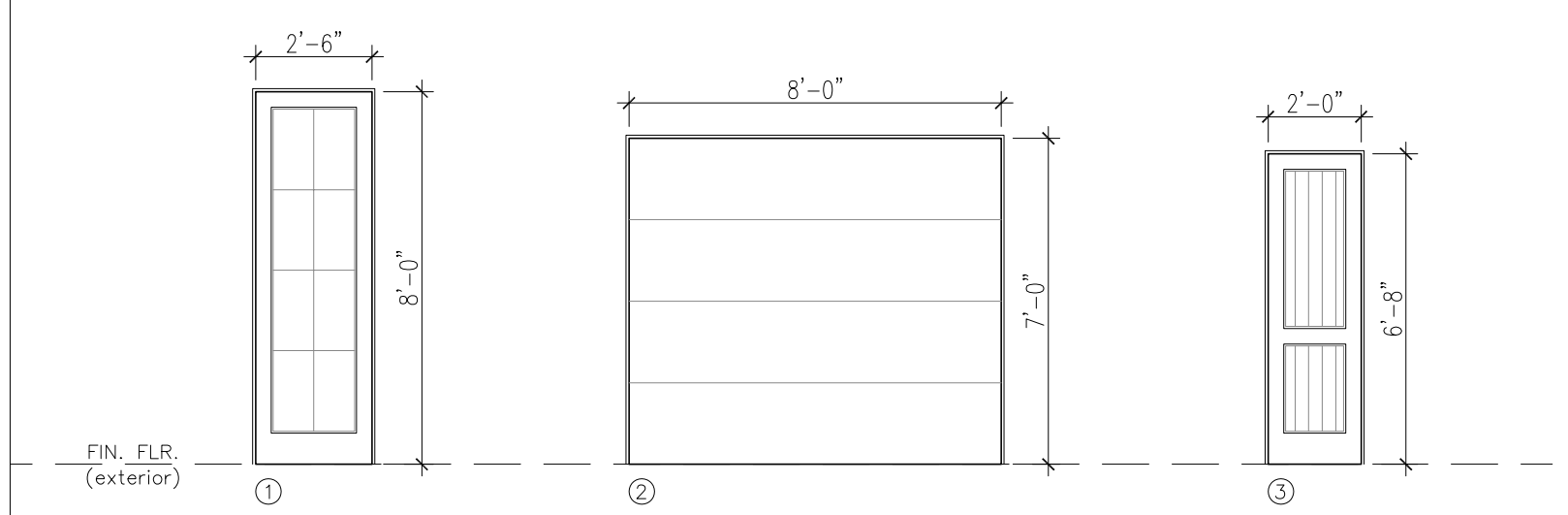
SCHEDULES									
FINISH SCHEDULE									
SPACE	FLOOR	WALLS	CEILING	BASE	CROWN	CLG. HT.			
CARPOT	CONCRETE	NONE/PAINTED BOX COLUMNS/ BRICK	TONGUE & GROOVE BOARDS	N/A	N/A	CATHEDRAL CEILING			
GARAGE/GOLF CART	CONCRETE	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	8" WOOD	NONE	10'-0"			
LOGGIA LINK	MATCH EXISTING BREAKFAST	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	10" WOOD	1-PIECE	10'-0"			
STAIR	HARDWOOD	GYPSON BOARD, PAINT/PAINTED BRICK	GYPSON BOARD, PAINT	NONE	NONE	DOUBLE VOLUME			
CABANA	PEACOCK PAVERS OR EQUIVALENT	NONE/PAINTED BOX COLUMNS/ PAINTED BRICK	TONGUE & GROOVE BOARDS	8" WOOD	N/A	10'-0"			
CABANA BATH	PEACOCK PAVERS OR EQUIVALENT	GYPSON BOARD, PAINT	TONGUE & GROOVE BOARDS	8" WOOD	NONE	SLOPED CEILING			
OFFICE	PRE-ENGINEERED HARDWOOD	GYPSON BOARD, PAINT	BEADBOARD/PAINTED BOX BEAMS	10" WOOD	2-PIECE	12'-0"			
A/V CLOSET	PRE-ENGINEERED HARDWOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	10" WOOD	1-PIECE	12'-0"			
HALL	PRE-ENGINEERED HARDWOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	10" WOOD	2-PIECE	12'-0"			
STORAGE	PRE-ENGINEERED HARDWOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	10" WOOD	1-PIECE	12'-0"			
GOLF/MUSIC ROOM	PRE-ENGINEERED HARDWOOD	GYPSON BOARD, PAINT	GYPSON BOARD, PAINT	10" WOOD	2-PIECE	12'-0"			



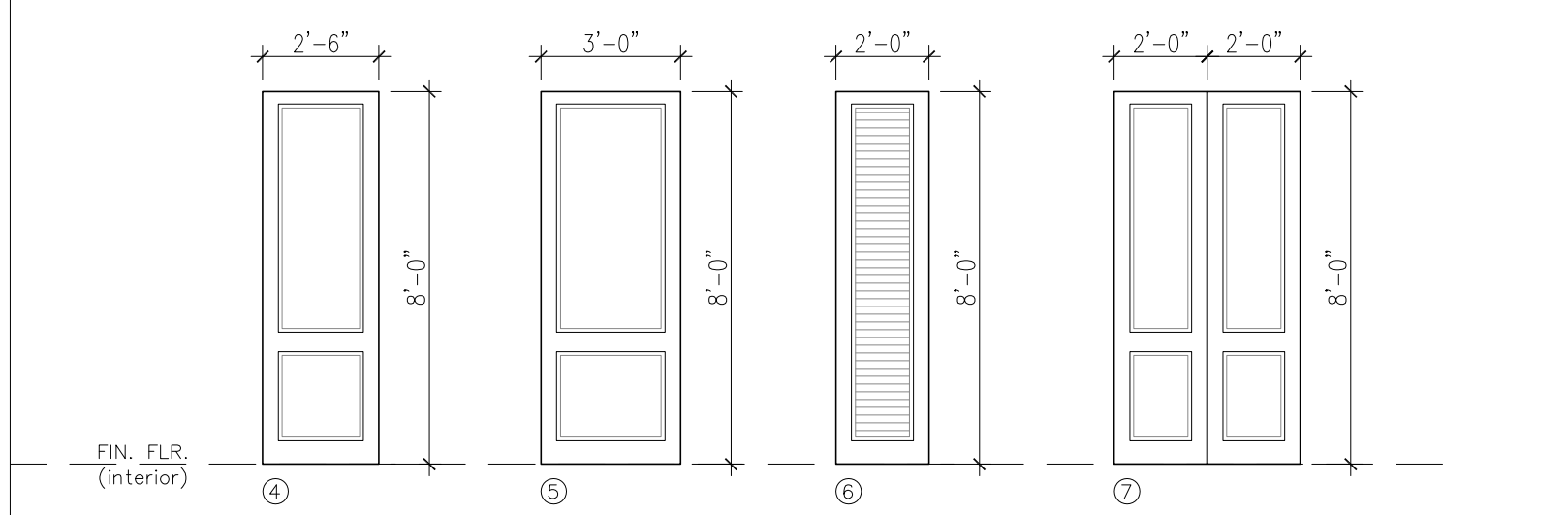
design
color
space
form
interiors

BROUSSARD ADDITION
mandeville
ST. TAMMANY PARISH, LOUISIANA

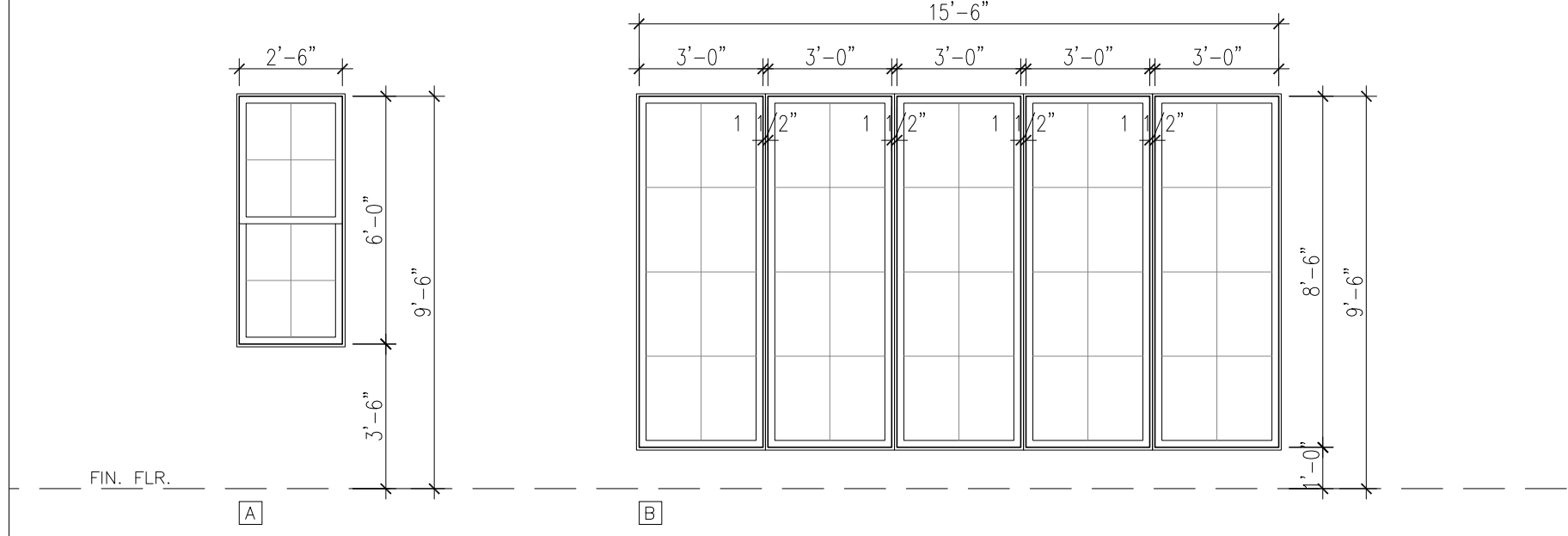
EXTERIOR DOOR KEY 1/4"=1'-0"



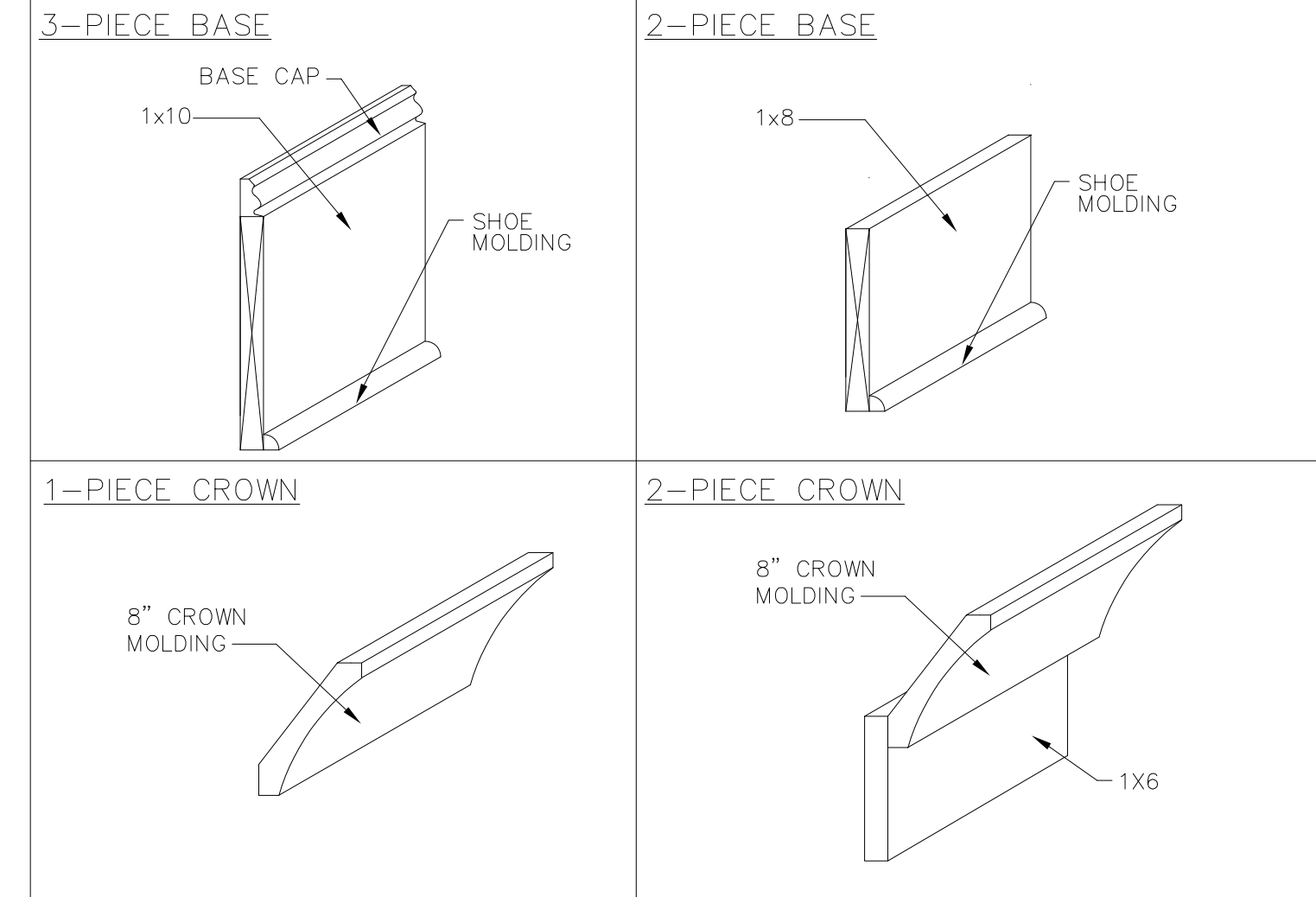
INTERIOR DOOR KEY 1/4"=1'-0"



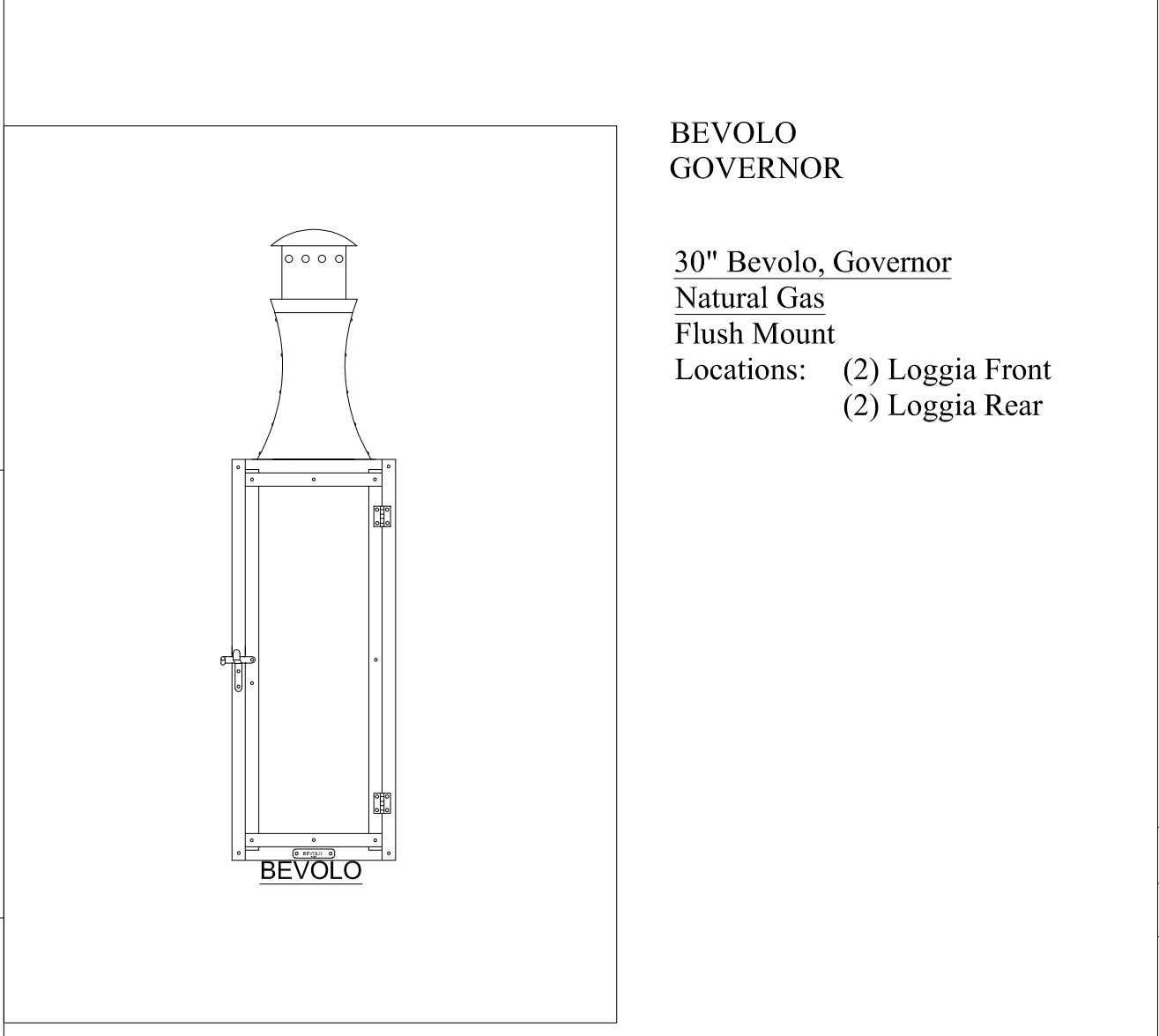
WINDOW KEY 1/4"=1'-0"



MOLDING SCHEDULE



LANTERN KEY 1/2"=1'-0"



Date	November 8, 2019
Addendum	
Revised	December 3, 2019 December 11, 2019

Drawn by csr
Sheet Title

Schedules

Sheet No.

studioMV **A15**

BROUSSARD ADDITION

© 2007 studioMV, L.L.C. - These drawings are the sole property of studioMV, L.L.C. and are Issued as Instruments of service. These drawings shall not be copied, reproduced or used in any manner than was originally intended without consent of Matthew C. Voelkel. These drawings have been prepared under my direct supervision and to the best of my knowledge comply with the International Building Code

1. GENERAL
A. CONSTRUCTION CONTRACT ADMINISTRATION: CONTACT CYPRESS ENGINEERING FOR CONSTRUCTION CONTRACT ADMINISTRATION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION COMPLIANCE WITH CYPRESS ENGINEERING DOCUMENTS. NO FIELD SUPERVISION PROVIDED UNDER THIS SEAL. THE AUTHORITY HAVING JURISDICTION SHALL INSPECT THE WORK. SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE. OWNER IS RESPONSIBLE FOR ALL TESTING & VERIFICATION (SEE FOLLOWING NOTE).
B. TESTING & VERIFICATION: THE OWNER SHALL BE RESPONSIBLE FOR ALL TESTING AND VERIFICATION INCLUDING GEOTECHNICAL DATA, FILL MATERIAL, SOIL/FILL COMPACTION, COMPLIANCE OF AS CONSTRUCTED STRUCTURAL ELEMENTS SIZES & STRENGTHS WITH THE PROJECT DOCUMENTS. FAILURE BY OWNER TO TEST & VERIFY THE ABOVE WILL VOID THE ENGINEER'S DESIGN AND THE ENGINEER SHALL BE HELD HARMLESS.
C. CYPRESS ENGINEERING DOCUMENTS: CYPRESS ENGINEERING DOCUMENTS HAVE BEEN PREPARED FOR USE BY KNOWLEDGEABLE & EXPERIENCED LICENSED GENERAL CONTRACTORS ONLY. CONTACT CYPRESS ENGINEERING TO VERIFY THE DOCUMENTS ARE VALID. DOCUMENTS SHALL BE ONLY USED FOR THE SPECIFIED SITE FOR A ONE TIME USE ONLY. DOCUMENTS ARE VOID FROM DATE OF SEAL. REPRODUCTION OF DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF CYPRESS ENGINEERING IS STRICTLY PROHIBITED. DO NOT SCALE DOCUMENTS. USE PRINTED DIMENSIONS OR REQUEST INFORMATION FROM ENGINEER IN WRITING.
D. ALL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES, SPECIFICATIONS AND THESE NOTES AND NOTES ON THE PROJECT DOCUMENTS SHALL GOVERN.
E. COORDINATION: CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS & DRAWINGS FROM OTHER TRADES.
F. COMMUNICATION FROM CONTRACTOR TO ENGINEER SHALL BE IN WRITING.
G. NOTIFICATION: CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IN WRITING OF MISSING INFORMATION, CONFLICTS WITH EXISTING CONDITIONS, CONFLICTS WITH OTHER DRAWINGS FOR OTHER TRADES, CONFLICTS WITH ANY OTHER WORK OR QUESTIONS REGARDING DRAWINGS BY CYPRESS ENGINEERING. CONTRACTOR SHALL SUBMIT QUESTIONS AND/OR PROPOSED DEVIATIONS FROM PROJECT DOCUMENTS TO ENGINEER IN WRITING.
H. INDEMNIFICATION: THE CONTRACTOR/OWNER AND ANY OTHER PARTY THAT MAKES USE OF THE PROJECT DOCUMENTS SHALL INDEMNIFY AND HOLD HARMLESS, CYPRESS ENGINEERING, LLC, ITS OWNERS AND ITS PROFESSIONALS OF RECORD (COLLECTIVELY KNOWN AS THE ENGINEER), AGAINST ALL DAMAGES, LIABILITIES OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES OR COSTS ATTRIBUTABLE TO THE NEGLECT ACT OR THE NEGLECT FAILURE TO ACT BY THE ENGINEER.
I. BUILDING CODE COMPLIANCE: 2015 IBC & 2015 IRC
J. LOADS (PER ASCE 7)
 1. DEAD LOAD: SELF WEIGHT OF ALL MATERIALS OF CONSTRUCTION INCORPORATED INTO THE BUILDING (BUILDINGS ENGINEERED BY OTHERS SHALL INCLUDE A MINIMUM COLLATERAL LOAD OF 8 PSF PER CEILING).
 2. LIVE LOAD: PER TABLE 4-1 OF ASCE 7
 • OFFICES AND DECKS: 10 PSF NORMAL LIVE LOAD
 • ASSEMBLY AREAS, GYMNASIUMS, DINING ROOMS AND RESTAURANTS: 100 PSF
 • GARAGES, PASSENGER: 40 PSF
 • MANUFACTURING OR STORAGE WAREHOUSES: LIGHT 125 PSF (2,000 LB CONCENTRATED), HEAVY 250 PSF (3,000 LB CONCENTRATED)
 • OFFICE BUILDINGS: LOBBIES AND 1ST FLOOR CORRIDORS 100 PSF (2,000 LB CONCENTRATED), CORRIDORS ABOVE 1ST FLOOR 80 PSF (2,000 LB CONCENTRATED), OFFICES 50 PSF (2,000 LB CONCENTRATED)
 • RESIDENTIAL: UNINHABITABLE ATTICS WITH STORAGE: 10 PSF; UNINHABITABLE ATTICS WITH STORAGE 20 PSF; HABITABLE ATTICS AND SLEEPING AREAS 30 PSF, ALL OTHER AREAS EXCEPT STAIRS 40 PSF, 1/2 FAMILY DWELLINGS STAIRS AND EXITS 40 PSF (300 LB CONCENTRATED)
 • ROOFS: (FLAT, PITCHED OR CURVED): 20 PSF
 • SCHOOLS: CLASSROOMS 40 PSF (1,000 LB CONCENTRATED), CORRIDORS ABOVE 1ST FLOOR 80 PSF (1,000 LB CONCENTRATED), 1ST FLOOR CORRIDORS 100 PSF (1,000 LB CONCENTRATED)
 • STAIRS AND EXITS: 100 PSF (300 LB CONCENTRATED)
 • STORES, RETAIL: 1ST FLOOR 100 PSF (1,000 LB CONCENTRATED), UPPER FLOORS 75 PSF (1,000 LB CONCENTRATED)
 • STORES, WHOLESALE: ALL FLOORS 125 PSF (1,000 LB CONCENTRATED)
 • SLABS: SLAB HAS NOT BEEN DESIGNED FOR RACK OR VEHICULAR LOADING UNLESS SPECIFICALLY NOTED.
 3. FLOOD, WIND, SNOW, RAIN, ICE & SEISMIC LOADS: PER ASCE 7
K. SUBMITTALS: CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH CYPRESS ENGINEERING CONSTRUCTION DOCUMENTS REQUIRE SUBMITTAL UNTIL A RESPONSE ON SAID SUBMITTALS IS RECEIVED FROM CYPRESS ENGINEERING. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGES DUE HIS FAILURE TO PROVIDE REQUIRED SUBMITTALS TO CYPRESS ENGINEERING. CONTRACTOR SHALL INDICATE HIS APPROVAL ON EACH SUBMITTAL. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING AS APPLICABLE TO THE PROJECT:
 • PRIOR TO ANY OTHER SUBMITTAL SUBMIT A SCHEDULE OF ALL OTHER SUBMITTALS
 • GEOTECHNICAL REPORT FOR SITE
 • STRUCTURAL FILL MATERIAL PROPERTIES (LIQUID LIMIT (40 MAX.) AND PLASTIC LIMIT (20 MAX.))
 • FILL HEIGHT AT ALL CORNERS OF PAD
 • COMPACTION TESTS 1 REQUIRED PER FILL LIFT PER 2,000 S.F. OF FILL AREA
 • PILE DRIVING INFORMATION: NAME OF CONTRACTOR, PROPOSED EQUIPMENT, PROPOSED HAMMER, BLOW COUNTS ON ALL PILES
 • CONCRETE: MIX DESIGN, ALL CONCRETE TRIP TICKETS, ALL CONCRETE TESTING RESULTS
 • REBAR SHOP DRAWINGS
 • POST-TENSION INFORMATION: CONTRACTOR NAME, STRESSING EQUIPMENT CERTIFICATIONS, ELONGATION LOGS
 • ENGINEERED LUMBER, WOOD TRUSS SHOP DRAWINGS & CALCULATIONS
 • STRUCTURAL STEEL SHOP DRAWINGS
 • ANY SUBMITTAL NOT IDENTIFIED ABOVE, BUT NOTED ON THE PROJECT DOCUMENTS
2. SITE WORK
A. COMPLIANCE: FILL, FOUNDATION BEAM DEPTHS, PILE INSTALLATION AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL (SOL) REPORT AND PER THESE NOTES.
B. FOUNDATION DESIGN BASIS: THE FOUNDATION SYSTEM SHOWN HAS BEEN DESIGNED FOR A MINIMUM ALLOWABLE SOIL CAPACITY OF PILE CAPACITY OF PLAN ASSUMING SOIL IS NON-EXPANSIVE SOIL AS DEFINED BY THE BUILDING CODE) WITH A MAXIMUM EXPECTED GROUP SETTLEMENT OF LESS THAN 1 INCH. THE OWNER IS REQUIRED TO OBTAIN A SOIL REPORT PRIOR TO CONSTRUCTION TO VERIFY THESE DESIGN PARAMETERS. THE OWNER SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF SOIL CONDITIONS DO NOT MEET THE ABOVE STATED DESIGN ASSUMPTIONS. FAILURE TO PROPERLY TEST THE SOIL WILL VOID THE ENGINEER'S DESIGN AND THE ENGINEER SHALL BE HELD HARMLESS.
C. SOIL
 1. SITE PREPARATION: ALL VEGETATION, LOOSE MATERIAL AND ORGANIC MATERIAL SHALL BE STRIPPED FROM THE SITE AT FOUNDATION LOCATIONS. IF MORE THAN 18 INCHES OF LOOSE MATERIAL IS REMOVED CONTACT ENGINEER FOR FURTHER RECOMMENDATIONS. PROOF ROLL ALL AREAS PRIOR TO FILL PLACEMENT. REMOVE ANY SOFT MATERIALS THAT "BUT" OR "PUMP" UNDER PROOF ROLLING OPERATIONS AND REPLACE WITH STRUCTURAL FILL. RECESS OF OTHERS STATED IN THE PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL GRADE SITE FOR PROPER DRAINAGE.
 2. FILL MATERIALS: STRUCTURAL FILL SHALL HAVE A MAXIMUM LIQUID LIMIT OF 40 AND A MAXIMUM PLASTICITY INDEX (PI) < 20, UNLESS OTHERWISE STATED IN THE PROJECT GEOTECHNICAL REPORT (THE PI IS THE DIFFERENCE OF THE LIQUID LIMIT AND THE PLASTIC LIMIT OF THE SOIL - LIQUID LIMIT IS THE LOWEST WATER CONTENT AT WHICH THE SOIL BEHAVE AS A VISCOUS LIQUID, PLASTIC LIMIT IS THE LOWEST WATER CONTENT AT WHICH THE SOIL CAN BE MOULDED WITHOUT CRUMBLING)
 3. FILL PLACEMENT: CONTRACTOR SHALL PLACE FILL IN 6 TO 8 INCH LIFTS AT MOISTURE CONTENTS WITHIN 3% OF OPTIMUM AND COMPACT TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) AND SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE LIMITS OF THE BUILDING. SCARIFY BETWEEN FILL LIFTS FOR BONDING, UNLESS OTHERWISE STATED IN THE PROJECT GEOTECHNICAL REPORT.
 4. SOIL (FILL) COMPACTION IS THE RESPONSIBILITY OF CONTRACTOR (THE OWNER WHEN ACTING AS THE CONTRACTOR), FAILURE TO PROPERLY TEST OR COMPACT SOIL (FILL) MAY CAUSE FOUNDATION MOVEMENT & STRUCTURAL CRACKING.
 5. MAXIMUM FILL HEIGHT: PLACEMENT OF FILL IN EXCESS OF THE MAXIMUM FILL HEIGHT SHOWN ON THE FOUNDATION PLAN WILL VOID THE ENGINEER'S DESIGN AND HOLD THE ENGINEER HARMLESS. THE LOCAL AUTHORITY HAVING JURISDICTION MAY HAVE STRICTER FILL REQUIREMENTS THAN THOSE SHOWN ON THE FOUNDATION PLAN.
 6. DRAINAGE: CONTRACTOR SHALL PROVIDE AND OWNER SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. PONDING WATER AT FOUNDATION EDGES WILL CAUSE SOILS TO GAIN MOISTURE WHICH CAN RESULT IN A LOSS OF BEARING CAPACITY, EXCESSIVE SETTLEMENT AND/OR SWELLING OF THE SOIL; ALL OF WHICH CAUSE DIFFERENTIAL SETTLEMENT.
 7. TREES: CONTRACTOR SHALL PROVIDE AND OWNER SHALL MAINTAIN PROTECTION FOR FOUNDATION FROM ROOTS AND THE EFFECTS OF MOISTURE LOSS DUE TO TREES ADJACENT TO THE FOUNDATION, WHICH CAN RESULT IN SOIL SHRINKAGE WHICH CAN CAUSE DIFFERENTIAL SETTLEMENT.
 8. SEQUENCE: CONTRACTOR SHALL PLAN HIS WORK IN ORDER TO PLACE CONCRETE AS SOON AS POSSIBLE AFTER SOL HAS BEEN PREPARED FOR CONSTRUCTION IN ORDER TO MINIMIZE DAMAGE OF THE SOIL BY EXPOSURE TO THE ENVIRONMENT. DO NOT PLACE CONCRETE ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL, PONDING WATER OR DESICCATED SOILS (SOILS THAT HAVE EXCESSIVELY DRIED).
D. PILES (IF SHOWN ON PLAN)
 1. COMPLIANCE: TIMBER PILES SHALL BE PER ASTM D25 (OR ANSI 05.1) AND SHALL BE THE SPECIFIED SIZE STATED ON THE FOUNDATION PLAN (OR PILE PLAN).
 2. TREATMENT: TIMBER PILES SHALL MEET APCA STANDARDS U04C, FORMERLY C3, FOR PRESERVATIVE RETENTION.
 3. LOAD TEST: THE OWNER SHALL OBTAIN A PILE LOAD TEST TO VERIFY PILE CAPACITY AND PROVIDE TEST RESULTS TO ENGINEER FOR REVIEW, UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PROJECT GEOTECHNICAL REPORT. FAILURE TO PROVIDE A PILE LOAD TEST SHALL HOLD ENGINEER HARMLESS IN THE EVENT OF FOUNDATION MOVEMENT.
 4. INSTALLATION: PILES SHALL BE DRIVEN WITH AN IMPACT HAMMER, NOT VIBRATED. PILES SHALL BE DRIVEN TO THE SPECIFIED OR NATURAL SOIL OR DRIVEN TO REFUSAL. REFUSAL SHALL BE AS SPECIFIED IN GEOTECHNICAL REPORT OR BUILDING CODE. IF REFUSAL IS NOT SPECIFIED IN GEOTECHNICAL REPORT OR BY BUILDING CODE, REFUSAL FOR SMALL TIMBER PILES SHALL BE 12 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A VULCAN NO.2 HAMMER OR A 2,000 TO 3,000 LB DROP HAMMER FALLING 5 FT. REFUSAL FOR CLASS B PILES SHALL BE 25 BLOWS PER FOOT FOR TWO CONSECUTIVE FEET USING A VULCAN NO. 1 HAMMER OR EQUIVALENT. ALL FILL SHALL BE PLACED AND COMPACTED PRIOR TO PILE INSTALLATION.
 5. VIBRATION MONITORING: PILE INSTALLATION CONTRACTOR SHALL MONITOR VIBRATIONS DURING PILE INSTALLATION. MAX. PEAK PARTICLE VELOCITY SHALL BE LIMITED TO 0.10 INCHES/SECOND WHEN ADJACENT TO HISTORICAL STRUCTURES OR UP TO 0.25 INCHES/SECOND IN THE ABSENCE OF HISTORICAL STRUCTURES.

3. CONCRETE
A. COMPLIANCE: CONCRETE WORK, MIX DESIGN, FORMWORK & MATERIALS SHALL COMPLY WITH ACI 301
B. STRUCTURAL CONCRETE: NORMAL WEIGHT, MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45 U.N.O. (MAXIMUM WATER/CEMENT RATIO SHALL BE 0.40 FOR CONCRETE IN MARINE ENVIRONMENTS).
C. CONCRETE STRENGTH: ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
D. CALCIUM CHLORIDE: SHALL NOT BE USED FOR PRESTRESSED/POST-TENSIONED CONCRETE. ALL OTHER CONCRETE SHALL MEET THE REQUIREMENTS OF ACI301 FOR WATER-SOLUBLE CHLORIDE-ION LIMITS.
E. SULFATE RESISTANCE: IT IS UNDERSTOOD THAT CONCRETE IS NOT EXPOSED TO SULFATE, UNLESS SPECIFICALLY NOTED IN THE STRUCTURAL DRAWINGS.
F. AIR ENTRAINMENT: TOTAL AIR CONTENT SHALL BE 5% FOR BROOM FINISH SURFACES. MAXIMUM AIR ENTRAINMENT FOR HARD-TROWELED FINISH SURFACES SHALL BE 3%. CONCRETE FOR HARD-TROWELED FINISH SURFACES SHALL NOT INCLUDE AIR ENTRAINING ADJUTIVES. (ACI301 & ACI302)
G. FINISHES: SHALL BE PER ACI301, UNLESS NOTED OTHERWISE.
H. TOLERANCES FOR CONCRETE CONSTRUCTION: SHALL BE PER ACI117 EXCEPT THAT SLAB ON GROUND THICKNESS SHALL BE THE MINIMUM SPECIFIED ON THE DRAWINGS AT ALL AREAS.
I. CONCRETE CONSOLIDATION: CONTRACTOR SHALL THOROUGHLY CONSOLIDATE CONCRETE (ESPECIALLY AT ANCHORAGES AND DOWELS).
J. CONCRETE CURING: CONTRACTOR SHALL CURE CONCRETE IN ACCORDANCE WITH ACI-308 IMMEDIATELY AFTER FINISHING TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKS.
K. FORMWORK: SHALL BE IN ACCORDANCE WITH ACI-301.
L. CONSTRUCTION JOINTS: WHERE CONSTRUCTION JOINTS ARE REQUIRED BUT ARE NOT INDICATED ON THE DRAWINGS, THEY SHALL BE LOCATED BY THE CONTRACTOR, SUBJECT TO REVIEW BY THE OWNER'S ENGINEER. ALL CONSTRUCTION JOINTS SHALL BE KEVED, WITH REINFORCING CONTINUOUS THROUGH THE JOINT.
M. ANCHOR BOLTS: SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL & SPACED AT 48" O.C. MAX., UNLESS NOTED OTHERWISE.
N. REBAR & WAP REINFORCEMENT
 1. COMPLIANCE: ALL REBAR SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE REINFORCEMENT (WWR) SHALL CONFORM TO ASTM A185 (FLAT SHEETS ONLY).
 • WWR 6x6 W4.0xW4.0 INDICATES 0.225" DIAMETER WIRE (4 GAGE)
 • WWR 6x6 W2.9xW2.9 INDICATES 0.192" DIAMETER WIRE (6 GAGE)
 • WWR 6x6 W1.4xW1.4 INDICATES 0.135" DIAMETER WIRE (10 GAGE)
 2. COVER: MINIMUM CLEAR COVER FOR REBAR SHALL BE AS FOLLOWS (PER ACI318 20.6.1):
 • CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH: 3"
 • CONCRETE EXPOSED TO EARTH OR WEATHER: 2" (1 1/2" FOR #5, W31 WIRE, D31 WIRE OR SMALLER)
 • SLABS, WALLS OR JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 3/4" (1 1/2" FOR #14 OR #18 BARS)
 • BEAMS OR COLUMNS NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 1 1/2"
 3. SLAB REINFORCEMENT SUPPORT: SLAB REINFORCEMENT SHALL BE SUPPORTED WITH CHAIRS, BOLSTERS OR CONCRETE BLOCKS AT 48" ON CENTER MAX. IN BOTH DIRECTIONS (THE USE OF #4 REBARS SPACED AT 48" ON CENTER MAX. IN BOTH DIRECTIONS MAY BE USED IN CONJUNCTION WITH WWR SLAB REINFORCEMENT AND GREATLY SIMPLIFIES WWR SUPPORT)
 4. STIRRUPS: REBAR STIRRUPS ARE REQUIRED FOR PILE SUPPORTED GRADE BEAMS (SEE FOUNDATION SECTIONS FOR SIZE AND SPACING). REBAR STIRRUPS ARE NOT REQUIRED FOR NON-PILE SUPPORTED GRADE BEAMS. GRADE BEAM REINFORCEMENT SHALL BE PROPERLY SUPPORTED SO THAT IT REMAINS IN ITS PROPER LOCATION (WELDED WIRE REINFORCEMENT SUPPORTS SPACED AT 24" O.C. MAX. IS ACCEPTABLE).
 5. REINFORCEMENT DETAIL: ALL REBAR SHALL BE 48 BAR DIAMETERS. PROVIDE CORNER BARS AT ALL BEAM CORNERS AND "T" INTERSECTIONS TO MATCH HORIZONTAL REBAR REINFORCEMENT (MINIMUM LAP LENGTH OF EACH LEG 48 BAR DIAMETERS)
O. POST-TENSION REINFORCEMENT
1. COMPLIANCE:
 • ALL POST-TENSION MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE POST-TENSION INSTITUTES (PTI) SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS.
 • ALL POST-TENSION TENDONS SHALL BE FABRICATED IN A PLANT CURRENTLY CERTIFIED BY PTI IN ACCORDANCE WITH PTI'S MANUAL FOR CERTIFICATION OF PLANTS PRODUCING UNBONDED SINGLE-STRAND TENDONS.
 • POST-TENSION FIELD PERSONNEL SHOULD MAINTAIN A COPY OF PTI "CONSTRUCTION & MAINTENANCE PROCEDURES FOR POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION."
 • POST-TENSION CONTRACTOR SHALL SUBMIT IN WRITING EVIDENCE THAT THE SYSTEM WAS INSTALLED & STRESSED PER PLANS AND SPECIFICATIONS AND THAT INSTALLER HAS CURRENT PTI LEVEL 1 FIELD CERTIFICATION.
2. TENDONS: ALL TENDONS SHALL BE SEVEN WIRE STRESS RELIEVED STRAND, CONFORMING TO ASTM A416 LOW-RELAXATION STRAND. THE MINIMUM ULTIMATE TENSILE STRENGTH SHALL BE 270,000 PSI. STRANDS SHALL BE COATED WITH A PERMANENT RUST PREVENTATIVE LUBRICANT AND A PLASTIC SHEATH. ALL TENDONS SHALL BE 1/2" DIAMETER, UNLESS NOTED OTHERWISE.
3. INSTALLATION:
 • TOLERANCE FOR REINFORCEMENT INSTALLATION SHALL BE AS SPECIFIED IN ACI-301 AND PTI'S DESIGN OF SLABS ON GROUND.
 • REINFORCEMENT SHALL BE SECURELY SUPPORTED TO PREVENT BOTH HORIZONTAL AND VERTICAL MOVEMENT/DISPLACEMENT DURING CONCRETE PLACEMENT. SUPPORTS SHALL NOT EXCEED 4" - 6" ON CENTER MAX. IN BOTH DIRECTIONS AND SHALL NOT PENETRATE THE VAPOR BARRIER (VAPOR BARRIER).
 • POST-TENSION CONTRACTOR MAY REVERSE LIVE ENDS OF TENDONS SHOWN ON THE PLAN ONLY WITH WRITTEN APPROVAL FROM THE GENERAL CONTRACTOR/OWNER TO THE ENGINEER.
 • ANCHORS SHALL HAVE 6" MIN. CONCRETE COVERAGE (SEE FOUNDATION SECTIONS)
 • DAMAGED SHEATHING SHALL BE REPAIRED WITH PTI APPROVED MATERIALS. A MAXIMUM OF 12 INCHES OF SHEATHING CAN BE REMOVED AT DEAD-END ANCHORAGES.
4. STRESSING EQUIPMENT: ALL JACKS USED TO STRESS TENDONS SHALL BE ACCOMPANIED BY CALIBRATION SHEETS CORRELATING HYDRAULIC PRESSURE TO JACKING FORCE. CALIBRATION SHEETS SHALL INDICATE JACK ID, PUMP ID AND GAGE ID.
5. STRESSING:
 • TENDONS SHALL BE INITIALLY STRESSED TO 33 KIPS AND SHALL BE ANCHORED AT 28.0 KIPS.
 • FINAL TENDON STRESSING SHALL NOT BE PERFORMED UNTIL THE CONCRETE ATTAINS A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI (TYPICALLY 6 DAYS AFTER CONCRETE PLACEMENT)
 • TENDONS SHALL BE STRESSED AS SOON AS POSSIBLE TO MINIMIZE SHRINKAGE CRACKS, AND IN NO CASE LATER THAN 14 DAYS OF CONCRETE PLACEMENT.
 • THE POST-TENSION CONTRACTOR SHALL OBTAINING PROPER ELONGATIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF OBSERVE CONDITIONS WILL PREVENT CONTRACTOR FROM OBTAINING PROPER ELONGATIONS. ELONGATIONS SHALL BE CALCULATED PER PTI TECHNICAL NOTE 10.
 • TENDONS IN EXCESS OF 100 FEET IN LENGTH SHOULD BE STRESSED FROM BOTH ENDS TO OBTAIN PROPER ELONGATIONS UNLESS SPECIFICALLY INDICATED.
6. FINISHING: EXPOSED STRESSING RECESSES SHALL BE FILLED FLUSH TO FACE OF CONCRETE WITH A PORTLAND-CEMENT GROUT. THIS WORK SHALL BE COMPLETED AS SOON AS PRACTICAL AFTER STRESSING BY THE POST-TENSION CONTRACTOR, NOT LATER THAN DAYS AFTER STRESSING IS COMPLETE.
7. WELDED WIRE REINFORCEMENT RECOMMENDATION: INSTALLATION OF WAP ON TOP OF TENDONS IS RECOMMENDED IN AREAS OF EXPOSED CONCRETE FINISH TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKS.
4. MASONRY
A. COMPLIANCE: ALL MASONRY WORK SHALL CONFORM TO THE BUILDING CODE AND BRICK INDUSTRY ASSOCIATION STANDARDS
B. BRICK
 1. BRICK UNITS SHALL CONFORM TO ONE OF THE FOLLOWING:
 • ASTM C216 SPECIFICATION FOR FACING BRICK,
 • ASTM C652 SPECIFICATION FOR HOLLOW BRICK,
 • ASTM C1403 SPECIFICATION FOR GLAZED BRICK (SINGLE-FIRED, SOLID UNITS) OR
 • ASTM C128 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS.
 2. 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.
 3. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR FOR UNIT MASONRY, TYPE S.
 4. TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16 IN. 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. TIES 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.
 5. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL NOT BE LESS THAN 3/16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.
 6. ALL BRICK WALLS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS. LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
 • UP TO 6 FT OPENINGS: L5x3 1/2x3/8
 • UP TO 8 FT OPENINGS: L6x3 1/2x3/8
 • FOR OPENINGS GREATER THAN 8 FT SEE DRAWINGS FOR LINTEL SIZE OR REQUEST FROM ENGINEER IN WRITING IF NOT SHOWN.
C. CONCRETE MASONRY UNITS (CMU)
 1. CONCRETE BLOCK SHALL BE PER ASTM C90 (HOLLOW) Fm = 1,900 PSI (M/N)
 2. MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR FOR UNIT MASONRY, TYPE S (1,800 PSI @ 28 DAYS)
 3. FILL ALL CELLULAR SPACES WITH 3,000 PSI 28-DAY COMPRESSIVE STRENGTH CONCRETE, U.N.O. (UNLESS NOTED OTHERWISE)
 4. VERTICAL REINFORCEMENT SHALL BE #5'S SPACED AT 48" O.C. U.N.O.
 5. BOND BEAMS SHALL BE REINFORCED WITH 2 #4'S AND BE SPACED AT 48" O.C. VERTICALLY U.N.O.
 6. VERTICAL CONTROL JOINTS SHALL BE SPACED AT 20 FEET (MAX.) ON CENTER
 7. MAXIMUM UNSUPPORTED HEIGHT OF PIERS/COLUMNS SHALL BE 10 TIMES THEIR LEAST PLAN DIMENSION

5. STRUCTURAL STEEL & METAL
A. COMPLIANCE: DESIGN, FABRICATION, AND ERECTION ARE TO BE GOVERNED BY THE LATEST REVISIONS OF THE FOLLOWING: U.N.O. (UNLESS NOTED OTHERWISE):
 1. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360-10)
 2. AISC CODE OF STANDARD PRACTICE (CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION).
 3. AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS (ALLOWABLE STRESS DESIGN).
 4. STRUCTURAL WELDING CODE, AWS D1.1 OF THE AMERICAN WELDING SOCIETY. WELDING PERSONNEL AND PROCEDURES SHALL BE QUALIFIED PER AWS D1.1.
B. MATERIALS:
 1. WIDE FLANGE AND WT SHAPES SHALL BE ASTM A992, Fy = 50 KSI, UNLESS NOTED OTHERWISE
 2. ALL OTHER HOT-ROLLED SHAPES SHALL BE ASTM A36, Fy = 36 KSI, UNLESS NOTED OTHERWISE
 3. STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B, UNLESS NOTED OTHERWISE
 4. HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A500, GRADE B, UNLESS NOTED OTHERWISE
 5. PLATES AND BARS SHALL BE ASTM A36, UNLESS NOTED OTHERWISE
C. BOLTS:
 1. ALL BOLTS SHALL BE ASTM A325 HIGH STRENGTH WITH HARDENED WASHERS AND HEAVY HEX NUTS UNLESS NOTED OTHERWISE.
 2. ALL BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE
 3. ALL BOLTS, NUTS, & WASHERS SHALL BE GALVANIZED UNLESS NOTED OTHERWISE
D. CONNECTIONS:
 1. ALL CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS NOTED OTHERWISE
 2. MINIMUM NUMBER OF BOLTS FOR ALL CONNECTIONS SHALL BE TWO (2) UNLESS NOTED OTHERWISE
 3. SPACING OF BOLTS SHALL BE 3" UNLESS NOTED OTHERWISE.
 4. EDGE DISTANCE OF BOLTS SHALL BE 1 1/2" UNLESS NOTED OTHERWISE.
 5. ALL CLIP ANGLES SHALL BE MINIMUM L3X3X1/4 UNLESS NOTED OTHERWISE.
 6. GUSSET PLATE 3/8" (MIN) THICKNESS REQUIRED UNLESS NOTED OTHERWISE
E. WELDS:
 1. ALL WELDS SHALL BE WITH E70XX ELECTRODES IN ACCORDANCE WITH AWS D1.1. USE HIGHER STRENGTH ELECTRODE IF REQUIRED BY AWS D1.1 [ALL WELDING SHALL BE PERFORMED BY AWS QUALIFIED WELDERS].
 2. MINIMUM SIZE OF FILL WELD SHALL BE 3/16" UNLESS NOTED OTHERWISE
 3. SHIELD METAL ARC WELDED CONNECTIONS WHERE WELDING IS NOT INDICATED TO PROVIDE WATERIGHT CONNECTION.
 4. FULL STRENGTH FIELD WELDS IN MATERIALS OVER 5/8" THICK AND WELDED FIELD SPLICES SHALL BE SUBJECT TO NON-DESTRUCTIVE TESTING BY AN INDEPENDENT LABORATORY AND RESULTS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW
F. COATINGS:
 1. ALL EXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
 2. ALL STEEL SHALL BE GALVANIZED OR PAINTED PER PROJECT SPECIFICATIONS.
 3. AFTER ERECTION CONTRACTOR SHALL "TOUCH UP" WITH PAINT, GALVANIZING COMPOUND OR APPROVED COATING ALL ABRADED AREAS.
G. MISCELLANEOUS:
 1. METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG TO THE EXISTING BUILDING.
 2. SEAL ENDS OF OPEN MEMBERS SUCH AS PIPES AND TUBES WITH 1/8" THICK PLATE & 1/8" SEAL WELDS, UNLESS SPECIFICALLY NOTED OTHERWISE.
6. WOOD
A. COMPLIANCE: ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE FOLLOWING:
 1. NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AFWA,
 2. PLYWOOD DESIGN SPECIFICATION BY THE APA,
 3. PRESSURE TREATED WOOD REQUIREMENTS OF AWPA,
 4. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
B. LUMBER: SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER, EXCEPT STUDS SHALL BE SPRUCE-PINE STUD GRADE #1.
C. ENGINEERED BEAMS/JOISTS/TRUSSES: SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT-UP BEAMS WITH A MIN. 3" STUD COLL. EACH END. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ENGINEERED BEAMS/JOISTS SHOWING ALL REQUIRED CONNECTORS, BLOCKING AND SUPPORT REQUIREMENTS FOR APPROVAL. CONNECT MULTIPLE PLY LAM BEAMS TOGETHER WITH 2 ROWS OF SIMPSON SDS 1/4"x6" WOOD SCREWS ON BOTH OUTSIDE FACES. SPACE SCREWS AT 16 INCHES ON CENTER. STAGGER SCREWS TO UPPER TOP PLATE OR BOTTOM OF THE OTHER FACE OF BEAM. SCREWS SHALL BE 2 INCHES CLEAR FROM TOP AND BOTTOM OF BEAM.
D. WOOD CONNECTIONS: SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE.
 1. UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE, IN ADDITION TO BUILDING CODE HAILING REQUIREMENTS.
 2. JOIST HANGERS, TIES, SEATS SHALL BE SIMPSON STRONG-TIE.
 3. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. NAILS: NAILS SPECIFIED ARE COMMON UNLESS NOTED OTHERWISE.
 5. ALL LAG SCREWS SHALL BE IN ACCORDANCE WITH ANSIB18.2.1.
 • PRE-DRILLING 5/16" DIAMETER HOLES IN WOOD MEMBERS FOR 1/2" DIAMETER LAG SCREWS.
 1. PRE-DRILLING WOOD MEMBERS IS NOT REQUIRED FOR 3/8" DIAMETER OR SMALLER LAG SCREWS.
E. STUDS SHALL BE AS FOLLOWS:
 1. 2x4 @ 16" O.C., 10'-0" MAX. HEIGHT (BLOCK ALL STUDS AT MID-HEIGHT)
 2. 2x6 @ 16" O.C., 13'-0" MAX. HEIGHT (BLOCK ALL STUDS AT 6'-0" MAX.)
 3. 2x8 @ 16" O.C., 18'-0" MAX. HEIGHT (BLOCK ALL STUDS AT 6'-0" MAX.)
F. HEADERS FOR 4'-0" MAX OPENINGS: HEADERS FOR OPENINGS GREATER THAN 4'-0" SHALL BE AS INDICATED ON THE PLANS. FOR 4'-0" MAX OPENINGS, UNLESS NOTED OTHERWISE, 2 PLY 1 3/4"x16 LV. FOR ROOF SUPPORTING JOIST OR WOOD TRUSS FLOOR SYSTEMS, 2x12 FOR EXTERIOR 2x6 WALLS, 2x12 FOR EXTERIOR 2x4 WALLS, 3x2x10 FOR INTERIOR 2x6 WALLS, 2x2x10 FOR INTERIOR 2x4 WALLS.
G. KING STUDS & JACK STUDS: PROVIDE A MINIMUM OF 2 KING STUDS AND 2 JACK STUD EACH SIDE OF OPENING. FOR OPENINGS LARGER THAN 4'-0", UP TO 6'-8" PROVIDE A MINIMUM OF 4 KING STUDS AND 2 JACK STUD EACH SIDE OF OPENING. FOR OPENINGS LARGER THAN 9'-0" SEE ENGINEER'S NOTES FOR ADDITIONAL INFORMATION.
H. RAFTERS: SHALL BE 2x6 (MIN.) SPACED AT 24" O.C. (MAX.) OR AS INDICATED ON THE PLANS. SUPPORT ROOF BRACING ON LOAD BEARING WALLS, ATTIC BEAMS ONLY (SUPPORT ON CEILING BEAMS IF SPECIFICALLY SHOWN ON PLANS). ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS OR BEAMS, UNLESS NOTED OTHERWISE. RIDGE BOARDS SHALL HAVE A DEPTH GREATER THAN THE SLOPED CUT DEPTH OF THE RAFTER. CONNECT RAFTERS TO HIP & VALLEYS WITH 7-16d NAILS. LATERAL SUPPORT SHALL BE PROVIDED FOR RAFTERS LARGER THAN 2x8.
I. SOLID JOISTS: SHALL BE AS INDICATED ON THE PLANS. PROVIDE 2x6-2x4 STRONGBACKS AT 8 FT O.C. MAX.
J. FLOOR JOISTS: SHALL BE AS INDICATED ON THE PLANS (IT IS RECOMMENDED TO PLACE GLUE BETWEEN JOISTS AND HANGERS). PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AT 8 FT O.C. MAX AND AT LOAD BEARING WALLS OR COLUMNS.
K. FLOOR SHEATHING: SHALL BE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS UNLESS NOTED OTHERWISE. GLUE & NAIL TO FLOOR JOISTS (IT IS RECOMMENDED THAT T & G JOINTS BE FILLED WITH GLUE DURING INSTALLATION. ALTERNATE SHEATHING WITH ADEQUATE SPAN RATING FOR JOIST SPACING IS ACCEPTABLE.
L. ANCHOR BOLTS: SHALL BE ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" (SEE PLAN(S) FOR SIZE, SPACING & LOCATIONS). ANCHOR BOLTS SHALL BE WITHIN 12" OF EACH BUILDING CORNER, PLATE SPLICES & DOOR OPENINGS. EACH BOLT SHALL HAVE A 3"x3"x1/4" WASHER. SEE ADDITIONAL NOTES FOR ANCHOR BOLTS SIZE AND SPACING. FASTEN INTERIOR WALLS TO FOUNDATION WITH RAMSET 1516 DRIVE PINS @ 16" O.C. (OR APPROVED EQUAL) (1" CONCRETE EMBEDMENT).
M. SHEAR WALLS: PROVIDE SHEAR SHEATHING, PANELS ON ALL EXTERIOR WALLS. SHEATHING SHALL EXTEND FROM SLAB TO UPPER TOP PLATE OR BOTTOM OF SILL PLATE TO UPPER TOP PLATE FOR RAISED WOOD FLOORS). PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE STRUCTURAL FRAMING PLANS AND SHEAR WALL DETAILS FOR NAILING & CONNECTOR REQUIREMENTS.
N. ROOF SHEATHING: SHALL BE 15/32" (MIN.) EXPOSURE 1, 24/0 APA RATED PANELS (ALTERNATE SHEATHING WITH ADEQUATE SPAN RATING FOR JOIST SPACING IS ACCEPTABLE). FASTEN WITH 8d NAILS AT 6" O.C. AT ALL FRAMING. USE 8d RING SHANK NAILS WITHIN 5'-0" OF ROOF EDGES.
O. TREATED LUMBER: ALL LUMBER IN EXPOSED TO WEATHER, IN CONTACT WITH EARTH, CONCRETE AND/OR MASONRY SHALL BE TREATED IN ACCORDANCE WITH AFWA STANDARDS (RESIDENTIAL USE SHALL COMPLY WITH AFWA U1). NOTE THAT INORGANIC BORON (SBR) IS LESS CORROSIVE THAN OTHER ALTERNATIVE PRESERVATIVE TREATMENTS SUCH AS ACO, CA-B, CBA, ACZA & MCCO).
P. STAR STRANGERS: SHALL BE 2x12'S SPACED AT 16" O.C. MAXIMUM
O. ALTERNATE PRODUCTS: APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED.
R. DETAILS NOT SHOWN: CONTRACTOR SHALL FOLLOW "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION FOR ALL DETAILS NOT SHOWN.

REVIEW OF CONTRACTOR SUBMITTALS, INCLUDING SHOP DRAWINGS AND/OR PRODUCT DATA IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INFORMATION GIVEN AND THE DESIGN GOALS EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES AND INSTALLATION OR PERFORMANCE OF SYSTEMS, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. THE ENGINEERS REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR, UNLESS OTHERWISE SPECIFICALLY STATED BY THE ENGINEER, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. THE ENGINEER'S APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. OWNER IS RESPONSIBLE FOR ALL TESTING, INCLUDING SLAB THICKNESS.

FOUNDATION AREA
 1,362 S.F.
AREA UNDER BEAM
 2,202 S.F.

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION.

ASCE-7 CODE SUMMARY
BUILDING RISK CATEGORY: 2

DEAD LOAD:
 PER CHAPTER 3. ACTUAL CONSTRUCTION MATERIALS & FIXED SERVICE EQUIPMENT
LIVE LOADS:
 PER CHAPTER 4 & NOTES THIS DRAWING
FLOOD LOADS:
 PER CHAPTER 5
SNOW LOADS: GROUND SNOW LOAD PER FIGURE 7-1 OF ASCE 7
RAIN LOADS: PER CHAPTER 8 OF ASCE 7
ICE LOADS: PER FIGURE 10-2 OF ASCE 7
SEISMIC LOADS: PER CHAPTERS 11 THROUGH 22 OF ASCE 7
WIND LOADS PER ASCE-7. ANALYTICAL METHOD:
 PER CHAPTERS 26 & 27
 BASIC WIND SPEED: 133 MPH
 (PER FIGURE 26.5-1A, B or C)
 DIRECTIONAL FACTOR: 0.85
 (PER SECTION 26.6)
 WIND EXPOSURE CATEGORY: B
 (PER SECTION 26.7)
 TOPOGRAPHIC FACTOR: (PER SECTION 26.8)
 GUST EFFECT FACTOR: 0.85 (PER SECTION 26.9)
 ENCLOSURE CLASSIFICATION:
 ENCLOSED STRUCTURE (PER SECTION 26.10)
 INTERNAL PRESSURE COEFFICIENT:
 GCp1 = +0.18 (PER SECTION 26.11)
 WIND LOADS ON MWFRS PER CHAPTER 27
 DIRECTIONAL PROCEDURE
 WIND LOADS ON COMPONENTS & CLADDING PER CHAPTER 30
 COMPONENTS AND CLADDING (DOORS, WINDOWS, VENEERS, ETC.) SHALL MEET THE PRESSURE REQUIREMENTS FOR THE WIND SPEED AND EXPOSURE CATEGORY.
 WIND-BORNE DEBRIS REGIONS:
 GLAZED OPENINGS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 26.10.3.2 IN THE FOLLOWING LOCATIONS:
 1. WITHIN 1 MILE OF THE COASTAL MEAN HIGH WATER LINE WHERE THE BASIC WIND SPEED IS 130 MPH OR GREATER
 2. IN AREAS WHERE THE BASIC WIND SPEED IS EQUAL TO OR GREATER THAN 140 MPH

LEGEND OF SYMBOLS

- SECTION CUT - DRAWING NUMBER INDICATES WHERE THE SECTION IS DRAWN
- SECTION TITLE - DRAWING NUMBER INDICATES WHERE THE SECTION IS CUT
- DETAIL CALL-OUT - DRAWING NUMBER INDICATES WHERE THE DETAIL IS DRAWN
- DETAIL TITLE - DRAWING NUMBER INDICATES WHERE THE DETAIL IS CALLED OUT
- KEY NOTE CALL-OUT (SEE KEY NOTES ON THAT DRAWING FOR INFORMATION)
- KEY NOTE CALLED OUT ON THAT DRAWING (LOCATED IN KEY NOTES)

GENERAL NOTES

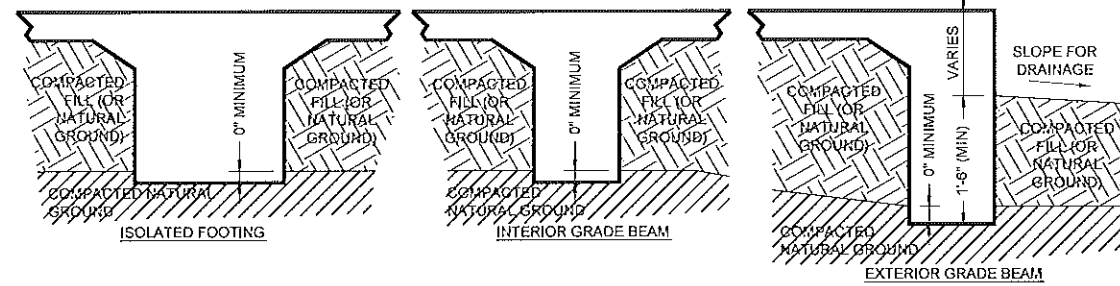
STUDIO MV
 BROUSSARD ADDITION
 712 TETE L'OURS DR.
 MANDEVILLE, LA
 ST. TAMMANY PARISH

Cypress Engineering

0 659.943.1111 • 225.834.3067
 1000 N. GULF SHORE BLVD., SUITE 100
 PHONE: (504) 871-7055 FAX: (504) 824-4748
 E-MAIL: engineer@cypresseng.com

DRAWN BY: CE PROJECT No.: 19-0236FE DRAWING: S1

REV.	REVISION DESCRIPTION	DATE



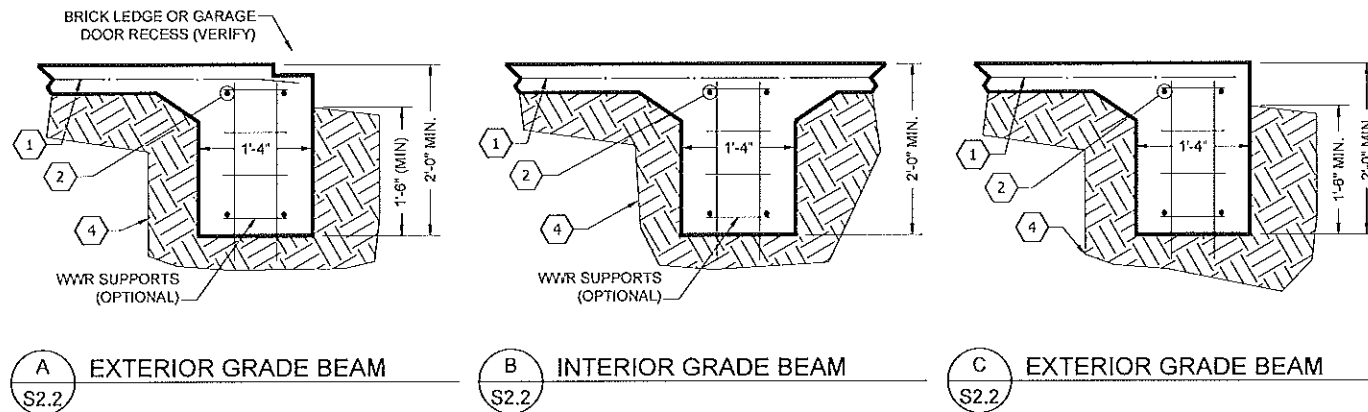
TYPICAL FOOTING/GRADE BEAM BEARING DEPTH SECTION

- GRADE BEAMS AND ISOLATED FOOTINGS SHALL BEAR IN OR ON COMPACTED NATURAL GROUND
- CONTACT ENGINEER IMMEDIATELY IF GROUND ELEVATION VARIES MORE THAN 2 FEET IN ELEVATION WITHIN THE FOUNDATION AREA
- GRADE BEAM WIDTHS VARY. SEE OTHER FOUNDATION SECTIONS FOR GRADE BEAM WIDTHS
- SEE OTHER SECTIONS FOR REINFORCEMENT NOT SHOWN

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

KEY NOTES

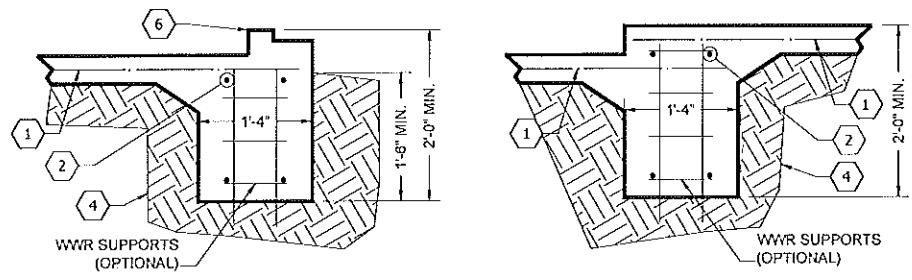
1	SLAB REINFORCEMENT, SEE NOTES ON FOUNDATION PLAN
2	4 - #5 CONTINUOUS, 2 TOP & 2 BOTTOM, PROVIDE 2 - #5 S AT MID-DEPTH OF BEAM FOR BEAM DEPTHS GREATER THAN 3'-0" (CONTRACTOR SHALL PROVIDE SUPPORTS TO MAINTAIN POSITION OF CONTINUOUS REBAR, REBAR STIRRUPS ARE NOT REQ'D.)
3	NOT USED
4	COMPACTED SOIL (FILL OR NATURAL GROUND)
5	
6	STEMWALL AS REQ'D HEIGHT VARIES 5 1/2" MAX



A EXTERIOR GRADE BEAM
S2.2

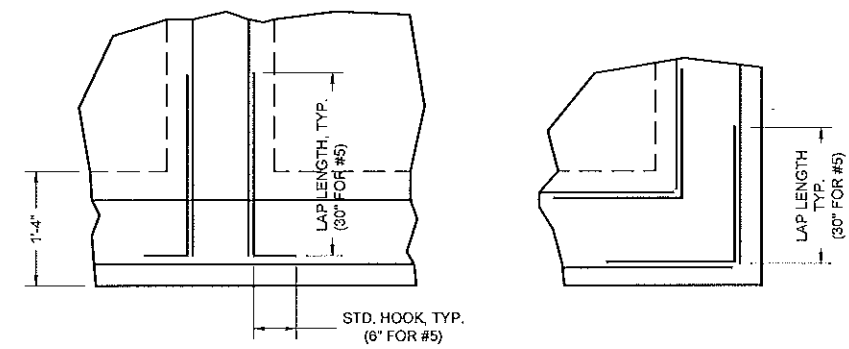
B INTERIOR GRADE BEAM
S2.2

C EXTERIOR GRADE BEAM
S2.2



E SECTION
S2.2 EXTERIOR GRADE BEAM WITH STEM-WALL

G SECTION
S2.2 RECESS AT INTERIOR GRADE BEAM NOT APPLICABLE FOR DROP GREATER THAN 12"



TYPICAL GRADE BEAM REINFORCEMENT @ CORNERS & INTERSECTIONS

NOTES

- SEE FOUNDATION PLAN & GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION
- FOUNDATION FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL GROUND. NOTIFY ENGINEER IMMEDIATELY IF GRADE BEAM DEPTHS SHOWN DO NOT EXTEND TO NATURAL GROUND
- SEE SECTIONS A, B & C THIS DRAWING FOR INFORMATION NOT SHOWN ON OTHER SECTIONS
- SEE PLAN FOR SLAB THICKNESS

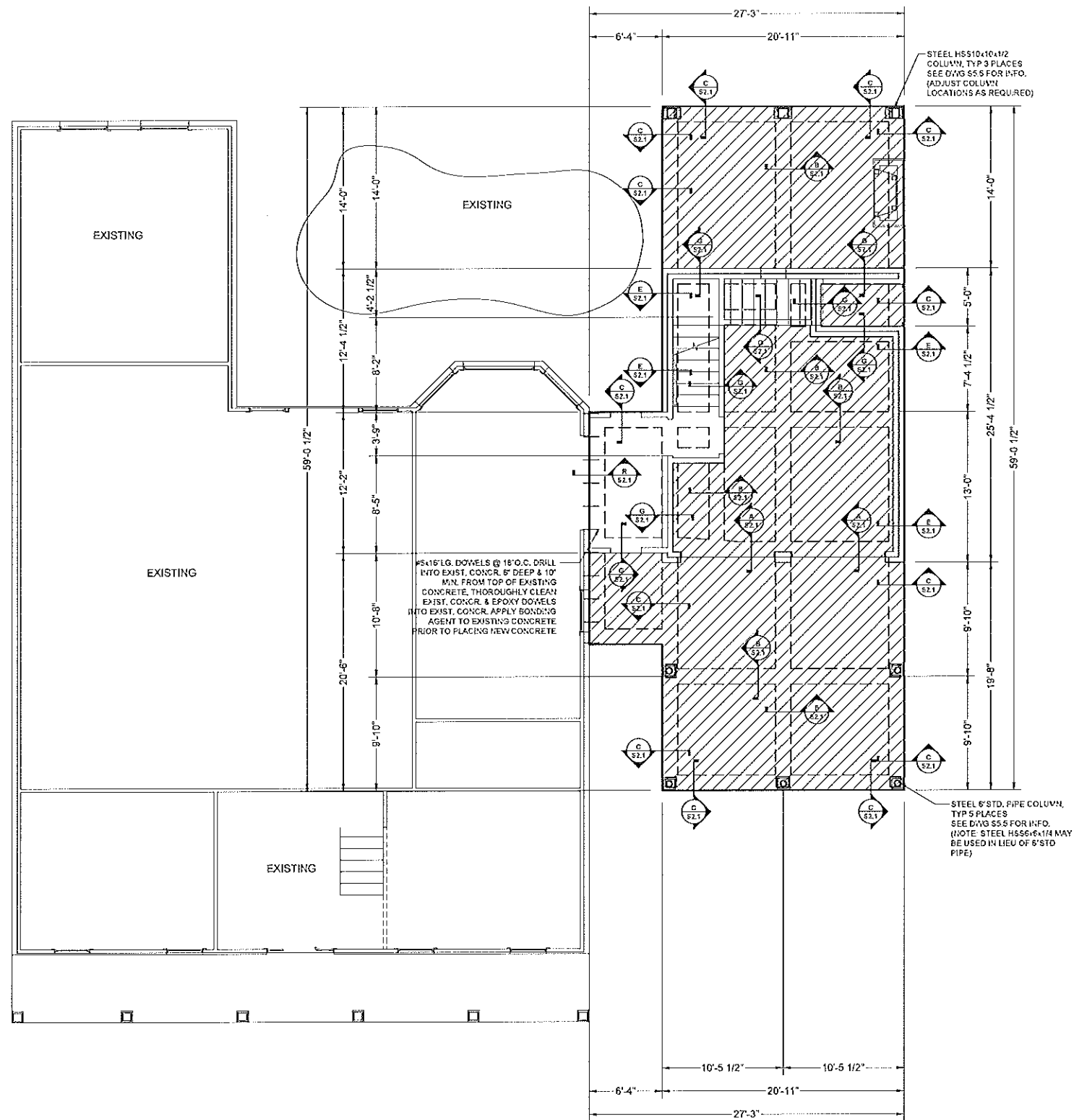
FOUNDATION NOTES AND SECTIONS

STUDIO MV
BROSSARD ADDITION
712 TETE L'OURS DR.
MANDEVILLE, LA
ST. TAMMANY PARISH



DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S2.1
----------------	--------------------------	-----------------

© Copyright 2019, Studio MV
Cypress Engineering, LLC. ALL RIGHTS RESERVED
Phone: (504) 871-7065 Fax: (504) 824-4749
Email: engr@CypressEng.com



FOUNDATION PLAN

Scale: 3/16"=1'-0"

NOTE: CONTRACTOR/OWNER AGREES TO NOTIFY ENGINEER PRIOR TO CONCRETE PLACEMENT FOR OBSERVATION OF CONSTRUCTION CONDITIONS. THE DRAWINGS PREPARED BY CYPRESS ENGINEERING HAVE BEEN DEVELOPED TO INDUSTRY STANDARD OF CARE. HOWEVER, NOT ALL CONDITIONS CAN BE SHOWN ON PLANS. ENGINEER SHALL BE RETAINED FOR CONSTRUCTION OBSERVATION FOR REVIEW OF CONSTRUCTION ISSUES

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

NOTES

- SEE DRAWING S2.1 FOR NOTES AND SECTIONS.
- FOUNDATION AREA = 1,362 S.F.
- FOUNDATION DESIGNED FOR A MIN. ALLOWABLE BEARING PRESSURE = 1,500 PSF
- MAXIMUM FILL HEIGHT ALLOWED = 18 INCHES
- MINIMUM 4" THICK CONCRETE SLAB
- CONCRETE SHALL ATTAIN 3,000 PSI, MIN. COMPRESSIVE STRENGTH AT 28-DAYS
- SLAB REINFORCEMENT WELDED WIRE REINFORCEMENT WWR 6x8 W4xW4 AT MID-DEPTH OF SLAB
- 1 LAYER OF 6 MIL. VAPOR BARRIER REQUIRED UNDER ALL CONCRETE SLAB AREAS
- SEE DRAWING S3.1 FOR ANCHOR BOLTS AND OTHER REQUIRED EMBEDS
- CONTACT ENGINEER IF FIREPLACE IS OTHER THAN A LIGHTWEIGHT METAL INSERT TYPE. FOUNDATION HAS NOT BEEN DESIGNED FOR A TRUE MASONRY FIREPLACE
- THE FOUNDATION SHOWN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE AND THE AMERICAN CONCRETE INSTITUTE'S GUIDELINES FOR DESIGN OF SLABS ON GROUND (ACI-360). GRADE BEAM DEPTHS/WIDTHS SHOWN SHALL NOT BE REDUCED. GRADE BEAM DEPTHS/WIDTHS MAY BE ENLARGED BY 20% (MAX.).
- CONTRACTOR SHALL SET FORMWORK FROM ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GIVEN QUANTITIES, OFFSETS, DROPS, INSERTS, BRICK LEDGES AND BLOCK-OUTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL USE CONTROL JOINTS IN AREAS OF EXPOSED CONCRETE TO MINIMIZE THE APPEARANCE OF SHRINKAGE CRACKING.
- CONTRACTOR SHALL USE A BOND BREAKER BETWEEN SLAB AND BRITTLE FLOORING.

FOUNDATION PLAN

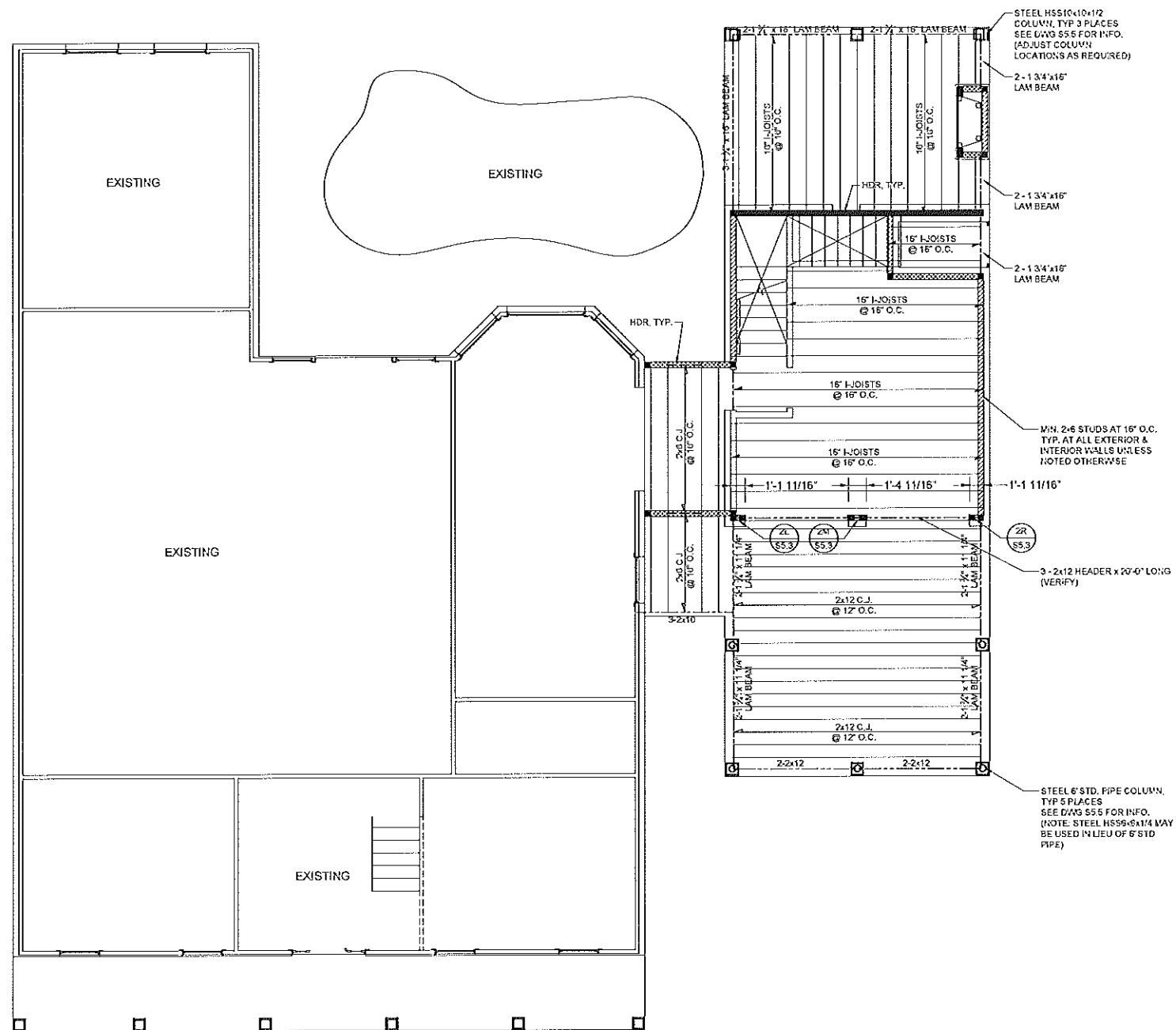
STUDIO MV
 BROUSSARD ADDITION
 712 TETE L'OURS DR.
 MANDEVILLE, LA
 ST. TAMMANY PARISH



DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S2.2
----------------	--------------------------	-----------------



© Copyright 2019. All rights reserved by Cypress Engineering, LLC. ALL RIGHTS RESERVED
 Phone: (504) 871-7005 Fax: (504) 871-4749
 Email: engineer@cypresseng.com

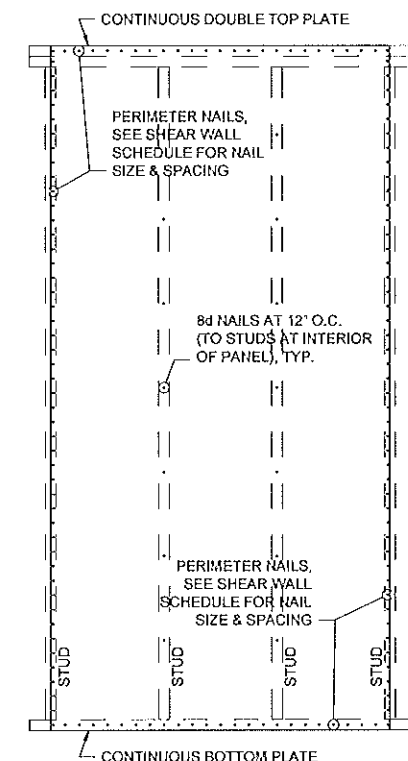


1ST FLOOR PLAN W/ FRAMING ABOVE SHOWN
Scale: 3/16" = 1'-0"

I-JOIST FLOOR SYSTEM SHALL BE DESIGNED BY MANUFACTURER PER THE FOLLOWING REQUIREMENTS:

- I-JOISTS SHALL CONFORM TO APA PERFORMANCE RATED I-JOISTS
- DESIGN SHALL ACCOMMODATE ALL LOADS REQUIRED BY THE BUILDING CODE (SEE DRAWING S1)
- MAXIMUM JOIST SPACING SHALL BE 16" O.C.
- DEFLECTION LIMITATIONS SHALL BE AS REQUIRED BY CODE AND AS FOLLOWS:
 - 1 INCH MAXIMUM LIVE LOAD DEFLECTION LIMITED TO L/480
 - CALCULATIONS SHALL BE AVAILABLE UPON REQUEST BY ENGINEER
- SHOP DRAWINGS SHALL BE AVAILABLE UPON REQUEST BY ENGINEER. SHOP DRAWINGS SHALL INDICATE THE ENTIRE LAYOUT OF FRAMING INCLUDING ALL PERTINENT DETAILS TO INSURE FIT AND CONNECTION
- I-JOIST SYSTEM SHALL BE INSTALLED/ERECTED IN ACCORDANCE WITH ALL MANUFACTURER SPECIFICATIONS AND DRAWINGS.
- GENERAL CONTRACTOR SHALL COORDINATE OPENINGS THROUGH I-JOISTS WITH MANUFACTURER
- GENERAL CONTRACTOR SHALL COORDINATE WITH I-JOIST MANUFACTURER TO REPAIR ANY DAMAGE TO I-JOISTS

NOTE: CONTRACTOR/OWNER AGREES TO NOTIFY ENGINEER DURING FRAMING FOR OBSERVATION OF CONSTRUCTION CONDITIONS. THE DRAWINGS PREPARED BY CYPRESS ENGINEERING HAVE BEEN DEVELOPED TO INDUSTRY STANDARD OF CARE. HOWEVER, NOT ALL CONDITIONS CAN BE SHOWN ON PLANS. ENGINEER SHALL BE RETAINED FOR CONSTRUCTION OBSERVATION FOR REVIEW OF CONSTRUCTION ISSUES



SHEAR WALL PANEL NAILING DIAGRAM
SEE SHEAR WALL SCHEDULE FOR PERIMETER NAILING PATTERN. VERTICAL PANEL ORIENTATION SHOWN, PANELS MAY BE INSTALLED IN A HORIZONTAL ORIENTATION. HOLD-DOWNS & UPLIFT CONNECTORS NOT SHOWN, SEE PLAN FOR LOCATIONS

SHEAR WALL SCHEDULE		
SHEAR WALL TYPE	PANEL APA RATING	PERIMETER NAILING PATTERN
TYPE 1	STRUCTURAL 1 2 LAYERS	8d NAILS ON 2" O.C.
TYPE 2	STRUCTURAL 1	8d NAILS ON 2" O.C.
TYPE 3	EXPOSURE 1	8d NAILS ON 6" O.C.

NOTES:
1. SHEATHING SHALL CONFORM TO EITHER US DOC PS1 OR PS2 AS APPLICABLE
2. STAPLES ARE NOT ALLOWED

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

- NOTES**
- SEE DRAWING S1 FOR ADDITIONAL NOTES
 - BASIC WIND SPEED, $V_{W10} = 133$ MPH
 - FASTEN EXTERIOR WALLS TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 19" O.C. OR 5/8" DIAMETER ANCHOR BOLTS AT 30" O.C.
 - SEE TABLE THIS DRAWING & S5.1 FOR UPLIFT CONNECTORS
 - SEE DRAWING S5.2 FOR SHEAR WALL & WINDOW/DOOR STRAPPING DETAILS. ALL EXTERIOR WALLS SHALL BE SHEATHED.
 - HOLD-DOWNS: CONTRACTOR HAS THE OPTION OF USING HOLD-DOWNS INDICATED IN LEGEND
 - SEE DETAIL "7" ON DWG. S5.1 FOR WALL SHEATHING RESISTING BOTH SHEAR & UPLIFT FORCES (NORBORNDWINDSTORM) IF ALLOWED (NOT SHOWN IF NOT ALLOWED)
 - DOORS & WINDOWS SHALL BE RATED TO MEET WIND LIMITATIONS AS PER R 3012.1

UPLIFT CONNECTORS

DETAIL	CONNECTOR LOCATION	SIMPSON CONNECTOR AND MAXIMUM SPACING
1	RAFTER TO TOP PLATE CONNECTOR SPACING OF 16" OR 24" PER THE RAFTER SPACING AT IF	H2.5A AT 24" O.C. (EACH RAFTER)
2	RAFTER TO STUD CONNECTOR SPACING OF 16" OR 24" PER THE RAFTER SPACING AT IF	CONNECTOR SHALL HAVE EQUAL LOAD CAPACITY OF CONNECTOR SHOWN ON DETAIL 1
3	TOP PLATE TO STUD CONNECTOR SPACING OF 16" OR 24" PER THE STUD SPACING AT IF	H2.5A AT 16" O.C. (EACH STUD)
4	FLOOR TO FLOOR CONNECTOR SPACING OF 16" OR 24" PER THE STUD SPACING AT IF	CS22 AT 16" O.C. (EACH STUD)
5	STUD TO BOTTOM PLATE CONNECTOR SPACING OF 16" OR 24" PER THE STUD SPACING AT IF	H8 AT 16" O.C. (EACH STUD)
6	STUD TO SILL BEAM CONNECTOR SPACING OF 16" OR 24" PER THE STUD SPACING AT IF	N/A

LEGEND

- INDICATES SHEAR WALL TYPE 1. SEE SHEAR WALL SCHEDULE THIS DRAWING AND DETAIL ON S5.2
- INDICATES SHEAR WALL TYPE 2. SEE SHEAR WALL SCHEDULE THIS DRAWING AND DETAIL ON S5.2
- INDICATES SHEAR WALL TYPE 3. SEE SHEAR WALL SCHEDULE THIS DRAWING AND DETAIL ON S5.2
- INDICATES HOLD-DOWNS: (SEE DETAIL "5" ON DRAWING S5.2) - ALTERNATE HOLD-DOWNS WITH A MIN. 4,000# CAPACITY MAY BE PROPOSED TO ENGINEER
- HDR INDICATES HEADER (BELOW CEILING HEIGHT); UNLESS NOTED OTHERWISE, 2 PLY 1 3/4"x16" LVL FOR WALLS SUPPORTING I-JOIST OR WOOD TRUSS FLOOR SYSTEMS. 3-2x12 FOR EXTERIOR 2x6 WALLS, 2-2x12 FOR EXTERIOR 2x4 WALLS, 3-2x10 FOR INTERIOR 2x6 WALLS, 2-2x10 FOR INTERIOR 2x4 WALLS OR AS OTHERWISE NOTED ON PLAN
- LAM BEAM INDICATES ENGINEERED LAMINATED BEAM: E=1,900,000 PSI, Fb = 2,600 PSI, MIN., Fv = 285 PSI, MIN.
- INDICATES CEILING JOIST SPAN
- INDICATES FLOOR JOIST SPAN

1ST FLOOR PLAN W/STRUCTURAL FRAMING

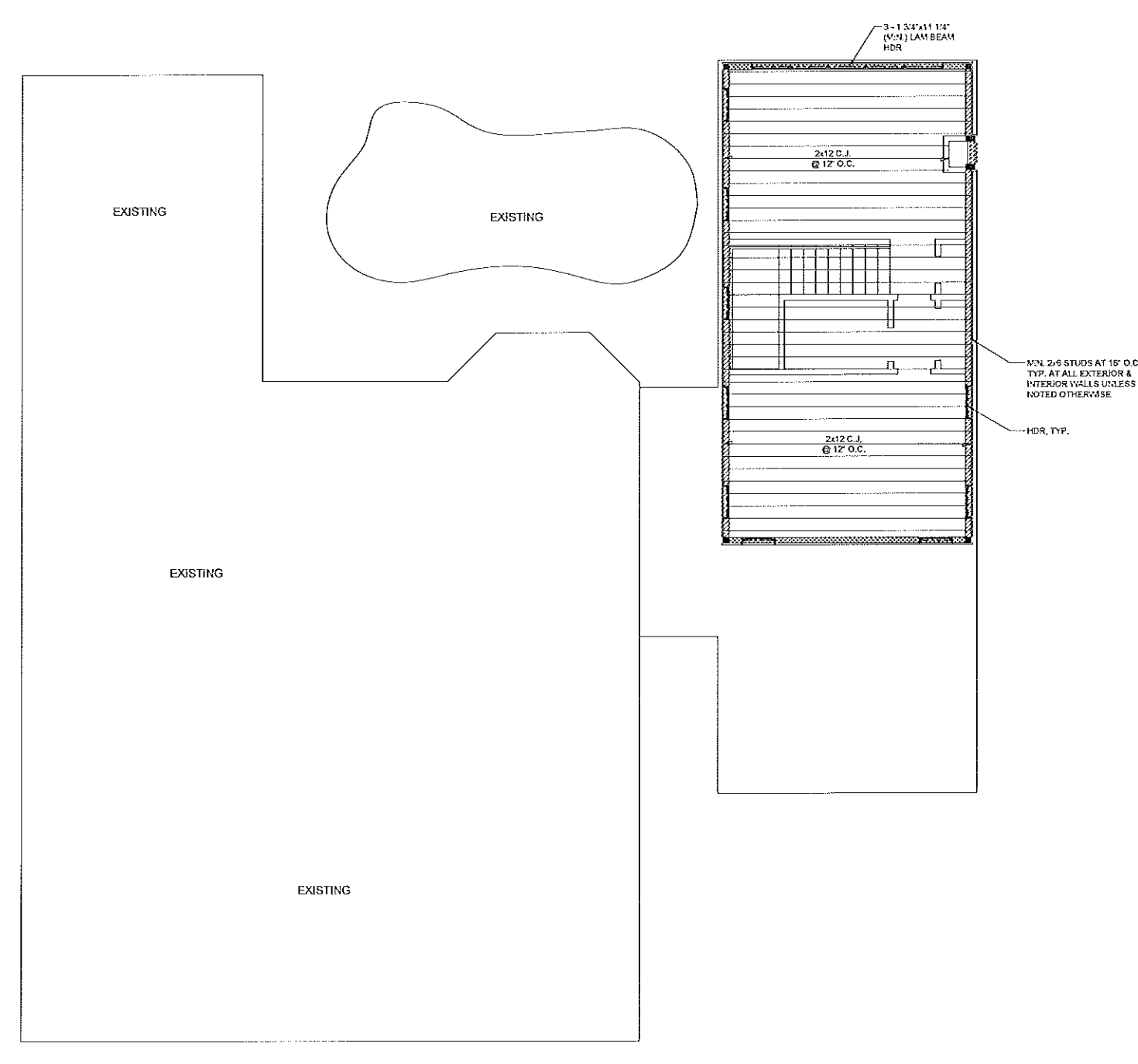
STUDIO MV
BROSSARD ADDITION
712 TETE L'OURS DR.
MANDEVILLE, LA
ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S3.1
----------------	--------------------------	-----------------

© Cypress Engineering, LLC ALL RIGHTS RESERVED
Phone: (855) 871-7065 Fax: (504) 624-4749
Email: info@cypresseng.com

THESE DRAWINGS ARE THE PROPERTY OF CYPRESS ENGINEERING, LLC. ANY REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CYPRESS ENGINEERING, LLC IS STRICTLY PROHIBITED. CYPRESS ENGINEERING, LLC SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE PUBLIC SAFETY CAUSED BY THE USE OF THESE DRAWINGS. CYPRESS ENGINEERING, LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE PUBLIC SAFETY CAUSED BY THE USE OF THESE DRAWINGS. CYPRESS ENGINEERING, LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROJECT OR TO THE CLIENT'S PROPERTY OR TO THE PUBLIC SAFETY CAUSED BY THE USE OF THESE DRAWINGS.



2ND FLOOR PLAN W/ FRAMING ABOVE SHOWN
 Scale: 3/16" = 1'-0"

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

NOTES

- SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION.

LEGEND

	INDICATES SHEAR WALL TYPE 1. SEE SHEAR WALL SCHEDULE ON DRAWING S3.1 AND DETAIL ON S5.2
	INDICATES SHEAR WALL TYPE 2. SEE SHEAR WALL SCHEDULE ON DRAWING S3.1 AND DETAIL ON S5.2
	INDICATES HOLD-DOWN. (SEE DETAIL 5" ON DRAWING S5.2) - ALTERNATE HOLD-DOWNS WITH A MIN. 4,000# CAPACITY MAY BE PROPOSED TO ENGINEER
	INDICATES HEADER (BELOW CEILING HEIGHT); UNLESS NOTED OTHERWISE, 2 PLY 1 3/4x16 LVL FOR WALLS SUPPORTING 1-JOIST OR WOOD TRUSS FLOOR SYSTEMS, 3-2x12 FOR EXTERIOR 2x6 WALLS, 2-2x12 FOR EXTERIOR 2x4 WALLS, 3-2x10 FOR INTERIOR 2x6 WALLS, 2-2x10 FOR INTERIOR 2x4 WALLS OR AS OTHERWISE NOTED ON PLAN
	INDICATES ENGINEERED LAMINATED BEAM: E=1,900,000 PSI, Fb = 2,600 PSI, MIN., Fv= 285 PSI, MIN.
	INDICATES CEILING JOIST SPAN
	INDICATES FLOOR JOIST SPAN

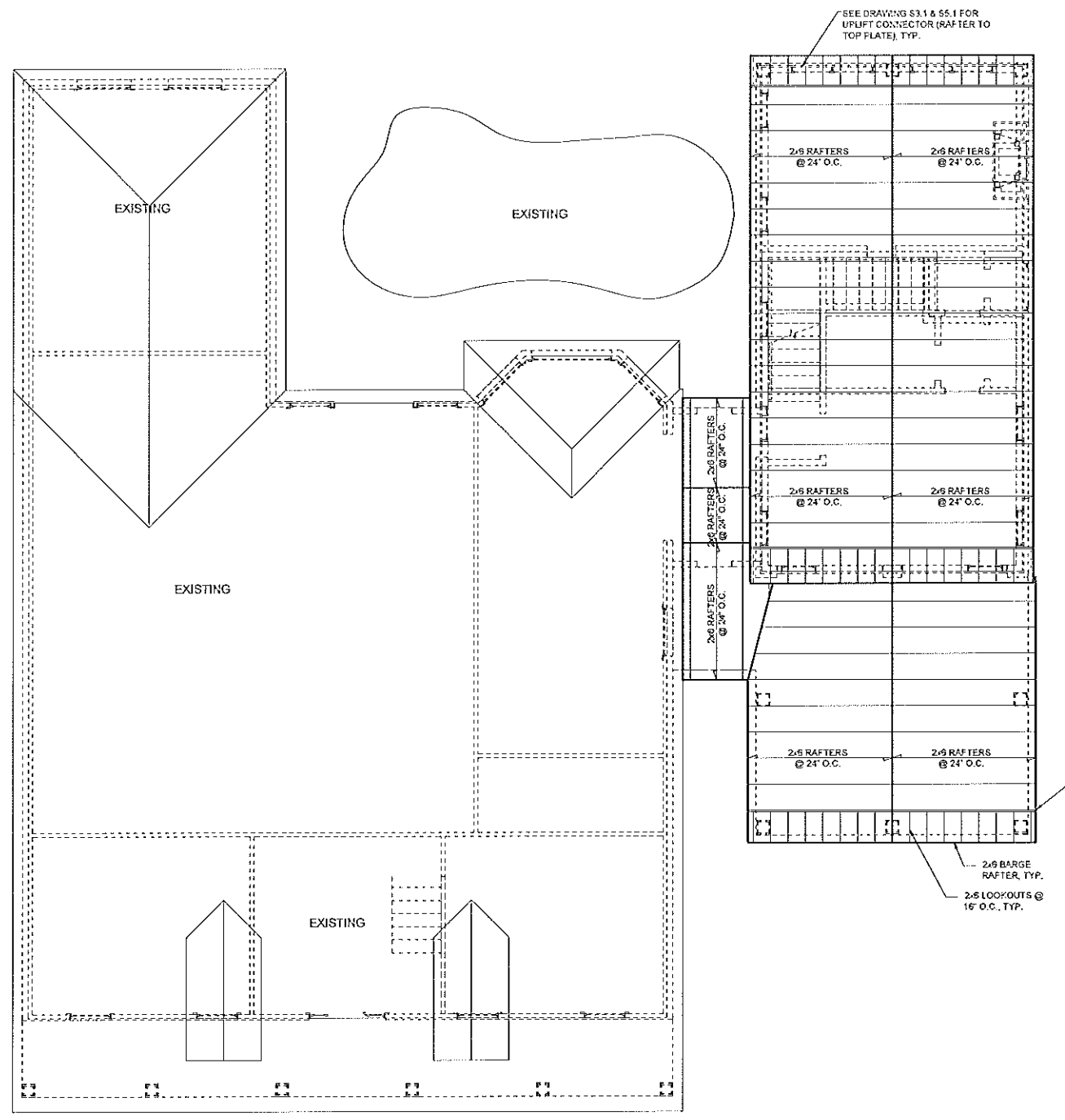
**2ND FLOOR PLAN
 W/STRUCTURAL FRAMING**
 STUDIO MV
 BROUSSARD ADDITION
 712 TETE L'OURS DR.
 MANDEVILLE, LA
 ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S3.2
----------------	--------------------------	------------------------

© Cypress Engineering, LLC. All rights reserved.
 Cypress Engineering, LLC. ALL RIGHTS RESERVED
 Phone: (504) 811-7065 Fax: (504) 624-4749
 Email: eng@ce-engineering.com

THIS DOCUMENT IS THE PROPERTY OF CYPRESS ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CYPRESS ENGINEERING, LLC.



NOTE: CHIMNEY NOT SHOWN ON ARCHITECTURAL ROOF PLAN

SEE DRAWING S3.1 & S5.1 FOR UPLIFT CONNECTOR FOR EACH RAFTER, TYP.

RAFTER SIZE	RAFTER SPACING	MAXIMUM SPAN
2x6	24"	9'-9"
2x6	16"	11'-11"
2x6	12"	13'-10"
2x8	24"	12'-4"
2x8	16"	15'-2"
2x8	12"	17'-6"
2x10	24"	14'-8"
2x10	16"	18'-0"
2x10	12"	20'-9"
2x12	24"	17'-3"
2x12	16"	21'-2"
2x12	12"	24'-5"

VALUES BASED ON 50% WET ROOF LOAD PER IRC 703.7.2.1

ATTIC BEAM MARK	ATTIC BEAM SIZE
210	2 - 2x10
310	3 - 2x10
212	2 - 2x12
312	3 - 2x12
L16	2 - 1 3/4"x16" LAM BM

ROOF PLAN
Scale: 3/16"=1'-0"

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

- ### ROOF NOTES
- SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION
 - SEE NOTE 6.G ON SHEET S1 FOR RAFTER SIZE AND SPACING UNLESS NOTED OTHERWISE ON ROOF PLAN. DO NOT EXCEED MAXIMUM RAFTER SPANS INDICATED ON THIS DRAWING. BARGE RAFTERS AND LOOKOUTS SHALL BE THE SAME SIZE AS RAFTERS. LOOKOUTS SHALL BE SPACED AT 16" O.C. MAX.
 - RIDGES, HIPS, VALLEYS SHALL HAVE A MINIMUM DEPTH EQUAL OR GREATER THAN THE SLOPED DEPTH OF RAFTERS
 - SUPPORT RAFTERS AS REQUIRED TO LIMIT RAFTER SPAN PER NOTES ON DRAWING S1 WITH PURLINS OF EQUAL SIZE AS RAFTERS (MIN). SUPPORT PURLINS WITH 2X BRACING AT 4 FT MAX. SPACING. NOT ALL PURLINS & BRACING SHOWN.
 - SEE NOTE 6.N ON SHEET S1 FOR ROOF SHEATHING THICKNESS APA RATING AND FASTENERS
 - ROOF UNDERLAYMENT & ATTACHMENT SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE
 - ROOFING & ATTACHMENT SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING CODE
 - SLOPED BRICK LINTELS SHALL COMPLY WITH IRC 703.7.2.1

- ### LEGEND
- ← ROOF SLOPE (DOWN)
 - → INDICATES BRACEPOINT & DIRECTION OF BRACE TO SUPPORT LOCATION BELOW.
 - INDICATES BRACE LOCATION
 - PURLIN OR ATTIC BEAM (ATTIC BEAM INDICATES BEAM SUPPORTED ABOVE CEILING JOIST SUPPORT ELEVATION. SEE STRUCTURAL DETAILS)
 - ### ATTIC BEAM MARK, SEE ATTIC BEAM LEGEND THIS DRAWING
 - BRACING SUPPORT WALL OR BEAM BELOW
 - LAM BM ENGINEERED LAMINATED BEAM E = 1.9 x 106 psi (MIN.), Fb = 2,600 psi (MIN.), Fv = 285 psi (MIN.) SUPPORT ENDS WITH A MIN. 3 - 2x STUD COLUMN

STRUCTURAL ROOF PLAN

STUDIO MV
BROSSARD ADDITION
712 TETE L'OURS DR.
MANDEVILLE, LA
ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S3.3
----------------	--------------------------	------------------------

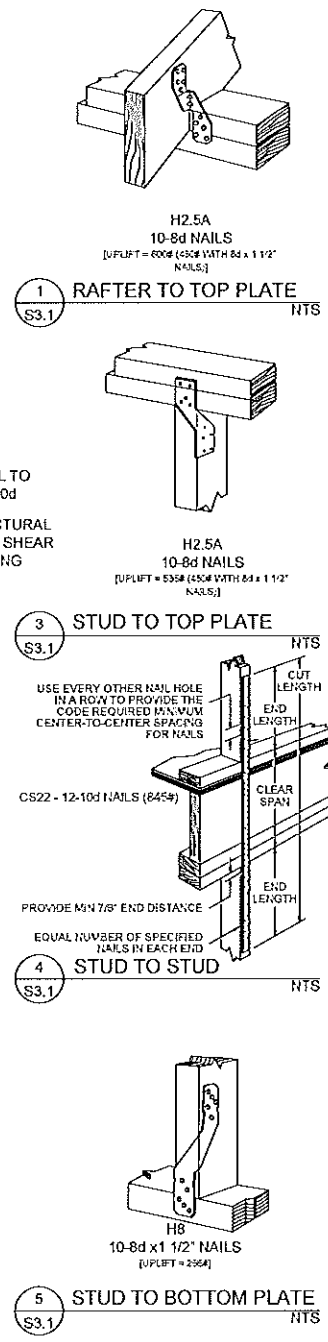
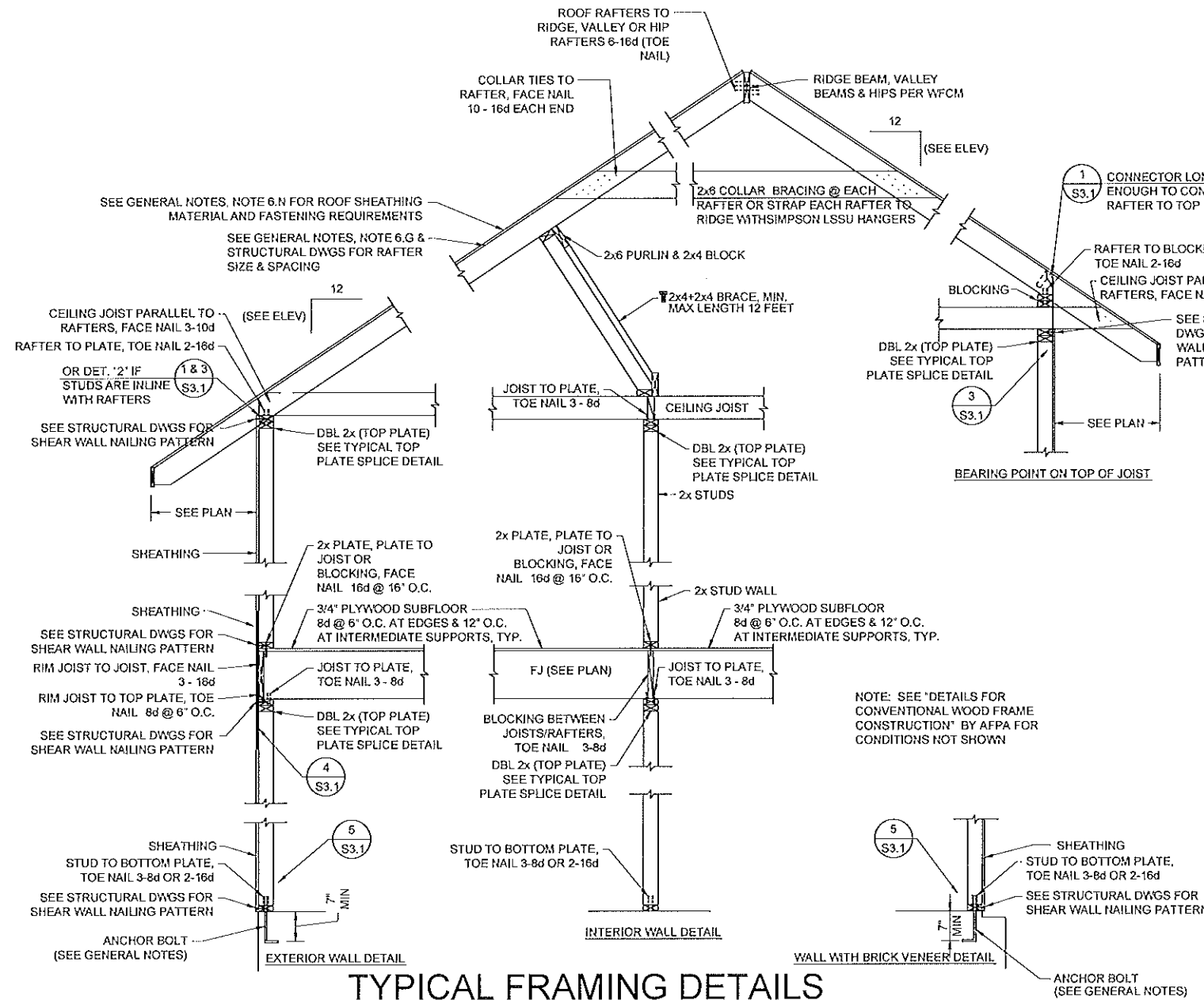
© Cypress Engineering, LLC. ALL RIGHTS RESERVED
Phone: (504) 874-7095 Fax: (504) 874-4749
Email: eng@ce-engineering.com

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION.

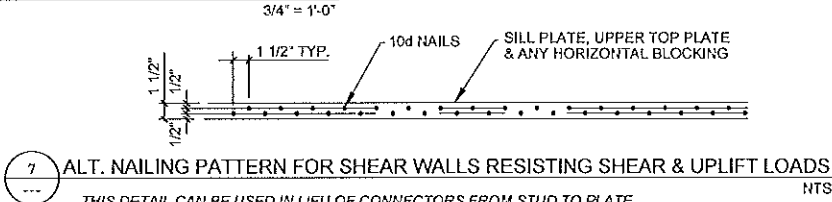
NOTES

- SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION
- SEE STRUCTURAL DRAWINGS FOR FRAMING



TYPICAL FRAMING DETAILS

FASTENER SCHEDULE	
(SEE TABLE R602.3(1) FOR CONDITIONS NOT LISTED BELOW)	
DESCRIPTION OF BUILDING ELEMENT	NUMBER OF NAILS, TYPE OF NAIL & SPACING
JOIST TO SILL OR GIRDER	TOE NAIL 3-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL 16d @ 16' O.C.
STUD TO SOLE PLATE	TOE NAIL 3-8d OR 2-16d
DOUBLE STUDS	FACE NAIL 10d @ 24" O.C.
DOUBLE TOP PLATES	FACE NAIL - SEE DETAIL ON SHEET S5.2
BLOCKING BETWEEN JOISTS/RAFTERS	TOE NAIL 3-8d
RIM JOIST TO TOP PLATE	TOE NAIL 6d @ 6' O.C.
BUILT UP HEADER (2-2x) WITH 1/2" SPACER	FACE NAIL 16d @ 16' O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE	TOE NAIL 3-8d
CEILING JOIST LAPS OVER PARTITIONS	FACE NAIL 3-10d
CEILING JOIST PARALLEL TO RAFTERS	FACE NAIL 3-10d
RAFTER TO PLATE	TOE NAIL 2-16d
BUILT UP CORNER STUDS	SEE DETAIL ON SHEET S5.2
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	7-16d (TOE NAIL)
COLLAR TIES TO RAFTER	FACE NAIL 8-8d EACH END
3/4" PLYWOOD SUBFLOOR	8d @ 6' O.C. AT EDGES & 12' O.C. AT INTERMEDIATE SUPPORTS
8d COMMON	= 2 1/2" LONG x 0.131" DIAMETER [8d BOX NAIL = 2 1/2" LONG x 0.119" DIAMETER]
10d COMMON	= 3" LONG x 0.145" DIAMETER [10d BOX NAIL = 3" LONG x 0.128" DIAMETER]
16d COMMON	= 3 1/2" LONG x 0.162" DIAMETER [16d BOX NAIL = 3 1/2" LONG x 0.135" DIAMETER]
16d SINKER	= 3 1/4" LONG x 0.145" DIAMETER
NOTE: ALTERNATE NAILS MAY BE USED IN LIEU OF LISTED NAILS IF EQUIVALENT PER ICC-ES EVALUATION	



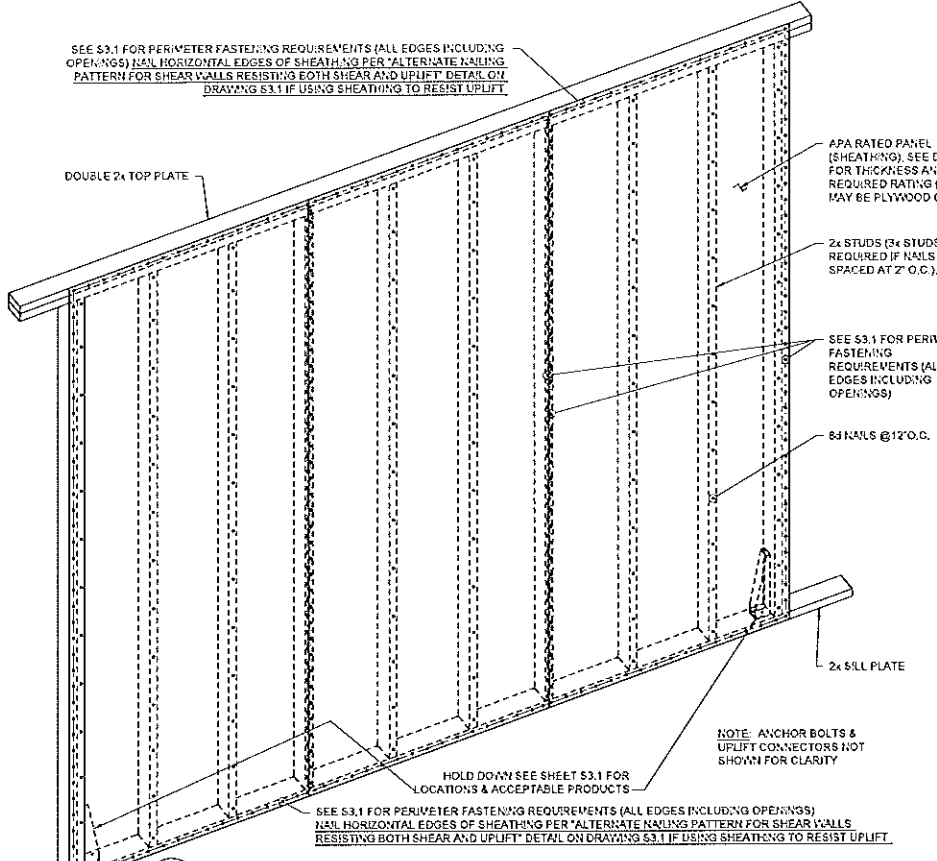
STRUCTURAL STANDARD DETAILS

STUDIO MV
BROSSARD ADDITION
712 TETE L'OURS DR.
MANDEVILLE, LA
ST. TAMMANY PARISH

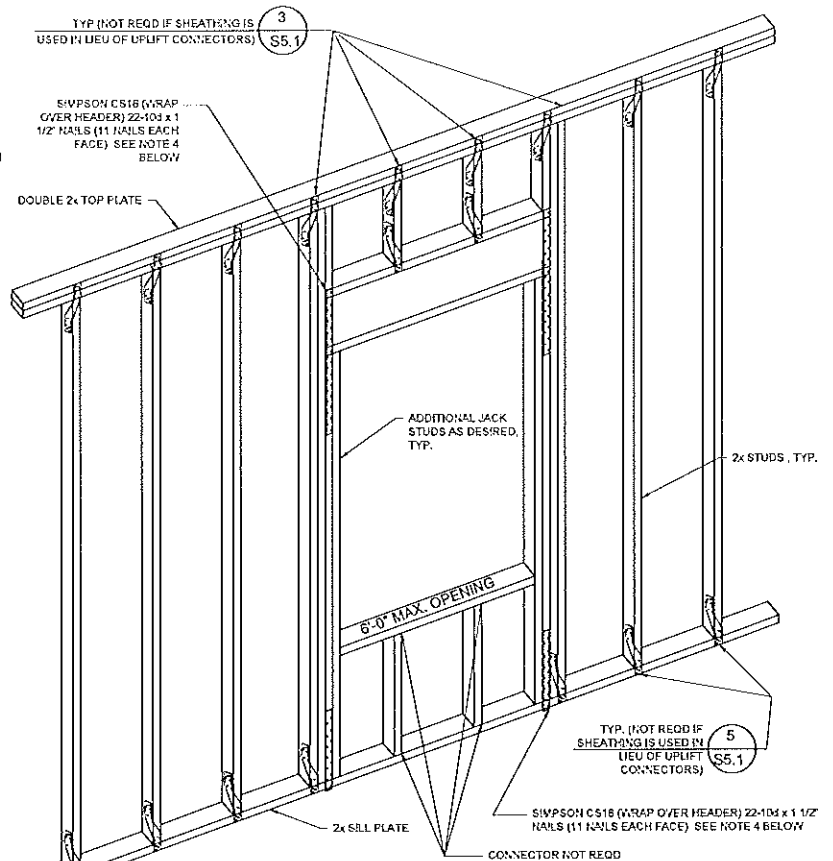
Cypress Engineering

DRAWN BY: CE
PROJECT No.: 19-0236FE
DRAWING: S5.1

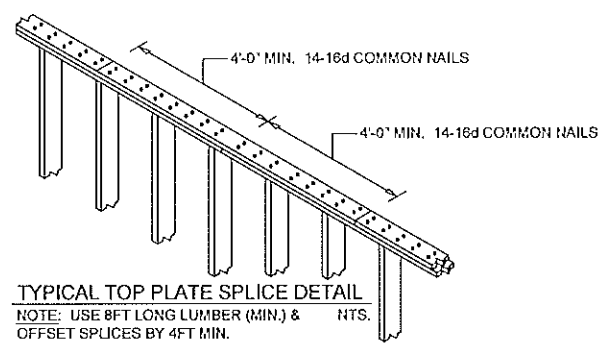
© Cypress Engineering, LLC 7111 PETERS BLVD
Phone: (504) 871-7065 Fax: (504) 871-4749
Email: info@cypresseng.com



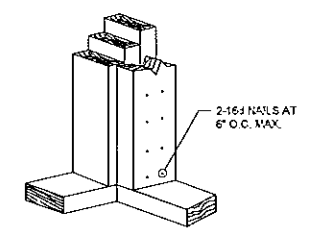
- 1 SHEAR WALL DETAIL** NTS.
1. NAIL EDGES OF SHEATHING PER SHEAR WALL SCHEDULE ON DRAWING S3.1
 2. STAGGER FASTENERS AT VERTICAL SEAMS IN SHEATHING
 3. 3x STUDS REQUIRED IF 2" NAIL SPACING IS USED
 4. HOLD-DOWNS ARE REQUIRED AT EACH END OF SHEAR WALLS AND SHALL BE FASTENED TO A DOUBLE 2x STUD (MIN.) PROVIDE ADDITIONAL STUDS AS REQUIRED TO ACHIEVE REQUIRED PERIMETER NAILING
 5. HOLD-DOWNS REQUIRED AT TOP OF WALL TO MATCH HOLD-DOWN LOCATIONS FOR ABOVE FLOORS (IF APPLICABLE)
 6. INSTALL INTERIOR SHEAR WALLS IF NOTED ON FRAMING PLANS (PROVIDE ANCHOR BOLTS PER STRUCTURAL DRAWINGS AND A HOLD-DOWN AT EACH END OF INTERIOR SHEAR WALLS)



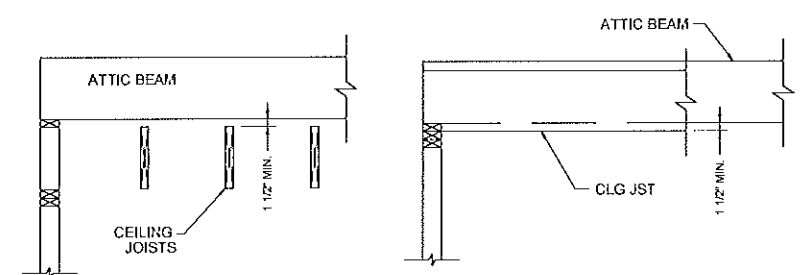
- 2 TYPICAL WINDOW OPENING DETAIL (DOOR OPENING SIMILAR)** NTS.
- 3 S3.1**
- 5 S3.1**
- WINDOW/DOOR OPENING NOTES**
1. ALL EXTERIOR WALLS SHALL BE SHEATHED, NOT SHOWN
 2. SEE SHEAR WALL DETAIL, FOR INFO NOT SHOWN
 3. RAFTERS NOT SHOWN, ANCHOR BOLTS NOT SHOWN
 4. SIMPSON CS16 CONNECTORS ARE REQUIRED WHETHER UPLIFT CONNECTOR OR SHEATHING IS USED IN LIEU OF STUD CONNECTORS



TYPICAL TOP PLATE SPLICE DETAIL
NOTE: USE 8FT LONG LUMBER (MIN.) & OFFSET SPLICES BY 4FT MIN. NTS.

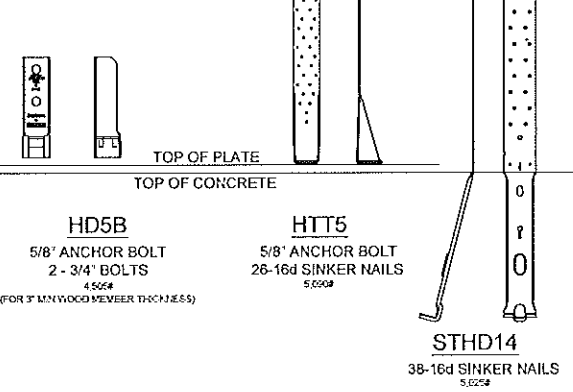


TYP. BUILT UP CORNER POST DETAIL
ANCHOR BOLTS NOT SHOWN NTS.



4 ATTIC BEAM DETAIL NTS.

FASTENER SCHEDULE	
(SEE TABLE R602.3(1) FOR CONDITIONS NOT LISTED BELOW)	
DESCRIPTION OF BUILDING ELEMENT, NAILS & SPACING	
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
STUD TO SOLE PLATE, TOE NAIL	3-8d OR 2-16d
DOUBLE STUDS, FACE NAIL	10d @ 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	<SEE DETAIL ON SHEET S5.2>
BLOCKING BETWEEN JOISTS/RAFTERS, TOE NAIL	3-8d
RIM JOIST TO TOP PLATE, TOE NAIL	8d @ 6" O.C.
BUILT UP HEADER (2-2x) WITH 1/2" SPACER, FACE NAIL	16d @ 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d
CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	3-10d
CEILING JOIST PARALLEL TO RAFTERS, TOE NAIL	3-10d
RAFTER TO PLATE, TOE NAIL	2-16d
BUILT UP CORNER STUDS (SEE DETAIL ON SHEET S5.2)	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	7-16d (TOE NAIL)
COLLAR TIES TO RAFTER, FACE NAIL	8-8d EACH END
3/4" PLYWOOD SUBFLOOR, 8d @ 6" O.C. AT EDGES & 12" O.C. AT INTERMEDIATE SUPPORTS	
8d COMMON = 2 1/2" LONG x 0.131" DIAMETER [8d BOX NAIL = 2 1/2" LONG x 0.113" DIA.]	
10d COMMON = 3" LONG x 0.145" DIAMETER [10d BOX NAIL = 3" LONG x 0.128" DIAMETER]	
16d COMMON = 3 1/2" LONG x 0.162" DIAMETER [16d BOX NAIL = 3 1/2" LONG x 0.135" DIA.]	
16d SINKER = 3 1/4" LONG x 0.145" DIAMETER	
(NOTE: ALTERNATE NAILS MAY BE USED IN LIEU OF LISTED NAILS IF EQUIVALENT PER ICC-ES EVALUATION)	



- 5 SIMPSON HOLD-DOWN CONNECTORS** NTS.
- SEE STRUCTURAL AND FOUNDATION DRAWINGS FOR LOCATIONS

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

NOTES

1. SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION

STRUCTURAL STANDARD DETAILS

STUDIO MV
BROSSARD ADDITION
712 TETE L'OURS DR.
MANDEVILLE, LA
ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY: CE PROJECT No.: 19-0236FE DRAWING: S5.2

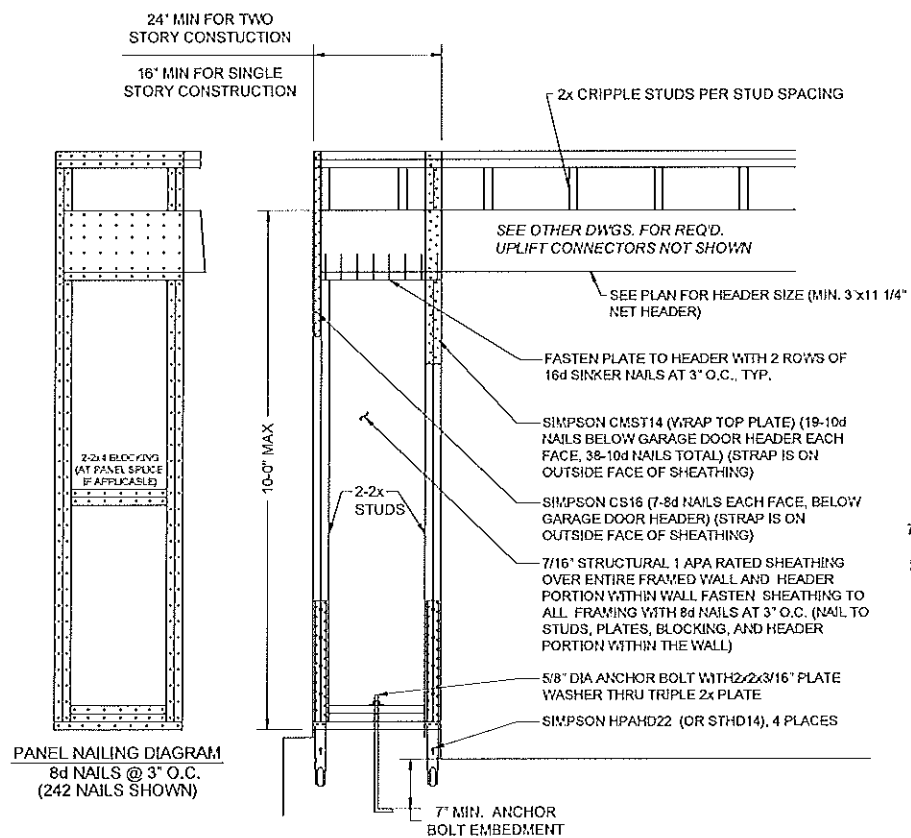
© Copyright 2019 by Cypress Engineering, LLC. ALL RIGHTS RESERVED.
Phone: (504) 871-7055 Fax: (504) 622-4749
Email: cypress@cyengineering.com

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

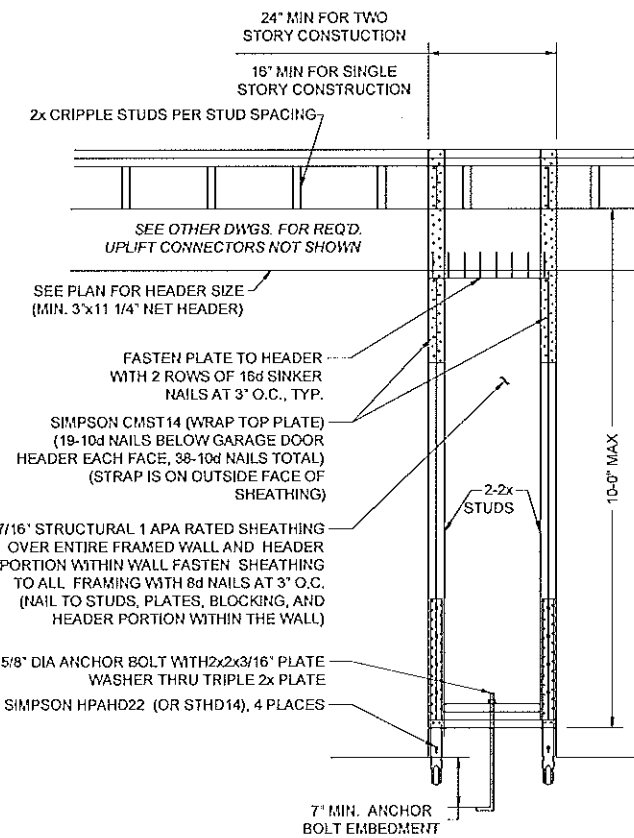
NOTES

- SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION



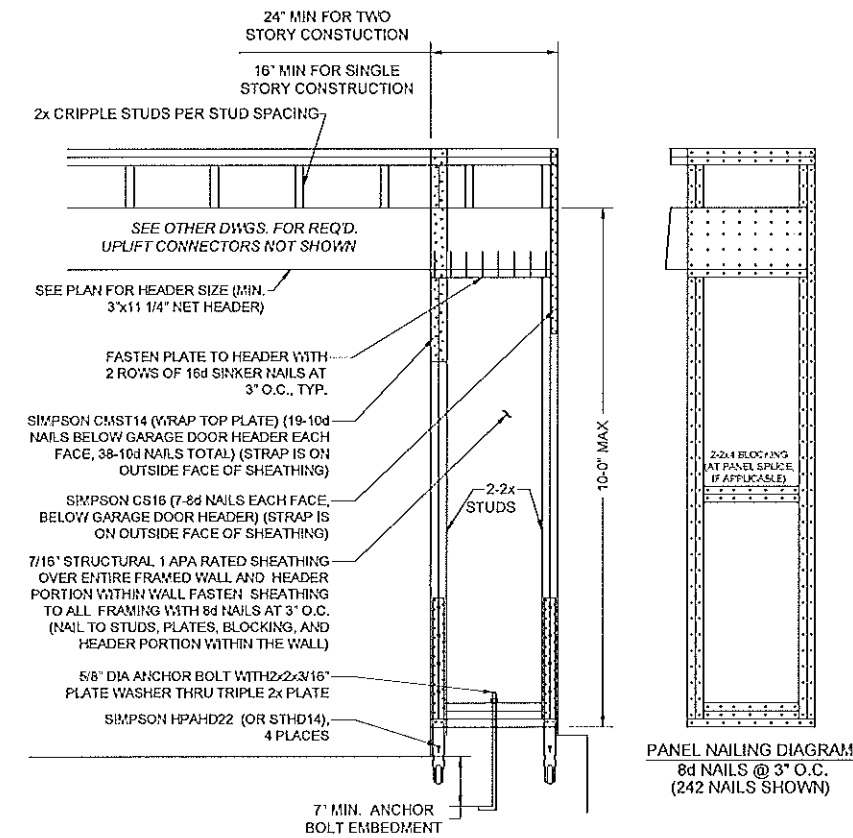
2L PORTAL FRAME - GARAGE DOOR DETAIL (JOB-BUILT) 3/4" = 1'-0"

S3.1 NOTES: FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. BLOCK SPLICE WITH 2-2x4. FASTEN 2-2x4 TOGETHER WITH 3-16d SINKERS, SEE FIGURE R602.10.6.2 FOR ADDITIONAL INFO NOT SHOWN [6 FT MIN TO 18 FT MAXIMUM OPENING]



2M PORTAL FRAME - GARAGE DOOR DETAIL (JOB-BUILT) 3/4" = 1'-0"

S3.1 NOTES: FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. BLOCK SPLICE WITH 2-2x4. FASTEN 2-2x4 TOGETHER WITH 3-16d SINKERS, SEE FIGURE R602.10.6.2 FOR ADDITIONAL INFO NOT SHOWN [6 FT MIN TO 18 FT MAXIMUM OPENING]



2R PORTAL FRAME - GARAGE DOOR DETAIL (JOB-BUILT) 3/4" = 1'-0"

S3.1 NOTES: FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL BE BLOCKED AND OCCUR WITHIN 24" OF MID-HEIGHT. BLOCK SPLICE WITH 2-2x4. FASTEN 2-2x4 TOGETHER WITH 3-16d SINKERS, SEE FIGURE R602.10.6.2 FOR ADDITIONAL INFO NOT SHOWN [6 FT MIN TO 18 FT MAXIMUM OPENING]

STRUCTURAL STANDARD DETAILS

STUDIO MV
 BROUSSARD ADDITION
 712 TETE L'OURS DR.
 MANDEVILLE, LA
 ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S5.3
----------------	--------------------------	------------------------

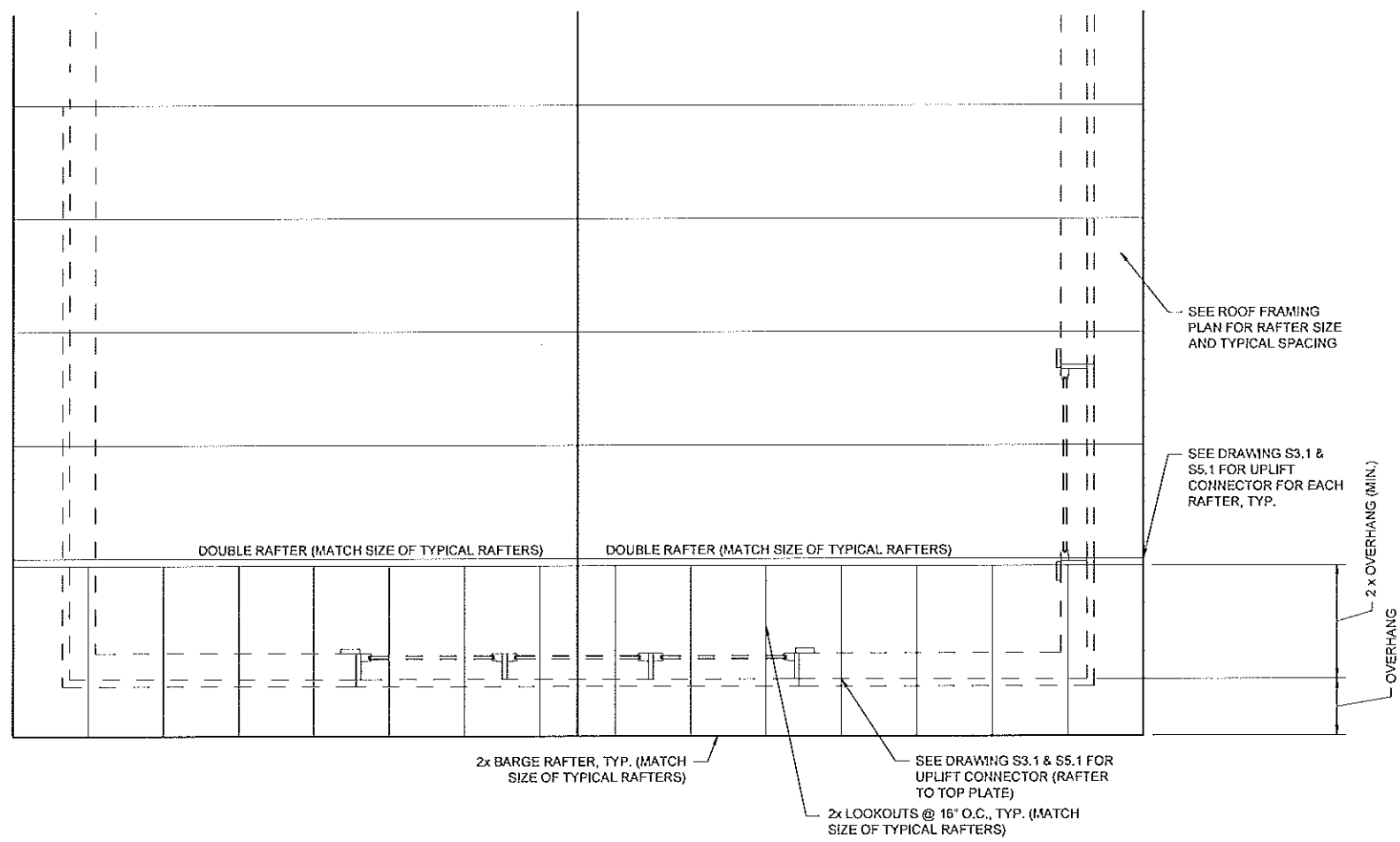
© Cypress Engineering, LLC. ALL RIGHTS RESERVED
 Phone: (504) 871-7055 Fax: (504) 624-4769
 Email: info@cypresseng.com

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A. PHILLIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

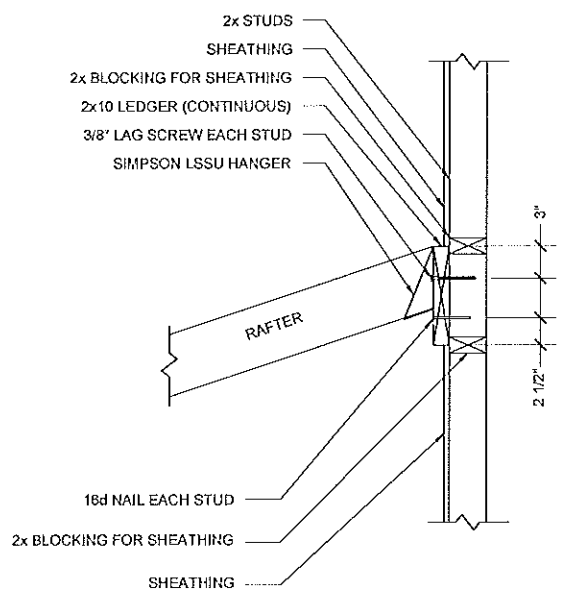
NOTES

- SEE DRAWINGS S1 & S3.1 FOR NOTES & ADDITIONAL INFORMATION



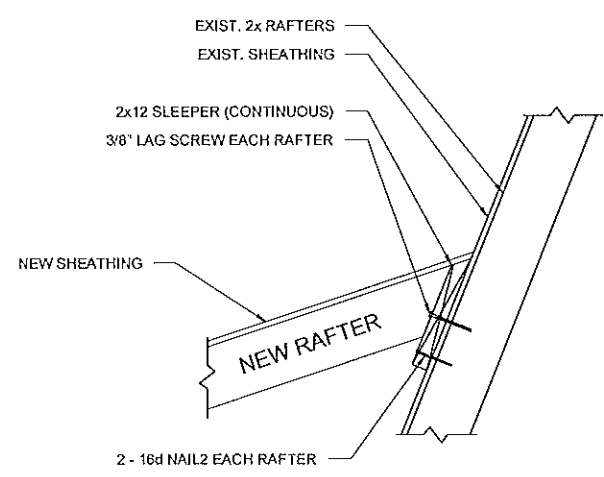
GABLE END ROOF OVERHANG DETAIL

Scale: 3/4" = 1'-0"



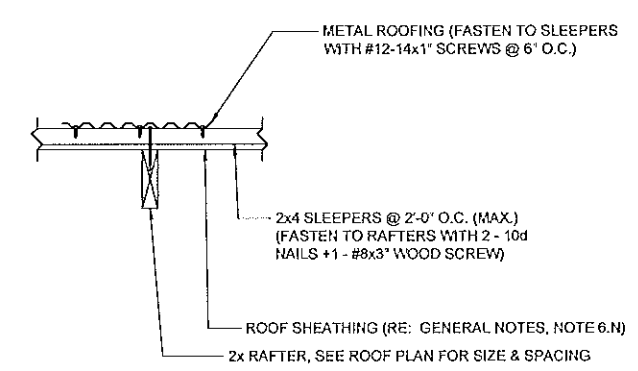
LEDGER DETAIL

Scale: 1 1/2" = 1'-0"



NEW ROOF TO EXISTING ROOF DETAIL

Scale: 1 1/2" = 1'-0"



METAL ROOFING DETAIL

Scale: 1 1/2" = 1'-0"

STRUCTURAL STANDARD DETAILS

STUDIO MV
 BROUSSARD ADDITION
 712 TETE L'OURS DR.
 MANDEVILLE, LA
 ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S5.4
----------------	--------------------------	------------------------

© Copyright 2019 by Studio MV
 Cypress Engineering, LLC ALL RIGHTS RESERVED
 Phone: (504) 871-7025 Fax: (504) 624-4749
 Email: eng@mv@cypresseng.com

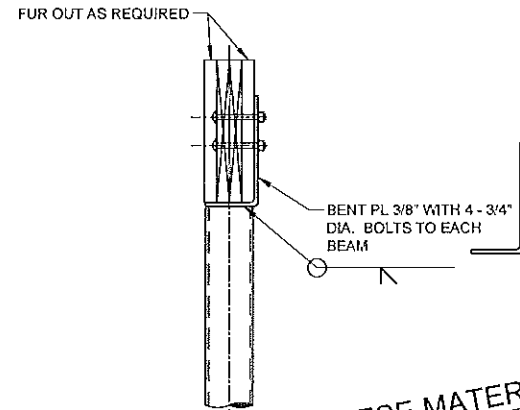
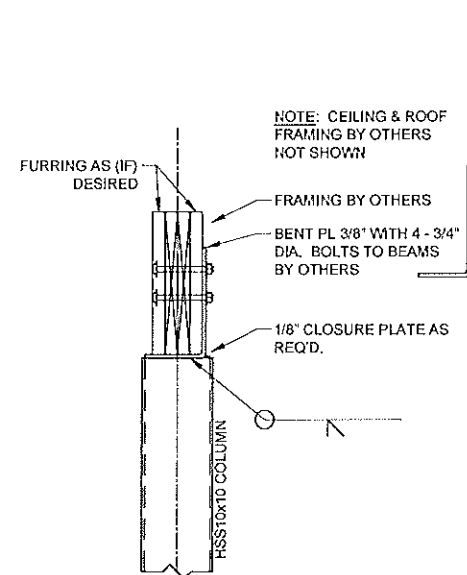
This drawing is the property of Studio MV. It is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Studio MV. The user of this drawing shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. Studio MV is not responsible for any errors or omissions in this drawing.

REV.	REVISION DESCRIPTION	DATE

UNLESS THIS DRAWING BEARS THE PROFESSIONAL ENGINEERING SEAL BY DALE A PHELIPS IT IS A COURTESY COPY AND IS NOT FOR CONSTRUCTION

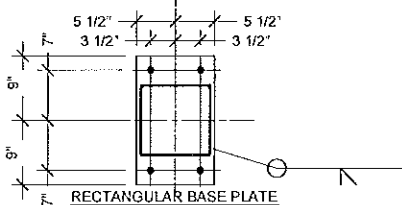
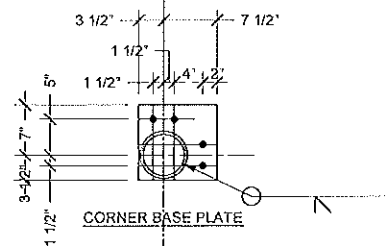
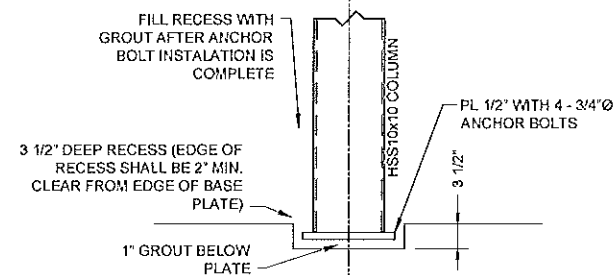
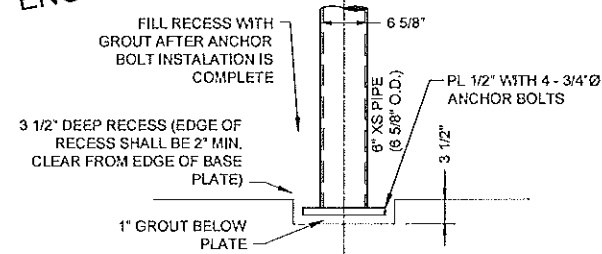
NOTES

- SEE DRAWINGS S1 & S3,1 FOR NOTES & ADDITIONAL INFORMATION



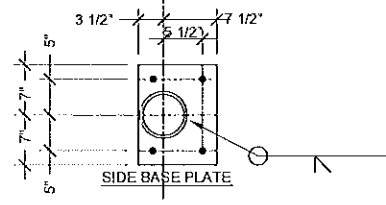
**DO NOT FIELD FABRICATE THESE MATERIALS!
CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.**

**DO NOT FIELD FABRICATE THESE MATERIALS!
CONTRACTOR SHALL SUBMIT STEEL SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.**



HSS COLUMN DETAIL

1" = 1'-0"



PIPE COLUMN DETAIL [6" STD. PIPE]

1" = 1'-0"

STRUCTURAL STANDARD DETAILS

STUDIO MV
BROSSARD ADDITION
712 TETE L'OURS DR.
MANDEVILLE, LA
ST. TAMMANY PARISH

Cypress Engineering

DRAWN BY CE	PROJECT No. 19-0236FE	DRAWING S5.5
----------------	--------------------------	-----------------

© Cypress Engineering, LLC. ALL RIGHTS RESERVED.
Phone: (504) 871-7005 Fax: (504) 624-4749
Email: eng@ce-engineering.com