

**UPPER FLOOR PLAN**  
SCALE = 1/4"=1'-0"

**OPENINGS:**

- ALL EMERGENCY ESCAPE & RESCUE OPENINGS AT GRADE FLOOR SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ. FT. ALL OTHERS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. ALL EMERGENCY OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING HEIGHT OF 24" & A MIN. WIDTH OF 20" & A MAX. SILL HEIGHT OF 44".
- ALL WINDOWS IN BLDG. TO BE FITTED W/ WOOD STRUCTURAL PANELS W/ A MIN. THICKNESS OF 1/16" & MAX. SPAN OF 8'. ALL PANELS TO BE PRECUT TO COVER THE OPENING W/ ATTACHMENT HARDWARE PROVIDED & INSTALLED IN ACCORDANCE W/ TABLE R301.2.1.2 (I.R.C.).
- WINDOWS SHALL HAVE A MAX. SHGC OF .25 & A MAX. U-FACTOR OF .40. (8KY LT.S SHALL HAVE A MAX. SHGC OF .30)
- ALL WINDOWS IN HAZARDOUS LOCATIONS MUST BE TEMPERED & COMPLY W/ SECTION R308.4 (I.R.C.).
- ANY DOOR BETWEEN GARAGE & RESIDENCE SHALL BE MIN. 1 3/8" THICK SOLID W.D. 1 3/8" SOLID OR HONEY-COMB STEEL OR 20 MIN. FIRE RATED DR. EQUIPPED W/ A SELF-CLOSING DEVICE.
- IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 1" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 34" ABOVE FINISHED FLOOR & LOCATION OF WINDOW, FIXED GLASS SHALL BE PERMITTED BELOW THE 34" OF WINDOW GUARDS THAT COMPLY W/ ASTM F 2026 OR F 2090 SHALL BE PERMITTED.

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

**HIP & VALLEY RAFTERS:**

HIP & VALLEY MEMBERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT AS PER R602.3. (I.R.C.)

**FIRE-BLOCKING:**

FIRE-BLOCKING SHALL BE REQUIRED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES & BETWEEN A TOP STORY & A ROOF SPACE. FIRE-BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION AS PER R602.8 (I.R.C.)

**FLOOR DIAPHRAGM / BRACING:**

BLOCKING & CONNECTIONS SHALL BE PROVIDED PERPENDICULAR TO FLOOR FRAMING AND SHALL BE SPACED A MAX. OF 4 FT. O.C. (WHERE JOISTS ARE PARALLEL TO EXTERIOR WALLS); 2x6, 2x8 & 2x10 F.L.J. MUST HAVE ADEQUATE SHEATHING OR SUBFLOORING & ENDS SHALL BE HELD IN PLACE BY SOLID BLOCKING, BRIDGING, OR HANGERS AT POINT OF BEARING TO HOLD IN POSITION & PREVENT ROTATION & OR LATERAL DISPLACEMENT. 2x10 F.L.J. SAME AS ABOVE PLUS DIAGONAL CROSS BRACING SHALL BE INSTALLED @ INTERVALS NOT EXCEEDING 8 FT.

**GABLE ROOF DIAPHRAGM BRACING:**

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

**ROOF SHEATHING:**

MIN. 1/2" STRUCTURAL SHEATHING INSTALLED W/ H-CLIPS & NAILED W/ 6d COMMON OR 10d BOX NAILS @ 6" @ 2' INTERIOR ZONES, 8d COMMON OR 10d BOX NAILS @ 6" @ 6" PERIMETER EDGE ZONES, 8d COMMON OR 10d BOX NAILS @ 4" @ 4" @ GABLE END-WALL RAKE.

**EXTERIOR WALL & CEILING SHEATHING:**

MIN. 1/2" STRUCTURAL SHEATHING, ALL EDGES TO BE BLOCKED & NAILED W/ 8d COMMON OR 10d BOX NAILS @ 6" O.C. @ EDGES & 12" O.C. IN THE PANEL FIELD. (6" @ 12")

**FULL LENGTH SHEATHING (STORM BOARD):**

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

**FLOOR SHEATHING:**

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

**ROOFING:**

UNDERLAYMENT SHALL BE FASTENED W/ CORROSION RESISTANT FASTENERS & ARE TO BE APPLIED ALONG THE OVERLAP NOT FARTHER THAN 3/8" O.C. ANY SITCH BELOW 4/12 SHALL REQUIRE TWO LAYERS OF UNDERLAYMENT (R603.3.3). ASPHALT SHINGLES SHALL HAVE A MIN. OF 6 FASTENERS PER SINGLE FASTENER SHALL BE CORROSION RESISTANT. (R603.2.6)

**ROOF VENTILATION:**

SHALL COMPLY WITH SECT R906 OF I.R.C. 2009. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/600 IS PERMITTED PROVIDED THAT AT LEAST 80% & NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS W/ THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" SPACE SHALL BE PROVIDED BTWL. THE INSULATION & THE ROOF SHEATHING & AT THE LOCATION OF THE VENT.

**ATTIC ACCESS:**

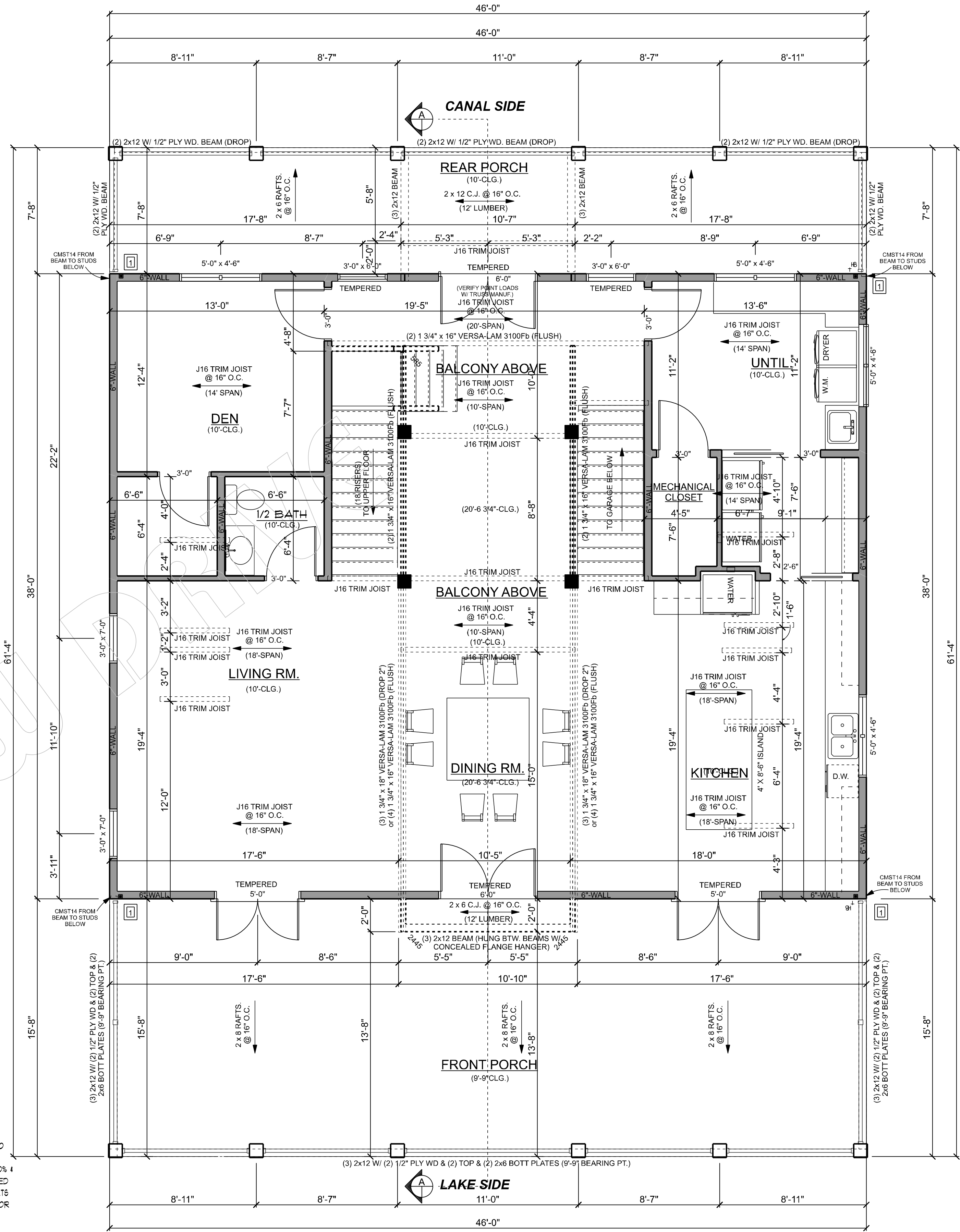
WITHIN ATTICS & CRAWL SPACES WHERE ENTRY IS MADE ONLY FOR SERVICES OF UTILITIES, FOAM PLASTICS SHALL BE PROTECTED AGAINST IGNITION BY 1/2" THICK MINERAL FIBER INSULATION, 1/4" THICK WOOD STRUCTURAL PANELS, 3/8" GYP. OR CORROSION RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 0.016" (R314.53).

**EXTERIOR FINISH:**

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

**MECHANICAL:**

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



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

LIVING AREA DOWN	=	1748
LIVING AREA UP	=	1475
TOTAL LIVING AREA	=	3223
FRONT PORCH	=	721
REAR PORCH	=	353
UPPER PORCH	=	60
TOTAL AREA U.B.	=	4357

LABEL	HOLD DWN.	BOLT MIN. DIAM (CRNR)	SDS25 MIN. CRNR.	EMBR. SCREENS	OPTION
1	HDU11-SDS2.5	1"	7 1/2"	30	N/A
2	HDU4-SDS2.5 (INVERTED BELOW)	7/8"	7 1/2"	20	N/A
	HDU4-SDS2.5 (ABOVE FLUR)				

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

**CORNER TIE-DOWN LEGEND**

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

**NOTE:**  
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INDEX

**SHEET DESCRIPTION:**  
LOWER FLOOR PLAN  
UPPER FLOOR PLAN  
I.R.C. NOTES  
3 OF 6