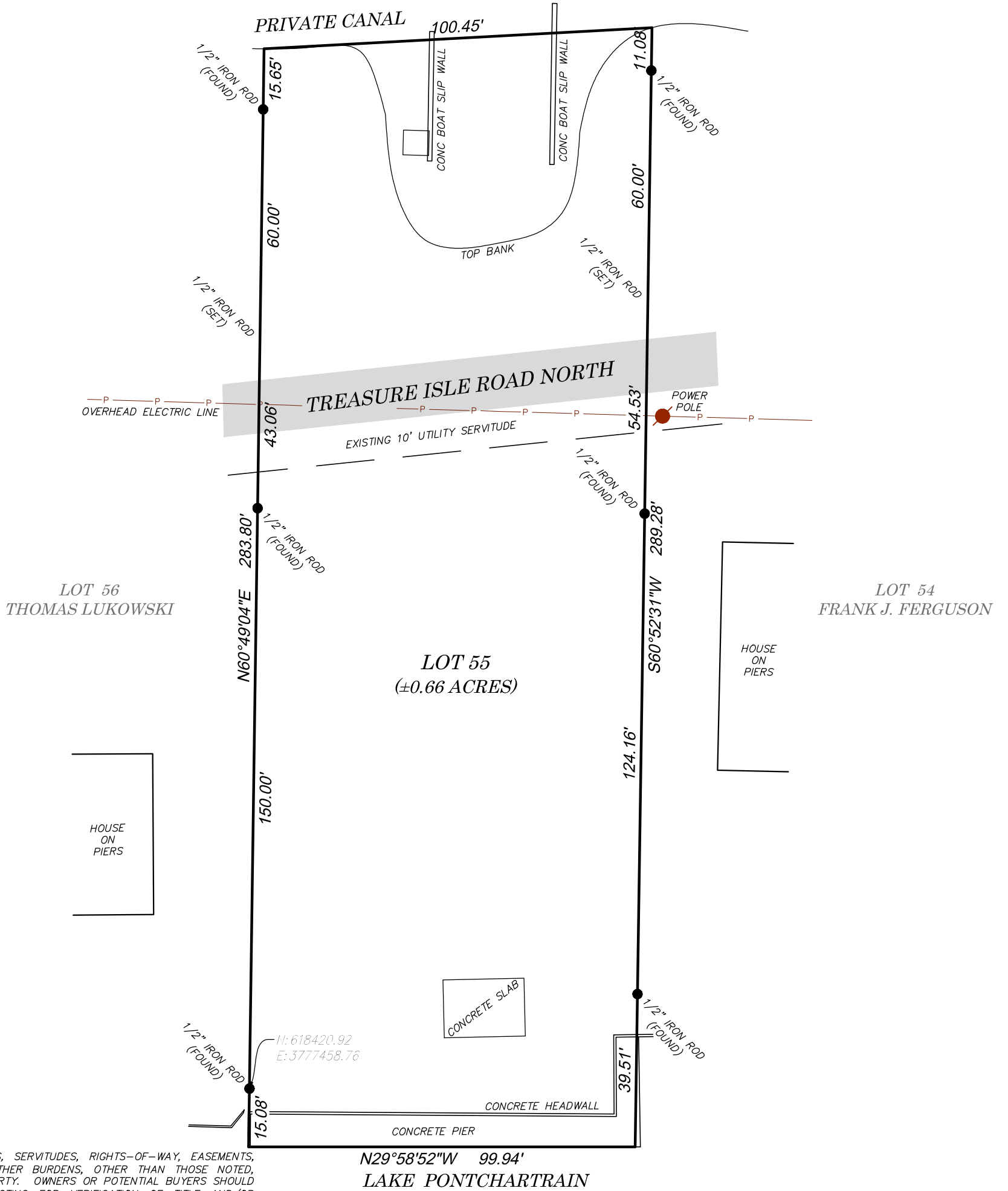


MAP SHOWING SURVEY OF  
LOT 55, TREASURE ISLE

LOCATED IN SECTION 37, TOWNSHIP 10 SOUTH – RANGE 14 EAST,  
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA,  
FOR  
MICHAEL DIVINCENTI



**GENERAL NOTES:**

1. PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS, IMPROVEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY BEI SURVEYING, LLC.
2. THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
3. BEI SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.
4. THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.
5. THE UTILITIES SHOWN HEREON WERE LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. ONLY THOSE UTILITIES THAT WERE DEEMED PERTINENT TO THE PURPOSE OF THE SURVEY ARE SHOWN. OTHER UTILITIES ARE CONSIDERED TO EXIST EVEN IF NOT SHOWN HEREON.
6. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE ST. TAMMANY PARISH TAX ASSESSORS GIS WEBSITE.

**CERTIFICATION:**

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECTION, AND IT DOES CONFORM TO THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 25 FOR A CLASS C SURVEY.

*Seth J. Mosby*  
SETH J. MOSBY, P.L.S.  
PROFESSIONAL LAND SURVEYOR #5073  
FILE: "TREASURE ISLE(ST. TAMMANY)..."

NOVEMBER 24, 2023  
DATE



**REFERENCES:**

1. "MAP AND SURVEY TREASURE ISLE...", DATED 07/31/1950, LAST REVISED 05/15/1951, BY G.A. HEFT & CO. RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURT AS ENTRY NO. 792650.

**FLOOD CERTIFICATION:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY FALLS IN FLOOD ZONE(S) "VE(ELEVATION 16)" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 MAP NO. 22106C0635F WHICH BEARS AN EFFECTIVE DATE OF 04/30/2008.

**BASIS OF BEARINGS:**

THE BEARINGS & COORDINATES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

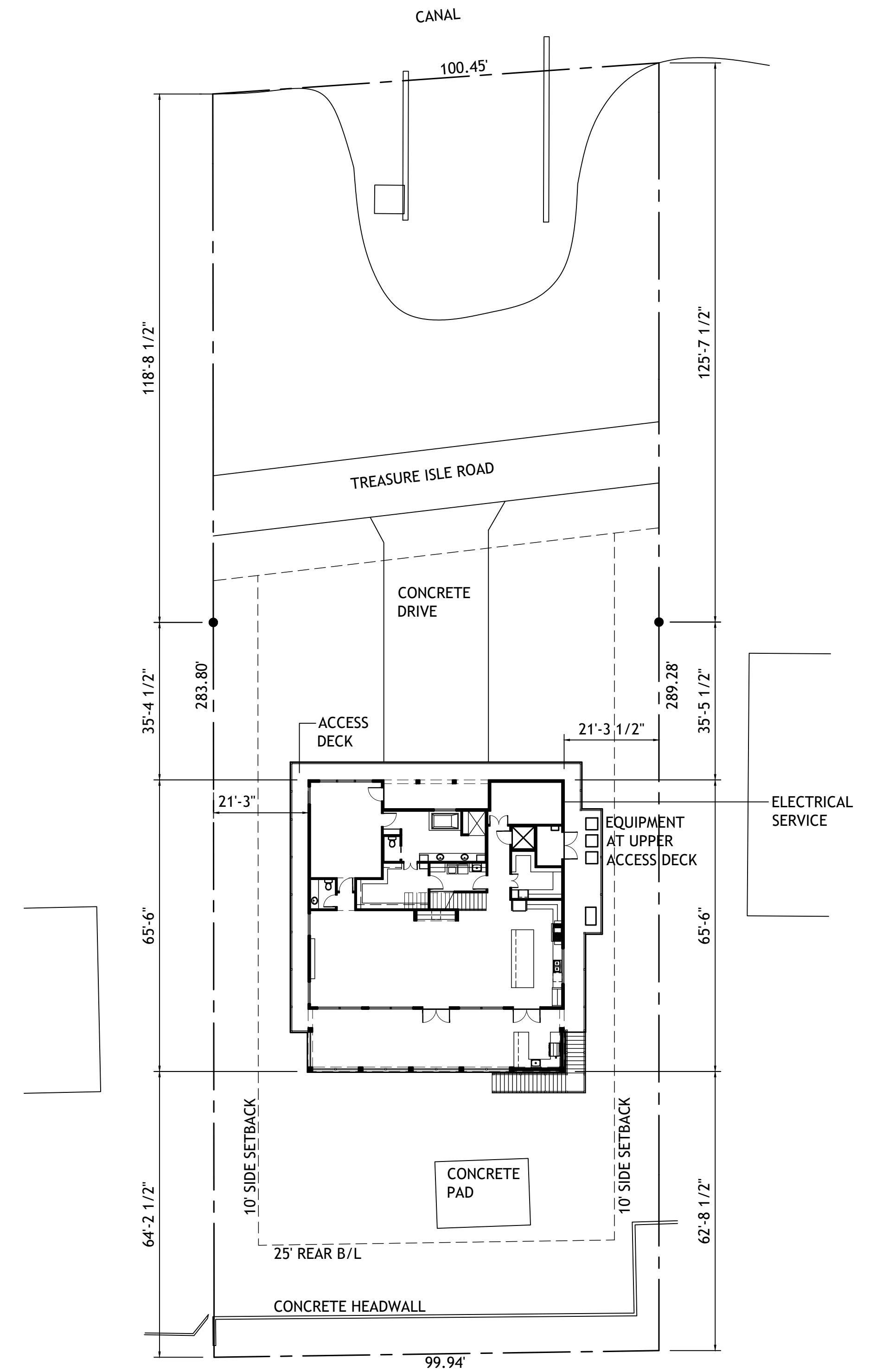
JOB NO.:	23-154
FIELD BOOK:	SEE FOLDER
PAGE(S):	SEE FOLDER
PARTY CHIEF:	SJM



**BEI**  
SURVEYING, LLC

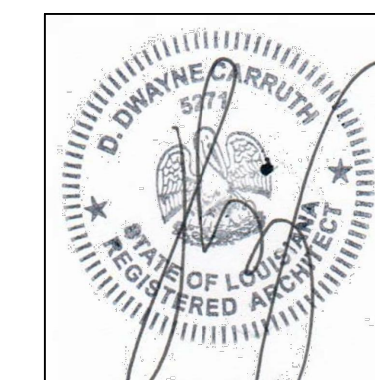
PHONE: 225-715-8307  
EMAIL: beisurveys@gmail.com  
ADDRESS: 16709 AMY LANE  
FRENCH SETTLEMENT, LA, 70733





site plan

scaled at 1" = 20'-0"



builder shall be allowed to deviate from all plans and specifications in such that given changes do not affect structural or design integrity - builder shall verify all dimensions - plans remain the property of the front door design studio and are released for the sole residence hereby noted - illegal use of drawings will be prosecuted

lot 55, treasure isle  
slidell, louisiana

the divincinti residence

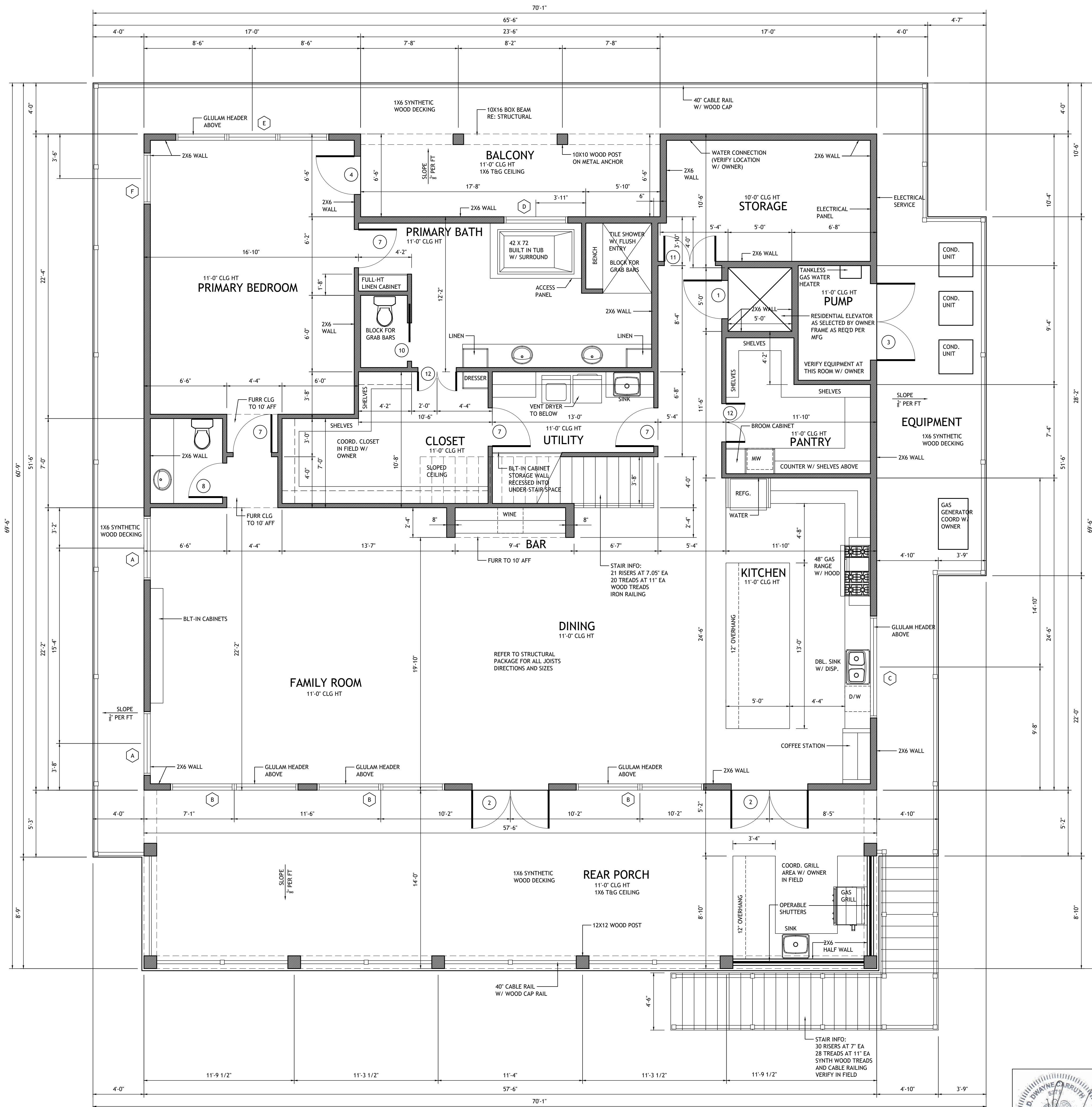
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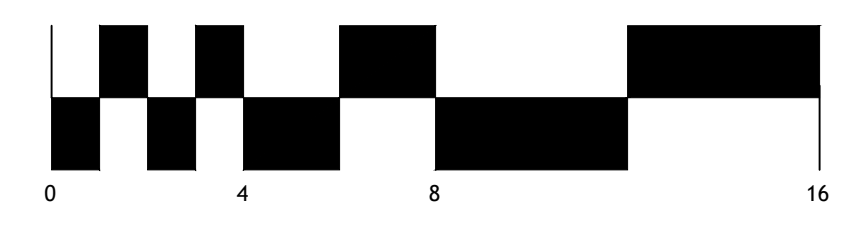
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a-1.1



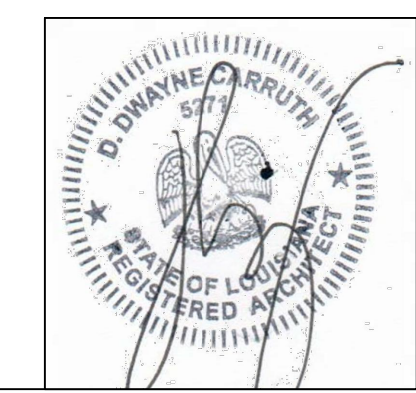
**floor plan - level 1**  
scaled at 1/4" = 1'-0"



square footage	
LIVING AREA - LEVEL 1	2,726 SQ. FT.
LIVING AREA - LEVEL 2	1,214 SQ. FT.
<b>TOTAL LIVING AREA</b>	<b>3,940 SQ. FT.</b>
REAR PORCH	805 SQ. FT.
LOWER STORAGE	218 SQ. FT.
PUMP ROOM	55 SQ. FT.
FRONT PORCH	153 SQ. FT.
<b>TOTAL AREA</b>	<b>5,171 SQ. FT.</b>

**general note**

ALL DRAWINGS PREPARED BY THE FRONT DOOR DESIGN STUDIO ARE DESIGNED TO MEET THE REQUIREMENTS OF IRC 2021 ASSUMING WIND SPEEDS OF 142 MPH, SDC CATEGORY A. DRAWINGS ARE PREPARED AND CERTIFIED BY LICENSED ARCHITECT #LA 5271.



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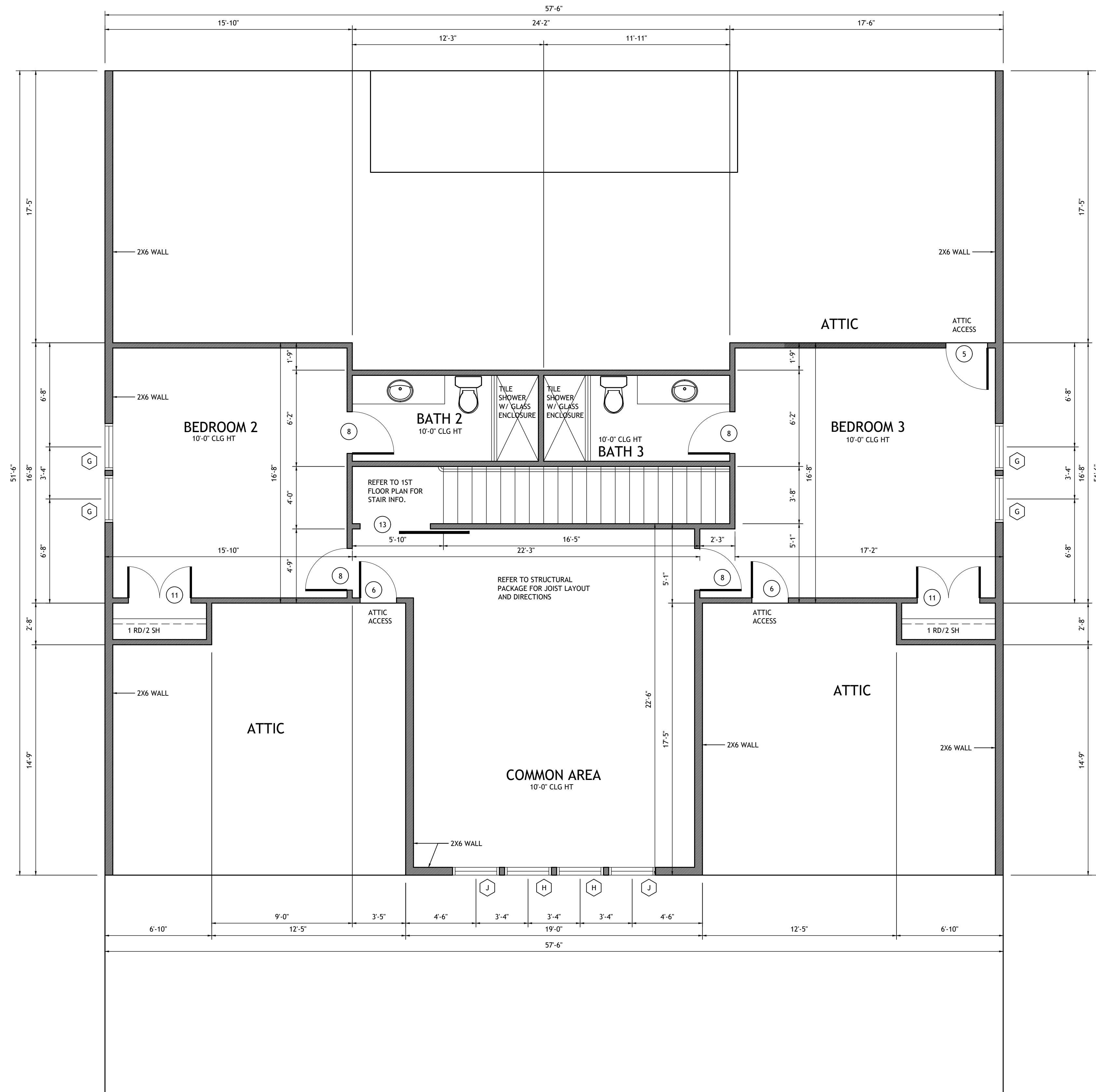
lot 55, treasure isle  
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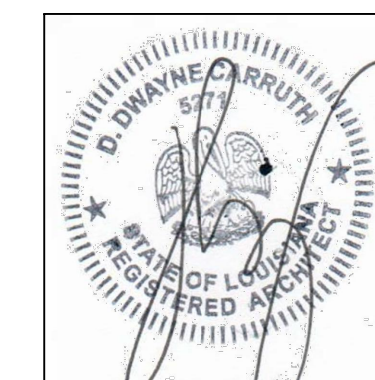
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a-1.2



floor plan - level 2  
scaled at 1/4" = 1'-0"



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lot 55, treasure isle  
slidell, louisiana

the divincinti residence

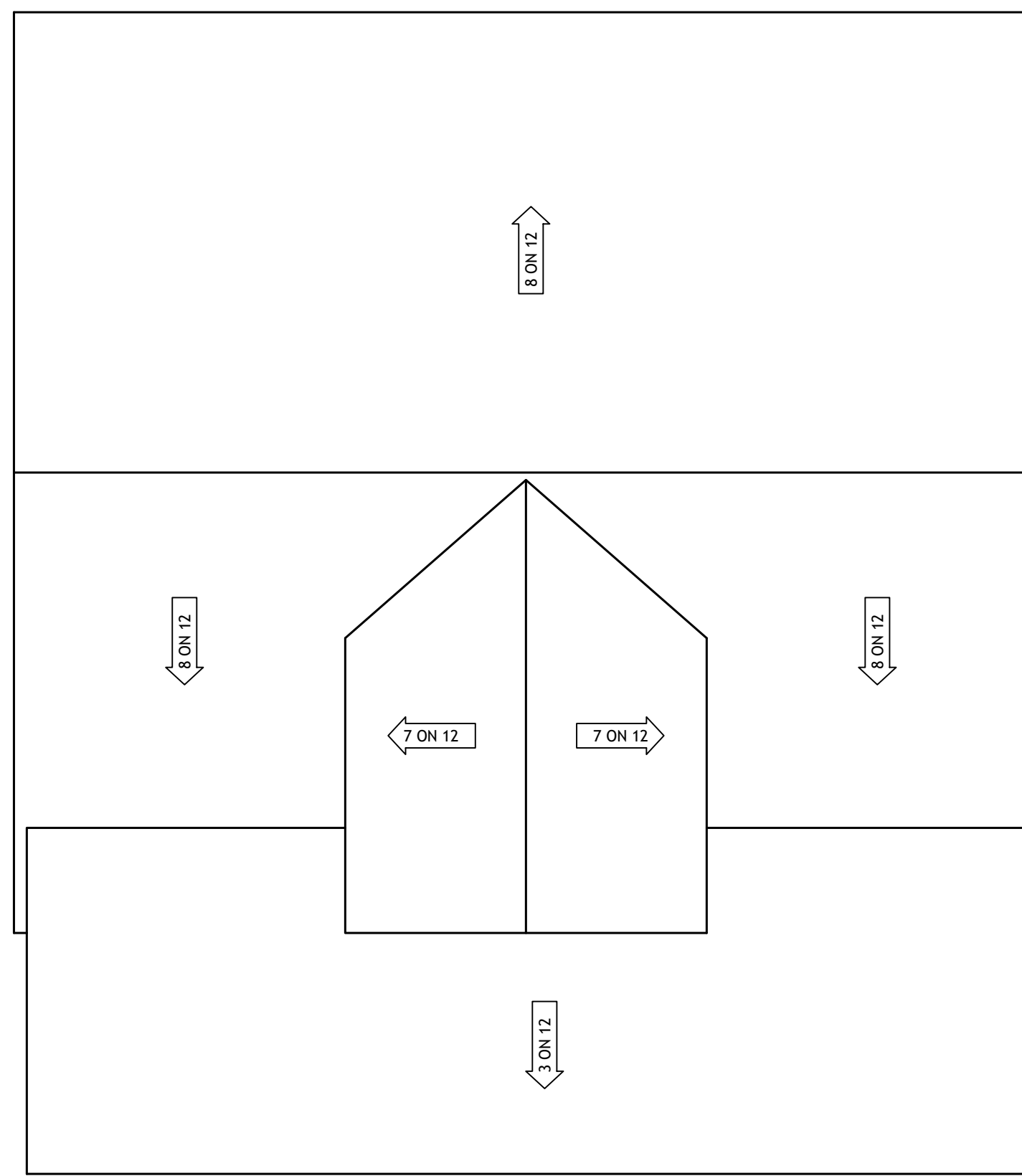
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a-1.3



roof plan

scaled at 1/8" = 1'-0"

DOOR SCHEDULE

MARK	SIZE	THICK	DESCRIPTION
1	3'-0" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE, 20 MIN RATING
2	6'-0" X 9'-0"	1 3/4"	PAIR, FIBERGLASS, EXTERIOR GRADE, 1 LITE , FULL GLASS
3	6'-0" X 8'-0"	1 3/4"	PAIR, 2 PANEL, FIBERGLASS, EXTERIOR GRADE
4	3'-0" X 8'-0"	1 3/4"	FIBERGLASS, EXTERIOR GRADE, 1 LITE, FULL GLASS
5	2'-8" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE
6	2'-4" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE
7	3'-0" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
8	2'-8" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
9	2'-4" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
10	3'-0" X 8'-0"	1 3/8"	2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE, POCKET
11	4'-0" X 8'-0"	1 3/8"	PAIR, 2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
12	3'-0" X 8'-0"	1 3/8"	PAIR, 2 PANEL, SMOOTH MASONITE FACE, INTERIOR GRADE
13	4'-6" X 8'-0"	1 3/8"	CUSTOM BARN DOOR ON SURFACE MOUNT TRACK, AS SELECTED BY OWNER
14	3'-0" X 8'-0"	1 3/4"	2 PANEL, FIBERGLASS, EXTERIOR GRADE
15	6'-0" X 8'-0"	STD	OVERHEAD GARAGE DOOR W/ AUTO OPENER, 142 MPH WIND RATED

WINDOW SCHEDULE

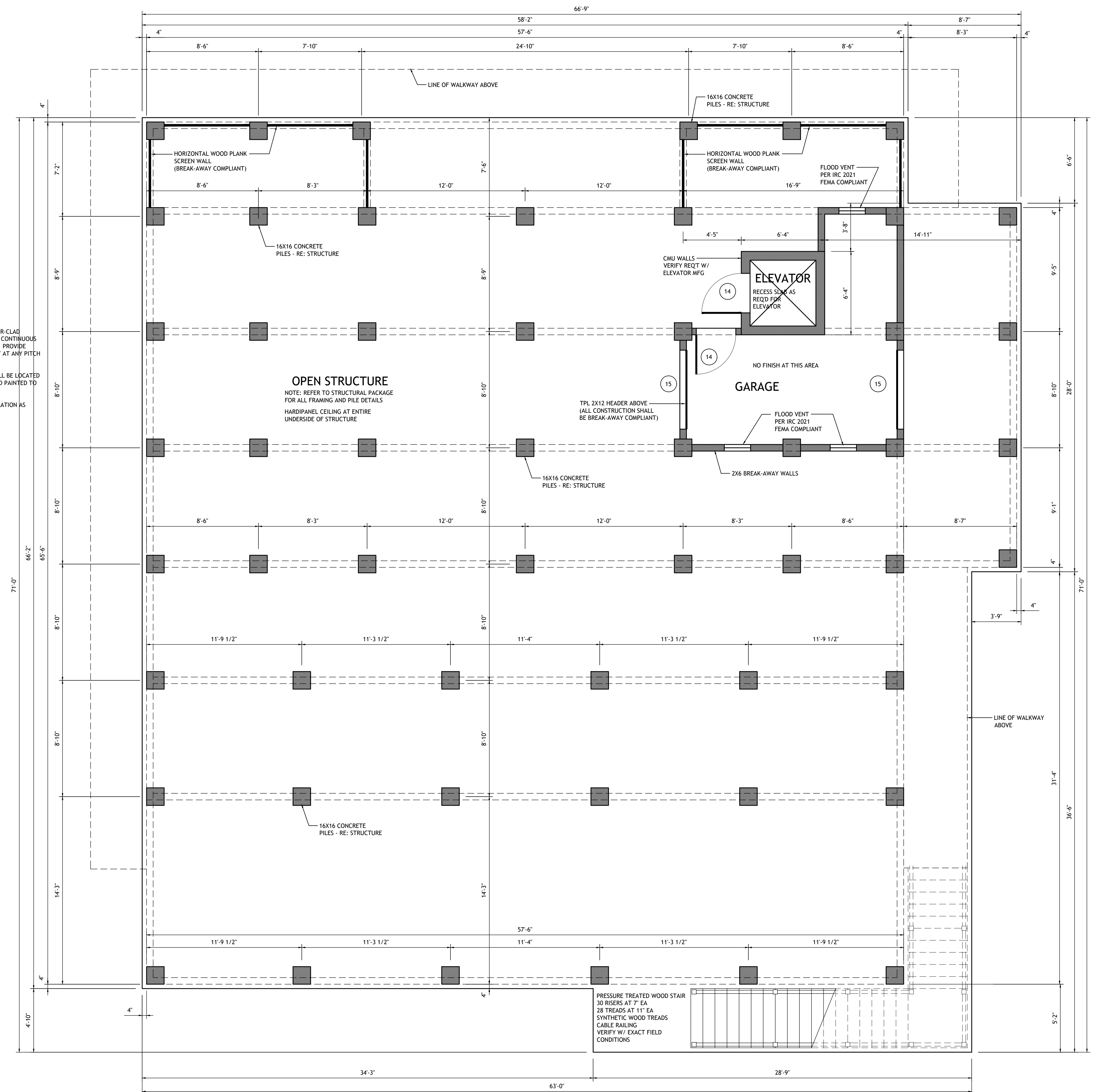
MARK	SIZE	LITES	DESCRIPTION
A	5'-0" X 6'-0"	1/1	FIXED, VINYL, INSULATING W/ 5'-0" X 2'-0", 1-LITE TRANSOM, MULLED
B	2 - 5'-0" X 6'-0"	1/1	PAIR, FIXED, VINYL, INSULATING W/ 5'-0" X 2'-0", 1-LITE TRANSOM, MULLED
C	8'-0" X 5'-6"	1	FIXED, VINYL, INSULATING
D	5'-0" X 5'-0"	1	FIXED, VINYL, INSULATING
E	3 - 4'-0" X 6'-0"	1/1	TRIPLE, FIXED, VINYL, INSULATING W/ 4'-0" X 2'-0" 1-LITE TRANSOMS, MULLED
F	4'-0" X 6'-0"	1/1	FIXED, VINYL, INSULATING W/ 4'-0" X 2'-0" 1-LITE TRANSOM, MULLED
G	3'-0" X 5'-6"	1	CASEMENT, VINYL, INSULATING
H	3'-0" X 5'-0"	1	FIXED, VINYL, INSULATING
J	3'-0" X 5'-0"	1	CASEMENT, VINYL, INSULATING

WINDOW NOTES:

- ALL WINDOWS TO HAVE 2" BRICK MOULD TRIM, TYPICAL.
- ALL WINDOW UNITS SHALL MEET ALL LOCAL WIND AND ENERGY REQUIREMENTS AS PER IRC 2021
- ALL WINDOWS SHALL HAVE BOTH INTERIOR AND EXTERIOR APPLIED, RAISED PROFILE MULLIONS
- TEMPERED GLAZING REQUIRED AS PER IRC 2021 R308.4.3 AT LOCATIONS AS LISTED.
- WINDOW MANUFACTURER TO PROVIDE AS REQUIRED.
- 1- PANE IS LARGER THAN 9 SQ FT
- 2- BOTTOM EDGE OF GLASS IS LESS THAN 18" AFF
- 3- TOP EDGE OF GLASS IS MORE THAN 36" AFF
- 4- ONE OR MORE WALKING SURFACE IS WITHIN 36" OF THE WINDOW
- 5- ALL DOOR GLAZING SHALL BE TEMPERED
- 6- ALL GLAZING WITHIN 24" OF A DOOR

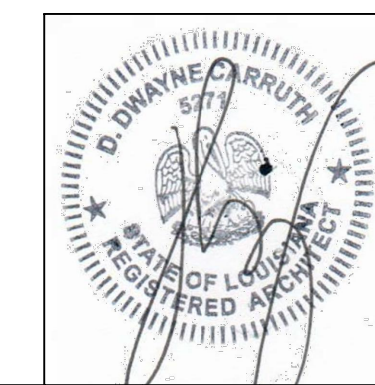
GENERAL ROOF NOTES:

- ALL ROOFING SHALL BE COLOR-CLAD STANDING SEAM METAL WITH CONTINUOUS RIDGE VENTS AT ALL RIDGES. PROVIDE ADDITIONAL VINYL UNDERLAY AT ANY PITCH LESS THAN 4 ON 12.
- ALL ROOF PROTRUSIONS SHALL BE LOCATED ON REAR ROOF SURFACES AND PAINTED TO MATCH ROOFING.
- PROVIDE MECHANICAL VENTILATION AS REQUIRED TO VENT ROOF



floor plan - grade level

scaled at 1/4" = 1'-0"



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slidell, louisiana

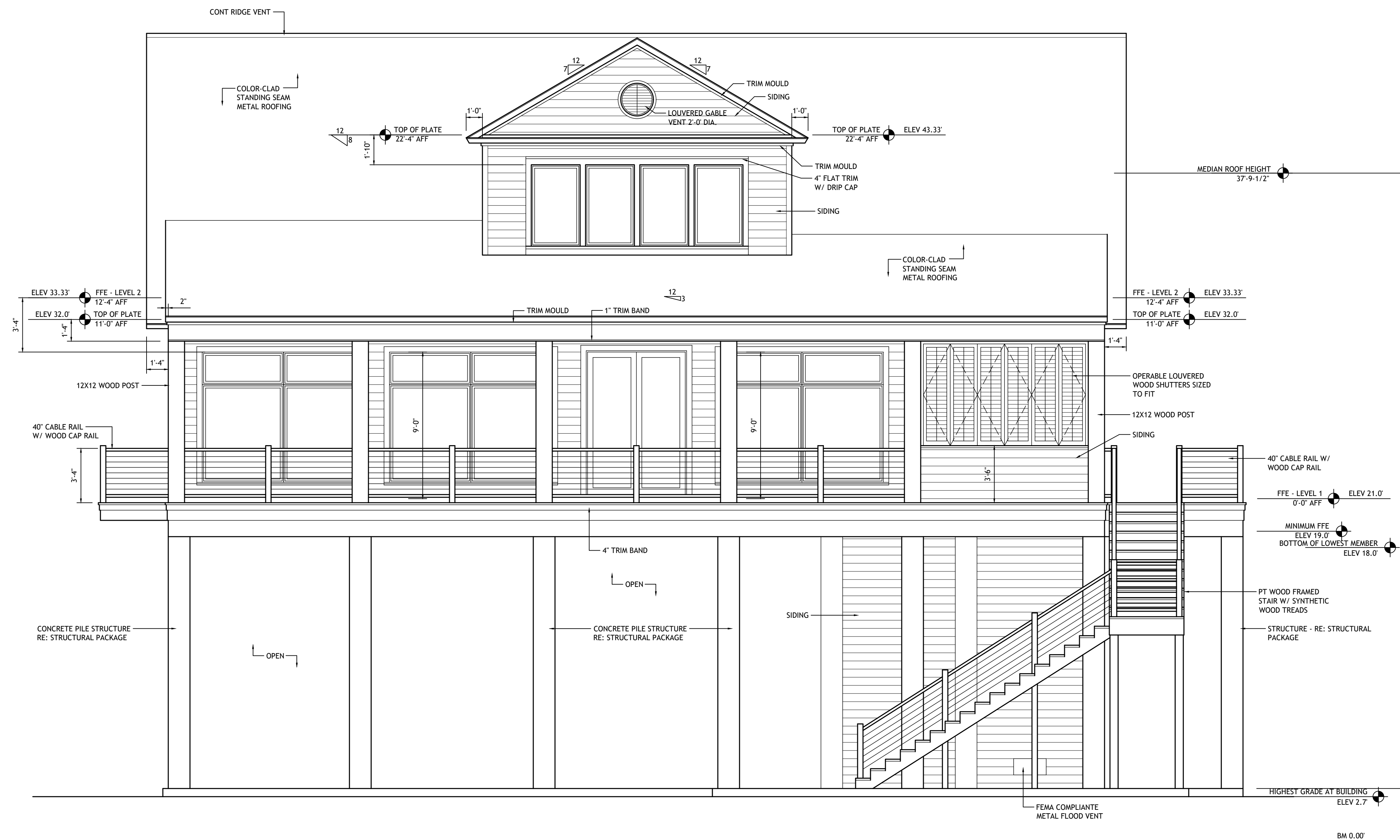
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project 21-154

december 11, 2023

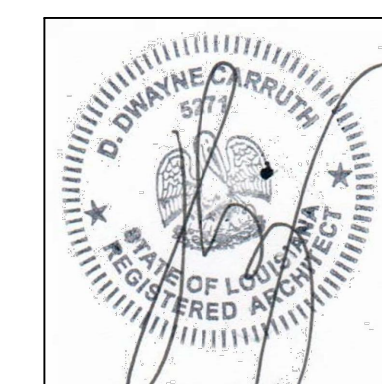
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a-1.4



rear elevation

scaled at 1/4" = 1'-0"



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lot 55, treasure isle  
slidell, louisiana

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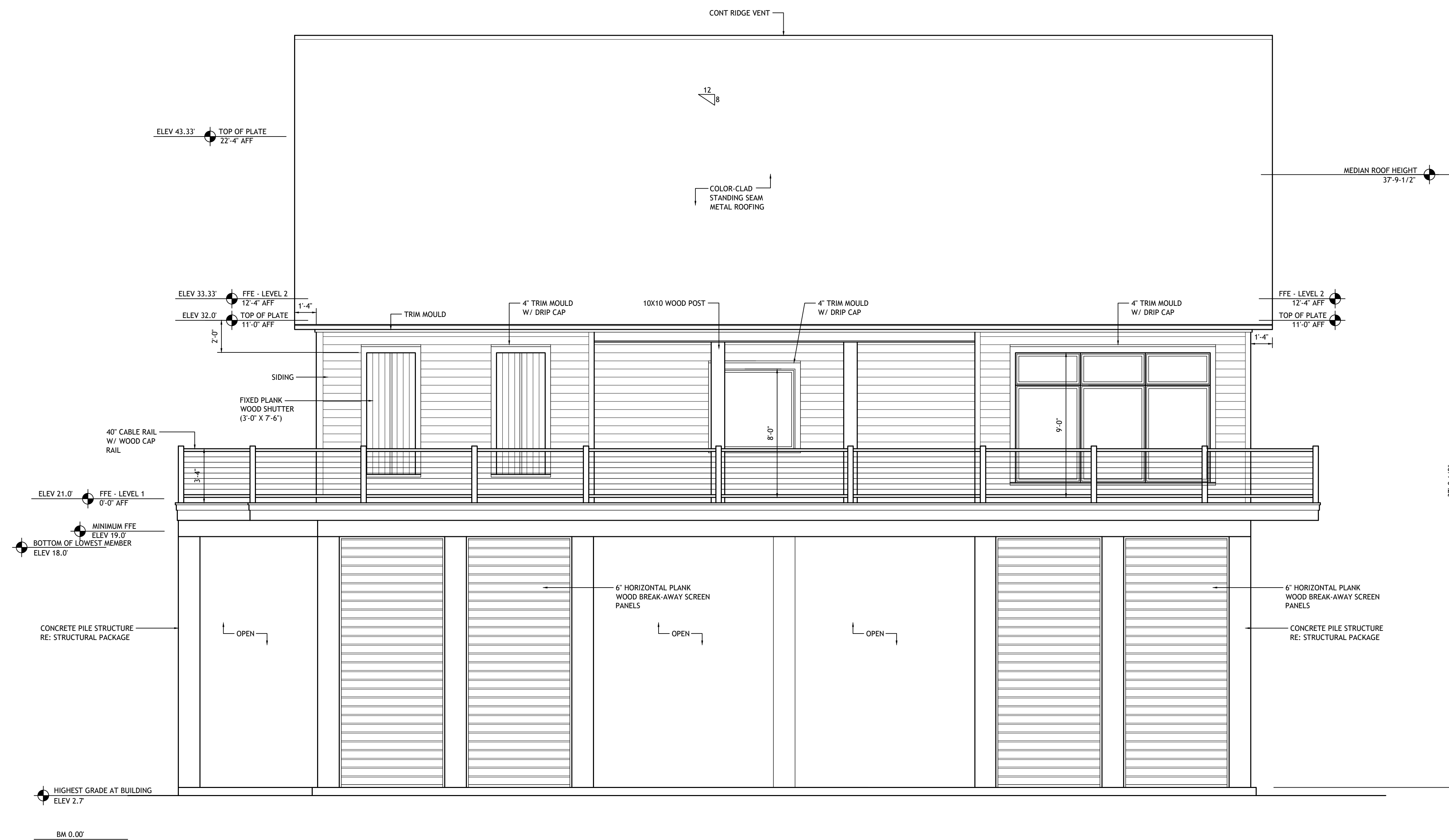
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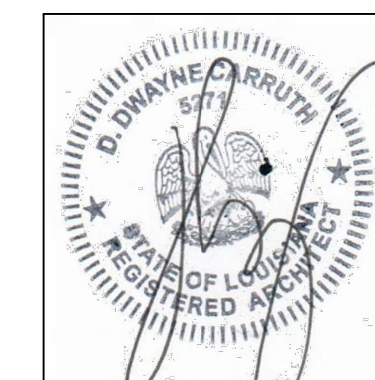
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a-2.1



rear side elevation

scaled at 1/4" = 1'-0"



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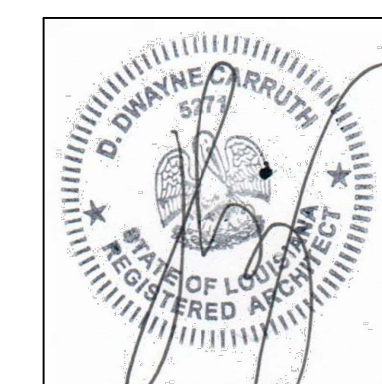
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a-2.2



left side elevation  
scaled at 1/4" = 1'-0"



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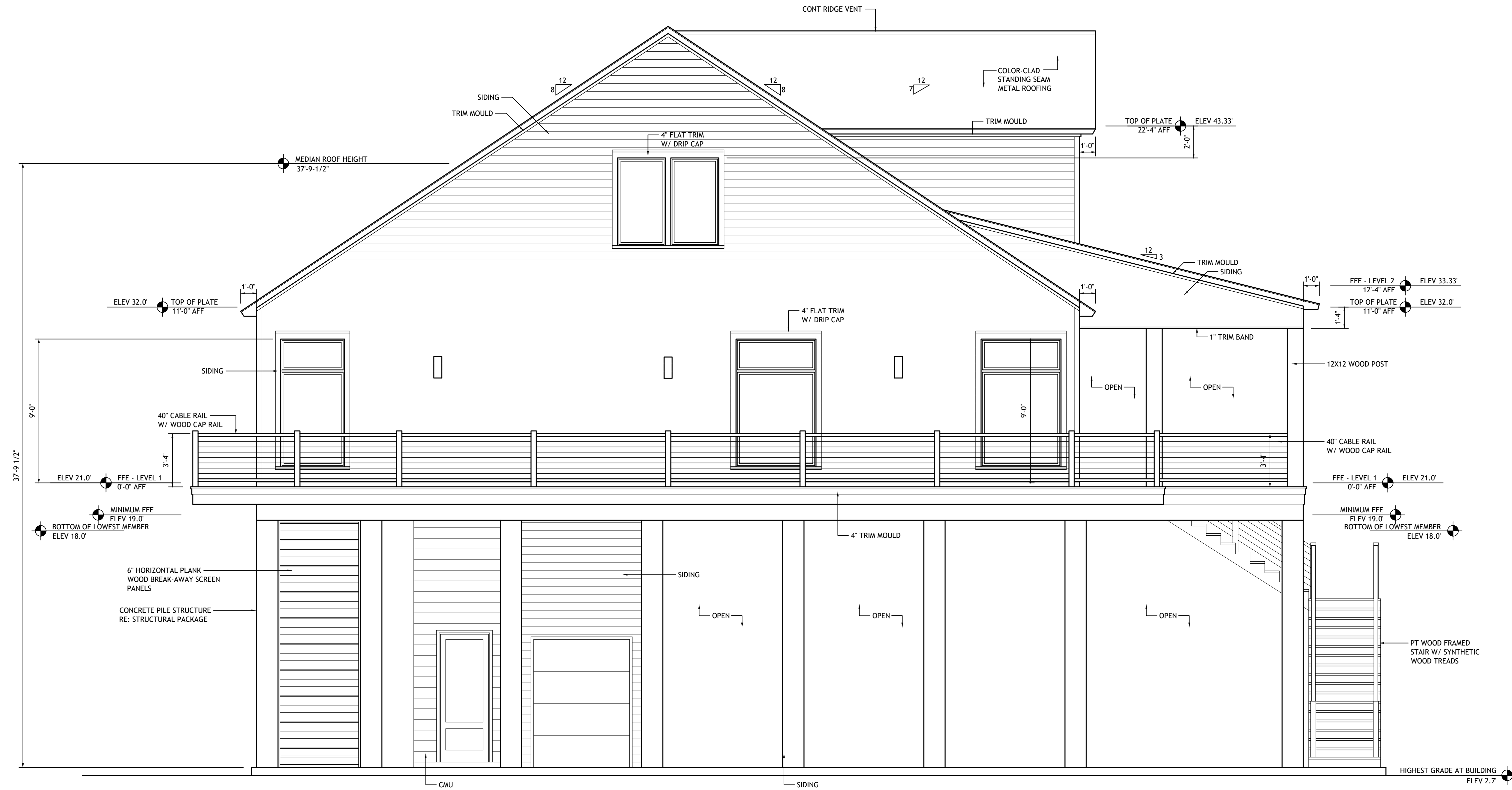
the divincinti residence

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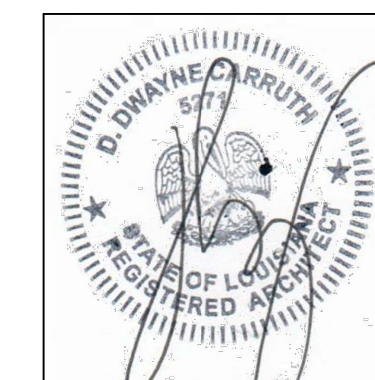
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a-2.3



right side elevation

scaled at 1/4" = 1'-0"



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the divincinti residence

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a-2.4

### FRAMING NOTES

- ALL FRAMING SHALL BE IN ACCORDANCE WITH IRC 2021, SECTION 602, 602.3(1) AND 602.3(2).
- REFER TO FLOOR PLANS AND BUILDING SECTIONS FOR FRAMING SIZES AND LOCATIONS, INCLUDING BEAMS, WALLS, RAFTERS, ETC.
- ALL WOOD SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE.
- PROVIDE JOIST HANGERS AS REQUIRED PER FRAMING. HANGERS SHALL BE SIMPSON OR EQUAL.
- ALL COLUMNS SHALL BE ANCHORED WITH SIMPSON ABU BASE, SIZED TO FIT COLUMN. TO PREVENT LATERAL DISPLACEMENT AS PER IRC 2021 SECTION 407.3.
- ALL SILLS SHALL BE PRESSURE TREATED AND HAVE 1/2" CONTINUOUS CAULK AND FOAM STRIP SEALER UNDER ALL PLATES.
- PROVIDE ALL BLOCKING AS REQUIRED TO PROVIDE FULL NAILING SURFACE FOR GYP BOARD, SIDING, ETC.
- ALL EXPOSED MATERIALS FOR SOFFITS, PATIOS, OVERHANGS, ETC SHALL BE EXTERIOR GRADE PRESSURE TREATED WOOD OR EQUIVALENT ROT-RESISTANT MATERIAL.
- WRAP ENTIRE BUILDING SURFACE WITH BUILDING PAPER (TYVEK OR EQUAL). INSTALL PER MANUFACTURER'S SPECS.
- ATTIC ACCESS SHALL BE PROVIDED TO ALL ATTIC AREAS. ACCESS OPENINGS SHALL BE MINIMUM 22X30" AND SHALL MAINTAIN 30" MINIMUM VERTICAL HEIGHT AT OPENING.
- ALL PENETRATIONS OF ANY WALL, FLOOR OR CEILING SHALL BE SEALED IN AN AIR-TIGHT MANNER. FLASH AND COUNTER FLASH AS REQUIRED.
- IN LOCATIONS AS NOTED ON PLANS, ENGINEERED FLOORS AND BEAM SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ANY ENGINEERED DRAWINGS OR SYSTEM SPECIFICATIONS.
- ALL BEAMS SHALL BE SIZED BY MANUFACTURER AND SHALL MEET LOAD AND DEFLECTION LIMITS PER IRC 2021, 602. PROVIDE FULL STUD BEARING UNDER ALL BEAM BEARING POINTS TO FOUNDATION. PROVIDE LATERAL SUPPORT VIA BLOCKING OR ANCHOR AS REQUIRED.
- GARAGE AND OTHER OVERSIZED OPENINGS SHALL BE FRAMED AS PER THE PORTAL FRAMING DETAIL ATTACHED.
- TALL WALL FRAMING SHALL BE BALLOON FRAMED AND CONSTRUCTED AS PER TALL WALL DETAIL ATTACHED.

**HURRICANE STRAPPING AND BRACES:**

- EXTERIOR SILL PLATES - SIMPSON MAS @ 24" OC
- FLOOR TO FLOOR TIES - SIMPSON CS200, 18GA @ 32" OC
- TRUSS/RAFTER TIES - SIMPSON H7, 16GA @ EACH RAFTER
- SHEAR WALLS - REFER TO SHEAR WALL NOTES
- ALL NAILING PATTERNS, SPLICES, ETC SHALL BE AS PER CODE.

**ROOF FRAMING NOTES:**

- EXTERIOR SILL PLATES - SIMPSON MAS @ 24" OC ALL WOOD FRAMED ROOF CONSTRUCTION SHALL COMPLY WITH IRC 2021, SECTION 802.
- ALL LUMBER SHALL BE NO. 2 GRADE SOUTHERN YELLOW PINE.
- CEILING JOIST SPANS SHALL BE AS PER PLANS BASED ON IRC 2015, 20F LIVE LOAD / 10F DEAD LOAD AND L/240 DEFLECTION ALLOWANCES.
- ALL RAFTERS SHALL BE MINIMUM 2X6, SPACED AT 24" OC UNLESS ADDITIONAL LOADING IS REQUIRED. ALL RIDGES, HIPPS AND VALLEYS SHALL BE MINIMUM 2X8 UNLESS OTHERWISE NOTED.
- ROOF SHALL BE FULLY BRACED AS PER IRC 2015.
- PROVIDE 2X4 COLLAR BRACING AT EVERY OTHER RAFTER IN THE TOP THIRD OF THE SPAN.
- CEILING JOISTS SHALL BE FASTENED TO EVERY OTHER RAFTER PER IRC 802.3.1 AND SHALL BE SECURED TO PLATE PER IRC 802.11.
- ALL BRACING SHALL BE T-BRACING AS REQUIRED
- PROVIDE 2X6 STRONGBACK AT THE CENTER OF ALL CEILING JOISTS WITH SPANS GREATER THAN 10' IN LENGTH.
- ROOF SHEATHING SHALL COMPLY WITH SPAN CHART AS PER IRC R503.2.1.(1)

### SHEAR WALL NOTES

SHEAR WALL CALCULATIONS BASED ON DESIGN WIND SPEED OF 130 MPH AND IRC 2021. SHEAR WALL DESIGN BASED ON WIND PRESSURE COEFFICIENTS AND LOAD COMBINATIONS AS PER ASCE 7 FOR WIND LOADS.

**ONE-STORY PLANS:**

SHEAR WALLS SHALL BE LOCATED AS PER PLANS AND BE A MINIMUM LENGTH AS NOTED ON FLOOR PLAN.

**GYPSON BOARD WALLS**

SHEAR WALLS BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 1/2" GYPSON BOARD AT BOTH SIDES.

GYPSON BOARD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 5D COOLER (.086 X 1-5/8", 15/64" HEAD) OR WALLBOARD NAIL (.086X1-5/8", 9/32" HEAD) OR .120" NAIL X 1-1/2", MIN 3/8" HEAD. DRYWALL SCREWS MAY NOT BE USED FOR SHEAR WALL CONSTRUCTION.

THE SPACING OF THE NAILING OF THE GYPSON BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HTA OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 4'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

**PLYWOOD WALLS**

SHEAR WALLS BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 3/8" WOOD SHEATHING AT BOTH SIDES.

PLYWOOD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 6D COMMON OR GALVANIZED BOX NAILS

THE SPACING OF THE NAILING OF THE GYPSON BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED. JOINTS SHALL BE OFFSET AND NOT ALIGNED ON THE SAME STUD.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HTA OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 2'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

**TWO-STORY PLANS:**

SHEAR WALLS SHALL BE LOCATED AS PER PLANS AND BE A MINIMUM LENGTH AS NOTED ON FLOOR PLAN. FOR 1-STORY WALLS WITH NO SECOND FLOOR ABOVE REFER TO ONE-STORY NOTES.

**GYPSON BOARD WALLS**

SHEAR WALLS SHALL BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 1/2" GYPSON BOARD AT BOTH SIDES.

GYPSON BOARD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 5D COOLER (.086 X 1-5/8", 15/64" HEAD) OR WALLBOARD NAIL (.086X1-5/8", 9/32" HEAD) OR .120" NAIL X 1-1/2", MIN 3/8" HEAD. DRYWALL SCREWS MAY NOT BE USED FOR SHEAR WALL CONSTRUCTION.

THE SPACING OF THE NAILING OF THE GYPSON BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED DOWN THROUGH THE 2ND FLOOR TO AN IN-LINE SHEAR WALL ON THE 1ST FLOOR WITH A SET OF SIMPSON STRONG TIE HTA OR BETTER (ONE ON DOUBLE STUDS ON THE 2ND FLOOR AND THE OTHER ON DOUBLE STUDS ON THE 1ST FLOOR) WITH A 5/8" DIA THREADED ROD SET BETWEEN THE TWO HTAs. THE MATCHING TENSION STUDS ON THE 1ST FLOOR MUST BE ANCHORED TO THE SLAB AS PER BELOW.

THE BOTTOM PLATE SHALL BE NAILED TO A SOLID JOIST OR BLOCKING BETWEEN THE FLOORS WITH 16D COMMON NAILS AT 16" OC MAX.

EACH END OF THE SHEAR WALL (AT 1ST FLOOR) SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HTA OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 4'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

**PLYWOOD WALLS**

SHEAR WALLS BE CONSTRUCTED OF 2X4 STUDS (UNLESS OTHERWISE NOTED) AT 16" OC WITH 3/8" WOOD SHEATHING AT BOTH SIDES.

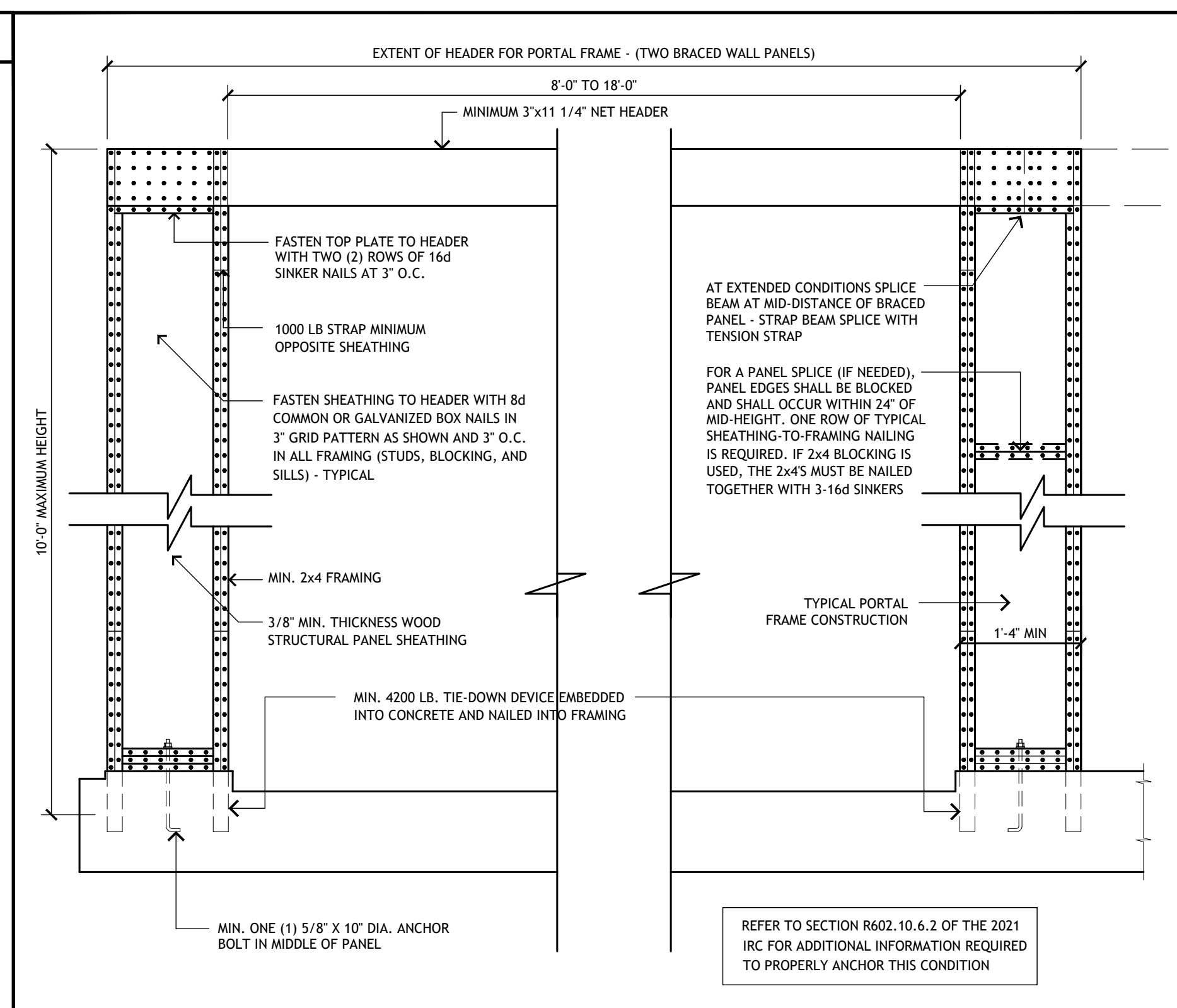
PLYWOOD SHALL BE NAILED TO THE WOOD STUDS SPACED AT NO MORE THAN 16" OC WITH 6D COMMON OR GALVANIZED BOX NAILS

THE SPACING OF THE NAILING OF THE GYPSON BOARD SHALL BE 4" OC INCLUDING ALL EDGES. ALL EDGES SHALL BE FULLY BLOCKED. JOINTS SHALL BE OFFSET AND NOT ALIGNED ON THE SAME STUD.

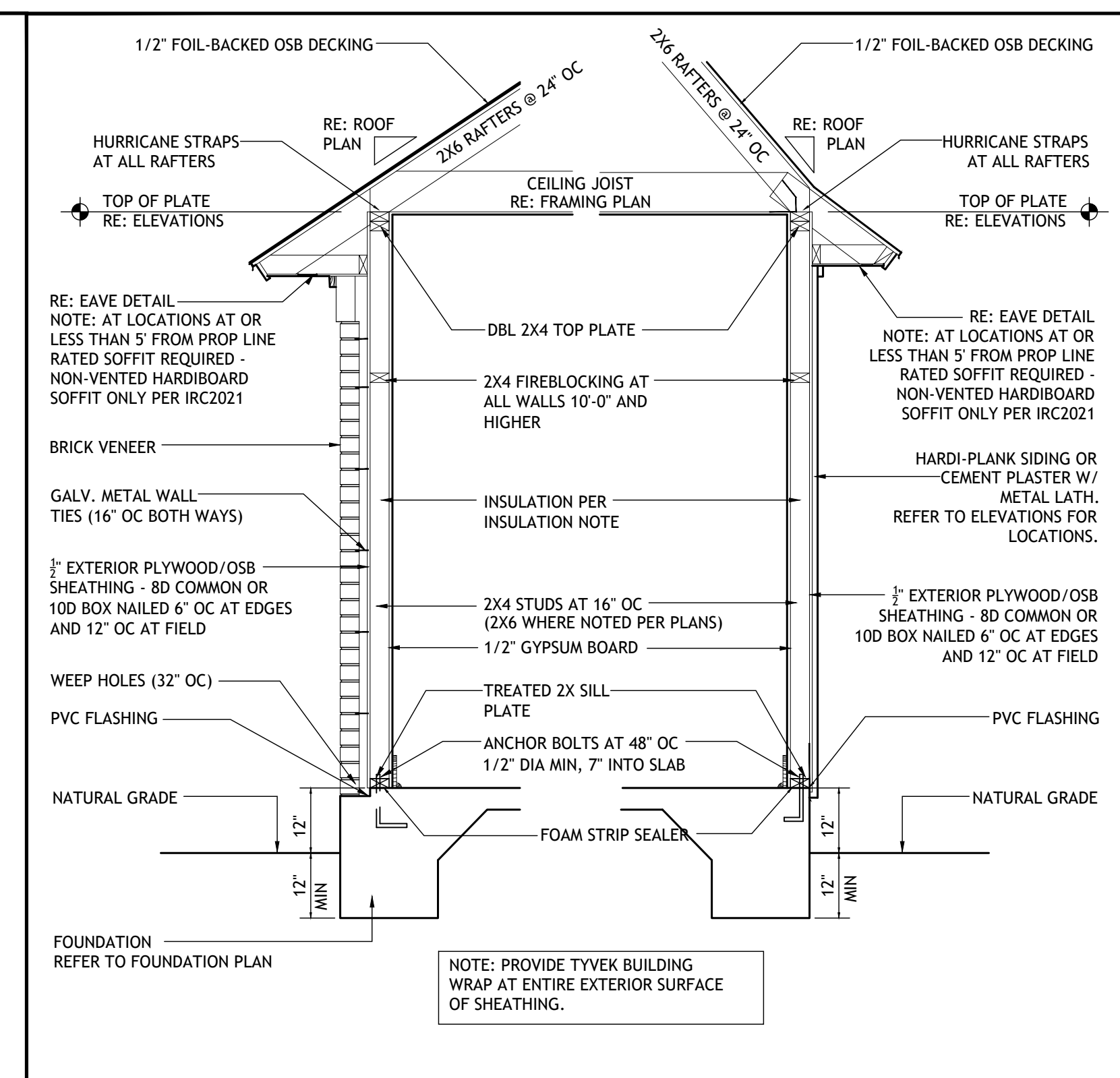
EACH END OF THE SHEAR WALL SHALL BE ANCHORED DOWN THROUGH THE 2ND FLOOR TO AN IN-LINE SHEAR WALL ON THE 1ST FLOOR WITH A SET OF SIMPSON STRONG TIE HTA OR BETTER (ONE ON DOUBLE STUDS ON THE 2ND FLOOR AND THE OTHER ON DOUBLE STUDS ON THE 1ST FLOOR) WITH A 5/8" DIA THREADED ROD SET BETWEEN THE TWO HTAs. THE MATCHING TENSION STUDS ON THE 1ST FLOOR MUST BE ANCHORED TO THE SLAB AS PER BELOW.

EACH END OF THE SHEAR WALL SHALL BE ANCHORED TO THE SLAB WITH A SIMPSON STRONG TIE HTA OR BETTER WITH A 5/8" DIA THREADED ROD WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.

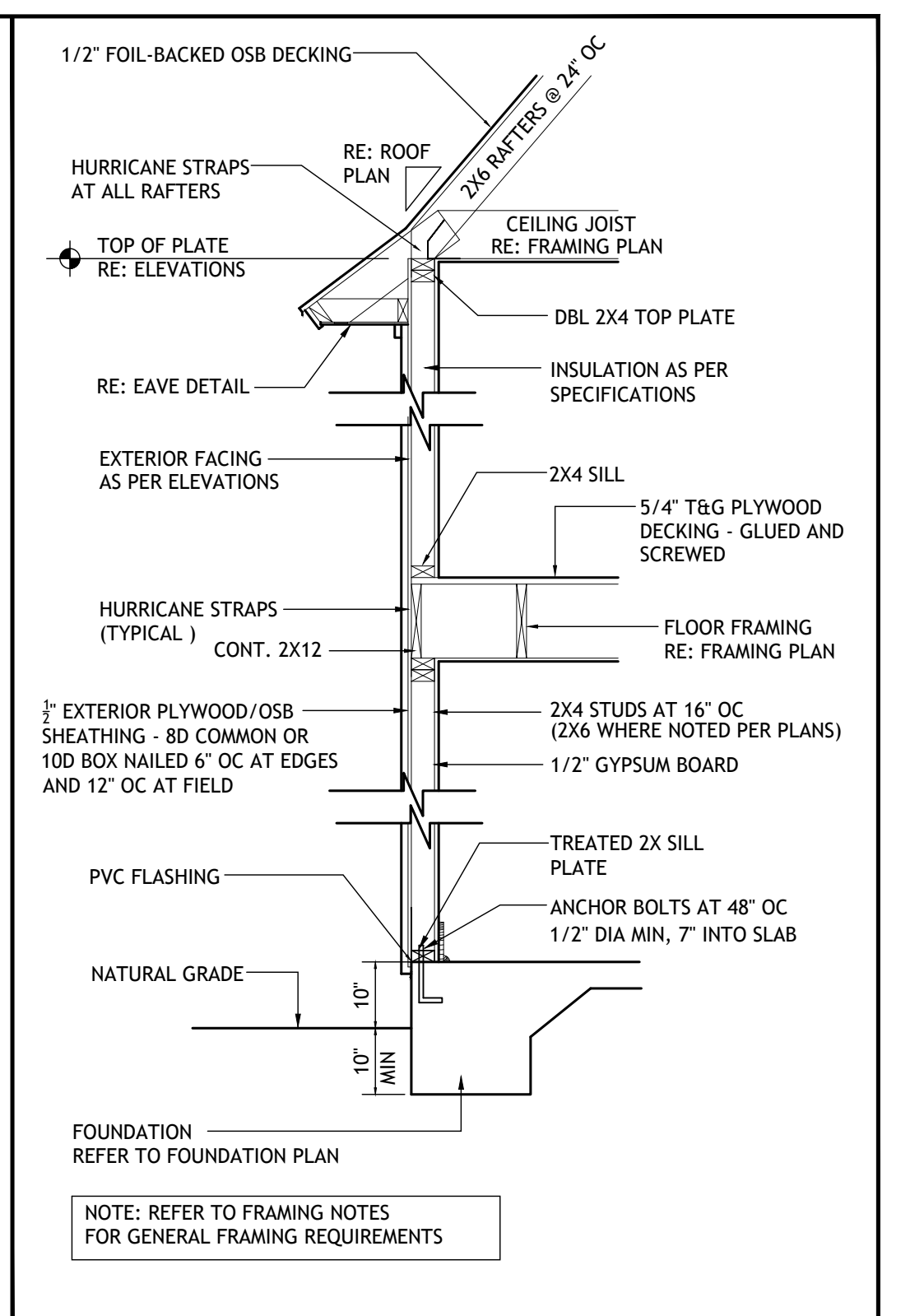
THE BOTTOM PLATE OF THE WALL SHALL BE ANCHORED TO SLAB WITH 5/8" DIA THREADED ROD AT MAX 2'-0" OC WITH 6" MIN EMBEDMENT AND EPOXIED INTO THE CONCRETE WITH EITHER HILTI HIT-RE 100 EPOXY OR SIMPSON STRONG TIE SET-XP EPOXY.



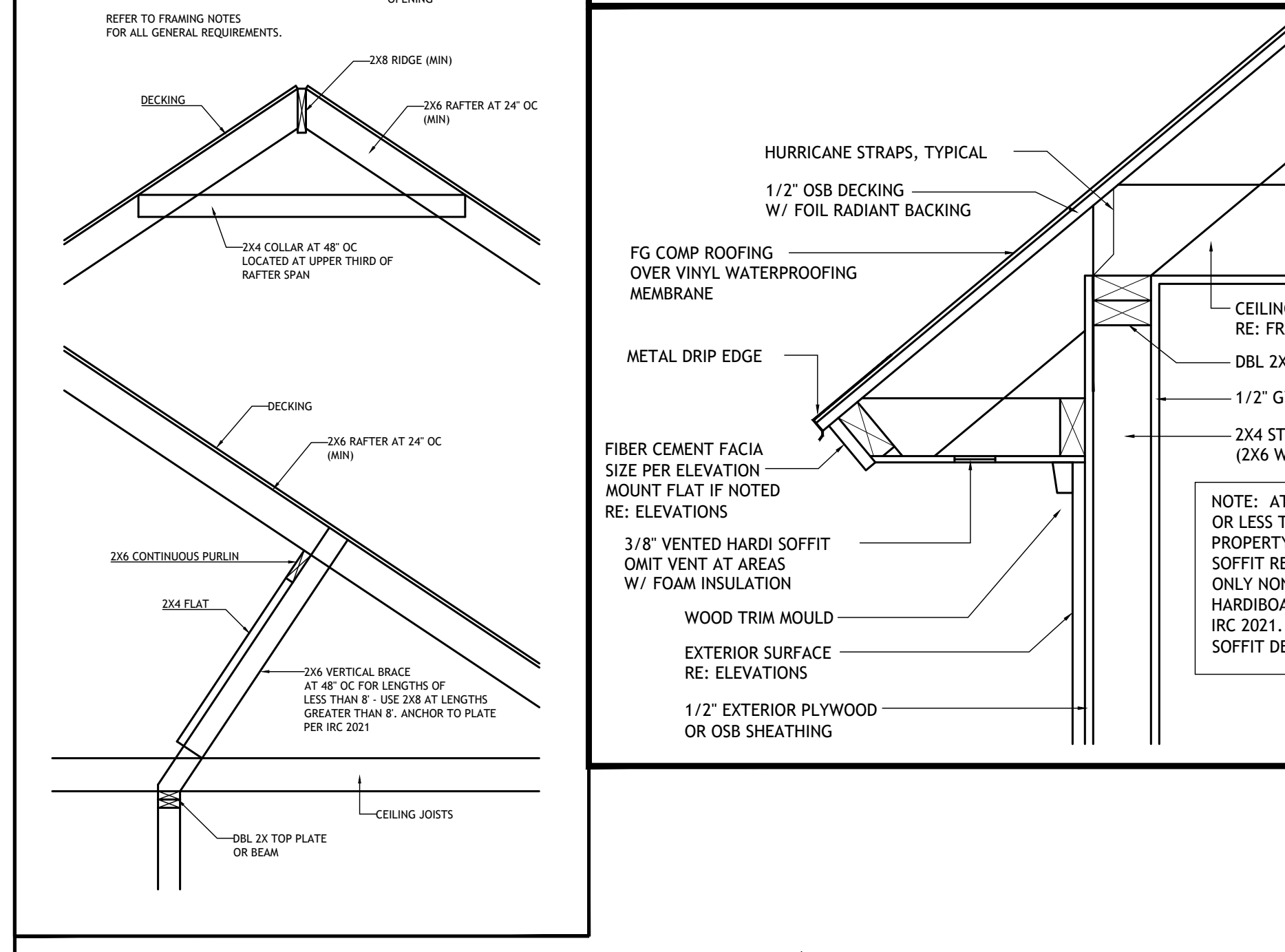
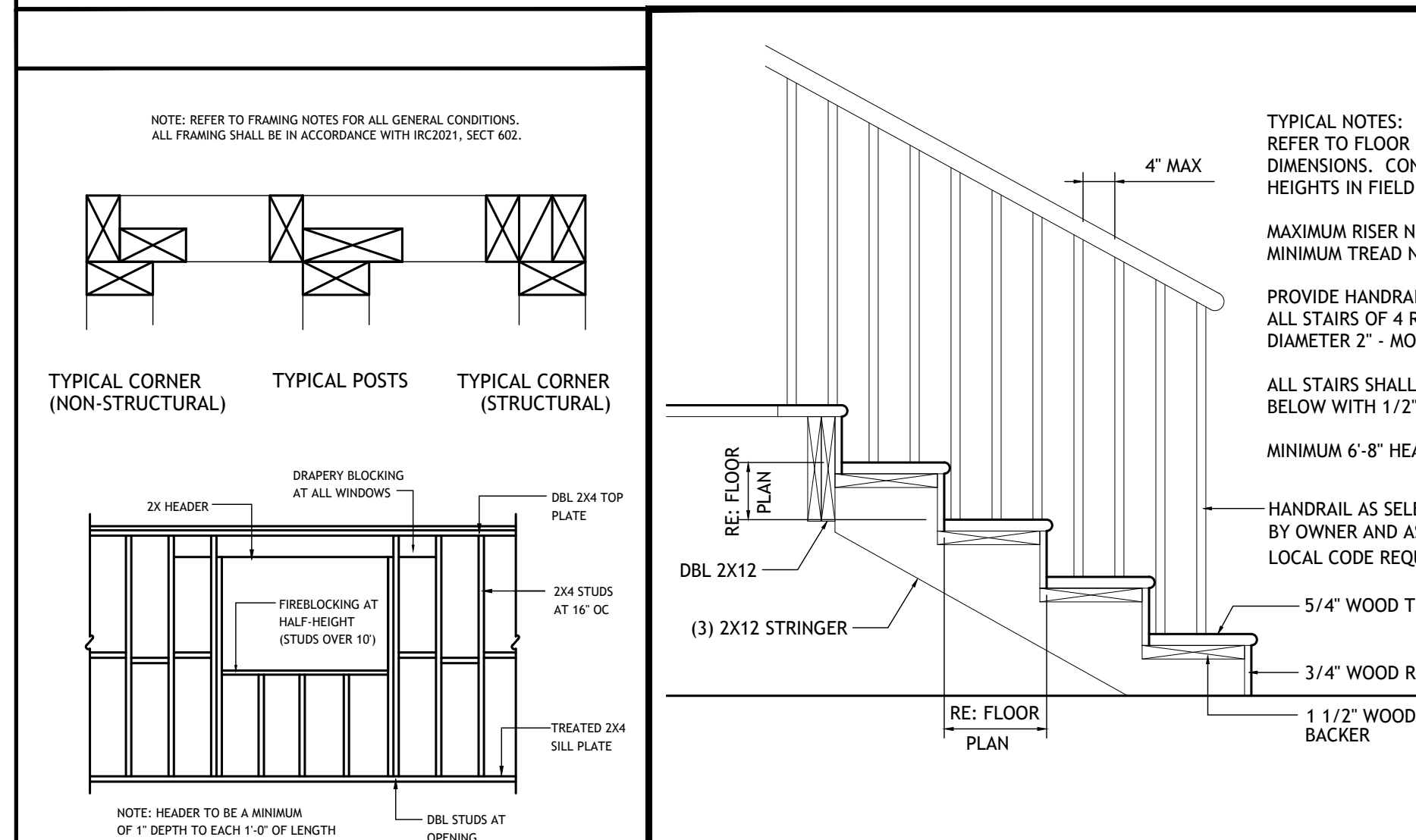
**PORTAL FRAMING DETAIL**  
NOT TO BE SCALED



**TYPICAL WALL SECTION - ONE STORY WALLS**  
SCALED AT 1/2" = 1'-0"



**TYPICAL WALL SECTION - TWO STORY WALLS**  
SCALED AT 1/2" = 1'-0"



### HEADER SPAN TABLE

SINGLE STORY		TWO STORY	
2X6	4'-6" MAX	2X6	3'-2" MAX
2X8	5'-9" MAX	2X8	4'-1" MAX
2X10	7'-0" MAX	2X10	4'-11" MAX
2X12	8'-1" MAX	2X12	5'-9" MAX

SPAN CALCULATIONS ARE BASED ON IRC 2021 TABLE 602.7(1) ASSUMING ALLOWABLE BEARING OF 30 PSF / 28 SPAN. CHANGES IN LENGTH MAY BE REQUIRED PENDING DIFFERING BUILDING WIDTHS. REFER TO IRC 2021 TABLE 602.7(1) FOR ADDITIONAL SIZES AND LENGTHS.

### TYPICAL INSULATION NOTES

CONTRACTOR SHALL PROVIDE INSULATION AS SPECIFIED:

WALLS	R-13 BATT
CEILINGS - STANDARD	R-30 BLOWN
CEILINGS - VAULTED	R-30 BATT
FLOORS (2-STORY ONLY)	R-19 BATT

PROVIDE INTERIOR INSULATION AROUND ALL BATHROOMS AND BETWEEN ALL LIVING SPACES AND BEDROOM WALLS, TYPICAL

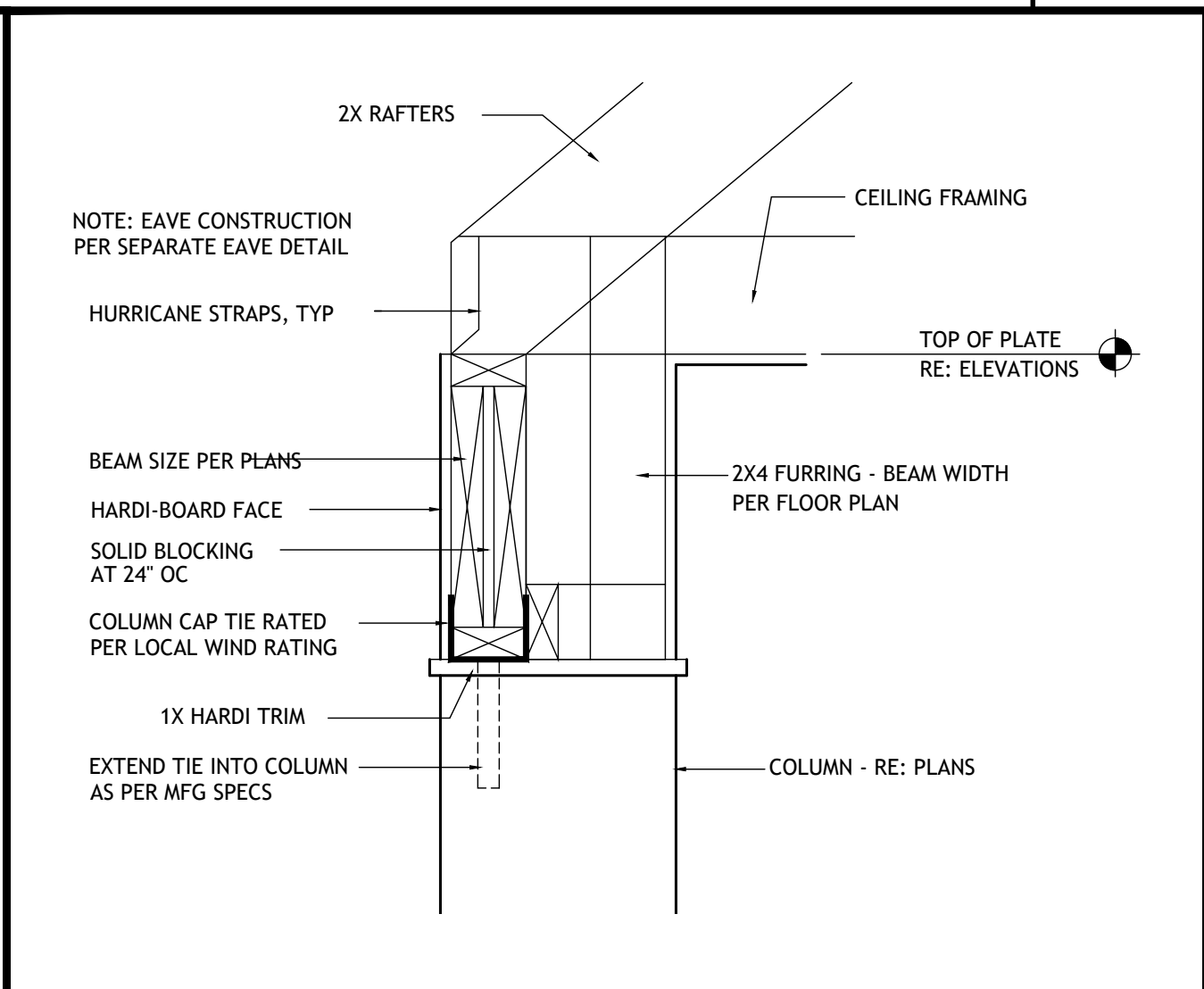
INSULATOR SHALL SEAL ALL PERIMETER WALL PLATES

INSULATOR SHALL NOT USE EXPANSIVE SEALERS AROUND WINDOWS AND DOORS AS IT AFFECTS THEIR PROPER OPERATION.

### TERMITE PROTECTION

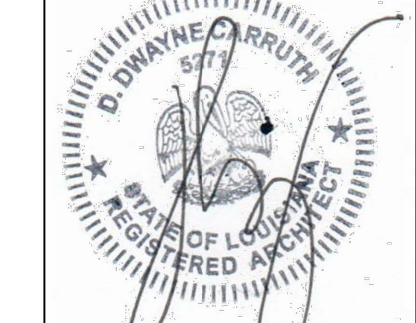
ALL SLABS SHALL BE TERMITE TREATED AND PROTECTED AS PER IRC 2021 R320. CONTRACTOR SHALL PROVIDE A 12 MONTH CERTIFICATION TO OWNER AT COMPLETION.

**TYPICAL STAIR DETAIL**  
SCALED AT 3/4" = 1'-0"



**TYPICAL EAVE DETAIL**  
SCALED AT 1-1/2" = 1'-0"

**TYPICAL EAVE DETAIL**  
SCALED AT 1-1/2" = 1'-0"



builder shall be allowed to deviate from all plans and specifications in such that given changes do not affect structural or design integrity - builder shall verify all dimensions - plans remain the property of the front door design studio and are released for the sole residence hereby noted - illegal use of drawings will be prosecuted

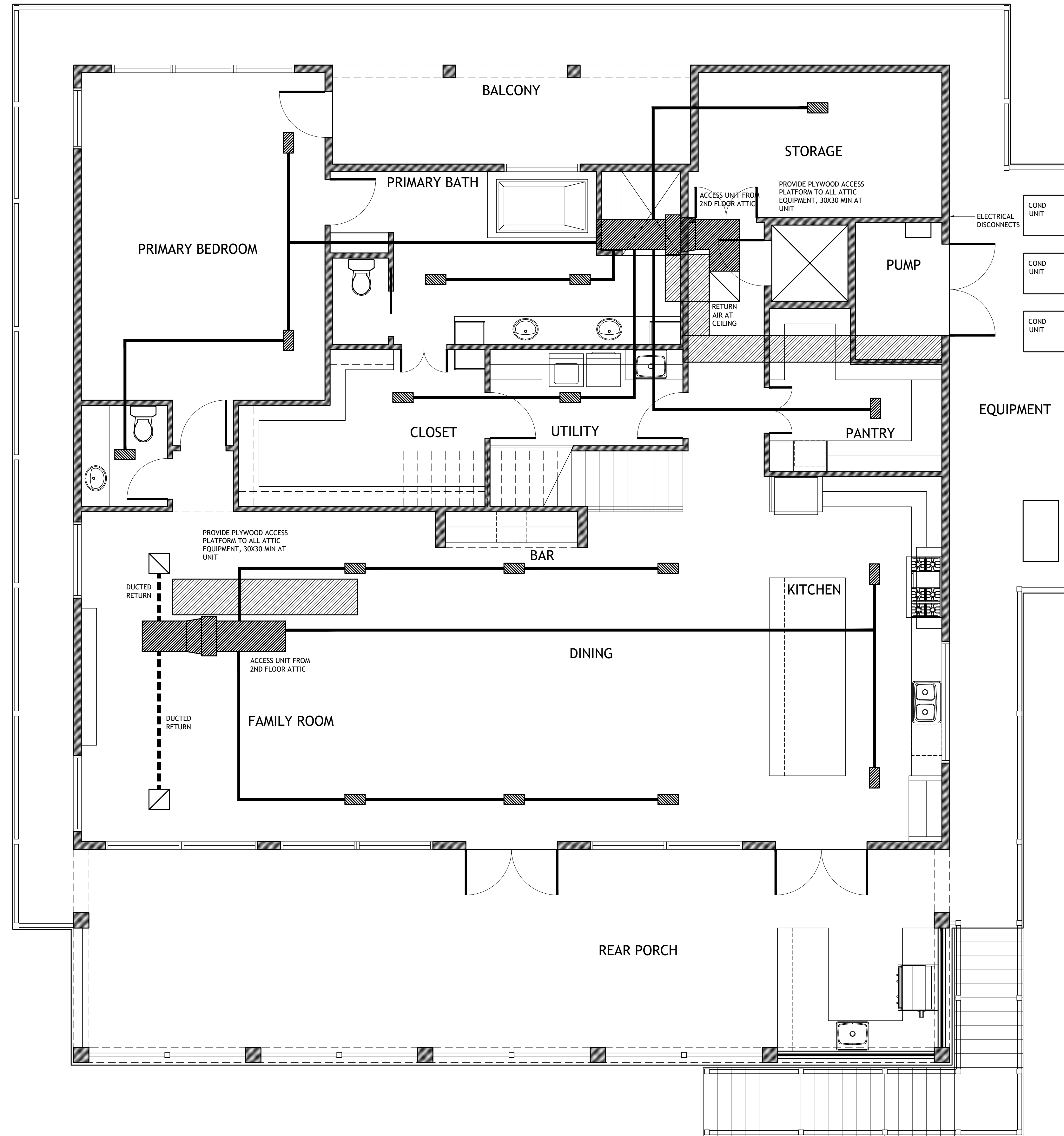
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**HVAC NOTES:**

**ALL UNITS**

HEATING: GAS FIRED, HORIZONTAL FLOW, ATTIC INSTALLATION  
SIZED PER MANUFACTURER'S RECOMMENDATION

**GENERAL HVAC NOTES:**

1. RETURN AIR: CEILING MOUNT, WHITE; UNIT A = 20 X 30
2. COIL DRAINS CONNECTED TO PLUMBING WITH 1 1/2" P-TRAP
3. DUCTS: 26 GA. GALVANIZED SHEETMETAL WITH 2" INSULATION WRAP. OR FOIL-WRAPPED INSULATED FLEX DUCT
4. REGISTERS: 8X16, THREE-WAY DIFFUSER, W/ SHUT OFF, WHITE
5. VOLUME CONTROL DAMPERS INSTALLED AT EACH BRANCH CONNECTION.
6. INSTALL DRAIN PAN WITH FLOAT SWITCH UNDER EVAPORATOR COIL.
7. COPPER REFRIGERANT LINES WITH ARMAFLEX INSULATION.
8. MANUFACTURER SHALL VERIFY LOCATIONS OF ALL REGISTERS, DUCT ROUTING AND SIZING TO COMPLY WITH MFG RECOMMENDATIONS
9. INSTALLER SHALL BALANCE ENTIRE SYSTEM AFTER POWER AT RESIDENCE HAS BEEN PROVIDED AND PRIOR TO OWNER OCCUPANCY.
10. INSTALL PLYWOOD ACCESS WALKWAY AND SERVICE PLATFORM. PLATFORM SHALL BE A MINIMUM OF 30X30 AT THE UNIT.

**GENERAL MECHANICAL NOTES:**

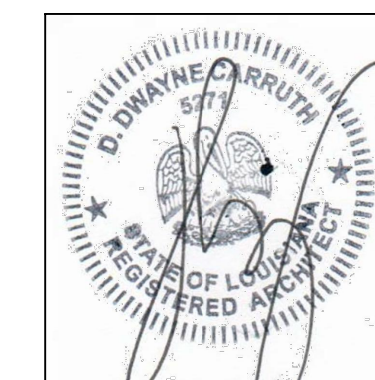
1. ALL VENTS, STACKS, AND ROOF JACKS SHALL BE LOCATED ON REAR ROOF SURFACE, AND PAINTED TO MATCH ROOF COLOR.
2. ALL VENTED KITCHEN HOODS SHALL VENT DIRECTLY TO THE EXTERIOR SHALL BE 6" HARD METAL PIPE AND CFM OF 250 LENGTH NOT TO EXCEED 25' AS PER IRC 2021
3. ALL TOILET ROOMS SHALL BE EQUIPPED WITH MECHANICAL VENTILATION AND VENTED DIRECT TO EXTERIOR
4. DRYER VENTS SHALL VENT DIRECT TO THE EXTERIOR AND MADE OF 4" HARD METAL PIPE AND LENGTH NOT TO EXCEED 12" REQUIREMENTS AS PER IRC 2021
5. ALL EXHAUST FANS SHALL BE MIN 50 CFM, W/ 4" FLEX PIPE LENGTH NOT TO EXCEED 56' AS PER IRC 2021

**WATER HEATER NOTE:**

1. PROVIDE GAS TANKLESS WATER HEATERS AS REQUIRED FOR THE CAPACITY OF THE HOUSE. UNITS SHALL BE FIELD LOCATED AND BE READILY ACCESSIBLE AND VENTED AS REQUIRED PER IRC 2021

**hvac plan - level 1**

scaled at 1/4" = 1'-0"



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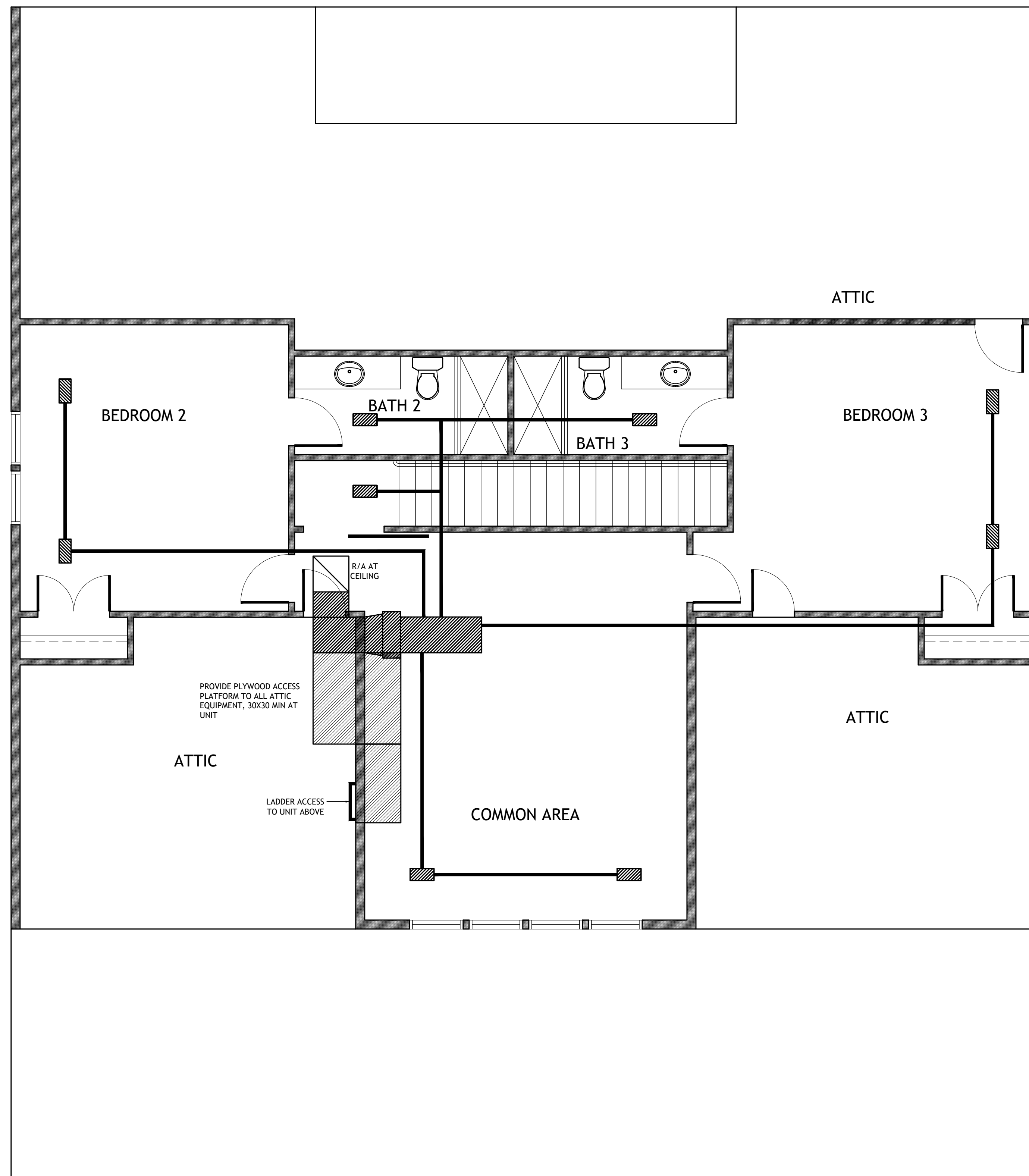
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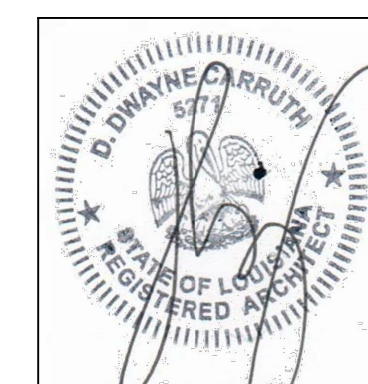
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m-1.1



hvac plan - level 2

scaled at 1/4" = 1'-0"



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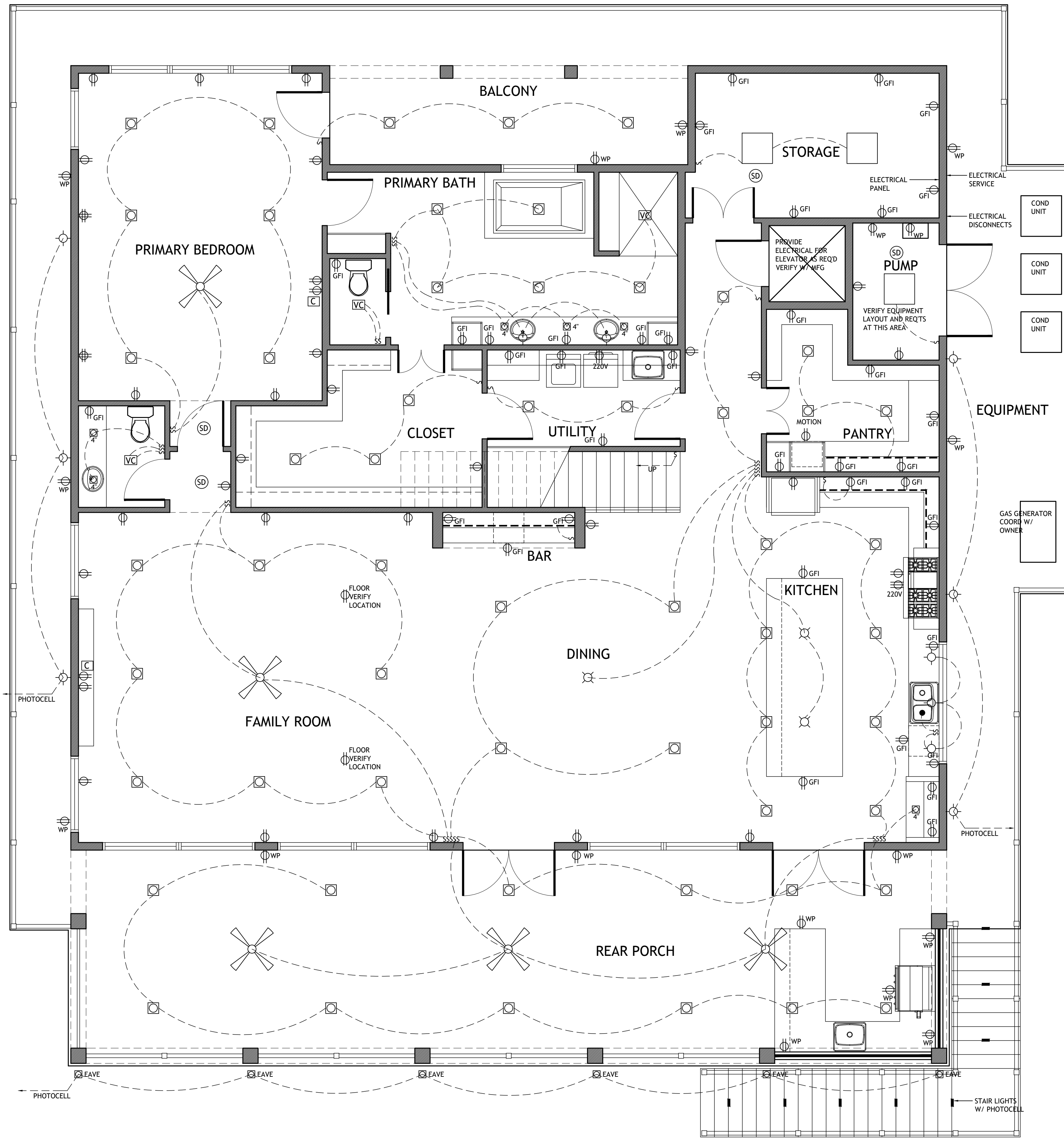
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m-1.2



ELECTRICAL LEGEND	
	CEILING FAN
	RECESSED LED
	RECESSED LED 4" CAN
	LED EAVE LIGHTING
	CEILING MOUNT INCANDESCENT
	WALL MOUNT INCANDESCENT
	SWITCH
	SWITCH, DIMMABLE
	1X4, 2 BULB FLUORESCENT
	OUTLET
	OUTLET, 220V
	OUTLET, GFI GROUNDED, EXTERIOR
	CABLE OUTLET
	TELEPHONE
	VENT / RECESSED CAN LIGHT COMBO
	VENT
	SMOKE DETECTOR
	ALARM KEYPAD, BY OTHERS
	DOOR BELL
	EXTERIOR FLOOD LIGHT

**ELECTRICAL NOTES**

SERVICE: 120/240 V, 1 PH., 3 W

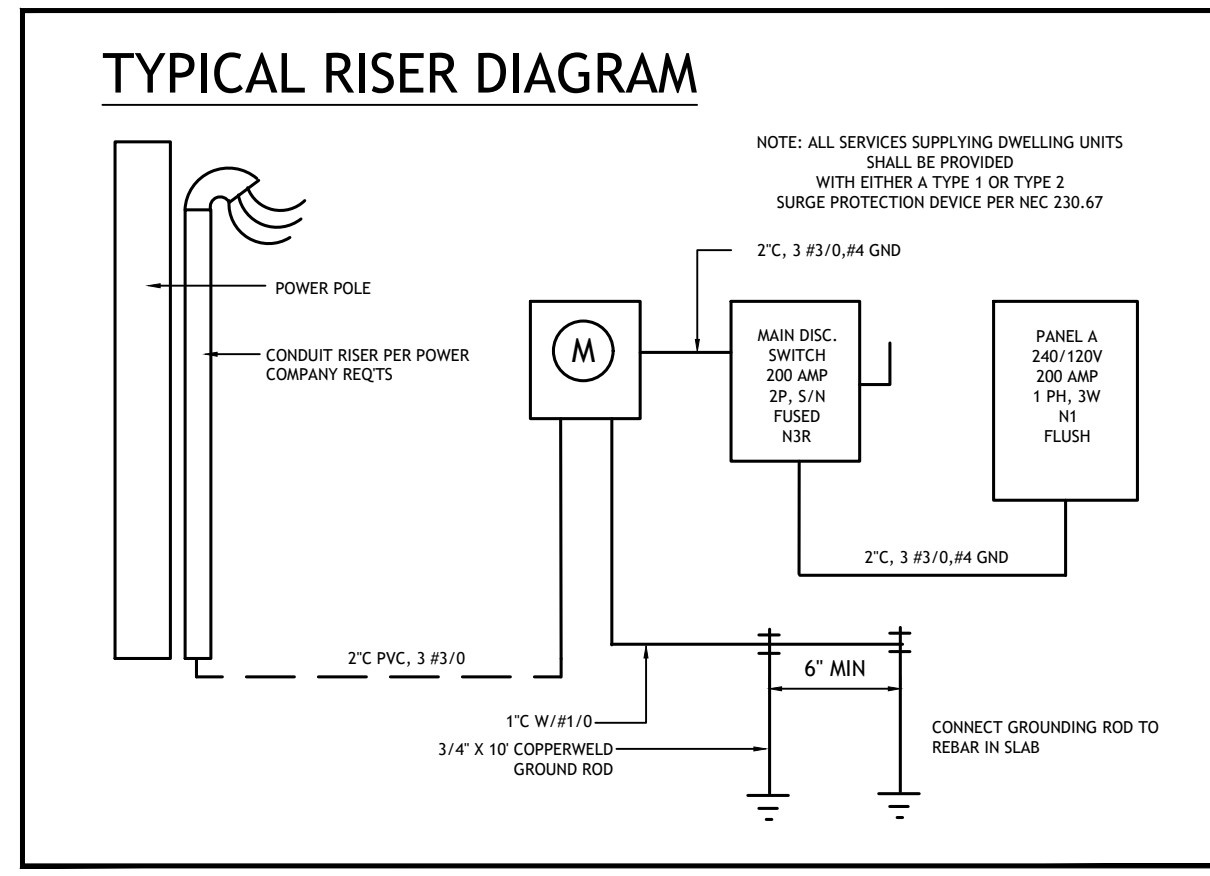
MAIN: 200 AMP  
ELECTRICAL CONTR. TO VERIFY

PANEL: FLUSH MOUNT, 30 CIRCUITS

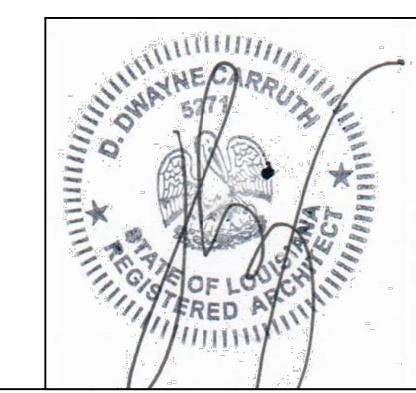
CIRCUITRY SHALL BE AS SHOWN, AND VERIFIED BY ELECTRICAL CONTRACTOR. PANEL AND SERVICE LOCATIONS SHALL BE AS PER PLANS. SERVICE LOCATION SHALL BE AS PER UTILITY GUIDELINES

NOTE: ALL SWITCHES SHALL BE LOCATED WITHIN 6" OF DOOR FRAME OR CORNER OF WALL

NOTE: SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY AND CARBON MONOXIDE DETECTION AS PER IRC 2021



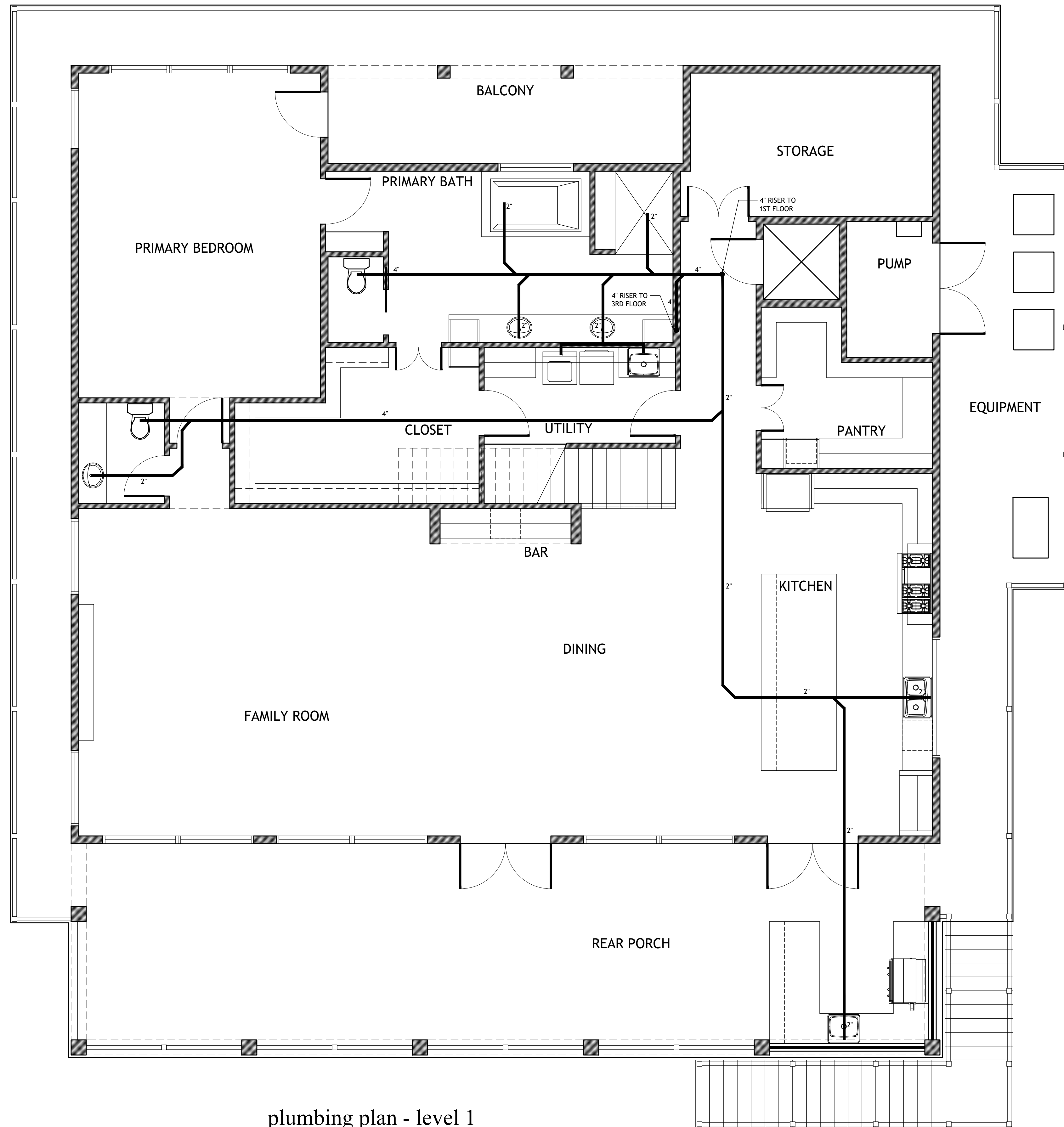
electrical plan - level 1  
scaled at 1/4" = 1'-0"



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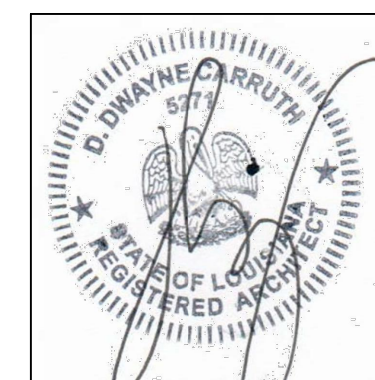
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		e-1.1
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**plumbing plan - level 1**

scaled at 1/4" = 1'-0"



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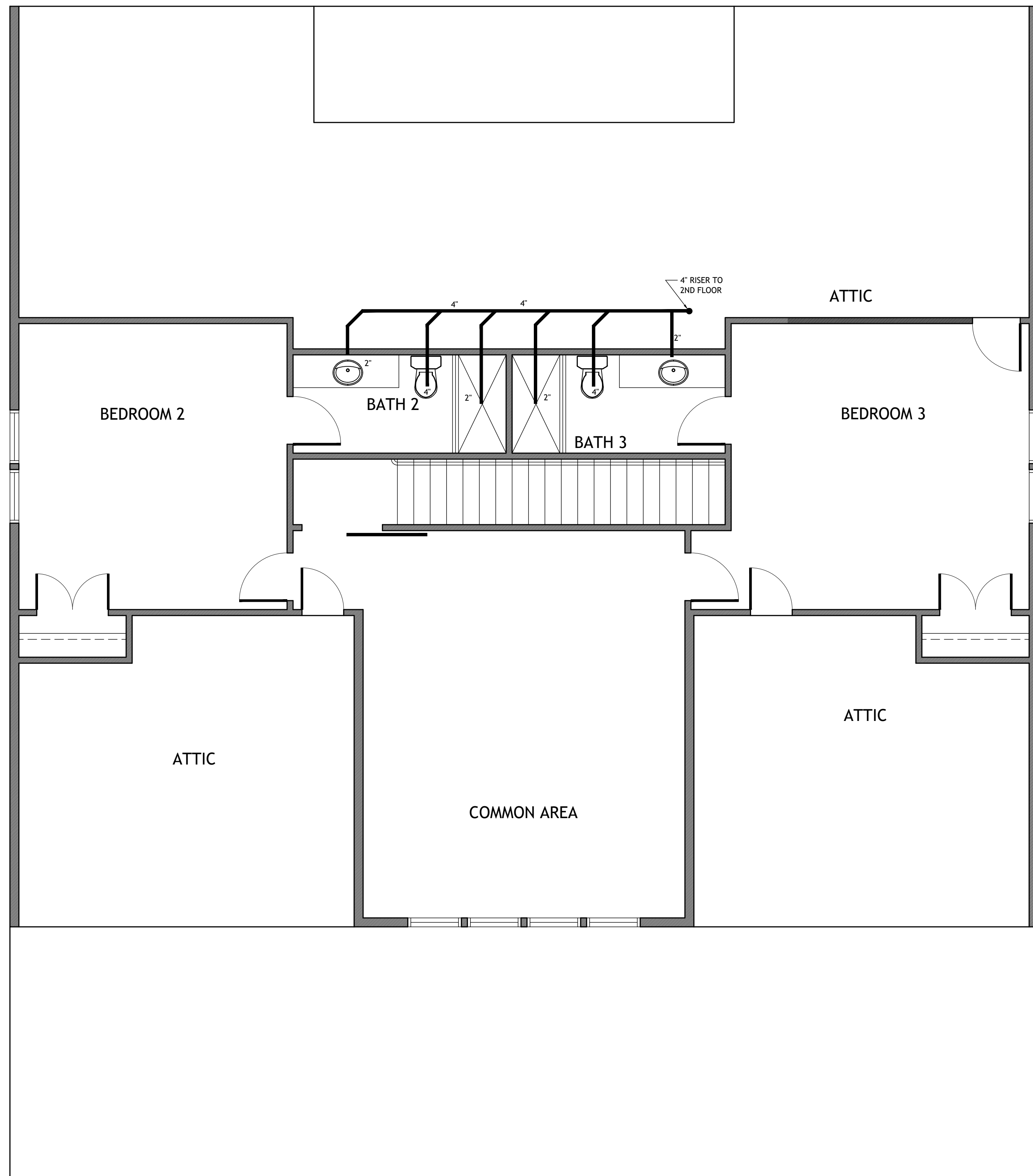
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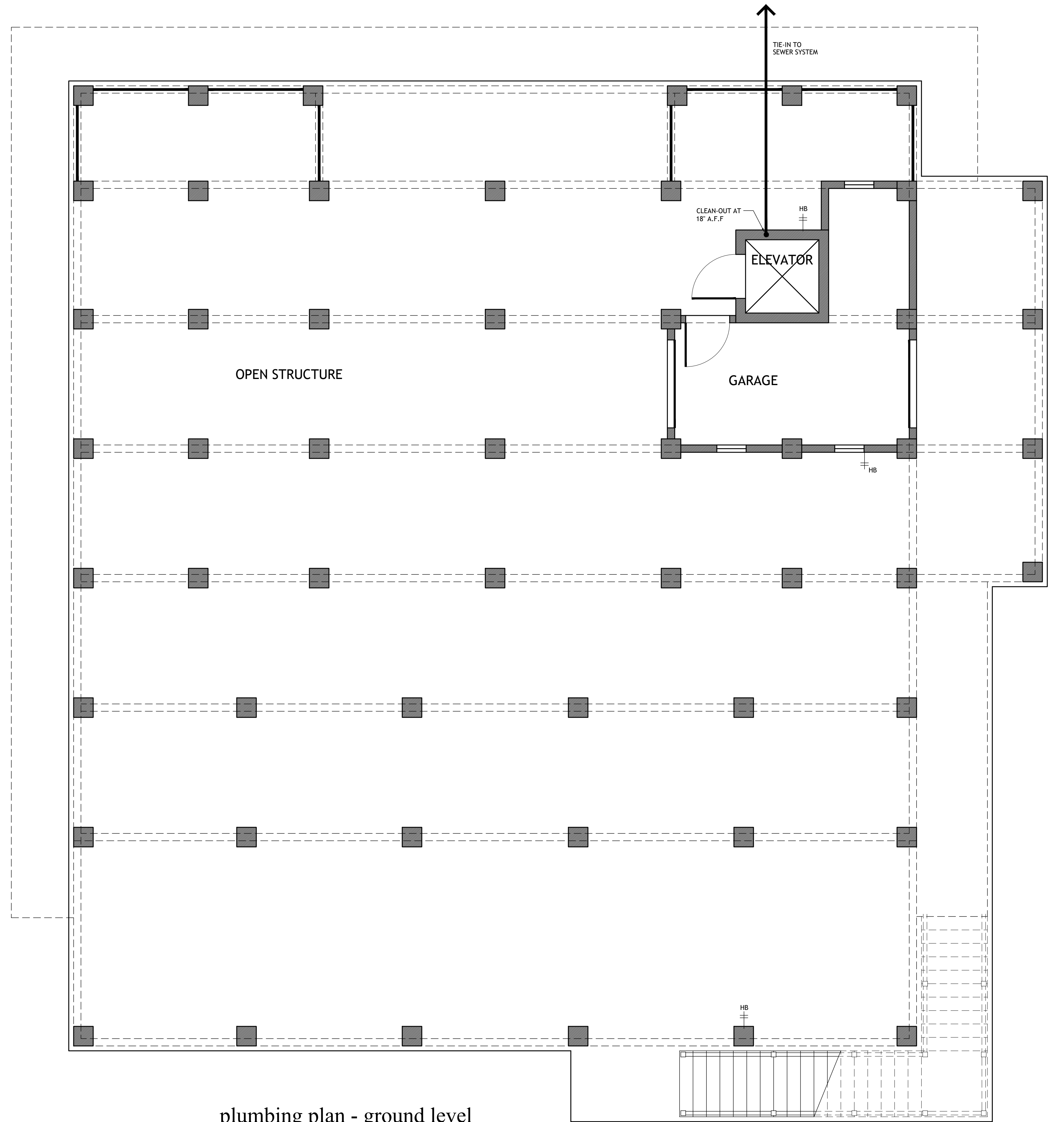
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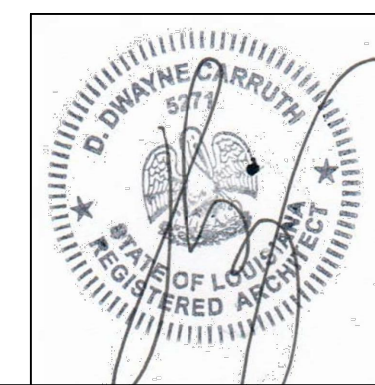
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plumbing plan - level 2  
scaled at 1/4" = 1'-0"



plumbing plan - ground level  
scaled at 1/4" = 1'-0"



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