

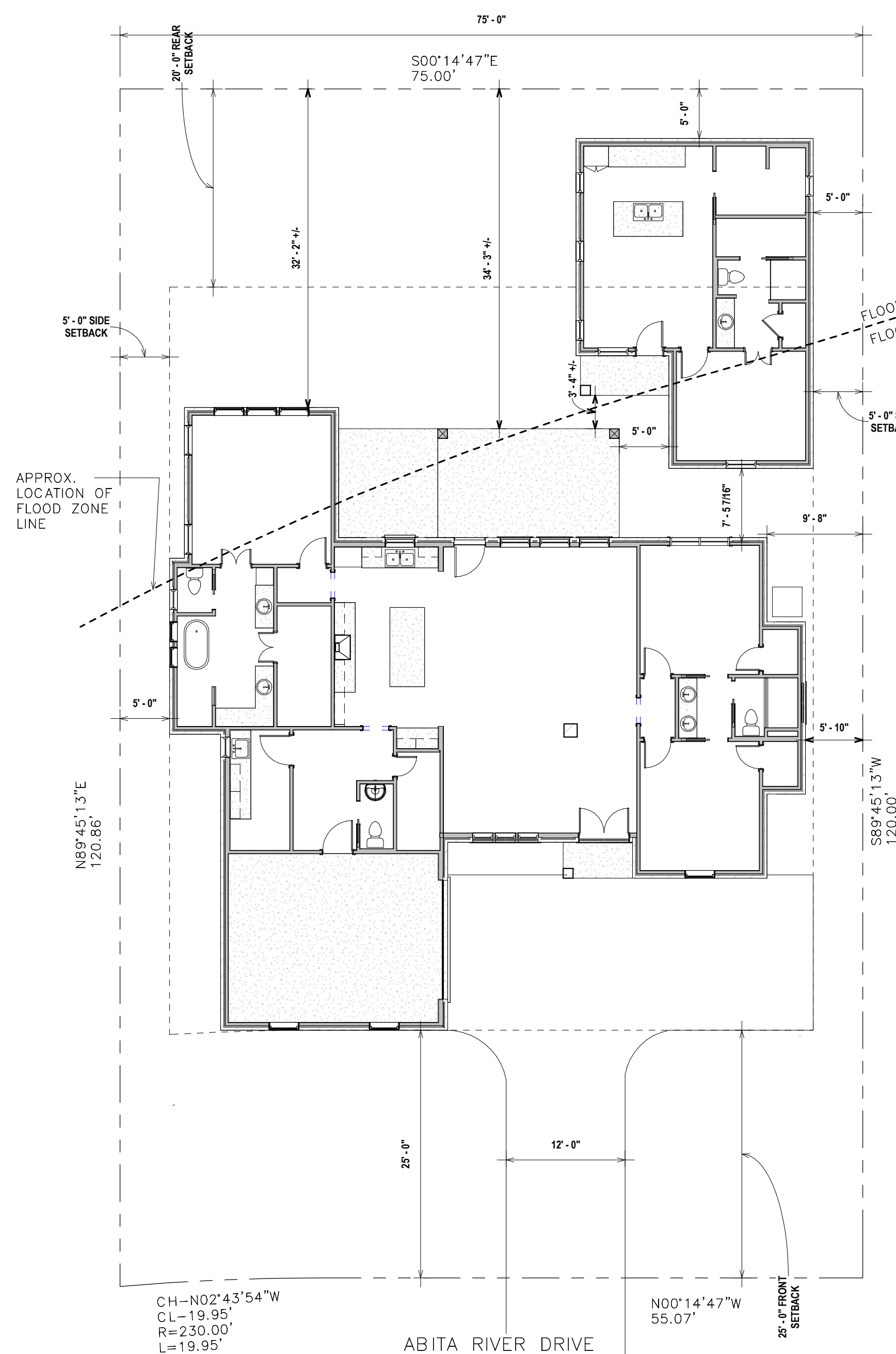
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

LOT 8 - ABITA RIVER DRIVE

ADHERES TO THE DESIGN CRITERIA OUTLINED IN THE 2021 INTERNATIONAL RESIDENTIAL CODE CONCERNING R301.2.1.1 (DESIGN CRITERIA) FOR ONE AND TWO FAMILY DWELLINGS AS REQUIRED FOR AREAS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 140MPH

AS FOR DESIGN CRITERIA IN R301.2.1.1, I WILL FOLLOW THE AMERICAN FOREST AND PAPER ASSOCIATION (AF+PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS (WFCM). NOT ALL SPECIFICATIONS ARE EXPRESSLY NOTED ON THE PLANS; THEREFORE, IT IS THE RESPONSIBILITY OF INDIVIDUAL BUILDERS AND/OR CONTRACTORS TO COMPLY WITH THE FOLLOWING CODES.

THIS PLAN WAS DESIGNED TO MEET R301 DESIGN LOAD CRITERIA, 40PSF LIVE, 30 PSF LIVE LOAD FOR SLEEPING ROOMS, 20 PSF ROOF LIVE LOAD, AND DESIGN WIND SPEED IS 140MPH



A1 PLOT PLAN
1" = 10'-0"

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN UNCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

- GENERAL
 - ALL WORK MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES. THE STRICTER PROVISIONS OF CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
 - CODE COMPLIANCE
 - INTERNATIONAL RESIDENTIAL CODE (IRC) 2021
 - SSTD 10-99 (FOR FOUNDATION)
 - WFCM LATEST EDITION
 - LATEST LOUISIANA PLUMBING CODE
 - LIVE LOADS
 - ATTICS, UNINHABITABLE WITHOUT STORAGE = 10 PSF
 - ATTICS, UNINHABITABLE WITH STORAGE = 20 PSF
 - ROOFS = 20 PSF IV. RESIDENTIAL FLOOR LOAD (EXCEPT BALCONIES) = 40 PSF
 - ENVIRONMENTAL LOADS
 - BASIC WIND SPEED, V: 140MPH EXP. B
 - IMPORTANCE FACTOR: 1.15
 - ENCLOSED STRUCTURE, INTERIOR PRESSURE BASED ON GcP=0.18
 - FLOOD ZONE: SEE PLAT BY SURVEYOR
 - ENERGY COMPLIANCE: ALL WORK SHALL COMPLY WITH 2021 IRC CHAPTER 11 ENERGY EFFICIENCY AS DESCRIBED AND OUTLINED IN SECTIONS 1101 THRU 1104.
- SITEWORK
 - SHALL BE PER APPENDIX J OF THE INTERNATIONAL BUILDING CODE.
 - GRADE LOT FOR PROPER DRAINAGE WITHIN 50 FEET OF RESIDENCE TO DRAIN WATER AWAY.
 - LOUISIANA ONE CALL (800) 272-3020, "CALL BEFORE YOU DIG"
- CONCRETE
 - CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
 - ALL REINFORCING STEEL SHALL BE ASTM A615 GR.60. ALL WELDED WIRE REINFORCEMENT SHALL BE ASTM A185IN FLAT SHEETS.
- MASONRY
 - ALL BRICKWORK SHALL CONFORM TO BRICK INDUSTRY ASSOCIATION STANDARDS & THE BUILDING CODE
 - VERTICAL EXPANSION JOINTS IN BRICK VENEER WALLS SHALL BE SPACED AT 30 FEET MAX.
 - TIES SHALL BE SPACED A MAXIMUM OF 16 IN. O.C. VERTICALLY AND 16" 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. THEY 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.
 - BRICK IS USUALLY SELECTED ON THE BASIS OF THEIR APPEARANCE WHICH INCLUDES COLOR, TEXTURE, AND SIZE. TO ASSURE QUALITY, BRICK UNITS SHOULD CONFORM TO ONE OF THE FOLLOWING: ASTM C216 SPECIFICATION FOR FACING BRICK, ASTM C852 SPECIFICATION FOR HOLLOW BRICK, ASTM C1405 SPECIFICATION FOR GLAZED BRICK (SINGLE-FRIED, SOLID UNITS) OR ASTM C126 SPECIFICATION FOR CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK AND SOLID MASONRY UNITS. 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.
 - MORTAR SHALL CONFORM TO ASTM C270 SPECIFICATION FOR MORTAR UNIT MASONRY. MORTAR PLAYS AN IMPORTANT ROLE IN FLEXURAL STRENGTH OF A BRICK VENEER WYTHE. TESTS OF FULL-SCALE WALLS INDICATE THAT THE BOND BETWEEN MORTAR AND BRICK UNITS IS THE MOST IMPORTANT SINGLE FACTOR AFFECTING WALL STRENGTH WHEN RESISTING HORIZONTAL JOINT CRACKING. THE BUILDER SHOULD SELECT THE LOWEST COMPRESSIVE UNIT STRENGTH MORTAR THAT IS COMPATIBLE WITH THE BRICK USED ON THE PROJECT. FOR MORE INFORMATION, REFER TO TECHNICAL NOTES 8 SERIES BY THE BRICK INDUSTRY ASSOCIATION.
- METAL
 - ALL UNEXPOSED STEEL SHALL BE SHOP PAINTED (IN ACCORDANCE WITH AISC STANDARDS) OR GALVANIZED.
 - LINTEL SIZES (FOR BRICK VENEER) ASTM A36 STEEL:
 - 0 TO 4 FT. OPENINGS: L4x3 1/2x 3/8;
 - >4 TO 6 FT. OPENINGS: L5x3 1/2x 3/8;
 - >6 TO 8 FT. OPENINGS: L6x3 1/2x 3/8;
 - >8 TO 10 FT. OPENINGS: L7x4x1/2;
 - >10 TO 12 FT. OPENINGS: L8x4x1/2;
 - >12 TO 16 FT. OPENINGS: L9x4x5/8;
 - LINTELS SHALL HAVE AT LEAST 8" BEARING ON BRICK WALL ON BOTH SIDES OF OPENINGS.
 - ALL BOLTS SHALL BE ASTM A307 HOT DIP GALVANIZED MATERIAL.
 - METAL ROOFING (IF APPLICABLE) SHALL BE PER OWNER & MEET THE WIND REQUIREMENTS OF THIS DWG & GOVERNING BUILDING CODE.
 - ALL PLATES SHALL BE ASTM A36 (IF APPLICABLE).
 - ALL STEEL PIPES SHALL BE ASTM A53, TYPE-S (SEAMLESS) GRADE B (Fy=35 KSI), U.N.O. (IF APPLICABLE).
- WOOD
 - ALL WOOD FRAMING, FABRICATION, AND ERECTION SHALL CONFORM TO THE FOLLOWING CODES AND THESE NOTES AND NOTES ON INCLUDED DRAWINGS SHALL GOVERN.
 - NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA.
 - PLYWOOD DESIGN SPECIFICATION BY THE APA.
 - PRESSURE TREATED WOOD REQUIREMENTS OF AWPA.
 - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
 - LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER.
 - ENGINEERED BEAMS/JOISTS SHALL BE AS IDENTIFIED ON PLANS. SUPPORT LAMINATED BEAMS/BUILT UP BEAMS WITH A MIN. 3-STUD COL. EACH END. PROVIDE CMST14 STRAPS AT ENDS OF BEAMS SUBJECT TO UPLIFT LOADINGS. BEAMS 3 1/2" WIDE CAN BE MADE UP OF 2-1 3/4" BEAMS BEAMS 9 1/4" WIDE CAN BE MADE UP OF 3-1 3/4" BEAMS
 - ALL WOOD CONNECTIONS SHALL BE GALVANIZED MATERIAL AND IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE GOVERNING BUILDING CODE. UPLIFT CONNECTORS: CONNECTORS SHALL BE PROVIDED FOR A CONTINUOUS LOAD PATH FROM FOUNDATION TO RAFTER. CONNECTORS ARE IN ADDITION TO BUILDING CODE NAILING REQUIREMENTS. JOISTS HANGERS, TIES, AND SEATS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT. ALL CONNECTORS SHALL BE INSTALLED WITH THE MAXIMUM NUMBER OF FASTENERS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - HEADINGS FOR OPENINGS IN INTERIOR WALLS OF SINGLE STORY CONSTRUCTION WITH NO MORE THAN 4'-0" CLEAR OPENING SHALL BE 2-x10, MIN. HEADERS FOR OPENINGS ON EXTERIOR WALLS SHALL BE 2-x12 FOR A MAXIMUM OPENING OF 4'-0" FOR SINGLE STORY CONSTRUCTION. U.N.O. SEE PLANS.
 - PER TABLE 602.3(5) OF THE 2021 IRC, WALL STUDS SHALL BE 2x4 AT 16" O.C. FOR WALL HEIGHTS NOT EXCEEDING 10 FEET IN UNSUPPORTED HEIGHT. U.N.O. BLOCK ALL STUD WALLS AT MID-HEIGHT. ALL WALL COVER 10'-0" IN HEIGHT SHALL BE 2x6 FRAMING @ 16" O.C. U.N.O. BLOCK PER CODE REQUIREMENTS.
 - RAFTERS SHALL BE 2x6 MIN., SPACED AT 24" O.C. MAX., MAX. CLEAR SPAN = 10'-0". SUPPORT ROOF BRACING ON LOAD BEARING WALLS ONLY. ROOF BRACING SHALL NOT BEAR ON CEILING JOISTS. H. NOT USED
 - CEILING JOISTS FOR UNINHABITABLE ATTICS WITH STORAGE (LL=20 PSF) SHALL BE 2x6 MIN., SPACED AT 16" O.C. MAX. AND AS FOLLOWS: (USE 2x6+2x4 STRONGBACK AT ALL CEILING JOISTS SPANS OVER 10'-0")
 - 2x6 @ 16 O.C. MAX. SPAN 13'-6"
 - 2x6 @ 16 O.C. MAX. SPAN 17'-5"
 - 2x10 @ 16 O.C. MAX. SPAN 20'-9"
 - 2x12 @ 16 O.C. MAX. SPAN 23'-11"
 - FLOOR JOISTS FOR RESIDENTIAL USE (LL=40 PSF) SHALL BE 2x8 MIN., SPACED AT 16" O.C. MAX. AND AS FOLLOWS:
 - 2x8 @ 16 O.C. MAX. SPAN 12'-4"
 - 2x10 @ 16 O.C. MAX. SPAN 14'-8"
 - 2x12 @ 16 O.C. MAX. SPAN 17'-2"
 - 2x12 @ 12 O.C. MAX. SPAN 19'-19"
 - THE USE OF OPEN WEB JOISTS MAY REQUIRE DRAFTSTOPPING, PER NOTE 6. WOOD (T), SEE BELOW.
 - USE 3/4" (23/32") APA RATED T & G PLYWOOD ON ALL FLOOR JOISTS U.N.O. (WHERE APPLIES)
 - ANCHOR FLOOR PLATES TO SLAB WITH 5/8" C ASTM A307 BOLTS WITH A MINIMUM EMBEDMENT OF 7" SPACED AT 24" O.C. WITH MUDSILLS 18" FROM EACH BOLT & WITHIN 12" OF EACH BUILDING CORNER. EACH BOLT SHALL HAVE A 3"x3"x1/8" WASHER. **AS AN ALTERNATE TO THE ABOVE SPACING: ANCHOR BOLTS CAN BE SPACED AT 4' O.C. WITH SIMPSON MAS ANCHORS SPACE AT 16" O.C. BETWEEN ANCHOR BOLTS** (NAIL MAS TO SILL PLATE WITH 2-10d NAILS ON SIDE AND 4-10d NAILS ON TOP)
 - SHEAR WALLS: PROVIDE APA SHEATHING, EXPOSURE 1 RATED 4'x8'x1/16" PANELS ON ALL EXTERIOR WALLS. PROVIDE INTERIOR SHEAR WALLS AS SHOWN ON PLANS. SHEATHING SHALL EXTEND FROM SLAB TO TOP PLATE. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. SEE ATTACHED DETAIL FOR NAILING & CONNECTOR REQUIREMENTS.
 - ALL ROOF SHEATHING SHALL BE APA SHEATHING EXPOSURE 1 4'x8'x5/8" MIN. PANELS. FASTEN IN WITH 8d NAILS AT 6" O.C. AT ALL FRAMING MEMBERS. USE 8d RINK SHANK NAILS WITHIN 5'-0" OF ROOF EDGES. SPACE NAILS AT 4" O.C. WITHIN 5'-0" OF GABLE END WALLS.
 - ALL LUMBER IN CONTACT WITH EARTH AND/OR MASONRY SHALL BE TREATED.
 - CABINETS & COUNTERTOPS SHALL BE PER BUILDER ALLOWANCES.
 - APPROVED EQUAL PRODUCTS ARE ACCEPTABLE AND MAY BE SUBSTITUTED, SHOWN.
 - FOLLOW WOOD FRAME CONSTRUCTION MANUAL FOR ALL DETAILS NOT SHOWN.
 - FIREBLOCKING - PROVIDE FIREBLOCKING IN ALL LOCATIONS AND USING ALL APPROVED MATERIALS AS REQUIRED BY 2021 IRC SECTION R302.11.
 - DRAFTSTOPPING - PROVIDE DRAFTSTOPPING IN ALL CONCEALED LOCATIONS AND USING ALL APPROVED MATERIALS AS REQUIRED BY 2021 IRC SECTION R302.12.
- THERMAL & MOISTURE CONTROL
 - ALL THERMAL/MOISTURE PROTECTION WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.

- CONTRACTOR SHALL PROVIDE THE FOLLOWING MINIMUM INSULATION (AS APPLICABLE)
 - WALLS: R-13 BATT (2x4 WALL), R-19 BATT (2x6 WALL)
 - CEILINGS: STANDARD: R-49 BLOWN (PREFERABLE) OR R-49 BATT
 - CEILING, VAULT: R-19 BATT
 - FLOORS (2-STORY SPACE ONLY): R-19 BATT
 - FLOORS (CRAWL SPACE UNDER FLOOR): R-19 BATT, OR EQUIVALENT RIGID BOARD INSULATION
 - VAULTED CLG. AS PERMITTED BY 2021 IRC 1102.2.2(R4.2.2.2)_ CEILINGS
 - W/O ATTIC SPACES
- ROOFING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DWG. INSTALL ROOFING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- D. SIDING MATERIAL SHALL BE PER OWNER/BUILDER AGREEMENT & SHALL MEET WIND SPEED CRITERIA SHOWN ON THIS DRAWING. INSTALL SIDING PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- E. PROVIDE ROOF VENTILATION PER IRC SECTION R806
- F. PROVIDE ROOF VENTILATION UNDERLAYMENTS IN ALL LOCATIONS/SLOPES AS PER LSUCCC AMENDMENTS EFFECTIVE 1/1/2023 TITLE 17 - CONSTRUCTION, PART 1. UNIFORM CONSTRUCTION CODE, SECTION 107- INTERNATIONAL RESIDENTIAL CODE (SEE TABLE FOR AMENDED SECTION 905.1.2 ICE BARRIERS) OR AS NOTED ON PLANS.

- HOLD DOWNS REQUIRED AT ALL INSIDE AND OUTSIDE CORNERS FOR ALL FOUNDATION TYPE.
 - ENERGY CODE COMPLIANCE
 - ALL INSTALLED INSULATION IS LABELED OR THE INSTALLED R-VALUES PROVIDED.
 - WALL INSULATION IS INSTALLED PER THE MANUFACTURERS INSTRUCTION
 - CEILING INSULATION INSTALLED AS PER MANUFACTURER, BLOWN IN INSULATION MARKED EVERY 300FT SQUARED
 - 4-VENTED ATTIC AND AIR PERMEABLE INSULATION INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTEND OVER INSULATION
 - 5-ATTIC ACCESS HATCH AND DOOR INSULATION ≥R VALUE OF THE ADJACENT ASSEMBLY, AS AMENDED BY THE LSUCCC
 - 6-AIR BARRIER AND THERMAL BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTION
 - 7-IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE ≤2.0 cfm LEAKAGE AT 75 PA.
 - 8-LOWER DOOR TEST @ 50 Pa, <=7.0 a.c.h. IN CLIMATE ZONE 2, AS AMENDED BY THE LSUCCC
 - 9-ELECTRICAL COMMUNICATION BOXES INSTALLED IN THE THERMAL BOUNDARY OF THE ENVELOPE. SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES
 - 10-HEATING AND COOLING EQUIPMENT IS SIZED PER ACCA MANUEL S BASED ON LOADS CALCULATED PER ACCA MANUEL J OR OTHER METHODS APPROVED BY THE CODE OFFICAL
 - 11-PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEM
 - 12-MECHANICAL VENTILATION SYSTEMS TESTED AND VERIFIED TO MEET THE MINIMUM FLOW RATES REQUIRED-BATHROOMS 50cfm AND KITCHEN 100cfm INTERMITTENT USE
 - 13-EFFICIENCY HVAC PACKAGE: EFFICIENCIES ≥95 AFUE GAS FURNACE, 16 SEER AIR CONDITIONER, 10 HSPF/16 SEER HEAT PUMP
 - 14-SUPPLY AND RETURN DUCTS IN ATTIC INSULATED= R-8 WHERE DUCT IS LOCATED IN CONDITIONED AREA
 - 15-DUCTS, AIR HANDLERS AND FILTER BOXES ARE SEALED WITH JOINTS/SEAMS COMPLIANT WITH INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE
 - 16-DUCTS ARE PRESSURE TESTED IN ACCORDANCE WITH ANE/RESNET/ICC 380 OR ASTM 1554 TO DETERMINE AIR LEAKAGE WITH EITHER: ROUGH-IN TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE SYSTEM INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF TEST POST CONDITIONING TEST: TOTAL LEAKAGE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM INCLUDING THE MANUFACTURERS AIR HANDLER ENCLOSURE IF INSTALLED
 - 17-DUCT TIGHTNESS TEST RESULT OF <=4cfm/100 FT2 ACROSS THE SYSTEM OR <=3 cfm/100cfm FT2 WITHOUT AIR HANDLER @ 25 Pa. DUCT TIGHTNESS <=8cfm/100 FT2 FOR DUCTS WITHIN THERMAL ENVELOPE. FOR ROUGH IN TEST, VERIFICATION MAY NEED TO OCCUR DURING FRAMING INSPECTION
 - 18-BUILDING CAVITIES ARE NOT USED AS DUCTS OR PLENUMS
 - 19-100% PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS
 - 20-FUEL GAS LIGHTING SYSTEMS HAVE NO CONTINUOUS PILOT LIGHT
 - DOORS & WINDOWS - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
 - ALL WINDOWS SHALL MEET SECTION R301.2.1.2 GLAZING SHALL MEET THE SPECIFIED REQUIREMENTS OR THE CONTRACTOR SHALL PROVIDE 7/16" MIN. PLYWOOD PANELS FOR ALL WINDOWS OR SHALL PROVIDE SHUTTERS ON ALL WINDOWS THAT MEET THE REQUIREMENTS OF R301.2.1.2.
 - CONTRACTOR SHALL PROVIDE "SECURE DOOR" BRACING SYSTEM FOR GARAGE DOORS INSTALLED PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
 - FINISHES - PER OWNER/BUILDER AGREEMENT & ATTACHED DRAWINGS
 - ALL UNDER-STAIR SPACES SHALL BE FINISHED IN ACCORDANCE WITH SECTION R302.7 OF 2021 IRC
 - SPECIALTIES - SPECIALTIES SHALL MEET ALL BUILDING CODE REQUIREMENTS
 - FIREPLACES SHALL BE PER CODE AND OWNER/BUILDER AGREEMENT.
 - SHUTTERS (IF SHOWN ON DRAWINGS) SHALL BE PER OWNER/BUILDER AGREEMENT.
 - STORAGE SHELVING SHALL BE PER OWNER/BUILDER AGREEMENT.
 - TOILET, BATH, & LAUNDRY ACCESSORIES SHALL BE PER OWNER/BUILDER AGREEMENT.
 - EQUIPMENT - ALL APPLIANCES SHALL BE PER OWNER/BUILDER AGREEMENT.
 - FURNISHINGS - ANY FURNISHINGS SHALL BE PER OWNER/BUILDER AGREEMENT.
 - SPECIAL CONSTRUCTION - TUBS & POOLS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.
 - SPECIAL CONSTRUCTION - ELEVATORS - IF APPLICABLE SHALL BE PER OWNER/BUILDER ALLOWANCES.
 - MECHANICAL: HVAC & PLUMBING
 - ALL HVAC WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CODES.
 - HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 101.7.2 OF THE LIFE SAFETY CODE
 - OWNER SHALL RETAIN A LICENSED MECHANICAL CONTRACTOR TO VERIFY HVAC SYSTEM SHOWN WILL WORK SATISFACTORILY.
 - RS & RL LINES FROM OUTDOOR COND. UNIT, RISE WITHIN WALL TO ATTIC SPACE, CONTINUE TO RESPECTIVE INDOOR AIR HANDLING UNIT.
 - PROVIDE SUPPORT FOR CONDENSING UNITS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS.
 - EXTEND FRESH AIR INTAKE DUCT TO METAL SADDLE VENT AND PERMANENTLY ATTACH AS REQUIRED TO PROVIDE FOR AIR INTAKE.
 - 5' MIN. TOTAL LENGTH (MEASURED ALONG CENTER OF DUCT). ACoustically LINE R.A. DUCT (WITH 90°ELBOW) BETWEEN UNIT INLET AND PLENUM ABOVE RIA GRILL.
 - PROVIDE 125' FIRESTAT, LOCATE IN RETURN AIR PLENUM.
 - PROVIDE RAISED PLATFORM FOR AHU.
 - PROVIDE O.B. MANUAL VOLUME DAMPERS AT ALL VOLUME SUPPLY AIR GRILLES.
 - PROVIDE SPIN-TAP WITH VALVE AT ALL SUPPLY AIR DUCT CONNECTIONS TO PLENUM.
 - ALL PLUMBING WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
 - ELECTRICAL
 - ALL ELECTRICAL WORK/MATERIALS SHALL CONFORM TO LOCAL, STATE, & FEDERAL CODES.
 - OWNER AND BUILDER SHALL COORDINATE LOCATIONS OF APPLIANCES, SWITCHES, OUTLETS, THERMOSTATS, CIRCUIT BREAKER BOX, ETC. E.C. SMOKE DETECTORS REQUIRED AT ALL BEDROOMS AND/OR ADJACENT HALLWAYS
 - ELECTRICAL WILL FOLLOW NEC 2020
 - VENT/ FLOOD ELEVATION
 - THE BOTTOM OF ENCLOSED AREA FLOOD VENTS WILL BE 1FT. OR LESS ABOVE THE ADJACENT GRADE AS REQUIRED BY R322.2.3 IRC 2021 ED.
 - THE ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION ON THE GARAGE WILL MEET THE REQUIREMENTS OF R322.2.2 IRC 2021 ED. FOR USE AND FLOOD OPENINGS.
 - BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION WILL COMPLY WITH SEC. R322.1.8 IRC 2021 ED.
 - ANY DOORS LEADING FROM A GARAGE INTO A RESIDENCE SHALL BE A SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, SOLID STEEL DOOR NOT LESS THAN 1 3/8" THICK OR A 20-MIN FIRE RATED DOOR, SHALL BE SELF LATCHING & EQUIPPED WITH A SELF CLOSING DEVICE AS STATED IN R302.5.1 IRC 2021
 - BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SEC. R322.1.8 IRC 2021 ed.
 - PROJECTIONS (ROOF OVERHANGS) EXTENDING INTO THE THREE FOOT FIRE SEPARATION DISTANCE SHALL NOT HAVE LESS THAN ONE-HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE AS REQUIRED BY R302.1 IRC 2021 ed.

DESIGN CRITERIA
1. THE BASIC WIND SPEED USED IN THIS DESIGN IS 140MPH

- ROOF PITCHES OF 7/12 OR LESS MUST CONFORM TO THE SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT RESIDENTIAL CONSTRUCTION (SSTD 10).
- ROOF PITCHES OF 8/12 OR GREATER MUST CONFORM TO ASCE-7.
- WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 5/8 INCH AND A MAXIMUM SPAN OF 8 FEET SHALL BE PROVIDED BY THE CONTRACTOR FOR OPENING PROTECTION. PANELS SHALL BE PRECUT TO COVER GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE R301.2.1.2 OR SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LADS DETERMINED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.

DIAMOND DESIGN
Residential Planners
Covington, Louisiana
985-809-8033

SARRAT RESIDENCE
LOT 8 - ABITA RIVER DRIVE
ST. TAMMANY PARISH, LA

DRAWN
RMH
CHECKED
MKB
REVISED

PROJECT
DD-2641
DATE
01/27/2026

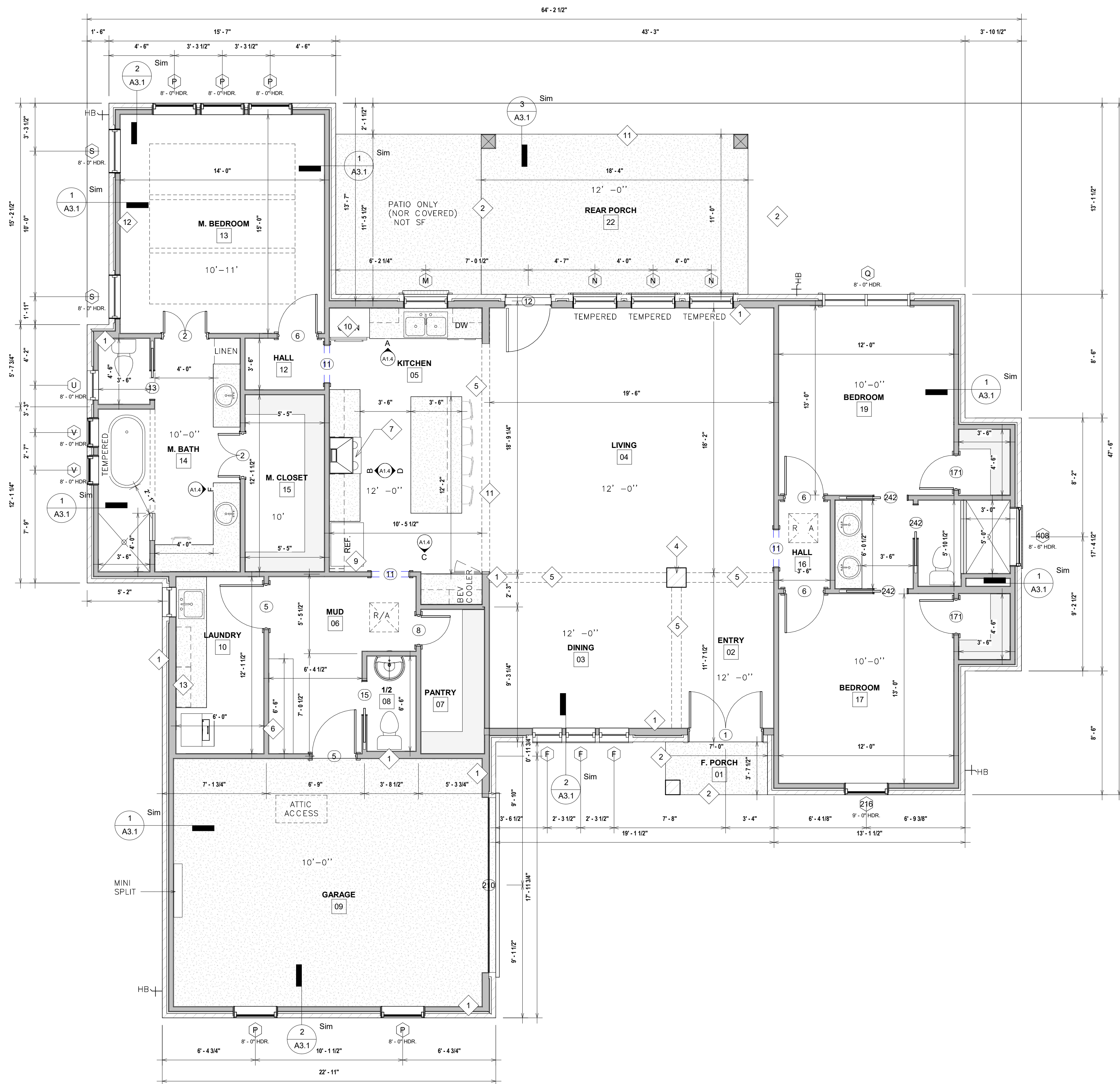
SHEET
A1.0
OF

TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

GENERAL NOTES:

- REMAINDER OF SQ. FT MISSING FROM TOTAL IN ROOM SCHEDULE IS IN THE CLOSETS AND WALL THICKNESS NOT LISTED IN SCHEDULE.
- ALSO THE SHOWER AREA IS NOT LISTED IN THE SCHEDULE ALSO
- DIMENSIONS ARROWS POINT TO THE FOLLOWING LOCATIONS IF EVER IT IS NOT CLEAR.
- *ALL EXTERIOR WALL DIMENSIONS POINT TO THE EXTERIOR SIDE OF STUD UNLESS WALL HAS BRICK, THEN IT POINTS TO THE EDGE OF BRICK.
- *ALL INTERIOR WALL DIMENSIONS POINT TO THE CENTER OF STUD.
- *ALL CABINET DIMENSIONS ARE POINTING TO THE CABINET, NOT THE COUNTER EDGE.
- SCHEDULES HAVE BEEN PUT TOGETHER WITH AS MUCH ATTENTION AS POSSIBLE, BUT CONTRACTOR IS RESPONSIBLE TO DO HIS OWN
- DUE DILIGENCE TO CONFIRM CALCULATIONS ARE CORRECT. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY ESTIMATIONS OF ANY MATERIAL
- LISTED IN ANY SCHEDULE PROVIDED.
- CABINET ELEVATIONS ARE FOR SIZING PURPOSES ONLY. ACTUAL CABINETS ARE TO BE CHOSEN BY OWNER THROUGH A CABINET SUPPLIER.



A3 1ST FLOOR
1/4" = 1'-0"

KEYNOTES

- 1 2X6 WALL
- 2 2 - 2X12 BEAMS ABOVE
- 3 42" FIREPLACE
- 4 BRICK COLUMN
- 5 WOOD BEAM ON CEILING
- 6 BENCH/CUBBIES
- 7 30" GAS RANGE
- 8 FLATWORK ONLY
- 9 2" SPACER
- 10 MICROWAVE / OVEN
- 11 ENG. BEAM BY OTHERS
- 12 TRIMMED WALL
- 13 CAT CUBBIES W/ VENT OUT

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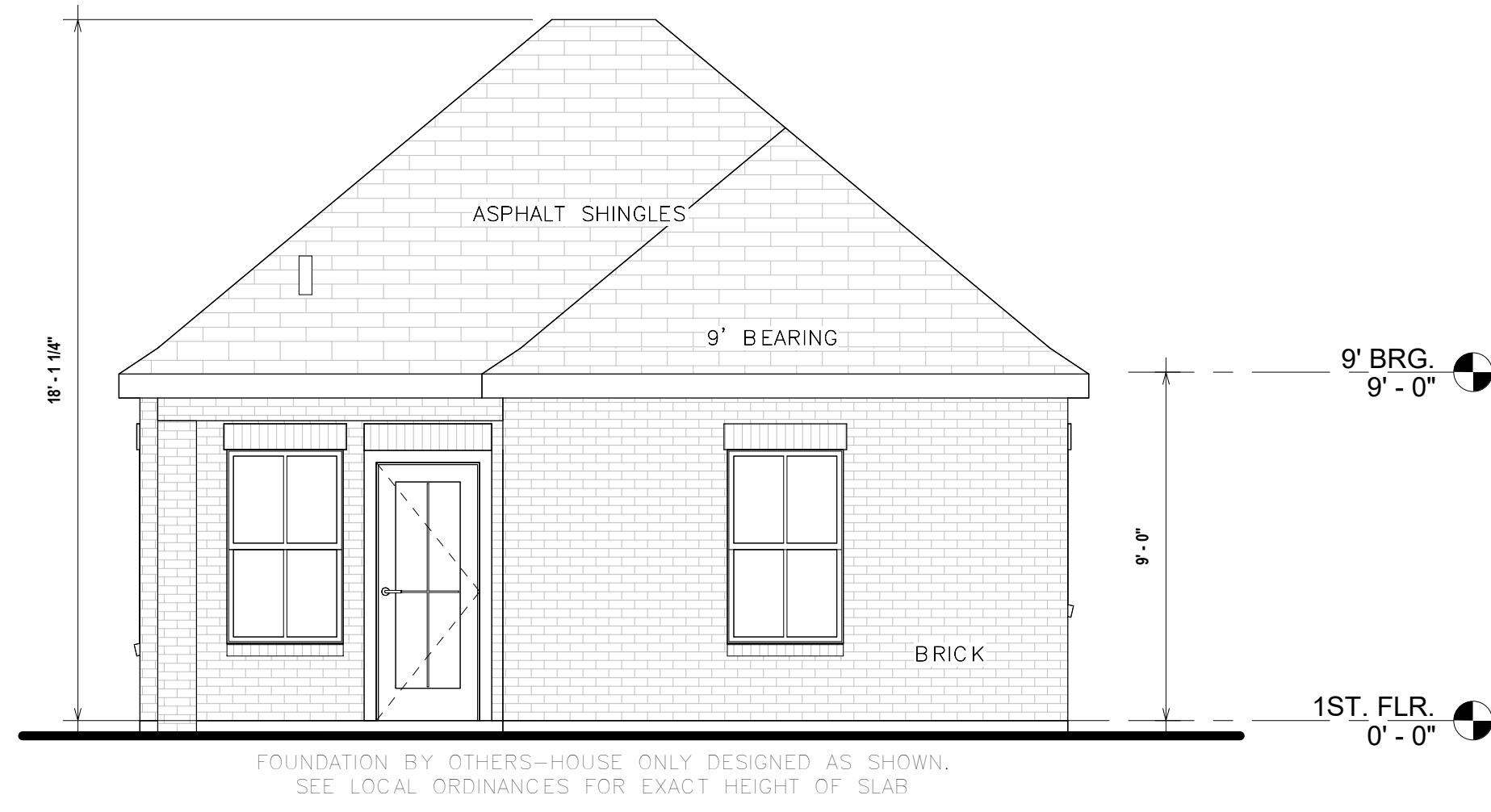
PROJECT
DD-2641
DATE
01/27/2026

SHEET
A1.2
OF

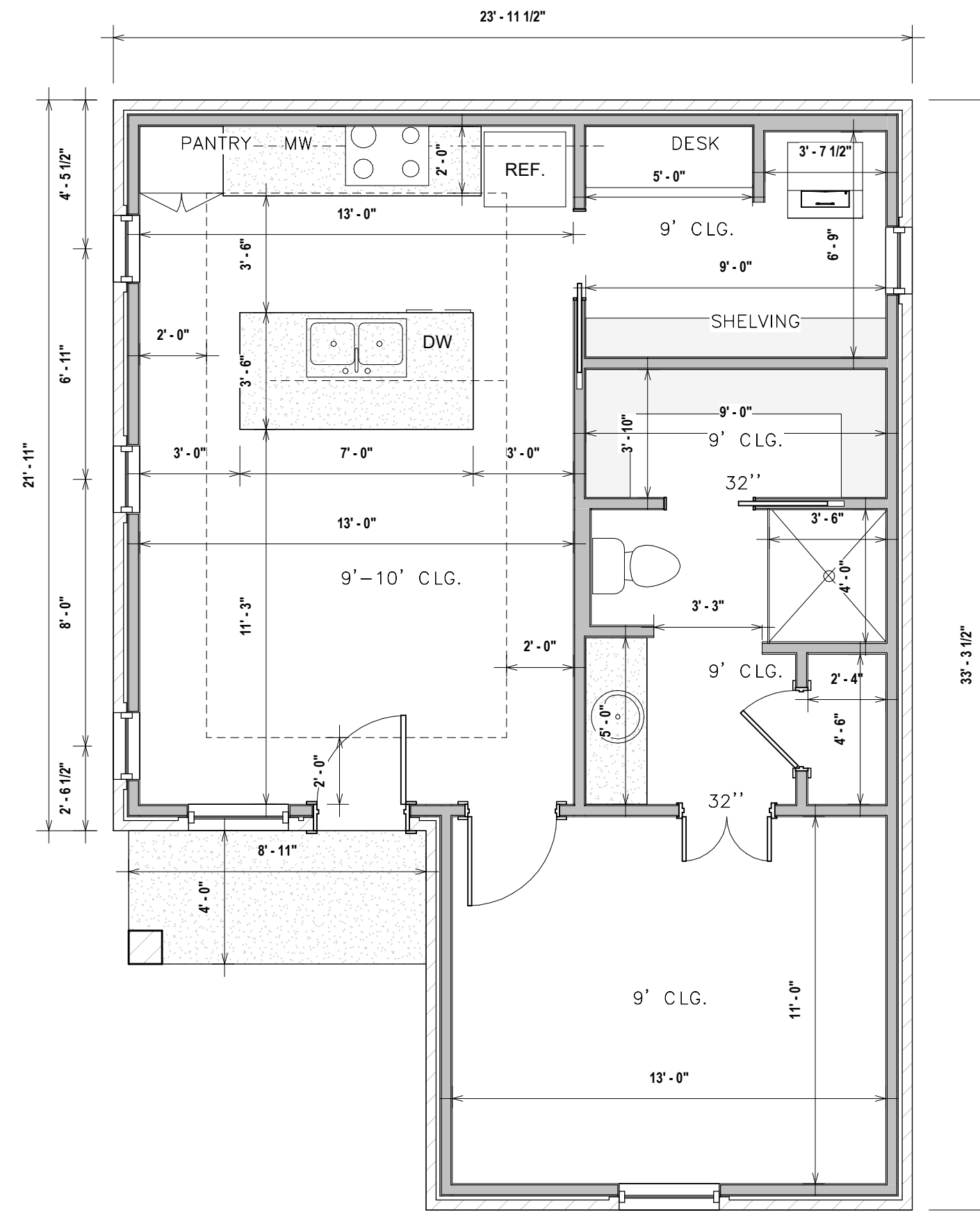
SQ. FOOTAGE	
Comments	Area
CONDITIONED	
1ST FLOOR	2143 SF
POOL HOUSE	691 SF
CONDITIONED	2834 SF
UNCONDITIONED	
FRONT PORCH	27 SF
GARAGE	409 SF
POOL HOUSE PORCH	38 SF
REAR PORCH	202 SF
UNCONDITIONED	675 SF
Grand total	3508 SF

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS, THE CONTRACTOR MUST CHECK ALL DETAILS FOR ACCURACY OR ERROR AND BE RESPONSIBLE FOR THEM. DIAMOND DESIGN IS NOT RESPONSIBLE FOR ANY BUILDING THAT IS NOT BUILT TO CODE. THIS DRAWING CONTAINS VALUABLE, CONFIDENTIAL, PROPRIETARY, TRADE SECRET INFORMATION OF DIAMOND DESIGN RESIDENTIAL PLANNERS. DIAMOND DESIGN HAS NO ARCHITECTS OR ENGINEERS ON STAFF AND OFFER NO ADVICE IN REGARDS TO STRUCTURE OF ANY BUILDING. WE RECOMMEND YOUR HIRE AN ARCHITECT OR ENGINEER FOR ANY STRUCTURAL NEEDS. NO REPRODUCTION OR OTHER USE OF THE DRAWING OR ANY OF ITS CONTENTS IS PERMITTED WITHOUT CONSENT OF DIAMOND DESIGN RESIDENTIAL PLANNERS.

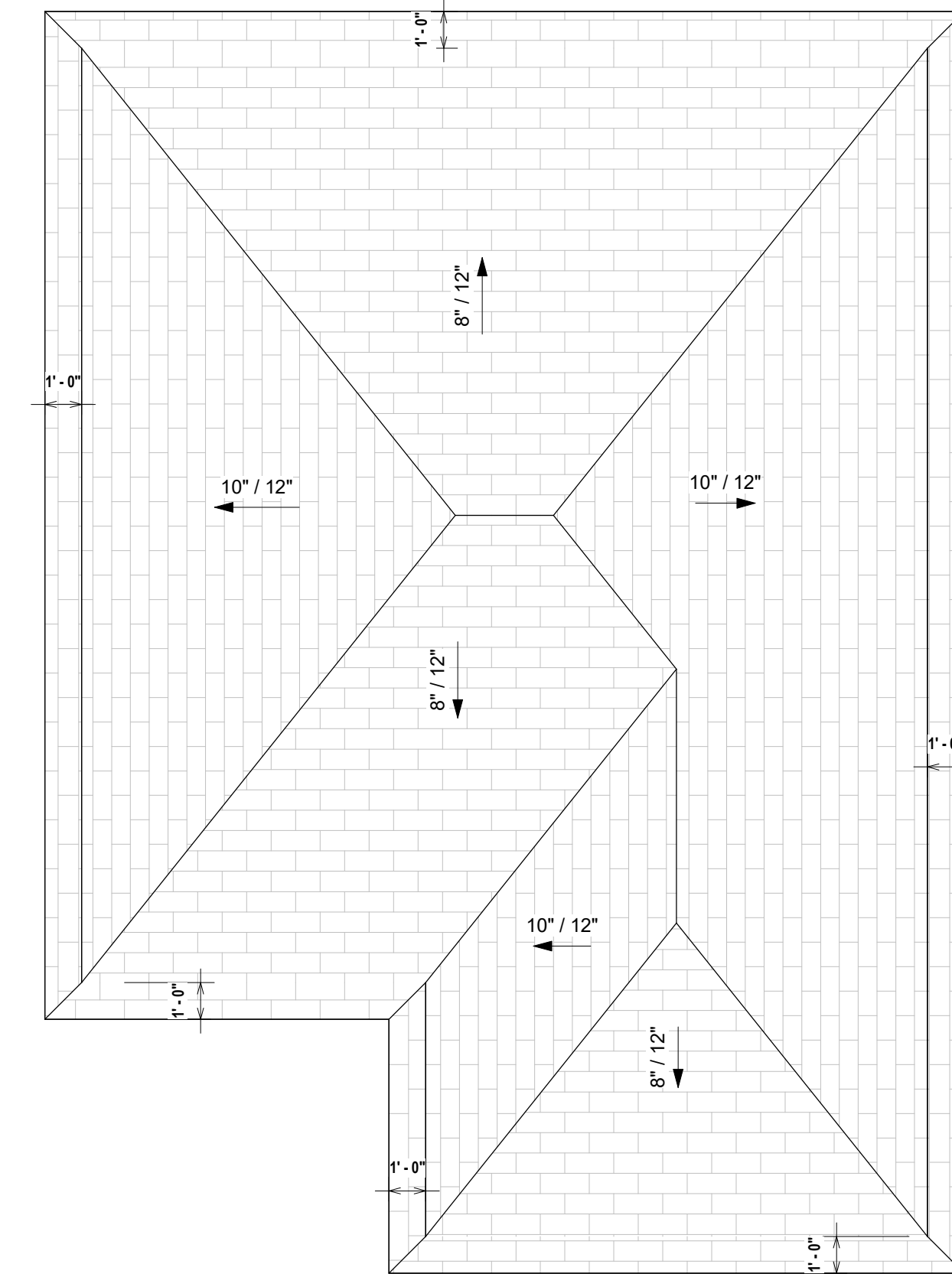
TO ANYONE WORKING ON THESE PLANS, IF THERE IS AN INCONSISTENCY AND YOU DO NOT CALL BEFORE MOVING FORWARD, YOU ARE THEN RESPONSIBLE FOR ANY DISCREPANCY.



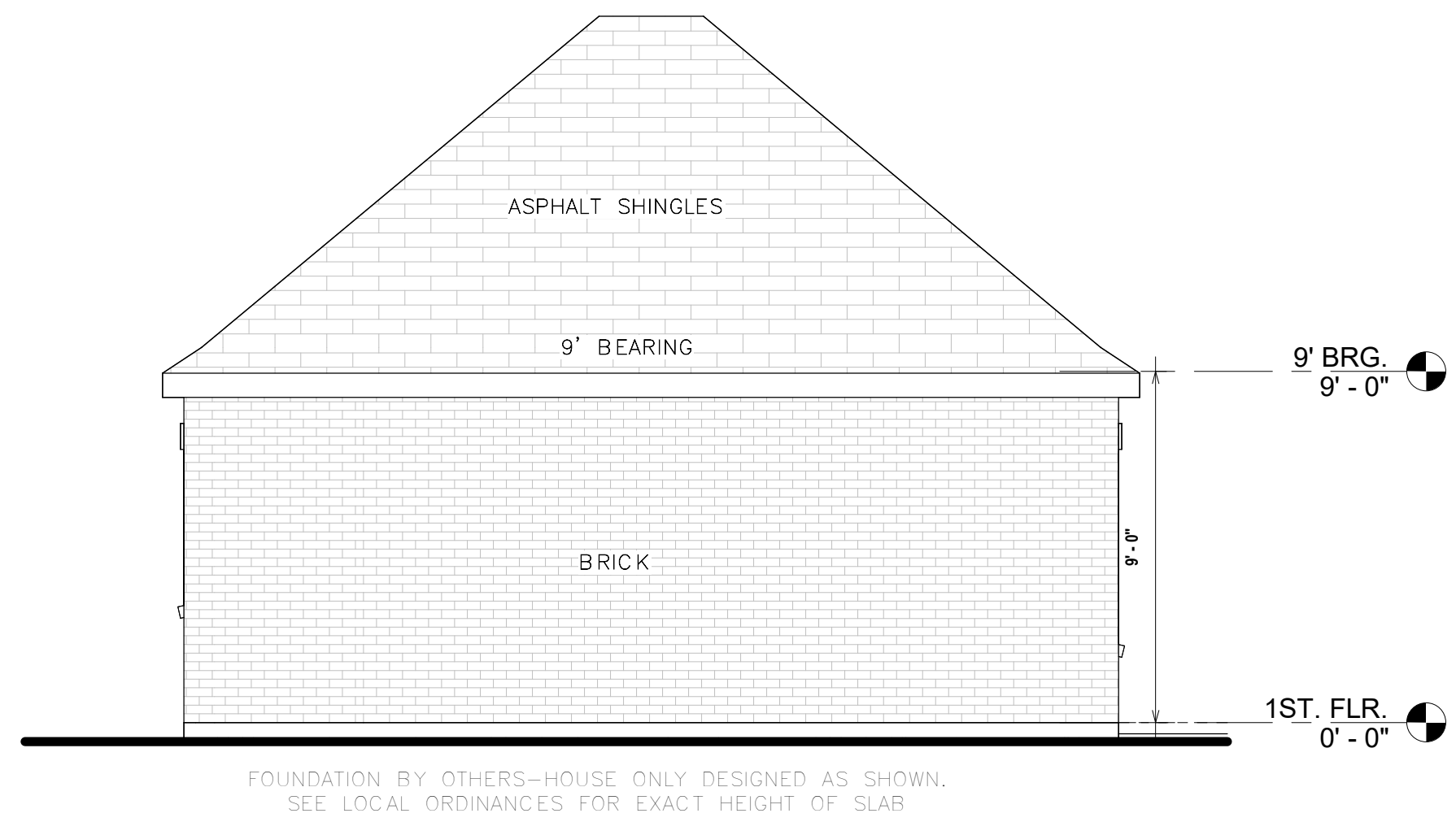
D1 POOL HOUSE FRONT ELEVATION
1/4" = 1'-0"



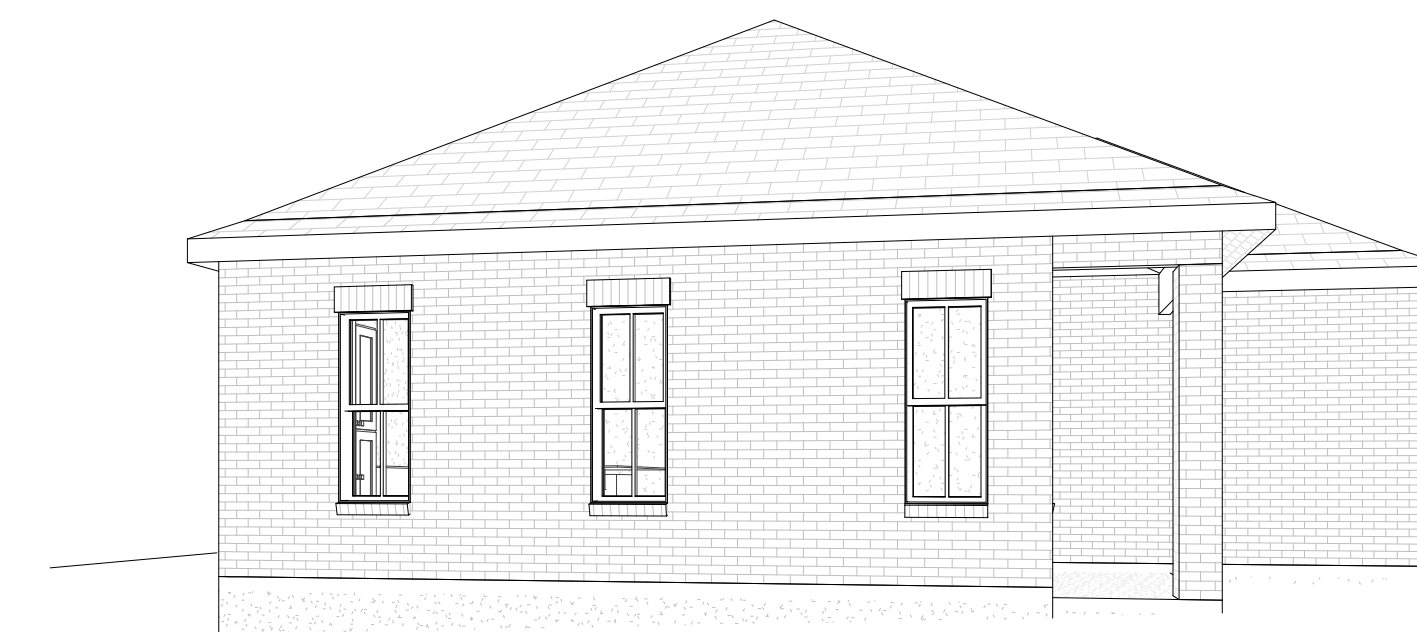
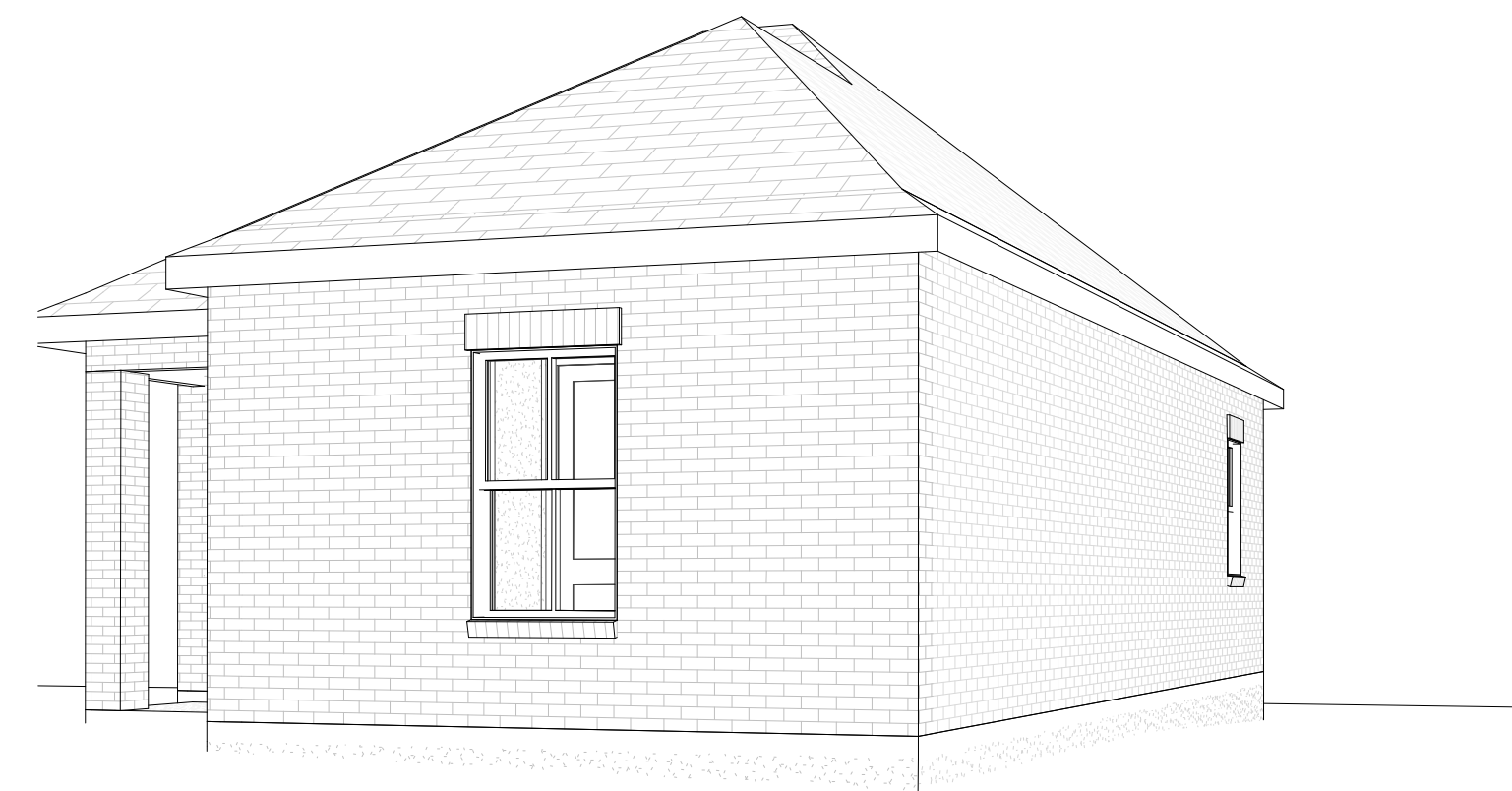
D3 1ST FLOOR POOL HOUSE
1/4" = 1'-0"



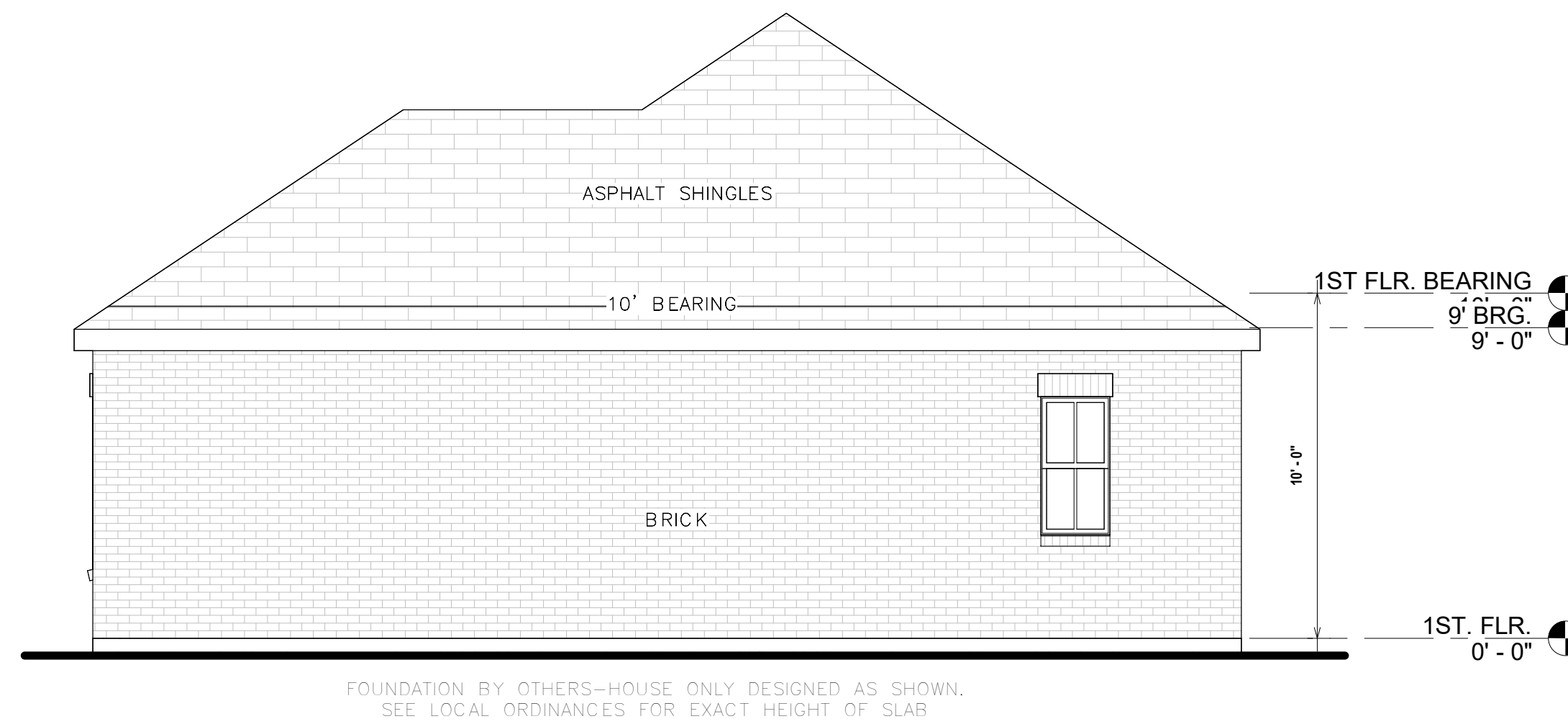
D5 BIRD'S EYE VIEW POOL HOUSE
1/4" = 1'-0"



C1 POOL HOUSE REAR ELEVATION
1/4" = 1'-0"



A1 POOL HOUSE LEFT ELEVATION
1/4" = 1'-0"



A3 POOL HOUSE RIGHT ELEVATION
1/4" = 1'-0"



DIAMOND DESIGN
Residential Planners
Covington, Louisiana
985-809-8033

SARRAT RESIDENCE
LOT 8 - ABITA RIVER DRIVE
ST. TAMMANY PARISH, LA

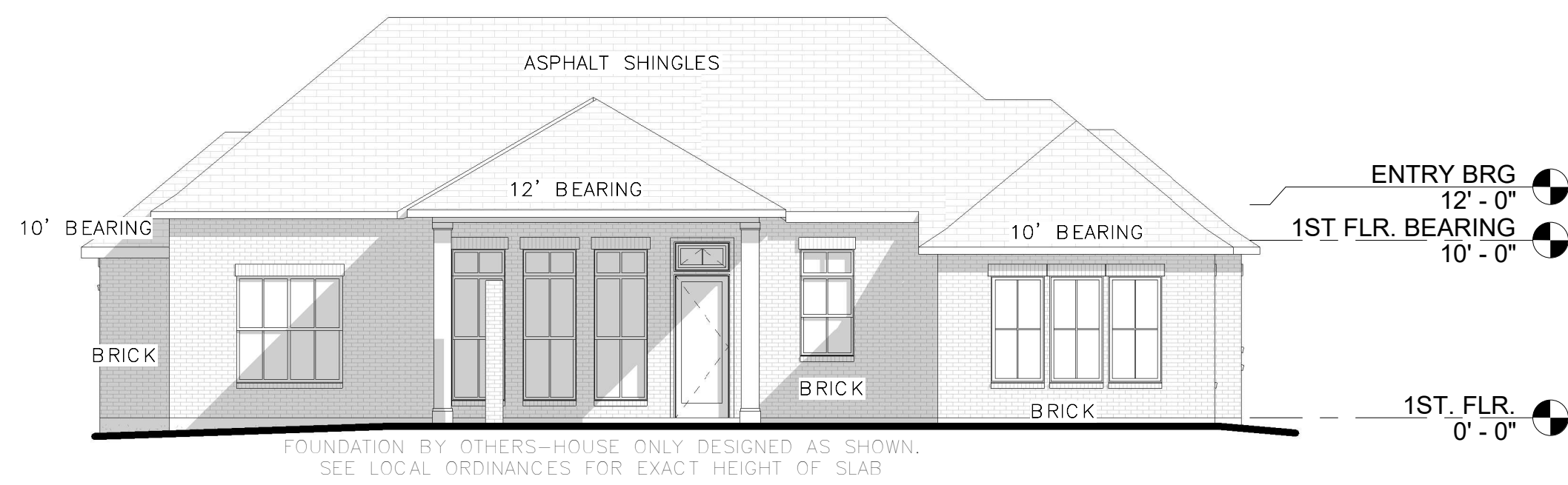
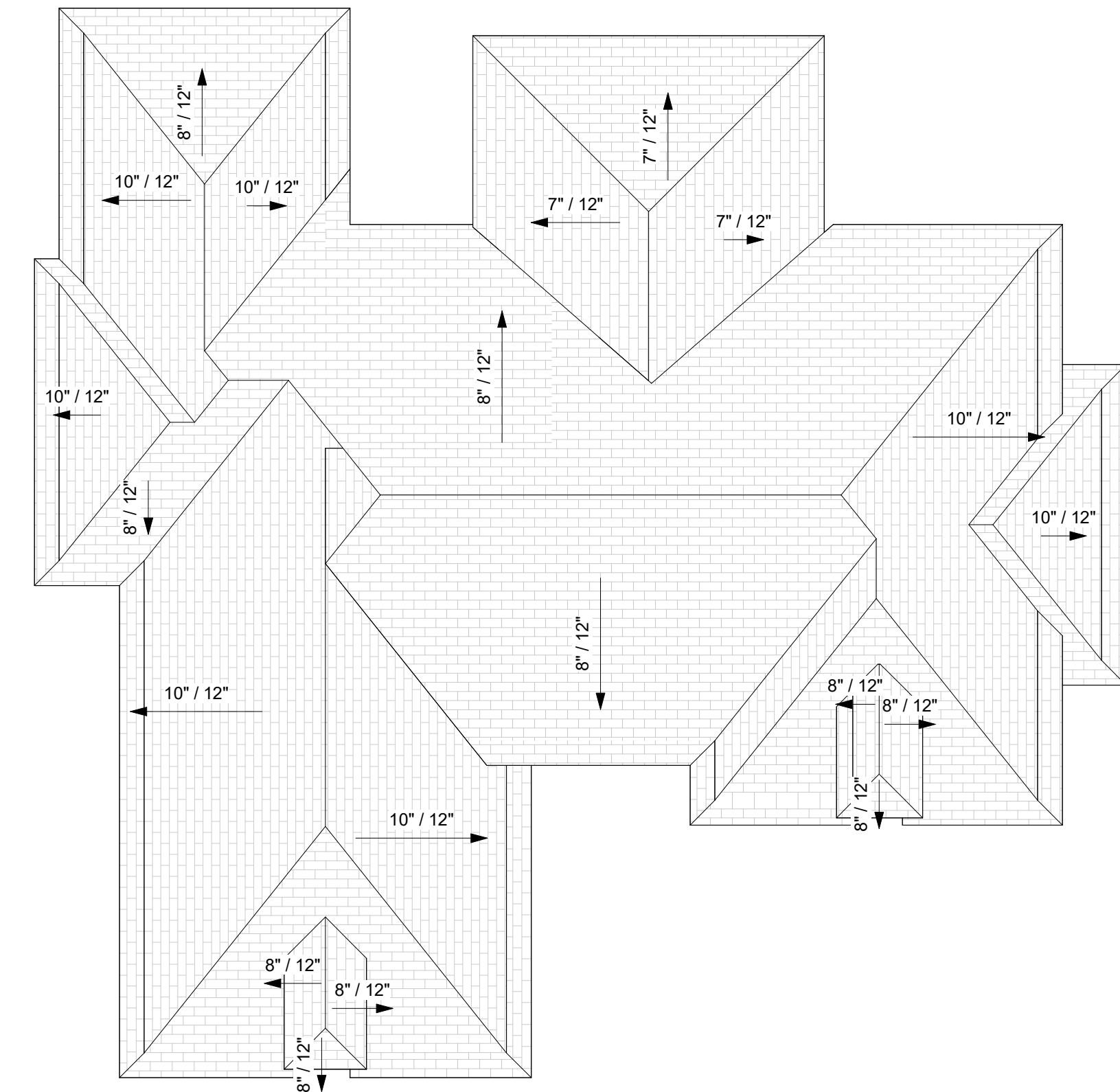
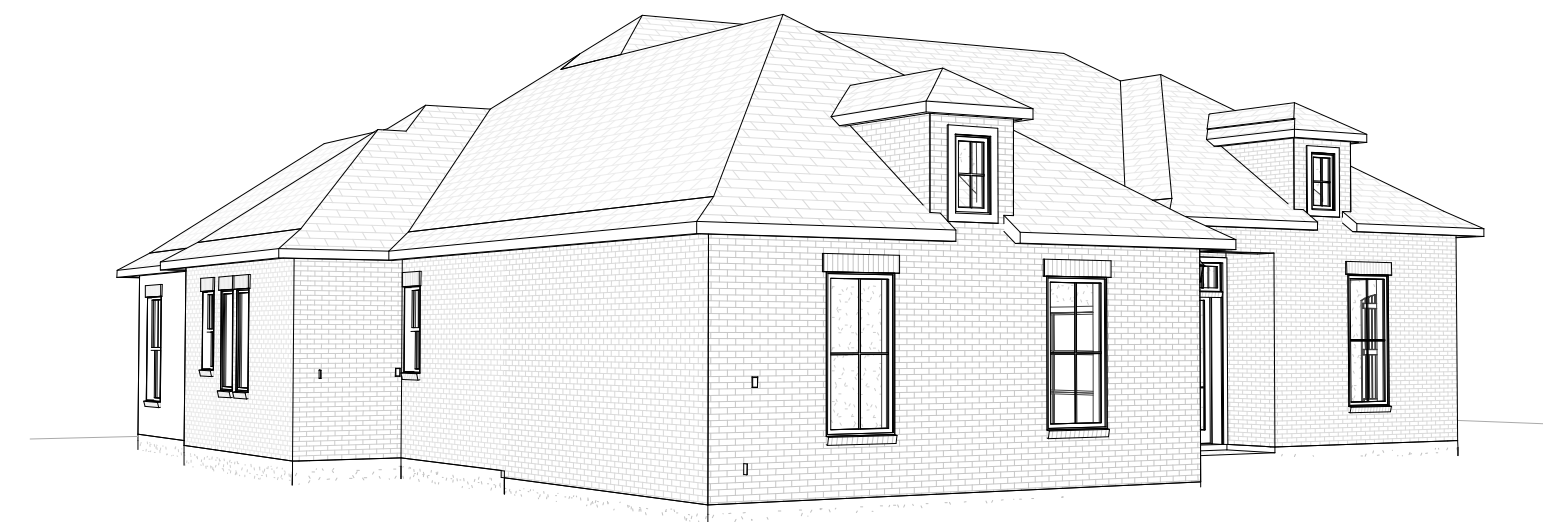
DRAWN
RMH
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MKR
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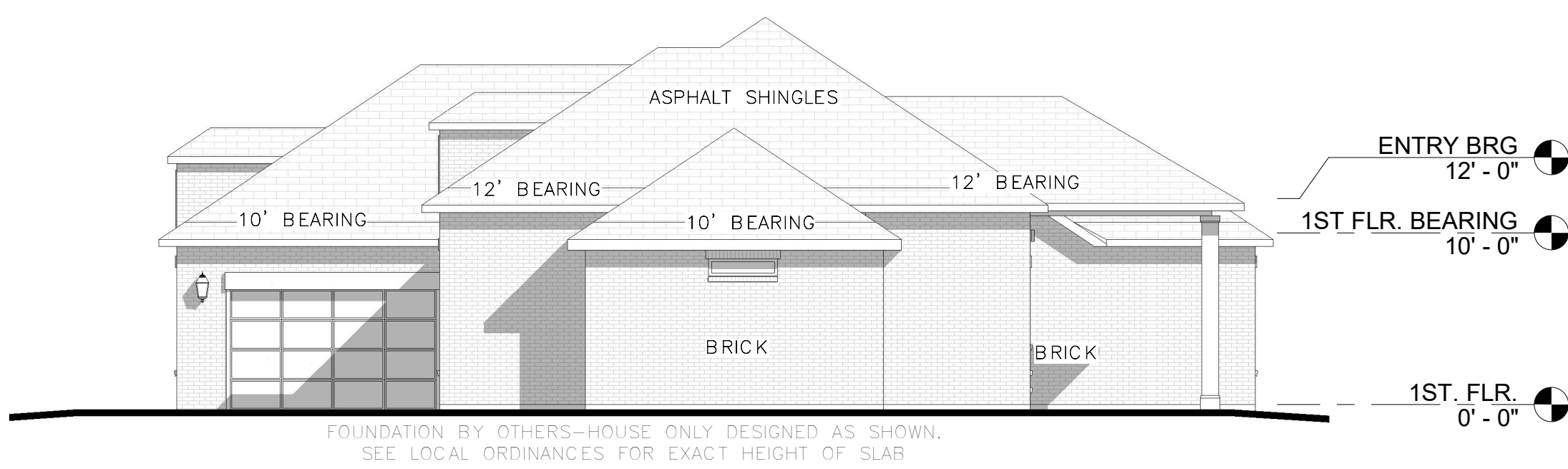
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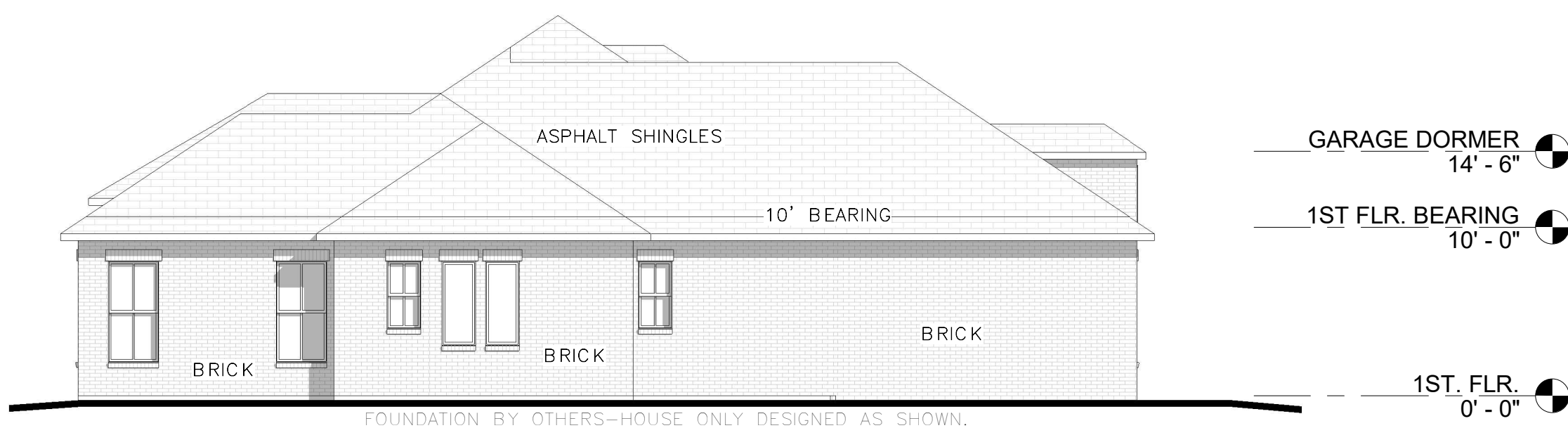
A1 REAR ELEVATION
1/8" = 1'-0"



D3 BIRD'S EYE VIEW
1/8" = 1'-0"



A3 RIGHT ELEVATION
1/8" = 1'-0"



B3 LEFT ELEVATION
1/8" = 1'-0"



B1 FRONT ELEVATION
1/4" = 1'-0"

DIAMOND DESIGN
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Covington, Louisiana
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SARRAT RESIDENCE
LOT 8 - ABITA RIVER DRIVE
ST. TAMMANY PARISH, LA

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