NEW CONSTRUCTION

BURGUNDY ST

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https://mariefrench.netlify.app/

No.	Description	Date
1	CLIENT MEETING #1	2023.07.20
2	CLIENT MEETING #2	2023.08.15
3	HDLC ARC MEETING	2023.11.14
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

COVER

2023.26

G001

1/12/2025 10:53:59 PM

GENERAL NOTES:

DESIGN CRITERIA - INTERNATIONAL RESIDENTIAL BUILDING CODE [IRC] 2021 EDITION

DESIGN WIND SPEED - 140 MPH EXPOSURE CATEGORY 'B'

[FRAMING AND FASTENERS SHALL COMPLY WITH AMERICAN FOREST AND PAPER ASSOCIATION [AF & PA] WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TOW FAMILY DWELLINGS [WFCM]

GENERAL FRAMING NOTES:

1. ALL WOOD FRAMING, FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICAITION FOR WOOD CONSTRUCTION WFCM / SSTD-10 THE PLYWOOD DESIGN SPCIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS OTHERWISE NOTED, ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE 2009 RESIDENCIAL BUILDING CODE FOR 130 MPH WIND SPEED.

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED.

ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE, S4S NO.2 MAXIMUM MOISTURE CONTENT 15%, STUD WALLS AND PARTITIONS SHALL BE SIZED AS FOLLOWS:

2. EXTERIOR WALL 2X4 STUDS @ 16" O.C. / 2X6 STUDS @16" O.C. @ WALLS >10'
FIRST FLOOR PARTITIONS 2X4 STUDS @ 16"O.C. / 2X6 STUDS @ 16" O.C. @ WALLS > 10'
SECOND FLOOR PARTITIONS 2X4 STUDS @ 16" O.C. / 2X6 STUDS @ 16" O.C. @ WALLS > 10'
WET WALLS 2X6 STUDS @ 16" O.C.

3. BLOCK ALL STUDS AT MID-HEIGHT

4. FLOOR, ATTIC, AND ROOF FRAMING SHALL BE OF SIZES AS INDICATED ON FRAMING PLANS. PROVIDE WOOD CROSS BRIDGING WHERE INDICATED ON DRAWINGS OR WHEN JOIST SPANS EXCEED EIGHT [8] FEET. LOCATED [3] 2X12 BEAMS BELOW BEARING WALLS OF FLOOR ABOVE AND/ OR AS INDICATED ON FRAMING PLANS. BEAMS SHALL BEAR ON ENTIRE WIDTH OF BEARING TOP PLATES. LOCATE THREE [3] STUDS AT BEAM BEARING POINTS BELOW BOUBLE TOP PLATE OR AS SHOWN ON PLANS [SEE FRAMING NOTE #14] PROVIDE WOOD COLLAR BRACES AT 48" O.C. ROOF RAFTERS 24" BELOW CROWN OF ROOF.

5. PLYWOOD SUB-FLOOR APA RATED 48/24, 3/4" THICK TOUNGE AND GROOVE. GLUED AND NAILED TO FLOOR JOISTS WITH 8D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12 " O.C. AT INTERMEDIATE SUPPORTS. [TYPICAL FOR 2 STORY HOME ONLY.]

6. PLYWOOD ROOFING - APA 24/0, 5/8" THICK NAIL WITH 8D NAIL SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMIDIATED SUPPORTED. PROVIDE PLY CLIPS AT UNSUPPORTED EDGES BETWEEN ROOF JOIST. NAIL SHINGLES WITH 6 NAILS PER SHINGLE.

7. WIND BRACING - PROVIDE APA RATED 1/2" STORMGUARD O.S.B. BY NORBORD. NAIL EDGES WITH 8D NAIL AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANELS.

8. COORDINATE FRAMING WITH HVAC, ELECTRICAL, AND PLUMBING REQUIREMENTS.

9. CEILING HEIGHTS:
FIRST FLOOR SEE ARCH DRAWINGS
SECOND FLOOR SEE ARCH DRAWINGS

10. JOIST HANGERS SHALL BE 16 GAUGE TYPE 'U' AS MANUFACTURED BY SIMPSON STRONG TIE CO. INSTALL JOIST HANGERS IN STRICK ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. USE JOIST HANGERS FOR BEAMS AND JOISTS WHICH FRAME TO BEAMS AT THE SAME ELEVATION. JOIST HANGERS SHALL BE THE SAME SIZE AS MEMBER SUPPORTED.

11. OPENING HEADER SCHEDULE:
FIRST FLOOR 2 2X12'S
SECOND FLOOR (2) 2X10 @ 3'-0" TO 6'-0" OPENINGS
(2) 2X6'S @ OPENINGS LESS THE 3'-0"

12. BORE HOLES 2" CLEAR FROM TOP TO BOTTOM EDGE OF JOIST, NOT LARGER THAN 1 1/4" IN DIA AND NOT IM MIDDLE OF SPAN.

13. STRAP ALL PLATES CUT AWAY FOR PLUMBING WITH 1 1/2" WIDE NO. 24 GUAGE GALV. STRAPS 18" LONG, BOTH SIDES OF WALL - SPIKED TO PLATES.

14. PROVIDE STUD POSTS MADE UP OF MULTIPULE STUDS BENEATH END BEARING OF BEAMS AS SHOWN ON FRAMING PLAN. NIAL EACH STUD TO ADJACENT STUD IN POST WITH 16D NAILS AT 12 IN O.C. [ON STUD CENTER LINE] AND WITHIN 3" OF EACH END. CUT STUDS CAREFULLY TO INSURE FULL AND COMPLETE BEARING TOP TO BOTTOM.

15. BRICK LINTELS ABOVE OPENINGS SHALL BE 5"X3 1/2" X 1/4" GLAV. STEEL ANGLES WITH 8" MIN. BEARING EACH SIDE UNLESS NOTED OR DETAILED OTHERWISE ON THE DRAWINGS.

16. ALL WINDOWS AND GLAZED OPENINGS SHALL BE PROVIDED WITH ANCHORABLE PRE-CUT, NUMBERED, 5/8" PLYWOOD STORM COVERS AND ATTACHMENT HARDWARE.

17. PROVIDE HURRICANE STRAPS BETWEEN WALL FRAMING AND BASE PLATE AND BETWEEN WALL FRAMING TOP PLATE AND ROOF FRAMING FOR CONTINUOUS LOAD PATH CONNECTION.

18. PROVIDE SIMPSON COLUMN CAPS TO CONNECT EXTERIOR COLUMNS TO ROOF BEAMS AND SIMPSON POST BASES [OR APPROVED EQUAL] TO CONNECT EXTERIOR COLUMNS TO FOUNDATION.

GENERAL	
G001	COVER
G002	INFORMATION
G003	SURVEY
G004	BENCHMARK
G005	AREA PLANS + SCHEDULE

ARCHITECTURAL	
A050	SITE PLAN
A051	COLUMN CONNECTION
A052	STAIR ELEVATIONS ONE
A053	STAIR ELEVATIONS TWO
A101	FLOOR PLANS
A121	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR GATE ELEVATIONS
A301	BUILDING SECTIONS
A351	WALL SECTIONS
A352	WALL SECTIONS
A353	DETAILS - ENLARGED
A801	KITCHEN DETAILS
A802	WINDOW & DOOR DETAILS
A803	WINDOW & DOOR - ENLARGED
A804	KITCHEN 3D VIEWS
A901	3D VIEWS - EXTERIOR

STRUCTURAL	
P101	PLUMBING DIAGRAM
S101	GRADE BEAM & PILE PLAN
S102	CMU PLAN
S103	SILL PLAN
S121	FRAMING PLANS - LEVEL ONE
S122	FRAMING PLANS - LEVEL TWO
S123	FRAMING PLAN - CEILING

ELECTRICAL	
E101	ELECTRICAL PLAN

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NEW CONSTRUCTION

BURGUNDY ST

INFORMATION

2023.26

G002

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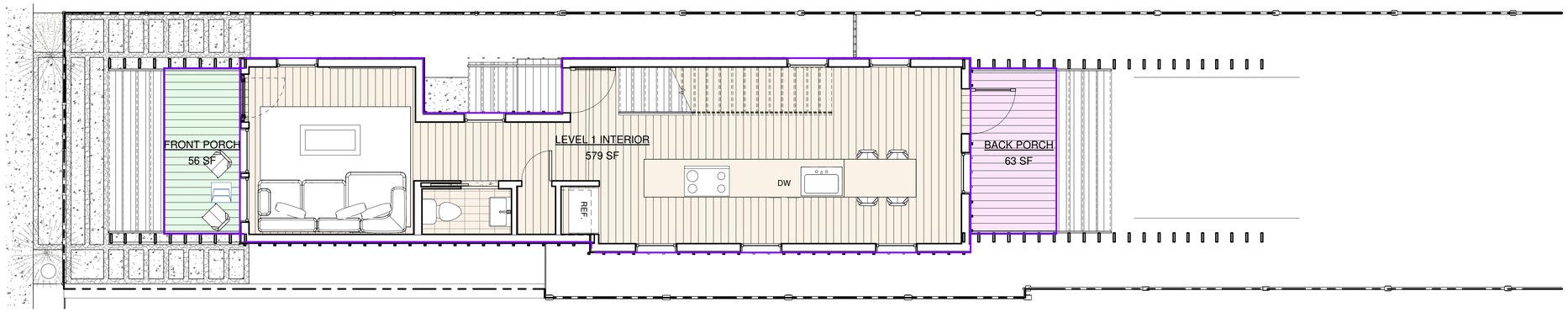
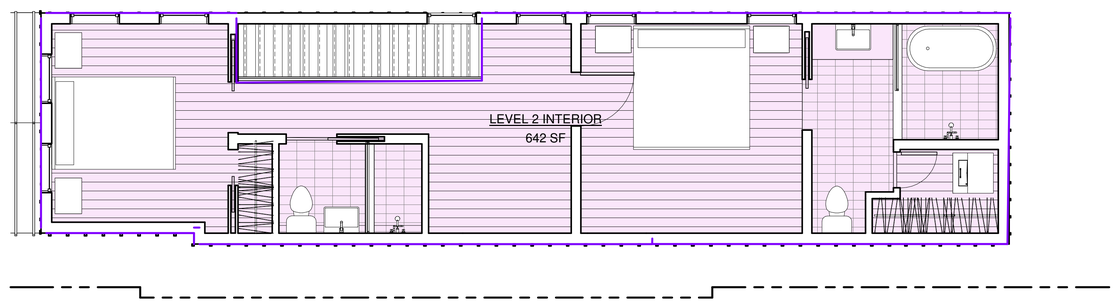
1/4" = 1'-0"
LEVEL ONE (3)



Building Area Legend

- BACK PORCH
- FRONT PORCH
- LEVEL 1 INTERIOR

1/4" = 1'-0"
LEVEL TWO (1)



Building Area Legend

- LEVEL 2 INTERIOR

GROSS BUILDING AREA SCHEDULE

Name	Level	Area Type	Area	Comments
LEVEL 1 INTERIOR	LEVEL ONE	Gross Building Area	579 SF	
LEVEL ONE			579 SF	
LEVEL 2 INTERIOR	LEVEL TWO	Gross Building Area	642 SF	
LEVEL TWO			642 SF	
			1221 SF	
FRONT PORCH	LEVEL ONE	Exterior Area	56 SF	
BACK PORCH	LEVEL ONE	Exterior Area	63 SF	
LEVEL ONE			119 SF	
			119 SF	
Grand total			1340 SF	

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NEW CONSTRUCTION

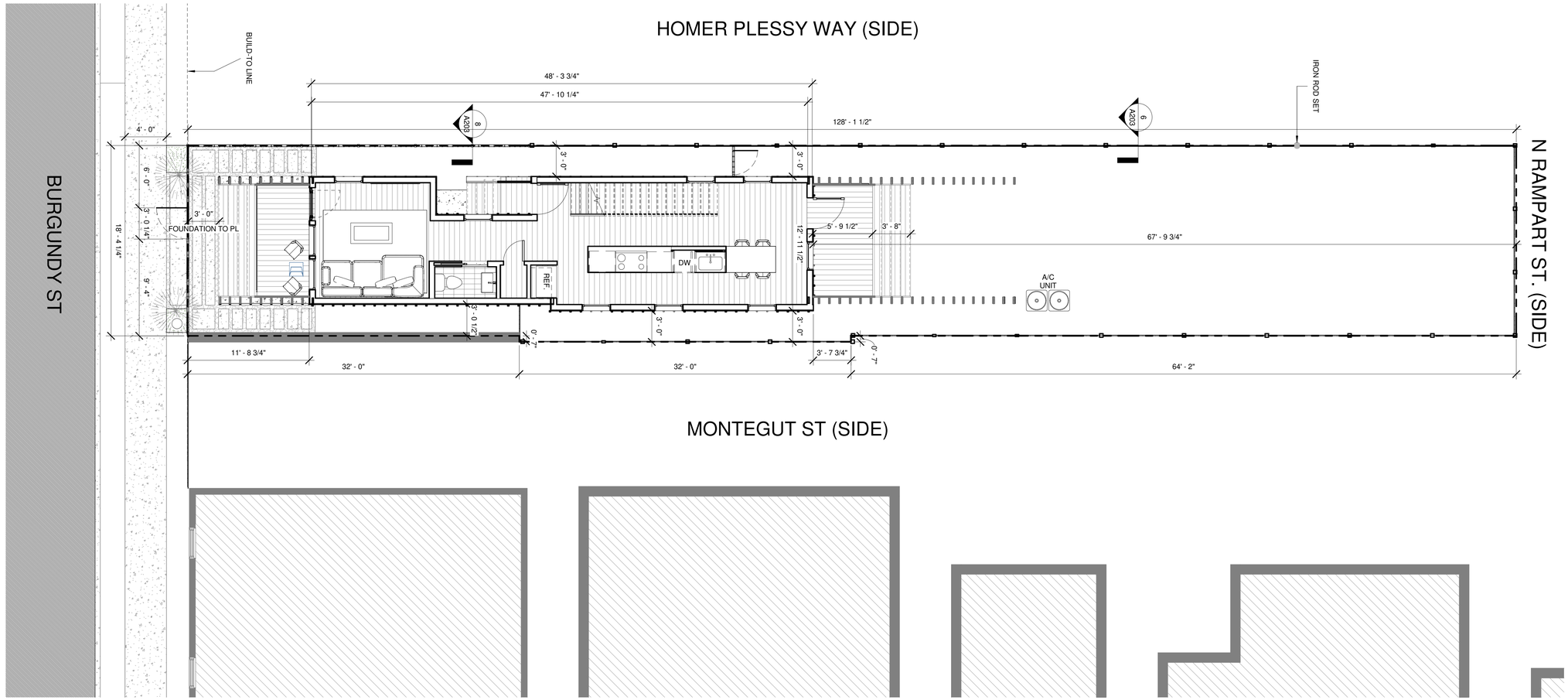
BURGUNDY ST

AREA PLANS + SCHEDULE

2023.26

G005

3/16" = 1'-0"
SITE PLAN (1)



(2) SITE ELEVATION
3/16" = 1'-0"

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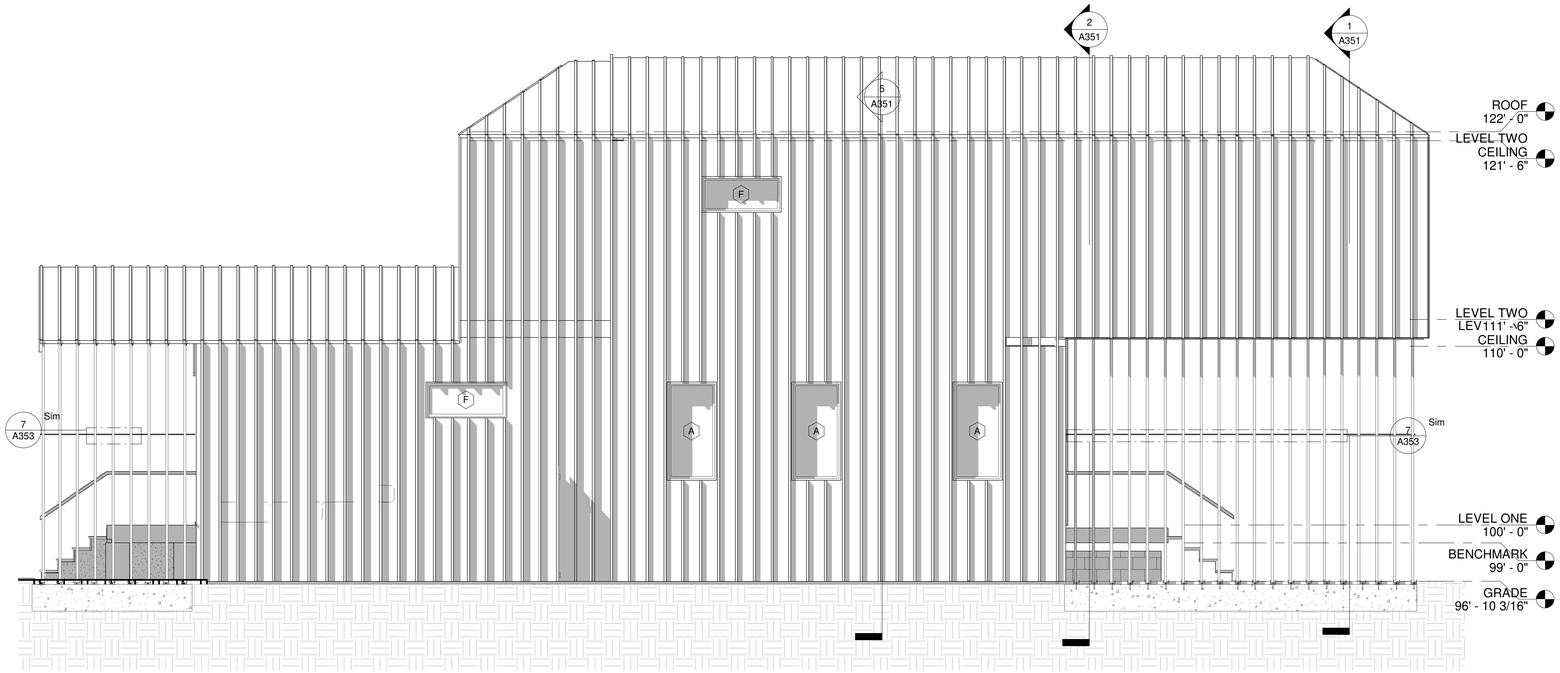
NEW CONSTRUCTION

BURGUNDY ST

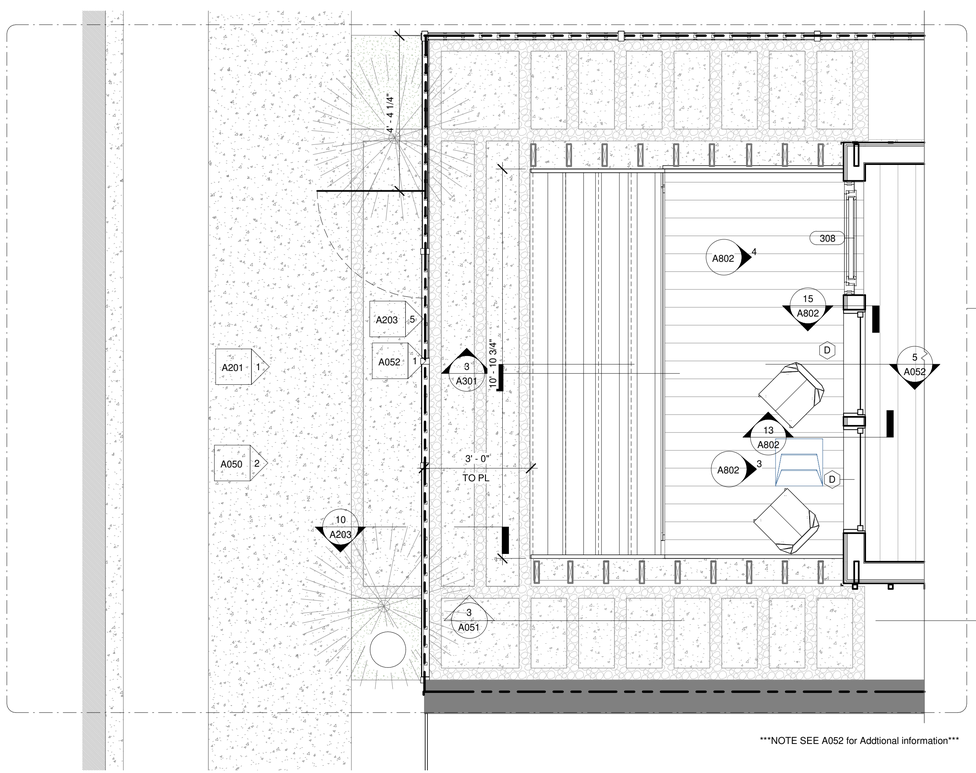
SITE PLAN

2023.26

A050

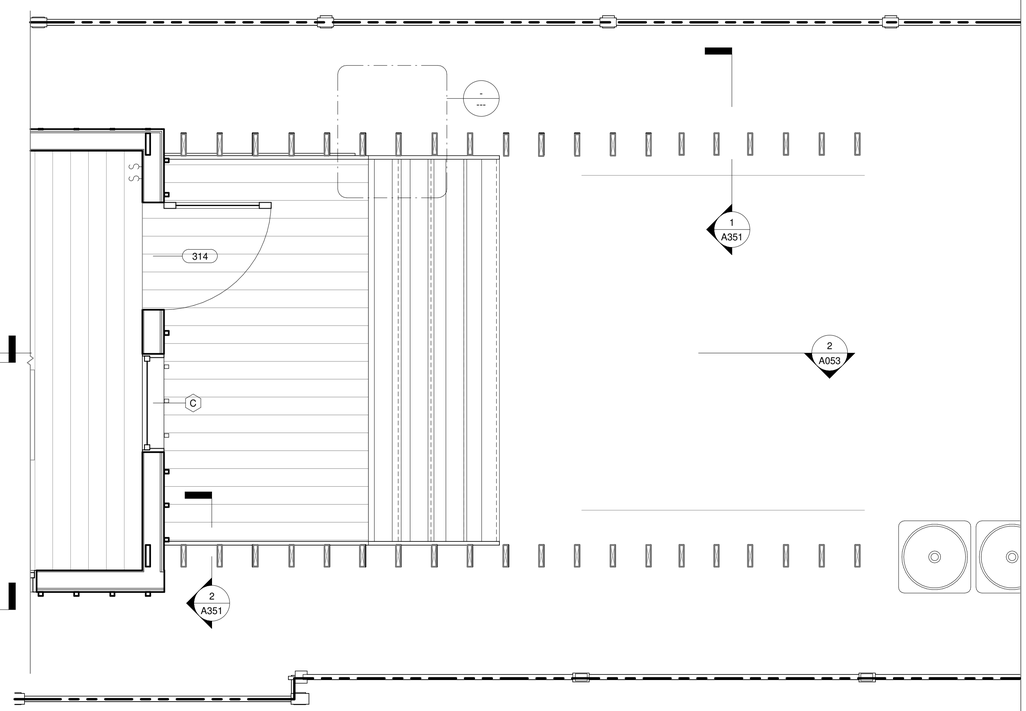


3 ELEVATION - SIDE
1/4" = 1'-0"



NOTE SEE A052 for Addtional information

1 ENLARGED - PLAN - FRONT
1/2" = 1'-0"



NOTE SEE A053 for Addtional information

2 ENLARGED - PLAN - REAR
1/2" = 1'-0"

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No.	Description	Date
7	02 REVISIONS	2024.09.27

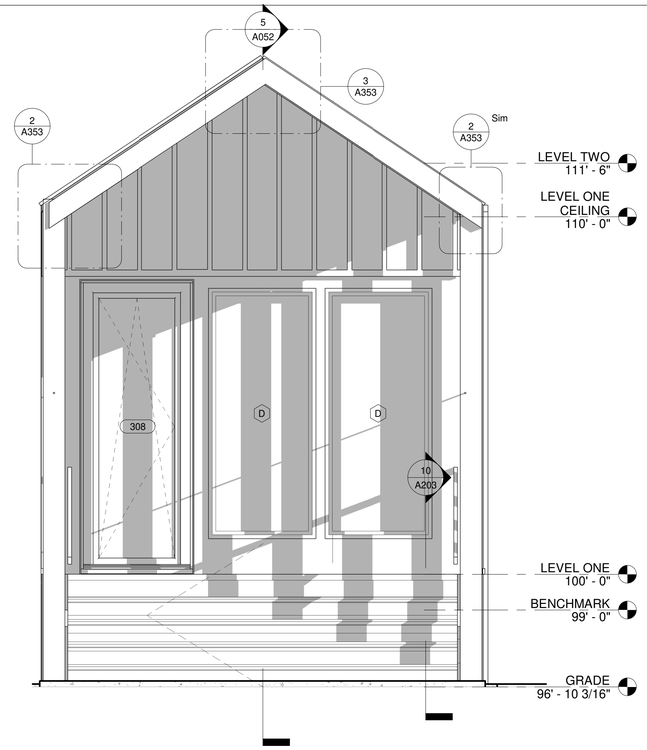
NEW CONSTRUCTION

BURGUNDY ST

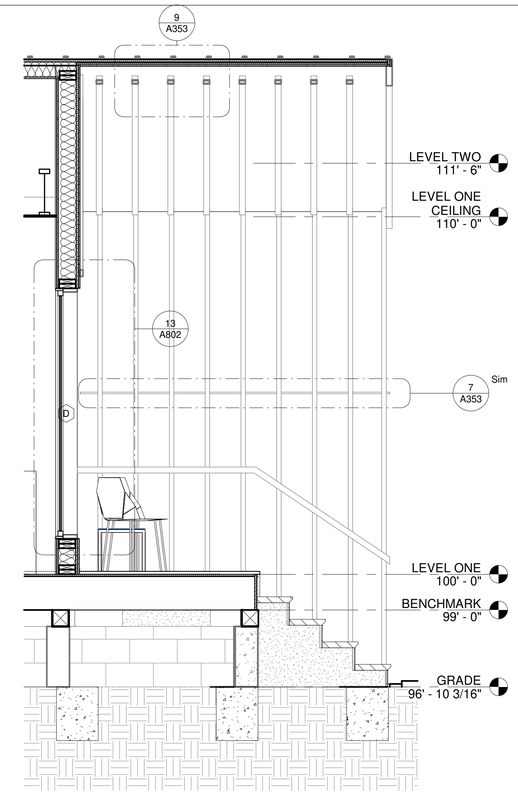
COLUMN CONNECTION

2023.26

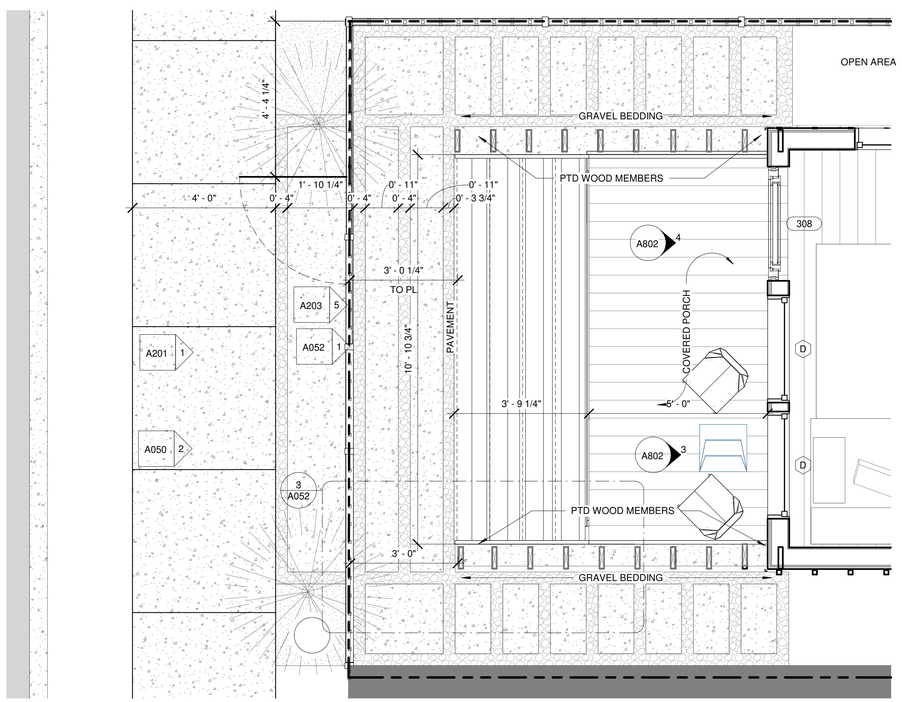
A051



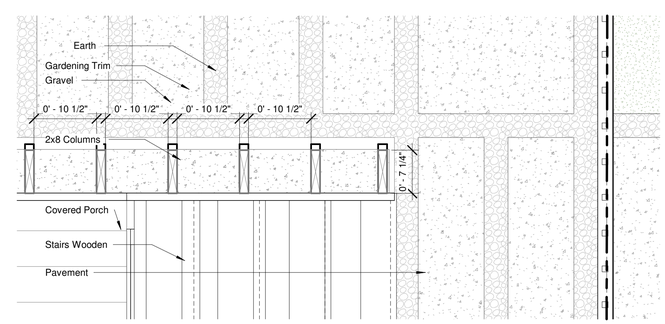
1 ELEVATION - FRONT
1/2" = 1'-0"



5 SECTION - FRONT PORCH
1/2" = 1'-0"



2 ENLARGED - PLAN - FRONT STAIR
1/2" = 1'-0"



3 ENLARGED - PLAN - WOOD COLUMNS
1" = 1'-0"

STAIR NOTES:

1. TREADS 11" MINIMUM TOE TO TOE
2. RISERS 7 3/4" MAXIMUM
3. HANDRAILS 2'-10"
4. (3) 2X12 STRINGERS
5. 3-7/8" MAX SPACING BETWEEN BALUSTERS

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NEW CONSTRUCTION

BURGUNDY ST

STAIR ELEVATIONS ONE

2023.26

A052

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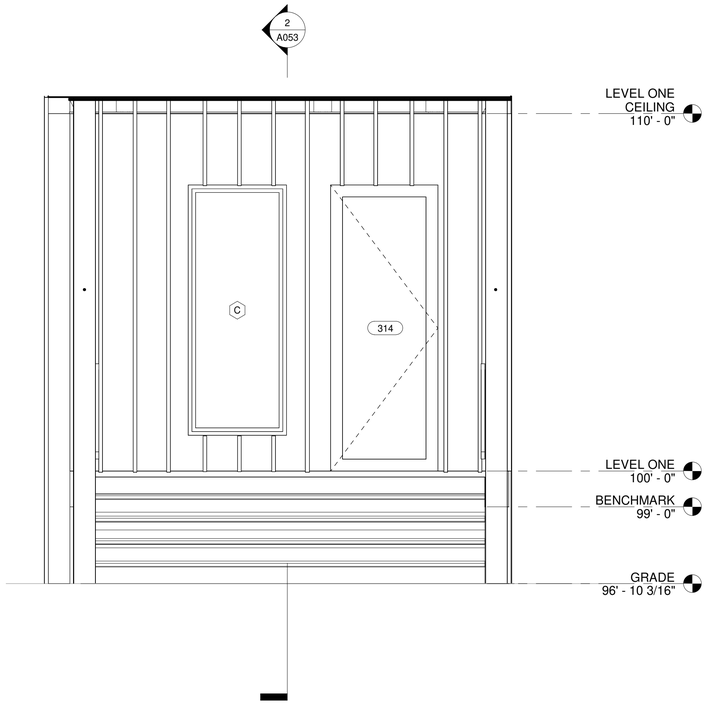
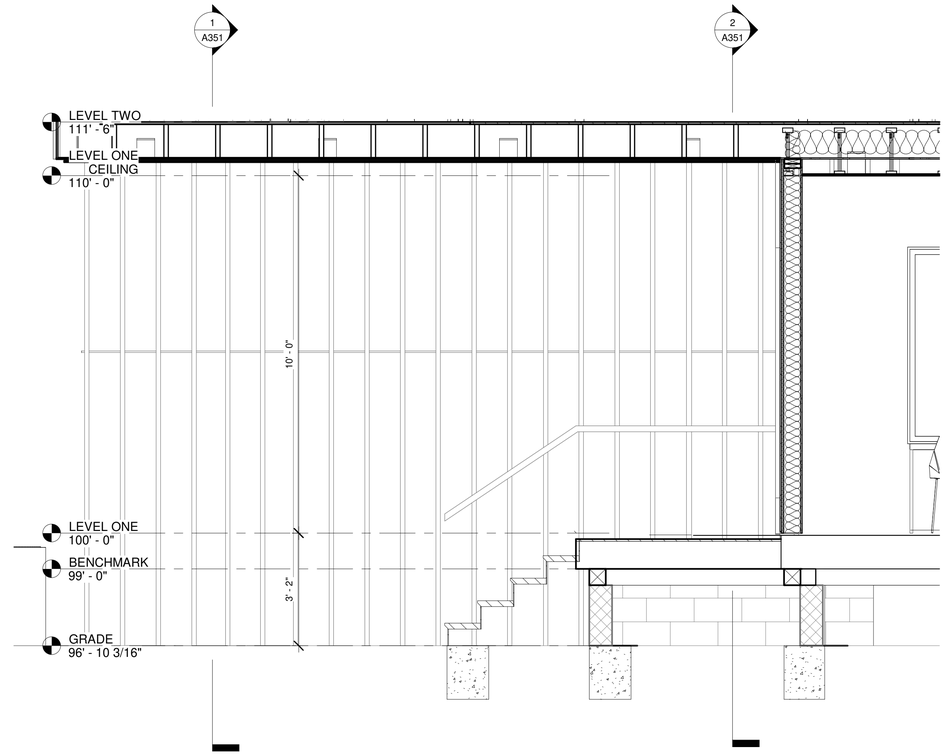
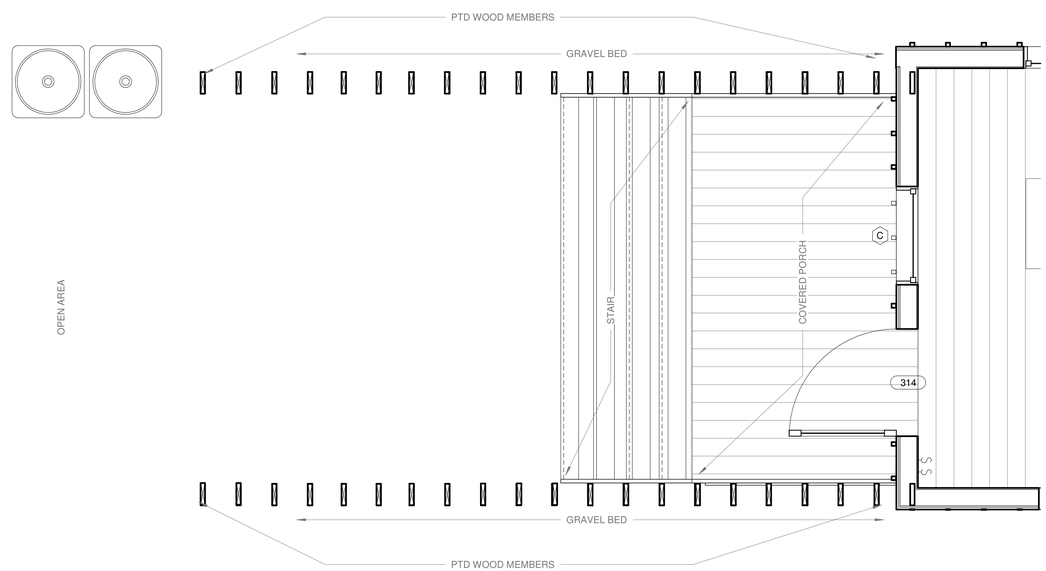


1 ELEVATION - REAR
1/2" = 1'-0"



2 Section 5
1/2" = 1'-0"



STAIR NOTES:

1. TREADS 11" MINIMUM TOE TO TOE
2. RISERS 7 3/4" MAXIMUM
3. HANDRAILS 2'-10"
4. (3) 2X12 STRINGERS
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3 Plan View Back - Callout 1
1/2" = 1'-0"

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NEW CONSTRUCTION

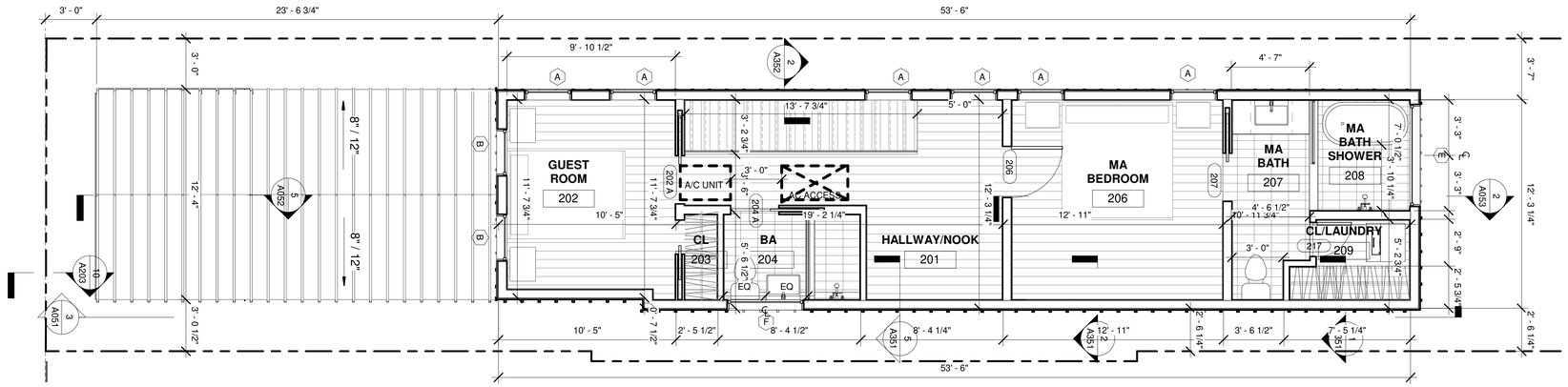
BURGUNDY ST

STAIR
ELEVATIONS
TWO

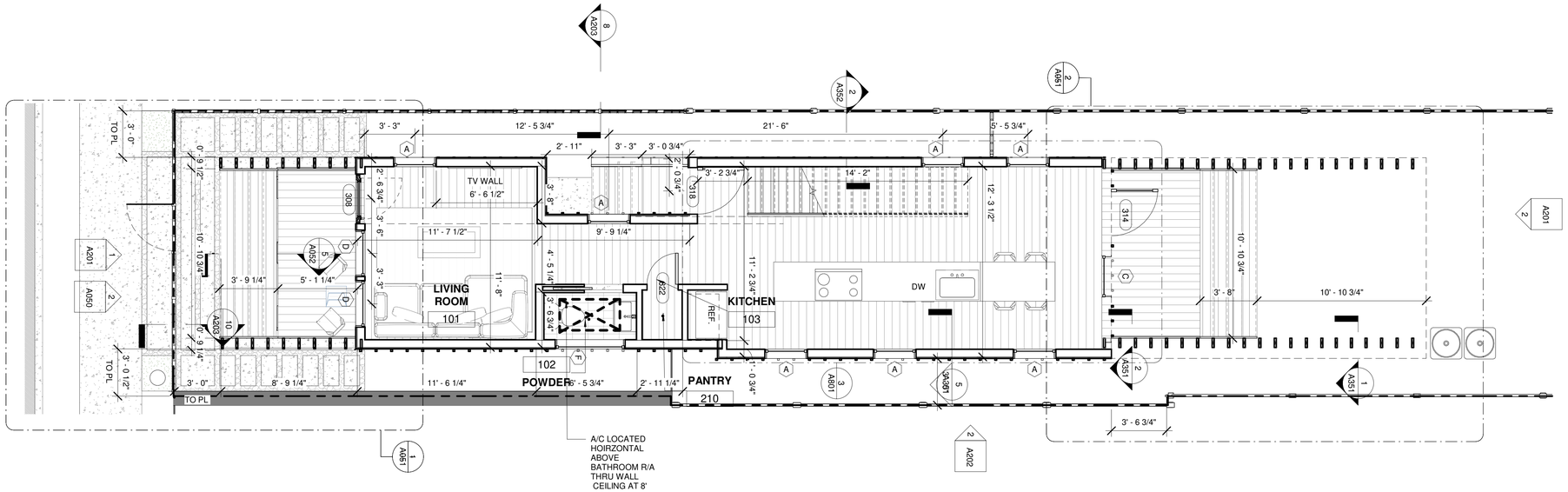
2023.26

A053

1/4" = 1'-0" (2) LEVEL TWO



1/4" = 1'-0" (1) LEVEL ONE



Room Schedule			
Name	Number	Area	Level
Kitchen	104	Not Placed	Not Placed
Kitchen	105	Not Placed	Not Placed
LIVING ROOM	101	172 SF	LEVEL ONE
POWDER	102	18 SF	LEVEL ONE
KITCHEN	103	Redundant Room	LEVEL ONE
PANTRY	210	8 SF	LEVEL ONE
HALLWAY/ NOOK	201	159 SF	LEVEL TWO
GUEST ROOM	202	110 SF	LEVEL TWO

Room Schedule			
Name	Number	Area	Level
CL	203	10 SF	LEVEL TWO
BA	204	22 SF	LEVEL TWO
Large Shower	205	12 SF	LEVEL TWO
MA BEDROOM	206	145 SF	LEVEL TWO
MA BATH	207	50 SF	LEVEL TWO
MA BATH SHOWER	208	35 SF	LEVEL TWO
CL/LAUND RY	209	29 SF	LEVEL TWO

Window Schedule				
Type Mark	Width	Height	Count	Type Comments
A	2' - 9"	5' - 6"	13	CASEMENT. EGRESS.
B	2' - 9"	4' - 6"	2	Fixed
C	2' - 9"	7' - 0"	1	Fixed
D	3' - 0"	7' - 0"	2	Fixed
E	6' - 0"	3' - 0"	1	Fixed
F	4' - 6"	2' - 0"	2	Fixed

Door Schedule			
Mark	Width	Height	Comments
202 A	2' - 10"	8' - 0"	Interior Door
204 A	2' - 10"	8' - 0"	Interior Door
206	3' - 0"	7' - 0"	Interior Door
207	2' - 10"	8' - 0"	Interior Door
210	2' - 0"	8' - 0"	Interior Door
217	2' - 0"	8' - 0"	Interior Door
308	3' - 0"	8' - 0"	Exterior Door Front
314	3' - 0"	8' - 0"	Interior Door
317	2' - 6"	8' - 0"	Exterior Door Back
318	3' - 0"	8' - 0"	Side Door
322	2' - 0"	6' - 8"	Interior Door

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3. HANDRAILS 2'-10"
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NEW CONSTRUCTION

BURGUNDY ST

FLOOR PLANS

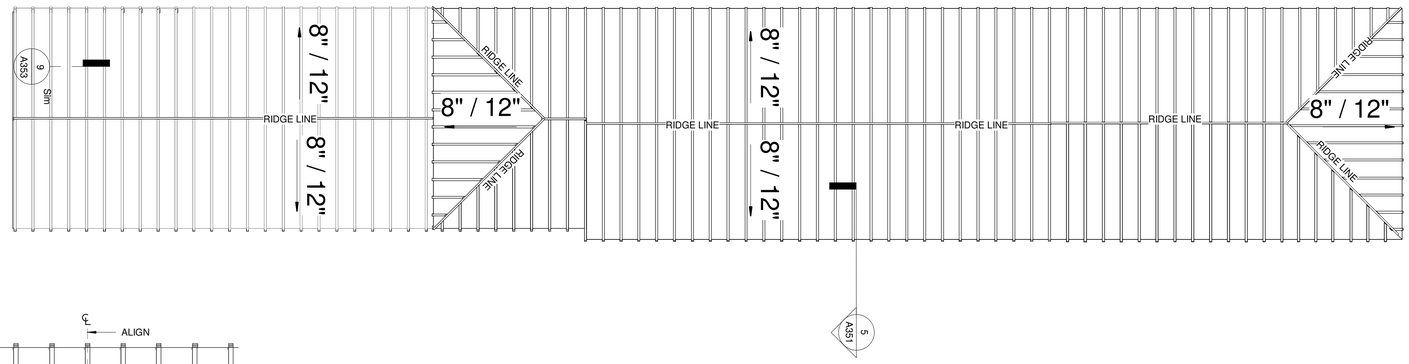
2023.26

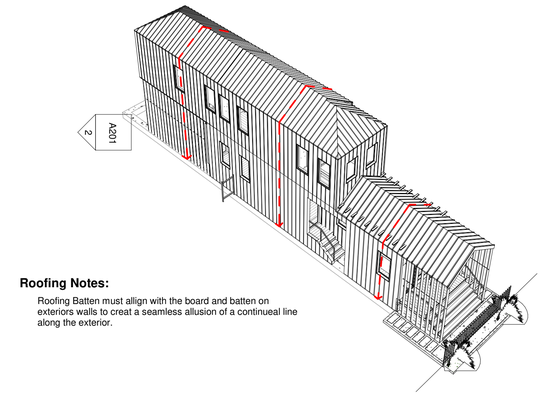
A101

1/12/2025 10:54:27 PM

ROOF PLAN

1/4" = 1'-0" (1) ROOF

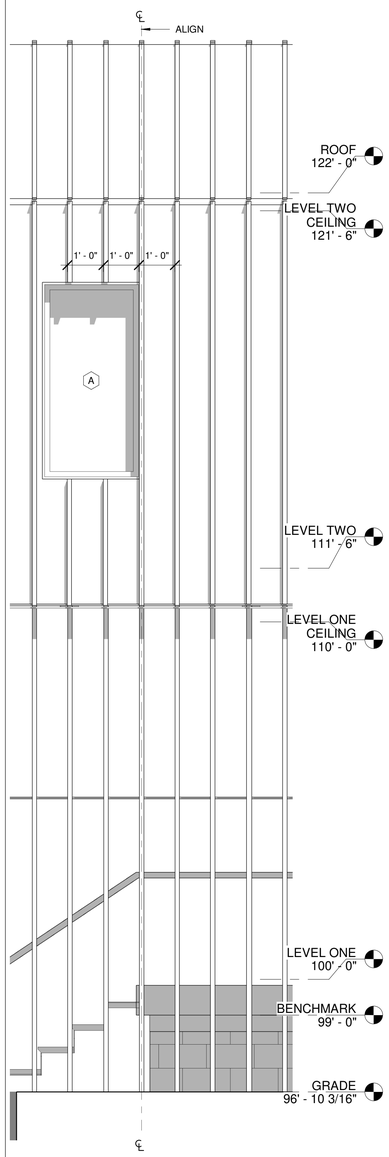




Roofing Notes:

Roofing Batten must allign with the board and batten on exteriors walls to creat a seamless allusion of a continueal line along the exterior.

(2) 3D VIEW

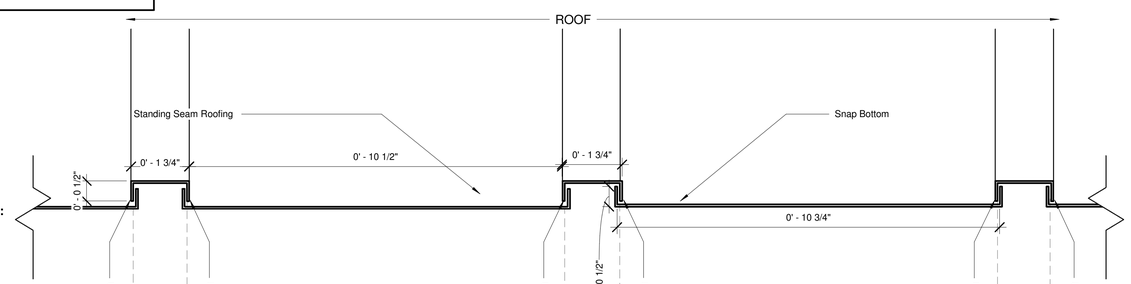


(3) DETAIL - SIDING SPACING
1/2" = 1'-0"

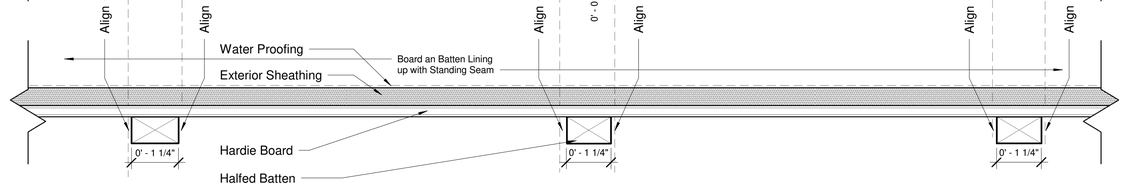
Snap bottom detailing GC to verify batten & standing seam w/ arch prior to fabrication & install.

Custom Component & Building INC.
Phone: 608.758.2736
Web: https://www.customcompbldg.com/contact.aspx

SECTION:

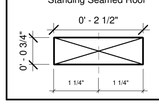


PLAN:



Full Batten Detail:

Battens will be halfed and alligned with Standing Seamed Roof



(1) SNAP BOTTOM DETAILING
6" = 1'-0"

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NEW CONSTRUCTION

BURGUNDY ST

ROOF PLAN

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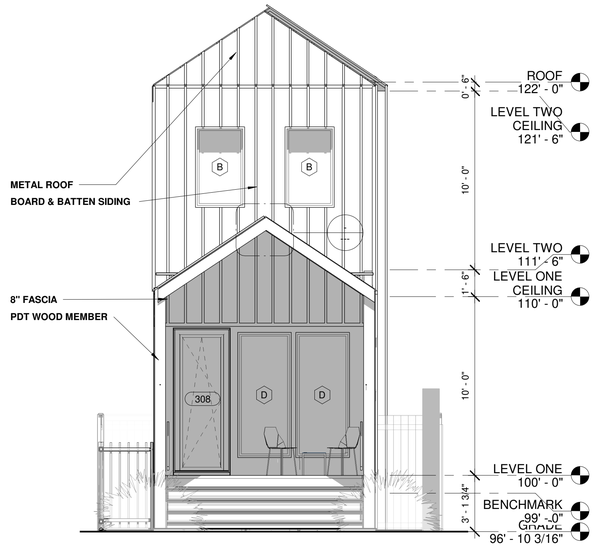
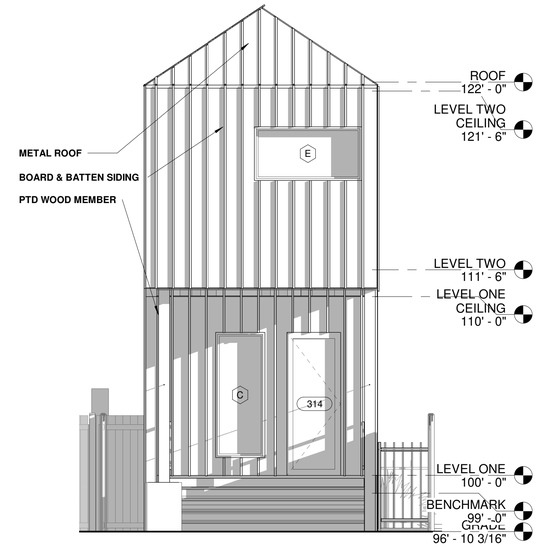
A121

1/12/2025 10:54:30 PM



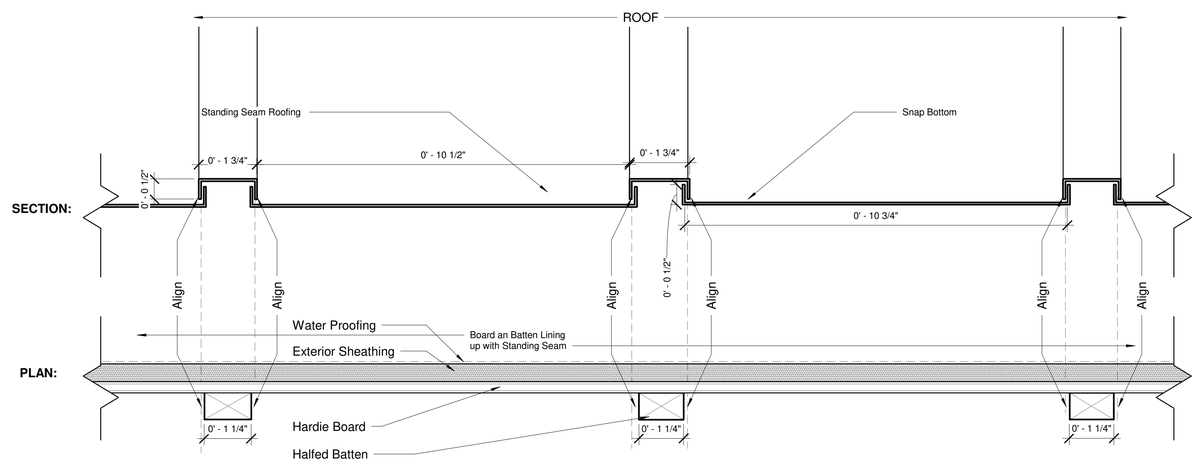
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

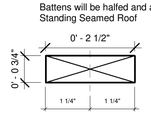
Snap bottom detailing GC to verify batten & standing seam
w/ arch prior to fabrication & install.

Custom Component & Building INC.
Phone: 608.758.2736
Web: https://www.customcompbldg.com/contact.aspx



Full Batten Detail:

Battens will be halfed and alligned with
Standing Seamed Roof



SNAP BOTTOM DETAILING
6" = 1'-0"

1/12/2025 10:54:34 PM

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No.	Description	Date
1	CLIENT MEETING #1	2023.07.20
2	CLIENT MEETING #2	2023.08.15
3	HDLC ARC MEETING	2023.11.14
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

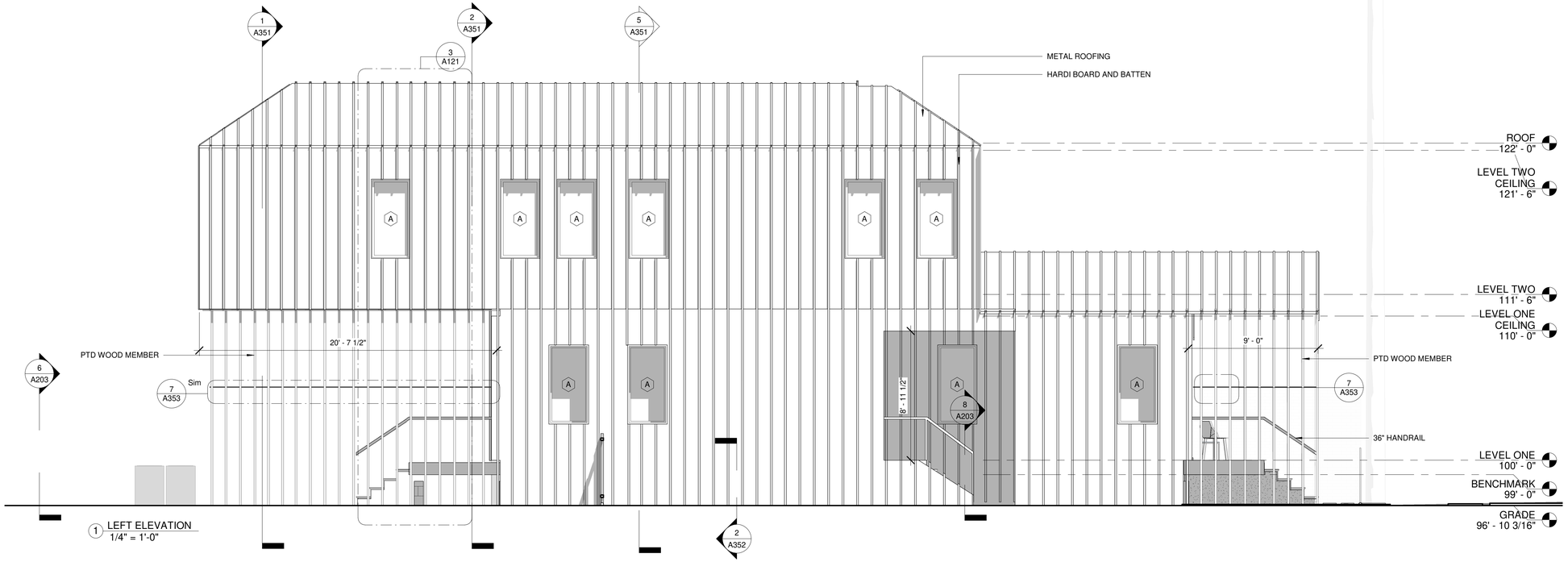
NEW CONSTRUCTION

BURGUNDY ST

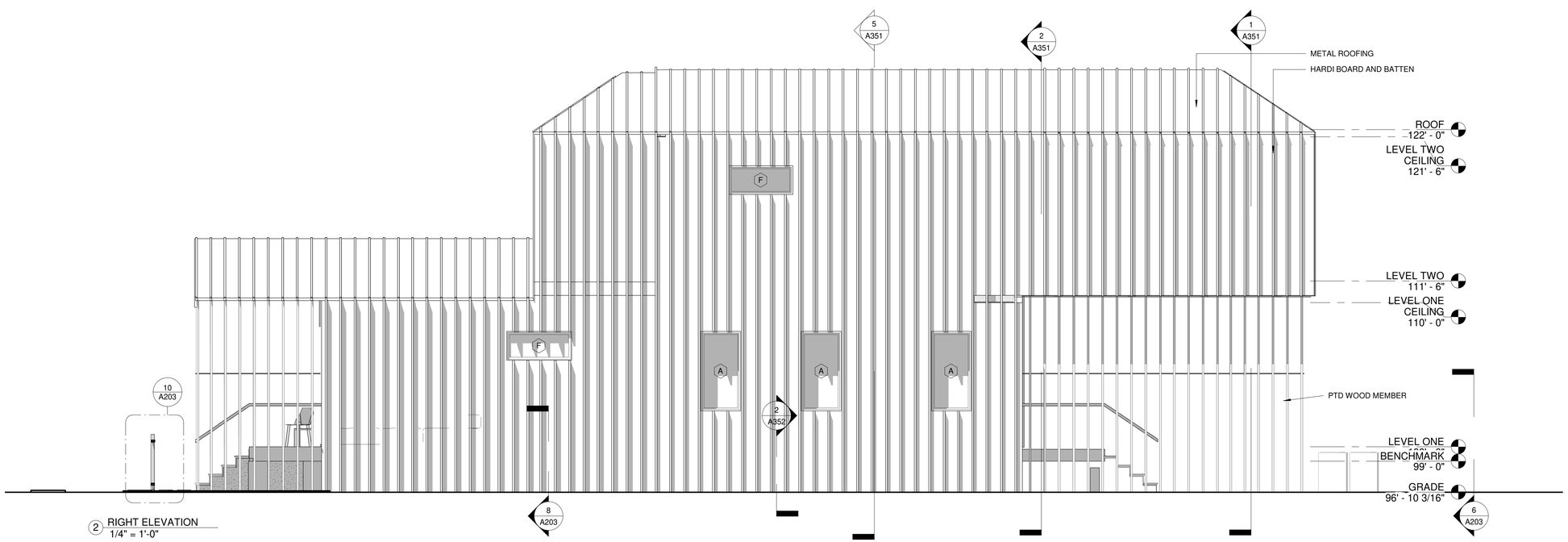
EXTERIOR
ELEVATIONS

2023.26

A201



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1/12/2025 10:54:38 PM

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No.	Description	Date
1	CLIENT MEETING #1	2023.07.20
2	CLIENT MEETING #2	2023.08.15
3	HDLC ARC MEETING	2023.11.14
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

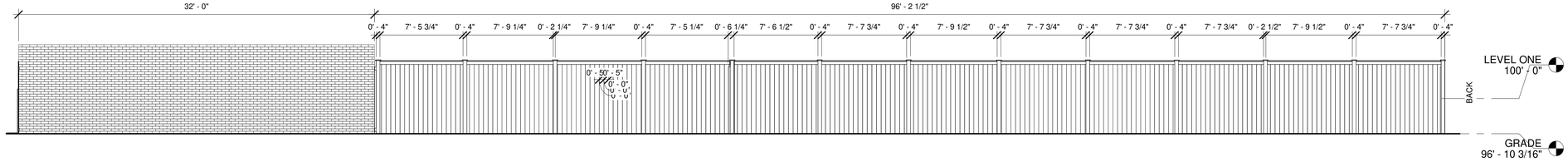
NEW CONSTRUCTION

BURGUNDY ST

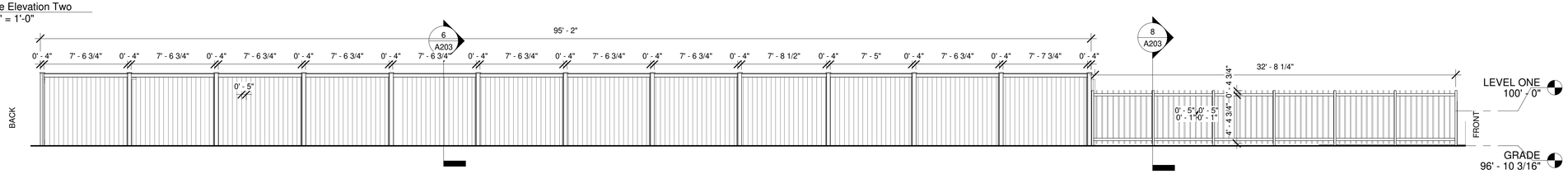
EXTERIOR ELEVATIONS

2023.26

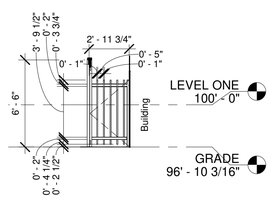
A202



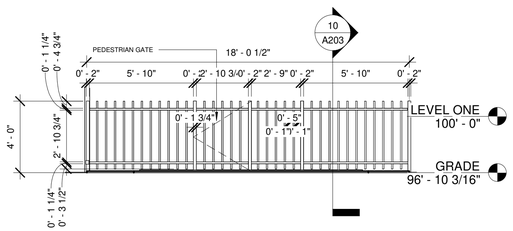
1 Fence Elevation Two
3/16" = 1'-0"



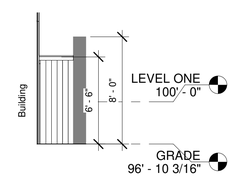
2 Fence Elevation One
3/16" = 1'-0"



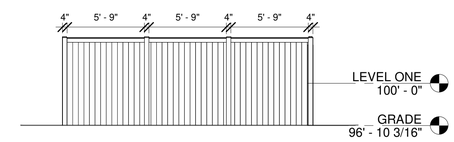
4 FENCE SIDE YARD METAL
3/16" = 1'-0"



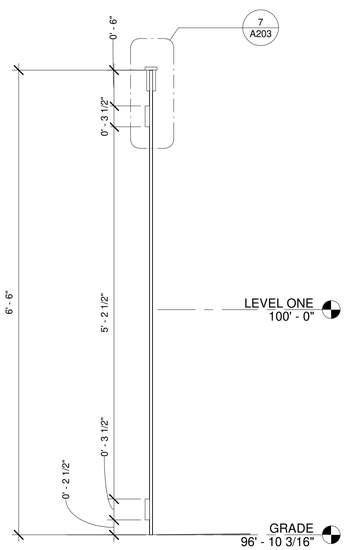
5 FRONT FENCE AND GATE
1/4" = 1'-0"



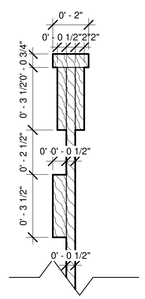
3 FENCE SIDE YARD
3/16" = 1'-0"



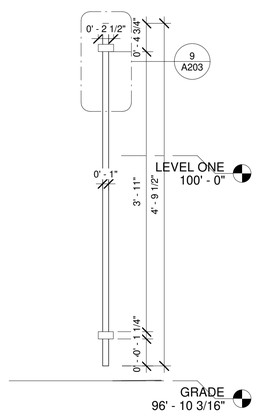
12 BACK FENCE ELEVATION
3/16" = 1'-0"



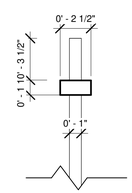
6 SECTION -
1" = 1'-0"



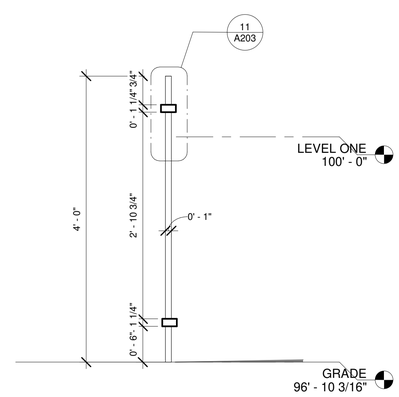
7 Section 9 - Callout 1
3" = 1'-0"



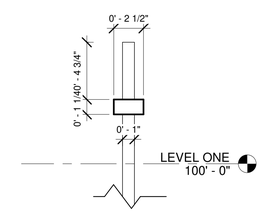
8 Section 10
1" = 1'-0"



9 Section 10 - Callout 1
1 : 6



10 FRONT FENCE SECTION
1" = 1'-0"



11 FRONT FENCE SECTION - Callout 1
1 : 6

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No.	Description	Date
1	CLIENT MEETING #1	2023.07.20
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

EXTERIOR GATE ELEVATIONS

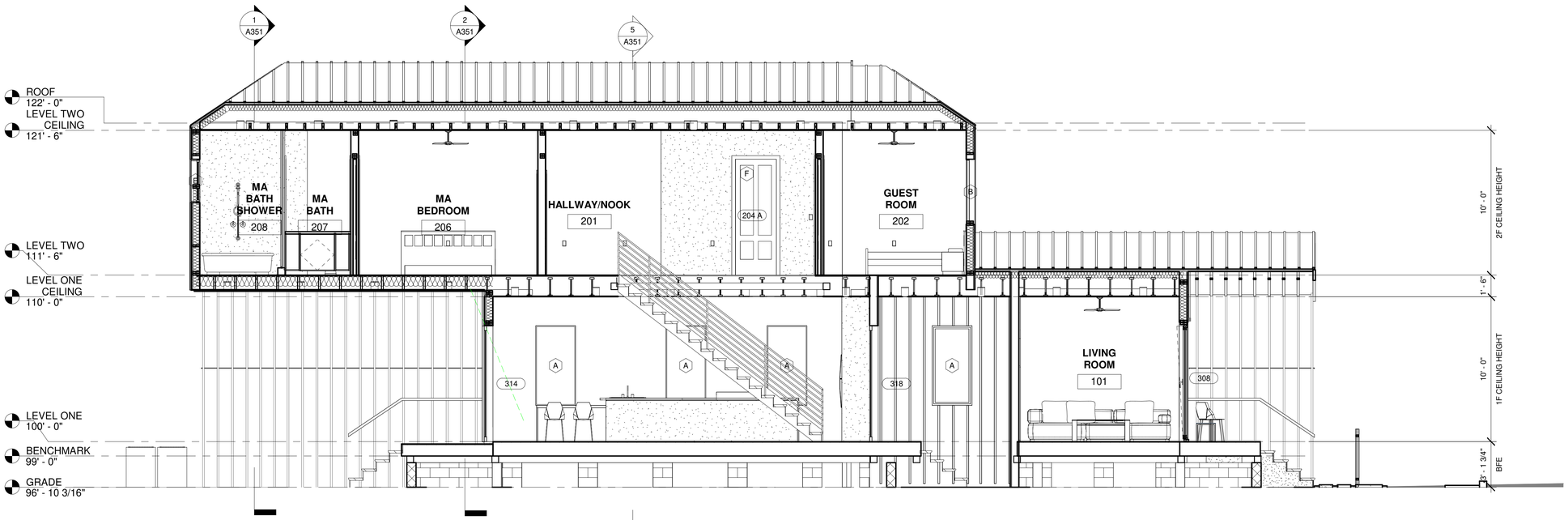
2023.26

A203

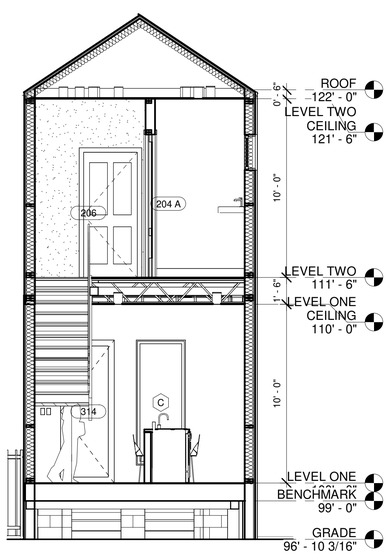
1/12/2025 10:54:42 PM

STAIR NOTES:

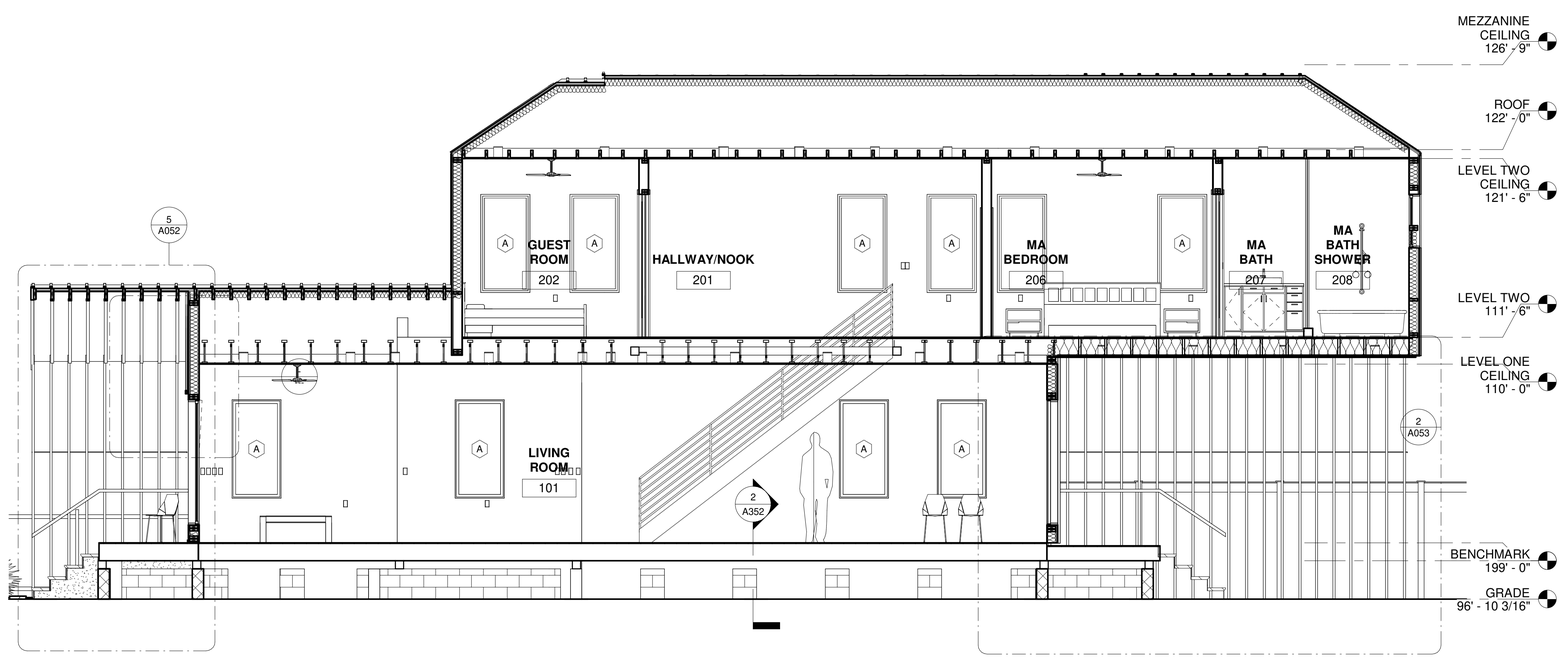
1. TREADS 11" MINIMUM TOE TO TOE
2. RISERS 7 3/4" MAXIMUM
3. HANDRAILS 2'-10"
4. (3) 2X12 STRINGERS
5. 3-7/8" MAX SPACING BETWEEN BALUSTERS



1 LONGITUDINAL SECTION _ 1
1/4" = 1'-0"



2 TRANSVERSE SECTION
1/4" = 1'-0"



3 LONGITUDINAL SECTION _ 2
1/4" = 1'-0"

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No.	Description	Date
1	CLIENT MEETING #1	2023.07.20
2	CLIENT MEETING #2	2023.08.15
3	HDLC ARC MEETING	2023.11.14
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

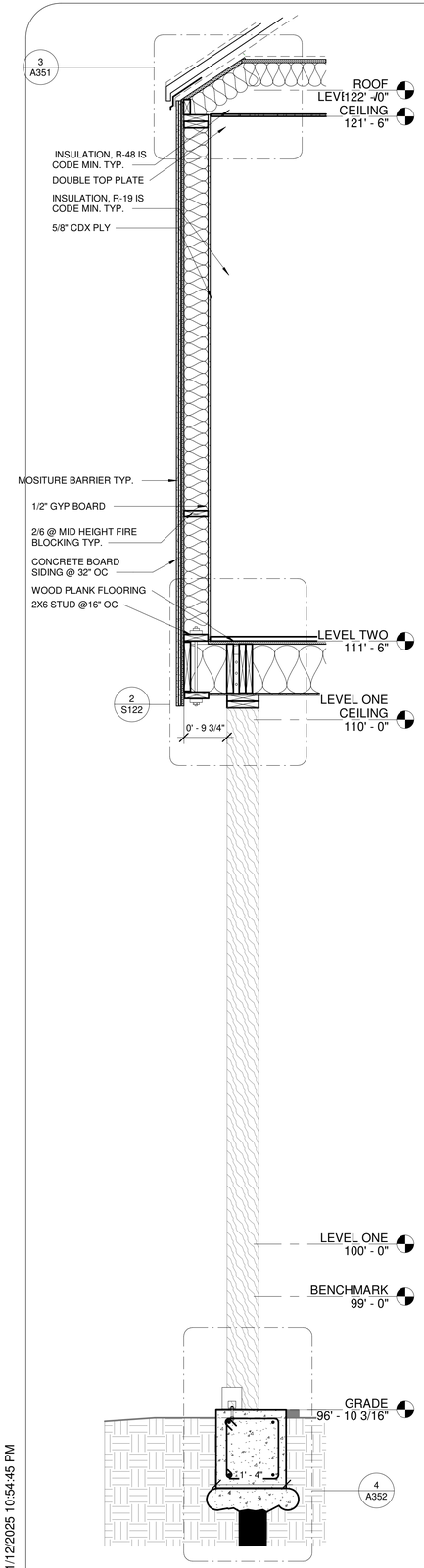
NEW CONSTRUCTION

BURGUNDY ST

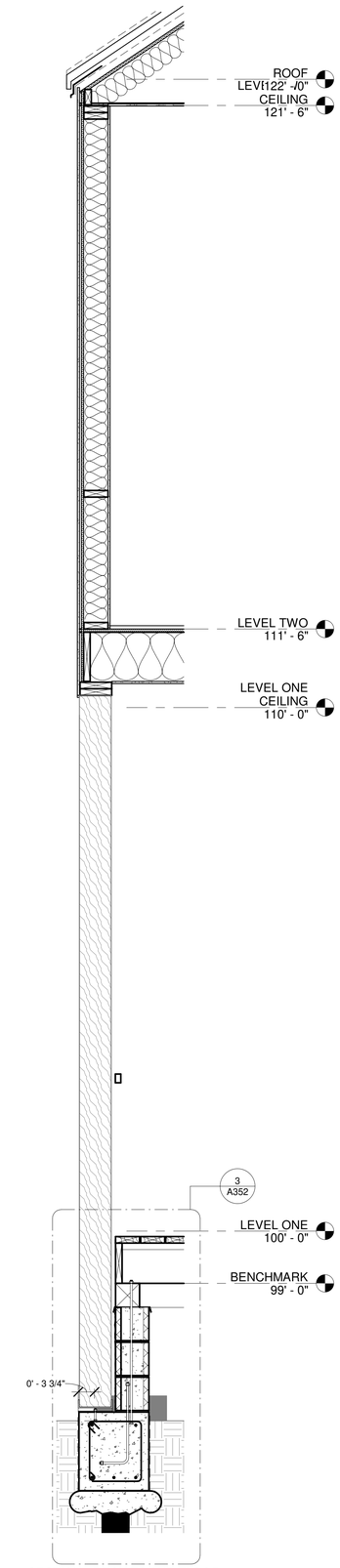
BUILDING SECTIONS

2023.26

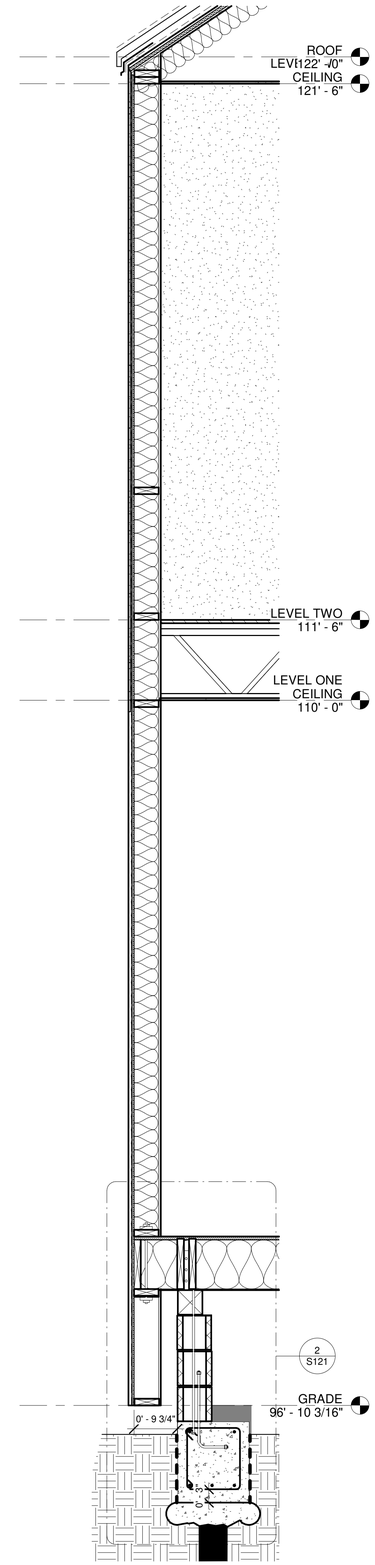
A301



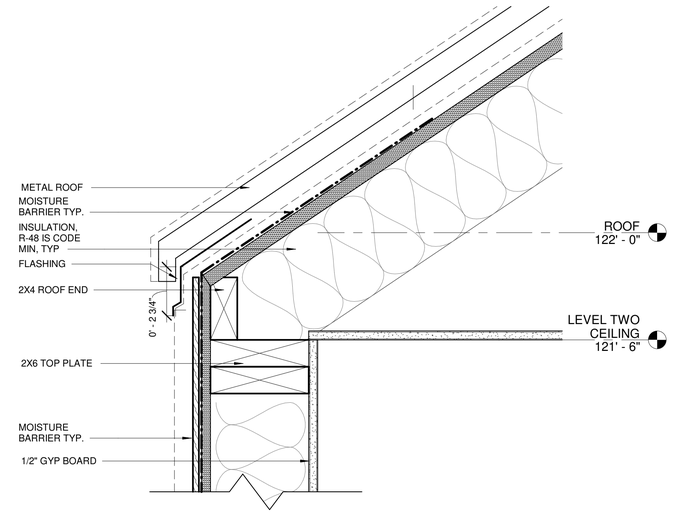
1 SECTION - WD COLUMN TO 2ND FLOOR
3/4" = 1'-0"



2 SECTION - DECK TO 2ND FLOOR
3/4" = 1'-0"



5 SECTION OVERHANGING SECTION
3/4" = 1'-0"



3 SECTION - ROOF/WALL CONNECTION
3" = 1'-0"

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No.	Description	Date
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

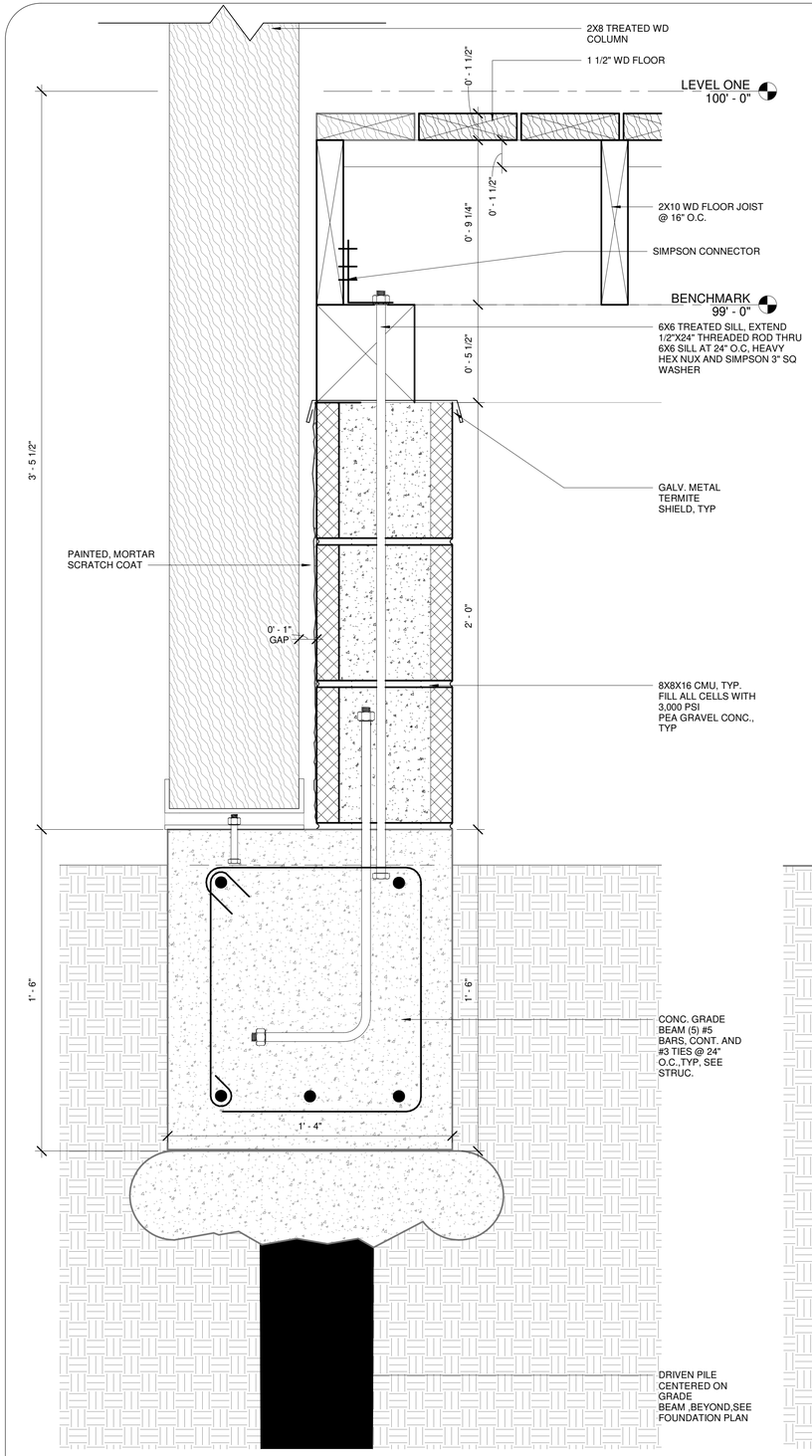
BURGUNDY ST

WALL SECTIONS

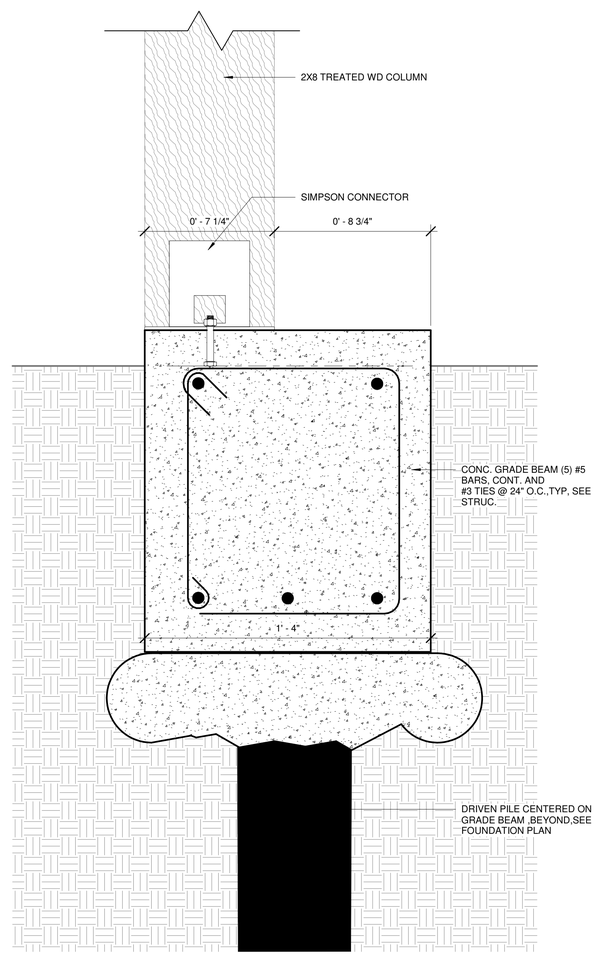
2023.26

A351

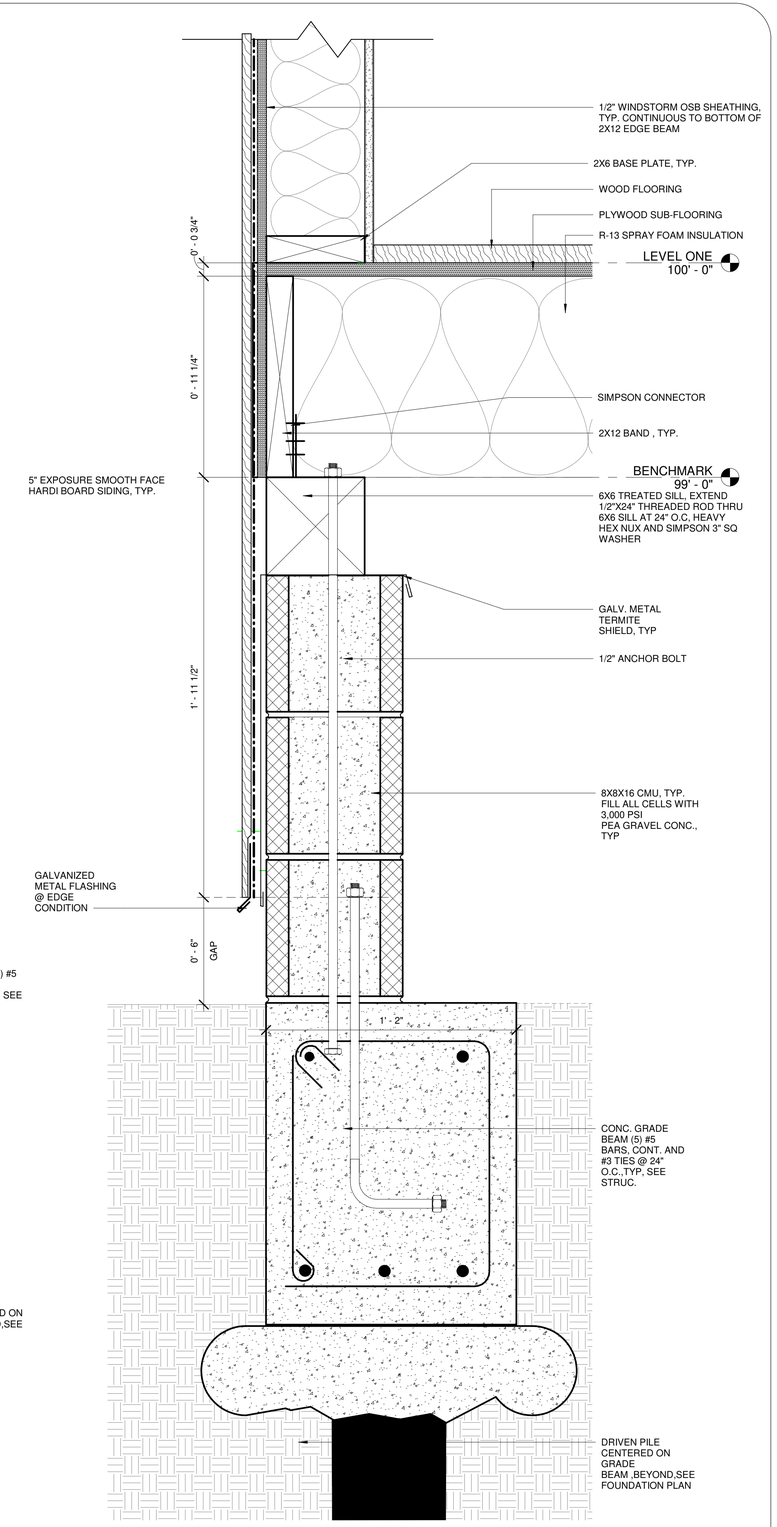
1/12/2025 10:54:45 PM



3 SECTION - PORCH & COLUMN DETAIL
3" = 1'-0"



4 SECTION - WD COLUMN TO GRADE BEAM CONNECTION
3" = 1'-0"



2 SECTION - SIDE WALL @ GRADE
3" = 1'-0"

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No.	Description	Date
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

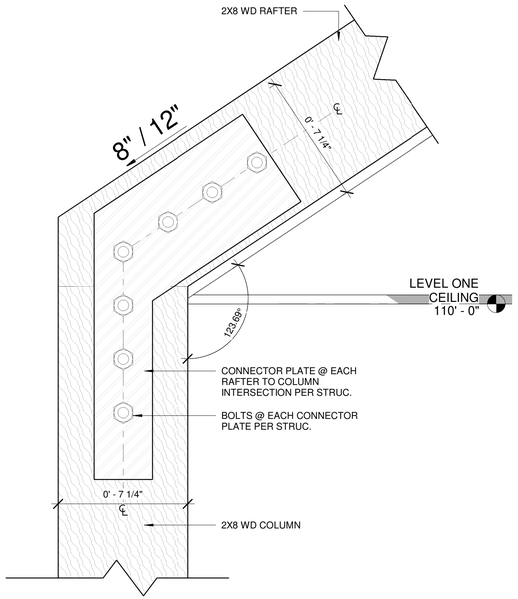
BURGUNDY ST

WALL SECTIONS

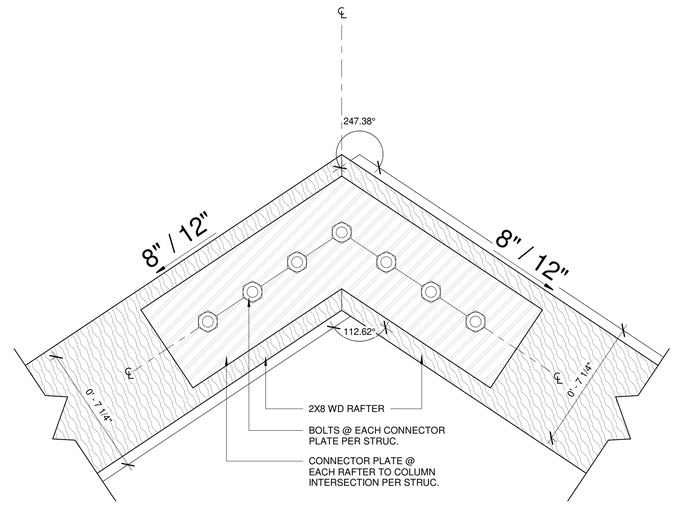
2023.26

A352

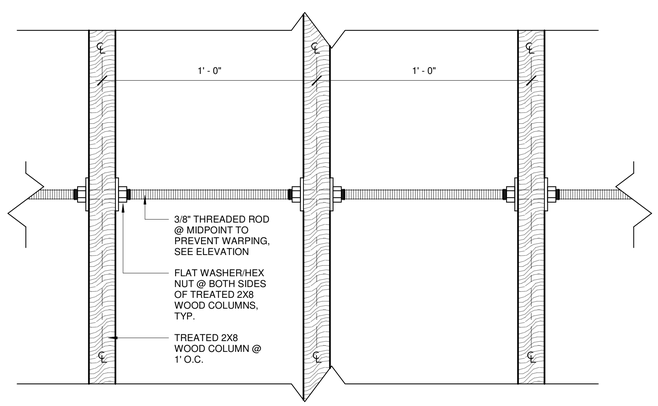
1/12/2025 10:54:46 PM



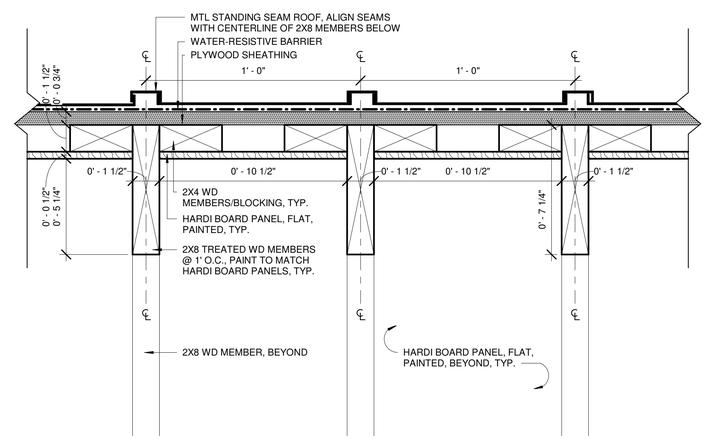
2 DETAIL - CONNECTOR PLATE @ WD COLUMN TO RAFTER CONNECTION
3" = 1'-0"



3 DETAIL - CONNECTOR PLATE @ WD RAFTER TO RAFTER CONNECTION
3" = 1'-0"



7 DETAIL - THREADED ROD @ WOOD COLUMNS
3" = 1'-0"



9 DETAIL - SOFFIT @ ENTRY
3" = 1'-0"

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No.	Description	Date
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

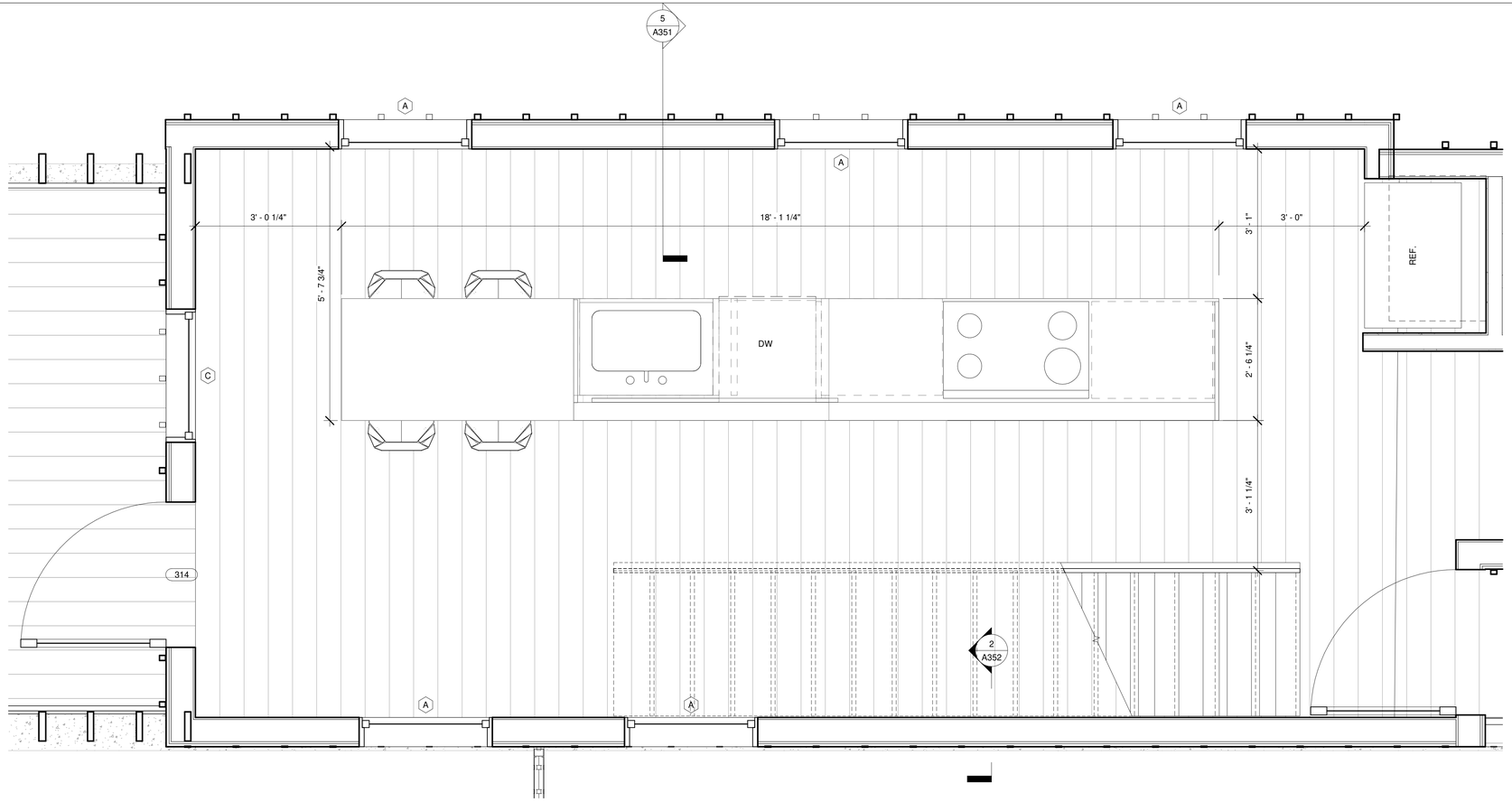
BURGUNDY ST

DETAILS - ENLARGED

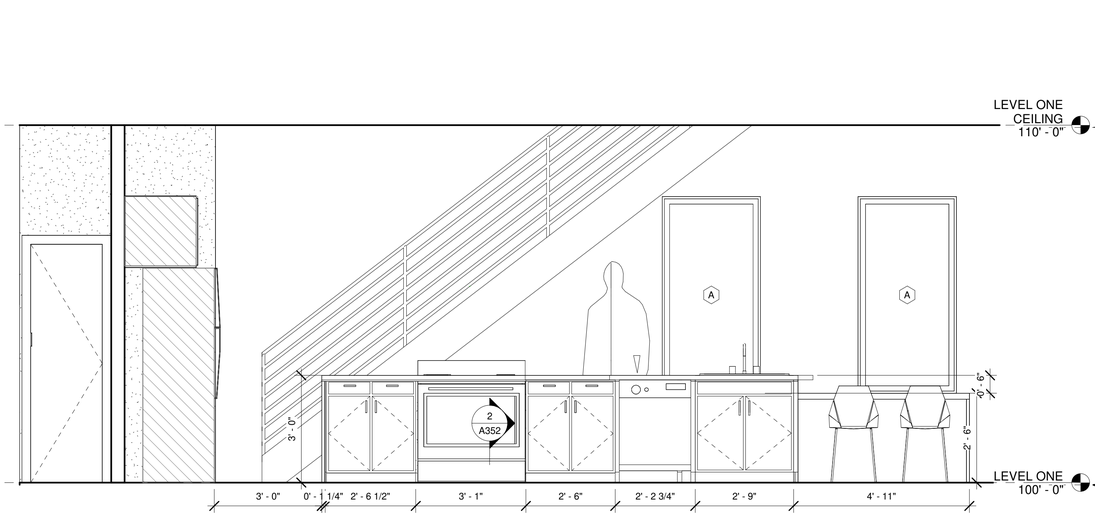
2023.26

A353

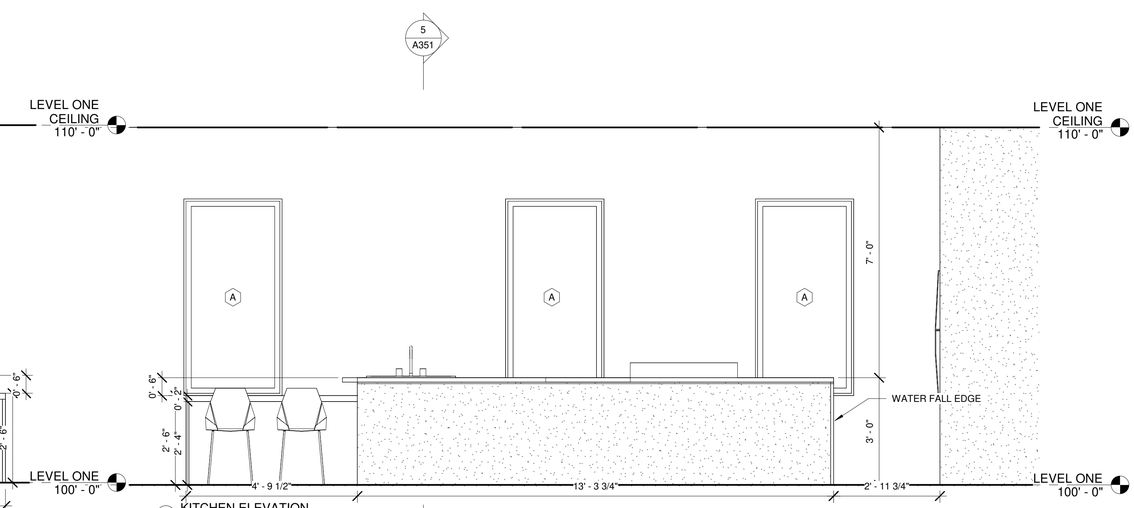
1/12/2025 10:54:48 PM



3 LEVEL ONE - Callout 1
3/4" = 1'-0"



2 KITCHEN ELEVATION TWO
1/2" = 1'-0"



1 KITCHEN ELEVATION
1/2" = 1'-0"

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No.	Description	Date
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

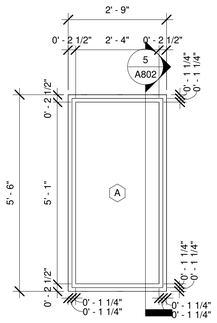
NEW CONSTRUCTION

BURGUNDY ST

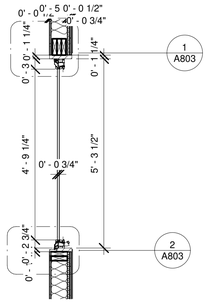
KITCHEN DETAILS

2023.26

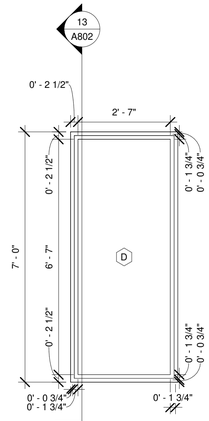
A801



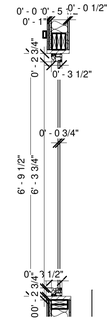
1 Window A
1/2" = 1'-0"



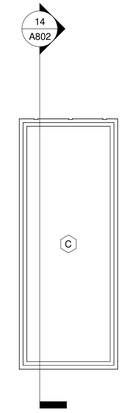
5 Section Window CC
1/2" = 1'-0"



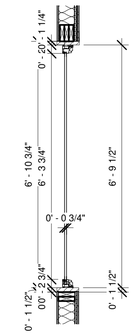
3 Elevation 4 - a
1/2" = 1'-0"



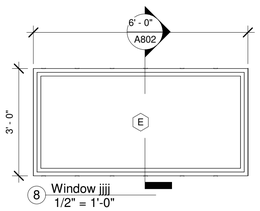
13 Section Window J
1/2" = 1'-0"



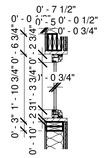
2 Window I
1/2" = 1'-0"



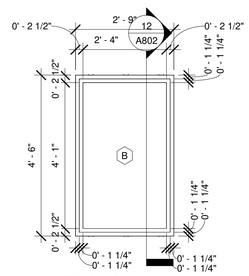
14 Section Window I
1/2" = 1'-0"



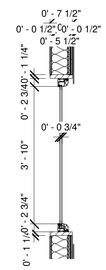
8 Window jjjj
1/2" = 1'-0"



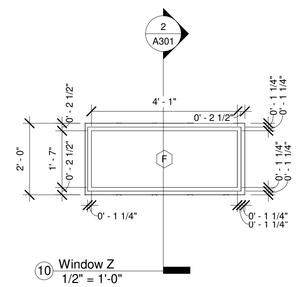
7 Section Window jjjj
1/2" = 1'-0"



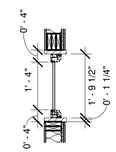
9 Window DD
1/2" = 1'-0"



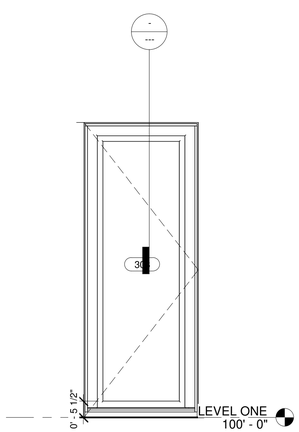
12 Section Window D
1/2" = 1'-0"



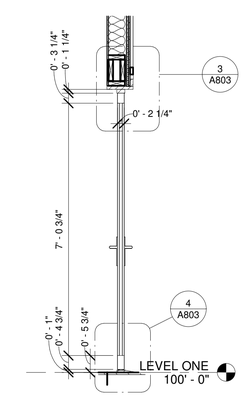
10 Window Z
1/2" = 1'-0"



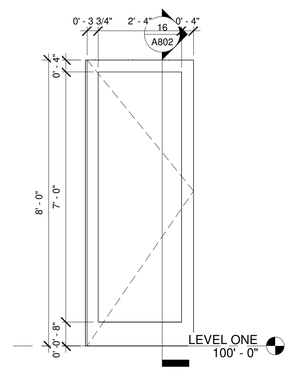
11 Section Window Z
1/2" = 1'-0"



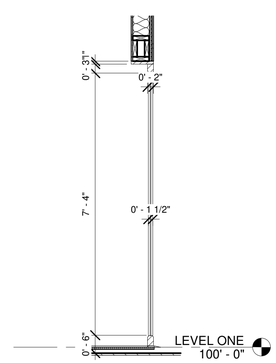
4 Elevation 3 - a
1/2" = 1'-0"



15 Section Door 220
1/2" = 1'-0"



6 Elevation 6 - a
1/2" = 1'-0"



16 Section Door 274
1/2" = 1'-0"

Window Schedule

Type Mark	Width	Height	Count	Type Comments
A	2' - 9"	5' - 6"	13	CASEMENT. EGRESS.
B	2' - 9"	4' - 6"	2	Fixed
C	2' - 9"	7' - 0"	1	Fixed
D	3' - 0"	7' - 0"	2	Fixed
E	6' - 0"	3' - 0"	1	Fixed
F	4' - 6"	2' - 0"	2	Fixed

Door Schedule

Mark	Width	Height	Comments
202 A	2' - 10"	8' - 0"	Interior Door
204 A	2' - 10"	8' - 0"	Interior Door
206	3' - 0"	7' - 0"	Interior Door
207	2' - 10"	8' - 0"	Interior Door
210	2' - 0"	8' - 0"	Interior Door
217	2' - 0"	8' - 0"	Interior Door
308	3' - 0"	8' - 0"	Exterior Door Front
314	3' - 0"	8' - 0"	Interior Door
317	2' - 6"	8' - 0"	Exterior Door Back
318	3' - 0"	8' - 0"	Side Door
322	2' - 0"	6' - 8"	Interior Door

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No.	Description	Date
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

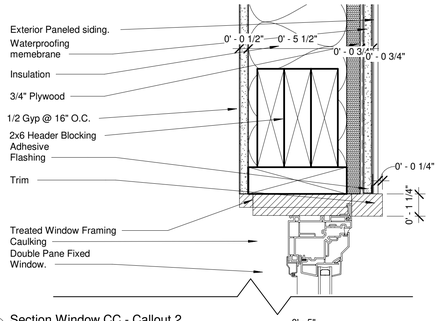
BURGUNDY ST

WINDOW & DOOR DETAILS

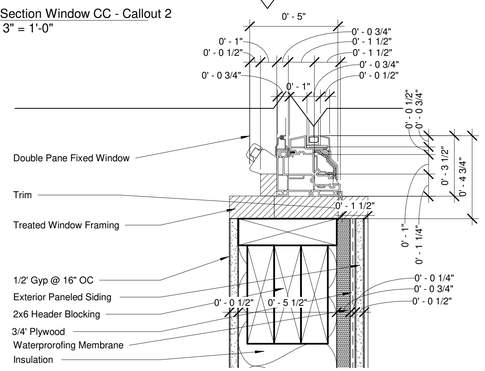
2023.26

A802

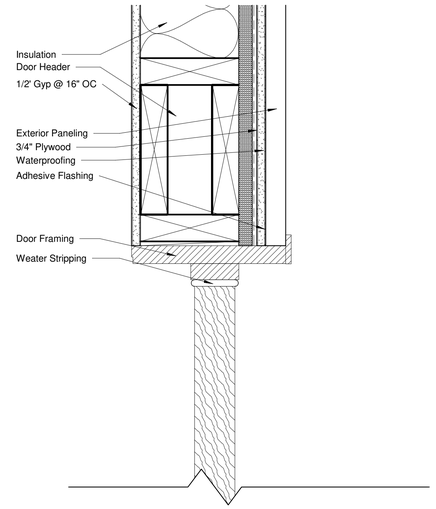
1/12/2025 10:54:51 PM



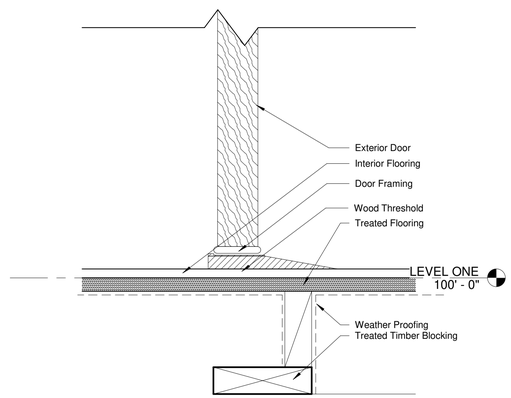
1 Section Window CC - Callout 2
3" = 1'-0"



2 Section Window CC - Callout 1
3" = 1'-0"



3 Section Door 220 - Callout 1
3" = 1'-0"



4 Section Door 220 - Callout 2
3" = 1'-0"

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7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

WINDOW & DOOR
- ENLARGED

2023.26

A803

1/12/2025 10:54:52 PM

1 VIEW FROM FRIDGE

2 HALLWAY VIEW TO KITCHEN

3 KITCHEN TOWARD LADDER

4 BACK LOOKING TOWARD THE FRONT

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6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

KITCHEN 3D VIEWS

2023.26

A804

1/12/2025 10:54:56 PM

2 EXTERIOR - REAR VIEW

4 EXTERIOR - STREET VIEW

6 EXTERIOR - REAR VIEW 2

5 EXTERIOR - FRONT

1/12/2025 10:55:03 PM

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No.	Description	Date
1	CLIENT MEETING #1	2023.07.20
2	CLIENT MEETING #2	2023.08.15
3	HDLC ARC MEETING	2023.11.14
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

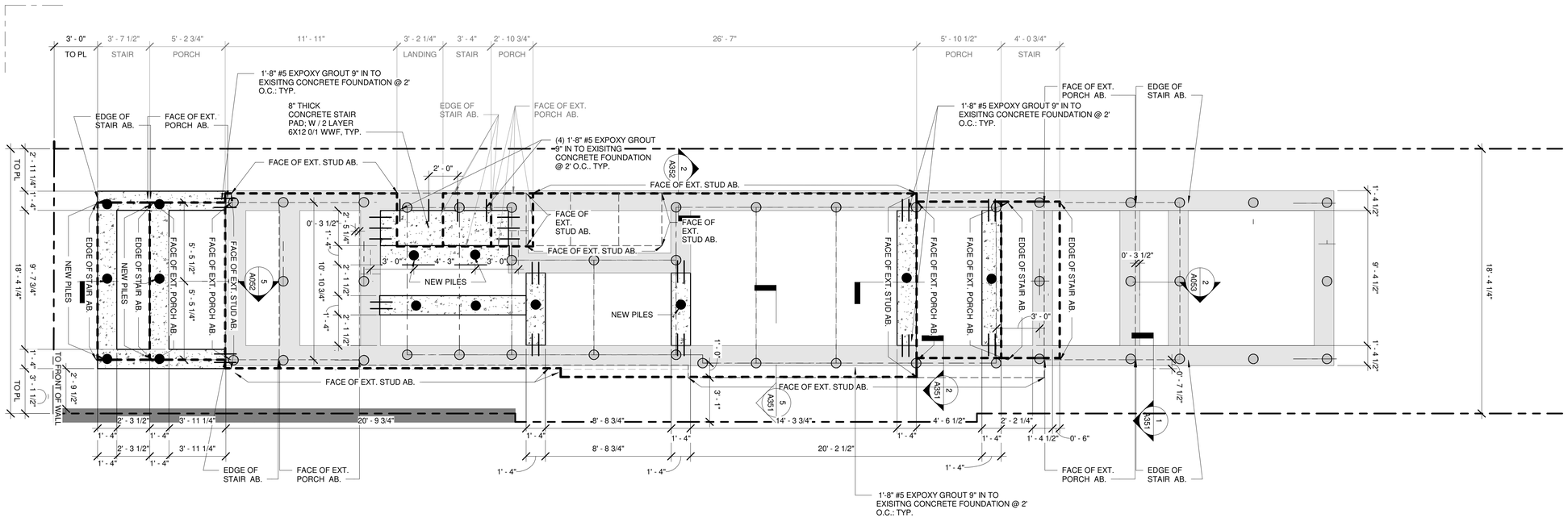
NEW CONSTRUCTION

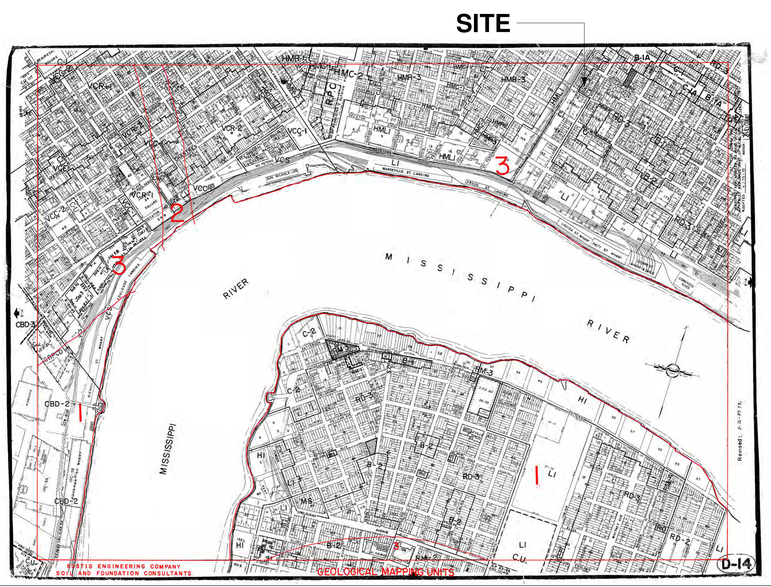
BURGUNDY ST

3D VIEWS - EXTERIOR

2023.26

A901





Map Index

Map Area	ANSI Pile Classification	Pile Tip Embedment (ft)	Single Pile Capacity (Compression) tons
Maximum Allowable Single Pile Load Capacity without Investigations or Load Tests (Table 1813.12.2.3)			
GM-1	Class 9	30'	4 ^
GM-21	Class 9	35'	5*
	Class 5	30'	5
	Class 5	35'	6
	Class 5	40'	8*
GM-2	Class 9	30'	4 ^
GM-5, GM-3(1,2, 3a,4,7)	Class 9	35'	5
	Class 5	30'	5
	Class 5	35'	6
	Class 5	40'	7
GM-3 (3b, 6, 8)	Class 9	30'	2.5 ^
GM-8, GM-9	Class 9	35'	3
GM-12, GM-16	Class 9	40'	4
GM-17, GM-18, GM-22	Class 5	30'	3
	Class 5	35'	4
	Class 5	40'	5
GM-4, GM-10	Class 9	18'-33'	5* ^ ♣
GM-11, GM-15	Class 5	18'-33'	8*♣
GM-6, GM-7	Class 9	10'-25'	5* ^ ♣
GM-13, GM-14	Class 5	10'-25'	8* ♣

NOTES:
* Pile tip embedded in sand stratum.
^ ANSI Class 9 piles to be used only for accessory buildings of 1,000 sq.ft. or less, or utility usage.
♣ The allowable capacity of these piles is governed by 1813.11.4 unless a site-specific geotechnical investigation recommends otherwise.

Areas not specifically covered in the above table or by the previously referenced maps shall require a geotechnical investigation.

● = NEW Class 5 30' pile
○ = EXISITNG Class 5 30' pile

FOUNDATION NOTES:

1) CONCRETE SHALL BE 3000 PSI AT 28 DAYS WITH 5" MAXIMUM SLUMP.

2) REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A615 GRADE 60 SPECIFICATIONS. WELDED WIRE FABRIC (W.W.F.) SHALL CONFORM TO A.S.T.M. A185 REQUIREMENTS.

3) FOUNDATION SLAB SHALL BE 4" THICK WITH 6 X 12 0/1 W.W.F. REINFORCEMENT. PROVIDE 12" OVERLAP BETWEEN SHEETS OF W.W.F. WHERE REQUIRED.

4) GRADE BEAMS ARE 14" WIDE 18" DEEP WITH (5) #5 BARS CONT. WHERE NECESSARY LAPSLICE BARS WITH 28" LAPS. PROVIDE FOUR CORNER BARS AT ALL CORNERS. BARS SHALL HAVE 2" COVER ON GRADE BEAM SIDES AND 3" COVER GRADE BEAM BOTTOMS.

5) CHECK FLOOR PLAN AND SECTIONS FOR LOCATION OF ANCHOR BOLTS AND SLOPES, ETC. IN CASE OF CONFLICT, ARCHITECTURAL PLAN SHALL GOVERN.

6) REMOVE ALL VEGETATION, ROOTS, HUMUS AND TOP SOIL BELOW NEW FOUNDAITON. ALL FILL TO BE THOROUGHLY COMPACTED PUMPED RIVER SAND.

7) PROVIDE TERMITE TREATMENT PER CODE.

8) MAXIMUM SOIL BEARING PRESSURE = 600 PSF.

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7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

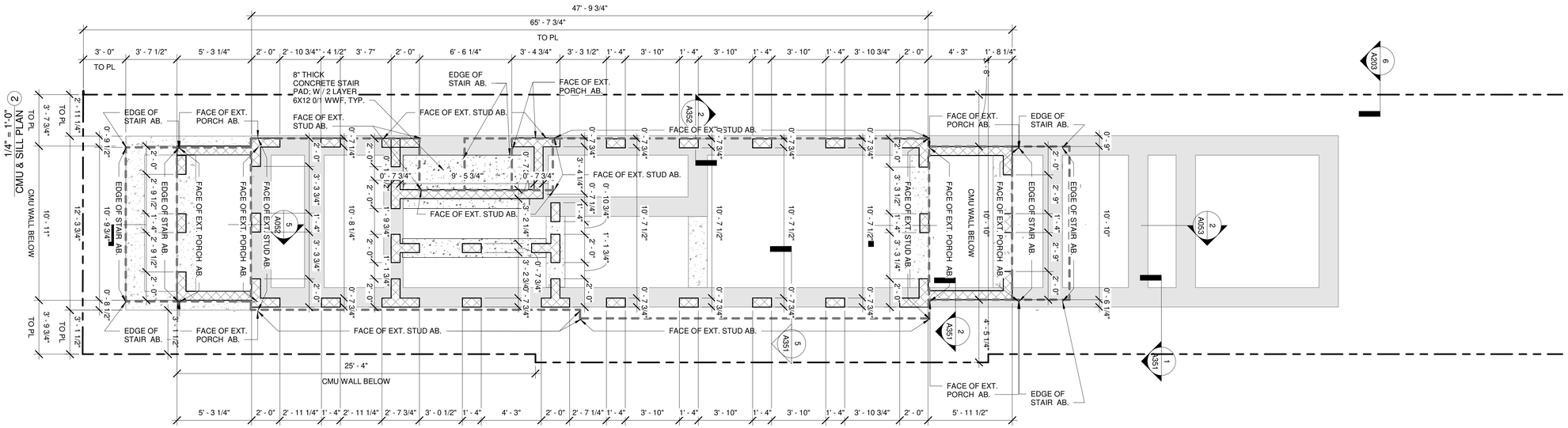
BURGUNDY ST

GRADE BEAM & PILE PLAN

2023.26

S101

1/12/2025 10:55:05 PM



CMU & SILL PLAN 2
1" = 1'-0"

NOTE:
ALL PILES AT PRIMARY STRUCTURE TO BE CLASS 5 PILES
33' EMBEDMENT INTO NATURAL SOIL
ALL PILES AT CONCRETE SLABS TO BE CLASS 5

ANCHORAGE:
1. CONNECT PT SILL TO CMU WALL WITH 5/8" J-BOLTS @ 32" O.C.
1. CONNECT ALL BEAMS TO CMU WALLS WITH SIMPSON MSTAM36

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No.	Description	Date
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

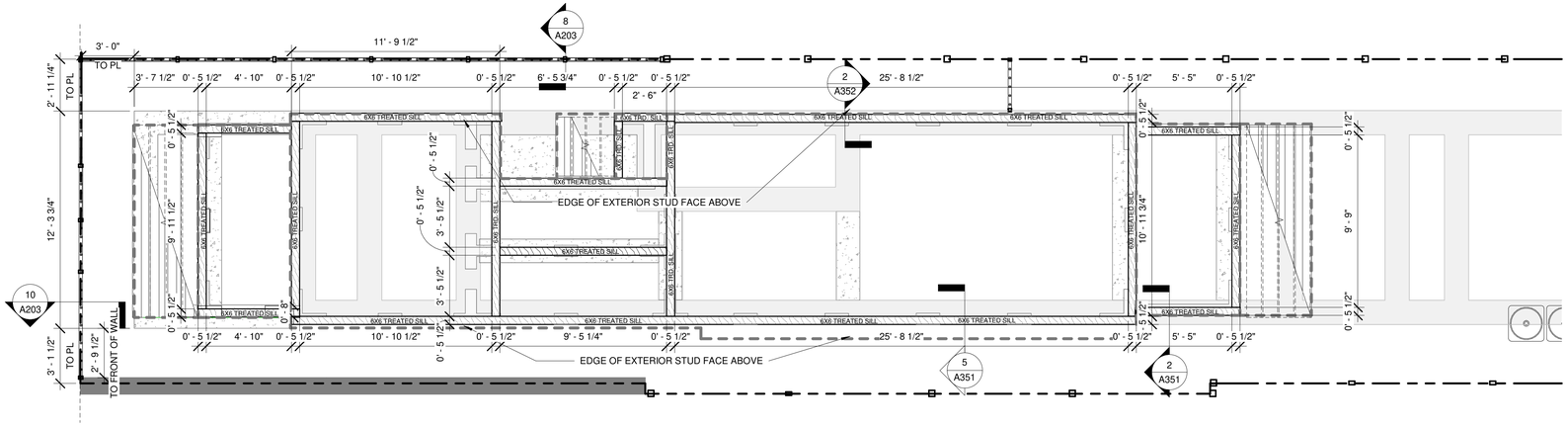
BURGUNDY ST

CMU PLAN

2023.26

S102

1/12/2025 10:55:06 PM



1 SILL PLAN
1/4" = 1'-0"

NOTE:
ALL PILES AT PRIMARY STRUCTURE TO BE CLASS 5 PILES
33' EMBEDMENT INTO NATURAL SOIL
ALL PILES AT CONCRETE SLABS TO BE CLASS 5

ANCHORAGE:
1. CONNECT PT SILL TO CMU WALL WITH 5/8" J-BOLTS @ 32" O.C.
1. CONNECT ALL BEAMS TO CMU WALLS WITH SIMPSON MSTAM36

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7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

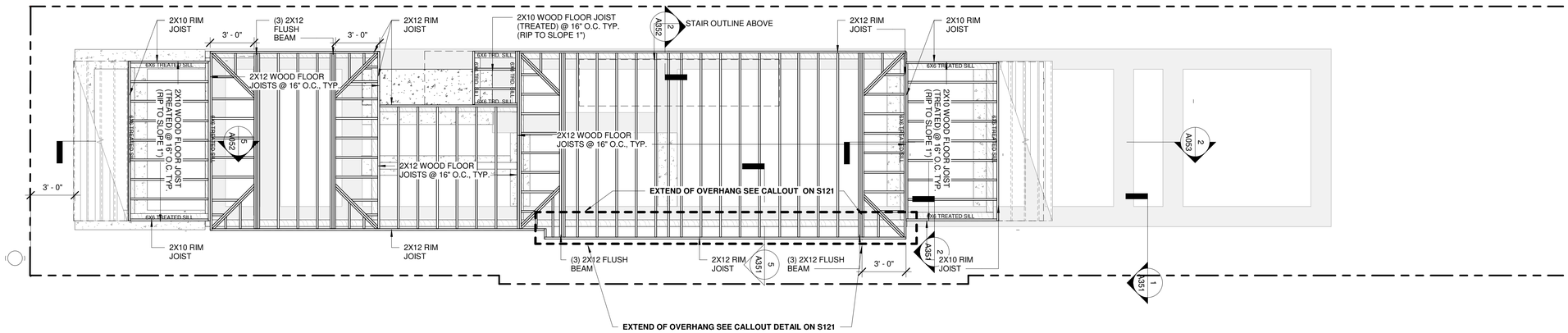
SILL PLAN

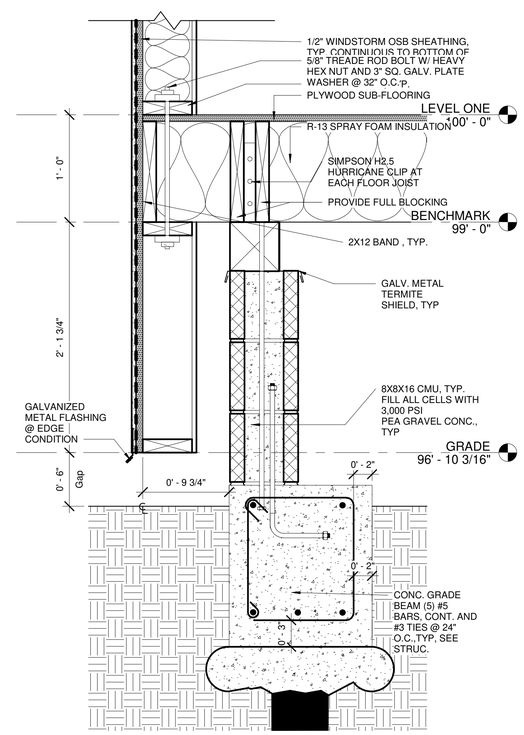
2023.26

S103

1/12/2025 10:55:06 PM

FRAMING PLAN - LEVEL ONE
1/4" = 1'-0"
1





2 Section 4 - Callout 1
1 1/2" = 1'-0"

FRAMING NOTES:

1. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST SPAN.
2. PROVIDE SOLID BLOCKING BELOW BEARING WALLS PERPENDICULAR TO JOIST SPAN.
3. PROVIDE ROWS OF BRIDGING 8'-0" O.C. (MAX.) FOR JOIST SPANS OVER 10'-0"
4. PROVIDE SOLID BLOCKING BELOW CLOUMNS.
5. PROVIDE SOLID BLOCKING OVER SUPPORTS.

WIND LOAD CONNECTORS

LOCATION	TYPE	LOADS	
RAFTERS TO TOP PLATE [2ND FLR CEILING]	SIMPSON H-1 EACH RAFTER	REQUIRED ALLOWABLE	XXX # XXX #
TOP PLATE TO STUDS [2ND FLR CEILING]	1/2" WINDSTORM O.S.B. W/ 2-ROWS 8D NAILS @ 5" O.C. STAGGERED	REQUIRED ALLOWABLE	XXX PLF XXX PLF
2ND STORY STUDS TO BAND JOIST [@ 1ST FLOOR CLG]	1/2" WINDSTORM O.S.B. 2 ROWS W/ 8D NAILS @ 5" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
BAND JOIST TO FIRST FLOOR STORY STUDS	1/2" WINDSTORM O.S.B. W/ 2 ROWS 8D NAILES @ 6" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
1ST STORY STUDS TO 6X6 SILL	1/2" WINDSTORM O.S.B. W/ 2 ROWS 8D NAILES @ 6" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
6X6 SILL TO FOUNDATION PIERS	1/2" THREADED ROD W/ 3" SQ WASHER @ EACH PIER	REQUIRED ALLOWABLE	XXX # XXX #
ROOF BEAM TO 6X6 COL @ PORCH	SIMPSON AC6 POST CAP	REQUIRED ALLOWABLE	XXX # XXX #
6X6 COLUMN @ PORCH TO CMU	SIMPSON ABU 66 EACH COLUMN	REQUIRED ALLOWABLE	XXX # XXX #

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6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

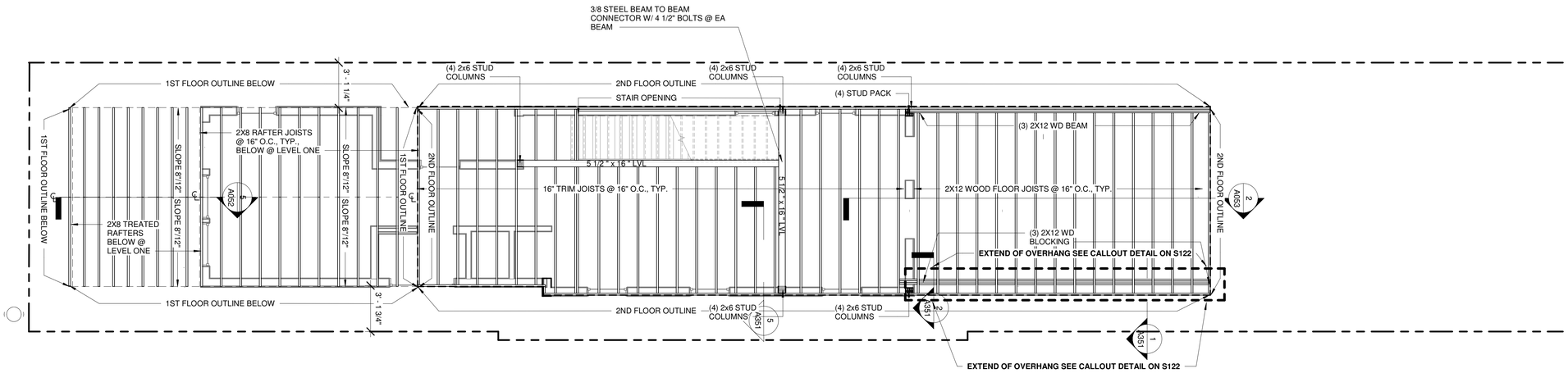
BURGUNDY ST

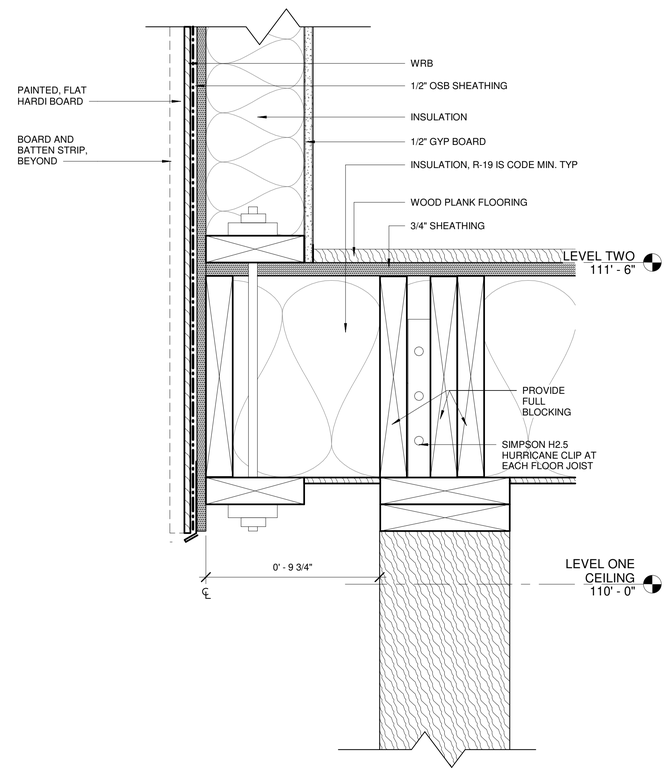
FRAMING PLANS - LEVEL ONE

2023.26

S121

1/4" = 1'-0" (1)
FRAMING PLAN - LEVEL TWO





(2) SECTION - WALL/FLOOR/COLUMN CONNECTION
3" = 1'-0"

FRAMING NOTES:

1. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST SPAN.
2. PROVIDE SOLID BLOCKING BELOW BEARING WALLS PERPENDICULAR TO JOIST SPAN.
3. PROVIDE ROWS OF BRIDGING 8'-0" O.C. (MAX.) FOR JOIST SPANS OVER 10'-0"
4. PROVIDE SOLID BLOCKING BELOW CLOUMNS.
5. PROVIDE SOLID BLOCKING OVER SUPPORTS.

WIND LOAD CONNECTORS

LOCATION	TYPE	LOADS	
RAFTERS TO TOP PLATE [2ND FLR CEILING]	SIMPSON H-1 EACH RAFTER	REQUIRED ALLOWABLE	XXX # XXX #
TOP PLATE TO STUDS [2ND FLR CEILING]	1/2" WINDSTORM O.S.B. W/ 2-ROWS 8D NAILS @ 5" O.C. STAGGERED	REQUIRED ALLOWABLE	XXX PLF XXX PLF
2ND STORY STUDS TO BAND JOIST [@ 1ST FLOOR CLG]	1/2" WINDSTORM O.S.B. 2 ROWS W/ 8D NAILS @ 5" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
BAND JOIST TO FIRST FLOOR STORY STUDS	1/2" WINDSTORM O.S.B. W/ 2 ROWS 8D NAILES @ 6" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
1ST STORY STUDS TO 6X6 SILL	1/2" WINDSTORM O.S.B. W/ 2 ROWS 8D NAILES @ 6" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
6X6 SILL TO FOUNDATION PIERS	1/2" THREADED ROD W/ 3" SQ WASHER @ EACH PIER	REQUIRED ALLOWABLE	XXX # XXX #
ROOF BEAM TO 6X6 COL @ PORCH	SIMPSON AC6 POST CAP	REQUIRED ALLOWABLE	XXX # XXX #
6X6 COLUMN @ PORCH TO CMU	SIMPSON ABU 66 EACH COLUMN	REQUIRED ALLOWABLE	XXX # XXX #

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7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

FRAMING PLANS - LEVEL TWO

2023.26

S122

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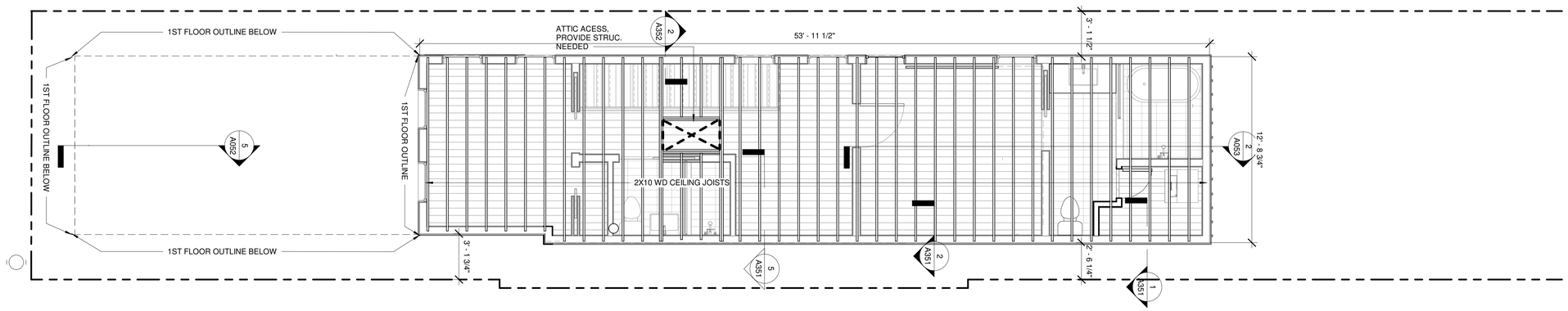

1 FRAMING PLAN - CEILING
1/4" = 1'-0"

FRAMING NOTES:

1. PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST SPAN.
2. PROVIDE SOLID BLOCKING BELOW BEARING WALLS PERPENDICULAR TO JOIST SPAN.
3. PROVIDE ROWS OF BRIDGING 8'-0" O.C. (MAX.) FOR JOIST SPANS OVER 10'-0"
4. PROVIDE SOLID BLOCKING BELOW CLOUMNS.
5. PROVIDE SOLID BLOCKING OVER SUPPORTS.

WIND LOAD CONNECTORS

LOCATION	TYPE	LOADS	
RAFTERS TO TOP PLATE [2ND FLR CEILING]	SIMPSON H-1 EACH RAFTER	REQUIRED ALLOWABLE	XXX # XXX #
TOP PLATE TO STUDS [2ND FLR CEILING]	1/2" WINDSTORM O.S.B. W/ 2-ROWS 8D NAILS @ 5" O.C. STAGGERED	REQUIRED ALLOWABLE	XXX PLF XXX PLF
2ND STORY STUDS TO BAND JOIST [@ 1ST FLOOR CLG]	1/2" WINDSTORM O.S.B. 2 ROWS W/ 8D NAILS @ 5" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
BAND JOIST TO FIRST FLOOR STORY STUDS	1/2" WINDSTORM O.S.B. W/ 2 ROWS 8D NAILES @ 6" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
1ST STORY STUDS TO 6X6 SILL	1/2" WINDSTORM O.S.B. W/ 2 ROWS 8D NAILES @ 6" O.C.	REQUIRED ALLOWABLE	XXX PLF XXX PLF
6X6 SILL TO FOUNDATION PIERS	1/2" THREADED ROD W/ 3" SQ WASHER @ EACH PIER	REQUIRED ALLOWABLE	XXX # XXX #
ROOF BEAM TO 6X6 COL @ PORCH	SIMPSON AC6 POST CAP	REQUIRED ALLOWABLE	XXX # XXX #
6X6 COLUMN @ PORCH TO CMU	SIMPSON ABU 66 EACH COLUMN	REQUIRED ALLOWABLE	XXX # XXX #

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No.	Description	Date
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

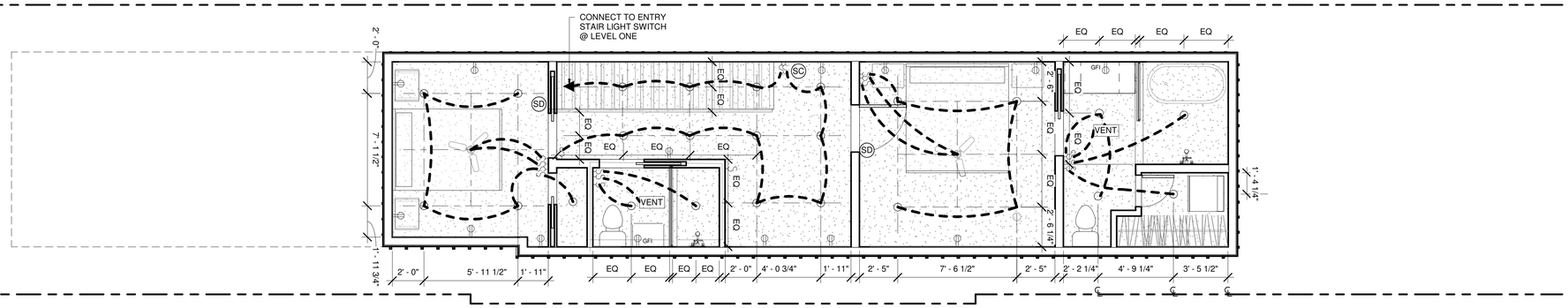
BURGUNDY ST

FRAMING PLAN - CEILING

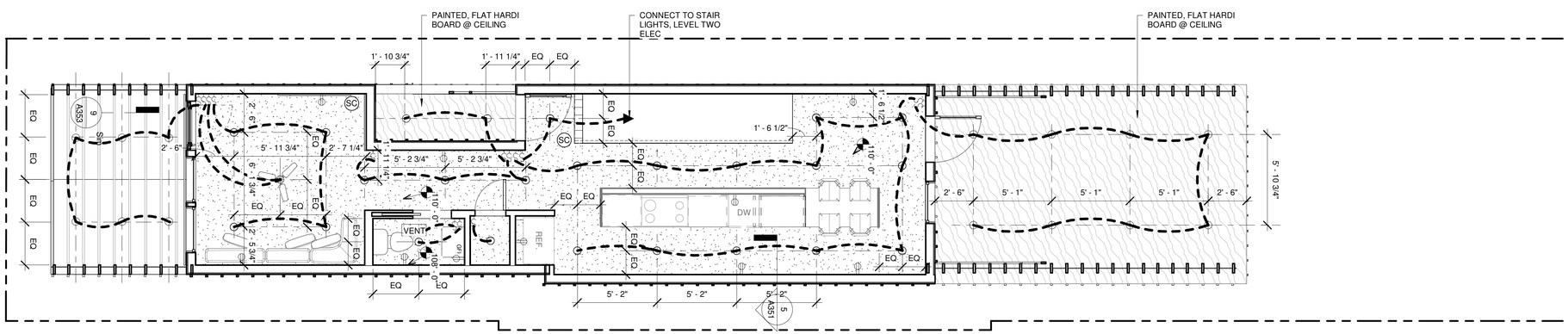
2023.26

S123

1/4" = 1'-0" (1)
LEVEL TWO



1/4" = 1'-0" (3)
ELECTRICAL - LEVEL ONE



ELECTRICAL LEGEND

LIGHT FIXTURE	
RECESS LIGHT	R
FAN & LIGHT	
VENT & LIGHT	VENT LITE
HEATER/ VENT LIGHT	HLV
OUTLET	
SWITCH	S
110V SMOKE AND CARBON MONOXIDE DETECTOR W/ BATT. BACKUP ALL WIRED TOGETHER U.L.APPROVED	SC
110V SMOKE DETECTOR W/ BATT. BACKUP ALL WIRED TOGETHER U.L.APPROVED	SD
FLOOD LIGHT	

ALL WET AREA OUTLETS
ARE TO BE G.F.C.I. PROTECTED
ALL SLEEPING AREA OUTLETS
ARE TO BE ARC PROTECTED
AS PER CODE

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No.	Description	Date
5	HDLC - COMMENT REVISIONS	2024.02.21
6	01 REVISIONS	2024.09.23
7	02 REVISIONS	2024.09.27

NEW CONSTRUCTION

BURGUNDY ST

ELECTRICAL
PLAN

2023.26

E101

1/12/2025 10:55:10 PM