Plan #11

- Provided for use by builders as a starting point and applicants to see various housing options and have engineering to receive bids.
- Applicants are not limited to these options. They are provided as a courtesy.
- Grant provided reconstructions are limited to the size of the damaged structure or smaller.
- Grant value for the FEMA programs is reduced by any funding reasonably available from other sources.
GENERAL NOTES - ELECTRICAL

1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LOCAL CODE AND ANY OTHER RULES OR REGULATIONS APPLICABLE TO THE MOUNTAIN RESIDENCES \& COMMERCIAL BUILDINGS AS MENTIONED IN OTHER DRAWINGS.
2. THE ARCHITECT PROMPTLY.
3. IN ORDER TO AVOID POTENTIAL CONFLICTS BETWEEN OR WITHIN CONTRACTORS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING AND ORDERING ELECTRICAL DRAWINGS WITH THEIR APPLICANT PRESENCE, WHERE INDICATED, FOR COMPLIANCE WITH REQUIREMENTS IN EACH FIELD OF RESPONSIBILITY.
4. MOMENTARY FAULT SPECIFICALLY INDICATED IN THE DRAWING. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING OR COMMISSIONING ELECTRICAL INSTALLATION, INCLUDING ALL MATERIALS AND MACHINERY AS MENTIONED IN ALL LOCAL, STATE, AND FEDERAL CODES.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING OR COMMISSIONING ELECTRICAL INSTALLATION, INCLUDING ALL MATERIALS AND MACHINERY AS MENTIONED IN ALL LOCAL, STATE, AND FEDERAL CODES.

GENERAL NOTES - FRAMEWORK

1. ALL IMPROVING COSTS FOR RESIDENTIAL WORKING AND ACCESS WAYS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FITTED OUTSIDE SHELVES OR OTHER WORK SIZES AS MENTIONED IN THE MOUNTAIN RESIDENCES.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work. THE CONTRACTOR SHALL SUPPLY ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work.

GENERAL NOTES - WOOD

1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LOCAL CODE AND ANY OTHER RULES OR REGULATIONS APPLICABLE TO THE MOUNTAIN RESIDENCES \& COMMERCIAL BUILDINGS AS MENTIONED IN OTHER DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work. THE CONTRACTOR SHALL SUPPLY ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work.

GENERAL NOTES - PLUMBING

1. ALL PLUMBING WORK SHALL BE BUILT IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE, LOCAL CODE AND ANY OTHER RULES OR REGULATIONS APPLICABLE TO THE MOUNTAIN RESIDENCES \& COMMERCIAL BUILDINGS AS MENTIONED IN OTHER DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work. THE CONTRACTOR SHALL SUPPLY ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work.

GENERAL NOTES - THERMAL ENCLOSEMENTS

1. ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LOCAL CODE AND ANY OTHER RULES OR REGULATIONS APPLICABLE TO THE MOUNTAIN RESIDENCES \& COMMERCIAL BUILDINGS AS MENTIONED IN OTHER DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work. THE CONTRACTOR SHALL SUPPLY ALL SUBCONTRACTORS WITH COMPLETE DRAWINGS AND SPECIFICATIONS necesary for the successful completion of the work.
1. Roof deck thickness required to be min. 7/16 in. OSB or plywood.

2. Deck must be attached with 8d ring shank nails, spaced at 4 in. O.C. with in 4 ft of the roof edges and each side of the roof and at 6 in. O.C. throughout the rest of the roof system.

3. The roof deck must be covered with adhesives or in full adhesion. Adhering flexible flashing tape. Flexible and/or self-adhering must be covered with a 6 in. O.C. minimum to the adhesion edge. Any flexible membrane over laps must be installed using annular-shank roofing fasteners with minimum 1 in. diameter cap. (A C C E D U M 

4. O.P.B & E.R.T. shall be installed at ravels and rake lines. O.P.B. shall be install 3 in. below membrane connections.膜 or the roof, unless covered is 4 in. O.P.B. roof at edges and at gable ends shall be installed over the underlayment. The O.P.B. shall be mechanically fastened to the roof deck at intervals of 16 in. O.C. 

5. Gable walls shall be attached to the roof deck using Simpson hurricane strap as required at each column. Simpson hurricane strap model MST30 or equal.

6. Porch columns shall be designed and installed providing connections from roof members to column, from beam to column, and column to structure anchors. (A C E D U M 

FORTIFIED DESIGN STANDARDS INSPECTION CHECKLIST

1. Roof deck thickness required to be min. 1/2 in. OSB or plywood.

3. LOAM Still must be installed at ravels and rake lines. LOAM shall be install 3 in. below membrane connections.膜 or the roof, unless covered is 4 in. LOAM roof at edges and at gable ends shall be installed over the underlayment. The O.P.B. shall be mechanically fastened to the roof deck at intervals of 16 in. O.C. 

4. Gable walls shall be protected against wind intrusion. 

5. Roof mounted vents, including ridge vents, hip ridge vents, and turbines must meet new orleans building code.

6. Roof mount vent roofs, including ridge vents, off ridge vents, must be designed and installed providing connections from roof members to walls, walls to supporting structure, and supporting structure to foundation.

GOLD

FORTIFIED DESIGN

BRONZE

SILVER

ADHESIVES OR METAL PANELS

DRIP EDGE

UNDERLAYMENT

FLASHING TAPE

SIMPSON HURRICANE STRAPING - "MTS30" SIMPLIFIED HURRICANE STRAPING - (ALLOWABLE LOAD PER ANCHOR 2,470 POUNDS)

BRONZE

SILVER

GOLD

FORTIFIED DESIGN

CONTINUOUS LOAD PATH ENGINEERING

1. All Fortified Bronze or Silver requirements must be met.

2. Galvanized sheathing must be a minimum of 1/2 in. O.P.B. or plywood installed on the vertical face.

3. Roof decking thickness must be adhesives or in full adhesion. Adhering flexible flashing tape. Flexible and/or self-adhering must be covered with a 6 in. O.C. minimum to the adhesion edge. Any flexible membrane over laps must be installed using annular-shank roofing fasteners with minimum 1 in. diameter cap.

4. Exterior vents must have a minimum of 7/16 in. O.P.B. or plywood sheathing.

5. Exterior walls must have a minimum of 7/16 in. O.P.B. or plywood sheathing.

CONTINUOUS LOAD PATH
1. Up to 3% of the total exterior wall surface area is exempted from the requirements herein, including doorways, windows, and other features that require special detailing. The Rater shall determine that these exemptions are intentional design details, such as architectural details like balconies or dormers, and that they do not contribute to thermal bridging. The Rater shall document these exemptions in the rating report.

2. All advanced framing details shall be met in order to qualify for the reduced thermal bridging requirements. The detailed design and construction shall be in accordance with industry-accepted best practices, as well as local building codes and regulations. If the Rater determines that the advanced framing details are not met, they shall not qualify for the reduced thermal bridging requirements.

3. Wherever a joint in the sheathing panels does not line up with the normal 16" OC wall studs, an additional stud shall be allowed to cover that sheathing joint. This allows for better alignment and faster installation, without compromising the structural integrity of the wall system.

4. Insulated headers and gable ends are required in order to minimize thermal bridging and improve energy efficiency. These headers and gable ends shall be properly insulated and installed in accordance with industry-accepted best practices.

5. The Rater shall check for proper installation of all required components, including insulation, sheathing, and flashing. Any deficiencies shall be documented in the rating report.

6. The Rater shall verify that all materials and components are properly installed and meet the requirements outlined in this document. Any non-compliance shall be documented in the rating report.

7. The Rater shall verify that all required components are properly installed and meet the requirements outlined in this document. Any non-compliance shall be documented in the rating report.

8. The Rater shall verify that all required components are properly installed and meet the requirements outlined in this document. Any non-compliance shall be documented in the rating report.

9. The Rater shall verify that all required components are properly installed and meet the requirements outlined in this document. Any non-compliance shall be documented in the rating report.

10. The Rater shall verify that all required components are properly installed and meet the requirements outlined in this document. Any non-compliance shall be documented in the rating report.
**Door Schedule Short**

<table>
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<th>Type</th>
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<th>Frame Type</th>
<th>Comment</th>
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<td>VINYL IMPACT  -  SINGLE</td>
<td>2' - 0&quot;</td>
<td>2' - 0&quot;</td>
<td>5' - 0&quot;</td>
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<td>FIBERGLASS</td>
<td>EGRESS RATED</td>
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<tr>
<td>B</td>
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<td>2' - 0&quot;</td>
<td>5' - 0&quot;</td>
<td>LOW SHGC</td>
<td>VINYL</td>
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**Door Schedule Long**

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<th>Frame Type</th>
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<td>6' - 8&quot;</td>
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<td>OUTSWING</td>
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<td>D2</td>
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<tr>
<td>D3</td>
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<tr>
<td>D4</td>
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<td>MASONITE</td>
<td>WOOD</td>
<td>LOUVERED</td>
<td>LAUNDRY CLOSET</td>
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</tbody>
</table>

**Windows and Doors**

- **Head H1 - Exterior Fiber Glass Frame**
- **Head H2 - Interior Wood**
- **Jamb J1 - Exterior Fiber Glass Frame**
- **Jamb J2 - Interior Wood**
- **Sill S1 - Exterior Door Threshold**

**Legend - Door Elevations**

**Legend - Window Elevations**

**NOTES**

- All glaze openings to comply with ASTM E 1886 and ASTM E 1996 (missile level C-91B) requirements.

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**ISSUED**

2/07/20

**M3 Design Group**

3328 Banks St | New Orleans, LA 70119 | (504) 345-8950

WWW.M3-DESIGN-GROUP.COM
BATHTUBS: FRP, WITH SHOWER.
SIZE: 60 X 30 INCHES WITH FRONT APRON.
INTEGRAL FRP SURROUND: SMOOTH-WALL DESIGN FULLY BACKED FOR GRAB BARS.

SEDGEWOOD 48-1/2 IN. W BATH VANITY IN WHITE WITH SOLID SURFACE VANITY TOP IN ARCTIC WITH WHITE SINK
SEDGEWOOD 36-1/2 IN. W BATH VANITY IN WHITE WITH SOLID SURFACE VANITY TOP IN ARCTIC WITH WHITE SINK

LAVATORY FAUCETS: TWO-HANDLE DECK-MOUNT.
BODY MATERIAL: GENERAL DUTY, SOLID BRASS.
FINISH: BRUSHED NICKLE.
MAXIMUM FLOW RATE: 1.5 GPM (5.7 L/MIN.)
VALVE HANDLE(S): LEVER.
DRAIN: POP UP.

SHOWER FAUCETS: SINGLE HANDLE, PRESSURE BALANCE, THERMOSTATIC,
BODY MATERIAL: GENERAL DUTY, SOLID BRASS.
FINISH: BRUSHED NICKLE.
MOUNTING: CONCEALED
OPERATION: SINGLE HANDLE, TWIST OR ROTATE CONTROL WITH HOT AND COLD WATER INDICATORS.
ANTI-SCALD DEVICE: INTEGRAL WITH MIXING VALVE.
SHOWER HEAD: BALL JOINT AND HEAD INTEGRAL WITH MOUNTING FLANGE.
SHOWER ARM: FLOW-CONTROL FITTING, 1.5 GPM

WATER CLOSETS: FLOOR MOUNTED, FLOOR OUTLET, CLOSE COUPLED (GRAVITY TANK), VITREOUS CHINA. AMERICAN STANDARD CADET 3 OR SIMILAR.
TOILET SEATS: ELONGATED, PLASTIC, CLOSED FRONT WITH COVER, PLASTIC HINGES

36" WALL MOUNTED TOWEL BAR
TOILET PAPER HOLDER
HAND TOWEL RING
WALL MOUNTED 1/4" GLASS PLATE MIRROR WITH 1x4 PAINTED WOOD CASING

SOLID STONE KITCHEN COUNTER TOP WITH 3CM EDGE. TILED BACKSPLASH.
PAINTED WOOD CABINETS W/6" BRUSHED NICKEL PULL BARS.
PARTICLE BOARD BOXES WITH WOOD FACE FRAMES, DOORS, AND DRAWER BOXES. WHITE FINISH.
STANDARD 30" SINGLE BOWL KITCHEN SINK. STAINLESS STEEL.
All Hvac equipment shall be installed in strict accordance with manufacturer's installation instructions. All electrical work shall comply with applicable local codes and NFPA 70, National Electric Code.

General Notes:
1. All exterior ductwork shall be insulated as described in the applicable sections of the project drawings. General Note 3 shall apply.
2. Exterior ductwork shall be supported at 6'-0" intervals as shown.
3. Exterior ductwork shall be sealed at all joints and connections as shown in the applicable sections of general note 3.
4. All ductwork shall be supported, insulated, and sealed as shown in the applicable sections of general note 3.

Mechanical Equipment:
1. Hvac equipment shall be installed in accordance with the manufacturer's installation instructions. All electrical work shall comply with applicable local codes and NFPA 70, National Electrical Code.
2. All ductwork shall be insulated and sealed as shown in the applicable sections of general note 3.
3. All exterior ductwork shall be supported at 6'-0" intervals as shown.
4. All exterior ductwork shall be sealed at all joints and connections as shown in the applicable sections of general note 3.

Legend - Mechanical
- Hvac Supply Grill
- Bathroom Exhaust/Light Combo
- Specific Note

Legend - Plumbing
- Tank Capacity: 50 gallons and a 1st Hour Rating of 54 gallons
- Plumbed Drain Pan
- Energy Factor: EF>0.92
- Sealed Combustion, Electric
- Located in Attic

Legend - Mecchanical
- 2.5 Ton R22 Single Stage Split System (on roof)
- Vertical Air Handler with Motor (in attic)
- Vertical Air Handler with Heat Strip (in attic)
- Attic Ladder

Legend - Plumbing
- Refrigerant Gauge Connection with Locking Type Tamper Resistant Cap
- Condensing Unit Exterior Mounted
- Support Structure
- Back Seated Refrigerant Valve
- Refrigerant Suction Line with Insulation
- Refrigerant Liquid Line with Insulation
- General Note 2 Below
- Conduit - Power and Control
- Sight Glass with Moisture Indicator
- Filter-Dryer

General Notes:
1. All ductwork shall be insulated as shown in the applicable sections of general note 3.
2. Exterior ductwork shall be supported at 6'-0" intervals as shown.
3. Exterior ductwork shall be sealed at all joints and connections as shown in the applicable sections of general note 3.
4. All ductwork shall be supported, insulated, and sealed as shown in the applicable sections of general note 3.

Details:
- Duct Connector Sleeve
- Condensing Unit Exterior Mounted
- Support Structure
- Back Seated Refrigerant Valve
- Refrigerant Suction Line with Insulation
- Refrigerant Liquid Line with Insulation
- General Note 2 Below
- Conduit - Power and Control
- Sight Glass with Moisture Indicator
- Filter-Dryer
1. The Contractor shall ensure that no construction load exceeds the design load as shown on the structural drawings and that these loads are not exceeded at any time during construction. Therefore, all working members shall bear a minimum live load of 10 psf
2. The Contractor shall ensure that all construction members are properly supported and connections are tight and secure.
3. All mechanical equipment, including duct supports, need to be submitted for structural review. Submittal should include support calculations and load paths to show the connection between the members and the structure.
4. If additional information or details are required as deemed by the contractor or subcontractors, or if discrepancies arise after the construction contract is awarded, the contractor shall request additional information in writing to the Engineer of Record as promptly as possible.
5. The contractor shall ensure that no construction load exceeds the design live loads indicated on the structural drawings and that the loads are not exceeded at any time during construction. Therefore, all working members shall bear a minimum live load of 10 psf.
6. All soil preparation shall be in accordance with the recommendations given in the referenced Geotechnical Report, as applicable. Refer to "Foundations" section in these General Notes for bearing values and referenced Geotechnical report, as applicable.
7. Foundation piles shall be driven to a minimum of 5-6 feet below the finished ground level and shall be treated with Te
9. Effects of enclosed areas, point load, and structural attachment details.
10. All mechanical equipment, including duct supports, need to be submitted for structural review. Submittal should include support calculations and load paths to show the connection between the members and the structure.
11. If additional information or details are required as deemed by the contractor or subcontractors, or if discrepancies arise after the construction contract is awarded, the contractor shall request additional information in writing to the Engineer of Record as promptly as possible.
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20. All mechanical equipment, including duct supports, need to be submitted for structural review. Submittal should include support calculations and load paths to show the connection between the members and the structure.
### JOIST HANGER SCHEDULE

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<thead>
<tr>
<th>NO.</th>
<th>NAME</th>
<th>DESCRIPTION</th>
<th>QTY</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>2.</td>
<td>3.</td>
<td>4.</td>
</tr>
</tbody>
</table>

**NOTES:****

1. JOIST HANGERS CALLED OUT ARE SIMPSON STRONG TIES. ANY ALTERNATIVE SHALL BE SUBMITTED TO EOR FOR APPROVAL.
2. SEE PLANS FOR VARIATIONS AS SPECIFIC LOADING MAY REQUIRE ALTERNATE JOIST HANGER.
3. NOTIFY EOR OF ANY VARIATIONS OF CONSTRAINTS NOT ADDRESSED IN TABLE.
4. 2x8 JOISTS IN LIGHT WELLS TO RECEIVE SIMPSON THA213 JOIST HANGERS.
5. FOR 2x12's NEEDING TO BE HUNG FROM A STEEL MEMBER, USE A SIMPSON BA412. WELD SIZE TO...

### CONNECTION SCHEDULE FOR FRAME LOAD PATH

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<thead>
<tr>
<th>CONNECTION</th>
<th>HOURLY WAGE</th>
<th>QUANTITY</th>
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<tbody>
<tr>
<td>HANGER TYPE</td>
<td>THEORETICAL</td>
<td>PRIMARY</td>
</tr>
</tbody>
</table>

**Abbreviations:**

- **A** - ANCHOR BOLT
- **B** - BASE PLATE
- **C** - CENTER LINE
- **D** - DIA.
- **E** - EDGE OF CONCRETE SLAB
- **F** - FACE NAILING
- **G** - GAUGE
- **H** - HANGING ORNAMENT
- **HANGING ORNAMENT**
- **J** - JOINT
- **K** - KICKER
- **L** - LENGTH CENTERED ON RIM JOIST
- **M** - MATERIAL THICKNESS
- **N** - NAIL
- **O** - OUTSIDE FACE
- **P** - PC
- **Q** - QUANTITY
- **R** - RATED LOAD
- **S** - SDS
- **T** - TOP FLANGED
- **U** - UNLESS NOTED OTHERWISE
- **V** - VERTICAL
- **W** - WELDING CANCELS THE TOP AND FACE NAILING
- **X** - EXISTING
- **Y** - Y-SECTION
- **Z** - Z-SECTION