

SITE NOTES: (IF APPLICABLE) <p>CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:</p> <ol style="list-style-type: none"> 1. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL SIDEWALKS, AND DRIVEWAY CURB CUTS AS REQUIRED BY LOCAL MUNICIPALITIES TO APPROPRIATE PSI, THICKNESS, AND REINFORCEMENT. 2. **CERTIFIABLE ENGINEERED DRAWINGS ARE TO BE PROVIDED ON AVAILABLE SOILS INFORMATION IF NECESSARY. TO BE PROVIDED FOR BY THE CONTRACTOR. 3. AFTER VERIFYING SITE CONDITIONS, ELEVATIONS, SURVEY INFORMATION, STAKEOUT BUILDING TO VERIFY ALL DIMENSIONS OF BUILDING PLAN AND EXISTING UTILITY EASEMENTS. NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES. 	
SITE SPECIFIC REQUIREMENTS PER MUNICIPALITY: <p>CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:</p> <ol style="list-style-type: none"> 1. HISTORIC DISTRICT (IF NECESSARY) 2. LANDSCAPE REQUIREMENTS (IF NECESSARY) 3. GATES AND FENCES (IF NECESSARY) 4. OFF-STREET PARKING REQUIREMENTS (IF NECESSARY) 5. MINIMUM SITE SF 6. MINIMUM DRIVE WIDTH 7. MINIMUM HOUSE SF 8. SETBACKS/YARD REQUIREMENTS 	
GENERAL NOTES: <p>1. ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ENGINEERED DRAWINGS FOR THIS PROJECT.</p> <p>2. GENERAL CONTRACTOR SHALL COORDINATE, APPLY AND PAY FOR ALL PERMITS, INSPECTIONS AND/OR CERTIFICATIONS FROM THE APPROPRIATE AGENCIES.</p> <p>3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND REQUIRED SAFETY PRECAUTIONS TO ACCOMPLISH THE WORK.</p> <p>4. ALL ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND WATERPROOFED AS PER BUILDING STANDARDS.</p> <p>5. GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AMONG DIFFERENT TRADES.</p> <p>6. GYP. BOARD ON INTERIOR WOOD STUD WALLS AND ON CEILING TO BE 1/2" THICK.</p> <p>7. CONTRACTOR OR OWNER SHALL PROVIDE SAMPLES TO THE APPLICANT FOR MATERIAL SELECTION. CONTRACTOR OR OWNER SHALL RETAIN A DOCUMENT, SIGNED BY APPLICANT, STATING THAT THE APPLICANT APPROVES COLOR AND QUALITY OF PAINT, FLOORING, HARDWARE, COUNTERTOPS.</p> <p>8. ALL STRUCTURAL WOOD SHALL BE NO. 2 SYP, OR BETTER, ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE TREATED.</p> <p>9. EQUIVALENT PRODUCTS FOR "MICRO-LAM" BEAMS & PLYWOOD WEB JOISTS, BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED TECHNICAL DATA IS SUBMITTED PROVING EQUAL STRENGTH TO MEMBERS SPECIFIED, AND COMPLY WITH THE CRITERIA NOTED ON THESE DRAWINGS.</p> <p>10. ALL ROOF FLASHING/NAILING TO BE PERFORMED IN COMPLIANCE WITH SECTION 9 OF THE GOVERNING EDITION OF IRC.</p> <p>11. EXTERIOR WALL SHEATHING TO BE 1/2" THICK APA STRUCTURAL I RATED. BLOCK ALL EDGES. PROVIDE 1/8" SEPARATION BETWEEN PANELS, NAIL ALL EDGES AT 3" O.C. WITH 8d COMMON RING SHANK NAILS, INTERMEDIATE NAILING AT 12" O.C.</p> <p>12. ALL ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR OSB SHEATHING. BLOCK ALL EDGES AND PROVIDE 1/8" SEPARATION BETWEEN PANELS. NAIL EDGES W/ 8d RING SHANK NAILS AT 4" O.C. AND 4" O.C. INTERMEDIATE NAILING</p> <p>13. ALL WINDOWS THROUGHOUT THE HOMES ARE TO BE DOUBLE GLAZED WITH A LOW "E" COATING.</p> <p>14. ALL EXTERIOR DOORS ARE TO HAVE INSULATED FIBERGLASS OR METAL DOORS, TO RESIST CLIMATE CONDITIONS, WIND LOADS, AND STILL HAVE A SUPERIOR INSULATION FACTOR.</p> <p>15. ALL LIGHT BULBS SHALL BE EITHER HIGH EFFICIENCY, COMPACT FLUORESCENT, OR LED LIGHTING.</p> <p>16. USE INSULATED CAN AND AIR TIGHT (ICAT) RECESSED LIGHTS WHERE RECESSED LIGHTS ARE CALLED OUT.</p> <p>17. MOUNTING HEIGHT FOR ALL SWITCHES, TO BE AT 4'-0" AFF.</p> <p>18. MOUNTING HEIGHT FOR ALL ELECTRICAL OUTLETS IS 1'-3" AFF MINIMUM.</p> <p>19. PROVIDE A MINIMUM FLOOR PASSAGE WIDTH OF 3'-0" IN ALL HABITABLE AREAS OF STRUCTURE.</p> <p>20. TOILET SEATS ARE TO BE 1'-5" TO 1'-7" AFF.</p> <p>21. ALL APPLIANCES AND FIXTURES TO BE SPECIFIED BY OWNER.</p> <p>22. ALL EXTERIOR MATERIALS TO BE SPECIFIED BY OWNER AND/OR APPROVED BY DESIGNER.</p> <p>23. ALL LIVE LOADS ARE TO COMPLY TO TABLE R301.5 OF THE GOVERNING EDITION OF IRC.</p>	

NOTES TO CONTRACTOR: <ol style="list-style-type: none"> 1. ANY REQUIRED SETBACKS, SITE RESTRICTIONS/CONDITIONS, ETC. ARE TO BE VERIFIED WITH LOCAL BUILDING MUNICIPALITIES BY THE CONTRACTOR. THE DESIGNER IS NOT RESPONSIBLE FOR THE ORIENTATION AND PLACEMENT OF BUILDING(S) ON THE SITE. THE CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR SITE CONSTRUCTION UPON EVALUATION OF SURVEY, FLOOD CERTIFICATE, BUILDING/ZONING ORDINANCE, HISTORICAL OVERLAY DISTRICTS, AND LOCAL FIRE AND BUILDING CODES. 2. ALL WORK PERFORMED IN AREAS WITHOUT A LOCAL BLDG. OFFICIAL SHALL BE INSPECTED BY A PRIOR APPROVED THIRD PARTY. DOCUMENTATION OF SUCH SHALL BE SUBMITTED TO THE PROJECT MGR. INSPECTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, STRUCTURAL, FRAMING, PLUMBING, ELECTRICAL AND HVAC. 3. CONTRACTOR RESPONSIBLE FOR JOB SITE EXAMINATION, VERIFICATION, AND LOCATION OF ALL SITE REQUIREMENTS INCLUDING, BUT NOT EXCLUSIVE OF STAIRS, RAMPS, PARKING LAYOUT, BUILDING SETBACKS AND EASEMENTS, UTILITY CONNECTIONS, AND A/C COMPRESSOR LOCATIONS. 4. CONTRACTOR RESPONSIBLE FOR REFERENCING SURVEY AND/OR ELEVATION BENCHMARK CERTIFICATE FOR SITING OF BUILDING. 5. CONTRACTOR RESPONSIBLE FOR FOUNDATION DESIGN AND FINISH FLOOR ELEVATION VERIFICATION TO COMPLY WITH FEMA BASE FLOOD ELEVATION WHEN APPLICABLE. 6. CONTRACTOR RESPONSIBLE TO SUBMIT AND RECEIVE ALL BUILDING PERMITS AND INSPECTIONS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY. 7. CONTRACTOR RESPONSIBLE FOR SEWER LINE CONNECTION. 8. CONTRACTOR RESPONSIBLE FOR LOCATING TWO HOSE BIBS. HOSE BIB LOCATIONS ARE NOT TO BE LOCATED ON THE FRONT FAÇADE. 9. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL APPOINTED ENGINEERING AND INSPECTIONS REQUIRED. 10. REFER TO STRUCTURAL DOCUMENTS FOR FOUNDATION DESIGN, FLOOR/CEILING FRAMING, HOLD DOWNS, CLIPS, STRAPS, BLOCKING, SHEAR WALL LOCATIONS, AND FASTENERS PATTERNS/SIZES. 	
GENERAL MATERIALS: <p>1. EXTERIOR WALLS:</p> <ul style="list-style-type: none"> - PAINTED REINFORCED CEMENTITIOUS SIDING - PAINTED REINFORCED STUCCO - PAINTED REINFORCED BRICK VENEER - "TYVEK" BUILDING WRAP - 7/16" O.S.B. SHEATHING - R-15 BATT INSULATION <p>2. INTERIOR WALLS:</p> <ul style="list-style-type: none"> - 2x STUDS @ 1'-4" O.C. - 2x JOISTS @ 1'-4" O.C. - R-38 INSULATION <p>3. CEILING:</p> <ul style="list-style-type: none"> - 30 YEAR FIBERGLASS SHINGLES - 7/16" O.S.B. OR CDX PLYWOOD <p>4. ROOF SYSTEM:</p> <ul style="list-style-type: none"> - 2x STUDS @ 1'-4" O.C. - 1/2" GYPSUM BOARD ON BOTH SIDES - 1/2" GYPSUM BOARD - #15 FELT - 2x6 RAFTERS @ 2'-0" O.C. <p>NOTE: ALL ROOFING PRODUCTS, MATERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS UNLESS CHANGED BY GENERAL CONTRACTOR AT OWN DISCRETION.</p>	
WIND ZONE DISCLAIMER: <ol style="list-style-type: none"> 1. VERIFY WINDOW CODE REQUIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS. 2. ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES. 3. CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THE ENGINEERED DRAWINGS FOR THIS PROJECT. 	
PROTECTION AGAINST TERMITES: <ol style="list-style-type: none"> 1. SUBTERRANEAN TERMITE CONTROL. IN AREAS FAVORABLE TO TERMITE DAMAGE METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE-TREATED WOOD, NATURALLY TERMITE RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS. 2. CHEMICAL SOIL TREATMENT. THE CONCENTRATION, RATE OF APPLICATION AND TREATMENT METHOD OF THE TERMITICIDE SHALL BE CONSISTENT WITH AND NEVER LESS THAN THE TERMITICIDE LABEL. 3. PRESSURE-TREATED AND NATURALLY RESISTANT WOOD. HEARTWOOD OF REDWOOD AND EASTERN RED CEDAR SHALL BE CONSIDERED TERMITE RESISTANT. PRESSURE-TREATED WOOD AND NATURALLY TERMITE RESISTANT WOOD SHALL NOT BE USED AS A PHYSICAL BARRIER UNLESS A BARRIER CAN BE INSPECTED FOR ANY TERMITE SHELTER TUBES AROUND THE INSIDE AND OUTSIDE EDGES AND JOINTS OF A BARRIER. 4. FIELD TREATMENT. FIELD CUT ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE-TREATED WOOD SHALL BE RETREATED IN THE FIELD ACCORDING TO AWPA M4. 	

THE DOMAINE - ELEVATION B - 2614 SF

THE RESERVE - LOT 04

4 BED / 3.5 BATH

FOOTPRINT: 60'-1/2" x 75'-7 1/2"
GARAGE LOAD: SIDE
FINISHED FLOOR: MIN. 1'-0"
ABOVE EDGE OF CURB



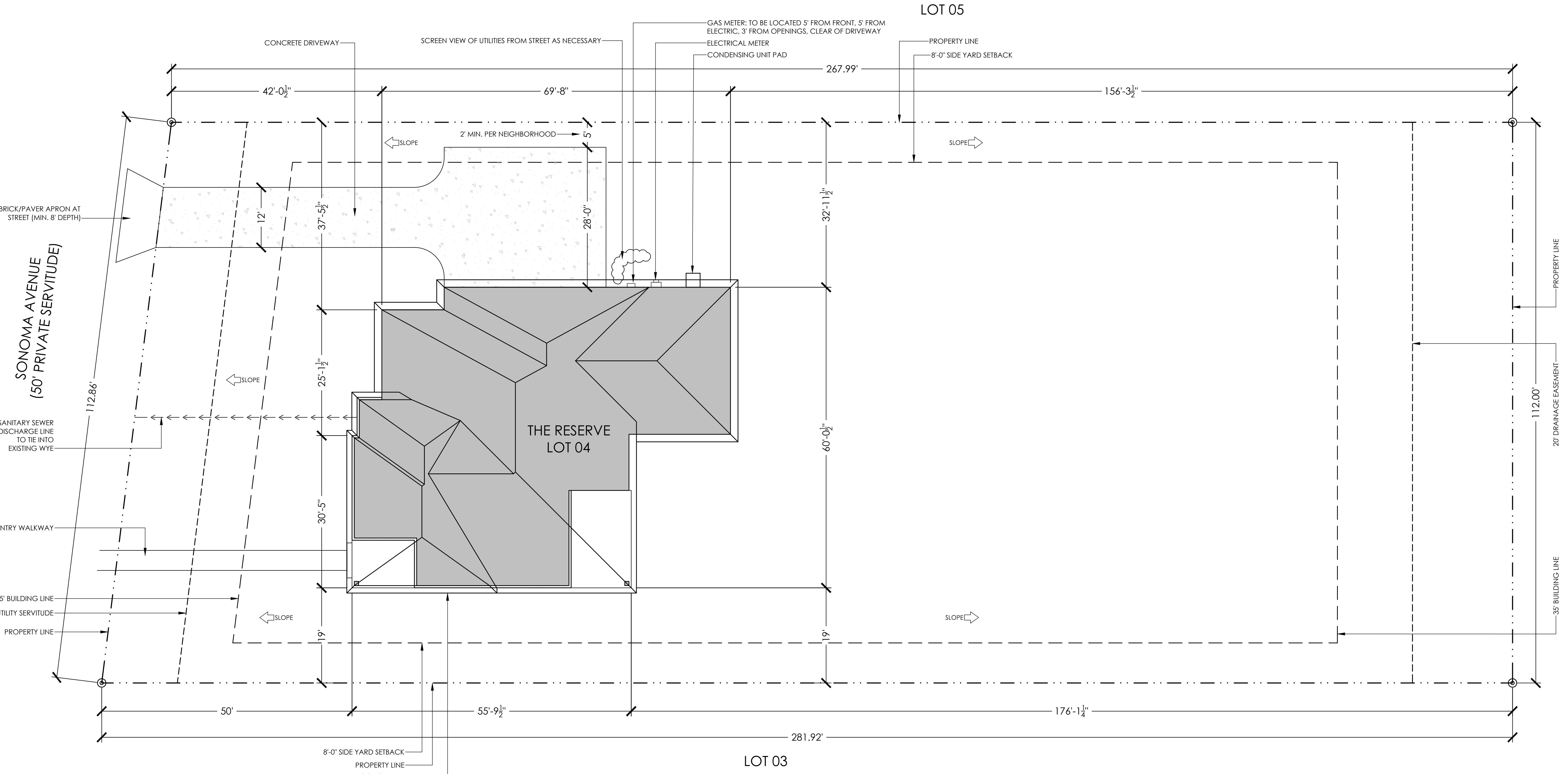
DRAWING SHEET INDEX

A001	COVER SHEET/ GENERAL NOTES
A100	ARCHITECTURAL SITE PLAN
A101	FLOOR PLAN/ SCHEDULES
A201	INTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A401	WALL SECTIONS/ ROOF PLAN/ FLOORING LAYOUT
E101	ELECTRICAL PLAN
M101	MECHANICAL PLAN
P101	PLUMBING PLAN
S101	FOUNDATION PLAN/ FOUNDATION DETAILS
S102	FRAMING PLAN/ PORTAL DETAIL

THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED / 3.5 BATH

PROJECT INFO:	
PROJECT NAME:	
RESERVE ZACHARY	
PROJECT NUMBER:	
2019.020DEV	
SQUARE FOOTAGE:	
LIVING:	2614 SF
GARAGE:	718 SF
PORCHES:	370 SF
TOTAL:	3702 SF
REVISION:	
DATE:	ISSUED:
11.27.2024	CHECK SET

SHEET NUMBER:
A001
GENERAL NOTES
INDEX
-



*THIS ARCHITECTURAL SITE PLAN IS INTENDED FOR DIAGRAMMATIC PURPOSES ONLY. FINAL

BUILDING SITING PENDING FULL SITE SURVEY, PROVIDED BY OWNER.
** ALL DIMENSIONS ARE MEASURED TO SIDE PROPERTY LINES. BUILDING DIMENSIONS ARE
PARALLEL / PERPENDICULAR TO EACH SIDE PROPERTY LINE.

ARCHITECTURAL SITE PLAN 1

3/32"=1'-0"

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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED/3.5 BATH

PROJECT INFO:
PROJECT NAME:
RESERVE ZACHARY

PROJECT NUMBER:
2019.020DEV

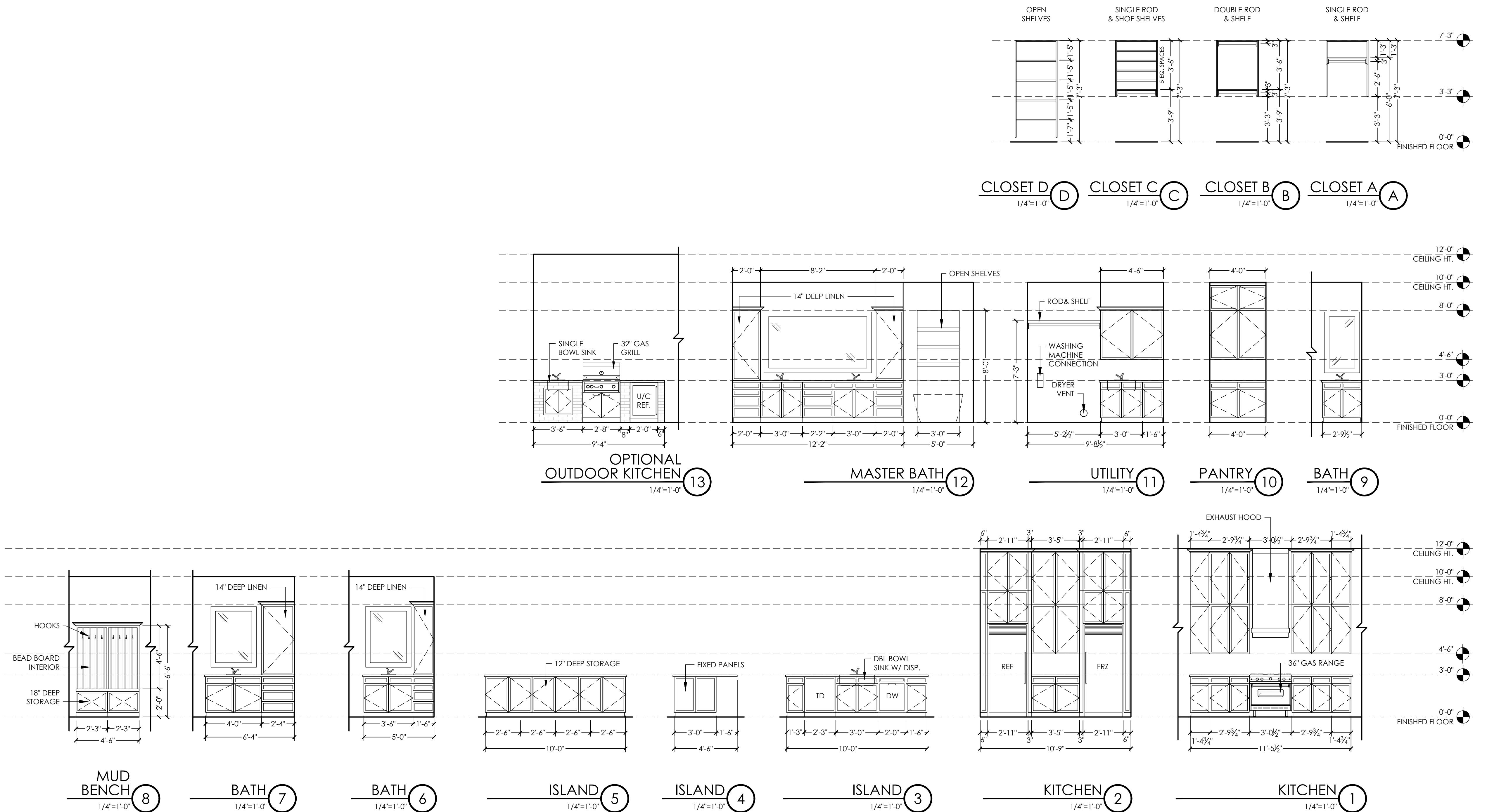
SQUARE FOOTAGE:
LIVING: 2614 SF
GARAGE: 718 SF
PORCHES: 370 SF
TOTAL: 3702 SF

REVISION:
DATE: ISSUED:
11.27.2024 CHECK SET

SHEET NUMBER:

A201

INTERIOR ELEVATIONS
-
-
-



ON SITE
MPH

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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED/3.5 BATH

PROJECT INFO:

PROJECT NAME:
RESERVE ZACHARY

PROJECT NUMBER:
2019.020DEV

SQUARE FOOTAGE:
LIVING: 2614 SF
GARAGE: 718 SF
PORCHES: 370 SF
TOTAL: 3702 SF

REVISION:
DATE: ISSUED:
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SHEET NUMBER:

A301

FRONT ELEVATION
LEFT ELEVATION



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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED/3.5 BATH

PROJECT INFO:

PROJECT NAME:
RESERVE ZACHARY

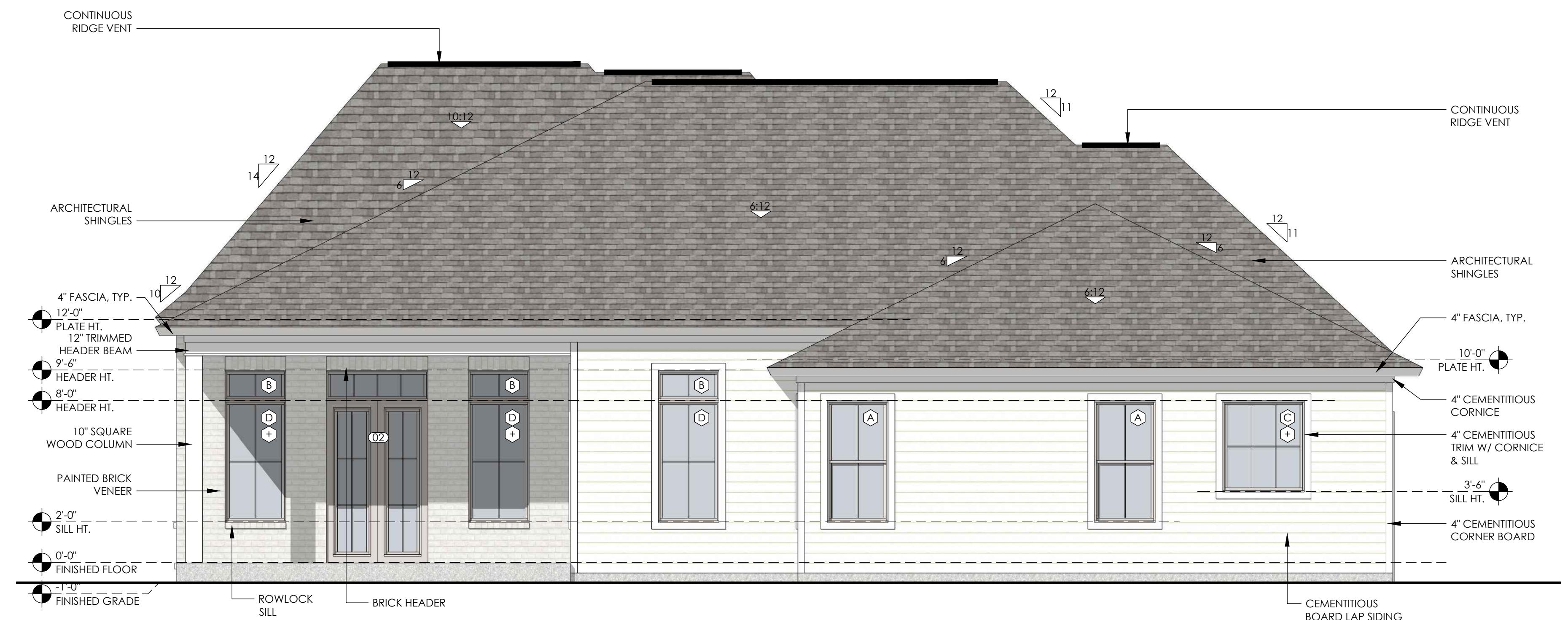
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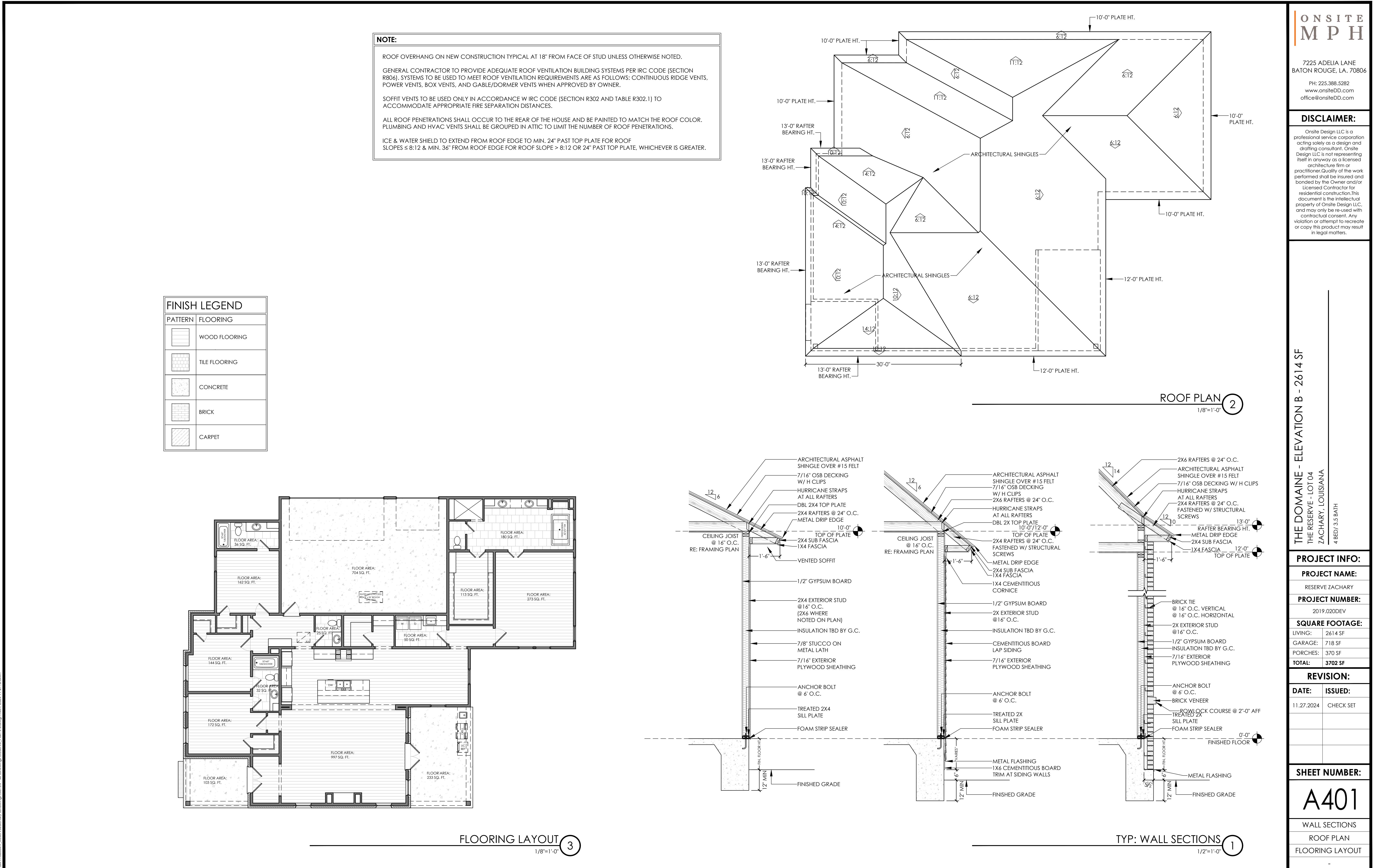
SQUARE FOOTAGE:
LIVING: 2614 SF
GARAGE: 718 SF
PORCHES: 370 SF
TOTAL: 3702 SF

REVISION:
DATE: ISSUED:
11.27.2024 CHECK SET

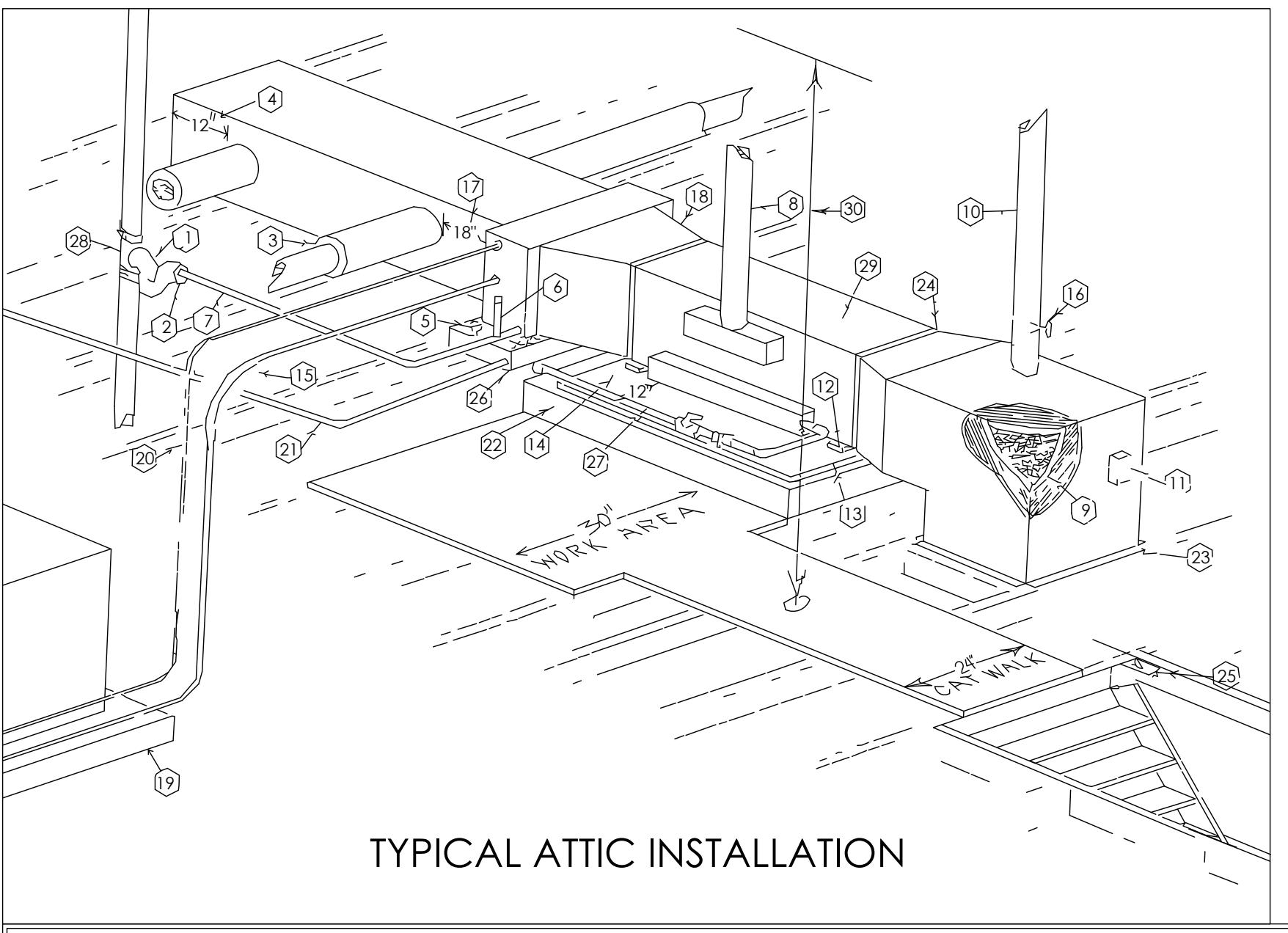
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A302

REAR ELEVATION
RIGHT ELEVATION





*** HVAC PLAN SHOULD BE RECALCULATED BY A QUALIFIED HEATING AND COOLING PROFESSIONAL, OWNER IS RESPONSIBLE TO VERIFY EQUIPMENT BEFORE PURCHASING



TYPICAL ATTIC INSTALLATION

TYPICAL ATTIC INSTALLATION NOTES:

1. 1 1/2 INCH PEE TRAP
2. MINIMUM 3/8 INCH INSULATION
3. MINIMUM 3 INCH DUCT INSULATION
4. STATIC CUSHION
5. FLOAT SWITCH
6. PRIMARY DRAIN VENT
7. MINIMUM 3/4 INCH PRIMARY DRAIN
8. HEATER VENT MINIMUM 5 FOOT VERTICAL HEIGHT
9. MINIMUM 1-1/2 INCH INSULATION LINER
10. OUTSIDE AIR MAKEUP
11. FIRESTAT 125°F-32°C
12. 1/2 INCH CLEARANCE UNDER HEATER
13. 1/2 INCH SHEET ROCK UNDER HEATER
14. 1 FOOT OF SHEET ROCK ON FRONT OF HEATER
15. OIL LOOP IN SUCTION LINE
16. DAMPER TRIMMED TO 80% CLOSURE
17. 18 INCHES TO FIRST TAKE OFF
18. 20 DEGREES MAXIMUM ANGLE OF DIVERGENCE
19. SLAB TO BE ABOVE GRADE
20. LIQUID LINE
21. SECONDARY DRAIN TO SOFFIT AREA
22. PLATFORM HIGH ENOUGH TO PROVIDE PROPER DRAIN ANGLE
23. CAULK AROUND RETURN AIR
24. CAULK BOTH ENDS OF HEATER
25. LIGHT SWITCH AT LADDER OR ON HALLWAY WALL
26. SUB-PAN
27. GAS LINE, GAS COCK, AND UNION
28. "T" INSTALLED IN VENT STACK
29. MINIMUM 6" CLEARANCE FROM ANY PART OF HEATER TO ANY COMBUSTIBLE MATERIAL
30. MINIMUM 36" HEADROOM OVER CATWALK & WORK PLATFORM

MECHANICAL NOTES:

1. DUCTWORK TO BE FLEX DUCT W/ $1\frac{1}{2}$ " VAPORSEAL INSULATION WRAP.
2. DUCTS ARE TO BE SUPPORTED WITH NON-ABRASIVE STRAPS SUSPENDED FROM RAFTERS AT 8'-0" ON CENTER AND HELD OFF OF CEILING JOISTS.
3. RETURN AIR AND PLENUM DUCT TO BE INTERNALLY LINED WITH HIGH DENSITY FIBERGLASS.
4. ALL SUPPLY REGISTERS TO BE 3-WAY WHITE ENAMEL PAINTED METAL W/ ADJUSTABLE DAMPER, CEILING MOUNTED AND SIZED APPROPRIATELY.
5. VOLUME CONTROL DAMPERS TO BE INSTALLED AT EACH BRANCH CONNECTION IN DUCTS.
6. ALL CONNECTIONS BETWEEN ROUND DUCT AND RECTANGULAR DUCT SHALL INCLUDE A STARTING COLLAR WITH A VOLUME DAMPER.
7. 125° FIRESTATS SHALL BE INCLUDED NEAR THE INTAKE TO ALL FANS.
8. NO RETURN AIR GRILLS ARE TO BE INSTALLED WITHIN 10 FEET OF ANY GAS APPLIANCE.
9. CAULK AROUND THE RETURN AIR TO FRAMING JOINT.
10. FRESH AIR MAKEUP TO BE FILTERED.
11. COPPER REFRIGERANT LINES TO BE INSULATED W/ ARMAFLEX INSULATED WRAP.
12. PROVIDE A 30" CLEAR WORKING PLATFORM ON THE ACCESS SIDE OF THE FURNACE AND WATER HEATER.
13. PROVIDE A 24" WIDE CLEAR CATWALK TO ALL MECHANICAL EQUIPMENT.
14. LOCATE THE AIR HANDLING UNIT WITHIN 25' OF THE ATTIC ACCESS OPENING.
15. FLOAT SWITCH REQUIRED ON HVAC DRAIN PAN.
HVAC DRAIN PAN TO BE CONNECTED TO PLUMBING W/ $1\frac{1}{2}$ " P-TRAP.
16. HVAC DRAIN LINE AND P-TRAP TO BE INSULATED.
17. DRYER MUST VENT TO THE OUTSIDE AND BE OF A LENGTH NOT TO EXCEED REQUIREMENTS PER IRC 2009.
18. BACKDRAFT DAMPER REQUIRED ON DRYER VENT.
19. HV'S MUST VENT TO THE OUTSIDE DIRECTLY.
20. 125V ELECTRICAL SERVICE CONNECTION TO BE PROVIDED IN ATTIC FOR EACH AIR HANDLING UNIT.
21. VENTED KITCHEN HOOD TO VENT DIRECTLY TO EXTERIOR PER IRC 2012 AND MANUFACTURER'S SPECIFICATIONS.

HVAC GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK TO BE PERFORMED.
2. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER BY SKILLED AND EXPERIENCED TRADESMEN IN FULL ACCORDANCE WITH THE GOVERNING LOCAL, STATE AND FEDERAL CODES, LAWS AND ORDINANCES.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND MECHANICAL SUBCONTRACTORS TO ENSURE THAT ALL WORK MEETS OR EXCEEDS ALL APPLICABLE CODES AND REQUIREMENTS.
4. DUCTS ARE SHOWN DIAGRAMMATICALLY, CONTRACTOR SHALL VERIFY SIZES AND ACTUAL ROUTING SHALL BE FIELD VERIFIED.
5. ALL PLUMBING AND MECHANICAL VENTS TO BE GROUPED IN ORDER TO MINIMIZE ROOF PENETRATIONS. ALL ABOVE ROOF VENTS ARE TO BE POSITIONED TO AVOID VISIBILITY FROM STREET VIEWS.
6. LOCATE ELECTRICAL UTILITY METERS AWAY FROM PUBLIC VIEW.
7. INSTALLER TO BALANCE HVAC SYSTEM FOLLOWING ELECTRICAL HOOK-UP AND PRIOR TO OWNER OCCUPANCY.
8. IF KITCHEN HOOD IS VENTED, IT MUST VENT TO EXTERIOR.

MECHANICAL EQUIPMENT SIZING

CFM	DUCT SIZING		GRILL & REGISTER SIZING			
	ROUND	RECT.	SUPPLY			
			WALL	CEILING		RETURN
				RECT.	ROUND	
50	6	10 x 6	8 x 4	6 x 6	6	10 x 6
75	6	10 x 6	8 x 4	6 x 6	6	10 x 6
100	6	10 x 6	8 x 6	8 x 6	8	10 x 6
125	7	10 x 6	10 x 6	8 x 8	8	10 x 6
150	7	12 x 6	10 x 6	8 x 8	10	12 x 6
175	8	10 x 8	12 x 6	8 x 8	10	12 x 6
200	8	10 x 8	14 x 6	10 x 10	10	10 x 8
225	8	10 x 10	14 x 6	10 x 10	10	12 x 8
250	9	10 x 10	16 x 6	10 x 10	12	12 x 8
275	9	10 x 10	16 x 6	10 x 10	12	14 x 8
300	9	10 x 10	16 x 6	12 x 12	12	14 x 8
325	9	12 x 10	20 x 8	12 x 12	14	14 x 8
350	10	12 x 10	20 x 8	12 x 12	14	14 x 8
400	10	12 x 10	24 x 6	12 x 12	14	12 x 12
450	10	12 x 12	30 x 6	14 x 14	14	12 x 12
600	12	14 x 12	24 x 8	14 x 14	-	18 x 12
700	12	14 x 12	24 x 10	16 x 16	-	24 x 12
800	14	14 x 14	24 x 10	18 x 18	-	30 x 12
1200	16	16 x 16	36 x 12	-	-	24 x 18
1600	-	18 x 16	-	-	-	24 x 24
2000	-	18 x 18	-	-	-	30 x 24

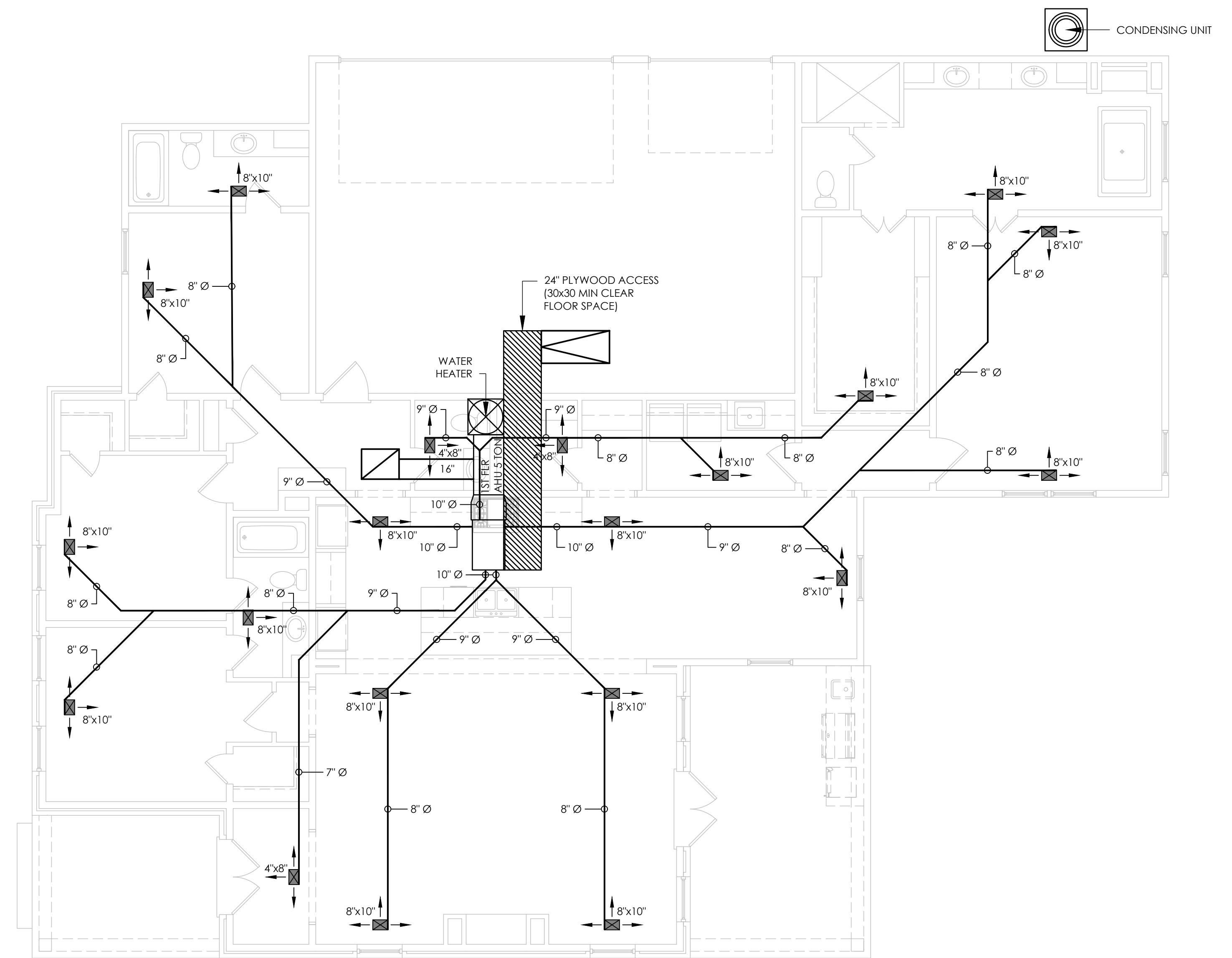
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THE DOMAIN - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA

PROJECT INFO:

PROJECT NAME:

RESERVE ZACHARY

2019.020DEV

SQUARE FOOTAGE:

GARAGE:	718 SF
PORCHES:	370 SF
TOTAL:	3702 SF

REVISION:

DATE:	ISSUED:
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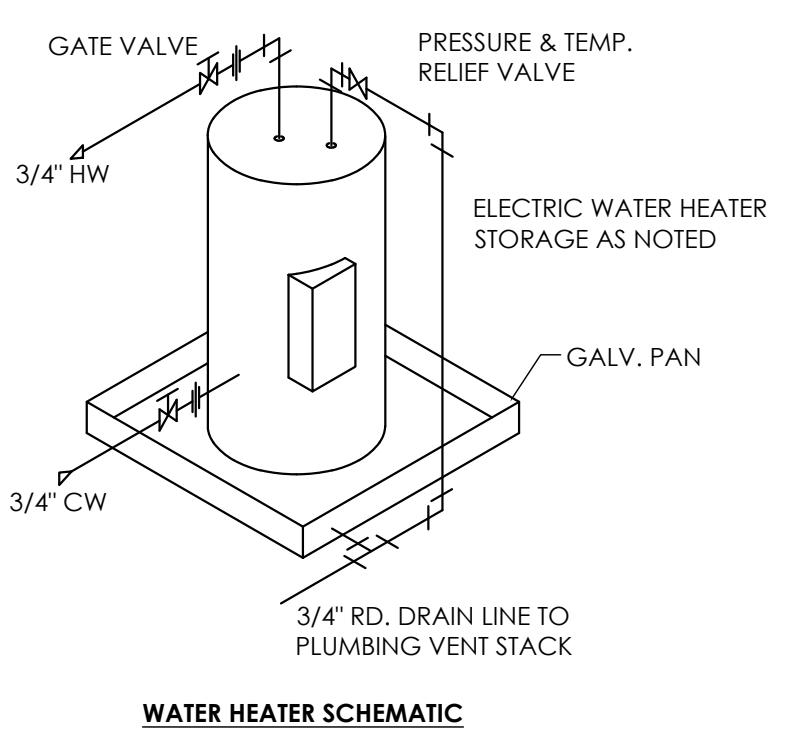
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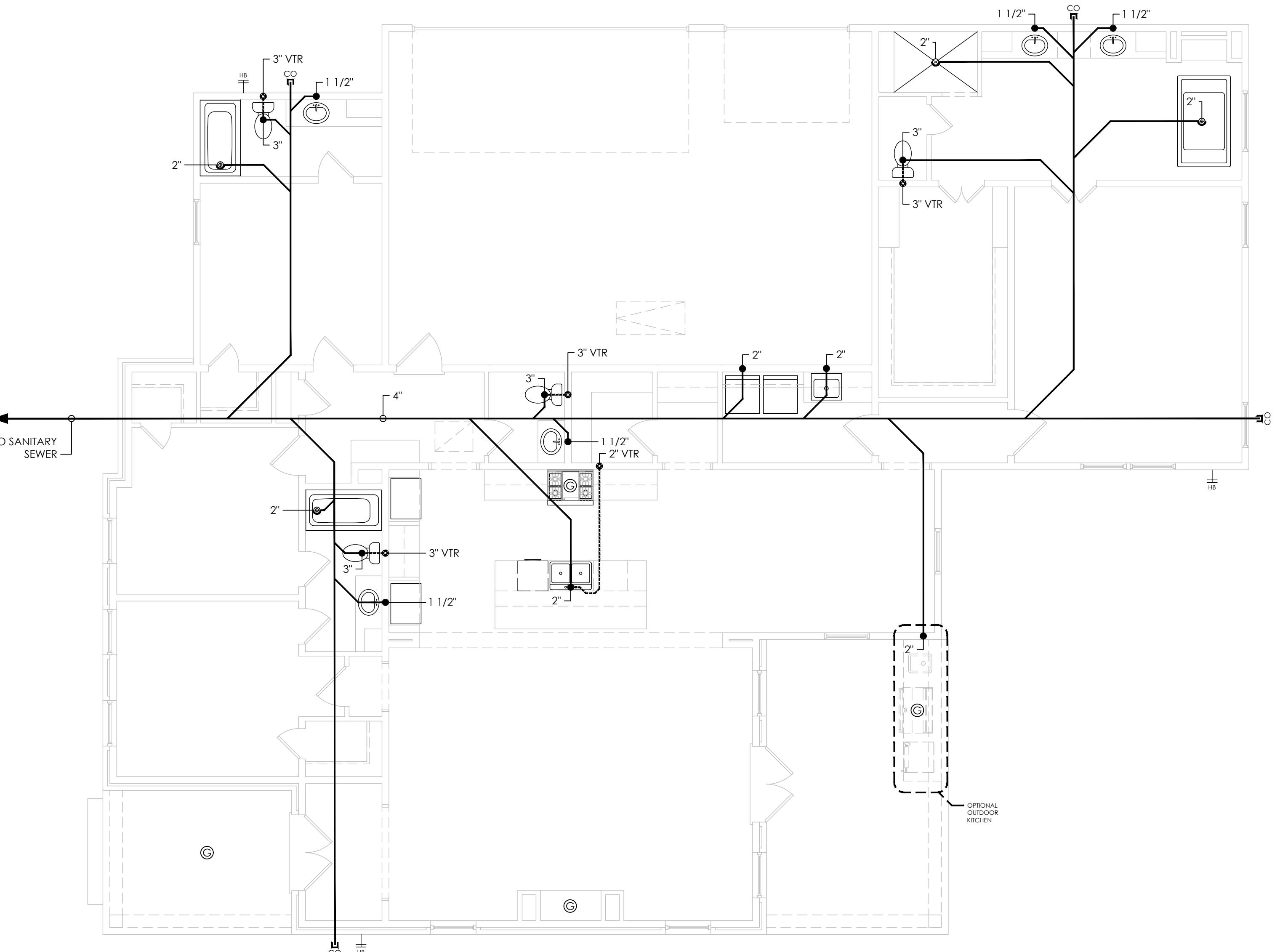
MECHANICAL PLAN

1

PLUMBING GUIDELINES:	
1) FOR DRAINAGE SYSTEMS BENEATH THE SLAB PVC DWV SCH40, ABS OR CAST IRON DRAINAGE WASTE SYSTEMS ARE ACCEPTABLE.	
2) ALL FIXTURES REQUIRE TRAPS TO BLOCK SEWER GASES FROM ENTERING THE BUILDING, SOME FIXTURES ARE TRAPPED BELOW THE FLOOR LEVEL AND SOME ARE TRAPPED ABOVE THE FLOOR LEVEL.	
A. BELOW FLOOR LEVEL:	
BATH TUBS, SHOWERS, FLOOR DRAINS, WASHING MACHINES, AND DRAINS FOR CENTRAL AIR CONDITIONS, AND UNDER BAR ICE MAKERS.	
B. ABOVE SLAB LEVEL:	
SINKS, LAVATORIES, SOME WASHING MACHINES, DISHWASHERS, AND WATER COOLERS.	
PLUMBING WATER SYSTEMS:	
1) ALL WATER USED FOR HUMAN CONSUMPTION IS CALLED POTABLE WATER, AND MUST BE PIPED IN A MANNER TO PREVENT CONTAMINATION. ALL WATER LINES BENEATH THE CONCRETE SLAB MUST BE OF TYPE "L" OR "K" SEAMLESS COPPER TUBING. THE JOINTS MUST BE SOLDERED WITH LEAD FREE SOLDER.	
2) THE PIPE MANIFOLDS MUST BE MAINTAINED 3/4" IN DIAMETER UNTIL THE LAST FIXTURE IS TO BE FED. THIS SUPPLY LINE CAN BE 1/2" IN DIAMETER. ALL FIXTURES MUST HAVE CUT OFF VALVES. AIR CUSHIONS MUST BE INSTALLED TO PREVENT HARSH WATER HAMMERING TO HAPPEN WHEN FAUCETS ARE OPEN AND CLOSED.	
SEWER VENTS:	
1) VENTS ARE REQUIRED TO EXTEND ABOVE THE ROOF. THE NORMAL HEIGHT IS 9" ABOVE THE FINISH ROOF, EXCEPT WHERE ANOTHER OCCUPIED AREA MAY HAVE A WINDOW, OR FRESH AIR INTAKE IN THE AREA, OR WHERE UNUSUAL WIND CURRENTS MAY CAUSE SEWER GAS PROBLEMS, IN THIS CASE THE VENTS MUST BE EXTENDED HIGHER.	
2) SEWER DRAINS OUTSIDE OF THE BUILDING EXTENDING FROM THE BUILDING TO THE SEWER TREATMENT PLANT MAY BE OF 3034 PLASTIC DRAINPIPE.	
PLUMBERS NOTES:	
- WHERE PRACTICABLE, PLUMB HOSE BIBS & MAJOR WATER SERVICES IN PARALLEL.	
- DO NOT PLACE ANY VENTS, STACKS, ETC. ON THE FRONT ELEVATION.	
- SUPPLY GAS SERVICE TO:	
HVAC UNITS	
HOT WATER HEATER	
COOKTOP	
GRILL	
GAS LAMPS	
DRYER	
- LOCATE FAUCET ON TUB IN MASTER BATH AS PER OWNER.	
- PLUMBER TO VERIFY ALL DRAIN SIZES ARE UP TO CODE BEFORE CONSTRUCTION.	
- PLUMBING SHALL CONFORM WITH ALL BUILDING CODES THAT ARE APPLICABLE WITH THE JOB.	
- NO VENTS OR PIPES SHALL EXIT OR BE SEEN ON THE FRONT ELEVATION.	
- HOT WATER HEATER & A/C SHALL DRAIN TO PLUMBING.	
- PARISH APPROVED SEPTIC SYSTEM.	



WATER HEATER SCHEMATIC



NOTE:
ALL PLUMBING VENTS, A/C FLUE AND WATER HEATER FLUE ROOF PENETRATIONS ARE TO BE INSTALLED SUCH THAT THEY OCCUR ON THE REAR OF THE ROOF AREAS AND ARE ALSO TO BE PAINTED A COLOR TO MATCH THE ROOF.

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THE DOMAIN - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA

PROJECT INFO:

PROJECT NAME:
RESERVE ZACHARY

PROJECT NUMBER:
2019.020DEV

SQUARE FOOTAGE:
LIVING: 2614 SF
GARAGE: 718 SF
PORCHES: 370 SF
TOTAL: 3702 SF

REVISION:
DATE: ISSUED:
11.27.2024 CHECK SET

SHEET NUMBER:

P101

PLUMBING PLAN

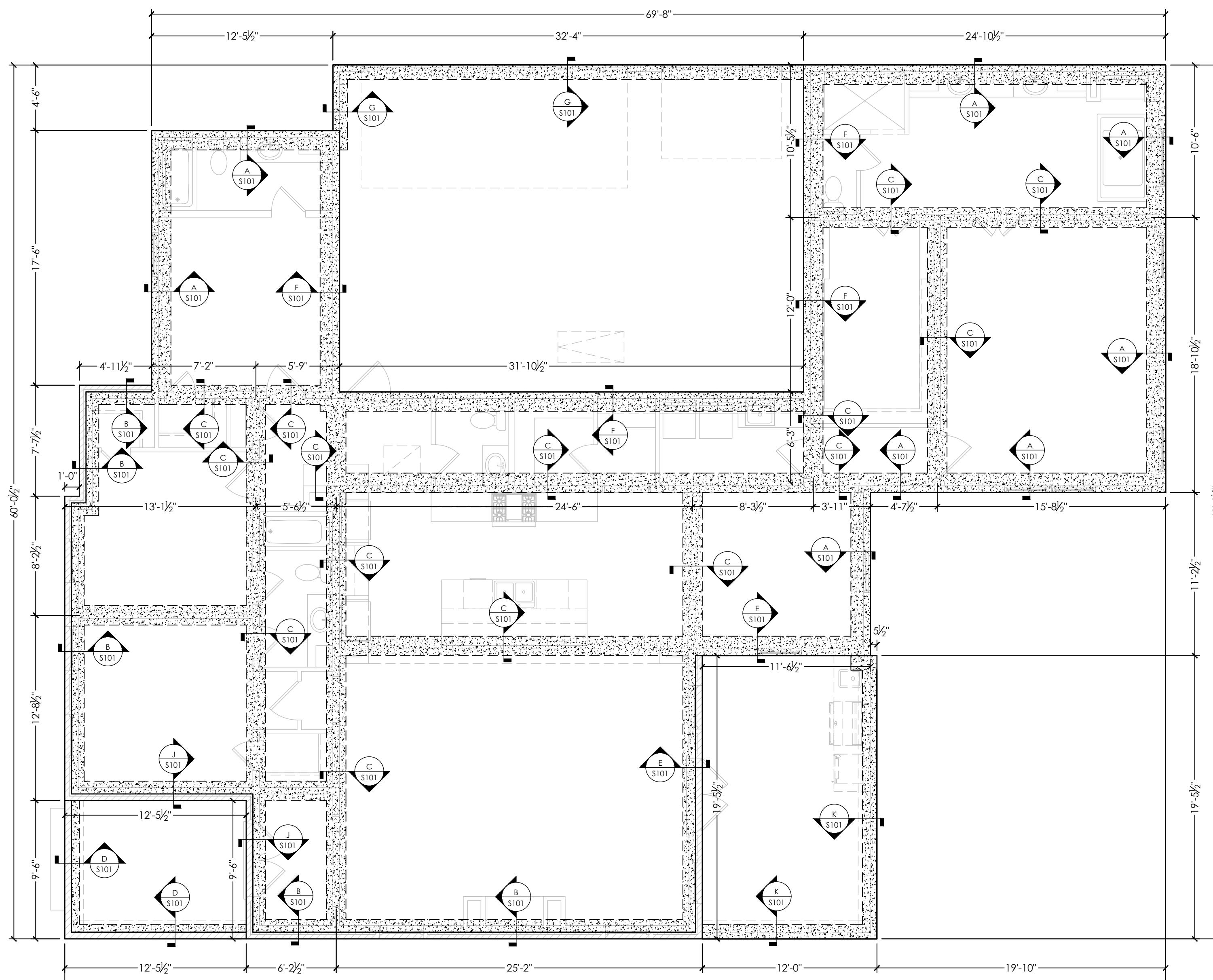
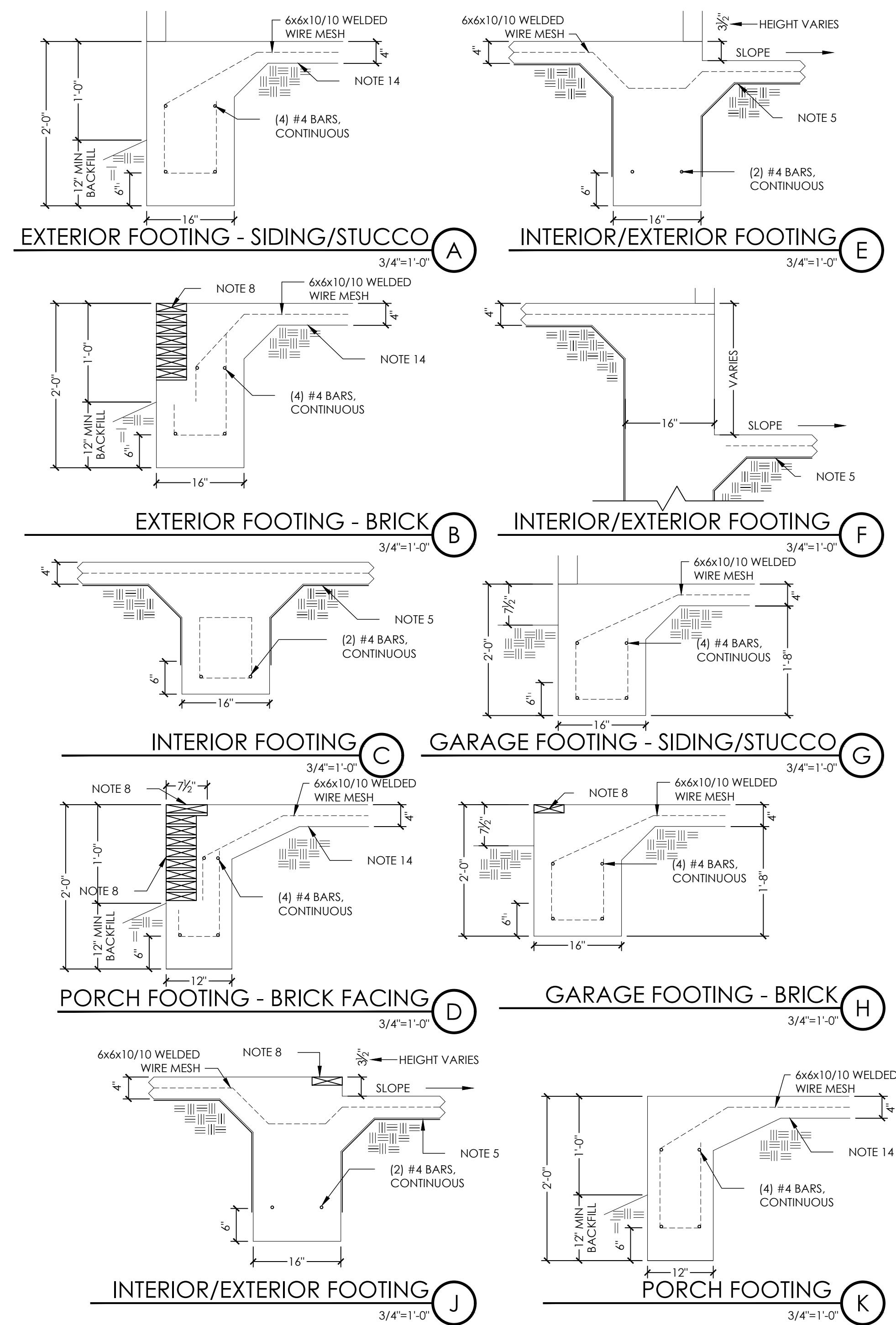
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3/16"=1'-0"

FOUNDATION DETAIL NOTES:	
1. GENERAL REQUIREMENTS: THE CONCRETE MIX SHOULD YIELD A MINIMUM COMPRESSIVE STRESS OF 3000 P.S.I. AT 28 DAYS. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH ACI 318 (LATEST REVISION). NO CALCIUM CHLORIDES SHALL BE ALLOWED. CONCRETE SHOULD BE CURED ACCORDING TO ACI 308 (LATEST REVISION) BY CONTRACTOR OR OWNER. 2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRESS OF 1500 P.S.I. AT TIME OF STRESSING, IF A PARTIAL STRESSING IS SPECIFIED, CONCRETE TEST CYLINDERS MUST BE MADE AND TESTED BY A CERTIFIED LAB. RESULTS MUST BE SUBMITTED TO ENGINEER OF RECORD 24 HOURS PRIOR TO EARLY STRESSING. 3. ALL CONVENTIONAL REINFORCEMENT STEEL SHALL MEET ASTM-A615 (GRADE 60). REINFORCEMENT STEEL SHALL BE DETAILED AND ACCESSORIES PROVIDED IN ACCORDANCE WITH THE LATEST "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES." 4. REINFORCEMENT SHALL HAVE 3" COVER IN THE GRADE BEAM BOTTOMS, 2" COVER IN THE BEAM SIDES AND TOP, 1 1/2" COVER ON THE SLAB TOP AND BOTTOMS, UNLESS NOTED OTHERWISE. 5. 1 LAYER OF 6 MIL POLYETHYLENE VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. 6. BARS SHALL BE SECURELY SUPPORTED TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING CONCRETE PLACING. 7. ALL CONCRETE TO BE CONSOLIDATED TO ENSURE UNIFORM ADHESION TO REINFORCEMENT. ALL CONCRETE TO BE MONOLITHICALLY PLACED. NO CONCRETE SHALL BE PLACED ON TOP OF ALREADY HARDENED CONCRETE. CONCRETE TO BE PLACED WITH NO COLD JOINTS OR POUR LINES.	8. THE CONTRACTOR SHALL VERIFY ALL DROPS, OFF-SETS, BRICK LEDGES, AND BLOCK OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST PRIOR TO THE INSTALLATION OF THE TENDONS. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE STRUCTURAL DRAWINGS WITH ALL OTHER DRAWINGS. 10. GRADE BEAM SIZES MAY VARY BY +20%. 11. ALTERATION TO OR DEVIATION FROM THE INFORMATION SHOWN ON THIS SHEET WITHOUT THE WRITTEN ADVANCE APPROVAL FROM THE ENGINEER OF RECORD WILL VOID THE DESIGNER'S RESPONSIBILITY. 12. THIS PLAN IS FOR GRADE BEAM AND REINFORCEMENT LAYOUT ONLY. DO NOT USE THIS PLAN FOR FORMING UP OF FOUNDATION. 13. ALL SUBGRADE FILL SHALL BE AASHTO CLASSIFICATION A-4 MATERIAL OR BETTER COMPACTED TO 90% STANDARD PROCTOR DENSITY IN MAXIMUM OF 6" LIFTS. CONTRACTOR AND OWNER TO PROVIDE PROPER DRAINAGE AWAY FROM THE FOUNDATION DURING AND THROUGHOUT THE STRUCTURE LIFE. 14. A MINIMUM OF 4" OF CONCRETE TO BE MAINTAINED THROUGHOUT THE ENTIRE SLAB UNLESS OTHERWISE NOTED. 15. ALL RUNOFF WATER MUST BE CARRIED AWAY FROM THE SLAB TO PREVENT SATURATION OF THE SUB-BASE. 16. ALL TREES WITHIN CLOSE PROXIMITY SHALL BE REMOVED TO PREVENT ROOTS FROM EXTENDING UNDER THE SLAB. 17. REMOVE A MINIMUM OF 6" OF EXISTING SOIL AND ALL UNSTABLE SILT PRIOR TO PLACING ANY FILL. 18. MAXIMUM OF 2' OF FILL MAY BE PLACED ON THE SITE. MAXIMUM DIFFERENTIAL FILL SHALL NOT EXCEED 20%.

FOUNDATION NOTES:	
1. THIS IS A 4" CONCRETE SLAB (3000 PSI) @ 28 DAY MIX, ON .006 VISQUEEN, ON 6" FILL SAND. 2. ON EARTH FILL IF REQUIRED, REINFORCED WITH 6 x 6 x 10/10 g.o. WELDED WIRE MESH. 3. ALL REINFORCING STEEL TO BE GRADE 60. 4. FOOTINGS SHOWN ARE A MINIMUM OF 12" DEPTHS INTO NATURAL EXISTING GROUND. \ FOOTINGS SHALL BE FOUNDED AT A DEPTH THAT IS MARKED ABSENT OF ALL ORGANIC MATERIALS. 5. ALL FILL MATERIALS ARE TO BE B.P.R. CLASSIFICATION A-4 AND ARE TO BE FREE OF ALL GRASSES AND ORGANIC MATERIALS. 6. MAINTAIN A MINIMUM 3" COVER ON ALL REINFORCING STEEL IN FOOTINGS. 8. EVIDENCE OF TERMITE TREATMENT OF FOUNDATION REQUIRED.	

NOTE:
ENGINEERED FOUNDATION DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING.
CONTRACTOR/OWNER RESPONSIBLE FOR ENSURING FILL AND COMPACTION ARE AS REQUIRED BY THESE DOCUMENTS AND APPROPRIATE TO THE PROJECT.



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THE DOMAINE - ELEVATION B - 2614 SF
THE RESERVE - LOT 04
ZACHARY, LOUISIANA
4 BED/3.5 BATH

PROJECT INFO:

PROJECT NAME:
RESERVE ZACHARY

PROJECT NUMBER:
2019.020DEV

SQUARE FOOTAGE:
LIVING: 2614 SF
GARAGE: 718 SF
PORCHES: 370 SF
TOTAL: 3702 SF

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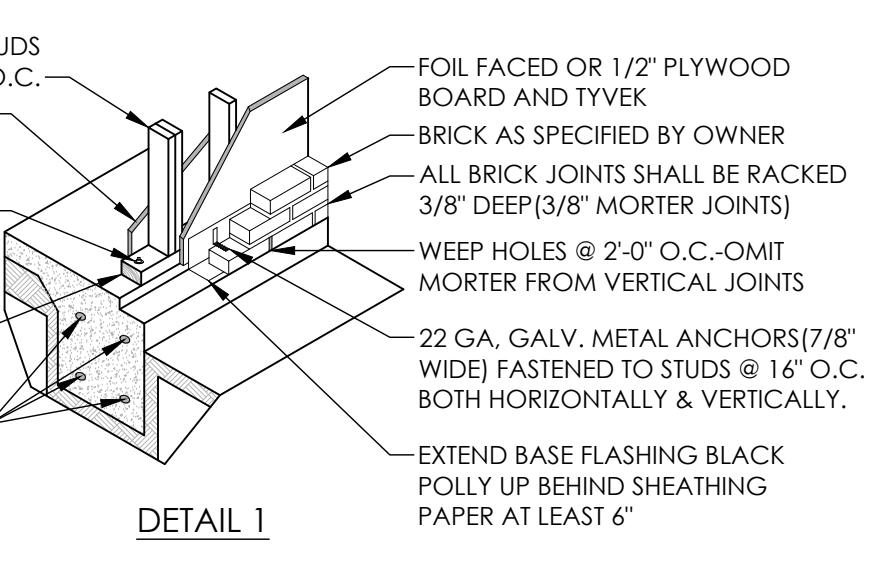
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FOUNDATION PLAN
FOUNDATION DETAILS

LUMBER SPANS - #2 SOUTHERN YELLOW PINE							
FROM IBC 2015							
FLOOR JOISTS - BEDROOMS				NOTES:			
CEILING JST. SPACING (IN)	2x6	2x8	2x10	2x12			
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	MAXIMUM JOIST SPAN		
12" O.C.	11'-3"	14'-1"	18'-1"	21'-4"			
16" O.C.	10'-3"	13'-3"	15'-8"	18'-6"			
24" O.C.	8'-6"	10'-10"	12'-10"	15'-1"			
FLOOR JOISTS - REMAINDER OF HOUSE				NOTES:			
CEILING JST. SPACING (IN)	2x6	2x8	2x10	2x12			
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	MAXIMUM JOIST SPAN		
12" O.C.	10'-3"	13'-4"	16'-2"	19'-1"			
16" O.C.	9'-4"	11'-10"	14'-0"	16'-6"			
24" O.C.	7'-7"	9'-8"	11'-5"	13'-6"			
CLG JOISTS - ROOF LESS THAN 3:12 PITCH				NOTES:			
CEILING JST. SPACING (IN)	2x6	2x8	2x10	2x12			
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	MAXIMUM JOIST SPAN		
12" O.C.	18'-8"	14'-7"	26'	26'	1. NO ATTIC STORAGE		
16" O.C.	16'-11"	21'-7"	25'-7"	26'			
24" O.C.	13'-11"	17'-7"	20'-11"	26'			
CEILING JOISTS				NOTES:			
CEILING JST. SPACING (IN)	2x6	2x8	2x10	2x12			
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	MAXIMUM JOIST SPAN		
12" O.C.	13'-11"	17'-7"	20'-11"	26'			
16" O.C.	12'-0"	15'-3"	18'-1"	26'			
24" O.C.	9'-10"	12'-6"	14'-9"	26'			
RAFTERS WITHOUT CEILING ATTACHED				NOTES:			
CEILING JST. SPACING (IN)	2x6	2x8	2x10	2x12			
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	MAXIMUM JOIST SPAN		
12" O.C.	15'-7"	19'-8"	23'-5"	26'			
16" O.C.	13'-6"	17'-1"	20'-3"	23'-10"			
24" O.C.	11'-0"	13'-11"	16'-6"	19'-6"			
RAFTERS WITH GYP. CEILING ATTACHED				NOTES:			
CEILING JST. SPACING (IN)	2x6	2x8	2x10	2x12			
	(FT-IN)	(FT-IN)	(FT-IN)	(FT-IN)	MAXIMUM JOIST SPAN		
12" O.C.	14'-9"	19'-6"	23'-5"	26'			
16" O.C.	13'-5"	17'-1"	20'-3"	23'-10"			
24" O.C.	11'-0"	13'-11"	16'-6"	19'-6"			
ALLOWABLE SPANS FOR LINTELS							
SUPPORTING MASONRY VENEER							
SIZE OF STL ANGLE (IN)	NO STORY ABOVE	1 STORY ABOVE	2 STORIES ABOVE	NOTES:			
3 x 3 1/4	6'-0"	4'-6"	3'-0"				
4 x 3 1/4	8'-0"	6'-0"	4'-6"				
5 x 3 5/16	10'-0"	8'-0"	6'-0"				
6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"				
2 - 6 x 3-1/2 x 5/16	20'-0"	12'-0"	9'-6"				
NOTES:							
LONG LEG OF THE ANGLE SHALL BE PLACED IN VERTICAL POSITION.							
STL. MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES/ OTHER STL. MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.							
EITHER STEEL ANGLE OR LINTEL SHALL SPAN OPENING.							

GENERAL FRAMING NOTES:					
THE FOLLOWING NOTES ARE SUGGESTED MINIMUM REQUIREMENTS ONLY, DUE TO A VARIANCE OF CODES PER REGIONAL, PLEASE REFER AND COMPLY WITH ALL YOUR LOCAL CODES. CONSULT WITH LOCAL ENGINEERS FOR ALL STRUCTURAL REQUIREMENTS.					
1. PROVIDE PURLINS AT MID HEIGHT OF ALL WALLS.					
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.					
3. ALL HEADERS SHALL BE 2-2X10'S WITH 1/2" PLYWOOD FITCH PLATE UNLESS OTHERWISE NOTED.					
4. PROVIDE X4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" O.C. MAXIMUM IN ALL FLOORS.					
5. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD, NAILING SCHEDULE SHALL BE 8D COMMONS AT 4" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).					
6. ALL COLUMNS OR SOLID FRAMES SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BOTTOM FLOOR AND BE SUPPORTED BY THICKENED SLAB, GRADE BEAM, OR FOOTING DESIGNED TO CARRY LOAD.					
7. PROVIDE DOUBLE 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS.					
8. NO BOXED HEADERS					
9. REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS					

HEADER SPANS FOR LOAD BEARING WALLS:					
SINGLE STORY:					
• 2 PLY 2x6" @ 16" O.C. 4'-2" MAX					
• 2 PLY 2x8" 5'-4" MAX					
• 2 PLY 2x10" 7'-6" MAX					
2 STORY:					
• 2 PLY 2x6" 3'-7" MAX					
• 2 PLY 2x8" 4'-6" MAX					
• 2 PLY 2x10" 6'-2" MAX					
• 2 PLY 2X6 HEADERS FOR ALL NON-LOAD BEARING WALLS					
• OSB BETWEEN ALL HEADER PLES					
• NO BOXED HEADERS					
• REFER TO IRC R502.5 (1) AND (2) FOR ADDITIONAL HEADER AND GIRDER SPANS					

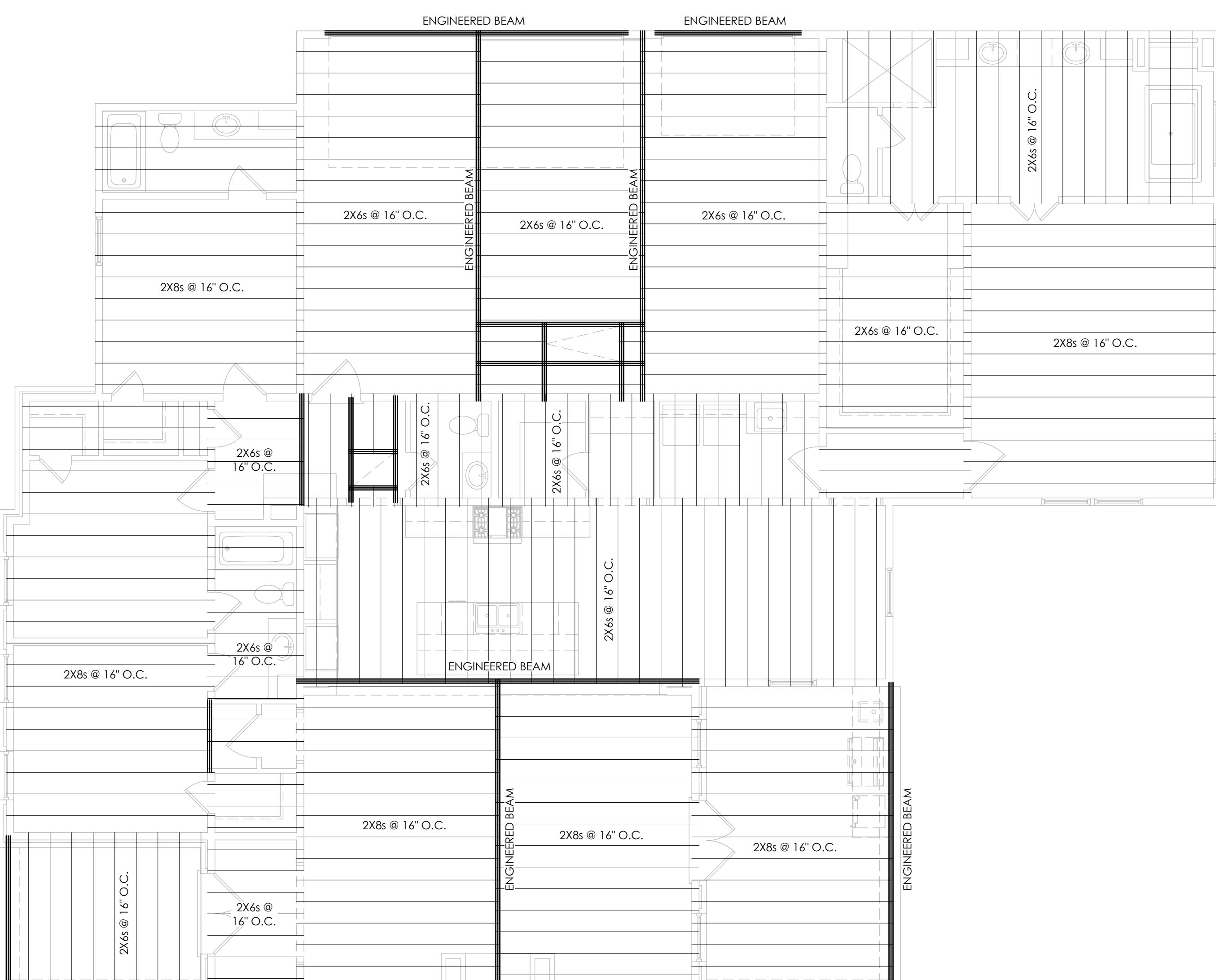


CEILING JOIST & RAFTER NOTE:
CEILING JOISTS & RAFTERS ARE SELECTED BASED ON SOUTHERN YELLOW PINE, IF ANOTHER SPECIES OF WOOD IS USED THE JOISTS MUST BE RE-SELECTED, AND **IT IS THE BUILDER OR CONTRACTORS RESPONSIBILITY TO RECALCULATE JOIST & RAFTER SIZES TO ENSURE PROPER CONSTRUCTION OF THE HOME.**

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PROJECT INFO:
PROJECT NAME:
RESERVE ZACHARY
PROJECT NUMBER:
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SQUARE FOOTAGE:
LIVING: 2614 SF
GARAGE: 718 SF
PORCHES: 370 SF
TOTAL: 3702 SF

REVISION:
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S102
FRAMING PLAN
PORTAL DETAIL