



NOTE:
THIS FOOTPRINT LEAVES BUILDING 3' FROM SIDES AND REAR. BALCONY HELD WITHIN THE PROPERTY LINE. CLG. HT. BASED ON 1'-6" TO FIRST FLOOR. IF WE NEED 3' TO FIRST FLOOR, EACH LEVEL WOULD HAVE 9 FT. CEILINGS.

THE PURPOSE OF THIS PROJECT IS TO BUILD A NEW MIXED USE BUILDING AT 1304 ST. CHARLES AVE. NEW ORLEANS, LA.

THE OVERALL PROJECT WILL CONSIST OF: COMMERCIAL SPACE LOCATED AT THE BOTTOM FLOOR; SECOND FLOOR TO BE (2) SINGLE FAMILY RESIDENCES (OPTIONAL COMMERCIAL); THIRD FLOOR TO BE (1) SINGLE FAMILY RESIDENCES. FOURTH FLOOR TO BE (1) SINGLE FAMILY RESIDENTIAL SUITE. ROOF TOP TO BE ACCESSED FROM SUITES ONLY.

SCOPE OF PROJECT	
LEVEL 1 COMMERCIAL	= 2597
LEVEL 2 RESIDENTIAL	= 2597
LEVEL 3 RESIDENTIAL	= 2597
LEVEL 4 RESIDENTIAL	= 2597
TOTAL LIVING AREA	= 10,388
BALCONIES/ COVER	= 440
TOTAL AREA U.B.	= 10,828
OPEN ROOF TOP	= 2597
SQUARE FOOTAGE	

GENERAL SQUARE FOOTAGE TO CHANGE FOR OTHER FINISHES, MATERIALS, ETC.



NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN DRAWINGS, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS BEFORE CONSTRUCTION BEGINS.



PROJECT DESIGNERS:
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KEITH JACKSON
1304, ST. CHARLES ST.
NEW ORLEANS, LA.
DATE: 02-17-22

DESCRIPTION:
BASIC FOOTPRINTS FOR EACH LEVEL
BASIC PREL. EXTERIOR BUILDING HEIGHT
SCOPE OF WORK
SQUARE FOOTAGES