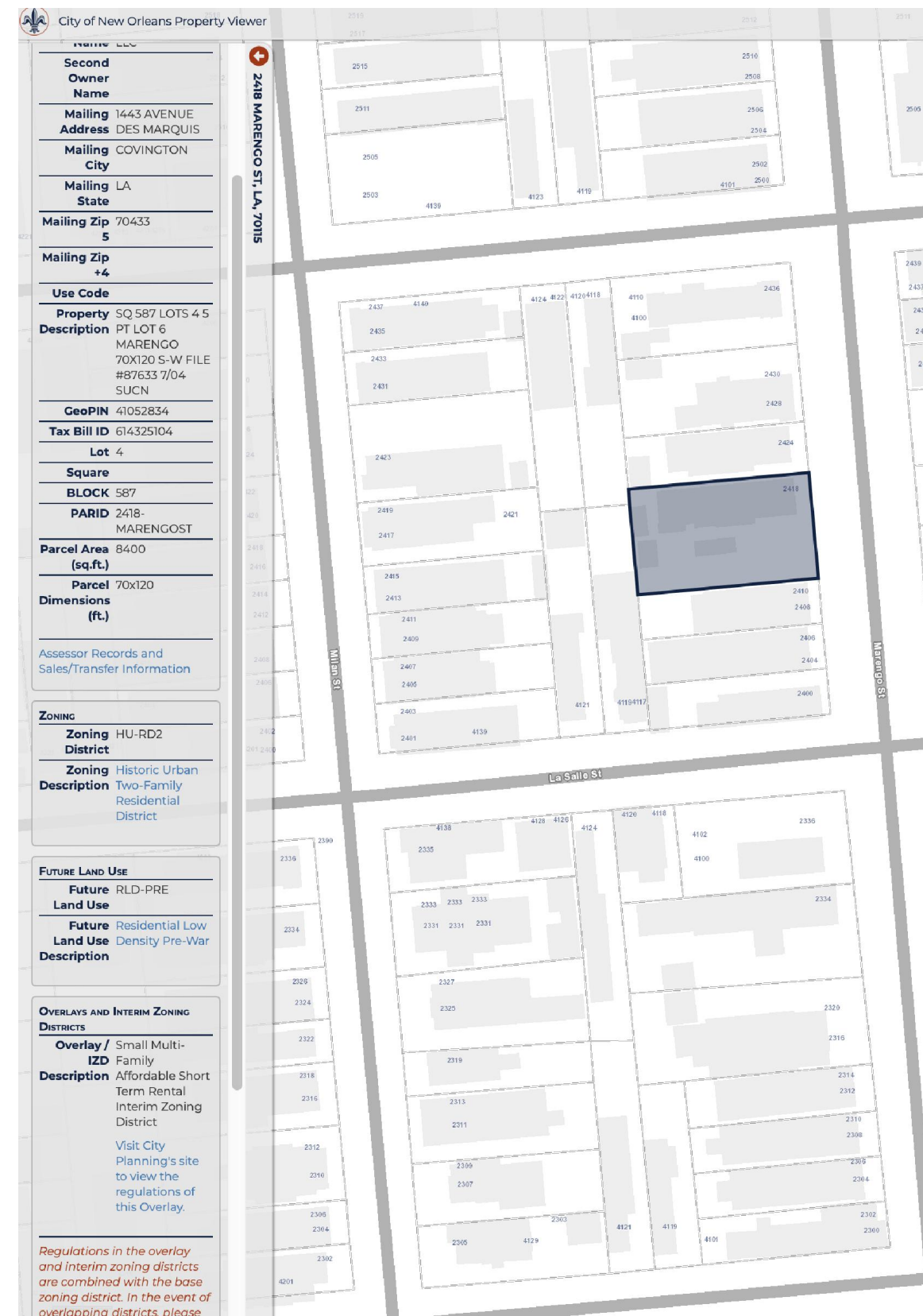
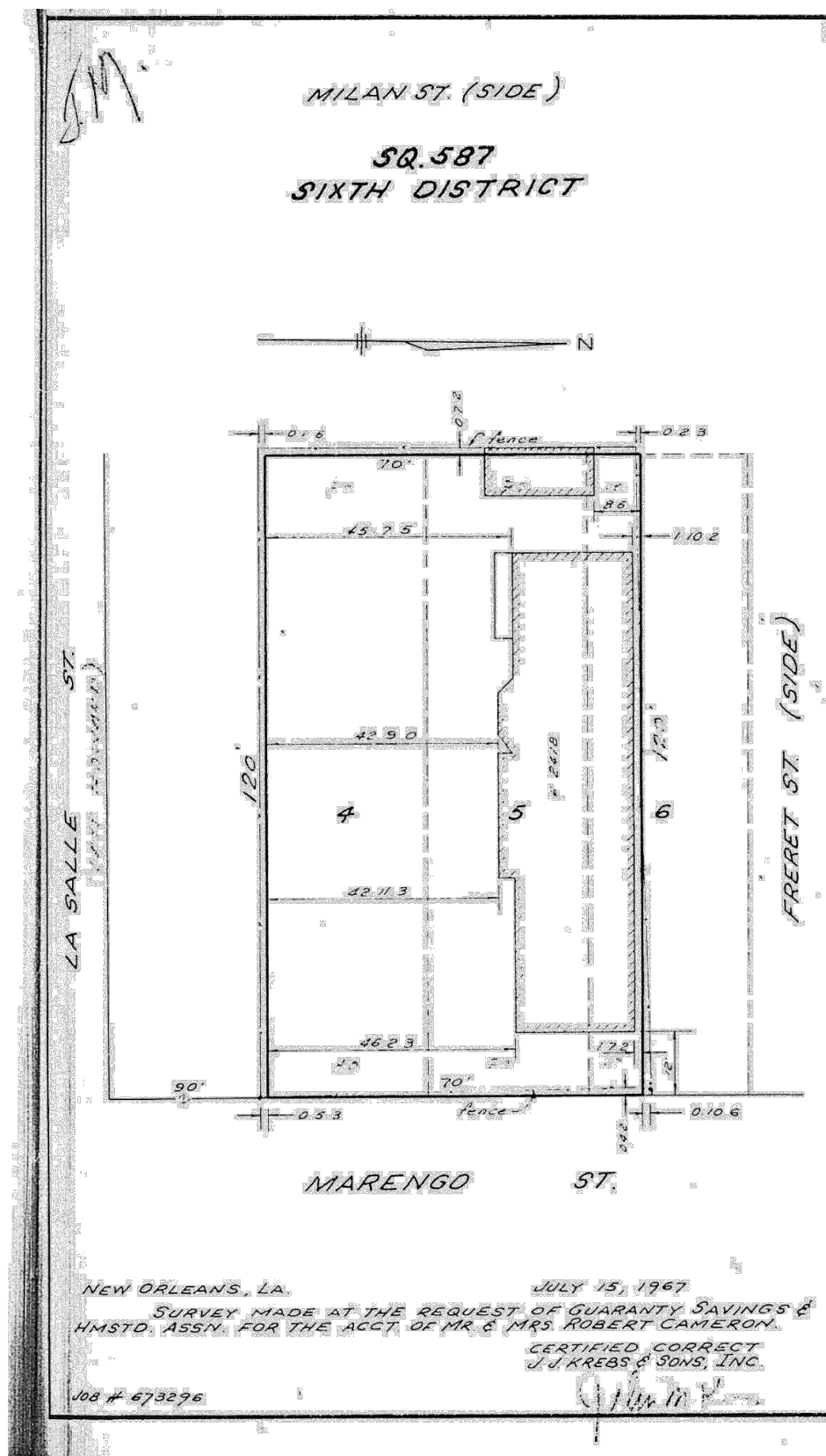


1 EXISTING SITE PLAN  
1/8" = 1'

# CONVERSION OF A SINGLE FAMILY HOUSE INTO A 2 FAMILY HOUSE

2418 MARENGO STREET  
NEW ORLEANS, LA 70115



PROJECT DATA

**PROJECT:**  
2418 MARENGO STREET  
NEW ORLEANS LA, 70115

**ZONING INFO:**

- HU-RD2
- NOHDL

**CONSTRUCTION TYPE:**

- VB

**CLIENT CONTACT INFO:**

Marcela Oviedo  
Realtor, BBA, MBA  
Real Estate Resource Group  
oviedomarcela1@gmail.com  
Cell 985-773-3992

**POR INFO:**

Zach Smith  
530 S Norman C Francis Parkway Suite 102  
New Orleans, La 70119  
zach@zachsmithconsulting.com  
504.383.3748

**PROJECT DESCRIPTION:**

- RENOVATION OF A 5BED/2.5 BATH SINGLE FAMILY HOME INTO A 2 UNIT 2&3 BED/4 BATH TOTAL
- MINIMAL STRUCTURAL WORK, REPLACING STANDING LIKE MEMBERS

**BUILDING INFORMATION**

- 1971 SF CONDITIONED
- 1 STORY

**CODE INFORMATION**

- INTERNATIONAL RESIDENTIAL CODE - 2015 EDITION

**CODE DATA**

- WALL FINISHES PER CHAPTER 8
- EXTERIOR WALLS TO REMAIN
- NO VENTING INTO ATTIC
- R-13 INSULATION (OR EQUIVALENT) IN WALL

**GC NOTES**

- USE WATER RESISTANT MATERIAL IN ALL WET AREAS (BARS/ RESTROOMS/ ETC.)
- FOR ANY QUESTIONS PLEASE CONSULT WITH ARCHITECT
- MATERIALS/METHODS ARE RESPONSIBILITY OF CONTRACTOR
- FIRE WALL BETWEEN UNITS TO BE 5/8" GYP BOARD TYPE "X" (BOTH SIDES) RATED 1 HR AND EXTEND TO ROOF
- EACH APARTMENT TO HAVE SEPARATE CENTRAL HVAC SYSTEMS
- EACH APARTMENT WILL HAVE SEPARATE TANKLESS ELECTRIC WATER HEATERS

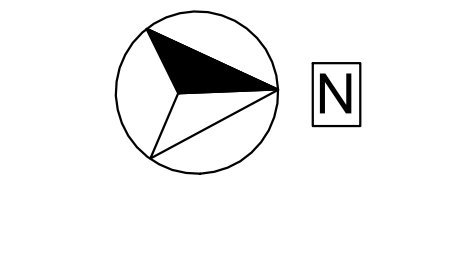


**ZACH SMITH**  
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+1 (504) 383-3748

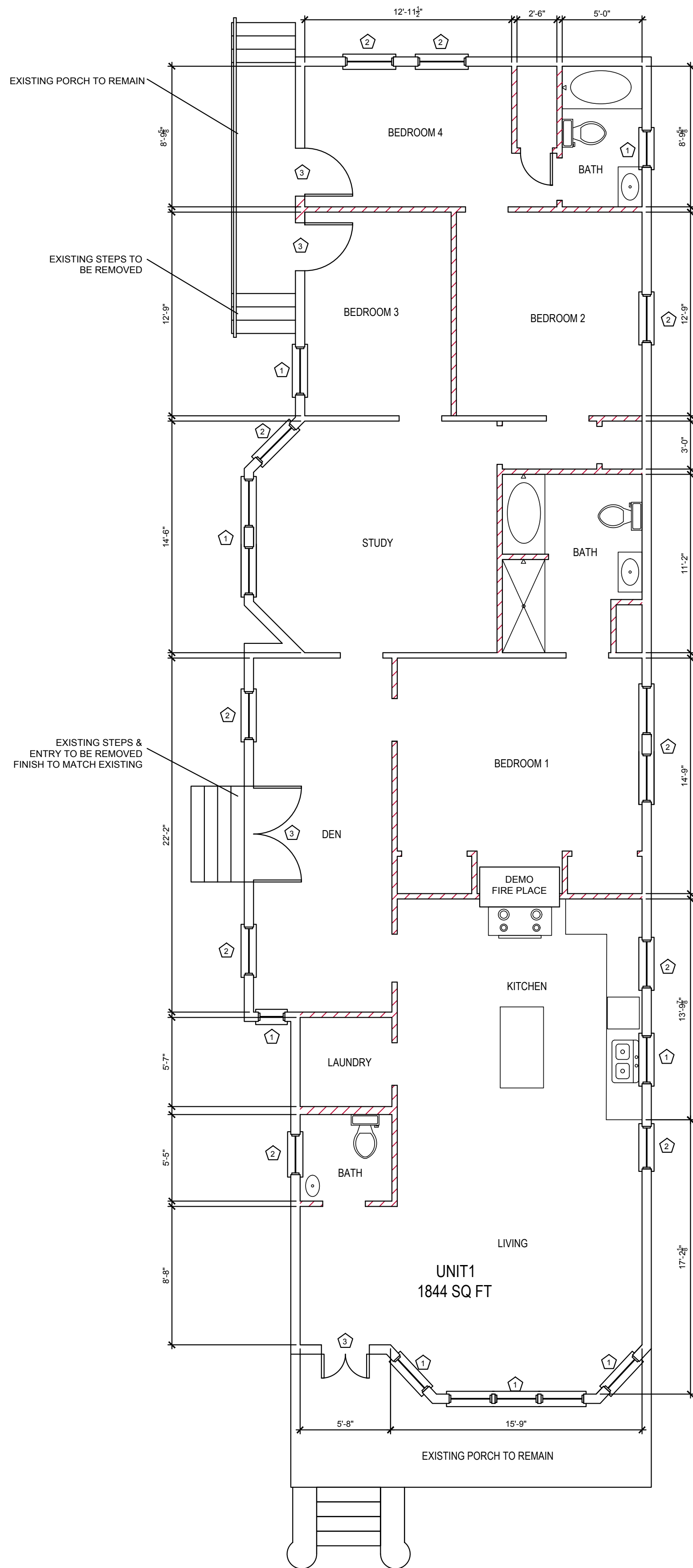
Residential Renovation  
2418 Marengo St  
New Orleans, LA 70115

No.	Description	Date

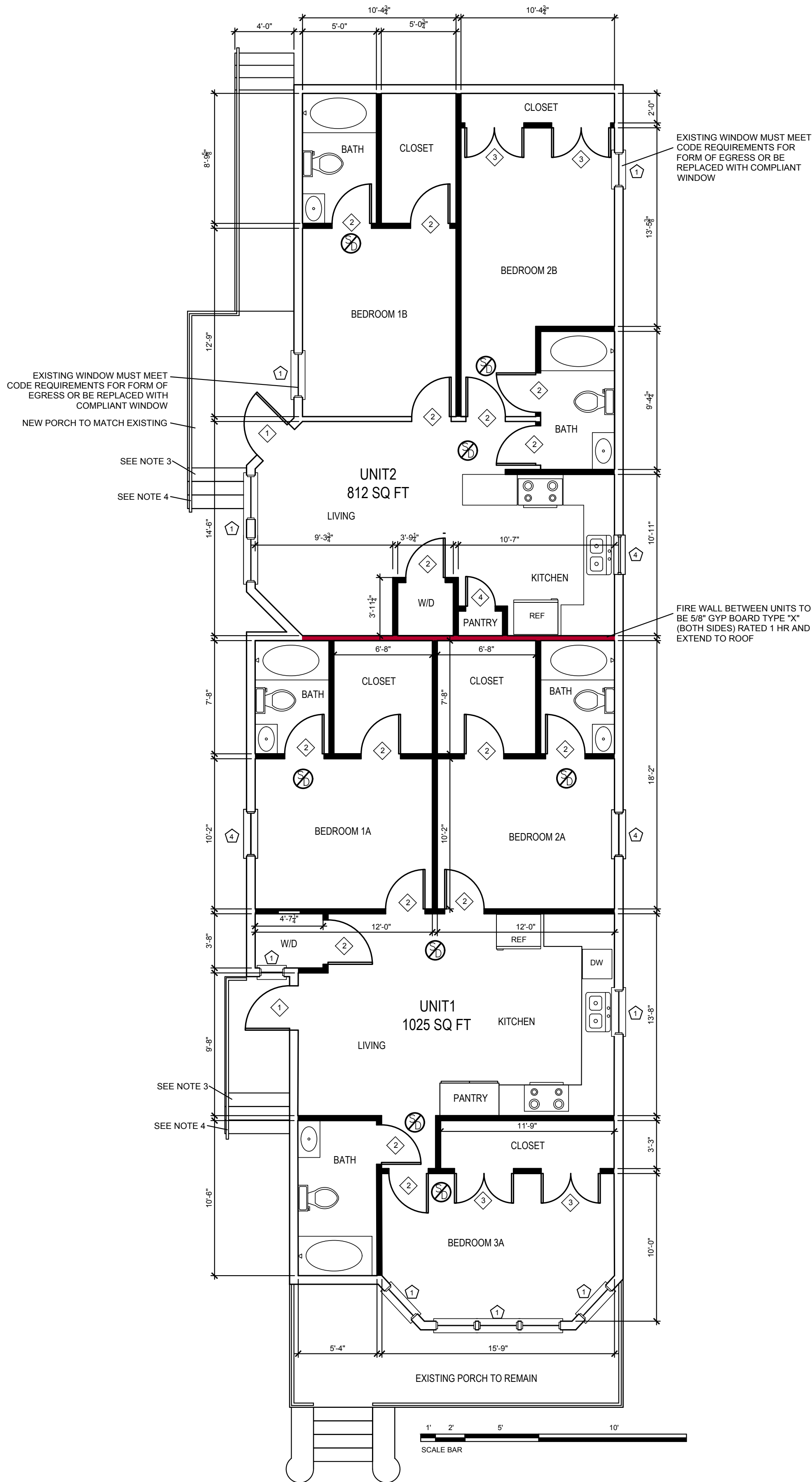


SITE PLAN	
Project name	2418 Marengo
Project number	XXX
Date	6/22/2022
Drawn by	LS
Checked by	MM





1 EXISTING FLOOR PLAN  
3/16" = 1'

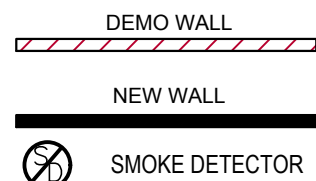


2 PROPOSED FLOOR PLAN  
3/16" = 1'

DOOR SCHEDULE			
#	SIZE	QTY	TYPE
1	3'-0" X 6'-8" X 1 3/4"	2	EXTERIOR DOOR
2	2'-8" X 6'-8" X 1 3/8"	15	HOLLOW CORE WOOD INTERIOR DOOR
3	4'-0" X 6'-8" X 1 3/8"	4	HOLLOW CORE WOOD INTERIOR FRENCH DOOR (PAIR)
4	2'-0" X 6'-8" X 1 3/8"	1	HOLLOW CORE WOOD INTERIOR DOOR

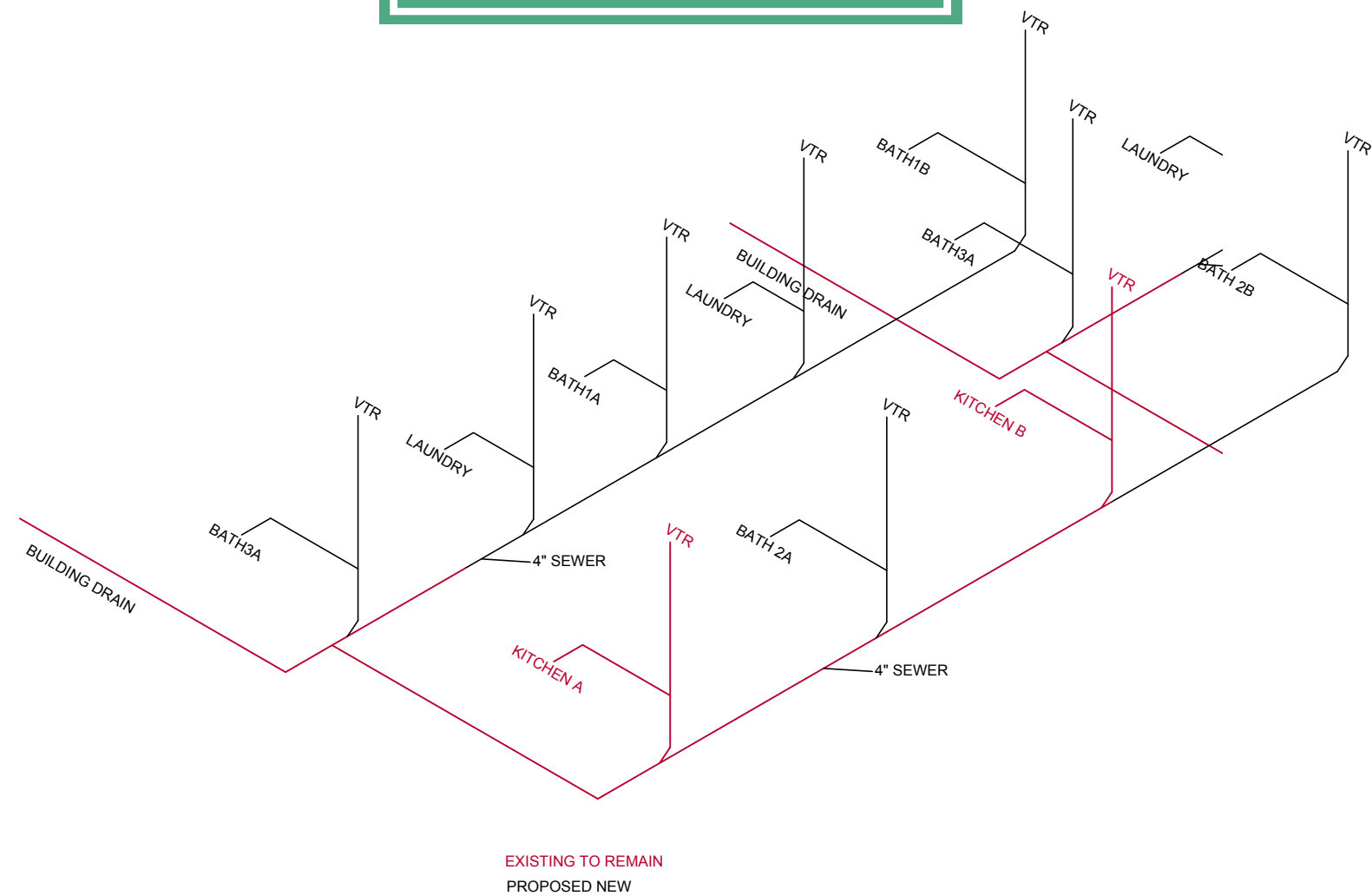
- NOTES:
- ALL L BEDROOM WINDOWS MUST MEET CODE REQUIREMENTS FOR FORM OF EGRESS OR BE REPLACED WITH COMPLIANT WINDOW
  - SMOKE ALARMS MUST ALSO BE SUPPLIED WITH CONTINUOUS LOW VOLTAGE POWER
  - NEW STAIR RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10" AND THE TREAD DEPTH SHALL NOT BE LESS THAN 10"
  - HANDRAILS TO BE NOT MORE THAN 37" NOR LESS THAN 30" FROM THE UPPER SURFACE OF THE HANDRAIL TO THE SURFACE OF THE TREAD IN LINE WITH THE FACE OF THE RISER AT THE FORWARD EDGE OF THE TREAD.

- KEYNOTES:
- EXISTING WINDOW TO REMAIN
  - EXISTING WINDOW TO BE REMOVED. FINISH TO MATCH EXISTING.
  - EXISTING DOOR TO BE REMOVED. FINISH TO MATCH EXISTING.
  - NEW WINDOWS (3) TO BE HURRICANE AND EGRESS SIZE RATED



FIRE WALL BETWEEN UNITS TO BE 5/8" GYP BOARD TYPE "X" (BOTH SIDES) RATED 1 HR AND EXTEND TO ROOF

APPROVED  
maevans , 8/24/2022 ,12:34:35 PM



3 PROPOSED PLUMBING DIAGRAM  
NTS

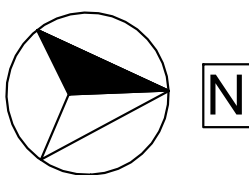


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2418 Marengo St  
New Orleans, LA 70115

No.	Description	Date



DRIVEWAY & WALK  
WAY PLAN

Project name	2418 Marengo
Project number	XXX
Date	6/22/2022
Drawn by	LS
Checked by	MM