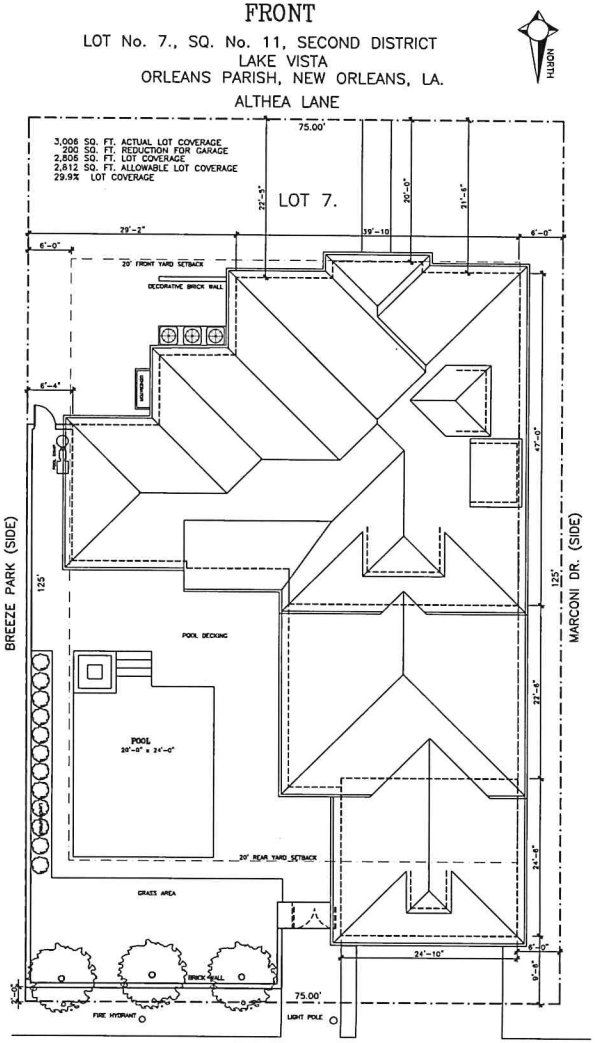
FRONT

LOT No. 7., SQ. No. 11, SECOND DISTRICT
LAKE VISTA
ORLEANS PARISH, NEW ORLEANS, LA.

ALTHEA LANE



25 THRASHER ST.

PLOT & ROOF PLAN

1/8"=1'-0"

MARK SCHROEDER, ARCHITECT, A.I.A
400 HARRISON AVE. NO. LA. 70124
504.581-1100

SONARAM RESIDENCE

25 THRASHER

Drawing Title: SITE / ROOF PLAN

Scale: 1/8"=1'-0"

Drawing Files: FORSTALL S.DWG

Date: 6/18/2022

Drawn by: M SCHROEDER

SHT. # 1 OF 11

THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION & TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE IRC 2015 ed & THE IRC 2015 ed BUILDING CODES. I AM NOT SUPERVISING CONSTRUCTION.

DOOR SCHEDULE

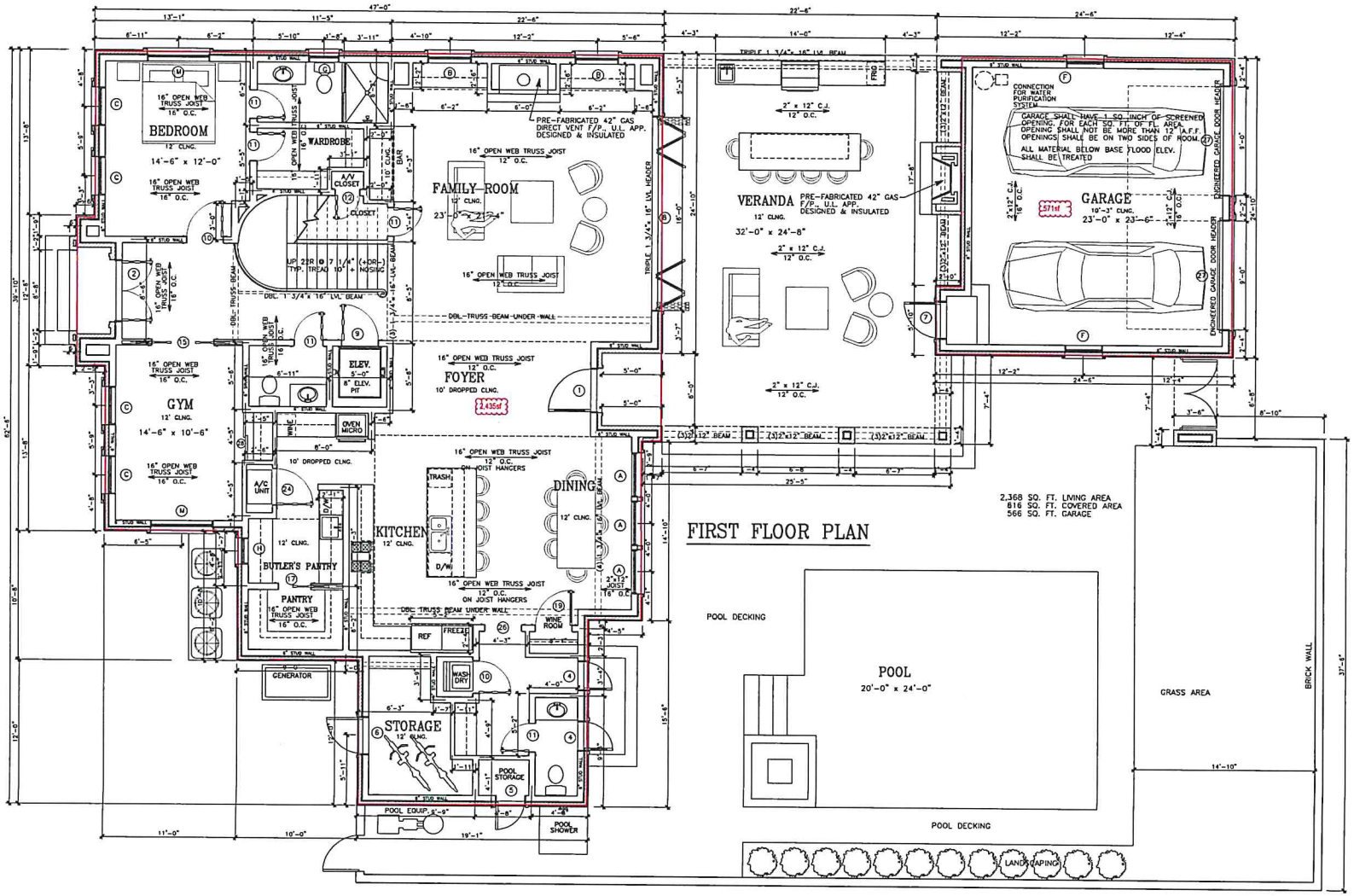
	WIDTH	HEIGHT	THICKNESS	
①	3'-6"	x 8'-0"	x 1 3/4"	GLASS PANELED WOOD DOOR W/ 3'-6" x 1'-9" TRANSOM ABOVE
②	6'-0"	x 8'-0"	x 1 3/4"	FRENCH DOORS
③	3'-6"	x 8'-0"	x 1 3/4"	FRENCH DOORS W/ 3'-6" x 1'-8" TRANSOM ABOVE
④	2'-4"	x 8'-0"	x 1 3/4"	FRENCH DOORS W/ 3'-6" x 1'-8" TRANSOM ABOVE
⑤	2'-4"	x 8'-0"	x 1 3/4"	GLASS PANELED FIBERGLASS DOOR W/ FROSTED GLASS
⑥	2'-4"	x 8'-0"	x 1 3/4"	FIBERGLASS DOOR
⑦	3'-0"	x 8'-0"	x 1 3/4"	FIBERGLASS DOOR
⑧	3'-0"	x 8'-0"	x 1 3/4"	PANELED SOLID CORE WOOD DOOR W/ SELF CLOSING DEVICE
⑨	16'-0"	x 10'-0"		BI-FOLDING GLASS DOOR ASSEMBLY
⑩	3'-0"	x 8'-0"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
⑪	2'-8"	x 6'-0"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
⑫	2'-4"	x 8'-0"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
⑬	2'-4"	x 6'-0"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
⑭	1'-6"	x 8'-0"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
⑮	4'-0"	x 8'-0"	x 1 3/8"	(DOUBLE) PANELED WOOD DOORS
⑯	3'-0"	x 8'-0"	x 1 3/8"	(DOUBLE) PANELED WOOD DOORS
⑰	5'-0"	x 8'-0"	x 1 3/8"	(DOUBLE) POCKET, PANELED DOORS
⑱	2'-8"	x 6'-0"	x 1 3/8"	POCKET PANELED WOOD DOOR
⑲	2'-4"	x 8'-0"	x 1 3/8"	POCKET PANELED WOOD DOOR
⑳	3'-0"	x 8'-0"	x 1 3/8"	GLASS PANELED WINE ROOM DOOR
㉑	3'-0"	x 6'-8"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
㉒	2'-6"	x 6'-8"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
㉓	2'-4"	x 6'-8"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
㉔	2'-4"	x 5'-0"	x 1 3/8"	PANELED SOLID CORE WOOD DOOR
㉕	4'-0"	x 8'-0"		CASED OPENING
㉖	3'-0"	x 8'-0"		CASED OPENING
㉗	9'-0"	x 8'-0"		GLASS PANELED, ALUM. GARAGE DOOR PAINTED
㉘	4'-0"	x 8'-0"	x 1 3/8"	BI-PASS, SLIDING MIRRORED DOORS

WINDOW SCHEDULE

	WIDTH	HEIGHT	
Ⓐ	3'-6"	x 8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WNDW. W/ CIRCULAR TOP
Ⓑ	3'-6"	x 6'-6"	FIXED GLASS, DBL. GLAZED, 8 LITES, WNDW. W/ CIRCULAR TOP
Ⓒ	3'-0"	x 8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WNDW. W/ CIRCULAR TOP
Ⓓ	3'-6"	x 5'-0"	CASEMENT, DBL. GLAZED, WINDOW
Ⓔ	3'-0"	x 5'-0"	CASEMENT, DBL. GLAZED, WINDOW W/ IMPACT RESISTANT (SAFETY) GLASS
Ⓕ	3'-0"	x 5'-0"	CASEMENT, DBL. GLAZED, WINDOW
Ⓖ	2'-4"	x 4'-0"	SINGLE HUNG, DBL. GLAZED, 4/2 LITES, WINDOW
Ⓗ	2'-0"	x 6'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
Ⓘ	3'-0"	x 6'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
Ⓙ	3'-0"	x 4'-6"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
Ⓚ	5'-0"	x 2'-4"	HORIZONTAL SLIDER, DBL. GLAZED, VINYL WNDW.
Ⓛ	5'-0"	x 2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.
Ⓜ	4'-0"	x 2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.
Ⓝ	3'-6"	x 8'-0"	FIXED GLASS, DBL. GLAZED, 8 LITES, WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS AND W/ 3'-6" x 1'-9" TRANSOM ABOVE

A/V CLOSET SHALL BE AIR CONDITIONED

CLOSET OR BATHROOM UNDER STAIR SHALL HAVE (1) LAYER OF 1/2" GYP. BD. IN ACCORDANCE W/ SEC. RJ02.7 IRC 2015 ED.



FIRST FLOOR PLAN

2,368 SQ. FT. LIVING AREA
816 SQ. FT. COVERED AREA
566 SQ. FT. GARAGE

Approved ✓
Date 6/23/2022
Engineer

THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION & TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE IRC 2015 ed. & THE IRC 2015 ed. BUILDING CODES. I AM NOT SUPERVISING CONSTRUCTION.

MARK SCHROEDER, ARCHITECT, AIA
400 HARRISON AVE. NO. LA. 70124
(504)581-1100

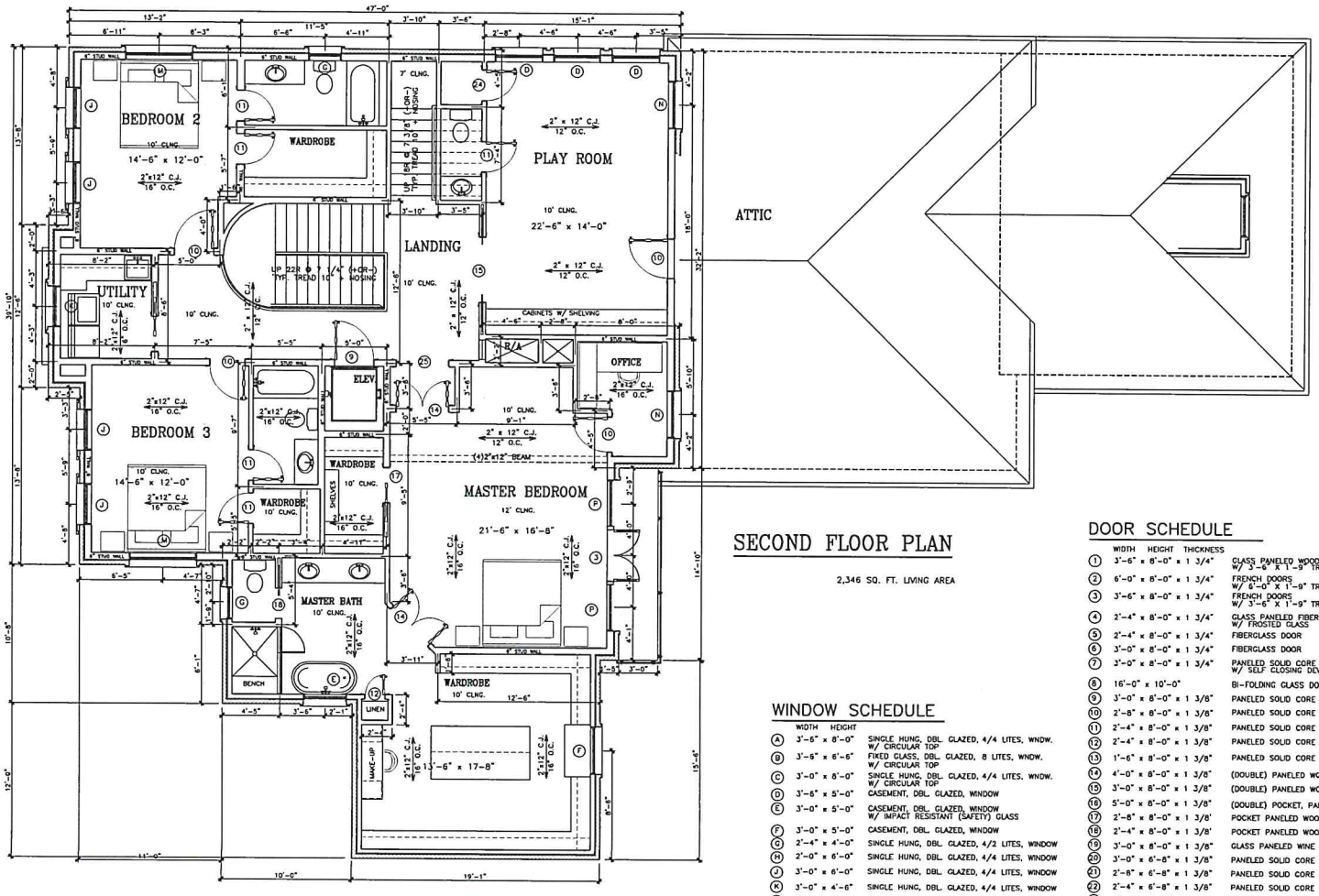
SONARAM RESIDENCE

25 THRASHER

Drawing Title: FIRST FLOOR PLAN

Scale	1/4"=1'-0"
Drawing Files	FORSTALL 5.DWG
Date	6/18/2022
Drawn by	M SCHROEDER
SHT. #	2
OF	11

CLOSET OR BATHROOM UNDER STAIR SHALL HAVE (1) LAYER OF 1/2" GYP. BD. IN ACCORDANCE W/ SEC. R302.7 IRC 2015 ED.



SECOND FLOOR PLAN

2,346 SQ. FT. LIVING AREA

WINDOW SCHEDULE

	WIDTH	HEIGHT	
(A)	3'-6"	8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WNDW. W/ CIRCULAR TOP
(B)	3'-6"	6'-6"	FIXED GLASS, DBL. GLAZED, 8 LITES, WNDW. W/ CIRCULAR TOP
(C)	3'-0"	8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WNDW. W/ CIRCULAR TOP
(D)	3'-6"	5'-0"	CASEMENT, DBL. GLAZED, WINDOW
(E)	3'-0"	5'-0"	CASEMENT, DBL. GLAZED, WINDOW W/ IMPACT RESISTANT (SAFETY) GLASS
(F)	3'-0"	5'-0"	CASEMENT, DBL. GLAZED, WINDOW
(G)	2'-4"	4'-0"	SINGLE HUNG, DBL. GLAZED, 4/2 LITES, WINDOW
(H)	2'-0"	6'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
(J)	3'-0"	6'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
(K)	3'-0"	4'-6"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
(L)	5'-0"	2'-6"	HORIZONTAL SLIDER, DBL. GLAZED, VINYL WNDW.
(M)	5'-0"	2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.
(N)	4'-0"	2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.
(P)	3'-6"	8'-0"	FIXED GLASS, DBL. GLAZED, 8 LITES, WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS AND W/ 3'-6" x 1'-9" TRANSOM ABOVE

DOOR SCHEDULE

	WIDTH	HEIGHT	THICKNESS	
(1)	3'-6"	8'-0"	1 3/4"	GLASS PANELED WOOD DOOR W/ 3'-6" X 1'-9" TRANSOM ABOVE
(2)	6'-0"	8'-0"	1 3/4"	FRENCH DOORS W/ 6'-0" X 1'-9" TRANSOM ABOVE
(3)	3'-6"	8'-0"	1 3/4"	FRENCH DOORS W/ 3'-6" X 1'-9" TRANSOM ABOVE
(4)	2'-4"	8'-0"	1 3/4"	GLASS PANELED FIBERGLASS DOOR W/ FROSTED GLASS
(5)	2'-4"	8'-0"	1 3/4"	FIBERGLASS DOOR
(6)	3'-0"	8'-0"	1 3/4"	FIBERGLASS DOOR
(7)	3'-0"	8'-0"	1 3/4"	PANELED SOLID CORE WOOD DOOR W/ SELF CLOSING DEVICE
(8)	16'-0"	10'-0"		BI-FOLDING GLASS DOOR ASSEMBLY
(9)	3'-0"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(10)	2'-8"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(11)	2'-4"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(12)	2'-4"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(13)	1'-6"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(14)	4'-0"	8'-0"	1 3/8"	(DOUBLE) PANELED WOOD DOORS
(15)	3'-0"	8'-0"	1 3/8"	(DOUBLE) PANELED WOOD DOORS
(16)	5'-0"	8'-0"	1 3/8"	(DOUBLE) POCKET, PANELED DOORS
(17)	2'-8"	8'-0"	1 3/8"	POCKET PANELED WOOD DOOR
(18)	2'-4"	8'-0"	1 3/8"	POCKET PANELED WOOD DOOR
(19)	3'-0"	8'-0"	1 3/8"	GLASS PANELED WINE ROOM DOOR
(20)	3'-0"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(21)	2'-8"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(22)	2'-4"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(23)	1'-6"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(24)	2'-4"	5'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(25)	4'-0"	8'-0"		CASED OPENING
(26)	3'-0"	8'-0"		CASED OPENING
(27)	9'-0"	8'-0"		GLASS PANELED, ALUM. GARAGE DOOR TINTED

Approved ✓
Date: 6/23/2022

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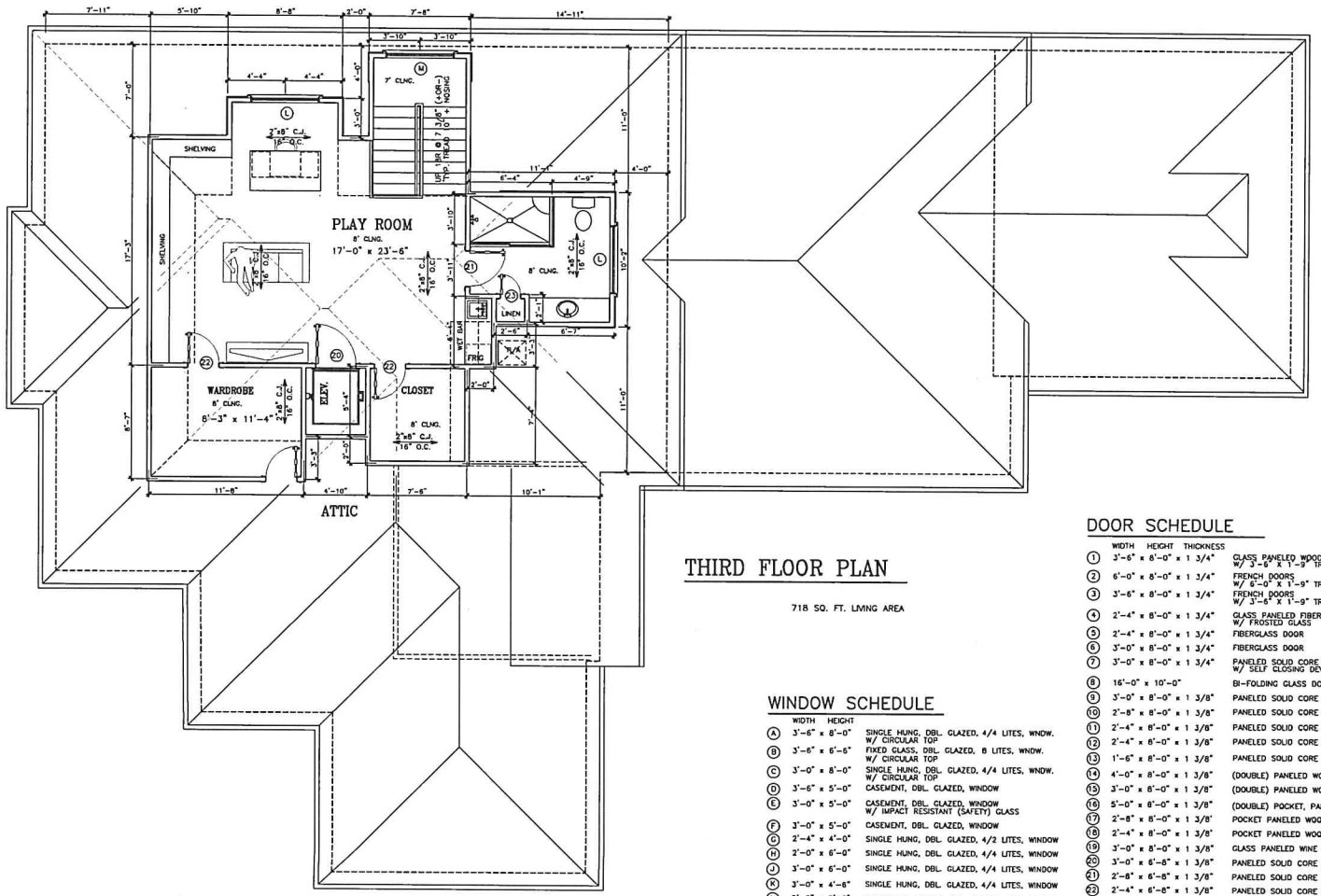
MARK SCHROEDER, ARCHITECT, AIA
504.581.1100
400 HARRISON AVE. NO. LA. 70124

SONARAM RESIDENCE

25 THRASHER

Drawing Title: SECOND FLOOR PLAN

Scale	1/4"=1'-0"
Drawing Files	FORSTALL 5.DWG
Date	6/18/2022
Drawn by	M SCHROEDER
SHT. #	3 OF 11



THIRD FLOOR PLAN

718 SQ. FT. LIVING AREA

WINDOW SCHEDULE

	WIDTH	HEIGHT	
(A)	3'-6"	8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WNDW. W/ CIRCULAR TOP
(B)	3'-6"	6'-6"	FIXED GLASS, DBL. GLAZED, 8 LITES, WNDW. W/ CIRCULAR TOP
(C)	3'-0"	8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WNDW. W/ CIRCULAR TOP
(D)	3'-6"	5'-0"	CASEMENT, DBL. GLAZED, WINDOW
(E)	3'-0"	5'-0"	CASEMENT, DBL. GLAZED, WINDOW W/ IMPACT RESISTANT (SAFETY) GLASS
(F)	3'-0"	5'-0"	CASEMENT, DBL. GLAZED, WINDOW
(G)	2'-4"	4'-0"	SINGLE HUNG, DBL. GLAZED, 4/2 LITES, WINDOW
(H)	2'-0"	6'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
(J)	3'-0"	6'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
(K)	3'-0"	4'-6"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WINDOW
(L)	5'-0"	2'-6"	HORIZONTAL SLIDER, DBL. GLAZED, VINYL WNDW.
(M)	5'-0"	2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.
(N)	4'-0"	2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.
(P)	3'-6"	6'-0"	FIXED GLASS, DBL. GLAZED, 8 LITES, WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS AND W/ 3'-6 x 1'-9" TRANSOM ABOVE

DOOR SCHEDULE

	WIDTH	HEIGHT	THICKNESS	
(1)	3'-6"	8'-0"	1 3/4"	GLASS PANELED WOOD DOOR W/ 3'-6" X 1'-9" TRANSOM ABOVE
(2)	6'-0"	8'-0"	1 3/4"	FRENCH DOORS W/ 6'-0" X 1'-9" TRANSOM ABOVE
(3)	3'-6"	8'-0"	1 3/4"	FRENCH DOORS W/ 3'-6" X 1'-9" TRANSOM ABOVE
(4)	2'-4"	8'-0"	1 3/4"	GLASS PANELED FIBERGLASS DOOR W/ FROSTED GLASS
(5)	2'-4"	8'-0"	1 3/4"	FIBERGLASS DOOR
(6)	3'-0"	8'-0"	1 3/4"	FIBERGLASS DOOR
(7)	3'-0"	8'-0"	1 3/4"	PANELED SOLID CORE WOOD DOOR W/ SELF CLOSING DEVICE
(8)	16'-0"	10'-0"		BI-FOLDING GLASS DOOR ASSEMBLY
(9)	3'-0"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(10)	2'-8"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(11)	2'-4"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(12)	2'-4"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(13)	1'-6"	8'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(14)	4'-0"	8'-0"	1 3/8"	(DOUBLE) PANELED WOOD DOORS
(15)	3'-0"	8'-0"	1 3/8"	(DOUBLE) PANELED WOOD DOORS
(16)	5'-0"	8'-0"	1 3/8"	(DOUBLE) POCKET, PANELED DOORS
(17)	2'-8"	8'-0"	1 3/8"	POCKET PANELED WOOD DOOR
(18)	2'-4"	8'-0"	1 3/8"	POCKET PANELED WOOD DOOR
(19)	3'-0"	8'-0"	1 3/8"	GLASS PANELED WINE ROOM DOOR
(20)	3'-0"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(21)	2'-8"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(22)	2'-4"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(23)	1'-6"	6'-8"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(24)	2'-4"	5'-0"	1 3/8"	PANELED SOLID CORE WOOD DOOR
(25)	4'-0"	8'-0"		CASED OPENING
(26)	3'-0"	8'-0"		CASED OPENING
(27)	9'-0"	8'-0"		GLASS PANELED, ALUM. GARAGE DOOR TINTED

Approved ✓
Date 6/23/2022
By

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MARK SCHROEDER, ARCHITECT, AIA
400 HARRISON AVE NO. LA. 70124
(504) 581-1100

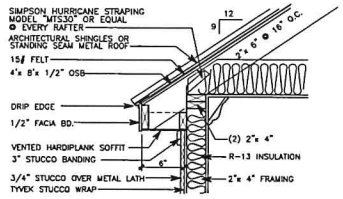
SONARAM RESIDENCE

25 THRASHER

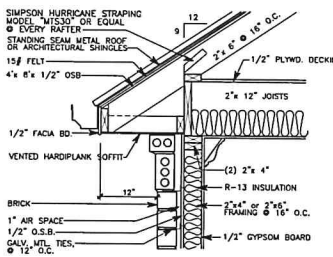
Drawing Title
THIRD FLOOR PLAN

Scale	1/4"=1'-0"
Drawing Files	FORSTALL 5.DWG
Date	6/18/2022
Drawn by	M SCHROEDER
SHT. #	4
OF	11

REAR ELEVATION

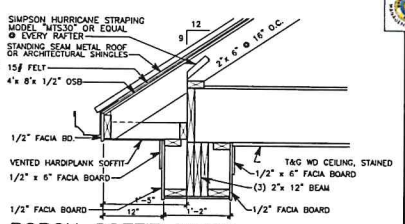


DORMER SOFFIT DETAIL



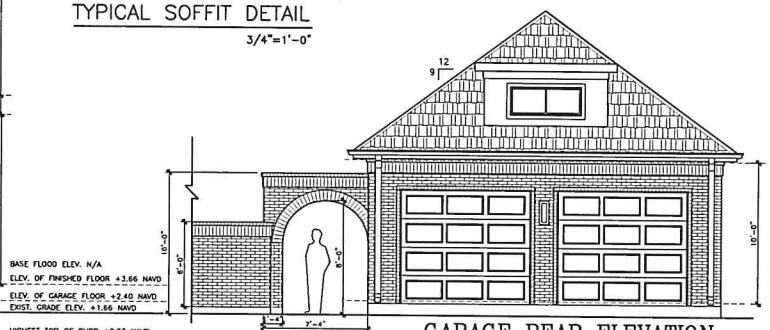
TYPICAL SOFFIT DETAIL

3/4"=1'-0"

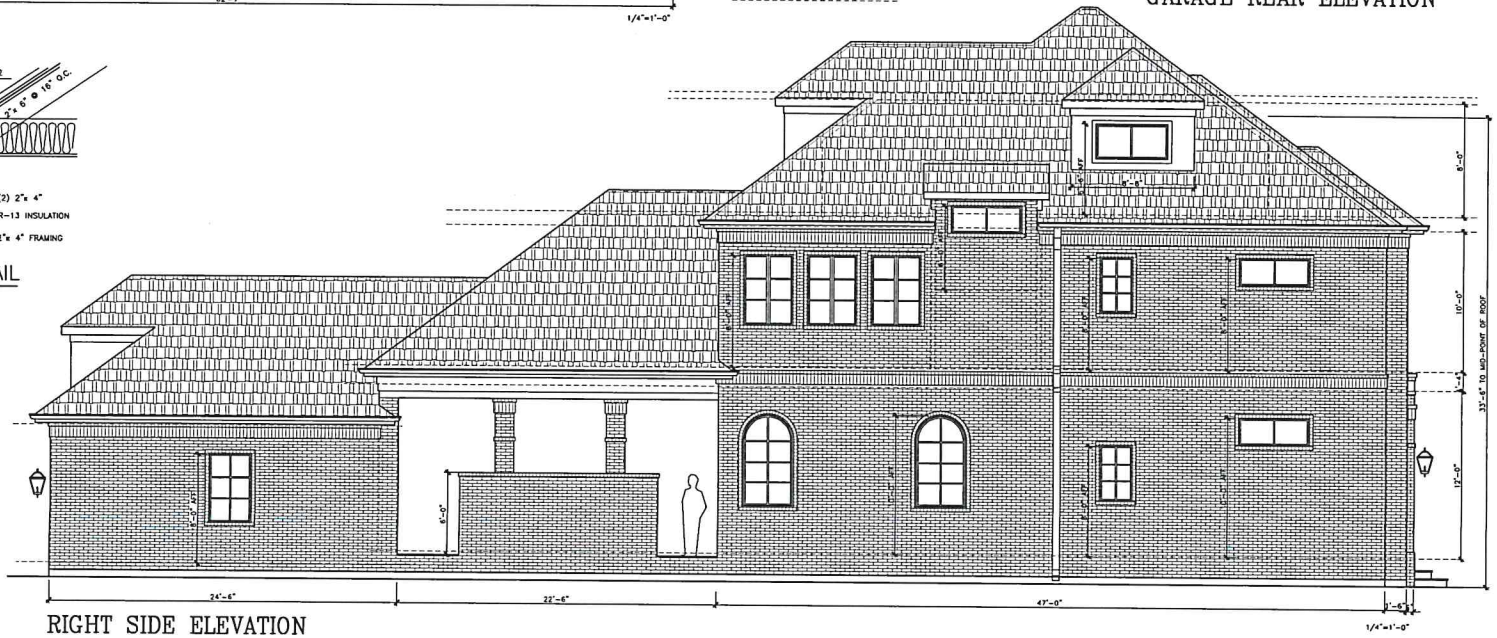


PORCH SOFFIT DETAIL

3/4"=1'-0"



GARAGE REAR ELEVATION



RIGHT SIDE ELEVATION

Approved
Date 6/23/2022
Signature

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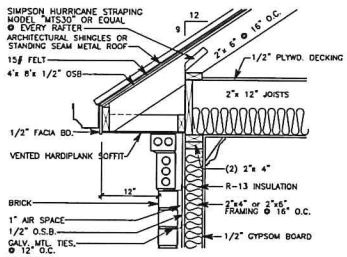
MARK SCHROEDER, ARCHITECT, AIA
504/581-1100
400 HARRISON AVE. NO. LA. 70124

SONARAM RESIDENCE

25 THRASHER

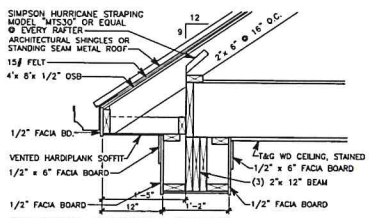
Drawing Title: BUILDING ELEVATIONS

Scale	1/4"=1'-0"
Drawing Files	FORSTALL 5.DWG
Date	6/18/2022
Drawn by	M SCHROEDER
SHT. #	5
OF	11



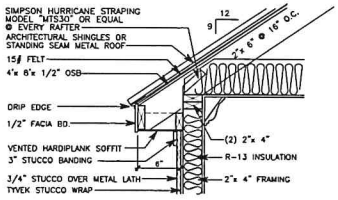
TYPICAL SOFFIT DETAIL

3/4"=1'-0"



PORCH SOFFIT DETAIL

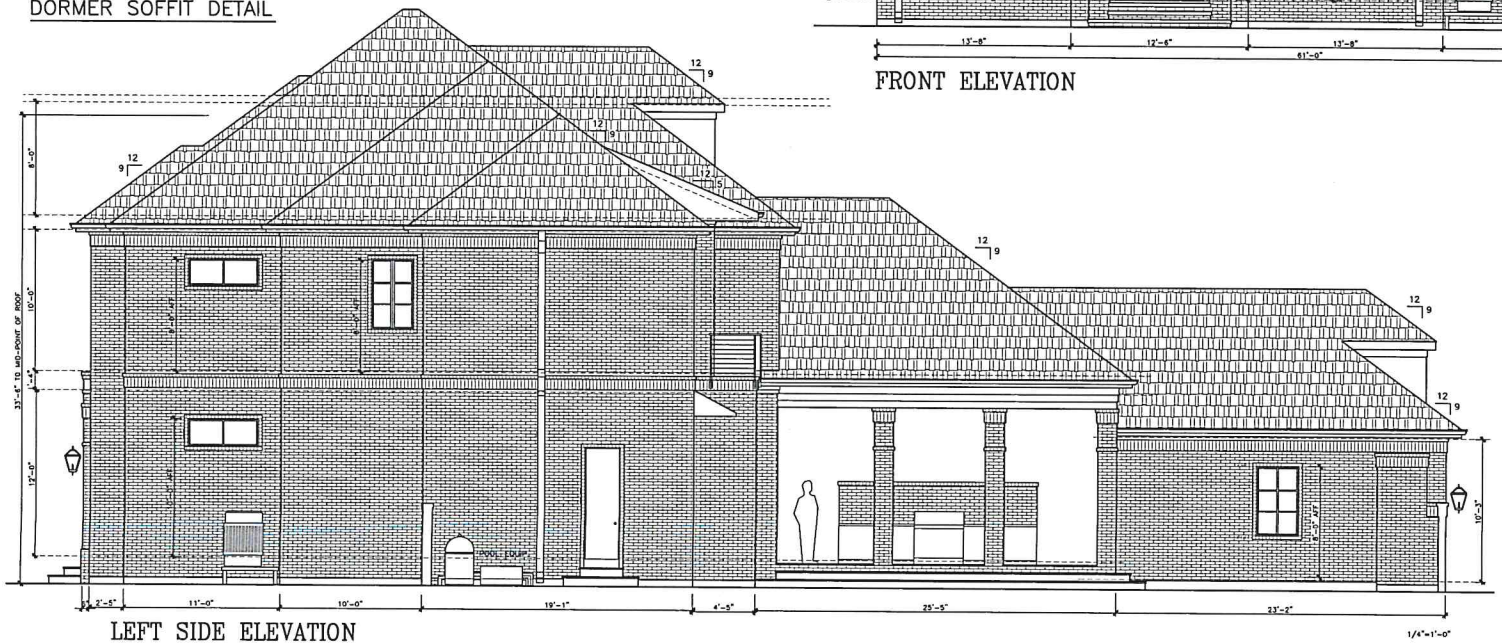
3/4"=1'-0"



DORMER SOFFIT DETAIL

FRONT ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

Approved ✓
Date 6/23/2022
Signature

THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION & TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE IBC 2015 ed & THE IRC 2015 ed BUILDING CODES. I AM NOT SUPERVISING CONSTRUCTION.

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400 HARRISON AVE. NO. LA. 70124
(504)581-1100

SONARAM RESIDENCE

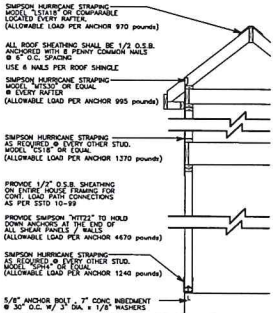
25 THRASHER

Drawing Title
BUILDING ELEVATIONS

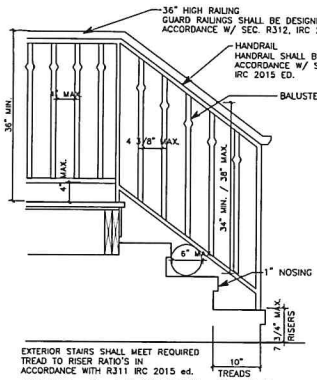
Scale 1/4"=1'-0"	
Drawing Files FORSTALL S.DWG	SHT. # 6 OF 11
Date 6/18/2022	
Drawn by M SCHROEDER	

HURRICANE COMPLIANCE

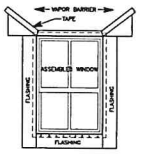
- RESIDENCE IS DESIGNED TO WITHSTAND 130 M.P.H. WINDS IN ACCORDANCE W/ THE MINIMUN DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES. (ASCE-7)
- IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2012 1609.1.3 BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT & SLIDING, STRUCTURAL MEMBERS & SYSTEMS & COMPONENTS & CLADDING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDUCED OVERTURNING, UPLIFTING & SLIDING, AND TO PROVIDE A CONTINUOUS LOAD PATHS FOR THESE FORCES TO THE FOUNDATION.
- WINDOWS SHALL COMPLY WITH 2012 INTERNATIONAL BUILDING CODE 1609.1.4 WINDOWS SHALL BE TESTED FOR 130 MPH WIND SPEED OR WINDOWS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. EXCEPTION:1/2" PLYWOOD PANELS SHALL BE PROVIDED FOR ALL WNDW OPENINGS W/ ATTACHMENT HARDWARE.

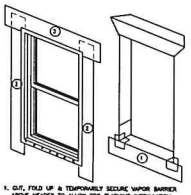


HURRICANE STRAPPING SCHEDULE DIAGRAM

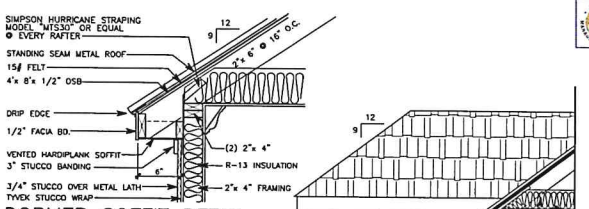


STAIR & HANDRAIL DETAIL 1"=1'-0"

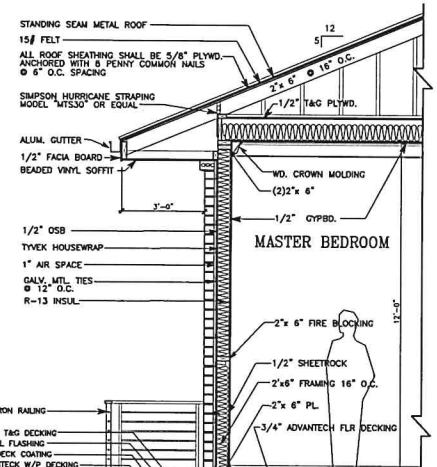




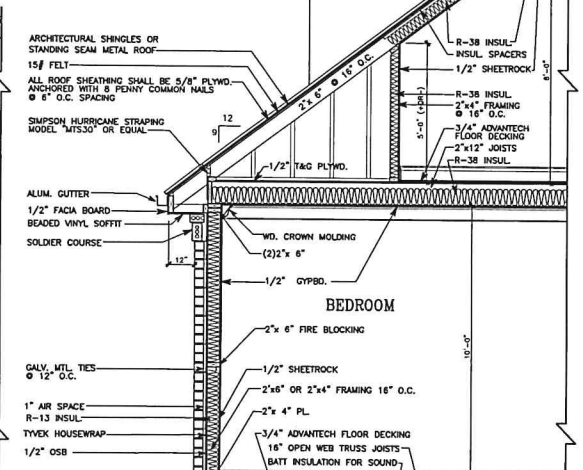
FLASHING DETAIL DIAGRAM N.T.S.



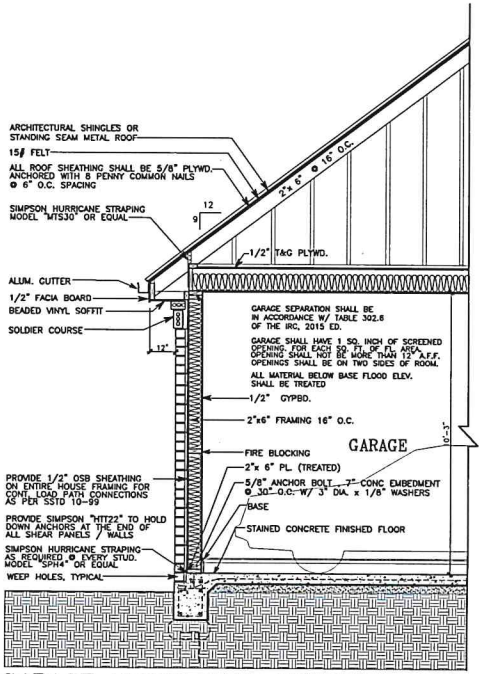
DORMER SOFFIT DETAIL



REAR WALL SECTION 1/2"=1'-0"



TYPICAL WALL SECTION 1/2"=1'-0"



GARAGE FRONT WALL SECTION 1/2"=1'-0"

DESCRIPTION OF MATERIALS

EXTERIOR WALLS:

WOOD FRAMEING SHALL BE #2 SYP K.D.
ALL CORNERS SHALL BE 1/2" OSB BRACED SHEATHING SHALL BE O.S.B.
THICKNESS SHALL BE 1/2"
WIDTH SHALL BE 4'-0"
SHEATHING SHALL BE SOLID
MASONRY VENEER SHALL BE BRICK
SILLS SHALL BE BRICK
LINTELS SHALL BE STEEL
BASE FLASHING SHALL BE .006 VISQUEEN
EXTERIOR PAINING SHALL BE ALL WEATHER PAINT

FLOOR FRAMING:

FIRST FLOOR SHALL BE CONCRETE SLAB, GROUND SUPPORTED 3000# MIX, 4" THICK W/ 6x12 0/1 WWF REINFORCING, MEMBRANE SHALL BE .006 VISQUEEN, FILL UNDER SLAB SHALL BE SAND AS REQUIRED
FOR ADDITIONAL INFORMATION SEE FOUNDATION PLAN

SUB-FLOORING

SUB-FLOORING SHALL BE 3/4" ADVANCETECH FLOOR DECKING, 4'-0"x 8'-0" IN SIZE, TYPE T&G

ATTIC DECKING

ATTIC DECKING SHALL BE 1/2 T&G DECKING, 4'-0"x 8'-0" IN SIZE

PARTITION FRAMING:

WOOD STUDS SHALL BE 2"x4" SYP STUD GRADE SIZE AND SPACING SHALL BE 2"x 4" 16" O.C.
THERE SHALL ALSO BE 2"x 6" STUDS 16" O.C. AS NOTED
ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH R101.2 FROM IRC 2009 ed.

CEILING FRAMING:

WOOD JOISTS SHALL BE #2 SYP
BRIDGING SHALL BE #2 SYP
FOR ADDITIONAL INFORMATION SEE PLANS FOR JOISTS SIZES

ROOF FRAMING:

RAFTERS TO BE #2 SYP
FOR ADDITIONAL INFORMATION SEE PLANS & SECTIONS FOR RAFTER SIZES

ROOFING:

SHEATHING SHALL BE 5/8" O.S.B., SOLID
ROOFING SHALL BE ASPHALT SHINGLES, SIZE SHALL BE 12"x36" TYPE SHALL BE SEALTAB FIBERGLASS.
UNDERLAY SHALL BE ROOFING FELT, WEIGHT SHALL BE 15, SIZE SHALL BE ROLL
FLASHING MATERIAL SHALL BE GALV. IRON (SHEET METAL), GAGE SHALL BE 26

GUTTERS & DOWN SPOUTS: (IF APPLICABLE)

GUTTERS SHALL BE G.T. (SHEET METAL), SHAPE OGEE
SPLASH BLOCK SHALL BE CONCRETE

LATH & PLASTER

WALLS & CEILING SHALL BE SHEETROCK, 1/2" THICK, FINISH SHALL BE TEXTURED

Approved
Date 6/23/2022

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504581-1100

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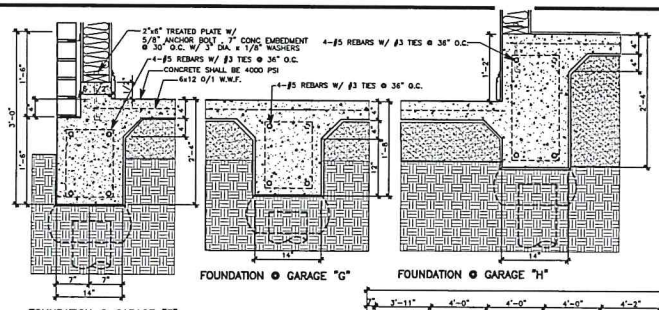
SONARAM RESIDENCE

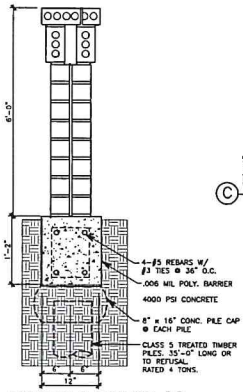
25 THRASHER

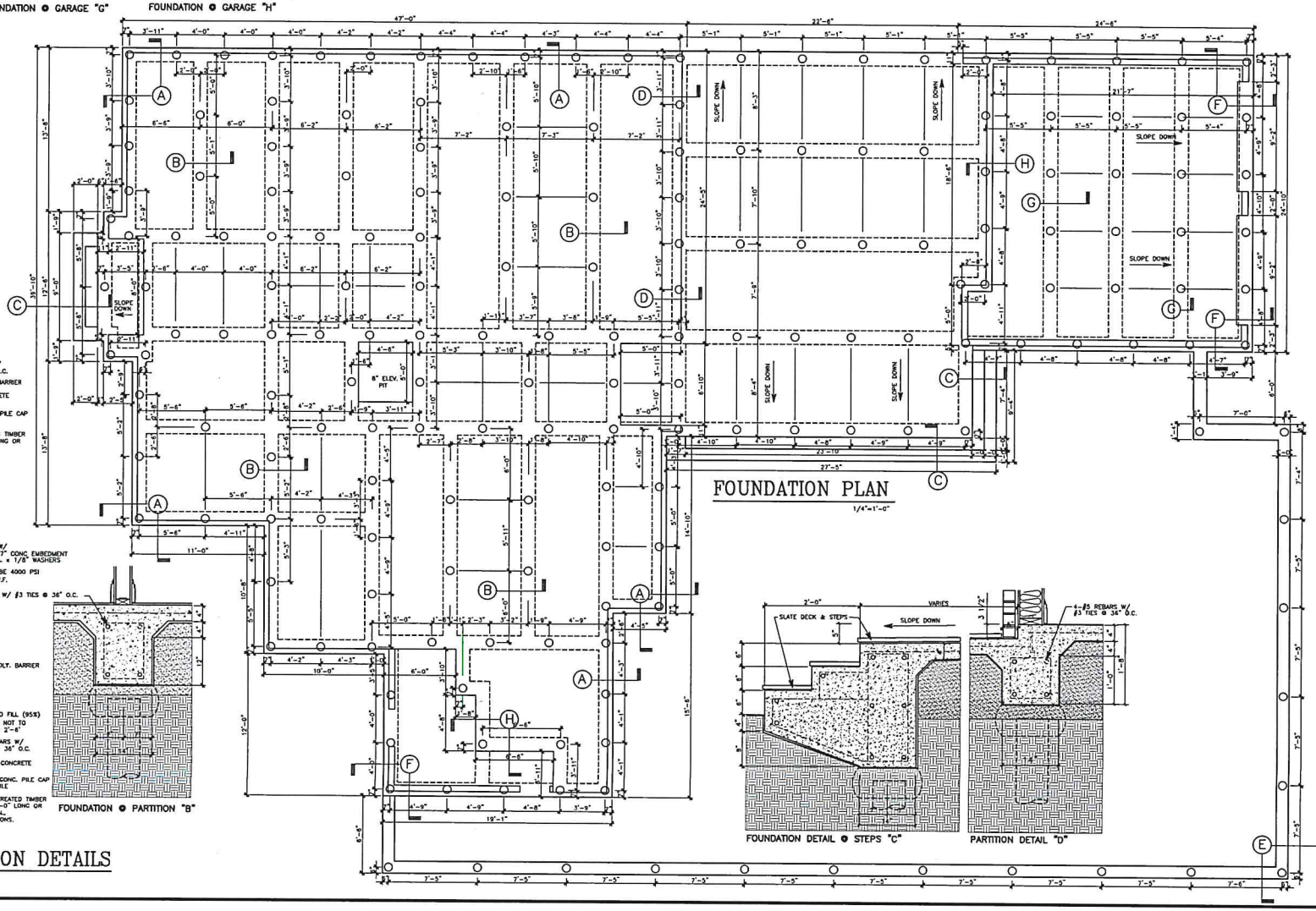
Drawing Title
WALL SECTIONS

Scale 1/2"=1'-0"	
Drawing Files FORSTALL 5.DWG	SHT. # 7
Date 4/11/2022	OF 11
Drawn by M SCHROEDER	

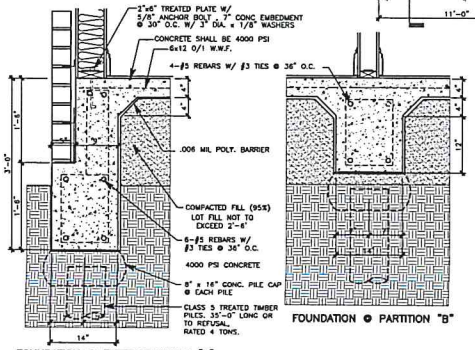


-COORDINATE FOUNDATION DRAWINGS WITH ARCHITECT, MECHANICAL, AND ABOVE SLAB STRUCTURAL DRAWINGS FOR ALL SPECIAL OPENINGS, DISTRIBUTION OF LOADS, COLUMNS, INSERTS AND ANY OTHER RELATED ITEMS.
-GENERAL CONTRACTOR SHALL COORDINATE WITH PLUMBING LAYOUT AS REQUIRED.
-PROVIDE SOIL TREARMENT UNDER FOUNDATION AND SLAB SYSTEM, AND OUT UP TO 5'-0" FOR SUBTERRANEAN TERMITES CONTROL. APPLY ANY AND ALL PRODUCTS WHICH ARE WATER DILUTABLE (FUEL OIL NOT PERMITED AS DILUENT) AND WHICH APPEAR ON THE LOUISIANA PEST COMMISSION LIST OF APPROVED TERMICIDES.





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



TYPICAL FOUNDATION DETAILS

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(504)581-1100

SONARAM RESIDENCE

25 THRASHER

Drawing Title
FOUNDATION PLAN & DETAILS

Scale 1/4"=1'-0"
Drawing Files FORSTALL 5.DWG
Date 6/18/2022
Drawn by M SCHROEDER

SHT. # 8 OF 11

ELECTRICAL SYMBOLS

- GAS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- OUTLET
- FLOOR OUTLET
- CATV CABLE TV
- LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- CLNG. FAN W/ LIGHT FIXTURE
- H/B HOSE BID

PLUMBING NOTES:

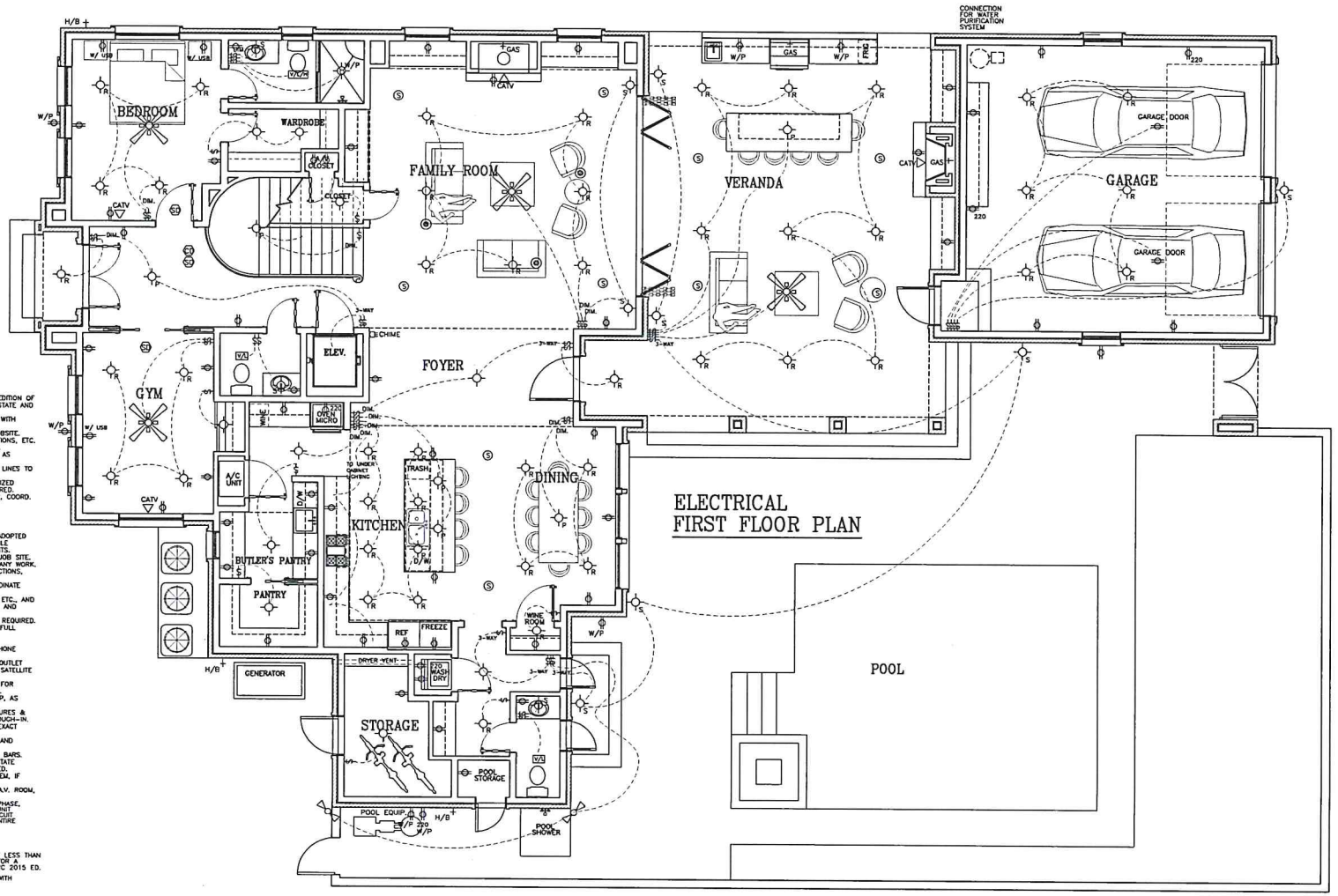
-ALL WORK AND MATERIALS SHALL CONFORM TO LATEST EDITION OF NATIONAL PLUMBING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATION REQUIREMENTS.
-COORDINATE WITH ALL TRADES AS REQUIRED, SPECIALLY WITH FOUNDATION SUBCONTRACTORS.
-PLUMBING CONTRACTOR SHALL VERIFY CONDITIONS AT JOBSITE. COORDINATE ALL WORK, PERMITS, CONNECTIONS, INSPECTIONS, ETC. WITH REQUIRED AUTHORITIES AND/OR UTILITY COMPANIES.
-PLUMBING CONTRACTOR SHALL SIZE LINES, VENTS, ETC., AS NEEDED FOR A COMPLETE OPERABLE SYSTEM.
-ALL WASTE PLUMBING TO BE NO-HUB CAST IRON. VENT LINES TO BE PVC.
-ALL WATER HEATERS PROVIDE A PVC OR 20 GA. GALVENIZED SHEET MTL. PAN W/ 1" DIA. OVERFLOW DRAIN AS REQUIRED.
-ALL FIXTURES AND FITTINGS TO BE SELECTED BY OWNER, COORD. WITH OWNER PRIOR TO ROUGH-IN.

ELECTRICAL NOTES:

-ALL WORK AND MATERIALS SHALL CONFORM TO LATEST ADOPTED NATIONAL ELECTRICAL CODE/NFPA 70, AND ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS REQUIREMENTS.
-ELECTRICAL CONTRACTOR SHALL VERIFY CONDITIONS ON JOB SITE. COORDINATE WITH ARCHITECT FOR VARIATIONS PRIOR TO ANY WORK.
- COORDINATE ALL WORK, PERMITS, CONNECTIONS, INSPECTIONS, ETC., WITH APPROPRIATE AUTHORITIES.
-COORDINATE WITH UTILITY COMPANY AS REQUIRED. COORDINATE SERVICE ENTRANCE WITH SAME.
-ELECTRICAL CONTRACTOR SHALL SIZE CIRCUITS, PANELS, ETC., AND PROVIDE ALL ACCESSORIES NECESSARY FOR A COMPLETE AND SAFE OPERATING SYSTEM.
-ALL MATERIALS TO BE NEW AND U.L. APPROVED, WHERE REQUIRED. BRANCH CIRCUIT WIRING SHALL BE MIN. #12 AWG. WITH FULL GROUND TYPE NM COPPER.
-COORDINATE WITH OTHER TRADES AS REQUIRED.
-COORDINATE WITH TELEPHONE COMPANY. PREWIRE TELEPHONE OUTLETS.
-COORDINATE WITH OWNER FOR TYPE OF CABLE TV, CTV OUTLET LOCATIONS, AND LOCATIONS OF CONNECTOR W/ FUTURE SATELLITE DISH ANTENNA, IF SO DESIRED (UNDERGROUND).
-PROVIDE ELECTRICAL SERVICE TO PHOTO CELL CONTROL FOR EXTERIOR LIGHTING, SELECT BEST LOCATION ON BUILDING.
-PROVIDE 110V SMOKE DETECTORS, W/ BATTERY BACK-UP, AS NOTED ON PLAN.
-COORDINATE WITH OWNER FOR SELECTION OF LIGHT FIXTURES & APPLIANCES. VERIFY LOADS ON APPLIANCES PRIOR TO ROUGH-IN.
-PROVIDE A COMPUTER DEDICATED CIRCUIT. COORDINATE EXACT LOCATION OF OUTLET W/ OWNER.
-PROVIDE EMERGENCY PANEL, MANUAL TRANSFER SWITCH AND GENERATOR PLUG.
-PROVIDE A MIN. OF 2-3/4" DIA., 10'-0" LONG GROUND BARS.
-PROVIDE TYPEWRITTEN DIRECTORY INSIDE PANEL DOOR, STATE ROOM NAME, CIRCUIT AND SPPLIANCES/FIXTURES SERVICED.
-COORDINATE WITH OWNER FOR POSSIBLE INTERCOM SYSTEM. IF SO PROVIDE POWER TO MASTER CONTROL INTERCOM.
-COORDINATE W/ OWNER FOR POWER REQUIREMENTS AT A.V. ROOM, 0N SECOND FLOOR IF APLICABLE.
-ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AMP AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS PER NEC-2008 ARTICLE 210.12 (B)

VENTALATION NOTES:

-BATHROOM VENTILATORS SHALL WORK AT A RATE OF NOT LESS THAN 50 CFM FOR AN INTERMITTENT VENTILATOR OR 20 CFM FOR A CONTINUOUS VENTILATOR IN ACCORDANCE WITH R303.3 IRC 2015 ED.
-ATTIC SHALL BE PROPERLY VENTILATED IN ACCORDANCE WITH SEC. R806 IRC 2015 ED.



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SONARAM RESIDENCE

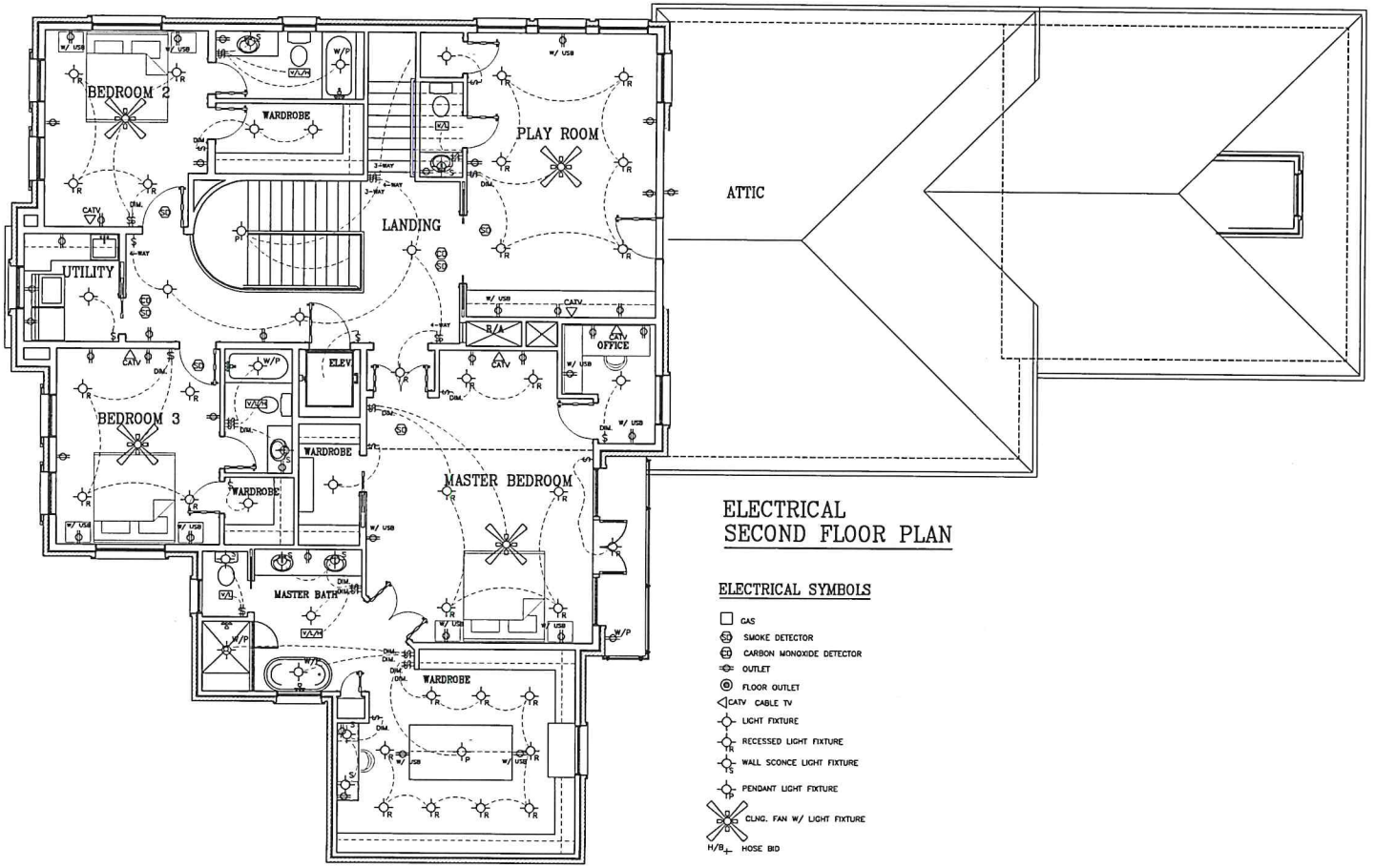
25 THRASHER

Drawing Title: ELECTRICAL FIRST FLOOR PLAN

Scale	1/4"=1'-0"
Drawing Files	FORSTALL 5.DWG
Date	3/18/2022
Drawn by	M SCHROEDER
SHT. #	9
OF	11

Approved ✓
Date 6/24/2022
Signature

THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION & TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE IBC 2015 ed & THE IRC 2015 ed BUILDING CODES. I AM NOT SUPERVISEING CONSTRUCTION.



ELECTRICAL SECOND FLOOR PLAN

ELECTRICAL SYMBOLS

- GAS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- OUTLET
- FLOOR OUTLET
- CATV CABLE TV
- LIGHT FIXTURE
- RECESSED LIGHT FIXTURE
- WALL SCONCE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- CLNG. FAN W/ LIGHT FIXTURE
- H/B HOSE BID

Reviewed ✓
Date 6/23/2022

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504.581-1100

SONARAM RESIDENCE

25 THRASHER

Drawing Title: ELECTRICAL SECOND FLOOR PLAN

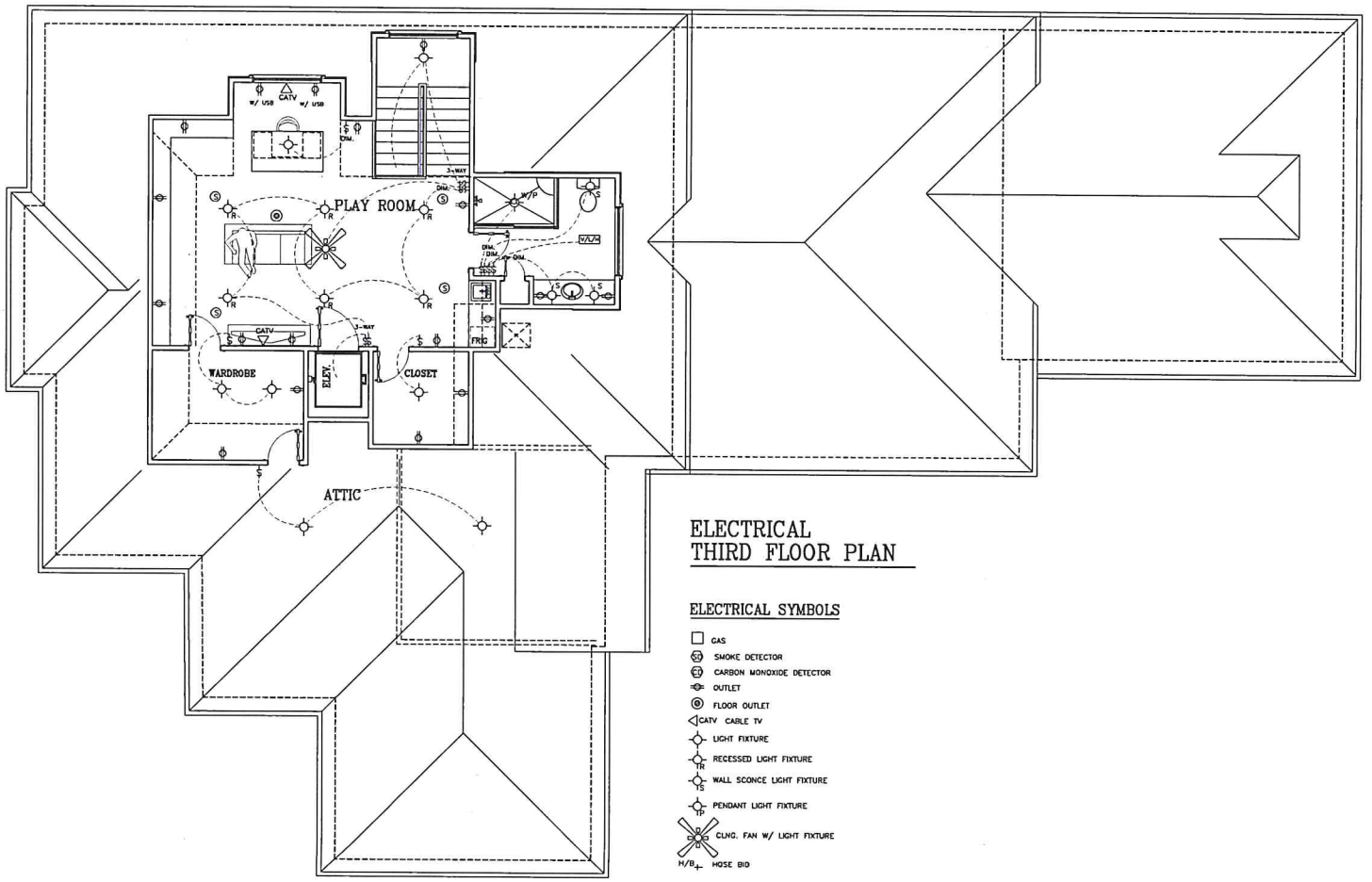
Scale 1/4"=1'-0"

Drawing Files FDNSTALL 3.DWG

Date 3/18/2022

Drawn by M SCHROEDER

SHT. # 10 OF 11



ELECTRICAL THIRD FLOOR PLAN

ELECTRICAL SYMBOLS

- GAS
- SD SMOKE DETECTOR
- CD CARBON MONOXIDE DETECTOR
- OUTLET
- FLOOR OUTLET
- CATV CABLE TV
- LIGHT FIXTURE
- TR RECESSED LIGHT FIXTURE
- WS WALL SCONCE LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- CLNG. FAN W/ LIGHT FIXTURE
- H/B HOSE BID

Approved ✓
Date 6/23/2022
Signature

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504/581-1100

SONARAM RESIDENCE

25 THRASHER

Drawing Title: ELECTRICAL THIRD FLOOR PLAN

Scale: 1/4"=1'-0"

Drawing Files: FORSTALL 5.DWG

Date: 3/18/2022

Drawn by: M SCHROEDER

SHT. # 11 OF 11