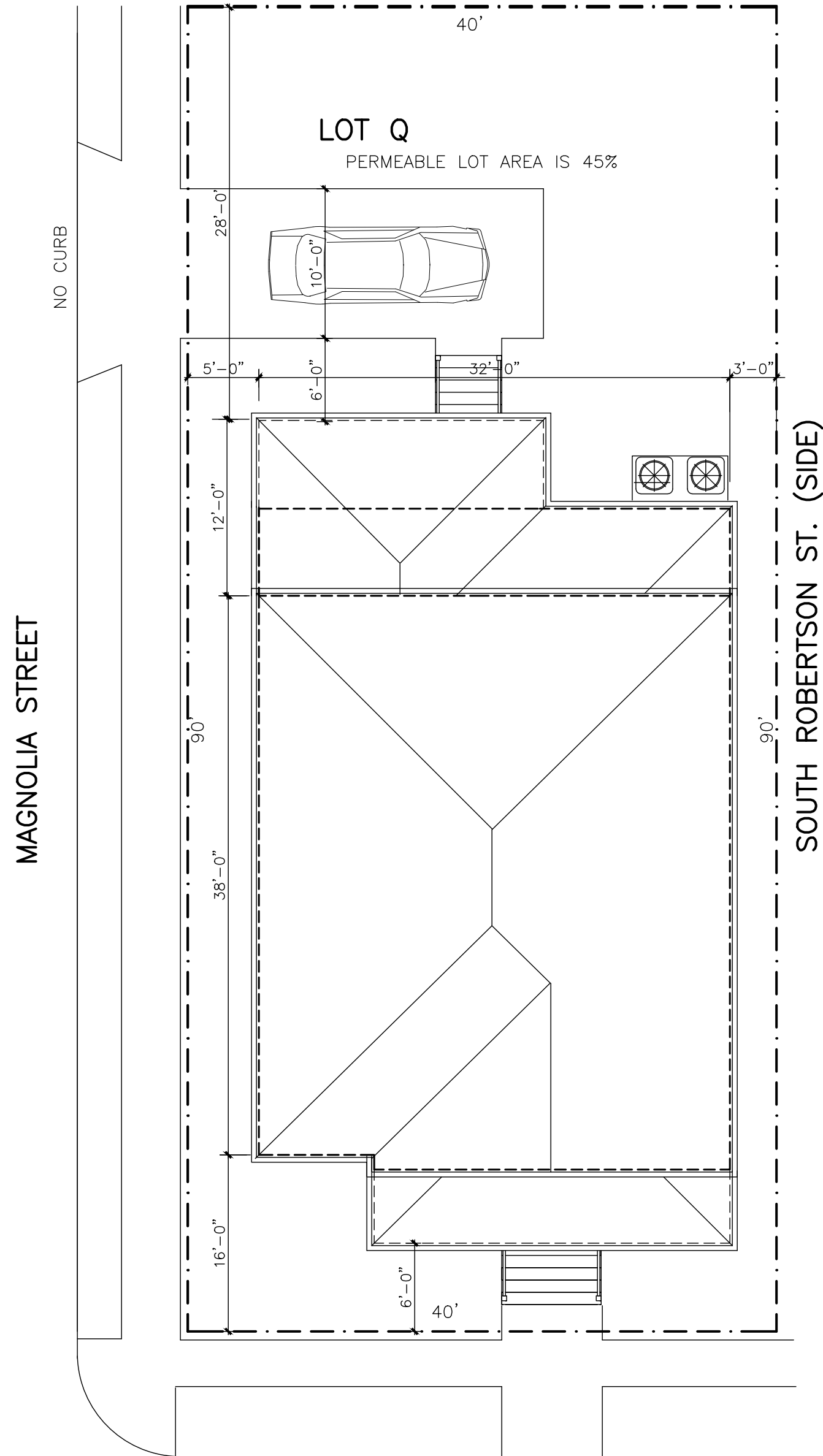


GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND ANY OTHER STATE AND LOCAL REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COORDINATE, APPLY AND PAY FOR ALL PERMITS, INSPECTIONS AND/OR CERTIFICATIONS FROM THE APPROPRIATE AGENCIES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND REQUIRED SAFETY PRECAUTIONS TO ACCOMPLISH THE WORK.
- GENERAL CONTRACTOR SHALL PROCURE ALL DOCUMENTATIONS (DRAWINGS, ETC.) FOR POST TENSION CONCRETE FOUNDATION AND PREMANUFACTURED ROOF TRUSSES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY COORDINATION AND CONNECTION FEES.
- ALL ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND WATERPROOFED AS PER BUILDING STANDARDS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AMONG DIFFERENT TRADES.
- GYP. BOARD ON INTERIOR WOOD STUD WALLS AND ON CEILING TO BE 1/2" THICK.
- ALL FINISHES AND COLORS TO BE SELECTED BY OWNER.
- SEE FOUNDATION NOTES FOR SUBTERRANEAN TERMITE CONTROL SPECIFICATIONS.
- ALL STRUCTURAL WOOD SHALL BE NO. 2 SYP. OR BETTER, ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE TREATED.
- ALL PREMANUFACTURED WOOD TRUSSES SHALL BE DESIGNED BASED ON 10 PSF DEAD LOAD AND 20 PSF LIVE LOAD.
- EQUIVALENT PRODUCTS FOR "MICRO-LAM" BEAMS & PLYWOOD WEB JOISTS, BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED TECHNICAL DATA IS SUBMITTED SUBSTANTIATING EQUAL STRENGTH TO MEMBERS SPECIFIED, AND COMPLY WITH THE CRITERIA NOTED ON THESE DRAWINGS.
- ALL FLASHING/MAILING TO FOLLOW FLASHING SCHEDULE 11705 STANDARD BLD'G CODE, AND/OR METAL CONNECTORS INDICATED ARE MANUFACTURED BY SIMPSON "STRONG TIE", SIM/EQUAL CONNECTORS MAY BE USED, PROVIDED EQUAL STRENGTH VALUES ARE PROVIDED.
- EXTERIOR WALL SHEATHING TO BE 1/2" THICK APA STRUCTURAL I RATED, CONTINUOUS FROM SECOND FLOOR TOP PLATE TO FIRST FLOOR BOTTOM PLATE. BLOCK ALL EDGES, PROVIDE 1/8" SEPERATION BETWEEN PANELS. NAIL ALL EDGES AT 3" O.C. WITH 6d COMMON NAILS, INTERMEDIATE NAILING AT 12" O.C.
- ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH R101.2 FROM IRC 2015 ed.

LOT Q., SQ. 625, BOULIGNY SUBD., SIXTH DISTRICT
NEW ORLEANS, LA. ORLEANS PARISH
MARENGO ST. (SIDE)



2639 MILAN STREET
PLOT & ROOF PLAN
1/8" = 1'-0"

DOOR SCHEDULE

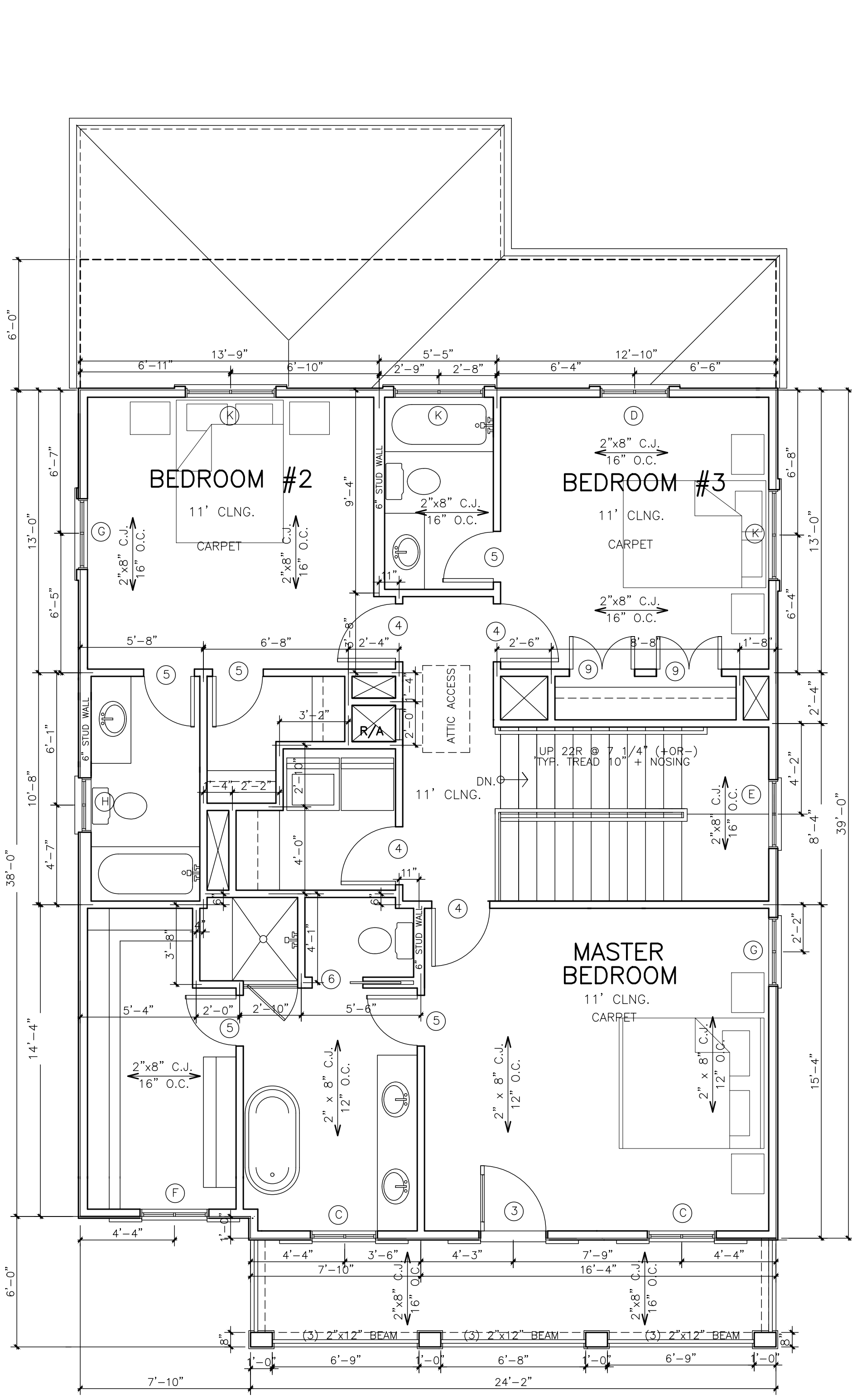
NO.	WIDTH	HEIGHT	THICKNESS	DESCRIPTION
1	3'-0"	8'-0"	1 3/4"	1/2 GLASS PANEL WOOD DOOR WITH 3'-0" x 1'-9" TRANSOM
2	3'-0"	8'-0"	1 3/4"	1/2 GLASS PANEL FIBERGLASS DOOR WITH 3'-0" x 1'-9" TRANSOM
3	3'-0"	7'-0"	1 3/4"	1/2 GLASS PANEL WOOD DOOR WITH 3'-0" x 1'-9" TRANSOM
4	2'-8"	8'-0"	1 3/8"	PANELED MASONITE DOOR
5	2'-4"	8'-0"	1 3/8"	PANELED MASONITE DOOR
6	2'-4"	8'-0"	1 3/8"	POCKET, PANELED MASONITE DOOR
7	1'-6"	8'-0"	1 3/8"	PANELED MASONITE DOOR
8	4'-0"	8'-0"	1 3/8"	DOUBLE PANELED MASONITE DOOR
9	3'-0"	8'-0"	1 3/8"	DOUBLE PANELED MASONITE DOOR
10	2'-8"	8'-0"		CASED OPENING

NOTE: ALL INTERIOR DOORS SHALL HAVE 3 1/4" CASE MOLDING

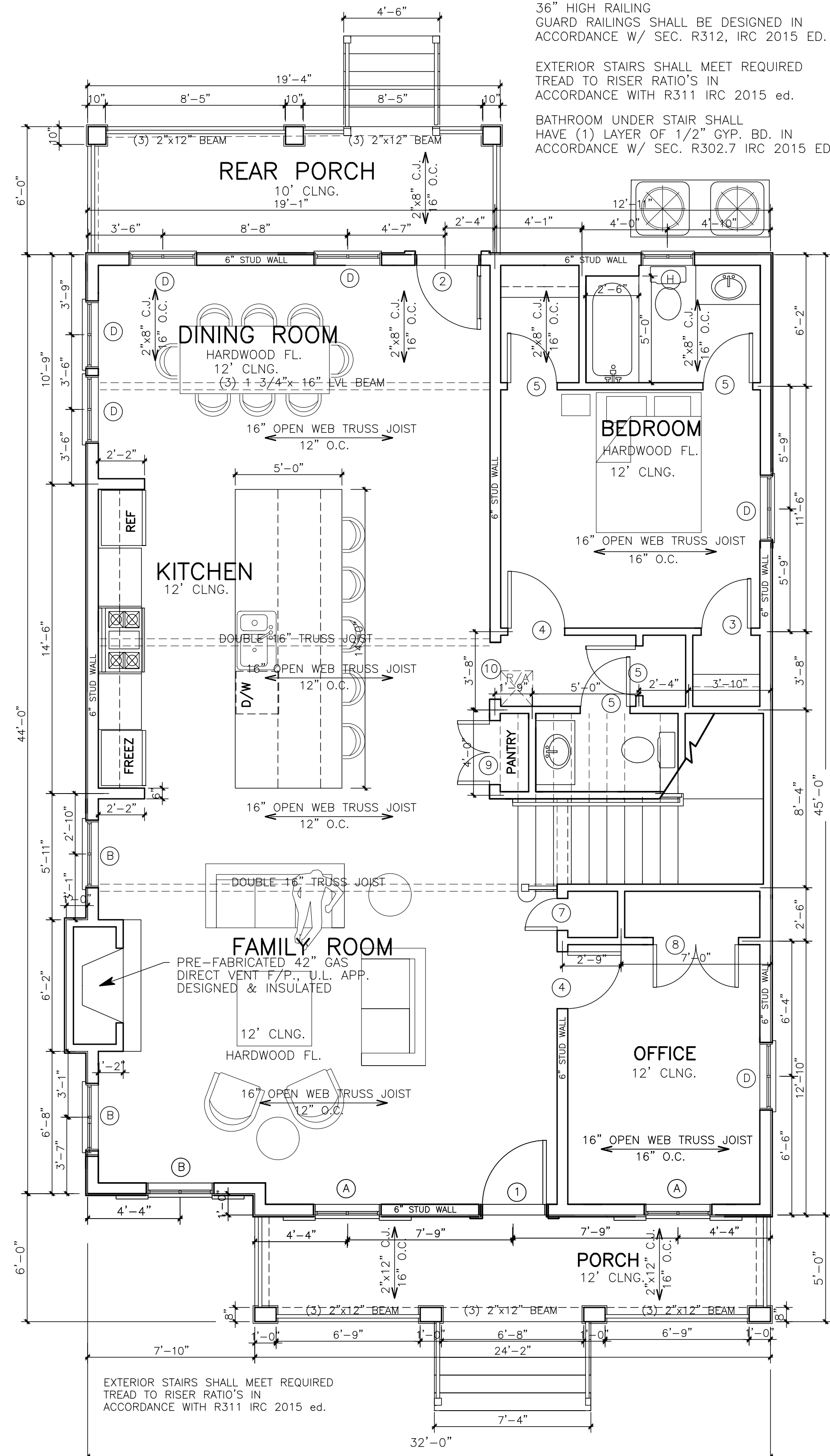
WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	DESCRIPTION
A	3'-0"	8'-0"	SINGLE HUNG, DBL. GLAZED, 4/4 LITES, WOOD WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS AND WITH 3'-0" x 2'-0" MULLED TRANSOM
B	3'-0"	6'-0"	SINGLE HUNG, SINGLE. GLAZED, 4/2 LITES, VINYL WNDW. AND WITH 3'-0" x 2'-0" MULLED TRANSOM
C	3'-0"	7'-0"	SINGLE HUNG, SINGLE. GLAZED, 4/2 LITES, VINYL WNDW.
D	3'-0"	7'-0"	SINGLE HUNG, SINGLE. GLAZED, 2/2 LITES, VINYL WNDW.
E	3'-0"	7'-0"	SINGLE HUNG, SINGLE. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
F	3'-0"	6'-0"	SINGLE HUNG, SINGLE. GLAZED, 4/2 LITES, VINYL WNDW.
G	3'-0"	6'-0"	SINGLE HUNG, SINGLE. GLAZED, 2/2 LITES, VINYL WNDW.
H	2'-4"	4'-0"	SINGLE HUNG, DBL. GLAZED, 2/2 LITE, VINYL WNDW.
J	3'-0"	1'-6"	HALF CIRCLE, FIXED GLASS, DBL. GLAZED, VINYL WNDW.
K	4'-0"	2'-0"	FIXED GLASS, DBL. GLAZED, VINYL WNDW.

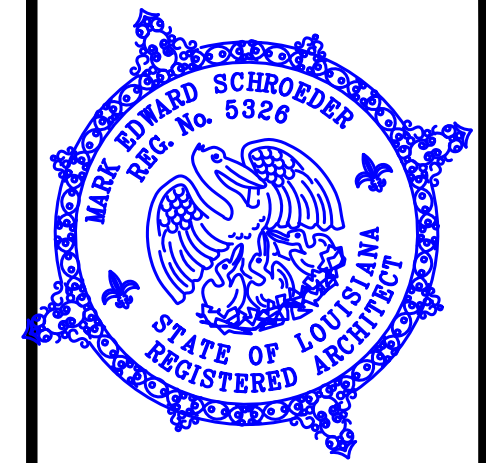
NOTE: ALL INTERIOR WINDOWS SHALL HAVE 3 1/4" CASE MOLDING



SECOND FLOOR PLAN
1,192 SQ. FT. LIVING
120 SQ. FT. BALCONY
1" = 4'-0"



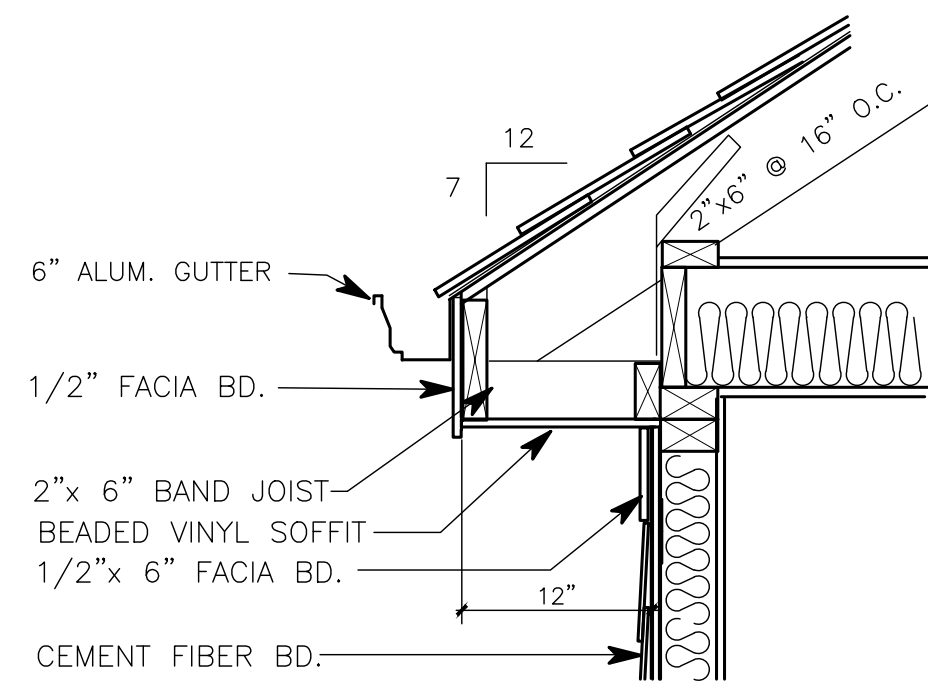
FIRST FLOOR PLAN
1,432 SQ. FT. LIVING
236 SQ. FT. PORCH
1" = 4'-0"



THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION & TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE IBC 2012 ed & THE IRC 2012 ed BUILDING CODES. I AM NOT SUPERVISING CONSTRUCTION.

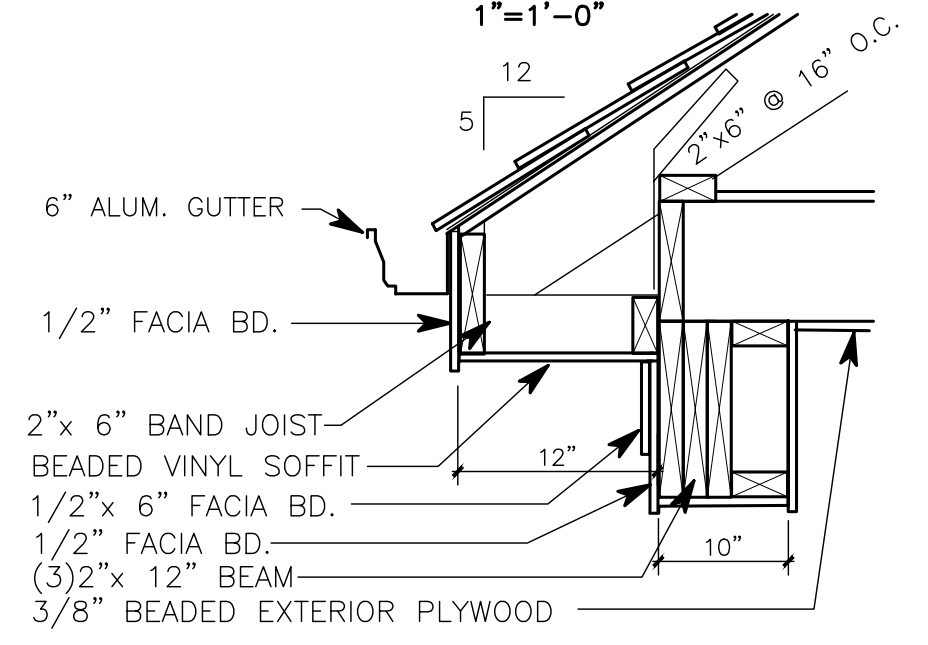
MARK SCHROEDER ARCHITECT AIA
400 HARRISON AVE. SUITE A NO. LA. 70174
504.581-1100
DRAMATIC HOMES

2639 MILAN ST	
Drawing Title	
FLOOR PLAN & SITE PLAN	
Scale 1"=4'-0"	SHT. #
Drawing Files GENTILLY2.DWG	1
Date 5/1/2022	OF 5
Drawn by M. SCHROEDER	



TYPICAL SOFFIT DETAIL

1" = 1'-0"



SOFFIT DETAIL @ REAR PORCH

1" = 1'-0"



REAR ELEVATION

1" = 4'-0"



RIGHT SIDE ELEVATION

1" = 4'-0"



LEFT SIDE ELEVATION

1" = 4'-0"



FRONT ELEVATION

1" = 4'-0"

ELEV. OF FINISHED FLOOD +0.67' NAVD
 BASE FLOOD ELEV. -1.0' NAVD
 EXIST. GRADE ELEV. -2.82' NAVD
 HIGH. TOP OF CURB -3.80' NAVD



THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION & TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE IBC 2012 ed & THE IRC 2012 ed BUILDING CODES. I AM NOT SUPERVISING CONSTRUCTION.

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

2639 MILAN ST

Drawing Title
BUILDING ELEVATIONS

Scale 1" = 4'-0"

Drawing Files GENTILLY2.DWG SHT. #

Date 2 OF 5

Drawn by M. SCHROEDER

HURRICANE COMPLIANCE

-RESIDENCE IS DESIGNED TO WITHSTAND 130 M.P.H. WINDS IN ACCORDANCE W/ THE MINIMUM DESIGN LOADS FOR BUILDINGS & OTHER STRUCTURES. (ASCE-7), AS PER SECTION R301.2.1.4, IRC 2015 ED.

-IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2015 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 PATH FOR THESE FORCES TO THE FOUNDATION.

-WINDOWS SHALL COMPLY WITH 2015 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.

SIMPSON HURRICANE STRAPING MODEL "LSTA18" OR COMPARABLE LOCATED EVERY RAFTER. (ALLOWABLE LOAD PER ANCHOR 970 pounds)

ALL ROOF SHEATHING SHALL BE 1/2 O.S.B. ANCHORED WITH 8 PENNY COMMON NAILS @ 6" O.C. SPACING

ROOF SHEATHING SHALL SECONDARY WATER RESISTANCE. ROOF PANEL JOINTS SHALL BE COVERED W/ ADHESIVE POLYMER MODIFIED BITUMEN TAPE.

USE 6 NAILS PER ROOF SHINGLE

SIMPSON HURRICANE STRAPING MODEL "MSTS30" OR EQUAL AS REQUIRED @ EVERY RAFTER. (ALLOWABLE LOAD PER ANCHOR 995 pounds)

SIMPSON HURRICANE STRAPING AS REQUIRED @ EVERY OTHER STUD. MODEL "MSTAM6" OR EQUAL. (ALLOWABLE LOAD PER ANCHOR 1370 pounds)

PROVIDE 1/2" O.S.B. SHEATHING ON ENTIRE HOUSE FRAMING FOR CONT. LOAD PATH CONNECTIONS AS PER SSTD 10-99

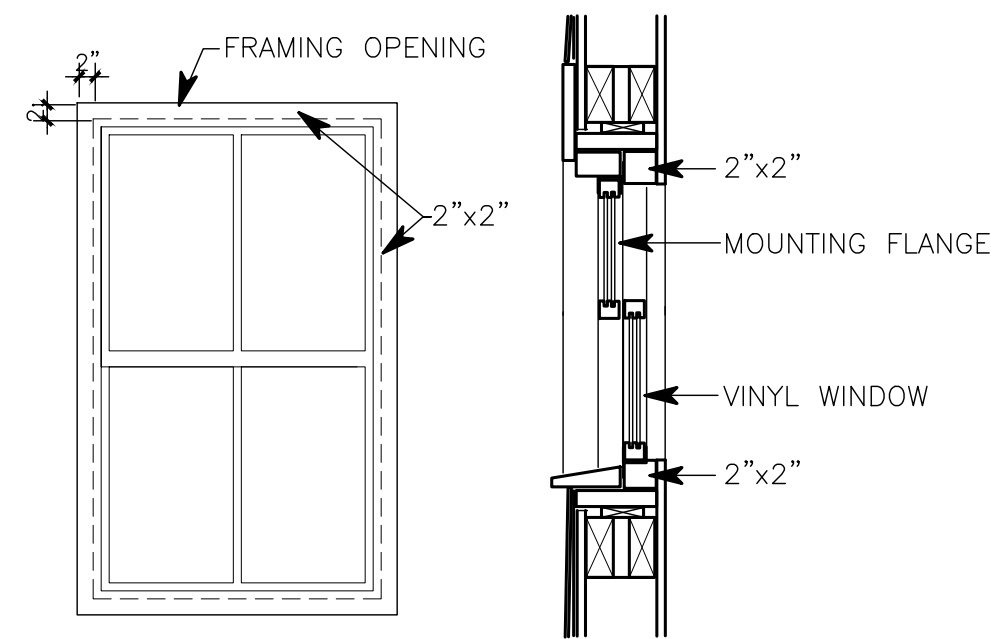
SIMPSON HURRICANE STRAPING AS REQUIRED @ EVERY OTHER STUD. MODEL "MSTAM6" OR EQUAL. (ALLOWABLE LOAD PER ANCHOR 1870 pounds)

5/8" ANCHOR BOLT, 20" CONC EMBEDMENT @ EACH BLOCK W/ 3" DIA. x 1/8" WASHERS

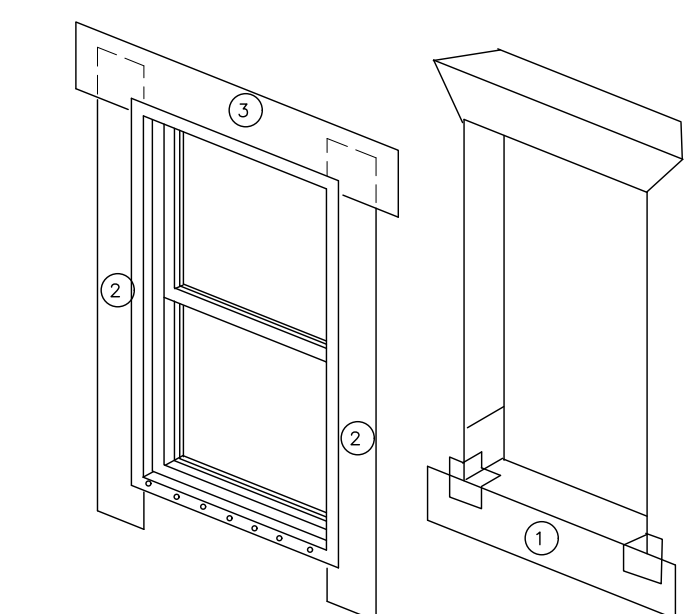
#5 WALL REIN. @ 6"-0" O.C. IN GROUDED CELLS

#5 FOOTING DOWEL W/ 25" MIN. LAPPING W/ WALL REINFORCEMENT

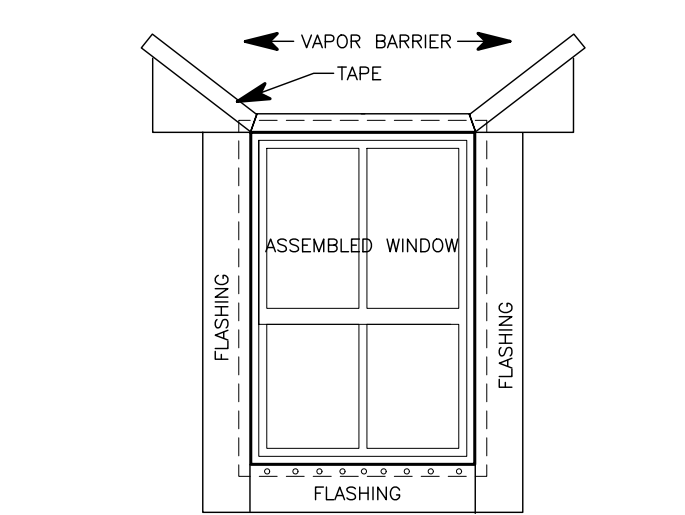
HURRICANE STRAPPING SCHEDULE DIAGRAM



VINYL WNDW. @ FRONT ELEV. DTL.



- CUT, FOLD UP & TEMPORARILY SECURE VAPOR BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
- INSTALL FLASHING UNDER VAPOR BARRIER ALONG HEADER.
- FOLD VAPOR BARRIER BACK OVER FLASHING & SEAL W/ TAPE AS SHOWN ABOVE.



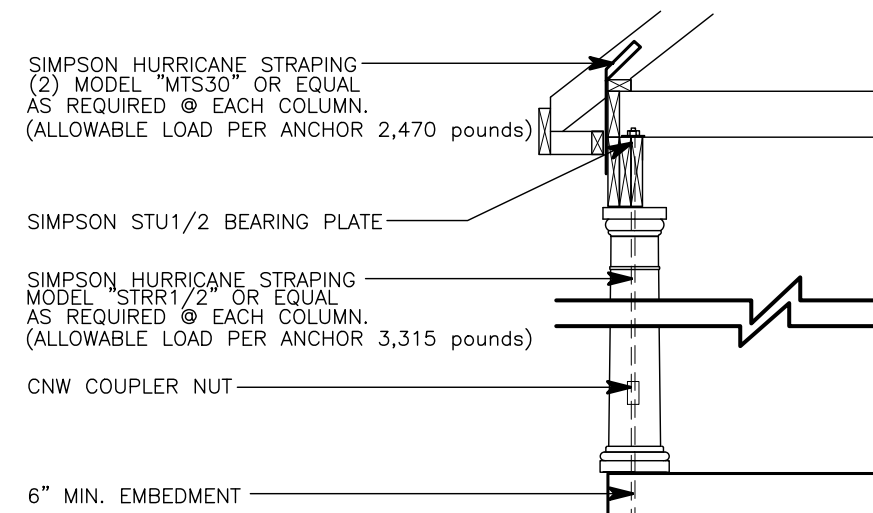
-INSTALL FLASHING PER MANUFACTURER'S RECOMMENDATIONS.

-REMOVE VAPOR BARRIER FROM TOP OF WINDOW SILL PLATE.

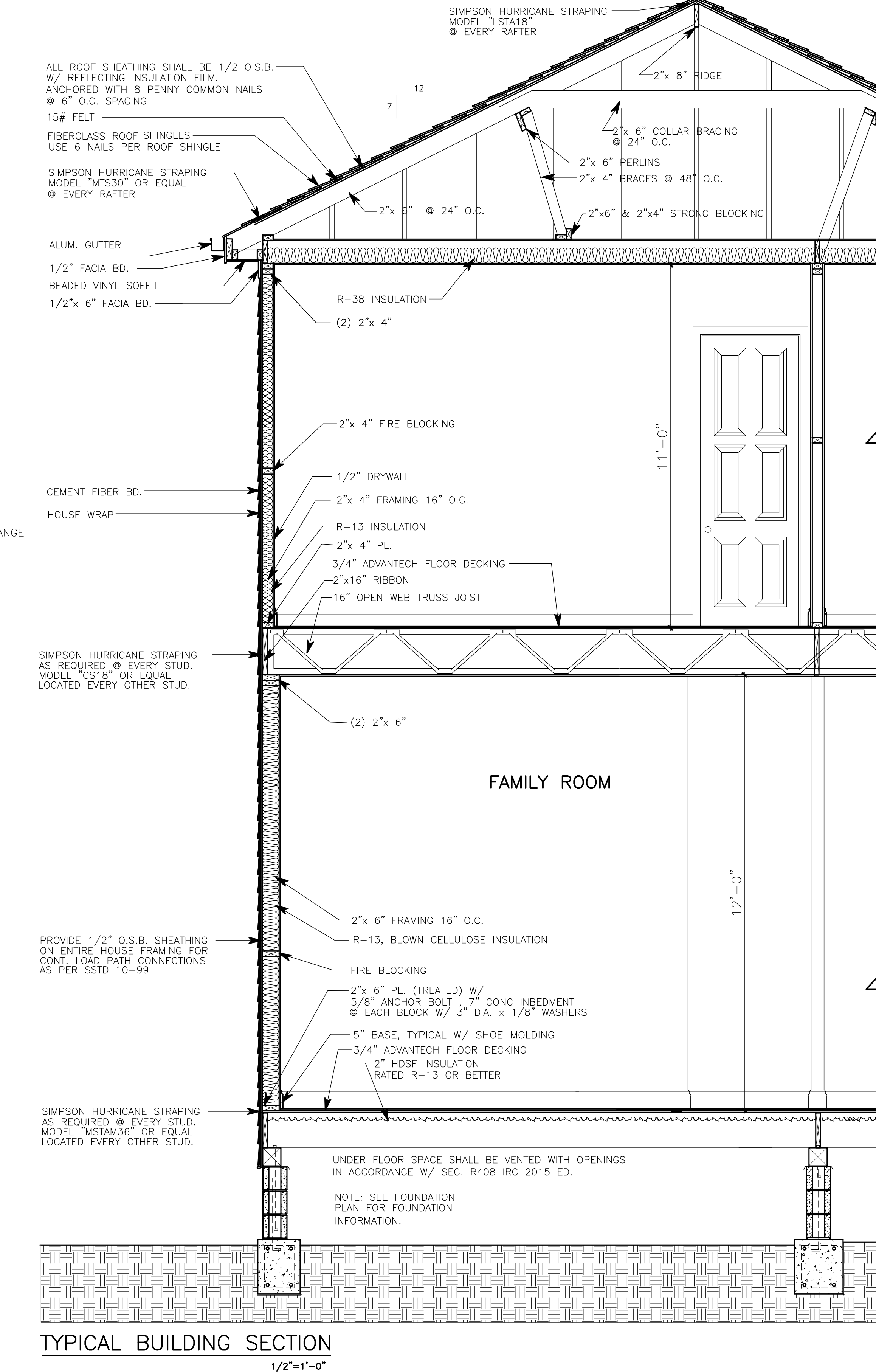
-INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS.

VAPOR BARRIER:
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP & CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

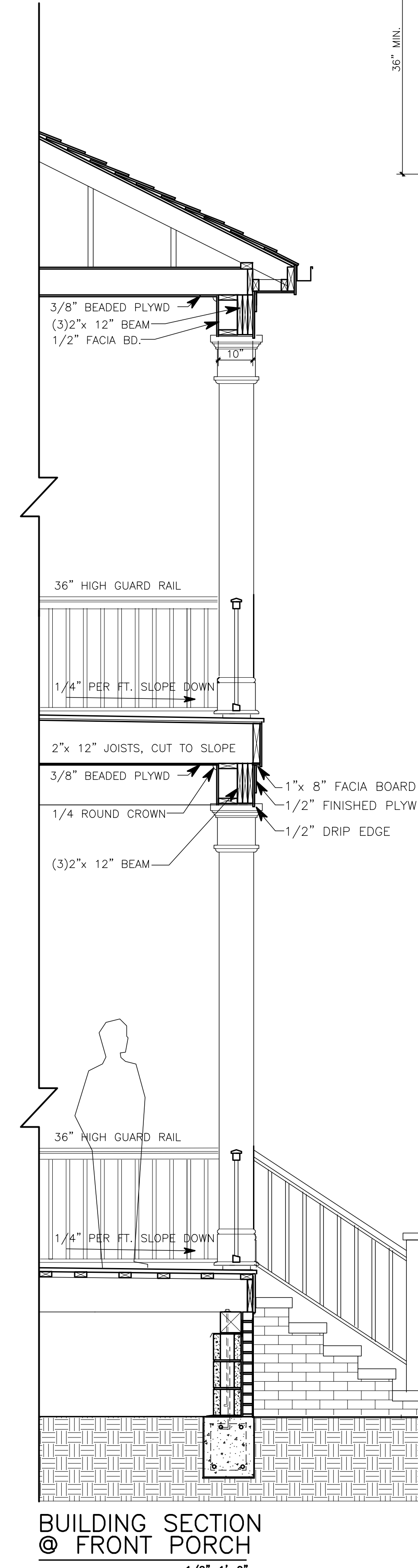
FLASHING DETAIL DIAGRAM
N.T.S.



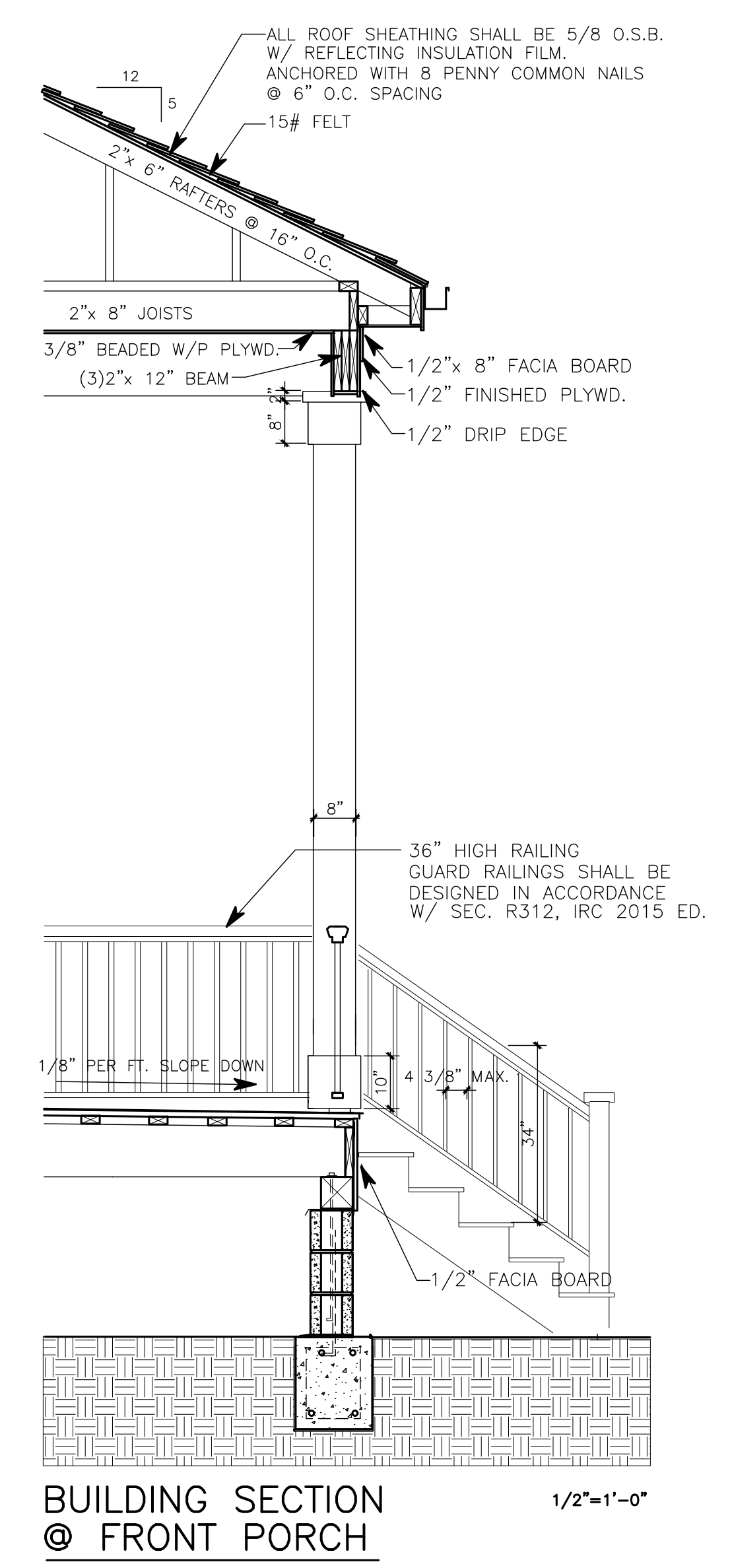
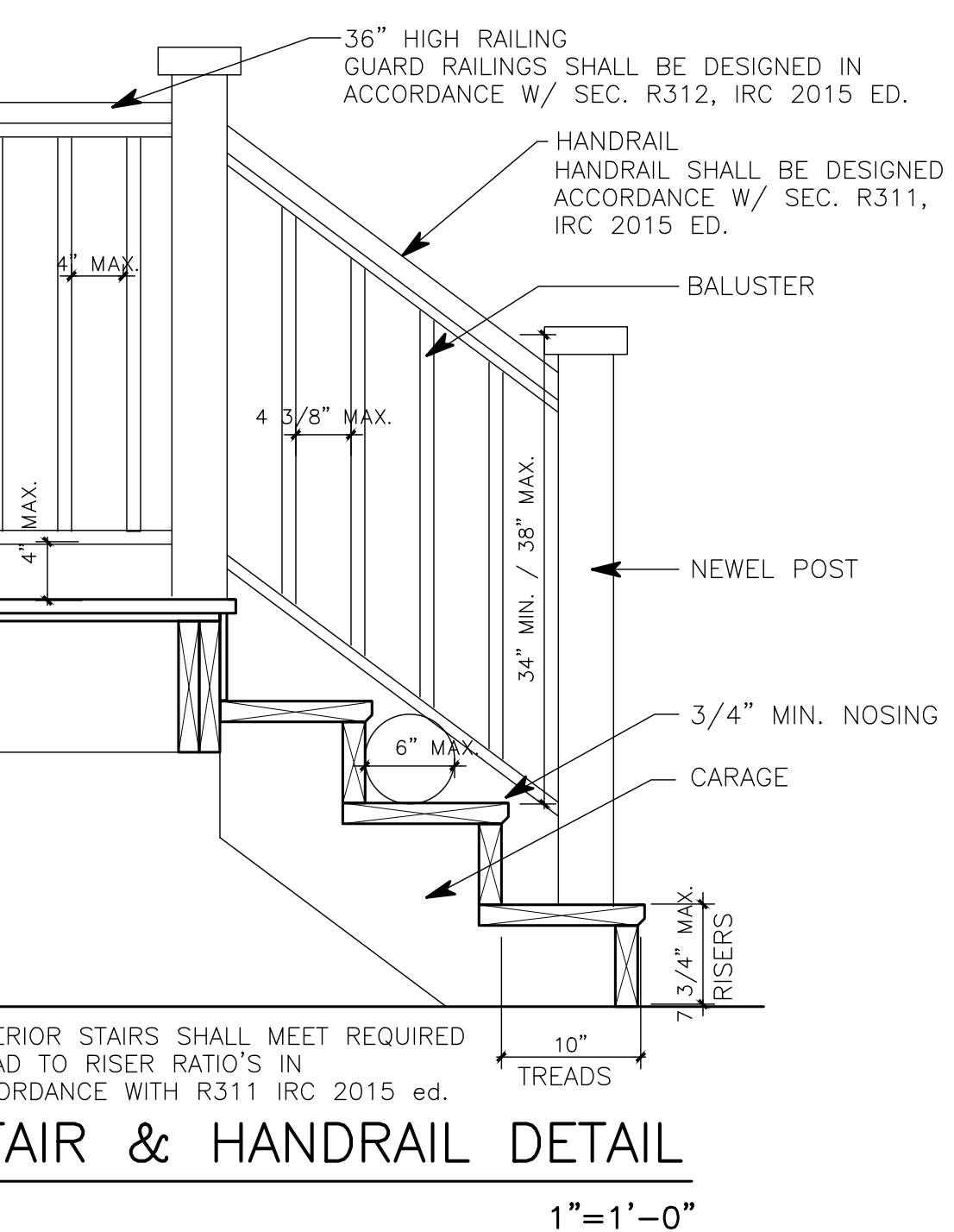
COLUMN HURRICANE STRAPPING DIAGRAM



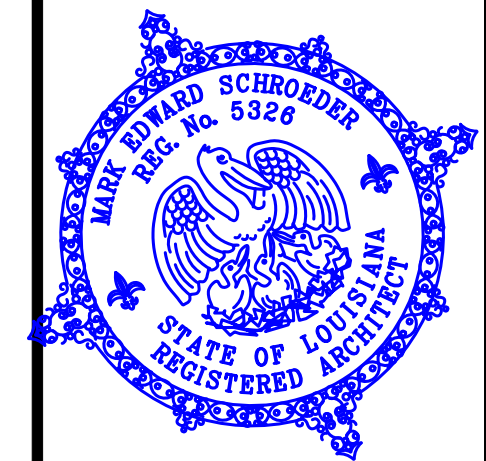
TYPICAL BUILDING SECTION
1/2"=1'-0"



BUILDING SECTION @ FRONT PORCH
1/2"=1'-0"



BUILDING SECTION @ FRONT PORCH
1/2"=1'-0"



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.

MARK SCHROEDER, ARCHITECT, AIA
400 HARRISON AVE. SUITE A NO. LA. 70124
504.581-1100
DRAMATIC HOMES

2639 MILAN ST	
Drawing Title	
BUILDING SECTIONS & DETAILS	
Scale	1/2"=1'-0"
Drawing Files	GENTILLY2.DWG
Date	
Drawn by	M SCHROEDER
SHT. #	3
	OF 5