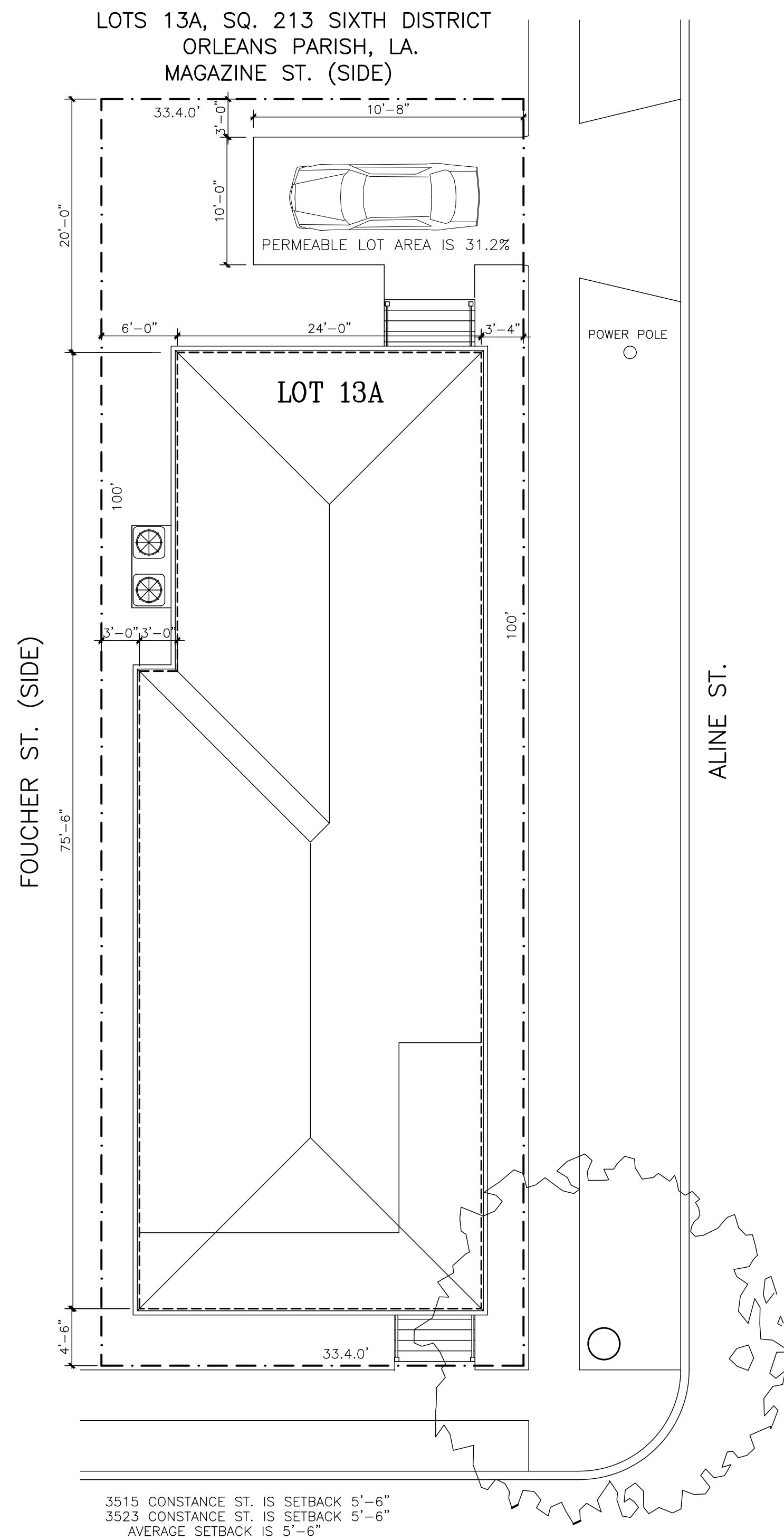


DETAIL OF STANDARD DRIVEWAY FOR MOUNTABLE CURBS
NOT TO SCALE

LOTS 13A, SQ. 213 SIXTH DISTRICT
ORLEANS PARISH, LA.
MAGAZINE ST. (SIDE)



**3501 CONSTANCE ST.
PLOT & ROOF PLAN**

1" = 8'-0"

WINDOW SCHEDULE

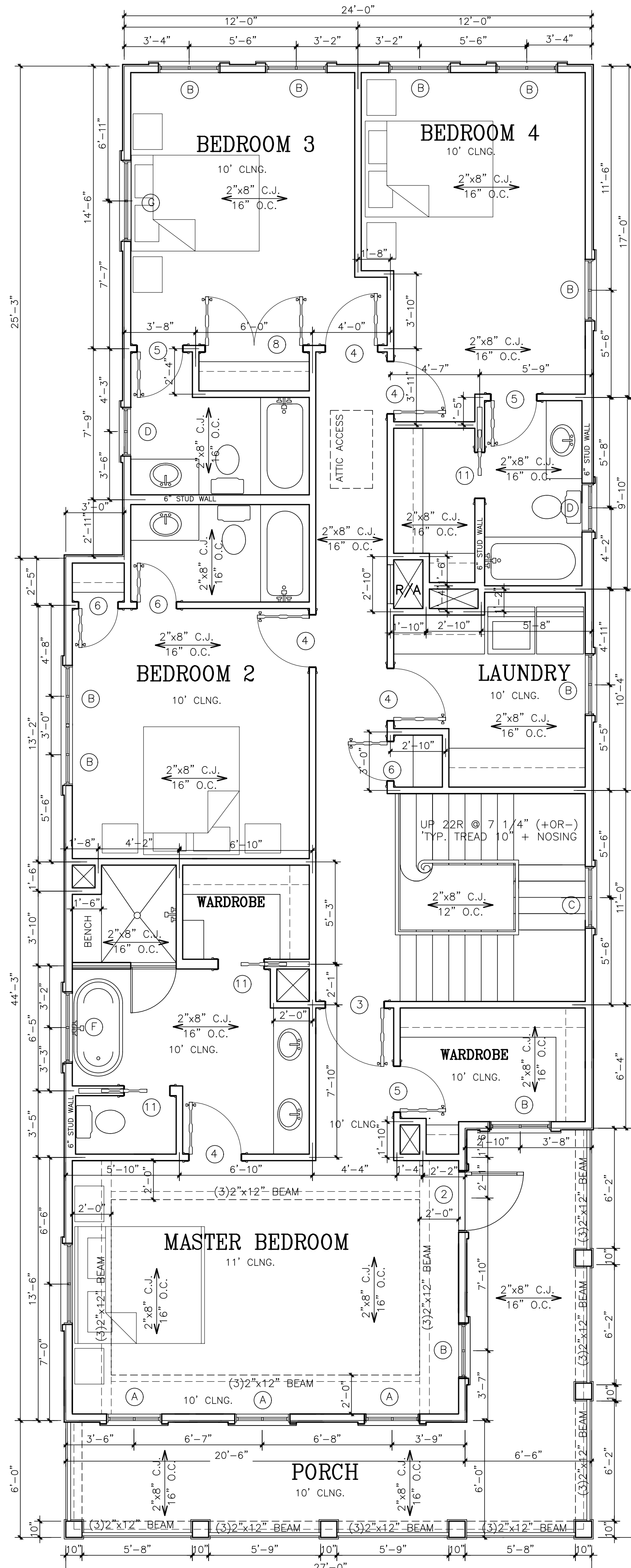
WIDTH	HEIGHT	DESCRIPTION
(A) 3'-0" x 9'-0"		DBL. HUNG, DBL. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(B) 3'-0" x 6'-0"		DBL. HUNG, DBL. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(C) 3'-0" x 6'-0"		DBL. HUNG, DBL. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(D) 2'-4" x 5'-0"		DBL. HUNG, DBL. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(E) 3'-0" x 6'-0"		DBL. HUNG, DBL. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(F) 4'-0" x 6'-0"		DBL. HUNG, DBL. GLAZED, 2/2 LITES, VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(G) 4'-0" x 2'-0"		FIXED GLASS, DBL. GLAZED, 2 LITES, VINYL WNDW.

DOOR SCHEDULE

WIDTH	HEIGHT	THICKNESS	DESCRIPTION
(1) 3'-0" x 7'-0"		1 3/4"	HALF GLASS paneled wood door w/ 3'-0" x 1'-9" transom above
(2) 3'-0" x 7'-0"		1 3/4"	GLASS paneled fiberglass door w/ 1'-9" transom above
(3) 3'-0" x 8'-0"		1 3/8"	paneled masonite door
(4) 2'-8" x 8'-0"		1 3/8"	paneled masonite door
(5) 2'-4" x 8'-0"		1 3/8"	paneled masonite door
(6) 2'-0" x 8'-0"		1 3/8"	paneled masonite door
(8) 5'-0" x 8'-0"		1 3/8"	dbl. paneled masonite doors
(9) 4'-0" x 8'-0"		1 3/8"	dbl. paneled masonite doors
(10) 2'-8" x 8'-0"		1 3/8"	pocket, paneled door
(11) 2'-4" x 8'-0"		1 3/8"	pocket, paneled door
(12) 3'-6" x 8'-0"			cased opening

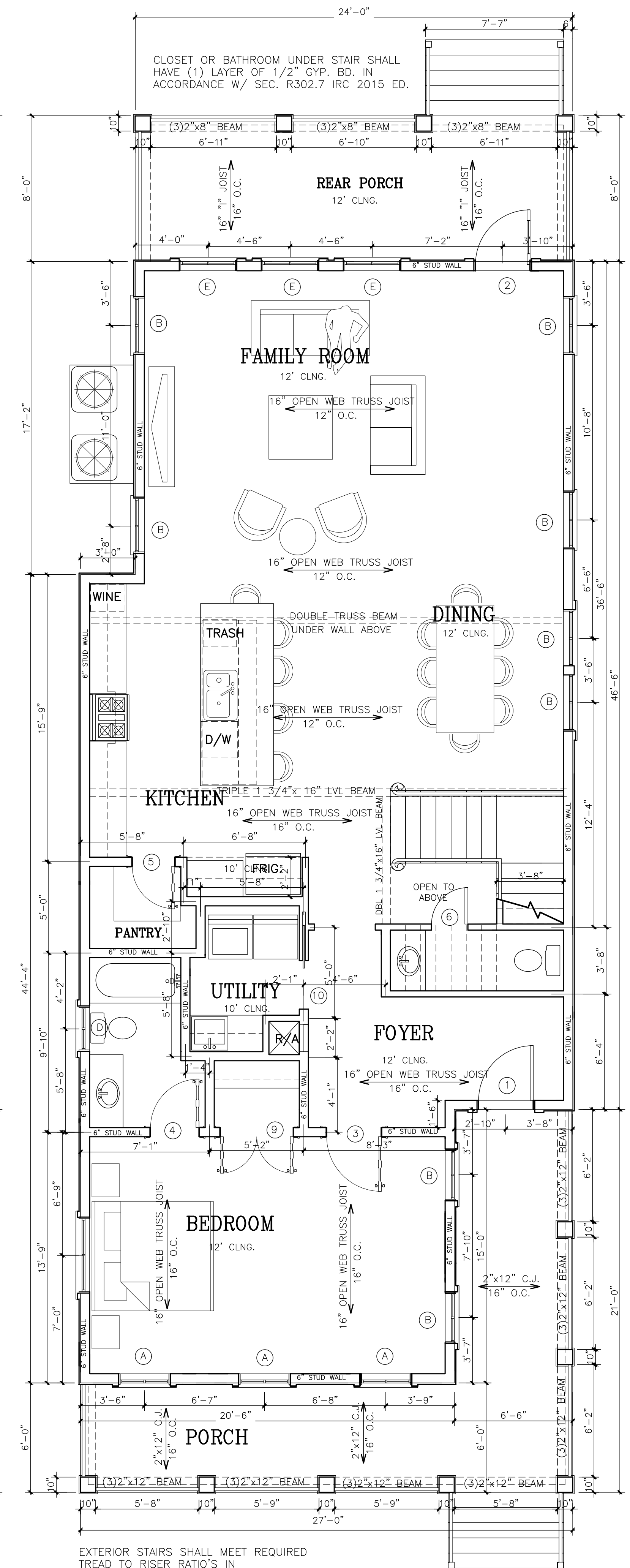
GENERAL NOTES:

- 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/NAILING 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" SEPARATION 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.



SECOND FLOOR PLAN

1,624 SQ. FT. LIVING
1,962 SQ. FT. UNDER BEAM



FIRST FLOOR PLAN

1,504 SQ. FT. LIVING
1,962 SQ. FT. UNDER BEAM



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. SUITE A NO. LA. 70124
DRAMATIC HOMES

3501 CONSTANCE

Drawing Title

FLOOR PLAN & SITE PLAN

Scale	1" = 4'-0"
Drawing Files	DRAMATIC HOMES 4.DWG
Date	6/1/2022
Drawn by	MARK SCHROEDER
SHT. #	1 OF 5



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.

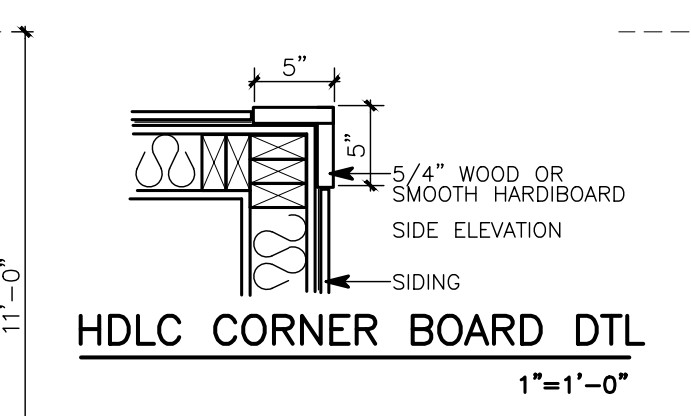
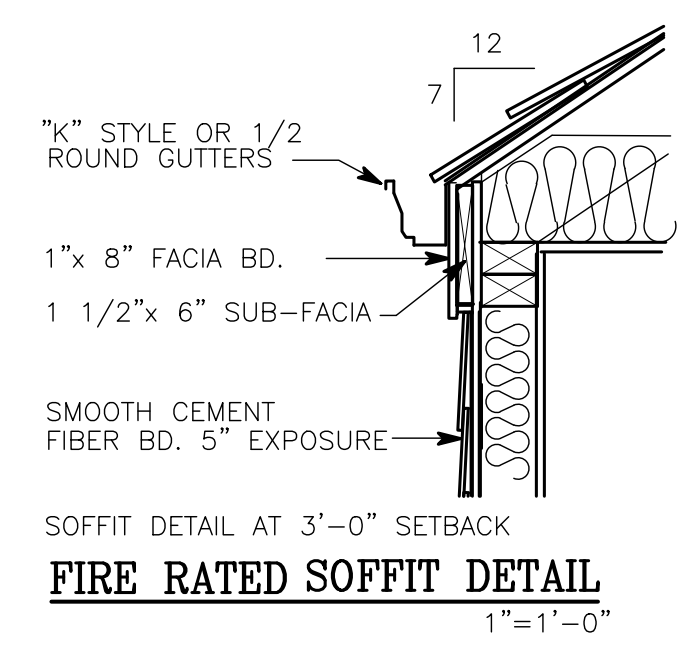
MARK SCHROEDER, ARCHITECT, AIA
 400 HARRISON AVE. SUITE A NO. LA. 70124
 504.581-1100

DRAMATIC HOMES

3501 CONSTANCE

Drawing Title
BUILDING ELEVATIONS & SITE PLAN

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



REAR ELEVATION

1" = 4'-0"



LEFT SIDE ELEVATION

1" = 4'-0"



FRONT ELEVATION

1" = 4'-0"

36" HIGH RAILING
 GUARD RAILINGS SHALL BE DESIGNED IN ACCORDANCE W/ SEC. R312, IRC 2015 ED.



RIGHT SIDE ELEVATION

1" = 4'-0"