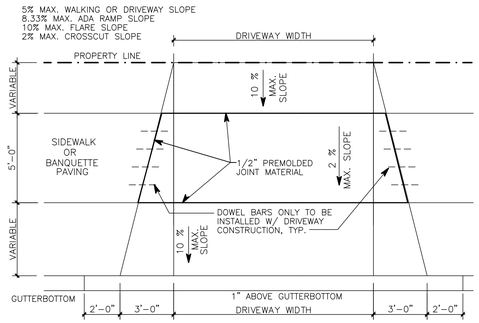
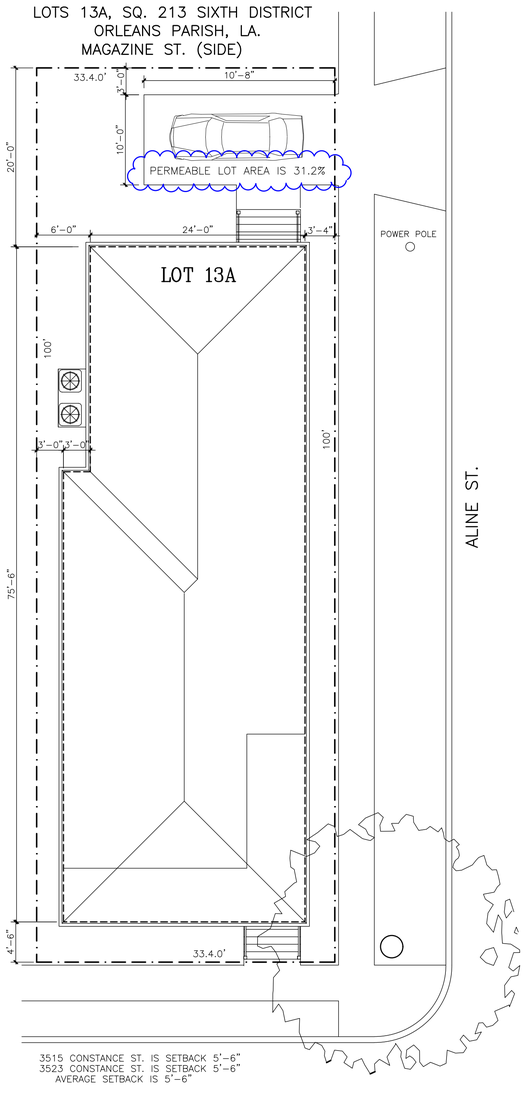


DETAIL OF STANDARD DRIVEWAY FOR MOUNTABLE CURBS

NOT TO SCALE

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



3515 CONSTANCE ST. IS SETBACK 5'-6"
3523 CONSTANCE ST. IS SETBACK 5'-6"
AVERAGE SETBACK IS 5'-6"

3501CONSTANCE ST.

PLOT & ROOF PLAN

1" = 8'-0"

WINDOW SCHEDULE

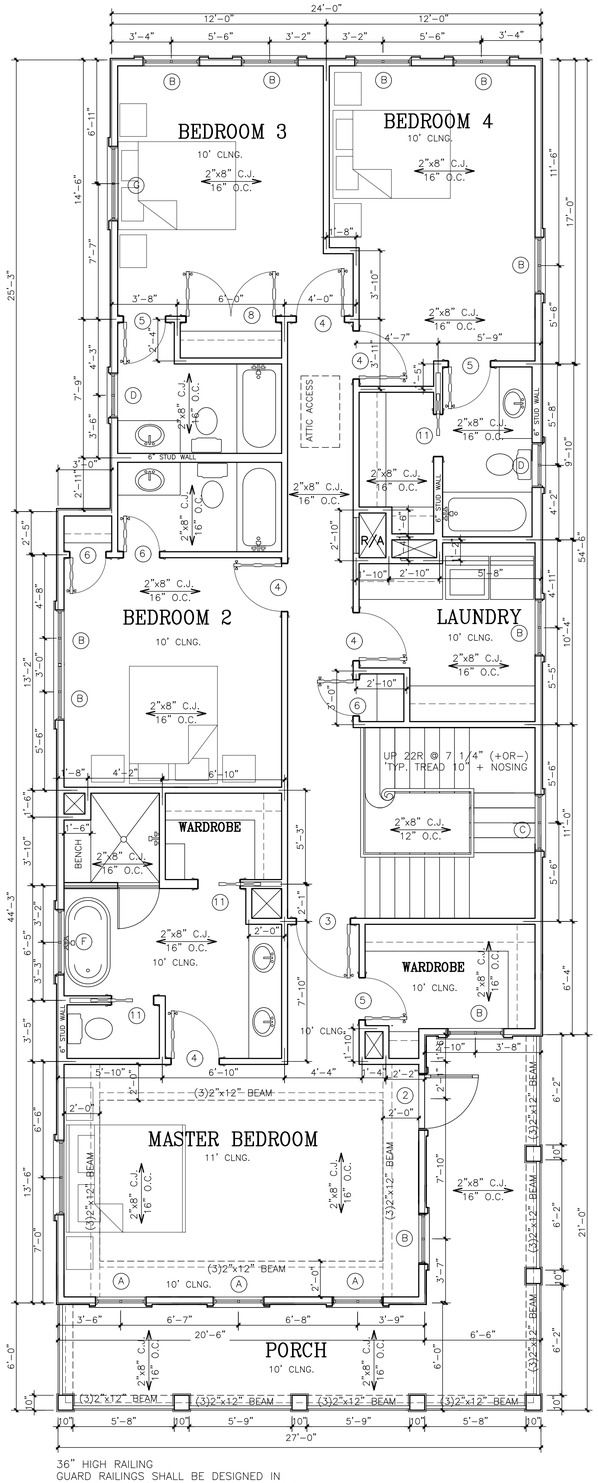
	WIDTH	HEIGHT	
(A)	3'-0"	x 9'-0"	DBL. HUNG, DBL. GLAZED, 2/2 LITES., VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(B)	3'-0"	x 6'-0"	DBL. HUNG, DBL. GLAZED, 2/2 LITES., VINYL WNDW.
(C)	3'-0"	x 6'-0"	DBL. HUNG, DBL. GLAZED, 2/2 LITES., VINYL WNDW. W/ IMPACT RESISTANT (SAFETY) GLASS
(D)	2'-4"	x 5'-0"	DBL. 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.
(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	
(1)	3'-0"	x 7'-0"	x 1 3/4"	HALF GLASS PANELED WOOD DOOR W/ 3'-0" x 1'-9" TRANSOM ABOVE
(2)	3'-0"	x 7'-0"	x 1 3/4"	GLASS PANELED FIBERGLASS DOOR W/ 1'-9" TRANSOM ABOVE
(3)	3'-0"	x 8'-0"	x 1 3/8"	PANELED MASONITE DOOR
(4)	2'-8"	x 8'-0"	x 1 3/8"	PANELED MASONITE DOOR
(5)	2'-4"	x 8'-0"	x 1 3/8"	PANELED MASONITE DOOR
(6)	2'-0"	x 8'-0"	x 1 3/8"	PANELED MASONITE DOOR
(8)	5'-0"	x 8'-0"	x 1 3/8"	DBL. PANELED MASONITE DOORS
(9)	4'-0"	x 8'-0"	x 1 3/8"	DBL. PANELED MASONITE DOORS
(10)	2'-8"	x 8'-0"	x 1 3/8"	POCKET, PANELED DOOR
(11)	2'-4"	x 8'-0"	x 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 RESPOSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND REQUIRED SAFTY 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 STUCTURAL WOOD SHALL BE NO. 2 SYP, OR BETTER, ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE TREATED
- ALL PREMANUFACTURED WOOD TRUSSESS 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 SUBSTATIAING 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" 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.

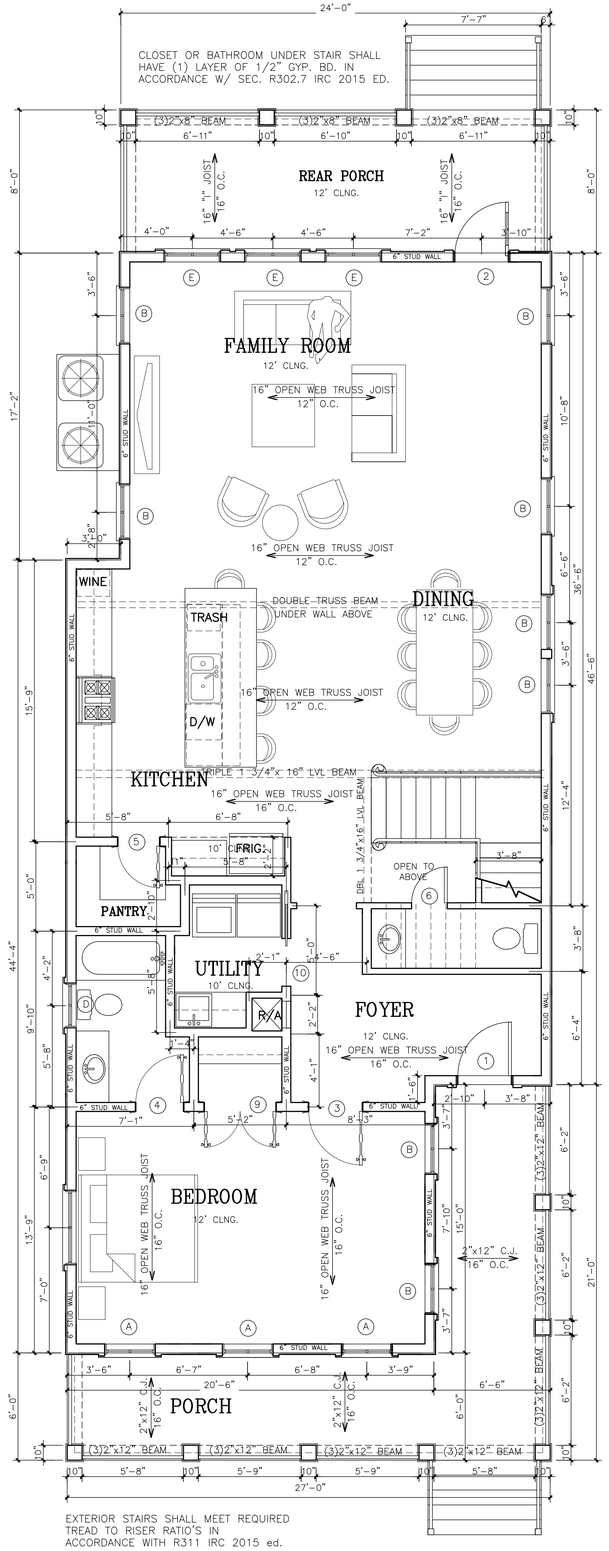


36" HIGH RAILING
GUARD RAILINGS SHALL BE DESIGNED IN ACCORDANCE W/ SEC. R312, IRC 2015 ED.

SECOND FLOOR PLAN

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

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



EXTERIOR STAIRS SHALL MEET REQUIRED TREAD TO RISER RATIO'S IN ACCORDANCE WITH R311 IRC 2015 ed.

FIRST FLOOR PLAN

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

MARK EDWARD SCHROEDER REG. No. 31426 STATE OF LOUISIANA REGISTERED ARCHITECT

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.

MARK SCHROEDER, ARCHITECT, AIA
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(504)581-1100

DRAMATIC HOMES

3501 CONSTANCE

Drawing Title
FLOOR PLAN & SITE PLAN

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