

A New (detached) ADU for Brad and Anna Keller

121 Lake Catherine Drive
Luling, Louisiana 70070

100% Check Set

JOHN E. CAMPO ARCHITECT
105 DUCAYET DRIVE
DESTREHAN, LA 70047

A new ADU (detached) for
Brad and Anna Keller
121 Lake Catherine Drive
Luling, Louisiana 70070

CA 324
October 16, 2024

A-1
of 6 sheets

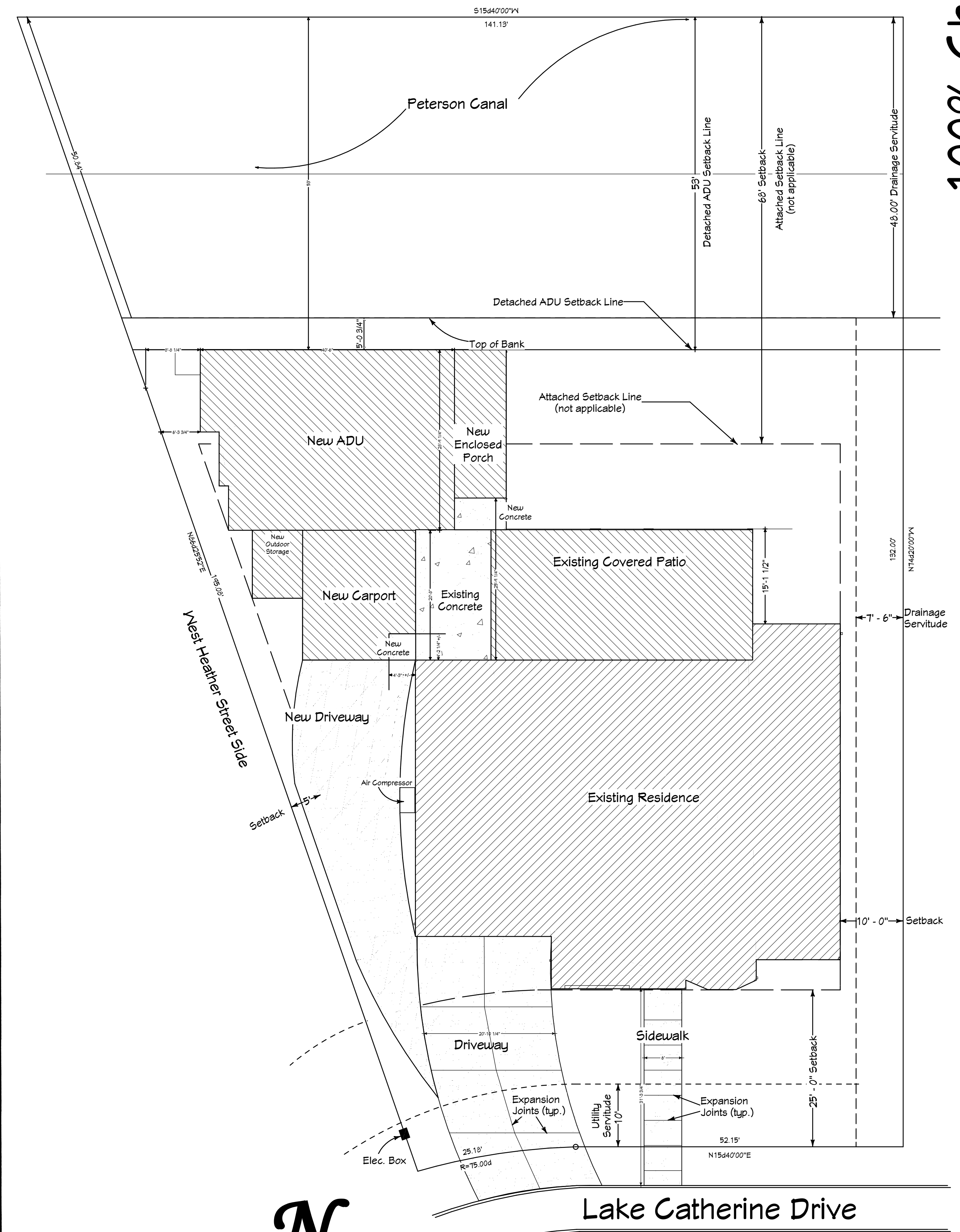
Front View

General Notes

1. Install powered vent at rear roof planes. Install roof vent with thermostat controlled settings.
2. Moisture resistant gypsum board to be used in the laundry room, all bathrooms, and dressing areas with sinks.
3. All fiberglass batt insulation shall have flame spread rating of 25.
R-13 Walls R-30 Ceilings
4. Smoke detectors noted inside and outside of bedrooms shall have audible alarm and powered by house electrical service. R-314.2 & R-314.3, IRC 2012.
5. All concrete shall have 3,000 psi minimum strength after 28 day test. All rebar shall conform to ASTM A615, welded wire mesh: ASTM A185.
6. All timber construction shall be in accordance with IBC and AF & PA codes using southern pine, structural grade, dense #2 lumber.
7. Dryer and hood to vent to exterior.
8. All exposed plumbing must be insulated.
9. All doors, cabinets, tubs, showers and sinks supplied with complete hardware and fixtures.
10. All closets shall have rod and top shelf as a minimum, unless indicated differently on plan. Pantry shall have minimum of 4 shelves of 14 inches deep, unless otherwise indicated on plan.

Loading and Codes:

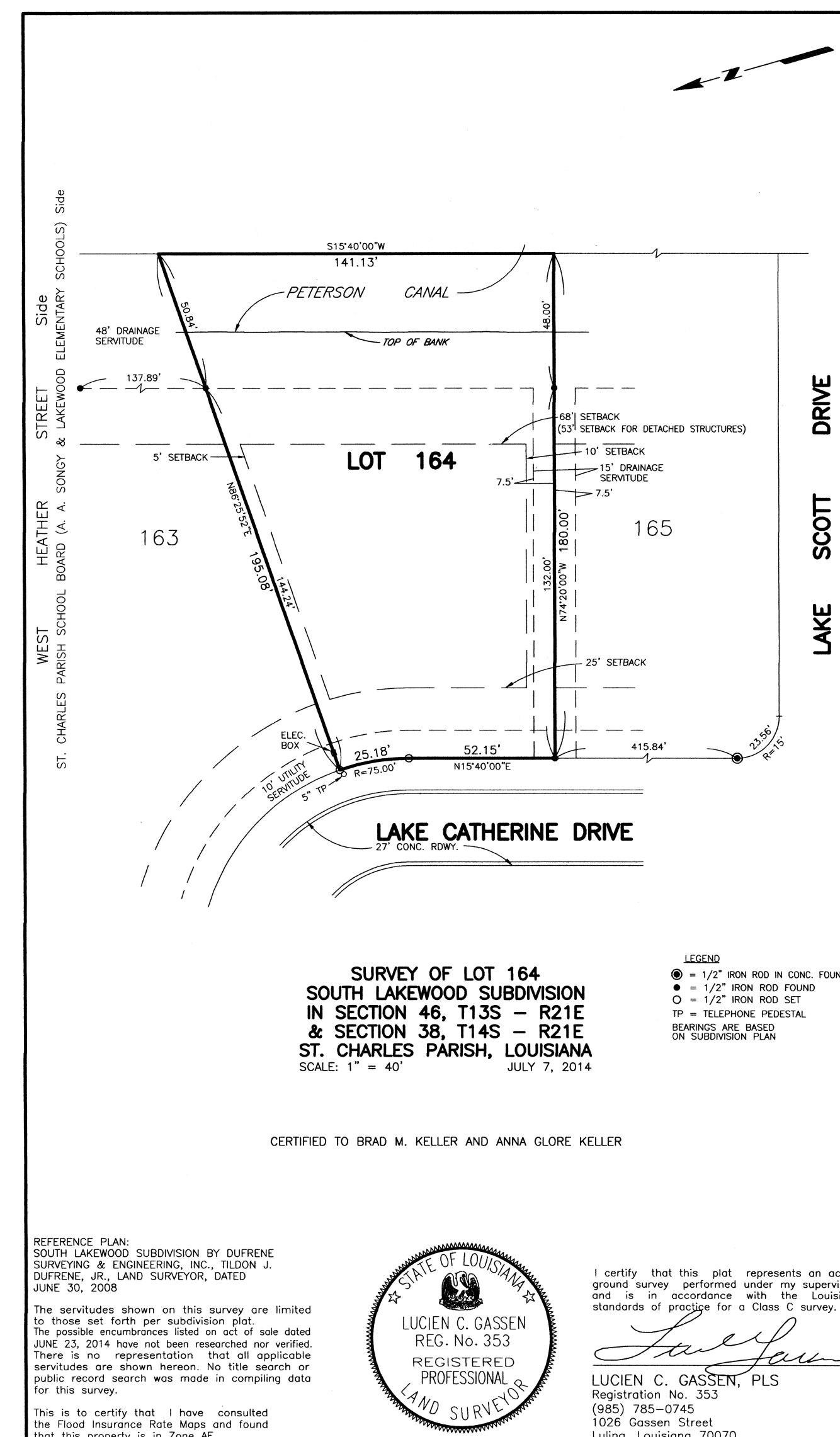
All construction shall be in accordance with IRC 2012 minimum wind load for 143 mph (Y-ult) (3 sec. gust) wind and ASCE 7-10, Exposure B.
Roof Live Load: 20 psf
Floor Live Load: 40 psf
Garage Live Load: 40 psf



Rear View

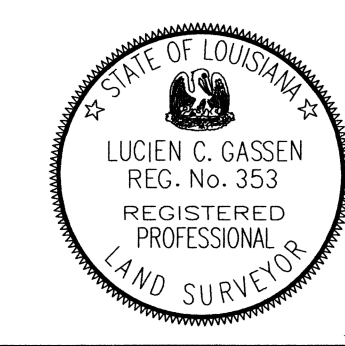
To the best of my knowledge, these plans are drawn to comply with Owner's and/or Builder's specifications and any changes made on them after prints are made will be done at the Owner's and/or Builder's expense and responsibility. The contractor shall verify all dimensions on enclosed drawings. CAMPO DESIGNS - ARCHITECTS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Areas:	Total Living	1,042 sq. ft.
Front Porch	196 sq. ft.	
Outdoor Storage	82 sq. ft.	
Carport	372 sq. ft.	
Total Non-living	650 sq. ft.	
Grand Total	1,742 sq. ft.	



SURVEY OF LOT 164
SOUTH LAKEWOOD SUBDIVISION
IN SECTION 46, T13S - R21E
& SECTION 38, T14S - R21E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 40'
JULY 7, 2014

REFERENCE PLAN:
SOUTH LAKEWOOD SUBDIVISION BY DURENE SURVEYING & ENGINEERING, INC., FELDON L. DURENE, JR., LAND SURVEYOR, DATED JUNE 30, 2008



I certify that this plot represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

Lucien C. Gassen
LUCIEN C. GASSEN, PLS
REGISTRATION No. 353
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Survey

Site Plan