

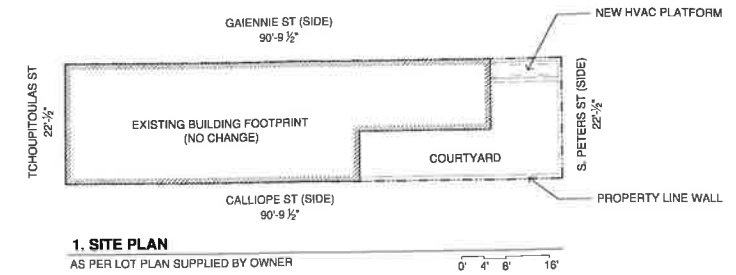
GENERAL NOTES

- The information contained on these drawings with regard to existing conditions of construction is provided for the convenience of the general contractor in executing the work. Every attempt has been made to provide complete and accurate representations of such existing conditions. This interpretation has been taken from field observations. The Architect cannot and does not guarantee the accuracy of any such information and assumes no liability therefore.
- The information contained in these drawings with regard to existing conditions of construction in no way releases the General Contractor or any sub-Contractors from the responsibility of verifying completely all field conditions relating to and affecting the execution of the work, as described in these contract documents.
- It is the responsibility of the General Contractor to field verify and document all existing dimensions, elevations and benchmarks, materials and methods of construction that may affect or be affected by new work, and to coordinate such discrepancies and/or conflicts involving anticipated existing conditions shall be brought to the attention of the Architect immediately.
- Field verification of existing conditions related to specific portions of the work shall be undertaken in advance. This will allow for the timely identification of existing conditions that may affect the scheduled installation of new work as designed and detailed, and avoid undue and unreasonable delays to the project should such conditions be discovered. Timely identification of such conditions shall provide for a minimum period of ten (10) working days during which time the Architect will evaluate the conditions and make recommendations for accommodating new work.
- It is the responsibility of the General Contractor to assist the Architect in making their evaluation and recommendations by providing in a timely manner, at no additional cost to the Owner, accurate and complete drawings, sketches and photographs sufficient to clearly describe discrepancies, conflicts and concealed or otherwise unanticipated existing conditions.
- The General Contractor shall further assist the Architect by providing in a timely manner prepared solutions to unanticipated existing conditions.
- The Architect has endeavored to identify as completely as possible in these documents existing items of equipment and construction that are required to be removed or otherwise demolished so as to allow the execution of new work. This information is provided for the convenience of the General Contractor and is in no way intended to state that the demolition is limited only to those items specifically identified. It is the General Contractor's responsibility to execute demolition work as required to allow the execution of new work.
- All items indicating contract limits and lines of demarcation are shown for the convenience of the General Contractor and are not to be taken literally. Actual contract limits are to be determined by the General Contractor prior to bid openings by field verification. The General Contractor is responsible for ensuring proper interface between existing and new work.
- The General Contractor and affected sub-contractors shall visit the project site prior to submitting a proposal. The General Contractor shall become generally familiar with the project, and with the impact of the new work on the existing conditions. Any areas of concern shall be brought to the attention of the Architect prior to submitting a proposal. No addendum charge to the Owner will be approved which is attributable to the General Contractor's failure to do this.
- Codes: All codes having jurisdiction shall be observed strictly in the construction of this project, including all applicable State, City and Parish building, zoning, electrical, mechanical, plumbing and fire codes. The General Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the Architect.
- Errors and Omissions: Errors and omissions that may occur in the contract documents shall be brought to the attention of the Architect in writing and written instructions shall be obtained before proceeding with the work. The General Contractor will be held responsible for the results of any errors, discrepancies or omissions which the General Contractor failed to notify the Architect in writing and written instructions shall be obtained before proceeding with the work.
- Job Conditions: The General Contractor and sub-contractors shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.
- Work Necessary to complete construction: It is the purpose of these construction documents to describe a complete and finished project other than items marked "N. I. C." (Not in Contract).
- Clean up: The General Contractor shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint overspray, and etc. All equipment, glazing, floors, and etc shall be left clean and ready for occupancy upon completion of the project.

**NOT FOR CONSTRUCTION**

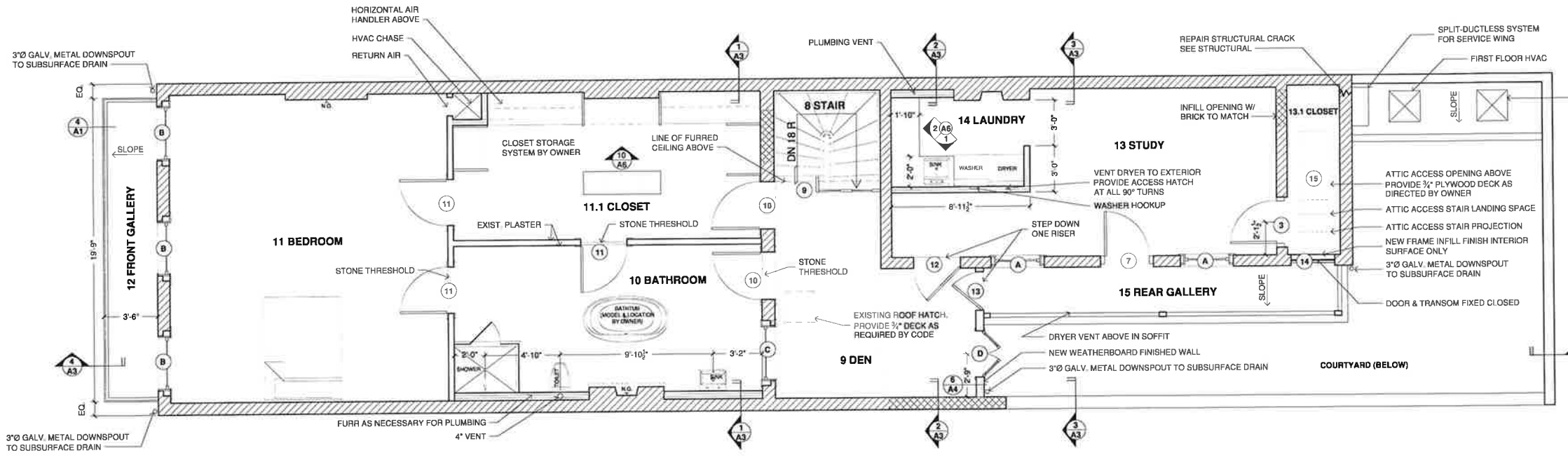
THESE DRAWINGS HAVE BEEN PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY AND STATE REQUIREMENTS. I AM SUPERVISING THE WORK.

ARCHITECT: RICK FIFIELD  
LA LICENSE NO. 3005



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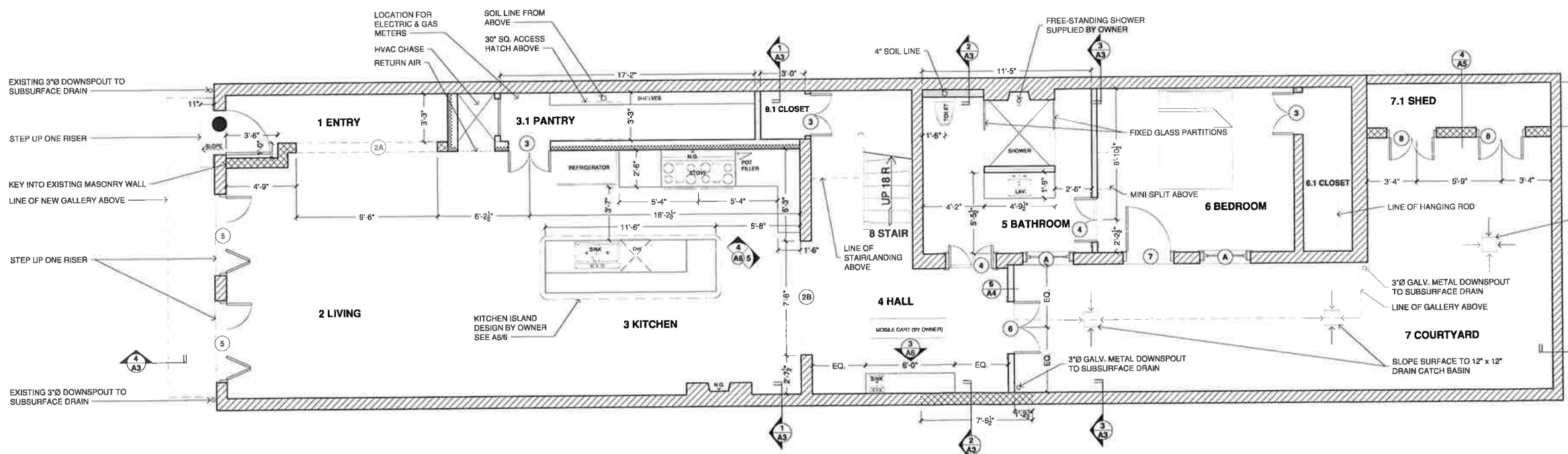
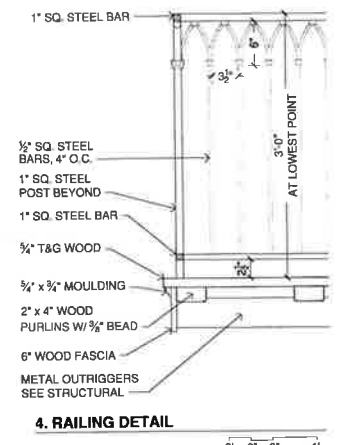
RENOVATION OF  
1132 TCHOUPITOULAS ST.  
NEW ORLEANS, LA 70130



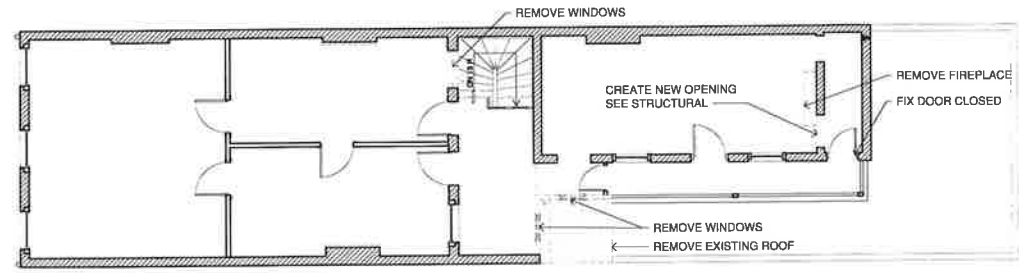
**SYMBOL KEY**

[Symbol]	EXISTING FRAME WALL
[Symbol]	NEW 2x4 FRAME WALL
[Symbol]	NEW 2x6 FRAME WALL
[Symbol]	EXISTING MASONRY CONSTRUCTION
[Symbol]	NEW BRICK MASONRY CONSTRUCTION TO MATCH EXISTING
[Symbol]	2x4 FRAME WALL W/ BRICK VENEER
[Symbol]	N.G.
[Symbol]	NATURAL GAS

THIS SIDE BRICK



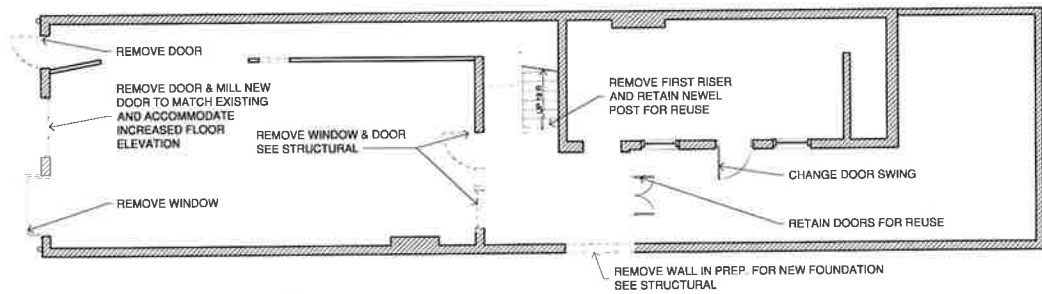
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FILE: 1132 Tchoupitoulas St. 4B.dwg



**1. SECOND FLOOR DEMOLITION PLAN**

NOTE: REMOVE FLOORING AS NECESSARY TO REPAIR JOISTS AND BUILD FRONT GALLERY.

0' 2' 4' 8'



**2. FIRST FLOOR DEMOLITION PLAN**

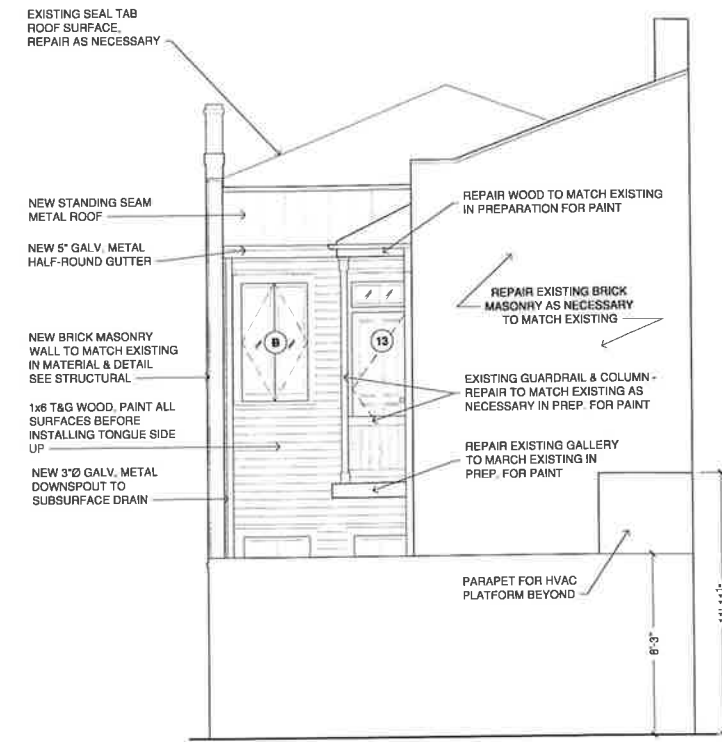
NOTE: REMOVE CONCRETE SLAB AS NECESSARY FOR PLUMBING AND ADDING LEVEL TOPPING SLAB AT +1 STAIR RISER ELEVATION. ALL MILLWORK REMOVED REMAINS THE PROPERTY OF THE OWNER - STORE AS DIRECTED BY OWNER.

0' 2' 4' 8'



**3. PROPOSED TCHOUPITOULAS ST ELEVATION**

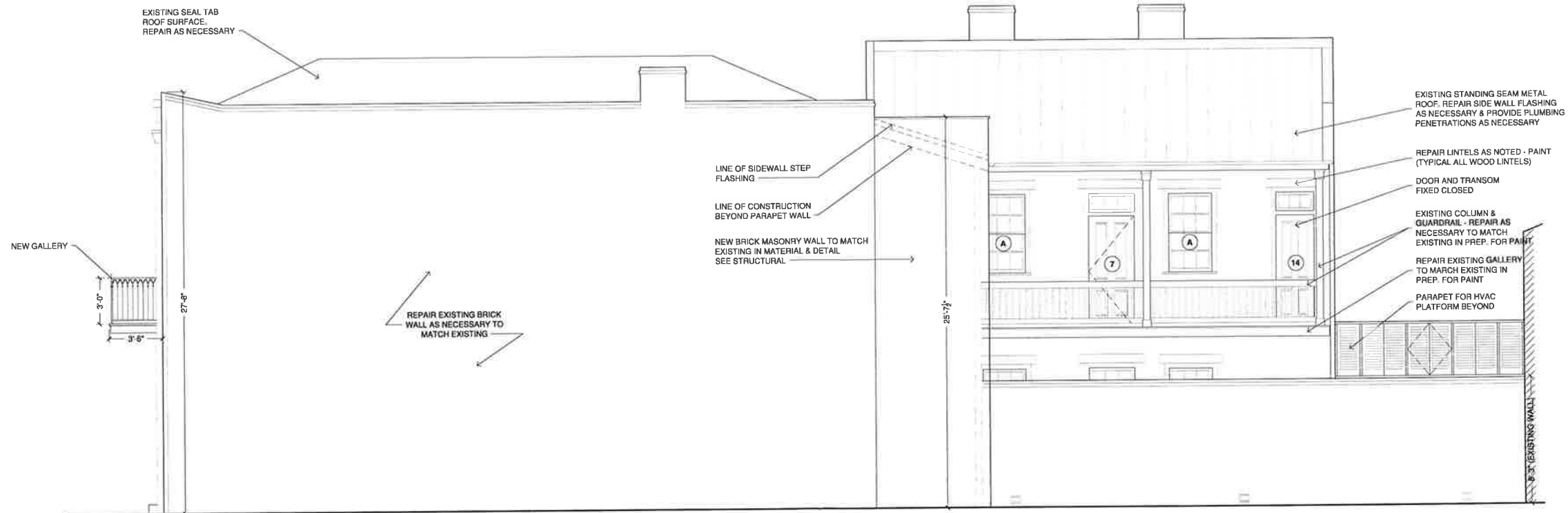
0' 1' 2' 4'



**4. PROPOSED S. PETERS ST (SIDE) ELEVATION**

0' 1' 2' 4'

**NOT FOR CONSTRUCTION**



**5. PROPOSED CALLOPE ST (SIDE) ELEVATION**

0' 1' 2' 4'

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 1132 TCHOUPITOULAS ST.  
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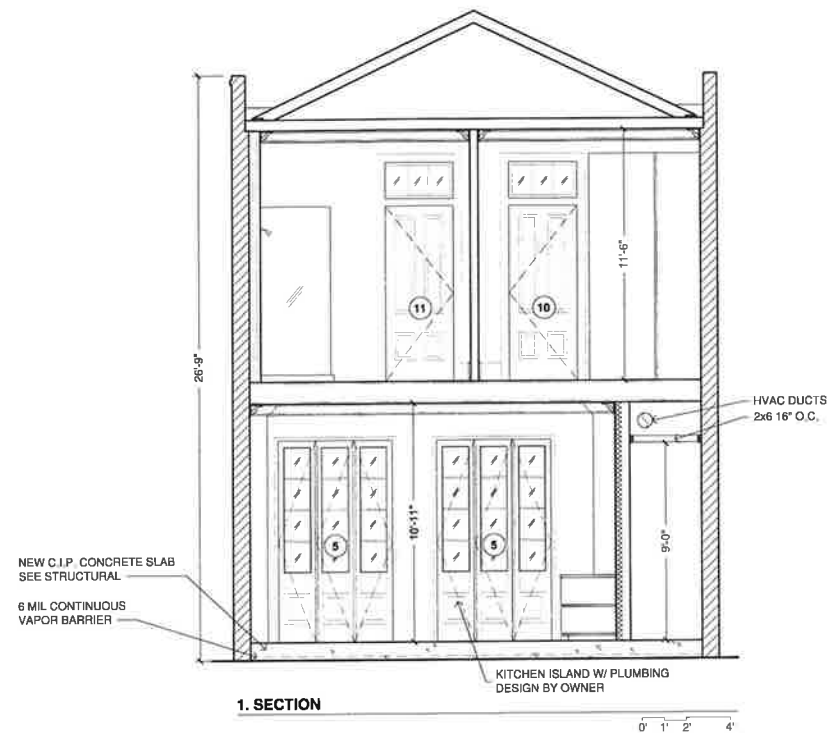
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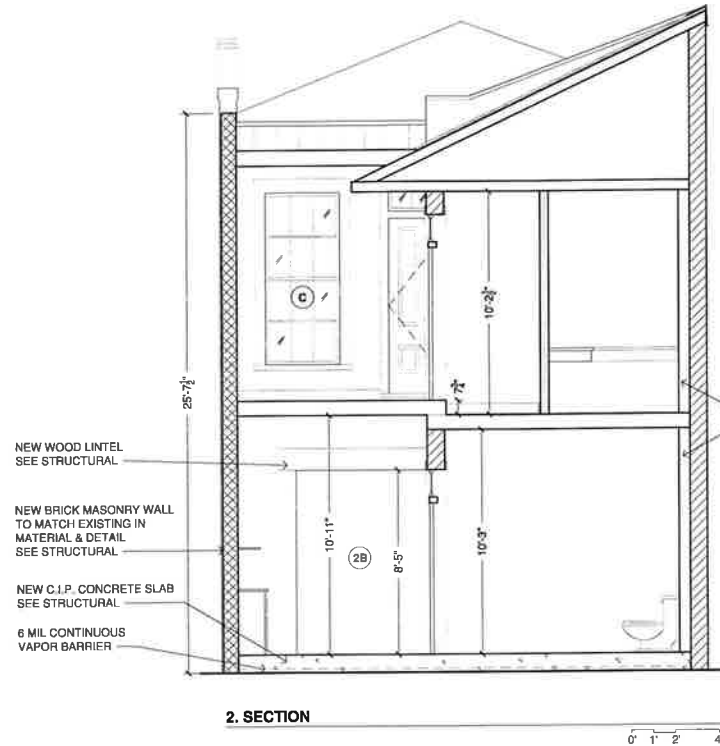
SHEET 2 OF 6

**A-2**

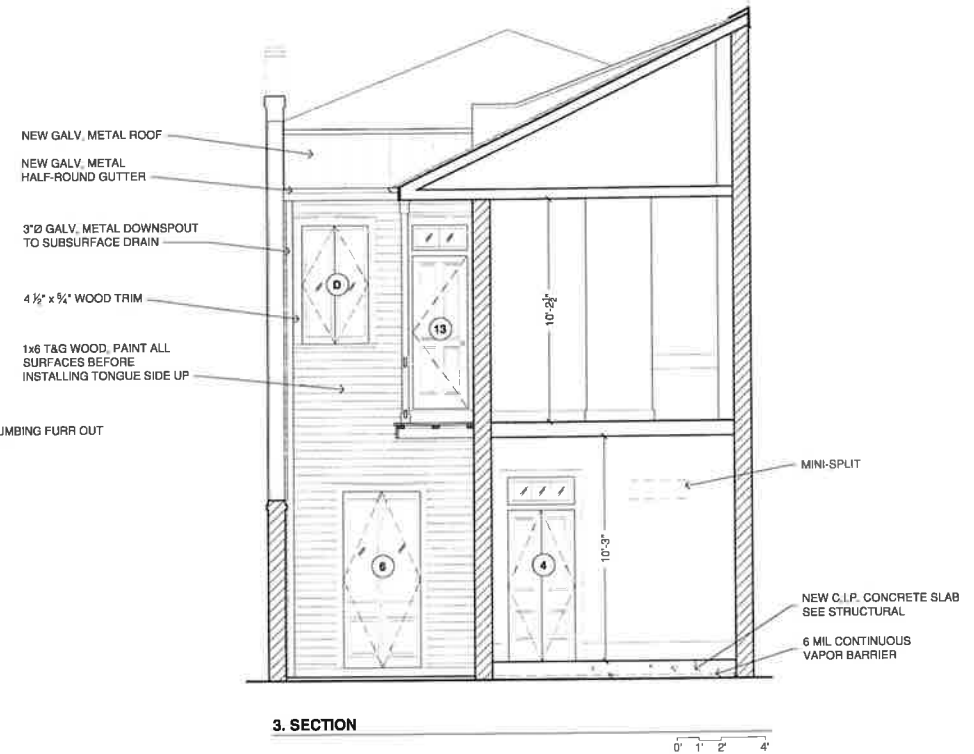
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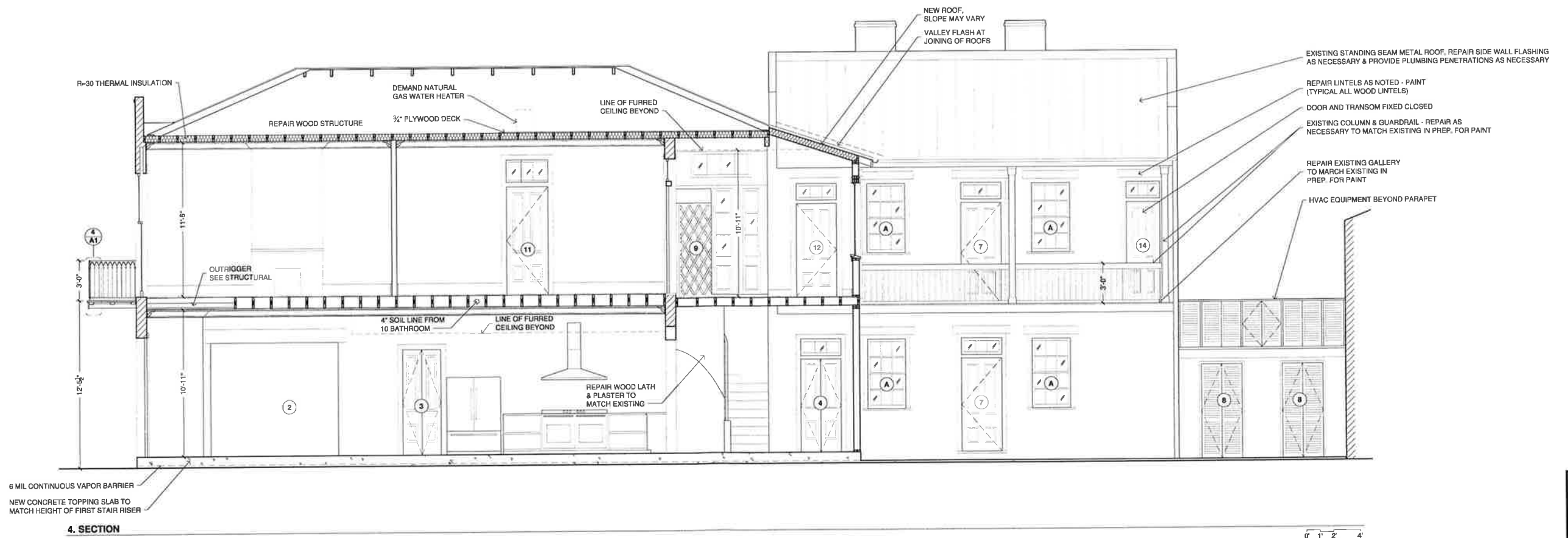
1. SECTION



2. SECTION



3. SECTION



4. SECTION

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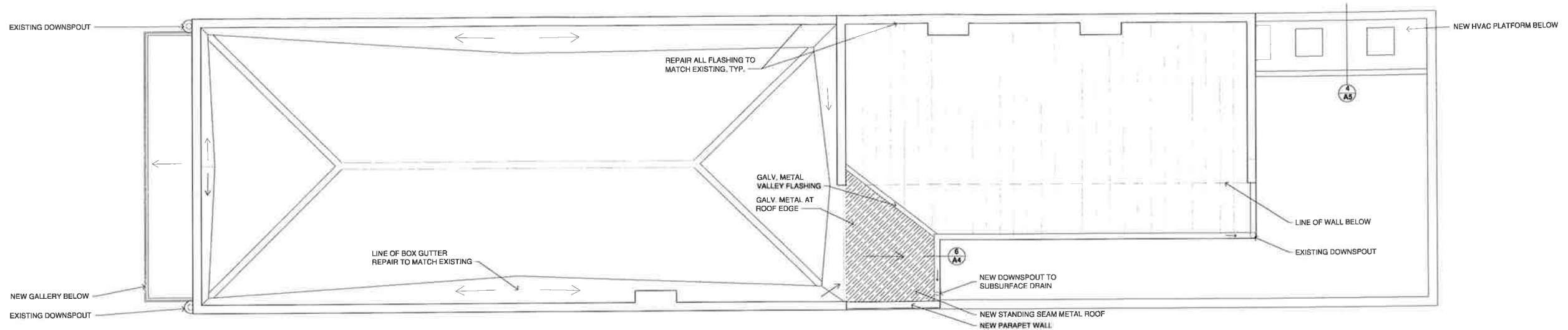
RENOVATION OF  
1132 TCHOUPITOUS ST.  
NEW ORLEANS, LA 70130

DATE: 11/02/15  
REVISED:

FILE: 1132 Tchoupitoulas St. 4B.dwg

SHEET 3 OF 6

A-3



1. PROPOSED ROOF PLAN  
 NOTE: ARROWS INDICATE SLOPE

FINISH SCHEDULE										
#	ROOM	FLOOR	NOTE	BASE/TRIM	NOTE	WALLS	NOTE	CEILING	NOTE	HEIGHT
1	ENTRY	CERAMIC TILE	2.	NONE	3, 8, 12	BRICK	3.	5/8" GYP. BOARD	7, 8, 13.	10'-11"
2	LIVING	CERAMIC TILE	2.	NONE	3, 8, 12.	BRICK	3.	5/8" GYP. BOARD	8, 13.	10'-11"
3	KITCHEN	CERAMIC TILE	2.	NONE	3, 8, 12.	BRICK	3.	5/8" GYP. BOARD	8, 13.	10'-11"
3.1	PANTRY	CERAMIC TILE	2.	1x6 WOOD	8, 14.	BRICK + GYP. BOARD	3, 7, 8.	5/8" GYP. BOARD	7, 8.	9'-0"
4	HALL	CERAMIC TILE	2.	NONE		BRICK + GYP. BOARD	3, 7, 8.	5/8" GYP. BOARD	7, 8, 13.	10'-11"
5	BATHROOM	CERAMIC TILE	2.	CERAMIC TILE	6.	BRICK + TILE + GYP. BOARD	3, 6, 7, 8.	5/8" GYP. BOARD	7, 8, 13.	10'-3"
6	BEDROOM	CERAMIC TILE	1.	10" WOOD	8, 14.	BRICK + GYP. BOARD	3, 7, 8.	5/8" GYP. BOARD	7, 8, 13.	10'-3"
6.1	CLOSET	CERAMIC TILE	1.	NONE		BRICK	3.	5/8" GYP. BOARD	7, 8.	10'-3"
7	COURTYARD	NEW C.I.P. CONCRETE	1.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7.1	SHED	NEW C.I.P. CONCRETE	1.	N/A	N/A	BRICK	N/A	N/A	N/A	7'-7"
8	STAIR	EXISTING WOOD	10.	EXISTING	3, 8.	GYP. BOARD	7, 8.	5/8" GYP. BOARD	7, 8, 13.	VARIES
8.1	CLOSET	CERAMIC TILE	2.	1x6 WOOD	8.	GYP. BOARD	7, 8.	5/8" GYP. BOARD	7, 8.	9'-0"
9	DEN	T&G WOOD	3, 4, 5.	10" WOOD	3, 8, 12.	BRICK + GYP. BOARD	3, 7, 8.	5/8" GYP. BOARD	7, 8, 13.	VARIES
10	BATHROOM	CERAMIC TILE	11.	CERAMIC TILE		BRICK + TILE + GYP. BOARD + PLASTER	3, 6, 7, 8, 9.	5/8" GYP. BOARD	7, 8, 13.	11'-6"
11	BEDROOM	T&G WOOD	3, 4.	10" WOOD	3, 8, 12.	GYP. BOARD	3, 6, 7, 8, 9.	5/8" GYP. BOARD	7, 8, 13.	11'-6"
11.1	CLOSET	T&G WOOD	3, 4.	10" WOOD	3, 8, 12.	GYP. BOARD + PLASTER	3, 6, 7, 8, 9.	5/8" GYP. BOARD	7, 8, 13.	11'-6"
12	FRONT GALLERY	T&G WOOD	5, 8.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13	STUDY	T&G WOOD	3, 4.	1x6 WOOD	8.	BRICK + GYP. BOARD	3, 7, 8, 9.	5/8" GYP. BOARD	7, 8, 13.	10'-2-1/2"
13.1	CLOSET	T&G WOOD	3, 4.	1x6 WOOD	8.	BRICK + GYP. BOARD	3, 7, 8.	5/8" GYP. BOARD	7, 8.	10'-2-1/2"
14	LAUNDRY	T&G WOOD	3, 4.	1x6 WOOD	8.	BRICK + GYP. BOARD	3, 7, 8, 9.	5/8" GYP. BOARD	7, 8, 13.	10'-2-1/2"
15	REAR GALLERY	EXISTING WOOD	3, 8.	N/A	N/A	N/A	N/A	N/A	N/A	10'-2"

**NOTES**

1. CONCRETE FINISH AND SEAL
2. NEW OWNER-SELECTED CERAMIC TILE ON C.I.P. CONCRETE FLOOR
3. REPLACE TO MATCH EXISTING OR REPAIR AS NECESSARY TO MATCH EXISTING
4. SAND, FILL, & FINISH W/ 3 COATS MATTE FINISH CLEAR POLYURETHANE
5. NEW 5/4" TAG WOOD TO MATCH EXISTING
6. APPLY TILE TO 1/2" WATERPROOF GYPSUM BOARD
7. TAPE & FLOAT IN PREP FOR PRIME & PAINT.
8. PRIME & PAINT.
9. RETAIN EXISTING PLASTER IF POSSIBLE
10. REPAIR STAIR TO MATCH EXISTING IN MATERIAL & DETAIL. REPLASTER UNDERSIDE OF STAIR TO MATCH EXISTING IN DETAIL & APPEARANCE
11. TILE TO BE SELECTED BY OWNER LAID ON 1/2" WONDER BOARD ON 3/4" PLYWOOD SUB-FLOOR
12. REPAIR WOOD BASEBOARD TO MATCH EXISTING IN MATERIAL & DETAIL IN PREP FOR PAINTING. REPLACE MISSING OR DAMAGED BASEBOARDS TO MATCH EXISTING
13. CROWN MOULDING
14. BASEBOARD ON GYPSUM FINISHED WALLS ONLY

OPENING SCHEDULE					
MARK	SIZE (WxHxD)	DOOR DESCRIPTION	NOTES	DETAIL	HARDWARE
1	36" x 111-1/4" x 1-3/4"	NEW EXTERIOR WOOD 5-PANEL DOOR	2, 5.	2/A4	A, D.
2A	114" x 101"	NEW CASERD OPENING	2, 4, 6.		
2B	92" x 101"	NEW CASERD OPENING	2, 4, 6.		
3	34" x 84" x 1-3/8"	NEW PAIRED INTERIOR WOOD 4-PANEL DOOR	2, 4, 6.		C, D.
4	36" x 84" x 1-3/8"	NEW PAIRED INTERIOR WOOD 2-PANEL DOORS W/ TRANSOM	1, 2, 4, 5.		B, D, E.
5	62" x 110.5" x 2-1/2"	NEW EXTERIOR WOOD "NIGHTSHADE" DOORS TO MATCH EXISTING	2, 4, 5.	3/A4	A, D, E.
6	42" x 97-1/2" x 1-3/4"	NEW PAIRED EXTERIOR WOOD 1 LITE DOORS TO MATCH EXISTING	2, 4, 7.		A, D, E.
7	36" x 90.5/8" x 1-3/4"	NEW EXTERIOR WOOD 4-PANEL DOOR W/ TRANSOM TO MATCH EXISTING	2, 4, 5.		A, D.
8	36" x 84" x 1-3/4"	NEW PAIRED EXTERIOR WOOD SHUTTERS	2, 4.	4/A3	A, E.
9	32" x 80"	NEW METAL SECURITY GATE BY OWNER			A.
10	36" x 96" x 1-3/8"	EXISTING INTERIOR WOOD 4-PANEL DOOR W/ TRANSOM	2, 4, 5.		A, D.
11	36" x 96" x 1-3/8"	EXISTING INTERIOR WOOD 4-PANEL DOOR W/ TRANSOM	2, 4, 5.		B, D.
12	36" x 84" x 1-3/8"	NEW INTERIOR WOOD 4-PANEL DOOR W/ TRANSOM	2, 4, 5.	4/A2	A, D.
13	30" x 84" x 1-3/4"	NEW EXTERIOR WOOD 4-PANEL DOOR W/ TRANSOM	2, 4, 7.	5/A4	A, D.
14	30" x 90" x 1-3/4"	FIX CLOSED EXISTING EXTERIOR WOOD DOOR W/ TRANSOM	2, 4, 5.		
15	25.5" x 54"	ATTIC ACCESS LADDER SIZED FOR FLOOR TO FLOOR DIMENSION			

MARK	SIZE (WxH)	WINDOW DESCRIPTION	SILL HEIGHT	NOTES	DETAIL	HARDWARE
A	34 x 62"	EXISTING WOOD 6/8 LITE DOUBLE-HUNG WINDOW	46"	2, 4, 5.		F, G.
B	40-1/4" x 110-3/4"	EXISTING WOOD 6/8 LITE SLIP-HEAD WINDOW	0"	2, 4, 5.		F, G.
C	40-1/4" x 94-1/2"	EXISTING INTERIOR WOOD 6/8 LITE DOUBLE-HUNG WINDOW W/ SHUTTERS	19-1/4"	2, 3, 4, 5.		F, G.
D	36" x 65"	NEW PAIRED WOOD 1 LITE CASEMENT WINDOW	36"	2, 4, 7.	4/A4	H.

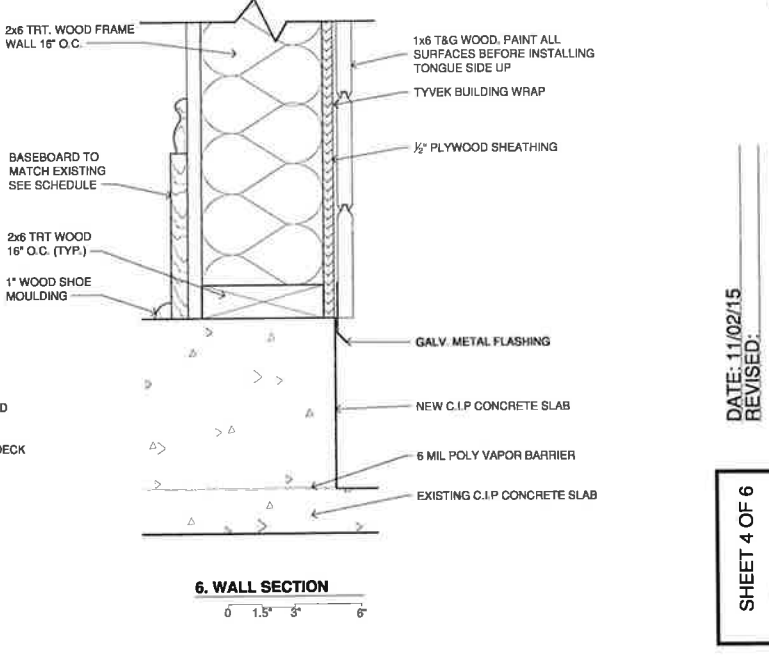
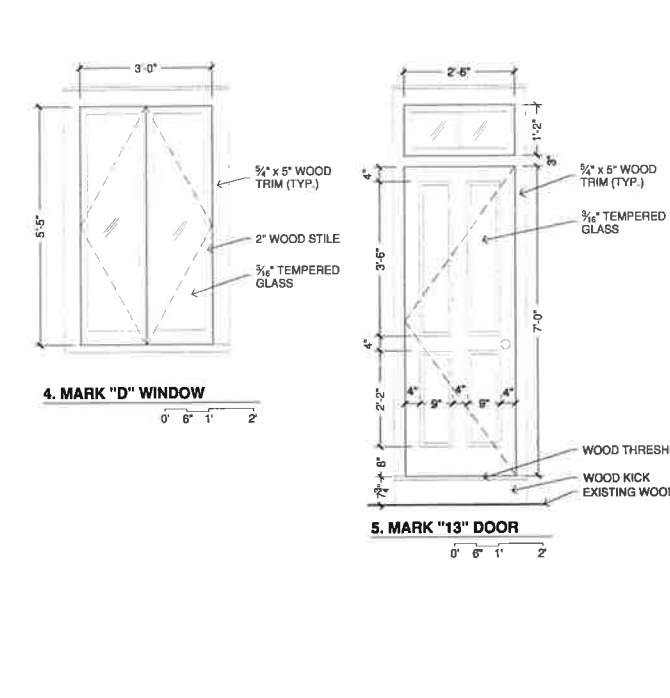
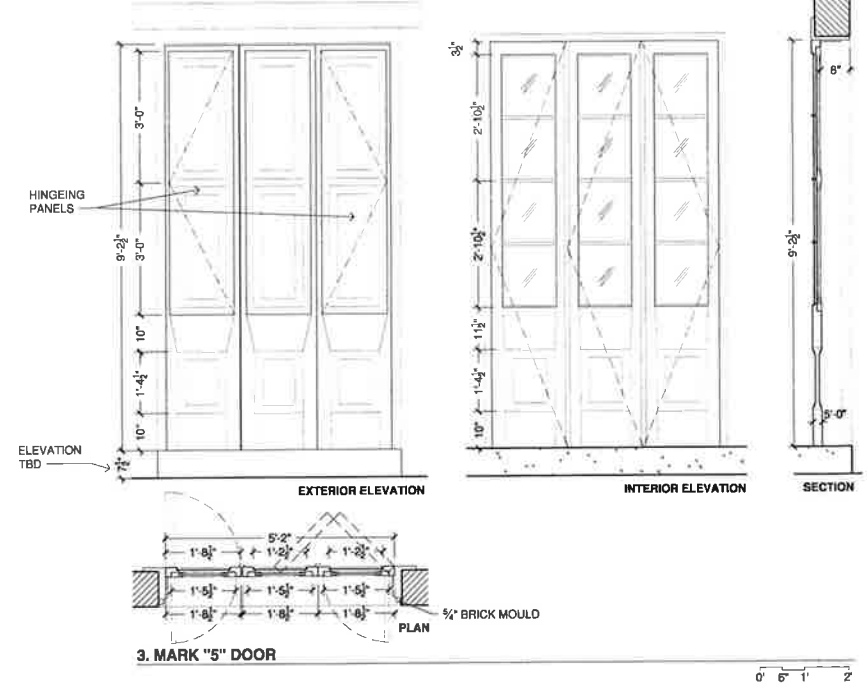
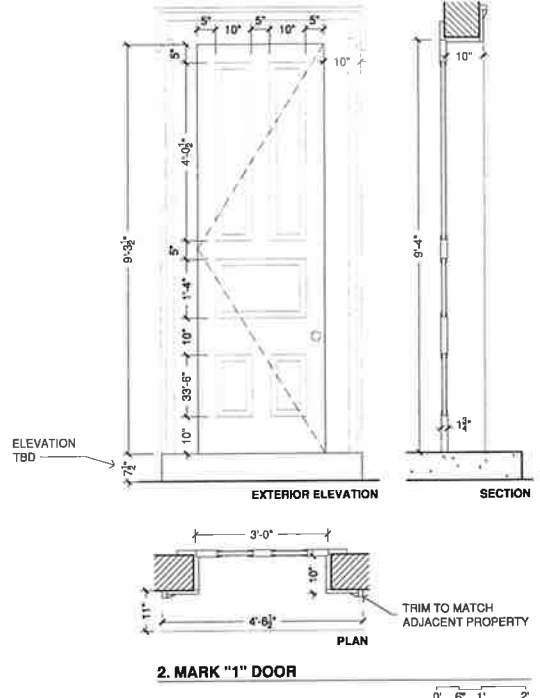
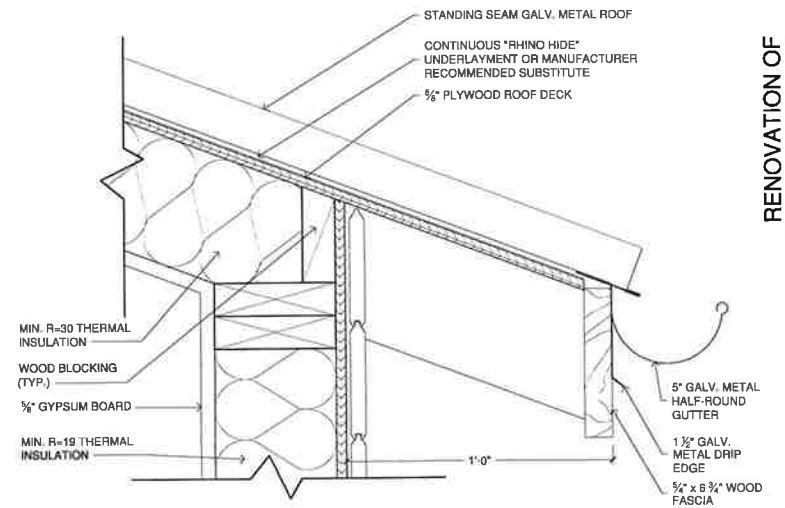
**NOTES**

1. STONE THRESHOLD.
2. PRIME & PAINT W/ LATEX BASED ACRYLIC PAINT
3. OBSCURE GLASS.
4. TRIM TO MATCH EXISTING.
5. REPAIR LINTEL AS NECESSARY UNDER STRUCTURAL ENGINEER'S SUPERVISION.
6. NEW LINTEL - SEE STRUCTURAL.
7. 3/16" TEMPERED GLASS.

**HARDWARE (ALL HARDWARE SELECTED BY OWNER)**

- A. DEADBOLT W/ LOCKING HARDWARE W/ HANDSET
- B. PRIVACY HAND SET
- C. PASSAGE HANDSET
- D. (3) PAINT READY MORTISED HINGES PER DOOR
- E. SET POINTS - TOP & BOTTOM (PASSIVE DOOR(S))
- F. REPAIR EXISTING COUNTER-WEIGHT HARDWARE
- G. PARTING RAIL LATCH
- H. CASEMENT WINDOW LATCH

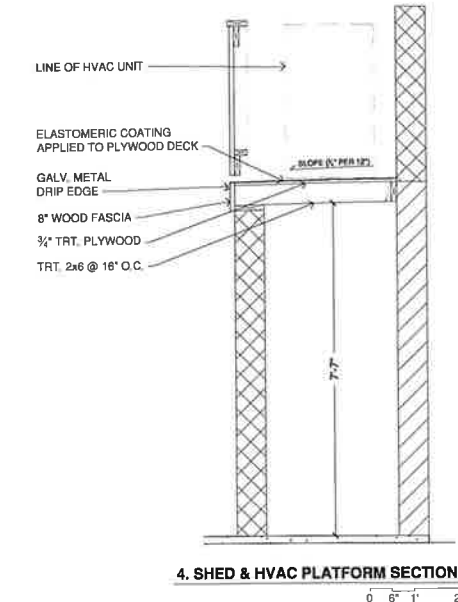
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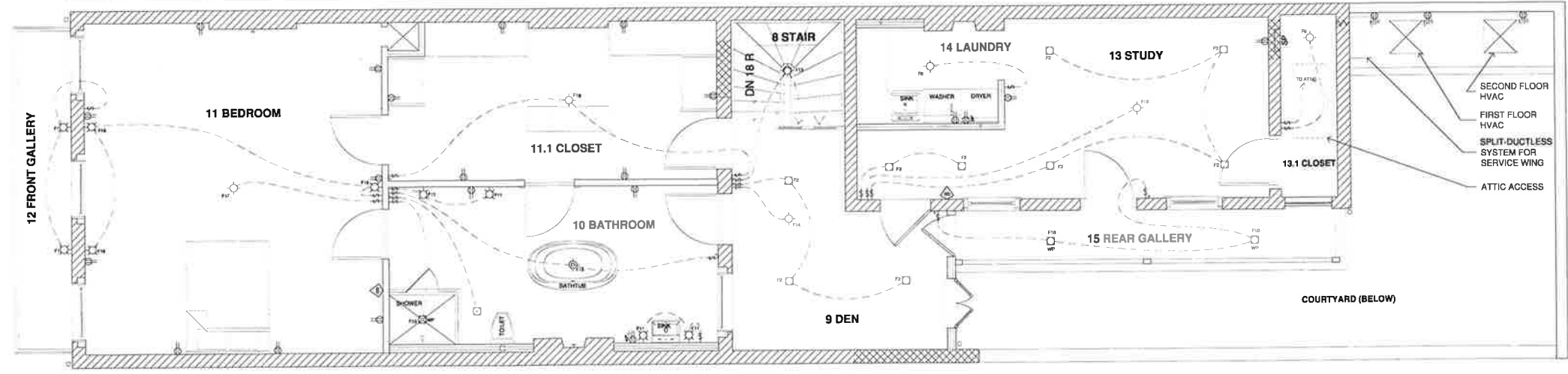
PLUMBING FIXTURE SCHEDULE					
ROOM	FIXTURE	QTY.	NOTES	MODEL	
1 ENTRY	N/A	N/A	N/A	N/A	N/A
2 LIVING	N/A	N/A	N/A	N/A	N/A
3 KITCHEN	SINK BASIN	1			
3 KITCHEN	SINK FAUCET	1			
3 KITCHEN	STOVE	1			
3 KITCHEN	REFRIGERATOR	1			
3 KITCHEN	FIREPLACE	1			
3 KITCHEN	POT-FILLER	1			
3.1 PANTRY	WATER FILTER	1			
4 HALL	SINK BASIN	1			
4 HALL	SINK FAUCET	1			
4 HALL	ICE MAKER	1			
4 HALL	WINE COOLER	1			
5 BATHROOM	SINK BASIN	1			
5 BATHROOM	SINK FAUCET	1			
5 BATHROOM	TOILET	1	WALL-MOUNTED TANKLESS		
5 BATHROOM	FREE-STANDING SHOWER COLUMN W/ INTEGRATED VALVES	1			
6 BATHROOM	SHOWER DRAIN	1			
6 BEDROOM	MINI-SPLIT	1			
6.1 CLOSET	N/A	N/A	N/A	N/A	N/A
7 COURTYARD	DRAIN CATCH BASIN	3	12" x 12"		
7 COURTYARD	WALL GRATE DRAIN	3			
7.1 SHED	N/A	N/A	N/A	N/A	N/A
8 STAIR	N/A	N/A	N/A	N/A	N/A
8.1 CLOSET	N/A	N/A	N/A	N/A	N/A
9 DEN	N/A	N/A	N/A	N/A	N/A
10 BATHROOM	SINK BASIN	1			
10 BATHROOM	SINK FAUCET	1			
10 BATHROOM	TOILET	1	WALL-MOUNTED TANKLESS		
10 BATHROOM	SHOWER HEAD	1			
10 BATHROOM	SHOWER VALVE	1			
10 BATHROOM	SHOWER DRAIN	1			
10 BATHROOM	BATH TUB	1			
10 BATHROOM	BATH TUB FAUCET	1			
11 BEDROOM	N/A	N/A	N/A	N/A	N/A
11.1 CLOSET	N/A	N/A	N/A	N/A	N/A
12 FRONT GALLERY	N/A	N/A	N/A	N/A	N/A
13 STUDY	N/A	N/A	N/A	N/A	N/A
13.1 CLOSET	N/A	N/A	N/A	N/A	N/A
14 LAUNDRY	SINK BASIN	1			
14 LAUNDRY	SINK FAUCET	1			
14 LAUNDRY	WASHING MACHINE	1			
14 LAUNDRY	DRYER	1			
15 REAR GALLERY	N/A	N/A	N/A	N/A	N/A

ELECTRICAL FIXTURE SCHEDULE					
MARK	ROOM	QTY.	DESCRIPTION	NOTE	MODEL
F1	1 ENTRY	2	EXTERIOR WALL SCNCE	WATERPROOF	
F2	1 ENTRY	2	RECESSED DOWNLIGHT		
F3	1 ENTRY	1	HANGING LIGHT		
F2	2 LIVING	4	RECESSED DOWNLIGHT		
F3	2 LIVING	1	HANGING LIGHT		
F2	3 KITCHEN	4	RECESSED DOWNLIGHT		
F4	3 KITCHEN	2	HANGING LIGHT		
F5	3 KITCHEN	1	HANGING LIGHT		
F6	3.1 PANTRY	3	CEILING MOUNTED LIGHT		
F2	4 HALL	5	RECESSED DOWNLIGHT		
F8	5 BATHROOM	1	HANGING LIGHT		
F9	5 BATHROOM	1	CEILING MOUNTED LIGHT	WATERPROOF	
F10	5 BATHROOM	2	RECESSED DOWNLIGHT	WATERPROOF	
F11	5 BATHROOM	2	WALL SCNCE		
V	5 BATHROOM	1	CEILING MOUNTED VENT	VENT TO EXTERIOR	
F2	6 BEDROOM	4	RECESSED DOWNLIGHT		
F11	6 BEDROOM	2	WALL SCNCE		
F12	6 BEDROOM	1	CEILING MOUNTED LIGHT		
F6	6.1 CLOSET	2	CEILING MOUNTED LIGHT		
F1	7 COURTYARD	1	EXTERIOR WALL SCNCE	WATERPROOF	
F7	7 COURTYARD	2	SURFACE MOUNTED LIGHT	WATERPROOF	
F6	7.1 SHED	2	CEILING MOUNTED LIGHT		
F13	8 STAIR	1	HANGING LIGHT		
F6	8.1 CLOSET	1	CEILING MOUNTED LIGHT		
F2	9 DEN	3	RECESSED DOWNLIGHT		
F14	9 DEN	1	HANGING LIGHT		
F10	10 BATHROOM	1	RECESSED DOWNLIGHT	WATERPROOF	
F11	10 BATHROOM	4	WALL SCNCE	HEIGHT TBD	
F15	10 BATHROOM	1	HANGING LIGHT		
V	10 BATHROOM	1	CEILING MOUNTED VENT	VENT TO EXTERIOR	
F16	11 BEDROOM	3	WALL SCNCE		
F17	11 BEDROOM	1	HANGING LIGHT		
N/A	11.1 CLOSET	N/A	INTEGRATED CLOSET LIGHTING		
F18	11.1 CLOSET	1	HANGING LIGHT		
F1	12 FRONT GALLERY	2	EXTERIOR WALL SCNCE	WATERPROOF	
F2	13 STUDY	8	RECESSED DOWNLIGHT		
F19	13 STUDY	1	CEILING MOUNTED LIGHT		
F6	13.1 CLOSET	1	CEILING MOUNTED LIGHT		
F6	14 LAUNDRY	1	CEILING MOUNTED LIGHT		
F10	15 REAR GALLERY	2	RECESSED DOWNLIGHT	WATERPROOF	

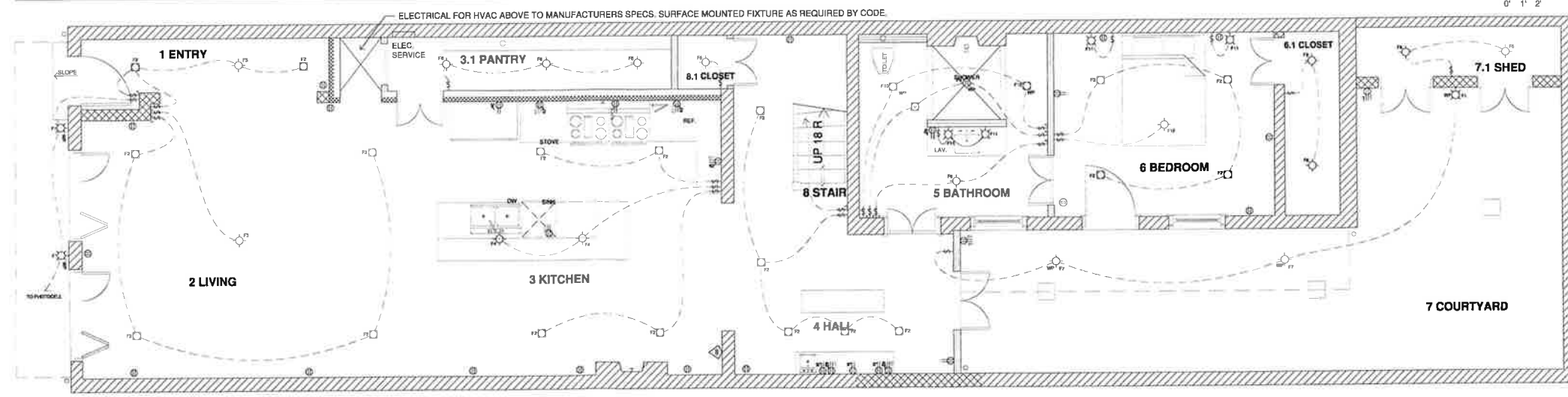
NOT FOR CONSTRUCTION



4. SHED & HVAC PLATFORM SECTION



1. PROPOSED SECOND FLOOR ELECTRICAL PLAN



2. PROPOSED FIRST FLOOR ELECTRICAL PLAN

**ELECTRICAL LEGEND**

- SINGLE POLE LIGHT SWITCH
- THREE-WAY LIGHT SWITCH
- DIMMER SWITCH, MAY BE IN ADDITION TO OTHER DESIGNATIONS
- 110 VOLT RECEPTACLE LOCATED 18" ABOVE FLOOR UNLESS NOTED OTHERWISE
- 110 VOLT RECEPTACLE LOCATED IN FLOOR
- GROUND FAULT INTERRUPT LOCATED "X" INCHES ABOVE FLOOR
- 220 VOLT RECEPTACLE LOCATED "X" INCHES ABOVE FLOOR
- FLOODLIGHT SINGLE HEAD
- FLOODLIGHT DOUBLE HEAD
- SURFACE MOUNT WALL LIGHT LOCATED "X" INCHES ABOVE FLOOR
- RECESSED DOWNLIGHT
- SURFACE MOUNT CEILING LIGHT
- 2' FLUORESCENT LIGHT
- LED STRIP LIGHT
- VENT (VENT TO EXTERIOR)
- TELEVISION CABLE CONNECTOR LOCATED "X" INCHES ABOVE FLOOR
- TELEPHONE
- SMOKE DETECTOR; 110 WATT CONNECTION
- CARBON MONOXIDE DETECTOR
- EP ELECTRICAL PANEL
- SP ELECTRICAL SUB-PANEL

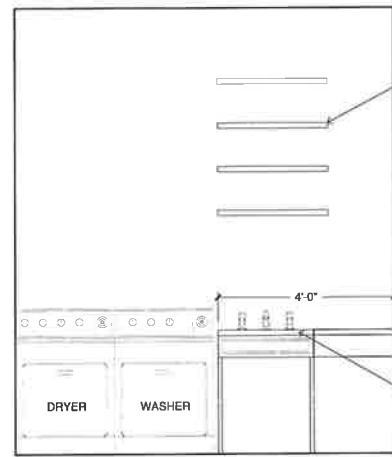
**GENERAL ELECTRICAL NOTES**  
 SMOKE DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH IBC 2012 RESIDENTIAL AND CONNECTED TO 110 VOLT HOUSE CIRCUIT.  
 NOTE: "WP" = WATER PROOF  
 CONDUIT ON ALL EXPOSED BRICK MASONRY WALLS

RICK FIFIELD, ARCHITECT  
 600 ST. ROCH AVENUE  
 NEW ORLEANS LA, 70117  
 RICK.FIFIELD@GMAIL.COM  
 TEL: (504) 319.3221

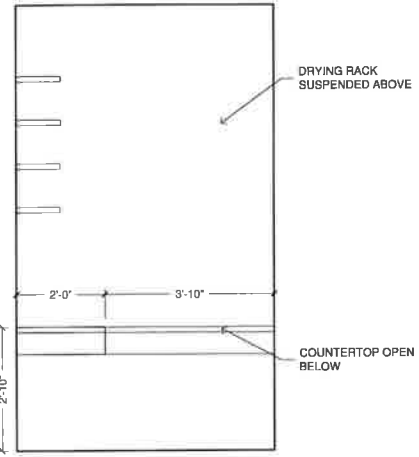
RENOVATION OF  
 1132 TCHOUPITOUS ST.  
 NEW ORLEANS, LA 70130

DATE: 11/02/15  
 REVISED:  
 FILE: 1132 Tchoupitoulas St 4B.dwg

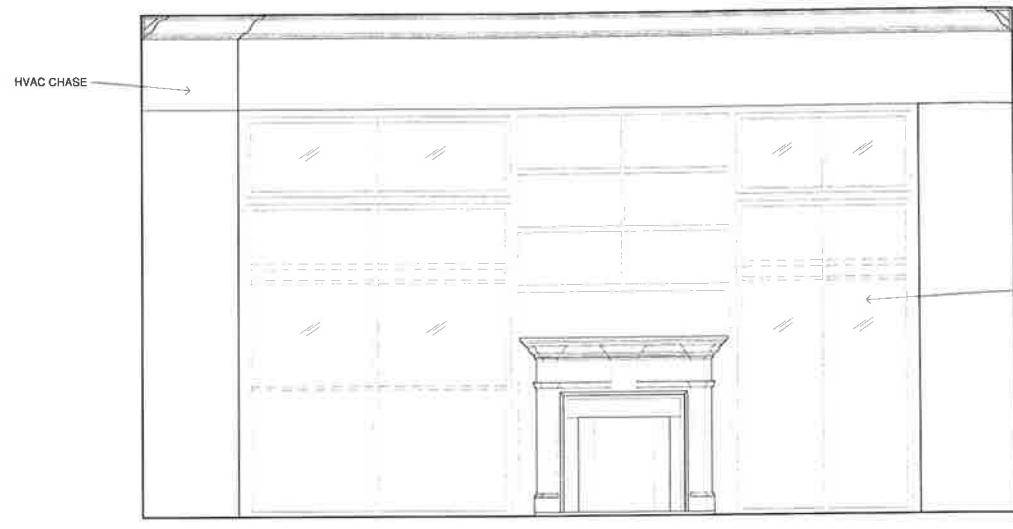
SHEET 5 OF 6  
**A-5**



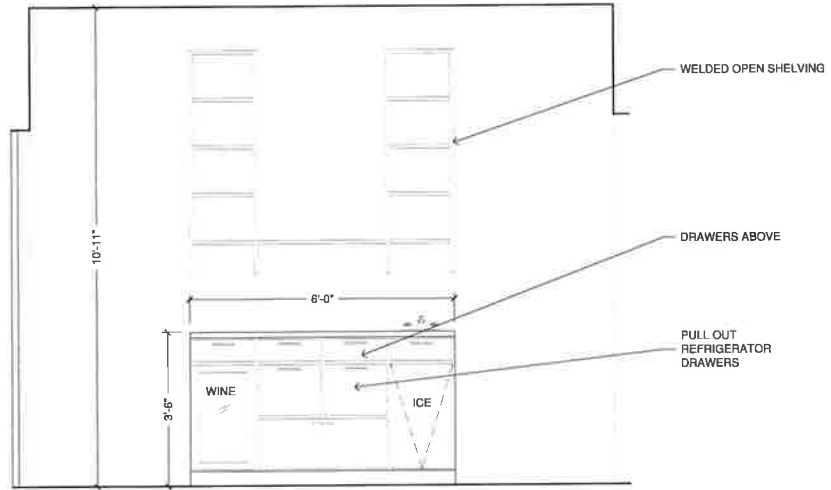
1. LAUNDRY ROOM ELEVATION  
0 3' 6" 1'



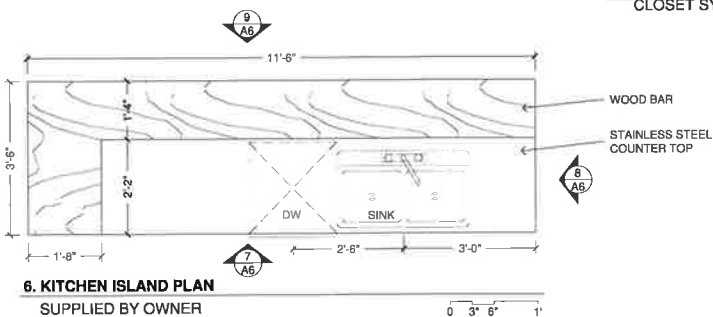
2. LAUNDRY ROOM ELEVATION  
0 3' 6" 1'



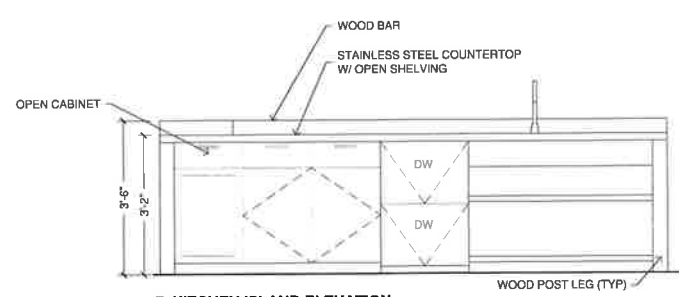
10. CLOSET ELEVATION  
CLOSET SYSTEM SUPPLIED BY OWNER  
0 3' 6" 1'



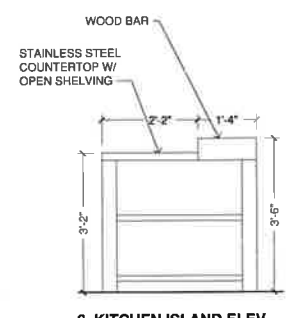
3. HALL ELEVATION  
0 3' 6" 1'



6. KITCHEN ISLAND PLAN  
SUPPLIED BY OWNER  
0 3' 6" 1'

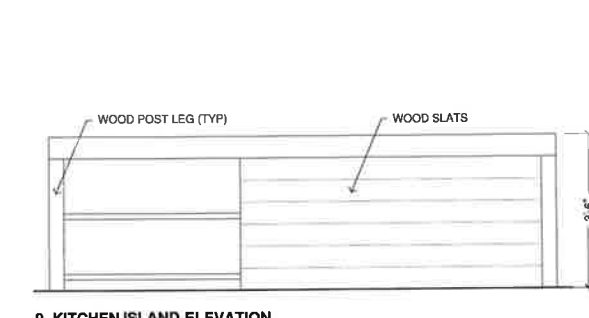


7. KITCHEN ISLAND ELEVATION  
0 3' 6" 1'

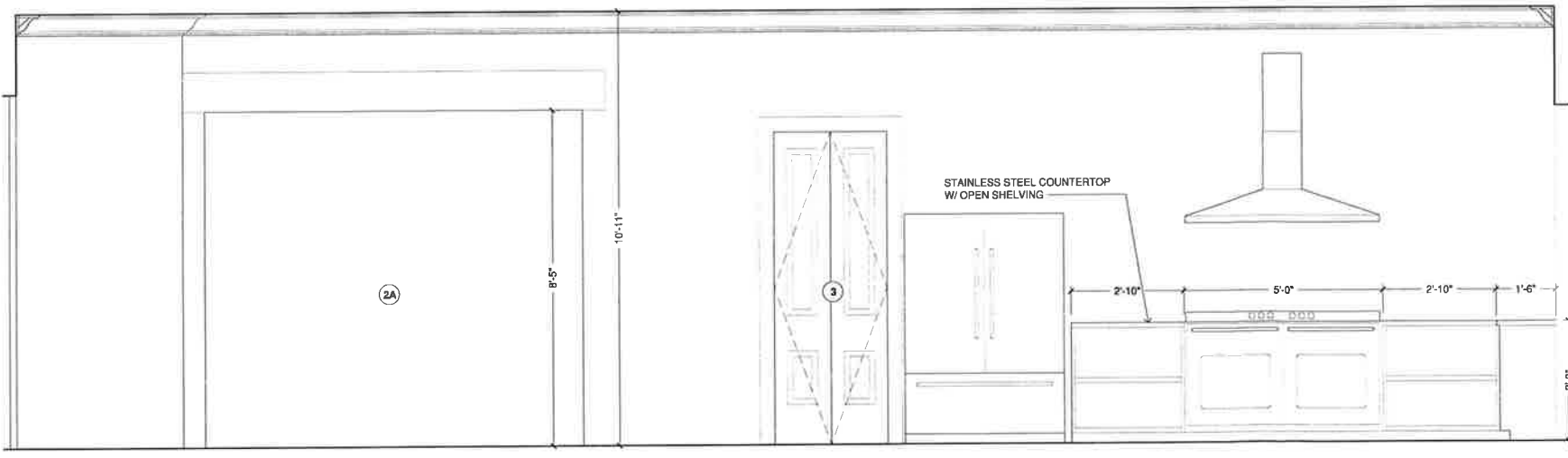


8. KITCHEN ISLAND ELEVATION  
0 3' 6" 1'

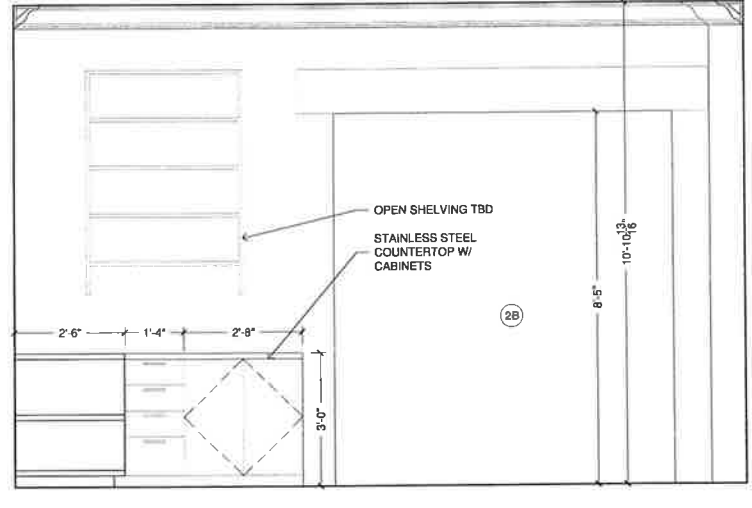
NOT FOR CONSTRUCTION



9. KITCHEN ISLAND ELEVATION  
0 3' 6" 1'



4. KITCHEN ELEVATION  
0 3' 6" 1'



5. KITCHEN ELEVATION  
0 3' 6" 1'

RICK FIFIELD, ARCHITECT  
600 ST. ROCH AVENUE  
NEW ORLEANS LA, 70117  
RICK.FIFIELD@GMAIL.COM  
TEL (504) 319.3221

RENOVATION OF  
1132 TCHOUPITOULAS ST.  
NEW ORLEANS, LA 70130

DATE: 11/02/15  
REVISED:  
FILE: 1132 Tchoupitoulas St\_4B.dwg

GENERAL STRUCTURAL NOTES

I. GENERAL

- A. The contractor shall be responsible for all final dimensions and fit-up of the structure, including verifying all existing conditions and dimensions before commencing work.
- B. The contractor shall verify the location of all existing utilities before commencing any work. Any interference shall be brought to the attention of the structural engineer.
- C. The contractor shall be responsible for the design, placement, maintenance, etc. of any and all shoring, bracing, tie backs, etc. needed to support any part of the new or existing construction during the entire construction process to ensure the safety and integrity of the structure until the necessary permanent elements are in place.
- D. See architectural and electrical drawings for exact location of all depressions, slopes, openings, penetrations, etc. Penetrations not shown on the structural drawings shall be brought to the attention of the structural engineer.
- E. Dimensions - Use written dimensions only. Verify all dimensions at job site before commencing work and report any discrepancies. Where no dimensions are provided obtain clarification prior to proceeding with work.
- F. Omissions & Conflicts - Omissions or conflicts between various elements of the construction documents should be brought to the attention of the design team. If certain features are not fully delineated in the construction documents, their construction shall be of the same character as for similar conditions that are delineated.
- G. Existing Conditions - The Contractor shall verify the existing conditions and dimensions in the field. The Contractor shall report any discrepancies between the drawings and the actual existing conditions and dimensions to the Engineer.

II. DESIGN BASIS

A. Applicable Codes and Standards  
International Residential Code 2009  
ASCE 7-2005

B. Design Loads

Roof & Attic	
Live Load	20 psf
Dead Load	10 psf
1st & 2nd Floor	
Live Load	40 psf
Wind Load	

The criteria is based on ASCE 7-2005 Minimum Design Loads for Buildings and Other Structures:  
Basic Wind Velocity 130 mph  
Importance Factor 1.0  
Exposure B  
For Main Wind Force Resisting System - Enclosed Building, Method 1, Simplified Procedure  
For Components and Cladding - Partially Enclosed Building, Method 2, Analytical Procedure

III. MATERIALS

A. EARTHWORK

Place footings on undisturbed soil. Notify the Engineer if "soft spots", underground obstructions, or any unusual condition is encountered during stripping, excavation or filling. Soil bearing capacity is 1000 psf.

B. CONCRETE

All concrete work shall conform to ACI 301 Specification for Structural Concrete for Buildings and meet the following requirements:

**Concrete** - Type I cement ASTM C 150, normal weight aggregates ASTM C 33, 3000 psi at 28 days, 5" slump. All concrete shall be normal weight (approximately 150 lbs. per cubic ft.)

Place .006 inch Visqueen membrane beneath all interior slabs and beams on grade. Lap 12" to accommodate concrete pouring direction.

**Reinforcing Steel** - ASTM A615 grade 60, welded wire fabric ASTM A185.

**Reinforcing Steel Details** - Except as noted otherwise where continuous reinforcing is specified, provide a 90 degree hook on all top reinforcement in all beams at discontinuous ends. Install corner bars in the outside face of edge beams at every corner one top and one bottom. Bar shall be the same size as the largest beam bar.

Lap bars as indicated below:

Lap Splices - ACI 318

#3 1'3"

#4 1'8"

#5 2'2"

Welded wire fabric - one spacing plus 2".

Provide the following cover for reinforcing for the main house:

Footings 3" sides and bottom.

Grade Beams 3" bottom and sides, 2" top.

When existing concrete at the first floor level is removed to install new utilities, etc., the contractor shall notify the structural engineer of the location and extent of any such removal prior to performing the work. Where possible, existing reinforcement shall not be cut, bent, or damaged. Whenever reinforcement is cut, damaged or bent, it shall be brought to the attention of the structural engineer and repaired or replaced as directed.

C. CONCRETE MASONRY UNITS

All masonry has been designed in accordance with ACI 530. All filled vertical cells or cavities in masonry units shall be filled continuously with coarse grout in accordance with ACI 530-95 and ASTM C476. No voids, honeycombs, or gaps will be allowed.

D. LIGHT GAUGE METAL FRAMING ACCESSORIES

Joist and beam hangers, hurricane clips, and other ties, anchors, or connectors shall be as manufactured by Simpson Strong-Tie Co., Inc. and shall be attached with nails of the size and type recommended by the manufacturer. Roofing nails may not be used. All hangers, clips, connectors, anchors, ties, etc. shall be galvanized or stainless steel. All such units that will be exposed to weather, in contact with earth or water, or below the first floor level shall be stainless or meet G-185 rating.

E. WOOD FRAMING

All wood framing fabrication and erection shall conform to the National Design Specification for Wood Construction by the NFPA, the Plywood Design Specification by the APA and meet the requirements below. Unless noted otherwise, all wood connections shall be in accordance with the fastening schedule of the International Residential Code.

All lumber or plywood in contact with masonry or exposed to earth or weather shall be pressure treated with CCA or MCQ to a minimum retention of 0.40 LBS/CU. FT. in accordance with AWPA. ACQ treatment is not allowed without written approval of the structural engineer. All treated wood members shall be connected or fastened with galvanized nails, screws, or bolts. The coating must be hot-dipped to an equivalent of G-90 rating or greater.

**Framing Lumber** - Southern Yellow Pine grade marked and kiln dried, S4S, No. 2, maximum moisture content 19%. All member piece ends, joints, or splices shall be over supports unless noted otherwise.

Unless noted otherwise multiple pieces of lumber used to form beam or header members shall be attached together with 4 rows of 16d nails spaced at 16" for pieces up to 12" deep, 5 rows of 16d nails for pieces 14" and 16" deep and 6 rows of 16d nails spaced at 16" for pieces 18" deep.

Openings

All openings in exterior wood-framed walls shall have the following minimum number of studs at each jamb:

- Openings less than 4'-0" .....2 Studs
- Openings 4'-0" to 6'-0" .....3 Studs
- Openings 6'-0" to 10'-0" .....4 Studs
- Openings larger than 10'-0" .....See Plan or consult Struct. Eng.

Unless shown otherwise all openings in wall shall have headers consisting of a minimum of two 2x12s.

**Floor Framing** - Provide bridging for dimensioned lumber floor joists at 8'-0" o.c. max.

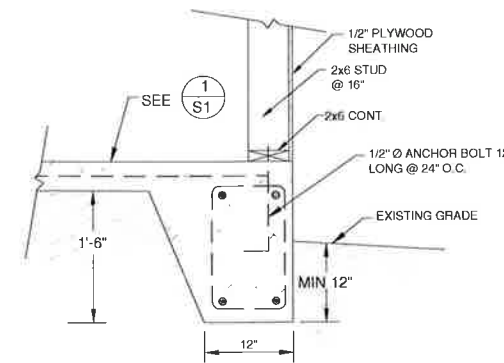
**Plywood Flooring** - APA rated 48/24, 3/4" thick. Nail with 12d nails spaced at 6" o.c. at panel ends and 12" o.c. at intermediate supports.

**Plywood Roofing** - APA rated 32/16, 5/8" thick. Nail with 10d nails spaced at 6" o.c. at panel edges and 12" o.c. at intermediate supports.

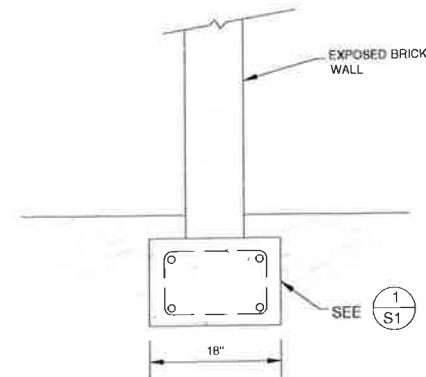
**Plywood Wall Sheathing** - Provide 1/2" plywood on all the exterior walls to brace the structure for wind loads. Unless shown otherwise all plywood sheathing shall be fastened with 8d ring shank nails (.131" min. diameter) or #10 screws (.19" nominal diameter) spaced at 6" o.c. maximum along supporting members on the interior or each sheet and spaced at 4" o.c. maximum along supporting members at the edges of each sheet. The use of staples will not be allowed. All plywood wall sheathing shall have solid blocking at all horizontal joints. Vertical joints of plywood roof sheathing shall be staggered every four feet or less.

MISCELLANEOUS

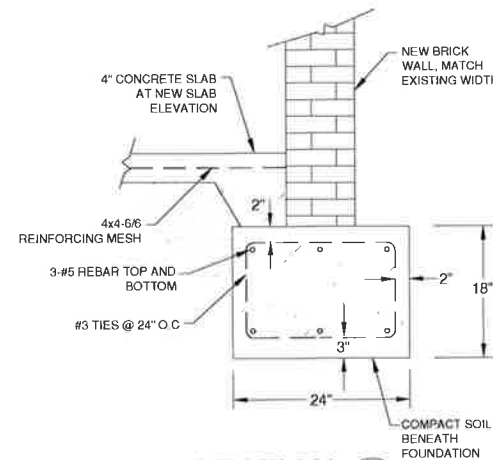
1. Structural drawings are intended to be used with architectural and mechanical drawings. Contractor is responsible for coordinating such requirements into their shop drawings and work.
2. No change in size or dimension of structural members shall be made without the written approval of the professional of record.
3. The contractor is responsible for limiting the amount of construction load imposed upon structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are imposed.
4. The structure is designed to function as a unit upon completion. The contractor is responsible for furnishing all temporary bracing and/or support that may be required as the result of the contractor's construction methods and/or sequences.
5. Do not scale these drawings, use dimensions.
6. The contractor shall inform the professional of record in writing of any deviation from the contract documents. The contractor shall not be relieved of the responsibility of such deviation by the professional of record review of shop drawings, product data, etc., unless the contractor has specifically informed the professional of record of such deviation at the time of submission, and the professional of record has given written approval to the specific deviation.



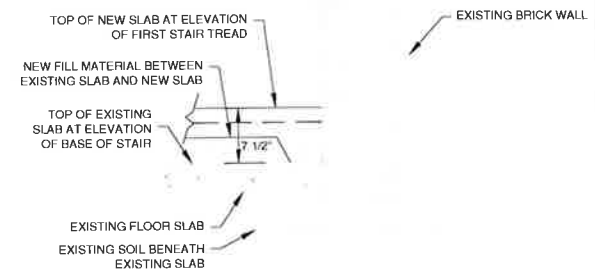
SECTION 3  
1" = 1'-0" S1



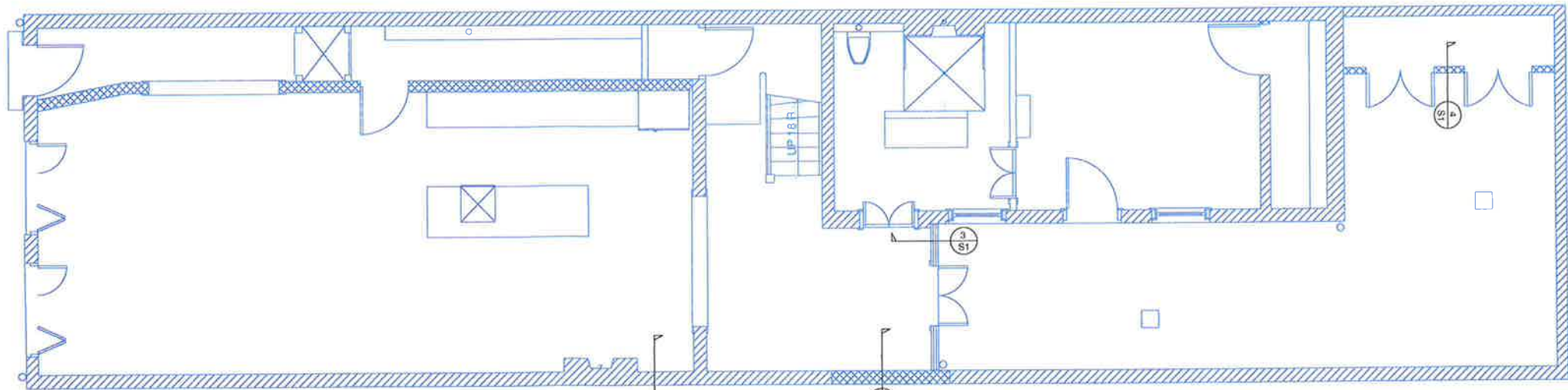
SECTION 4  
1" = 1'-0" S1



SECTION 1  
1" = 1'-0" S1



SECTION 2  
1" = 1'-0" S1



FOUNDATION PLAN

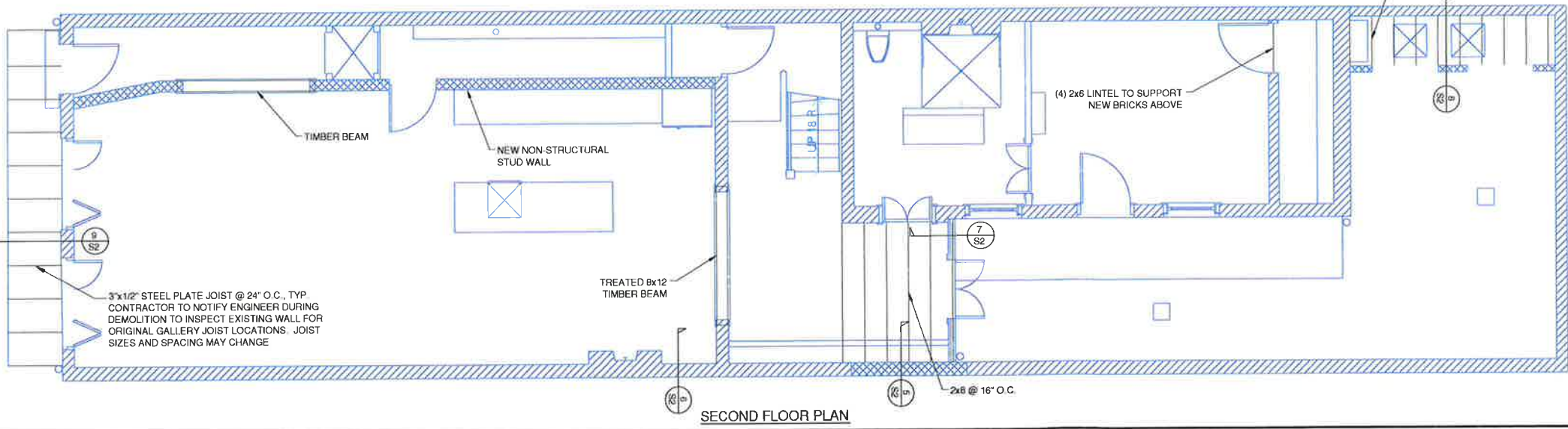
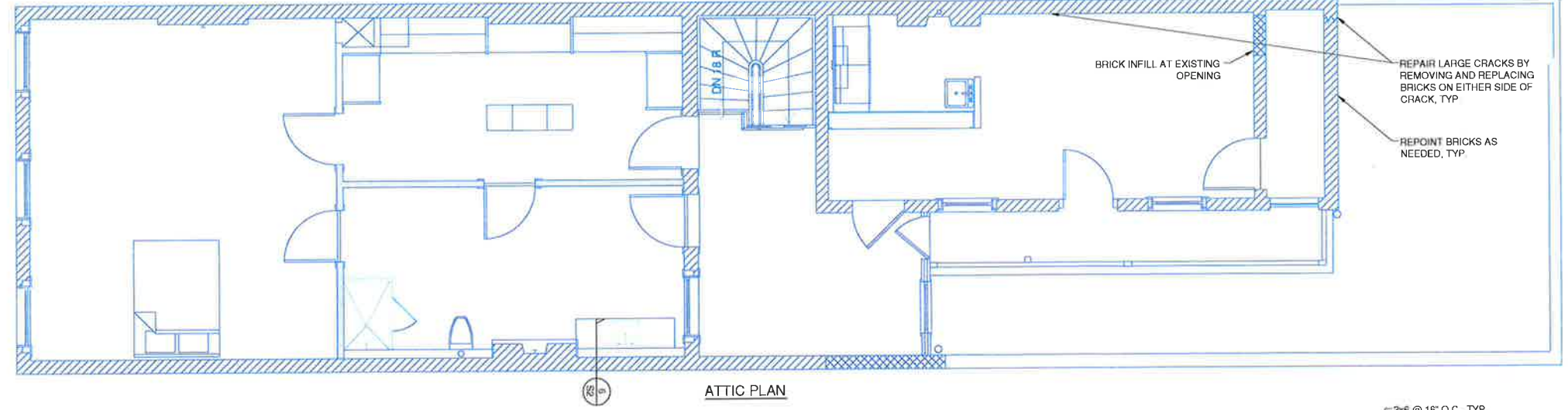
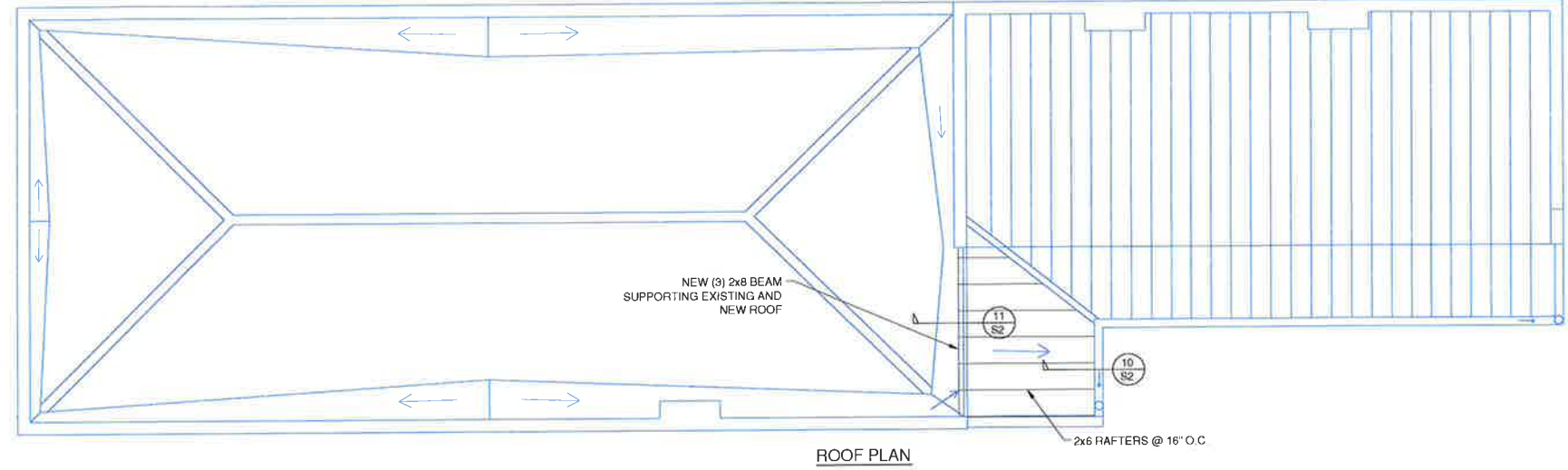
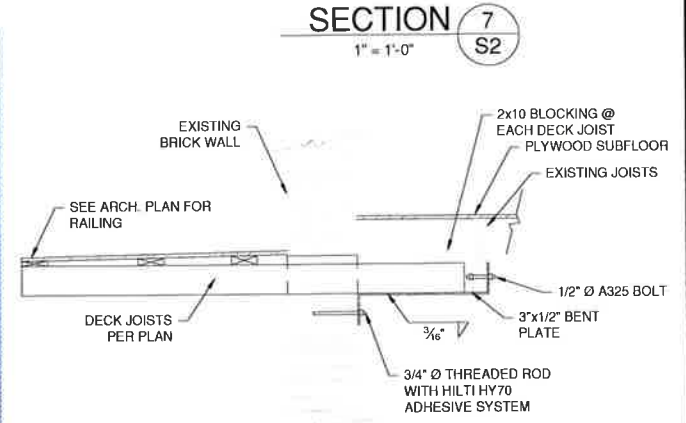
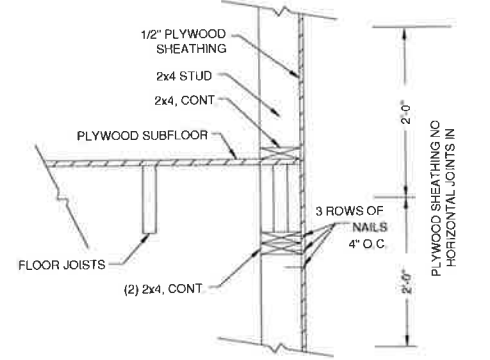
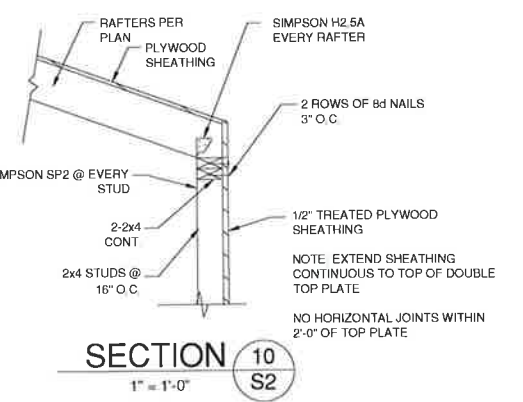
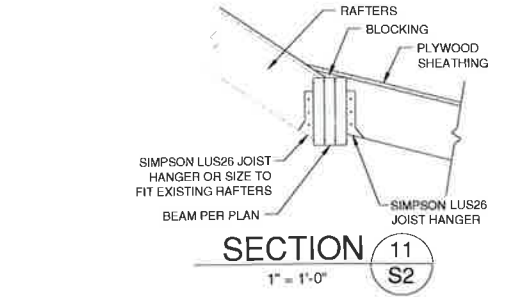
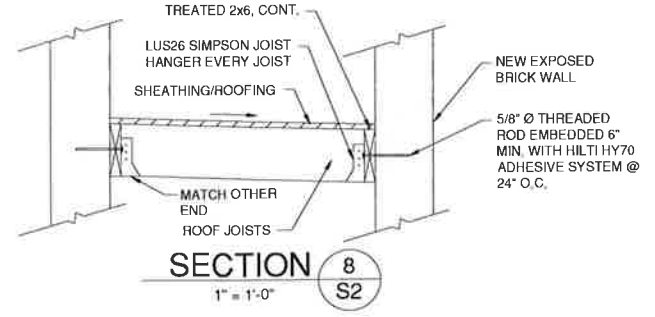
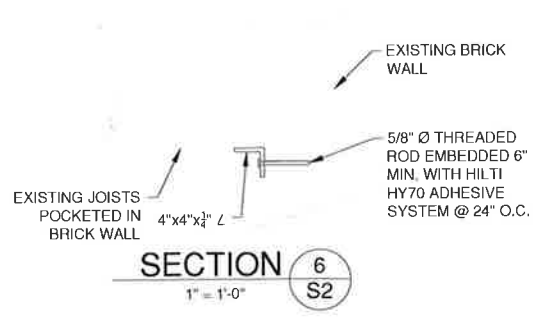
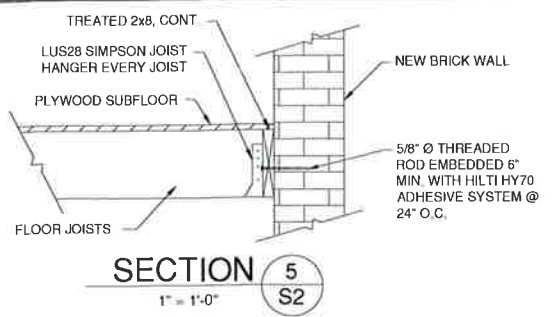
NEW BRICK WALL WITH NEW FOUNDATION

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20
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RENOVATION TO 1132 TCHOUPITOU LAS STREET  
NEW ORLEANS, LA  
GENERAL NOTES

JMS  
JMS  
TLK  
10/29/2015  
N.T.S.





PRELIMINARY

SECTION 9  
1" = 1'-0"  
S2

RENOVATION TO 1132 TCHOUPITOULAS STREET  
NEW ORLEANS, LA  
FRAMING PLANS

JMS  
JMS  
TLK  
10/29/2015  
N.T.S.



SHEET  
S2