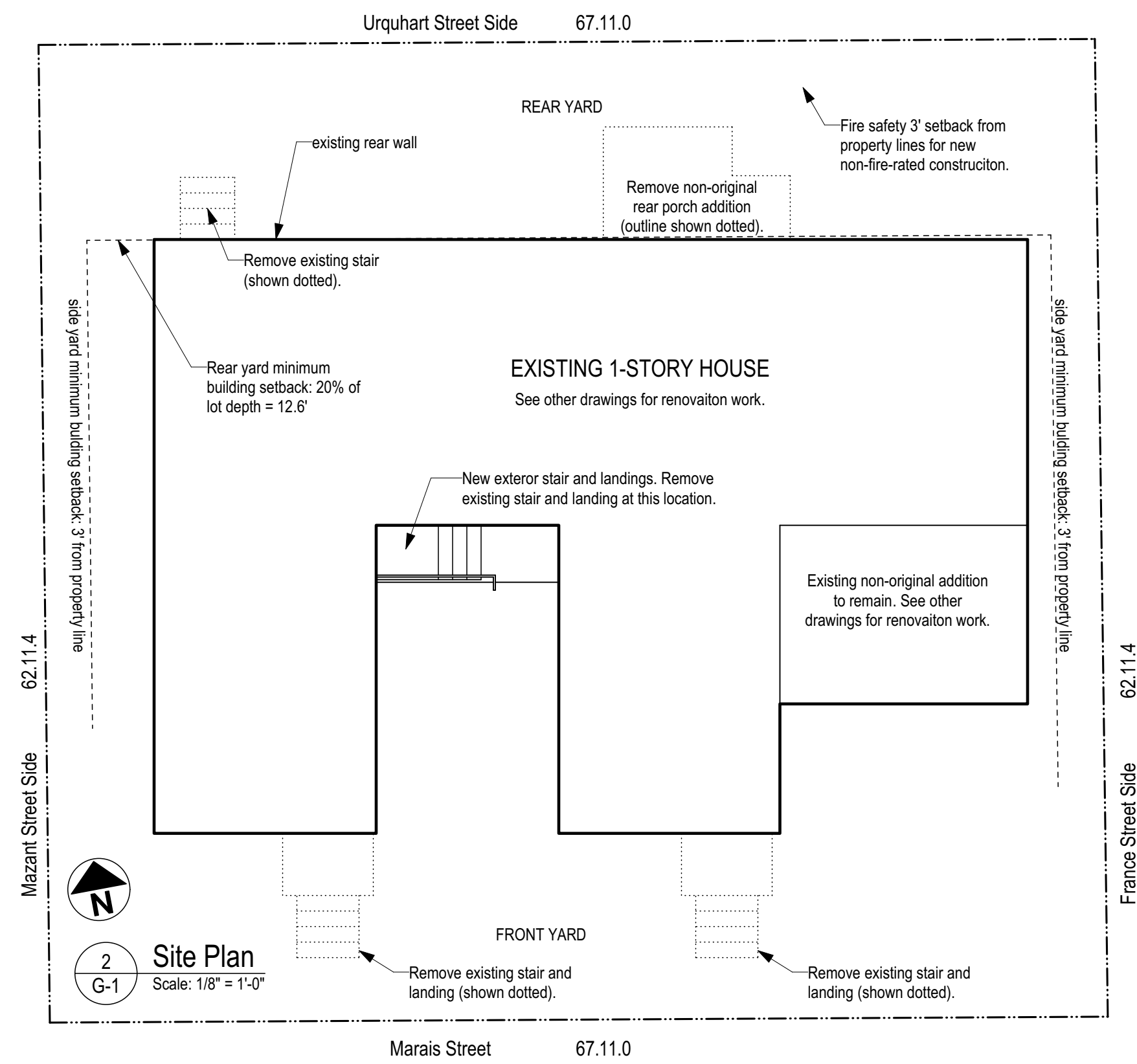




1
G-1 Photo of Existing House: View from Marais Street.
Scale: 1/8" = 1'-0"



2
G-1 Site Plan
Scale: 1/8" = 1'-0"

Construction Pricing Notes	Abbreviations	Abbreviations	Abbreviations
(reserved for Itemized Allowances, Etc.)	<p>Abv. ABOVE</p> <p>A/C AIR CONDITIONING</p> <p>ADA AMERICANS WITH DISABILITIES ACT</p> <p>AFF ABOVE FINISHED FLOOR</p> <p>AHU AIR HANDLING UNIT</p> <p>Alum. ALUMINUM</p> <p>Approx. APPROXIMATE (LY)</p> <p>Apt. APARTMENT</p> <p>Arch. ARCHITECT (URAL)</p> <p>ASF ABOVE SUB-FLOOR</p> <p>A.T. ALUMINUM THRESHOLD</p> <p>AVA AUDIO/VISUAL ACCESSIBLE</p> <p>Bd. BOARD</p> <p>BdFt BOARD FEET (OR BOARD FOOT)</p> <p>BFE BASE FLOOD ELEVATION</p> <p>Bldg. BUILDING</p> <p>Blk. BLOCK (ING)</p> <p>Bm. BEAM</p> <p>Btm. BOTTOM</p> <p>Btwn. BETWEEN</p> <p>Cab. CABINET</p> <p>Cem. CEMENT</p> <p>CJ CONTROL JOINT</p> <p>CL CENTERLINE</p> <p>Clg. CEILING</p> <p>CMU CONCRETE MASONRY UNIT</p> <p>Col. COLUMN</p> <p>Conc. CONCRETE</p> <p>Cont. CONTINUOUS</p> <p>Cu Yds CUBIC YARDS</p> <p>D DRYER</p> <p>Dbl. DOUBLE</p> <p>Demo. DEMOLISH, DEMOLITION</p> <p>Diag. DIAGONAL</p> <p>Dim. DIMENSION</p> <p>DN DOWN</p> <p>Dr. DOOR</p> <p>DS DOWNSPOUT</p> <p>Dtl. DETAIL</p> <p>DW DISHWASHER</p> <p>DWG DRAWING</p> <p>E ELECTRICAL DRAWINGS AND SPECIFICATIONS</p> <p>EIFS EXTERIOR INSULATING FINISH SYSTEM</p> <p>EJ EXPANSION JOINT</p> <p>Elec. ELECTRIC(AL)</p> <p>Elev. ELEVATION</p> <p>EQ. EQUAL</p> <p>Exist. EXISTING</p> <p>Ext. EXTERIOR</p> <p>FE FIRE EXTINGUISHER</p> <p>FJ FINGER-JOINED PINE OR FIR</p> <p>Ft. FOOT (FEET)</p> <p>Galv. GALVANIZED</p> <p>GE- GENERAL NOTE FOR EXTERIOR WORK</p>	<p>GFI GROUND FAULT CIRCUIT INTERRUPTER</p> <p>GFCI GROUND FAULT CIRCUIT INTERRUPTER</p> <p>GI- GENERAL NOTE FOR INTERIOR WORK</p> <p>Gyp. GYPSUM</p> <p>HB HOSE BIB</p> <p>HC HOLLOW CORE</p> <p>HdLC HISTORIC DISTRICT LANDMARKS COMMISSION</p> <p>Ht. HEIGHT</p> <p>HVAC HEATING/VENTILATING/AIR CONDITIONING</p> <p>IBC INTERNATIONAL BUILDING CODE, 2006 EDITION</p> <p>ID INNER DIAMETER</p> <p>IFB INVITATION FOR BIDS</p> <p>In. INCHES</p> <p>insul. INSULATION, INSULATING</p> <p>Int. INTERIOR</p> <p>IBC INTERNATIONAL BUILDING CODE</p> <p>IRC INTERNATIONAL RESIDENTIAL CODE</p> <p>J-BOX JUNCTION BOX</p> <p>Lav. LAVATORY</p> <p>Lb. POUND (S)</p> <p>LEED LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN</p> <p>M MECHANICAL DRAWINGS AND SPECIFICATIONS</p> <p>Max. MAXIMUM</p> <p>MECH MECHANICAL</p> <p>MEP MECHANICAL/ELECTRICAL/PLUMBING</p> <p>MH MOUNTING HEIGHT</p> <p>Min. MINIMUM</p> <p>Misc. MISCELLANEOUS</p> <p>MO MASONRY OPENING</p> <p>MPE MECHANICAL/PLUMBING/ELECTRICAL</p> <p>MR MOISTURE RESISTANT</p> <p>M.T. MARBLE THRESHOLD</p> <p>Mtl. METAL</p> <p>NIC NOT IN CONTRACT</p> <p>NFPA NFPA CODES, 2006 EDITIONS</p> <p>NTS NOT TO SCALE</p> <p>OC ON CENTER (S)</p> <p>OD OUTER DIAMETER</p> <p>P PLUMBING DRAWINGS AND SPECIFICATIONS</p> <p>Plywd. PLYWOOD</p> <p>PSI POUNDS PER SQUARE INCH</p> <p>PT PRESERVATIVE TREATED</p> <p>Ptd. PAINTED</p> <p>PVC POLYVINYL CHLORIDE</p> <p>R/A RETURN AIR</p> <p>Ref. REFRIGERATOR</p> <p>Rehab. REHABILITATION</p> <p>REHAB REHABILITATION</p> <p>Reqd. REQUIRED</p> <p>RH ROUGH HEAD (ROUGH HEADER)</p> <p>RJ ROUGH JAMB</p> <p>RM ROOM</p> <p>RO ROUGH OPENING</p>	<p>SBO SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR</p> <p>SBC SUPPLIED BY CONTRACTOR per schedule, INSTALLED BY CONTRACTOR</p> <p>Sec. SECTION</p> <p>SEER SEASONAL ENERGY EFFICIENCY RATIO</p> <p>Sht. SHEET</p> <p>Sim. SIMILAR</p> <p>Sl. SLOPE</p> <p>SC SOLID CORE</p> <p>Spec. SPECIFICATION, SPECIFIED</p> <p>Sq. SQUARE</p> <p>SS STAINLESS STEEL</p> <p>Std. STANDARD</p> <p>Stl. STEEL</p> <p>SV FISCHER SENIOR VILLAGE SERVICE</p> <p>TBD TO BE DETERMINED</p> <p>TeL. TELEPHONE</p> <p>T&G TONGUE AND GROOVE</p> <p>Thk. THICK (NESS)</p> <p>TV TELEVISION</p> <p>Typ. TYPICAL</p> <p>VCT VINYL COMPOSITION TILE</p> <p>Vert. VERTICAL</p> <p>VIF VERIFY IN FIELD</p> <p>W WASHING MACHINE</p> <p>WA WHEELCHAIR ACCESSIBLE</p> <p>W/ WITH</p> <p>Wd. WOOD</p> <p>Wdw. WINDOW</p> <p>WH WATER HEATER</p> <p>W/O WITHOUT</p> <p>WP WATERPROOF</p> <p>WWM WELDED WIRE MESH (AKA: WELDED WIRE FABRIC)</p> <p>Yr. YEAR (S)</p>

Painting Notes
<p>1. See General Note #14 on Sheet T1 regarding lead-based paint.</p> <p>2. All paint and primer products shall be Benjamin Moore or Sherwin Williams unless otherwise permitted in writing by the Architect. Specific products shall be selected and used according to the product labels for specific substrates.</p> <p>3. All interior paint products shall be labeled by the manufacturer as "low VOC", "no VOC", or "zero VOC" products.</p> <p>4. Paint all exposed interior wood (including engineered wood) and gypsum surfaces at walls, ceilings, doors, and windows, unless noted otherwise. 2 finish coats, minimum.</p> <p>5. Paint all exposed exterior wood (including engineered wood), fiber cement, and PVC surfaces unless noted otherwise. 2 finish coats, minimum.</p> <p>6. Paint all exposed ferrous metal surfaces unless noted otherwise. Remove all rust prior to painting. 2 finish coats, minimum.</p> <p>7. Paint colors and sheens shall be selected by the Architect from manufacturer's standard color offerings or Architect will provide color samples to match.</p>

Insulation Notes
<p>1. ATTIC: Insulation is existing. Inspect attic and provide a Change Order cost proposal for any recommended attic insulation improvements.</p> <p>2. EXTERIOR WALLS: Insulation is presumed to be existing. Report any observations of uninsulated exterior wall cavities to the Architect.</p> <p>3. INTERIOR WALLS: Provide unfaced mineral wool insulation at all new interior walls (for sound isolation), thickness as required to fill wall cavities.</p> <p>4. FLOOR: Spray foam insulation is existing under the floor. Patch insulation at areas of new work with new closed-cell spray foam insulation, R-9 minimum.</p> <p>5. Insulate water supply pipes, air ducts, refrigerant lines, and other MEP items as required to meet or exceed applicable Code requirements.</p>

Roofing Notes
<p>1. Re-roof pitched roof. Remove existing asphalt shingles and underlayment. Provide new self-adhering underlayment; GAF Storm Guard or as otherwise approved by the Architect. Provide new 30-year fiberglass-reinforced dimensional asphalt shingles as recommended by the shingle manufacturer for areas with a 130 mile-per-hour Basic Wind Speed. Provide 6 nails minimum per shingle.</p> <p>2. Re-roof low-slope roof. Remove existing roofing and underlayment. Provide new torch-down roof roofing with granular coating over new base ply.</p> <p>3. As part of the re-roofing process for pitched and low-slope roofs, inspect existing roof sheathing and report condition to Architect.</p> <p>4. For all metal flashings, metal gutters, metal downspouts, and any other sheet metal work; comply with the current edition of the Architectural Sheet Metal Manual published by the Sheet Metal and Air Conditioning Contractors' National Association, Inc. (SMACNA).</p>

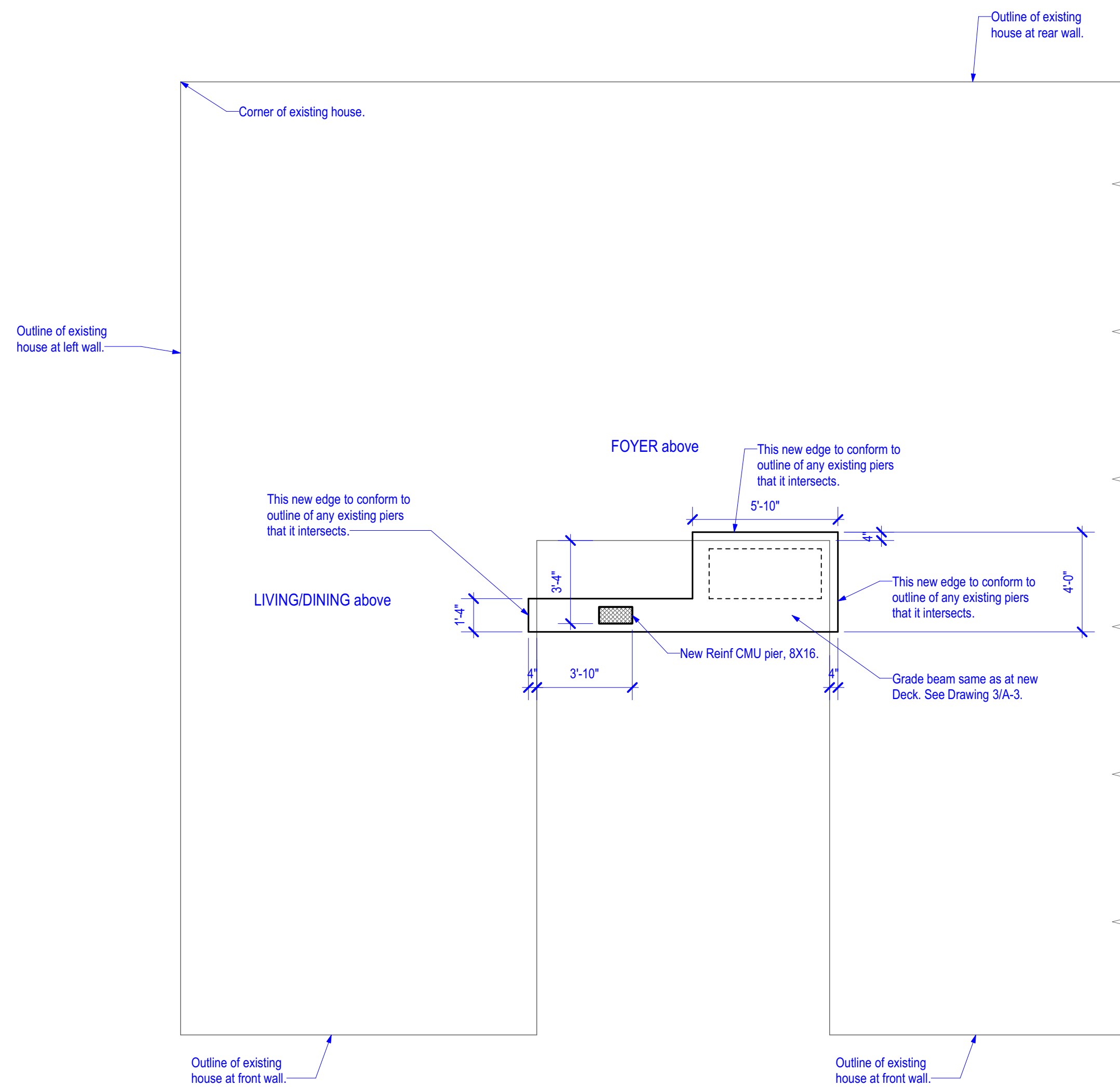
Index of Drawings		
G-1	Site Plan, Abbreviations, Index of Drawings, Notes, Miscellaneous	City of New Orleans One Stop drawings submittal
A-1	Floor Plan, Foundation Plan, Rear Deck Framing Plan, Finish Schedule	
A-2	Mechanical/Plumbing/Electrical Plan	
A-3	Details	
A-4	Reserved for Kitchen Enlarged Plan & Interior Elevations,	future drawings, not required for building permit application
A-5	Reserved for Bathrooms Enlarged Plans & Interior Elevations,	
A-6	Reserved for Trim, Door Styles, Door Hardware, & Closet Build-Out	

PROJECT GENERAL NOTES	
1.	The Contractor shall verify all relevant dimensions and field conditions before proceeding and shall notify the Architect of any discrepancies between existing field conditions and how they are portrayed in these drawings. Contractor shall verify the fit of all proposed construction. All dimensions given for existing construction are approximate; they are not precise.
2.	The Contractor shall make a reasonable effort to prevent hazards & inconveniences to neighbors, residents, guests, and the general public. The Contractor shall make a reasonable effort to provide for the safety of persons on the public right of way and shall secure any necessary City permits for barricades, signs, covered walks or other safety features. Such safety features, as deemed to be reasonable, shall be within the Contractor's scope of work.
3.	The Contractor shall ensure that all workers are provided with reasonable gear and equipment for personal safety and that all workers on the site have had reasonable training in safety procedures. The Contractor shall ensure that all workers at the project site are covered with Workers' Compensation insurance.
4.	The Contractor shall provide reasonable protection to prevent damage to all new (and existing to remain) work, materials, equipment, and existing structures, finishes, plants, soil, grading, and furnishings. The Contractor shall also take reasonable precautions to protect adjacent City property and utilities. Any damaged items shall be replaced or repaired by the Contractor at no additional cost to the Owner.
5.	All materials, fixtures, etc. shall be new unless otherwise specified and shall be handled & installed according to all of the manufacturers' instructions & recommendations. Should the Contractor discover an apparent discrepancy between the manufacturer's instructions & recommendations and the Architect's instructions (including these documents), the Contractor shall bring the discrepancy to the Architect's attention.
6.	The work shall comply with all applicable codes & laws. Should the Contractor discover an apparent discrepancy between applicable codes & laws and the Architect's instructions (including these documents), the Contractor shall bring the discrepancy to the Architect's attention.
7.	The Contractor shall price and perform all work necessary to legally complete the work as described in this drawing set, whether or not such work is specifically called for in this drawing set. That is, all prerequisite work and incidental work shall be performed by the Contractor at no additional cost to the Owner.
8.	The Contractor shall provide security measures during construction as required to reasonably protect the project areas from vandals and theft.
9.	The Contractor shall promptly notify the Architect if any discrepancies within the Contract Documents are discovered.
10.	In these Drawing sheets, "See . . ." means "See and comply with . . .".
11.	The Contractor shall perform a final cleaning of the project area.
12.	In addition to other applicable quality standards, the Contractor shall comply with the quality standards published by the National Association of Home Builders (NAHB) in the current edition of its <i>Residential Construction Performance Guidelines</i> .
13.	Prior to any on-site work, the Contractor shall provide the Owner and the Architect with Certificates of Insurance, naming them as insured under the Contractor's insurance policy.
14.	The project area may contain materials regulated by the Louisiana Department of Environmental Quality and the EPA, including asbestos and lead-containing paint. Identification, handling, encapsulation, and disposal of such items in compliance with applicable regulations shall be the responsibility of the Contractor. The Contractor shall perform the Work in compliance with the Environmental Protection Agency's Renovation, Repair, and Painting (RRP) regulations and shall perform the Work only with an RRP Certification. A copy of the RRP Certification document(s) shall be kept on site during the work, and another copy shall be provided to the Architect prior to any on-site work. In the absence of definitive information to the contrary, it shall be assumed that existing paint on site includes lead above regulatory limits. The Contractor shall comply with all applicable government regulations, including Environmental Protection Agency (EPA) regulations and Louisiana Department of Environmental Quality (LA DEQ) regulations.

Project Information, Misc.
<p>PROPERTY DESCRIPTION: District 3, Square 471, Lot D</p> <p>ZONING DISTRICT: HU-RD2, Historic Urban Two-Family Residential District</p> <p>BOUNDING STREETS: Marais St., France St., Urquhart St. St, Mazant St.</p> <p>OCCUPANCY TYPE: One-Family dwelling (Existing and Proposed.)</p> <p>PRIMARY CONSTRUCTION TYPE: Light wood frame</p> <p>FOUNDATION TYPE: masonry piers on grade beams and spread footings</p> <p>NO. OF STORIES: 1 (Existing and Proposed.)</p> <p>GROSS INTERIOR FLOOR AREA: 1,783 SF (Existing and Proposed)</p>

Project Directory		
<p>OWNER: Daniel Askin</p>	<p>ARCHITECT: Michael Cajski & Van Tran Volume Zero LLC 1034 Joliet St. New Orleans, LA 70118 office phone: (504) 864-9909 michael@volumezero.com van@volumezero.com</p>	<p>CONTRACTOR (PENDING AGREEMENT): to be determined</p>

1 (not used)
A-1 Scale: 1/4" = 1'-0"

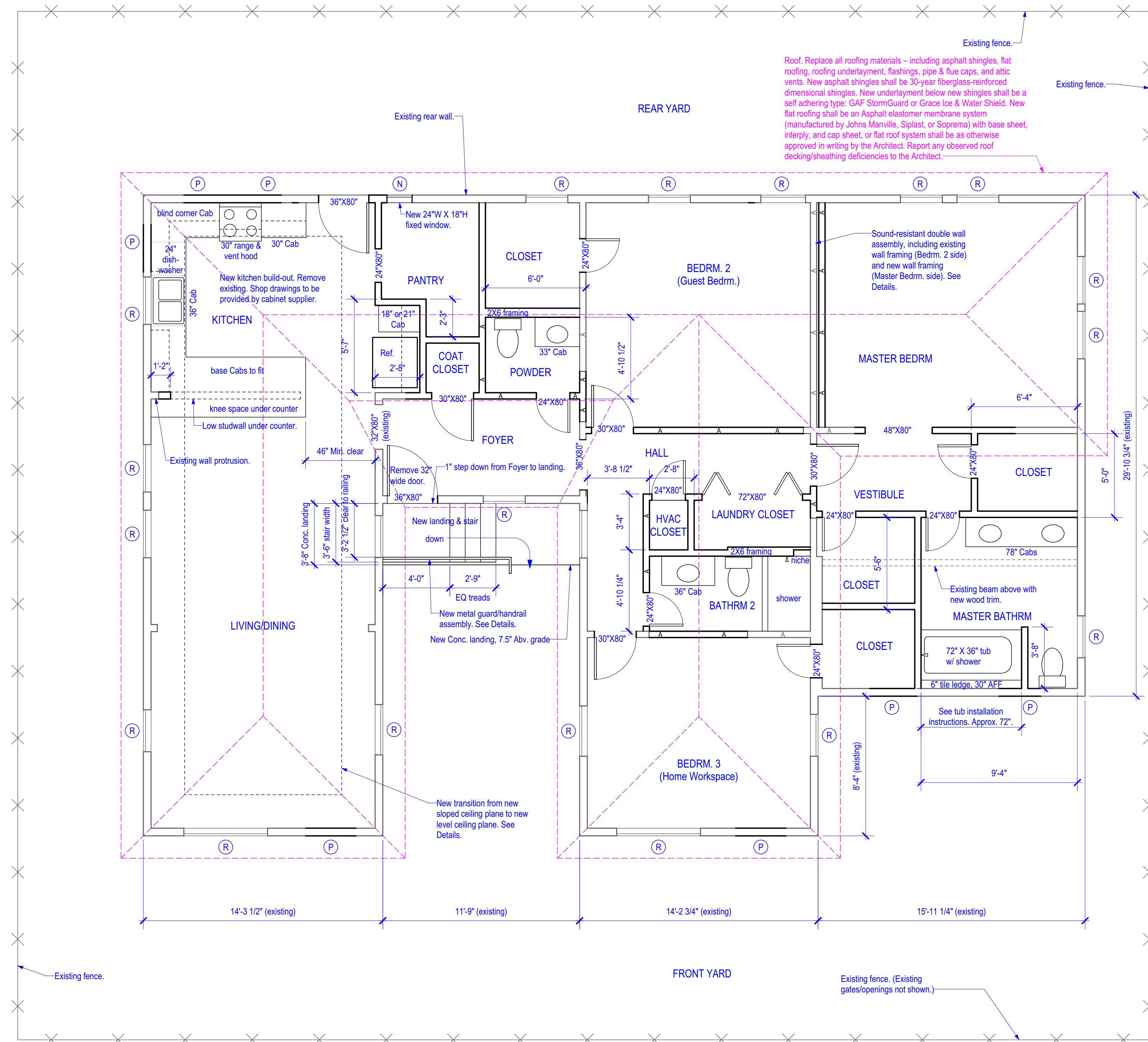
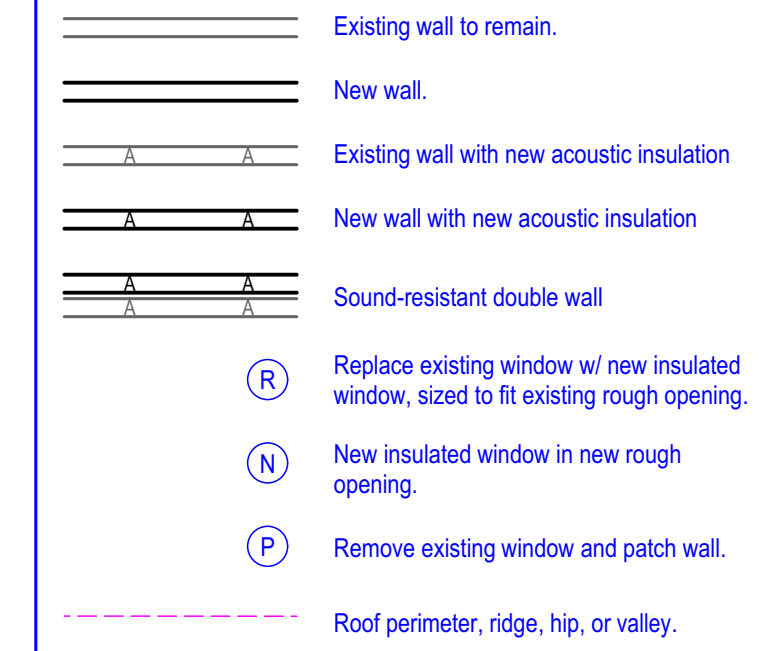


2 Foundation Plan
A-1 Scale: 1/4" = 1'-0"

INTERIOR FINISH SCHEDULE

ROOM / AREA	FLOOR	WALLS	CEILING	MISC REMARKS
Master Bathroom, Bathroom 2, and Powder Room	New porcelain tile	5/8" Gypsum Bd. moisture-resistant	5/8" Gypsum Bd. moisture-resistant	
Laundry Closet	New T&G plank flooring, pre-finished	5/8" Gypsum Bd. moisture-resistant	5/8" Gypsum Bd. moisture-resistant	
all other rooms	New T&G plank flooring, pre-finished	5/8" Gypsum Bd.	5/8" Gypsum Bd.	

FLOOR PLAN LEGEND



3 Floor Plan
A-1 Scale: 1/4" = 1'-0"

RENOVATIONS AND ADDITION
4123 & 4125 MARAIS STREET
New Orleans, Louisiana 70117

Issue and print dates:
October 8, 2021: Initial Design Proposal. Preliminary, not for construction
December 24, 2021: Preliminary, awaiting Survey Documents.
January 7, 2022: Preliminary, awaiting Survey Documents.
February 19, 2022: Building Permit Application
April 19, 2022: Building Permit Application, revised



signed electronically
Michael Cajski
Registered Architect #5201
April 19, 2022

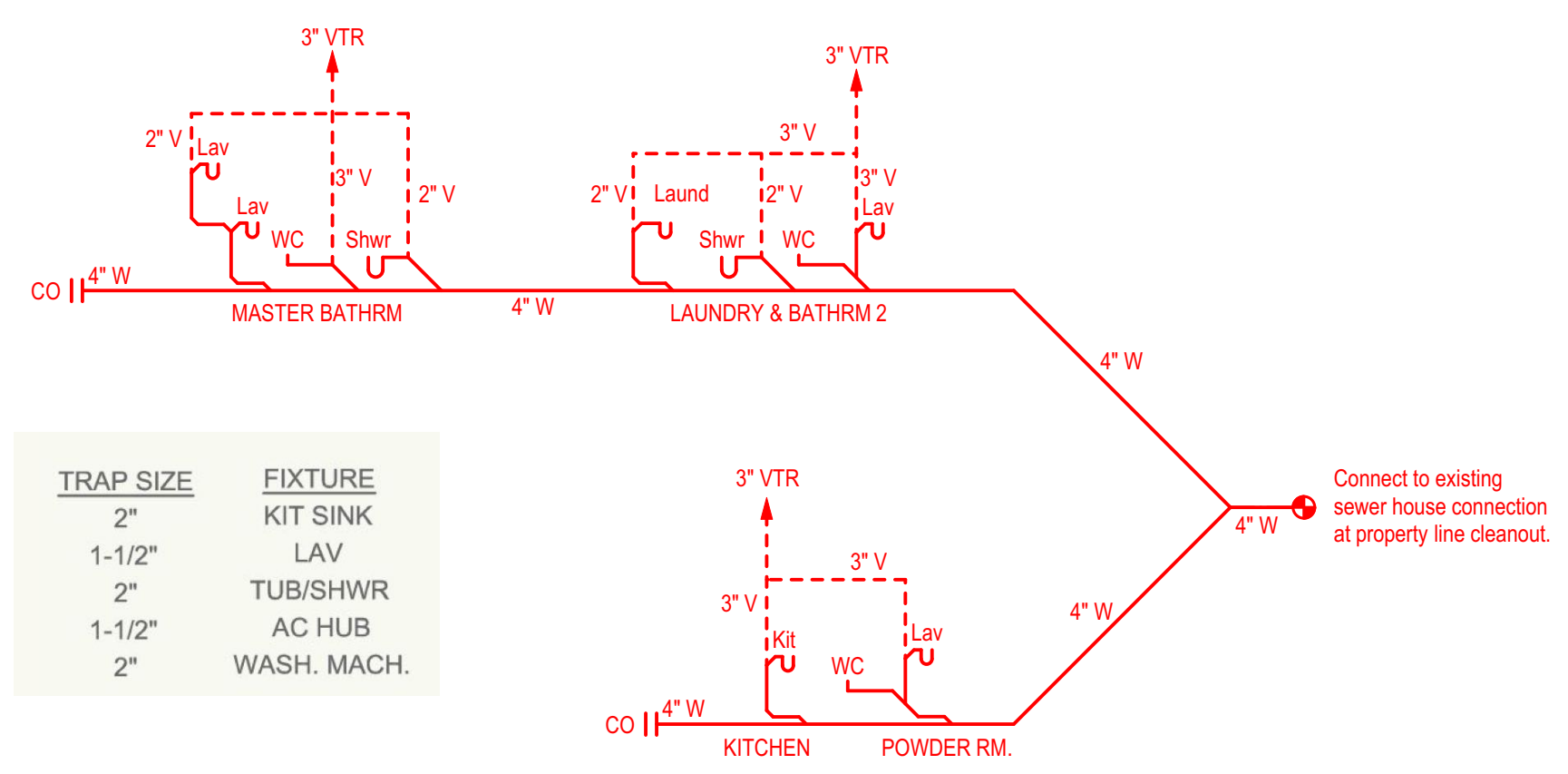
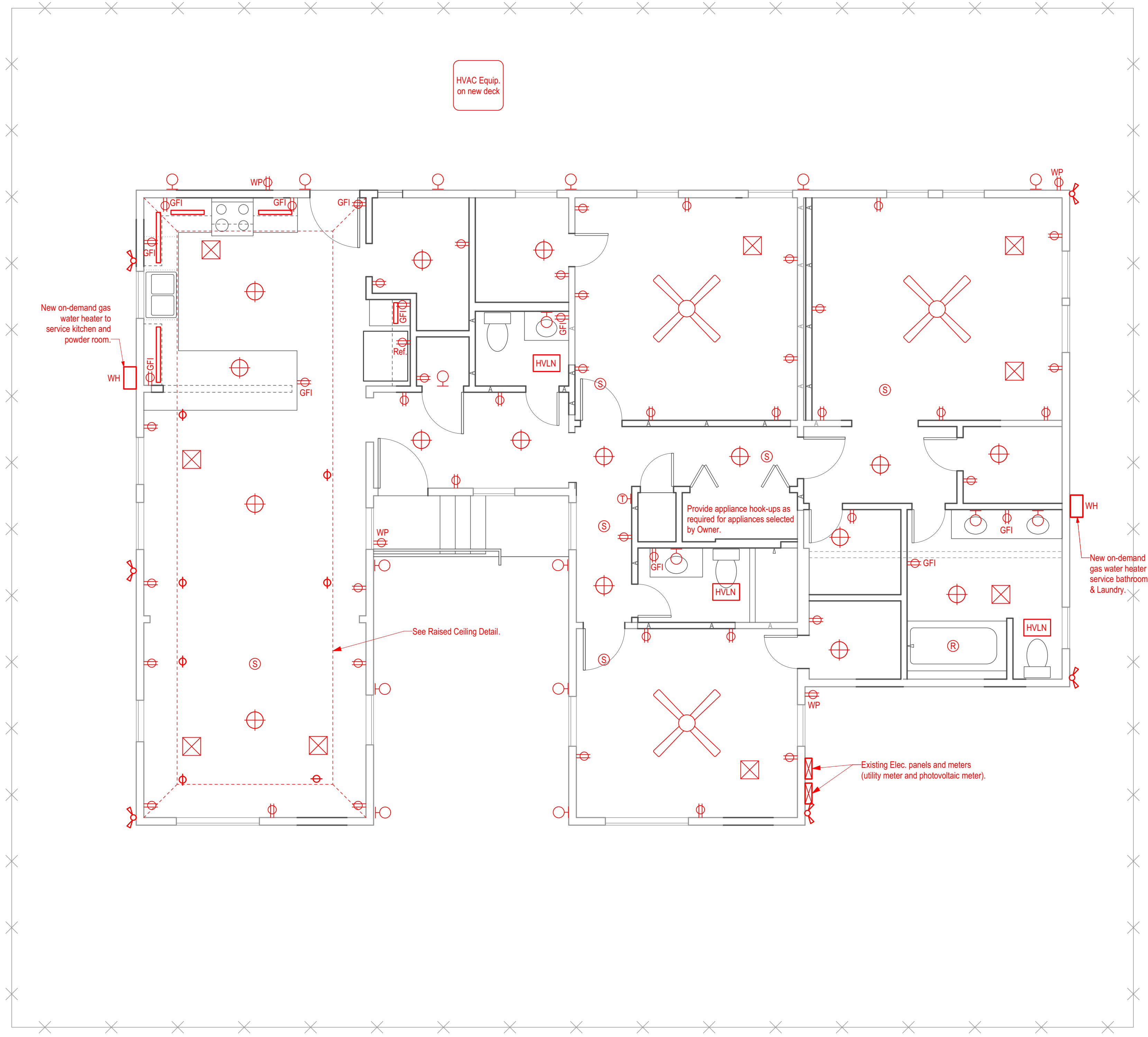
Vol. 0 project no. 21-013
drawn by MC

sheet no.

A-2

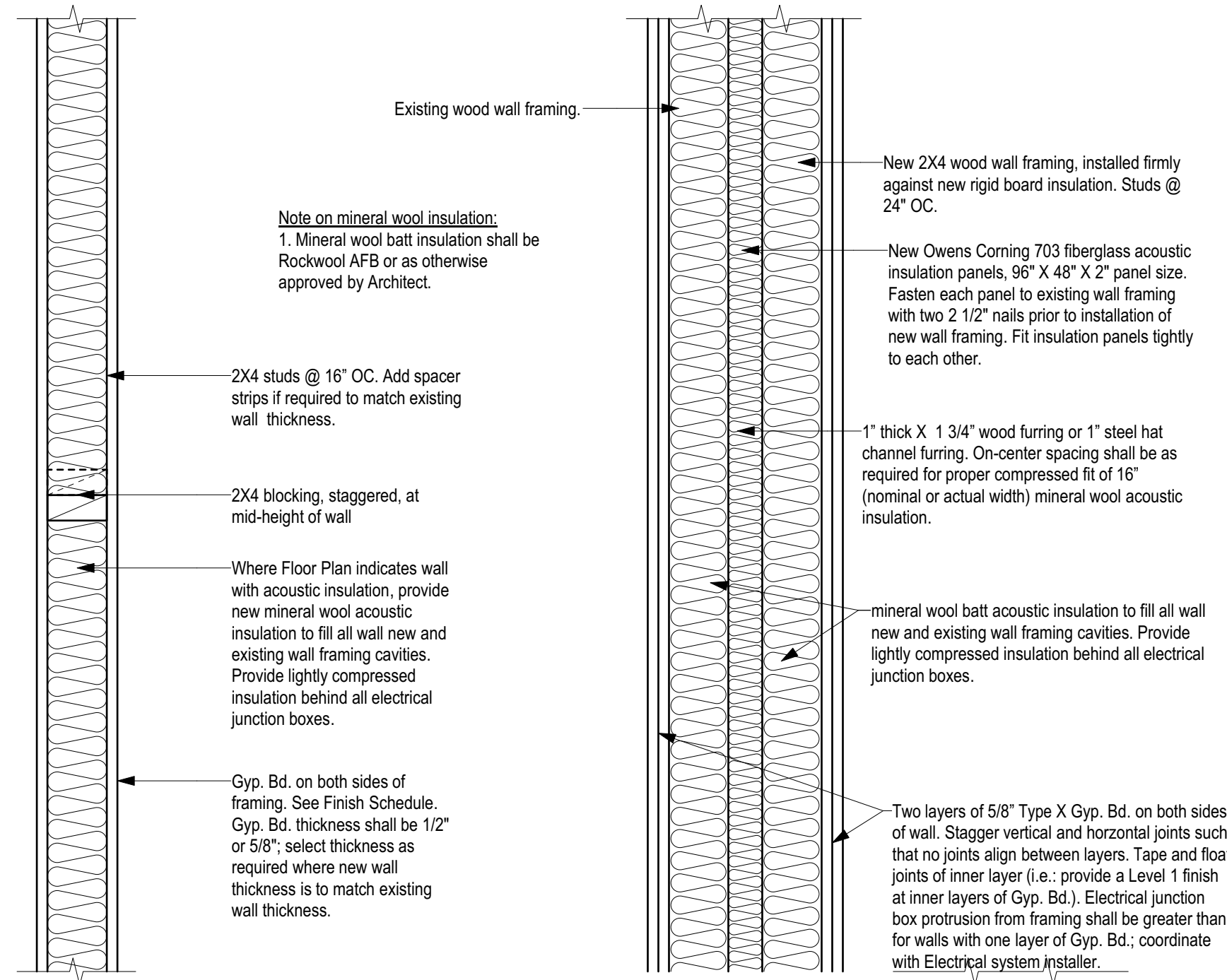
**MECHANICAL & ELECTRICAL
SYMBOL LEGEND**

- GRILLE, CEILING
- GRILLE, FLOOR
- GRILLE, WALL
- FIRE SPRINKLER, CEILING
- FIRE SPRINKLER, WALL
- THERMOSTAT
- SMOKE DETECTOR/ALARM, CEILING
- SMOKE DETECTOR/ALARM, WALL
- SPEAKER, CEILING
- SPEAKER, WALL
- ELEC. PANEL BOX
- ELEC. RECEPTACLE, SIMPLEX
- ELEC. RECEPTACLE, DUPLEX
- ELEC. RECEPTACLE, QUAD
- ELEC. SWITCH
- LIGHT FIXTURE, WALL SURFACE-MOUNTED
- LIGHT FIXTURE, CEILING SURFACE-MOUNTED
- LIGHT FIXTURE, RECESSED IN CEILING
- PHONE/DATA JACK
- COAXIAL CABLE JACK
- ACCESS PANEL
- SECURITY KEYPAD
- UNDERCABINET LIGHT STRIP
- HEATER/VENT/LIGHT/NIGHTLIGHT, RECESSED
- TWIN HEAD SECURITY LIGHT
- RECESSED LIGHT WITH ADJUSTABLE GIMBAL
- WATER HEATER, TANK TYPE
- CEILING FAN WITH LIGHT KIT



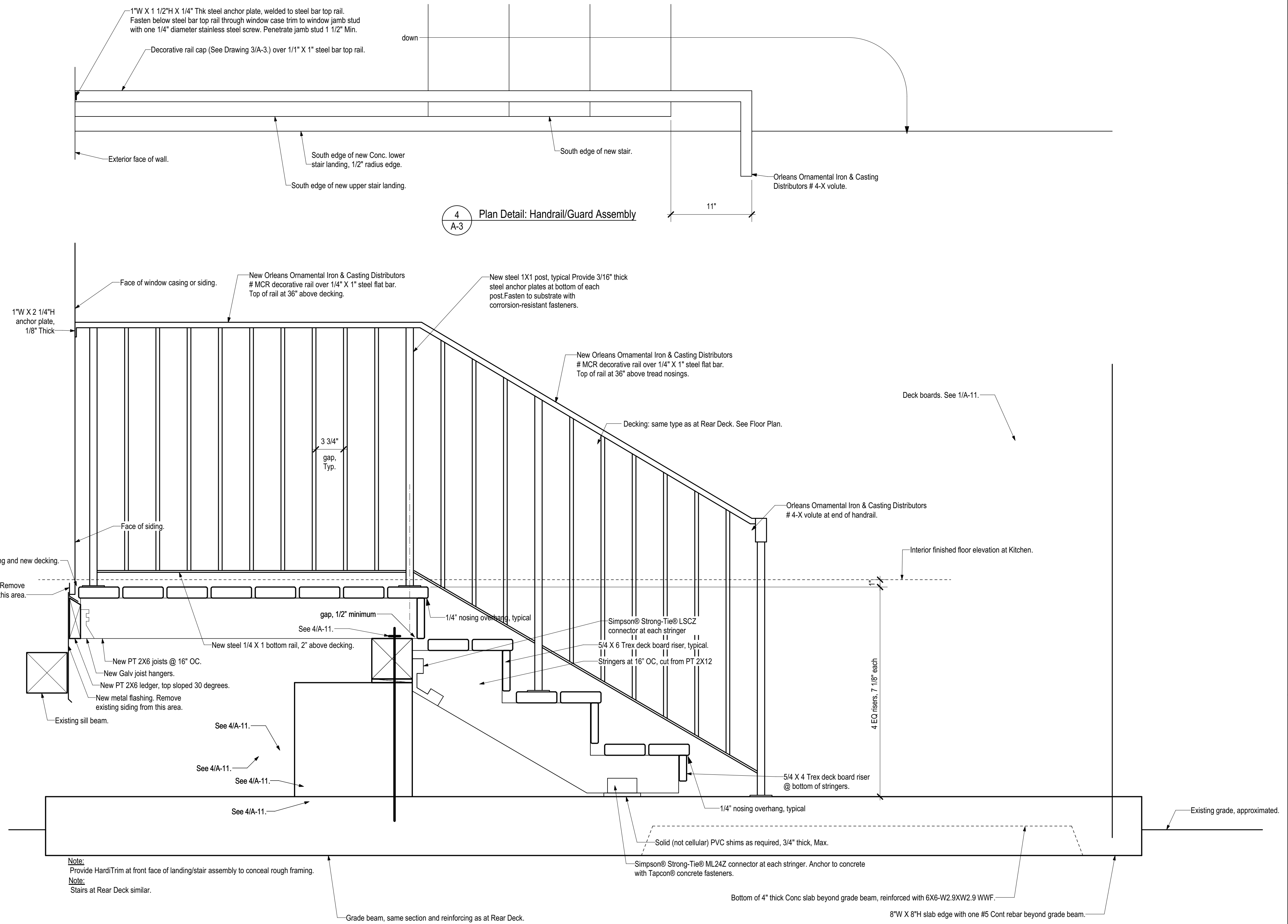
2 Plumbing Riser Diagram
Scale: 1/4" = 1'-0"

1 Floor Plan
Scale: 1/4" = 1'-0"



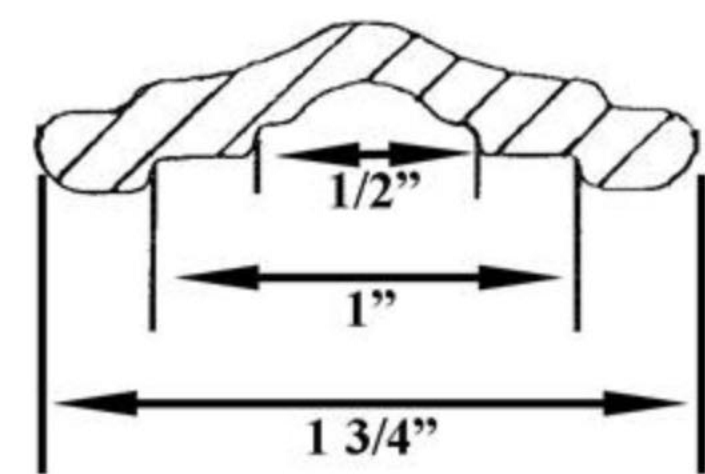
1 Section Detail of Typical New Interior Wall
Scale: 1 1/2" = 1'-0"

2 Section Detail of Sound-Resistant Double Wall
Scale: 1 1/2" = 1'-0"

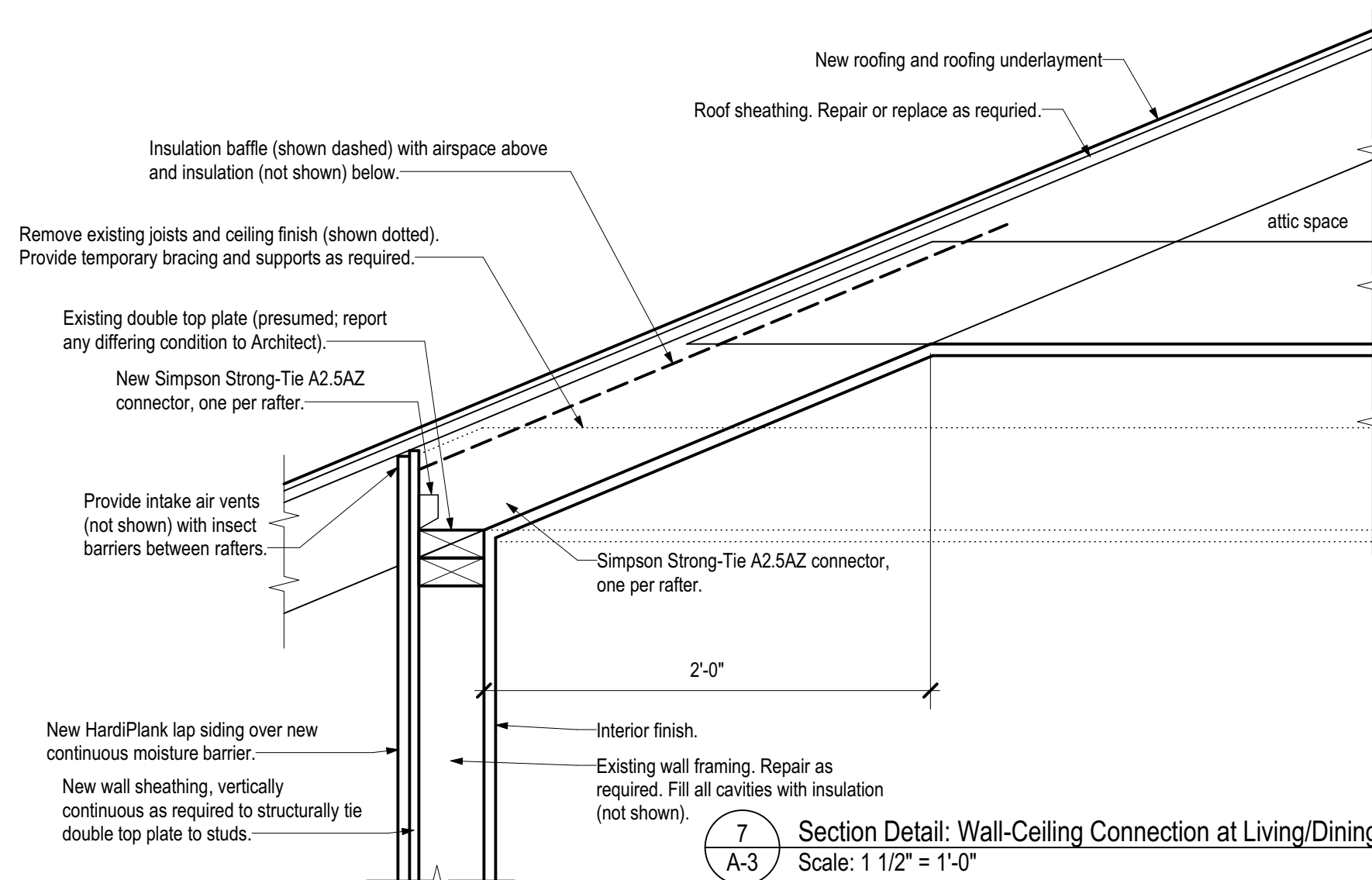


4 Plan Detail: Handrail/Guard Assembly
A-3

5 Section Detail: New Front Stair and Landings
A-3



6 Detail Section: Decorative Rail
A-3 not to scale



7 Section Detail: Wall-Ceiling Connection at Living/Dining, & Kitchen
A-3 Scale: 1 1/2" = 1'-0"

Notes on concrete work:
1. All new concrete shall have 3000 PSI minimum compressive strength.
2. Concrete walkways and landings shall have broom finish and radius edges.