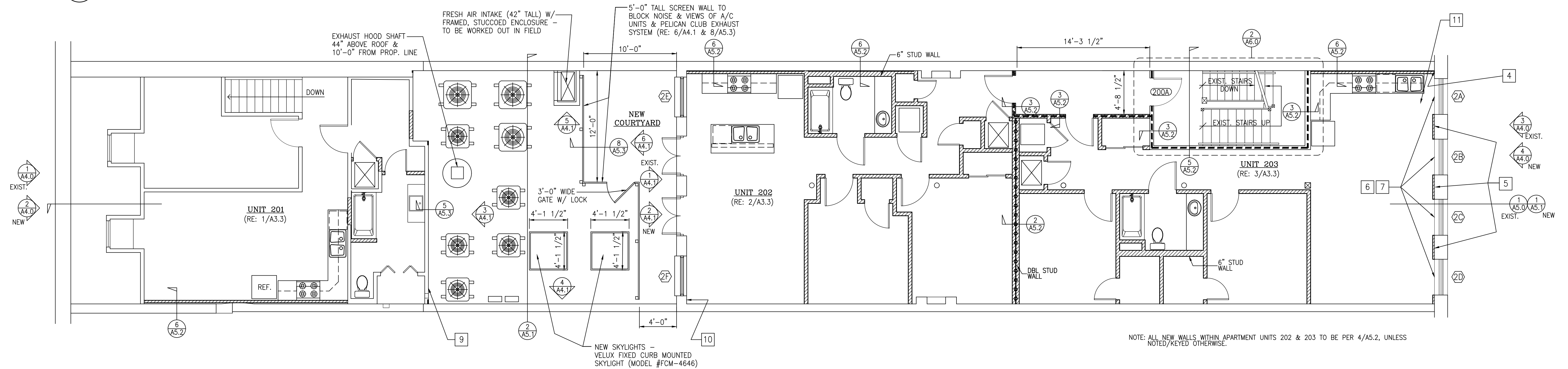


1 NEW FIRST FLOOR OVERALL FLOOR PLAN (BAKERY)
SCALE: 3/16"=1'-0"



2 NEW SECOND FLOOR OVERALL FLOOR PLAN
SCALE: 3/16"=1'-0"

CONSTRUCTION NOTES:

- 1 FILL-IN ELEVATOR PIT PER STRUCTURAL DRAWINGS.
- 2 TUCK-POINT THE BRICK COURSES ABOVE THE DEMOLISHED WAINSCOT.
- 3 REPAIR ROTTED FLOOR & CEILING IN THIS AREA WHERE ROOF LEAK EXISTS; REPLACE FIVE ROTTED CEILING JOISTS BY SCABBING ONTO EXISTING NON-ROTTED PORTIONS OF JOISTS THAT MATCH SIZING OF EXISTING JOISTS-IF SIZE CANNOT BE MATCHED, FURR DOWN AT BOTTOM OF JOISTS TO MATCH EXIST. JOIST DEPTHS. THE JOISTS SHOULD BE SCABBED ONTO A DISTANCE OF TWICE THE LENGTHS OF THE ROTTED PORTIONS OF THE JOISTS. AT THE FLOOR, REPLACE ROTTED TONGUE & GROOVE SUBSTRATE WITH NEW PLYWOOD (WITH SHIMS AS REQUIRED) TO MATCH DEPTH OF EXISTING TONGUE & GROOVE SUBSTRATE.
- 4 TUCK POINT LARGE GAP IN BRICK WHERE SIDE BRICK WALL MEETS FRONT OR REAR BRICK WALL.
- 5 NEW 1-5/8" 20 GA. METAL STUDS PLACED AGAINST EXISTING BRICK OR PLASTER WALL WITH 1/2" GYP. BOARD OVER STUDS RETURNING TO BRICK/PLASTER WITH 1/8" JOINT BETWEEN GYP. BOARD/EDGE OR EXISTING WINDOW CASINGS.
- 6 REPLACE MISSING WOOD TRIM/CASINGS AROUND WINDOWS TO MATCH WHERE EXISTING CASINGS/TRIM ARE INTACT.
- 7 REMOVE ADDED, NON-ORIGINAL WOOD PARTS ON WINDOWS & REPAIR EXISTING WINDOWS WITH REPLACEMENT PIECES SO THAT WINDOWS ARE OPERABLE AND IN GOOD WORKING CONDITION; PLACE STOPS ON WINDOWS SO THAT WINDOWS CAN ONLY OPEN 4". REMOVE & REPLACE BOWED SILLS AND OTHER WARPED, DAMAGED PARTS WITH NEW PARTS THAT MATCH THE EXISTING INTACT PARTS. PROVIDE NON-OBTUSIVE WEATHER STRIPPING AND CAULK ALL JOINTS. SCRAPE GLASS CLEAN OR REPLACE GLASS PANEL THAT CANNOT BE CLEANED. ELIMINATE GAPS IN WINDOWS TO THE EXTERIOR. TUCK POINT BRICK AROUND WINDOWS.
- 8 CEILING OF EXISTING STAIR IN THIS AREA TO BE PER DETAIL 1/A5.2 FOR A 1-HOUR FIRE RATING BELOW THAT PART OF THE THIRD FLOOR THAT IS OVER THE EXIT STAIR AT THE SECOND FLOOR.
- 9 EXISTING INTERIOR WALL TO BE CONVERTED TO A NEW EXTERIOR WALL PER DETAIL 5/A5.3.
- 10 TUCK POINT BETWEEN BOTTOM OF BRICK WALL
- 11 FILL-IN HOLE IN FLOOR FROM ELEVATOR REMOVAL PER STRUCTURAL DRAWINGS.
- 12 ALL GYP. BD. IN KITCHEN TO BE 5/8" MOISTURE RESISTANT PURPLE BOARD.



**New Bakery & Apartments at
317 Chartres St.
New Orleans, Louisiana 70130**

SCALE: AS SHOWN FILE NAME: 21036\Plan03.C
DATE: Dec. 28, 2021

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NO.	DATE	REVISIONS
3	3-25-22	SPM REVIEW REVISIONS
3	5-24-22	WASTE STORAGE AREA

A3.0

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