

305 Vallette Street Renovation New Orleans, Louisiana 70114

OWNER: LACEY WOTRING
702 WASHINGTON AVENUE
NEW ORLEANS, LOUISIANA 70130

ARCHITECT: ARCHETYPE, LLC
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337.280.1089

SHEET INDEX:

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A1.0	EXISTING/DEMOLITION FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A3.0	EXISTING & PROPOSED EXTERIOR ELEVATIONS

BUILDING INFORMATION:

BUILDING ADDRESS:
305 VALLETTE STREET
NEW ORLEANS, LA 70114

PROJECT DESCRIPTION: MINOR RENOVATION TO AN EXISTING SINGLE FAMILY RESIDENCE. INTERIOR SCOPE OF WORK INCLUDES RENOVATION OF EXISTING KITCHEN AND RELOCATION OF EXISTING SECOND FLOOR BATHROOM. MINOR MODIFICATIONS TO EXISTING PLUMBING SYSTEM AND ELECTRICAL SYSTEM. NO NEW MECHANICAL.

PARCEL: SQ. 32 LOT 27/28 57X102/24X57 = 7,040 SF

BUILDING AREA
EXISTING CONDITIONED SPACE: 2,708 SF
ADDED CONDITIONED SPACE: 0 SF
TOTAL CONDITIONED SPACE: 2,708 SF

FLOOD ZONE/FIRE DISTRICT
FLOOD ZONE: X
FIRE DISTRICT: NO

FOUNDATION: EXISTING PIER FOUNDATION TO REMAIN

ZONING - CITY OF NEW ORLEANS
ZONING DISTRICT: HU-RD2
ZONING DESCRIPTION: HISTORIC URBAN TWO- FAMILY RESIDENTIAL DISTRICT

APPLICABLE CODES AND REGULATIONS:
(NOT LIMITED TO THE FOLLOWING)
INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION W/ NEW ORLEANS AMENDMENTS

OCCUPANCY CLASSIFICATION
IBC SINGLE FAMILY RESIDENTIAL: GROUP R-3

NFPA SINGLE FAMILY RESIDENTIAL: GROUP R-3

NO AUTOMATIC SPRINKLER SYSTEM

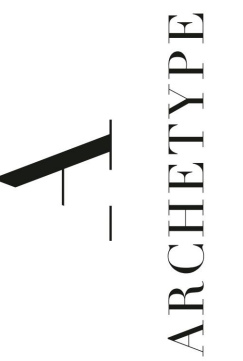
CONSTRUCTION TYPE
IBC TYPE VA
NFPA TYPE V (111)

LEGEND:

SYMBOLS		HATCH PATTERNS	
	WINDOW TYPES		BRICK
	PARTITION TYPES (RE: A2.02)		EARTH
	DOOR NUMBER		CONCRETE
	INTERIOR ELEVATION		STUCCO
	BUILDING SECTION / WALL SECTION / SECTION DETAIL		WOOD BLOCKING
	ROOM NAME / NUMBER		GYP. BOARD
	DETAIL REFERENCE / ENLARGED PLAN		CONCRETE MASONRY UNITS (CMU)
	KEYNOTES / GENERAL NOTES		FINISHED WOOD
	COLUMN GRID LINES		WOOD GRAIN
	SLAB ELEVATION		STUCCO
	CEILING ELEVATION		GYP. BOARD
ACT	ACOUSTIC TILE CEILING		CONCRETE MASONRY UNITS (CMU)
A.F.F.	ABOVE FINISHED FLOOR		BRICK (RUNNING BOND)
ALUM. /TEMP. GLASS	ALUMINUM TEMPERED GLASS		BATTING INSULATION
ANO. ALUM.	ANODIZED ALUMINUM		PLYWOOD
BD.	BOARD		STEEL
B.F.F.	BELOW FINISHED FLOOR		
CPT	CARPET		
CONC.	CONCRETE		
DIA.	DIAMETER		
F.O.B	FACE OF BOARD		
GYP.	GYP. BOARD		
H.M.	HOLLOW METAL		
O.C.	ON CENTER		
PTD.	PAINTED		
PTD. GYP.	PAINTED GYPSUM BOARD		
PTD. MR. GYP.	PAINTED MOISTURE RESISTANT GYPSUM BOARD		
SIM.	SIMILAR		
S.C. WOOD	SOLID CORE WOOD		
T & G	TONGUE AND GROOVE		
TH.	THICK		
TYP.	TYPICAL		
VCT	VINYL COMPOSITE TILE		
V.O.F.	VERIFY ON JOB		

GENERAL NOTES

- SEE OTHER SHEETS FOR ADDITIONAL NOTES & SPECIFIC CONSTRUCTION NOTES.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE AND BECOME GENERALLY FAMILIAR WITH THE PROJECT AND WITH THE IMPACT OF THE NEW WORK ON EXISTING CONDITIONS. ANY AREAS OF CONCERN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING A PROPOSAL. NO ADDITIONAL CHARGE TO THE OWNER WILL BE APPROVED WHICH IS ATTRIBUTABLE TO THE CONTRACTOR'S FAILURE TO MEET THIS REQUIREMENT.
- SURVEY EXISTING ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL SYSTEM LOCATIONS AND COORDINATE WITH THE DOCUMENTS PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK. VERIFY THAT ALL NEW CONSTRUCTION AND EQUIPMENT INSTALLATIONS ARE COMPATIBLE WITH BOTH THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. ALL COST OF RELOCATING OR MODIFYING EQUIPMENT SHALL BE REFLECTED IN THE CONTRACTOR'S PROPOSAL. CHANGE ORDERS OR JOB EXTRAS FOR WORK SHALL NOT BE CONSIDERED IF VERIFICATION OF JOB CONDITIONS COULD HAVE BEEN MADE PRIOR TO SUBMITTING THE PROPOSAL.
- PROVIDE POSITIVE SEPARATION OF DIS-SIMILAR MATERIALS.
- WORK ONLY FROM THE WRITTEN DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS. LOCATION AND DIMENSIONS SHALL BE PER ARCHITECTURAL DRAWINGS. EXISTING CONDITIONS INDICATED ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE START OF WORK OR IMMEDIATELY UPON DISCOVERY.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AND SAFE AND PROTECT ADJACENT AREAS OUTSIDE THE WORK AREA FROM THE WORK OF THIS CONTRACT.
- REMOVE AND LEGALLY DISPOSE OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM CONSTRUCTION OPERATIONS.
- THE GENERAL CONTRACTOR IS FULLY RESPONSIBLE FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND IS TO COMPLY WITH THE INTENT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH HIS SUBCONTRACTORS. ANY CONFLICTS WITH THEIR WORK, EQUIPMENT PLACEMENT, ETC. ARE TO BE RESOLVED PRIOR TO INSTALLATION OF THE WORK.
 - THE CONTRACTOR SHALL COORDINATE AND LOCATE ELECTRICAL DEVICES, DATA AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CONFLICTS WITH CASEWORK, DOORS AND OTHER TRADES.
 - THE CONTRACTOR SHALL VERIFY & COORDINATE, WITH ALL TRADES, THE SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS, OR BASES AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES WORK. ALL CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND FINISH SAMPLES FOR ALL CASEWORK, MILLWORK, HARDWARE, FINISHES, AND SPECIALTY ITEMS TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
- VARIATIONS FROM WORK SPECIFIED DUE TO AVAILABILITY OF MATERIALS, FIELD CONDITIONS, VARIATIONS IN EQUIPMENT SPECS, ETC. SHALL BE MADE WITH THE APPROVAL OF THE ARCHITECT AND OWNER.
- ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES AND IN ACCORDANCE WITH THE AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK.
- IT IS THE INTENT OF THE DOCUMENTS TO PROVIDE FOR COMPLETE FINISHED WORK. ALL MISCELLANEOUS COMPONENTS, PARTS, ANCHORS, AND OTHER INCIDENTAL ITEMS REQUIRED FOR COMPLETE ASSEMBLY, FUNCTIONING AND OPERATION OF AN ITEM OR SYSTEM SHALL BE PROVIDED. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS THAT ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATION, BUT WHICH ARE REQUIRED AS ESSENTIAL AESTHETICS OR FUNCTIONAL COMPONENT OF THE WORK, SHALL BE INCLUDED AS IF IT WERE DRAWN OR SPECIFIED.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE 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 ENCOUNTERED THAT AFFECTS THE NEW CONSTRUCTION.
- SECURE ALL PERMITS AND COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS FOR SAFETY AND PROTECTION OF ADJACENT BUILDINGS AND OCCUPIED AREAS, DUST CONTROL, UTILITY DISCOVERED HAZARDS AND DISPOSAL. CONTACT APPROPRIATE AGENCIES PRIOR TO ANY BELOW GRADE EXCAVATIONS. NOTIFY OWNER AND PROTECT FROM DISTURBANCE ANY DISCOVERY OF SUSPECTED HAZARDOUS MATERIALS.
- FURNITURE INDICATED ON PLANS IS FOR REFERENCE AND COORDINATION PURPOSES.
- PROTECT ADJACENT PROPERTY AND PERSONS FROM THE WORK. WORKING OUTSIDE THE DESIGNATED LIMITS IS PROHIBITED UNLESS APPROVED BY THE CLIENT/USER.
- LIMIT NOISE TO NORMAL CONSTRUCTION OPERATIONS AND REGULATIONS.
- TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL VISIT THE SITE AND COMPLETELY REVIEW THE DRAWINGS NOT ONLY FOR ITS RESPECTIVE TRADE, BUT THE WORK OF OTHER RELATED TRADES AS WELL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY POINTS OF ACCESS TO THE SITE AND BUILDING AND TO VERIFY MINIMUM CLEARANCES AVAILABLE FOR USE IN TRANSPORTING NECESSARY CONSTRUCTION MACHINERY, EQUIPMENT, MATERIALS AND COMPONENTS INTO THE BUILDING AND ON THE SITE.
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SERVICES AGAINST INTERRUPTION DUE TO THIS WORK. NECESSARY DISRUPTIONS MUST BE COORDINATED IN ADVANCE OF NEED.
- VERIFY PROPERTY LINES, CONDITIONS, SERVICES AND DIMENSIONS BEFORE COMMENCING THE WORK.
- CONTRACTOR SHALL PROVIDE ALL SHORING AND STABILIZING BRACING AS REQUIRED TO PROTECT FROM STRUCTURAL FAILURE OR COLLAPSE. PROVIDE INTERIOR AND EXTERIOR BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF AREA BEING WORKED IN AND ADJACENT AREAS. CEASE OPERATIONS AND NOTIFY ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE TO CONTINUE OPERATIONS.
- PROVIDE SECURITY AND FACILITIES TO PROTECT SITE AREA, EXISTING FACILITY AND EQUIPMENT FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT DURING THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SECURITY OF HIS/HER OWN EQUIPMENT AND TOOLS.
- THE COST FOR CONNECTION TO AND POWER LINES FROM AVAILABLE POWER SOURCE SHALL BE AT CONTRACTOR'S SOLE EXPENSE.
- PROVIDE TEMPORARY LIGHTING AS REQUIRED; CONNECT TO TEMPORARY ELECTRIC SERVICE.
- PROVIDE TEMPORARY VENTILATION TO PROTECT WORKERS AS REQUIRED.
- CONNECT TO EXISTING WATER SOURCE FOR TEMPORARY WATER SERVICE. IF UTILITY IS CAPPED, COORDINATE WITH OWNER.
- PROVIDE TEMPORARY SANITARY FACILITIES.
- MAINTAIN FIRE SAFETY/CONTROL AT ALL TIMES.



REVISIONS	No.	Date	Scope

Wotring Residence
 305 Vallette Street
 New Orleans, Louisiana 70114



ISSUE DATE:
AUGUST 30, 2022

DRAWING TITLE:
TILE PAGE & SHEET INDEX

DRAWING NUMBER:

G0.0

REVISIONS	
No.	Date

Wotringer Residence
 305 Vallette Street
 New Orleans, Louisiana 70114

SEAL:

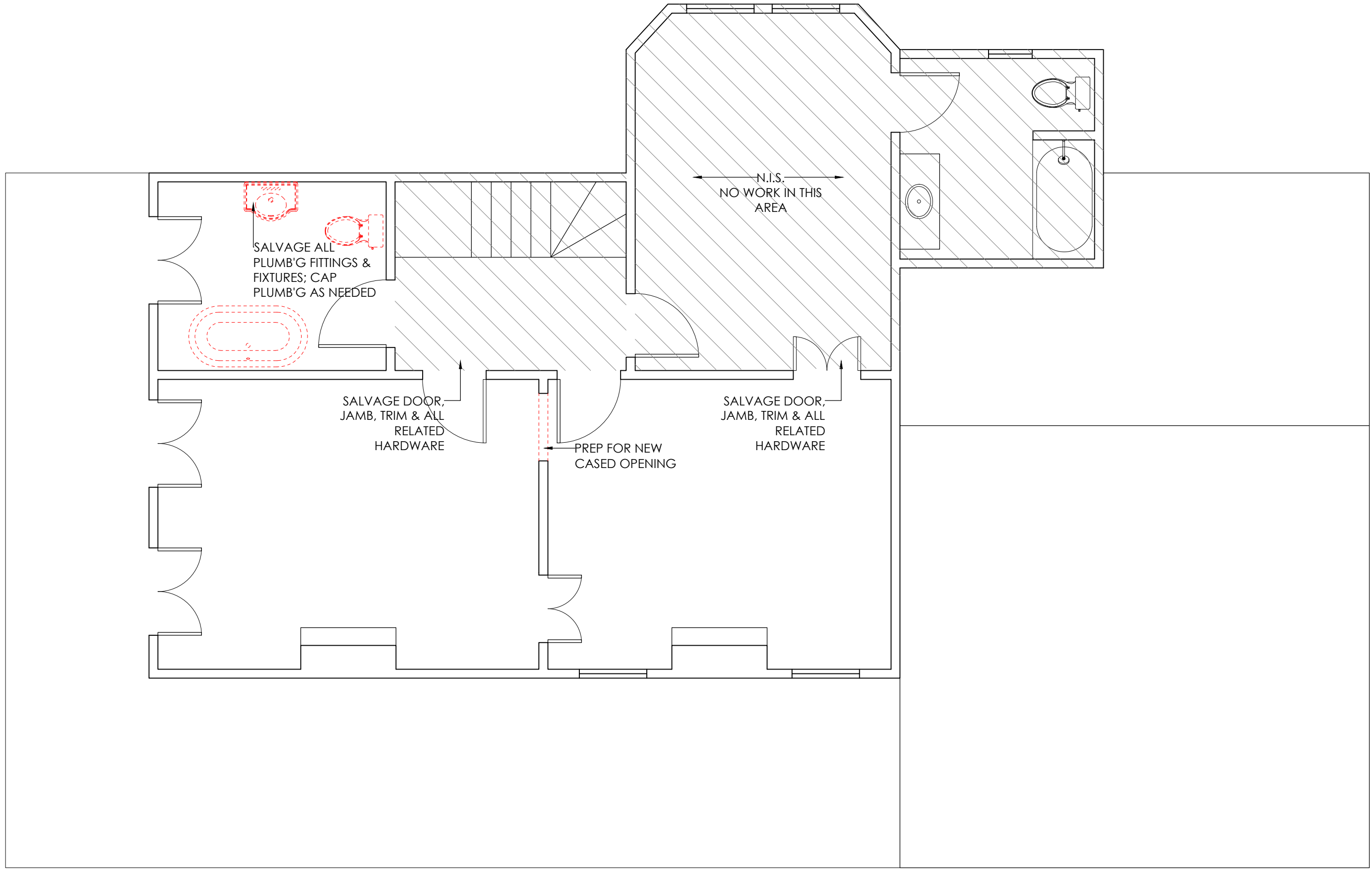


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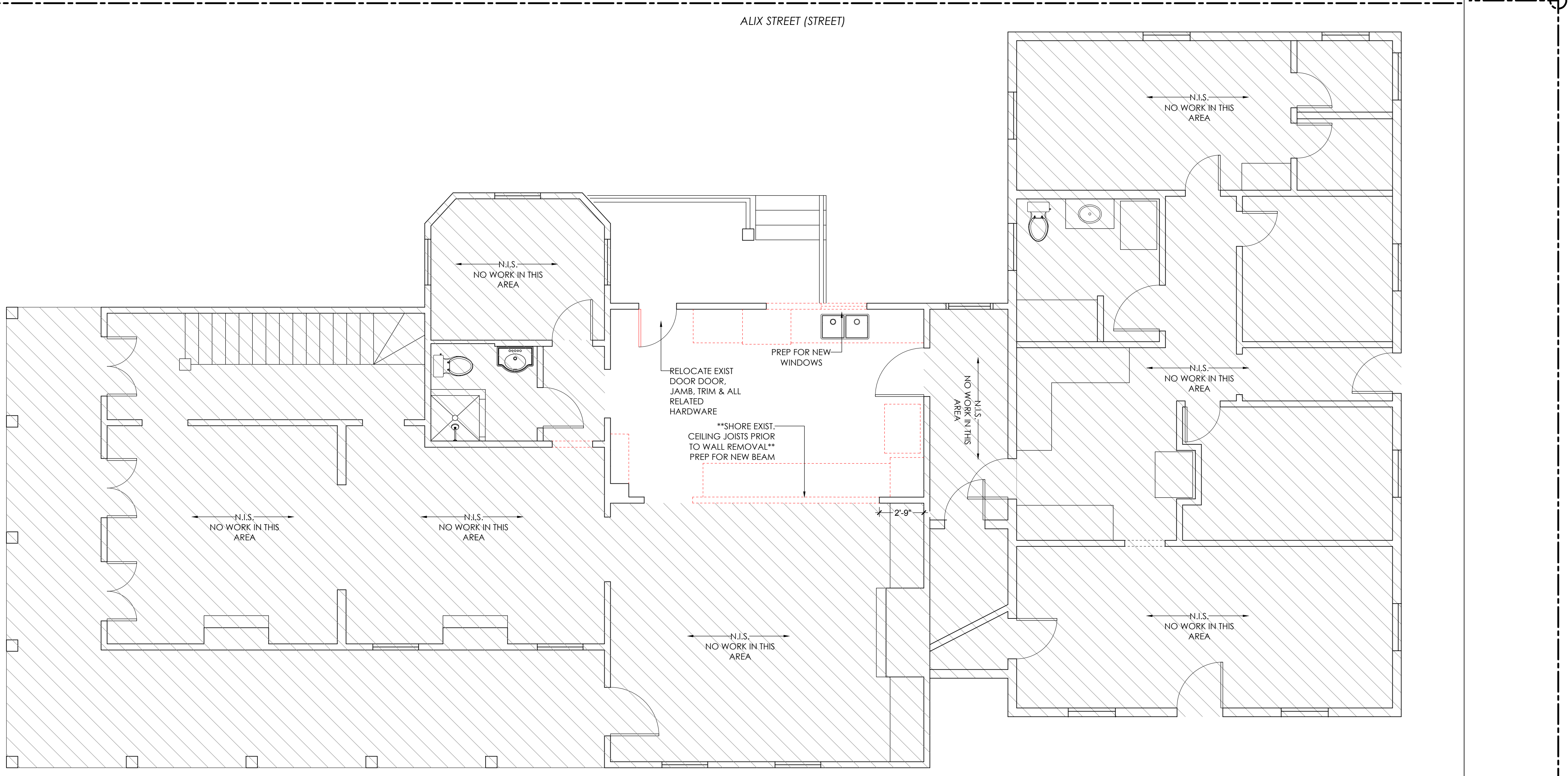
DRAWING TITLE:
 EXISTING FLOOR PLANS

DRAWING NUMBER:

A1.0



02 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



01 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CUT LINE

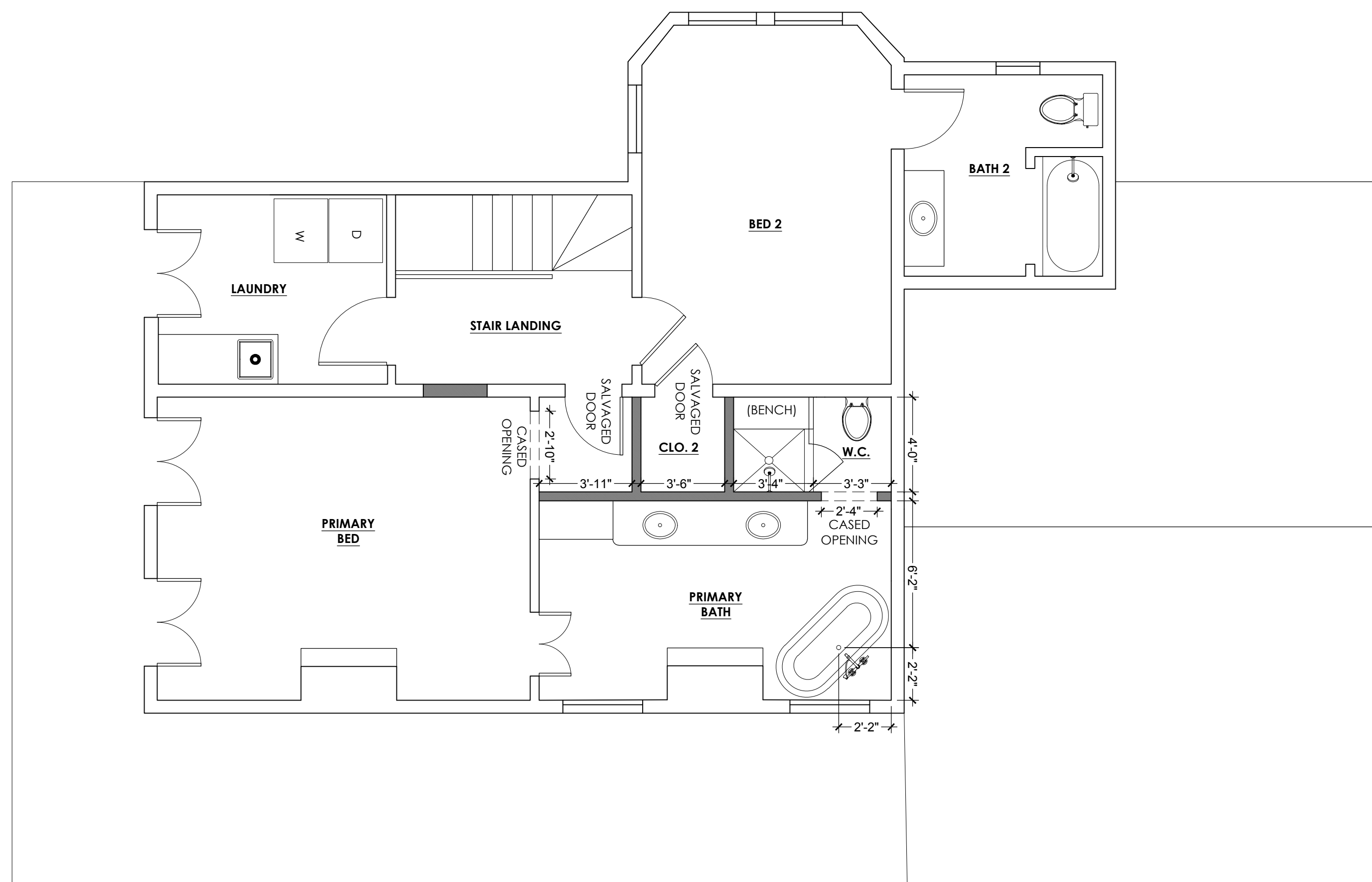
ALIX STREET (STREET)

PELICAN AVENUE

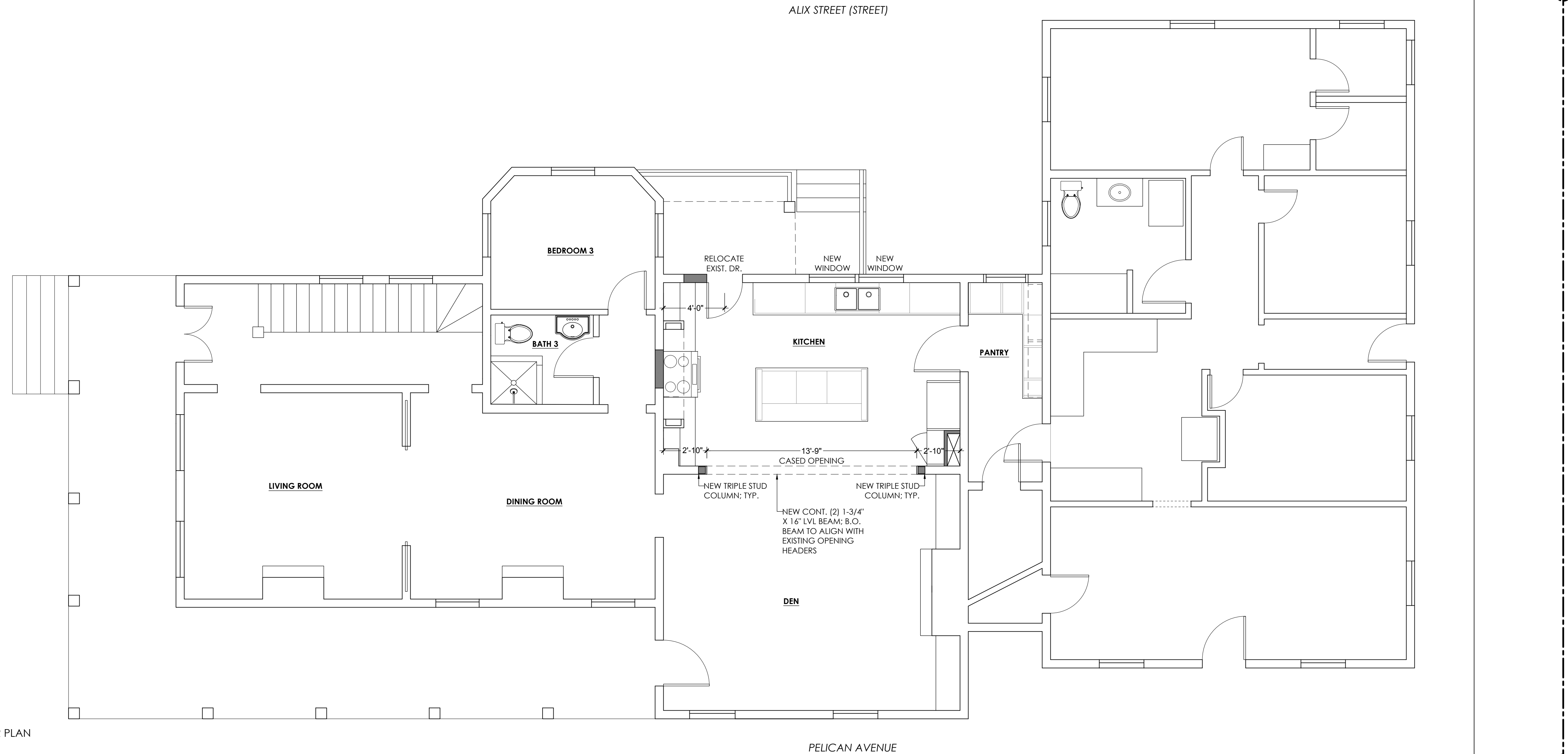
VALLETTE STREET

OLIVIER STREET (SIDE)

02 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

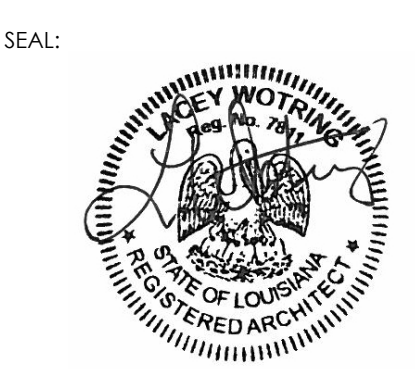


01 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



REVISIONS		Scope
No.	Date	

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New Orleans, Louisiana 70114



ISSUE DATE:
AUGUST 30, 2022

DRAWING TITLE:
PROPOSED FLOOR PLANS

DRAWING NUMBER:
A1.1



02 PROPOSED ALIX STREET (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



01 EXISTING ALIX STREET (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS

No.	Date	Scope

W o t r i n g R e s i d e n c e
 3 0 5 V a l l e t t e S t r e e t
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ISSUE DATE:
AUGUST 30, 2022

DRAWING TITLE:
EXISTING & PROPOSED
EXTERIOR ELEVATIONS

DRAWING NUMBER:

A3.0