GENERAL NOTES:

1. THIS PROJECT SHALL BE BUILT UNDER THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY ORLEANS PARISH.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING THE WORK. ANY DISCREPENCIES SHALL BE REPORTED TO THE OWNER.
3. COORDINATE ALL WORK WITH EXISTING UTILITY LOCTIONS. IF IN CONFLICT WITH DESIGN, REPORT TO OWNER.
4. ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE ACCOMPLISHED BY A CONTRACTOR LICENSED IN LOUISIANA FOR THE TYPE OF WORK REQUIRED.
5. ALL ARCHITECTURAL DRAWINGS SHALL BE REVIEWED AND OVERSEEN BY A LICENSED ENGINEER BEFORE PROJECT BEGINS.
6. ALL CIVIL AND STRUCTURAL SUBJECTS AND DETAILS SHALL BE SEPARATE FROM ARCHITECTURAL DRAWINGS.

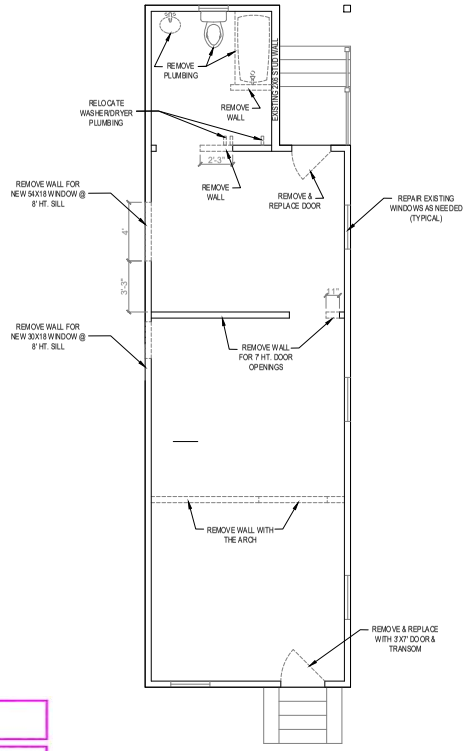
UNDER ROOF AREA:

EXISTING HOUSE	605 SF
NEW ADDITION	0 SF
TOTAL AREA:	605 SF

DESIGN NOTES:
CODE APPLIED: 2015 I.R.C.
WIND LOAD= 130 MPH

GENERAL NOTES

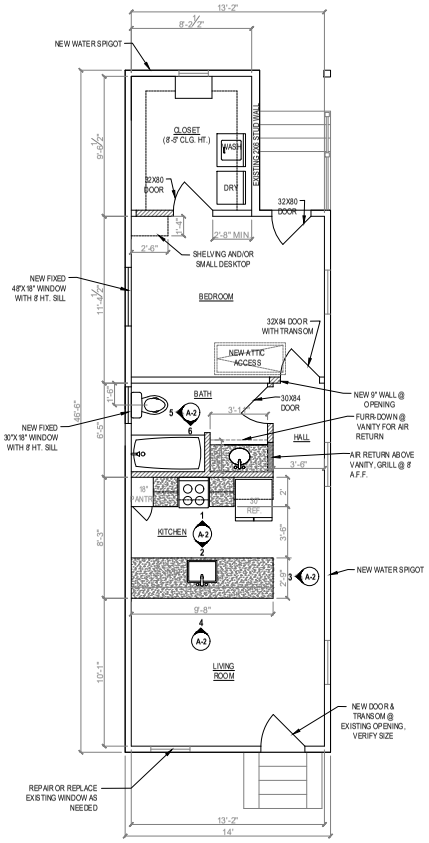
1. THE DESIGN CRITERIA FOR THESE PLANS IS THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC). ALL WORK SHALL COMPLY WITH THIS CODE.
2. THE WIND LOAD DESIGN CRITERIA IS 130 MPH AND SHALL COMPLY WITH THE LATEST EDITION OF THE AF&PA WOOD FRAME CONSTRUCTION MANUAL.
3. PROVIDE WIND BORNE DEBRIS PROTECTION FOR WINDOWS IN ACCORDANCE WITH R301.2.1.2 OF THE 2015 IRC.
4. PROVIDE ATTIC VENTILATION AS REQUIRED BY SEC. R806 OF THE 2015 IRC.
5. PROVIDE ATTIC ACCESS IN COMPLIANCE WITH SEC. R807 OF THE 2015 IRC.
6. PROVIDE INSULATION AS REQUIRED IN SEC. 1102 OF THE 2015 IRC. (CEILING = R-30, WALLS = R-13)
7. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL FOLLOW ALL APPLICABLE LATEST EDITIONS OF NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
8. GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL OBSERVE ALL CONVENTIONAL TRADE ASSOCIATION, NEIGHBORHOOD COVENANTS AND GOVERNMENT STANDARDS OF WORKMANSHIP AND SAFETY OF WORK PROCEDURES.
9. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTIONS AS NECESSARY PER ALL APPLICABLE CODES.
10. CONTRACTOR(S) SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO COMMENCING WORK AND REPORT ANY DESCREPENCIES TO THE OWNER PRIOR TO ORDERING MATERIALS AND/OR INSTALLATION OF MATERIALS.
11. THE EXISTING SITE IS DOCUMENTED ON THESE DRAWINGS IN ACCORDANCE WITH A LIMITED NUMBER OF AVAILABLE DRAWINGS AND FIELD INVESTIGATION. VARIENCE OF ACTUAL EXISTING CONDITIONS FROM THOSE ILLUSTRATED ON THESE DOCUMENTS DO OCCUR. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DESCREPENCIES TO THE OWNER.
12. WORK INDICATED AS "NOT IN CONTRACT", "N.I.C.", OR "BY OTHERS" SHALL BE PERFORMED BY OWNER'S SEPARATE CONTRACTORS. THE GENERAL CONTRACTOR SHALL COOPERATE TO THE FULLEST EXTENT WITH ALL OTHER CONTRACTORS AND ASSIST IN COORDINATING THE WORK OF THE OWNER WITH THE WORK OF THIS CONTRACT.
13. NO ON SITE SUPERVISION OR INSPECTIONS BY THE DESIGNER ARE PROVIDED WITH THE USE OF THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR COMPLYTING WITH ALL GOVERNING NATIONAL, STATE, AND LOCAL CODES. THE USE OF THESE PLANS FOR CONSTRUCTION SHALL BE EVIDENCE OF THE ACCEPTANCE OF THE ABOVE BY THE OWNER AND CONTRACTOR.



1 / A-1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES:

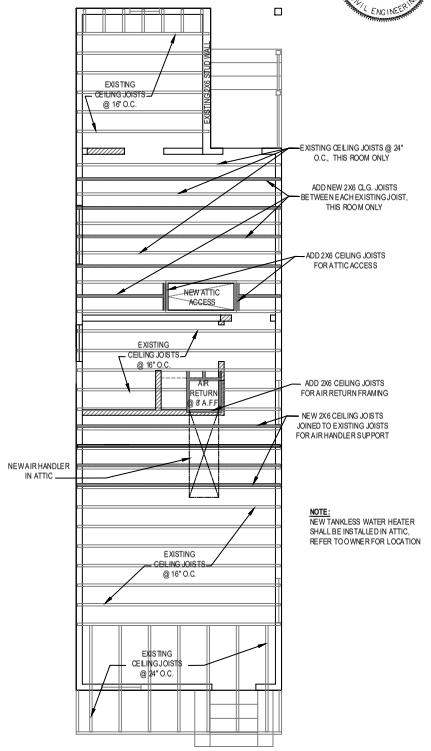
1. REMOVE ALL EXISTING EXTERIOR SIDING, PREP FOR HARDIE BOARD SIDING.
2. REMOVE SOLID WOOD PANEL FLOORING , REFURBISH & RE-USE AS NEEDED. RE-INSTALL OVER NEW PLYWOOD SUB-FLOOR.
3. SEE CEILING FRAMING PLAN FOR JOIST DEMOLITION.
4. SEE CIVIL PLANS FOR PIER REPLACEMENT OR DEMOLITION AS NEEDED.
5. CLEAN, REPAIR AND PAINT AS NEEDED @ BRICK-CONCRETE STEPS AND BLOCK FOUNDATION APRON.



2 / A-1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES:

1. ALL CEILINGS SHALL BE 11'-6" HEIGHT UNLESS NOTED OTHERWISE.
2. ALL NEW INTERIOR WALLS ARE 2X4 WOOD STUDS WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
3. ALL PLUMBING WALLS ARE 2X6 WOOD STUDS WITH 1/2" GYPSUM BOARD FOR WET LOCATION. ALL GYPSUM BOARD IN BATHROOM SHALL HAVE 1/2" GYPSUM BOARD FOR WET LOCATION ONLY.
4. BATHROOM SHALL HAVE CERAMIC TILE FLOORING (VERIFY WITH OWNER).
5. ALL GYP. BD. SURFACES SHALL BE ONE COAT PRIMED AND TWO COATS EGGSHELL FINISH PAINT. CEILINGS SHALL BE FLAT FINISH.
6. ALL NEW TRIM AND MILLWORK SHALL BE ONE COAT PRIMER WITH TWO COATS HI-GLOSS PAINT.
7. ALL CEILINGS SHALL BE 1/2" GYP. BD. AND PAINTED ONE COAT PRIMER WITH TWO COATS FLAT PAINT.
8. ALL WINDOW AND DOOR CASING SHALL BE NEW. REFER TO OWNER FOR STYLE.
9. REFURBISH EXISTING SOLID WOOD PANEL FLOORING THROUGHOUT (VERIFY WITH OWNER).
10. NEW WATER HEATER SHALL BE LOCATED IN ATTIC. REFER TO OWNER FOR TYPE AND LOCATION.
12. NEW AIR CONDITIONER SHALL BE CENTRAL, REFER TO OWNER.
13. EXISTING ROOF SHALL BE INSPECTED AND REPAIRED AS NEEDED.
14. EXISTING SIDING SHALL BE INSPECTED AND REPAIRED AS NEEDED.
15. EXISTING FOUNDATION PIERS SHALL BE INSPECTED AND RESTORED AND/OR REPLACED AS NEEDED, REFER TO CIVIL DRAWINGS.
16. ALL EXISTING WINDOWS SHALL BE INSPECTED AND REPAIRED AS NEEDED.



3 / A-1 CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES:

1. REPLACE ALL DAMAGED CEILING JOISTS AND RAFTERS AS NEEDED.
2. ALL SILL FRAMING SHALL BE TREATED SOUTHERN YELLOW PINE.
3. PROVIDE HURRICANE CLIPS FROM: (REFER TO STRUCTURAL FOR DETAILS)
   FOUNDATION PIERS TO SILL STUDS
   FLOOR TO FLOOR STUD FRAMING
   STUDS TO TOP PLATE TO RAFTERS
   RAFTERS TO RAFTERS OVER THE RIDGE
4. ALL EXTERIOR WALL SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD.

STATE OF LOUISIANA
JAMES B. MCCLUP II
REG. No. 31593
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

Artisan~Interior Designs
36 Park Lane
Folsom, LA 70437
985-502-6688
www.artisaninteriordesigns.com
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MALONEY - RENTAL PROPERTY RENOVATIONS

1309 ST. BERNARD AVENUE NEW ORLEANS, LA 70116

DATE ISSUED: 8-25-2021

NO.	REVISION	DATE
1	OWNER ELEC. CHANGES	8/26/21
2	OWNER CHANGES	6/7/22

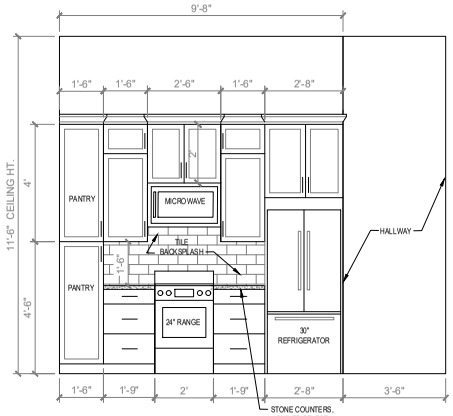
DRAWN BY: D. BURKHARDT

PHASE:

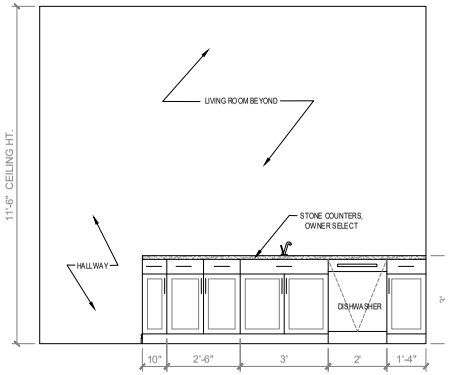
CONSTRUCTION DOCUMENTS

TITLE:
DEMOLITION PLANS
FLOOR PLANS
CEILING FRAMING PLANS

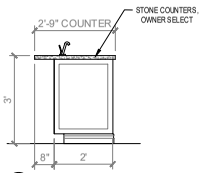
SHEET:
A-1



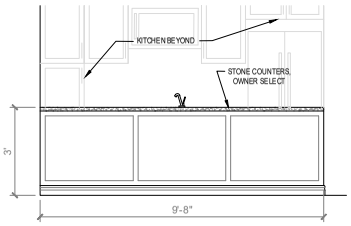
1 A-2 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



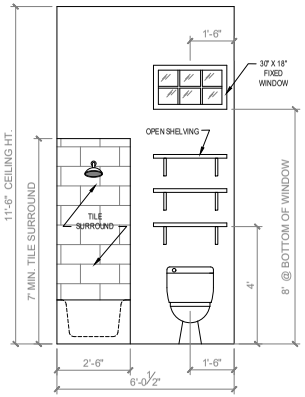
2 A-2 KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



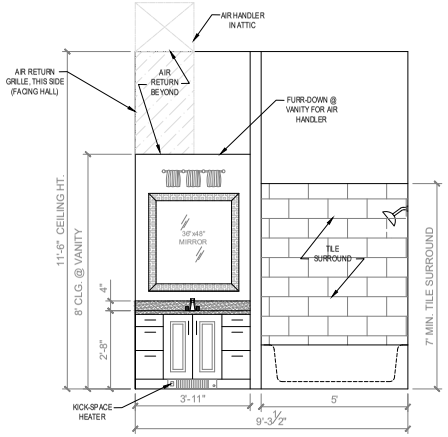
3 A-2 ISLAND SIDE ELEVATION
SCALE: 1/2" = 1'-0"



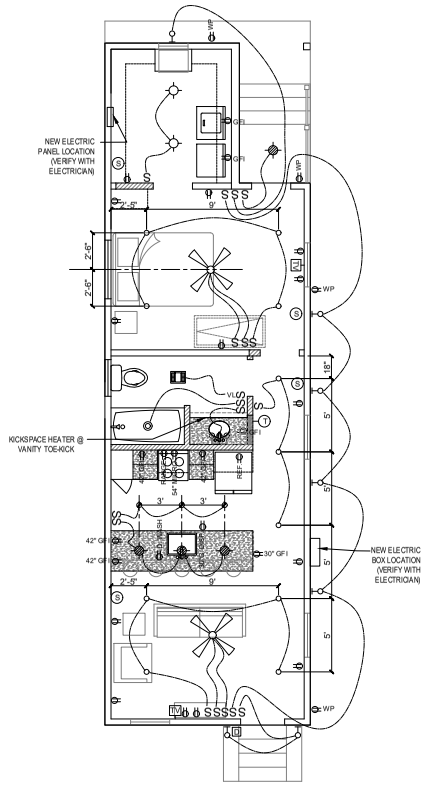
4 A-2 ISLAND FRONT ELEVATION
SCALE: 1/2" = 1'-0"



5 A-2 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



6 A-2 BATHROOM ELEVATION
SCALE: 1/2" = 1'-0"



7 A-2 REFLECTED CEILING AND POWER PLAN
SCALE: 1/4" = 1'-0"

FIXTURE LEGEND

- VANITY LIGHT
- WALL SCONCE LIGHT
- RECESSED LIGHT
- RECESSED LIGHT FOR WET LOCATION
- SURFACE MOUNT LIGHT (SEE NOTE)
- PENDANT / SURFACE MOUNT LIGHT
- VENT / LIGHT (VL)
- CEILING FAN WITH LIGHT

NOTE:
CLOSET FIXTURES SHALL BE LED SURFACE MOUNT FIXTURE BY:
NORA NSPEC #NLOPAC-R6509

POWER SYMBOL LEGEND

S	SWITCH
S_{MVL}	SWITCH FOR HEATER, LIGHT, VENT
	DUPLEX RECEPTACLE
GFI	GFI DUPLEX RECEPTACLE
WP	WATER PROOF DUPLEX RECEPTACLE
TV	TV CABLE OUTLET
	DATA / PHONE OUTLET
D	DOOR BELL
T	THERMOSTAT
S	SMOKE DETECTOR

GENERAL POWER-LIGHTING NOTES:

1. A/C UNIT SHALL BE ON ROOF RACK OVER LAUNDRY ROOM/CLOSET.
2. WATER HEATER SHALL BE TANKLESS, LOCATED IN ATTIC OR OUTSIDE AT BACK WALL OF HOUSE. LOCATION SHALL BE DETERMINED IF WATER HEATER IS GAS OR ELECTRIC, VERIFY WITH OWNER.
3. REFER TO OWNER FOR SECURITY ALARM SYSTEM.
4. ALL ELECTRICAL WORK SHALL MEET THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE STATE OF LOUISIANA.
5. ALL ELECTRICAL WORK SHALL BE ACCOMPLISHED BY AN ELECTRICAL SUBCONTRACTOR WHO IS LICENSED IN THE STATE OF LOUISIANA AND BY OTHER REQUIRED LOCAL AGENCIES.
6. THE OWNER WILL SELECT ALL FIXTURES AND COORDINATE WITH THE ELECTRICIAN.
7. SIZING OF THE SERVICE SHALL BE DONE BY THE ELECTRICIAN BASED ON HIS CALCULATED LOADS FOR POWER, LIGHTS, EQUIPMENT, AND ANY OTHER PROPOSED ITEM REQUIRING ELECTRICAL POWER.
8. THE OWNER SHALL DIRECT THE ELECTRICIAN AS TO WHERE FINAL LOCATIONS FOR OUTLETS, SWITCHES, SPECIAL EQUIPMENT, ETC. SHALL BE INSTALLED.
9. OWNER TO LOCATE ALL TELEPHONE AND DATA OUTLETS.
10. ALL RECEPTACLES SHALL BE 18" A.F.F. UNLESS NOTED OTHERWISE.

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DRAWN BY: D. BURKHARDT

PHASE:

CONSTRUCTION DOCUMENTS

TITLE: INTERIOR ELEVATIONS & REFLECTED CEILING PLANS

SHEET: A-2