

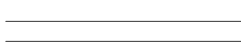


GENERAL NOTES:

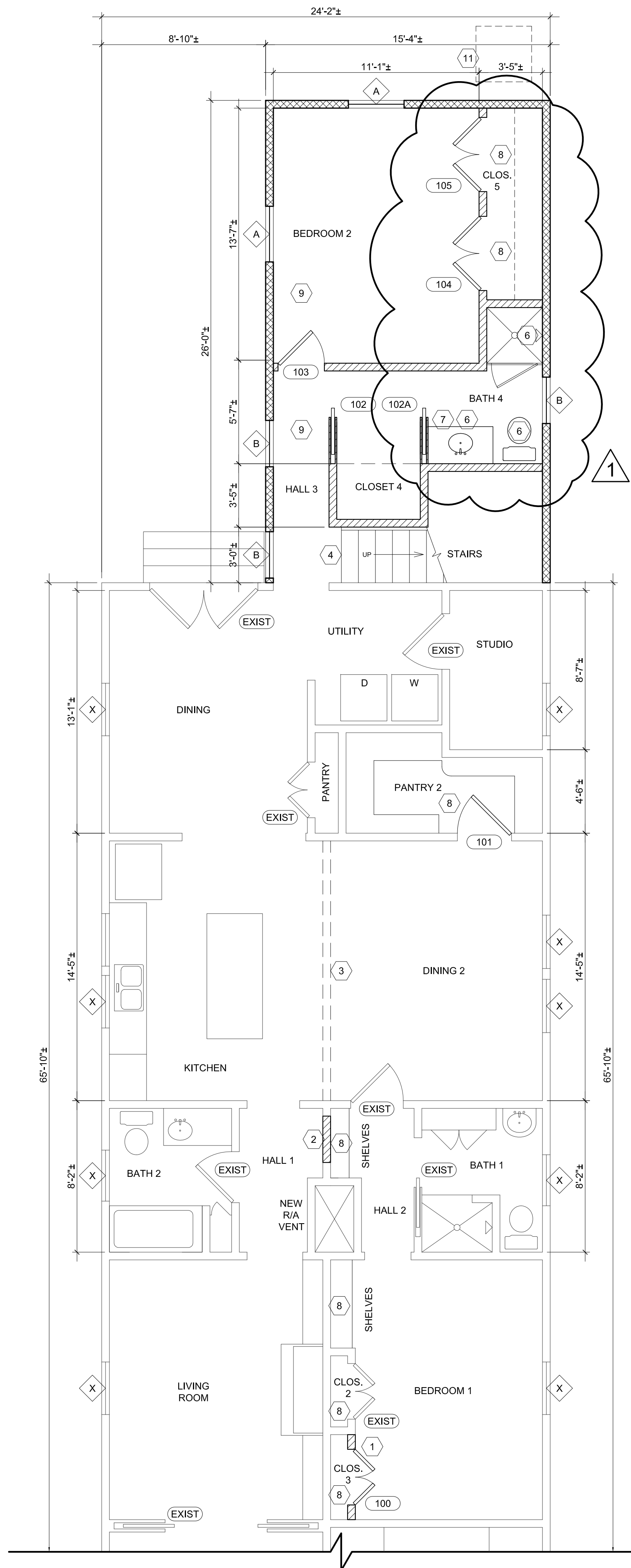
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO FINAL BID. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE DESIGN.
- CONTRACTOR TO PROVIDE COMPLETE DEMOLITION AS REQUIRED BY PROPOSED WORK.
- ALL WALLS, WINDOWS, DOORS, AND STAIRS ARE SHOWN AS CUT 3' ABOVE FINISHED FLOOR..
- CONTRACTOR TO VERIFY FINISHED FLOOR HEIGHT IS ABOVE FLOOD ZONE REQUIREMENTS.
- OWNER OR CONTRACTOR TO COORDINATE TERMITE TREATMENT DURING FOUNDATION WORK. FOUNDATION IS TO BE TREATED FOR TERMITES BY A LICENSED PROFESSIONAL AND TERMITE CERTIFICATE MUST BE SUBMITTED WITH TOP OF FORM CERTIFICATE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS.
- CONTRACTOR TO PROVIDE METAL GUTTERS AND DOWNSPOUTS AS SELECTED BY OWNER WHERE REQUIRED. VERIFY IN FIELD WITH OWNER.
- CONTRACTOR TO VERIFY ALL FINISHES, MOULDING PROFILES, BASE PROFILES, TRIM PROFILES, APPLIANCES, PLUMBING FIXTURES, LIGHTING FIXTURES, CEILING FIXTURES, DOOR SPECIFICATIONS, AND WINDOW SPECIFICATIONS WITH OWNER PRIOR TO PURCHASE OR INSTALLATION.
- CONTRACTOR TO VERIFY EXACT LOCATIONS, SIZES, AND REQUIREMENTS OF ALL EQUIPMENT PRIOR TO PURCHASE OR INSTALLATION.
- NEW STAIR REQUIREMENTS: MAXIMUM RISER HEIGHT 7 3/4", MINIMUM TREAD DEPTH 10". OPEN RISERS ARE PERMITTED ONLY IF OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. LANDING WIDTH SHALL BE THE WIDTH OF THE STAIRS. MINIMUM LANDING DEPTH 36" IN DIRECTION OF TRAVEL. HANDRAILS (MINIMUM 34" HEIGHT, MAXIMUM 38" HEIGHT, AND CIRCULAR OUTSIDE DIAMETER OF 1 1/4" MINIMUM AND 2" MAXIMUM) SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS FLIGHT OF STAIRS WITH FOUR OR MORE RISERS, AND GUARDRAILS SHALL BE PROVIDED ALONG OPEN SIDES OF WALKING SURFACES (STAIRS AND LANDINGS) THAT ARE MORE THAN 30" ABOVE GRADE AND SHALL BE NOT LESS THAN 36" HEIGHT AND SHALL NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE (AT THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF THE STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF GUARD SHALL NOT PERMIT THE PASSAGE OF A 6" DIAMETER SPHERE).
- INSULATION REQUIREMENTS: MINIMUM R-30 AT ROOF. MINIMUM R-19 AT EXTERIOR WALLS, AND SOUND BATT INSULATION AT INTERIOR WALLS.
- WINDOW CLEAR OPENING REQUIREMENTS IN BEDROOMS FOR EMERGENCY ESCAPE AND RESCUE SHALL BE OPERABLE WINDOWS AND HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24", WIDTH OF 20", AND AREA OF 5.7 SQ.FT. WITH A MAXIMUM SILL HEIGHT OF 44" A.F.F.
- WINDOWS SHALL BE PROTECTED FROM WIND BORNE DEBRIS IN ACCORDANCE WITH R301 2.1.2 IRC 2015 ED. OWNER TO PROVIDE WOOD STRUCTURAL PANELS (MIN. THICKNESS 7/16" AND A MAX. SPAN OF 8 FEET) AS ALLOWED FOR OPENING PROTECTION IN ONE-STORY BUILDINGS.
- CONNECTORS, HURRICANE STRAPS, CLIPS, AND JOIST HANGERS AT ALL CONNECTIONS TO BE SIMPSON BRAND AND SIZED FOR LOADS. CODE REQUIREMENTS, WIND UPLIFT, ETC.
- CONTRACTOR TO GRADE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL TOP PLATES TO BE CONNECTED TO PLYWOOD SHEATHING AND/OR RAFTERS AS REQUIRED.
- ALL ROOF RAFTERS TO BE CONNECTED TO BEAMS AS REQUIRED.
- ALL BEAMS TO BE CONNECTED TO COLUMNS AS REQUIRED.
- ALL HEADERS TO BE CONNECTED TO COLUMNS AS REQUIRED.
- ALL COLUMNS TO BE CONNECTED TO FOUNDATION AS REQUIRED.
- ALL WALLS TO BE CONNECTED TO FOUNDATION AS REQUIRED.
- PROVIDE FIREBLOCKING AS REQUIRED.

SPECIFIC NOTES (THIS SHEET ONLY):

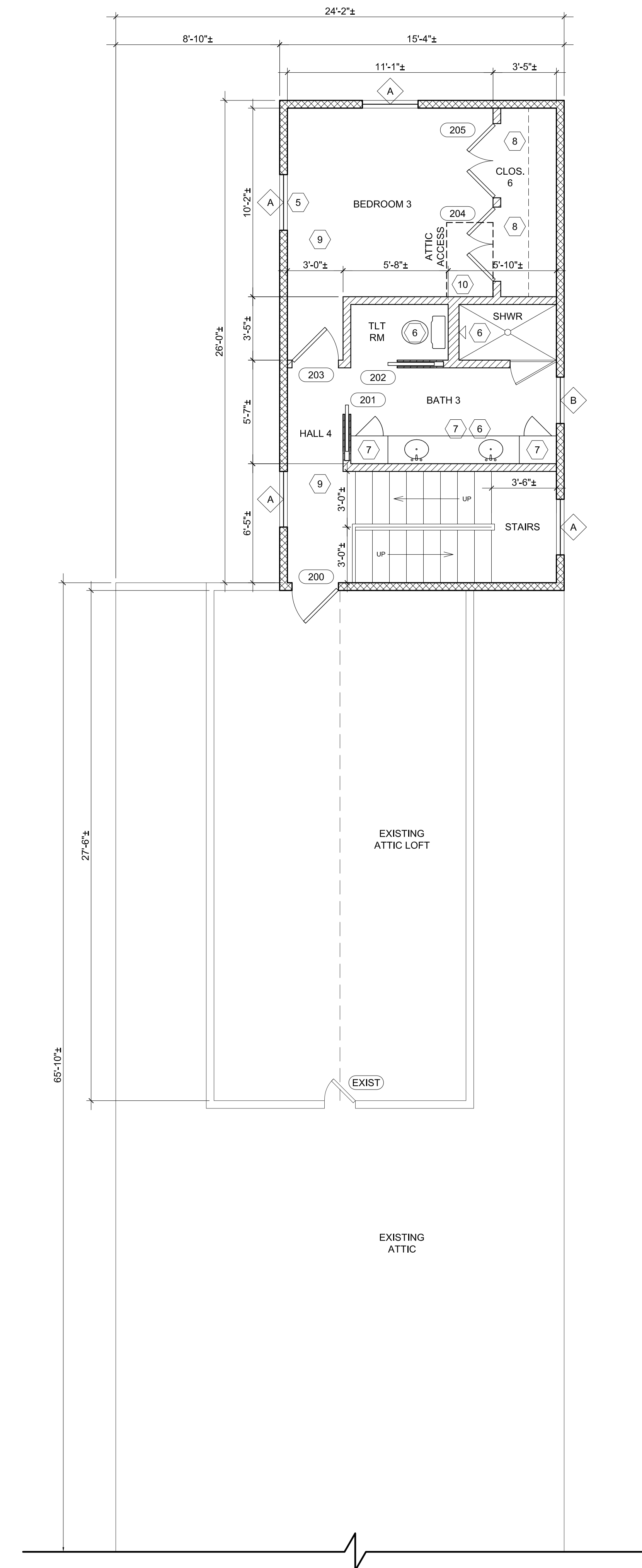
- NEW CLOSET AS SHOWN. ALIGN NEW INTERIOR WALLS WITH EXISTING ADJACENT CLOSET WALL AND PROVIDE NEW DOORS AS SCHEDULED. PAINT NEW WALLS TO MATCH ADJACENT EXISTING FINISHES.
- NEW WALL AT EXISTING OPENING. ALIGN NEW INTERIOR WALL WITH EXISTING ADJACENT FINISHED WALL FACES. PAINT NEW WALLS TO MATCH ADJACENT EXISTING FINISHES.
- PATCH AND REPAIR FLOOR WHERE EXISTING WALL IS TO BE REMOVED AS SHOWN. MATCH NEW FLOOR HEIGHT AND FINISH TO EXISTING ADJACENT FLOOR FINISHES.
- NEW STAIRS: SEE GENERAL NOTE 10 FOR STAIR REQUIREMENTS. FINISHES AS SELECTED BY OWNER.
- WINDOWS AS SCHEDULED. SEE GENERAL NOTE 12 FOR MORE INFORMATION REGARDING EGRESS REQUIREMENTS FROM SLEEPING ROOMS. SEE GENERAL NOTE 13 FOR MORE INFORMATION REGARDING WINDOW PROTECTION FROM WIND BORNE DEBRIS.
- PLUMBING FIXTURES AND FINISHES AS SELECTED AND APPROVED BY OWNER.
- LOWER CABINETS, COUNTERTOP, MIRROR, LAYOUT, AND FINISHES AS SELECTED AND APPROVED BY OWNER.
- INSTALL SHELVING, HOOKS, AND / OR HANGING RODS AS DETERMINED BY OWNER.
- CONTRACTOR TO PROVIDE COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS; SEE REFLECTED CEILING PLAN FOR MORE INFORMATION.
- NEW ATTIC ACCESS HATCH AND LADDER IN CEILING. PROVIDE FRAMING AND STRUCTURE AS REQUIRED; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, AND CLEARANCES IN FIELD.
- NEW HVAC CONDENSER LOCATED AT EXTERIOR; CONTRACTOR TO VERIFY EXACT SIZE, LOCATION, REQUIREMENTS, AND CLEARANCES IN FIELD.

WALL HATCH LEGEND:

- | | |
|---|-------------------------------------|
|  | EXISTING INTERIOR AND EXTERIOR WALL |
|  | NEW INTERIOR WALL |
|  | NEW EXTERIOR WALL |
- INTERIOR WALLS - EXISTING WOOD STUDS WITH 1/2" GYPSUM BOARD EACH SIDE
EXTERIOR WALLS - EXISTING 1/2" GYPSUM BOARD FOR INTERIOR SIDE AND EXISTING EXTERIOR GRADE SHEATHING, VAPOR BARRIER, AND SIDING AT EXTERIOR FINISH SIDE; EXISTING BLOCKING, LATERAL BRACING, AND INSULATION TO REMAIN.
- 2x4 WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE; BLOCKING AND LATERAL BRACING AS REQUIRED; BATT INSULATION AT STUD WALL CAVITIES. PROVIDE 2x6 WOOD STUDS AT PLUMBING WALLS AS REQUIRED. MATCH ADJACENT EXISTING WALL THICKNESS AND FINISHES AS NECESSARY.
- 2x4 WOOD STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AT INTERIOR FINISH SIDE AND EXTERIOR GRADE SHEATHING, VAPOR BARRIER, AND SMOOTH FINISH HARDIE BOARD SIDING AT EXTERIOR FINISH SIDE; R-19 INSULATION AT NEW EXTERIOR WALL CAVITIES; BLOCKING AND LATERAL BRACING AS REQUIRED



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



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

DATE: 19 JUNE 2022

DRAWN BY: MCP

CHECKED BY: MCP

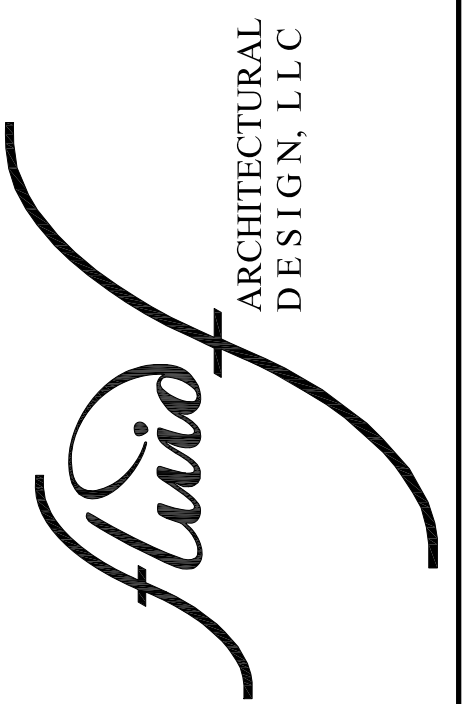
REVISIONS: 27 SEPTEMBER 2022

PROJECT NUMBER: 21008

This drawing is the property of Fluid Architectural Design, LLC and is not to be reproduced or copied in whole or in part. It is only to be used for the project and site specifically identified herein.

Scales as stated hereon are valid on the original drawing only.

7500 OAK STREET NEW ORLEANS, LA 70118
504.430.2516 www.fluidarchdesign.com
SAHAR RESIDENCE RENOVATION / ADDITION
5022 LOYOLA AVENUE
NEW ORLEANS, LA 70115



A2.1

DRAWING: FLOOR PLANS PROPOSED

SET NUMBER: 1