

SITE PLAN  
SCALE 1/8" - 1'-0"

### SCOPE OF WORK

TOTAL INTERIOR RENOVATION OF GUTTED DOUBLE AT 2022/ 2024 BIENVILLE AVE.  
REPLACE ALL ROTTED AND OR TERMITE DAMAGED WOOD (EXTERIOR RESIDENCE).  
UPGRADE ALL PLUMBING AND ELECTRICAL TO LATEST CODE. INSULATE AND  
SHEETROCK ENTIRE RESIDENCE. INSTALL NEW CLOSETS AND CABINETRY.  
NEW HVAC UNITS, FLOORING, AND TRIM WORK.

### GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONECTIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS AND/ OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
2. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUE AND ORDINANCES ALL FEES TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTIONS, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY APPARATUS REQUIRED IN ORDER TO ASSURE FOR THE HEALTH AND WELFARE OF THE GENERAL PUBLIC, THE OWNERS AND ANY WORKERS.
4. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/ OR GOVERNMENTAL LAWS.
5. ALL REMOVED TOP SOILS OF GRAVEL SHALL BESTORED AND USED FOR FINISH GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS MATERIAL PRIOR TO FINISHING GRADE.
6. EACH TRADE WILL PRODUCE IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
7. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
8. ALL WORK SHALL BE ERCECTED AND INSTALLED PLUMB LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
9. ALL MATERIALS SHALL BE NEW AND UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT. UNLESS OTHERWISE NOTED. MANUFACTURED MATERIAL AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURED RECOMMENDATIONS AND INSTRUCTIONS.
10. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS 'EQUAL TO' OR 'APPROVED EQUAL' ARE USED, ARCHETECT SHALL DETERMINED EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
11. ALL WORK AND MATERIALS SHALL BE GAURANTEED AGAINST DEFECTS FOR A PERIOD AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
13. CONTRACTOR SHALL AT ALL TIME KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEEPED CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
14. DO NOT SCALE DRAWINGS DEMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
15. PATCH ALL AREAS WHERE FLOOR LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
16. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
17. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER AND COMPILE A 'PUNCH LIST' OF CORRECTIONS AND UNSATISFACTORY AND/ OR INCOMPLETE WORK.

### DESIGN CRITERIA

1. SMOKE / CARBON MONOXIDE DETECTORS SHALL BE INCLUDED IN ALL SLEEPING AREAS AND IMMEDIATLEY OUTSIDE. HARD WIRED
2. THIS WORK COMPLIES WITH DESIGN MANUEL AMERICAN WOOD FRAME CONSTRUCTION-2015
3. ALL 'GLASS OPENINGS' SHALL BE PROVIDE WITH PRECUT MIN 5/8" THICK O.S.B. WITH INSTALL. CLIPS OR SCREWS.
4. CONSTRUCTION DESIGN WIND SPEED IS 140 MPH.
5. ALL NEW MECHANICAL A/C CONDENSORS, WATER HEATERS SHALL MEET BASE FLOOD ELEVATION
6. ALL PLUMBING AND ELECTRIC MUST COMPLY WITH THE LATEST CODE
7. HAND AND GUARD RAILS MUST BE INSTALLED
8. DESIGN CRITERIA IS ASCE-7
9. ALL WORK MUST COMPLY WITH IRC 2015
10. ALL HAND AND GUARD RAILS SHALL BE A MIN. OF 34" MAX. 38"  
TREAD DEPTH A MIN. 11" AND RISERS A MAX OF 7 3/4"
11. ALL 'GLASS OPENINGS' SHALL BE PROVIDE WITH PRECUT MIN 5/8" THICK O.S.B. WITH INSTALL. CLIPS OR SCREWS.



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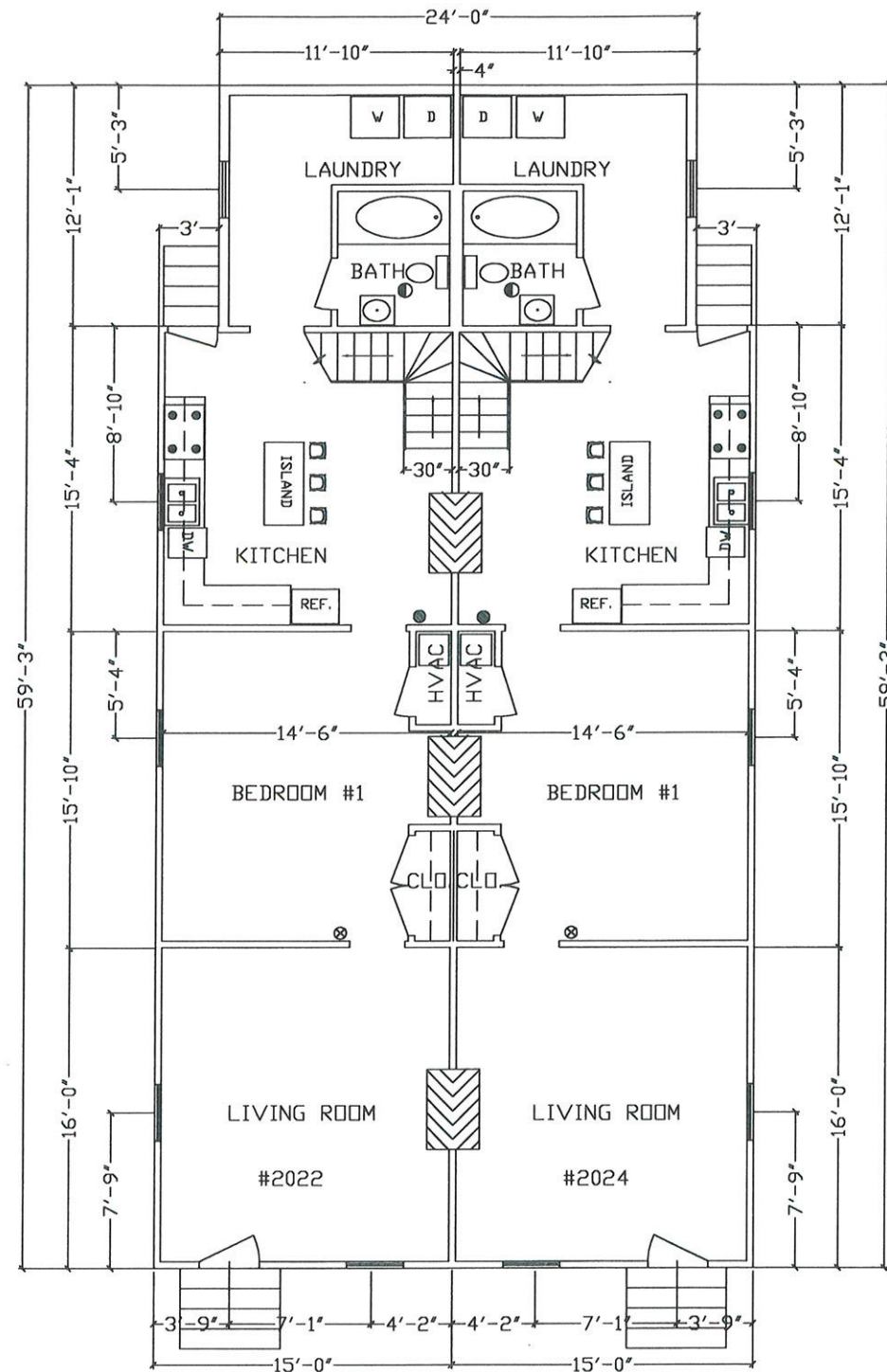
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INTERIOR RENOVATIONS AND REPAIRS  
2022-24 BIENVILLE AVE  
NEW ORLEANS, LA. 70112

7/26/2022

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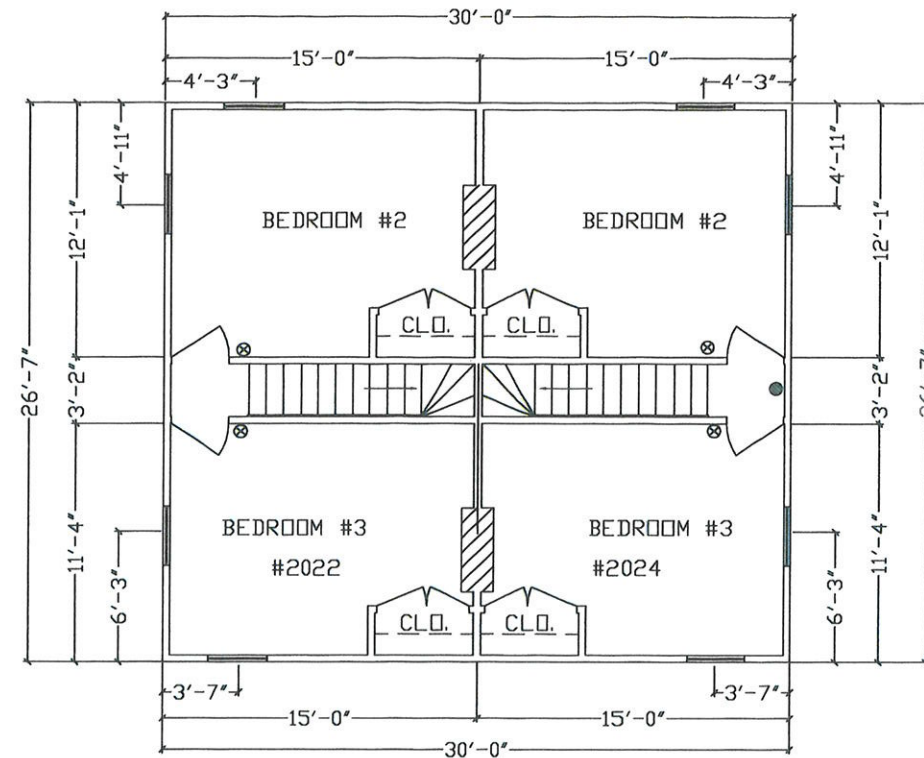




1st. FLOOR LIVING = 1,704 SQ. FT.  
 2nd. FLOOR LIVING = 797 SQ. FT.  
 TOTAL SQ. FT.= 2,501 SQ. FT.

#### WINDOW AND DOOR SCHEDULE

- ① 3'-0"x6'-8"x1 3/4" EXT. INSUL.
- ② 2'-2'-6"x6'-8"x1 3/4" PAIR EXT. RAISED PANEL
- ③ 2'-8"x6'-8"x1 3/8" INTRIOR RAISED PANEL
- ④ 2'-6"x6'-8"x1 3/8" INTRIOR RAISED PANEL
- ⑤ 2'-0"x6'-8"x1 3/8" INTRIOR RAISED PANEL
- ⑥ 3'-0"x6'-8"x1 3/8" CASE OPENING
- ⑦ 3'-0"x3'-0" VINYL S/H 2/2 LTS.
- ⑧ 6'-0"x5'-0" VINYL S/H 2/2 LTS.-PAIR 3'-0"x5'-0"
- ⑨ 3'-0"x5'-0" VINYL S/H 2/2 LTS.
- ⑩ AS PER TABLE M1507-4 BATHROOM MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. MECHANICAL EXHAUST SHALL TERMINATE OUTDOORS NOT IN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.
- ⊗ SMOKE DETECTORS
- CARBON MONOXIDE/ SMOKE DETECTORS



PREPARED FOR LIZA MARIE JACKSON  
 2022/ 2024 BIENVILLE AVE.  
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INTERIOR RENOVATIONS AND REPAIRS

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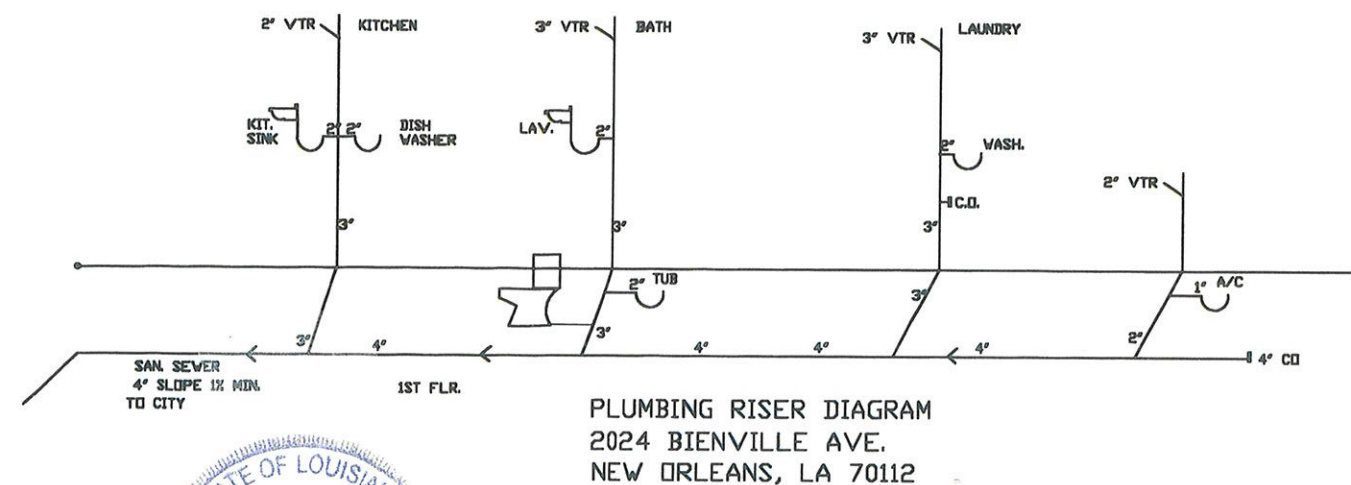
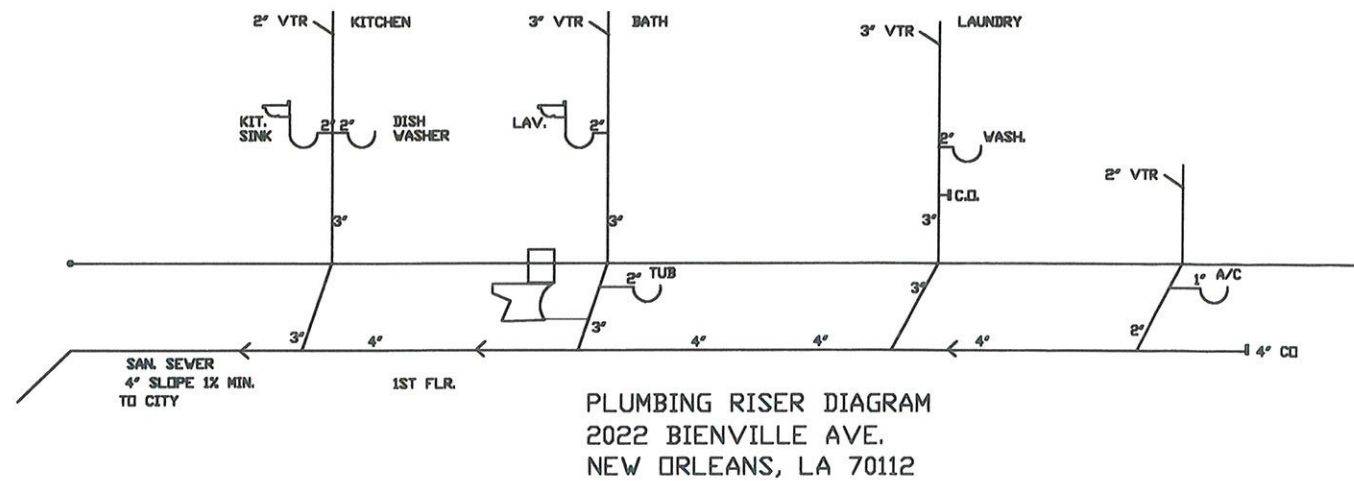
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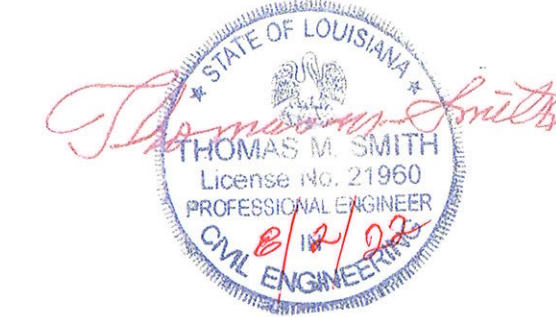


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## PIPING GENERAL NOTES:

1. ALL WATER LINES IN EXTERIOR WALLS SHALL BE INSULATED AND LOCATED WITHIN THE INSULATION
2. SET ALL FLOOR DRAINS AND FUNNEL DRAINS OVER P-TRAPS.
3. PROVIDE SHUT OFF COCK AT EACH CONNECTION TO GAS EQUIPMENT.
4. PROVIDE DIRT LEG AT BOTTOM OF ALL VERTICAL RISERS AND DROP IN GAS LINES.
5. INSTALL WALL HYDRANTS AT A MINIMUM OF 2'-0" ABOVE FINISH GRADE UNLESS OTHERWISE
6. EXTEND ALL CLEANOUTS ON SANITARY SEWER KITCHEN WASTE AND RAIN WATER CONDUCTOR LINES BELOW SLAB ON GRADE TO FINISHED FLOOR LEVEL.
7. COORDINATE LOCATIONS OF ALL LINES, EQUIPMENT AND WORK WITH OTHER CONTRACTORS.
8. THE CONTRACTOR SHALL REFER TO APPLICABLE CODES FOR ACCEPTABLE DRAINAGE SYSTEM
9. DIELECTRIC UNIONS AND FLANGES SHALL BE USED ON ALL CONNECTIONS BETWEEN DISSIMILAR
10. WHERE DOMESTIC COLD WATER, DOMESTIC HOT WATER, DOMESTIC HOT WATER RETURN WATER AND NATURAL GAS SUPPLY LINES ARE NOTED TO BE RUN AT CEILING AND/ OR ABOVE CEILING, RUN LINES AS HIGH AS POSSIBLE. COORDINATE WITH ARCHITECTURAL HVAC, FIRE PROTECTION, AND ELECTRICAL DRAWINGS- REFER TO DETAIL DRAWING.
11. ALL PIPING NOTED ABOVE OR AT CEILING SHALL BE TIGHT TO UNDERSIDE OF FLOOR SLAB WITH SPACE FOR INSULATION AND HANGERS AS REQUIRED.
12. WHERE RAIN WATER CONDUCTORS SANITARY SEWER VENT, CONDENSATE DRAIN AND TRAP PRIMER LINES ARE NOTED TO BE RUN AT CEILING, ABOVE CEILING AND/ OR BELOW FLOOR RUN LINES AS HIGH AS POSSIBLE, UNLESS LINES ARE RUN BELOW SLAB ON GRADE.
13. MEANS OF ACCESS SHALL BE PROVIDED TO CONCEALED TRAPS, VALVES, CLEANOUTS, DRAIN POINTS OR SIMILAR ITEMS. THE CONTRACTORS SHALL COORDINATE THE LOCATIONS AND QUANTITIES OF ALL ACCESS PANELS DURING BIDDING PHASE. ACCESS PANELS WILL BE FURNISHED AND INSTALLED BY OTHERS.
14. PROVIDE CLEANOUTS IN SANITARY AND STORM PIPING SYSTEMS AT ENDS OF RUNS, AT CHANGES IN DIRECTION AT BASE OF STACKS AND AT 50 FOOT INTERVALS IN HORIZONTAL PIPING. AND ELSEWHERE AS INDICATED. CLEANOUTS SHALL INSTALLED IN NON PUBLIC PLACES WHENEVER POSSIBLE.
15. ALL INTERIOR STORM WATER PIPING 4" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT UNLESS NOTED OTHERWISE. ALL INTERIOR STORM WATER PIPING 3" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT. UNLESS NOTED OTHERWISE.



16. ALL INTERIOR, ABOVEGROUND, HORIZONTAL STORM DRAINAGE SYSTEMS SHALL BE INSULATED AS SPECIFIED.
17. ALL KITCHEN EQUIPMENT IN THE KITCHEN AREA SHALL BE FURNISHED AND INSTALLED BY (OWNER) FOOD SERVICE EQUIPMENT CONTRACTOR. PLUMBING CONTRACTOR TO PROVIDE ROUGH-INS AND FINAL CONNECTIONS INCLUDING BUT NOT LIMITED TO WATER LINES, DRAINS, AND FAUCETS UNLESS SPECIFIED OTHERWISE.
18. REFER TO FOOD SERVICE EQUIPMENT DRAWINGS FOR MOUNTING HEIGHTS, ROUGH-IN CONNECTIONS AND LOCATIONS.
19. PROVIDE FLOW CONTROL VALVES ON THE WASTE OUTLETS OF THE DISHWASHING SINKS ENTERING THE KITCHEN WASTE PIPING SYSTEM (REFER TO SPECIFICATIONS).
20. EXPOSED PIPING, FITTINGS AND VALVES IN THE KITCHEN AREA SHALL HAVE A CHROME (PLATED BRASS) FINISH UNLESS SPECIFIED OTHERWISE.
21. COORDINATE THE LOCATIONS OF WATER, GAS AND VENT PIPING ABOVE CEILING WITH HEATING CONTRACTOR IN AREAS WHERE KITCHEN VENTILATOR HOODS ARE LOCATED TO AVOID INTERFERENCE WITH DUCT, ETC..
22. ALL DOMESTIC WATER PIPING IN THE WATER HEATER ROOM TO BE TYPE "L" COPPER.
23. ALL SANITARY PIPING ABOVE PUBLIC AREAS TO BE CAST IRON AND INSULATED.
24. SANITARY WASTE PIPING INDICATED IN THE KITCHEN AREA AND WATER HEATER ROOM TO BE CAST IRON.
25. ALL INTERIOR SANITARY PIPING 4" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT, UNLESS NOTED OTHERWISE. ALL INTERIOR SANITARY PIPING 3" AND SMALLER SHALL BE SLOPED AT 1/4" PER FOOT, UNLESS NOTED OTHERWISE. ALL SANITARY PIPING BELOW SLAB 4" MINIMUM.

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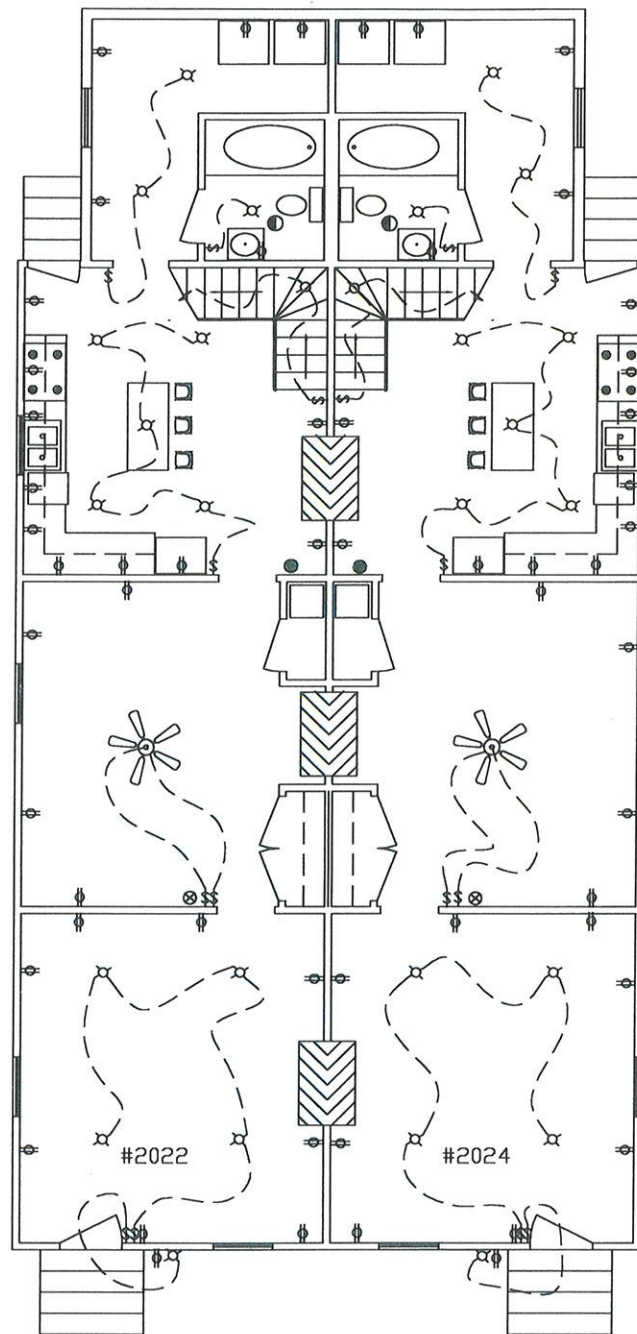
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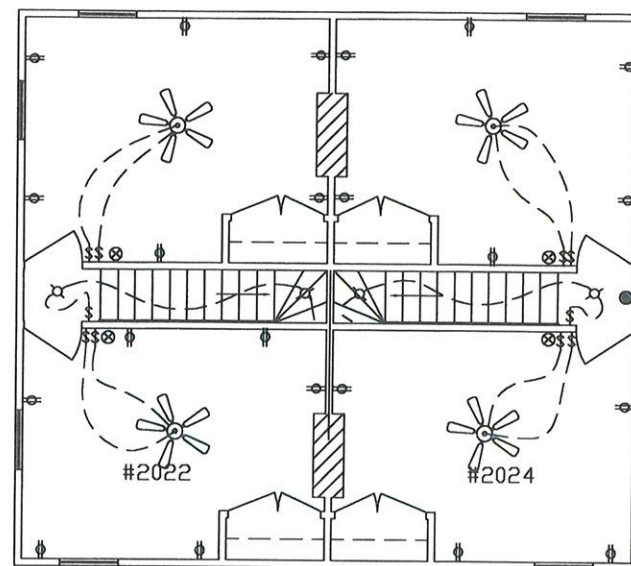
ELECTRICAL  
1st. FLOOR PLAN

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2nd. FLOOR PLAN

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⊗ SMOKE DETECTORS  
● CARBON MONOXIDE/ SMOKE DETECTORS

⊕ ELECTRICAL OUTLET  
⊗ ELECTRICAL LIGHT  
⊕ ELECTRICAL SWITCH

⊕ CEILING FAN W/ LIGHT

## ELECTRICAL GENERAL NOTES:

1. ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT ADOPTED NFPA, NATIONAL ELECTRIC CODE, AND LOCAL CODES.
2. ALL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE NEW AND LABEL LISTED BY AN APPROVED THIRD PARTY TESTING AGENCY APPROVED BY THIS STATE.
3. WIRING SHALL BE COPPER SINGLE CONDUCTORS MINIMUM WIRE SIZE IS #12 AWG CONDUCTORS #8 AND LARGER SHALL BE TYPE THHN OR THWN STRANDED #12 THRU #10 SHALL BE SOLID WIRE TO LIGHT FIXTURES SHALL BE AS REQUIRED BY U.L. LABEL COLOR CODE CONDUCTORS NO BX OR MC CABLE SHALL BE ALLOWED IN HALLS COMMON AREAS OR CORRIDORS.
4. CONDUITS SHALL BE STEEL INDOORS EMT OUTSIDE OF TENANT SPACE PVC CONDUIT IS NOT ALLOWED. EMT SHALL BE USED FOR SIZES 1/2" THROUGH 3 1/2".
5. CONNECT ALL HVAC, PLUMBING AND OTHER CONTRACTOR OR OWNER FURNISHED EQUIPMENT. CHECK EQUIPMENT SHOP DRAWINGS AND COORDINATE WITH HVAC, PLUMBING, AND ALL OTHER EQUIPMENT CONTRACTORS FOR DISCONNECT SWITCH, CONDUIT, WIRING REQUIREMENTS, FUSE AND BREAKER SIZES AND VOLTAGE REQUIREMENTS. PROVIDE A TIMER FOR ALL PLUMBING RECIRCULATION PUMPS. MAKE ALL NECESSARY REVISIONS TO THESE ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE THE DAY THE PROJECT IS ACCEPTED BY THE OWNER. EXCEPTION INCANDESCENT LIGHT BULBS SHALL BE GUARANTEED FOR 30 DAYS.
7. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE PRIOR TO SUBMISSION OF BID TO FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED AND THE EXTENT OF WORK REQUIRED. INCLUDE ALL COST IN BID PRICE.
8. SUPPORT ALL CONDUITS WITH STRAPS AND CLAMPS. RUN ALL CONDUIT PARALLEL OR PERPENDICULAR TO BUILDINGS.
9. ELECTRICAL DEMOLITION RELOCATION OF EXISTING EQUIPMENT, CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF THIS NEW WORK IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR THE EXTENT OF THE WORK REQUIRED SHALL BE DETERMINED DURING THE PREBID JOBSITE VISIT.
10. ALL SALVAGABLE MATERIALS RESULTING FROM DEMOLITION SHALL REMAIN THE PROPERTY OF THE OWNER. THE OWNER SHALL DETERMINE WHAT IS SALVAGABLE.
11. ALL STRAPPING OF CONDUIT SHALL COMPLY WITH ARTICLE 1621 OF THE STATE BUILDING CODE.
12. FOR ALL BREAKERS AND DEVICES.
  - A. SERIES RATING IS NOT ALLOWED.
  - B. THE MANUFACTURE OF THE MAIN SWITCHGEAR AND/ OR PANELBOARDS SHALL SELECT BREAKERS THAT ARE CAPABLE OF BEING ADJUSTED TO ALLOW FOR A MAXIMUM ARC FLASH RATING OF 3.
13. PROVIDE MIN. 24" HORIZONTAL SEPARATION BETWEEN BOXES INSTALLED IN OPPOSITE SIDES OF A SAME WALL AS INDICATED IN N.E.C.
14. PROVIDE ADDITIONAL FIRE ALARM DEVICES AS DIRECTED BY THE FIRE MARSHALL AT NO ADDITIONAL COST TO THE OWNER. EMPLOY LANDLORD'S APPROVED CONTRACTOR FOR ALL FIRE ALARM WORK- INCLUDING CONNECTION TO SPRINKLER FLOW SWITCH.
15. FIRE MARSHALL APPROVAL OF THE FIRE ALARM AND SPRINKLER SYSTEM SHOP DRAWINGS SHALL BE ON SITE BEFORE ABOVE CEILING INSPECTIONS ARE PERFORMED. PROJECTS WITHOUT APPROVED SHOP DRAWINGS ON SITE WILL HAVE ABOVE CEILING INSPECTIONS WITHHELD.
16. ALL DISCONNECTS SHALL BE HEAVY DUTY RATED, AND SHALL HAVE A MECHANICAL INTERLOCK TO PREVENT THE DOOR FROM BEING OPENED WITHOUT DEFEATING THE INTERLOCK. THE MECHANICAL INTERLOCK SHALL ALSO PREVENT ACTIVATING THE SWITCH WHEN THE DOOR IS OPEN. THE MECHANICAL INTERLOCK SHALL BE DEFEATABLE BY SPECIAL TOOL, AND SHALL BE U.L. LISTED AS PART OF THE DISCONNECT.
17. PROVIDE DUAL PHONE LINES AT FIRE ALARM CONTROL PANEL.
18. SERVICE GROUND IMPEDANCE SHALL BE MEASURED AND SHALL BE 5 OHMS OR LESS IF UPON MEASUREMENT, SERVICE GROUND READING EXCEEDS 5 OHMS THEN ADDITIONAL GROUND RODS SHALL BE DRIVEN TO REDUCE READING TO 5 OHMS OR LESS NOTIFY ENGINEER OF FINAL SERVICE GROUND MEASUREMENT.
19. ALL TERMINATIONS ON PANELS SHALL HAVE DUAL RATED 60 C/75 C LUGS.
20. PROVIDE INTERNAL OR EXTERNAL DISCONNECTING MEANS FOR EACH FLUORESCENT LUMINAIRE THAT UTILIZES DOUBLE- ENDED LAMPS AND CONTAIN BALLAST(S) THAT CAN BE SERVICED IN PLACE TO COMPLY WITH N.E.C.
21. ELECTRICAL CONTRACTOR TO USE MULTIPOLAR BRANCH BREAKERS FOR ALL SHARED NEUTRAL CIRCUITS OR PROVIDE SEPERATE NEUTRAL FOR EACH BRANC CIRCUIT, AND ADJUST PANEL SCHEDULES ACCORDINGLY TO MEET N.E.C.
22. ANY UNUSED ELECTRICAL EQUIPMENT, FEEDERS, CONDUIT, PANELS ETC. WITHIN OR SERVICING THE PREMISES MUST BE COMPLETELY REMOVED TO POINT OF ORIGIN DO NOT ABANDON IN PLACE.
23. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT AND ADDITIONAL REQUIREMENTS FOR INSTALLATION AND LOCATION OF DEVICES. EMPLOY LANDLORD'S APPROVED CONTRACTOR FOR ALL FIRE ALARM WORK- INCLUDING CONNECTION TO THE SPRINKLER FLOW SWITCH.
24. ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING, AND WHEN PRIMARY POWER FROM BUILDING WIRING, IS INTERRUPTED, THE DETECTOR SHALL RECEIVE POWER FROM BATTERY BACK-UP. SMOKE DETECTOR IS REQUIRED IN ALL SLEEPING ROOMS AND IMMEDIATE AREA OUTSIDE.



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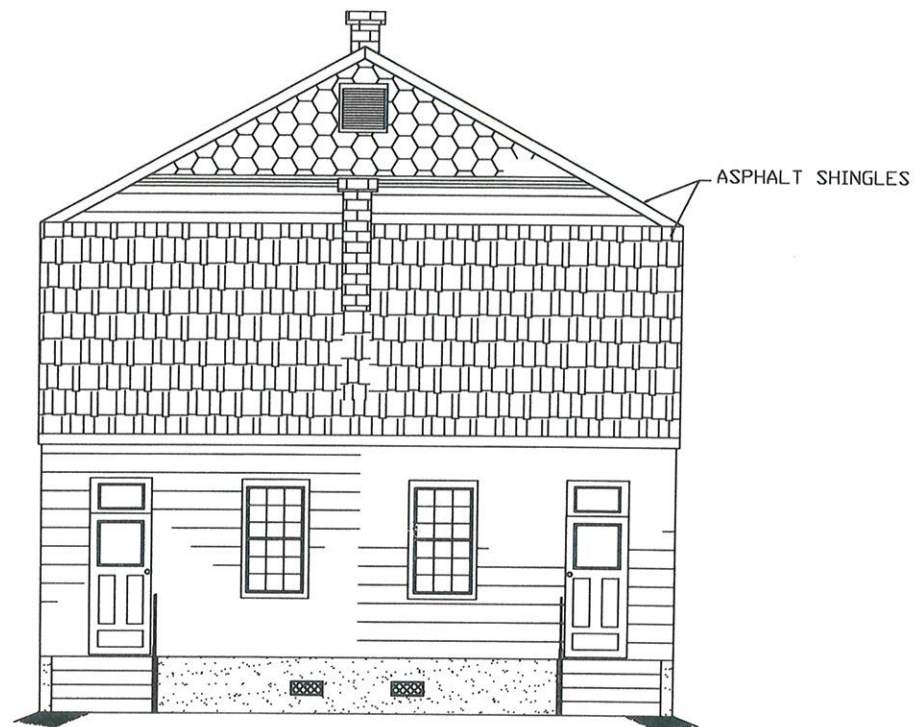
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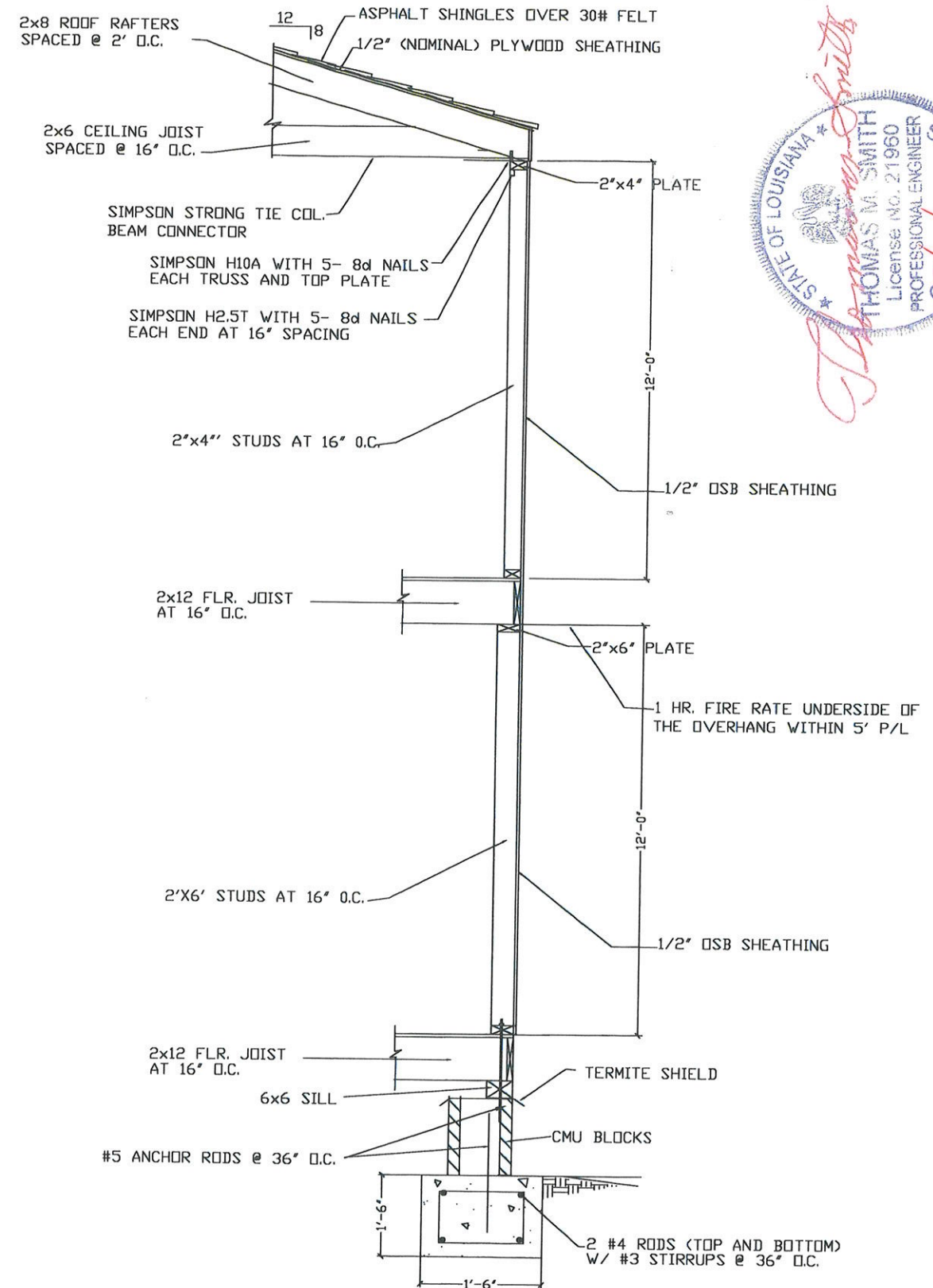




FRONT ELEVATION

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TYPICAL WALL FRAMING SECTION

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