

GENERAL WORK NOTES

- FLOORS
 - NEW WOOD FLOORS - ANY/ALL AREAS OF NEW WOOD FLOORS SHALL BE 3/4" THICK x 2 1/4" TONGUE & GROOVE "SELECT" GRADE "OAK" LAID ON 3/4" FELT ON 3/4" PLYWOOD. IT SHALL BE PROPERLY ACCLIMATIZED, SAVED, MONITORED, AND INSTALLED/FINISHED AS PER THE MFR'S INSTRUCTIONS, AND N.W.F.A. STANDARDS (PROVIDE MOISTURE TESTING RESULTS TO ARCHITECT PRIOR TO INSTALLATION TO SHOW EVIDENCE OF ACCLIMATION PRIOR TO PROCEEDING). (ARCHITECT ASSUMES NO LIABILITY FOR PERFORMANCE OF ANY WOOD FLOORS)
 - STONE AND TILE FLOORS - ALL STONE AND TILE FLOORS SHALL BE SET ON A THIN-SET BED THE UNDERLAYMENT SHALL BE A 1/2" CEMENTITIOUS TILE BACKER BOARD SCREWED TO THE SUB-FLOOR AT 6" O.C. ALL STONE SHALL RECEIVE 2 COATS OF STONE SEALER.
- WALLS AND CEILING
 - PTD. GYP. BOARD WALLS - ENTIRE HOUSE SHALL RECEIVE NEW 1/2" PAINTED GYPSUM BOARD FINISHED TO LEVEL 3 STANDARDS (SMOOTH - NO TEXTURE/ROLLED - NOT SPRAYED). THEY SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF INTERIOR LATEX PAINT (HIGH-END SHERWIN WILLIAMS OR EQUAL). ALL WALLS SHALL BE FLAT EXCEPT BATHROOM WALLS SHALL BE EGGSHELL. SUBMIT PAINT TYPE TO OWNER FOR APPROVAL.
 - TILE/STONE WALLS - ALL STONE AND TILE WALLS SHALL BE INSTALLED ON A THIN-SET BED ON A 1/2" CEMENTITIOUS BACKER BOARD. STONE WALLS SHALL RECEIVE 2 COATS OF STONE SEALER.
 - PAINTED WOOD TRIM - ALL INTERIOR TRIM TO BE PAINTED SHALL BE PAINT GRADE POPLAR. IT SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF SEMI-GLOSS PAINT. (HIGH-END SHERWIN WILLIAMS OR EQUAL)
- INSULATION

ALL 2x4 EXTERIOR WALLS SHALL RECEIVE NEW R-13 PAPER FACED FIBERGLASS BATT INSULATION W/ INTEGRAL NAULING FLANGES. (2x6 WALLS - R-19) THE CEILING AT ROOF AREAS SHALL RECEIVE NEW R-30 PAPER FACED FIBERGLASS BATT INSULATION. 5 1/2" SOUND BATTIS SHALL BE INSTALLED BELOW THE SECOND FLOOR FLOOR. (INSTALL ALL INSULATION AS PER THE MFR'S INSTRUCTIONS)
- WINDOWS
 - ALL WINDOW SELECTIONS, MATERIALS, TYPES, MANUFACTURER, AND MODELS SHALL BE REVIEWED AND APPROVED BY THE OWNER/ARCHITECT PRIOR TO THE BID.
 - ALL INTERIOR DOORS SHALL BE 1 3/8" THK RAISED WOOD 4 PANEL WOOD DOORS. (PTD.) (3 HINGES PER LEAF)
 - ALL EXTERIOR DOORS SHALL BE PTD. SPANISH CEDAR (1 3/4" THK) PTD. WOOD W/ FULL INSULATED TEMPERED OR LAMINATED GLASS PANEL (3 HINGES PER LEAF). THE FRONT ENTRANCE DOORS WILL BE SELECTED BY THE OWNER.
 - ALL DOOR MANUFACTURERS AND MODELS SHALL BE APPROVED BY THE OWNER/ARCHITECT PRIOR TO THE BID.
 - PROVIDE ALLOWANCE FOR PURCHASE OF NEW DOOR HINGES, BOLTS, STRIKES, HANDLES, LOCKS AND WEATHER STRIPPING, ETC. CONTRACTOR SHALL INCLUDE INSTALLATION IN BASE CONTRACT. COORDINATE ALL KEYING AND LOCKING W/ OWNER.
- STUCCO NOTES (PORTLAND CEMENT PLASTER):

PROVIDE AND INSTALL ALL COMPONENTS TO MEET THE MANUFACTURERS WRITTEN INSTRUCTIONS. COMPLY WITH ALL RECOMMENDATIONS OF THE "PORTLAND CEMENT ASSOCIATION". COMPLY WITH ASTM C 926 FOR PROJECT CONDITIONS. ENSURE PROPER DEFLECTION CHARACTERISTICS OF WOOD FRAMING FOR MOVEMENT (L/360). METAL LATH TO COMPLY WITH ASTM C 847 WITH ASTM A 653/A 653M, 660 (2180) HOT DIP GALVANIZED COATING. (DIAMOND MESH LATH - SELF FURRING - 3.4 LB/SQ. YD. PROVIDE ALL ASSOCIATED ACCESSORIES OF SIMILAR QUALITY PORTLAND CEMENT: ASTM C 150 TYPE 1, GRAY LIME: ASTM C 208, TYPE S, SAND AGGREGATE ASTM C 897. PROVIDE STANDARD SCRATCH AND BROWN COATS FOR 3-COAT SYSTEM. SMOOTH FINISH COAT AFTER COMPLETE CURING. PROVIDE ELASTOMERIC PAINTED COATING AS PER MANUFACTURERS INSTRUCTIONS. PROVIDE ALL JOINTS AS PER THE DRAWINGS AND ALL JOINTS AS REQUIRED TO MEET SQ. FT. STANDARDS OF STUCCO MFR'S INSTRUCTIONS. PROVIDE COMPLETE SHOP DRAWINGS FOR REVIEW/APPROVAL OF THE ARCHITECT DEMONSTRATING ALL COMPONENTS, DETAILS, AND JOINT LAYOUT PRIOR TO PROCEEDING.

GENERAL NOTES

- ALL WORK SHALL BE DONE IN COMPLIANCE W/ THE INTERNATIONAL RESIDENTIAL CODE 2009, ALA-4201, GENERAL CONDITIONS TO THE CONTRACT FOR CONSTRUCTION, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS, AND ALL OTHER APPLICABLE CODES.
- DO NOT SCALE DWGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT IMMEDIATELY TO ARCHITECT ANY DISCREPANCIES FOR CLARIFICATION. PRIOR TO FRAMING ANY WALLS OR ANY ROUGH-IN WORK PROVIDE SPRAY-PAINTED LAYOUT OF ALL WALLS ON ACTUAL FLOOR FOR FULL REVIEW BY ARCHITECT/OWNER. ARCHITECT MUST SIGN-OFF/APPROVE LAYOUT PRIOR TO WORK BEGINNING.
- VERIFY ALL SITE UTILITIES PRIOR TO BEGINNING THE WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND INSPECTIONS AS REQUIRED BY ALL GOVERNING AGENCIES.
- THE SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORK. A SITE VISIT PRIOR TO BID IS MANDATORY.
- THE CONTRACTOR WILL REMOVE ALL RUBBLE & DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING & GROUNDS CLEAN UPON COMPLETION OF WORK.
- THE CONTRACTOR SHALL, BEFORE STARTING THE WORK, SECURE WORKMEN'S COMPENSATION AND LIABILITY INSURANCE FROM AN INSURANCE COMPANY AUTHORIZED TO WRITE POLICIES IN LOUISIANA.
- BUILDER'S RISK INSURANCE SHALL BE OBTAINED BY THE OWNER.
- VERIFY ALL SITE DIMENSIONS AND PROPERTY LINE LOCATIONS PRIOR TO BEGINNING THE WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING W/ THE WORK. (CONSULT LICENSED SURVEYOR TO LOCATE BUILDING LINES AND ELEVATIONS)
- SHOP DRAWING AND SUBMITTAL REVIEW/APPROVAL IS MANDATORY FOR THIS PROJECT. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER/CONSULTANT TO ENSURE PROPER OVERSIGHT AND FINAL REVIEW TO ENSURE SYSTEM COORDINATION BETWEEN SYSTEMS (MANDATORY)
- AS WORK OF A SEPARATE CONTRACT, THE OWNER/CONTRACTOR HAS EMPLOYED ENGINEERING CONSULTANTS TO DESIGN THE HVAC, PLUMBING, AND ELECTRICAL SYSTEMS. THE ARCHITECT IS NOT CONTRACTED TO COORDINATE OR PARTICIPATE IN THIS WORK AND IT IS NOT PART OF THE ARCHITECTS WORK SCOPE. THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITIES FOR THIS ENGINEERING DESIGN WORK, ITS IMPLEMENTATION/PERFORMANCE, OR ITS ASSOCIATED EFFECTS ON THE ARCHITECTURAL SYSTEMS.
- THE ARCHITECT WILL NOT PERFORM ANY CONSTRUCTION ADMINISTRATION SERVICES ON THIS PROJECT AND WILL NOT BE HELD RESPONSIBLE/LIABLE FROM ANY ACTIONS OR CIRCUMSTANCES PERFORMED DURING OR AS A RESULT OF CONSTRUCTION WORK BEING PERFORMED. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE/LIABLE FOR ANY WORK CONSTRUCTED NOT IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS.
- THE OWNER SHALL EMPLOY A LICENSED AND INSURED GENERAL CONTRACTOR TO PERFORM ALL WORK FOR THIS PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR SUB-CONTRACTORS COORDINATION
- THE ARCHITECT SHALL BE DEEMED AS THE AUTHOR AND OWNER OF THE INSTRUMENTS OF SERVICE (DRAWINGS AND SPECIFICATIONS) AND SHALL RETAIN ALL COMMON LAW RIGHTS AND COPYRIGHTS. ANY USE OF THE INSTRUMENTS OF SERVICE (DRAWINGS AND SPECIFICATIONS) WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT SHALL BE STRICTLY PROHIBITED.
- AS WORK OF A SEPARATE CONTRACT, THE OWNER HAS EMPLOYED A STRUCTURAL ENGINEER TO DESIGN THE PILING, FOUNDATION, AND FRAMING FOR THE HOUSE. THE ARCHITECT IS NOT CONTRACTED TO COORDINATE OR PARTICIPATE IN THIS WORK AND IT IS NOT PART OF THE ARCHITECTS SCOPE OF WORK. THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITIES FOR THE FOUNDATION AND WOOD STUD FRAMING DESIGN WORK, ITS IMPLEMENTATION/PERFORMANCE, OR ITS ASSOCIATED EFFECTS ON THE ARCHITECTURAL SYSTEMS. IT IS UNDERSTOOD BY THE ARCHITECT THAT A RAISED CONCRETE SLAB TYPE FOUNDATION SYSTEM WILL BE EMPLOYED.

HURRICANE COMPLIANCE

- RESIDENCE IS DESIGNED TO WITHSTAND 130 MPH WINDS IN ACCORDANCE W/ THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.

- IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2012 1609.1.3 BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT, AND SLIDING. STRUCTURAL MEMBERS & SYSTEMS & COMPONENTS & CLADDING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDUCED OVERTURNING, UPLIFT, AND SLIDING AND TO PROVIDE A CONTINUOUS LOAD PATHS FOR THESE FORCES TO THE FOUNDATION.

- WINDOWS SHALL COMPLY WITH 2012 INTERNATIONAL BUILDING CODE 1609.1.4 WINDOWS SHALL BE TESTED FOR 130 MPH WIND SPEED OR WINDOWS SHALL HAVE GLAZED OPENING PROTECTED FROM WINDBORNE DEBRIS. EXCEPTION: 1/2"-PLYWOOD PANELS SHALL BE PROVIDED FOR ALL WINDOWS OPENINGS W/ ATTACHMENT HARDWARE

FARNET RESIDENCE
4021 CHESTNUT STREET
NEW ORLEANS, LOUISIANA

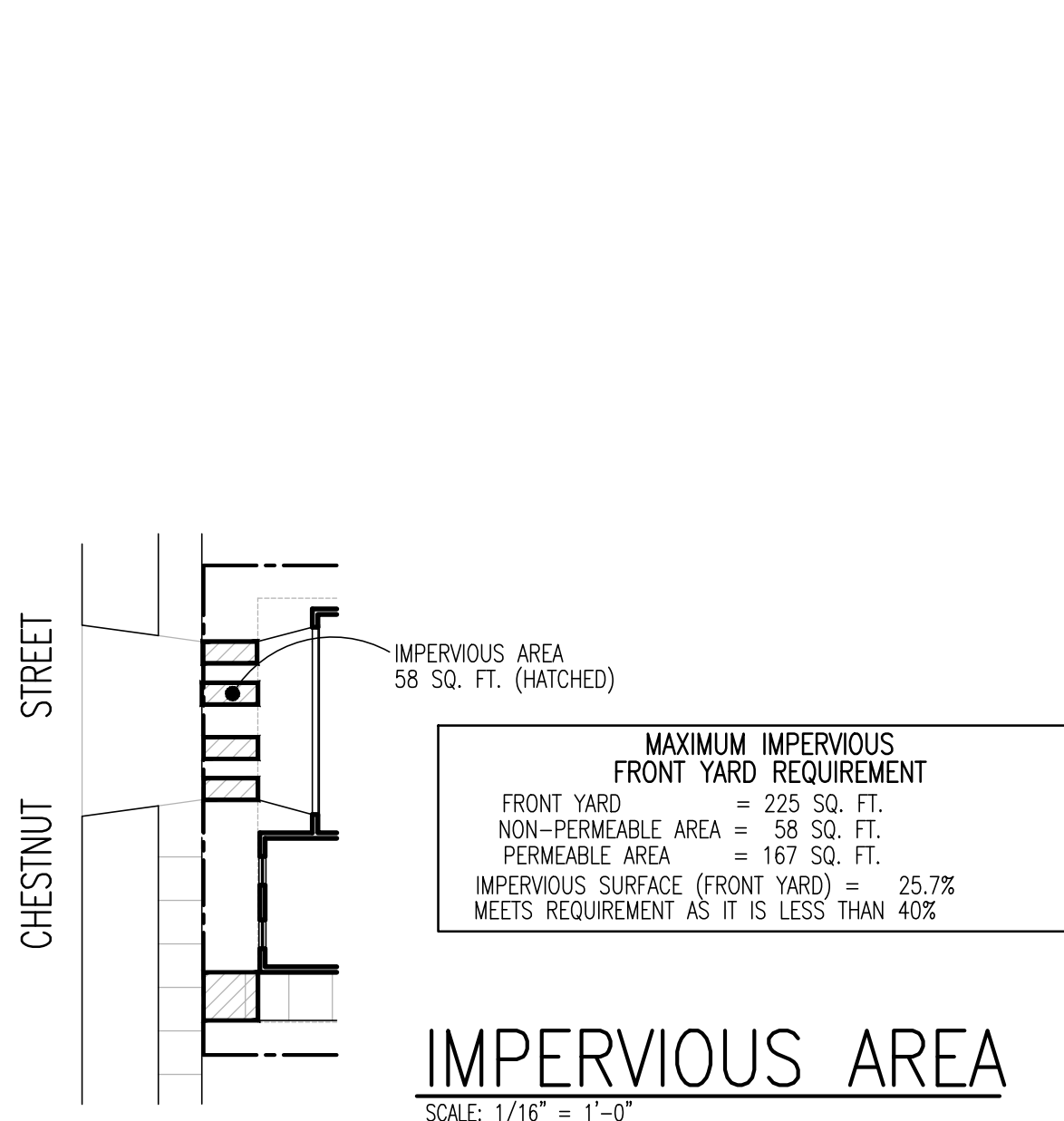
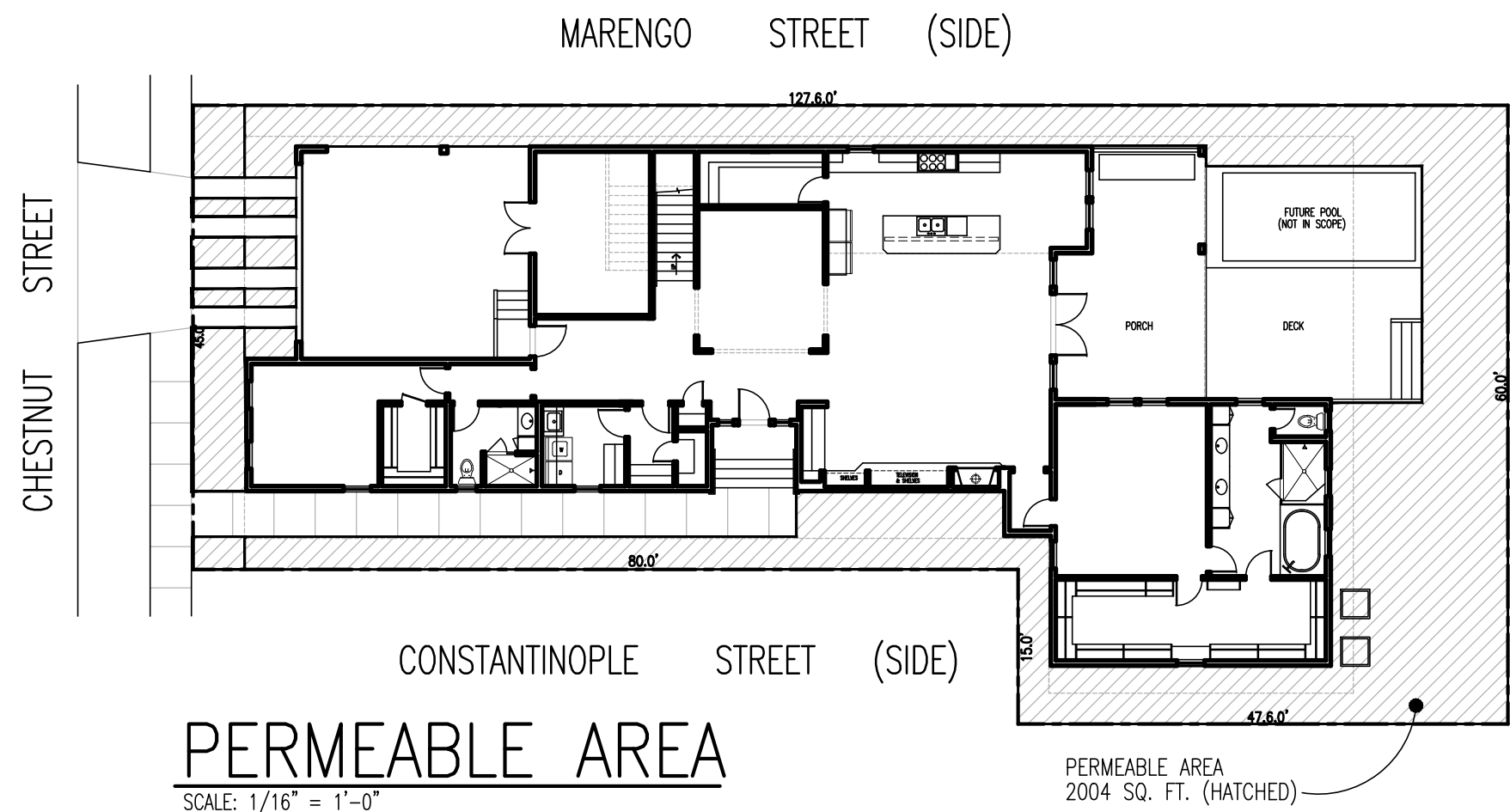
PROJECT INFORMATION

CODE DATA:	CODES USED
OCCUPANCY CLASSIFICATION: SINGLE DWELLING	- INTERNATIONAL RESIDENTIAL CODE, 2015
CONSTRUCTION TYPE: TYPE V	- CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE
ZONING DATA	
DISTRICT CLASSIFICATION: HU-RD2 (TWO-FAMILY RESIDENTIAL DISTRICT)	
SETBACKS REQUIRED FOR HU-RD2	
FRONT YARD MINIMUM: 15 FEET	AVERAGE OF ADJACENT HOUSES: 15 FEET
REAR YARD MINIMUM: 3 FEET	40% FRONT YARD
SIDE YARD MINIMUM: 3 FEET	30% LOT AREA
	NONE
MAX IMPERVIOUS IN FRONT YARD: 25.7%	
MIN. PERMEABLE OPEN SPACE: 74.3%	
MIN. OPEN SPACE RATIO: 25.7%	
HEIGHT REQUIREMENTS	
MAXIMUM HEIGHT: 35 FEET	

MAXIMUM IMPERVIOUS FRONT YARD REQUIREMENT
FRONT YARD = 225 SQ. FT.
NON-PERMEABLE AREA = 58 SQ. FT.
PERMEABLE AREA = 167 SQ. FT.
IMPERVIOUS SURFACE (FRONT YARD) = 25.7%
MEETS REQUIREMENT AS IT IS LESS THAN 40%
PERMEABLE ENTIRE LOT REQUIREMENT
LOT AREA = 6450 SQ. FT.
NON-PERMEABLE AREA = 4416 SQ. FT.
PERMEABLE AREA = 2034 SQ. FT.
PERMEABLE AREA = 31.5% - EXCEEDS 30% REQUIREMENT
MEETS THE REQUIREMENTS

INDEX TO DRAWINGS

DWG. NO.	DESCRIPTION
A1	SITE PLAN / BUILDING INFO
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN / ROOF PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	FINISH SCHEDULE AND DETAILS
A7	DETAILS
A8	DETAILS
A9	DETAILS
A10	DETAILS
A11	DETAILS
A12	STRAPPING DETAILS, NOTES
A13	SECOND FLOOR FRAMING PLAN
A14	ROOF FRAMING PLAN



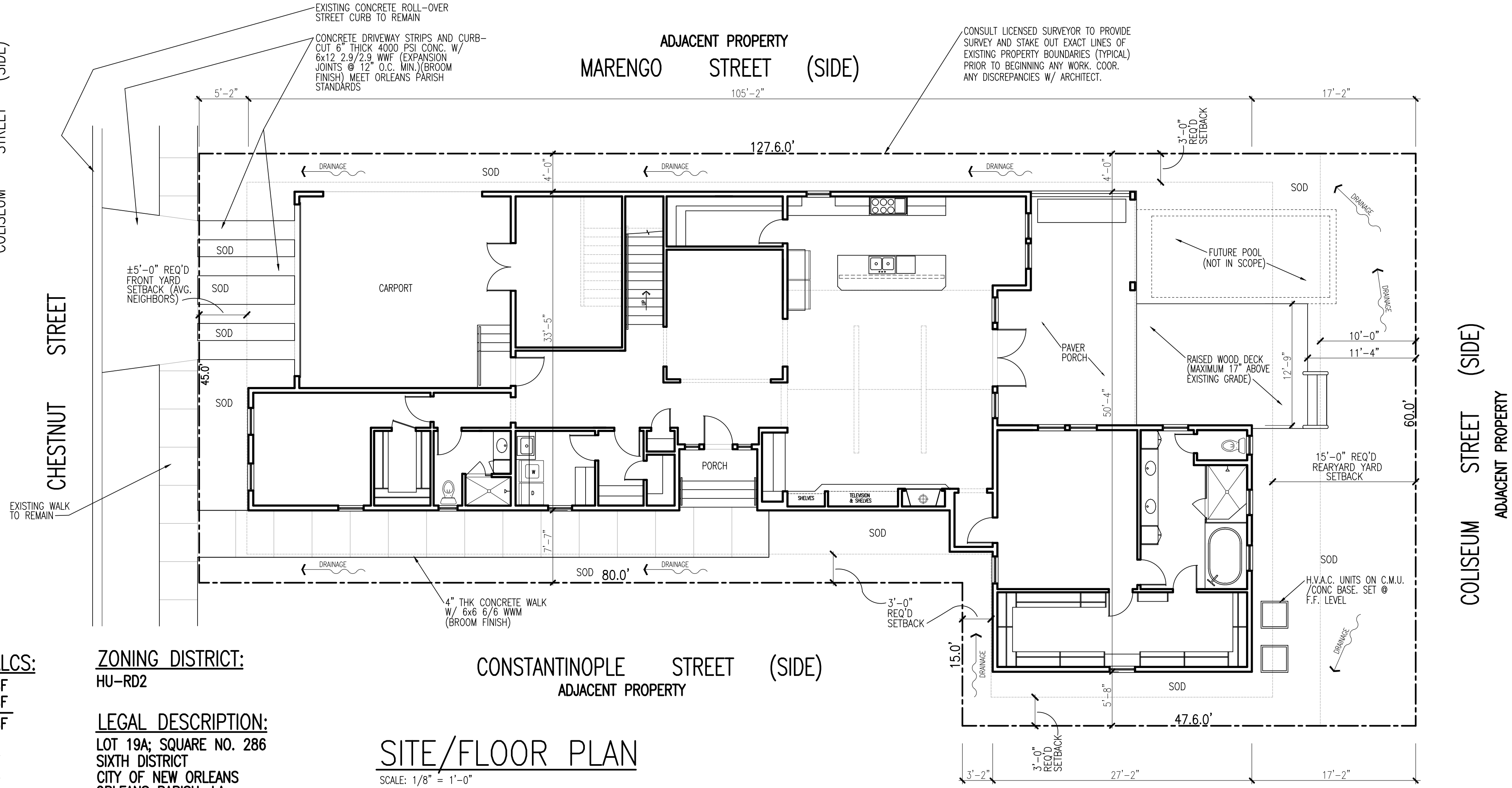
SQUARE FOOTAGE CALCS:

FIRST FLOOR	2436 SF
SECOND FLOOR	1035 SF
TOTAL CONDITIONED	3471 SF
GARAGE/STORAGE	582 SF
PORCHES	368 SF

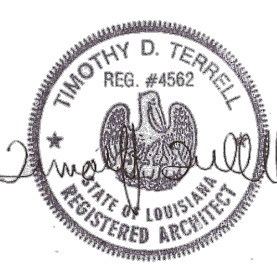
ZONING DISTRICT:
 HU-RD2

LEGAL DESCRIPTION:
 LOT 19A, SQUARE NO. 286
 SIXTH DISTRICT
 CITY OF NEW ORLEANS
 ORLEANS PARISH, LA

SITE/FLOOR PLAN



DRAINAGE NOTE:
 CONTRACTOR TO RE-GRADE ENTIRE SITE TO ENSURE THAT ALL CONCRETE DRIVES, WALKS AND GRADED AREAS ARE POSITIVELY SLOPED TO MOVE WATER AWAY FROM THE REAR OF THE LOT AND TOWARDS CHESTNUT STREET, (AND AROUND HOUSE) AS REQUIRED. NO PONDING OF STORMWATER WILL BE ACCEPTED ON DRIVES, WALKS, GRASS AREAS, OR BELOW/AGAINST HOUSE. (GRADE SO THAT NO WATER DRAINS ONTO NEIGHBORING PROPERTIES)(ENGAGE CIVIL ENGINEER TO DESIGN DRAINAGE PATTERN, - NOT IN ARCHITECTS SCOPE)



TERRELL FABACHER ARCHITECTS, L.L.C.
 1050 S. JEFFERSON DAVIS PKWY
 SUITE 241
 NEW ORLEANS, LOUISIANA, 70125
 504-566-1320 TEL

These plans and specifications have been prepared by me or under my close supervision and they comply with all city requirements to the best of my knowledge and belief. The project (will) (will not) be visited periodically to review job progress.

NEW RESIDENCE
4021 CHESTNUT STREET
 NEW ORLEANS, LOUISIANA

NO.	REVISIONS
10-5-22	
10-6-22	
CHECKED BY:	
DRAWN BY:	
DATE: 8-25-22	
JOB NO.:	

A1
 SHEET OF