



747 Louisiana Avenue
New Orleans, LA 70115
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DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
REVIEWED FOR CODE COMPLIANCE

FINAL PERMIT RELEASE
ddee 10/14/2022

	GENERAL CONTRACTOR	OWNER	ARCHITECT	NOT IN CONTRACT
PERMIT FILING			●	
PERMIT FEES	●			
LANDSCAPING				●
FOUNDATION & SITEWORK	●			
FRAMING	●			
BLACK-IN*	●			
EXTERIOR PAINT & FINISH WORK	●			
EXTERIOR DOOR & WINDOW PROCUREMENT	●			
EXTERIOR DOOR & WINDOW INSTALLATION	●			
CABINET PROCUREMENT	●			
CABINET INSTALLATION	●			
COUNTERTOP PROCUREMENT	●			
COUNTERTOP INSTALLATION	●			
TILE PROCUREMENT	●			
TILE INSTALLATION	●			
FLOORING PROCUREMENT	●			
FLOORING INSTALLATION	●			
INTERIOR DOOR PROCUREMENT	●			
INTERIOR DOOR INSTALLATION	●			
APPLIANCE PROCUREMENT	●			
APPLIANCE INSTALLATION	●			
INTERIOR PAINT, TRIM, & FINISH WORK	●			
MEP DESIGN & BUILD	●			architect to review
LIGHT FIXTURE PROCUREMENT	●			
PLUMBING FIXTURE PROCUREMENT	●			

*BLACK-IN REFERS TO ALL WORK NECESSARY FOR A COMPLETE & FUNCTIONAL STRUCTURE & BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO FRAMING, INSULATION, WEATHERPROOFING, ROOFING, & CLADDING

ALL FF&E TO BE PROVIDED BY CONTRACTOR, COORDINATED WITH OWNER

RESPONSIBILITY MATRIX



Scott Residence

1832 First Street
New Orleans, LA 70113

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THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME. TO THE BEST OF MY KNOWLEDGE, THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES HAVE BEEN MET. I WILL CONDUCT PERIODIC SITE OBSERVATION DURING THE COURSE OF CONSTRUCTION.

SETH WELTY, ARCHITECT
REGISTRATION # 7975

Scott Residence

1832 First Street
New Orleans, LA 70113



2022.09.01
PERMIT RELEASE SET

drawn by: ZB
checked by: SW

revisions:

A0.0 TITLE & INDEX

GENERAL REQUIREMENTS

CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.

ARCHITECT HAS MADE EFFORT TO DOCUMENT EXISTING CONDITIONS AT SITE. HOWEVER, VARIATIONS IN INFORMATION CALLED OUT HEREIN MAY EXIST. SHOULD THE GENERAL CONTRACTOR (G.C.) DISCOVER ANY DISCREPANCIES OR AMBIGUITIES OF DATA THAT CAUSE DOUBT AS TO THE MEANING OF ANY DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL NOTIFY THE ARCHITECT, AND REQUEST CLARIFICATION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORDS REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

UNLESS OTHERWISE NOTED, ALL EXPOSED NEW AND EXISTING ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS LINES, DUCTS, PIPES, AND DEVICES ARE TO PRIMED AND PAINTED THE SAME COLOR AS THE WALL AND/OR CEILING SURFACE ON WHICH THEY RUN, OR ARE TO BE LOCATED ON, IN ORDER TO BLEND IN.

PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR METALS.

ALL WOOD EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED OR OTHERWISE APPROVED FOR EXTERIOR USE.

CONCRETE SLABS SHALL BE LEVEL (UNLESS OTHERWISE NOTED) WITH A 1/8" TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION. SLOPE ALL EXTERIOR SLABS FOR POSITIVE DRAINAGE. REFER TO CONCRETE SPECIFICATION FOR MORE STRINGENT REQUIREMENTS.

ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING, AND FLOOR SURFACES.

ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH MANNER AS TO ASSURE WEATHER-TIGHT CONDITION. CONTRACTOR SHALL PROVIDE CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT CONDITION.

SEAL ALL PIPE OR CONDUIT PENETRATIONS WITH APPROPRIATE SEALANT. PROVIDE FIRE SEALANT AT RATED PARTITIONS.

ALL JOINT SURFACES SHALL BE FREE OF ANY SUBSTANCE OR MATERIAL THAT WOULD PREVENT THE PROPER ADHESION OF THE CAULKING UPON APPLICATION OR WOULD CAUSE FAILURE OF THE CONNECTION BETWEEN THE CAULKING AND THE WALL JOINT. ALL CAULKING LINES ARE TO BE EVEN, SMOOTH, AND STRAIGHT.

PROVIDE BLOCKING (FIRE RETARDANT WHERE REQUIRED) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS, SHELVING, TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO PARTITIONS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL-SECURED CONDITIONS.

PERMITS AND INSPECTIONS

ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, HVAC, AND ANY OTHERS) REQUIRED BY AUTHORITIES HAVING JURISDICTION ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO THE OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR FOR RECORD AND DISTRIBUTION TO THE OWNER.

EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS.

COORDINATE CONSTRUCTION STAGING LOCATION WITH THE OWNER AND OBTAIN ALL NECESSARY CITY APPROVALS.

LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT CONFLICTS THAT SUBSTANTIALLY CHANGE OR PROHIBIT THE WORK. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND WORK BETWEEN PLUMBING, ELECTRICAL, OTHER SUBCONTRACTORS, AND AUTHORITIES HAVING JURISDICTION.

NOTIFY APPLICABLE SPECIAL INSPECTORS, AUTHORITIES HAVING JURISDICTION, AND UTILITIES PRIOR TO COVERING UP WORK REQUIRING INSPECTION.

DRAWINGS, DIMENSIONS, & NOTES

THESE DRAWINGS ARE ONE COMPONENT OF THE CONTRACT DOCUMENTS. REFER TO AIA DOCUMENT A201 FOR A MORE DETAILED DEFINITION OF WHAT DOCUMENTS COMPRISE THE CONSTRUCTION DOCUMENTS.

DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY KEVED.

DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES, WHERE NO DIMENSIONS ARE PROVIDED OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

DOOR/WINDOW OPENINGS, COLUMNS, AND STRUCTURAL GRIDS ARE FROM CENTERLINE TO CENTERLINE, UNLESS OTHERWISE NOTED.

KEYNOTES ARE DRAWING OR SHEET SPECIFIC.

ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEVED ON EVERY SHEET TO A SPECIFIC DETAIL.

ANY ARCHITECTURAL WORK GRAPHICALLY INDICATED IN THE DRAWINGS (REGARDLESS OF WHETHER IT IS ANNOTATED OR NOT) IS PART OF THE SCOPE OF THE CONSTRUCTION CONTRACT AND WILL BE EXPECTED TO BE PERFORMED AS PART OF THE BASE BID.

UNLESS OTHERWISE NOTED, ALL ITEMS ARE BASE BID, PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY INDICATED AS "NOT IN CONTRACT", "BY OWNER", "FURNISHED BY OTHERS", OR "EXISTING".

SUBMITTALS

SUBMITTALS INCLUDING SHOP DRAWINGS, CLARIFICATIONS, PRODUCT SPECIFICATIONS, OR OTHER DOCUMENTS REQUIRED TO PERFORM WORK FOR ALL FINISHES, MILLWORK, FIXTURES, FABRICATIONS AND THE LIKE SHALL BE SUPPLIED TO THE ARCHITECT.

CHANGES, QUESTIONS, & SUBSTITUTIONS

ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES, OR QUESTIONS TO THE ARCHITECT, ELECTRONICALLY IN WRITING.

APPROVAL OF MINOR CHANGES OR CLARIFICATION TO PLANS MAY BE ACCOMPLISHED BY ISSUANCE OF REVISED PLANS, PARTIAL SKETCH, OR INITIALING AND DATING OF CHANGE BY THE ARCHITECT ON THE EXISTING PLANS.

MATERIAL SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING TO OWNER/ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION MUST BE SUBMITTED IN A TIMELY FASHION TO AVOID PROJECT DELAY.

MATERIAL PROTECTION

ALL MATERIAL STORED ON THE SITE SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM OTHER WORK IN PROGRESS. REPAIR OF EXISTING OR COMPLETED WORK DAMAGED IN THE COURSE OF THE PROJECT WILL BE THE G.C.'S RESPONSIBILITY AT NO COST TO THE OWNER.

ALL EXISTING DOORS, WINDOWS, HARDWOOD FLOORS, AND FINISHES SHALL BE PROTECTED DURING CONSTRUCTION

PATCH AND REPAIR

DRAWINGS INDICATE SCOPE OF MAJOR ITEMS FOR PATCH AND REPAIR OF EXISTING STRUCTURE. FOR MINOR UNDOCUMENTED EXISTING CONDITIONS, GENERAL CONTRACTOR TO MAKE MODIFICATIONS AS REQUIRED TO FULFILL DESIGN INTENT AS PART OF BASE SCOPE OF WORK.

ALL PATCH AND REPAIR WORK TO EXISTING CONSTRUCTION SHALL BE INSTALLED TO ALIGN WITH ADJACENT EXISTING AND MATCH FINISH U.N.O.

PROJECT COMPLETION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAIVER, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS.

UPON COMPLETION OF THE WORK, THE G.C. IS RESPONSIBLE FOR THE FINAL ADJUSTMENTS OF WINDOWS, DOORS, HARDWARE, DEVICES, AND THOSE ITEMS DEEMED BY THE ARCHITECT TO MAKE THE PROJECT HABITABLE.

HURRICANE, WIND, & ELEVATION COMPLIANCE

THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE BUILDING CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS.

BUILDING IS DESIGNED TO WITHSTAND 130 MPH WINDS IN ACCORDANCE WITH THE MINIMUM DESIGN LOAD FOR BUILDINGS AND OTHER STRUCTURES

BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT AND SLIDING. STRUCTURAL MEMBERS, SYSTEMS, COMPONENTS, AND CLASING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDUCED OVERTURNING, UPLIFT OR SLIDING AND TO PROVIDE CONTINUOUS LOAD PATHS FOR THESE FOUNDATIONS TO THE FOUNDATIONS.

WINDOWS SHALL BE COMPLY WITH INTERNATIONAL BUILDING CODE AND SHALL BE TESTED FOR 130 MPH WIND SPEED OR SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER IRC 2015.2.1.2.

CONTRACTOR IS RESPONSIBLE FOR LOCATING FINISH FLOOR HEIGHT ACCORDING TO THE FLOOD ZONE REQUIREMENTS.

MATERIAL BELOW BFE SHALL COMPLY WITH SEC R-222.2.2 IRC 2015 FOR WATER RESISTANCE AND USE OF SPACE. SPACES BELOW THE BFE SHALL COMPLY W/ SECTION R408 OF THE IRC 2015 FOR VENTILATION, OPENINGS, AND ACCESS

CHEMICAL TERMOIDE GROUND TREATMENT SHALL BE PROVIDED, BAITING SYSTEM TO BE INSTALLED PRIOR TO OCCUPANCY AS REQUIRED BY SEC. R318 IRC 2015 ED. INSULATIVE ENVELOPE SHALL BE A MINIMUM OF R-19 FOR FLOORS, R-13 IN WALLS, AND R-30 FOR CEILINGS/ROOFS.

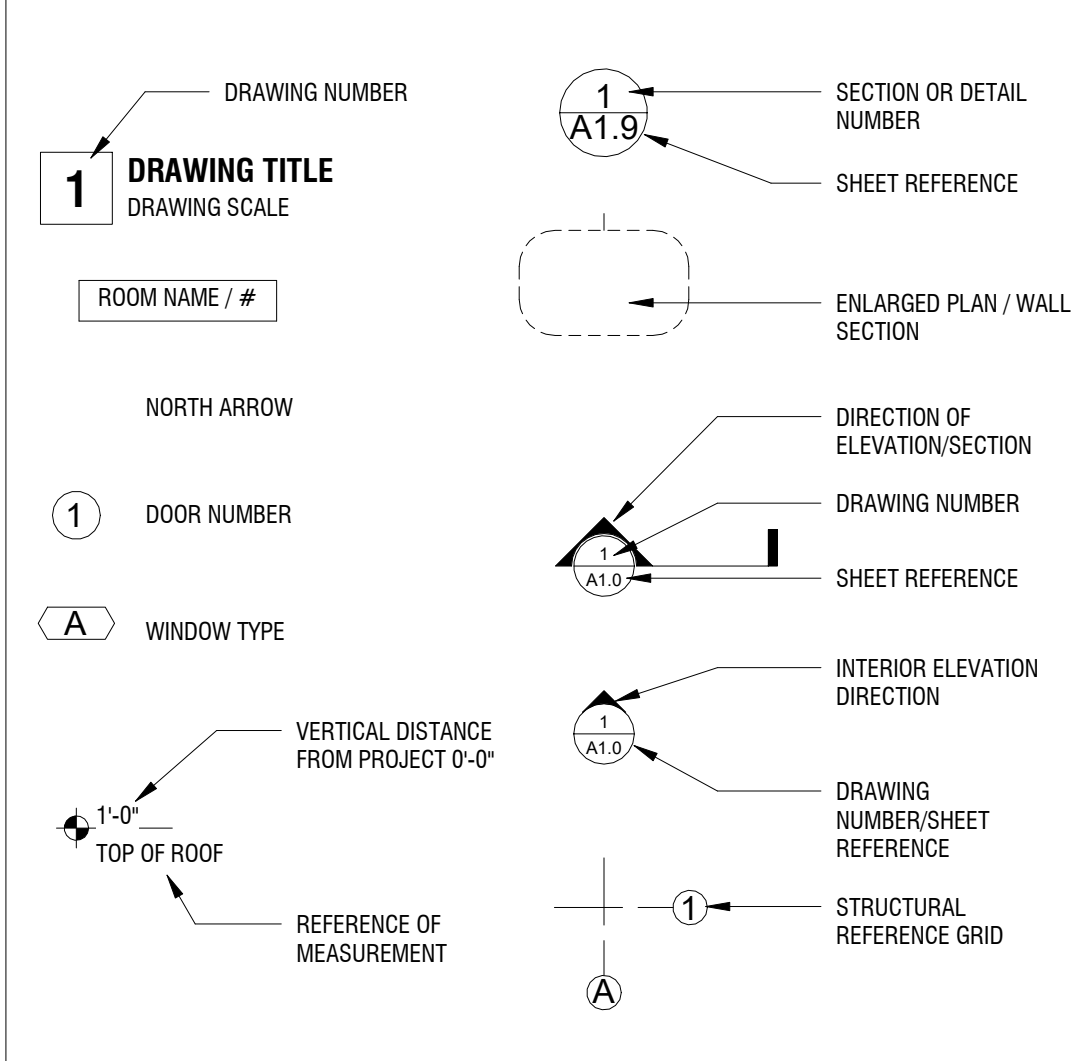
CLEAN UP

THE PROJECT SITE IS TO BE KEPT REASONABLY CLEAN AT ALL TIMES. LOOSE TRASH IS TO BE CONTAINED AND EMPTIED OFF THE SITE WHEN FULL. PAINT SPOTS AND EXCESS CAULKING ARE TO BE REMOVED.

PRIOR TO OWNER OCCUPANCY, CONTRACTOR SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES, FINGERPRINTS, AND THE LIKE FROM ALL EXPOSED SURFACES. WINDOWS SHALL BE WASHED. HVAC AIR FILTERS SHALL BE CHANGED PRIOR TO SUBSTANTIAL COMPLETION.

ALL EXTRA PAINT AND FINISHES TO BE STORED PER OWNER'S SPECIFIED LOCATION.

SYMBOLS



ABBREVIATIONS

ADJ	Adjacent	JT	Joint
AFF	Above Finish Floor	KO	Knockout
ALT	Alternate	L	Angle
LAV	Lavatory		
APPROX	Approximate	LB	Pound
ARCH	Architectural	LIN	Linear
ASTM	American Society for Testing & Materials	MAX	Maximum
BD	Board	MECH	Mechanical
BTWN	Between	MFR	Manufacturer
BFF	Below Finish Floor	MIN	Minimum
BLDG	Building	MISC	Miscellaneous
BLW	Below	MTL	Metal
BM	Beam	NA	Not Applicable
BO	By Owner	NIC	Not in Contract
BPF	By Owner in Future	NO	Number
BS	Both Sides	NOM	Nominal
CAB	Cabinet	NTS	Not to Scale
CF	Cubic Feet	OC	On Center
CF	Cast-in-Place	OD	Outside Diameter
CJT	Construction Joint	OPP	Opposite
CJ	Control Joint	OTB	Open to Below
VL	Centerline	PLS	Plaster
CLG	Ceiling	Plywood	
CLR	Clear	PR	Pair
CM	Construction Manager	PSF	Pounds per Square Foot
CMU	Concrete Masonry Units	R	Radius
CONC	Concrete	RA	Return Air
CONT	Continuous	REF	Reference
COORD	Coordinate	REFR	Refrigerator
CT	Ceramic Tile	RM	Room
CTR	Center	RO	Rough Opening
CY	Cubic Yards	SECT	Section
DBL	Double	SHT	Sheet
DEMO	Demolition/Demoish	SM	Similar
DIA	Diameter	SPECS	Specifications
DIAG	Diagonal	SQ	Square
DIM	Dimension	SQ FT	Square Foot
DWG	Drawing	SQ IN	Square Inch
(E)	Existing	STL	Steel
EA	Each	SUSP	Suspended
EJ	Expansion Joint	SYS	System
ELEC	Electrical	T/	Top
EA	Equal	T&B	Top and Bottom
EXT	Exterior	T&G	Tongue and Groove
FDN	Foundation	TOW	Top of Wall
FF	Finish Floor	TYP	Typical
FT	Feet	UGND	Underground
FUT	Future	UNO	Unless Noted Otherwise
GAL	Gallon	VERT	Vertical
GALV	Galvanized	VB	Vapor Barrier
GC	General Contractor	VENT	Ventilation
GYP	Gypsum Wallboard	VIF	Verify in Field
HWR	Hardware	VTR	Vent through Roof
HVAC	Heating, Ventilating,	W	Width / Wide
AC	Air Conditioning	W/	With
HW	Hot Water	W/O	Without
ID	Inside Diameter	W/C	Water Closet
IN	Inches	WD	Wood
INT	Interior	WT	Weight
IPS	Iron Pin Set	WWF	Welded Wire Fabric
JST	Joist		

ZONING INFORMATION

Boundaries:	First Street, Baronne Street, Second Street, Dryades Street
Zoning District:	HU-RM1
Historic District:	Central City Historic District
Overlays & IZDs:	Small Multi-Family Affordable Short Term Rental Interim Zoning District
Parking Spaces Required:	2; 0 Existing
Parking Spaces Provided:	0 (grandfathered existing condition)
Maximum Building Height:	35'
Lot Area:	3706 SF
Permeable Space Requirements:	See Permeability Diagram, A1.0 (per CZD Table 11-2A)
Setbacks:	
Front:	<20'
Side - Interior:	3'
Rear:	15'

PROJECT INFORMATION

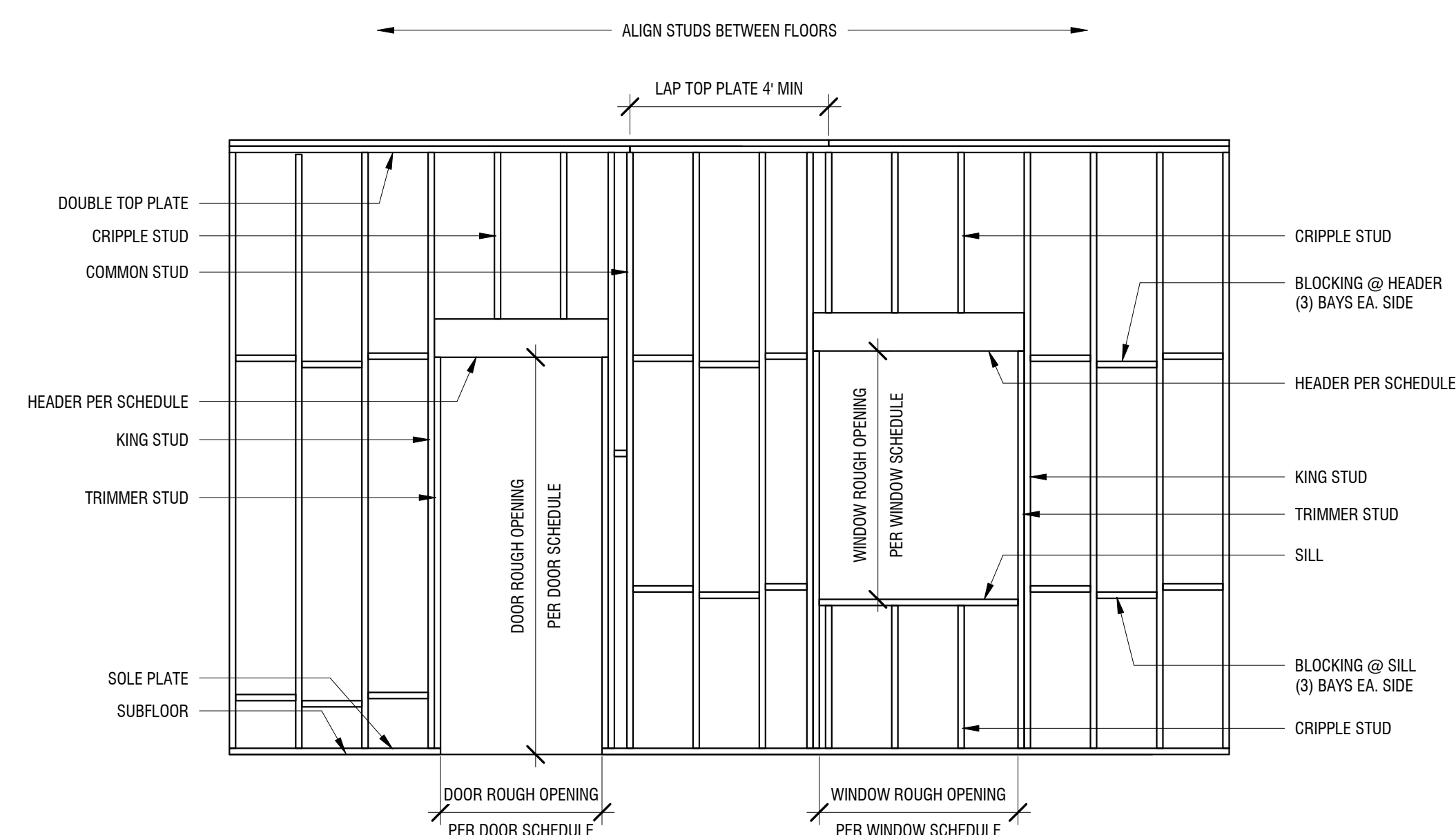
Description:	Renovation of an existing two-family residence maintaining existing use
Building Address:	1832 First Street New Orleans, LA 70113

PROJECT DIRECTORY

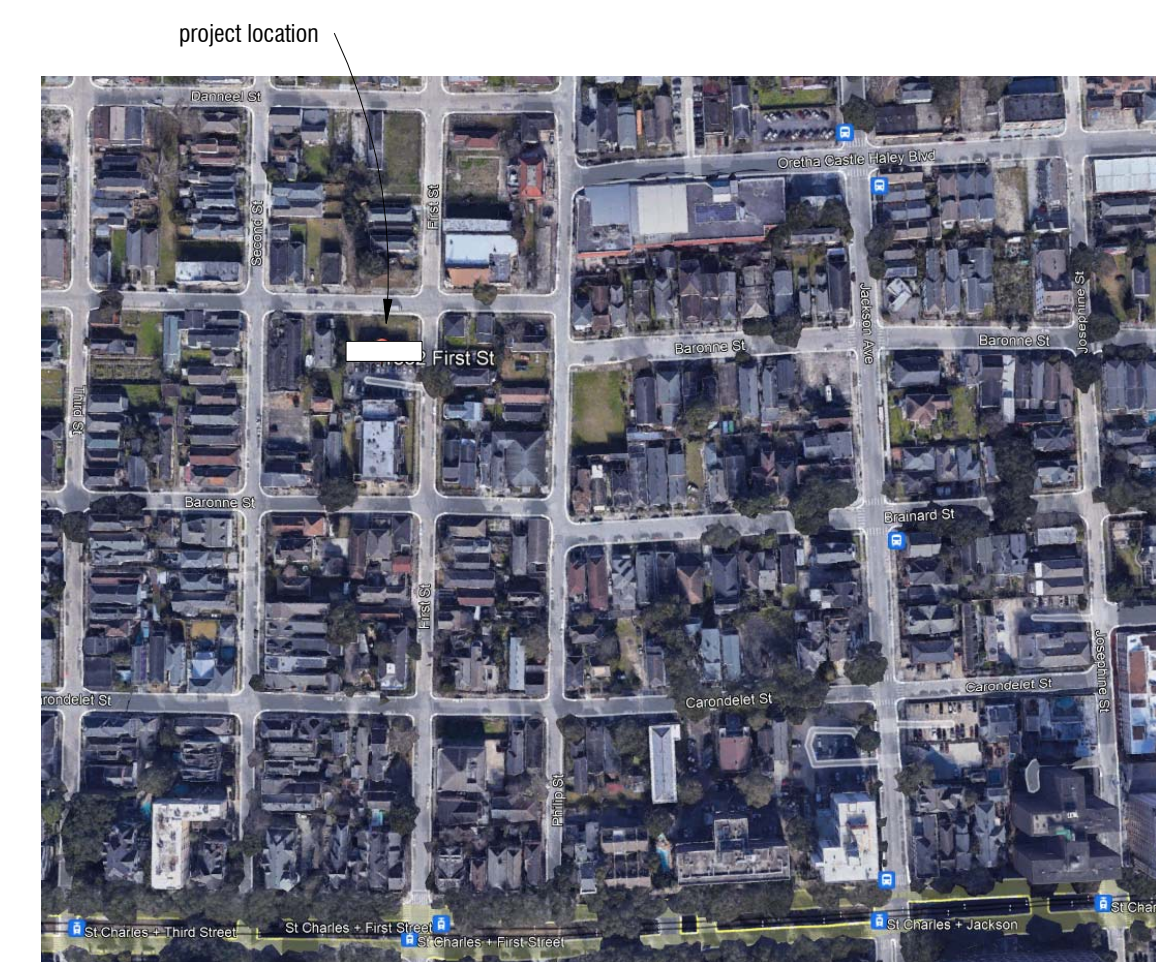
Owner:	Leslie Scott 1832 First Street New Orleans, LA 70113
Architect:	Collectivo, LLC Seth Welby #7975 747 Louisiana Avenue New Orleans, LA 70115

HEADER SCHEDULE		
LEVEL	OPENING WIDTH	HEADER SIZE
1	2' - 6" TO 7' - 0"	(2) 2x10
1	> 7' - 0"	SEE PLAN
2 OR 3	2' - 6" TO 3' - 6"	(3) 2x6
2 OR 3	3' - 6" TO 7' - 0"	(3) 2x8
2 OR 3	> 7' - 0"	SEE PLAN

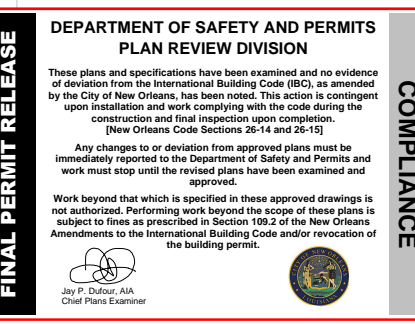
KING STUD SCHEDULE	
HEADER SPAN	MIN NO. OF KING STUDS @ EA END OF HEADER
≤ 3' - 0"	1
4' - 0"	2
8' - 0"	3
12' - 0"	5
16' - 0"	6



2 FRAMING DIAGRAM
3/8" = 1'-0"



1 VICINITY MAP
Not to Scale



Scott Residence
1832 First Street
New Orleans, LA 70113

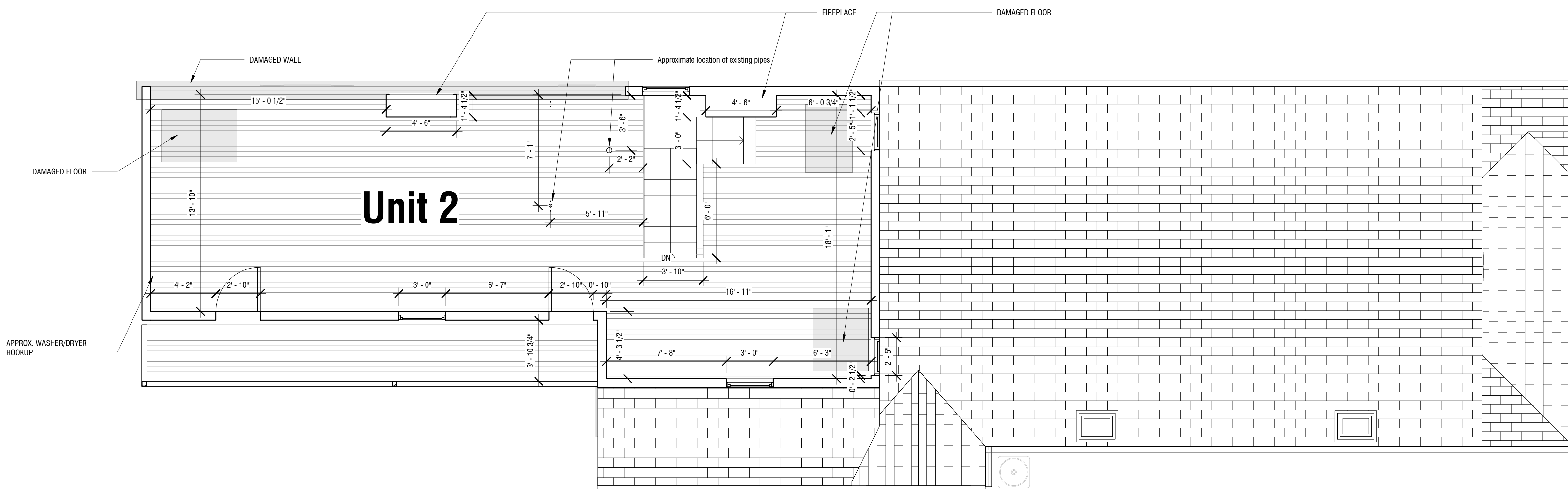


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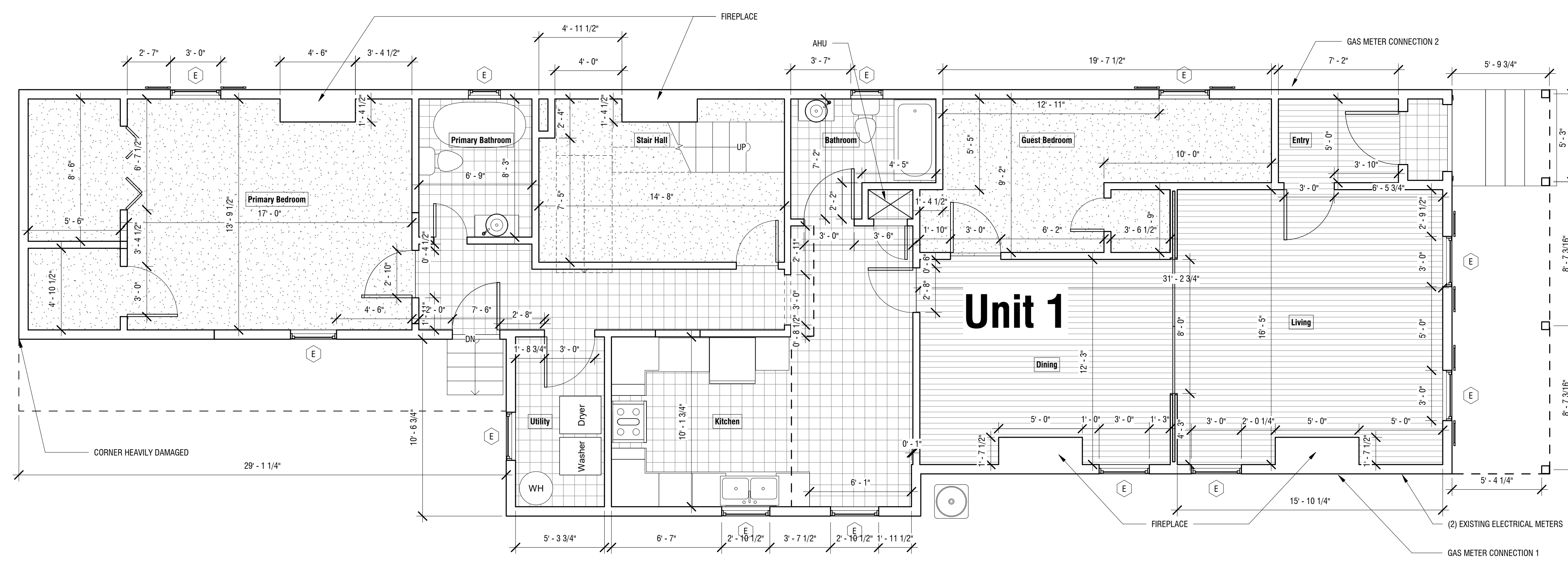
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PROJECT INFO



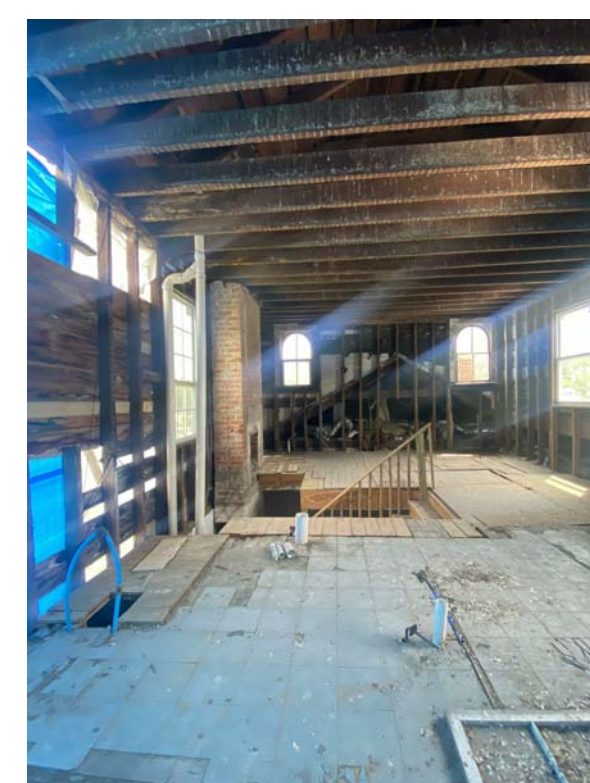
2 LEVEL 2 - EXISTING
1/4" = 1'-0"



1 LEVEL 1 - EXISTING
1/4" = 1'-0"



Existing stair to unit 2



Existing unit 2



Existing unit 2



Gas meter connection 1

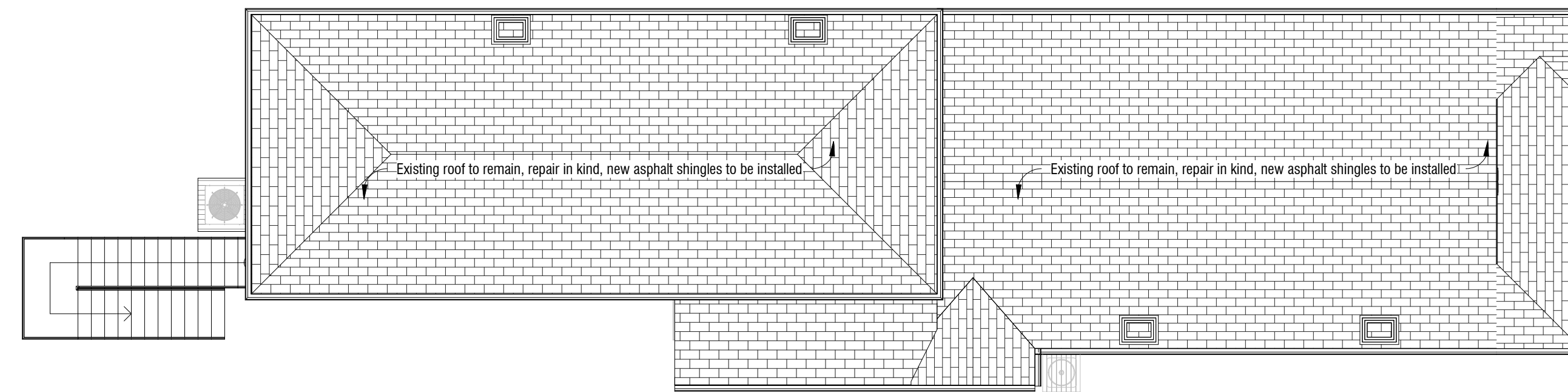


Gas meter connection 2

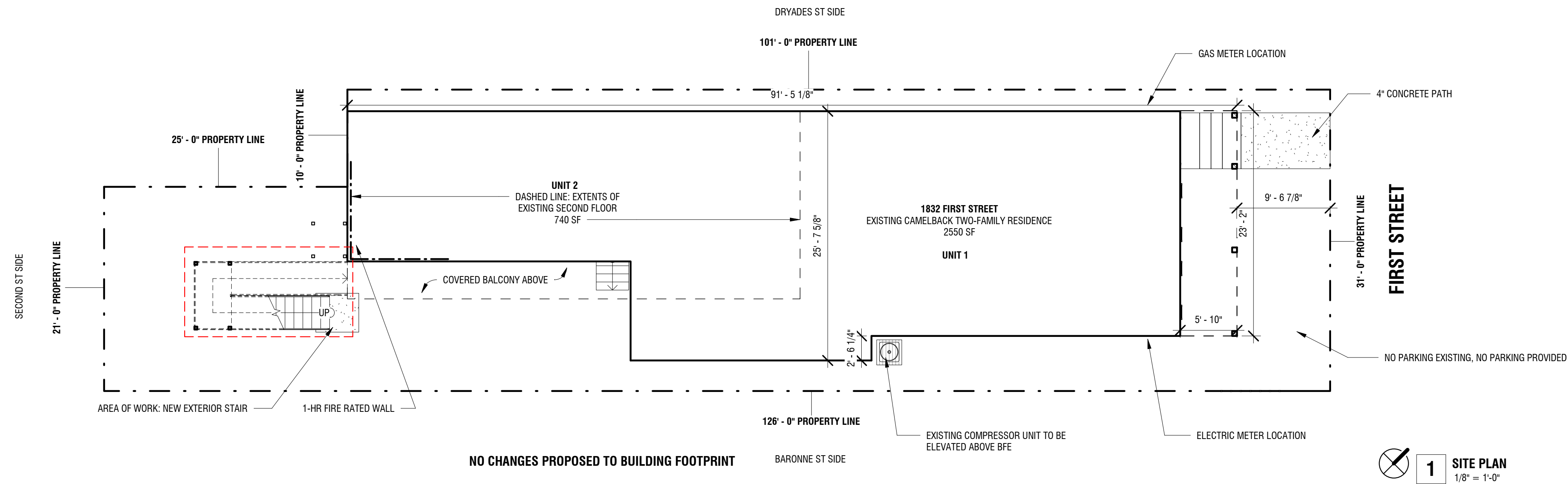


Existing electric meters for two units





2 ROOF PLAN
1/8" = 1'-0"



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

SITE PLAN NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES, AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE STARTING CONSTRUCTION.

REFER TO THE BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAY OUT PROPERTY LINE.

CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITY AGENCIES TO VERIFY THAT UTILITY SERVICES HAVE BEEN TERMINATED OR DISCONNECTED PRIOR TO REMOVAL OF STRUCTURES, WATER METERS, GAS METERS, ETC.

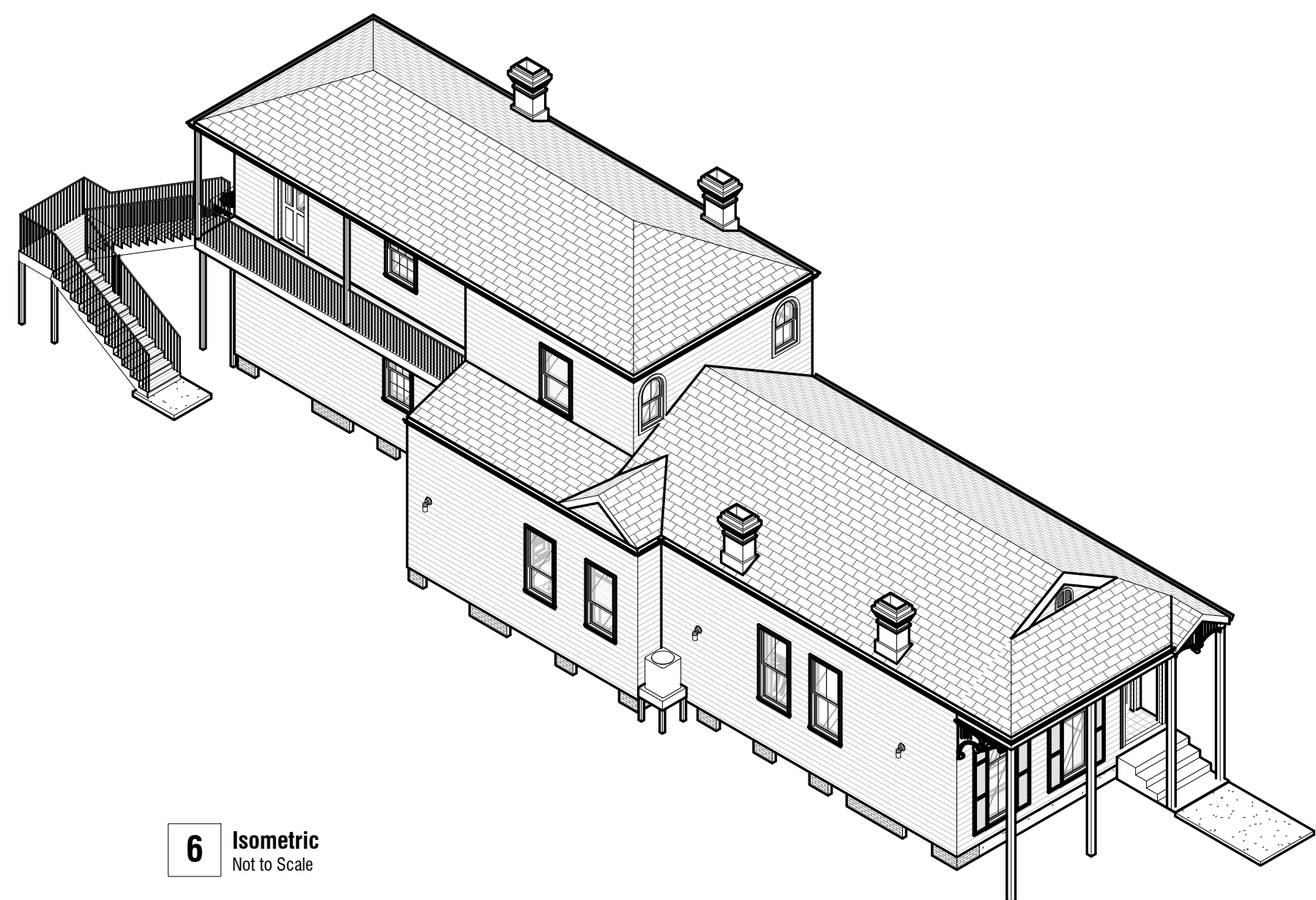
ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO THE CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENT OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA.

THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CITY UTILITY DEPARTMENT FOR PROPER IDENTIFICATION OF EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AND SHALL IMMEDIATELY REPORT ANY DAMAGES TO THE UTILITY ENTITIES.

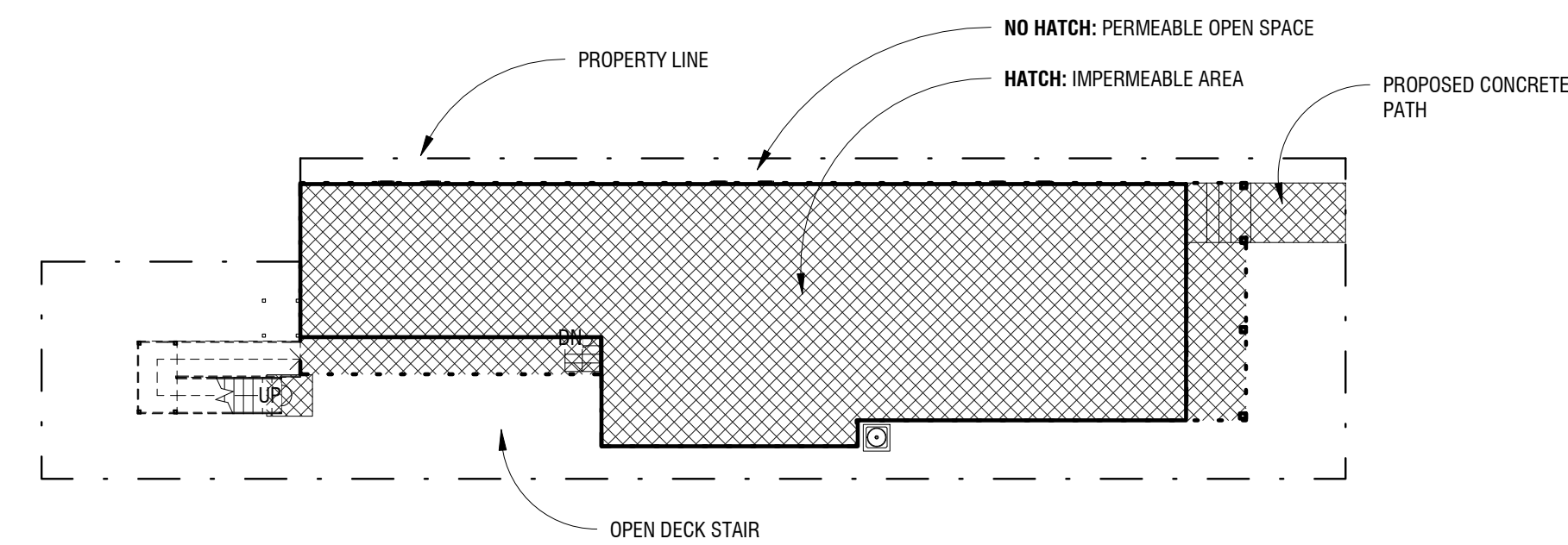
CONTRACTOR SHALL FILL TRENCHES/VOIDS CREATED BY REMOVAL OF PIPES, DROP INLETS, TREES, STRUCTURES, ETC. WITH SELECT STRUCTURAL FILL.

CONTRACTOR SHALL CLEAR THE EXISTING GROUND SURFACE OF PAVEMENT, VEGETATION, STUMPS, LOOSE TOPSOIL, DEBRIS, LOOSE FILL, ORGANIC MATTER, DEMOLITION DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. STRIPPING SHOULD BE TO A DEPTH NECESSARY TO REMOVE VEGETATION AND ROOTS AND REACH FIRM, UNDISTURBED SOIL.

CONTRACTOR TO PROVIDE SHORING AND LEVELING TO FOUNDATION PRIOR TO CONSTRUCTION



6 Isometric
Not to Scale



PERMEABLE OPEN SPACE CALCULATION

TOTAL SITE AREA:	3706 SF
IMPERMEABLE AREA:	2102 SF
PERMEABLE OPEN SPACE	1604 SF
PERCENTAGE PERMEABLE PROVIDED:	43%
REQUIRED PERMEABLE AREA (PER C20 TABLE 11-2A):	30%

5 PERMEABLE OPEN SPACE DIAGRAM
1/16" = 1'-0"

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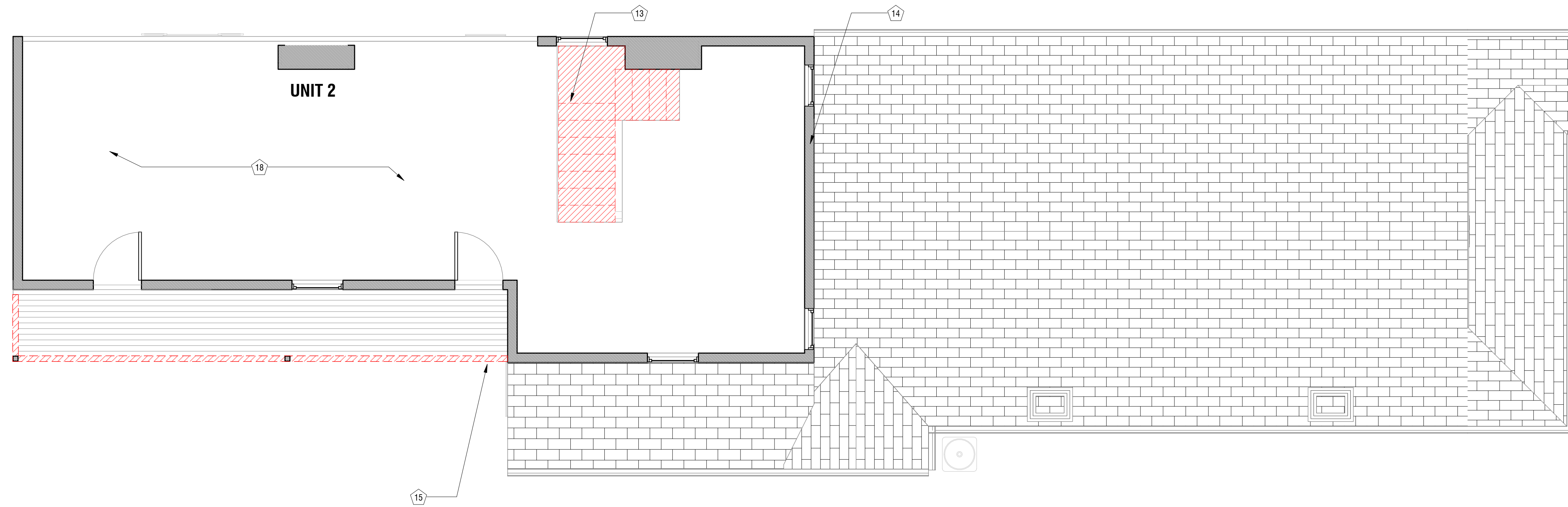


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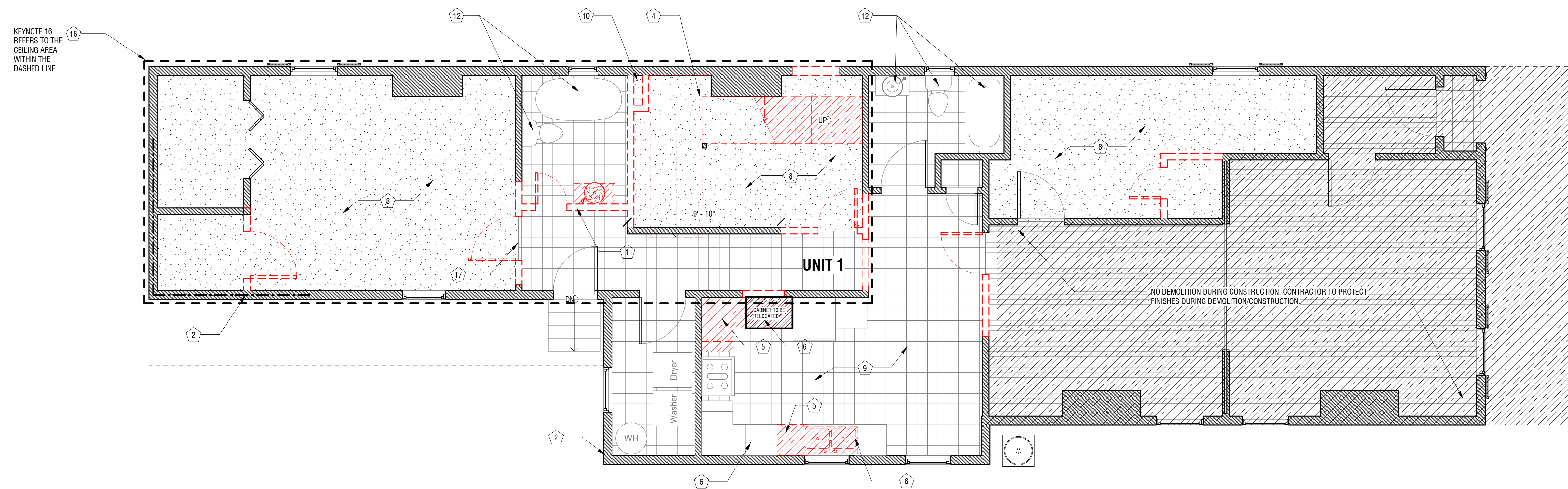
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revisions:

A1.0
SITE PLAN



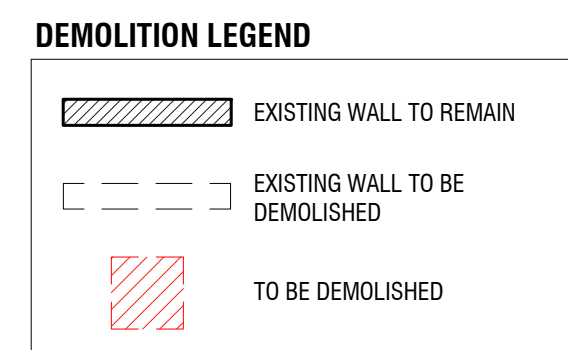
3 LEVEL 2 DEMOLITION
1/4" = 1'-0"



1 LEVEL 1 DEMOLITION
1/4" = 1'-0"

SHEET NOTES:

- RETAIN ALL EXISTING DOORS & DECORATIVE CASING FOR USE IN RENOVATION. LOCATIONS TO BE COORDINATED W/ OWNER
- RETAIN ALL DECORATIVE WINDOW TRIM FOR USE IN RENOVATION. LOCATIONS TO BE COORDINATED W/ OWNER
- G.C. RESPONSIBLE FOR ALL TEMPORARY BRACING & SHORING NECESSARY DURING CONSTRUCTION



DEMOLITION NOTES	
MARK	NOTE
1	Interior wall to be demolished
2	Exterior cladding to be removed and reinstated with dens glass infill to fulfill fire rating requirements - see A2.1 for typ. wall detail
4	Interior stairs to be demolished
5	Countertop, base cabinet, and upper cabinet to be demolished
6	Countertop (including sink) and upper cabinet to be demolished, base cabinet to be retained for reuse - see A2.1
8	Carpet and pad to be demolished. Subfloor to be refinished/patched to match front rooms, contractor to include contingency for alternative floor
9	Tile finish floor to be demolished. Subfloor to be refinished/patched to match front rooms, contractor to include contingency for alternative floor
10	Existing vent to be demolished and relocated inside exterior wall
12	Existing fixture to remain
13	Existing hole in floor to be patched
14	Existing wall to have cladding below roofline removed for installation of fire-rated membrane
15	Exterior railing to be demolished
16	Existing ceiling to be demolished and fire rated assembly to be installed. Fire rated assembly MUST be installed prior to tur-down for ductwork. See A2.1 for fire rated ceiling detail.
17	Existing door and transom to be relocated
18	Remove finish floor to subfloor. Contractor to repair subfloor as necessary to be level and sound

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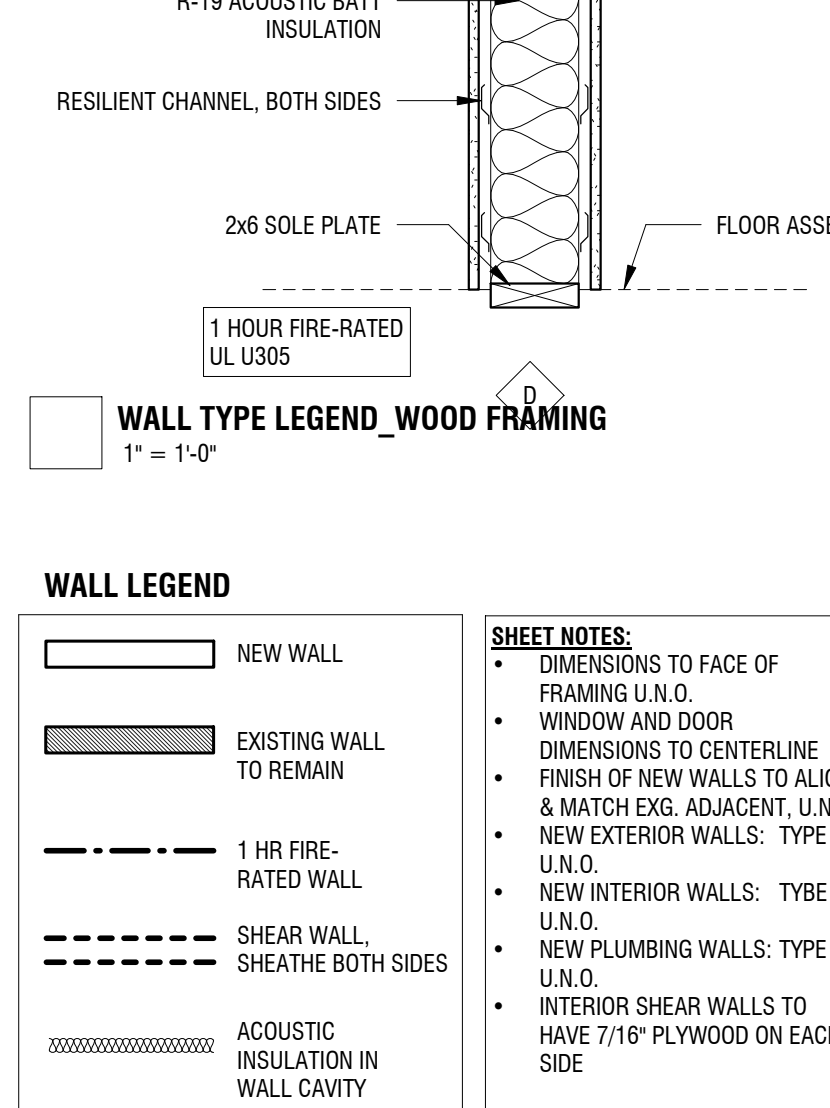
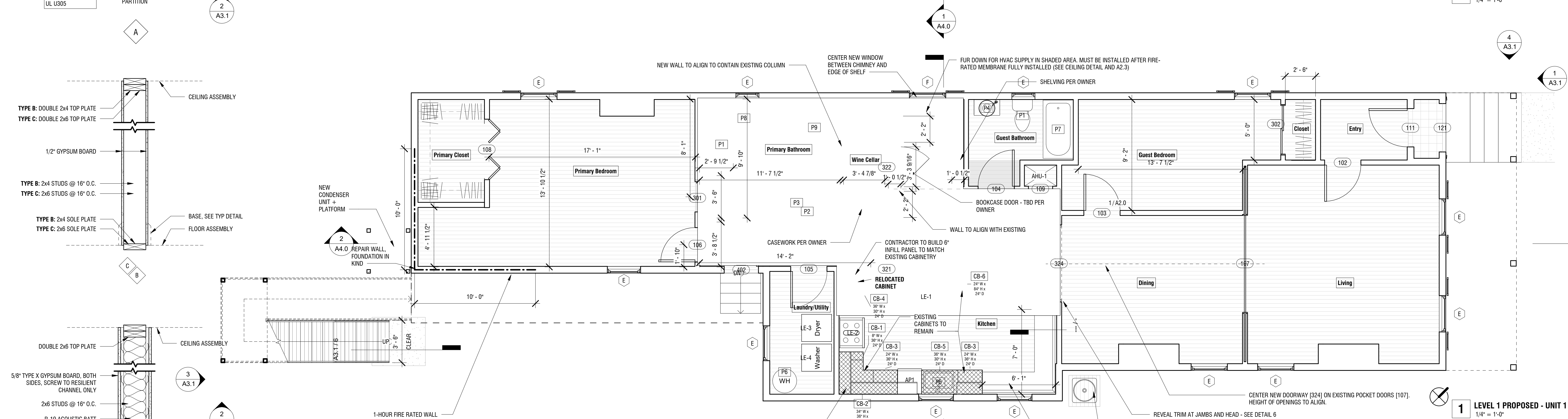
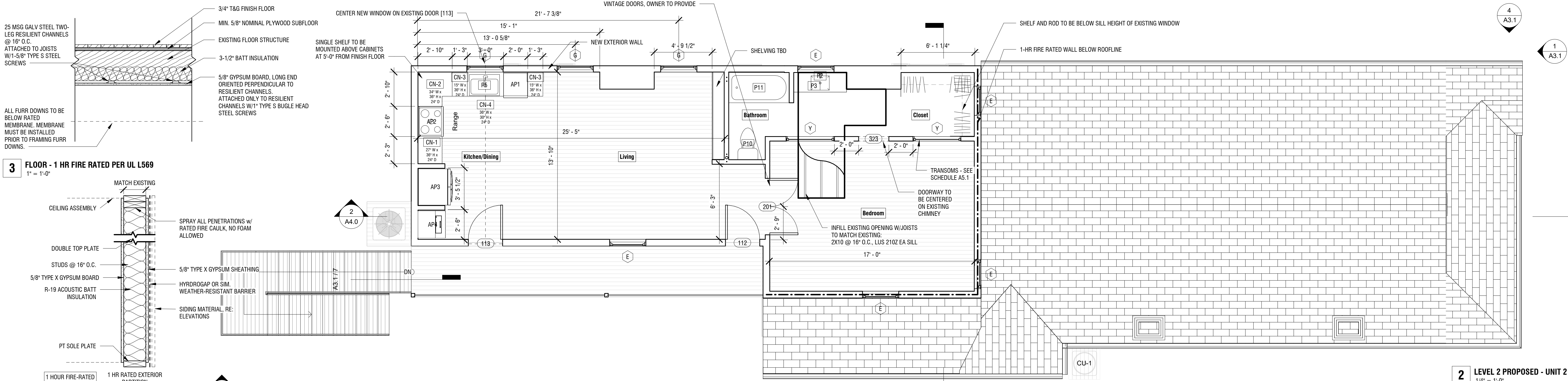


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checked by: SW

revisions:

A2.0
DEMOLITION PLAN



MECHANICAL NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD MECHANICAL SERVICES FOR PROJECT. ORGANIZATION AND LAYOUT IN ARCHITECTURAL PLANS IS SUGGESTIVE ONLY. DETAILS AND SYSTEM TYPE TO BE COORDINATED WITH DESIGN BY HVAC SUBCONTRACTOR.

WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

WORK TO BE SUBMITTED TO ARCHITECT FOR REVIEW FOR CONFORMANCE WITH DESIGN REQUIREMENTS.

IT IS INTENDED THAT ALL OCCUPIED SPACES ARE TO BE CONDITIONED.

IF REQUIRED, GC IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BLOCKING, GYPBD AND/OR FIRE CAULKING AS NEEDED TO PROVIDE REDD FIRE AND SMOKE RESISTANCE RATING AT ALL FLOOR, WALL AND DOOR ASSEMBLIES AND SEPARATIONS PER CODE REQUIREMENTS.

PLUMBING NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD MECHANICAL SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

SEE FLOOR PLAN FOR BASIC PLUMBING FIXTURES. NOT ALL EQUIPMENT AND FIXTURES ARE SHOWN OR NOTED. PLUMBING CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND EQUIPMENT FOR COMPLETE INSTALLATION.

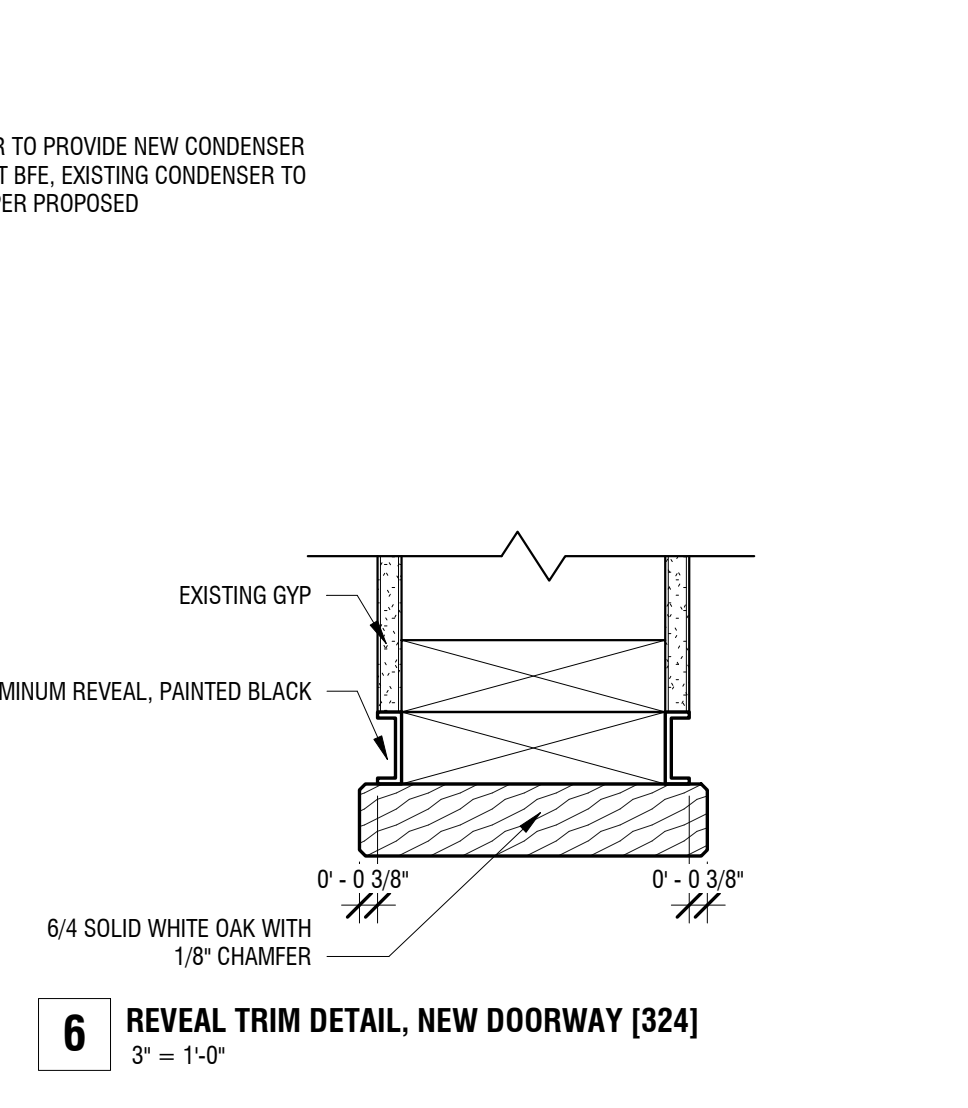
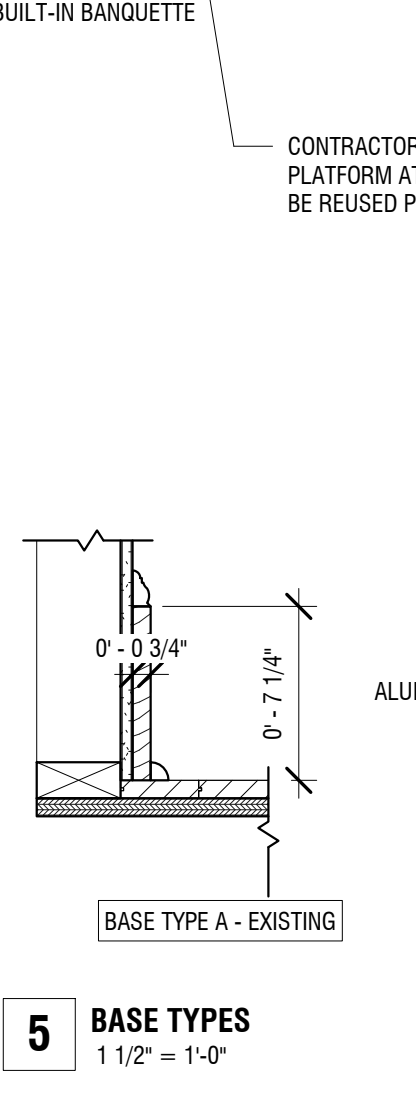
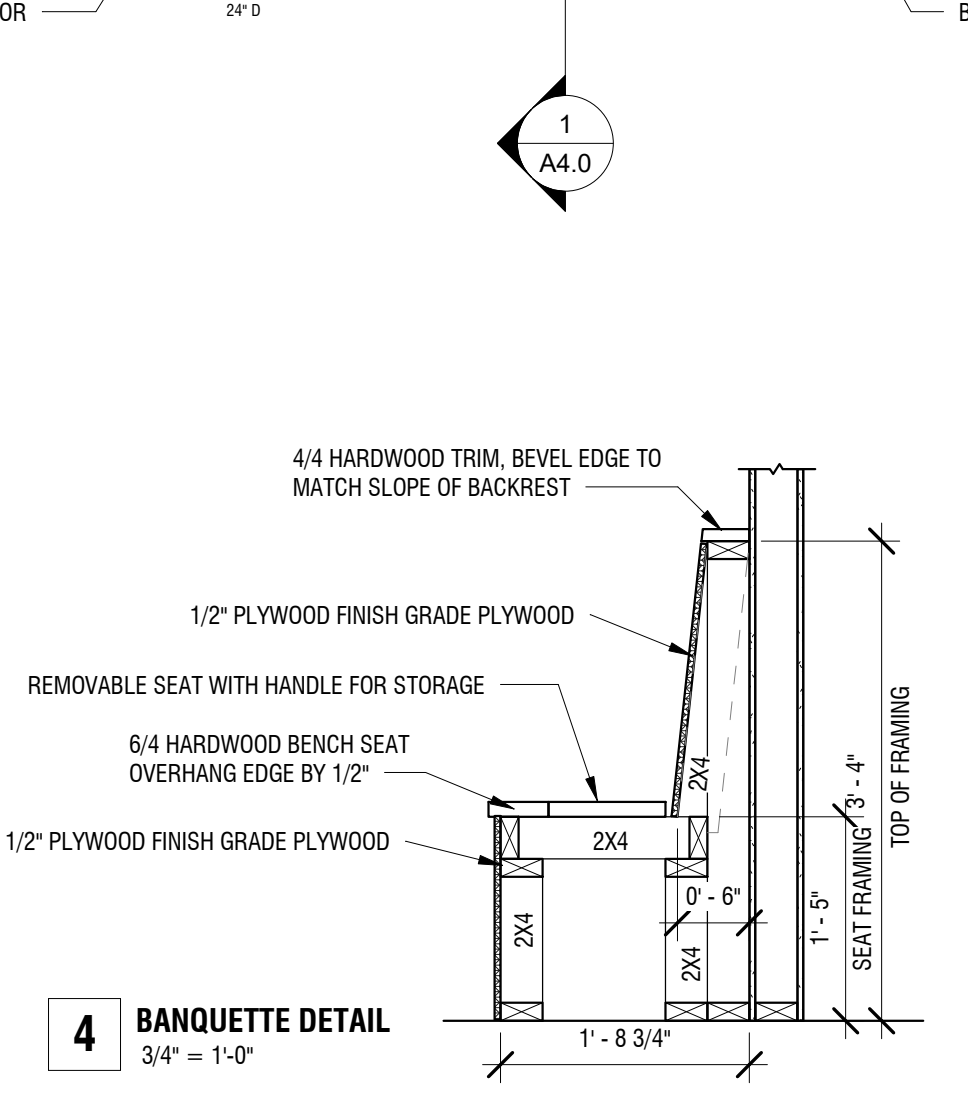
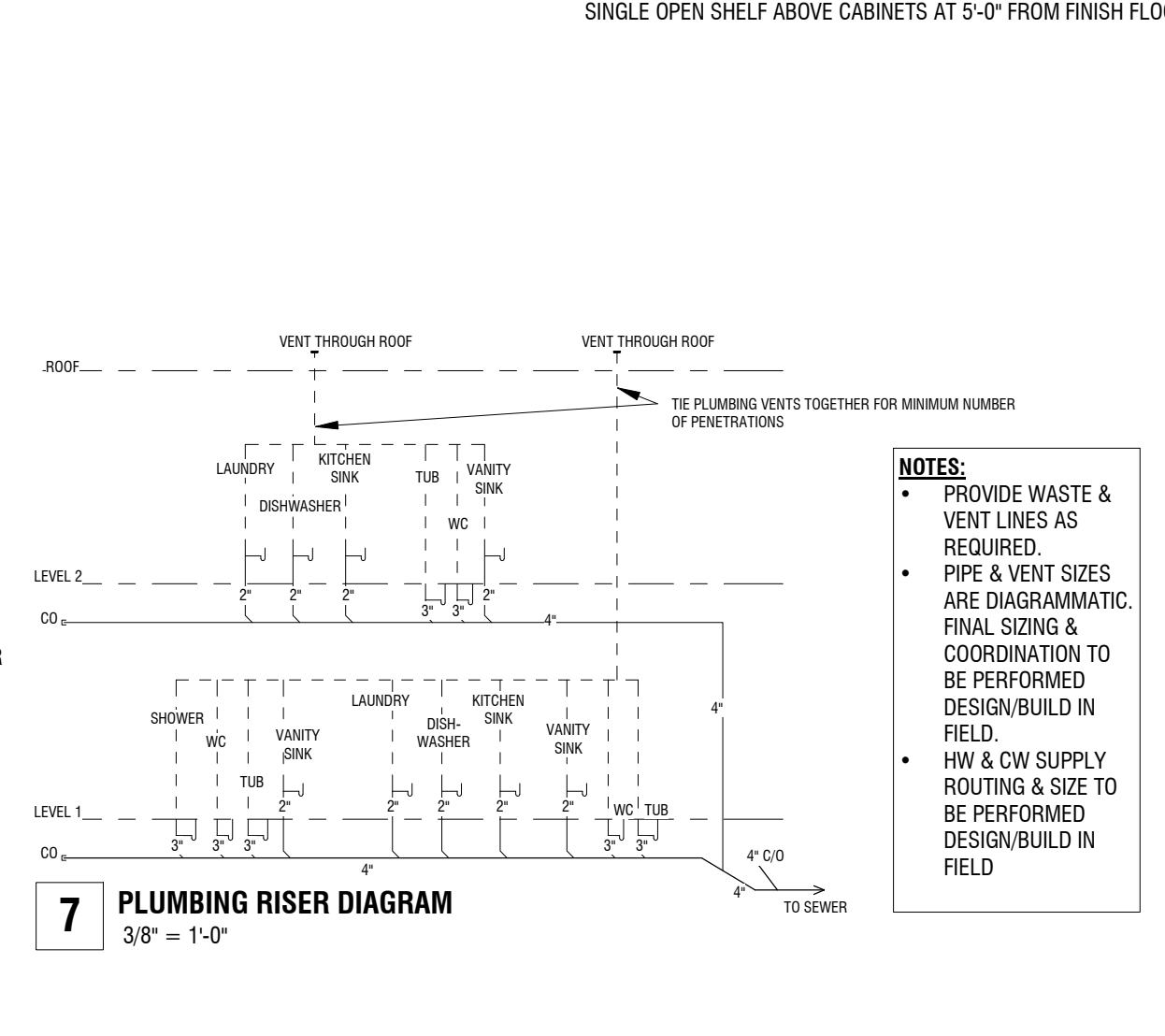
HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

WASTE LINES AND VENTS P.V.C. SCH 40. SUPPLY LINES TO BE PEX. PRESSURE TEST SYSTEM PRIOR TO CONCEALMENT.

CONTRACTOR SHALL PROVIDE SUFFICIENT FRESH AIR AND COMBUSTION AIR FOR GAS FUELED EQUIPMENT.

ALL EXTERIOR HOSE BIBS TO BE FREEZE PROOF TYPE.

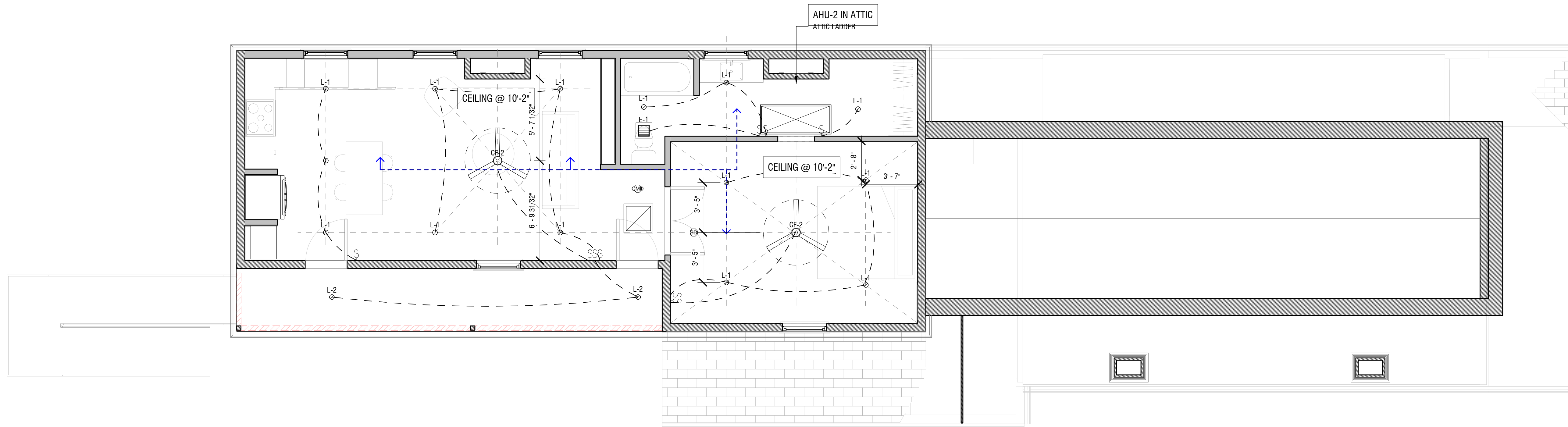


PLUMBING FIXTURE SCHEDULE

MARK	COUNT	DESCRIPTION	Phase Created	COMMENTS
P1	2	TOILET	Existing	EXISTING TO REMAIN
P2	2	VANITY FAUCET	Proposed	
P3	2	VANITY SINK	Proposed	
P4	1	VANITY ASSEMBLY	Existing	EXISTING TO REMAIN
P5	2	KITCHEN SINK + FAUCET, 30" T	Proposed	
P6	1	WATER HEATER	Existing	EXISTING TO REMAIN
P7	1	BATHTUB	Existing	EXISTING TO REMAIN
P8	1	66 inch x 33 inch freestanding bath with Biscaff exterior	Existing	
P9	1	SHOWER PAN	Proposed	ENCLOSURE TBD
P10	1	TOILET	Proposed	
P11	1	BATHTUB/SHOWER	Proposed	ENCLOSURE TBD

APPLIANCE SCHEDULE

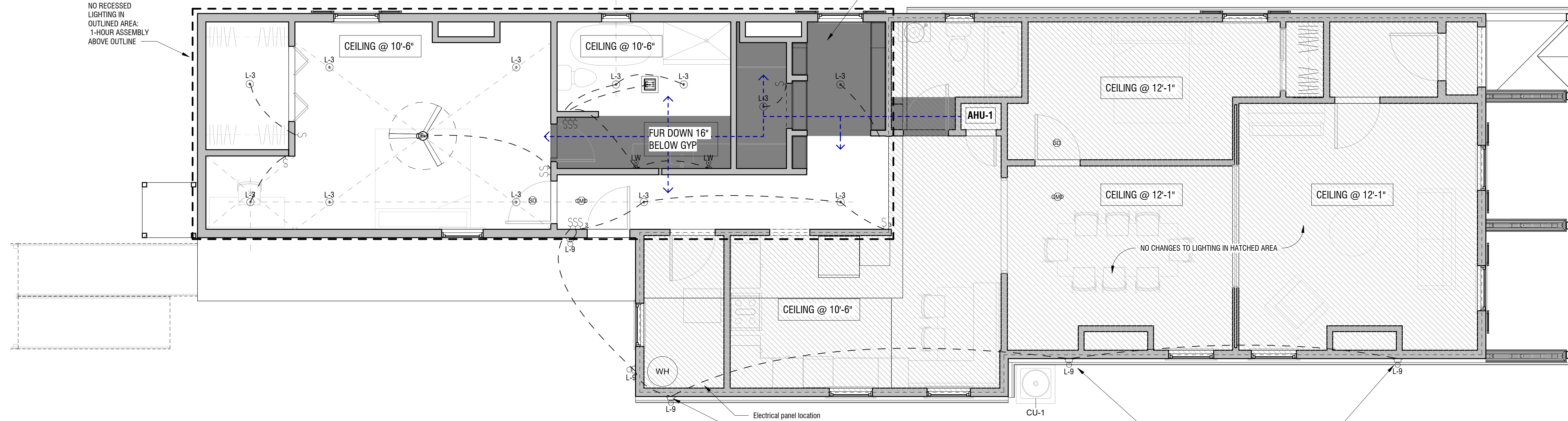
MAR K	COUNT	DESCRIPTION	Phase Created	COMMENTS
AP1	1	DISHWASHER, 24" W	Proposed	
AP2	1	DISHWASHER, 24" W	Proposed	
AP3	1	Electric Range, 30" W	Proposed	
AP4	1	Refrigerator, 36" W	Proposed	
AP5	1	Stacked washer/dryer	Proposed	
LE-1	1	Refrigerator, 30" W	Existing	REPLACE W/UP TO 36"
LE-2	1	Gas Range, 30" W	Existing	REPLACE
LE-3	1	Front Load Dryer	Existing	REPLACE
LE-4	1	Front Load Washer	Existing	REPLACE



2 RCP & ELECTRICAL LEVEL 2
1/4" = 1'-0"

FUR DOWN SHADED AREA TO HOUSE CONDITIONED AIR SUPPLY
FUR DOWN MUST BE FRAMED AFTER RATED MEMBRANE IS FULLY INSTALLED.

NO RECESSED LIGHTING IN OUTLINED AREA: 1-HOUR ASSEMBLY ABOVE OUTLINE



1 RCP & ELECTRICAL LEVEL 1
1/4" = 1'-0"

MOTION-ACTIVATED LIGHTS PER OWNER

ELECTRICAL NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD ELECTRICAL SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

ELECTRIC POWER INFORMATION SHOWN ON PLAN IS TO INDICATE BASIC INTENT AND SPECIFIC CONDITIONS ONLY. ELEC SUBCONTRACTOR RESPONSIBLE FOR PROVIDING ALL CODE REQUIRED LIGHTING, EXIT SIGNAGE, OUTLETS AND POWER TO EQUIPMENT, FIXTURES, LIGHTING, ETC FOR A COMPLETE SYSTEM.

SMOKE DETECTORS SHALL BE PROVIDED OUTSIDE SLEEPING AREAS AND INSIDE EACH BEDROOM AS REQUIRED BY SEC. R314 IRC 2015 ED. SMOKE DETECTORS SHALL BE 120V, HARDWIRED, INTERCONNECTED WITH A BATTERY BACKUP AND SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN GRILLE OR ANY PADDLE FAN BLADE.

CARBON MONOXIDE DETECTORS: APPROVED CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL-FIRED APPLIANCES.

LIGHTING LAYOUT SHOWN ON PLANS IS TO DESCRIBE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO PROVIDE ALL RECEPTACLES AT STANDARD LOCATIONS & INTERVALS (NOT SHOWN ON PLAN), CODE-REQUIRED LIGHTING, EXIT SIGNAGE, ETC. FINAL LIGHTING FIXTURE SELECTIONS & LAYOUT TO BE COORDINATED WITH OWNER.

KITCHEN: ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.

BATHROOMS: ALL RECEPTACLES SHALL BE GFI PROTECTED. LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATIONS". LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATIONS". WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.

AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS ETC.

EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.

VERIFY LOCATION AND POWER REQUIREMENTS OF ANY LOW-VOLTAGE SYSTEMS.

PROVIDE DEDICATED CIRCUITS FOR ALL AV EQUIPMENT.

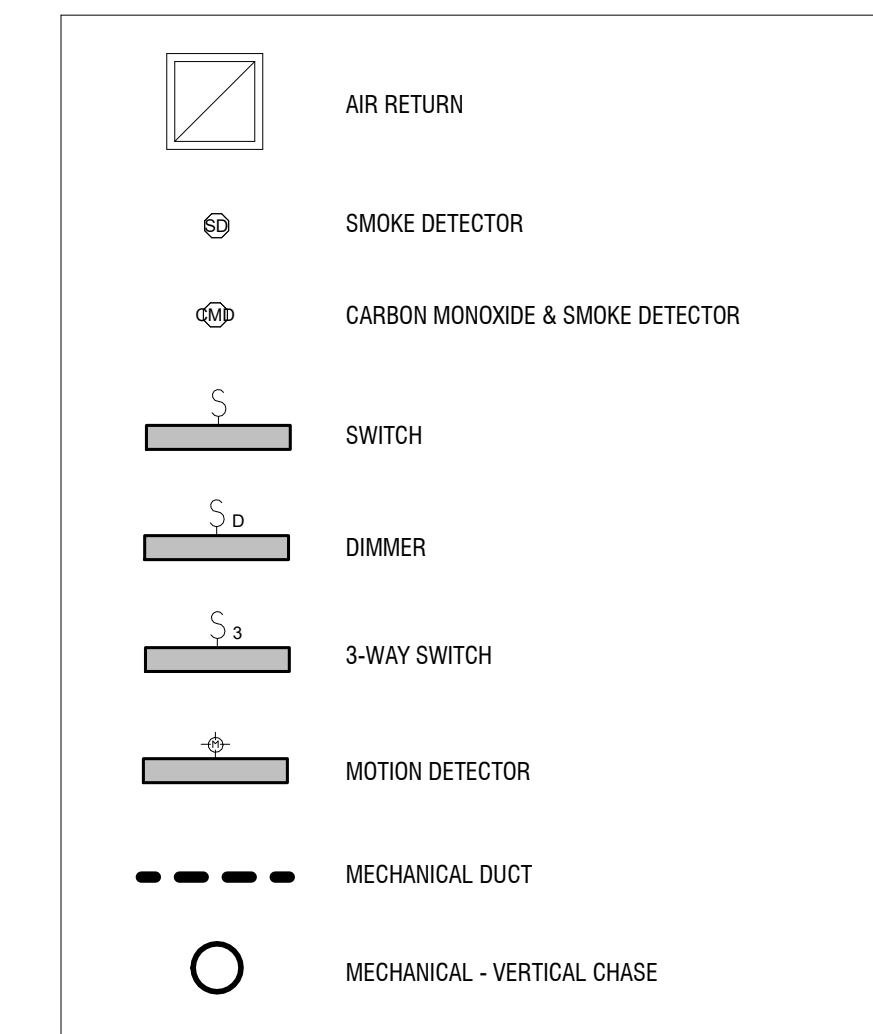
GC TO PROVIDE CATS AND DATA CONNECTION AT LOCATIONS INDICATED ON PLANS. DATA CABLING TO BE CAT5E OR BETTER.

RECEPTACLES, SWITCHES AND ALL OUTLET BOX COVERS TO BE WHITE UON.

MECHANICAL & PLUMBING EQUIPMENT SCHEDULE			
MARK	COUNT	DESCRIPTION	COMMENTS
CU-1	1	CONDENSER	EXISTING; TO BE ELEVATED
CU-2	1	CONDENSER	

CEILING/ELECTRICAL FIXTURE SCHEDULE				
MARK	COUNT	DESCRIPTION	FINISH	COMMENTS
CF-1	1	CEILING FAN		
CF-2	2	CEILING FAN		
CMD	4	CARBON MONOXIDE & SMOKE DETECTOR		
E-1	2	EXHAUST FAN - BATHROOM		
L-1	14	4" RECESSED LIGHT		
L-2	2	4" RECESSED LIGHT, WET-RATED		
L-3	12	SURFACE MOUNTED PENDANT OR SIMILAR		CANNOT PENETRATE RATED MEMBRANE
L-9	5	EXTERIOR FLOOD LIGHT - MOTION ACTIVATED TBD		
LW	2	BATHROOM SCENCE		
SD	3	SMOKE DETECTOR		

REFLECTED CEILING PLAN LEGEND



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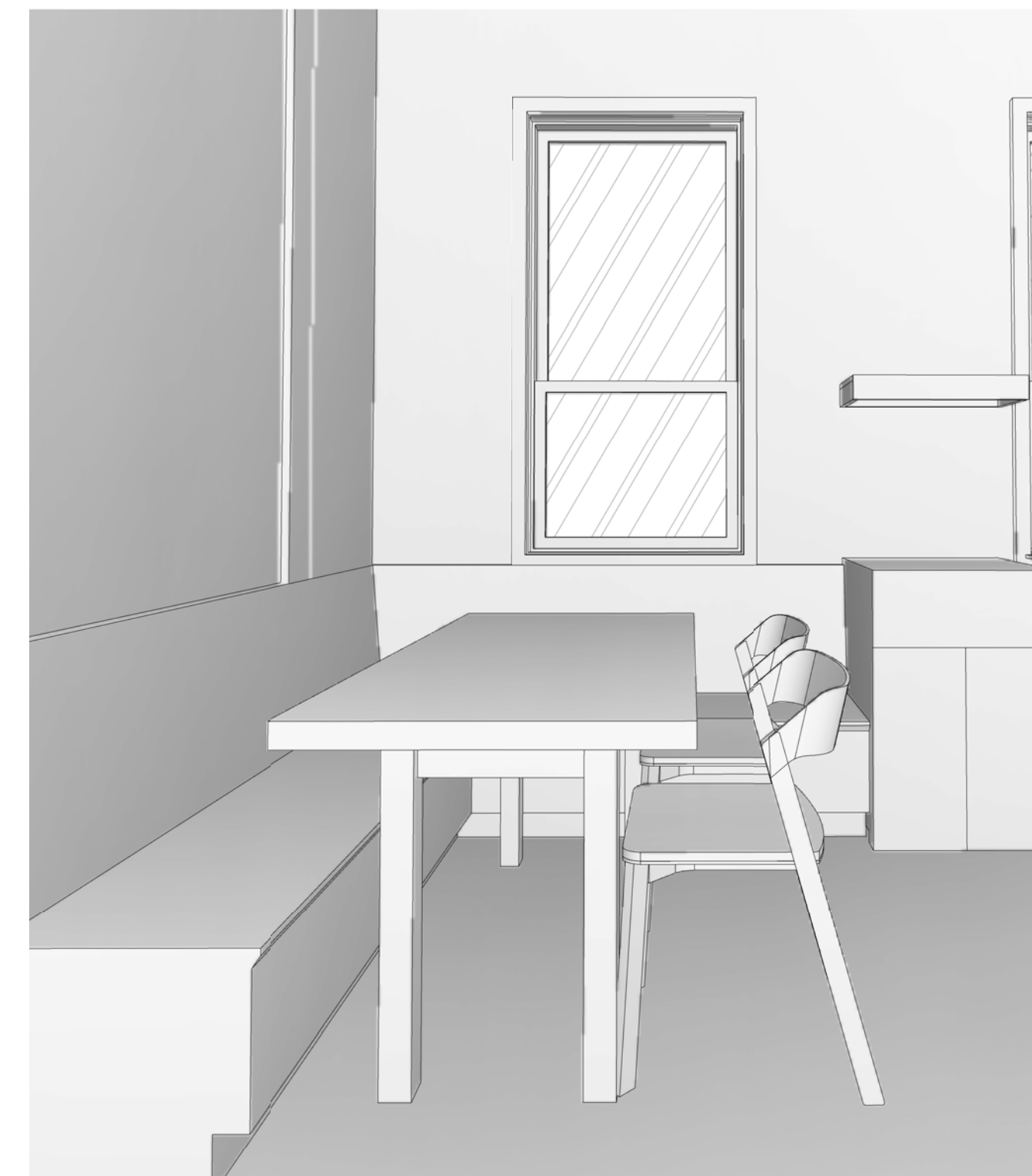
drawn by: ZB
checked by: SW

revisions:

A2.3
RCP & ELECTRICAL



1 Front right perspective



2 KITCHEN PERSPECTIVE



3 Left side perspective

NOTE: 3D VIEWS FOR ILLUSTRATION ONLY.
FINAL MATERIALS, MASSING, AND
LOCATIONS AND SIZES OF OPENINGS ARE
SUBJECT TO CHANGE.

Scott
Residence

1832 First Street
New Orleans, LA 70113

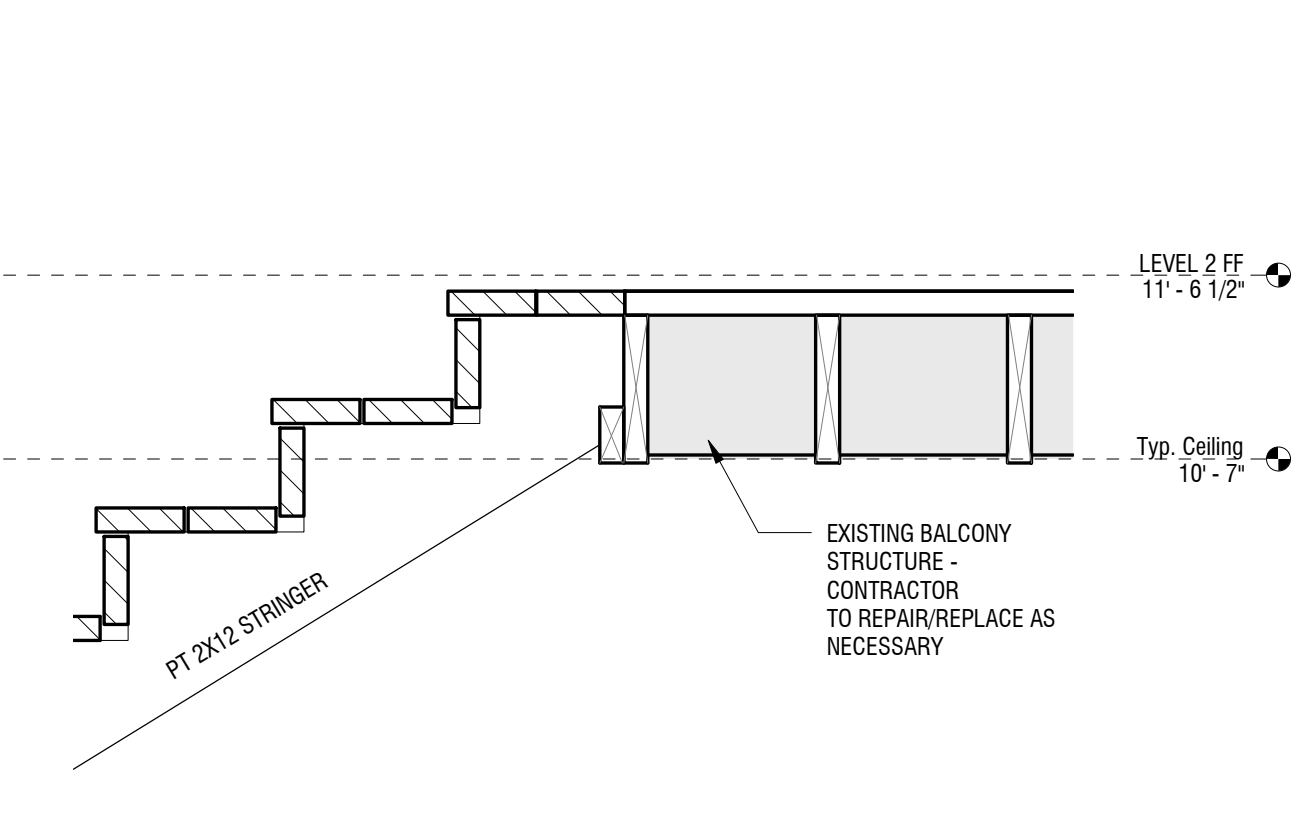
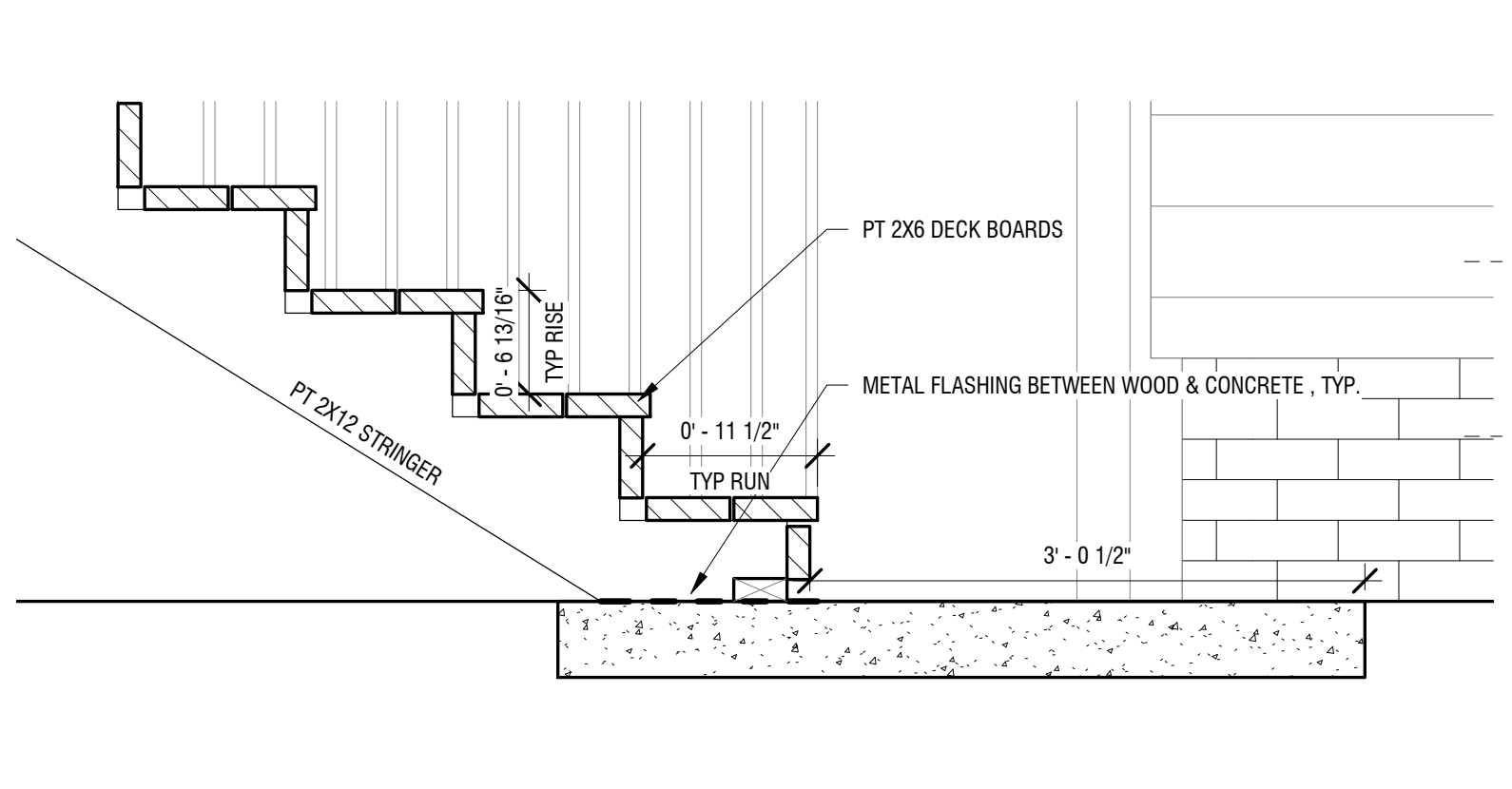
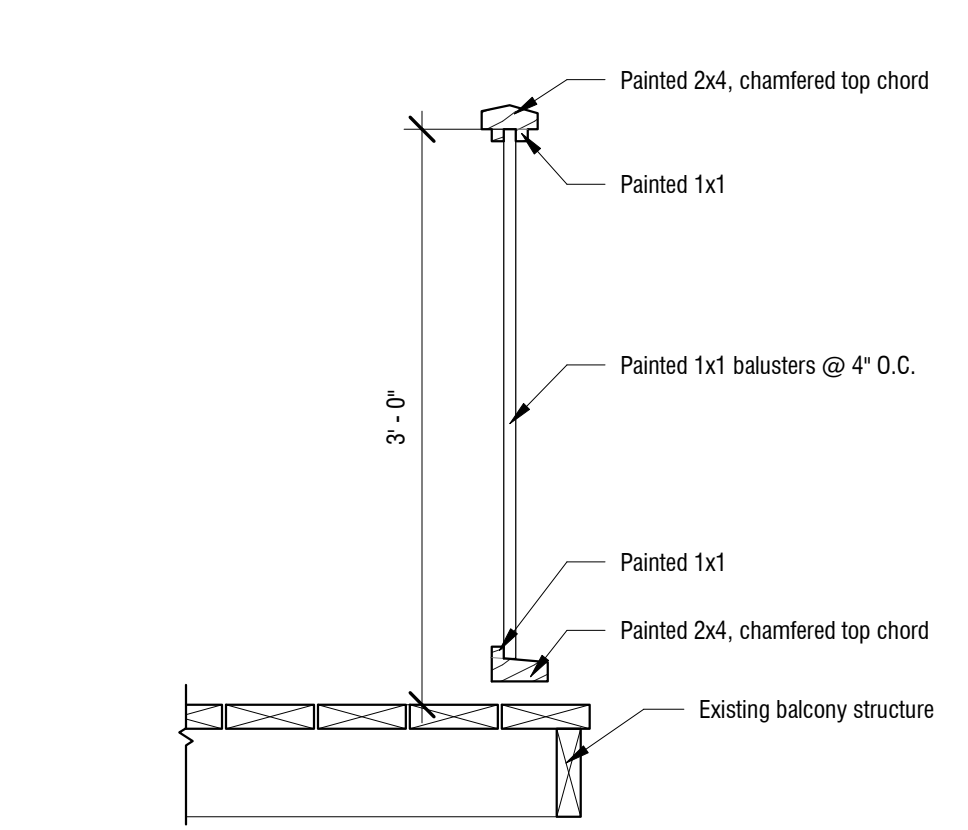
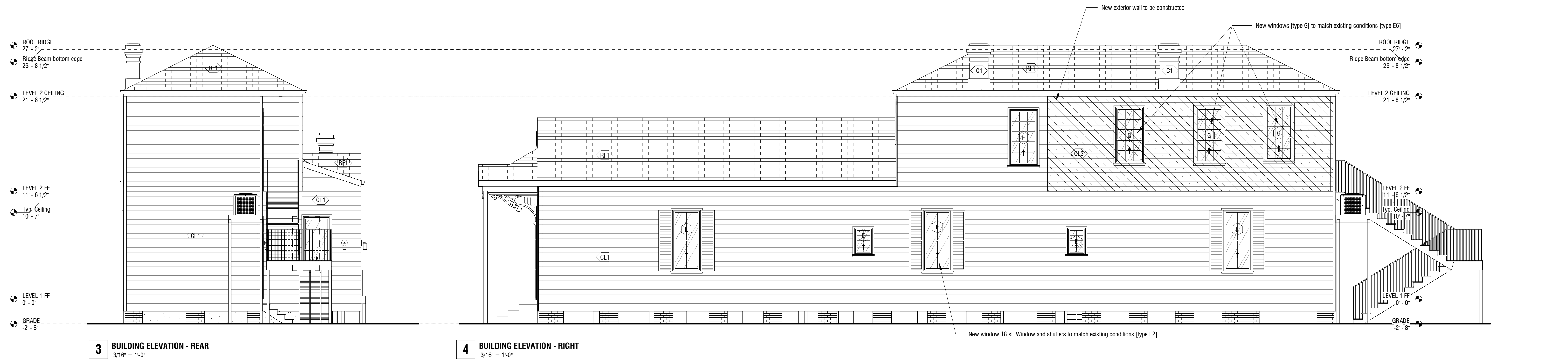


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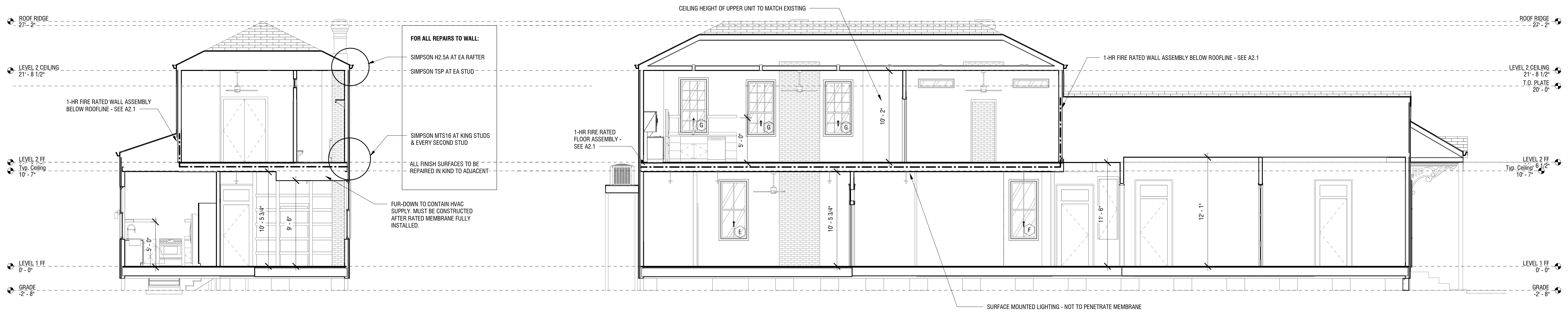
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checked by: SW

revisions:

A3.0
3D VIEWS



MATERIAL & FINISH LEGEND				
MARK	DESCRIPTION	BASIS OF DESIGN	FINISH	COMMENTS
EXTERIOR				
C1	CHIMNEY BRICK, COMMON COURSE			
CL1	EXISTING LAP SIDING, 5" EXPOSED		PAINT	
CL2	EXISTING DROPLAP SIDING, 10" EXPOSED		PAINT	
CL3	NEW LAP SIDING TO MATCH EXISTING CONDITIONS		PAINT	
RF1	ASPHALT SHINGLE			
INTERIOR				
FL1	HARDWOOD FLOORING			EXISTING TO REMAIN, PATCH AND REPAIR AS NECESSARY
FL2	HARDWOOD FLOORING			FLOORBOARDS TO BE REFINISHED, SEE 1 / A2.0
FL3	HARDWOOD FLOORING			FLOORBOARDS TO BE REFINISHED, SEE 1 / A2.0
FL4	TILE FLOORING			
FL5	TILE FLOORING, EXTERIOR			EXISTING TO REMAIN, PATCH AND REPAIR AS NECESSARY
GB1	GYPSUM BOARD		LEVEL 5 FINISH, PAINT, COLOR TBD	



1 TRANSVERSE SECTION
3/16" = 1'-0"

2 LONGITUDINAL SECTION
3/16" = 1'-0"

DuPont Self-Adhered Flashing Products – Installation Guidelines for Up to 4” Recess Using Single and Double Stud Window Framing

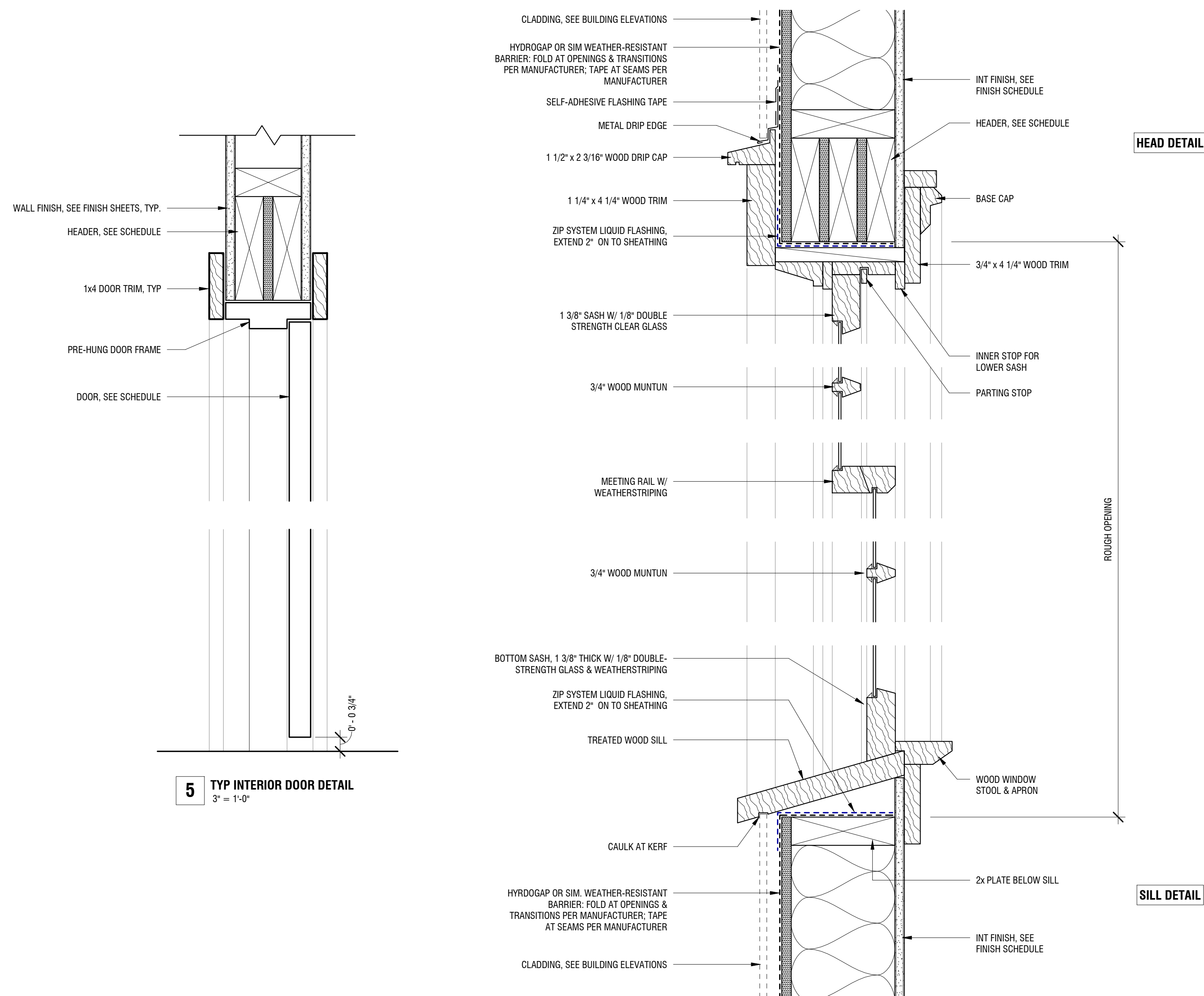


STEP 12

Install and Integrate DuPont™ Tyvek™ WRB

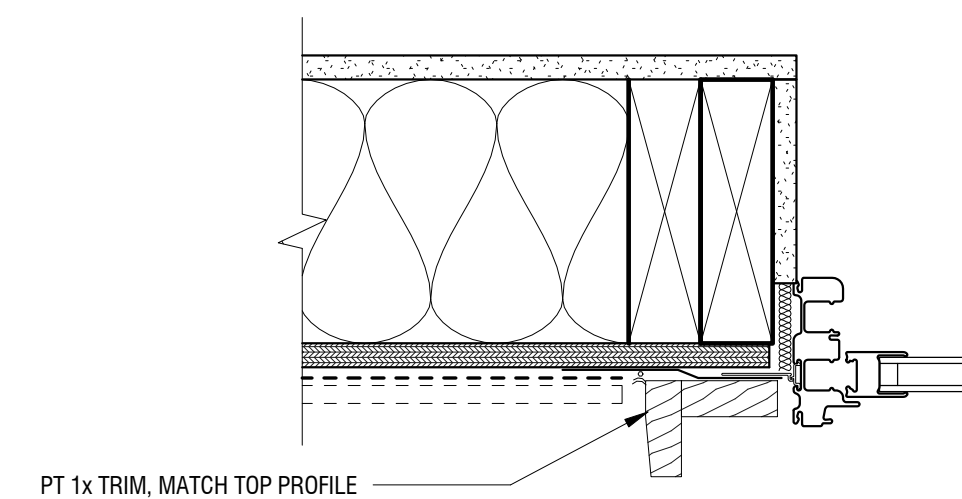
- Install the **Tyvek™ WRB** according to the *DuPont™ Tyvek™ Air- and Water-Resistive Barrier Installation Guidelines*. Do not install fasteners within 8” of the rough opening along jamb and head and within 12” along the sill.
- Mark a perimeter box 6” away from the rough opening sill, jamb and head.
- Cut the **Tyvek™ WRB** along perimeter marking to expose window and **Tyvek™ WRB** frame below. Do not cut **Tyvek™ WRB** frame underneath.
- Create 6” horizontal slits in the **Tyvek™ WRB** at each lower corner of the perimeter cut.
- Bring the bottom portion of the **Tyvek™ WRB** frame through the slits so it laps over the top layer of **Tyvek™ WRB**.
- Tape seams at bottom, sides, and top of rough opening using **DuPont™ Tyvek™ Tape**.

4 WINDOW OUTER WRB INSTALLATION
1” = 1'-0”

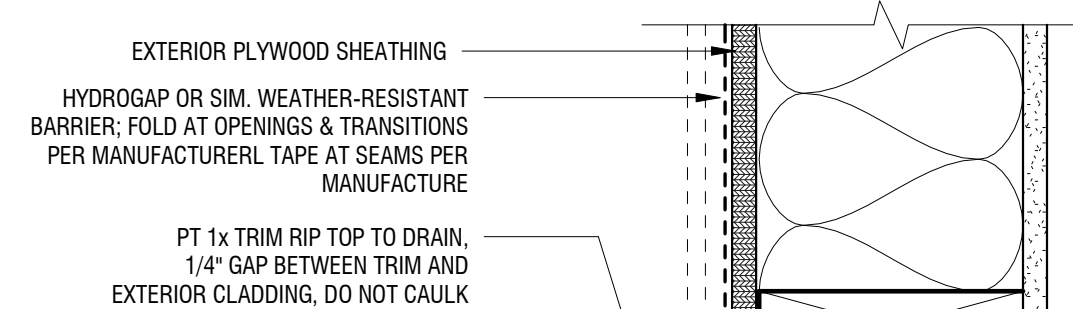


5 TYP INTERIOR DOOR DETAIL
3” = 1'-0”

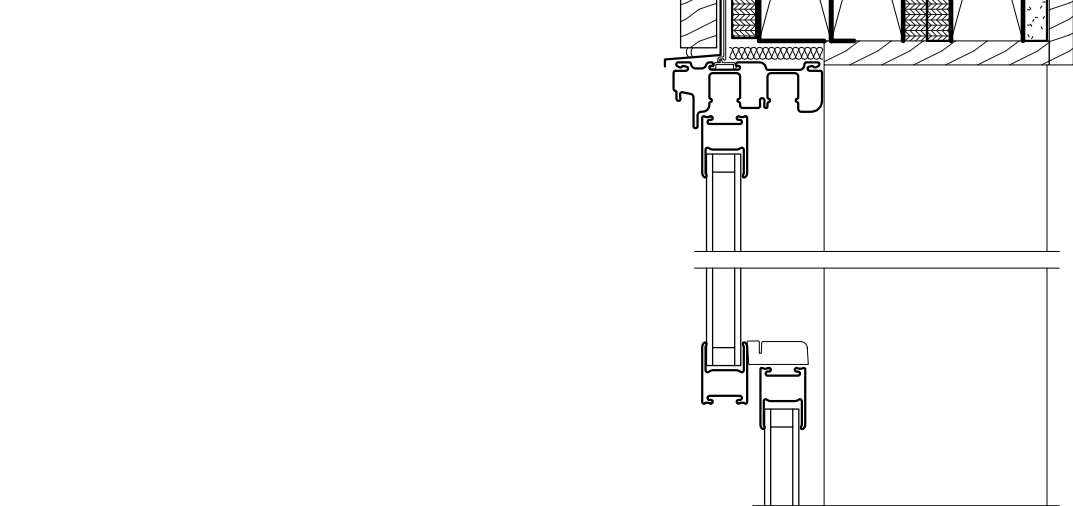
HEAD DETAIL



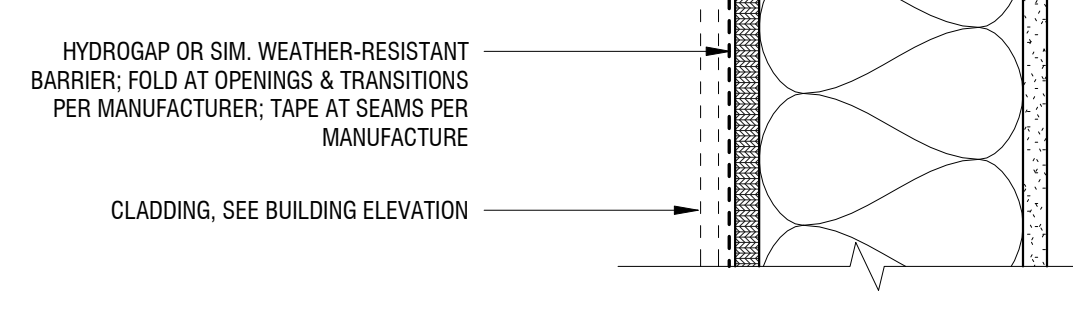
JAMB DETAIL



HEAD DETAIL



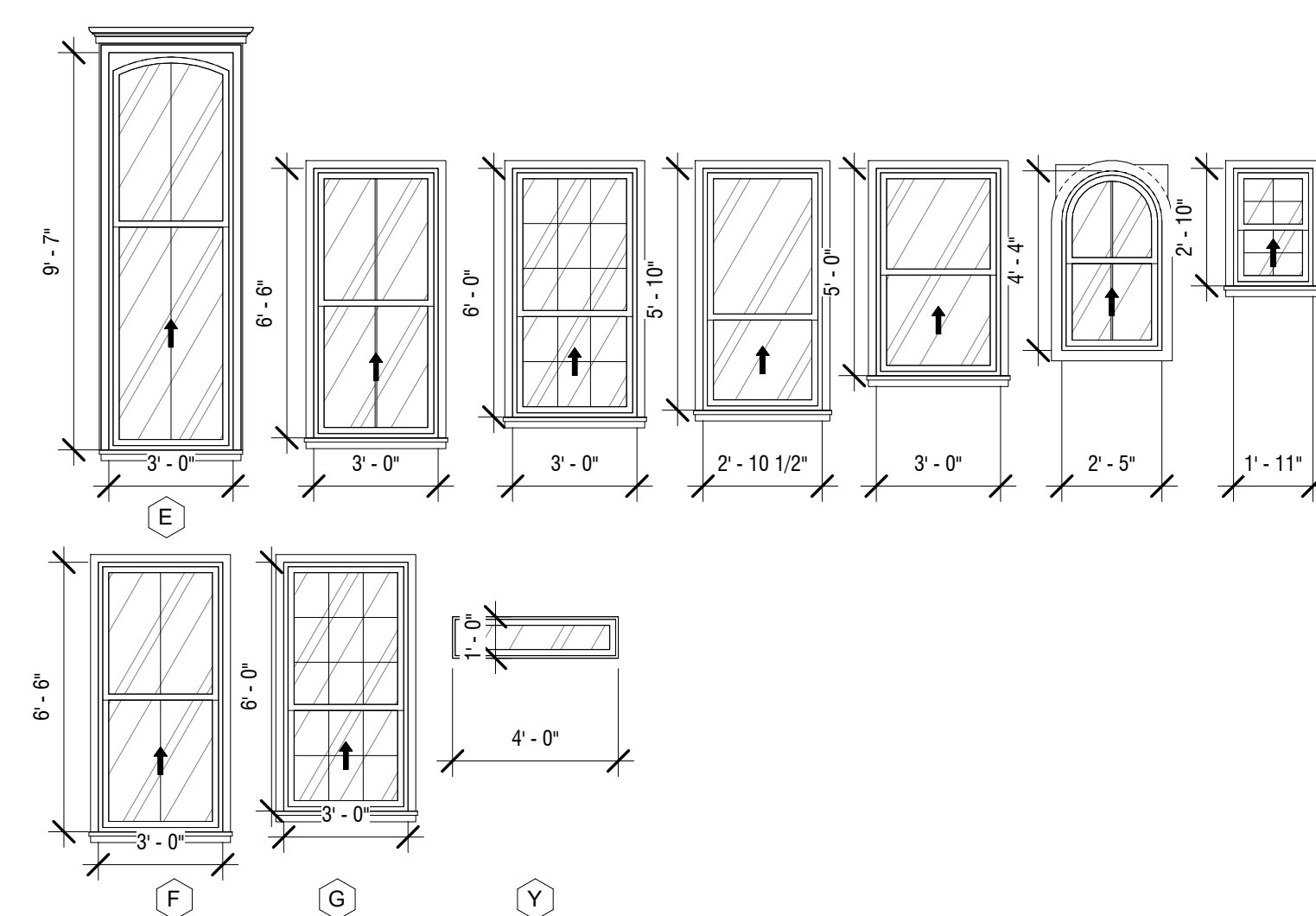
SILL DETAIL



1 TYP HISTORIC WINDOW DETAILS
3” = 1'-0”

3 WINDOW DETAILS - FLUSH
3” = 1'-0”

1 WINDOW ELEVATIONS
1/4”=1'-0”



DOOR SCHEDULE								
MARK	DOOR TYPE	SIZE		HARDWARE	DESCRIPTION	OPERATION	GLAZING	COMMENTS
		WIDTH	HEIGHT					
102		3'-0"	7'-6"		4-panel w/transom	Swing		Existing
103		3'-0"	7'-6"		4-panel w/transom	Swing		Existing
104		3'-0"	6'-11"		4-panel w/transom	Swing		Existing
105		3'-0"	6'-8"		6-panel (verify)	Swing		Existing
106		2'-10"	6'-10"		4-panel w/transom	Swing		Existing, to be relocated
107		8'-0"	9'-0"		3-panel pocket doors on tracks	Pocket		Existing
108		5'-0"	6'-8"		HOLLOW CORE W/ ACOUSTIC INFILL	Bruid		Existing, repair as necessary
109		2'-0"	6'-8"		3-panel	Swing		Existing access door for AHU
111		3'-2"	7'-6"		EXTERIOR - GLAZED ARCH	Swing	Partial	Existing
112		2'-10"	6'-11"		EXTERIOR - GLAZED HALF	Swing	Partial	Existing
113		2'-10"	6'-11"		EXTERIOR - GLAZED HALF TWO LITE	Swing	Partial	Existing
121		4'-0"	7'-0"		OPENING W/ARCHED TRANSOM	Cased opening		Existing
201		4'-8"	7'-0"		VINTAGE STAINED GLASS - FULL LITE	Swing	Full	Owner to provide. Contractor to install hardware for swing operation.
301		2'-6"	6'-8"			Swing		New door to primary bathroom, lower unit
302		4'-0"	6'-8"		HOLLOW CORE W/ ACOUSTIC INFILL	Sliding	NONE	New sliding door, secondary bedroom, lower unit
321		2'-8"	6'-8"			Cased opening		New cased opening in existing wall
322		3'-0"	6'-8"			td		Contractor to coordinate with owner to install swing bookcase
323		2'-6"	6'-8"			Opening		New opening in new wall, upper unit
324		6'-0"	9'-0"			Cased opening w/reveal trim	Cased opening	New cased opening in existing wall
402		2'-10"	6'-11"		EXTERIOR - GLAZED HALF TWO LITE	Swing	Partial	Existing

WINDOW SCHEDULE						
MARK	COUNT	SIZE		OPERATION	HEAD HEIGHT	COMMENTS
		WIDTH	HEIGHT			
E	4			SINGLE HUNG		2 over 2 single hung - new window to match existing conditions
F	1			SINGLE HUNG	MATCH EXISTING	2 over 2 single hung - new window to match existing conditions
G	3			SINGLE HUNG	MATCH ADJACENT	9 over 6 single hung - new window to match existing conditions
Y	2			FIXED	9'-6"	Stained glass window for interior use only. Owner to provide, contractor to verify dimensions once procured.

- NOTES:**
- INTERIOR DRYWALL WINDOW RETURNS, TYP.
 - ALL WINDOW SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.
 - IMPACT RESISTANT GLAZING (COMPLIANT WITH ASTM E-1886 AND THE E-1996/WMDA HALLMARK PROGRAM) OR PROTECTION FROM WIND BORNE DEBRIS BY WAY OF SHUTTERS OR PRECUT 1/2" PLYWOOD PANELS (COMPLIANT WITH THE REQUIREMENTS OF IRC 2015 R301.2.1.2) SHALL BE PROVIDED FOR ALL OPENINGS.
 - ALL GLASS IN EXTERIOR DOORS AND WINDOWS TO BE INSULATED, DOUBLE GLAZED, WITH LOW-EMISSIVITY FILM.
 - MINIMUM OPENING AREA OF EGRESS WINDOW TO BE 5.7 SQUARE FEET. BOTTOM OF EGRESS WINDOW NOT TO EXCEED 44" FROM THE FINISHED FLOOR.
 - EGRESS WINDOW OPENING SIZE IS 24" HIGH & 20" WIDE MINIMUM.
 - WINDOWS INSTALLED IN STAIR OR BATH/UB ENCLOSURES LESS THAN 60" FROM THE FLOOR TO BE EQUIPPED WITH SAFETY GLAZING IN ACCORDANCE WITH SECTION R308.4 OF THE IRC 2015 ED.

COLLECTIVO
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DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
REVIEWED FOR CODE COMPLIANCE
10/14/2022

Scott Residence
1832 First Street
New Orleans, LA 70113

SETH WELTY
REG. NO. 10000
REGISTERED ARCHITECT

2022.09.01
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drawn by: ZB
checked by: SW

revisions:

A5.0
WINDOWS & DOORS