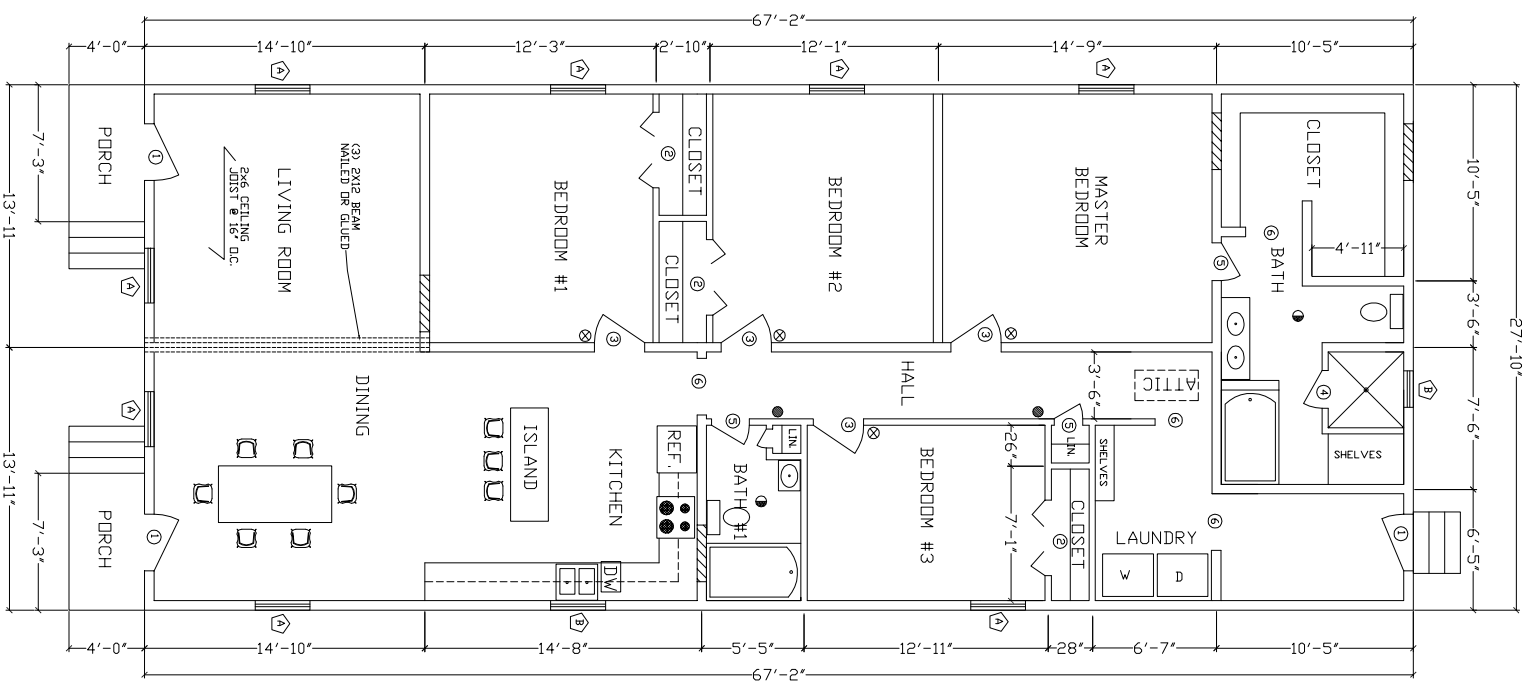


**EXIST. FLOOR PLAN**

SCALE 1/4" = 1'-0"



**NEW FLOOR PLAN**

SCALE 1/4" = 1'-0"

- DESIGN CRITERIA:**
- SMOKE / CARBON MONOXIDE DETECTORS SHALL BE INCLUDED IN ALL SLEEPING AREAS AND IMMEDIATELY OUTSIDE. HARD WIRED
  - ALL WORK MUST COMPLY WITH IRC 2015
  - THIS WORK COMPLETES WITH DESIGN MANUAL AMERICAN WOOD FRAME CONSTRUCTION
  - ALL "GLASS OPENINGS" SHALL BE PROVIDED WITH PRECUT MIN 5/8" THICK OSB. WITH INSTALL. CLIPS OR SCREWS.
  - CONSTRUCTION DESIGN WIND SPEED IS 140 MPH.
  - ALL NEW MECHANICAL A/C CONDENSERS, WATER HEATERS SHALL MEET BASE FLOOD ELEVATION
  - ALL PLUMBING AND ELECTRIC MUST COMPLY WITH THE LATEST CODE
  - HAND AND GUARD RAILS MUST BE INSTALLED
  - DESIGN CRITERIA IS ASCE-7

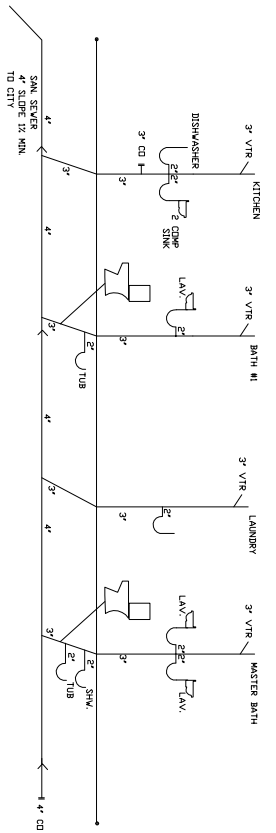
**NOTE:**  
 AS PER TABLE M507-4 BATHROOM MECHANICAL EXHAUST CAPACITY SHALL BE 50 CFM INTERMITTENT OR 50 CFM CONTINUOUS. MECHANICAL EXHAUST SHALL TERMINATE OUTDOORS NOT IN ATTIC. SEFIT, RIDGE VENT OR CRAWL SPACE.

- SMOKE DETECTORS
- CARBON MONOXIDE / SMOKE DETECTORS

**WINDOW AND DOOR SCHEDULE**

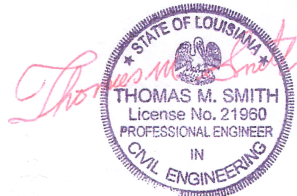
- Ⓐ EXISTING 34"x70" WINDOW (6 SQ. FT NET OPENING)
  - Ⓑ NEW VINYL 36"x36" WINDOW
  - Ⓒ SOLID DOOR WOOD EXT. 36" X 80"
  - Ⓓ NEW WOOD BI-FOLD DOORS INT. 48" X 80"
  - Ⓔ NEW WOOD INT. DOOR 32" X 80"
  - Ⓕ NEW METAL FRAME GLASS DOORS 30" X 60" (TEMPERED)
  - Ⓖ NEW WOOD INT. DOORS 24" X 80"
  - Ⓖ NEW CASE OPENING 36" X 80"
- TOTAL SQ. FT. = 1869 SQ. FT.  
 PORCH SQ. FT. = 58 SQ. FT.

**APPROVED**  
 mae@vms.com 10/24/2022 2:45:29 PM



PLUMBING RISER DIAGRAM  
 1817 URQUHART STREET  
 NEW ORLEANS, LA 70116

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL ORLEANS PARISH, STATE AND FEDERAL REQUIREMENTS AND I AM NOT PROVIDING CONTRACT ADMINISTRATION



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 DD PREFERRED PROPERTIES, LLC  
 1817 URQUHART STREET  
 NEW ORLEANS, LA 70116

3/30/2022  
 9/29/2022  
 DRAWN: AM  
 CHECK: THS  
 SHEET  
 A-1