

MASSENGALE RESIDENCE

2329 COLISEUM STREET
NEW ORLEANS, LOUISIANA



GENERAL NOTES:

- The undersign have reviewed the drawings and will follow all of the drawings including the interior elevations as designed.
- The contractor is responsible for submitting shop drawings and specifications for all millwork, french doors, cabinets, windows, etc to be reviewed by architect.
 - Door: Dimensions are actual dimensions of door "slab"
 - No pre-drilled door knobs or lock holes.
 - Window: Dimensions are exact size of sash only.
- All exterior doors to be of Spanish Cedar or Mahogany.
- The General Contractor is responsible for supplying all subcontractors with all Construction Drawings and Specifications necessary to bid and/or construct this project. Subcontractors' bids must reflect all conditions set forth in the Contract documents.
- A set of specifications must accompany and be reviewed & used in conjunction with the Construction Drawings. All contractors are responsible for notifying the Architect of any errors, omissions or discrepancies prior to bidding the project.
- Contractor shall ask for details whenever uncertain about methods of installation. Lack of details not requested shall not excuse improper installation, and correction shall be made the responsibility of the contractor.**
- The sheets in these drawings are complimentary to each other, what is called for by one shall be binding as if called for by all and all parties involved shall become familiar with all sheets of drawings and specifications (if any) and not simply their own work in order to fully understand and develop the construction.
- These drawings have been drawn and checked to insure a reasonable degree of accuracy. However, the Contractor is responsible for checking all dimensions, details and requirements of these plans and/or specifications prior to commencing work.
- The Contractor shall provide solid blocking for any wall hung items indicated in the Construction Documents. The Owner/Tenant shall be responsible for notifying the General Contractor of any wall hung items to be installed that are not shown on the drawings.
- Upon signing of Contract for Construction with the Owner, the General Contractor shall review all owner selected and "long lead" items (e.g. glass, ceramic tile, specialty items, shop drawings, light fixtures, wall coverings, carpeting, etc.) with the Architect, Engineer, Designer, Owner, or applicable subcontractors, and shall insure the timely placement of orders for these items.
- Whether or not specifically indicated on the drawings, the Contractor shall be responsible for removing, relocating or demolishing existing construction (including utilities which will interfere with the new work), and shall be fully responsible for the maintenance of water-tightness and security of the existing structure.
- All wood and plastic composites used outside (stair, handrails, guardrails, deck boards, etc) shall have a label to indicate the required performance levels and compliance with provisions of ASTM D 7032.

- In accordance with generally accepted construction practices, the Contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during the performance of the work. This requirement will apply continuously, and not be limited to normal working hours. The Contractor shall take all necessary precautions to insure the safety of the public and/or work personnel on the job. The Contractor shall also take all necessary precautions to prevent accidents or injuries to any person on, about or adjacent to the premises. The Contractor shall comply with all laws, ordinances, codes, rules and regulations relative to safety and the prevention of accidents.
- Prior to tying into or shutting down any utility, Contractor shall obtain prior approval from the Owner.
- The Contractor shall coordinate with the Owner, the location of the Contractor's equipment and material storage as required.
- Contractor shall be fully responsible for verifying all site conditions and house location prior to construction.
- All materials shall be new and U.L. listed unless specifically designated otherwise.
- No work shall be concealed until approved by local inspectors.
- All construction shall comply with city, state and national codes as required.
- Contractor to warrantee all work for one year.
- Contractor shall pay for all water and power used toward construction, from existing sources.
- Caulking on exterior shall be top quality silicone caulk.
- Paint grade to be Benjamin Moore or equivalent. All work to receive three (3) coats. Color and finish to be selected by owner and verified by Contractor prior to contract signing. All paint to be highest quality by the manufacturer.
- Non-textured finish for all new sheet rock walls unless specified otherwise. Contractor to verify existing finishes of sheet rock surfaces and ascertain with Owner whether to match existing or upgrade finish, and to include in original bid as required.
- Site shall be kept neat daily. Provide complete clean-up on a weekly basis. No trash stored in building. Proper disposal required.
- All batt insulation shall have class "A" (0-25) flame spread rating in compliance with applicable code.
- Use 6 inch studs at plumbing walls.
- Provide a galvanized metal pan with drain at water heater and A/C evaporator locations and a vinyl pan with drain beneath washing machines located above the first floor. Contractor to verify location of drip pan drain pipe with Owner.
- All corners shall be properly braced for wind loads. A 48" wide sheet of plywood sheathing shall be provided every 20 feet of wall length.
- All sleeping areas shall be protected with UL-approved smoke detectors. These shall be wired to the 110-volt house current, and meet design criteria as re-REQUIRED by U.L. Design 268. They shall be installed no further than 10 feet from any sleeping rooms, no closer than 6 inches from adjacent wall or ceiling.

- As per 2015 INTERNATIONAL RESIDENTIAL CODE: Handrails: Handrails having a minimum and maximum heights of 34 inches and 38 inches, and measured vertically from the nosing of the treads, shall be provided on at least one side of stairways of three or more risers, as per R311.7.8.1. Spiral stairways (R311.7.9.1) and winders shall have the required handrails located on the outside radius. All required handrails shall be continuous the full length of the stairs. Ends shall be returned or shall terminate in newel posts or safety terminals. The handgrip portion of handrails (R311.7.8.3) is either (a) 1 1/2" to 2" circular cross section or (b) greater than 6/2" shall have a graspable finger recess area on both sides of the profile. Architect to approve.

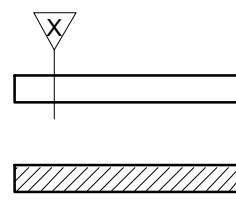
Handrails projecting from a wall shall have a space of not less than 1 1/2" between the wall and handrail (R311.7.8.2).

Guardrails: Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 36 inches in height measured vertically from said surface (2012 NFPA).

Required guardrails on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which will not allow passage of an object 4 inches or more in diameter. Horizontal spacing between the vertical members in required guardrails shall be a maximum of 3 3/16" at the nearest point between the members.

Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of stairway may be of such a size that a sphere of 4 inches in diameter cannot pass through.
- Contractor shall keep an accurate record of all changes and shall mark same in ink on a separate set of these drawings during construction, including location of all underground utilities. Contractor shall furnish Owner and Architect each a copy of this record before final completion and acceptance is recorded.
- This agreement between Owner and Architect does not include Construction Phase Services unless otherwise noted. Acceptance of these drawings by the Owner signifies their agreement that the Owner shall be solely responsible for interpreting these drawings and observing the work of the Contractor to discover, correct or mitigate errors, inconsistencies and omissions, and that if the Owner authorizes deviations, recorded or unrecorded, from plans prepared by the Architect, the Owner shall not bring any claim against the Architect and shall indemnify and hold the Architect, its partners, associates and employees harmless from and against claims, losses, damages and expenses, including but not limited to defense costs and the time of the Architect, to the extent such claim, loss, damage or expense arises out of or results in whole or in part from such deviations, regardless of whether or not such claim, loss, damage or expense is caused in part by a party indemnified under this provision.
- All plumbing supply lines to be PEX and copper. And to insulate all hot and cold water supply pipes. Use red color pipe for hot water and blue color PEX piping for cold water.
- All waste and vents to be scheduled 40 PVC or Cast Iron.
- SOLID BLOCKING OVER AND UNDER ALL WALL AT WOOD FRAME CONSTRUCTION.
- SOLID FIRE BLOCKING at mid height at all walls 10 feet and under. Solid fire blocking at 1/3 and 2/3 heights for all walls over 10 feet.
- ALL plywood sheathing to be CDX type only.
- A/C contractor to do J-load calculations for the entire building / project to determine the heating / air conditioning load.

WALL LEGEND

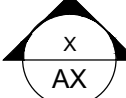


NEW WALL, SEE WALL TYPES

EXISTING WALL TO REMAIN



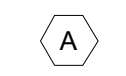
MEDICINE CABINET, SEE DETAILS 9/A18, 10/A18 & 11/A18.
NOTE: PLUMBER - DO NOT RUN VENT PIPES IN THIS AREA OF RECESSED MEDICINE CABINETS, TYP.



ELEVATION MARKER



DOOR REFERENCE NUMBER, SEE DOOR SCHEDULE ON SHEET A12 & DOOR ELEVATIONS ON SHEET A13



WINDOW REFERENCE LETTER, SEE WINDOW SCHEDULE ON SHEET A12 & WINDOW ELEVATIONS ON SHEET A13

ROOM
XX1
X
0-0 x 0-0
xxx

ROOM NAME
ROOM NUMBER
CEILING HEIGHT
ROOM SIZE
FINISH FLOOR MATERIAL

DRAWING INDEX

- | | |
|-----|--|
| A1 | SITE PLAN |
| A2 | PROPOSED FIRST FLOOR PLAN |
| A3 | SECOND FLOOR PLAN - EXISTING |
| A4 | MEP - 1st FLOOR PLAN |
| A5 | SCHEDULES - FINISH, DOOR and WINDOW |
| A6 | EXERCISE BUILDING - FLOOR PLAN, MEP, INTERIOR ELEVATIONS |
| A7 | INTERIOR ELEVATIONS |
| A8 | INTERIOR ELEVATIONS |
| A9 | FANCY TAIL RAFTER DETAILS - FULL SCALE |
| A10 | POOL HOUSE: PLANS and ELEVATIONS |
| A11 | POOL HOUSE: DETAILS |
| EX1 | EXISTING FIRST FLOOR PLAN |
| D1 | DEMOLITION FIRST FLOOR PLAN |



REVISIONS:

Date: 08/09/22
Scale: NTS
Drafted: JPF, JN
Check by: WS

A0
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ARCHITECT

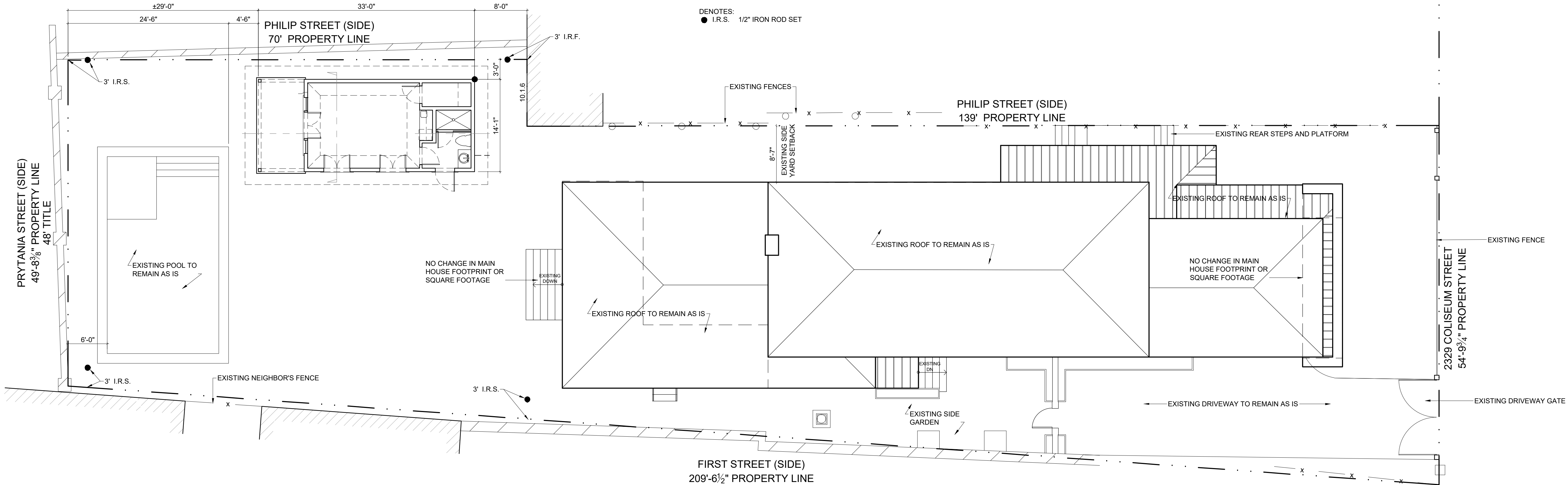
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(504) 269-0509

MASSENGALE RESIDENCE

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NEW ORLEANS, LOUISIANA

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BUILDING AREA			
	EXISTING	NEW	TOTAL
FIRST FLOOR			
A/C INTERIOR SPACE	2843 sf	0 sf	
OUTDOOR AREA	702 sf	0 sf	
TOTAL FIRST FLOOR FOOTPRINT			3545 sf
SECOND FLOOR (NO WORK THIS AREA)			
A/C INTERIOR SPACE	1550 sf	0 sf	
OUTDOOR AREA	0 sf	0 sf	
TOTAL SECOND FLOOR FOOTPRINT			1550 sf
ACCESSORY BUILDINGS			
POOL HOUSE			
A/C INTERIOR SPACE	sf	366 sf	
OUTDOOR AREA	sf	105 sf	
TOTAL POOL HOUSE FOOTPRINT			471 sf
TOTAL HOUSE	5095 sf	471 sf	5566 sf
			5566
LOT COVERAGE			
GROUND FLR FOOTPRINT		3545	
POOL HOUSE FOOTPRINT		471	
OUTDOOR PAVING			
EXISTING DRIVEWAY	764		
EXISTING POOL	660		
EXISTING STEPS / LANDINGS	153		
EXISTING CONCR WALKWAYS			
TOTAL LOT PAVING			5,440
TOTAL LOT SQUARE FOOTAGE	verify this w/ survey -->		8,874 ±
	AREA	IMPERVIOUS	%
Garden District HU-RD1 REGULATIONS			
HU-RD1 30% Min permeable open space (<40' lot width)			%
HU-RD1 40% Min permeable open space (>40' lot width)	8874 sf	3434	39 %
HU-RD1 30% Max impervious surface front yard	Existing (no new work in front yard)		%

1 PROPOSED SITE PLAN
A1 1/4" = 1'-0"

SITE NOTES:

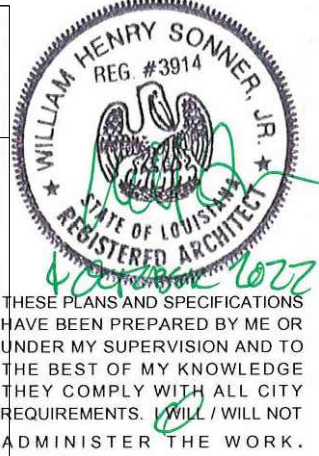
LOT AND SITE INFORMATION

Subdivision: GARDEN DISTRICT
Section:
Square: 201
Lot: A
Primary Zoning: HU-RD1
Overlay:
Square Footage: 5095
Development Restrictions:
Area: NEW ORLEANS
Zip Code: 70130
Council District: 4TH
Pile Zone:
Code Inspection Area:
1995 Base Elevation:
1995 Flood Zone:
2018 Base Elevation:
2018 Flood Zone:
Parish: Jefferson
Parcel #: 0810000427
Ward #: 81 COB Book/ Page 3305/42
Owner Name: ---
Homestead Exemption Status: YES
Mailing Address: 311 NORTHLINE ST. METAIRIE, LA 70005-0000
Subdivision: METAIRIE CLUB GARDENS
Improvement Address: 311 NORTHLINE ST
Legal Description: LOT 2B SQ A MET CLUB GDNS
Date 8/24/2022

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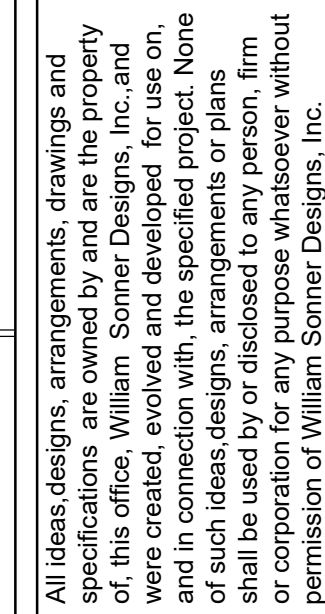
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A2

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NEW WALL

EXISTING WALL TO REMAIN

2

6" 6' 6" 1/2" GYP BOARD, BOTH SIDES 2x6 WOOD STUD @ 16" O.C.

4

6 1/2"

R-19 INSULATION

1/2" GYP BOARD, BOTH SIDES

2x6 WOOD STUD @ 16" O.C.

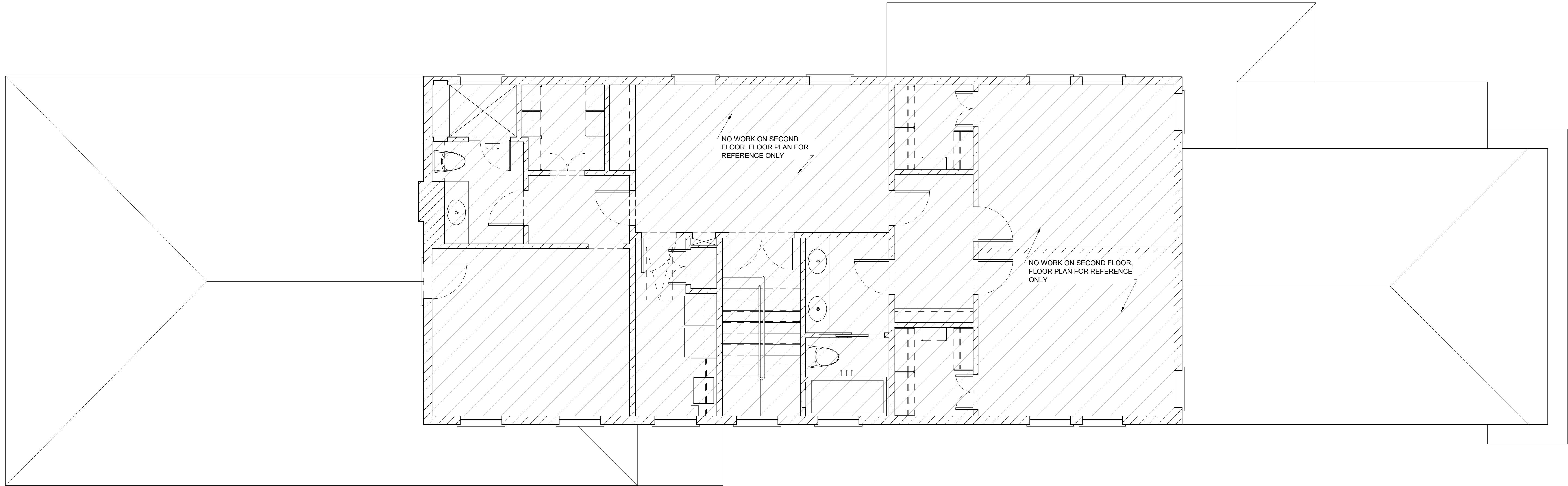
5 1/2"

Diagram illustrating the cross-section of a roof assembly. The assembly consists of the following layers from top to bottom:

- R-21 INSULATION
- SIDING
- HOUSEWRAP $\frac{1}{2}$ "
- EXTERIOR PLYWOOD
- 2x6 WOOD STUD @ 16" O.C.
- R-21 INSULATION
- $\frac{1}{2}$ " GYP BD

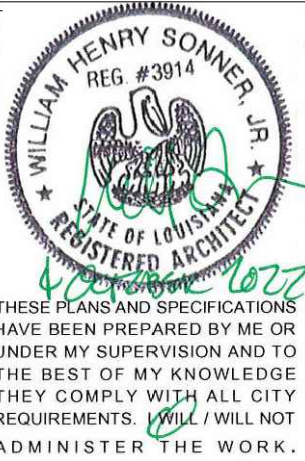
Dimensions shown:

- Overall thickness: 6'6"
- Overall width: 4'5"



(NO WORK IN THIS AREA)
EXISTING SECOND FLOOR PLAN

A4	1/4" = 1'-0"
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A3

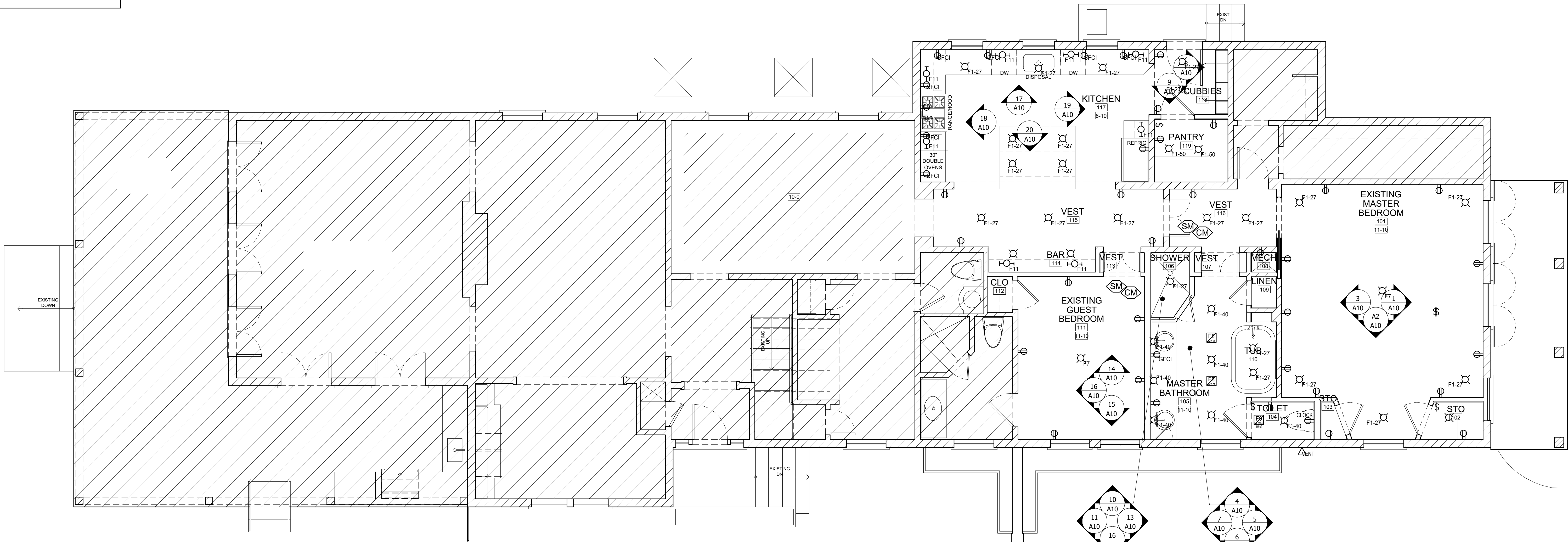
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1 FIRST FLOOR MEP PLAN
1/4"= 1'-0"

F1 - 4" RECESSED FIXED LED DOWNLIGHT
4" LED white baffle trim, standard OR high output, Downlight with regressed LED light module
F1-30 - white baffle trim, high output, 3000 Kelvin, 900 lumens, 90CRI, dimmable to 5% with many incandescent, magnetic or elv voltage dimmers. IC rated housing with LED trim module: Juno V4ICW / 4RLDG3-09LM30K
F1-27 (WARM) - white baffle trim, high output, 2700 Kelvin, 900 lumens, 90CRI, dimmable to 5% with many incandescent, magnetic or elv voltage dimmers. IC rated housing with LED trim module: Juno V4ICW / 4RLDG3-09LM27K
F1-35 (LIVING) - white baffle trim, standard output, 3500 Kelvin, 700 lumens, 90CRI, Dimmable with incandescent and CL dimmers but many dimmers require several LED fixtures per dimmer. IC rated housing with LED trim module: Juno V4ICW / 4BEMW LED35K 80CRI M6
F1-50 (BATH) - white baffle trim, standard output, 5000 Kelvin, 700 lumens, 90CRI, Dimmable with incandescent and CL dimmers but many dimmers require several LED fixtures per dimmer. IC rated housing with LED trim module: Juno V4ICW / 4BEMW LED50K 80CRI M6
F2 - 6" RECESSED FIXED LED DOWNLIGHT
NOT USED IN THIS PROJECT
F3 - ART & ARCHITECTURAL 2" ADJUSTABLE LED RECESSED
NOT USED IN THIS PROJECT
F4 - 4" ECONOMIC ADJUSTABLE RECESSED LIGHT
NOT USED IN THIS PROJECT
F5 - ART & ARCHITECTURAL MINI DOWNLIGHT
NOT USED IN THIS PROJECT
F6 - 2" LED DOWNLIGHT
NOT USED IN THIS PROJECT
F7 - HANGING LIGHT FIXTURE
Owner supplied Hanging or Ceiling Mount fixture
F8 - HEATER AND EXHAUST FAN
Bath Vent and Heater combo- no light; 80CFM low noise DC brushless motor engineered; built in thermostat. Delta Breeze RAD80. Uses a standard 4inch duct. Housing is 5.5" Deep x 8.25" wide x 14.5" long. Grill is 16 13/16 x 10 11/16. For bathrooms up to 80 square feet.
F9 - EXHAUST FAN
Slimline Bath Vent, 50CFM for powder rooms and bathrooms up to 50square feet. Quiet 1 sone of noise and a DC brushless motor. 7.25" x 8.5" x 3.937" depth. Grill size is 9.375" x 10.75". Duct diameter is 3inches. Delta Breeze SLM50
OR
Slimline Bath Vent with auto humidity sensing 70CFM for bath rooms up to 70square feet. Quiet 1 sone of noise and a DC brushless motor. 7.25" x 8.5" x 3.937" depth. Grill size is 9.375" x 10.75". Duct diameter is 3inches. Delta Breeze SLM70H
OR
Slimline Bath Vent 80CFM for bath rooms up to 80square feet. Quiet 1.1 sone of noise and a DC brushless motor. 11.25" x 10.5" x 4" depth. Grill size is 13" x 13". Uses a 4inch oval duct. Delta Breeze SLM80
OR

Slimline Bath Vent 100CFM for bath rooms up to 100 square feet. Quiet 1.5 sone of noise and a DC brushless motor. 11.25" x 10.5" x 4" depth. Grill size is 13" x 13". Uses a 4inch oval duct. Delta Breeze SLM100
OR
Ceiling Mount Bath Light with integral Vent. 1000 lumens of light without a visible vent grill. 100CFM for bath rooms up to 100 square feet. 2 sone of noise and a DC brushless motor. 7.25" x 7.25" x 5.75" depth. Ceiling light is 11-4/5". Uses a 4inch duct. Delta Breeze ITG100RLED
F10 - CEILING MOUNTED SINGLE BULB FLUORESCENT FIXTURE / GUARD
NOT USED IN THIS PROJECT
F11 - UNDER THE COUNTER MOUNTED LIGHTS, SWITCHED
KITCHEN
F11: Under cabinet LED tape light, 94+ CRI with mounting channel. Designer to select color temperature. 2700Kelvin for warm colors (brown), 3000kelvin for a brighter look over 2700kelvin especially with white walls/backsplash; 3500kelvin for transitional finishes and 4000kelvin for contemporary designs and colors. 1800 and 2100Kelvin temperatures are used for historic lighting designs. Tape light produces up to 490 lumens per foot and uses 4.2 watts/foot. Dimmable with standard dimmers. Field Cuttable every 4 inches. Connectors are .25inch high. Max run length is 23feet. LEDI V5 STND SB xx xx (kelvin, length). Use a 10ft or 25ft inwall rated lead to get power from the driver to the tape light (V5-CON-HW-xx); and jumpers ranging from 2inch to 6ft V5-EXT-xx. 96watt class 2 driver DR-96W-24VDC-120-2-MLV-m. Larger Electronic drivers to power more than 23feet (multiple connections) are available from 100 watts to 600watts. Use Angled 3ft lengths of Channel with frosted lens to mount tape light at front of cabinet and to help diffuse the light on the counter top. CH1-KIT-ANG-FR-3.
OR
F11-120V; Economic and easy to install LED 120 volt Task under cabinet lights with high low switch and tuneable 3 color temperatures 2700,3300, and 4000 in 6 discrete lengths NSL Task Star Pro xx 9",12",18" 24",32" 40" xx(white, black, bronze, satin nickel)
F12 - CORNICE
Not used in this project
F13 - INDOOR CEILING FAN
Not used in this project
F14 - OUTDOOR CEILING FAN:
Hunter 4 blade 52inch ceiling fan outdoor damp rated, natural iron finish Hunter Brunswick
OR
Hunter 4 blade 52inch ceiling fan outdoor damp rated, white finish with natural blades Brunswick
F15 - EXTERIOR WALL MOUNTED FLOODLIGHT FOR NARROW SPACES
RAB SLM12YW. Finish is WHITE. Produces 1922 lumens with 3000kelvin temperature.
F16 - EXTERIOR MOTION ACTIVATED DOUBLE RABB FLOOD FIXTURE:
Exterior Double LED Security Flood. With optional photocell and motion detectors. 950 lumens per head. Finish is bronze or white. Westgate SL-20-WHT-30K/SL-20-BZ-30K motion sensor is SL-PIR-finish; MINI PHOTOCCELL PART# SL-PC-finish

- ### NOTES
- ALL TRIM TO BE PAINTABLE WHITE [WH], OTHERWISE NOTED BY OWNER PREFERENCES
 - NO FOAM INSULATION TO TOUCH RECESSED CANNED HOUSING. FIRE HAZARD
 - LUMENS AND LIGHT COLOR TO BE DISCUSSED WITH ARCHITECT, OWNER AND INTERIOR DESIGNER.
 - LIST OF RECESSED HOUSING ACCORDING TO CONSTRUCTION TYPE
 - TYPICAL & STANDARD CEILINGS: 6" INSULATED CEILING RECESSED HOUSING = H7ICT
 - FOR SHALLOW STANDARD CEILINGS (5 1/2"); 6" INSULATED CEILING RECESSED HOUSING = H27ICT
 - FOR AIR TIGHT SITUATIONS: 6" INSULATED CEILING RECESSED HOUSING = H7ICAT
 - FOR REMODEL JOBS: 6" INSULATED CEILING REMODEL HOUSING = H7RICAT
 - FOR REMODELING JOBS w/ SHALLOW CEILINGS (5 1/2"); 6" INSULATION CEILING RECESSED REMODEL HOUSING = H27RICT
 - ALL HANGING FIXTURES, RECESSED CANS, CHANDELIERS, SCONCES, FANS, OR SPECIAL FIXTURES TO BE ON DIMMER OR RHEOSTAT
 - MOST FIXTURES ARE LOCATED BY CENTER LINES, BRIDGE FRAME IF NECESSARY FOR CORRECT FIXTURE LOCATIONS. JOISTS AND RAFTER TO BE LAID OUT WITH SPACE ON CENTER LINE OF ROOMS, DOORWAYS, CASED OPENINGS, AND WINDOW TO ALLOW FOR FIXTURES TO BE CENTERED
 - ALL LIGHT SWITCHES ARE TO BE MOUNTED AT 36" A.F.F. VERIFY SWITCH TYPE
 - MOUNT ALL ELECTRICAL OUTLETS HORIZONTALLY 6" A.F.F. UNLESS OTHERWISE NOTED
 - FLOOR OUTLETS AND SWITCHES ARE TO BE LOCATED BY OWNER & ARCHITECT. VERIFY LOCATIONS PRIOR TO INSTALLATION
 - FOR CLARITY NO OUTLETS ARE SHOWN ON PLAN FOR KITCHEN, PANTRY, LAUNDRY ROOM APPLIANCES, OR WHIRLPOOL TUBS. SEE FLOOR PLANS AND SPECIFICATIONS FOR LOCATIONS AND REQUIREMENTS
 - NO ELECTRICAL WORK TO START UNTIL OWNER, ARCHITECT, CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO WALK THROUGH FRAMED UP PROJECT
 - VERIFY LOCATION OF ALL PHONE, STEREO SPEAKER AND CABLE TELEVISION OUTLETS WITH OWNER
 - VERIFY HIGH EFFICIENCY GAS WATER HEATER SIZE WILL ACCOMMODATE NEW ENLARGED MASTER BATH
 -

ELECTRICAL FIXTURE SCHEDULE

NOTE: ALL SWITCHES @ 36" AFF.
NOTE: ALL OUTLETS @ BASEBOARDS and HORIZONTAL AND LOCATED AS PER ARCHITECT, OWNER AND INTERIOR DESIGNER

F1 - 4" RECESSED FIXED LED DOWNLIGHT
F2 - 6" RECESSED FIXED LED DOWNLIGHT
F3 - 2" ADJUSTABLE FIXED RECESSED
F4 - 4" ECONOMIC ADJUSTABLE RECESSED LIGHT
F5 - 1" LED Mini downlight
F6 - 2" LED DOWNLIGHT
F7 - HANGING LIGHT FIXTURE
F8 - HEATER AND EXHAUST FAN
F9 - EXHAUST FAN
F10 - CEILING MOUNTED SINGLE BULB FLUORESCENT FIXTURE / GUARD
F11 - UNDER THE COUNTER MOUNTED LIGHTS, SWITCHED
F12 - CORNICE
F13 - INDOOR CEILING FAN
F14 - OUTDOOR CEILING FAN
F15 - EXTERIOR WALL MOUNTED FLOODLIGHT FOR NARROW SPACES
F16 - EXTERIOR MOTION ACTIVATED DOUBLE RABB FLOOD FIXTURE
F17 - WALL MOUNTED SCONCES
F18 - GAS LANTERN, WALL MOUNTED
F19 - GAS LANTERN, CEILING MOUNTED HANGING
F20 - SURFACE MOUNTED DOWNLIGHT CYLINDER

LEGEND

\$ - SWITCH - SINGLE POINT	XX - DUPLEX OUTLET, SEE ELEC. FIXTURE SCHEDULE
\$D - SWITCH - DIMMER	XX - DUPLEX OUTLET, SEE ELEC. FIXTURE SCHEDULE
\$DB - DOOR BELL	
\$E - ELECTRIC STRIKE	
\$INT - INTERCOM	
\$NT - HOSE BIBB	
+ - TELEPHONE, D.S.L. LINE	R/A - RETURN AIR, CEILING INSTALLED
C - CABLE OUTLET	R/A - RETURN AIR, WALL INSTALLED
S - 1/2 SWITCHED FLOOR OUTLET	V - A/C VENT, CEILING INSTALLED
SM - SPEAKER	W - A/C VENT, WALL INSTALLED
CM - SMOKE DETECTOR	VENT - DRYER VENT
CLOCK - CARBON MONOXIDE DETECTOR	GAS - GAS HOOKUP
DU - DUPLEX OUTLET	GAS - SECURITY CAMERA LOCATION, PORVIDED BY OWNER, INSTALLED BY CONTRACTOR
DU - 1/2 SWITCHED DUPLEX OUTLET	GAS - GAS HOOKUP
GFI - DUPLEX OUTLET, GROUND FAULT	PLUMBING - LOCATION OF PLUMBING FIXTURES
CLOCK - DUPLEX OUTLET, CLOCKED	
42 - DUPLEX OUTLET, 42" AFF	

MASSENGALE RESIDENCE

2329 COLISEUM STREET
NEW ORLEANS, LOUISIANA

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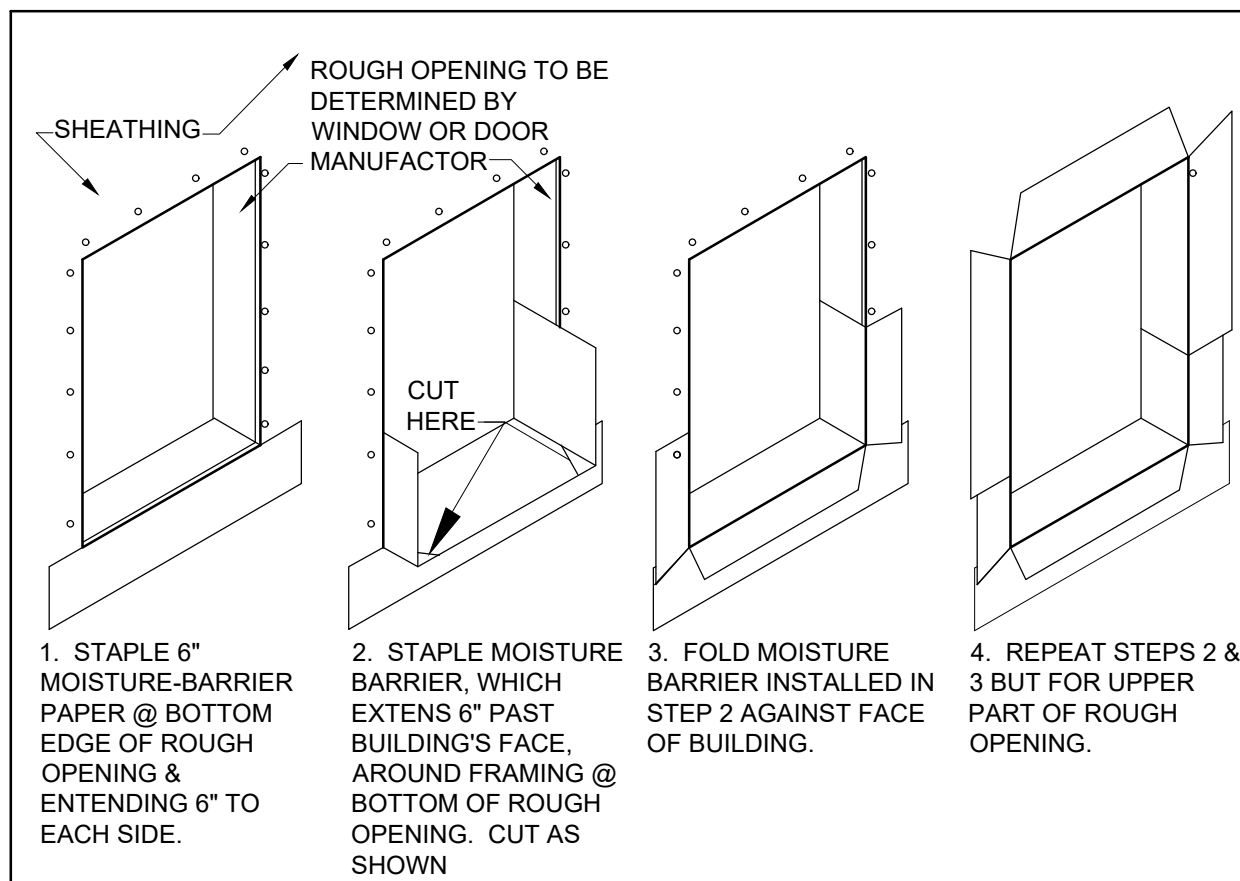
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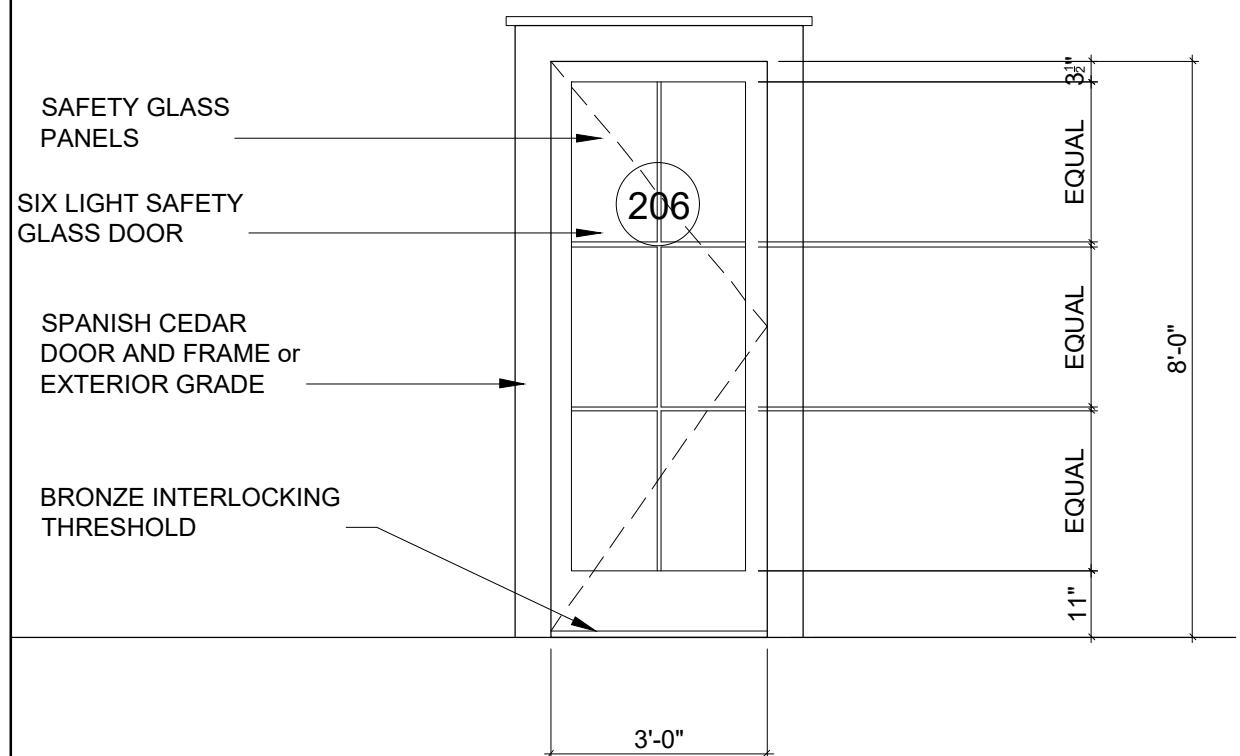
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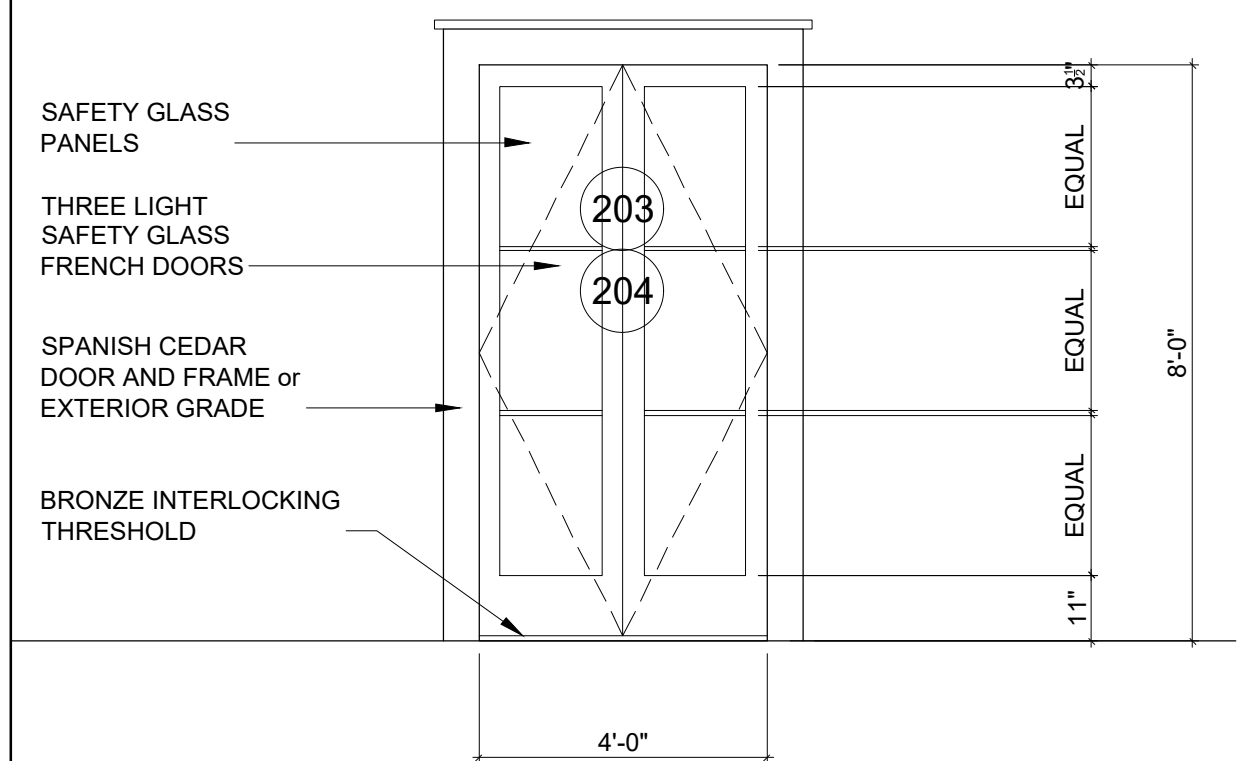
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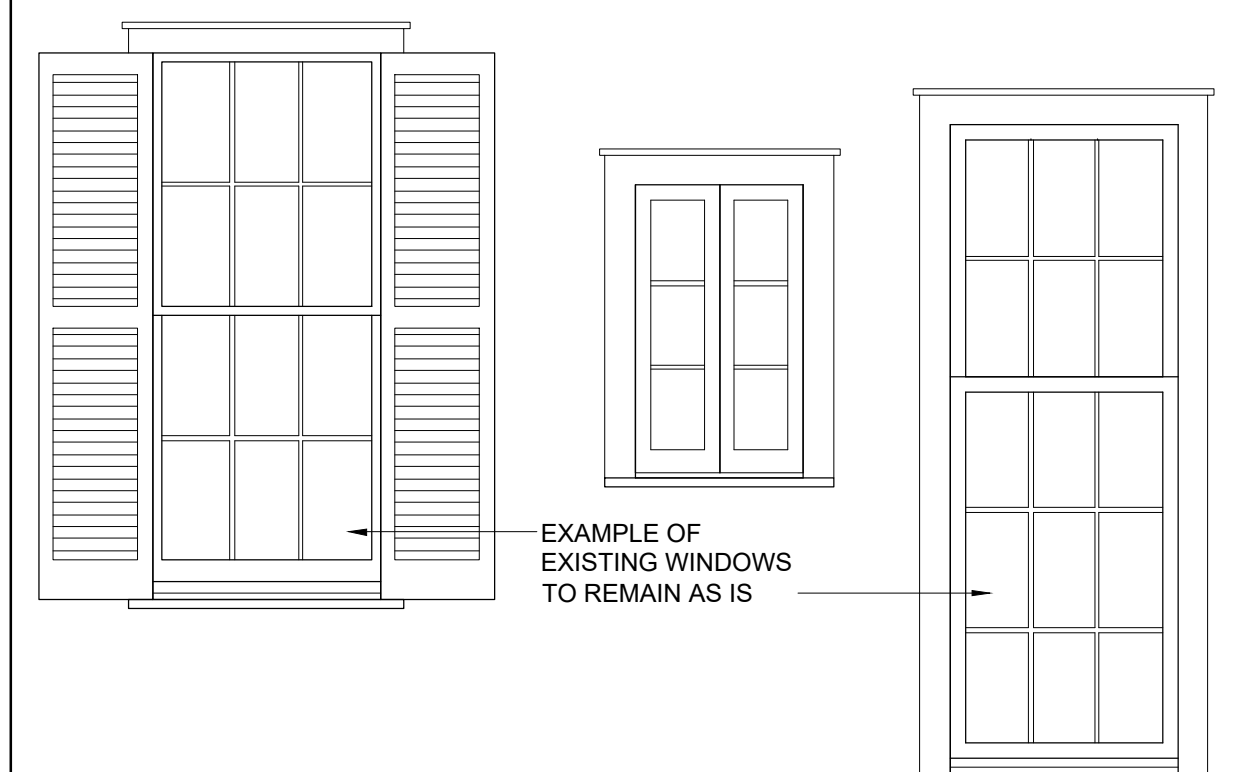
10 A5	WINDOW / DOOR ROUGH OPENING WRAP	NTS
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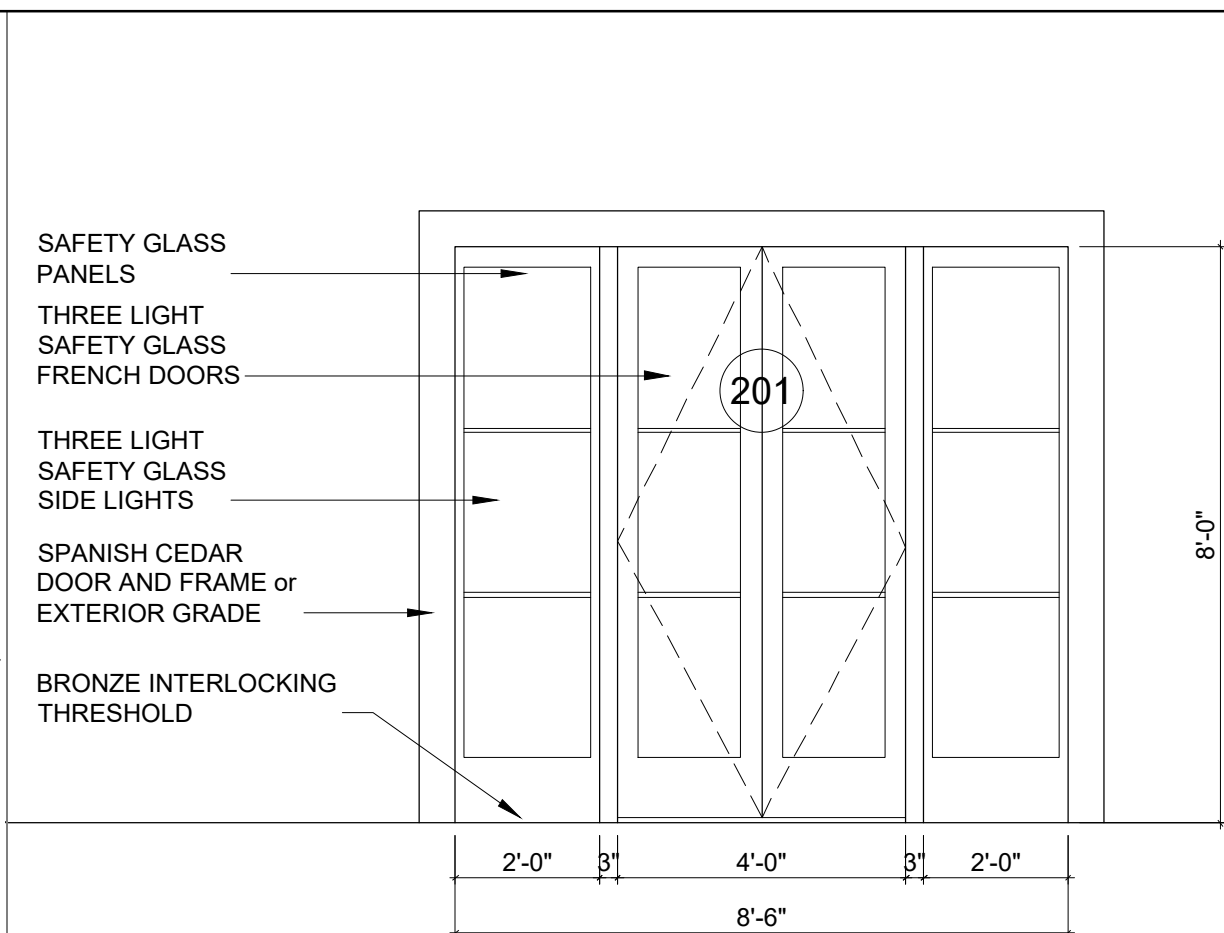
9 DOOR G
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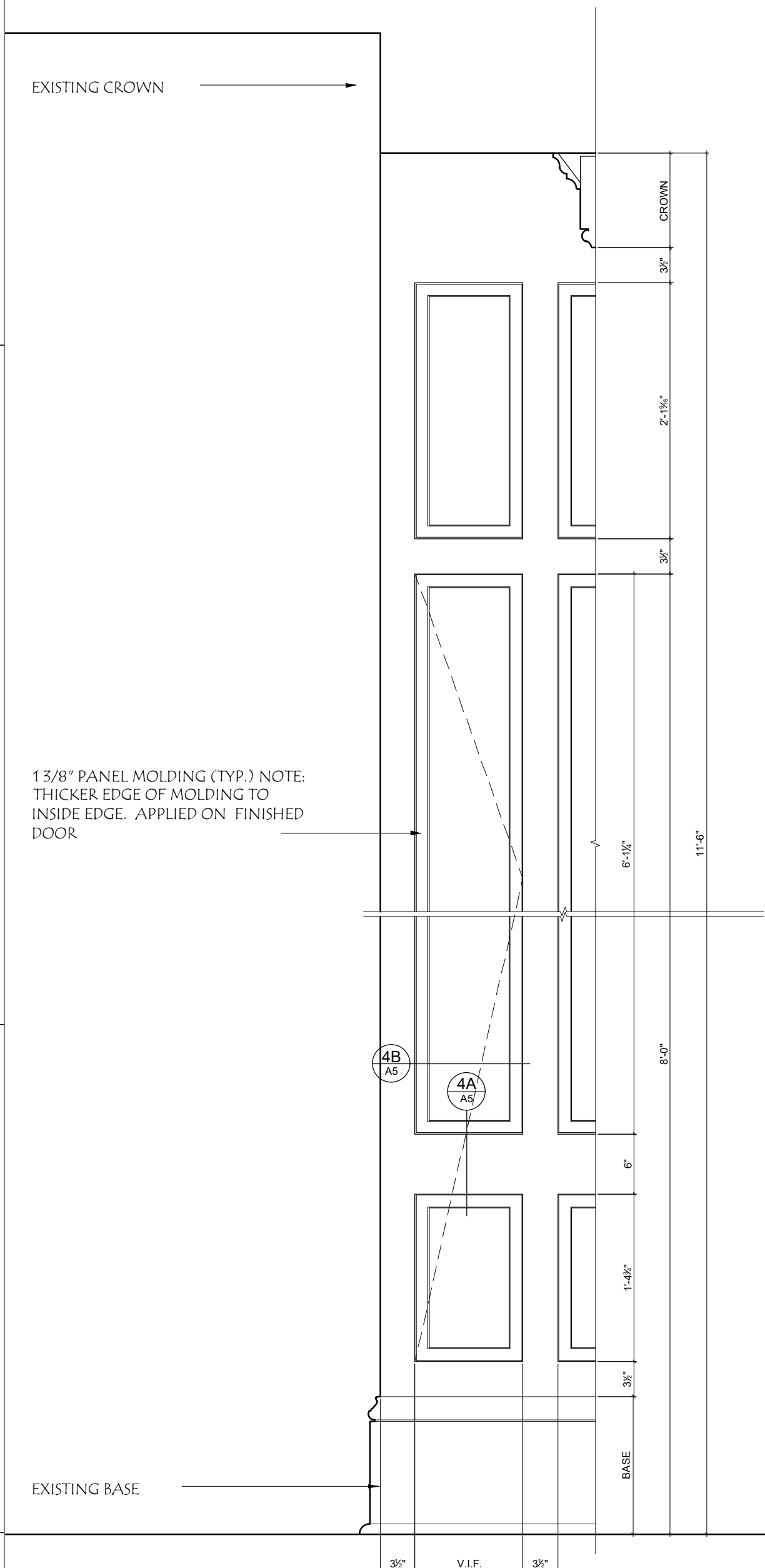
8 DOOR F
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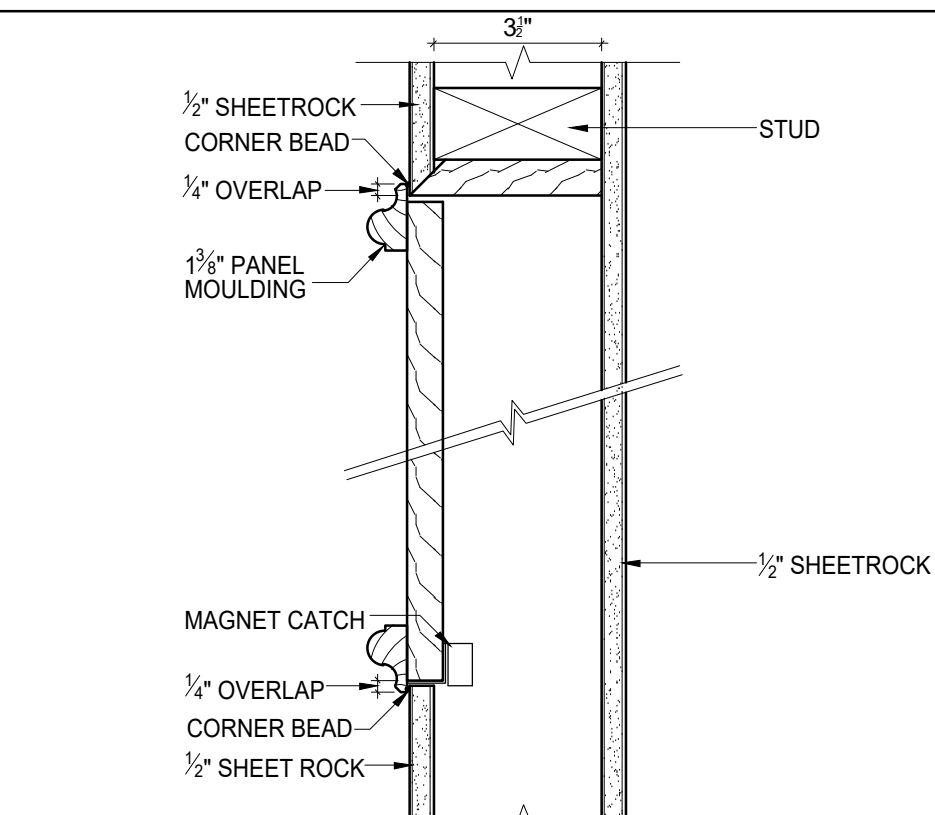
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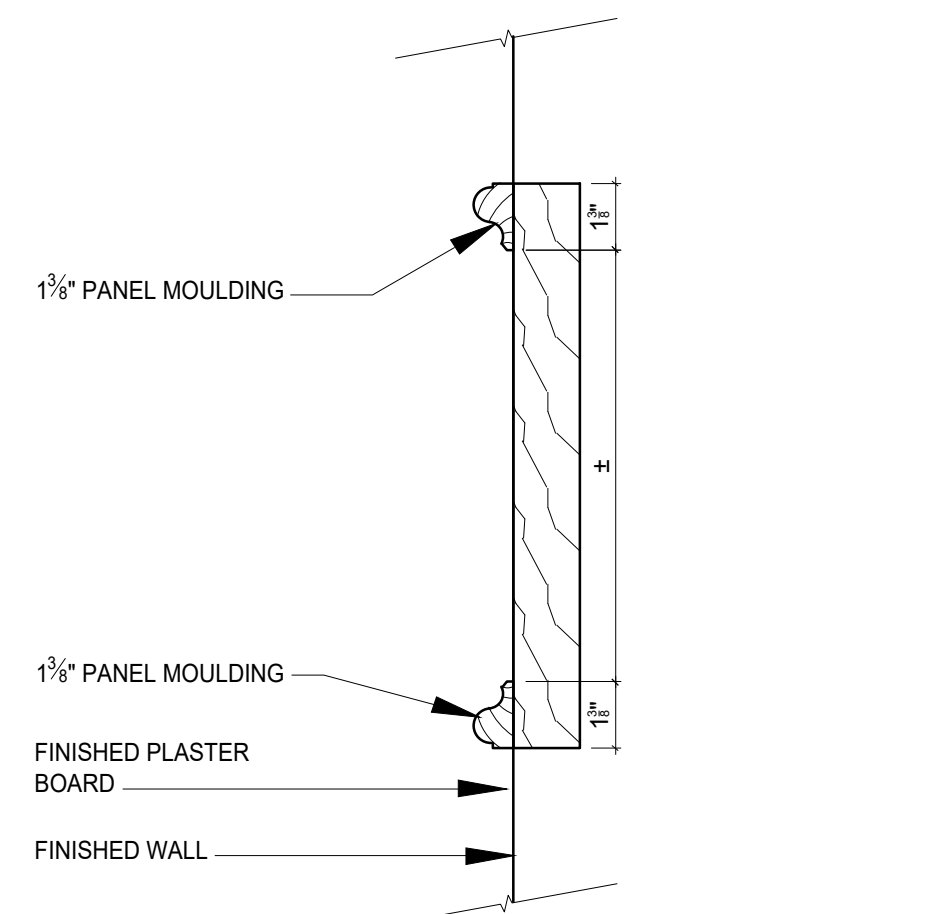
6 DOOR D
A5



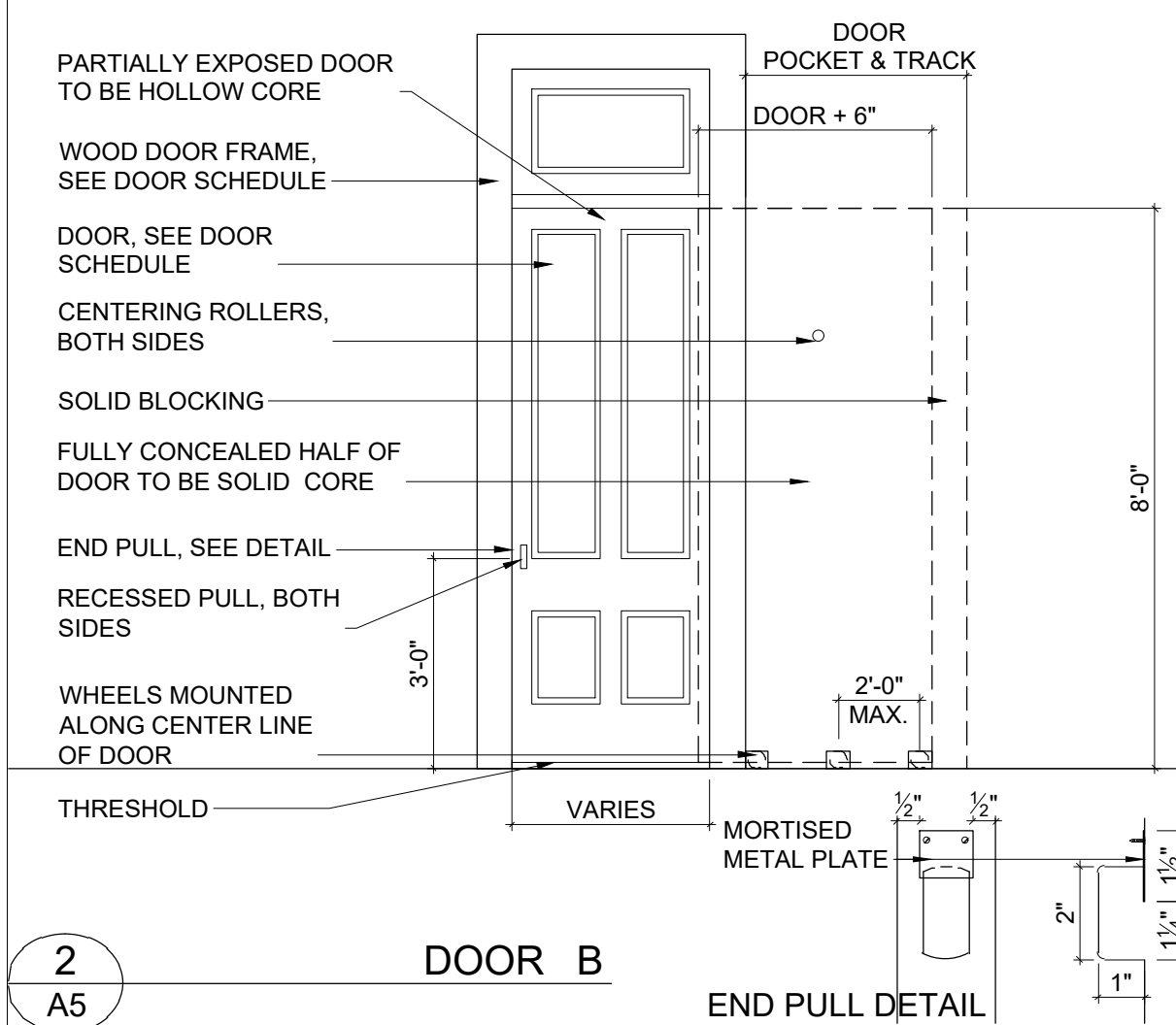
5 CONCEALED DOOR DETAIL
A5 1" = 1'-0"



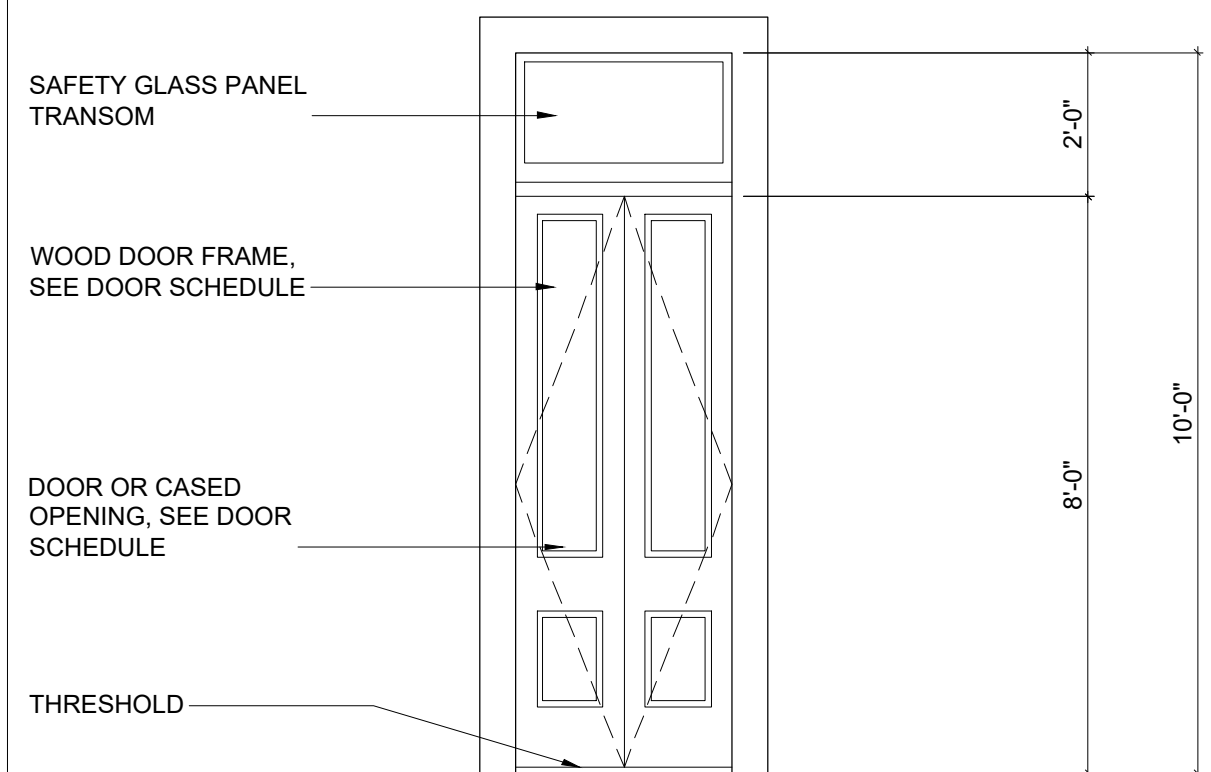
4 CONCEALED DOOR DETAIL
A5 3"= 1'-0"



3 CONCEALED DOOR DETAIL
A5 3" = 1'-0"



2 DOOR B
A5



1
A5

TYPICAL 1st FLR
DOOR A
3/8"= 1'-0"

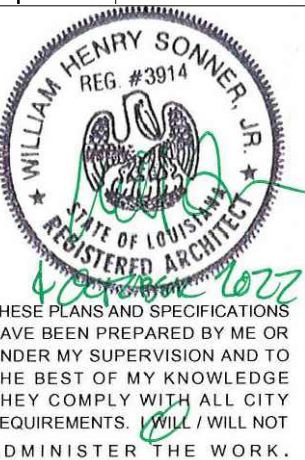
DOOR SCHEDULE						DO NOT PREP FOR HARDWARE ON ALL DOORS	CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL MILLWORK
						NOTE: PRIME AND PAINT TOPS AND BOTTOMS OF ALL DOORS	ALL EXTERIOR DOOR TO BE MADE OF SPANISH CEDAR
	NO.	TRANSOM	DIMENSIONS	TRANSOM	CASING (EXTERIOR)	MOULD	DESCRIPTION
MAIN HOUSE	E		EXISTING				EXISTING DOOR TO REMAIN AS IS AND IN THAT LOCATION
	101		2'-6" x 8'-0" x 1 3/8"			PANEL	CONCEALED DOOR w/ PANEL MOULDING
	102		2'-6" x 8'-0" x 1 3/8"			PANEL	CONCEALED DOOR w/ PANEL MOULDING
	103	T	2'-8" x 8'-0" x 1 3/8"	2'-8" x 2'-0" TWO LIGHT		2 1/2"	FOUR PANEL SOLID CORE WOOD
	104		2'-0" x 8'-0"			NONE	SHOWER DOOR, 3/8" CLEAR SAFETY GLASS AND SIDE GLASS PANEL W/ POLISH CHROME FLOATING HINGES AND HANDLE
	105	T	(PAIR) 1'-6" x 8'-0" x 1 3/8"	3'-0" x 2'-0" TWO LIGHT		2 1/2"	TWO PANEL SOLID CORE WOOD FRENCH DOORS
	106	T		3'-0" x 2'-0" TWO LIGHT		2 1/2"	CASED OPENING
	107	T	2'-0" x 8'-0" x 1 3/8"			2 1/2"	FOUR PANEL SOLID CORE WOOD
	108	T	2'-4" x 8'-0" x 1 3/8"	2'-4" x 2'-0" TWO LIGHT		2 1/2"	FOUR PANEL SOLID CORE WOOD
	109	T	(PAIR) 1'-6" x 8'-0" x 1 3/8"	3'-0" x 2'-0" TWO LIGHT		2 1/2"	TWO PANEL SOLID CORE WOOD FRENCH DOORS
	110	T	(PAIR) 1'-6" x 8'-0" x 1 3/8"	3'-0" x 2'-0" TWO LIGHT		2 1/2"	CASED OPENING
	111		12'-10" x 8'-0"			6"	CASED OPENING
	112		4'-1" x 8'-0"			NONE	SHEETROCK CASED OPENING
	113	T	2'-10" x 8'-0" x 1 3/8"	2'-10" x 2'-0" TWO LIGHT		2 1/2"	FOUR PANEL SOLID CORE WOOD
	114		3'-2" x 8'-0" x 1 3/8"			2 1/2"	CASED OPENING
POOL HOUSE							
POOL HOUSE	201		(PAIR) 2'-0" x 8'-0" x 1 3/4"	2'-0" x 8'-0"	EXTERIOR	6"	THREE LIGHT PANEL EXTERIOR GRADE (SPANISH CEDAR OR MAHOGANY) FRENCH WOOD DOOR AND 2'-0" x 8'-0" THREE LIGHT SIDELIGHTS, EACH SIDE
	202		3'-0" x 8'-0" x 1 3/8"			2 1/2"	FOUR PANEL SOLID CORE WOOD
	203		(PAIR) 2'-0" x 8'-0" x 1 3/4"		EXTERIOR	6"	THREE LIGHT PANEL EXTERIOR GRADE (SPANISH CEDAR OR MAHOGANY) FRENCH WOOD DOOR
	204		(PAIR) 2'-0" x 8'-0" x 1 3/4"		EXTERIOR	6"	THREE LIGHT PANEL EXTERIOR GRADE (SPANISH CEDAR OR MAHOGANY) FRENCH WOOD DOOR
	205		3'-0" x 8'-0" x 1 3/8"			2 1/2"	FOUR PANEL SOLID CORE WOOD
	206		3'-0" x 8'-0" x 1 3/4"		EXTERIOR	6"	SIX LIGHT PANEL EXTERIOR GRADE (SPANISH CEDAR OR MAHOGANY) WOOD DOOR
	206		2'-6" x 8'-0"			NONE	SHOWER DOOR, 3/8" CLEAR SAFETY GLASS AND SIDE GLASS PANEL W/ POLISH CHROME FLOATING HINGES AND HANDLE

WINDOW SCHEDULE			ALL WINDOW SIZES ARE FINAL WINDOW OPENINGS NOT ROUGH IN SIZE ALL WINDOWS TO BE PRIMED AND BACK PRIMED BEFORE INSTALLATION; PRE-FLASH AT EXTERIOR SHEATHING / MEMBRANE BEFORE EXTERIOR SKIN APPLICATION
NO.	DIMENSIONS	SILL HT.	DESCRIPTION
A	EXISTING		SHEETROCK EXISTING WINDOW ON INSIDE, EXISTING SHUTTERS TO BE CLOSED SHUT
E	EXISTING		EXISTING WINDOW TO REMAIN AS IS

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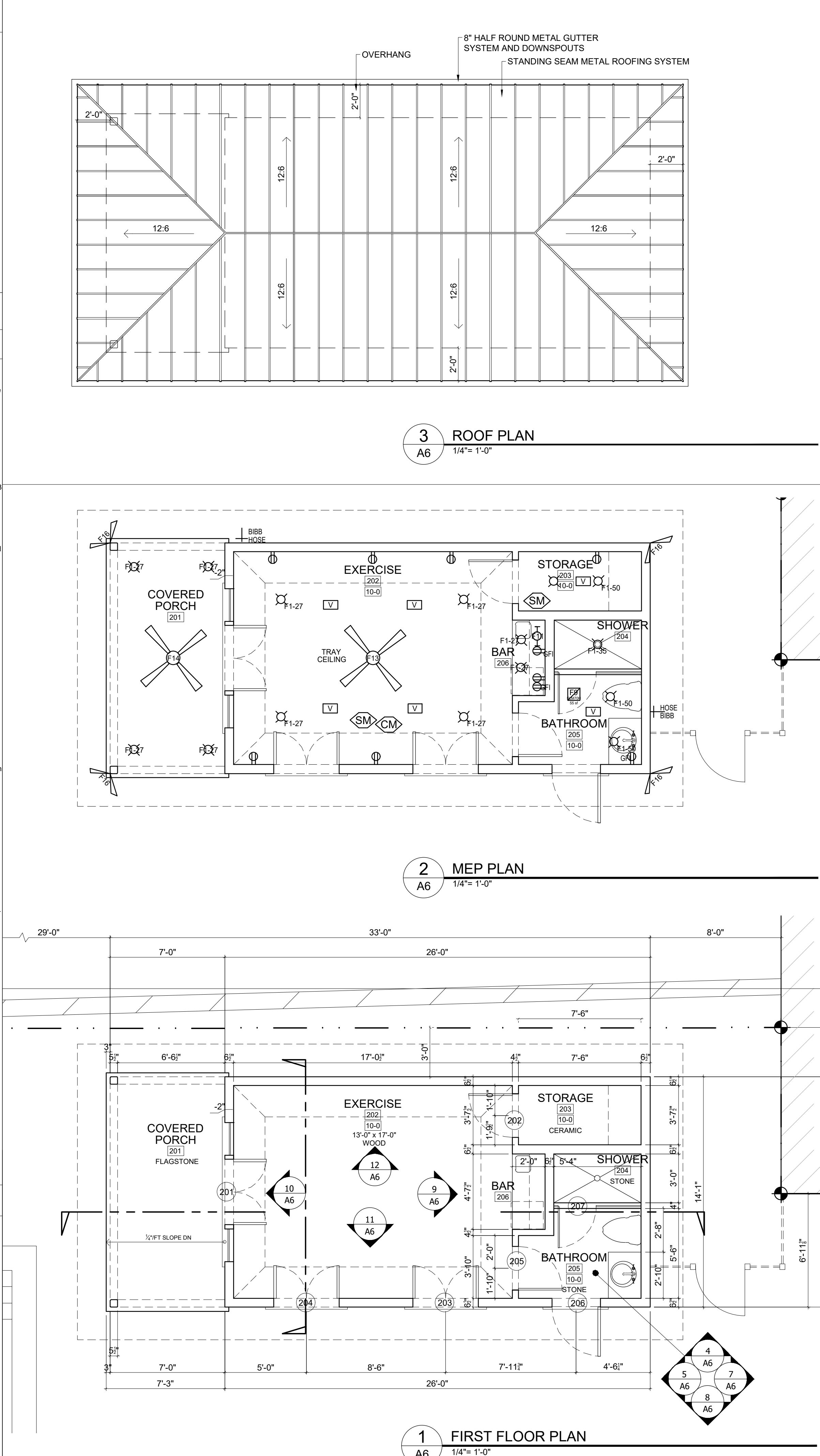
LEGEND	
\$ - SWITCH - SINGLE POINT	• DUPLEX OUTLET, SEE ELEC. FIXTURE SCHEDULE
\$D - SWITCH - DIMMER	• DUPLEX OUTLET, SEE ELEC. FIXTURE SCHEDULE
\$DB - DOOR BELL	• RETURN AIR, CEILING INSTALLED
\$E - ELECTRIC STRIKE	• RETURN AIR, WALL INSTALLED
\$INT - INTERCOM	• A/C VENT, CEILING INSTALLED
HOSE BIBB	• A/C VENT, WALL INSTALLED
• TELEPHONE, D.S.L. LINE	• DRYER VENT
• CABLE OUTLET	• GAS HOOKUP
• 1/2 SWITCHED FLOOR OUTLET	• SECURITY CAMERA LOCATION, PROVIDED BY OWNER, INSTALLED BY CONTRACTOR
• SPEAKER	• GAS HOOKUP
• SMOKE DETECTOR	• LOCATION OF PLUMBING FIXTURES
• CARBON MONOXIDE DETECTOR	
• DUPLEX OUTLET	
• 1/2 SWITCHED DUPLEX OUTLET	
• GFI - DUPLEX OUTLET, GROUND FAULT	
• CLOCK - DUPLEX OUTLET, CLOCKED	
• DUPLEX OUTLET, 42" AFF	

ELECTRICAL FIXTURE SCHEDULE

NOTE: ALL SWITCHES @ 36" AFF.
NOTE: ALL OUTLETS @ BASEBOARDS @ HORIZONTAL
AND LOCATED AS PER ARCHITECT, OWNER AND INTERIOR DESIGNER

F1 - 4" RECESSED FIXED LED DOWNLIGHT 4" LED white baffle trim, standard OR high output; Downlight with recessed LED light module F1-30 - white baffle trim, high output, 3000 Kelvin, 900 lumens, 90CRI, dimmable to 5% with many incandescent, magnetic or elv voltage dimmers, IC rated housing with LED trim module; Juno V4ICW / 4RLDG3-09LM30K F1-27 (WARM) - white baffle trim, high output, 2700 Kelvin, 900 lumens, 90CRI, dimmable to 5% with many incandescent, magnetic or elv voltage dimmers, IC rated housing with LED trim module; Juno V4ICW / 4RLDG3-09LM30K F1-35 (LIVING) - white baffle trim, standard output, 3500 Kelvin, 700 lumens, 90CRI, Dimmable with incandescent and CL dimmers but many dimmers require several LED fixtures per dimmer. IC rated housing with LED trim module; Juno V4ICW / 4BEMW LED35K 80CRI M6 F1-50 (BATH) - white baffle trim, standard output, 5000 Kelvin, 700 lumens, 90CRI, Dimmable with incandescent and CL dimmers but many dimmers require several LED fixtures per dimmer. IC rated housing with LED trim module; Juno V4ICW / 4BEMW LED50K 80CRI M6 F2 - 6" RECESSED FIXED LED DOWNLIGHT F3 - ART & ARCHITECTURAL 2" ADJUSTABLE LED RECESSED F4: 4" ECONOMIC ADJUSTABLE RECESSED LIGHT F5: ART & ARCHITECTURAL MINI DOWNLIGHT F6: 2" LED DOWNLIGHT F7: HANGING LIGHT FIXTURE Owner supplied Hanging or Ceiling Mount fixture F8: HEATER AND EXHAUST FAN Bath Vent and Heater combo- no light; 80CFM low noise DC brushless motor engineered, built in thermostat. Delta Breeze RAD360. Uses a standard 4inch duct. Housing is 5.5" Deep x 8.25" wide x 14.5" long. Grill is 16 13/16 x 10 11/16. For bathrooms up to 80 square feet. F9: EXHAUST FAN Slimline Bath Vent. 50CFM for powder rooms and bathrooms up to 50square feet. Quiet 1.1 sone of noise and a DC brushless motor. 7.25" x 8.5" x 3.937" depth. Grill size is 9.375" x 10.75". Duct diameter is 3inches. Delta Breeze SLM50 OR Slimline Bath Vent with auto humidity sensing 70CFM for bath rooms up to 70square feet. Quiet 1.1 sone of noise and a DC brushless motor. 7.25" x 8.5" x 3.937" depth. Grill size is 9.375" x 10.75". Duct diameter is 3inches. Delta Breeze SLM70H OR Slimline Bath Vent. 80CFM for bath rooms up to 80square feet. OR Slimline Bath Vent. 100CFM for bath rooms up to 100 square feet. Quiet 1.5 sone of noise and a DC brushless motor. 11.25" x 10.5" x 4" depth. Grill size is 13" x 13". Uses a 4inch oval duct. Delta Breeze SLM100 OR Ceiling Mount Bath Light with integral Vent. 1000 lumens of light without a visible vent grill. 100CFM for bath rooms up to 100 square feet. 2 sone of noise and a DC brushless motor. 7.25" x 7.25" x 5.75" depth. Ceiling light is 11-4/5". Uses a 4inch duct. Delta Breeze ITG100RLED F10 - CEILING MOUNTED SINGLE BULB FLUORESCENT FIXTURE / GUARD F11 - UNDER THE COUNTER MOUNTED LIGHTS, SWITCHED KITCHEN F11: Under cabinet LED tape light, 94+ CRI with mounting channel. Designer to select color temperature. 2700Kelvin for warm colors (brown), 3000kelvin for a brighter look over 2700kelvin especially with white walls/backsplash; 3500kelvin for transitional finishes and 4000kelvin for contemporary designs and colors. 1800 and 2100kelvin temperatures are used for historic lighting designs. Tape light produces up to 450 lumens per foot and uses 4-2 watt/foot. Dimmable with standard dimmers. Field Cutoffable every 4 inches.	Connectors are .25inch high. Max run length is 23feet. LED VS STD SB xx xx (kelvin, length). Use a 10ft or 25ft inwall rated lead to get power from the driver to the tape light (VG-CON-HW-xx), and jumpers ranging from 2inch to 6ft V5-EXT-xxx. 90watt class 2 driver DR-96W-24VDC-120-2-MLV-m. Larger Electronic drivers to power more than 23feet (multiple connections) are available from 100 watts to 600watts. Use Angled 3ft lengths of Channel with frosted lens to mount tape light at front of cabinet and to help diffuse the light on the counter top. CH1-KIT-ANG-FR-3. F11-120V: Economic and easy to install LED 120 volt Task under cabinet lights with high low switch and tuneable 3 color temperatures 2700,3300, and 4000 in 6 discrete lengths NSL Task Star Pro xx 9",12",18",24",32",40" xx(white, black, bronze, satin nickel) F12 - CORNICE Custom 4 bulb valance cornice fixture base. Contractor to build and install cornice. F13 - INDOOR CEILING FAN Hunter Original ceiling fan for indoor or outdoor outdoor damp rated, Hunter original finish with 52inch cherry blades OR Hunter 4 blade 52inch ceiling fan outdoor damp rated, white finish with natural blades Brunswick F14 - OUTDOOR CEILING FAN: Hunter 4 blade 52inch ceiling fan outdoor damp rated, natural iron finish Hunter Brunswick OR Hunter 4 blade 52inch ceiling fan outdoor damp rated, white finish with natural blades Brunswick F15 - EXTERIOR WALL MOUNTED FLOODLIGHT FOR NARROW SPACES RAB SLM121V. Finish is WHITE. Produces 1922 lumens with 3000Kelvin temperature. F16 - EXTERIOR MOTION ACTIVATED DOUBLE RABB FLOOD FIXTURE: Exterior Double LED Security Flood. With optional photocell and motion detectors. 950 lumens per head. Finish is bronze or white. Wastgate SL-20-WHT-30K/SL-20-BZ-30K motion sensor is SL-PIR-finish; MINI PHOTOCELL PART# SL-PC-finish F17 - WALL MOUNTED SCONCES Fixture by owner, installed by contractor @ 5'-0" A.F.F. F18 - WALL MOUNTED GAS LANTERN Fixture by owner and installed by contractor @ 5'-0" A.F.F. F19 - CEILING MOUNTED HANGING GAS LANTERN Fixture by owner, installed by contractor F20 - SURFACE MOUNTED DOWNLIGHT CYLINDER Submit details to architect, owner and interior designer, installed by contractor F21 - ATTIC LIGHT Quiet 1.1 sone of noise and a DC brushless motor. 11.25" x 10.5" x 4" depth. Grill size is 13" x 13". Uses a Linear 4ft LED light for attic in 4000kelvin 4211 lumens 80 CRI. 38 watts. Acuity CDS L48 MVOLT DM 40K 80CRI WH
1. ALL TRIM TO BE PAINTABLE WHITE [WH] OTHERWISE NOTED BY OWNER PREFERENCES 2. NO FOAM INSULATION TO TOUCH RECESSED CANNED HOUSING, FIRE HAZARD 3. LUMENS AND LIGHT COLOR TO BE DISCUSSED WITH ARCHITECT, OWNER AND INTERIOR DESIGNER. 4. LIST OF RECESSED HOUSING ACCORDING TO CONSTRUCTION TYPE 4.1. TYPICAL & STANDARD CEILINGS: 6" INSULATED CEILING RECESSED HOUSING = H7ICAT 4.2. FOR SHALLOW STANDARD CEILINGS (5'-7": 6" INSULATED CEILING RECESSED HOUSING = H7ICAT 4.3. FOR AIR TIGHT SITUATIONS: 6" INSULATED CEILING RECESSED HOUSING = H7ICAT 4.4. FOR REMODEL JOBS: 6" INSULATED CEILING REMODEL HOUSING = H7ICAT 4.5. FOR REMODELING JOBS w/ SHALLOW CEILINGS (5'-7": 6" INSULATION CEILING RECESSED REMODEL HOUSING = H7ICAT 5. ALL HANGING FIXTURES, RECESSED CANS, CHANDELIERS, SCONCES, FANS, OR SPECIAL FIXTURES TO BE ON DIMMER OR RHEOSTAT 6. MOST FIXTURES ARE LOCATED BY CENTER LINES, BRIDGE FRAME IF NECESSARY FOR CORRECT FIXTURE LOCATIONS. JOISTS AND RAFTER TO BE LAID OUT WITH SPACE ON CENTER LINE OF ROOMS, DOORWAYS, CASED OPENINGS, AND WINDOW TO ALLOW FOR FIXTURES TO BE CENTERED 7. ALL LIGHT SWITCHES ARE TO BE MOUNTED AT 36" A.F.F. VERIFY SWITCH TYPE 8. MOUNT ALL ELECTRICAL OUTLETS HORIZONTALLY 6" A.F.F. UNLESS OTHERWISE NOTED 9. ALL FLOOR OUTLETS AND SWITCHES ARE TO BE LOCATED BY OWNER & ARCHITECT, VERIFY LOCATION PRIOR TO INSTALLATION 10. FOR CLARITY NO OUTLETS ARE SHOWN ON PLAN FOR KITCHEN, PANTRY, LAUNDRY ROOM APPLIANCES, OR WHIRLPOOL TUBS. SEE FLOOR PLANS AND SPECIFICATIONS FOR LOCATIONS AND REQUIREMENTS 11. NO ELECTRICAL WORK TO START UNTIL OWNER, ARCHITECT, CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO WALK THROUGH FRAMED UP PROJECT 12. VERIFY LOCATION OF ALL PHONE, STEREO SPEAKER & CABLE TELEVISION OUTLETS WITH OWNER 13. VERIFY WATER HEATERS OPTIONS WITH OWNER 14. ATTIC WILL HAVE 14.1. SINGLE BULB FLUORESCENT FIXTURES W/ GRILL, SWITCHED 14.2. ATTIC VENTS	

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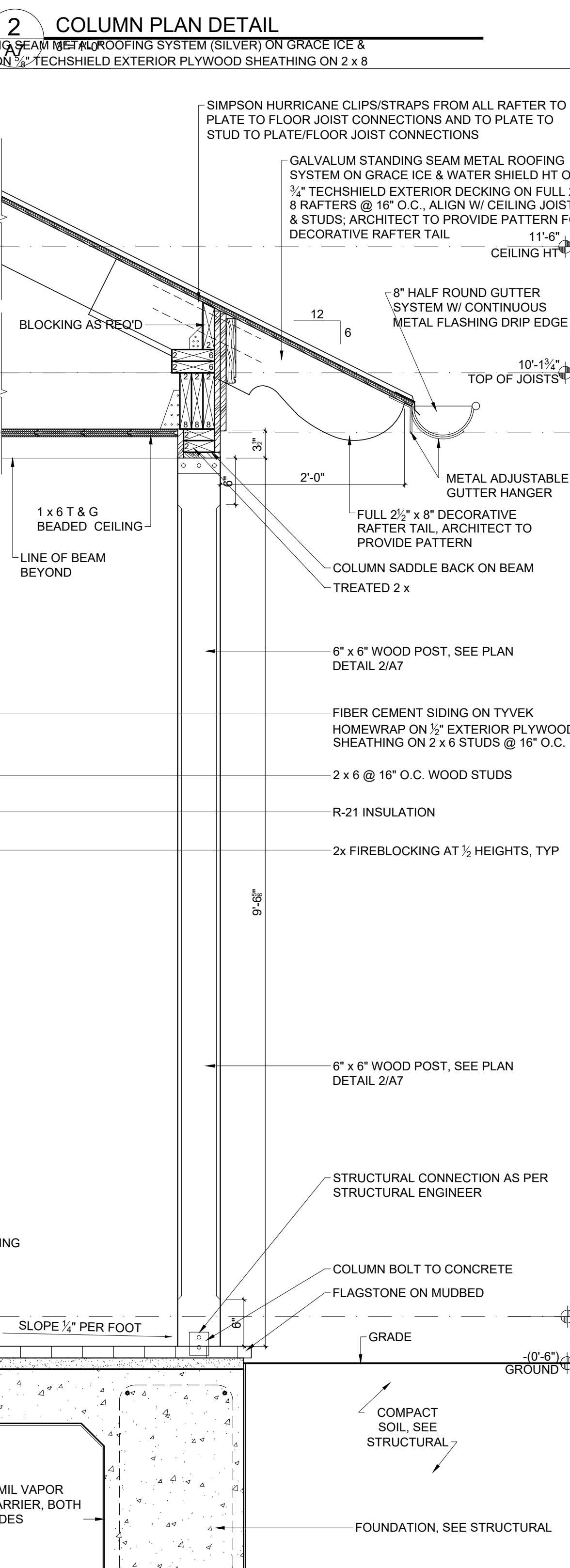
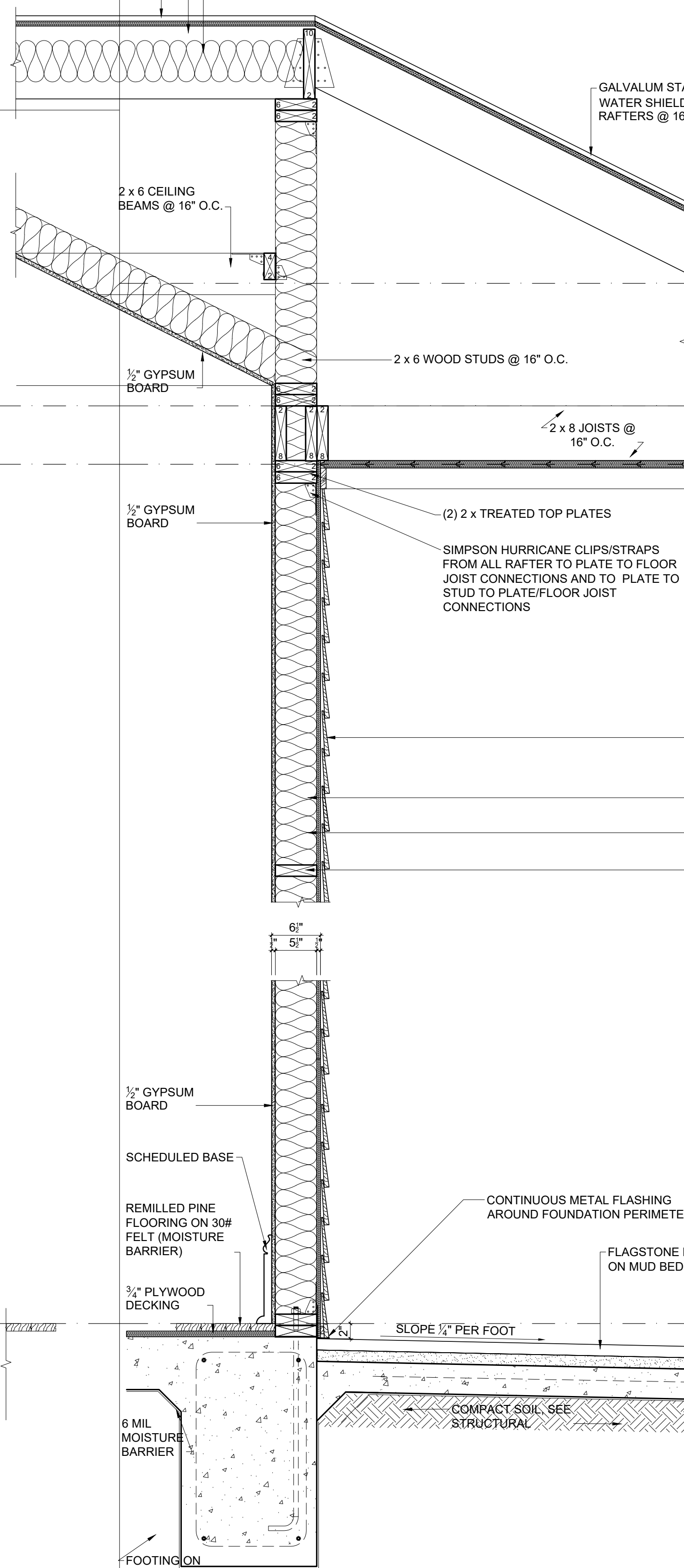
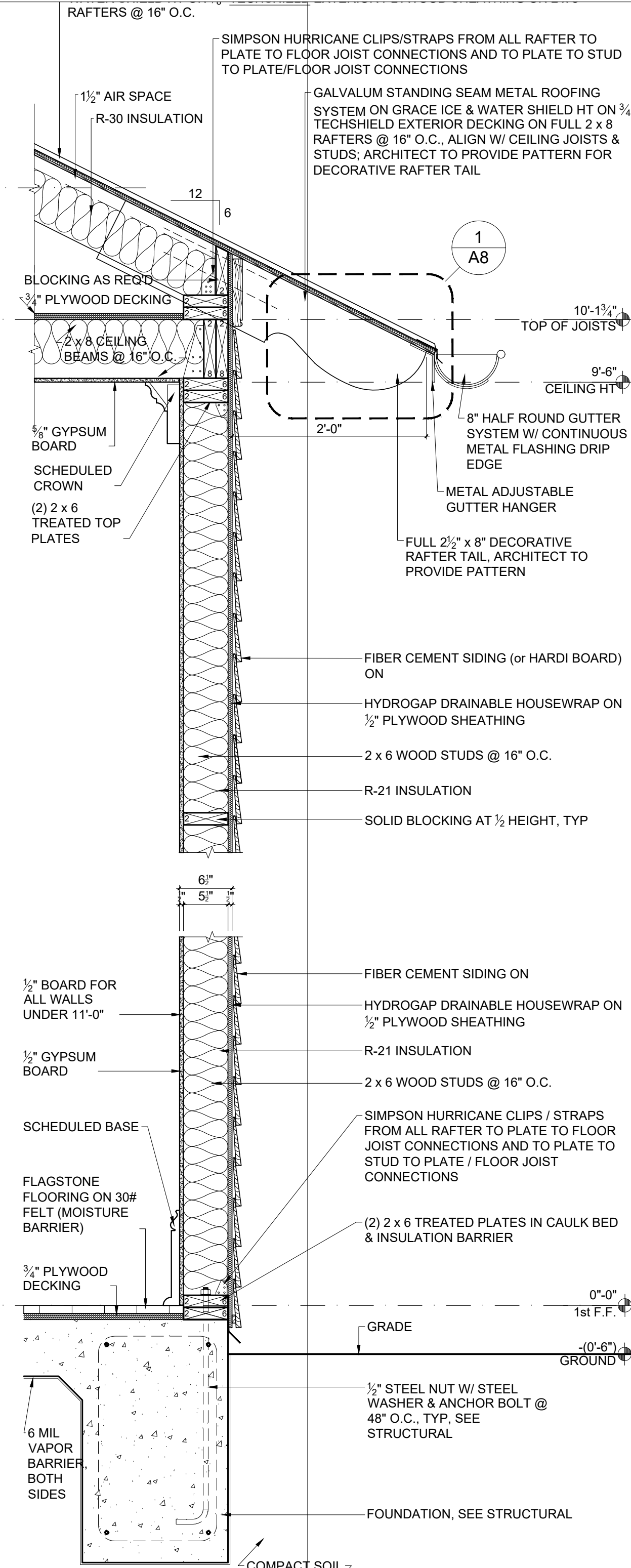
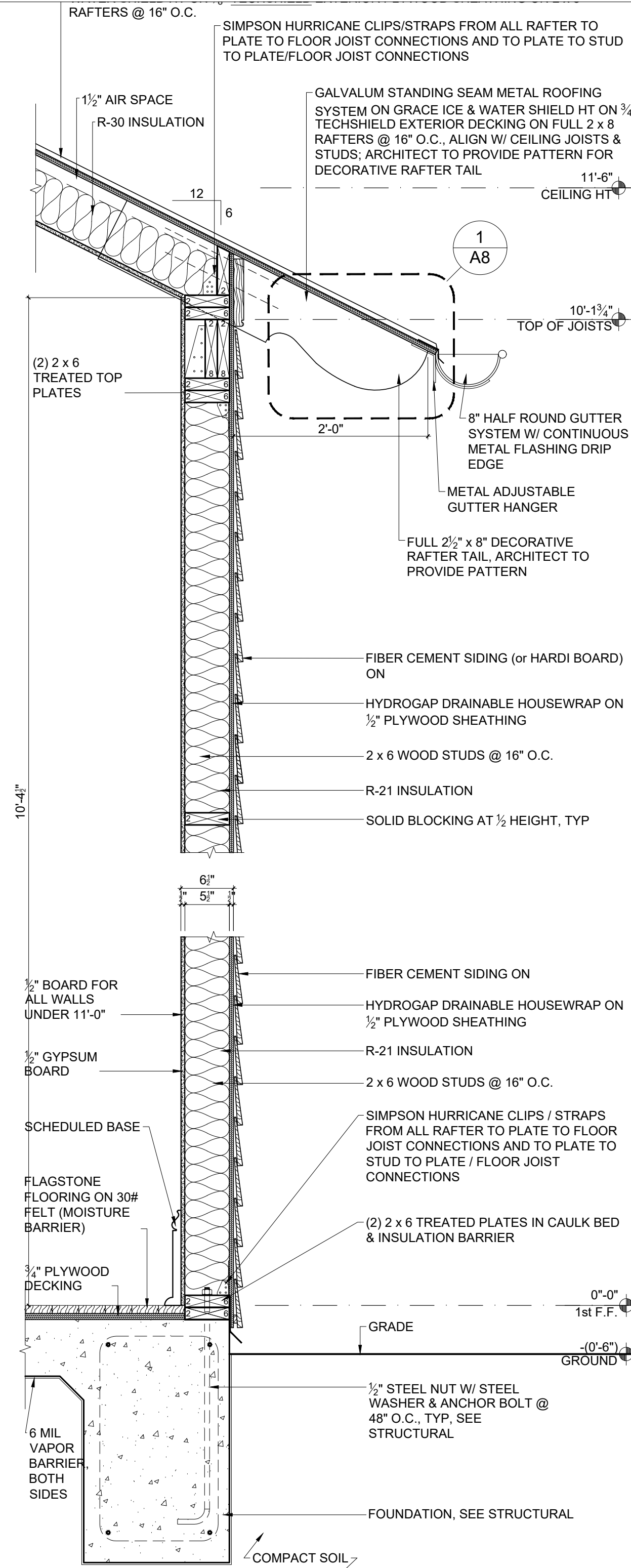
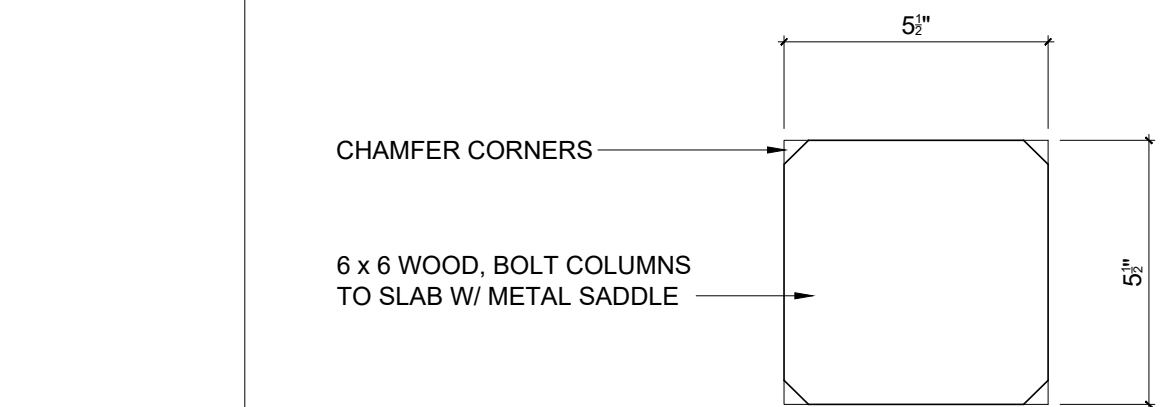
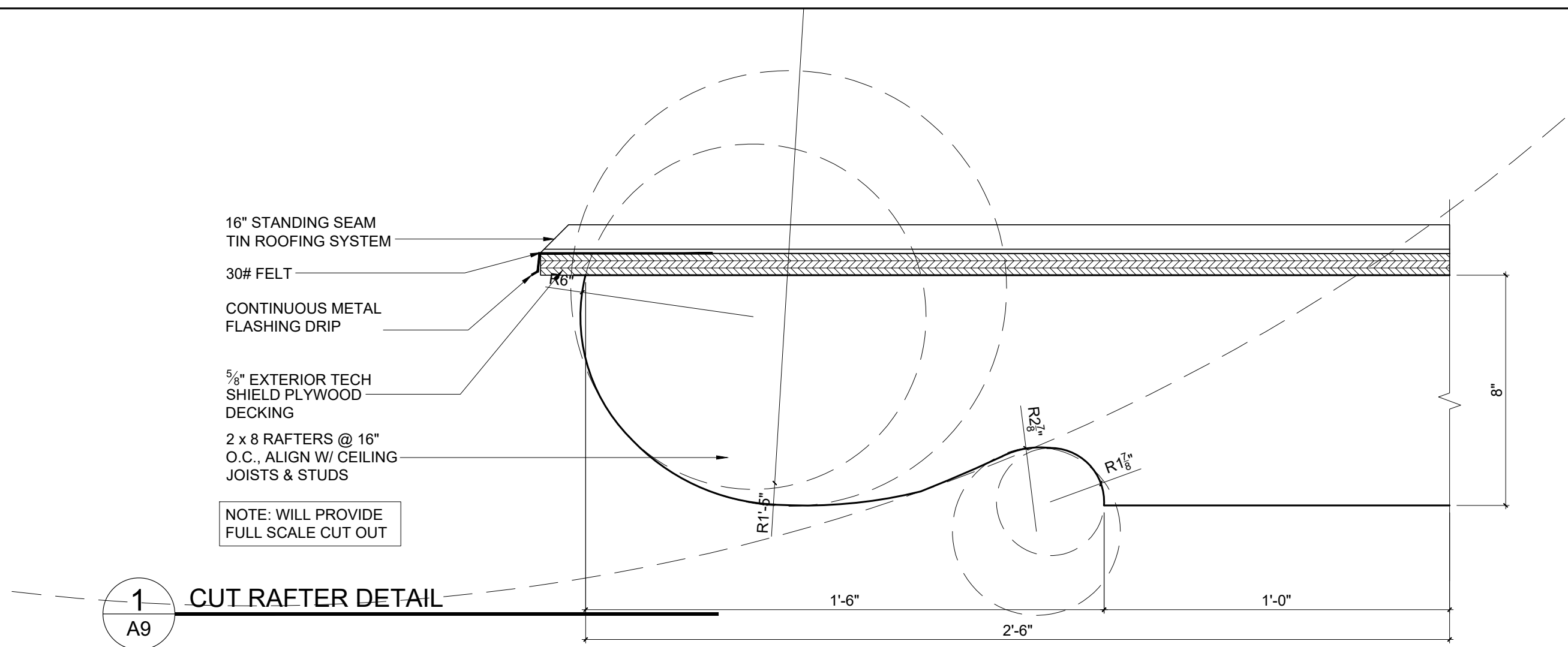
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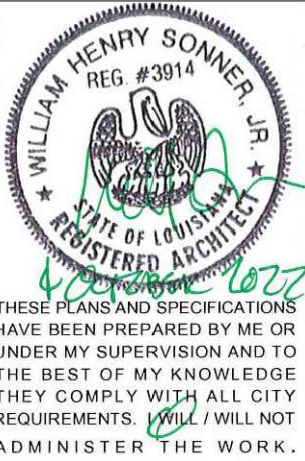
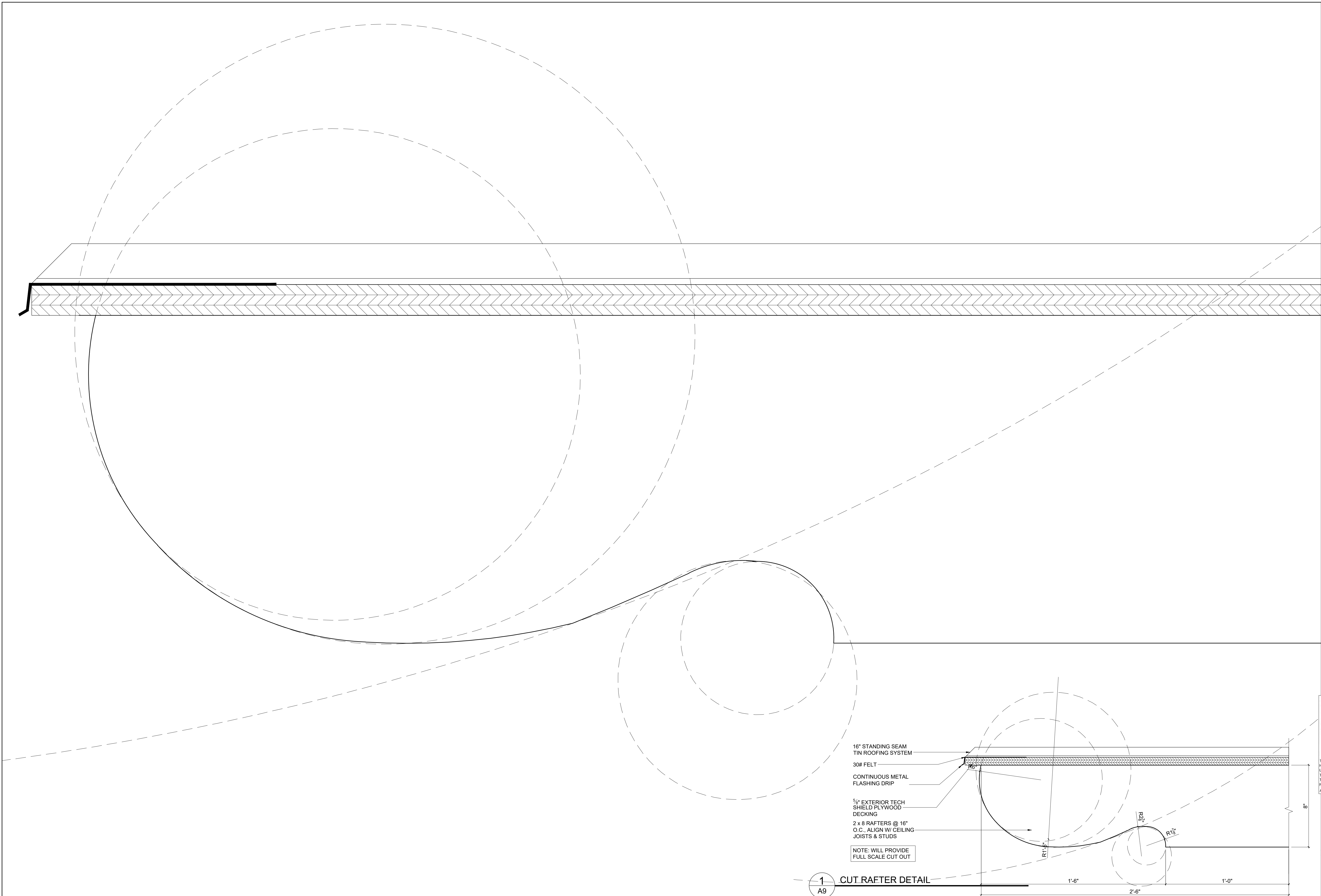
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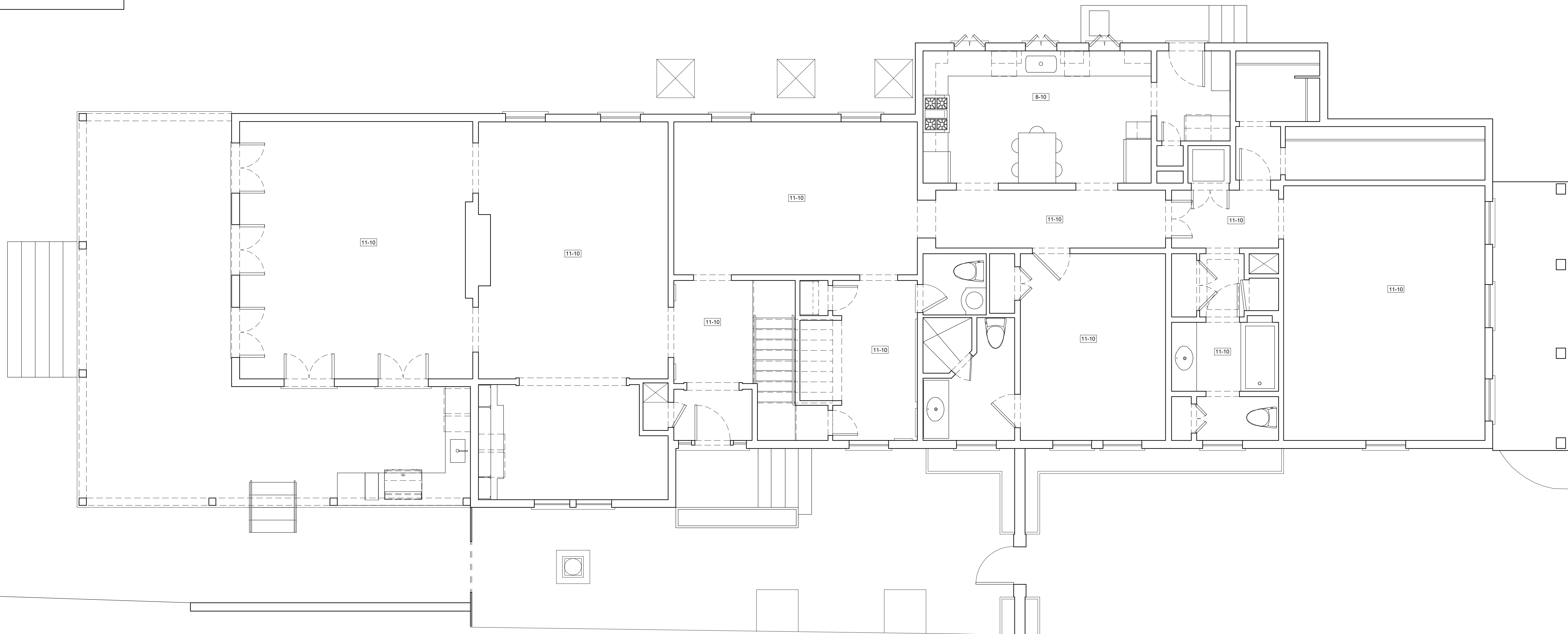
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1 EXISTING FIRST FLOOR PLAN
EX1 1/4" = 1'-0"

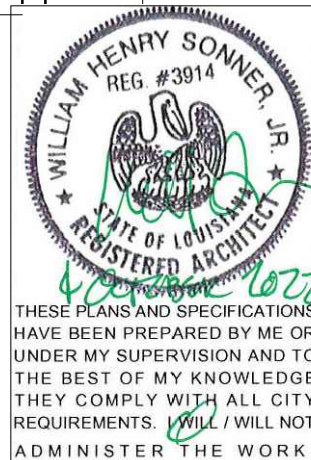
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