

INTERIOR RENOVATION

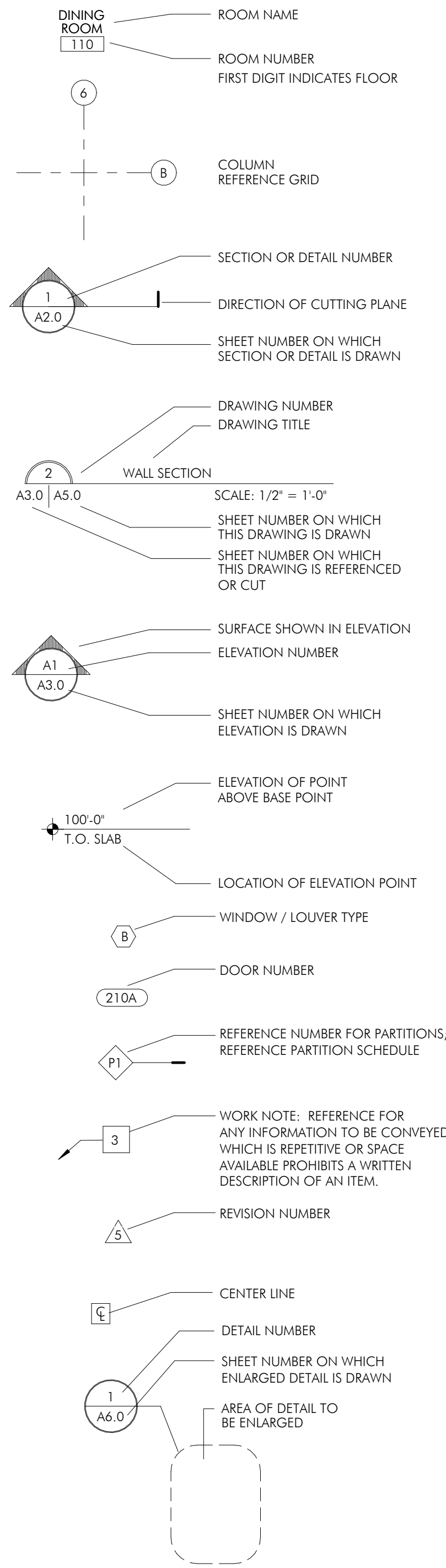
938 NORTH GAYOSO STREET
NEW ORLEANS, LOUISIANA



CHRISTOPHER E.
JOHNSON
ARCHITECT, LLC
WWW.CEARCHITECT.COM
CHRIS@CEARCHITECT.COM
504.231.1715

FOR PRICING ONLY
NOT FOR
CONSTRUCTION

GRAPHIC SYMBOLS



HVAC SCOPE AND NOTES

HVAC SCOPE:
MODIFY EXISTING HVAC SUPPLY AND RETURN TO ACCOMMODATE NEW FLOOR PLAN.
PROVIDE MAINTENANCE AND RE-BALANCE SYSTEM AS NEEDED.

1. ALL HVAC WORK IS COMPLY WITH CURRENT MECHANICAL CODES AS ENFORCED BY THE CITY OF NEW ORLEANS. ALL WORK IS TO BE PERFORMED BY A MECHANICAL CONTRACTOR LICENSED IN THE APPLICABLE JURISDICTION(S). MECHANICAL CONTRACTOR IS RESPONSIBLE FOR DESIGN, INSTALLATION AND CODE COMPLIANCE FOR ALL MECHANICAL WORK.

2. INSTALL ALL ITEMS NECESSARY FOR THE INDICATED HVAC FIXTURES. ALL GRILLES, TRIM AND OTHER VISIBLE MATERIALS ARE TO BE SELECTED BY OWNER FROM OPTIONS PROVIDED BY CONTRACTOR.

3. LOCATION OF THERMOSTAT TO BE SELECTED BY OWNER.

4. REFER TO NOTES, SCHEDULES, AND REFLECTED CEILING PLANS FOR MORE INFORMATION.

PLUMBING SCOPE AND NOTES

PLUMBING SCOPE:
INSTALL NEW FIXTURES AND EQUIPMENT AS SHOWN IN PLANS. COORDINATE NEW, ALL CONNECTED TO EXISTING SERVICE AND SANITARY LINES.

1. ALL PLUMBING WORK IS COMPLY WITH CURRENT PLUMBING CODES AS ENFORCED BY THE CITY OF NEW ORLEANS AND THE SEWERAGE AND WATER BOARD OF NEW ORLEANS. ALL WORK IS TO BE PERFORMED BY A PLUMBER LICENSED IN THE APPLICABLE JURISDICTION(S). PLUMBER IS RESPONSIBLE FOR DESIGN, INSTALLATION AND CODE COMPLIANCE FOR ALL PLUMBING WORK.

2. INSTALL ALL PLUMBING NECESSARY FOR THE INDICATED PLUMBING FIXTURES. ALL PLUMBING FIXTURES TO BE SELECTED BY OWNER.

3. REFER TO NOTES, SCHEDULES, AND REFLECTED CEILING PLANS FOR MORE INFORMATION.

ELECTRICAL SCOPE AND NOTES

ELECTRICAL SCOPE:
INSTALL NEW ELECTRICAL FIXTURES WHERE INDICATED. ALL NEW CIRCUITS TO RUN FROM EXISTING PANEL.

1. ALL ELECTRICAL WORK IS TO COMPLY WITH CURRENT NEC AS ENFORCED BY THE CITY OF NEW ORLEANS. ALL WORK IS TO BE PERFORMED BY AN ELECTRICIAN LICENSED IN THE APPLICABLE JURISDICTION(S). ELECTRICIAN IS RESPONSIBLE FOR DESIGN, INSTALLATION AND CODE COMPLIANCE FOR ALL ELECTRICAL WORK.

2. INSTALL ALL ITEMS NECESSARY FOR THE INDICATED ELECTRICAL FIXTURES. ALL ELECTRICAL FIXTURES TO BE SELECTED BY OWNER.

3. REFER TO NOTES, SCHEDULES, AND REFLECTED CEILING PLANS FOR MORE INFORMATION.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY, STATE, AND NATIONAL CODES AND STANDARDS

2. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TAXES AND LICENSES AS A RESULT OF THIS WORK

3. THE GENERAL CONTRACTOR, UPON ACCEPTANCE OF DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE PROJECT DESCRIBED IN THESE DRAWINGS AND NOTES, AND WILL BE EXPECTED TO COMPLY WITH THE INTENT IN WHICH THEY WERE WRITTEN.

4. VERIFY ALL SITE UTILITIES, DIMENSIONS AND PROPERTY LINE LOCATIONS PRIOR TO BEGINNING THE WORK. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

5. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DEVIATIONS FROM THE DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

6. WORK ONLY FROM THE WRITTEN DIMENSION SHOWN. DO NOT SCALE DRAWINGS. THEY ARE TO CONVEY THE CONCEPT AND OR INTENT OF THE WORK.

7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THEIR SUBCONTRACTORS TO ACHIEVE THE INTENT OF THE DRAWINGS. ANY CONFLICTS WITH EQUIPMENT PLACEMENT ARE TO BE RESOLVED PRIOR TO INSTALLATION.

8. THE CONTRACTOR SHALL PROVIDE BUILDING AND AREA SECURITY AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL ERECT ALL SUCH TEMPORARY DOORS AND CLOSURES AS REQUIRED.

9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVAL OF ALL DUST AND DEBRIS ON A DAILY BASIS.

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FOR THEIR OWN TRASH REMOVAL.

11. THE CONTRACTOR SHALL PROTECT ALL ADJOINING PROPERTIES AND THE NEW CONSTRUCTION

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, REPLACE OR REPAIR, AT THEIR OWN EXPENSE, ANY AND ALL CONSTRUCTION THAT IS DAMAGED BY THEIR WORK. THIS NEW REPAIR OR REPLACEMENT WORK SHALL BE DONE TO THE OWNER'S SATISFACTION, OR THE OWNER SHALL HAVE THE RIGHT TO REPAIR OR REPLACE DAMAGED CONSTRUCTION ON THEIR OWN AT THE CONTRACTOR'S EXPENSE.

13. THE CONTRACTOR SHALL GUARANTEE ALL THEIR WORK AND THE WORK OF THEIR SUB-CONTRACTORS FOR ONE (1) FULL CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED IN WRITING.

14. INSTALL ALL MANUFACTURING ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED SPECIFICATIONS.

15. 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.

16. ALL SUBCONTRACTORS SHALL BECOME FAMILIAR WITH ALL SHEETS OF DRAWINGS AND NOT SIMPLY THEIR OWN WORK IN ORDER TO FULLY UNDERSTAND AND DEVELOP THE CONSTRUCTION.

17. CONTRACTOR WILL COORDINATE WITH OWNER PARKING ON OR OFF SITE. ONLY EQUIPMENT FOR CONSTRUCTION MAY BE PARKED ON SITE.

18. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER OF ANY DEFECTS AND/OR DAMAGED / DECAYING MATERIALS FOUND IN THE EXISTING STRUCTURE OR WORK PRIOR TO ENCLOSING NEW CONSTRUCTION.

19. THE EXISTING PLAN IS DOCUMENTED ON THE DRAWINGS IN ACCORDANCE WITH A LIMITED NUMBER OF AVAILABLE ORIGINAL CONSTRUCTION DRAWINGS AND FIELD INVESTIGATIONS. VARIANCE OF ACTUAL EXISTING CONDITIONS FROM THOSE ILLUSTRATED ON THESE DOCUMENTS MAY OCCUR. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT.

20. ALL EXISTING ITEMS TO REMAIN UNLESS OTHERWISE NOTED.

21. CONTRACTOR SHALL COORDINATE ALL SHUT DOWNS OR INTERRUPTIONS IN ANY SERVICE WITH THE OWNER PRIOR TO PROCEEDING WITH WORK.

22. CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE BLOCKING FOR ALL ITEMS TO BE MOUNTED TO WALLS AND / OR CEILINGS, INCLUDING BUT NOT LIMITED TO FIXTURES, HANDRAILS AND CASEWORK.

23. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AS WELL AS CONSTRUCTION SCHEDULING.

CODE INFORMATION

CODE DATA

OCCUPANCY CLASSIFICATION: SINGLE-FAMILY RESIDENTIAL
CONSTRUCTION TYPE: TYPE V

ENFORCED CODES

ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE CODE ADOPTED BY THE CITY OF NEW ORLEANS AT THE TIME THIS PERMIT IS FILED, OR THE LIST OF CODES BELOW, WHICHEVER IS MORE RESTRICTIVE:

BUILDING CODE: INTERNATIONAL RESIDENTIAL CODE [2021]
LIFE SAFETY CODE: N/A
FUEL GAS: INTERNATIONAL FUEL GAS CODE [2021]
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE [2021]
PLUMBING CODE: INTERNATIONAL PLUMBING CODE [2021]
ELECTRICAL CODE: NATIONAL ELECTRICAL CODE [2021]
EXIST. BUILDING: INTERNATIONAL EXISTING BUILDING CODE [2021]

AREA ANALYSIS

Unit	Phase	Enclosed Area	Other Area [Deck/Porch]
Floor 1	- Existing Area	870 SF	425 SF
	- Demolition	0 SF	0 SF
	- New	0 SF	0 SF
Floor 1 [After Complete]		870 SF	425 SF
TOTAL [EXISTING]		870 SF	425 SF
TOTAL [AFTER COMPLETE]		870 SF	425 SF

ZONING ANALYSIS

Zoning Classification	HU-RD2		
Building (Table 11-2A)	Requirement	Existing	Provided in Design
Lot Area per Dwelling Unit (Min.)	1,800 SF/unit	4,070 SF/unit	No Change
Lot Width (Min.)	30 FT	Varies	No Change
Lot Depth (Min.)	90 FT	Varies	No Change
Height (Max.)	35 FT	22'-0" +/-	No Change
Impervious Surface in Front Yard (Max.)	35 FT	06%	No Change
Impervious Surface in Corner Yard (Max.)	40%	N/A	N/A
Permeable Open Space (Min.)	30% of Lot Area	49%	No Change
Front Yard (Min.)	Match Exist. +/- 3 FT	18'-0" +/-	No Change
Side Yard Width (Min.)	3 FT	Varies	No Change
Corner Side Yard	Match Exist. +/- 3 FT	N/A	N/A
Rear Yard (Min.)	Lesser of 20% or 15 FT	Varies	No Change

ENERGY CODE COMPLIANCE SUMMARY and SCHEDULE

IECC [2021 ED. WITH LOUISIANA AMENDMENTS]	
CLIMATE ZONE: 2A	
REFER TO THE TABLE BELOW UNLESS A MORE RESTRICTIVE VALUE IS INDICATED IN THESE DOCUMENTS.	
BUILDING AREA: TOTAL AREA [CONDITIONED]	SF
INSULATION VALUES [TABLE R402.1.3]	
CEILING/ ROOF	R38 [MIN.]
WALLS	RT3 [MIN.]
FLOOR	RT3 [MIN.]
FENESTRATIONS	
WINDOW U-FACTOR	0.40
WINDOW SHGC	0.25
SKYLIGHT U-FACTOR	0.65

PROJECT DIRECTORY

ARCHITECT

CHRISTOPHER E. JOHNSON, ARCHITECT, LLC
2126 CALHOUN STREET
NEW ORLEANS, LOUISIANA 70118

PHONE: (504) 231-1715

SITE DESCRIPTION

PARISH: ORLEANS
WARD: N/A
SQUARE: 388
BLOCK: 72
LOT: 6/054
LINE: 006
SECTION: N/A
TOWNSHIP: N/A
RANGE: N/A

SQUARE BOUNDED BY: N. GAYOSO, DUMAINE, N. DUPRE, ST. PHILIP

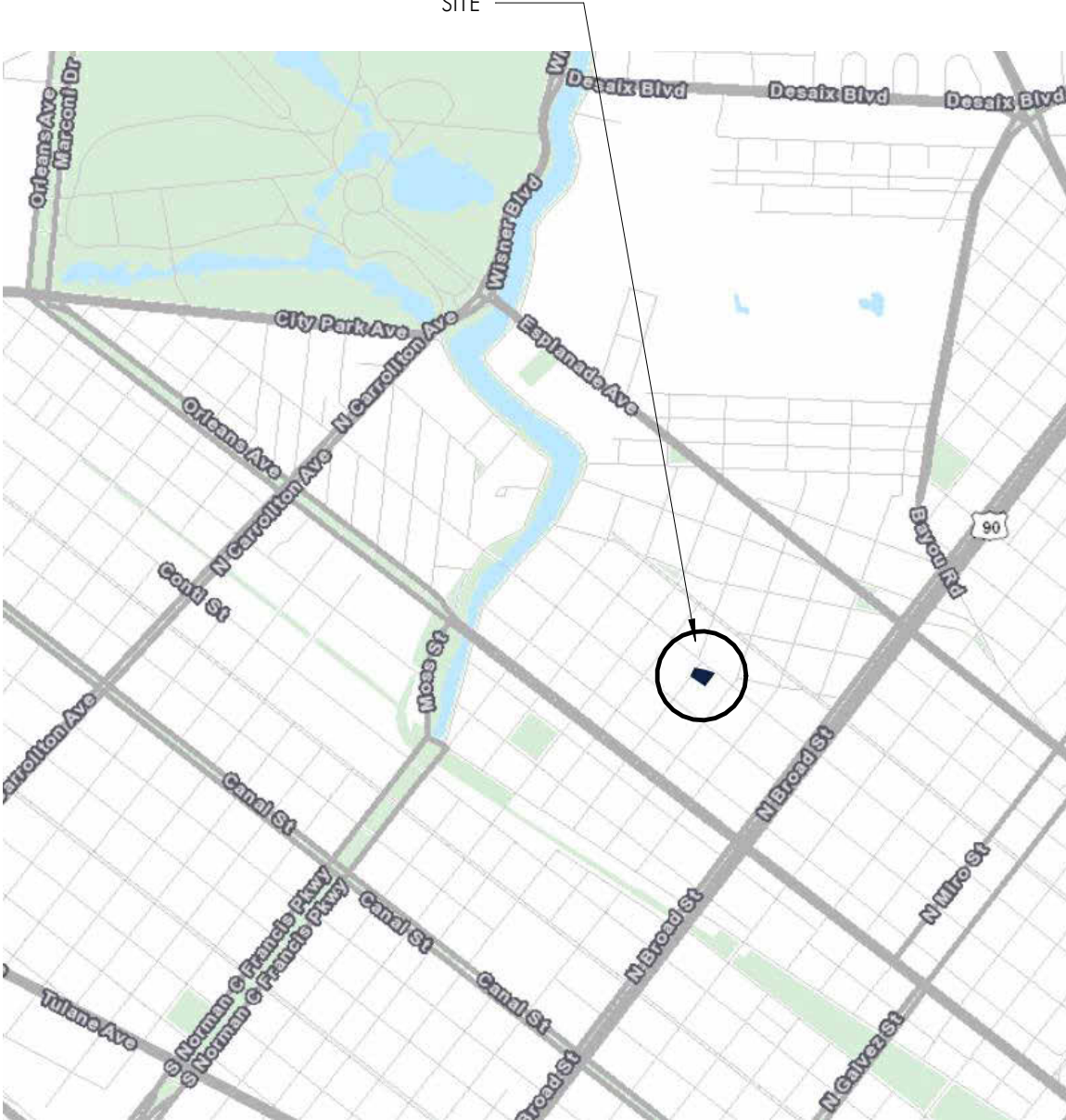
SCOPE OF WORK

- INTERIOR RENOVATION OF EXISTING HOME
- NO CHANGE IN AREA OR OCCUPANCY
- MISC. HVAC, ELEC. PLUMBING.

FOR PRICING ONLY
NOT FOR CONSTRUCTION

VICINITY MAP

NOT TO SCALE



INTERIOR RENOVATION
938 N. GAYOSO STREET
NEW ORLEANS, LOUISIANA

DATE: 02-09-2026
ISSUED FOR: REFERENCE

THESE PLANS HAVE BEEN PREPARED
UNDER MY DIRECT SUPERVISION
AND TO THE BEST OF MY
KNOWLEDGE COMPLY WITH THE
INTERNATIONAL BUILDING CODE.
I WILL OBSERVE THE WORK.

PROJECT NO: 25.24.00
DRAWN BY: Author
CHECKED BY: Checker
DRAWING TITLE:

COVER

SHEET LIST WITH REVISIONS				
SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision	Current Revision Date
A0.0	COVER	02-09-2026		
A0.1	SCHEDULES AND NOTES	02-09-2026		
A1.0	DEMOLITION - FLOOR PLAN AND ELEVATIONS	02-09-2026		
A2.0	NEW - FLOOR PLAN AND ELEVATIONS	02-09-2026		
A4.0	DETAILS	02-09-2026		

SHEET NO. A0.0

LIGHTING FIXTURE SCHEDULE				
TYPE MARK	DESCRIPTION	COUNT	COMMENTS	
F1	RECESSED or SURFACE MOUNT LIGHT	29	LED	
F2	PENDANT [LED]	2	DIMMER, NO LIGHT KIT. PROVIDE BLOCKING FOR MIN. 100 LBS.	
F3	WALL SCONCE	4	RATED FOR WET LOCATIONS	
F4	WALL SCONCE	8	RATED FOR EXTERIOR LOCATIONS	
F5	CEILING FAN	4	DIMMER, NO LIGHT KIT. PROVIDE BLOCKING FOR MIN. 100 LBS.	

ELECTRICAL NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WORK AS SHOWN OR IMPLIED IN THESE DRAWINGS INCLUDING TEMPORARY POWER, METER BASES, CIRCUIT BREAKERS, CONDUIT RUNS, ALL NEW WIRING, RECEPTACLES AND SWITCHING DEVICES, CORE DRILLING AND PATCHING ETC. AS WELL AS HOOK UP OF OUTSIDE CONDENSING UNITS/HEAT PUMPS AND ELECTRICAL WATER HEATER AS SPECIFIED OR IMPLIED OR AS REQUIRED BY CODE OR BUILDING STANDARDS.
- ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL NATIONAL CODES AND ALL STATE AND LOCAL CODES, AMENDMENTS AND ORDINANCES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE TO VERIFY FIELD CONDITIONS, SERVICE REQUIREMENTS AND DIMENSIONS BEFORE BEGINNING WORK. SIZES OF ELECTRICAL CONDUITS TO BE ADEQUATE FOR CABLE SERVICE SPECIFIED.
- THE ELECTRICAL CONTRACTOR SHALL CHECK WITH OTHER TRADES FOR THE LOCATION OF EQUIPMENT WHICH REQUIRES ANY HOOK UP, DISCONNECT SWITCHES, ETC. PRIOR TO BEGINNING WORK.
- ELECTRICAL SUBCONTRACTOR SHALL PROVIDE APPROPRIATE METAL SERVICE BOXES AND JUNCTION BOXES FOR SWITCHING AND POWER OUTLETS, ALONG WITH APPROPRIATE COVER PLATES AND DEVICES AS SPECIFIED.
- ALL OUTLETS SHOWN SIDE BY SIDE SHALL BE SPACED 6" O.C. UNLESS OTHERWISE NOTED. ALL LIGHT SWITCHES SHOWN SIDE BY SIDE SHALL BE GANGED TOGETHER AND HAVE ONE COVER PLATE.
- RECEPTACLES AND SWITCHES ARE TO BE LOCATED SO AS NOT TO INTERFERE WITH MIRRORS, CABINETS, DOOR AND WINDOW CASINGS ETC.. WALL PLATES SHALL NOT BE CUT OR OTHERWISE TRIMMED TO CLEAR OBSTACLES.
- ALL OUTLET BOXES FOR SWITCHES, RECEPTACLES AND LIGHTING FIXTURES SHALL BE RIGIDLY MOUNTED TO BLOCKING OR FRAMING MEMBERS AND PROPERLY SET WITH RESPECT TO FINISH WALL/CEILING SURFACE.
- DISCONNECTS AND BREAKERS FOR OUTSIDE A/C UNITS/HEAT PUMPS TO MATCH SIZE SPECIFIED BY MANUFACTURER AND LOCATED IN PROXIMITY TO UNITS AS CODE.
- BREAKER PANEL TO BE LABELED PROPERLY, LEGIBLY AND COMPLETELY, WITH EVERY CIRCUIT INDICATED.
- PROVIDE ARC FAULT BREAKERS FOR ALL BEDROOMS.
- ALL ELECTRICAL DEVICES, WHEN INSTALLED, SHALL BE PROTECTED FROM DAMAGE BY OTHER TRADES. COVER PLATES SHALL BE INSTALLED AFTER FINISH MATERIALS HAVE BEEN APPLIED.
- CEILING FAN PRE WIRES SHALL BE ACCOMPLISHED BY A DOUBLE SWITCH AND THREE CONDUCTOR WIRE TO ACCOMMODATE A CEILING FAN IN LOCATIONS SPECIFIED.
- ELECTRICAL SUBCONTRACTOR TO COORDINATE FINAL LOCATION OF ALL APPLIANCES AND EQUIPMENT TO BE SELECTED BY OWNER. POWER REQUIREMENTS FOR OWNER SELECTED APPLIANCES AND EQUIPMENT ARE NOT NECESSARILY INDICATED ON THESE DRAWINGS.
- PROVIDE MIN. (1) SWITCHED, SINGLE BULB LIGHT FIXTURE IN ATTIC SPACE(S) WHERE NEW HVAC EQUIPMENT WILL BE LOCATED.
- GC WILL PROVIDE AND INSTALL ALL REQUIRED BLOCKING FOR LIGHT FIXTURES AND EQUIPMENT
- IF REQUESTED BY OWNER, COORDINATE DESIGN AND INSTALLATION OF SECURITY ALARM SYSTEM WITH LICENSED CONTRACTOR DURING THIS SCOPE OF WORK.
- ALL HARDWIRED ETHERNET DATA OUTLETS TO BE CAT6 OR HIGHER GRADE CABLE AND COMPATIBLE HARDWARE. COORDINATE INSTALLATION REQUIREMENTS WITH INTERNET PROVIDER SELECTED BY OWNER.
- COORDINATE ALL FIXTURES WITH LOW VOLTAGE, DATA, SECURITY, OR OTHER AUTOMATED CONTROL SYSTEMS AS REQUIRED BY OWNER.

ELECTRICAL LEGEND

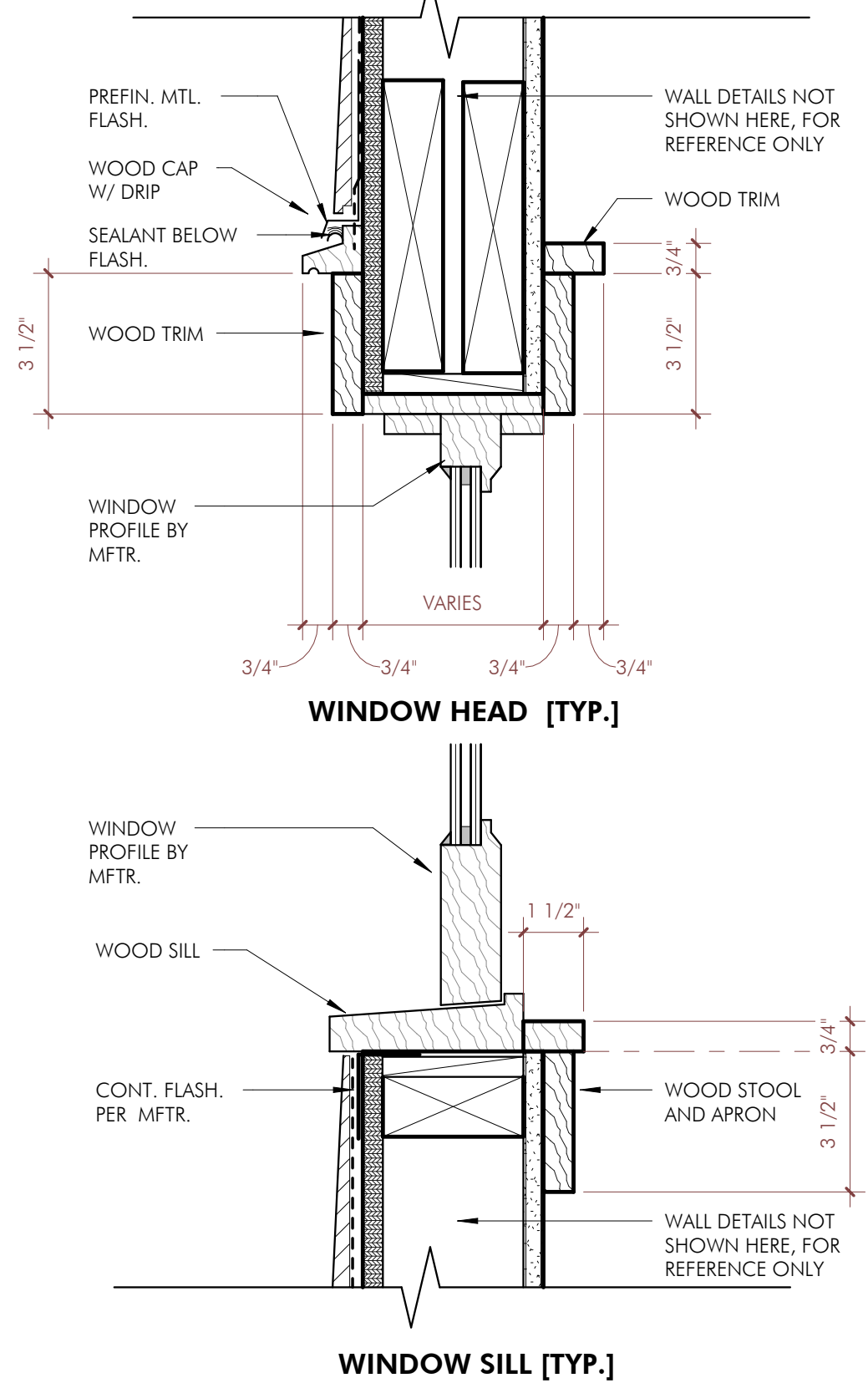
- | | | | |
|--|--|--|--|
| | DUPLEX OUTLET | | RECESSED DIRECTIONAL LIGHT |
| | DUPLEX OUTLET MOUNTED 42\"/> | | RECESSED DOWNLIGHT / UPLIGHT |
| | GFI DUPLEX OUTLET | | WALL MOUNTED LIGHT FIXTURE |
| | DUPLEX OUTLET W/ EXTERIOR BOX | | CEILING MOUNTED LIGHT FIXTURE |
| | 220V OUTLET | | EXTERIOR 150 WATT FLOODLIGHT ON PHOTOCCELL |
| | RECESSED FLOOR DUPLEX OUTLET | | CEILING FAN [NO LIGHT KIT] |
| | LIGHT SWITCH | | TELEPHONE / DATA |
| | DIMMER SWITCH | | CABLE TV OUTLET 2-DUPLEX OUTLETS 1 CAT 6 DATA OUTLET |
| | 3-WAY SWITCH | | GARBAGE DISPOSAL |
| | CEILING MOUNTED HARD WIRED COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR | | UNDER CABINET FIXTURE |
| | | | FLUORESCENT STRIP |

WINDOW SCHEDULE							
Type Mark	Nominal Width	Nominal Height	Head Height	Description	Material	Safety Glazing	Comments
A	2'-10"	5'-10"	8'-6"	DOUBLE HUNG	WOOD OR FIBERGLASS		BASIS OF DESIGN - KOLBE GLASTRA or MARVIN ELEVATE
B	2'-10"	3'-0"	8'-6"	FIXED	EXIST.		SALVAGED WINDOWS INSTALLED IN NEW LOCATION

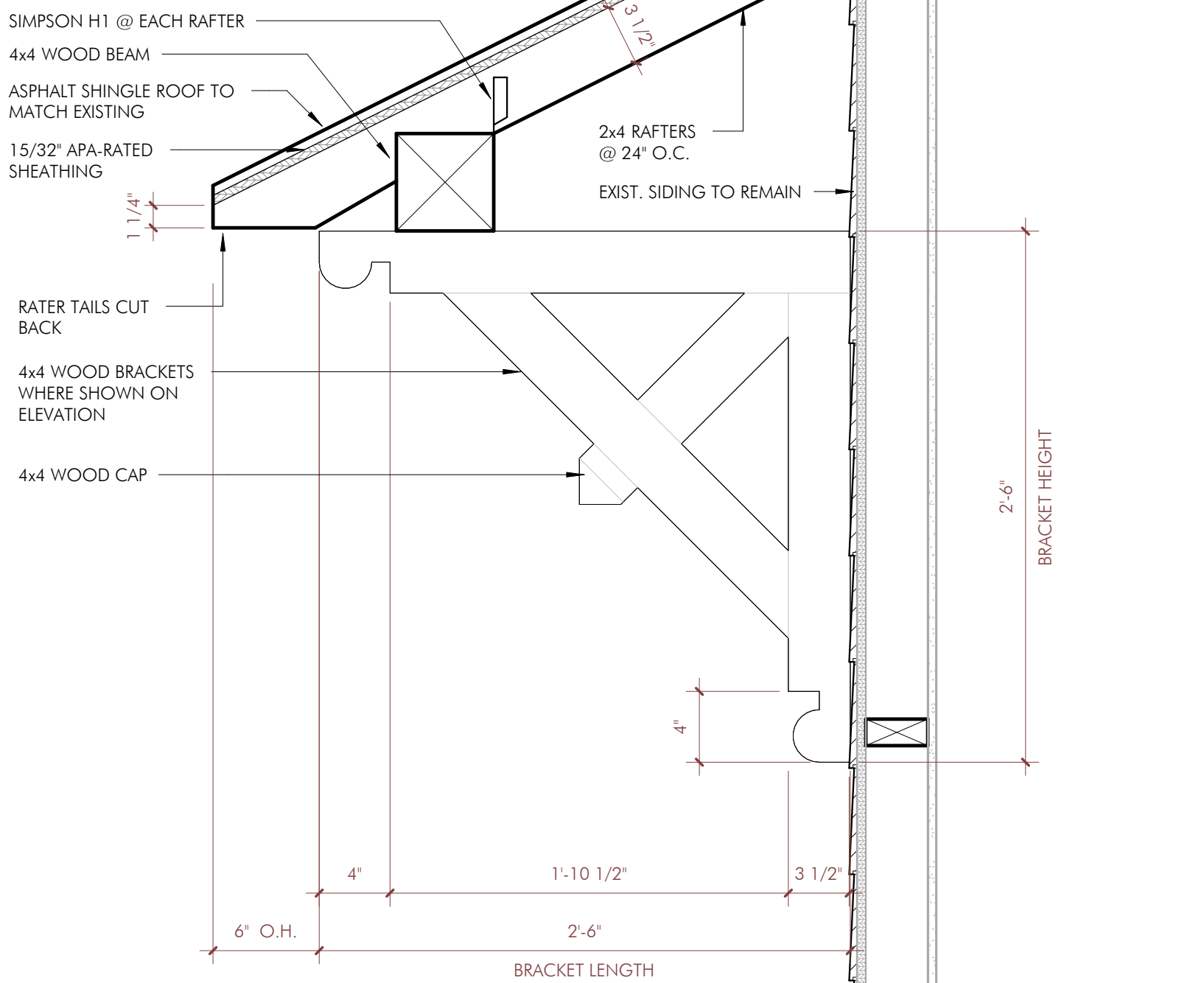
WINDOW NOTES:

- TO COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE, ALL WINDOWS SHALL BE PROVIDED WITH OPERABLE SHUTTERS, 1/2" PLYWOOD PANELS WITH ATTACHMENT HARDWARE, OR APPROVED HURRICANE FABRICK WITH ATTACHMENT HARDWARE.
- ALL WINDOWS TO BE INSTALLED AND FLASHED PER WINDOW MANUFACTURERS RECOMMENDATIONS.
- GLAZING USED IN DOOR PANELS OR WITHIN 2'-0" OF DOORS SHALL BE SAFETY OR TEMPERED GLASS.
- CONTRACTOR TO PROVIDE AND INSTALL ALL STANDARD HARDWARE FOR WINDOWS, FINISHES TO BE SELECTED BY OWNER

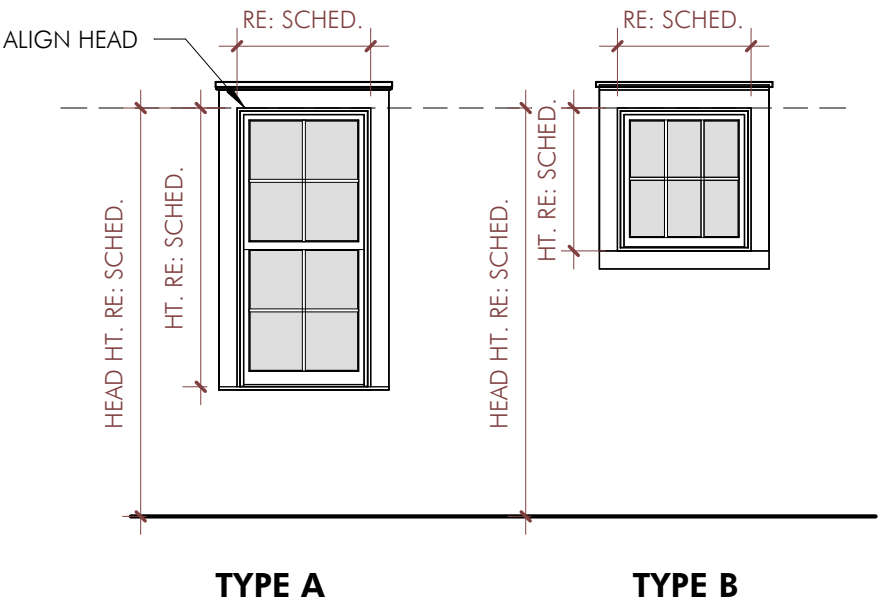
WINDOW LEGEND 1/4" = 1'-0"



1 Window Moulding Details 3" = 1'-0"



2 Sectin Detail at Awning 1 1/2" = 1'-0"



GENERAL NOTES - CONSTRUCTION

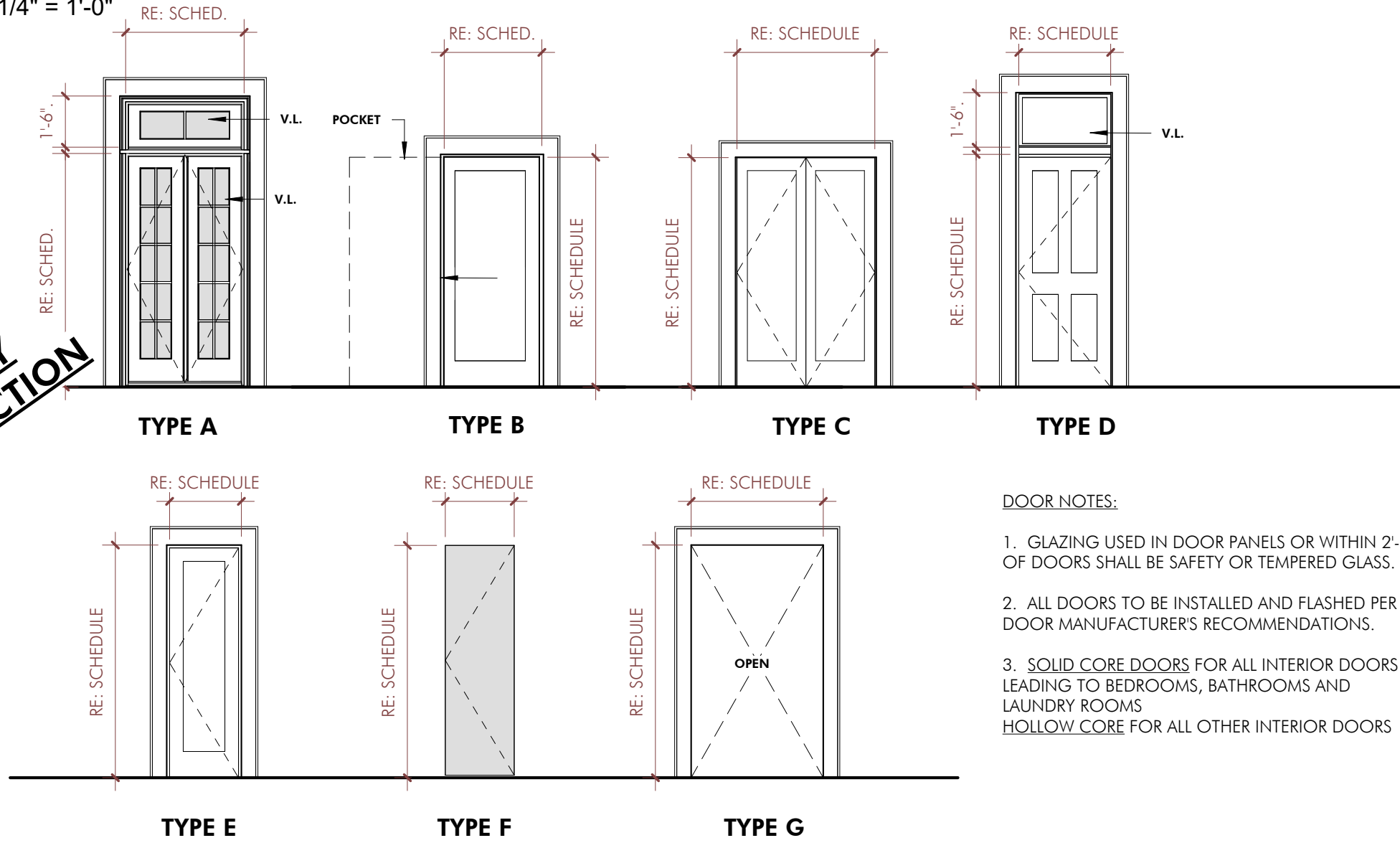
- CONTRACTOR IS TO COORDINATE WORK SCHEDULE WITH OWNERS, AND TO GIVE MINIMUM 3 DAYS NOTICE OF ALL PLANNED UTILITY SHUT-DOWNS. REFER TO THE TABLE BELOW UNLESS A MORE RESTRICTIVE VALUE IS INDICATED IN THESE DOCUMENTS.
- ALL NEW INTERIOR AND EXTERIOR WALLS WITHIN SCOPE AREA ARE TO BE PAINTED UNLESS OTHERWISE NOTED. PAINT ALL EXTERIOR WALLS AND TRIM. COLORS TO BE SELECTED BY OWNER.
- ADD WOOD THRESHOLD AT EACH FLOOR MATERIAL TRANSITION, NOT TO EXCEED 1/2" IN THICKNESS ABOVE THE FINISHED FLOOR LEVEL AND AT EACH TRANSITION BETWEEN EXISTING FLOOR AND NEW FLOOR CONSTRUCTION.
- DOORS AND WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS, INCLUDING ALL FLASHING.
- BUILDING MATERIALS USED BELOW DESIGN FLOOD ELEVATION SHALL COMPLY WITH SECTION 322.1.8 OF IRC 2021 ED. WOOD IN THESE AREAS WILL BE PRESSURE-PRESERVATIVE-TREATED.

ENERGY CODE COMPLIANCE SUMMARY and SCHEDULE

IECC (2021 ED. WITH LOUISIANA AMENDMENTS)	
CLIMATE ZONE: 2A	
REFER TO THE TABLE BELOW UNLESS A MORE RESTRICTIVE VALUE IS INDICATED IN THESE DOCUMENTS.	
BUILDING AREA: TOTAL AREA [CONDITIONED]	SF
INSULATION VALUES [TABLE R402.1.3]	
CEILING/ ROOF	R38 [MIN.]
WALLS	R13 [MIN.]
FLOOR	R13 [MIN.]
FENESTRATIONS	
WINDOW U-FACTOR	0.40
WINDOW SHGC	0.25
SKYLIGHT U-FACTOR	0.65

DOOR SCHEDULE							
Mark	Elevation	Width	Height	Description	Material	Finish	Glazing
102B	TYPE G	4'-6"	4'-6"	CASED OPENING			No
102C	TYPE B	2'-4"	6'-8"	SINGLE LEAF - 1-PANEL - POCKET	Masonite	PAINT	No
103B	TYPE C	4'-0"	6'-8"	PAIR - 1-PANEL EACH	Masonite	PAINT	No
104A	TYPE B	2'-4"	6'-8"	SINGLE LEAF - 1-PANEL - POCKET	Masonite	PAINT	No
105A	TYPE D	2'-8"	6'-8"	SINGLE LEAF - 1-PANEL - WITH TRANSOM	Masonite	PAINT	Yes
105B	TYPE A	3'-6 3/4"	8'-4"	FRENCH INSWING W/ TRANSOM			Yes
106A	TYPE B	2'-4"	6'-8"	SINGLE LEAF - 1-PANEL - POCKET	Masonite	PAINT	No
106B	TYPE E	2'-0"	6'-8"	SINGLE LEAF - 1-PANEL	Masonite	PAINT	No
106C	TYPE F	2'-0"	6'-8"	Glass Shower Door			Yes
106D	TYPE G	4'-0"	9'-0"	CASED OPENING			No
107A	TYPE B	2'-4"	6'-8"	SINGLE LEAF - 1-PANEL - POCKET	Masonite	PAINT	No
107B	TYPE G	7'-0"	8'-0"	CASED OPENING			No

DOOR LEGEND 1/4" = 1'-0"



- DOOR NOTES:
- GLAZING USED IN DOOR PANELS OR WITHIN 2'-0" OF DOORS SHALL BE SAFETY OR TEMPERED GLASS.
 - ALL DOORS TO BE INSTALLED AND FLASHED PER DOOR MANUFACTURERS RECOMMENDATIONS.
 - SOLID CORE DOORS FOR ALL INTERIOR DOORS LEADING TO BEDROOMS, BATHROOMS AND LAUNDRY ROOMS
HOLLOW CORE FOR ALL OTHER INTERIOR DOORS

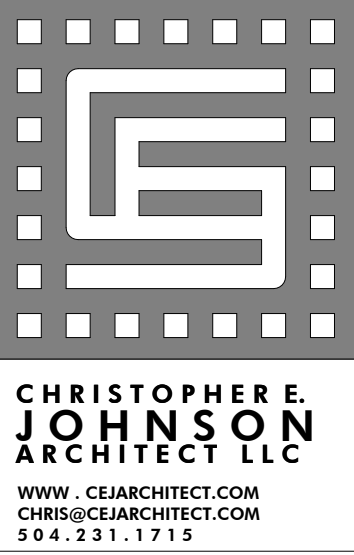
ROOM FINISH SCHEDULE

Room Number	Name	Base	Wall Finish	Ceiling Finish	Floor Finish
101	Living Room	WOOD TO MATCH EXIST.	PAINT	PAINT	REFINISH EXIST. WOOD.
102	Kitchen	WOOD TO MATCH EXIST.	PAINT	PAINT	WOOD.
103	Vest.	WOOD TO MATCH EXIST.	PAINT	PAINT	REFINISH EXIST. WOOD.
104	1/2 Bath	WOOD TO MATCH EXIST.	PAINT	PAINT	REFINISH EXIST. WOOD.
105	Bedroom	WOOD TO MATCH EXIST.	PAINT	PAINT	REFINISH EXIST. WOOD.
106	Bath	TILE AT SHOWER, WOOD TO MATCH EXIST. ON OTHER WALLS	TILE TO CEILING AT SHOWER AREA, ALL OTHER WALLS PAINTED	PAINT	TILE
107	Closet / Laun.	WOOD TO MATCH EXIST.	PAINT	PAINT	REFINISH EXIST. WOOD.

NOTE: FINISHES, FIXTURES AND MATERIALS ARE TO BE VERIFIED WITH OWNER, AND ALSO WITH INTERIOR DESIGNER WHERE APPLICABLE

FINISH NOTES

- ALL FINISH MATERIALS WILL BE OWNER-FURNISHED AND CONTRACTOR-INSTALLED, EXCEPT FOR PAINT WHICH WILL BE CONTRACTOR-FURNISHED AND CONTRACTOR-INSTALLED. COST ESTIMATE WILL INCLUDE ALLOWANCE FOR EACH FINISH MATERIAL.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING THE SUBSTRATE AS REQUIRED TO RECEIVE THE SCHEDULED FINISH MATERIAL.
- FLOORS
A. EXISTING WOOD FLOORS [WHERE APPLICABLE], TO REMAIN. REMOVE ALL MATERIAL COVERING EXISTING WOOD FLOORS. CLEAN AND REFINISH ALL EXISTING WOOD FLOORS
B. NEW WOOD FLOORS: PROVIDE NEW 3/4" THICK PREFINISHED ENGINEERED WOOD FLOORS WITH MIN. 4mm WEAR SURFACE OVER EXISTING WOOD DECK. INSTALL PER MANUFACTURERS RECOMMENDATIONS. NEW WOOD FLOORING TO BE ACCLIMATIZED BEFORE INSTALLATION. PROVIDE TRANSITION STRIP BETWEEN ROOMS OF UNEVEN LEVEL, MAX 1/4" VERTICAL DIFFERENCE BETWEEN NEW AND EXISTING FLOORS.
C. NEW TILE FLOORS: ALL TILE FLOORS SHALL BE SET ON A THIN-SET BED. THE UNDERLAYMENT SHALL BE THE EXPOSED CONCRETE SLAB PREPARED FOR APPLICATION OF TILE FINISH.
- WALLS AND CEILINGS
A. PAINTED GYP. BD. WALLS AND CEILINGS. UNLESS NOTED OTHERWISE, NEW PORTIONS OF THE HOUSE SHALL RECEIVE NEW 1/2" PAINTED GYP. BD. FINISHED TO LEVEL 4 STANDARDS (SMOOTH, NO TEXTURE) AND [ROLLED-NOT SPRAYED]. NEW GYP. BD. SURFACES SHALL RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF INTERIOR WATER-BASED PAINT (HIGH-END SHERWIN WILLIAMS OR EQUAL). ALL SURFACES SHALL BE FLAT EXCEPT BATHROOM. WALLS SHALL BE SATIN. COLORS TO BE SELECTED BY OWNER.
B. TILE WALLS: ALL TILE WALLS SHALL BE INSTALLED ON A THIN-SET BED ON 1/2" CEMENTITIOUS BACKER BOARD. TILE WILL BE CERAMIC OR SIMILAR WHICH IS TO BE SELECTED AND PROVIDED BY OWNER. INSTALLED BY CONTRACTOR.
C. WET WALLS OTHER THAN TILE FINISHED WALLS ARE TO BE 1/2" WATER RESISTANT "GREEN BOARD"
D. PAINTED TRIM- ALL INTERIOR TRIM TO HAVE BRUSH-APPLIED HIGH-GLOSS OIL FINISH.
- BLOCKING
A. SEE PLAN FOR LOCATION OF CASEWORK, MILLWORK, CLOTHES RODS, TOWEL RACKS, CABINETS, SHELVING, GRAB BARS, WALL-MOUNTED SHOWER SEATS, ETC. PROVIDE BLOCKING IN WALLS AS REQUIRED TO PROPERLY SUPPORT SPECIFIED SHELVING, CABINETS, BATHROOM ACCESSORIES, EQUIPMENT ETC.. GENERAL CONTRACTOR SHALL FULLY COORDINATE PLACEMENT OF THESE ITEMS AS REQUIRED BY SURROUNDING CONSTRUCTION CONDITIONS. BACKER PLATES SHALL BE CONTINUOUS BEHIND LENGTH OF ITEM TO BE ANCHORED AND WIDTH DETERMINED BY ITEM SIZE AND ANCHORAGE REQUIREMENTS. WALL FINISH SHALL BE INSTALLED OVER BACKER PLATE. ALL ITEMS ANCHORED SHALL BE SECURED TO WALL, FLOOR OR CEILING FRAMING.
- CLOSETS
A. ALL CLOTHES CLOSETS TO RECEIVE (1) 16" DEEP 3/4" PAINTED PLYWOOD SHELF PER WALL. MOUNT ON CLEATS 72" ABOVE FINISH FLOOR. PROVIDE (1) METAL CLOTHES ROD BELOW EACH SHELF.
B. ALL STORAGE CLOSETS TO RECEIVE (2) 16" DEEP 3/4" PAINTED PLYWOOD SHELVES. MOUNT ON CLEATS EQUALLY SPACED.
- PROVIDE CAULKING AS REQUIRED WHERE ALL DISSIMILAR MATERIALS MEET.
- PAINT (GENERAL): OWNER WILL SELECT 5 SEPARATE COLORS AND WILL IDENTIFY LOCATIONS FOR EACH TO BE USED.



FOR PRICING ONLY
NOT FOR
CONSTRUCTION

INTERIOR RENOVATION
938 N. GAYOSO STREET
NEW ORLEANS, LOUISIANA

DATE: 02-09-2026
ISSUED FOR: REFERENCE

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE. I WILL OBSERVE THE WORK.

PROJECT NO: 25.24.00
DRAWN BY: Author
CHECKED BY: Checker
DRAWING TITLE:

SCHEDULES AND NOTES

SHEET NO. A0.1

FOR PRICING ONLY
NOT FOR
CONSTRUCTION

INTERIOR RENOVATION
938 N. GAYOSO STREET
NEW ORLEANS, LOUISIANA

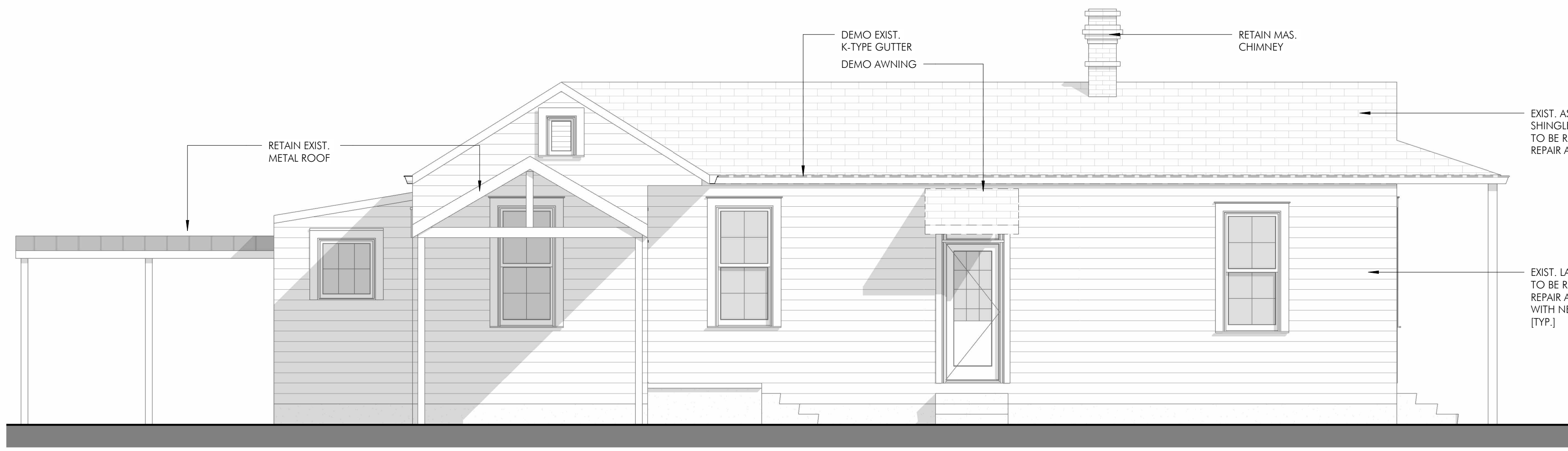
DATE 02-09-2026 ISSUED FOR REFERENCE

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE. I WILL OBSERVE THE WORK.

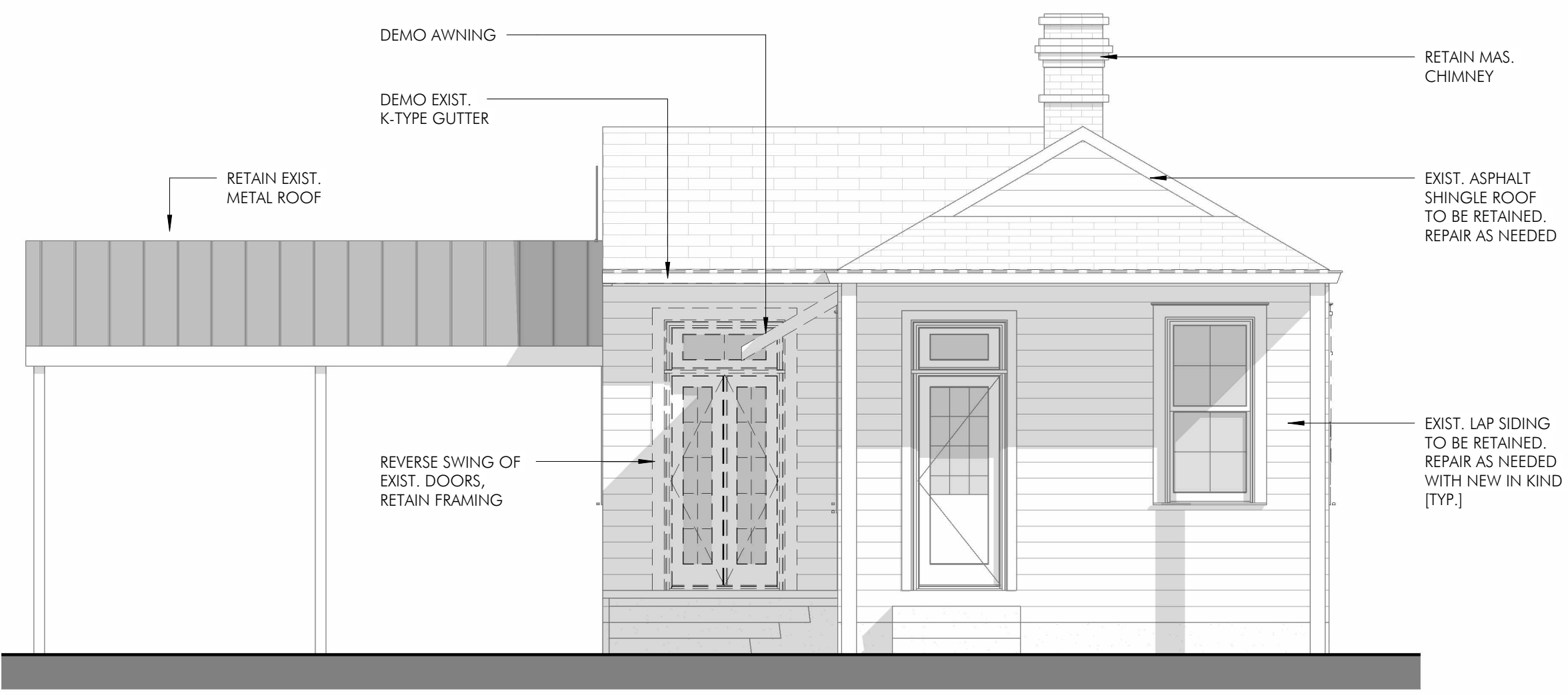
PROJECT NO. 25.24.00
DRAWN BY Author
CHECKED BY Checker
DRAWING TITLE

DEMOLITION - FLOOR PLAN AND ELEVATIONS

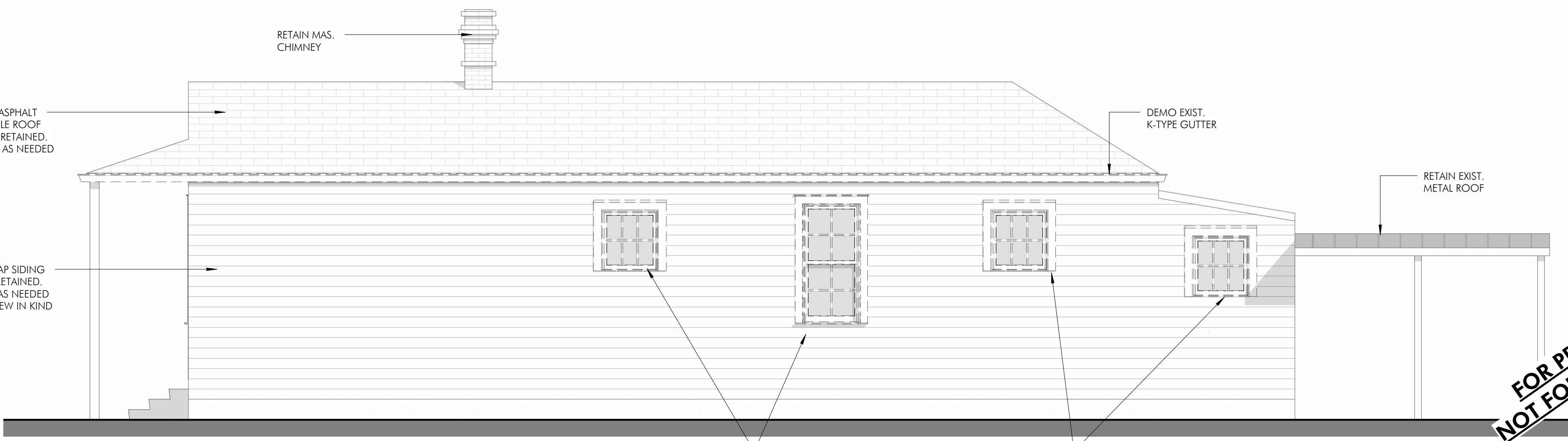
SHEET NO. A1.0



3 Elevation - North - Demo
1/4" = 1'-0"

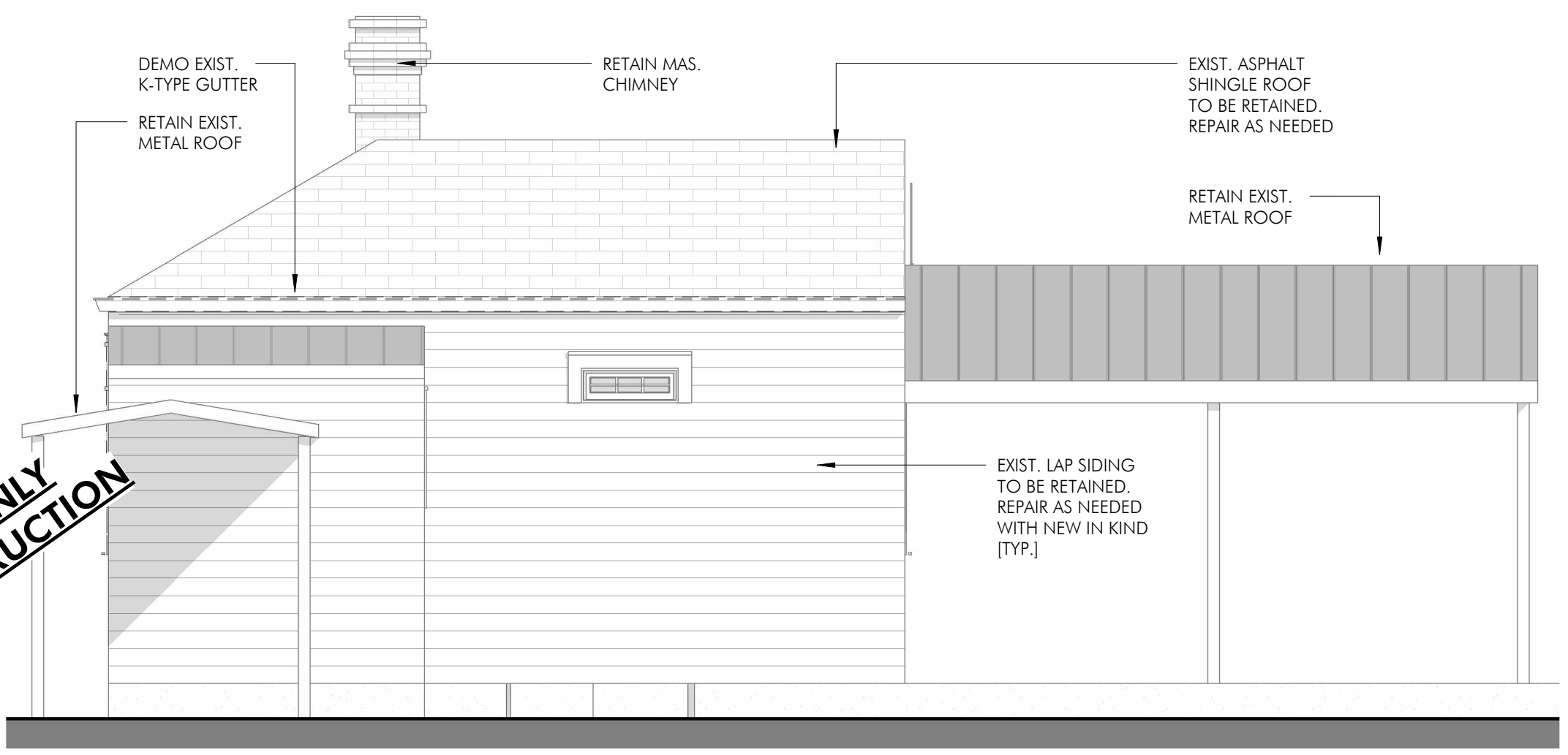


2 Elevation - Front - Demo
1/4" = 1'-0"

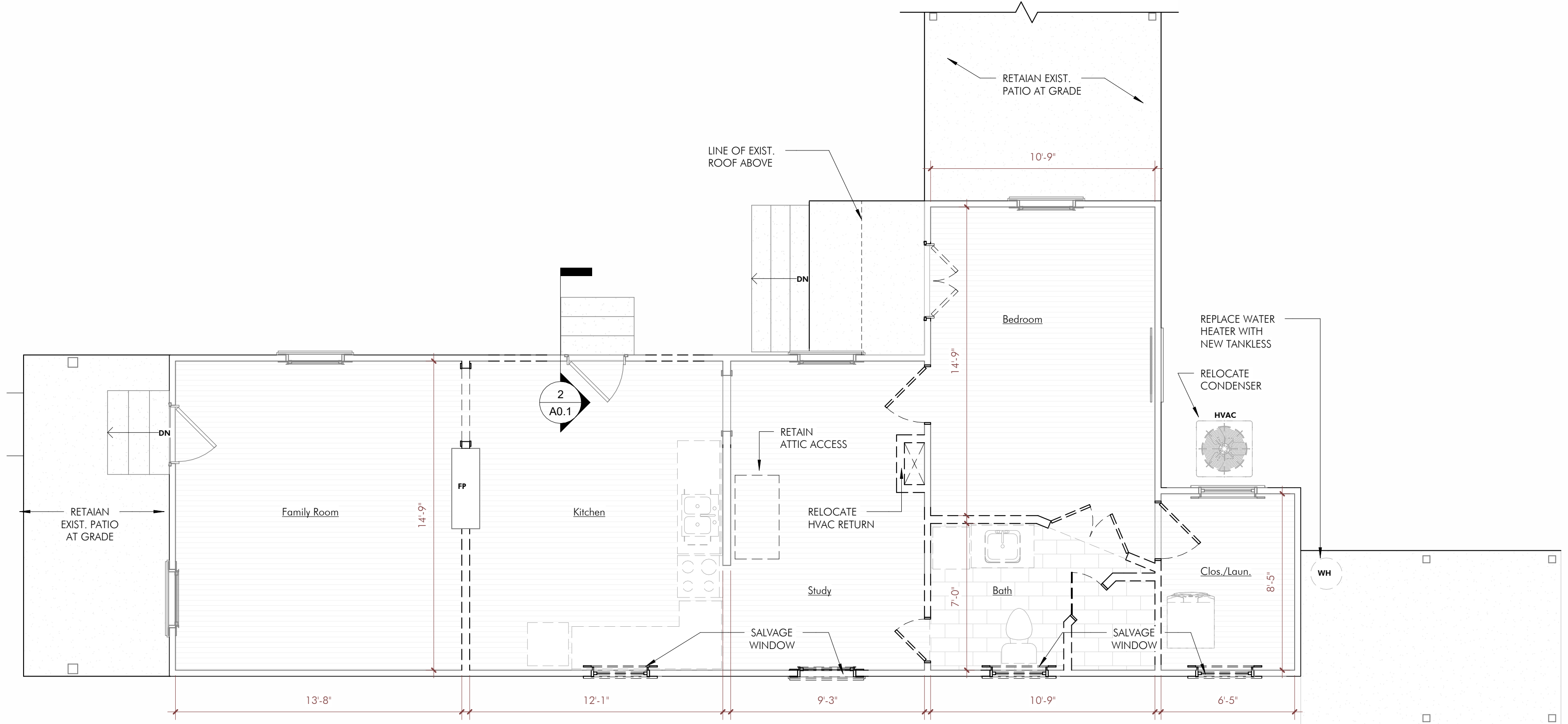


5 Elevation - South - Demo
1/4" = 1'-0"

FOR PRICING ONLY
NOT FOR CONSTRUCTION



4 Elevation - Rear - Demo
1/4" = 1'-0"



1 Floor 1 - Existing
1/4" = 1'-0"

FOR PRICING ONLY
NOT FOR
CONSTRUCTION

INTERIOR RENOVATION
938 N. GAYOSO STREET
NEW ORLEANS, LOUISIANA

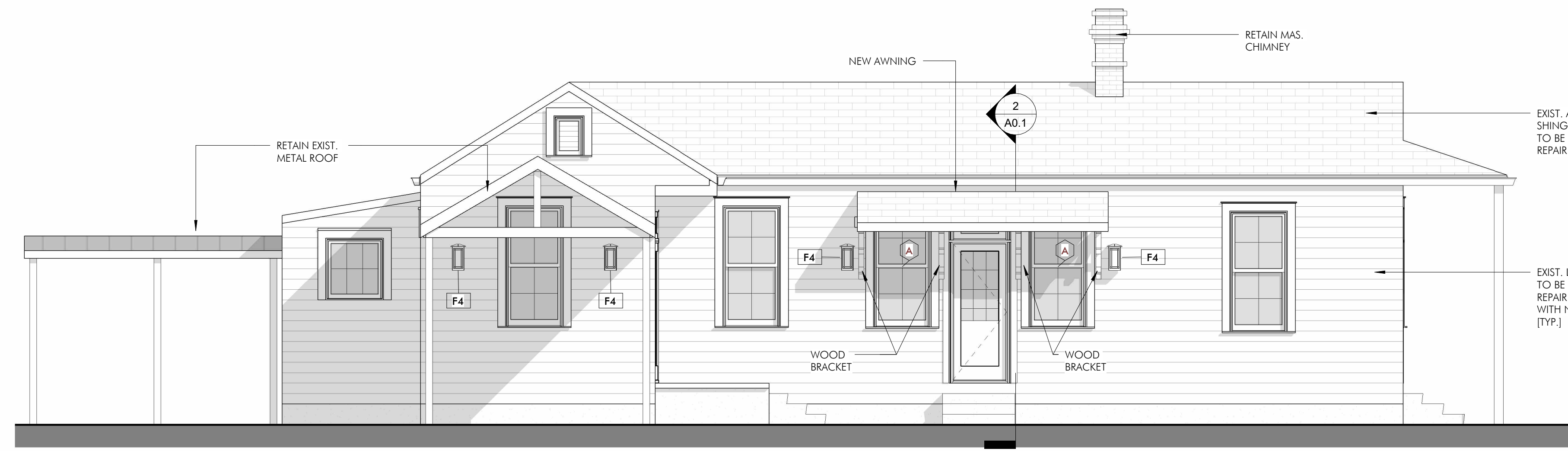
DATE 02-09-2026 ISSUED FOR REFERENCE

THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE INTERNATIONAL BUILDING CODE. I WILL OBSERVE THE WORK.

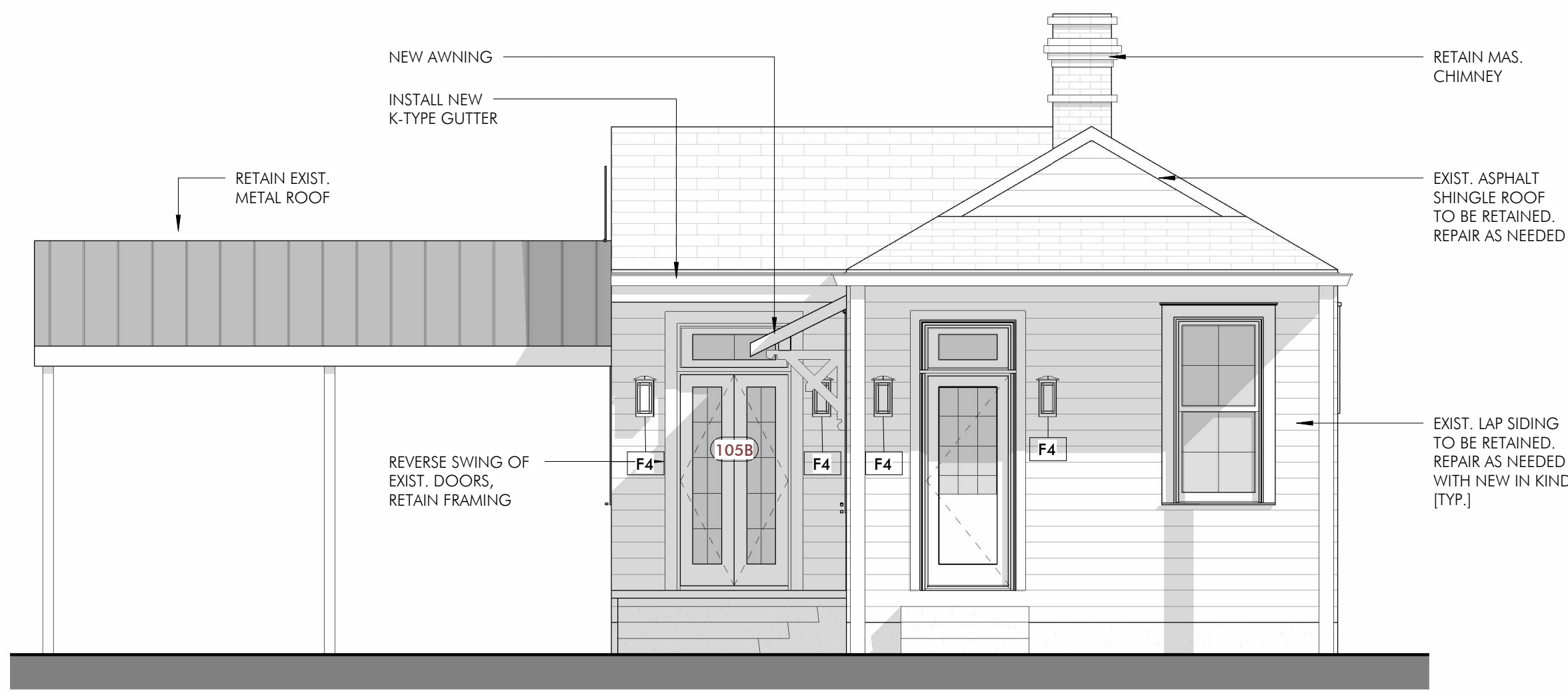
PROJECT NO. 2524.00
DRAWN BY Author
CHECKED BY Checker

NEW - FLOOR PLAN AND ELEVATIONS

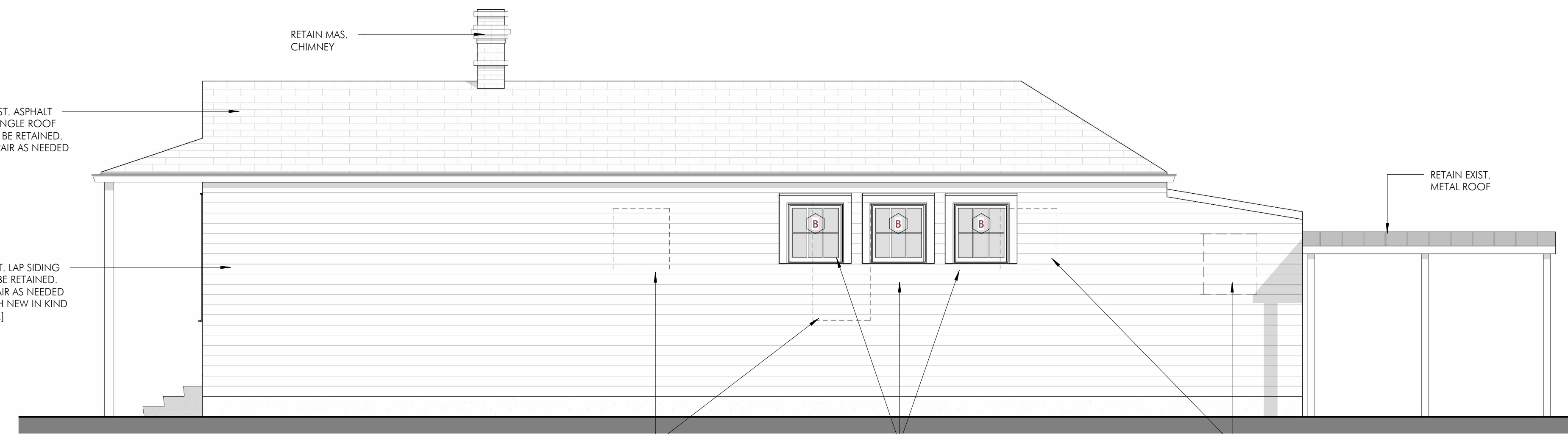
SHEET NO. A2.0



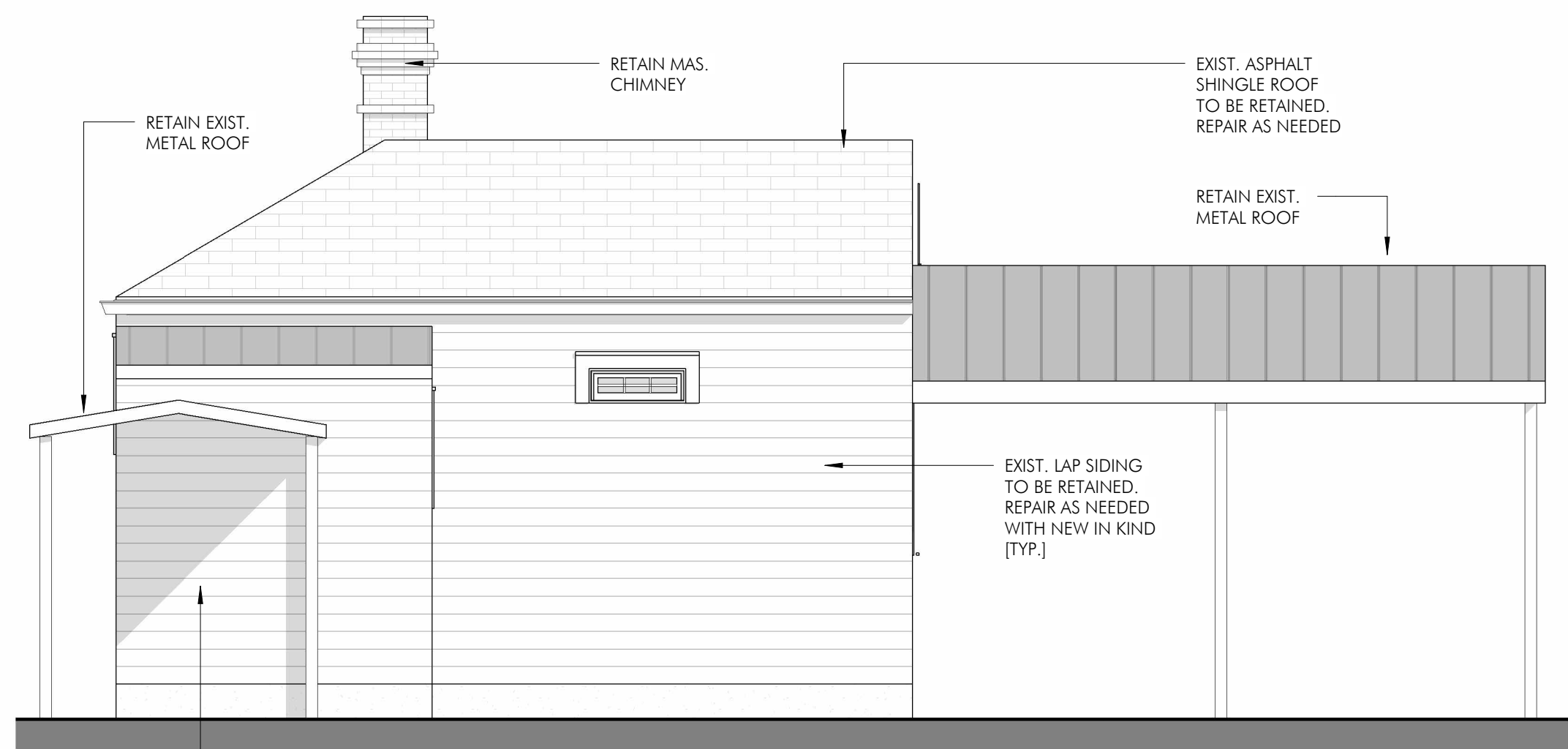
3 Elevation - North - New
1/4" = 1'-0"



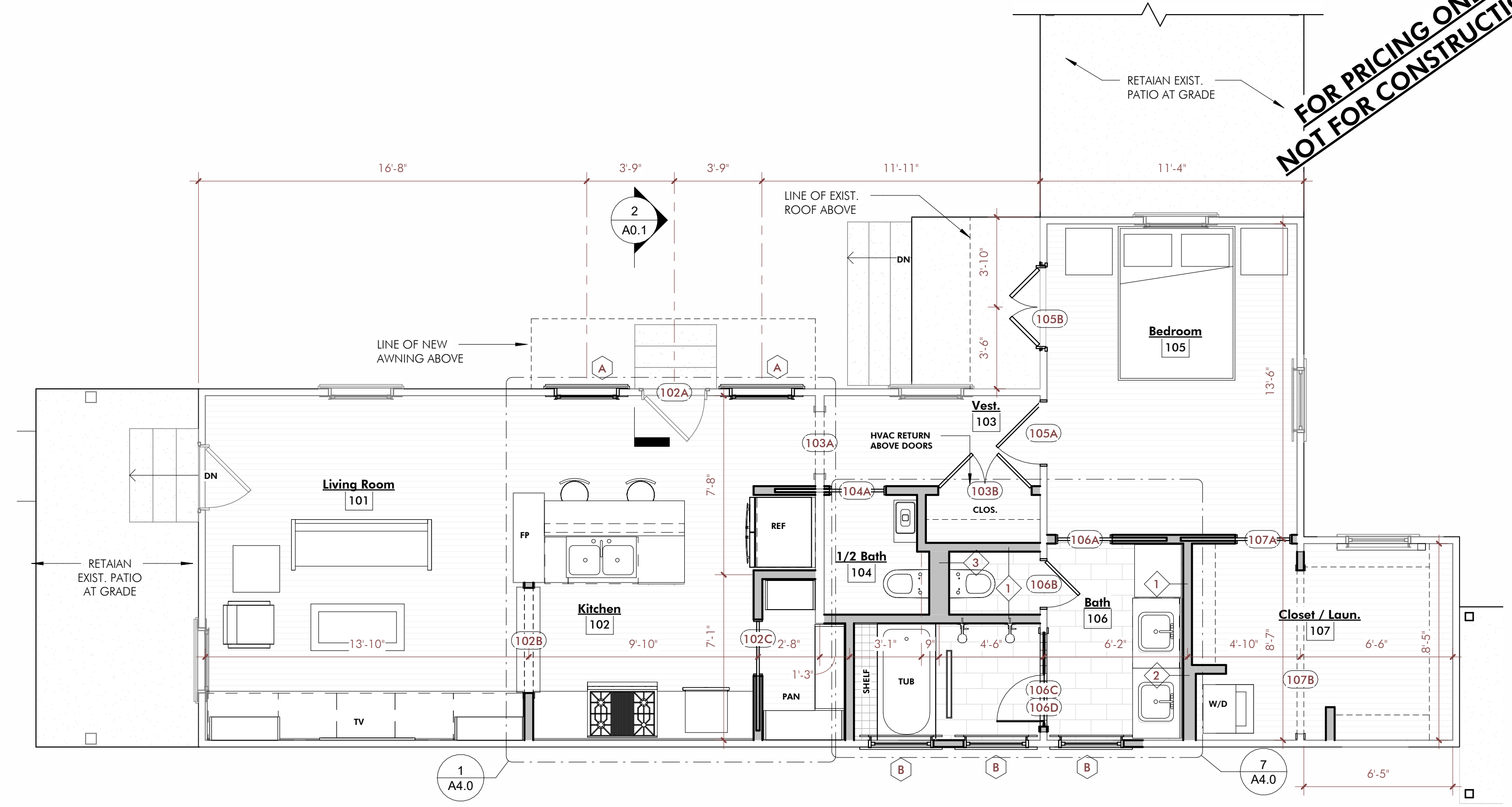
2 Elevation - Front - New
1/4" = 1'-0"



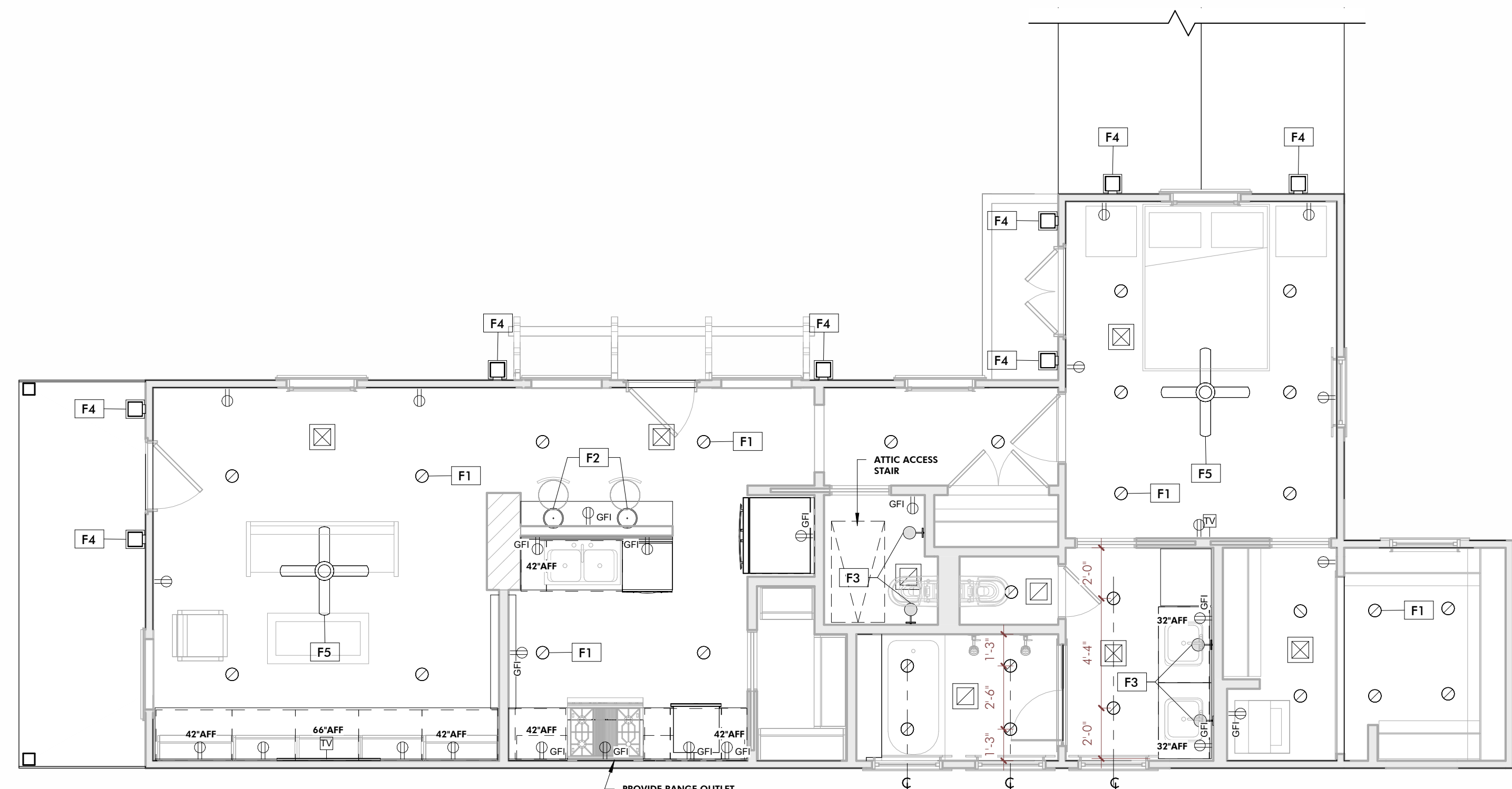
5 Elevation - South - New
1/4" = 1'-0"



4 Elevation - Rear - New
1/4" = 1'-0"



1 Floor 1 - New
1/4" = 1'-0"



6 Floor 2 - New
1/4" = 1'-0"



**FOR PRICING ONLY
NOT FOR
CONSTRUCTION**

INTERIOR RENOVATION
938 N. GAYOSO STREET
NEW ORLEANS, LOUISIANA

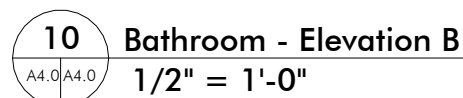
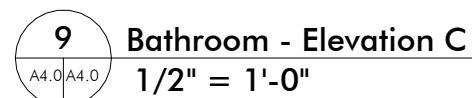
DATE	ISSUED FOR
02-09-2026	REFERENCE

THESE PLANS HAVE BEEN PREPARED
UNDER MY DIRECT SUPERVISION
AND TO THE BEST OF MY
KNOWLEDGE COMPLY WITH THE
INTERNATIONAL BUILDING CODE.
I WILL OBSERVE THE WORK.

PROJECT NO.	25.24.00
DRAWN BY	Author
CHECKED BY	Checker

DETAILS

SHEET NO. A4.0



FOR PRICING ONLY
NOT FOR CONSTRUCTION

