

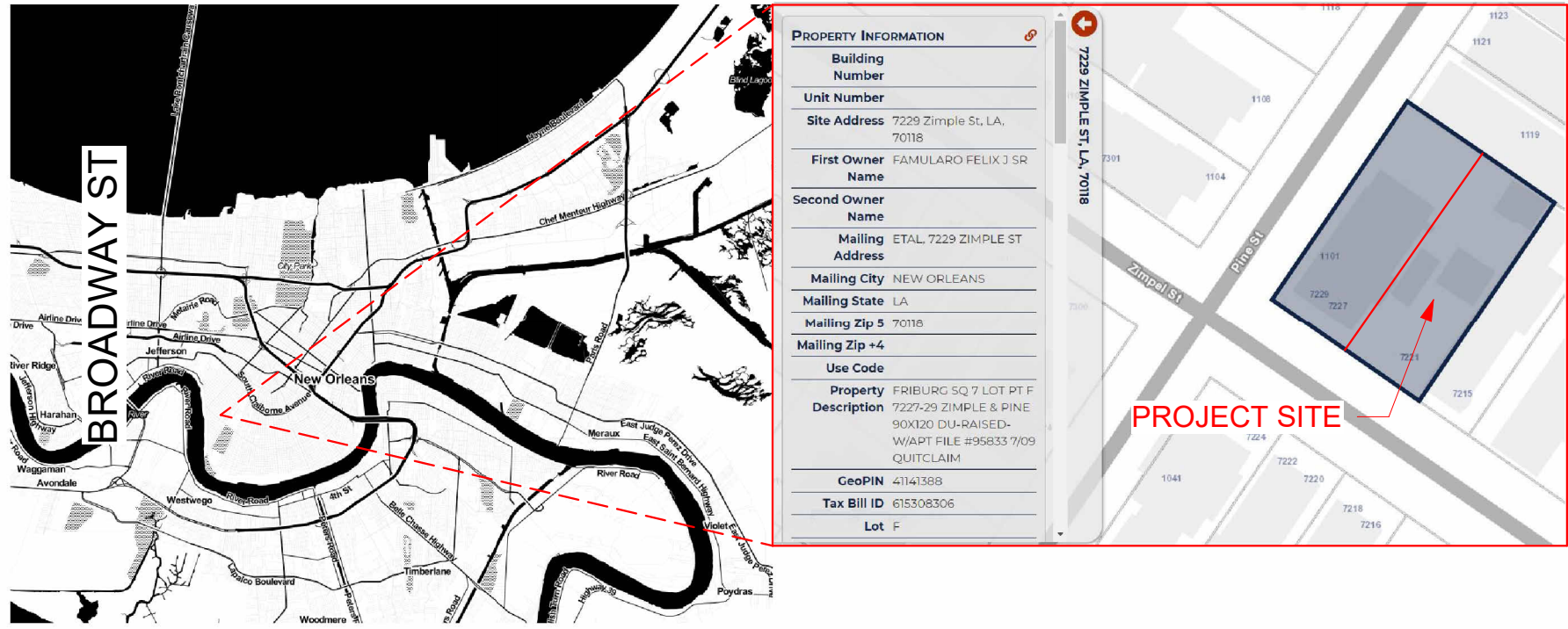
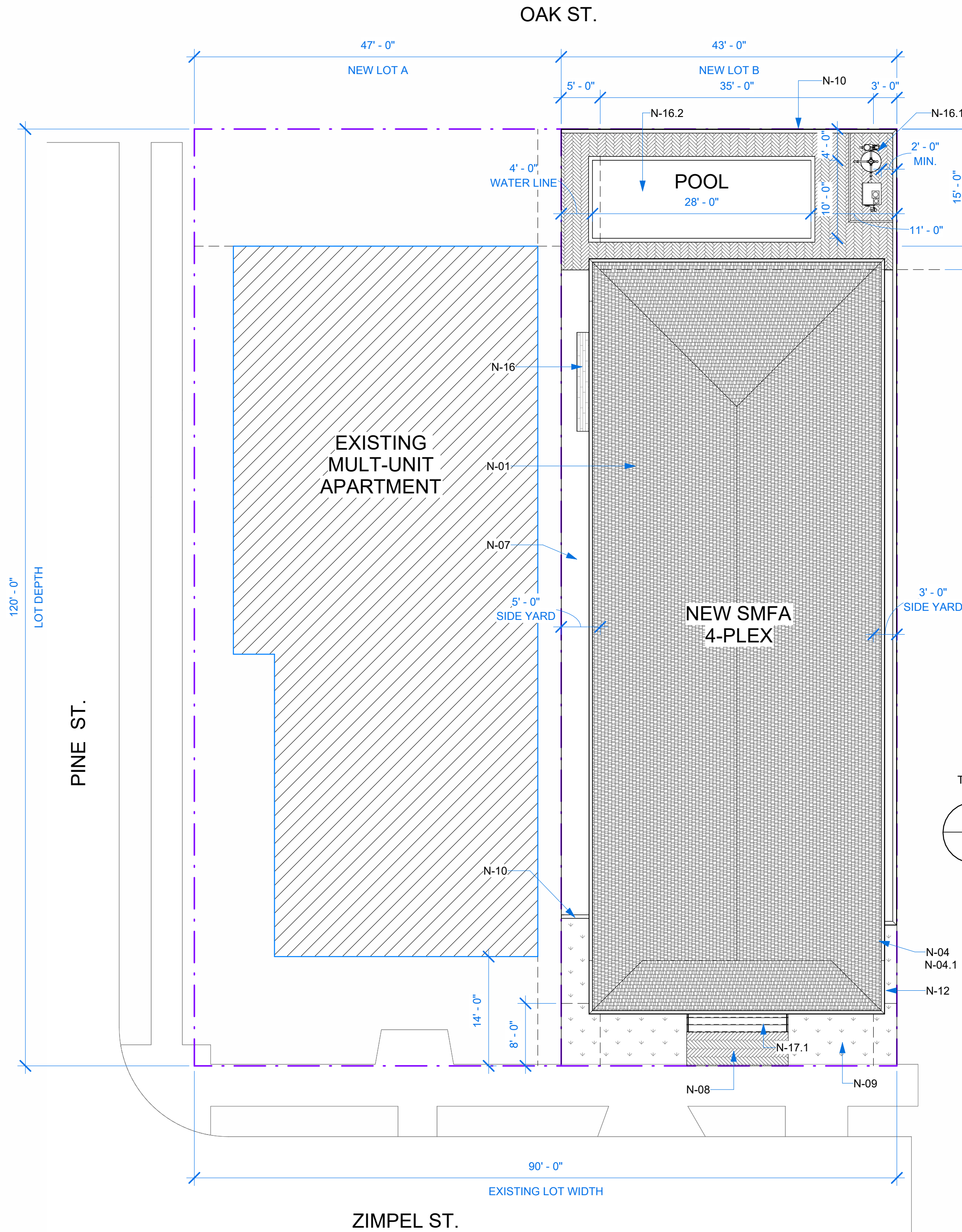
CPC REVIEW DRAWINGS

NEW CONSTRUCTION, SMALL MULTI-FAMILY AFFORDABLE 4 PLEX

7221 Zimpel St.
New Orleans LA, 70118

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CONSULTING & DESIGN

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| SHEET LIST | | | | | |
|-------------------|--------------------------------|------------------|------------------|-----------------------|------------------------------|
| Sheet Number | Sheet Name | Sheet Issue Date | Current Revision | Current Revision Date | Current Revision Description |
| COVER | | | | | |
| T1.1 | TITLE SHEET | 01/15/25 | | | |
| SITE/GENERAL INFO | | | | | |
| A1.1 | SITE PLAN & DETAILS | 01/15/25 | | | |
| A1.2 | NOTES | 01/15/25 | | | |
| ARCHITECTURAL | | | | | |
| A2.1 | FLOOR PLANS - PROPOSED | 01/15/25 | | | |
| A3.1 | EXTERIOR ELEVATIONS - PROPOSED | 01/15/25 | | | |

PROJECT / CONTRACT INFORMATION

PROJECT DESCRIPTION
NEW CONSTRUCTION, 4 UNIT, SMALL MULTI-FAMILY AFFORDABLE HOME. (4 UNITS @ 3 BED / 2.5 BATH)

PERMIT TYPE
NEW CONSTRUCTION

OWNER:
JAMES SPALT
7229 ZIMPLE ST
NEW ORLEANS LA 70118
JS@NDVRPARTNERS.COM

ARCHITECT
ZACH SMITH CONSULTING & DESIGN
1000 S NORMAN C FRANCIS PKWY
NEW ORLEANS, LA 70125
504-383-3748
ZACH@ZACHSMITHCONSULTING.COM

MEP ENGINEER
TBD

STRUCTURAL/CIVIL ENGINEER
AP DESIGN GROUP
JOSHUA JUNEAU, PE
504-410-5322
JJUNEAU@AP-ENG.COM

ZONING/CODE INFORMATION

ZONING DISTRICT: HU-RD2 HISTORIC URBAN TWO-FAMILY RESIDENTIAL
OVERLAY DISTRICT:
• RESIDENTIAL STR IZD
• B&B IZD
• COMMERCIAL STR IZD
• NON-COMMERCIAL SHORT TERM RENTAL SPECIAL EXCEPTION INTERIM ZONING DISTRICT
• UNIVERSITY AREA OFF-STREET PARKING OVERLAY DISTRICT
• UNIVERSITY AREA DESIGN OVERLAY

HDLC DISTRICT: NOHDLC UPTOWN PARTIAL

PROPOSED DEVELOPMENT:
NEW LOT DIMENSIONS: 43' X 120'

CONSTRUCTION TYPE:
IBC/IFC: NFPA: COMMON TERMINOLOGY:
TYPE V-A V (000) PROTECTED COMBUSTIBLE

OCCUPANCY TYPE:
IBC: RESIDENTIAL (R-2)
NFPA: RESIDENTIAL, GROSS SF: 6442 SF

SPRINKLERED / FIRE ALARM:
YES (NFAP 13D) / YES

APPLICABLE CODES:
• 2021 IBC WITH NEW ORLEANS CODE ADOPTIONS
(BUILDINGS, STRUCTURES, APPURTENANCES AND PARTS THEREOF BE DESIGNED TO WITHSTAND A BASIC (NOMINAL) WIND SPEED OF 130 MPH, EXPOSURE B, IN ACCORDANCE WITH 2021 IBC, SECTION 1609)
• 2021 INTERNATIONAL MECHANICAL CODE
• 2021 LOUISIANA STATE PLUMBING CODE
• NFPA 70: 2020 NATIONAL ELECTRIC CODE
• 2021 INTERNATIONAL FUEL CODE
• 2021 INTERNATIONAL ENERGY CONSERVATION CODE
• 2021 INTERNATIONAL EXISTING BUILDING CODE

| KEYNOTES - SHEET | |
|------------------|---|
| Key Value | Keynote Text |
| N-01 | NEW ARCHITECTURAL SHINGLE ROOF OVER DECKING. RE: STRUCT. PROVIDE BATT INSULATION AT ATTIC CEILING AND CONDITION ATTIC AS REQ'D FOR IECC REQUIREMENTS. RE: MEP. |
| N-04 | LOCATION OF (NEW/EXISTING) ELECTRICAL METER & PANEL. CONTRACTOR TO COORDINATE WITH ENTERGY & ELECTRICIAN IF NEW METER & PANEL IS REQUIRED OR EXISTING IS ADEQUATE. IF NEW REQUIRED CONTRACTOR TO INSTALL. |
| N-04.1 | NEW ELECTRICAL PANEL OR SUB-PANEL. CONNECT TO EXISTING PANEL IF REQ'D. MOUNT ABOVE BASE FLOOR ELEVATION. |
| N-07 | GRAVEL WITH WEED BARRIER. COORDINATE SELECTION WITH OWNER. |
| N-08 | NEW PERVIOUS PAVERS THIS LOCATION |
| N-09 | NEW GRADING/SOD AS REQ'D. |
| N-10 | NEW WOOD FENCE. RE: SITE DETAILS. COORDINATE HARDWARE SELECTION WITH OWNER. (HDLC DETAILING IF REQUIRED) |
| N-12 | 6" ALUMINUM BAKED HALF-ROUND STYLE GUTTERS CONNECTED TO ALUMINUM ENAMEL BAKED 4" CIRCULAR DOWNSPOUTS BELOW. TYP. FOR ALL INSTANCES. TYP. FOR ALL INSTANCES. PROVIDE SPLASH-BLOCK OR DOWNSPOUT BOOT AS REQ'D. |
| N-16 | A/C CONDENSERS AT OR ABOVE B.F.E.; CONTRACTOR TO COORDINATE HVAC STRATEGY WITH OWNER PRIOR TO PURCHASE AND INSTALLATION. FLASH AS REQ'D. INSTALLER TO PROVIDE NECESSARY CLEARANCES AROUND MACHINE AS REQUIRED BY CODE. (MOUNT A/C ON PLATFORM OR ON ROOF. RE: SITE DETAILS) |
| N-16.1 | POOL EQUIP. THIS AREA. |
| N-16.2 | POOL BY OTHERS. 4" MIN. FROM SIDE AND REAR YARDS. |
| N-17.1 | EXTERIOR CONCRETE STAIR. SLOPE TO DRAIN. RE: DETAILS / STRUCT. |

| Energy Code Compliance Summary IECC 2021 | | PARISH | CLIMATE ZONE 2A FOR ORLEANS |
|---|--|--|-----------------------------|
| COMPLIANCE METHOD | | CHECK | |
| PRESCRIPTIVE | | ✓ | |
| RESCHECK (HTTP://WWW.ENERGYCODES.GOV/RESCHECK) | | | |
| COMCHECK (HTTP://WWW.ENERGYCODES.GOV/COMCHECK) | | | |
| BUILDING AREA | | VALUE | |
| TOTAL AREA (SQ FT) OF CONDITIONED SPACE | | 5804 | |
| INSULATION VALUES (R40Z) | | ENTER R VALUE | |
| CEILING/ROOF | | R-38 | |
| WALLS | | R-13 | |
| BASEMENT | | / | |
| FLOOR | | R-13 | |
| SLAB | | / | |
| CRAWLSPACE | | / | |
| HEATING EQUIPMENT | | EFFICIENCY (BTU/S/RATING) | |
| ELECTRIC TBD. SEE GENERAL NOTE 1 BELOW. | | TBD. SEE GENERAL NOTE 1 BELOW. | |
| GAS TBD. SEE GENERAL NOTE 1 BELOW. | | TBD. SEE GENERAL NOTE 1 BELOW. | |
| COOLING EQUIPMENT | | EFFICIENCY (BTU/SEER) | |
| TBD. SEE GENERAL NOTE 1 BELOW. | | / GREATER THAN OR EQUAL TO 10 HSPF RE SEER AIR SOURCE HEAT PUMP / GREATER THAN OR EQUAL TO 3.5 COP GROUND-SOURCE HEAT PUMP | |
| FENESTRATION U-VALUE | | U-VALUE | |
| 40 MAX. | | | |
| FENESTRATION SHGC | | SHGC | |
| 25 MAX. | | | |
| SKYLIGHT U-VALUE | | U-VALUE | |
| N/A | | | |

GENERAL NOTES:
1. Missing information regarding A/C and heating equipment and efficiency to be determined by sub-contractor according to Heat Load Manual / calculations (to be submitted prior to mechanical inspection.)

PROJECT INFORMATION

- THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
- TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
- ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM INSIDE FACE OF STUDS OF EXTERIOR WALLS, CENTER OF STUDS OF NEW INTERIOR PARTITIONS, FACES OR CENTERLINE OF STRUCTURAL COLUMNS, AND FACES OF EXISTING WALLS.
- 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 PERFORMANCE OF 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 PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY 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.
- WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
- PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
- THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS. OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
- ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.

GENERAL NOTES - PROJECT

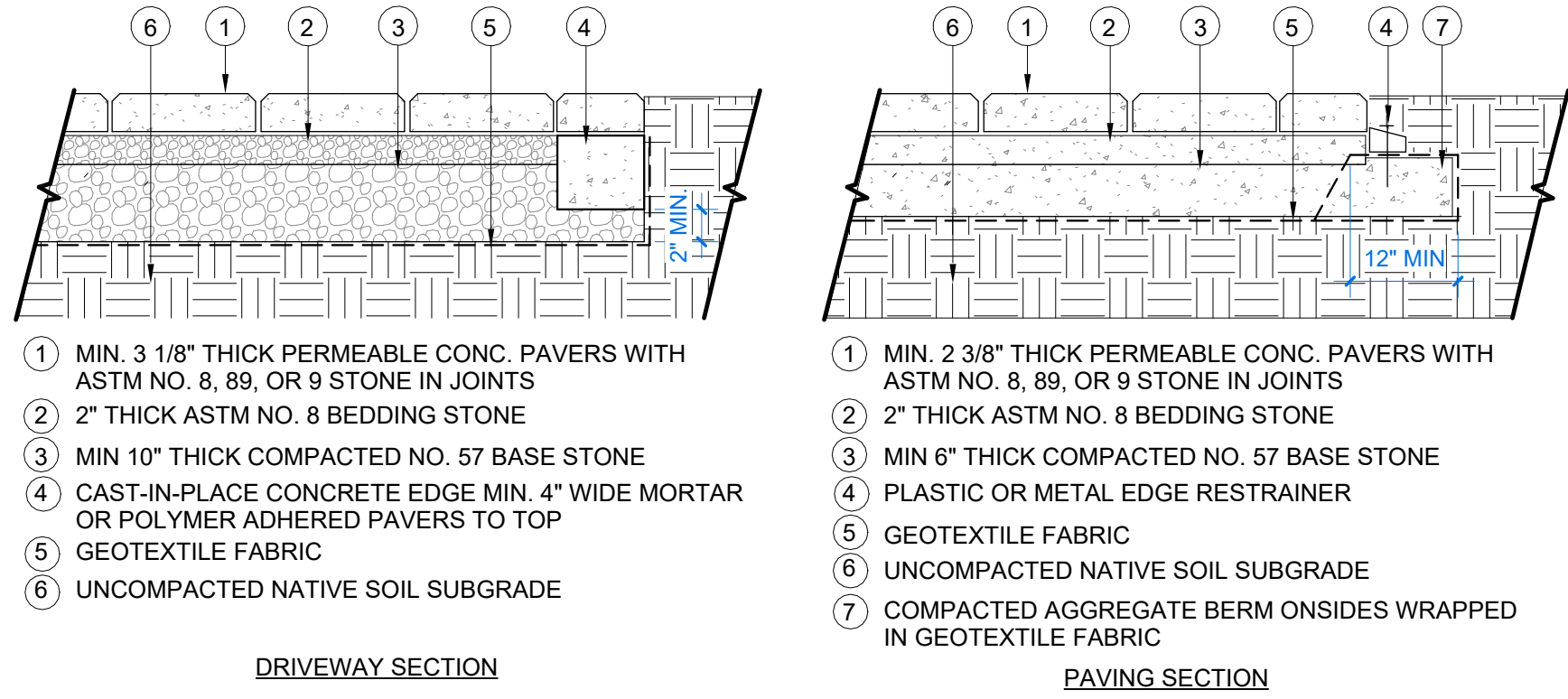
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TITLE SHEET

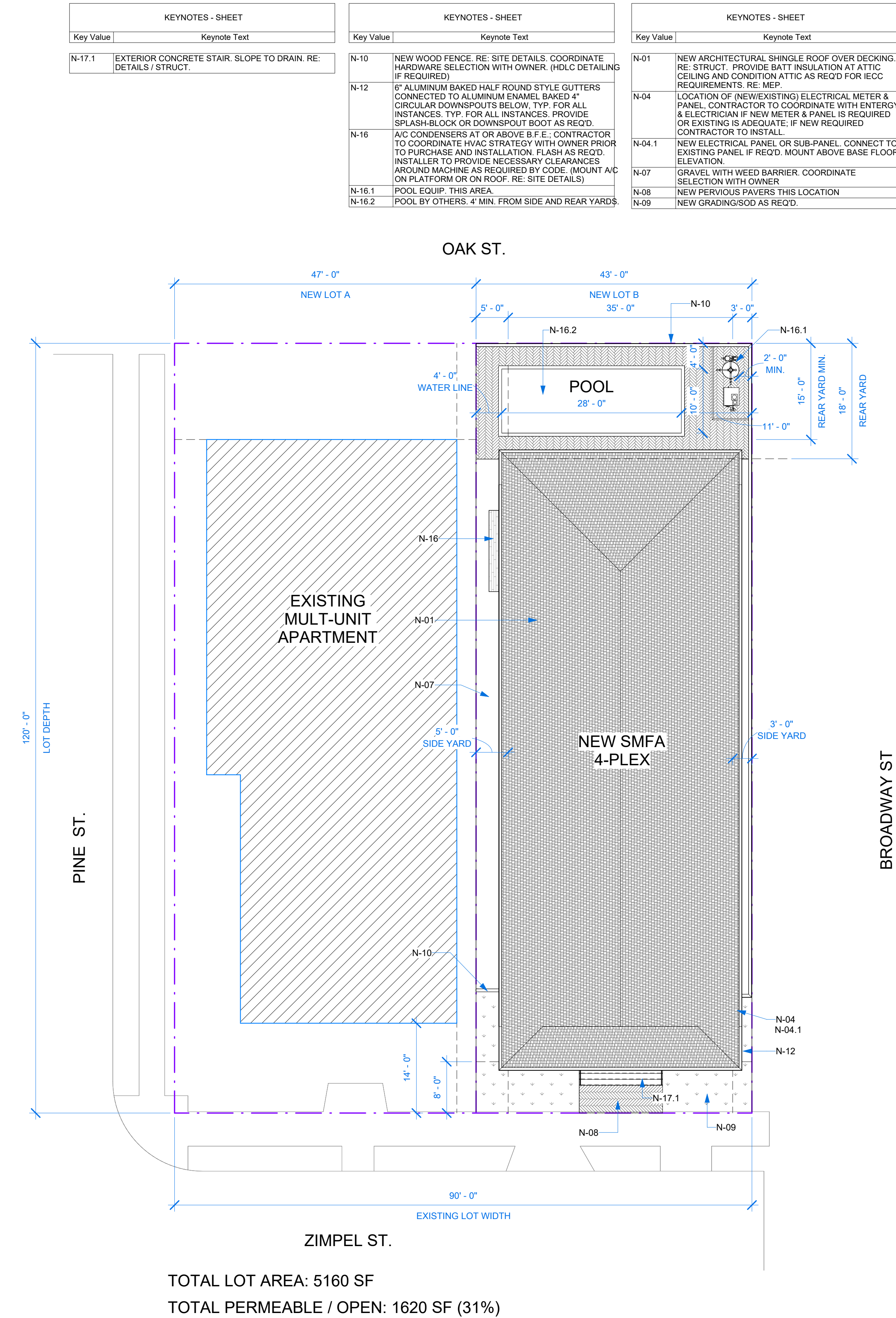
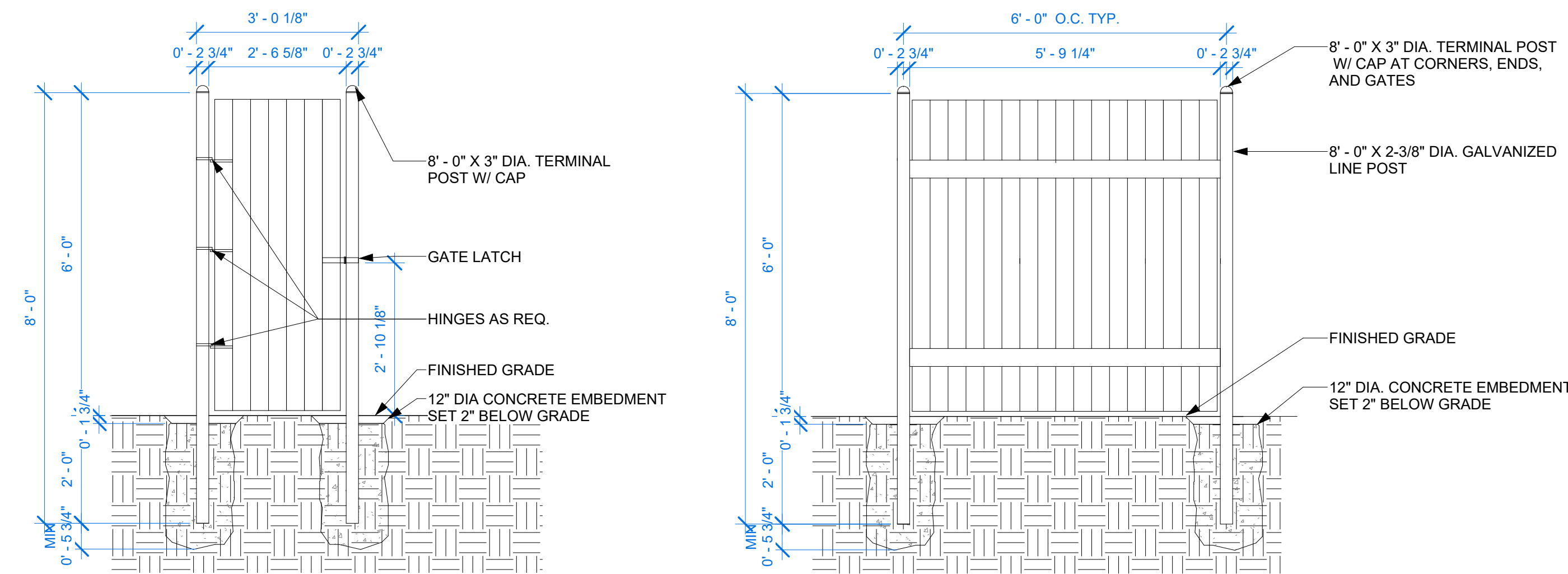
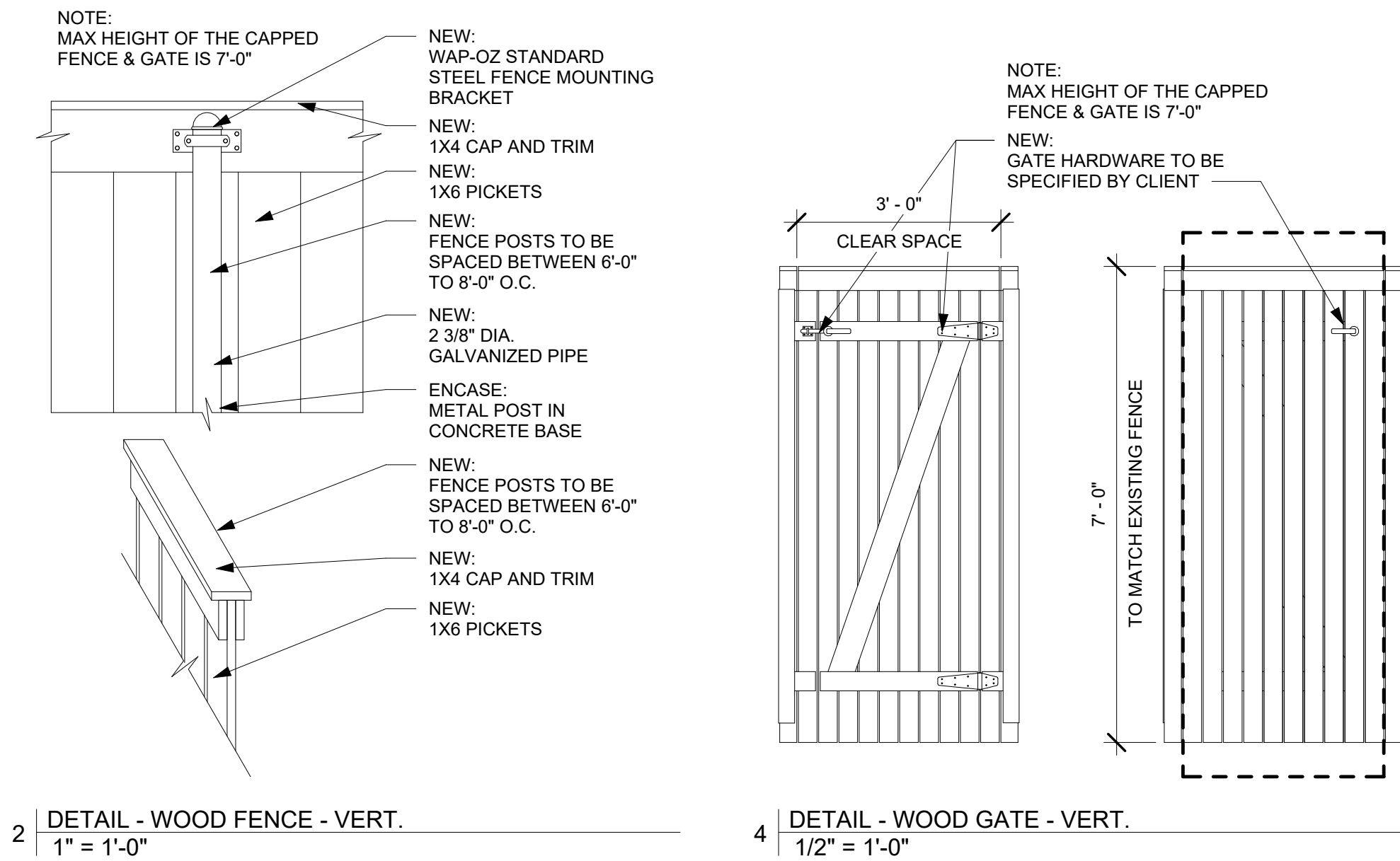
| PROJECT STATUS | |
|----------------|----------|
| Date | 01/15/25 |

T1.1

NOT FOR
CONSTRUCTION



PERMEABLE PAVING DETAILS



| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

| PROJECT STATUS | |
|----------------|----------|
| Date | 01/15/25 |

STRUCTURAL

INSULATION

INSULATION R-VALUE REQUIREMENTS: 1) CEILING: R-38, 2) WALLS: R-13, 3) FLOORS: R-13

- A.

BATT INSTALLATION GUIDELINES: GRADE I – MINOR DEFECTS: OCCASIONAL VERY SMALL GAPS ARE ALLOWED. VOIDS CAN'T EXTEND FROM THE INTERIOR TO THE EXTERIOR (I.E. THE FULL WIDTH OF A WALL CAVITY). THE PRODUCT IS INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATION AND CUT TO FIT AROUND ELECTRICAL JUNCTION BOXES AND IS SPLIT AROUND WIRES AND PIPES. COMPRESSION OR INCOMPLETE FILL AMOUNTING TO 2% OR LESS, IF THE EMPTY SPACES ARE LESS THAN 30% OF THE INTENDED FILL THICKNESS, ARE ACCEPTABLE FOR GRADE I.

B.

CLOSED-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY BETWEEN FLOOR FRAMING JOISTS AND AS DETAILED, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO A THICKNESS PRODUCING AN R-VALUE =13.

C.

A. TYPE II, MINIMUM DENSITY OF 1.5 LB/CU. FT. (24 KG/CU. M.)
OPEN-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY BETWEEN EXTERIOR STUDS AND AS DETAILED, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, TO A THICKNESS PRODUCING AN R-VALUE = 13.
A. MINIMUM DENSITY OF 0.4 LB/CU. FT. (6.4 KG/CU. M.)

D.

OPEN-CELL SPRAY POLYURETHANE FOAM OF TYPE INDICATED BELOW SHALL BE INSTALLED CONTINUOUSLY, BETWEEN ROOF FRAMING MEMBERS AND AS DETAILED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO A THICKNESS PRODUCING AN R-VALUE = 30.
A. MINIMUM DENSITY OF 0.4 LB/CU. FT. (6.4 KG/CU. M.)
1.

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING ENVELOPE SHALL BE AIR SEALED
2.

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIRTIGHT AND IC RATED, AND SHALL BE BURIED OR SURROUNDED WITH INSULATION
3.

EAVE BAFFLE: FOR AIR-PERMEABLE INSULATION IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE EVENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL TO OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.
4.

ALL ACCESS HATCHES AND DOORS FROM CONDITIONED TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE INSULATED TO THE SAME R-VALUE REQUIRED FOR THE WALL OR CEILING IN WHICH THEY ARE INSTALLED.
5.

THE 'LOUISIANA INSULATION CERTIFICATE' SHALL BE PERMANENTLY POSTED IN A UTILITY AREA:

State of Louisiana Insulation Certificate
(Permanently attach this certificate in a utility area near the Energy Efficiency Certificate)

| Date Installed Permit Number | | | | | |
|------------------------------------|---------------|--------------------------------------|---|---------------------------------|-----------------------|
| Area Insulated | Total R-value | Installed Thickness (3.5, 5.5, etc.) | Spray Foam Density (lbs./ft. ³) | Ignition Barrier Provided (Y/N) | Thermal Barrier (Y/N) |
| Attic rafterline (under sheathing) | at | inches | | | |
| Attic floor (above ceiling) | at | inches | | | |
| Cathedral ceiling | at | inches | | | |
| Exterior Walls | at | inches | | | |
| Knee walls | at | inches | | | |
| Band joint (between levels) | at | inches | | | |
| Under first floor (in crawl space) | at | inches | | | |
| Basement/crawl space walls | at | inches | | | |

| | |
|--------------------------------|--|
| Job-site Address | |
| General Contractor License No. | |
| Insulation Contractor (firm) | |
| Installer/Applicator Name | |
| Product Manufacturer(s) | |
| Product Name(s) & batch no. | |

| Supplemental Packet Contents: | Uploaded to permitting office (X) | Copy to General Contractor (X) | Copy to Homeowner (X or No Owner) |
|--|-----------------------------------|--------------------------------|-----------------------------------|
| Insulation Certificate (copy) | | | |
| Insulation MSDS or Finished Foam Safety Data Sheets (SDS) | | | |
| Product Technical Data Sheets | | | |
| Spray Foam Applicator's Training Certificate (from manufacturer or SFA) | | | |
| Performance Testing Report (blower door) with name of 3 rd party provider | | | |

MAKE A SELECTION

ROOF

- ROOF DEMO NOTES:
1.

REMOVE EXISTING ROOF AND ICE/WATER SHIELD (IF PRESENT) DOWN TO ROOF SHEATHING.
2.

INSPECT CONDITION OF ROOF SHEATHING. IF GAPS ARE PRESENT OR SHEATHING IS IN A STATE OF FAILURE, REPLACE WITH 5/8" TONGUE AND GROOVE ROOF DECKING, ALTERNATIVELY CLAD OVER WITH MIN 3/8" DECKING TO CREATE A SOLID SUBSTRATE
- HAZARDOUS MATERIALS:
1.

ALL DEMOLITION WORK IS TO BE PERFORMED IN ACCORDANCE WITH AN APPROVED ASBESTOS WORK PLAN FROM THE STATE OF LOUISIANA & OSHA SAFETY REQUIREMENTS.
2.

CURRENT AREA(S) HAVE NOT BEEN TESTED AND HAVE NOT BEEN IDENTIFIED FOR ABATEMENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TEST FOR HAZARDOUS MATERIALS AND REPORT TO THE OWNER IF ANYTHING IS 'HOT'.
- NEW ROOF NOTES:
1.

CONTRACT DRAWINGS MAY VARY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL CORRECT DIMENSIONS OF ALL MATERIALS TO CARRY OUT THE INTENT OF THE CONTRACT DRAWINGS. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN FIELD BEFORE ORDERING ANY MATERIALS. CONTRACTOR SHALL NOTIFY ARCHITECT PROMPTLY OF ANY CRITICAL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2.

THE REPLACEMENT OF THE ROOF SHALL BE CONDUCTED IN SUCH A MANNER AS TO PROTECT THE EXISTING BUILDING AND ALL OF ITS CONTENTS IN THEIR ENTIRETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED DURING THE PERFORMANCE OF THEIR CONTRACTED WORK.
3.

FIELD VERIFY SIZE AND LOCATION OF ALL EXISTING ROOF PENETRATIONS OR ROOF ACCESSORIES AND INSTALL NEW ROOF AS REQUIRED TO ACCOMMODATE ACCESSORIES AND CREATE A WATER TIGHT SEAL OVER ENTIRE ROOF.
4.

LOCATIONS OF NEW ROOFING AND CRICKETING ARE SHOWN FOR DESIGN INTENT ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRECISE LOCATION AND PROVIDE THESE ELEMENTS AS REQUIRED TO PROVIDE A PROPERLY SLOPED AND WATER TIGHT SYSTEM IN WHICH WATER IS NOT RETAINED ON THE ROOF.
5.

FIELD VERIFY LOCATION AND QUANTITY OF EXISTING DOWNSPOUTS AND ROOF DRAINS. PROVIDE DOWN SPOUTS AT ALL EXISTING LOCATIONS AND AT ALL OVERFLOW SCUPPERS.
6.

CONFIRM THAT ALL ROOF DRAINS ARE IN WORKING ORDER AND DRAINING AT AN APPROPRIATE FLOW RATE. REPAIR AND CLEAR ANY OBSTRUCTED, DAMAGED OR LEAKY DRAINAGE. PROVIDE NEW ROOF DRAIN STRAINERS.

BASIS OF DESIGN FOR ROOFING SYSTEMS:
ICE AND WATER SHIELD UNDERLAYMENT - GRACE ICE WATER SHIELD OR EQUAL
SLATE ROOFING TILE - 6x12 SLATE TO BE ATTACHED WITH COPPER NAILS
SINGLE PLY TPO ROOFING MEMBRANE - FIRESTONE ULTRAPLY FLEX ADHERED ARCHITECTURAL SHINGLE

GENERAL NOTES - RE-ROOF

- FINISHES: PAINT COLOR AND SELECTION TO BE COORDINATED WITH OWNER.
1.

INTERIOR WALLS:
PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL)
TOPCOAT - 2 COATS SHERWIN WILLIAMS DURATION HOME SATIN WALL PAINT
2.

CEILINGS:
PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL)
TOPCOAT - 2 COATS SHERWIN WILLIAMS 400 ZERO FLAT
CEILING ABOVE SHOWER ENCLOSURE:
PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL)
TOPCOAT - 2 COATS SHERWIN WILLIAMS DURATION HOME SATIN WALL PAINT
3.

TRIM AND DOORS:
PRIMER: SHERWIN WILLIAMS PRO-CLASSIC ALKYD SEMI-GLOSS ENAMEL
TOPCOAT - 2 COATS SHERWIN WILLIAMS A-100 SATIN ACRYLIC HOUSE AND TRIM PAINT

GENERAL NOTES - PAINT

- ROOFING:
1.

GLASS-FIBER-REINFORCED ASPHALT SHINGLES BEARING A LIMITED LIFETIME WARRANTY SHALL BE INSTALLED OVER A WARRANTABLE ROOF UNDERLAYMENT COVERING FOR THE ENTIRETY OF THE ROOF SLOPE(S) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS RECOMMENDED BY THE ARMA'S "RESIDENTIAL ASPHALT ROOFING MANUAL" AND THE NRCA'S "THE NRCA ROOFING AND WATERPROOFING MANUAL." PROVIDE ALL MATERIALS, INCLUDING METAL FLASHINGS AND TRIM FROM A SINGLE SOURCE. MUST CONFORM TO ASTM D 7158G (130 MPH) RATING.
2.

UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY 19 INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS OF THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET (FROM ICC 2018)
- EXTERIOR SHEATHING:
1.

WALL SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER AND AIR BARRIER.
A. HUBER ENGINEERED WOODS LLC, ZIP SYSTEM SHEATHING.
B. SPAN RATING: PANEL GRADE AND PERFORMANCE CATEGORY: 7/16" THICK SHEATHING (GREEN IN COLOR).
C. EDGE PROFILE: [SQUARE EDGE] [SELF-SPACING].
D. FACTER: MEDIUM-DENSITY, PHENOLIC-IMPREGNATED SHEET MATERIAL QUALIFYING AS A GRADE D WEATHER-RESISTIVE BARRIER IN ACCORDANCE WITH ICC AC308.
1.

ROOF SHEATHING WITH INTEGRAL ROOF UNDERLAYMENT
a. HUBER ENGINEERED WOODS LLC, ZIP SYSTEM SHEATHING.
b. SPAN RATING, PANEL GRADE AND PERFORMANCE CATEGORY: 1/2" THICK SHEATHING (RED IN COLOR).
c. EDGE PROFILE: [SQUARE EDGE]

- WINDOWS:
1.

ALL BEDROOM WINDOWS TO BE EGRESS SIZED APPROVED BY MANUFACTURER
2.

WINDOWS TO HAVE A U-FACTOR OF EQUAL OR LESS THAN .40 & A SHGC EQUAL OR LESS THAN .25

- EXTERIOR FINISHES:
1.

SOFFITS - FIBER-CEMENT SIDING PANELS BEARING A 10-YEAR MATERIAL AND WORKMANSHIP WARRANTY WITH PROFILES AS INDICATED BELOW SHALL BE INSTALLED OVER WEATHER BARRIER AT UNDER SIDE OF EXTERIOR SOFFITS. PROVIDE ALL MATERIALS, INCLUDING METAL FLASHINGS AND TRIM FROM A SINGLE SOURCE.
A. PANEL: 48-INCH WIDE SHEETS WITH SMOOTH TEXTURE
2.

WALLS & TRIM - CEMENTITIOUS FIBER BOARD TRIM & SIDING. SIDING TO BE 6" WIDE WITH SMOOTH PATTERN. PRE-FINISHED ALUMINUM GUTTERS AND DOWNSPOUTS BEARING A 10-YEAR FINISH WARRANTY SHALL BE INSTALLED AT HORIZONTAL ROOF EDGES AS INDICATED ON THE DRAWINGS. LOCATE DOWNSPOUTS TO ALIGN WITH EXPOSED PILES OR SCREENING SUPPORT FOR ADEQUATE BRACING. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUT DISCHARGE LOCATIONS.
4.

SHEET METAL FLASHING AND TRIM: FABRICATE FLASHING AND TRIM TO COMPLY WITH MANUFACTURER'S STANDARD PROCEDURES AND PROCESSES, AS NECESSARY TO FULFILL INDICATED PERFORMANCE REQUIREMENTS DEMONSTRATED BY LABORATORY TESTING. COMPLY WITH INDICATED PROFILES AND WITH DIMENSIONAL REQUIREMENTS.
A. STAINLESS STEEL: 26 GA.
5.

PAINT COLOR AND SELECTION TO BE COORDINATED WITH OWNER.
A. INTERIOR WALLS:
A. PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL).
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS DURATION HOME SATIN WALL PAINT
- B.

CEILINGS:
A. PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL)
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS 400 ZERO FLAT
- C.

CEILING ABOVE SHOWER ENCLOSURE:
A. PRIMER - HI-BUILD PRIMER SEALER (KILZ II OR EQUAL)
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS DURATION HOME SATIN WALL PAINT
- D.

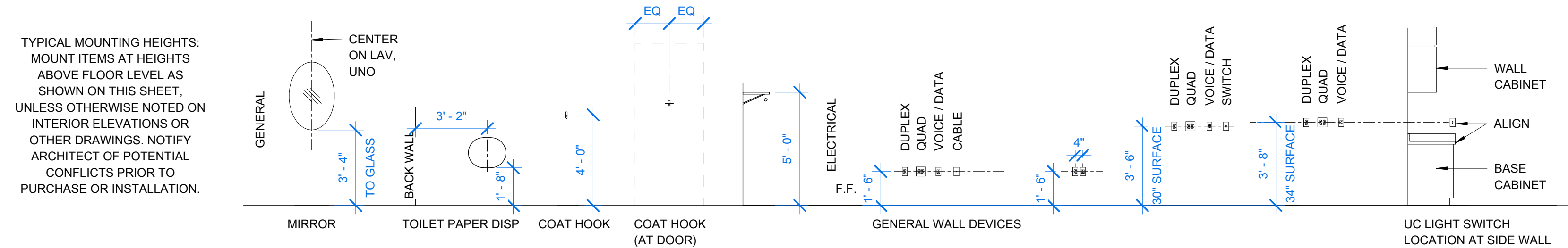
TRIM AND DOORS:
A. PRIMER: SHERWIN WILLIAMS PRO-CLASSIC ALKYD SEMI-GLOSS ENAMEL
B. TOPCOAT - 2 COATS SHERWIN WILLIAMS A-100 SATIN ACRYLIC HOUSE AND TRIM PAINT
- E.

FIBERENGINEERED WOOD SIDING (PRE-PRIMED FROM FACTORY):
A. 2 COATS SHERWIN WILLIAMS A-100 SATIN ACRYLIC HOUSE AND TRIM PAINT
B. PREP-CAULK SHALL BE A MINIMUM OF 60 YEAR PAINTABLE SILICONIZED ACRYLIC, NAIL HOLES AND BLEMISHES TO BE FILLED WITH APPROPRIATE WOOD FILLER. APPLY PAINT BY BRUSH, ROLLER, OR SPRAY. SAND BETWEEN COATS AS NECESSARY
6.

CAULKING, SEALING AND INSULATION
A. SEAL ALL EXTERIOR BASE PLATES IN 2 LINES OF WATERPROOF CAULKING @ INSTALLATION. CAULK BUILDING EXTERIOR FOR A COMPLETELY WATERPROOFED INSTALLATION. CAULK ALL PENETRATIONS, MATERIAL TRANSITIONS AND SEAMS INCLUDING UNDERSIDE OF LAP SIDING WITH GE MAX 3500 (OR EQUAL). SEAL ALL ROUGH OPENINGS (DOORS, WINDOWS AND PENETRATIONS) WITH EXPANDABLE FOAM SEALANT PRIOR TO APPLYING INTERIOR TRIM.
7.

EXTERIOR PORCH DECKING AND RELATED STAIRS TO BE SEALED WITH A THOMPSONS WATER SEAL OR EQUIVALENT.

GENERAL NOTES - THERMAL ENVELOPE



MOUNTING HEIGHTS - RESIDENTIAL

- CONCRETE AND REINFORCEMENT NOTES:
1.

CONCRETE: ACI 301-89 SPECIFICATIONS, NORMAL WEIGHT (LATEST REVISION).
2.

CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 3000 PSI UNLESS OTHERWISE NOTED.
3.

REINFORCING STEEL BARS: ASTM A615
4.

WELDED WIRE MESH: ASTM A185
5.

GRADE OF REINFORCING STEEL: GRADE 60.
6.

REINFORCING DETAILS: ACI 315 STANDARDS.
7.

ALL WORK WITHIN THE PROPERTY LINE SHALL CONFIRM TO REQUIREMENTS OF THE SEWERAGE AND WATER BOARD OF NEW ORLEANS

GENERAL NOTES - CONCRETE WORK

| No. | Description | Date |
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NOT FOR CONSTRUCTION

NOTES

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| PROJECT STATUS |
| Date 01/15/25 |

A1.2

NEW CONSTRUCTION, SMALL
MULTI-FAMILY AFFORDABLE 4 PLEX
7221 Zimpel St.
New Orleans LA, 70118

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MEP

1.

ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR AND SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. CONTRACTOR SHALL PULL ALL PERMITS RELATED TO WORK AND AS REQUIRED BY THE CITY OF NEW ORLEANS.
2.

CONTRACTOR TO VISIT SITE/STRUCTURE WITH OWNER PRIOR TO ACCEPTANCE OF BID TO VERIFY ALL FIELD CONDITIONS AS DEPICTED IN DRAWINGS.
3.

WATER SUPPLY LINE TO EXTERIOR WATER HEATER MUST BE COPPER (AND ANY DISTRIBUTION LINES EXPOSED TO EXTERIOR MUST BE COPPER). WATER LINES WITHIN/ATTACHED TO UNDERSIDE OF STRUCTURE SHALL BE COPPER. EXTEND 3/4" WATER LINE FROM EACH PLUMBING FIXTURE GROUP TO EXISTING MAIN WATER DISTRIBUTION LINE. HOT WATER SUPPLY LINES TO BE 3/4" COPPER.
4.

PRESSURE TEST SYSTEM TO 150 PSI PRIOR TO CLOSE-UP. SECURE ALL WATER LINES & PROTECT FROM INCOMPATIBLE MATERIALS.
5.

SOIL LINES SHALL BE SCHEDULE 40 PVC. SOLVENT WELD ALL JOINTS USING PROPER CLEANER AND GLOUE. PROVIDE HANGERS AS REQUIRED TO PROPERLY SUPPORT LINE RUNS BELOW STRUCTURE. THE MINIMUM SLOPE OF ANY SOIL LINE SHALL BE 1/4" PER FOOT. TEST ALL SOIL LINES WITH 10' HEAD PRESSURE PRIOR TO COVER-UP. PROVIDE CLEAN-OUT (SYMBOL 'CO') AS INDICATED ON PLAN.
6.

FURNISH ALL FITTINGS & ALL ACCESSORIES AS REQUIRED FOR COMPLETE PLUMBING INSTALLATION (SANS FIXTURES). PROVIDE SUPPLY STOPS FOR ALL FIXTURES, DISHWASHERS, AND ICE MAKERS. PROVIDE HEAVY DUTY PVC G-TRAPS AT ALL LAVATORIES AND SINKS. OWNER TO PROVIDE ALL PLUMBING FIXTURES.
7.

PROVIDE NATURAL GAS SERVICE TO WATER HEATER (WHEN UNIT IS GAS FIRED), WASHER/DRYER, AND REAR OF STRUCTURE AS SHOWN ON PLANS (SYMBOL 'GAS'). REFER TO MANUFACTURER'S PRODUCT INFO FOR SIZE OF SERVICE.
8.

PROVIDE BRASS HOSE BIBS AS SHOWN ON PLANS (SYMBOL 'HB').

GENERAL NOTES - PLUMBING SYSTEM

1.

ALL ELECTRICAL WORK SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (LATEST EDITION), STATE AND PARISH REGULATIONS AND ORDINANCES. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE LATEST EDITION AS AMENDED BY THE NATIONAL ELECTRICAL CODE (NFPA-70) AND OTHER APPLICABLE SAFETY CODES AS ENFORCED BY THE SAFETY AND PERMITS OF NEW ORLEANS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 200 EDITION, 2735 BASIC STANDARDS PAGE 47 AND CHAPTER 35 REFERENCE STANDARDS PAGE 48.
2.

ALL MATERIALS SHALL BE NEW AND U.L. APPROVED, UNLESS NOTED OTHERWISE.
3.

ALL WIRING DEVICES SHALL BE OF THE SPECIFICATION GRADE AND BE AS MANUFACTURED BY SIERRA, HUBBELL, LEVITON, SLATER, GENERAL ELECTRIC OR P&S. DEVICE PLATES SHALL BE SIERRA P LINE SMOOTH PLASTIC OR EQUAL. COLOR OF PLATES AND DEVICES SHALL BE OFF-WHITE.
4.

ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND OUTLETS ARE SHOWN APPROXIMATELY ONLY.
5.

CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR ALL NECESSARY DIMENSIONS OR MAKE ACTUAL MEASUREMENTS AT THE JOB SITE.
6.

IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE COMPLETE AND OPERATING ELECTRICAL SYSTEM.
7.

PROVIDE SMOKE DETECTOR INSIDE ALL BEDROOMS (IF APPLICABLE) AND OUTSIDE DOOR IN HALLWAY. PROVIDE SMOKE/CARBON MONOXIDE DETECTOR IN KITCHEN. IF GARAGE IS PRESENT, PROVIDE CARBON MONOXIDE DETECTOR. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICIACY LAMPS.

GENERAL NOTES - ELECTRICAL SYSTEM

1.

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR THE ASHRAE HANDBOOK OF FUNDAMENTALS.
2.

INTERIOR DESIGN CONDITIONS FOR HVAC SYSTEM: THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72 DEGREES F FOR HEATING AND MINIMUM OF 75 DEGREES F FOR COOL.
3.

HEATING AND COOLING EQUIPMENT SHALL MEET ONE OF THE FOLLOWING EFFICIENCIES:
1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER. 15 SEER WHEN COMMERCIAL.
2. GREATER THAN OR EQUAL TO 10 HSPF/16 SEER AIR SOURCE HEAT PUMP.
3. GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP. FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD.
4.

DUCT SIZING. DUCTS INSTALLED IN A SINGLE DWELLING UNIT SHALL BE IN ACCORDANCE WITH ACCA MANUAL D OR THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5.

MECHANICAL COOL SYSTEM DUCTING TO HAVE A MINIMUM R-VALUE OF R8 WHEN LOCATED OUTSIDE OF THE CONDITIONED SPACE. IF LOCATED INSIDE THE CONDITIONED SPACE, DUCT INSULATION TO HAVE A MINIMUM R-VALUE OF R8.
6.

MECHANICAL DUCTING MAXIMUM HORIZONTAL SAG TO BE MAXIMUM 1/2" PER FOOT.
7.

HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT.
8.

MECHANICAL EXHAUST RATES FOR BATHROOMS SHALL BE 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS.
9.

PROVIDE TRUE 7-DAY PROGRAMMABLE THERMOSTATS THAT ARE CAPABLE OF AUTOMATIC ON/OFF CONTROL.
10.

WHEN COOLING, THE SUPPLY OF HEATING AND COOLING ENERGY TO EACH ZONE SHALL BE CONTROLLED BY INDIVIDUAL THERMOSTATIC CONTROLS CAPABLE OF RESPONDING TO TEMPERATURE WITHIN THE ZONE. WHERE HUMIDIFICATION OR DEHUMIDIFICATION OR BOTH IS PROVIDED, NOT FEWER THAN ONE HUMIDITY CONTROL DEVICE SHALL BE PROVIDED FOR EACH HUMIDITY CONTROL SYSTEM. WHERE COOLING IS PROVIDED, THE SYSTEM SHALL BE CAPABLE OF LIMITING RELATIVE HUMIDITY LEVELS TO 60% RELATIVE HUMIDITY. SUPPLEMENTAL DEHUMIDIFICATION EQUIPMENT MAY BE USED TO MEET THIS REQUIREMENT.

MECHANICAL EQUIPMENT EXTERIOR LOCATION GUIDELINES:

1.

GROUND-BASED OR WALL-MOUNTED MECHANICAL EQUIPMENT (WITH LESS THAN 7 FEET OF VERTICAL CLEARANCE) INCLUDING, BUT NOT LIMITED TO, HEATING, VENTILATING, GEOTHERMAL ENERGY, AND AIR-CONDITIONING (HVAC) UNITS, SWIMMING POOL EQUIPMENT, AND BACK-UP ELECTRICAL GENERATORS, MAY BE LOCATED IN AN INTERIOR SIDE OR REAR YARD AND SHALL BE LOCATED AT LEAST TWO (2) FEET FROM THE INTERIOR SIDE OR REAR PROPERTY LINE. THIS TWO (2) FOOT DISTANCE SHALL REMAIN OPEN TO THE SKY.
2.

WALL-MOUNTED MECHANICAL EQUIPMENT, WITH 7 FEET OR GREATER OF VERTICAL CLEARANCE, MAY BE LOCATED IN AN INTERIOR SIDE OR REAR YARD AND SHALL BE AT LEAST 18 INCHES FROM THE PROPERTY LINE.
3.

GROUND-BASED MECHANICAL EQUIPMENT IS PROHIBITED IN A FRONT OR CORNER SIDE YARD. MECHANICAL EQUIPMENT SETBACKS IN THIS SECTION ONLY APPLY TO MECHANICAL EQUIPMENT IN REQUIRED INTERIOR AND REAR YARDS AND DO NOT APPLY IF THERE ARE NO YARD REQUIREMENTS.
4.

HOWEVER, ANY EXISTING GROUND-BASED MECHANICAL EQUIPMENT THAT DOES NOT COMPLY WITH THE LOCATION REQUIREMENTS AS OF THE DATE OF ADOPTION OF THIS ORDINANCE IS CONSIDERED LEGALLY CONFORMING AND MAY BE REPLACED AND REPAIRED.
5.

ALL APPROVED GROUND-BASED MECHANICAL EQUIPMENT, INCLUDING, BUT NOT LIMITED TO HVAC UNITS, SHALL BE SCREENED WHEN READILY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS. SCREENING MATERIALS MAY BE MASONRY, WOOD, OR LANDSCAPE, AND SHALL EFFECTIVELY SCREEN MECHANICAL EQUIPMENT SO NO PORTION IS READILY VISIBLE FROM THAT PUBLIC RIGHT-OF-WAY. COLOR AND TEXTURE OF A MASONRY WALL SHALL BE COMPATIBLE WITH THE COLOR AND TEXTURE OF THE PRINCIPAL BUILDING ON THE SITE. IF GROUND-BASED MECHANICAL EQUIPMENT IS SCREENED BY AN EXISTING STRUCTURE, FENCE OR LANDSCAPE, SUCH THAT IT IS NOT READILY VISIBLE FROM THAT PUBLIC RIGHT-OF-WAY, IT WILL BE CONSIDERED TO HAVE MET THESE REQUIREMENTS.
6.

GROUND-BASED MECHANICAL EQUIPMENT SHALL BE CONSTRUCTED ABOVE BASE FLOOR ELEVATION (BFE), WHEN APPLICABLE. IF THE EQUIPMENT WOULD BE CONSTRUCTED SO THAT IT WILL BE HIGHER THAN A FENCE IN THE INTERIOR SIDE YARD, IT MAY NOT BE LOCATED WITHIN THE INTERIOR SIDE YARD.
7.

ANY ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SET BACK AT LEAST SIX (6) FEET FROM ANY WALL OF THE BUILDING TO PERMIT SAFE ACCESS TO THE ROOF AND SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

GENERAL NOTES - MECHANICAL SYSTEMS

1.

CONTRACTOR SHALL PROVIDE BLOCKING IN WALL AS REQUIRED FOR ALL WALL MOUNTED ACCESSORIES AND FIXTURES. RE: EQUIPMENT PLAN & MECHANICAL SYSTEMS.
2.

ALL MOUNTING HEIGHTS AND LOCATIONS TO BE VERIFIED IN FIELD BY ARCHITECT PRIOR TO IN-WALL BLOCKING INSTALLATION.
3.

TYPICAL: WALL MOUNTED TOILET ACCESSORIES ARE INTENDED TO ALIGN WITH TILE JOINTS WHERE POSSIBLE. SEE INTERIOR ELEVATIONS FOR LOCATIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
4.

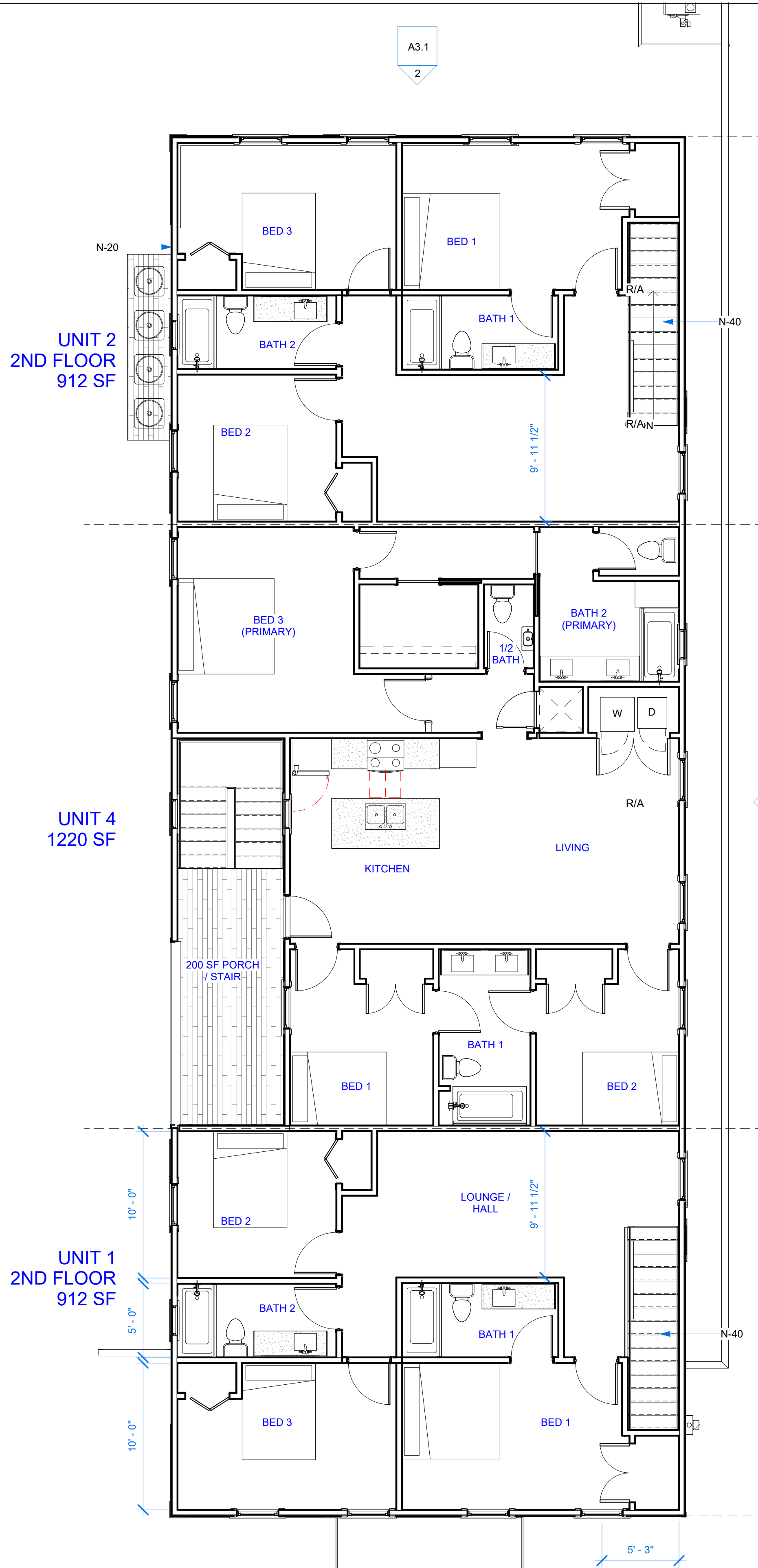
REFER TO INTERIOR ELEVATIONS & EQUIPMENT PLANS FOR WALL MOUNTED ACCESSORIES AND FIXTURES NOT INCLUDED IN PLAN.
5.

REFER TO ENLARGED PLANS FOR ADDITIONAL PARTITION TAGS, DETAIL TAGS, INTERIOR ELEVATION TAGS AND SPECIFIC NOTES IF NOT VISIBLE TO PRIMARY SCALED PLANS.
6.

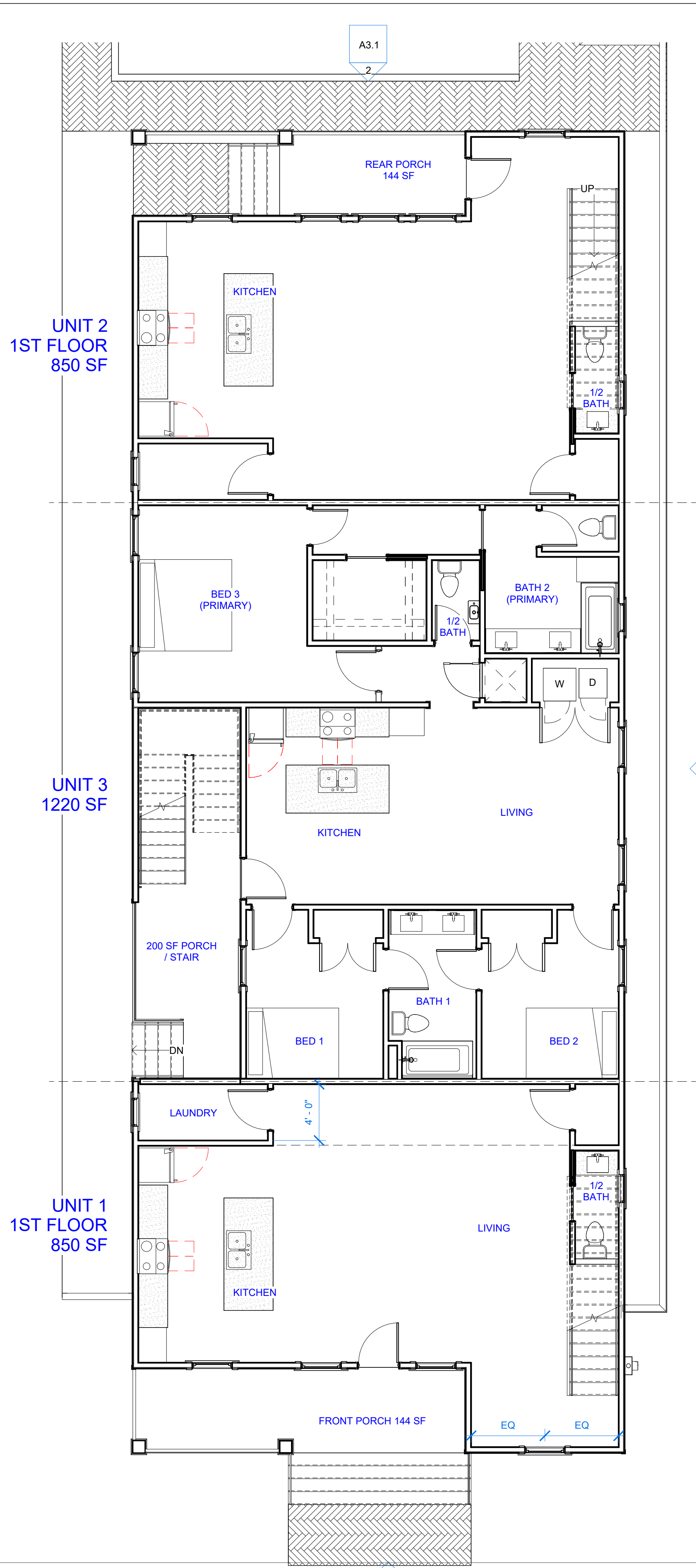
REFER TO ENLARGED EQUIPMENT PLANS AND EQUIPMENT SCHEDULE FOR ITEMS THAT ARE OWNER FURNISHED AND OWNER INSTALLED VERSUS ITEMS WHICH WILL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED. THE CONTRACTOR SHALL PROVIDE ADEQUATE SPACE AND REQUIRED PLUMBING AND ELECTRICAL SERVICES FOR SUCH ITEMS. THE GENERAL CONTRACTOR SHALL COORDINATE THESE ITEMS AND THEIR DELIVERY TO THE SITE WITH OWNER'S REPRESENTATIVE.

GENERAL NOTES - EQUIPMENT

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2 2ND FLOOR BFE
3/16" = 1'-0"



UNIT 1
1ST FLOOR
850 SF

1 1ST FLOOR BFE
3/16" = 1'-0"



| KEYNOTES - SHEET | |
|------------------|---|
| Key Value | Keynote Text |
| N-20 | NEW EXTERIOR WALL. 2X STUDS W/ BATT INSULATION, GYP. INTERIOR, EXTERIOR SHEATHING AND WEATHER BARRIER. PROVIDE 2X HEADERS AND FLASHING AT ALL OPENINGS PER WINDOW/DOOR MANUF. RE. WALL TYPES & STRUCTURAL. RE. ELEVATIONS FOR FINISH MATERIAL (HARDIE SIDING, WOOD SIDING, STUCCO, METAL PANEL, ETC.) |
| N-40 | INTERIOR WD. STAIR WITH WALL MOUNTED HANDRAIL AND METAL GAURD-RAIL AT OPEN SIDE. COORDINATE FINISH SELECTION WITH OWNER. |

UNIT 1: 1682 SF
(3 BED / 2.5 BA + LOUNGE)

UNIT 2: 1682 SF
(3 BED / 2.5 BA + LOUNGE)

UNIT 3: 1220 SF INT. (3 BED / 2.5 BA)

UNIT 3: 1220 SF INT. (3 BED / 2.5 BA)

+ 144 SF FRONT PORCH & 144 SF REAR
PORCH & 350 SF SIDE PORCH

6442 SF GROSS

- SECTION 114000 - KITCHEN APPLIANCES
1. GENERAL
- 1.1 SUMMARY: PROVIDE AND INSTALL KITCHEN APPLIANCES AS SPECIFIED AND SHOWN ON THE DRAWINGS.
- 1.2 SUBMITTALS: SUBMIT PRODUCT DATA SHEETS FOR EACH APPLIANCE, INCLUDING MANUFACTURER, MODEL NUMBER, AND PERFORMANCE SPECIFICATIONS. PROVIDE INSTALLATION INSTRUCTIONS AND WARRANTY INFORMATION FOR OWNER APPROVAL PRIOR TO PURCHASING.
- 1.3 QUALITY ASSURANCE: APPLIANCES TO BE FROM MANUFACTURERS WITH A MINIMUM OF 5 YEARS OF INDUSTRY EXPERIENCE AND POSITIVE REVIEWS. ENSURE APPLIANCES COMPLY WITH RELEVANT SAFETY AND ENERGY STANDARDS, INCLUDING UL, ETL, AND ENERGY STAR® RATINGS.
2. PRODUCTS: SEE INDIVIDUAL KEY NOTES FOR PRODUCTS
- 2.1 PERFORMANCE CRITERIA
- ENERGY EFFICIENCY: ALL APPLIANCES TO MEET OR EXCEED [INSERT SPECIFIC ENERGY EFFICIENCY STANDARDS, E.G., ENERGY STAR®] TO MINIMIZE ENERGY CONSUMPTION AND OPERATIONAL COSTS. DURABILITY: APPLIANCES TO BE CONSTRUCTED OF HIGH-QUALITY MATERIALS FOR LONG-TERM RELIABILITY AND RESISTANCE TO TYPICAL WEAR AND TEAR.
- NOISE LEVELS: APPLIANCES TO OPERATE WITHIN ACCEPTABLE NOISE LEVELS, ENSURING MINIMAL DISTURBANCE IN APARTMENT SETTINGS. [INSERT SPECIFIC NOISE LEVELS IF APPLICABLE, E.G., DISHWASHERS ≤ 50 DBA]
- EASE OF USE: APPLIANCES TO FEATURE USER-FRIENDLY CONTROLS AND INTERFACES, ENSURING EASE OF OPERATION FOR ALL RESIDENTS.
3. EXECUTION
- 3.1 INSTALLATION: INSTALL APPLIANCES ACCORDING TO MANUFACTURERS INSTRUCTIONS AN LOCAL CODES. VERIFY PROPER OPERATION AND ADJUST SETTINGS AS NEEDED. ALL POWER/WATER CONNECTORS TO BE PROVIDED.
- 3.2 TESTING: TEST ALL APPLIANCES TO ENSURE THEY ARE OPERATING CORRECTLY AND EFFICIENTLY.

- 1 BATHROOM FAUCET: B.O.D. MOEN DOUBLE HANDLE CENTERSET BATHROOM FAUCET FROM THE BRANTFORD COLLECTION (VALVE INCLUDED). MODEL: 66810 & SINK BASE BOD: 30 IN. W X 19 IN. D X 33 IN. H SINGLE SINK FREESTANDING BATH VANTY IN PEARL GRAY WITH WHITE CULTURED MARBLE TOP
- 2 WATER CLOSET - B.O.D. GLACIER BAY, 12 INCH ROUGH IN TWO-PIECE 1.28 GPF SINGLE FLUSH ELONGATED TOILET IN WHITE SEAT INCLUDED
- 3 COUNTERTOP - 2CM GRANITE W/BACKSPLASH, OWNER TO CHOOSE COLOR
- 4 REFRIGERATOR: B.O.D. LG, 30 IN. W 20 CU. FT. TOP FREEZER REFRIGERATOR W/ MULTI-AIR FLOW AND REVERSIBLE DOOR IN STAINLESS STEEL.ENERGY STAR
- 5 KITCHEN SINK: STANDARD 30" SINGLE BOWL UNDERMOUNT KITCHEN SINK, STAINLESS STEEL.
- 6 REFRIGERATOR: B.O.D. FRIGIDAIRE, 30 IN. 5 BURNER ELEMENT FREESTANDING ELECTRIC RANGE IN BLACK WITH EVENTEMP AND STEAM CLEAN
- 7 MICROWAVE: B.O.D. GE, 1.6 CU. FT. OVER-THE-RANGE MICROWAVE IN STAINLESS STEEL, RE- CIRCULATING VENT CONFIGURATION.
- 8 RANGE: B.O.D. GE 30 IN. 4 BURNER ELEMENT FREE-STANDING ELECTRIC RANGE IN STAINLESS STEEL W/STAINLESS KNOBS
- 9 CABINETS: B.O.D. PAINTED WOOD WITH A MINIMUM THICKNESS OF 1/4 INCH FOR DOORS AND 1/2 INCH FOR CABINET BOXES. SOFT CLOSERS AND HARDWARE INCLUDED.
- 10 SHOWER: CUSTOM BUILT SHOWER SURROUND, SCHLUTER-SHOWER SYSTEM WITH CEMENT BOARD SURROUND CLAD IN SUBWAY TILE. FACUET: B.O.D. DELTA FOUNDATIONS SINGLE-HANDLE 1-SPRAY SHOWER FAUCET IN CHROME (VALVE INCLUDED). PROVIDE 5/16 IN. TEMPERED GLASS SHOWER DOOR, PANEL, AND RELATED HARDWARE.

PRODUCT BASIS OF DESIGN (B.O.D.) SELECTIONS

NEW CONSTRUCTION, SMALL
MULTI-FAMILY AFFORDABLE 4 PLEX
7221 Zimpel St.
New Orleans LA, 70118

| No. | Description | Date |
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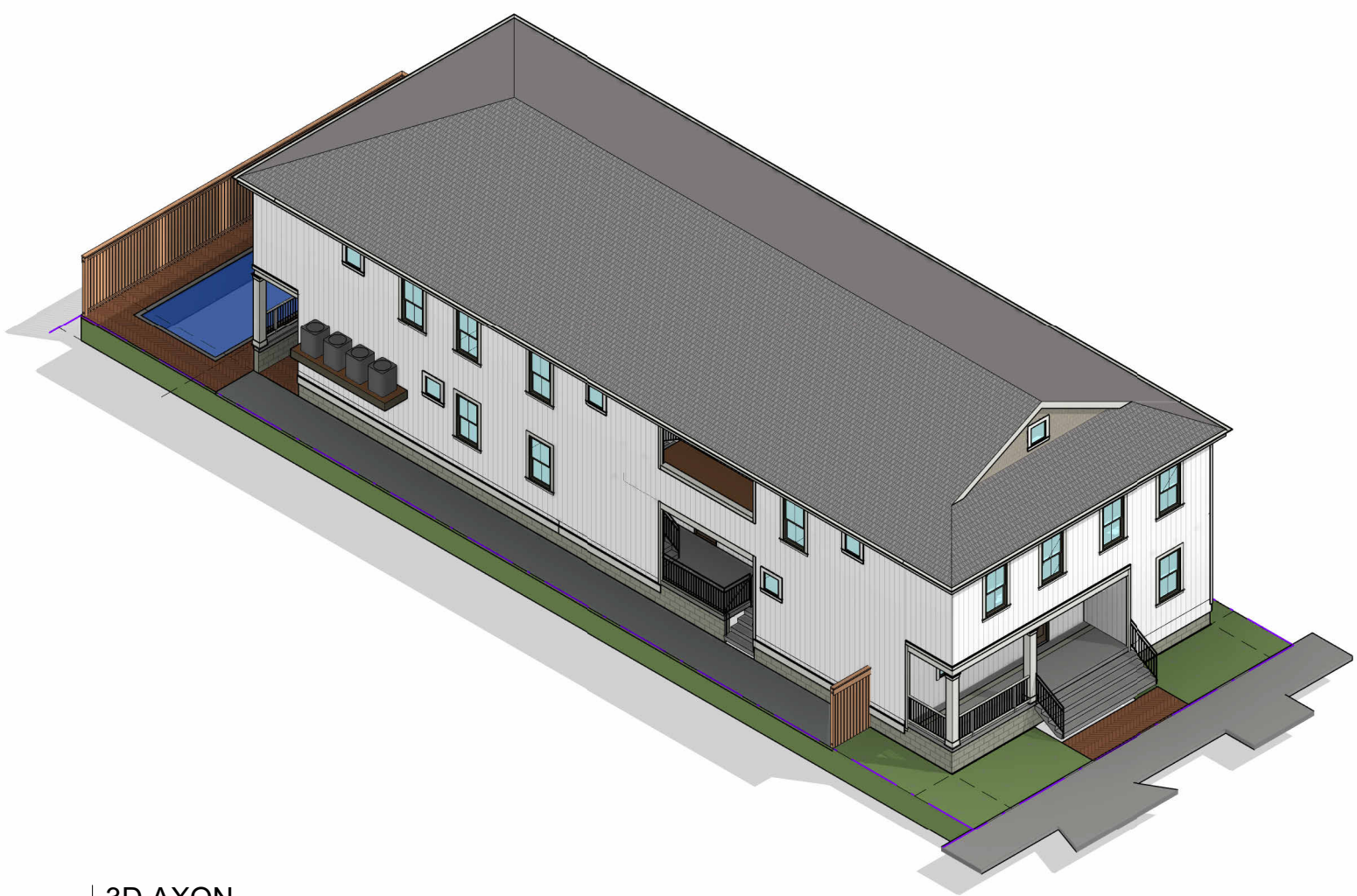
FLOOR PLANS -
PROPOSED

| PROJECT STATUS | |
|----------------|----------|
| Date | 01/15/25 |

A2.1

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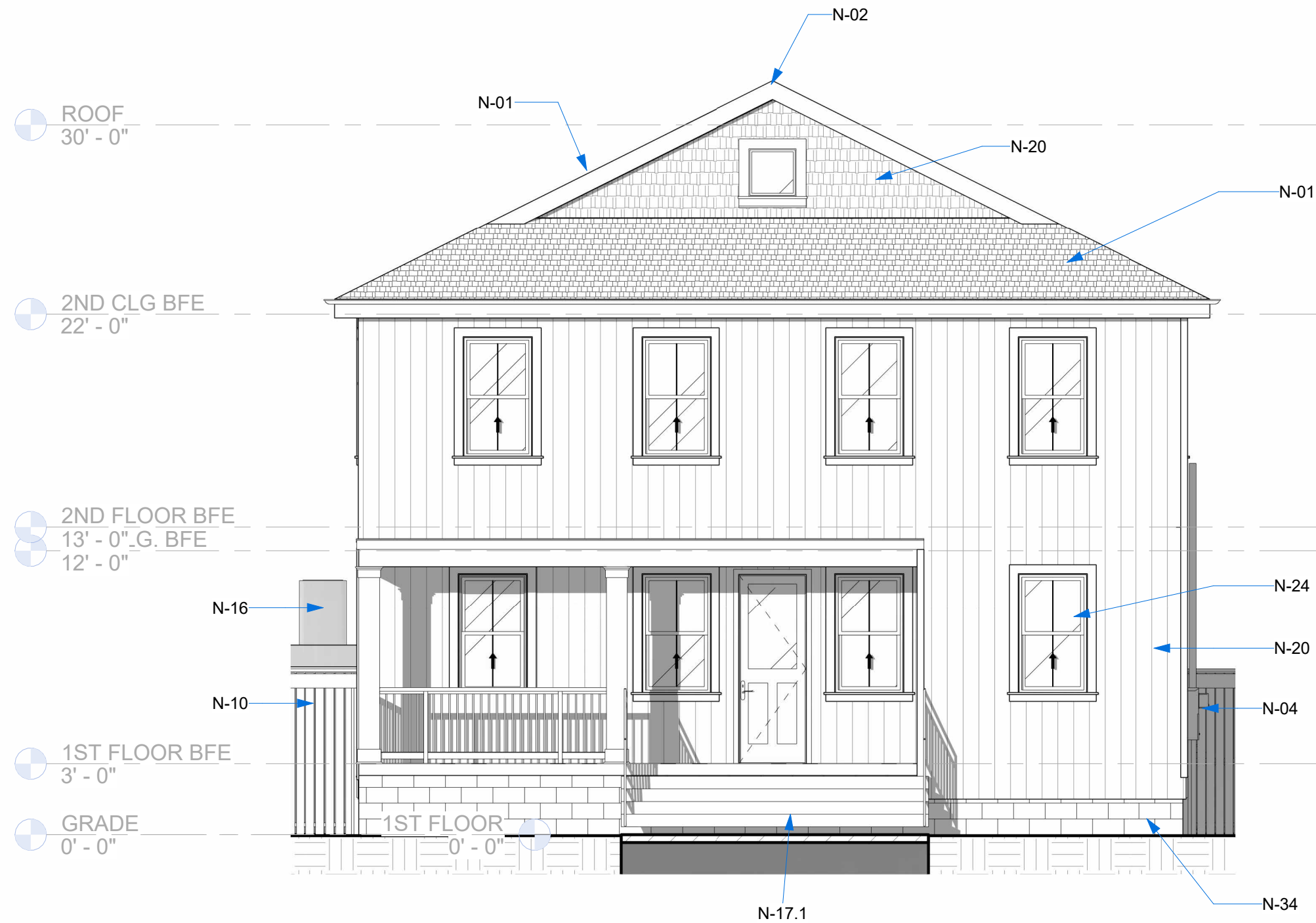
6 | 3D AXON



5 | EXTERIOR PERSPECTIVE - FRONT

| KEYNOTES - SHEET | |
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| Key Value | Keynote Text |
| N-24 | NEW WINDOW, RE: WINDOW SCHEDULE. (COORDINATE APPROVAL WITH HDLC IF IN HDLC NEIGHBORHOOD); PROVIDE WIND BORN DEBRIS PROTECTION AS REQUIRED BY CODE. |
| N-34 | FOUNDATION (CMU PIER / GRADE BEAM / SPREAD FOOTING). SEE STRUCTURAL FOR FRAMING AND CONSTRUCTION DETAILS. PROVIDE STUCCO FINISH ON CMU PIERS OR CHAIN WALLS. TYP. FLOOD VENTS IF REQ'D. (COORDINATE APPROVAL WITH HDLC IF REQ'D) |
| N-42.1 | TREATED WD. SKIRT BOARD WITH METAL DRIP. |
| N-42.2 | DECORATIVE TREATED WD. CORNICE / ENTABLATURE. RE: ELEVATIONS AND COORDINATE APPROVAL WITH HDLC AS REQ'D. |

| KEYNOTES - SHEET | |
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| Key Value | Keynote Text |
| N-01 | NEW ARCHITECTURAL SHINGLE ROOF OVER DECKING. RE: STRUCT. PROVIDE BATT INSULATION AT ATTIC CEILING AND CONDITION ATTIC AS REQ'D FOR IECC REQUIREMENTS. RE: MEP. |
| N-02 | RIDGE VENT AT ROOF. TYP. |
| N-04 | LOCATION OF (NEW/EXISTING) ELECTRICAL METER & PANEL. CONTRACTOR TO COORDINATE WITH ENERGY & ELECTRICIAN IF NEW METER & PANEL IS REQUIRED OR EXISTING IS ADEQUATE; IF NEW REQUIRED CONTRACTOR TO INSTALL. |
| N-10 | NEW WOOD FENCE. RE: SITE DETAILS. COORDINATE HARDWARE SELECTION WITH OWNER. (HDLC DETAILING IF REQUIRED) |
| N-12 | 6" ALUMINUM BAKED HALF ROUND STYLE GUTTERS CONNECTED TO ALUMINUM ENAMEL BAKED 4" CIRCULAR DOWNSPOUTS BELOW. TYP. FOR ALL INSTANCES. TYP. FOR ALL INSTANCES. PROVIDE SPLASH-BLOCK OR DOWNSPOUT BOOT AS REQ'D. |
| N-16 | A/C CONDENSERS AT OR ABOVE B.F.E.; CONTRACTOR TO COORDINATE HVAC STRATEGY WITH OWNER PRIOR TO PURCHASE AND INSTALLATION. FLASH AS REQ'D. INSTALLER TO PROVIDE NECESSARY CLEARANCES AROUND MACHINE AS REQUIRED BY CODE. (MOUNT A/C ON PLATFORM OR ON ROOF. RE: SITE DETAILS) |
| N-17.1 | EXTERIOR CONCRETE STAIR. SLOPE TO DRAIN. RE: DETAILS / STRUCT. |
| N-18 | EXTERIOR METAL GUARDRAIL @ 42" A.F.F. PROVIDE BLOCKING (OR DRILL AND EPOXY AT CONCRETE) AS REQ'D FOR MOUNT. PROVIDE HANDRAIL AT 34" AT STAIRS. TYP. |
| N-20 | NEW EXTERIOR WALL. 2X STUDS W/ BATT INSULATION. GYP. INTERIOR. EXTERIOR SHEATHING AND WEATHER BARRIER. PROVIDE 2X HEADERS AND FLASHING AT ALL OPENINGS PER WINDOW/DOOR MANUF. RE: WALL TYPES & STRUCTURAL. RE: ELEVATIONS FOR FINISH MATERIAL (HARDIE SIDING, WOOD SIDING, STUCCO, METAL PANEL, ETC.) |
| N-21 | NEW WOOD CLAD COLUMN W/ TREATED FURRING AS REQ'D. HURRICANE CLIPS AT STRUCTURAL CONNECTIONS. TYP. RE: STRUCT. |



3 | SOUTH ELEVATION - PROPOSED
3/16" = 1'-0"



1 | EAST ELEVATION - PROPOSED
3/16" = 1'-0"



2 | NORTH ELEVATION - PROPOSED
3/16" = 1'-0"



4 | WEST ELEVATION - PROPOSED
3/16" = 1'-0"

| No. | Description | Date |
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NOT FOR
CONSTRUCTION

EXTERIOR
ELEVATIONS -
PROPOSED

| PROJECT STATUS | |
|----------------|----------|
| Date | 01/15/25 |