

The Kingsway Restaurant

Restaurant Renovation
4201 Magazine Street
New Orleans, LA 70115

Owner
Mr. Arvinder Vilkuh
4128 Magazine Street
New Orleans, LA 70115
(504) 231-7482

Architect
ZANGARA + PARTNERS LLC
6107 Magazine Street
New Orleans, LA 70118
T (504) 533-9163

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Revisions

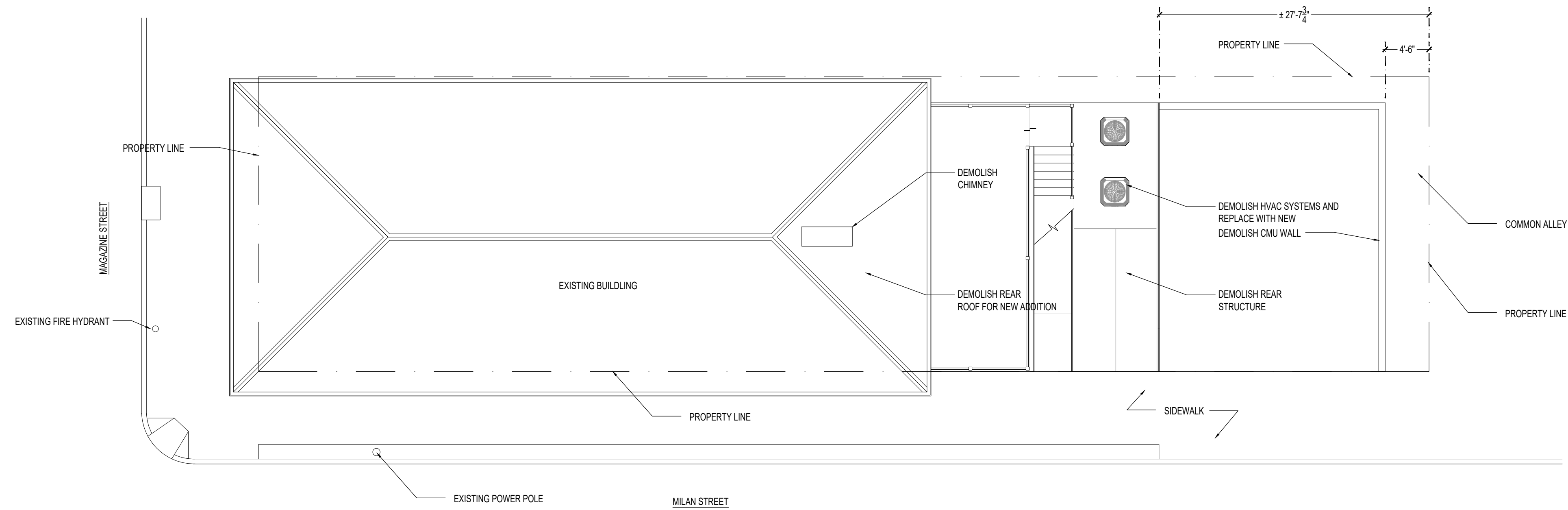
Interoffice Data

Project Number	CN 21008
Drawn By	
Checked By	DANIEL ZANGARA
Issue Date	06.03.22

Title

Existing and New Site Plans and Roof Plans

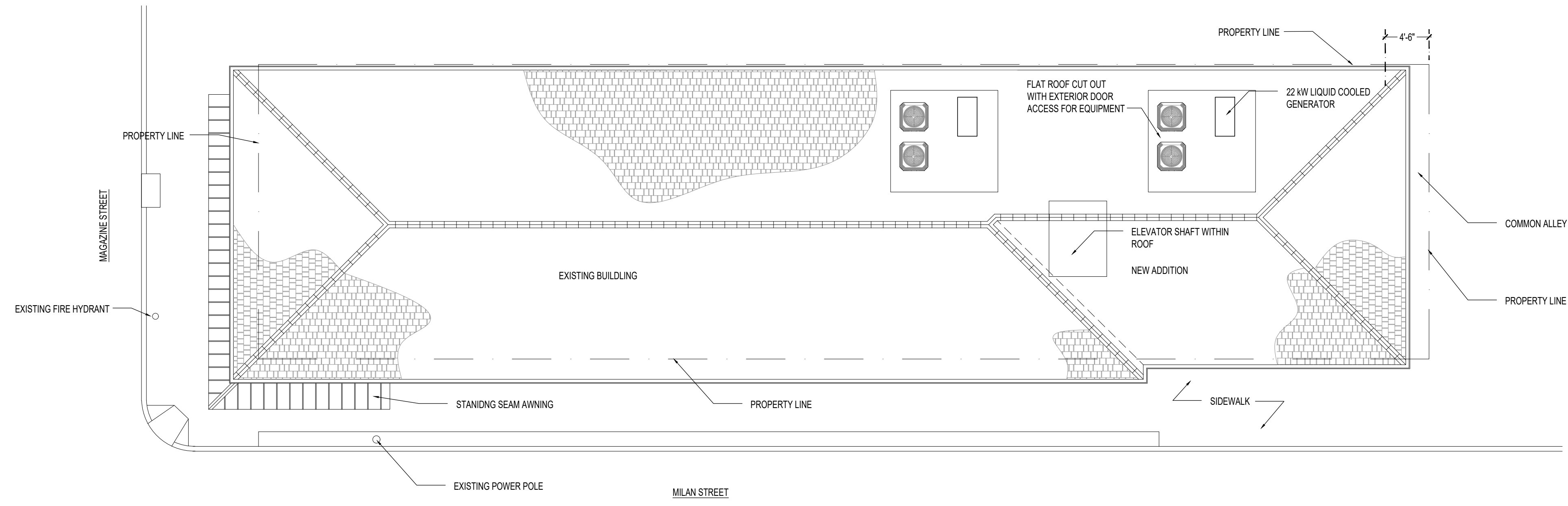
Sheet



1 Existing Site/Roof Plan

A-0.2

SCALE: 1/8" = 1'-0"



2 New Site/Roof Plan and Improvements

A-0.2

SCALE: 1/8" = 1'-0"

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No.	Description

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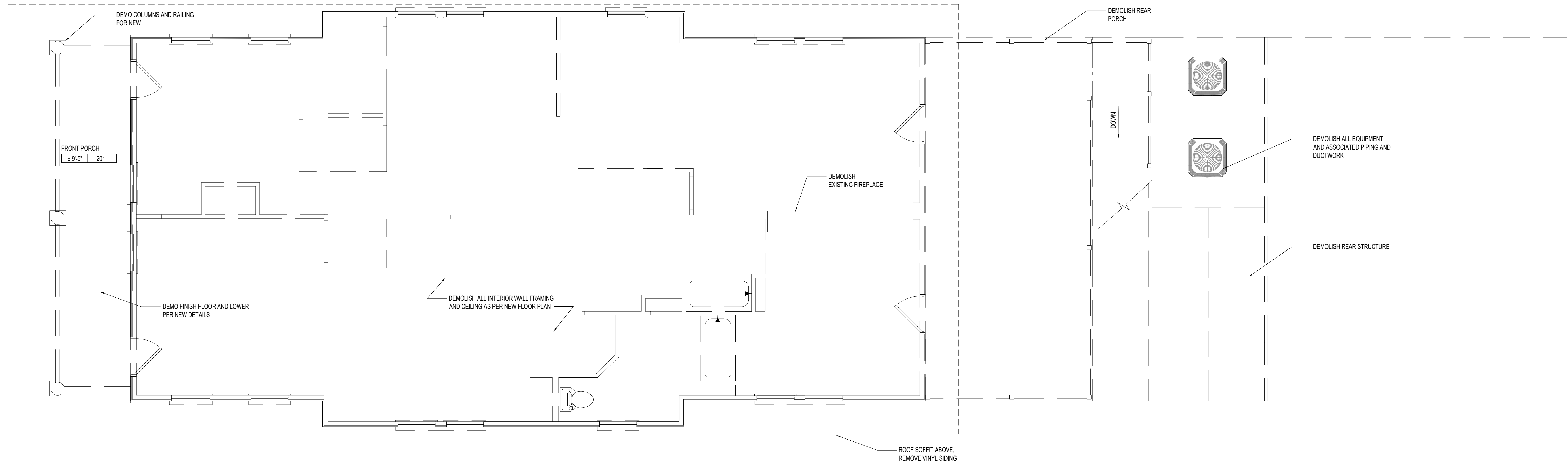
Issue Date
06.03.22

Title

Demolition First and Second Floor Plans

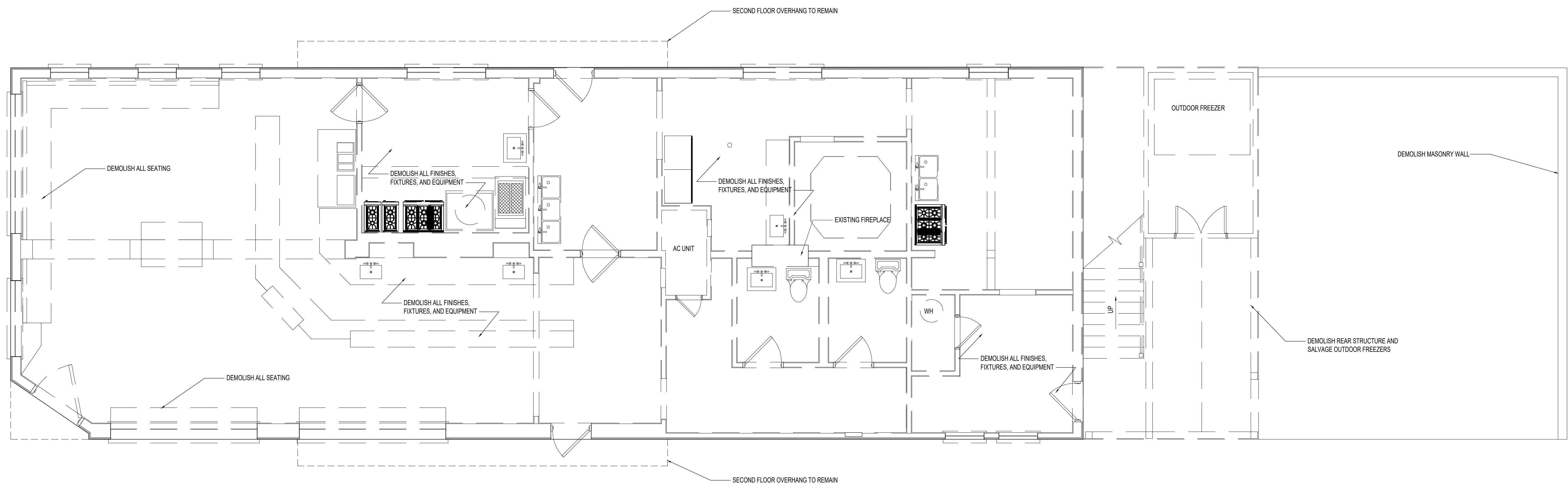
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A-1



2 Demolition Second Floor Plan
A-1

SCALE: 1/4" = 1'-0"



1 Demolition First Floor Plan
A-1

SCALE: 1/4" = 1'-0"

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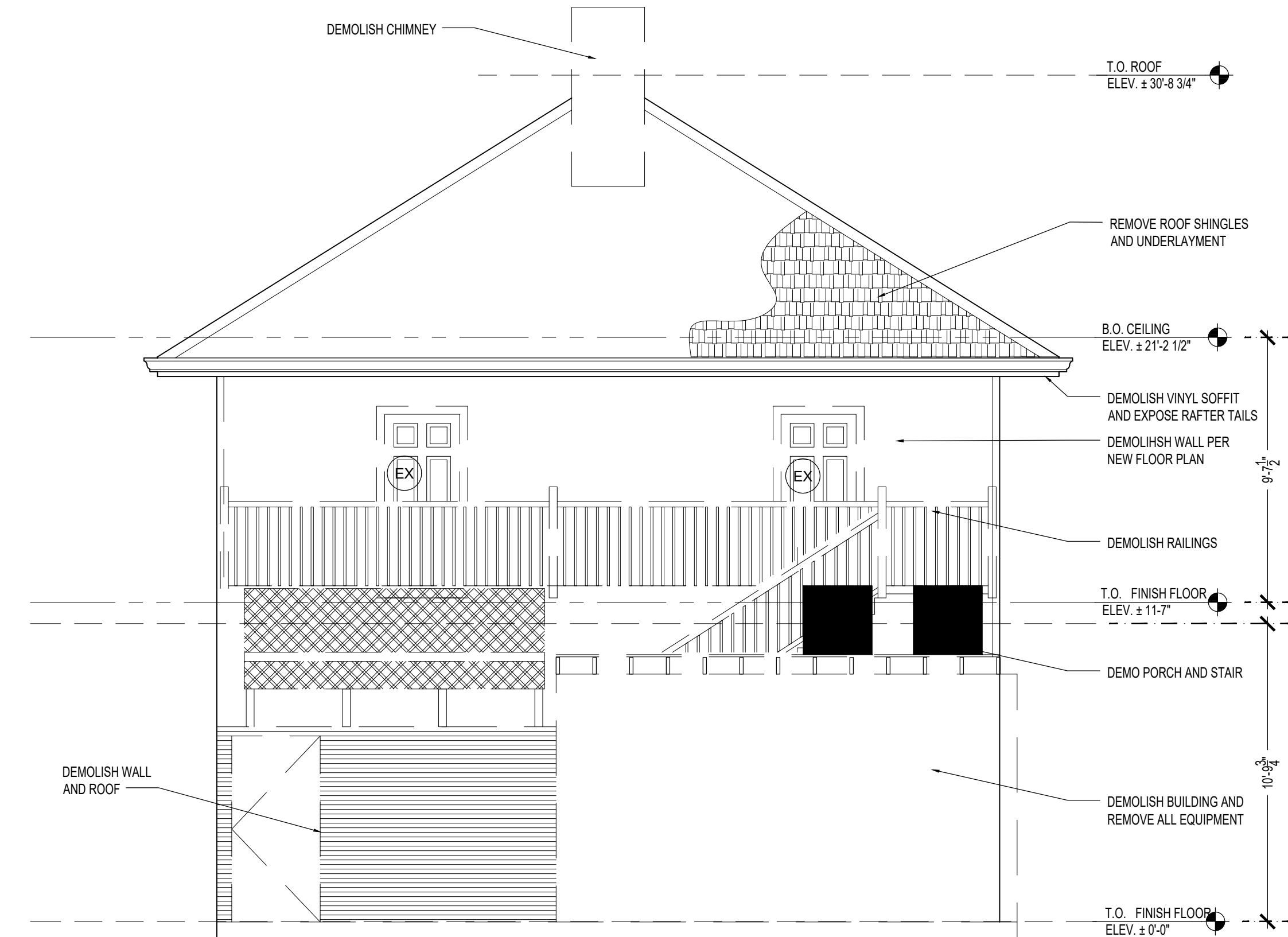
Revisions	

Interoffice Data	
Project Number	CN 21008
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Demolition
Exterior Elevations

Sheet

A-1A

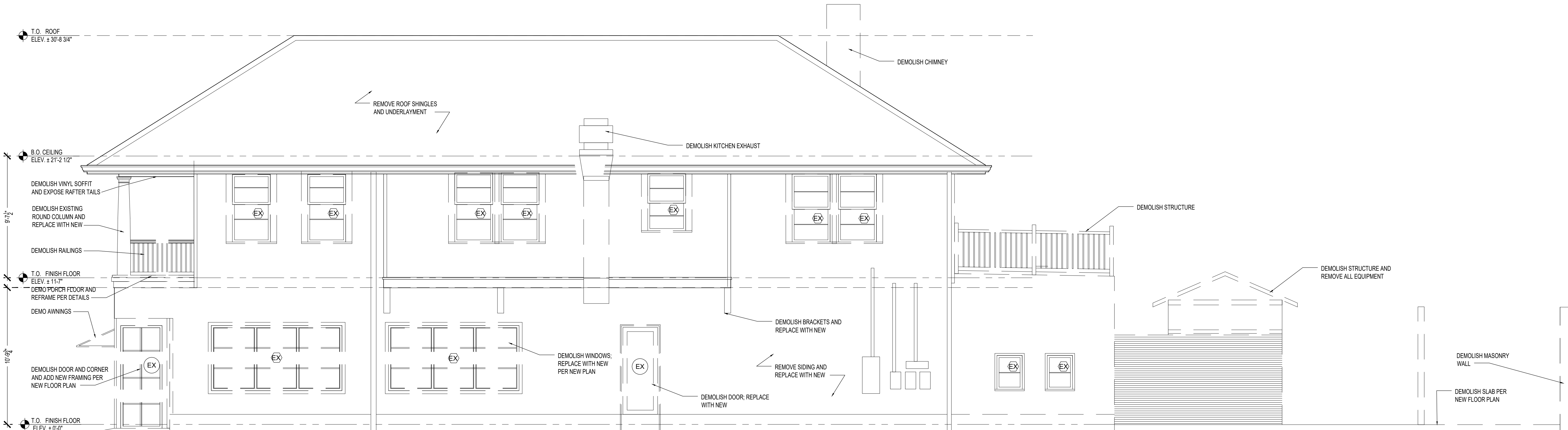


2 Demolition Front Elevation (Magazine Street)

3 Demolition

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"



1 Demolition Side Elevation (Milan Street)

SCALE: 1/4" = 1'-0"

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Revisions	

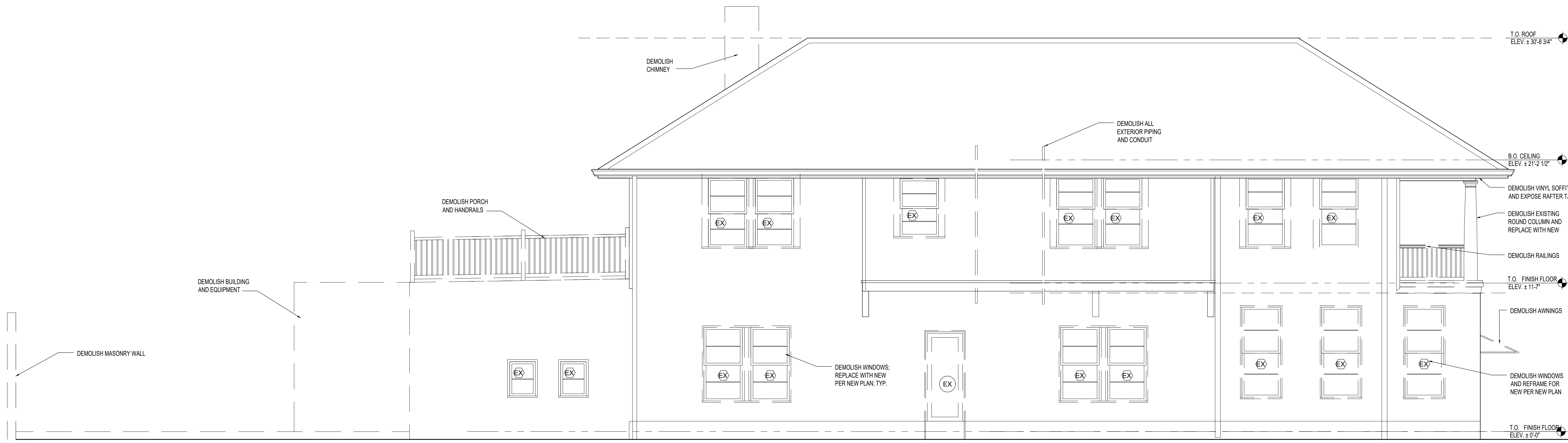
Interoffice Data	
Project Number	CN 21008
Drawn By	
Checked By	DANIEL ZANGARA

Issue Date	06.03.22
Title	

Demolition
Exterior Elevations

Sheet

A-1B



1 A-1B Demolition Side Elevation (General Pershing Street Side)

SCALE: 1/4" = 1'-0"

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Revisions

Interface Data

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Title
**New Second Floor
 Descriptive Plan**

Sheet

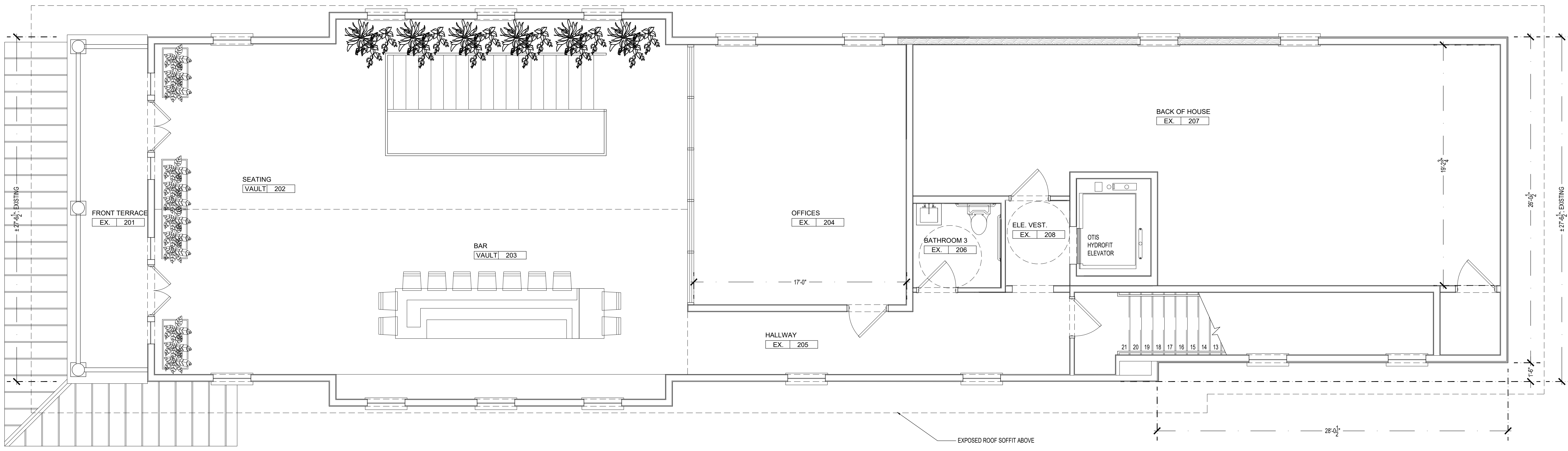
A-2A

Finish Schedule									
SECOND FLOOR									
ROOM #	ROOM NAME	FLOOR	BASE SIZE	WALLS	CEILING	CEILING HEIGHT	CROWN	CASING	REMARKS
201	FRONT TERRACE	CONCRETE	NA	SIDING, PAINTED	EXPOSED RAFTERS	EXISTING	N/A	N/A	FIBERGLASS TOP
202	SEATING	WOOD	A	GYP. WALLBOARD	T & G DECKING	VAULTED	N/A	A	
203	HALLWAY	WOOD	A	GYP. WALLBOARD	GYP. WALLBOARD	EXISTING	A	A	
204	PRIVATE DINING	WOOD	A	GYP. WALLBOARD	GYP. WALLBOARD	EXISTING	A	A	
205	BATHROOM 3	TILE	B	GYP. WALLBOARD	GYP. WALLBOARD	EXISTING	A	A	
206	VESTIBULE	WOOD	A	GYP. WALLBOARD	GYP. WALLBOARD	EXISTING	A	A	
207	BACK OF HOUSE	WOOD	A	GYP. WALLBOARD	GYP. WALLBOARD	EXISTING	N/A	A	FRP WAINSCOT
208	REAR STAIR	WOOD	A	GYP. WALLBOARD	GYP. WALLBOARD	EXISTING	N/A	A	

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL A PERMIT IS POSTED.
- THE COST OF THE PERMIT SHALL BE PAID FOR BY THE CONTRACTOR AS A REIMBURSABLE EXPENSE.
- ALL NEW PLUMBING SHALL BE COPPER SUPPLY LINES AND CAST IRON DRAIN LINES. STACKS ABOVE FIXTURES CAN BE PVC.
- ALL NEW CABINETS SHALL BE CUSTOM UNITS. NO MILLWORK OR CASEWORK TO BE FABRICATED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED BY THE ARCHITECT.
- CONTRACTOR IS TO CONFIRM THAT FLOORS ARE LEVEL AND WALLS ARE PLUMB. ALL EXISTING WALLS SHALL BE CHECKED FOR PLUMB AND FLOORS FOR LEVEL. CONTRACTOR SHALL STRAIGHTEN AS REQUIRED. WALLS OUT OF PLUMB NEED TO BE SHIMMED OR SISTERED. SAME APPLIES TO CEILINGS FOR LEVEL AND FLATNESS.
- THE CONTRACTOR SHALL PROVIDE BLOCKING IN THE WALLS FOR ALL CABINETS, BATHROOM ACCESSORIES, AND ANY GRAB BAR.
- ALL ELECTRICAL SHALL BE NEW AS INDICATED ON THE DRAWINGS.
- OWNER AND ARCHITECT TO VERIFY LOCATION OF ALL SWITCHES AND OUTLETS PRIOR TO WIRING. THERE SHALL BE A JOBSITE WALKTHROUGH TO CONFIRM LOCATIONS PRIOR TO ELECTRICIAN RUNNING WIRES.
- NEW LIGHT FIXTURES SHALL BE INSTALLED PER THE DRAWINGS AND SCHEDULE. REPLACE HANGING FIXTURES WITH NEW PER OWNER SELECTIONS.
- INSTALL NEW ON DEMAND TYPE WATER HEATERS IN ATTIC.
- ALL FINISH FLOORS SHALL BE LEVEL AND FLUSH WITH EACH OTHER. THERE SHALL BE NO HEIGHT CHANGES OR RAISED THRESHOLDS BETWEEN ROOMS OR BETWEEN NEW CONSTRUCTION AND EXISTING.
- ALL NEW EXTERIOR WINDOWS AND DOORS TO BE NEW AND TO HAVE WEATHERSTRIPPING.
- ALL HVAC EQUIPMENT, CONDENSERS, AIR HANDLERS, ETC., SHALL BE NEW. PROVIDE NEW DEHUMIDIFIERS FOR BOTH FLOORS. ALL DOWNSPOUTS TO BE INSTALLED PER SITE WALKTHROUGH. DIRECT WATER INTO SUBSURFACE LINES CONNECTED TO STORMWATER SYSTEM. REVIEW CIVIL DRAWINGS FOR ALL WORK.
- NEW ROOF TO BE 30 YEAR TIMBERLINE ULTRA HD. COLOR AS SELECTED BY ARCHITECT.
- REPAINT EXTERIOR WOODWORK SCHEDULED TO REMAIN. REPAINT ENTIRE INTERIOR AND EXTERIOR OF HOUSE. NEW SHEETROCK TO PROVIDE BE LEVEL 4 FINISH THROUGHOUT.
- ALL FIRST FLOOR AND SECOND FLOOR GRILLES TO BE ALUMINUM CEILING SUPPLIES. LOCATE ALL WITH ARCHITECT. THERE SHALL BE A JOB SITE WALKTHROUGH TO LOCATE ALL GRILLES PRIOR TO RUNNING DUCTWORK.
- THERE SHALL BE A JOB SITE WALKTHROUGH TO VERIFY ALL OPENING ROUGH OPENINGS PRIOR TO FRAMING.
- PREP, PRIME, BACKPRIME, SAND AND PAINT ALL EXTERIOR WORK INCLUDING NEW AND EXISTING.
- PROVIDE SOUND INSULATION AT ALL BATHROOMS.
- PROVIDE BATT INSULATION AT ALL EXTERIOR WALLS. SPRAY FOAM RAFTERS ON SECOND FLOOR.

LEGEND	
EXISTING WALL	— — — — —
NEW WALL	▨ ▨ ▨ ▨ ▨
DEMO WALL	- - - - -
EXISTING MASONRY WALL	— — — — —



1 New Second Floor Plan
 - A-2A

SCALE: 1/4" = 1'-0"

