ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR		
APC	ACOUSTICAL PANEL CEILING	PLAM	PLASTIC LAMINATE
AWC	ACOUSTICAL WALL COVERING	PLYWD PL	PLYWOOD PROPERTY LINE
AHU	AIR HANDLING UNIT	QT	QUARRY TILE
ALT	ALTERNATE	R	RADIUS
AL	ALUMINUM	REF	REFERENCE
BL	BASELINE	RCP	REFLECTED CEILING PLAN
BR	BRICK	REINF	REINFORCED
BRP	BRICK PAVERS	REBAR	REINFORCING STEEL BARS
BRG	BEARING	REQD	REQUIRED
BFF	BELOW FINISHED FLOOR	RB	RESILIENT BASE
BOS	BOTTOM OF STEEL	RF	RESILIENT FLOORING
BUR	BUILT-UP ROOFING	REV	REVISION
CPT	CARPET TILE	RD	ROOF DRAIN
CLG	CEILING	RO	ROUGH OPENING
CTR	CENTER	SM	SHEET METAL
CL	CENTERLINE	SV	SHEET VINYL
СТ	CERAMIC TILE	SIM	SIMILAR
СТВ	CERAMIC TILE BASE	SGL	SINGLE
COL	COLUMN	SC	SOLID CORE
CONC	CONCRETE	SPKR	SPEAKER
CMU	CONCRETE MASONRY UNIT	SF	SQUARE FOOT
CJ	CONSTRUCTION/CONTROL JOINT	SST	STAINLESS STEEL
DEG	DEGREE	STD	STANDARD
DEMO	DEMOLITION	STL	STEEL
DIA	DIAMETER	STRUCT	STRUCTURAL
DIM	DIMENSION	GFRC	GLASS FIBER REINFORCED CONCRE
DL/DS	DOWN LEADER/DOWNSPOUT	GWT	GLAZED WALL TILE
EXP	EXPOSED	GYP BD	GYPSUM BOARD
ELEC	ELECTRICAL	GSB	GYPSUM SHEATHING BOARD
EL	ELEVATION	HCP	HANDICAPPED
EXIST	EXISTING	HDW	HARDWARE
ETR	EXISTING TO REMAIN	HDWD	HARDWOOD
EJ	EXPANSION JOINT	HAZ	HAZARDOUS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	HVAC	HIGH VELOCITY AIR CONDITION
EXT	EXTERIOR	НМ	HOLLOW METAL
FO	FACE OF	НВ	HOSE BIBB
FIN FLR	FINISH FLOOR	INSUL	INSULATION
FIN GR	FINISH GRADE	INT	INTERIOR
FDC	FIRE DEPARTMENT CONNECTION	LAM GL	LAMINATED GLASS
FEB	FIRE EXTINGUISHER ON BRACKET	LAV	LAVATORY
FEC	FIRE EXTINGUISHER IN CABINET	LWC	LIGHTWEIGHT CONCRETE
FD	FLOOR DRAIN	LF	LINEAR FEET
FLR	FLOOR	MFR	MANUFACTURER
FT	FULLY TEMPERED (GLASS)	MO	MASONRY OPENING
GA	GAGE	SIM	SIMILAR
GALV	GALVANIZED	TEMP	TEMPORARY
GL	GLASS	T&G	TONGUE AND GROOVE
MATL	MATERIAL	TO	TOP OF
MAX	MAXIMUM	TOB/TOS	TOP OF BEAM/TOP OF STEEL
MSL	MEAN SEA LEVEL	TS	TUBE STEEL
MTL	METAL	TYP	TYPICAL
MIN	MINIMUM	UC	UNDERCUT
MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
MR	MOISTURE RESISTANT	VTR	VENT THROUGH ROOF
MRGB	MOISTURE RESISTANT GYPSUM BOARD	VAR	VARIES
MTD	MOUNTED	VB	VINYL BASE
NIC	NOT IN CONTRACT	VCT	VINYL WALL COVERING
NTS	NOT TO SCALE	VWC	VINYL WALL COVERING

WOOD BASE WORKING POINT

# **GENERAL NOTES**

THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERM OF AN ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL SYSTEM. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE OF OF THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE KNOWLEDGEABLE OF ALL CONDITIONS THEREOF. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES OR ORDINANCES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE.
- LARGER SCALE DRAWINGS HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION IT SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS THOUGH NOT SPECIFICALLY MARKED.
- IF AT ANY TIME AN ERROR IS FOUND WITHIN THESE DOCUMENTS PRIOR TO OR DURING CONSTRUCTION THAT MAY BE CRITICAL TO THE INTEGRITY OF THIS PROJECT, THE CONTRACTOR HALL CONTACT THE ARCHITECT IMMEDIATELY TO RESOLVE THE ERROR PRIOR TO PROCEEDING
- THE COORDINATION OF ALL MATERIALS, LABOR AND THE SUB CONTRACTORS WORKMANSHIP IS THE SOLE RESPONSIBILITY OF HE GENERAL CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL BUILDING OFFICIALS AND INSPECTORS FOR PERMITS AND NSPECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING ALL WORK DURING CONSTRUCTION AND IMPLEMENTATION OF ALL SAFETY PROCEDURES IN ACCORDANCE WITH APPLICABLE CODES.
- ALL FIXTURES, EQUIPMENT AND MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND SUGGESTED INSTRUCTIONS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE QUALITY STANDARDS OF THE TRADE AND SHALL BE INSTALLED IN ACCORDANCE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
- ITEMS NOTED AS "N.I.C" (NOT IN CONTRACT), "BY OWNER" OR EXISTING" SHALL NOT BE INCLUDED IN THE CONTRACT. HOWEVER, PROVISIONS SHALL BE MADE BY RESPECTIVE TRADES TO ALLOW THE INSTALLATION OF ITEMS NOTED. ALL FINISHES OF FLOORS, BASES, WAINSCOTS, WALLS AND CEILINGS BEHIND, UNDER AND/ OR OVER THESE ITEMS SHALL BE INCLUDED IN THE GENERAL CONTRACT UNLESS NOTED OTHERWISE (U.N.O.)
- THE JOB SITE SHALL BE KEPT "BROOM CLEAN" AND FREE OF EXCESSIVE DEBRIS. ALL REFUSE CREATED IN THE EXECUTION OF THE CONTRACT FOR CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR . TRANSPORT TRASH, RUBBISH AND DEBRIS FROM THE SITE AND DISPOSE OF LEGALLY. THE MANNER OF THE REMOVAL SHALL BE CONFIRMED WITH AN OWNERS REPRESENTATIVE AND SHALL MEET CITY, COUNTY AND STATE REGULATIONS.
- CONTRATOR TO CONDUCT FINAL SITE CLEANING AND INTERIOR CLEANING AT COMPLETION.
- DIMENSIONS ARE NOMINAL AND ARE TAKEN FROM FACE OF BLOCK WALL, CENTERLINE OF COLUMN AND FACE OF STUD U.N.O.
- 16. CONTRACTOR TO VERIFY ALL AREAS AND QUANTITIES.
- 17. VERIFY WITH OWNER ALL FINISH AND PRODUCT SELECTIONS

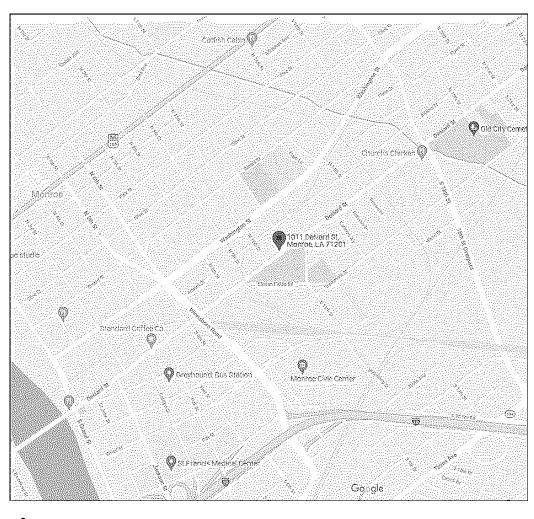
# **CURRENT BUILDING CODE**

LOUISIANA UNIFORM CONSTRUCTION CODES USED:

- 2015 INTERNATIONAL BUILDING CODE - 2015 INTERNATIONAL MECHANICAL CODE - 2015 INTERNATIONAL PLUMBING CODE - 2014 NATIONAL ELECTRIC CODE

# **BIDDING NOTES**

- ALL TRADES ARE STRONGLY ENCOURAGED TO VISIT THE SITE PRIOR TO BIDDING. THIS PROJECT CANNOT BE ACCURATELY BE BID WITHOUT SITE VERIFICTION OF THE EXISTING CONDITIONS.
- ALL SUPPLIERS AND SUB CONTRACTORS ARE ENCOURAGED TO REVIEW ALL PLAN SHEETS AS THE PLANS CONTAIN WORK BY MANY DIFFERENT TRADES.







DRAWING INDEX

SHEET NAME

**CURRENT SITE CONDITION** 

NO. PAGE NO.

**COVER SHEET** 

FLOOR PLAN, EXTERIOR ELEVATIONS

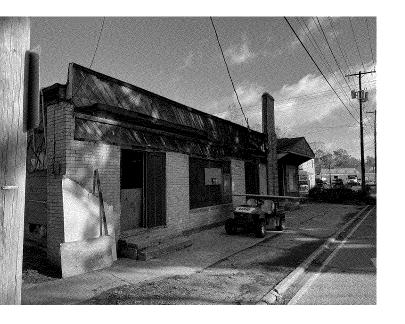
TYPES, SCHEDULES, AND ELEVATIONS

A-1 1

A-2 2

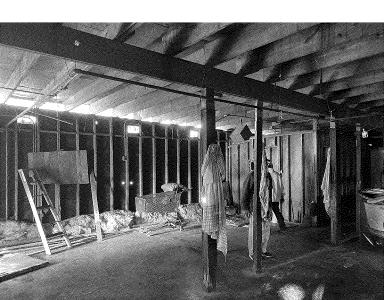
A-3 3

Grand total: 3

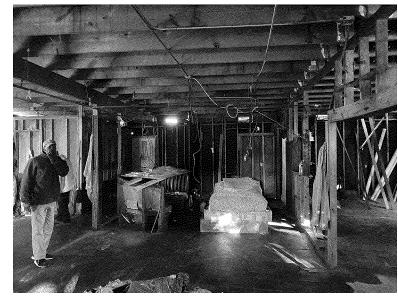


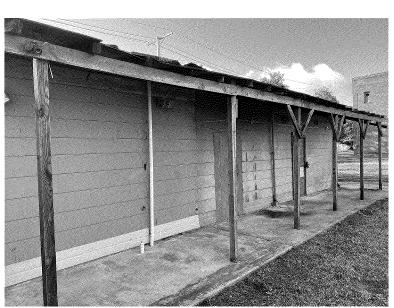




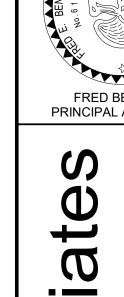




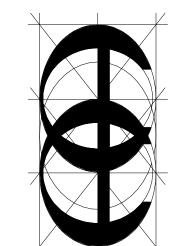


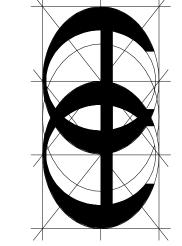






FRED BENNETT PRINCIPAL ARCHITECT



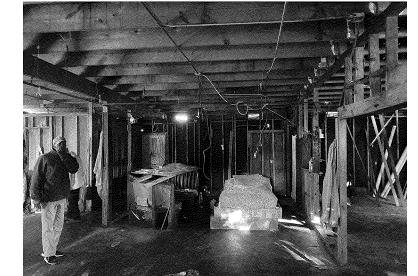


DRAWING REVISIONS

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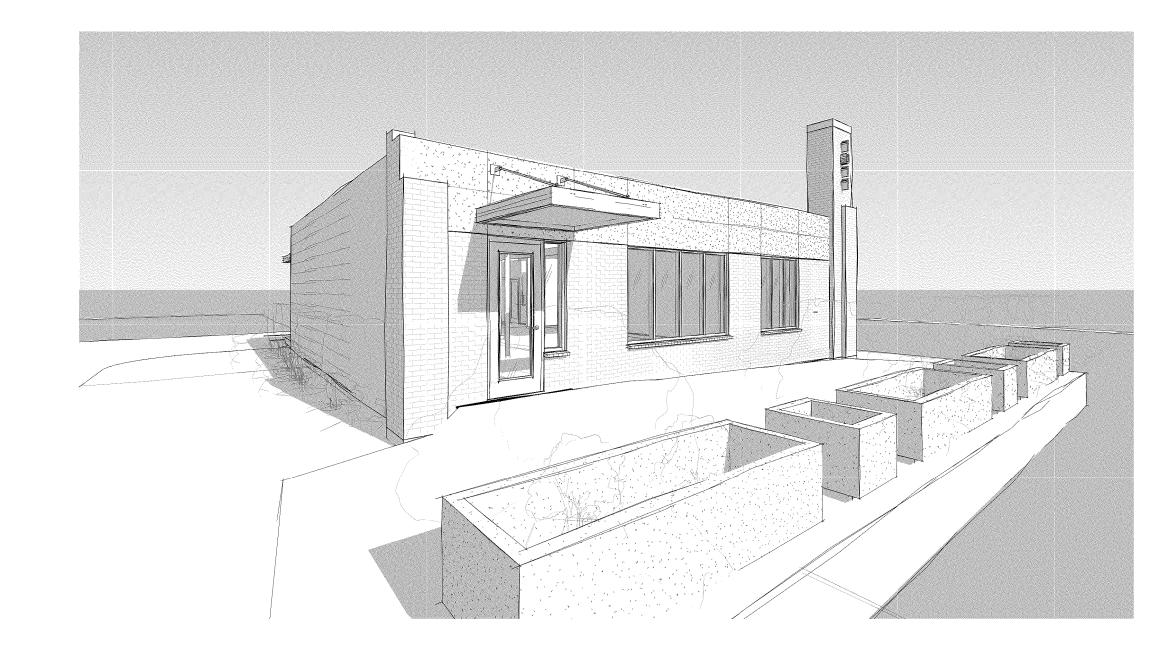
SHEET No.

21-220

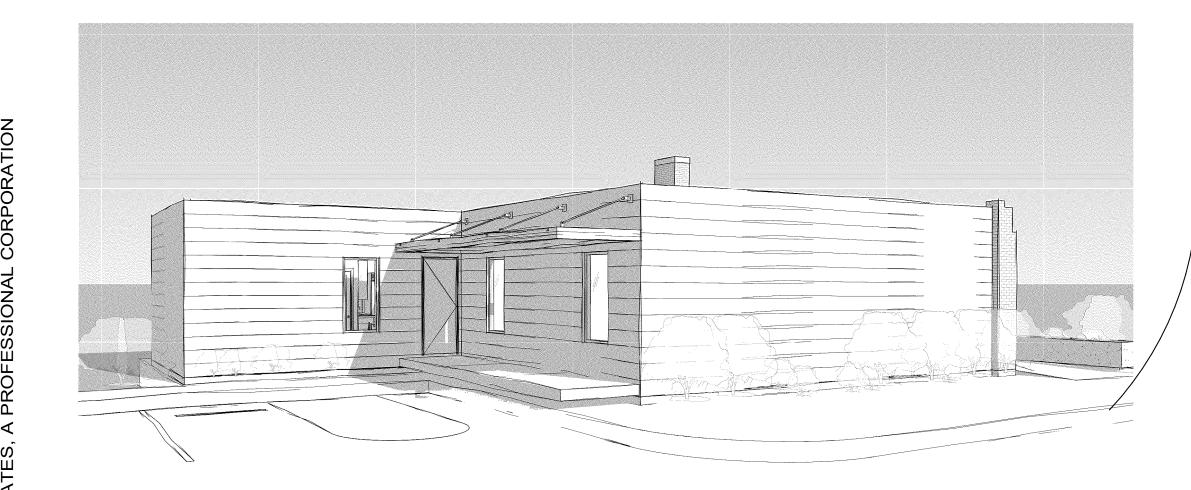




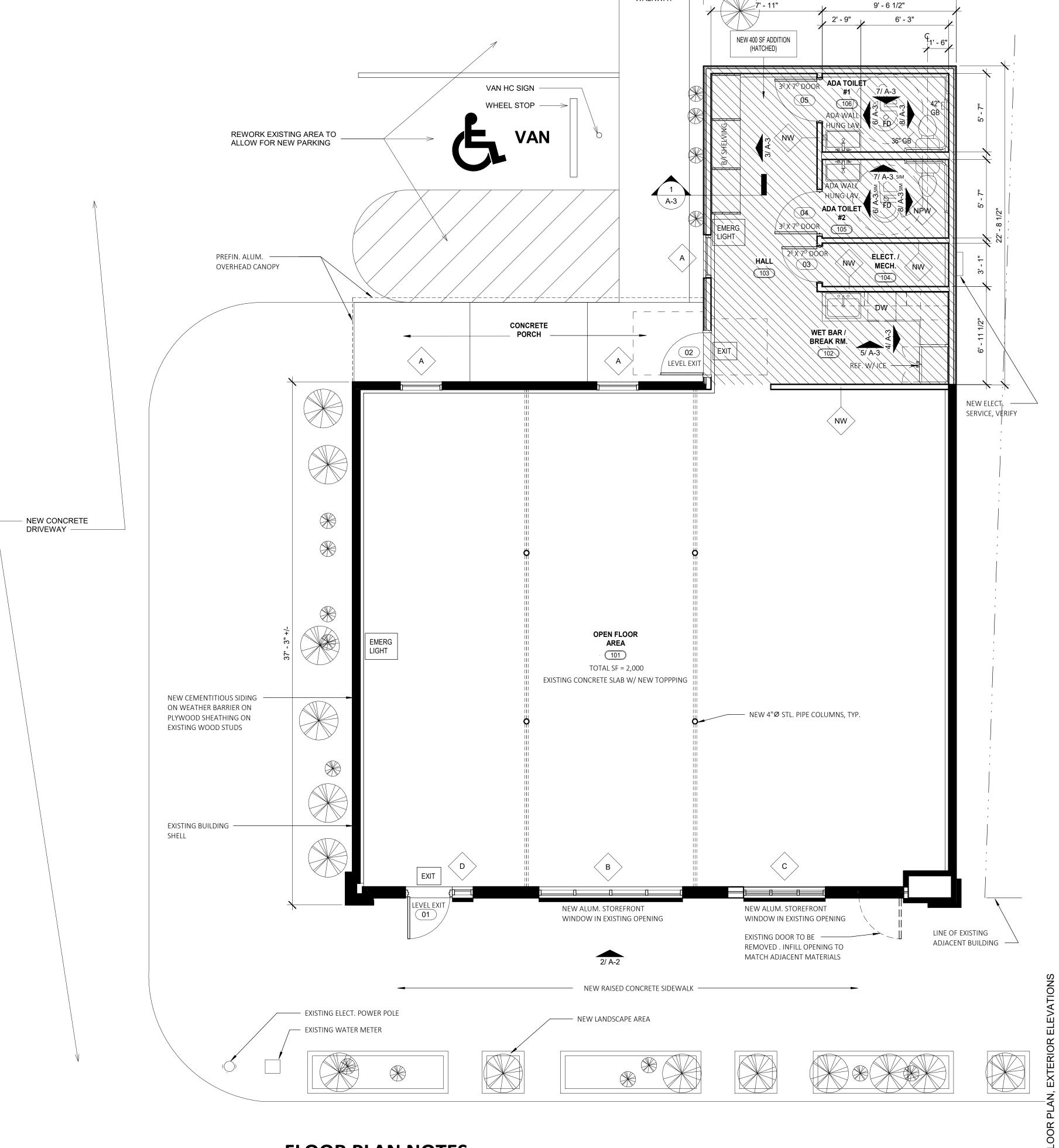
2 PROPOSED FRONT FACADE (SOUTHEAST ELEVATION)
1/4" = 1'-0"



9 FRONT ENTRY VIEW LOOKING TOWARDS NORTHEAST



10 REAR ENTRY VIEW LOOKING TOWARDS SOUTHEAST



# **FLOOR PLAN NOTES**

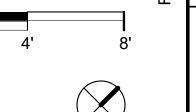
- EXISTING CONCRETE SLAB AND FRAMING TO BE REUSED
   EXISTING UTILITY SERVICES SERVING BUILDING ARE EXISTING TO REMAIN.
- 3. EXISTING WOOD STUD WALLS AND CEILING JOISTS TO REMAIN
- 4. NEW GYP BOARD WALLS AND CEILING
  5. NEW PLANTING AREAS
- 6. NEW INSULATION 7. NEW WINDOWS

8. NEW DOORS9. NEW CABINETS

1) FLOOR PLAN 1/4" = 1'-0"

18' - 0"

WALKWAY



DATE: JANUARY 19, 2022

SHEET No.

**NORTH** 

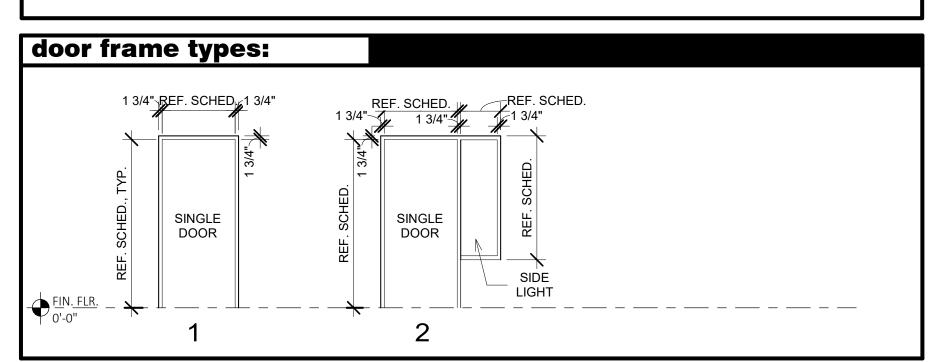
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1 PERMIT SET 01-19-2022

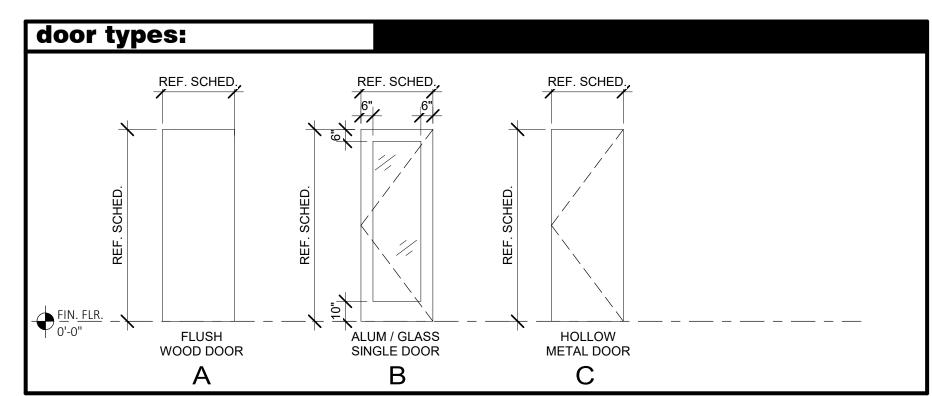
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FRED BENNETT PRINCIPAL ARCHITECT

PROJECT No.

21-220





—— FULL HT. C.T.

TOILET SEAT COVER

36"L GRAB BAR

TOILET SEAT —

COVER DISPENSER

TOILET PAPER DISPENSER

DISPENSER

TOILET PAPER

## door notes:

BEING LOCKED.

- ALL DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 2 ALL DOOR HARDWARE SHALL BE LEVER TYPE, PUSH PULL ACTIVATING BARS OR PANIC HARDWARE PER CODE. SEE DOOR TYPES ABOVE.
- ALL DOORS SHALL HAVE A 10" HIGH SMOOTH, UNINTERUPTED SURFACE AT THE BOTTOM.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. (U.O.N.)
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MIN. OF 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MIN. OF 18" PAST THE STRIKE SIDE EDGE FOR INTERIOR DOORS. 12" CLEAR FLOOR SPACE IS REQUIRED AT THE PUSH
- MAX EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5\ LBS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS ANS AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE DOORS ARE REQUIRED THE MAX EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAX ALLOWABLE BY THE APPROPRIATE
- ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LBS. EXIT DOORS SHALL HAVE A DURABLE SIGN OF 1" HIGH LETTERS ON CONTRASTING BACKGROUND MOUNTED ON FIXED HEAD RAIL STATING: "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" THE LOCKING DEVICE MUST BE A TYPE THAT WILL BE READILY DISTINGUISHABLE AS
- EXTERIOR DOORS TO BE KEYED ALIKE BUT SEPARATELY FROM INTERIOR DOORS. INTERIOR DOORS TO BE KEYED SEPARATELY WITH "MASTER KEY". PROVIDE (2) MASTER KEYS TO TENANT.
- 9 PROVIDE WEATHER STRIPPING AT HEAD JAMB AND SILL OF ALL EXTERIOR DOORS.
- 10 DOOR HARDWARE SHALL COMPLY WITH ADA REQUIREMENTS.

SIDE OF INTERIOR DOORS, IF THE DOOR IS EQUIPPED WITH A CLOSER.

11 SEE FLOOR PLAN FOR ACCESS CONTROL AT ENTRY DOORS. SUPPLIER TO SUBMIT TO FIRE MARSHAL FOR REVIEW.

### door specifications:

### **NEW INTERIOR DOORS:**

NOTE: REUSE EXISTING DOORS, FRAMES & HARDWARE WHERE POSSIBLE

### TYPE A: TYPICAL INTERIOR DOOR - NON-RATED

DOOR: SIZE: 3'-0"x7'-0"

MFR: MARSHFIELD ACCENT SERIES or BLDG. STD. TYPE: SOLID CORE / NON-RATED VENEER: PLAIN SLICED WHITE BIRCH - or BLDG. STD. FINISH: ON SITE FINISH

# <u>FRAME:</u> MFR: WOOD

TYPE: WOOD W/ 2"X5/8" WOOD CASING FINISH: PAINT FRAMES IN FIELD. SEE SHEET A3.0 FOR PAINT COLOR & SPECIFICATIONS.

LEVERSET: MFR: SCHLAGE or BUILDING STANDARD TYPE: LEVER ACTIVATED LOCKSET QUALITY: SPARTA or BLDG. STD.

FINISH: #626 SATIN CHROME

### BUTTS: (2) PAIR EACH DOOR / #626

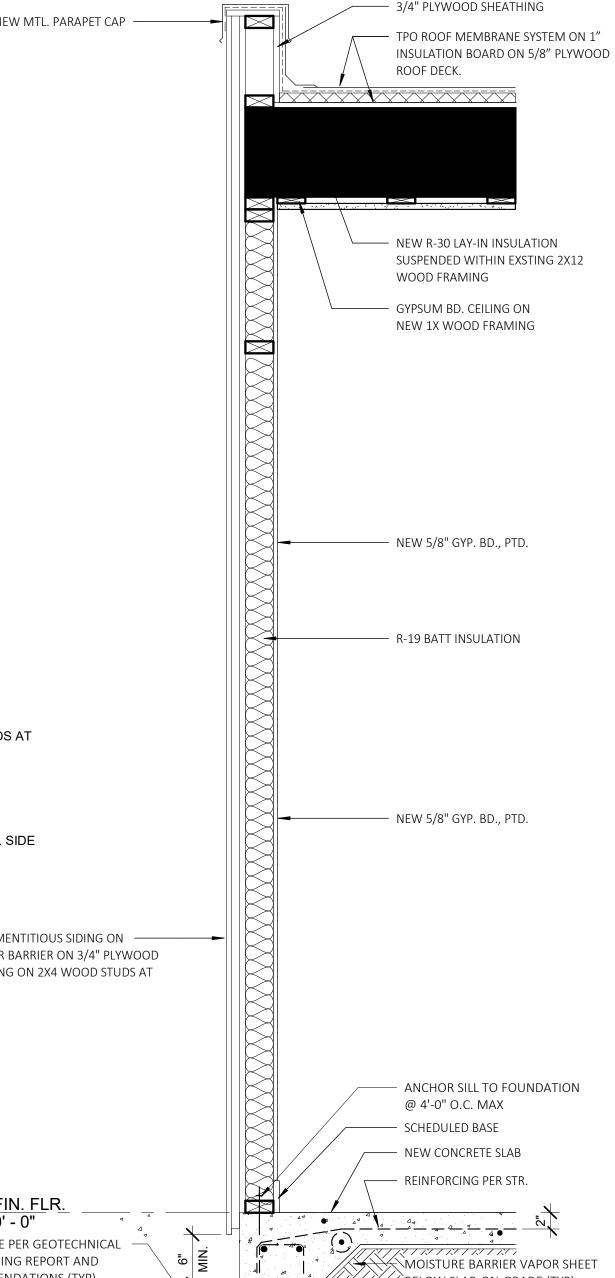
DOOR STOP: FLOOR MOUNTED / SATIN CHROME w/ GREY VINYL STOP CLOSER: PER SCHEDULE / CONCEALED HINGE CLOSER WHERE OCCURS.

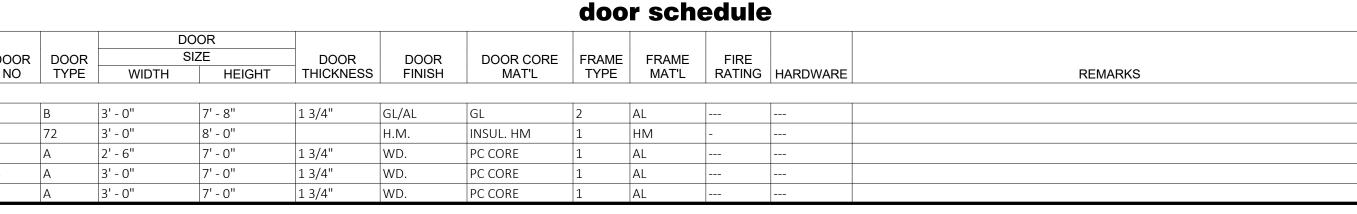
### partition plan notes:

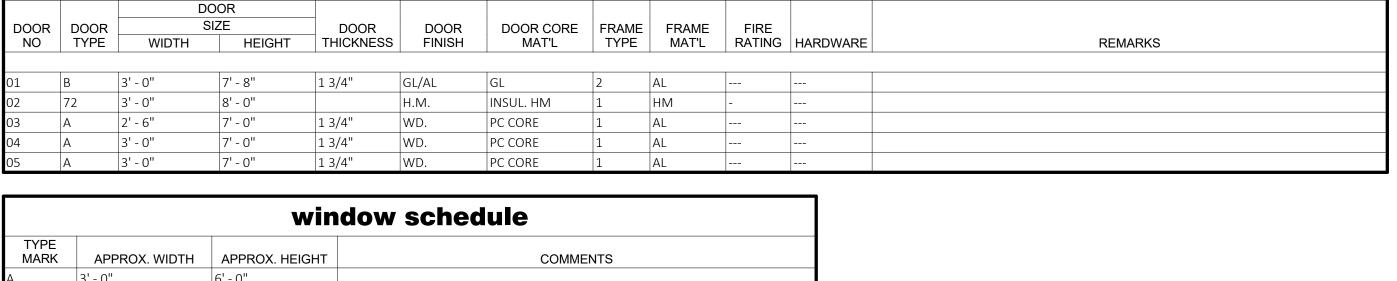
- WRITTEN DIMENSIONS ON THESE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL DIMENSIONS ARE TO SURFACE.
  - ALL DRYWALL SURFACES TO MATCH EXISTING BUILDING STANDARDS. G.C. TO VERIFY WITH THE BUILDING OWNER PRIOR TO CONSTRUCTION.
- G.C. TO TEST FOR MOISTURE PROBLEMS @ FLOOR SLAB. SUBMIT RESULTS AND RECOMMENDED SOLUTIONS TO BUILDING OWNER/DESIGNER FOR REVIEW PRIOR TO START OF CONSTRUCTION.
- G.C. TO REVIEW ALL SITE ACCESSIBILITY ISSUES W/ CITY OFFICIAL AT FIRST JOB SITE INSPECTION.
- NOTIFY PROJECT MANAGER IMMEDIATELY OF ANY UNFORESEEN IMPROVEMENT ISSUES.
- PROVIDE WOOD BACKING BEHIND DRYWALL FOR ALL WALL MOUNTED CABINETRY/EQUIPMENT.
- SEE ELEVATIONS FOR EXACT LOCATIONS.
- FIRE EXTINGUISHER LOCATIONS AND QUANTITIES TO BE VERIFIED BY FIRE MARSHALL. G.C. TO REVIEW LOCATIONS WITH PROJECT MANAGER PRIOR TO INSTALLATION.
- SMOKE & FIRE DAMPERS SHALL BE INSTALLED PER CODE AT ALL DUCTED & UNDUCTED AIR OPENINGS AT PENETRATIONS OF FIRE RESISTIVE CONSTRUCTION & ELEVATOR LOBBIES. OF FIRE-RESISTIVE FLOOR-CEILING ASSEMBLIES AS REQUIRED. "FIRE AND/OR SMOKE DAMPER(S) ASSEMBLIES, INCLUDING SLEEVES & INSTALLATION PROCEDURES SHALL BE APPROVED BY THE
- BUILDING INSPECTOR PRIOR TO INSTALLATION. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS FIRE EXTINGUISHERS, SMOKE DETECTORS AND FIRE ALARM SYSTEMS MUST BE SUBMITTED TO AND APPROVED BY THE FIRE MARSHALL BEFORE THIS EQUIPMENT IS INSTALLED.
- PENETRATIONS OF FIRE RESISTIVE WALLS, FLOORS-CEILINGS & ROOF CEILINGS SHALL BE PROTECTED AS REQUIRED BY CURRENT CODE.
- 10 ALL NEW VERTICAL FIRE RESISTANT / RATED ASSEMBLIES SHALL BE IDENTIFIED BY SIGNAGE LOCATED ON THE ASSEMBLY ABOVE THE CEILING. THE SIGNAGE IS TO HAVE LETTERS NO SMALLER THAN 1"IN HEIGHT THAT STATES, "FIRE RATED ASSEMBLY", AND GIVING THE HOURLY RATING OF THE ASSEMBLY. SIGNAGE IS TO BE PLACED AT 8'-0" INTERVALS AND SHALL BE PLACED ON BOTH SIDES OF THE WALL.
- 11 REFER TO FINISH PLAN, FOR FINISH SPECIFICATIONS AND LOCATIONS.

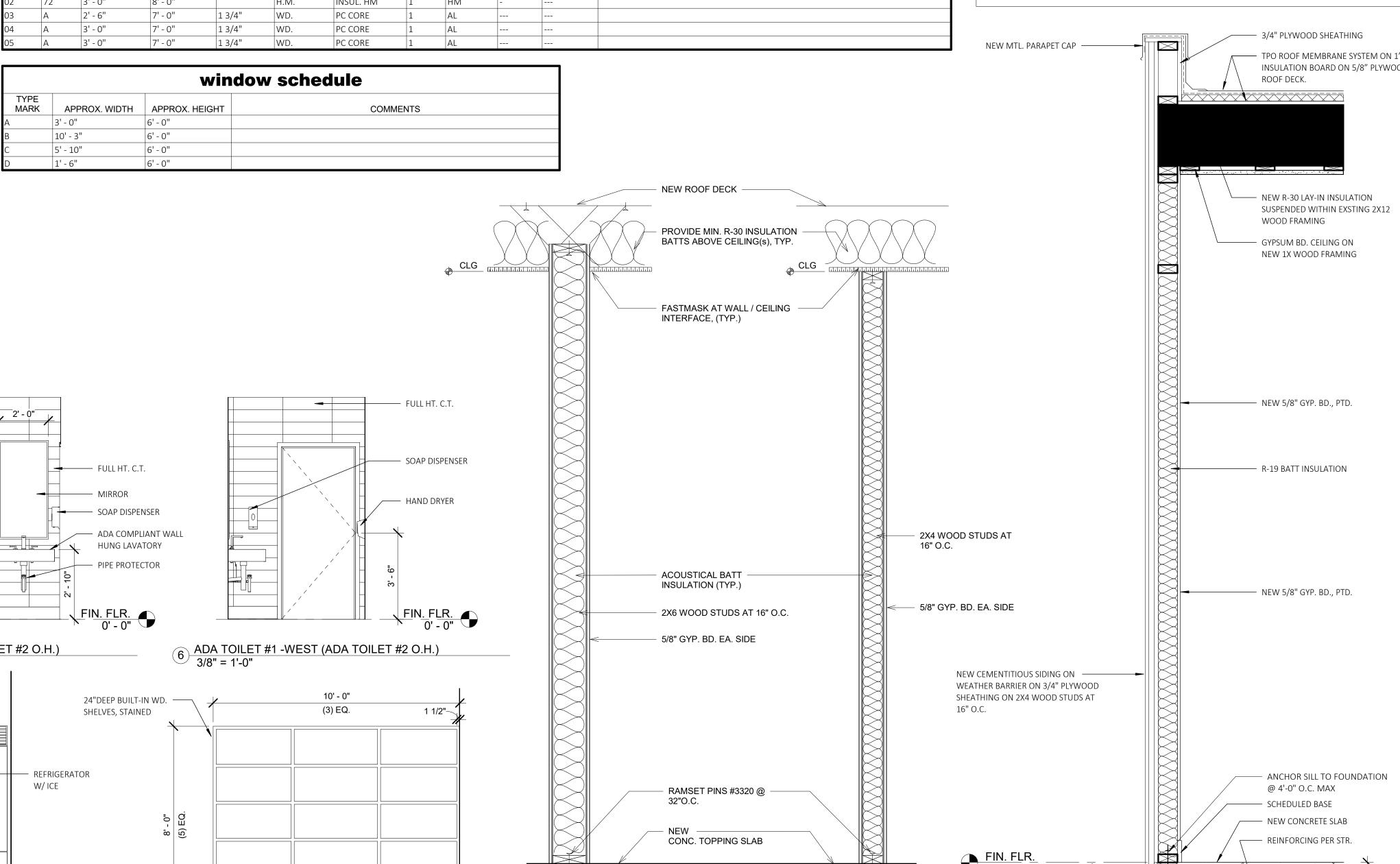


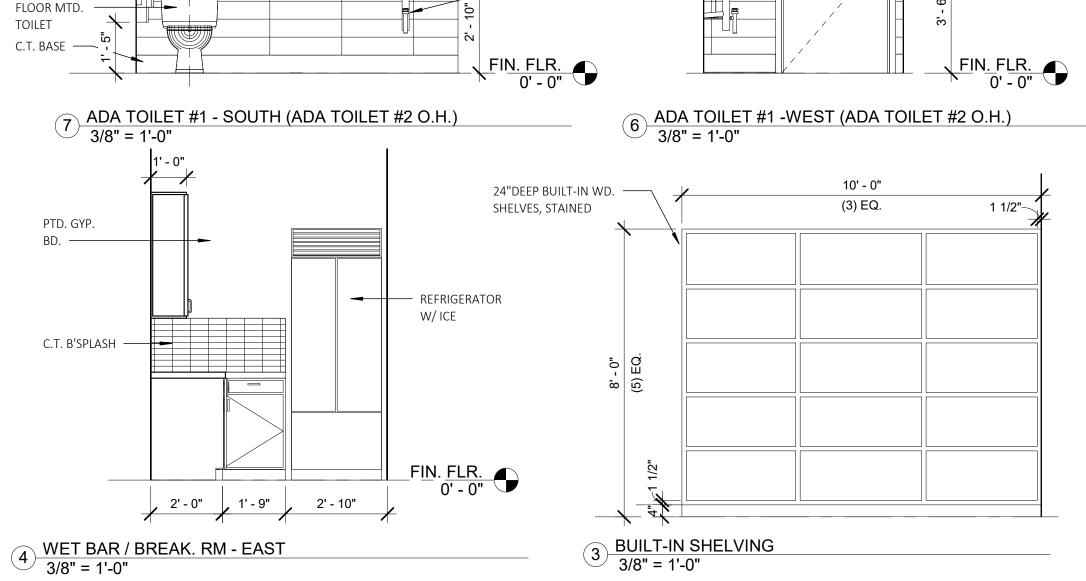
- PROVIDE 4'x8' SHEET OF 3/4" THICK PLYWOOD MOUNTED TO WALL FOR PHONE BACKBOARD, ETC. PAINT PLYWOOD WITH FIRE RESISTANT PAINT. PAINT COLOR TO MATCH ADJACENT WALL.
- PROVIDE SOUND BATT INSULATION INSIDE WALL PARTITIONS & ABOVE THE CEILING 24" EACH SIDE OF PARTITION THIS ROOM(S) ONLY.

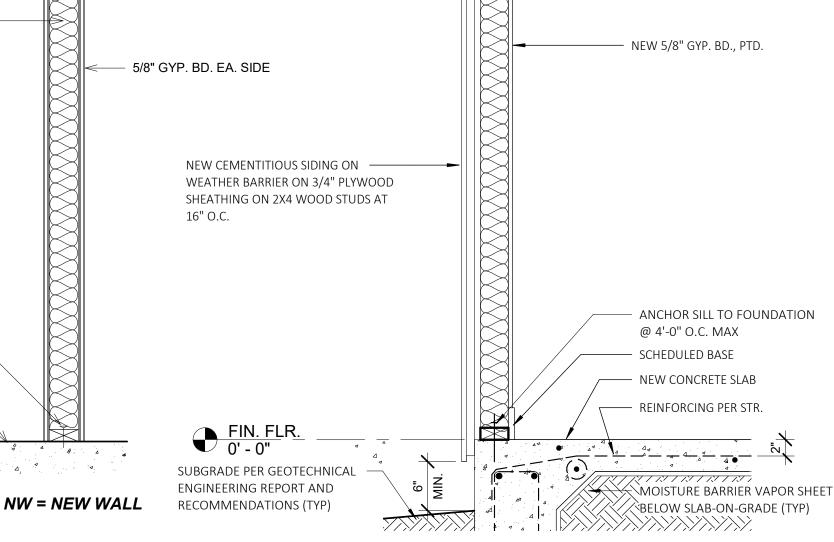


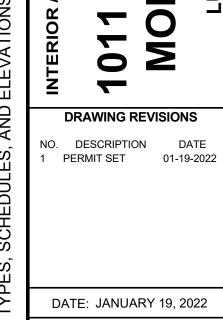












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FRED BENNETT

PRINCIPAL ARCHITECT

DATE: JANUARY 19, 2022 SHEET No.

PROJECT No. 21-220

AND UPPER

C.T. B'SPLASH

ADA P. LAM.

3' - 0" 2' - 0" 1' - 9" 2' - 0" DW

NPW = NEW PLUMBING WALL