COLECTIVO
1725 baronne street
new orleans, la 70113
504 232 6013
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Lowerline

1025 Lowerline Street

SHEET INDEX

LOWERLINE

1025 Lowerline Street
New Orleans, LA 70115

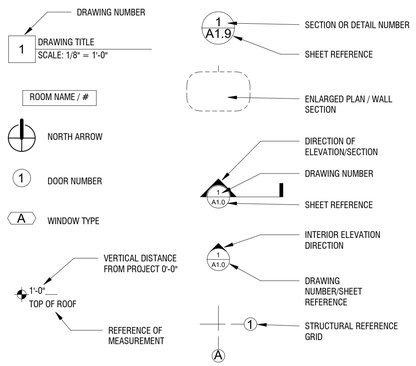
05/15/2019

drawn by: AC
checked by: XX

revisions:

A0.0
TITLE & INDEX

SYMBOLS & ABBREVIATIONS



ADJ	Adjacent
ALT	Alternate
APPROX	Approximate
ARCH	Architectural
ASTM	American Society for Testing & Materials
BD	Board
BTWN	Between
BFF	Below Finish Floor
BLDG	Building
BLW	Below
BM	Beam
BO	By Owner
BOF	By Owner in Future
BP	Base Plate
BS	Both Sides
CAB	Cabinet
CF	Cubic Feet
CIP	Cast-in-Place
CJT	Construction Joint
CJ	Control Joint
℄	Centerline
CLG	Ceiling
CLR	Clear
CM	Construction Manager
CMU	Concrete Masonry Units
CONC	Concrete
CONT	Continuous
COORD	Coordinate
CT	Ceramic Tile
CTR	Center
CY	Cubic Yards
DBL	Double
DEMO	Demolition/Demolish
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DWG	Drawing
EA	Each
EJ	Expansion Joint
ELEC	Electrical
EA	Equal
EXT	Exterior
FDN	Foundation
FF	Finish Floor
FT	Feet
FUT	Future
GAL	Gallon
GALV	Galvanized
GC	General Contractor
GYP	Gypsum Wallboard
HWDR	Hardware
HVAC	Heating, Ventilating, Air Conditioning
HW	Hot Water
ID	Inside Diameter
IN	Inches
INT	Interior
IPS	Iron Pin Set
JST	Joist
JT	Joint
KO	Knockout
L	Angle
LAV	Lavatory
LB	Pound
LIN	Linear
MAX	Maximum
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MTL	Metal
NA	Not Applicable
NIC	Not in Contract
NO	Number
NOM	Nominal
NTS	Not to Scale
OC	On Center
OD	Outside Diameter
OPP	Opposite
OTB	Open to Below
PLS	Plaster
PLY	Plywood
PR	Pair
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
R	Radius
RA	Return Air
REF	Reference
REFR	Refrigerator
RM	Room
RO	Rough Opening
SECT	Section
SHT	Sheet
SIM	Similar
SPECS	Specifications
SQ	Square
SQ FT	Square Foot
SQ IN	Suqare Inch
STL	Steel
SUSP	Suspended
SYS	System
T/	Top
T&B	Top and Bottom
T&G	Tongue and Groove
TOW	Top of Wall
TYP	Typical
UGND	Underground
UNO	Unless Noted Otherwise
VERT	Vertical
VB	Vapor Barrier
VENT	Ventilation
VIF	Verify in Field
VTR	Vent through Roof
W	Width / Wide
W/	With
W/O	Without
WC	Water Closet
WD	Wood
WT	Weight
WWF	Welded Wire Fabric

PROJECT INFORMATION

Description:	Renovation to an existing two-family residence
Building Address:	1025 Lowerline St New Orleans, LA 70118
Square:	1
Lot:	V
Boundaries:	Pine St, Freret St, Lowerline St, Zimple St
Zoning:	HU-RD2
Lot Area:	4200 SF
Historic District:	N/A
Parking:	N/A

PROJECT DIRECTORY

Owner:	Arnicus Investment Holdings 47 Jane Street, Apartment 6 New York, NY 10014
Architect:	Colectivo, LLC Seth Welty #7975 1725 Baronne St. New Orleans, LA 70113

CODE ANALYSIS

APPLICABLE CODES

Building Code	2015 International Existing Building Code
Life Safety Code	2015 NFPA 101 Life Safety
Mechanical Code	2015 International Mechacnical Code
Plumbing Code	SW&B Plumbing, 2000 Louisiana Plumbing Code
Electrical Code	2015 National Electric Code
Accessibility Code	ADA-ABA
Energy Code	ASHRAE 90.1-2007

BUILDING INFORMATION

Building Area	
Total Gross Conditioned:	2445 SF
Level 1:	833 SF
Level 2:	980 SF
Back Patio:	309 SF
Accesory Structure:	632 SF
Number of Levels	2
Building Height	
Top of Ridge	26'-10"
Fire Protection	
Sprinkler	NP
Occupancy Classification	R-3
Construction Type	Type V-B

HURRICANE COMPLIANCE

BUILDING IS DESIGNED TO WITHSTAND 130 MPH WINDS IN ACCORDANCE WITH THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT AND SLIDING. STRUCTURAL MEMBERS, SYSTEMS, COMPNENTS, AND CLASSING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDIUCED OVERTURNING, UPLIFT OR SLIDING AND TO PROVIDE CONTINUOUS LOAD PATHS FOR THESE FOUNDATIONS TO THE FOUNDATION

WINDOWS SHALL COMPLY WITH INTERNATIONAL BUILDING CODE AND SHALL BE TESTED FOR 130 MPH WIND SPEED OR SHALL BE PROTECTED FROM WIND-BORNE DEBRIS.

2 DIAGRAM - BUILDING FOOTPRINT
1/16" = 1'-0"

GENERAL REQUIREMENTS

CONTRACT DOCUMENTS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INDICATED USE AND EFFECT.

ARCHITECT HAS MADE EFFORT TO DOCUMENT EXISTING CONDITIONS AT SITE. HOWEVER, VARIATIONS IN INFORMATION CALLED OUT HEREIN MAY EXIST. SHOULD THE GENERAL CONTRACTOR (G.C.) DISCOVER ANY DISCREPANCIES OR AMBIGUITIES OF DATA THAT CAUSE DOUBT AS TO THE MEANING OF ANY DRAWINGS OR SPECIFICATIONS, THE G.C. SHALL NOTIFY THE ARCHITECT, AND REQUEST CLARIFICATION PRIOR TO PROCEEDING.

THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

UNLESS OTHERWISE NOTED, ALL EXPOSED NEW AND EXISTING ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATIONS LINES, DUCTS, PIPES, UNITS AND DEVICES ARE TO PRIMED AND PAINTED THE SAME COLOR AS THE WALL AND/OR CEILING SURFACE ON WHICH THEY RUN, OR ARE TO BE LOCATED ON, IN ORDER TO BLEND IN.

PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR METALS.

ALL WOOD EXPOSED TO THE ELEMENTS SHALL BE PRESSURE-TREATED OR OTHERWISE APPROVED FOR EXTERIOR USE.

CONCRETE SLABS SHALL BE LEVEL (UNLESS OTHERWISE NOTED) WITH A 1/8" TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION. SLOPE ALL EXTERIOR SLABS FOR POSITIVE DRAINAGE. REFER TO CONCRETE SPECIFICATION FOR MORE STRINGENT REQUIREMENTS.

ALL OCCUPIED SPACES SHALL RECEIVE AN INSULATION BARRIER THAT IS CONTINUOUS AT ALL EXTERIOR WALL, CEILING AND FLOOR SURFACES.

ALL EXTERIOR EXPOSED WORK SHALL BE INSTALLED IN SUCH MANNER AS TO ASSURE WEATHER TIGHT CONDITION. CONTRACTOR SHALL PROVIDE CAULKING AND WEATHER BARRIER MATERIALS REQUIRED FOR WEATHER TIGHT CONDITION.

SEAL ALL PIPE OR CONDUIT PENETRATIONS WITH APPROPRIATE SEALANT. PROVIDE FIRE SEALANT AT RATED PARTITIONS.

ALL JOINT SURFACES SHALL BE FREE OF ANY SUBSTANCE OR MATERIAL THAT WOULD PREVENT THE PROPER ADHESION OF THE CAULKING UPON APPLICATION OR WOULD CAUSE FAILURE OF THE CONNECTION BETWEEN THE CAULKING AND THE WALL JOINT. ALL CAULKING LINES ARE TO BE EVEN, SMOOTH, AND STRAIGHT.

PROVIDE BLOCKING (FIRE RETARDANT WHERE REQUIRED) INSIDE PARTITIONS FOR SECURING WALL-HUNG CABINETS, SHELVING, TRIM, MILLWORK, AND OTHER ELEMENTS ATTACHED TO PARTITIONS AS REQUIRED TO ENSURE FLUSH, STRAIGHT, WELL-SECURED CONDITIONS.

PERMITS AND INSPECTIONS

ALL PERMITS (OCCUPANCY, ELECTRICAL, PLUMBING, HVAC, AND ANY OTHERS) REQUIRED BY AUTHORITIES HAVING JURISDICTION ARE TO BE SECURED BY THE GENERAL CONTRACTOR WITH COPIES TO THE OWNER WITHOUT EXTRA CHARGE. ALL PERMITS ACQUIRED BY SUBCONTRACTORS SHALL BE SUBMITTED TO THE GENERAL CONTRATOR FOR RECORD AND DISTRIBUTION TO THE OWNER.

EACH TRADE SHALL VERIFY ALL REQUIREMENTS PERTAINING TO WORK PERFORMED IN THE PROJECT AND ANY REQUIRED PERMITS.

COORDINATE CONSTRUCTION STAGING LOCATION WITH THE OWNER AND OBTAIN ALL NECESSARY CITY APPROVALS.

LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT CONFLICTS WITH SUBSTANTIALLY CHANGE OR PROHIBIT THE WORK. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND WORK BETWEEN PLUMBING, ELECTRICAL, OTHER SUBCONTRACTORS, AND AUTHORITIES HAVING JURISDICTION.

NOTIFY APPLICABLE SPECIAL INSPECTORS, AUTHORITIES HAVING JURISDICTION, AND UTILITIES PRIOR TO COVERING UP WORK REQUIRING INSPECTION.

DRAWINGS, DIMENSIONS AND NOTES

THESE DRAWINGS ARE ONE COMPONENT OF THE CONTRACT DOCUMENTS. REFER TO AIA DOCUMENT A201 FOR A MORE DETAILED DEFINITION OF WHAT DOCUMENTS COMPRISE THE CONSTRUCTION DOCUMENTS.

DRAWINGS WITH NOTES OR DIMENSIONS LABELED "TYPICAL" SHALL APPLY TO SITUATIONS THAT ARE THE SAME OR SIMILAR TO HOSE SPECIFICALLY KEYED.

DIMENSIONS - USE WRITTEN DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AT JOB SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES. WHERE NO DIMENSIONS ARE PROVIDED OBTAIN CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.

DOOR/WINDOW OPENINGS, COLUMNS, AND STRUCTURAL GRIDS ARE FROM CENTERLINE TO CENTERLINE, UNLESS OTHERWISE NOTED.

KEYNOTES ARE DRAWING OR SHEET SPECIFIC.

ALL GENERAL NOTES APPLY TO THE SCOPE OF THIS TOTAL PROJECT, REGARDLESS OF WHETHER OR NOT THEY ARE KEYED ON EVERY SHEET TO A SPECIFIC DETAIL.

ANY ARCHITECTURAL WORK GRAPHICALLY INDICATED IN THE DRAWINGS (REGARDLESS OF WHETHER IT IS ANNOTATED OR NOT) IS PART OF THE SCOPE OF THE CONSTRUCTION CONTRACT AND WILL BE EXPECTED TO BE PERFORMED AS PART OF THE BASE BID.

UNLESS OTHERWISE NOTED, ALL ITEMS ARE BASE BID, PROVIDE ALL WORK INDICATED UNLESS SPECIFICALLY INDICATED AS "NOT IN CONTRACT", "BY OWNER", "FURNISHED BY OTHERS", OR "EXISTING".

SUBMITTALS

SUBMITTALS INCLUDING SHOP DRAWINGS, CLARIFICATIONS, PRODUCT SPECIFICATIONS, OR OTHER DOCUMENTS REQUIRED TO PERFORM WORK FOR ALL FINISHES, MILLWORK, FIXTURES, FABRICATIONS AND THE LIKE SHALL BE SUPPLIED TO THE ARCHITECT.

CHANGES, QUESTIONS AND SUBSTITUTIONS

ALL SUBCONTRACTORS SHALL DIRECT QUESTIONS, CHANGES, OR REQUESTS THROUGH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL SUBMIT ALL REQUESTS, CHANGES, OR QUESTIONS TO THE ARCHITECT, ELECTRONICALLY IN WRITING.

APPROVAL OF MINOR CHANGES OR CLARIFICATION TO PLANS MAY BE ACCOMPLISHED BY ISSUANCE OF REVISED PLANS, PARTIAL SKETCH, OR INITIALING AND DATING OF CHANGE BY THE ARCHITECT ON THE EXISTING PLANS.

MATERIAL SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING TO OWNER/ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION MUST BE SUBMITTED IN A TIMELY FASHION TO AVOID PROJECT DELAY.

MATERIAL PROTECTION

ALL MATERIAL STORED ON THE SITE SHALL BE ADEQUATELY PROTECTED AGAINST DAMAGE FROM OTHER WORK IN PROGRESS. REPAIR OF EXISTING OR COMPLETED WORK DAMAGED IN THE COURSE OF THE PROJECT WILL BE THE G.C.'S RESPONSIBILITY AT NO COST TO THE OWNER.

ALL EXISTING DOORS, WINDOWS, HARDWOOD FLOORS, AND FINISHES SHALL BE PROTECTED DURING CONSTRUCTION

PATCH AND REPAIR

DRAWINGS INDICATE SCOPE OF MAJOR ITEMS FOR PATCH AND REPAIR OF EXISTING STRUCTURE. FOR MINOR UNDOCUMENTED EXISTING CONDITIONS, GENERAL CONTRACTOR TO MAKE MODIFICATIONS AS REQUIRED TO FULFIL DESIGN INTENT AS PART OF BASE SCOPE OF WORK.

ALL PATCH AND REPAIR WORK TO EXISTING CONSTRUCTION SHALL BE INSTALLED TO ALIGN WITH ADJACENT EXISTING AND MATCH FINISH U.N.O.

PROJECT COMPLETION

UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL DELIVER TO THE OWNER A COPY OF THE CERTIFICATE OF OCCUPANCY, LIEN WAIVER, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS.

UPON COMPLETION OF THE WORK, THE G.C. IS RESPONSIBLE FOR THE FINAL ADJUSTMENTS OF WINDOWS, DOORS, HARDWARE, DEVICES, AND THOSE ITEMS DEEMED BY THE ARCHITECT TO MAKE THE PROJECT HABITABLE.

HURRICANE, WIND AND ELEVATION COMPLIANCE

THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS APPLICABLE BUILDING CODES AND STANDARD PRACTICES, INCLUDING ALL FEDERAL, STATE, AND LOCAL BUILDING AND ACCESSIBILITY REQUIREMENTS AND REGULATIONS.

BUILDING IS DESIGNED TO WITHSTAND 130 MPH WINDS IN ACCORDANCE WITH THE MINIMUM DESIGN LOAD FOR
BUILDINGS AND OTHER STRUCTURES

BUILDING SHALL BE ANCHORED AGAINST OVERTURNING, UPLIFT AND SLIDING. STRUCTURAL MEMBERS, SYSTEMS, COMPONENTS, AND CLASSING IN BUILDING SHALL BE ANCHORED TO RESIST WIND-INDUCED OVERTURNING, UPLIFT OR SLIDING AND TO PROVIDE CONTINUOUS LOAD PATHS FOR THESE FOUNDATIONS TO THE FOUNDATIONS.

WINDOWS SHALL BE COMPLY WITH INTERNATIONAL BUILDING CODE AND SHALL BE TESTED FOR 130 MPH WIND SPEED OR SHALL BE PROTECTED FROM WIND BORNE DEBRIS PER IRC 2015.2.1.2.

CONTRACTOR IS RESPONSIBLE FOR LOCATING FINISH FLOOR HEIGHT ACCORDING TO THE FLOOD ZONE REQUIREMENTS.

MATERIAL BELOW BFE SHALL COMPLY WITH SEC R-222.2.2 IRC 2015 FOR WATER RESISTANCE AND USE OF SPACE. SPACES BELOW THE BFE SHALL COMPLY W/ SECTION R408 OF THE IRC 2015 FOR VENTILATION, OPENINGS, AND ACCESS

CHEMICAL TERMICIDE GROUND TREATMENT SHALL BE PROVIDED; BAITING SYSTEM TO BE INSTALLED PRIOR TO OCCUPANCY AS REQUIRED BY SEC. R318 IRC 2015 ED. INSULATIVE ENVELOPE SHALL BE A MINIMUM OF R-19 FOR FLOORS; R-13 IN WALLS, AND R-30 FOR CEILINGS/ROOFS.

GENERAL NOTES
1" = 1'-0"

PROJECT LOCATION

1 VICINITY MAP
Not to Scale

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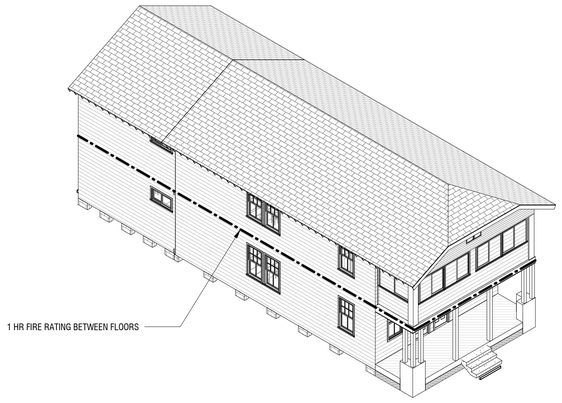
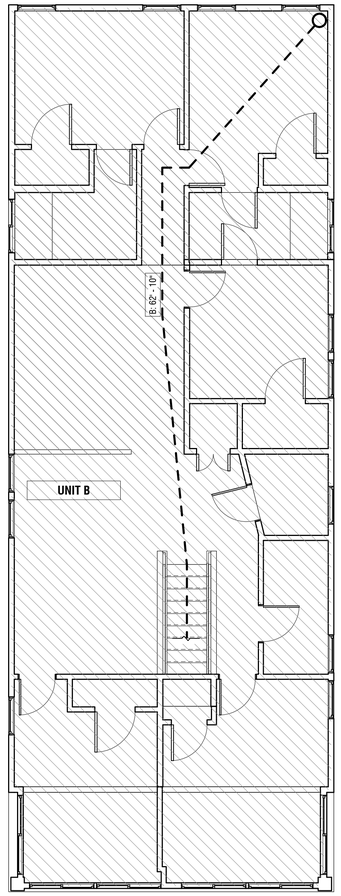
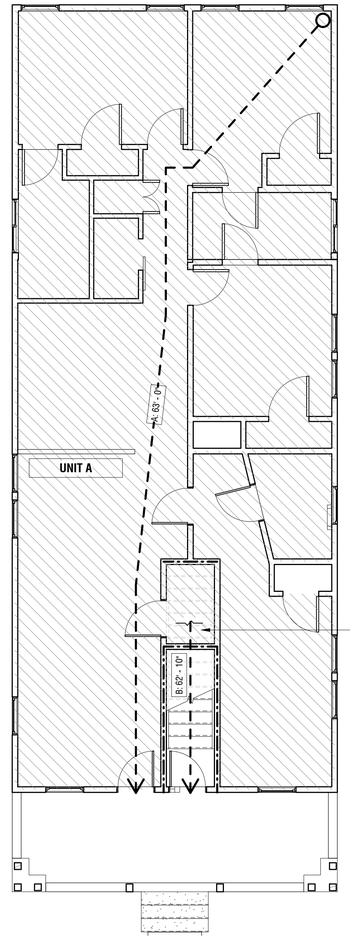
A0.1
PROJECT INFO



3 LIFE SAFETY AXON



2 LEVEL 2 LIFE SAFETY PLAN
3/16" = 1'-0"



1 LEVEL 1 LIFE SAFETY PLAN
3/16" = 1'-0"

LIFE SAFETY LEGEND

- R-2 RESIDENTIAL
- 1 HR FIRE-RATED WALL
- TRAVEL DISTANCE

IBC OCCUPANT LOAD TOTALS

Occupancy	Area	Load Factor	Occupant Load
LEVEL 1 F.F.			
R-2 RESIDENTIAL	1225 SF	200 SF	6
LEVEL 2 F.F.			
R-2 RESIDENTIAL	1434 SF	200 SF	7
	2659 SF		13

CODE ANALYSIS

APPLICABLE CODES

Building Code	2015 International Existing Building Code
Life Safety Code	2012 NFPA 101 Life Safety
Mechanical Code	2015 International Mechanical Code
Plumbing Code	SW&B Plumbing, 2000 Louisiana Plumbing Code
Electrical Code	2015 National Electric Code
Accessibility Code	ADA-ABA
Energy Code	ASHRAE 90.1-2007

BUILDING INFORMATION

Building Area	
New Structure:	922 SF
Existing Structure and Addition:	3722 SF
Number of Stories:	2
IEBC Alteration Level:	3
Fire Protection	
Sprinkler:	Not provided
Fire Alarm:	Fire alarm provided

OCCUPANCY CLASSIFICATION

Buiding Use Group:	Residential R-2 / Residential Apartment Building (NFPA)
Construction Type:	Type V-B / V (000)
Maximum Height:	40'-0"
Maximum Area:	7000 SF
Height modification with automatic sprinklers:	N/A

FIRE RESISTANCE REQUIREMENTS (IBC Table 601 / NFPA Table A.8.2.1.2)

	Type V-B
Primary Structural Frame:	0 hr
Exterior Bearing Walls:	0 hr
Exterior Non-Bearing Walls:	0 hr (Residential)
Interior Bearing Walls:	0 hr
Interior Non-Bearing Walls:	0 hr
Floor/Ceiling Assemblies:	0 hr
Roof Assemblies:	0 hr
Corridors:	.5 hr
Corridor doors:	20 min
Dwelling Unit Separation:	1 hr fire partitions (IBC 709, 711) (NFPA 30)
Stairwell Separation:	1 hr (IBC 1023.2)
Stairwell doors:	60 min

EGRESS REQUIREMENTS

Based upon NFPA Table A.31.1 "Alternate Requirements for Existing Apartment Buildings", Option 1

Exit Capacity:	(IBC 1005.1)
Stairways:	.3" per occupant
Other Egress Components:	.2" per occupant
Occupat Load Factors:	(IBC Table 1004.1.1)
R-2 - Residential:	200 SF/gross
Minimum Number of Exits:	(IBC 1006.2) 1 (with less than 20 occupants)
Exit Access:	(IBC Table 1017.2 / NFPA A.31.1)
Travel distance from apartment door to exit	100'
Travel distance within apartment	75'
Maximum Dead End Corridor:	50' (NFPA A.31.1
Corridor Fire Resistance:	NA, No Corridors
Common Path of Egress:	(IBC Table 1006.2.1) 125'-0" max
Doors:	
Min. Clear Width:	32"
Min. Height:	80"
Max. Width:	48"
Door Swing in Direction of Egress Travel	> 50 Occupants
Door Swing Type	Hinge or Pivot
Manual Sliding Doors	Max 10 occupants
Stairwell:	(IBC 1011.2 , NFPA 7.2.2.2.1.2)
Min. Width:	36" (when less than 50 occupants)
Spiral Stair @ Mezzanine	Per NFPA 7.2.2 & 31.2.2.3.3

APARTMENT UNIT COMPOSITION

Accessible Units*	0
Type A Units*	0
Type B Units*	0
Other Units	2

*IEBC 906.2 Exemption for buildings occupied prior to 1991
*IBC 1107.7.1 Structures without elevator service, Buildings under 4 units

SPRINKLER SYSTEM

NOT PROVIDED

FIRE ALARM

NOT PROVIDED

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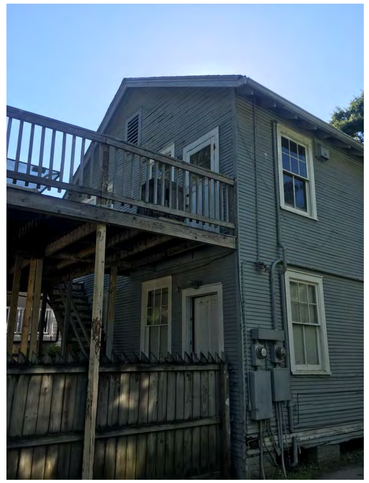
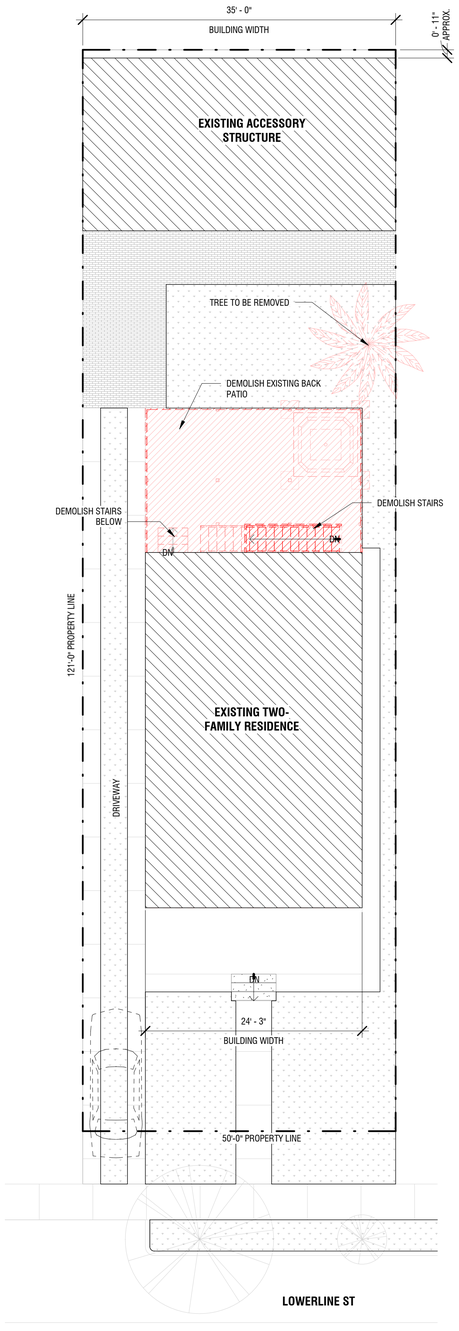
LIFE SAFETY PLANS



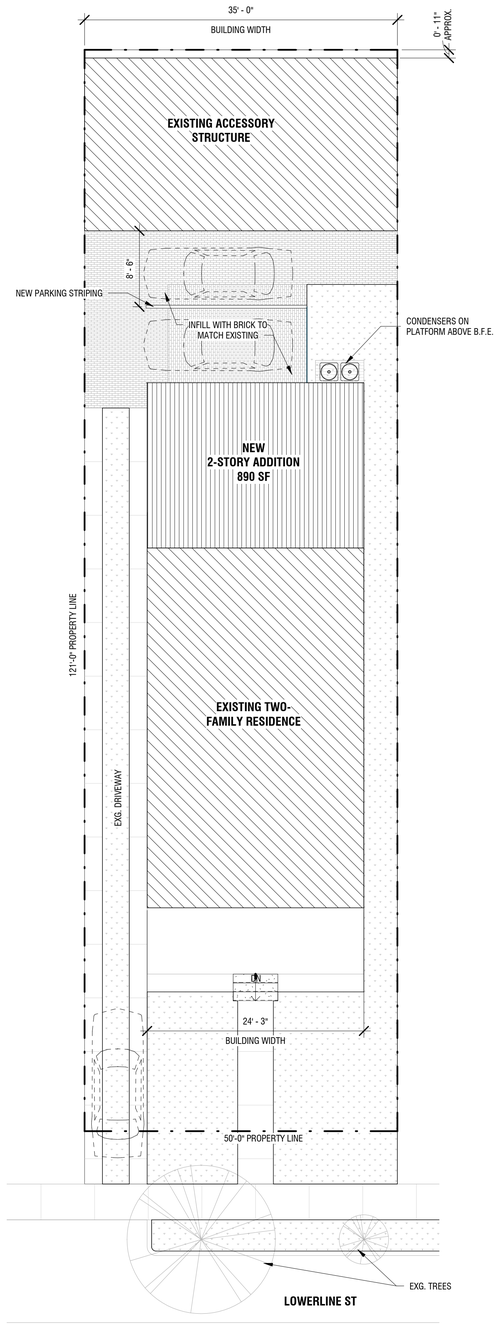
VIEWS FROM REAR YARD

VIEW FROM REAR YARD

VIEWS FROM FRONT YARD



2 SITE DEMOLITION PLAN
1/8" = 1'-0"



1 SITE PLAN PROPOSED
1/8" = 1'-0"

SHEET NOTES:

- RETAIN ALL EXISTING DOORS & DECORATIVE CASING FOR USE IN RENOVATION, LOCATIONS TO BE COORDINATED W/ OWNER
- RETAIN ALL DECORATIVE WINDOW TRIM FOR USE IN RENOVATION, LOCATIONS TO BE COORDINATED W/ OWNER
- DEMOLISH ALL EXISTING THROUGH-WALL AC UNITS AND PATCH OPENINGS
- G.C. RESPONSIBLE FOR ALL TEMPORARY BRACING & SHORING NECESSARY DURING CONSTRUCTION

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- TO BE DEMOLISHED

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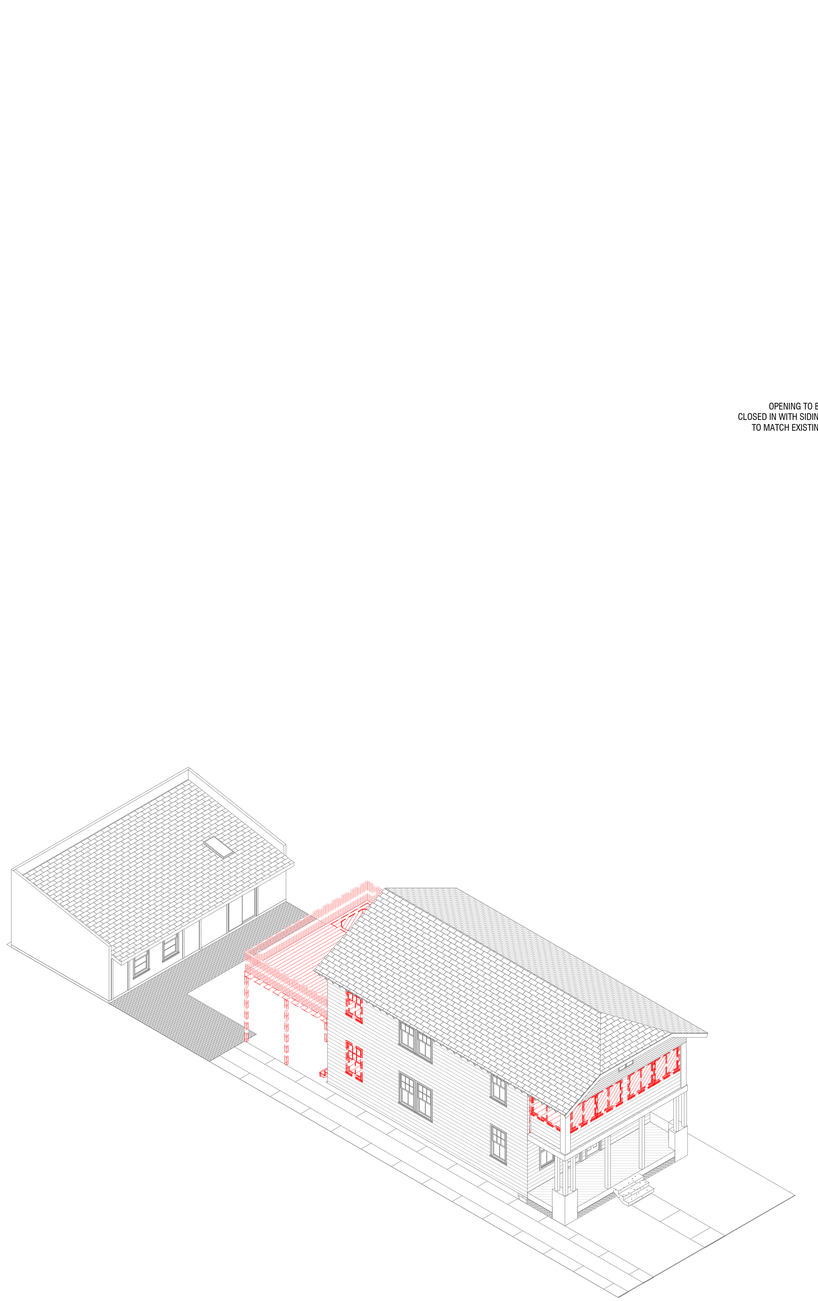
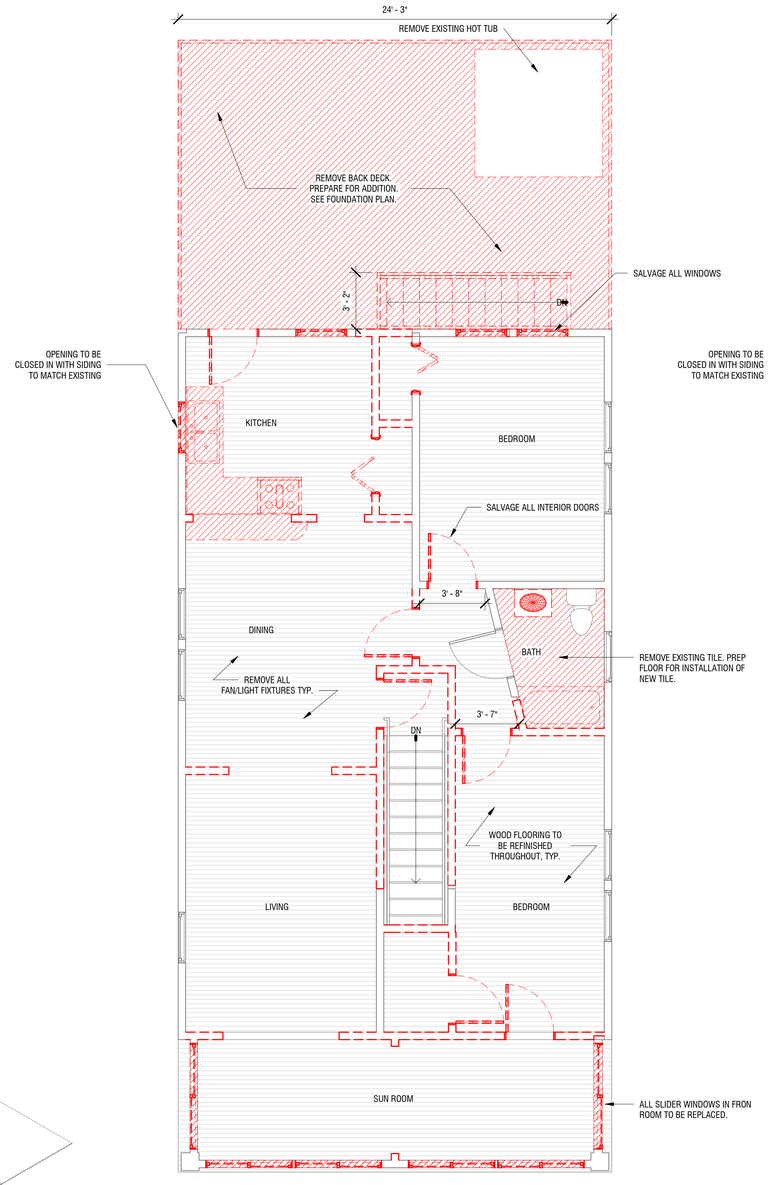
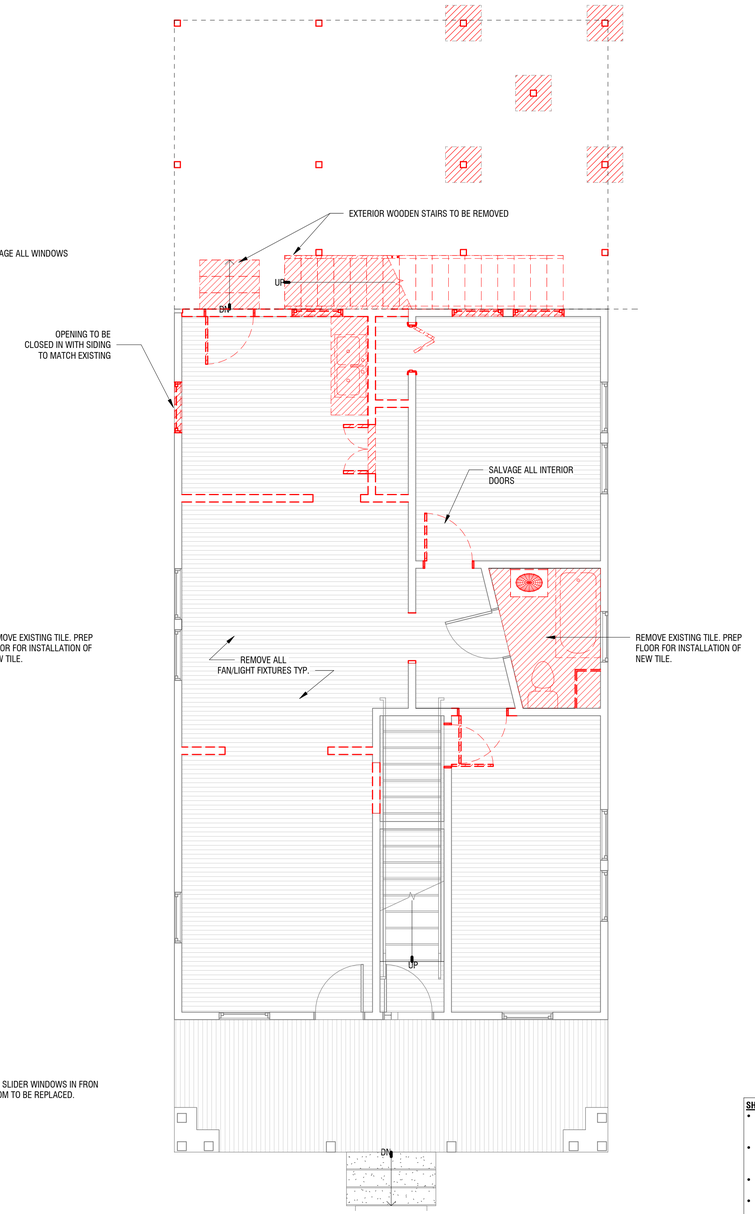


3 FRONT AXON DEMO
Not to Scale



2 LEVEL 2 DEMO PLAN
1/4" = 1'-0"



1 LEVEL 1 DEMO PLAN
1/4" = 1'-0"

SHEET NOTES:

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DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- TO BE DEMOLISHED

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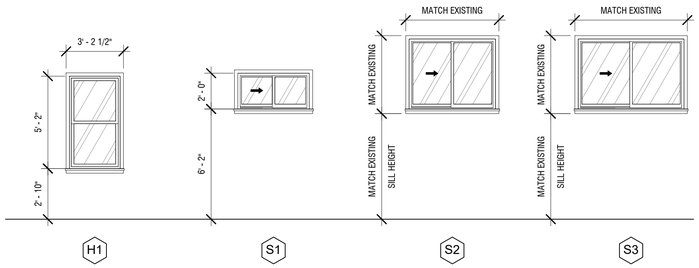
DEMOLITION PLANS



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

WINDOW SCHEDULE							
Mark	Type	Width	Height	Sill Height	Manufacturer	Model	Count
H1	34" x 62"	2' - 10"	5' - 2"	2' - 10"			8
S1	48" X 24"	4' - 0"	2' - 0"	6' - 2 1/4"			4
S2	58" x 47"	4' - 10"	3' - 11"	3' - 4"			4
S3	71" x 47"	5' - 11"	3' - 11"	3' - 4"			2

WINDOW & GLASS NOTES

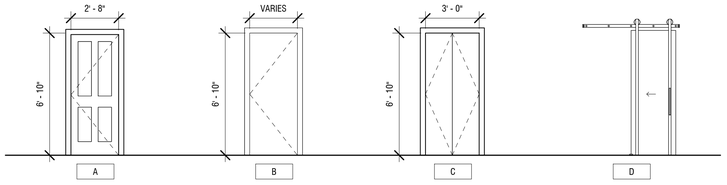
ALL WINDOW SIZES ARE APPROXIMATE AND/OR SELECTED BY OWNER. VERIFY WITH WINDOW MANUFACTURER FOR AVAILABLE SELECTIONS AND SIZING.

IMPACT RESISTANT GLAZING (COMPLIANT WITH ASTM E-1886 AND THE E-1996/WMDA HALLMARK PROGRAM) OR PROTECTION FROM WIND BORNE DEBRIS BY WAY OF SHUTTERS OR PRECUT ½" PLYWOOD PANELS (COMPLIANT WITH THE REQUIREMENTS OF IRC 2015 R301.2.1.2) SHALL BE PROVIDED FOR ALL OPENINGS.

ALL GLASS IN EXTERIOR DOORS AND WINDOWS TO BE INSULATED, DOUBLE GLAZED, WITH LOW-EMISSIVITY FILM.

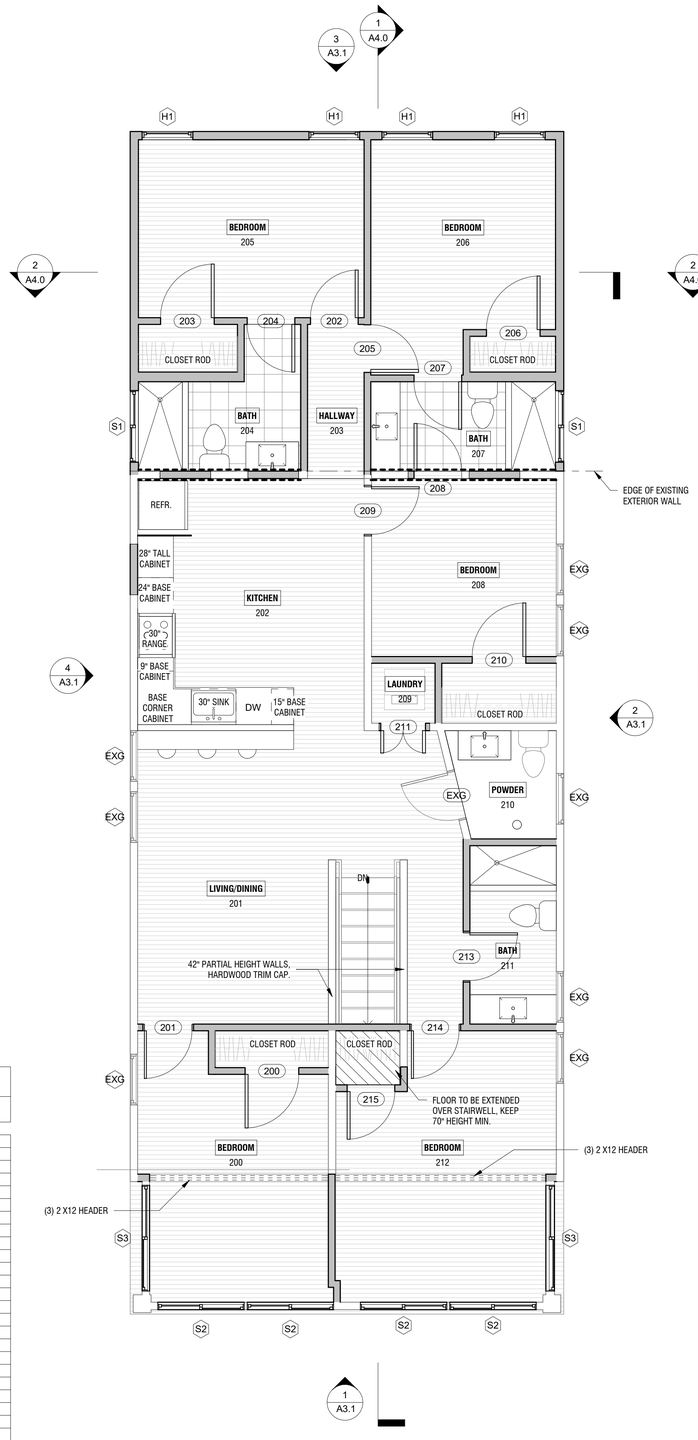
MINIMUM OPENING AREA OF EGRESS WINDOW TO BE 5.7 SQUARE FEET. BOTTOM OF EGRESS WINDOW NOT TO EXCEED 44" FROM THE FINISHED FLOOR. MINIMUM EGRESS WINDOW OPENING SIZE IS 24" HIGH & 20" WIDE.

WINDOWS INSTALLED IN STAIR OR BATHTUB ENCLOSURES LESS THAN 60" FROM THE FLOOR TO BE EQUIPPED WITH SAFETY GLAZING IN ACCORDANCE WITH SECTION R308.4 OF THE IRC 2015 ED.

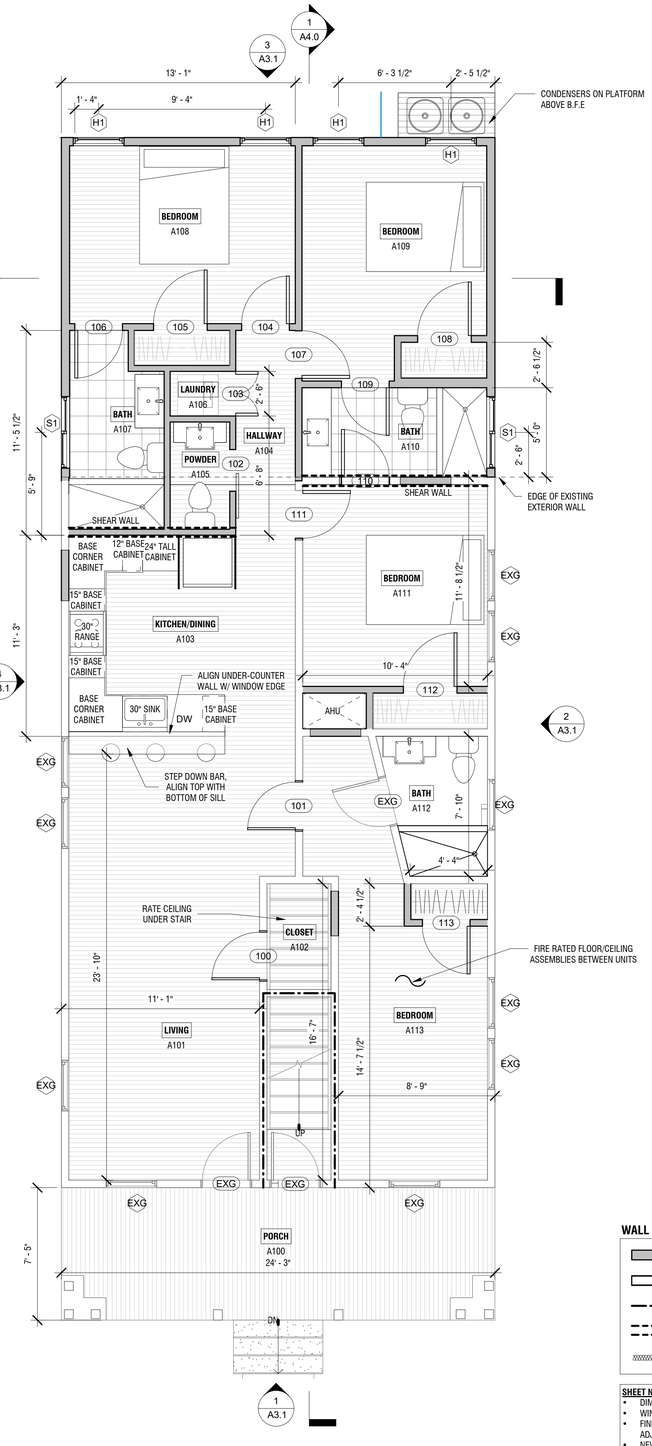


DOOR TYPES
1/4" = 1'-0"

DOOR SCHEDULE						
MARK	SIZE WIDTH	SIZE HEIGHT	ELEVATION	HARDWARE	DESCRIPTION	COMMENTS
100	2' - 8"	6' - 9"	A	PASSAGE	4-PANEL SOLID WOOD EXISTING DOOR	USE SALVAGED DOOR
101	2' - 8"	6' - 9"	A	PRIVACY	4-PANEL SOLID WOOD EXISTING DOOR	USE SALVAGED DOOR
102	2' - 6"	7' - 0"	D	PRIVACY	SLIDING BARN DOOR	
103	2' - 6"	6' - 10"	C	PASSAGE	DOUBLE HOLLOW CORE DOOR	
104	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
105	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
106	2' - 8"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
107	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
108	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
109	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
110	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
111	2' - 8"	6' - 10"	A	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	USE SALVAGED DOOR
112	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
113	2' - 8"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
200	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
201	2' - 8"	6' - 9"	A	PRIVACY	4-PANEL SOLID WOOD EXISTING DOOR	USE SALVAGED DOOR
202	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
203	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
204	2' - 8"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
205	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
206	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
207	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
208	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	
209	2' - 8"	6' - 9"	A	PRIVACY	4-PANEL SOLID WOOD EXISTING DOOR	USE SALVAGED DOOR
210	3' - 0"	6' - 10"	B	PASSAGE	HOLLOW CORE W/ ACOUSTIC INFILL	
211	2' - 6"	6' - 10"	C	PASSAGE	DOUBLE HOLLOW CORE DOOR	
213	2' - 8"	6' - 9"	A	PRIVACY	4-PANEL SOLID WOOD EXISTING DOOR	USE SALVAGED DOOR
214	2' - 8"	6' - 9"	A	PRIVACY	4-PANEL SOLID WOOD EXISTING DOOR	USE SALVAGED DOOR
215	2' - 8"	6' - 10"	B	PRIVACY	HOLLOW CORE W/ ACOUSTIC INFILL	



2 LEVEL 2
1/4" = 1'-0"



1 LEVEL 1
1/4" = 1'-0"

WALL LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- 1 HR FIRE-RATED WALL
- SHEAR WALL, SHEATHE BOTH SIDES
- ACOUSTIC INSULATION IN WALL CAVITY

SHEET NOTES:

- DIMENSIONS TO FACE OF FRAMING U.N.O.
- WINDOW AND DOOR DIMENSIONS TO CENTERLINE
- FINISH OF NEW WALLS TO ALIGN & MATCH EXG. ADJACENT, U.N.O.
- NEW EXTERIOR WALLS: TYPE A U.N.O.
- NEW INTERIOR WALLS: TYPE B U.N.O.
- NEW PLUMBING WALLS: TYPE C U.N.O.
- HORIZONTAL FLOOR ASSEMBLY TO BE 1-HR RATED, SEE TYP. CEILING TYPE
- INTERIOR SHEAR WALLS TO HAVE 7/16" PLYWOOD ON EACH SIDE

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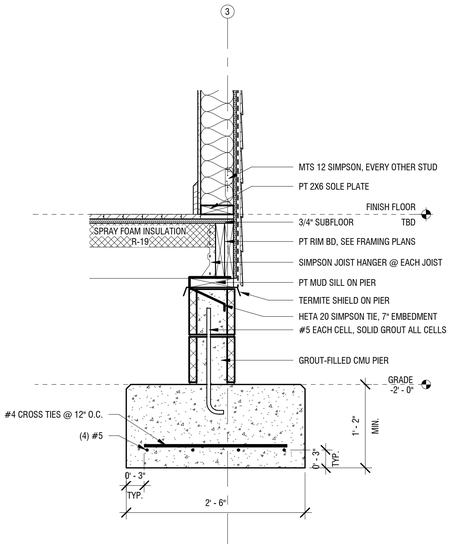
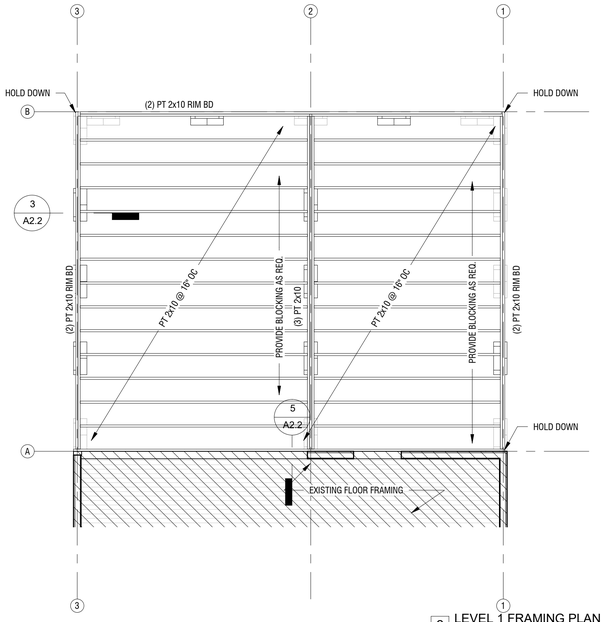
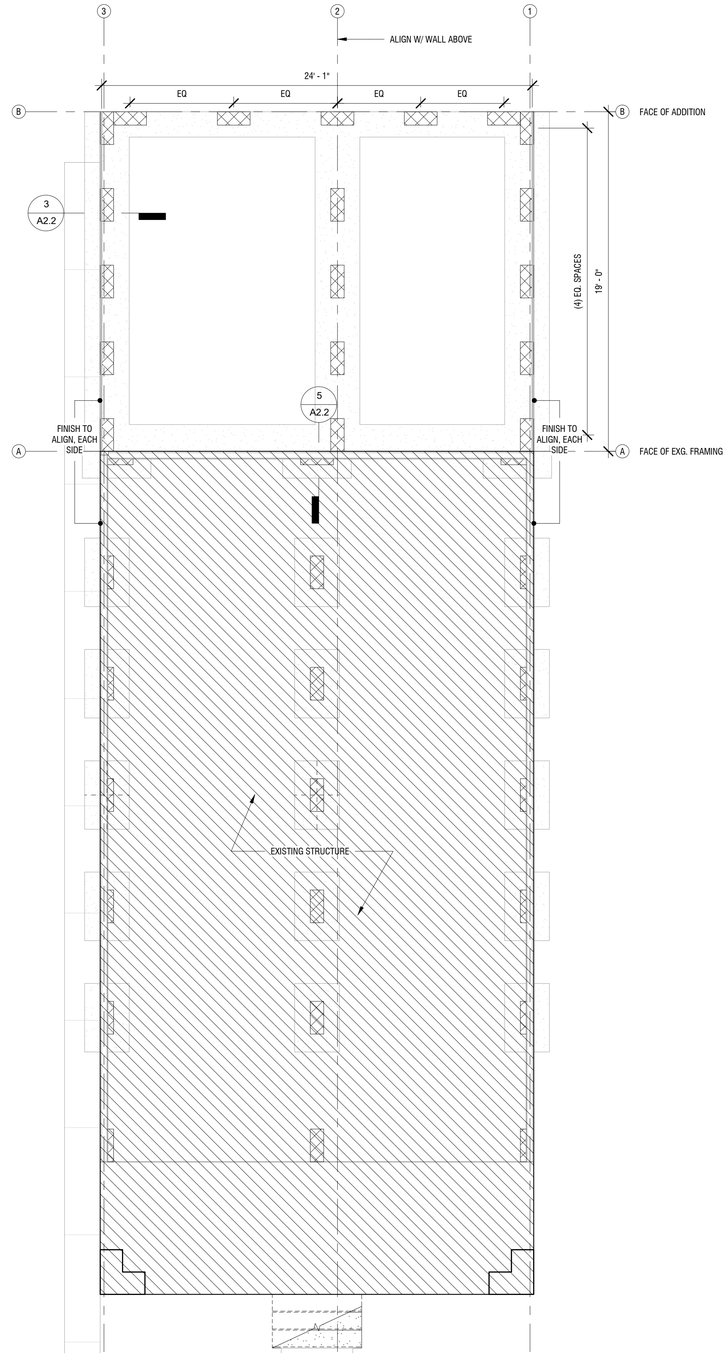
A2.1
PROPOSED FLOOR PLANS + SCHEDULES

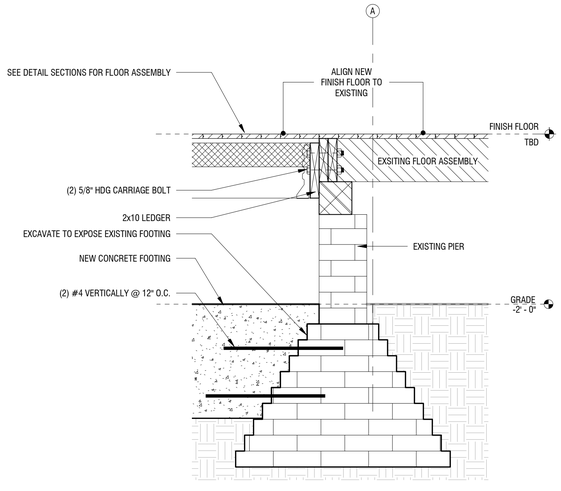


3 DETAIL - FLOOR FRAMING
1" = 1'-0"

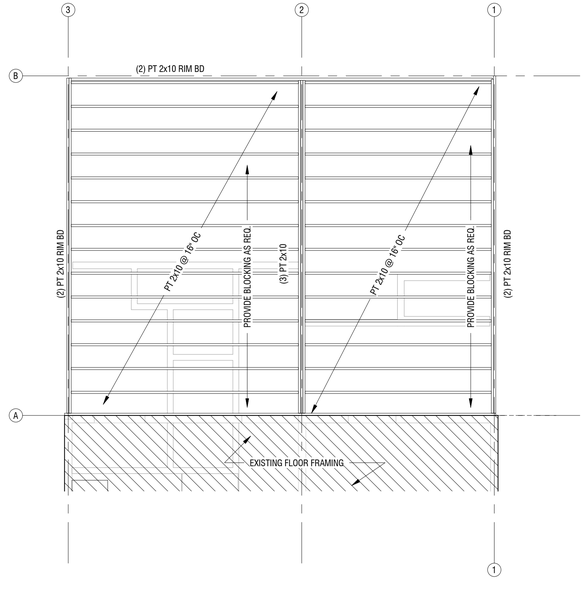


2 LEVEL 1 FRAMING PLAN
1/4" = 1'-0"





5 DETAIL - FOUNDATION TRANSITION
1" = 1'-0"



4 LEVEL 2 FRAMING PLAN
1/4" = 1'-0"

1 FOUNDATION PLAN
1/4" = 1'-0"

STRUCTURAL NOTES

CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES AND SAFETY PRECAUTIONS, INCLUDING BUT NOT LIMITED TO SHORING AND TEMPORARY BRACING.

OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM. IF CERTAIN FEATURES ARE NOT FULLY DELINEATED IN THE CONSTRUCTION DOCUMENTS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE DELINEATED.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

DESIGN BASIS BASED UPON 2015 INTERNATIONAL BUILDING CODE(IBC), NEW ORLEANS AMENDMENTS, ICC/ANSI A117.1-1998. DESIGN LOADS IN ACCORDANCE WITH IBC 2015

DESIGN LIVE LOAD:
FLOORS: 40PSF
ROOF: 20PSF
ULT. DESIGN WIND SPEED: 140MPH

ASSUMED SOIL CAPACITY: 1,000 PSF

MATERIALS

EARTHWORK

PLACE FOOTINGS ON UNDISTURBED SOIL. NOTIFY THE ARCHITECT IF 'SOFT SPOTS', UNDERGROUND OBSTRUCTIONS OR ANY UNUSUAL CONDITION IS ENCOUNTERED DURING STRIPPING, EXCAVATION OR FILLING.

TERMITE PROTECTION SHALL BE PROVIDED AS REQUIRED BY SEC. R318 IRC 2015 ED. (CHEMICAL TERMICIDE TREATMENT).

BENEATH THE SLABS, FOOTINGS AND DRIVES, ALL FILL SHALL BE FREE OF TREES, ROOTS, MASONRY AND ALL OTHER DELETERIOUS MATERIAL. FILL SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS AND SHALL BE COMPACTED TO AT LEAST 9 0 % MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.

SETTLEMENT OF SLABS ON FILL, SUCH AS DRIVES OR PARKING AREAS, SHOULD BE EXPECTED.

CONCRETE

ALL CONCRETE WORK SHALL CONFORM TO ACI 301 SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS AND MEET THE FOLLOWING REQUIREMENTS:
CONCRETE - TYPE I CEMENT ASTM C 150, NORMAL WEIGHT AGGREGATES ASTM C 33, 3000 PSI AT 28 DAYS, 5" SLUMP.
REINFORCING STEEL - ASTM A615 GRADE 60, WELDED WIRE FABRIC ASTM A185.
REINFORCING STEEL DETAILS - EXCEPT AS NOTED OTHERWISE, WHERE CONTINUOUS REINFORCING IS SPECIFIED, HOOK BARS AT NON-CONTINUOUS ENDS.
LAP BAR SPLICES AS INDICATED:
#3: 1'-3"
#4: 1'-8"
#6: 2'-2"
WELDED WIRE FABRIC - ONE SPACING PLUS 6".
PROVIDE 1 1/2" TOP COVER, 3" BOTTOM COVER FOR GRADE BEAM REINFORCING.

WOOD PILES

ALL PILES MIN 35' ANSI CLASS 5 TIMBER, MIN TIP 6" DIAMETER, MIN BUTT 8" DIAMETER
MIN 25' PENETRATION, IF NOT CONTACT ARCHITECT.

CONCRETE MASONRY UNITS

ALL CONCRETE MASONRY WORK SHALL CONFORM TO ACI 530/530.1-05: BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES.
CONCRETE MASONRY UNITS - ASTM C90, GRADE N-1.
MORTAR: ASTM C270, TYPE "M" OR "S".
GROUT: ASTM C476. 3000 PSI MINIMUM COMPRESSIVE STRENGTH, PEA GRAVEL MIX, 5" MINIMUM SLUMP.
REINFORCING STEEL - ASTM A615 GRADE 60, WIRE STEEL SHALL BE ASTM A82.

LAP SPLICE REINFORCING AS INDICATED BELOW:
#4: 2'-0"
#5: 2'-2"
#6: 2'-6"
WIRE JOINT REINFORCING: 1'-0"
THE MASONRY ASSEMBLY SHALL ACHIEVE A UNIT STRENGTH (FM') = 1500 PSI.
SEE DRAWINGS FOR COURSING TYPE.

WOOD FRAMING

ALL WOOD FRAMING FABRICATION AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NFPA, THE PLYWOOD DESIGN SPECIFICATION BY THE APA AND MEET THE REQUIREMENTS BELOW. UNLESS NOTED OTHERWISE ALL WOOD CONNECTIONS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE OF THE INTERNATIONAL BUILDING CODE.

ALL LUMBER AND PLYWOOD SHALL BE IDENTIFIED BY OFFICIAL GRADE MARK AND SHALL BE THE FOLLOWING GRADE:
STUDS: #2 FIR OR SYP 245 PLATES, FURRING,
JOISTS / RAFTERS: #2 FIR OR SYP S45
PLATES IN CONTACT WITH CONCRETE: #2 SYP CELCURE

FRAMING LUMBER SHALL BE THE FOLLOWING MINIMAL NOMINAL SIZES:
EXTERIOR WALLS: 2X6 STUDS @ 16"O.C FIR OR SYP
INTERIOR PARTITIONS: 2X4 @16" O.C FIR OR SYP
BASE PLATES: 2X THICKNESS OF WALL, FIR OR SYP
JOISTS: SEE PLAN FOR SIZES

BRIDGING SHALL BE SOLID AND THE SAME DEPTH AS THE JOIST. 8' MAX SPACING OF BRIDGING LINES.

PROVIDE HURRICANE CLIPS AT ALT. VERTICAL STUDS SECURED TO THE TOP AND BOTTOM PLATES IN ACCORDANCE WITH 802.3.1 IRC 2015 ED.

TOP PLATES WILL BE SECURED TO EACH OTHER AT EVERY 16"O.C D. PROVIDE HURRICANE CLIPS AT ALTERNATE RAFTER SECURING RAFTERS TO WALL FRAMING.

JOIST NOTCHES MAY OCCUR IN THE TOP OR BOTTOM, BUT MAY NOT BE LOCATED IN THE CENTER ONE-THIRD OF THE SPAN. A NOTCH MAY NOT EXCEED ONE-SIXTH THE ACTUAL DEPTH OF THE JOIST EXCEPT AT THE VERY ENDS, WHERE IT MAY BE ONE-FOURTH. HOLES BORED IN JOISTS MUST NOT BE LARGER THAN ONE THIRD THE DEPTH OF THE JOIST AND MUST NOT BE WITHIN TWO INCHES OF BOTTOM EDGE.

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET.(IRC 2015 SECTION R302.12)

FLOOR DECKING

APA RATED 3/4" T&G PLYWOOD OR "ADVANTEC" FLOOR DECKING. NAIL WITH 8D NAILS SPACED AT 6" O.C. AT PANEL ENDS AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES

ROOF DECKING

SHALL BE 5/8"X4'-0"X8'-0" CDX PLYWOOD WITH EXTERIOR GLUE APPLIED OVER ROOF WITH PLY CLIPS. NAIL WITH 10D NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES.

WALL SHEATHING

PROVIDE ½" PLYWOOD OR ½" WINDGUARD SHEATHING ON ALL EXTERIOR WALLS. NAIL PLYWOOD EDGES WITH 10D NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE SOLID BLOCKING AT ALL PANEL EDGES. THE INSTALLATION OF PLYWOOD SHEATHING ON EXTERIOR WALLS SHALL BE INSTALLED IN ORDER TO PROVIDE SHEAR WALL ON EXTERIOR OF BUILDING.

GYPSUM WALL BOARD

SHALL BE 1/2" THICKNESS AT WALLS AND 5/8 " THICKNESS AT CEILINGS, 48"WIDE AND OF GREATEST POSSIBLE LENGTHS.

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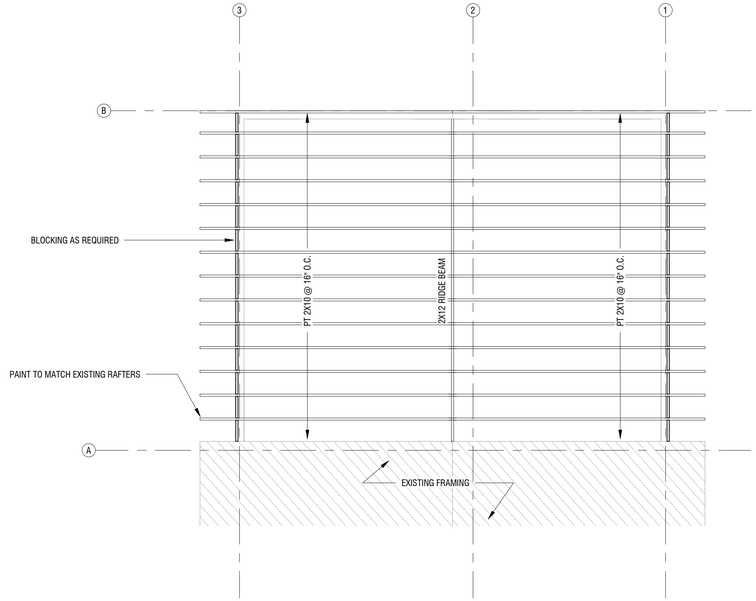
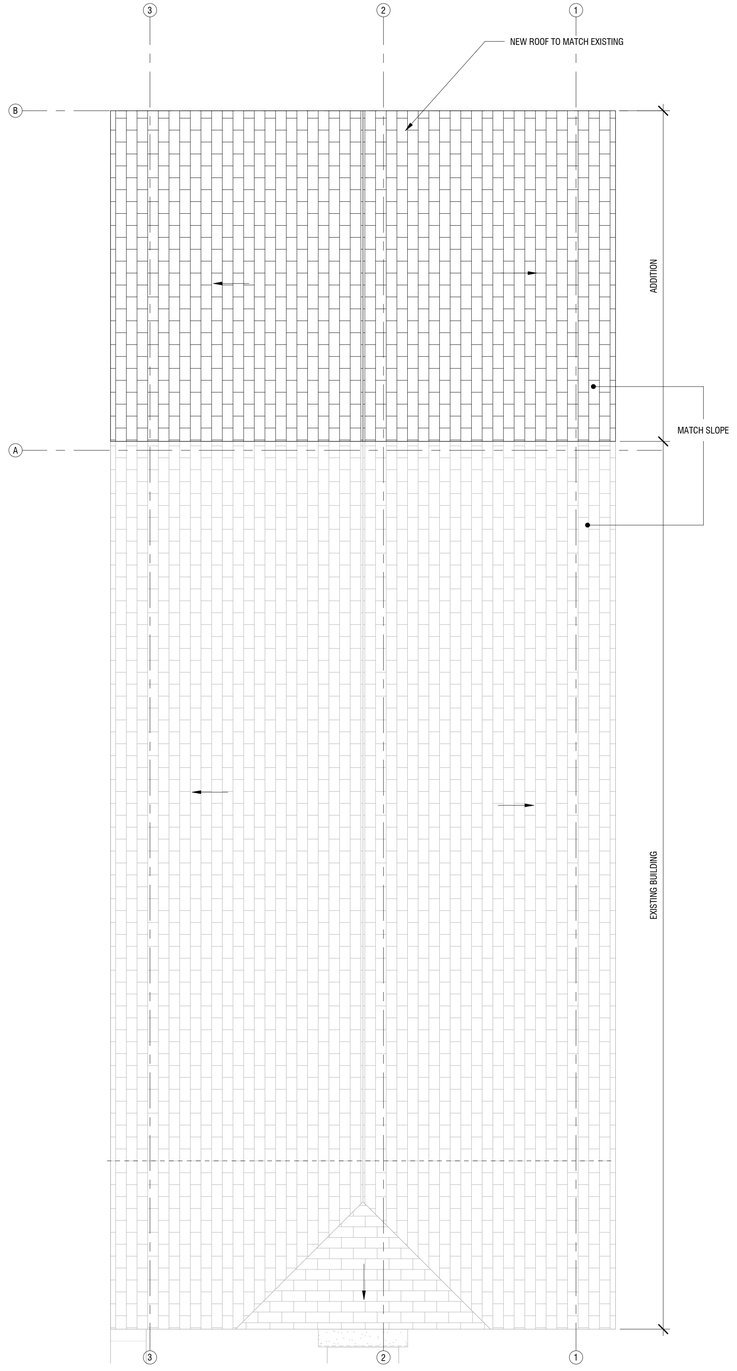
A2.2
FOUNDATION AND FRAMING PLANS



2 ROOF FRAMING PLAN
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

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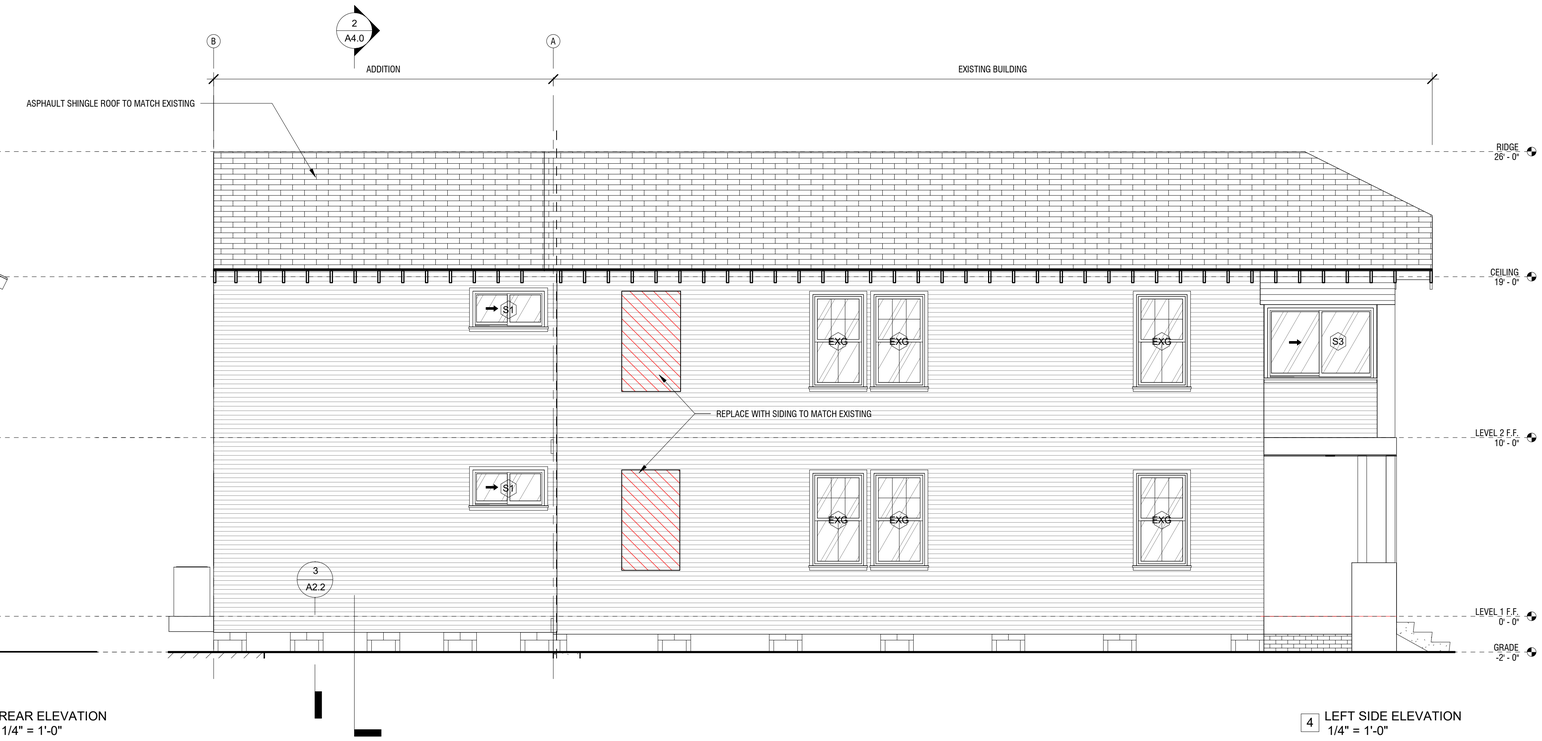
A2.3
ROOF AND FRAMING PLANS

1 FRONT ELEVATION
1/4" = 1'-0"

2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"



4 LEFT SIDE ELEVATION
1/4" = 1'-0"

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A3.1
BUILDING ELEVATIONS

2 BUILDING SECTION 2
1/4" = 1'-0"

1 BUILDING SECTION 1
1/4" = 1'-0"

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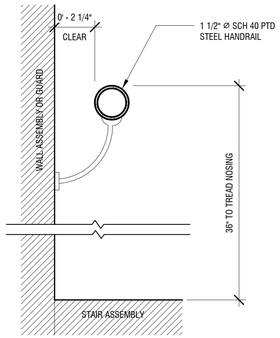
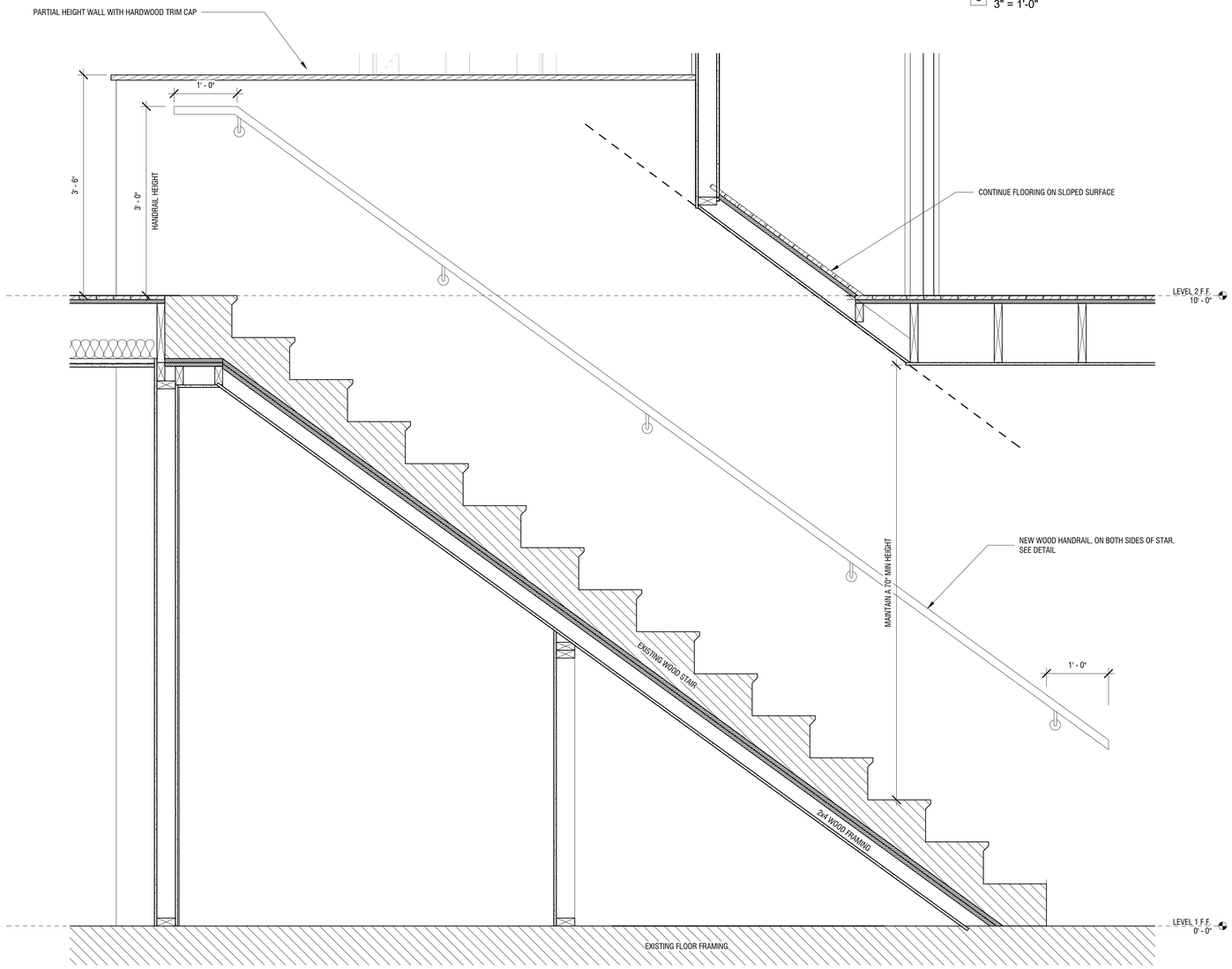
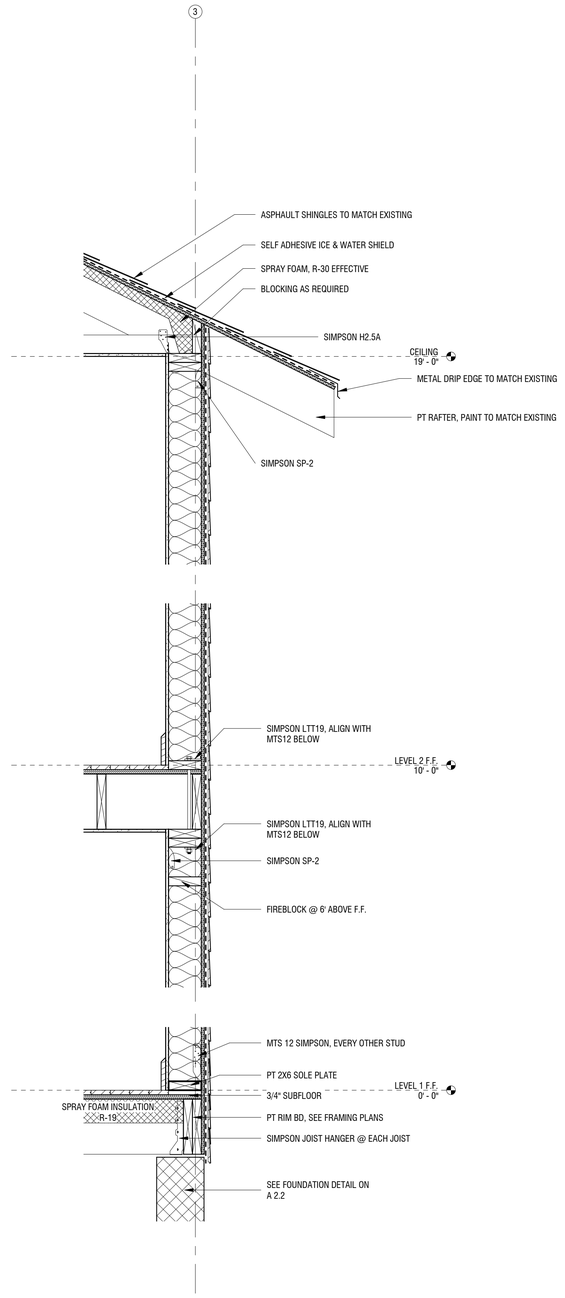
A4.0
BUILDING SECTIONS



3 DETAIL - TYP. HANDRAIL
3" = 1'-0"



2 DETAIL - ENTRY STAIR
1" = 1'-0"



1 TYPICAL WALL SECTION
1" = 1'-0"

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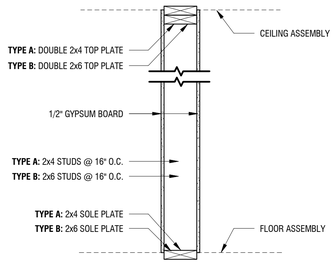
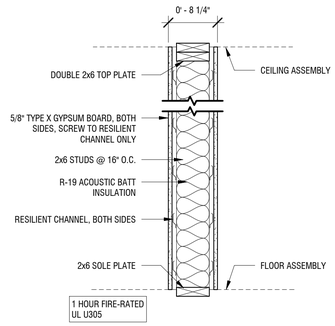
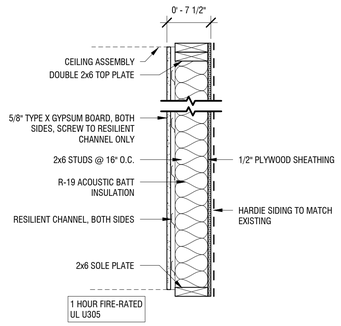
A4.5
WALL SECTIONS + STAIR DETAILS



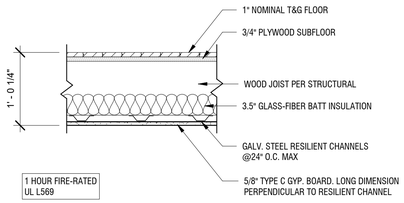
TYPICAL INTERIOR PARTITIONS
TYPE A FOR ALL NEW INTERIOR PARTITIONS
TYPE B FOR ALL PARTITIONS WITH PLUMBING



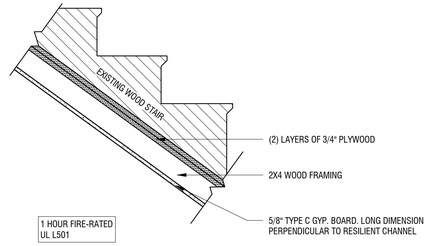
1 HR RATED INTERIOR
PARTITION



1 HR RATED EXTERIOR
PARTITION



1 HR RATED FLOOR
BETWEEN FLOORS



1 HR RATED CEILING
UNDER STAIRS

WALL AND FLOOR TYPES
1" = 1'-0"

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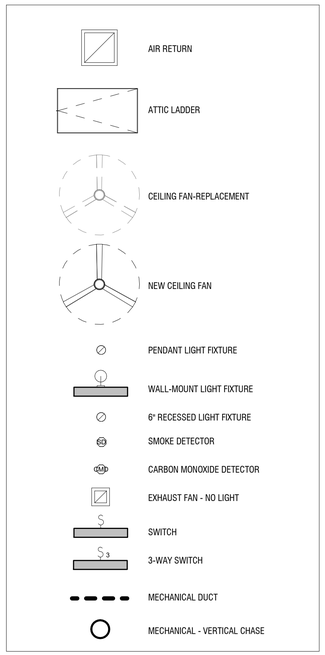
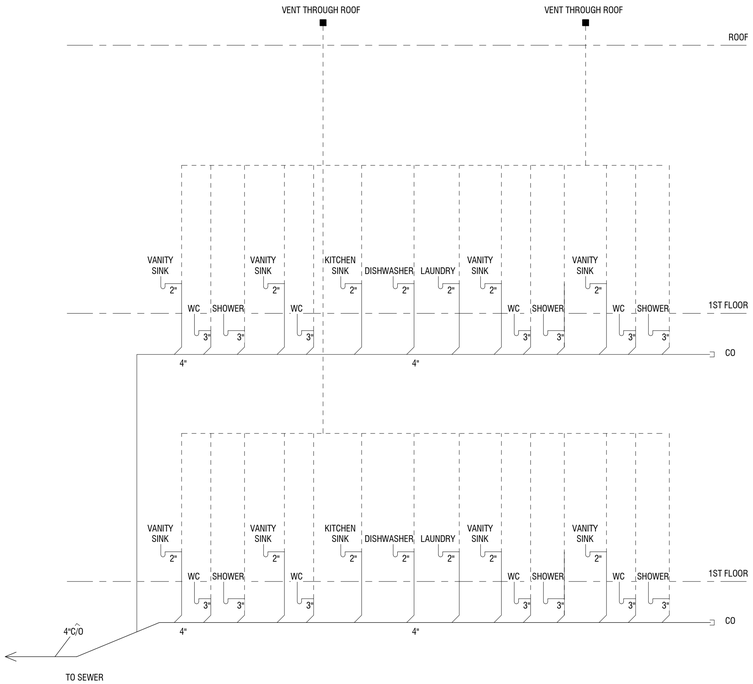
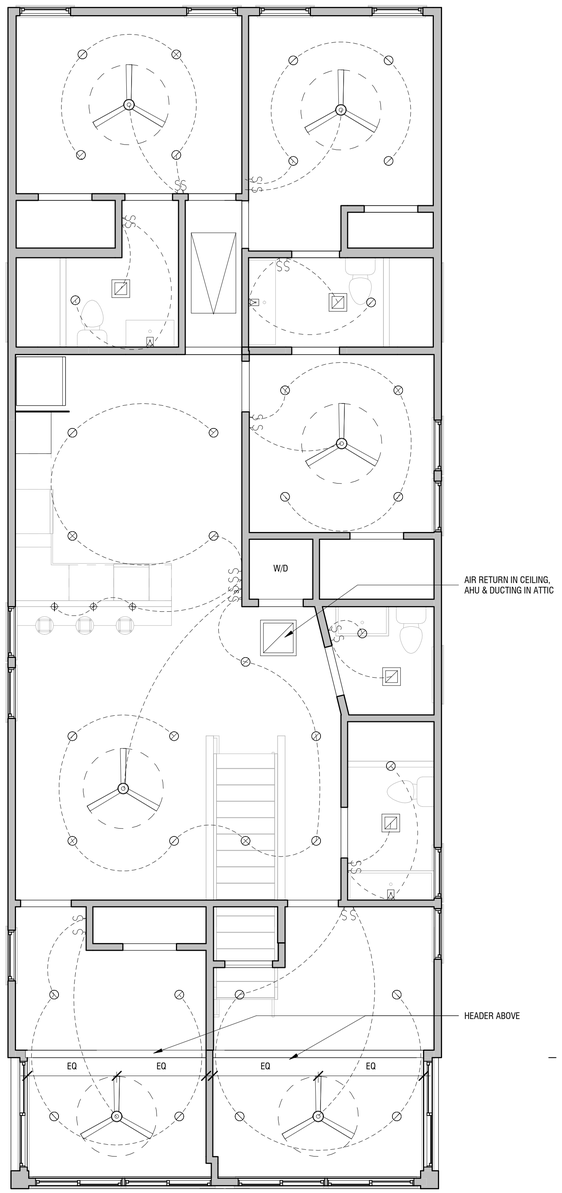
A5.0
WALL AND CEILING TYPES

RCP LEGEND

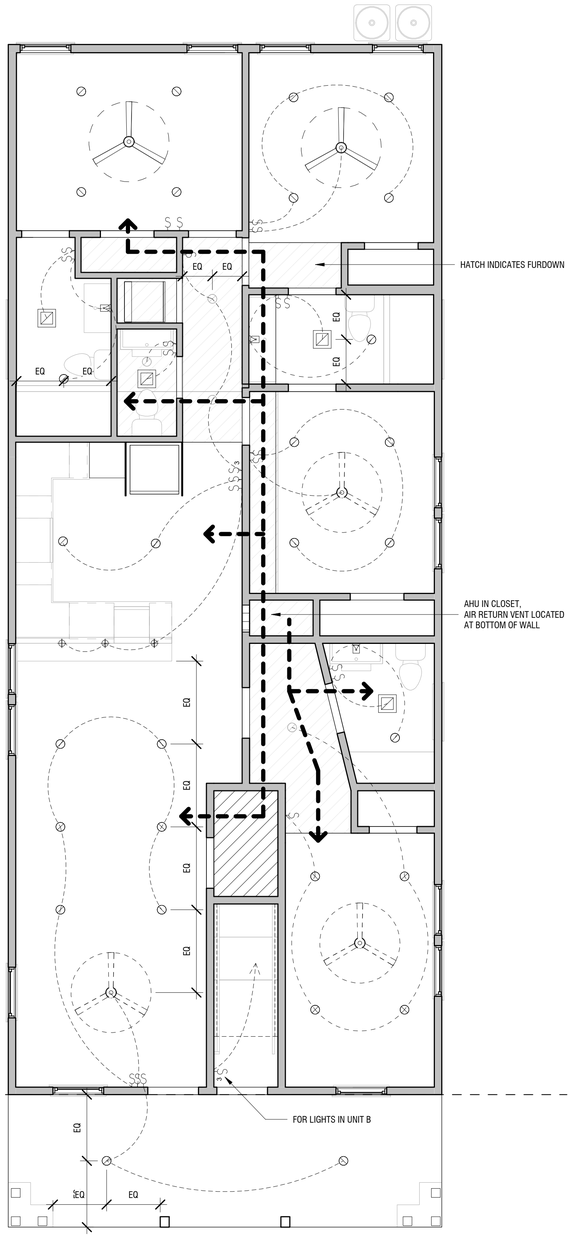




3 PLUMBING DIAGRAM
1" = 1'-0"



2 LEVEL 2 RCP
1/4" = 1'-0"



1 LEVEL 1 RCP
1/4" = 1'-0"

NOTE: IN FIRST FLOOR, ALL RECESSED FIXTURES TO BE CONTAINED IN FIRE RATED HOUSING

MECHANICAL NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD MECHANICAL SERVICES FOR PROJECT. ORGANIZATION AND LAYOUT IN ARCHITECTURAL PLANS IS SUGGESTIVE ONLY. DETAILS AND SYSTEM TYPE TO BE COORDINATED WITH DESIGN BY HVAC SUBCONTRACTOR.

WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

WORK TO BE SUBMITTED TO ARCHITECT TO REVIEW FOR CONFORMANCE WITH DESIGN REQUIREMENTS.

IT IS INTENDED THAT ALL OCCUPIED SPACES ARE TO BE CONDITIONED.

IF REQUIRED, GC IS RESPONSIBLE FOR PROVIDING ALL NECESSARY BLOCKING, GYPBD AND/OR FIRE CAULKING AS NEEDED TO PROVIDE REQD FIRE AND SMOKE RESISTANCE RATING AT ALL FLOOR, WALL AND ROOF ASSEMBLIES AND SEPARATIONS PER CODE REQUIREMENTS.

PLUMBING NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD PLUMBING SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS

SEE FLOOR PLAN FOR BASIC PLUMBING FIXTURES. NOT ALL EQUIPMENT AND FIXTURES ARE SHOWN OR NOTED.
PLUMBING CONTRACTOR TO PROVIDE ALL NECESSARY PARTS AND EQUIPMENT FOR COMPLETE INSTALLATION.

HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.

THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

WASTE LINES AND VENTS P.V.C SCH 40. SUPPLY LINES TO BE PEX. PRESSURE TEST SYSTEM PRIOR TO CONCEALMENT.

CONTRACTOR SHALL PROVIDE SUFFICIENT FRESH AIR AND COMBUSTION AIR FOR GAS FUELED EQUIPMENT.

ALL EXTERIOR HOSE BIBS TO BE FREEZE PROOF TYPE..

ELECTRICAL NOTES

GENERAL CONTRACTOR RESPONSIBLE FOR PROVIDING DESIGN/BUILD ELECTRICAL SERVICES FOR PROJECT. WORK TO COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY APPROPRIATELY LICENSED INDIVIDUALS.

ELECTRIC POWER INFORMATION SHOWN ON PLAN IS TO INDICATE BASIC INTENT AND SPECIFIC CONDITIONS ONLY. ELEC SUBCONTRACTOR RESPONSIBLE FOR PROVIDING ALL CODE REQUIRED LIGHTING, EXIT SIGNAGE, OUTLETS AND POWER TO EQUIPMENT, FIXTURES, LIGHTING, ETC FOR A COMPLETE SYSTEM..

SMOKE DETECTORS SHALL BE PROVIDED OUTSIDE SLEEPING AREAS AND INSIDE EACH BEDROOM AS REQUIRED BY SEC. R314 IRC 2015 ED. SMOKE DETECTORS SHALL BE 120V, HARDWIRED, INTERCONNECTED WITH A BATTERY BACKUP AND SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN GRILLE OR ANY PADDLE FAN BLADE.

CARBON MONOXIDE DETECTORS: APPROVED CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE EACH SEPARATE SLEEPING AREA FOR ANY DWELLING WITH AN ATTACHED GARAGE OR FUEL-FIRED APPLIANCES.

LIGHTING LAYOUT SHOWN ON PLANS IS TO DESCRIBE DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO PROVIDE ALL RECEPTACLES AT STANDARD LOCATIONS & INTERVALS (NOT SHOWN ON PLAN), CODE-REQUIRED LIGHTING, EXIT SIGNAGE, ETC. FINAL LIGHTING FIXTURE SELECTIONS & LAYOUT TO BE COORDINATED WITH OWNER.

KITCHEN: ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.

BATHROOMS: ALL RECEPTACLES SHALL BE GFI PROTECTED. LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATIONS". LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATIONS". WHERE TOILET ROOMS AND BATHROOMS ARE MECHANICALLY VENTILATED, THE VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2015 ED.

AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS ETC.

EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.

VERIFY LOCATION AND POWER REQUIREMENTS OF ANY LOW-VOLTAGE SYSTEMS.

PROVIDE DEDICATED CIRCUITS FOR ALL A/V EQUIPMENT.

GC TO PROVIDE CAT5 AND DATA CONNECTION AT LOCATIONS INDICATED ON PLANS. DATA CABLING TO BE CAT5E OR BETTER.

RECEPTACLES, SWITCHES AND ALL OUTLET BOX COVERS TO BE WHITE UON.

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REFLECTED CEILING PLANS