

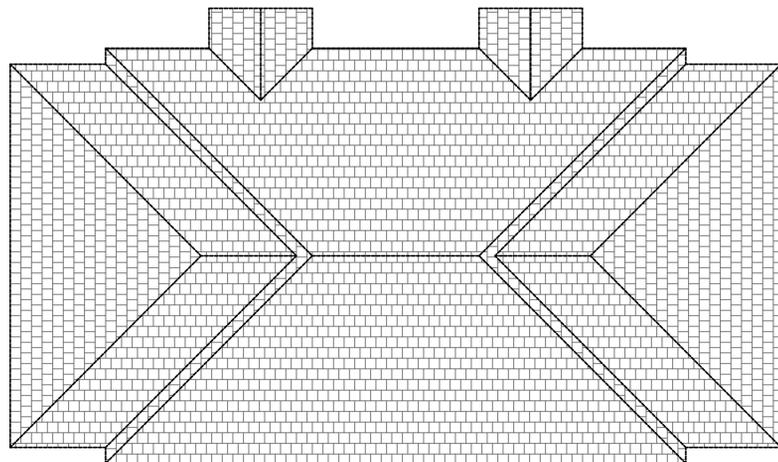


SQUARE FOOTAGE	
SUITE A	2,250 SQFT
SUITE B	2,250 SQFT

PLAN NORTH

PROJECT SPECIFICATIONS & GENERAL NOTES:

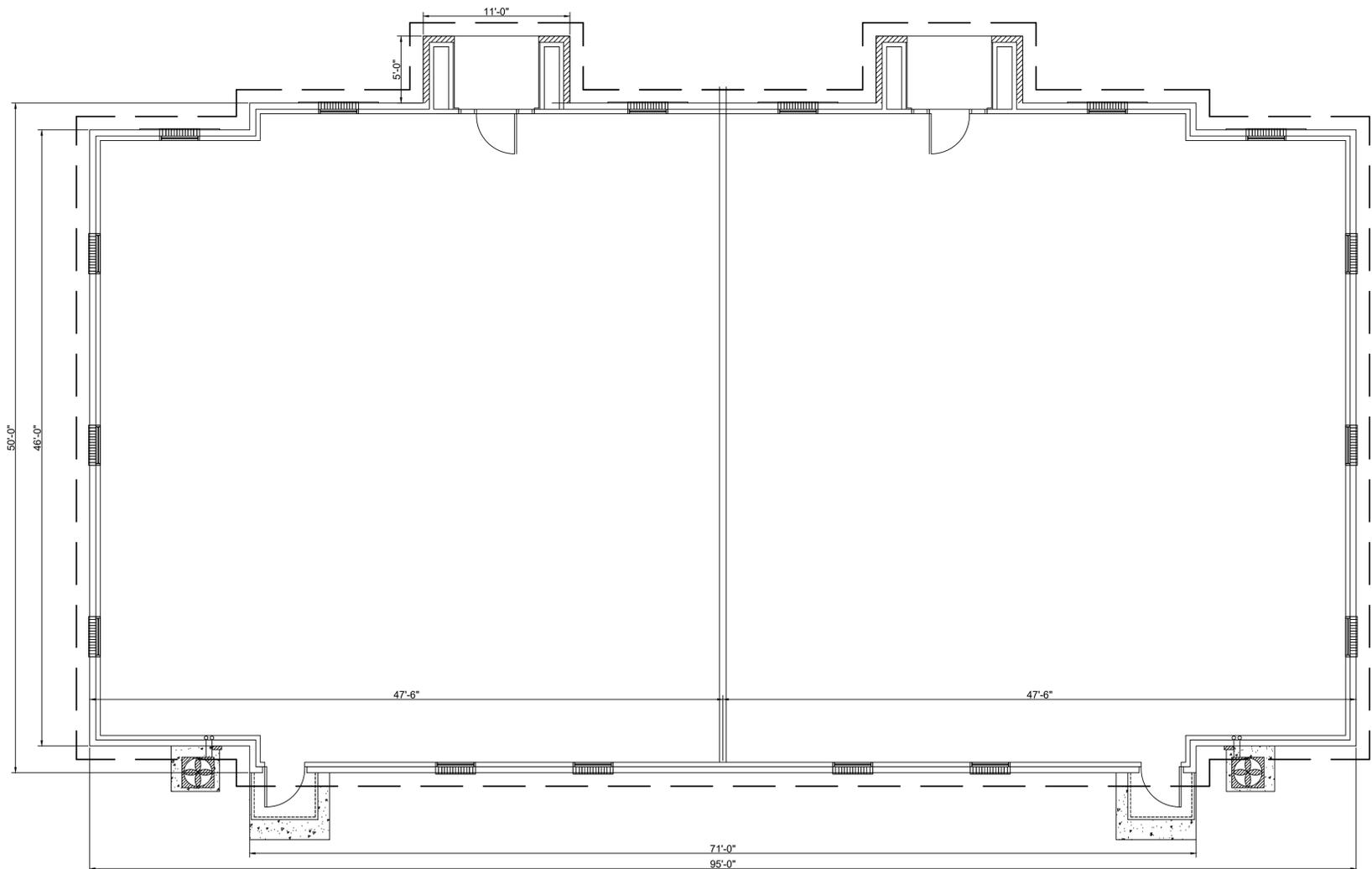
- 1) PROVIDE IN-WALL BLOCKING FOR ALL CABINETS, TOILET ACCESSORIES, AND OTHER WALL-MOUNTED ITEMS.
- 2) THE CONTRACTOR SHALL COORDINATE ALL CLEARANCE REQUIREMENTS AT ALL ADA FIXTURES, CONTROLS, AND DOORWAYS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 3) CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK, EQUIPMENT, AND ITEMS SUPPLIED BY THE OWNER OR OTHERS WITH THE SUPPLIER PRIOR TO THE START OF THE RELATED WORK.
- 4) PROVIDE TRANSITION STRIPS AT ALL FINISH FLOOR TRANSITION LOCATIONS, WHETHER INDICATED ON PLANS OR NOT.
- 5) DOORS SHALL NOT BE LOCKED FROM THE EGRESS SIDE WHEN THE BUILDING IS OCCUPIED.
- 6) TRAVEL DISTANCE TO AN EXIT SHALL NOT EXCEED IBC 2021 CODE REQUIREMENTS.
- 7) PROVIDE EMERGENCY LIGHTING IN ACCORDANCE WITH NFPA SAFETY CODES.
- 8) NO MODIFICATIONS, REVISIONS, OR CHANGES SHALL BE UNDERTAKEN UNLESS SPECIFICALLY INSTRUCTED AND APPROVED BY THE OWNER.
- 9) DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO FULLY INFORM ALL CONCERNED PARTIES REGARDING DECISIONS AND ACTIONS TAKEN THAT MIGHT AFFECT THEM.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SPACE DURING CONSTRUCTION FOR THE PROTECTION OF MATERIALS, TOOLS, ETC. COORDINATE WITH THE OWNER FOR ALLOWABLE LOCATIONS.
- 11) SAFE CONSTRUCTION PRACTICES SHALL BE OBSERVED TO ENSURE WORKER SAFETY ON THE JOB AND THE SAFETY OF ALL PERSONNEL.
- 12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PREMISES AND ALL AREAS, INCLUDING OUTSIDE SPACES, AGAINST DAMAGE DURING THE CONSTRUCTION PROCESS.
- 13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCAL BUILDING DEPARTMENT INSPECTIONS, PERMITS, APPROVALS, ETC. WHERE MORE THAN ONE REGULATION APPLIES, THE STRICTER REGULATION SHALL GOVERN.
- 14) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS. ANY INCONSISTENCY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER IMMEDIATELY FOR CLARIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE START OF WORK AND DURING CONSTRUCTION AS NECESSARY.
- 15) THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE PREMISES CLEAN. PAY APPLICATIONS MAY BE WITHHELD UNTIL THIS HAS BEEN COMPLETED.
- 16) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER STORAGE OF MATERIALS AND THE WORK SCHEDULE TO AVOID DELAYING OR INTERFERING WITH CONSTRUCTION IN THE BUILDING.
- 17) THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION FOR ALL PARTS OF THIS PROJECT, INCLUDING ALL WORK BY SUBCONTRACTORS.
- 18) MAINTAIN A MINIMUM OF 44" CLEAR UNOBSTRUCTED EMERGENCY EXIT AISLE TOWARDS DESIGNATED EXITS.
- 19) CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 0-75 AND A SMOKE DEVELOPED RATING OF 0-450.
- 20) EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 0-25 AND A SMOKE DEVELOPED RATING OF 0-450.
- 21) CELLULOSE FIBER INSULATION SHALL MEET ALL CODE REQUIREMENTS.
- 22) HARDWARE SHALL COMPLY WITH NFPA SAFETY CODE AND IBC 2021.
- 23) LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE, OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS.
- 24) THRESHOLDS SHALL COMPLY WITH LIFE SAFETY AND ADA CODES.
- 25) HAND-OPERATED FIRE EXTINGUISHERS ARE TO BE 10 TYPE 4A:60B:C IN ACCORDANCE WITH NFPA 10. MAXIMUM MOUNTING HEIGHT IS 5'-0" FROM FINISHED FLOOR TO TOP OF HANDLE.
- 26) THE CONTRACTOR/SUBCONTRACTOR IS TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- 27) IT IS THE CONTRACTOR'S/SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS ON THE PROJECT.
- 28) PROVIDE LEVEL LANDINGS OUTSIDE EXTERIOR DOORS THAT ARE WITHIN 1/8" OF THE FINISHED FLOOR ELEVATION.
- 29) EXIT DOORS TO HAVE CLOSURES AND WEATHERSTRIPPING. ALL DOORS TO MEET LIFE SAFETY AND ADA CODES.
- 30) INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200, EXCEPT IN EXITS AND EXIT ACCESS CORRIDORS, WHICH SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPMENT RATING OF 0-450.
- 31) CHECK WALL WIDTH ON PLANS CAREFULLY. WALLS WITH PLUMBING PIPES SHALL BE 8" FOR 3" PIPES AND 8" FOR 4" AND LARGER PIPES.
- 32) DIMENSIONS ARE USUALLY SHOWN FROM CENTERLINE OF THE WALL TO THE OUTSIDE OF THE BUILDING, CENTERLINE OF THE WALL TO CENTERLINE OF THE WALL, OR OUTSIDE OF THE BUILDING TO OUTSIDE OF THE BUILDING.
- 33) CHECK DOOR TRIM SIZE WHEN LOCATING DOORS IN THE CORNER OF A ROOM OR NEXT TO ANOTHER OBJECT.
- 34) BLOCK ALL DOOR AND WINDOW JAMBS AS RECOMMENDED BY THE SUPPLIER AND AS REQUIRED FOR A SECURE FIT TO PREVENT FUTURE MOVEMENT WHILE IN USE.
- 35) WINDOW HEIGHTS SHOWN ON THE ELEVATIONS SHALL BE TO THE TOP OF THE SASH OR UNDERSIDE OF THE HEAD OF THE FRAME (LIKE A DOOR). PROVIDE AND INSTALL CONTINUOUS SEALANT AT ALL DOORS AND WINDOWS.
- 36) PROVIDE FLASHING MEMBRANE ABOVE AND BELOW ALL WINDOWS.
- 37) ALL DOORS AND WINDOWS TO HAVE SAFETY AND INSULATED GLASS.



1-ROOF PLAN

NOT TO SCALE

CONTRACTOR TO COORDINATE WITH FOUNDATION DRAWINGS & DETAILS SHOP DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS



1-FLOOR PLAN - ANNOTATED

SCALE: 3/16"=1'-0"

CONTRACTOR TO COORDINATE WITH FOUNDATION DRAWINGS & DETAILS SHOP DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS

WALL LEGEND		
MARK	SYMBOLS	DESCRIPTION
A		TYPICAL 2X4 WOOD STUD PARTITION W/ FRAMING @ 16" O.C. WITH 1/2" GYP. BD. ON BOTH SIDES EXTEND TO CEILING JOISTS TYP.
B		2X4 EXT. STUD WALL PARTITION W/ FRAMING @ 16" O.C. WITH 1/2" GYP. BD. ON INSIDE WALL EXTENDED TO CEILING JOISTS TYP. WITH 3 1/2" BATT INSULATION IN WALL AND 3/8" OSB SHEATHING WITH TYVER BARRIER AND FACE BRICK ON EXTERIOR
C		TYPICAL 2X6 WOOD STUD PARTITION W/ FRAMING @ 16" O.C. WITH 5/8" GYP. BD. ON BOTH SIDES EXTEND TO ROOF DECK AND FIRE SEAL ON BOTH SIDES AT TOP AND BOTTOM WITH 6.25" FIBERGLASS INSULATION
D		TYPICAL 2X4 WOOD STUD PARTITION W/ FRAMING @ 16" O.C. WITH 1/2" GYP. BD. ON BOTH SIDES EXTEND TO CEILING JOISTS TYP. WALL AT TOILET AREA TO BE 6" 3" SOUND ATTENUATING BATTS

GENERAL NOTES:

WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID ERRORS, THE CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SPECIFICATIONS, SIZE, DIMENSIONS AND ELEVATION OF ALL MATERIAL. THE CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR VERIFICATION OF PROPERTY LINE, RESTRICTIONS AND ANY LOCAL CODE AND GUIDE LINES FOR CONSTRUCTION. ANY CHANGE TO THESE PLANS SHALL BE AGREED UPON BY THE OWNER AND THE CONTRACTORS. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE STATE FIRE MARSHAL CODE AND ALL OTHER INSPECTION DEPARTMENTS HAVING JURISDICTION AND FROM WHOM PROPER CERTIFICATES OF APPROVAL SHALL BE FURNISHED.

GENERAL REQUIREMENTS:

VERIFY ALL DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIAL OR STARTING ANY WORK. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FOUNDATION LAYOUT WITH BUILDING FOUNDATION DRAWINGS. ANCHOR BOLT SIZE, LAYOUT AND PATTERN TO BE PER LOCAL CODES. PROVIDE LEVEL LANDINGS OUTSIDE EXTERIOR DOORS THAT ARE WITHIN 1/2" OF THE INTERIOR FINISH FLOOR ELEVATION. VERIFY ALL OPENING SIZE AND LOCATIONS. DO NOT SCALE DRAWINGS VERIFY ALL DIMENSIONS AT SITE. VERIFY SITE CONDITION AND LOCATION. VERIFY ALL UTILITIES AT SITE.

	EQUIPMENT NUMBER
	KEY NOTE
	INTERIOR ELEVATIONS IDENTIFICATION NUMBER
	CONSTRUCTION DETAIL
	ID DETAIL SHEET NUMBER BUILDING & WALL SECTION
	WALL CONSTRUCTION TAG
	WALL SECTION
	DOOR ID
	WINDOW ID
	0'-0" GRADE/ELEVATION REFERENCE
	DRAWING REVISION TAG NUMBER
	FIRE EXTINGUISHER

CD
CONSTRUCTION DRAFTING, LLC
 37319 QUIET LAKE DR.
 PRAIRIEVILLE, LA 70769
 ANDREW J. GAUTHIER
 (225) 571-0586

NO.	DATE	REVISIONS	BY
0	...	PRELIMINARY	AG

OWNER/CONTRACTOR:

HADDAD CONTRACTORS, LLC
 37283 SWAMP RD.
 PRAIRIEVILLE, LA 70769

PROJECT: **DUTCHTOWN GARDENS OFFICE BUILDING**
 LOT D DUTCHTOWN GARDENS AVE
 GEISMAR, LA 70734
 ASCENSION PARISH

SHEET: **ANNOTATED FLOOR PLAN**

DRAWN BY:	AG	PROJECT NO.:	A126-S2025
REVIEWED BY:	AG	FILE NO.:	D-A126-S2025
DATE:	...	CHECK BY:	PH
SCALE:	3/16" = 1'-0"	CHECK BY:	...

DRAWING NO.:	A1.1	REV.	1
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PRELIMINARY ONLY