

Owner: Drs. Jimmy & Celeste Babineaux

FARMhouse

Renovation & Addition

1016 Quarter Pole Road, Rayne, LA 70578

Project No. 16006
CONSTRUCTION DOCUMENTS
AUGUST XX, 2017

ARCH&also, llc
P.O. Box 52884
Lafayette, Louisiana 70505
T.337.288.8632



VACINITY MAP
Legal Description of Property:
1016 Quarter Pole Road, Rayne, Louisiana 70578
Acadia Parish
14.27 Acres
Lots 3-G1 & 3-G2
Section 27, T9S, R2E
|
|
|

GENERAL NOTES

- 1
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NATIONAL, STATE, & LOCAL BUILDING CODES.
- 2
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ACQUISITION OF APPLICABLE PERMITS AND INSPECTIONS PRIOR TO AND DURING CONSTRUCTION.
- 3
- CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL SERVICES PRIOR TO COMMENCEMENT OF THE DEMOLITION PHASE. BEFORE STARTING DEMOLITION WORK, ARRANGE FOR THE APPROPRIATE AUTHORITIES TO REMOVE ALL SERVICES FROM THE AREA.
- 4
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL LOCATE ALL WORK TO REMAIN, INCLUDING, BUT NOT LIMITED TO PLUMBING, HVAC, ELECTRICAL, STRUCTURAL, AND ARCHITECTURAL TO REMAIN, AND SHALL PROTECT SUCH WORK FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION.
- 5
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. DIMENSIONS AND CONDITIONS TYING INTO OR GOVERNED BY EXISTING CONSTRUCTION ARE APPROXIMATE AND ARE NOT PURPORTED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING, PREPARING SHOP DRAWINGS, OR ORDERING MATERIALS.
- 6
- GENERAL CONTRACTOR SHALL ASK FOR DETAILS AND/OR INSTRUCTIONS WHEN UNCERTAIN HOW TO PROCEED. THE LACK OF NOT REQUESTING DETAILS DOES NOT EXCUSE SLOPPY OR IMPROPER WORK. CORRECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COSTS TO THE OWNER.
- 7
- THE DOCUMENTS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, SUBJECT TO THE REVIEW OF THE ARCHITECT.
- 8
- GENERAL CONTRACTOR TO SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS, CREVICES AND ANY OTHER OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS.
- 9
- MECHANICAL AND ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL CONCERNS AND ARRANGEMENTS REGARDING PENETRATIONS INTO THE CEILING.
- 10
- DIMENSIONS ARE TO FACE OF ROUGE STUD. DIMENSIONS SHOULD BE READ & CALCULATED, BUT NEVER SCALED.
- 11
- THESE DRAWINGS HAVE BEEN DRAWN & CHECKED TO INSURE A REASONABLE & NORMALLY ACCEPTABLE DEGREE OF ACCURACY. THE CONTRACTOR, HOWEVER, IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS, DETAILS, & REQUIREMENTS OF THESE PLANS PRIOR TO START OF WORK.
- 12
- THE SHEETS IN THESE CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY TO EACH OTHER. WHAT IS CALLED FOR ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
- 13
- DRAFT STOPS SHALL BE INSTALLED AS PER PARISH & STATE CODES.
- 14
- PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY THE 2009 INTERNATIONAL RESIDENTIAL CODE.
- 15
- WINDOWS IN BEDROOMS SHALL CONFORM W/NFPA 101 - EGRESS REQUIREMENTS.
- 16
- INSULATION & INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF THE 2009 INTERNATIONAL RESIDENTIAL CODE.
- 17
- CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 0-75 & A SMOKE DEVELOPMENT FACTOR OF 0-450.
- 18
- STAIRS SHALL CONFORM TO CODES, TREADS SHALL BE 11" MINIMUM; RISERS SHALL BE 7" MAXIMUM.
- 19
- ALL INTERIOR PAINT COLORS WILL BE SELECTED BY OWNER.
- 20
- EXTERIOR STAINS SHALL BE AN OIL-BASED PREMIUM GRADE STAIN WITH A SPREAD TOPCOAT OF A SATIN-FINISH SPAR URETHANE.
- 21
- CONTRACTOR TO PROVIDE TEMPORARY TOILET DURING CONSTRUCTION.
- 22
- CONTRACTOR TO PROVIDE TRASH DUMPSTERS & DISPOSAL OF ALL CONSTRUCTION AND SITE DEBRIS DURING CONSTRUCTION.
- 23
- REFER TO THE 'NOTES' SECTION AT THE BOTTOM OF EACH SHEET FOR ADDITIONAL INFORMATION REGARDING THE ASSOCIATED DRAWING.

INDEX OF DRAWINGS

D1.01	DEMOLITION PLAN
A1.01	ARCHITECTURAL SITE PLAN
A1.02	ARCHITECTURAL SITE PLAN
S1.01	FOUNDATION PLAN
A2.01.	FLOOR PLAN FIRST FLOOR
A2.02	REFLECTED CEILING/ELECTRICAL PLAN
A3.01	WINDOW & DOOR SCHEDULE & DETAILS
A5.01	BUILDING SECTIONS
A6.01	EXTERIOR ELEVATIONS
A6.02	EXTERIOR ELEVATIONS
A7.01	INTERIOR ELEVATIONS
A9.01	WALL SECTIONS & DETAILS

PROJECT INFORMATION

Description	Date	Revision	Notes

Project Information
No. 16006
FARMhouse
Project Address

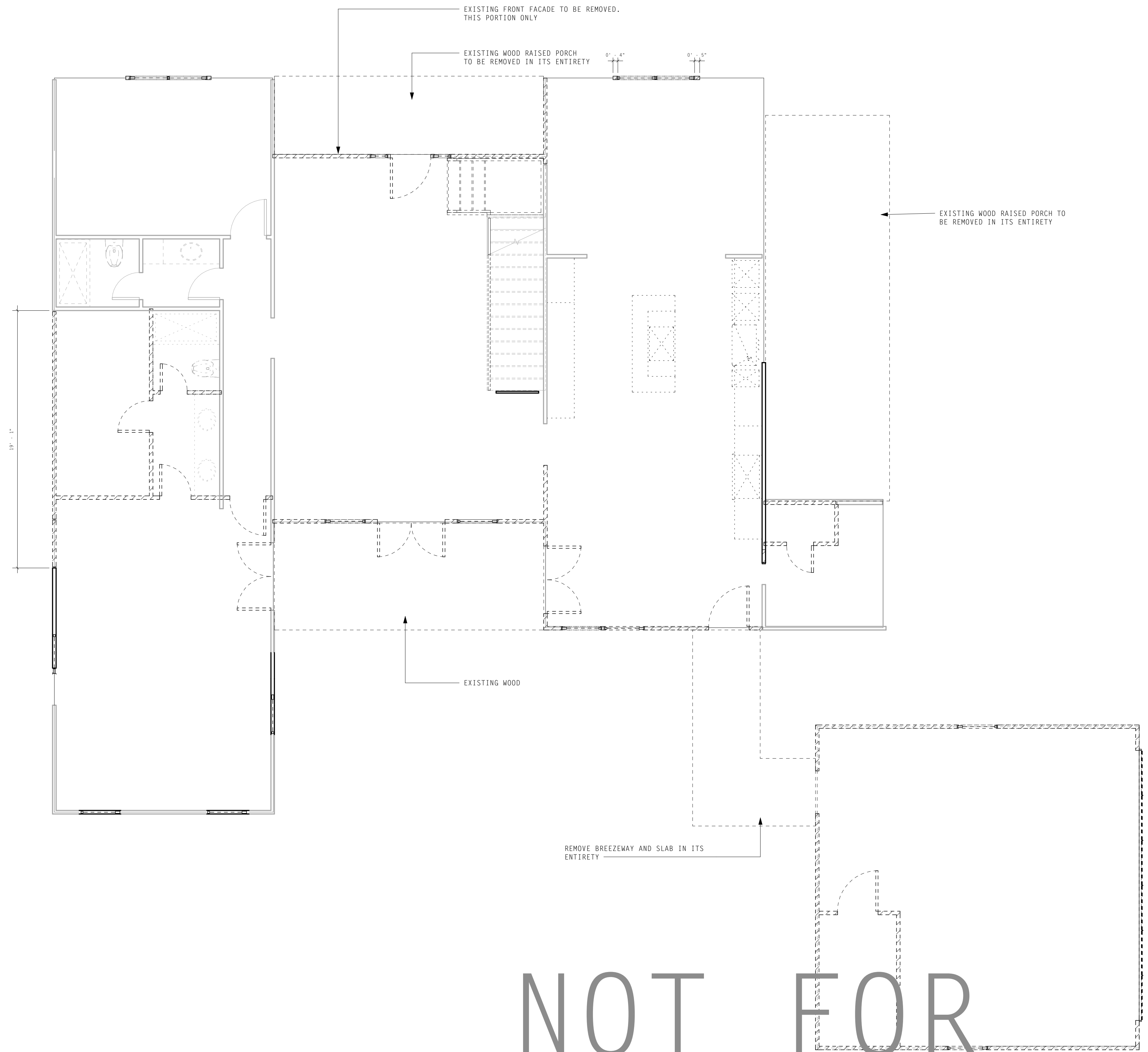
Document Phase
CD's

DATE
August 15, 2017

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SHEET INDEX &
PROJECT
INFORMATION

T1.01



1 First Floor Demolition Plan
1/4" = 1'-0"

Description	Date	Revision	Notes
			1. ALL DASHED LINES DEMOTE DEMOLITION SCOPE OF WORK.
			2. ALL EXISTING WINDOWS TO BE REMOVED AND DISCARDED UP.
			3. ALL EXISTING FLOOR FINISHES TO BE REMOVED. PREPARE CONCRETE SLAB TO RECEIVE NEW FINISH.
			4. REMOVE ALL EXISTING LIGHT FIXTURES. SALVAGE TO OWNER.
			5. PROVIDE ANY NECESSARY TEMPORARY SHORING SUPPORT DURING CONSTRUCTION.

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FARMhouse

CONSTRUCTION DOCUMENTS

DATE: 07/16/17

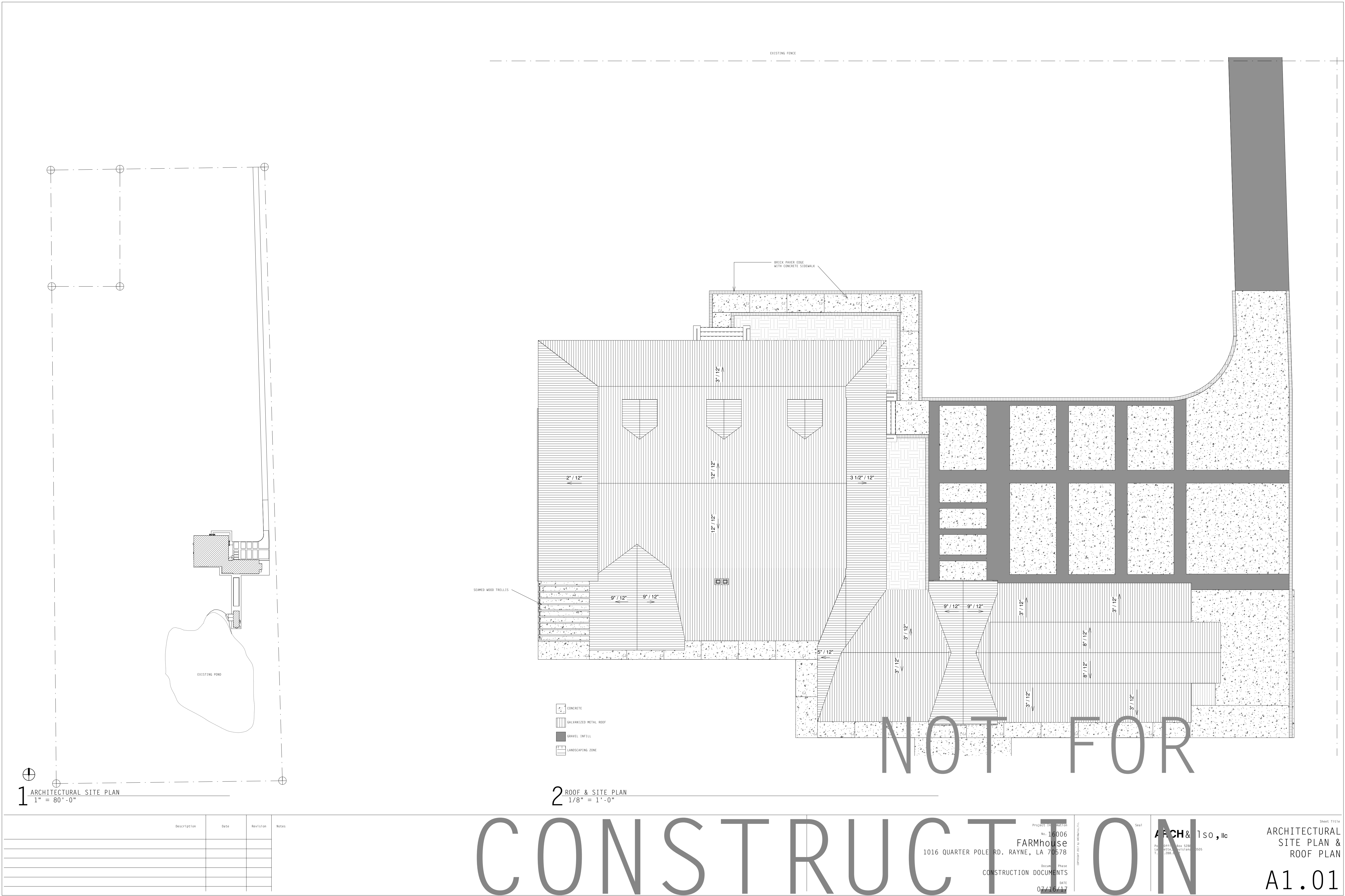
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Professional Engineer
No. 5286
Louisiana
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DEMOLITION PLAN
D1.01

Sheet Title



1 ARCHITECTURAL SITE PLAN
1" = 80'-0"

2 ROOF & SITE PLAN
1/8" = 1'-0"

Description	Date	Revision	Notes

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Sheet Title
ARCHITECTURAL
SITE PLAN &
ROOF PLAN
A1.01

CONSTRUCTION

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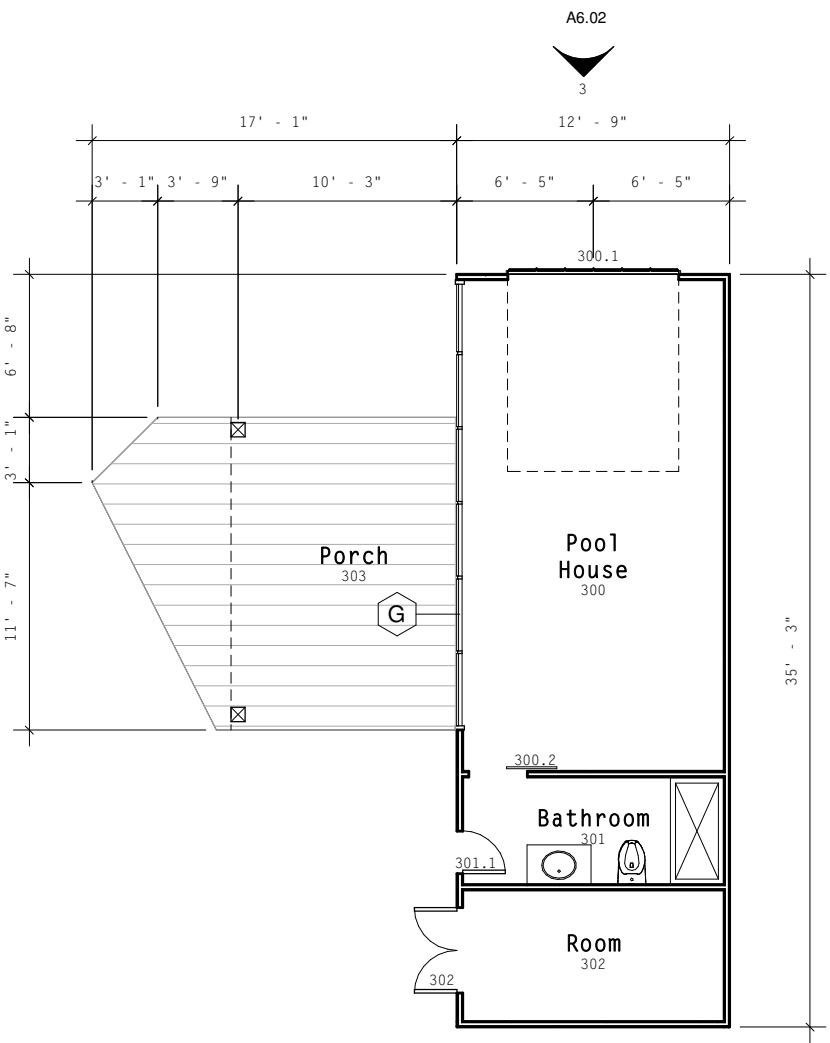
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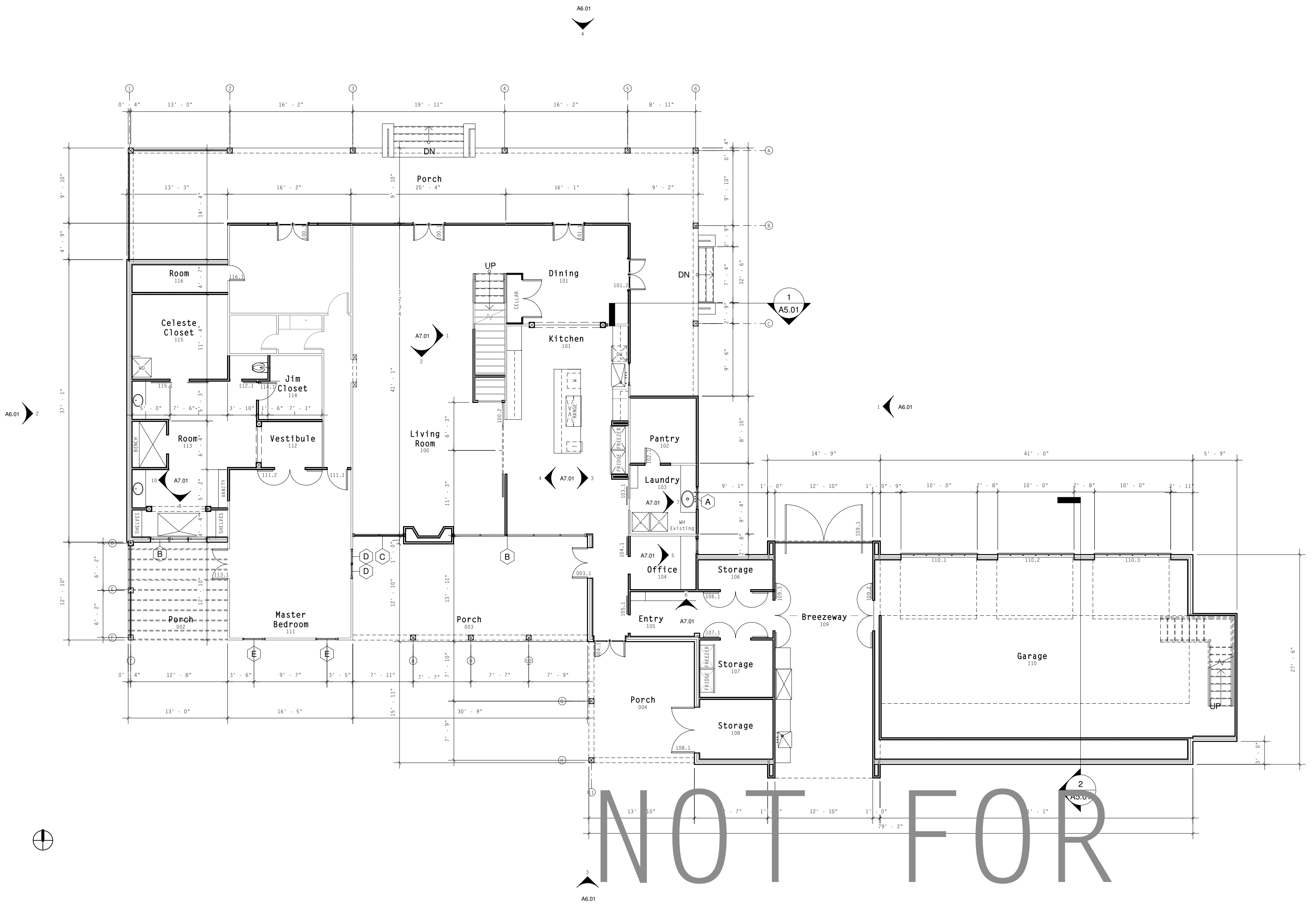
ARCHITECTURAL
SITE PLAN -
PHASE 2

A1.02

Room Schedule				
Number	Base Finish	Ceiling Finish	Floor Finish	Wall Finish
001				
002				
003				
4				
004				
5				
21				
23				
24				
100				
101				
101				
102				
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301				
302				
303				



2 POOL HOUSE FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN - MAIN HOUSE
1/8" = 1'-0"

Description	Date	Revision	Notes

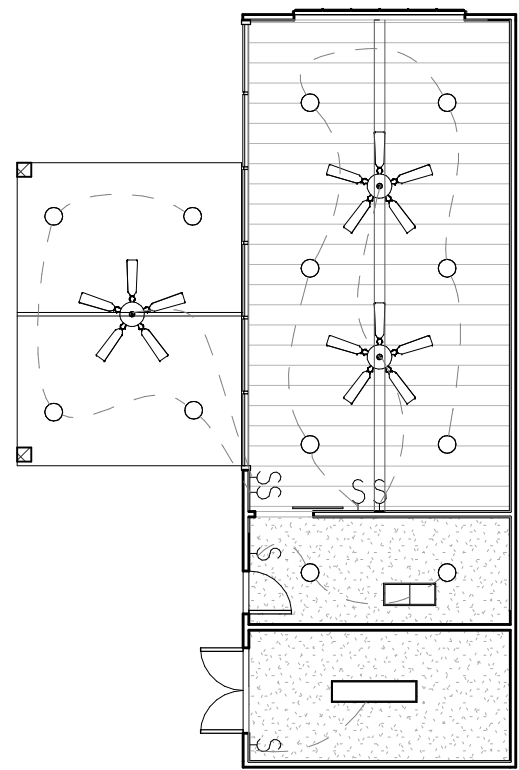
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Sheet Title
FLOOR PLANS

A2.01



3 POOL HOUSE REFLECTED CEILING AND ELECTRICAL PLAN
1/8" = 1'-0"



- PENDANT LIGHT, PROVIDED BY OWNER
- 6" RECESSED CAN LED
- WALL SCONCE, PROVIDED BY OWNER
- ▬ STRIP FLUORESCENT
- ▬ VENT/LIGHT
- HEATER
- ✱ CEILING FAN
- ▬ WOOD PLANK
- ▬ GYPSUM BOARD
- ▬ FIBROUS CEMENT BOARD



1 FIRST FLOOR REFLECTED CEILING & ELECTRICAL PLAN
1/8" = 1'-0"

NOT FOR

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Louisiana License No. 110-2286-0005

Sheet Title
REFLECTED
CEILING/ELECTRICAL
PLAN
A2.02

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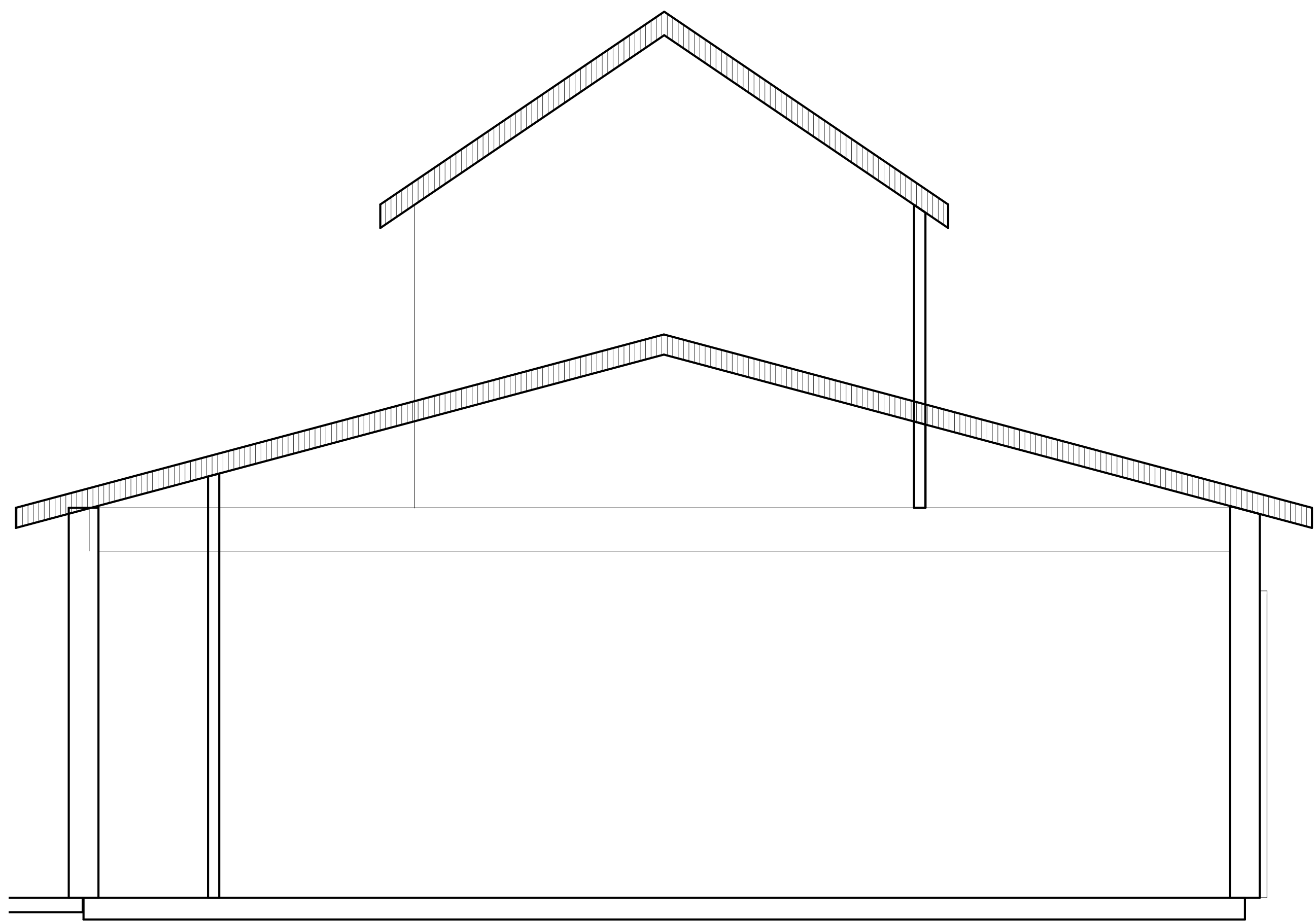
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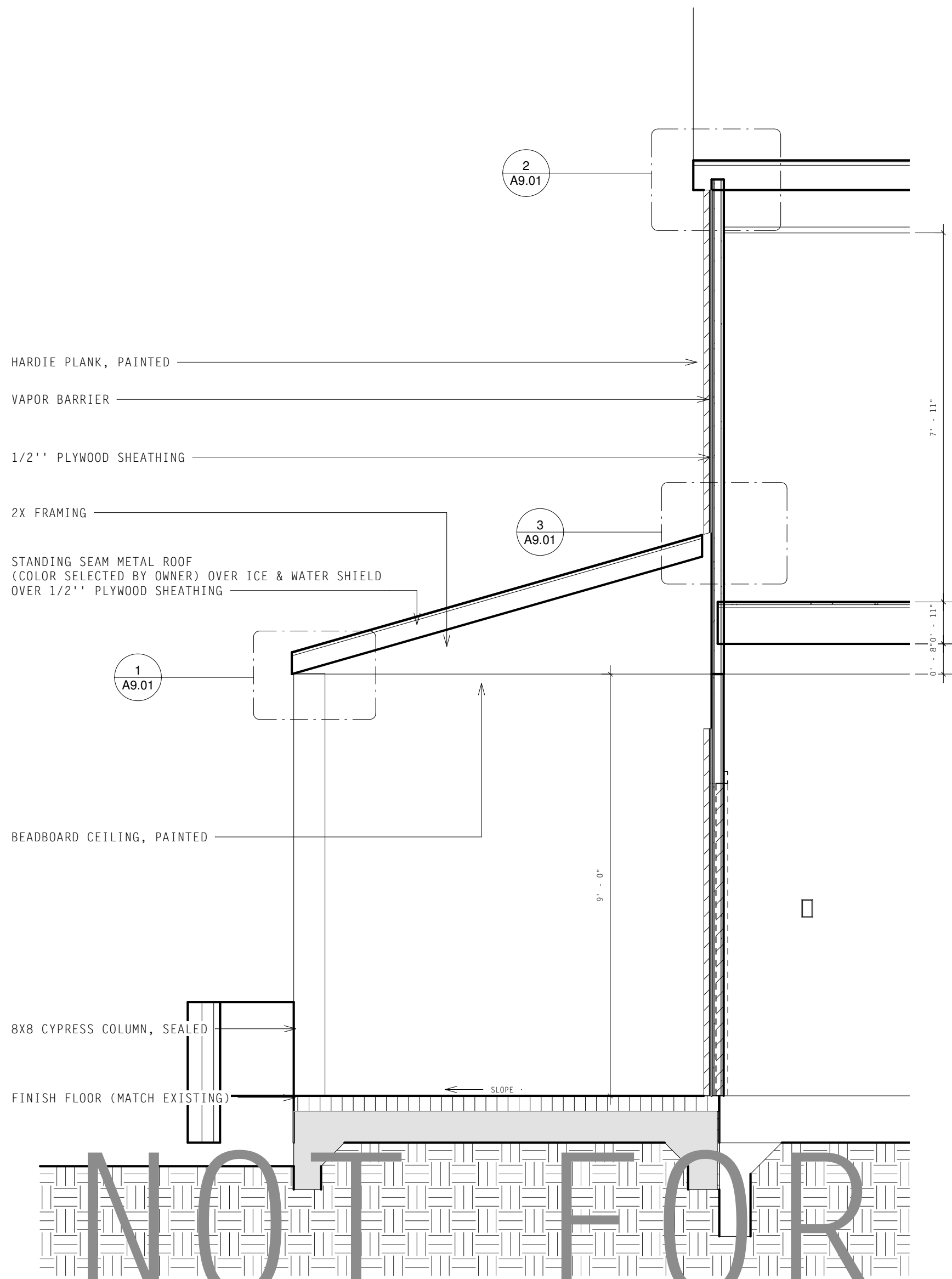
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WINDOW & DOOR
SCHEDULES,
TYPES &
DETAILS

A3.01



2 GARAGE SECTION
1/2" = 1'-0"



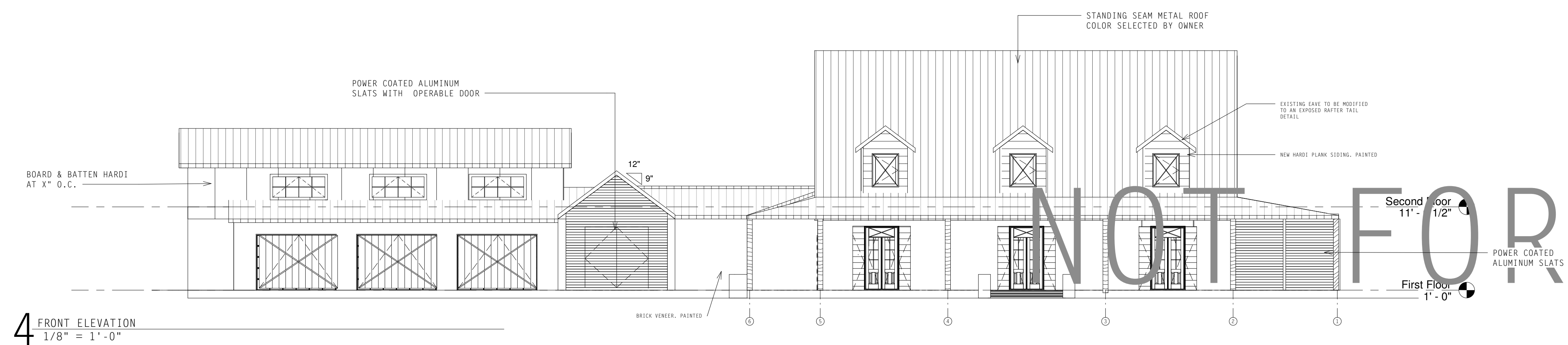
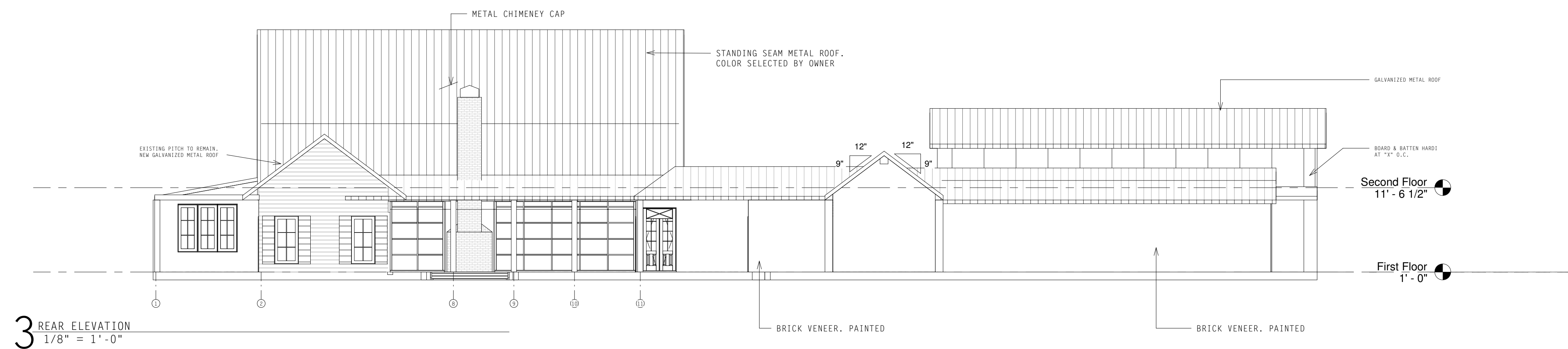
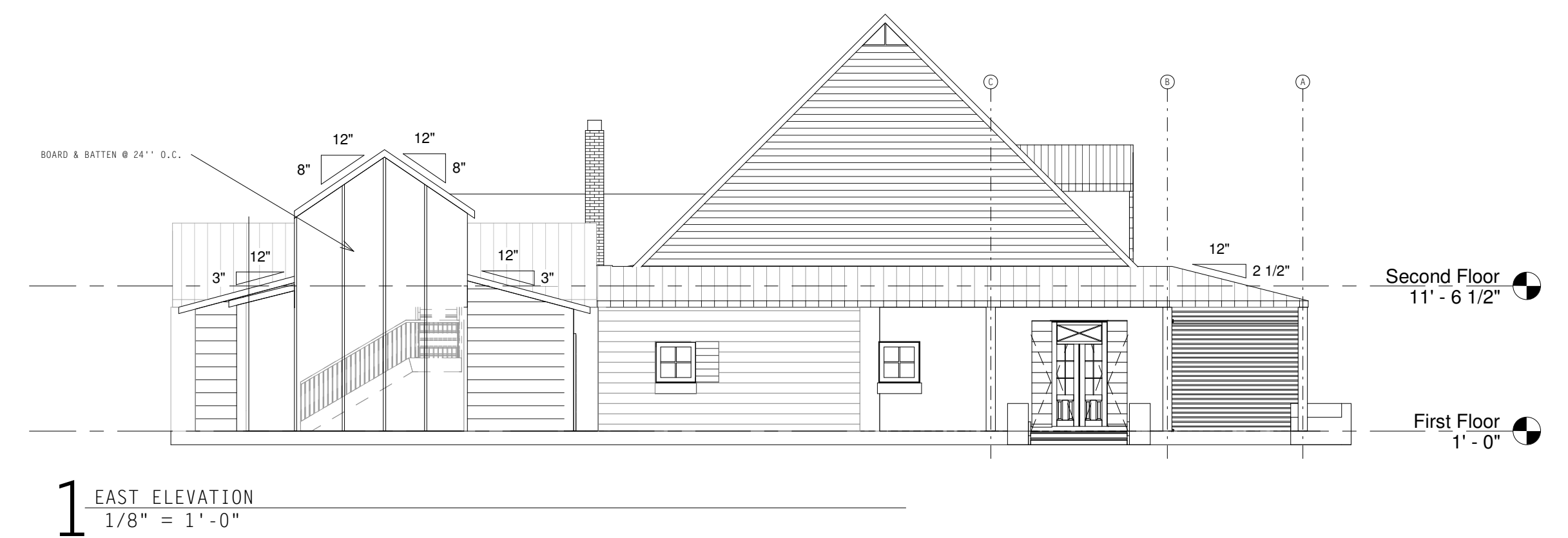
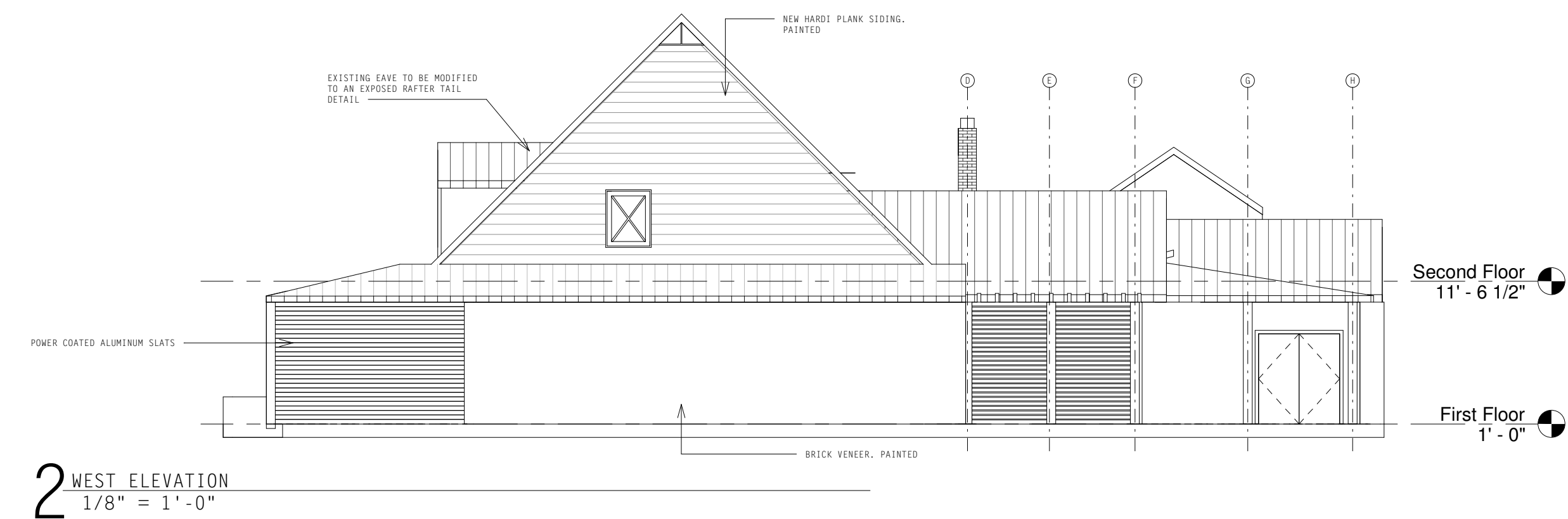
1 PORCH SECTION
1/2" = 1'-0"

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Notes

1. EXISTING ROOF TO BE REPLACED WITH STANDING SEAM METAL TYPE TO MATCH NEW WORK. EXISTING MAIN HOUSE PITH TO BE VERIFIED ON SITE BY G.C.

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Sheet Title

EXTERIOR
ELEVATIONS

A6.01

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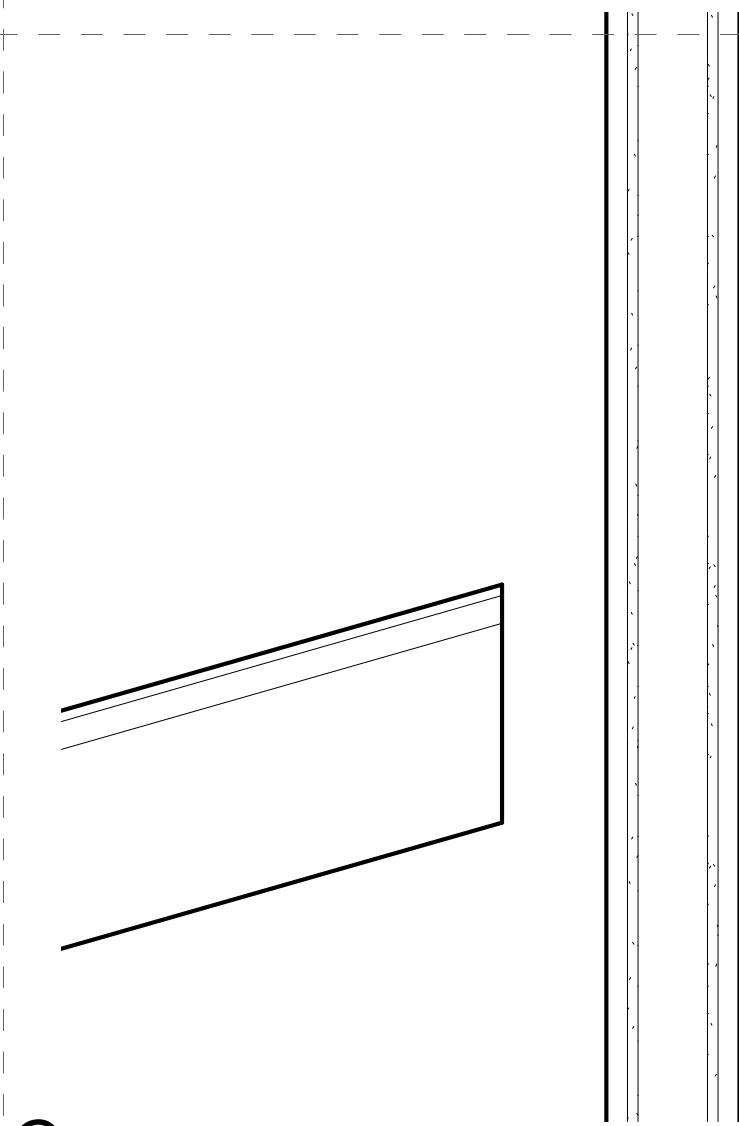
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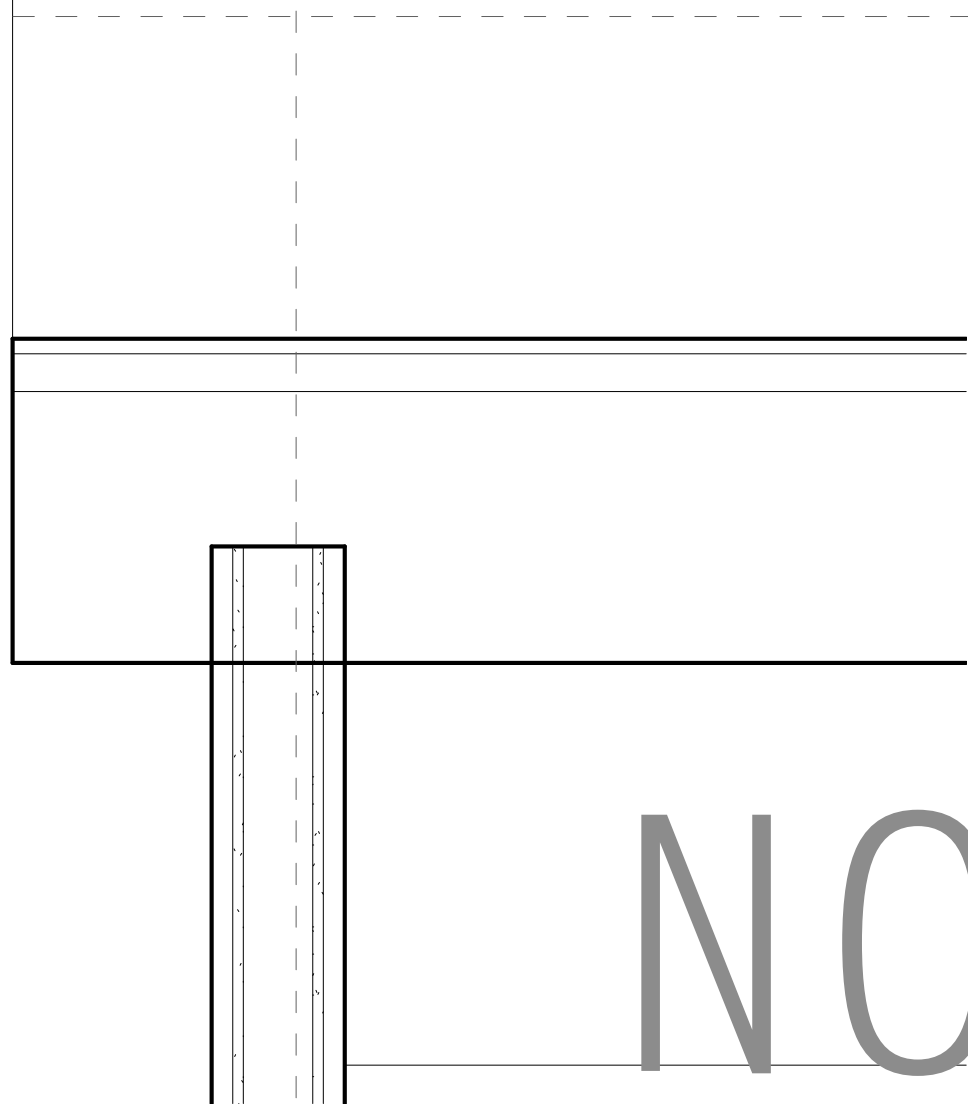
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EXTERIOR
ELEVATIONS

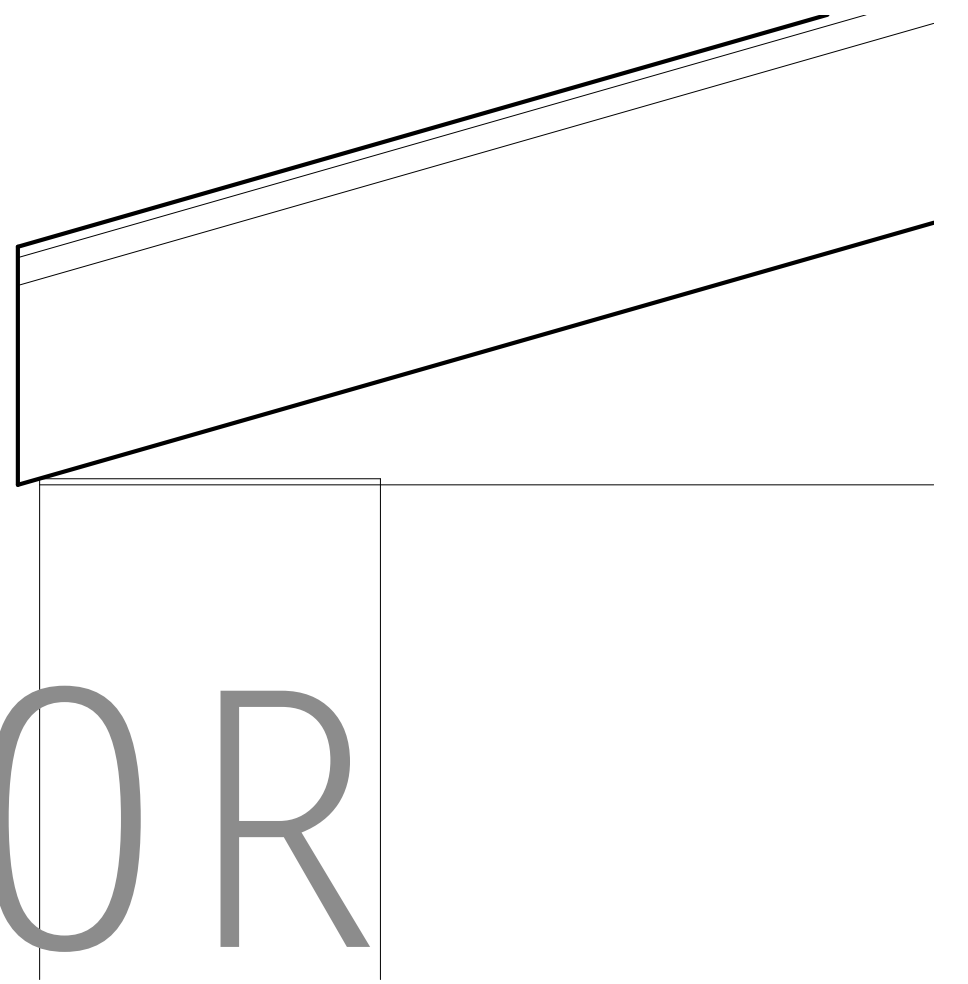
A6.02



3 PORCH SECTION - Callout 3
3" = 1'-0"



2 PORCH SECTION - Callout 2
3" = 1'-0"



1 PORCH SECTION - Callout 1
3" = 1'-0"

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WALL SECTIONS
& DETAILS
A9.01