



1 SECOND FLOOR ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

- [A1] CONTROLLED ACCESS CARD LOCATION (MANUAL OVERRIDE REQUIRED) *ARROW DENOTES THREAT SIDE
- [A2] CONTROLLED ACCESS CARD LOCATION (MANUAL OVERRIDE NOT REQUIRED) *ARROW DENOTES THREAT SIDE
- [B] EXIT DOOR, PANIC RELEASE BUTTON
- [C] NEW INTERIOR GLAZING, SEE ELEVATION 11A/31
- [D] PROVIDE AND INSTALL 4"x4" PLYWOOD BOARD AT THE CEILING FOR TELEPHONE BOARD IN FIRE RETARDANT PAINT (2 COATS)
- [E] ITEM PROVIDED BY TENANT
- [F] NEW HEADER TO BE ADDED ABOVE DOORWAY
- [G] NEW GLAZING TO BE INSTALLED TO MATCH EXISTING CONFERENCE RM GLAZING
- [H] EXISTING CLOSET TO REMAIN
- [I] NEW 1 HOUR FIRE RATED ASSEMBLY
- [J] EXISTING 2HR FIRE RATED ASSEMBLY TO REMAIN
- [K] G.C. TO TINT WINDOW FROM INTERIOR SIDE
- [L] EXISTING PLUMBING WALL LOCATION
- [M] CONTROLLED ACCESS DOORS MANUAL OVERRIDE BUZZER MOUNTING LOCATION
- [N] EXISTING FIRE RATED DOOR, CLOSER TO REMAIN
- [O] G.C. TO DEMOLISH EXISTING BRIDGE COMPLETE, PATCH EXTERIOR FINISH & INSTALL NEW ALUMINUM STOREFRONT WINDOW TO MATCH
- [P] DOOR CLOSER REQUIRED
- [Q] EXISTING STAIR RAILING TO BE MODIFIED TO MEET CURRENT LIFE SAFETY CODE. SEE DETAILS 8/A/3.8, 9/A/3.8, AND 10/A/3.8
- [R] EXISTING ELEVATOR CAB FINISHES TO BE UPDATED. SEE DETAILS 6/A/3.5, 7/A/3.5, 9/A/3.5, & 10/A/3.5
- [S] NEW ADA WATER FOUNTAIN. SEE MECHANICAL SPECIFICATIONS FOR DETAILS.
- [T] ONE HOUR FIRE RATING REQUIRED BY CODE, G.C. TO UPGRADE EXISTING WALL AS REQUIRED.

GENERAL NOTES

1. CONTRACTOR MUST COMPLY WITH ALL BUILDING RULES AND REGULATIONS.
2. DO NOT SCALE DRAWINGS. ALWAYS USE THE WRITTEN DIMENSION. CONTRACTOR MUST FIELD VERIFY ALL CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL DIMENSIONS FROM FACE OF GYP. BOARD TO FACE OF GYP. BOARD.
3. ALL GYP. BD. PARTITIONS SHALL BE TAPED, BEDDED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES AS REQUIRED. ALL SURFACES SHALL BE ALIGNED.
4. CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING, WITH NO JOINTS VARYING MORE THAN 1/8" OVER 6'-0" AND NO JOINTS GREATER THAN 3/16" UNO.
5. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" H.
6. ALL DOORS SHALL HAVE 1'-6" CLR. MIN. ON STRIKE/FULL SIDE OF DOOR AND 1'-0" ON PUSH SIDE.
7. SPRINKLERS TO BE RELOCATED AND REWORKED PER NFPA 13 AS REQUIRED TO ACCOMMODATE PARTITION RELOCATION.
8. CONTRACTOR TO COORDINATE THE REMOVAL AND RELOCATION OF EXISTING AND NEW CARD READER LOCATIONS AS REQUIRED.
9. ALL FURNITURE AND FURNITURE MOVING TO BE BY THE TENANT.
10. CONTRACTOR TO VERIFY THE INTEGRITY OF ALL EXISTING DEMISING PARTITIONS THAT SHALL REMAIN IN PLACE. REPAIRS OR UPGRADES TO ENSURE SOUND PROOFING SHALL BE MADE AS REQUIRED.
11. ALL APPLIANCES BY TENANT
12. SURVEY EXISTING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS LOCATIONS, AND COORDINATE WITH WORKING DRAWINGS PRIOR TO SUBMITTING A PRICE FOR THIS WORK. IT WILL VERIFY THAT ALL NEW CONSTRUCTION AND EQUIPMENT INSTALLATIONS ARE COMPATIBLE WITH BOTH THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. ALL COSTS OF RELOCATION AND MODIFYING EQUIPMENT SHALL BE REFLECTED IN INITIAL PRICE PROPOSALS. CHANGE ORDERS OR JOB EXTRAS FOR SUCH WORK SHALL NOT BE APPROVED.
13. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS FOR THE WORK. ALL TRADES SHALL BE RESPONSIBLE FOR PERFORMING WORK IN ACCORDANCE WITH TRADE STANDARDS, AND ALL APPLICABLE CODES, LAWS AND REGULATIONS.
14. THE CONTRACTOR SHALL INSPECT, CLEAN, REPAIR OR REPLACE ANY PORTION OF THIS WORK THAT IS EXISTING PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO CEILING TILES, CEILING GRID, EXISTING FLOORING, EXIST WALLS AND PARTITIONS, LIGHT FIXTURES, LENSES, GRILLS, DIFFUSERS, EXTERIOR GLAZING WALLS, MULLIONS, SILLS, GLASS, BLINDS, LOUVER DRAPES, DOORS, FRAMES AND HARDWARE. THE CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER THE REPAIR AND REPLACEMENT OF BASE BUILDING ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESENTING THE TENANT WITH A SPACE IN "LIKE-NEW" CONDITION.

PROJECT NOTES

1. ALL EXISTING LIFE SAFETY DEVICES, STROBES, FIRE PROTECTION, FIRE EXTINGUISHERS, EXIT IDENTIFICATION, EXIT DEVICES, SECURITY CONTROLS, AND RELATED SYSTEMS, MATERIALS, AND DEVICES TO BE REWORKED TO COMPLY WITH APPLICABLE LIFE SAFETY CODES.
2. ALL EXISTING WINDOW COVERINGS ON SECOND FLOOR TO BE REMOVED, CLEANED, AND REINSTALLED AT COMPLETION OF PROJECT. G/C TO PURCHASE 12 NEW SETS TO REPLACE MISSING OR DAMAGED. EXISTING WINDOW DIMENSIONS ON SECOND FLOOR ARE 23" X 12" & 41" X 12". ALL EXISTING WINDOW COVERINGS ON GROUND FLOOR TO BE REMOVED AND REPLACED WITH NEW BLINDS TO MATCH SECOND FLOOR.
3. EXISTING (BUILDING'S STANDARD WOOD LAMINATE) DOORS & HARDWARE TO REMAIN. G.C. TO RELOCATE DEMOLISHED DOORS TO ACCOMMODATE NEW CONSTRUCTION WHERE POSSIBLE.
4. G.C. TO INSTALL ACOUSTICAL INSULATION IN ALL NEW PLUMBING, MECHANICAL, & TOILET ROOM WALLS.
5. EXISTING 8" UNFACED BATT THERMAL INSULATION IN SECOND FLOOR CEILING TO BE REMOVED, STORED & REINSTALLED AT COMPLETION OF PROJECT. G.C. TO ASSUME 20% NEW INSULATION REQUIRED FOR REPLACEMENT.

ARCHITECTURAL LEGEND

NOTE: LEGEND IS TYPICAL, SOME SYMBOLS MAY NOT BE USED ON THIS PROJECT.

ROOM NAME	TENANT ROOM NAME	EXISTING PARTITION TO REMAIN
(NO)	TENANT ROOM NUMBER	NEW PARTITION (P-1) SEE DETAIL 11A-31
(A)	DOOR TYPE	NEW DEMISING PARTITION/ ONE HR. WALL (P-2) SEE DETAIL 21A-31
(A)	HARDWARE TYPE	NEW PLUMBING WALL (P-3) SEE DETAIL 31A-31
(C)	DOOR CLOSER (IF USED)	DEMOLITION
(FEC)	FIRE EXTINGUISHER CABINET	REVISION NUMBER
(A)	ELEVATION NO.	
(A)	SHEET NO.	
(L)	KEY NOTE, SEE PLAN FOR REFERENCE LETTER	ENLARGED FLOOR PLAN

SECOND FLOOR ARCHITECTURAL PLAN

RENOVATIONS FOR
JPHSA EASTBANK HEADQUARTERS
3616 SOUTH I-10 SERVICE ROAD
METAIRIE, LA 70001

100% BID SET: 12-27-11

100% BID SET: 12-27-11

A-1.2

SHEET 14 OF 28

AGL
ARCHITECTURE & INTERIOR DESIGN
433 Metairie Road, Suite 208
Metairie, Louisiana 70005
Tel: 504.888.9077
Fax: 504.888.9079