

Plan #14

Provided for use by builders as a starting point and applicants to see various housing options and have engineering to receive bids.

Applicants are not limited to these options. They are provided as a courtesy.

Grant provided reconstructions are limited to the size of the damaged structure or smaller.

Grant value for the FEMA programs is reduced by any funding reasonably available from other sources.



**2338 CHARBONNET ST.
SINGLE FAMILY HOME**

The images included on this sheet are to convey the general design intent of the project and may not be totally accurate, therefore, should not be considered part of the contract documents

Eskew+Dumez+Ripple Architect

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A Professional Corporation
Date: 28 NOV 2018

REVISIONS

NO.	DATE	DESCRIPTION

PERMIT SET
EDR No: 16079
Drawn By: ALLEN
Drawing Title:
COVER SHEET

SQ. NO. 1255
THIRD DISTRICT
A Boundary Survey of Lot 13.

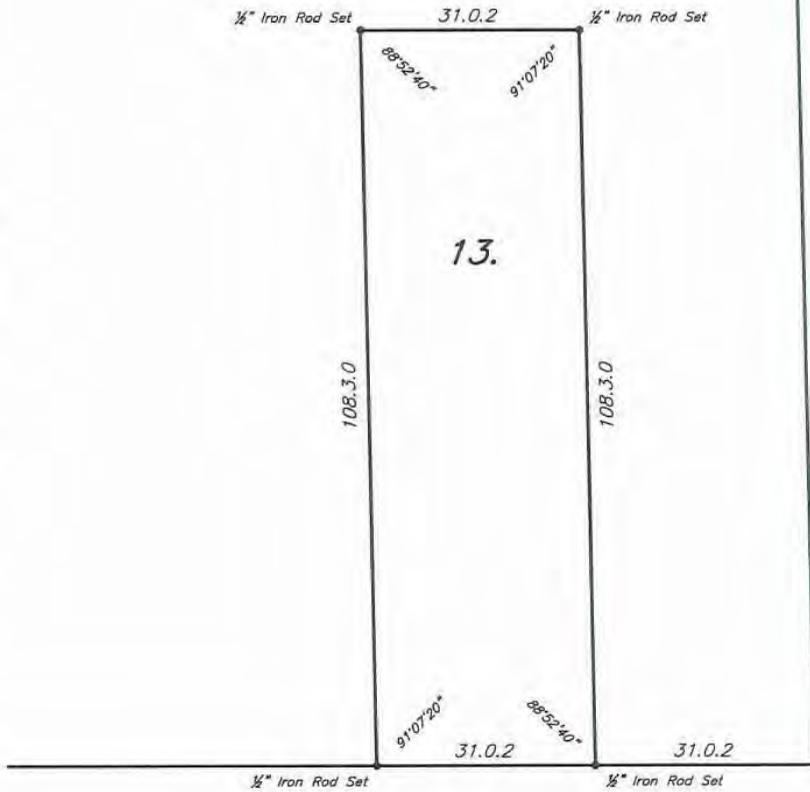
NEW ORLEANS, LA
ORLEANS PARISH

LAMANCHE ST. SIDE

N. TONTI ST. SIDE

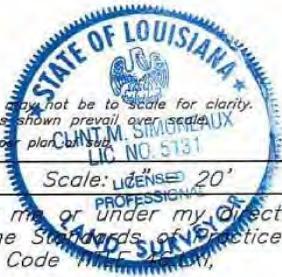
N. ROCHEBLAVE ST.

CHARBONNET ST.



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Note: Improvements may not be to scale for clarity. The dimensions shown prevail over scale. Lot angles as per plan.



Date: February 28, 2018

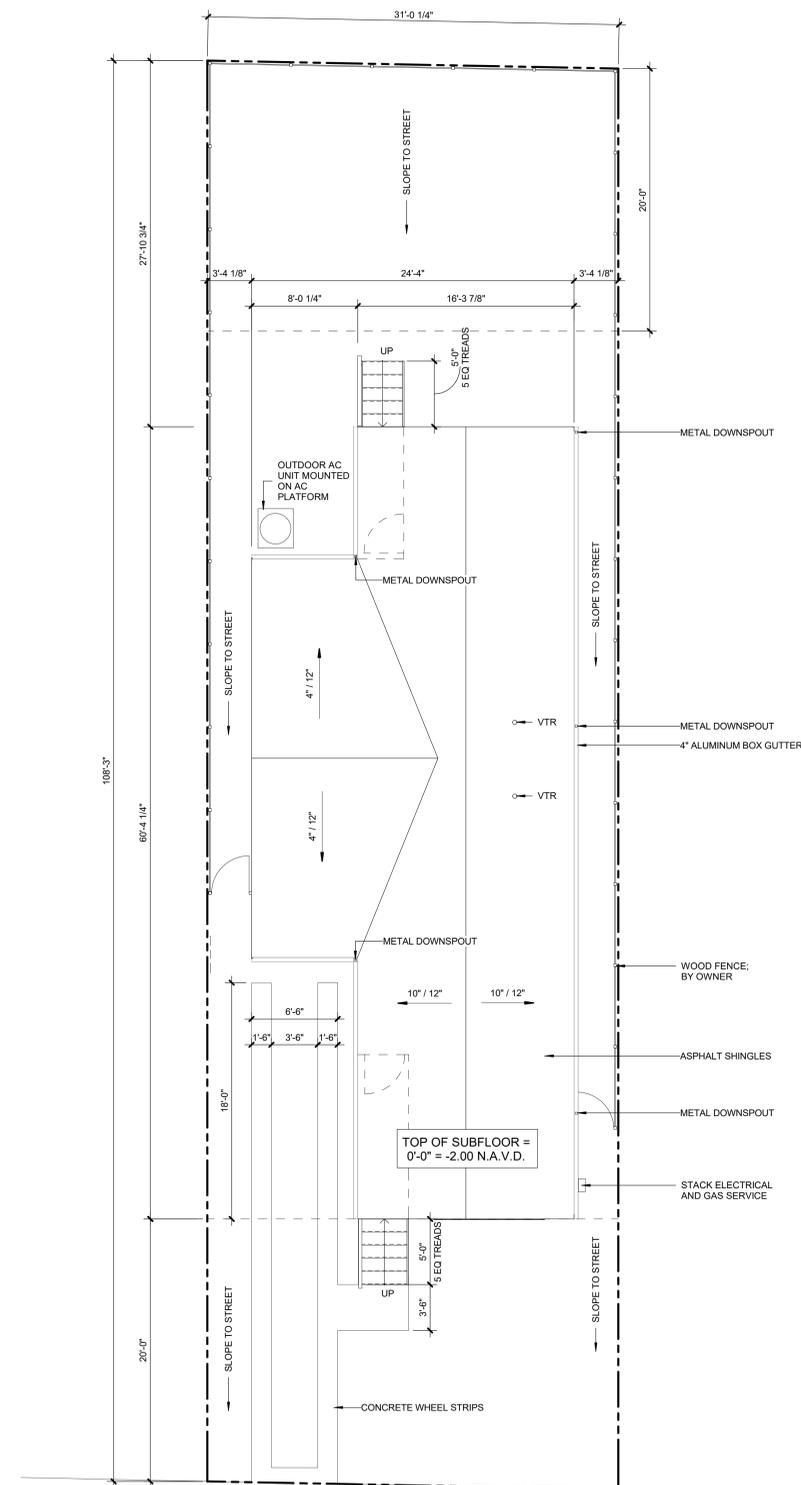
This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code Chapter 25 for a Class "C" survey. Made at the request of St. Bernard Project.

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

140880

NOTE: THIS SURVEY WAS FURNISHED BY THE OWNER FOR USE ON THIS PROJECT AND WAS NOT PREPARED BY THE ARCHITECT WHO IS THEREFORE NOT RESPONSIBLE FOR ITS CONTENT.

2 SURVEY
1.10 1" = 10'-0"



1 SITE PLAN
1.10 3/16" = 1'-0"

PROJECT DIRECTORY

OWNER
ST. BERNARD PROJECT
2845 TOULOUSE ST.
NEW ORLEANS, LA 70119
TEL: (504) 277-8831
JAKE HOLLIMON, DIRECTOR OF CONSTRUCTION
jhollimon@sbpsusa.org

ARCHITECT
ESKEW+DUMEZ+RIPPLE
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LA 70130
TEL: (504) 561-8686
FAX: (504) 522-2253
MARK RIPPLE, PRINCIPAL IN CHARGE
mripple@eskedumezripple.com
HALEY ALLEN, PROJECT ARCHITECT
halley@eskedumezripple.com

BUILDING INFORMATION

PROJECT ADDRESS
2338 CHARBONNET ST
NEW ORLEANS, LA 70117
PROJECT DESCRIPTION
NEW CONSTRUCTION OF ONE-STORY, SINGLE FAMILY RESIDENCE.
BUILDING AREA
TOTAL 1,150 SF
PARKING
1 OFF-STREET SPACE
MAJOR APPLICABLE CODES AND REGULATIONS (NOT LIMITED TO THE FOLLOWING):
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION WITH THE CITY OF NEW ORLEANS AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2012 EDITION
INTERNATIONAL FUEL GAS CODE, 2012 EDITION
NATIONAL ELECTRIC CODE, 2011 EDITION
INTERNATIONAL PLUMBING CODE, 2012 EDITION
ZONING CLASSIFICATION
S-RD
SITE AREA
TOTAL SITE: 3,357 SF
TOTAL FRONT YARD: 630 SF
40% MIN. PERMEABLE OPEN SPACE = 1,343 SF
40% MAX. IMPERVIOUS FRONT YARD SURFACE = 252 SF
PERMEABLE OPEN SPACE PROPOSED 2,038 SF
IMPERVIOUS SURFACE, FRONT, PROPOSED 110 SF
BUILDING HEIGHT 15'-10" FROM T.O. SUBFLOOR + 3'-0" FOUNDATION = 18'-10" TOTAL HEIGHT
CONSTRUCTION BENCHMARK
SEE SURVEY PROVIDED BY GILBERT, KELLEY, & COUTURIE
FIRM ZONE: AE
T.O. HIGHEST STREET CL: -5.09

INDEX OF DRAWINGS

1.1	COVER SHEET
1.10	SITE PLAN AND SURVEY
S1.0	FRAMING
S1.1	ROOF FRAMING
2.1	FIRST FLOOR PLAN
5.1	EXTERIOR ELEVATIONS
5.2	BUILDING SECTIONS
10.1	FIRST FLOOR PLAN - REFLECTED CEILING AND NOTES
Grand total: 8	

THESE DRAWINGS AND PROJECT MANUAL HAVE BEEN REVIEWED BY OUR OFFICE AND, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS. WE SHALL OBSERVE THE WORK.

BY: [Signature] NO. 3454
NAME OF SIGNATORY LICENSE NUMBER

ARCHITECTURE
INTERIOR ENVIRONMENTS
URBAN STRATEGIES
Eskew+Dumez+Ripple

2338 CHARBONNET ST.
SINGLE FAMILY HOME

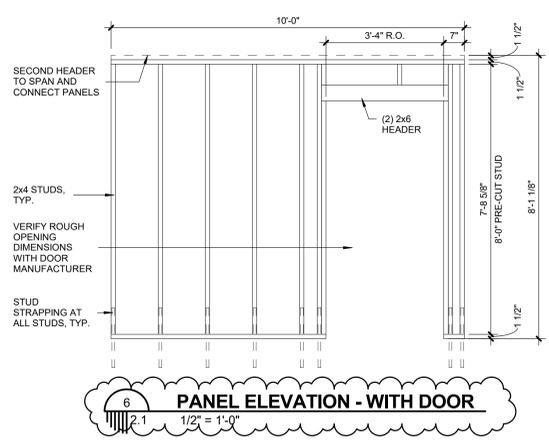
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A Professional Corporation
Date: 28 NOV 2018

REVISIONS	
REVISION 2	18 APR 2018

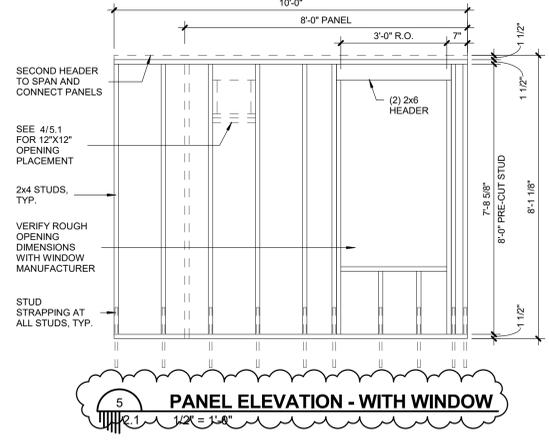


PERMIT SET
EDR No: 16079
Drawn By: ALLEN
Drawing Title: SITE PLAN AND SURVEY

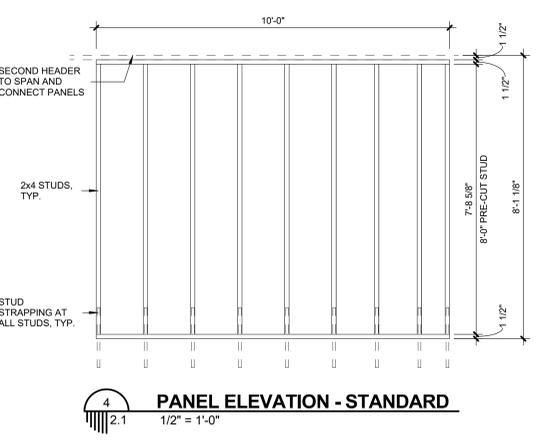
Sheet No: 1.10



6 PANEL ELEVATION - WITH DOOR
1/2" = 1'-0"



5 PANEL ELEVATION - WITH WINDOW
1/2" = 1'-0"



4 PANEL ELEVATION - STANDARD
1/2" = 1'-0"

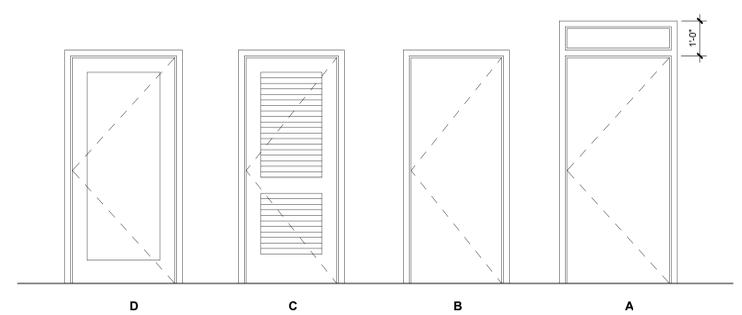
GENERAL NOTES
1. UNLESS OTHERWISE INDICATED ALL INTERIOR PARTITION DIMENSIONS ARE TO FACE OF STUD.

DOOR AND FRAME SCHEDULE

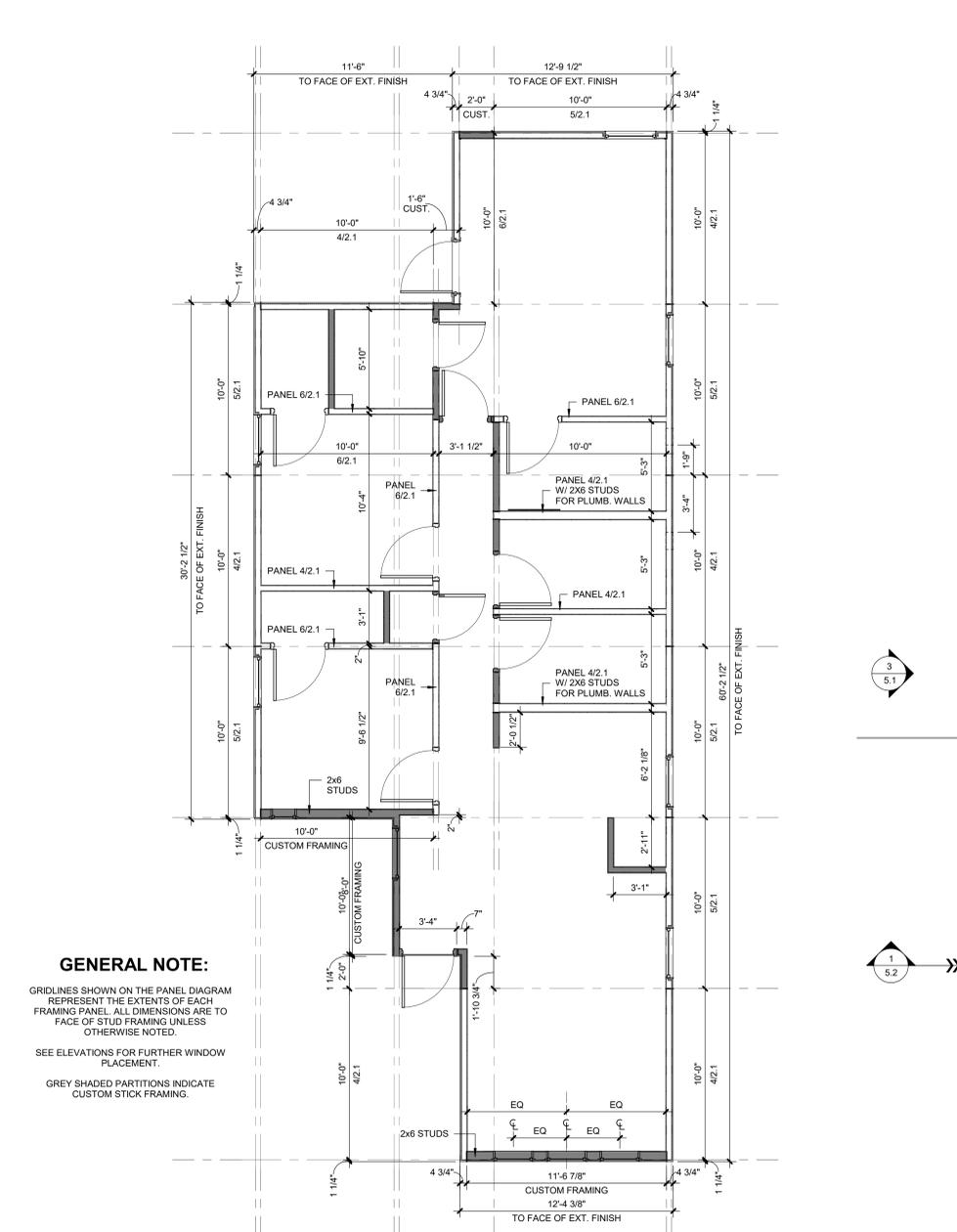
DOOR NUMBER	TYPE	OPENING		FRAME		DETAIL NUMBER	DOOR		REMARKS
		WIDTH	HEIGHT	MATERIAL	FINISH		MATERIAL	FINISH	
100	A	3'-0"	6'-5"	TREATED WOOD	P-2	7/5.1	FIBERGLASS	TBD	
101	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
102	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
103	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
104	C	2'-8"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
105	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
106	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
107	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
108	Q	2'-8"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
109	B	3'-0"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
110	Q	2'-8"	6'-5"	WOOD	PAINTED		HOLLOW WOOD	PAINTED	
111	D	3'-0"	6'-5"	TREATED WOOD	P-2	7/5.1	FIBERGLASS	TBD	

FINISH SCHEDULE

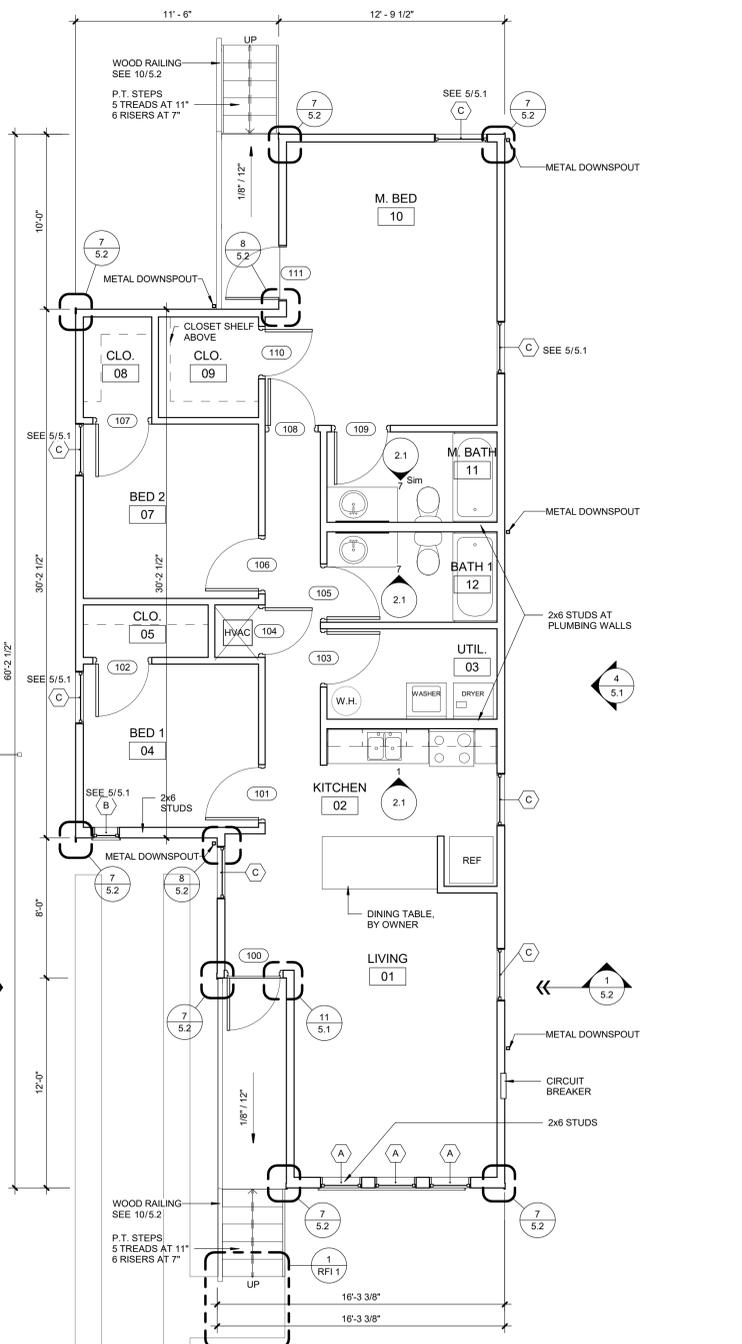
NO.	ROOM NAME	FLOOR	BASE	WALL	ACCENT WALL	CEILING	COMMENTS
FIRST FLOOR							
01	LIVING		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
02	KITCHEN		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
03	UTIL.		CERAMIC TILE	CERAMIC TILE	PAINTED GYP	PAINTED GYP	
04	BED 1		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
05	CLO.		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
07	BED 2		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
08	CLO.		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
09	CLO.		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
10	M. BED		LAMINATE	WOOD	PAINTED GYP	PAINTED GYP	
11	M. BATH		CERAMIC TILE	CERAMIC TILE	PAINTED GYP	PAINTED GYP	
12	BATH 1		CERAMIC TILE	CERAMIC TILE	PAINTED GYP	PAINTED GYP	



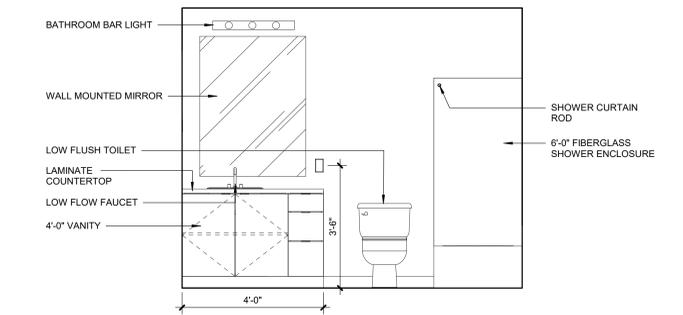
DOOR TYPES
1/2" = 1'-0"



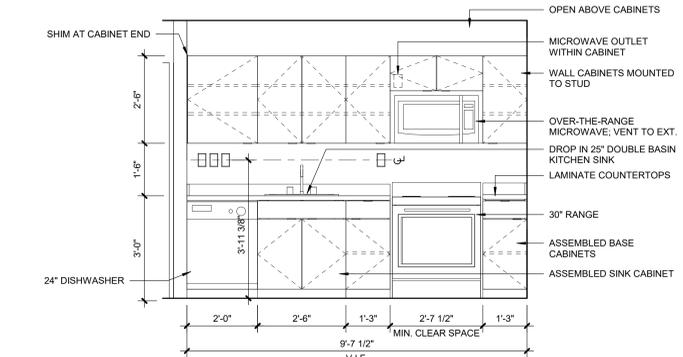
3 FIRST FLOOR PANELIZATION PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



7 ELEVATION AT BATH SINK
1/2" = 1'-0"



1 ELEVATION AT KITCHEN SINK
1/2" = 1'-0"

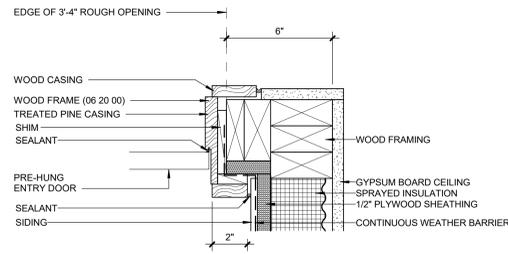
Eskew+Dumez+Ripple
 ARCHITECTURE
 INTERIOR ENVIRONMENTS
 URBAN STRATEGIES

2338 CHARBONNET ST.
 SINGLE FAMILY HOME

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 A Professional Corporation
 Date: 28 NOV 2018
 REVISIONS
 REVISION 2 18 APR 2018
 REVISION 3 28 NOV 2018

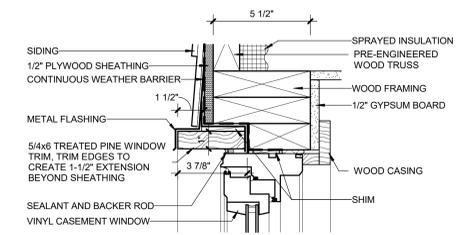
PERMIT SET
 EDR No: 16079
 Drawn By: ALLEN
 Drawing Title: FIRST FLOOR PLAN

Sheet No: **2.1**

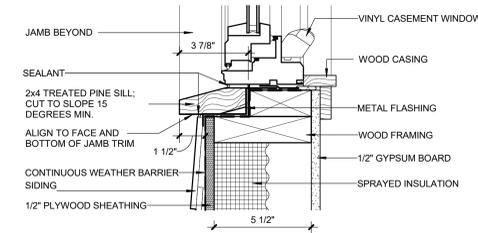


JAMB

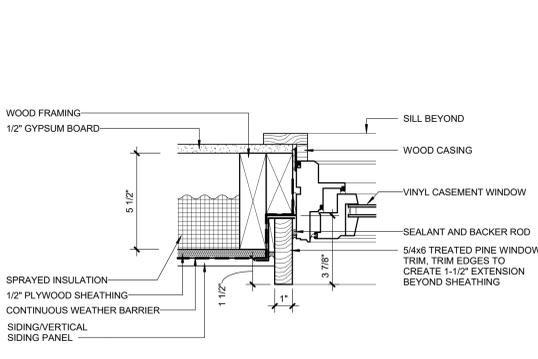
11
2.1 | 5.1
3" = 1'-0"



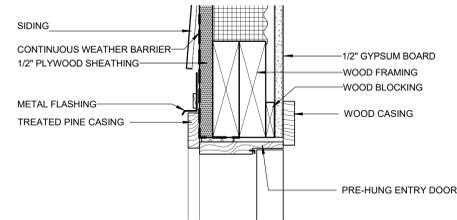
10 SECTION THRU CASEMENT HEADER
3" = 1'-0" AT WINDOW TYPE A



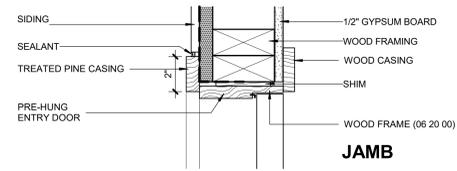
9 SECTION THRU CASEMENT SILL
3" = 1'-0" AT WINDOW TYPE A



8 SECTION THRU CASEMENT JAMB
3" = 1'-0" AT WINDOW TYPE A

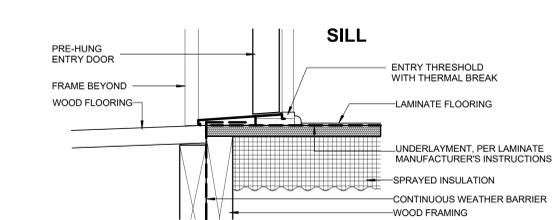


HEAD



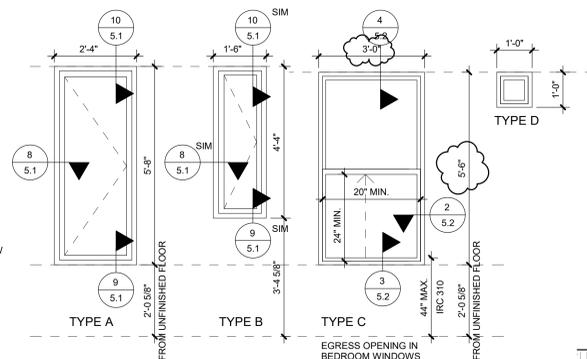
JAMB

6 TYP. SECTION THRU PRE-HUNG ENTRY DOOR
3" = 1'-0"

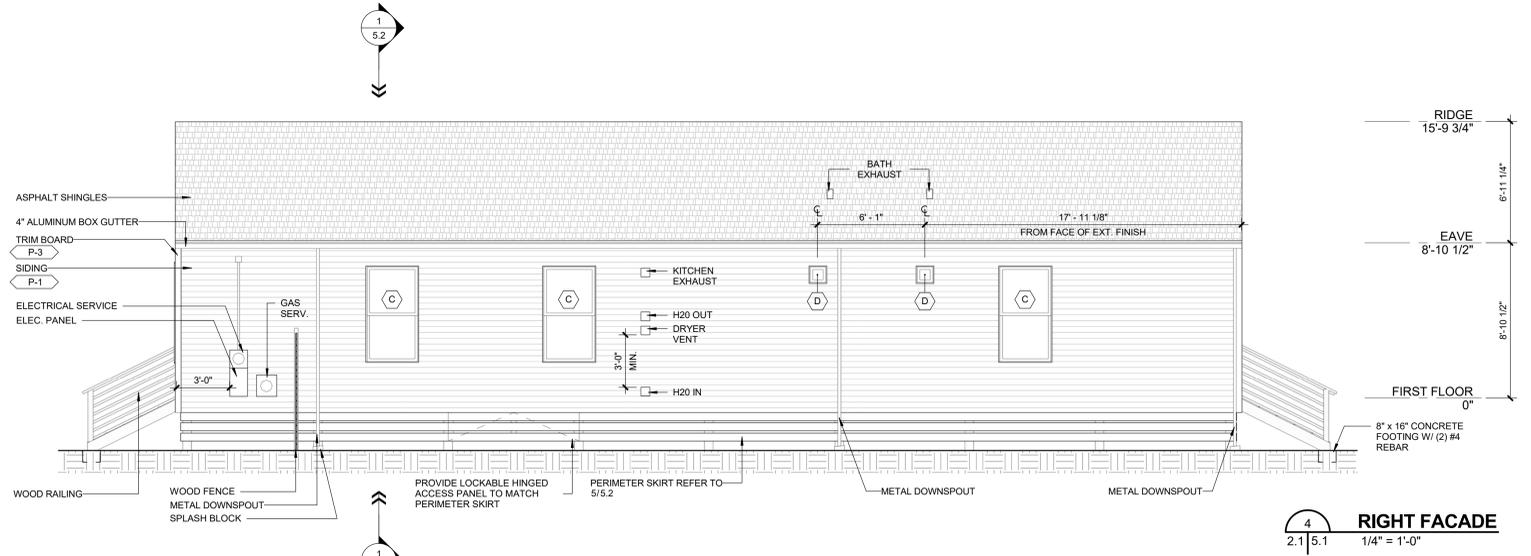


SILL

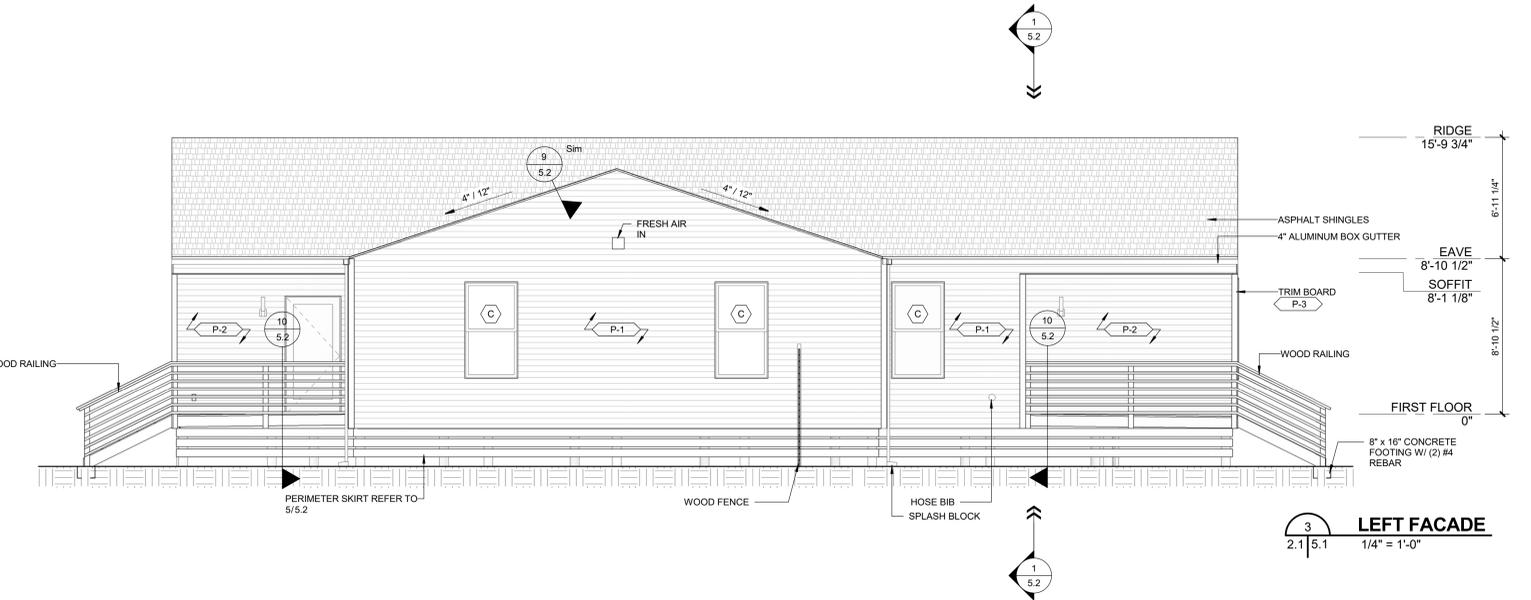
7 SECTION THRU PRE-HUNG ENTRY SILL
3" = 1'-0"



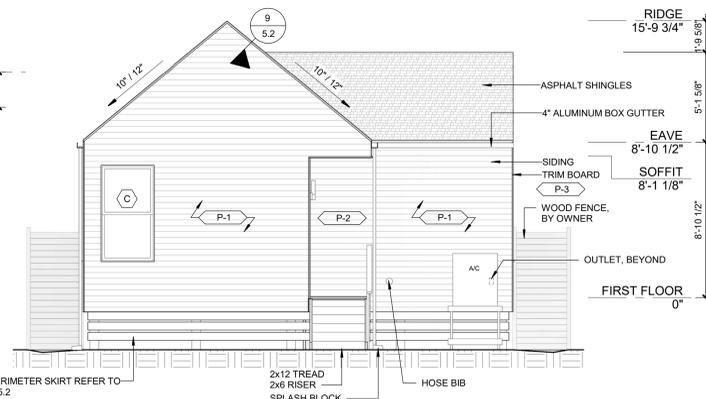
5 WINDOW TYPES
1/2" = 1'-0"



4 RIGHT FACADE
2.1 | 5.1
1/4" = 1'-0"



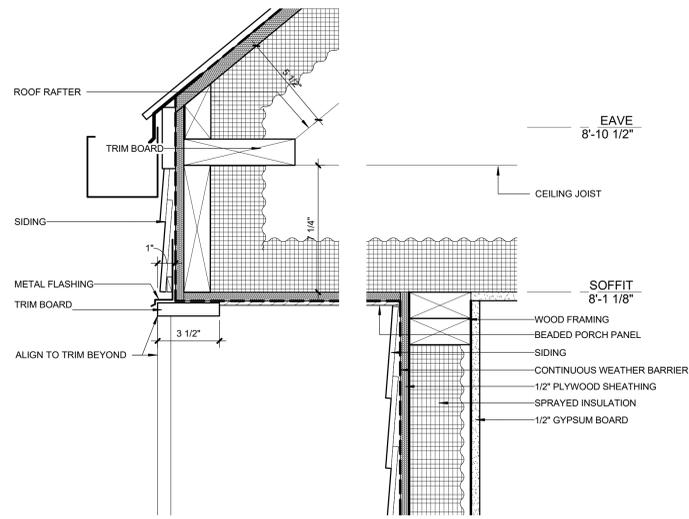
3 LEFT FACADE
2.1 | 5.1
1/4" = 1'-0"



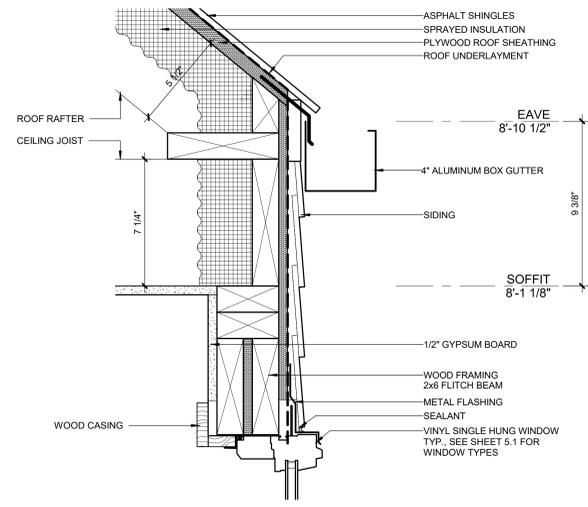
2 REAR FACADE
2.1 | 5.1
1/4" = 1'-0"



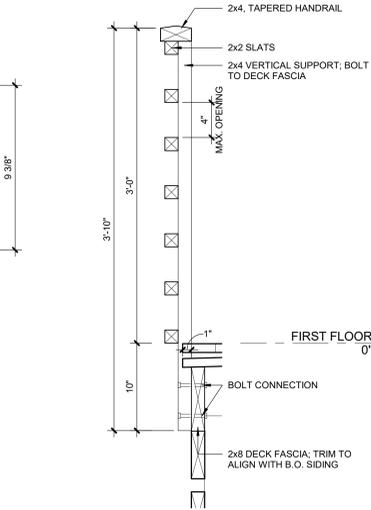
1 FRONT FACADE
2.1 | 5.1
1/4" = 1'-0"



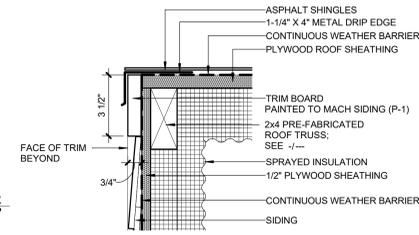
6
S1.1 | 5.2
3" = 1'-0"



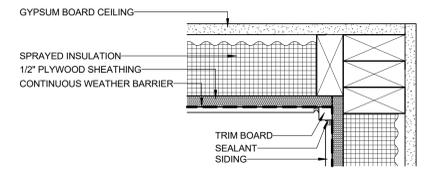
4
S1.1 | 5.2
3" = 1'-0"



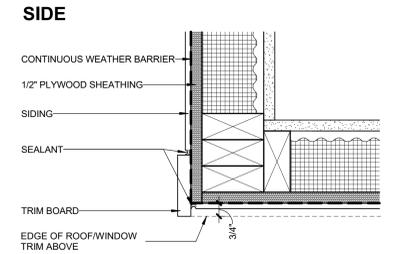
10
S1.1 | 5.2
1 1/2" = 1'-0"



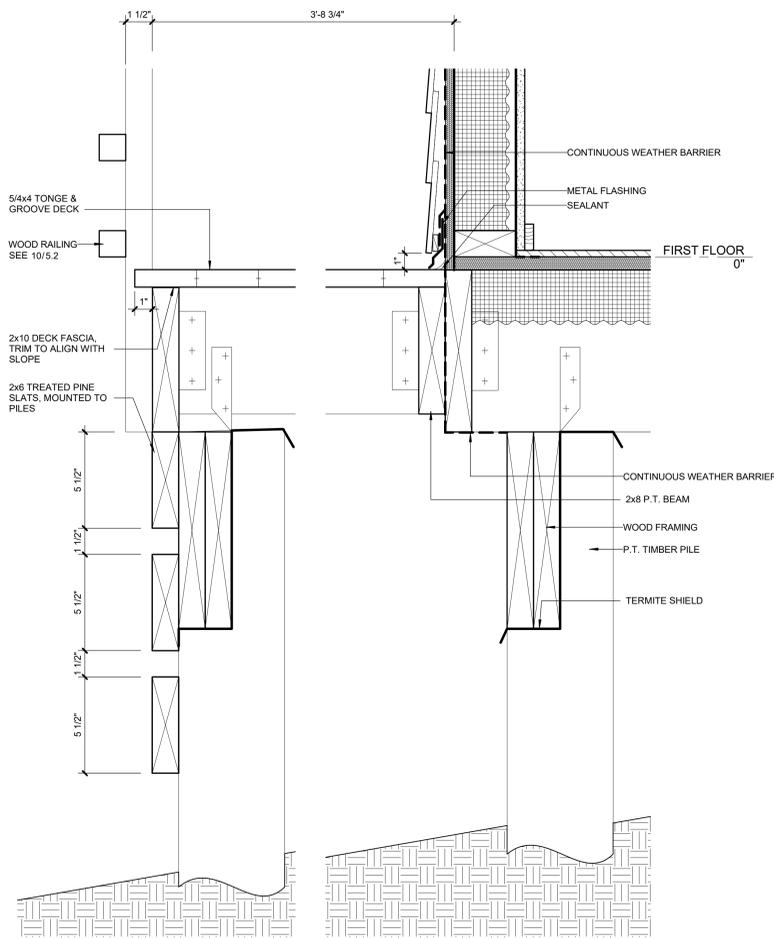
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S1.1 | 5.2
3" = 1'-0"



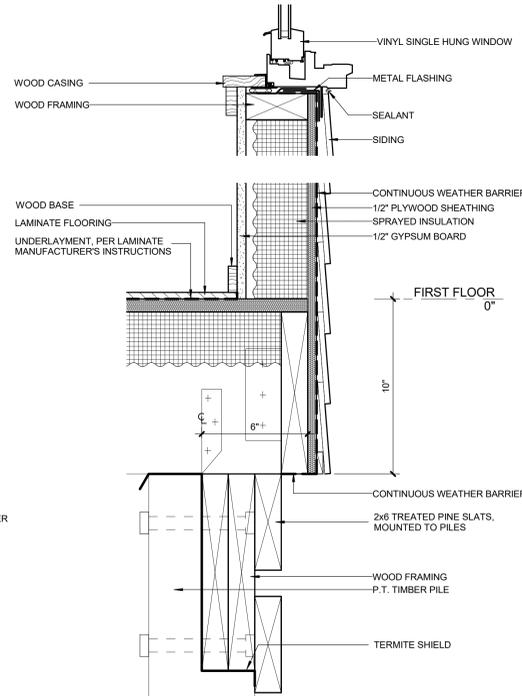
8
S1.1 | 5.2
3" = 1'-0"



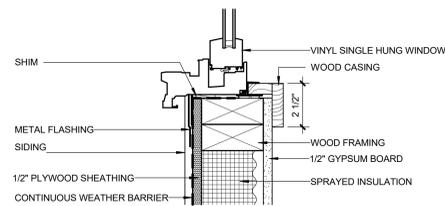
7
S1.1 | 5.2
3" = 1'-0"



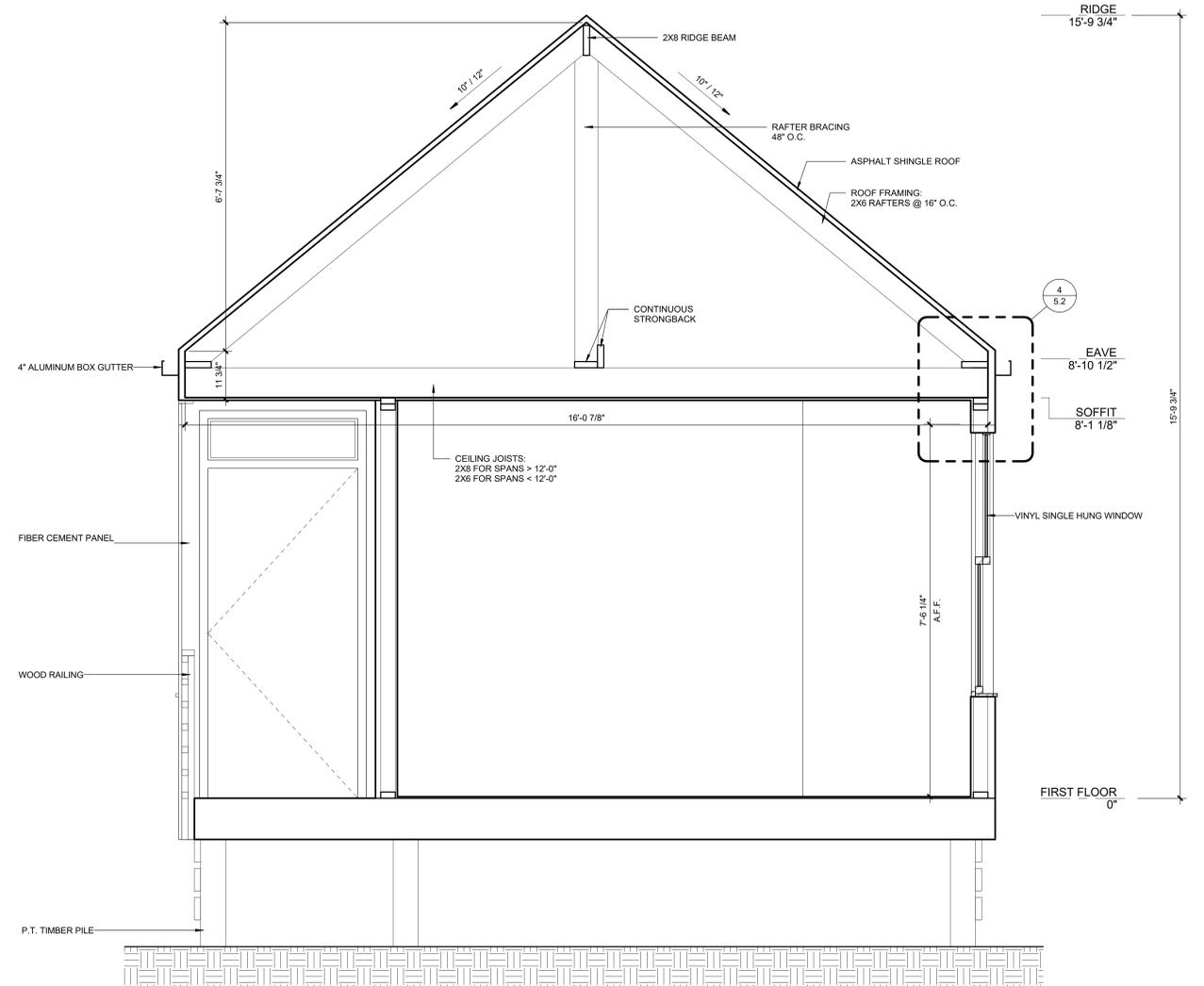
5
S1.0 | 5.2
3" = 1'-0"



3
S1.1 | 5.2
3" = 1'-0"



2
S1.1 | 5.2
3" = 1'-0"



1
S2.1 | 5.2
3/4" = 1'-0"



GENERAL NOTES:

- 1. All work shall conform to the governing codes and regulations.
2. Contractor to familiarize oneself with the existing conditions of the site and its surroundings prior to bidding.
3. Contractor to install a job site safety barrier at the perimeter of the site prior to the start of construction activities.
4. Contractor to coordinate the construction sequence as well as the sequence of work. The documents represent a finished project.
5. Coordinate the local authority having jurisdiction for scheduling the required inspections. Do not enclose any systems or walls until having received inspection approvals.
6. Contractor to keep job site free from accumulation of debris and construction waste. All debris and waste to be removed weekly. It is the Contractor's sole responsibility to design temporary bracing and shoring to maintain the stability of the project throughout the course of construction.
7. All exterior penetrations through the building envelope are to be sealed, waterproofed, and insulated. Verify completion prior to covering.
8. Contractor to coordinate required locations and provide blocking as needed for final installation of all equipment, devices, fixtures, and cabinets.

PRE-CONSTRUCTION NOTES:

- 1. The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning site work, investigate and verify the existence and location of underground utilities, and other construction affecting the Work.
2. Before proceeding with each component of the Work, examine substrates, areas, and conditions with Installer or Applicator present, where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance.
3. Before proceeding to lay out the Work, verify layout information shown on Drawings in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
4. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
5. House foundation footprint and perimeter to receive soil treatment prior to the start of construction for subterranean termites.

PIILING AND FOUNDATION NOTES:

- 1. Design Capacity: 4.0 Tons
2. Piles shall be treated southern pine rough peeled conforming to "specification for round timber piles ASTM D-25" and shall have a 6" minimum diameter at the tip and a 8" minimum diameter at the butt.
3. The tips of all piles should be driven to a minimum depth of 30' below existing grade.
4. Piles shall be driven using a Vulcan #2 hammer or a 3,000lb drop hammer. Vibratory or compaction hammer not allowed.
5. Refusal shall be 12 blows per foot for two consecutive feet. Provide Architect with blow count logs within 1day of driving.
6. Treat cut off pile top with copper naphthenate conforming to A.W.P.A. specification M4.

FRAMING NOTES:

- 1. Design Live Loading is as follows:
a. Roof: 20 psf
b. Ceiling: 20 psf
c. Floor: 40 psf
2. Design Wind Loading as follows:
a. Design Wind Speed: 130 mph
b. Exposure Factor: B
c. Importance Factor: 1.0
3. All wood framing, fabrication, and installation to be in accordance with the International Residential Code 2012 edition with the Orleans Parish amendments, ASCE 7-05, conform to the Wood Frame Construction Manual for One- and Two-Family Dwellings 2015 edition, and the Plywood Design Specification by the APA.
4. All lumber to be southern yellow pine KD #2
5. Fasten all members per IRC 2012 schedules
6. Provide double studs and all wall openings unless noted otherwise.
7. Provide double joists under walls unless noted otherwise.
8. Provide continuous uplift resistance path utilizing Simpson strapping, hangers, and connectors from foundation up to roof trusses.
9. All post and beam hangers, hurricane clips, and other ties anchors or connectors shall be as manufactured by Simpson Strong-Tie and shall be attached with fasteners per manufacturer's instructions.
10. Unless otherwise noted all roof sheathing to be APA rated 32/16 at 5/8" thick.
11. Unless otherwise noted all plywood floor sheathing to be APA rated 45/24 at 1/2" thick glued and screwed in place
12. All wood exposed to the exterior including but not limited to first floor beams, framing, bridging, decking, railing, stair stringers to be pressure treated.

THERMAL ENVELOPE NOTES:

- 1. Closed-Cell Spray Polyurethane Foam of type indicated below shall be installed continuously between floor framing joists and as detailed, in accordance with manufacturer's instructions, to a thickness producing an R-Value = 13.
a. Type II, minimum density of 1.5 lb/cu. ft. (24 kg/cu. m.)
2. Open-Cell Spray Polyurethane Foam of type indicated below shall be installed continuously between exterior studs and as detailed, in accordance with manufacturer's instructions, to a thickness producing an R-Value = 19.
a. Minimum density of 0.4 lb/cu. ft. (6.4 kg/cu. m.)
3. Open-Cell Spray Polyurethane Foam of type indicated below shall be installed continuously, between roof framing members and as detailed in accordance with manufacturer's instructions to a thickness producing an R-Value = 30.
a. Minimum density of 0.4 lb/cu. ft. (6.4 kg/cu. m.)
4. Spun-bonded Polyolefin, Non-woven, Non-perforated, Weather Barrier of performance indicated below shall be installed continuously across exterior sheathing and as detailed in accordance with manufacturer's instructions. Provide all materials, including seam tape, fasteners and flashings from a single source.
a. Air Penetration: <0.04 cfm/ft. at 1.57 psf, when tested in accordance with ASTM E2178. Type 1 per ASTM E1677.
b. Tear Resistance: 8/8 lbs, when tested in accordance with ASTM D1117.
c. Tensile Strength: 30/30 lbs/in., when tested in accordance with ASTM D882.
5. Glass-Fiber-Reinforced Asphalt Shingles bearing a limited lifetime warranty shall be installed over a warrantable roof underlayment covering for the entire of the roof slope(s) in accordance with manufacturer's instructions and as recommended by the ARMA's "Residential Asphalt Roofing Manual" and the NRCA's "The NRCA Roofing and Waterproofing Manual." Provide all materials, including metal flashings and trim from a single source.
6. Factory Finished Fiber-Cement Siding bearing a 10-year material and workmanship warranty with profiles as indicated below shall be installed over weather barrier. Provide all materials, including metal flashings and trim from a single source.
a. Lap Siding: Horizontal 4-inch exposure with smooth texture.
b. Panel: 48-inch wide sheets with smooth texture.
7. Pre-Finished Aluminum Gutters and Downspouts bearing a 10-year finish warranty shall be installed at horizontal roof edges as indicated on the Drawings. Locate downspouts to slope with exposed piles or screening support for adequate drainage. Provide concrete splash blocks at all downspout discharge locations.
8. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional requirements.
a. Stainless Steel: 28 ga.

WINDOWS AND DOOR NOTES:

- 1. Pre-Finished Interior Hollow-Core Doors shall be 1-3/8 inches thick and sized per the schedule on the Drawings. Faces shall be milled hardboard or MDF.
2. Pre-Finished Fiberglass Exterior Doors bearing a limited lifetime warranty shall be 1-3/4 inches thick and sized as indicated on the Drawings and meet performance requirements as indicated below. Skins shall be fiberglass bonded to manufacturer's standard, insulated core. Door sills shall be low-profile.
a. Doors capable of resisting impact from windborne debris, when tested in accordance with ASTM E1886 and ASTM E1996.
b. U-Factor: 0.32 in accordance with NFRC 100
3. Vinyl Windows bearing a limited lifetime warranty for materials and workmanship and a 25 year warranty for glazing meeting performance requirements as indicated below. Install windows in accordance with manufacturer's instructions and as details on the Drawings. Provide manufacturer's standard insect screening hardware.
a. Product Standard: AAMA/WDMA/CSA 1011.S.2/A440
b. Thermal Transmittance: 0.28 Btu/sq. ft. x h x deg F maximum.
c. Solar Heat Gain Coefficient: 0.22 maximum.
d. Protection of Openings: meet requirements of the Large Missile Test ASTM E 1996 and ASTM E 1886.

INTERIOR FINISHES NOTES:

- 1. All walls and ceilings are to receive 1/2-inch gypsum board except behind shower and tub enclosures. Install cementitious backer units. Chinese gypsum board is not allowed on project site.
2. Provide metal corner reinforcing, typical.
3. Tape, float and sand to a level 4 finish typical.
4. At all bathrooms and laundry areas, install ceramic floor tile over cementitious backer units using thin-set mortar application; all adjacent walls shall receive tile w/ base coordination with floor tile.
5. Provide wood transition strips at all tile-to-wood flooring transitions.
6. At all bedrooms, kitchens and living areas, install pre-finished wood laminate flooring free of urea formaldehyde that complies with one of the following:
a. Extracted, harvested, or recovered wood.
b. FSC Certified wood.
7. Paint all walls and wood trim with a low-VOC latex paint system. Sheen to be flat unless indicated otherwise below.
a. Paint sheen on all bathroom walls and ceilings to be semi-gloss.

CASEWORK NOTES:

- 1. All kitchen casework shall meet KAMA A161.1 quality standards. Provide standard frameless door and drawer. Exposed cabinet finish shall be manufacturer's standard wood veneer; cabinet interior finish shall be thermo-set decorative panels.
2. Provide economy-grade plastic-laminate-clad. Core material shall be 1/4-inch exterior-grade plywood; high-pressure decorative laminate shall be general purpose and or post-forming type.

SPECIALTIES NOTES:

- 1. Provide polished chrome-plated brass private use bathroom accessories as follows: Surface mounted, single-roll toilet tissue dispenser, 1-inch diameter shower curtain rod, single prong unit robe hook, 24-inch long towel bar.
2. Provide vinyl-coated ventilated shelving in all closets; 5/8-inch to 1-inch incremental cross-deck spacing including wall clips, end brackets, support brackets, poles, standards, shelf brackets and pole clips as required for complete installation. Install one shelf per closet at 54-inches high, typical.

EQUIPMENT NOTES:

- 1. Gas Range: 30-inch freestanding range with one oven(s), GE JGB560DEKWW or similar.
a. Gas Burners:
b. Material: Porcelain-enameled steel with manufacturer's standard cooktop.
c. Controls: Front Mounted
2. Over-range Microwave Oven: Wall Mounted, GE JNM3161RFSS or similar.
a. Exhaust Fan: Built into hood and vent to exterior.
b. Finish: Baked enamel
3. Refrigerator/Freezer: Freestanding, refrigerator/freezer, GE GTE18GTHWW or similar.
a. Dishwasher: Built-in, adjustable height, GE GDF620HJWW or similar.
b. Front Panel: Manufacturer's Standard
4. Clothes Washer: Freestanding, front-loading type with impeller agitator (without spindle), GE GTW48SASJWS or similar.
a. ENERGY STAR labeling.
b. Front Panel: Manufacturer's standard.
c. Plumbed Drain pan.
5. Clothes Dryer: Freestanding type, GE GTD65EBSJWS
a. Type: Gas Unit.
b. Front Panel: Manufacturer's standard
6. Warranties: General: Manufacturer's standard form in which manufacturer of each appliance specified agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
a. Gas Range: Five-year limited warranty for in-home service on surface-burner elements.
b. Microwave Oven: Five-year limited warranty for in-home service on defects in magnetron tube.
c. Refrigerator/Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
d. Dishwasher: 10-year warranty for in-home service against deterioration of tub and door liner.
e. Clothes Washer: 10-year limited warranty for in-home service on the inner wash basket and outer tub, and five-year limited warranty for in-home service on the balance suspension system and drive transmission.

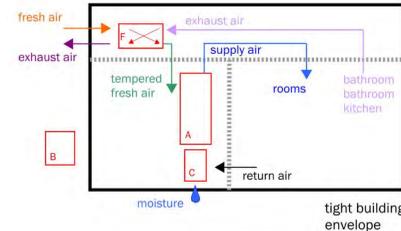
MECHANICAL NOTES:

- All mechanical work is to be performed by a licensed mechanical contractor in accordance with these documents and the applicable code and local regulations.
Mechanical contractor to coordinate the location of all HVAC components and equipment with the general contractor and the adjacent construction systems.
Mechanical contractor to be responsible for equipment sizing, control sequencing, duct sizing, installation, and miscellaneous components to ensure proper system operation in accordance with these documents and operational intent expressed herein.
All equipment to be installed per manufacturers recommendations.
Mechanical contractor to provide a balanced supply and air return system in accordance with current applicable codes.

System Description: Split system heat pump, SEER 14-16, single stage heat pump, air handler to have a minimum of a 3 fan speeds or a variable speed mounted vertically in HVAC closet on aluminum stand, duct distribution system routed in attic, diffusers to be ceiling mounted. Energy recovery ventilator (ERV) exhausting air from both restrooms (20cfm min. each) and kitchen while supplying fresh air to the HVAC closet. Dehumidifier free standing plug in type with condensate drain, locate in HVAC closet under fan coil unit stand. Air changes to comply with ASHRE 62.2 calculation approximately 65 cfm continuous. Heat Pump size: 2 tons
Dehumidification: 30-pint daily capacity, Energy Star rated, condensate drain compatible.
Basis of Design System:
Heat Pump: Goodman GSZ140241
Air Handler: Goodman ARUF25B14
Energy Recovery Ventilator: Clean Comfort VE30100
Dehumidifier: General Electric ADEL30LR

Sequence of Operation: Heat pump system to be tied to a programmable thermostat. ERV system to have independent controller that allows constant operation even with Heat Pump system turned off. ERV Ventilation rate adjustment at controller. Dehumidifier is appliance type plug in with factory controls on unit.

System Diagram:



EQUIPMENT INDEX:

- A: Air Handler
B: Heat Pump
C: Dehumidifier
F: Energy Recover Ventilator

ELECTRICAL NOTES:

GENERAL REQUIREMENTS: ALL LIGHT FIXTURES SHALL BE FURNISHED WITH SCREW-TYPE A LAMP COMPATIBLE LED BULBS; REFER TO REFLECTED CEILING PLAN FOR LIGHTING LAYOUT AND SWITCHING. PROVIDE ELECTRICAL OUTLETS AND SMOKE DETECTORS COMPLYING WITH REFERENCED BUILDING AND ELECTRICAL CODES.

- 1. Ceiling Fan: Hampton Bay Holly Springs 52 in. Indoor Brushed Nickel Ceiling Fan.
2. Decorative Surface Mounted Fixture:
a. Interior: Commercial Electric 2-Light Brushed Nickel flush mount.
3. Recessed Can, Birch White Recessed Lighting Housings and Trims
4. Wall-Mounted Fixture:
a. Interior: Hampton Bay 3-Light Brushed Nickel Bath Bar Light
b. Exterior: Home Decorators Collection, Brushed Nickel Outdoor LED Sconce, Model #HB7083-35

PLUMBING NOTES:

GENERAL REQUIREMENT: ALL PLUMBING PIPING SHALL BE CONTAINED INSIDE THE THERMAL ENVELOPE. NO PIPING SHALL RUN BENEATH THE FLOOR.
Exception: Portion of piping connecting water supply from the street to the house, which shall be insulated using Armaflex with UV coating.

ALL HOT WATER PIPING INSULATION LEVELS TO COMPLY WITH IRC 2012 AND IECC 2012.

- 1. Bathrooms: FRP, with shower.
a. Size: 60 x 30 inches with front apron.
b. Integral FRP Surround: Smooth-wall design fully backed for grab bars.
2. Bathroom Faucets: Single handle, pressure balance, thermostatic, brushed nickel:
a. Mounting: Concealed
b. Operation: Single Handle, twist or rotate control with hot and cold-water Indicators.
c. Anti-scald Device: Integral with mixing valve.
d. Shower Head: Ball joint and head integral with mounting flange.
e. Shower Arm: Flow-Control Fitting, 1.5 gpm.
3. Lavatories: Vitreous china, self-rimming, built into vanity.
4. Lavatory Faucets: Two-handle deck-mount.
a. Body Material: General duty, solid brass.
b. Finish: brushed nickel.
c. Maximum Flow Rate: 1.5 gpm (5.7 L/min.)
d. Valve Handle(s): Lever.
e. Drain: Pop up.
5. Shower Faucets: Single handle, pressure balance, thermostatic, brushed nickel.
a. Mounting: Concealed
b. Operation: Single Handle, twist or rotate control with hot and cold-water Indicators.
c. Anti-scald Device: Integral with mixing valve.
d. Shower Head: Ball joint and head integral with mounting flange.
e. Shower Arm: Flow-Control Fitting, 1.5 gpm.
6. Kitchen Sinks: Two bowl, counter mounted, 18 gauge type 302 stainless steel.
a. Overall Dimensions: 33-inch x 21 1/4-inch x 5 1/4-inch deep.
7. Sink Faucets: Solid brass, kitchen sink.
a. Finish: Brushed Nickel
b. Maximum Flow Rate for Sink Faucets: 1.5 gpm (5.7 L/min.)
c. Mixing Valve: Single Control
d. Backflow-Prevention Device for Hand Spray: Required.
e. Centers: 8 inches (203 mm)
8. Water Closets: Floor mounted, floor outlet, close coupled (gravity tank), vitreous china, American Standard Cadet 3 or similar.
9. Water Heater: Complying with FS A-A-2956 and UL 174-LPC 504.
a. Tank Capacity: 50 gallons and a 1 1/2-hour rating of 54 gallons LPC 507.8
b. Plumbed drain pan.
c. Energy factor: EF>0.92
d. Sealed combustion, gas fired
10. Toilet Seats: Elongated, plastic, closed front with cover, plastic hinges.

CLARIFICATION OF SYMBOLS ON REFLECTED CEILING PLAN

- 1. CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATION OF ALL FIXTURES/ DEVICES INDICATED WITH THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, ALARM AND SPECIAL DEVICES. NOTIFY ARCHITECT OF DISCREPANCIES/ CONFLICTS.
2. THE LOCATION OF ALL DEVICES TO BE INSTALLED IN FLOORS, ON WALLS AND CEILINGS, ASSOCIATED WITH MECHANICAL, ELECTRICAL, FIRE PROTECTION SECURITY, AND OTHER SUCH SYSTEMS INCLUDING ACCESS PANELS, NOT SPECIFICALLY INDICATED ON THE DRAWINGS BUT PART OF THE CONSTRUCTION CONTRACT, SHALL BE APPROVED BY THE ARCHITECT. FAILURE TO RECEIVE APPROVAL SHALL BE CAUSE FOR REMOVAL AND RELOCATION AT NO COST TO THE OWNER.
3. ALL SYMBOLS APPEARING IN THIS LISTING MAY NOT NECESSARILY BE SHOWN ON REFLECTED CEILING PLAN OR BE APPLICABLE TO THIS PROJECT.

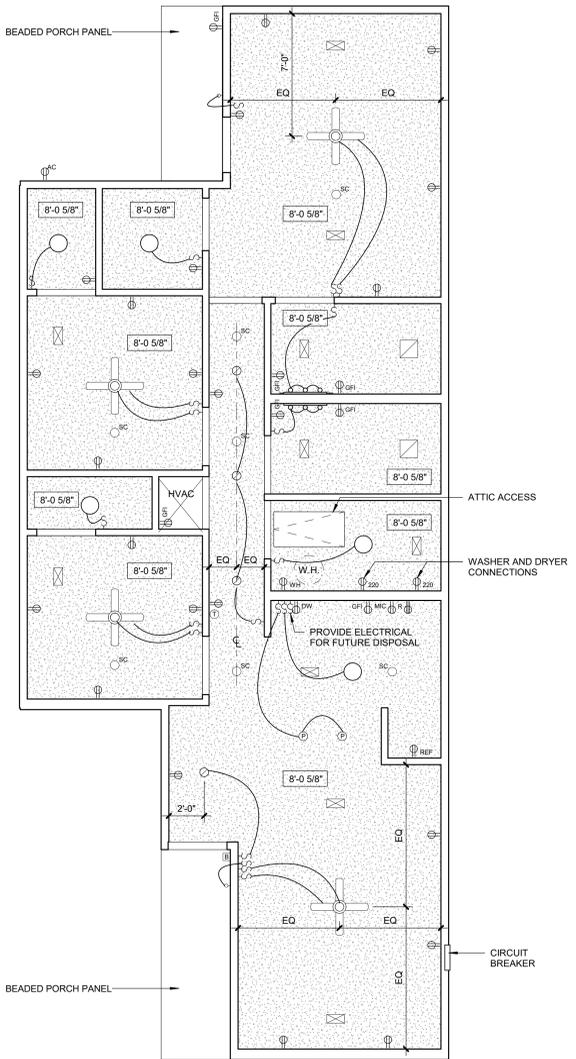
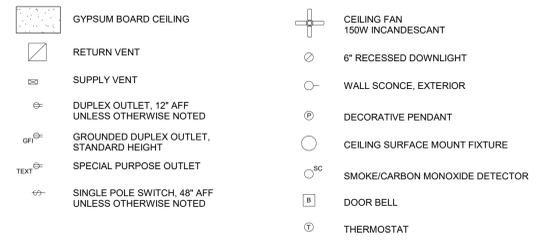


Table with 2 columns: REVISIONS, and empty rows for revision tracking.



