NOT FOR CONSTRUCTION

2/20/2025 5:02:26 PM

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

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

NOT FOR CONSTRUCTION

ARCHITECT
EskewDumezRipple

LANDSCAPE ARCHITECT
CARBO

STRUCTURAL, CIVIL ENGINEER
AP Design Group

MECHANICAL, PLUMBING, ELECTRICAL ENGINEERING
Parish Engineering

© Eskew+Dumez+Ripple 2025
A Professional Corporation

COVER SHEET

NOT FOR CONSTRUCTION

PRICING & PERMIT SET
PROJECT ISSUE DATE | 21 FEB 2025
EDR PROJECT NO. | 23083

1.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

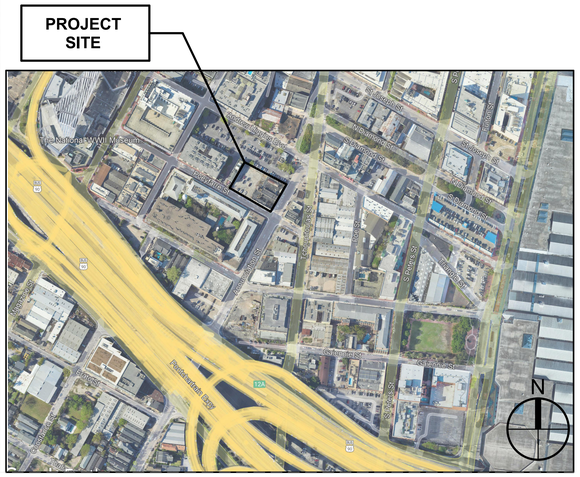
NOT FOR CONSTRUCTION

2/20/2025 5:47:20 PM

IECC ENERGY CODE COMPLIANCE

	CATEGORY	REQUIRED	PROPOSED
1.	ENERGY COMPLIANCE PATH	PRESCRIPTIVE OR ENERGY MODEL	PRESCRIPTIVE
2.	COMCHECK	NO	YES
3.	TOTAL AREA (SQ FT) OF CONDITIONED SPACE		31,050 SF
4.	INSULATION R-VALUES	ROOF: R-25ci (above roof deck) R-38 (attic) WALLS: R-13 + R-3.8ci or R-20 SLAB ON GRADE: No Requirement FLOORS (UNCONDITIONED): R-30 OR R-8.3ci	ROOF: R-25ci WALLS: R-25 + R-3.8ci SLAB ON GRADE: None
5.	HEATING EQUIPMENT EFFICIENCY		
6.	COOLING EQUIPMENT EFFICIENCY		
7.	FENESTRATION U-VALUE	U-VALUE: 0.45 FIXED 0.60 OPERABLE	U-VALUE: 0.44
8.	FENESTRATION SHGC	SHGC: 0.3	SHGC: 0.25
9.	SKYLIGHT U-VALUE	N/A	N/A
10.	INSULATION CERTIFICATE	CERTIFICATE REQUIRED	WILL ACQUIRE UPON COMPLETION

LOCATION MAP



PROJECT DIRECTORY

OWNER/USER
BUTLER HOLDING CO.

5701 MAGAZINE ST
NEW ORLEANS, LA 70115

2445 M STREET, NW
SUITE 510
WASHINGTON, DC 20037

ARCHITECT

ESKEW DUMEZ RIPPLE

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LA 70130
(504) 561-8686

1701 RHODE ISLAND AVENUE NW
WASHINGTON, DC 20036
(202) 967-3150

MARK HASH, PROJECT MANAGER
mhash@eskewdumezripple.com

ZACH CHANCE, PROJECT ARCHITECT
zchance@eskewdumezripple.com

LANDSCAPE ARCHITECT

CARBO

6633 GOVERMENT STREET
BATON ROUGE, LA 70806
(225) 302 7452

ZACH BROUSSARD, PROJECT MANAGER
zbroussard@carbo-LA.com

STRUCTURAL/CIVIL ENGINEER

AP DESIGN GROUP

3616 HENICAN PLACE
METAIRIE, LA 70001
(504) 410 5322

JOSH JUNEAU, PROJECT MANAGER
jjuneau@ap-eng.com

MECHANICAL/ELECTRICAL ENGINEER

PARISH ENGINEERING

7600 INNOVATION PARK DRIVE
BATON ROUGE, LA 70820
(225) 332 0222

GRANT MCINTYRE, PROJECT MANAGER
gmcintyre@parisheng.com

OWNERS CONSULTANTS:

JAMES BROWN, OWNERS CONSTRUCTION REP.
james@gscla.com

SURVEYOR
GILBERT, KELLY, & COUTURIE

2121 N. CAUSEWAY BLVD.
SUITE 121
METAIRIE, LA 70001
(504) 836-2121

GEOTECHNICAL ENGINEER

EUSTIS ENGINEERING
3011 28TH STREET
METAIRIE, LA 70002
(504) 834 0157

BENJAMIN CODY, ENGINEER OF RECORD

BUILDING INFORMATION

PROJECT ADDRESS
1031 ANNUNCIATION ST
NEW ORLEANS, LA 70130

PROJECT DESCRIPTION
11 UNIT TOWNHOUSE FORMAT, BOUTIQUE HOTEL, POOL HOUSE, POOL TERRACE

BUILDING AREA

FIRST LEVEL	10,875 SF
SECOND LEVEL	11,255 SF
THIRD LEVEL	9,200 SF
TOTAL	31,330 SF

PARKING
10 SPACES INLCUDING 1 VAN ACCESSIBLE SPACE

MAJOR APPLICABLE CODES AND REGULATIONS
(NOT LIMITED TO THE FOLLOWING)

INTERNATIONAL BUILDING CODE, **IBC 2021 WITH THE CITY OF NEW ORLEANS AMENDMENTS**
INTERNATIONAL MECHANICAL CODE, **2021 EDITION**
INTERNATIONAL FUEL GAS CODE, **2021 EDITION**
NATIONAL ELECTRIC CODE, **2021 EDITION**
LOUISIANA STATE PLUMBING CODE, **2021 EDITION**
NFPA LIFE SAFETY CODE, **NFPY 101, 2015 EDITION**
AMERICANS WITH DISABILITIES ACT, **2010 EDITION**

ZONING CLASSIFICATION
CBD-6
COMMERCIAL SHORT TERM INTERIM RENTAL DISTRICT
MIN. BUILDING HEIGHT: 36' / 3 STORIES
MAX. BUILDING HEIGHT: 75' / 6 STORIES
F.A.R.: HEIGHT LIMIT
NO YARD REQUIREMENT
HOTEL: PERMITTED USE
VEHICLE PARKING: EXEMPT FOR CBD
BICYCLE PARKING: 1 PER 10 GUEST BEDROOMS
1 LOADING SPACE REQUIRED

LEGAL DESCRIPTION

BOUNDING STREETS
ANNUNCIATION ST, POEYFARRE ST, CONSTANCE ST, ANDREW HIGGINS BLVD.

SITE AREA
25,823 SF

HISTORIC DISTRICT:
CBD HDLC FULL CONTROL
NATIONAL REGISTER OF HISTORIC PLACES: UPPER CENTRAL BUSINESS DISTRICT

CLIMATE:
CLIMATE ZONE: 2A
RISK CATEGORY: II
SEISIMIC DESIGN CATEGORY: B

OPENING PROTECTION: IBC T 705.8
EAST, WEST, SOUTH FACADES: NO LIMIT
NORTH FACADE: OPENINGS NOT PERMITTED

FLOOD ZONE/FIRE ZONE
FLOOD ZONE X
BFE: 3' ABOVE HIGHEST ADJACENT GRADE

OCCUPANCY CLASSIFICATION
R-1 RESIDENTIAL

CONSTRUCTION TYPE
(IBC) TYPE V-A, FULLY SPRINKLERED, SMOKE AND FIRE ALARM
(NFPA) NOT CONSIDERED A HIGH RISE

FIRE PROTECTION

STRUCTURAL FRAME		1 HR
BEARING WALLS	EXTERIOR	1 HR
	INTERIOR	1 HR
NONBEARING WALLS AND PARTITIONS	EXTERIOR	1 HR (X<5) 1 HR (5<X<10) 1 HR (10<X<30) 0 HR (>30')
	INTERIOR	0 HR
FLOOR CONSTRUCTION		1 HR
ROOF CONSTRUCTION		1 HR
HAZARD OF CONTENTS	(NFPA)	ORDINARY
STAIRS	IBC	1 HR
UNIT DEMISING WALL		1 HR
CORRIDOR WALLS:		1/2 HR

SOUND TRANSMISSION

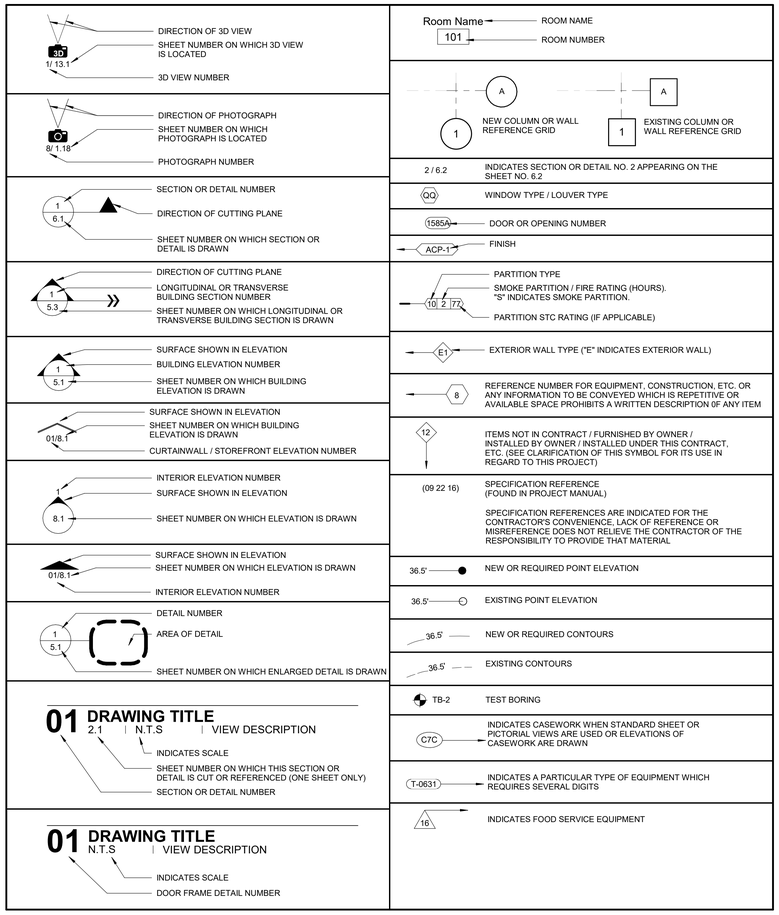
MIN STC BETWEEN UNITS	50
MAX BUILDING HEIGHT PER IBC:	70' / 4 STORIES
MAX AREA PER IBC:	36,000 SF

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.

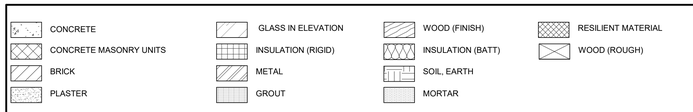
BY: _____

NAME OF SIGNATORY LICENSE NUMBER

DRAFTING SYMBOLS



MATERIALS



ALL OF THE SYMBOLS APPEARING ON THIS SHEET MAY NOT NECESSARILY BE USED ON THIS PROJECT. FOR ADDITIONS TO AND/OR DEVIATIONS FROM THESE STANDARDS, REFER TO THE APPLICABLE DISCIPLINE'S WORK THROUGHOUT THE SET OF DRAWINGS.

INDEX OF DRAWINGS

1.1	COVER SHEET	7.2	STAIR / ELEVATOR	S2.1	ELEVATIONS
1.2	INFORMATION SHEET	7.3	STAIRS - POOL HOUSE	S3.1	SECTIONS - FOUNDATION AND FIRST FLOOR
1.5	STANDARDS	8.1	INTERIOR ELEVATIONS - PUBLIC SPACES	S3.2	SECTIONS - SECOND & THIRD FLOOR
LS2.0	LIFE SAFETY SCHEDULE	8.2	INTERIOR ELEVATIONS - TYPICAL UNITS B	S3.3	SECTIONS - SECOND & THIRD FLOOR
LS2.1	FIRST FLOOR PLAN - LIFE SAFETY	8.3	INTERIOR ELEVATIONS - UNIT TYPE A - ADA	S3.4	SECTIONS - ROOF
LS2.2	SECOND FLOOR PLAN - LIFE SAFETY	8.4	INTERIOR ELEVATIONS - UNIT TYPES C & D	SP1.1	SPRINKLER COVER SHEET
LS2.3	THIRD FLOOR PLAN - LIFE SAFETY	8.5	INTERIOR DETAILS - UNIT - KITCHEN ISLANDS	SP1.2	SITE SPRINKLER PLAN
C1.1	SURVEY	8.16	INTERIOR DETAILS - RECEPTION DESK	SP2.1	SPRINKLER PLANS
C4.1	SITE DEMOLITION PLAN	8.17	MILLWORK DETAILS	SP7.1	SPRINKLER PLANS - ENLARGED FIRE PUMP ROOM
C5.1	EROSION AND SEDIMENT CONTROL PLAN	8.18	MILLWORK DETAILS	SP9.1	SPRINKLER DETAILS & SCHEDULE
C10.1	DRAINAGE PLAN	9.1	TOILET ROOMS	P1.1	PLUMBING COVER SHEET
C12.1	UTILITIES PLAN	10.1	FIRST FLOOR PLAN - REFLECTED CEILING	P1.2	SITE PLUMBING PLAN
C15.1	CIVIL DETAILS	10.2	SECOND FLOOR PLAN - REFLECTED CEILING	P2.1	PLUMBING PLAN - ROOF
C15.2	CIVIL DETAILS	10.3	THIRD FLOOR PLAN - REFLECTED CEILING	P7.1	PLUMBING PLANS - ENLARGED
C15.3	CIVIL DETAILS	10.4	ENLARGED UNIT REFLECTED CEILING PLANS	P7.2	PLUMBING PLANS - ENLARGED
C15.4	CIVIL DETAILS	10.5	ENLARGED UNIT REFLECTED CEILING PLANS	P7.3	PLUMBING PLANS - ENLARGED
C15.5	CIVIL DETAILS	10.6	ENLARGED UNIT REFLECTED CEILING PLAN	P8.1	PLUMBING RISER - SITE
C15.6	CIVIL DETAILS	13.1	PICTORAL VIEWS	P8.2	PLUMBING RISER - ENLARGED
C15.7	CIVIL DETAILS	L0.00	LANDSCAPE NOTES	P9.1	PLUMBING DETAILS
C15.8	CIVIL DETAILS	L2.00	LAYOUT PLAN	P9.2	PLUMBING DETAILS
1.10	SITE PLAN	L2.01	POOL LAYOUT ENLARGEMENT	P10.1	PLUMBING SCHEDULES
1.11	SITE DETAILS	L3.00	GRADING PLAN	M1.1	MECHANICAL COVER SHEET
1.12	SITE DETAILS	L3.10	GRADING DETAILS	M1.2	MECHANICAL PLAN - OVERALL
2.0	SLAB EDGE PLAN	L4.00	HARDSCAPE PLAN	M2.1	MECHANICAL PLAN - ROOF
2.1	FIRST FLOOR PLAN	L4.01	SITE FURNISHINGS PLAN	M7.1	MECHANICAL PLANS - ENLARGED
2.2	SECOND FLOOR PLAN	L4.02	POOL PLAN ENLARGEMENT	M7.2	MECHANICAL PLANS - ENLARGED
2.3	THIRD FLOOR PLAN	L4.10	HARDSCAPE DETAILS	M7.3	MECHANICAL PLANS - ENLARGED
2.4	ENLARGED UNIT PLANS	L4.11	POOL SECTIONS	M9.1	MECHANICAL DETAILS
2.5	ENLARGED UNIT PLANS	L4.12	FENCE DETAILS	M9.2	MECHANICAL DETAILS
2.6	ENLARGED UNIT PLANS	L4.13	PERGOLA DETAILS	M10.1	MECHANICAL SCHEDULES
3.1	FINISH SCHEDULE	L4.14	WALL DETAILS	MP1.1	MECHANICAL & PLUMBING SPECIFICATIONS
3.3	EXTERIOR + INTERIOR PARTITION TYPES / HORZ ASSEMBLIES	L4.15	OUTDOOR KITCHEN DETAILS	E1.0	ELECTRICAL COVER SHEET
3.5	FRAME AND DOOR SCHEDULE	L4.16	NEW ORLEANS DETAILS	E1.2	OVERALL POWER PLAN
3.6	DOOR FRAME DETAILS	L4.17	NEW ORLEANS DETAILS	E2.1	POOL HOUSE & LOBBY ELECTRICAL PLAN
3.10	WINDOWS AND STOREFRONT	L5.00	LANDSCAPE PLAN	E2.2	TYPE A (ADA) ELECTRICAL PLAN
4.1	ROOF PLAN	L5.10	LANDSCAPE DETAILS	E2.3	TYPE B1 ELECTRICAL PLAN
4.2	ROOF DETAILS	L6.00	IRRIGATION PLAN	E2.4	TYPE B ELECTRICAL PLAN
5.1	EXTERIOR ELEVATIONS	L6.10	IRRIGATION DETAILS	E2.5	TYPE C & TYPE D POWER PLAN
5.2	EXTERIOR ELEVATIONS	L7.00	LIGHTING PLAN	E2.6	TYPE C ELECTRICAL & TYPE D LIGHTING PLAN
5.3	EXTERIOR ELEVATIONS	S0.1	GENERAL NOTES	E2.7	ROOF PLAN
5.5	CROSS SECTIONS	S0.2	TYP DETAILS & SCHED - CONCRETE	E9.1	RISER DIAGRAM SCHEDULES
5.6	CROSS SECTION	S0.3	TYP DETAILS & SCHED - WOOD	E9.2	PANEL SCHEDULES
6.1	ENLARGED UNIT ELEVATION + WALL SECTION	S0.4	TYP DETAILS & SCHED - WOOD	E9.3	PANEL SCHEDULES
6.2	ENLARGED UNIT ELEVATION + WALL SECTION	S0.5	TYP DETAILS & SCHED - WOOD SHEAR WALLS	E9.4	PANEL SCHEDULES
6.3	WALL SECTIONS	S0.6	TP DETAILS & SCHEDULE - STEEL	E11.1	ELECTRICAL DETAILS
6.4	EXTERIOR DETAILS	S0.7	TYP DETAILS & SCHED - CMU	E11.2	ELECTRICAL SPECIFICATIONS
6.5	EXTERIOR DETAILS	S1.1	PLANS - PILE AND GRADE BEAM	Grand total: 149	
6.6	EXTERIOR DETAILS	S1.2	PLANS - FIRST FLOOR FRAMING		
6.7	EXTERIOR DETAILS	S1.3	PLANS - SECOND FLOOR FRAMING		
6.8	EXTERIOR DETAILS	S1.4	PLANS - THIRD FLOOR FRAMING		
7.1	STAIRS	S1.5	PLANS - ROOF FRAMING PLAN		
		S1.6	PLAN - UNIT PART PLAN		

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

INFORMATION SHEET

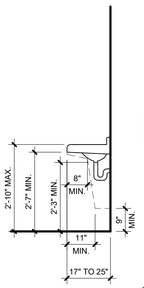
DRAWN BY | LAST NAME

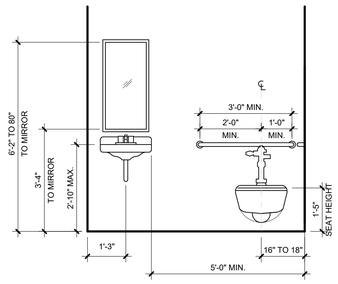
1.2

NOT FOR CONSTRUCTION

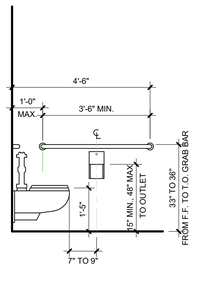
2/20/2025 5:02:27 PM

STANDARD MOUNTING HEIGHTS

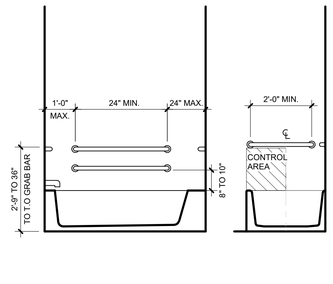




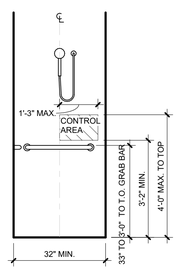
LAVATORY, GRAB BAR, MIRROR AND WATER CLOSET
ADA COMPLIANT MOUNTING HEIGHTS.



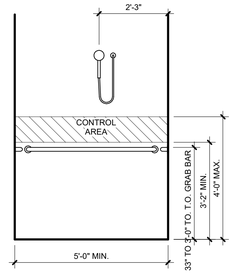
WATER CLOSET, GRAB BAR AND TOILET PAPER DISPENSER
ADA COMPLIANT MOUNTING HEIGHTS



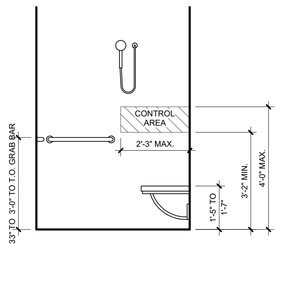
BATHTUB WITHOUT PERMANENT SEATING, GRAB BARS
ADA COMPLIANT MOUNTING HEIGHTS



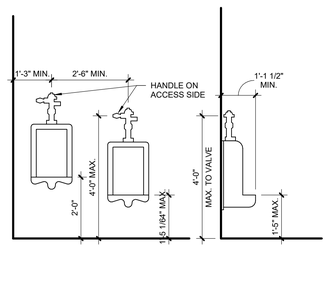
TRANSFER TYPE SHOWER COMPARTMENT
CONTROL LOCATION



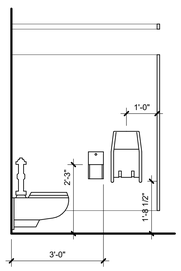
STANDARD ROLL-IN-TYPE SHOWER
COMPARTMENT CONTROL LOCATION



STANDARD ROLL-IN-TYPE SHOWER COMPARTMENT WITH SEAT
CONTROL LOCATION

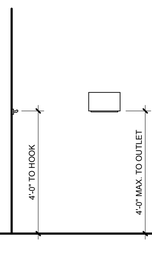


URINALS
STANDARD AND ADA MOUNTING HEIGHTS



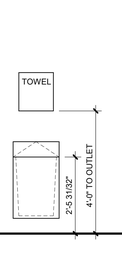
WATER CLOSET, FOLDING CHILD PROTECTION
SEAT AND TOILET PAPER DISPENSER
STANDARD MOUNTING HEIGHTS

SOAP
DISPENSER

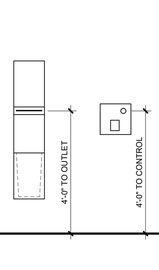


ROBE
HOOK

PAPER TOWEL
DISPENSER

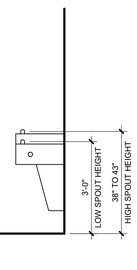


LARGE PAPER TOWEL
DISPENSER AND RECEPTACLE

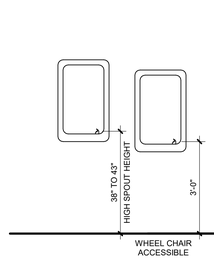


PAPER TOWEL
DISPENSER/ RECEPTACLE

ELECTRIC
HAND DRYER

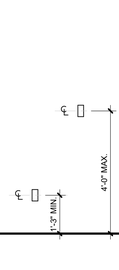


ADA COMPLIANT WATER COOLERS
FRONT OR SIDE APPROACH, SURFACE



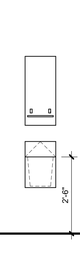
ADA COMPLIANT WATER COOLERS
SIDE APPROACH, RECESSED

WHEEL CHAIR
ACCESSIBLE

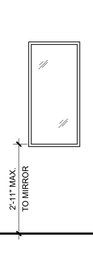


ELECTRICAL
OUTLET

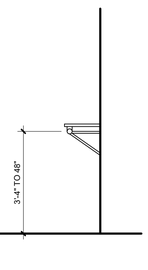
THERMOSTAT
OR LIGHT
SWITCH



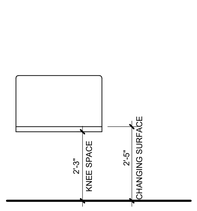
SANITARY NAPKIN
DISPENSER AND
RECEPTACLE



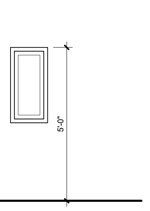
ADA
FULL LENGTH MIRROR



SHELF



ADA COMPLIANT FOLDING DIAPER CHANGING
DECK STANDARD MOUNTING HEIGHT



(EXTINGUISHERS LESS THAN 40 POUNDS WEIGHT)

FIRE EXTINGUISHER
CABINET

STANDARD ABBREVIATIONS

T/D	Telephone/Data
TEL	Telephone
THERM	Thermal
THK	Thick(ness)
TOB	Top of Beam
TOC	Top of Curb, Top of Concrete
TOD	Top of Deck
TOF	Top of Footing
TOP	Top of Pier
TOS	Top of Steel
TOW	Top of Wall
TOSL	Top of Slab
TV	Television
TYP	Typical
TER	Terrazzo
UL	Underwriters Laboratories
UNF	Unfinished
UNO	Unless Noted Otherwise
UTIL	Utility
V	Volt
VAL	Value
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify In Field
VIN	Vinyl
VOL	Volume
VWC	Vinyl Wall Covering
W	West
W	Wide, Width
W/	With
W/O	Without
WB	Wood Base
WC	Water closet
WD	Wood
WF	Wide Flange
WH	Water Heater or Wall Hung
WSCT	Wainscot
WWF	Welded Wire Fabric
YD	Yard
PRELIM	Preliminary
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Post-tensioned
PVC	Polyvinyl Chloride
PVMT	Pavement
QT	Quarry Tile
R	Riser
R or RAD	Radius
RA	Return Air
RB	Rubber Base
RBR	Rubber
RBT	Rubber Tile
RD	Roof drain
RE or REF	Reference
REBAR	Reinforcing Bar
RECT	Rectangular
REF	Reference
REFRIG	Refrigerator
REINF	Reinforc(ing)(ed)
REQD	Required
REV	Revision
RH	Right hand
RM	Room
RO	Rough Opening
S	South
SA	Supply Air
SC	Solid Core
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
SQ FT or SF	Square Foot
SS	Stainless Steel
STC	Sound Transmission Coefficient
STD	Standard
STL	Steel
SIM	Similar
SYM	Symmetry(ical)
T	Tread
T & G	Tongue and Groove
LLV	Long Leg Vertical
LONG	Longitudinal
LVR	Louver
LWC	Lightweight Concrete
MTL FUR	Metal Furring
MEZZ	Mezzanine
MDF	Medium Density Fiber Board
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MIN	Minute
MISC	Miscellaneous
MIX	Mixture
MM	Millimeter
MTL	Metal
N	North
NA	Not Applicable
NE	Northeast
NIC	Not In Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale
NW	Northwest
OC	On center
OFF	Office
OFCI	Owner Furnished Contractor Installed
OFOI	Owner Furnished Owner Installed
OH	Overhead
OPP	Opposite
ORIG	Original
PCF	Pounds per Cubic Foot
PED	Pedestal
PERF	Perforated
P/LF	Pounds per Lineal Foot
PL	Plate
PLAM	Plastic Laminate
PLAS	Plaster
PLUMB	Plumbing
PLY WD	Plywood
PNL	Panel
PNT	Paint or Painted
HB	Hose Bib
HC	Hollow Core
HD	Head
HGT	Height
HM	Hollow Metal
HORIZ	Horizontal
HP	Horsepower
HR	Hour
HT	Height
HVAC	Heating, Ventilating, Air Conditioning
HW	Hot Water
HWH	Hot Water Heater
HWY	Highway
HYD	Hydrant
ILLUM	Illumination
IN	Inches
INCL	Include(d)(ing)
INFO	Information
INSUL	Insulation
INT	Interior
INV	Invert
INV EL	Invert Elevation
JAN	Janitor
JAN CLO	Janitor's Closet
JB	Junction Box
JST	Joist
JT	Joint
K	Kips
KD	Knocked Down
KIT	Kitchen
KW	Kilowatts
L	Length
LAB	Laboratory
LAM	Laminated
LAV	Lavatory
LB	Lag Bolt
LG	Large
LH	Left Hand
LIN	Linear
LL	Live Load
LLH	Long Leg Horizontal
E	East
EA	Each
EF	Exhaust Fan
EG	Exhaust Grille
EIFS	Ext. Insulation & Finish System
EJ	Expansion Joint
EL or ELEV	Elevation
ELAS	Elastomeric
ELEC	Electrical
ELEV	Elevator
EMER	Emergency
ENTR	Entrance
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
EQUIP	Equipment
EXT	Exterior
F	Fahrenheit
FA	Fire Alarm
FAB	Fabric
FB	Face Brick
FBD	Fiberboard
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finished Floor
FF&E	Furniture, Fixtures & Equip.
FHC	Fire Hose Cabinet
FIN	Finish
FIX	Fixture
FLR	Floor
FO	Face Of
FP	Fireproof
FT	Foot, Feet
FTG	Footing
FURN	Furnish
GA	Gage or Gauge
GALV	Galvanized
GC	General Contract(or)
GEN	Generator
GLU-LAM	Glued-Laminated
GWB	Gypsum Wallboard
GYP	Gypsum
GYP BD	Gypsum Board
CFOI	Contractor Furnished Owner Installed
CFM	Cubic Feet Per Minute
CG	Corner Guard
CHAM	Chamfer
CHEM	Chemical, Chemistry
CIP	Cast-In-Place
CIR	Circle
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CH	Ceiling Height
CLR	Clear or Clearance
CM	Centimeter(s)
CM	Construction Manager
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
COND	Condenser or Condensate
CONF	Conference
CONT	Continuous
COORD	Coordinate
CORR	Corrugated
CPT	Carpet(ed)
CF	Cubic Foot (feet)
CY	Cubic Yard
CW	Cold Water
DRN	Drain
DBL	Double
DBL ACT	Double Acting
DC	Direct Current
DEG	Degree
DEMO	Demolish, Demolition
DEPT	Department
DF	Drinking Fountain (Non-electric)
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DIV	Division
DN	Down
DS	Downspout
DTL	Detail
DWG	Drawing(s)
&	And
@	At
#	Pound or Number
ABV	Above
A/C	Air Conditioning
AD	Area Drain
ADD	Addendum
ADJ	Adjacent
AFF	Above finished floor
AHU	Air Handling Unit
ALUM	Aluminum
ALT	Alternate
ANOD	Anodized
APPROX	Approximate
APT	Apartment
ARCH	Architect (ural)
AUTO	Automatic
AVE	Avenue
AVG	Average
BAL	Balance
BD	Board
BEL	Below
BFE	Base Flood Elevation
BIT	Bituminous
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Bench Mark
BO	By Others/Owner
BR	Bedroom
BRK	Brick
BRNZ	Bronze
BUR	Built-up Roofing
BYND	Beyond
C	Celsius, Degree
CH	Channel
C to C	Center to Center
CAB	Cabinet
CB	Catch Basin
CCTV	Closed Circuit Television
CEM	Cement
CF	Cubic Foot
CFCI	Contractor Furnished Contractor Installed

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

STANDARDS

DRAWN BY | LAST NAME

1.5

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:27 PM

LIFE SAFETY

FUNCTION OF SPACE	Area	NFPA AREA PER OCCUPANT	NFPA NET / GROSS	NFPA NUMBER OF OCCUPANTS	IBC AREA PER OCCUPANT	IBC NET / GROSS	IBC NUMBER OF OCCUPANTS	MOST RESTRICTIVE NUMBER OF OCCUPANTS	MOST RESTRICTIVE 0.2" Egress Width	MOST RESTRICTIVE 0.3" Egress Width
SHARED PROGRAM										
ASSEMBLY	410 SF	15 SF		28	15 SF		28	28	5.6"	8.4"
BUSINESS	400 SF	100 SF		4	150 SF		3	4	0.8"	1.2"
BUSINESS	336 SF	100 SF		4	150 SF		3	4	0.8"	1.2"
EXERCISE ROOM W/ EQUIPMENT	224 SF	50 SF		5	50 SF		5	5	1"	1.5"
4	1371 SF							41		
UNIT 1										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF									
RESIDENTIAL	960 SF									
3	2880 SF							5		
UNIT 2										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 3										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 4										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 5										
RESIDENTIAL	1104 SF	200 SF		6	200 SF		6	6	1.2"	1.8"
RESIDENTIAL	1504 SF	200 SF		8	200 SF		8	8	1.6"	2.4"
RESIDENTIAL	1504 SF	200 SF		8	200 SF		8	8	1.6"	2.4"
3	4112 SF							22		
UNIT 6										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 7										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 8										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 9										
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
RESIDENTIAL	960 SF	200 SF		5	200 SF		5	5	1"	1.5"
3	2880 SF							15		
UNIT 10										
RESIDENTIAL	1024 SF	200 SF		6	200 SF		6	6	1.2"	1.8"
1	1024 SF							6		
UNIT 11										
RESIDENTIAL	1030 SF	200 SF		6	200 SF		6	6	1.2"	1.8"
1	1030 SF							6		
Grand total: 33	30576 SF							185		

TRAVEL DISTANCES	
TRAVEL PATH: A	203'-8"
TRAVEL PATH: B	237'-8"
TRAVEL PATH: C	68'-8"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

LIFE SAFETY SCHEDULE

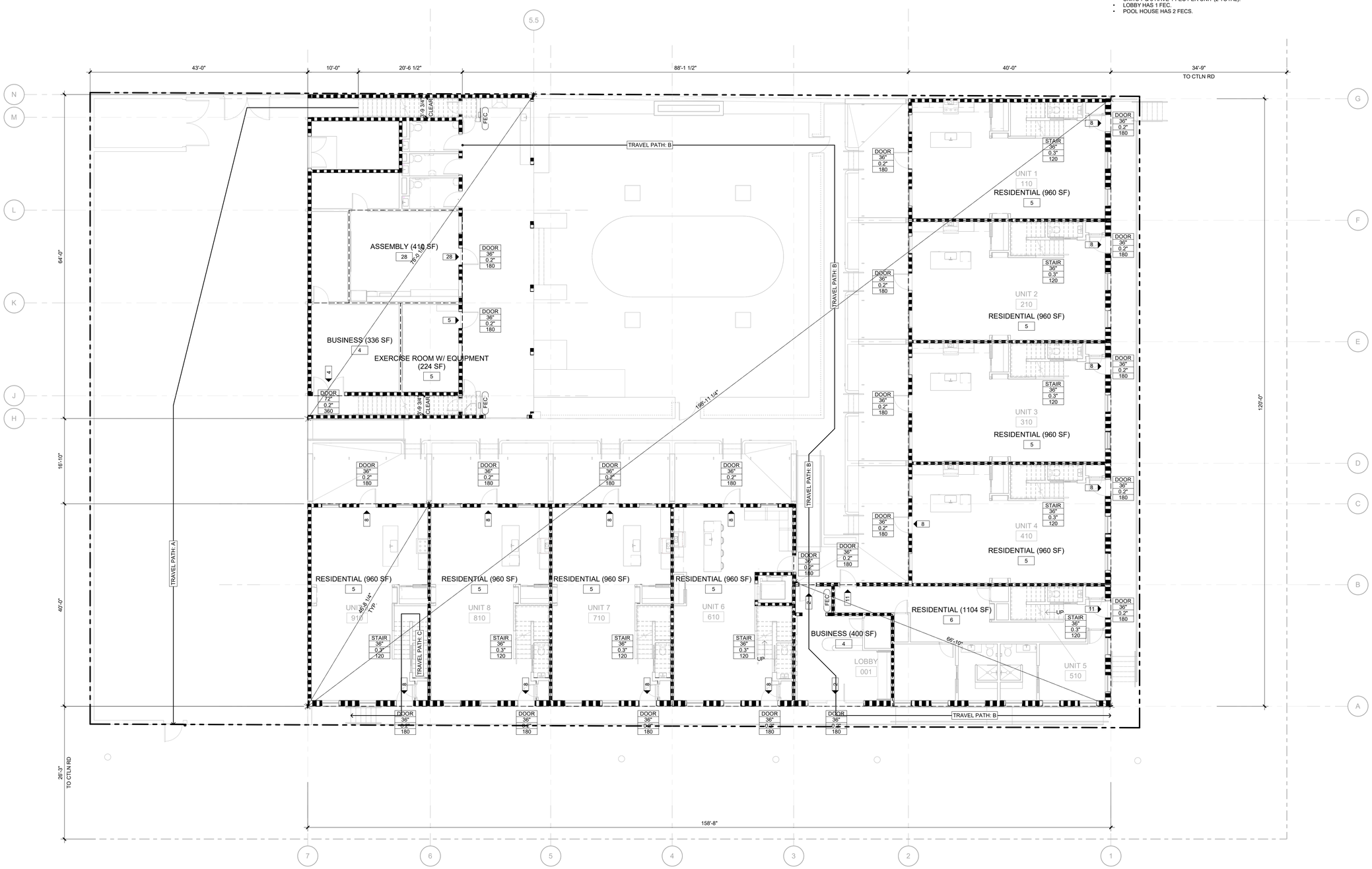
DRAWN BY | LAST NAME

LS2.0

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:29 PM



01 FIRST FLOOR LIFE SAFETY DIAGRAM
1/8" = 1'-0"

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C	RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
F.E.C	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
F.E.C	SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)
F.E	WALL HUNG FIRE EXTINGUISHER (10 44 00)

CLARIFICATION OF SYMBOLS
FIRE RESISTIVITY AND EXITING

60	FIRE RATING OF OPENING PROTECTIVE IN MINUTES
S	SMOKE PARTITION DOOR NFPA 101:8.4
	ROUTE OF MAXIMUM COMMON PATH OR TRAVEL DISTANCE
10'	MEASURED DISTANCE OF EXIT SEPARATION
1200	CUMULATIVE OCCUPANT LOAD OF ROOM OR AREA
OCCUPANCY (150 SF) 200	FUNCTION OF SPACE AREA IN SQUARE FOOT OCCUPANT LOAD OF ROOM OR AREA
DOOR 34" 0.2" 170	EGRESS COMPONENT CLEAR WIDTH OF EGRESS COMPONENT EGRESS CAPACITY FACTOR EGRESS CAPACITY
50	OCCUPANT LOAD USED TO DETERMINE EXITING WIDTH
	SMOKE PARTITION
	30 MINUTES FIRE RATED PARTITION
	ONE HOUR FIRE RATED PARTITION
	TWO HOUR FIRE RATED PARTITION
	THREE HOUR FIRE RATED PARTITION
	FOUR HOUR FIRE RATED PARTITION

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN - LIFE SAFETY

DRAWN BY | LAST NAME

LS2.1

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:31 PM

TRAVEL DISTANCES	
TRAVEL PATH: A	203'-8"
TRAVEL PATH: B	237'-8"
TRAVEL PATH: C	68'-8"

01 SECOND FLOOR LIFE SAFETY DIAGRAM
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS FIRE EXTINGUISHER

F.E.C	RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
F.E.C	SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)
F.E.C	SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)
F.E	WALL HUNG FIRE EXTINGUISHER (10 44 00)

CLARIFICATION OF SYMBOLS FIRE RESISTIVITY AND EXITING

60	FIRE RATING OF OPENING PROTECTIVE IN MINUTES
S	SMOKE PARTITION DOOR NFPA 101:8.4
	ROUTE OF MAXIMUM COMMON PATH OR TRAVEL DISTANCE
10'	MEASURED DISTANCE OF EXIT SEPARATION
1200	CUMULATIVE OCCUPANT LOAD OF ROOM OR AREA
OCCUPANCY (150 SF) / 200	FUNCTION OF SPACE AREA IN SQUARE FOOT OCCUPANT LOAD OF ROOM OR AREA
DOOR 34" 0.2" 170	EGRESS COMPONENT CLEAR WIDTH OF EGRESS COMPONENT EGRESS CAPACITY FACTOR EGRESS CAPACITY
50	OCCUPANT LOAD USED TO DETERMINE EXITING WIDTH
	SMOKE PARTITION
	30 MINUTES FIRE RATED PARTITION
	ONE HOUR FIRE RATED PARTITION
	TWO HOUR FIRE RATED PARTITION
	THREE HOUR FIRE RATED PARTITION
	FOUR HOUR FIRE RATED PARTITION

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN - LIFE SAFETY

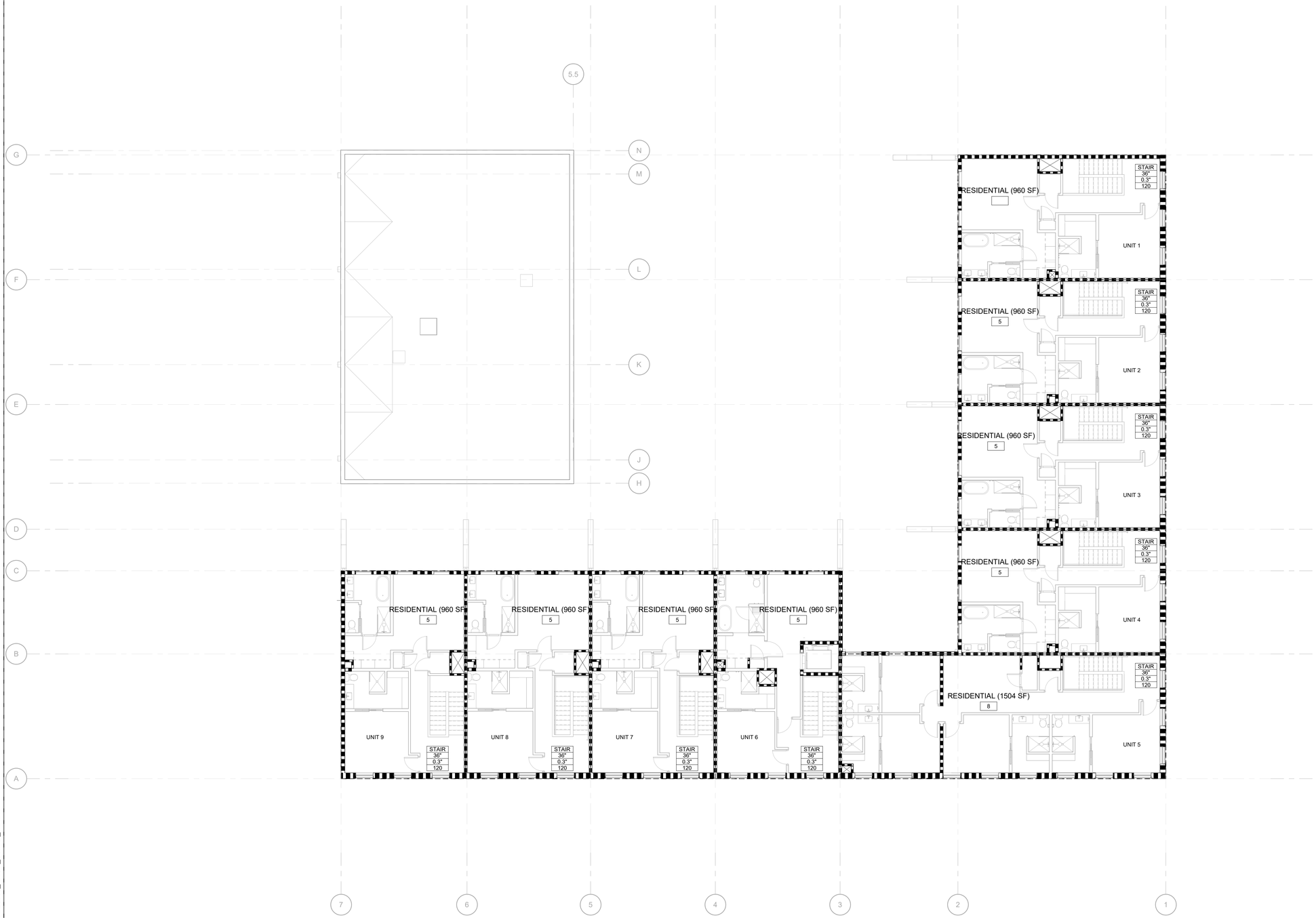
DRAWN BY | LAST NAME

LS2.2

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:32 PM



01 THIRD FLOOR LIFE SAFETY DIAGRAM
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

THIRD FLOOR PLAN - LIFE SAFETY

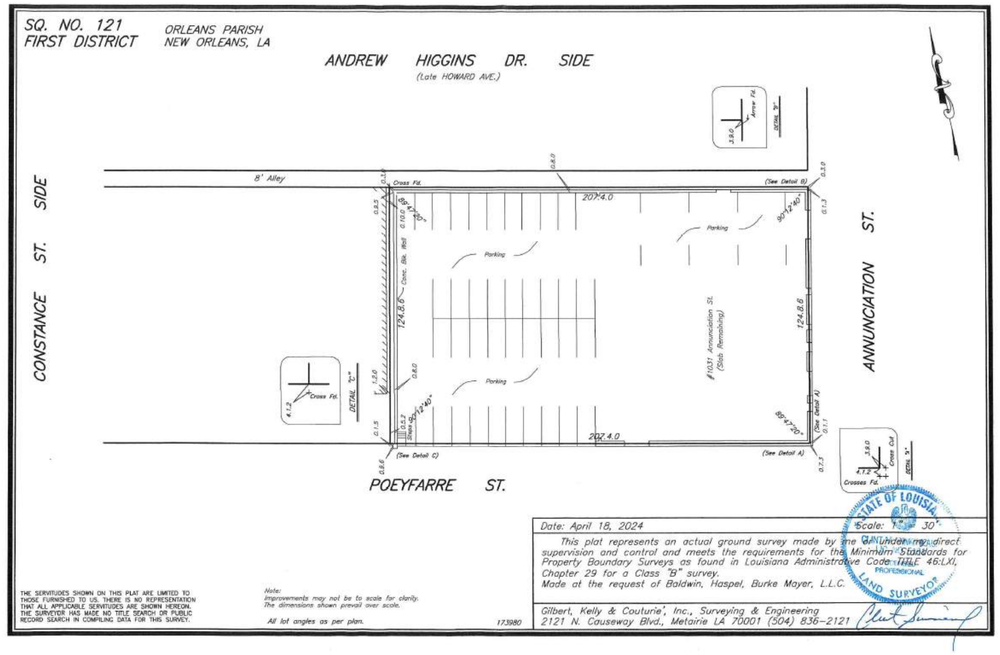
DRAWN BY | Author

LS2.3

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:32 PM



Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

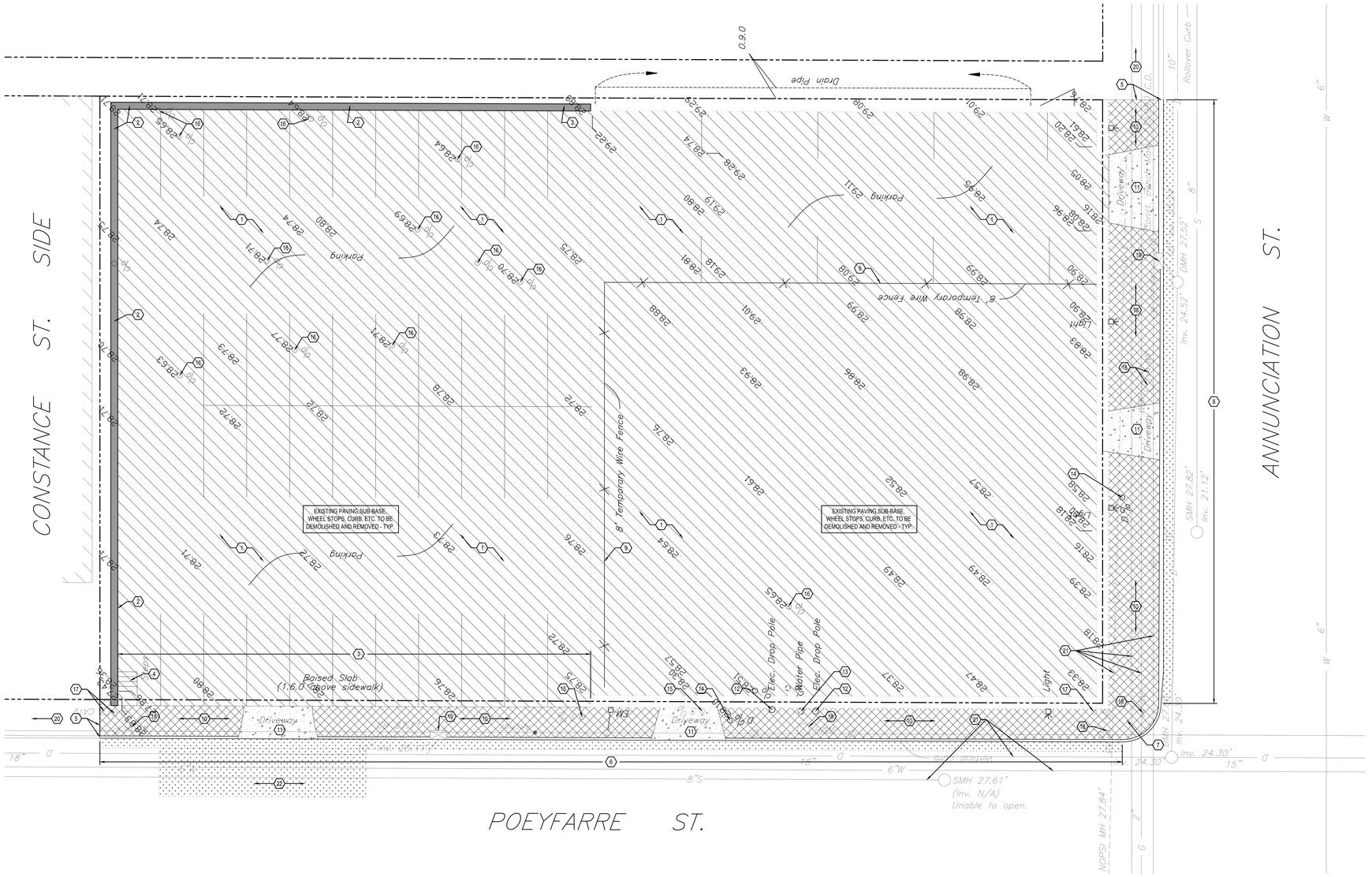
SURVEY

DRAWN BY | Author

C1.1

NOT FOR CONSTRUCTION

10/24/2024 4:19:40 PM



PLAN KEY NOTES:

1. EXISTING PAVING,SUB-BASE, WHEEL STOPS, CURB, ETC. TO BE DEMOLISHED AND REMOVED.
2. EXISTING SITE WALL AND ITS FOUNDATION TO BE REMOVED AND DEMOLISHED. SEE ARCH. DRAWINGS AND SPECIFICATIONS.
3. EXISTING CHAIN WALL TO BE DEMOLISHED AND REMOVED.
4. EXISTING STEPS AND ITS FOUNDATION TO BE DEMOLISHED AND REMOVED.
5. SAW-CUT EXISTING PAVEMENT, CURB TO MAINTAIN STRAIGHT EDGE - TYP.
6. EXISTING CURB TO BE DEMOLISHED ,REMOVED AND REPLACED WITH NEW GRANITE CURB. STREET CUT AND REPAIR (PAVEMENT PATCH) MAY BE REQUIRED FOR INSTALLATION OF NEW CURB. SAWCUT PAVEMENT TO ENSURE TO MAINTAIN STRAIGHT EDGE. SEE LANDSCAPE SITE AND PAVING PLAN AND DETAILS - TYP.
7. EXISTING ADA CORNER RAMP TO BE DEMOLISHED, REMOVED AND REPLACED WITH NEW ADA CORNER RAMP CONFORMING TO DPW STANDARDS AND REQUIREMENTS. SEE LANDSCAPE SITE AND PAVING PLAN AND DETAILS - TYP.
8. EXISTING MOUNTABLE CURB TO BE DEMOLISHED, REMOVED AND REPLACED WITH NEW MOUNTABLE CURB AND GUTTER. STREET CUT AND REPAIR (PAVEMENT PATCH) MAY BE REQUIRED FOR INSTALLATION OF NEW CURB. SEE LANDSCAPE SITE AND PAVING PLAN AND DETAILS - TYP.
9. EXISTING FENCE TO BE DEMOLISHED AND REMOVED - TYP.
10. EXISTING CONCRETE SIDEWALK PAVING, SUB-BASE TO BE DEMOLISHED AND REMOVED.
11. EXISTING CONCRETE DRIVEWAY PAVING, SUB-BASE TO BE DEMOLISHED AND REMOVED. ONLY ONE (1) EXISTING DRIVEWAY MAY BE USED BY THE CONTRACTOR FOR CONSTRUCTION ENTRANCE/EXIT. HOWEVER, THE DRIVEWAY AND ITS SUB-BASE MUST BE EVENTUALLY DEMOLISHED AS PART OF THIS JOB. PROVIDE STABILIZED CONSTRUCTION ENTRANCE/ EXIT PRIOR WITHIN THE PROPERTY AT THE DRIVEWAY TO PREVENT SEDIMENT AND DEBRIS MIGRATING INTO THE STREET. CONTRACTOR SHALL COORDINATE CONSTRUCTION SITE ENTRANCE WITH ARCHITECT/ OWNER/ CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS, WHICHEVER IS GOVERNING.
12. EXISTING ELECTRICAL UTILITY STRUCTURES TO BE DEMOLISHED AND REMOVED.
13. EXISTING WATER PIPE TO BE DEMOLISHED AND REMOVED. PLUG CONNECTING WATER LINE.
14. EXISTING DRAIN CLEANOUT TO DEMOLISHED AND REMOVED. PLUG CONNECTING DRAIN LINE.
15. EXISTING SANITARY SEWER CLEANOUT TO BE DEMOLISHED AND REMOVED. PLUG CONNECTION SEWER LINE.
16. EXISTING CLEANOUT STRUCTURE AND CONNECTING UTILITY LINE TO BE DEMOLISHED AND REMOVED - TYP.
17. EXISTING STRUCTURE TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION. TOP OF STRUCTURE SHALL BE FIELD ADJUSTED TO MATCH FINISH GRADE OF NEW PAVING - TYP.
18. EXISTING WATER, GAS, ETC. UTILITY STRUCTURE(S) TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION. TOP OF STRUCTURE SHALL BE FIELD ADJUSTED TO MATCH FINISH GRADE OF NEW PAVING - TYP.
19. EXIST. CATCH BASIN TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION. PROVIDE SEDIMENT CONTROL SUCH AS GUTTER GUARD/FILTER SOCK AT CATCH BASIN TO PREVENT SEDIMENT AND DEBRIS ENTERING INTO STORMWATER DRAINAGE SYSTEM. SEDIMENT CONTROL DEVICES SHALL BE REGULARLY INSPECTED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
20. EXISTING PAVING TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION - TYP.
21. ALL EXISTING UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. IT IS CONTRACTORS RESPONSIBILITY TO LOCATE ALL ALL EXISTING UTILITIES IN THE RIGHT-OF-WAY. ANY DAMAGES TO EXISTING UTILITIES SHALL BE NOTIFIED TO THE UTILITY ENTITIES IMMEDIATELY AFTER IT OCCURS. ALL REPAIRS OF THE DAMAGED UTILITIES SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY OR BY THE CONTRACTOR, WHICHEVER GOVERNS AT NO ADDITIONAL COST TO THE OWNER.
22. STREET CUT AND REPAIR FOR INSTALLATION OF NEW UTILITIES. SAWCUT EXISTING PAVEMENT TO MAINTAIN STRAIGHT LINE. NEW PAVEMENT AND SUB-BASE UNDERNEATH SHALL CONFORM TO DPW OF NEW ORLEANS REQUIREMENTS, STANDARD DETAILS AND SPECIFICATIONS.

DEMOLITION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL DOCUMENT THE CONDITION OF EXISTING INFRASTRUCTURE TO REMAIN.
2. THE CONTRACTOR SHALL REMOVAL ALL PAVEMENT TO FULL DEPTH IN AREAS SHOWN ON DRAWINGS AND SHALL TAKE CARE NOT TO DAMAGE EXISTING PAVEMENT AND EXISTING CURBING THAT IS TO REMAIN. THE CONTRACTOR SHALL PROTECT ALL ADJACENT ROADWAYS, SIDEWALKS, PROPERTIES, BUILDINGS, FENCES, ETC. FROM DAMAGE DUE TO DEMOLITION, REMOVAL AND CONSTRUCTIONS OF ITEMS REQUIRED BY CONTRACT DOCUMENTS.
3. CASTING (COVER) OF ALL EXISTING STRUCTURES INVOLVED IN THE SCOPE OF CIVIL WORK SHALL BE FIELD ADJUSTED. CASTING TO BE FLUSHED WITH NEW PAVING.
4. EXIST. SIDEWALK PAVING TO REMAIN AS NOTED ON PLANS. IF DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED. SIDEWALK PAVING IF REMOVED IN THE RIGHT-OF-WAY SHALL BE SCHEDULED AND COORDINATED WITH NEW PAVING. THIS WILL MINIMIZE ANY CONSTRUCTION INCONVENIENCE TO PEDESTRIAN TRAFFIC.
5. THE CONTRACTOR SHALL MAINTAIN ALL PUBLIC ROADWAYS, SIDEWALKS, DRIVEWAYS, ETC. IN CLEAN CONDITION DURING THE CONSTRUCTION PROJECT. ALL MUD, TRASH, DEBRIS, ETC. DEPOSITED ON SAID AREAS BY THE CONTRACTOR SHALL BE REMOVED DAILY, BEFORE THE END OF WORK OR MORE FREQUENTLY, AS NECESSARY TO MAINTAIN CLEAN CONDITION.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, AND LOCAL CODES AND REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO HAZARDOUS MATERIALS, DISPOSAL AND HOURS OF OPERATION.
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL UTILITY COMPANIES PRIOR TO DISRUPTING ANY SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND COMPLYING WITH ALL REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES.
8. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.
9. PREVENT SPREAD OF FLYING PARTICLES AND DUST. SPRINKLE DISTURBED SOIL, RUBBISH AND DEBRIS WITH WATER TO KEEP DUST TO A MINIMUM. DO NOT USE WATER IF IT RESULTS IN HAZARDOUS OR OBJECTIONABLE CONDITIONS.
10. DEMOLITION DEBRIS IS PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY ON A DAILY BASIS. MATERIAL THAT CANNOT BE REMOVED DAILY SHALL BE STORED IN AREAS APPROVED BY OWNER.
11. CONTRACTOR SHALL PREPARE AND IMPLEMENT TRAFFIC CONTROL PLAN. ACCEPTANCE AND PERMITTING WITH CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF OPEN EXCAVATIONS. THE CONTRACTOR SHALL COMPLETELY FILL AND COMPACT VOIDS RESULTING FROM DEMOLITION OPERATIONS WITH SELECT STRUCTURAL FILL.
13. ALL AREAS WHERE PAVEMENT , UTILITIES, CONDUITS, UTILITY STRUCTURES HAVE BEEN REMOVED, SHALL BE BACKFILLED WITH COMPACTED BACKFILL MATERIAL PER THE REQUIREMENTS OF SITE PREPARATION NOTES INCLUDED IN GEOTECHNICAL ENGINEERING REPORT.
14. AT THE END OF THE PROJECT, CLEAN ALL EXISTING AND NEW CATCH BASIN , DRAIN MANHOLE AND CONNECTING DRAIN LINE(S) TO ENSURE POSITIVE DRAINAGE.

811 Know what's below. Call before you dig.

01 SITE DEMOLITION PLAN
1" = 10'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

PLAN LEGEND

- EXISTING SITE WALL AND ITS FOUNDATION TO BE DEMOLISHED. SEE PLAN AND KEY NOTE #2
- EXISTING PARKING LOT PAVING,SUB-BASE TO BE DEMOLISHED AND REMOVED. SEE PLAN AND KEY NOTE #1
- EXISTING SIDEWALK PAVING TO BE DEMOLISHED AND REMOVED. SEE PLAN AND KEY NOTE #10
- EXISTING CONCRETE DRIVEWAY PAVING (CURB CUT) TO BE DEMOLISHED AND REMOVED. SEE PLAN AND KEY NOTE #11
- STREET CUT AND REPAIR FOR INSTALLATION OF NEW CURB AND UTILITIES. SEE PLAN AND KEY NOTE #22

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE DEMOLITION PLAN

C4.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

10/24/2024 4:19:40 PM

PLAN KEY NOTES:

1. SEDIMENT (SILT) FENCE - TYP.
2. EXIST. CATCH BASIN TO REMAIN AND PROTECTED AT ALL TIMES DURING CONSTRUCTION. PROVIDE SEDIMENT CONTROL SUCH AS GUTTER GUARD/FILTER SOCK AT CATCH BASIN TO PREVENT SEDIMENT AND DEBRIS ENTERING INTO STORMWATER DRAINAGE SYSTEM. SEDIMENT CONTROL DEVICES SHALL BE REGULARLY INSPECTED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. STABILIZED CONSTRUCTION ENTRANCE/EXIT, LOCATION SHOWN HEREON IS FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE ONLY ONE (1) EXISTING DRIVEWAY FOR CONSTRUCTION SITE ENTRANCE. PROVIDE STABILIZED CONSTRUCTION ENTRANCE/ EXIT PRIOR WITHIN THE PROPERTY AT THE DRIVEWAY TO PREVENT SEDIMENT AND DEBRIS MIGRATING INTO THE STREET. CONTRACTOR SHALL COORDINATE CONSTRUCTION SITE ENTRANCE WITH ARCHITECT/ OWNER/ CITY OF NEW ORLEANS DEPARTMENT OF PUBLIC WORKS, WHICHEVER IS GOVERNING.

EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT AND MAINTAIN EROSION CONTROL FEATURES TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENTAL. THE CONTRACTOR CAN USE THIS DRAWING TO DEVELOP SITE SPECIFIC EROSION CONTROL PLAN, THE SWPPP - STORMWATER POLLUTION PREVENTION PLAN, BEST MANAGEMENT PRACTICES (BMPS) IN ACCORDANCE WITH CITY OF NEW ORLEANS UNIFIED STORMWATER CODE.
2. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES.
3. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND FULLY FUNCTIONAL FOR THE ENTIRE DURATION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
5. THE CONTRACTOR SHALL USE VEHICLE TRACKING (STONE STABILIZED) WHERE CONSTRUCTION VEHICLES WILL BE ENTERING AND EXITING THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
6. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE IT ENTERS PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
7. THE CONTRACTOR SHALL MAINTAIN ALL PUBLIC ROADWAYS, SIDEWALKS, ETC. IN A CLEAN CONDITION DURING THE CONSTRUCTION PROJECT. ALL MUD, TRASH, DEBRIS, ETC. DEPOSITED ON SAID AREAS BY THE CONTRACTOR SHALL BE REMOVED DAILY, BEFORE THE END OF WORK OR MORE FREQUENTLY, AS NECESSARY TO MAINTAIN CLEAN CONDITION.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORMWATER DISCHARGES FROM THE SITE.
9. THE LOCATION OF STAGING AND STORAGE AREAS SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
10. ALL DRAINAGE AND EROSION CONTROL MEASURES MUST BE INSPECTED, AT LEAST ONCE WEEKLY AND WITHIN 24 HOURS OF EXPECTED RAINFALL. REPAIR OR REPLACE BMPS WHICH ARE DAMAGED OR NOT FUNCTIONING AS INTENDED.
11. AT THE END OF THE PROJECT, CLEAN ALL EXISTING AND NEW CATCH BASIN , DRAIN MANHOLE AND CONNECTING DRAIN LINE(S) TO ENSURE POSITIVE DRAINAGE.

STORMWATER POLLUTION PREVENTION PLAN NOTES (SWPPP):

1. STORMWATER POLLUTION PREVENTION PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR AND SITE SPECIFIC SWPPP SHALL BE PREPARED BASED ON ACTUAL CONSTRUCTION SEQUENCING, CONSTRUCTION METHODOLOGIES COMPLYING WITH CITY OF NEW ORLEANS - CODE OF ORDINANCES - CHAPTER 26/ARTICLE I/SEC. 26-15
2. SEE ADDITIONAL SWPPP NOTES AND DETAILS ON SHEET C15.1
3. THE CONTRACTOR CAN USE C5.1 AS REFERENCE FOR DEVELOPMENT OF STORMWATER POLLUTION PREVENTION PLAN.
4. PURSUANT TO BUILDING CODE SECTION 121.13(E), PRIOR TO RELEASE FOR CONSTRUCTION, THE CONTRACTOR SHALL EXECUTE THE CONSTRUCTION SWPPP SUBMITTED WITH APPLICATION AND IN COMPLIANCE WITH BUILDING CODE SECTION 121.5 AND 121.6 AND MODELED ON DPW STANDARD SPECIFICATION SECTION C204. INCLUDE CONTACT INFORMATION (NAME, PHONE, EMAIL) FOR THE ON-SITE PERSON OR PERSONS TO BE CONTACTED IN THE EVENT OF A VIOLATION OR COMPLAINT.

811 Know what's below. Call before you dig.

N

01 EROSION AND SEDIMENT CONTROL PLAN
1" = 10'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

PLAN LEGEND

STABILIZED CONSTRUCTION ENTRANCE/EXIT.

SF SEDIMENT (SILT) FENCE

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

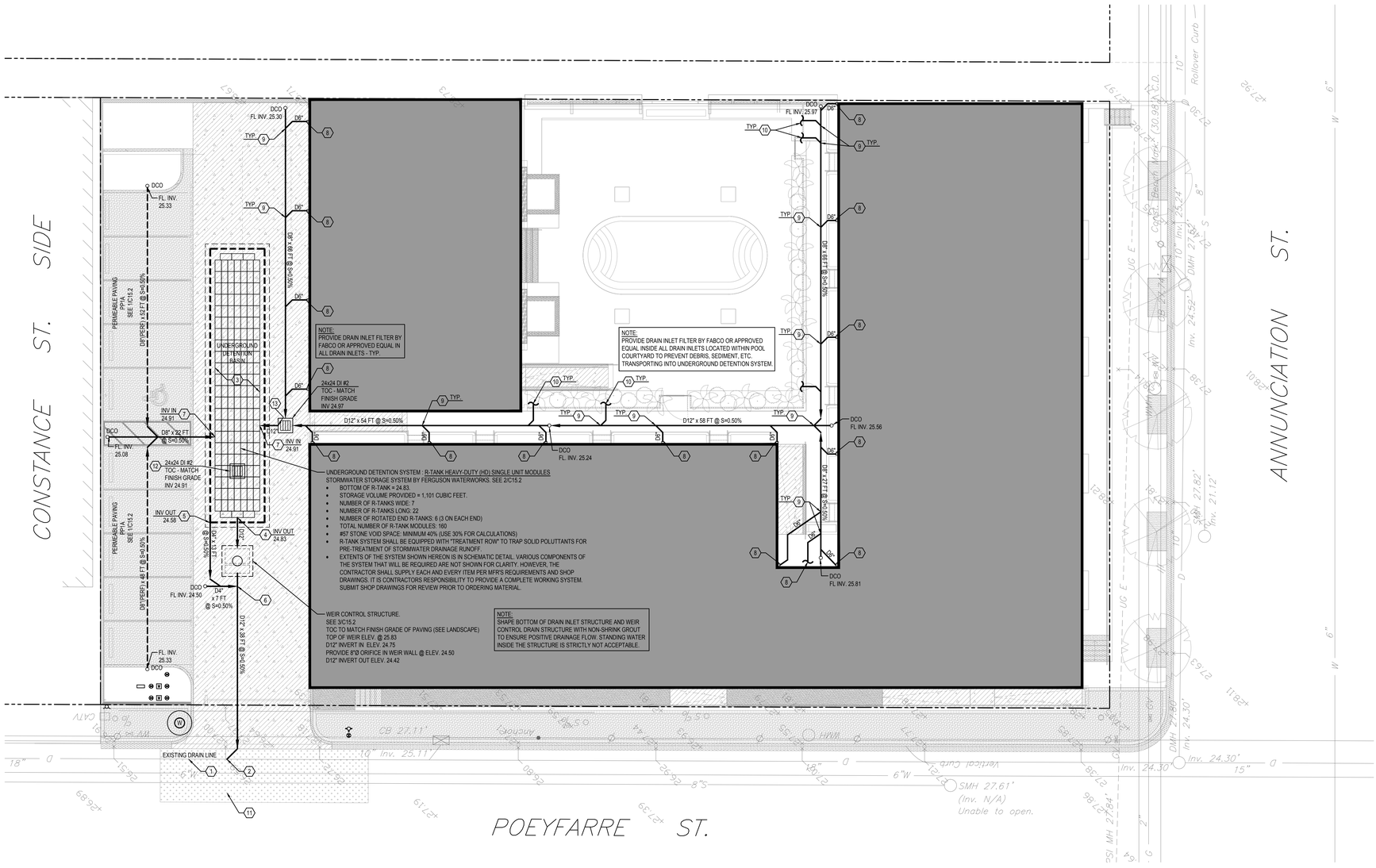
EROSION AND SEDIMENT CONTROL PLAN

C5.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

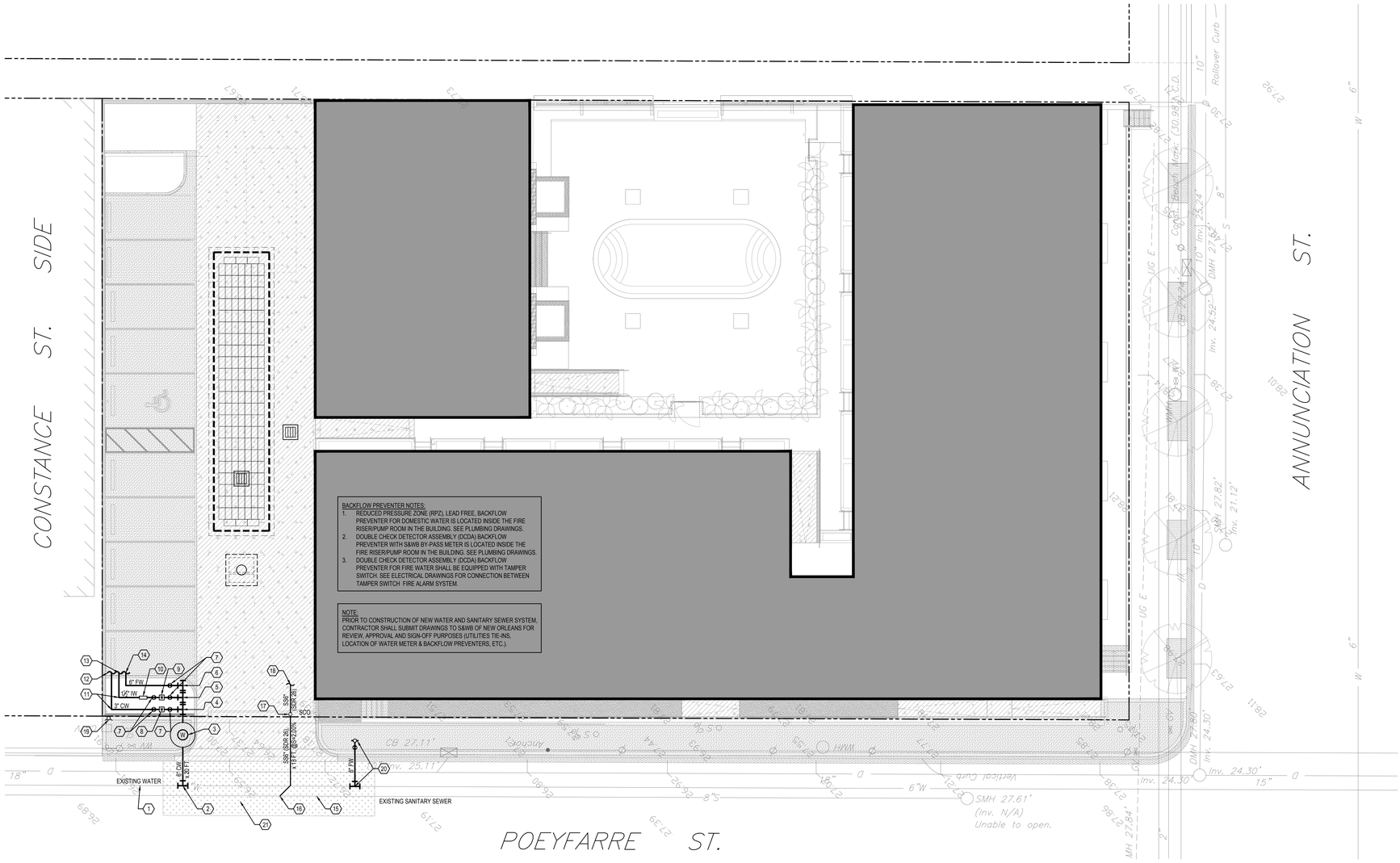
NOT FOR CONSTRUCTION

10/24/2024 4:19:40 PM


CONSTANCE ST. SIDE
ANNUNCIATION ST.
POEYFARRE ST.
DCO FL. INV. 25.30
DCO FL. INV. 25.33
DCO FL. INV. 25.08
DCO FL. INV. 24.50
DCO FL. INV. 25.97
DCO FL. INV. 25.56
DCO FL. INV. 25.24
DCO FL. INV. 25.81
FL. INV. 25.33
INV IN 24.91
INV OUT 24.58
INV OUT 24.83
24x24 DI #2 TOC - MATCH FINISH GRADE INV 24.97
24x24 DI #2 TOC - MATCH FINISH GRADE INV 24.91
D8" x 32 FT @ S=0.50%
D12" x 54 FT @ S=0.50%
D12" x 58 FT @ S=0.50%
D8" x 68 FT @ S=0.50%
D8" x 58 FT @ S=0.50%
D8" x 27 FT @ S=0.50%
D4" x 7 FT @ S=0.50%
D12" x 38 FT @ S=0.50%
PERMEABLE PAVING PP1A SEE 1/C15.2
UNDERGROUND DETENTION BASIN
NOTE: PROVIDE DRAIN INLET FILTER BY FABCO OR APPROVED EQUAL IN ALL DRAIN INLETS - TYP.
NOTE: PROVIDE DRAIN INLET FILTER BY FABCO OR APPROVED EQUAL INSIDE ALL DRAIN INLETS LOCATED WITHIN POOL COURTYARD TO PREVENT DEBRIS, SEDIMENT, ETC. TRANSPORTING INTO UNDERGROUND DETENTION SYSTEM.
UNDERGROUND DETENTION SYSTEM : R-TANK HEAVY-DUTY (HD) SINGLE UNIT MODULES
STORMWATER STORAGE SYSTEM BY FERGUSON WATERWORKS. SEE 2/C15.2
BOTTOM OF R-TANK = 24.83
STORAGE VOLUME PROVIDED = 1,101 CUBIC FEET.
NUMBER OF R-TANKS WIDE: 7
NUMBER OF R-TANKS LONG: 22
NUMBER OF ROTATED END R-TANKS: 6 (3 ON EACH END)
TOTAL NUMBER OF R-TANK MODULES: 160
#57 STONE VOID SPACE: MINIMUM 40% (USE 30% FOR CALCULATIONS)
R-TANK SYSTEM SHALL BE EQUIPPED WITH "TREATMENT ROW" TO TRAP SOLID POLUTTANTS FOR PRE-TREATMENT OF STORMWATER DRAINAGE RUNOFF.
EXTENTS OF THE SYSTEM SHOWN HEREON IS IN SCHEMATIC DETAIL. VARIOUS COMPONENTS OF THE SYSTEM THAT WILL BE REQUIRED ARE NOT SHOWN FOR CLARITY. HOWEVER, THE CONTRACTOR SHALL SUPPLY EACH AND EVERY ITEM PER MFR'S REQUIREMENTS AND SHOP DRAWINGS. IT IS CONTRACTORS RESPONSIBILITY TO PROVIDE A COMPLETE WORKING SYSTEM. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING MATERIAL.
WEIR CONTROL STRUCTURE:
SEE 3/C15.2
TOC TO MATCH FINISH GRADE OF PAVING (SEE LANDSCAPE)
TOP OF WEIR ELEV. @ 25.83
D12" INVERT IN ELEV. 24.75
PROVIDE Ø'D ORIFICE IN WEIR WALL @ ELEV. 24.50
D12" INVERT OUT ELEV. 24.42
NOTE: SHAPE BOTTOM OF DRAIN INLET STRUCTURE AND WEIR CONTROL DRAIN STRUCTURE WITH NON-SHRINK GROUT TO ENSURE POSITIVE DRAINAGE FLOW. STANDING WATER INSIDE THE STRUCTURE IS STRICTLY NOT ACCEPTABLE.
EXISTING DRAIN LINE
SMH 27.61' (Inv. N/A) Unable to open.
Rollover Curb
Vertical Curb
CB 27.11'
Inv. 25.11'
Inv. 24.30'
Inv. 24.30
Inv. 21.12'
Inv. 24.52'
Inv. 24.30'
Inv. 21.82'
Inv. 21.12'
10" Inv. 24.30'
8" Inv. 24.52'
15" Inv. 24.30'
12" Inv. 21.82'
12" Inv. 21.12'
DMH 27.84'
MH 27.80'
MH 27.64'
MH 27.38'
MH 27.39'
MH 27.63'
MH 27.92'
MH 27.97'
MH 27.92'
MH 27.92'
MH 27.92

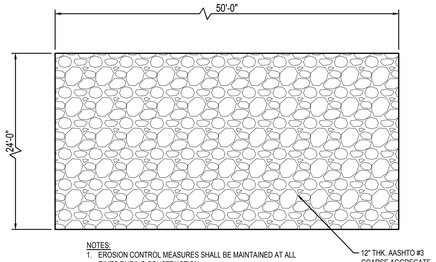
NOT FOR CONSTRUCTION

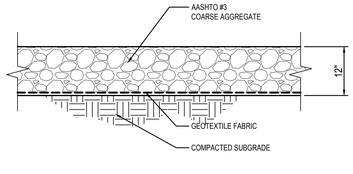
10/24/2024 4:19:40 PM


CONSTANCE ST. SIDE
ANNUNCIATION ST.
POEYFARRE ST.
BACKFLOW PREVENTER NOTES:
1. REDUCED PRESSURE ZONE (RPZ), LEAD FREE, BACKFLOW PREVENTER FOR DOMESTIC WATER IS LOCATED INSIDE THE FIRE RISER/PUMP ROOM IN THE BUILDING. SEE PLUMBING DRAWINGS.
2. DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BACKFLOW PREVENTER WITH S&WB BY-PASS METER IS LOCATED INSIDE THE FIRE RISER/PUMP ROOM IN THE BUILDING. SEE PLUMBING DRAWINGS.
3. DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BACKFLOW PREVENTER FOR FIRE WATER SHALL BE EQUIPPED WITH TAMPER SWITCH. SEE ELECTRICAL DRAWINGS FOR CONNECTION BETWEEN TAMPER SWITCH FIRE ALARM SYSTEM.
NOTE:
PRIOR TO CONSTRUCTION OF NEW WATER AND SANITARY SEWER SYSTEM, CONTRACTOR SHALL SUBMIT DRAWINGS TO S&WB OF NEW ORLEANS FOR REVIEW, APPROVAL AND SIGN-OFF PURPOSES (UTILITIES TIE-INS, LOCATION OF WATER METER & BACKFLOW PREVENTERS, ETC.).
6" FW
1½" IW
3" CW
EXISTING WATER
6" DW
SSF (SDR 26) @ 1.91% x 120'±
6" FW
EXISTING SANITARY SEWER
SSC (SDR 26)
SCO
CB 27.11'
Inv. 25.11'
Inv. 24.30'
SMH 27.61'
(Inv. N/A)
Unable to open.
MH 27.84'
Inv. 24.30'
Rollover Curb
Concr. Bench Work
DMH 27.39'
Inv. 24.52'
Inv. 25.24'
Inv. 21.82'
Inv. 21.12'
Inv. 24.30'
SS 6" E
SS 6" W
SS 8" S
SS 8" N
SS 6" W
SS 8" E
SS 8" W
SS 6" E

NOT FOR CONSTRUCTION

10/24/2024 4:19:40 PM

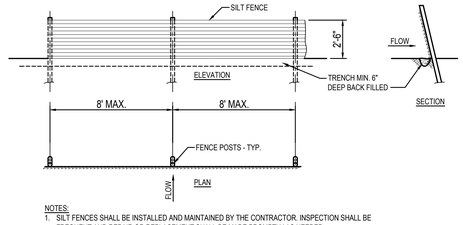




NOTES:
1. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
2. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
3. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

12" THK. AASHTO #3 COARSE AGGREGATE

03 DETAIL - STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.



NOTES:
1. SILT FENCES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
2. ACCUMULATED SILT/SEDIMENT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6" AND DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO FURTHER SILTATION.
3. MATERIALS:
   A. POSTS SHALL BE STEEL OR WOODEN FENCE POSTS.
   B. SILT FENCE SHALL BE BURLAP WEIGHING 7-1/2 OUNCES PER SQUARE YARD, APPROVED JUTE FABRIC OR GEOTEXTILE FABRIC. SILT FENCE SHALL BE SECURELY FASTENED TO EACH POST OR TO WOVEN WIRE WHICH IN TURN SHALL BE FASTENED TO EACH POST.
4. CONTRACTOR SHALL PROVIDE A REMOVABLE SECTION FOR SITE ACCESS.
5. SILT FENCE LOCATIONS SHOWN ON PLAN ARE INDICATIVE AND ARE NOT INTENDED TO BE COMPLETE OR COMPREHENSIVE.

02 DETAIL - SEDIMENT (SILT) FENCE
N.T.S.

STORMWATER POLLUTION PREVENTION PLAN GENERAL NOTES:

1. *MARK CLEARING LIMITS AND ENVIRONMENTALLY CRITICAL AREAS* - WITHIN THE BOUNDARIES OF THE PROJECT SITE AND PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, CLEARLY MARK ALL CLEARING LIMITS, EASEMENTS, SETBACKS, ALL ENVIRONMENTALLY CRITICAL AREAS AND THEIR BUFFERS, AND ALL TREES AND DRAINAGE COURSES THAT ARE TO BE PRESERVED WITHIN THE CONSTRUCTION AREA.

2. *RETAIN TOP LAYER* - WITHIN THE BOUNDARIES OF THE PROJECT SITE, THE DUFF LAYER, TOPSOIL, AND NATIVE VEGETATION, IF THERE IS ANY, SHALL BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT FEASIBLE. IF IT IS NOT FEASIBLE TO RETAIN THE TOP LAYER IN PLACE, IT SHOULD BE STOCKPILED ON-SITE, COVERED TO PREVENT EROSION, AND REPLACED IMMEDIATELY UPON COMPLETION OF THE LAND DISTURBING ACTIVITIES TO THE MAXIMUM EXTENT FEASIBLE.

3. *ESTABLISH CONSTRUCTION ACCESS* - LIMIT CONSTRUCTION VEHICLE ACCESS, WHENEVER POSSIBLE, TO ONE ROUTE. STABILIZE ACCESS POINTS AND MINIMIZE TRACKING SEDIMENT ONTO PUBLIC ROADS. PROMPTLY REMOVE ANY SEDIMENT TRACKED OFF SITE.

4. *PROTECT DOWNSTREAM PROPERTIES AND RECEIVING WATERS* - PROTECT PROPERTIES AND RECEIVING WATERS DOWNSTREAM FROM THE DEVELOPMENT SITES FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF DRAINAGE WATER FROM THE PROJECT SITE. IF IT IS NECESSARY TO CONSTRUCT FLOW CONTROL FACILITIES TO MEET THIS REQUIREMENT, THESE FACILITIES SHALL BE FUNCTIONING PRIOR TO IMPLEMENTATION OF OTHER LAND DISTURBING ACTIVITY, INCLUDING BUT NOT LIMITED TO THE USE OF SILT FENCING ALONG ALL SITE BOUNDARIES. IF PERMANENT INFILTRATION FACILITIES ARE USED TO CONTROL FLOWS DURING CONSTRUCTION, THESE FACILITIES SHALL BE PROTECTED FROM SILTATION DURING THE CONSTRUCTION PHASE OF THE PROJECT.

5. *PREVENT EROSION AND SEDIMENT TRANSPORT FROM THE SITE BY VEHICLES* - WHENEVER CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, THE TRANSPORT OF SEDIMENT ONTO THE PAVED ROAD SHALL BE MINIMIZED. IF SEDIMENT IS TRANSPORTED ONTO A PAVED ROAD SURFACE, THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM PAVED ROADS BY SHOVELING OR SWEEPING AND SHALL BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. IF SEDIMENT IS TRACKED OFF SITE, ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY, OR AT LEAST TWICE DAILY DURING WET WEATHER. STREET WASHING IS ALLOWED ONLY AFTER SEDIMENT IS REMOVED, AND STREET WASH WASTEWATER SHALL BE PREVENTED FROM ENTERING THE DRAINAGE SYSTEM AND RECEIVING WATERS.

6. *STABILIZE SOILS* - PREVENT ON-SITE EROSION BY STABILIZING ALL EXPOSED AND UNWORKED SOILS, INCLUDING STOCK PILES AND EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS. SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND BE LOCATED AWAY FROM STORM DRAIN INLETS, WATERWAYS, AND DRAINAGE CHANNELS. BEFORE THE COMPLETION OF THE PROJECT, PERMANENTLY STABILIZE ALL EXPOSED SOILS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

7. *PROTECT STORM DRAINS* - PREVENT SEDIMENT FROM ENTERING ALL STORM DRAINS, INCLUDING DITCHES THAT RECEIVE DRAINAGE WATER FROM THE PROJECT. STORM DRAIN INLETS PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED AS RECOMMENDED BY THE PRODUCT MANUFACTURER, OR MORE FREQUENTLY IF REQUIRED TO PREVENT FAILURE OF THE DEVICE OR FLOODING. STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT DRAINAGE WATER DOES NOT ENTER THE DRAINAGE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENTS. STORM DRAIN INLET PROTECTION DEVICES SHALL BE REMOVED AT THE CONCLUSION OF THE PROJECT. WHEN MANUFACTURED STORM DRAIN INLET PROTECTION DEVICES ARE NOT FEASIBLE, INLETS AND CATCH BASINS MUST BE CLEANED AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM. THE USE OF STRAW OR HAY BALES SHALL BE PROHIBITED.

8. *STABILIZE CHANNELS AND OUTLETS* - ALL TEMPORARY ON-SITE DRAINAGE SYSTEMS SHALL BE DESIGNED, CONSTRUCTED, AND STABILIZED TO PREVENT EROSION. STABILIZATION SHALL BE PROVIDED AT THE OUTLETS OF ALL DRAINAGE SYSTEMS THAT IS ADEQUATE TO PREVENT EROSION OF OUTLETS, ADJACENT STREAM BANKS, SLOPES, AND DOWNSTREAM REACHES.

9. *CONTROL POLLUTANTS* - MEASURES SHALL BE TAKEN TO CONTROL POTENTIAL POLLUTANTS AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING MEASURES:
   A. ALL POLLUTANTS, INCLUDING SEDIMENT, WASTE MATERIALS, AND DEMOLITION DEBRIS, THAT OCCUR ONSITE SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF DRAINAGE WATER AND PURSUANT TO ALL APPLICABLE DISPOSAL LAWS.
   B. CONTAINMENT, COVER, AND PROTECTION FROM VANDALISM SHALL BE PROVIDED FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND OTHER MATERIALS THAT HAVE THE POTENTIAL TO POSE A THREAT TO HUMAN HEALTH OR THE ENVIRONMENT.
   C. ON-SITE FUELING TANKS SHALL INCLUDE SECONDARY CONTAINMENT.
   D. CONTAMINATED SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT.
   E. APPLICATION OF FERTILIZERS AND PESTICIDES SHALL BE CONDUCTED IN A MANNER AND AT APPLICATION RATES THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO DRAINAGE WATER. MANUFACTURERS' LABEL REQUIREMENTS FOR APPLICATION RATES AND PROCEDURES SHALL BE FOLLOWED.
   F. FOR ANY PAINT REMOVAL, PAINT PREPARATION, PRESSURE-WASHING OR SANDBLASTING ACTIVITIES THAT WILL RESULT IN PARTICLES ENTERING THE AIR OR LANDING ON THE GROUND, BMP STEPS SHALL BE IMPLEMENTED TO PREVENT OR MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE SUCH PARTICLE RELEASES INTO THE ENVIRONMENT. DISCHARGE OF WASTES FROM SUCH ACTIVITIES TO THE MS4 IS PROHIBITED.

10. *MAINTAIN BMPS* - ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPS SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN FIVE DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY CONTROLS ARE NO LONGER NEEDED, WHICHEVER IS LATER. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

01 STORMWATER POLLUTION PREVENTION PLAN NOTES
N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

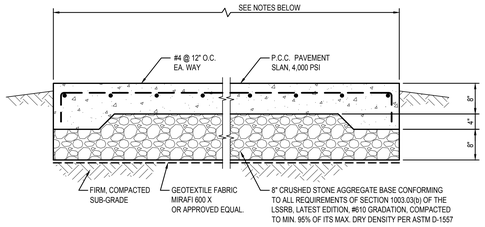
NOT FOR CONSTRUCTION

CIVIL DETAILS

C15.1

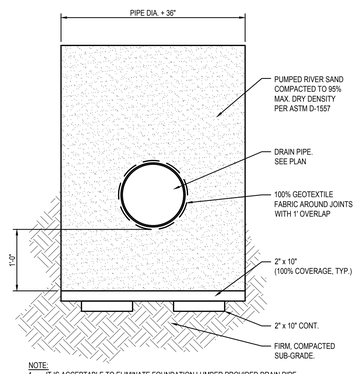
Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION
10/24/2024 4:19:40 PM



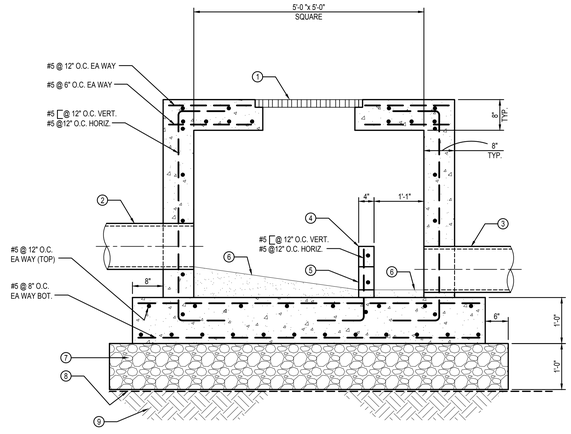
NOTES:
1. CONTRACTOR SHALL COORDINATE EXTENTS OF FOUNDATION PAD WITH DIMENSIONS OF HOT BOX ENCLOSURE. FOUNDATION PAD SHALL EXTEND 12" FROM THE FOOTPRINT PF THE ENCLOSURE.
2. HOT BOX ENCLOSURE SHALL BE PROPERLY SECURED TO THE FOUNDATION PAD PER MFR. RECOMMENDATION AND INSTALLATION GUIDELINE.

05 DETAIL - FOUNDATION PAD FOR HOT BOX ENCLOSURE
C10.1 | N.T.S.



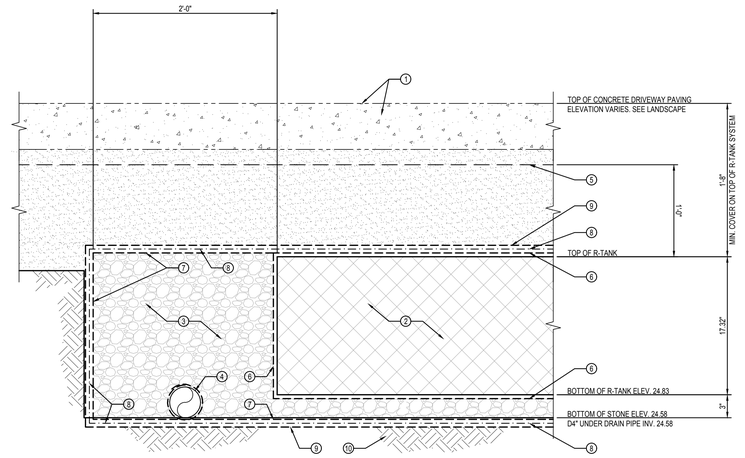
NOTE:
1. IT IS ACCEPTABLE TO ELIMINATE FOUNDATION LUMBER PROVIDED DRAIN PIPE BEDDING IS INSTALLED ON FIRM, COMPACTED SUB-GRADE. PROVIDE FIELD DENSITY TESTS BY TESTING LABORATORY TO A/E FOR REVIEW.
2. CONTRACTOR SHALL PROVIDE SHEETING AND SHORING PER OSHA REQUIREMENTS.

04 DETAIL - DRAIN PIPE (A-2000PVC) BEDDING
C10.1 | N.T.S.



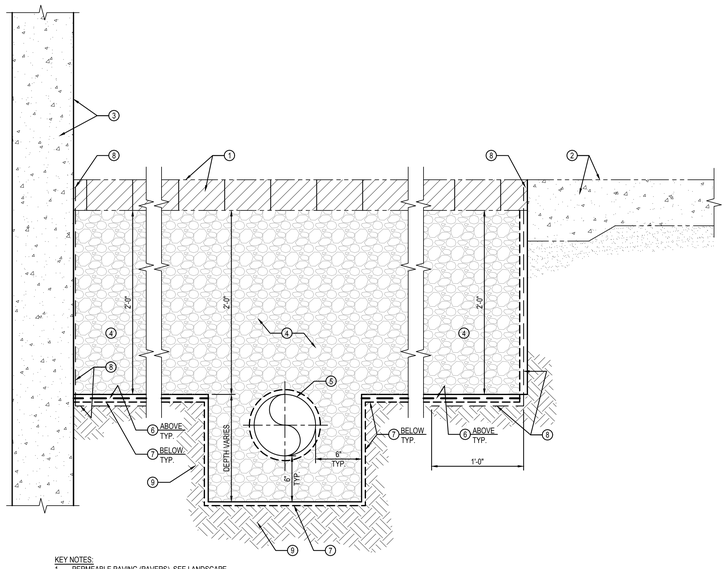
KEY NOTES:
1. PROVIDE 24x24 GRATE AND FRAME AT THE TOP OF STRUCTURE. GRATE AND FRAME SHALL BE BY EAST JORDAN IRON WORKS, EXTRA HEAVY-DUTY, V-5726. TOP OF STRUCTURE SHALL MATCH FINISH GRADE OF CONCRETE PAVING. SEE LANDSCAPE GRADING PLAN.
2. DRAIN LINE COMING IN FROM UNDERGROUND DETENTION SYSTEM TO WEIR CONTROL STRUCTURE. SEE PLAN FOR SIZE, INVERT ELEVATION.
3. DRAIN LINE (OUTFALL) LEAVING WEIR CONTROL STRUCTURE. SEE PLAN FOR SIZE, INVERT ELEVATION.
4. TOP OF WEIR WALL. SEE PLAN FOR ELEVATION.
5. 8"Ø ORIFICE IN WEIR WALL. SEE PLAN FOR ELEVATION.
6. SHAPE BOTTOM OF DRAIN STRUCTURE WITH NON-SHRINK GROUT TO ENSURE POSITIVE FLOW. STANDING WATER INSIDE THE WEIR CONTROL STRUCTURE IS NOT ACCEPTABLE.
7. COMPACTED AGGREGATE, #610 STONE GRADATION, COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM WATER CONTENT PER ASTM D1557.
8. GEOTEXTILE FABRIC, MIRAFI 600X OR APPROVED EQUAL.
9. FIRM, PROOF-ROLLED COMPACTED SUB-GRADE. SITE PREPARATION FOR THE PROJECT SHALL BE PER

03 DETAIL - WEIR CONTROL STRUCTURE
C10.1 | N.T.S.



KEY NOTES:
1. CONCRETE DRIVEWAY PAVING. SEE LANDSCAPE.
2. UNDERGROUND DETENTION SYSTEM : R-TANK HEAVY-DUTY (HD) SINGLE UNIT MODULES STORMWATER STORAGE SYSTEM BY FERGUSON WATERWORKS. SEE PLAN FOR EXTENTS. VARIOUS COMPONENTS OF THE SYSTEM THAT WILL BE REQUIRED ARE NOT SHOWN FOR CLARITY, HOWEVER, THE CONTRACTOR SHALL SUPPLY EACH AND EVERY ITEM PER MFR'S REQUIREMENTS AND SHOP DRAWINGS. IT IS CONTRACTORS RESPONSIBILITY TO PROVIDE A COMPLETE WORKING SYSTEM. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING MATERIAL.
3. FREE DRAINING, ANGULAR, WASHED, AASHTO #57 STONE AGGREGATE SUB-BASE, WITH MINIMUM 40% VOID SPACE. MATERIAL SHALL BE INSTALLED IN UNIFORM 8" LIFT, AND LIGHTLY COMPACTED USING PLATE COMPACTOR, JUMPING JACK OR ANY OTHER VIBRATORY COMPACTION DEVICE TO PROPERLY ORIENT STONE FACETS. SEE 1/C15.2 FOR STONE GRADATION.
4. PERFORATED DRAIN PIPE (A-2000 PVC) WITH DRAIN SLEEVE/FILTER SOCK. INSTALL PIPE WITH PERFORATIONS DOWN AND SLOPED FOR DRAINAGE. CONNECT TO OUTFALL DRAIN PIPE.
5. GEOGRID - TENSAR TRIAX TX 160 OR APPROVED EQUAL, INSTALLED 12" ABOVE TOP OF R-TANK SYSTEM PER MFR'S REQUIREMENTS AND RECOMMENDATIONS.
6. R-TANK UNITS WRAPPED IN 8OZ. NON-WOVEN GEOTEXTILE FABRIC PER MFR'S REQUIREMENTS AND RECOMMENDATIONS.
7. #57 STONE WRAPPED IN 8OZ. NON-WOVEN GEOTEXTILE FABRIC PER MFR'S REQUIREMENTS AND RECOMMENDATIONS.
8. 45-MIL. IMPERMEABLE GEOMEMBRANE LINER. GEOMEMBRANE LINER WRAPS AROUND R-TANK UNITS AND #57 STONE.
9. 8OZ. NON-WOVEN GEOTEXTILE FABRIC INSTALLED ABOVE AND BELOW IMPERMEABLE GEOMEMBRANE LINER.
10. FIRM, PROOF-ROLLED COMPACTED SUB-GRADE. SITE PREPARATION FOR THE PROJECT SHALL BE PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS INCLUDED IN THE SOILS REPORT.

02 DETAIL - UNDERGROUND DETENTION SYSTEM: R-TANK STORAGE SYSTEM
C10.1 | N.T.S.



KEY NOTES:
1. PERMEABLE PAVING (PAVERS). SEE LANDSCAPE.
2. CONCRETE DRIVEWAY PAVING. SEE LANDSCAPE.
3. RETAINING WALL. SEE STRUCTURAL.
4. FREE DRAINING, ANGULAR, WASHED, AASHTO #57 STONE AGGREGATE SUB-BASE, WITH MINIMUM 40% VOID SPACE. MATERIAL SHALL BE INSTALLED IN UNIFORM 8" LIFT, AND LIGHTLY COMPACTED USING PLATE COMPACTOR, JUMPING JACK OR ANY OTHER VIBRATORY COMPACTION DEVICE TO PROPERLY ORIENT STONE FACETS.
5. PERFORATED DRAIN PIPE (A-2000 PVC) WITH DRAIN SLEEVE/FILTER SOCK. INSTALL PIPE WITH PERFORATIONS DOWN AND SLOPED FOR DRAINAGE. SEE DRAINAGE PLAN FOR SIZE, LOCATION AND INVERT.
6. GEOGRID - TENSAR TRIAX TX 160 OR APPROVED EQUAL (INSTALLED ABOVE GEOTEXTILE FABRIC).
7. GEOTEXTILE FABRIC - TENCATE MIRAFI RS380i OR APPROVED EQUAL. (INSTALLED BELOW GEOGRID).
8. 45-MIL. GEOMEMBRANE IMPERMEABLE LINER INSTALLED 1' BELOW PERMEABLE PAVING AND WRAPPED 1'-0" UNDERNEATH #57 STONE AGGREGATE SUB-BASE.
9. FIRM, PROOF-ROLLED COMPACTED SUB-GRADE. SITE PREPARATION FOR THE PROJECT SHALL BE PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS INCLUDED IN THE SOILS REPORT.

PERMEABLE PAVING INFILTRATION NOTES:
1. PERMEABLE PAVING SHALL HAVE MINIMUM INFILTRATION RATE OF 200 INCHES PER HOUR.
2. ALL PERMEABLE PAVING INSTALLATIONS SHALL BE SUBJECT TO INFILTRATION TESTING AFTER INSTALLATION. TESTING SHALL BE IN ACCORDANCE WITH ASTM INTERNATIONAL C1701 OR C1781 STANDARDS, AS APPROPRIATE.

AASHTO #57 STONE GRADATION:
1½" SCREEN 100% PASSING
1" SCREEN 95-100% PASSING
½" SCREEN 25-60% PASSING
#4 SCREEN 0-10% PASSING
#8 SCREEN 0-5% PASSING

PRECAUTIONARY NOTES:
1. AASHTO #57 IS AN OPEN-GRADED, SELF-COMPACTING AGGREGATE STONE. STONE FACETS SHALL BE PROPERLY ORIENTED USING PLATE COMPACTOR, JUMPING JACK, OR OTHER VIBRATORY COMPACTION DEVICES. THIS MATERIAL SHALL NOT BE COMPACTED BY MEANS OF HEAVY-DUTY EQUIPMENTS.
2. HEAVY-DUTY VEHICLES, CONSTRUCTION EQUIPMENT SHOULD NOT OPERATE AT ANY TIME IN AREAS WHERE AASHTO #57 AGGREGATE STONE IS INSTALLED.
3. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF PERMEABLE PAVING AREA UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIAL IS IN PLACE.

01 DETAIL - PERFORATED DRAIN PIPE SYSTEM AT PERMEABLE PAVING (PP1A)
C10.1 | N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

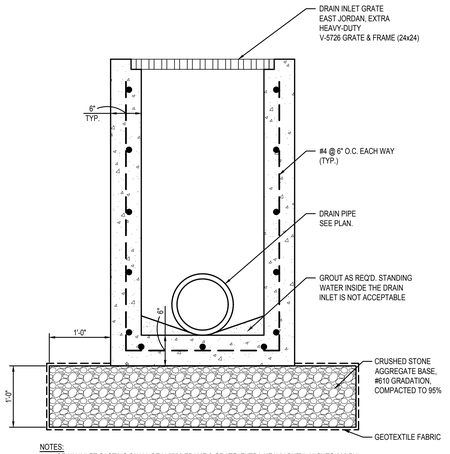
NOT FOR CONSTRUCTION

CIVIL DETAILS

C15.2

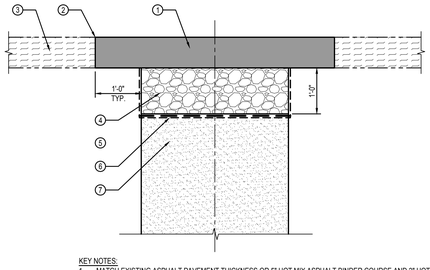
Autodesk Docs://23083_1031 Annunciation St /23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION
10/24/2024 4:19:40 PM



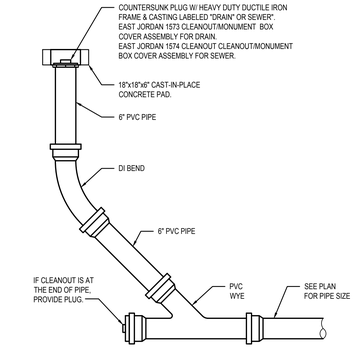
NOTES:
1. DRAIN INLET CASTING SHALL BE V-5726 FRAME & GRATE, EXTRA HEAVY DUTY, AASHTO 306 BY EAST JORDAN IRON WORKS, INC.
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS, 4,000 PSI, UNLESS NOTED OTHERWISE.
3. REINFORCEMENT STEEL PER ASTM A-615, GRADE 60. REINFORCING TO MEET HS 20-44 LOADING.
4. PRECAST STRUCTURE TO MEET ASTM C-857-92.
5. JOINT SEALANT: RAM-NEK GASKET MATERIAL.

05 DETAIL - PRECAST DRAIN INLET
C10.1 | N.T.S.

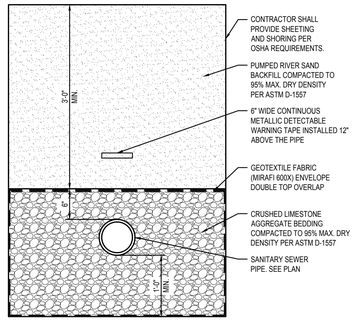


KEY NOTES:
1. MATCH EXISTING ASPHALT PAVEMENT THICKNESS OR 5" HOT MIX ASPHALT BINDER COURSE AND 2" HOT MIX ASPHALT WEARING COURSE, WHICHEVER IS GREATER. ASPHALT MIXTURES, HANDLING, AND INSTALLATION SHALL BE IN ACCORDANCE WITH PART V "ASPHALT PAVEMENTS" OF THE LOUISIANA DOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES (LSSRB), LATEST EDITION.
2. SAW CUT EXISTING PAVEMENT TO MAINTAIN STRAIGHT EDGE -TYP.
3. EXISTING ASPHALT PAVEMENT.
4. CRUSHED LIMESTONE BASE COURSE CONFORMING TO REQUIREMENTS OF SECTION 1003.03(b) OF THE LSSRB, LATEST EDITION, #610 STONE GRADATION, COMPACTED TO MINIMUM 95% OF ITS MAXIMUM DRY DENSITY NEAR OPTIMUM WATER CONTENT PER ASTM D1557.
5. GEOGRID - TENSAR TRIAX TX 160 OR APPROVED EQUAL (INSTALLED ABOVE GEOTEXTILE FABRIC).
6. GEOTEXTILE FABRIC - TENCATE MIRAFI 600X OR APPROVED EQUAL. (INSTALLED BELOW GEOGRID).
7. PIPE BEDDING FOR INSTALLATION OF NEW DRAIN, SANITARY SEWER AND WATER LINE IN THE STREET. SEE 4/C15.2, 1/C15.3 AND 2/C15.3.

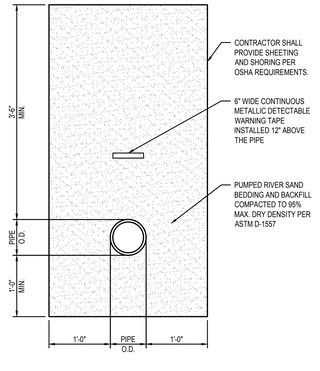
04 DETAIL - STREET RESTORATION - ASPHALT
C10.1 | C12.1 N.T.S.



03 DETAIL - STORM DRAIN/SANITARY SEWER CLEANOUT
C10.1 | C12.1 N.T.S.



02 DETAIL - SANITARY SEWER BEDDING
C12.1 | N.T.S.



01 DETAIL - WATER BEDDING
C12.1 | N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

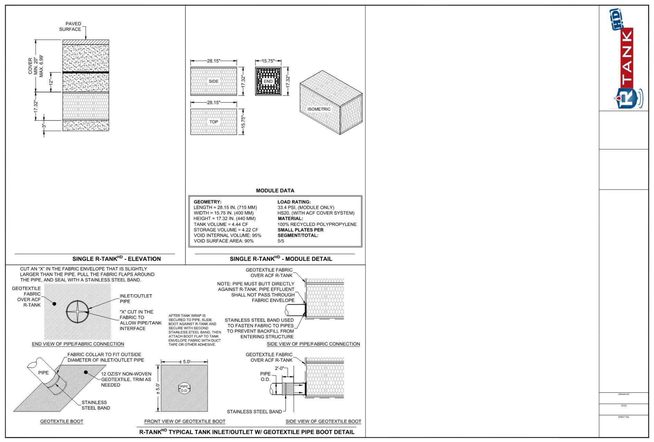
CIVIL DETAILS

C15.3

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

10/24/2024 4:19:40 PM



R-TANK SPECIFICATIONS

LD HD

DIMENSIONS & CAPACITY

Module (Segments)	Width (in)	Length (in)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight* (lbs)
Mini	15.75	28.15	9.45"/0.79'	2.42	2.30	10.1/10.9
Single (1)	15.75	28.15	17.32"/1.44'	4.44	4.22	15.2/17.2
Single + Mini (1.5)	15.75	28.15	25.98"/2.17'	6.67	6.33	23.6/25.9
Double (2)	15.75	28.15	33.86"/2.82'	8.69	8.25	29.1/32.3
Double + Mini (2.5)	15.75	28.15	42.52"/3.54'	10.91	10.36	37.0/41.0
Triple (3)	15.75	28.15	50.39"/4.20'	12.93	12.28	42.5/47.4
Triple + Mini (3.5)	15.75	28.15	59.06"/4.92'	15.15	14.39	50.4/56.0
Quad (4)	15.75	28.15	66.93"/5.58'	17.17	16.31	55.9/62.4
Quad + Mini (4.5)	15.75	28.15	75.59"/6.30'	19.39	18.42	63.8/71.0
Pent (5)	15.75	28.15	83.46"/6.96'	21.41	20.34	69.3/77.4

SD

DIMENSIONS & CAPACITY

Module (Segments)	Width (in)	Length (in)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	15.75	28.15	9.45"/0.79'	2.42	2.30	10.95
Double (2)	15.75	28.15	18.12"/1.51'	4.64	4.41	19.58
Triple (3)	15.75	28.15	26.79"/2.23'	6.86	6.52	28.21
Quad (4)	15.75	28.15	35.46"/2.96'	9.08	8.63	36.84
Pent (5)	15.75	28.15	44.13"/3.68'	11.30	10.74	45.47
Hex (6)	15.75	28.15	52.80"/4.40'	13.52	12.84	54.10
Scota (7)	15.75	28.15	61.47"/5.12'	15.74	14.95	62.73
Octo (8)	15.75	28.15	70.14"/5.85'	17.96	17.06	71.36
Nono (9)	15.75	28.15	78.81"/6.57'	20.18	19.17	79.99
Decka (10)	15.75	28.15	87.48"/7.29'	22.40	21.28	88.62

*Weights shown are for LD/HD modules.

UD

DIMENSIONS & CAPACITY

Module (Segments)	Width (in)	Length (in)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	23.62	23.62	14.17"/1.18'	4.57	4.35	21.2
Double (2)	23.62	23.62	27.17"/2.26'	8.77	8.33	39.0
Triple (3)	23.62	23.62	40.16"/3.35'	12.97	12.32	56.8
Quad (4)	23.62	23.62	53.15"/4.43'	17.16	16.30	74.6
Pent (5)	23.62	23.62	66.14"/5.5'	21.35	20.29	92.4

XD

DIMENSIONS & CAPACITY

Module (Segments)	Width (in)	Length (in)	Height (in)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	19.68	23.62	1.97	0.53	0.48	4
Double (2)	19.68	23.62	3.94	1.06	0.95	8
Triple (3)	19.68	23.62	5.91	1.59	1.43	12
Quad (4)	19.68	23.62	7.87	2.12	1.91	16
Pent (5)	19.68	23.62	9.84	2.65	2.38	20

Note: XD modules may be stacked up to 10' tall (60 layers).

SPECIFICATIONS

		LD	HD	SD	UD	XD
Item	Description	Value	Value	Value	Value	Value
Void Area	Volume available for water storage	95%	95%	95%	95%	90%
Surface Area Void	% of exterior available for infiltration	90%	90%	90%	90%	90%
Compressive Strength	ASTM D 2412/ASTM F 2418	30.0 psi	33.4 psi	42.9 psi	134.2 psi	320 psi
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lbs/cf	3.62 lbs/cf	3.96 lbs/cf	4.33 lbs/cf	7.55 lbs/cf
Rib Thickness	Thickness of load-bearing members	0.18"	0.18"	0.18"	0.18"	
Service Temperature	Safe temperature range for use	-14–167° F	-14–167° F	-14–167° F	-14–167° F	-14–167° F
Recycled Content	Use of recycled polypropylene	100%	100%	100%	100%	100%
Minimum Cover	Cover required for HS-20 loading	20"	18"	18"	12"–14"	6"
	Cover required for HS-25 loading	Not traffic rated	Not traffic rated	24"	15"–17"	9"
Maximum Cover	Maximum allowable cover depth	36"	6.99'	9.99'	5.0'	16.7'

Contact your local sales associate:
Call **866-684-9177** or visit **FERGUSON.COM/WATERWORKS** to get started.
FERGUSON WATERWORKS

DESIGN CONSIDERATIONS

Many factors will influence the design of the R-Tank system. While this list is not intended to be all-inclusive, the following design considerations are worth highlighting:

1. PRE-TREATMENT
Removing pollutants from runoff before they enter an underground detention system is the smart way to design and build a system. Trash Guard Plus™ is a great tool for this. Be sure the system you select will remove heavy sediments, gross pollutants (trash) and biodegradable debris.

2. BACKFILL MATERIALS
Backfill materials should be angular stone (<1.5" in diameter) or soil (GW, GP SW or SP per the Unified Soil Classification System). Material must be free from lumps, debris and sharp objects that could cut the geotextile. See the R-Tank narrative specification for additional information.

3. RUNOFF REDUCTION
Most designs incorporate an outlet to drain the system at a controlled rate and/or an overflow to prevent flooding in extreme events. Any infiltration that can be achieved on the site should also be taken advantage of. Consider raising the invert of your outlet or creating a sump to capture and infiltrate the water quality volume whenever possible.

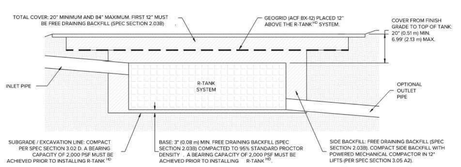
4. WATER TABLE
While installing R-Tank below the water table is manageable, a stable base must be created to support the system. Ground water can be allowed to enter and drain from the system, or a liner can be used to prevent ground water from entering the system if measures are taken to prevent the system from floating.

5. CONSTRUCTION LOADS
Construction loads are often the heaviest loads the system will experience. Care must be taken during backfilling and compaction, and post-installation construction traffic should be routed around the system.

6. LATERAL LOADS
As systems get deeper, the loads acting on the sides of the tank increase. While vertical loads often control the design, lateral loads should also be considered.

7. R-TANK MODULES
Selecting the right module for your application is critical. See page 3 and the specs on the back of this brochure for details. Our team is also here to help!

8. LOAD MODELING
A safety factor of >1.75 is required when designing an R-Tank System using the AASHTO LRFD Bridge Design Specifications. It is also necessary to run your own loading model with site specific requirements.



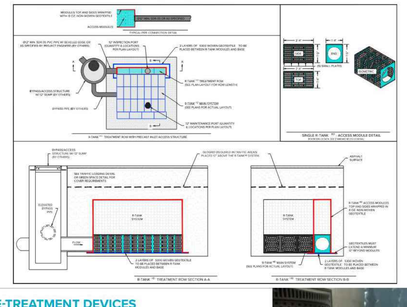
MAINTENANCE

DESIGNING AN R-TANK SYSTEM WITH LONGEVITY & MAINTENANCE IN MIND IS A THREE-STEP PROCESS:

1. PRE-TREAT
Keep debris out of the system using decentralized filters and screens. Ferguson offers a complete range of options from perforated screen devices to high flow geotextile bag and cartridge based filter drain inserts.

2. ISOLATE
Trap solid pollutants inside the treatment row (see treatment row drawing below) where they can be easily removed using the acess modules (available in LD, HD, and UD only). These modules are wrapped in geotextile to retain solids and are fully accessible by conventional jet-vac systems to remove captured pollutants.

3. PROTECT
Ensure a long system life by including maintenance ports to remove any pollutants that evade the pre-treatment system and treatment row. Maintenance ports should be specified within 10' of inlet and outlet connections, and roughly 50' on center.



PRE-TREATMENT DEVICES

From simple trash and debris screens to filters for targeted pollutants, Ferguson offers a complete selection of decentralized pre-treatment devices.

TRASHGUARD PLUS

FABCO STORMBASIN

FABCO STORMRING

FABCO STORMSACK

R-TANK

BENEFITS

HIGH CAPACITY
- 95% void internal area (LD, HD, SD, UD)
- 90% void internal area (XD)

STRENGTH
- Supports traffic loading
- Module options for HS-20 and HS-25 rating with cover depths from 6" to 16'

DESIGN AND CONSTRUCTION VERSATILITY
- Modules can be combined into various shapes to use space efficiently and effectively
- Module heights vary from 2" to 7'

INCREASED INFILTRATION AND EXFILTRATION
- 90% open area on face of modules
- Increases groundwater recharge, reducing post-construction discharge volumes

EASY TO TRANSPORT
- Can be supplied preassembled or unassembled to reduce delivery costs

LIGHTWEIGHT AND QUICK TO INSTALL
- Installed by hand; no cranes required
- Reduces site access delays

RECYCLED CONTENT
- Manufactured with post industrial grade recycled polypropylene

PRODUCTS

R-TANK LD
- Light-duty module (30 psi)
- Ideal for applications in green space
- Not rated for vehicular traffic
- 12" minimum cover
- 36" maximum cover
- Four internal plates

R-TANK HD
- Heavy-duty module (33.4 psi)
- 20" minimum cover
- 84" maximum cover
- Five internal plates
- Standard module for traffic applications

R-TANK SD
- Super-duty module (42.9 psi)
- Higher safety factors for shallow traffic applications and deeper cover
- 18" minimum cover
- 120" maximum cover

R-TANK UD
- Ultra-duty module (134.2 psi)
- Traffic loads with 12" of cover
- Available from 14" to 66" tall
- Ideal for high water table sites

R-TANK XD
- Extreme-duty module (320 psi)
- Traffic loads with 6" cover
- 16.5' maximum cover
- Available from 2" to 10' tall

R-TANK SUBSURFACE STORAGE SYSTEM — FERGUSON WATERWORKS

PROJECT INFORMATION		
Project Name	1031 Annunciation	
City/County	New Orleans	
State	Louisiana	
Site Designation	APOG - Josh Juneau	
SUBSURFACE STORAGE REQUIREMENTS		
Storage Volume Required	1,100 cf	ENTER VALUE
R-Tank System Width	10.00 ft	ENTER VALUE
Use Stone Storage Volume	YES	SELECT FROM LIST
Stone Void Ratio	30%	ENTER VALUE
Dead Storage Required	NO	SELECT FROM LIST
R-TANK DESIGN		
R-Tank Selected	HD SINGLE	SELECT FROM LIST
Width of R-Tank	15.75 in	
Length of R-Tank	28.15 in	
Height of R-Tank	17.32 in	
Volume of Storage per Module	4.22 cf	
Number of R-Tanks Wide	7	
Number of R-Tanks Long	22	
Number of Rotated End R-Tanks	6 (3 on each end)	
Total Number of R-Tank Modules	160	
R-Tank System Width	9.19 ft	
R-Tank System Length	54.23 ft	
Backfill Perimeter Width (2ft typ)		
Sides:	2.00 ft	ENTER VALUE
Ends:	2.00 ft	ENTER VALUE
R-Tank System Excavation Width	13.19 ft	
R-Tank System Excavation Length	58.23 ft	
Effective Footprint of System (Excavation)	767.95 sq.ft.	
Base Thickness within Storage Profile	4 in	ENTER VALUE
Use Base for Storage	YES	
Cover Thickness within Storage Profile	12 in	ENTER VALUE
Use Cover for Storage	YES	
Storage Volume Provided in R-Tank only	675 cf	
Storage Volume Provided in Backfill (30% Voids)	426 cf	
Total System Storage Volume	1,101 cf	
Volume of Backfill Required	52 cy	
R-TANK DESIGN ELEVATIONS		
Traffic Load	HS-20	SELECT FROM LIST
Type of Backfill Material	Stone	SELECT FROM LIST
Maximum Allowable Finished Grade Elev.	33.26	
HS-20 Minimum Allowable Finished Grade Elev.	27.94	
Top of Design Cover	27.27	
Top of Tank	26.27	
Tank Invert	24.83	
Bottom of Base	24.50	

01 R-TANK STORAGE VOLUME CALCULATIONS & STANDARD DETAILS
C12.1 | N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

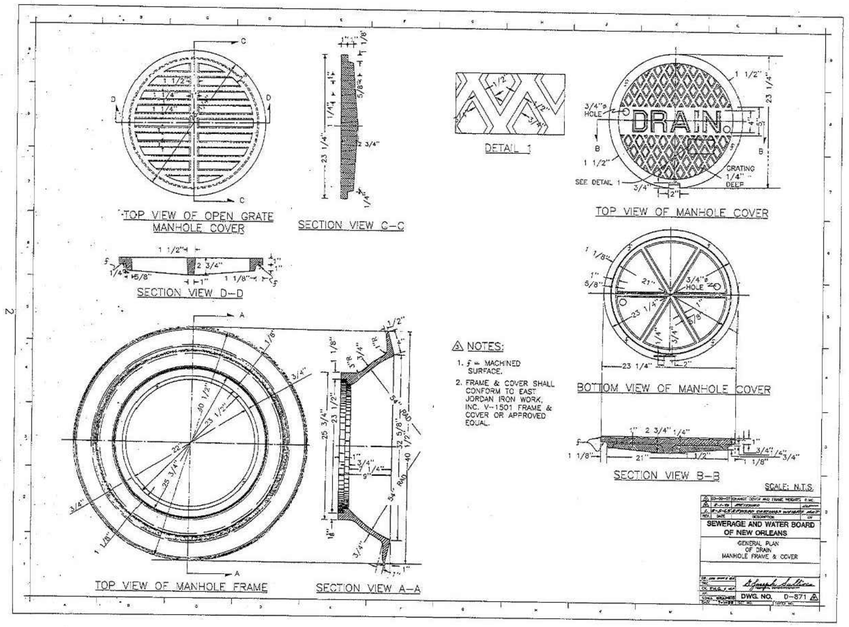
NOT FOR CONSTRUCTION

CIVIL DETAILS

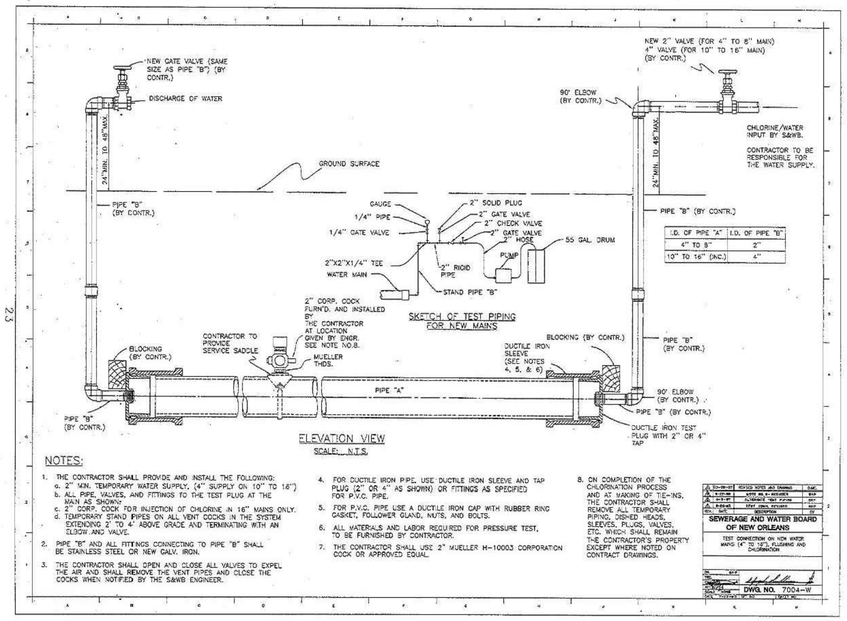
C15.4

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

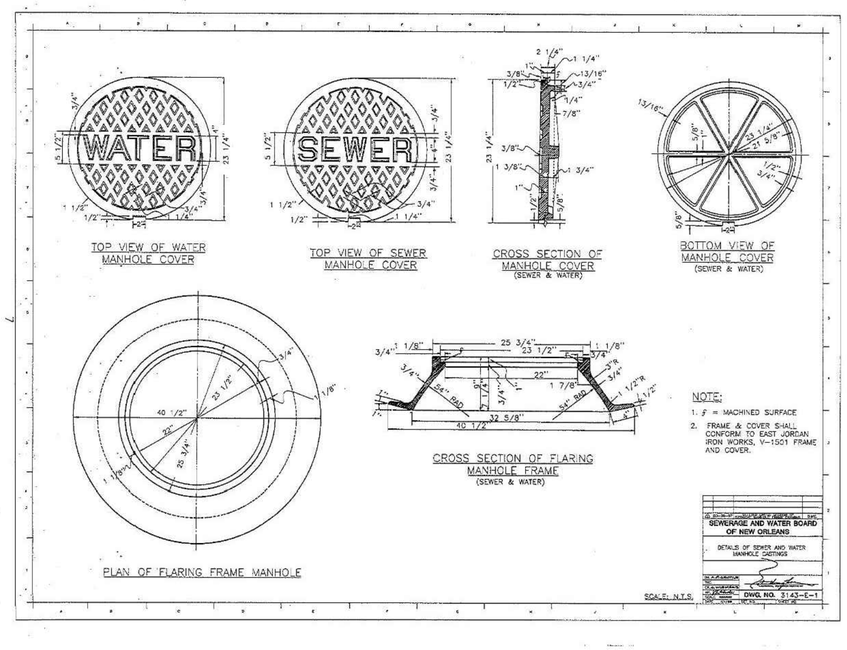
NOT FOR CONSTRUCTION
10/24/2024 4:19:40 PM



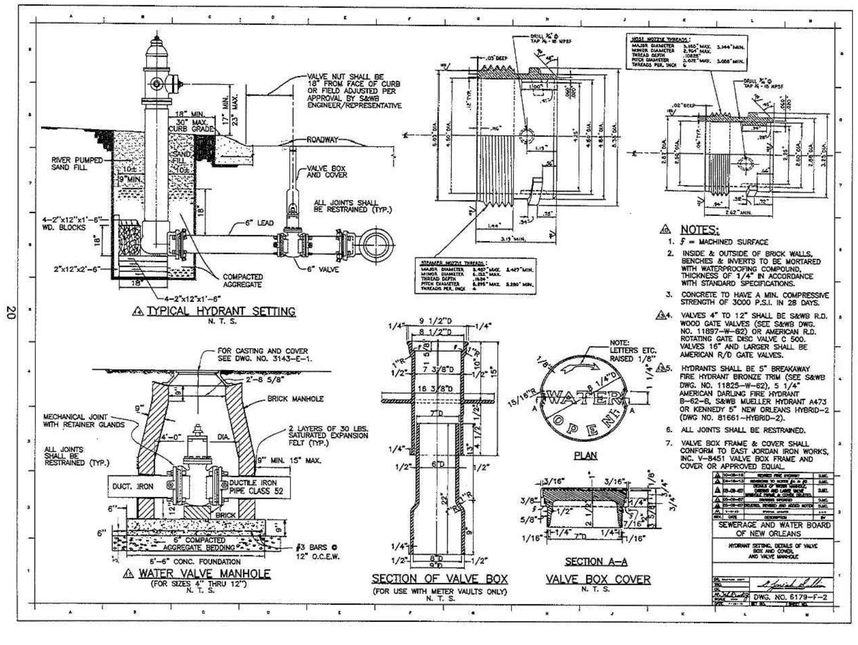
04 S&WB STD. DETAIL - DRAIN MANHOLE FRAME AND COVER
C12.1 | N.T.S.



02 S&WB STD. DETAIL - WATER TEST CONNECTION
C12.1 | N.T.S.



03 S&WB STD. DETAIL - WATER & SEWER MANHOLE FRAME AND COVER
C12.1 | N.T.S.



01 S&WB STD. DETAIL - FIRE HYDRANT, WATER VALVE MANHOLE AND COVER
C12.1 | N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

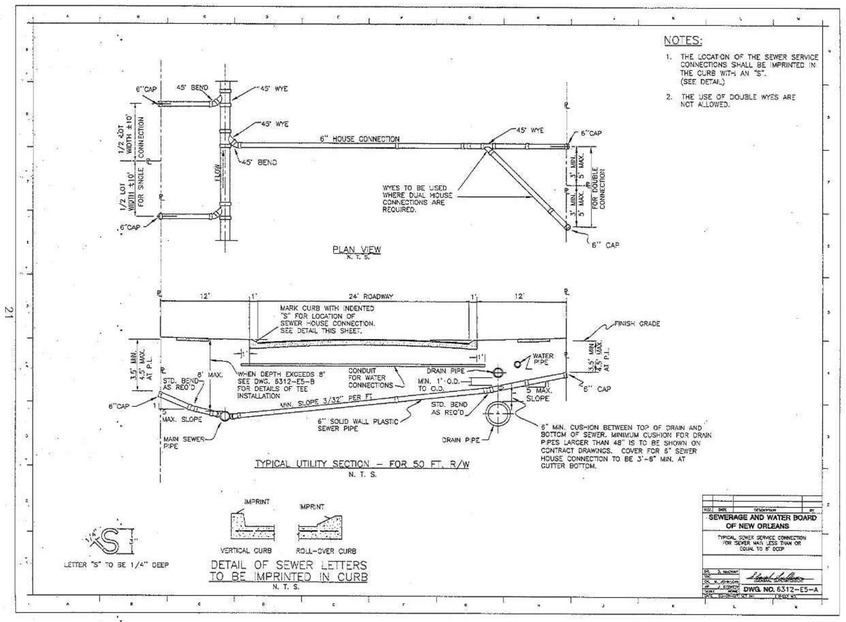
NOT FOR CONSTRUCTION

CIVIL DETAILS

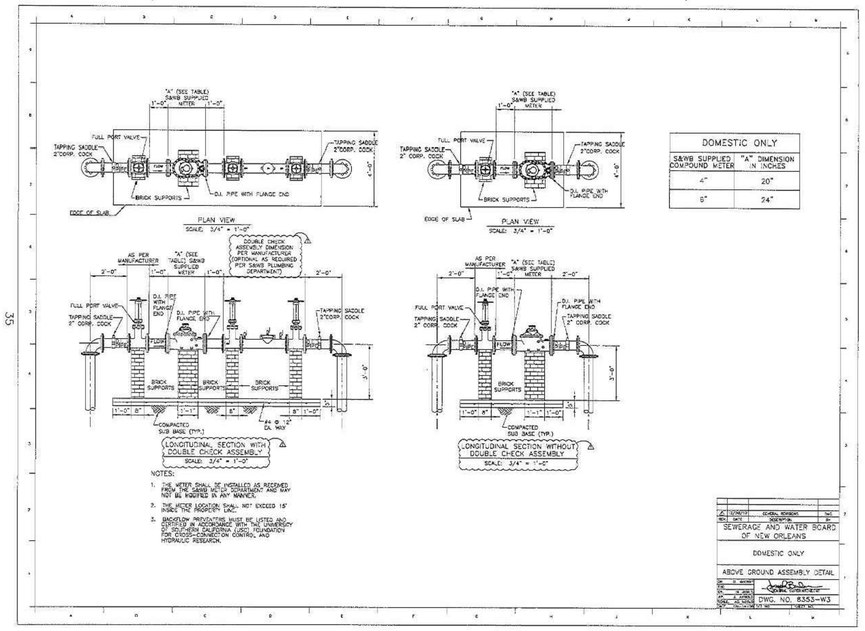
C15.5

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

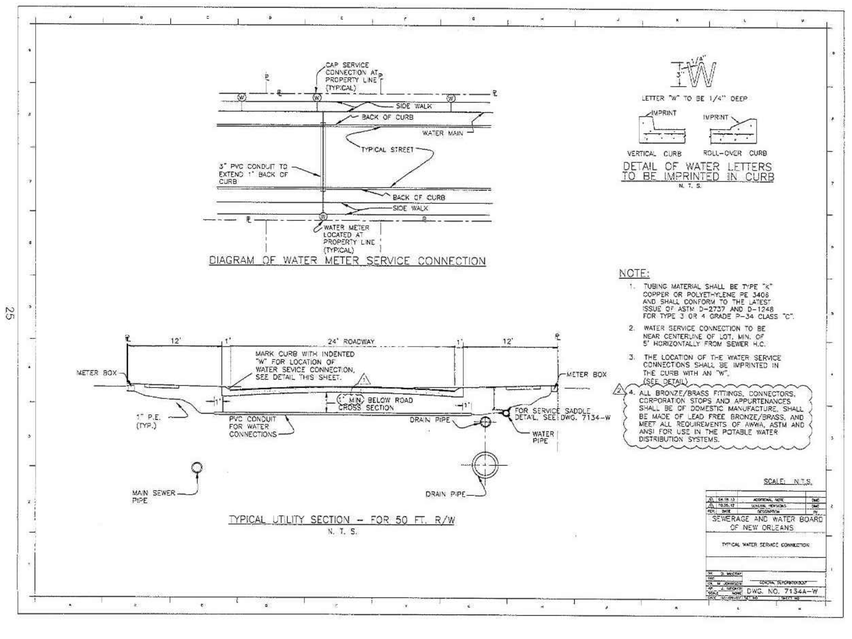
NOT FOR CONSTRUCTION
10/24/2024 4:19:40 PM



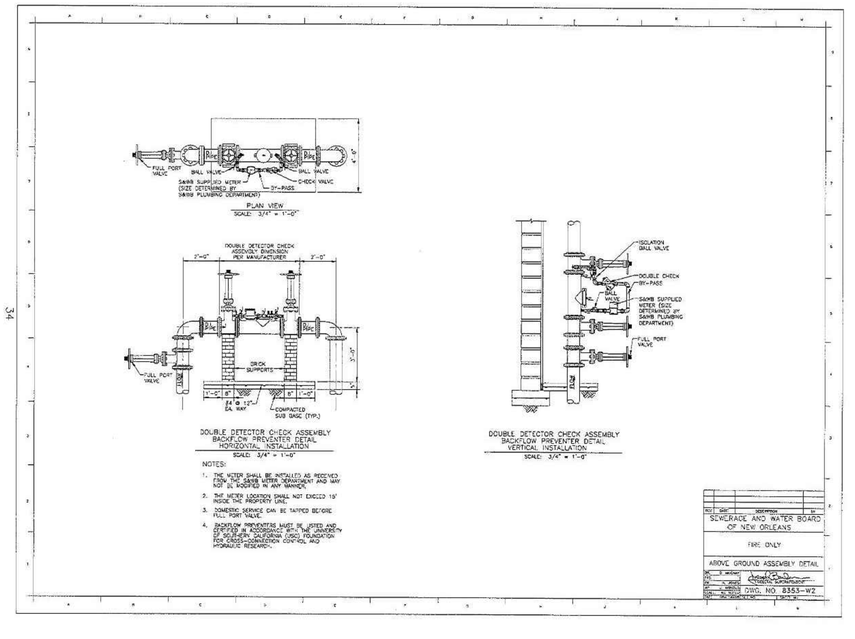
04 S&WB STD. DETAIL - TYPICAL S&WB SANITARY SEWER SERVICE CONNECTION
C12.1 | N.T.S.



02 S&WB STD. DETAIL - BACKFLOW PREVENTER FOR DOMESTIC WATER
C12.1 | N.T.S.



03 S&WB STD. DETAIL - TYPICAL S&WB WATER SERVICE CONNECTION
C12.1 | N.T.S.



01 S&WB STD. DETAIL - BACKFLOW PREVENTER FOR FIREWATER
C12.1 | N.T.S.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

CIVIL DETAILS

C15.6

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION
10/24/2024 4:19:40 PM

WATER NOTES

I. GENERAL

1. IT IS TO BE UNDERSTOOD THAT ALL REFERENCES TO "THE SEWERAGE AND WATER BOARD (S&WB) ENGINEER" THROUGHOUT THIS DOCUMENT SHALL REFER TO THE GENERAL SUPERINTENDENT OF THE S&WB OR HIS APPOINTED REPRESENTATIVE AND ALL REFERENCES TO "THE S&WB INSPECTOR" THROUGHOUT THIS DOCUMENT SHALL REFER TO THE INSPECTOR ASSIGNED TO THE PROJECT BY THE S&WB ENGINEER. THE S&WB INSPECTOR SHALL REPRESENT THE S&WB ENGINEER IN HIS/HER ABSENCE. IT IS ALSO TO BE UNDERSTOOD THAT ALL REFERENCES TO S&WB DRAWINGS AND SPECIFICATIONS REFER TO THE LATEST EDITION OR REVISION.

2. THE CONTRACTOR SHALL FURNISH ALL LABOR, SUPERVISION, MATERIALS AND EQUIPMENT REQUIRED FOR THE INSTALLATION OF NEW WATER MAINS, VALVES, MANHOLES, HYDRANTS AND HOUSE CONNECTIONS REQUIRED BY THE PROJECT DRAWINGS AND SPECIFICATIONS.

3. THE S&WB FORCES SHALL BE RESPONSIBLE FOR THE CLOSURE OF ALL WATER VALVES. THE CONTRACTOR SHALL CONTACT THE CHIEF OF NETWORKS AT 2900 PEOPLES AVE., N.O. LA 70122, TWO WEEKS IN ADVANCE OF ANY REQUIRED WATER CLOSURES TO SCHEDULE THE CLOSURES.

4. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE GENERAL SPECIFICATIONS OF THE S&WB. ANY MODIFICATION FROM THE DESIGN DRAWINGS PERTAINING TO S&WB FACILITIES MUST BE APPROVED BY THE S&WB ENGINEER PRIOR TO CONSTRUCTION.

5. PRIOR TO THE INSTALLATION OF S&WB FACILITIES, THE ENTIRE AREA WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING THE ENTIRE WIDTH OF ANY SERVITUDE ADJACENT TO THE FRONT PROPERTY LINE, PLUS AN ADDITIONAL 3 FT. MUST BE FILLED TO THE FINISHED GRADE.

6. ELEVATIONS SHOWN ON THE DRAWING MAY REFER TO THE NAVD 88 OR TO THE CAIRO DATUM. IF THE NOTED ELEVATIONS REFERENCE THE CAIRO DATUM, 0.00 FT. NGVD EQUALS 20.43 FT. CAIRO DATUM.

7. IT IS TO BE UNDERSTOOD THAT WHEREVER SAND IS STIPULATED IN THE SPECIFICATIONS OR DRAWINGS, IT SHALL REFER TO PUMPED MISSISSIPPI RIVER SAND OR ANY NATURAL SAND DEPOSIT MEETING THE REQUIREMENTS OF AASHTO A-3 OR ASTM-SP.

8. THE CONTRACTOR SHALL NOTIFY THE GENERAL SUPERINTENDENT (625 ST. JOSEPH ST., N.O. LA 70165), WITH COPIES TO THE CHIEF OF ENGINEERING (8800 S. CLAIBORNE AVE., N.O., LA 70118), AND THE CHIEF OF CONSTRUCTION ADMINISTRATION AND INSPECTION (8800 S. CLAIBORNE AVE., N.O., LA 70118) OF THE S&WB IN WRITING NOT LESS THAN 3, NOR MORE THAN 10 DAYS IN ADVANCE OF STARTING THE PROJECT SO AS TO SCHEDULE THE INSPECTION OF ANY S&WB WORK. IF THE CONTRACTOR FAILS TO DO SO PRIOR TO STARTING HIS WORK, THE CONTRACTOR SHALL BE REQUIRED TO EXPOSE THE BEDDING ON ALL PIPES OR ANY OTHER CONCEALED WORK PREVIOUSLY INSTALLED IN ORDER TO OBTAIN THE APPROVAL OF THE S&WB INSPECTOR. ANY WORK PERFORMED WITHOUT A S&WB INSPECTOR'S APPROVAL WILL NOT BE ACCEPTED BY THE S&WB, NOR TIED INTO THE S&WB'S DISTRIBUTION SYSTEM.

9. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE DRAWINGS SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL EXISTING STRUCTURE INVERTS AND THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK, AND SHALL BE RESPONSIBLE FOR ANY NEGLIGENCE ON HIS PART IN PROTECTING THEM. THE LOCATION OF SEWER AND WATER HOUSE CONNECTIONS CAN BE OBTAINED FROM THE S&WB.

10. ALL S&WB MAINTAINED WATER FACILITIES INSTALLED BY THE CONTRACTOR WILL BE SUBJECT TO THE APPROVAL OF THE S&WB INSPECTOR. THE CONTRACTOR SHALL PROVIDE THE S&WB INSPECTOR FULL ACCESS TO THE WORK THROUGHOUT CONSTRUCTION AND ABIDE BY ANY JUSTIFIABLE S&WB INSPECTOR'S REQUEST TO EXPOSE ANY AND ALL WORK INSTALLED BY THE CONTRACTOR.

11. BACKFILL MATERIAL FOR ALL UTILITIES SHALL BE SAND COMPACTED MECHANICALLY IN 12 IN. LIFTS. COMPACTION SHALL BE PERFORMED TO 95% MAXIMUM DRY DENSITY, NEAR OPTIMUM WATER CONTENT, AND SHALL MEET THE COMPACTION CHARACTERISTICS OF ASTM D-1557.

12. ALL REMOVED VALVES, HYDRANTS AND CASTINGS SHALL BE RETURNED TO THE S&WB CENTRAL YARD WAREHOUSE LOCATED AT 2900 PEOPLES AVE.

II. PIPE MATERIAL

ALL PIPE, PIPE FITTING, CONNECTORS, CORPORATION STOPS AND APPURTENANCES SHALL BE OF DOMESTIC MANUFACTURE, SHALL BE MADE OF LEAD FREE MATERIAL AND MEET ALL REQUIREMENTS OF AWWA, ASTM AND ANSI FOR USE IN POTABLE WATER DISTRIBUTION SYSTEMS.

A. POLYVINYL CHLORIDE (PVC)

1. ALL NEW WATER MAINS 6 IN. THROUGH 12 IN. SHALL BE SOLID WALL DR 18 PVC PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900 "POLYVINYL CHLORIDE (PVC) PRESSURE PIPE AND FABRICATED FITTINGS, 4 IN. THROUGH 12 IN. FOR WATER DISTRIBUTION." NEW WATER MAINS 16 IN. THROUGH 36 IN. SHALL BE SOLID WALL DR 18 PVC PIPE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C905" POYLVINYL CHLORIDE (PVC) PRESSURE PIPE AND FABRICATED FITTINGS, 14 IN. THROUGH 48 IN. FOR WATER TRANSMISSION AND DISTRIBUTION." PIPE SHALL BE FURNISHED IN STANDARD LENGTHS (MIN. 16 FT.) WITH INTEGRAL CAST BELLS OR COUPLINGS USING ELASTOMERIC GASKETS CONFORMING TO AWWA STANDARD C900, OR TO ASTM D3139 OR F477.

2. FOR PVC WATER LINES, ALL PIPEFITTING SHALL BE DUCTILE IRON AND SHALL CONFORM TO THE FOLLOWING SECTION ON "DUCTILE IRON". ALL NUTS, BOLTS AND WASHERS SHALL BE MANUFACTURED OF STAINLESS STEEL.

B. DUCTILE IRON

1. DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C150, "THICKNESS DESIGN OF DUCTILE-IRON PIPE" AND AWWA STANDARD C151, "DUCTILE IRON PIPE, CENTRIFUGALLY CAST, FOR WATER," SPECIAL THICKNESS CLASS 52. DUCTILE IRON PIPE FOR ABOVE GROUND EXPOSED APPLICATIONS SUCH AS CANAL CROSSINGS, ETC., SHALL BE SPECIAL THICKNESS CLASS 56. DUCTILE IRON PIPE TO BE INSTALLED INSIDE OF AN UNDERGROUND DRAINAGE BOX CANAL SHALL BE SPECIAL THICKNESS CLASS 56. NO JOINTS WILL BE ALLOWED INSIDE THE BOX CANAL.

2. DUCTILE IRON FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C110, "DUCTILE-IRON AND GRAY-IRON FITTING FOR WATER" OR C153, "DUCTILE-IRON COMPACT FITTING, 3 IN. THROUGH 24 IN. AND 54 IN. THROUGH 64 IN. FOR WATER SERVICE.

3. ALL DUCTILE IRON PIPE AND FITTING SHALL HAVE AN ASPHALTIC COATING IN ACCORDANCE WITH AWWA STANDARDS C151 AND C110. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE INSTALLED IN A POLYETHYLENE ENCASEMENT, 8 MILS IN THICKNESS, IN ACCORDANCE WITH AWWA STANDARD C105, "POLYETHYLENE ENCASEMENT FOR DUCTILE IRON PIPE SYSTEMS". THIS POLYETHYLENE ENCASEMENT SHALL COVER ALL DUCTILE IRON PIPE AND FITTINGS, INCLUDING JOINTS, AND SHALL BE OVERLAPPED A MINIMUM OF 12 IN. BETWEEN SECTIONS AND SEALED WITH BLACK POLYETHYLENE TAPE.

4. DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED WITH CEMENT MORTAR. THE CEMENT MORTAR LINING SHALL COMPLY WITH AWWA STANDARD C104, "CEMENT-MORTAR LINING FOR DUCTILE-IRON PIPE AND FITTING FOR WATER".

5. JOINTS FOR DUCTILE IRON PIPE AND FITTINGS FOR BELOW GROUND APPLICATIONS SHALL BE PUSH-ON TYPE OR MECHANICAL JOIST WITH RUBBER GASKETS IN ACCORDANCE WITH AWWA STANDARD C111, "RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS". JOINTS FOR DUCTILE IRON PIPE AND FITTINGS FOR ABOVE GROUND EXPOSED APPLICATIONS SUCH AS CANAL CROSSINGS, ETC., SHALL BE AMERICAN "FLEX-RING" OR U.S. PIPE "TR FLEX" OR APPROVED EQUAL. (U.S. PIPE "FIELD LOK 350 GASKET" AND AMERICAN "FAST-FRIP GASKET" ARE NOT ALLOWED). ALL JOINTS SHALL BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS. ANY REQUIRED DUCTILE IRON FLANGES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C115, "FLANGED DUCTILE IRON PIPE WITH DUCTILE IRON OR GRAY IRON THREADED FLANGES". STAINLESS STEEL BOLTS AND NUTS SHALL BE USED ON BOLTED FITTINGS, VALVES, SADDLES, ETC.

C. OTHER MATERIALS

STEEL, FIBERGLASS REINFORCED PIPE (FRP), AND HIGH DENSITY POLYETHYLENE (HDPE) ARE MATERIALS THAT HAVE BEEN APPROVED FOR INSTALLATION WITHIN THE WATER SYSTEM. THE SPECIFICATIONS FOR THESE MATERIALS WILL BE JOB SPECIFIC.

III. WATER MAIN INSTALLATION

1. THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH FROM ALL OTHER UTILITIES. THE MINIMUM ALLOWABLE HORIZONTAL DISTANCE BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE 6 FT., AND A MINIMUM VERTICAL SEPARATION OF 18 IN. AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE FIFTY-ONE (51) PUBLIC HEALTH-SANITARY CODE PART XII WATER SUPPLIES. THE MINIMUM ALLOWABLE HORIZONTAL DISTANCE BETWEEN THE WATER MAIN AND ALL OTHER UTILITIES SHALL BE 3 FT., AND A MINIMUM VERTICAL CLEARANCE OF 6 IN. ABOVE AND 12 IN. BELOW OTHER UTILITIES. IN INSTANCES WHERE A NEW WATER MAIN IS REPLACING AN EXISTING, THE NEW MAIN MUST BE A MINIMUM OF 3 FT. FROM THE EXISTING MAIN AND THE EXISTING MAIN MUST BE KEPT IN SERVICE UNTIL THE NEW MAIN IS TIED IN. THE MINIMUM COVER FOR A WATER MAIN IS AT 3.5 FT. ALL DIMENSIONS BETWEEN UTILITIES SHALL BE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.

2. THE CURVATURE OF THE WATER MAINS IN CUL-DE-SACS SHALL BE ACCOMPLISHED WITH POLYETHYLENE PE 3406 OR PE 3408 TUBING MATERIAL WITH LEAD FREE BRASS FITTINGS, USUALLY A 2 IN. MINIMUM DIAMETER LINE.

3. THE INSTALLATION OF ALL PIPE SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE REQUIREMENTS OF SECTION F OF THE S&WB GENERAL SPECIFICATIONS. THE TRENCH BOTTOM SHALL BE SMOOTH AND FREE FROM ROOTS, ROCKS, ETC. THE PIPE SHALL BE LAID ON A 6 IN. BED OF SAND FOR THE FULL WIDTH OF THE TRENCH AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OR NEAR THE OPTIMUM MOISTURE CONTENT. THE SAND SHALL BE PLACED AND CONSOLIDATED UNDER THE PIPE HAUNCHES TO PROVIDE ADEQUATE SIDE SUPPORT TO THE PIPE AVOIDING DISPLACEMENT AND MISALIGNMENT. THE REMAINDER OF THE TRENCH SHALL BE FILLED WITH SAND COMPACTED TO THE SPECIFIED GRADE AS REQUIRED BY THE S&WB GENERAL SPECIFICATIONS.

4. LUBRICANT FOR GASKETED PIPE AND FITTINGS SHALL BE SUITABLE FOR POTABLE WATER SYSTEMS AND SHALL CONFORM TO AND BE CERTIFIED BY BOTH OF THE FOLLOWING STANDARDS:
   A. ANSI.NSF 14: PLASTIC PIPING SYSTEMS COMPONENTS AND RELATED MATERIALS.
   B. ANSI/NSF 61: DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS.
   THE USE OF OLEATE-BASED LUBRICANTS IS NOT PERMITTED FOR NEW WATER MAIN INSTALLATIONS DUE TO ODOR AND TASTE TRANSFER PROBLEMS.

5. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CLEANLINESS OF THE MAIN UNTIL COMPLETION OF THE WORK AND FINAL ACCEPTANCE OF THE CONTRACT. AT THE END OF EACH DAY'S WORK, OR STOPPAGE OF WORK, THE CONTRACTOR MUST PROVIDE AN APPROVED TEMPORARY WATERTIGHT PLUG AT EACH OPEN END. WHEN WORK IS RESUMED, THE TRENCH MUST BE FREE OF WATER AND DIRT BEFORE THE PLUG IS REMOVED.

6. THE CONTRACTOR SHALL MAKE ALL TIE-INS AND SHALL PROVIDE ALL MATERIAL FOR TIE-INS AS SPECIFIED IN THE CONTRACT DRAWINGS. THE TIE-IN SHALL BE CONFIGURED IN SUCH A MANNER TO REQUIRE 18 LINEAR FEET OF PIPE OR LESS. THE S&WB DOES NOT ALLOW INSTALLATION OF PIPE RUNS GREATER THAN 18 LINEAR FEET WITHOUT HYDROSTATIC PRESSURE TESTING AND CHLORINATION. ALL PIPE USED IN THE TIE-IN SHALL BE THOROUGHLY CLEANED AND SWABBED WITH A 1-5 PERCENT HYPOCHLORITE DISINFECTING SOLUTION JUST PRIOR TO BEING INSTALLED, AS RECOMMENDED BY AWWA C651. TIE-INS SHALL ONLY BE MADE ONCE THE CHLORINATION PROCESS HAS BEEN APPROVED.

7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE S&WB PRIOR TO MAKING TIE-INS, AND SHALL WORK CONTINUOUSLY UNTIL COMPLETION ON ALL TIE-INS AND WATER SERVICES ARE RESTORED. WATER SERVICES WILL NOT BE INTERRUPTED UNTIL ALL CREWS AND EQUIPMENT ARE ON SITE WITH THE CONNECTION EXPOSED, AND PREPARED TO BEGIN THE TIE-IN. IN ADDITION, THE CONTRACTOR MUST SHOW THAT THE N.O. FIRE DEPT. AND AFFECTED RESIDENTS HAVE BEEN NOTIFIED 24 HOURS IN ADVANCE OF ANY INTERRUPTION OF SERVICE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LIMIT RESIDENTIAL CLOSURES.

IV. METER MANHOLES, VAULTS & BOXES

1. WHERE MANHOLES OR VAULTS ARE REQUIRED WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND CONSTRUCTION OF THE METER MANHOLE OR VAULT IN ACCORDANCE WITH THE S&WB GENERAL SPECIFICATIONS SECTION F-12. METER SIZES 1 IN. AND SMALLER SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY IN A METER BOX AS SHOWN ON S&WB DWG. NO. 7134-W. METER SIZES 1 1/2 AND 2 IN. INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED IN MANHOLES AS SHOWN ON S&WB DWG. NO. 7332-W. METER SIZES 4 IN. TO 12 IN. INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED IN VAULTS AS SHOWN ON S&WB DWG. NO. 7531-W.

2. ALL MANHOLE FOUNDATION SLABS SHALL BE PLACED ON A 6 IN. LAYER OF CRUSHED STONE OR APPROVED EQUAL BEDDING MATERIAL.

3. METER BOXES SHALL BE ADJUSTED TO FINAL GRADE. THERE SHALL BE NO SEPARATION BETWEEN THE BARREL AND LOWER METER PAN. NO ADJUSTMENT

V. HOUSE CONNECTIONS

1. WATER HOUSE CONNECTIONS SHALL BE INSTALLED AT THE CENTER OF EACH LOT UNLESS OTHERWISE APPROVED BY THE S&WB ENGINEER. WHEN THE WATER MAIN IS LOCATED OUTSIDE OF THE ROADWAY AND SERVICE CONNECTIONS ARE REQUIRED ON THE OPPOSITE SIDE OF THE STREET, THE CONTRACTOR SHALL FURNISH AND INSTALL PVC CONDUIT PIPE (MIN 0.216 IN. WALL THICKNESS, MIN. 3 IN. DIAMETER) WITH ENDS TEMPORARILY SEALED. FOR NEW CONSTRUCTION, THE LOCATION OF ALL WATER HOUSE CONNECTIONS SHALL BE IMPRINTED ON THE CURB WITH THE LETTER "W" NOT LESS THAN 3 IN. HIGH AND 1/4 IN. DEEP. SIZE OF TAP, CORPORATION COCK AND POLYETHYLENE PIPE SHALL BE 1" FOR 5/8 IN. TO 1 IN. METERS AS SHOWN ON S&WB DWG. NO. 7134-W.

2. ALL BRONZE/BRASS FITTINGS, CONNECTORS, CORPORATION STOPS AND APPURTENANCES SHALL BE OF DOMESTIC MANUFACTURE, SHALL BE MADE OF LEAD FREE BRONZE/BRASS, AND MEET ALL REQUIREMENTS OF AWWA, ASTM AND ANSI FOR USE IN THE POTABLE WATER DISTRIBUTION SYSTEMS.

3. NO DIRECT TAPPING OF THE PIPE WILL BE PERMITTED FOR MAKING HOUSE CONNECTIONS. SERVICE SADDLES SHALL BE BRONZE CLOW NO. 3407 G, J. JONES J-996, MUELLER SERIES H-13400, S90 FORD BRASS SADDLE, OR FORD FC202. THE CONTRACTOR SHALL USE ONLY SHELL TYPE HOLE CUTTERS THAT WILL RETAIN THE COUPON.

VI. METERS

1. REQUIRED METERS WILL BE FURNISHED BY THE S&WB AT NO ADDITIONAL COST TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND CONSTRUCTION OF THE METER BOX, AND METER MANHOLE OR VAULT.

2. THE METER SHALL BE INSTALLED AS RECEIVED FROM THE S&WB METER DEPARTMENT AND MAY NOT BE MODIFIED IN ANY MANNER. ANY MODIFICATIONS WILL VOID THE UL WARRANTY AND, AS SUCH, MAY SUBJECT THE OWNER TO FINANCIAL PENALTY AND LOSS OF SERVICE.

3. METERS INSTALLED ON PRIVATE PROPERTY SHALL BE INSTALLED AS SHOWN ON S&WB DWG. NO. 8353-W AND MEET THE REQUIREMENTS OF THE S&WB PLUMBING DEPARTMENT.

VII. VALVES AND HYDRANTS

1. VALVES 4 IN. TO 12 IN. INSTALLED IN THE PUBLIC RIGHT-OF-WAY SHALL BE S&WB R.D. WOOD GATE VALVES AS SHOWN IN S&WB DWG. 11897-W-62 OR AMERICAN RD ROTATING GATE DISC VALVE C 500 WITH ADJUSTABLE PACKING. VALVES 16 IN. AND LARGER SHALL BE AMERICAN R/D GATE VALVES. ALL VALVES MUST BE INSTALLED IN MANHOLES, AND LOCATED AT THE PROJECTION OF THE PROPERTY LINE.

2. HYDRANTS SHALL BE 5 IN. BREAKAWAY FIRE HYDRANT BRONZE TRIM AS DETAILED IN S&WB DWG. NO. 11825-W-62, 5 1/4" IN. AMERICAN DARLING FIRE HYDRANT B-62-B, S&WB MUELLER HYDRANT A473 AS DETAILED IN MUELLER DRAWING NO. FH 285 AND 5" NEW ORLEANS HYBRID-2 AS DETAILED IN KENNEDY VALVE DRAWING NO. 81661-HYBRID-2. FOR DETAILS OF SETTING HYDRANTS SEE S&WB DWG. NO. 6179-F-2. HYDRANT LEADS SHALL BE 6" SOLID WALL PVC PIPE CLASS 150, AWWA STANDARD C-900. ALL HYDRANT LEAD JOINTS SHALL BE RETRAINED. A 6" VALVE WITH VALVE BOX SHALL BE INSTALLED ON ALL HYDRANT LEADS. HYDRANTS SHALL BE INSTALLED WITH WOOD BLOCKING AND BE SPACED NOT MORE THAN 350 FT. APART, 6 FT. OFF THE PROJECTED PROPERTY LINE ON CORNER LOTS AND WITHIN 5 FT. OF THE CENTER OF THE LOT FOR INTERIOR LOTS.

VIII. TESTING, CHLORINATION AND FLUSHING

1. ALL NEW MAINS, VALVES, HYDRANTS AND SERVICES SHALL BE INSTALLED PRIOR TO PRESSURE TESTING. THE SYSTEM SHALL BE PRESSURE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE S&WB INSPECTOR AND IN ACCORDANCE WITH PARAGRAPH F-15 OF THE GENERAL SPECIFICATIONS. THE TEST SHALL BE SCHEDULED BY THE S&WB INSPECTOR. ALL AIR SHALL BE BLED FROM THE SYSTEM PRIOR TO TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED AS A RESULT OF TEST FAILURES, INCLUDING REPAIRS TO DEFECTS.

2. ALL NEW AND/OR MODIFIED SEGMENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE TESTED TO 100 P.S.I. THIS PRESSURE SHALL BE MAINTAINED FOR A MINIMUM PERIOD OF TWO (2) HOURS WITH NO DISCERNIBLE PRESSURE LOSS. LEAKS SHALL BE REPAIRED BY REMOVING AND REPLACING FAULTY SECTIONS. THE PRESSURE TEST SHALL BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECT SUPERVISION OF THE ENGINEERING DEPARTMENT. BEFORE BEING PLACED IN SERVICE, ALL NEW, MODIFIED AND/OR CONTAMINATED SEGMENTS OF THE WATER DISTRIBUTION SYSTEM SHALL BE FLUSHED AND DISINFECTED (CHLORINATED) BY THE ENGINEERING DEPARTMENT PERSONNEL OR UNDER THEIR DIRECT SUPERVISION. FLUSHING SHOULD BE DONE AT FLOW RATES SUFFICIENT TO PROVIDE A VELOCITY IN THE LINES OF AT LEAST 2.5 FEET PER SECOND. DISINFECTION SHOULD COMPLY WITH AWWA STANDARD C651, "DISINFECTING WATER MAINS". ONLY AFTER SATISFACTORY PRESSURE TESTING AND DISINFECTION (CHLORINATION) IS COMPLETED CAN THE SEGMENT BE TIED INTO THE EXISTING WATER DISTRIBUTION SYSTEM. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR BE ALLOWED TO MAKE A TIE-IN TO THE EXISTING WATER DISTRIBUTION SYSTEM WITHOUT DIRECT SUPERVISION OF THE ENGINEERING DEPARTMENT. ALL COSTS ASSOCIATED WITH THE TESTING AND CHLORINATION PROCEDURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FAILED CHLORINATION.

3. THE CONTRACTOR SHALL INSTALL THE FLUSHING APPARATUS IN ACCORDANCE WITH S&WB DWG. NOS. 7004-W AND 7005-W. THE CONTRACTOR SHALL FLUSH THE NEWLY INSTALLED PIPING SYSTEM WITH MAXIMUM FLOW PRIOR TO THE CHLORINATION BY THE S&WB.

4. THE CONTRACTOR SHALL NOTIFY THE S&WB 1 WEEK IN ADVANCE OF THE DESIRED CHLORINATION DATE. CHLORINATION OF THE WATER MAINS SHALL BE PERFORMED BY THE S&WB IN ACCORDANCE WITH PAR. F-16 OF THE GENERAL SPECIFICATIONS. THE S&WB FORCES WILL REQUIRE APPROXIMATELY 4 WORKING DAYS, WEATHER PERMITTING, TO CONDUCT AND PROVIDE TEST RESULTS OF THE SYSTEM. IF THE INITIAL DISINFECTION DOES NOT PRODUCE SATISFACTORY SAMPLES, THE PROCESS SHALL BE REPEATED AND THE CONTRACTOR SHALL BE ASSESSED AS STATED BELOW.

5. THE S&WB WILL PERFORM THE INITIAL CHLORINATION OF THE MAINS AT NO CHARGE TO THE CONTRACTOR. THE S&WB WILL CEASE OPERATION UNTIL THE SYSTEM IS FLUSHED AND MADE CLEAN BY THE CONTRACTOR. THE CONTRACTOR SHALL BEAR ANY AND ALL COSTS ASSOCIATED WITH RECHLORINATION OF THE SYSTEM.

6. THE NEW MAIN MUST BE CONNECTED TO THE S&WB'S SYSTEM WITHIN 72 HOURS OF NOTIFICATION OF PASSING THE CHLORINATION TEST. FAILURE TO COMPLETE THE TIE-INS WITHIN THIS TIME LIMITATION WILL RESULT IN RETESTING THE NEW MAIN AT THE EXPENSE OF THE CONTRACTOR.

IX. INSPECTION

ALL INSTALLATION OF WATER MAINS AND RELATED APPURTENANCES WILL BE PERFORMED UNDER THE INSPECTION OF, AND TO THE SATISFACTION OF THE S&WB INSPECTOR THROUGHOUT THE COURSE OF THE WORK.

X. FINAL ACCEPTANCE

1. THE NEW WATER MAINS AND APPURTENANCES MUST BE INSTALLED LEVEL, AT PROPER GRADE, HAVE PASSED ALL REQUIRED TESTS, AND MUST BE TIED INTO THE EXISTING WATER SYSTEM PRIOR TO OBTAINING FINAL ACCEPTANCE.

2. BEFORE FINAL INSPECTION OF THE SYSTEM, THE CONTRACTOR SHALL SUBMIT AN "AS-BUILT" DRAWING TO THE S&WB SHOWING ANY CHANGES IN LINE OR GRADE FROM THE ORIGINAL DRAWINGS, AS WELL AS SHOWING THE LOCATION OF ALL HOUSE CONNECTIONS, IN ACCORDANCE WITH S&WB REQUIREMENTS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CERTIFY THAT THE "AS-BUILT" DRAWINGS ARE CORRECT. ANY INACCURACY AS DETERMINED BY THE S&WB IN THE "AS-BUILT" DRAWINGS SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

3. THE CONTRACTOR MUST CONTACT THE S&WB TO SET A DATE FOR FINAL INSPECTION. IN THE EVENT THE CONTRACTOR CALLS FOR AN INSPECTION AND THE WORK IS NOT ADEQUATELY COMPLETE, A NEW INSPECTION DATE WILL THEN BE SET AT THE DISCRETION OF THE S&WB INSPECTOR.

4. FINAL ACCEPTANCE OF THE SYSTEM WILL BE SUBJECT TO A 1 YEAR MAINTENANCE PERIOD FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE S&WB.

REV.	DATE	DESCRIPTION	BY

SEWERAGE AND WATER BOARD OF NEW ORLEANS

SPECIFICATIONS FOR INSTALLATION OF WATER MAINS

DR.	D. MC.	
TRC.		GENERAL SUPERINTENDENT
CK.	M. J.	
AP.	R. S.	
SCALE	NONE	DWG. NO. 7260-W
DATE	08-19-15	SHEET NO. 2

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

01 DETAIL - TYPICAL S&WB WATER NOTES
C12.1 | N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

CIVIL DETAILS

C15.7

NOT FOR CONSTRUCTION
10/24/2024 4:19:40 PM

SEWER NOTES

I. GENERAL

1. It is to be understood that all references to "The Sewerage and Water Board (S&WB) Engineer" throughout this document shall refer to the General Superintendent of the S&WB or his appointed representative, and all references to "The S&WB Inspector" throughout this document shall refer to the inspector assigned to the project by the S&WB Engineer. The S&WB Inspector shall represent the S&WB Engineer in his/her absence. It is also to be understood that all references to S&WB drawings and specifications refer to the latest edition or revision.

2. The Contractor shall have an individual with a Wastewater Collection Class IV license, obtained through the Louisiana Department of Health and Hospitals, on site at all times during the installation of the sewer lines and appurtenances.

3. The Contractor shall furnish all labor, supervision, materials, and equipment required for the installation of new sewer mains, manholes, house connections, etc., required by the project drawings and specifications.

4. All workmanship and materials shall conform to the General Specifications of the S&WB. Any modification from the design drawings must be approved by the S&WB Engineer prior to construction.

5. Prior to the installation of any S&WB facilities, the entire area within the public right-of-way, including the entire width of any servitudes adjacent to the front property line, plus an additional 3 ft. must be filled to the finished grade.

6. All elevations shown on the drawings refer to Cairo Datum in which 0.00 ft. NGVD is equal to 20.43 ft. Cairo Datum.

7. It is to be understood that wherever sand is stipulated in the specifications or drawings, it shall refer to pumped Mississippi River sand or any natural sand deposit meeting the requirements of AASHTO A-3 or ASTM-SP.

8. The Contractor shall notify the General Superintendent (625 St. Joseph St. N.O. LA 70165), with copies to the Chief of Engineering (8800 S. Claiborne Ave N.O. LA 70118), and the Chief of Construction Administration and Inspection (8800 S. Claiborne Ave N.O. LA 70118) of the S&WB in writing not less than three nor more than ten days in advance of starting the project so as to schedule the inspection of any S&WB work. Failure to do so prior to starting this work shall require the Contractor to expose the bedding on all pipe, or any other concealed work previously installed in order to obtain the approval of the S&WB Inspector. Any work performed without an S&WB Inspector's approval will not be accepted by the S&WB nor tied into the S&WB's collection system.

9. The location of existing utilities shown on the drawings should be considered approximate. The Contractor shall verify the elevation of all existing structure inverts and the location of all existing utilities prior to the start of work, and shall be responsible for any negligence on his part in protecting them. The location of sewer and water house connections can be obtained from the S&WB.

10. All S&WB maintained sewer work performed by the Contractor would be subject to the approval of the S&WB Inspector. The Contractor shall provide the S&WB Inspector full access to the work throughout construction and abide by any justifiable S&WB Inspector's request to expose any and all work installed by the Contractor.

11 Backfill material for all utilities shall be sand either compacted mechanically in 6 in. lifts or flooded in 3 ft. lifts. Compaction shall be performed to 95% maximum dry density, near optimum water content, and shall meet the compaction characteristics of ASTM D-1557.

12. Specifications for sewer force main pipe shall be job specific.

II. PIPE MATERIAL

1. Material for sewer mains shall be solid wall PVC pipe, manufactured in accordance with ASTM D-3034 specifications and to a SDR (strength dimension ratio) of 26 with elastomeric gaskets. The elastomeric gaskets and retainer rings shall be installed by the manufacturer in accordance with ASTM D-3212 and F-477.

2. The fittings for solid wall PVC pipe shall be the same inside diameter as the solid wall PVC with an SDR of 35.

3. PVC sewer mains, sizes 18 in. through 27 in. shall be solid wall PVC pipe conforming to ASTM F-679.

4. The maximum allowable compression for installed PVC sewer pipe is 7.5 percent (7.5%) of its original vertical inside diameter. Pipe exceeding this allowable compression shall be removed and replaced with new pipe, reinstalled at the Contractor's expense.

5. At points of tie-ins to the existing system, the new pipe material should match the existing. If the new material does not match the existing material, the connection shall be made with the use of a coupling and bushing adapter intended for that purpose, ARC (Mission Rubber Co.), FERNCO, or equal, conforming to ASTM C-425.

6. Ductile iron pipe shall be used where specified on the construction drawings and shall conform to Section II-B, "Ductile Iron" of the S&WB 7260 Water Notes except that the interior lining shall be polyethylene, "Polybond", or approved equal, and must be factory installed with 40 mils nominal thickness.

III. SEWER MAIN INSTALLATION

1. The sewer main must be laid in a separate trench from all other utilities. The minimum allowable horizontal distance between the sewer main and the water main shall be 6 ft., and a minimum vertical separation of 18 in. as stipulated in Louisiana Administrative Code Title Fifty-One (51) Public Health-Sanitary Code Part XII Water Supplies. The minimum allowable horizontal distance between the sewer main and other utilities shall be 3 ft., and a minimum vertical clearance of 12 in. above or 12 in. below other utilities. For payment purposes, depths of sewer mains shall be determined by the average measurements from inverts to the top of castings at finished grade of connecting manholes. All dimensions between utilities shall be measured from outside diameter to outside diameter.

2. Sewer mains and interconnecting manholes shall be installed at elevations indicated on the plans unless changed by the S&WB Engineer. All mains must be laid continuously from manhole to manhole, laid from the low end of the system with the bell facing upstream, and must be of the same size pipe diameter. The minimum depth of a sewer main shall be 5.5 ft. from surface to invert.

3. Installation of the solid wall PVC pipe shall conform to Section D, "The Construction of Sewers," of the General Specifications of the S&WB. The trench bottom shall be smooth and free from rocks, roots, etc. After the sheeting and/or foundation lumber is placed, the pipe shall be laid on a smooth bed of approved bedding material. Bedding and foundations for mains and standard sheeting and bracing shall comply with S&WB Dwg. No. 4697-E5A. The bedding material shall be extended under, around, and over the top of the pipe and compacted in layers not greater than 6 in. by a mechanical vibrating compactor approved by the S&WB Engineer until a minimum of 95% standard proctor density is attained at or near optimum moisture content for the full width of the trench. The bedding material shall be Class I Angular Material (1/4 in. to 1-1/2 in.), ASTM D2321 or ASTM C33. The S&WB Engineer reserves the right to approve the type of bedding material to be used.

4. Filter fabric shall be installed around the bedding and under the backfill in all sewer installations as shown in S&WB Dwg. No 4697-E5A, and conform by weight to ASTM D1910. The filter fabric shall be DOTD Class C or D, non-woven pervious sheets of plastic yarn MiraFi 170N, or an equal approved by the S&WB Engineer, constructed so the yarns will retain their relative position with respect to each other. Edges of the fabric shall be finished to prevent the outer yarn from pulling away from the fabric. The fabric shall be installed as follows:

   a. After the trench is excavated, the foundation lumber shall be placed in the bottom of the trench as shown on the standard drawings. The filter fabric shall be cut to the needed width, including allowances for "loose" placement in the trench, with a double overlap on top of the bedding material after placement. The fabric shall be laid over the foundation lumber in the trench along the pipes alignment with an 18 in. minimum overlap at the ends of subsequent lengths. Care should be taken to place the fabric tightly against the soil so that no voids occur outside the fabric. Wrinkles or folds should be avoided. The sides of the fabric which will be used as a double-top overlap should temporarily be pinned to the sides of the trench.

   b. After installing the fabric, an initial 6 in. layer of bedding material shall be placed and compacted to the proper grade before placing the sewer pipe. The remainder of the bedding material shall then be placed around and above the pipe and compacted. Compaction is required to seat the fabric and bedding material against the trench wall and to reduce settlement.

   c. After compaction, the two edges of the filter fabric shall be unfastened and overlapped for the full width of the trench on top of the bedding material. The backfill material shall then be placed on top of the filter fabric and compacted.

IV. MANHOLES

1. Manholes shall conform to Section D of the General Specifications and S&WB Dwg. Nos. D-870. Short sections of pipe with bell fittings and water stops, as recommended by the manufacturer and as shown on S&WB Dwg. No. 8178-SD, shall be used as connectors for brick manholes. As an alternative, a sand impregnated PVC stub, approved by the S&WB Engineer, may be used and grouted in place using a type three high early strength cement, or quick setting EMBECO, or similar material approved by the S&WB Engineer. KOR-N-SEAL Boots, or approved equal, as shown on S&WB Dwg. No. 8178-SD, shall be used for precast manhole pipe connections.

2. Manhole steps shall conform to S&WB Dwg. No. D-1359.

3. Abandoned sewer mains must be plugged in the manhole. Walls of abandoned manholes shall be removed to a minimum of 2 ft. below finished grade and the abandoned manholes must be filled with sand and flooded. Castings and covers are to be removed and returned to the S&WB Central Yard, 2900 Peoples Ave N.O. LA 70122.

4. All manhole foundation slabs shall be placed on a 6 in. layer of crushed stone or approved equal bedding material in accordance with S&WB Dwg. No. D-870.

V. HOUSE CONNECTIONS

1. House Connections shall be installed using 6 in. solid wall SDR 26 PVC pipe extended to the property line as shown on S&WB Dwg. No. 6312-E5. The use of saddles will not be permitted; all such connections shall be made with the use of approved fittings. All pipe and fittings shall be the same material as the sewer main unless otherwise approved by the S&WB Engineer. House Connections shall have a minimum of 3.5 ft. and a maximum of 4.5 ft. of cover, measured from the gutter line and from the ground surface at the property line. The house connection shall end at the property line or extend through any proposed servitudes adjacent to the property line with a rubber gasketed plastic cap. House connections shall not require bracing, foundation lumber, or bedding. The location of all sewer house connections shall be imprinted on the curb with an "S", 3 in. high and ¼ in. deep as shown on S&WB Dwg. No. 6312-E5.

VI. TESTING AND INSPECTION

1. All installation of sewer mains and related appurtenances will be performed under the inspection of, and to the satisfaction of the S&WB Inspector throughout the course of the work.

2. Infiltration rate for newly installed gravity mains shall be zero gallons. Infiltration test rates for force mains shall not exceed a rate of 250 gallons per in. of diameter per mile, per 24 hours, shall be conducted by the Contractor and observed by the S&WB representative. This test shall be performed only after the backfilled trench has remained flooded for at least 12 hours prior to the test. The trench shall remain flooded during the test. The Contractor shall furnish all material, labor and equipment necessary for this test. If an infiltration test is not performed prior to paving, an exfiltration test may be made as directed by the S&WB Engineer. Any detectable leak shall be repaired by the Contractor at the Contractor's expense. The infiltration test is to be performed by the Contractor and shall be witnessed by the S&WB Inspector.

3. At the completion of backfilling, and prior to final acceptance of the sewer, 100% of the sewer main must be mandreled. This mandrel work shall be witnessed by the S&WB Inspector and performed by the Contractor at no direct pay. The S&WB will provide the mandrels for all tests and the Contractor shall place the pull lines in the mains. The Contractor will have the option of passing the mandrels at any time after final backfill of the trenches but prior to final acceptance. It is required that a S&WB Representative and the Contractor witness the actual mandreling test(s).

4. The sewer line shall be cleaned and videoed prior to the installation of the wearing course. It is required that a S&WB Representative and the Contractor physically eye-witness the actual cleaning and TV/video test(s).

5. The Contractor will be required to repair, at his own expense and in an approved manner, all defects in workmanship or material disclosed by these inspections prior to obtaining final acceptance. The Contractor shall also bear all cost associated with the re-testing, including any cost incurred by the S&WB.

VII. FINAL ACCEPTANCE

1. Before final inspection of the system, the Contractor shall submit an "AS-BUILT" drawing to the Board showing any changes in line or grade from the original drawings, as well as showing the location of all house connections, in accordance with S&WB requirements. It will be the Contractor's responsibility to certify that the "AS-BUILT" drawings are correct. Any inaccuracy as determined by the S&WB in the "AS-BUILT" drawings shall be corrected at the cost of the Contractor.

2. The Contractor must contact the S&WB to set a date for final inspection. In the event the Contractor calls for an inspection and the work is not adequately complete, a new inspection date will then be set at the discretion of the S&WB Inspector.

3. Final acceptance of the system will be subject to a 1-year maintenance period following final acceptance of the project by the S&WB.

REV.	DATE	DESCRIPTION	BY

SEWERAGE AND WATER BOARD OF NEW ORLEANS

SPECIFICATIONS FOR INSTALLATION OF SEWER MAINS

DR. Q. FENG		
TRC.		
CK. B. JONES	GENERAL SUPERINTENDENT	
AP. J. BECKER	DWG. NO. 7260-S	
SCALE NONE		
DATE 05-05-05	SET NO.	SHEET NO.

01 DETAIL - TYPICAL S&WB SANITARY SEWER NOTES
C12.1 | N.T.S.

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUAR[illegible]

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2024
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

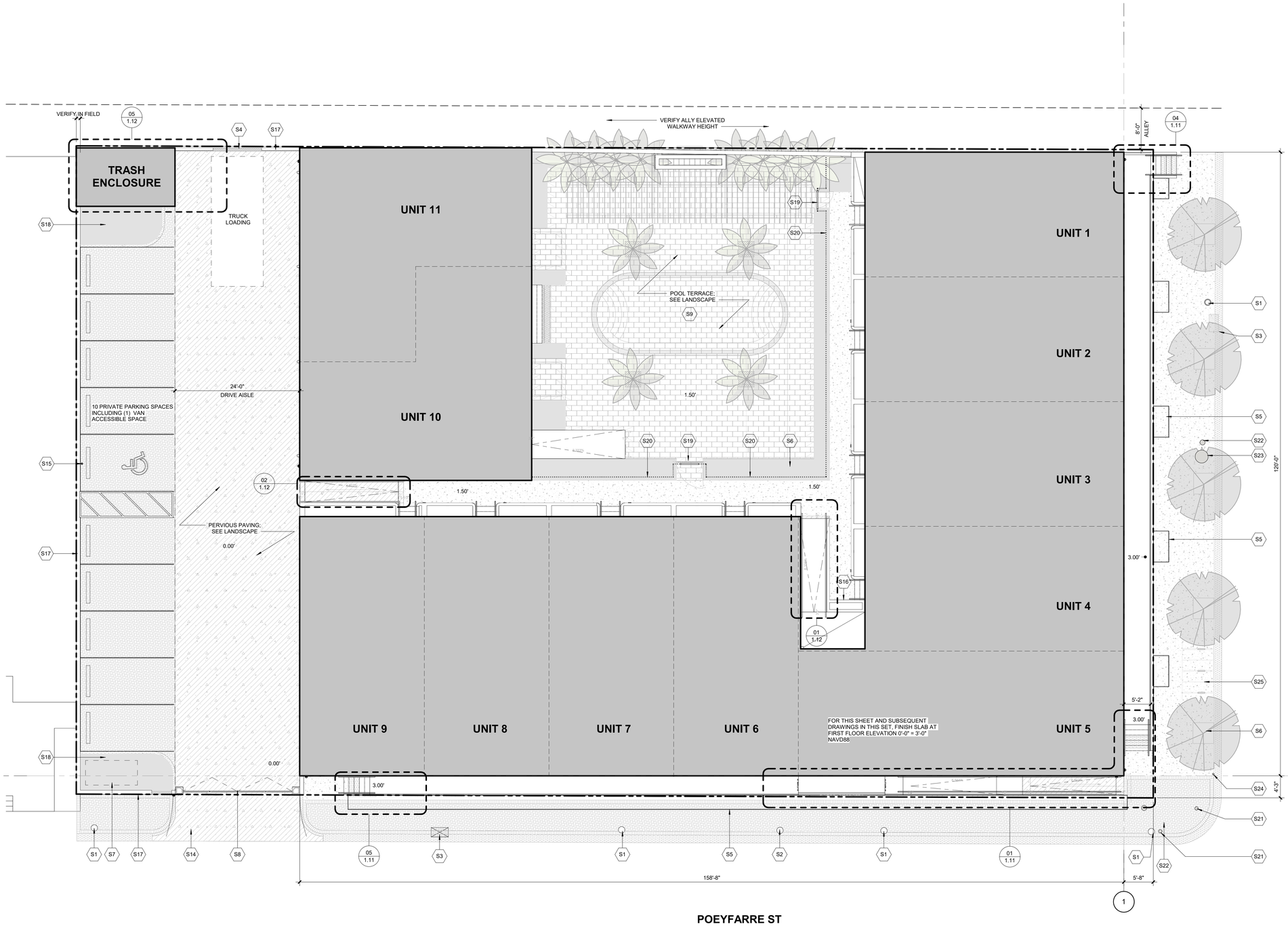
NOT FOR CONSTRUCTION

CIVIL DETAILS

C15.8

NOT FOR CONSTRUCTION

2/20/2025 5:02:34 PM



N

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

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

GENERAL NOTES

1. 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.

CLARIFICATION OF REFERENCE DESIGNATIONS

S1	EXISTING POWER POLE
S2	EXISTING POWER POLE TO BE REMOVED BY ENTERGY
S3	EXISTING CATCH BASIN
S4	ALLEY GATE
S5	MOVEABLE ABOVE GRADE PLANTER; SEE LANDSCAPE
S6	INGROUND PLANTED AREA; SEE LANDSCAPE
S7	BACKFLOW PREVENTERS ON CONCRETE PAD; SEE CIVIL
S8	POWER OPERATED VEHICULAR ACCESS GATE
S9	INGROUND POOL; SEE LANDSCAPE
S14	NEW CURB CUT WITH CURB RAMP WITH ADA WARNING MARKINGS
S15	ADA PARKING STALL SIGN MOUNTED 60" ABOVE GROUND
S16	CAST-IN-PLACE CONCRETE PLANTER; SEE LANDSCAPE
S17	SITE WALL; MAX HEIGHT 7'-0"
S18	PLANTER ISLAND; SEE LANDSCAPE
S19	4'-0" POOL GATE WITH CHILD POOF LATCH AND PANIC HARDWARE; SEE LANDSCAPE
S20	4'-0" POOL FENCE; SEE LANDSCAPE
S21	EXISTING GAS VALVE
S22	EXISTING WATER VALVE
S23	EXISTING WATER MAN HOLE
S24	EXISTING STOP SIGN
S25	SHORT TERM BIKE RACK PARKING; SEE LANDSCAPE

TOTAL VEHICLE COUNT

ADA PARKING SPACES:	1
STANDARD PARKING SPACES:	9
TOTAL PARKING SPACES:	10

BICYCLE PARKING SPACE COUNT

	REQUIRED	PROVIDED
TOTAL BICYCLE SPACES:	5	5
LONG TERM SPACES:	0	0
SHORT TERM SPACES:	5	5

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE PLAN

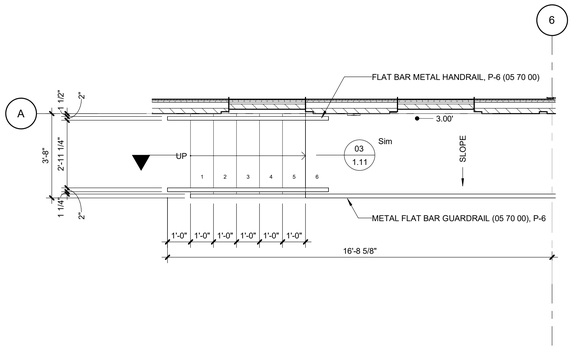
DRAWN BY | LAST NAME

1.10

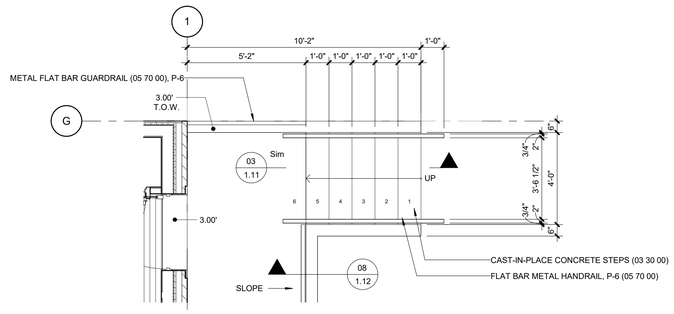
Autodesk Docs://23083_1031 Annunciation St.23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

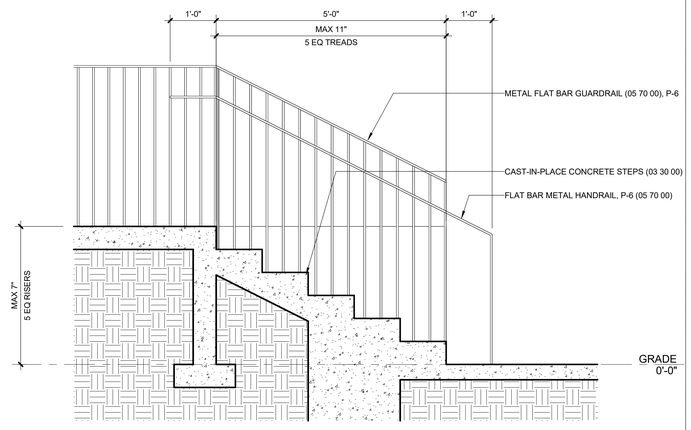
2/20/2025 5:02:36 PM



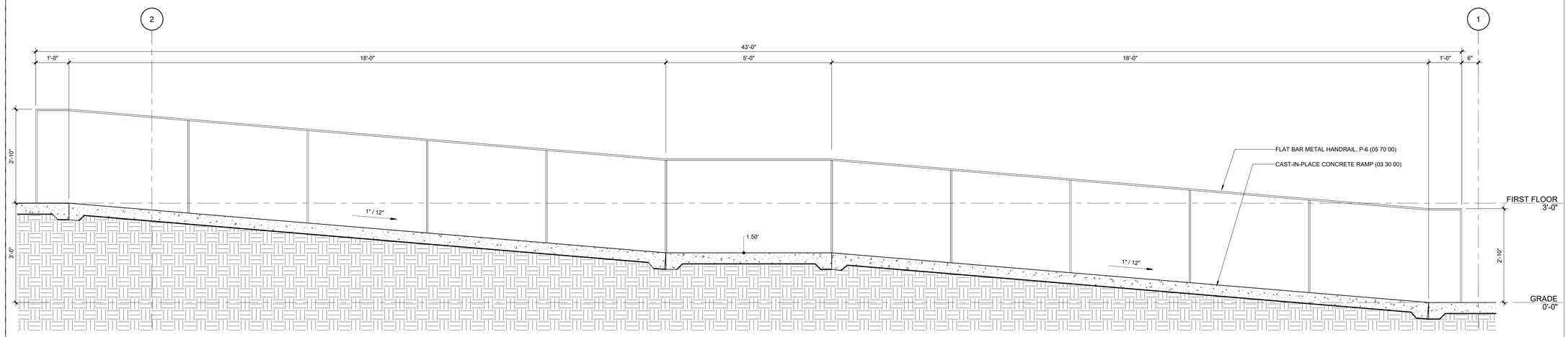
05 WEST SITE STEPS TO ELEVATED WALKWAY
1.10 | 3/8" = 1'-0" | POEYFARRE



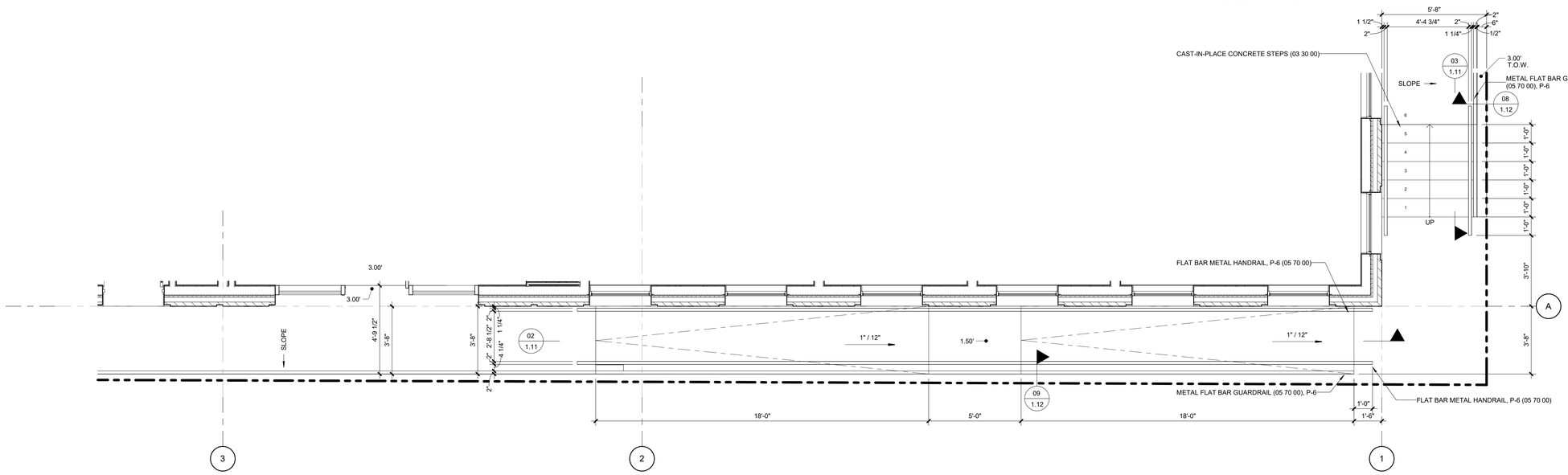
04 NORTH SITE STEPS TO ELEVATED WALKWAY
1.10 | 3/8" = 1'-0" | ANNUNCIATION



03 TYP. SECTION THRU STEPS TO ELEVATED WALKWAYS
1.11 | 3/4" = 1'-0" |



02 SECTION THRU RAMP TO LOBBY
1.11 | 3/4" = 1'-0" |



01 RAMP + SITE STEPS TO ELEVATED WALKWAY
1.10 | 3/8" = 1'-0" | CORNER OF ANNUNCIATION + POEYFARRE

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

GENERAL NOTES

1. 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.

CLARIFICATION OF REFERENCE DESIGNATIONS

E11 METAL FLAT BAR GUARDRAIL (05 70 00), P-6

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE DETAILS

DRAWN BY | LAST NAME

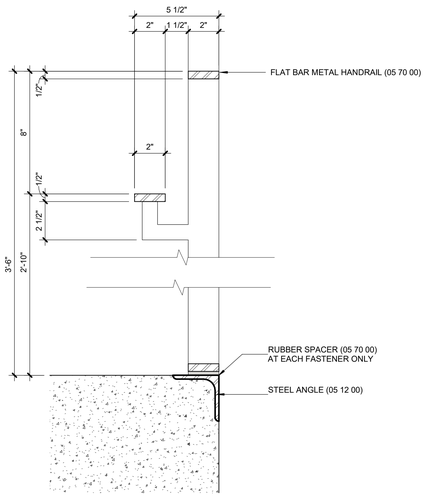
1.11

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

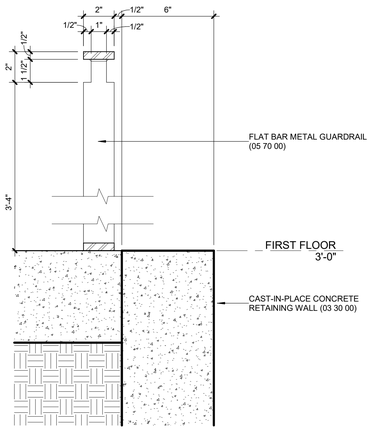
NOT FOR CONSTRUCTION

2/20/2025 5:02:37 PM

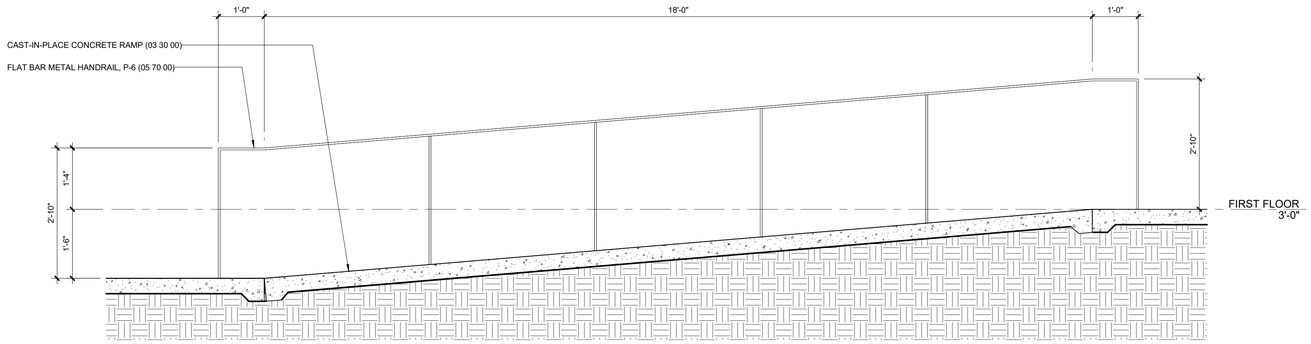
EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130



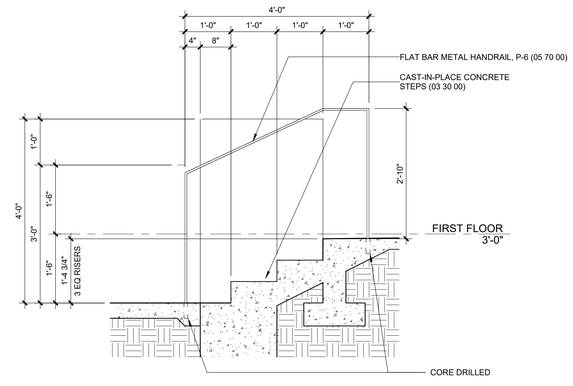
09 SECTION - FLATBAR METAL GUARDRAIL
1.11 | 3" = 1'-0" |



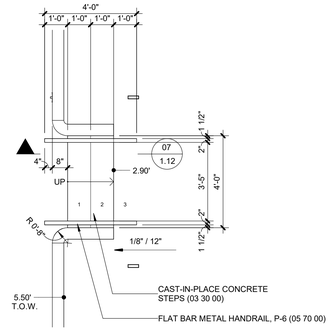
08 SECTION - GUARDRAIL AT RETAINING WALL
3" = 1'-0" |



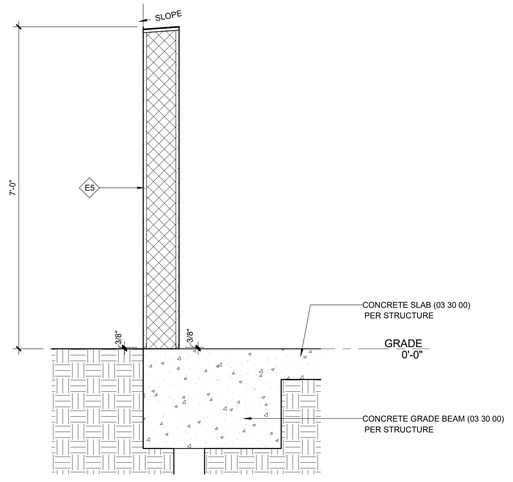
04 SECTION THRU TYP. 1/12 RAMP
1.12 | 3/4" = 1'-0" | 18" ELEVATION CHANGE



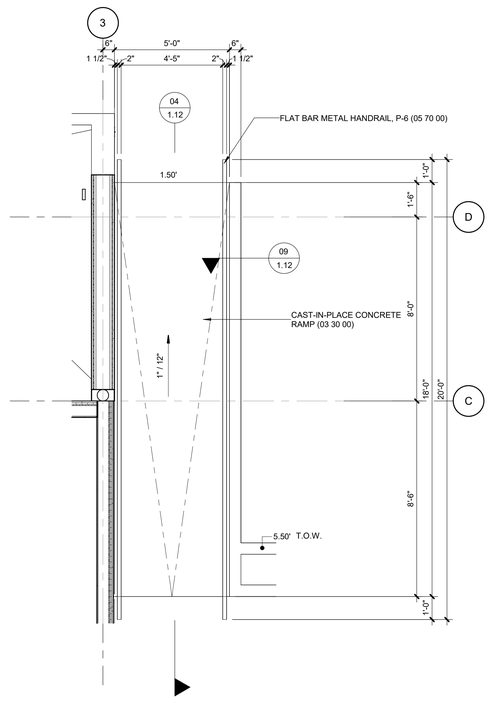
07 SECTION THRU TYP STEP TO UNIT PORCH
1.12 | 3/4" = 1'-0" |



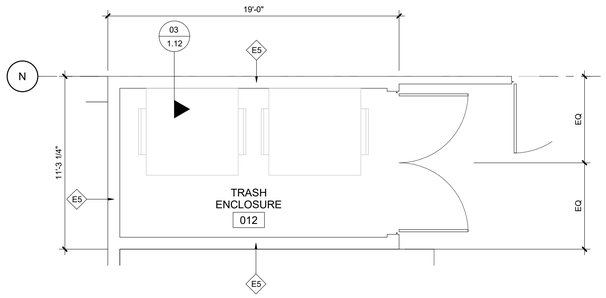
06 TYPICAL STEP TO UNIT PORCH
2.4 | 3/8" = 1'-0" |



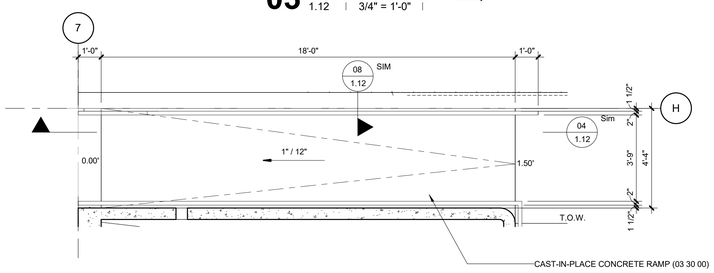
03 SECTION - SITE WALL, TYP.
1.12 | 3/4" = 1'-0" |



01 RAMP AT LOBBY TO POOL DECK
1.10 | 3/8" = 1'-0" |



05 ENLARGED PLAN - DUMPSTER AREA
1.10 | 1/4" = 1'-0" |



02 RAMP AT PARKING LOT TO POOL DECK
1.10 | 3/8" = 1'-0" |

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE DETAILS

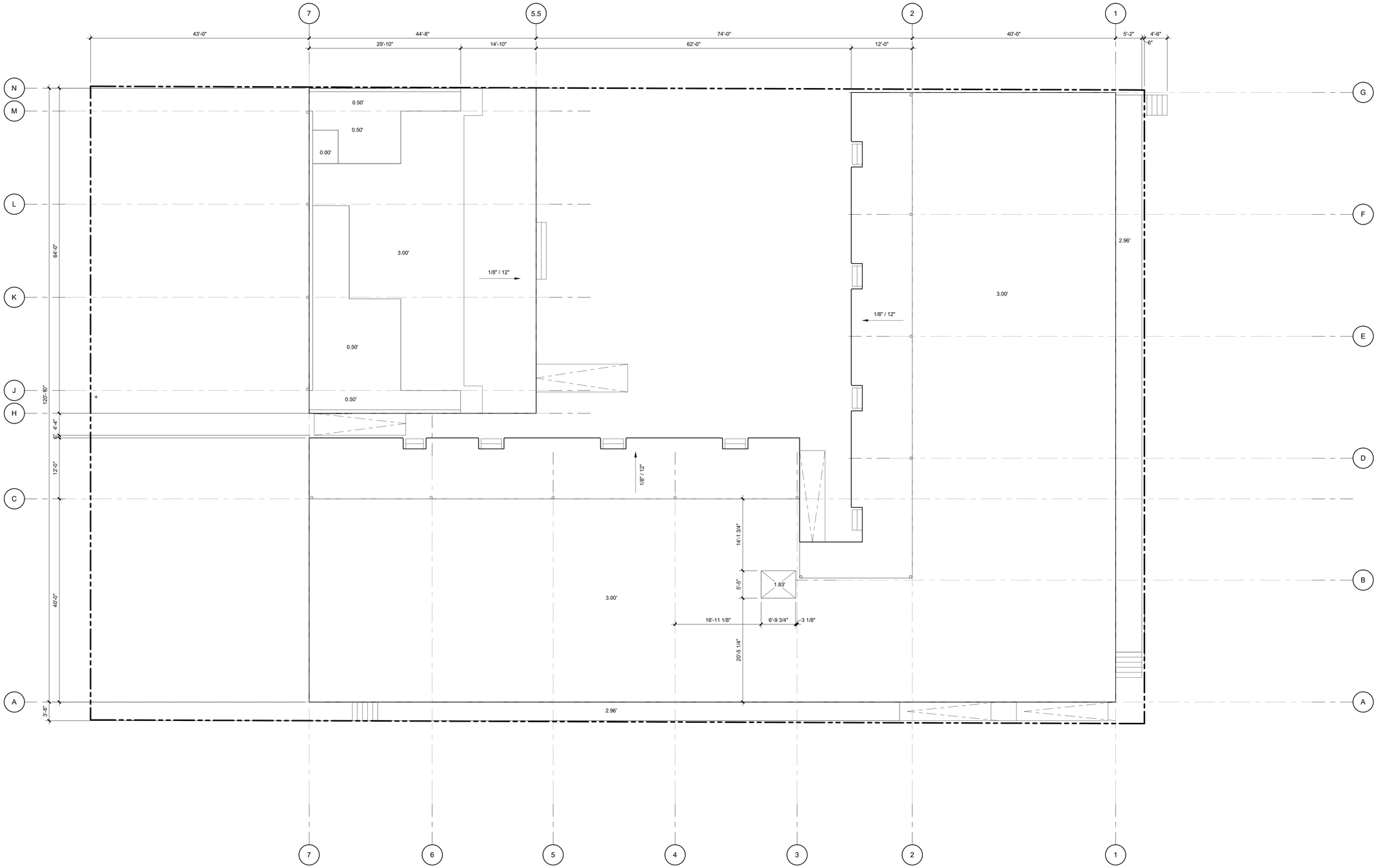
DRAWN BY | Author

1.12

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:37 PM



01 FIRST FLOOR SLAB EDGE
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SLAB EDGE PLAN

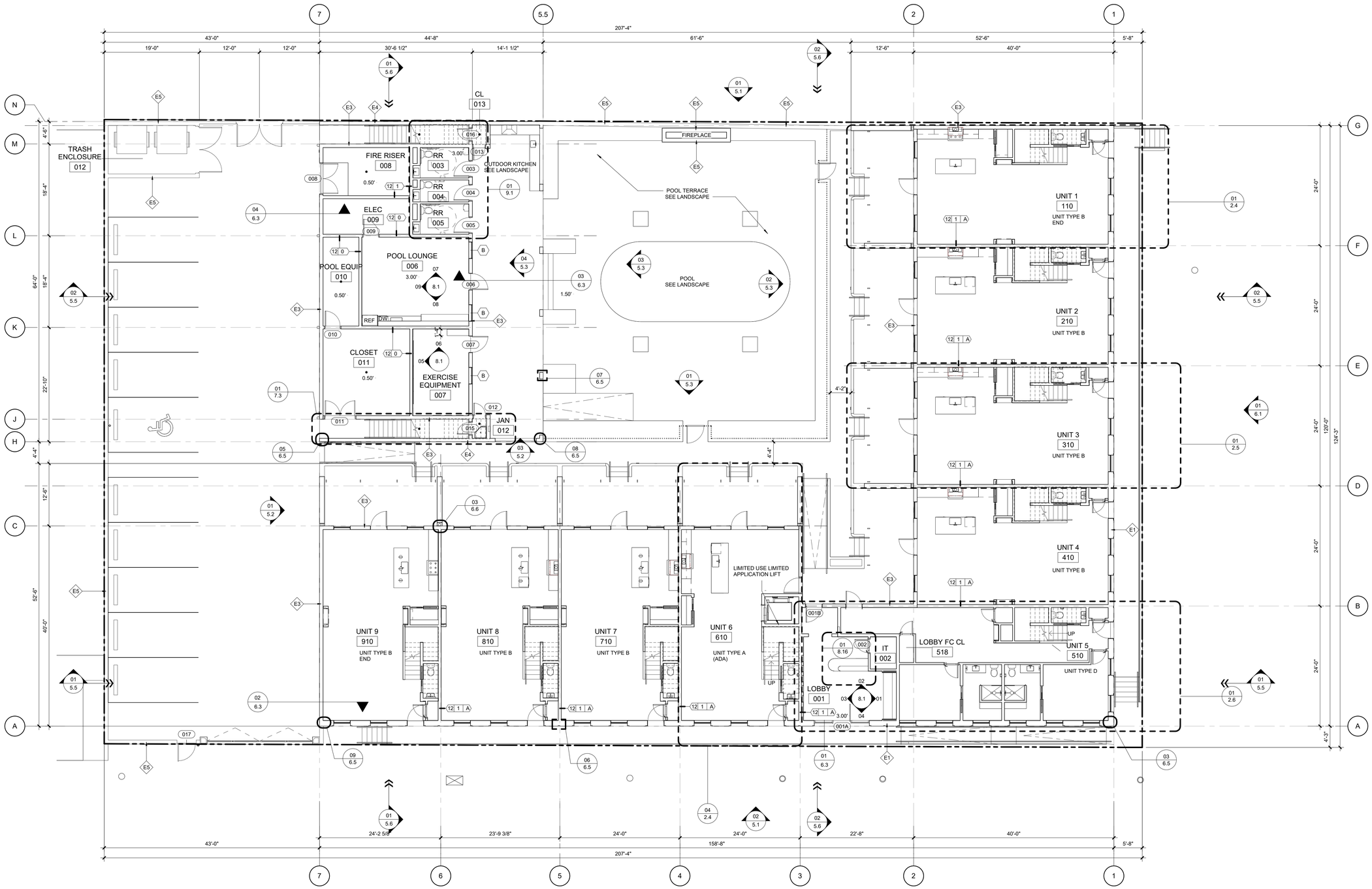
DRAWN BY | Author

2.0

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:39 PM



01 FIRST FLOOR
1.11 | 1/8" = 1'-0" |

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C — RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)

F.E — WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. REFER TO SHEET 9.1 FOR TOILET ACCESSORIES SCHEDULE.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

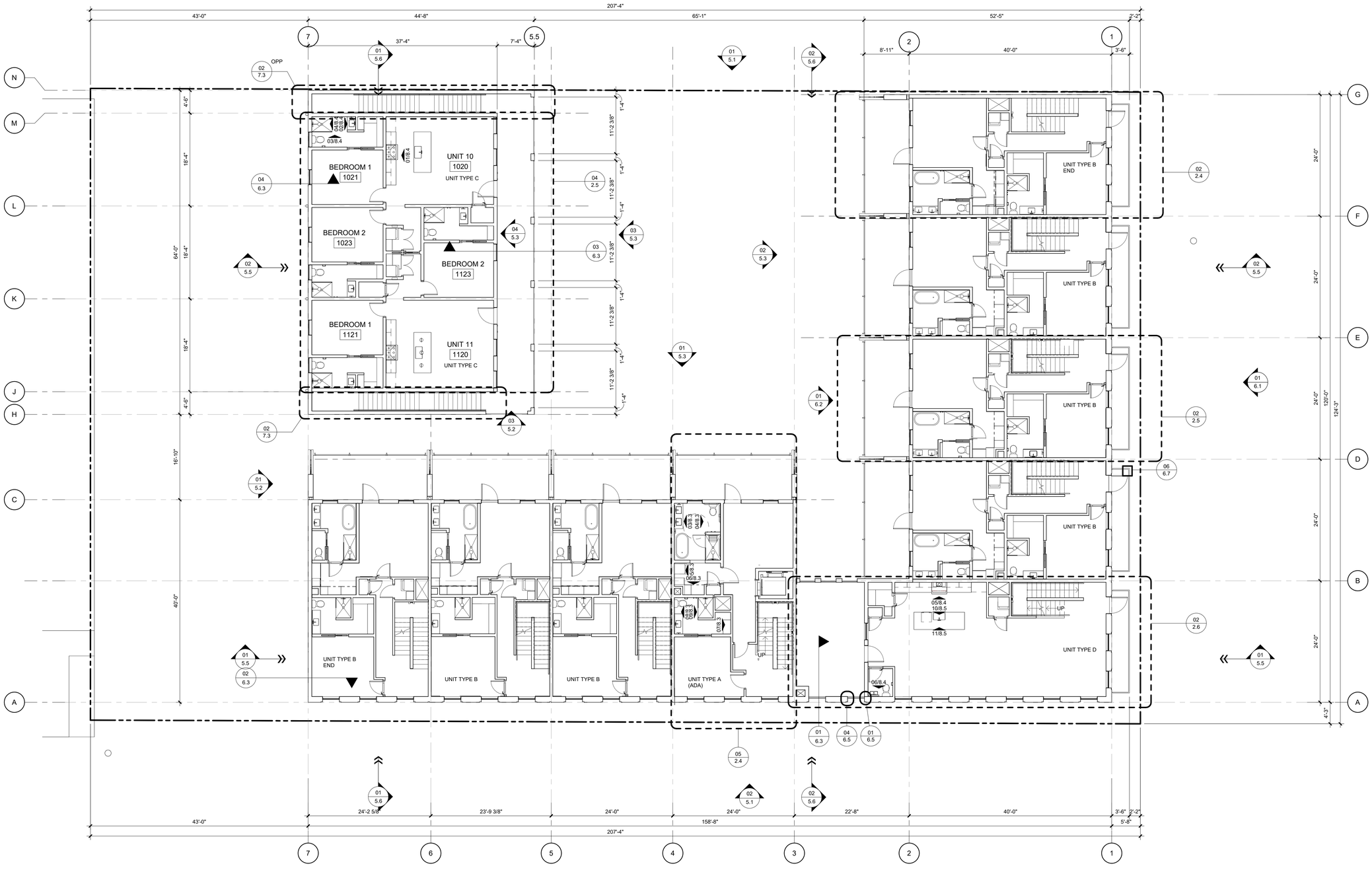
DRAWN BY | LAST NAME

2.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:40 PM



01 SECOND FLOOR
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C — RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)

F.E — WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. REFER TO SHEET 9.1 FOR TOILET ACCESSORIES SCHEDULE.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

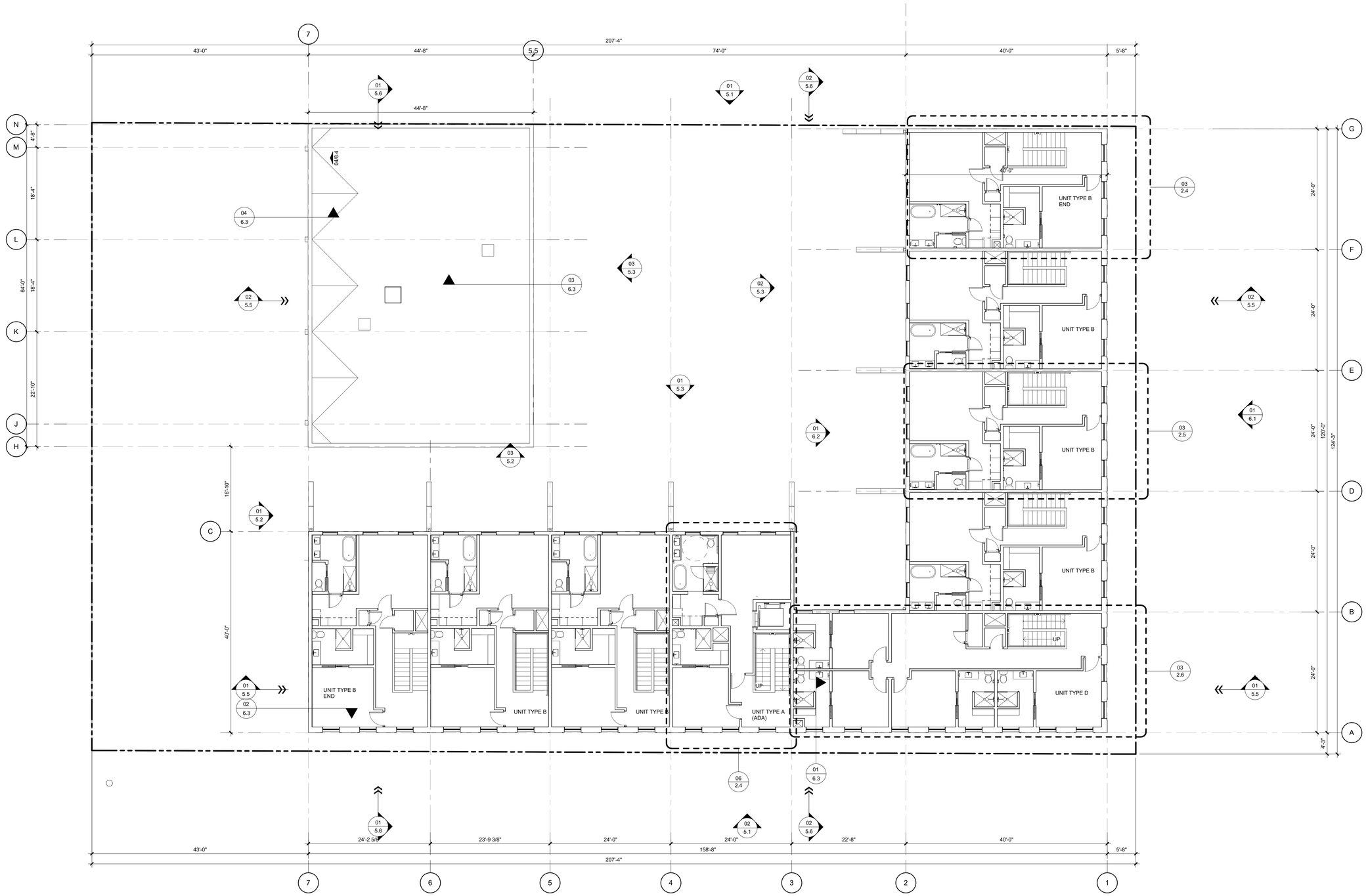
DRAWN BY | LAST NAME

2.2

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:41 PM



01 THIRD FLOOR
1/8" = 1'-0"

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C — RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C (SEMI) — SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C (SURF) — SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)

F.E — WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. REFER TO SHEET 9.1 FOR TOILET ACCESSORIES SCHEDULE.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

THIRD FLOOR PLAN

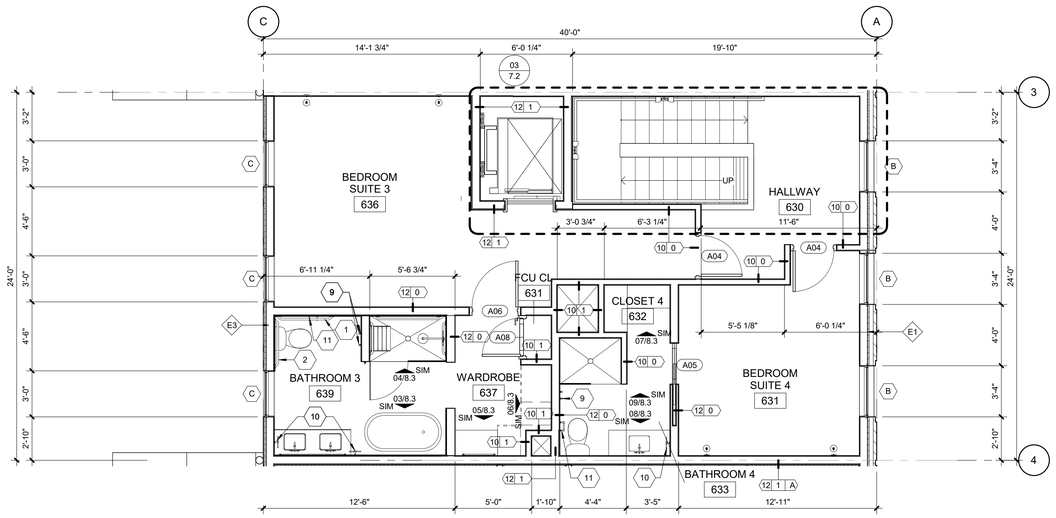
DRAWN BY | Author

2.3

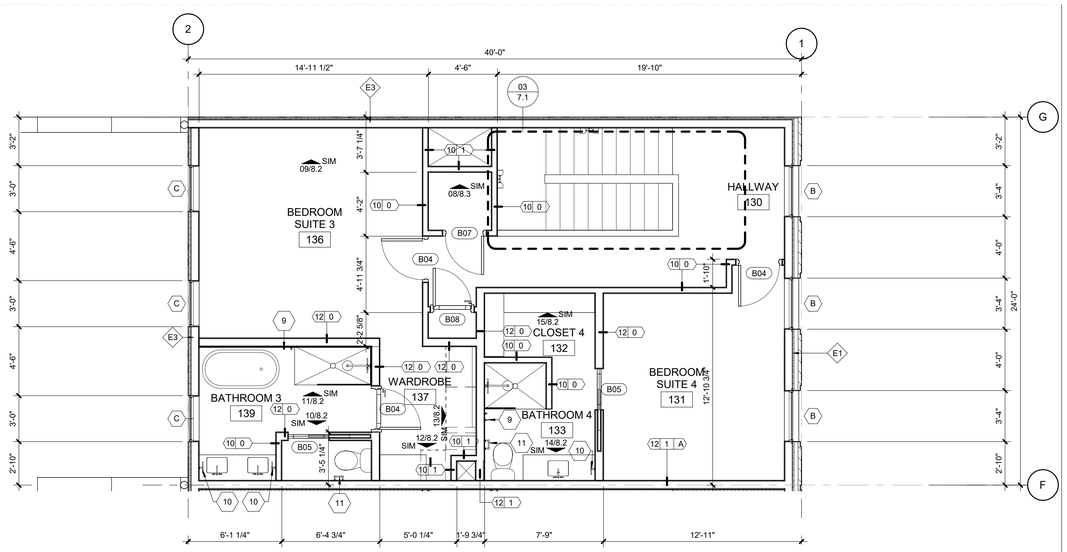
Autodesk Docs://23083_1031 Annunciation St.23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

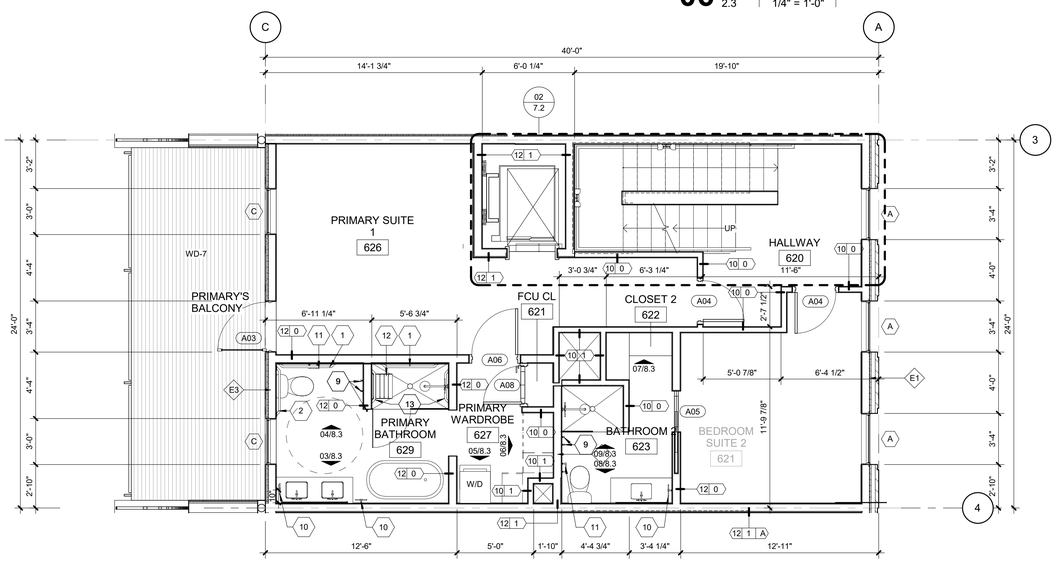
2/20/2025 5:02:44 PM



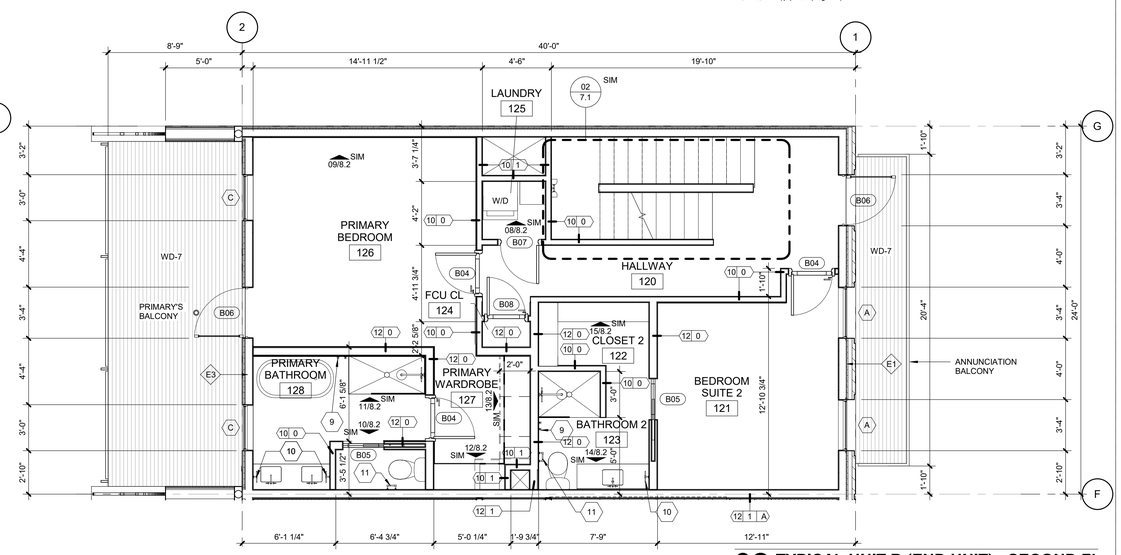
06 TYPICAL UNIT A (ADA) - THIRD FL
2.3 | 1/4" = 1'-0"



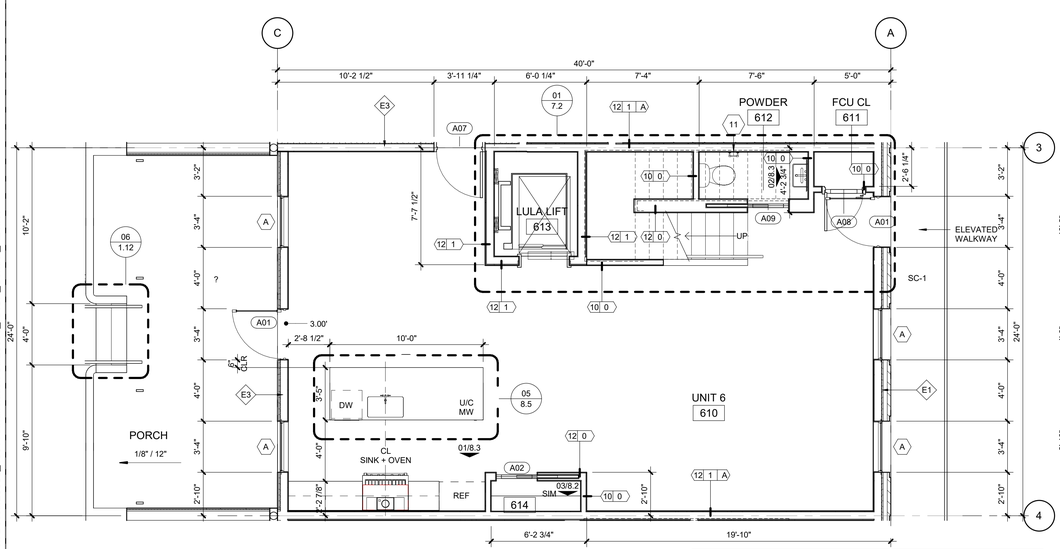
03 TYPICAL UNIT B (END UNIT) - THIRD FL
1/4" = 1'-0"



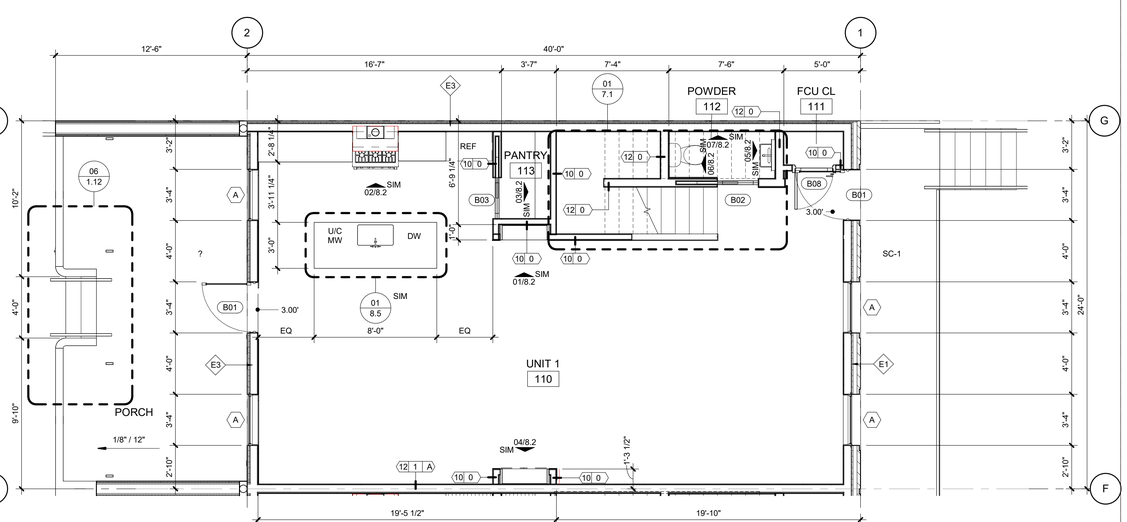
05 TYPICAL UNIT A (ADA) - SECOND FL
2.2 | 1/4" = 1'-0"



02 TYPICAL UNIT B (END UNIT) - SECOND FL
2.2 | 1/4" = 1'-0"



04 TYPICAL UNIT A (ADA) - FIRST FL
2.1 | 1/4" = 1'-0"



01 TYPICAL UNIT B (END UNIT) - FIRST FL
2.1 | 1/4" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C — RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)

F.E — WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. REFER TO SHEET 9.1 FOR TOILET ACCESSORIES SCHEDULE.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

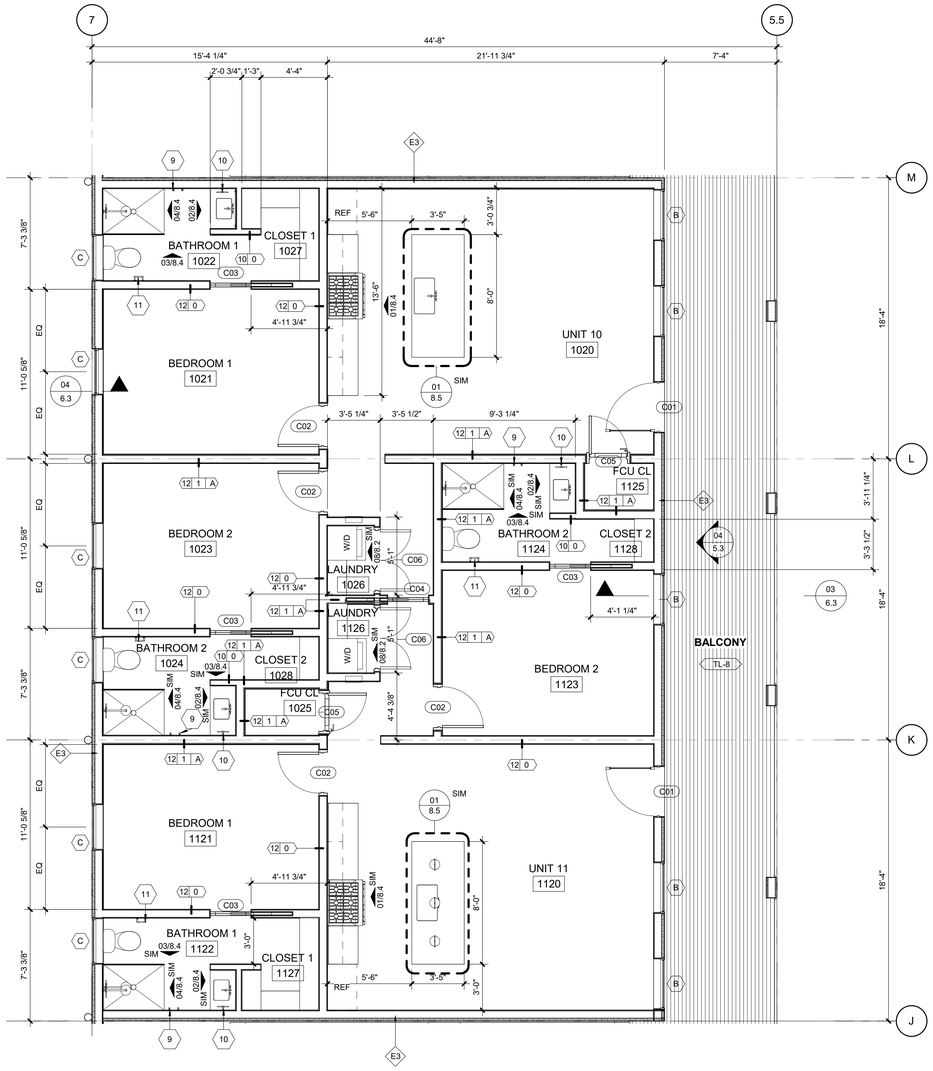
ENLARGED UNIT PLANS

DRAWN BY | Author

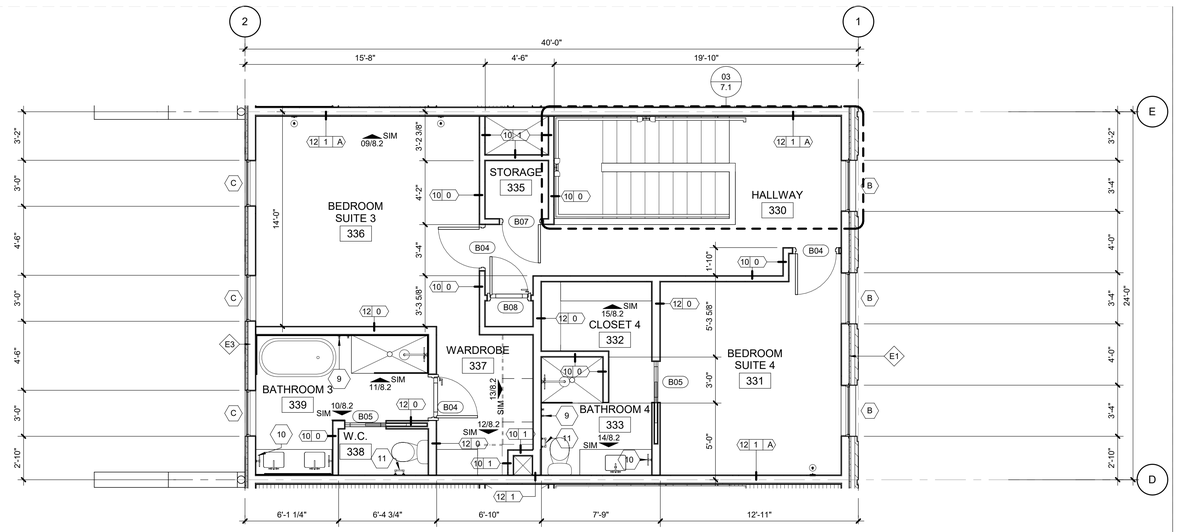
2.4

NOT FOR CONSTRUCTION

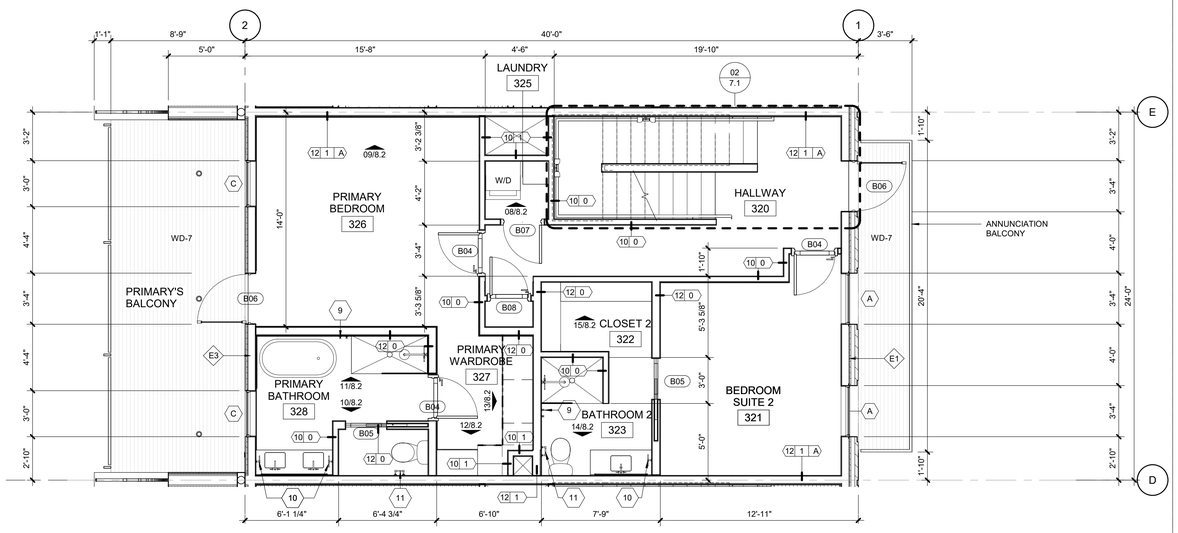
2/20/2025 5:02:46 PM



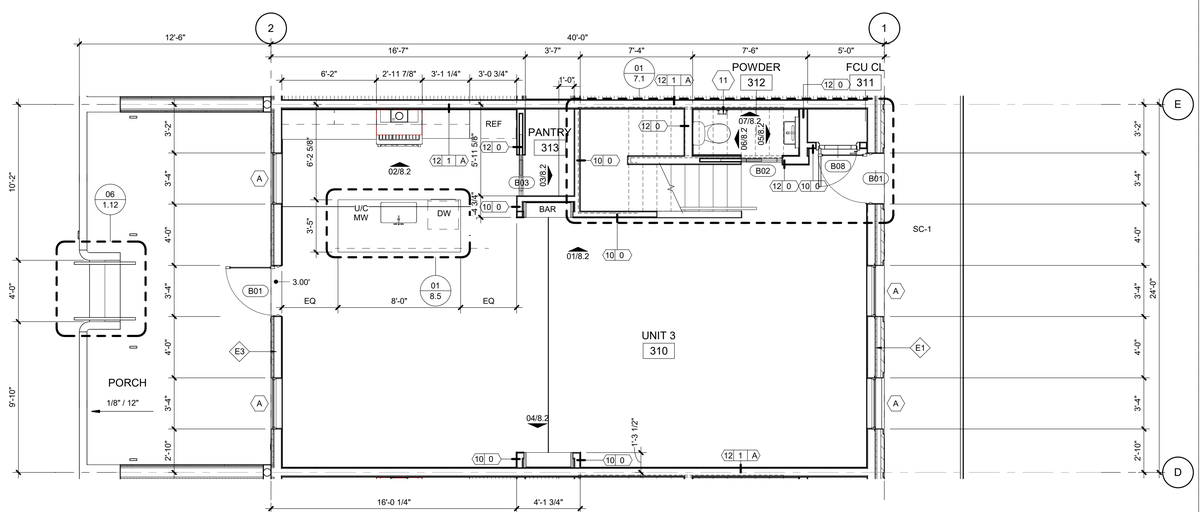
04 TYPICAL UNIT C - SECOND FL
2.2 | 1/4" = 1'-0"



03 TYPICAL UNIT B - THIRD FL
1/4" = 1'-0"



02 TYPICAL UNIT B - SECOND FL
1/4" = 1'-0"



01 TYPICAL UNIT B - FIRST FL
2.1 | 1/4" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C — RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)

F.E — WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. REFER TO SHEET 9.1 FOR TOILET ACCESSORIES SCHEDULE.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

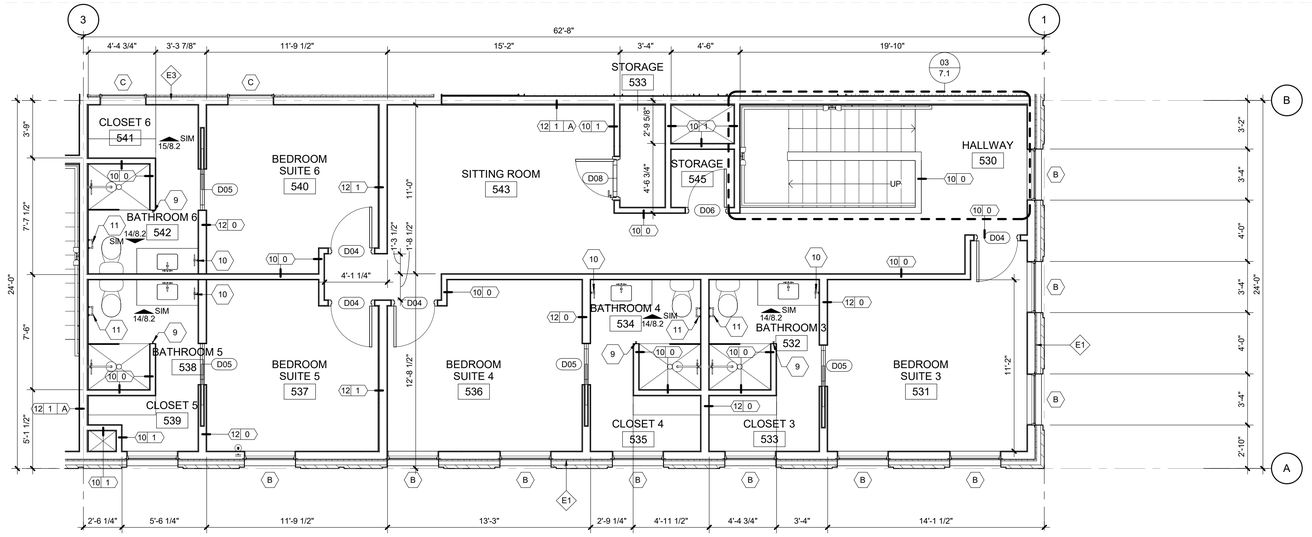
ENLARGED UNIT PLANS

DRAWN BY | Author

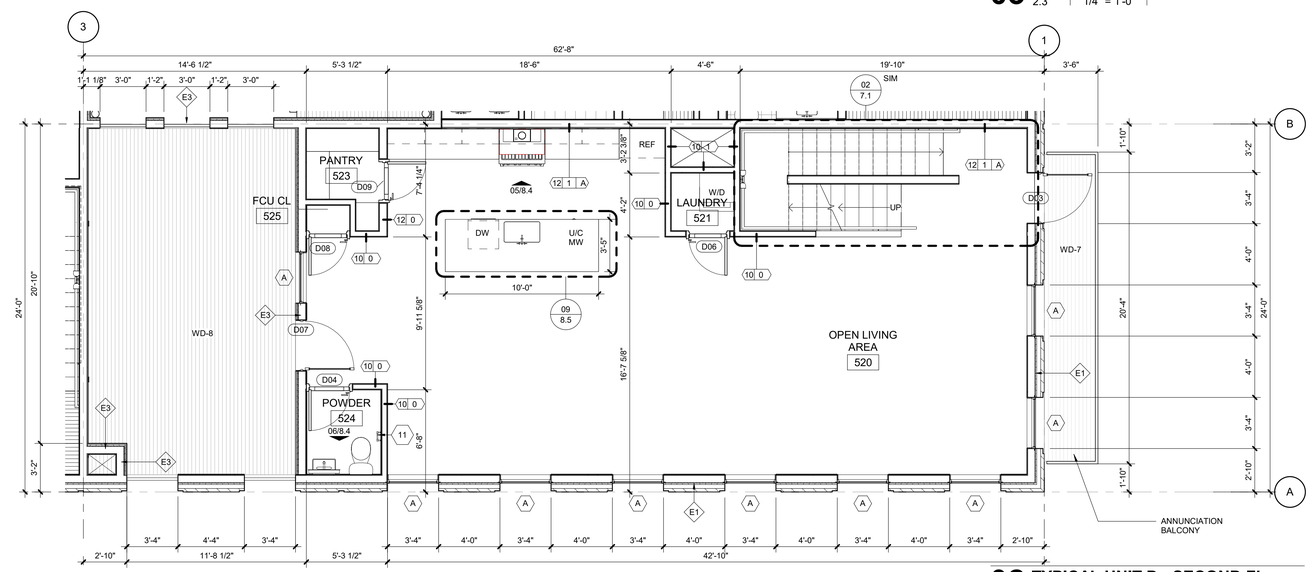
2.5

NOT FOR CONSTRUCTION

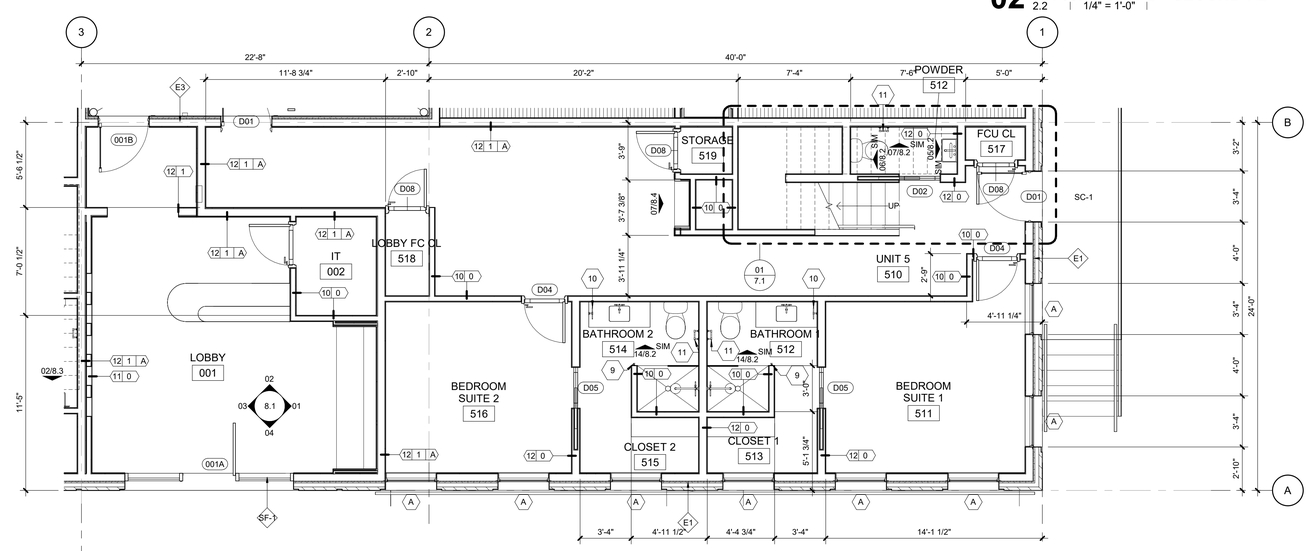
2/20/2025 5:02:49 PM



03 TYPICAL UNIT D - THIRD FL
2.3 | 1/4" = 1'-0"



02 TYPICAL UNIT D - SECOND FL
2.2 | 1/4" = 1'-0"



01 LOBBY & TYPICAL UNIT D - FIRST FL
2.1 | 1/4" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
FIRE EXTINGUISHER

F.E.C — RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SEMI-RECESSED FIRE EXTINGUISHER CABINET (10 44 00)

F.E.C — SURFACE MOUNTED FIRE EXTINGUISHER CABINET (10 44 00)

F.E. — WALL HUNG FIRE EXTINGUISHER (10 44 00)

GENERAL NOTES

1. UNLESS OTHERWISE INDICATED, ALL INTERIOR PARTITION DIMENSIONS ARE FACE TO FACE TO FINISH SURFACES.
2. UNLESS OTHERWISE INDICATED ON FLOOR PLANS(S) OR REFLECTED CEILING PLAN(S), ALL CEILING HEIGHTS ARE 8'-0"
3. FOR ROOM FINISH SCHEDULE, FRAME AND DOOR SCHEDULE, CLARIFICATION OF REFERENCE DESIGNATION FOR INTERIOR PARTITIONS, REFER TO SHEET 3.1
4. ALL DIMENSIONS SHOWN AT EXISTING CONDITIONS ARE PLUS OR MINUS AND SHOULD BE VERIFIED, IF NECESSARY, ON THE PROJECT SITE.
5. REFER TO SHEET 9.1 FOR TOILET ACCESSORIES SCHEDULE.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ENLARGED UNIT PLANS

DRAWN BY | Author

2.6

NOT FOR CONSTRUCTION
2/21/2025 3:58:17 PM

FINISH SCHEDULE - UNITS

NAME	FLOOR	BASE	WALL	CEILING	COMMENTS
FIRST FLOOR					
LIVING / KITCHEN / DINING	RF-1	WB-2	P-1	P-1	
POWDER	TL-6	WB-2	WC-1, WD-4, P-3	P-3	SEE ELEVATIONS
PANTRY	RF-1	WB-2	P-1	P-1	
BEDROOM SUITE 1	RF-1	WB-2	P-1	P-1	
BEDROOM SUITE 2	RF-1	WB-2	P-1	P-1	
CLOSET 1	RF-1	WB-2	P-1	P-1	
CLOSET 2	RF-1	WB-2	P-1	P-1	
BATHROOM 1	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
BATHROOM 2	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
FCU CL	TL-6	WB-2	P-1	P-1	
INTERIOR STAIRS	WD-2	WB-2	P-1		
SECOND FLOOR					
BEDROOM SUITE 2	RF-1	WB-2	P-1	P-1	
HALLWAY	RF-1	WB-2	P-1	P-1	
BATHROOM 2	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
PRIMARY WARDROBE	RF-1	WB-2	P-1	P-1	
PRIMARY BATHROOM	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
PRIMARY BEDROOM	RF-1	WB-2	P-1	P-1	
PANTRY	RF-1	WB-2	P-1	P-1	
POWDER	TL-6	WB-2	WC-1, WD-4, P-3	P-3	SEE ELEVATIONS
FCU CL	TL-6	WB-2	P-1	P-1	
LAUNDRY	TL-6	WB-2	P-1	P-1	
CLOSET 1	RF-1	WB-2	P-1	P-1	
CLOSET 2	RF-1	WB-2	P-1	P-1	
INTERIOR STAIRS	WD-2	WB-2	P-1		
THIRD FLOOR					
BEDROOM SUITE 3	RF-1	WB-2	P-1	P-1	
CLOSET 3	RF-1	WB-2	P-1	P-1	
BATHROOM 3	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
CLOSET 4	RF-1	WB-2	P-1	P-1	
BATHROOM 4	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
BEDROOM SUITE 4	RF-1	WB-2	P-1	P-1	
SITTING ROOM	RF-1	WB-2	P-1	P-1	
BEDROOM SUITE 5	RF-1	WB-2	P-1	P-1	
STORAGE	RF-1	WB-2	P-1	P-1	
FCU CL	TL-6	WB-2	P-1	P-1	
BEDROOM SUITE 6	RF-1	WB-2	P-1	P-1	
BATHROOM 6	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
BATHROOM 5	TL-6	WB-2	P-1, TL-5, TL-7	P-1	
CLOSET 6	RF-1	WB-2	P-1	P-1	
CLOSET 5	RF-1	WB-2	P-1	P-1	

FINISH LEGEND

MARK	MATERIAL	SPEC. REF	MANUFACTURER	DIMENSIONS	PATTERN	NOTES
B-1	RESILIENT BASE	09 65 00	TARKETT	4" COVE BASE		
FAB-1	FABRIC	12 05 10	ANZEA	54" WIDTH		
FAB-2	FABRIC	12 05 10	ERICA SHAMROCK TEXTILES	54" WIDTH		
GL-1	GLASS	08 81 26	BENDHEIM	1/4" THICKNESS		
GL-2	GLASS	08 81 26	DREAM WALLS	3MM THICKNESS		
MTL-1	METAL	05 70 00	-	-		
P-1	PAINT	09 91 23	SHERWIN WILLIAMS			
P-2	PAINT	09 91 23	SHERWIN WILLIAMS			
P-3	PAINT	09 91 23	SHERWIN WILLIAMS			
P-4	PAINT	09 91 23	SHERWIN WILLIAMS			
P-5	PAINT	09 91 23	FARROW & BALL			
P-6	PAINT	09 91 23	SHERWIN WILLIAMS			
P-7	PAINT	09 91 23	SHERWIN WILLIAMS			
RF-1	RESILIENT FLOORING	09 65 00	URBAN FLOOR	7" WIDTH		
RF-2	RESILIENT FLOORING	09 65 00	ZANDUR	2.5MM THICKNESS; 39.4" X 39.4"		
SC-1	SEALED CONCRETE	03 35 11	BY GC	-	SLIP RESISTANT FINISH	
SF-1	SPECIAL FINISH	09 91 23	FAUX VENETIAN PLASTER PAINT			
SSF-1	SOLID SURFACE	12 36 00	CORIAN	2CM	POLISHED FINISH	
SSF-2	SOLID SURFACE	12 36 00	CORIAN	2CM	MATTE FINISH	
SSF-3	SOLID SURFACE	12 36 00	CAMBRIA	2CM	CAMBRIA LUXE FINISH	
SSF-4	SOLID SURFACE	12 36 00	CAESARSTONE	2CM	POLISHED FINISH	
SSF-5	SOLID SURFACE	12 36 00				
TL-1	CERAMIC TILE	09 30 00	PORTOBELLO AMERICA	3" X 10"	GLOSSY FINISH; STACKBOND HORIZONTAL	
TL-2	CERAMIC TILE	09 30 00	DESIGN AND DIRECT SOURCE	2.5" X 5"	GLOSSY FINISH; BRICK LAY	
TL-3	CERAMIC TILE	09 30 00	ROCA TILE	2" X 2"	MATTE FINISH	
TL-4	CERAMIC TILE	09 30 00	LA NOVA TILE	2" X 6.25"	STACKBOND VERTICAL	
TL-5	CERAMIC TILE	09 30 00	BEDROSIANS TIILE & STONE	12" X 24"	VELVET FINISH	
TL-6	PORCELAIN TILE	09 30 00	FLORIDA TILE	12" X 24"	NATURAL FINISH; STAGGERED	
TL-7	CERAMIC TILE	09 30 00	TILEBAR	3" X 16"	BRICKLOOK VERTICAL NARROW PATTERN	
TL-8	PORCELAIN TILE	09 30 00	TILEBAR	24" x 48"	CHEVRON PATTERN	
WB-1	WOOD BASE	06 20 00	TO MATCH CONTROL SAMPLE	4"H BASE		
WB-2	WOOD BASE	06 20 00	SOLID	4"H BASE		
WC-1	WALL COVERING	09 72 00	ARTE	27.56" ROLL		
WC-2	WALL COVERING	09 72 00	ARTE	39.37" ROLL		
WC-3	WALL COVERING	09 72 00	ASTEK	26" ROLL		
WC-4	WALL COVERING	09 72 00	ARTE	39.37" ROLL		
WD-1	WOOD	06 41 00	SURFACING SOLUTION	3/4" WIDE SLATS; 5/16" THICKNESS		
WD-2	WOOD	06 41 00	SOLID	3/4" THICK		
WD-3	WOOD	06 41 00	VENEER	3/4" THICK		
WD-4	WOOD	06 41 00	SOLID	3/4" THICK		SEE ELEVATIONS FOR PAINT COLOR
WD-5	WOOD	06 41 00	SURFACING SOLUTION	1.5" X .5" THICK SLATS		
WD-6	WOOD	06 41 00	TO MATCH CONTROL SAMPLE	6" WIDE SOLID WOOD PLANKS		SEE RCP
WD-7	COMPOSITE DECKING	06 41 00	TREX	.94"D X 5.5"W X 12'		TONGUE AND GROOVE INSTALLATION
WD-8	COMPOSITE DECKING	06 41 00	TREX	.94"D X 5.5"W X 12'		HIDDEN FASTENER INSTALLATION

FINISH SCHEDULE - SUPPORT

NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING	COMMENTS
GRADE						
012	TRASH ENCLOSURE	-	-	-	-	
FIRST FLOOR						
001	LOBBY	RF-1	WB-1	SF-1	SF-1, WD-3	RF-1 FLOOR TO BE LAID IN HERRINGBONE PATTERN
002	IT	RF-1	WB-1	P-1	P-1	
003	RR	TL-3	TL-2	TL-2, WC-3	P-5	
004	RR	TL-3	TL-2	TL-2, WC-3	P-5	
005	RR	TL-3	TL-2	TL-2, WC-3	P-5	
006	POOL LOUNGE	RF-1	WB-1	P-1	WD-3, WD-6	RF-1 FLOOR TO BE LAID IN HERRINGBONE PATTERN
007	EXERCISE EQUIPMENT	RF-3	WB-2	P-4, WD-3, WD-5	P-4	
008	FIRE RISER	SC-1	B-1	P-1	OPEN TO DECK	
009	ELEC	SC-1	B-1	P-1	OPEN TO DECK	
010	POOL EQUIP	SC-1	B-1	P-1	OPEN TO DECK	
011	CLOSET	SC-1	B-1	P-1	OPEN TO DECK	
012	JAN	SC-1	WB-2	P-1	P-1	
013	CL	SC-1	WB-2	P-1	P-1	
518	LOBBY FC CL	RF-1	WB-2	P-1	P-1	

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

FINISH SCHEDULE

DRAWN BY | LAST NAME

3.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

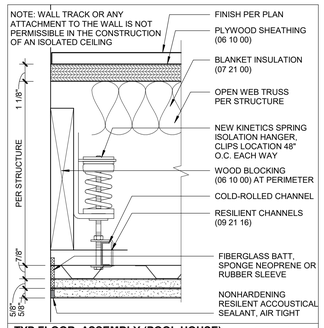
NOT FOR CONSTRUCTION

2/20/2025 5:02:50 PM

GENERAL NOTES PERTAINING TO INTERIOR PARTITIONS

UNLESS OTHERWISE INDICATED IN THE FOLLOWING "CLARIFICATION OF REFERENCE DESIGNATIONS FOR INTERIOR PARTITIONS" OR OTHERWISE INDICATED ELSEWHERE ON THE "DRAWINGS", ALL INTERIOR PARTITIONS ARE GYPSUM BOARD AND WOOD STUDS AND ARE TO BE CONSTRUCTED AS LISTED BELOW.

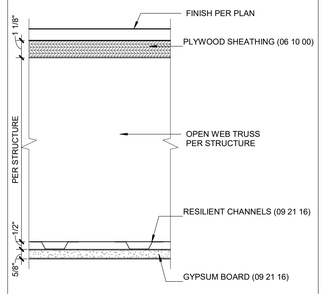
1. ALL INTERIOR WOOD STUDS SHALL BE 3 1/2" DEEP UNLESS NOTED OTHERWISE; EXTERIOR WALL TO BE 5 1/2" DEEP. (FOR PARTITIONS REQUIRING RESILIENT CHANNELS, SEE SPEC. SECTION 09 21 16.
2. ALL WOOD STUDS SHALL BE SPACED 16" O.C.
3. ALL WOOD STUDS SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
4. ALL WOOD STUDS SHALL HAVE ONE LAYER OF GYPSUM BOARD ON EACH SIDE OF STUD.
5. ALL GYPSUM BOARD SHALL BE MOLD-RESISTANT, TYPE X AND 5/8" THICK.
6. ALL GYPSUM BOARD, ON WALLS, SHALL TERMINATE AT THE UNDERSIDE OF GYPSUM BOARD CEILINGS AND MINIMUM OF 6" ABOVE OTHER TYPE CEILINGS. WHERE CEILINGS DO NOT OCCUR, GYPSUM BOARD SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
7. ALL COMPONENTS OF FIRE RATED, SMOKE BARRIER, OR STC RATED PARTITION SYSTEMS SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
8. PARTITION SYSTEMS INDICATED TO HAVE STC-RATINGS SHALL INCORPORATE SOUND ATTENUATION BLANKETS AND ACOUSTIC SEALANT TO ACHIEVE THE REQUIRED RATING. REFERENCE SPECIFICATION SECTION 09 21 16
9. IF CONCRETE MASONRY UNITS ARE INDICATED, UNITS SHALL BE 7 5/8" THICK AND SHALL EXTEND FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF ABOVE.
10. THE THICKNESS OF PARTITIONS SHOWN ARE FINISH SURFACE TO FINISH SURFACE EXCLUDING THIN-SET CERAMIC TILE.
11. REFER TO SPECIFICATION SECTION 09 21 16 FOR GLASS MAT-FACED GYPSUM BOARD REQUIREMENTS IN WET AREAS.
12. WET AREAS WILL BE DEFINED AS: WALLS SUPPORTING SINKS, TOILETS AND URINALS, AND SHOWER AND TUB SURROUNDS, INCLUDING SHOWER CEILING.
13. WHERE A REFERENCE DESIGNATION IS NOT INDICATED ON THE FLOOR PLANS, THE PARTITION TYPE SHALL BE TYPE 10.0.



TYP FLOOR ASSEMBLY (POOL HOUSE) C1 | 1 | A

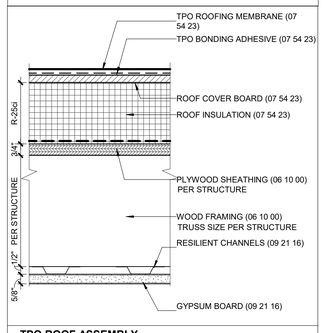
1HR RATED

IBC TABLE 722.6
5/8 TYPE X GWB 40 MINUTE RATED X 2



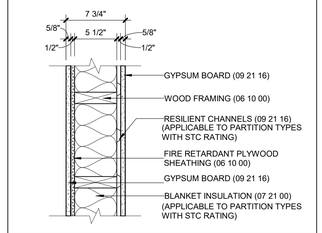
TYP FLOOR ASSEMBLY

1HR RATED UL #L521

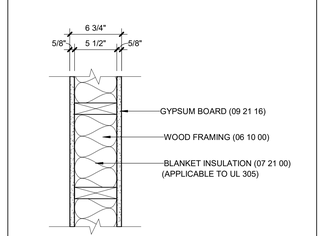


TPO ROOF ASSEMBLY

1HR RATED UL #P522



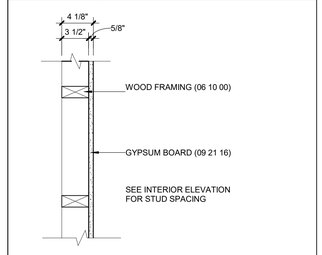
12.1.A 12 | 1 | A — UL# U305, CONT. GWB TO DECK, SEE UL ASSEMBLY WITH 1/2" RESILIENT CHANNEL ACOUSTIC TEST: 51 STC; SEAL W/ACOUSTICAL CAULK



12.0

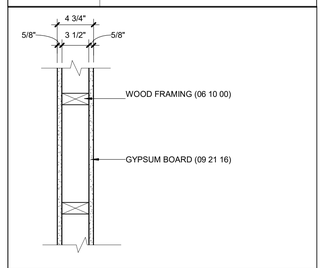
12 | 0 — NOT RATED

12 | 1 — UL# 305, CONT. GWB TO DECK, SEE UL ASSEMBLY



ONE LAYER OF GYPSUM BOARD ON ONE SIDE OF 3 1/2" WOOD STUDS

11.0 11 | 0 — NOT RATED

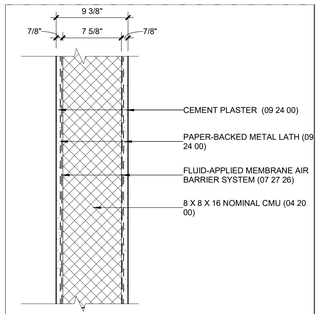


ONE LAYER OF GYPSUM BOARD ON BOTH SIDES OF 3 1/2" WOOD STUDS

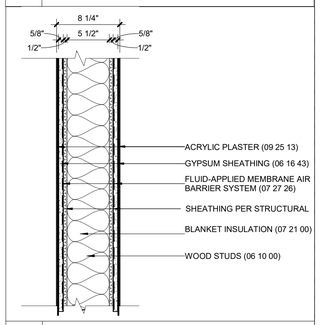
10.0

10 | 0 — NOT RATED

10 | 1 — UL# 305, CONT. GWB TO DECK, SEE UL ASSEMBLY

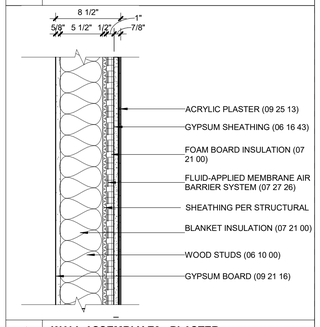


E5 **WALL ASSEMBLY E5 - CMU WALL**



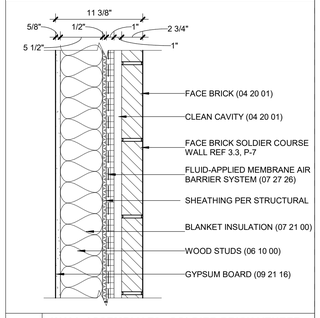
E4 **WALL ASSEMBLY E4 - PLASTER**

UL: U348 1 HR RATED



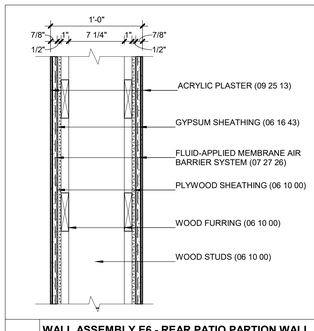
E3 **WALL ASSEMBLY E3 - PLASTER**

UL: U348 1 HR RATED

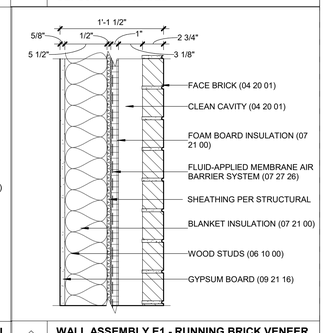


E2 **WALL ASSEMBLY E2 - SOLDIER BRICK VENEER**

UL: U348 1 HR RATED



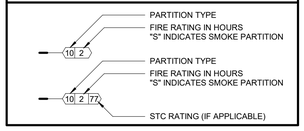
E6 **WALL ASSEMBLY E6 - REAR PATIO PARTION WALL**



E1 **WALL ASSEMBLY E1 - RUNNING BRICK VENEER**

UL: U348 1 HR RATED

CLARIFICATION OF REFERENCE SYMBOLS FOR INTERIOR PARTITIONS



EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

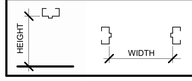
EXTERIOR + INTERIOR PARTITION TYPES / HORZ ASSEMBLIES

DRAWN BY | Author

3.3

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 5:46:42 PM



FRAME AND DOOR SCHEDULE

NOTES:
1. UNLESS OTHERWISE NOTED, ALL DOORS SHALL BE 1-3/4" THICK AND ALL FRAMES SHALL BE HOLLOW METAL.
2. FOR UNDERCUTTING AND/OR DOOR GRILLS, REFER TO HVAC FLOOR PLANS.
3. FIRE RATING FOR OPENING IS INDICATED IN MINUTES.
4. REFER TO SPECIFICATION SECTION 08 11 13 FOR INFORMATION REGARDING HM (HOLLOW METAL) FRAMES AND DOORS.

DOOR SCHEDULE: UNIT TYPE A

ROOM TYPE	DOOR MARK	TYPE	FRAME					DOOR		FIRE RATING	HARDWARE SET	DOOR HARDWARE FINISH	DOOR HARDWARE MAKE / MODEL
			OPENING										
			WIDTH	HEIGHT	MATERIAL	FINISH	DETAIL NUMBER	DOOR (OR OPENING) DESCRIPTION	FINISH				
ENTRY	A01	A	3'-4"	8'-8"	ALUM	CUSTOM	BRICK: 01 / 6.6; 02, 05 / 6.8 PLASTER: 01, 02 / 6.6; 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		CARD READER, MORTISE LOCK, ELECTRIFIED LATCH	SATIN NICKEL	ASSA ABLOY: AAL104
PANTRY	A02	D	2'-8"	8'-0"	WOOD	WD-2	03 / 3.6	WOOD SOLID CORE POCKET DOOR	WD-2		PASSAGE HARDWARE, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) HALL/CLOSET
BALCONY	A03	A	3'-4"	8'-4"	ALUM	CUSTOM	04, 02 / 6.6, 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		KEYED LOCK, DOOR CLOSER	SATIN NICKEL	ASSA ABLOY: AAL104
BEDROOM	A04	F	2'-8"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PRIVACY LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) BED/BATH
BATHROOM	A05	D	2'-8"	8'-0"	FRAMELESS	P-1	03 / 3.6	WOOD SOLID CORE POCKET DOOR	P-1		POCKET DOOR PRIVACY LOCK, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
ADA BATHROOM	A06	G	3'-0"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PRIVACY LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) BED/BATH
ADA SIDE ENTRY	A07	G	3'-0"	8'-0"	HM	P-6	01 / 3.6	FLUSH SOLID CORE DOOR	P-6		CARD READER, MORTISE LOCK, DOOR CLOSER, ELECTRIFIED LATCH	SATIN NICKEL	ASSA ABLOY: AAL104
FCU CL	A08	H	2'-6"	8'-0"	WOOD	P-1	02 / 3.6	LOUVERED SOLID CORE DOOR	P-1		KEYED LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) KEYED
POWDER	A09	D	2'-8"	8'-0"	FRAMELESS	WD-2	03 / 3.6	WOOD SOLID CORE POCKET DOOR	WD-2		POCKET DOOR PRIVACY LOCK, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK

DOOR SCHEDULE: UNIT TYPE B

ROOM TYPE	DOOR MARK	TYPE	FRAME					DOOR		FIRE RATING	HARDWARE SET	DOOR HARDWARE FINISH	DOOR HARDWARE MAKE / MODEL
			OPENING										
			WIDTH	HEIGHT	MATERIAL	FINISH	DETAIL NUMBER	DOOR (OR OPENING) DESCRIPTION	FINISH				
ENTRY	B01	A	3'-4"	8'-8"	ALUM	CUSTOM	BRICK: 01 / 6.6; 02, 05 / 6.8 PLASTER: 01, 02 / 6.6; 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		CARD READER, MORTISE LOCK, ELECTRIFIED LATCH	SATIN NICKEL	ASSA ABLOY: AAL104
POWDER	B02	D	2'-8"	8'-0"	WOOD	WD-2	03 / 3.6	WOOD SOLID CORE POCKET DOOR	WD-2		POCKET DOOR PRIVACY LOCK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
PANTRY	B03	D	2'-8"	8'-0"	WOOD	WD-2	03 / 3.6	WOOD SOLID CORE POCKET DOOR	WD-2		PASSAGE HARDWARE	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
BEDROOM	B04	F	2'-8"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PRIVACY LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) BED/BATH
BATHROOM	B05	D	2'-8"	8'-0"	WOOD	P-1	03 / 3.6	WOOD SOLID CORE POCKET DOOR	P-1		POCKET DOOR PRIVACY LOCK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
BALCONY	B06	A	3'-4"	8'-4"	ALUM	CUSTOM	BRICK: 04 / 6.6; 02, 05 / 6.8 PLASTER: 04, 02 / 6.6, 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		KEYED LOCK	SATIN NICKEL	ASSA ABLOY: AAL104
LAUNDRY / STOR	B07	F	2'-6"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PASSAGE HARDWARE	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) HALL/CLOSET
FCU CL	B08	H	2'-6"	8'-0"	WOOD	P-1	02 / 3.6	LOUVERED SOLID CORE DOOR	P-1		CYLINDER LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) KEYED

DOOR SCHEDULE: UNIT TYPE C

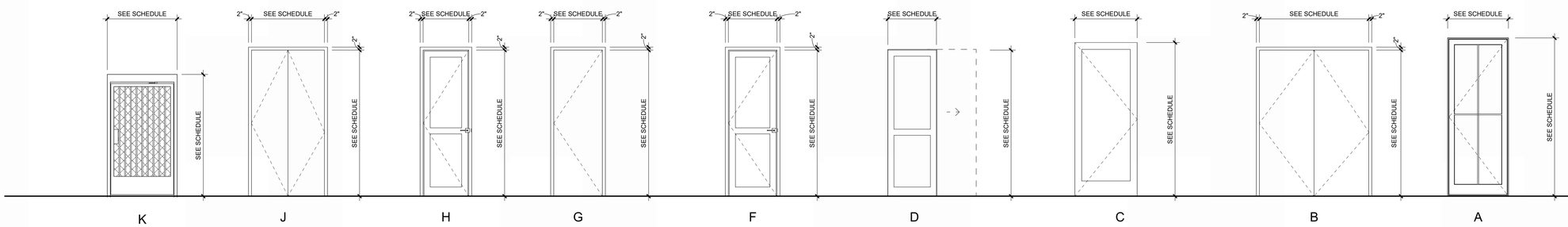
ROOM TYPE	DOOR MARK	TYPE	FRAME					DOOR		FIRE RATING	HARDWARE SET	DOOR HARDWARE FINISH	DOOR HARDWARE MAKE / MODEL
			OPENING										
			WIDTH	HEIGHT	MATERIAL	FINISH	DETAIL NUMBER	DOOR (OR OPENING) DESCRIPTION	FINISH				
ENTRY	C01	A	3'-4"	8'-8"	ALUM	CUSTOM	SIM 04, 02 / 6.6, 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		CARD READER, MORTISE LOCK, ELECTRIFIED LATCH	SATIN NICKEL	ASSA ABLOY: AAL104
BEDROOM	C02	F	2'-8"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PRIVACY LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) BED/BATH
BATHROOM	C03	D	2'-8"	8'-0"	WOOD	P-1	03 / 3.6	WOOD SOLID CORE POCKET DOOR	P-1		POCKET DOOR PRIVACY LOCK, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
UNIT / UNIT	C04	D	2'-8"	8'-0"	WOOD	P-1	03 / 3.6	WOOD SOLID CORE POCKET DOOR	P-1	1 HR	POCKET DOOR PRIVACY LOCK, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
FCU CL	C05	H	2'-6"	8'-0"	WOOD	P-1	02 / 3.6	LOUVERED SOLID CORE DOOR	P-1		KEYED LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) KEYED
LAUNDRY / STOR	C06	J	4'-0"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PASSAGE HARDWARE	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) HALL/CLOSET

DOOR SCHEDULE: UNIT TYPE D

ROOM TYPE	DOOR MARK	TYPE	FRAME					DOOR		FIRE RATING	HARDWARE SET	DOOR HARDWARE FINISH	DOOR HARDWARE MAKE / MODEL
			OPENING										
			WIDTH	HEIGHT	MATERIAL	FINISH	DETAIL NUMBER	DOOR (OR OPENING) DESCRIPTION	FINISH				
ENTRY	D01	A	3'-4"	8'-8"	ALUM	CUSTOM	BRICK: 01 / 6.6; 02, 05 / 6.8 PLASTER: 01, 02 / 6.6; 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		CARD READER (FIRST FLOOR ONLY), MORTISE LOCK, ELECTRIFIED LATCH	SATIN NICKEL	ASSA ABLOY: AAL104
POWDER RM	D02	D	2'-8"	8'-0"	WOOD	WD-2	03 / 3.6	WOOD SOLID CORE POCKET DOOR	WD-2		POCKET DOOR PRIVACY LOCK, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) BED/BATH
BALCONY	D03	A	3'-4"	8'-4"	ALUM	CUSTOM	04 / 6.6; 02, 05 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		KEYED LOCK, DOOR CLOSER	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) KEYED
BEDROOM	D04	F	2'-8"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PRIVACY LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) BED/BATH
BATHROOM	D05	D	2'-8"	8'-0"	WOOD	P-1	03 / 3.6	WOOD SOLID CORE POCKET DOOR	P-1		POCKET DOOR PRIVACY LOCK, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK
LAUNDRY / STOR	D06	F	2'-6"	8'-0"	WOOD	P-1	02 / 3.6	FLUSH SOLID CORE DOOR	P-1		PASSAGE HARDWARE	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) HALL/CLOSET
BALCONY	D07	A	3'-4"	8'-4"	ALUM	CUSTOM	SIM 04, 02 / 6.6, 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		KEYED LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) KEYED
FCU CL	D08	H	2'-6"	8'-0"	WOOD	P-1	02 / 3.6	LOUVERED SOLID CORE DOOR	P-1		KEYED LOCK	MATTE BLACK	KWIKSET: HALIFAX LEVER (ROUND) KEYED
PANTRY	D09	F	2'-6"	8'-0"	WOOD	WD-2	02 / 3.6	FLUSH SOLID CORE DOOR	WD-2		PASSAGE HARDWARE, SOFT CLOSE TRACK	MATTE BLACK	KWIKSET: ROUND POCKET DOOR LOCK

DOOR SCHEDULE: NON-UNIT DOORS

DOOR NUMBER	TYPE	FRAME					DOOR		FIRE RATING	HARDWARE SET	REMARKS
		OPENING									
		WIDTH	HEIGHT	MATERIAL	FINISH	DETAIL NUMBER	DOOR (OR OPENING) DESCRIPTION	FINISH			
010	G	3'-0"	8'-0"	HM	P-1	SIM 01 / 3.6	FLUSH HOLLOW METAL	P-6		PASSAGE HARDWARE	
011	B	6'-0"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		CYLINDER LOCK	
017	K	3'-6"	7'-0"	STEEL	P-6		Multi-use automatic pedestrian gate	P-6		DOOR CLOSER, CARD READER, PANIC HARDWARE, ELECTRIFIED TRIM	
001A	C	3'-5 1/2"	8'-5 1/2"	ALUM	CUSTOM	04, 05 / 3.10	ALUMINUM AND GLASS ENTRANCE	CUSTOM		DOOR CLOSER, CARD READER, PANIC HARDWARE, ELECTRIFIED TRIM	ROCKWOOD RM4120, ADAMS RITE 8400
001B	A	3'-4"	8'-8"	ALUM	CUSTOM	01, 02 / 6.6	IMPACT RATED DOOR W GLAZING	CUSTOM		DOOR CLOSER, CARD READER, PANIC HARDWARE, ELECTRIFIED TRIM	ROCKWOOD RM3312, ADAMS RITE 8400
002	F	2'-8"	8'-0"	WOOD	WD-2	02 / 3.6	FLUSH SOLID CORE DOOR	WD-2		CYLINDER LOCK	
003	G	3'-0"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		PRIVACY LOCK	
004	G	3'-0"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		PRIVACY LOCK	
005	G	3'-0"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		PRIVACY LOCK	
006	A	3'-4"	8'-0"	ALUM	CUSTOM	01, 02 / 6.6, 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		DOOR CLOSER, CYLINDER LOCK	
007	A	3'-4"	8'-0"	ALUM	CUSTOM	01, 02 / 6.6, 03 / 6.8	IMPACT RATED DOOR W GLAZING	CUSTOM		DOOR CLOSER, CYLINDER LOCK	
008	B	6'-0"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		CYLINDER LOCK	
009	G	3'-0"	8'-0"	WOOD	WD-2	02 / 3.6	FLUSH SOLID CORE DOOR	WD-2		CYLINDER LOCK	
012	G	2'-4"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		CYLINDER LOCK	
013	G	2'-4"	8'-0"	HM	P-6	01 / 3.6	FLUSH HOLLOW METAL	P-6		CYLINDER LOCK	
015	S	2'-4"	7'-0"	HM	P-6	SIM 01 / 3.6	FLUSH HOLLOW METAL	P-6		CYLINDER LOCK	
016	S	2'-4"	7'-0"	HM	P-6	SIM 01 / 3.6	FLUSH HOLLOW METAL	P-6		CYLINDER LOCK	



01 FRAME AND DOOR TYPES
3/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR
GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

	CLEAR INSULATING GLASS
IG-1	CLEAR INSULATING LAMINATED GLASS

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

FRAME AND DOOR SCHEDULE

DRAWN BY | LAST NAME

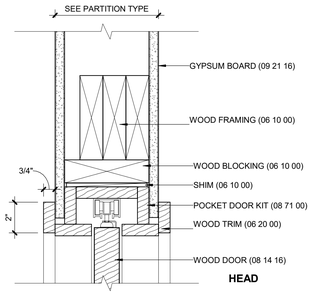
3.5

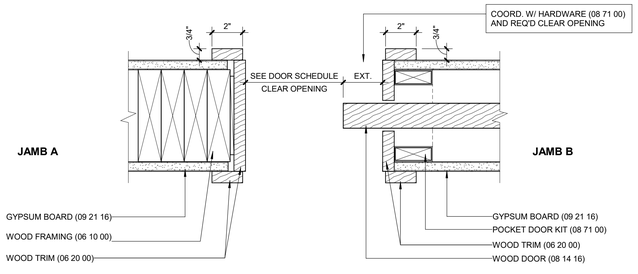
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

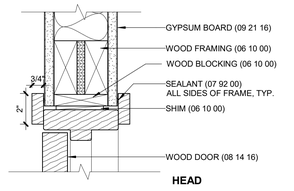
2/20/2025 5:02:53 PM

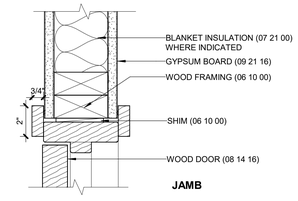
EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130



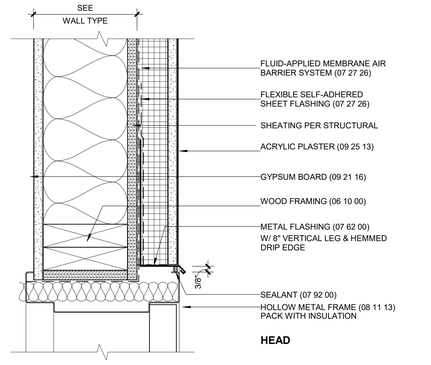


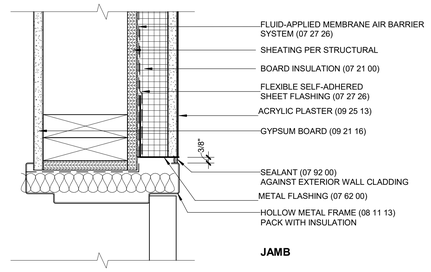
03 WOOD SLIDING POCKET DOOR DETAIL
3" = 1'-0"





02 WOOD DOOR FRAME DETAIL
3" = 1'-0"





01 DOOR FRAME DETAIL
3" = 1'-0"

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

DOOR FRAME DETAILS

DRAWN BY | LAST NAME

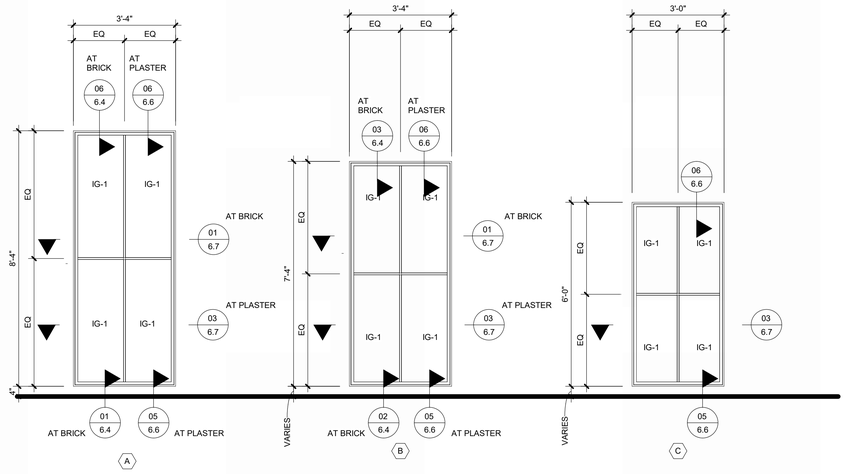
3.6

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

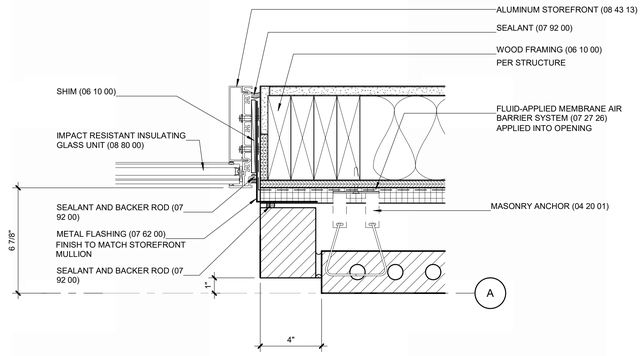
NOT FOR CONSTRUCTION
2/20/2025 5:02:57 PM

WINDOW SCHEDULE

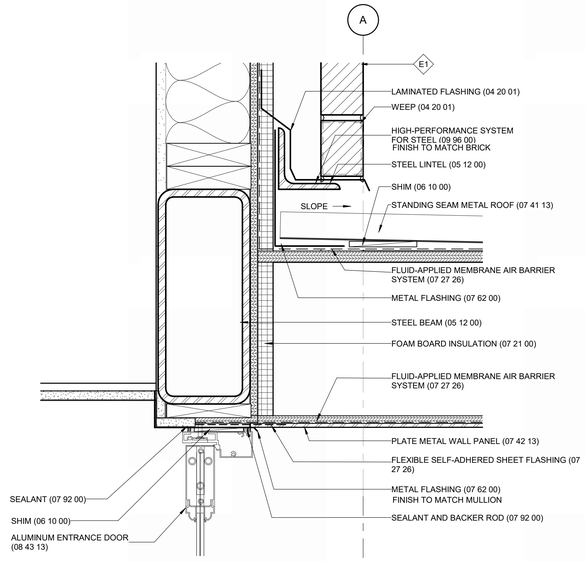
TYPE	Manufacturer	Model	SIZE WIDTH	SIZE HEIGHT	DESCRIPTION	FINISH
A	Marvin Windows and Doors	Coastline	3'-4"	8'-4"	FIXED NARROW FRAME	CUSTOM - MATCH P-6
B	Marvin Windows and Doors	Coastline	3'-4"	7'-4"	FIXED NARROW FRAME	CUSTOM - MATCH P-6
C	Marvin Windows and Doors	Coastline	3'-0"	6'-0"	FIXED NARROW FRAME	CUSTOM - MATCH P-6



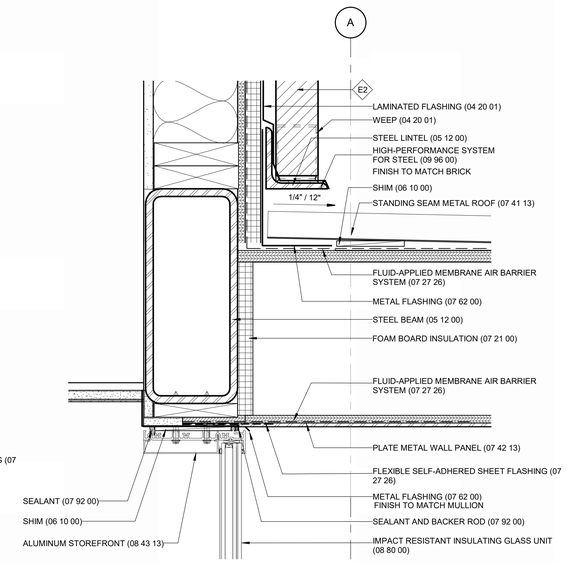
07 WINDOW TYPES
1/2" = 1'-0"



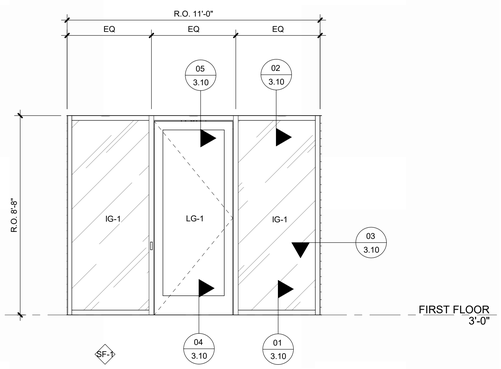
03 PLAN - STOREFRONT JAMB
3.10 | 3" = 1'-0"



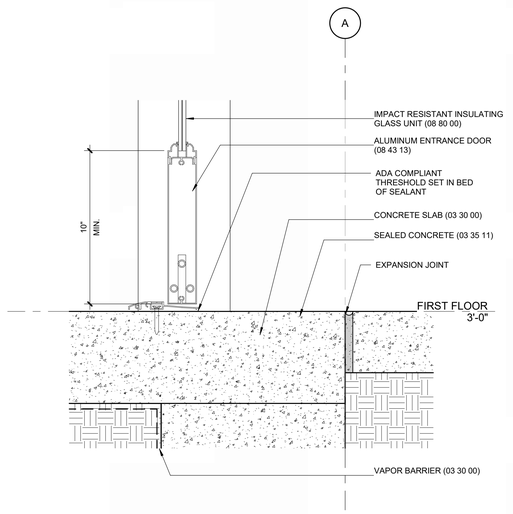
05 SECTION - STOREFRONT DOOR HEAD
3.10 | 3" = 1'-0"



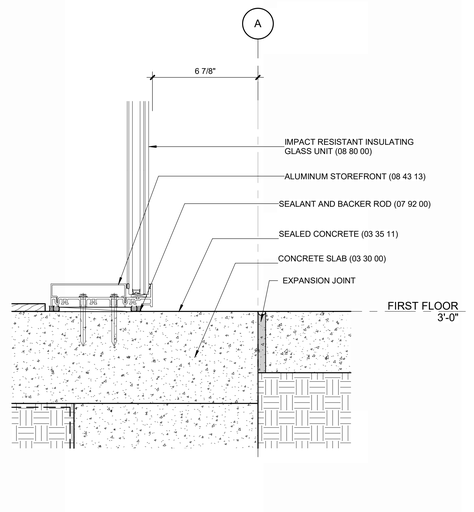
02 SECTION - STOREFRONT HEAD
3.10 | 3" = 1'-0"



06 EXTERIOR STOREFRONT ELEVATION
5.1 | 3/8" = 1'-0"



04 SECTION - STOREFRONT DOOR SILL
3.10 | 3" = 1'-0"



01 SECTION - STOREFRONT SILL
3.10 | 3" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

WINDOWS AND STOREFRONT

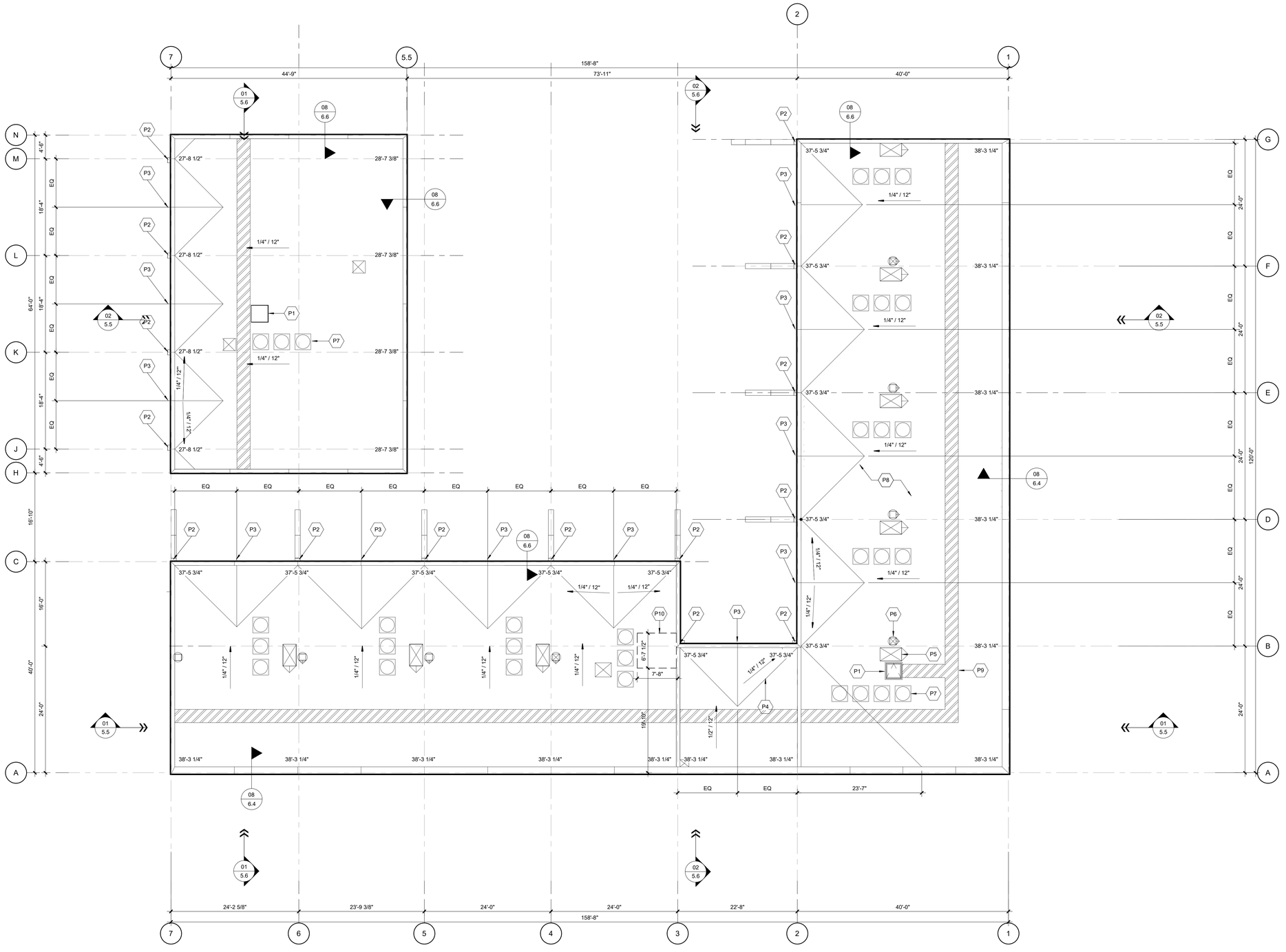
DRAWN BY | LAST NAME

3.10

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:02:58 PM



01 ROOF PLAN
1/8" = 1'-0"

GENERAL ROOFING NOTES

1. THESE DETAILS ARE SHOWN MAINLY TO CLARIFY THE CONSTRUCTION DETAILS OF PENETRATIONS THROUGH THE ROOFING SYSTEM. FOR THE COMPONENTS AND THICKNESSES OF THE ROOF DECK SYSTEM, REFER TO THE ROOF PLAN, FRAMING PLANS, WALL SECTIONS AND RELATED MISCELLANEOUS DETAILS AND SPECIFICATION.
2. ALL REFERENCES TO NRCA DETAILS ARE FROM THE LATEST EDITION.

P1	ROOF HATCH REF 07/4.2
P2	ROOF SCUPPER W CONDUCTOR HEAD
P3	OVERFLOW ROOF SCUPPER 05/4.2
P4	ROOF CRICKET
P5	CHASE REF, SEE MECH
P6	VENTILATOR, SEE MECH
P7	CONDENSING UNIT, SEE MECH
P8	TPO ROOF MEMBRANE (07 54 23)
P9	TPO WALKPAD (07 54 23)
P10	ELEVATOR SHAFT BELOW WITH SHALLOWER FRAMING. KEEP AREA CLEAR

CLARIFICATION OF REFERENCE SYMBOLS FOR ROOF PLANS

- PIPE PENETRATION, SEE 06/4.2
- DUCT PENETRATION, SEE 06/4.2
- WALKWAY PADS (07 54 23)

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ROOF PLAN

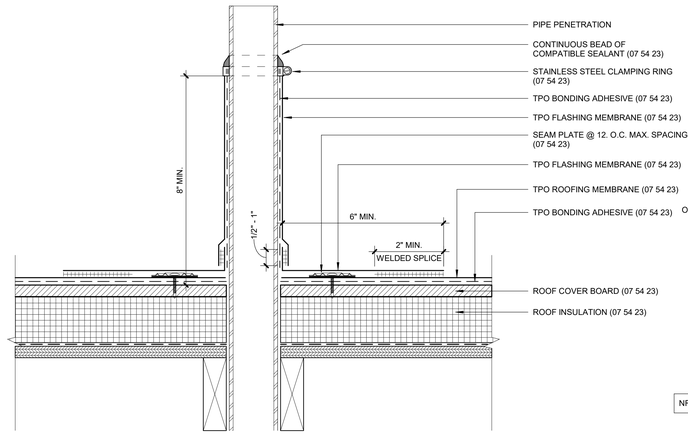
DRAWN BY | LAST NAME

4.1

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

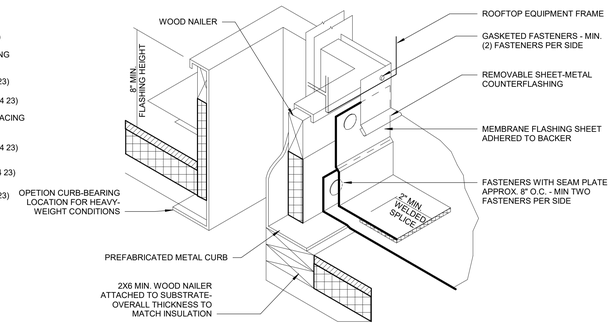
2/20/2025 5:02:59 PM



NRCA DETAIL TP-19

06 SECTION THRU ROOF @ PIPE PENETRATION

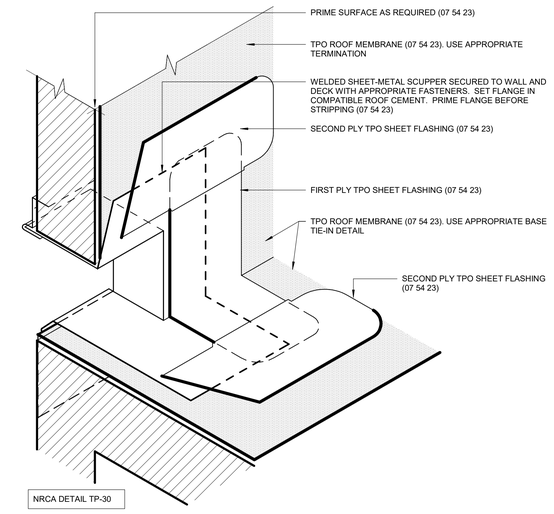
3" = 1'-0"



NRCA DETAIL TP-13

03 BASE FLASHING @ PREFABRICATED METAL CURB

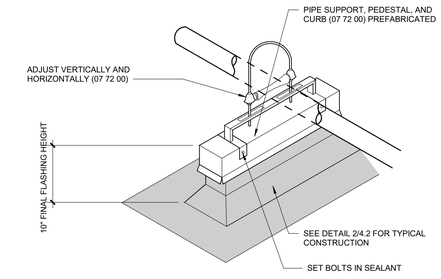
12" = 1'-0"



NRCA DETAIL TP-30

05 PICTORIAL VIEW @ SCUPPER - TPO ROOFING

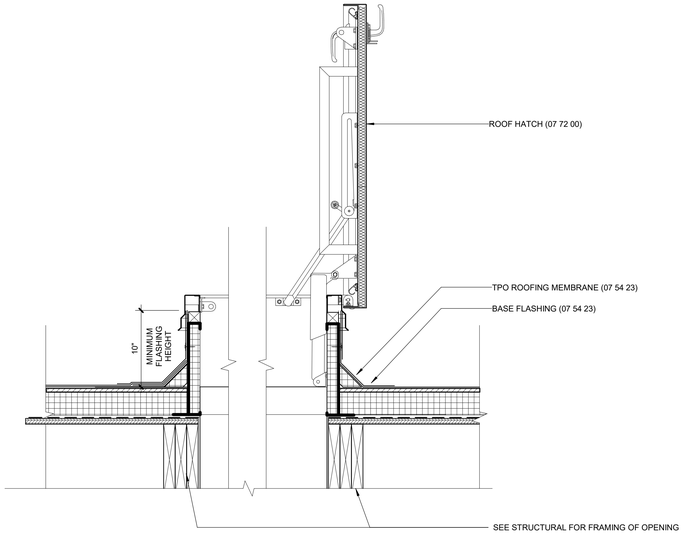
1" = 1'-0"



NRCA DETAIL TP-23

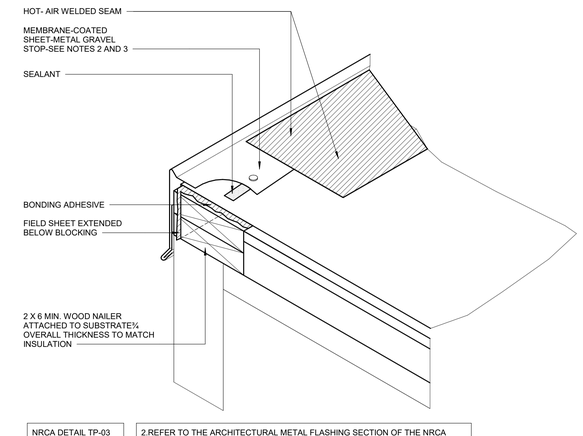
02 PICTORIAL VIEW @ PIPE ROLLER SUPPORT

3" = 1'-0"



07 SECTION AT ROOF HATCH

1 1/2" = 1'-0"

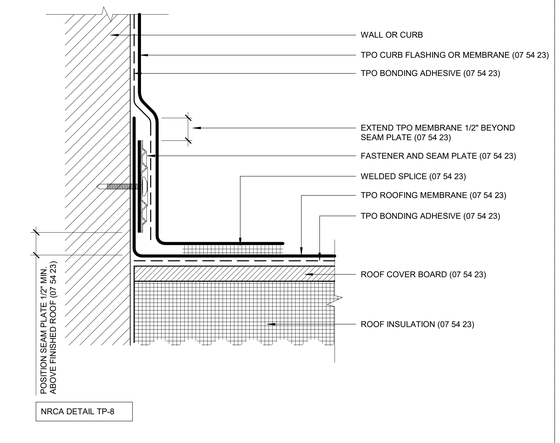


NRCA DETAIL TP-03

2.REFER TO THE ARCHITECTURAL METAL FLASHING SECTION OF THE NRCA ROOFING MANUAL: ARCHITECTURAL METAL FLASHING AND CONDENSATION AND AIR LEAKAGE CONTROL FOR DESIGN, JOINERY AND SECUREMENT OPTIONS FOR GRAVEL STOPS.
3.REFER TO THE INTRODUCTION OF THE CONSTRUCTION DETAILS CHAPTER FOR ADDITIONAL INFORMATION.

04 EMBEDDED EDGE-METAL FLASHING

12" = 1'-0"



NRCA DETAIL TP-8

01 ROOF - TP - BASE TIE-IN TO WALL/CURB - VERTICAL FASTENER

6" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

GENERAL ROOFING NOTES

1. THESE DETAILS ARE SHOWN MAINLY TO CLARIFY THE CONSTRUCTION DETAILS OF PENETRATIONS THROUGH THE ROOFING SYSTEM. FOR THE COMPONENTS AND THICKNESSES OF THE ROOF DECK SYSTEM, REFER TO THE ROOF PLAN, FRAMING PLANS, WALL SECTIONS AND RELATED MISCELLANEOUS DETAILS AND SPECIFICATION.
2. ALL REFERENCES TO NRCA DETAILS ARE FROM THE LATEST EDITION.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

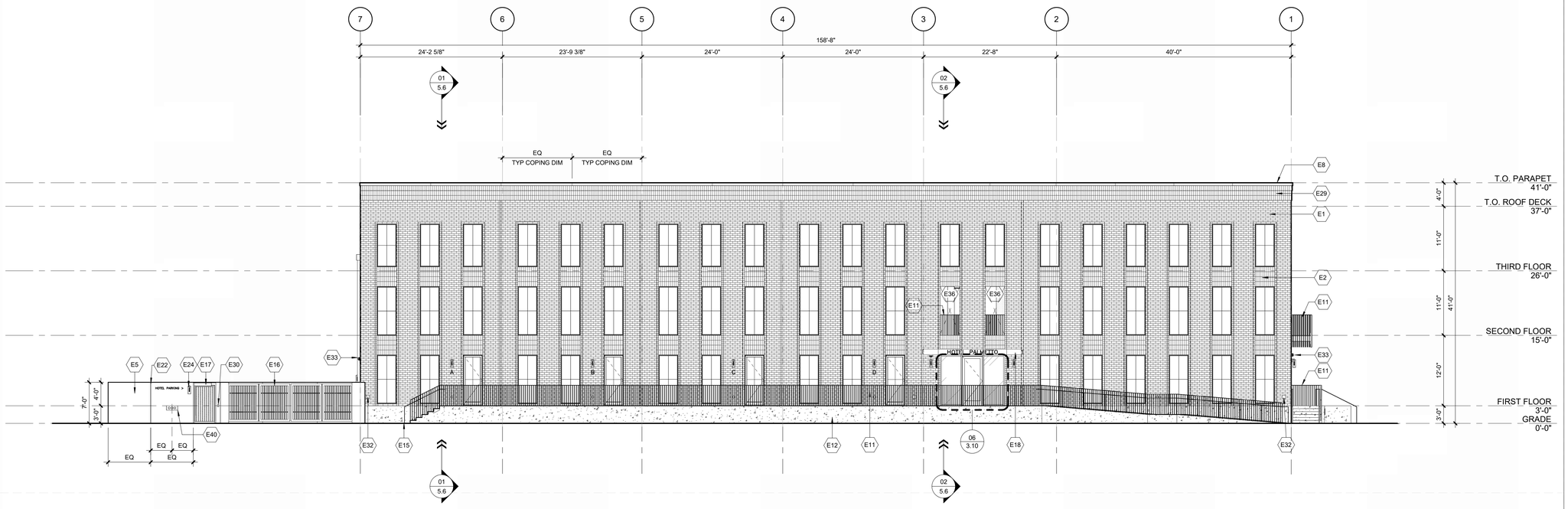
ROOF DETAILS

DRAWN BY | LAST NAME

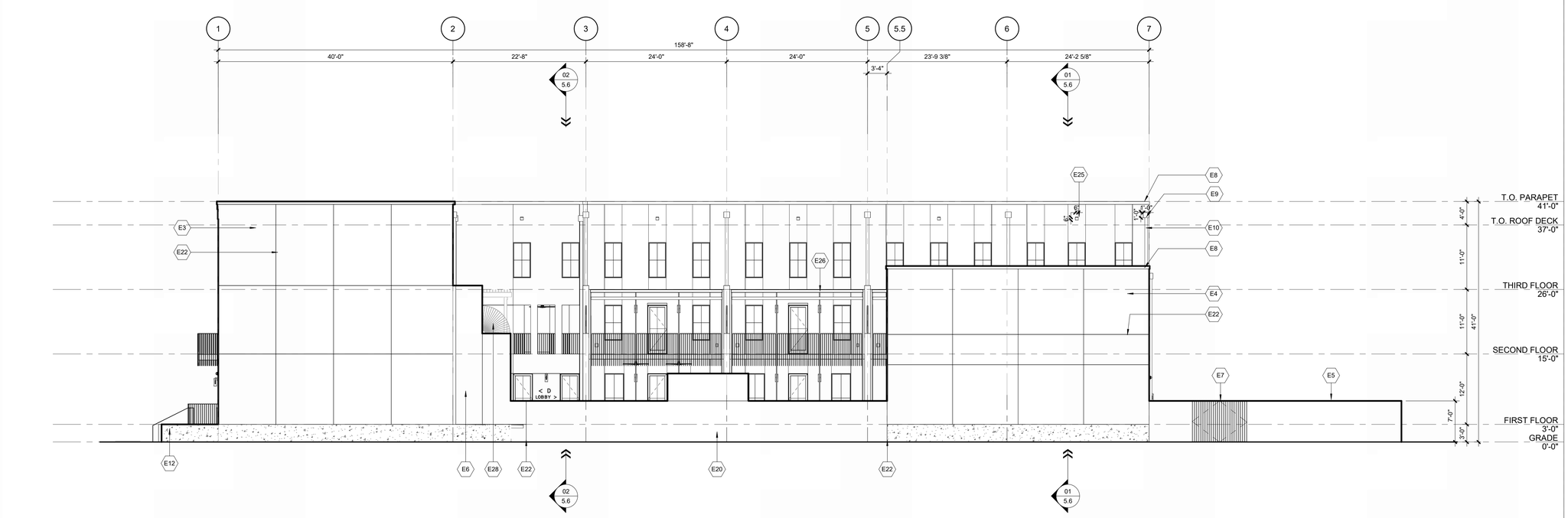
4.2

NOT FOR CONSTRUCTION

2/20/2025 5:03:07 PM



02 SOUTH ELEVATION
2.1 | 1/8" = 1'-0" |



01 NORTH ELEVATION
2.1 | 1/8" = 1'-0" | DESCRIPTIOIN FOR THIS VIEW

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	FACE BRICK RUNNING BOND WALL REF 3.3, P-7
E2	FACE BRICK SOLDIER COURSE WALL REF 3.3, P-7
E3	PLASTER WALL REF 3.3, P-7
E4	2 SIDED PLASTER WALL REF 3.3, P-7
E5	PLASTER SITE WALL REF 3.3, P-7
E6	REAR PATIO PARTITION WALL REF 3.3, P-7
E7	SITE GATE: STEEL FRAME, TREX DECK FINISH (07 31 13)
E8	METAL PARAPET CAP (07 62 00), P-6
E9	METAL CONDUCTOR HEAD (07 62 00), P-6
E10	METAL DOWNSPOUT (07 62 00), P-6
E11	METAL FLAT BAR GUARDRAIL (05 70 00), P-6
E12	BOARD FORMED CONCRETE (03 30 00), AS-CAST
E15	METAL HANDRAIL, P-6
E16	VEHICULAR ACCESS GATE, P-6
E17	PEDESTRIAN ACCESS GATE, P-6
E18	ENTRY CANOPY, P-6
E20	PARGE COAT PLASTER WALL, P-7
E22	PLASTER CONTROL JOINT
E24	EXTERIOR WALL SCONCE, COPPER, SEE ELEC
E25	OVERFLOW SCUPPER, P-6
E26	WOOD PERGOLA, P-6
E28	SQUARE BAR DECORATIVE DIVIDER, P-6
E29	BRICK CORBEL (04 20 01), P-7
E30	CARD READER / ACCESS CONTROL, OPCI
E32	RECESSED WALL HYDRANT, STAINLESS STEEL, SEE MECH
E33	MINI-DOME SECURITY CAMERA, WHITE, OPCI
E36	OPEN TO BEYOND
E40	3 WAY FIRE DEPT CONNECTION, SEE SP1.2

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

	CLEAR INSULATING GLASS
IG-1	CLEAR INSULATING LAMINATED GLASS

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

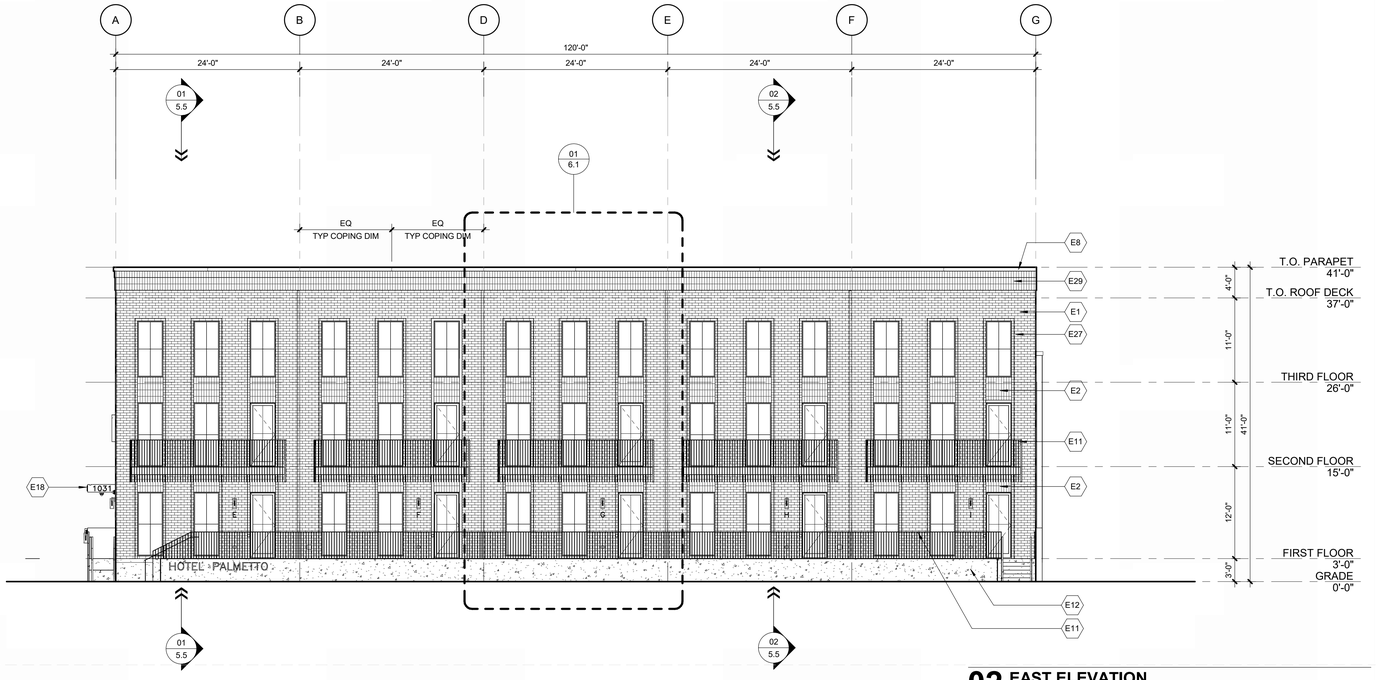
DRAWN BY | LAST NAME

5.1

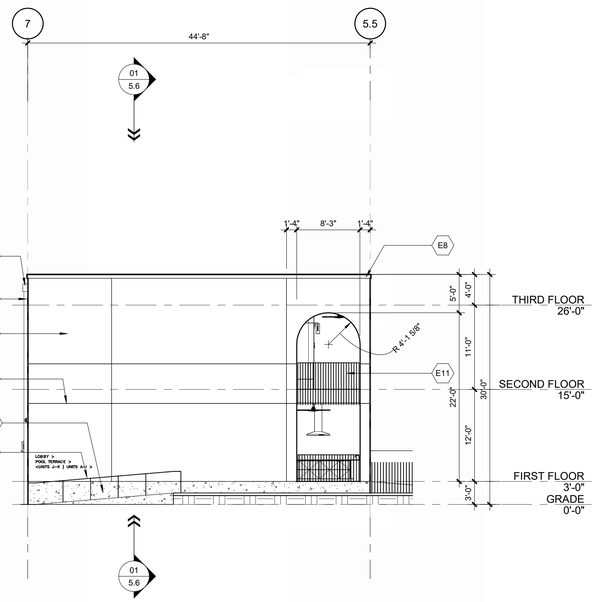
Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:03:15 PM



02 EAST ELEVATION
1.11 | 1/8" = 1'-0" |



03 POOL HOUSE SOUTH ELEVATION
1.12 | 1/8" = 1'-0" |

01 WEST ELEVATION
3.5 | 1/8" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	FACE BRICK RUNNING BOND WALL REF 3.3, P-7
E2	FACE BRICK SOLDIER COURSE WALL REF 3.3, P-7
E3	PLASTER WALL REF 3.3, P-7
E4	2 SIDED PLASTER WALL REF 3.3, P-7
E6	REAR PATIO PARTITION WALL REF 3.3, P-7
E8	METAL PARAPET CAP (07 62 00), P-6
E9	METAL CONDUCTOR HEAD (07 62 00), P-6
E10	METAL DOWNSPOUT (07 62 00), P-6
E11	METAL FLAT BAR GUARDRAIL (05 70 00), P-6
E12	BOARD FORMED CONCRETE (03 30 00), AS-CAST
E15	METAL HANDRAIL, P-6
E16	VEHICULAR ACCESS GATE, P-6
E18	ENTRY CANOPY, P-6
E21	SLOPED WALKWAY, BROOM FINISH
E22	PLASTER CONTROL JOINT
E24	EXTERIOR WALL SCONCE, COPPER, SEE ELEC
E27	RECESSED BRICK REVEAL, P-7
E28	SQUARE BAR DECORATIVE DIVIDER, P-6
E29	BRICK CORBEL (04 20 01), P-7
E41	FIRE SPRINKLER DRAIN AND TEST HEADER, SEE SP2.1 + SP7.1
E42	GALVANIZED STEEL LOUVER (08 91 00)
E43	ELECTRICAL PANELS + DISCONNECT, SEE ELECTRICAL DWGS

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

	CLEAR INSULATING GLASS
IG-1	CLEAR INSULATING LAMINATED GLASS

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

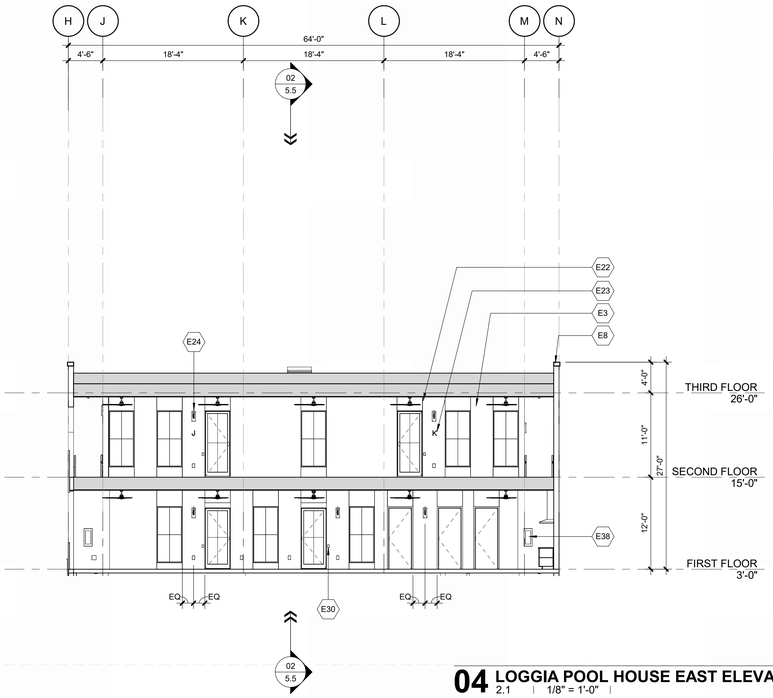
EXTERIOR ELEVATIONS

DRAWN BY | LAST NAME

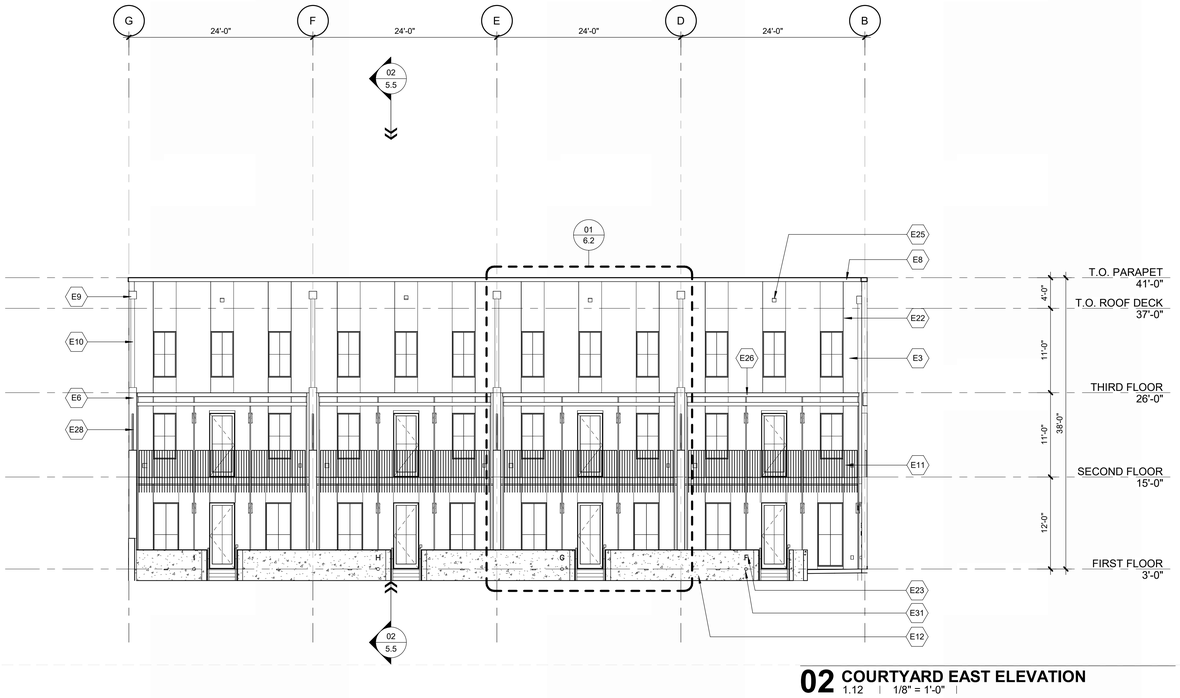
5.2

NOT FOR CONSTRUCTION

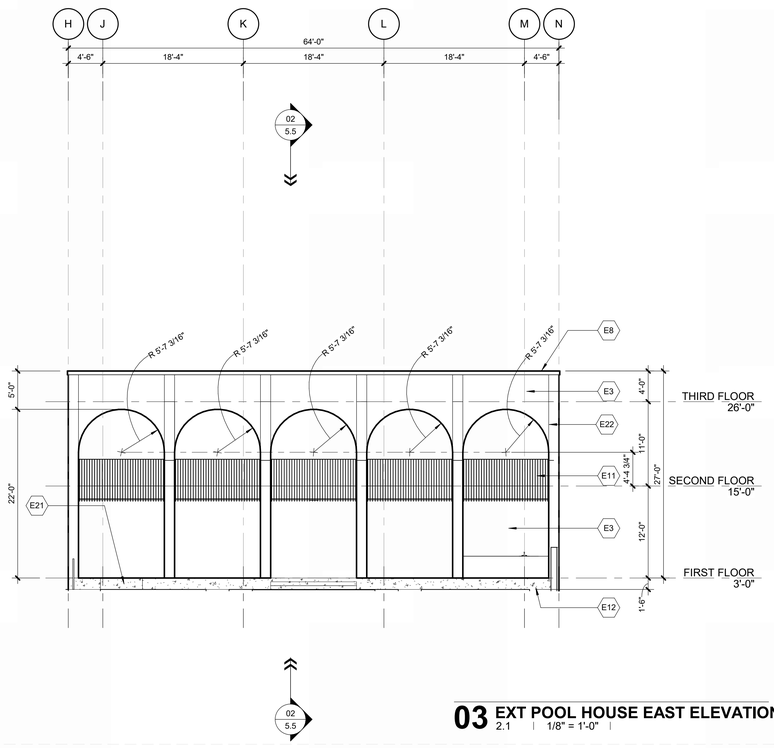
2/20/2025 5:22:43 PM



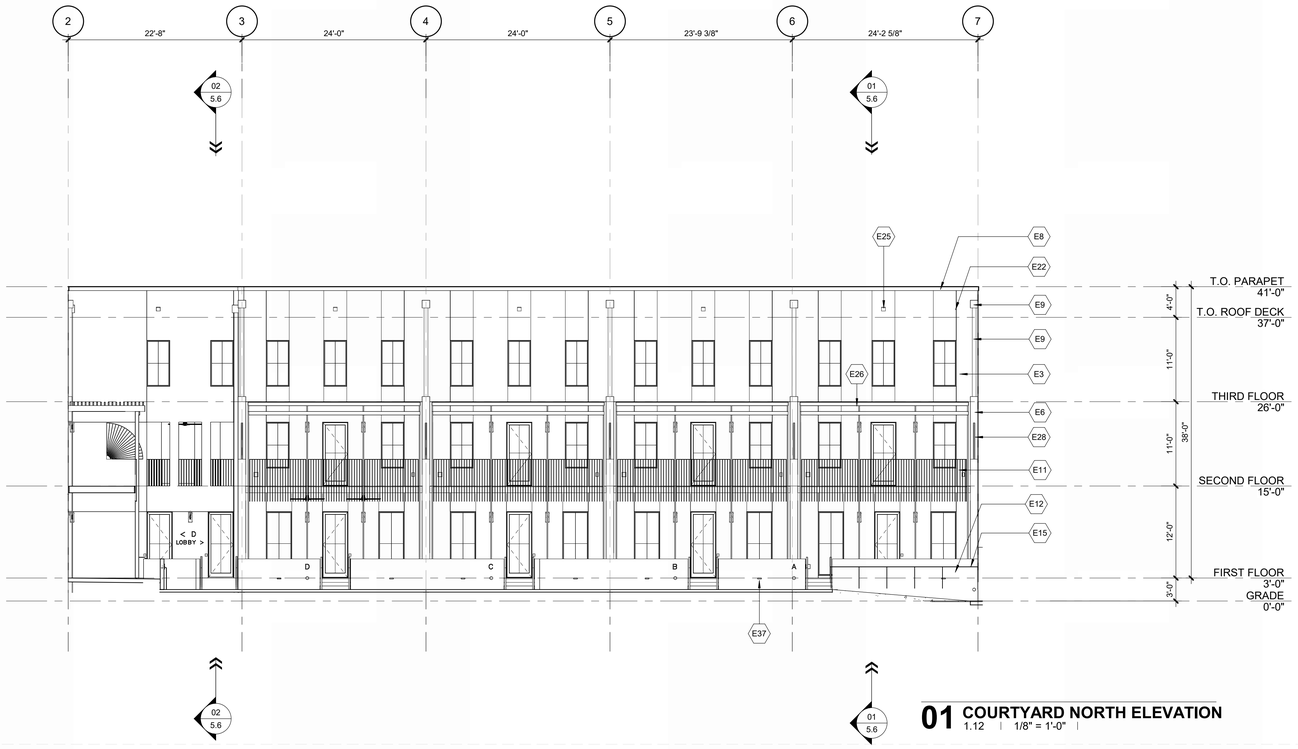
04 LOGGIA POOL HOUSE EAST ELEVATION
2.1 | 1/8" = 1'-0" |



02 COURTYARD EAST ELEVATION
1.12 | 1/8" = 1'-0" |



03 EXT POOL HOUSE EAST ELEVATION
2.1 | 1/8" = 1'-0" |



01 COURTYARD NORTH ELEVATION
1.12 | 1/8" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

CLARIFICATION OF REFERENCE DESIGNATIONS

E3	PLASTER WALL REF 3.3, P-7
E6	REAR PATIO PARTITION WALL REF 3.3, P-7
E8	METAL PARAPET CAP (07 62 00), P-6
E9	METAL CONDUCTOR HEAD (07 62 00), P-6
E10	METAL DOWNSPOUT (07 62 00), P-6
E11	METAL FLAT BAR GUARDRAIL (05 70 00), P-6
E12	BOARD FORMED CONCRETE (03 30 00), AS-CAST
E15	METAL HANDRAIL, P-6
E21	SLOPED WALKWAY, BROOM FINISH
E22	PLASTER CONTROL JOINT
E23	UNIT SIGNAGE, FINISH TBD
E24	EXTERIOR WALL SCONCE, COPPER, SEE ELEC
E25	OVERFLOW SCUPPER, P-6
E26	WOOD PERGOLA, P-6
E28	SQUARE BAR DECORATIVE DIVIDER, P-6
E30	CARD READER / ACCESS CONTROL, OPCI
E31	PATHWAY LIGHT, WHITE, SEE ELEC
E37	BLOCK OUT - VOID; THRU WALL DRAINAGE
E38	FIRE EXTINGUISHER CABINET (10 44 00)

REFERENCE DESIGNATIONS FOR GLASS TYPES (08 80 00)

NOTE: UNLESS OTHERWISE INDICATED
ALL GLASS SHALL BE IG-1 INSULATING GLASS

	CLEAR INSULATING GLASS
IG-1	CLEAR INSULATING LAMINATED GLASS

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

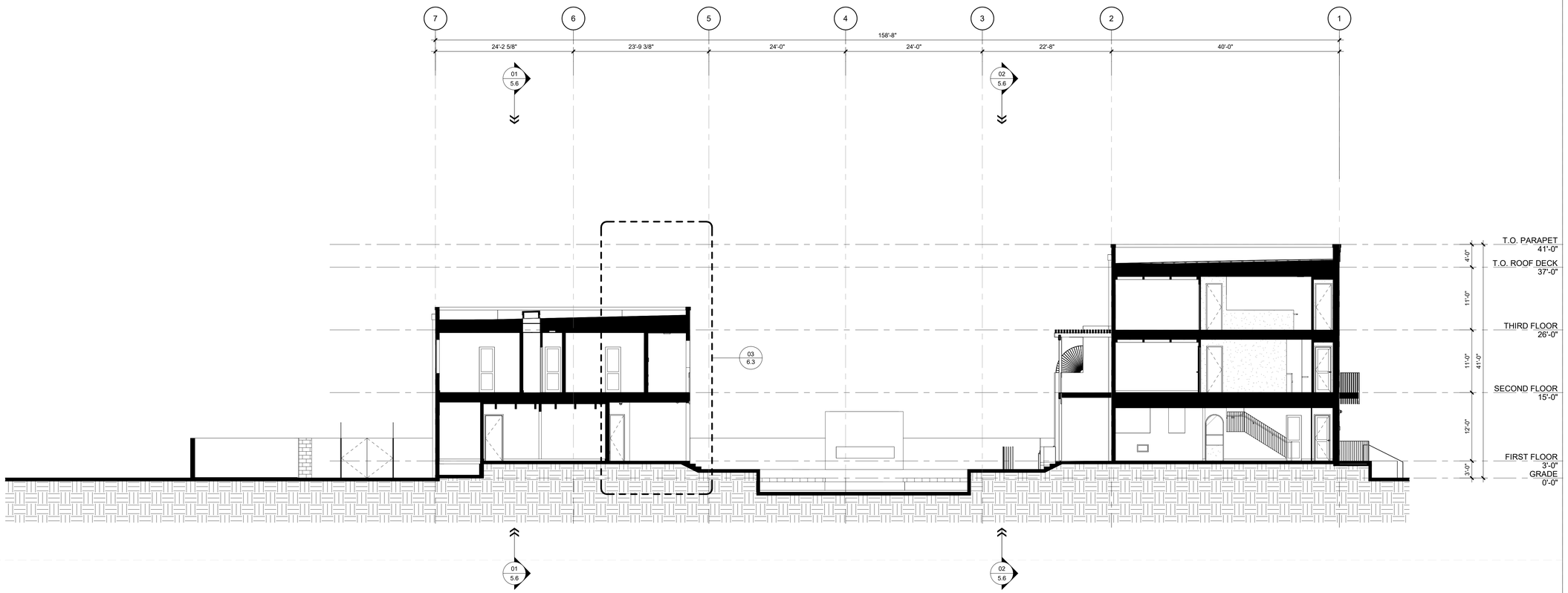
EXTERIOR ELEVATIONS

DRAWN BY | Author

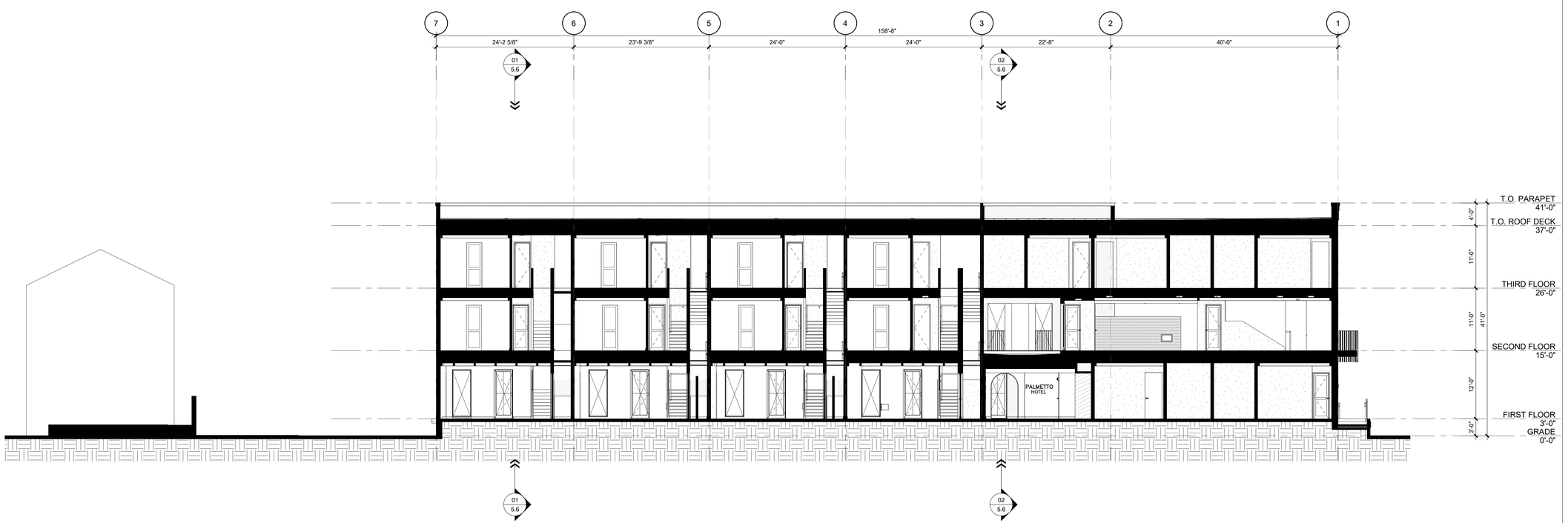
5.3

NOT FOR CONSTRUCTION

2/20/2025 5:03:17 PM



02 E-W LONGITUDINAL BUILDING SECTION
1/8" = 1'-0"



01 E-W LONGITUDINAL BUILDING SECTION
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

CROSS SECTIONS

DRAWN BY | LAST NAME

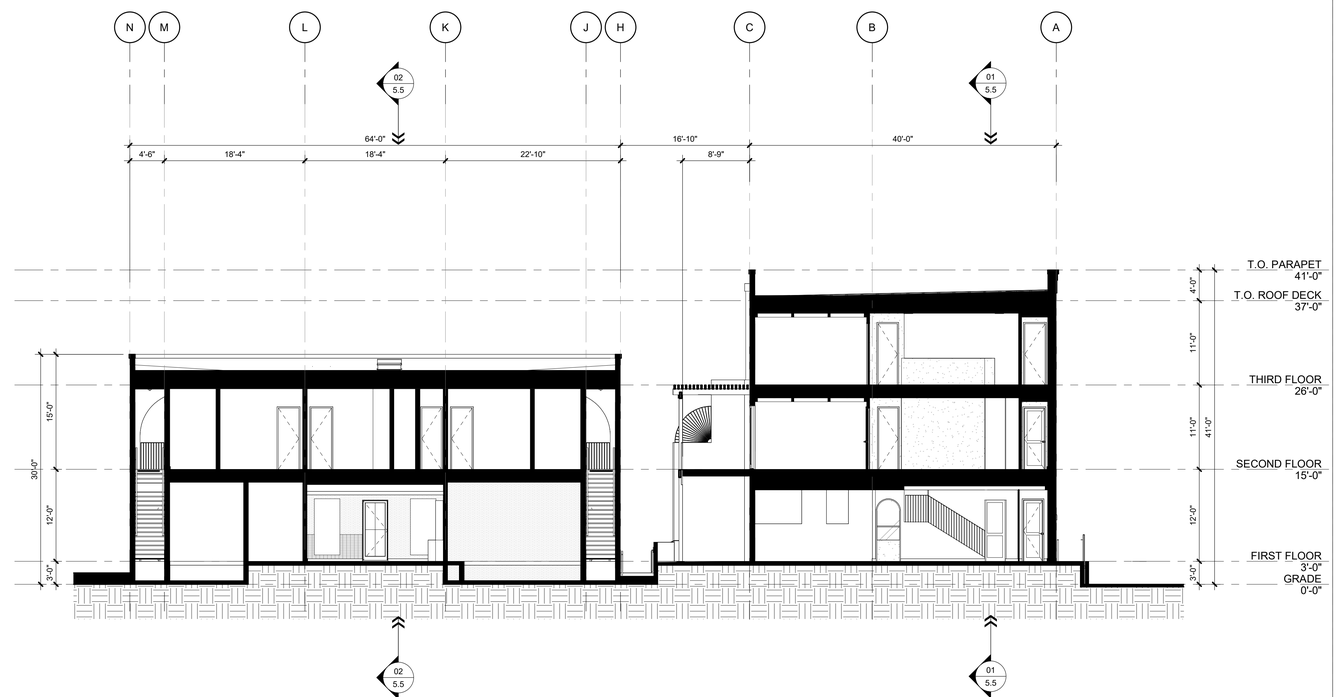
5.5

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:03:18 PM

02 N-S TRANSVERSE BUILDING SECTION
1/8" = 1'-0"



01 N-S TRANSVERSE BUILDING SECTION
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

CROSS SECTION

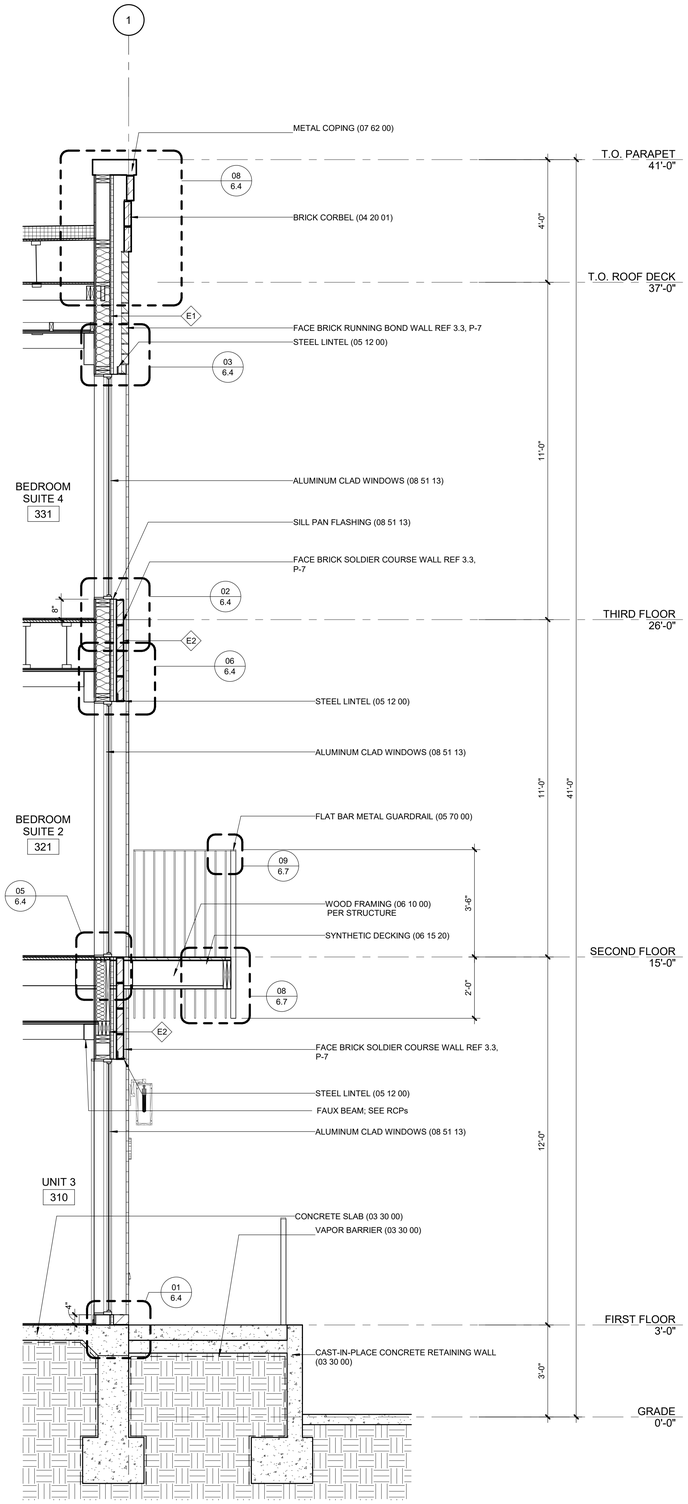
DRAWN BY | Author

5.6

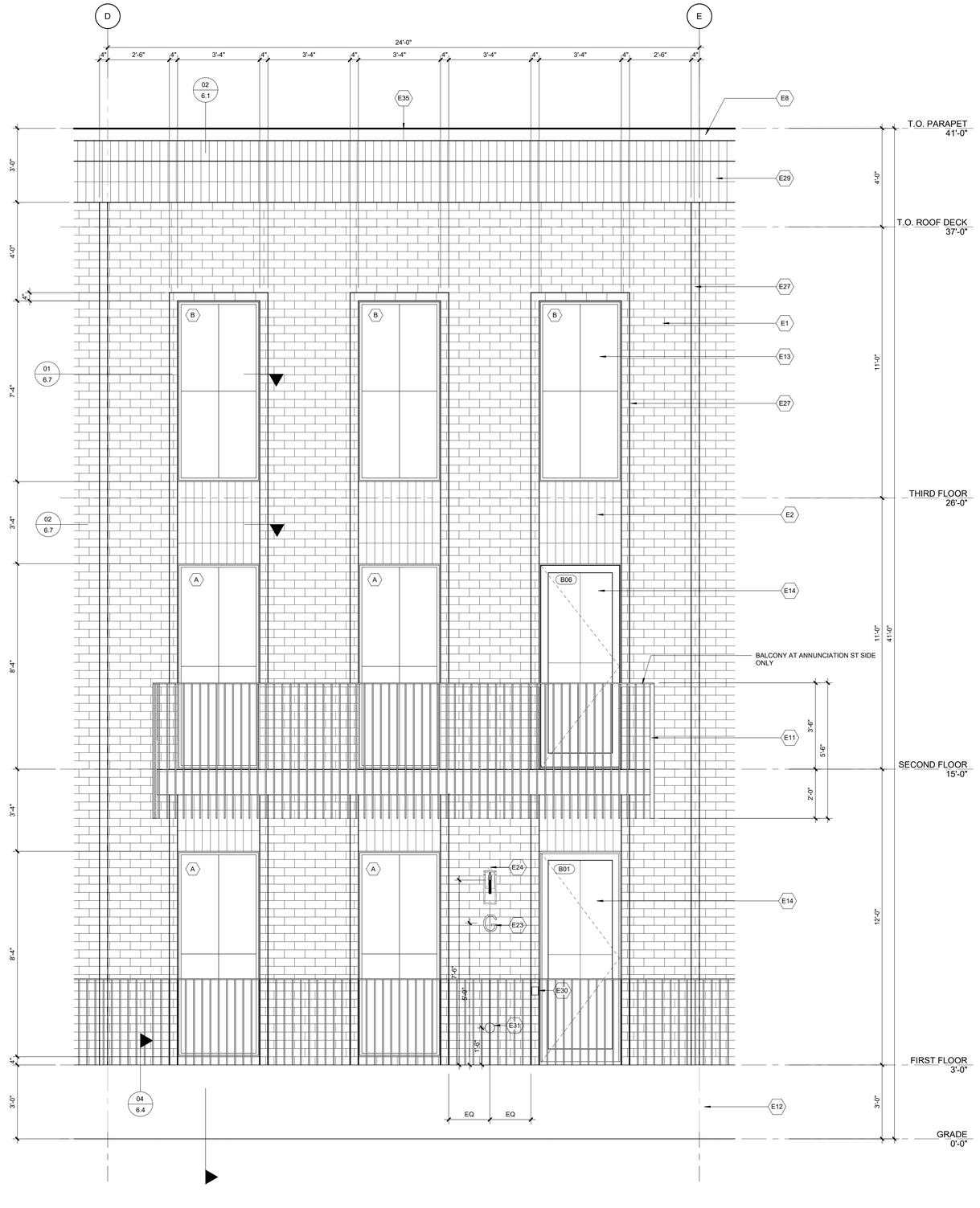
Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt



02 WALL SECTION - TYP UNIT STREET SIDE
6.1 | 1/2" = 1'-0" | ANNUNCIATION



01 ENLARGED TYP UNIT STREET ELEVATION
2.1 | 1/2" = 1'-0" | BRICK

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

GENERAL NOTES

1. FOR CLARITY OF DETAILING CONNECTIONS, FIREPROOFING ON STRUCTURAL STEEL MEMBER IS NOT SHOWN ON WALL SECTIONS AND MISCELLANEOUS DETAILS. REFER TO SECTION 07 81 00 AND INFORMATION SHEET FOR U.L DESIGN REQUIREMENTS.

CLARIFICATION OF REFERENCE DESIGNATIONS

E1	FACE BRICK RUNNING BOND WALL REF 3.3, P-7
E2	FACE BRICK SOLDIER COURSE WALL REF 3.3, P-7
E8	METAL PARAPET CAP (07 62 00), P-6
E11	METAL FLAT BAR GUARDRAIL (05 70 00), P-6
E12	BOARD FORMED CONCRETE (03 30 00), AS-CAST
E13	WINDOW AS SCHEDULED REF 01/3.10
E14	DOOR AS SCHEDULED REF 01/3.5
E23	UNIT SIGNAGE, FINISH TBD
E24	EXTERIOR WALL SCONCE, COPPER, SEE ELEC
E27	RECESSED BRICK REVEAL, P-7
E29	BRICK CORBEL (04 20 01), P-7
E30	CARD READER / ACCESS CONTROL, OPCI
E31	PATHWAY LIGHT, WHITE, SEE ELEC
E35	COPING JOINT

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

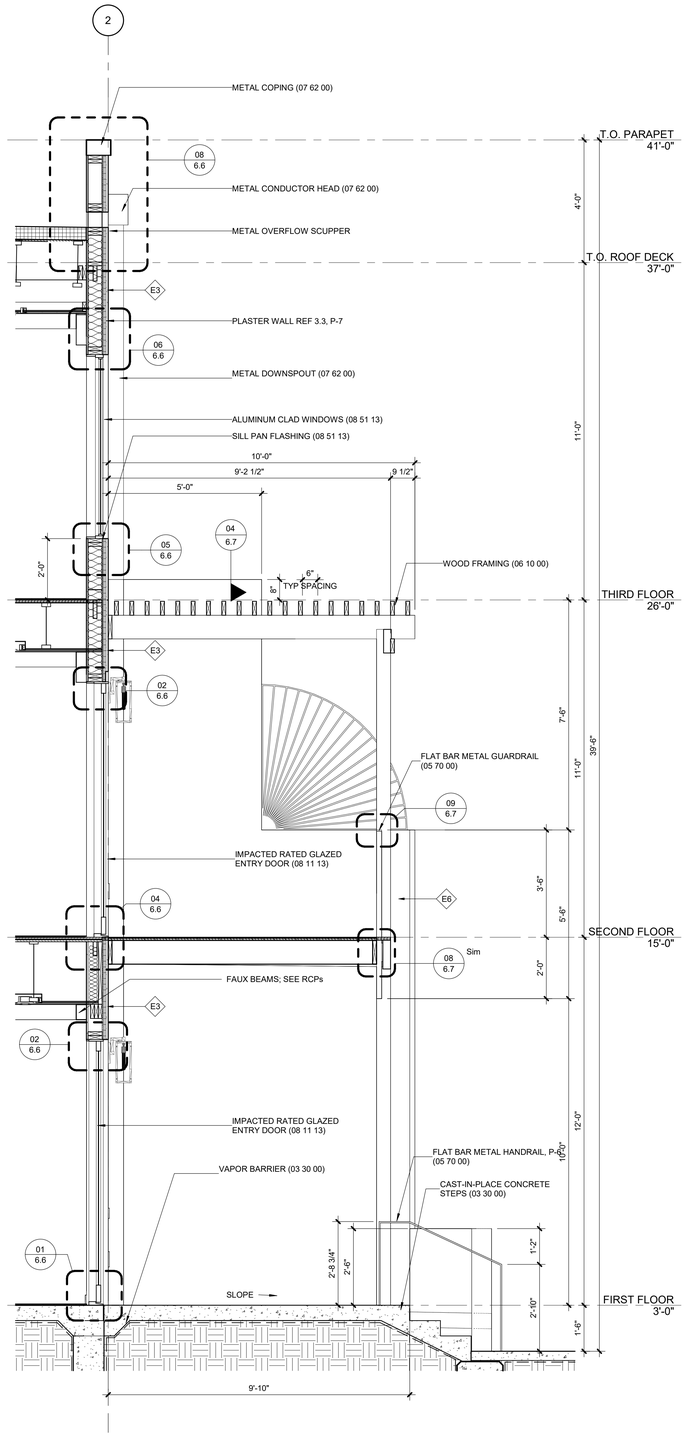
ENLARGED UNIT ELEVATION + WALL SECTION

DRAWN BY | Author

6.1

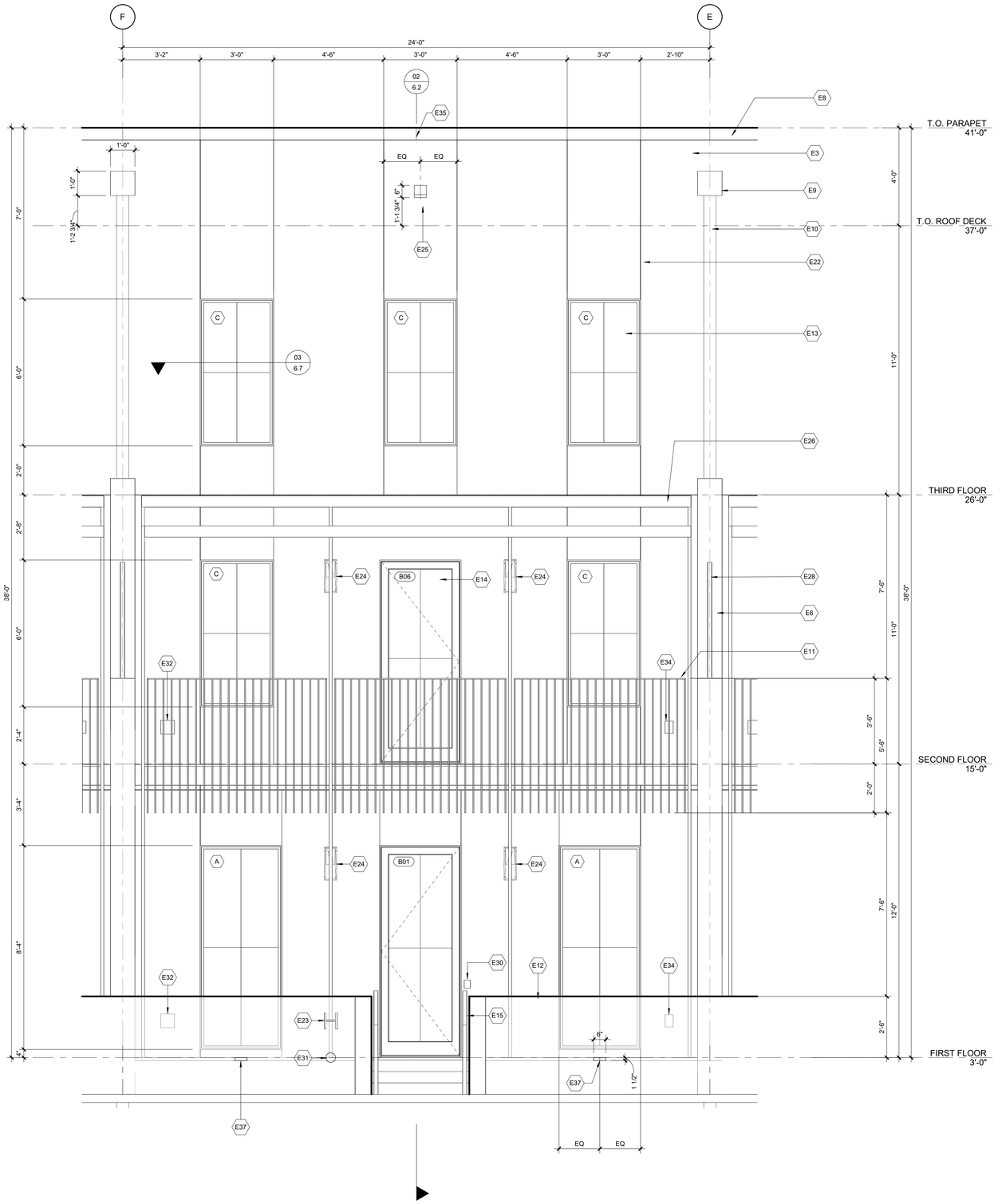
NOT FOR CONSTRUCTION

2/20/2025 5:03:21 PM



02 WALL SECTION - TYP UNIT COURTYARD

6.2 | 1/2" = 1'-0" |



01 ENLARGED TYP UNIT COURTYARD ELEVATION

1/2" = 1'-0" | PLASTER

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

GENERAL NOTES

1. FOR CLARITY OF DETAILING CONNECTIONS, FIREPROOFING ON STRUCTURAL STEEL MEMBER IS NOT SHOWN ON WALL SECTIONS AND MISCELLANEOUS DETAILS. REFER TO SECTION 07 81 00 AND INFORMATION SHEET FOR U.L DESIGN REQUIREMENTS.

CLARIFICATION OF REFERENCE DESIGNATIONS

E3	PLASTER WALL REF 3.3, P-7
E6	REAR PATIO PARTITION WALL REF 3.3, P-7
E8	METAL PARAPET CAP (07 62 00), P-6
E9	METAL CONDUCTOR HEAD (07 62 00), P-6
E10	METAL DOWNSPOUT (07 62 00), P-6
E11	METAL FLAT BAR GUARDRAIL (05 70 00), P-6
E12	BOARD FORMED CONCRETE (03 30 00), AS-CAST
E13	WINDOW AS SCHEDULED REF 01/3.10
E14	DOOR AS SCHEDULED REF 01/3.5
E15	METAL HANDRAIL, P-6
E22	PLASTER CONTROL JOINT
E23	UNIT SIGNAGE, FINISH TBD
E24	EXTERIOR WALL SCONCE, COPPER, SEE ELEC
E25	OVERFLOW SCUPPER, P-6
E26	WOOD PERGOLA, P-6
E28	SQUARE BAR DECORATIVE DIVIDER, P-6
E30	CARD READER / ACCESS CONTROL, OPCI
E31	PATHWAY LIGHT, WHITE, SEE ELEC
E32	RECESSED WALL HYDRANT, STAINLESS STEEL, SEE MECH
E34	RECESSED EXTERIOR WALL OUTET, WHITE, SEE ELEC
E35	COPING JOINT
E37	BLOCK OUT - VOID; THRU WALL DRAINAGE

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ENLARGED UNIT ELEVATION + WALL SECTION

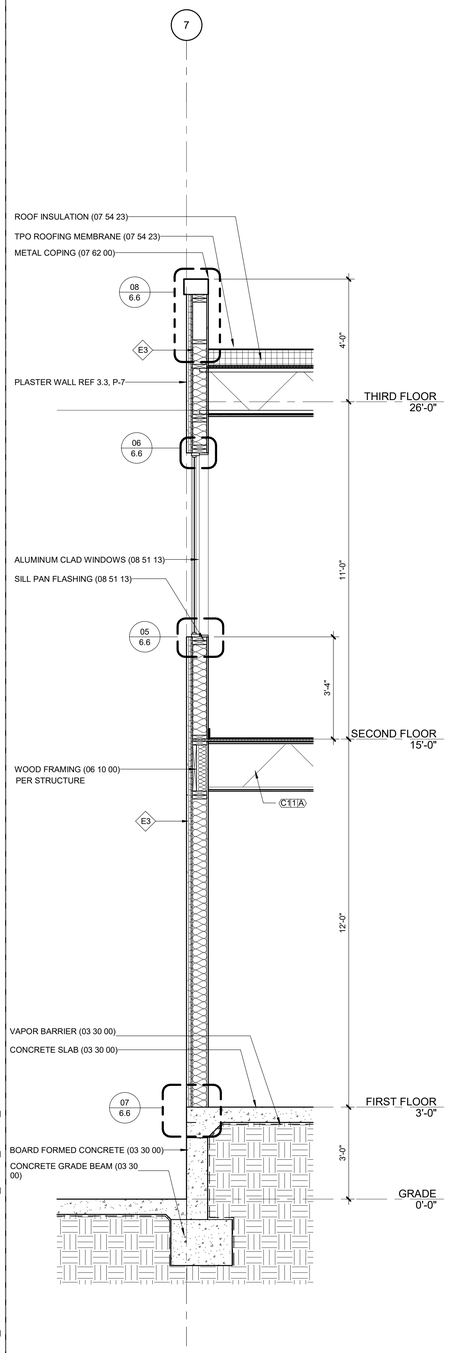
DRAWN BY | Author

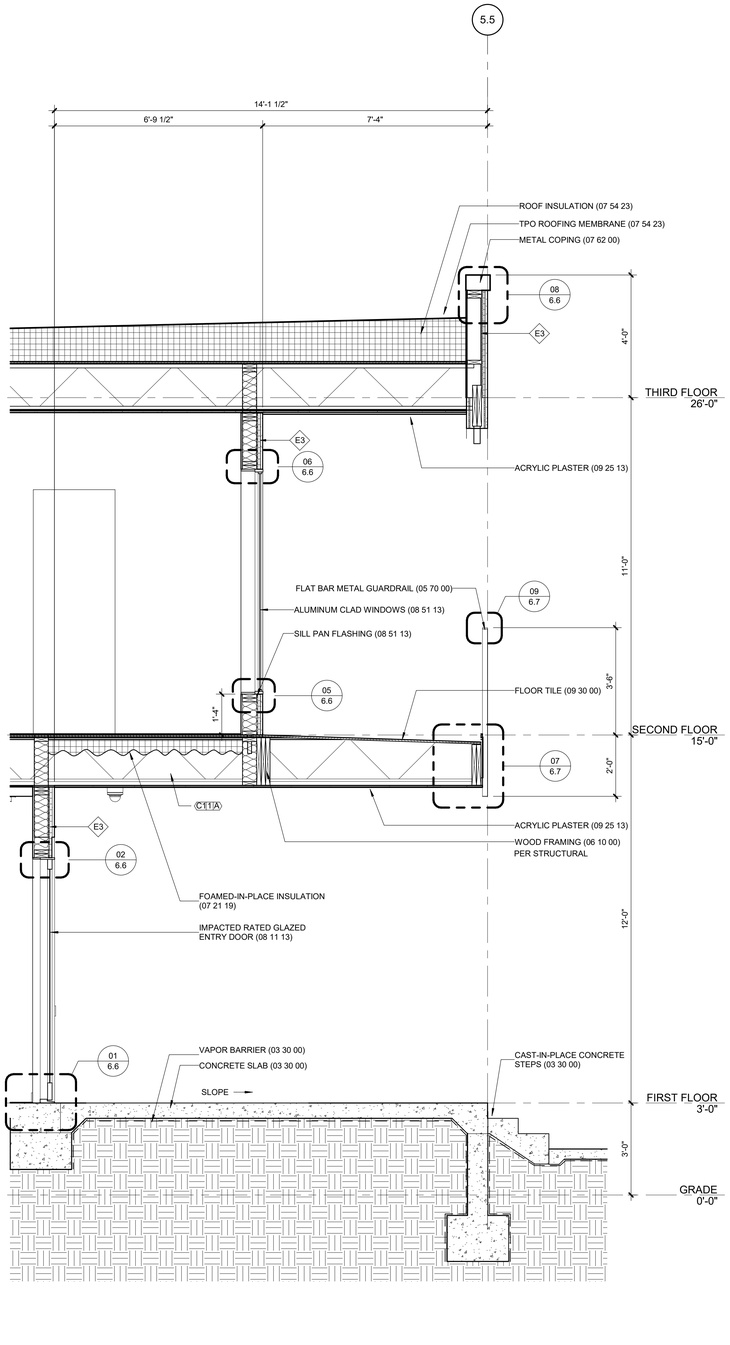
6.2

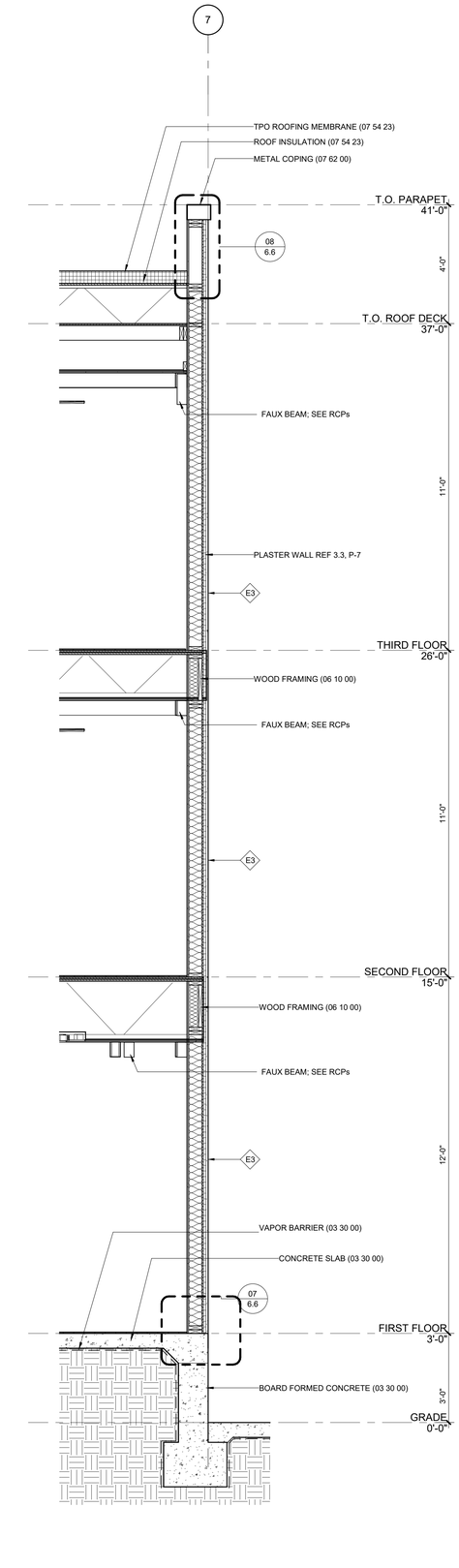
Autodesk Docs://23083_1031 Annunciation St.23083_ARCH_Central_R24.rvt

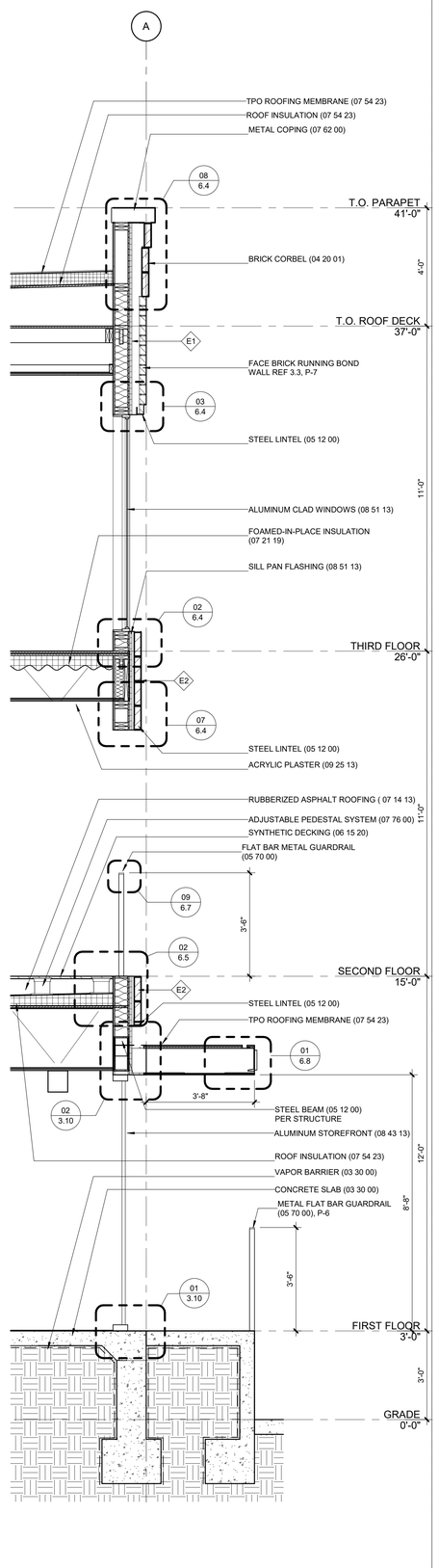
NOT FOR CONSTRUCTION

2/20/2025 5:03:23 PM









04 WALL SECTION - BACK WALL POOL HOUSE
2.1 | 1/2" = 1'-0" |

03 WALL SECTION - POOL HOUSE BALCONY
2.1 | 1/2" = 1'-0" |

02 WALL SECTION - PLASTER WALL NO OPENINGS
2.1 | 1/2" = 1'-0" |

01 WALL SECTION - CORNER UNIT OUTDOOR DECK / LOBBY
2.1 | 1/2" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

GENERAL NOTES

1. FOR CLARITY OF DETAILING CONNECTIONS, FIREPROOFING ON STRUCTURAL STEEL MEMBER IS NOT SHOWN ON WALL SECTIONS AND MISCELLANEOUS DETAILS. REFER TO SECTION 07 81 00 AND INFORMATION SHEET FOR U.L DESIGN REQUIREMENTS.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

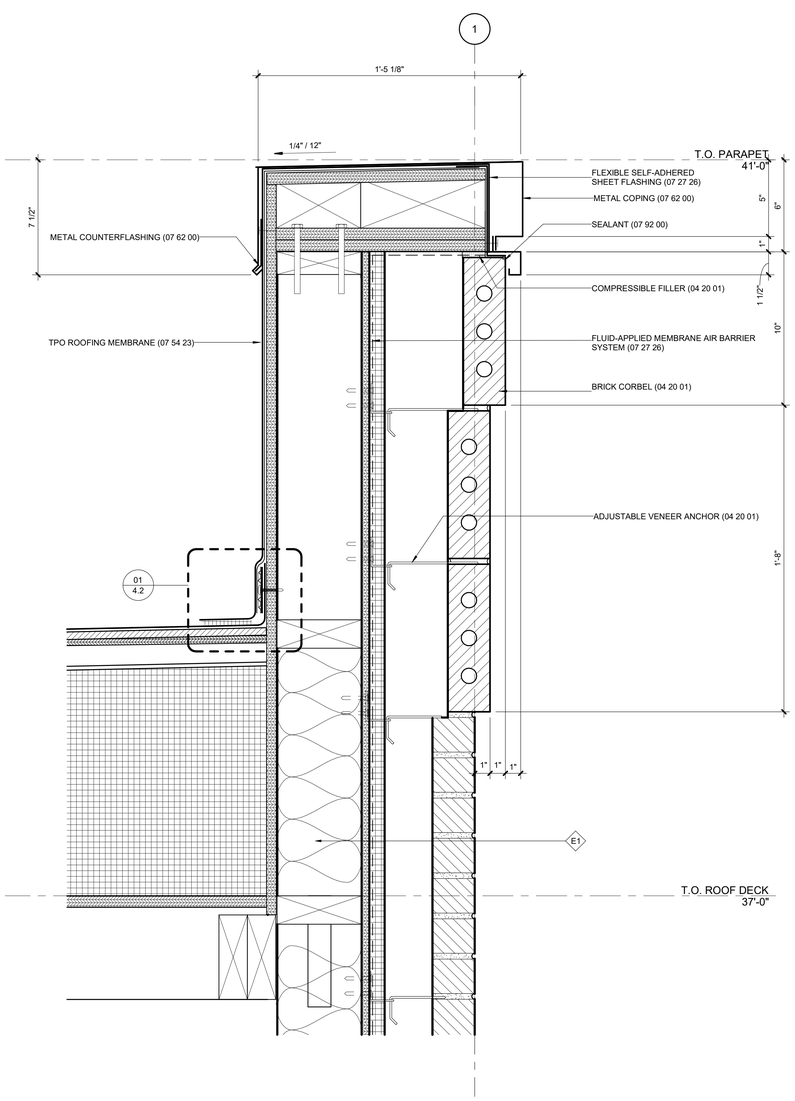
WALL SECTIONS

DRAWN BY | LAST NAME

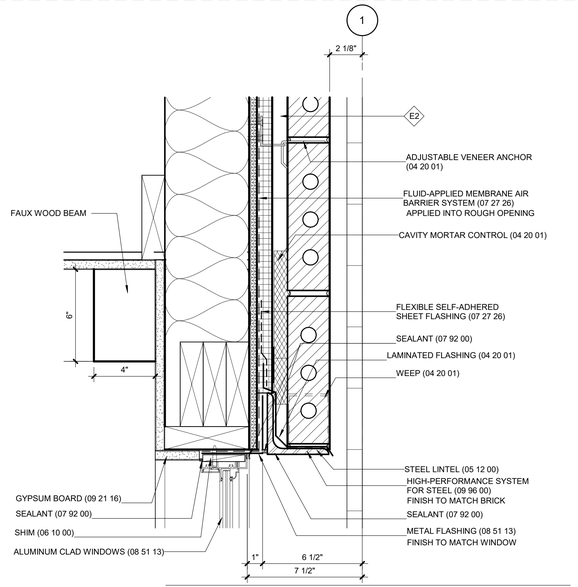
6.3

NOT FOR CONSTRUCTION

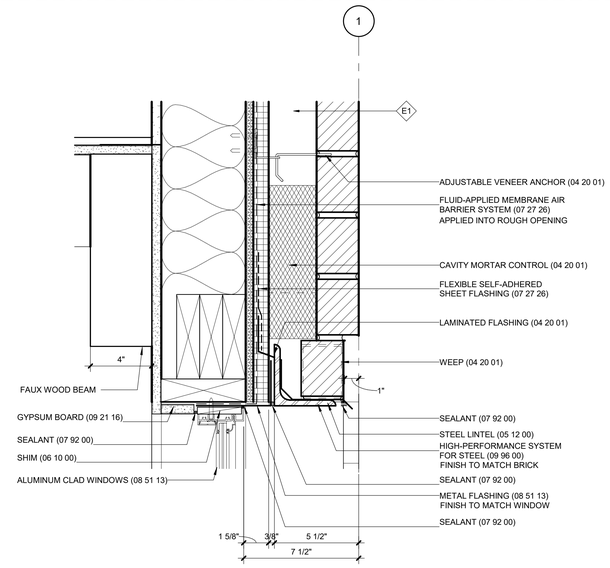
2/20/2025 5:03:25 PM



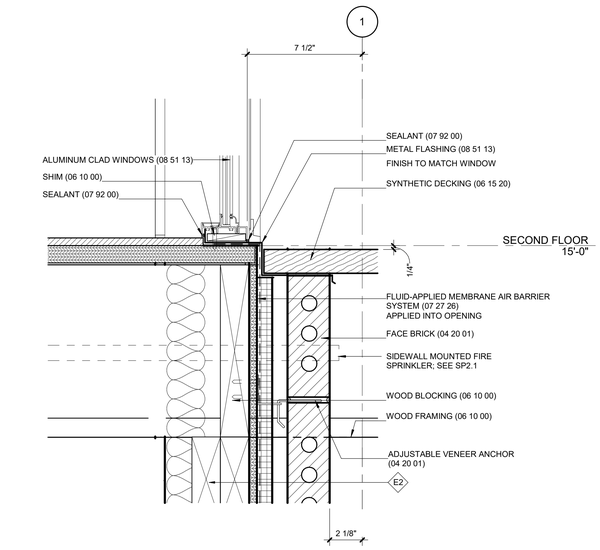
08 SECTION - TYPICAL BRICK PARAPET
4.1 | 3" = 1'-0" |



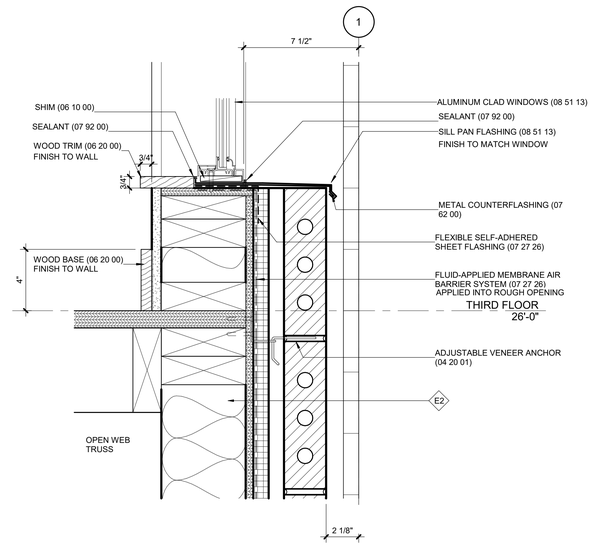
06 SECTION - TYP WINDOW HEAD1
3.10 | 3" = 1'-0" | FIRST + SECOND FL



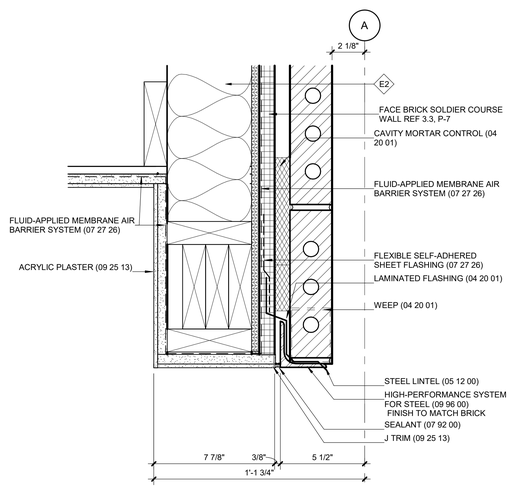
03 SECTION - TYP WINDOW HEAD2
3.10 | 3" = 1'-0" | THIRD FLOOR



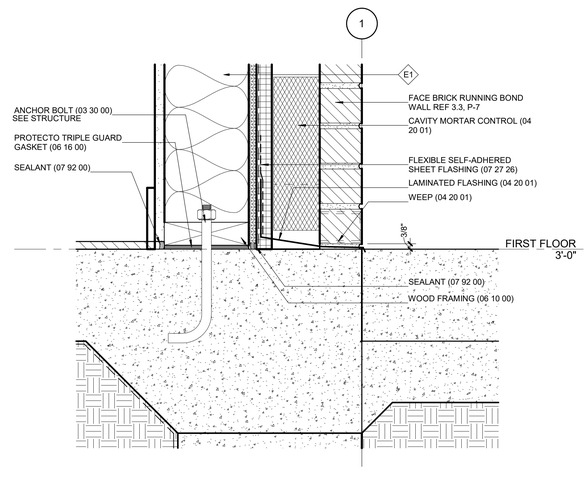
05 SECTION - TYP WINDOW SILL AT BALCONY
6.1 | 3" = 1'-0" | SECOND FL



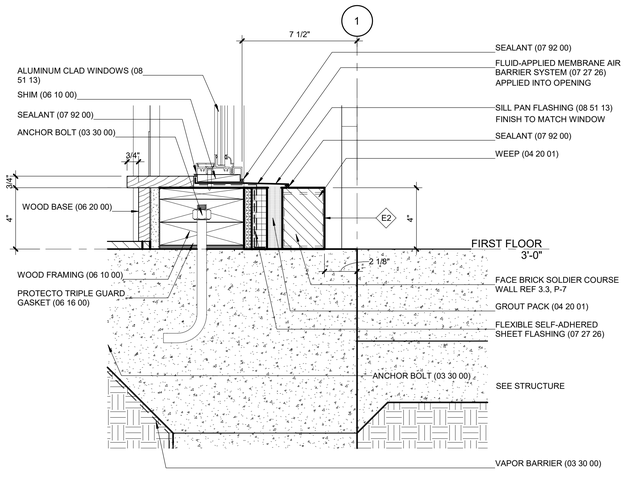
02 SECTION - TYP WINDOW SILL
3.10 | 3" = 1'-0" | THIRD FL



07 SECTION - OPENING AT BRICK WALL
6.3 | 3" = 1'-0" |



04 SECTION - TYP BRICK AT CONCRETE SLAB
3" = 1'-0" |



01 SECTION - TYP WINDOW SILL AT SLAB
3.10 | 3" = 1'-0" | FIRST FL

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR DETAILS

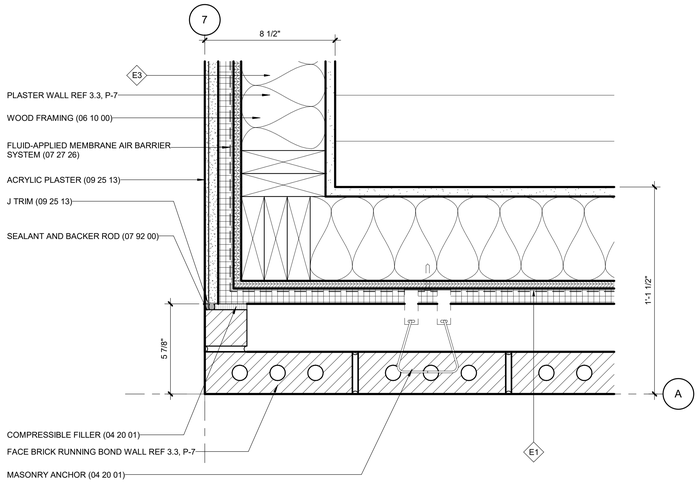
DRAWN BY | Author

6.4

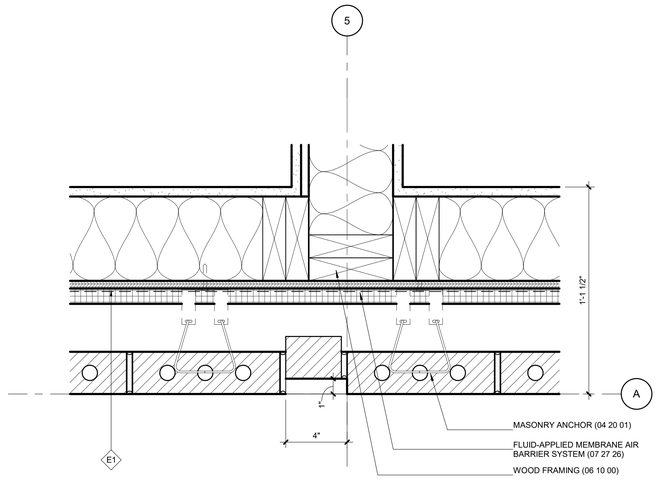
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

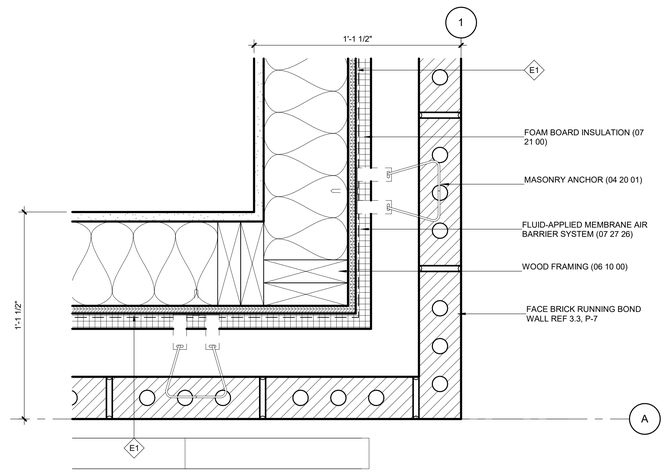
2/20/2025 5:03:27 PM



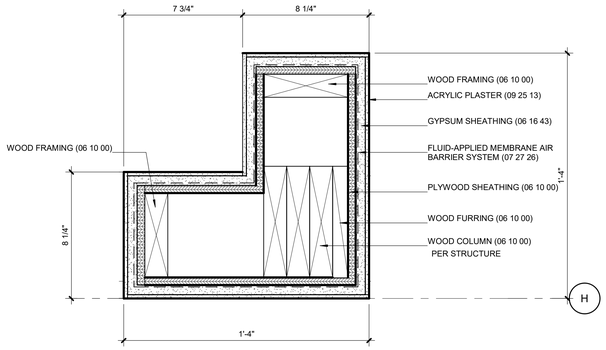
09 PLAN - TYP BRICK / PLASTER CORNER
3" = 1'-0"



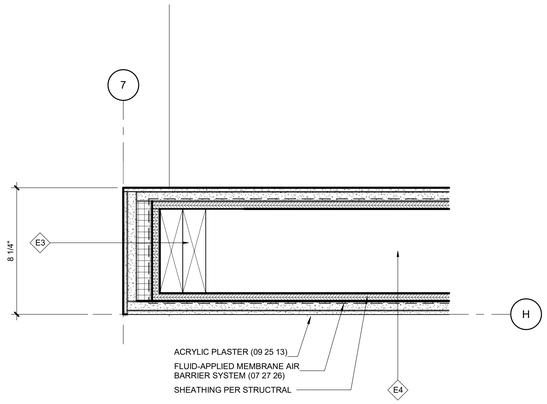
06 PLAN - TYP BRICK RECESS REVEAL
2.1 | 3" = 1'-0"



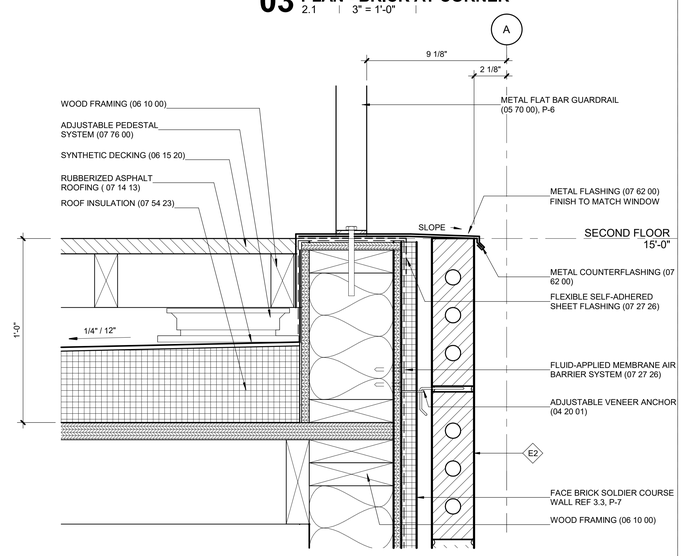
03 PLAN - BRICK AT CORNER
2.1 | 3" = 1'-0"



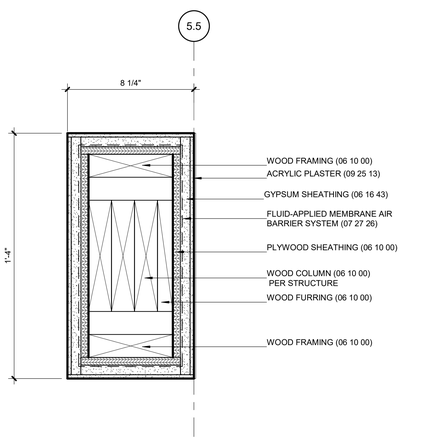
08 PLAN - CORNER COLUMN AT POOL HOUSE
2.1 | 3" = 1'-0"



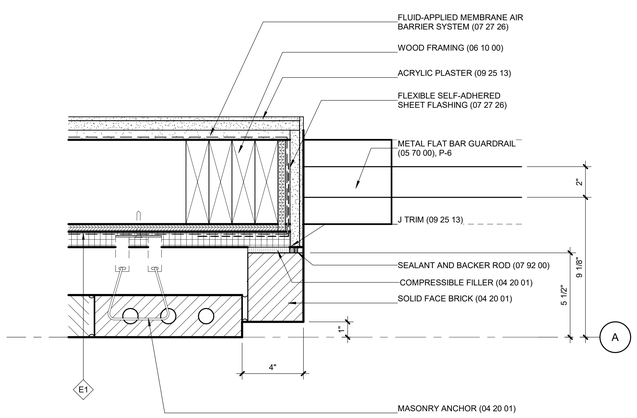
05 PLAN - 2 SIDED PLASTER WALL
2.1 | 3" = 1'-0"



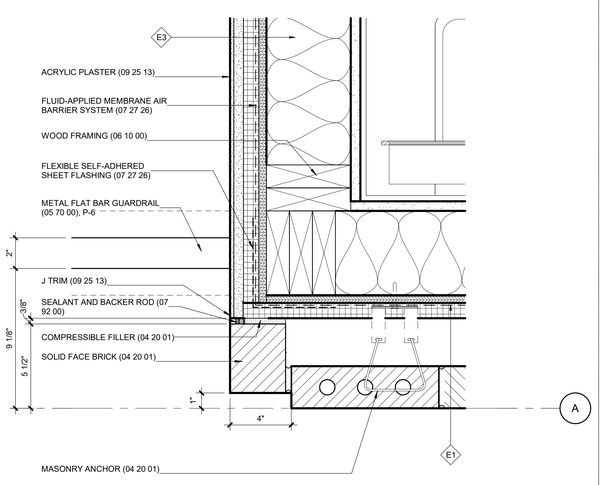
02 SECTION - GUARDRAIL AT PEDESTAL DECK
6.3 | 3" = 1'-0"



07 PLAN - TYP COLUMN AT POOL HOUSE
2.1 | 3" = 1'-0"



04 PLAN - BRICK AT PLASTER OPENING / RAILING
2.2 | 3" = 1'-0"



01 PLAN - BRICK AT PLASTER WALL / RAILING
2.2 | 3" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR DETAILS

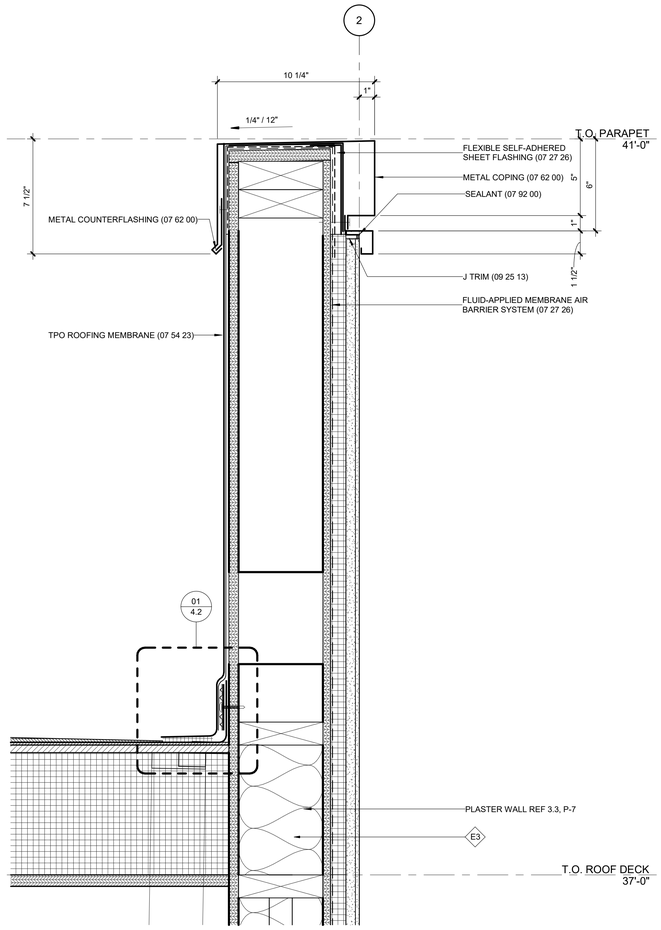
DRAWN BY | Author

6.5

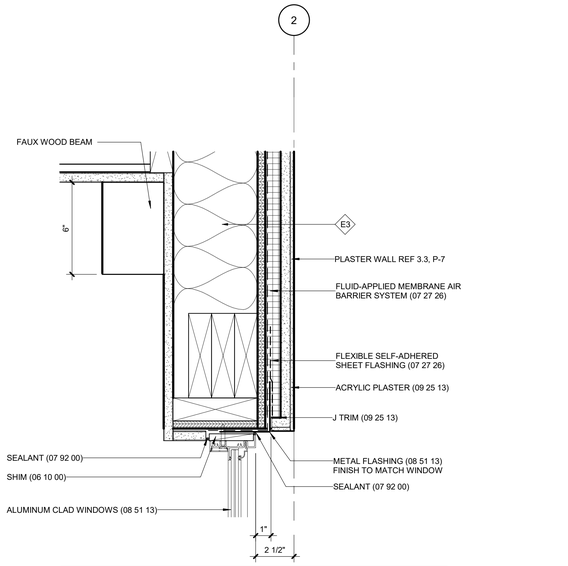
Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

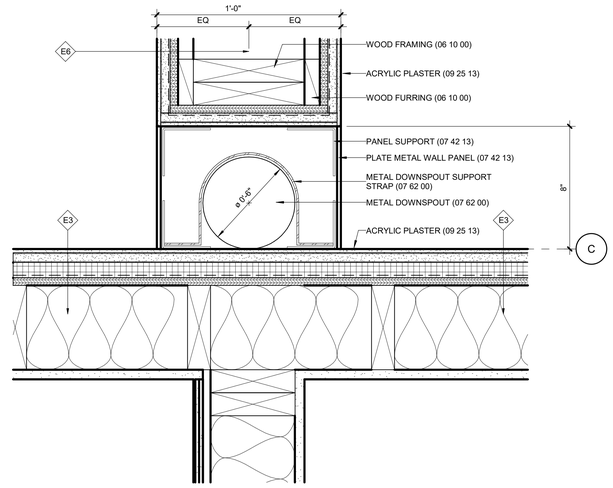
2/20/2025 5:04:28 PM



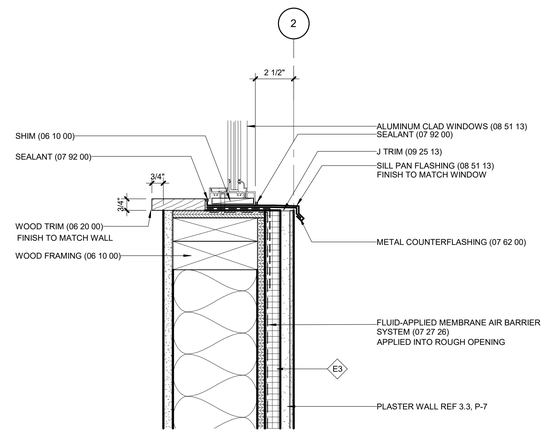
08 SECTION - TYPICAL PLASTER PARAPET
3" = 1'-0"



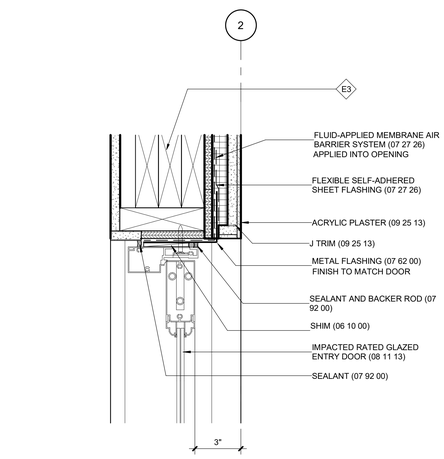
06 SECTION - TYP WINDOW HEAD AT PLASTER
3" = 1'-0"



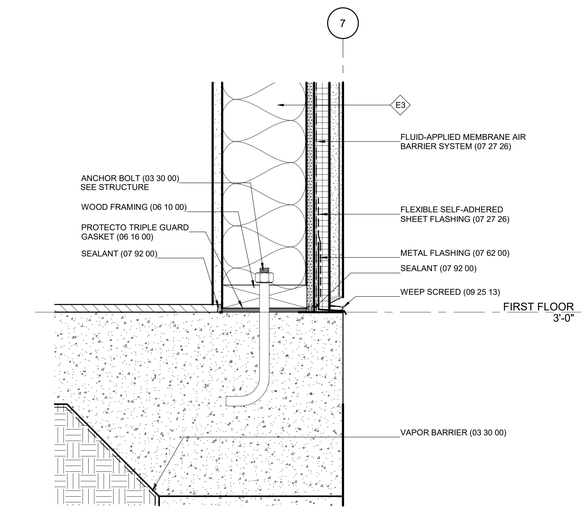
03 PLAN - DOWNSPOUT AT PORCH WALL
2.1 | 3" = 1'-0"



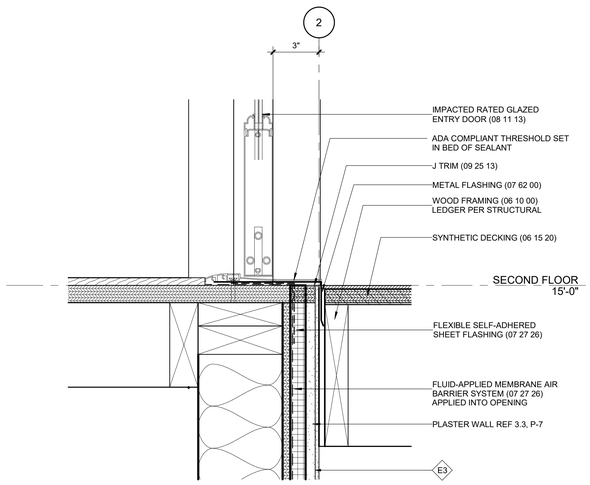
05 SECTION - TYP WINDOW SILL AT PLASTER
3" = 1'-0"



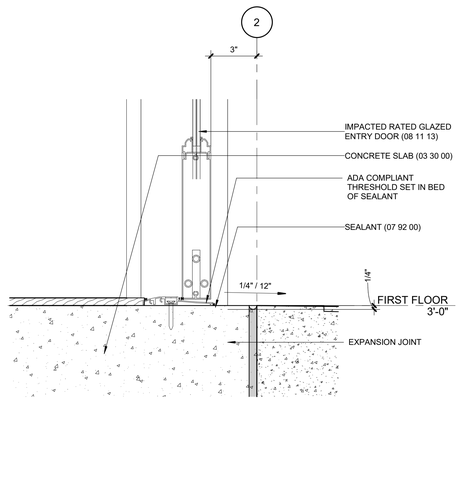
02 SECTION - TYP DOOR HEAD AT PLASTER
6.2 | 3" = 1'-0"



07 SECTION - TYP. PLASTER AT CONCRETE WALL
6.3 | 3" = 1'-0"



04 SECTION - TYP DOOR SILL AT DECK
6.2 | 3" = 1'-0"



01 SECTION - TYP DOOR SILL AT SLAB
6.2 | 3" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR DETAILS

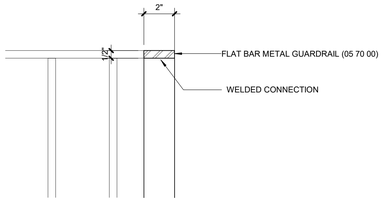
DRAWN BY | Author

6.6

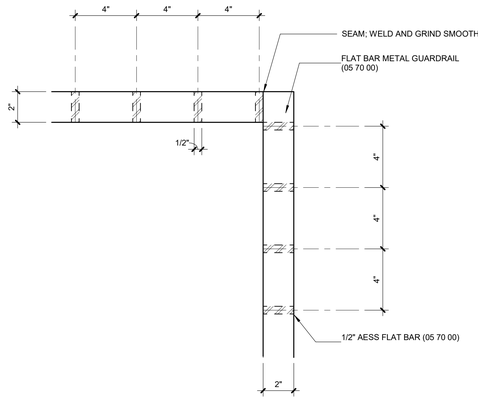
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

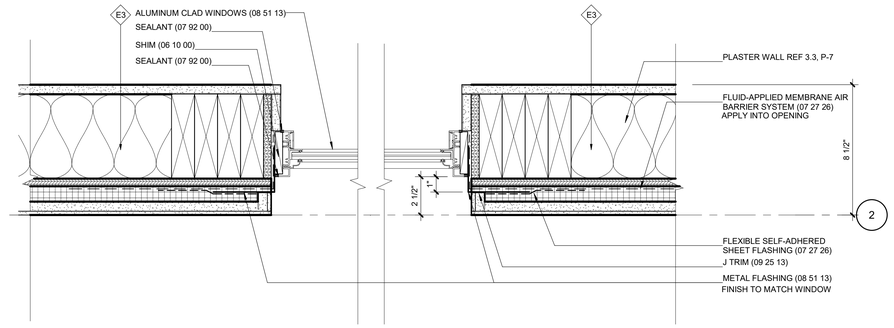
2/20/2025 5:03:28 PM



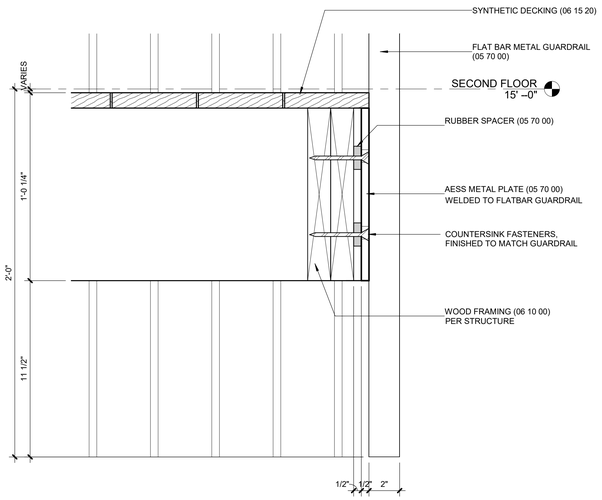
09 TYP UPPER BALCONY GUARDRAIL
6.1 | 3" = 1'-0"



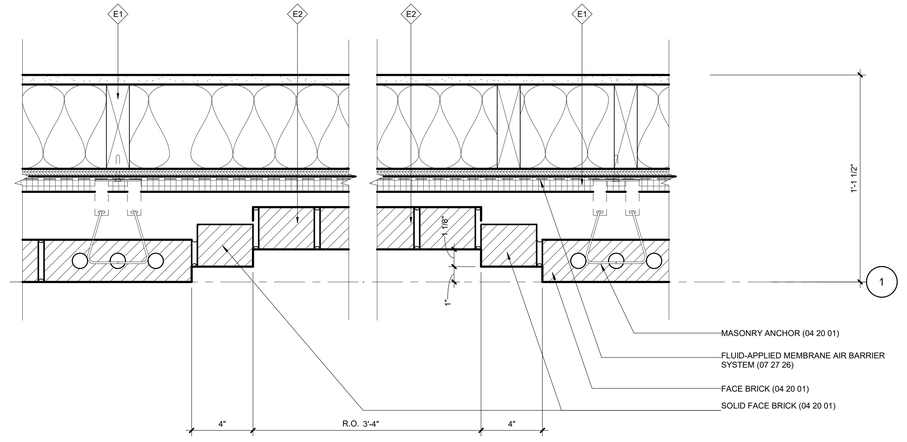
06 PLAN -TYP GUARDRAIL AT CORNER
2.2 | 3" = 1'-0"



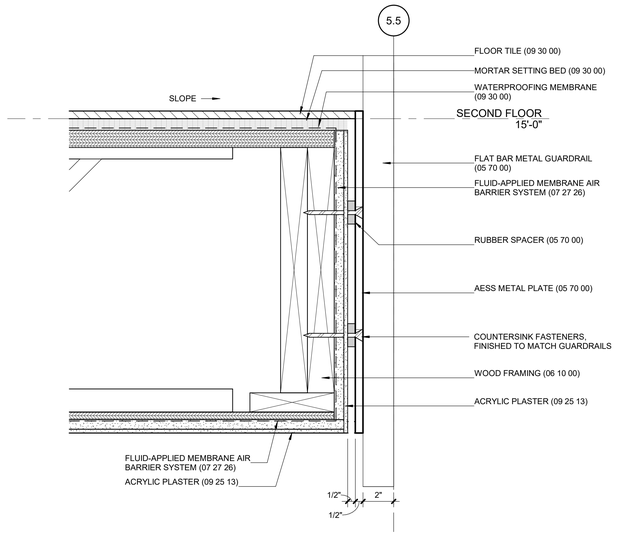
03 PLAN - TYP WINDOW JAMB AT PLASTER
3.10 | 3" = 1'-0"



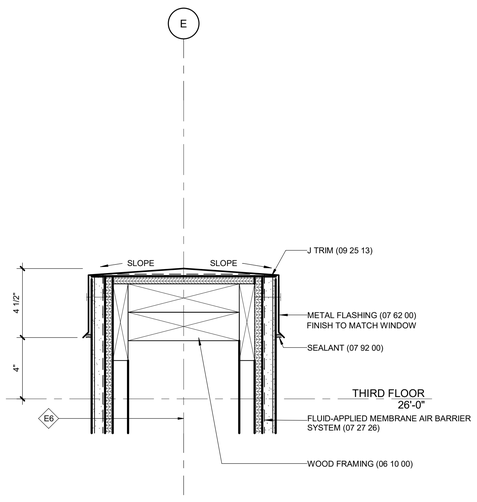
08 TYP LOWER BALCONY GUARDRAIL
6.1 | 3" = 1'-0"



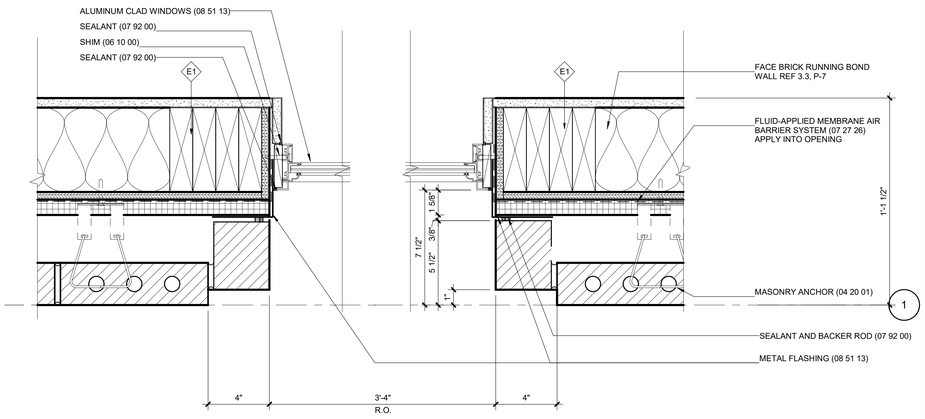
02 PLAN - TYP RUNNING BOND AT SOLDIER COURSE BRICK
6.1 | 3" = 1'-0"



07 SECTION - TILE DECK AT GUARDRAIL
6.3 | 3" = 1'-0"



04 SECTION - METAL COPING AT PORCH WALL
3" = 1'-0"



01 PLAN - TYP WINDOW JAMB AT BRICK
3.10 | 3" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR DETAILS

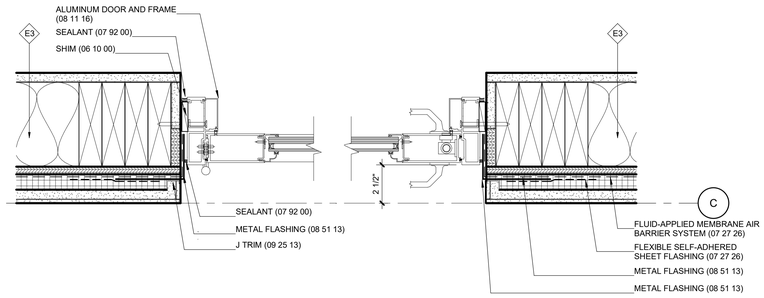
DRAWN BY | Author

6.7

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

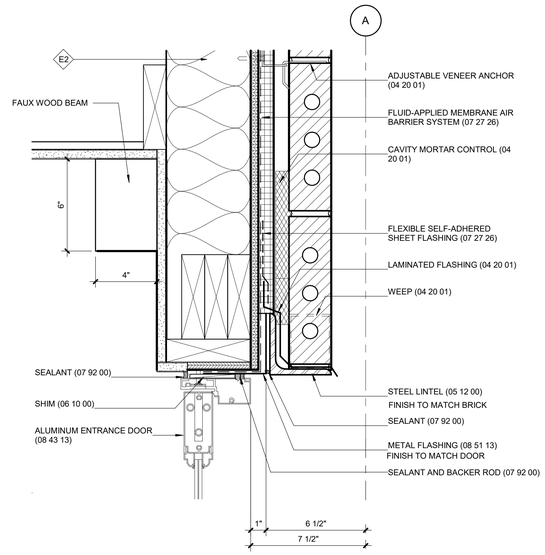
NOT FOR CONSTRUCTION

2/20/2025 5:03:29 PM



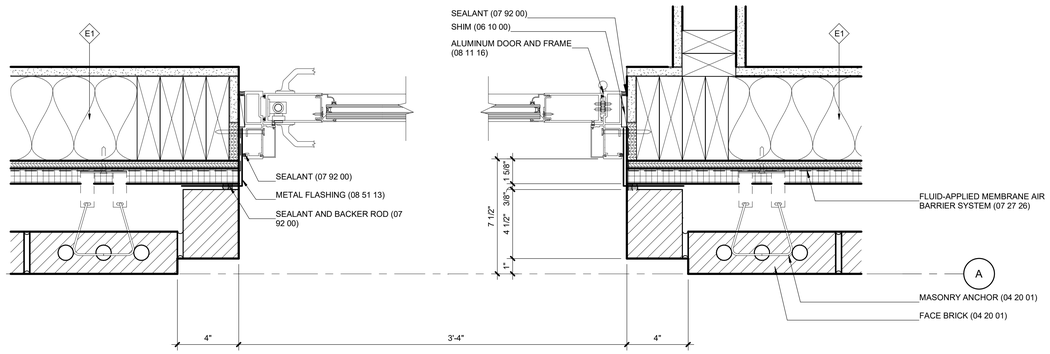
03 PLAN - TYP DOOR JAMB AT PLASTER

10.1 | 3" = 1'-0"



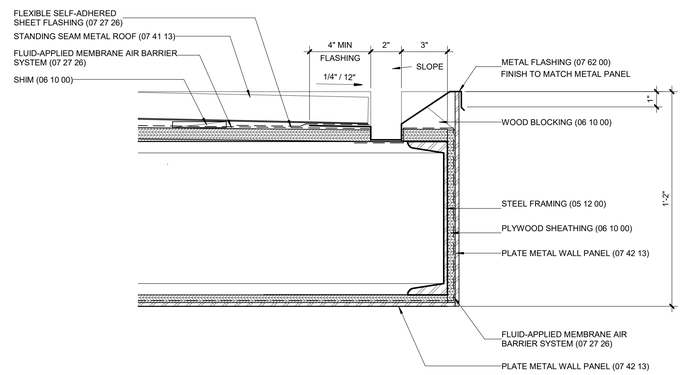
05 SECTION - TYP DOOR HEAD AT BRCIK

3" = 1'-0" |



02 PLAN - TYP DOOR JAMB AT BRICK

3" = 1'-0" |



01 SECTION - ENTRY CANOPY

6.3 | 3" = 1'-0" |

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR DETAILS

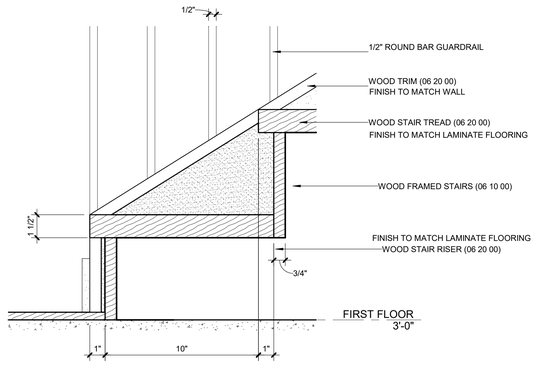
DRAWN BY | Author

6.8

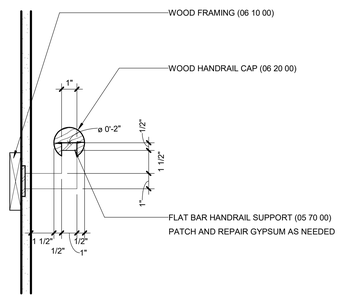
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

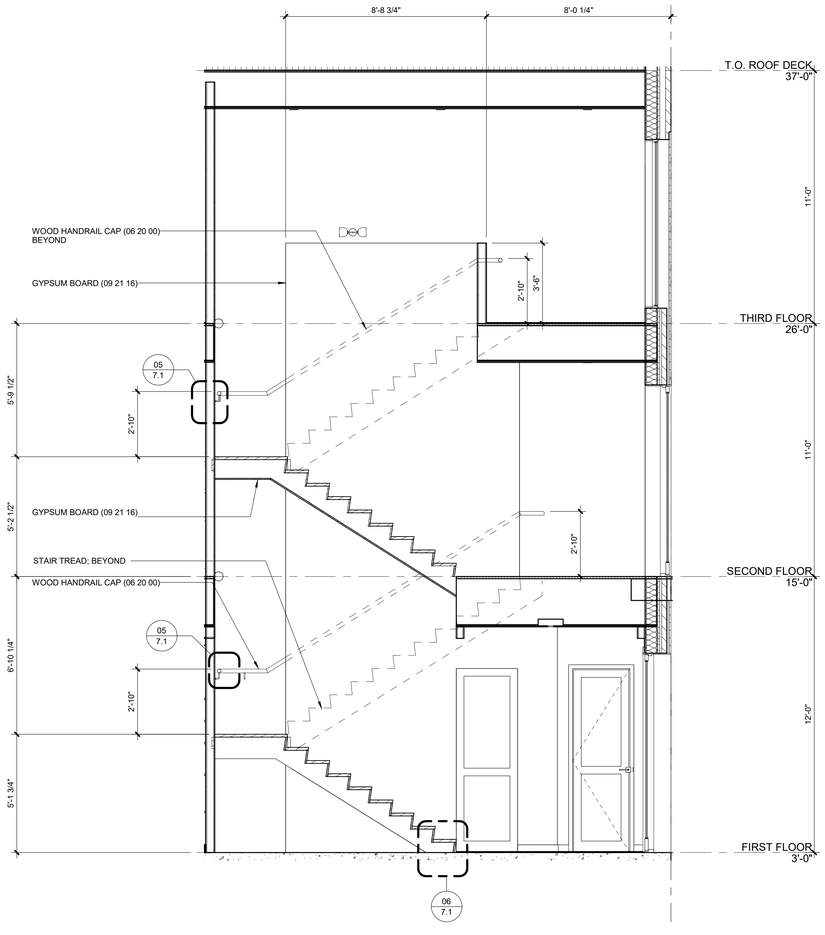
2/20/2025 5:03:30 PM



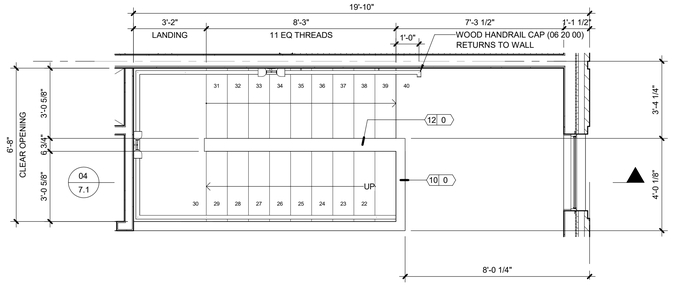
06 SECTION DETAIL - TREAD AND RISER AT FIRST FLOOR
3" = 1'-0"



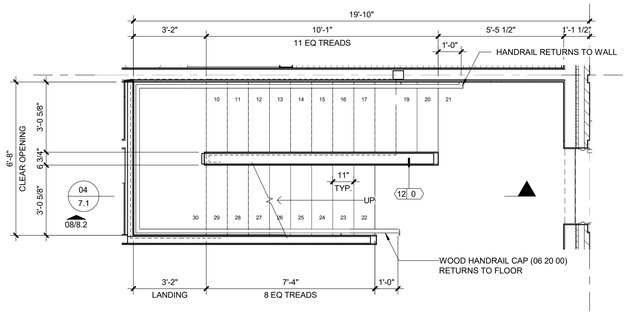
05 SECTION DETAIL - WALL MOUNTED HANDRAIL
3" = 1'-0"



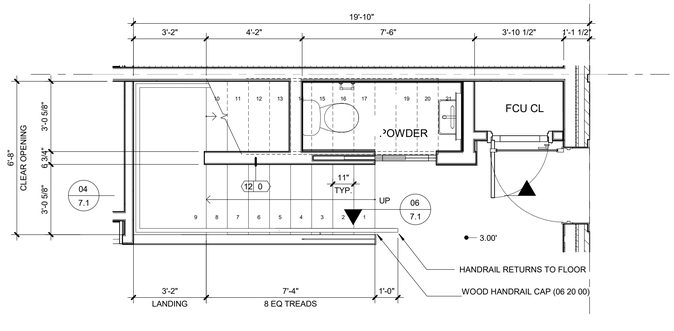
04 SECTION THRU TYP UNIT STAIR
7.1 | 3/8" = 1'-0"



03 ENLARGED PLAN AT TYP UNIT STAIR - THIRD FLOOR
2.4 | 3/8" = 1'-0"



02 ENLARGED PLAN AT TYP UNIT STAIR - SECOND FLOOR
2.4 | 3/8" = 1'-0"



01 ENLARGED PLAN AT TYP UNIT STAIR - FIRST FLOOR
3/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

STAIRS

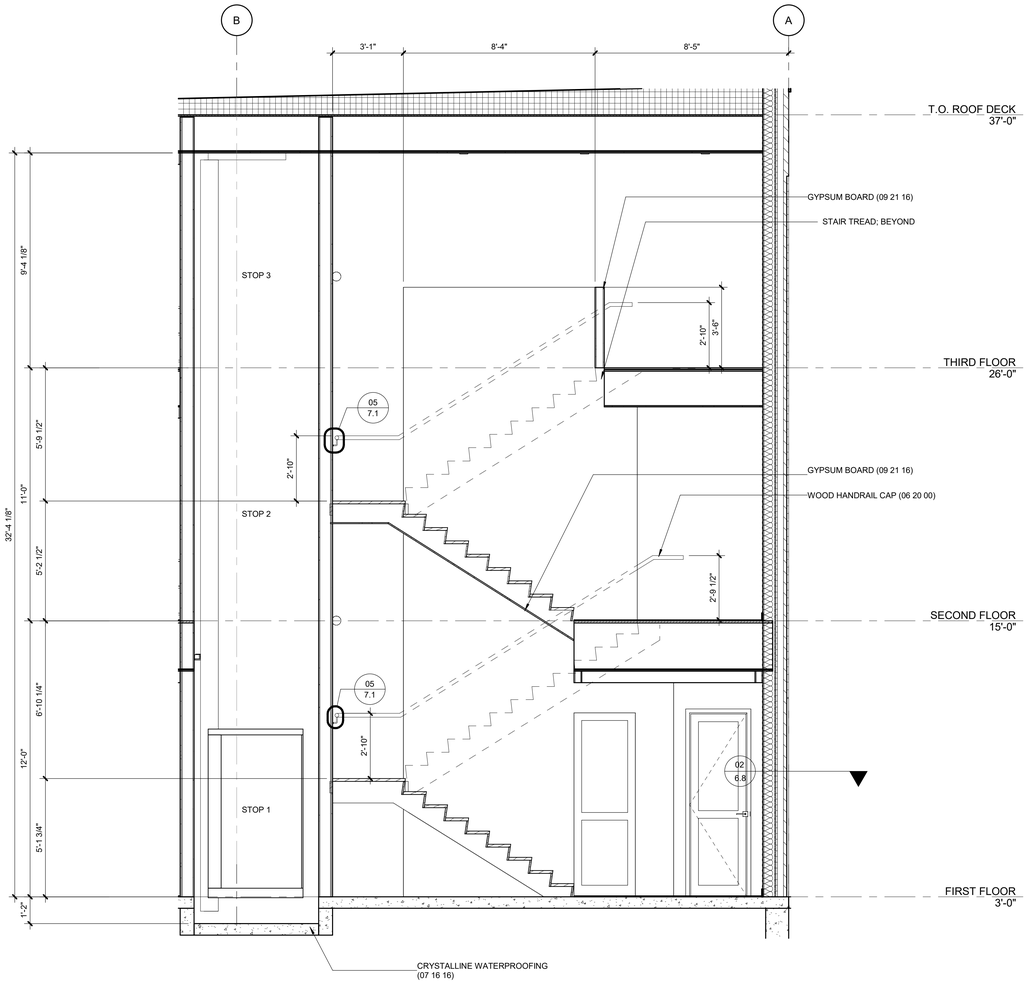
DRAWN BY | LAST NAME

7.1

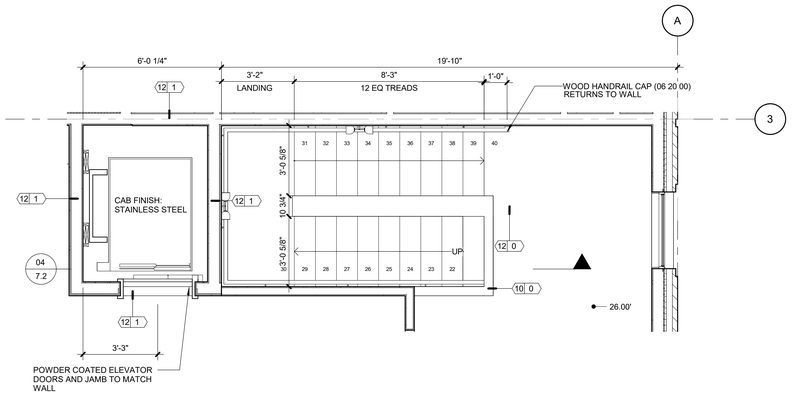
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

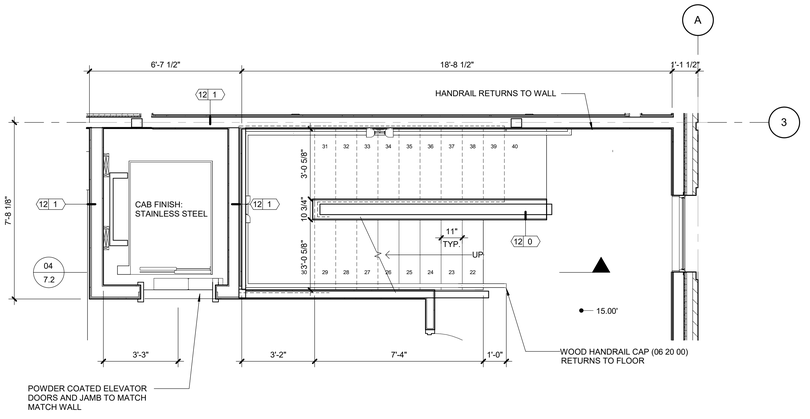
2/20/2025 5:03:31 PM



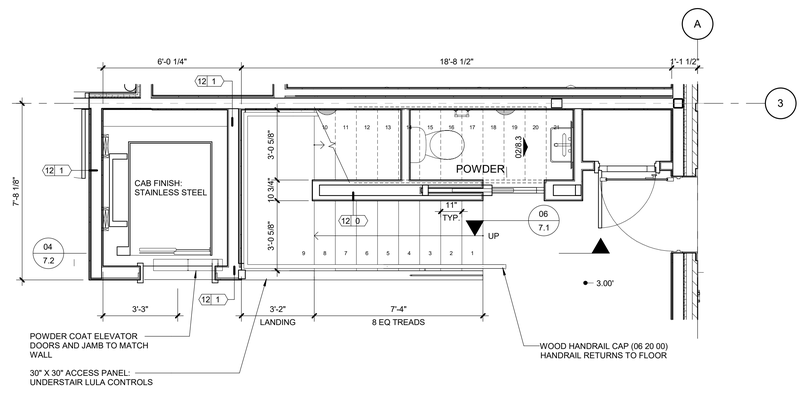
04 SECTION THRU ADA UNIT STAIR ELEVATOR
7.2 | 3/8" = 1'-0"



03 ENLARGED PLAN AT ADA UNIT STAIR / ELEVATOR - THIRD FLOOR
2.4 | 3/8" = 1'-0"



02 ENLARGED PLAN AT ADA UNIT STAIR / ELEVATOR - SECOND FLOOR
2.4 | 3/8" = 1'-0"



01 ENLARGED PLAN AT ADA UNIT STAIR / ELEVATOR - FIRST FLOOR
2.4 | 3/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

STAIR / ELEVATOR

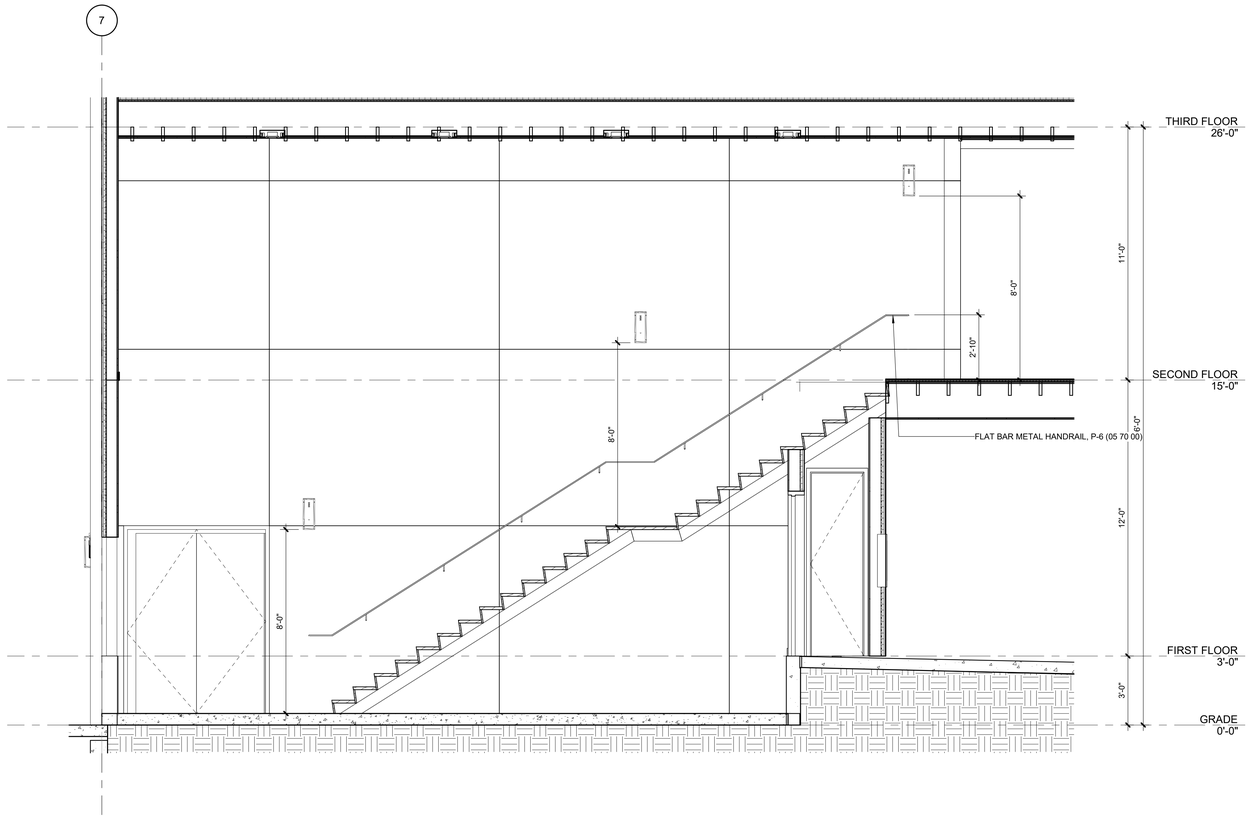
DRAWN BY | LAST NAME

7.2

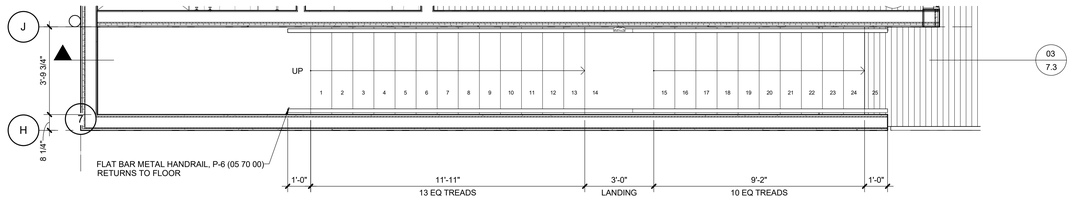
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

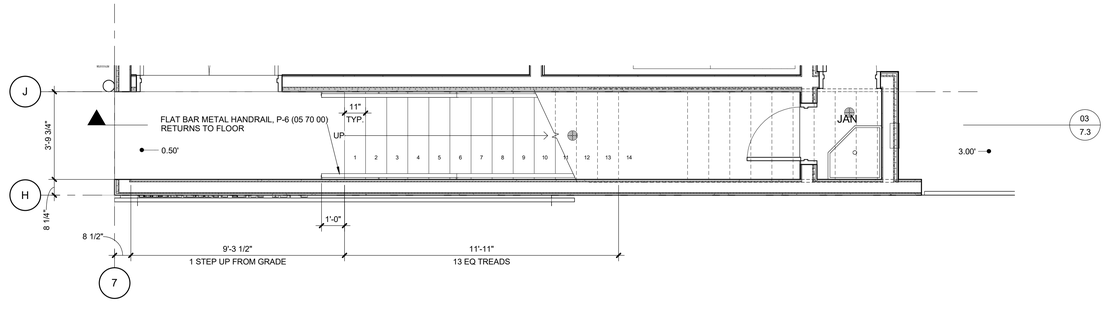
2/20/2025 5:03:32 PM



03 SECTION - METAL POOL STAIRS
7.3 | 3/8" = 1'-0"



02 POOL HOUSE EXTERIOR STAIR AT SECOND FLOOR
2.2 | 3/8" = 1'-0"



01 POOL HOUSE EXTERIOR STAIR AT GRADE
2.1 | 3/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

STAIRS - POOL HOUSE

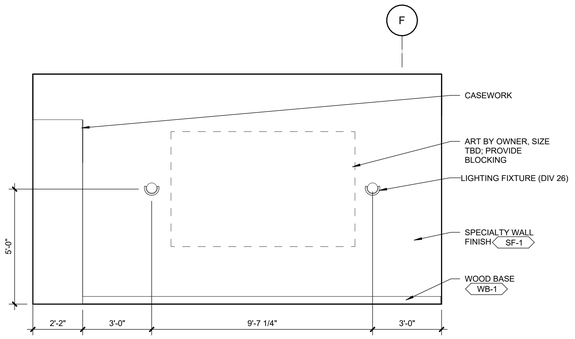
DRAWN BY | Author

7.3

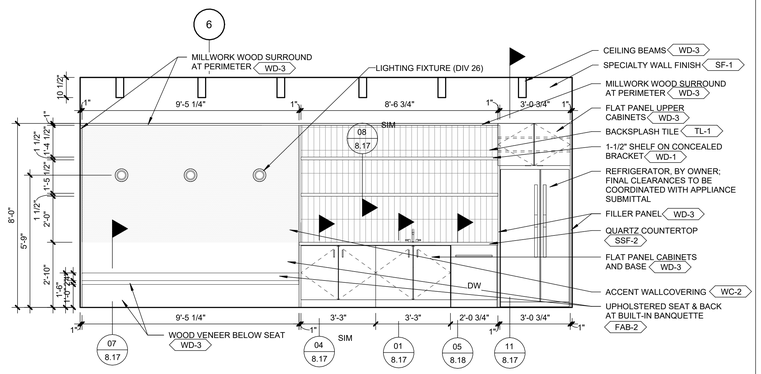
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

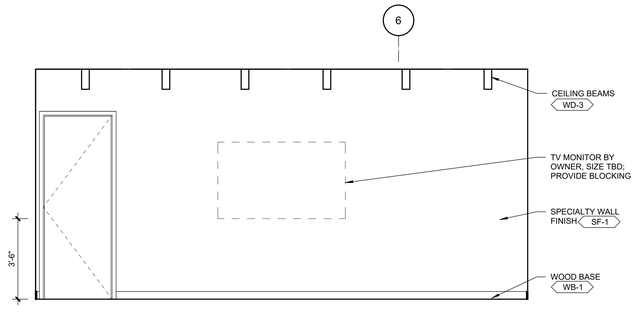
2/21/2025 2:20:13 PM



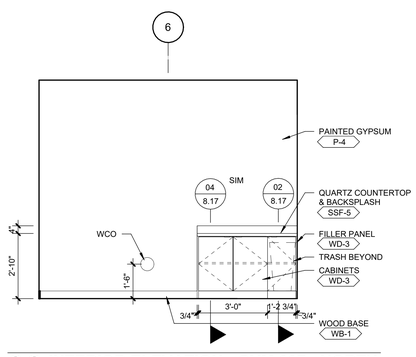
09 INTERIOR ELEVATION - POOL LOUNGE 006 - WEST
2.1 | 3/8" = 1'-0" |



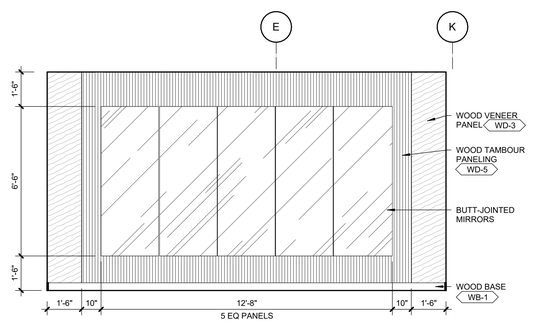
08 INTERIOR ELEVATION - POOL LOUNGE 006 - SOUTH
2.1 | 3/8" = 1'-0" |



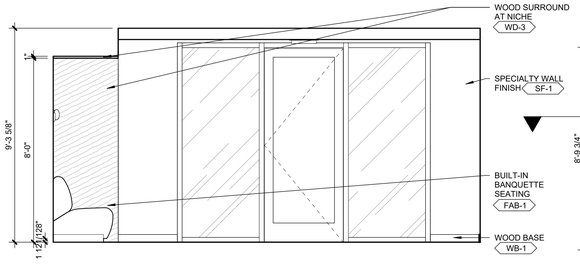
07 INTERIOR ELEVATION - POOL LOUNGE 006 - NORTH
2.1 | 3/8" = 1'-0" |



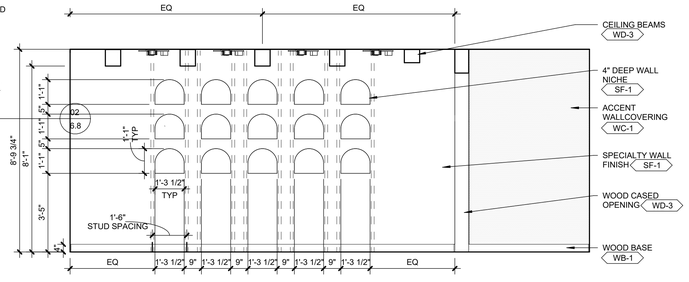
06 INTERIOR ELEVATION - GYM 007 - NORTH
2.1 | 3/8" = 1'-0" |



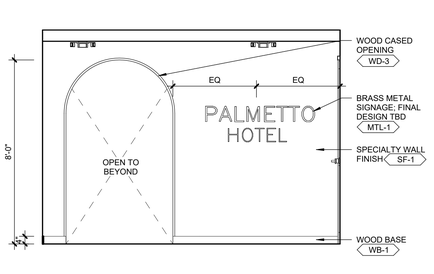
05 INTERIOR ELEVATION - GYM 007 - WEST
2.1 | 3/8" = 1'-0" |



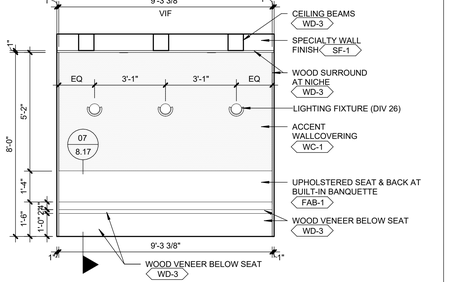
04 INTERIOR ELEVATION - LOBBY 001 - SOUTH
2.1 | 3/8" = 1'-0" |



03 INTERIOR ELEVATION - LOBBY 001 - WEST
2.1 | 3/8" = 1'-0" |



02 INTERIOR ELEVATION - LOBBY 001 - NORTH
2.1 | 3/8" = 1'-0" |



01 INTERIOR ELEVATION - LOBBY 001 - EAST
2.1 | 3/8" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES (ACP-1)

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

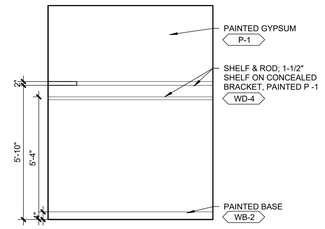
INTERIOR ELEVATIONS - PUBLIC SPACES

DRAWN BY | LAST NAME

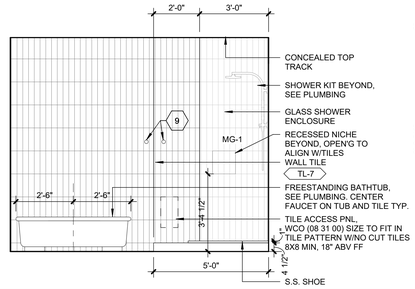
8.1

NOT FOR CONSTRUCTION

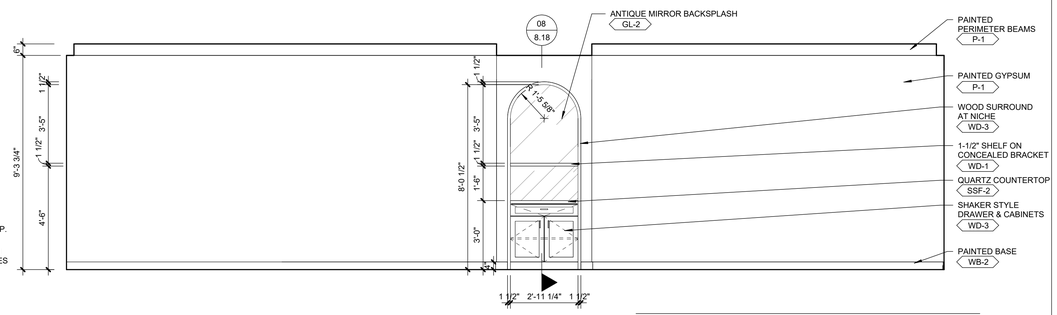
2/21/2025 2:20:14 PM



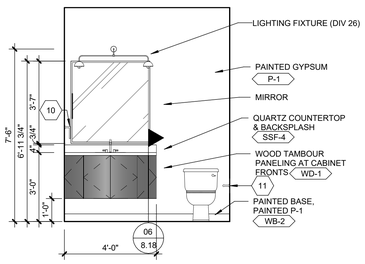
15 SECOND FLOOR - CLOSET 2 - PLAN NORTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



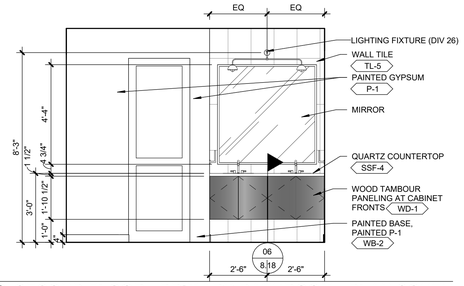
11 SECOND FLOOR - PRIMARY BATHROOM - PLAN NORTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



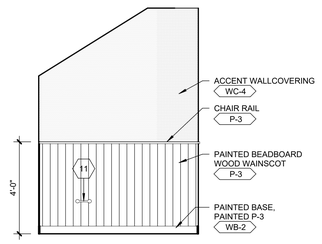
04 FIRST FLOOR - LIVING - PLAN SOUTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



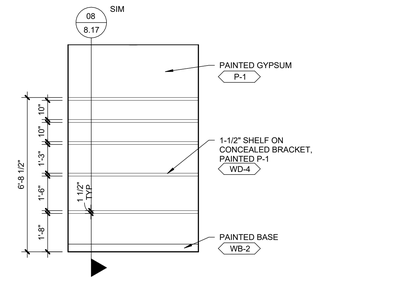
14 SECOND FLOOR - BATHROOM 2 - PLAN SOUTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



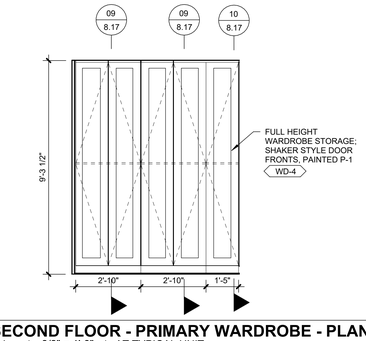
10 SECOND FLOOR - PRIMARY BATHROOM - PLAN SOUTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



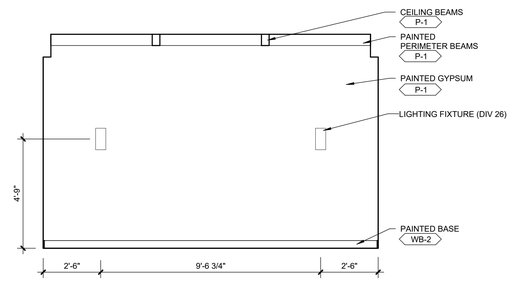
07 FIRST FLOOR - POWDER - PLAN SOUTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



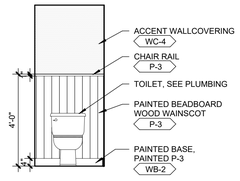
03 FIRST FLOOR - PANTRY - PLAN EAST
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



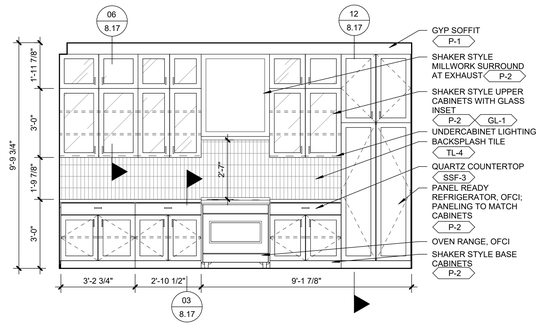
13 SECOND FLOOR - PRIMARY WARDROBE - PLAN EAST
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



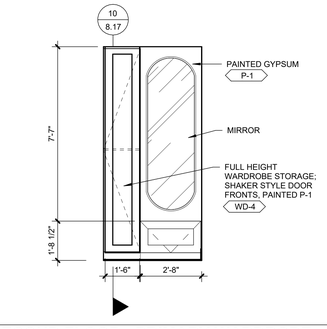
09 SECOND FLOOR - PRIMARY BEDROOM - PLAN NORTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



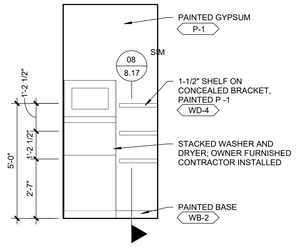
06 FIRST FLOOR - POWDER - PLAN WEST
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



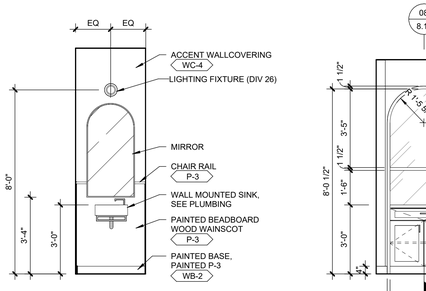
02 FIRST FLOOR - KITCHEN - PLAN NORTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



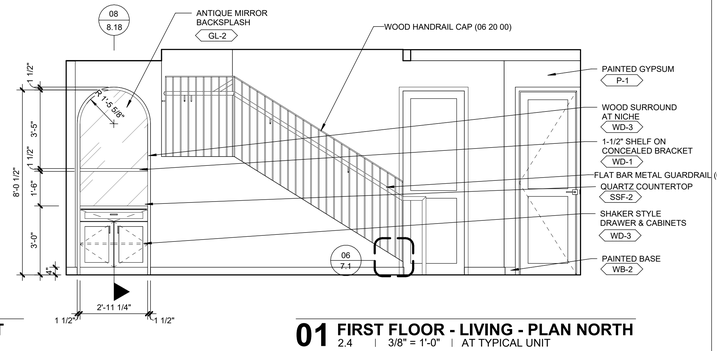
12 SECOND FLOOR - PRIMARY WARDROBE - PLAN SOUTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



08 SECOND FLOOR - LAUNDRY - PLAN NORTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



05 FIRST FLOOR - POWDER - PLAN EAST
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT



01 FIRST FLOOR - LIVING - PLAN NORTH
2.4 | 3/8" = 1'-0" | AT TYPICAL UNIT

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES (ACP-1)

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

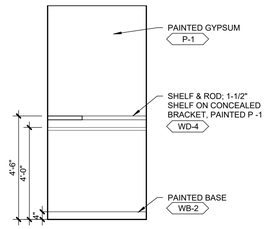
INTERIOR ELEVATIONS - TYPICAL UNITS B

DRAWN BY | Author

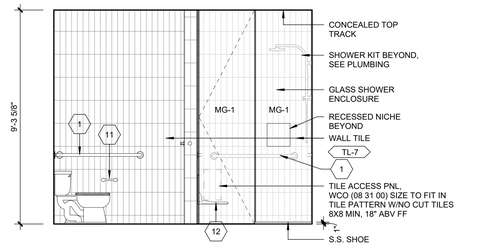
8.2

NOT FOR CONSTRUCTION

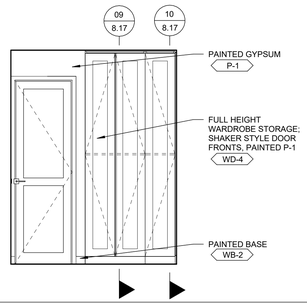
2/21/2025 2:20:15 PM



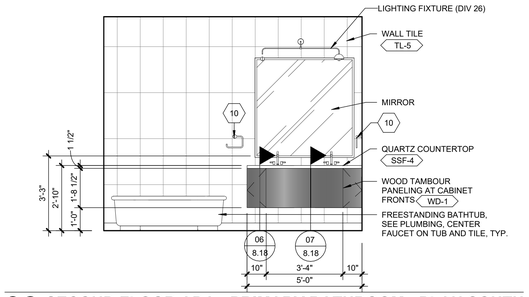
07 SECOND FLOOR ADA - CLOSET 2 - PLAN NORTH
2.2 | 3/8" = 1'-0" | UNIT TYPE A



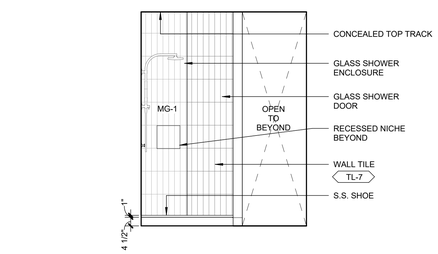
04 SECOND FLOOR ADA - PRIMARY BATHROOM - PLAN NORTH
2.2 | 3/8" = 1'-0" | UNIT TYPE A



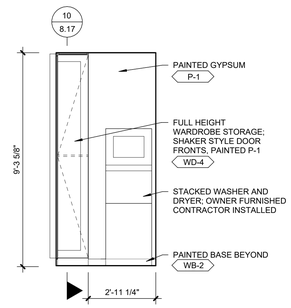
06 SECOND FLOOR ADA - PRIMARY WARDROBE - PLAN EAST
2.2 | 3/8" = 1'-0" | UNIT TYPE A



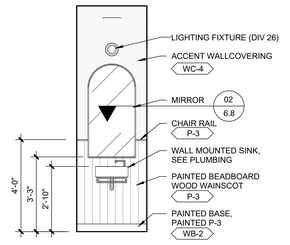
03 SECOND FLOOR ADA - PRIMARY BATHROOM - PLAN SOUTH
2.2 | 3/8" = 1'-0" | UNIT TYPE A



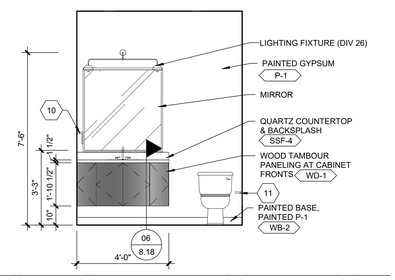
09 SECOND FLOOR ADA - BATHROOM 2 - PLAN NORTH
2.2 | 3/8" = 1'-0" | UNIT TYPE A



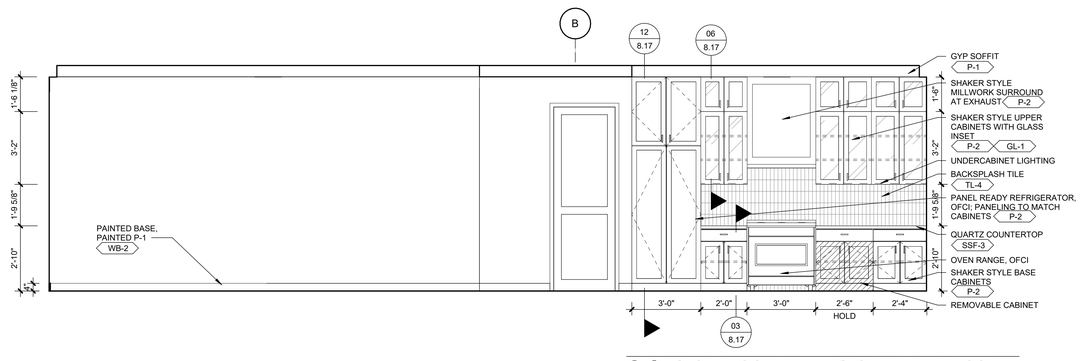
05 SECOND FLOOR ADA - PRIMARY WARDROBE - PLAN SOUTH
2.2 | 3/8" = 1'-0" | UNIT TYPE A



02 FIRST FLOOR ADA - POWDER - PLAN EAST
2.4 | 3/8" = 1'-0" | UNIT TYPE A



08 SECOND FLOOR ADA - BATHROOM 2 - PLAN SOUTH
2.2 | 3/8" = 1'-0" | UNIT TYPE A



01 FIRST FLOOR ADA - KITCHEN - PLAN SOUTH
2.4 | 3/8" = 1'-0" | UNIT TYPE A

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES (ACP-1)

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

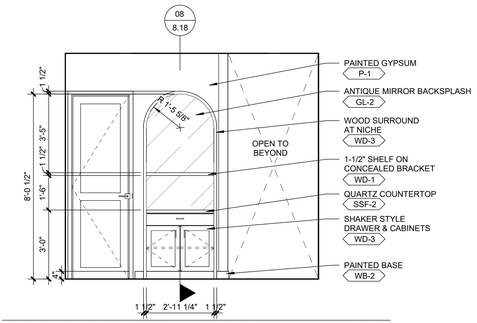
INTERIOR ELEVATIONS - UNIT TYPE A - ADA

DRAWN BY | Author

8.3

NOT FOR CONSTRUCTION

2/21/2025 2:20:16 PM

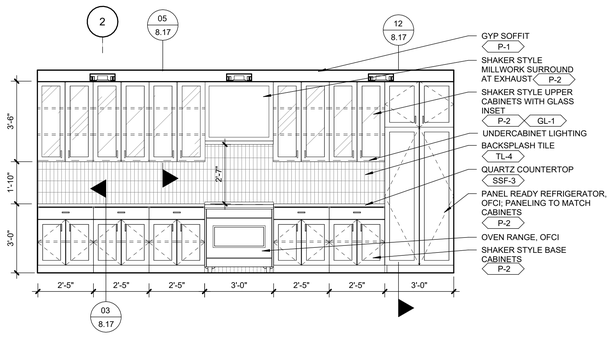


07 FIRST FLOOR - SITTING ROOM - PLAN EAST

1.11 | 3/8" = 1'-0" | UNIT TYPE D

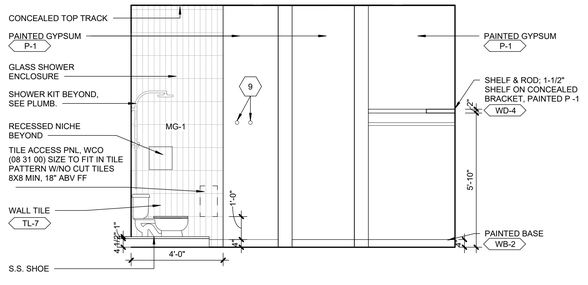
06 SECOND FLOOR - POWDER ROOM - PLAN SOUTH

2.2 | 3/8" = 1'-0" | UNIT TYPE D



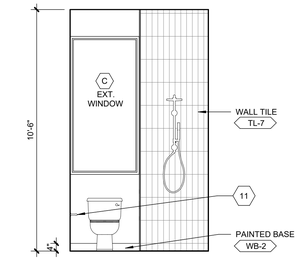
05 SECOND FLOOR - KITCHEN - PLAN NORTH

2.2 | 3/8" = 1'-0" | UNIT TYPE D



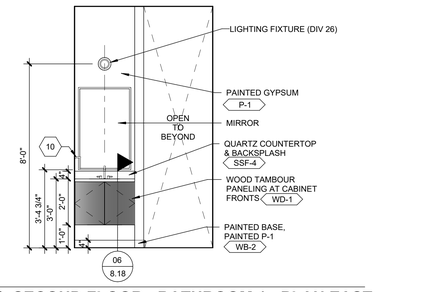
03 SECOND FLOOR - BATHROOM 1 - PLAN NORTH

2.2 | 3/8" = 1'-0" | UNIT TYPE C



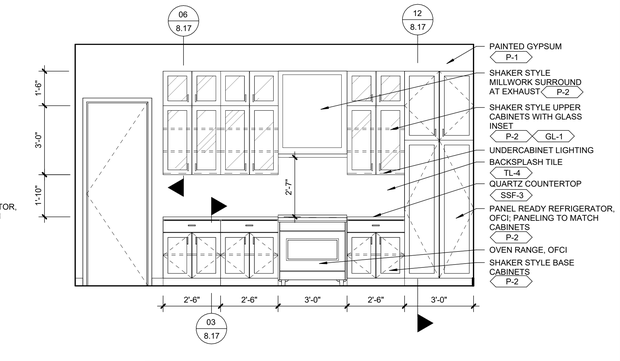
04 SECOND FLOOR - BATHROOM 1 - PLAN WEST

2.2 | 3/8" = 1'-0" | UNIT TYPE C



02 SECOND FLOOR - BATHROOM 1 - PLAN EAST

2.2 | 3/8" = 1'-0" | UNIT TYPE C



01 SECOND FLOOR - KITCHEN - PLAN WEST

2.2 | 3/8" = 1'-0" | UNIT TYPE C

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

INTERIOR ELEVATIONS - UNIT TYPES C & D

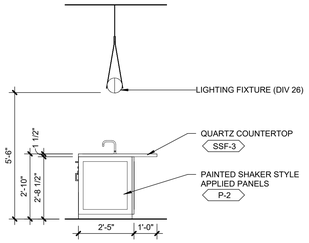
DRAWN BY | Author

8.4

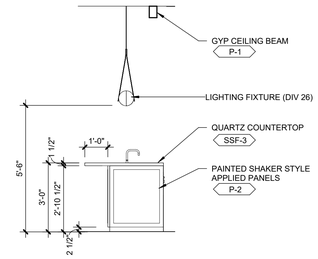
Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

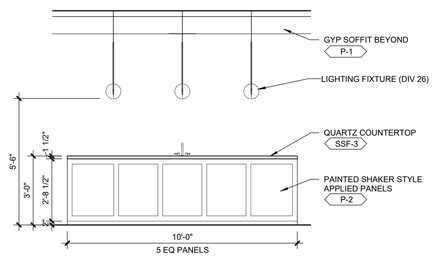
2/21/2025 2:20:18 PM



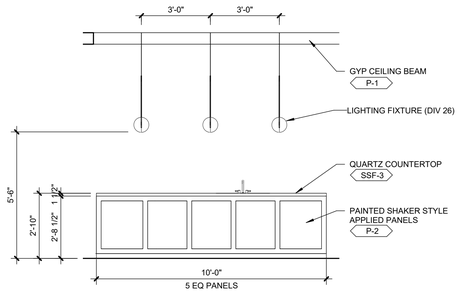
08 ADA KITCHEN ISLAND - PLAN WEST
8.5 | 3/8" = 1'-0"



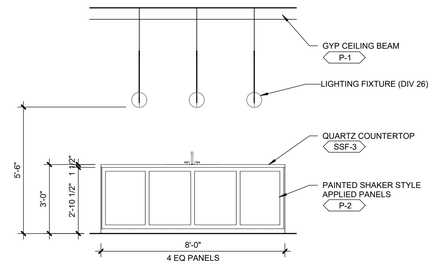
04 TYPICAL KITCHEN ISLAND - PLAN WEST
8.5 | 3/8" = 1'-0"



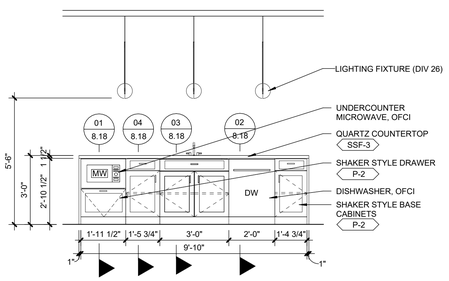
11 UNIT D KITCHEN ISLAND - PLAN NORTH
2.2 | 3/8" = 1'-0"



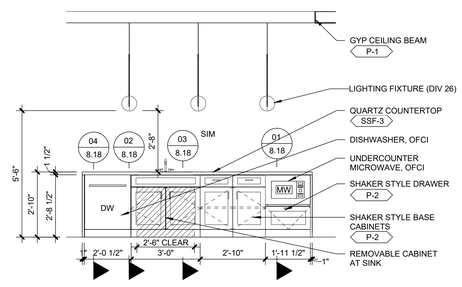
07 ADA KITCHEN ISLAND - PLAN SOUTH
8.5 | 3/8" = 1'-0"



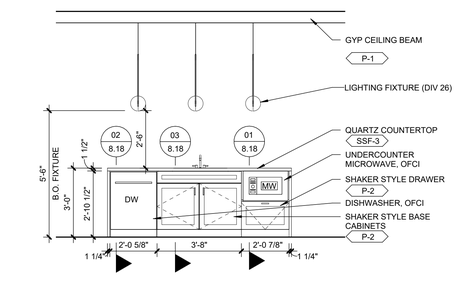
03 TYPICAL KITCHEN ISLAND - PLAN NORTH
8.5 | 3/8" = 1'-0"



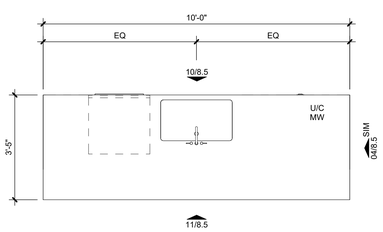
10 UNIT D KITCHEN ISLAND - PLAN SOUTH
2.2 | 3/8" = 1'-0"



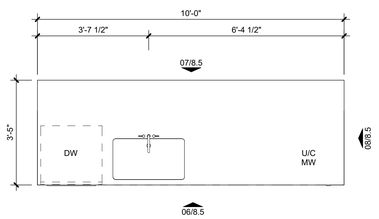
06 ADA KITCHEN ISLAND - PLAN NORTH
8.5 | 3/8" = 1'-0"



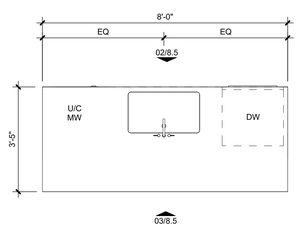
02 TYPICAL KITCHEN ISLAND - PLAN SOUTH
8.5 | 3/8" = 1'-0"



09 ENLARGED KITCHEN ISLAND AT UNIT D
2.6 | 1/2" = 1'-0"



05 ADA UNIT ENLARGED PLAN - TYPICAL KITCHEN ISLAND
2.4 | 1/2" = 1'-0"



01 UNIT ENLARGED PLAN - TYPICAL KITCHEN ISLAND
2.4 | 1/2" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES (ACP-1)

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

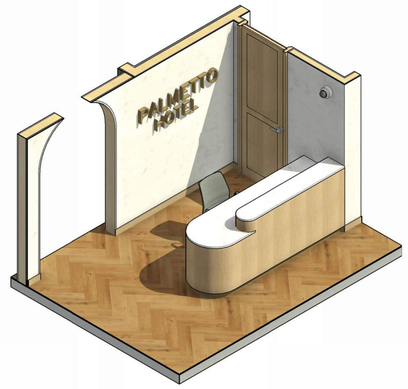
INTERIOR DETAILS - UNIT - KITCHEN ISLANDS

DRAWN BY | Author

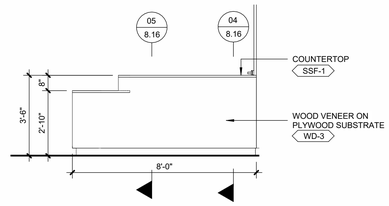
8.5

NOT FOR CONSTRUCTION

2/21/2025 2:20:46 PM

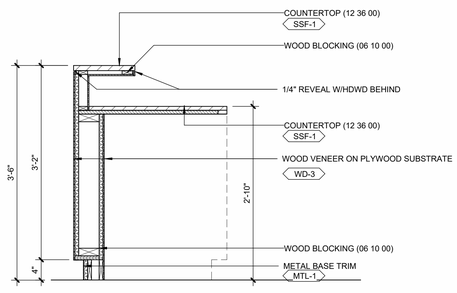


06 AXON - RECEPTION DESK



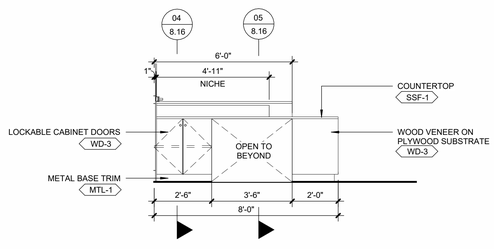
03 NORTH ELEVATION AT RECEPTION DESK

8.16 | 3/8" = 1'-0"



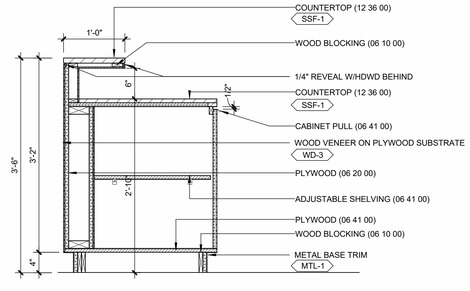
05 SECTION THRU RECEPTION DESK

8.16 | 1" = 1'-0"



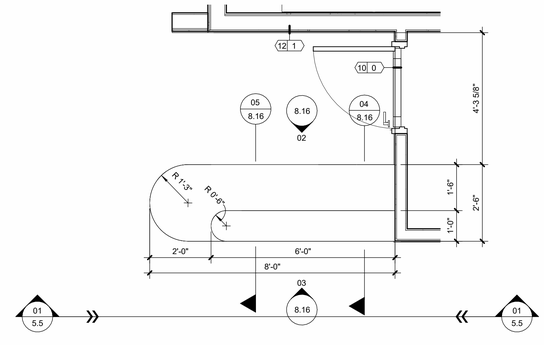
02 SOUTH ELEVATION AT RECEPTION DESK

8.16 | 3/8" = 1'-0"



04 SECTION THRU PRECEPTION DESK - CABINET

8.16 | 1" = 1'-0"



01 ENLARGED PLAN - RECEPTION DESK

2.1 | 1/2" = 1'-0"

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

INTERIOR DETAILS - RECEPTION DESK

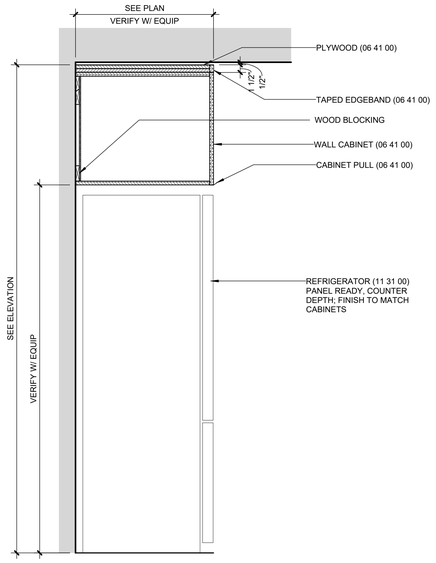
DRAWN BY | LAST NAME

8.16

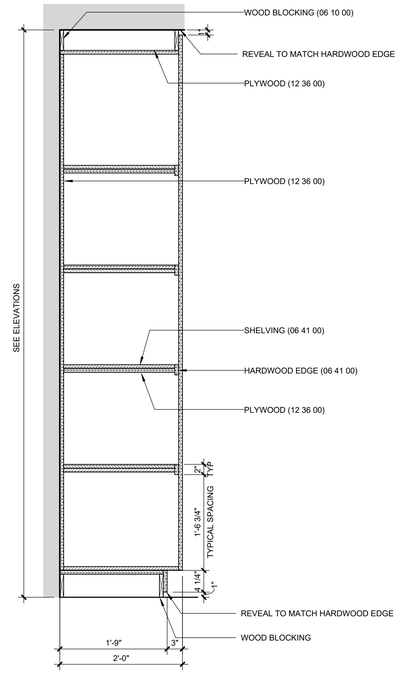
Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

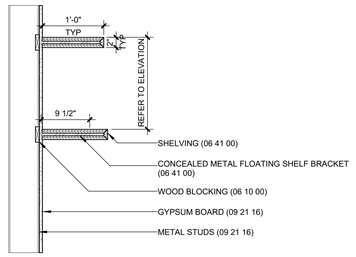
2/21/2025 2:20:47 PM



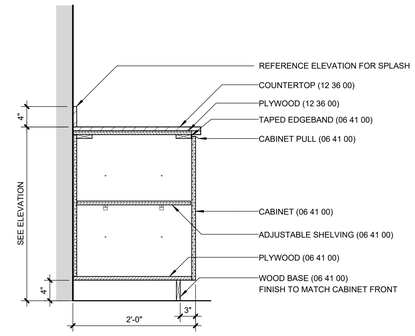
12 SECTION THRU FRIDGE SHROUD - UNITS
8.2 | 1" = 1'-0"



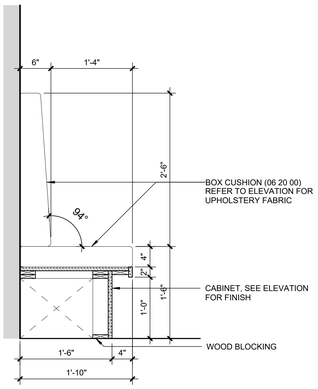
10 SECTION THRU WARDROBE W/ FIXED SHELVES
8.2 | 1" = 1'-0"



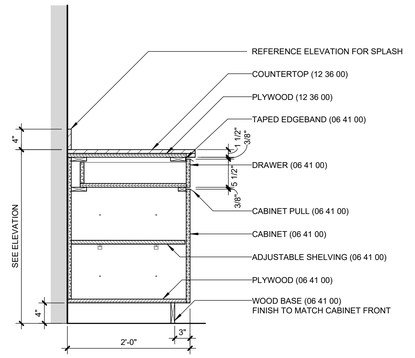
08 SECTION THRU FLOATING SHELVES
8.1 | 1" = 1'-0"



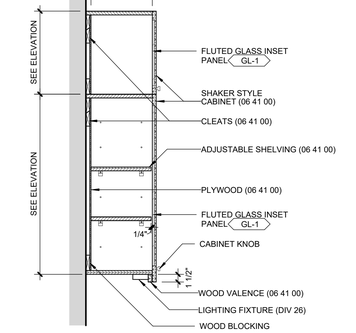
04 SECTION THRU CABINET
8.1 | 1" = 1'-0"



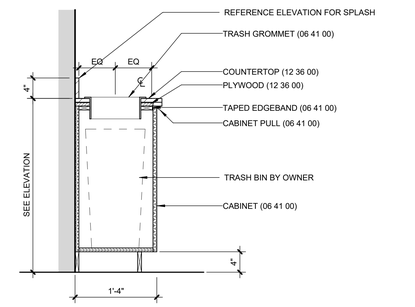
07 SECTION THRU BANQUETTE
8.1 | 1" = 1'-0"



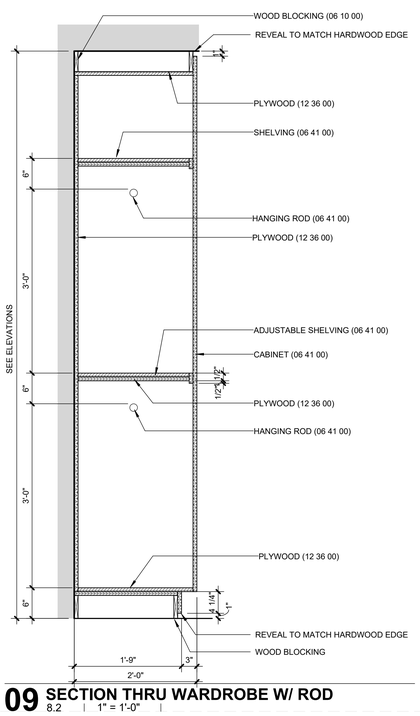
03 SECTION THRU CABINET W/ DRAWER
8.2 | 1" = 1'-0"



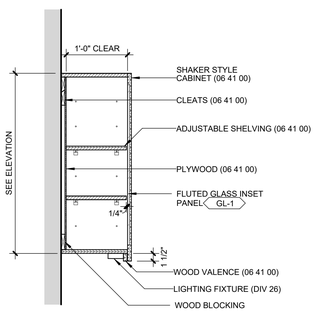
06 SECTION THRU STACKED CLOSED UPPER CABINETS
8.2 | 1" = 1'-0"



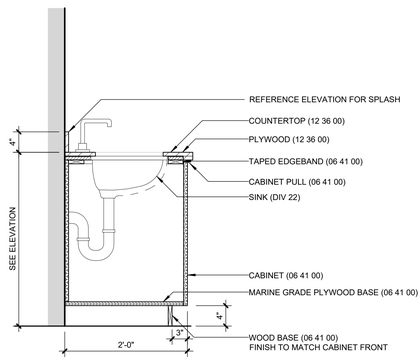
02 SECTION THRU CABINET AT TRASH GROMMET
8.1 | 1" = 1'-0"



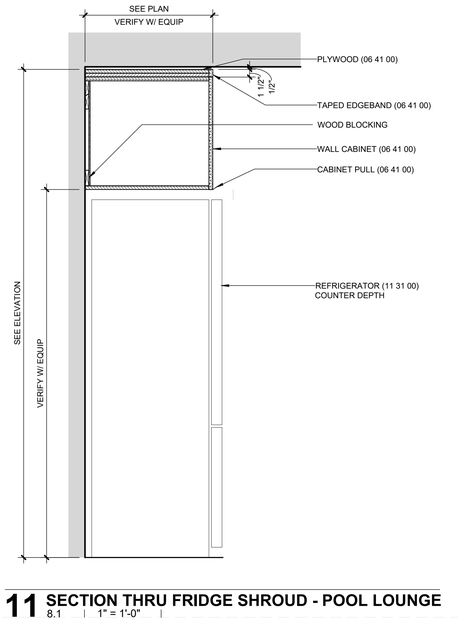
09 SECTION THRU WARDROBE W/ ROD
8.2 | 1" = 1'-0"



05 SECTION THRU CLOSED UPPER CABINET
8.4 | 1" = 1'-0"



01 SECTION THRU CABINET AT SINK
8.1 | 1" = 1'-0"



11 SECTION THRU FRIDGE SHROUD - POOL LOUNGE
8.1 | 1" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MILLWORK DETAILS

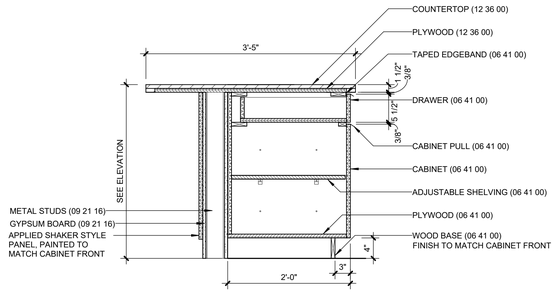
DRAWN BY | Author

8.17

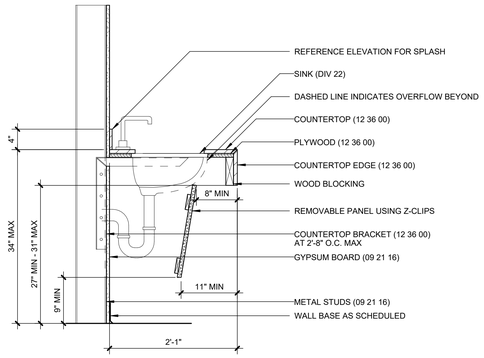
Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

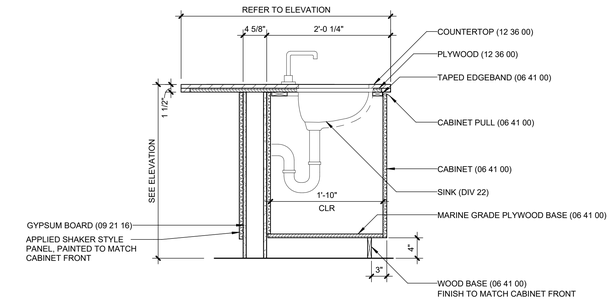
2/21/2025 2:20:47 PM



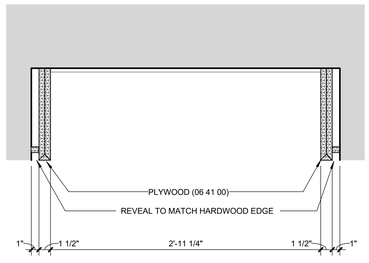
04 SECTION THRU ISLAND AT CABINET W/ DRAWER
8.5 | 1" = 1'-0" |



07 SECTION THRU ADA COUNTER SINK
8.3 | 1" = 1'-0" |

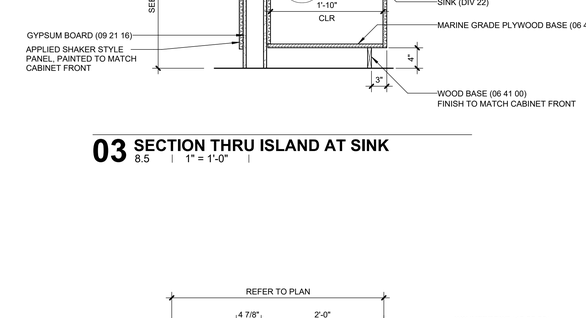


03 SECTION THRU ISLAND AT SINK
8.5 | 1" = 1'-0" |



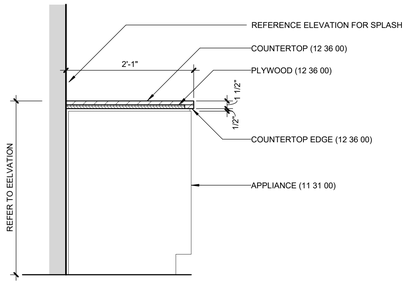
09 PLAN THRU NICHE JAMB
8.18 | 1 1/2" = 1'-0" |

06 SECTION THRU FLOATING CABINET AT SINK
8.2 | 1" = 1'-0" |

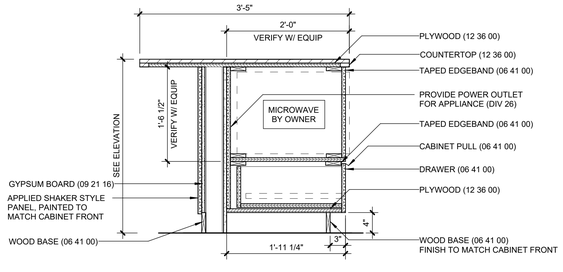


02 SECTION THRU ISLAND DISHWASHER
8.5 | 1" = 1'-0" |

08 SECTION THRU NICHE CABINET
8.2 | 1" = 1'-0" |



05 SECTION THRU COUNTER AT APPLIANCES
8.1 | 1" = 1'-0" |



01 SECTION THRU ISLAND AT MICROWAVE
8.5 | 1" = 1'-0" |

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MILLWORK DETAILS

DRAWN BY | Author

8.18

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

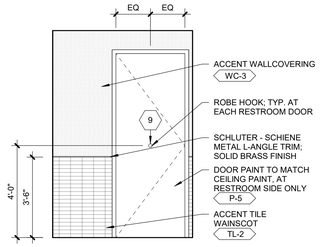
2/20/2025 5:03:51 PM

Autodesk Docs://23083_1031 Annunciation St.23083_ARCH_Central_R24.rvt

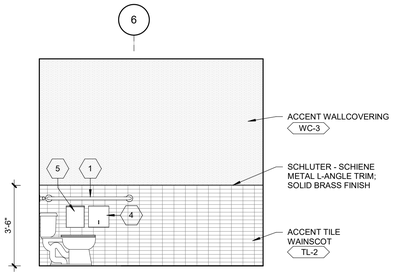
TOILET ROOM ACCESSORY SCHEDULE (10 28 00)

NOTES: UNLESS OTHERWISE NOTED BELOW, SEE SHEET 1.5 AND RESTROOM DETAILS FOR MOUNTING HEIGHTS

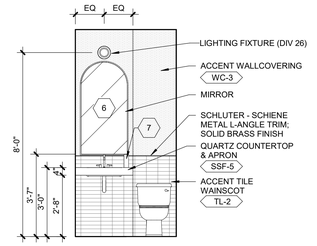
REFERENCE NUMBER	ITEM DESCRIPTION	MANUFACTURER	
		NAME	MODEL NUMBER
1	42" RADIUS ADA GRAB BARS; BRASS FINISH	THE SPLASH LAB	TSL.GR45.42.BR
2	36" RADIUS ADA GRAB BARS; BRASS FINISH	THE SPLASH LAB	TSL.GR45.36.BR
3	WALL MOUNTED PAPER TOWEL DISPENSER; BRASS FINISH	THE SPLASH LAB	TSL.735.BR
4	WALL MOUNTED TOILET PAPER HOLDER; BRASS FINISH	THE SPLASH LAB	TSL.842.BR
5	WALL MOUNTED WASTE BIN; BRASS FINISH	THE SPLASH LAB	TSL.910.BR
6	JULIET 24" x 48" ARCHED MIRROR; BLACK ALUMINUM FRAME	VANITY SHOP	NA
7	PURIST COUNTERTOP SOAP DISPENSER; BRASS FINISH	KOHLER	K-14379
8	FREESTANDING WASTE BIN; BLACK ALUMINUM FINISH	KOHLER	NA
9	PURIST ROBE HOOK; VIBRANT BRUSHED MODERN BRASS FINISH	KOHLER Co.	K-14443-CP
10	PURIST TOWEL RING; VIBRANT BRUSHED MODERN BRASS FINISH	KOHLER Co.	K-14441-2MB
11	PURIST PIVOTING TOILET PAPER HOLDER; VIBRANT BRUSHED MODERN BRASS FINISH	KOHLER Co.	K-14377-2MB
12	FOLD DOWN SHOWER BENCH	MOEN COMMERCIAL	DN7110
13	24" RADIUS ADA GRAB BARS; BRASS FINISH	THE SPLASH LAB	TSL.GR45.24.BR



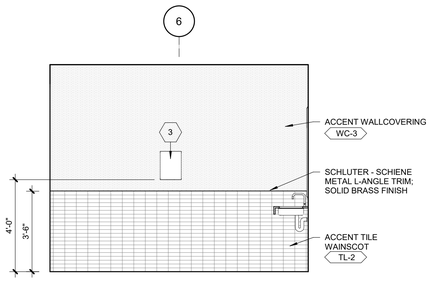
06 RESTROOM 005 - PLAN EAST
9.1 | 3/8" = 1'-0"



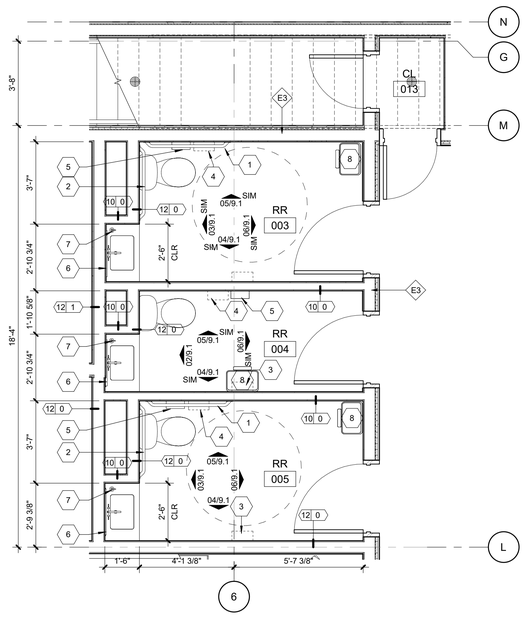
05 RESTROOM 005 - PLAN NORTH
9.1 | 3/8" = 1'-0"



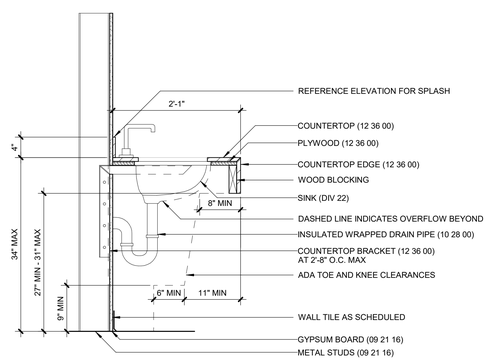
02 RESTROOM 004 - PLAN WEST
9.1 | 3/8" = 1'-0" | AT NON-ADA RESTROOM



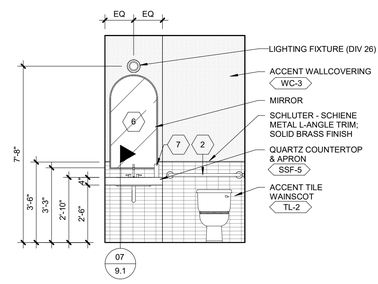
04 RESTROOM 005 - PLAN SOUTH
9.1 | 3/8" = 1'-0"



01 ENLARGED POOL HOUSE RESTROOMS 2
2.1 | 3/8" = 1'-0"



07 SECTION THRU RESTROOM COUNTER
9.1 | 1" = 1'-0"



03 RESTROOM 005 - PLAN WEST
9.1 | 3/8" = 1'-0" | AT ADA RESTROOM

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

REFERENCE DESIGNATIONS FOR FINISH TYPES

ACP-1

B-1	RESILIENT BASE	09 65 00
FAB-1	FABRIC	12 05 10
FAB-2	FABRIC	12 05 10
GL-1	GLASS	08 81 26
GL-2	GLASS	08 81 26
MTL-1	METAL	05 70 00
P-1	PAINT	09 91 23
P-2	PAINT	09 91 23
P-3	PAINT	09 91 23
P-4	PAINT	09 91 23
P-5	PAINT	09 91 23
P-6	PAINT	09 91 23
P-7	PAINT	09 91 23
RF-1	RESILIENT FLOORING	09 65 00
RF-2	RESILIENT FLOORING	09 65 00
SC-1	SEALED CONCRETE	03 35 11
SF-1	SPECIAL FINISH	09 91 23
SSF-1	SOLID SURFACE	12 36 00
SSF-2	SOLID SURFACE	12 36 00
SSF-3	SOLID SURFACE	12 36 00
SSF-4	SOLID SURFACE	12 36 00
SSF-5	SOLID SURFACE	12 36 00
TL-1	CERAMIC TILE	09 30 00
TL-2	CERAMIC TILE	09 30 00
TL-3	CERAMIC TILE	09 30 00
TL-4	CERAMIC TILE	09 30 00
TL-5	CERAMIC TILE	09 30 00
TL-6	PORCELAIN TILE	09 30 00
TL-7	CERAMIC TILE	09 30 00
TL-8	PORCELAIN TILE	09 30 00
WB-1	WOOD BASE	06 20 00
WB-2	WOOD BASE	06 20 00
WC-1	WALL COVERING	09 72 00
WC-2	WALL COVERING	09 72 00
WC-3	WALL COVERING	09 72 00
WC-4	WALL COVERING	09 72 00
WD-1	WOOD	06 41 00
WD-2	WOOD	06 41 00
WD-3	WOOD	06 41 00
WD-4	WOOD	06 41 00
WD-5	WOOD	06 41 00
WD-6	WOOD	06 41 00
WD-7	COMPOSITE DECKING	06 41 00
WD-8	COMPOSITE DECKING	06 41 00

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

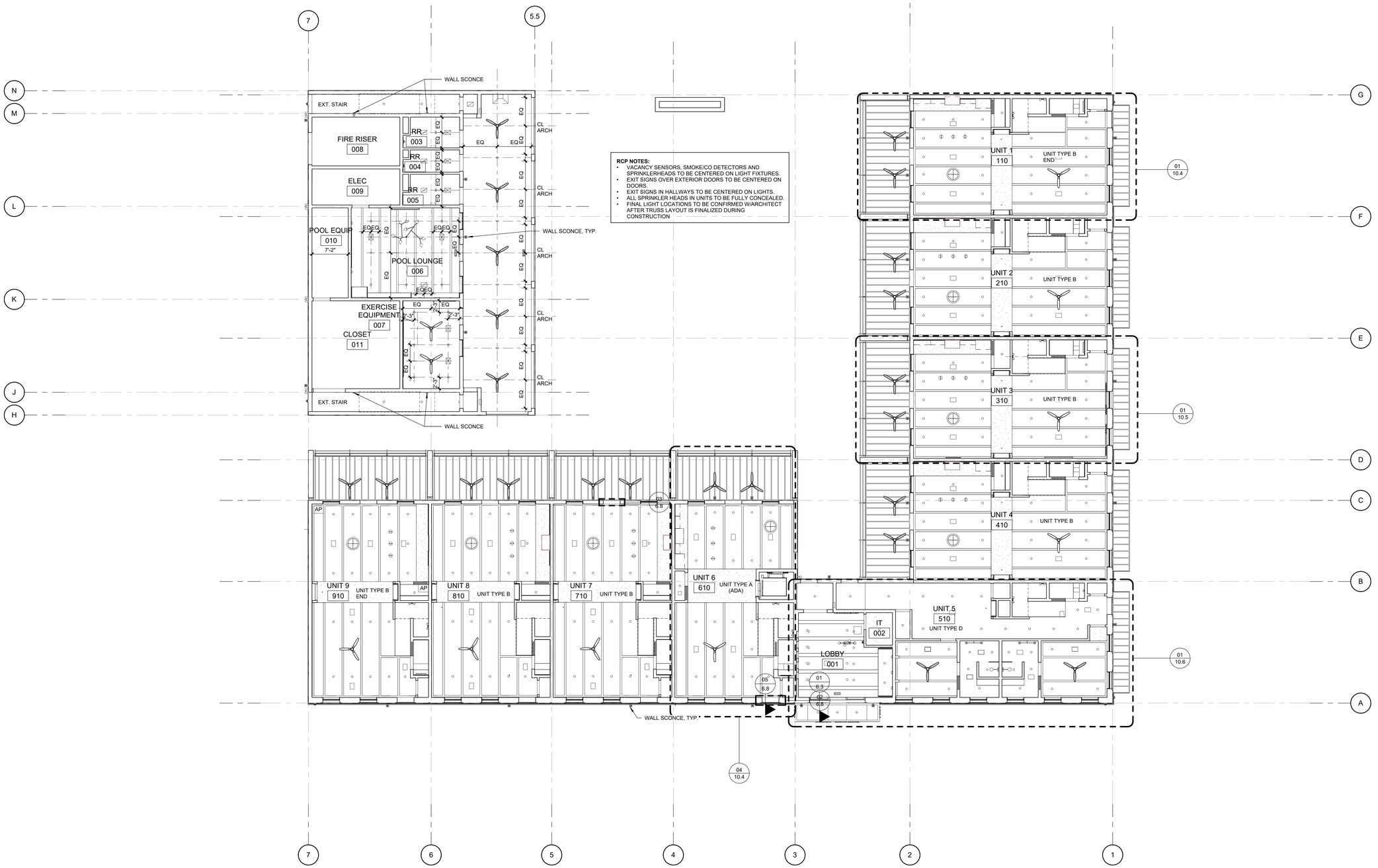
TOILET ROOMS

DRAWN BY | LAST NAME

9.1

NOT FOR CONSTRUCTION

2/21/2025 3:42:10 PM



01 FIRST FLOOR PLAN
1/8" = 1'-0"

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS 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 DISCREPENCIES/ 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.

- GYPSUM BOARD CEILING
- ACOUSTICAL CEILING TILE
- ACOUSTICAL CEILING TILE
- CEMENT PLASTER CEILING
- WOOD CEILING
- TECTUM PANEL
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE
- LINEAR WALL WASHER
- RECESSED LIGHTING FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- 6" RECESSED DOWNLIGHT
- RETURN VENT
- SUPPLY VENT

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN - REFLECTED CEILING

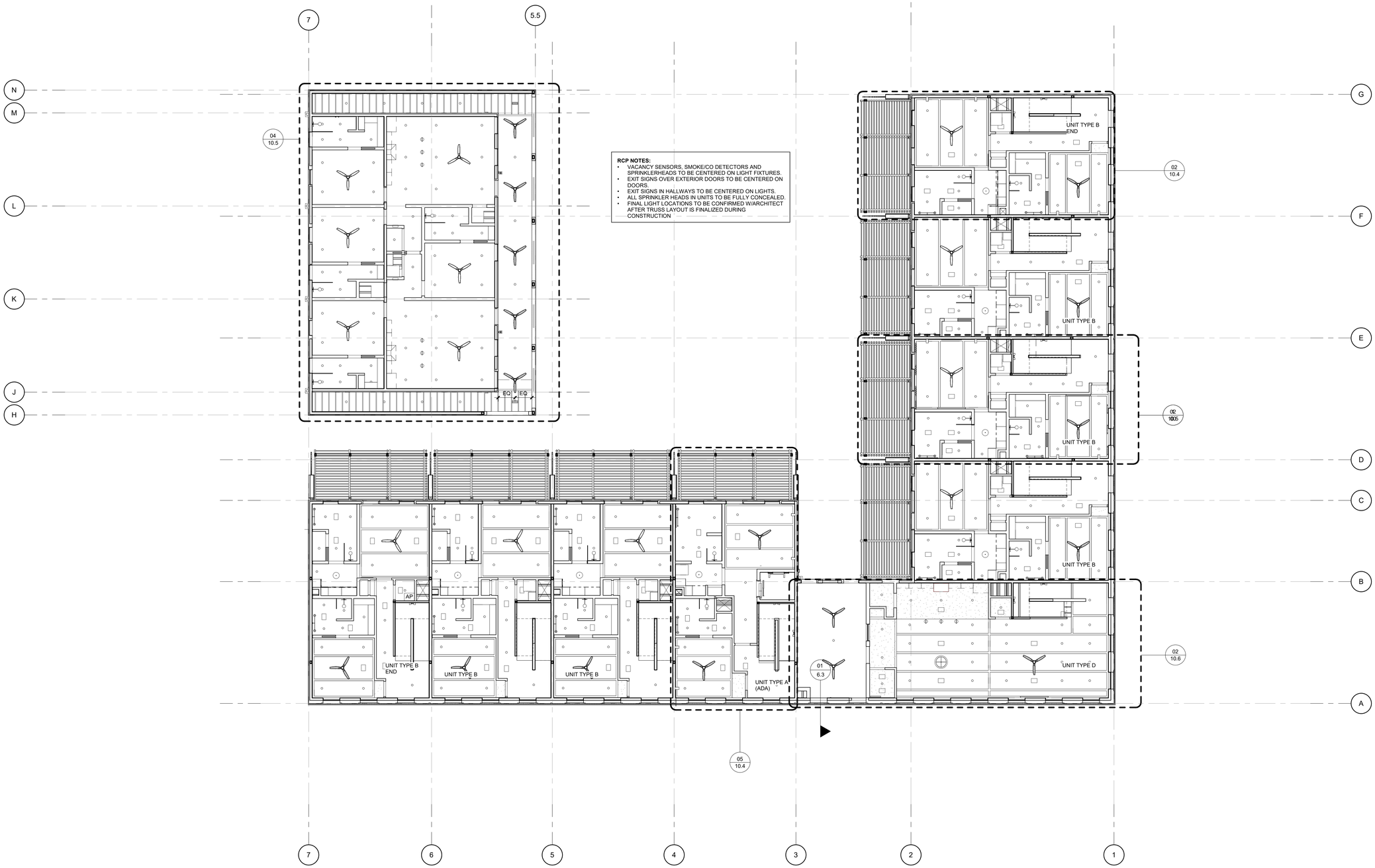
DRAWN BY | LAST NAME

10.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:04:01 PM



RCP NOTES:

- VACANCY SENSORS, SMOKE/CO DETECTORS AND SPRINKLERHEADS TO BE CENTERED ON LIGHT FIXTURES.
- EXIT SIGNS OVER EXTERIOR DOORS TO BE CENTERED ON DOORS.
- EXIT SIGNS IN HALLWAYS TO BE CENTERED ON LIGHTS.
- ALL SPRINKLER HEADS IN UNITS TO BE FULLY CONCEALED.
- FINAL LIGHT LOCATIONS TO BE CONFIRMED W/ARCHITECT AFTER TRUSS LAYOUT IS FINALIZED DURING CONSTRUCTION

N

01 SECOND FLOOR
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
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 DISCREPENCIES/ 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 INLCUDING 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.

- GYPSUM BOARD CEILING
- ACOUSTICAL CEILING TILE
- ACOUSTICAL CEILING TILE
- CEMENT PLASTER CEILING
- WOOD CEILING
- TECTUM PANEL
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE
- LINEAR WALL WASHER
- RECESSED LIGHTING FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- 6" RECESSED DOWNLIGHT
- RETURN VENT
- SUPPLY VENT

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN - REFLECTED CEILING

DRAWN BY | LAST NAME

10.2

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:04:18 PM

N

01 THIRD FLOOR
1/8" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS
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 DISCREPENCIES/ 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.

- GYPSUM BOARD CEILING
- ACOUSTICAL CEILING TILE
- ACOUSTICAL CEILING TILE
- CEMENT PLASTER CEILING
- WOOD CEILING
- TECTUM PANEL
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE
- LINEAR WALL WASHER
- RECESSED LIGHTING FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- 6" RECESSED DOWNLIGHT
- RETURN VENT
- SUPPLY VENT

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

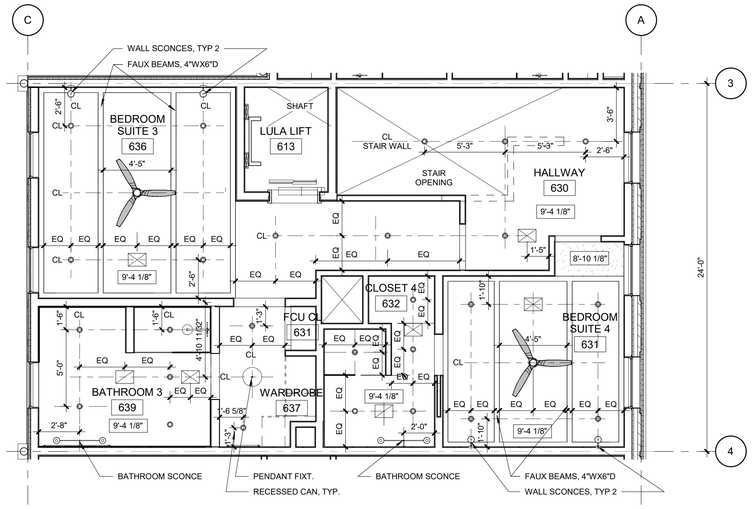
THIRD FLOOR PLAN - REFLECTED CEILING

DRAWN BY | LAST NAME

10.3

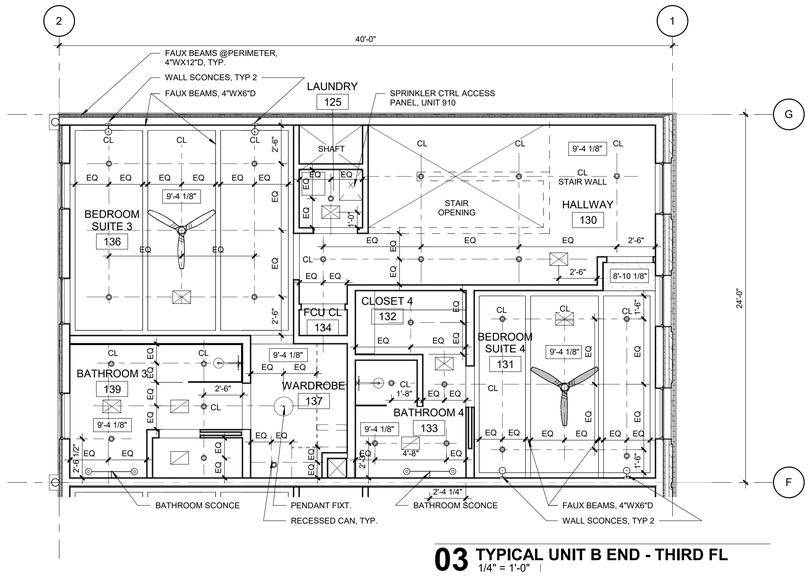
NOT FOR CONSTRUCTION

2/20/2025 5:04:07 PM

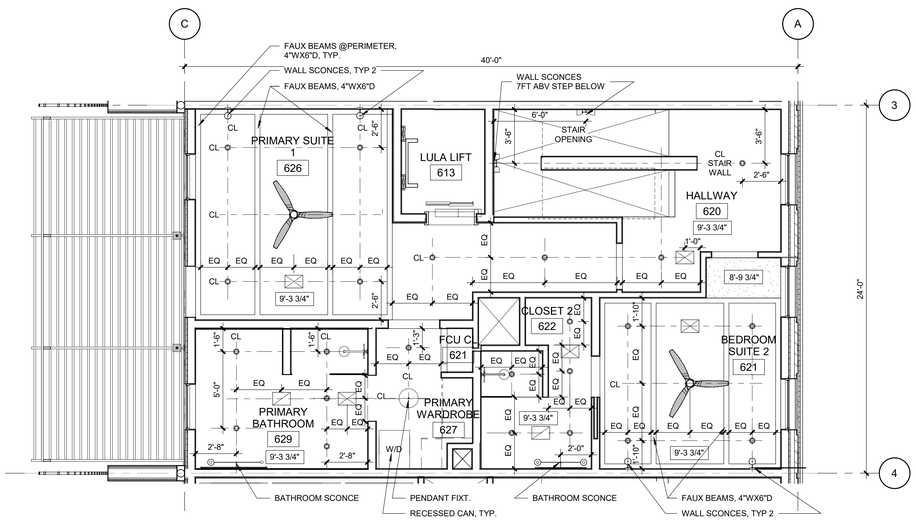


06 TYPICAL UNIT A (ADA) - THIRD FL
1/4" = 1'-0"

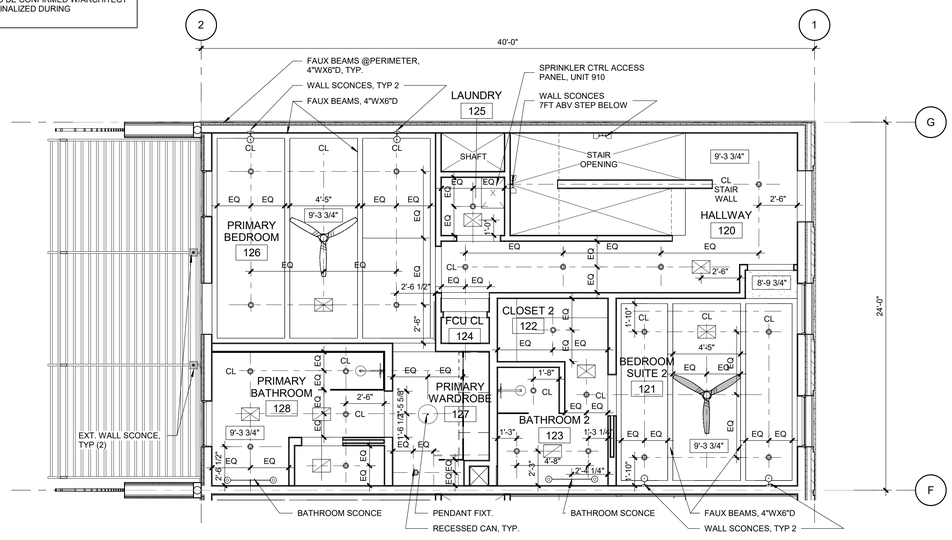
RCP NOTES:
- VACANCY SENSORS, SMOKE/CO DETECTORS AND SPRINKLERHEADS TO BE CENTERED ON LIGHT FIXTURES.
- EXIT SIGNS OVER EXTERIOR DOORS TO BE CENTERED ON DOORS.
- EXIT SIGNS IN HALLWAYS TO BE CENTERED ON LIGHTS.
- ALL SPRINKLER HEADS IN UNITS TO BE FULLY CONCEALED.
- FINAL LIGHT LOCATIONS TO BE CONFIRMED W/ARCHITECT AFTER TRUSS LAYOUT IS FINALIZED DURING CONSTRUCTION



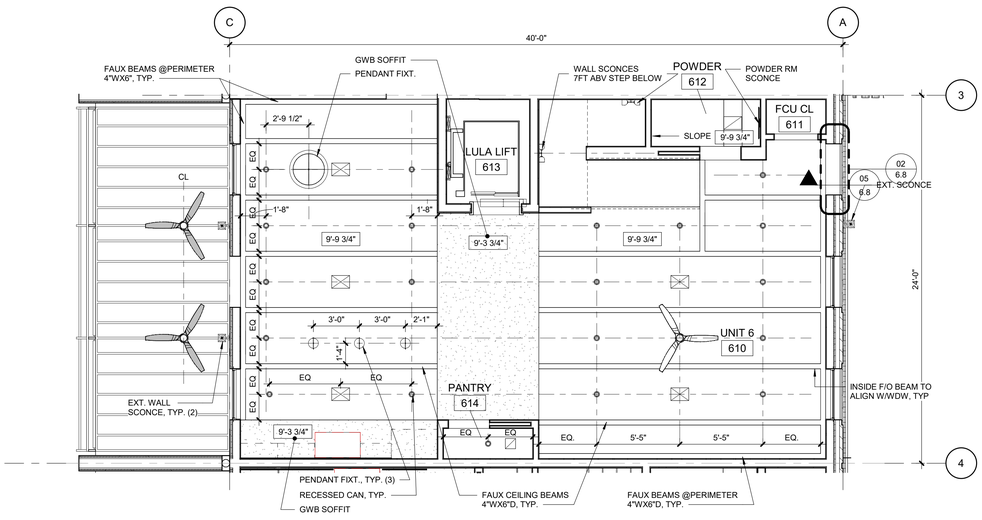
03 TYPICAL UNIT B END - THIRD FL
1/4" = 1'-0"



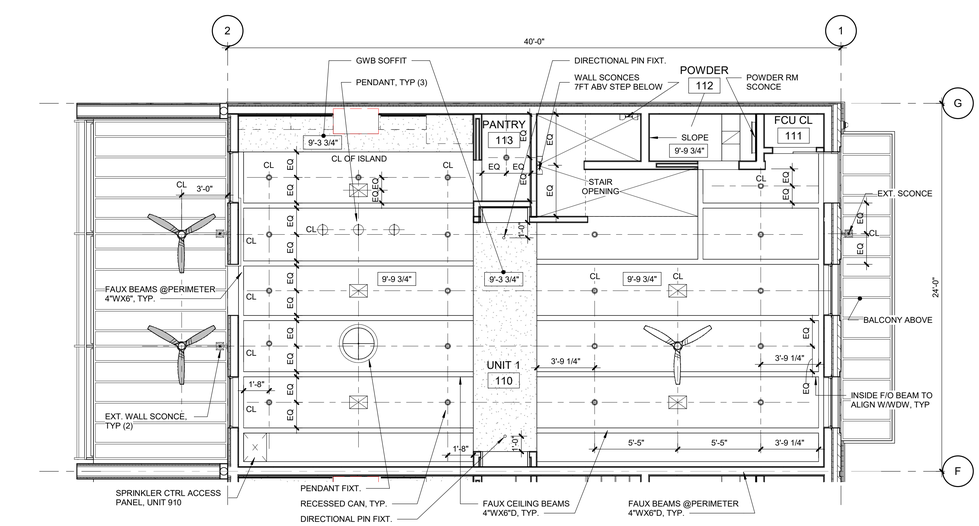
05 TYPICAL UNIT A (ADA) - SECOND FL
10.2 | 1/4" = 1'-0"



02 TYPICAL UNIT B END - SECOND FL
10.2 | 1/4" = 1'-0"



04 TYPICAL UNIT A (ADA) - FIRST FL
10.1 | 1/4" = 1'-0"



01 TYPICAL UNIT B END - FIRST FL
10.1 | 1/4" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS 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 DISCREPENCIES/ 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 INLCUDING 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.

- GYPSUM BOARD CEILING
- ACOUSTICAL CEILING TILE
- ACOUSTICAL CEILING TILE
- CEMENT PLASTER CEILING
- WOOD CEILING
- TECTUM PANEL
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE
- LINEAR WALL WASHER
- RECESSED LIGHTING FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- 6" RECESSED DOWNLIGHT
- RETURN VENT
- SUPPLY VENT

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ENLARGED UNIT REFLECTED CEILING PLANS

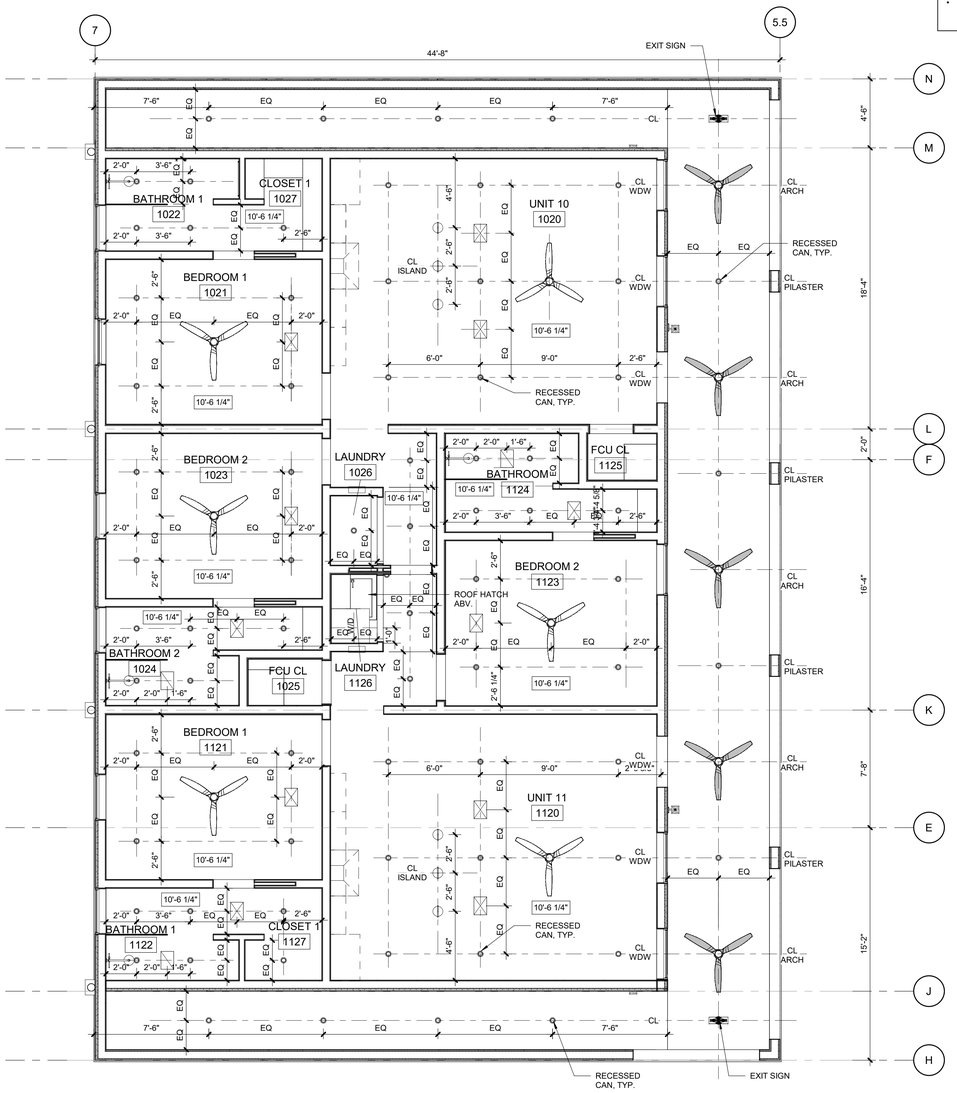
DRAWN BY | Author

10.4

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

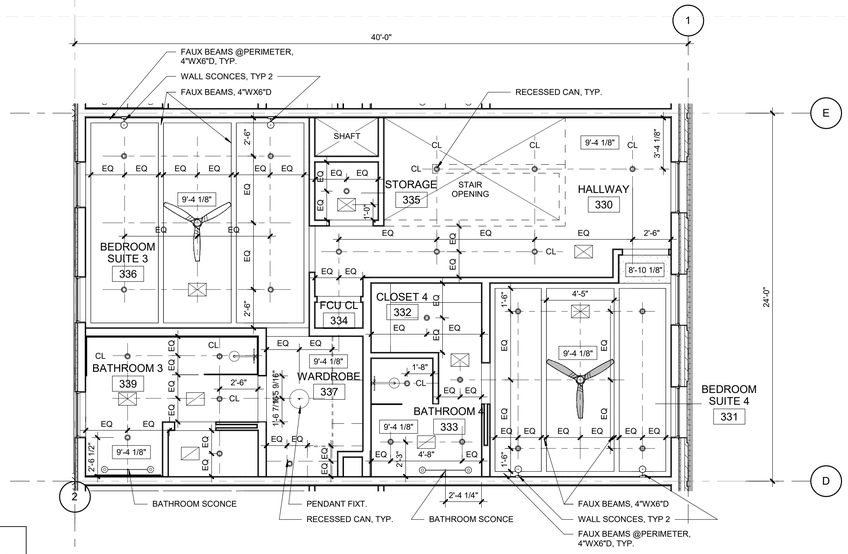
NOT FOR CONSTRUCTION

2/20/2025 5:04:12 PM

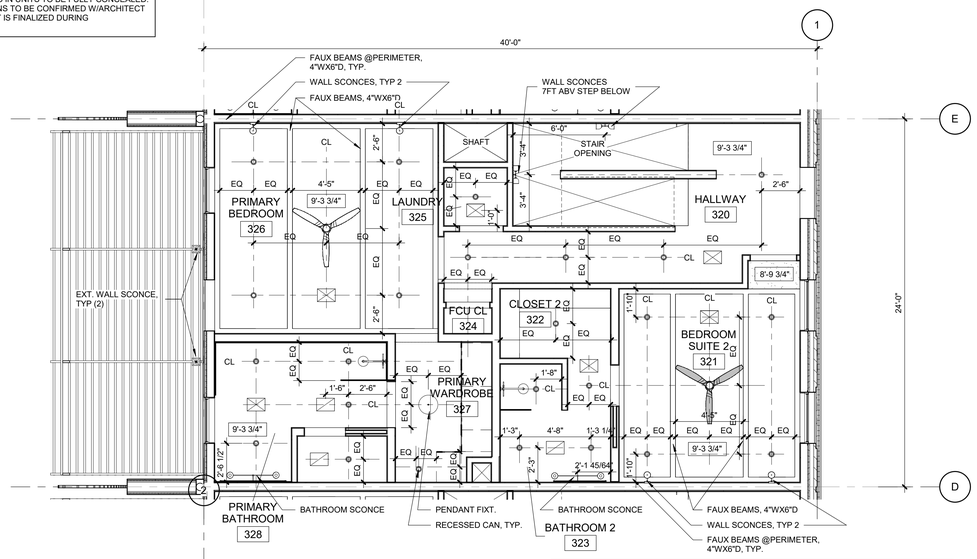


04 TYPICAL UNIT C - SECOND FL
10.2 | 1/4" = 1'-0"

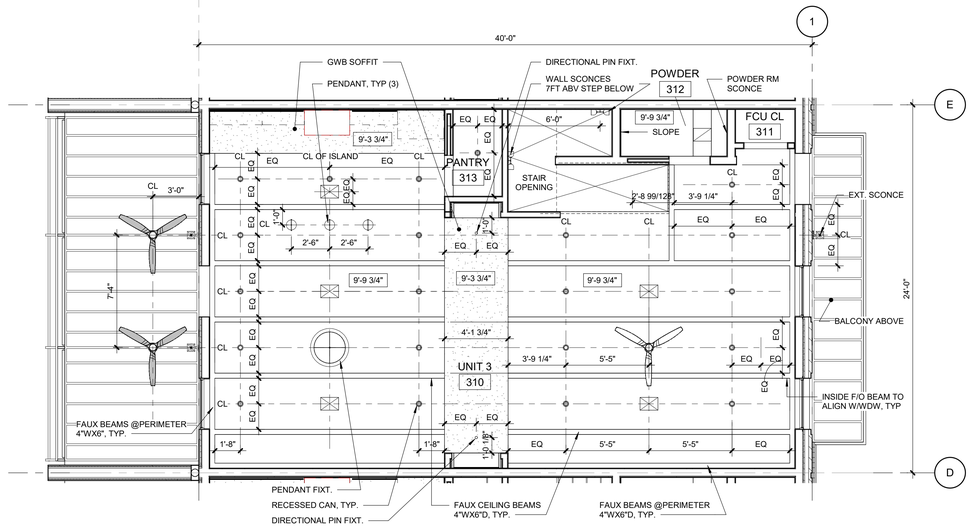
RCP NOTES:
- VACANCY SENSORS, SMOKE/CO DETECTORS AND SPRINKLERHEADS TO BE CENTERED ON LIGHT FIXTURES.
- EXIT SIGNS OVER EXTERIOR DOORS TO BE CENTERED ON DOORS.
- EXIT SIGNS IN HALLWAYS TO BE CENTERED ON LIGHTS.
- ALL SPRINKLER HEADS IN UNITS TO BE FULLY CONCEALED.
- FINAL LIGHT LOCATIONS TO BE CONFIRMED W/ARCHITECT AFTER TRUSS LAYOUT IS FINALIZED DURING CONSTRUCTION



03 TYPICAL UNIT B - THIRD FLOOR
1/4" = 1'-0"



02 TYPICAL UNIT B - SECOND FL
10.2 | 1/4" = 1'-0"



01 TYPICAL UNIT B - FIRST FL
10.1 | 1/4" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

CLARIFICATION OF SYMBOLS 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 DISCREPENCIES/ 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 INLCUDING 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.

- GYPSUM BOARD CEILING
- ACOUSTICAL CEILING TILE
- ACOUSTICAL CEILING TILE
- CEMENT PLASTER CEILING
- WOOD CEILING
- TECTUM PANEL
- LINEAR LIGHTING FIXTURE
- LINEAR LIGHTING FIXTURE
- LINEAR WALL WASHER
- RECESSED LIGHTING FIXTURE
- PENDANT FIXTURE
- CEILING FAN
- 6" RECESSED DOWNLIGHT
- RETURN VENT
- SUPPLY VENT

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ENLARGED UNIT REFLECTED CEILING PLANS

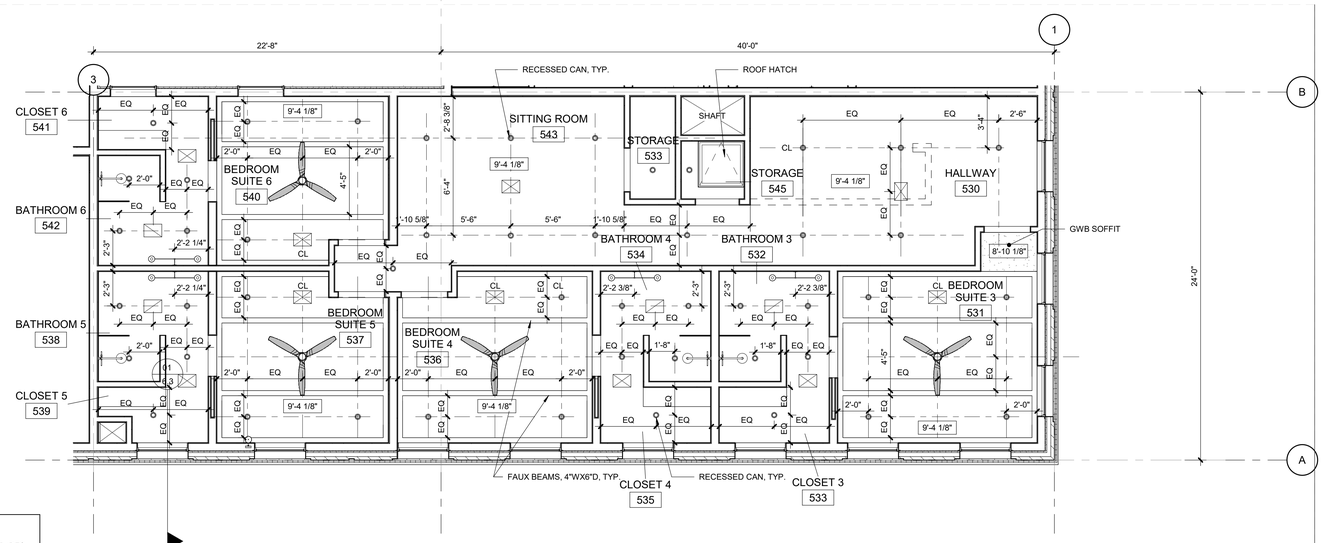
DRAWN BY | Author

10.5

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

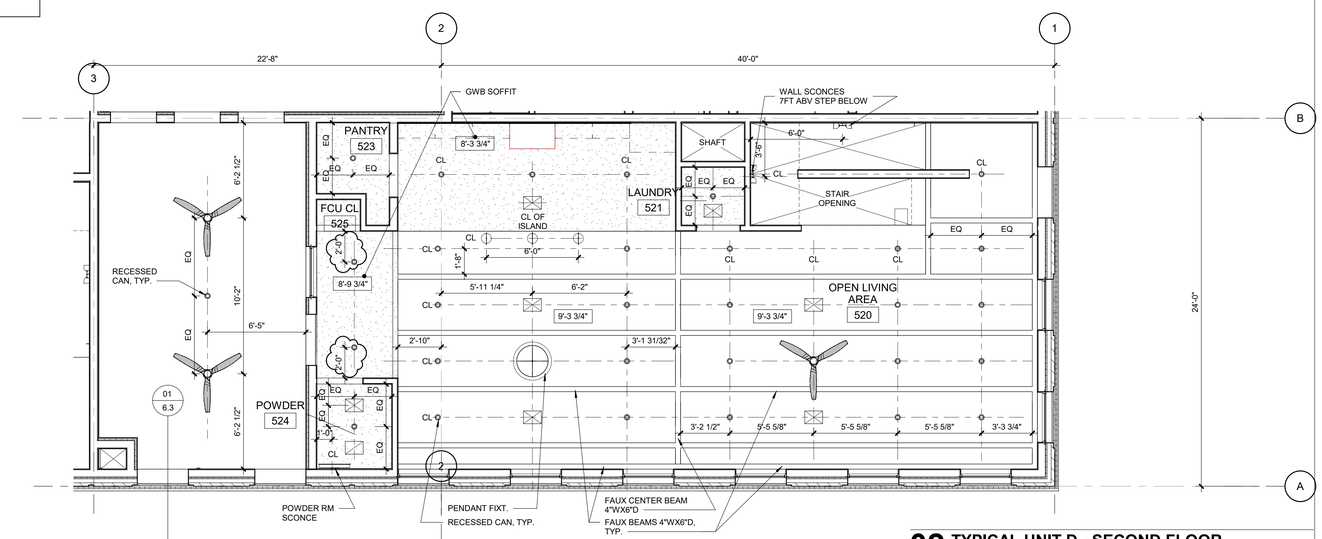
2/20/2025 5:04:15 PM



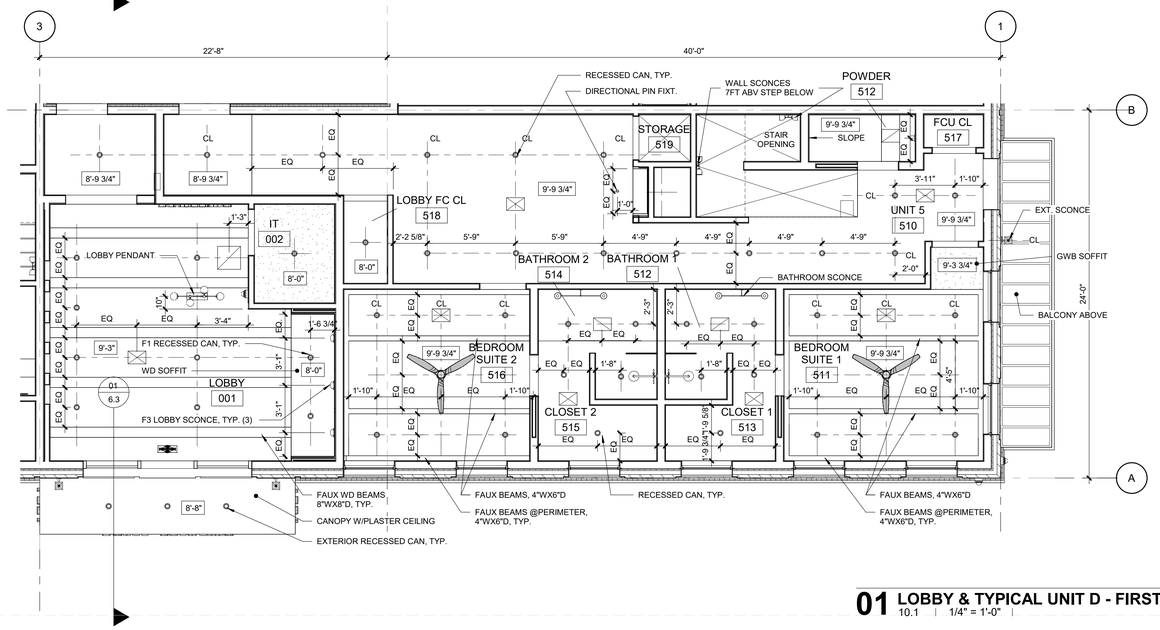
RCP NOTES:

- VACANCY SENSORS, SMOKE/CO DETECTORS AND SPRINKLERHEADS TO BE CENTERED ON LIGHT FIXTURES.
- EXIT SIGNS OVER EXTERIOR DOORS TO BE CENTERED ON DOORS.
- EXIT SIGNS IN HALLWAYS TO BE CENTERED ON LIGHTS.
- ALL SPRINKLER HEADS IN UNITS TO BE FULLY CONCEALED.
- FINAL LIGHT LOCATIONS TO BE CONFIRMED W/ARCHITECT AFTER TRUSS LAYOUT IS FINALIZED DURING CONSTRUCTION

03 TYPICAL UNIT D - THIRD FLOOR
10.3 | 1/4" = 1'-0"



02 TYPICAL UNIT D - SECOND FLOOR
10.2 | 1/4" = 1'-0"



01 LOBBY & TYPICAL UNIT D - FIRST FL
10.1 | 1/4" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS
24 OCT 2014 ADDENDUM 2

NOT FOR CONSTRUCTION

ENLARGED UNIT REFLECTED CEILING PLAN

DRAWN BY | Author

10.6

Autodesk Docs://23083_1031 Annunciation St./23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 5:04:38 PM

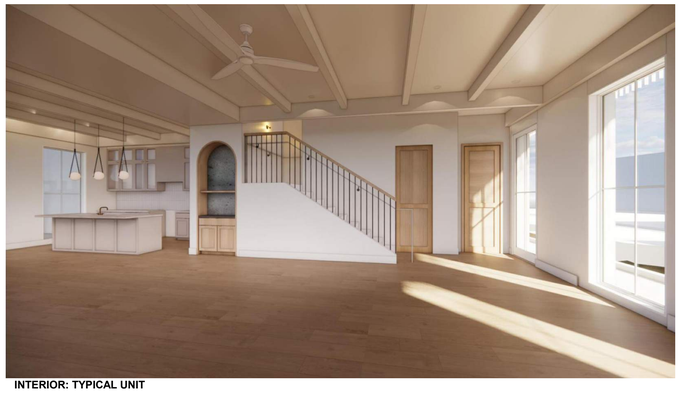
EXTERIOR: CORNER OF ANNUNCIATION + POEYFARRE

EXTERIOR: FROM ANNUNCIATION

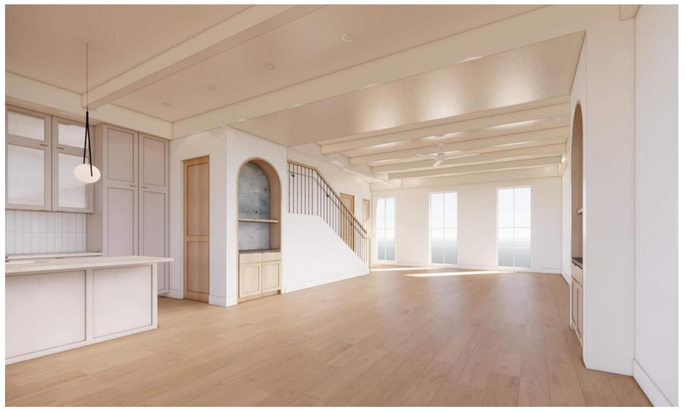
EXTERIOR: FROM POEYFARRE

EXTERIOR: TYPICAL UNIT ELEVATION AT ANNUNCIATION

INTERIOR: TYPICAL UNIT LIVING ROOM



INTERIOR: TYPICAL UNIT



INTERIOR: TYPICAL UNIT DINING SPACE

INTERIOR: TYPICAL UNIT KITCHEN

INTERIOR: TYPICAL UNIT PRIMARY BATHROOM

INTERIOR: LOBBY

INTERIOR: FITNESS ROOM

INTERIOR: TYPICAL UNIT BEDROOM

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

NOTE: 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

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PICTORAL VIEWS

DRAWN BY | LAST NAME

13.1

Autodesk Docs://23083_1031 Annunciation St/23083_ARCH_Central_R24.rvt

NOT FOR CONSTRUCTION

2/21/2025

GENERAL NOTES:

1. CONTRACTOR MUST PROVIDE ADEQUATE WORK ZONE PROTECTION (MINIMUM 6'-0" CHAIN LINK FENCING) FROM UNAUTHORIZED PEDESTRIAN ACCESS.
2. COORDINATE ALL CONSTRUCTION STAGING AND PARKING WTIH GENERAL CONTRACTOR AND OWNER.
3. AT THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL PROVIDE A DRAWING FOR REVIEW AND APPROVAL, INDICATING STAGING LOCATION, CONSTRUCTION FENCING, AND ANY REQUIRED TREE PROTECTION METHODS. ACCURATE TREE CANOPY DRIP LINES MUST BE INDICATED.
4. COORDINATE ALL TRASH AND DEBRIS CONTAINERS AND LANDSCAPE REMOVAL AND EXCAVATION.
5. NO PARKING, STAGING, EQUIPMENT OFFLOADING OR STORAGE, CONCRETE WASH OUT, PAINT BRUSH WASH OUT, OR FUELING WILL BE ALLOWED UNDER THE DRIP LINE OF TREES. SU WILL CONSIDER THIS A DAMAGE TO PROPERTY WHEREBY A DEVALUATION WILL BE DETERMINED AND PROCESSED DURING SUBSTANTIAL COMPLETION. IF ACCESS UNDER TREES IS REQUIRED, IT MUST BE SHOWN ON THE STAGING PLAN AND/OR EXCAVATION PERMIT WITH WRITTEN APPROVAL OF LANDSCAPE SERVICES.
6. PROTECT ALL SITE DRAINAGE STRUCTURES FROM SOIL OR DEBRIS CONTAMINATION FOR THE DURATION OF THE PROJECT. REMOVE IMMEDIATELY ANY MUD OR DEBRIS DEPOSITED ON ROADS OR SIDEWALKS OUTSIDE OF WORK ZONE.
7. BORING, TRENCHING, AND/OR EXCAVATION UNDER DRIP LINES OF TREES REQUIRES APPROVAL BY THE CAMPUS LANDSCAPE ARCHITECT OR ASSISTANT DIRECTOR OF LANDSCAPE SERVICES IN ADDITION TO THE EXCAVATION PERMIT. ANY APPROVED EXCAVATION SHALL BE PERFORMED BY HAND.
8. OTHER THAN UTILITIES LOCATED WITHIN THE DRIPLINE OF EXISTING TREES, ANY UTILITIES THAT ARE DISCONNECTED OR DEMOLISHED UNDER THE SCOPE OF THIS WORK SHALL BE REMOVED IN THEIR ENTIRETY. UTILITIES WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE ABANDONED IN PLACE. NO OTHER EXISTING UTILITY OF UTILITY STRUCTURE SHALL BE ABANDONED IN PLACE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
9. WHERE ROOT PRUNING IS REQUIRED, THE CONTRACTOR SHALL EMPLOY A LICENSED ARBORIST TO PERFORM THE WORK, UNDER THE SUPERVISION OF AN SU FACILITY SERVICES MEMBER.
10. FOR ANY WORK WITHIN 18" OF AN EXISTING GAS LINE, A REPRESENTATIVE OF SU UTILITIES MUST BE ON SITE DURING THE ENTIRE CONSTRUCTION ACTIVITY.
11. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY INVERTS PRIOR TO BEGINNING ANY SITE WORK SHOWN IN THE DRAWINGS. ANY CORRECTIONS TO NEWLY CONSTRUCTED ITEMS DUE TO EXISTING INVERT DISCREPANCIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LAYOUT AND SLEEVING NOTES:

1. CONTRACTOR SHALL REPORT ANY PLAN DISCREPANCIES TO LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING.
2. CONTRACTOR SHALL CALL LOUISIANA ONE CALL PRIOR TO DIGGING TO IDENTIFY ANY EXISTING UNDERGROUND UTILITY SERVICE. ANY DISRUPTION TO ANY EXISTING UTILITY SERVICE SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER OR THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL STAKE OUT ALL PAVING WITH GRADE STAKES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FORMING.
4. GRADES AND SLOPES OF SIDEWALK FORMING SHALL BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO CONCRETE POUR.
5. LAYOUT AND GRADING OF PAVED AREAS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ANY POURING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE OF ALL PAVED AREAS. ANY "BIRD BATHS" OR WATER PONDING ON ANY CONCRETE SURFACE TO BE REPAIRED AT NO EXPENSE TO OWNER OR LANDSCAPE ARCHITECT.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF SLEEVES AT LOCATIONS SHOWN ON THIS SHEET.
8. ALL SLEEVE LOCATIONS SHALL CONTAIN (2) 4" SCHEDULE 40 PVC PIPES SLEEVES (UNLESS OTHERWISE NOTED) AND SHALL BE LOCATED DIRECTLY UNDER PAVEMENT. SEE STRUCTURAL PLANS WHEN SLEEVING THROUGH WALLS.
9. ALL SLEEVES FOR ELECTRICAL LINES SHALL COMPLY WITH LOCAL ELECTRICAL CODE IN REGARDS TO DEPTH AND SPACING FROM OTHER UTILITIES.
10. ENDS OF SLEEVES SHALL BE CAPPED WITH PVC CAPS AND MARKED WITH A FLAG. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING FLAG LOCATION.
11. COORDINATE AND VERIFY ALL SLEEVE LOCATIONS WITH ELECTRICAL AND IRRIGATION PLANS.

HARDSCAPE NOTES:

1. CONTRACTOR SHALL STAKE ALL PROPOSED IMPROVEMENTS, INCLUDING CENTERLINES OF SIDEWALKS W/ GRADE STAKES, FOR LANDSCAPE ARCHITECT'S & OWNER'S APPROVAL PRIOR TO FORMING.
2. CONTRACTOR SHALL PROVIDE SAMPLE OF ALL BRICK, WOOD, GRANITE, CAST STONE, PAVERS, AGGREGATE PAVING, AND CONCRETE FINISHES FOR APPROVAL BY LANDSCAPE ARCHITECT & OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL PROVIDE MOCK-UPS OF EACH TYPE OF PAVING TO DEPICT COLOR, TEXTURE, AND PATTERN PRIOR TO INSTALLATION.
4. GRADES AND SLOPES OF SIDEWALK FORMING TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT & OWNER PRIOR TO ALL CONCRETE POURS.
5. CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ALL CONCRETE WORK. 3000 PSI MINIMUM STRENGTH CONCRETE
6. COMPACT ALL SOIL SUBGRADES TO 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE NOTED.
7. VERIFY PAVING SLOPES ON SITE WITH LANDSCAPE ARCHITECT, CIVIL ENGINEER, & OWNER.
8. REFER TO DETAILS AND SPECIFICATIONS ON LANDSCAPE ARCHITECT'S PLANS FOR GREATER DETAIL.

GENERAL LANDSCAPE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE OF ALL NEWLY BUILT BED AND LAWN AREAS AND SHALL TURTLE-BACK OR SLOPE BED AREAS AS DIRECTED OR NOTED ON PLANS AND / OR DETAILS. CONTRACTOR SHALL ALSO PROVIDE DRAINAGE SWALES THROUGH NEW BED AREAS AS NEEDED TO PROMOTE POSITIVE DRAINAGE OF ADJACENT AREAS. COORDINATE WITH LANDSCAPE ARCHITECT.
2. LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR DRAINAGE OF SITE COMPONENTS THAT ARE NOT WITHIN THE DESIGN SCOPE OF WORK IE. EXISTING PAVED AREAS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING, SIDEWALKS, STRUCTURES, OR LANDSCAPING TO REMAIN AS A RESULT OF HIS WORK. REPAIRS SHALL BE MADE AT NO EXPENSE TO OWNER OR LANDSCAPE ARCHITECT. ANY REPAIRS SHALL MEET OR EXCEED THE ORIGINAL CONDITIONS OF THE DAMAGED AREA(S) AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
4. WRITTEN QUANTITIES SHALL TAKE PRECEDENCE OVER DRAWN QUANTITIES.
5. CONTRACTOR TO SUBMIT PRICE WITH UNIT COSTS FOR EACH ITEM ON THE MATERIAL LIST.
6. CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH GENERAL CONTRACTOR AND IRRIGATION CONTRACTOR.
7. ALL TREE LOCATIONS AND BED LINES SHALL BE FLAGGED BY LANDSCAPE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO PROCEEDING. UPON COMPLETION OF BEDS, ALL SHRUBS SHALL BE PLACED IN CONTAINERS FOR APPROVAL BY LANDSCAPE ARCHITECT.
8. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING LANDSCAPE MATERIAL WITHIN PROPOSED PLANTING AREAS PER LANDSCAPE PLANS. CARE SHALL BE TAKEN SO AS NOT TO DISTURB ROOT STRUCTURE OF ANY EXISTING TREES WITH TRENCHING OR FILL.
9. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION.
10. LANDSCAPE CONTRACTOR SHALL REPORT ANY PLAN DISCREPANCIES TO LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
11. EXISTING SOIL CONDITIONS MAY REQUIRE EXCAVATION TO A MINIMUM DEPTH OF 12" DEPENDING ON EXISTING SOIL CONDITIONS. EXACT DEPTH TO BE DETERMINED ON SITE W/ LANDSCAPE ARCHITECT. NEW SOIL MIX SHALL BE ADDED TO REPLACE DISPLACED SOIL AND BUILD UP AN ADDITIONAL 6"-9" TO ACCOUNT FOR EXCAVATION AND AID DRAINAGE.
12. SOIL PREPARATION DEPTHS FOR BED AND LAWN AREAS SHALL BE MODIFIED UNDER EXISTING TREE CANOPIES. COORDINATE WORK W/ LANDSCAPE ARCHITECT.
13. CONTRACTOR TO NOTIFY OWNER TO HAVE PEST CONTROL COMPANY RE-CHECK ALL AREAS WHERE SOIL HAS BEEN DISTURBED ADJACENT TO BUILDING SLAB.
14. ALL TREES ON THE PROJECT SHALL BE SPECIMEN QUALITY AND MATCHING. IF ANY TREE OR TREES DELIVERED TO THE SITE ARE NOT OF SUPERIOR QUALITY OR ARE DAMAGED IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE TREE OR TREES WILL BE REJECTED.
15. ALL WORK SHALL BE SEQUENCED AND PERFORMED TO MINIMIZE THE DISRUPTION OF PEDESTRIAN OR VEHICULAR CIRCULATION THROUGH THE SITE.

PLANTING NOTES:

1. TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE SOIL OBTAINED FROM WELL DRAINED ARABLE LAND. IT SHALL BE FREE DRAINING, NON-TOXIC AND CAPABLE OF SUSTAINING HEALTHY PLANT GROWTH. TOPSOIL SHALL BE REASONABLY FREE OF CALCIUM CARBONATE, SUBSOIL, REFUSE, ROOTS, AND OTHER DELETERIOUS SUBSTANCES. THE CONTRACTOR SHALL FURNISH A WRITTEN SOIL ANALYSIS PREPARED BY AN ACCREDITED SOIL ANALYSIST. THE ANALYSIS SHALL INDICATE PH, TOTAL SOLUBLE SALTS, AND PLASTICITY INDEX AND PARTICLE SIZE GRADATION.
2. SAND. SAND SHALL BE LOOSE, GRANULAR SOIL CONTAINING PARTICLES SMALLER THAN GRAVEL BUT COARSER THAN SILT. SANDY SOIL SHALL OBTAIN A MINIMUM OF 90% SAND AND NO GREATER THAN 5% CLAY.
3. PEAT MOSS. PEAT MOSS SHALL BE IMPORTED CANADIAN SPHAGNUM PEAT MOSS, BROWN, LOW IN CONTENT OF WOODY MATERIAL AND FREE OF ANY MINERAL MATTER HARMFUL TO PLANT LIFE PEAT MOSS SHALL HAVE AN ACID RATING OF APPROXIMATELY 4.5 PH AND HAVE A WATER ABSORBING CAPACITY OF 1100 TO 1200 % BY WEIGHT. PEAT MOSS SHALL BE THOROUGHLY PULVERIZED BEFORE USE EXCEPT WHEN USED AS A TOP-DRESSING. NO NATIVE OR SEDGE PEATS SHALL BE APPROVED.
4. ORGANIC SOIL CONDITIONER. ORGANIC SOIL CONDITIONER SHALL BE PARTIALLY DECOMPOSED GROUND PINE BARK. SAWDUST WILL NOT BE ACCEPTED. PARTICLE SIZE AND SURFACE AREA SHALL BE SUCH AS TO RESIST DISPLACEMENT BY WIND OR BY SURFACE STORM WATER OR IRRIGATION RUNOFF FOR TWO GROWING SEASONS.
5. COMMERCIAL FERTILIZER. FERTILIZER SHALL BE A COMPLETE, SLOW RELEASE, 12-6-6 FERTILIZER OR APPROVED ALTERNATE DELIVERED IN ORIGINAL UNOPENED CONTAINERS BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. TO BE APPLIED AT MANUFACTURERS RECOMMENDED RATE.
6. HERBICIDE. SNAPSHOT PRE-EMERGENT HERBICIDE MANUFACTURED BY DOW AGRA OR APPROVED EQUAL - APPLIED AT MANUFACTURER'S RECOMMENDATIONS.
7. TOPDRESSING. TOPDRESSING SHALL BE PINESTRAW (UNLESS OTHERWISE SPECIFIED ON PLANS) OF SUFFICIENT CHARACTER TO RESIST DISPLACEMENT BY WIND OR STORM WATER OR BY IRRIGATION RUNOFF. PINESTRAW SHALL BE APPLIED AT A MIN. DEPTH OF 3" AND SPREAD EVENLY OVER THE ENTIRE BED AREA TO RETAIN MOISTURE AND PROTECT ROOT SYSTEMS. PINESTRAW TO BE FRESHLY HARVESTED, UNIFORM IN COLOR, AND FREE OF DELETERIOUS MATERIALS. CONTRACTOR IS REQUIRED TO SUBMIT A SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLACING.
8. COMPOSTED COW MANURE. COMPOSTED COW MANURE SHALL BE A MINIMUM OF 50% COW MANURE BY WEIGHT. CONTRACTOR TO PROVIDE SAMPLE AND ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT.
9. STANDARD PLANTING MIX (FULL BED PREPARATION). THE PLANTING MIX FOR ALL NORMAL BED AREAS AND PITS SHALL CONSIST OF:
   - 1 CY ORGANIC SOIL CONDITIONER PER 50 SF OF BED AREA
   - 1 CY COMPOSTED COW MANURE PER 150 SF OF BED AREA
   - 3.8 CF BALE OF PEAT MOSS OR COFFEE CHAFF PER 50 SF OF BED AREA
   - SANDY TOPSOIL MAY BE ADDED TO BE PLANTING MIX IF THE EXISTING SOIL IS OF POOR QUALITY. THE LANDSCAPE ARCHITECT WILL MAKE THIS DETERMINATION PRIOR TO THE BEGINNING OF WORK.
   - COMMERCIAL FERTILIZER AND PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
   - SUBSTITUTIONS MAY BE MADE ON THE ADVICE OF THE LANDSCAPE ARCHITECT.
10. PIT PLANTING. MULCH SURROUNDING, PREPARE PIT FOR NEW PLANT MATERIAL, AND AMEND SOIL WITHIN HOLE WITH NEW PLANTING MIX. ENTIRE AREA SHALL BE TOPDRESSED WITH A 3" MIN. LAYER OF PINESTRAW OR DECOMPOSED SHREDDED HARDWOOD MULCH. SEE PLAN FOR MULCH TYPE.
11. SEE PLANTING SPECIFICATION (32 93 00) FOR MORE DETAILED INFORMATION.

GENERAL IRRIGATION NOTES:

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ILLUSTRATE MAINLINE LAYOUT, HEAD LAYOUT, & LAYOUT OF OTHER MAJOR IRRIGATION SYSTEM COMPONENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING IRRIGATION MAINLINE. MAINLINE SIZING TO ACCOMMODATE POTENTIAL FUTURE EXPANSION.
3. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM, CONSISTING OF POP UP SPRAYS AND ROTOR SPRINKLERS, WILL IRRIGATE TURF AND PLANTING BEDS. POP-UP BUBBLERS IRRIGATE TREES.
4. POTABLE WATER WILL BE USED FOR IRRIGATION FROM EXISTING IRRIGATION MAINLINE.
5. A STAND ALONE, PEDESTAL MOUNTED, TWO WIRE IRRIGATION CONTROLLER WILL BE INSTALLED UNDER THIS CONTRACT. THE CONTROLLER WILL UTILIZE A RAIN SENSOR.
   5.1. THE CONTRACTOR MUST GET L.A. & OWNER APPROVAL TO UTILIZE A MULT-WIRE SYSTEM
6. A MASTER VALVE AND FLOW SENSOR WILL BE INSTALLED TO SHUT DOWN THE IRRIGATION SYSTEM IN CASE OF MAINLINE PIPE FAILURE.
7. ISOLATION GATE VALVES PERMIT THE ISOLATION OF SECTIONS OF THE SYSTEM FOR REPAIRS OR MAINTENANCE. QUICK COUPLING VALVES HAVE BEEN PROVIDED THROUGHOUT THE SITE FOR INCIDENTAL WATERING.
8. TURF AREAS, BED AREAS, AND TREE BUBBLERS SHALL BE ON SEPARATE ZONES.

IRRIGATION NOTES:

1. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
2. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
4. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   4.1. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   4.2. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
5. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   5.1. TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
   5.2. TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL SPRAY SPRINKLERS.
   5.3. TWO QUICK COUPLING KEYS, EACH WITH ATTACHED SWIVEL HOSE EL FOR OPERATION OF THE QUICK COUPLING VALVES
6. SELECT NOZZLES FOR SPRAY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS.
7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
8. CONNECT ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
9. WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
10. INSTALL VAN NOZZLES WHERE SPRAY ANGLES ARE LESS OR GREATER THAN WHAT A FIXED SPRAY NOZZLE CAN IRRIGATE WITHOUT EXCESSIVE OVERSPRAY.
11. CONTRACTOR TO INSTALL SPRINKLERS PERPENDICULAR TO GRADE AND FINE GRADING TECHNIQUES EMPLOYED TO REDUCE SEDIMENT, HEAD DAMAGE, AND RUNOFF TO HARD SURFACES.
12. CONTRACTOR MUST USE CYCLE/SOAK PROGRAMMING TECHNIQUES TO MINIMIZE RUN OFF.

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

L0.00

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

2/21/2025

Total Vehicle Parking

REQUIRED	PROPOSED
EXEMPT (Article 22 Section 22.5.A)	N/A

Vehicle Parking Dimensions

REQUIRED (Single Loaded 90°)	PROPOSED
Min. 8'6" wide x 18' length stall with 24' wide drive isle, with curbing & wheel stops.	9'0" wide x 18'6" long stalls with 24' wide drive isle. Curbs and wheel stops provided

Total Bike Parking

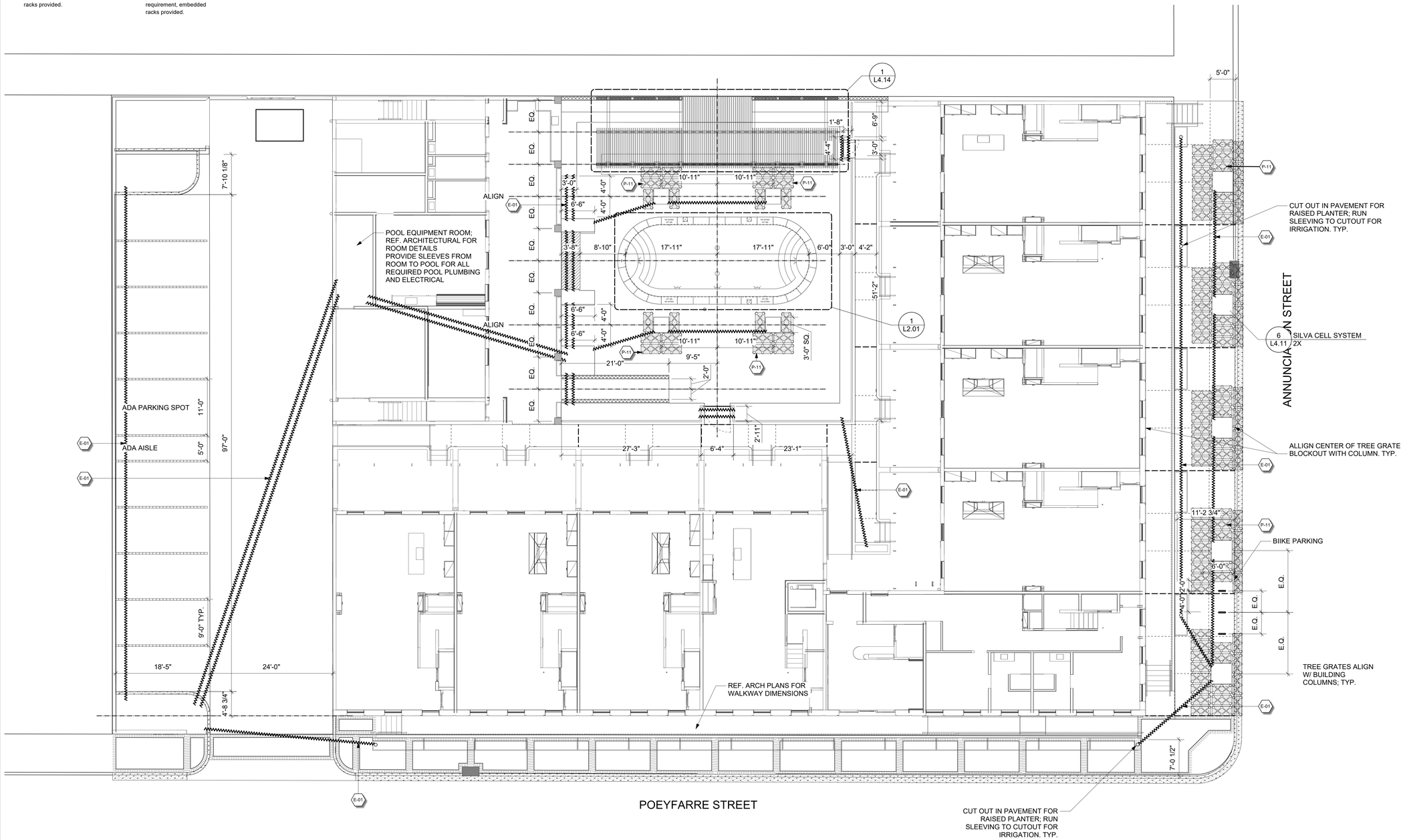
REQUIRED	PROPOSED
1 per 10 guest bedrooms	6 bike parking spaces.

Bike Parking Design

REQUIRED	PROPOSED
Min. 2' width x 6' length x 7' height, vehicular paving, and not interfere with pedestrian and vehicle traffic, secure racks provided.	2' wide x 6' long x 7' high parking spaces, surfaced per vehicular requirement, embedded racks provided.

LAYOUT SCHEDULE

ID	Description	Detail
P-11	Silva Cell System 2x	6/L4.11
E-01	Irrigation & Electrical Sleeving	



01 Layout Plan
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

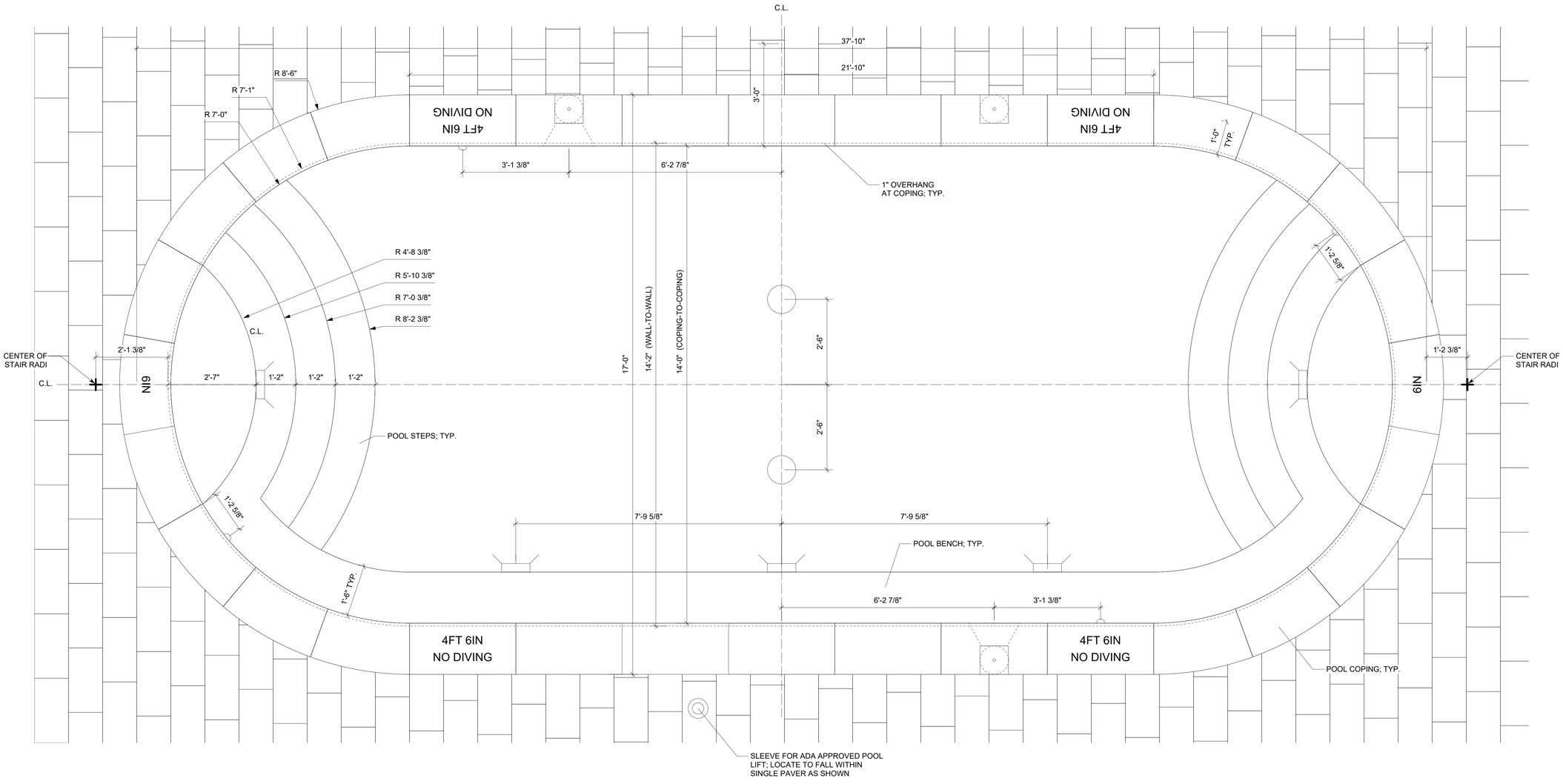
LAYOUT PLAN

L2.00

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

2/21/2025



1 POOL LAYOUT
Scale: 3/4" = 1'-0"

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

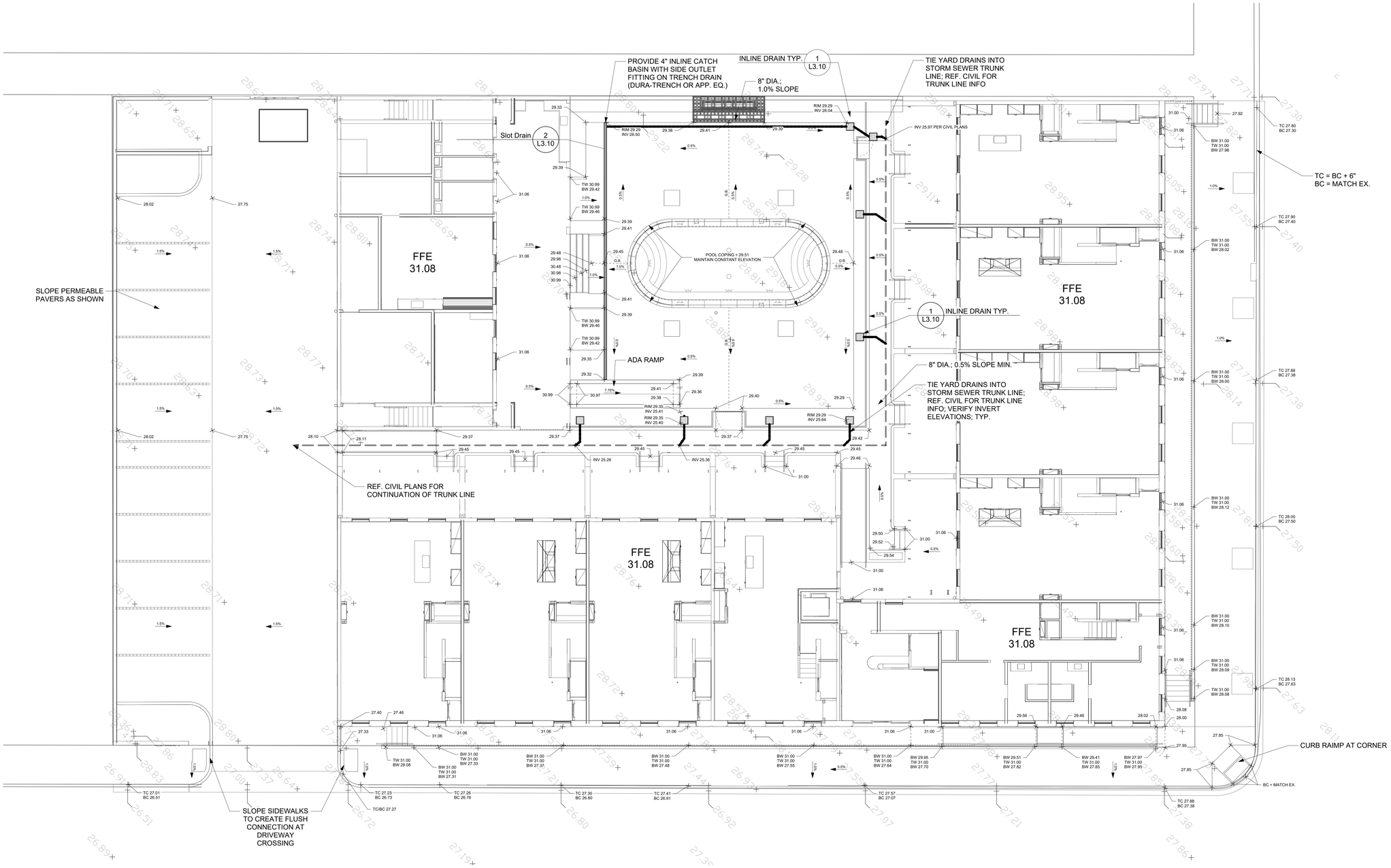
NOT FOR CONSTRUCTION

POOL LAYOUT ENLARGEMENT

L2.01

NOT FOR CONSTRUCTION

2/21/2025



01 Grading Plan
Scale: 1/8" = 1'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

GRADING PLAN

L3.00

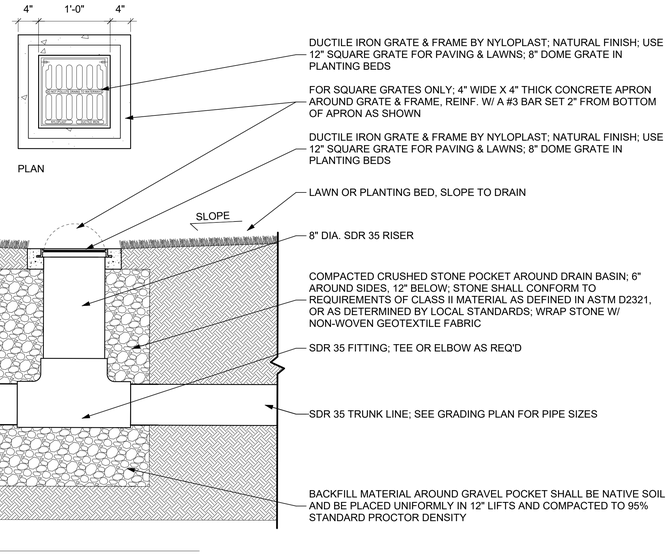
C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

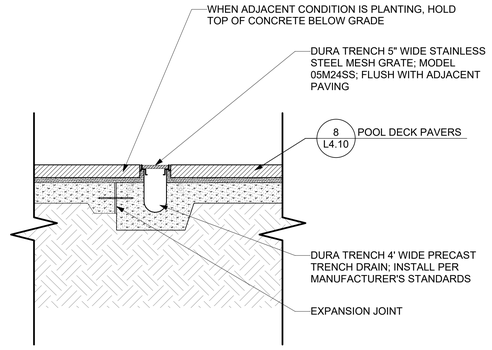
2/21/2025

NOTE:
INSTALL PER MANUFACTURER'S SPECIFICATIONS

NOTE:
CONTRACTOR MAY SUBMIT SHOP DRAWINGS FOR A CAST-IN-PLACE CATCH BASIN IN LIEU OF THE PREFABRICATED CATCH BASIN AS DETAILED



1 INLINE DRAIN TYP.
Scale: 1" = 1'-0"



2 Slot Drain
Scale: 1" = 1'-0"

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

GRADING DETAILS

L3.10

NOT FOR CONSTRUCTION

2/21/2025

HARDSCAPE SCHEDULE

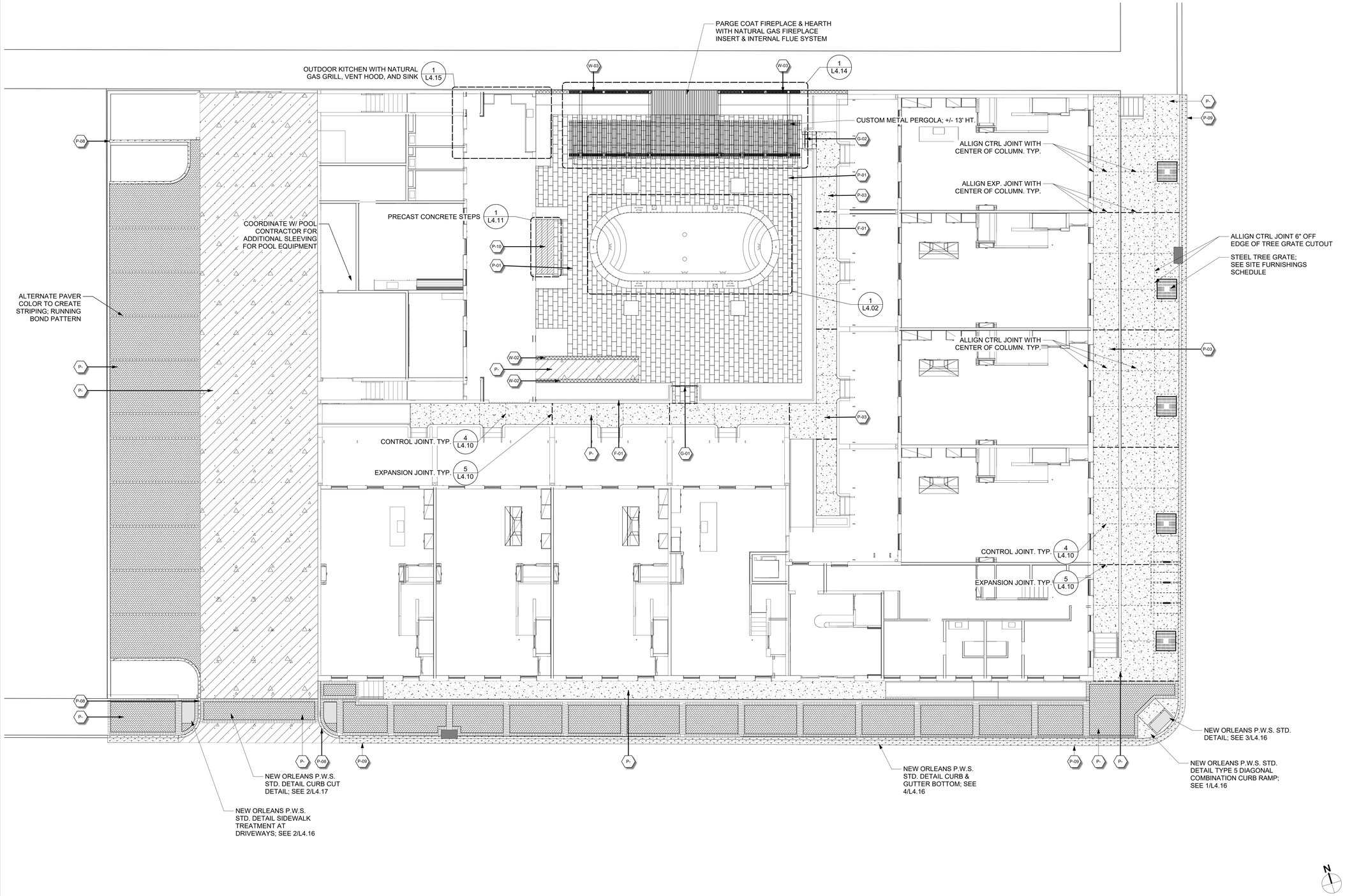
ID	Description	Qty.	Detail
P-01	Precast Concrete Pavers		8/L4.10
P-02	Stone Overlay Ramp		5/L4.11
P-03	Pedestrian Rated Concrete		1/L4.10
P-04	Vehicular Rated Concrete		3/L4.10
P-05	Brick Pavers		7/L4.10
P-06	Brick Pavers at Curb Cut		2/L4.17
P-07	Permeable Pavers		9/L4.10
P-08	Concrete Curb		10/L4.10
P-09	STD. Curb & Gutterbottom		4/L4.16
P-10	Cast Stone Stairs		5/L4.11
P-11	Silva Cell System 2x	109	6/L4.11

WALL SCHEDULE

ID	Name	Detail
W-02	CMU Stucco Wall with Cast Stone Cap	5/L4.11
W-03	8' CMU Stucco Wall	9/L5.14

FENCE SCHEDULE

ID	Description	Detail
F-01	Custom Metal Pool Enclosure Fence (48" Ht.)	L4.13
G-01	5' Wide Pool Enclosure Gate	3/L4.13
G-02	3' Wide Pool Enclosure Gate	3/L4.13



01 Hardscape Plan
Scale: 1/8" = 1'-0"

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

HARDSCAPE PLAN

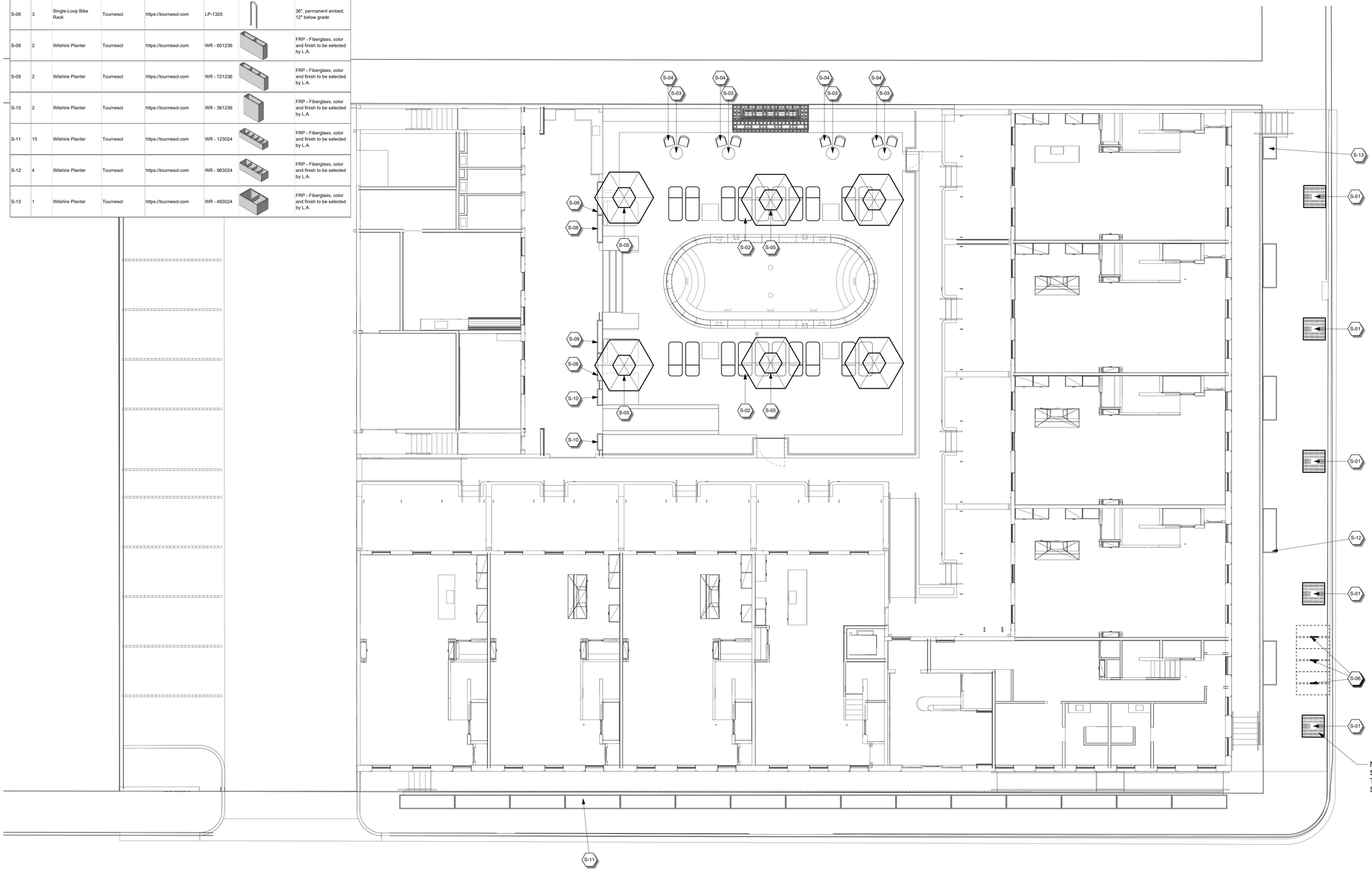
L4.00

NOT FOR CONSTRUCTION

2/21/2025

FURNITURE SCHEDULE

ID	Qty.	Product Name	Manufacturer	Website	Product No.	Image	Comments
S-01	5	Boulevard Collection Tree Grate	NEENAH FOUNDRY	https://www.neenahfoundry.com	R-8708		2 per tree opening. 48"x48" with a 24" tree opening.
S-02	20	PARADISO sun lounger	iSIMAR	https://www.isimar.es/en	iSi 8195		Finish colors & materials to be selected by L.A.
S-03	4	PARADISO low table	iSIMAR	https://www.isimar.es/en	iSi 9333		Finish colors & materials to be selected by L.A.
S-04	8	COLONIAL armchair	iSIMAR	https://www.isimar.es/en	iSi 8114		Finish colors & materials to be selected by L.A.
S-05	6	Ocean Master M1 Cupola	TUUCI	https://www.tuuci.com	10FT HEX		Finish colors & materials to be selected by L.A.
S-06	3	Single-Loop Bike Rack	Tournesol	https://tournesol.com	LP-1320		36", permanent embed, 12" below grade
S-08	2	Wilshire Planter	Tournesol	https://tournesol.com	WR - 601236		FRP - Fiberglass, color and finish to be selected by L.A.
S-09	2	Wilshire Planter	Tournesol	https://tournesol.com	WR - 721236		FRP - Fiberglass, color and finish to be selected by L.A.
S-10	2	Wilshire Planter	Tournesol	https://tournesol.com	WR - 361236		FRP - Fiberglass, color and finish to be selected by L.A.
S-11	15	Wilshire Planter	Tournesol	https://tournesol.com	WR - 123024		FRP - Fiberglass, color and finish to be selected by L.A.
S-12	4	Wilshire Planter	Tournesol	https://tournesol.com	WR - 963024		FRP - Fiberglass, color and finish to be selected by L.A.
S-13	1	Wilshire Planter	Tournesol	https://tournesol.com	WR - 483024		FRP - Fiberglass, color and finish to be selected by L.A.



1 Hardscape Plan
Scale: 1/8" = 1'-0"

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE FURNISHINGS PLAN

L4.01

NOT FOR CONSTRUCTION

2/21/2025

1031 Annunciation Hotel

Pool Data

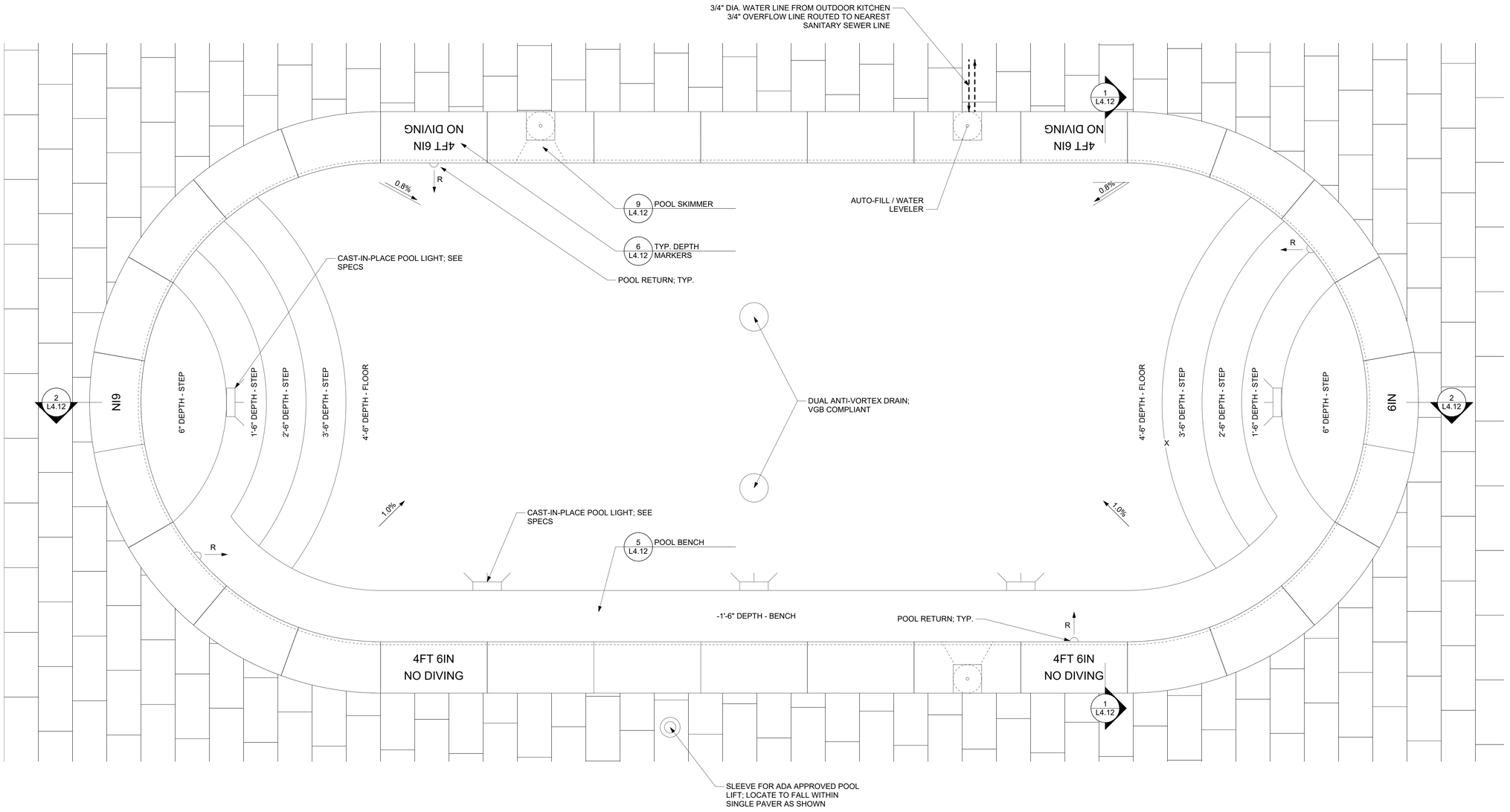
Volume	Approx. 11,220 Gallons	(1500 CF)
Surface Area	467 SF	
Perimeter	Approx. 89 LF	

Pool Equipment List

Item	Manufacturer	Part #	Quantity	Item Description
Circulation Pump	Pentair	11057	1	Variable Speed High Performance Pump VS + SVRS 3.2KW 3HP Max 230V
Filter	Pentair	TR-140	1	24" Fiberglass Sand Filter
Sanitation	Pentair	R171070	1	Commercial High Capacity Feeder; 3" Tablets
Gas/Electric Heater	Pentair	460736	1	MasterTemp 400 Pool and Spa Heater
Flow Meter	Blue White	F-30200P	1	F300 Series 2" PVC Flowmeter 40-150 GPM
PSI Gauge	Pentair	33600-0023T	2	2" OEM Pressure Gauge 0-60 PSI - Back Mount 1/4" NPT
Vaccum Gauge	Super Pro	86030BU	1	2" OEM Vacuum Gauge .25 BTM - Back Mount 1/4 NPT
Main Drain	Waterway	640-1901 V	2	8" Tru Flo Cover and Body - Side Plumb - Flow Rate 224 GMP @ 3.53 Ft/Sec
Backwash Valve	Pentair	261152	1	2" slip Connection with 7.5" Port Spacing for FNS Filters
Auto Fill	Pentair	T40-F	1	Float-style automatic fill valve
Wall Inlet	Hayward	SP1022S	13	1.5" for Concrete Pools Threaded X Slip
Lights	Pentair	602055	3	Globrite Shallow Water Color LED Light 12V 100' Cord 25 Watts 3150 Lumens
Lights	Pentair	601012	2	Intellibrite Color LED Pool Light 12V 100ft Cord 55 Watts 3150 Lumens
Backflow Preventer	Wilkins	34-350FT	1	2/3" Double Check Brass Vessel Fast Test Valve Assmebly
Pool Lift	Aqua Creek Products	F-REVXL-G	1	ADA Compliant Removable Pool Lift with Transport Cart
Skimmer	Hayward	SP1082 FV EKIT	2	Skimmer with Equalizer Valve and Float Valve
Cleaning Kit	Rainbow		1	Vac head, Hose, Brush, Leaf Net
Life Ring	Rainbow		1	24" Diameter
Life Hook	Jamco		1	Anodized Double Loop
Pole	Jamco		1	Fiberglass Pole; non-telescoping
Rope			1	1/4" Nylon; 50' Length

POOL CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR POOL SHELL ENGINEERING AND STRUCTURAL INTEGRITY
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR POOL PLUMBING, ELECTRICAL, AND EQUIPMENT LAYOUT
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR POOL SHELL, INCLUDING GUNITE AND REINFORCEMENT
4. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL POOL FINISHES FOR L.A. APPROVAL. ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
   - PLASTER
   - WATER LINE TILE
   - NOSING TILE
5. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR ALL POOL EQUIPMENT AND FITTINGS, INCLUDING BUT NOT LIMITED TO:
   - PUMP(S)
   - SAND FILTER
   - HEATER
   - CHLORINATOR
   - DRAINS
   - RETURN FITTINGS
   - AUTO FILL / WATER LEVELER
   - LIGHTS
   - SKIMMER WITH CUSTOM LID



1 POOL LAYOUT
Scale: 3/4" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

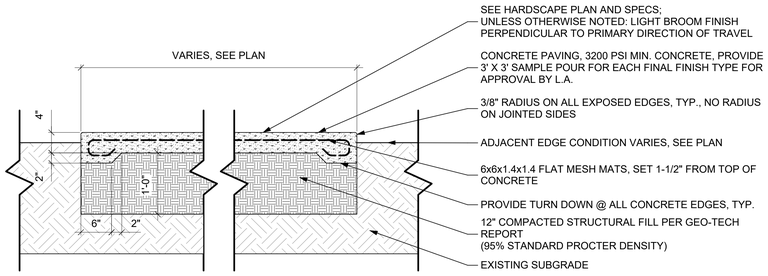
POOL PLAN ENLARGEMENT

L4.02

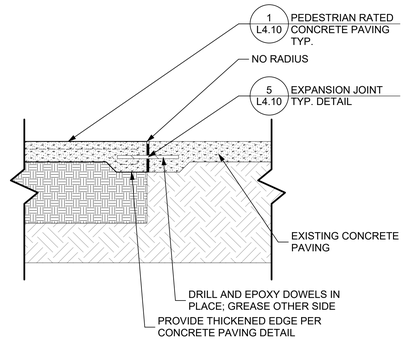
C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

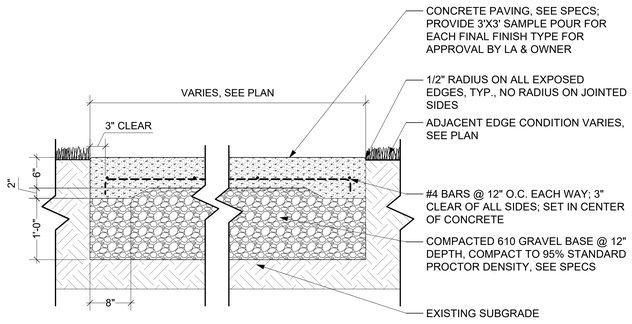
2/21/2025



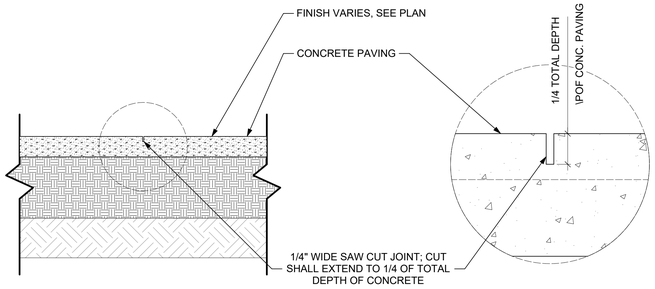
1 PEDESTRIAN RATED CONCRETE PAVING TYP.
Scale: 1" = 1'-0"



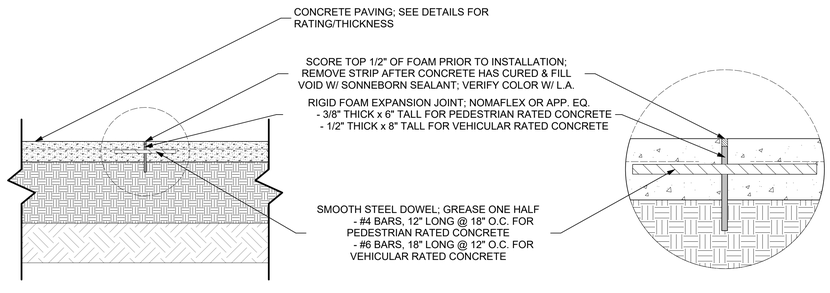
2 CONCRETE PAVING @ EXISTING CONCRETE PAVING
Scale: 1" = 1'-0"



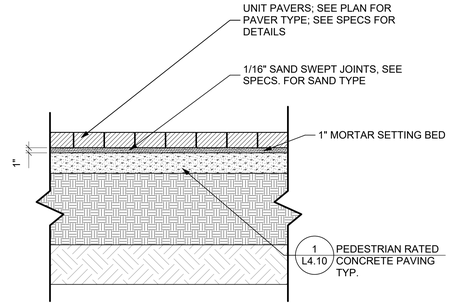
3 VEHICULAR RATED CONCRETE PAVING
Scale: 1" = 1'-0"



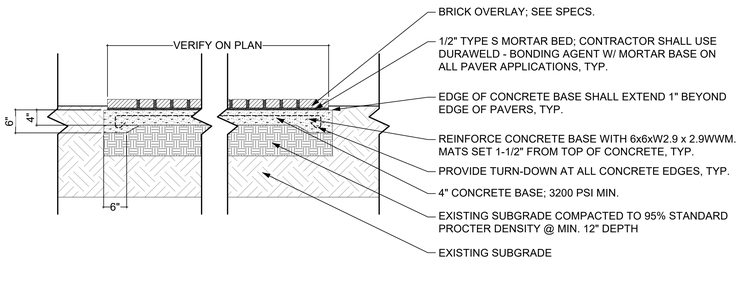
4 CONTROL JOINT TYP. DETAIL
Scale: 1" = 1'-0"



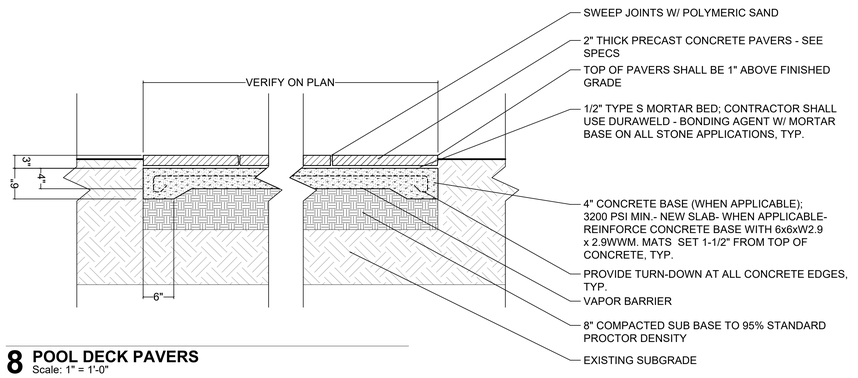
5 EXPANSION JOINT TYP. DETAIL
Scale: 1" = 1'-0"



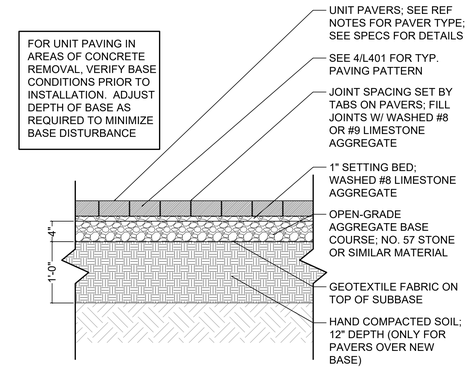
6 UNIT PAVERS DETAIL
Scale: 1" = 1'-0"



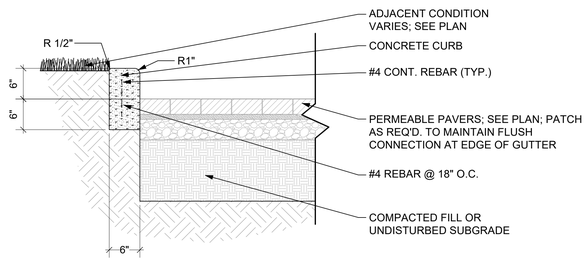
7 WALKWAY - BRICK
Scale: 3/4" = 1'-0"



8 POOL DECK PAVERS
Scale: 1" = 1'-0"



9 PERMEABLE UNIT PAVERS
Scale: 1" = 1'-0"



10 CURB & GUTTER @ PERMEABLE PAVING
Scale: 1" = 1'-0"

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

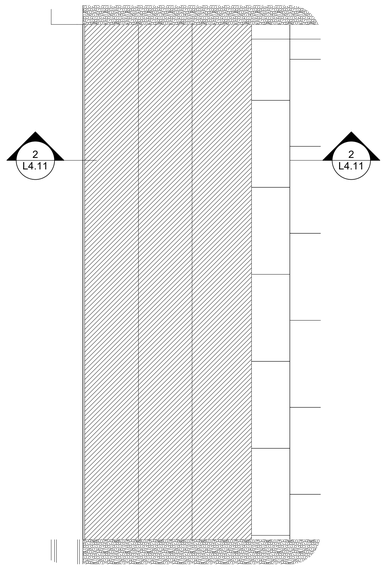
NOT FOR CONSTRUCTION

HARDSCAPE DETAILS I

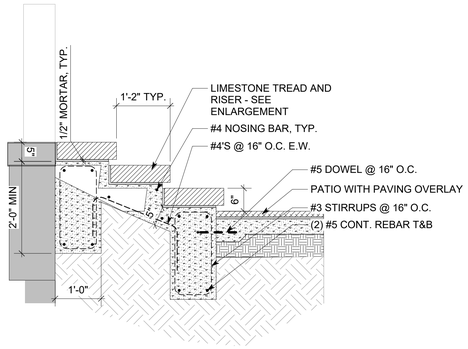
L4.10

NOT FOR CONSTRUCTION

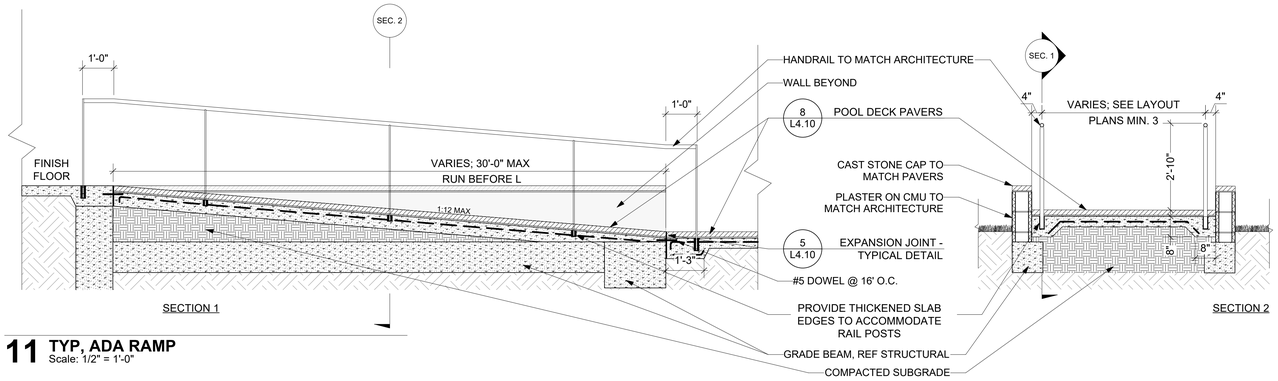
2/21/2025



12 POOL STAIR ENLARGEMENT
Scale: 3/4" = 1'-0"

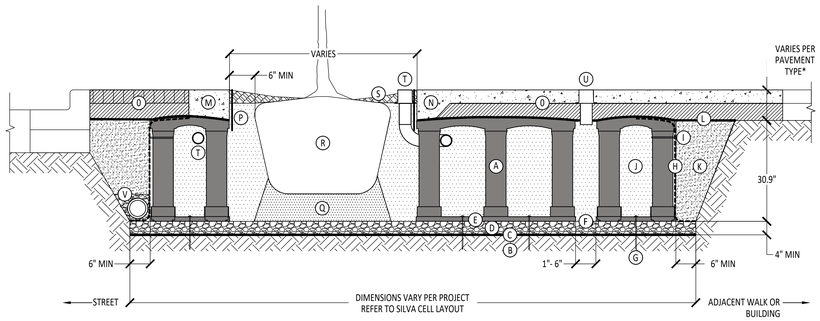


13 POOL STAIR SECTION
Scale: 3/4" = 1'-0"



11 TYP. ADA RAMP
Scale: 1/2" = 1'-0"

COPYRIGHT © 2024 | DEEPROOT GREEN INFRASTRUCTURE (ALL RIGHTS RESERVED)



6 SILVA CELL SYSTEM 2X
NOT TO SCALE

KEY PLAN

- (A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
- (B) SUBGRADE, COMPACTED
- (C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- (D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- (E) SILVA CELL BASE SLOPE, 10% MAX
- (F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
- (G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
- (H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- (I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- (J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- (K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
- (L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
- (M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
- (N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
- (O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
- (P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- (Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
- (R) ROOT BALL
- (S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- (T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
- (U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
- (V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

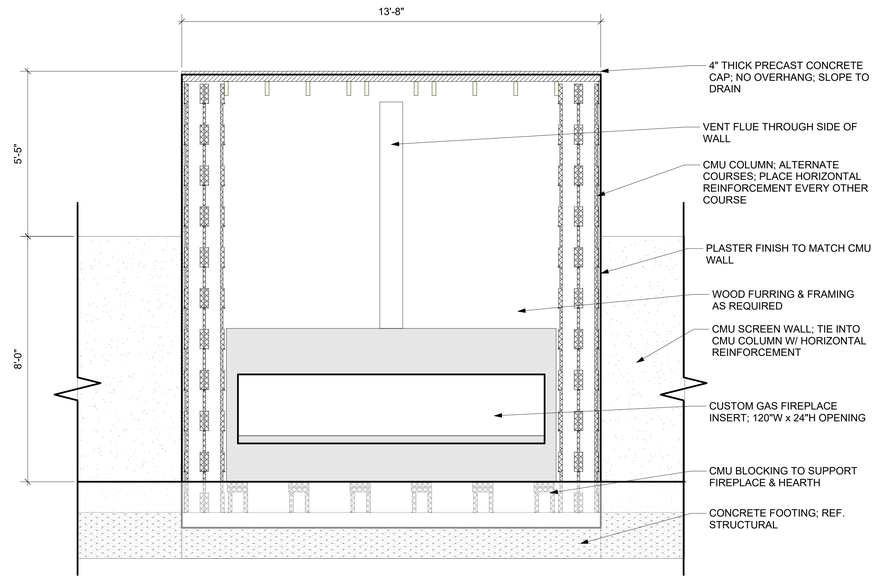
March 19, 2024

deeproot

DeepRoot Green Infrastructure, LLC
www.deeproot.com
info@deeproot.com
Toll Free: 800 458 7668

SILVA CELL SYSTEM 2X

NOT TO SCALE
INCHES



15 FIREPLACE SECTION 2
Scale: 1/2" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

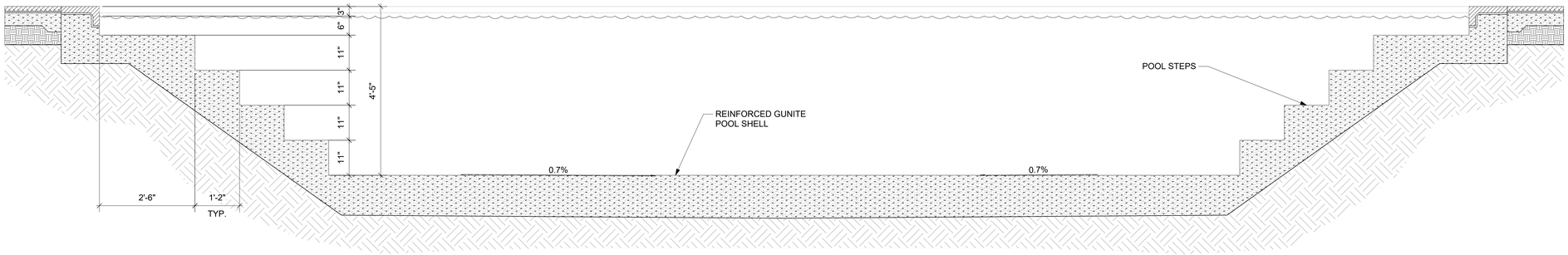
HARDSCAPE DETAILS II

L4.11

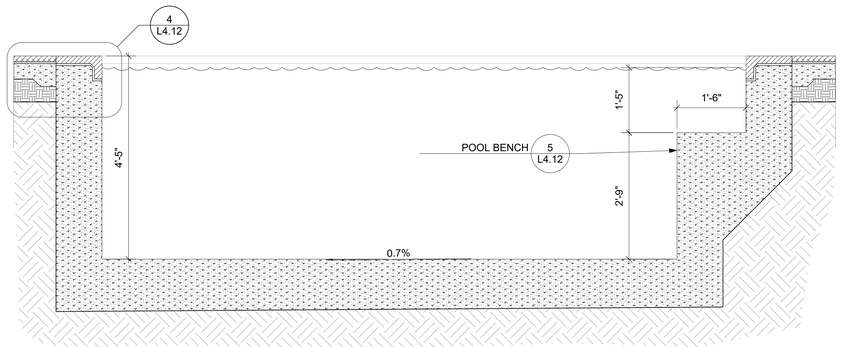
C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

2/21/2025



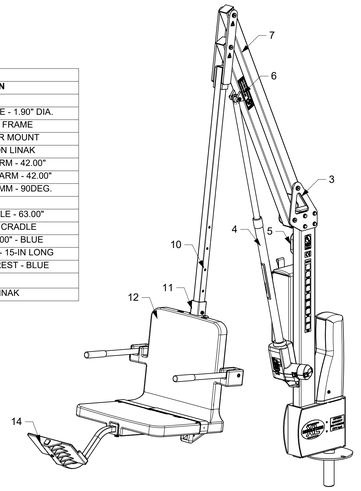
3 POOL SECTION A
Scale: 3/4" = 1'-0"



2 POOL SECTION B
Scale: 3/4" = 1'-0"

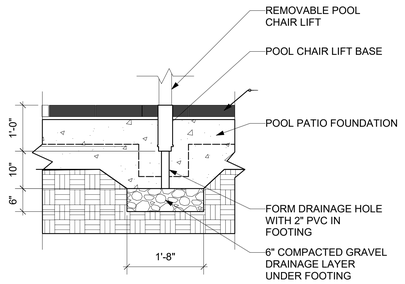
REVOLUTION XL - BLUE - INV03177				
ITEM	PART NO.	QTY.	REV.	DESCRIPTION
1. MAST ASSEMBLY COMPONENTS				
2	INV02754	1	P1	ASSEMBLY - ANCHOR SPINDLE - 1.90" DIA.
3	INV02753	1	P3	ASSEMBLY - MAIN FRAME
4	INV02755	1	P1	ASSEMBLY - MOTOR MOUNT
5	INV01845	1	P1	REMOTE - 4 BUTTON LINAK
6	INV02954	1	P1	ASSEMBLY - LIFTING ARM - 42.00"
7	INV02955	1	P1	ASSEMBLY - CONTROL ARM - 42.00"
8	INV03072	1	P1	ACTUATOR - LINAK - 600MM - 90DEG.
9. SEAT ASSEMBLY COMPONENTS				
10	INV03126	1	P1	ASSEMBLY - SEAT POLE - 63.00"
11	INV02756	1	P1	ASSEMBLY - SEAT CRADLE
12	INV01505	1	P1	ASSEMBLY - SEAT 22.00" - BLUE
13	INV01053	1	P1	SEAT BELT EXTENSION - 15-IN LONG
14	INV01903	1	P1	ACCESSORY - FOOTREST - BLUE
15. MISCELLANEOUS COMPONENTS				
16	INV03286	1	P1	STOCK BOX - LINAK

STOCK BOX COMPONENTS		
PART NO.	QTY.	DESCRIPTION
INV00104	1	COVER - LINAK BOTTOM (JUMBO)
INV00249	1	SILICONE - BLISTER PACKET - 6 GRAM
INV00303	1	ANTI-SEIZE - PACKET - 5 GRAMS
INV00340	1	BATTERY - LINAK 24V - 2PC
INV00514	1	CHARGER - LINAK - 24V ACP
INV00534	1	CHAIR - SEAT BELT
INV00578	1	SIGN - "ADA LIFT AVAILABLE" (AQUA CREEK)
INV00646	1	LABEL #133 - PROP 65 (BATTERY)
INV00716	1	BRACKET - LINAK MOUNT (WALL)
INV01804	1	LABEL #146 - DAILY CHARGE

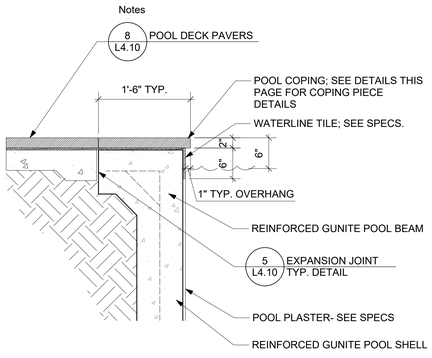


POOL LIFT AXONOMETRIC

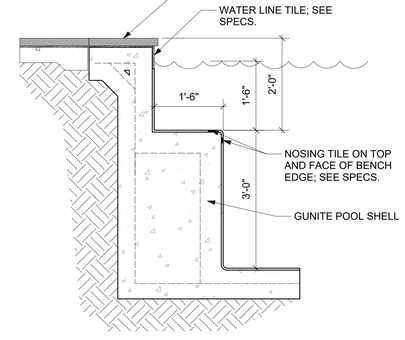
4 POOL CHAIR LIFT
Scale: 3/4" = 1'-0"



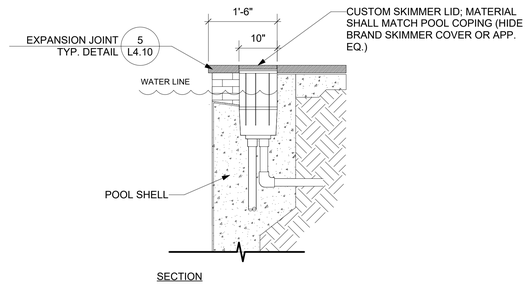
POOL LIFT ANCHOR



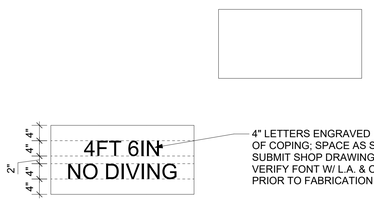
4 POOL COPING SECTION
Scale: 1" = 1'-0"



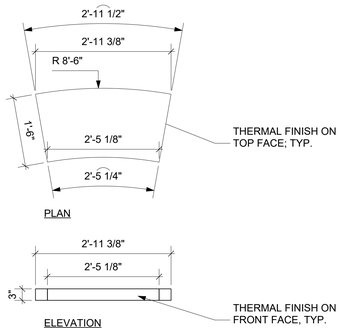
5 POOL BENCH
Scale: 3/4" = 1'-0"



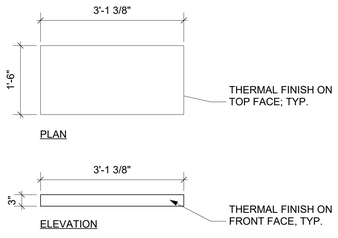
SECTION



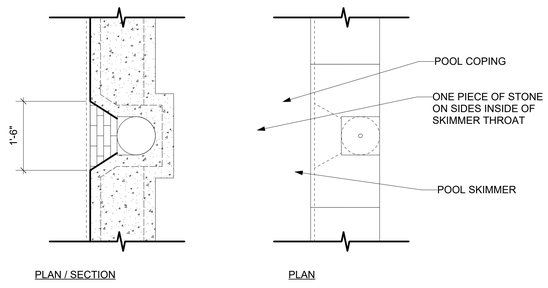
6 TYP. DEPTH MARKERS
Scale: 3/4" = 1'-0"



7 POOL COPING - RADIUS
Scale: 3/4" = 1'-0"



8 POOL COPING - STRAIGHT
Scale: 3/4" = 1'-0"



9 POOL SKIMMER
Scale: 3/4" = 1'-0"

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

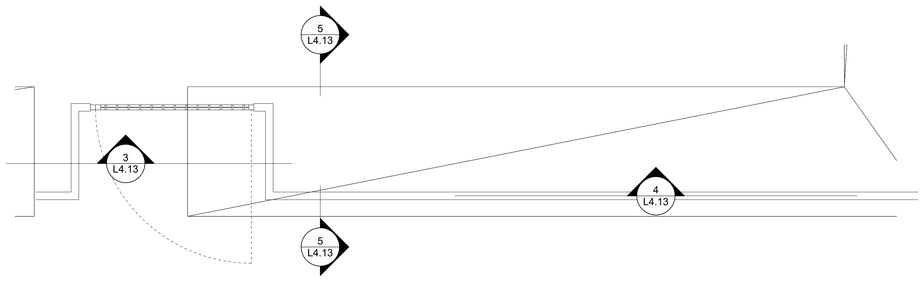
NOT FOR CONSTRUCTION

POOL SECTIONS

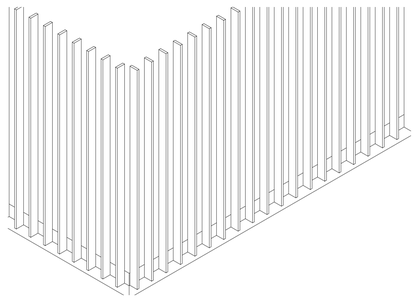
L4.12

NOT FOR CONSTRUCTION

2/21/2025

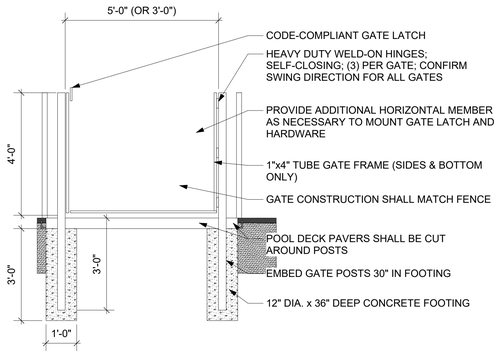


11 POOL GATE & FENCE ENLARGEMENT PLAN
Scale: 1/2" = 1'-0"

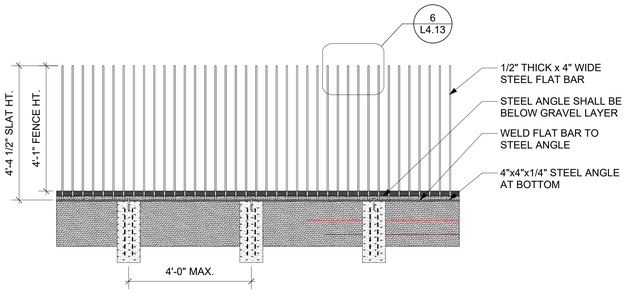


12 FENCE ISOMETRIC
Scale: 1" = 1'-0"

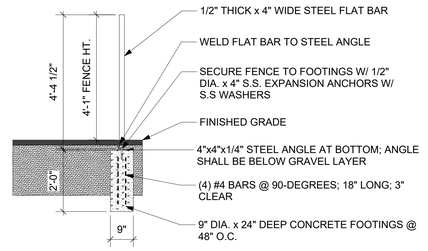
FENCE NOTES
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FENCE AND GATE FABRICATION
2. FENCE SHALL BE SHOP FABRICATED IN PANELS TO EASE INSTALLATION (6' MIN. LENGTH)
3. FENCE AND GATE COMPONENTS SHALL BE SHOP PRIMED AND POWDERCOATED PRIOR TO DELIVERY TO SITE. FIELD PAINTING WITH A HIGH-PERFORMANCE COATING MAY ALSO BE PERMITTED. COLOR T.B.D.
4. POOL GATES SHALL BE FABRICATED TO BE CODE COMPLIANT, INCLUDING LOCKS, HANDLES, AND CHILD PROTECTION



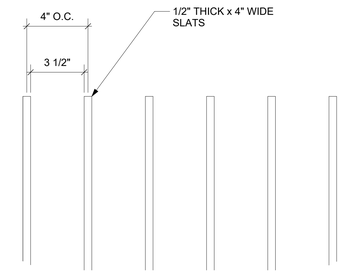
13 GATE ELEVATION
Scale: 1/2" = 1'-0"



14 FENCE ELEVATION
Scale: 1/2" = 1'-0"



15 FENCE SECTION
Scale: 1/2" = 1'-0"



16 SLAT DETAILS
Scale: 3" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

FENCE DETAILS

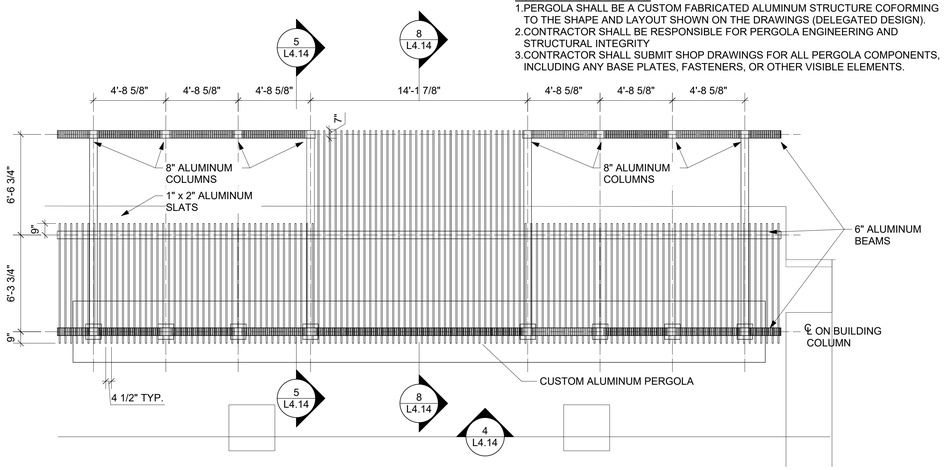
L4.13

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

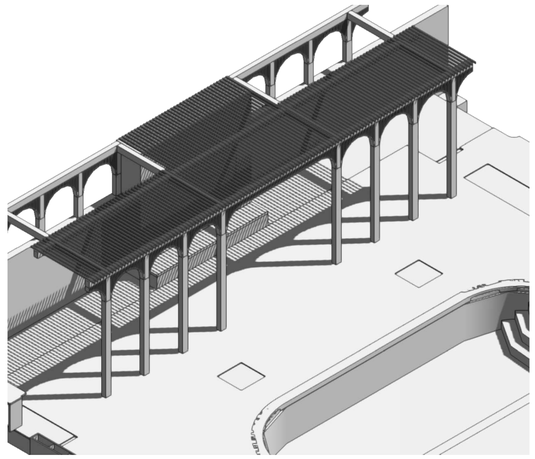
NOT FOR CONSTRUCTION

2/21/2025

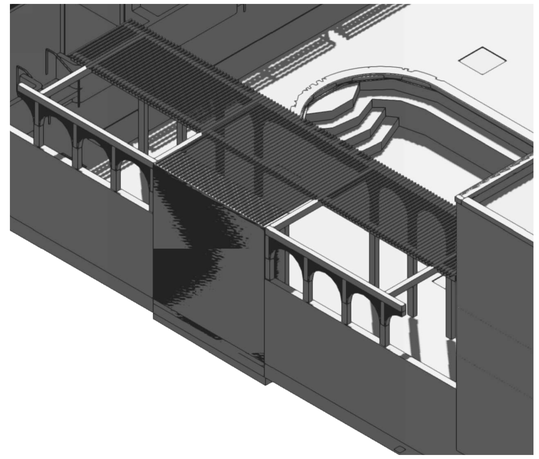
CUSTOM PERGOLA NOTES
1. PERGOLA SHALL BE A CUSTOM FABRICATED ALUMINUM STRUCTURE COFORMING TO THE SHAPE AND LAYOUT SHOWN ON THE DRAWINGS (DELEGATED DESIGN).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PERGOLA ENGINEERING AND STRUCTURAL INTEGRITY
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PERGOLA COMPONENTS, INCLUDING ANY BASE PLATES, FASTENERS, OR OTHER VISIBLE ELEMENTS.



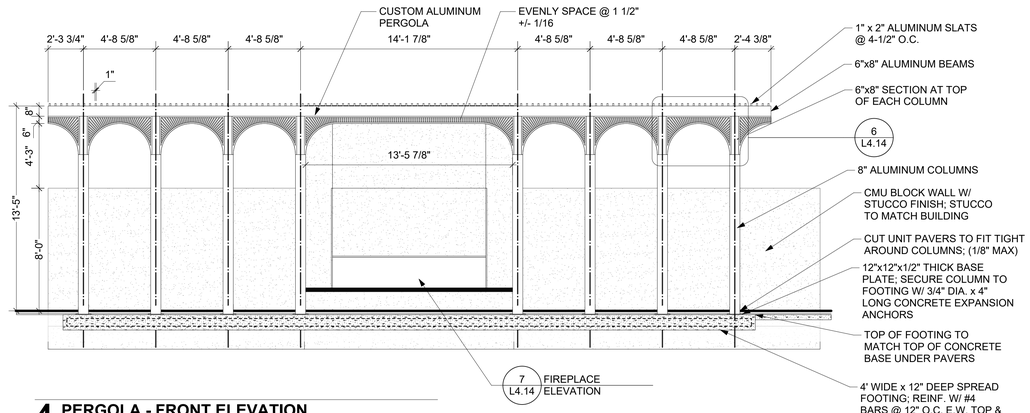
1 PERGOLA - DETAILED PLAN
Scale: 1/4" = 1'-0"



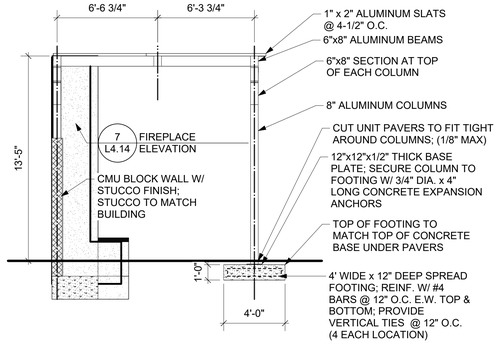
2 PERGOLA - ISOMETRIC 1
Scale: 3/16" = 1'-0"



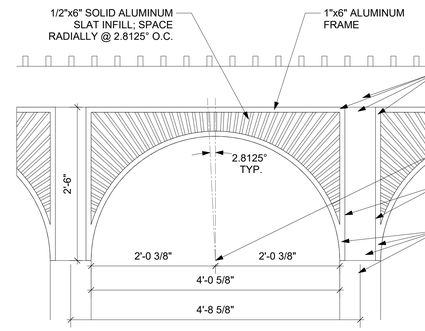
3 PERGOLA - ISOMETRIC 2
Scale: 3/16" = 1'-0"



4 PERGOLA - FRONT ELEVATION
Scale: 1/4" = 1'-0"

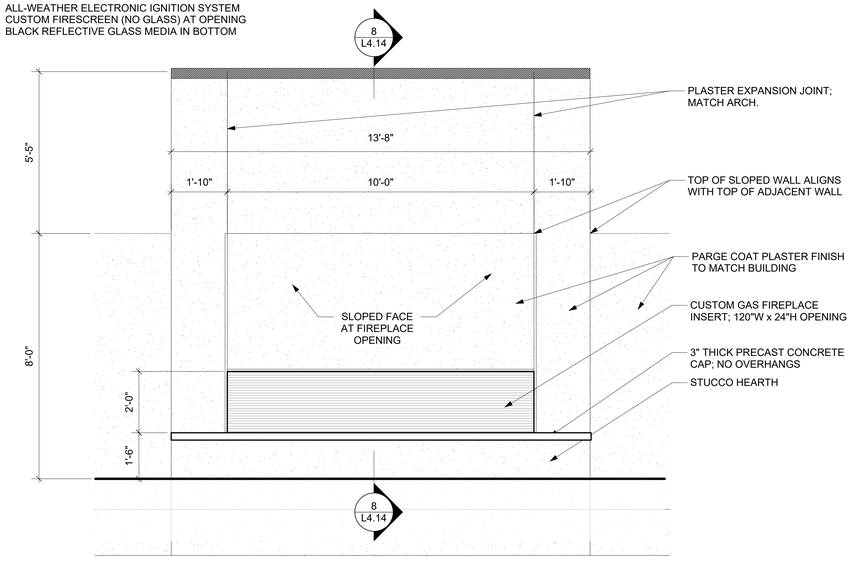


5 SIDE SECTION
Scale: 1/4" = 1'-0"

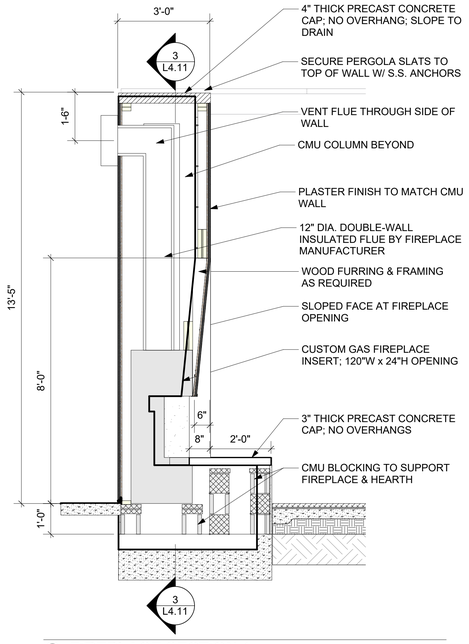


6 DECORATIVE SCREEN PANEL
Scale: 1" = 1'-0"

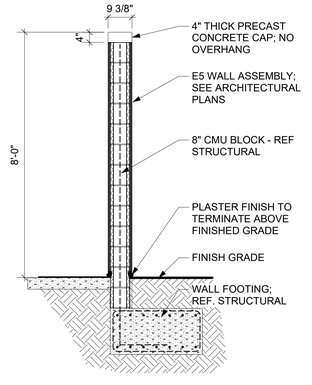
FIREPLACE NOTES
1. BASIS OF DESIGN: ACUCRAFT CUSTOM LINEAR OUTDOOR GAS FIREPLACE (A-10-SS-24)
   120" WIDE x 24" HIGH OPENING
   12" FLUE SYSTEM W/ SIDE WALL VENT FAN
   12" COMBUSTION AIR INTAKE (BACK WALL)
   NATURAL GAS FUEL
   ALL-WEATHER ELECTRONIC IGNITION SYSTEM
   CUSTOM FIRESCREEN (NO GLASS) AT OPENING
   BLACK REFLECTIVE GLASS MEDIA IN BOTTOM



7 FIREPLACE ELEVATION
Scale: 1/2" = 1'-0"



8 FIREPLACE SECTION 1
Scale: 1/2" = 1'-0"



9 8 FOOT STUCCO WALL
Scale: 1/2" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

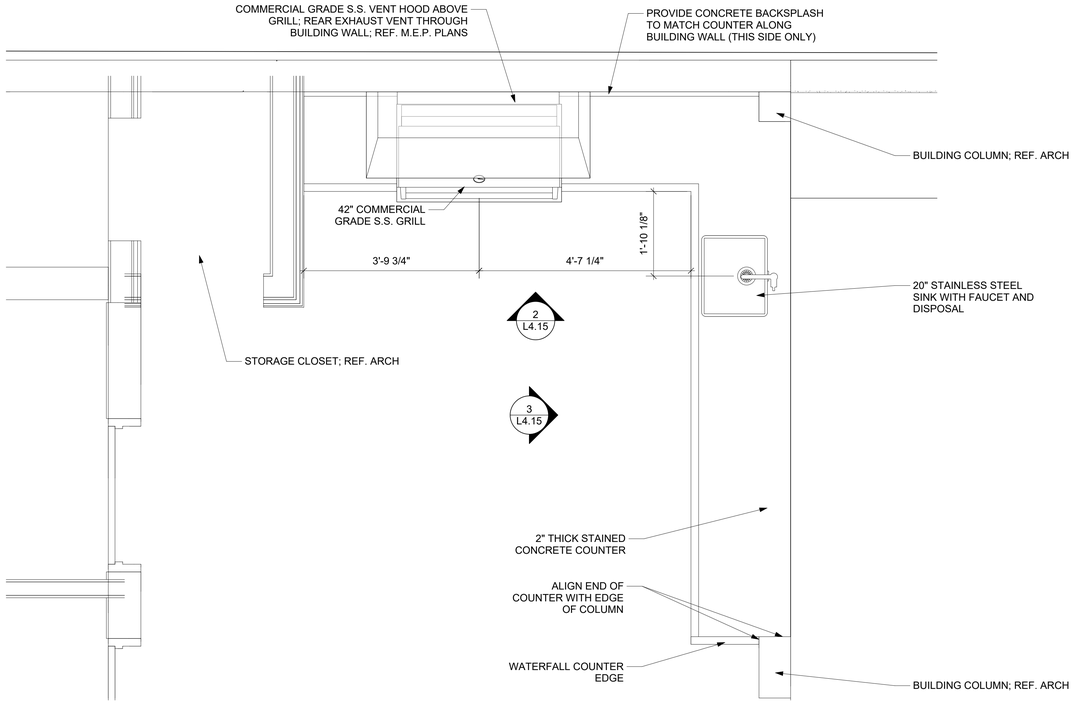
PERGOLA DETAILS

L4.14

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

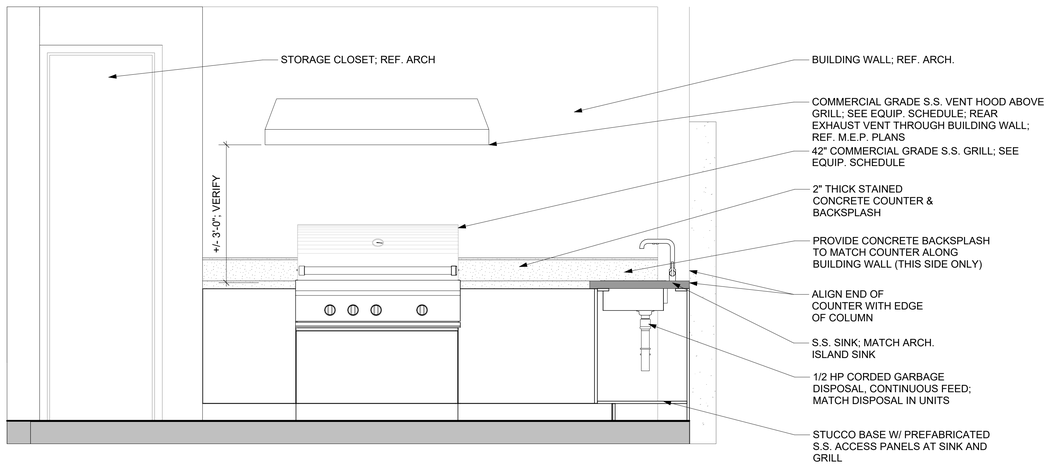
2/21/2025



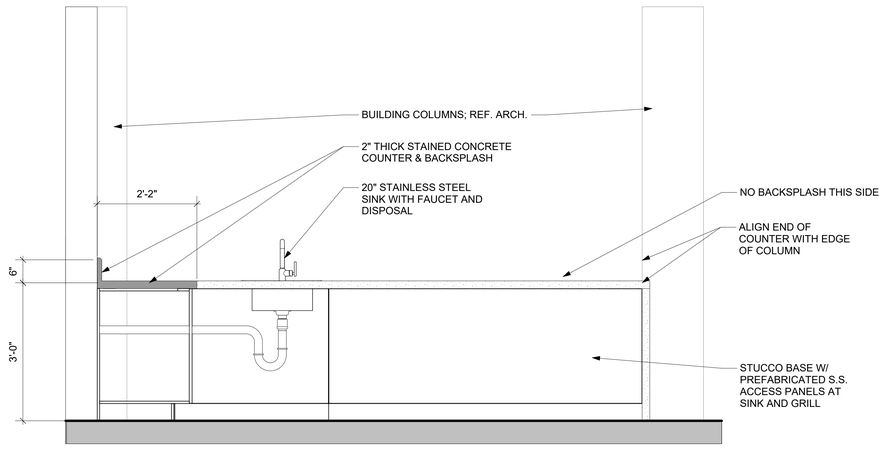
1 OUTDOOR KITCHEN ENLARGMENT PLAN
Scale: 3/4" = 1'-0"

EQUIPMENT SCHEDULE

Product Name	Description	Manufacturer	Website	Product Number	Comments
42" Built-In S-Series Gas Grill	Propane Grill	Coyote Outdoor Living	https://coyoteoutdoor.com	C2SL42	S.S. Finish
42" Chinmey Hood	Vent Hood	Coyote Outdoor Living	https://coyoteoutdoor.com	C1HOOD42	S.S. Finish



2 OUTDOOR KITCHEN NORTH ELEVATION
Scale: 3/4" = 1'-0"



3 OUTDOOR KITCHEN EAST ELEVATION
Scale: 3/4" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

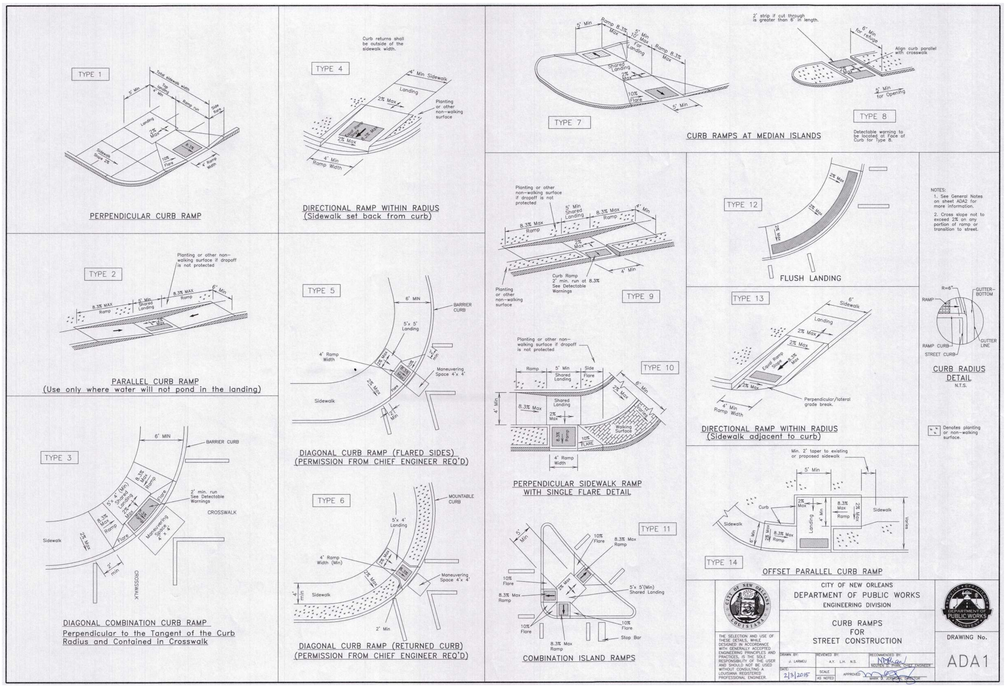
OUTDOOR KITCHEN DETAILS

L4.15

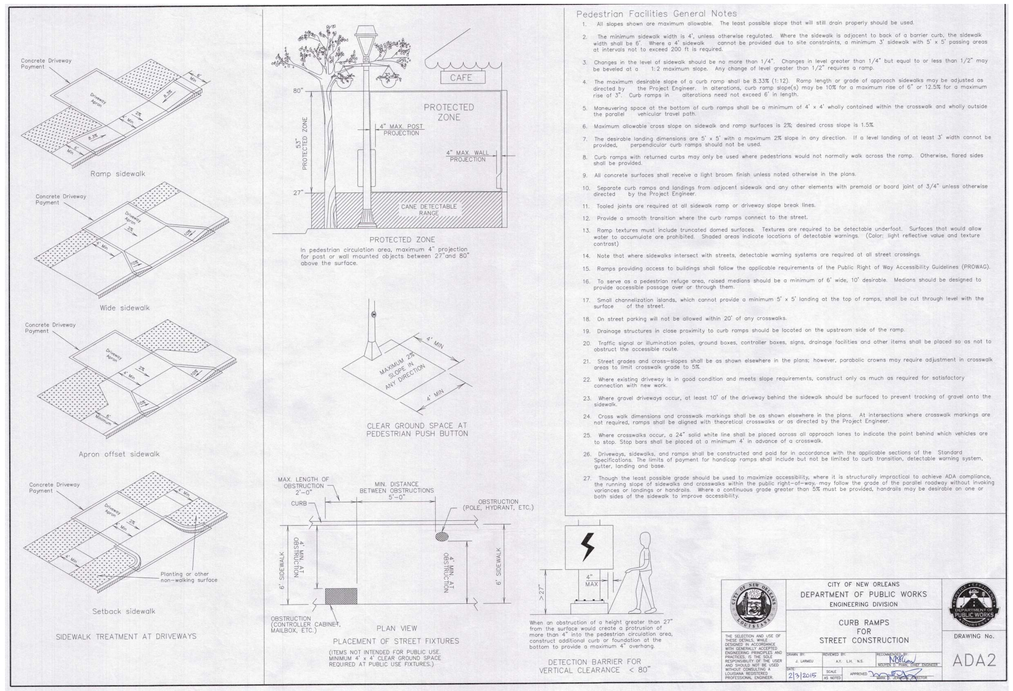
C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

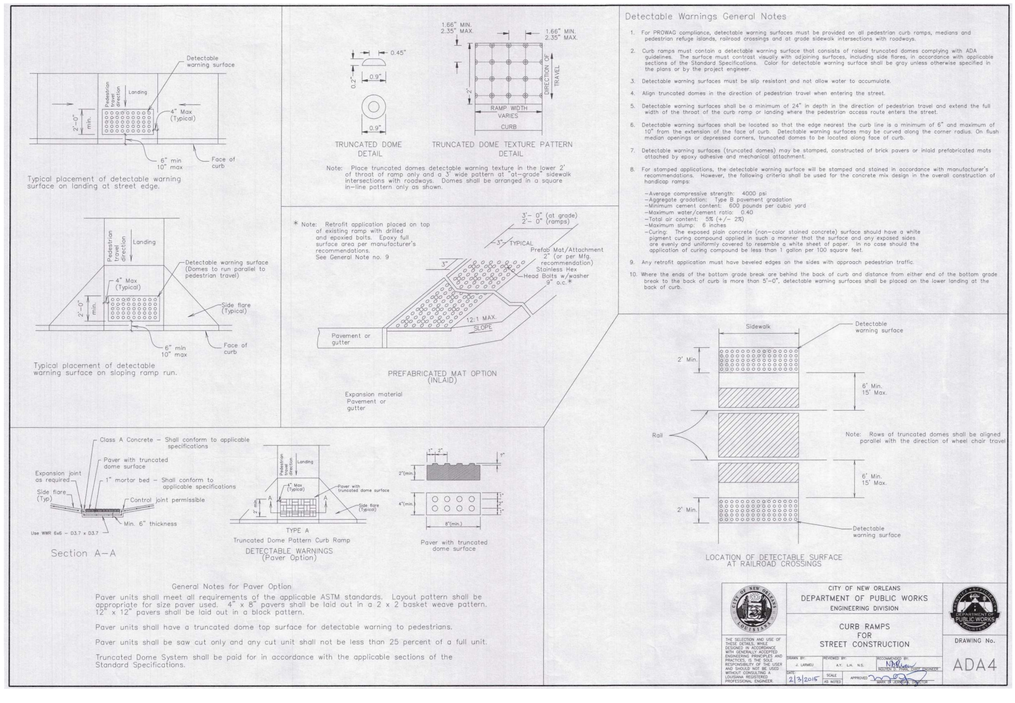
2/21/2025



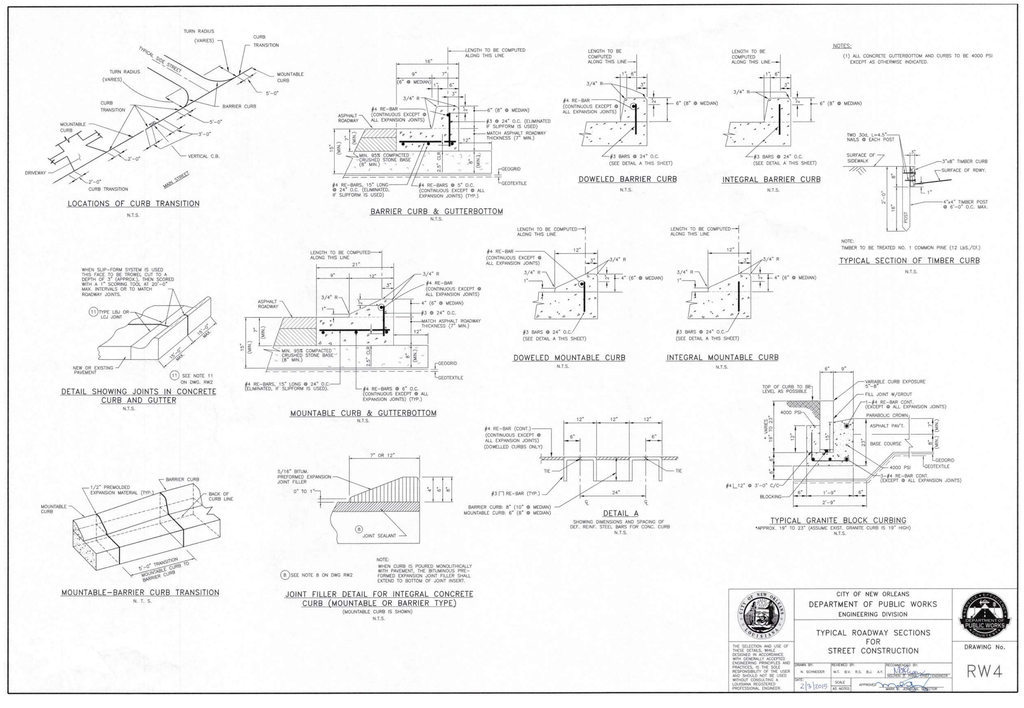
1 N.O. D.P.W. STD. DTS. - ADA1
Scale: N.T.S.



2 N.O. D.P.W. STD. DTS. - ADA2
Scale: N.T.S.



3 N.O. D.P.W. STD. DTS. - ADA4
Scale: N.T.S.



4 N.O. D.P.W. STD. DTS. - RW4
Scale: N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

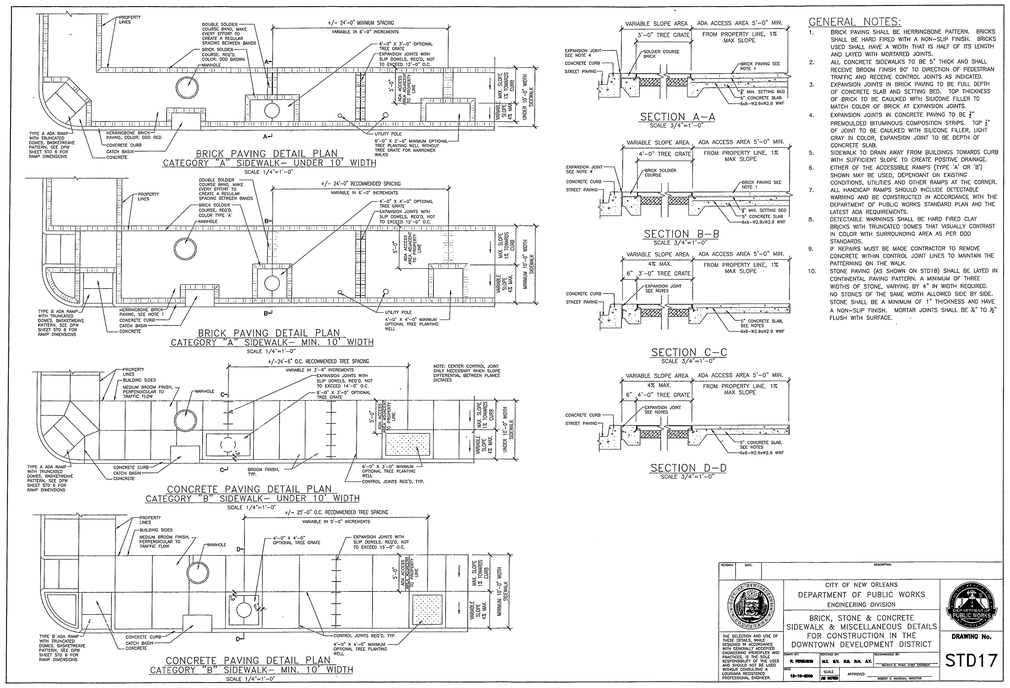
NOT FOR CONSTRUCTION

NEW ORLEANS DETAILS

L4.16

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION
2/21/2025



GENERAL NOTES:

1. BRICK PAVING SHALL BE HERRINGBONE PATTERN. BRICKS SHALL BE HARD FIRED WITH A NON-SLIP FINISH. BRICKS USED SHALL HAVE A WIDTH THAT IS HALF OF ITS LENGTH AND LAYED WITH MORTARED JOINTS.
2. ALL CONCRETE SIDEWALKS TO BE 5" THICK AND SHALL RECEIVE BROOM FINISH 90° TO DIRECTION OF PEDESTRIAN TRAFFIC AND RECEIVE CONTROL JOINTS AS INDICATED.
3. EXPANSION JOINTS IN BRICK PAVING TO BE FULL DEPTH OF CONCRETE SLAB AND SETTING BED. TOP THICKNESS OF BRICK TO BE CAULKED WITH SILICONE FILLER TO MATCH COLOR OF BRICK AT EXPANSION JOINTS.
4. EXPANSION JOINTS IN CONCRETE PAVING TO BE ½"
   PREMOULDED BITUMINOUS COMPOSITION STRIPS. TOP ½" OF JOINT TO BE CAULKED WITH SILICONE FILLER, LIGHT GRAY IN COLOR. EXPANSION JOINT TO BE DEPTH OF CONCRETE SLAB.
5. SIDEWALK TO DRAIN AWAY FROM BUILDINGS TOWARDS CURB WITH SUFFICIENT SLOPE TO CREATE POSITIVE DRAINAGE. EITHER OF THE ACCESSIBLE RAMPS (TYPE 'A' OR 'B') SHOWN MAY BE USED, DEPENDANT ON EXISTING CONDITIONS, UTILITIES AND OTHER RAMPS AT THE CORNER.
6. ALL HANDICAP RAMPS SHOULD INCLUDE DETECTABLE WARNING AND BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARD PLAN AND THE LATEST ADA REQUIREMENTS.
7. DETECTABLE WARNINGS SHALL BE HARD FIRED CLAY BRICKS WITH TRUNCATED DOMES THAT VISUALLY CONTRAST IN COLOR WITH SURROUNDING AREA AS PER DOD STANDARDS.
8. IF REPAIRS MUST BE MADE CONTRACTOR TO REMOVE CONCRETE WITHIN CONTROL JOINT LINES TO MAINTAIN THE PATTERNING ON THE WALK.
9. STONE PAVING (AS SHOWN ON STD118) SHALL BE LAYED IN CONTINENTAL PAVING PATTERN. A MINIMUM OF THREE WIDTHS OF STONE, VARYING BY 4" IN WIDTH REQUIRED. NO STONES OF THE SAME WIDTH ALLOWED SIDE BY SIDE. STONE SHALL BE A MINIMUM OF 1" THICKNESS AND HAVE A NON-SLIP FINISH. MORTAR JOINTS SHALL BE ¾" TO ⅞" FLUSH WITH SURFACE.
10.

THE SELECTION AND USE OF THESE STD. DTS. SHALL BE DESIGNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRINCIPLES AND PRACTICES. IT IS THE RESPONSIBILITY OF THE USER AND SHOULD NOT BE USED BY UNLICENSED PERSONS. LOUISIANA REGISTERED PROFESSIONAL ENGINEER.

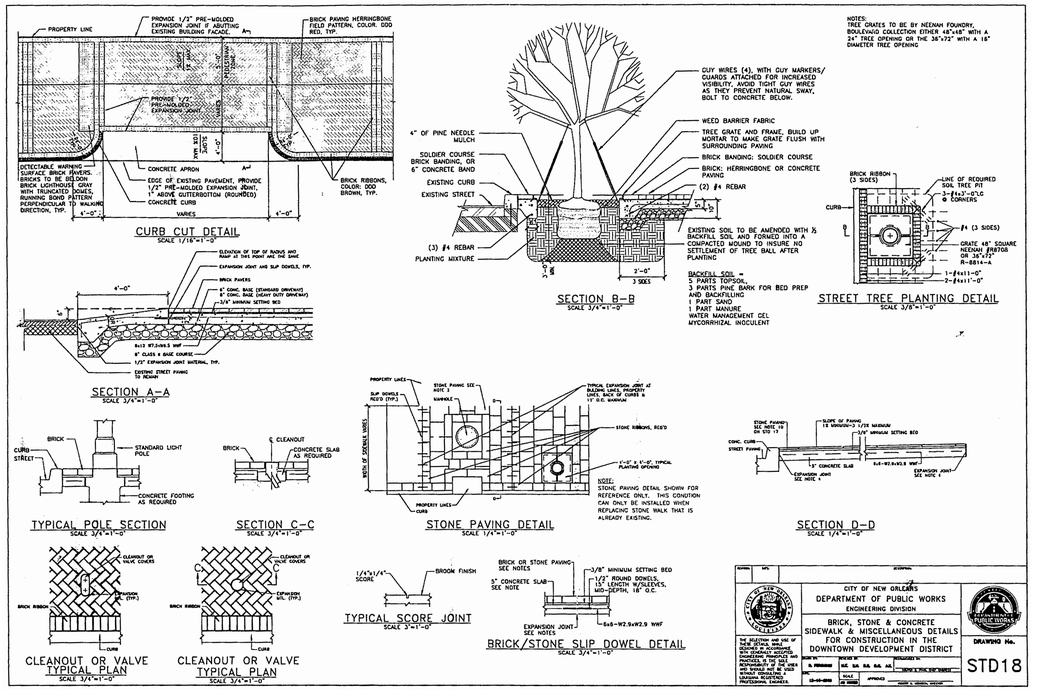
CITY OF NEW ORLEANS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

BRICK, STONE & CONCRETE SIDEWALK & MISCELLANEOUS DETAILS FOR CONSTRUCTION IN THE DOWNTOWN DEVELOPMENT DISTRICT

DRAWN BY: N. HERNANDEZ | REVISED BY: MJ. BA. BA. BA. AC. | ACKNOWLEDGED BY: MICHAEL A. PEARL, DEP. DIRECTOR
DATE: 10-15-2009 | SCALE: AS NOTED | APPROVED: HENRY V. WARREN, DIRECTOR

DRAWING No. STD17

1 **N.O. D.P.W. STD. DTS. - STD17**
Scale: N.T.S.



NOTES:
TREE GRATES TO BE BY NEENAH FOUNDRY, BOULEVACO COLLECTION EITHER 48"x48" WITH A 24" TREE OPENING OR THE 36"x72" WITH A 18" DIAMETER TREE OPENING

CITY OF NEW ORLEANS
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

BRICK, STONE & CONCRETE SIDEWALK & MISCELLANEOUS DETAILS FOR CONSTRUCTION IN THE DOWNTOWN DEVELOPMENT DISTRICT

DRAWN BY: N. HERNANDEZ | REVISED BY: MJ. BA. BA. BA. AC. | ACKNOWLEDGED BY: MICHAEL A. PEARL, DEP. DIRECTOR
DATE: 10-15-2009 | SCALE: AS NOTED | APPROVED: HENRY V. WARREN, DIRECTOR

DRAWING No. STD18

2 **N.O. D.P.W. STD. DTS. - STD18**
Scale: N.T.S.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

NEW ORLEANS DETAILS II

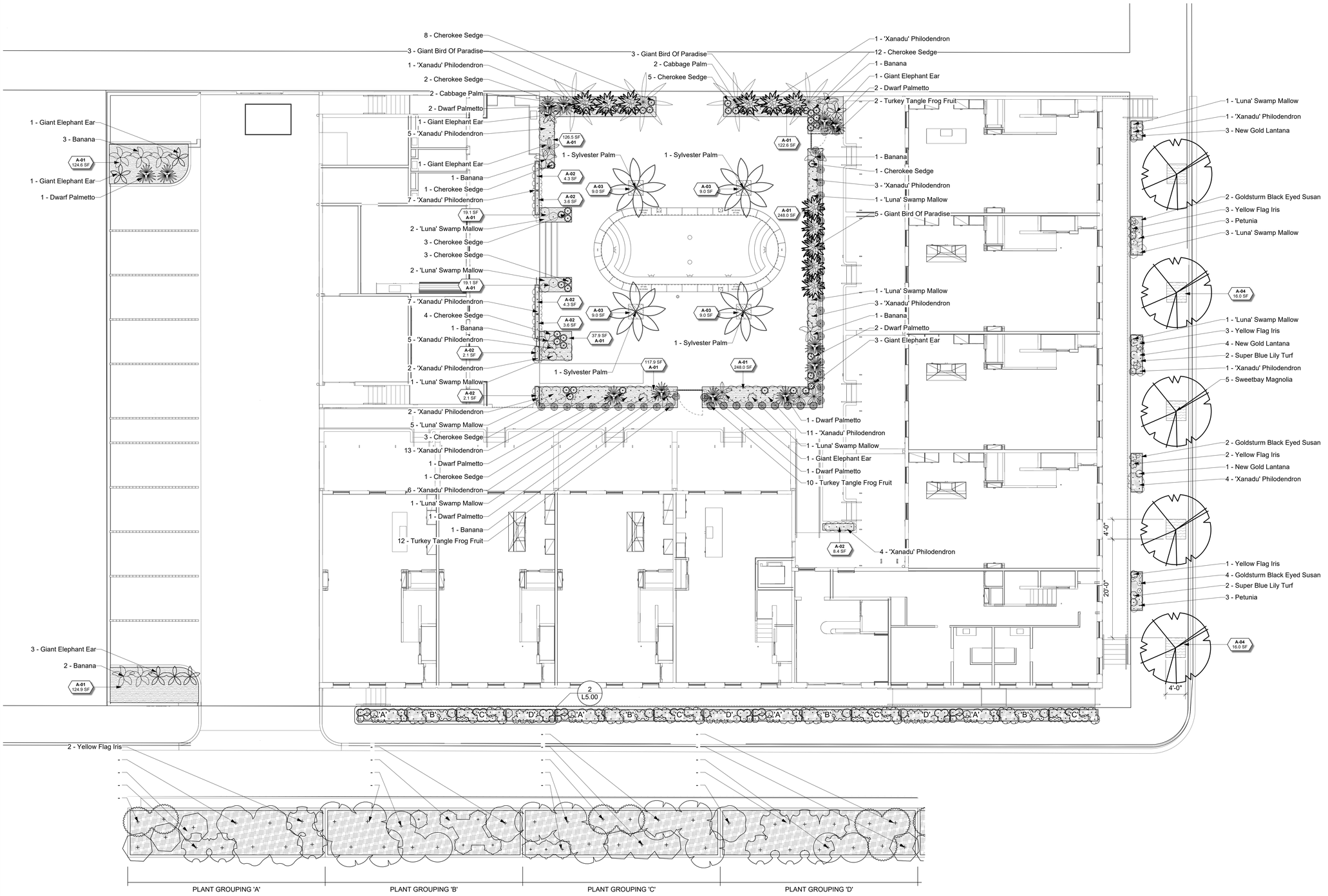
L4.17

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

2/21/2025

Landscape Area Legend	
A-01 Planting Bed 940.663 Square Feet	**A-02** Raised Planter 435.567 Square Feet
A-03 Palm Tree Planting 36 Square Feet	**A-04** Street Tree Planting 80 Square Feet



2 **RAISED STREET PLANTING ENLARGEMENT**
Scale: 1/2" = 1'-0"

01 **Landscape Plan**
Scale: 1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

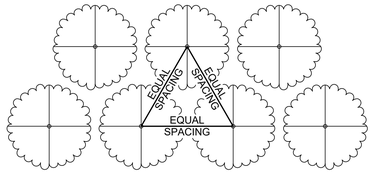
LANDSCAPE PLAN

L5.00

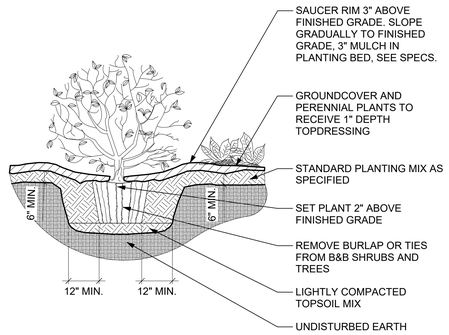
C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

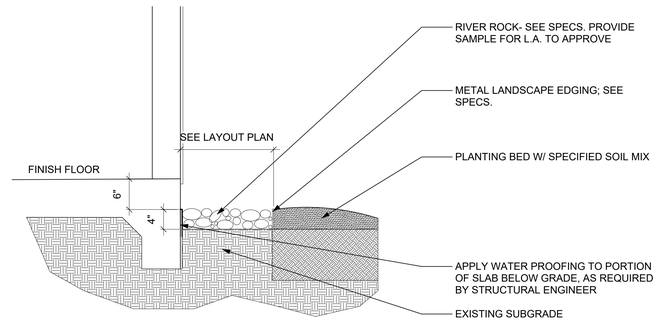
2/21/2025



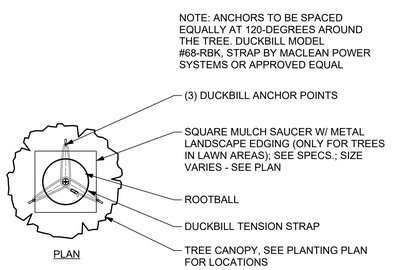
1 TYP. DETAIL - SHRUB & GROUNDCOVER LAYOUT
Scale: 1/2" = 1'-0"

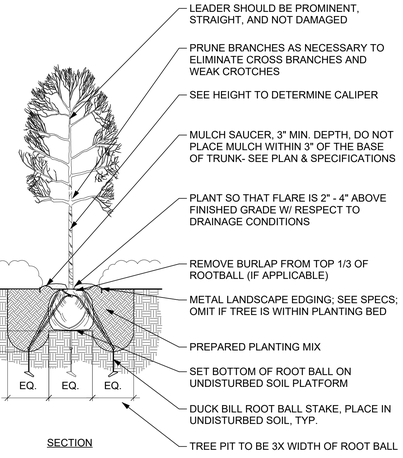


2 SHRUB PLANTING
Scale: 1/2" = 1'-0"

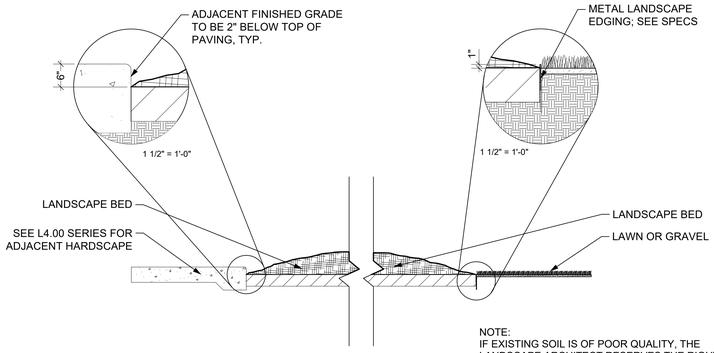


3 MAINTENANCE TROUGH TYP. DETAIL
Scale: 1" = 1'-0"





4 TREE PLANTING - ROOT BALL ANCHORS
Scale: 1/4" = 1'-0"



5 LANDSCAPE BED EDGE TYP. DETAIL
Scale: 3/4" = 1'-0"

NOTE:
IF EXISTING SOIL IS OF POOR QUALITY, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REQUIRE THAT THE SOIL BE EXCAVATED AND REMOVED FROM THE SITE. EXCAVATION DEPTH TO BE DETERMINED ON SITE BY L.A.

Tree Standards

REQUIRED	PROPOSED
Single stem ornamental to have 3" caliper at 6" above ground.	Sylvester Palm at 20' minimum height, with 3" caliper 6" above ground

Shrub Standards

REQUIRED	PROPOSED
3' minimum height for large shrubs. 18" minimum height for small shrubs.	Minimum heights notated in plant schedule

Species Diversity

REQUIRED	PROPOSED
See provided table from Article 23 Section 23.5.J.	Species selection and quantaties have been selected to conform with Article 23 Section 23.5.J. See plant schedule for quantities and percentages.

Interior Parking Lot Landscape

REQUIRED	PROPOSED
1 parking lot island provided between every 10 contiguous parking spaces, and at the termination of parking rows.	Landscaped area's proposed at either end of the projects 10 stalls.

Parkway Trees

REQUIRED	PROPOSED
1 tree every 25' for ornamentals. Variety of species to be provided to be reviewd. Minimum of 12' height & canopy clearance of 6'6"	Trees spaced 24' on center. Alternate species provided. Minimum height and canopy clearance notated on plant schedule.

Table 23-1: Diversity Requirements

TOTAL NUMBER OF PLANTS PER PLANT TYPE	DIVERSITY REQUIREMENTS		MINIMUM NUMBER OF SPECIES
	MAXIMUM OF ANY SPECIES	MINIMUM OF ANY SPECIES	
1-4	100%	Not Applicable	1
5-10	60%	40%	2
11-15	45%	20%	3
16-75	40%	10%	5
76-500	25%	7%	8
500-1,000	20%	5%	10
1,000+	15%	4%	15

Plant Schedule

TREES

Image	Qty	Common Name	Botanical Name	Spacing	Size	Remarks	%
	4	Cabbage Palm	Sabal palmetto		20' MIN. HEIGHT	STRAIGHT TRUNK, MATCHING FORM, MIN 3" CALIPER 6" ABOVE GROUND	31%
	4	Sylvester Palm	Phoenix sylvestris		20' MIN. HEIGHT	STRAIGHT TRUNK, MATCHING FORM, MIN 3" CALIPER 6" ABOVE GROUND	31%
	5	Sweetbay Magnolia	Magnolia virginiana 'Green Shadow'		3" CAL. MIN	STRAIGHT TRUNK, MATCHING FORM, 12' MIN HEIGHT & 6.5' MIN CANOPY CLEARNACE. ALTERNATIVE SPECIES: Ilex americana, American Holy	38%
TOTAL # OF PLANTS:	13						
TOTAL # OF SPECIES:	3						

SHRUBS

Image	Qty	Common Name	Botanical Name	Spacing	Size	Remarks	%
	11	Banana	Musa x paradisiaca	60" O.C.	15 GAL.	36" MIN HEIGHT	5%
	11	Giant Bird Of Paradise	Strelitzia nicolai	48" O.C.	15 GAL.	36" MIN HEIGHT	5%
	12	Dwarf Palmetto	Sabal minor	48" O.C.	7 GAL.	18" MIN HEIGHT	6%
	12	Giant Elephant Ear	Alocasia macrorrhizos	48" O.C.	5 GAL	36" MIN HEIGHT	6%
	49	Cherokee Sedge	Carex cherokeensis	18" O.C.	1 GAL.	18" MIN HEIGHT	24%
	48	'Xanadu' Philodendron	Philodendron x 'Xanadu'	18" O.C.	1 GAL.	18" MIN HEIGHT	23%
	14	'Luna' Swamp Mallow	Hibiscus moscheutos 'Luna'	24" O.C.	1 GAL.	18" MIN HEIGHT	7%
	51	Turkey Tangle Frog Fruit	Phyla nodiflora	18" O.C.	1 GAL		25%
TOTAL # OF PLANTS:	208						
TOTAL # OF SPECIES:	8						

Raised Planter Schedule

Image	Qty	Common Name	Botanical Name	Spacing	Size	Remarks
	31	Super Blue Lily Turf	Liriope muscari 'Super Blue'	18" O.C.	1 GAL.	
	33	New Gold Lantana	Lantana x 'New Gold'	18" O.C.	1 GAL.	
	43	Yellow Flag Iris	Iris pseudacorus	18" O.C.	1 GAL.	
	28	'Luna' Swamp Mallow	Hibiscus moscheutos 'Luna'	24" O.C.	1 GAL.	18" MIN HEIGHT
	68	'Xanadu' Philodendron	Philodendron x 'Xanadu'	18" O.C.	1 GAL.	18" MIN HEIGHT
	40	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	18" O.C.	4" CUP	
	24	Petunia	Petunia x hybrida	15" O.C.	4" CUP	

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

LANDSCAPE DETAILS

L5.10

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

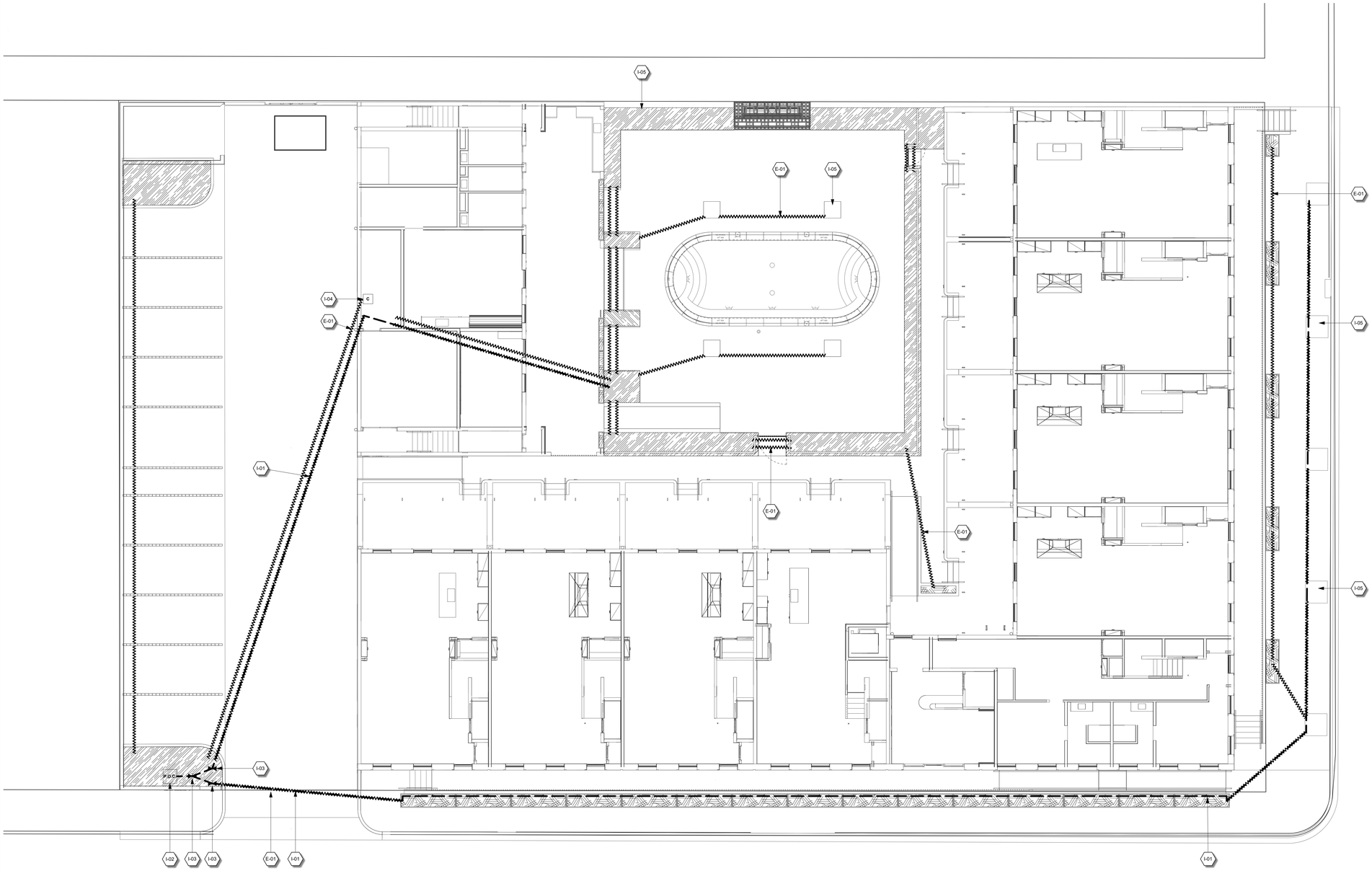
NOT FOR CONSTRUCTION

2/21/2025

IRRIGATION SCHEDUI

ID	Description
E-01	Irrigation & Electrical Sleeving
I-01	Main Line
I-02	Point of Connection
I-03	Gate Valve
I-04	Irrigation Controller
I-05	Tree Bubbler

Landscape Area Legend	
Drip Planter Irrigation 435.567 Square Feet	Bed Irrigation 940.663 Square Feet



01 Irrigation Diagramatic Plan
Scale: 1/8" = 1'-0"

N

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

IRRIGATION PLAN

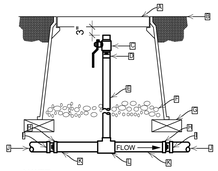
L6.00

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

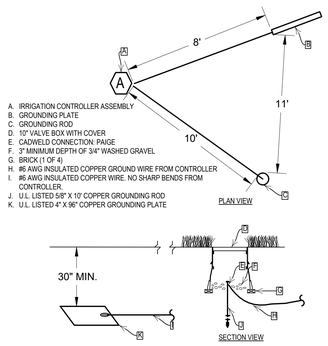
2/21/2025

A. 12" STANDARD VALVE BOX WITH COVER
B. FINISH GRADE/TOP OF MULCH
C. 1" BRONZE BALL VALVE FEMALE THREADED ENDS
D. 1" COPPER MALE ADAPTER
E. 1" COPPER PIPE (LENGTH AS REQUIRED)
F. 3" MIN. DEPTH OF 3/4" WASHED GRAVEL
G. BRICK (1 OF 4)
H. COPPER FEMALE THREADED ADAPTER
I. SCH. 40 PVC MALE THREADED ADAPTER
J. PVC MAINLINE
K. COPPER PIPE
L. COPPER TEE



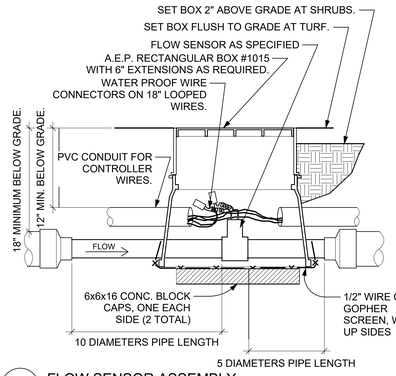
NOTE:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.

1 BLOWOUT ASSEMBLY
Scale: 1 1/2" = 1'-0"

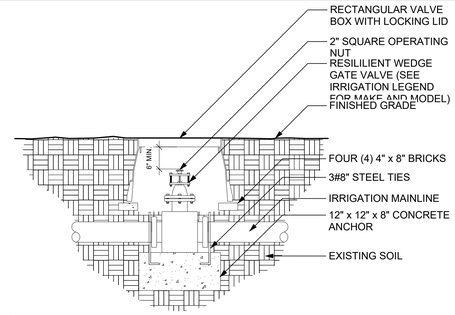


A. IRRIGATION CONTROLLER ASSEMBLY
B. GROUNDING PLATE
C. GROUNDING ROD
D. 10" VALVE BOX WITH COVER
E. CADWELD CONNECTION: PAIGE
F. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
G. BRICK (1 OF 4)
H. #6 AWG INSULATED COPPER GROUND WIRE FROM CONTROLLER
I. #6 AWG INSULATED COPPER WIRE. NO SHARP BENDS FROM CONTROLLER.
J. U.L. LISTED 5/8" X 10' COPPER GROUNDING ROD
K. U.L. LISTED 4" X 96" COPPER GROUNDING PLATE

2 CONTROLLER GROUNDING DETAIL
Scale: 1/4" = 1'-0"



3 FLOW SENSOR ASSEMBLY
Scale: 1 1/2" = 1'-0"

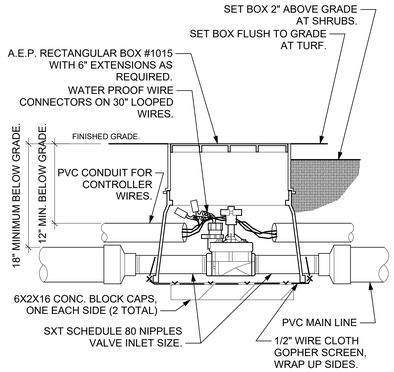


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

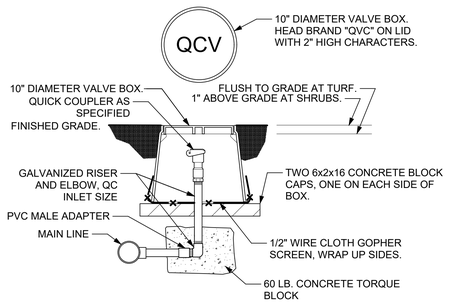
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE

3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA

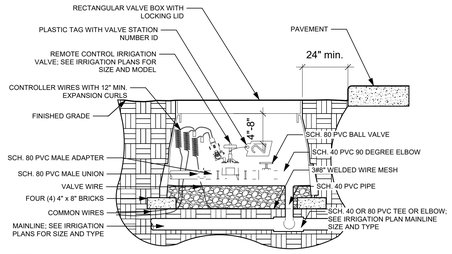
4 GATE VALVE & ANCHOR
Scale: 1" = 1'-0"



5 MASTER CONTROL VALVE
Scale: 1 1/2" = 1'-0"



6 QUICK COUPLER VALVE IN BOX
Scale: 1 1/2" = 1'-0"



NOTE:
1. LOCATE VALVE BOX WITHIN 24" OF PAVEMENT EDGE IN PLANTING AREA WHERE EASILY ACCESSIBLE WHENEVER POSSIBLE.

2. COMMON WIRE AND CONTROLLER WIRE SHALL BE DIRECT BURIAL 14 AWG OR LARGER. COLOR: COMMON (WHITE); CONTROLLER WIRE FOR TURF (BLUE), AND CONTROLLER WIRE FOR SHRUBS (RED). (SEE SPECIFICATIONS FOR 2-WIRE CONTROLLERS).

3. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEE SPLICE BOX DETAIL. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.

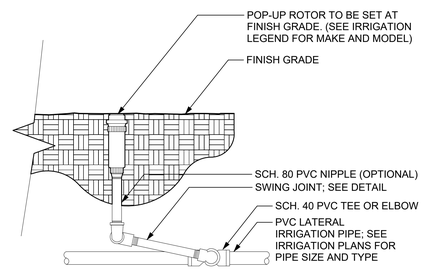
4. VALVE BOX SHALL BE WRAPPED WITH MIN. 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.

5. MAINLINES 4" OR LARGER SHALL USE SADDLES AT THE CONNECTIONS POINTS TO THE IRRIGATION VALVE. (SEE SPECS. FOR IRRIGATIONS SADDLES).

6. ALL SCH. 80 PVC TO SCH. 40 PVC THREADED CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

7. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

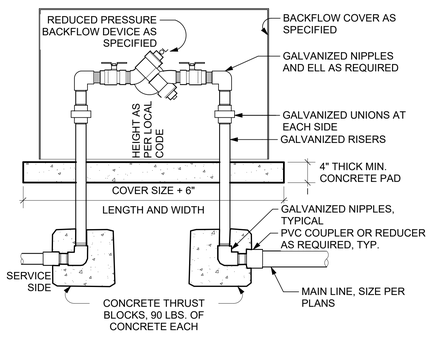
7 REMOTE CONTROL IRRIGATION VALVE
Scale: 1 1/2" = 1'-0"



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

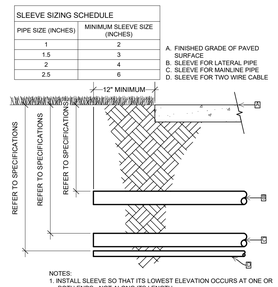
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

8 ROTOR SPRAYHEAD
Scale: 1 1/2" = 1'-0"



9 RP BACKFLOW W/ ENCLOSURE
Scale: 1" = 1'-0"

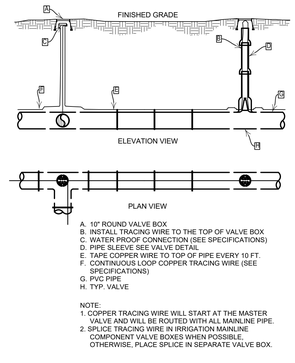
SLEEVE SIZING SCHEDULE	
PIPE SIZE (INCHES)	MINIMUM SLEEVE SIZE (INCHES)
1	2
1.5	3
2	4
2.5	6



A. FINISHED GRADE OF PAVED SURFACE
B. SLEEVE FOR LATERAL PIPE
C. SLEEVE FOR MAINLINE PIPE
D. SLEEVE FOR TWO WIRE CABLE

NOTES:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.
2. MINIMUM TWO WIRE CABLE SLEEVE SIZE IS 2-INCHES.

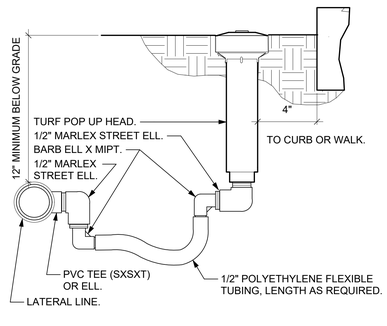
10 SLEEVE DETAIL
Scale: 1" = 1'-0"



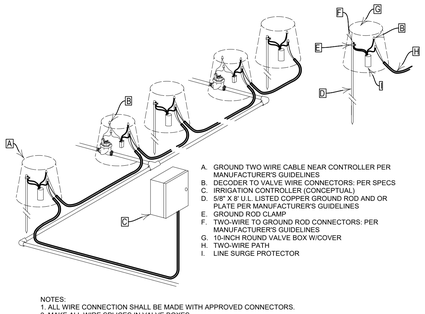
A. 10" ROUND VALVE BOX
B. INSTALL TRACING WIRE TO THE TOP OF VALVE BOX
C. WATER PROOF CONNECTION (SEE SPECIFICATIONS)
D. PIPE SLEEVE SEE VALVE DETAIL
E. TAPE COPPER WIRE TO TOP OF PIPE EVERY 10 FT.
F. CONTINUOUS LOOP COPPER TRACING WIRE (SEE SPECIFICATIONS)
G. PVC PIPE
H. TYP. VALVE

NOTE:
1. COPPER TRACING WIRE WILL START AT THE MASTER VALVE AND WILL BE ROUTED WITH ALL MAINLINE PIPE.
2. SPLICE TRACING WIRE IN IRRIGATION MAINLINE COMPONENT VALVE BOXES WHEN POSSIBLE, OTHERWISE, PLACE SPLICE IN SEPARATE VALVE BOX.

11 TRACING WIRE DETAIL
Scale: 1/4" = 1'-0"



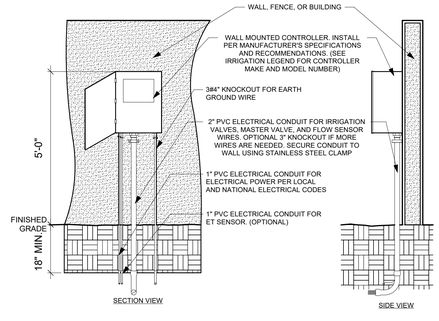
12 TURF SPRAY FLEX ASSEMBLY
Scale: 3" = 1'-0"



A. GROUND TWO WIRE CABLE NEAR CONTROLLER PER MANUFACTURER'S GUIDELINES
B. DECODER TO VALVE WIRE CONNECTORS: PER SPECS
C. IRRIGATION CONTROLLER (CONCEPTUAL)
D. 5/8" X 8' U.L. LISTED COPPER GROUND ROD AND OR PLATE PER MANUFACTURER'S GUIDELINES
E. GROUND ROD CLAMP
F. TWO-WIRE TO GROUND ROD CONNECTORS: PER MANUFACTURER'S GUIDELINES
G. 10-INCH ROUND VALVE BOX W/COVER
H. TWO-WIRE PATH
I. LINE SURGE PROTECTOR

NOTES:
1. ALL WIRE CONNECTION SHALL BE MADE WITH APPROVED CONNECTORS.
2. MAKE ALL WIRE SPLICES IN VALVE BOXES.
3. LEAVE A MINIMUM OF 36" EXTRA WIRE AT ALL SPLICE POINTS.
4. TEST EARTH TO GROUND RESISTANCE AT ALL GROUND POINTS.
5. EARTH TO GROUND RESISTANCE MUST MEET OR EXCEED MANUFACTURER REQUIREMENTS.
6. INSTALL ALL GROUND ASSEMBLIES IN VALVE BOXES.
7. INSTALL GROUNDING EQUIPMENT AS INDICATED ON THE IRRIGATION DOCUMENTS AND AS RECOMMENDED BY THE MANUFACTURER.

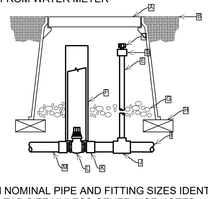
13 TWO WIRE SCHEMATIC
Scale: 1" = 1'-0"



NOTES:
1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

14 WALL MOUNTED CONTROLLER
Scale: 1/2" = 1'-0"

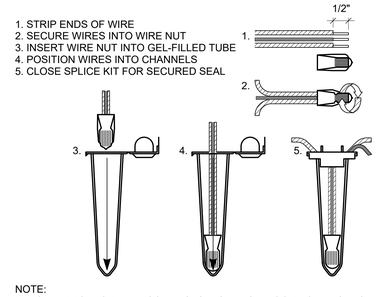
A. 12" STANDARD VALVE BOX WITH COVER
B. FINISH GRADE/TOP OF MULCH
C. 1/4" THREADED BRASS CAP
D. 1/2" REDUCING MALE ADAPTER
E. 1/2" COPPER PIPE (LENGTH AS REQUIRED)
F. 6" PVC CL 200 PIPE (LENGTH AS REQUIRED)
G. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
H. BRICK (1 OF 4)
I. COPPER PIPE TO BACKFLOW PREVENTION ASSEMBLY (LENGTH AS REQUIRED)
J. COPPER TEE
K. COPPER MALE ADAPTER (1 OF 2)
L. CURB STOP VALVE WITH COPPER SERVICE, THREAD BOTH ENDS
M. COPPER PIPE FROM WATER METER



NOTE:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.
2. THIS ASSEMBLY IS INTENDED TO BE USED FOR WINTERIZATION OF BACKFLOW PREVENTION ASSEMBLY, FLOW SENSOR ASSEMBLY,AND MASTER VALVE ASSEMBLY.

15 WINTERIZATION ASSEMBLY
Scale: 1 1/2" = 1'-0"

1. STRIP ENDS OF WIRE
2. SECURE WIRES INTO WIRE NUT
3. INSERT WIRE NUT INTO GEL-FILLED TUBE
4. POSITION WIRES INTO CHANNELS
5. CLOSE SPLICE KIT FOR SECURED SEAL



NOTE:
1. VISUALLY CHECK THAT CONNECTOR IS BELOW LOCKING "FINGERS".

16 WIRE SPLICE DETAIL
Scale: Half Actual Size

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

IRRIGATION DETAILS

L6.10

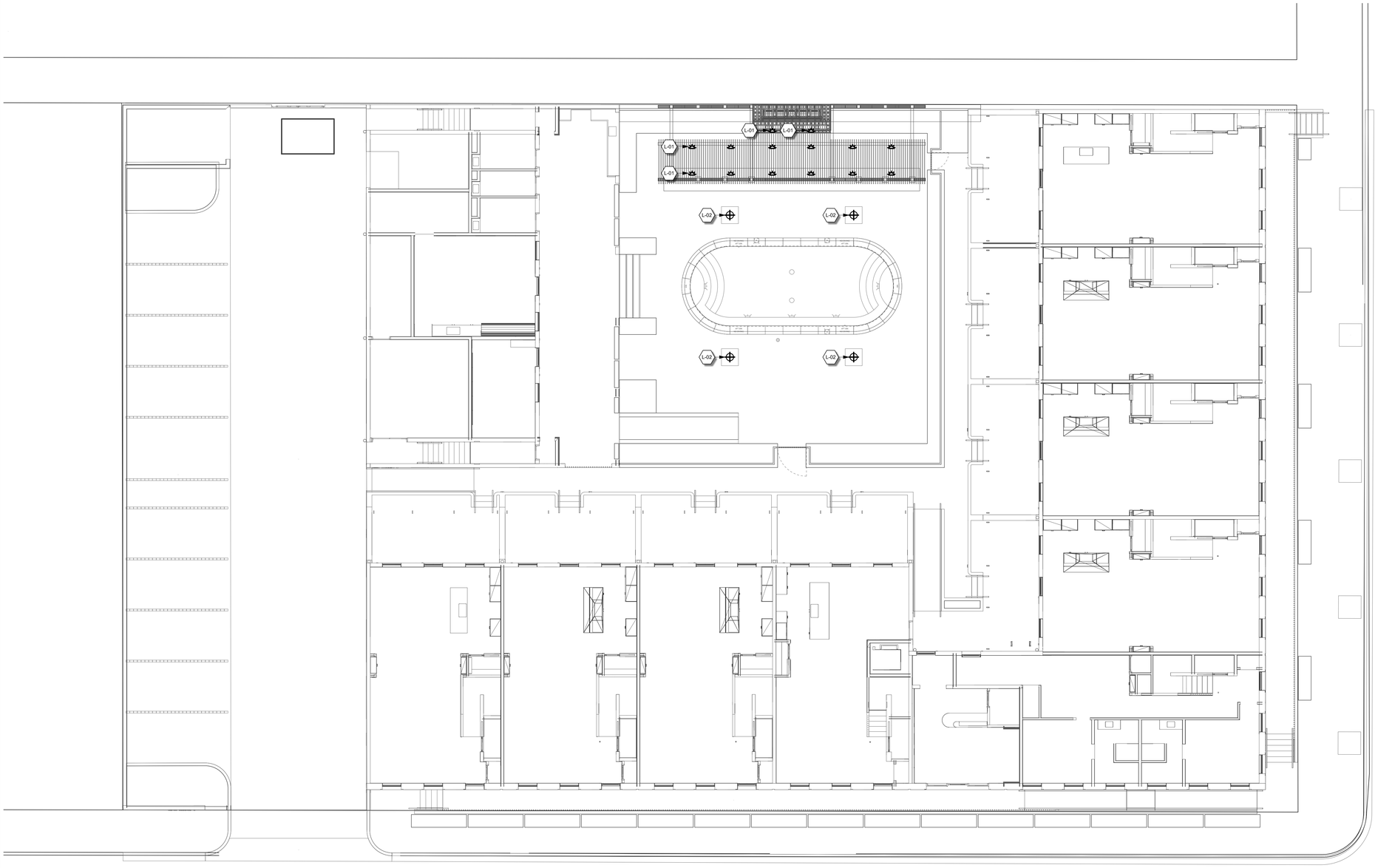
C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

2/21/2025

LIGHTING SCHEDULE

ID	Qty.	Product Name	Manufacturer	Product No.	Comments
L-01	14	Nite Star	B-K Lighting	NS	Mount to underside of pergola, lamp type & finish to be approved by L.A.
L-02	4	Artistar - Palm Tree RIng LED	B-K Lighting	PTR	3@120°, lamp configuration & finish to be approved by L.A.



01 **Lighting Diagramatic Plan**
Scale: 1/8" = 1'-0"

N

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEBRUARY 2025

PRICING & PERMIT SET

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

LIGHTING PLAN

L7.00

C:\CARBO Dropbox\Project Files\Commercial\1031 Annunciation Hotel\CAD\DD\Bases\1031 Annunciation Hotel.vwxp

NOT FOR CONSTRUCTION

2/19/2025 9:46:22 AM

1 GENERAL NOTES
1" = 1'-0"

01. GENERAL NOTES

A. COMPLIANCE
1. ALL WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES AS REQUIRED BY THE SPECIFICATIONS.

B. MEANS AND METHODS
1. THE CONSTRUCTION AND/OR PERMIT DOCUMENTS PROVIDE A GENERAL OVERVIEW OF THE WORK, WITH DETAIL DRAWINGS SUPPORTING THE MEANS AND METHODS. THESE DOCUMENTS DO NOT COVER ALL ASPECTS OF INDUSTRY STANDARDS AND CODE REQUIREMENTS.
2. THE CONTRACT DRAWINGS DO NOT SPECIFY ALL MEANS, METHODS, AND COMPONENTS REQUIRED TO COMPLETE THE WORK. VARIOUS INSTALLATION AND ASSEMBLY REQUIREMENTS MAY BE ESTABLISHED BY PERFORMANCE, CODE, OR BOTH.
3. ITEMS, ASSEMBLIES, COMPONENTS, MEANS, AND METHODS NECESSARY TO COMPLETE THE WORK AS REQUIRED BY THE CONSTRUCTION DOCUMENTS (DRAWINGS, SPECIFICATIONS, AND CONSTRUCTION CONTRACT) ARE INCLUDED IN THE CONTRACT SCOPE.

C. DIMENSIONS
1. VERIFY ALL DIMENSIONS ON-SITE AND AGAINST ARCHITECTURAL DRAWINGS BEFORE FABRICATION OR CONSTRUCTION. REPORT ANY DISCREPANCIES IMMEDIATELY.
2. DRAWINGS ARE TO SCALE BUT SHOULD NOT BE USED FOR SCALING. CONFIRM EXISTING BUILDING LOCATIONS AND TIE-IN POINTS BEFORE CONSTRUCTION.

D. DISCREPANCIES
1. REPORT ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT AND OWNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
2. IF DISCREPANCIES ARE NOT REPORTED, IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INCLUDED THE MOST EXPENSIVE METHOD TO COMPLETE THE WORK IN THE PRICE.
3. WORK IMPLIED TO BE SIMILAR TO THAT SHOWN IN CORRESPONDING PLACES ON THE DRAWINGS SHALL BE REPEATED.

E. EXISTING CONDITIONS
1. VERIFY ALL DIMENSIONS FOR EXISTING CONDITIONS IN THE FIELD (V.I.F.).
2. NOTIFY THE OWNER AND ARCHITECT OF ANY DEVIATIONS FROM THE SCOPE OF WORK BEFORE INSTALLATION.
3. REPORT ANY DISCREPANCIES IN DIMENSIONS OR REQUIRED MODIFICATIONS DUE TO FIELD CONDITIONS IN WRITING TO THE OWNER AND ARCHITECT FOR CLARIFICATION, APPROVAL, OR MODIFICATION BEFORE BEGINNING THE WORK.

F. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRACE AND/OR SHORE NEW/EXISTING CONSTRUCTION AS REQUIRED. IF NECESSARY, THE CONTRACTOR SHALL HIRE A LICENSED ENGINEER TO ADVISE ON PROPER BRACING AND SHORING OF ANY STRUCTURES.

02. FOUNDATIONS

A. FOUNDATION NOTES
1. LOCATE ALL UTILITY LINES ABOVE AND BELOW GRADE. CONTACT THE APPROPRIATE PARTIES AND AGENCIES FOR PROPER AUTHORIZATION AND FAMILIARIZE YOURSELF WITH SUBSURFACE CONDITIONS BEFORE EXCAVATION.
2. POUR DOWN THE BOTTOM OF WALLS AND PIERS TO THE TOP OF PILE CAPS, FOOTINGS, AND GRADE BEAMS TO ENSURE FULL CONTACT UNLESS OTHERWISE INDICATED.
3. CENTERLINE OF FOOTINGS/PILE CAPS SHALL ALIGN WITH THE CENTERLINE OF WALLS, PIERS, AND COLUMNS UNLESS OTHERWISE SPECIFIED.
4. DO NOT BACKFILL AGAINST FOUNDATION AND RETAINING WALLS UNTIL THE CONCRETE HAS ATTAINED AT LEAST 75% OF ITS DESIGN STRENGTH. PROVIDE BRACING FOR WALLS SUSTAINING MORE THAN 3 FEET OF EARTH PRESSURE UNTIL ALL SLABS AND BEAMS FRAMING INTO THE WALL ARE PLACED AND SET.
5. BULLDOZERS OR HEAVY EQUIPMENT ARE NOT PERMITTED CLOSER THAN 5 FEET FROM ANY FOUNDATION WALL. IF OPERATING SUCH EQUIPMENT CLOSER THAN 8 FEET, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ADEQUATE SUPPORTS OR BRACING AT THEIR OWN EXPENSE.
6. PROTECT ALL EXCAVATION SLOPES ADEQUATELY. PROVIDE SHEETING AND SHORING WITH ALL REQUIRED TIEBACKS AND BRACING WHERE NECESSARY.
7. SHEETING AND SHORING METHODS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA.
8. CONTROLLED FILL MATERIAL MUST MEET THE FOLLOWING CRITERIA:
   a. SELECT EXCAVATED GRAVEL OR STONE MATERIALS FREE OF ORGANIC MATERIAL, LOAM, TRASH, SNOW, ICE, FROZEN SOIL, AND OTHER OBJECTIONABLE MATERIAL, CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS:
      - SIEVE SIZE % PASSING (BY WEIGHT)
      - 3-1/2": 100%
      - 3/4": 50-100%
      - #4: 25-75%
      - THE FRACTION PASSING THE NO. 200 SIEVE SHALL BE LESS THAN 15% OF THE FRACTION PASSING THE NO. 4 SIEVE.
9. ON-SITE EXCAVATED MATERIAL MAY BE SUITABLE FOR USE AS GRANULAR FILL IF IT CONFORMS TO SPECIFICATIONS AND IS APPROVED BY THE GEOTECHNICAL ENGINEER. REFER TO THE GEOTECHNICAL REPORT FOR MORE INFORMATION.
10. STRUCTURAL FILL MATERIAL SHOULD BE PLACED IN UNIFORM 12" THICK LOOSE LIFTS AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT, PER ASTM D1557-12. IN RESTRICTED AREAS WHERE ONLY HAND-OPERATED EQUIPMENT IS PERMITTED, THE MAXIMUM LOOSE LIFT SHALL BE 8".
11. SOIL COMPACTION MUST BE CONTROLLED BY A QUALIFIED TESTING LABORATORY OR GEOTECHNICAL ENGINEER. PERFORM A MINIMUM OF ONE FIELD DENSITY TEST FOR EACH LAYER, WITH TEST LOCATIONS DETERMINED BY THE TESTING AGENCY.

B. FORMWORK AND SHORING NOTES
1. SHORES MUST BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA. DRAWINGS ILLUSTRATING THE SHORING SYSTEM AND SEQUENCING MUST BE SIGNED AND SEALED BY SAID ENGINEER.
2. DESIGN AND ERECT FORMS AND SHORES PER ACI-347. DESIGN HORIZONTAL CONCRETE MEMBER FORMS AND SHORES FOR NOT LESS THAN DEAD LOAD PLUS 50 PSF CONSTRUCTION LOAD AND CUMULATIVE LOADS OF SUPPORTING FLOOR SLABS. SHORES MUST HAVE A MINIMUM SAFETY FACTOR OF 3.
3. PROVIDE TEMPORARY BRACING AS NEEDED TO ENSURE STRUCTURAL STABILITY DURING CONSTRUCTION.
4. THE PROFESSIONAL ENGINEER WHO PREPARES THE SHORING DRAWINGS MUST INSPECT FORMING, SHORING, AND RE-SHORING AND SUBMIT A STATEMENT TO THE ENGINEER CONFIRMING COMPLIANCE WITH PLANS AND SPECIFICATIONS.

C. VAPOR BARRIER
1. FOR INTERIOR SLABS AND BEAMS, UNLESS OTHERWISE SPECIFIED, PLACE A 15 MIL OPAQUE POLYETHYLENE VAPOR BARRIER CONFORMING TO ASTM E1745 ON TOP OF THE FILL. DO NOT USE ON TOP OF PILES.
2. SEAL HOLES AND JOINTS IN THE VAPOR BARRIER USING THE MANUFACTURER'S RECOMMENDED ADHESIVE AND PRESSURE-SENSITIVE TAPE, FOLLOWING INSTRUCTIONS.
3. ENSURE THE VAPOR BARRIER IS NEATLY POSITIONED TO MATCH THE PROFILE OF THE SLAB AND BEAMS' UNDERSIDES, MAKING INTIMATE CONTACT WITH THE FILL.

03. REINFORCED CONCRETE NOTES

A. GENERAL REQUIREMENTS
1. STRUCTURAL CONCRETE AND PRACTICES MUST CONFORM TO ACI-318, "AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," LATEST EDITION. DETAILS MUST COMPLY WITH ACI-315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT." UNLESS OTHERWISE NOTED ON THE DRAWINGS. ADHERE TO ALL ACI REQUIREMENTS, ESPECIALLY FOR HOT AND COLD WEATHER CONCRETING.

B. CONCRETE STRENGTH
1. SEE 2 / S0.1 FOR MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS.

C. REINFORCING BARS
1. REINFORCING BARS MUST CONFORM TO ASTM A615, GRADE 60 UNLESS WELDING IS REQUIRED. BARS TO BE WELDED MUST CONFORM TO ASTM A706, GRADE 50.
2. WELDED WIRE FABRIC MUST CONFORM TO ASTM A185. SUPPORT WIRE FABRIC WITH CHAIRS OR LIFTS DURING CONCRETE PLACEMENT TO ENSURE PROPER POSITIONING IN THE SLAB.
3. SECURELY HOLD ALL REINFORCEMENT IN PLACE DURING CONCRETE PLACEMENT. PROVIDE ADDITIONAL BARS OR STIRRUPS AS NEEDED FOR SUPPORT.

D. SPLICING AND EMBEDDING
1. LAP REINFORCING BARS AS DETAILED ON THE DRAWINGS. SPLICING AND EMBEDDING MUST FOLLOW ACI 318 WHERE NOT SPECIFIED ON THE DRAWINGS. USE TENSION SPLICE LENGTHS IN THE LAP SPLICE SCHEDULE FOR ALL REINFORCING BARS NOT SPECIFICALLY INDICATED.
   a. LAP GRADE BEAM AND WALL TOP HORIZONTAL REINFORCEMENT AT THE CENTER OF THE SPAN.
   b. LAP GRADE BEAM AND WALL BOTTOM HORIZONTAL REINFORCEMENT AT SUPPORT.
   c. LAP OUTSIDE FACE VERTICAL WALL REINFORCEMENT AT WALL SUPPORT.
   d. TERMINATE BARS AT DISCONTINUOUS ENDS WITH STANDARD HOOKS UNLESS OTHERWISE NOTED.
   e. USE STANDARD HOOKS FOR ALL HOOKED BARS NOT DIMENSIONED.

E. CONCRETE COVER
   a. SEE 1 / S0.1 FOR MINIMUM CONCRETE COVER REQUIREMENTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

F. CONSTRUCTION JOINTS
1. PROVIDE CONSTRUCTION JOINTS PER ACI-318, CHAPTER 26.5.6.2. SUBMIT SHOP DRAWINGS SHOWING CONSTRUCTION JOINT DETAILS, LOCATIONS, AND POUR SEQUENCE FOR REVIEW BY THE STRUCTURAL ENGINEER BEFORE STARTING WORK.
2. ROUGHEN ALL ADJOINING SURFACES NOT CAST MONOLITHICALLY TO ¼ INCH AMPLITUDE FOR THE ENTIRE INTERSECTING SURFACE PER ACI RECOMMENDATIONS. APPLY A BONDING AGENT AS REQUIRED.
3. LOCATE WALL AND GRADE BEAM CONSTRUCTION JOINTS TO PROVIDE A MAXIMUM OF 60 FEET OF CONCRETE PLACEMENT LENGTH.
4. VERTICAL CONSTRUCTION JOINTS IN GRADE BEAMS AND WALLS REQUIRE PRIOR APPROVAL FROM THE ENGINEER AND MUST BE LOCATED AS FOLLOWS:
   - FOUNDATION WALLS: MINIMUM 8'-0" FROM ANY COLUMN LINE OR WALL OPENING.
   - GRADE BEAMS: AT THIRD POINTS BETWEEN SUPPORTS.
5. NO HORIZONTAL CONSTRUCTION JOINTS ARE ALLOWED IN BEAMS, WALLS, AND SLABS UNLESS SHOWN ON THE DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER BEFORE CONSTRUCTION.

G. CONCRETE TESTING
1. NO CONCRETE TEST WILL BE ACCEPTED IF THE CONCRETE IS TAMPERED WITH AFTER THE TEST. REPEAT THE TEST IF WATER IS ADDED AFTER INITIAL SAMPLING.

H. REINFORCING STEEL
1. PROVIDE THE REINFORCING STEEL ERECTOR WITH A SET OF APPROVED SHOP DRAWINGS FOR FIELD USE.

I. FIELD VERIFICATION
1. VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, PIPE SLEEVES, CURBS, ETC., REQUIRED BY OTHER TRADES BEFORE PLACING CONCRETE.

J. CONTRACTOR COORDINATION
1. COORDINATE SLAB DEPRESSIONS FOR FLOOR FINISHES WITH THE ARCHITECTURAL DRAWINGS.
2. COORDINATE THE LOCATION OF FLOOR DRAINS, CURBS, CONCRETE PADS, AND FLOOR DEPRESSIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
3. COORDINATE THE LOCATION OF INSERTS, WELDED PLATES, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

K. EMBEDDED CONDUITS AND PIPES
1. CONDUITS AND PIPES EMBEDDED IN CONCRETE SLABS AND BEAMS MUST ADHERE TO THE FOLLOWING:
   A. SHOULD NOT EXCEED 33% OF THE OVERALL BEAM OR SLAB THICKNESS. IN SLABS, THE MAXIMUM CONDUIT/PIPE THICKNESS IS 1-1/2 INCHES.
   B. MAINTAIN A MINIMUM SPACING OF THREE DIAMETERS OR WIDTHS BETWEEN CONDUITS OR PIPES.
   C. POSITION LARGER CONDUITS BELOW THE SLAB OR BEAM, NOT WITHIN THEM.
   D. AVOID USING ALUMINUM CONDUITS IN CONCRETE.
   E. KEEP CONDUITS AT LEAST 12 INCHES AWAY FROM ANY COLUMN FACE IN THE SLAB.
   F. SUBMIT A DIAGRAM DEPICTING CONDUIT ROUTES TO ALL PANELS FOR APPROVAL.

L. ANCHOR RODS
   a. USE RIGID STEEL TEMPLATES (SUPPLIED BY THE STEEL FABRICATOR) TO INSTALL ANCHOR RODS.

M. ENCASED STEEL MEMBERS
   a. WRAP ALL STEEL MEMBERS TO BE ENCASED IN CONCRETE WITH A MINIMUM W.W.F. 6X6 -W2.9XW2.9 REINFORCING UNLESS OTHERWISE NOTED.

N. FLAT AND LEVEL SLABS
   a. ALL SLABS MUST BE FLAT AND LEVEL PER THE CONCRETE SPECIFICATIONS. INCLUDE ANY EXCESS CONCRETE REQUIRED DUE TO SUPPORT MEMBER DEFLECTION IN THE BID TO ENSURE SLABS ARE POURED FLAT AND LEVEL. CONTROL THE CONCRETE PLACING PROCEDURE TO MINIMIZE SUPPORT MEMBER DEFLECTION.

O. ADDITIONAL REINFORCEMENT
   a. INCLUDE A 5% (BY WEIGHT) INCREASE IN THE AMOUNT OF REINFORCING STEEL IN THE BID. THIS COST SHOULD COVER FABRICATION, TRANSPORTATION, INSTALLATION, AND ASSOCIATED EXPENSES. UNUSED REINFORCING STEEL WILL BE CREDITED BACK TO THE OWNER VIA A CHANGE ORDER AT THE UNIT PRICE PROVIDED IN THE BID FORM.

P. XYPEX ADDITIVE
   a. FOR ELEVATOR PITS AND OTHER CONCRETE IN NEED OF WATERPROOFING, USE XYPEX ADDITIVE AS A CRYSTALLINE WATERPROOFING ADMIXTURE IN COMPLIANCE WITH BUILDING CODES, MIX THOROUGHLY, DOSE PER MANUFACTURER'S RECOMMENDATIONS. OBTAIN PRIOR APPROVAL, APPLY PROPERLY, ENSURE QUALITY CONTROL THROUGH REGULAR TESTS, VERIFY FIELD PLACEMENT, PROTECT FRESH CONCRETE DURING CURING, AND MAINTAIN DOCUMENTATION OF USAGE AND PLACEMENT.

04. POST INSTALLED ANCHORS

A. FOR CONCRETE CONSTRUCTION:
1. EPOXY ANCHORS (THREADED ROD & REBAR):
   - HILTI HIT-RE 500-V3
2. EXPANSION ANCHORS:
   - HILTI KWIK-TZ
3. SCREW ANCHORS:
   - HILTI KWIK HUS-EZ

B. FOR MASONRY CONSTRUCTION:
1. EPOXY ANCHORS (THREADED ROD & REBAR):
   - HILTI HIT-HY 270
2. EXPANSION ANCHORS:
   - NOT RECOMMENDED
3. SCREW ANCHORS:
   - HILTI KWIK HUS-EZ

C. GENERAL ANCHOR REQUIREMENTS:
1. ANCHOR TYPE, SIZE, AND EMBEDMENT SHALL BE INDICATED IN DRAWINGS. POST-INSTALLED ANCHORS FOR REPAIR SHALL BE EVALUATED CASE-BY-CASE. NOTIFY THE STRUCTURAL ENGINEER FOR REPAIRS.
2. INSTALL ANCHORS PER MANUFACTURER OR ICC REPORT REQUIREMENTS.
3. PROVIDE SPECIAL INSPECTION FOR ANCHORS DESIGNED FOR SPECIAL INSPECTION PER MANUFACTURER OR ICC REPORT.
4. AVOID DAMAGING EXISTING REINFORCING BARS WHEN DRILLING ANCHORS IN EXISTING CONCRETE OR MASONRY. DO NOT INSTALL ANCHORS IN PRESTRESSED CONCRETE ELEMENTS.
5. FOR ANCHORS INSTALLED FROM THE BOTTOM INTO METAL DECK WITH CONCRETE, INSTALL IN THE CENTER OF THE LOW FLUTE OF THE DECKING UNLESS NOTED OTHERWISE. ENSURE DECKING IS MINIMUM 20 GAUGE THICK AND CONCRETE ABOVE THE HIGH FLUTE MEETS ICC REPORT REQUIREMENTS.
6. INSTALL ADHESIVE ANCHORS IN CONCRETE WITH A MINIMUM AGE OF 21 DAYS PER ACI 318, APPENDIX D.
7. CERTIFICATION AND INSPECTION ARE REQUIRED FOR HORIZONTAL AND UPWARDLY INCLINED ADHESIVE ANCHORS SUBJECT TO SUSTAINED TENSION LOADING PER ACI 318, APPENDIX D.
8. INSPECTION BY A QUALIFIED AGENCY IS REQUIRED, AND A REPORT MUST BE SUBMITTED TO THE ARCHITECT/STRUCTURAL ENGINEER.
9. AVOID NICKING OR CUTTING EXISTING REINFORCING, CONDUIT, ETC., WHEN INSTALLING ANCHORS.
10. INSTALL ANCHORS AS PER THE MANUFACTURER'S INSTRUCTIONS INCLUDED IN THE PACKAGING.
11. PROVIDE ONSITE INSTALLATION TRAINING FROM THE ANCHOR MANUFACTURER'S REPRESENTATIVE FOR ALL SPECIFIED ANCHORING PRODUCTS. CONFIRM CONTRACTOR PERSONNEL TRAINING BEFORE INSTALLATION BEGINS.
12. ANCHOR CAPACITY DEPENDS ON SPACING AND EDGE PROXIMITY. FOLLOW CONTRACT DRAWING SPECIFICATIONS.
13. DRILLING HOLES FOR ANCHORS AND CORING HOLES IN EXISTING CONCRETE:
   A. LOCATE EXISTING REINFORCING STEEL, POST-TENSIONING, CONDUIT, PIPING, ETC., VIA NON-DESTRUCTIVE TESTING BEFORE DRILLING.
   B. MARK THE LOCATION AND EXTENT OF ALL EXISTING EMBEDDED ELEMENTS ON THE SLAB SURFACE.
   C. NOTIFY THE ENGINEER IF NEW HOLE LOCATIONS CONFLICT WITH EXISTING ELEMENTS.
   D. VERIFY NO CONFLICTS WITH SMALL DRILLED PILOT HOLES BEFORE COMPLETING INSTALLATION.
   E. USE CARE TO AVOID DAMAGING EXISTING EMBEDDED ELEMENTS DURING INSTALLATION.

05. CAST IN PLACE ANCHORS

A. MATERIALS
   a. ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36 WITH UNC-2A THREADS UNLESS NOTED OTHERWISE.
   b. NUTS SHALL BE HEAVY HEX CONFORMING TO ASTM A563, GRADE A WITH UNC-2B THREADS.
   c. WASHERS SHALL CONFORM TO ASTM F436.

B. ANCHOR BOLT ASSEMBLY
   a. VERIFY THE FIT OF NUTS ON THE THREADS OF ANCHOR BOLTS BEFORE SHIPMENT.
   b. THREAD LENGTH SHALL MATCH THE PROJECTION LENGTH UNLESS NOTED OTHERWISE.
   c. ANCHOR BOLTS SHALL CONSIST OF A BOLT WITH A TACK-WELDED NUT AT THE BOTTOM AND NUT(S) AND A WASHER AT THE TOP.
   d. ANCHOR BOLTS SHALL BE CLEAN AND FREE OF OILS OR OTHER FOREIGN MATERIALS BEFORE PLACEMENT.
   e. PREVENT CONCRETE FROM CONTACTING THE PROJECTING PART OF THE ANCHOR BOLT DURING PLACEMENT.
   f. UNLESS OTHERWISE SPECIFIED, TIGHTEN ANCHOR BOLTS TO A SNUG-TIGHT CONDITION, DEFINED AS TIGHTNESS ACHIEVED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR WITH THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

2 SCHEDULE - CONCRETE STRENGTH
12" = 1'-0"

ITEM	f'c	MAX AGGR. SIZE	WEIGHT	MAX W/CM RATIO
FOUNDATIONS, ELEVATOR PITS,TIE BEAMS	4000 PSI	1-1/2"	NW / LW	0.58
COLUMNS, BEAMS, WALLS, ELEVATED SLABS, PILE CAPS	4000 PSI	1"	NW / LW	0.45
SLAB ON GRADE	4000 PSI	1"	NW / LW	0.5
CONC FILL OVER DECK	4000 PSI	3/4"	NW / LW	0.52
SITE AND MISCELLANEOUS	SEE CIVIL OR ARCH DRAWINGS			

* W/CM = WATER : CEMENTITIOUS MATERIAL RATIO

3 CONCRETE CLEAR COVER
12" = 1'-0"

CONCRETE EXPOSURE	MEMBER	REINFORCEMENT	SPECIFIED COVER
CAST AGAINST AND PERMANENTLY IN CONTACT WITH GROUND	ALL	ALL	3"
EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	ALL	NO. 6 THROUGH NO. 18 BARS	2"
		NO. 5 BAR, W31 OR D31 WIRE, AND SMALLER	1-1/2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND	SLABS, JOISTS, AND WALLS	NO. 14 AND NO. 18 BARS	1-1/2"
		NO. 11 BAR AND SMALLER	3/4"
	BEAMS, COLUMNS, PEDESTALS, AND TENSION TIES	PRIMARY REINFORCE-MENT, STIRRUPS, TIES, SPIRALS, AND HOOPS	1-1/2"

06. WOOD FRAMING

A. LUMBER AND ITS FASTENINGS SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATIONS OF STRESS - GRADE LUMBER AND ITS FASTENINGS" (LATEST EDITION) AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
B. MATERIALS FOR EXTERIOR WALLS, LOAD BEARING WALLS, AND SHEAR WALLS SHALL BE A MINIMUM OF No.2 KILN DRIED SOUTHERN YELLOW PINE (SYP) OR DOUGLAS FIR LARCH (DFL) AND SHALL BE BORATE TREATED LUMBER WHERE NOTED OR EXPOSED TO EXTERIOR CONDITIONS
C. LUMBER FOR HEADERS, BEAMS, AND OTHER FRAMING MEMBERS SHALL BE No.2 SYP UNLESS NOTED OTHERWISE
D. COMPOSITE FRAMING MEMBERS SHALL HAVE THE FOLLOWING MINIMUM STRENGHT PROPERTIES:
   a. LSL: Fb=2,325 psi; E=1,550 ksi; Fv= 310 psi
   b. LVL: Fb=2,600 psi; E=2,000 ksi; Fv= 285 psi
   c. PSL: Fb=2,900 psi; E=2,000 ksi; Fv= 390 psi
   d. GLAM OR OTHER: Fb=2,400 psi; E=1,800 ksi; Fv= 265 psi
E. LOAD BEARING WALLS, INCLUDING SHEAR WALLS, SHALL BE SHEATHED ON AT LEAST ONE FACE OR BRACED WITH 1X4 HORIZONTAL (CONT.) AT MID - HEIGHT OF WALL PRIOR TO LOADING THEM WITH CONSTRUCTION MATERIALS.
F. FINGER JOINTED STUDS SHALL EXCEED THE MATERIAL PROPERTIES AND ALLOWABLE STRESSES FOR SOLID LUMBER AS SPECIFIED FOR STUD GRADE CONSTRUCTION.
G. ALL OTHER NON-STRUCTURAL CONSTRUCTION SHALL BE EITHER CONSTRUCTION GRADE OR UTILITY HEADER AND OTHER MISCELLANEOUS FLEXURAL MEMBERS SHALL BE NO. 2 SYP (MC19 OR BETTER U.N.O.)
H. MATERIALS MUST BE GRADE MARKED.
I. SOLE PLATES IN CONTACT W/ CONCRETE SHALL BE PRESSURE TREATED LUMBER, 0.25 ACQ MINIMUM.
J. FOR OVERLAY FRAMING AT ROOFS OR OTHER CONVENTIONAL ROOF FRAMING, CONTRACTOR SHALL PROVIDE 2x FRAMING IN ACCORDANCE WITH ROOF RAFTER TABLES IN THE APPLICABLE BUILDING CODE.
K. BOLT HOLES THROUGH WOOD SHALL BE DRILLED 1/16" MAXIMUM LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED.
L. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
M. FLITCH BEAMS WHEN SHOWN ON PLANS SHALL BE BOLTED TOGETHER WITH ONE 3/4" DIA. BOLT, TOP AND BOTTOM, OVER THE SUPPORTS AND / OR AT THE ENDS OF THE BEAM AND 12" O.C., STAGGERED FULL LENGTH OF THE BEAM. STAGGERED SPACING EQUALS 24" O.C., UNLESS NOTED OTHERWISE.
N. A HOLE GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY NOT BE BORED IN ANY WOOD STUD. BORED HOLES WITH A DIAMETER LESS THAN OR EQUAL TO 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON - LOAD BEARING PARTITIONS OR WALLS WHERE EACH BORED STUD IS DOUBLED PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS OCCUR.
O. THE EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 OF AN INCH OF THE STUD EDGE. BORED HOLES SHALL NOT BE LOCATED AT A CUT OR NOTCH IN THE STUD.
P. UNLESS OTHERWISE NOTED, ALL LUMBER PERMANENTLY EXPOSED TO WEATHER SHALL BE PRESSURE TREATED WITH COPPER AZOLE-TYPE B (CA-B) IN ACCORDANCE WITH CURRENT AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) OR APPROVED EQUAL.
   1. EXPOSED WOOD (WHEN SHOWN ON PLANS) SHALL BE TREATED AS FOLLOWS:
      a. WOOD NOT IN CONTACT WITH GROUND 0.25 ACQ
      b. WOOD IN CONTACT WITH GROUND 0.40 ACQ
Q. ALL HARDWARE IN CONTACT W/ TREATED LUMBER SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A653, CLASS G185 WITH 1.85 OZ OF ZINC COATING PER SQUARE FOOT, MINIMUM. ALL FASTENERS SHALL BE HOT-DIP GALVANIZED CONFORMING TO ASTM A153. STAINLESS STEEL FASTENERS MAY BE EMPLOYED AT CONTRACTOR'S OPTION.
R. PLACE 15 MIL. VAPOR BARRIER BETWEEN ANY WOOD IN CONTACT WITH CMU OR CONCRETE MASONRY
S. ALL WOOD FRAMING, FABRICATION, CONNECTIONS AND ERECTION SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE AMERICAN FOREST AND PAPER ASSOCIATION,THE PLYWOOD DESIGN SPECIFICATION BY AMERICAN PLYWOOD ASSOCIATION,WCD 1 "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, CHAPTER 23.
T. JOISTS WHICH FRAME INTO SUPPORTING BEAMS AT THE SAME ELEVATION SHALL BE CONNECTED WITH BA TOP FLANGE JOIST HANGERS. USE LSSU JOIST HANGERS AT RIDGE AND HIP LOCATIONS USE HCP CONNECTORS AT ALL HIP BEARING LOCATIONS. USE HRC44 TYPICALLY AT RIDGE AND HIP INTERSECTIONS. USE CC & ECC COLUMN CAPS AND ABU AND CBSQ COLUMN BASES AS REQ'D. ALL CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR AN APPROVED EQUAL. HANGERS/CONNECTORS SHALL BE SIZED FOR THE MEMBER SUPPORTED.
U. WOOD FRAMING ADJACENT TO STEEL CONSTRUCTION SHALL BE FASTENED TO STEEL FRAMING WITH POWDER ACTUATED FASTENERS.
V. ALL HANGERS AND SPECIALTY FASTENERS ARE SIMPSON STRONG TIE PRODUCTS UNLESS NOTED OTHERWISE.
W. FASTENER MINIMUM ø:
   1. 8d - 0.131"
   2. 10d - 0.148"
   3. 16d - 0.162"
   4. #9 - 0.131"
   5. #10 - 0.161"
   6. SDS - 0.25"

07. PILES (LARGE TIMBER PILES):

1. PILE DETAILS
   A. ALL TIMBER PILES TO BE TREATED AND MEET THE REQUIREMENTS OF ASTM D25.
   B. PILE TREATMENT:
      a. COPPER CHROMATED ARSENATE (CCA)
      b. MINIMUM RETENTION OF PRESERVATIVE: 0.80 PCF PER AWPA SPECIFICATIONS.
      c. TREAT ANY EXPOSED SURFACE (CUT, SCAR OR HOLE) BY BRUSHING COPPER NAPHTHENATE PER AWPA SPECIFICATION M4.
   C. LENGTH: 55 ft.
   D. MINIMUM TIP DIAMETER: 7-1/4"
   E. MINIMUM BUTT DIAMETER: 12"
   F. PILES MAY BE FOLLOWED. ALLOW 1'-0" FOR CUT-OFF.
   G. PREPUNCH: 6"ø, 6 ft
   H. HAMMER: NO. 1 VULCAN OR 9,700 LB DROP HAMMER DELIVERING 15,000 FT.-LBS OF ENERGY PER BLOW.
   I. EXPLORATORY PILES: 6
      a. EXPLORATORY PILES SHALL MEET THE SAME SPECIFICATIONS AS JOB PILES
   J. LOAD TEST: IBC 2018, 1 REQUIRED
   K. DESIGN LOAD: 20 TONS (COMPRESSION), 13 TONS (TENSION)
2. REFUSAL NOTES
   A. CRITERIA FOR REFUSAL: PILES ACHIEVING
      a. 25 BLOWS/FT
      b. 20 BLOWS/FT FOR 2 CONSECUTIVE FT

08. PILES (SMALL TIMBER PILES):

1. PILE DETAILS
   A. ALL TIMBER PILES TO BE TREATED AND MEET THE REQUIREMENTS OF ASTM D25.
   B. PILE TREATMENT:
      a. COPPER CHROMATED ARSENATE (CCA)
      b. MINIMUM RETENTION OF PRESERVATIVE: 0.80 PCF PER AWPA SPECIFICATIONS.
      c. TREAT ANY EXPOSED SURFACE (CUT, SCAR OR HOLE) BY BRUSHING COPPER NAPHTHENATE PER AWPA SPECIFICATION M4.
   C. LENGTH: 30 ft.
   D. MINIMUM TIP DIAMETER: 6"
   E. MINIMUM BUTT DIAMETER: 8"
   F. PILES MAY BE FOLLOWED. ALLOW 1'-0" FOR CUT-OFF.
   G. PREDRILL: 5 ft, 4"ø FOUR BLADE FISHTAIL BIT OR PRE-PUNCH 5 ft. WITH A 4"ø STEEL PIPE PUNCH
   H. HAMMER: NO. 2 VULCAN OR 6,700 LB DROP HAMMER
      DELIVERING 7,260 FT.-LBS OF ENERGY PER BLOW.
   I. LOAD TEST:
      J. DESIGN LOAD: 5 TONS (COMPRESSION), 3.3 TONS (TENSION)
2. REFUSAL NOTES
   A. CRITERIA FOR REFUSAL: PILES ACHIEVING
      a. 25 BLOWS/FT
      b. 20 BLOWS/FT FOR 2 CONSECUTIVE FT

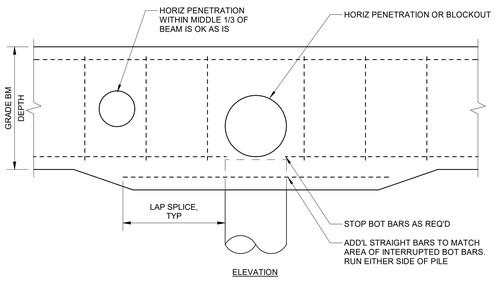
09. DESIGN LOADS

A. DESIGN CODES:
   1. INTERNATIONAL BUILDING CODE (IBC) 2021 / ASCE 7-16
B. GRAVITY LOADS:
   1. LIVE LOADS
      a. RESIDENTIAL - 40 PSF
      b. BALCONY/DECK - 60 PSF
      c. ROOF - 20 PSF
C. SEISMIC LOADS:
   A. THE BUILDING STRUCTURAL FRAMES/WALLS ARE DESIGNED USING THE EQUIVALENT LATERAL FORCE METHOD
   B. SEISMIC PARAMETERS:
      - SDS = 0.086
      - SD1 = 0.053
      b. IMPORTANCE FACTOR I$_e$ = 1.00
      c. SEISMIC DESIGN CATEGORY "B"
      d. SITE CLASS "D - DEFAULT"
C. SEISMIC RESISTING SYSTEM:
   a. LIGHT FRAMED WALLS SHEATHED WITH WOOD "R=6"
D. WIND LOADS:
   A. BASIC WIND SPEED (3 SECOND GUST) = 144 MPH. ($V_{(ULT)}$; 112 MPH (V_{ASD})
   B. EXPOSURE = C (PER FORTIFIED STANDARDS)
   C. RISK CATEGORY = II
   D. EDGE WIDTH "a" = 4 FEET
   E. q_h = 46.1 PSF
   F. COMPONENTS & CLADDING (C&C) PRESSURES:

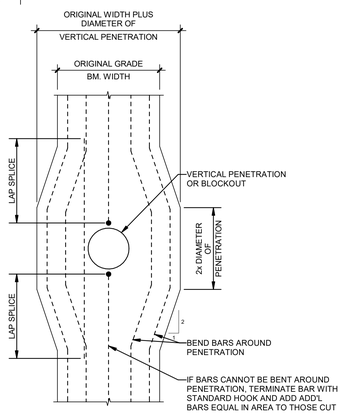
COMPONENTS AND CLADDING DESIGN PRESSURES (PSF): ROOF SLOPE ≤ 7°												
EWA	ZONE 1'	1	2	3

NOT FOR CONSTRUCTION

2/19/2025 9:46:23 AM

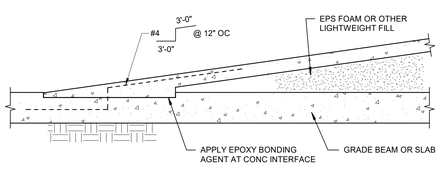


17 GRADE BM PEN (HORIZONTAL)
1" = 1'-0"

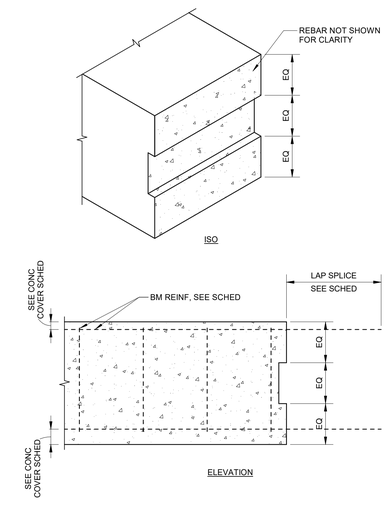


NOTES:
1. THERE SHOULD BE 1-1/2" CLEAR COVER AROUND ANY PENETRATION

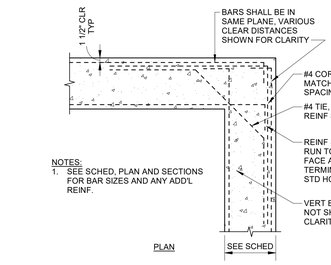
16 GRADE BM PEN (VERTICAL)
1" = 1'-0"



15 TYP DETAIL - RAMP
1" = 1'-0"

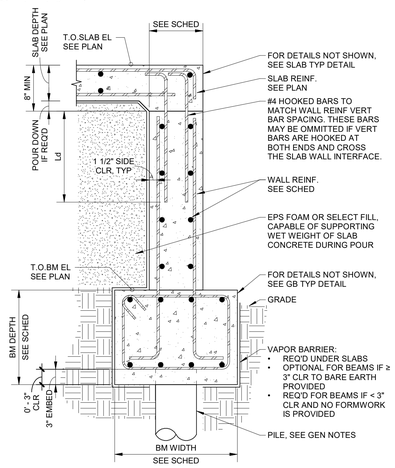


14 TYP DETAIL - CONCRETE BM BULKHEAD
1" = 1'-0"

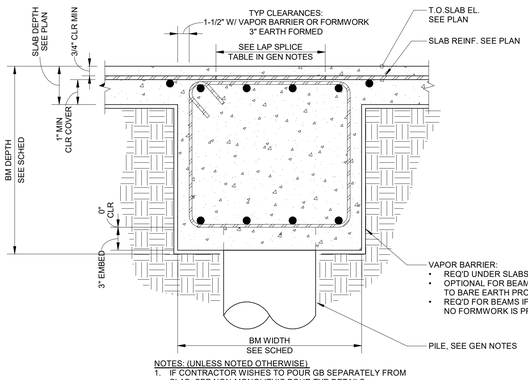


NOTES:
1. SEE SCHED. PLAN AND SECTIONS FOR BAR SIZES AND ANY ADD'L REINF.

13 TYP DETAIL - CONC WALL/BEAM CORNER REINF
1" = 1'-0"

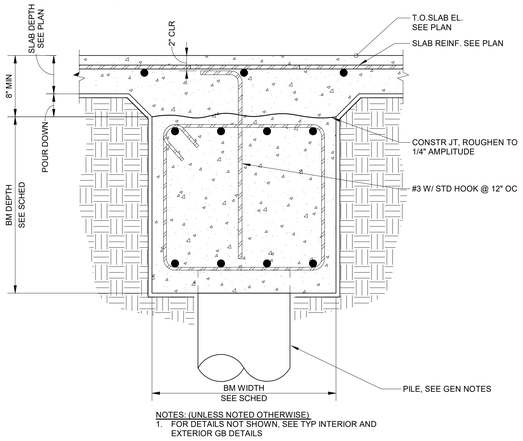


12 TYP DETAIL - RAISED CONC SLAB
1" = 1'-0"



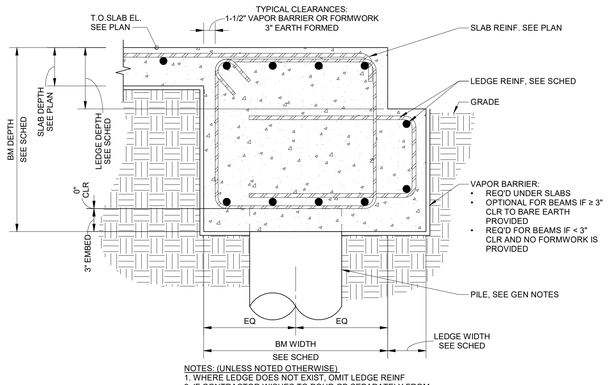
NOTES: (UNLESS NOTED OTHERWISE)
1. IF CONTRACTOR WISHES TO POUR GB SEPARATELY FROM SLAB, SEE NON-MONOLITHIC POUR TYP DETAILS
2. IF GB IS SOIL SUPPORTED INSTEAD OF PILE SUPPORTED, PROVIDE 1'-0" DEEP x BM WIDTH + 1'-0" BASE LAYER. SEE GEN NOTES FOR BASE LAYER REQUIREMENTS.

11 TYP DETAIL - INTERIOR CONCRETE BEAM DETAIL
1 1/2" = 1'-0"



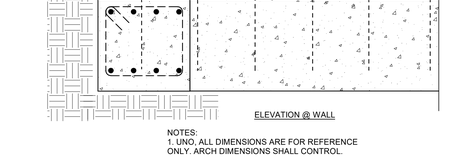
NOTES: (UNLESS NOTED OTHERWISE)
1. FOR DETAILS NOT SHOWN, SEE TYP INTERIOR AND EXTERIOR GB DETAILS

10 TYP DETAIL - NON-MONOLITHIC POUR DETAIL
1 1/2" = 1'-0"

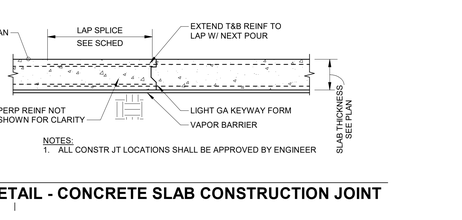


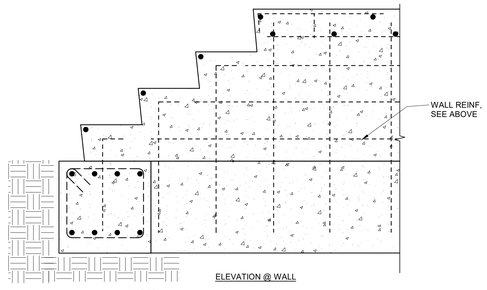
NOTES: (UNLESS NOTED OTHERWISE)
1. WHERE LEDGE DOES NOT EXIST, OMIT LEDGE REINF
2. IF CONTRACTOR WISHES TO POUR GB SEPARATELY FROM SLAB, SEE NON-MONOLITHIC POUR TYP DETAILS
3. IF GB IS SOIL SUPPORTED INSTEAD OF PILE SUPPORTED, PROVIDE 1'-0" DEEP x BM WIDTH + 1'-0" BASE LAYER. SEE GEN NOTES FOR BASE LAYER REQUIREMENTS.

9 TYP DETAIL - EXTERIOR CONC BEAM DETAIL - LEDGE
1 1/2" = 1'-0"



8 TYP DETAIL - CONCRETE SLAB CLEAR COVER
1 1/2" = 1'-0"





NOTES:
1. UNO, ALL DIMENSIONS ARE FOR REFERENCE ONLY. ARCH DIMENSIONS SHALL CONTROL.

7 TYP DETAIL - CONC STAIR
1" = 1'-0"

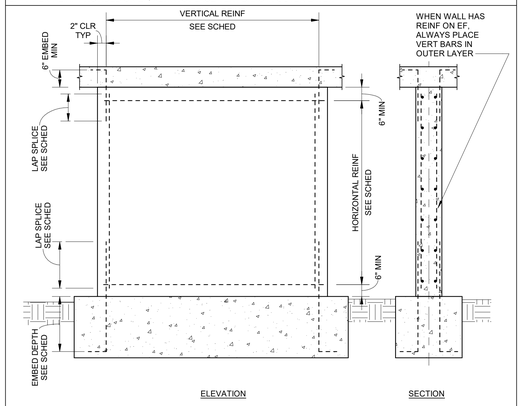
NOTES:
1. ALL CONSTR JT LOCATIONS SHALL BE APPROVED BY ENGINEER

6 TYP DETAIL - CONCRETE SLAB CONSTRUCTION JOINT
1" = 1'-0"

5 CONC WALL SCHEDULE
1/2" = 1'-0"

SYMBOL	THICKNESS	SHEATHING / CLADDING	HORIZONTAL REINF	VERTICAL REINF	COMMENTS
CON1	8"	SEE ARCH	#4 @ 12" OC, EF	#4 @ 12" OC, EF	
CON2	12"	SEE ARCH	#4 @ 12" OC, EF	#4 @ 12" OC, EF	
CON3	6"	SEE ARCH	#4 @ 12" OC, MID	#4 @ 12" OC, MID	

NOTE: UNLESS NOTED OTHERWISE
1. VERT REINF FOR WALLS TO BE L-BAR EXTENDING TO BOT MAT OF CONC FOUNDATIONS, TYP SPLICE
2. WHEN REINF PROVIDED ON EF, ALWAYS PLACE VERT BARS IN OUTER LAYER



4 SCHEDULE - GRADE BEAM
1/2" = 1'-0"

SYMBOL	WIDTH (IN)	DEPTH (IN)	TOP REINF	BOT REINF	STIRRUPS	LEDGE
GB24x18	24	24	(4) #6	(4) #6	#3@12"	(8)STIRRUPS @ 6" OVER PILES
GB12x12	12	12	(3) #6	(3) #6	#3@12"	
GB36x18	36	24	(6) #6	(6) #6	#3@12"	

3 HOOKED BAR DEVELOPMENT LENGTH "Ldh"
12" = 1'-0"

fy = 60000 psi		CASE A			CASE B		
		fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi	fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi
BAR SIZE	db [in]	Ldh [in]	Ldh [in]	Ldh [in]	Ldh [in]	Ldh [in]	Ldh [in]
#3	0.375	6	6	6	8	7	6
#4	0.500	8	7	6	11	10	9
#5	0.625	10	9	8	14	12	11
#6	0.750	12	11	9	17	14	13
#7	0.875	14	12	11	19	17	15
#8	1.000	16	14	12	22	19	17
#9	1.128	18	16	14	25	21	19
#10	1.270	20	18	15	28	24	22

NOTES:
1. CASE A: FOR NO. 11 BAR AND SMALLER HOOKS WITH SIDE COVER (NORMAL TO PLANE OF HOOK) ≥ 2-1/2 IN. AND FOR 90-DEGREE HOOK WITH COVER ON BAR EXTENSION BEYOND HOOK ≥ 2 IN.
2. CASE B: ALL OTHER CASES
3. FOR LIGHTWEIGHT CONCRETE, INCREASE ABOVE LENGTHS BY 33%
4. IN CERTAIN CASES, DEVELOPMENT LENGTHS CAN BE SHORTENED. SEE DETAILS AND SECTIONS FOR SPECIFIC LENGTHS

2 STRAIGHT BAR DEVELOPMENT LENGTH "Ld"
12" = 1'-0"

fy = 60000 psi		CASE A			CASE B		
		fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi	fc' = 3000 psi	fc' = 4000 psi	fc' = 5000 psi
BAR SIZE	db [in]	Ld [in]	Ld [in]	Ld [in]	Ld [in]	Ld [in]	Ld [in]
#3	0.375	14	12	12	14	12	12
#4	0.500	18	16	14	18	16	14
#5	0.625	23	19	18	23	19	18
#6	0.750	27	23	21	27	23	21
#7	0.875	39	33	30	39	33	30
#8	1.000	44	38	34	44	38	34
#9	1.128	50	43	38	50	43	38
#10	1.270	56	48	43	56	48	43

NOTES:
1. CASE A: CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED NOT LESS THAN db, CLEAR COVER AT LEAST db, AND STIRRUPS OR TIES THROUGHOUT Ld NOT LESS THAN THE CODE MINIMUM OR CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED AT LEAST 2db AND CLEAR COVER AT LEAST db
2. CASE B: ALL OTHER CASES
3. FOR LIGHTWEIGHT CONCRETE, INCREASE ABOVE LENGTHS BY 33%
4. IN CERTAIN CASES, DEVELOPMENT LENGTHS CAN BE SHORTENED. SEE DETAILS AND SECTIONS FOR SPECIFIC LENGTHS

1 SCHEDULE - CONC SPLICE
12" = 1'-0"

LAP SPLICES [INCHES]									
	SPLICE LOCATION	BAR SIZE							
		#3	#4	#5	#6	#7	#8	#9	#10	#11
SLABS	TOP	15	24	36	48	78	96	117	140	165
	OTHER	12	19	28	37	60	74	90	108	127
OTHER	TOP	24	32	40	48	70	80	91	102	113
	OTHER	19	25	31	37	54	62	70	79	87

NOTE:
REQUIRED TENSION LAP SPLICE LENGTHS FOR f'c=4,000 PSI.
FOR HIGHER OR LOWER VALUES OF f'c. LAP LENGTHS MAY BE ADJUSTED ACCORDINGLY. SUBMIT PROPOSED LENGTHS FOR APPROVAL.

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

TYP DETAILS & SCHED - CONCRETE

S0.2

Autodesk Docs://23083_1031 Annunciation St/23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

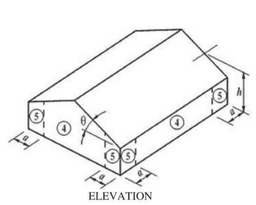
2/19/2025 9:46:24 AM

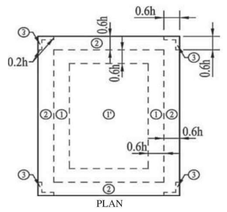
9 SCHEDULE - CLADDING NAILING FOR HIGH WIND ZONES
12" = 1'-0"

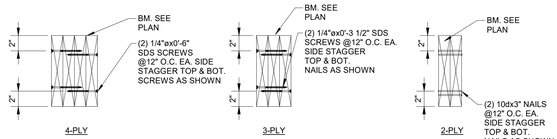
FIELD NAIL SPACING FOR CLADDING - h<60, Θ<7°, (30.3-2A)

ZONE	LRFD ASCE 7-16 C&C PRESSURE (SEE TABLE IN GEN NOTES)	FORTIFIED SAFETY FACTOR	P	W	MEMBER SPACING		W	MEMBER SPACING	
				10d (RING SHANK)	16 in	24 in	#8 x 2" SCREW	16 in	24 in
5*	-65	1	-65	268	12	12	380	12	12
4*	-53	1	-53		12	12		12	12
3	-156	1	-156		12	6		12	12
2	-114	1	-114		12	8		12	12
1	-87	1	-87		12	12		12	12
1'	-50	1	-50		12	12		12	12

* - COMPARE TO SHEAR WALL NAILING PATTERNS, TIGHTER SPACING SHALL GOVERN

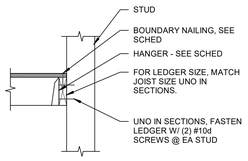






NOTE:
1. STAGGER PLYS SUCH THAT JOINTS HAVE A MINIMUM 4'-0" OVERLAP

3 TYP DETAIL - WOOD BUILT-UP BEAM NAILING PATTERN
1 1/2" = 1'-0"



8 TYP DETAIL - WOOD LEDGER
1" = 1'-0"

5 JOIST HANGER SCHEDULE
1/8" = 1'-0"

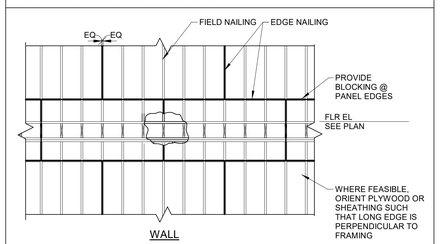
MEMBER	HANGER
2x6	LUS26
2x8	LUS28
(2)2x8	LUS28-2
2x10	LUS210
(2)2x10	LUS210-2
(3)2x10	LUS210-3
2x12	LUS210
(2)2x12	LUS210-2
(3)2x12	LUS210-3
(4)2x12, (4)2x10	LUS210-4
LVL 11"-12"	HUS1.81/10
(2) - LVL 11"-12"	HHUS410
(3) - LVL 11"-12"	HGUS5.50/12
(4) - LVL 11"-12"	HGUS7.25/12
LVL 14"	HU14
(2) - LVL 14"	HHUS410
(3) - LVL 14"	HGUS5.50/14
(4) - LVL 14"	HHGU7.25-SDS

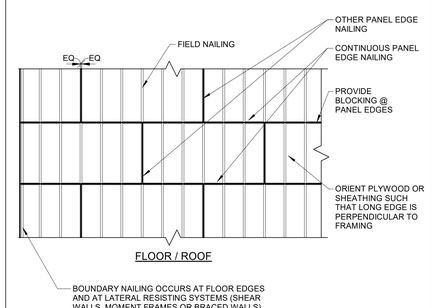
NOTES: UNLESS NOTED OTHERWISE
1. DESIGN BASIS OF HANGER SCHEDULE IS SIMPSON STRONG-TIE.
2. SEE PLAN AND DETAILS FOR ALTERNATE HANGER/FASTENERS REQUIRED
3. LVL WIDTHS ARE ASSUMED 1-3/4"
4. SEE SUPPLIER FOR FASTENERS REQUIRED, USE MAX PATTERNS

2 SHEATHING FASTENING SCHEDULE
1/4" = 1'-0"

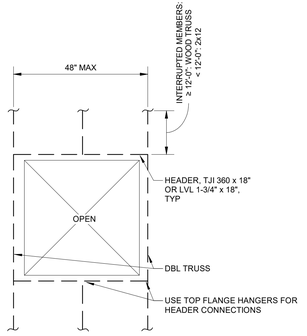
SHEATHED SURFACE	SHEATHING THICKNESS	FASTENER TYPE/SIZE	MAX FASTENER SPACING ALONG SUPPORTING MEMBER		
			FIELD	PANEL EDGES	DIAPHRAGM BOUNDARIES & CONT PANEL EDGES
ROOF	3/4"	SEE C&C NAILING SCHED			
FLOOR	3/4"	10d NAILS	12" O.C.	6" O.C.	4" O.C.
WALL	1/2"	8d NAILS	12" O.C.	6" O.C.	
	SEE SHEARWALL SCHEDULE FOR SHEAR WALL SPECIFIC NAILING PATTERNS				

NOTES: UNLESS NOTED OTHERWISE
1. ALL SHEATHING TO HAVE SOLID BLOCKING @ ALL HORZ/VERT JOINTS.
2. VERT JOINTS IN PLY SHEATHING TO BE STAGGERED @ EVERY 4'-0" O.C.
3. 8d NAILS TO HAVE MIN ø OF 0.131" AND PENETRATION OF 1-3/8"
4. 10d NAILS TO HAVE MIN ø OF 0.148" AND PENETRAITON OF 1-1/2"
5. NAILS MAY BE REPLACED WITH SCREWS OF EQUAL OR GREATER DIAMETER
6. #10 SCREWS TO HAVE MIN ø OF 0.19"
7. TO REDUCE SQUEAKING, FLOOR DECKING/SHEATHING TO BE GLUED AND EITHER TONGUE AND GROOVE OR UTILIZE H-CLIPS AT 1'-6" SPACING

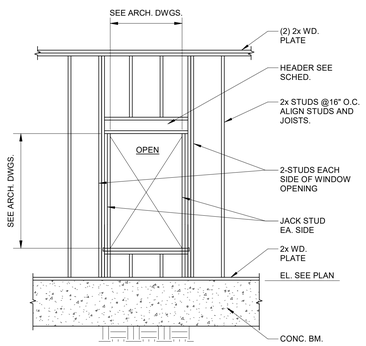




NOTES: UNLESS NOTED OTHERWISE
1. SEE SCHEDULE FOR FASTENER SIZES AND SPACING
2. AT FLOORS, GLUE AND SCREW SHEATHING FOR REDUCED SQUEAKING



11 TYP DETAIL - WOOD FLOOR OPENING
3/4" = 1'-0"

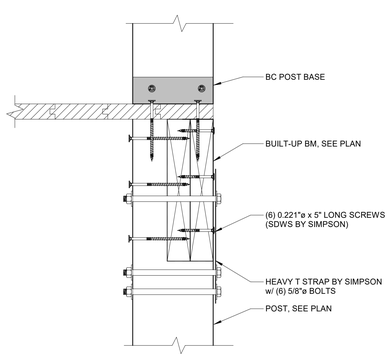


7 TYP DETAIL - WINDOW OPENING FRAMING
3/8" = 1'-0"

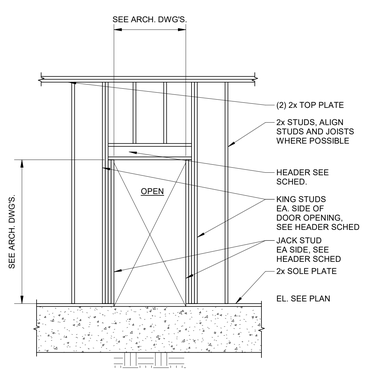
4 SCHEDULE - WOOD HEADERS
1/2" = 1'-0"

OPENING LENGTH (FT)	HEADER SIZE	# OF KING JACK STUDS EA SIDE
2	(2) 2x6	(1) 2x4 OR (1) 2x6
3	(2) 2x6	(1) 2x4 OR (1) 2x6
4	(3) 2x6	(1) 2x4 OR (1) 2x6
5	(3) 2x8	(2) 2x4 OR (2) 2x6
6	(3) 2x8	(2) 2x4 OR (2) 2x6
7	(3) 2x8	(2) 2x4 OR (2) 2x6
8	(2) 2x10	(3) 2x4 OR (3) 2x6
9	(3) 2x12	(3) 2x4 OR (3) 2x6
10	(3) 2x12	(4) 2x4 OR (4) 2x6

NOTES: UNLESS NOTED OTHERWISE
1. HEADERS TO BE BEARING SUPPORTED ON EA. SIDE BY JACK STUDS
2. JACK CRIPPLES TO BE PROVIDED AT LOWER & UPPER FLOOR FOR FULL LOAD TRANSFER
3. HEADER MEMBERS SIZES PROVIDED ASSUMED STRONG AXIS ORIENTATION
4. MEMBERS TO BE NAILED TOGETHER w/ MINIMUM:
   A. 2x4 - 2x6 - (3) 16d NAILS @ 16" O.C.
   B. 2x8 - 2x10 - (4) 16d NAILS @ 12" O.C.
   C. 2x12 - (4) 1/4" WD SCREWS @ 12" O.C. OR (6) 16d NAILS @ 12" O.C.



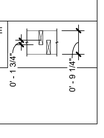
10 TYP DETAIL - POST CONNECTION
3" = 1'-0"



6 TYP DETAIL - DOOR OPENING FRAMING
3/8" = 1'-0"

1 WALL SCHEDULE
1/2" = 1'-0"

SYMBOL	TYPE	STUD SIZE	SPACING (IN)	SHEATHING / CLADDING	BOT PLATE ATTACHMENT TO CONC				TO WOOD	COMMENTS
					ANCHOR	SPACING (IN)	EMBED (IN)	BLOCKING (IN)		
W1	WOOD	2x6	12	EXTERIOR: 15/32" SHEATHING INTERIOR: 1/2" GYP BOARD	5/8" ø	48	5	48	SEE FLR TO FLR CONN	
W2	WOOD	2x6	16	EXTERIOR: 15/32" SHEATHING INTERIOR: 1/2" GYP BOARD	5/8" ø	48	5	48	SEE FLR TO FLR CONN	
W3	WOOD	2x6	12	EXTERIOR: 15/32" SHEATHING	5/8" ø	48	5	48	SEE FLR TO FLR CONN	STAGGERED WOOD STUD WALL, USE 2x10 SOLE AND TOP PLATES. SPACE STAGGER AS REQ'D.



NOTE: UNLESS NOTED OTHERWISE
1. WALL CONSTRUCTION SHALL CONFORM TO METHODS PRESCRIBED IN THE WFCM.
2. ALL EXTERIOR WALLS TO BE FULLY BLOCKED AND SHEATHED PRIOR TO REMOVING ANY LATERAL BRACING.
3. ALL INTERIOR WALLS TO BE FULLY BLOCKED AND AT A MINIMUM BE SHEATHED ON ONE SIDE PRIOR TO REMOVING ANY LATERAL BRACING.
4. ALL EXTERIOR SIDING TO BE FULLY REPAIRED AND REPLACED PRIOR TO REMOVING ANY LATERAL BRACING.

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

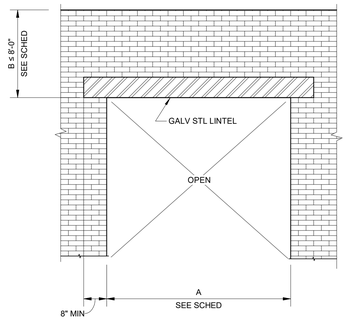
NOT FOR CONSTRUCTION

TYP DETAILS & SCHED - WOOD

S0.3

NOT FOR CONSTRUCTION
2/19/2025 9:46:25 AM

8 TYP DETAIL - BRICK LINTEL SCHEDULE
3/8" = 1'-0"



ELEVATION

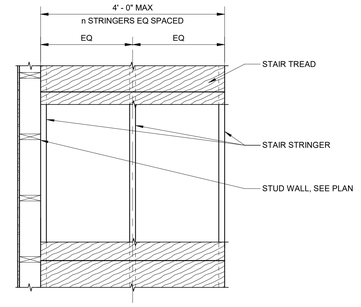
SECTION - SINGLE WYTHE

SECTION - DOUBLE WYTHE

SPAN	IF B ≤ 2'-A	IF B > 2'-A
≤ 4'-0"	L4x4x3/8	L4x4x1/4
6'-0"	L6x4x3/8	L4x4x1/4
8'-0"	L8x4x1/2	L4x4x1/2
>8'-0"	CONTACT ENGR	L6x4x3/8

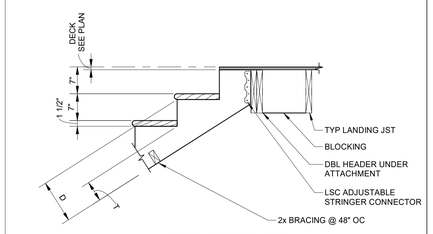
NOTES: UNLESS NOTED OTHERWISE:
1. CONTACT ENGR IF:
   A. WALL IS THICKER THAN DOUBLE WYTHE
   B. OPENING IS LARGER THAN 10'-0"

7 TYP DETAIL - WOOD STAIRS
3/4" = 1'-0"

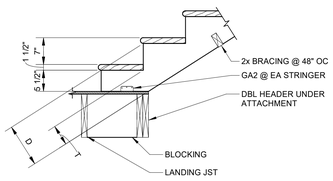


PLAN

NOTE: ARCH DRAWINGS TAKE PRECEDENT FOR STAIR DIMENSIONS. REFER TO ARCH



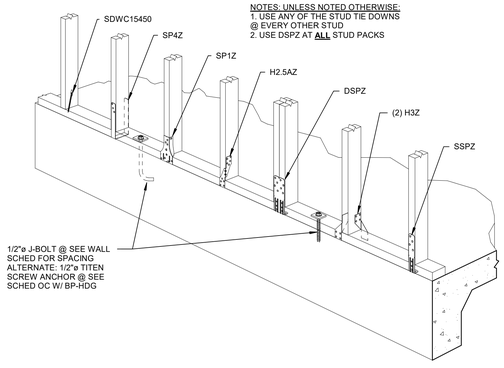
SECTION: TOP ATTACHMENT



SECTION: BOT ATTACHMENT

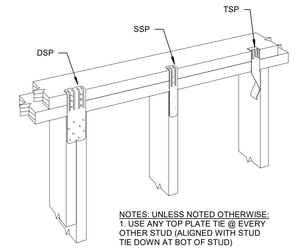
MEMBER	DEPTH [in] "D"	THROAT [in] "T"	STRINGER QTY "n"	STRINGER SPACING [in]	RISER HEIGHT [in]	TREAD DEPTH [in]	APPROX ANGLE [°]	ALLOWABLE HORIZONTAL SPAN [ft]
1-3/4"x14" LVL	14	8.13	4	16.0	7.0	11.0	32	15.5
1-3/4"x14" LVL	14	8.13	3	24.0	7.0	11.0	32	12.7
2x12	11.25	5.38	4	16.0	7.0	11.0	32	6.0
2x12	11.25	5.38	3	24.0	7.0	11.0	32	4.9

NOTE: NO ALLOWANCE GIVEN FOR OVERCUTTING STRINGERS. THEREFORE, USE JIGSAW TO FINISH TREAD CUTS TO ENSURE NO OVERCUT.



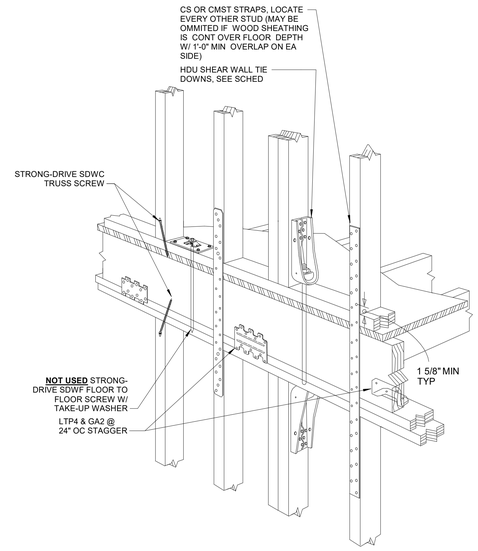
NOTES: UNLESS NOTED OTHERWISE:
1. USE ANY OF THE STUD TIE DOWNS @ EVERY OTHER STUD
2. USE DSPZ AT **ALL** STUD PACKS

6 TYP DETAIL - STUD WALL TO CONC CONN
1" = 1'-0"

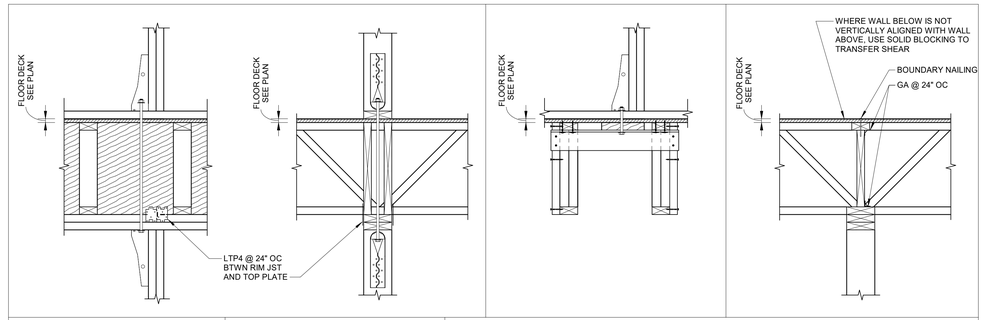


NOTES: UNLESS NOTED OTHERWISE:
1. USE ANY TOP PLATE TIE @ EVERY OTHER STUD (ALIGNED WITH STUD TIE DOWN AT BOT OF STUD)

5 TYP DETAIL - STUD TO TOP PLATE
1 1/2" = 1'-0"

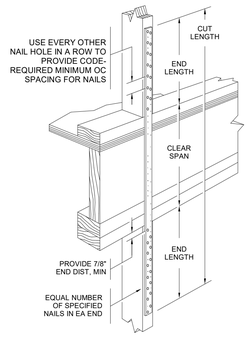


4 TYP DETAIL - FLR TO FLR CONNECTIONS
1" = 1'-0"

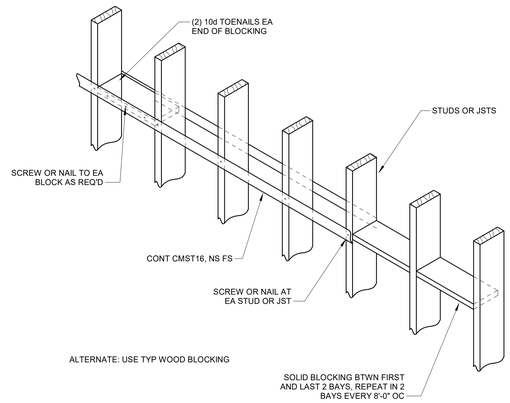


NOTES:
1. FOR WALLS PARALLEL TO TRUSSES:
   A. IF WALLS ARE VERTICALLY ALIGNED, RUN BOT WALL TO SHEATHING OF FLOOR ABOVE AND FASTEN NORMALLY.
   B. IF WALLS ARE NOT VERTICALLY ALIGNED, USE STEEL ANGLE TO TRANSFER THE LOAD BETWEEN JOISTS.
2. FOR WALLS PERPENDICULAR TO TRUSSES, ADD (2) 1-1/4"x18" RIM JOIST BETWEEN TRUSSES AT SHEAR WALL AND:
   A. IF WALLS ARE VERTICALLY ALIGNED, RUN BOLT THROUGH TO WALL BELOW.
   B. IF WALLS ARE NOT VERTICALLY ALIGNED, USE STEEL ANGLE IN A SIMILAR MANNER AS ABOVE.

1 TYP DETAIL - SHEAR WALL TO TRUSS CONNECTIONS
1" = 1'-0"



3 COILED STRAP DETAIL
1 1/2" = 1'-0"



2 BLOCK AND STRAP BRACING
1" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

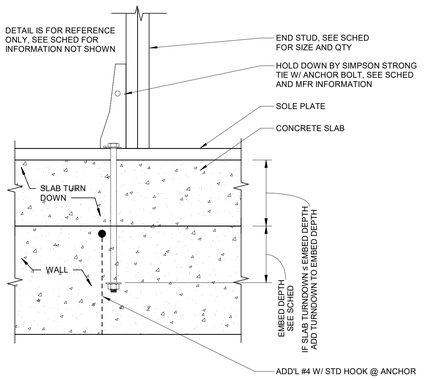
NOT FOR CONSTRUCTION

TYP DETAILS & SCHED - WOOD

S0.4

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

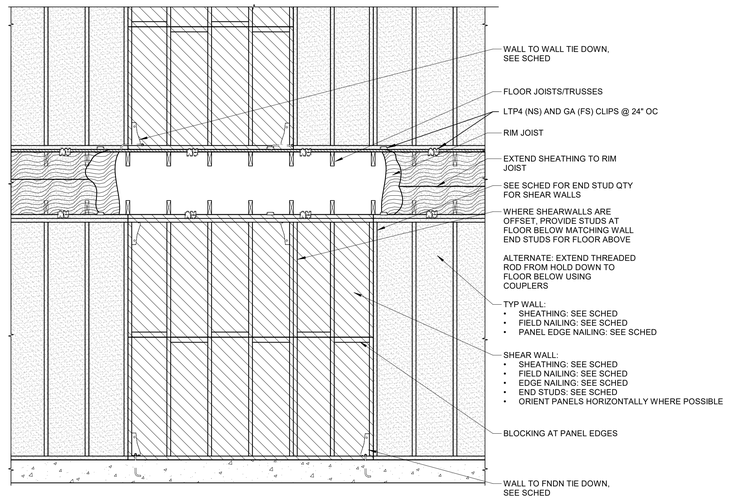
NOT FOR CONSTRUCTION
2/19/2025 9:46:26 AM



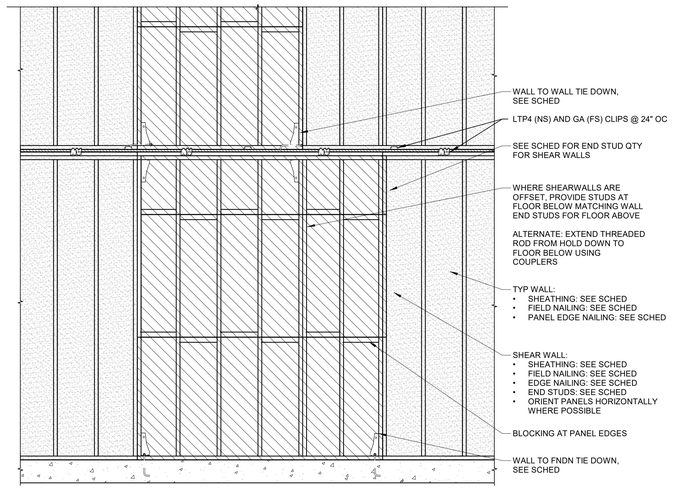
2 SHEAR WALL TIE DOWN DETAIL - CONCRETE
1 1/2" = 1'-0"

WALL ID				SHEATHING AND NAILING REQUIREMENTS						TIE DOWN REQUIREMENTS				
CL	Level	Count	SW ID	SHEATHE BOTH SIDES?	SHEATHING MATERIAL	MIN SHEATHING THICKNESS	MIN. FASTENER PENETRATION	FASTENER SIZE	FASTENER EDGE SPACING	HOLD DOWNS AT BOTTOM OF WALL	END STUD QTY (MIN)	SCREWS/ BOLTS	ANCHOR DIAMETER	ANCHOR EMBED
1	1	9	1|1|1-9	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	8"
1	2	9	1|2|1-9	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
1	3	9	1|3|1-9	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
2	1	1	2|1|1-11	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	4"	HDU8-SDS2.5	(2) 2x6	(20) 1/4"ø x 2 1/2"	5/8"ø	8"
2	2	1	2|2|1-11	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
2	3	1	2|3|1-11	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
3	1	1	3|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	8"
3	2	1	3|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
3	3	1	3|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
4	1	1	4|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	8"
4	2	1	4|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
4	3	1	4|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
5.1	2	4	5.1|2|1-4	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
5.7	1	4	5.7|1|1-4	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	4"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	8"
5	1	1	5|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	8"
5	2	1	5|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
5	3	1	5|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
6	1	1	6|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	8"
6	2	1	6|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
6	3	1	6|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
7.1	1	1	7.1|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	4"	HDU8-SDS2.5	(2) 2x6	(20) 1/4"ø x 2 1/2"	5/8"ø	8"
7.1	2	1	7.1|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	4"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2 1/2"	5/8"ø	-
7	1	1	7|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	8"
7	2	1	7|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
7	3	1	7|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2 1/2"	5/8"ø	-
A	1	5	A|1|1-15	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
A	2	5	A|2|1-15	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
A	3	5	A|3|1-15	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
B	1	1	B|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
B	2	1	B|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
B	3	1	B|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
C	1	1	C|1|1-11	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
C	2	1	C|2|1-11	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
C	3	1	C|3|1-11	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
D	1	1	D|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
D	2	1	D|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
D	3	1	D|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
E	1	1	E|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
E	2	1	E|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
E	3	1	E|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
F	1	1	F|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
F	2	1	F|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
F	3	1	F|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
G	1	1	G|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	8"
G	2	1	G|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
G	3	1	G|3|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
H	1	1	H|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2-1/2"	5/8"ø	8"
H	2	1	H|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-
K	1	1	K|1|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU5-SDS2.5	(2) 2x6	(14) 1/4"ø x 2-1/2"	5/8"ø	8"
K	2	1	K|2|1	1-SIDE	WOOD STRUCTURAL PANELS - STRUCTURAL I	15/32"	1-1/2"	10d	6"	HDU4-SDS2.5	(2) 2x6	(10) 1/4"ø x 2-1/2"	5/8"ø	-

NOTES:
1. SEE TYP DETAIL TO DETERMINE ACTUAL ANCHOR LENGTH. EMBED DEPTH NEEDS TO EXTEND INTO WALL BELOW IN SOME LOCATIONS
2. IF GYP BOARD WILL BE USED FOR LATERAL RESTRAINT, BUILDING MUST BE BRACED AT ALL LEVELS UNTIL GYP BOARD IS INSTALLED
3. **FOR EXTERIOR SHEATHING, USE GREATER OF SIZE NOTED IN TABLE OR THAT SPECIFIED IN THE SHEATHING SCHEDULE**



WALL PERPENDICULAR TO JOISTS/TRUSSES



WALL PARALLEL TO JOISTS/TRUSSES

1 SHEAR WALL TYPICAL DETAILS AND SCHEDULE
1/2" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS
2023-03-16 Revision 1

NOT FOR CONSTRUCTION

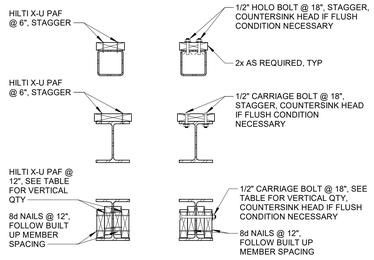
TYP DETAILS & SCHED - WOOD SHEAR WALLS

S0.5

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

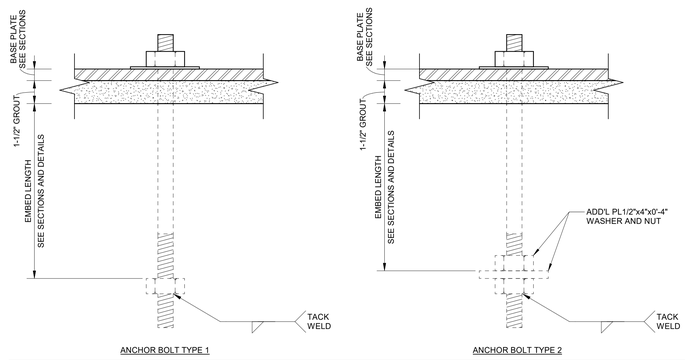
NOT FOR CONSTRUCTION
2/19/2025 9:46:26 AM

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt



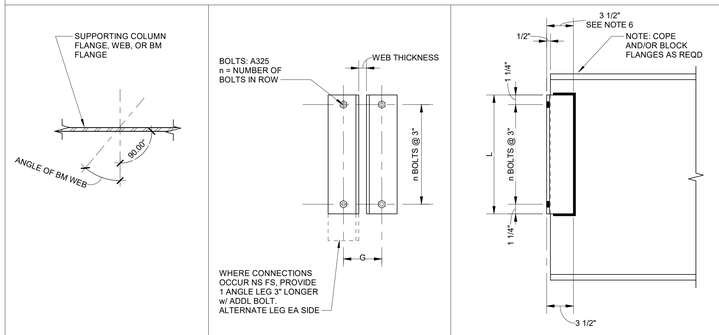
VERT PAF QTY	SIZE	VERT BOLT QTY
2	W8	1
3	W10	2
3	W12	2
4	≥W14	3

5 TYP DETAIL - WOOD NAILERS
1" = 1'-0"



4 TYP DETAIL - ANCHOR BOLT
3" = 1'-0"

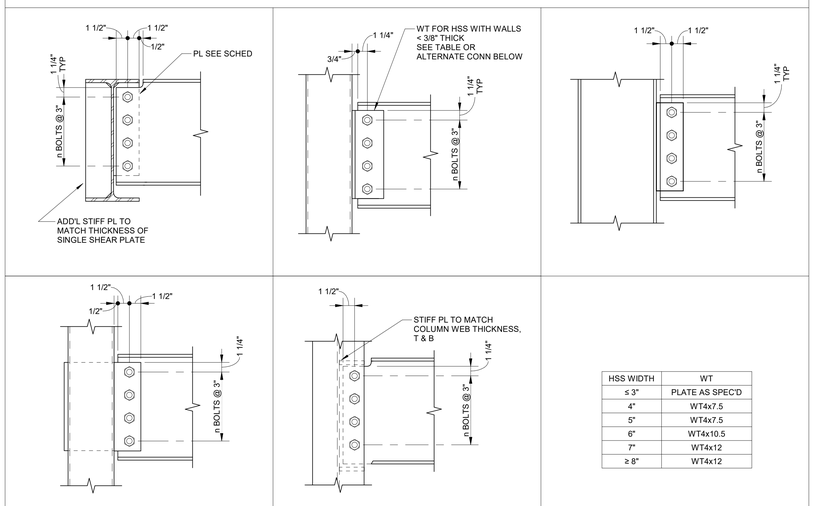
2 TYP DETAIL - DOUBLE ANGLE BOLTED CONNECTION
1 1/2" = 1'-0"



NOTES:
1. WHERE BEAMS AND GIRDERS FRAME INTO A W8 COLUMN OR THE WEB OF A W10 COLUMN, ANGLE SIZE 3x3x5AME THICKNESS SHALL BE USED AND g1 SHALL BE DECREASED 1 1/2" TYPICALLY.
2. FOR CHANNEL CONNECTIONS, USE ANGLE AND BOLTS FOR SIMILAR DEPTH BEAM SHOWN BELOW.
3. FOR ANGLES 0° TO 14° FROM PERPENDICULAR, ANGLES SHALL BE BENT.
4. FOR ANGLES 14° TO 33.7° FROM PERPENDICULAR, PROVIDE 2 BENT PLATES 3/8"x AS REQ'D. BY GEOMETRY (PROVIDE MIN. 3" WELD).
5. FOR ANGLES 33.7° TO 71.6° FROM PERPENDICULAR, PROVIDE 1 BENT PLATE 3/8"x AS REQ'D. BY GEOMETRY (PROVIDE MIN. 3" WELD).
6. LEG SHALL BE ADJUSTED WHERE REQUIRED BY GEOMETRY.

ANGLES 0° TO 33.7°							ANGLES 33.7° TO 71.6°	
BM DEPTH	ANGLE SIZE	L	n	G	WELD A	BOLT DIAMETER	L	n
C8, C10, W8, & W10	L4x3-1/2x5/16	5-1/2"	2	5-1/2"	3/16"	3/4"	5-1/2"	2
C12 & W12	L4x3-1/2x5/16	8-1/2"	3	5-1/2"	3/16"	3/4"	8-1/2"	3
W14	L4x3-1/2x5/16	8-1/2"	3	5-1/2"	3/16"	3/4"	11-1/2"	4
W16	L4x3-1/2x5/16	11-1/2"	4	5-1/2"	3/16"	3/4"	11-1/2"	4
W18	L4x3-1/2x5/16	14-1/2"	5	5-1/2"	3/16"	3/4"	14-1/2"	5
W21	L4x3-1/2x5/16	14-1/2"	5	5-1/2"	3/16"	3/4"	17-1/2"	6
W24	L4x3-1/2x5/16	17-1/2"	6	5-1/2"	3/16"	3/4"		
W27	L4x3-1/2x5/16	20-1/2"	7	5-1/2"	1/4"	3/4"		
W30	L4x3-1/2x3/8	23-1/2"	8	5-1/2"	1/4"	3/4"		
W33	L4x3-1/2x3/8	26-1/2"	9	5-1/2"	1/4"	3/4"		
W36	L4x3-1/2x3/8	29-1/2"	10	5-1/2"	1/4"	3/4"		
W40	L4x3-1/2x3/8	32-1/2"	11	5-1/2"	1/4"	3/4"		

1 SINGLE PL CONNECTIONS
1 1/2" = 1'-0"



HSS WIDTH	WT
≤ 3"	PLATE AS SPEC'D
4"	WT4x7.5
5"	WT4x7.5
6"	WT4x10.5
7"	WT4x12
≥ 8"	WT4x12

BOLT GRADE	n	L	THREAD COND.	HOLE TYPE	PL THICKNESS	WELD SIZE A	CAPACITY [KIPS] ASD	LRFD
A325	12	35 1/2"	N	STD	5/16"	1/4"	125	188
A325	11	32 1/2"	N	STD	5/16"	1/4"	115	173
A325	10	29 1/2"	N	STD	5/16"	1/4"	126	157
A325	9	26 1/2"	N	STD	5/16"	1/4"	94.8	142
A325	8	23 1/2"	N	STD	5/16"	1/4"	84.7	127
A325	7	20 1/2"	N	STD	5/16"	1/4"	72.1	108
A325	6	17 1/2"	N	STD	5/16"	1/4"	59.3	89.1
A325	5	14 1/2"	N	STD	5/16"	1/4"	54.1	81.3
A325	4	11 1/2"	N	STD	5/16"	1/4"	41.5	62.5
A325	3	8 1/2"	N	STD	5/16"	1/4"	28.8	43.4
A325	2	5 1/2"	N	STD	5/16"	1/4"	16.5	24.8

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS
2023-03-16 Revision 1

NOT FOR CONSTRUCTION

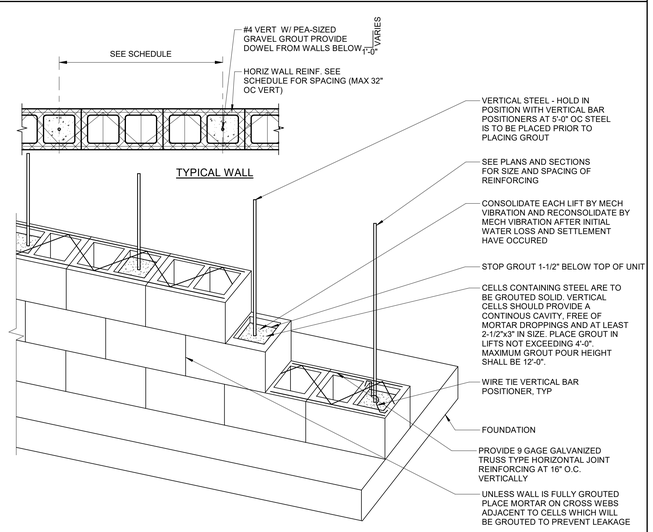
TYP DETAILS & SCHED - STEEL

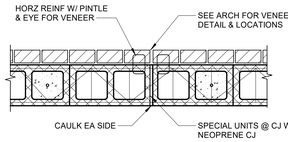
S0.6

NOT FOR CONSTRUCTION

2/19/2025 9:46:27 AM

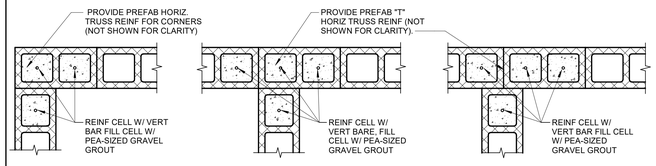
2 CMU WALL DETAILS
1" = 1'-0"





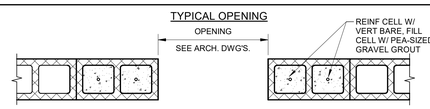
NOTES: UNLESS NOTED OTHERWISE:
1. CONTROL JOINTS (CJ) TO EXTEND FULL HEIGHT OF WALL
2. HORZ. JOINT REINF. TO BE DISCONTINUOUS ACROSS JOINT
3. BOND BEAM REINF. TO BE CONTINUOUS. COVER BARS IN GREASE COATED WRAP OR PROVIDE JOINT STABILIZER ANCHORS
4. MAX 25'-0" BETWEEN CJs

TYPICAL INTERSECTION



NOTES: UNLESS NOTED OTHERWISE:
1. AT POINTS WHERE CONCRETE MASONRY WALL MEET OR INTERSECT. LAY 50% OF UNITS IN MASONRY BOND W/ ALTERNATE UNITS HAVING A BEARING NOT LESS THAN 4" ON THE UNIT BELOW
2. PROVIDE DOWELS FROM CONCRETE FOOTING OR WALL BELOW W/ SAME SIZE & SPACING AS VERT. BARS AS LEVEL BELOW. LAP 50 BAR DIAMETERS MINIMUM
3. PROVIDE ADDITIONAL REINF. GROUTED CELLS IN WALL WHICH EXCEED 8" NOMINAL WIDTH - FULL GROUT & REINF W/ #5 BARS

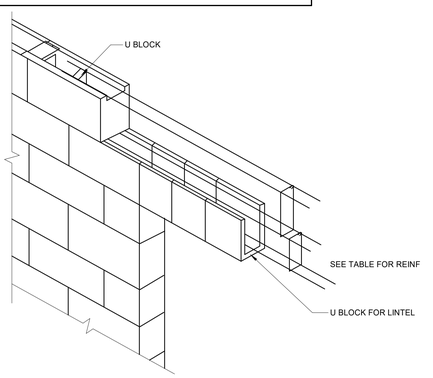
TYPICAL OPENING



NOTE: UNLESS NOTED OTHERWISE
1. SEE SCHEDULE FOR REINF

OPENING SIZE (UP TO & INCLUDING)	U-BLOCK SIZE & REINF	END JAMBS & REINF
4'-0"	8" U-BLOCK 1-#4 CONT BOT	MATCH WALL BLOCK 2-#4 VERT
6'-0"	8" U-BLOCK 2-#4 CONT BOT	MATCH WALL BLOCK 2-#4 VERT
9'-0"	16" U-BLOCK 2-#5 CONT BOT	MATCH WALL BLOCK 2-#5 VERT
11'-0"	16" U-BLOCK 2-#5 CONT TOP & BOT	MATCH WALL BLOCK 2-#6 VERT

NOTES: UNLESS NOTED OTHERWISE:
1. ALL OPENINGS AND RECESS IN MASONRY WALLS TO HAVE BOND BEAMS AS CALLED FOR
2. BOTTOM OF LINTELS SHALL BE CONTINUOUS AND IN BOTTOM OF U-BLOCK
3. KNOCK-OUT BLOCKS ARE PERMITTED TO BE USED IN PLACED OF U-BLOCK
4. U-BLOCK LINTELS TO EXTEND MINIMUM 1 COURSE BEYOND OPENING



4 CMU WALL SCHEDULE
1/2" = 1'-0"

SYMBOL	SIZE	SHEATHING / CLADDING	HORZ. REINF. [H]	[H] REINF. SPACING (IN)	VERT REINF. [V]	[V] REINF. SPACING (IN)	GROUTED SPACING (IN)	COMMENTS
CMU1	8x16 NOMINAL	SEE ARCH	-	-	#4	24"	24"	

NOTE: UNLESS NOTED OTHERWISE
1. VERT REINF FOR CMU WALLS TO BE L-BAR EXTENDING TO BOT MAT OF CONC FOUNDATIONS, TYP SPLICE
2. HORZ REINF BASIS OF DESIGN IS HOHMANN & BARNARD INC
   A. LM = LADDER MESH
   B. LTM = LADDER TRI-MESH
   C. TM = TRUSS MESH
   D. TTM = TRUSS TRI- MESH

3 SCHEDULE - CMU SPLICE
12" = 1'-0"

CMU SPLICE & DEVELOPMENT LENGTHS (F'M = 1500 PSI)

BAR SIZE	FY (KSI)	g	4" CMU		8" CMU		10" CMU		12" CMU	
			CENTER	EF	CENTER	EF	CENTER	EF	CENTER	EF
#3	60	1.0	16"	-	16"	16"	16"	16"	16"	16"
#4	60	1.0	21"	-	21"	26"	21"	26"	21"	26"
#5	60	1.0	32"	-	26"	40"	26"	40"	26"	40"
#6	60	1.3	54"	-	43"	54"	43"	54"	43"	54"
#7	60	1.3	-	-	60"	-	60"	63"	60"	63"
#8	60	1.5	-	-	-	-	72"	-	72"	72"

CMU SPLICE & DEVELOPMENT LENGTHS (F'M = 2000 PSI)

BAR SIZE	FY (KSI)	g	6" CMU		8" CMU		10" CMU		12" CMU	
			CENTER	EF	CENTER	EF	CENTER	EF	CENTER	EF
#3	60	1.0	14"	-	14"	14"	14"	14"	14"	14"
#4	60	1.0	18"	-	18"	22"	18"	22"	18"	22"
#5	60	1.0	28"	-	22"	35"	22"	35"	22"	35"
#6	60	1.3	53"	-	38"	54"	38"	54"	38"	54"
#7	60	1.3	-	-	52"	-	52"	63"	52"	63"
#8	60	1.5	-	-	-	-	72"	-	72"	72"

01. CMU GENERAL NOTE
1. ALL MASONRY SHALL BE MANUFACTURED AND PLACED IN ACCORDANCE WITH ACI 530, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND ACI 530.1 "SPECIFICATION FOR MASONRY STRUCTURES".
2. MASONRY UNITS AND COMPONENTS THAT ARE DAMAGED ARE NOT TO BE INSTALLED IN THIS PROJECT. REINFORCEMENTS AND ACCESSORIES ARE NOT TO BE STORED ON THE GROUND AND ARE TO BE PROTECTED FROM PERMANENT DISTORTIONS.
3. WHEN THE AMBIENT AIR TEMPERATURE IS BELOW 40°F, THE COLD WEATHER PROCEDURES FROM ACI 530.1, ARTICLE 1.8C ARE TO BE IMPLEMENTED. WHEN THE AMBIENT AIR TEMPERATURE IS ABOVE 90°F, THE HOT WEATHER PROCEDURES FROM ACI 530.1, ARTICLE 1.8D ARE TO BE IMPLEMENTED.
4. CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90 . F'M = 1500 PSI. F'M SHALL BE VERIFIED IN ACCORDANCE WITH SECTION 2105.2.2.1.2 OF THE IBC. CONCRETE BLOCK UNITS SHALL BE MEDIUM WEIGHT. ALL MASONRY CONSTRUCTION IS TO BE GROUTED SOLID.
5. MORTAR SHALL BE TYPE S PER ASTM C270.
6. GROUT SHALL BE PROPORTIONED TO ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. NOT MORE THAN 5% OF THE PEA GRAVEL SHALL PASS THE NO. 8 SIEVE AND 100% SHALL PASS THE 3/8" SIEVE. WHEN REQUIRED, GROUT STRENGTH SHALL BE VERIFIED IN ACCORDANCE WITH SECTION 2105.2.2.1.2 OF THE IBC.
7. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3 AND SMALLER. REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706. CONTRACTOR SHALL SUBMIT REBAR MILL CERTIFICATES.
8. VERTICAL REINFORCING SHALL CONSIST OF #5 BARS AT 48" ON CENTER, LOCATED AT CENTER OF UNIT, UNO. LOCATE BARS AT ALL CORNERS, WALL ENDS, INTERSECTIONS, JAMBS AND AT EACH SIDE OF A WALL JOINT. LOCATE BARS OR ADD ADDITIONAL BARS DIRECTLY UNDER FRAMING MEMBERS SUCH AS BEAMS, JOISTS, GIRDERS, AND TRUSSES WHERE CENTER TO CENTER SPACING OF FRAMING MEMBERS EXCEED 48" CC. DOWELS WITH STANDARD 90° HOOKS INTO THE FOUNDATION SHALL MATCH AND LAP VERTICAL REINFORCING, TYPICAL, UNLESS NOTED OTHERWISE.
9. INTERMEDIATE HORIZONTAL REINFORCING SHALL CONSIST OF #4 BARS AT 24" ON CENTER, LOCATED AT THE CENTER OF THE MASONRY WALL, UNO. LOCATE TWO (2) #5 HORIZONTAL BARS AT ALL ELEVATED FRAMING ASSEMBLIES, SUCH AS ROOFS, FLOORS, AND STAIRS. ALSO, LOCATE ONE #5 HORIZONTAL BAR AT TOPS OF PARAPETS, TOPS OF FREE-STANDING WALLS, AT THE BOTTOM OF ALL WALLS, AND ALIGNED WITH THE SLAB-ON-GRADE. PLACE A #5 BAR AT EACH FACE OF THE MASONRY WALL ABOVE AND BELOW ALL WALL OPENINGS, UNO. EXTEND THESE BARS A MINIMUM OF A LAP LENGTH PAST THE EDGE OF THE OPENING. WHERE EXTENSION CAN NOT BE ACHIEVED, BEND BARS UP OR DOWN FOR A DISTANCE EQUAL TO THE SPECIFIED LAP LENGTH.
10. PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS. WHEN 2 BARS ARE USED, STAGGER LAPS MINIMUM OF 5'-0".
11. MINIMUM REBAR CLEARANCE TO FACE SHELL IS ONE BAR DIAMETER OR 1/2", WHICHEVER IS GREATER. WHERE WALLS ARE EXPOSED TO EARTH OR WEATHER, A MINIMUM COVER FOR THE REINFORCING BARS OF 2" SHALL BE MAINTAINED.
12. BEFORE BLOCK IS PLACED ON CONCRETE, THOROUGHLY CLEAN CONCRETE OF ALL LAITANCE AND ALL LOOSE MATERIAL. ROUGHEN AS IN A CONCRETE CONSTRUCTION JOINT.
13. CONCRETE BLOCK MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF THE CELLS. ALL HEAD AND END JOINTS SHALL BE SOLIDLY FILLED WITH MORTAR FOR A DISTANCE IN FROM THE FACE OF THE WALL OR UNIT NOT LESS THAN THE THICKNESS OF THE LONGITUDINAL FACE SHELLS. BOND SHALL BE PROVIDED BY LAPPING SUCCESSIVE COURSES OR BY EQUIVALENT MECHANICAL ANCHORAGE.
14. VERTICAL CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED CONTINUOUS VERTICAL CELL.
15. GROUT PLACEMENT SHALL CONFORM TO ACI 530.1 SECTION 3.5.
16. CLEAN OUT OPENINGS SHALL BE PROVIDED AT THE BOTTOMS OF ALL CELLS TO BE FILLED AT EACH LIFT OR POUR OF GROUT WHERE SUCH LIFT OR POUR OF GROUT IS IN EXCESS OF 5'-4" IN HEIGHT, IN ACCORDANCE WITH ACI 530.1 SECTION 3.2F. ANY OVERHANGING MORTAR OR OTHER OBSTRUCTION OR DEBRIS SHALL BE REMOVED FROM INSIDE OF SUCH CELLS. THE CLEAN OUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING. MECHANICALLY VIBRATE ALL GROUT POURS.
17. VERTICAL REINFORCING SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERVALS NOT TO EXCEED 192 BAR DIAMETERS.
18. THOROUGHLY CLEAN ALL CELLS AND BOND BEAMS OF MORTAR BEFORE GROUTING.
19. ALL CELLS SHALL BE FILLED SOLIDLY WITH GROUT. ALL GROUTING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED INSPECTOR WHERE INDICATED ON PLANS. REFER TO SPECIAL STRUCTURAL INSPECTION SECTION OF THESE NOTES FOR FREQUENCY OF GROUTING INSPECTION.
20. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS, OR KEYS, SHALL BE FORMED BY STOPPING THE POUR OF GROUT 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
21. EVERY VERTICAL BAR IN WALLS SHALL BE LAPPED PER THE TABLE BELOW WITH A DOWEL OF THE SAME SIZE EXTENDING FROM THE FOUNDATION. LOCATE VERTICAL REINFORCING AT CENTERLINE OF WALL UNLESS SHOWN OR NOTED OTHERWISE. CARRY EACH DOWEL TO WITHIN 3" OF THE BOTTOM OF THE FOUNDATION AND TERMINATE WITH 90 DEGREE HOOK. DOWELS SHALL BE STRAIGHT AND PLUMB.
22. ALL EMBEDDED ITEMS (BOLTS, STRAPS, ETC.) SHALL BE SECURED IN PLACE PRIOR TO GROUTING. CUT A HOLE IN THE FACE SHELL TO ATTAIN A MINIMUM OF 1/2" GROUT ALL AROUND EMBEDDED ITEMS AT THE FACE SHELL. WITHIN THE CELL OF THE UNIT, PROVIDE A MINIMUM OF 8" OF GROUT AROUND EMBEDDED ITEMS. AT HORIZONTAL ANCHOR INSTALLATIONS, MAINTAIN A MINIMUM CLEAR DISTANCE OF 1/2" BETWEEN END OF ANCHOR AND FACE SHELL OF UNIT.
23. SINGLE CONDUITS (3/4" MAX) MAY BE PLACED IN VERTICAL CELLS NOT CONTAINING VERTICAL REBAR. NO HORIZONTAL CONDUITS ALLOWED IN WALL CONSTRUCTION.
24. ANCHOR BOLTS CAST IN MASONRY SHALL BE HEADED BOLTS WITH CUT THREADS CONFORMING TO ASTM F1554 GRADE 36, OR ASTM A307 GRADE A, UNO. BENT BAR ANCHOR BOLTS ARE NOT PERMITTED.
25. USE OPEN END BLOCK FOR ALL CONSTRUCTION NOT LAID IN RUNNING BOND.
26. ALL REBAR SHALL BE LAP SPLICED AND DEVELOPED AS FOLLOWS (UNO). WHERE EPOXY COATED REBAR IS USED, MULTIPLY LAP LENGTHS BY 1.5. BARS LARGER THAN #8 ARE TO BE LAPPED WITH MECHANICAL SPLICES THAT DEVELOP AT LEAST 125 PERCENT OF THE YIELD STRENGTH OF THE BAR.

1 CMU GENERAL NOTE
1" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS
2023-03-16 Revision 1

NOT FOR CONSTRUCTION

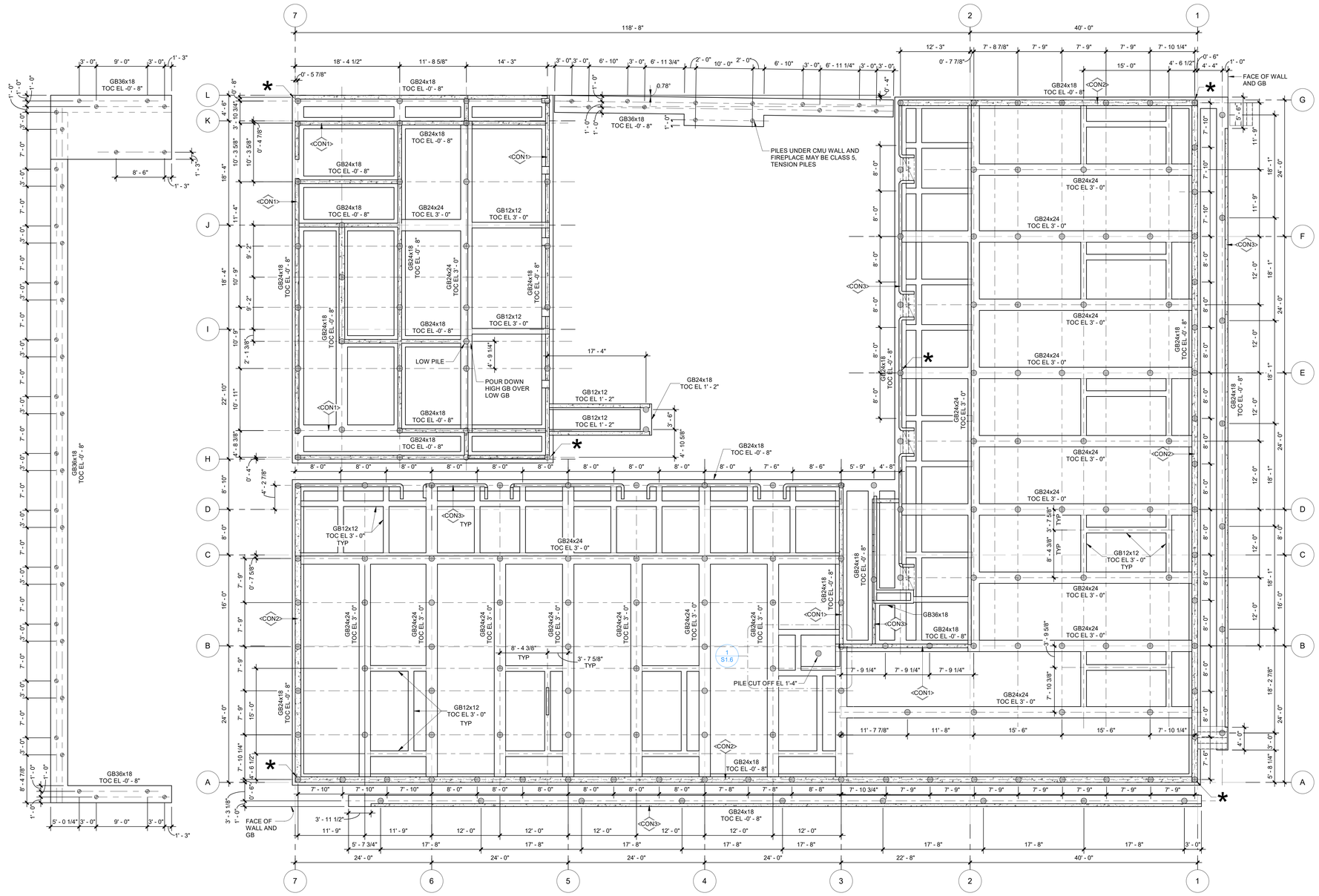
TYP DETAILS & SCHED - CMU

S0.7

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

2/19/2025 9:46:27 AM



Structural Foundation Schedule 2		
Type	Comments	Count
Single Pile 8"ø	Tension Pile	46
Single Pile 12"ø		194

PLAN NOTES: UNLESS NOTED OTHERWISE

1. TO DETERMINE PILE CUT OFFS, SEE SECTIONS AND DETAILS FOR TOC ELEVATIONS NOT SHOWN
2. **DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, VERIFY ALL DIMENSIONS WITH ARCH DWGS**

01 00-PILE PLAN
1/8" = 1'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

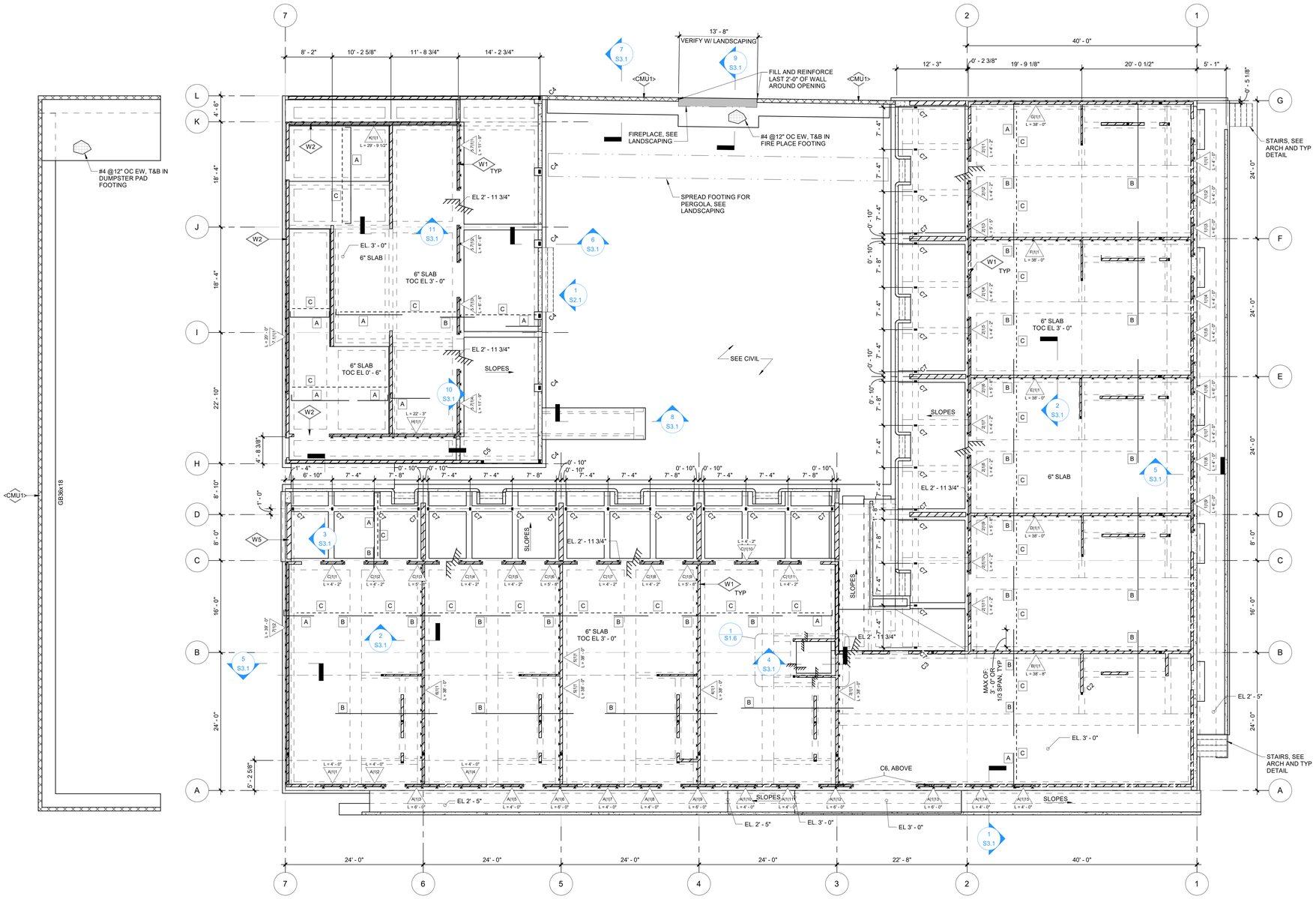
PLANS - PILE AND GRADE BEAM

S1.1

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

2/19/2025 9:46:28 AM



REBAR SCHEDULE	
A	#4 @ 12" OC W/ STD HOOK, TOP
B	#4 @ 12" OC, TOP
C	#4 @ 12" OC, BOT

COLUMN SCHEDULE	
TYPE	MARK
(2) 2x6	C1
(3) 2x4	C2
(3) 2x6	C3
(3) 2x8	C4
6x6	C5
HSS5X5X3/8	C6
4x6	C7

N

01 01-FIRST FLOOR FRAMING
1/8" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

EXISTING	
DEMOLITION	
NEW CONCRETE WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW WOOD STUD WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW MASONRY WALLS ABOVE/ BELOW, SEE TAG & SCHED	
WALL TYPE, W1, SEE SCHED	W1
GRADE BEAM, 24" WIDE x 18" DEEP, SEE SCHED FOR REINF	GB24x18
"H" INDICATES WOOD HEADER. SEE HEADER SCHEDULE FOR SIZE BASED ON LENGTH.	H
MOMENT CONNECTION	
SINGLE PILE, VISIBLE/HIDDEN. SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT OFF ELEVATIONS	
SLAB DEPRESSION (SEE PLAN FOR EL)	
SLOPE CHANGE (SEE PLAN FOR EL)	
SYMBOL DENOTES 8'-0" LONG SHEARWALL, COLUMN LINE A, SECOND LEVEL, COUNT 1. SMALL ARROWS INDICATE SIDES TO BE SHEATHED. SEE SHEARWALL SCHED FOR DETAILS	L = 8' - 0" A201
SYMBOL DENOTES EXPLORATORY PILES	*

PLAN NOTES: UNLESS NOTED OTHERWISE

1. TOC EL IS 3'-0". SEE SURVEY FOR ACTUAL DATUM.
2. 6" CONCRETE SLAB THROUGHOUT. SEE PLAN FOR MAIN REINFORCING. PROVIDE #3@12" O.C. TEMPERATURE REINFORCING ON TOP OF AND PERPENDICULAR TO MAIN BOTTOM REINFORCING. REFER TO SECTIONS, DETAILS, SCHEDULES, ETC. FOR ADDITIONAL REINFORCING NOT CALLED OUT ON PLAN. SEE GEN NOTES/TYP DETAILS FOR VAPOR BARRIER REQUIREMENTS
3. FOR PILE LOCATIONS, SEE PILE PLAN
4. REFER TO ARCH DRAWINGS FOR FLOOR FINISHING REQUIREMENTS
5. SOME WALLS ON THIS FLOOR UTILIZE GYP SHEATHING FOR LATERAL RESISTANCE. WHERE INDICATED FOLLOW SCREW PATTERNS IN THE SHEARWALL SCHED. PROVIDE TEMPORARY BRACING ON ONE SIDE OF WALL UNTIL GYP CAN BE INSTALLED.
6. **DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, VERIFY ALL DIMENSIONS WITH ARCH DWGS**

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

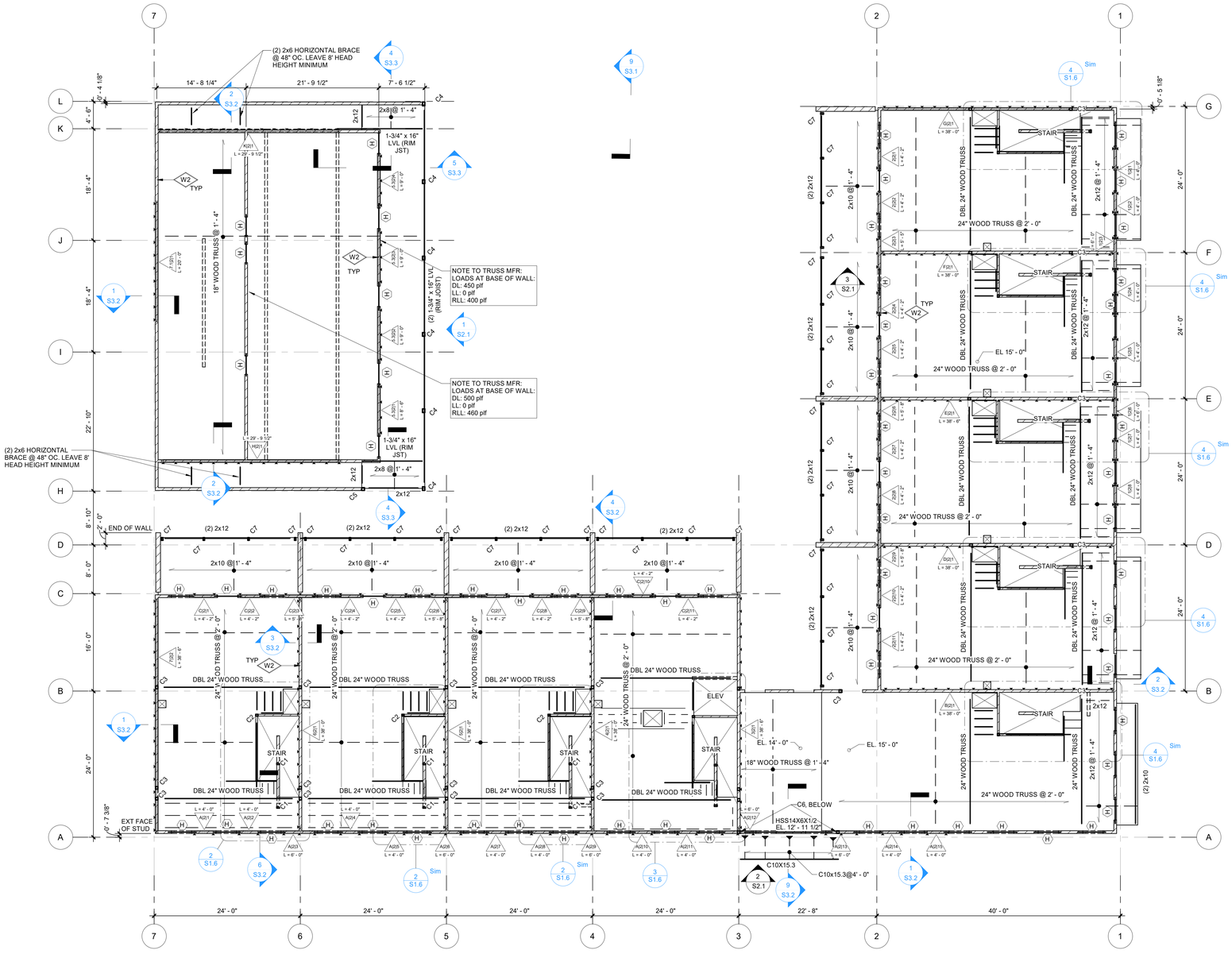
PLANS - FIRST FLOOR FRAMING

S1.2

Autodesk Docs://23083_1031 Annunciation St/23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

2/19/2025 9:46:29 AM



COLUMN SCHEDULE	
TYPE	MARK
(2) 2x6	C1
(3) 2x4	C2
(3) 2x6	C3
(3) 2x8	C4
6x6	C5
HSS5X5X3/8	C6
4x6	C7

N

01 02-SECOND FLOOR FRAMING PLAN
1/8" = 1'-0"

EXISTING	
DEMOLITION	
NEW CONCRETE WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW WOOD STUD WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW MASONRY WALLS ABOVE/ BELOW, SEE TAG & SCHED	
WALL TYPE, W1, SEE SCHED	W1
GRADE BEAM, 24" WIDE x 18" DEEP, SEE SCHED FOR REINF	GB24x18
"H" INDICATES WOOD HEADER. SEE HEADER SCHEDULE FOR SIZE BASED ON LENGTH.	H
MOMENT CONNECTION	
SINGLE PILE, VISIBLE/HIDDEN. SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT OFF ELEVATIONS	
SLAB DEPRESSION (SEE PLAN FOR EL)	
SLOPE CHANGE (SEE PLAN FOR EL)	
SYMBOL DENOTES 8'-0" LONG SHEARWALL, COLUMN LINE A, SECOND LEVEL, COUNT 1. SMALL ARROWS INDICATE SIDES TO BE SHEATHED. SEE SHEARWALL SCHED FOR DETAILS	L = 8' - 0" A21
SYMBOL DENOTES EXPLORATORY PILES	*

PLAN NOTES: UNLESS NOTED OTHERWISE

1. FLOOR EL 15'-0". SEE SURVEY AND/OR ARCH DRAWINGS FOR ACTUAL DATUM.
2. FLOOR SYSTEM TO CONSIST OF 1-1/8" THICK APA RATED STRUCTURAL I PLYWOOD ON PREFAB WOOD TRUSSES, SEE PLAN FOR SIZE AND SPACING. PLYWOOD SHEATHING TO BE INSTALLED PER SHEATHING SCHEDULES AND DETAILS. PROVIDE BLOCKING AT FLOOR SHEATHING PANEL EDGES.
3. SOME WALLS ON THIS FLOOR UTILIZE GYP SHEATHING FOR LATERAL RESISTANCE. WHERE INDICATED FOLLOW SCREW PATTERNS IN THE SHEARWALL SCHED. PROVIDE TEMPORARY BRACING ON ONE SIDE OF WALL UNTIL GYP CAN BE INSTALLED.
4. TRUSSES/TJI TO BE BRACED AT 8' - 0" MIN OR PER MFR SPECS. SEE TYP TRUSS BRACING DETAIL.
5. **DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, VERIFY ALL DIMENSIONS WITH ARCH DWGS**

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

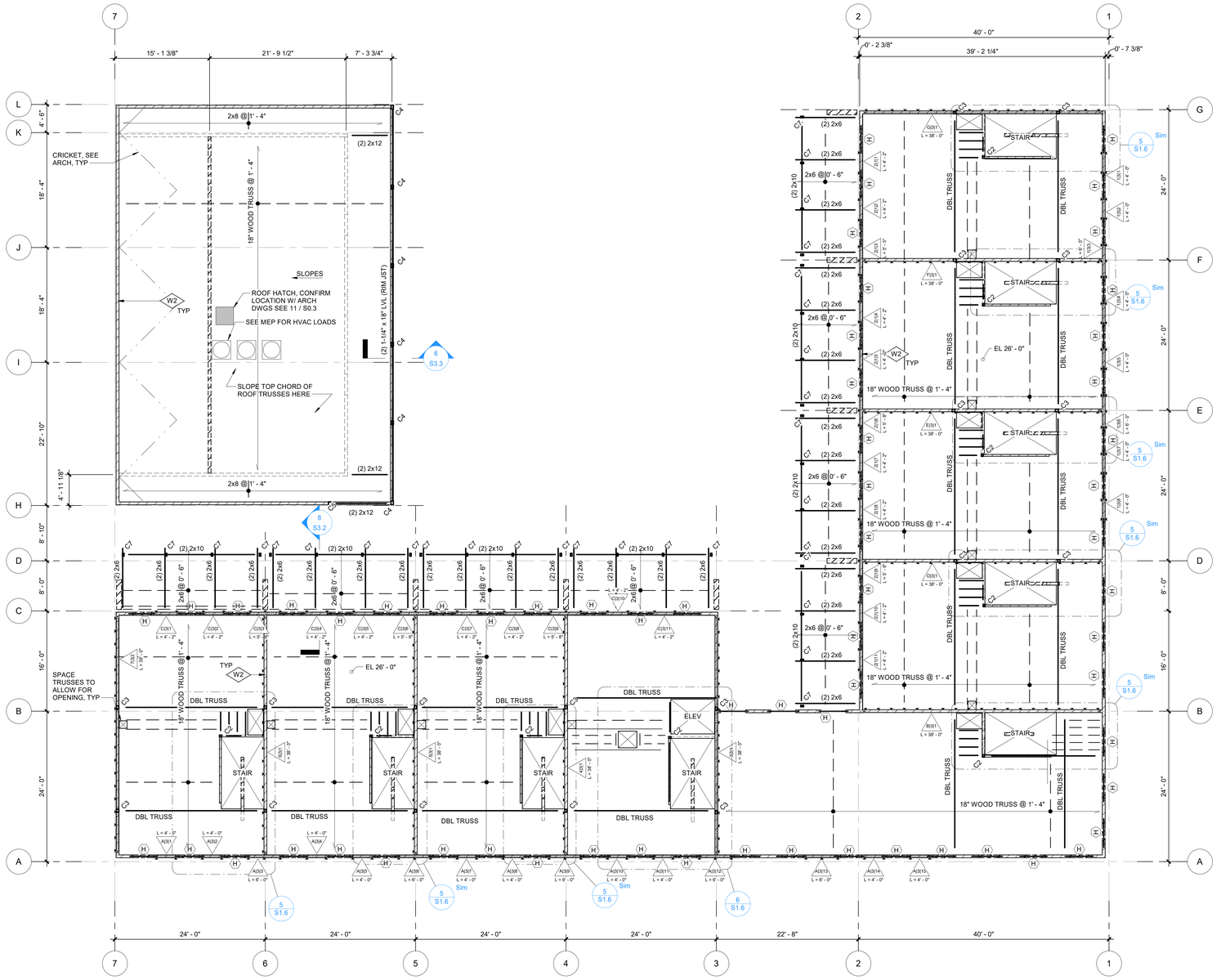
PLANS - SECOND FLOOR FRAMING

S1.3

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

2/19/2025 9:46:31 AM



COLUMN SCHEDULE	
TYPE	MARK
(2) 2x6	C1
(3) 2x4	C2
(3) 2x6	C3
(3) 2x8	C4
6x6	C5
HSS5X5X3/8	C6
4x6	C7

01 03-THIRD FLOOR FRAMING PLAN
1/8" = 1'-0"

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

EXISTING	
DEMOLITION	
NEW CONCRETE WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW WOOD STUD WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW MASONRY WALLS ABOVE/ BELOW, SEE TAG & SCHED	
WALL TYPE, W1, SEE SCHED	W1
GRADE BEAM, 24" WIDE x 18" DEEP, SEE SCHED FOR REINF	GB24x18
"H" INDICATES WOOD HEADER. SEE HEADER SCHEDULE FOR SIZE BASED ON LENGTH.	H
MOMENT CONNECTION	
SINGLE PILE, VISIBLE/HIDDEN. SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT OFF ELEVATIONS	
SLAB DEPRESSION (SEE PLAN FOR EL)	
SLOPE CHANGE (SEE PLAN FOR EL)	
SYMBOL DENOTES 8'-0" LONG SHEARWALL, COLUMN LINE A, SECOND LEVEL, COUNT 1. SMALL ARROWS INDICATE SIDES TO BE SHEATHED. SEE SHEARWALL SCHED FOR DETAILS (A21 L = 8'-0")	
SYMBOL DENOTES EXPLORATORY PILES	*

PLAN NOTES: UNLESS NOTED OTHERWISE

1. FLOOR EL 26'-0". SEE SURVEY AND/OR ARCH DRAWINGS FOR ACTUAL DATUM.
2. FLOOR SYSTEM TO CONSIST OF 1-1/8" THICK APA RATED STRUCTURAL I PLYWOOD. PLYWOOD SHEATHING TO BE INSTALLED PER SHEATHING SCHEDULES AND DETAILS. PROVIDE BLOCKING AT FLOOR SHEATHING PANEL EDGES.
3. NOTE TO WOOD TRUSS MFR: WHERE SHEAR WALLS AND LOAD BEARING WALLS DO NOT ALIGN, TRUSSES SHALL BE DESIGNED FOR TENSION AND COMPRESSION PT LOADS SHOWN ON PLAN AND IN SHEARWALL SCHEDULE.
4. SOME WALLS ON THIS FLOOR UTILIZE GYP SHEATHING FOR LATERAL RESISTANCE. WHERE INDICATED FOLLOW SCREW PATTERNS IN THE SHEARWALL SCHED. PROVIDE TEMPORARY BRACING ON ONE SIDE OF WALL UNTIL GYP CAN BE INSTALLED.
5. **DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, VERIFY ALL DIMENSIONS WITH ARCH DWGS**

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

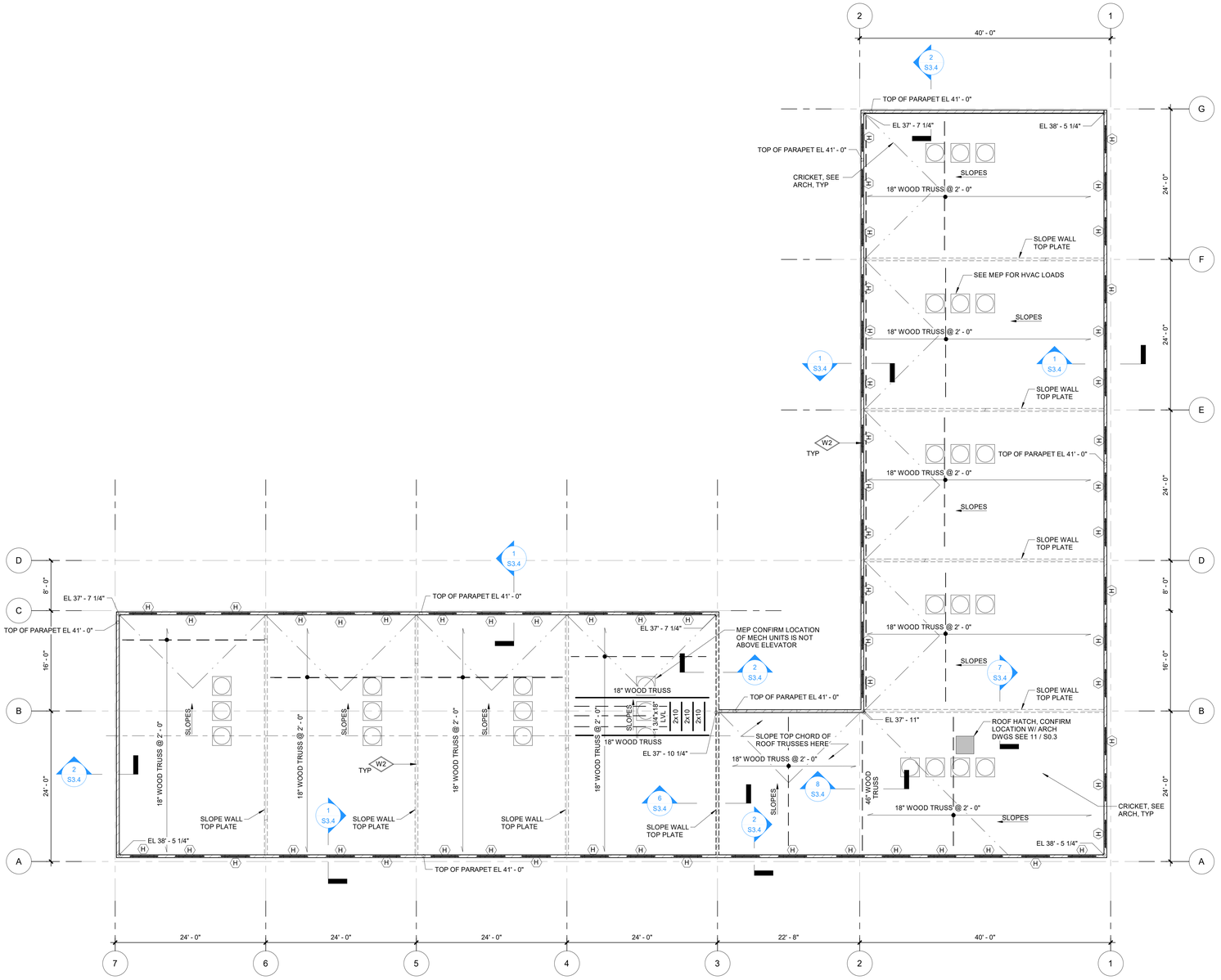
PLANS - THIRD FLOOR FRAMING

S1.4

Autodesk Docs://23083_1031 Annunciation St/23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

2/19/2025 9:46:32 AM



01 05-ROOF FRAMING PLAN
1/8" = 1'-0"

EXISTING		
DEMOLITION		
NEW CONCRETE WALLS ABOVE/ BELOW, SEE TAG & SCHED		
NEW WOOD STUD WALLS ABOVE/ BELOW, SEE TAG & SCHED		
NEW MASONRY WALLS ABOVE/ BELOW, SEE TAG & SCHED		
WALL TYPE, W1, SEE SCHED		W1
GRADE BEAM, 24" WIDE x 18" DEEP, SEE SCHED FOR REINF		GB24x18
"H" INDICATES WOOD HEADER, SEE HEADER SCHEDULE FOR SIZE BASED ON LENGTH.		H
MOMENT CONNECTION		
SINGLE PILE, VISIBLE/HIDDEN. SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT OFF ELEVATIONS		
SLAB DEPRESSION (SEE PLAN FOR EL)		
SLOPE CHANGE (SEE PLAN FOR EL)		
SYMBOL DENOTES 8'-0" LONG SHEARWALL, COLUMN LINE A, SECOND LEVEL, COUNT 1. SMALL ARROWS INDICATE SIDES TO BE SHEATHED. SEE SHEARWALL SCHED FOR DETAILS	L = 8' - 0" A2/1	
SYMBOL DENOTES EXPLORATORY PILES		*

PLAN NOTES: UNLESS NOTED OTHERWISE

1. ROOF EL VARIES, SEE PLAN. SEE SURVEY AND/OR ARCH DRAWINGS FOR ACTUAL DATUM.
2. ROOF SYSTEM TO CONSIST OF 3/4" THICK APA RATED STRUCTURAL I PLYWOOD. PLYWOOD SHEATHING TO BE INSTALLED PER SHEATHING SCHEDULES AND DETAILS. PROVIDE BLOCKING AT FLOOR SHEATHING PANEL EDGES.
3. NOTE TO WOOD TRUSS MFR: WHERE SHEAR WALLS AND LOAD BEARING WALLS DO NOT ALIGN, TRUSSES SHALL BE DESIGNED FOR TENSION AND COMPRESSION PT LOADS SHOWN ON PLAN AND IN SHEARWALL SCHEDULE.
4. **DIMENSIONS SHOWN ARE FOR REFERENCE ONLY, VERIFY ALL DIMENSIONS WITH ARCH DWGS**

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

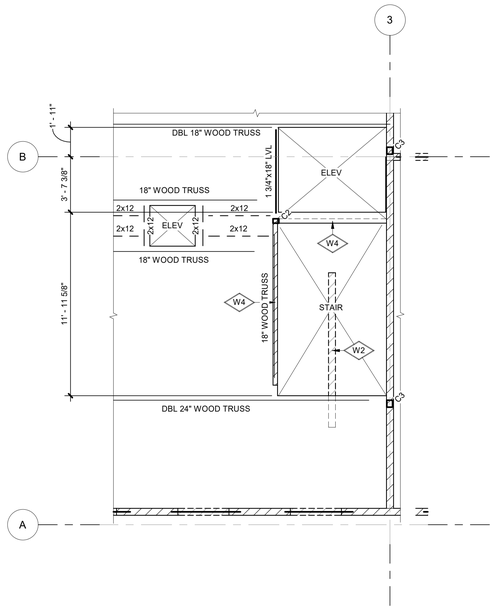
PLANS - ROOF FRAMING PLAN

S1.5

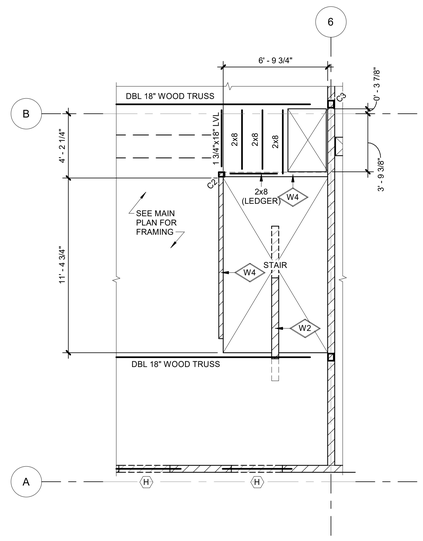
Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

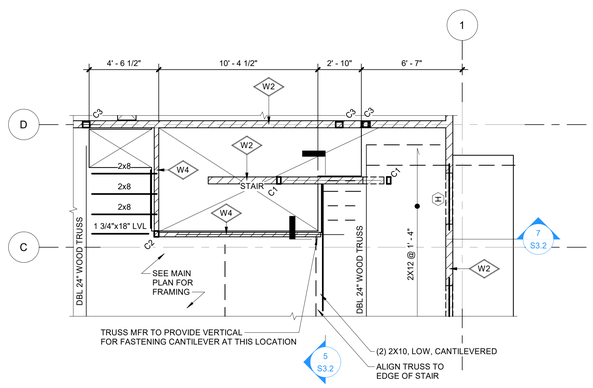
2/19/2025 9:46:32 AM



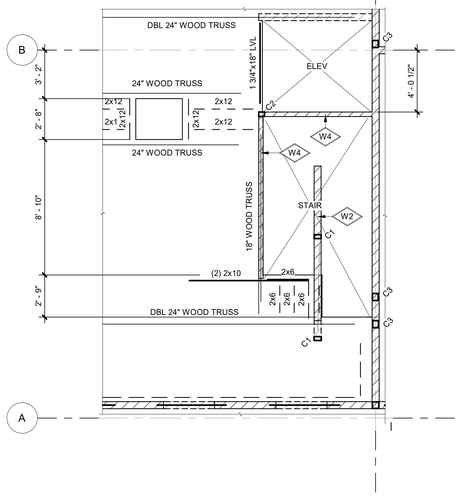
6 **03-THIRD FLOOR FRAMING PLAN - ADA**
S1.4 | 1/4" = 1'-0" |



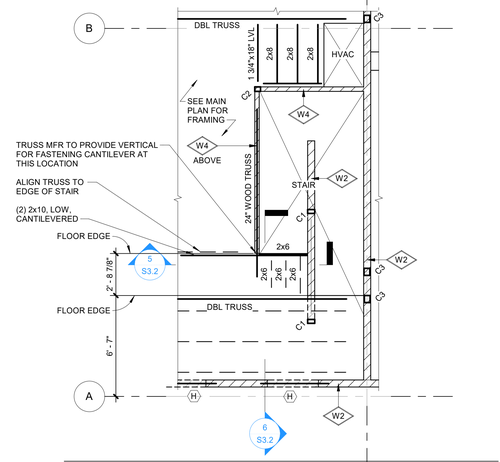
5 **03-THIRD FLOOR FRAMING PLAN - CALLOUT 1**
S1.4 | 1/4" = 1'-0" |



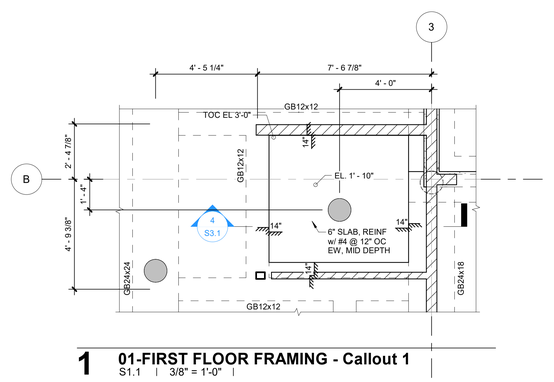
4 **02-SECOND FLOOR FRAMING PLAN - UNIT B w/ BALCONY**
S1.3 | 1/4" = 1'-0" |



3 **02-SECOND FLOOR FRAMING PLAN - ADA**
S1.3 | 1/4" = 1'-0" |



2 **02-SECOND FLOOR FRAMING PLAN - UNIT B**
S1.3 | 1/4" = 1'-0" |



1 **01-FIRST FLOOR FRAMING - Callout 1**
S1.1 | 3/8" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St/23083_STR_Central_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

EXISTING	
DEMOLITION	
NEW CONCRETE WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW WOOD STUD WALLS ABOVE/ BELOW, SEE TAG & SCHED	
NEW MASONRY WALLS ABOVE/ BELOW, SEE TAG & SCHED	
WALL TYPE, W1, SEE SCHED	W1
GRADE BEAM, 24" WIDE x 18" DEEP, SEE SCHED FOR REINF	GB24x18
"H" INDICATES WOOD HEADER, SEE HEADER SCHEDULE FOR SIZE BASED ON LENGTH.	H
MOMENT CONNECTION	
SINGLE PILE, VISIBLE/HIDDEN. SEE GENERAL NOTES. SEE SECTIONS AND DETAILS FOR CUT OFF ELEVATIONS	
SLAB DEPRESSION (SEE PLAN FOR EL)	
SLOPE CHANGE (SEE PLAN FOR EL)	
SYMBOL DENOTES 8'-0" LONG SHEARWALL, COLUMN LINE A, SECOND LEVEL, COUNT 1. SMALL ARROWS INDICATE SIDES TO BE SHEATHED. SEE SHEARWALL SCHED FOR DETAILS (L = 8' - 0", A01)	
SYMBOL DENOTES EXPLORATORY PILES	*

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

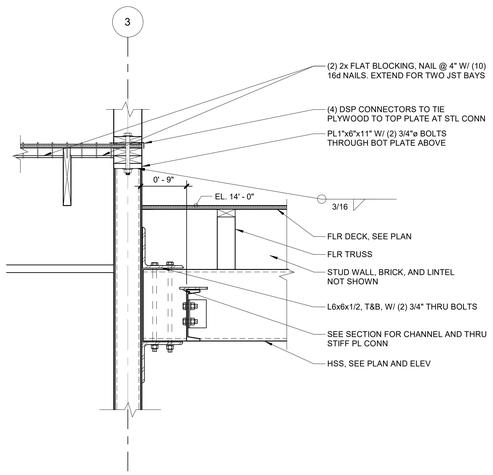
NOT FOR CONSTRUCTION

PLANS - UNIT PART PLANS

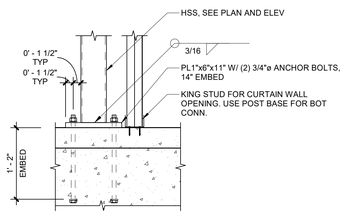
S1.6

NOT FOR CONSTRUCTION

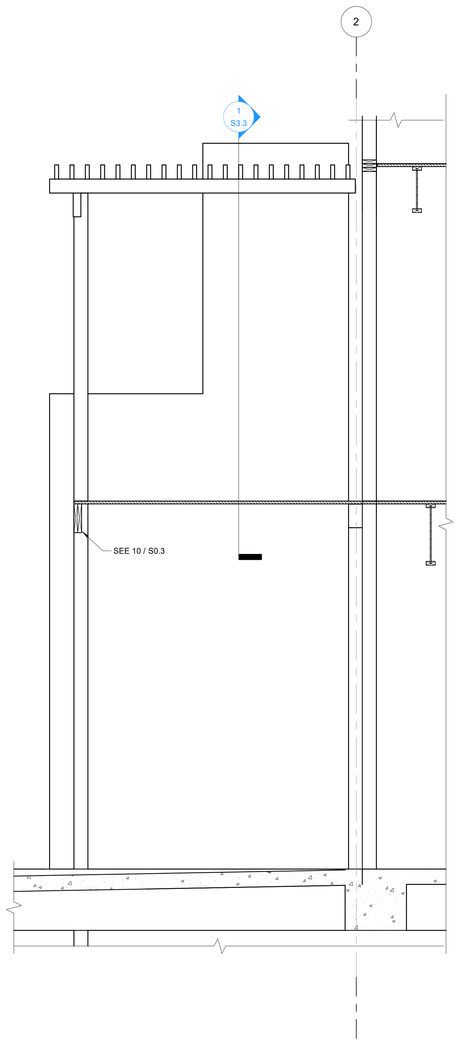
2/19/2025 9:46:33 AM



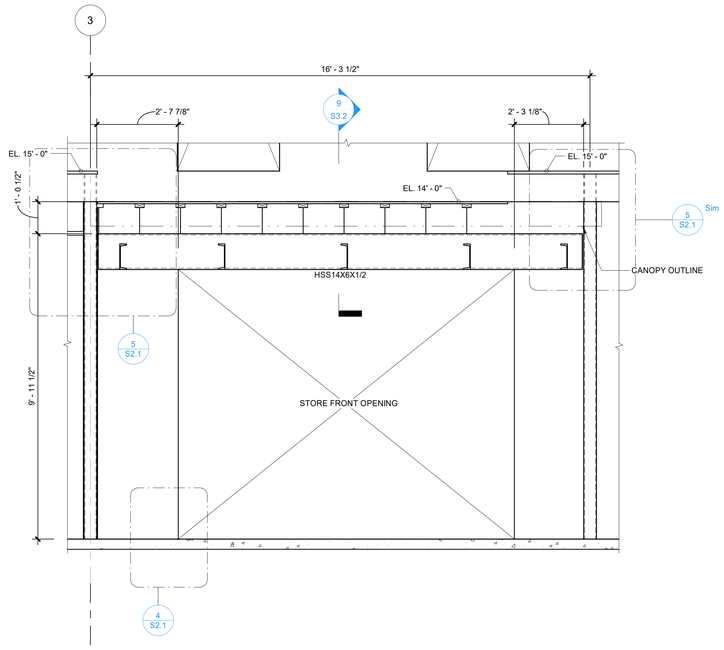
5 CALLOUT 04
S2.1 | 1" = 1'-0" |



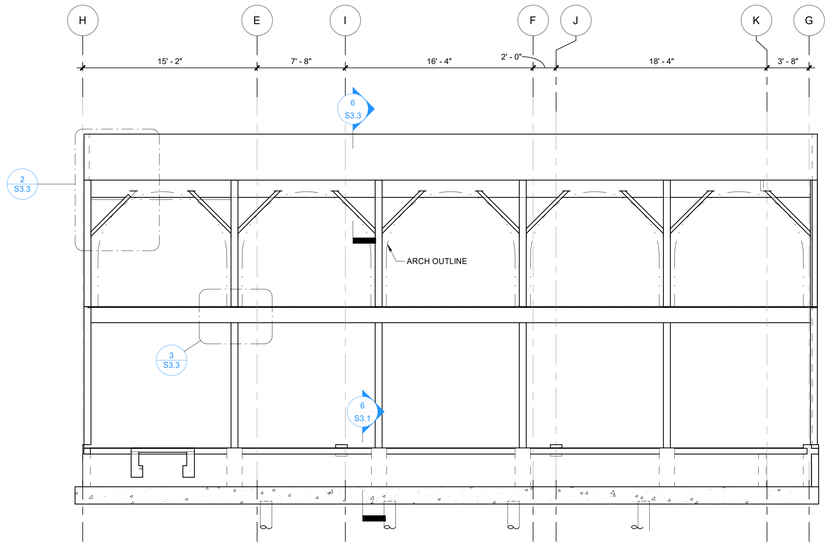
4 CALLOUT 03
S2.1 | 1" = 1'-0" |



3 ELEVATION 03
S1.3 | 1/2" = 1'-0" |



2 ELEVATION 02
S1.3 | 1/2" = 1'-0" |



1 ELEVATION 01
3/16" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

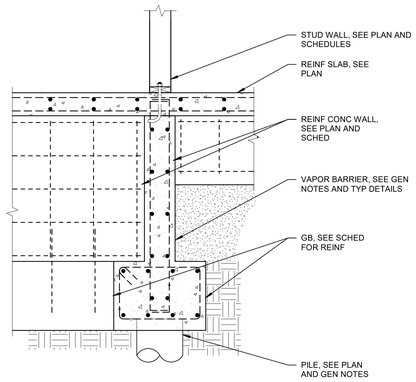
NOT FOR CONSTRUCTION

ELEVATIONS

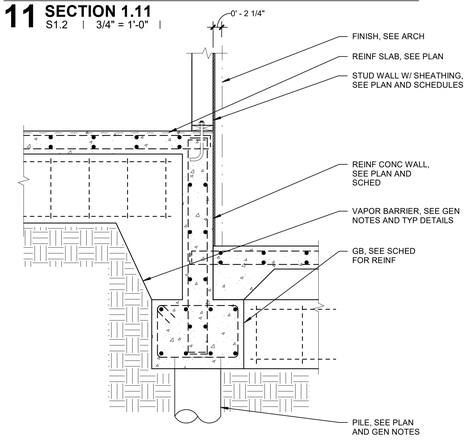
S2.1

NOT FOR CONSTRUCTION

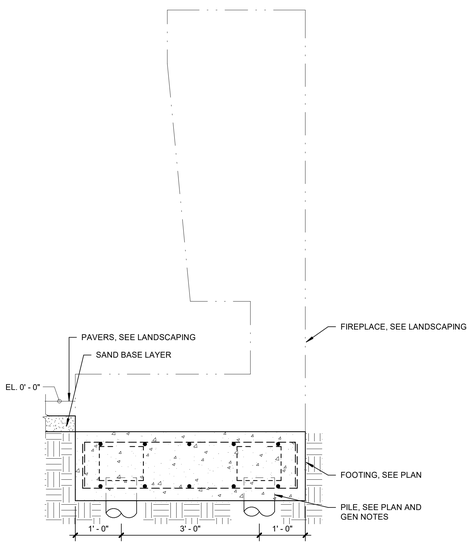
2/19/2025 9:46:34 AM



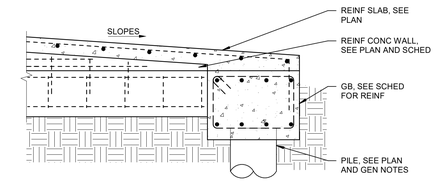
11 SECTION 1.11
S1.2 | 3/4" = 1'-0" |



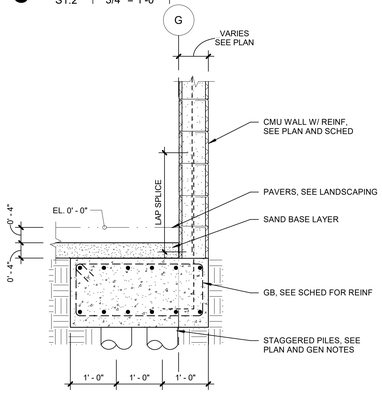
10 SECTION 1.10
S1.2 | 3/4" = 1'-0" |



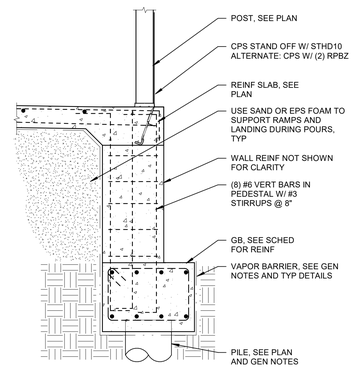
9 SECTION 1.9
S1.2 | 3/4" = 1'-0" |



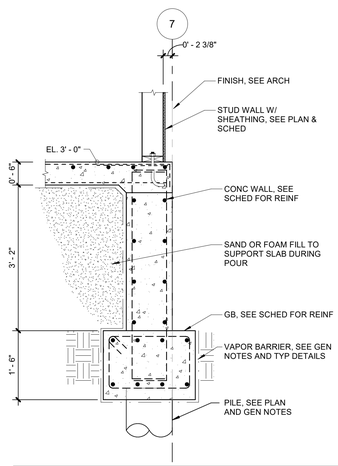
8 SECTION 1.8
S1.2 | 3/4" = 1'-0" |



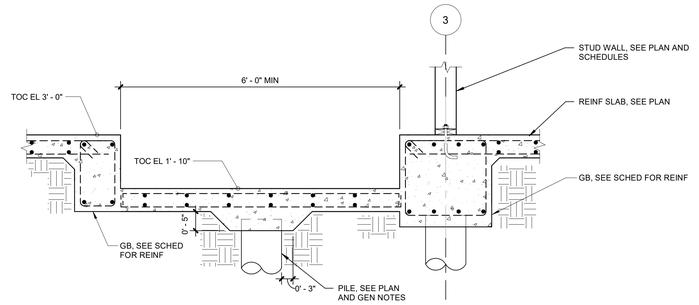
7 SECTION 1.7
S1.2 | 3/4" = 1'-0" |



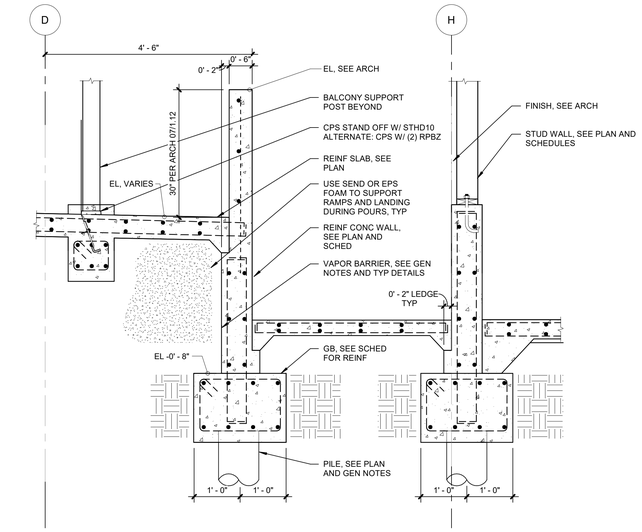
6 SECTION 1.6
S1.2 | 3/4" = 1'-0" |



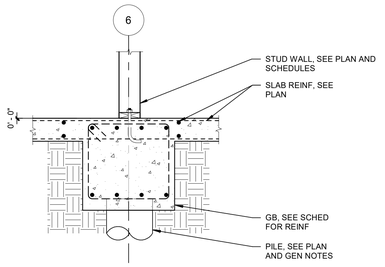
5 SECTION 1.5
S1.2 | 3/4" = 1'-0" |



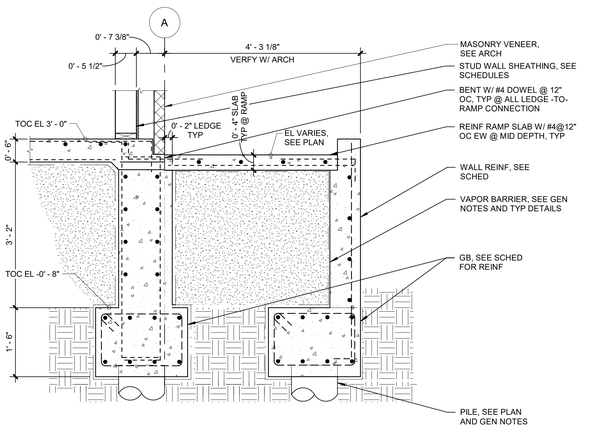
4 SECTION 1.4
S1.2 | 3/4" = 1'-0" |



3 SECTION 1.3
S1.2 | 3/4" = 1'-0" |



2 SECTION 1.2
S1.2 | 3/4" = 1'-0" |



1 SECTION 1.1
S1.2 | 3/4" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

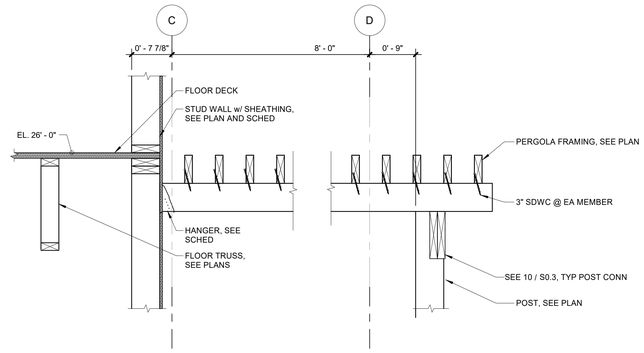
REVISIONS

NOT FOR CONSTRUCTION

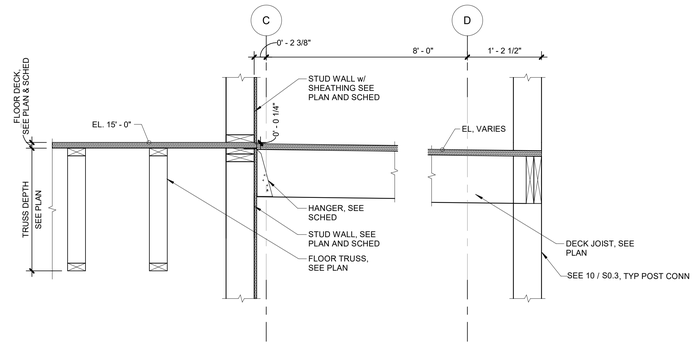
SECTIONS - FOUNDATION AND FIRST FLOOR

S3.1

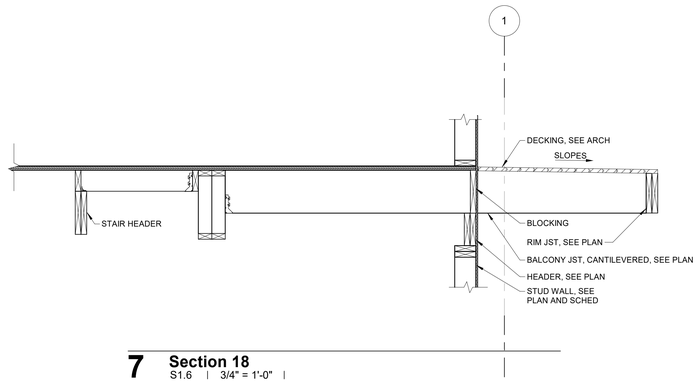
NOT FOR CONSTRUCTION
2/19/2025 9:46:34 AM



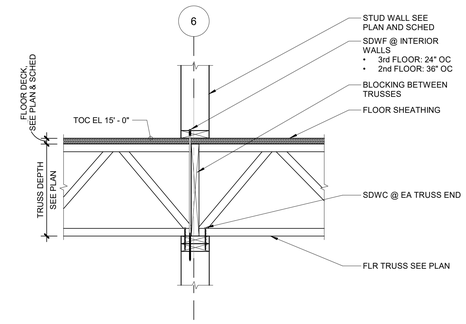
8 SECTION 3.8
S1.4 | 1" = 1'-0" |



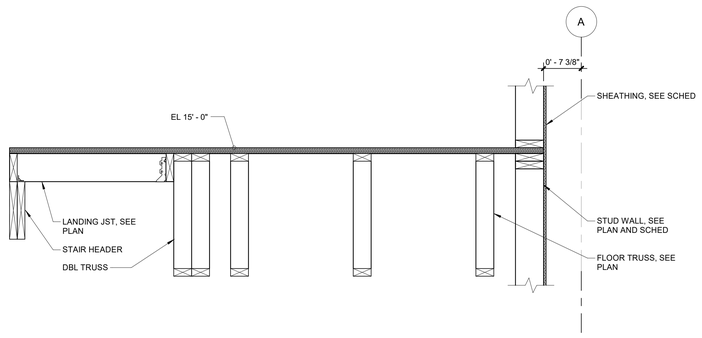
4 SECTION 2.2
S1.3 | 1" = 1'-0" |



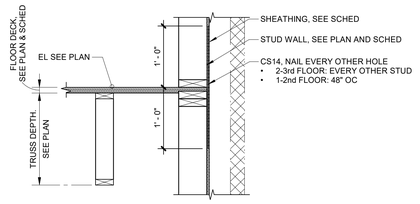
7 Section 18
S1.6 | 3/4" = 1'-0" |



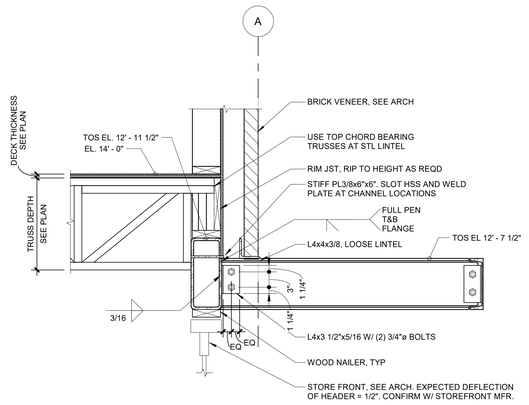
3 SECTION 2.5
S1.3 | 1" = 1'-0" |



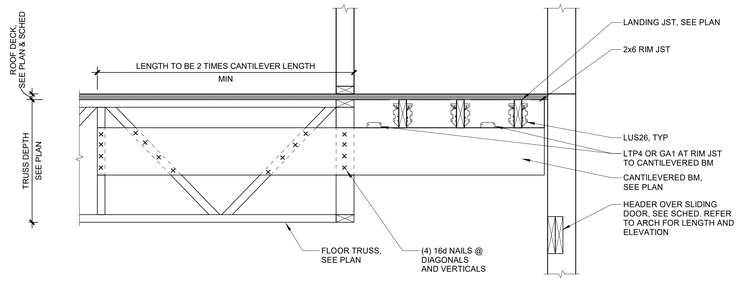
6 SECTION 2.6
S1.3 | 1" = 1'-0" |



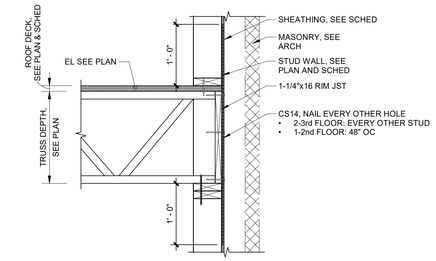
2 TYP DETAIL - TRUSS TO WALL - PARA
S1.3 | 1" = 1'-0" |



9 SECTION 3.4
S1.3 | 1" = 1'-0" |



5 SECTION 2.4
S1.6 | 1" = 1'-0" |



1 TYP DETAIL - TRUSS TO WALL - PERP
S1.3 | 1" = 1'-0" |

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

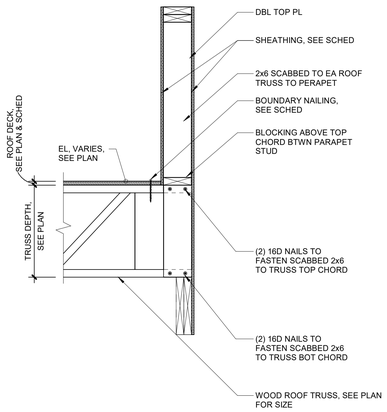
SECTIONS - SECOND & THIRD FLOOR

S3.2

Autodesk Docs://23083_1031 Annunciation St.23083_STR_Central_R24.rvt

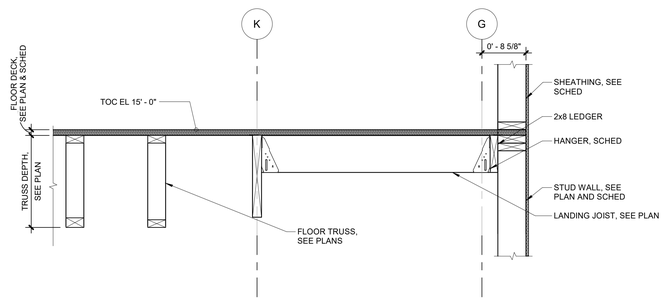
NOT FOR CONSTRUCTION

2/19/2025 9:46:34 AM

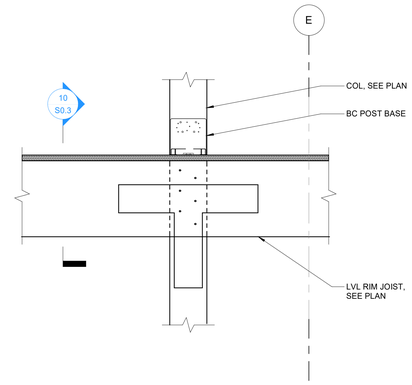


6 SECTION 3.1
S1.4 | 1" = 1'-0" |

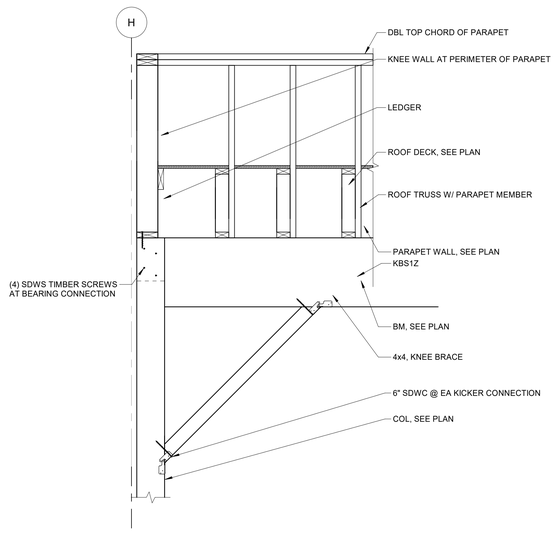
5 SECTION 2.1
S1.3 | 1" = 1'-0" |



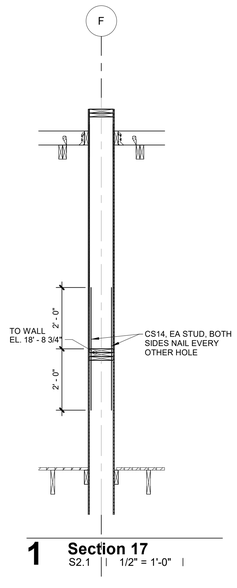
4 SECTION 2.3
S1.3 | 1" = 1'-0" |



3 CALLOUT 02
1" = 1'-0" |



2 CALLOUT 01
3/4" = 1'-0" |



1 Section 17
S2.1 | 1/2" = 1'-0" |

Autodesk Docs://23083_1031 Annunciation St./23083_STR_Central_R24.rvt

EskewDumezRipple

NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

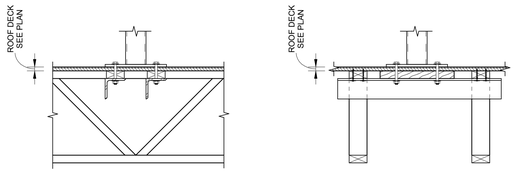
NOT FOR CONSTRUCTION

SECTIONS - SECOND & THIRD FLOOR

S3.3

NOT FOR CONSTRUCTION

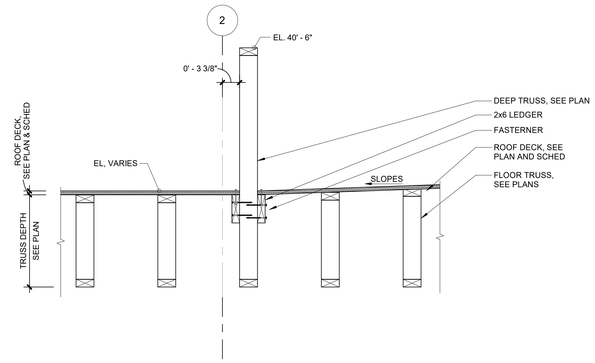
2/19/2025 9:46:35 AM



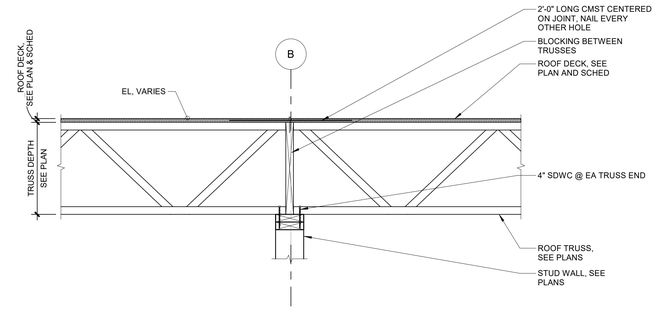
NOTE:
HVAC TIE DOWN DETAIL IS PROVIDED BY THE STAND MFR. THIS IS DETAIL IS FOR SCHEMATIC PURPOSES.

NOTE TO TRUSS MFR:
ASSUME 1 kip LOAD AT EACH MECH UNIT SHOWN

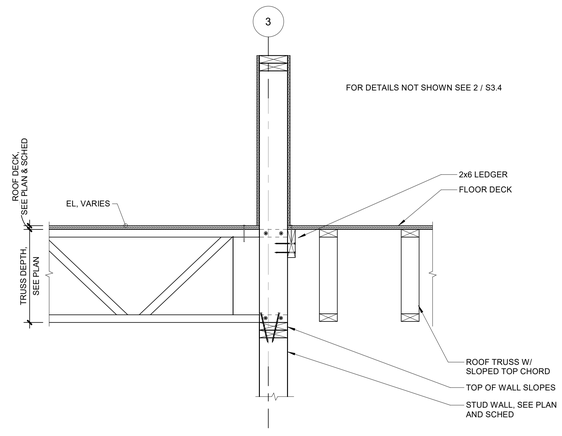
3 TYP DETAIL - HVAC TIE DOWN
1" = 1'-0"



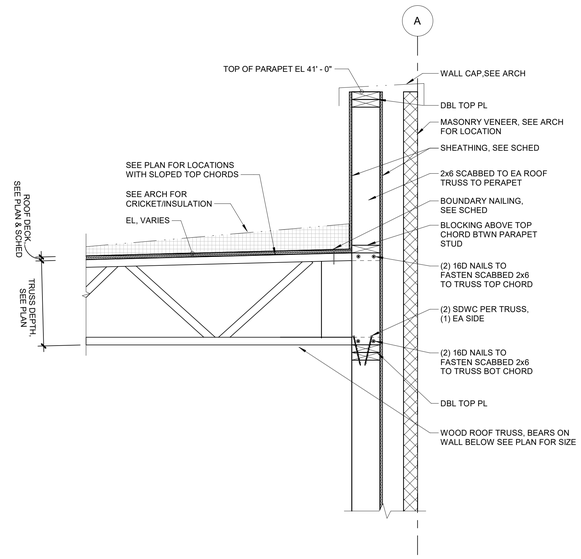
8 SECTION 3.7
S1.5 | 1" = 1'-0"



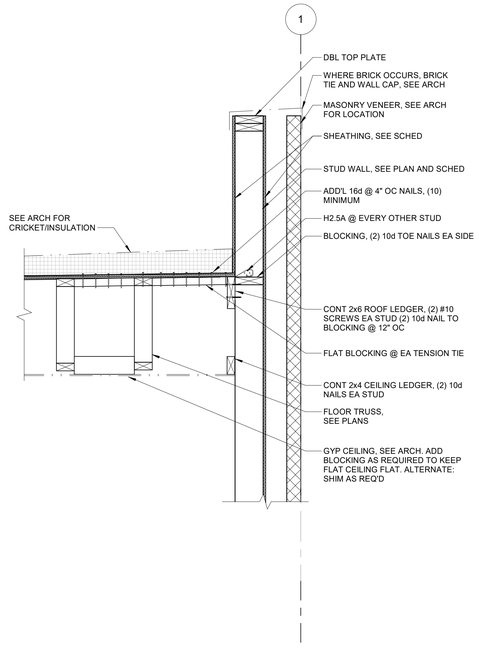
7 SECTION 3.6
S1.5 | 1" = 1'-0"



6 SECTION 3.5
S1.5 | 1" = 1'-0"



2 SECTION 3.2
S1.5 | 1" = 1'-0"



1 SECTION 3.1
S1.5 | 1" = 1'-0"

EskewDumezRipple
NEW ORLEANS, LA | WASHINGTON, DC

AP DESIGN GROUP
CIVIL & STRUCTURAL ENGINEERS
ADMIN@AP-ENG.COM
504-410-5322
APDG PROJECT NUMBER: 24051

1031 ANNUCIATION

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 FEB 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SECTIONS - ROOF

S3.4

Autodesk Docs://23083_1031 Annunciation St/23083_STR_Central_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:18 PM

OCCUPANCY & CLASSIFICATION

1. OCCUPANCY CLASSIFICATION:
   A. R-1 RESIDENTIAL
2. CONSTRUCTION TYPE:
   A. TYPE V-A FULLY SPRINKLERED
   B. BUILDING HEIGHTS:
      a. 2ND FLOOR LEVEL ELEVATION: 12'
      b. 3RD FLOOR LEVEL ELEVATION: 23'
      c. 3RD FLOOR CEILING ELEVATION: 34'
      d. ROOF DECK ELEVATION: 37'
3. CLASSIFICATION OF HAZARD:
   A. LIGHT HAZARD - ALL AREAS OF THE BUILDING EXCEPT LISTED BELOW
   B. ORDINARY HAZARD GROUP 1 -STORAGE ROOMS, POOLE EQUIPMENT ROOMS, MECHANICAL & ELECTRICAL ROOMS

INDEX - SPRINKLER SHEETS

SP1.1	SPRINKLER COVER SHEET
SP1.2	SITE SPRINKLER PLAN
SP2.1	SPRINKLER PLANS
SP7.1	SPRINKLER PLANS - ENLARGED FIRE PUMP ROOM
SP9.1	SPRINKLER DETAILS & SCHEDULES

FIRE PROTECTION GENERAL NOTES

1. ALL WORK BY CONTRACTORS SHALL CONFORM TO ALL APPLICABLE NFPA, FEDERAL, STATE AND LOCAL BUILDING CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SPRINKLER SYSTEM WITH LIGHTS, DUCT, HVAC EQUIPMENT, STRUCTURAL SYSTEMS, WALLS, MILLWORK, ETC. TO ENSURE NO INTERFERENCES OCCUR. MAKE ALL REQUIRED OFFSETS AS REQUIRED TO ENSURE REQUIRED CLEARANCE FROM ADJACENT WORK.
3. SPRINKLER CONTRACTOR SHALL HYDRAULICALLY CALCULATE & DESIGN THE FIRE SUPPRESSION & SPRINKLER SYSTEM IN ACCORDANCE WITH ALL APPLICABLE NFPA CODES, STATE FIRE MARSHAL & ALL OTHER APPLICABLE CODES.
4. CONTRACTOR SHALL PROVIDE SUBMITTAL OF PROPOSED SPRINKLER HEAD LAYOUT, PIPE SIZE & ROUTING, SPRINKLER HEAD, VALVE, EQUIPMENT, ETC. CUTSHEETS & HYDRAULIC CALCULATIONS TO ENGINEER & ARCHITECT FOR REVIEW & APPROVAL PRIOR TO COMPLETING THE FORMAL STATE FIRE MARSHAL SUBMITTAL.
5. CONTRACTOR SHALL PROVIDE ALL MATERIAL & EQUIPMENT FOR COMPLETE & PROPERLY OPERATING SYSTEM. PROVIDE ALL TESTING, PRESSURE GAUGES, SUPPORTS, HANGERS, DRAIN LINES, ETC.
6. COORDINATE SPRINKLER HEADS WITH ARCHITECTURAL REFLECTED CEILING PLANS, LIGHTING, AIR DEVICES & OTHER CEILING ITEMS.
7. CONTRACTOR SHALL INSTALL SPRINKLER HEADS IN ALL FURRINGS WHERE UNDERSIDE IS NOT PROTECTED BY SURROUNDING SPRINKLER HEADS AS REQUIRED TO PROVIDE PROPER PROTECTION OF FURRINGS & ALL AREAS. COORDINATE ARCHITECTURAL DRAWINGS FOR FURRING LOCATION.
8. PROVIDE A GEOMETRICALLY ALIGNED SPRINKLER HEAD LAYOUT& COORDINATE APPEARANCE. IN ORDER TO ACHIEVE THESE AESTHETICS; THERE MAY BE MORE OR LESS SPRINKLER HEADS REQUIRED TO MEET THE MINIMUM COVERAGE REQUIREMENTS OF NFPA-13. PROVIDE PRELIMINARY LAYOUT OF SPRINKLER HEADS FOR ARCHITECT & ENGINEER REVIEW & APPROVAL PRIOR TO SUBMITTING TO STATE FIRE MARSHALL.
9. INSTALL SPRINKLER SYMMETRICAL IN RELATION TO CEILING SYSTEM COMPONENTS & IN CENTER OF CEILING TILES. INSTALL NEW SPRINKLER HEADS CENTERED IN THE CEILING TILES AS MEASURED FROM THE CEILING GRID "T" BARS IN BOTH DIRECTIONS WITH A MAXIMUM TOLERANCE OF 2" IN EITHER DIRECTION. SPRINKLER HEADS AT GYPSUM BOARD CEILINGS SHALL BE CONCEALED HEADS CENTERED WITH LIGHTS. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.
10. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING HEIGHTS & COORDINATE & PROVIDE ALL OFFSETS.
11. PROVIDE PERMANENT MOUNTED METAL IDENTIFICATION LABELS WITH "TEST VALVE" AT ALL INSPECTOR TEST TEE'S THAT ARE REQUIRED FOR THE SYSTEM(S) IN ACCORDANCE WITH NFPA 13.
12. ALL CEILING MOUNTED SPRINKLER HEADS ARE TO BE FULLY RECESSED WITH COVER PLATE & CUSTOM COLOR FINISH UNLESS NOTED OTHERWISE. PROVIDE CUTSHEETS FOR SPRINKLER HEADS TO ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. ARCHITECT TO HAVE FINAL APPROVAL OF SPRINKLER HEADS & COVER PLATE COVER FOR AESTHETICS. ALL HEADS IN EXPOSED AREAS SHALL BE UPRIGHT.
13. ALL SPRINKLER HEADS LOCATED IN CEILING TILS SHALL BE INSTALLED IN CENTER OF TILES.
14. ALL UPRIGHT SPRINKLER HEADS THAT ARE LESS THAN 8'-0" A.F.F. SHALL HAVE CAGE GUARDS. CAGE GUARDS SHALL BE LISTED FOR USE WITH SUPPLIED SPRINKLER HEAD.
15. PROVIDE UPRIGHT SPRINKLER HEAD BELOW LOWEST STAIR LANDING.
16. PROVIDE PERMANENT MOUNTED METAL IDENTIFICATION LABELS FOR ALL FIRE DEPARTMENT CONNECTIONS IN ACCORDANCE WITH APPLICABLE NFPA & LOCAL BUILDING CODES & AHJ.
    A. LABEL SHALL BE VISIBLE 7 RECOGNIZABLE FROM STREET OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY OR ON STREET SIDE OF BUILDING.
    B. SIGN SHALL HAVE LETTERS MINIMUM 1" IN HEIGHT.
    C. SIGN SHALL INDICATED "STANDPIPE" & WHETHER SYSTEM IS MANUAL & EITHER WET OR DRY TYPE SYSTEM.
    D. WHERE AUTOMATIC SPRINKLERS ARE SUPPLIED BY FDC, THE SIGN OR COMBINATION OF SIGNS SHALL INCLUDE DESIGNATED SERVICES, E.G. "STANDPIPE AND AUTOSPKR";
    E. SIGN SHALL INDICATE PRESSURE REQUIRED AT INLETS TO DELIVER STANDPIPE SYSTEM DEMAND. PRESSURE SIGN SHALL NOT BE REQUIRED WHERE PRESSURE REQUIRED IS 150 PSI OR LESS.
    F. WHERE A FDC SERVICES MULTIPLE BUILDINGS, STRUCTURES OR LOCATIONS, THE SIGN SHALL INDICATE THE BUILDING, STRUCTURE OR LOCATION SERVED.
    G. WHERE MULTIPLE FDC SERVE DIFFERENT PORTIONS OF BUILDING, THE SIGN SHALL INDICATE PORTION OF BUILDING SERVED, E.G. "1ST FLOOR NORTH".
    H. FDC SHALL NOT BE LOCATED LESS THAN 18" OR GREATER THAN 48" ABOVE ADJOINING SURFACE GRADE.
    I. SIGNS SHALL BE SECURED TO A DEVICE OR BUILDING WALL WITH CORROSION RESISTANT CHAINS OR FASTENERS.
17. HYDRAULIC DESIGN INFORMATION SIGN:
    A. PROVIDE A SIGN IDENTIFYING BASIS OF THE SYSTEM DESIGN LOCATED AT THE WATER SUPPLY CONTROL VALVE FOR AUTOMATIC OR SEMIAUTOMATIC STANDPIPE SYSTEMS & AT AN APPROVED LOCATION FOR MANUAL SYSTEMS.
    B. SIGN SHALL INCLUDE:
       1. LOCATION OF TWO HYDRAULICALLY MOST REMOTE HOSE CONNECTIONS.
       2. DESIGN FLOW RATE FOR CONNECTION
       3. DESIGN RESIDUAL INLET & OUTLET PRESSURE FOR CONNECTIONS.
       4. DESIGN STATIC PRESSURE & STEM DAMAN AT SYSTEM CONTROL VALVE.
18. COORDINATE SPRINKLER PIPING WITH ALL TRADES. HVAC EQUIPMENT, DUCT, PIPING & PLUMBING PIPING SHALL HAVE PRECEDENCE FOR COORDINATION EXACT HEIGHTS & LOCATIONS OF ALL SPRINKLER HEADS & PIPING MAINS. PROVIDE ALL PIPING OFFSETS AS REQUIRED TO AVOID OBSTRUCTIONS & CONFLICTS.
19. PROVIDE ADDITIONAL DRAIN LINES AS REQUIRED TO DRAIN SPRINKLER PIPING SYSTEM, INCLUDING ANY ADDITIONAL DRAINS REQUIRED FOR OFFSETS REQUIRED DURING CONSTRUCTION. REFER TO CONSTRUCTION DRAWINGS & CONTRACTOR SHOP DRAWINGS. FIGURE IN BID PROVIDING A MINIMUM OF SIX (6) DRAIN LOCATIONS SHOULD PIPING REQUIRE TO BE OFFSET IN FIELD.
20. PAINT ALL EXPOSED SPRINKLER PIPING, SUPPORTS, ETC. COORDINATE WITH ARCHITECT FOR COLOR.
21. FLEXIBLE DROPS SHALL BE ACCEPTABLE PROVIDED HYDRAULIC CALCULATIONS ARE CALCULATED USING THE LONGEST FLEXIBLE DROP MANUFACTURED BY THE FLEXIBLE DROP MANUFACTURER & INCLUDE MAX PUBLISHED FRICTION LOSS FROM UL OR FM GLOBAL.
22. PROVIDE THRUST BLOCKS AT ALL SUBSURFACE SPRINKLER PIPING TURNS.
23. SEAL PIPE PENETRATIONS THROUGH FIRE & SMOKE RATED WALLS & FLOORS WITH APPROVED FIRE RESISTANT MATERIAL. PROVIDE CHROME ESCUTCHEON PLATES AT ALL EXPOSED PIPE PENETRATIONS.
24. COORDINATE WITH GENERAL CONTRACTOR & ARCHITECT FOR PAINTING OF SPRINKLER PIPING & HANGERS THAT ARE EXPOSED TO VIEW.
25. SPRINKLER PIPING DRAIN PIPING SHALL BE SCHEDULE 40 GALVANIZED STEEL WITH SCREWED GALVANIZED MALLEABLE IRON FITTINGS.
26. PROVIDE AMES 8" BUILDING RISER SERIES IBR, CORROSION RESISTANT 304 STAINLESS STEEL, UL/FM APPROVED, NFPA 24 COMPLIANT, AWWA C900 INLET/OP (COORDINATE WITH PLUMBING CONTRACTOR ON SITE PIPING, AWWA C606 INLET) AT SPRINKLER RISER PIPING.
27. ALL SHUT OFF VALVES IN SPRINKLER, STANDPIPE, COMBINED SYSTEM SHALL BE APPROVED INDICATING TYPE
28. SPRINKLERS & EXPOSED SPRINKLER PIPING SHALL BE INSTALLED SYMMETRICAL IN RELATION TO BUILDING COMPONENTS.
29. PROVIDE ADDITIONAL SPRINKLER HEADS & PIPING AS REQUIRED TO COORDINATE THE WORK OF OTHER TRADES IN THE FIELD.
30. LOCATE REMOTE MOUNTED FIRE DEPARTMENT CONNECTION ON SITE. COORDINATE WITH ARCHITECT, GENERAL CONTRACTOR, CIVIL ENGINEER & MECHANICAL ENGINEER PRIOR TO ROUGH IN.
31. PROVIDE SPRINKLER CABINET WITH SPARE SPRINKLERS IN THE SPRINKLER RISER ROOM.
32. PROVIDE OWNER WITH A COPY OF NFPA 25: STANDARD FOR INSPECTION, TESTING, AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS.
33. ALL ABOVE & BELOW GROUND PIPING SHALL BE HYDROSTATICALLY TESTED BY CONTRACTOR AT 200 PSI FOR A MINIMUM OF 2 HOURS IN ACCORDANCE WITH NFPA 13.
34. PROVIDE AIR RELEASE VALVE AT HIGHEST POINT OF EACH SYSTEM.
35. SPRINKLERS LOCATED IN ELEVATOR SHAFTS OR ELEVATOR MACHINE ROOMS SHALL BE 200°F STANDARD RESPONSE IN ACCORDANCE WITH ANSI A17.1
36. SPRINKLER PIPING SHOWN IN DIAGRAMMATIC. COORDINATE EXACT PIPE ROUTING. SPRINKLER SYSTEM FLOOR CONTROL VALVE ASSEMBLIES SHALL BE INSTALLED IN STAIR ENCLOSURES.
37. PROVIDE FIRE LOOP AS MANUFACTURED BY METRAFLEX OR APPROVED EQUAL WHERE FIRE PROTECTION PIPING CROSSES EXPANSION JOINTS.
38. PROVIDE FLOW SWITCH & 2" TEST & DRAIN CONNECTION AT SPRINKLER RISER. PROVIDE TAMPER SWITCH AT ALL OPERABLE VALVES IN THE SPRINKLER SYSTEM. PROVIDE FLOW SWITCH AT EACH FLOOR CONTROL VALVE. COORDINATE WITH ELECTRICAL & FIRE ALARM CONTRACTOR FOR ELECTRICAL SERVICE & MONITORING OF ALL SUPERVISORY, FLOW, TAMPER SWITCHES, ETC.
39. PROVIDE LISTED RISER CLAMP & PIPE SLEEVE WITH FIREPROOF & WATERPROOF PACKING BETWEEN SLEEVE & PIPE AT ALL SPRINKLER PIPING PENETRATIONS THRU FLOORS.
40. COORDINATE REQUIRED STAIR CLEARANCE FOR STANDPIPES & HOSE VALVES/STATIONS WITH ARCHITECT PRIOR TO ROUGH IN.

FIRE PROTECTION SPECIFICATIONS

SPRINKLER PIPING:

A. UNDERGROUND PIPING:
   a. UNDERGROUND PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24 PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES. PROVIDE CONCRETE THRUST BLOCKS AT EACH CHANGE OF DIRECTION & ALL TEES, PLUGS, & CAPS.
   b. PROVIDE BRIGHTLY COLORED, METALLIC CORE, NON-DETERIORATING, MINIMUM 2" WIDE IDENTIFICATION RIBBON TAPE SET 24" BELOW FINISHED GRADE, DIRECTLY ABOVE PIPING. INSTALL TRACER WIRE ON ALL NON METALLIC PIPING.
   c. ALL UNDERGROUND PIPING SHALL BE INSTALLED MINIMUM 36" BELOW GRADE.
   d. PIPING:
      • DUCTILE IRON PIPE, AWWA C 106 WITH FITTINGS COMPLYING WITH AWWA C110 & RUBER GASKETS COMPLYING WITH AWWA C111 OR POLYVINYLCHLORIDE (PVC) C-900 FOR FIRE SERVICE, 200 PSI, UL LISTED.
      • FIRE WATER SERVICE PIPING RISER INTO BUILDING: RISER SHALL BE AMES SERIES IBR TYPE 304 STAINLESS STEEL RISER WITH END CPA, UL LISTED & FM APPROVED, AWWA C900 INLET/DIP WITH AWWA C606 OUTLET, DESIGNED TO MEET NFPA 24.
      • PIPING STUBBED UP FROM GRADE FOR REMOTE MOUNTED PEDESTAL FIRE DEPARTMENT CONNECTION SHALL BE SCHEDULE 40 GALVANIZED PIPE ABOVE GROUND (COATED & WRAPPED PER NFPA 24).

B. INTERIOR SPRINKLER PIPING:
   a. PIPING 4" AND SMALLER:
      • SCHEDULE 40 BLACK STEEL PIPE WITH APPROVED DUCTILE IRON OR MALLEABLE IRON THREADED OR GROOVED FITTINGS.
   b. PIPING 6" AND LARGER:
      • SCHEDULE 10 BLACK STEEL PIPE WITH LISTED GROOVED FITTINGS.
   c. PIPING MAY BE JOINED BY APPROVED WELDING METHODS WITH LISTED FITTINGS.
   d. MECHANICAL TEES SHALL NOT BE ALLOWED.

2. SPRINKLER HEADS:
   A. TEMPERATURE RATING ON FUSIBLE LINKS SHALL BE AS REQUIRED FOR SPECIFIC HAZARD AREA WITH MINIMUM MARGIN OF SAFETY 50°F.
   B. ALL SPRINKLER HEADS SHALL BE UNDERWRITER'S LABORATORIES & FACTORY MUTUAL LABELED.
   C. ALL SPRINKLER HEADS SHALL BE QUICK RESPONSE TYPE EXCEPT AT ELEVATOR PIT & ELEVATOR MACHINE ROOM.
   D. ELEVATOR PIT & MACHINE ROOM SPRINKLERS:
      • SHALL BE INTERMEDIATE TEMPERATURE, STANDARD RESPONSE IN COMPLIANCE WITH ANSI A17.1.
   E. SPRINKLER HEADS INSTALLED IN SUSPENDED FINISHED CEILINGS & UNDER SOLID/GYPSUM BOARD FINISHED CEILINGS:
      a. FULLY RECESSED TYPE WITH COVER PLATE:
      b. FIGURE IN BID CUSTOM COLOR COVER PLATES; PROVIDE WHITE COVER PLATES UNLESS DIRECTED/SPECIFIED OTHERWISE BY ARCHITECT DURING SUBMITTAL REVIEW.
      c. EXTENDED COVERAGE SPRINKLER HEADS SHALL BE ALLOWED BASED ON APPROVAL OF AESTHETICS OF SPRINKLER HEAD BY ARCHITECT/OWNER.
   F. EXPOSED AREAS:
      a. STANDARD UPRIGHT TYPE WITH CHROME FINISH.
      b. FINISH MAY BE BRASS WHERE LOCATED IN MECHANICAL ROOMS. JANITOR'S CLOSETS, ETC.
      c. PROVIDE CHROME PLATED WIRE CAGES, INCLUDING ATTACHMENT DEVICES IN AREAS WITH EXPOSED, UPRIGHT SPRINKLER HEADS. WIRE CAGES SHALL BE HEAVY DUTY TYPE & UL LISTED FOR USE WITH RESPECTIVE SPRINKLER HEAD.
   G. SIDEWALL APPLICATIONS:
      • PROVIDE WITH SIDEWALL TYPE WITH CHROME PLATED FINISH & ESCUTCHEON PLATES.
   H. DRY PIPE SPRINKLER HEADS:
      a. CLOSED, AUTOMATIC TYPE WITH SPRAY DEFLECTOR, FUSIBLE LINK & WHITE FINISH (UNLESS DIRECTED OTHERWISE BY ARCHITECT DURING SUBMITTAL REVIEW).
      b. ALL PORCHES SHALL BE PROTECTED WITH DRY TYPE SIDEWALL SPRINKLER HEADS.
3. SPRINKLER VALVE STATION:
   A. PROVIDE APPROVED AUTOMATIC VALVE STATION WITH OS&Y SHUT OFF VALVE, ALARM VALVE, MAIN ALARM CHECK VALVE WITH VARIABLE PRESSURE TRIMMING, INCLUDING WATER PRESSURE GAUGES, RELATED CHAMGER, ALARM TEST LINE WITH VALVE, DRAIN LINES WITH VALVES, OUTSIDE WATER ALARM, ETC.
   B. WET PIPE ALARM CHECK VALVE:
      a. SHALL BE DESIGNED FOR VERTICAL INSTALLATION. VALVE SHALL BE UL LISTED & FM APPROVED, IRON BODY, BRONZE MOUNTED, VARIABLE PRESSURE TYPE WITH RETARDING CHAMBERS. PROVIDE WITH BASIC TRIMMINGS FOR ALARM TEST BY PASS, GAUGES, DRAIN CONNECTIONS, MOUNTING SUPPORTS FOR RETARDING CHAMBER, DRIP FULLE & PRESSURE SENSITIVE ALARM SWITCH TO ACTUATE THE FIRE ALARM SYSTEM.
   C. WATER MOTOR ALARM:
      a. PROVIDE ALARMS OF THE APPROVED WEATHERPROOF & GUARD TYPE, TO SOUND LOCALLY ON FLOW OF WATER IN SPRINKLER SYSTEM CONNECTED TO. MOUNT ALARMS ON OUTSIDE OF OUTER WALL OF BUILDING AT LOCATIONS INDICATED ON DRAWINGS.
   D. INSPECTORS TEST CONNECTION: PROVIDE TEST CONNECTIONS APPROXIMATELY 6 FEET A.F.F. FOR EACH SPRINKLER SYSTEM EQUIPPED WITH AN ALARM DEVICE & LOCATE AT HYDRAULICALLY MOST REMOTE PART OF EACH SYSTEM. TEST CONNECTION PIPING SHALL BE LOCATED WHERE DISCHARGE IS READILY VISIBLE & WATER DISCHARGED WITHOUT DAMAGE. COORDINATE EXACT LOCATION IN FIELD WITH ARCHITECT, OWNER & GENERAL CONTRACTOR.
   E. MAIN DRAINS:
      a. PROVIDE DRIAN PIPING TO DISCHARGE AT SAFE POINT OUTSIDE OF BUILDING. PROVIDE AUXILIARY DRAINS AS REQUIRED BY NFPA 13.
   F. FLOW SWITCHES:
      a. FLOW SWITCH SHALL BE PADDLE TYPE, DESIGNED FOR IMMERSION IN WATER & VERTICAL & HORIZONTAL PIPE MOUNTING. SWITCH SHALL BE NORMALLY OPEN TYPE WITH TWO SINGLE POLE, DOUBLE THROW SWITCHES, PNEUMATIC RETARD (ADJUSTABLE) & 120 VOLT POWER. SWITCH SHALL BE UL LISTED & FM APPROVED.
      b. PROVIDE AT EACH RISER CONNECTION & EACH FLOOR CONTROL ASSEMBLY TOGETHER WITH AN INSPECTOR'S TEST CONNECTION.
   G. SUPERVISORY & TAMPER SWITCHES:
      a. VALVE SUPERVISORY SWITCHES SHALL BE DESIGNED FOR VALVE MOUNTING, VERTICAL & HORIZONTAL SWITCH SHALL BE NORMALLY CLOSED TYPE. CAPABLE OF DETECTING ANY MOTION FROM THE VALVE FULL OPEN POSITION. PROVIDE AT FIRE WATER BACKFLOW PREVENTER. SWITCH SHALL BE UL LABLED & FM APPROVED.
      b. ALL VALVES SHALL HAVE TAMPER SWITCHES.
      c. ALL BUTTERFLY & BALL VALVES SHALL HAVE INTEGRAL NORMALLY OPEN & NORMALLY CLOSED CONTACTS.
      d. OS&Y VALVES SHALL HAVE ROLLER TANGENT TYPE SWITCH, PLUNGER TYPE TAMPER SWITCHES NOT ACCEPTABLE.
   H. TAMPER SWITCHES:
4. VALVE TAGS:
   A. BRASS PLATE, INTEGRAL LEGIBLE 1/4" HIGH DIE STAMPED IDENTIFICATION.
   B. PROVIDE CHAIN LOOPED THRU TAG & VALVE WHEEL FOR EACH VALVE.
5. SIAMESE FIRE DEPARTMENT CONNECTION:
   A. PROVIDE WALL AND/OR REMOTE MOUNTED SIAMESE FIRE DEPARTMENT CONNECTION WITH CHROME PLATED FINISH, LOCAL FIRE DEPARTMENT THREADS, DUST CAPS & CHAINS, 3/4" AUTOMATIC DRIP. MARKED "SPRINKLER - FIRE DEPARTMENT CONNECTION" ON CHROME PLATED PLACARD WITH RAISED CHROME LETTERS. CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE DEPARTMENT TO MATCH SIZE & TYPE THREADS. FDC SHALL BE SUFFICIENT TO PROVIDE FLOW REQUIRED BY SPRINKLER SYSTEM DEISNG.
6. AIR SUPPLY SYSTEM:
   A. PROVIDE COMPRESSED AIR SUPPLY SYSTEM FOR DRY PIPE SPRINKLER SYSTEM.
   B. PROVIDE AIR COMPRESSOR SPECIFICALLY APPROVED FOR DRY PIPE SPRINKLER SYSTEM WITH UL LISTED & FM APPROVED DRY VALVES. COMPRESSOR SHALL MAINTAIN REQUIRED OPERATING PRESSURE IN DRY SYSTEM.
   C. PROVIDE AN AUTOMATIC AIR PRESSURE MAINTENANCE DEVICE TO AUTOMATICALLY REDUCE PRESSURE & SUPPLY AIR TO STAINLESS STEEM AT SET REQUIREMENT. AIR MAINTENANCE DEVICE SHALL INCLUDE PRESSURE REGULATOR, 1/2" VALVE BYPASS, RELIEF VALVE, PRESSURE GAUGE, AIR SUPERVISORY SWITCH & PIPE, FITTINGS, VALVES & ACCESSORIES REQUIRED TO PROVIDE A NEAT, ORDERLY, COMPACT & COMPLETE OPERABLE SYSTEM.
   D. AIR COMPRESSOR SHALL BE UL 2125 LISTED FOR FIRE PROTECTION, 1 HP, TANK MOUNTED, OIL LESS TYPE AIR COMPRESSOR, MINIMUM TANK SIZE OF 10 GALLONS OR INLINE PIPE MOUNTED, HIGH VOLUME TYPE, SINGLE UNIT, ELECTRIC MOTOR DRIVEN, ASME RATED HORIZONTAL RECEIVER TANK, AIR PRESSURE OPERATED ELECTRIC SWITCH, MOTOR, MOTOR STARTER, SAFETY VALVES, CHECK VALVES, AUTOMATIC TANK DRAIN, MUFFLER FILTER, BELT GUARD & CONTROLS CAPABLE OF REQUIRED FREE AIR DELIVERY FROM 0 TO 40 PSIG WITHIN 30 MINUTES OF START.
7. GENERAL & INSTALLATION:
   A. HIGH POINTS OF SYSTEM SHALL BE VENTED & LOW POINTS SHALL BE PROVIDED WITH PLUGGED DRAINS.
   B. DIELECTRIC JOINTS SHALL BE INSTALLED AT PIPE JOINTS WITH DISIMILAR METALS EXCEPT VALVES.
   C. PIPE SLEEVES & ESCUTCHEON PLATES SHALL BE PROVIDED WHERE PIPES PASS THROUGH MASONRY OR CONCRETE WALLS, ROOFS, PARTITIONS.
   D. PIPE HANGERS SHALL BE PROVIDED WITH ROD DIAMETERS & SPACING IN ACCORDANCE WITH NFPA 13.
   E. ALL EXPOSED PIPING SHALL BE PAINTED RED.
   F. LABEL FIRE SPRINKLER PIPING EVERY 20' WITH PIPE LABEL.
   G. INSTALL PIPING IN ACCORDANCE WITH NFPA 13 FOR SPRINKLER SYSTEMS, NFPA 14 FOR STANDPIPE & HOSE SYSTEMS & NFPA 24 FOR SERVICE MAINS.
   H. ROUTE PIPING IN ORDERLY MANNER, PLUMB & PARALLEL TO BUILDING STRUCTURE, INSTALL PIPING TO CONSERVE SPACE & NOT INTERFERE WITH OTHER TRADES, GROUP PIPING TOGETHER WHENEVER PRACTICAL, INSTALL PIPING TO ALLOW FOR EXPANSION & CONTRACTION. SLOPE PIPING AND ARRANGE SYSTEMS TO DRAIN AT LOW POINTS, PREPARE PIPING, FITTINGS, SUPPORTS & HANGERS FOR FINISH PAINTING.
   I. DO NOT PENETRATE BUILDING STRUCTURAL MEMBERS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER.
   J. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
   K. PROVIDE GATE, BALL OR BUTTERFLY VALVES FOR SHUT OFF & ISOLATING SERVICE.
   L. PROVIDE DRAIN VALVES AT MAIN SHUT OFF VALVES, LOW POINTS OF PIPING & APPARATUS.
   M. PROVIDE SPRINKLER HEAD CABINET & EXTRA STOCK OF SPRINKLER HEADS & TOOLS AS REQUIRED BY NFPA 13.
   N. PROVIDE ALL REQUIRED HANGERS, SUPPORTS, ANCHORS, THRUST BLOCKS, ETC. IN ACCORDANCE WITH NFPA 13 & BUILDING CODES.
   O. PROVIDE PRESSURE GAUGES UPSTREAM & DOWNSTREAM OF RISER CHECK VALVES.
8. SYSTEM TESTING & FLUSHING:
   A. TESTING, CLEANING & FLUSHING SHALL BE IN ACCORDANCE WITH NFPA REQUIREMENTS.
   B. INSTALLING CONTRACTOR SHALL COMPLETE & SIGN APPROPRIATE CONTRACT'S MATERIAL & TEST CERTIFICATES INCLUDED WITHIN NFPA 13 & 14.
   C. SYSTEM SHALL BE TESTED AT MINIMUM 200 PSI FOR 2 HOURS.
9. TRAINING:
   A. CONTRACTOR SHALL PROVIDE TRAINING BY A COMPENTENT, QUALIFIED, TRAINED & EXPERIENCED AGENT TO TRAIN & ACQUAINT THE OWNER WITH PROPER FUNCTIONING, OPERATION & MAINTENANCE OF THE FIRE PROTECTION SYSTEMS & COMPONENTS.
   B. TESTING & TRAINING IN ACCORDANCE WITH NFPA 25.
10. SUBMITTALS:
    A. PRODUCT DATA: SUBMIT MANUFACTURER'S DATA ON SPRINKLER SYSTEM COMPONENTS, INCLUDING ALL DEVICES & MATERIAL (SPRINKLER HEADS, FITTINGS, VALVES, COUPLINGS, HANGERS, TAMPER & FLOW SWITCHES, PIPING MATERIAL, JOINING METHOD, AIR COMPRESSOR, ETC.).
    B. SUBMIT SHOP DRAWINGS WITH ALL DEVICES SHOWN IN LOCATION WHERE THEY ARE TO BE INSTALLED.
    C. SUBMITTAL TO INCLUDE ALL OF THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
    D. SHOP DRAWINGS SHALL BE ON 24" x 36" SHEETS DRAWN TO MINIMUM 1/8" = 1'-0" SCALE.
    E. SUBMITTALL SHALL INCLUDE COMPLETE LAYOUTS, CAPACITY DATA, DIMENSIONS & ALL OTHER PERTINENT INFORMATION REQUIRED FOR ENGINEER TO PROPERLY REVIEW & EVALUATE THE FIRE PROTECTION SYSTEM.
    F. VALVE DIAGRAM:
       a. LOCATION OF ALL CONTROL VALVES, DRAIN VALVES, MANUAL AIR RELASE VALVES SHALL BE CLEARLY MARKED ON DIAGRAM OF SPRINKLER SYSTEM.
       b. DIAGRAM SHALL BE 11"x17" & SHALL BE INSTALLED IN PHOTO FRAME & MOUNTED ON WALL IN RISER ROOM.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SPRINKLER COVER SHEET

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

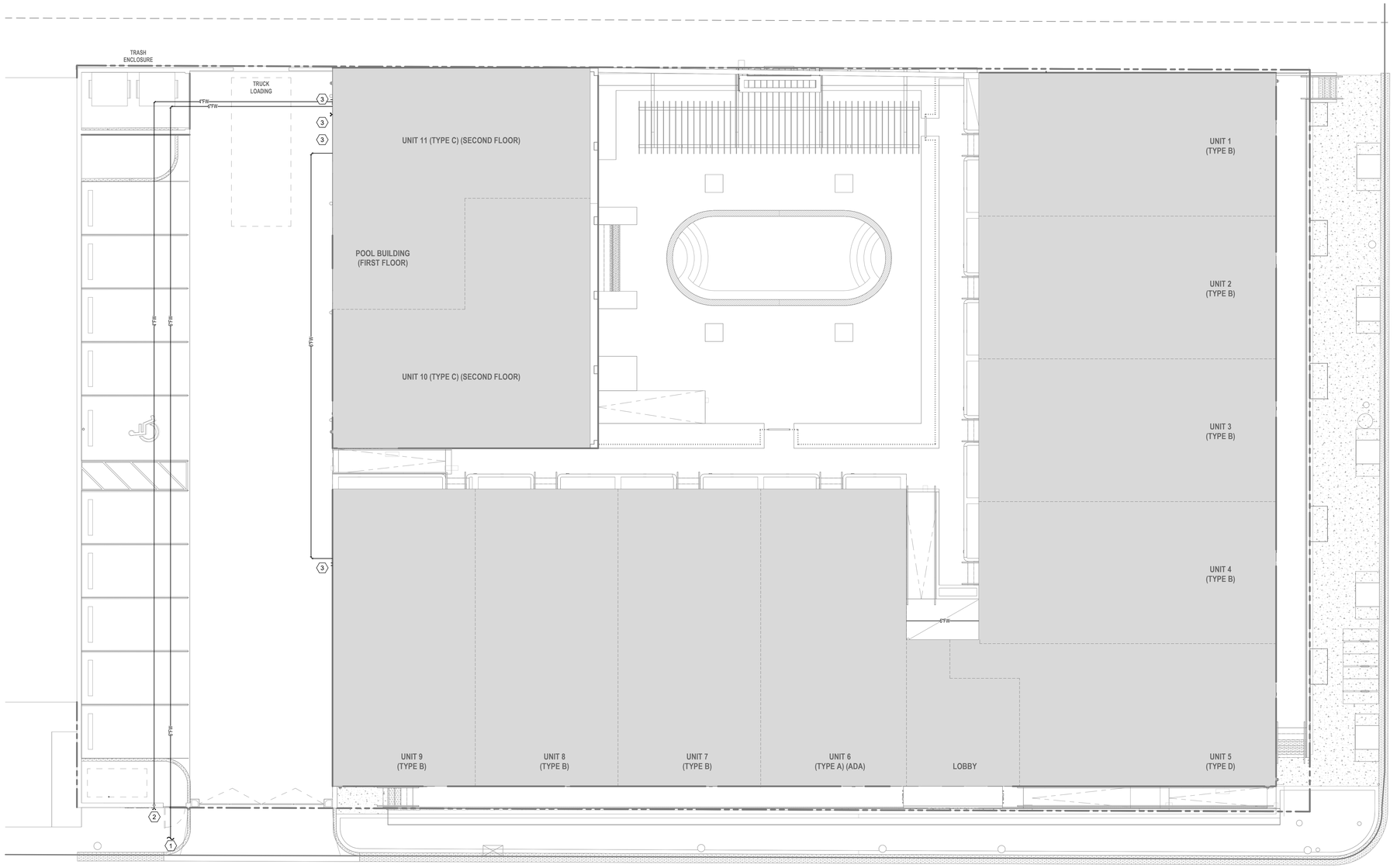
DRAWN BY | DKD

SP1.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:20 PM



ANNUNCIATION ST

POEYFARRE ST

1 **SITE SPRINKLER PLAN**
1/8" = 1'-0"

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

SPRINKLER KEY NOTES: ⟨#⟩

1. 6" FIRE WATER LINE TO INDICATING TYPE CONTROL VALVE LOCATED WITHIN VALVE BOX AND WATER MAIN BY CIVIL. PROVIDE TAMPER SWITCH ON VALVE. REFER TO CIVIL ENGINEERING UTILITY DRAWING SHEET AND SPECIFICATIONS FOR CONTINUATION TO WATER SUPPLY TIE IN LOCATION. SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING UPDATED FIRE HYDRANT FLOW TEST DATA FOR WATER SUPPLY DATA USED FOR HYDRAULIC CALCULATIONS.
2. 4" FIRE WATER LINE UP FROM BELOW GRADE WITHIN WALL TO WALL MOUNTED FIRE DEPARTMENT CONNECTION. FDC SHALL BE NOT LESS THAN 18" OR GREATER THAN 48" ABOVE THE ADJOINING SURFACE GRADE. FIRE DEPARTMENT CONNECTION SHALL BE THREE WAY INLETS, CAST BRASS BOTTOM OUTLET, 18" HIGH BRASS SEAMLESS TUBING BRASS BRANDED PLATE, CAST BRASS PLUGS, POLISHED CHROME PLATED FINISH AND CHROME PLATED DUCT CAPS WITH CHAINS. FIRE DEPARTMENT CONNECTION INLETS SHALL BE 2-1/2" CONNECTIONS USING NH INTERNAL THREADED SWIVEL FITTINGS WITH 2.5-7.5 NH STANDARD THREAD AS SPECIFIED IN NFPA 1963. LOCAL FIRE DEPARTMENT AND AHJ SHALL HAVE FINAL APPROVAL OF THREAD REQUIREMENTS AND CONNECTION TYPE. COORDINATE EXACT LOCATION AND QUANTITY OF CONNECTIONS WITH LOCAL FIRE DEPARTMENT, LOCAL AHJ, ARCHITECT AND GENERAL CONTRACTOR. PROVIDE PERMANENTLY MARKED WEATHERPROOF METAL SIGN WITH MINIMUM 1" LETTERS AND SECURED WITH CORROSION RESISTANT WIRE, CHAIN OR MECHANICAL FASTENERS STATING "FDC AUTOSPKR".
3. PROVIDE IN-BUILDING RISER FOR PIPING INTO BUILDING, SIZED TO MATCH PIPE SIZE. RISER FITTINGS UNDER FOUNDATION AND UP ABOVE GRADE INTO BUILDING WITHOUT JOINTS OR FITTINGS. INLET PIPE PROVIDED WITH COUPLER FOR CONNECTION TO SUPPLY PIPING (AWWA C900 PVC AND DUCTILE IRON PIPE, REFER TO CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS FOR SITE PIPING MATERIAL) AND OUTLET PIPING WITH STANDARD GROOVED END CONNECTION (AWWA C606) FOR CONNECTION TO INDOOR FIRE WATER PIPING. LEAD FREE CONSTRUCTION. UL LISTED AND FM APPROVED IN ACCORDANCE WITH NFPA 24. CORROSION RESISTANT TYPE 304 STAINLESS STEEL CONSTRUCTION AND 200 PSI MAXIMUM WORKING PRESSURE. IN-BUILDING RISER SHALL BE AMES SERIES IBR OR APPROVED EQUAL.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE SPRINKLER PLAN

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

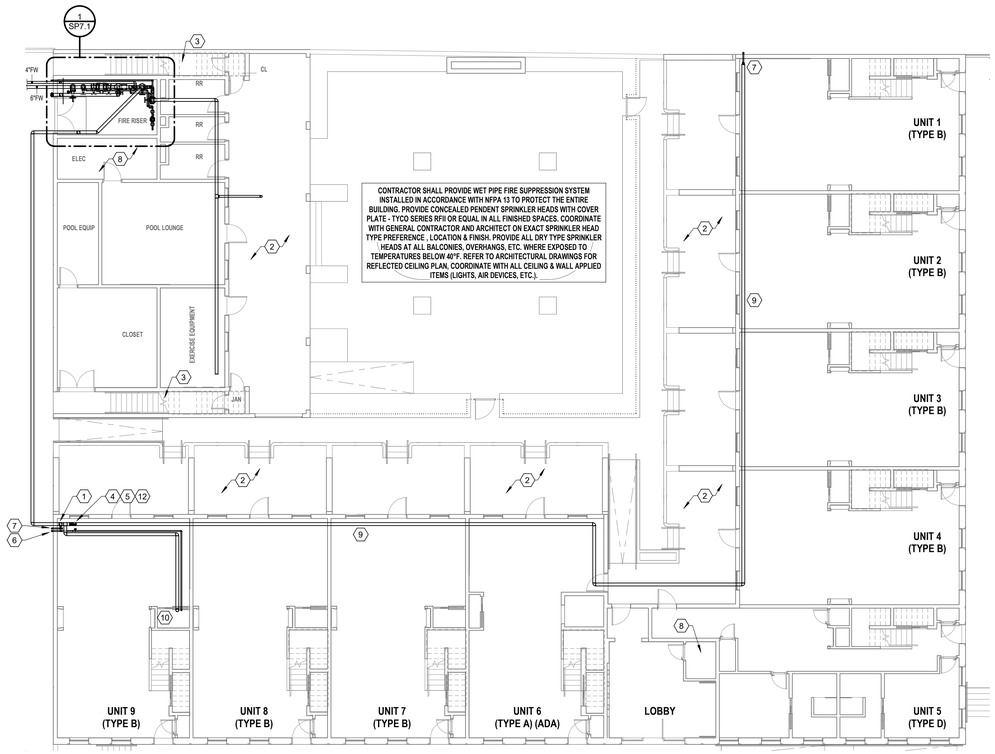
DRAWN BY | DKD

SP1.2

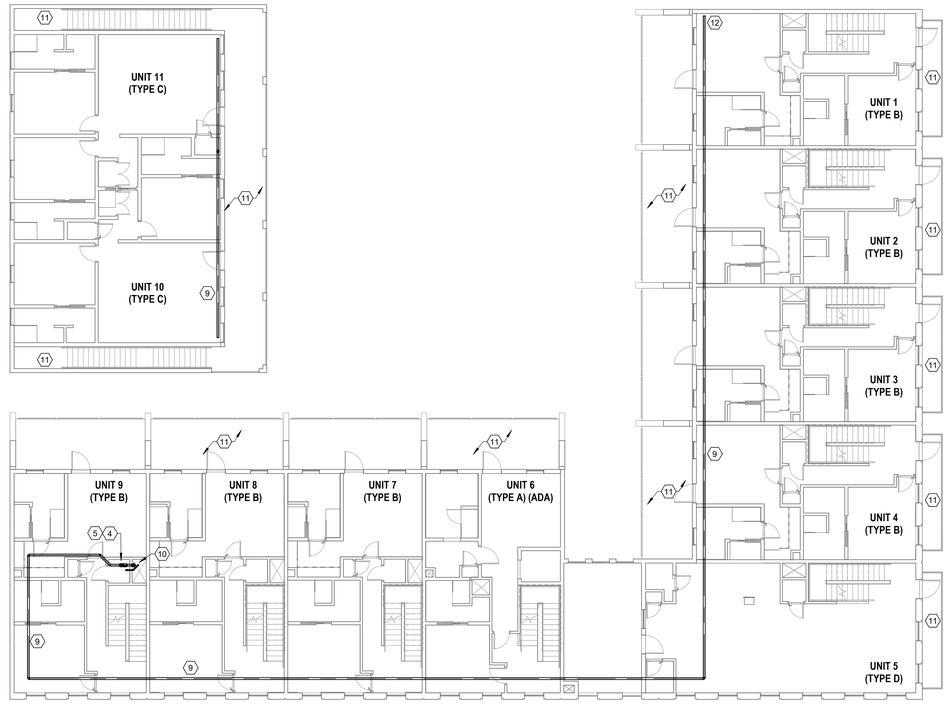
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:22 PM



1 SPRINKLER PLAN - FIRST FLOOR
3/32" = 1'-0"



2 SPRINKLER PLAN - SECOND FLOOR
3/32" = 1'-0"

3 SPRINKLER PLAN - THIRD FLOOR
3/32" = 1'-0"

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

SPRINKLER KEY NOTES: ⟨#⟩

1. PROVIDE IN-BUILDING RISER FOR PIPING INTO BUILDING, SIZED TO MATCH PIPE SIZE. RISER FITTINGS UNDER FOUNDATION & UP ABOVE GRADE INTO BUILDING WITHOUT JOINTS OR FITTINGS. INLET PIPE PROVIDED WITH COUPLER FOR CONNECTION TO SUPPLY PIPING (AWWA C900 PVC & DUCTILE IRON PIPE. REFER TO CIVIL ENGINEERING DRAWINGS & SPECIFICATIONS FOR SITE PIPING MATERIAL) & OUTLET PIPING WITH STANDARD GROOVED END CONNECTION (AWWA C606) FOR CONNECTION TO INDOOR FIRE WATER PIPING. LEAD FREE CONSTRUCTION, UL LISTED & FM APPROVED IN ACCORDANCE WITH NFPA 24. CORROSION RESISTANT TYPE 304 STAINLESS STEEL CONSTRUCTION & 200 PSI MAXIMUM WORKING PRESSURE. IN-BUILDING RISER SHALL BE AMES SERIES IBR OR APPROVED EQUAL.
2. PROVIDE DRY TYPE SPRINKLER HEADS AT COVERED AREAS AS REQUIRED, TYPICAL.
3. PROVIDE DRY TYPE SIDEWALL SPRINKLER HEAD AT ENCLOSED AREA BELOW STAIR AS REQUIRED.
4. PROVIDE FLOOR CONTROL ASSEMBLY. INSPECTOR TEST VALVE & DRAIN. REFER TO DETAILS. PROVIDE ACCESS PANEL AS REQUIRED FOR FULL ACCESS TO FLOOR CONTROL VALVE & ASSOCIATED COMPONENTS. COORDINATE WITH ARCHITECT ON EXACT SIZE, LOCATION, TYPE & FINISH OF ACCESS PANELS, TYPICAL.
5. COORDINATE WITH THE ELECTRICAL & FIRE ALARM CONTRACTOR FOR ELECTRICAL & FIRE ALARM CONNECTIONS FOR ALL TAMPER SWITCHES, FLOW SENSORS, ALARM BELLS, ETC.
6. TEST & DRAIN OUTLET. COORDINATE EXACT QUANTITY & LOCATION WITH ARCHITECT & GENERAL CONTRACTOR PRIOR TO ROUGH IN. PROVIDE SPLASH BLOCK UNDER PIPING TERMINATION
7. LOW POINT AUXILIARY DRAIN. PROVIDE AS REQUIRED FOR SLOPING/DRAINING OF SPRINKLER SYSTEM. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR, ARCHITECT & MECHANICAL ENGINEER; LOCATIONS SHALL BE PROVIDED FOR REVIEW IN SPRINKLER SHOP DRAWINGS. ROUTE DRAIN PIPING OUT EXTERIOR WALL & TURN DOWN. PROVIDE SPLASH BLOCK UNDER PIPING TERMINATION. PROVIDE ACCESS PANEL IN WALL OR CEILING AS REQUIRED WHERE INSTALLED IN CONCEALED INACCESSIBLE AREAS. COORDINATE WITH ARCHITECT & GENERAL CONTRACTOR PRIOR TO ROUGH IN & INSTALLATION, TYPICAL.
8. SPRINKLER MAIN PIPING SHALL NOT BE ROUTED ABOVE ANY ELECTRICAL, IT OR SERVER ROOMS, TYPICAL.
9. SPRINKLER MAIN PIPE ROUTING SHOWN FOR RECOMMENDED LOCATION FOR COORDINATION PURPOSES. SPRINKLER CONTRACTOR SHALL COORDINATE EXACT PIPE ROUTING & SUBMIT EXACT PIPE ROUTING & ASSOCIATED HYDRAULIC CALCULATIONS 7 SUBMIT SPRINKLER SHOP DRAWINGS FOR REVIEW & APPROVAL, TYPICAL.
10. SPRINKLER & SPRINKLER DRAIN PIPING UP TO FLOOR CONTROL VALVE ASSEMBLIES ABOVE.
11. PROVIDE DRY TYPE SIDEWALL SPRINKLER HEAD AT BALCONY AS REQUIRED, TYPICAL.
12. PROVIDE AUTOMATIC AIR VENT OFF TOP OF HOZIONTAL PIPING LOCATED NEAR HIGH POINT OF SYSTEM TO ALLOW AIR TO BE REMOVED FOR SPRINKLER SYSTEM. PROVIDE ADDITIONAL AIR VENTS AS REQUIRED.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SPRINKLER PLANS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

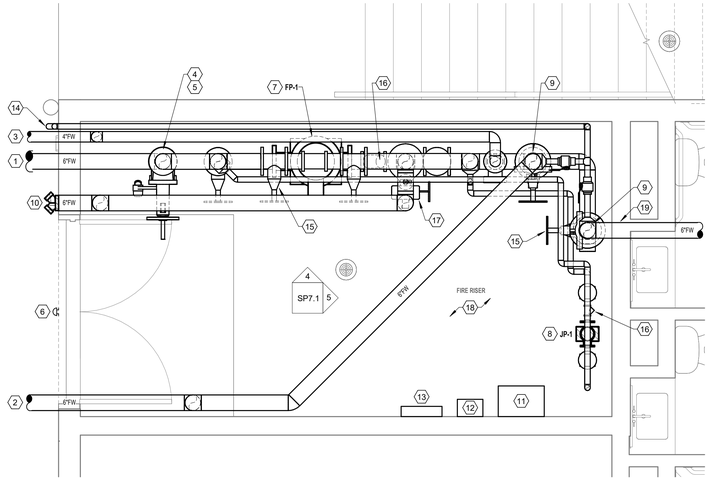
DRAWN BY | DKD

SP2.1

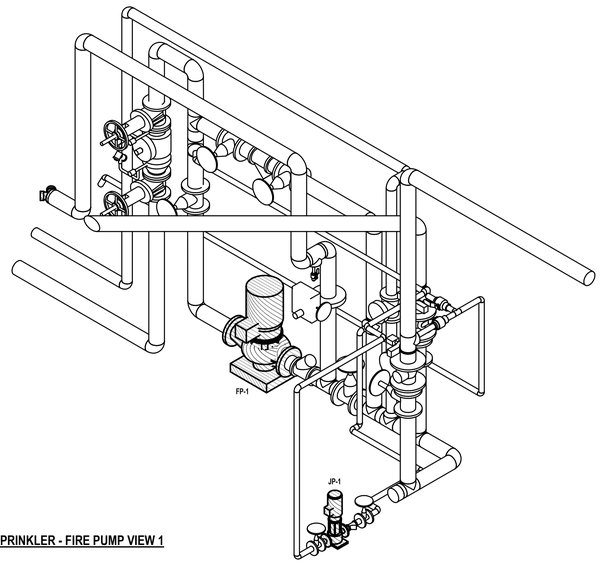
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

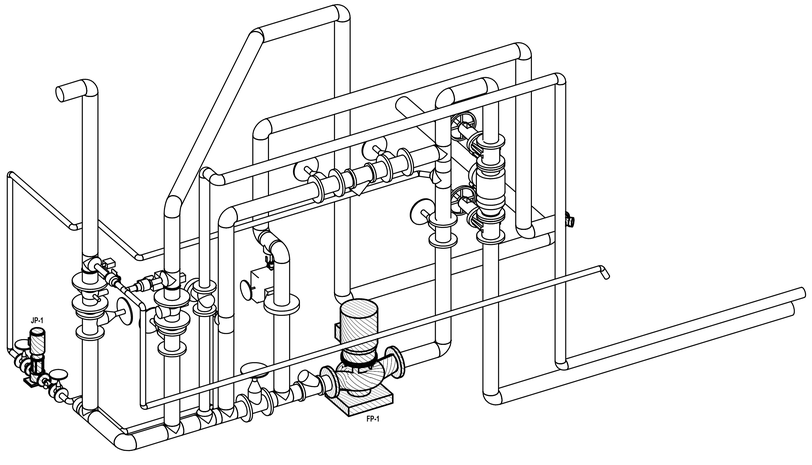
02/19/25 5:38:25 PM



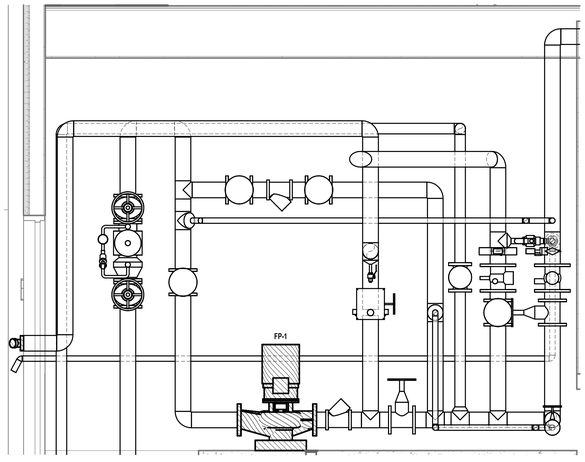
1 SPRINKLER PLAN - FIRST FLOOR - FIRE PUMP ROOM
1/2" = 1'-0"



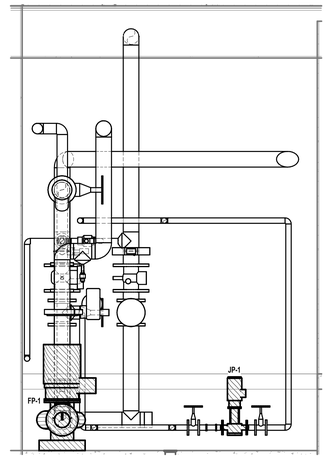
2 3D SPRINKLER - FIRE PUMP VIEW 1



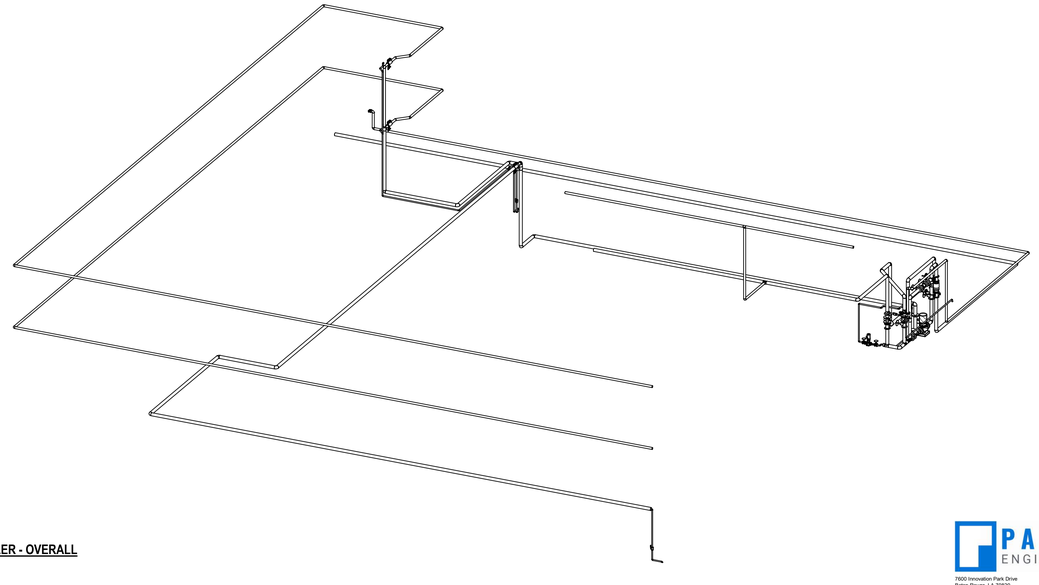
3 3D SPRINKLER - FIRE PUMP VIEW 2



4 ELEVATION 1 - FIRE PUMP ROOM
1/2" = 1'-0"



5 ELEVATION 2 - FIRE PUMP ROOM
1/2" = 1'-0"



6 3D SPRINKLER - OVERALL

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

SPRINKLER KEY NOTES: ⟨#⟩

1. 6" FIRE WATER LINE FROM MUNICIPAL WATER LINE. REFER TO SITE SPRINKLER PLAN FOR CONTINUATION.
2. 6" FIRE WATER LINE TO MAIN BUILDING. REFER TO SITE SPRINKLER PLAN FOR CONTINUATION.
3. 4" FIRE WATER LINE TO REMOTE FIRE DEPARTMENT CONNECTION (FDC). REFER TO SITE SPRINKLER PLAN FOR CONTINUATION.
4. PROVIDE IN-BUILDING RISER FOR PIPING INTO BUILDING, SIZED TO MATCH PIPE SIZE. RISER FITTINGS UNDER FOUNDATION AND UP ABOVE GRADE INTO BUILDING WITHOUT JOINTS OR FITTINGS. INLET PIPE PROVIDED WITH COUPLER FOR CONNECTION TO SUPPLY PIPING (AWWA C900 PVC AND DUCTILE IRON PIPE, REFER TO CIVIL ENGINEERING DRAWINGS AND SPECIFICATIONS FOR SITE PIPING MATERIAL) AND OUTLET PIPING WITH STANDARD GROOVED END CONNECTION (AWWA C606) FOR CONNECTION TO INDOOR FIRE WATER PIPING. LEAD FREE CONSTRUCTION. UL LISTED AND FM APPROVED IN ACCORDANCE WITH NFPA 24. CORROSION RESISTANT TYPE 304 STAINLESS STEEL CONSTRUCTION AND 200 PSI MAXIMUM WORKING PRESSURE. IN-BUILDING RISER SHALL BE AMES SERIES IBR OR APPROVED EQUAL.
5. SPRINKLER PIPING UP TO DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY INSTALLED IN THE VERTICAL. BACKFLOW PREVENTER SHALL HAVE OS&Y VALVES WITH TAMPER SWITCHES. WATTS MODEL 757DCDA OR EQUAL.
6. ELECTRIC ALARM BELL ABOVE DOOR, PROVIDE WITH STROBE LIGHT AS REQUIRED BY LOCAL AHJ. PROVIDE 120-1-60 ELECTRICAL SERVICE AND LOW VOLTAGE TRANSFORMER (WHERE REQUIRED). COORDINATE EXACT LOCATION WITH LOCAL FIRE DEPARTMENT, ELECTRICAL CONTRACTOR, AND FIRE ALARM CONTRACTOR PRIOR TO INSTALLATION.
7. FIRE PUMP, REFER TO SCHEDULES AND DETAILS. PROVIDE CONCRETE PUMP PAD WITH NON SHRINKING GROUT PER PUMP MANUFACTURER'S RECOMMENDATIONS. PROVIDE VIBRATION ISOLATION PADS UNDER PUMP SUPPORTS. 1/2" WELDED OUTLET AND PIPING TO FIRE PUMP CONTROLLER FOR FIRE PUMP PRESSURE SENSING LINE. PROVIDE PRESSURE GAUGE AND SHUTOFF COCK VALVE ON PUMP INLET AND OUTLET.
8. JOCKEY PUMP, REFER TO SCHEDULES AND DETAILS. PROVIDE CONCRETE PUMP PAD WITH NON SHRINKING GROUT PER PUMP MANUFACTURER'S RECOMMENDATIONS. PROVIDE VIBRATION ISOLATION PADS UNDER PUMP SUPPORTS. PROVIDE WELDED OUTLET AND PIPING TO JOCKEY PUMP SUCTION AND 1/2" WELDED OUTLET AND PIPING TO JOCKEY PUMP CONTROLLER FOR JOCKEY PUMP PRESSURE SENSING LINE. PROVIDE PRESSURE GAUGE AND SHUTOFF COCK VALVE ON PUMP INLET AND OUTLET.
9. WET PIPE SPRINKLER RISER, REFER TO DETAIL.
10. FIRE PUMP TEST HEADER.
11. FIRE PUMP CONTROLLER.
12. JOCKEY PUMP CONTROLLER.
13. CABINET FOR EXTRA SPRINKLER HEADS AND SUITABLE WRENCH AS PER NFPA.
14. SPRINKLER TEST AND DRAIN OUTLET OUT WALL WITH ELBOW DOWN. PROVIDE SPLASH BLOCK UNDERNEATH DRAIN OUTLET OPENING. COORDINATE EXACT LOCATION PRIOR TO INSTALLATION.
15. OS&Y INDICATING CONTROL VALVE WITH TAMPER SWITCH, TYPICAL.
16. CHECK VALVE, TYPICAL.
17. INDICATING BUTTERFLY WITH TAMPER SWITCH (SUPERVISED CLOSED) ON PIPING TO FIRE PUMP TEST HEADER WITH 2-1/2" HOSE VALVES, DUST CAPS AND CHAINS AND IDENTIFICATION LABEL PER NFPA 20.
18. COORDINATE WITH ELECTRICAL AND FIRE ALARM CONTRACTOR ON ALL TAMPER SWITCHES, FLOW SWITCHES, PRESSURE SWITCHES, ETC., TYPICAL.
19. PROVIDE METAL JACKET/SLEEVE ON PIPE PENETRATION THRU WALL EXTEND 6" ON BOTH SIDE OF WALL. PROVIDE FIRE CAULK WITHIN AND AROUND SLEEVE. TYPICAL ALL PIPE PENETRATIONS THRU RATED WALLS.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SPRINKLER PLANS - ENLARGED FIRE PUMP ROOM

PARISH ENGINEERING
7900 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

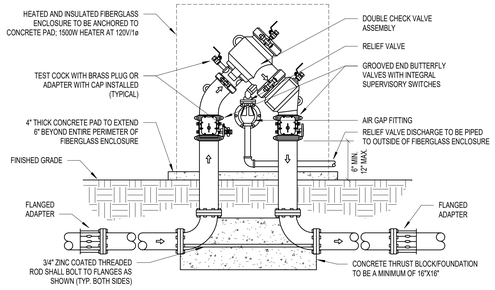
DRAWN BY | DKD

SP7.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

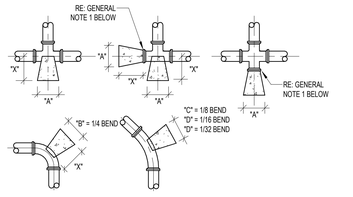
NOT FOR CONSTRUCTION

02/19/25 5:38:26 PM



GENERAL NOTES:
1. THE ABOVE BACKFLOW PREVENTER IS A REDUCED PRESSURE PRINCIPLE ASSEMBLY WITH A DOUBLE CHECK VALVE ASSEMBLY. THIS CONFIGURATION IS FOR USE ON 2-1/2" THRU 10" WATER MAINS. BACKFLOW PREVENTER ASSEMBLY TO BE OF DUCTILE IRON CONSTRUCTION.
2. BACKFLOW ASSEMBLY MUST BE TESTED BY A CERTIFIED TESTING AGENT.
3. BACKFLOW ASSEMBLY MUST HAVE SEAL OF APPROVAL FROM THE AMERICAN SOCIETY OF SANITATION ENGINEERS, AS WELL AS APPROVAL FROM UNDERWRITERS LABORATORIES AND/OR FACTORY MUTUAL RESEARCH CORPORATION.

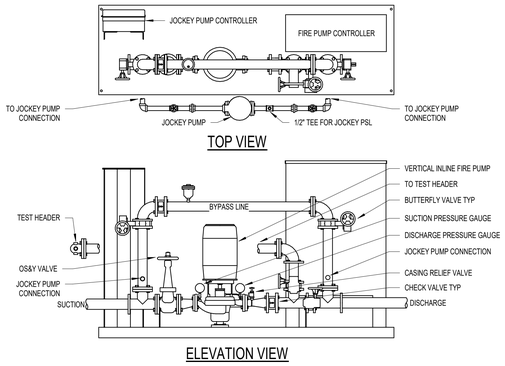
1 DETAIL - BACKFLOW PREVENTION ASSEMBLY
N.T.S.



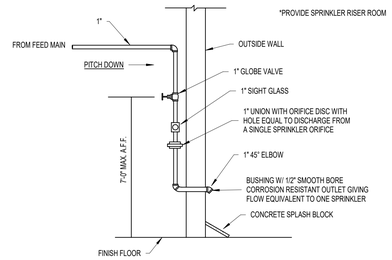
PIPE SIZE	"A" PLUGS & TEES	"B" 90° BENDS	"C" 45° BENDS	"D" 22.25° & 11.25° BENDS	DEPTH OF BLOCK
6"	1'-3"	2'-0"	1'-6"	1'-0"	1'-0"
8"	1'-3"	2'-4"	1'-10"	1'-3"	1'-3"
10"	1'-3"	2'-4"	1'-10"	1'-3"	1'-3"

GENERAL NOTES:
1. CONCRETE BLOCK SHALL BEAR AGAINST PLUG OR BLIND FLANGE ONLY AND SHALL NOT ENCASE TEE OR CROSS.
2. ALL BENDS, TEES, WYES, AND PLUGS TO HAVE STANDARD BLOCKING AS PER SCHEDULE AND DETAIL DIMENSION "X" TO BE A MINIMUM OF 1'-0", DIMENSION TO BE INCREASED WHERE NECESSARY TO PROVIDE BEARING AGAINST UNDISTURBED TRENCH WALL.

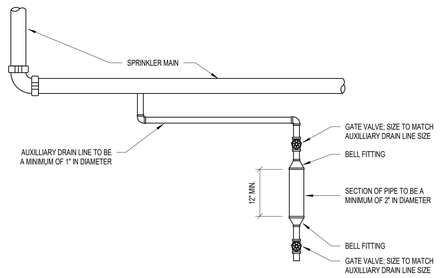
2 DETAIL - CONCRETE THRUST BLOCKS
N.T.S.



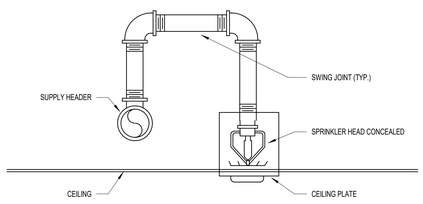
3 DETAIL - FIRE PUMP
N.T.S.



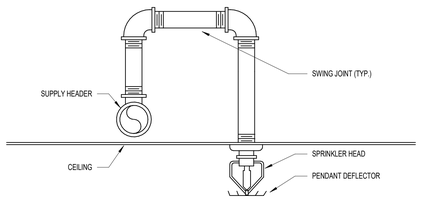
4 DETAIL - INSPECTOR TEST VALVE
N.T.S.



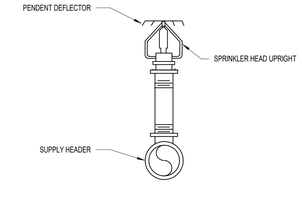
5 DETAIL - LOW POINT AUXILLIARY DRAIN
N.T.S.



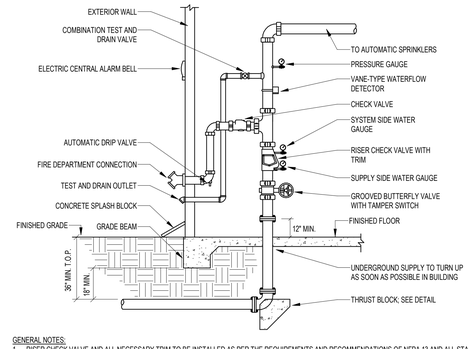
6 DETAIL - CONCEALED SPRINKLER HEAD
N.T.S.



7 DETAIL - PENDANT SPRINKLER HEAD
N.T.S.

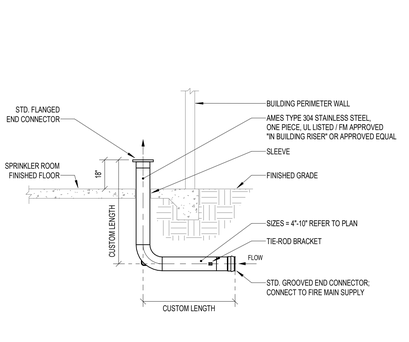


8 DETAIL - UPRIGHT SPRINKLER HEAD
N.T.S.



GENERAL NOTES:
1. RISER CHECK VALVE AND ALL NECESSARY TRIM TO BE INSTALLED AS PER THE REQUIREMENTS AND RECOMMENDATIONS OF NFPA 13 AND ALL STATE AND LOCAL CODES TO PROVIDE A COMPLETE AND FUNCTIONAL WET PIPE SPRINKLER RISER.

9 DETAIL - WET SPRINKLER RISER
N.T.S.



10 DETAIL - IN BUILDING RISER
N.T.S.

SCHEDULE - FIRE PUMPS

MARK	DESCRIPTION	DESIGN INLET CONDITIONS		DESIGN OUTLET CONDITIONS		ELECTRICAL SERVICE						WEIGHT	MANUFACTURER/ MODEL
						MOTOR							
		FLOW RATE	INLET RESIDUAL PRESSURE	FLOW RATE	HEAD	SIZE	RPM	ENCLOSURE	VOLTS	PH	FREQ		
FP-1	VERTICAL INLINE FIRE PUMP	400 GPM	29 psi	400 GPM	52 psi	20 hp	5253	ODP	208 V	3	60 Hz	500 lb	PATTERSON PUMP MODEL 5X3 VIP OR APPROVED EQUAL
JP-1	VERTICAL MULTISTAGE JOCKEY BOOSTER PUMP	5 GPM	29 psi	5 GPM	68 psi	3/4 hp	3450	TEFC	208 V	3	60 Hz	100 lb	WEBTROL NVB66FE3T OR APPROVED EQUAL

NOTES:

GENERAL:

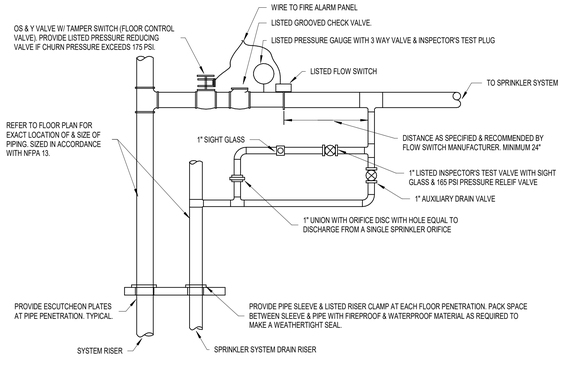
1. ELECTRONIC MANUAL VIA ELECTRONIC LINK
2. PROVIDE HYDROSTATIC TESTING AND FLUSHING IN ACCORDANCE WITH NFPA 20.
3. EACH PUMP CONTROLLER SHALL HAVE OWN PRESSURE SENSING LINE, MULTISTAGE MULTIPORT PUMPS SHALL HAVE INDIVIDUAL PRESSURE SENSING LINE FOR EACH DISCHARGE PORT.
4. PRESSURE SENSING LINE CONNECTIONS SHALL BE MADE BETWEEN PUMP'S DISCHARGE CHECK VALVE & DISCHARGE ISOLATION VALVE.

FIRE PUMP (FP-1):

1. 5x3 VIP VERTICAL INLINE MOTOR DRIVEN PUMP:
   a. UL-FM APPROVED CLOCKWISE ROTATION
   b. DESIGN: 400 GPM 52 PSI 120 TDH 3525 RPM
   c. IMPELLER PATTERN: D-5875
   d. SUCTION: 125# FLANGE
   e. DISCHARGE: 125# FLANGE
2. MOTOR:
   a. FAC. CHOICE, 20 HP, 3525 RPM, 208 VOLT, 3 PHASE, 60HZ
   b. OPEN DRIPPROOF MOTOR, FRAME 254JPV
   c. ACROSS THE LINE
   d. UL LABELED 1.15SF
3. PUMP ACCESSORIES:
   a. SET S/D GAUGES, STANDARD 300 LB WITH GAUGE COCKS
   b. 3/4" CASING RELIEVE VALVE, 175#
   c. 6 X 5 ECCENTRIC SUCTION REDUCER
   d. 3 X 6 CONCENTRIC DISCHARGE INCREASER
   e. 6 INCH OF DUCTILE IRON TEST HEADER, GROOVED
   f. 2 SETS OF 2-1/2" HOSE VALVES - ANGLE NST THREAD WITH CAPS AND CHAINS
4. CONTROLLER:
   a. COMBINED MANUAL AND AUTOMATIC FIRE PUMP CONTROLLER
   b. PROVIDED OR SELECTED BY FIRE PUMP MANUFACTURER
   c. UL 218 "FIRE PUMP CONTROLLER" LISTED
   d. ACROSS THE LINE, FLOOR MOUNTED
   e. RATED FOR: 208 VOLT, 3 PHASE, 60HZ, STANDARD AIC
   f. NEMA 2 ENCLOSURE
   g. STANDARD PAINT: TEXTURED RED RAL 3002
   h. TOUCH SCREEN OPERATOR INTERFACE
   i. PRESSURE AND EVENT RECORDER
   j. VOLTAGE AND AMPERAGE DISPLAY
   k. SINGLE OPERATOR FOR ISOLATING SWITCH & CIRCUIT BREAKER
   l. SURGE ARRESTOR
   m. LIFTING LUGS
   n. RUN TEST PUSH BUTTON
   o. EMERGENCY START HANDLE
   p. START AND STOP PUSH BUTTONS
   q. LOCKED ROTOR PROTECTOR
   r. PHASE REVERSAL INDICATION
   s. GLAND PLATE
   t. ALARM BUZZER AND ALARM CONTACTS FOR REMOTE INDICATION
   u. PRESSURE TRANSDUCER AND RUN TEST SOLENOID VALVE EXTERNALLY MOUNTED
   v. FIRE PUMP CONTROLLER MANUFACTURER - MODEL: TORNATECH MODEL GPA208/20/3/6 OR APPROVED EQUAL

JOCKEY PUMP (JP-1):

1. VERTICAL INLINE MULTISTAGE BOOSTER PUMP FOR AUTOMATIC SPRINKLER SYSTEM:
   a. RATED FOR: 5 GPM, 68 PSI, 0.75 HP, 3450 RPM, 208 VOLT, 3 PHASE, 60HZ
   b. ALL WETTED PARTS CONSTRUCTED OF STAINLESS STEEL
   c. TOTALLY ENCLOSED FAN COOLED MOTOR
2. JOCKEY PUMP CONTROLLER:
   a. UL APPROVED JOCKEY PUMP CONTROLLER
   b. PROVIDED OR SELECTED BY JOCKEY PUMP MANUFACTURER
   c. WITHOUT PRESSURE RECORDER
   d. WITHOUT RUNNING PERIOD TIMER
   e. UL 508A "INDUSTRIAL PUMP CONTROLLERS" LISTED
   f. NEMA 2 ENCLOSURE
   g. STANDARD PAINT: TEXTURED RED RAL 3002
   h. ACROSS THE LINE
   i. PRESSURE SENSING:
   j. PRESSURE TRANSDUCER FOR FRESH WATER APPLICATION 316 STAINLESS STEEL CONSTRUCTION
   k. RATED FOR 0-600 PSI WORKING PRESSURE
   l. 1/4" MALE NPT PRESSURE SENSING LINE CONNECTION
   m. MANUAL AND AUTOMATIC MOTOR START/RUN LED
   n. MOTOR OVERLOAD
   o. START, STOP & SYSTEM PRESSURE READING
   p. SYSTEM PRESSURE DIAGNOSTIC LED'S
   q. AUTO & OFF MODE
   r. MINIMUM RN TIMER (OFF DELAY)
   s. DELAY START TIMER (ON DELAY)
   t. VISUAL COUNTDOWN
   u. PUMP START COUNTER
   v. ELAPSED TIMER METER (HOURS/ NON-RESETTABLE)
   w. OFF-AUTO POSITION
   x. START AND STOP PUSH BUTTONS
   y. JOCKEY PUMP CONTROLLER MANUFACTURER - MODEL: TORNATECH MODEL JPLT-208V/.75HP OR APPROVED EQUAL



11 DETAIL - FLOOR CONTROL VALVE ASSEMBLY
N.T.S.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SPRINKLER DETAILS & SCHEDULES

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

SP9.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:04 PM

PLUMBING GENERAL NOTES

1. ALL WORK BY CONTRACTORS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, INCLUDING THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE.
2. MATERIALS FURNISHED UNDER THE CONTRACT SHALL BE NEW & SHALL BEAR THE UL LABEL WHERE APPLICABLE, UNLESS NOTED OTHERWISE. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS & WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION & ACCEPTANCE BY THE OWNER, LONGER IF STATED OTHERWISE ELSEWHERE IN THE SPECIFICATION.
3. CONTRACTOR SHALL INSTALL SYSTEMS WITHOUT INTERFERENCE & PROVIDE MANUFACTURER'S RECOMMENDED AIR & SERVICE CLEARANCES. INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS REQUIRED TO MAINTAIN WARRANTIES & GUARANTEES. CONTRACTOR SHALL COORDINATE WITH ALL TRADES & DISCIPLINES.
4. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION, INVERT/ DEPTH/ ELEVATIONS OF EXISTING SANITARY SEWER, DOMESTIC WATER, FIRE WATER, NATURAL GAS, STORM DRAINAGE, ETC. PRIOR TO ANY CONSTRUCTION. CONTRACTOR TO NOTIFY THE MECHANICAL ENGINEER & ARCHITECT FOR FURTHER DIRECTION IF EXISTING PIPING IS NOT AT AN ELEVATION/ INVERT/ DEPTH THAT ALLOWS FOR PROPER INSTALLATION & SLOPE OF NEW UTILITIES.
5. PRELIMINARY SEWER INVERT PIPE PLAN: CONTRACTOR SHALL PROVIDE DRAWING (NO LESS THAN 1/8"=1'-0" SCALE) SHOWING PROPOSED INVERTS OF ALL SUBSURFACE PIPING (SANITARY SEWER, STORM DRAINAGE, DOMESTIC WATER, FIRE WATER, CHILLED/HEATING WATER, ETC.) & EXACT LOCATION & SEWER INVERT OF SANITARY SEWER CONNECTION TO MECHANICAL ENGINEER & ARCHITECT FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. NO ADDITIONAL COST WILL BE PROVIDED FOR REINSTALLING SUBSURFACE PIPING IF PRELIMINARY INVERT PIPING PLAN IS NOT PROVIDED.
6. COORDINATE ALL UNDERGROUND PIPING & WORK WITH EXISTING SYSTEMS, INCLUDING EXISTING UTILITIES, SEWER, GAS, DOMESTIC WATER, CHILLED/HEATING WATER, ELECTRIC DUCT BANKS AND POWER. NOT ALL EXISTING SYSTEMS SHOWN. COORDINATE ALL EXISTING SYSTEMS PRIOR TO BEGINNING WORK. MARKED UTILITIES AND EXISTING SYSTEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AND REPAIRED BACK TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONSTRUCTION CONTRACT.
7. PLUMBING CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR ON LOCATION OF ALL FLOOR DRAINS & HUB DRAINS AS NOT TO INTERFERE WITH EQUIPMENT & EQUIPMENT PADS. COORDINATE NEW FLOOR DRAIN & HUB LOCATION WHERE EQUIPMENT DOES NOT ALLOW FOR THE INSTALLATION SHOWN FOR DRAIN. COORDINATE HEIGHT OF HUB DRAINS FOR FAN COIL UNITS & CEILING CASSETTES.
8. SEAL ALL OPENINGS AROUND PIPE PENETRATIONS THROUGH WALLS & PARTITIONS WITH APPROVED FIRESTOPPING MATERIAL MEETING ASTM E814 & NFPA-101. PROVIDE ESCUTCHEONS ON PIPING PENETRATING WALLS EXPOSED TO VIEW/WITHIN FINISHED AREAS.
9. CONTRACTOR SHALL VISIT THE SITE FOR INSPECTION REGARDING ANY WORK REQUIRED TO COMPLETE THE SCOPE OF WORK FOR THE PROJECT PRIOR TO BID. THERE SHALL BE NO ADDITIONAL COST TO THE OWNER FOR BIDDERS AWARDED THE WORK FOR FAILURE TO EXAMINE SITE PRIOR TO BID.
10. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VISIT THE SITE AND COORDINATE PIPE ROUTING & EQUIPMENT INSTALLATION. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER WHERE DISCREPANCIES OCCUR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
11. CONTRACTOR SHALL REVIEW CEILING SPACE AND MECHANICAL ROOM SPACE AVAILABLE FOR PIPING AND EQUIPMENT AND MAKE REQUIRED ALLOWANCES FOR THE SIZE OF EQUIPMENT AND ROUTING OF PIPING. CONTRACTOR SHALL VERIFY EQUIPMENT TO BE SUPPLIED TO PROJECT CAN BE INSTALLED IN SPACE PROVIDED AND ALL SERVICE CLEARANCES MAINTAINED PRIOR TO ORDERING EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR EQUIPMENT THAT IS SUPPLIED THAT IS DIFFERENT THAN EQUIPMENT THAT IS BASIS OF DESIGN.
12. PIPING SHOWN DIAGRAMMATICALLY, ROUTE PIPING IN MOST DIRECT MANNER AVOIDING OBSTRUCTIONS NOT INDICATED. PROVIDE FITTINGS, OFFSETS, ETC. FOR ROUTING OF PIPING TO AVOID OBSTRUCTIONS & AS REQUIRED FOR A COMPLETE PLUMBING SYSTEM.
13. COORDINATE EXACT LOCATION OF ALL SLAB, FLOOR, WALL AND ROOF PENETRATIONS WITH EXISTING STRUCTURAL BEAMS, JOIST AND COMPONENTS. DO NOT CUT OR MODIFY EXISTING STRUCTURAL COMPONENTS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER.
14. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT AND RELATED SYSTEM COMPONENTS FOUND POSITIVE FOR MOLD, MILDEW, ASBESTOS, HARMFUL BACTERIA OR ANY OTHER CONTAMINATION BE PLACED INTO SERVICE.
15. MODEL NUMBERS SCHEDULED/SPECIFIED REPRESENT THE TYPE AND QUALITY OF EQUIPMENT REQUIRED TO MEET THE DESIGN REQUIREMENTS. CONTRACTOR SHALL REVIEW SUBMITTALS AND VERIFY EQUIPMENT MEETS SPECIFICATIONS PRIOR TO SUBMITTING FOR APPROVAL. EQUIPMENT THAT DIFFERS FROM BASIS OF DESIGN IS SUBJECT TO REJECTION. CONTRACTOR TO COORDINATE ALL DIFFERENCE IN EQUIPMENT WITH ELECTRICAL CONTRACTOR.
16. PROVIDE PERMANENT LABELS FOR ALL EQUIPMENT (WATER HEATERS, MIXING VALVES, PUMPS, EXPANSION TANKS, ETC.). LABELS SHALL BE MINIMUM 3/8" ENGRAVED BLACK LETTERS ON WHITE BACKGROUND, CONSTRUCTED OF MINIMUM 1" WIDE, LENGTH AS REQUIRED LAMINATED PLASTIC. SECURELY FASTENED TO EQUIPMENT WITH STAINLESS STEEL OR NONCORRODING HARDWARE. STICK ON LABELS ARE NOT ACCEPTABLE.
17. SANITIZE & DISINFECT THE POTABLE WATER SYSTEM IN ACCORDANCE WITH INTERNATIONAL PLUMBING CODE (CURRENT ENFORCEABLE EDITION) & LOCAL BUILDING CODES. TEST SYSTEM FOR LEAKS.
18. PROVIDE VALVES WHERE INDICATED ON DRAWINGS & AS REQUIRED FOR PROPER OPERATION OF PIPING SYSTEM. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES. PROVIDE SHUT OFF VALVES AT ALL HOSE BIBBS & ON COLD & HOT WATER BRANCHES TO ISOLATE THE BRANCH LINES.
19. PLUMBING FIXTURES SHALL BE INSTALLED PLUMB & LEVEL TO SUPPORTING SURFACES. PROVIDE WALL MOUNTED BACKING PLATES OR CARRIER ASSEMBLIES FOR WALL HUNG FIXTURES. INSTALL FIXTURES WITH TRAPS IN A MANNER WHERE TRAPS ARE EASILY REMOVED FOR SERVICE & CLEANING.
20. PROVIDE ALL PLUMBING FIXTURES WITH ACCESSIBLE STOPS, PROVIDE ALL EQUIPMENT WITH ACCESSIBLE SHUT OFF VALVES.
21. PROVIDE WALL MOUNTED FIXTURES (SINKS, WATER COOLERS, ETC.) WITH 2" WALL CLEAN OUT WITH CHROME PLATED COVER FOR CLEANING OUT SANITARY SEWER BRANCH WITHOUT REMOVAL OF FIXTURE. ALL WALL CLEANOUTS MAY NOT BE SHOWN FOR CLARITY OF DRAWINGS.
22. MAINTAIN 6" BETWEEN FLUSH VALVE, VACUUM BREAKER, CRITICAL LEVEL TAILPIECE & OVERFLOW RIM OF WATER CLOSETS.
23. PROVIDE SLEEVES FOR ALL PIPING THRU GRADE BEAMS AND/OR 1" CLOSED CELLULAR FOAM AS TO ISOLATE THE PIPING FROM THE CONCRETE IN EVENT BUILDING SETTLES.
24. PROVIDE PIPING SUPPORTS FROM BUILDING STRUCTURE AND/OR FRAMING IN APPROVED MANNER. PROVIDE ADDITIONAL FRAMING WHERE OVERHEAD CONSTRUCTION DOES NOT ALL FOR FASTENING OF SUPPORTS FOR PIPING & EQUIPMENT.
25. INSTALL ALL SUBSURFACE PRESSURIZED PIPING SYSTEMS (DOMESTIC WATER, FIRE WATER, NATURAL GAS, ETC.) MINIMUM 36" BELOW GRADE. NOTIFY MECHANICAL ENGINEER & ARCHITECT IF EXISTING TIE-IN LOCATIONS DO NOT ALLOW. PROVIDE CODE COMPLIANT DEPTH OF COVER FOR ALL SUBSURFACE PIPING OUTSIDE OF BUILDING.
26. SMOKE TEST ALL SANITARY SEWER & VENT PIPING PRIOR TO CLOSURE OF WALLS.
27. PLUG OR CAP ALL PIPING. PIPING SHALL NOT BE LEFT OPEN ENDED (INCLUDING WHEN STORED ON SITE & DURING CONSTRUCTION).
28. GRADE SENSITIVE PIPING (SANITARY SEWER, VENT, STORM DRAINAGE, ETC.) SHALL TAKE PRECEDENCE OVER ALL OTHER INSTALLATIONS. COORDINATE WITH ALL DISCIPLINES PRIOR TO & DURING CONSTRUCTION.
29. COORDINATE PIPE PENETRATIONS WITH ELECTRICAL & MECHANICAL CONTRACTOR.
30. PROVIDE FLASHING & COUNTER-FLASHING AS REQUIRED TO MAINTAIN THE WATERPROOFING INTEGRITY OF THE BUILDING AS REQUIRED FOR THE INSTALLATION OF PIPES, CONDUIT, EQUIPMENT, ETC.
31. PROVIDE WRITTEN GUARANTEE TO REPLACE, PROMPTLY REPAIR & ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR ANY WORKMANSHIP & EQUIPMENT DEFECTS DEVELOPED WITHIN 1 YEAR FROM DATE OF ACTUAL USE OF EQUIPMENT OR OCCUPANCY OF SPACES BY OWNER (WHICHEVER DATE IS EARLIER). ASSUME RESPONSIBILITY FOR ALL EXPENSES INCURRED FOR REPAIR & REPLACEMENT FOR OTHER TRADES WHERE CAUSED BY DEFECTS.
32. CONTRACTOR TO INCLUDE IN BID PROVIDING A COMPLETE SET OF COORDINATION DRAWINGS FOR ALL PIPING & PARTICIPATE WITH OTHER SUBS FOR PROVIDING COORDINATION DRAWINGS & INCLUDE ALL ABOVE CEILING DISCIPLINES ON FLOOR PLANS AT SCALE SIMILAR TO BID DOCUMENTS.
33. PROVIDE ALL LABOR, MATERIAL & APPLIANCES AS REQUIRED FOR THE INSTALLATION & TESTING OF THE SYSTEM & INCLUDE ALL COST FOR LICENSES, PERMITS, CERTIFICATE FILING & INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
34. PROVIDE CLEANOUTS WHERE SHOWN ON DRAWINGS & WHERE SPECIFIED BELOW:
    - 34.1. PROVIDE 2-WAY EXTERIOR CLEANOUTS AT ALL SEWER LINES EXITING FROM UNDER THE BUILDING SLAB.
    - 34.2. PROVIDE CLEANOUT AT BASE OF RISER WITH ACCESS DOORS FOR SANITARY SEWER & STORM DRAINAGE RISER FROM SECOND FLOOR LEVEL AND ABOVE.
    - 34.3. PROVIDE CLEANOUTS AT CHANGES IN DIRECTIONS GREATER THAN 45°.
    - 34.4. PROVIDE CLEANOUTS EVERY 75 FEET FOR 4" & 6" PIPING.
    - 34.5. PROVIDE CLEANOUTS EVERY 50 FEET FOR 3" & UNDER PIPING.
    - 34.6. PROVIDE 6" CLEANOUTS ON PIPING 6" & LARGER.
    - 34.7. PROVIDE CLEANOUT MATCHING PIPE SIZES FOR PIPING 4" & UNDER.
35. CONTRACTOR SHALL CLEAN ALL CONCRETE, DIRT & DEBRIS ON ALL EXTERIOR VALVE COVERS, EXTERIOR CLEANOUTS & MANHOLE COVERS AT PROJECT COMPLETION & APPLY TWO-PART BLACK EPOXY COATING THAT SHALL DRY TO HARD FINISH. APPLY COATING PRIOR TO INSTALLATION OF EXTERNAL SEALS.
36. PROVIDE REDUCED PRESSURE ZONE BACKFLOW PREVENTER ON COLD WATER LINES SERVING ICE MAKERS & HUMIDIFIERS. ROUTE DRAIN FROM BFP TO DRAIN SERVING ASSOCIATED EQUIPMENT UNLESS INDICATED OTHERWISE.
37. PROVIDE DIELECTRIC FITTING WHERE DISSIMILAR METALS ARE CONNECTED.
38. PROVIDE HANDICAP/ADA WATER CLOSETS WITH FLUSH VALVE HANDLES OR FLUSH LEVER (FOR TANK TYPE WATER CLOSETS) POINTING TOWARDS "OPEN" SIDE OF WATER CLOSET STALL AS REQUIRED FOR ADA COMPLIANCE.
39. DO NOT ROUTE PIPING CONTAINING WATER OVER ELECTRIC EQUIPMENT.
40. PROVIDE ACCESS PANELS FOR EQUIPMENT, VALVES, ETC. WHERE LOCATED ABOVE NON ACCESSIBLE CEILING. ACCESS PANELS SHALL BE LARGE ENOUGH FOR REQUIRED ADJUSTMENT & MAINTENANCE. COORDINATE COLOR & LOCATION WITH ARCHITECT. PROVIDE FIRE AND/OR SMOKE RATED ACCESS PANELS WHERE REQUIRED IN RATED CEILINGS. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN & DRAWINGS FOR RATED CEILING LOCATIONS.
41. ALL TRAPS SUBJECT TO EVAPORATION (FLOOR DRAINS, HUB DRAINS, ETC.) SHALL BE PROVIDED WITH A TRAP PRIMER.
42. PROVIDE WATER HAMMER ARRESTORS IN ACCORDANCE WITH PDI WH201 & ASSE 1010 COMPLAINT.
43. PROVIDE ALL POTABLE WATER SYSTEMS WITH LEAD FREE PIPING, SOLDER & FLUX.
44. COORDINATE ROUGH IN LOCATIONS WITH APPROVED TOILET PARTITION SHOP DRAWINGS & ARCHITECTURAL ELEVATION DRAWINGS.
45. ALL AUTOMATIC TRAP PRIMERS SHALL BE ASSE 1018 COMPLIANT.
46. MANHOLE REQUIREMENTS:
    - 46.1. ALL MANHOLES SHALL BE PRECAST CONCRETE TYPE CONFORMING TO ASTM C478/C478M.
    - 46.2. ALL MANHOLE RUBBER GASKETS FOR CONCRETE PIPE AND MANHOLES SHALL CONFORM TO ASTM C443/C443M.
    - 46.3. ALL MANHOLE TOPS FRAMES & COVERS SHALL CONFORM TO ASTM A48.
    - 46.4. SEWER MANHOLE BASE SHALL BE CONCRETE POURED ON STABILIZED SOIL OR AGGREGATE SUBBASE WITH INSIDE SURFACES SLOPED A MINIMUM OF 2 INCHES PER FOOT TO THE PIPE FLOW CHANNEL. ALL PIPE CONNECTIONS AND JOINTS SHALL BE SEALED WITH APPROVED WATERSTOP OR GASKET MATERIALS AND GROUTED. MANHOLE TOP FRAMES AND COVERS SHALL BE CLASS 30 GRAY CAST IRON CONFORMING TO ASTM A48/A48M, MACHINED FOR PROPER FIT OF COVERS IN FRAME, COATED WITH COAL-TAR PITCH VARNISH AND NOT LESS THAN 93 PERCENT OF THE SPECIFIED WEIGHT FOR EACH CASTING. COVERS SHALL HAVE THE WORD "SEWER" CAST IN LARGE LETTERS. SIMILAR, SEALED COVERS WITH GASKETS AND CAP SCREWS OR BOLTS SHALL BE USED WHERE SUBJECT TO FLOODING.
47. WATER HEATERS SHALL HAVE THE FOLLOWING REQUIRED SAFETY DEVICES: TEMPERATURE & PRESSURE RELIEF VALVE, ASSE 1017 COMPLAINT THERMOSTATIC MIXING VALVE, INTERNAL CUTOFF DEVICE TO CUT ENERGY SOURCE TO WATER HEATER & ANSI Z21.22 COMPLIANT VACUUM BREAKER INSTALLED ON COLD WATER LINE TO WATER HEATER (ANTI-SIPHON DEVICE).
48. PROVIDE ALL SUMP PUMPS WITH CHECK VALVE & GATE VALVE INSTALLED ON THE DISCHARGE OF THE SUMP PUMP.
49. PROVIDE MILDEW-RESISTANT WHITE SILICONE SEALANT BEAD AROUND BASE OF ALL FIXTURES.
50. PROVIDE 1" THICK CONTINUOUS INSULATION ON ALL PIPING PENETRATING THE ROOF. INSULATION SHALL BE FROM UNDERSIDE OF ROOF DECK, ALONG ALL LATERALS & TO 6" BELOW LAST ABOVE CEILING ELBOW JOINT.
51. PROVIDE HIGH & LOW BRACING FROM STRUCTURE ON PIPING PENETRATING THROUGH THE ROOF TO PREVENT MOVEMENT THAT WOULD AFFECT WATERPROOFING OF ROOF FLASHING.
52. PROVIDE SUPPORTS FOR ROOF MOUNTED HORIZONTAL PIPING WITH SPACING & IN A MANNER ENDORSED BOTH BY PIPE MANUFACTURER & ROOF MANUFACTURER. SUPPORTS SHALL BE DESIGNED FOR UNBINDING SURFACE OR WITH NON-CORRODING ROLLERS TO ALLOW FOR THERMAL MOVEMENT OF PIPING WITHOUT AFFECTING THE ROOFING SYSTEM.
53. PROVIDE & COORDINATE PROVISIONS FOR PIPE PROTECTION BENEATH HANDICAP LAVATORIES WHERE REQUIRED BY APPLICABLE CODES & WHERE INDICATED WITHIN TOILET ACCESSORIES.
54. PROVIDE SLEEVES SIZED FOR PASSAGE OF PIPING, FULL INSULATION THICKNESS & INSTALLATION OF FIRE-STOP AND/OR SEALANT ON ALL DOMESTIC WATER, SANITARY VENT, FIRE WATER & NATURAL GAS PIPING PENETRATING THROUGH WALLS.
55. GENERAL CONTRACTOR SHALL PAINT ALL PLUMBING PENETRATIONS (VENTS, FLASHING, ETC.) THROUGH ROOF. COORDINATE WITH ARCHITECT FOR COLOR.
56. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAINTING, CUTTING & PATCHING OF EXISTING FLOORS, WALLS & PARTITIONS IN EXISTING BUILDING & FOR RESTORING AREA TO ORIGINAL CONDITION THAT IS ACCEPTABLE TO ARCHITECT.
57. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL & UPON REFUSAL FOR ALL EXISTING MATERIAL & EQUIPMENT REMOVED UNDER THE CONTRACT SHALL BE HAULED OFF SITE AS DEBRIS.
58. CONTRACTOR SHALL COORDINATE & PLAN INSTALLATION OF NEW WORK & CONNECTIONS TO EXISTING UTILITIES IN A MANNER TO MINIMIZE SHUTDOWN. CONTRACTOR SHALL COORDINATE WITH OWNER ON ANY SHUTDOWN REQUIRED THAT AFFECTS EXISTING OCCUPIED PORTIONS OF THE BUILDING AND/OR ANY SURROUNDING EXISTING FACILITIES.

NATURAL GAS GENERAL NOTES

1. NATURAL GAS PIPING & EQUIPMENT SHALL COMPLY WITH REQUIREMENTS OF INTERNATIONAL GAS CODE & INTERNATIONAL PLUMBING CODE (CURRENT ENFORCEABLE EDITIONS).
2. ABOVE GRADE, EXTERIOR NATURAL GAS PIPING SHALL BE COVERED WITH 2 COATS OF WATERPROOF ASPHALTIC COATING (OR EQUAL) FOR PIPE CORROSION PREVENTION. PAINT EXPOSED EXTERIOR NATURAL GAS PIPING GRAY.
3. UNDERGROUND PLASTIC PIPING SHALL BE INSTALLED WITH SUFFICIENT CLEARANCE FORM ANY HEAT SOURCE. UNDERGROUND NATURAL GAS PIPING SHALL BE INSTALLED TO ALLOW FOR PROPER MAINTENANCE & PROTECTION FROM DAMAGE FROM PROXIMITY TO OTHER STRUCTURES.
4. PROVIDE INSULATED COPPER TRACER WIRE OR OTHER APPROVED CONDUCTOR ADJACENT TO UNDERGROUND NONMETALLIC/PLASTIC PIPING. TRACER WIRE SHALL TERMINATE ABOVE GROUND AT EACH EACH OF NONMETALLIC NATURAL GAS PIPING . TRACER WIRE SHALL BE MINIMUM 14 AWG & SUITABLE FOR BURY. PROVIDE BRIGHTLY COLORED, METALLIC CORE. NON-DETERIORATING, MINIMUM 2" WIDE, ID RIBBON TAPE SET 12" ABOVE TOP OF PIPE OR 24" BELOW FINISHED GRADE (SHALLOWER OF THE TWO) FOR ALL NON-CONDUCTIVE PIPE.
5. PROVIDE ANODELESS GAS RISER AT WHERE NATURAL GAS PIPING IS ROUTED FROM UNDERGROUND TO ABOVE GRADE.
6. COORDINATE EXACT LOCATION, PRESSURE REQUIREMENTS & NATURAL GAS DEMAND FOR ALL NATURAL EQUIPMENT TO BE SUPPLIED TO PROJECT & EXACT LOCATION. COORDINATE LOCATION OF NATURAL GAS INLET WITH EQUIPMENT & NATURAL GAS PIPING & PIPING SPECIALTIES (VALVES, FLEXIBLE CONNECTION/HOSE, ETC.) WITH EQUIPMENT MANUFACTURER.
7. PROVIDE UNIONS ON BOTH SIDES OF NATURAL GAS REGULATOR WITHIN 1 FOOT OF REGULATOR.
8. NATURAL GAS REGULATORS (THAT VENT) & METERS SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM DISTANCES:
    - 8.1. 18" FROM EXTERIOR DOOR OR OPERABLE WINDOW
    - 8.2. 3' FROM SOURCE OF IGNITION (ELECTRIC METERS, ELECTRIC BOX, AC UNIT, CHILLER, ETC.)
    - 8.3. SHALL NOT BE INSTALLED BELOW WINDOW
    - 8.4. 10' FROM ANY MECHANICAL AIR INLETS
9. NATURAL GAS REGULATORS & METERS SHALL BE INSTALLED IN A MANNER TO PREVENT DAMAGE BY VEHICLES & MECHANICAL EQUIPMENT. PROVIDE BOLLARDS AROUND NATURAL GAS ASSEMBLY IN AREAS WHERE DAMAGE MAY OCCUR. COORDINATE NATURAL GAS ASSEMBLY LOCATION WITH LOCAL NATURAL GAS COMPANY PROVIDER & PIPE BOLLARD LOCATION (WHERE REQUIRED) WITH ARCHITECT & MECHANICAL ENGINEER PRIOR TO INSTALLATION.

PLUMBING SYMBOL LEGEND

(REFER TO DRAWINGS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS)

GENERAL

- NEW WORK
- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- NEW EQUIPMENT OR FIXTURE
- MATCHLINE (1 / M101)
- GRID LINE (1)
- SECTION SYMBOL (M101 / SHEET NUMBER)
- DETAIL SYMBOL (1 / M101 / SHEET NUMBER)
- SHEET REFERENCE TAG (RE: 1 / M101 / SHEET NUMBER / VIEW NUMBER)
- GENERAL NOTE (1)
- DEMO NOTE (1)
- REVISION TAG (1)
- TIE INTO

PIPING

- SANITARY VENT PIPING
- COLD WATER PIPING
- HOT WATER PIPING
- SS — SANITARY SEWER PIPING
- GW — GREASE WASTE PIPING
- SD — STORM DRAIN PIPING
- FW — FIRE WATER PIPING
- NG — NATURAL GAS PIPING
- VAC — VACUUM PIPING
- O — OXYGEN PIPING
- N — NITROGEN PIPING
- A — AIR PIPING
- NO — NITROUS OXIDE PIPING
- 90° ELBOW
- 45° ELBOW
- TRANSITION
- 45° WYE
- SANITARY TEE
- COMBINATION WYE AND 8TH
- COUPLING
- DOUBLE SANITARY VENT
- DOUBLE SANITARY TEE
- DOUBLE SANITARY LONG SWEEP TEE
- DOUBLE WYE
- CAP
- HOSE BIBB
- DOWNSPOUT NOZZLE
- BALL VALVE
- CHECK VALVE
- GATE VALVE
- (DS) DOMESTIC WATER SHUTOFF RE: DETAIL
- (S) SOLENOID VALVE
- GASCOCK
- INLINE RECIRCULATION PUMP

MEDICAL GAS

- OXYGEN OUTLET
- VACUUM INLET
- MEDICAL AIR OUTLET
- N20 OUTLET
- CO2 OUTLET
- VACUUM BOTTLE SLIDE
- RECESSED VALVE BOX
- LOCAL ALARM
- MASTER ALARM
- AREA ALARM
- MAIN LINE GAUGE
- PRESSURE SWITCH

INDEX - PLUMBING SHEETS

P1.1	PLUMBING COVER SHEET
P1.2	SITE PLUMBING PLAN
P2.1	PLUMBING PLAN - ROOF
P7.1	PLUMBING PLANS - ENLARGED
P7.2	PLUMBING PLANS - ENLARGED
P7.3	PLUMBING PLANS - ENLARGED
P8.1	PLUMBING RISER - SITE
P8.2	PLUMBING RISERS - ENLARGED
P9.1	PLUMBING DETAILS
P9.2	PLUMBING DETAILS
P10.1	PLUMBING SCHEDULES

ABBREVIATION LEGEND

AC	AIR CONDITIONING
ACCU	AIR COOLED CONDENSING UNIT
AFF	ABOVE FINISHED FLOOR
AFS	AIR FLOW STATION
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AS	AIR SEPARATOR
AV	AIR VENT
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER
BOD	BOTTOM OF DUCT
BTUH	BRITISH THERMAL UNIT PER HOUR
CC	COOLING COIL
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWCF	CHILLED WATER CHEMICAL FEED
CHP	CHILLED WATER PUMP
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
COMP	COMPRESSOR
CP	CIRCULATING PUMP
CU	CONDENSING UNIT
CT	COOLING TOWER
CV	CONTROL VALVE
CW	COLD WATER
CWCF	CONDENSER WATER CHEMICAL FEED
CWR	CONDENSER WATER RETURN
CWP	CONDENSER WATER PUMP
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMP (DEG F)
DDC	DIRECT DIGITAL CONTROL
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DPS	DIFFERENTIAL PRESSURE SWITCH
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EDH	ELECTRIC DUCT HEATER
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
ECU	ELECTRIC CONDENSING UNIT
ERU	ELECTRIC REFRIGERANT UNIT
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EVAP	EVAPORATOR
EX	EXHAUST
EXT	EXTERNAL
FA	FRESH AIR
FC/FCU	FAN COIL UNIT
FD	FIRE DAMPER
FT	FEET
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
FV	FACE VELOCITY
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
GUH	GAS UNIT HEATER
HC	HEATING COIL
HP	HORSEPOWER
HR	HOUR
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
ID	INSIDE DIAMETER
IN	INCHES
KW	KILOWATTS
LVG	LEAVING
MA	MIXED AIR
MAX	MAXIMUM
MD	MOTORIZED DAMPER
MECH	MECHANICAL
NG	NATURAL GAS
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OAU	OUTSIDE AIR UNITS
OS&Y	OUTSIDE STEM AND YOKE
OZ	OUNCES (PRESSURE)
PD	PRESSURE DROP
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
REF	REFERENCE
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RND	ROUND
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SD	SMOKE DAMPER
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SF	SUPPLY AIR FAN
SP	STATIC PRESSURE
SPEC	SPECIFICATIONS
TEMP	TEMPERATURE
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LISTED
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
W /	WITH
W / O	WITHOUT
WB	WET BULB (DEG F)

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING COVER SHEET

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

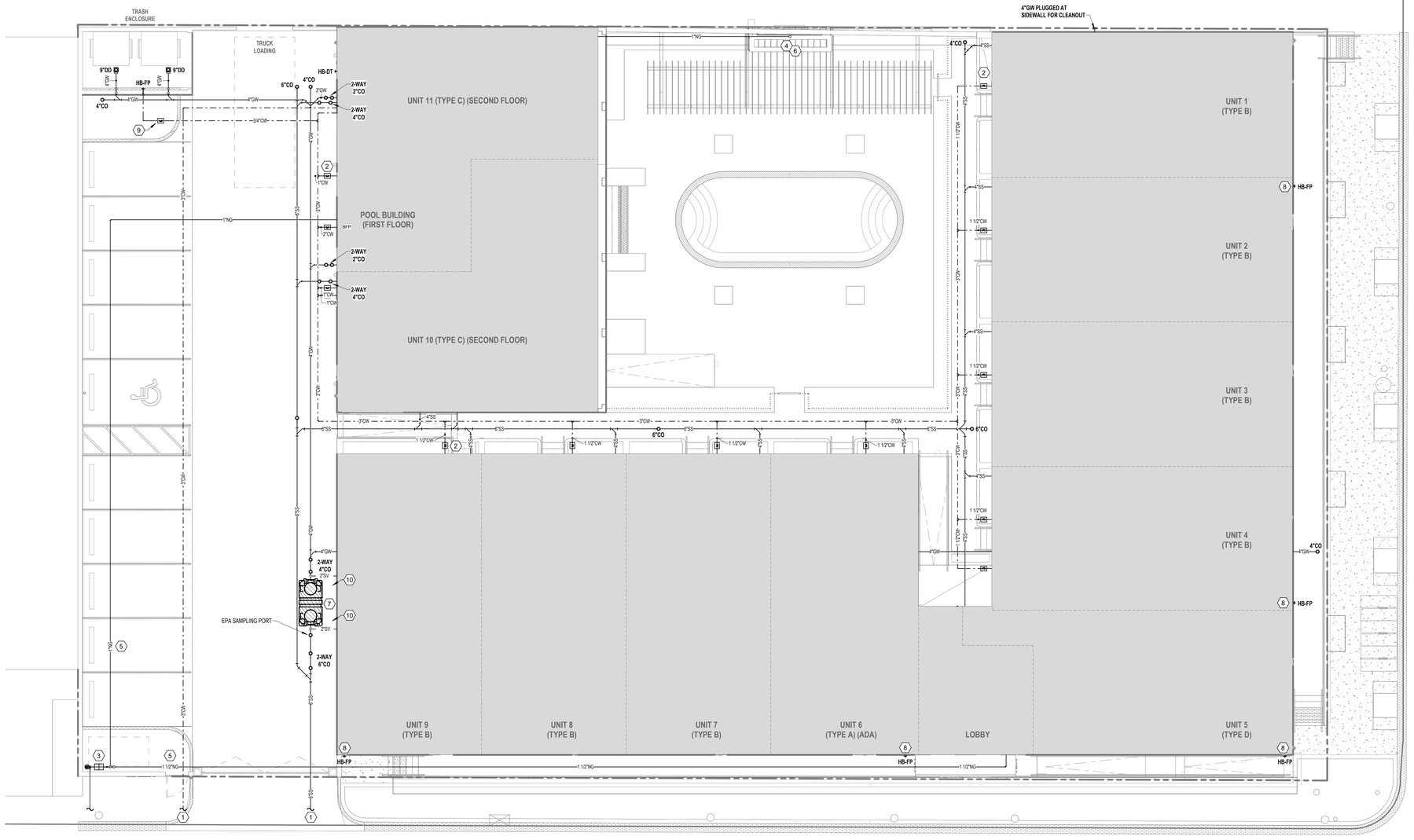
DRAWN BY | DKD

P1.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:07 PM



N

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

PLUMBING KEY NOTES: (#)

1. REFER TO CIVIL ENGINEERING SITE UTILITY DRAWINGS FOR CONTINUATION. COORDINATE EXACT LOCATION, SIZE, AND INVERT OF TIE IN PRIOR TO BIDDING.
2. UNDERGROUND DOMESTIC WATER SHUT OFF VALVE IN CAST IRON VALVE BOX MARKED "WATER". TYPICAL.
3. NEW NATURAL GAS METER AND REGULATOR SIZED DOWN FROM CITY PRESSURE TO 5 PSI, SIZED TO HANDLE MINIMUM 2,921 CFH. VERIFY EXACT NATURAL GAS REQUIREMENTS (FLOW RATES AND PRESSURE REQUIRED FOR EQUIPMENT). COORDINATE EXACT LOCATION WITH LOCAL GAS UTILITY COMPANY IN FIELD INCLUDE ALL COSTS (FEES, PERMITS, METER, INSTALLATION, ETC.) IN BID.
4. NATURAL GAS CONNECTION TO GAS FIRED EQUIPMENT. PROVIDE REGULATOR, GAS COCK, DRIP LEG, AND COUPLING/FITTING AS REQUIRED FOR CONNECTION TO EQUIPMENT. COORDINATE EXACT LOCATION, SIZE, AND CONNECTION TYPE WITH THE LANDSCAPE CONTRACTOR AND THE APPROVED EQUIPMENT SUBMITTALS PRIOR TO CONSTRUCTION. NG REGULATOR SHALL BE SIZED DOWN TO 7-11" n-wg AND SIZED TO ACCOMMODATE INPUT CFH OF EQUIPMENT (VERIFY WITH ACTUAL EQUIPMENT TO BE PROVIDED TO PROJECT). TYPICAL FOR ALL NATURAL GAS EQUIPMENT CONNECTIONS.
5. ROUTE NATURAL GAS PIPING BELOW GRADE TO LOCATION SHOWN. ROUTE UP INSIDE EXTERIOR WALL TO ROOF. RE: PLUMBING PLANS FOR ROUTING INSIDE BUILDINGS.
6. NATURAL GAS PIPING STUBBED UP FROM BELOW GRADE AT NATURAL GAS FIRED FIRE PLACE BY OTHERS. COORDINATE EXACT REQUIREMENTS AND STUB-UP LOCATION WITH LANDSCAPE PRIOR TO CONSTRUCTION.
7. GREASE TRAP. RE: SCHEDULES AND DETAILS FOR SIZING AND ADDITIONAL REQUIREMENTS.
8. COORDINATE EXACT LOCATION OF HOSE BIBB WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO CONSTRUCTION. PROVIDE HOSE BIBB WITH ACCESSIBLE SHUT OFF VALVE (ACCESS THROUGH WALL ACCEPTABLE). TYPICAL.
9. PROVIDE PRESSURE VACUUM BREAKER ASSEMBLY DOWNSTREAM OF SHUT OFF VALVE. PVB SHALL BE ZURN MODEL 720A OR APPROVED EQUAL. ASSE 1020 LISTED WITH WATER HAMMER ARRESTOR AND QUICK TEST FITTING SET. COORDINATE WITH GENERAL CONTRACTOR AND ARCHITECT ON EXACT LOCATION.
10. ROUTE 2"SV LINES FROM GREASE TRAP, BELOW GRADE TO BUILDING, UP INSIDE EXTERIOR WALL, AND TIE INTO ADJACENT UNIT SANITARY VENT TO ROOF.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

SITE PLUMBING PLAN

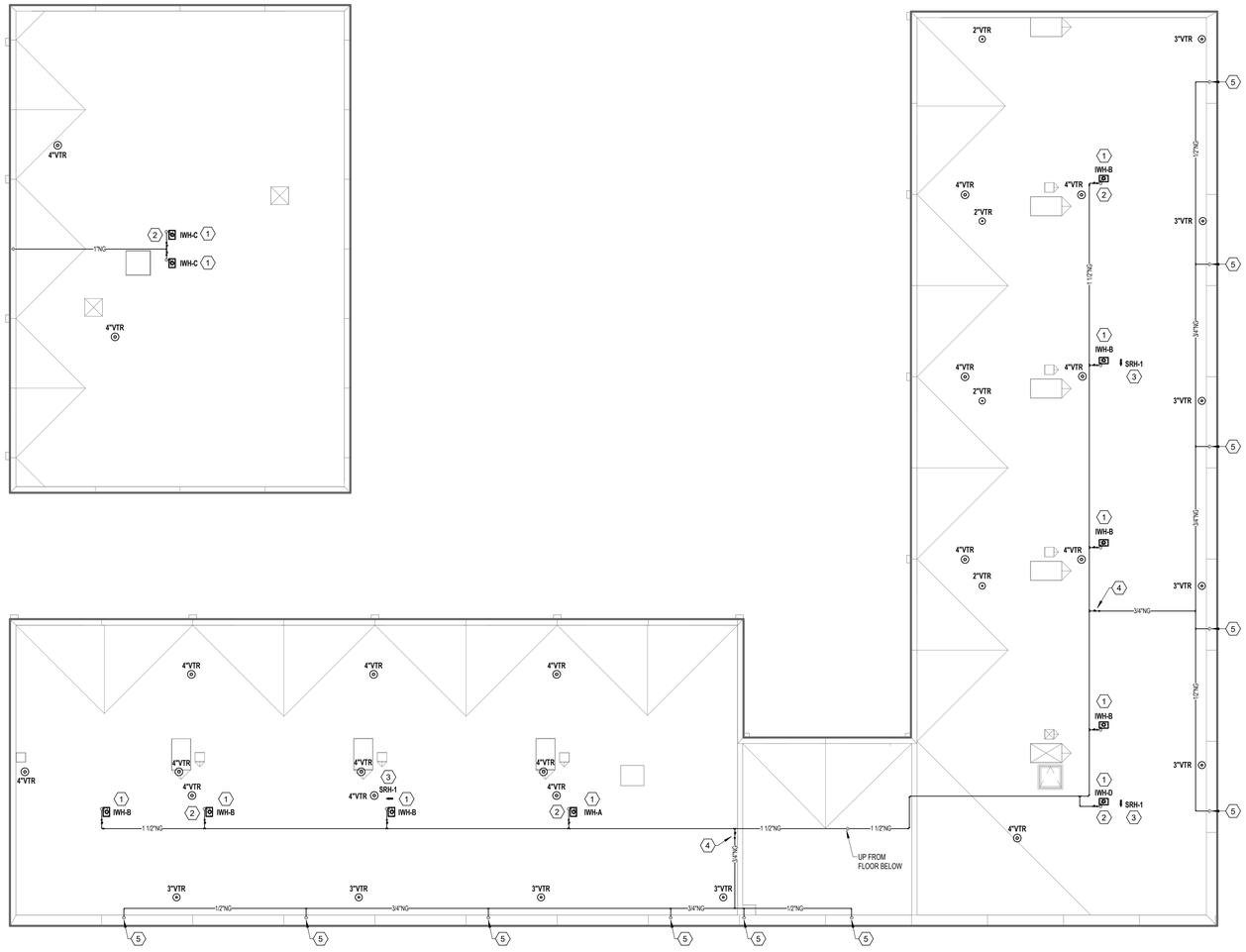
PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)932-0222
parisheng.com | #24-076

DRAWN BY | DKD

P1.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
02/19/25 5:38:07 PM



1 PLUMBING PLAN - ROOF
1/8" = 1'-0"

PLUMBING KEY NOTES: (#)

1. GAS FIRED INSTANTANEOUS WATER HEATER MOUNTED ON ROOF MOUNTED RACK. COORDINATE EXACT LOCATION AND INSTALLATION IN FIELD WITH GENERAL CONTRACTOR. PROVIDE SCALE CUTTER ON DOMESTIC WATER LINE TO WATER HEATER. PROVIDE CONDENSATE NEUTRALIZER ON CONDENSATE DRAIN LINE. ROUTE CONDENSATE DRAIN LINE AND T&P DRAIN LINE TO GUTTER SYSTEM AND TURN DOWN WITH AIR GAP. CONDENSATE DRAIN PIPING SHALL BE SCH 40 PVC. PROVIDE WATER HEATER WITH RECIRCULATION PUMP BY WATER HEATER MANUFACTURER. RE: DETAIL. ROUTE DOMESTIC CW, HW & HWR DOWN THROUGH ROOF PENETRATION HOUSING TO FIXTURES BELOW. INSULATE WATER PIPING WITH 1" INSULATION & PROVIDE EXTERIOR PIPING WITH ALUMINUM JACKET.
2. NATURAL GAS CONNECTION TO GAS FIRED EQUIPMENT. PROVIDE REGULATOR, GAS COCK, DRIP LEG, AND COUPLING/FITTING AS REQUIRED FOR CONNECTION TO EQUIPMENT. COORDINATE EXACT LOCATION, SIZE, AND CONNECTION TYPE WITH THE THE APPROVED EQUIPMENT SUBMITTALS PRIOR TO CONSTRUCTION. NG REGULATOR SHALL BE SIZED DOWN TO 7-11 in-wg AND SIZED TO ACCOMMODATE INPUT CFH OF EQUIPMENT (VERIFY WITH ACTUAL EQUIPMENT TO BE PROVIDED TO PROJECT). TYPICAL FOR ALL NATURAL GAS EQUIPMENT CONNECTIONS.
3. 3/4" CW LINE FROM FLOOR BELOW (CONNECT TO NEAREST 3/4" OR LARGER COLD WATER LINE) WITH SHUT OFF VALVE UP TO SANITARY ROOF HYDRANT. COORDINATE EXACT LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. PROVIDE GAS COCK AND NATURAL GAS REGULATOR SIZED DOWN TO 7-11 in-wg AND SIZED TO ACCOMMODATE INPUT CFH OF DOWNSTREAM NATURAL GAS LANTERNS (VERIFY WITH ACTUAL LANTERNS TO BE PROVIDED TO PROJECT).
5. ROUTE 1/2"NG DOWN INSIDE WALL TO NATURAL GAS LANTERN ON FIRST FLOOR LEVEL. PROVIDE NATURAL GAS CONNECTION TO LANTERN. PROVIDE GAS COCK, DRIP LEG, AND COUPLING/FITTING AS REQUIRED FOR CONNECTION.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING PLAN - ROOF

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

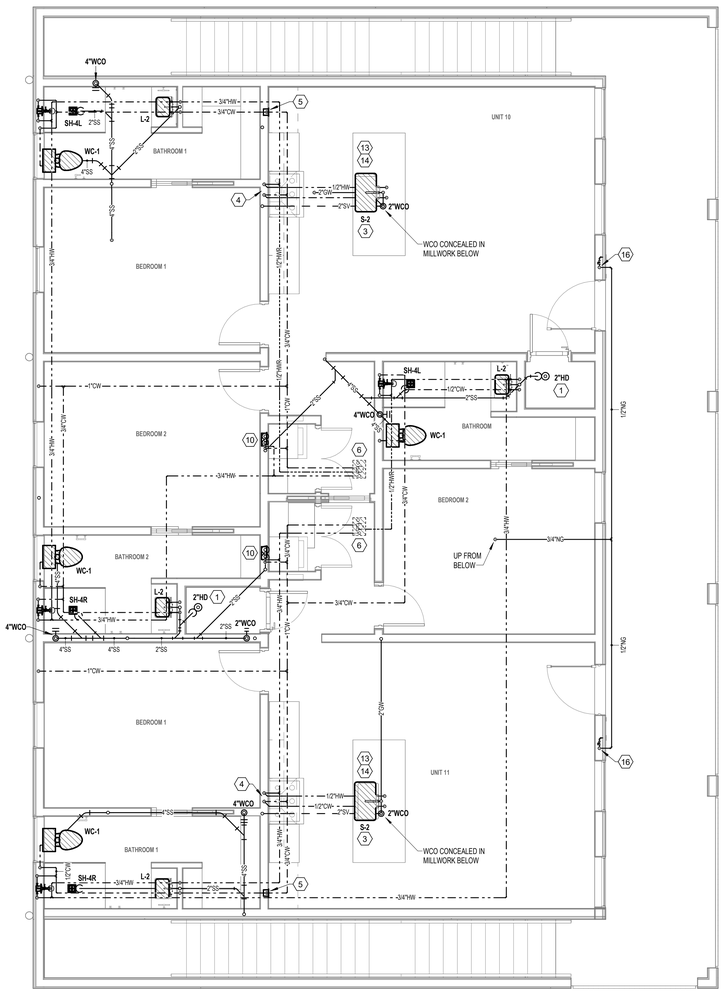
DRAWN BY | DKD

P2.1

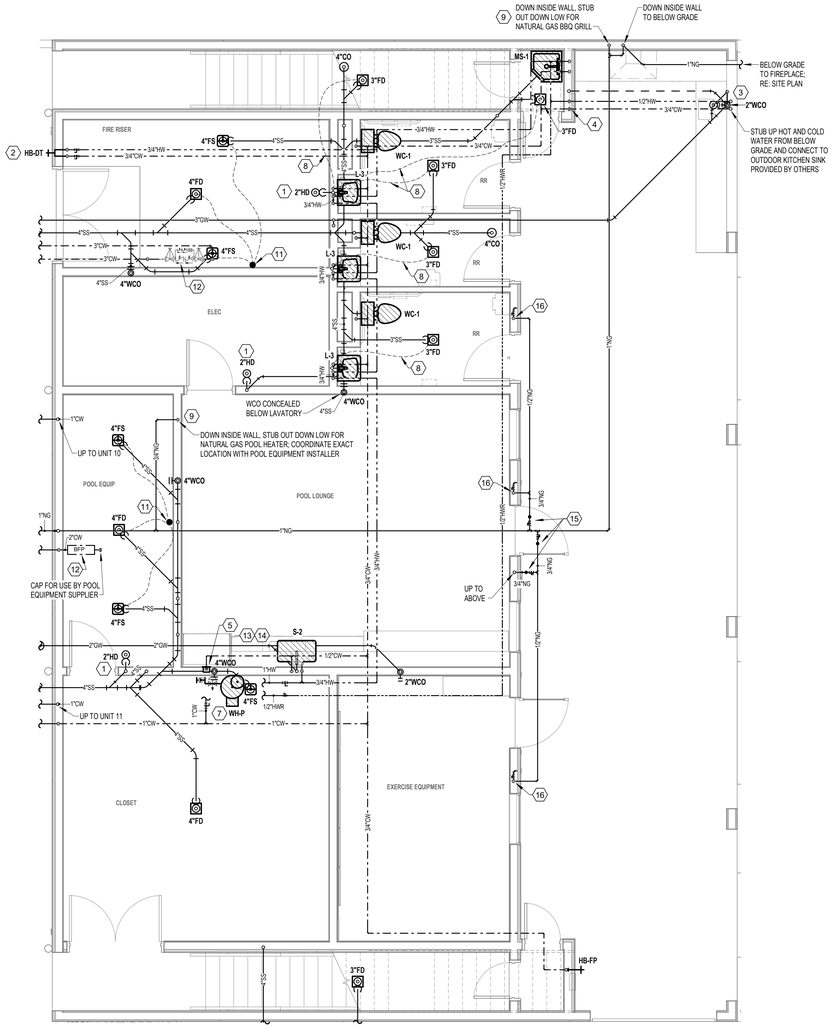
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:08 PM



2 PLUMBING PLAN - SECOND FLOOR - TYPE C UNITS
1/4" = 1'-0"



1 PLUMBING PLAN - FIRST FLOOR - POOLHOUSE
1/4" = 1'-0"

PLUMBING KEY NOTES: (#)

1. 2" HUB DRAIN WITH FUNNEL STUBBED OUT WALL BELOW AND UP THROUGH MECHANICAL PLATFORM FOR MECHANICAL EQUIPMENT CONDENSATE. COORDINATE EXACT LOCATION WITH THE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. INSULATE HUB DRAIN TRAP AND HORIZONTAL DRAIN LINE BACK TO VERTICAL PIPE DROP. PROVIDE HUB DRAIN WITH TRAP GUARD (PROVENT SYSTEMS #TG23FHD OR EQUAL). RE: DETAIL.
2. COORDINATE EXACT LOCATION OF HOSE BIBB WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO CONSTRUCTION. PROVIDE HOSE BIBB WITH ACCESSIBLE SHUT OFF VALVE (ACCESS THROUGH WALL ACCEPTABLE). TYPICAL.
3. PROVIDE ISLAND VENTING AT ISLAND PLUMBING FIXTURE AS SHOWN WITH WALL CLEANOUT CONCEALED IN MILLWORK BELOW. RE: DETAIL.
4. ROUTE COLD & HOT WATER LINES DOWN INSIDE WALL, BELOW FINISHED FLOOR TO ISLAND FIXTURE AS SHOWN.
5. 1/2"CW LINE TO REFRIGERATOR VALVE BOX. COORDINATE EXACT LOCATION OF APPLIANCE AND HEIGHT OF VALVE BOX WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO ROUGH-IN.
6. ROUTE CW, HW, AND HWR PIPING UP THROUGH ROOF PENETRATION HOUSING TO IWH AS SHOWN. RE: ROOF PLAN.
7. ELECTRIC TANK TYPE WATER HEATER ON FLOOR. PROVIDE 4" TALL 16 GAUGE GALVANIZED STEEL DRAIN PAN WITH FLOAT SWITCH UNDER ENTIRE UNIT. ROUTE T&P RELIEF AND AUXILIARY DRAIN PAN DRAIN LINE TO MOP SINK AND TURN DOWN WITH AIR GAP. PROVIDE SHUT OFF VALVES ON ALL WATER LINES TO AND FROM WATER HEATER. PROVIDE THERMOSTATIC MIXING VALVE, THERMAL EXPANSION TANK, AND CIRCULATING PUMP AS SHOWN. PROVIDE UNISTRUT FRAMING SECURED TO STRUCTURAL WALL FRAMING AS REQUIRED TO PROPERLY SUPPORT MIXING VALVE, EXPANSION TANK, CIRCULATING PUMP, AND ASSOCIATED PIPING. RE: SCHEDULES & DETAILS.
8. 1/2" GRAVITY TRAP PRIMER LINE FROM SINK / LAVATORY. ROUTE 1/2" LINE CONCEALED IN WALL AND BELOW GRADE TO FLOOR DRAIN. RE: DETAIL.
9. NATURAL GAS CONNECTION TO GAS FIRED EQUIPMENT. PROVIDE REGULATOR, GAS COCK, DRIP LEG, AND COUPLING/FITTING AS REQUIRED FOR CONNECTION TO EQUIPMENT. COORDINATE EXACT LOCATION, SIZE, AND CONNECTION TYPE WITH THE THE APPROVED EQUIPMENT SUBMITTALS PRIOR TO CONSTRUCTION. NO REGULATOR SHALL BE SIZED DOWN TO 7-11" in-wg AND SIZED TO ACCOMMODATE INPUT CFH OF EQUIPMENT (VERIFY WITH ACTUAL EQUIPMENT TO BE PROVIDED TO PROJECT). TYPICAL FOR ALL NATURAL GAS EQUIPMENT CONNECTIONS.
10. WASHING MACHINE VALVE BOX AS MANUFACTURED BY OATEY OR APPROVED EQUAL. PROVIDE WITH POINT-OF-USE LINT INTERCEPTOR IN WALL CAVITY WITH SIDE ACCESS PORT STUBBED OUT WALL FOR MAINTENANCE. LINT INTERCEPTOR SHALL BE STRIEM SIDEKICK OR APPROVED EQUAL.
11. 1/2" MECHANICAL TRAP PRIMER LINE FROM MECHANICAL TRAP PRIMER (ABOVE CEILING, PROVIDED BY CONTRACTOR). ROUTE 1/2" LINE CONCEALED IN WALL AND BELOW GRADE TO FLOOR DRAIN. RE: DETAIL.
12. PROVIDE REDUCED PRESSURE ZONE ASSEMBLY BACKFLOW PREVENTER. LEAD FREE, UNION CONNECTIONS, QUARTER TURN VALVES, AND STRAINER; NSF APPROVED. WATTS MODEL LF009 OR APPROVED EQUAL.
13. PROVIDE WATER LINE TO DISHWASHER FROM SINK. WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP INTEGRAL TO THE MACHINE OR ASSE 1022 COMPLIANT BACKFLOW PREVENTER. AIR GAPS SHALL COMPLY WITH ASME A112.1.2 OR A112.1.3.
14. ROUTE DISHWASHER DRAIN LINE INTO SINK DRAIN LINE. PROVIDE DECK MOUNTED AIR GAP OR ROUTE WASTE LINE TO RISE AND BE SECURELY FASTENED TO UNDERSIDE OF SINK RIM/COUNTER.
15. PROVIDE GAS COCK AND NATURAL GAS REGULATOR SIZED DOWN TO 7-11 in-wg AND SIZED TO ACCOMMODATE INPUT CFH OF DOWNSTREAM NATURAL GAS LANTERNS (VERIFY WITH ACTUAL LANTERNS TO BE PROVIDED TO PROJECT).
16. ROUTE 1/2"NG DOWN INSIDE WALL TO NATURAL GAS LANTERN. PROVIDE NATURAL GAS CONNECTION TO LANTERN. PROVIDE GAS COCK, DRIP LEG, AND COUPLING/FITTING AS REQUIRED FOR CONNECTION.

NOTE:
CONTRACTOR SHALL COORDINATE ALL WALL CLEANOUT LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. ALL WALL CLEANOUTS SHALL BE INSTALLED DOWN LOW ON WALLS. ALL WALL CLEANOUTS SHALL BE CONCEALED WHERE POSSIBLE. INSTALLED BEHIND TILE WALL ACCESS PANELS, WITHIN MILLWORK, ETC.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING PLANS - ENLARGED

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)302-0222
parisheng.com | #24-076

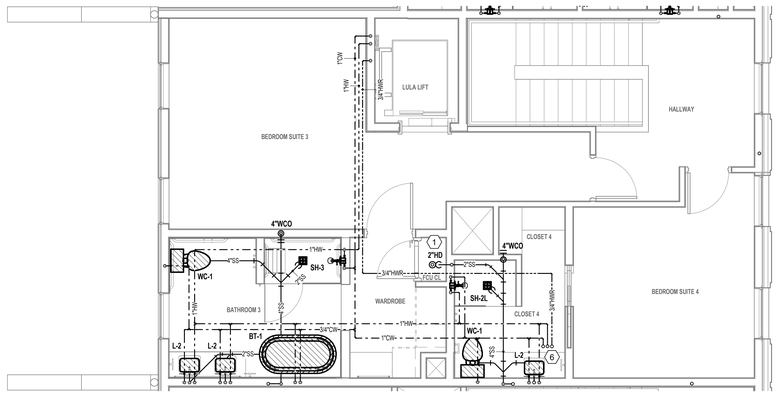
DRAWN BY | DKD

P7.1

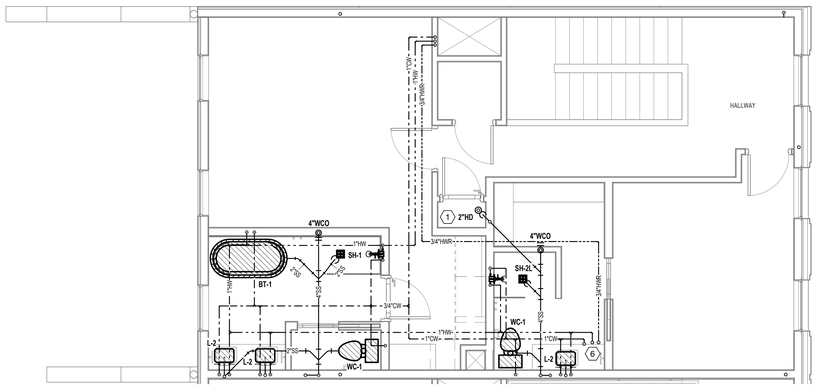
Autodesk Docs://23083_1031 Annunciation St/24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

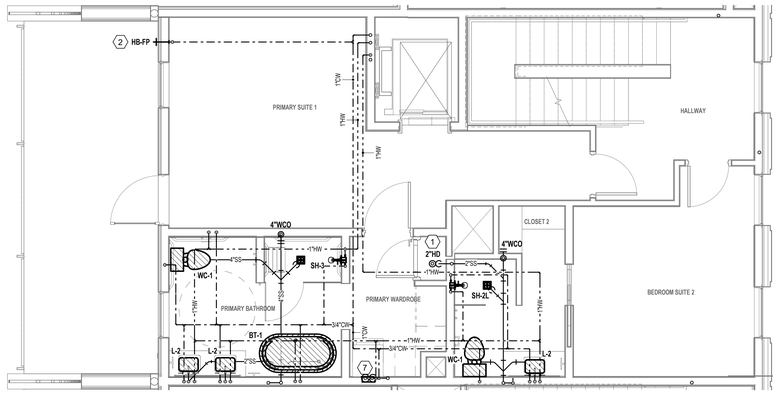
02/19/25 5:38:09 PM



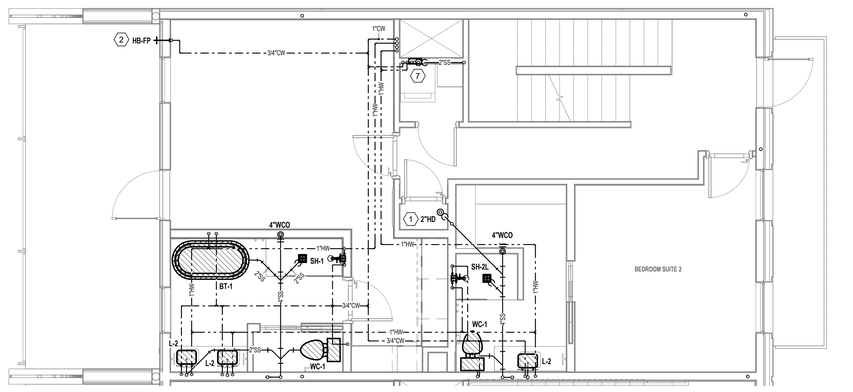
6 PLUMBING PLAN - THIRD FLOOR - TYPICAL UNIT A (ADA)
1/4" = 1'-0"



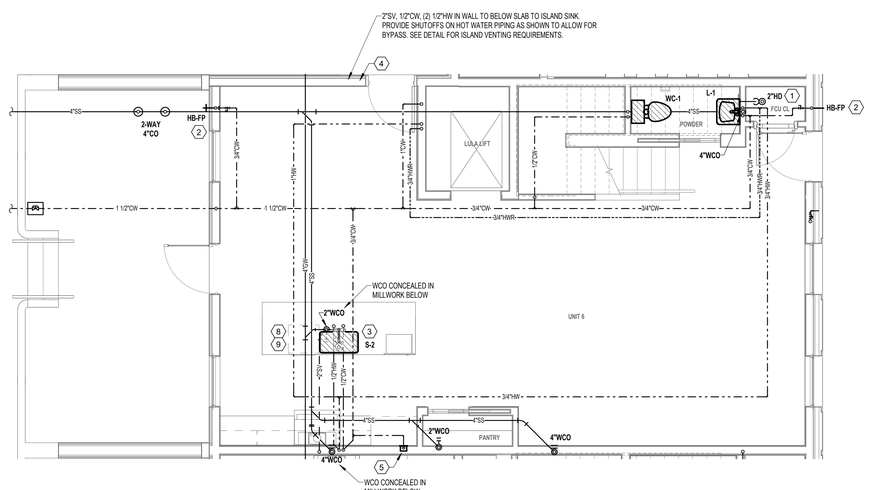
3 PLUMBING PLAN - THIRD FLOOR - TYPICAL UNIT B
1/4" = 1'-0"



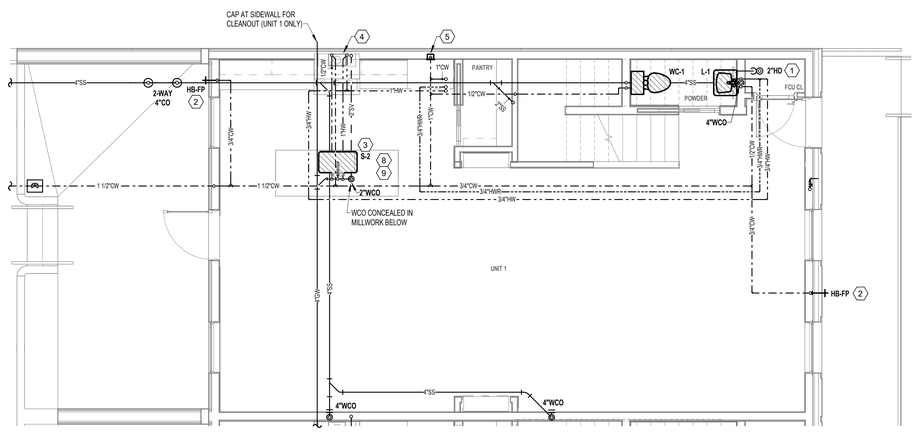
5 PLUMBING PLAN - SECOND FLOOR - TYPICAL UNIT A (ADA)
1/4" = 1'-0"



2 PLUMBING PLAN - SECOND FLOOR - TYPICAL UNIT B
1/4" = 1'-0"



4 PLUMBING PLAN - FIRST FLOOR - TYPICAL UNIT A (ADA)
1/4" = 1'-0"



1 PLUMBING PLAN - FIRST FLOOR - TYPICAL UNIT B
1/4" = 1'-0"

PLUMBING KEY NOTES: (#)

1. 2" HUB DRAIN WITH FUNNEL STUBBED OUT WALL BELOW AND UP THROUGH MECHANICAL PLATFORM FOR MECHANICAL EQUIPMENT CONDENSATE. COORDINATE EXACT LOCATION WITH THE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. INSULATE HUB DRAIN TRAP AND HORIZONTAL DRAIN LINE BACK TO VERTICAL PIPE DROP. PROVIDE HUB DRAIN WITH TRAP GUARD (PROVENT SYSTEMS #TGI2HD OR EQUAL). RE: DETAIL.
2. COORDINATE EXACT LOCATION OF HOSE BIBB WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO CONSTRUCTION. PROVIDE HOSE BIBB WITH ACCESSIBLE SHUT OFF VALVE (ACCESS THROUGH WALL ACCEPTABLE). SEE SITE PLAN AND ARCHITECTURAL PLANS, NOT ALL UNITS TO HAVE STREET FACING HOSE BIBB. TYPICAL.
3. PROVIDE ISLAND VENTING AT ISLAND PLUMBING FIXTURE AS SHOWN WITH WALL CLEANOUT CONCEALED IN MILLWORK BELOW. RE: DETAIL.
4. ROUTE COLD & HOT WATER LINES DOWN INSIDE WALL, BELOW FINISHED FLOOR TO ISLAND FIXTURE AS SHOWN.
5. 1/2"CW LINE TO REFRIGERATOR VALVE BOX. COORDINATE EXACT LOCATION OF APPLIANCE AND HEIGHT OF VALVE BOX WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO ROUGH-IN.
6. ROUTE CW, HW, AND HWR PIPING UP THROUGH ROOF PENETRATION HOUSING TO IWH AS SHOWN. RE: ROOF PLAN.
7. WASHING MACHINE VALVE BOX AS MANUFACTURED BY OATEY OR APPROVED EQUAL. PROVIDE WITH POINT-OF-USE LINT INTERCEPTOR IN WALL CAVITY WITH SIDE ACCESS PORT STUBBED OUT WALL FOR MAINTENANCE. LINT INTERCEPTOR SHALL BE STRIEM SIDEKICK OR APPROVED EQUAL.
8. PROVIDE WATER LINE TO DISHWASHER FROM SINK. WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP INTEGRAL TO THE MACHINE OR ASSE 1022 COMPLIANT BACKFLOW PREVENTER. AIR GAPS SHALL COMPLY WITH ASME A112.1.2 OR A112.1.3.
9. ROUTE DISHWASHER DRAIN LINE INTO SINK DRAIN LINE. PROVIDE DECK MOUNTED AIR GAP OR ROUTE WASTE LINE TO RISE AND BE SECURELY FASTENED TO UNDERSIDE OF SINK RIM/COUNTER.

NOTE:
CONTRACTOR SHALL COORDINATE ALL WALL CLEANOUT LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. ALL WALL CLEANOUTS SHALL BE INSTALLED DOWN LOW ON WALLS. ALL WALL CLEANOUTS SHALL BE CONCEALED WHERE POSSIBLE, INSTALLED BEHIND TILE WALL ACCESS PANELS, WITHIN MILLWORK, ETC.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING PLANS - ENLARGED

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

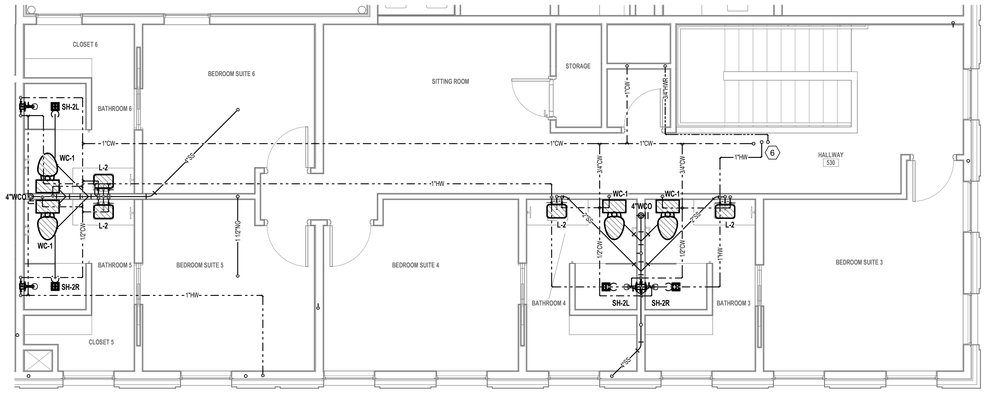
DRAWN BY | DKD

P7.2

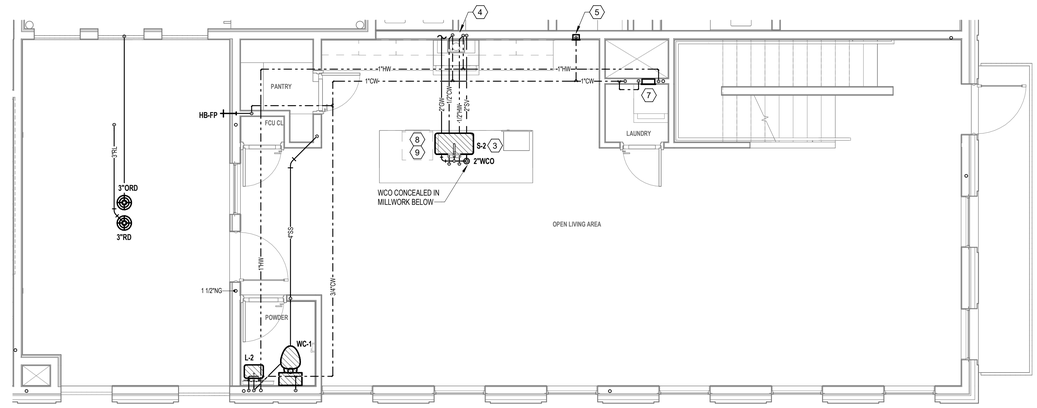
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

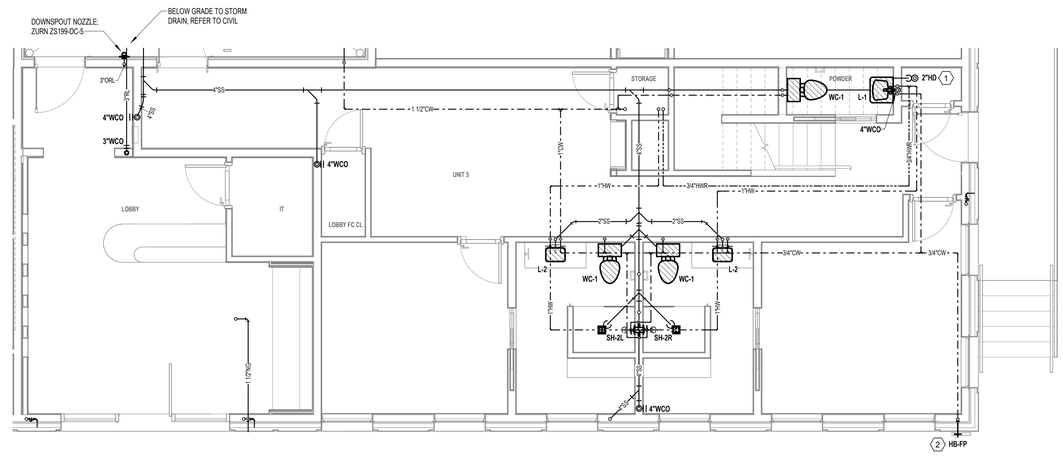
02/19/25 5:38:10 PM



3 PLUMBING PLAN - THIRD FLOOR - TYPICAL UNIT D
1/4" = 1'-0"



2 PLUMBING PLAN - SECOND FLOOR - TYPICAL UNIT D
1/4" = 1'-0"



1 PLUMBING PLAN - FIRST FLOOR - TYPICAL UNIT D & LOBBY
1/4" = 1'-0"

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

PLUMBING KEY NOTES: (#)

1. 2" HUB DRAIN WITH FUNNEL STUBBED OUT WALL BELOW AND UP THROUGH MECHANICAL PLATFORM FOR MECHANICAL EQUIPMENT CONDENSATE. COORDINATE EXACT LOCATION WITH THE MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN. INSULATE HUB DRAIN TRAP AND HORIZONTAL DRAIN LINE BACK TO VERTICAL PIPE DROP. PROVIDE HUB DRAIN WITH TRAP GUARD (PROVENT SYSTEMS #TGD3FHD OR EQUAL). RE: DETAIL.
2. COORDINATE EXACT LOCATION OF HOSE BIBB WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO CONSTRUCTION. PROVIDE HOSE BIBB WITH ACCESSIBLE SHUT OFF VALVE (ACCESS THROUGH WALL ACCEPTABLE). SEE SITE PLAN AND ARCHITECTURAL PLANS, NOT ALL UNITS TO HAVE STREET FACING HOSE BIBB. TYPICAL.
3. PROVIDE ISLAND VENTING AT ISLAND PLUMBING FIXTURE AS SHOWN WITH WALL CLEANOUT CONCEALED IN MILLWORK BELOW. RE: DETAIL.
4. ROUTE COLD & HOT WATER LINES DOWN INSIDE WALL, BELOW FINISHED FLOOR TO ISLAND FIXTURE AS SHOWN.
5. 1/2"CW LINE TO REFRIGERATOR VALVE BOX. COORDINATE EXACT LOCATION OF APPLIANCE AND HEIGHT OF VALVE BOX WITH THE GENERAL CONTRACTOR AND OWNER PRIOR TO ROUGH-IN.
6. ROUTE CW, HW, AND HWR PIPING UP THROUGH ROOF PENETRATION HOUSING TO IWH AS SHOWN. RE: ROOF PLAN.
7. WASHING MACHINE VALVE BOX AS MANUFACTURED BY OATEY OR APPROVED EQUAL. PROVIDE WITH POINT-OF-USE LINT INTERCEPTOR IN WALL CAVITY WITH SIDE ACCESS PORT STUBBED OUT WALL FOR MAINTENANCE. LINT INTERCEPTOR SHALL BE STRIEM SIDEKICK OR APPROVED EQUAL.
8. PROVIDE WATER LINE TO DISHWASHER FROM SINK. WATER SUPPLY SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP INTEGRAL TO THE MACHINE OR ASSE 1022 COMPLIANT BACKFLOW PREVENTER. AIR GAPS SHALL COMPLY WITH ASME A112.1.2 OR A112.1.3.
9. ROUTE DISHWASHER DRAIN LINE INTO SINK DRAIN LINE. PROVIDE DECK MOUNTED AIR GAP OR ROUTE WASTE LINE TO RISE AND BE SECURELY FASTENED TO UNDERSIDE OF SINK RIM/COUNTER.

NOTE:
CONTRACTOR SHALL COORDINATE ALL WALL CLEANOUT LOCATIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION OR ORDERING MATERIAL. ALL WALL CLEANOUTS SHALL BE INSTALLED DOWN LOW ON WALLS. ALL WALL CLEANOUTS SHALL BE CONCEALED WHERE POSSIBLE, INSTALLED BEHIND TILE WALL ACCESS PANELS, WITHIN MILLWORK, ETC.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING PLANS - ENLARGED

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

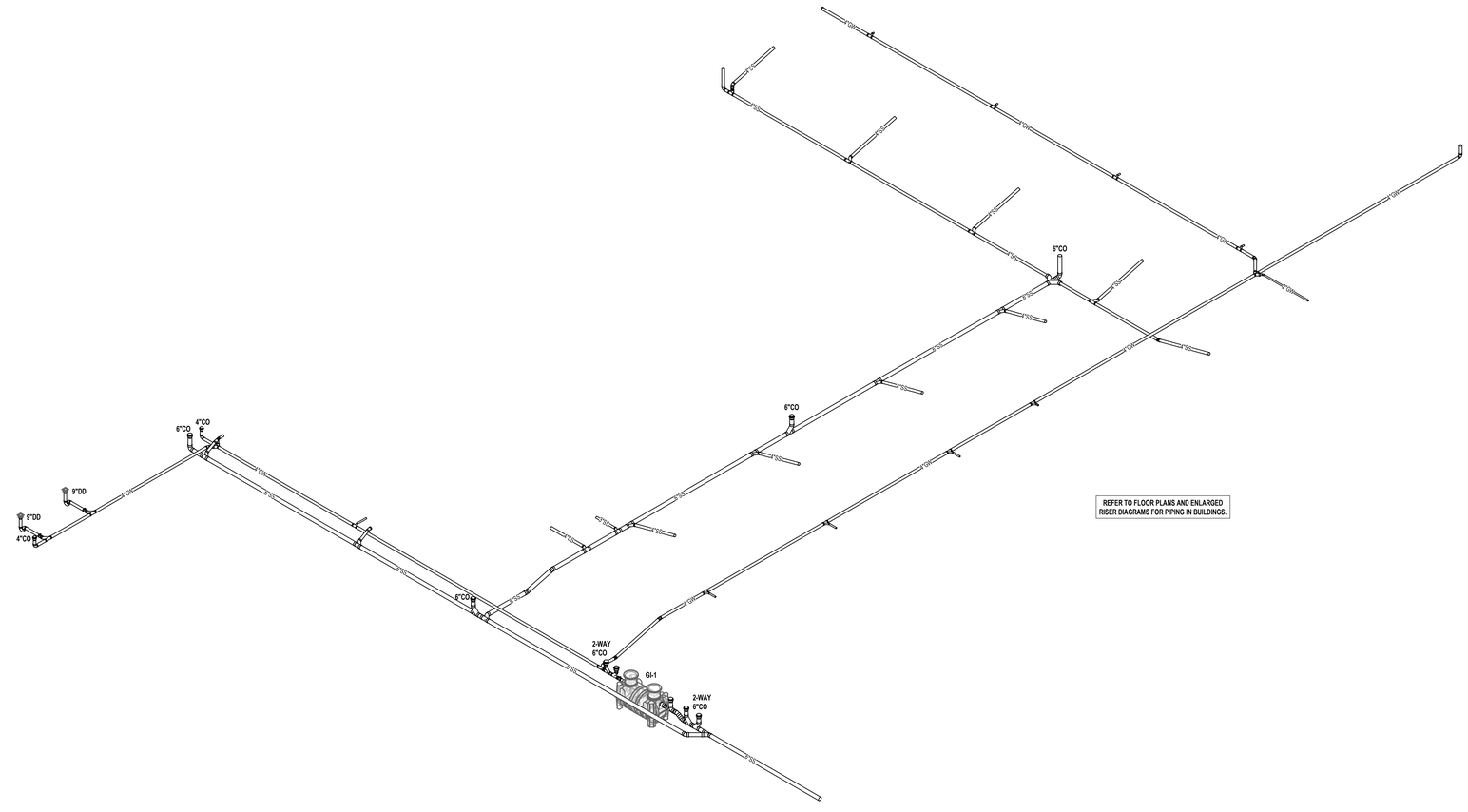
DRAWN BY | DKD

P7.3

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:10 PM



1 **SANITARY RISER DIAGRAM - SITE**

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING RISER - SITE

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

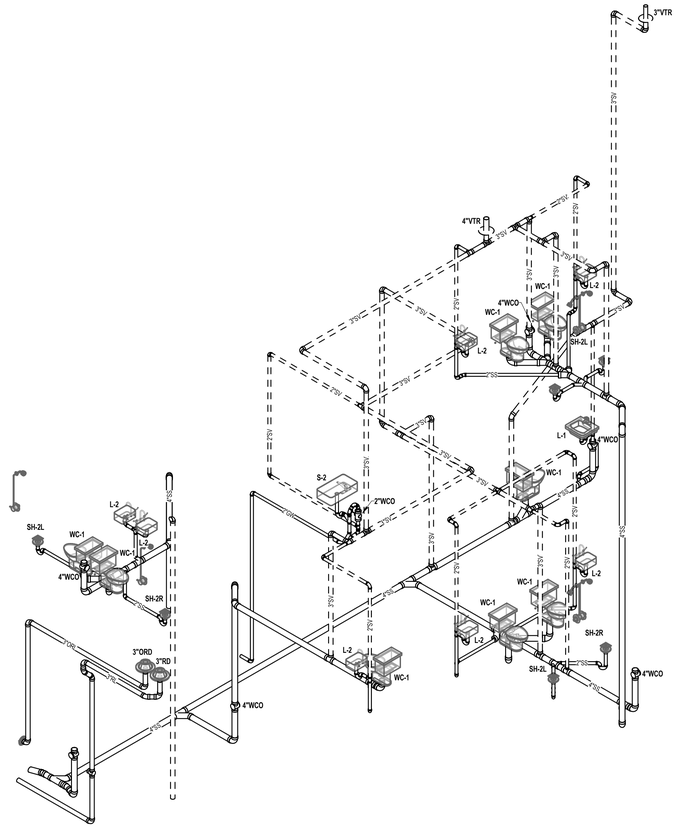
DRAWN BY | DKD

P8.1

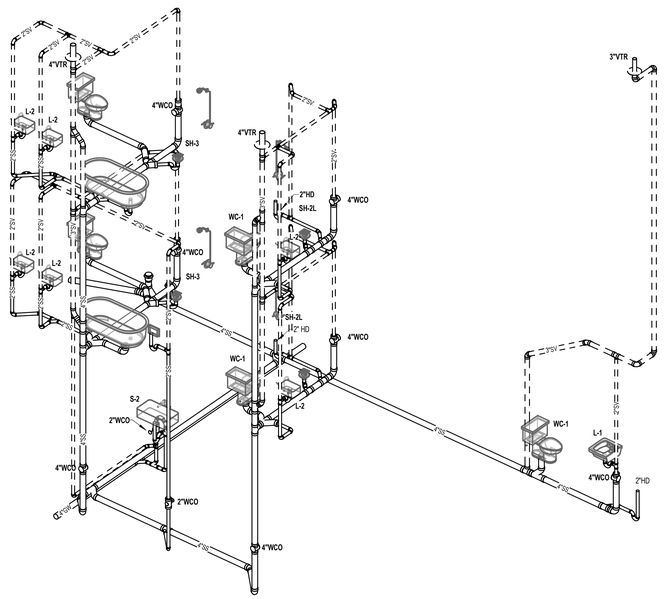
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

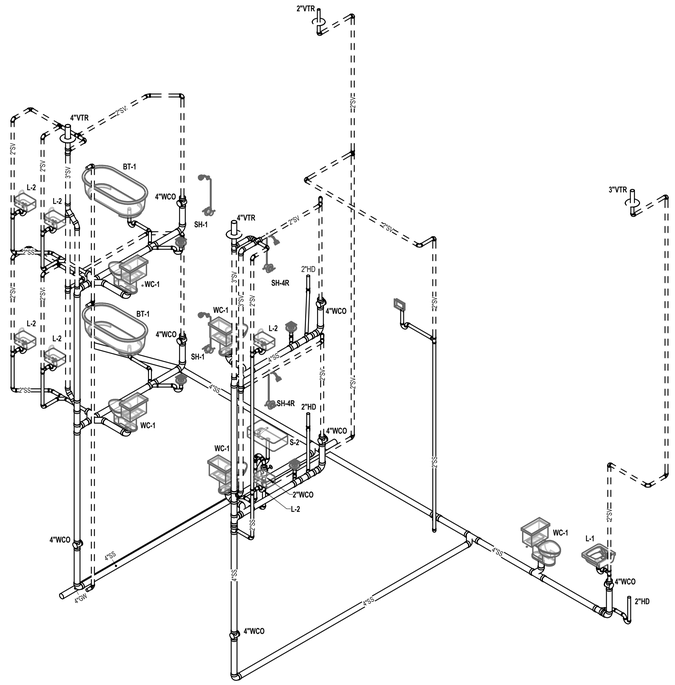
02/19/25 5:38:12 PM



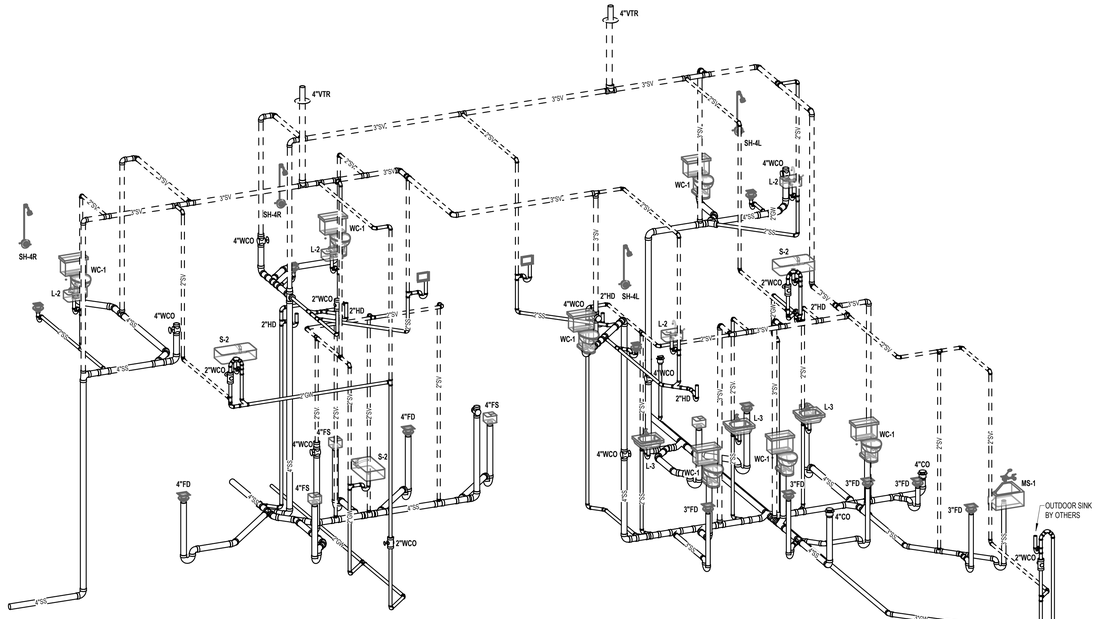
4 SANITARY RISER DIAGRAM - TYPICAL UNIT D & LOBBY



2 SANITARY RISER DIAGRAM - TYPICAL UNIT A (ADA)



3 SANITARY RISER DIAGRAM - TYPICAL UNIT B



1 SANITARY RISER DIAGRAM - POOL BUILDING & TYPE C UNITS

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING RISERS - ENLARGED

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

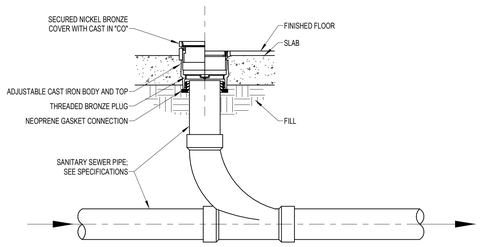
DRAWN BY | DKD

P8.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

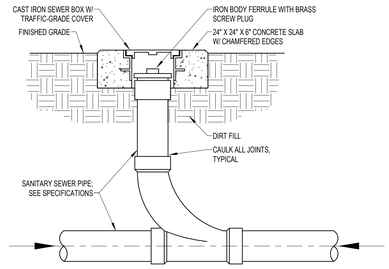
NOT FOR CONSTRUCTION

02/19/25 5:38:12 PM



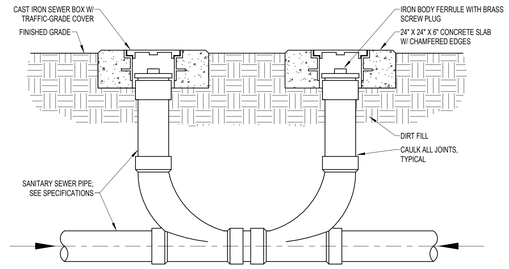
GENERAL NOTES:
1. CLEANOUTS SHALL HAVE MINIMUM INSTALLED CLEARANCES: 12" FOR CLEANOUTS SMALLER THAN 3"; 18" FOR CLEANOUTS 3" AND LARGER.
2. CLEANOUTS SHALL BE LOCATED AT MAXIMUM INTERVALS OF: 50'-0" FOR PIPING 3" AND SMALLER; 80'-0" FOR PIPING 4" THROUGH 6".
3. COORDINATE ROUGH IN HEIGHT OF ALL CLEANOUTS WITH SLAB/FINISHED FLOOR HEIGHT PRIOR TO SLAB BEING POURED.

1 DETAIL - INTERIOR CLEANOUT
N.T.S.



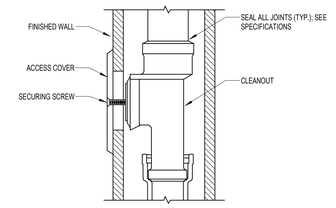
GENERAL NOTES:
1. CLEANOUTS SHALL HAVE MINIMUM INSTALLED CLEARANCES: 12" FOR CLEANOUTS SMALLER THAN 3"; 18" FOR CLEANOUTS 3" AND LARGER.
2. COORDINATE ROUGH IN HEIGHT OF ALL CLEANOUTS WITH SLAB/FINISHED FLOOR HEIGHT PRIOR TO SLAB BEING POURED.
3. ALL NOTES ARE TYPICAL FOR EACH CLEANOUT.

2 DETAIL - EXTERIOR CLEANOUT
N.T.S.



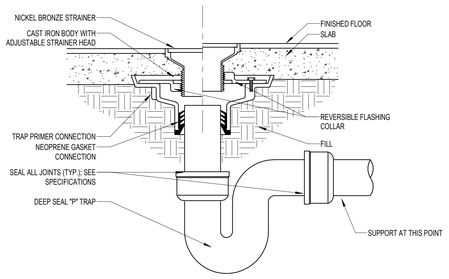
GENERAL NOTES:
1. CLEANOUTS SHALL HAVE MINIMUM INSTALLED CLEARANCES: 12" FOR CLEANOUTS SMALLER THAN 3"; 18" FOR CLEANOUTS 3" AND LARGER.
2. COORDINATE ROUGH IN HEIGHT OF ALL CLEANOUTS WITH SLAB/FINISHED FLOOR HEIGHT PRIOR TO SLAB BEING POURED.
3. ALL NOTES ARE TYPICAL FOR EACH CLEANOUT.

3 DETAIL - TWO WAY CLEANOUT
N.T.S.



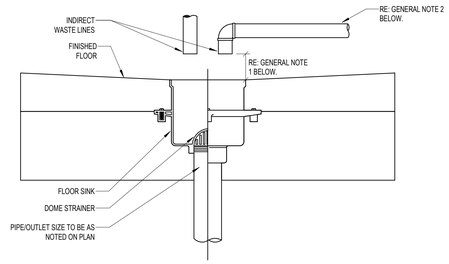
GENERAL NOTES:
1. ALL CLEANOUTS SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM CLEARANCES: 12" MIN. ON CLEANOUTS SMALLER THAN 3" AND 18" MIN. ON CLEANOUTS 3" AND LARGER.

4 DETAIL - WALL CLEANOUT
N.T.S.



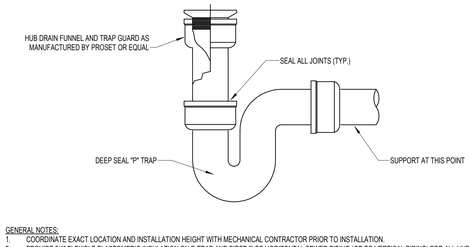
GENERAL NOTES:
1. ALL FLOOR DRAINS SHALL BE INSTALLED WITH A 1/2" TRAP PRIMER.
2. COORDINATE ROUGH IN HEIGHT OF ALL FLOOR DRAINS WITH SLAB/FINISHED FLOOR HEIGHT PRIOR TO SLAB BEING POURED.

5 DETAIL - FLOOR DRAIN
N.T.S.



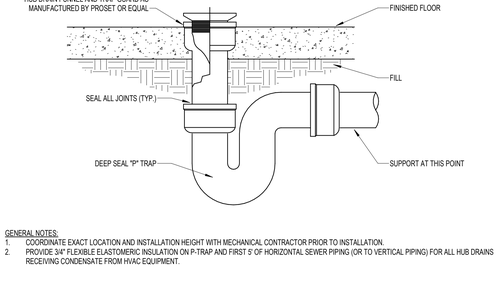
GENERAL NOTES:
1. THE AIR GAP BETWEEN THE INDIRECT WASTE LINE AND THE TOP OF FLOOR SINK SHALL BE AT LEAST TWICE THE DIAMETER OF THE INDIRECT WASTE PIPE, BUT IN NO CASE LESS THAN 2 INCHES.
2. INDIRECT WASTE PIPING EXCEEDING 2 FEET IN LENGTH SHALL BE TRAPPED, WITH A MAXIMUM OVERALL LENGTH OF 15 FEET.

6 DETAIL - FLOOR SINK
N.T.S.



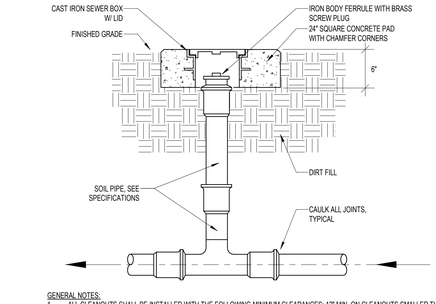
GENERAL NOTES:
1. COORDINATE EXACT LOCATION AND INSTALLATION HEIGHT WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
2. PROVIDE 3/4" FLEXIBLE ELASTOMERIC INSULATION ON P-TRAP AND FIRST 5' OF HORIZONTAL SEWER PIPING (OR TO VERTICAL PIPING) FOR ALL HUB DRAINS RECEIVING CONDENSATE FROM HVAC EQUIPMENT.

7 DETAIL - HUB DRAIN (ABOVE FLOOR OR CEILING)
N.T.S.



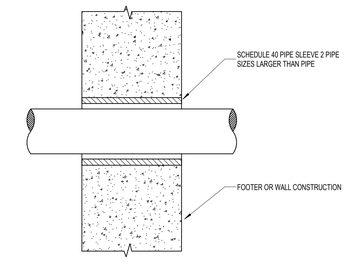
GENERAL NOTES:
1. COORDINATE EXACT LOCATION AND INSTALLATION HEIGHT WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
2. PROVIDE 3/4" FLEXIBLE ELASTOMERIC INSULATION ON P-TRAP AND FIRST 5' OF HORIZONTAL SEWER PIPING (OR TO VERTICAL PIPING) FOR ALL HUB DRAINS RECEIVING CONDENSATE FROM HVAC EQUIPMENT.

8 DETAIL - HUB DRAIN (IN FLOOR)
N.T.S.

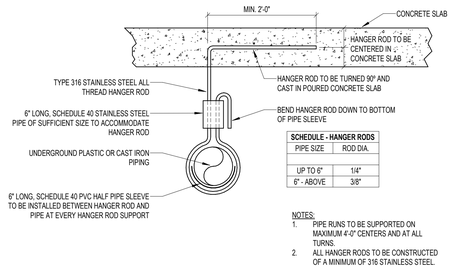


GENERAL NOTES:
1. ALL CLEANOUTS SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM CLEARANCES: 12" MIN. ON CLEANOUTS SMALLER THAN 3" AND 18" MIN. ON CLEANOUTS 3" AND LARGER.

9 DETAIL - EPA SAMPLING PORT
N.T.S.



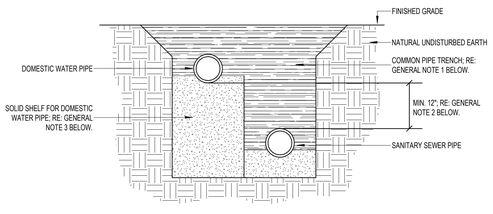
10 DETAIL - PIPE SLEEVE
N.T.S.



SCHEDULE - HANGER RODS	
PIPE SIZE	ROD DIA.
UP TO 6"	1/4"
6" - ABOVE	3/8"

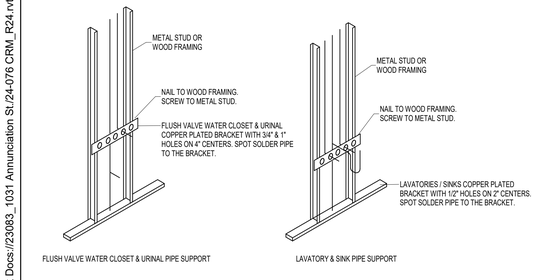
NOTES:
1. PIPE RUNS TO BE SUPPORTED ON MAXIMUM 4'-0" CENTERS AND AT ALL TURNS.
2. ALL HANGER RODS TO BE CONSTRUCTED OF A MINIMUM OF 316 STAINLESS STEEL.

11 DETAIL - UNDERGROUND PIPE SUPPORT HANGERS
N.T.S.

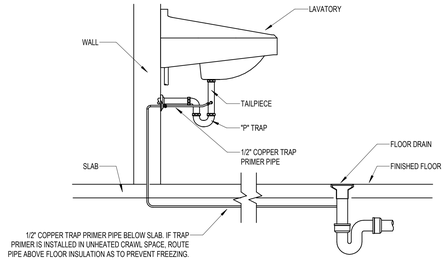


GENERAL NOTES:
1. IF THE DOMESTIC WATER AND SANITARY SEWER PIPING ARE TO BE INSTALLED WITHIN 5'-0" OF ONE ANOTHER, A COMMON PIPE TRENCH TO ROUTE BOTH PIPES SHALL BE PERMITTED TO BE USED AND MUST MEET ALL REQUIREMENTS OF THE LOUISIANA STATE PLUMBING CODE.
2. WHEN INSTALLED IN A COMMON TRENCH, THE BOTTOM OF THE DOMESTIC WATER PIPE, AT ALL POINTS, SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER PIPE AT ITS HIGHEST POINT. AT ANY AND ALL CROSSINGS OF THE DOMESTIC WATER AND SANITARY SEWER PIPING, A MINIMUM OF 12" VERTICAL SEPARATION BETWEEN THE OUTSIDE OF EACH PIPE MUST BE MAINTAINED AND THE DOMESTIC WATER PIPE MUST ALWAYS BE INSTALLED ABOVE THE SANITARY SEWER PIPE. WHEN CROSSING, ALLOW FOR ONE FULL LENGTH OF DOMESTIC WATER PIPING ABOVE THE SANITARY SEWER LINE SO ANY JOINTS WILL BE LOCATED AS FAR FROM SANITARY SEWER PIPING AS POSSIBLE.
3. THE DOMESTIC WATER PIPE SHALL BE PLACED ON A SOLID SHELF EXCAVATED AT ONE SIDE OF THE COMMON TRENCH.

12 DETAIL - COMMON TRENCH FOR SAN. SEWER & DOM. WATER
N.T.S.

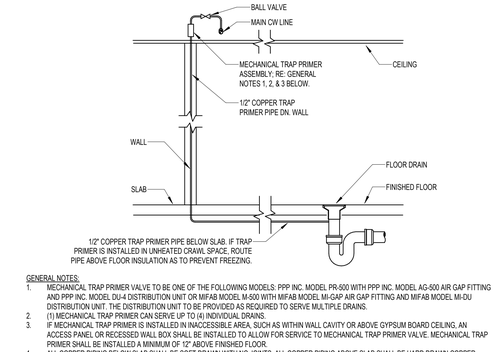


13 DETAIL - WATER SUPPORT FOR FIXTURES
N.T.S.



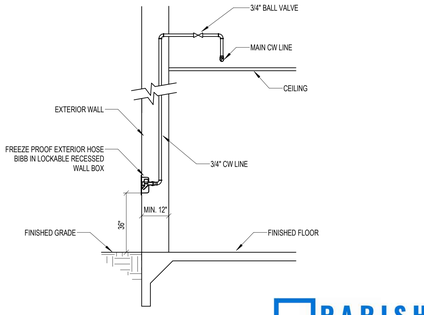
GENERAL NOTES:
1. ALL COPPER PIPING BELOW SLAB SHALL BE SOFT DRAWN WITH NO JOINTS. ALL COPPER PIPING ABOVE SLAB SHALL BE HARD DRAWN COPPER.

14 DETAIL - GRAVITY TRAP PRIMER
N.T.S.



GENERAL NOTES:
1. MECHANICAL TRAP PRIMER VALVE TO BE ONE OF THE FOLLOWING MODELS: PPP INC. MODEL PR-500 WITH PPP INC. MODEL AG-500 AIR GAP FITTING AND PPP INC. MODEL DU-4 DISTRIBUTION UNIT OR MIFAB MODEL M-500 WITH MIFAB MODEL MI-GAP AIR GAP FITTING AND MIFAB MODEL MI-DU DISTRIBUTION UNIT. THE DISTRIBUTION UNIT TO BE PROVIDED AS REQUIRED TO SERVE MULTIPLE DRAINS.
2. (1) MECHANICAL TRAP PRIMER CAN SERVE UP TO (4) INDIVIDUAL DRAINS.
3. IF MECHANICAL TRAP PRIMER IS INSTALLED IN INACCESSIBLE AREA, SUCH AS WITHIN WALL CAVITY OR ABOVE GYPSUM BOARD CEILING, AN ACCESS PANEL OR RECESSED WALL BOX SHALL BE INSTALLED TO ALLOW FOR SERVICE TO MECHANICAL TRAP PRIMER VALVE. MECHANICAL TRAP PRIMER SHALL BE INSTALLED A MINIMUM OF 12" ABOVE FINISHED FLOOR.
4. ALL COPPER PIPING BELOW SLAB SHALL BE SOFT DRAWN WITH NO JOINTS. ALL COPPER PIPING ABOVE SLAB SHALL BE HARD DRAWN COPPER.

15 DETAIL - MECHANICAL TRAP PRIMER
N.T.S.



16 DETAIL - EXTERIOR HOSE BIBB
N.T.S.

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING DETAILS

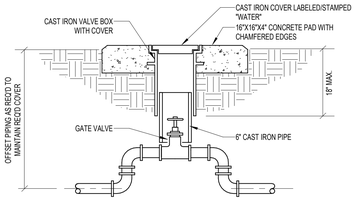
PARISH ENGINEERING
7600 Innovation Park Drive, Baton Rouge, LA 70820 (225)332-0222 parisheng.com | #24-076

DRAWN BY | DKD

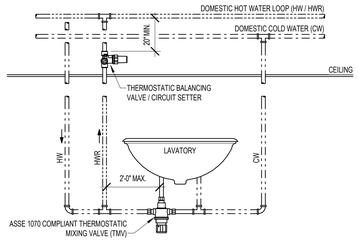
P9.1

NOT FOR CONSTRUCTION

02/19/25 5:38:13 PM

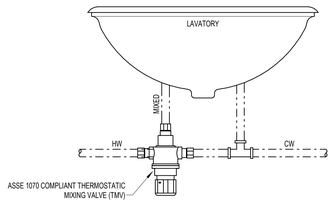


1 DETAIL - DOMESTIC WATER SHUTOFF
N.T.S.



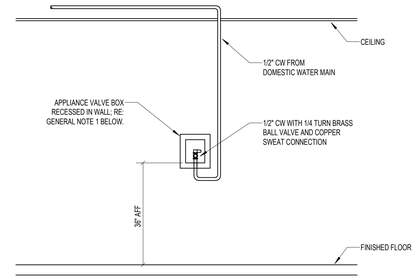
GENERAL NOTES:
1. DOMESTIC HOT WATER BRANCH (DHW) LOOP SERVING ANY PUBLIC LAVATORY SHALL BE ROUTED DOWN WITHIN THE ADJACENT WALL AND BRANCH OFF WITHIN 2'-0" OF THE FIXTURE CONNECTION IN ACCORDANCE WITH THE 2021 IECC SECTION C404.5.1 AND TABLE C404.5.1.
2. THERMOSTATIC BALANCING VALVE / CIRCUIT SETTER CONSTRUCTION FEATURES:
   A. BELL & GOSSETT MODEL TB-1/2(C) OR EQUAL.
   B. FULLY CERTIFIED BY ISO 9001 AND CERTIFIED LEAD FREE CONSTRUCTION PER NSF/ANSI 61 STANDARDS.
   C. VALVE BODY CONSTRUCTED OF 316 STAINLESS STEEL RATED FOR 145 PSIG MAXIMUM WORKING PRESSURE.
   D. ADJUSTABLE TEMPERATURE SETPOINT DIAL (98°F-150°F, ±3.6°F ACCURACY) WITH MAGNIFYING GLASS COVER.
   E. AUTOMATIC BALANCING WITH WAX THERMOSTATIC ELEMENT (OUT OF CONTACT WITH CIRCULATING WATER).
   F. BUILT-IN MANUAL BYPASS WITH ADJUSTABLE GPM (0.06 - 0.29) FOR HIGH TEMPERATURE THERMAL DISINFECTION AND MAGNIFYING GLASS COVER.
   G. PROVIDE WITH POLYSTYRENE (EPS) THERMAL INSULATION BLOCK WITH VELCRO STRAPS.
3. THERMOSTATIC BALANCING VALVE / CIRCUIT SETTER INSTALLATION:
   A. MINIMUM 20" AWAY FROM THE MAIN HOT WATER RETURN PIPE, MINIMUM 4" CLEARANCE ON ALL SIDES.
   B. INSTALL AT EQUAL ELEVATION AS OR LOWER ELEVATION THAN MAIN HOT WATER PIPING TO AVOID FALSE TEMPERATURE READINGS.
   C. INSTALL ABOVE ACCESSIBLE CEILINGS; IF INSTALLED ABOVE INACCESSIBLE CEILING, CONTRACTOR TO PROVIDE ACCESS PANEL.

2 DETAIL - PUBLIC LAVATORY DHW BRANCH LOOP
N.T.S.



GENERAL NOTES:
1. CONTRACTOR SHALL PROVIDE & INSTALL MIFAB MI-THERM OR LEONARD 170-LF THERMOSTATIC MIXING VALVE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. MIXING VALVE MUST BE CERTIFIED TO A.S.S.E. 1070 STANDARD.

3 DETAIL - THERMOSTATIC MIXING VALVE (POINT OF USE)
N.T.S.

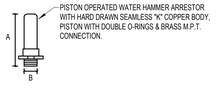


GENERAL NOTES:
1. VALVE BOX TO BE ONE OF THE FOLLOWING MANUFACTURERS: GUY GRAY IPS CORPORATION OR OATEY. VALVE BOX TO BE POWDER COATED METAL BOX WITH 1/4 TURN BRASS BALL VALVE, COPPER SWEAT CONNECTION, AND METAL MOUNTING BRACKETS AND FACEPLATE.

4 DETAIL - APPLIANCE VALVE BOX
N.T.S.

MODEL #	FIXTURE UNITS SERVED	LENGTH (A)	SWT CON. SIZE
A	1 - 11	8.25"	1/2"
B	12 - 32	10"	3/4"
C	33 - 60	12.5"	1"
D	61 - 113	11"	1"
E	114 - 154	13.5"	1"
F	155 - 330	16"	1"

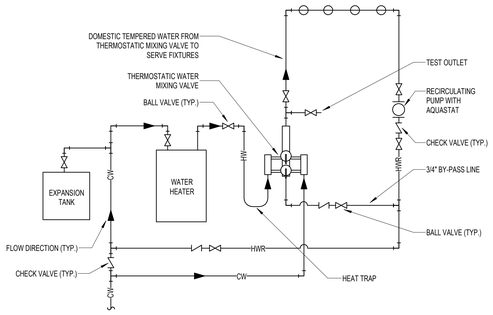
FIXTURE	FIXTURE UNIT WEIGHT CW	HW
WATER CLOSET	10	-
URINA	5	-
LAVATORY	1.5	1.5
SINK	2	2
SERVICE SINK	3	3
KITCHEN SINK	3	3



SIZING NOTES:
1. WATER HAMMER ARRESTOR (WHA) SIZING PROCEDURE SHALL BE IN ACCORDANCE WITH ASSE 1010 & SELECTION BASED ON TOTAL QUANTITY OF FIXTURE UNITS ON EACH COLD & HOT WATER BRANCH LINE.
2. WHA SHALL HAVE FIXTURE UNIT RATING EQUAL TO OR GREATER THAN TOTAL CONNECTED FIXTURE UNITS.
3. WHA MODEL/SIZE SHALL MEET WATER FIXTURE UNIT CAPACITY. PROVIDE MULTIPLE WHAs WHERE BATTERIES OF FIXTURES EXCEED 20 FEET IN LENGTH.
4. FIXTURE UNIT CAPACITY SHALL BE ROUNDED TO NEXT LARGEST NUMBER WHEN SIZING/SELECTING WHA SIZE/MODEL.
5. MULTIPLE FIXTURE BRANCH LINES WHAPLACEMENT:
   A. BRANCH LINES UNDER 20 FEET IN LENGTH:
      a. INSTALL WHA ON BRANCH LINE BETWEEN LAST TWO FIXTURES BEING SERVED.
   B. BRANCH LINES OVER 20 FEET IN LENGTH:
      a. INSTALL TWO WHAs ON EACH LINE.
         - ONE WHA ON BRANCH LINE BETWEEN LAST TWO FIXTURES BEING SERVED.
         - ONE WHA APPROXIMATELY MIDLENGTH OF BRANCH LINE.

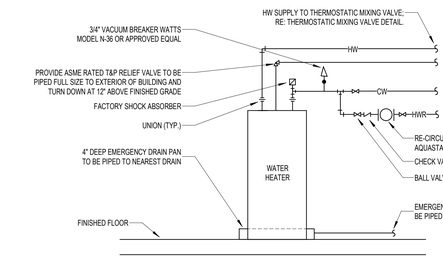
SPECIFICATION NOTES:
1. THICK WALLED, HARD DRAWN "K" COPPER BODY.
2. TWO O-RINGS & APPROVED SILICONE LUBRICANT. RIBBED PISTON DESIGN REDUCES SECONDARY SHOCK & FLARED PISTON SKIRT PREVENTS HARD PARTICLES SUSPENDED IN WATER FROM CONTACTING O-RINGS.
3. MAX WORKING TEMPERATURE - 250°F
4. MAX SURGE PRESSURE - 1500 PSIG
5. OPERATING PRESSURE - 350 PSIG
6. NO ACCESS DOOR REQUIRED TO SERVICE.
7. MIFAB CLS SERIES OR APPROVED EQUAL.

5 DETAIL - WATER HAMMER ARRESTER
N.T.S.

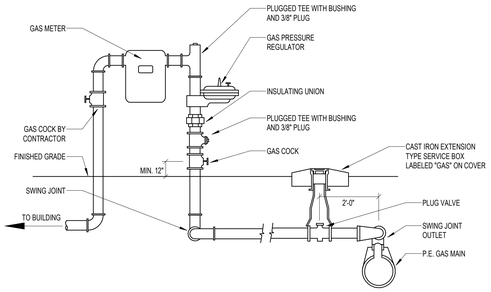


GENERAL NOTES:
1. ALL CHECK VALVES MOUNTED IN THE VERTICAL POSITION SHALL BE SPRING LOADED.
2. ALL BALL VALVES SHALL BE FULL PORT LINE SIZE.

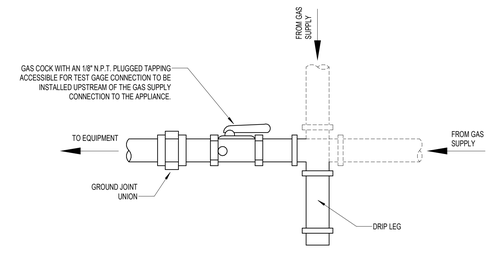
6 DETAIL - THERMOSTATIC MIXING VALVE (HW LOOP)
N.T.S.



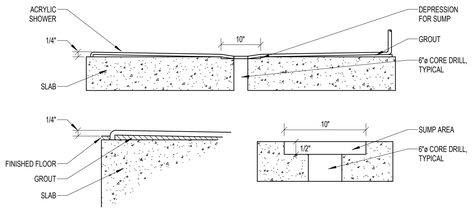
7 DETAIL - ELECTRIC WATER HEATER
N.T.S.



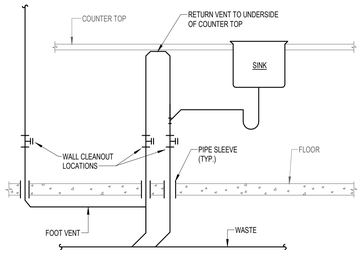
8 DETAIL - GAS SERVICE
N.T.S.



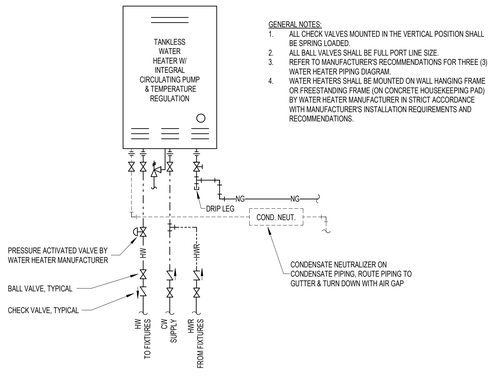
9 DETAIL - GAS CONNECTION TO EQUIPMENT
N.T.S.



10 DETAIL - THRESHOLD FOR ADA COMPLIANT SHOWER
N.T.S.



11 DETAIL - TYPICAL ISLAND VENTING
N.T.S.



12 DETAIL - INSTANTANEOUS WATER HEATER - NATURAL GAS
N.T.S.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING DETAILS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

P9.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:18 PM

PLUMBING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER / MODEL	CONNECTION SIZE				ACCESSORIES / TRIM	
			SS	SV	CW	HW	FAUCET	MISCELLANEOUS ITEMS
WC-1	FLOOR MOUNTED WHITE VITREOUS CHINA PRESSURE ASSISTED TANK TYPE WATER CLOSET (1.6 GPF); ADA COMPLIANT	KHOLER K-30811	4"	3"	1/2"			SEAT: AMERICAN STANDARD 5901.100; CHURCH 9500 SSCT
L-1	8 -1/2" X 17-3/4" WALL HUNG CONCRETE LAVATORY WITH OVERFLOW AND SINGLE FAUCET HOLE	CONCRETTI ATLANTA VESSEL SINK	2"	2"	1/2"	1/2"	SIGNATURE HARDWARE GREYFIELD SINGLE HOLE SINGLE-HANDLE FAUCET	CONCRETTI WALL MOUNT, BOTTLE TRAP, WALL MOUNTED TOWEL BRACKET, POP-UP DRAIN
L-2	17" X 15" WHITE VITREOUS CHINA UNDERCOUNTER SINK	KHOLER K-20000	2"	2"	1/2"	1/2"	KHOLER K-99492-4 BRASS FINISH	DRAIN: ELKAY LK8; JUST J-15SSF; FIXTURE TO BE SUPPLIED WITH 1-1/2" CAST BRASS "P" TRAP WITH CLEAN OUT; 3/8" ANGLE STOP SUPPLIES WITH LOOSE KEY STOP
L-3	17" X 15" WHITE VITREOUS CHINA UNDERCOUNTER SINK	KOHLER-K20000	2"	2"	1/2"	1/2"	MOEN 8559 BLACK FINISH	2" CAST BRASS "P" TRAP WITH CLEAN OUT; GRID STRAINER DRAIN
S-2	33" UNDERMOUNT SINGLE BOWL SINK OF 18 GA STAINLESS STEEL AND SINGLE HOLE SINGLE LEVER FAUCET	KOHLER K-3821-1	2"	2"	1/2"	1/2"	DELTA 9159-DST BRASS FINISH	DRAIN: ELKAY LK35; JUST J-35; FIXTURE TO BE SUPPLIED WITH 1-1/2" CAST BRASS "P" TRAP WITH CLEAN OUT; 3/8" ANGLE STOP SUPPLIES WITH LOOSE KEY STOP
MS-1	24"X24"X12" TERRAZZO CORNER MOUNT MOP SINK WITH 6" DROP FRONT AND STAINLESS STEEL CAP	ACORN TNC-24; FIAT TSBC-1610; STERN WILLIAMS SBC-1700; FLORESTONE MODEL 96	3"	2"	1/2"	1/2"	JUST JVB-1200; SPEAKMAN SC-5812; T&S BRASS B-0665-BSTP; CHICAGO 897-CP	STAINLESS STEEL MOP HANGER; STAINLESS STEEL BACKSPLASH; 36" HOSE WITH WALL HOOK
SH-1	JOB BUILT SHOWER, 30"X60", LEFT DUAL CURB, RIGHT DRAIN, TILEABLE	BASE: TILE REDI RT3060RDL-PVC-TBN; TRIM: KOHLER K-TS35916-4Y-2MB	2"	2"	1/2"	1/2"	KHOLER K-TLS35914-4 BRASS FINISH	DRAIN: TILE REDI TILEABLE TOP GRATE; VALVE & CARTRIDGE KIT: KOHLER K-8304
SH-2L	JOB BUILT SHOWER, 36"X48", SINGLE CURB, LEFT DRAIN, TILEABLE	BASE: TILE REDI RT3648L-PVC-TT; TRIM: KOHLER K-TS35916-4Y-2MB	2"	2"	1/2"	1/2"	KHOLER K-TLS35914-4 BRASS FINISH	DRAIN: TILE REDI TILEABLE TOP GRATE; VALVE & CARTRIDGE KIT: KOHLER K-8304
SH-2R	JOB BUILT SHOWER, 36"X48", SINGLE CURB, RIGHT DRAIN, TILEABLE	BASE: TILE REDI RT3648R-PVC-TT; TRIM: KOHLER K-TS35916-4Y-2MB	2"	2"	1/2"	1/2"	KHOLER K-TLS35914-4 BRASS FINISH	DRAIN: TILE REDI TILEABLE TOP GRATE; VALVE & CARTRIDGE KIT: KOHLER K-8304
SH-3	ADA JOB BUILT SHOWER, 36"X60", BARRIER FREE, BACK DRAIN, TILEABLE	BASE: TILE REDI RT3660CBFB-PVC-TBN; TRIM: KOHLER K-TS35916-4Y-2MB	2"	2"	1/2"	1/2"	KHOLER K-TLS35914-4 BRASS FINISH	DRAIN: TILE REDI TILEABLE TOP GRATE, VALVE & CARTRIDGE KIT: KOHLER K-8304: GRAB BAR & FOLD DOWN SEAT
SH-4L	JOB BUILT SHOWER, 36"X48", RIGHT DUAL CURB, CENTER DRAIN, TILEABLE	BASE: TILE REDI RT3648CDR-PVC-TT; TRIM: KOHLER K-TS35916-4Y-2MB	2"	2"	1/2"	1/2"	KHOLER K-TLS35914-4 BRASS FINISH	DRAIN: TILE REDI TILEABLE TOP GRATE; VALVE & CARTRIDGE KIT: KOHLER K-8304
SH-4R	JOB BUILT SHOWER, 36"X48", LEFT DUAL CURB, CENTER DRAIN, TILEABLE	BASE: TILE REDI RT3648CDL-PVC-TT; TRIM: KOHLER K-TS35916-4Y-2MB	2"	2"	1/2"	1/2"	KHOLER K-TLS35914-4 BRASS FINISH	DRAIN: TILE REDI TILEABLE TOP GRATE; VALVE & CARTRIDGE KIT: KOHLER K-8304
BT-1	17" DEPTH FREESTANDING ACRYLIC TUB WITH SLOTTED OVERFLOW AND CENTER TOE-TAP DRAIN	KHOLER K-25984	2"	2"	1/2"	1/2"	KHOLER K-T35910-3	
3"FD	FLOOR DRAIN WITH 6" SQUARE ADJUSTABLE NICKEL BRONZE STRAINER AND CAST IRON BODY	JAY R SMITH 2005; WADE 1100G; ZURN Z415S; JOSAM 3000-S; MIFAB F1100-S						
4"FD	FLOOR DRAIN WITH 6" SQUARE ADJUSTABLE NICKEL BRONZE STRAINER AND CAST IRON BODY	JAY R SMITH 2005; WADE 1100G; ZURN Z415S; JOSAM 3000-S; MIFAB F1100-S						
4"FS	CAST IRON 8" SQUARE FLOOR SINK WITH 6" DEEP SUMP, DOME STRAINER, AND NICKEL BRONZE HALF GRATE	WADE 9113; MIFAB FS1520-FL; JAY R SMITH 3100; ZURN Z1910; JOSAM 49300NB						
2"CO	SANITARY FLOOR CLEANOUT	ZURN ZN1400; WADE 6000-STD; JAY R SMITH 4031 SERIES; JOSAM 55000; MIFAB C1220						
3"CO	SANITARY FLOOR CLEANOUT	ZURN ZN1400; WADE 6000-STD; JAY R SMITH 4031 SERIES; JOSAM 55000; MIFAB C1220						
4"CO	SANITARY FLOOR CLEANOUT	ZURN ZN1400; WADE 6000-STD; JAY R SMITH 4031 SERIES; JOSAM 55000; MIFAB C1220						
6"CO	SANITARY FLOOR CLEANOUT	ZURN ZN1400; WADE 6000-STD; JAY R SMITH 4031 SERIES; JOSAM 55000; MIFAB C1220						
2"WCO	SANITARY WALL CLEANOUT	ZURN Z1446; JAY R SMITH 4500 SERIES; WATTS CO-460-RD						
3"WCO	SANITARY WALL CLEANOUT	ZURN Z1446; JAY R SMITH 4500 SERIES; WATTS CO-460-RD						
4"WCO	SANITARY WALL CLEANOUT	ZURN Z1446; JAY R SMITH 4500 SERIES; WATTS CO-460-RD						
9"DD	9" X 9" HEAVY DUTY CAST IRON DRAIN WITH HEAVY DUTY HINGED, SLOTTED GRATE AND SEDIMENT BUCKET	ZURN Z513						
3"ORD	DECK DRAIN WITH LOW-PROFILE PEDESTAL PAVER DOME, FLASHING CLAMP/GRAVEL GUARD, 2" HIGH OVERFLOW DAM, AND ADJUSTABLE EXTENSION	ZURN Z150F-89-EA	3"					
3"RD	DECK DRAIN WITH LOW-PROFILE PEDESTAL PAVER DOME, FLASHING CLAMP/GRAVEL GUARD, AND ADJUSTABLE EXTENSION	ZURN Z150F-PD-EA	3"					
HB-FP	FREEZE PROOF WALL HYDRANT WITH FLUSH MOUNTED WALL BOX	WOODFORD B65; JAY R SMITH 5519; MIFAB MHY-25; ZURN Z1300; JOSAM 71000			3/4"			TO BE SUPPLIED WITH (2) LOOSE TEE KEYS
HB-DT	FREEZE PROOF DUAL TEMPERATURE WALL HYDRANT WITH FLUSH MOUNTED WALL BOX	WOODFORD B22; JAY R SMITH 5560QT; MIFAB MHY-45; JOSAM 71650; ZURN Z1325			3/4"	3/4"		TO BE SUPPLIED WITH (2) LOOSE TEE KEYS
SRH-1	FREEZE PROOF SANITARY ROOF HYDRANT WITH ROOF CLAMPING COLLAR	ZURN Z1388XL			3/4"			
TP-1	MECHANICAL TRAP PRIMER	MIFAB M-500; PPP PR-500; JOSAM 88300			1/2"			AIR GAP FITTING: MIFAB MI-GAP; PPP AG-500, DISTRIBUTION UNIT: MIFAB MI-DU; PPP DU-4; JOSAM 88290

NOTES:

1. **CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL PLANS AND PLUMBING FIXTURE SCHEDULES / SELECTIONS PRIOR TO ORDERING. NOTIFY THE ARCHITECT AND MECHANICAL ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN FIXTURES ON ARCHITECTURAL AND PLUMBING PLANS.**
2. PROVIDE STAINLESS STEEL HARDWARE (BOLTS, ETC.) FOR ATTACHING ALL PLUMBING FIXTURES.
3. PROVIDE 3/8" ANGLE STOP SUPPLIES WITH LOOSE KEY STOP FOR ALL WATER CLOSETS, SINKS, LAVATORIES, WATER COOLERS, ETC.
4. PROVIDE CARRIER PER THE MANUFACTURER'S RECOMMENDATIONS/REQUIREMENTS FOR ALL WALL HUNG FIXTURES.
5. CLEANOUTS SHALL BE THE SAME SIZE AS THE SANITARY SEWER PIPE.
6. PROVIDE WATER TEMPERATURE LIMITING DEVICE CONFORMING TO ASSE 1070 TO LIMIT THE TEMPERED WATER TO A MAXIMUM OF 110°F FOR ALL LAVATORIES.
7. ALL LAVATORIES SHALL BE ADA COMPLIANT. PROVIDE 29" CLEARANCE FROM THE FLOOR TO THE BOTTOM OF THE LAVATORY APRON. EXPOSED DRAIN AND WATER PIPING SHALL NOT INTERFERE WITH REQUIRED KNEE CLEARANCE. PROVIDE TWO-PIECE, SNAP-ON, PVC INSULATED COVER; TRUEBRO #HANDI LAV-GUARD OR APPROVED EQUAL.
8. HOSE BIBBS:
   A. WHERE WALL THICKNESS DOES NOT ALLOW FOR INSTALLATION OF HOSE BIBB SPECIFIED, PROVIDE NARROW MODERATE CLIMATE WALL HYDRANT WITH BRONZE BODY, SATIN FINISH, STAINLESS STEEL BOX, SCREW DRIVER OPERATED STOP VALVE AND TEE HANDLE, WADE MODEL HY-1 OR APPROVED EQUAL.
9. SHOWERS:
   A. PROVIDE ADA SHOWER TEMPERATURE AND VOLUME VALVE WITH SIDE BY SIDE INSTALLATION AT ADA COMPLIANT HEIGHT/LOCATION.
   B. PROVIDE ADA GRAB BARS, ETC. AS REQUIRED FOR ADA SHOWERS. COORDINATE TYPE, STYLE, FINISH, ETC. WITH THE ARCHITECT.
   C. COORDINATE EXACT SHOWER AND SHOWER ACCESSORIES TO BE SUPPLIED TO PROJECT WITH GENERAL CONTRACTOR AND ARCHITECTURAL DRAWINGS FOR FLOOR/FOUNDATION AT SHOWER AND WALL/DOOR FRAMING PRIOR TO ORDERING EQUIPMENT AND PRIOR TO INSTALLATION OF STUDS, FRAMING, DOORS, ETC.
   D. REVIEW SHOWER SUBMITTAL DRAWINGS FOR ROUGH IN DIMENSIONS AND COORDINATE AND VERIFY INSTALLATION OF SHOWER DIMENSIONS WITH FRAMING/STUD LOCATIONS AND SIZE.
   E. COORDINATE WITH GENERAL CONTRACTOR AND ARCHITECT FOR TRANSFER SHOWER INTENDED/PREFERRED INSTALLATION WITH BATHROOM FLOOR:
      a. SHOWERS WITH FLAT THRESHOLD, BUILD UP OR RECESS BATHROOM FLOOR 3/4" LESS THE THICKNESS OF THE FINISHED FLOOR.
      b. SHOWERS WITH BEVEL THRESHOLD, BUILD UP OR RECESS BATHROOM FLOOR 3/4" LESS THE THICKNESS OF THE FINISHED FLOOR AND ENSURE FINISHED FLOOR MEETS BASE OF BEVEL AT THRESHOLD.
   F. INSTALL SHOWER IN BATHROOM AREA PRIOR TO COMPLETION OF DOORWALL FRAMING AND STUD INSTALLATION. FAILURE TO INSTALL SHOWER PRIOR TO FRAMING AROUND SHOWER. THERE SHALL BE NO ADDITIONAL COST FOR MODIFICATIONS REQUIRED AT THE SHOWER AND FRAMING DUE TO FAILURE TO COORDINATE PRIOR TO PLUMBING ROUGH IN AND FRAMING/STUD INSTALLATION.
   G. VERIFY ALCOVE FOR TRANSFER SHOWER IS OF PROPER SIZE, PLUMB AND SQUARE, AND LEVEL. WHERE FLOOR IS NOT COMPLETELY LEVEL, PROVIDE FOUNDATION MATERIAL (NON-SHRINK GROUT) UNDER BOTTOM OF UNIT FOR SOLIDIFYING WHEEL CHAIR SUPPORT.
   H. WATER TEST SHOWER FOR VERIFICATION OF PROPER INSTALLATION. PROVIDE REPORT ON WATER TESTING TO MECHANICAL ENGINEER FOR REVIEW/APPROVAL.

SCHEDULE - WATER HEATERS - GAS FIRED, INSTANTANEOUS

MARK	FUEL TYPE	INPUT RATE		SUPPLY PRESSURE		FLOW RATE		ELECTRICAL SERVICE			EF	UEF	WEIGHT	MANUFACTURER / MODEL
		MIN	MAX	MIN	MAX	MIN	MAX	VOLTS	PH	FREQ				
IWH-A	NATURAL GAS	15000.0 Btu/h	199000.0 Btu/h	3.50 in-wg	10.50 in-wg	0.26 GPM	9.8 GPM	120 V	1	60 Hz	97%	0.93	70 lb	RINNAI SENSEI CU1999E OR APPROVED EQUAL
IWH-B	NATURAL GAS	15000.0 Btu/h	199000.0 Btu/h	3.50 in-wg	10.50 in-wg	0.26 GPM	9.8 GPM	120 V	1	60 Hz	97%	0.93	70 lb	RINNAI SENSEI CU1999E OR APPROVED EQUAL
IWH-C	NATURAL GAS	15000.0 Btu/h	199000.0 Btu/h	3.50 in-wg	10.50 in-wg	0.26 GPM	9.8 GPM	120 V	1	60 Hz	97%	0.93	70 lb	RINNAI SENSEI CU1999E OR APPROVED EQUAL
IWH-D	NATURAL GAS	15000.0 Btu/h	199000.0 Btu/h	3.50 in-wg	10.50 in-wg	0.26 GPM	9.8 GPM	120 V	1	60 Hz	97%	0.93	70 lb	RINNAI SENSEI CU1999E OR APPROVED EQUAL

NOTES:

1. COORDINATE PIPING INSTALLATION WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
2. INTERNAL, INDOOR CONDENSING TANKLESS GAS FIRED WATER HEATER.
3. PROVIDE WITH THERMAL BYPASS VALVE, PRESSURE RELIEF VALVE, ADAPTER, ISOLATION VALVE KIT, INTEGRATED CONTROLLER, CONDENSATE NEUTRALIZER, DRAIN DOWN KIT, SCALECUTTER, RECIRCULATION PUMP & EZCONNECT CABLES BY EQUIPMENT MANUFACTURER.
4. CONTROLLER: MC-195T OR CONTROL-R WI-FI MODULE.
5. SAFETY DEVICES: FLAME FAILURE, FLAME ROD, BOILING PROTECTION, OVER CURRENT-GLASS FUSE, REMAINING FLAME (OHS) & AUTOMATIC FROST PROTECTION.
6. CERTIFICATIONS: AHRI, ANSI Z21.10.3, CSA 4.3 & ENERGY STAR.
7. FEATURES: ULTRA LOW NOx, TANKLESS RACK SYSTEM COMPATIBLE.
8. RECIRCULATION PUMP CONTROL: SMART-CIRC "LEARNS" USER HOT WATER PATTERNS TO ACTIVATE RECIRCULATION, MANUAL SCHEDULE AVAILABLE THROUGH MC-195T OR WI-FI CONTROL MODULES.
9. INSTALL WITH DIRECT VENT OPTION USING VERTICAL/ROOF CONCENTRIC VENT KIT. PROVIDE PIPE MATERIAL & SIZING & CONCENTRIC VENT TERMINAL KIT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
10. PROVIDE ELBI MODEL DTS-8 THERMAL EXPANSION TANK OR EQUAL.

SCHEDULE - CIRCULATING PUMPS

MARK	SERVICE	DESCRIPTION	MAX FLOW	MAX HEAD	MOTOR		ELECTRIC SERVICE			MANUFACTURER / MODEL
					POWER	RPM	VOLTS	PH	FREQ	
CP-P		3-SPEED RECIRCULATING PUMP	32 GPM	33 ftH2O	0.125 hp	3250	120 V	1	60 Hz	TACO 0013 OR APPROVED EQUAL

NOTES:

1. PUMP SHALL BE BRONZE OR STAINLESS STEEL CONSTRUCTION SUITABLE FOR DOMESTIC WATER USE.
2. PROVIDE WITH AQUASTAT AND DIGITAL TIMER.
3. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL SERVICE.

SCHEDULE - THERMOSTATIC MIXING VALVES

MARK	MIN FLOW	FLOW @ 10 PSI PD	INLET DIA	OUTLET DIA	MANUFACTURER / MODEL
TMV-P	1 GPM	18 GPM	3/4"	1"	LENOARD TM-420B-LF-DT OR APPROVED EQUAL

NOTES:

1. ALL TMVs SHALL BE HIGH/LOW TYPE, ASSE 1017 COMPLIANT, AND LEAD FREE.
2. TMV SHALL HAVE ADJUSTABLE HIGH TEMPERATURE LIMIT STOP, INLET CHECK STOPS, WALL SUPPORT, OUTLET BALL VALVE, INLET MANIFOLD PIPING, LOCKING TEMPERATURE REGULATORS, AND COLOR CODED DIAL THERMOMETER.
3. PROVIDE ALL UNITS WITH WALL MOUNTING BRACKETS, VACUUM BREAKERS, AND TOP SUPPLIES FACTORY ASSEMBLED AND TESTED.

SCHEDULE - THERMAL EXPANSION TANKS

MARK	DESCRIPTION	VOLUME	WEIGHT	MANUFACTURER / MODEL
ET-P	ASME CERTIFIED BLADDER TYPE THERMAL EXPANSION TANK	2 gal	40 lb	ELBI DTS-8 OR APPROVED EQUAL

NOTES:

1. SHELL SHALL BE FABRICATED STEEL DESIGNED AND CONSTRUCTED PER ASME SECTION VIII DIV 1.
2. MAXIMUM WORKING PRESSURE OF 150 PSI AND MAXIMUM OPERATING TEMPERATURE OF 240°F.
3. TANK SHALL BE MOUNTED AND SECURED TO WALL OR ON FLOOR

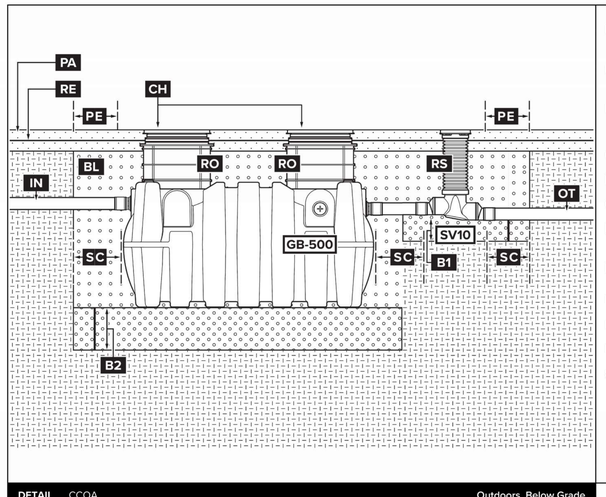
SCHEDULE - WATER HEATERS - ELECTRIC, TANK

MARK	CAPACITY	GPH AT 80°F RISE	ELEMENT(S)				ELECTRICAL SERVICE				MANUFACTURER / MODEL
			QTY	SIMULTANEOUS	CAP EA.	CAP TOTAL	VOLTS	PH	FREQ	WEIGHT	
WH-P	10 gal	16	1	YES	3 kW	3 kW	208 V	1	60 Hz	120 lb	AO SMITH DSE-10A OR APPROVED EQUAL

NOTES:

1. COORDINATE PIPING INSTALLATION WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
2. PROVIDE SAFETY AN UNDER WATER HEATER. ROUTE DRAIN LINE FROM SAFETY PAN AND T&P RELIEF VALVE FROM WATER HEATER TO EXTERIOR WALL WITH ELBOW DOWN AT APPROXIMATELY 12" AFF.
3. WATER HEATER TO BE FURNISHED AND INSTALLED WITH ASME COMPLIANT THERMAL EXPANSION TANK. WATER HEATER, TANK, AND T&P RELIEF VALVES SHALL BE ASME CERTIFIED.
4. WATER HEATER TO BE PROVIDED WITH IMMERSION STYLE THERMOSTAT.

Quote: 4F8E257B



DETAIL CCOA — Outdoors, Below Grade

GB-500 GREASE INTERCEPTOR 100 GPM, 4" PLAIN/FPT CONNECTIONS, H-20 RATED PICKABLE CAST IRON COVERS

SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER

Disclaimer: this Detail represents manufacturer directed guidance regarding the grease interceptor system. The contents of this document are not a substitute for local jurisdiction requirements and plumbing code standards. Please follow all local ordinances when installing.

B1 6" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

B2 12" minimum compacted base - clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

BL Backfill evenly around the interceptor and risers with clean, crushed stone approximately 1" in size (AASHTO M43 Size #57 or similar) free of debris and fines.

CH H-20 load rated cast iron cover

IN 4" diameter inlet pipe

OT 4" diameter outlet pipe

PA Minimum 8" thick concrete pad with rebar required for vehicular traffic. Concrete to be 28 day compressive strength to 4,000 PSI.

PE Pad to extend 18" minimum beyond edge of tank on all sides.

RE No. 4 rebar, grade 60 steel

RO FCR2 field cut riser to grade

RS FCR10 field cut riser to grade

SC 12" clear all sides

SCHIER

LIFETIME GUARANTEED
GREASE INTERCEPTORS

schierproducts.com

SPECIFICATIONS

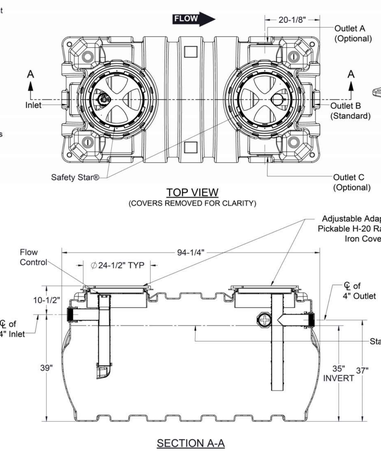
Notes:
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



SPECIFICATION SHEET

MODEL NUMBER: GB-500

PART NUMBER: 4075-001-01

DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

DWG BY: C. BUSENITZ | **DATE:** 4/14/2022 | **REV:** - | **ECO:** -

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

SCHEDULE - PIPE & INSULATION

LOCATION	SYSTEM	ABBREVIATION	MATERIAL	SIZE	TYPE	THICKNESS
ALL	SANITARY SEWER	SS	SOLID WALL PVC	ALL	-	-
ALL	SANITARY VENT	SV	SOLID WALL PVC	ALL	-	-
ABOVE GROUND	DOMESTIC COLD WATER, HOT WATER / RETURN	CW, HW, HWR	TYPE L HARD COPPER	1/2" - 3/4"	MINERAL FIBER, PREFORMED	1/2"
ABOVE GROUND	DOMESTIC COLD WATER, HOT WATER / RETURN	CW, HW, HWR	TYPE L HARD COPPER	1"+	MINERAL FIBER, PREFORMED	1"
UNDERGROUND	TRAP PRIMER	-	TYPE K SOFT COPPER	1/2"	-	-
ABOVE GROUND	NATURAL GAS	NG	SCH 40 BLACK STEEL	ALL	-	-
UNDERGROUND	NATURAL GAS	NG	POLYETHYLENE	ALL	-	-

NOTES:

1. SOLID WALL PVC:
   A. ASTM D 2665 AND ASTM D1785 COMPLIANT DRAIN, WASTE AND VENT PIPE.
   B. SOLVENT-CEMENT JOINTS, COMPLY WITH ASTM F402 FOR SAFE HANDLING PRACTICE OF CLEANERS, PRIMERS AND SOLVENT CEMENTS. JOIN ACCORDING TO ASTM D 2855 AND ASTM D 2665 APPENDIXES.
   C. INSTALL ABOVE GROUND ACCORDING TO ASTM D 2665. INSTALL UNDER GROUND ACCORDING TO ASTM D 2321
2. TYPE L HARD COPPER:
   A. ASTM B 88, CAST OR WROUGHT COPPER, SOLDER-JOINT FITTINGS AND BRAZED OR SOLDERED JOINTS.
3. TYPE K SOFT COPPER:
   A. ASTM B 88, WROUGHT COPPER, SINGLE PIECE TUBING WITHOUT JOINTS UNDERSLAB.
4. MINERAL-FIBER, PREFORMED PIPE INSULATION:
   A. MINERAL OR GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COPLAY WITH ASTM C 547, TYPE I, GRADE A, WITH FACTORY APPLIED ALL SERVICE JACKET.
5. POLYETHYLENE PIPE:
   A. ASTM D2513, SDR 11 WITH ASTM D2683 OR ASTM D2513 SOCKET TYPE FITTINGS & FUSION WELDED JOINTS.
6. CONTRACTOR HAS OPTION TO PROVIDE NATURAL GAS PIPING BELOW GRADE WITHIN 5' OF BUILDING WITH ASTM A53 SCHEDULE 40 BLACK STEEL; ASTM A234 WROUGHT STEEL WELDING TYPE FITTINGS, ASME B31.1 WELDED JOINTS & AWWA C105/A21.5 POLYETHYLENE JACKET OR DOUBLE LAYER, HALF-LAPPED 10 MIL POLYETHYLENE TAPE.
7. PROVIDE ANODELESS GAS RISERS AT ALL POLYETHYLENE PIPE RISERS.
8. SCHEDULE 40 BLACK STEEL ABOVE GRADE:
   A. ASME B16.3 MALLEABLE IRON OR ASTM A234 WROUGHT STEEL WELDING TYPE FITTINGS & THREADED OR WELDED JOINTS TO ASME B31.1.
9. ALL EXPOSED SANITARY DRAINS, DOMESTIC COLD & HOT WATER AND STOPS FOR ADA PLUMBING FIXTURES SHALL HAVE PROTECTIVE SHIELDING PIPE COVERS.
10. FLOOR DRAINS, TRAPS AND SANITARY DRAIN PIPING WITHING 10' OF DRAIN RECEIVING CONDENSATE SHALL HAVE 1" THICK MINERAL-FIBER, PREFORMED PIPE INSULATION.

SCHEDULE - NATURAL GAS FIRED EQUIPMENT

EQUIPMENT	QTY	DEMAND (CFH)		INPUT PRESSURE (in-wg)
		EACH	TOTAL	
IWH-A	1	199	199	7-11 in-wg
IWH-B	7	199	1393	7-11 in-wg
IWH-C	2	199	398	7-11 in-wg
IWH-D	1	199	199	7-11 in-wg
BBQ GRILL	1	100	100	7-11 in-wg
FIRE PLACE	1	200	200	7-11 in-wg
POOL HEATER	1	400	400	7-11 in-wg
GAS LANTERNS	16	2	32	7-11 in-wg
TOTAL			2921	

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH OWNER, ARCHITECT, AND THE WORK OF OTHER TRADES TO VERIFY EXACT NATURAL GAS FIRED EQUIPMENT BEING SUPPLIED TO PROJECT PRIOR TO ORDERING ANY NATURAL GAS PIPING, METER, REGULATORS, ACCESSORIES, ETC.

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PLUMBING SCHEDULES

DRAWN BY | DKD

P10.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:37:58 PM

MECHANICAL GENERAL NOTES

1. ALL WORK BY CONTRACTORS SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, INCLUDING THE CURRENT INTERNATIONAL ENERGY CONSERVATION CODE.
2. MATERIALS FURNISHED UNDER THE CONTRACT SHALL BE NEW & SHALL BEAR THE UL LABEL WHERE APPLICABLE, UNLESS NOTED OTHERWISE. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS & WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER COMPLETION & ACCEPTANCE BY THE OWNER, LONGER IF STATED OTHERWISE ELSEWHERE IN THE SPECIFICATION.
3. CONTRACTOR SHALL INSTALL SYSTEMS WITHOUT INTERFERENCE & PROVIDE MANUFACTURER'S RECOMMENDED AIR & SERVICE CLEARANCES. CONTRACTOR SHALL COORDINATE WITH ALL TRADES & DISCIPLINES.
4. MECHANICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR ON LOCATION OF ALL FIRE & SMOKE WALL PENETRATIONS. GENERAL CONTRACTOR SHALL FRAME OUT OPENING AS REQUIRED FOR LIFE SAFETY DAMPERS. PROVIDE LIFE SAFETY DAMPERS WHERE SHOWN ON DRAWINGS AND WHERE REQUIRED BY NFPA AND LOCAL BUILDING CODES.
5. ALL FIRE DAMPERS SHALL BE 2-HOUR RATED UNLESS SPECIFIED OR NOTED OTHERWISE ON DRAWINGS AND/OR SPECIFICATIONS.
6. SEAL ALL FIRE WALL PENETRATIONS (DUCT, PIPE, ETC.) WITH UL-LISTED FIRE CAULK IN ACCORDANCE WITH NFPA 101.
7. MECHANICAL CONTRACTOR SHALL COORDINATE BETWEEN ELECTRICAL AND OTHER TRADES FOR PENETRATIONS AT WALLS, FLOORS AND ROOFS, EXACT EQUIPMENT LOCATIONS, AND REQUIRED EQUIPMENT SERVICE AND AIR FLOW CLEARANCE.
8. INSTALLATION OF DUCTWORK SHALL TAKE PRECEDENCE OVER INSTALLATION OF PLUMBING PIPING THAT IS NOT GRADE SENSITIVE (SEWER, STORM DRAINAGE, GREASE WASTE, ETC.) AND ELECTRICAL CONDUIT. CONTRACTOR TO COORDINATE CEILING SPACE AVAILABLE, EXACT MECHANICAL ROOM LAYOUT, DUCT AND PIPE ROUTING AND EXACT EQUIPMENT LOCATIONS WITH GENERAL, ELECTRICAL, STRUCTURAL AND PLUMBING CONTRACTORS. PROVIDE OFFSETS AND TRANSITIONS AT OBSTRUCTIONS WHERE REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
9. MECHANICAL CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR TO INSTALLATION OF THERMOSTATS/TEMPERATURE SENSORS ON WALL. COORDINATE THERMOSTATS/TEMPERATURE SENSORS WITH ALL WALL MOUNTED FURNISHINGS (ART, SCREENS, FURNITURE, ETC.). LOCATE THERMOSTATS AND HUMIDISTATS 4' ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VISIT THE SITE FOR INSPECTION REGARDING ANY WORK REQUIRED TO COMPLETE THE SCOPE OF WORK FOR THE PROJECT PRIOR TO BID. THERE SHALL BE NO ADDITIONAL COST TO THE OWNER FOR BIDDERS AWARDED THE WORK FOR FAILURE TO EXAMINE SITE PRIOR TO BID.
11. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND VISIT THE SITE AND COORDINATE DUCT, PIPE AND EQUIPMENT SIZES AND ROUTING. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER WHERE DISCREPANCIES OCCUR BETWEEN CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
12. CONTRACTOR SHALL REVIEW CEILING SPACE AND MECHANICAL ROOM SPACE AVAILABLE FOR DUCT, PIPING AND EQUIPMENT AND MAKE REQUIRED ALLOWANCES FOR THE SIZE AND ROUTING OF DUCT, PIPING AND EQUIPMENT.
13. MECHANICAL CONTRACTOR TO REVIEW CEILING SPACE AVAILABLE AND VERIFY FIELD MEASUREMENTS AND COORDINATION DRAWINGS PRIOR TO FABRICATING DUCT. BRANCH DUCT RUNS SHOWN DIAGRAMMATICALLY; CONTRACTOR SHALL ROUTE BRANCH DUCT RUNS IN MOST DIRECT MANNER.
14. COORDINATE EXACT LOCATION OF ALL SLAB, FLOOR, WALL AND ROOF PENETRATIONS WITH EXISTING STRUCTURAL BEAMS, JOIST AND COMPONENTS. DO NOT CUT OR MODIFY EXISTING STRUCTURAL COMPONENTS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER.
15. CONTRACTOR SHALL VERIFY EQUIPMENT TO BE SUPPLIED TO PROJECT CAN BE INSTALLED IN SPACE PROVIDED AND ALL SERVICE AND AIRFLOW CLEARANCES MAINTAINED PRIOR TO ORDERING EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED FOR EQUIPMENT THAT IS SUPPLIED THAT IS DIFFERENT THAN EQUIPMENT THAT IS BASIS OF DESIGN.
16. UNDER NO CIRCUMSTANCES SHALL EQUIPMENT AND RELATED SYSTEM COMPONENTS FOUND POSITIVE FOR MOLD, MILDEW, ASBESTOS, HARMFUL BACTERIA OR ANY OTHER CONTAMINATION BE PLACED INTO SERVICE.
17. INSTALL DUCT SLEEVES IN WALLS AS HIGH AS POSSIBLE. DUCT SLEEVE SHALL EXTEND PAST WALL PENETRATION ON BOTH SIDES MINIMUM 24". RETURN AIR TRANSFER SLEEVES SHALL BE PROVIDED WITH TWO (2) DUCT ELBOWS.
18. COORDINATE ALL UNDERGROUND PIPING & WORK WITH EXISTING SYSTEMS, INCLUDING EXISTING UTILITIES, SEWER, GAS, DOMESTIC WATER, CHILLED/HEATING WATER, ELECTRIC DUCT BANKS AND POWER. NOT ALL EXISTING SYSTEMS SHOWN. COORDINATE ALL EXISTING SYSTEMS PRIOR TO BEGINNING WORK. MARKED UTILITIES AND EXISTING SYSTEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AND REPAIRED BACK TO ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONSTRUCTION CONTRACT.
19. MODEL NUMBERS SCHEDULED/SPECIFIED REPRESENT THE TYPE AND QUALITY OF EQUIPMENT REQUIRED TO MEET THE DESIGN REQUIREMENTS. CONTRACTOR SHALL REVIEW SUBMITTALS AND VERIFY EQUIPMENT SIZES, QUALITY AND PERFORMANCE REQUIREMENTS MEET SPECIFICATIONS PRIOR TO SUBMITTING FOR APPROVAL. EQUIPMENT THAT DIFFERS FROM BASIS OF DESIGN IS SUBJECT TO REJECTION. CONTRACTOR TO COORDINATE ALL DIFFERENCE IN EQUIPMENT WITH STRUCTURAL, ELECTRICAL AND PLUMBING CONTRACTORS.
20. ALL CONDENSATE LINES SHALL BE RIGID COPPER, INSULATED WITH CELLULAR FOAM UNLESS NOTED OTHERWISE OR SUBMITTED AND APPROVED BY MECHANICAL ENGINEER. SUPPORT WITH UNISTRUT PIPE EVERY 4' AND AT TURNS. PROVIDE NEOPRENE SLEEVES BETWEEN UNISTRUT AND COPPER CONDENSATE LINE.
21. DUCT SIZES SHOWN ARE SHEET METAL SIZES. ALLOWANCES HAVE BEEN INCLUDED FOR INTERNAL LINER WHERE APPLICABLE.
22. COORDINATE EXACT LOCATION OF AIR DEVICES WITH NEW AND EXISTING LIGHTS TO BE INSTALLED PRIOR TO CONSTRUCTION.
23. EXPOSED DUCTWORK SHALL BE PAINT GRIPPED SHEET METAL UNLESS INDICATED OTHERWISE. ALL EXPOSED DUCT TO BE PAINTED IN FIELD BY PAINTING CONTRACTOR DURING CONSTRUCTION. COORDINATE WITH ARCHITECT & MECHANICAL ENGINEER PRIOR TO INSTALLATION OF EXPOSED DUCT AND COLOR. EXPOSED DUCTWORK SHALL BE FREE OF SIZE MARKS OR ASSEMBLY CODE NUMBERS. ALL MARKS SHALL BE ON THE INSIDE OF DUCTWORK. KEEP OUTSIDE SURFACES OF DUCT CLEAN DURING FABRICATION. BANDS SHALL JOIN ON TOP. CONCEALED FROM NORMAL VIEW OF THE DUCT AND SPIRALS SHALL BE CONTINUOUS. THREADED RODS FROM HANGER STRAPS SHALL BE NEATLY CLIPPED AND SECURED WITHOUT EXCESS. GREATER ATTENTION TO APPEARANCE FOR EXPOSED DUCT IS EXPECTED AND DENTED/SCARRED DUCTS SHALL NOT BE ACCEPTABLE.
24. PROVIDE ELECTRICAL DISCONNECTS FOR MECHANICAL EQUIPMENT (VAV BOXES, FANS, VFD'S, ETC.) FACTORY INSTALLED BY EQUIPMENT MANUFACTURER UNLESS NOTED OTHERWISE. COORDINATE WITH ELECTRICAL CONTRACTOR.
25. DO NOT ROUTE PIPING CONTAINING WATER OVER ELECTRICAL EQUIPMENT.
26. PROVIDE PERMANENT LABELS FOR ALL SCHEDULED EQUIPMENT. LABELS SHALL BE MINIMUM 3/8" ENGRAVED BLACK LETTERS ON WHITE BACKGROUND, CONSTRUCTED OF MINIMUM 1" WIDE, LENGTH AS REQUIRED LAMINATED PLASTIC. SECURELY FASTENED TO EQUIPMENT WITH STAINLESS STEEL OR NONCORRODING HARDWARE. STICK ON LABELS NOT ACCEPTABLE.
27. EXHAUST OUTLETS SHALL BE LOCATED MINIMUM 10' FROM ANY AIR INTAKE OR OPERABLE BUILDING OPENING.
28. INDOOR MINISPLITS, FAN COIL UNITS AND CEILING CASSETTES SHALL HAVE GRAVITY DRAINAGE WHERE POSSIBLE. PROVIDE WITH INTEGRAL CONDENSATE PUMPS WHERE NOT POSSIBLE.
29. PROVIDE RETURN AIR GRILLES OPEN TO RETURN AIR PLENUM WITH SOUND ATTENUATING BOOT ON REAR OF GRILLE (RIGID DUCT WITH INSULATED LINER & TWO ELBOWS, END OPEN TO RETURN AIR PLENUM). CONTRACTOR HAS OPTION TO PROVIDE PRICE MODEL #RAC RETURN AIR CANOPY ON REAR OF RETURN AIR GRILLES OPEN TO RA PLENUM IN LIEU OF SOUND ATTENUATING BOOT.
30. ELECTRONIC BALANCING DAMPERS - MANUAL DAMPER AT INACCESSIBLE LOCATIONS:
    - 30.1. PROVIDE REMOTE BALANCING DAMPER WITH POSITION INDICATOR AT INACCESSIBLE MANUAL VOLUME DAMPERS
    - 30.2. INACCESSIBLE LOCATIONS:
    - 30.2.1. ABOVE GYPSUM BOARD/HARD CEILING
    - 30.2.2. WHERE LOCATED HIGHER THAN 4'-0" ABOVE ACCESSIBLE CEILING TILE
    - 30.2.3. WHERE LOCATED ABOVE 14'-0" FROM FINISHED FLOOR
    - 30.2.4. REFER TO ARCHITECTURAL REFLECTED CEILING DRAWINGS FOR REFLECTED CEILING PLAN
    - 30.3. ELECTRONIC BALANCING DAMPER SHALL BE PROVIDED WITH POSITION INDICATOR AND SHALL BE GREENHECK MODEL RBDR-50 (ROUND) & RBD-10 (RECTANGULAR) OR APPROVED EQUAL, UNLESS INDICATED OTHERWISE.
    - 30.4. REMOTE BALANCING DAMPER SHALL BE 12 VOLT DC POWER BALANCE SYSTEM (DAMPER, PULSE ACTUATOR , CAT 5 CABLE, WALL OR CEILING PLATE AND HAND HELD POWER PACK). PROVIDE WALL/CEILING ACCESS PORT ON WALL WITHIN CLOSEST MECHANICAL ROOM OR ABOVE ACCESSIBLE CEILING MOUNTED ON WALL. ALL ACCESS PORTS TO BE PROPERLY LABELED NUMERICALLY BY RESPECTIVE AIR SYSTEM & ROOM DAMPER SERVES. COORDINATE WITH MECHANICAL ENGINEER PRIOR TO LABELING & COORDINATE LOCATION WITH MECHANICAL ENGINEER & ARCHITECT PRIOR TO INSTALLING ANY ACCESS PORT ABOVE ACCESSIBLE CEILINGS. PROVIDE SLIP IDENTIFICATION WHERE LOCATED ABOVE CEILING, PROVIDE DRAWING IDENTIFYING PORT LOCATION & PORT SCHEDULE AS PART OF CLOSE OUT DOCUMENTS.
31. PROVIDE U.L. LISTED SMOKE DETECTORS IN THE MAIN SUPPLY DUCT AND RETURN ON THE DOWNSTREAM SIDE OF THE FILTERS IN ALL RECIRCULATING AIR SYSTEMS HANDLING OVER 2000 C.F.M. NOTE: SMOKE DETECTORS TO BE WIRED TO BUILDING FIRE ALARM SYSTEM BY FIRE ALARM CONTRACTOR. FIRE ALARM CONTRACTOR IS TO PROVIDE AND INSTALL ALL WIRING, TERMINATIONS, ETC. TO PROVIDE A COMPLETE, PROPERLY FUNCTIONING AND OPERATING SYSTEM.
32. PROVIDE SMOKE DAMPER IN THE MAIN SUPPLY & RETURN DUCT IN ALL AIR HANDLING UNITS HANDLING OVER 15,000 CFM. SMOKE DAMPERS TO BE INTERCONNECTED TO SMOKE DETECTORS.
33. PROVIDE ACCESS PANELS FOR EQUIPMENT,VALVES, DAMPER, ETC. LOCATED ABOVE A NON ACCESSIBLE CEILING. ACCESS PANELS SHALL BE LARGE ENOUGH FOR ALL REQUIRED MAINTENANCE, ADJUSTMENT, ECT. PROVIDE MULTIPLE ACCESS PANELS AS REQUIRED. COORDINATE COLOR AND LOCATIONS WITH ARCHITECT. PROVIDE FIRE AND/ OR SMOKE RATED ACCESS PANELS WHERE REQUIRED IN RATED CEILINGS. REFERENCE ARCHITECTURAL DRAWINGS FOR RATED CEILING LOCATIONS. WHERE ACCESS PANELS ARE SHOWN ON ARCHITECTURAL REFLECTED CEILING PLAN, COORDINATE EXACT LOCATION OF EQUIPMENT, DEVICES, ETC. WITH ACCESS PANEL LOCATIONS.
34. PROVIDE TEMPORARY CAPS/PLUGS/COVERING ON ALL OPEN ENDED PIPING & DUCT DURING CONSTRUCTION TO PREVENT DIRT/DEBRIS FROM ENTERING PIPE/DUCT SYSTEMS.
35. PROVIDE PROTECTIVE LOCKABLE THERMOSTAT COVERS FOR THERMOSTATS. COORDINATE WITH OWNER.
36. MECHANICAL CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR ON LOCATION OF ALL FLOOR DRAINS & HUB DRAINS AS NOT TO INTERFERE WITH EQUIPMENT & EQUIPMENT PADS. COORDINATE NEW FLOOR DRAIN & HUB LOCATION WHERE EQUIPMENT DOES NOT ALLOW FOR THE INSTALLATION SHOWN FOR DRAIN. COORDINATE HEIGHT OF HUB DRAINS FOR FAN COIL UNITS & CEILING CASSETTES.
37. PROVIDE TRANSITIONS FROM REAR OF ALL GRILLES TO BRANCH DUCTS AND TO ALL EQUIPMENT AS REQUIRED. REFER TO CONSTRUCTION DOCUMENTS FOR SIZES OF GRILLES AND DUCTS.
38. PRESSURE TEST ALL REUSED/REROUTED PIPING SYSTEMS. TESTING SHALL BE PERFORMED AT NORMAL SYSTEM OPERATING PRESSURE UNLESS INDICATED/SPECIFIED OTHERWISE. REPAIR AND RETEST AS REQUIRED UNTIL SYSTEMS ARE PROVEN TIGHT WITHOUT LEAKS.
39. ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSULATION IS APPLIED.
40. LOCATE ALL TEMPERATURE PRESSURE AND FLOW MEASURING DEVICES IN ACCESSIBLE LOCATIONS WITH STRAIGHT SECTION OF PIPE OR DUCT UP AND DOWN STREAM AS RECOMMENDED BY THE MANUFACTURER.
41. REINFORCEMENT, DETAILING, AND PLACEMENT OF CONCRETE SHALL CONFORM TO ASTM 315 AND AO 318. CONCRETE SHALL CONFORM TO ACI 318, PART ENTITLED "CONSTRUCTION REQUIREMENTS." COMPRESSIVE STRENGTH IN 28 DAYS SHALL BE 3,000 PSI. TOTAL AIR CONTENT OF EXTERIOR CONCRETE SHALL BE BETWEEN 5 AND 7 PERCENT BY VOLUME. SLUMP SHALL BE BETWEEN 3 AND 4 INCHES. CONCRETE SHALL BE CURED FOR 7 DAYS AFTER PLACEMENT.
42. COORDINATE ALL EQUIPMENT CONNECTION WITH MANUFACTURERS' CERTIFIED DRAWINGS. COORDINATE AND PROVIDE ALL DUCT AND PIPING TRANSITIONS REQUIRED FOR FINAL EQUIPMENT CONNECTIONS TO FURNISHED EQUIPMENT. FIELD VERIFY AND COORDINATE ALL DUCT AND PIPING DIMENSIONS BEFORE FABRICATION.
43. MINIMUM CONCRETE PAD THICKNESS SHALL BE 4 INCHES. PAD SHALL EXTEND BEYOND THE EQUIPMENT A MINIMUM OF 6 INCHES ON EACH SIDE UNLESS OTHERWISE DIRECTED IN THESE DOCUMENTS 15 LOCATIONS AND SIZES OF ALL FLOOR, WALL, AND ROOF OPENINGS SHALL BE COORDINATED WITH ALL OTHER TRADES INVOLVED. REFER TO TYPICAL DETAILS FOR DUCTWORK, PIPING, AND EQUIPMENT INSTALLATION.
44. INSTALL TRANSITION DUCT FROM INLET AND OUTLET OF EQUIPMENT TO DUCT SIZE SHOWN ON PLANS. CONSULT EQUIPMENT MANUFACTURER FOR INLET AND OUTLET SIZE.
45. ALL DUCT ELBOWS, BENDS, AND TEES SHALL BE PROVIDED WITH DOUBLE THICKNESS TURNING VANES OR RADIUS ELBOWS UNLESS SHOWN OR NOTED OTHERWISE. ELBOWS IN DISHWASHER, KITCHEN, AND LAUNDRY EXHAUST SHALL BE UNVANED SMOOTH RADIUS CONSTRUCTION WITH A RADIUS OF 1.5 TIMES THE WIDTH OF THE DUCT.
46. PROVIDE ESCUTCHEONS AT ALL EXPOSED LOCATIONS WHERE PIPE PENETRATES WALL.
47. THE CONDENSATE DRAIN LINE SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE FLOOR DRAIN; ELEVATE UNIT TO ACCOMMODATE P-TRAP.
48. ALL EQUIPMENT AND DEVICES TO BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF CONTRACT DRAWINGS, SPECIFICATIONS, MANUFACTURERS RECOMMENDATIONS, AND ACCORDING TO CODE.
49. PROVIDE FLEXIBLE CONNECTIONS IN ALL DUCTWORK SYSTEMS (SUPPLY, RETURN, AND EXHAUST) CONNECTED TO AIR HANDLING UNITS, FANS, AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION. FLEXIBLE CONNECTIONS SHALL BE PROVIDED AT THE POINT OF CONNECTION TO THE EQUIPMENT UNLESS OTHERWISE DIRECTED IN THESE DOCUMENTS.
50. UNLESS OTHERWISE NOTED, ALL DUCTWORK IS OVERHEAD, TIGHT TO UNDERSIDE OF THE STRUCTURE, WITH SPACE FOR INSULATION.
51. ALL ROOF CURBS SHALL BE INSTALLED TO THE ROOFING STRUCTURE AND FINISH A MINIMUM 12" ABOVE THE FINISHED ROOF FOR COUNTER FLASH ENDORSED BY ROOF MANUFACTURER. ROOF CURBS SHALL BE PITCHED WHERE REQUIRED TO ENSURE EQUIPMENT IS INSTALLED LEVEL.
52. ALL MISCELLANEOUS ROOFTOP EQUIPMENT SUPPORTS SHALL BE ENDORSED BY BOTH THE RESPECTIVE EQUIPMENT MANUFACTURER AND ROOF SYSTEM MANUFACTURER.
53. ALL WALL APPLIED ITEMS SHALL BE INSTALLED PLUMB, LEVEL AND IN LOCATIONS DESIGNATED IN CONTRACT DOCUMENTS. ALL DEVICE COVERS AND TRIM SHALL FIT TIGHT TO WALL SURFACE ON ALL SIDES. WHERE SPECIFIC LOCATIONS FOR ITEMS NOT SHOWN OR CLEAR, CONTRACTOR SHALL OBTAIN CLARIFICATION AND DIRECTION FROM ARCHITECT AND MECHANICAL ENGINEER PRIOR TO INSTALLATION.
54. ALL FLEX DUCT SERVING DIFFUSERS SHALL BE LIMITED TO RUNS OF 6'. FLEX DUCT SHALL BE FLEXMASTER 1M-R6 OR APPROVED EQUAL AND USE STAINLESS STEEL (OR NYLON IF APPROVED BY MECHANICAL ENGINEER) TO CONNECT FLEX TO DUCT AND GRILLES.
55. FLEXIBLE DUCT NOT ACCEPTABLE FOR EXHAUST, RETURN AND FRESH AIR SYSTEMS UNLESS SPECIFIED OR NOTED OTHERWISE. FLEX DUCT SHALL NOT PENETRATE ANY WALLS UNLESS SUBMITTED AND APPROVED ON TO BOTH THE ARCHITECT AND MECHANICAL ENGINEER.
56. PROVIDE ADDITIONAL SUSPENDED SUPPORTS AS REQUIRED TO PREVENT FLEXIBLE DUCT FROM CONTACTING THE CEILING MATERIAL AND/OR CEILING FRAME/GRID ASSEMBLY.
57. ALL ROUND TAPS OFF RECTANGULAR DUCTWORK TO DIFFUSERS SHALL BE MADE WITH HIGH EFFICIENCY SIDE TAKEOFFS WITH 2" INSULATION STANDOFF BRACKETS AND LOCKING QUADRANT, FLEXMASTER MODEL STOD-BO3 OR APPROVED EQUAL.
58. ALL GRILLES LOCATED IN LAY-IN CEILINGS SHALL HAVE 24x24 FRAMES, STYLES TO FIT THE GRID TYPE, EITHER 15/16" OR 9/16" GRID, VERIFY GRID WITH ARCHITECTURAL DRAWINGS. PROVIDE PLASTER FRAMES FOR SURFACE MOUNT APPLICATIONS, PRICE MODEL AMF OR APPROVED EQUAL.
59. PROVIDE MANUAL VOLUME DAMPERS IN ALL BRANCH DUCT CONNECTIONS TO LOW PRESSURE MAIN DUCTS.
60. ALL EQUIPMENTS SUPPLIED TO THE PROJECT SHALL BE PER SPECIFICATIONS. OBTAINING APPROVED SUBMITTALS DOES NOT RELIEVE THE CONTRACTOR/SUPPLIER OF PROVIDING ALL FEATURES, OPTIONS AND ACCESSORIES INCLUDED WITHIN THE CONSTRUCTION DOCUMENTS.

MECHANICAL SYMBOL LEGEND

(REFER TO DRAWINGS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS)

GENERAL

NEW WORK
EXISTING TO REMAIN
EXISTING TO BE DEMOLISHED
NEW EQUIPMENT OR FIXTURE
MATCHLINE / 1 / M101 — MATCHLINE
GRID LINE
SECTION SYMBOL — SHEET NUMBER
DETAIL SYMBOL — SHEET NUMBER
DIFFUSER TAG — CFM — MARK
SHEET REFERENCE TAG — SHEET NUMBER — VIEW NUMBER
GENERAL NOTE
DEMO NOTE
REVISION TAG
TIE INTO
THERMOSTAT SYMBOL

DUCTWORK

INTERNALLY INSULATED DUCT
SUPPLY DUCT
RETURN DUCT
EXHAUST DUCT
RECTANGULAR SUPPLY DUCT UP
RECTANGULAR SUPPLY DUCT DN
RECTANGULAR RETURN DUCT UP
RECTANGULAR RETURN DUCT DN
RECTANGULAR EXHAUST DUCT UP
RECTANGULAR EXHAUST DUCT DN
ROUND SUPPLY DUCT UP
ROUND SUPPLY DUCT DN
ROUND RETURN DUCT UP
ROUND RETURN DUCT DN
ROUND EXHAUST DUCT UP
ROUND EXHAUST DUCT DOWN
MITERED 90° ELBOW WITH DOUBLE DEFLECTION TURNING VANES
MITERED 45° ELBOW WITH DOUBLE DEFLECTION TURNING VANES
RADIUS ELBOW
RECTANGULAR TRANSITION; SYMMETRIC
RECTANGULAR TRANSITION; ASYMMETRIC
DUCT WITH FLEXIBLE CONNECTION
45° LEAD-IN WITH MANUAL VOLUME DAMPER
45° RECTANGULAR TAP
CHANGE IN RECTANGULAR DUCT ELEVATION; RISE
CHANGE IN ROUND DUCT ELEVATION; DROP
DUCT WITH MANUAL VOLUME DAMPER
DUCT WITH BACK DRAFT DAMPER
DUCT WITH FIRE DAMPER
DUCT WITH SMOKE DAMPER
DUCT WITH COMBINATION FIRE/SMOKE DAMPER
DUCT WITH MOTORIZED DAMPER
DUCT WITH HUMIDIFIER
DUCT WITH ACCESS DOOR
R/A GRILLE; SEE SCHEDULE FOR SIZE
E/A GRILLE; SEE SCHEDULE FOR SIZE
4-WAY S/A DIFFUSER; SEE SCHEDULE FOR SIZE
3-WAY S/A DIFFUSER; SEE SCHEDULE FOR SIZE
2-WAY S/A DIFFUSER; SEE SCHEDULE FOR SIZE
1-WAY S/A DIFFUSER; SEE SCHEDULE FOR SIZE

THERMAL DESIGN CONDITIONS

ROOM DESCRIPTION	INDOOR			OUTDOOR		
	SUMMER		WINTER	SUMMER		WINTER
	DB(°F)	RH(%)	DB(°F)	DB(°F)	WB(°F)	DB(°F)
CONDITIONED AREAS	75°	50%	70°	95°	80°	20°

DB(°F): DRY BULB
WB(°F): WET BULB
RH(%): RELATIVE HUMIDITY

INDEX - MECHANICAL SHEETS

M1.1	MECHANICAL COVER SHEET
M1.2	MECHANICAL PLAN - OVERALL
M2.1	MECHANICAL PLAN - ROOF
M7.1	MECHANICAL PLANS - ENLARGED
M7.2	MECHANICAL PLANS - ENLARGED
M7.3	MECHANICAL PLANS - ENLARGED
M9.1	MECHANICAL DETAILS
M9.2	MECHANICAL DETAILS
M10.1	MECHANICAL SCHEDULES

ABBREVIATION LEGEND

AC	AIR CONDITIONING
ACCU	AIR COOLED CONDENSING UNIT
AFF	ABOVE FINISHED FLOOR
AFS	AIR FLOW STATION
AHU	AIR HANDLING UNIT
AMB	AMBIENT
AS	AIR SEPARATOR
AV	AIR VENT
BAS	BUILDING AUTOMATION SYSTEM
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER
BOD	BOTTOM OF DUCT
BTUH	BRITISH THERMAL UNIT PER HOUR
CC	COOLING COIL
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CH	CHILLER
CHWCF	CHILLED WATER CHEMICAL FEED
CHP	CHILLED WATER PUMP
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
COMP	COMPRESSOR
CP	CIRCULATING PUMP
CU	CONDENSING UNIT
CT	COOLING TOWER
CV	CONTROL VALVE
CW	COLD WATER
CWCF	CONDENSER WATER CHEMICAL FEED
CWR	CONDENSER WATER RETURN
CWP	CONDENSER WATER PUMP
CWS	CONDENSER WATER SUPPLY
DB	DRY BULB TEMP (DEG F)
DDC	DIRECT DIGITAL CONTROL
DN	DOWN
DP	DIFFERENTIAL PRESSURE
DPS	DIFFERENTIAL PRESSURE SWITCH
DWG	DRAWING
DX	DIRECT EXPANSION
EA	EXHAUST AIR
EDH	ELECTRIC DUCT HEATER
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
EL	ELEVATION
ELEC	ELECTRICAL
ENT	ENTERING
ECU	ELECTRIC CONDENSING UNIT
ERU	ELECTRIC REFRIGERANT UNIT
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EVAP	EVAPORATOR
EX	EXHAUST
EXT	EXTERNAL
FA	FRESH AIR
FC/FCU	FAN COIL UNIT
FD	FIRE DAMPER
FT	FEET
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
FV	FACE VELOCITY
GALV	GALVANIZED
GPM	GALLONS PER MINUTE
GPH	GALLONS PER HOUR
GUH	GAS UNIT HEATER
HC	HEATING COIL
HP	HORSEPOWER
HR	HOUR
HWS	HEATING WATER SUPPLY
HWR	HEATING WATER RETURN
ID	INSIDE DIAMETER
IN	INCHES
KW	KILOWATTS
LVG	LEAVING
MA	MIXED AIR
MAX	MAXIMUM
MD	MOTORIZED DAMPER
MECH	MECHANICAL
NG	NATURAL GAS
MIN	MINIMUM
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAF	OUTSIDE AIR FAN
OAU	OUTSIDE AIR UNITS
OSAY	OUTSIDE STEM AND YOKE
OZ	OUNCES (PRESSURE)
PD	PRESSURE DROP
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PSI	POUNDS PER SQUARE INCH
RA	RETURN AIR
REF	REFERENCE
RH	RELATIVE HUMIDITY
RHC	REHEAT COIL
RND	ROUND
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
SA	SUPPLY AIR
SD	SMOKE DAMPER
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SF	SUPPLY AIR FAN
SP	STATIC PRESSURE
SPEC	SPECIFICATIONS
TEMP	TEMPERATURE
TOD	TOP OF DUCT
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LISTED
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
W /	WITH
W / O	WITHOUT
WB	WET BULB (DEG F)

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL COVER SHEET

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

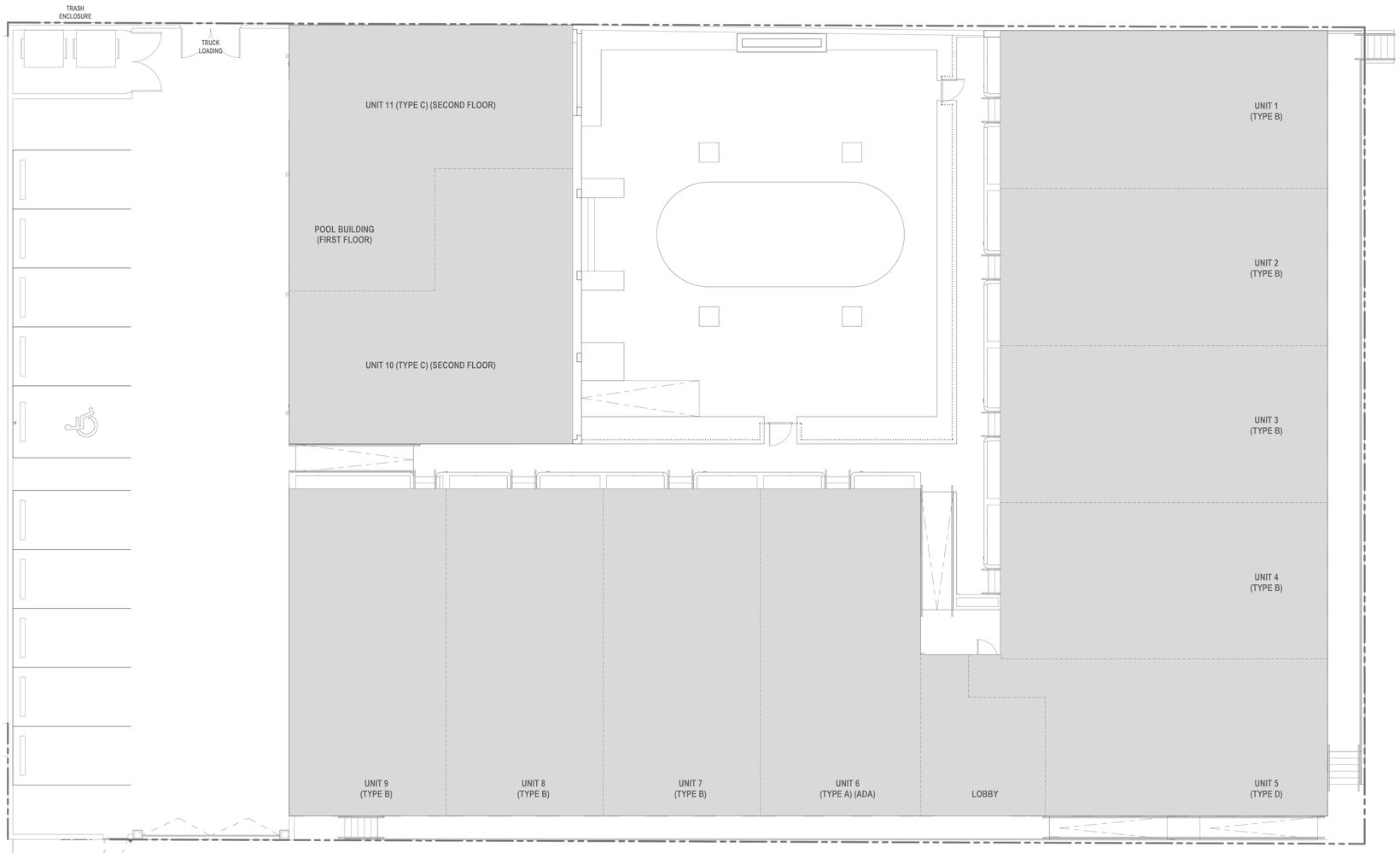
DRAWN BY | DKD

M1.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:37:59 PM



1 **MECHANICAL PLAN - OVERALL**
1/8" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL PLAN - OVERALL

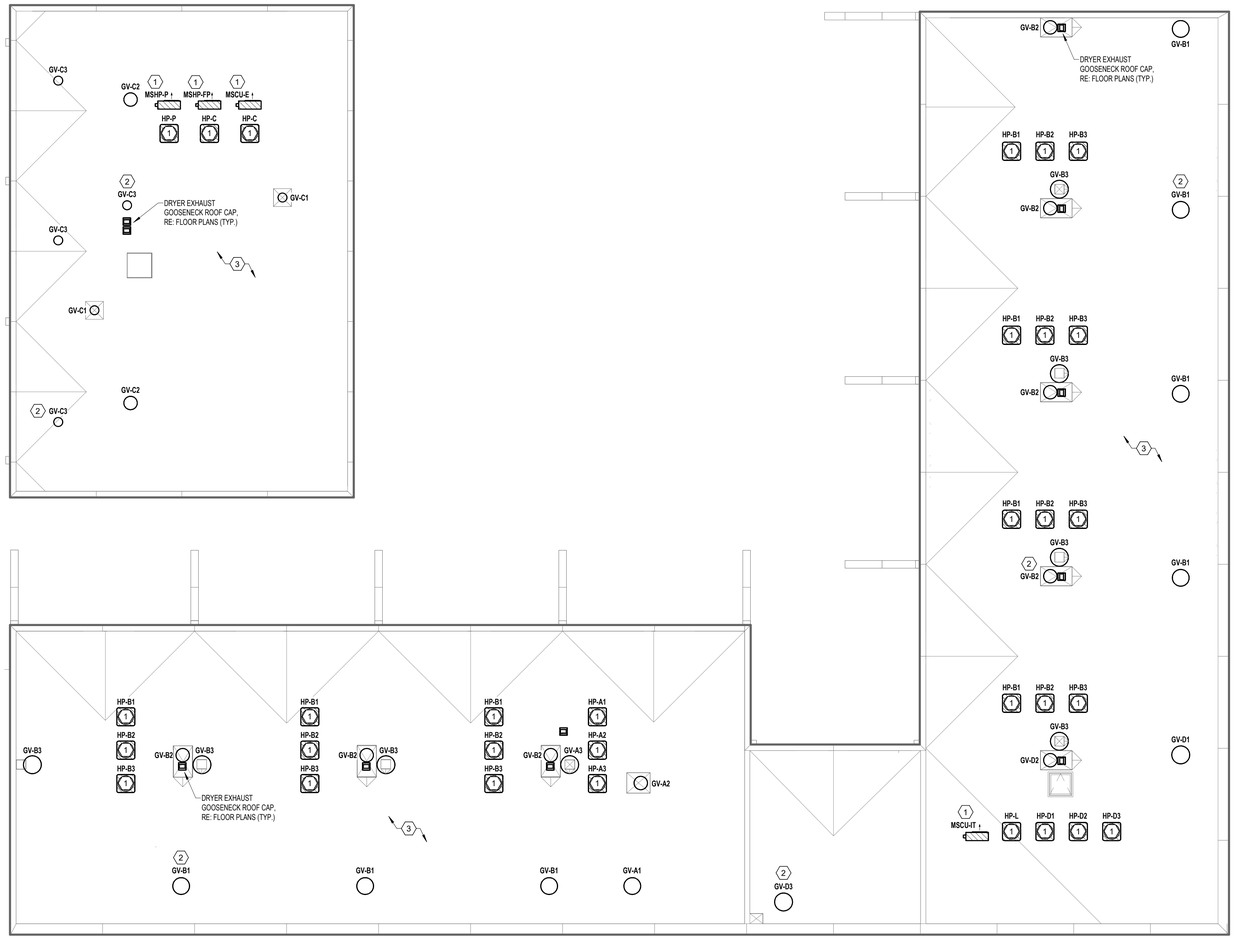
PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

M1.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
02/19/25 5:38:00 PM



1 **MECHANICAL PLAN - ROOF**
1/8" = 1'-0"

MECHANICAL KEY NOTES: (#)

1. CONDENSING UNIT ON ROOF MOUNTED SUPPORT CURB. ROUTE REFRIGERANT LINES AND CONTROL WIRE/CONDUIT DOWN THROUGH ROOF AND THROUGH ATTIC/CEILING SPACE TO THE ASSOCIATED INDOOR UNIT. PROVIDE REFRIGERANT PIPE SUPPORTS MINIMUM EVERY 4'-0" AND AT ANY CHANGE IN DIRECTION. SEAL ALL BUILDING PENETRATIONS WEATHER TIGHT. COORDINATE EXACT LOCATION WITH THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. TYPICAL.
2. DUCT UP TO GRAVITY VENTILATOR ON PRE-FABRICATED ROOF CURB; TRANSITION DUCT TO GRAVITY VENTILATOR AS REQUIRED; COORDINATE COLOR SELECTION AND CURB HEIGHT WITH ARCHITECT AND GENERAL CONTRACTOR. TYPICAL.
3. PROVIDE RPH AWI VAULT SERIES HOUSING WITH INSULATED CURB. COORDINATE EXACT HOUSING QUANTITY & SIZE REQUIRED WITH GENERAL CONTRACTOR & MANUFACTURER PRIOR TO ORDERING TO ENSURE SIZE ACCOMMODATES REFRIGERANT PIPING, CONTROL WIRING / CONDUIT, POWER WIRING/ CONDUIT, ETC. COORDINATE WITH GENERAL CONTRACTOR FOR THE REQUIREMENTS OF OTHER TRADES.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL PLAN - ROOF

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

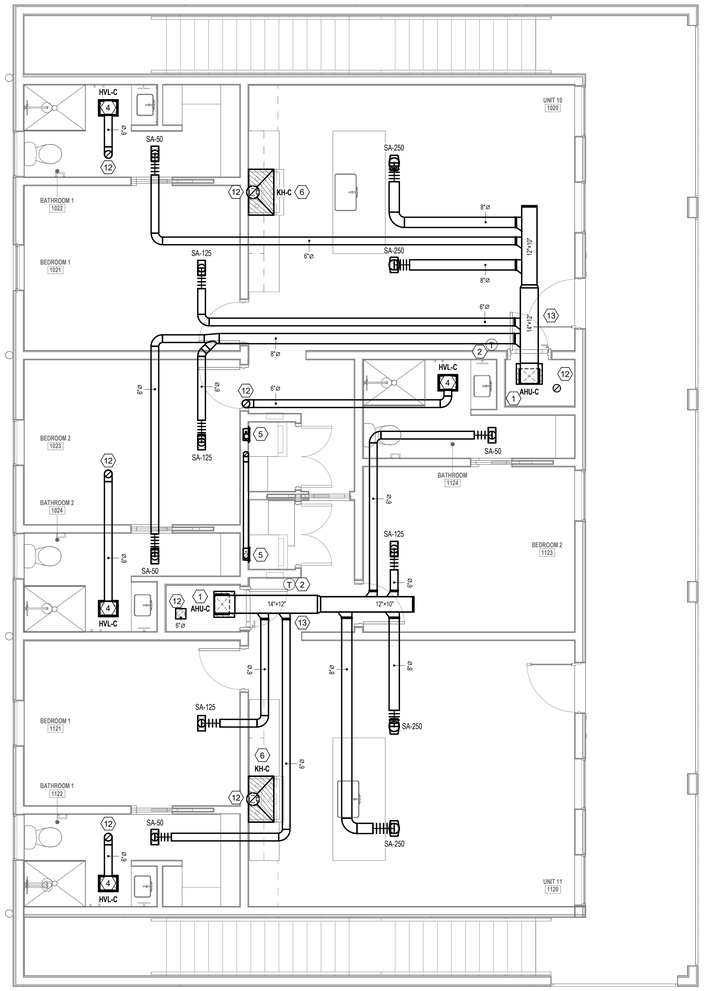
DRAWN BY | DKD

M2.1

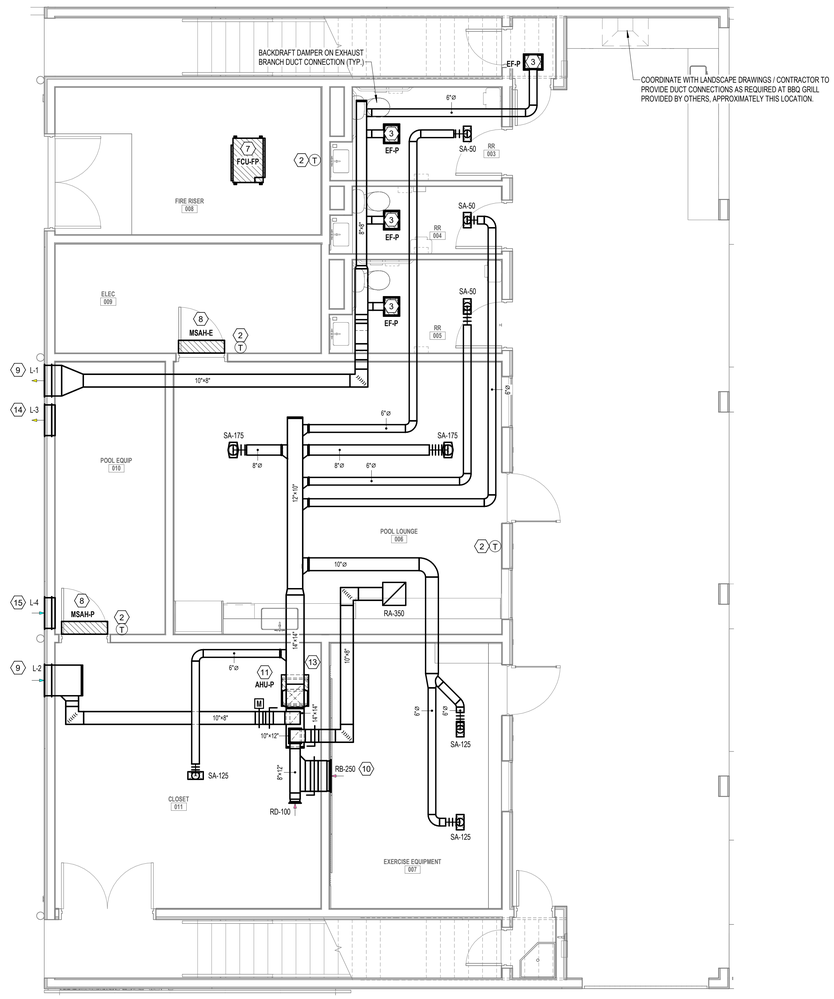
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:01 PM



2 MECHANICAL PLAN - SECOND FLOOR - TYPICAL UNIT C
1/4" = 1'-0"



1 MECHANICAL PLAN - FIRST FLOOR - POOLHOUSE
1/4" = 1'-0"

EskewDumezRipple

365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

MECHANICAL KEY NOTES: (#)

1. VERTICAL, WALL / STUD MOUNTED AIR HANDLING UNIT. PROVIDE PLYWOOD PLATFORM COVERING ENTIRE CLOSET, BUTTING UP AGAINST LOUVERED DOOR TO SEPARATE RETURN PLENUM SPACE FROM SPACE BELOW PLATFORM. COORDINATE AHU AND PLYWOOD HEIGHTS WITH THE ARCHITECT AND LOUVERED DOOR DIMENSIONS PRIOR TO CONSTRUCTION. PROVIDE 4" TALL 16 GAUGE GALVANIZED STEEL DRAIN PAN WITH FLOAT WITH (OUTDOOR UNIT TO DE-ENERGIZE WHEN FLOAT SWITCH IS TRIPPED) UNDER ENTIRE UNIT. PROVIDE NIPPLE ON AUXILIARY PAN WITH SHUT OFF VALVE (NORMALLY CLOSED) AND THREADED GARDEN HOSE CONNECTION. FIELD ROUTE 3/4" INSULATED COPPER CONDENSATE DRAIN LINE FROM UNIT TO HUB DRAIN BELOW PLATFORM AND TURN DOWN. COORDINATE WITH PLUMBING CONTRACTOR FOR CONDENSATE DRAIN RECEPTACLE LOCATION. ROUTE VERTICAL OUTSIDE AIR AND RETURN AIR DUCTS AS SHOWN WITH MANUAL VOLUME DAMPERS OPEN ENDED IN CLOSET PLENUM SPACE. PROVIDE MOTORIZED VOLUME DAMPER ON VERTICAL OUTSIDE AIR DUCT (TO CLOSE WHEN UNIT DEENERGIZES). CONNECT OA DUCT TO UNIT OA INLET KNOCKOUT.
2. THERMOSTAT. COORDINATE EXACT LOCATION WITH ARCHITECT, OWNER'S REPRESENTATIVE, AND THE WORK OF OTHER TRADES PRIOR TO INSTALLATION. TYPICAL.
3. CABINET EXHAUST FAN (EXHAUST ONLY). COORDINATE EXACT LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE WORK OF OTHER TRADES PRIOR TO CONSTRUCTION. COORDINATE WITH THE ELECTRICAL CONTRACTOR TO PROVIDE TOGGLE SWITCH IN SAME FACEPLATE AS ROOM LIGHTING CONTROLS.
4. CABINET EXHAUST FAN (HEAT, VENT, LIGHT). COORDINATE EXACT LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE WORK OF OTHER TRADES PRIOR TO CONSTRUCTION. COORDINATE WITH THE ELECTRICAL CONTRACTOR TO PROVIDE THREE TOGGLE SWITCHES IN SAME FACEPLATE AS ROOM LIGHTING CONTROLS.
5. RECESSED DRYER WALL BOX WITH UPWARD EXHAUST DUCT CONNECTION; ROUTE 4" EXHAUST DUCT FROM DRYER BOX UP INSIDE WALL TO DEDICATED GOOSENECK GRAVITY VENTILATOR WITH BUILT-IN BACKDRAFT DAMPER ON ROOF CURB ON ROOF. DRYER WALL BOX: DRYERBOX 09-350 OR DB-425; GRAVITY VENTILATOR: DRYERJACK DJKABBU. COORDINATE EXACT LOCATIONS, WALL THICKNESS, AND CURB HEIGHTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
6. RESIDENTAL DUCTED KITCHEN HOOD BUILT-IN POWER PACK INSERT. COORDINATE WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION FOR INTEGRATION WITH CUSTOM HOOD HOUSING. ROUTE EXHAUST DUCT UP TO DEDICATED GRAVITY VENTILATOR ON ROOF AS SHOWN. STAINLESS STEEL, 300 CFM BLOWER, 2-SPEED CONTROL, LED LIGHTING MODULES, REMOVABLE MESH FILTERS. BROAN BBN1303SS OR EQUAL.
7. HORIZONTAL MINISPLIT FAN COIL UNIT WITH NON-DUCTED SUPPLY AND RETURN AIR SUSPENDED BELOW CEILING, ABOVE LIGHTING FIXTURES. PROVIDE 4" TALL 16 GAUGE GALVANIZED STEEL DRAIN PAN WITH FLOAT SWITCH (TO DEENERGIZE ASSOCIATED CONDENSING UNIT WHEN TRIPPED) UNDER ENTIRE UNIT. ROUTE INSULATED 3/4" COPPER CONDENSATE DRAIN LINE FROM UNIT TO HUB DRAIN AND TURN DOWN. PROVIDE NIPPLE ON AUXILIARY DRAIN PAN. ROUTE CONDENSATE DRAIN LINE FROM AUXILIARY DRAIN PAN WITH SHUT OFF VALVE (NORMALLY CLOSED) TO HUB DRAIN AND TURN DOWN WITH AIR GAP.
8. WALL MOUNTED DUCTLESS MINISPLIT. ROUTE INSULATED CONDENSATE DRAIN LINE TO HUB DRAIN AND TURN DOWN; PROVIDE STANDALONE THERMOSTAT ON WALL. COORDINATE EXACT LOCATION & INSTALLATION HEIGHT OF HUB DRAIN WITH PLUMBING CONTRACTOR PRIOR TO PLUMBING ROUGH IN.
9. EXTERIOR WALL LOUVER. SEAL ALL AROUND WEATHER TIGHT; FULL SIZE PLENUM AND BIRD SCREEN (1/2"x1/2") ON REAR. TRANSITION AS SHOWN. MAINTAIN 10'-0" MINIMUM BETWEEN ALL EXHAUST AIR OUTLETS AND OUTSIDE AIR INLETS OR OPERABLE BUILDING OPENINGS (WINDOWS AND DOORS); COORDINATE INSTALLATION HEIGHT AND COLOR SELECTION WITH ARCHITECT.
10. SIDEWALL RETURN AIR GRILLE UP HIGH ON WALL, ABOVE MIRRORS. COORDINATE EXACT LOCATION WITH THE ARCHITECT PRIOR TO ORDERING.
11. VERTICAL AIR HANDLING UNIT ON STAND WITH FULL SIZE PLENUM ON RETURN END OF UNIT. PROVIDE 4" TALL 16 GA. GALVANIZED STEEL DRAIN PAN WITH FLOAT SWITCH (CONDENSING UNIT TO DEENERGIZE WHEN FLOAT SWITCH IS TRIPPED) UNDER ENTIRE UNIT. PROVIDE NIPPLE ON AUXILIARY PAN WITH SHUT OFF VALVE (NORMALLY CLOSED) AND THREADED GARDEN HOSE CONNECTION. FIELD ROUTE 3/4" INSULATED COPPER CONDENSATE DRAIN LINE FROM UNIT TO FLOOR SINK AND TURN DOWN. COORDINATE WITH PLUMBING CONTRACTOR FOR CONDENSATE DRAIN RECEPTACLE LOCATION. PROVIDE MANUAL VOLUME DAMPER ON OUTSIDE AIR AND RETURN AIR BRANCH DUCT CONNECTIONS.
12. DUCT UP TO GRAVITY VENTILATOR ON ROOF. TRANSITION DUCT AS REQUIRED. RE: SCHEDULE FOR GRAVITY VENTILATORS AND THROAT SIZES.
13. COORDINATE EXACT RECTANGUALR MAIN DUCT ROUTING WITH STRUCTURAL FRAMING & TRUSSES PRIOR TO DUCT FABRICATION.
14. PROVIDE 24"X24" VENTILATION AIR LOUVER UP HIGH ON WALL WITHIN POOL EQUIPMENT ROOM (MAX 12" FROM CEILING). INSTALL IN LINE WITH LOUVER L-1; LOCATION SHOWN OFFSET FOR CLARITY. RE: SCHEDULES & DETAIL FOR ALL REQUIREMENTS.
15. PROVIDE 24"X24" COMBUSTION AIR LOUVER DOWN LOW ON WALL WITHIN POOL EQUIPMENT ROOM (MAX 12" FROM FINISHED FLOOR). COORDINATE EXACT LOCATION WITH THE ARCHITET PRIOR TO CONSTRUCTION. RE: SCHEDULES & DETAIL FOR ALL REQUIREMENTS.

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL PLANS - ENLARGED

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

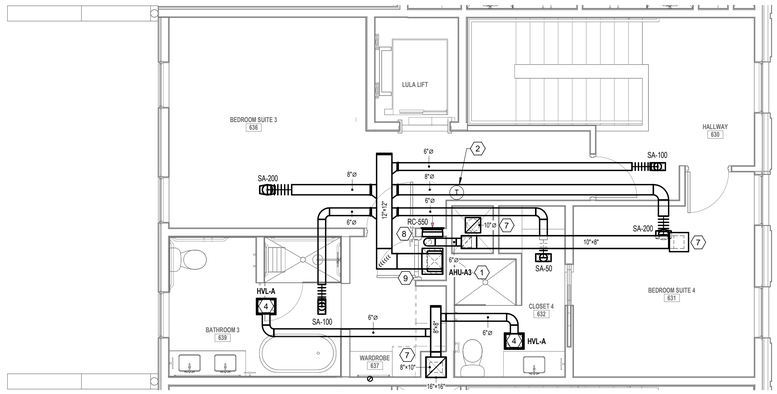
DRAWN BY | DKD

M7.1

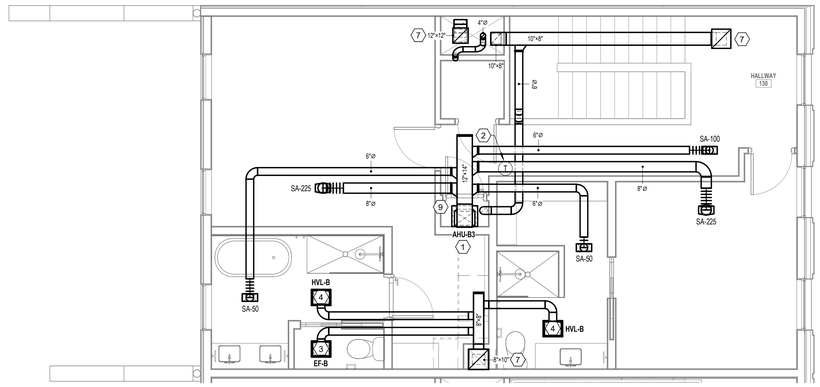
Autodesk Docs://23083_1031 Annunciation St/24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

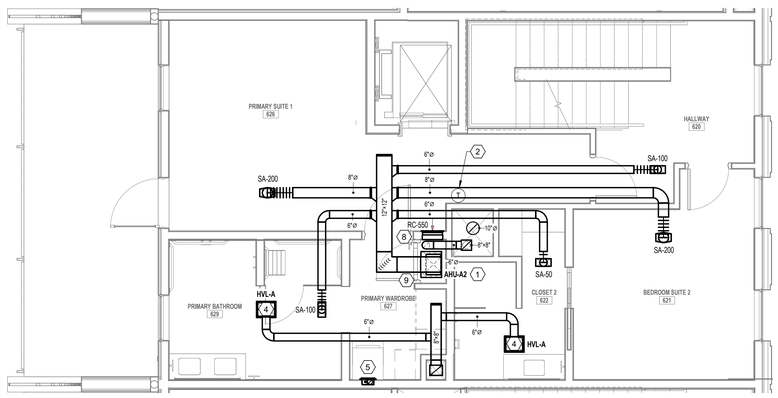
02/19/25 5:38:02 PM



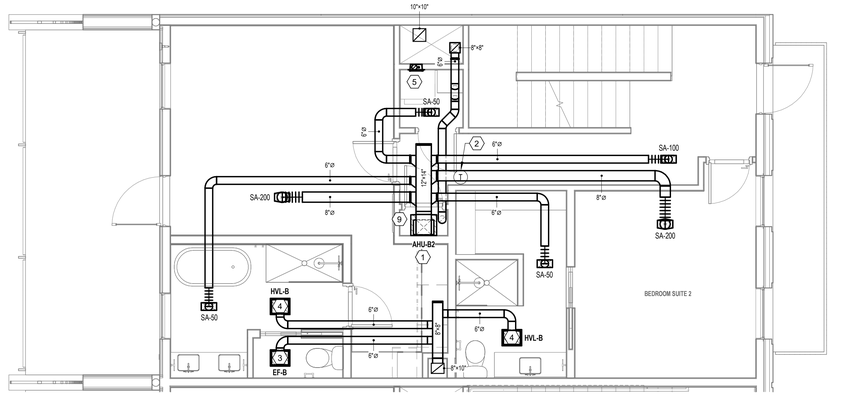
6 MECHANICAL PLAN - THIRD FLOOR - TYPICAL UNIT A (ADA)
1/4" = 1'-0"



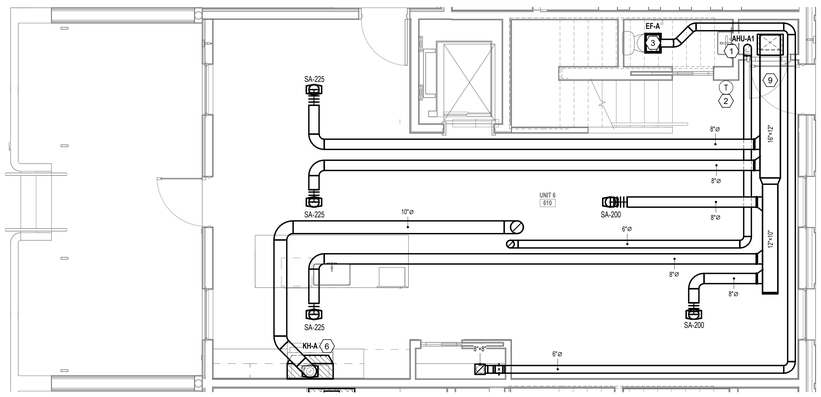
3 MECHANICAL PLAN - THIRD FLOOR - TYPICAL UNIT B
1/4" = 1'-0"



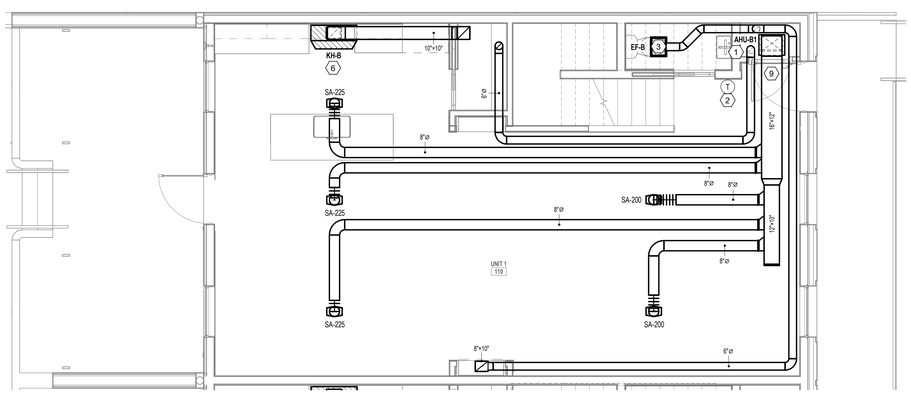
5 MECHANICAL PLAN - SECOND FLOOR - TYPICAL UNIT A (ADA)
1/4" = 1'-0"



2 MECHANICAL PLAN - SECOND FLOOR - TYPICAL UNIT B
1/4" = 1'-0"



4 MECHANICAL PLAN - FIRST FLOOR - TYPICAL UNIT A (ADA)
1/4" = 1'-0"



1 MECHANICAL PLAN - FIRST FLOOR - TYPICAL UNIT B
1/4" = 1'-0"

MECHANICAL KEY NOTES: (#)

1. VERTICAL, WALL / STUD MOUNTED AIR HANDLING UNIT. PROVIDE PLYWOOD PLATFORM COVERING ENTIRE CLOSET, BUTTING UP AGAINST LOUVERED DOOR TO SEPARATE RETURN PLENUM SPACE FROM SPACE BELOW PLATFORM. COORDINATE AHU AND PLYWOOD HEIGHTS WITH THE ARCHITECT AND LOUVERED DOOR DIMENSIONS PRIOR TO CONSTRUCTION. PROVIDE 4" TALL 16 GAUGE GALVANIZED STEEL DRAIN PAN WITH FLOAT WITH (OUTDOOR UNIT TO DE-ENERGIZE WHEN FLOAT SWITCH IS TRIPPED) UNDER ENTIRE UNIT. PROVIDE NIPPLE ON AUXILIARY PAN WITH SHUT OFF VALVE (NORMALLY CLOSED) AND THREADED GARDEN HOSE CONNECTION. FIELD ROUTE 3/4" INSULATED COPPER CONDENSATE DRAIN LINE FROM UNIT TO HUB DRAIN BELOW PLATFORM AND TURN DOWN. COORDINATE WITH PLUMBING CONTRACTOR FOR CONDENSATE DRAIN RECEPTACLE LOCATION. ROUTE VERTICAL OUTSIDE AIR AND RETURN AIR DUCTS AS SHOWN WITH MANUAL VOLUME DAMPERS OPEN ENDED IN CLOSET PLENUM SPACE. PROVIDE MOTORIZED VOLUME DAMPER ON VERTICAL OUTSIDE AIR DUCT (TO CLOSE WHEN UNIT DEENERGIZES). CONNECT OA DUCT TO UNIT OA INLET KNOCKOUT.
2. THERMOSTAT. COORDINATE EXACT LOCATION WITH ARCHITECT, OWNER'S REPRESENTATIVE, AND THE WORK OF OTHER TRADES PRIOR TO INSTALLATION. TYPICAL.
3. CABINET EXHAUST FAN (EXHAUST ONLY). COORDINATE EXACT LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE WORK OF OTHER TRADES PRIOR TO CONSTRUCTION. COORDINATE WITH THE ELECTRICAL CONTRACTOR TO PROVIDE TOGGLE SWITCH IN SAME FACEPLATE AS ROOM LIGHTING CONTROLS.
4. CABINET EXHAUST FAN (HEAT, VENT, LIGHT). COORDINATE EXACT LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE WORK OF OTHER TRADES PRIOR TO CONSTRUCTION. COORDINATE WITH THE ELECTRICAL CONTRACTOR TO PROVIDE THREE TOGGLE SWITCHES IN SAME FACEPLATE AS ROOM LIGHTING CONTROLS.
5. RECESSED DRYER WALL BOX WITH UPWARD EXHAUST DUCT CONNECTION; ROUTE 4" EXHAUST DUCT FROM DRYER BOX UP INSIDE WALL TO DEDICATED GOOSENECK GRAVITY VENTILATOR WITH BUILT-IN BACKDRAFT DAMPER ON ROOF CURB ON ROOF. DRYER WALL BOX: DRYERBOX DB-350 OR DB-425; GRAVITY VENTILATOR: DRYERJACK DJKABBU. COORDINATE EXACT LOCATIONS, WALL THICKNESS, AND CURB HEIGHTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
6. RESIDENTIAL DUCTED KITCHEN HOOD BUILT-IN POWER PACK INSERT. COORDINATE WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION FOR INTEGRATION WITH CUSTOM HOOD HOUSING. ROUTE EXHAUST DUCT UP TO DEDICATED GRAVITY VENTILATOR ON ROOF AS SHOWN. STAINLESS STEEL, 300 CFM BLOWER, 2-SPEED CONTROL, LED LIGHTING MODULES, REMOVABLE MESH FILTERS. BROAN BBN1303SS OR EQUAL.
7. DUCT UP TO GRAVITY VENTILATOR ON ROOF. TRANSITION DUCT AS REQUIRED. RE: SCHEDULE FOR GRAVITY VENTILATORS AND THROAT SIZES.
8. SIDEWALL RETURN AIR GRILLE DOWN LOW ON WALL INTO FAN COIL UNIT CLOSET. COORDINATE EXACT HEIGHT, COLOR, ETC. WITH THE ARCHITECT PRIOR TO ORDERING. ROUTE 16"X10" DUCT FROM RETURN AIR GRILLE UP ABOVE TO MECHANICAL PLATFORM OPEN ENDED IN CLOSET RA PLENUM.
9. COORDINATE EXACT RECTANGULAR DUCT ROUTING WITH STRUCTURAL FRAMING & TRUSSES PRIOR TO DUCT FABRICATION.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL PLANS - ENLARGED

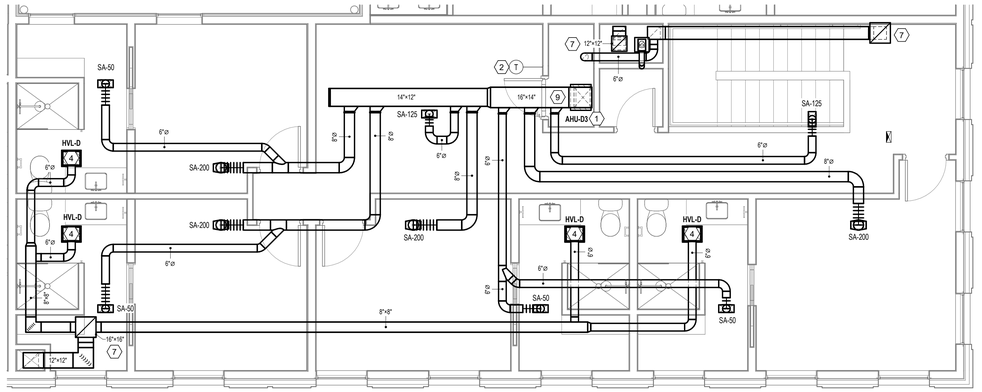
PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

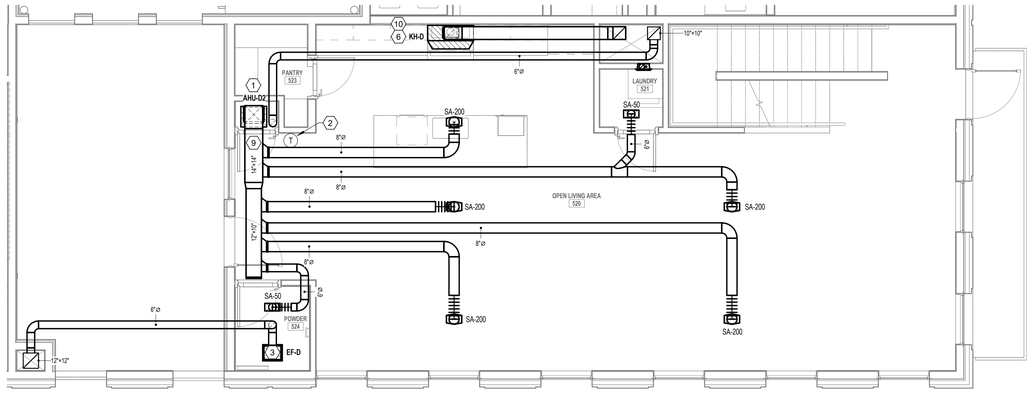
M7.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

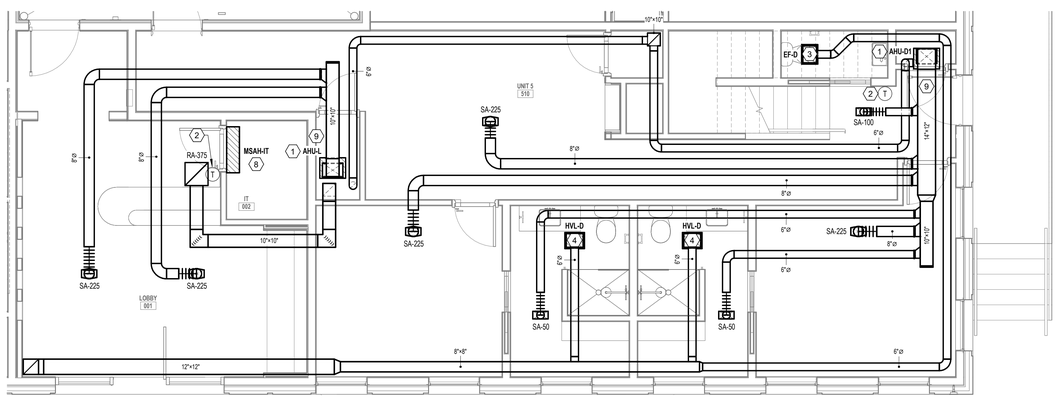
NOT FOR CONSTRUCTION
02/19/25 5:38:03 PM



3 **MECHANICAL PLAN - THIRD FLOOR - TYPICAL UNIT D**
1/4" = 1'-0"



2 **MECHANICAL PLAN - SECOND FLOOR - TYPICAL UNIT D**
1/4" = 1'-0"



1 **MECHANICAL PLAN - FIRST FLOOR - TYPICAL UNIT D**
1/4" = 1'-0"

MECHANICAL KEY NOTES: (#)

1. VERTICAL, WALL / STUD MOUNTED AIR HANDLING UNIT. PROVIDE PLYWOOD PLATFORM COVERING ENTIRE CLOSET, BUTTING UP AGAINST LOUVERED DOOR TO SEPARATE RETURN PLENUM SPACE FROM SPACE BELOW PLATFORM. COORDINATE AHU AND PLYWOOD HEIGHTS WITH THE ARCHITECT AND LOUVERED DOOR DIMENSIONS PRIOR TO CONSTRUCTION. PROVIDE 4" TALL 16 GAUGE GALVANIZED STEEL DRAIN PAN WITH FLOAT WITH (OUTDOOR UNIT TO DE-ENERGIZE WHEN FLOAT SWITCH IS TRIPPED) UNDER ENTIRE UNIT. PROVIDE NIPPLE ON AUXILIARY PAN WITH SHUT OFF VALVE (NORMALLY CLOSED) AND THREADED GARDEN HOSE CONNECTION. FIELD ROUTE 3/4" INSULATED COPPER CONDENSATE DRAIN LINE FROM UNIT TO HUB DRAIN BELOW PLATFORM AND TURN DOWN. COORDINATE WITH PLUMBING CONTRACTOR FOR CONDENSATE DRAIN RECEPTACLE LOCATION. ROUTE VERTICAL OUTSIDE AIR AND RETURN AIR DUCTS AS SHOWN WITH MANUAL VOLUME DAMPERS OPEN ENDED IN CLOSET PLENUM SPACE. PROVIDE MOTORIZED VOLUME DAMPER ON VERTICAL OUTSIDE AIR DUCT (TO CLOSE WHEN UNIT DEENERGIZES). CONNECT OA DUCT TO UNIT OA INLET KNOCKOUT.
2. THERMOSTAT. COORDINATE EXACT LOCATION WITH ARCHITECT, OWNER'S REPRESENTATIVE, AND THE WORK OF OTHER TRADES PRIOR TO INSTALLATION. TYPICAL.
3. CABINET EXHAUST FAN (EXHAUST ONLY). COORDINATE EXACT LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE WORK OF OTHER TRADES PRIOR TO CONSTRUCTION. COORDINATE WITH THE ELECTRICAL CONTRACTOR TO PROVIDE TOGGLE SWITCH IN SAME FACEPLATE AS ROOM LIGHTING CONTROLS.
4. CABINET EXHAUST FAN (HEAT, VENT, LIGHT). COORDINATE EXACT LOCATION WITH THE ARCHITECTURAL REFLECTED CEILING PLAN AND THE WORK OF OTHER TRADES PRIOR TO CONSTRUCTION. COORDINATE WITH THE ELECTRICAL CONTRACTOR TO PROVIDE THREE TOGGLE SWITCHES IN SAME FACEPLATE AS ROOM LIGHTING CONTROLS.
5. RECESSED DRYER WALL BOX WITH UPWARD EXHAUST DUCT CONNECTION; ROUTE 4" EXHAUST DUCT FROM DRYER BOX UP INSIDE WALL TO DEDICATED GOOSENECK GRAVITY VENTILATOR WITH BUILT-IN BACKDRAFT DAMPER ON ROOF CURB ON ROOF. DRYER WALL BOX: DRYERBOX DB-350 OR DB-425; GRAVITY VENTILATOR: DRYERJACK DJKABBU. COORDINATE EXACT LOCATIONS, WALL THICKNESS, AND CURB HEIGHTS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
6. RESIDENTIAL DUCTED KITCHEN HOOD BUILT-IN POWER PACK INSERT. COORDINATE WITH ARCHITECT PRIOR TO ORDERING AND INSTALLATION FOR INTEGRATION WITH CUSTOM HOOD HOUSING. ROUTE EXHAUST DUCT UP TO DEDICATED GRAVITY VENTILATOR ON ROOF AS SHOWN. STAINLESS STEEL, 300 CFM BLOWER, 2-SPEED CONTROL, LED LIGHTING MODULES, REMOVABLE MESH FILTERS. BROAN BBN1303SS OR EQUAL.
7. DUCT UP TO GRAVITY VENTILATOR ON ROOF. TRANSITION DUCT AS REQUIRED. RE: SCHEDULE FOR GRAVITY VENTILATORS AND THROAT SIZES.
8. WALL MOUNTED DUCTLESS MINISPLIT AIR HANDLER. ROUTE INSULATED CONDENSATE DRAIN LINE TO HUB DRAIN AND TURN DOWN. PROVIDE STANDALONE THERMOSTAT ON WALL.
9. COORDINATE EXACT RECTANGUALR MAIN DUCT ROUTING WITH STRUCTURAL FRAMING & TRUSSES PRIOR TO DUCT FABRICATION.
10. PROVIDE ADA COMPLIANT REMOTE MOUNTED KITCHEN HOOD CONTROLLER. COORDINATE EXACT CONTROLLER TYPE, MOUNTING, AND LOCATION WITH THE ARCHITECT PRIOR TO ORDERING.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL PLANS - ENLARGED

PARISH ENGINEERING
7500 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

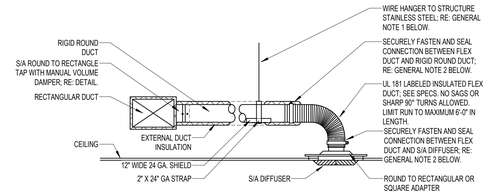
DRAWN BY | DKD

M7.3

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

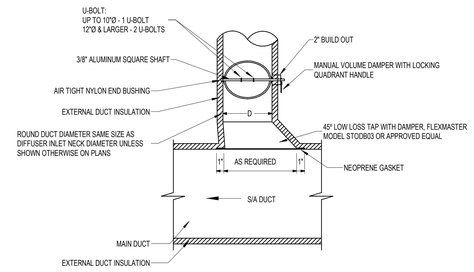
NOT FOR CONSTRUCTION

02/19/25 5:38:03 PM



GENERAL NOTES:
1. PROVIDE SUPPORT ON ALL BRANCH DUCT RUNOUTS AS PER SMACNA STANDARDS AND WITH A MINIMUM OF (2) SUPPORTS ON BRANCH DUCTS OVER 6'-0" IN LENGTH AND (1) SUPPORT ON BRANCH DUCTS UNDER 6'-0" IN LENGTH.
2. CONNECTION TO BE MADE WITH PRESSURE SENSITIVE TAPE, AS PER SECTION 603.9 OF IMC, AS WELL AS A STAINLESS STEEL SCREW DRIVER OPERATED BAND. ALL FLEX DUCT CONNECTIONS SHALL ADHERE TO SECTION 603.9 OF 2009 IMC AND MANUFACTURES INSTALLATION INSTRUCTIONS.

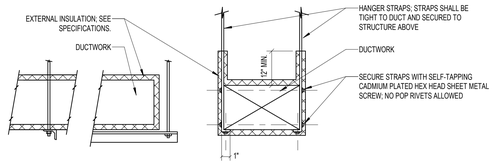
1 DETAIL - TYPICAL DIFFUSER CONNECTION
N.T.S.



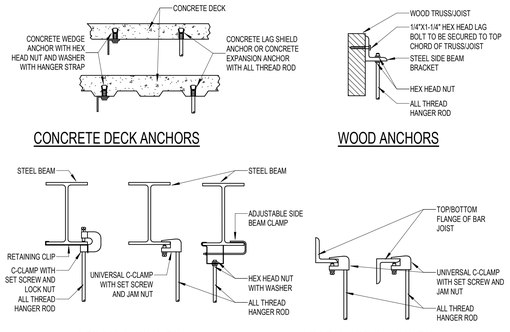
GENERAL NOTES:
1. SUPPLY AIR TAP SHALL BE 45° LOW LOSS TAP WITH DAMPER, FLEXMASTER MODEL STOD803 OR APPROVED EQUAL
2. SUPPLY AIR TAP SHALL BE PROVIDED ON ALL ROUND BRANCH DUCT TAPS TO DIFFUSERS FROM RECTANGULAR DUCT.

2 DETAIL - ROUND BRANCH DUCT TO RECT. TAP WITH DAMPER
N.T.S.

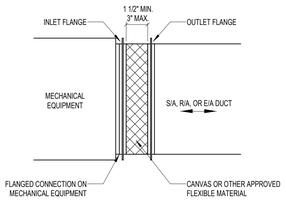
HANGER SIZES FOR RECTANGULAR DUCT			
MAX. SIZE	HANGER	HORIZONTAL SUPPORT ANGLE	MAX. SPACING
30"	1"x18 GAGE STRAP	NONE REQUIRED	10'-0"
36"	1/4" ROUND ROD	1.5"x1.5"x1/8"	8'-0"
48"	1/4" ROUND ROD	2"x2"x1/8"	8'-0"
60"	5/16" ROUND ROD	2"x2"x1/8"	8'-0"
84"	3/8" ROUND ROD	2"x2"x1/8"	8'-0"



3 DETAIL - DUCT SUPPORT HANGERS
N.T.S.

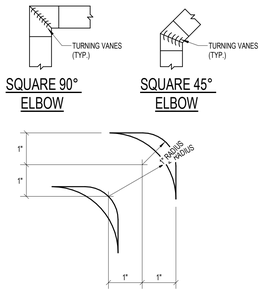


4 DETAIL - DUCT/PIPE HANGER ANCHORS
N.T.S.



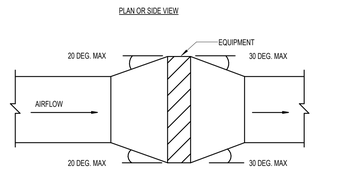
GENERAL NOTES:
1. FLEX CONNECTION SHALL BE FURNISHED AND INSTALLED ON ALL INLETS AND OUTLETS OF AIR HANDLING UNITS AND FANS.
2. FLEX CONNECTION SHALL BE SAME SIZE AS INLET/OUTLET OF EQUIPMENT.
3. FLEX CONNECTION SHALL BE PER NFPA-90A WITH 25 OR LESS FLAME SPREAD AND 50 OR LESS SMOKE DEVELOPMENT RATINGS.

5 DETAIL - FLEX CONNECTION
N.T.S.

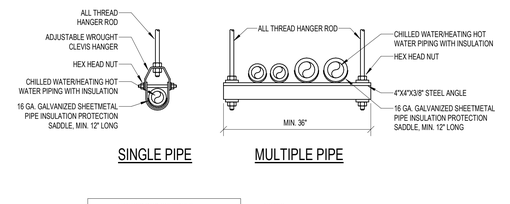


GENERAL NOTES:
1. REFER TO SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE 3RD EDITION FIGURES 4-2, 4-3 & 4-4 FOR VANE, VANE RUNNERS & VANE SUPPORTS IN ELBOWS.
2. ALL SQUARE ELBOWS SHALL HAVE TURNING VANES INSTALLED.
3. ALL RADIUS DUCT ELBOWS SHALL HAVE THROAT-RADIUES EQUAL TO W & HAVE TURNING VANES FOR MEDIUM PRESSURE DUCT SERVING VAV BOXES.
4. PROVIDE RADIUS ELBOWS FOR ALL MEDIUM PRESSURE DUCT SERVING VAV BOXES WHERE SPACE ALLOWS. NOTIFY MECHANICAL ENGINEER WHERE SQUARE ELBOWS ARE PROPOSED TO BE USED IN LIEU OF RADIUS ELBOWS PRIOR TO DUCT FABRICATION.

6 DETAIL - TURNING VANES
N.T.S.



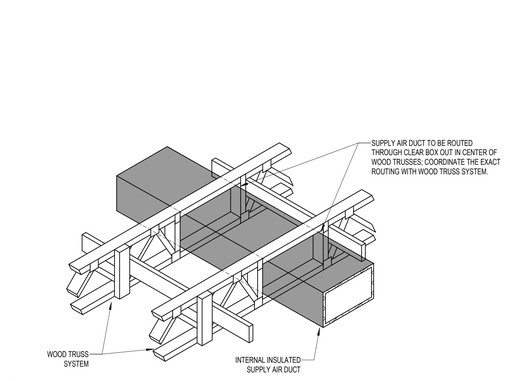
7 DETAIL - DUCT TRANSITION TO EQUIPMENT
N.T.S.



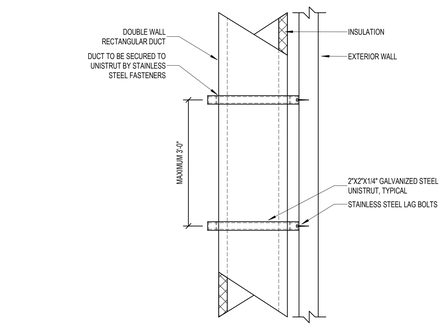
HANGER ROD SCHEDULE	
PIPE SIZE	ROD DIA.
3/4" - 2"	3/8"
2-1/2" - 3"	1/2"
4" - 5"	5/8"
6" - ABOVE	3/4"

NOTES:
1. SINGLE PIPE RUNS TO BE SUPPORTED ON 10'-0" CENTERS AND AT ALL TURNS.
2. MULTIPLE PIPE RUNS TO BE SUPPORTED ON 4'-0" CENTERS AND AT ALL TURNS.

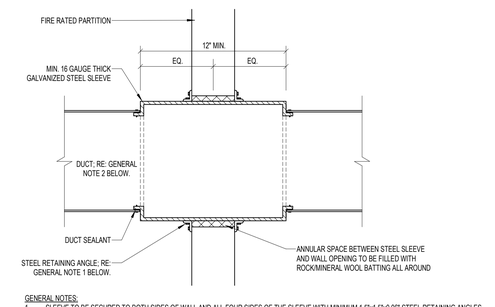
8 DETAIL - PIPE SUPPORT HANGERS
N.T.S.



9 DETAIL - DUCT ROUTE THROUGH WOOD JOISTS
N.T.S.

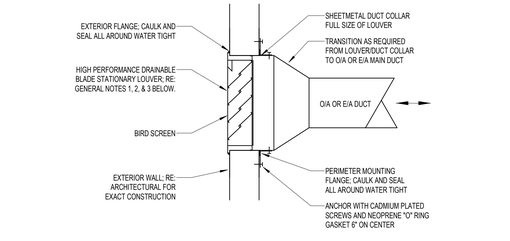


10 DETAIL - DUCT WALL SUPPORT
N.T.S.



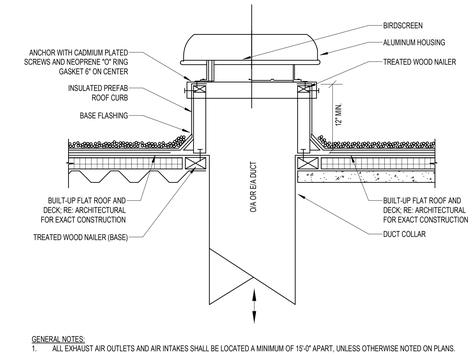
GENERAL NOTES:
1. SLEEVE TO BE SECURED TO BOTH SIDES OF WALL AND ALL FOUR SIDES OF THE SLEEVE WITH MINIMUM 1.5"x1.5"x0.06" STEEL RETAINING ANGLES. SECURE RETAINING ANGLES TO THE SLEEVE AND THE WALL WITH No. 10 SCREWS. SLEEVE TO BE CENTERED IN DUCT OPENING.
2. DUCTWORK THAT PENETRATES THE FIRE PARTITION TO BE A MINIMUM OF 26 GAUGE THICKNESS. COORDINATE WITH DUCTWORK SPECIFICATIONS.

11 DETAIL - DUCT PENETRATION THRU FIRE PARTITION
N.T.S.



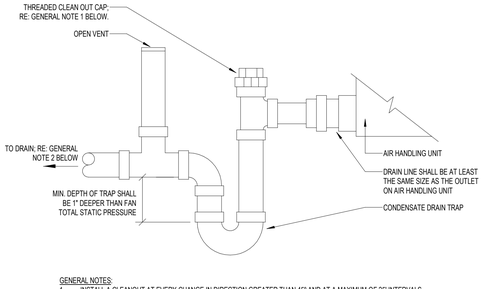
GENERAL NOTES:
1. LOUVER SHALL BE HIGH PERFORMANCE WITH STATIONARY, DRAINABLE BLADES, 4" DEEP FRAME, AND SHALL BE CONSTRUCTED OF EXTRUDED ALUMINUM. LOUVER SHALL BE FURNISHED AND INSTALLED WITH A FRAMED, REMOVABLE BIRD SCREEN MOUNTED ON REAR OF LOUVER. REFER TO PLANS FOR LOUVER SIZE(S). COORDINATE EXACT MOUNTING HEIGHT OF LOUVER WITH ARCHITECT, UNLESS OTHERWISE NOTED ON PLANS.
2. REFER TO MANUFACTURER'S INSTALLATION GUIDE AND RECOMMENDATIONS FOR EXACT MOUNTING REQUIREMENTS OF LOUVER IN EXTERIOR WALL.
3. ALL EXHAUST AIR OUTLETS AND AIR INTAKES SHALL BE LOCATED A MINIMUM OF 15'-0" APART, UNLESS OTHERWISE NOTED ON PLANS.

12 DETAIL - EXTERIOR WALL LOUVER
N.T.S.



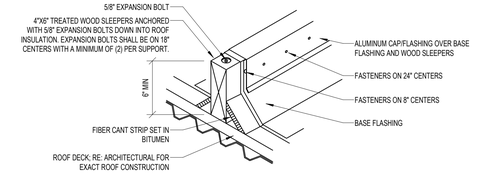
GENERAL NOTES:
1. ALL EXHAUST AIR OUTLETS AND AIR INTAKES SHALL BE LOCATED A MINIMUM OF 15'-0" APART, UNLESS OTHERWISE NOTED ON PLANS.

13 DETAIL - ROOF HOOD / GRAVITY VENTILATOR
N.T.S.

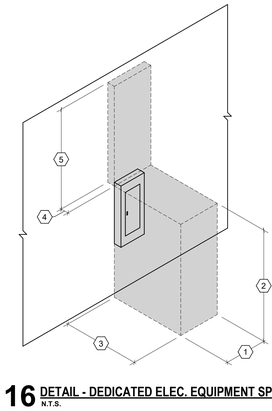


GENERAL NOTES:
1. INSTALL A CLEANOUT AT EVERY CHANGE IN DIRECTION GREATER THAN 45° AND AT A MAXIMUM OF 25' INTERVALS.
2. PITCH CONDENSATE DRAIN DOWN TOWARD DRAIN AT A MINIMUM OF 1/8" PER FOOT.

14 DETAIL - CONDENSATE DRAIN TRAP
N.T.S.



15 DETAIL - ROOF SLEEPER CURB
N.T.S.



KEY NOTES:
1. WIDTH OF EQUIPMENT OR 30" MINIMUM.
2. HEIGHT OF EQUIPMENT OR 6'-6" MINIMUM.
3. 48" MINIMUM.
4. DEPTH OF EQUIPMENT.
5. 6'-0" OR TO BOTTOM OF STRUCTURAL CEILING ABOVE. SUSPENDED OR SIMILAR CEILINGS WHICH DO NOT ADD STRENGTH TO THE BUILDING STRUCTURE SHALL NOT BE CONSIDERED A STRUCTURAL CEILING.

GENERAL NOTES:
1. APPLICABLE TO ALL ELECTRICAL EQUIPMENT, SWITCHBOARDS, PANELBOARDS, TRANSFORMERS, DISCONNECT SWITCHES, ETC. AS WELL AS IT/DATA EQUIPMENT, TELEPHONE BACKBOARDS, SERVER RACKS, ETC.
2. COORDINATE WITH THE ELECTRICAL CONTRACTOR PRIOR TO CONSRUCTION TO VERIFY EXACT EQUIPMENT LOCATIONS AND TO AVOID CONFLICTS.
3. WHERE ANY INSTALLATION INTRUDES UPON THE DEDICATED ELECTRICAL EQUIPMENT SPACE, THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR RELOCATING DUCT, PIPE, ETC.
4. SPRINKLER PIPING IS PERMITTED WHERE THE PIPING COMPLIES WITH NEC 110.26(E).
5. FOR ROOMS DEDICATED SOLELY TO ELECTRICAL EQUIPMENT, NO DUCTWORK OR PIPING IS PERMITTED TO BE ROUTED ABOVE THE ROOM.
6. FOR ROOMS DEDICATED SOLELY TO IT/DATA EQUIPMENT, NO PIPING IS PERMITTED TO BE ROUTED ABOVE THE ROOM.

16 DETAIL - DEDICATED ELEC. EQUIPMENT SPACE COORD.
N.T.S.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL DETAILS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

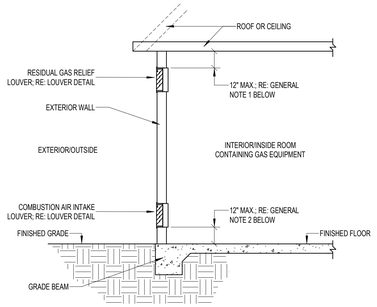
DRAWN BY | DKD

M9.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

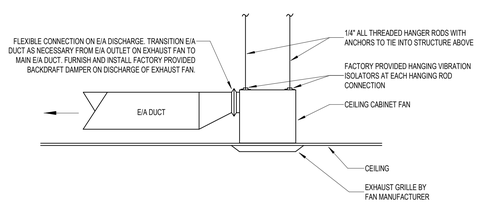
NOT FOR CONSTRUCTION

02/19/25 5:38:03 PM



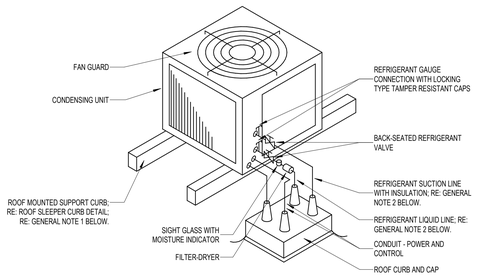
GENERAL NOTES:
1. RESIDUAL GAS RELIEF LOUVER TO BE INSTALLED WITHIN THE MAXIMUM DISTANCE SHOWN FROM THE HIGHEST POINT OF THE ROOM OR ENCLOSURE. IN NO CASE MAY THE LOUVER BE INSTALLED AT A DISTANCE GREATER THAN THAT SHOWN.
2. COMBUSTION AIR INTAKE LOUVER TO BE INSTALLED WITHIN THE MAXIMUM DISTANCE SHOWN FROM THE FINISHED FLOOR. IN NO CASE MAY THE LOUVER BE INSTALLED AT A DISTANCE GREATER THAN THAT SHOWN.

1 DETAIL - COMBUSTION AIR LOUVER INSTALLATION (POOL EQUIPMENT ROOM)
N.T.S.



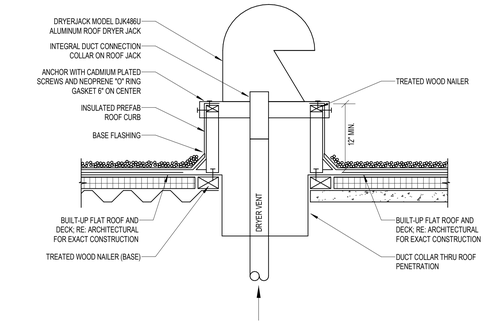
GENERAL NOTES:
1. CEILING CABINET FAN SHALL BE FACTORY PROVIDED WITH AN INSULATED FAN HOUSING.
2. PROVIDE SUPPORT ON EXHAUST DUCT AS PER SMACNA STANDARDS AND WITH A MINIMUM OF (2) SUPPORTS ON DUCTS OVER 6'-0" IN LENGTH AND (1) SUPPORT ON DUCTS UNDER 6'-0" IN LENGTH.
3. REFER TO MECHANICAL FLOOR PLANS FOR EXHAUST AIR DISCHARGE TERMINATION TYPE (THROUGH EXTERIOR WALL OR ROOF).

2 DETAIL - CEILING CABINET EXHAUST FAN
N.T.S.



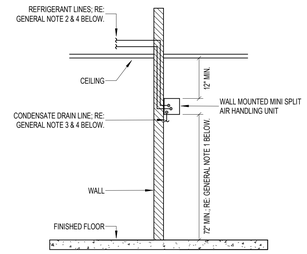
GENERAL NOTES:
1. CONDENSING UNIT SHALL BE MOUNTED ON ROOF MOUNTED SUPPORT CURBS (SLEEPERS). CONDENSING UNITS SHALL BE LOCATED WITH A MINIMUM OF 3'-0" CLEARANCE BETWEEN UNITS AND A MINIMUM OF 10'-0" FROM ANY ROOF EDGE.
2. ALL REFRIGERANT LINES SHALL BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE ROUTED DOWN THROUGH ROOF AND EXPOSED THROUGH ATTIC OR CEILING SPACE TO RESPECTIVE AIR HANDLING UNIT. SEAL ROOF PENETRATION WATER TIGHT.

3 DETAIL - AIR COOLED DX CONDENSING UNIT
N.T.S.



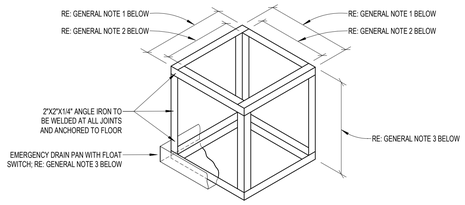
GENERAL NOTES:
1. ALL EXHAUST AIR OUTLETS AND AIR INTAKES SHALL BE LOCATED A MINIMUM OF 15'-0" APART, UNLESS OTHERWISE NOTED ON PLANS.

4 DETAIL - DRYER VENT ROOF TERMINATION FOR SINGLE DRYER VENT
N.T.S.



GENERAL NOTES:
1. COORDINATE MOUNTING HEIGHT OF AIR HANDLING UNIT WITH ROOM DIMENSIONS, CEILING/STRUCTURE HEIGHT, AND ANY OBSTRUCTIONS LOCATED ON WALL. AIR HANDLING UNIT TO BE FURNISHED AND INSTALLED WITH ALL NECESSARY HARDWARE FOR PROPER MOUNTING FROM FACTORY (I.E. BRACKETS, FASTENERS, WASHERS, ETC.) RE: MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS FOR MOUNTING OF UNIT.
2. ALL REFRIGERANT LINES SHALL BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE ROUTED THROUGH WALL AND EXPOSED THROUGH ATTIC OR CEILING SPACE TO RESPECTIVE CONDENSING UNIT LOCATED AT EXTERIOR. SEAL EXTERIOR WALL/ROOF PENETRATION WATER TIGHT.
3. CONDENSATE DRAIN LINE SHALL BE INSTALLED WITH "P-TRAP" AND INSULATED. CONDENSATE DRAIN LINE SHALL BE ROUTED WITH DISCHARGE TO NEAREST HUB DRAIN AND MUST MAINTAIN MINIMUM 2" AIR GAP BETWEEN DRAIN TERMINATION AND HUB DRAIN RIM.
4. ALL REFRIGERANT AND CONDENSATE DRAIN LINES SHALL BE ROUTED IN SUCH A MANNER AS TO NOT BLOCK OR OBSTRUCT ANY ACCESS (FILTER, COOLING COIL, FAN, ECT.) TO AIR HANDLING UNIT.

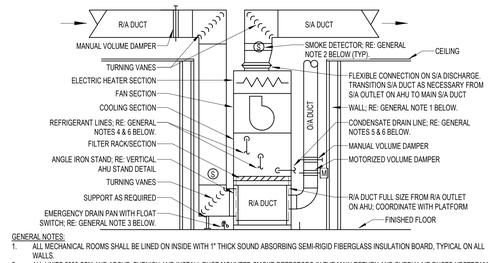
5 DETAIL - WALL MOUNTED MINI SPLIT AIR HANDLING UNIT
N.T.S.



ISOMETRIC VIEW OF PLATFORM

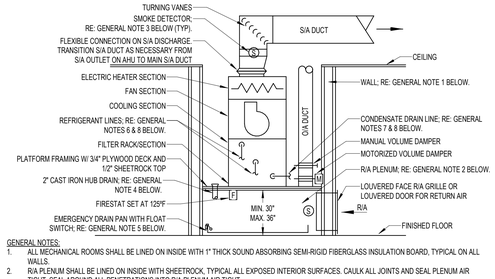
GENERAL NOTES:
1. MINIMUM OVERALL DIMENSION OF PLATFORM TO BE EQUAL TO OVERALL FOOTPRINT OF THE AIR HANDLING UNIT BEING SUPPORTED. COORDINATE WITH AIR HANDLING UNIT MANUFACTURER FOR UNIT SIZES.
2. MINIMUM CLEAR INSIDE DIMENSION OF PLATFORM TO BE SUFFICIENT FOR INSTALLATION OF RETURN AIR DUCTWORK THAT SERVES AIR HANDLING UNIT TO BE SUPPORTED. COORDINATE WITH HVAC PLANS FOR DUCTWORK SIZES.
3. EMERGENCY DRAIN PAN TO BE CONSTRUCTED OUT OF 18 GA. GALVANIZED SHEET METAL AND TO BE OF ALL WELDED CONSTRUCTION. DRAIN PAN DIMENSIONS TO BE 4" HIGH AND EXTEND A MINIMUM OF 6" ALL AROUND PLATFORM.

6 DETAIL - VERTICAL AHU STAND
N.T.S.



GENERAL NOTES:
1. ALL MECHANICAL ROOMS SHALL BE LINED ON INSIDE WITH 1" THICK SOUND ABSORBING SEMI-RIGID FIBERGLASS INSULATION BOARD, TYPICAL ON ALL WALLS.
2. ALL UNITS 2000 CFM AND ABOVE: FURNISH AND INSTALL DUCT MOUNTED SMOKE DETECTORS IN THE MAIN RETURN AND SUPPLY AIR DUCTS UPSTREAM OF ANY FILTERS, DUCT CONNECTIONS, ETC. PROVIDE LOCAL AUDIO/VISUAL ALARM IN VISIBLE AREA ON NEARBY WALL.
3. EMERGENCY DRAIN PAN TO BE CONSTRUCTED OUT OF 18 GA. GALVANIZED SHEET METAL AND TO BE OF ALL WELDED CONSTRUCTION. DRAIN PAN DIMENSIONS TO BE 4" HIGH AND EXTEND A MINIMUM OF 6" ALL AROUND STAND. RE: VERTICAL AHU STAND DETAIL.
4. ALL REFRIGERANT LINES SHALL BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE ROUTED EXPOSED THROUGH ATTIC OR CEILING SPACE AND DOWN EXTERIOR WALL TO RESPECTIVE CONDENSING UNIT. TURN REFRIGERANT LINES OUT OF EXTERIOR WALL 6'-6" ABOVE GRADE AND SEAL WALL PENETRATION WATER TIGHT.
5. CONDENSATE DRAIN LINE SHALL BE INSTALLED WITH "P-TRAP" AND INSULATED. CONDENSATE DRAIN LINE SHALL BE ROUTED WITH DISCHARGE TO NEAREST HUB DRAIN/FLOOR DRAIN AND MUST MAINTAIN MINIMUM 2" AIR GAP BETWEEN DRAIN TERMINATION AND HUB DRAIN/FLOOR DRAIN RIM.
6. ALL REFRIGERANT AND CONDENSATE DRAIN LINES SHALL BE ROUTED IN SUCH A MANNER AS TO NOT BLOCK OR OBSTRUCT ANY ACCESS (FILTER, COOLING COIL, FAN, ECT.) TO AIR HANDLING UNIT.

7 DETAIL - VERTICAL DX AIR HANDLING UNIT (AHU-P)
N.T.S.



GENERAL NOTES:
1. ALL MECHANICAL ROOMS SHALL BE LINED ON INSIDE WITH 1" THICK SOUND ABSORBING SEMI-RIGID FIBERGLASS INSULATION BOARD, TYPICAL ON ALL WALLS.
2. R/A PLENUM SHALL BE LINED ON INSIDE WITH SHEETROCK, TYPICAL ALL EXPOSED INTERIOR SURFACES. CAULK ALL JOINTS AND SEAL PLENUM AIR TIGHT. SEAL AROUND ALL PENETRATIONS INTO R/A PLENUM AIR TIGHT.
3. ALL UNITS 2000 CFM AND ABOVE: FURNISH AND INSTALL DUCT MOUNTED SMOKE DETECTORS IN THE MAIN RETURN AND SUPPLY AIR DUCTS UPSTREAM OF ANY FILTERS, DUCT CONNECTIONS, ETC. PROVIDE LOCAL AUDIO/VISUAL ALARM IN VISIBLE AREA ON NEARBY WALL.
4. HUB DRAIN SHALL BE INSTALLED WITH RIM A MIN. OF 1" ABOVE PLATFORM. ALL PIPING LOCATED WITHIN R/A PLENUM SHALL BE CAST IRON.
5. EMERGENCY DRAIN PAN TO BE CONSTRUCTED OUT OF 18 GA. GALVANIZED SHEET METAL AND TO BE OF ALL WELDED CONSTRUCTION. DRAIN PAN DIMENSIONS TO BE 4" HIGH AND EXTEND A MINIMUM OF 6" ALL AROUND AHU.
6. ALL REFRIGERANT LINES SHALL BE SIZED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT LINES SHALL BE ROUTED EXPOSED THROUGH ATTIC OR CEILING SPACE AND DOWN EXTERIOR WALL TO RESPECTIVE CONDENSING UNIT. TURN REFRIGERANT LINES OUT OF EXTERIOR WALL 6'-6" ABOVE GRADE AND SEAL WALL PENETRATION WATER TIGHT.
7. CONDENSATE DRAIN LINE SHALL BE INSTALLED WITH "P-TRAP" AND INSULATED. CONDENSATE DRAIN LINE SHALL BE ROUTED WITH DISCHARGE TO HUB DRAIN ABOVE PLATFORM AND MUST MAINTAIN MINIMUM 2" AIR GAP BETWEEN DRAIN TERMINATION AND HUB DRAIN RIM.
8. ALL REFRIGERANT AND CONDENSATE DRAIN LINES SHALL BE ROUTED IN SUCH A MANNER AS TO NOT BLOCK OR OBSTRUCT ANY ACCESS (FILTER, COOLING COIL, FAN, ECT.) TO AIR HANDLING UNIT.

8 DETAIL - VERTICAL DX AIR HANDLING UNIT (AHU-A,B,C,D,L)
N.T.S.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL DETAILS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

M9.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:38:03 PM

SCHEDULE - AIR HANDLING UNITS

MARK	DESCRIPTION	NOMINAL TONS	SUPPLY FAN AIRFLOW SA	SUPPLY FAN AIRFLOW OA	SUPPLY FAN AIRFLOW EXT SP	SUPPLY FAN MOTOR QTY	SUPPLY FAN MOTOR POWER	COOLING COIL TOT CAP	COOLING COIL SENS CAP	COOLING COIL EADB	COOLING COIL EAWB	COOLING COIL LADB	COOLING COIL LAWB	MAX FACE VELOCITY	ELECTRIC HEAT	ELECTRICAL SERVICE VOLTS	ELECTRICAL SERVICE PH	ELECTRICAL SERVICE FREQ	ELECTRICAL SERVICE MCA	ELECTRICAL SERVICE MOCP	WEIGHT	MANUFACTURER / MODEL
AHU-A1	AIR HANDLING UNIT; HEAT PUMP	2.5	1075	100	0.50 in-wg	1	0.5 hp	30000 Btu/h	24000 Btu/h	77.95 °F	63.67 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	26.4 A	30 A	150 lb	DAIKIN AWST30
AHU-A2,A3	AIR HANDLING UNIT; HEAT PUMP	2	650	100	0.50 in-wg	1	0.3 hp	24000 Btu/h	19200 Btu/h	77.23 °F	64.77 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	24.9 A	25 A	125 lb	DAIKIN AWST24
AHU-B1	AIR HANDLING UNIT; HEAT PUMP	2.5	1075	100	0.50 in-wg	1	0.5 hp	30000 Btu/h	24000 Btu/h	75.95 °F	63.67 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	26.4 A	30 A	150 lb	DAIKIN AWST30
AHU-B2,B3	AIR HANDLING UNIT; HEAT PUMP	2	650	100	0.50 in-wg	1	0.3 hp	24000 Btu/h	19200 Btu/h	77.23 °F	64.77 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	24.9 A	25 A	125 lb	DAIKIN AWST24
AHU-C	AIR HANDLING UNIT; HEAT PUMP	2.5	850	100	0.50 in-wg	1	0.5 hp	30000 Btu/h	24000 Btu/h	76.47 °F	64.12 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	26.4 A	30 A	150 lb	DAIKIN AWST30
AHU-D1	AIR HANDLING UNIT; HEAT PUMP	2.5	875	100	0.50 in-wg	1	0.5 hp	30000 Btu/h	24000 Btu/h	76.4 °F	64.06 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	26.4 A	30 A	150 lb	DAIKIN AWST30
AHU-D2	AIR HANDLING UNIT; HEAT PUMP	2.5	1100	100	0.50 in-wg	1	0.5 hp	30000 Btu/h	24000 Btu/h	75.91 °F	63.64 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	26.4 A	30 A	150 lb	DAIKIN AWST30
AHU-D3	AIR HANDLING UNIT; HEAT PUMP	3	1250	125	0.50 in-wg	1	0.5 hp	36000 Btu/h	28800 Btu/h	76.1 °F	63.8 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	26.4 A	30 A	90 lb	DAIKIN AWST36
AHU-L	AIR HANDLING UNIT; HEAT PUMP	1.5	450	75	0.50 in-wg	1	0.3 hp	18000 Btu/h	14400 Btu/h	77.5 °F	65 °F	55 °F	54 °F	500 FPM	3 kW	208 V	1	60 Hz	16.8 A	20 A	100 lb	DAIKIN AWST18
AHU-P	AIR HANDLING UNIT; HEAT PUMP	3	950	175	0.50 in-wg	1	0.5 hp	36000 Btu/h	28800 Btu/h	77.87 °F	65.32 °F	55 °F	54 °F	500 FPM	5 kW	208 V	1	60 Hz	37.7 A	42.8 A	150 lb	DAIKIN AWST36

NOTES:

1. PROVIDE SINGLE POINT ELECTRICAL CONNECTION.
2. PROVIDE WITH COMMERCIAL PROGRAMMABLE THERMOSTAT.
3. PROVIDE 4" TALL 16 GA. GALVANIZED STEEL DRAIN PAN WITH FLOAT SWITCH (CONDENSING UNIT TO DE-ENERGIZE WHEN FLOAT SWITCH IS TRIPPED) UNDER ENTIRE UNIT. PROVIDE NIPPLE ON AUXILIARY DRAIN PAN. ROUTE CONDENSATE DRAIN LINE FROM AUXILIARY DRAIN PAN TO HUB DRAIN. PROVIDE SHUT OFF VALVE (NORMALLY CLOSED) IN AUXILIARY DRAIN PAN CONDENSATE DRAIN LINE. FIELD ROUTE 3/4" COPPER CONDENSATE DRAIN LINE TO HUB DRAIN. CONDENSATE LINE SHALL BE RIGID INSULATED COPPER.
4. PROVIDE PLYWOOD PLATFORM PLENUM COVERING ENTIRE CLOSET SPACE FOR ALL UNITS OTHER THAN AHU-P. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR ON EXACT DIMENSIONS AND HEIGHT TO LINE UP WITH LOUVERED DOORS FOR RETURN AIR.
5. AHU-P: PROVIDE FULL SIZE PLENUM ON BOTTOM/REAR OF AIR HANDLING UNIT. LENGTH AS REQUIRED FOR BRANCH DUCT CONNECTIONS.
6. INSTALL WITH MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE. ENSURE THAT PROPER CLEARANCE FOR FILTER REMOVAL IS PROVIDED.
7. PROVIDE MANUAL VOLUME DAMPER ON OUTSIDE AIR AND RETURN AIR DUCT.
8. ELECTRIC HEAT PROVIDED FOR SUPPLEMENTAL HEAT, HEAT PUMP SHALL BE FIRST SOURCE OF HEAT.

SCHEDULE - HEAT PUMPS

MARK	DESCRIPTION	NOMINAL TONS	COMPRESSOR TYPE	COMPRESSOR QTY	REF. TYPE	AMBIENT TEMP	FAN QTY	FAN POWER	ELECTRICAL SERVICE VOLTS	PH	FREQ	MCA	MOCP	SEER2	WEIGHT	MANUFACTURER / MODEL
HP-A1	DX SPLIT CONDENSER; HEAT PUMP	2.5	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	17.0 A	25 A	15.2	225 lb	DAIKIN DHSSEA3010
HP-A2,A3	DX SPLIT CONDENSER; HEAT PUMP	2	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	13.8 A	20 A	15.2	175 lb	DAIKIN DHSSEA2410
HP-B1	DX SPLIT CONDENSER; HEAT PUMP	2.5	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	17.0 A	25 A	15.2	225 lb	DAIKIN DHSSEA3010
HP-B2,B3	DX SPLIT CONDENSER; HEAT PUMP	2	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	13.8 A	20 A	15.2	175 lb	DAIKIN DHSSEA2410
HP-C	DX SPLIT CONDENSER; HEAT PUMP	2.5	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	17.0 A	25 A	15.2	225 lb	DAIKIN DHSSEA3010
HP-D1,D2	DX SPLIT CONDENSER; HEAT PUMP	2.5	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	17.0 A	25 A	15.2	225 lb	DAIKIN DHSSEA3010
HP-D3	DX SPLIT CONDENSER; HEAT PUMP	3	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	21.5 A	35 A	15.2	225 lb	DAIKIN DHSSEA3610
HP-L	DX SPLIT CONDENSER; HEAT PUMP	1.5	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	11.4 A	15 A	15.2	175 lb	DAIKIN DHSSEA1810
HP-P	DX SPLIT CONDENSER; HEAT PUMP	3	SCROLL	1	R-32	95 °F	1	0.17 hp	208 V	1	60 Hz	21.5 A	35 A	15.2	225 lb	DAIKIN DHSSEA3610

NOTES:

1. PROVIDE SUCTION ACCUMULATORS.
2. LIQUID AND SUCTION LINES SHALL BE SIZED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS WITH CONSIDERATIONS FOR ALL ACCESSORIES, LENGTH OF RUNS, TURNS AND RISES TO ENSURE PROPER OPERATION AND CAPACITY.
3. PROVIDE 4" HIGH CONCRETE HOUSEKEEPING PAD WITH CHAMFERED EDGES (REINFORCED WITH RODS) 6" BEYOND THE EDGE OF THE UNIT FOOTPRINT ON ALL SIDES.
4. INSTALL WITH MANUFACTURER'S RECOMMENDED AIRFLOW AND SERVICE CLEARANCES.

SCHEDULE - FANS

MARK	FAN TYPE	FAN AIRFLOW	FAN MIN EXT ESP	FAN MAX SONES	ELECTRICAL MOTOR DRIVE	ELECTRICAL POWER	ELECTRICAL VOLTS	ELECTRICAL PH	ELECTRICAL FREQ	ELECTRICAL WEIGHT	CONTROLS	MANUFACTURER / MODEL
EF-A	CABINET EXHAUST	75 CFM	0.25 in-wg	0.4	DIRECT	17W	120 V	1	60 Hz	15 lb	SEPARATE SWITCH ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	GREENHECK SP-A90 OR APPROVED EQUAL
EF-B	CABINET EXHAUST	75 CFM	0.25 in-wg	0.4	DIRECT	17W	120 V	1	60 Hz	15 lb	SEPARATE SWITCH ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	GREENHECK SP-A90 OR APPROVED EQUAL
EF-D	CABINET EXHAUST	75 CFM	0.25 in-wg	0.4	DIRECT	17W	120 V	1	60 Hz	15 lb	SEPARATE SWITCH ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	GREENHECK SP-A90 OR APPROVED EQUAL
EF-P	CABINET EXHAUST	75 CFM	0.25 in-wg	0.4	DIRECT	17W	120 V	1	60 Hz	15 lb	SEPARATE SWITCH ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	GREENHECK SP-A90 OR APPROVED EQUAL
HVL-A	CABINET EXHAUST	80 CFM	0.25 in-wg	1.5	DIRECT	1300W	120 V	1	60 Hz	15 lb	SEPARATE SWITCHES ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	BROAN BHFLED80 OR APPROVED EQUAL
HVL-B	CABINET EXHAUST	80 CFM	0.25 in-wg	1.5	DIRECT	1300W	120 V	1	60 Hz	15 lb	SEPARATE SWITCHES ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	BROAN BHFLED80 OR APPROVED EQUAL
HVL-C	CABINET EXHAUST	80 CFM	0.25 in-wg	1.5	DIRECT	1300W	120 V	1	60 Hz	15 lb	SEPARATE SWITCHES ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	BROAN BHFLED80 OR APPROVED EQUAL
HVL-D	CABINET EXHAUST	80 CFM	0.25 in-wg	1.5	DIRECT	1300W	120 V	1	60 Hz	15 lb	SEPARATE SWITCHES ON WALL IN SAME FACE PLATE AS LIGHTING CONTROLS	BROAN BHFLED80 OR APPROVED EQUAL

NOTES:

1. PROVIDE INSULATED FAN HOUSING.
2. PROVIDE FACTORY MOUNTED AND WIRED SPEED CONTROLLERS FOR ALL DIRECT DRIVE FANS FOR AIR BALANCING.
3. PROVIDE BACKDRAFT DAMPERS FOR ALL RESTROOM EXHAUST FANS.
4. PROVIDE INTEGRAL DISCONNECTING MEANS.
5. PROVIDE MOTORS WITH BUILT-IN THERMAL OVERLOAD PROTECTION FOR ALL FANS.
6. ALL EXHAUST AND SUPPLY FANS SHALL BE AMCA RATED FOR BOTH AIR AND SOUND.
7. PROVIDE FACTORY FINISHES ON ALL SURFACE EXPOSED TO VIEW.
8. PROVIDE PRE-FABRICATED ROOF CURB FOR ALL ROOF MOUNTED FANS. ALL ROOF CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE METAL BUILDING MANUFACTURER AND THE EQUIPMENT MANUFACTURER TO MAINTAIN ALL WARRANTIES. COORDINATE WITH THE METAL BUILDING MANUFACTURER AND GENERAL CONTRACTOR PRIOR TO ORDERING EQUIPMENT.

SCHEDULE - AIR DEVICES

MARK	SERVICE	GRILLE	DIFFUSER	SLOT	CEILING	WALL	DAMPER	DUCT	DESCRIPTION	FACE SIZE	NECK TYPE	NECK SIZE	FINISH	MANUFACTURER / MODEL
RA	RETURN	X			X	X			RESIDENTIAL FLUSH MOUNT RETURN GRILLE	18 X 18	RECT	18 X 18	BAKED ENAMEL	ENVISIVENT CB5027
RB	RETURN	X			X	X			RESIDENTIAL FLUSH MOUNT RETURN GRILLE	24 X 8	RECT	24 X 8	BAKED ENAMEL	ENVISIVENT REM 24X8
RC	RETURN	X				X			DOUBLE DEFLECTION SIDEWALL GRILLE W/ 3/4" BLADE SPACING	16 X 18	RECT	16 X 18	BAKED ENAMEL	PRICE 630 OR APPROVED EQUAL
RD	RETURN	X						X	DOUBLE DEFLECTION SIDEWALL GRILLE W/ 3/4" BLADE SPACING	8 X 8	RECT	8 X 8	BAKED ENAMEL	PRICE 630 OR APPROVED EQUAL
SA	SUPPLY	X			X				RESIDENTIAL SUPPLY GRILLE WITH INTEGRAL SPLIT SECTION BLADE DAMPER	12 X 6	RECT	12 X 6	BAKED ENAMEL	PRICE 640S OR APPROVED EQUAL

NOTES:

1. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPE. PROVIDE PLASTER FRAME FOR GYPSUM BOARD CEILING INSTALLATION.
2. ALL GRILLES AND DIFFUSERS SHALL COME WITH WHITE FINISH UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT. FINISH SHALL BE SUITABLE FOR FIELD PAINTING WITHOUT ANY ADDITIONAL PREPARATION.
3. MANUFACTURERS AND MODEL NUMBERS LISTED REPRESENT BASIS OF DESIGN AND QUALITY OF EQUIPMENT TO BE INSTALLED.
4. FOR BIDDING, FIGURE SQUARE TO ROUND TRANSITIONS FOR ALL SQUARE NECK GRILLES AND DIFFUSERS FOR CONNECTION TO ROUND BRANCH DUCTS.

SCHEDULE - MINISPLIT SYSTEMS

MARK OUTDOOR	MARK INDOOR	SERVICE	AIRFLOW HIGH	AIRFLOW MEDIUM	AIRFLOW LOW	COOLING CAPACITY	HEATING CAPACITY LOW	HEATING CAPACITY HIGH	ELECTRICAL SERVICE VOLTS	PH	FREQ	MCA	MOCP	EFFICIENCY EER	EFFICIENCY SEER	INDOOR UNIT TYPE	UNIT WEIGHT OUTDOOR	UNIT WEIGHT INDOOR	MANUFACTURER / MODEL
MSCU-E	MSAH-E	ELECTRICAL ROOM	330 CFM	272 CFM	215 CFM	8800.0 Btu/h	0.0 Btu/h	0.0 Btu/h	208 V	1	60 Hz	6.95 A	15 A	11	17	WALL MOUNTED DUCTLESS	55 lb	25 lb	DAIKIN FTKB09AXVJU & DAIKIN RKB09AXVJU
MSCU-IT	MSAH-IT	IT ROOM	330 CFM	272 CFM	215 CFM	8800.0 Btu/h	0.0 Btu/h	0.0 Btu/h	208 V	1	60 Hz	6.95 A	15 A	11	17	WALL MOUNTED DUCTLESS	55 lb	25 lb	DAIKIN FTKB09AXVJU & DAIKIN RKB09AXVJU
MSHP-FP	FCU-FP	FIRE PUMP ROOM	371 CFM	318 CFM	261 CFM	10800.0 Btu/h	3900.0 Btu/h	14200.0 Btu/h	208 V	1	60 Hz	7.7 A	15 A	11	17	FAN COIL AHU	75 lb	65 lb	DAIKIN FDMQ12WVJU9 & DAIKIN RX12WMVJU9
MSHP-P	MSAHU-3	POOL EQUIPMENT	330 CFM	272 CFM	215 CFM	8800.0 Btu/h	4400.0 Btu/h	13600.0 Btu/h	208 V	1	60 Hz	6.95 A	15 A	11	17	WALL MOUNTED DUCTLESS	55 lb	25 lb	DAIKIN FTXB09AXVJU9 & DAIKIN RXB09AXVJU

NOTES:

1. LIQUID & SUCTION LINES SIZED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS WITH CONSIDERATION FOR PIPING LENGTHS, RISES, FITTINGS, ETC.
2. PROVIDE STANDALONE WIRED & PROGRAMMABLE THERMOSTAT ON WALL NEXT TO LIGHT SWITCH. COORDINATE EXACT LOCATION WITH GENERAL CONTRACTOR & ARCHITECT PRIOR TO INSTALLATION.
3. INDOOR MINISPLIT UNITS SHALL BE POWERED FROM THE ASSOCIATED OUTDOOR UNIT. COORDINATE WITH ELECTRICAL PRIOR TO CONSTRUCTION.
4. PROVIDE LOW AMBIENT COOLING OPERATION.
5. PROVIDE INTEGRAL CONDENSATE PUMP WHERE GRAVITY DRAINAGE IS NOT POSSIBLE. COORDINATE LOCATION OF HUB DRAINS FOR CONDENSATE WITH THE PLUMBING CONTRACTOR PRIOR TO PLUMBING ROUGH-IN.
6. DO NOT INSTALL UNIT OR ANY PIPING DIRECTLY ABOVE ANY ELECTRICAL EQUIPMENT. IF UNITS MUST BE LOCATED ABOVE ANY OTHER EQUIPMENT DUE TO BUILDING CONSTRAINTS, PROVIDE 18 GAUGE G90 GALVANIZED SHED PANEL BELOW ANY & ALL CONDENSATE DRAIN LINES.
7. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL DISCONNECT.
8. CONTROL WIRING BETWEEN INDOOR & OUTDOOR UNIT SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
9. INSTALL WITH MANUFACTURER'S RECOMMENDED AIRFLOW AND SERVICE CLEARANCES.

SCHEDULE - LOUVERS

MARK	SERVICE	BPWP	SIZE W	SIZE H	SIZE D	AIRFLOW	FREE AREA	FREE AREA VELOCITY (FPM)	STATIC PRESSURE DROP	MATERIAL	MANUFACTURER / MODEL
L-1	POOL RR EA	1083 FPM	24"	14"	5 1/2"	300	0.69 ft²	435	0.08 in-wg	ALUMINUM	GREENHECK EHV-550 OR APPROVED EQUAL
L-2	AHU-P OA	1083 FPM	24"	14"	5 1/2"	300	0.69 ft²	435	0.07 in-wg	ALUMINUM	GREENHECK EHV-550 OR APPROVED EQUAL
L-3	POOL EQ RM VENTILATION AIR	1083 FPM	24"	24"	5 1/2"	0	1.54 ft²	0	0.00 in-wg	ALUMINUM	GREENHECK EHV-550 OR APPROVED EQUAL
L-4	POOL EQ RM COMBUSTION AIR	1083 FPM	24"	24"	5 1/2"	0	1.54 ft²	0	0.00 in-wg	ALUMINUM	GREENHECK EHV-550 OR APPROVED EQUAL

NOTES:

1. PROVIDE LOUVERS WITH 70% KYNAR FINISH WITH COLOR SELECTED BY ARCHITECT.
2. REFER TO ARCHITECT FOR EXACT INSTALLATION HEIGHT AND COLOR SELECTION.
3. ALL LOUVERS SHALL BE FLORIDA PRODUCT APPROVED.
4. PROVIDE LOUVERS WITH DRAINABLE BLADES, 1/2" x 1/2" BIRDSCREENS, CHANNEL FRAMES & EXTENDED SILLS.
5. PROVIDE MULLION CONNECTED SECTIONS FOR LOUVERS LARGER THAN 5'-0" IN WIDTH OR HEIGHT.

INSTALLATION NOTES:

1. PROVIDE FULL SIZE PLENUM ON REAR OF LOUVER, TRANSITION AS REQUIRED & SHOWN ON DRAWINGS.
2. PROVIDED EXTERNAL INSULATION ON PLENUM. REFER TO SPECIFICATIONS FOR INSULATION.
3. SLOPE BOTTOM OF SHEET METAL PLENUM TO EXTERIOR FOR DRAINING.
4. SUPPORT PLENUM FROM STRUCTURE ABOVE OR FLOOR (WHERE APPLICABLE) WITH GALVANIZED STEEL ANGLES AND CHANNELS (MINIMUM 1-1/2" x 1-1/2" x 1/8" ANGLE). FASTEN ANGLE AT INTERMEDIATE SUPPORTS & FRAMES. SHEET METAL FASTENED TO ANGLE 6" O.C.
5. PROVIDE SHEET METAL DIVIDER WITHIN PLENUM WHERE SHOWN ON DRAWINGS. REFER TO DRAWINGS FOR DIMENSIONS/LOCATION OF SHEET METAL DIVIDER.
6. LOUVER OPENING OVERALL SIZE SHALL BE 1/4" GREATER THAN LOUVER SIZE ON ALL SIDES. CONTRACTOR SHALL COORDINATE & VERIFY EXACT WALL OPENING REQUIRED WITH MANUFACTURER OF ACTUAL EQUIPMENT SUPPLIED TO PROJECT PRIOR TO WALL OPENING ROUGH IN/CONSTRUCTION.
7. SEAL & CAULK AROUND LOUVER PERIMETER AT WALL AIR & WATER TIGHT.
8. SECURE LOUVERS WITH STAINLESS STEEL FASTENERS.
9. PROVIDE ALUMINUM BIRDSCREEN ON INSIDE OF LOUVER. ATTACH TO OUTSIDE IF BLADE SEPARATION IS GREATER THAN 2-1/2". BIRD SCREEN SHALL HAVE MINIMUM 80% FREE AREA OF TOTAL LOUVER AREA.
10. PROVIDE 100% CLEAR SILICONE TO SEAL LOUVER & BACKER ROD.

SCHEDULE - GRAVITY VENTILATORS

MARK	SERVICE	AIRFLOW	THROAT SIZE	ROOF OPENING	THROAT VELOCITY	STATIC PRESSURE DROP	MANUFACTURER / MODEL
GV-A1	OUTSIDE AIR	300	15"x15"	19"x19"	268 FPM	0.012 in-wg	GREENHECK GRSI-15 OR APPROVED EQUAL
GV-A2	KITCHEN EXHAUST AIR	300	12"x12"	16"x16"	366 FPM	0.016 in-wg	GREENHECK GRSR-12 OR APPROVED EQUAL
GV-A3	RESTROOM EXHAUST AIR	375	16"x16"	20"x20"	362 FPM	0.015 in-wg	GREENHECK GRSR-16 OR APPROVED EQUAL
GV-B1	OUTSIDE AIR	300	15"x15"	19"x19"	268 FPM	0.012 in-wg	GREENHECK GRSI-15 OR APPROVED EQUAL
GV-B2	KITCHEN EXHAUST AIR	300	12"x12"	16"x16"	366 FPM	0.016 in-wg	GREENHECK GRSR-12 OR APPROVED EQUAL
GV-B3	RESTROOM EXHAUST AIR	525	16"x16"	20"x20"	362 FPM	0.015 in-wg	GREENHECK GRSR-16 OR APPROVED EQUAL
GV-C1	OUTSIDE AIR	100	8"x8"	12"x12"	270 FPM	0.013 in-wg	GREENHECK GRSI-8 OR APPROVED EQUAL
GV-C2	KITCHEN EXHAUST AIR	300	12"x12"	16"x16"	366 FPM	0.016 in-wg	GREENHECK GRSR-12 OR APPROVED EQUAL
GV-C3	RESTROOM EXHAUST AIR	75	8"x8"	12"x12"	203 FPM	0.004 in-wg	GREENHECK GRSR-8 OR APPROVED EQUAL
GV-D1	OUTSIDE AIR	400	16"x16"	20"x20"	276 FPM	0.012 in-wg	GREENHECK GRSI-16 OR APPROVED EQUAL
GV-D2	KITCHEN EXHAUST AIR	300	12"x12"	16"x16"	366 FPM	0.016 in-wg	GREENHECK GRSR-12 OR APPROVED EQUAL
GV-D3	RESTROOM EXHAUST AIR	600	16"x16"	20"x20"	414 FPM	0.019 in-wg	GREENHECK GRSR-16 OR APPROVED EQUAL

NOTES:

1. ALUMINUM CONSTRUCTION - HOUSING, 1/2" ALUMINUM MESH BIRDSCREEN.
2. HOOD SHALL HAVE HINGED OPENING OR SHALL BE ABLE TO BE COMPLETELY REMOVED FROM BASE.
3. PROVIDE WITH PREFABRICATED ROOF CURB. COORDINATE WITH GENERAL CONTRACTOR ON EXACT HEIGHT REQUIRED FOR COUNTER FLASHING.
4. 1" THICK HOOD INSULATION.
5. CONTRACTOR SHALL COORDINATE & VERIFY EXACT ROOF OPENING REQUIRED WITH MANUFACTUER OF ACTUAL EQUIPMENT SUPPLIED TO PROJECT.
6. COORDINATE WITH ARCHITECT ON FINISH/COLOR.

SCHEDULE - DUCT & INSULATION

DUCT LOCATION	DUCT SERVICE	DUCT CONSTRUCTION	INSULATION TYPE	INSULATION DENSITY (lb/ft³)	INSULATION THICKNESS	INSULATION MINIMUM R-VALUE (ft² × °F × h/Btu)
INDOOR, CONCEALED	SUPPLY, RETURN, OUTSIDE, EXHAUST AIR	SINGLE WALL GALVANIZED	EXTERNAL DUCT WRAP WITH FSK JACKET	1.5	2"	R-6
INDOOR, EXPOSED	SUPPLY, RETURN, OUTSIDE, EXHAUST AIR	SINGLE WALL GALVANIZED	INTERNAL FIBROUS GLASS LINER	1.5	2"	R-6
INDOOR, TOP OF AIR DEVICES	ALL	-	EXTERNAL DUCT WRAP WITH FSK JACKET	1.5	2"	R-6

NOTES:

1. ALL DUCT INSULATION SHALL HAVE MAX FLAME SPREAD INDEX OF 25 AND MAX SMOKE DEVELOPED INDEX OF 50.
2. EXTERNAL DUCT WRAP INSULATION:
   A. MINERAL OR GLASS FIBERS BONDED WITH A THERMOSETTING RESIN.
   B. FACTORY APPLIED FSK JACKET: ALUMINUM-FOIL, FIBERGLASS-REINFORCED SKRIM WITH KRAFT-PAPER BACKING COMPLYING WITH ASTM C 1136.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL SCHEDULES

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

M10.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

02/19/25 5:37:57 PM

HVAC SPECIFICATIONS

15010 BASIC MECHANICAL REQUIREMENTS

SUBMITTALS:
PROVIDE SUBMITTALS, SHOP DRAWINGS, HYDRAULIC CALCULATIONS ON MECHANICAL, PLUMBING & SPRINKLER EQUIPMENT & MATERIALS.

GENERAL REQUIREMENTS
"PROVIDE" MEANS FURNISH AND INSTALL. THIS CONTRACTOR SHALL ALSO INSTALL MATERIALS FURNISHED "BY OTHERS" AND/OR OWNER.

CONTRACTOR IS RESPONSIBLE FOR A COMPLETE SYSTEM. ALL EQUIPMENT AND RELATED ITEMS BY HVAC CONTRACTOR UNLESS OTHERWISE NOTED IN THESE SPECIFICATIONS.

IT IS THE INTENT OF THESE CONSTRUCTION DOCUMENTS TO DEPICT ENGINEERED DUCT, PIPE, AND EQUIPMENT ARRANGEMENTS THAT MINIMIZE CONFLICTS AND/OR INTERFERENCES WITH STRUCTURES AND OTHER TRADES. FINAL CONSTRUCTION COORDINATION WITH OTHER TRADES TO AVOID SUCH CONFLICTS IS THE RESPONSIBILITY OF THIS HVAC SUBCONTRACTOR.

DIFFERENCES AND/OR CONFLICTS BETWEEN CONTRACT DRAWING AND SPECIFICATION AND SHOP DRAWINGS, SHALL BE CALLED TO THE ENGINEERS ATTENTION. IF DIFFERENCES AND/OR CONFLICTS ARE NOT NOTED TO CONTRACTOR PRIOR TO CONTRACT. CONTRACTOR SHALL DETERMINE GOVERNING CONDITION AND SUBCONTRACTOR SHALL PERFORM WORK AT NO ADDITIONAL COST TO THE OWNER.

TRADE NAMES ARE USED TO ESTABLISH QUALITY. SUBSTITUTIONS OF EQUIVALENT QUALITY MAY BE USED IF PRIOR APPROVED BY THE ENGINEER.

RECORD DRAWINGS
PROVIDE RECORD DRAWINGS SHOWING LOCATIONS OF ALL CHANGES IN EQUIPMENT, PIPING AND DUCT ARRANGEMENTS. DRAWINGS SHALL BE RED PENCIL ON BLUE OR BLACK LINE PRINTS, DETAILS AND SCHEDULES SHALL BE KEPT UP TO DATE ON A DAILY BASIS. THESE DRAWINGS SHALL BE AVAILABLE TO THE BUILDER OR HIS REPRESENTATIVE AT THE JOB SITE.

AT COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT UPDATED PRINTS TO THE BUILDER, BEFORE RECEIPT OF FINAL PAYMENT.

MATERIALS FURNISHED BY OWNER
WILL BE RECEIVED, CHECKED FOR PROPER ACCESSORIES AND STORED AT THE SITE IN A CONVENIENT LOCATION FOR THE CONTRACTOR. UNLESS OTHERWISE SPECIFIED, ALL EQUIPMENT INDICATED IN THE SPECIFICATIONS, DETAILS, SCHEDULES, AND/OR ON THE DRAWINGS AS "FURNISHED BY OWNER" WILL BE FURNISHED BY OWNER AND INSTALLED BY THE CONTRACTOR. ALL OTHER EQUIPMENT AND MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.

CONTRACTOR'S EQUIPMENT STORAGE
EQUIPMENT STORED AT THE SITE SHALL BE ADEQUATELY PROTECTED FROM THE WEATHER.

START UP
CONTRACTOR TO LUBRICATE BEARINGS AS REQUIRED, INSTALL BELTS AND CHECK FOR PROPER BELT TENSION AND MOTOR ROTATION, INSTALL ALL SAFETY DEVICES, RELIEF VALVES, AND FILTERS. CONNECT ALL DAMPER LINKAGES AND REMOVE ALL SHIPPING HOLD DOWN CLAMPS AND BLOCKING.

SYSTEM BALANCING
OBTAIN THE SERVICES OF AN INDEPENDENT AIR BALANCE AND TESTING AGENCY WHICH SPECIALIZES IN THE TESTING, AND BALANCING OF HEATING, VENTILATING, AIR CONDITIONING SYSTEMS: TO TEST: ADJUST AND BALANCE ALL SUPPLY, RETURN, AND EXHAUST SYSTEMS.

ALL WORK TO BE PERFORMED IN COMPLETE ACCORDANCE WITH THE ASSOCIATED AIR BALANCE COUNCIL (AABC) NATIONAL STANDARDS FOR FIELD MEASUREMENTS AND INSTRUMENTATION, LATEST ADDITION, THOSE SECTIONS APPLICABLE TO AIR DISTRIBUTION.

EQUIPMENT SUPPORT
ALL HEATING DEVICES AND EQUIPMENT SHALL BE SECURELY MOUNTED TO THE BUILDING STRUCTURE AND SHALL NOT DEPEND UPON CEILING OR WALL SURFACES FOR THEIR SUPPORT. THEY SHALL BE INCAPABLE OF BEING ROTATED OR DISPLACED. THE SUPPORT ATTACHMENT SHALL ADEQUATELY SUPPORT THE WEIGHT OF THE FIXTURE, DEVICE, OR EQUIPMENT PLUS THE WEIGHT OF THE SUPPORT ATTACHMENT.

TOUCH-UP AND COMPLETION
BUILDER WILL PAINT ALL EXTERIOR EXPOSED HVAC EQUIPMENT INCLUDING DUCTS, PIPES, LOUVERS, ETC. WHICH ARE SCRATCHED OR MARRED DURING CONSTRUCTION.

HVAC CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND KEEPING CLEAN HVAC EQUIPMENT DURING INSTALLATION. HVAC CONTRACTOR TO TEST EACH SYSTEM OR PIECE OF EQUIPMENT INSTALLED AND REPORT TO BUILDER ANY EQUIPMENT DAMAGE OR MALFUNCTION.

ELECTRICAL WIRING
ELECTRICAL CONTRACTOR (E.C.) SHALL PROVIDE ALL POWER WIRING INCLUDING CONDUIT, WIRE AND CONNECTIONS. ALL STARTERS, FUSES, AND DISCONNECTS BY OTHERS EXCEPT WHERE SPECIFIED AS PART OF PACKAGE EQUIPMENT. STARTERS THAT COME WITH EQUIPMENT SHALL BE AUTOMATIC AND HAVE T.O.L. APPROPRIATE COVERS AND INTERLOCKS. ALL MOTORS LESS THAN 1/2 HP ARE 115/60/1 WITH INTEGRAL THERMAL OVERLOAD UNLESS OTHERWISE SPECIFIED.

ELECTRICAL CONTRACTOR SHALL LABEL ALL REMOVABLE PANELS FOR DISCONNECTS IN EQUIPMENT CABINETS WITH NAMEPLATE FURNISHED BY BUILDER (LABELED "ELECTRICAL SERVICE DISCONNECT LOCATED BEHIND THIS PANEL.")

SHOP DRAWINGS
SUBMIT TO THE ENGINEER FOR REVIEW IMMEDIATELY AFTER AWARD OF CONTRACT, SIX (6) COPIES OF COMPLETE DESCRIPTIVE INFORMATION AND DIMENSIONAL DATA ON ALL ITEMS OF EQUIPMENT, MATERIALS, AND ACCESSORIES. SUBMIT ALL SHOP DRAWINGS AT ONE TIME. PIECE MEAL SUBMISSION SHALL NOT BE ACCEPTABLE.

"AS BUILT DRAWINGS": CONTRACTOR SHALL BE FURNISHED WITH ONE (1) SET OF BLUE OR BLACK LINE PRINTS, ON WHICH CONTR. SHALL SHOW ANY CHANGES IN THE WORK CAUSED BY UNFORESEEN CIRCUMSTANCES AND THESE DRAWINGS SHALL BE TURNED OVER TO THE ENGINEER IN GOOD ORDER PRIOR TO FINAL ACCEPTANCE OF THE BLDG. ENGINEER IN TURN PREPARE RECORD DRAWINGS FROM INFORMATION FURNISHED BY CONTR.

"PARTS CATALOG": FURNISH TO THE ENGINEER FOR THE OWNER, THREE (3) COMPLETE SETS OF PARTS CATALOGS AND OPERATING INSTRUCTIONS BOUND IN LARGE BINDERS FOR HIS USE. CONTR. SHALL INSTRUCT OWNER'S OPERATOR IN THE PROPER CARE, OPERATION, LUBRICATION, AND MAINTENANCE OF MECHANICAL EQUIPMENT INSTALLED.

GUARANTEE AND SERVICE
GUARANTEE ALL EQUIPMENT, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FOLLOWING DATE OF ACCEPTANCE. GUARANTEE ALL EQUIPMENT CONTAINING ALL RECIPROCATING REFRIGERATION COMPRESSORS FULL FIVE (5) YEARS COVERING COMPRESSORS, LABOR, AND REFRIGERANT. GUARANTEE DOES NOT INCLUDE NORMAL MAINTENANCE ITEMS.

15050 BASIC MATERIALS AND METHODS

MECHANICAL IDENTIFICATION
EQUIPMENT STENCILS SHALL IDENTIFY THE TYPE AND SERVICE WITH THE SAME NAMES, NUMBERS, AND/OR LETTERS USED TO IDENTIFY THE EQUIPMENT ON THE DRAWINGS. ALL STARTERS SHALL BE SIMILARLY STENCILED. OMIT IDENTIFICATION OF MINOR HEATING EQUIPMENT LOCATED IN THE ROOM IT SERVES, SUCH AS CONVECTORS, FINNED PIPE, UNIT HEATERS, ETC.

VIBRATION ISOLATORS
INSTALL VIBRATION ISOLATORS AS SHOWN ON DETAILS OR AS NOTED ON SCHEDULES.

PIPE INSULATION - REFRIGERANT SUCTION & CONDENSATE DRAIN LINES
INSTALL 3/4 INCH ARMAFLEX PER MANUFACTURER'S INSTRUCTIONS. ALL OUTSIDE LINES TO BE PAINTED WITH ARMAFLEX WB OUTDOOR FINISH. FOR LINES IN CEILING PLENUMS USE 1-1/2 INCH GLASS FIBER WITH INTEGRAL VAPOR BARRIER. MUST HAVE A CONTINUOUS SEALED VAPOR BARRIER ON ALL SUCTION LINES.

PIPE INSULATION - HOT AND COLD WATER DOMESTIC PIPING
INSULATE ALL HW AND CW PIPING IN EXTERIOR WALLS AND IN ATTIC SPACE W/ 3/4 INCH THK. FIBERGLASS INSULATION WITH FRJ JACKET, ALL JOINTS AND ELBOWS SHALL BE NEATLY MITERED AND SEALED COVERED PVC COVER/JACKET.

REFRIGERATION PIPING
HVAC CONTRACTOR TO INSTALL PRE-CLEANED, (DRIED AND SEALED) FACTORY REFRIGERANT LINE SETS. SEE DRAWINGS FOR SIZES AND ROUTING.

REFRIGERATION SYSTEMS PIPE WORK
PITCH HORIZONTAL PIPING DOWN IN THE DIRECTION OF REFRIGERANT FLOW NOT LESS THAN 1 INCH IN 40 FEET.

PROVIDE OIL TRAPS AND DOUBLE RISERS IN REFRIGERANT SUCTION AND HOT GAS LINES WHERE REQUIRED TO PREVENT OIL SLUDGING AT THE COMPRESSOR AND TO INSURE PROPER LUBRICATION.

SLEEVES
PIPE SLEEVES: WROUGHT IRON OR STEEL OF SUFFICIENT SIZE FOR PIPING INSTALLATION IN FLOORS, WALLS, BELOW GRADE, AND GRADE BEAMS WHERE PIPING PASSES THROUGH. PVC MAY ONLY BE USED WHERE SPECIFICALLY NOTED.

HANGERS AND SUPPORTS
HORIZONTAL PIPING ABOVE GRADE: RIGIDLY SUPPORTED ON MALLEABLE IRON SPLIT RING HANGERS; SUPPORTS FOR TWO OR MORE SYSTEMS OF PIPING RUN PARALLEL AND WITH SAME GRADE, TRAPEZE HANGERS MAY BE USED. USE ALL THREADED RODS FOR HANGERS AND SUPPORTS.

MAXIMUM SPACING OF SUPPORTS AND HANGERS FOR HORIZONTAL RUNS OF PIPE: FIVE (5) FEET FOR SOIL TEN (10) FEET FOR PIPE OTHER THAN SOIL EXCEPT PIPING 1-1/2 INCH AND SMALLER SUPPORT EVERY SIX (6) FEET. PROVIDE GALVANIZED IRON SHIELDS BETWEEN HANGERS AND PIPE COVERING ON INSULATED PIPING. NO STRAP HANGERS OR WIRE WILL BE ACCEPTED.

SET INSERTS IN CONCRETE FOR HANGER RODS AND DUCT HANGERS WHERE APPLICABLE.

CONTR. SHALL SUPPORT DUCTWORK IN STRICT ACCORDANCE TO SMACNA STANDARDS, REFER TO DUCTWORK SPECIFICATION, THIS SHEET.

ACCESS PANELS
FACTORY MADE ACCESS DOORS AND FRAMES, PRIME COAT FINISH, SCREWDRIVER LATCH(S) OF SUITABLE SIZE AS REQUIRED. ACCESS PANELS IN RATED CEILING TO HAVE SAME RATING AS CEILING. ACCESS PANELS IN LINED DUCTWORK TO BE DOUBLE WALL TYPE WITH INSULATION SANDWICHED IN BETWEEN, SAME INSULATION VALUE AS ADJACENT DUCTWORK. WHERE VALVES, DAMPERS, CONTROLS, FIRE DAMPERS, SMOKE DAMPERS AND DETECTORS, REHEAT COILS, ETC. ARE CONCEALED IN WALLS OR NON-ACCESSIBLE CEILINGS, INSTALL FACTORY MADE ACCESS DOORS AND FRAMES.

FLOOR, WALL, AND CEILING PLATES (ESCUTCHEONS)
WHERE ANY PIPE OR RISERS PASS EXPOSED THROUGH WALLS, PARTITIONS, FLOORS OR CEILING, USE CHROME PLATED FLOOR OR CEILING PLATES. PLATES SHALL BE LARGE ENOUGH TO COMPLETELY CLOSE HOLE AROUND THE PIPES AND BE ROUND WITH THE LEAST DIMENSION NOT LESS THAN 1-1/2" LARGER THAN THE DIAMETER OF THE PIPE. PLATES SHALL BE SECURED IN AN APPROVED MANNER.

CUTTING AND PATCHING
CUT ALL OPENINGS AS REQUIRED FOR THE WORK UNDER THIS SECTION. PATCHING SHALL BE DONE BY THE CRAFT WHOSE WORK IS INVOLVED. FURNISH AND INSTALL ALL NECESSARY SLEEVES, THIMBLES, HANGERS, INSERTS, ETC., AT SUCH TIME AND IN SUCH A MANNER SO AS NOT TO DELAY OR INTERFERE WITH WORK OF OTHER TRADES. NO BEAMS OR JOISTS SHALL BE CUT. AFTER RESURFACING HAS BEEN DONE, ANY FURTHER CUTTING, PATCHING AND PAINTING SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

15400 PLUMBING

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LOUISIANA STATE SANITARY CODE ALONG WITH ALL LOCAL CODES, ORDINANCES, AND REGULATIONS.

SLOPE DRAINAGE LINES, 3" AND SMALLER, 1/4" PER FOOT AND LINES 4" AND LARGER 1/8" PER FOOT.

ALL PIPES THRU WALL TO BE EQUIPPED WITH ESCUTCHEONS, CHROME PLATED.

SANITARY SEWER PIPING: ASTM D2556, PVC-DWV, SCHEDULE 40 SEWER PIPE WITH PVC FITTINGS, SOLVENT WELD JOINTS, ASTM D2564..

PRESSURE TEST NATURAL GAS PIPING AT 10 PSI FOR 15 MINUTES AND VERIFY WITH PRESSURE GAUGE.

PROVIDE 10 FT HEAD HYDROSTATIC PRESSURE TEST ON SANITARY SEWER PIPING.

PROVIDE 50 PSI PRESSURE TEST ON DOMESTIC WATER SYSTEM. FLUSH & DISINFECT IN ACCORDANCE WITH 2021 IPC PRIOR TO PROJECT COMPLETION.

CONTRACTOR SHALL PROVE EITHER AIR CHAMBERS (MIN. 18" HIGH) OR SHOCK ABSORBERS AT ALL FIXTURES TO PREVENT WATER HAMMER, APPLIES ALL RISER DIAS.

SUPPORT ALL PIPING W/ CLEVIS TYPE HANGERS, EIGHT (8) FOOT CENTERS.

CONTRACTOR SHALL PROVIDE NEW WATER SERVICE. CONTRACTOR SHALL OBTAIN PRICES FROM LOCAL WATER COMPANY FOR THEIR REQUIRED SERVICES. PRICES SHALL INCLUDE ALL NECESSARY EQUIPMENT, LABOR, ETC. FOR TIE-INS TO MAIN INCLUDING COST OF BUT NOT LIMITED TO ALL METERS, FEES, PERMITS, ETC.

PLUMBING CONTRACTOR SHALL INSTALL AND CONNECT ALL OWNER FURNISHED EQUIP. REQUIRING SERVICES (WATER OR SANITARY WASTE).

CONTRACTOR SHALL PROVIDE NEW SANITARY SEWER SERVICES. CONTRACTOR SHALL COORDINATE WITH CITY-PARISH FOR LOCATION OF TIE-IN ALONG WITH INCLUDING COSTS OF ALL PERMITS, FEES, ETC. IN HIS BID. BEFORE COMMENCING WORK CHECK ALL INVERT ELEVATIONS FOR SEWER CONNECTIONS, CONFIRM INVERTS AND ENSURE THAT THESE CAN BE PROPERLY CONNECTED WITH PROPER SLOPE FOR DRAINAGE.

CONTRACTOR SHALL PROVIDE EXTERIOR CLEANOUTS EVERY 75 FEET AND AT ALL TURNS.

15650 MECHANICAL EQUIPMENT
REFER TO DRAWING SCHEDULES & NOTES.

15880 AIR DISTRIBUTION

DUCTWORK (OTHER THAN COMMERCIAL KITCHEN DUCTWORK)
VERIFY ALL DIMENSIONS. DIMENSIONS SHOWN ARE METAL TO METAL AREAS. ALL DUCTWORK SHALL HAVE MAXIMUM 5% LEAKAGE.

GALVANIZED SHEET METAL DUCTWORK: FIRST QUALITY, COLD ROLLED, GALVANIZED, OPEN HEARTH SOFT STEEL SHEETS, CAPABLE OF DOUBLE SEAMING WITHOUT FRACTURE. TRANSVERSE JOINTS ON RECTANGULAR DUCTWORK WITH SLIPS AND DRIVES SHALL HAVE DRIVES BENT OVER AT CORNERS. GAUGES AND JOINT CONNECTORS PER LOCAL CODES, SMACNA, OR ASHRAE RECOMMENDATIONS AND THE FOLLOWING UNLESS OTHERWISE NOTED. FLEX DUCT WILL BE PERMITTED. FOR RUN-OUTS SHORTER THAN 10 FEET AND THE LAST 4 FEET OF A RUN OUT.

ALL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA LOW PRESSURE DUCT STANDARD, 2 INCH S.P. WITH THE FOLLOWING METAL THICKNESS.

ROUND DUCTS - SNAP LOCK
UP TO 12 DIAMETER #26 GAUGE MINIMUM.
13 INCH TO 18 INCH DIAMETER #24 GAUGE MINIMUM
19 INCH TO 24 INCH DIAMETER #22 GAUGE MINIMUM

SPIRAL LOCK SEAM ROUND DUCTS MAY BE ONE GAUGE LIGHTER THAN GAUGES SHOWN.

RECTANGULAR DUCTS AND PLENUMS
MAXIMUM SIDE UP TO 12 INCH #26 GAUGE MINIMUM
MAXIMUM SIDE 13 INCH TO 30 INCH #24 GAUGE MINIMUM
MAXIMUM SIDE 31 INCH TO 50 INCH #22 GAUGE MINIMUM
MAXIMUM SIDE 51 INCH TO 84 INCH #20 GAUGE MINIMUM
MAXIMUM SIDE 85 INCH AND UP #18 GAUGE MINIMUM

AS NOTED ON DRAWINGS #16 GAUGE

FOR GREATER THAN 24 INCHES USE REINFORCEMENT AS LISTED IN LATEST SMACNA LOW PRESSURE SHEET METAL CONSTRUCTION GUIDE, SECURELY HUNG, BRACED AND STIFFENED TO PREVENT BREATHING, RATTLING, VIBRATION AND SAGGING.

DUCT SIZES 19 INCHES WIDE AND LARGER WHICH HAVE MORE THAN 10 SQUARE FEET OF UNBRACED PANEL SHALL BE CROSS BROKEN OR BEADED.

SUPPORT ALL DUCTS IN ACCORDANCE WITH SMACNA, EXCEPT WIRE HANGERS SHALL NOT BE PERMITTED. DUCTS 36 INCHES OR LARGER SHALL HAVE TRAPEZE TYPE HANGERS SUSPENDED WITH THREADED ROD.

SEAL ALL DUCTWORK SERVING SYSTEMS HAVING FANS RATED FOR LESS THAN 2 INCHES STATIC PRESSURE IN ACCORDANCE WITH SMACNA, SEAL CLASS C. ALL TRANSVERSE JOINTS, FITTING CONNECTIONS, AND SQUARE OR RECTANGULAR TO ROUND CONNECTIONS IN DUCTWORK SHALL BE SEALED USING ADHESIVE TYPE SLIPS, DUCT SEALER OR HARD CAST. ROUND TO ROUND CONNECTIONS WITH FIRM FIT AND SEALED, SEAL ALL DUCTWORK SERVING SYSTEMS HAVING FANS RATED FOR 2 INCHES STATIC PRESSURE OR GREATER IN ACCORDANCE WITH SMACNA SEAL CLASS A. ALL TRANSVERSE JOINTS, LONGITUDINAL SEAMS, DUCT WALL PENETRATIONS TO BE SEALED.

BRANCH TAKEOFFS NOT TO EXCEED 45 DEGREES. PROVIDE A VOLUME DAMPER IN EACH AND EVERY BRANCH OF SUPPLY, RETURN AND EXHAUST DUCT. (SEE FLOOR PLANS AND DETAILS).

NO FIBERGLASS DUCT WILL BE ALLOWED ON THIS PROJECT

CANVAS CONNECTORS
18 OUNCE FIREPROOF CANVAS OR NEOPRENE AT ALL FANS AND HVAC UNITS (EXCEPT ROOF VENTILATORS AND VANE AXIAL FANS WITH COMPANION FLANGES).

DUCT INSULATION & MATERIALS
INSULATION PRODUCTS PER NFPA-90A WITH 25 OR LESS FLAME SPREAD AND 50 OR LESS SMOKE DEVELOPMENT RATINGS. NO PLASTIC LINERS OR COVERS PERMITTED.

REFER TO DRAWING SCHEDULES.

DUCT ACCESSORIES
TURNING VANES

TURNING VANES TO BE DOUBLE WALL FABRICATED PER SMACNA STANDARDS.

VOLUME DAMPERS

MANUAL VOLUME DAMPERS, FABRICATED PER SMACNA STANDARDS, W/ LOCKING QUADRANT. PROVIDE MULTIBLADE DAMPERS FOR ALL DUCTS 12" DEEP AND LARGER.

BALANCING DAMPERS WIDTH OF THE BRACH TAKEOFF. PROVIDE CEILING ACCESS FOR OPERATING DAMPERS. LEAVE ALL DAMPERS OPEN. VOLUME DAMPERS WHERE SHOWN ON DRAWING.

BACK DRAFT DAMPERS
INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE SCHEDULE INTERLOCKED, FELT EDGED BLADE, ADJUSTABLE SPRING LOADED. PREFCO PHL, OR EQUIVALENT.

DUCT ACCESS PANELS
FOR MAINTENANCE, CLEANING, RESETTING, OR EXAMINATION. AIR TIGHT HINGED ACCESS DOORS W/ FELT OR TUBULAR NEOPRENE GASKET. WITH CAM LATCHES (NOT SCREWS). KARP OR EQUIVALENT. INSULATED AT INSULATED DUCTS.

GRILLES AND DIFFUSERS
ALL GRILLES AND DIFFUSERS SHALL BE AS INDICATED ON THE PLANS AND SHALL BE EQUIPPED W/ OPPOSED BLADE DAMPERS AND HAVE A WHITE BAKED ON ENAMEL FINISH UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS.

FILTERS
FILTERS FURNISHED W/ ALL AIR HANDLING UNITS AND FURNACES. SEE SCHEDULES. SPARE FILTERS PROVIDED WHERE INDICATED IN SCHEDULE. HVAC CONTRACTOR IS REQD DURING AND AT THE COMPLETION OF THE BUILDING CONSTRUCTION TO PROVIDE NEW REPLACEMENT AIR FILTERS OF EQUAL EFFICIENCY AT ALL HVAC UNITS USED DURING CONSTRUCTION.

COMMERCIAL KITCHEN DUCTWORK SPECIFICATIONS

DUCT CONSTRUCTION:
GREASE DUCTS SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING:
- CARBON STEEL - MINIMUM 16 GAGE
- STAINLESS STEEL - MINIMUM 18 GAGE

GREASE DUCT INSULATION:
TWO LAYERS OF 1.5" FYREWRAP ELITE DUCT INSULATION, TOTAL 3" THICKNESS.

2 HOUR FIRE RESISTANCE RATING.

TESTED PER ASTM E 2336.

ZERO CLEARANCE TO COMBUSTIBLES AT ANY LOCATION.

JOINTS, SEAMS AND PENETRATIONS:
SHALL BE MADE WITH CONTINOUS LIQUID TIGHT WELD OR BRADE MADE ON EXTERNAL SURFACE OF DUCT SYSTEM.

DUCT JOINT TYPES SHALL BE ONE OF THE FOLLOWING:
- BUTT JOINTS
- WELDED FLANGE WITH MAX FLANGE DEPTH OF 1/2"

DUCT TO HOOD JOINTS:
CONTINOUS INTERNAL OR EXTERNAL LIQUID TIGHT WELD OR BRAZED JOINTS.

JOINTS SHALL BE SMOOTH, ACCESSIBLE FOR INSPECTION AND WITHOUT GREASE TRAPS.

DUCT TO EXHAUST FAN CONNECTION:
FLANGED, GASKETED AND BOLTED TO INLET OF UTILITY FAN.

GASKET AND SELAING MATERIAL RATED FOR CONTINOUS DUTY AT MIN TEMPERATURE OF 1500°F.

VIBRATION ISOLATION:
AT DUCT TO FAN CONNECTION, NONCOMBUSTIBLE PACKING IN A METAL SLEEVE JOINT OR COATED FABRIC FLEXIBLE DUCT CONNECTION LISTED AND LABELED FOR APPLICATION.

VIBRATION ISOLATION:
AT DUCT TO FAN CONNECTION, NONCOMBUSTIBLE PACKING IN A METAL SLEEVE JOINT OR COATED FABRIC FLEXIBLE DUCT CONNECTION LISTED AND LABELED FOR APPLICATION.

ONLY INSTALLED AT CONNECTION OF DUCT TO FAN INLET OR OUTLET.

GREASE DUCT TEST:
PRIOR TO USE OR CONCEALMENT, LEAKAGE TEST PERFORMED BY CONTRACTOR.

LIGHT TEST:
- DETERMINE ALL WELDED AND BRAZED JOINTS ARE LIQUID TIGHT PERFORMED BY PASSING LAMP WITH MIN POWER RATING OF 100 WATTS THROUGH ENTIRE SECTION; LAMP SHALL BE OPEN TO EMIT LIGHT EQUALLY IN ALL DIRECTIONS PERPENDICULAR TO WALL
- TEST ENTIRE SYSTEM INCLUDING HOOD TO DUCT CONNECTION
- PERMITTED TO BE TESTED IN SECTIONS PROVIDED EVERY JOINT IS TESTED

GREASE DUCT SUPPORTS:
NONCOMBUSTIBLE MATERIAL ATTACHED TO STRUCTURE.

BOLTS, SCREWS, RIVETS AND OTHER MECHANICAL FASTENERS NOT ALLOWED TO PENETRATE DUCT WALLS.

GREASE DUCT INSTALLATION SLOPE:
GREASE DUCT SHALL SLOPE NOT LESS THAN 1/4 UNIT IN 12 UNITS HORIZONTAL (1/4" PER FOOT, 2%) TOWARD HOOD OR GREASE RESERVOIR.

WHERE HORIZONTAL DUCT EXCEEDS 75' IN LENGTH, SLOPE SHALL NOT BE LESS THAN 1 UNIT IN 12 UNITS HORIZONTAL (1" PER FOOT, 8.3%).

GREASE DUCT RESERVOIRS (WHERE REQUIRED/APPLICABLE):
LOCATED AT BOTTOM OF HORIZONTAL DUCT OR BOTTOMMOST SECTION OF DUCT RISER.

EXTEND ACROSS FULL WIDTH OF DUCT AND MIN LENGTH OF 12", MIN DEPTH OF 1".

BOTTOM SLOPES TO DRAIN.

PROVIDED WITH CLEANOUT OPENING LOCATED ON SIDE OR TOP OF DUCT TO PERMIT CLEANING RESERVOIR.

GREASE DUCT CLEANOUTS:
NO OPENINGS EXCEPT WHERE REQUIRED FOR OPERATION AND MAINTENANCE OF SYSTEM.

SECTIONS OF GREASE DUCT INACCESSIBLE FROM HOOD OR DISCHARGE OPENING SHALL BE PROVIDED WITH CLEANOUT OPENINGS SPACED MAX 20' APART AND MAX 10' FROM CHANGES IN DIRECTIONS GREATER THAN 45°.

CLEANOUTS AND OPENINGS SHALL BE EQUIPPED WITH TIGHT FITTING DOORS CONSTRUCTED OF STEEL MIN DUCT THICKNESS SIZE.

CLEANOUT DOORS SHALL BE LIQUID TIGHT.

DOOR ASSEMBLIES INCLUDING FRAMES AND GASKETS SHALL BE APPROVED FOR APPLICATION AND SHALL NOT HAVE FASTENERS THAT PENETRATE DUCT.

GASKET AND SEALING MATERAILS RATED FOR MIN 1500°F.

LISTED DOOR ASSEMBLIES INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

HORIZONTAL GREASE DUCT CLEANOUTS:
SPACED MAX 20' APART.

LOCATED WITHIN 10' OF CHANGE IN DIRECTION GREATER THAN 45°.

LOCATED ON BOTOOM ONLY WHERE OTHER LOCATIONS NOT AVAILABLE AND PROVIDED WITH INTERNAL DAMMING OF OPENINGS SUCH THAT GREASE WILL FLOW PAST OPENING WITHOUT POOLING. BOTTOM CLEANOUTS AND OPENINGS SHALL BE APPROVED FOR APPLICATION AND INSTALLED LIQUID TIGHT.

MIN 1" FROM EDGE OF DUCT.

MIN OPENING OF 12"x12".

LOCATED AT GREASE RESERVOIRS.

LOCATED WITHIN 3' OF HORIZONTAL DISCHARGE FANS.

GREASE DUCT FIRE RESISTIVE ACCESS OPENING:
WHERE CLEANOUTS LOCATED IN DUCTS WITHIN A FIRE RESISTANCE RATED ENCLOSURE, ACCESS OPENINGS PROVIDED IN ENCLOSURE AT EACH CLEANOUT POINT.

ACCESS OPENINGS SHALL BE TIGHT FITTING SLIDING OR HINGED DOORS EQUAL TO FIRE RESISTIVE PROTECTION OF RATED ENCLOSURE.

APPROVED SIGN PLACED ON ACCESS OPENING PANEL WITH WORDING "ACCESS PANEL; DO NOT OBSTRUCT.

GREASE EXHAUST DUCT OUTLET AND TERMINATION LOCATION:
TERMINATE ABOVE ROOF WITH DISCHARGE OPENING MIN 40" ABOVE ROOF SURFACE.

LOCATED MIN 10' HORIZONTAL FROM PARTS OF BUILDING.

MIN 10' ABOVE ADJOINING GRADE LEVEL.

MIN 10' HORIZONTAL OR MIN 3' ABOVE AIR INTAKE OPENINGS.

MAKE UP AIR DUCT:
MAKEUP AIR DUCTS CONNECTING TO AND WITHIN 18" OF TYPE I HOOD SHALL BE NON COMBUSTIBLE.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

MECHANICAL & PLUMBING SPECIFICATIONS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | DKD

MP1.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 4:53:51 PM

ELECTRICAL SYMBOL LEGEND

(REFER TO DRAWINGS AND SPECIFICATIONS FOR FURTHER REQUIREMENTS)

GENERAL

- (1) KEYNOTE
- A-1,3 CIRCUIT TAG; PANEL AND CIRCUIT DESIGNATION AS INDICATED; E.G. PANEL "A", CIRCUIT #1,3

WIRE, CONDUIT, AND RACEWAY

- ABOVE-SLAB CONDUIT & WIRE/CABLING
- BELOW-SLAB CONDUIT & WIRE/CABLING; 3/4" MINIMUM CONDUIT SIZE UON
- HOMERUN TO PANEL; TICK MARKS INDICATED NUMBER OF WIRES

DISTRIBUTION

- PANELBOARD, SWITCHBOARD, OR OTHER DISTRIBUTION EQUIPMENT AS NOTED; INSTALL WITH SUFFICIENT WORKING SPACE AND CLEARANCES TO MEET ALL REQUIREMENTS OF NEC SECTION 110.26.
- GEN-ANNC GENERATOR REMOTE ANNUNCIATOR PANEL; PROVIDE CONDUIT/CABLING TO GENERATOR AS REQUIRED PER THE MANUFACTURER'S SPECIFICATIONS.

EQUIPMENT CONNECTIONS

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE)

- FUSED SAFETY DISCONNECT SWITCH; LOCATE WITHIN SIGHT OF THE EQUIPMENT SERVED WITH 36" MINIMUM CLEAR WORKING SPACE IN FRONT OF THE SWITCH; DO NOT MOUNT DIRECTLY TO EQUIPMENT
- (J) JUNCTION BOX
- [M] JUNCTION BOX FOR MOTORIZED DAMPER
- S M MOTOR RATED SWITCH WITH THERMAL OVERLOAD; LOCATE WITHIN SIGHT OF THE EQUIPMENT SERVED; DO NOT MOUNT DIRECTLY TO EQUIPMENT; WHEN LOCATED ABOVE CEILING, MOUNT TO STRUCTURAL MEMBER NEARBY.
- ELECTRICAL MOTOR, HORSEPOWER AS NOTED

POWER DEVICES

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE)

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE MOUNTED FLUSH TO CEILING OR MOUNTED TO STRUCTURE IN AREAS WITH NO CEILING; SUBSCRIPT (WHEN USED): CR - CORD REEL
- ABOVE-COUNTER DUPLEX RECEPTACLE; MOUNT AT 4" ABOVE COUNTER OR BACKSPLASH OR 44" (WHICHEVER IS LOWER)
- GFCI DUPLEX RECEPTACLE
- ABOVE-COUNTER GFCI DUPLEX RECEPTACLE; MOUNT AT 4" ABOVE COUNTER OR BACKSPLASH OR 44" (WHICHEVER IS LOWER)
- QUADRAPLEX RECEPTACLE
- ABOVE-COUNTER QUADRAPLEX RECEPTACLE; MOUNT AT 4" ABOVE COUNTER OR BACKSPLASH OR 44" (WHICHEVER IS LOWER)
- SPECIAL PURPOSE RECEPTACLE; VERIFY NEMA CONFIGURATION WITH THE MANUFACTURER OF THE EQUIPMENT SERVED
- VOICE/DATA/POWER FLUSH FLOOR BOX
- DUPLEX RECEPTACLE FLUSH FLOOR BOX
- QUADRAPLEX RECEPTACLE FLUSH FLOOR BOX
- RECEPTACLE SWITCHING; EDGE SHADING INDICATES: NONE - DEVICE NOT SWITCHED LEFT - BOTTOM (DUPLEX) OR LEFT TWO (QUAD) SWITCHED RIGHT - TOP (DUPLEX) OR RIGHT TWO (QUAD) SWITCHED

TELECOMMUNICATIONS

(JACKET COLORS TO BE PER THE OWNER'S STANDARDS IF APPLICABLE)

- TELECOM TERMINAL BOARD; 0'-1" THICK AC INDOOR GRADE, FIRE RETARDANT PLYWOOD, PAINTED AS SPECIFIED BY THE ARCHITECT OR OWNER
- DUPLEX DATA OUTLET; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, TWO (2) BLUE CAT 6 CABLES FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- DUPLEX DATA OUTLET, AS ABOVE, MOUNTED FLUSH TO CEILING OR MOUNTED TO STRUCTURE IN AREAS WITH NO CEILING
- DUPLEX DATA OUTLET, AS ABOVE, MOUNTED ABOVE COUNTER
- DATA/VOICE OUTLET; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) BLUE AND ONE (1) WHITE CAT 6 CABLES FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- VOICE OUTLET; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) WHITE CAT 6 CABLE FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- DUPLEX DATA FLUSH FLOOR BOX; PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) BLUE CAT 6 CABLE FROM THE OUTLET TO THE TELECOM TERMINAL BOARD
- [WAP] WIRELESS ACCESS POINT (BY OWNER); PROVIDE 1"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, ONE (1) BLUE CAT 6 CABLE FROM THE ACCESS POINT LOCATION TO THE TELECOM TERMINAL BOARD
- (TV) LEGRAND EVOLUTION 4-GANG OR APPROVED EQUAL TV WALL BOX WITH ONE DUPLEX RECEPTACLE, ONE DUPLEX DATA OUTLET, ONE OUTLET, AND ONE SPARE GANG; PROVIDE 1"C, TWO (2) BLUE CAT 6 CABLES AND 1"C, ONE (1) CATV CABLE FROM THE BOX TO THE TELECOM TERMINAL BOARD; PROVIDE CONDUIT AND WIRE FOR POWER PER THE PANEL SCHEDULE.
- [TV] LEGRAND EVOLUTION 4-GANG OR APPROVED EQUAL COMBO RECESSED FLOOR BOX WITH TWO (2) DUPLEX RECEPTACLES, FOUR (4) DATA OUTLETS (UNDER A SINGLE PLATE), AND SPEAKER CONNECTIONS; PROVIDE 1-1/4"C TO AN ACCESSIBLE LOCATION ABOVE CEILING, FOUR (4) BLUE CAT 6 CABLES FROM THE BOX TO THE TELECOM TERMINAL BOARD; ROUTE 1"EC WITH PULLSTRING FROM THE BOX TO THE TV WALL BOX IN THE SAME ROOM FOR SPEAKER CABLING. PROVIDE CONDUIT AND WIRE FOR POWER PER THE PANEL SCHEDULE.

LIGHTING

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE FOR POWER AND PER THE MANUFACTURER'S SPECIFICATIONS FOR CONTROLS)

- Aa LIGHT FIXTURE; UPPERCASE LETTER(S) INDICATE FIXTURE TYPE; LOWERCASE LETTER(S) INDICATE ASSOCIATED CONTROLS ID; SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTIONS AND MOUNTING TYPES
- X EXIT LIGHT FIXTURE. ARROWS (IF USED) INDICATE DIRECTION. FILLED IN QUADRANT(S) INDICATE NUMBER AND ORIENTATION OF ILLUMINATED FACES. LETTER(S) INDICATE FIXTURE TYPE. SEE LIGHTING FIXTURE SCHEDULE FOR FIXTURE DESCRIPTION.
- (OS) CEILING MOUNTED OCCUPANCY SENSOR WITH 360° COVERAGE. LOCATE AND INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS; TEST AND ADJUST SENSITIVITY AFTER INSTALLATION AND SET TIME DELAY AS REQUIRED BY THE OWNER
- (DH) CEILING MOUNTED DAYLIGHT HARVESTING SENSOR, LOCATED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS; TEST AND ADJUST SENSITIVITY AFTER INSTALLATION AND SET TIME DELAY AS REQUIRED PER CODE
- (VS) CEILING MOUNTED OCCUPANCY SENSOR, AS ABOVE, CONFIGURED FOR VACANCY OPERATION
- (P) PHOTOELECTRIC CELL, EXTERIOR RATED; AIM AND SHIELD SENSOR FROM INTERIOR AND EXTERIOR ARTIFICIAL LIGHT SOURCES
- S SWITCH; SUBSCRIPT (WHEN USED): NONE - SINGLE POLE TOGGLE SWITCH 3 - THREE-WAY SWITCH D - LINEAR SLIDE DIMMER SWITCH 3D - THREE-WAY LINEAR SLIDE DIMMER SWITCH O - WALL MOUNTED OCCUPANCY SENSOR 3O - THREE-WAY SWITCH WITH OCCUPANCY SENSOR a,b,c etc. - SWITCH ID h,v,i - THREE GANGED SWITCHES, EACH FOR ONE OF THE FUNCTIONS OF THE HEAT/VENT/LIGHT.

FIRE ALARM

(PROVIDE CONDUIT AND WIRE PER THE PANEL SCHEDULE FOR POWER AND CONDUIT AND CABLING PER THE MANUFACTURER'S SPECIFICATIONS)

- [FACP] FIRE ALARM CONTROL PANEL
- [F] FIRE ALARM SYSTEM PULL STATION
- FIRE ALARM SYSTEM STROBE
- [F] FIRE ALARM SYSTEM CHIME/STROBE
- [FH] FIRE ALARM SYSTEM HORN/STROBE
- [FS] FIRE ALARM SYSTEM SPEAKER/STROBE
- FIRE ALARM SYSTEM CEILING MOUNT STROBE
- (F) FIRE ALARM SYSTEM CEILING MOUNT CHIME/STROBE
- (F) FIRE ALARM SYSTEM CEILING MOUNT HORN/STROBE
- (F) FIRE ALARM SYSTEM CEILING MOUNT SPEAKER/STROBE
- (C) FIRE ALARM SYSTEM CARBON MONOXIDE DETECTOR
- (T) FIRE ALARM SYSTEM THERMAL DETECTOR
- (D) FIRE ALARM SYSTEM DUCT SMOKE DETECTOR
- (S) FIRE ALARM SYSTEM SMOKE DETECTOR

SECURITY (EQUIPMENT PROVIDED BY OWNER/OTHERS)

(EQUIPMENT PROVIDED BY OTHERS)

- [KP] JUNCTION BOX FOR KEYPAD; INSTALL 48" AFF AND PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [DC] JUNCTION BOX FOR DOOR CONTACT (MAGNETIC LOCK); PROVIDE 3/4"EC WITH PULL STRING FROM THE DOOR FRAME TO THE JUNCTION BOX AND FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [CR] JUNCTION BOX FOR CARD READER; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- [ES] JUNCTION BOX FOR ELECTRIC STRIKE LOCK; PROVIDE 3/4"EC WITH PULL STRING FROM THE DOOR FRAME TO THE JUNCTION BOX AND FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- JUNCTION BOX FOR DOOR OPERATOR; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING NEAR THE CONTROLLED DOOR
- [MD] JUNCTION BOX FOR MOTION DETECTOR; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- JUNCTION BOX FOR CEILING MOUNTED CAMERA; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING
- JUNCTION BOX FOR WALL MOUNTED CAMERA; PROVIDE 3/4"EC WITH PULL STRING FROM THE JUNCTION BOX TO AN ACCESSIBLE LOCATION ABOVE CEILING

SOUND

(PROVIDE 1"EC WITH PULL STRING FROM THE DEVICE LOCATION SHOWN ON THE DRAWINGS TO AN ACCESSIBLE LOCATION ABOVE CEILING)

- (M) FLOOR MOUNTED MICROPHONE OUTLET
- (SP) CEILING MOUNTED SPEAKER
- (SP) WALL MOUNTED SPEAKER

CONTRACTOR'S ATTENTION:

ALL LIGHTS SHALL BE UL OR ETL LISTED. AS PART OF THE SHOP DRAWINGS, SUBMIT UL/ETL PAPERWORK FOR EACH FIXTURE PROVIDED ON THE PROJECT. IF A FIXTURE IS NOT 3RD. PARTY LISTED, PROVIDE AN ALTERNATE FIXTURE TO THE ARCHITECT FOR THEIR APPROVAL.

CONTRACTOR'S ATTENTION:

PROVIDE LED LAMPS FOR EACH FIXTURE THAT REQUIRES SEPARATE LAMPING. AS PART OF THE SHOP DRAWINGS, PROVIDE CUT SHEETS FOR EACH LAMP THAT WILL BE INSTALLED IN THE RESPECTIVE FIXTURE.

ELECTRICAL GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE AHJ.
2. THE WORDS "PROVIDE" AND "PROVIDED" AS USED HEREIN SHALL BE UNDERSTOOD TO MEAN, "PROVIDE COMPLETE IN PLACE." THAT IS "FURNISH AND INSTALL". EQUIPMENT AND MATERIAL INDICATED TO BE PROVIDED SHALL BE NEW UNLESS OTHERWISE NOTED AND SHALL BE OF THE MOST SUITABLE GRADE FOR THE PURPOSE INTENDED.
3. ROUTE NEW CONDUIT AND WIRING CONCEALED IN WALLS AND CEILING WHERE POSSIBLE. COORDINATE INSTALLATION OF EXPOSED CONDUIT AND WIRING WITH THE ARCHITECT.
4. CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO NEW HVAC UNITS AS FURNISHED BY THE MECHANICAL CONTRACTOR. VERIFY THE EXACT ELECTRICAL REQUIREMENTS WITH THE REVIEWED HVAC SUBMITTALS PRIOR TO ORDERING ELECTRICAL EQUIPMENT.
5. BEFORE INSTALLATION, CONTRACTOR SHALL SUBMIT DETAILED DRAWINGS TO THE ENGINEER FOR REVIEW COVERING PROPOSED LOCATIONS, MOUNTING, AND ROUTING FOR ALL CONDUITS, SERVICES, FITTINGS, GROUND RODS, SUPPORTS, ETC.
6. CONTRACTOR IS RESPONSIBLE FOR OVER-CURRENT PROTECTIVE DEVICE SHORT CIRCUIT, COORDINATION, AND ARC-FLASH STUDIES.
7. MATERIALS AND MANUFACTURERS NOTED ON DRAWINGS ARE TO BE USED AS BASIS OF DESIGN TO ESTABLISH QUALITY AND PERFORMANCE STANDARDS AND SHALL BE PROVIDED AS SPECIFIED. SUBSTITUTIONS WILL BE CONSIDERED WHERE SUFFICIENT PRODUCT INFORMATION IS PROVIDED TO MAKE A PROPER EVALUATION. REVIEW OF A SUBSTITUTION IS AT THE SOLE DISCRETION OF THE PROFESSIONAL.
8. THE CONTRACTOR SHALL SUBMIT COPIES OF THE PRODUCT DATA, SHOP DRAWINGS, ETC. OF ALL MATERIALS NOTED ON THE DRAWINGS. ALL SUBMITTED PRODUCT DATA, SHOP DRAWINGS, ETC. SHALL BE MARKED WITH THE NAME OF THE PROJECT AND SHALL BEAR THE STAMP OF APPROVAL OF THE CONTRACTOR AS EVIDENCE THAT THE MATERIAL HAS BEEN CHECKED BY THE CONTRACTOR.
9. DRAWINGS SPECIFIC TO THIS TRADE DO NOT LIMIT THE RESPONSIBILITY OR WORK REQUIRED BY THE CONTRACT DOCUMENTS. REFER TO DRAWINGS AND SPECIFICATIONS OF OTHER TRADES FOR COMPLETE INFORMATION PRIOR TO BID.
10. WHERE CONFLICTS EXIST AMONG DRAWINGS, SPECIFICATIONS, AND EQUIPMENT SCHEDULES, THE MOST STRINGENT REQUIREMENT OR QUANTITY SHALL APPLY. NOTIFY THE ARCHITECT/ENGINEER OF ALL CONFLICTS FOR RESOLUTION OR INTERPRETATION.
11. NO EQUIPMENT SHALL BE ORDERED OR INSTALLED UNTIL THE PROJECT ENGINEER HAS RECEIVED A COPY STAMPED "NO EXCEPTIONS TAKEN." "NO EXCEPTIONS TAKEN" DOES NOT RELIEVE THE CONTRACTOR FROM CONFORMANCE WITH THE CONTRACT, EXTEND TO QUANTITIES OR DIMENSIONS, IMPLY THAT THE EQUIPMENT CAN BE INSTALLED OR OPERATE SATISFACTORILY, THAT THE EQUIPMENT CONTAINS ALL NECESSARY COMPONENTS, OR THAT IT WILL COORDINATE WITH OTHER REVIEWED ITEMS.
12. OMISSION FROM THIS SHEET OF ANY ITEM SHOWN ELSEWHERE IN THE PLANS DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR ANY ASSOCIATED WORK.
13. COORDINATE INSTALLATION OF NEW ITEMS AND EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE WORK OF OTHER TRADES. THE CONTRACTOR SHALL INCUR ALL COSTS ASSOCIATED WITH THE RELOCATION OF EQUIPMENT CONFLICTING WITH NEW WORK BY OTHER TRADES THAT HAS NOT BEEN COORDINATED.
14. COORDINATE ALL ASPECTS OF NEW SERVICE WITH UTILITY COMPANY AND INCLUDE ALL COSTS IN BID.
15. WARNING TAPE SHALL BE INSTALLED 12 TO 18 INCHES BELOW GRADE OVER ALL CONDUITS.
16. PROVIDE 1/4" MINIMUM DIAMETER PULL ROPE. PULL ROPE SHALL NOT BE NYLON STRING.
17. FOR SERVICE ENTRANCE CONDUITS, UTILIZE LONG RADIUS (36") CONDUIT BENDS.
18. ALL CONDUIT RISERS FROM UNDERGROUND SHALL HAVE RIGID METAL ELLS AND RISERS.
19. PRIOR TO CONSTRUCTION, VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. AVOID DISTURBANCE OF EXISTING UTILITIES NOT INCLUDED IN THIS PROJECT.
20. SET SCREW CONDUIT FITTINGS SHALL NOT BE PERMITTED.
21. MC CABLE IS PERMITTED FOR THIS PROJECT.
22. PROVIDE ARC-FLASH BREAKERS ON ALL CIRCUITS AS REQUIRED BY NEC 210.12 (A).

LIGHTING GENERAL NOTES

1. VERIFY THE EXACT LOCATION OF ALL LIGHTING SWITCHES WITH THE ARCHITECT PRIOR TO ROUGH-IN.
2. VERIFY THE EXACT LOCATION OF ALL LIGHTING FIXTURES WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ROUGH-IN.
3. VERIFY THE EXACT LOCATION OF CEILING MOUNTED OCCUPANCY SENSORS WITH THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION FOR MAXIMUM PERFORMANCE.
4. EMERGENCY FIXTURES AND EXIT FIXTURES SHALL BE CONNECTED TO THE NEAREST LIGHTING CIRCUIT. BRANCH CIRCUIT WIRING TO EXIT FIXTURES AND TO BATTERY INVERTERS WITHIN FIXTURES WITH INTEGRAL BATTERY UNITS SHALL BE UNSWITCHED, CONNECTED AHEAD OF ANY CONTROL SWITCHING.
5. WALL MOUNT TYPE "Z" FIXTURES ABOVE DOOR AS SHOWN ON DRAWINGS. COORDINATE WITH THE ARCHITECT PRIOR TO ROUGH-IN.
6. MOUNT TYPE "EM" FIXTURES 8'-0" AFF UNLESS OTHERWISE NOTED.
7. VERIFY THE CEILING TYPES FOR ALL LIGHT FIXTURES TO BE FLUSH MOUNTED OR SUSPENDED AND ADJUST FIXTURE MOUNTING TYPES IN ACCORDANCE WITH THE CEILING TYPE, AS REQUIRED. CONTRACTOR SHALL PROVIDE ALL REQUIRED MOUNTING HARDWARE.
8. ALL VANITY FIXTURES SHALL BE MOUNTED WITH 0'-3" OF SPACE BETWEEN THE BOTTOM OF THE FIXTURE AND THE TOP OF THE MIRROR UNLESS OTHERWISE NOTED.
9. VERIFY THE EXACT MOUNTING LOCATION FOR ANY PHOTOELECTRIC CELLS WITH THE ARCHITECT PRIOR TO ROUGH-IN. ALL PHOTOELECTRIC CELLS MUST FACE NORTH.
10. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF ALL LIGHTING CONTROL DEVICES/SWITCHES/DIMMERS WITH LIGHTING FIXTURES AND BALLASTS/DRIVERS PRIOR TO SUBMITTAL.
11. COORDINATE LOCATION OF LIGHT FIXTURES IN MECHANICAL ROOMS WITH DIVISION 15/23 PLANNED EQUIPMENT LOCATION AND DUCT INSTALLATION. WALL MOUNT LIGHTS OR PROVIDE PENDANT MOUNTING AS REQUIRED TO ILLUMINATE THE SPACE.
12. WHERE MULTIPLE OCCUPANCY SENSORS ARE SHOWN IN THE SAME AREA, MOTION DETECTION BY ONE SENSOR SHALL ILLUMINATE ALL LIGHTING IN THE RESPECTIVE AREA.

SCHEDULE - LIGHTING FIXTURES

NOTES:
** FINISH TO BE SELECTED BY ARCHITECT
* VALUE UNKNOWN AT THIS TIME

MARK	DESCRIPTION	LAMPS	VOLTS	LOAD	TEMP.	LUMENS	MOUNTING	BASIS OF DESIGN MANUFACTURER	BASIS OF DESIGN CATALOG NO.
A	1'X4' FULLY SWITCHABLE FLAT PANEL	LED	120	41 VA	35/40/50K	2400/3300/4400	RECESSED	LITHONIA LIGHTING	CPANL-1X4-AL01-SWW7-M4
A1	6" ADJUSTABLE WAFER DOWNLIGHT	LED	120	9 VA	30K	750	RECESSED	LITHONIA LIGHTING	LBR6-ALO1-SWW1-AR-LSS-MWD-MVOLT-UGZ
A1E	6" ADJUSTABLE WAFER DOWNLIGHT WITH EMERGENCY BATTERY BACKUP	LED	120	9 VA	30K	750	RECESSED	LITHONIA LIGHTING	LBR6-ALO1-SWW1-AR-LSS-MWD-MVOLT-UGZ-E10WCP
A5	EXTERIOR WALL PACK	LED	120	50 VA	40K	6,500	WALL	LITHONIA LIGHTING	ARC2LED-P5-40K-MVOLT-PE.**
A6	2' UNDERCABINET LIGHTING	LED	120	14 VA	30K	900	SURFACE	COLUMBIA LIGHTING	CUC-2-CS-ED120
A7	4' UNDERCABINET LIGHT	LED	120	25 VA	30K	1600	SURFACE	COLUMBIA LIGHTING	CUC-4-CS-ED120
A12	EXTERIOR WALL PACK	LED	120	25 VA	30K	TBD	WALL	TBD	ARCHITECT SELECTED, CONTRACTOR PROVIDED LIGHT. PROVIDE AN ALLOWANCE OF $750.00 FOR THIS FIXTURE.
A13	EDGE LIT EXIT SIGN WITH RED LETTERS. PROVIDE WITH NUMBER OF FACES AND DIRECTIONAL ARROWS AS INDICATED.	LED	120	1 VA	N/A	N/A	CEILING/WALL	COMPASS	CELC
EF1	LANTERN STYLE LED WALL SCONCE	LED	120	10 VA	30K	500	WALL	BEVELO	CONTEMPORARY SERIES MODERNIST ORIGINAL BRACKET
EF2	LANTERN STYLE GAS WALL SCONCE	GAS	N/A	0 VA	*	*	WALL	BEVELO	CONTEMPORARY SERIES MODERNIST ORIGINAL BRACKET
EF3	EXTERIOR CANOPY LIGHT	LED	120	50 VA	30K	TBD	RECESSED	TBD	ARCHITECT SELECTED, CONTRACTOR PROVIDED CANOPY LIGHT. PROVIDE AN ALLOWANCE OF $750.00 FOR THIS FIXTURE.
EF4	RECESSED IN-WALL LUMINAIRE WITH SHIELDED LIGHT DISTRIBUTION	LED	120	7 VA	30K	200	RECESSED	BEGA	B24151
EM	EMERGENCY LIGHTING UNIT EQUIPMENT WITH TWO ADJUSTABLE LED HEADS. INTEGRAL BATTERY WITH SELF-DIAGNOSTICS.	LED	120	2 VA	N/A	*	WALL	LITHONIA LIGHTING	ELM6L
F1	72" OUTDOOR RATED CEILING FAN WITHOUT LIGHT KIT	LED	120	27 VA	30K	*	SURFACE	BIG ASS FANS	MK-ESE2-062306-**-IO7-V54
F2	LOBBY PENDANT	LED	120	60 VA	TBD	*	SURFACE	ALORA MOOD LIGHTING	FIORE CH407342
F3	LOBBY WALL SCONCE WITH E12 LAMP TYPE	LED	120	6 VA	27K	400	WALL	FOUR HANDS	237879-003
F4	PUBLIC RESTROOM WALL SCONCE	LED	120	6 VA	27K	400	WALL	ALORA LIGHTING	DAHLIA WV346006
F5	POOL LOUNGE CHANDELIER WITH 16 LAMPS	LED	120	25 VA	30K	TBD	SUSPENDED	ARTERIORS	MAHOWALD
F7	52" CEILING FAN WITHOUT LIGHT KIT	LED	120	57 VA	30K	*	SURFACE	MINKA AIRE	ROTO
F8	CLOSET PENDANT LIGHT	LED	120	10 VA	30K	TBD	PENDANT	CRATE & BARREL	COLOMBE
F9	HARDWIRED CYPRESS ARTICULATING ADJACENT BED NIGHT LIGHT WITH E26 LAMP TYPE	LED	120	20 VA	30K	TBD	WALL	REJUVENATION LIGHTING	A6513
F10	POWDER ROOM SCONCE	LED	120	7 VA	27K	450	WALL	MATT ALFORD STUDIO	MINI CHELSEA FIXTURE
F11	4 BULB LED VANITY LIGHT	LED	120	30 VA	30K	TBD	WALL	PEARED CREATION	9143
F12	STAIRWELL FIXTURE	LED	120	40 VA	27K	600	WALL	CEDAR AND MOSS	TUMWATER ADA
F13	DINING TABLE PENDANT	LED	120	10 VA	30K	TBD	PENDANT	WEST ELM	STEVIE MIXED WOVEN PENDANT
F14	KITCHEN ISLAND PENDANT	LED	120	30 VA	30K	TBD	PENDANT	WEST ELM	HENRY PENDANT
F15	1" AIMABLE PIN LIGHT	LED	120	25 VA	30K	750	RECESSED	JUNO LIGHTING	MG1LG2-RD-03LM-30K-90CRI--FL-**
G	4' ENCLOSED AND GASKETED LED FIXTURE	LED	120	24 VA	40K	4000	WALL	COLUMBIA LIGHTING	LXEM4-40LW-RFA-EDU
Z	WET LOCATION LED EMERGENCY UNIT EQUIPMENT WITH INTEGRAL BATTERY BACKUP	LED	120	1 VA	*	*	WALL	LITHONIA LIGHTING	AFF-QEL-**-UVOLT-LTP-SDRT-WT

TELECOMMUNICATIONS GENERAL NOTES

1. PROVIDE 1" CONDUIT AND TWO (2) CAT 6 CABLES AT EACH DATA OUTLET SHOWN. ROUTE TO ABOVE CEILING AND ROUTE TO TELEPHONE BACKBOARD IN IT ROOM. TERMINATE AND CONNECT STATION CABLES TO PATCH PANEL, FOLLOWING THE OWNER'S LABELING CONVENTIONS FOR ALL HORIZONTAL CABLING.
2. OWNER SHALL PROVIDE THE WALL MOUNT DATA RACK, ALL ITEMS INCLUDED IN THE DATA RACK, AND ANY NECESSARY TELEPHONE EQUIPMENT.
3. PLYWOOD FOR BACKBOARDS SHALL BE 0'-1" AC INDOOR GRADE, FIRE RETARDANT, AND PAINTED AS SPECIFIED.
4. COMMON BOND RACKS, PATCH PANELS, CABLE SHIELDS, PROTECTORS, AND THE BUILDING MAIN ELECTRICAL GROUNDING CONDUCTORS SHALL BE, AT MINIMUM, #6 AWG INSULATED AND STRANDED COPPER. FASTENERS SHALL BE RECESSED AND ANCHORED.
5. SUBMIT DIGITAL PHOTOGRAPHS OF ALL TERMINATIONS TO MAIN ELECTRICAL SERVICE GROUNDING MEANS.
6. ALL BACKBOARDS SHALL BE EQUIPPED WITH D-RINGS SPACED AT 1'-0" APART AROUND ALL EDGES OF THE PLYWOOD TO SUPPORT CABLE AND WIRE.
7. CAT 6 CABLES FOR DATA OUTLETS SHALL HAVE BLUE JACKETS AND CAT 6 CABLES FOR VOICE OUTLETS SHALL HAVE WHITE JACKETS.

SPECIAL SYSTEMS GENERAL NOTES

1. VERIFY EXACT LOCATION, VOLTAGE, PHASE, AMPERAGE, ETC. OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ORDERING ELECTRICAL GEAR.
2. INTERCONNECT THE HOOD EXHAUST AND SUPPLY FANS WITH HOOD EXTINGUISHING SYSTEM SUCH THAT WHEN HOOD EXTINGUISHING SYSTEM IS ACTIVATED, THE EQUIPMENT BELOW THE HOOD AND HOOD SUPPLY FAN ARE DE-ENERGIZED AND THE HOOD EXHAUST FAN WILL START IF NOT RUNNING.
3. INTERCONNECT THE HOOD EXTINGUISHING SYSTEM WITH THE FIRE ALARM SYSTEM IF APPLICABLE.
4. FOR ALL CAMERA LOCATIONS, PROVIDE ONE (1) GREEN JACKETED CAT 6 CABLE IN 3/4" CONDUIT BACK TO ASSOCIATED DATA CLOSET.
5. FOR ALL WIRELESS ACCESS POINT LOCATIONS, PROVIDE ONE (1) YELLOW JACKETED CAT 6 CABLE IN 3/4" CONDUIT BACK TO ASSOCIATED DATA CLOSET.
6. PROVIDE AN ADDITIONAL 10%, OR ONE (1), WHICHEVER IS GREATER, OF THE FOLLOWING DEVICES WHICH ARE INCLUDED IN THE PROJECT, AND INSTALL THEM AT THE DIRECTION OF THE ARCHITECT, ENGINEER, OR AHJ DURING THE COURSE OF THE PROJECT. PROVIDE ALL REQUIRED CONDUIT, INTERCONNECTIONS, CONDUCTORS, PROGRAMMING, ETC. AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER: INITIATING DEVICES (PULL STATIONS, SMOKE DETECTORS, THERMAL DETECTORS, ETC.), NOTIFICATION APPLIANCES (STROBES, HORN STROBES, SPEAKER STROBES, SPEAKERS, DUCT DETECTORS, ETC.), AND MONITORING MODULES.
7. VERIFY REQUIRED QUANTITY OF DUCT DETECTORS WITH DUCTWORK CONFIGURATION AS IT IS ACTUALLY INSTALLED. COORDINATE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
8. SMOKE DETECTORS INSTALLED IN SLEEP ROOMS SHALL HAVE LOW FREQUENCY SOUNDER BASES.

INDEX - ELECTRICAL SHEETS

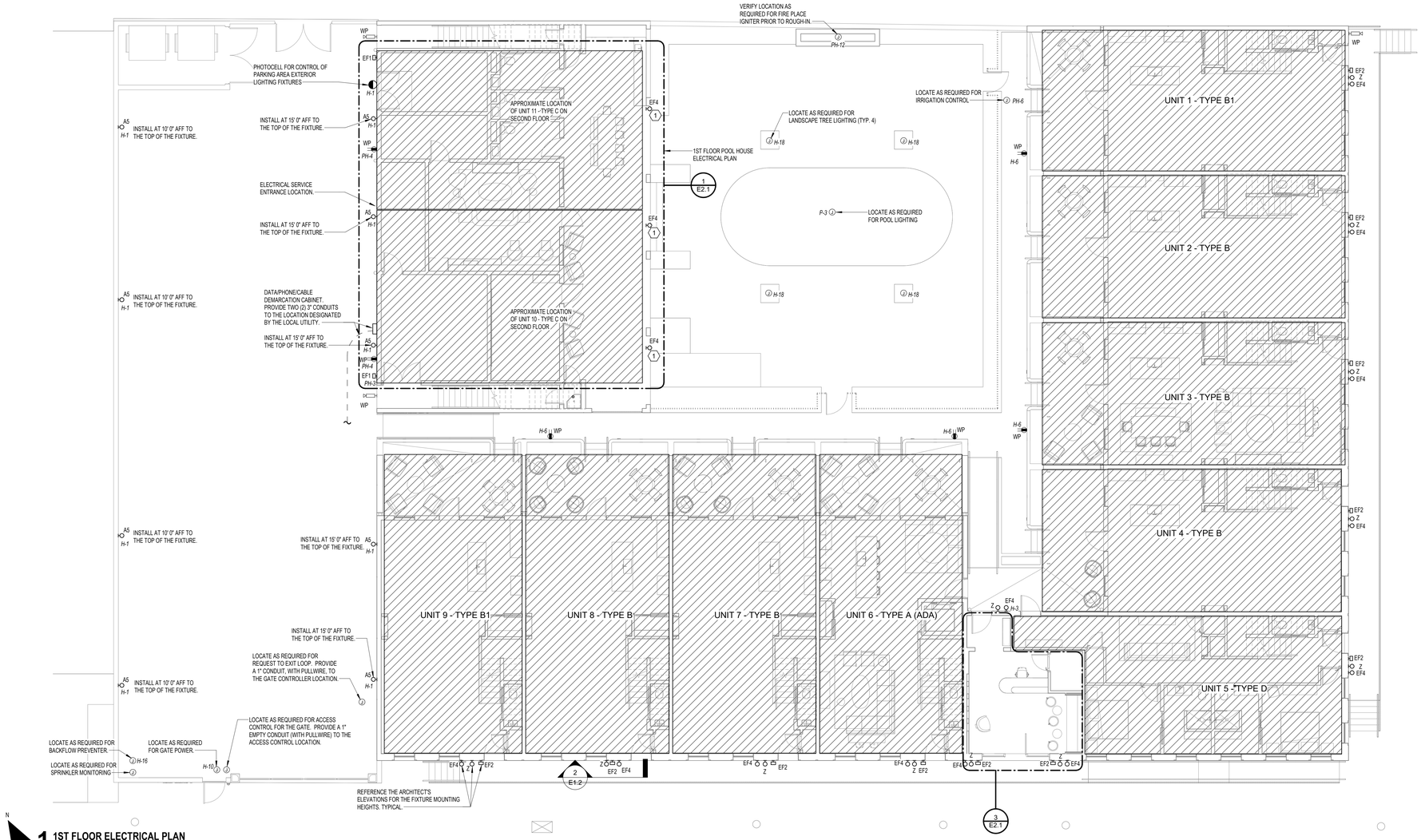
E1.0	ELECTRICAL COVER SHEET
E1.2	OVERALL POWER PLAN
E2.1	POOL HOUSE & LOBBY ELECTRICAL PLAN
E2.2	TYPE A(ADA) ELECTRICAL PLAN
E2.3	TYPE B1 ELECTRICAL PLAN
E2.4	TYPE B ELECTRICAL PLAN
E2.5	TYPE C & TYPE D POWER PLAN
E2.6	TYPE C & TYPE D LIGHTING PLAN
E2.7	ROOF PLAN
E9.1	RISER DIAGRAM
E9.2	PANEL SCHEDULES
E9.3	PANEL SCHEDULES
E9.4	PANEL SCHEDULES
E11.1	ELECTRICAL DETAILS
E11.2	ELECTRICAL SPECIFICATIONS

ABBREVIATIONS

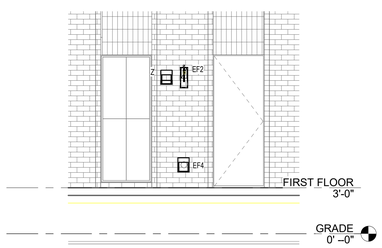
A	AMPERE(S)	CATV	CABLE TELEVISION	EF	EXHAUST FAN	FOC	FIBER OPTIC CABLE	MCB	MAIN CIRCUIT BREAKER	NO	NORMALLY OPEN
AC	ABOVE COUNTER (6" ABOVE BACKSPLASH)	CB	CIRCUIT BREAKER	EGC	EQUIPMENT GROUNDING CONDUCTOR	G, GND	GROUND	MCM/KCMIL	1,000 CIRCULAR MILS	NU	WEATHERPROOF IN-USE COVER
AF	AMPERE(S) FUSED	CKT	CIRCUIT	EMER.	EMERGENCY	GEC	GROUNDING ELECTRODE CONDUCTOR	MECH.	MECHANICAL	OH	OVERHEAD
AFCI	ARC FAULT CIRCUIT INTERRUPTER	CLG	CLG	EMT	ELECTRICAL METALLIC TUBING	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	MH	MANHOLE	OHE	OVERHEAD ELECTRICAL
AFF	ABOVE FINISHED FLOOR	CORR	CORRIDOR	EQ	EQUAL	GRS	GALVANIZED RIGID STEEL	MLO	MAIN LUGS ONLY	OSP	OUTSIDE PLANT
AFG	ABOVE FINISHED GRADE	CT	CURRENT TRANSFORMER	EQUIP.	EQUIPMENT	HH	HANDHOLE	MOCP	MAXIMUM OVERCURRENT PROTECTION	UPP	UTILITY POWER POLE
AIC	AMP SYMMETRICAL INTERRUPTING CAPACITY RMS	CTRL	CONTROLLER	EWC	ELECTRIC WATER COOLER	HP	HORSEPOWER	MTD	MOUNTED	PB	PULL BOX
AT	AMPERE(S) TRIP	D	TO BE DEMOLISHED	EWH	ELECTRIC WATER HEATER	KAIC	1,000 AMP SYMMETRICAL INTERRUPTING CAPACITY RMS	MTG	MOUNTING	PH	PHASE
AWG	AMERICAN WIRE GAUGE	DISC.	DISCONNECT	EXIST.	EXISTING	KWH	1,000 WATT HOURS	NC	NORMALLY CLOSED	PNL	PANEL
BG	BELOW GRADE	DIST.	DISTRIBUTION	FACP	FIRE ALARM CONTROL PANEL	KVA	1,000 VOLT AMPERES	NEC	NATIONAL ELECTRICAL CODE	PV	PHOT

NOT FOR CONSTRUCTION

2/20/2025 4:53:55 PM



1 1ST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"



2 TYPICAL EXTERIOR LIGHTING FIXTURE HEIGHT
1/4" = 1'-0"

POOL ELECTRICAL INSTALLATION AND GROUNDING REQUIREMENTS

1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL COORDINATION WITH THE POOL INSTALLER REQUIRED FOR A COMPLETE, OPERABLE, AND CODE COMPLIANT INSTALLATION TO THE SATISFACTION OF THE OWNER.
2. ALL CONDUIT ASSOCIATED WITH THE POOL EQUIPMENT; PUMPS, LUMINAIRES, RECEPTACLES, ETC. SHALL BE NONMETALLIC TYPE.
3. THE ELECTRICAL CONTRACTOR SHALL COORDINATE CLOSELY WITH THE POOL INSTALLER TO DETERMINE THE EXACT GROUNDING REQUIREMENTS BASED ON THE POOL CONSTRUCTION METHODS (I.E. CONDUCTIVE SHELL VS. NON-CONDUCTIVE SHELL).
4. PROVIDE EQUIPOTENTIAL GROUNDING AS PER NEC 680.26. PROVIDE A BARE #8 GROUNDING CONDUCTORS AND LISTED BONDING METHODS AS REQUIRED TO BOND STRUCTURAL REINFORCING STEEL OR TO PROVIDE COPPER CONDUCTOR GRID BASED ON POOL CONSTRUCTION METHODS.
5. THE EQUIPOTENTIAL PLAN SHALL EXTEND ALONG HORIZONTAL SURFACES AND BE INSTALLED AS PER NEC 680.26 (2) (A) & (B).
6. ALL METAL FITTINGS ASSOCIATED WITH POOL EQUIPMENT SHALL HAVE A EQUIPMENT GROUNDING CONDUCTOR BONDED TO IT PER NEC 680.26.
7. ALL BRANCH CIRCUITS SHALL CONTAIN AN INSULATED EQUIPMENT GROUNDING CONDUCTOR.

ELECTRICAL KEY NOTES: (#)

1. INSTALL ON 2ND FLOOR BALCONY LEVEL AT EACH UNIT'S EXIT DOOR. CONNECT FOR POWER TO THE RESPECTIVE UNIT'S LIGHTING CIRCUIT.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

OVERALL POWER PLAN

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

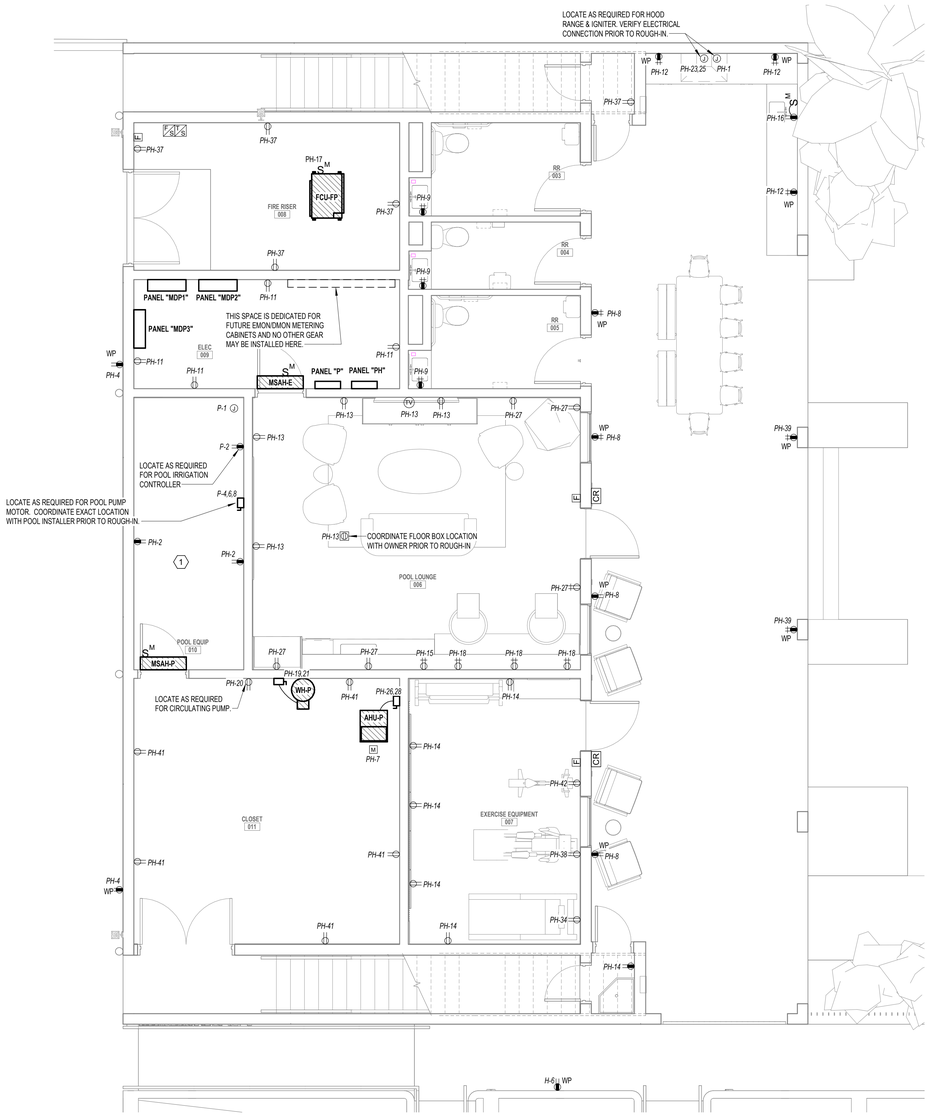
DRAWN BY | MRQ

E1.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

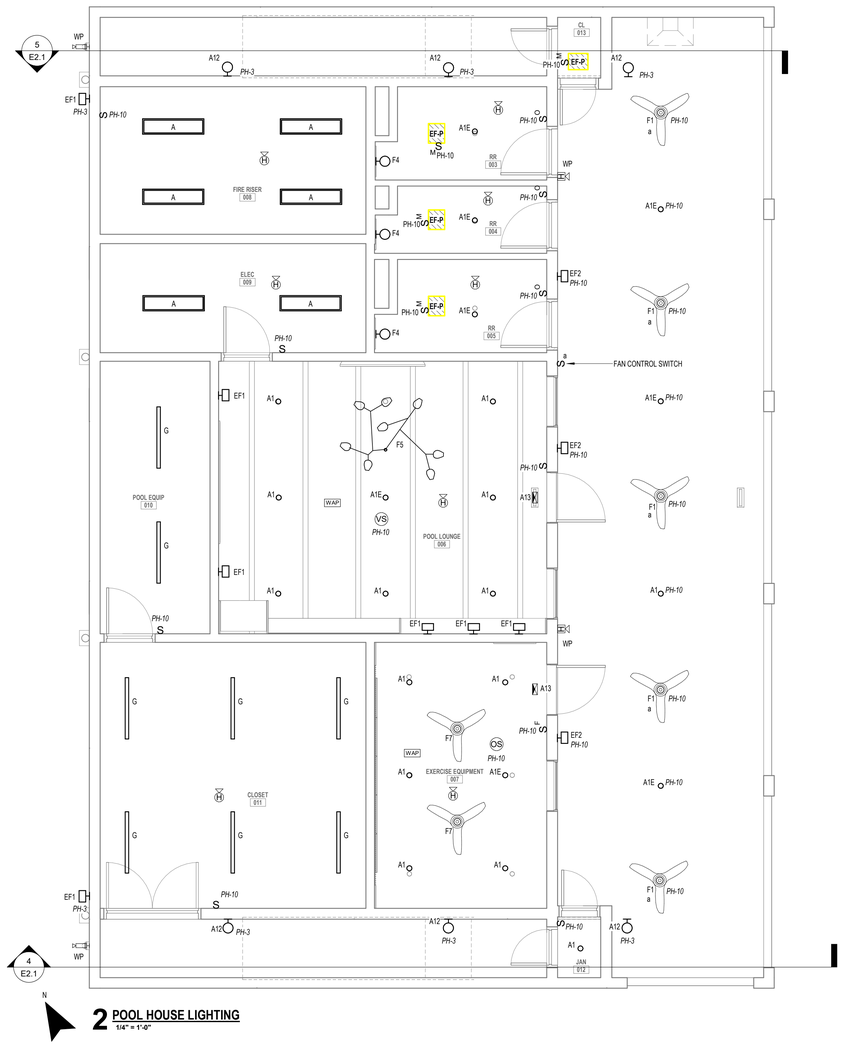
NOT FOR CONSTRUCTION

2/20/2025 4:53:56 PM



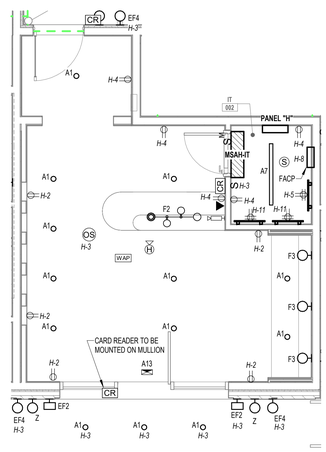
N

1 POOL HOUSE FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



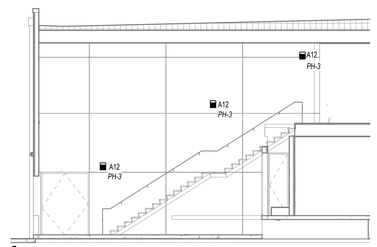
N

2 POOL HOUSE LIGHTING
1/4" = 1'-0"

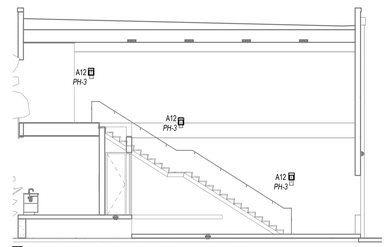


N

3 LOBBY ELECTRICAL PLAN
1/4" = 1'-0"



4 POOL HOUSE SOUTH WALL ELEVATION
1/8" = 1'-0"



5 POOL HOUSE NORTH WALL ELEVATION
1/8" = 1'-0"

ELECTRICAL KEYNOTES

1. ALL POOL EQUIPMENT SHALL BE CONNECTED WITH NON-METALLIC CONDUIT AND SHALL HAVE A DEDICATED EQUIPMENT GROUND. REFERENCE NEC ARTICLE 680 FOR POOL GROUNDING AND ELECTRICAL REQUIREMENTS.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

POOL HOUSE & LOBBY ELECTRICAL PLAN

PARISH ENGINEERING
7900 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

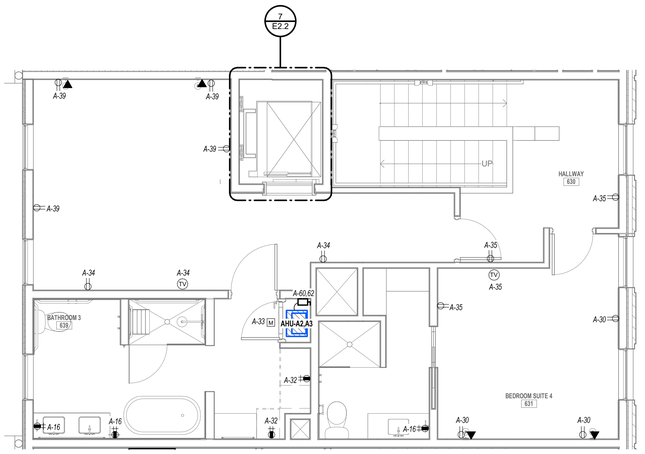
DRAWN BY | MRQ

E2.1

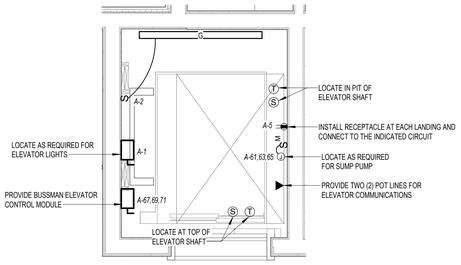
Autodesk Docs://23083_1031 Annunciation St/24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

2/20/2025 4:53:58 PM

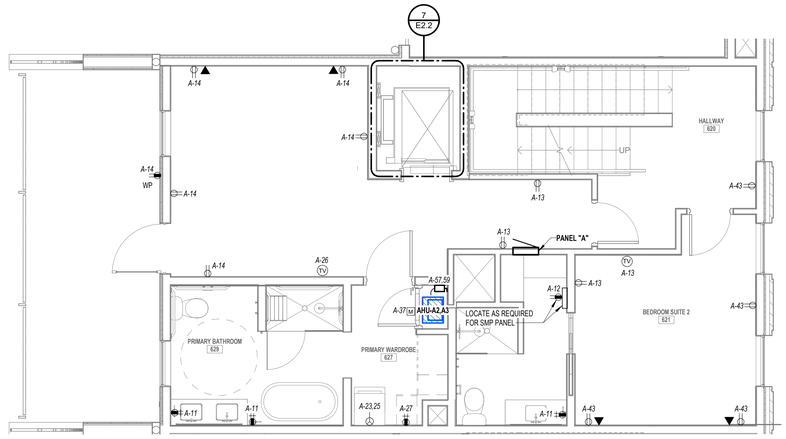


3 TYPE A (ADA) POWER THIRD FLOOR PLAN
1/4" = 1'-0"

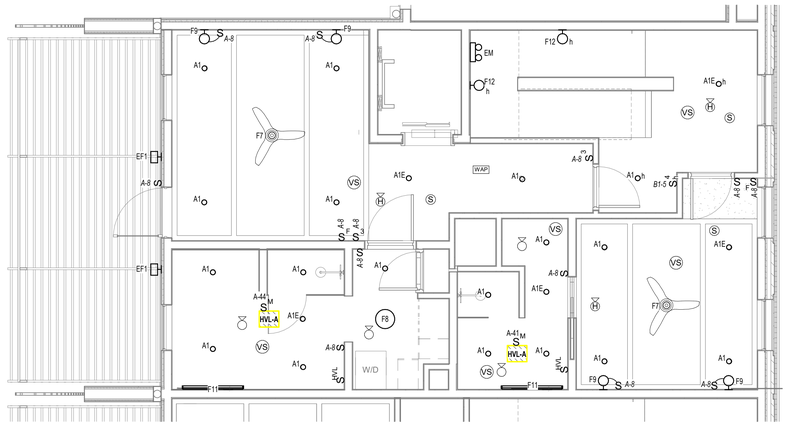


7 TYPE A (ADA) ELEVATOR
1/2" = 1'-0"

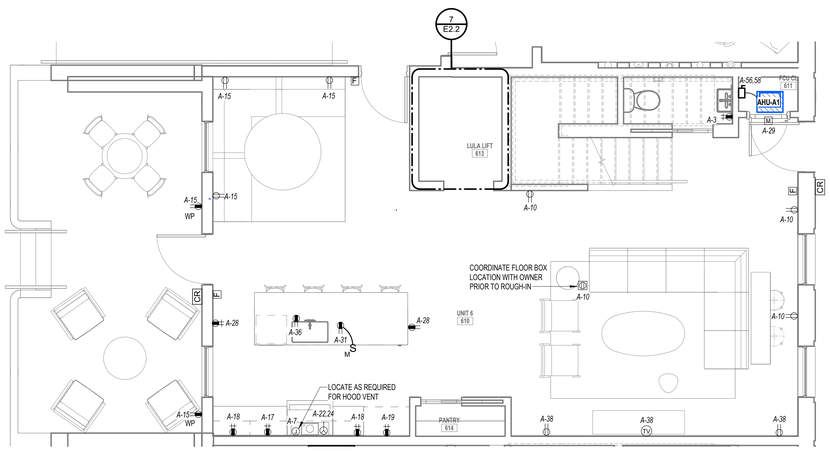
6 TYPE A (ADA) THIRD FLOOR LIGHTING PLAN
1/4" = 1'-0"



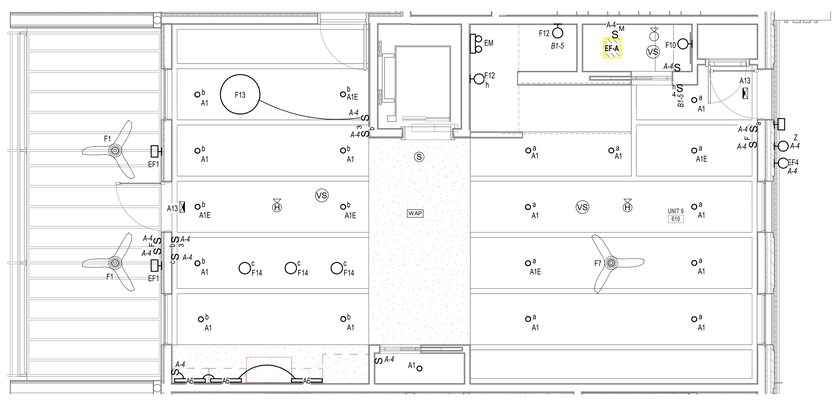
2 TYPE A (ADA) POWER SECOND FLOOR PLAN
1/4" = 1'-0"



5 TYPE A (ADA) SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"



1 TYPE A (ADA) POWER FIRST FLOOR PLAN
1/4" = 1'-0"



4 TYPE A (ADA) FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

TYPE A(ADA) ELECTRICAL PLAN

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

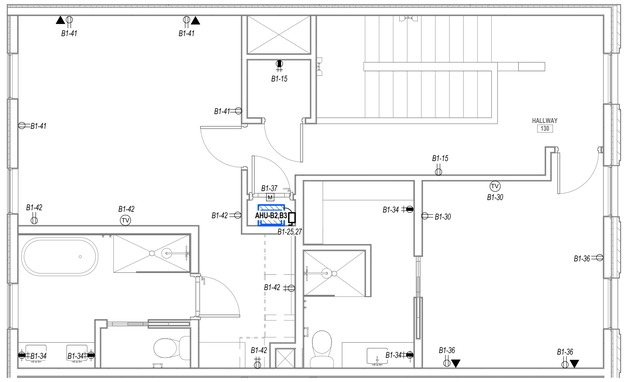
DRAWN BY | MRQ

E2.2

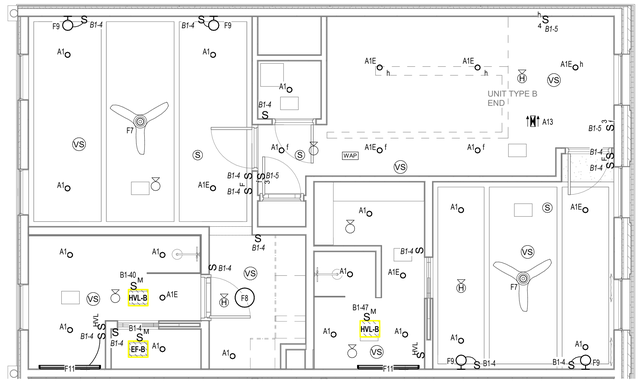
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

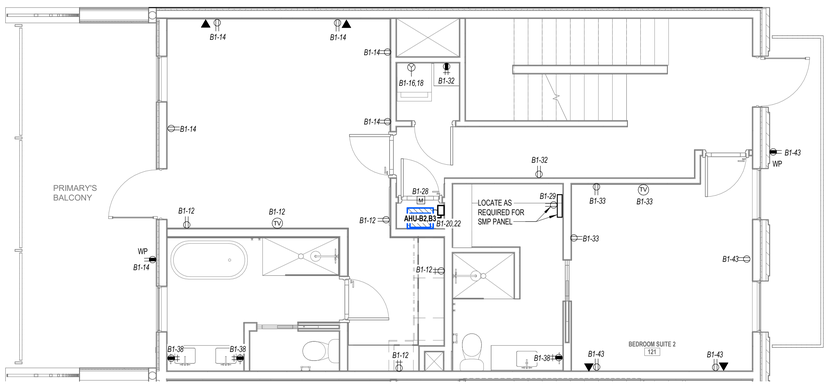
2/20/2025 4:53:59 PM



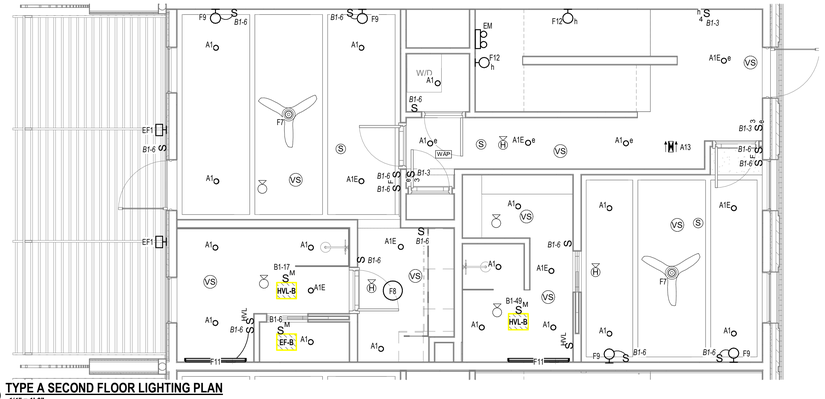
3 TYPE A POWER THIRD FLOOR PLAN
1/4" = 1'-0"



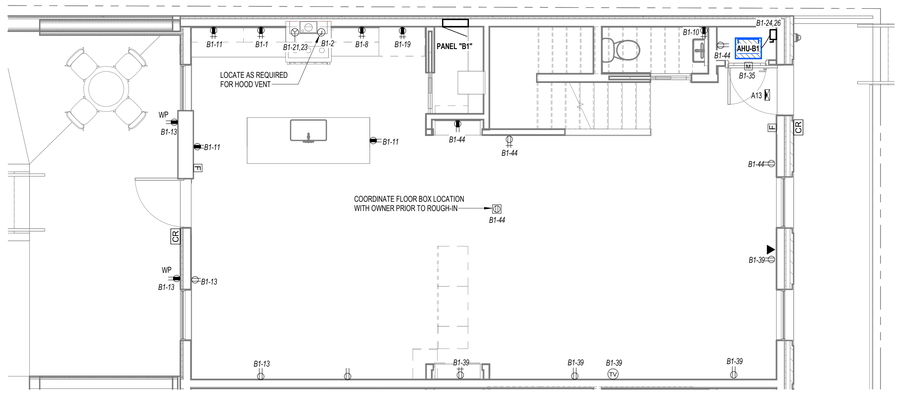
6 TYPE A THIRD FLOOR LIGHTING PLAN
1/4" = 1'-0"



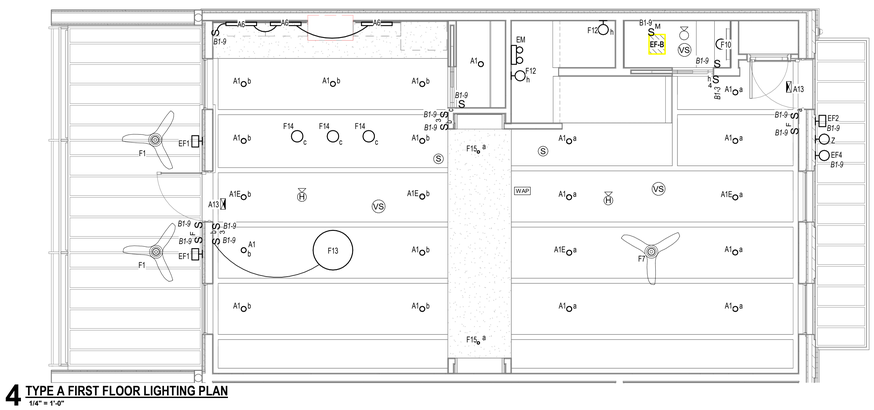
2 TYPE A POWER SECOND FLOOR PLAN
1/4" = 1'-0"



5 TYPE A SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"



1 TYPE A POWER FIRST FLOOR PLAN
1/4" = 1'-0"



4 TYPE A FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

TYPE B1 ELECTRICAL PLAN

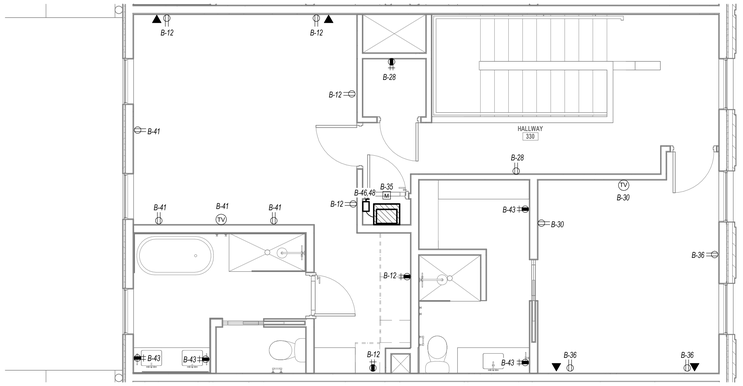
PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)302-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E2.3

NOT FOR CONSTRUCTION

2/20/2025 4:54:00 PM



UNIT TYPE B

UNIT TYPE B

3 TYPE B POWER THIRD FLOOR PLAN
1/4" = 1'-0"

6 TYPE B THIRD FLOOR LIGHTING PLAN
1/4" = 1'-0"

2 TYPE B POWER SECOND FLOOR PLAN
1/4" = 1'-0"

5 TYPE B SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"

1 TYPE B POWER FIRST FLOOR PLAN
1/4" = 1'-0"

4 TYPE B FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

TYPE B ELECTRICAL PLAN

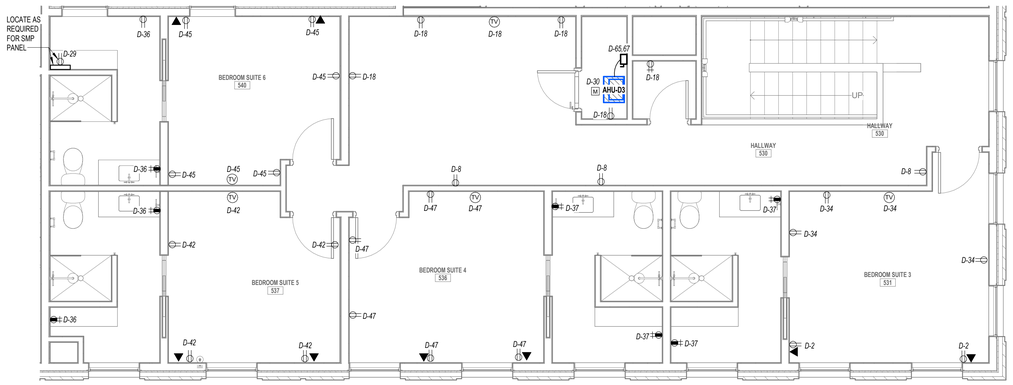
PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

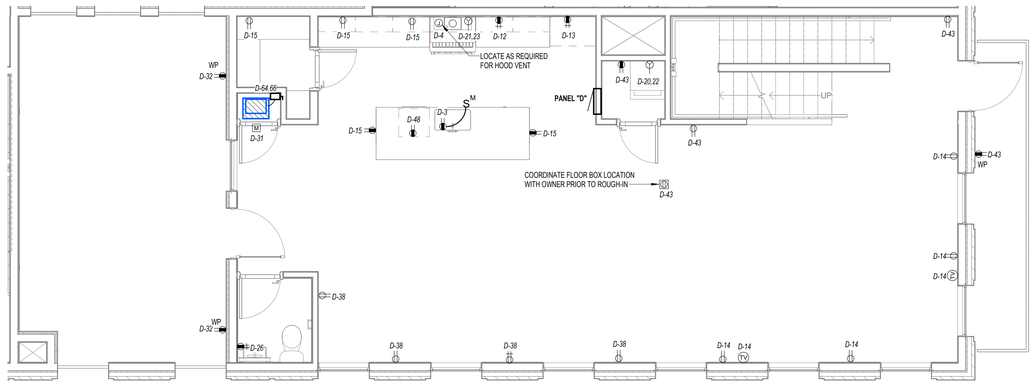
E2.4

NOT FOR CONSTRUCTION

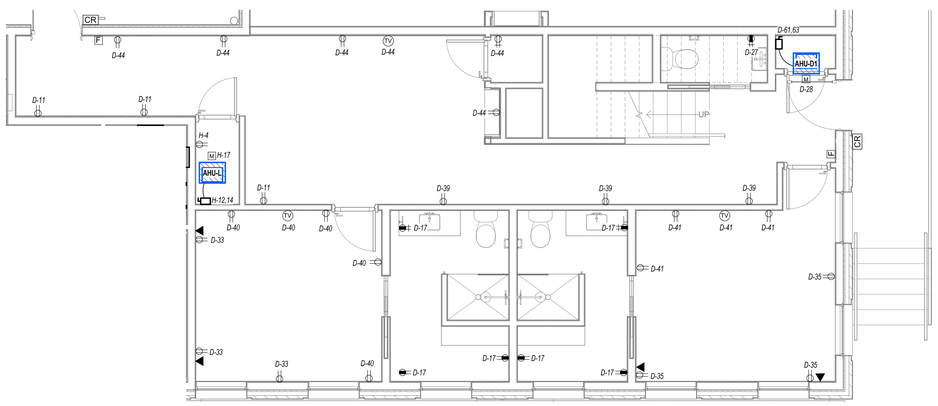
2/20/2025 4:54:00 PM



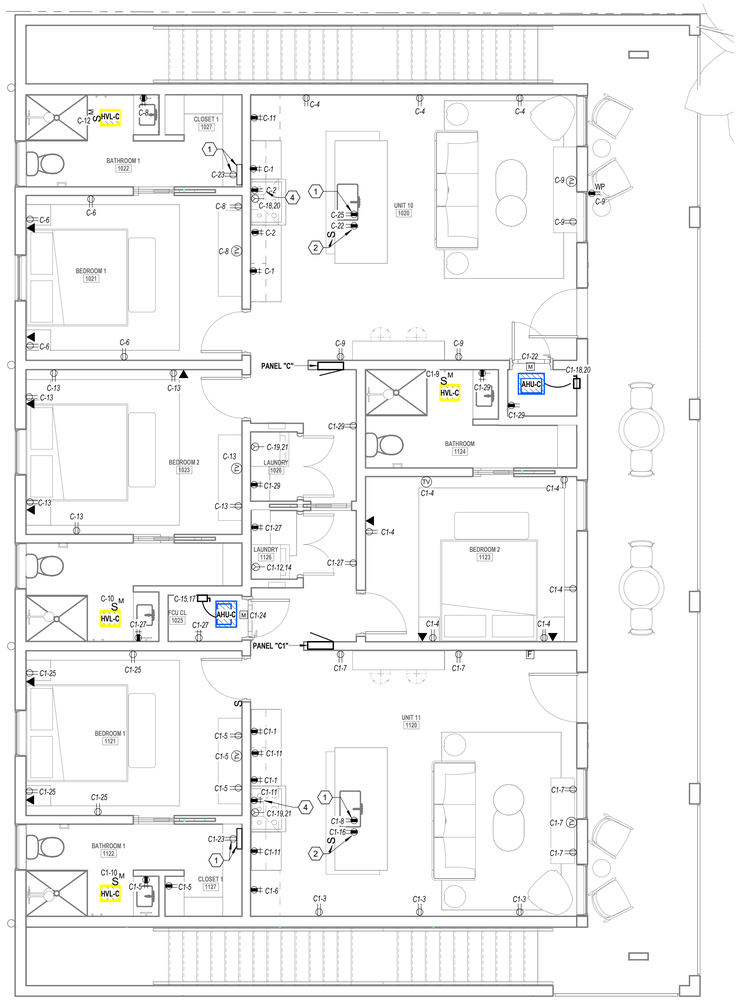
3 TYPE D POWER THIRD FLOOR PLAN
1/4" = 1'-0"



2 TYPE D POWER SECOND FLOOR PLAN
1/4" = 1'-0"



1 TYPE D POWER FIRST FLOOR PLAN
1/4" = 1'-0"



4 TYPE C ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL KEYNOTES

1. LOCATE AS REQUIRED FOR DISHWASHER.
2. LOCATE AS REQUIRED FOR DISPOSAL.
3. COUNTERTOP RECEPTACLE.
4. LOCATE AS REQUIRED FOR THE HOOD.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

TYPE C & TYPE D POWER PLAN

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)302-0222
parisheng.com | #24-076

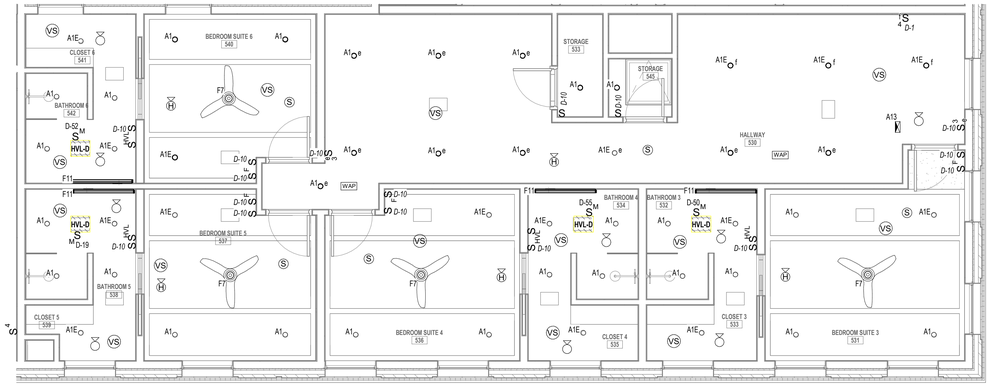
DRAWN BY | MRQ

E2.5

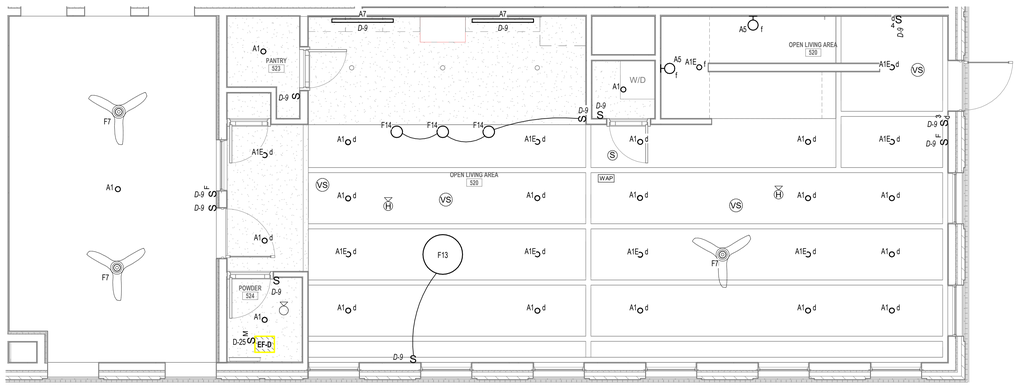
Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION

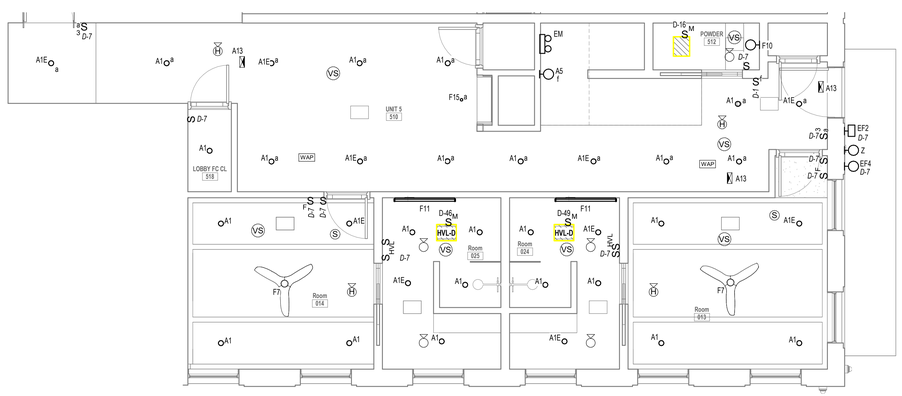
2/20/2025 4:54:01 PM



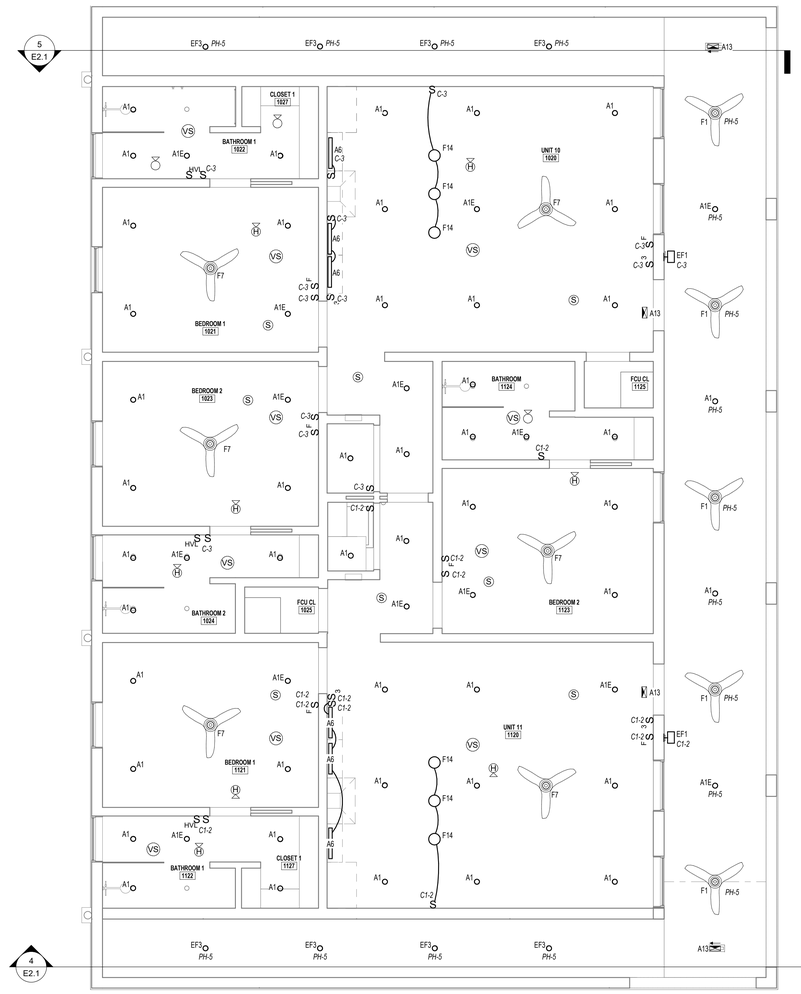
3 TYPE D THIRD FLOOR LIGHTING
1/4" = 1'-0"



2 TYPE D SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"



1 TYPE D FIRST FLOOR LIGHTING
1/4" = 1'-0"



4 TYPE C LIGHTING
1/4" = 1'-0"

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

TYPE C & TYPE D LIGHTING PLAN

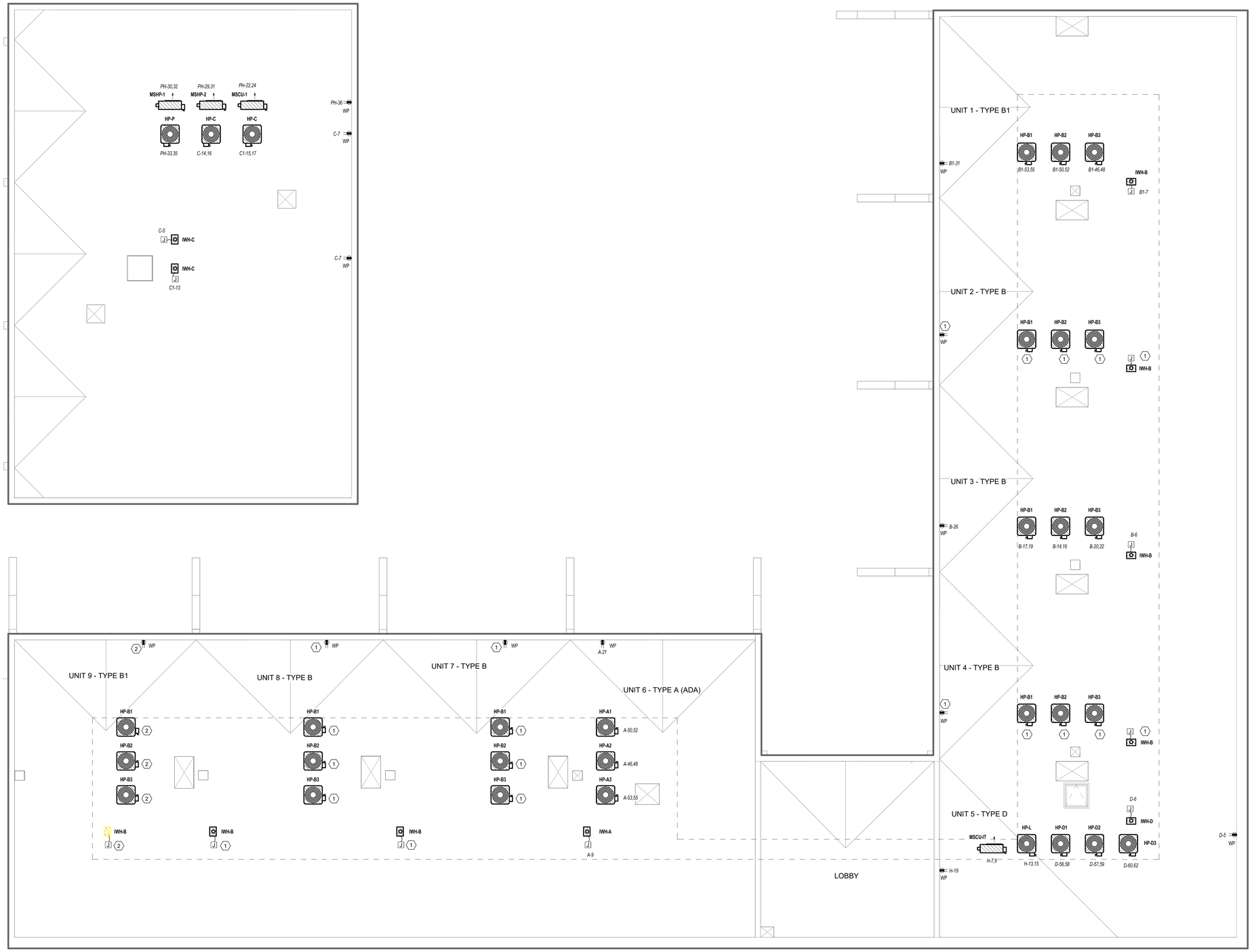
PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E2.6

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 4:54:02 PM



1 **ELECTRICAL ROOF PLAN**
3/16" = 1'-0"

ELECTRICAL ROOF KEY NOTES: (#)

1. REFERENCE TYPICAL PANEL "B" FOR ELECTRICAL REQUIREMENTS.
2. REFERENCE TYPICAL PANEL "B1" FOR ELECTRICAL REQUIREMENTS.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ROOF PLAN

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E2.7

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 4:54:02 PM

Branch Panel: P

Location: ELEC 009
Supply From: MDP2
Mounting: SURFACE
Enclosure: NEMA-1
Number of Sections:

Volts: 208Y/120
Phases: 3
Wires: 4

A.I.C. Rating: 45,000
Mains Rating: 200 A
MB Rating: 200 A

Panel Schedule Notes:
PANEL IS INTENDED FOR THE USE OF THE POOL CONTRACTOR TO CONNECT POOL LOADS.

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A	B	C	Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	POOL HEATER	0.5 kVA	0.2 kVA		IRRIGATION	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	1"	POOL LIGHTING		0.3 kVA	1.3 kVA							4
5	20 A	1	--	--	--	SPARE			0.0 kVA	1.3 kVA	POOL PUMP MOTOR	3/4"	#12	2#12	3	20 A	6
7	20 A	1	--	--	--	SPARE	0.0 kVA	1.3 kVA									8
9	20 A	1	--	--	--	SPARE		0.0 kVA	0.0 kVA		SPARE	--	--	--	1	20 A	10
11	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	12
13	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	14
15	20 A	1	--	--	--	SPARE		0.0 kVA	0.0 kVA		SPARE	--	--	--	1	20 A	16
17	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	18
19	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	20
21	20 A	1	--	--	--	SPARE		0.0 kVA	0.0 kVA		SPARE	--	--	--	1	20 A	22
23	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	24
25	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA									26
27	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA	SPD	--	--	--	3	60 A	28
29	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA							30
							2000 VA		1620 VA		1320 VA						
							17 A		14 A		11 A						

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Motor	3960 VA	125.00%	4950 VA		
Other	500 VA	100.00%	500 VA	**Total Conn. Load:**	4940 VA
Receptacle	180 VA	100.00%	180 VA	**Total Est. Demand:**	6005 VA
Lighting	300 VA	125.00%	375 VA	**Total Conn.:**	14 A
				Total Est. Demand:	17 A

Load Summary Notes:

Switchboard: WIREWAY...

Location:
Supply From:
Mounting:
Enclosure:

Volts: 208Y/120
Phases: 3
Wires: 4

Notes:

CKT	Circuit Description	Load	Remarks
1	PANEL MDP1	288765 VA	
2	PANEL MDP3	167606 VA	
3	PANEL MDP2	343960 VA	
4	FIRE PUMP	22500 VA	
		822329 VA	
		2283 A	

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	252 VA	100.00%	252 VA		
Heating	3000 VA	100.00%	3000 VA	**Total Conn. Load:**	822329 VA
Kitchen Equipment - Non-Dwelling Unit	69920 VA	78.16%	54648 VA	**Total Est. Demand:**	790938 VA
Motor	37845 VA	118.46%	44831 VA	**Total Conn.:**	2283 A
Other	39696 VA	100.00%	39696 VA	**Total Est. Demand:**	2195.42 A
Receptacle	81400 VA	56.14%	45700 VA		
Power	8550 VA	100.00%	8550 VA		
Lighting	50405 VA	125.00%	63006 VA		
Miscellaneous	15000 VA	100.00%	15000 VA		
HVAC	120671 VA	100.00%	120671 VA		
Unit Load	395672 VA	100.00%	395672 VA		

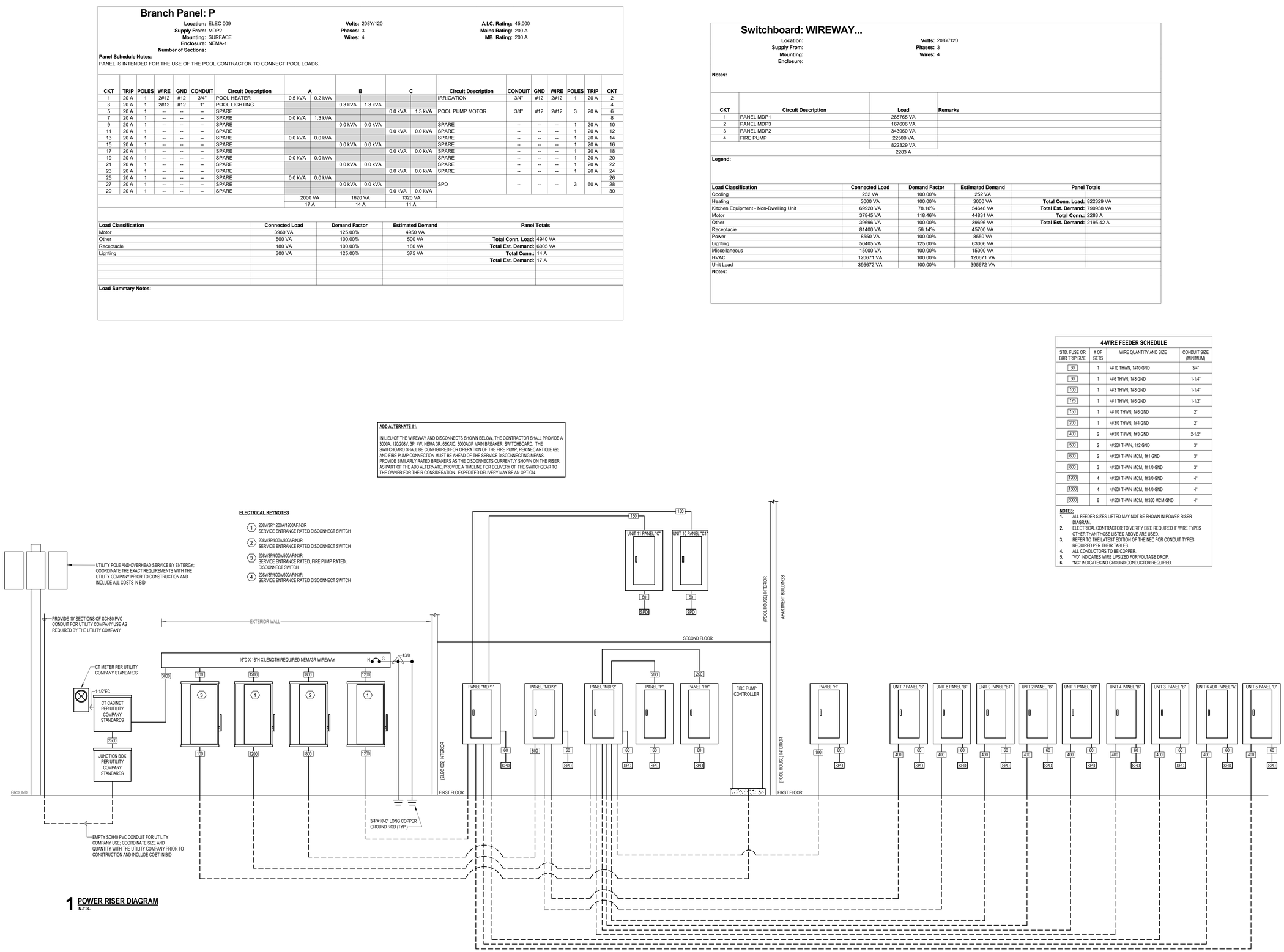
Notes:

ADD ALTERNATE #1:

IN LIEU OF THE WIREWAY AND DISCONNECTS SHOWN BELOW, THE CONTRACTOR SHALL PROVIDE A 3000A, 120/208V, 3P, 4W, NEMA 3R, 65KAIC, 3000A/3P MAIN BREAKER SWITCHBOARD. THE SWITCHBOARD SHALL BE CONFIGURED FOR OPERATION OF THE FIRE PUMP, PER NEC ARTICLE 695 AND FIRE PUMP CONNECTION MUST BE AHEAD OF THE SERVICE DISCONNECTING MEANS. PROVIDE SIMILARLY RATED BREAKERS AS THE DISCONNECTS CURRENTLY SHOWN ON THE RISER. AS PART OF THE ADD ALTERNATE, PROVIDE A TIMELINE FOR DELIVERY OF THE SWITCHGEAR TO THE OWNER FOR THEIR CONSIDERATION. EXPEDITED DELIVERY MAY BE AN OPTION.

ELECTRICAL KEYNOTES

1. 208V/3P/1200A/1200AF/N3R SERVICE ENTRANCE RATED DISCONNECT SWITCH
2. 208V/3P/800A/800AF/N3R SERVICE ENTRANCE RATED DISCONNECT SWITCH
3. 208V/3P/600A/500AF/N3R SERVICE ENTRANCE RATED, FIRE PUMP RATED, DISCONNECT SWITCH
4. 208V/3P/600A/600AF/N3R SERVICE ENTRANCE RATED DISCONNECT SWITCH



1 POWER RISER DIAGRAM
N.T.S.

4-WIRE FEEDER SCHEDULE

STD. FUSE OR BKR TRIP SIZE	# OF SETS	WIRE QUANTITY AND SIZE	CONDUIT SIZE (MINIMUM)
30	1	4#10 THWN, 1#10 GND	3/4"
60	1	4#6 THWN, 1#8 GND	1-1/4"
100	1	4#3 THWN, 1#8 GND	1-1/4"
125	1	4#1 THWN, 1#6 GND	1-1/2"
150	1	4#1/0 THWN, 1#6 GND	2"
200	1	4#3/0 THWN, 1#4 GND	2"
400	2	4#3/0 THWN, 1#3 GND	2-1/2"
500	2	4#250 THWN, 1#2 GND	3"
600	2	4#350 THWN MCM, 1#1 GND	3"
800	3	4#300 THWN MCM, 1#1/0 GND	3"
1200	4	4#350 THWN MCM, 1#3/0 GND	4"
1600	4	4#600 THWN MCM, 1#4/0 GND	4"
3000	8	4#500 THWN MCM, 1#350 MCM GND	4"

NOTES:
1. ALL FEEDER SIZES LISTED MAY NOT BE SHOWN IN POWER RISER DIAGRAM.
2. ELECTRICAL CONTRACTOR TO VERIFY SIZE REQUIRED IF WIRE TYPES OTHER THAN THOSE LISTED ABOVE ARE USED.
3. REFER TO THE LATEST EDITION OF THE NEC FOR CONDUIT TYPES REQUIRED PER THEIR TABLES.
4. ALL CONDUCTORS TO BE COPPER.
5. "VD" INDICATES WIRE UPSIZED FOR VOLTAGE DROP.
6. "NG" INDICATES NO GROUND CONDUCTOR REQUIRED.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

RISER DIAGRAM

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)302-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E9.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 4:54:02 PM

Branch Panel: MDP1

Location: ELEC 009
Supply From: WIREWAY CALC
Mounting: SURFACE
Enclosure: NEMA-1
Number of Sections:
Volts: 208Y/120
Phases: 3
Wires: 4
A.I.C. Rating: 65,000
Mains Rating: 1200 A
MLO Rating: 1200 A

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1							19.1 kVA	24.6 kVA											2
3	400 A	3	1L	1L	1L	UNIT 3 (B)			18.4 kVA	25.4 kVA			UNIT 5 (D)	1L	1L	1L	3	400 A	4
5											20.0 kVA	24.9 kVA							6
7							30.0 kVA	12.0 kVA											8
9	400 A	3	1L	1L	1L	UNIT 6 ADA (A)			30.2 kVA	11.4 kVA			UNIT 10 (C1)	1L	1L	1L	3	150 A	10
11											30.0 kVA	11.4 kVA							12
13							10.3 kVA	--					SPACE	--	--	--	1	--	14
15	150 A	3	1L	1L	1L	UNIT 11 (C)			10.3 kVA	--			SPACE	--	--	--	1	--	16
17											10.9 kVA	--	SPACE	--	--	--	1	--	18
19	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	20
21	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	22
23	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	24
25	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	26
27	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	28
29	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	30
31	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	32
33	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	34
35	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	36
37	--	1	--	--	--	SPACE	--	0.0 kVA											38
39	--	1	--	--	--	SPACE			--	0.0 kVA			SPD	--	--	--	3	60 A	40
41	--	1	--	--	--	SPACE					--	0.0 kVA							42
							95976 VA		95657 VA		97133 VA								
							800 A		797 A		810 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	252 VA	100.00%	252 VA		
Heating	2500 VA	100.00%	2500 VA	**Total Conn. Load:**	288765 VA
Kitchen Equipment - Non-Dwelling Unit	54580 VA	81.86%	44677 VA	**Total Est. Demand:**	273197 VA
Motor	30950 VA	122.57%	37936 VA	**Total Conn.:**	802 A
Other	11893 VA	100.00%	11893 VA	**Total Est. Demand:**	758 A
Receptacle	54720 VA	59.14%	32360 VA		
Power	5000 VA	100.00%	5000 VA		
Lighting	38845 VA	125.00%	48557 VA		
Miscellaneous	10000 VA	100.00%	10000 VA		
HVAC	80088 VA	100.00%	80088 VA		

Load Summary Notes:

Branch Panel: MDP2

Location: ELEC 009
Supply From: WIREWAY CALC
Mounting: SURFACE
Enclosure: NEMA-1
Number of Sections:
Volts: 208Y/120
Phases: 3
Wires: 4
A.I.C. Rating: 65,000
Mains Rating: 1200 A
MLO Rating: 1200 A

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1							12.9 kVA	2.0 kVA											2
3	200 A	3	1L	1L	1L	PANEL "PH"			12.7 kVA	1.6 kVA			PANEL "P"	1L	1L	1L	3	200 A	4
5											14.1 kVA	1.3 kVA							6
7							27.9 kVA	27.9 kVA											8
9	400 A	3	1L	1L	1L	UNIT 2 (B)			27.9 kVA	27.9 kVA			UNIT 4 (B)	1L	1L	1L	3	400 A	10
11											27.9 kVA	27.9 kVA							12
13							20.2 kVA	5.1 kVA											14
15	400 A	3	1L	1L	1L	UNIT 9 (B1)			20.2 kVA	5.0 kVA			PANEL "H"	1L	1L	1L	3	100 A	16
17											20.2 kVA	4.1 kVA							18
19							18.6 kVA	--					SPACE	--	--	--	1	--	20
21	400 A	3	1L	1L	1L	UNIT 1 (B1)			18.8 kVA	--			SPACE	--	--	--	1	--	22
23											19.6 kVA	--	SPACE	--	--	--	1	--	24
25	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	26
27	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	28
29	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	30
31	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	32
33	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	34
35	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	36
37	--	1	--	--	--	SPACE	--	0.0 kVA											38
39	--	1	--	--	--	SPACE			--	0.0 kVA			SPD	--	--	--	3	60 A	40
41	--	1	--	--	--	SPACE					--	0.0 kVA							42
							114709 VA		114064 VA		115187 VA								
							957 A		951 A		961 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Heating	500 VA	100.00%	500 VA		
Kitchen Equipment - Non-Dwelling Unit	15340 VA	89.51%	13731 VA	**Total Conn. Load:**	343460 VA
Motor	6895 VA	114.36%	7885 VA	**Total Est. Demand:**	337386 VA
Other	5303 VA	100.00%	5303 VA	**Total Conn.:**	953 A
Receptacle	26680 VA	68.74%	18340 VA	**Total Est. Demand:**	936 A
Power	3550 VA	100.00%	3550 VA		
Lighting	11564 VA	125.00%	14455 VA		
Miscellaneous	5000 VA	100.00%	5000 VA		
HVAC	40583 VA	100.00%	40583 VA		
Unit Load	228066 VA	100.00%	228066 VA		

Load Summary Notes:

Branch Panel: MDP3

Location: ELEC 009
Supply From: WIREWAY CALC
Mounting: SURFACE
Enclosure: NEMA-1
Number of Sections:
Volts: 208Y/120
Phases: 3
Wires: 4
A.I.C. Rating: 65,000
Mains Rating: 600 A
MLO Rating: 600 A

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1							27.9 kVA	27.9 kVA											2
3	400 A	3	1L	1L	1L	UNIT 7 (B)			27.9 kVA	27.9 kVA			UNIT 8 (B)	1L	1L	1L	3	400 A	4
5											27.9 kVA	27.9 kVA							6
7	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	8
9	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	10
11	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	12
13	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	14
15	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA									16
17	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPD	--	--	--	3	60 A	18
19	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA											20
							55869 VA		55869 VA		55869 VA								
							466 A		466 A		466 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Unit Load	167606 VA	100.00%	167606 VA		
				Total Conn. Load:	167606 VA
				Total Est. Demand:	167606 VA
				Total Conn.:	465 A
				Total Est. Demand:	465 A

Load Summary Notes:

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PANEL SCHEDULES

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E9.2

Autodesk Docs://23083_1031 Annunciation St.24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 4:54:03 PM

Branch Panel: C

Location: UNIT 10 1020 | **Volts:** 208Y/120 | **A.I.C. Rating:** 45000
Supply From: MDP1 | **Phases:** 3 | **Mains Rating:** 150 A
Mounting: RECESSED | **Wires:** 4 | **MCB Rating:** 150 A
Enclosure: NEMA-1
Number of Sections:

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	LIGHTING - PARKING	0.5 kVA	0.9 kVA					RCPT - LOBBY	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	LIGHTING - LOBBY			0.2 kVA	1.1 kVA			RCPT - LOBBY	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	RCPT - TTB BOARD					0.4 kVA	0.7 kVA	RCPT - EXTERIOR	3/4"	#10	2#10	1	20 A	6
7	20 A	2	3#12	#12	3/4"	MSHP-1	0.7 kVA	0.5 kVA					FACP	3/4"	#12	2#12	1	20 A	8
9									0.7 kVA	1.5 kVA			GATE	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - TTB BOARD					0.7 kVA	1.4 kVA	AHU-L	3/4"	#12	2#12	2	20 A	12
13	15 A	2	3#12	#12	3/4"	HP-L	0.9 kVA	1.4 kVA											14
15									0.9 kVA	0.5 kVA			BACKFLOW PREVENTER	3/4"	#12	2#12	1	20 A	16
17	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER					0.5 kVA	0.4 kVA	TREE UPLIGHT	3/4"	#12	2#12	1	20 A	18
19	20 A	1	2#12	#12	3/4"	RCPT - ROOF	0.2 kVA	--					SPACE	--	--	--	1	--	20
21	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	22
23	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	24
25	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	26
27	--	1	--	--	--	SPACE			--	0.0 kVA			SPD	--	--	--	3	60 A	28
29	--	1	--	--	--	SPACE					--	0.0 kVA							30
31	--	1	--	--	--	SPACE	--	0.0 kVA											32
							5099 VA		4962 VA		4098 VA								
							44 A		42 A		34 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	2000 VA	118.75%	2375 VA	
Other	500 VA	100.00%	500 VA	**Total Conn. Load:** 13658 VA
Receptacle	3960 VA	100.00%	3960 VA	**Total Est. Demand:** 14298 VA
Lighting	1062 VA	125.00%	1327 VA	**Total Conn.:** 38 A
HVAC	6138 VA	100.00%	6138 VA	**Total Est. Demand:** 40 A

Load Summary Notes:

Branch Panel: C1

Location: UNIT 11 1120 | **Volts:** 208Y/120 | **A.I.C. Rating:** 45000
Supply From: MDP1 | **Phases:** 3 | **Mains Rating:** 150 A
Mounting: RECESSED | **Wires:** 4 | **MCB Rating:** 150 A
Enclosure: NEMA-1
Number of Sections:

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN	0.0 kVA	0.5 kVA					LIGHTING	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	RCPT - DINING			0.5 kVA	1.1 kVA			RCPT - BEDROOM	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	RCPT - BEDROOM					0.9 kVA	1.2 kVA	RCPT - FRIDGE	3/4"	#12	2#12	1	20 A	6
7	20 A	1	2#12	#12	3/4"	RCPT - LIVING RM	0.9 kVA	0.2 kVA					DISHWASHER	3/4"	#12	2#12	1	20 A	8
9	20 A	1	2#12	#12	3/4"	HVL			1.5 kVA	1.5 kVA			HVL	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	SMALL APPLIANCE					1.2 kVA	2.5 kVA	STACK WASHER/DRYER	3/4"	#10	3#10	2	30 A	12
13	20 A	1	2#12	#12	3/4"	IWH-C	0.5 kVA	2.5 kVA											14
15	25 A	2	3#10	#10	3/4"	HP-C			1.4 kVA	0.2 kVA			RCPT - GARBAGE DISPOSAL	3/4"	#12	2#12	1	20 A	16
17											1.4 kVA	2.8 kVA	AHU-C	3/4"	#10	3#10	2	30 A	18
19	50 A	2	3#8	#10	3/4"	RANGE	4.0 kVA	2.8 kVA											20
21									4.0 kVA	0.5 kVA			MOTORIZED DAMPER	3/4"	#12	2#12	1	20 A	22
23	20 A	1	2#12	#12	3/4"	RCPT - SMP PANEL					0.2 kVA	0.5 kVA	MOTORIZED DAMPER	3/4"	#12	2#12	1	20 A	24
25	20 A	1	2#12	#12	3/4"	RCPT - BEDROOM	0.7 kVA	0.0 kVA											26
27	20 A	1	2#12	#12	3/4"	RCPT - RR/HALLWAY			0.7 kVA	0.0 kVA			SPD	--	--	--	3	60 A	28
29	20 A	1	2#12	#12	3/4"	RCPT - RR/HALLWAY					0.7 kVA	0.0 kVA							30
31	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	32
33	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	34
35	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	36
37	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	38
39	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	40
41	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	42
							12040 VA		11435 VA		11365 VA								
							100 A		95 A		95 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Heating	500 VA	100.00%	500 VA	
Kitchen Equipment - Non-Dwelling Unit	10760 VA	98.05%	10550 VA	**Total Conn. Load:** 34838 VA
Other	1711 VA	100.00%	1711 VA	**Total Est. Demand:** 35348 VA
Receptacle	10220 VA	98.92%	10110 VA	**Total Conn.:** 97 A
Lighting	3320 VA	125.00%	4150 VA	**Total Est. Demand:** 98 A
HVAC	8329 VA	100.00%	8329 VA	

Load Summary Notes:

Branch Panel: H

Location: RECEPTION 56 | **Volts:** 208Y/120 | **A.I.C. Rating:** 45000
Supply From: MDP2 | **Phases:** 3 | **Mains Rating:** 100 A
Mounting: SURFACE | **Wires:** 4 | **MB Rating:** 100 A
Enclosure: NEMA-1
Number of Sections:

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	LIGHTING - PARKING	0.5 kVA	0.9 kVA					RCPT - LOBBY	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	LIGHTING - LOBBY			0.2 kVA	1.1 kVA			RCPT - LOBBY	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	RCPT - TTB BOARD					0.4 kVA	0.7 kVA	RCPT - EXTERIOR	3/4"	#10	2#10	1	20 A	6
7	20 A	2	3#12	#12	3/4"	MSHP-1	0.7 kVA	0.5 kVA					FACP	3/4"	#12	2#12	1	20 A	8
9									0.7 kVA	1.5 kVA			GATE	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - TTB BOARD					0.7 kVA	1.4 kVA	AHU-L	3/4"	#12	2#12	2	20 A	12
13	15 A	2	3#12	#12	3/4"	HP-L	0.9 kVA	1.4 kVA											14
15									0.9 kVA	0.5 kVA			BACKFLOW PREVENTER	3/4"	#12	2#12	1	20 A	16
17	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER					0.5 kVA	0.4 kVA	TREE UPLIGHT	3/4"	#12	2#12	1	20 A	18
19	20 A	1	2#12	#12	3/4"	RCPT - ROOF	0.2 kVA	--					SPACE	--	--	--	1	--	20
21	--	1	--	--	--	SPACE			--	--			SPACE	--	--	--	1	--	22
23	--	1	--	--	--	SPACE					--	--	SPACE	--	--	--	1	--	24
25	--	1	--	--	--	SPACE	--	--					SPACE	--	--	--	1	--	26
27	--	1	--	--	--	SPACE			--	0.0 kVA			SPD	--	--	--	3	60 A	28
29	--	1	--	--	--	SPACE					--	0.0 kVA							30
31	--	1	--	--	--	SPACE	--	0.0 kVA											32
							5099 VA		4962 VA		4098 VA								
							44 A		42 A		34 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	2000 VA	118.75%	2375 VA	
Other	500 VA	100.00%	500 VA	**Total Conn. Load:** 13658 VA
Receptacle	3960 VA	100.00%	3960 VA	**Total Est. Demand:** 14298 VA
Lighting	1062 VA	125.00%	1327 VA	**Total Conn.:** 38 A
HVAC	6138 VA	100.00%	6138 VA	**Total Est. Demand:** 40 A

Load Summary Notes:

Branch Panel: PH

Location: ELEC 009 | **Volts:** 208Y/120 | **A.I.C. Rating:** 10,000
Supply From: MDP2 | **Phases:** 3 | **Mains Rating:** 200 A
Mounting: SURFACE | **Wires:** 4 | **MCB Rating:** 200 A
Enclosure: NEMA-1
Number of Sections:

Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	GRILL IGNITER	0.1 kVA	0.4 kVA					RCPT - EQUIPMENT/MECH	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	LIGHTING - POOL HOUSE			0.2 kVA	0.4 kVA			RCPT - EXTERIOR	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	LIGHTING - SECOND FLOOR					0.6 kVA	0.5 kVA	IRRIGATION CONTROL	3/4"	#12	2#12	1	20 A	6
7	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER	0.5 kVA	0.7 kVA					RCPT - EXTERIOR	3/4"	#12	2#12	1	20 A	8
9	20 A	1	2#12	#12	3/4"	RCPT - RR			0.5 kVA	0.8 kVA			LIGHTING/EF-P	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - ELECTRICAL RM					0.7 kVA	1.0 kVA	RCPT - GRILL	3/4"	#12	2#12	1	20 A	12
13	20 A	1	2#12	#12	3/4"	RCPT - POOL LOUNGE	1.1 kVA	1.9 kVA					RCPT - GYM	3/4"	#12	2#12	1	20 A	14
15	20 A	1	2#12	#12	3/4"	RCPT - FRIDGE			1.2 kVA	0.2 kVA			RCPT - GARBAGE DISPOSAL	3/4"	#12	2#12	1	20 A	16
17	20 A	1	2#12	#12	3/4"	FCU-FP					1.5 kVA	3.6 kVA	RCPT - KITCHEN	3/4"	#12	2#12	1	20 A	18
19	20 A	2	3#12	#12	3/4"	WH-P	1.5 kVA	0.2 kVA					CIRCULATING PUMP	3/4"	#12	2#12	1	20 A	20
21									1.5 kVA	0.7 kVA			MSCU-1	3/4"	#12	3#12	2	20 A	22
23	20 A	2	2#12	#12	3/4"	HOOD RANGE					0.1 kVA	0.7 kVA							24
25							0.1 kVA	3.1 kVA					AHU-P	3/4"	#10	3#8	2	50 A	26
27	20 A	1	2#12	#12	3/4"	RCPT - POOL LOUNGE			0.9 kVA	3.1 kVA									28
29	20 A	2	3#12	#12	3/4"	MSHP-2					0.7 kVA	0.8 kVA	MSHP-1	3/4"	#12	3#12	2	20 A	30
31							0.7 kVA	0.8 kVA											32
33	35 A	2	3#8	#10	3/4"	HP-P			1.8 kVA	1.0 kVA			RCPT - GYM EQUIPMENT	3/4"	#12	2#12	1	20 A	34
35											1.8 kVA	0.2 kVA	RCPT - ROOF	3/4"	#12	2#12	1	20 A	36
37	20 A	1	2#12	#12	3/4"	RCPT - FIRE RISER	0.9 kVA	1.0 kVA					RCPT - GYM EQUIPMENT	3/4"	#12	2#12	1	20 A	38
39	20 A	1	2#12	#12	3/4"	POOL RECEPTACLES			0.4 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	40
41	20 A	1	2#12	#12	3/4"	RCPT - STORAGE					0.9 kVA	1.0 kVA	RCPT - GYM EQUIPMENT	3/4"	#12	2#12	1	20 A	42
43	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	44
45	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	46
47	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	48
49	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPD	--	--	--	3	60 A	50
51	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA									52
53	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA							54
							12950 VA		12655 VA		14123 VA								
							108 A		105 A		118 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Kitchen Equipment - Non-Dwelling Unit	4800 VA	92.50%	4440 VA	
Motor	560 VA	108.93%	610 VA	**Total Conn. Load:** 39726 VA
Other	1564 VA	100.00%	1564 VA	**Total Est. Demand:** 38935 VA
Receptacle	12280 VA	90.72%	11140 VA	**Total Conn.:** 110 A
Power	3550 VA	100.00%	3550 VA	**Total Est. Demand:** 108 A
Lighting	2658 VA	125.00%	3323 VA	
HVAC	14341 VA	100.00%	14341 VA	

Load Summary Notes:

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

PANEL SCHEDULES

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E9.3

Autodesk Docs://23083_1031 Annunciation St/24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 4:54:04 PM

Branch Panel: B1

Location: PANTRY 113 | **Volts:** 208Y/120 | **A.I.C. Rating:** 10,000
Supply From: MDP2 | **Phases:** 3 | **Mains Rating:** 400 A
Mounting: RECESSED | **Wires:** 4 | **MCB Rating:** 400 A
Enclosure: NEMA-1
Number of Sections:
Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN	0.2 kVA	0.4 kVA					HOOD VENT	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	LIGHTING - STAIR/HALLWAY			0.2 kVA	0.4 kVA			LIGHTING - 3RD FLOOR	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	LIGHTING - STAIR					0.3 kVA	0.5 kVA	LIGHTING - 2ND FLOOR-EF	3/4"	#12	2#12	1	20 A	6
7	20 A	1	2#12	#12	3/4"	IWH-A	0.5 kVA	0.8 kVA					RCPT - MICROWAVE	3/4"	#12	2#12	1	20 A	8
9	20 A	1	2#12	#12	3/4"	LIGHTING - 1ST FLOOR-EF			0.5 kVA	0.2 kVA			RCPT - RR	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN					0.5 kVA	0.9 kVA	RCPT - BEDROOM	3/4"	#12	2#12	1	20 A	12
13	20 A	1	2#12	#12	3/4"	RCPT - DINING	0.9 kVA	1.1 kVA					RCPT - PRIMARY BEDROOM	3/4"	#12	2#12	1	20 A	14
15	20 A	1	2#12	#12	3/4"	RCPT - HALLWAY			0.4 kVA	2.5 kVA									16
17	20 A	1	2#12	#12	3/4"	HVL					1.5 kVA	2.5 kVA	STACK WASHER/DRYER	3/4"	#10	3#10	2	30 A	18
19	20 A	1	2#12	#12	3/4"	RCPT - FRIDGE	1.2 kVA	2.1 kVA					AHU-A2	3/4"	#10	3#10	2	25 A	20
21	50 A	2	3#8	#10	3/4"	RANGE			4.0 kVA	2.1 kVA									22
23											4.0 kVA	2.2 kVA	AHU-A1	3/4"	#10	3#10	2	30 A	24
25	25 A	2	3#10	#10	3/4"	AHU-A3	2.1 kVA	2.2 kVA											26
27									2.1 kVA	0.5 kVA			MOTORIZED DAMPER	3/4"	#12	2#12	1	20 A	28
29	20 A	1	2#12	#12	3/4"	RCPT - SMP PANEL					0.2 kVA	0.4 kVA	RCPT - SUITE RM 4	3/4"	#12	2#12	1	20 A	30
31	20 A	1	2#12	#12	3/4"	RCPT - ROOF	0.2 kVA	0.4 kVA					RCPT - HALLWAY	3/4"	#12	2#12	1	20 A	32
33	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 2			0.5 kVA	0.7 kVA			RCPT - SUITE RM 3	3/4"	#12	2#12	1	20 A	34
35	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER					0.5 kVA	0.5 kVA	RCPT - SUITE RM 4	3/4"	#12	2#12	1	20 A	36
37	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER	0.5 kVA	0.5 kVA					RCPT - RR/WARDROBE	3/4"	#12	2#12	1	20 A	38
39	20 A	1	2#12	#12	3/4"	RCPT - LIVING RM			0.9 kVA	1.5 kVA			HVL-B	3/4"	#12	2#12	1	20 A	40
41	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 3					0.7 kVA	0.9 kVA	RCPT - SUITE RM 3	3/4"	#12	2#12	1	20 A	42
43	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 2	0.7 kVA	0.9 kVA					RCPT - LIVING RM	3/4"	#12	2#12	1	20 A	44
45	20 A	1	--	--	--	SPARE			0.0 kVA	1.1 kVA			HP-B3	3/4"	#12	3#12	2	20 A	46
47	20 A	1	2#12	#12	3/4"	HVL-B					1.5 kVA	1.1 kVA							48
49	20 A	1	2#12	#12	3/4"	HVL	1.5 kVA	1.1 kVA					HP-B2	3/4"	#12	3#12	2	20 A	50
51	20 A	1	--	--	--	SPARE			0.0 kVA	1.1 kVA									52
53	25 A	2	3#10	#10	3/4"	HP-B1					1.4 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	54
55							1.4 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	56
57	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	58
59	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	60
61	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	62
63	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	64
65	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	66
67	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA											68
69	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPD	--	--	--	3	60 A	70
71	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA							72
							18639 VA		18809 VA		19624 VA								
							155 A		157 A		164 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Heating	500 VA	100.00%	500 VA		
Kitchen Equipment - Non-Dwelling Unit	10540 VA	97.79%	10307 VA	**Total Conn. Load:**	57071 VA
Motor	375 VA	125.00%	469 VA	**Total Est. Demand:**	58690 VA
Other	2739 VA	100.00%	2739 VA	**Total Conn.:**	158 A
Receptacle	10260 VA	98.73%	10130 VA	**Total Est. Demand:**	163 A
Lighting	7557 VA	125.00%	9446 VA		
Miscellaneous	5000 VA	100.00%	5000 VA		
HVAC	20104 VA	100.00%	20104 VA		

Load Summary Notes:

Branch Panel: B

Location: PANTRY 313 | **Volts:** 208Y/120 | **A.I.C. Rating:** 45,000
Supply From: MDP1 | **Phases:** 3 | **Mains Rating:** 400 A
Mounting: RECESSED | **Wires:** 4 | **MCB Rating:** 400 A
Enclosure: NEMA-1
Number of Sections:
Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	RCPT - GARBAGE DISPOSAL	0.2 kVA	0.5 kVA					LIGHTING - 3RD FLOOR	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	LIGHTING - STAIR/HALLWAY			0.2 kVA	0.5 kVA			LIGHTING - 2ND FLOOR	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	HOOD VENT					0.4 kVA	0.5 kVA	IWH-B	3/4"	#12	2#12	1	20 A	6
7	20 A	1	2#12	#12	3/4"	LIGHTING - 1ST FLOOR	0.5 kVA	1.2 kVA					RCPT - FRIDGE	3/4"	#12	2#12	1	20 A	8
9	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN			0.9 kVA	1.5 kVA			HVL	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - LIVING RM					1.1 kVA	1.1 kVA	RCPT - SUITE RM 3	3/4"	#12	2#12	1	20 A	12
13	20 A	1	2#12	#12	3/4"	HVL	1.5 kVA	1.1 kVA					HP-B2	3/4"	#12	3#12	2	20 A	14
15	20 A	1	2#12	#12	3/4"	RCPT - RR			0.2 kVA	1.1 kVA									16
17	25 A	2	3#10	#10	3/4"	HP-B1					1.4 kVA	0.2 kVA	RCPT - SMP PANEL	3/4"	#12	2#12	1	20 A	18
19							1.4 kVA	1.1 kVA					HP-B3	3/4"	#12	3#12	2	20 A	20
21	20 A	1	2#12	#12	1L	RCPT - KITCHEN			0.2 kVA	1.1 kVA									22
23	30 A	2	3#10	#10	3/4"	STACK WASHER/DRYER					2.5 kVA	0.2 kVA	RCPT - MICROWAVE	3/4"	#12	2#12	1	20 A	24
25							2.5 kVA	0.2 kVA					RCPT - ROOF	3/4"	#12	2#12	1	20 A	26
27	50 A	2	3#8	#10	3/4"	RANGE			4.0 kVA	0.4 kVA			RCPT - HALLWAY	3/4"	#12	2#12	1	20 A	28
29											4.0 kVA	0.4 kVA	RCPT - SUITE RM 4	3/4"	#12	2#12	1	20 A	30
31	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN	0.2 kVA	0.4 kVA					RCPT - HALLWAY	3/4"	#12	2#12	1	20 A	32
33	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER			0.5 kVA	0.5 kVA			RCPT - SUITE RM 2	3/4"	#12	2#12	1	20 A	34
35	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER					0.5 kVA	0.5 kVA	RCPT - SUITE RM 4	3/4"	#12	2#12	1	20 A	36
37	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER	0.5 kVA	0.5 kVA					RCPT - BATHROOM	3/4"	#12	2#12	1	20 A	38
39	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 2			0.7 kVA	0.9 kVA			RCPT - SUITE RM 1	3/4"	#12	2#12	1	20 A	40
41	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 1					0.7 kVA	0.9 kVA	RCPT - SUITE RM 1	3/4"	#12	2#12	1	20 A	42
43	20 A	1	2#12	#12	1L	RCPT - BATHROOM	0.7 kVA	0.9 kVA					RCPT - LIVING RM	3/4"	#12	2#12	1	20 A	44
45	20 A	1	2#12	#12	3/4"	HVL			1.5 kVA	2.1 kVA			AHU-B2	3/4"	#10	3#10	2	25 A	46
47	20 A	1				RCPT - DISHWASHER					1.5 kVA	2.1 kVA							48
49	20 A	1	2#12	#12	3/4"	HVL	1.5 kVA	2.1 kVA					AHU-B1	3/4"	#10	3#10	2	30 A	50
51	20 A	1	--	--	--	SPARE			0.0 kVA	2.1 kVA									52
53	25 A	2	3#10	#10	3/4"	AHU-B2					2.1 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	54
55							2.1 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	56
57	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	58
59	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	60
61	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA					SPARE	--	--	--	1	20 A	62
63	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	64
65	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	66
67	20 A	1	--	--	--	SPARE	0.0 kVA	0.0 kVA											68
69	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA			SPD	--	--	--	3	60 A	70
71	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA							72
							19059 VA		18407 VA		19974 VA								
							160 A		153 A		167 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Heating	500 VA	100.00%	500 VA		
Kitchen Equipment - Non-Dwelling Unit	11780 VA	96.08%	11318 VA	**Total Conn. Load:**	57439 VA
Motor	375 VA	125.00%	469 VA	**Total Est. Demand:**	58894 VA
Other	2739 VA	100.00%	2739 VA	**Total Conn.:**	159 A
Receptacle	9900 VA	100.00%	9900 VA	**Total Est. Demand:**	163 A
Lighting	7294 VA	125.00%	9118 VA		
Miscellaneous	5000 VA	100.00%	5000 VA		
HVAC	19855 VA	100.00%	19855 VA		

Load Summary Notes:

Branch Panel: D

Location: LOUNGE2 40 | **Volts:** 208Y/120 | **A.I.C. Rating:** 45000
Supply From: MDP1 | **Phases:** 3 | **Mains Rating:** 400 A
Mounting: RECESSED | **Wires:** 4 | **MCB Rating:** 400 A
Enclosure: NEMA-1
Number of Sections:
Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	LIGHTING - STAIR/HALLWAY	0.2 kVA	0.4 kVA					RCPT - SUITE RM 6	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	RCPT - GARBAGE DISPOSAL			0.2 kVA	0.4 kVA			HOOD VENT	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	RCPT - ROOF					0.2 kVA	0.5 kVA	IWH-D	3/4"	#12	2#12	1	20 A	6
7	20 A	1	2#12	#12	3/4"	LIGHTING - 1ST FLOOR	0.5 kVA	0.5 kVA					RCPT - LOUNGE	3/4"	#12	2#12	1	20 A	8
9	20 A	1	2#12	#12	3/4"	LIGHTING - 2ND FLOOR			0.5 kVA	0.7 kVA			LIGHTING - 3RD FLOOR	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - HALLWAY					0.5 kVA	0.8 kVA	RCPT - MICROWAVE	3/4"	#12	2#12	1	20 A	12
13	20 A	1	2#12	#12	3/4"	RCPT - FRIDGE	1.2 kVA	1.3 kVA					RCPT - LIVING RM	3/4"	#12	2#12	1	20 A	14
15	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN			0.9 kVA	0.0 kVA			EF	3/4"	#12	2#12	1	20 A	16
17	20 A	1	2#12	#12	3/4"	RCPT - BATHROOM					1.1 kVA	1.1 kVA	RCPT - LOUNGE	3/4"	#12	2#12	1	20 A	18
19	20 A	1	2#12	#12	3/4"	HVL	1.5 kVA	2.5 kVA					STACK WASHER/DRYER	3/4"	#10	3#10	2	30 A	20
21	50 A	2	3#8	#10	3/4"	RANGE			4.0 kVA	2.5 kVA									22
23											4.0 kVA	0.0 kVA	EF	3/4"	#12	2#12	1	20 A	24
25	20 A	1	2#12	#12	3/4"	EF	0.0 kVA	0.2 kVA					RCPT - RR	3/4"	#12	2#12	1	20 A	26
27	20 A	1	2#12	#12	3/4"	RCPT - RR			0.2 kVA	0.5 kVA			MOTORIZED DAMPER	3/4"	#12	2#12	1	20 A	28
29	20 A	1	2#12	#12	3/4"	RCPT - SMP PANEL					0.2 kVA	0.5 kVA	MOTORIZED DAMPER	3/4"	#12	2#12	1	20 A	30
31	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER	0.5 kVA	0.4 kVA					RCPT - RR/EXTERIOR	3/4"	#12	2#12	1	20 A	32
33	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 2			0.5 kVA	0.7 kVA			RCPT - SUITE RM 6	3/4"	#12	2#12	1	20 A	34
35	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 3					0.5 kVA	0.7 kVA	Receptacle RECEPTION 56	3/4"	#12	2#12	1	20 A	36
37	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 5	0.7 kVA	0.7 kVA					RCPT - DINING	3/4"	#12	2#12	1	20 A	38
39	20 A	1	2#12	#12	3/4"	RCPT - HALLWAY			0.5 kVA	0.9 kVA			RCPT - SUITE RM 2	3/4"	#12	2#12	1	20 A	40
41	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 3					0.7 kVA	0.9 kVA	RCPT - SUITE RM 4	3/4"	#12	2#12	1	20 A	42
43	20 A	1	2#12	#12	3/4"	RCPT - RR 54	0.9 kVA	1.1 kVA					RCPT - LOUNGE	3/4"	#12	2#12	1	20 A	44
45	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 4			1.1 kVA	1.5 kVA			HVL-D	3/4"	#12	2#12	1	20 A	46
47	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 5					1.1 kVA	1.5 kVA	RCPT - DISHWASHER	3/4"	#12	2#12	1	20 A	48
49	20 A	1	2#12	#12	3/4"	HVL-D	1.5 kVA	1.5 kVA					HVL	3/4"	#12	2#12	1	20 A	50
51	20 A	1	2#12	#12	3/4"	HVL			1.5 kVA	1.5 kVA			HVL	3/4"	#12	2#12	1	20 A	52
53	20 A	1	2#12	#12	3/4"	HVL					1.5 kVA	1.5 kVA	HVL	3/4"	#12	2#12	1	20 A	54
55	20 A	1	2#12	#12	3/4"	HVL	1.5 kVA	1.4 kVA					HP-D1	3/4"	#10	3#10	2	25 A	56
57	25 A	2	3#10	#10	3/4"	HP-D2			1.4 kVA	1.4 kVA									58
59											1.4 kVA	1.8 kVA	HP-D3	1"	#8	3#8	2	35 A	60
61	30 A	2	3#10	#10	3/4"	AHU-D1	2.2 kVA	1.8 kVA											62
63									2.2 kVA	2.2 kVA			AHU-D2	3/4"	#10	3#10	2	30 A	64
65	30 A	2	3#10	#10	3/4"	AHU-D3					2.2 kVA	2.2 kVA							66
67							2.2 kVA	0.0 kVA					SPD	--	--	--	3	60 A	68
69	20 A	1	--	--	--	SPARE			0.0 kVA	0.0 kVA									70
71	20 A	1	--	--	--	SPARE					0.0 kVA	0.0 kVA							72
							24612 VA		25373 VA		24934 VA								
							205 A		212 A		208 A								

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Heating	500 VA	100.00%	500 VA		
Kitchen Equipment - Non-Dwelling Unit	10700 VA	98.88%	10580 VA	**Total Conn. Load:**	74917 VA
Motor	555 VA	116.89%	649 VA	**Total Est. Demand:**	75215 VA
Other	3993 VA	100.00%	3993 VA	**Total Conn.:**	208 A
Receptacle	16820 VA	79.73%	13410 VA	**Total Est. Demand:**	209 A
Power	5000 VA	100.00%	5000 VA		
Lighting	14938 VA	125.00%	18672 VA		
HVAC	22415 VA	100.00%	22415 VA		

Load Summary Notes:

Branch Panel: A

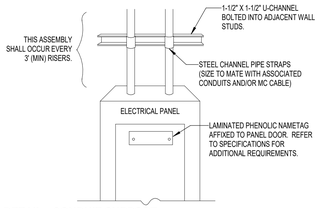
Location: CLOSET 2 622 | **Volts:** 208Y/120 | **A.I.C. Rating:** 45,000
Supply From: MDP1 | **Phases:** 3 | **Mains Rating:** 400 A
Mounting: RECESSED | **Wires:** 4 | **MCB Rating:** 400 A
Enclosure: NEMA-1
Number of Sections:
Panel Schedule Notes:

CKT	TRIP	POLES	WIRE	GND	CONDUIT	Circuit Description	A		B		C		Circuit Description	CONDUIT	GND	WIRE	POLES	TRIP	CKT
1	20 A	1	2#12	#12	3/4"	ELEVATOR LIGHTS	0.0 kVA	0.0 kVA					LIGHTING - ELEVATOR	3/4"	#12	2#12	1	20 A	2
3	20 A	1	2#12	#12	3/4"	POWDER ROOM			0.2 kVA	0.4 kVA			LIGHTING - 1ST FLOOR	3/4"	#12	2#12	1	20 A	4
5	20 A	1	2#12	#12	3/4"	RCPT - ELEVATOR					0.2 kVA	0.5 kVA	LIGHTING - 3RD FLOOR	3/4"	#12	2#12	1	20 A	6
7	20 A	1	2#12	#12	3/4"	HOOD VENT	0.3 kVA	0.5 kVA					LIGHTING - 2ND FLOOR-EF	3/4"	#12	2#12	1	20 A	8
9	20 A	1	2#12	#12	3/4"	IWH-ADA			0.5 kVA	0.7 kVA			RCPT - LIVING RM	3/4"	#12	2#12	1	20 A	10
11	20 A	1	2#12	#12	3/4"	RCPT - BATHROOM					0.5 kVA	0.2 kVA	RCPT - SMP PANEL	3/4"	#12	2#12	1	20 A	12
13	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 2	0.7 kVA	1.1 kVA					RCPT - PRIMARY BEDROOM	3/4"	#12	2#12	1	20 A	14
15	20 A	1	2#12	#12	3/4"	RCPT - DINING			0.9 kVA	0.8 kVA			RCPT - BATHROOM	3/4"	#12	2#12	1	20 A	16
17	20 A	1	2#12	#12	3/4"	RCPT - KITCHEN					0.2 kVA	0.4 kVA	RCPT - KITCHEN	3/4"	#12	2#12	1	20 A	18
19	20 A	1	2#12	#12	3/4"	RCPT - FRIDGE	1.2 kVA	1.5 kVA					HVL	3/4"	#12	2#12	1	20 A	20
21	20 A	1	2#12	#12	3/4"	RCPT - ROOF			0.2 kVA	4.0 kVA			RANGE	3/4"	#10	3#8	2	50 A	22
23	30 A	2	3#10	#10	3/4"	STACK WASHER/DRYER					2.5 kVA	4.0 kVA							24
25							2.5 kVA	0.2 kVA					RCPT - PRIMARY BEDROOM	3/4"	#12	2#12	1	20 A	26
27	20 A	1	2#12	#12	3/4"	RCPT - HALLWAY			0.2 kVA	0.4 kVA			RCPT - KITCHEN	3/4"	#12	2#12	1	20 A	28
29	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER					0.5 kVA	0.5 kVA	RCPT - SUITE RM 4	3/4"	#12	2#12	1	20 A	30
31	20 A	1	2#12	#12	3/4"	RCPT - GARBAGE DISPOSAL	0.2 kVA	0.4 kVA					RCPT - BATHROOM	3/4"	#12	2#12	1	20 A	32
33	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER			0.5 kVA	0.5 kVA			RCPT - SUITE RM 3	3/4"	#12	2#12	1	20 A	34
35	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 3					0.7 kVA	1.5 kVA	RCPT - DISHWASHER	3/4"	#12	2#12	1	20 A	36
37	20 A	1	2#12	#12	3/4"	MOTORIZED DAMPER	0.5 kVA	0.5 kVA					RCPT - LIVING RM	3/4"	#12	2#12	1	20 A	38
39	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 3			0.7 kVA	1.5 kVA			HVL-A	3/4"	#12	2#12	1	20 A	40
41	20 A	1	2#12	#12	3/4"	HVL-A					1.5 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	42
43	20 A	1	2#12	#12	3/4"	RCPT - SUITE RM 2	0.7 kVA	1.5 kVA					HVL-A	3/4"	#12	2#12	1	20 A	44
45	20 A	1	2#12	#12	3/4"	HVL-A			1.5 kVA	1.1 kVA			HP-ADA2	3/4"	#12	3#12	2	20 A	46
47	20 A	1	--	--	--	SPARE					0.0 kVA	1.1 kVA							48
49	20 A	1	2#12	#12	3/4"	HVL	1.5 kVA	1.4 kVA					HP-ADA1	3/4"	#10	3#10	2	25 A	50
51	20 A	1	--	--	--	SPARE			0.0 kVA	1.4 kVA									52
53	20 A	2	3#10	#10	3/4"	HP-ADA3					1.1 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	54
55	25 A	2	3#10	#10	3/4"	AHU-ADA2	1.1 kVA	2.2 kVA					AHU-ADA1	3/4"	#10	3#10	2	30 A	56
57									2.6 kVA	2.2 kVA									58
59											2.6 kVA	2.1 kVA	AHU-ADA3	3/4"	#10	3#10	2	25 A	60
61	20 A	3	4#12	#12	3/4"	SUMP PUMP	0.6 kVA	2.1 kVA											62
63									0.6 kVA	0.0 kVA			SPARE	--	--	--	1	20 A	64
65											0.6 kVA	0.0 kVA	SPARE	--	--	--	1	20 A	66
67	100 A	3	4#3	#8	1-1/4"	LULA LIFT	9.3 kVA	0.0 kVA											68
69									9.3 kVA	0.0 kVA			SPD	--	--	--	3	60 A	70
71											9.3 kVA	0.0 kVA							72
							30012 VA		30178 VA		30011 VA								
							250 A		251 A		250 A								

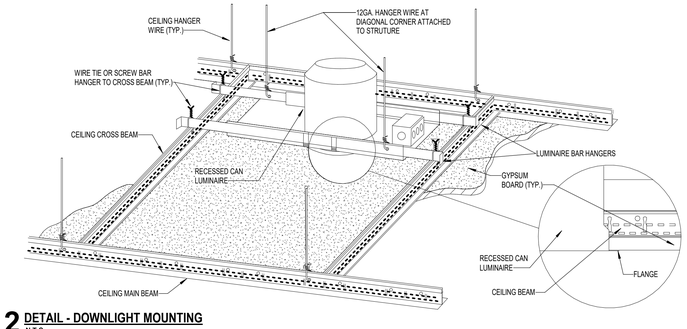
Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals	
Cooling	252 VA	100.00%	252 VA		
Heating	500 VA	100.00%	500 VA	**Total Conn. Load:**	90201 VA
Kitchen Equipment - Non-Dwelling Unit	11780 VA	96.08%	11318 VA	**Total Est. Demand:**	99220 VA
Motor	30020 VA	123.27%	37006 VA	**Total Conn.:**	250 A
Other	2739 VA	100.00%	2739 VA	**Total Est. Demand:**	275

NOT FOR CONSTRUCTION

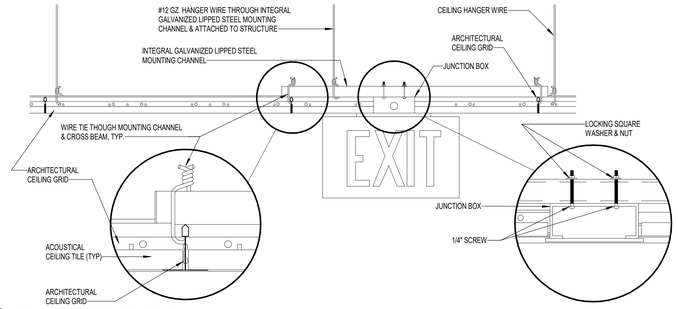
2/20/2025 4:53:55 PM



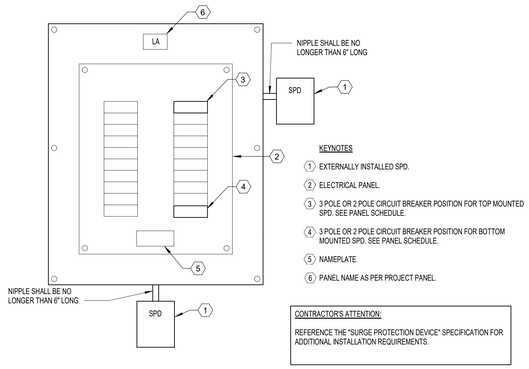
1 DETAIL - CONDUIT SUPPORT
N.T.S.



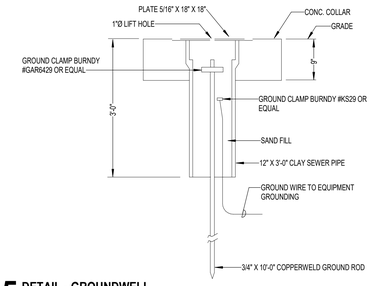
2 DETAIL - DOWNLIGHT MOUNTING
N.T.S.



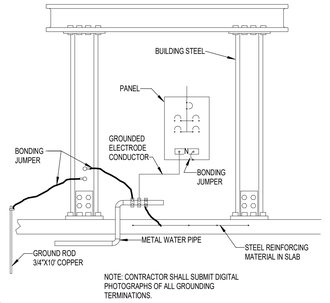
3 DETAIL - EXIT SIGN MOUNTING
N.T.S.



4 DETAIL - EXTERNAL SPD INSTALLATION
N.T.S.

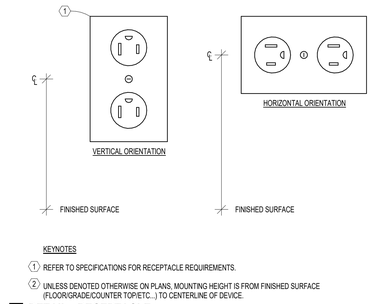


5 DETAIL - GROUNDWELL
N.T.S.

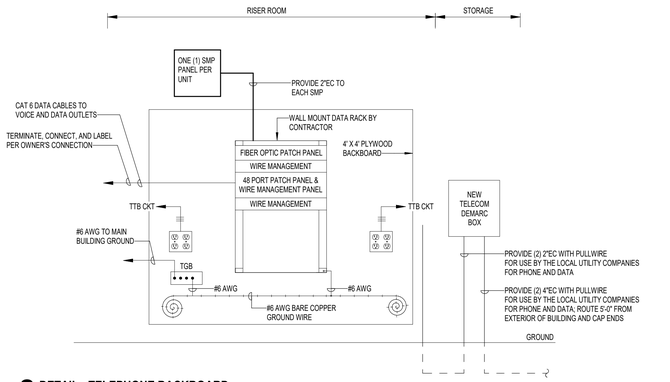


NOTE: CONTRACTOR SHALL SUBMIT DIGITAL PHOTOGRAPHS OF ALL GROUNDING TERMINATIONS.

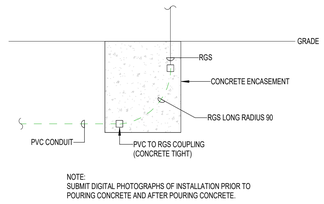
6 DETAIL - GROUNDING TO BLDG STEEL
N.T.S.



7 DETAIL - RECEPTACLE
N.T.S.

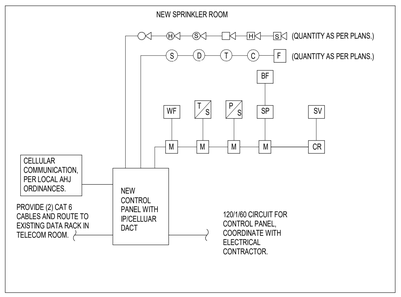


8 DETAIL - TELEPHONE BACKBOARD
N.T.S.



NOTE:
SUBMIT DIGITAL PHOTOGRAPHS OF INSTALLATION PRIOR TO POURING CONCRETE AND AFTER POURING CONCRETE.

9 DETAIL - STUB-UP
N.T.S.

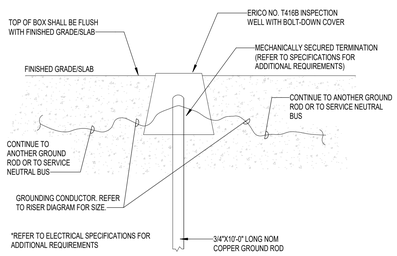


10 DETAIL - SPRINKLER/FIRE ALARM MONITORING
N.T.S.

SYMBOL SCHEDULE	
S	ADDRESSABLE SMOKE DETECTOR
M	ADDRESSABLE MONITOR MODULE.
WF	WATER FLOW SWITCH.
SP	SURGE PROTECTOR.
BF	BACKFLOW PREVENTOR.
SV	SOLENOID VALVE.
CR	CONTROL RELAY.
T/S	TAMPER SWITCH.
P/S	PRESSURE SWITCH.
	FIRE ALARM SYSTEM CEILING MOUNT STROBE.
H	FIRE ALARM SYSTEM CEILING MOUNT HORN/STROBE.
S	FIRE ALARM SYSTEM CEILING MOUNT SPEAKER/STROBE.
	FIRE ALARM SYSTEM STROBE.
H	FIRE ALARM SYSTEM HORN/STROBE.
S	FIRE ALARM SYSTEM SPEAKER/STROBE.
F	FIRE ALARM SYSTEM PULL STATION.
D	FIRE ALARM SYSTEM DUCT SMOKE DETECTOR.
T	FIRE ALARM SYSTEM THERMAL DETECTOR.
C	FIRE ALARM SYSTEM CARBON MONOXIDE DETECTOR.

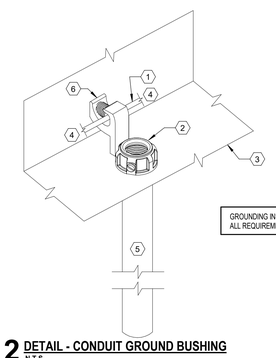
SPRINKLER RISER GENERAL NOTES

1. PROVIDE AND INSTALL AN ADDRESSABLE SPRINKLER MONITORING SYSTEM WITH IP/CELLULAR COMMUNICATOR. PANEL SHALL BE LISTED FOR BOTH PRE-ACTION AND DELUGE OPERATION.
2. PROVIDE FIRST YEAR'S MONITORING AGREEMENT OR PROGRAM SYSTEM TO OWNER'S MONITORING COMPANY.
3. INSTALLATION AND CABLE SHALL MEET NFPA AND NEC CODE FOR FIRE ALARM SYSTEMS. PROVIDE AND INSTALL SURGE PROTECTION WHERE REQUIRED BY CODE.
4. CONTRACTOR SHALL PREPARE SUBMITTAL, BATTERY CALCULATIONS, AND FEE TO STATE FIRE MARSHAL REVIEW.
5. PROVIDE NECESSARY MODULE QUANTITIES PER SPRINKLER SYSTEM.
6. PROVIDE 1" CONDUIT TO SITE BACKFLOW PREVENTER LOCATION (COORDINATE IN ADVANCE) SO AS TO PROVIDE REQUIRED MONITORING.



NOTE:
SUBMIT DIGITAL PHOTOS OF ALL GROUNDING TERMINATIONS

11 DETAIL - GROUND ROD INSTALLATION
N.T.S.



DETAIL KEYNOTES

1. SUPPLY SIDE EQUIPMENT BONDING JUMPER.
2. UL 467 LISTED GROUNDING BUSHING BY APPLETON, EATON, OR APPROVED EQUIVALENT.
3. ENCLOSURE.
4. TO ENCLOSURE GROUND BUS OR ADDITIONAL CONDUITS (AS REQUIRED).
5. INCOMING CONDUIT.
6. INTEGRAL BRACKET FOR ATTACHMENT OF BONDING JUMPER.

GROUNDING INSTALLATION SHALL MEET ALL REQUIREMENTS OF NEC 250.92.

12 DETAIL - CONDUIT GROUND BUSHING
N.T.S.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ELECTRICAL DETAILS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E11.1

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt

NOT FOR CONSTRUCTION
2/20/2025 4:53:56 PM

ELECTRICAL SPECIFICATIONS

PART 1.0 GENERAL

1.1 GENERAL CONDITIONS

A. The General Conditions and Supplementary General Conditions are a part of this section of these Specifications. The Contractor is cautioned to read and be thoroughly familiar with all provisions of the General Conditions. These conditions shall be complied with in every aspect. The word "shall" where used, is to be understood, as mandatory and the word "should" as advisory. "May" is used in the permissive sense.

1.2 MINIMUM STANDARDS

A. Applicable rules of the National Electrical Code apply as a minimum standard for this contract, but do not replace or reduce any specific requirement herein.

1.3 LAWS, PERMITS AND FEES

A. The entire electrical work shall comply with the rules and regulations of the State, including the State Fire Marshal and State Board of Health, whether so shown on plans or not.

1.4 PRIOR APPROVALS

A. The Contractor shall base his proposal on materials as specified herein. Any references to a specific manufacturer or trade name is made to establish a standard of quality and to define a type of product and in no way is intended to indicate a preference for a particular manufacturer. It is the intent of these specifications to allow all manufacturers of equipment, products, etc., judged equal to the specified product to bid on a competitive basis.

1.5 MEASUREMENTS

A. The Contractor shall verify all measurements and shall be responsible for the correctness of same, before ordering any materials or doing any work. No extra charge or compensation will be allowed for any differences between the actual measurements and those indicated on the drawings.

PART 2.0 PRODUCTS

2.1 RACEWAYS AND FITTINGS

A. Raceways permitted on this project shall be hot dipped galvanized rigid steel conduit; electrical metallic tubing (EMT); flexible metallic tubing, MC cable; and liquid-tight flexible metal conduit. All conduits shall be new and shall bear the inspection label of the Underwriter's Laboratories, Inc. Metallic conduit shall be metalized. Non-metallic conduit shall be schedule 40 PVC.

B. Fittings for conduit shall be an approved type specially designed and manufactured for their purpose. EMT fittings shall be water tight, compression type. Setscrew connector fittings shall not be permitted.

C. Galvanized conduit furnished in accordance with these specifications shall be of mild steel piping, galvanized inside and outside, and shall conform in all respects to the American Standard Association rigid Steel Conduit Specification C80.1-1999 and Underwriter's Laboratories Specifications.

2.2 OUTLET AND SWITCH BOXES

A. Outlet boxes in concealed conduit systems shall be flush mounted. Boxes shall be galvanized steel of sufficient size to accommodate devices shown and shall have raised covers where required to meet requirements of NEC Article 314. All boxes shall be stamped, one piece, galvanized steel, of proper size and shape for conduits entering them, and shall be UL listed and NEC approved for the intended use.

B. Boxes for lighting fixtures shall be 4 inches octagon, not less than 1-1/2 inches deep, with fixtures stud fastened through from back box. Outlet boxes for switches in concealed work shall be standard switch boxes of required number of gangs. Outlet boxes for receptacles, telephone, and communication use in concealed work shall be 4 inch square, not less than 1-1/2 inches deep.

C. Boxes are not to be installed back to back in walls. Do not use long, extended boxes that would effectively couple light and sound between adjoining spaces.

2.3 WIRE (600 VOLT AND BELOW)

A. All conductors used in the work shall be of soft drawn annealed copper having a conductivity of not less than 98% of that of pure copper. Conductors shall be standard code gauge in size, insulated and shall have insulation rated for use at 600 volts. Unless noted otherwise or specified, insulation shall be type MC, THW, THWN, or THHN for sizes up to and including No. 2 AWG. Insulation for wire sizes larger than No. 2 AWG shall be type THW, XHHW, or THHN. Lighting fixture wire shall be heat resistant type TF (150°C) with 300-volt insulation minimum. Wires shall be of the single conductor type. Sizes No. 8 AWG and larger shall be stranded. Sizes No. 12 thru No. 14 shall be single strand solid copper.

B. Throughout the system, all conductors shall be identified as to the phase and voltage of the system by color-coding in accordance with NEC 210.5. Color-coding shall be continuous the full length of the wire with surface printing at regular intervals on all conductors and for neutral conductors.

2.4 CIRCUIT BREAKER PANELBOARDS

A. Panelboards shall be sized as shown on the drawings and schedules, and shall be the bolted breaker panelboard type. Panelboards shall have door-in-door trim. All panelboard bussing shall be copper. Load centers are not acceptable.

B. Panelboard shall be dead front safety type with main breaker or main lugs, as required by Code. Panelboards shall have single, feed through, or double lugs to accommodate feeder conductors. Panelboards with neutrals shall have a neutral buss and a neutral bar insulated from the enclosure for terminating feeder and branch circuit neutral conductors. Each panelboard shall have an equipment grounding bar connected to the cabinet for terminating feeder and branch circuit ground conductors.

C. All breakers shall be bolt on type. Panelboards for 120/208 volt service shall be GE type NLAB, Square D type NQOD, Siemens type CDP_7, Eaton POW-R-LINE series, or equal. Panelboards for 277/480 volt service shall be Square D type NEHB, Siemens type Sentron, Eaton POW-R-LINE series, or equal.

2.5 SAFETY SWITCHES

A. Furnish and install safety switches as shown on the Drawings. All switches shall be fused NEMA Heavy Duty Type HD and Underwriter's Laboratories listed. All switches shall have blades that are fully visible in the "OFF" position with the door open. Switches shall be dead-front construction with permanently attached arc suppressers. Lugs shall be UL listed for copper and aluminum conductor and front removable. All current carrying parts shall be plated to resist corrosion. Switches shall be quick-make, quick-break type. During operation of the switch, the movable contacts shall not be able to be restrained by the handle once the closing or the opening action of the contacts has been initiated. Switches shall have cover interlocks to prevent opening of the switch door while the switch is in the "ON" position or closing the switch with the door open. Switch shall have padlocking capabilities in the "OFF" position.

B. Safety switches shall be rated 600 volts for 480 volt service and rated 240 volts for 208 volt service. Switches shall be motor rated when used for motor loads. Switches shall be NEMA 1 enclosed for indoor applications and NEMA 3R for outdoor or wet area locations.

C. Safety switches shall be Square D Heavy Duty Class 3110 type, Eaton Heavy Duty type, Siemens Heavy Duty Vacu-Break type, or prior approved equal.

2.6 WIRING DEVICES

A. Unless otherwise specified, all outlets including voice/data outlets shall be fitted with cover plates. Cover plates shall be standard size, uniform in design and finish for switches, receptacles and other outlets requiring cover plates.

B. Wiring devices shall be as listed. The color of device shall match color of outlet cover plate. It shall be the responsibility of the Contractor to provide plugs, receptacles, and fittings required for any equipment furnished or installed or connected under the contract. Color shall be white unless otherwise directed by the Owner.

	Leviton	P&S	Hubbell
Toggle Switches: 20A, 120/277V			
Single pole	1221-I	20AC1-I	1221-I
Three-way	1223-I	20AC3-I	1223-I
Duplex Receptacle: 20A, 125V,			
NEMA 5-20R	5362-I	5362-I	5363-I
Ground Fault Circuit Interrupter:			
20A, 125V, Feed Through,			
NEMA 5-20R	6899-I	2091-S	GF-5362-I

C. Quad receptacles shall be 20 amp, 125 volt rated, NEMA 5-20R, with two (2) duplex receptacles or single four-plex device.

D. Weatherproof receptacles shall be GFCI duplex receptacles as specified under WIRING DEVICES, mounted in cast iron type FD conduit box and fitted with gasketed metal cover with spring. Weatherproof receptacles shall be flush mounted in exterior walls.

2.7 VOICE & DATA STATION CABLES

A. Voice and data station wiring shall be Category 6 enhanced (Cat 6e) communications wire and cable. Station Cable shall be four-pair, unshielded, twisted pair, inside station cable, and shall be constructed of solid 24 gauge annealed copper. Each conductor shall be insulated with a continuous layer of fluorinated ethylene propylene (FEP). The sheath shall be all weather, flame resistant, polyvinyl chloride. Station wire shall be constructed of 4 twisted pair sharing one sheath. Cable shall have Category 6e transmission characteristics as specified by ANSI/EIA/TIDA-568-B2.1. Cables routed in air plenum shall have a sheath and conductor insulation constructed of material so as to be classified as type CMP as defined by the NEC 800-3(b)(3). Voice cable shall be GRAY. Data station cables shall be BLUE.

2.8 LED LIGHTING

A. Lighting fixtures with LED light sources shall meet the following fixture and light source requirements
1. LED Color Temperature - Cool White (CW), 4000K nom., CRI > 70
2. Line Voltage - Universal Voltage 120-277 volts
3. Governmental Standards - LM79 and LM80 Compliant
4. Expected Lamp Life - LED Life Rating (L70 B10) to be 60,000 hours to 100,000 hours; Defined as time of operation (in hours) to 30% lumen depreciation (i.e. 70% lumen maintenance), derived from Luminaire in-situ temperature measurement testing (i.e. LED chip package temperature (TS) measurement obtained with the LED chip package operating in given luminaire and in a given stabilized ambient environment) under UL1598 environments and directly correlated to LED package manufacturers IESNA LM-80-08 data. Predicted (L70 B10) Limits @ 25°C luminaire ambient operating environment): Greater than 60,000 hours @ 350mA Drive Current
5. Driver - Components must be fully encased in potting material for moisture resistance, and must comply with IEC and FCC standards
6. Surge Protection - Surge protection must be provided including separate sure protection built into electronic driver
7. Mechanical - Luminaire LED system components to be low copper aluminum, with high performance heat sink(s) designed specifically for LED luminaires. No active cooling features (Fans, etc.). Luminaire configuration must allow for modular upgradability and/or field repair of all electrical components (i.e. LED modules, Driver(s), etc.). Drivers and vertical light bars must be all mounted to a twist-lock tool-less assembly for ease of installation and trouble- shooting.
8. Drivers shall be provided with a minimum warranty of 5 years.

2.9 OCCUPANCY SENSORS

A. Sensor shall be a self-contained dual voltage ceiling mounted device capable of directly switching loads upon detection of human activity. Sensor must be circular, and mount to either a single gang enclosure, or surface mount to a round pancake box.

B. Sensor must be rated for 120 through 277 VAC and be capable of switching zero to 1200 watts of electronic ballast loads. Sensors must be capable of parallel wiring for multi-sensor applications.

C. Sensor time delay shall be factory set for typical applications and field adjustable from 30 seconds to 20 minutes. Sensor must provide a green LED motion indicator. Red LED denoting life safety shall not be permitted.

D. Passive Dual Technology (PDT) sensing must incorporate PIR with Microphonics, which utilizes a passive microphone with automatic gain control (AGC) to sense both occupants moving and sounds. The PIR must be used to initiate an ON condition. Once on, the PIR or Microphonics shall keep the load on. After the time delay expires and the load foes off, the Microphonics shall remain active up to 10 seconds as a back-up grace period.

E. PIR sensing must utilize a high density Fresnel domed lens, providing a circular view pattern of at least 360 degrees by 56 degrees.

F. Wall box mounted occupancy sensors shall mount in a standard utility box. Sensor shall have self-contained relay (no power pack required), utilize PIR and Microphonics detection, and include auto sensitivity adjustment. Wall box sensor shall be intrinsically grounded and include ON/OFF switch and adjustable time delay.

G. Occupancy Sensor:
a. Ceiling mount for offices and restrooms – Lutron #LOS-CUS-1000-WH / PP-DV; Wattstopper UT-305-2/BZ-50; Sensor Switch CM PDT9
b. Wall mount for offices, storage rooms, etc. – Lutron #MS+OPSMM-DV-color; Wattstopper WD-170-FINISH; Sensor Switch WSX
c. Ceiling mount in large rooms – Lutron #LOS-CDT-2000WH, with #PP-DV universal power pack; Wattstopper DT-205 / BZ-50; Sensor Switch CM PDT10 with PP16
d. Wall/ceiling mount at end of corridors – Lutron #LOS-WIR-WH / PP-DV 1600ft coverage; Wattstopper CX-105 / BZ-50; Sensor Switch WV16 with PP16
e. Wall/ceiling mount at center of corridors – Watt Stopper #CX-100-3 series, with #BZ-50 universal power pack; Sensor Switch WV16 with PP16
f. Room controllers – Wattstopper #LMRC-101; nLight #nPP 16

2.10 SURGE PROTECTION DEVICES FOR LOW-VOLTAGE ELECTRICAL POWER CIRCUITS

A. Transient voltage surge suppression (TVSS) shall be in accordance with the following standards:
1. Underwriters Laboratory (UL)
2. American National Standards Institute (ANSI)
3. Institute of Electrical and Electronics Engineers (IEEE)
4. National Electrical Manufacturers Association (NEMA)
5. National Fire Protection Association (NFPA)
6. Occupational Safety and Health Act (OSHA)
7. Federal Information Processing Standards, Pub 94 (FIPS)
8. ANSI/IEEE C62.41, Recommended Practice for Surge Voltages in Low-Voltage
9. C Power Circuits, Category C
10. ANSI/IEEE C62.45, Guide on Surge Testing for Equipment Connected to Low-Voltage AC Power Circuits.
11. UL 1449, Current Edition - Transient Voltage Surge Suppressors
12. NEMA LS-1 (1992), Low Voltage Surge Protective Devices
13. NEC Article 285 Manufacturers meeting these requirements will be accepted. Submittal information must include Test Reports from a NRTL (R&B Labs preferred) showing single impulse testing matching label rating, including fuses. UL documents showing SVR ratings and symmetrical fault current withstand ratings, and NRTL report showing the device capable of surviving a minimum of 5,000 impulses using 10x1000s waveform.

B. **Electrical Requirements:**
1. System voltage shall be as indicated on drawings.
2. The TVSS shall be UL Tested and labeled as a complete assembly to a symmetrical fault current rating greater than or equal to the rating of the connected panel, in accordance with NEC Article 285, without the requirement of a dedicated breaker feeder to obtain the fault current withstand rating.
3. The Voltage Protection Rating (VPR) shall be tested with the integral disconnect in accordance with UL-1449, Third Edition. The UL VPR values shall not exceed the following (including disconnect). If the device is remote mounted it shall be fed by a circuit breaker and the UL VPR rating shall include the breaker in series with the TVSS.
VPR Values Wye Module:
120/208 volt L-N 700, N-G 700, L-G 700
277/480 volt L-N 1500, N-G 1500, L-G 1500
4. Protection and Filtering Elements The TVSS shall have a maximum surge current rating of:
Service Entrance 300kA per mode
Distribution Panel 200kA per mode
Branch Panel 100kA per mode
5. Devices that derive a maximum surge current rating by adding test results of individual components are not acceptable. Systems using selenium, gas tubes or silicon avalanche diodes in surge current path are not acceptable. The Maximum Continuous Operating Voltage (MCOV) for all voltage configurations shall be 115% of nominal or greater.
6. Standard Monitoring features:
i. Operational status indicating lights.
ii. Audible alarm and alarm indicating light and test switch.
iii. Dry contacts for remote monitoring purposes.
iv. Transient voltage surge counter.
7. Equipment Mounting
a. Switchboard & Distribution Panel TVSS The TVSS device shall include an integral disconnect switch which has been tested to the surge current rating of the TVSS and match or exceed the fault current rating of the board per NEC 285. The Disconnect must switch the phases and neutral. Use of circuit breakers for disconnect mean is not acceptable due to impedance and the requirement for neutral disconnect. The TVSS shall be externally mounted next to the switchboard or distribution panel. The TVSS device shall be externally mounted next to the panel.
b. Branch panel TVSS The TVSS device shall be externally mounted next to the panel.

PART 3.0 EXECUTION

3.1 WIRING - GENERAL

A. Unless otherwise specified, all wiring shall be installed in conduit. No wire shall be smaller than No. 12 unless noted otherwise. Wire for each branch circuit shall be of single size and type from the branch circuit protective device the last outlet of the circuit. BX wiring shall not be allowed.

3.2 CONDUIT - MATERIALS AND METHODS

A. Conduit shall be installed as per NEC and NEMA regulations and the manufacturer's recommendations. Electrical Metallic Tubing shall be used for feeders, branch circuit and communications and control wiring. In places where EMT is permitted, 1/2" through 2" sizes shall be the only sizes permitted. Fittings for EMT shall be the compression ring type fittings. Communications wiring may be installed without conduits above accessible ceilings.

B. Flexible metallic conduit or liquid-tight flexible metal conduit shall be used for the final connection of runs to motors. Flexible conduit shall be at least twelve (12) inches long, but not more than forty-eight (48) inches long. Where used, an external grounding conductor shall be run with conduit unless conductor is made as a part of the conduit.

C. Rigid Steel Conduit shall be used for all conduits exposed to the weather, and underground conduit except where non-metallic conduit is specified or approved. Underground and under slab runs are to be watertight. All horizontal runs of underground conduit shall utilize rigid steel elbows on vertical risers. Conduits used for receptacles and run under the building slab shall be hot dipped galvanized rigid steel and shall be 3/4" minimum size.

3.3 MOUNTING HEIGHTS

A. Unless otherwise noted on the drawings or required by the Architect, the following mounting heights shall apply: Toggle Switches - 4'-0"; Receptacles - 1'-6"; Communication Outlets - 1'-6" (48" for wall phone); Panelboards - 6'-0" to top; Safety Switches - 5'-0" to top; Motor Control Equipment - 5'-0" to top; Wiring Devices above counters - 0'-6" above counter top

3.4 COMMUNICATIONS WIRING INSTALLATION

A. Unless otherwise specified, all communications systems shall be permanently installed and connected to the wiring system. The systems must be installed according to manufacturer standards and recommendations. Wiring installation shall be tested after completion of installation. Test results and as-built documents will be provided to architect in both hard copy and electronic copy, furnished on a CD.

B. Wiring map/as built documents showing voice and data outlets, device numbers, room locations, and termination locations will be displayed in each wiring closet.

C. Wireless drop wiring shall be punched down on a separate punch down block at the end of the data punch down blocks. The wireless punch down block shall be a different color.

D. Voice and data wiring routed above accessible ceilings shall be supported on J-hooks, and shall be loose bundled using Velcro wraps.Voice and data wire bundles shall not include power wiring or wiring for other low voltage systems (fire alarm, intercom, security, CCTV, etc.).

E. COMMUNICATIONS SYSTEM CABLES ROUTED EXPOSED ABOVE CEILINGS SHALL BE PLENUM RATED.

3.5 LIGHTING INSTALLATION

A. Unless otherwise specified, lighting fixtures shall be permanently installed and connected to the wiring system. The Contractor shall support each fixture, independently from the building structure. Ceiling framing members shall not be used to support fixtures except in specified areas where ceiling supports for this purpose have been specified elsewhere in these specifications. Each fixture shall have at least two fixture supports. Flexible conduit used for fixture whips shall be at least twelve (12) inches, but not more than 48 inches long.

3.6 OVERCURRENT PROTECTIVE DEVICE SHORT-CIRCUIT STUDY

A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable. Computer software developers shall comply with IEEE 399 and IEEE 551 and software shall be capable of plotting and diagramming time-current-characteristic curves as part of its output.

3.7 OVERCURRENT PROTECTIVE DEVICE COORDINATION STUDY

A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable. Computer software developers shall comply with IEEE 242 and IEEE 399 and software shall be capable of plotting and diagramming time-current-characteristic curves as part of its output. Computer software shall report device settings and ratings of all overcurrent protective devices and shall demonstrate selective coordination by computer-generated, time-current coordination plots.

3.8 OVERCURRENT PROTECTIVE DEVICE ARC-FLASH STUDY

A. Studies shall use computer programs that are distributed nationally and are in wide use. Software algorithms shall comply with requirements of standards and guides specified in this Section. Manual calculations are unacceptable. Computer software developers shall comply with IEEE 1584 and NFPA 70E.

3.9 FACTORY TESTS

A. Generator and Automatic Transfer Switch, along with associated equipment, shall be fully tested at the factory for function and performance.

B. Generator set factory tests on the equipment shall be performed at rated load and rated PF. Generator sets that have not been factory tested at rated PF will not be acceptable. Tests shall include: run at full load, maximum power, voltage regulation, transient and steady-state governing, single step load pickup, and function of safety shutdowns. Provide a certified factory test report to engineer.

C. Transfer equipment factory tests: Each transfer switch supplied shall be factory tested before shipment. Factory tests shall include a complete functional test of the transfer switch controls, including calibration of the voltage sensors.

3.10 TRAINING

A. The equipment supplier shall provide training for the facility operating personnel covering operation and maintenance of the equipment provided. The training program shall be not less than 4 hours in duration and the class size shall be limited to 5 persons. Training date shall be coordinated with the facility owner.

3.11 COMPLETION

A. The Contractor shall leave all electrical equipment with proper connections, and in proper working order. He shall test the entire electrical system to show that it is properly installed. Contractor shall leave all panels and switches completely fused or complete with circuit breakers.

3.12 RECORD DRAWINGS

A. The Contractor shall furnish one (1) complete set of drawings on which any changes in the work shall be shown. These drawings must be turned over to the Architect prior to final acceptance of the work.

3.13 GUARANTEE

A. The Contractor shall guarantee to keep the entire electrical system as installed by him or his subcontractors in repair and in perfect working order for one (1) year from the date of the final Certification of Final Acceptance, and shall furnish free of cost to the Owner, all material and labor necessary to comply with the above guarantee; said guarantee shall be based upon defective material and workmanship. In any case where equipment has a factory warranty exceeding this one-year limit, the full extent of the warranty shall apply.

3.14 CLEANING

A. When all work has been finally tested, the Contractor shall clean all fixtures, equipment, conduits, ducts, and all exposed work. All cover plates and other finished products shall be thoroughly cleaned.

3.15 INSTRUCTION MANUALS

A. The Contractor shall provide three (3) operating and maintenance instruction manuals on all systems and equipment installed in the electrical work.

3.16 CONTRACTOR SPECIAL NOTE

A. The Contractor is again cautioned to refer to all parts of these Specifications and all Drawings, not just electrical sections, and the individual cross references made to other standard specifications or details describing any electrical work, which may be required under these other sections. The Contractor is cautioned to note carefully any other sections which may reference electrical work in order for this Contractor to fully understand the wiring requirements and electrical work that is required. Any conflicts found between the electrical sections of these Specifications or Drawings shall be immediately directed to the General Contractor for clarification.

B. These Specifications and the electrical Drawings size equipment, wire, conduit, etc. based on the horsepower of motors and/or wattages of equipment as shown on the plans or specified herein. The Contractor shall install electrical raceways, conductors, fuses, safety switches, breakers, contactors, starters or any other electrical equipment with the capacities to suit the horsepower and/or wattages of the equipment actually furnished and installed. The Contractor shall not furnish or install any electrical raceways, conductors, safety switches, contactors or motor starters of sizes smaller than those shown on the Drawings or specified herein. The Contractor shall coordinate with the various sections of the Specifications and/or Drawings and with the various Sub-Contractors to provide the properly sized equipment without additional cost to the Owner.

C. The Contractor shall be required to install electrical services underground. Existing underground utilities should be disconnected. Refer to the electrical and mechanical drawings for demolition plans. However, some existing underground utilities may remain in service at the site. Contractor is cautioned to exercise extreme care when digging to not damage any existing utilities or equipment. Contractor shall be required to repair any utilities or equipment he may damage during construction

FIRE ALARM SPECIFICATION

PART 1.0 GENERAL

1.1 GENERAL CONDITIONS

A. Provide a complete fire alarm system per this project's plans and specifications. The system shall include a state-of-the-art, software-based control panel using addressable and analog type initiating devices and be capable of voice evacuation capabilities.

1.2 MINIMUM STANDARDS

A. Applicable rules of the National Electrical Code, NFPA 101, NFPA 72, IBCC, and all local codes, ordinances, and decisions of the AHJ apply as a minimum standard for this contract, but do not replace or reduce any specific requirement herein.

1.3 LAWS, PERMITS AND FEES

A. The entire electrical work shall comply with the rules and regulations of the State, including the State Fire Marshal and State Board of Health, whether so shown on plans or not.

1.4 WARRANTY

A. Contractor shall warranty material and installation against defects in manufacturing and workmanship for a period of one year beginning on the date of final acceptance of the project. Warranty related service calls shall be provided at no charge during the contractor's normal working hours.

PART 2.0 PRODUCTS

2.1 MANUFACTURERS:

A. EST3X Series
B. GAMEWELL E3 Series

2.1 CONTROL PANEL:

A. System Cabinet shall be all metal with a textured finish suitable for surface or semi-flush mounting.
B. Main Power Supply shall provide minimum 7 amps of continuous rated output to supply all necessary power under normal and emergency conditions.
C. Provide U.L. Listed batteries of sufficient capacity to provide power for the entire system automatically upon loss of AC power for a period of 24 hours with 15 minutes of alarm signaling at the end of the 24 hour period.
D. Main control panel shall include a color touch screen display for user interface.Main System CPU shall incorporate a 32-bit RISC multiprocessor design on a single circuit board. An isolated watchdog circuit shall monitor the microprocessor and shall activate system trouble on the display upon any failure. The system program shall not be lost upon any loss of power. The CPU software shall support control-by-event (CBE) programming using Boolean logic including AND, OR, NOT, XOR and TIMING functions to provide complete custom programming flexibility. An auto programming option shall be available where only devices that are present on the SLC shall activate.

2.2 DACT

A. Fire alarm control panel shall include a Digital Alarm Communicator Transmitter (DACT) for signaling to central station.
B. DACT shall be a U.L. listed internal component of the main control panel and shall be capable of transmitting specific detailed point by point system events to the monitoring station.
C. Cellular/IP COMMUNICATOR: Provide a dual path commercial fire communicator as part of this project.

2.3 VOICE EVACUATION PANEL

A. Provide a standalone voice evacuation panel from one of the approved manufactures: Edwards; Honeywell
B. The voice evacuation panel shall be a single assembly complete with metal lockable enclosure, power supply, amplifier, audio controller board and supervised hand-held microphone.

2.4 SYSTEM PERFPHERALS

A. Every device's address shall be set by means of a rotary-decimal switch using a standard screwdriver. Devices using or requiring binary switches, handheld device programmers or addressed only through software mapping shall not be acceptable.
B. Smoke detectors shall be fully listed and compatible with the furnished system and each detector shall be provided with 2 status LEDs that shall flash under normal conditions and remain steady during alarm conditions.
C. Pull Stations shall be fully listed and compatible with the furnished system, dual action, and constructed of Lexan with clearly visible operating instructions provided on cover. The word FIRE shall appear on front of stations in raised letters. Pull Stations shall be designed so after actuation they cannot be restored except by key reset and shall be keyed alike with the fire alarm control panel and NAC power supply. Surface boxes shall be available as an option from the manufacturer. Pull stations shall not utilize glass rods.
D. Duct Detectors shall be System Sensor DNR or DNRW Series housings.
a. Duct type detectors shall be provided for the each of the following:
• On the ductwork of every supply branch of every HVAC air handling/rooftop unit exceeding 2,000 CF
• On the ductwork of every return branch of HVAC air handling/rooftop unit exceeding 2,000 CFM. Where duct detectors cannot be practically or effectively installed on return ductwork, securely fasten the duct detector on the side of the AHU and install and secure its sampling tube across the front of the return air filter. On every shown smoke and fire/smoke damper. Where duct detectors cannot be practically installed on dampers consult with the general contractor to coordinate their installation with other trades.
b. Provide one addressable relay module for each HVAC required function including: AHU Shutdown,Smoke damper operation, smoke sequence/exhaust/pressurization operations
E. Thermal Detectors shall be listed and compatible with the furnished system and shall be rated at 135-degrees and shall have rate of rise element rated at 15 degrees per minute.
F. Where required provide addressable monitor modules to monitor normally open dry contacts from other non-addressable equipment. Modules shall be suitable for installation on a standard 4" square electrical box 2-1/8" deep and shall include the manufacturer's matching cover plate.
G. Audio Visual Notification Appliances shall be System Sensor SpectrAlert Advance Series listed for use on both wall and ceiling as indicated on the plans. Provide devices white in color with red FIRE screened on device from manufacturer. Audio visual devices shall be one complete assembly utilizing a speaker for audible notification for this project. Candelas shall be selectable in settings of 15, 15/75, 30, 75, 95, 110, 115, 135, 150, 177 and 185. The strobe shall be listed to U.L. 1971 standards and meet all current ADAAG Guidelines. The system shall utilize speakers for audible alarm notification. The speakers shall be listed to UL 1480 for Fire Protective Signaling Systems. It shall be a dual-voltage transformer speaker capable of operation at 25.0 or 70.7 nominal Vrms. The speaker shall have a frequency range of 400 to 4,000 Hz. The speaker shall be capable of mounting to a standard 4x4x2 1/8 electrical box. The speaker shall have power taps from ¼ watt to 2 watts and voltage output selectable via rotary switches. The speaker shall have a maximum sound output of 86 dB at 10 feet. Provide System Sensor Spectralert SPS Series speakers and speaker strobe devices. Provide manufacturer's surface mount and weatherproof backboxes where required.

2.5 WIRE AND CABLE

A. The following are acceptable manufactures: Windy City Wire and General Cable. Cable shall be approved for plenum use without conduit per the NFPA 262 Flame Test. Cable shall be approved per NEC 800, 760; UL, CMP; FPLP UL, RoHS Compliant

PART 3.0 EXECUTION

3.1 GENERAL CONDITIONS

EXAMINATION
Examine areas and surfaces to receive fire alarm system.Notify Architect of conditions that would adversely affect installation or subsequent use. Do not begin installation until unacceptable conditions are corrected.

3.2 INSTALLATION

Install fire alarm system in accordance with NFPA 72, NFPA 70, state and local codes, manufacturer's instructions, and as indicated on the Drawings.
Conceal conduit, junction boxes, and conduit supports and hangers in finished areas. Conceal or expose conduit, junction boxes, and conduit supports and hangers in unfinished areas.
Do not install smoke detectors before system programming and test period. If construction is ongoing during this period, take measures to protect smoke detectors from contamination and physical damage.
Flush-mount fire detection and alarm system devices, control panels, and remote annunciators in finished areas. Flush-mount or surface-mount fire detection and alarm system devices, control panels, and remote annunciators in unfinished areas.
Ensure manual stations are suitable for surface mounting or semi-flush mounting as indicated on the Drawings. Install not less than 42 inches, not more than 48 inches, above finished floor measured to operating handle.

3.3 FIELD QUALITY CONTROL

A. Manufacturer's Field Services: Provide service of competent, factory-trained technician authorized by manufacturer to technically supervise and participate during pre-testing and acceptance testing of system.
B. Testing:
a. Conduct complete visual inspection of control panel connections and test wiring for short circuits, ground faults, continuity, and insulation before energizing cables and wires.Close each sprinkler system control valve and verify proper supervisory alarm at Control Panel.
b. Verify activation of flow switches.
c. Open initiating device circuits and verify that trouble signal actuates.
d. Open signaling line circuits and verify that trouble signal actuates.
e. Open and short notification appliance circuits and verify that trouble signal actuates.
f. Ground initiating device circuits and verify response of trouble signals.
g. Ground signaling line circuits and verify response of trouble signals.
h. Ground notification appliance circuits and verify response of trouble signals.
i. Check installation, supervision, and operation of intelligent smoke detectors
j. Introduce on system each of the alarm conditions that system is required to detect. Verify proper receipt and proper processing of signal at Control Panel and correct activation of control points.
k. Consult manufacturer's manual to determine proper testing procedures when system is equipped with optional features. This is intended to address such items as verifying controls performed by individually addressed or grouped devices, sensitivity monitoring, verification functionality, and similar.
C. Acceptance Testing:
a. Before installation shall be considered completed and acceptable by AHJ, a complete test using as a minimum, the following scenarios shall be performed and witnessed by representative approved by Engineer. Monitoring company and/or fire department shall be notified before final test in accordance with local requirements.
b. Contractor's job foreman, in presence of representative of manufacturer, representative of Owner, and fire department shall operate every installed device to verify proper operation and correct annunciation at control panel.
c. Open signaling line circuits and notification appliance circuits in at least 2 locations to verify presence of supervision.
d. When testing has been completed to satisfaction of both Contractor's job foreman and representatives of manufacturer and Owner, a notarized letter co-signed by each attesting to satisfactory completion of said testing shall be forwarded to Owner and fire department.
e. Leave fire alarm system in proper working order and, without additional expense to Owner, replace defective materials and equipment provided within 1 year (365 days) from date of final acceptance by the owner.

3.4 **DEMONSTRATION**

A. Provide instruction as required for operating fire alarm system.

EskewDumezRipple
365 CANAL STREET, SUITE 3150
NEW ORLEANS, LOUISIANA 70130

1031 Annunciation

1031 Annunciation St
New Orleans, LA 70130

EDR PROJECT NO. | 23083

PROJECT ISSUE DATE | 21 February 2025

PRICING & PERMIT SET

© Eskew+Dumez+Ripple 2025
A Professional Corporation

The intent of the Contract Documents is to include all items necessary for proper execution and completion of the work by Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

REVISIONS

NOT FOR CONSTRUCTION

ELECTRICAL SPECIFICATIONS

PARISH ENGINEERING
7600 Innovation Park Drive
Baton Rouge, LA 70820
(225)332-0222
parisheng.com | #24-076

DRAWN BY | MRQ

E11.2

Autodesk Docs://23083_1031 Annunciation St./24-076 CRM_R24.rvt